Building Consent Application
Architectural Plans
at Lot 1 & 2 - 21 Caringbah Drive,Papatoetoe

A00 - Drawing List
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A00b - Proposed Foundation Plan (Lot 1 to 4)
A01 - Proposed Site Plan
A02 - Proposed Drainage Plan
A03 - Proposed Drainage Plan (Part)
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D18 - Top & Bottom Plate Fixing
D19 - Stud Fixing

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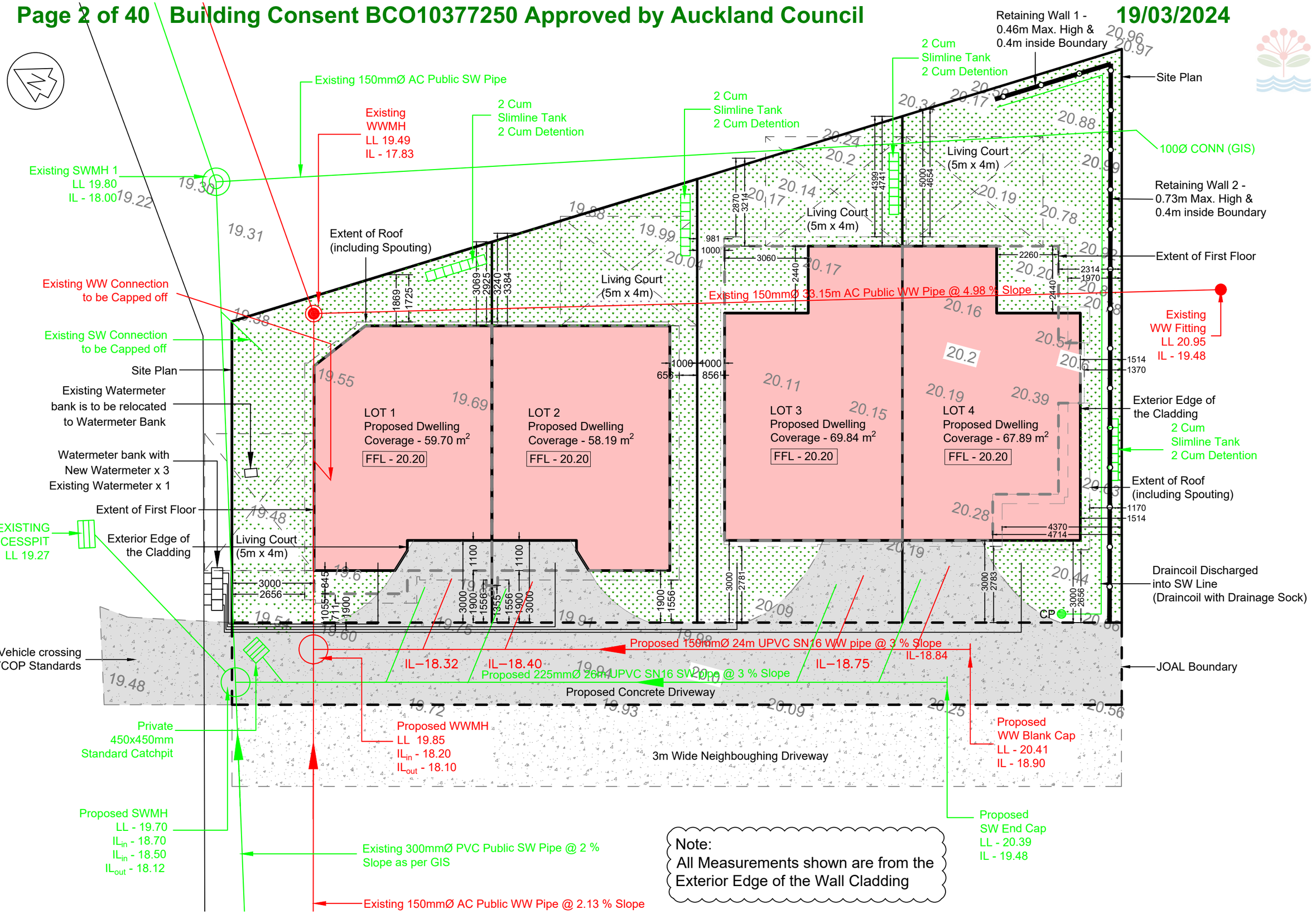
TITLE
Drawing List

PROJECT
Proposed Subdivision
at 21 Caringbah Drive,
Papatoetoe, Auckland 2025

DRAWN BY MT	SCALE
CHECKED BY SP	DATE 24/12/2021
DP 77211	LOT 92

Rev	Rev.Date	Description
1	13-02-24	RFI - 1
2	04-03-24	RFI - 2
PROJECT No		SHEET No
		A00 R2



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TITLE
Proposed Full Site Plan
(Lot 1 to 4)

PROJECT
Proposed Subdivision
at 21 Caringbah Drive,
Papakura, Auckland 2025

DRAWN BY	SCALE
MT	1: 125 @ A3
CHECKED BY	DATE
SP	24/12/2021
DP	LOT
77211	92

Rev	Rev.Date	Description
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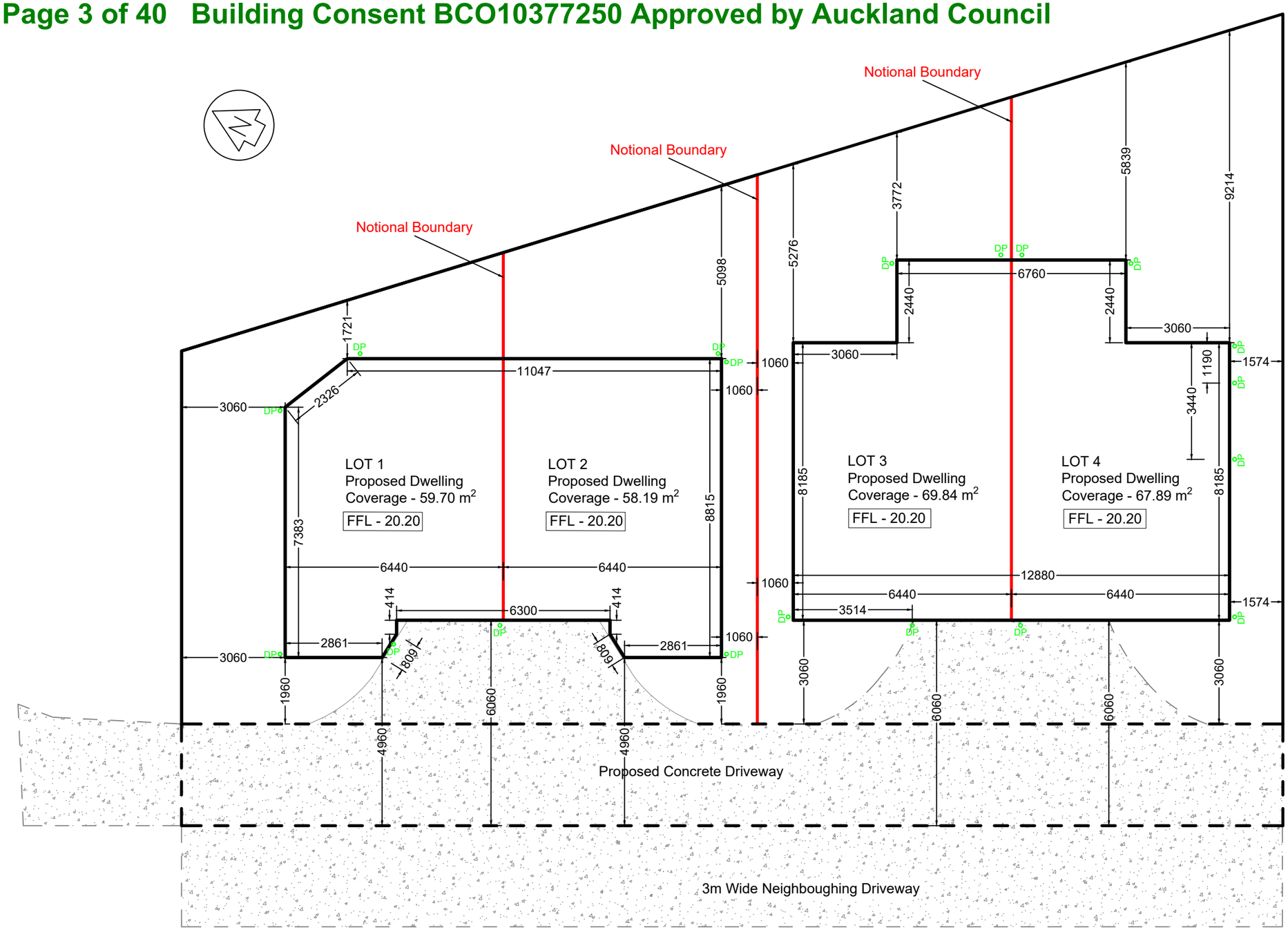
PROJECT No		SHEET No
		A00a R1



All dimensions are from External Frame to Frame, excluding 20mm Cavity & 40 mm Weatherboard

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TITLE
Proposed Foundation Plan (Lot 1 to 4)

PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papakura, Auckland 2025

DRAWN BY	SCALE
MT	1: 125 @ A3
CHECKED BY	DATE
SP	24/12/2021
DP	LOT
77211	92

Rev	Rev.Date	Description
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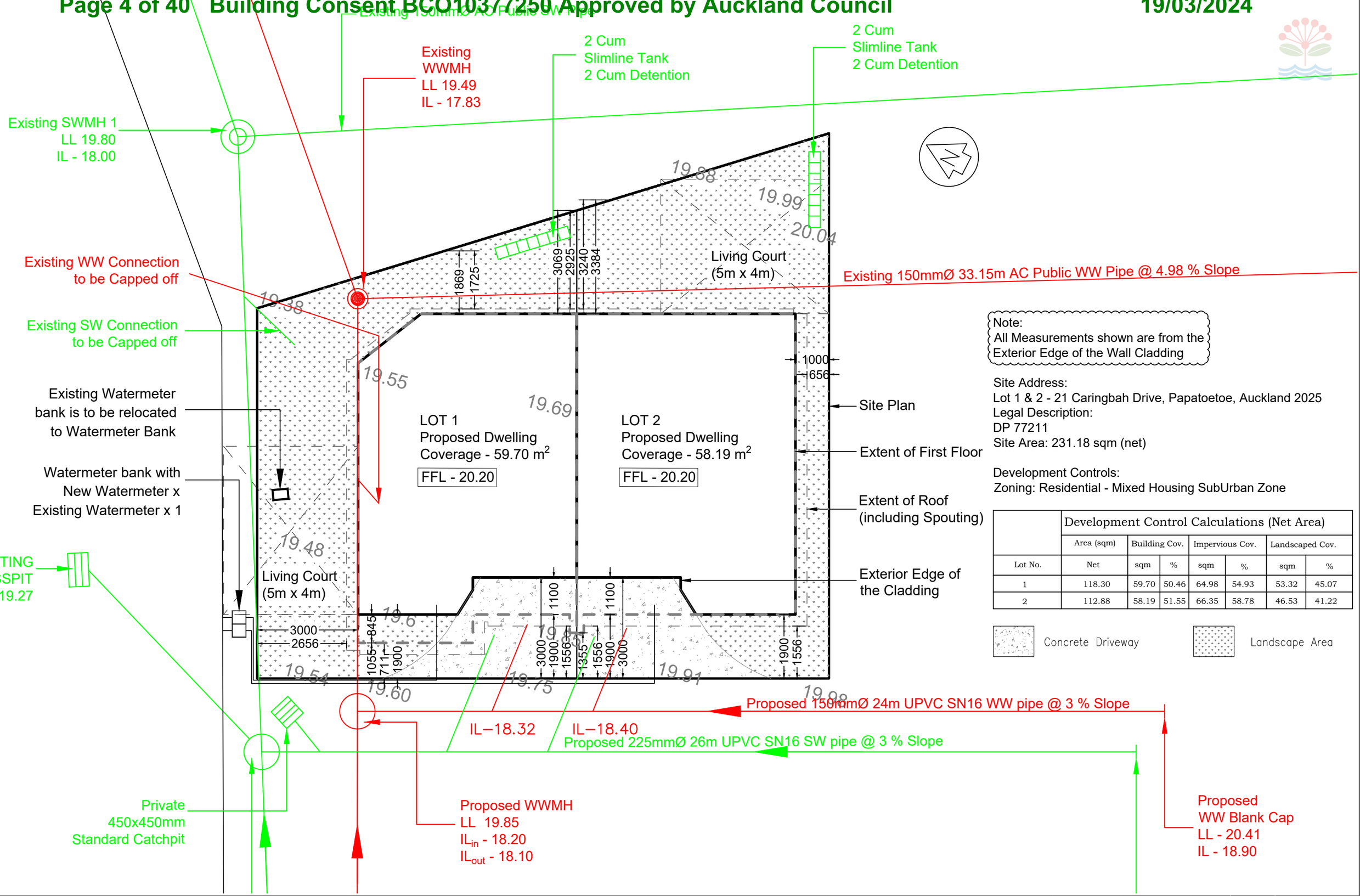
PROJECT No		SHEET No
		A00b R1



Note:
All Measurements shown are from the Exterior Edge of the Wall Cladding

Site Address:
Lot 1 & 2 - 21 Caringbah Drive, Papatoetoe, Auckland 2025
Legal Description:
DP 77211
Site Area: 231.18 sqm (net)

Development Controls:
Zoning: Residential - Mixed Housing SubUrban Zone

	Development Control Calculations (Net Area)						
	Area (sqm)	Building Cov.		Impervious Cov.		Landscaped Cov.	
Lot No.	Net	sqm	%	sqm	%	sqm	%
1	118.30	59.70	50.46	64.98	54.93	53.32	45.07
2	112.88	58.19	51.55	66.35	58.78	46.53	41.22

Concrete Driveway Landscape Area

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TITLE
Proposed Site Plan

PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papatoetoe, Auckland 2025

DRAWN BY	SCALE
MT	1: 100 @ A3
CHECKED BY	DATE
SP	24/12/2021
DP	LOT
77211	92

Rev	Rev.Date	Description
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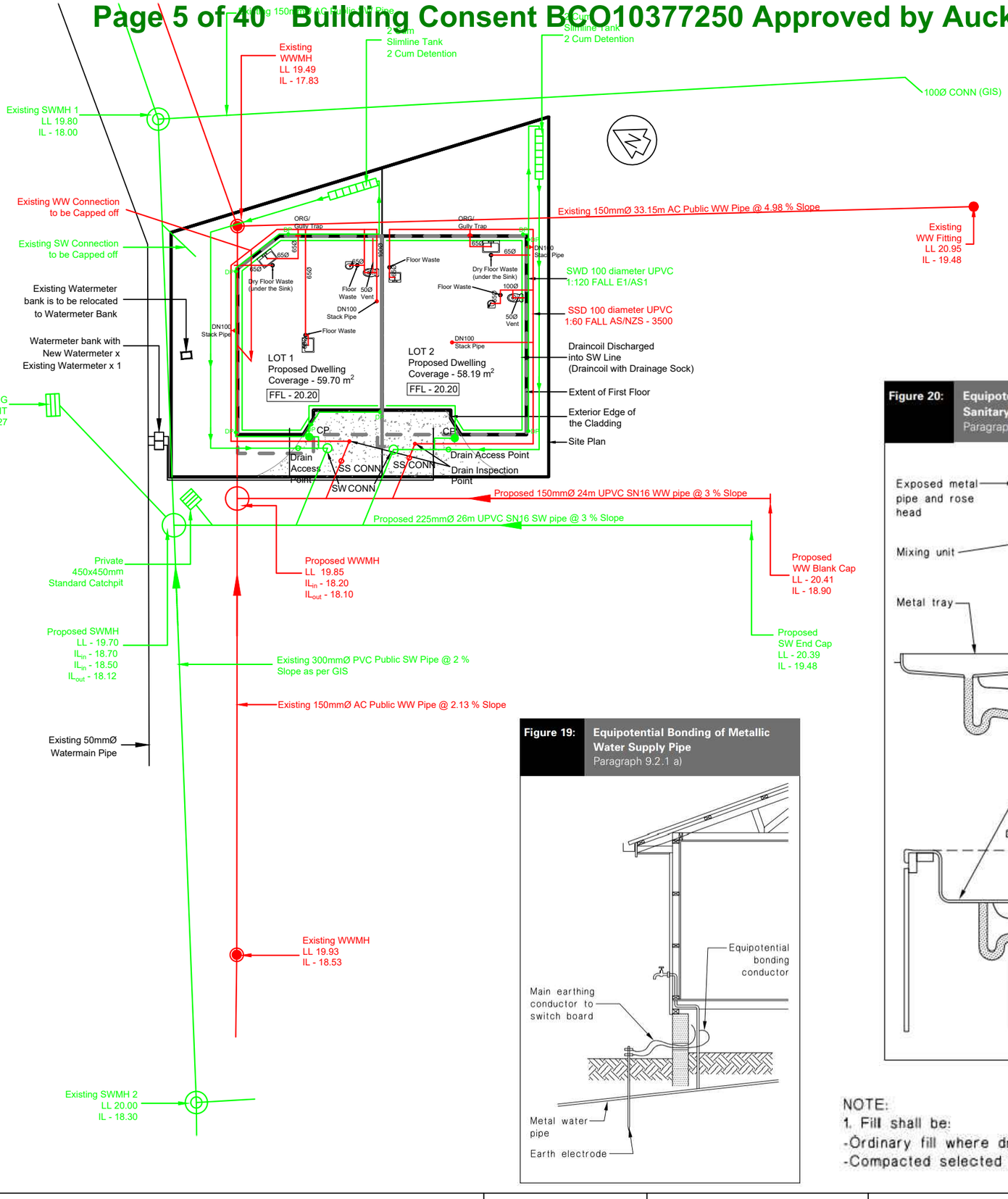
PROJECT No		SHEET No
		A01 R1



PLUMBING LEGEND & SCHEMATIC		
FITTING TYPE	all branch	MIN. GRADIENT
WC	DN100	1:60
Bath	DN65	1:40
Basin	DN65	1:40
Shower	DN65	1:40
Sinks	DN65	1:40
Tub	DN65	1:40
Washing machine (W/M)	DN65	1:40
Main vented drain	DN100	1:60

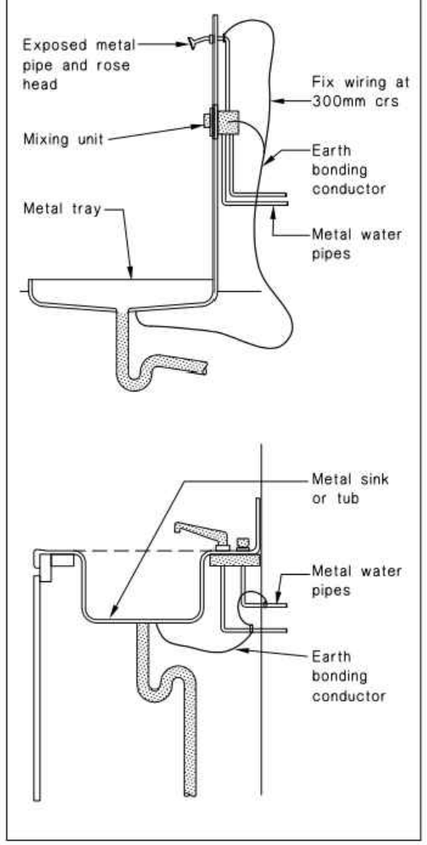
BASED ON NZ STANDARDS NZBC AS 3500.2: Latest Version

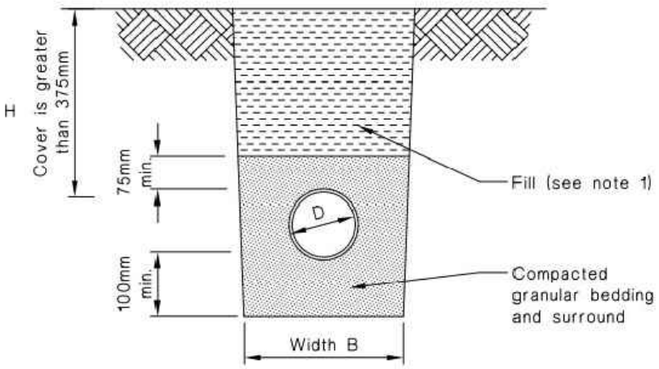
1. All Sanitary plumbing and drainage will be carried on NZBC AS/NZS 3500.2 (Latest Version).
2. All Downpipes 100 dia sized to Table 5 NZBC E1 Surface Water. Stormwater drainage be laid as per E1/AS1.
3. Confirm Location & Position of All Drains on Site. Check all measurements on site.
4. There should not be any penetration through fire rated Inter Tenancy Wall.

Notes:
* Only Roof run-off is collected into the 2 Cum Slimline Detention Tank.
* Marley Curve Leaf Filters are provided to each of the Downpipes.
* 2 Cum Slimline Tank Dimensions: LxHxW - 2400mm x 1970mm x 470mm

Figure 19: Equipotential Bonding of Metallic Water Supply Pipe
Paragraph 9.2.1 a)

Figure 20: Equipotential Bonding of Metallic Sanitary Fixtures
Paragraph 9.2.2 a)





(b) Cover greater than 375 mm

NOTE:
1. Fill shall be:
-Ordinary fill where drains are located below gardens and open country.
-Compacted selected fill where the drains are located below residential driveways and similar areas subject to light traffic.

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TITLE
Proposed Drainage Plan

PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papatoetoe, Auckland 2025

DRAWN BY	SCALE
MT	1: 200 @ A3
CHECKED BY	DATE
SP	24/12/2021
DP	LOT
77211	92

Rev	Rev.Date	Description
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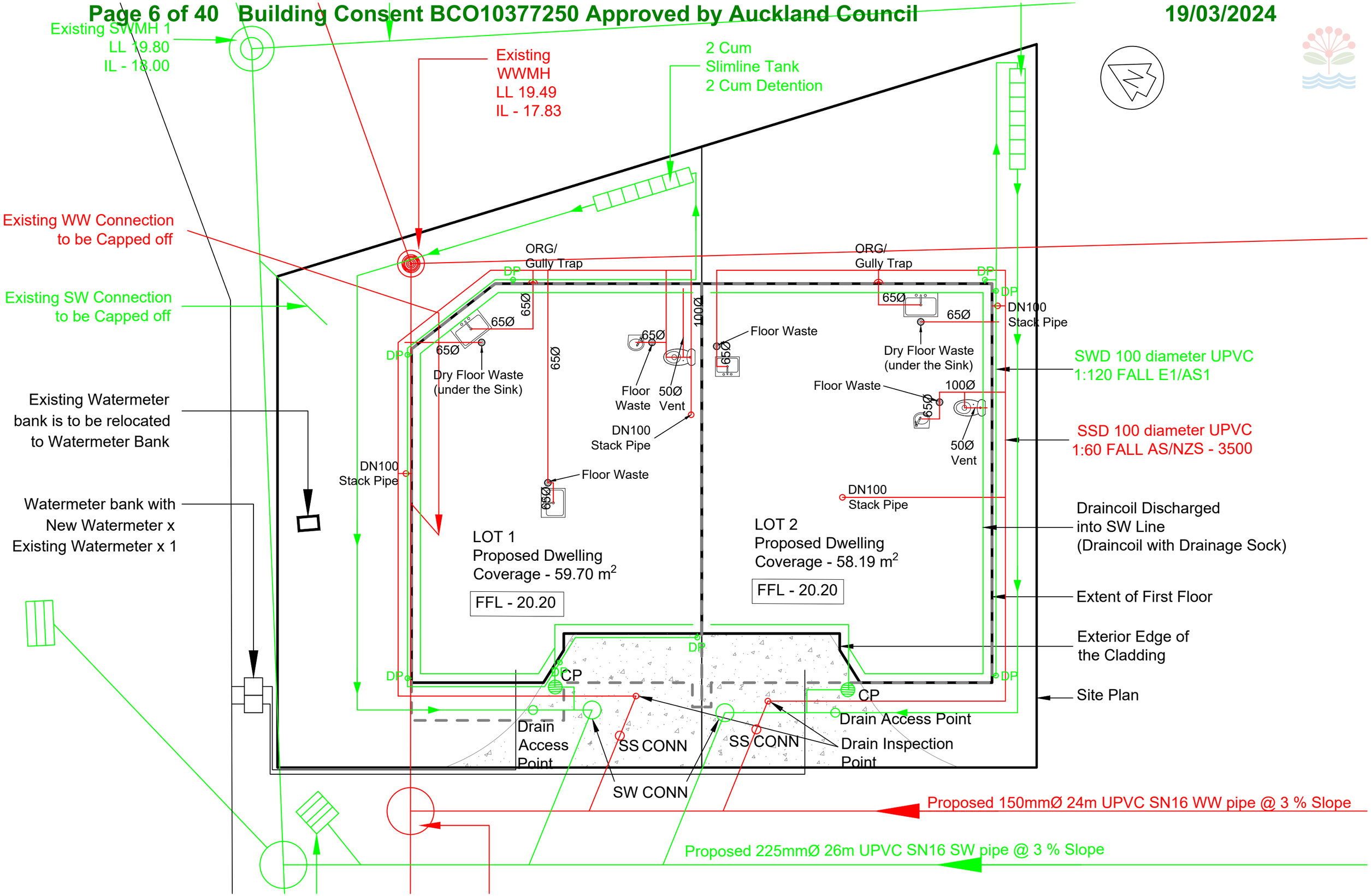
2	04-03-24	RFI - 2
PROJECT No		SHEET No
		A02 R2



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TITLE
Proposed Drainage Plan (Part)

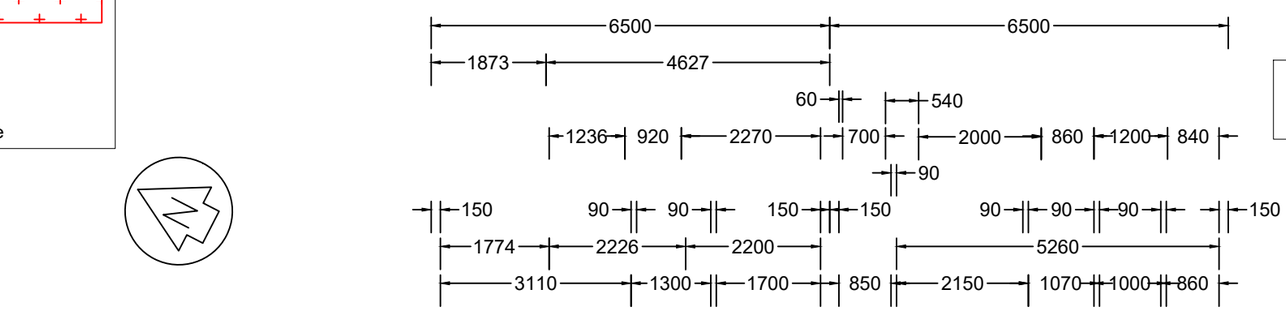
PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papatoetoe, Auckland 2025

DRAWN BY	SCALE
MT	1: 75 @ A3
CHECKED BY	DATE
SP	24/12/2021
DP	LOT
77211	92

Rev	Rev.Date	Description
1	13-02-24	RFI - 1
2	04-03-24	RFI - 2
PROJECT No		SHEET No
		A03 R2

FIRE RATED CEILING:
GBFC 30
FRR 30/30/30
STC 39
RW 40
IIC 32

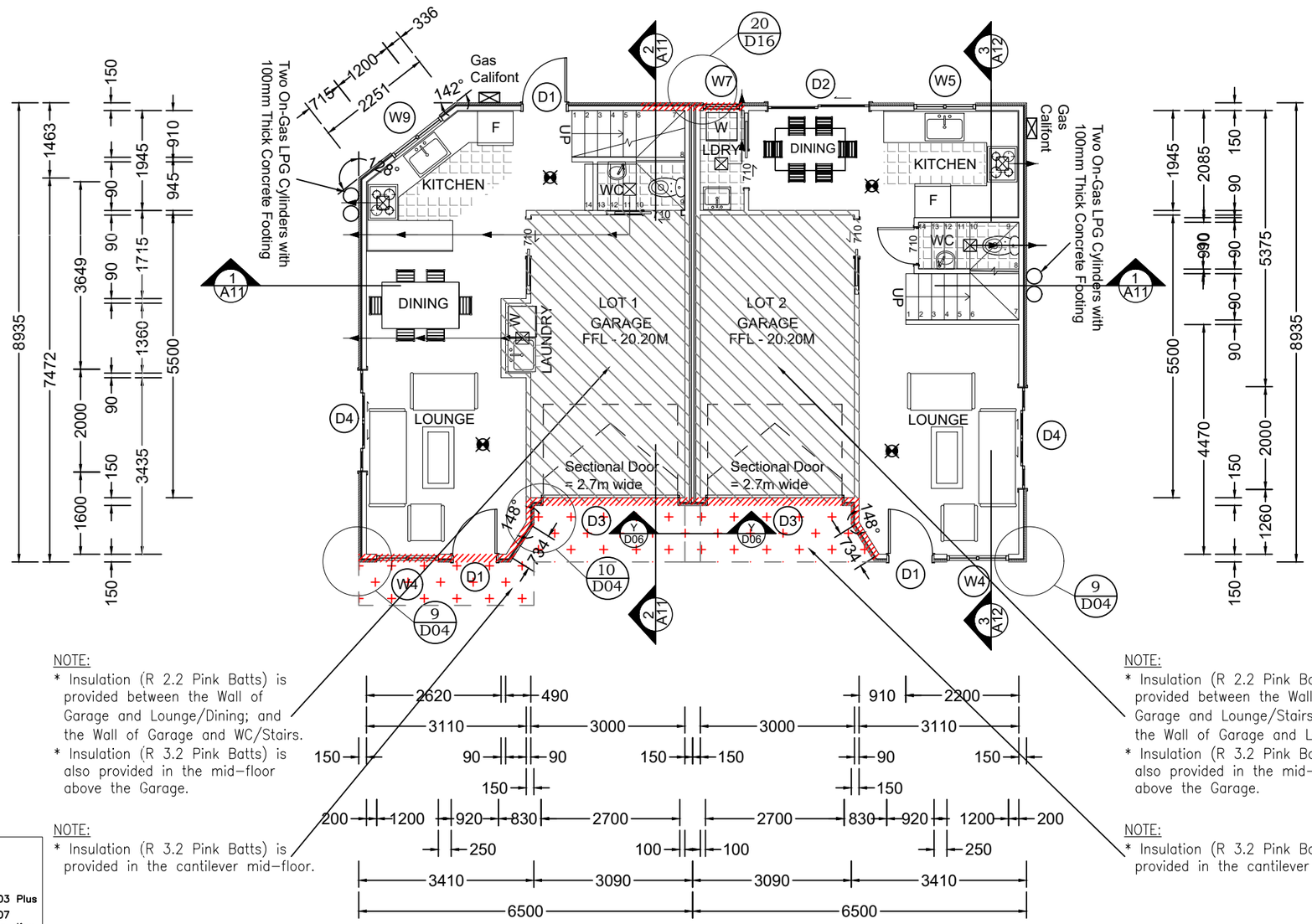
Lining - 1 layer 13mm GIB Fyreline



Potable Water Pipes
– 20mm Lilac Polyethylene (PE) Pipe

LEGENDS

- 90x45 Timber Wall
- Bevelback / Vertical Shiplap Weatherboard
- Two On-Gas LPG Cylinders
- GAS HOB
- Mechanical Ventilation Fan (Through Ceiling)
- Wet areas to be waterproofed with "Dampfix" waterproofing membrane under tile. Sub-strade is H3.2 plywood on first floor
- Smoke detectors in accordance of AS1670.6 & manuf. details



SECONDARY FIRE RATED WALL:
(JHETG030v)
* James Hardie Linea Oblique Weatherboard on 20mm cavity batten on Thermakraft One Wrap System building paper, on timber frame with 90x45 SG8 max treated H1.2 timber studs @ 600crs & 90x45 nogs @ 480crs, lined with 10mm GIB board stopped & painted, insulated with R2.2 Pink Batts.

ELEVATION KEY

INSULATION Required.		
Ceiling Insulation	R 3.2	Pink Batts
Wall Insulation	R 2.2	Pink Batts
Wall Building Paper	Thermakraft Covertek 403 Plus	
Roof Underlay	Thermakraft Covertek 407 Fire Retardant Self-Supporting	
DPC	Trade-Course DPC	

NOTE:
* Insulation (R 2.2 Pink Batts) is provided between the Wall of Garage and Lounge/Dining; and the Wall of Garage and WC/Stairs.
* Insulation (R 3.2 Pink Batts) is also provided in the mid-floor above the Garage.

NOTE:
* Insulation (R 3.2 Pink Batts) is provided in the cantilever mid-floor.

NOTE:
* Insulation (R 2.2 Pink Batts) provided between the Wall of Garage and Lounge/Stairs; an the Wall of Garage and Laund
* Insulation (R 3.2 Pink Batts) also provided in the mid-floo above the Garage.

NOTE:
* Insulation (R 3.2 Pink Batts) provided in the cantilever mid

Note:
LPG Gas Bottles to be installed on concrete base and steel chain fastened to external wall to prevent them toppling during earthquake and shall not be located within 1.0m of ignition or opening.

LOT 1
Ground Floor Area: 53.14m²
First Floor Area: 59.70m²
Total GFA : 112.84m²

LOT 2
Ground Floor Area: 54.51m²
First Floor Area: 58.19m²
Total GFA : 112.70m²

Note:–
There are 14 Number of Steps with 193mm high Riser and 250mm Tread.

GENERAL NOTES:
* All works to comply with NZS 3604:2011.
* Kitchen facilities to comply with NZBC G3/AS1
* Laundry facilities to comply with NZBC G2/AS1
* All wet areas must comply with NZBC E3/AS1
* 10mm Aqua resistence GIB board to be installed in all wet areas.
* Roof truss, stud/top plate & lintel fixing details to comply with NZS 3604:2011 – Medium Wind Zone.
* All top plate fixings to be "Type B" & Truss fixing as per supplier's Details
* All lintel Fixings to be Type F.
* All timber must comply with NZBC B2/AS1. All framing to walls, ceiling & roof to be H1.2 min.
* All timber must be SG8 min. grade.
* Provide smoke alarms to comply with NZBC F7/AS1.
* All Glazing to comply with NZBC F2/AS1. Glazing R value is 0.46
* All windows & Doors are aluminium joinery.
* All Bathroom windows are to be " A Grade safety glazing" in accordance with NZS 4223:Part 3: 2016 Clause 308. Shower box glazing is A Grade.
* External moisture to comply with NZBC E2/AS1.
* Internal moisture to comply with NZBC E3/AS1.
* Ventilation to comply with G4/AS1 & AS1668 (mechanical ventilation).
* All dimensions are to be checked before commencing work including site works & construction.
* Hot water supply is gas, hot and cold water reticulation pipe is ø15mm polybutylene. The installation work will be carried out in accordance with G12/AS1.
* Exterior Cladding must be constructed as per Manufacturer's details.
* Contractor / Builder and Manufacturer will be responsible for supply & installation.
* All Lighting to be CA or IIC Rated.
* Artificial Lighting is provided to the Stairs to demonstrate compliance with G8.2.
* All Roof Downpipes (DP) are 100mm in diameter.

EXTERIOR WALLS:
* Bevelback Timber Weatherboard on 20mm cavity batten on Thermakraft One Wrap System building paper, on timber frame with 90x45 SG8 min treated H1.2 timber studs @ 400crs & 90x45 nogs @ 800crs, lined with 10mm GIB board stopped & painted, insulated with R2.2 Pink Batts.
* Hermpac Vertical Shiplap Weatherboard on 20mm cavity batten on Thermakraft One Wrap System building paper, on timber frame with 90x45 SG8 max treated H1.2 timber studs @ 600crs & 90x45 nogs @ 480crs, lined with 10mm GIB board stopped & painted, insulated with R2.2 Pink Batts.

INTERIOR WALLS:
* 10mm GIB board lining on each side of 90x45 H1.2 treated timber framing with studs @ 600crs. & nogs @ 800crs.
* Aqua resistance GIB board to high moisture areas.

CEILING:
* 10mm GIB board lining ceiling on 70x35 battens @ 400crs. & Insulated with R3.2 Pink Batts.

ROOF:
* 15° Pitch Timberline NS/HD30 (light) Shingle roofing (with 125mm gutter) on ASTM D226 Heavy duty Bitumen based roofing underlay over 15mm Ecoply untreated plywood substrate on prefabricated timber truss at max. @900 crs by Gangnail or similar.

INTER TENANCY WALL:
* INTA120a – Timber Frame – 120 minute Fire Rating – INTEGRA Lightweight Concrete with 1 layer of 10mm Standard Plasterboard to both framing lines
* Provide Linea Weatherboard Cladding for Inter Tenancy Wall Cladding.
* All the Inter Tenancy Wall at ground floor to be waterproofed upto 100 mm from bottom. All the bathrooms on level 1 is already waterproofed.

One Stop Development Consultants
Consent to Construction

CLIENT
Faith Development LTD

TITLE
Proposed Ground Floor Plan

PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papatoetoe, Auckland 2025

DRAWN BY	SCALE
MT	1: 100@ A3
CHECKED BY	DATE
SP	24/12/2021
DP	LOT
77211	92

Rev	Rev.Date	Description
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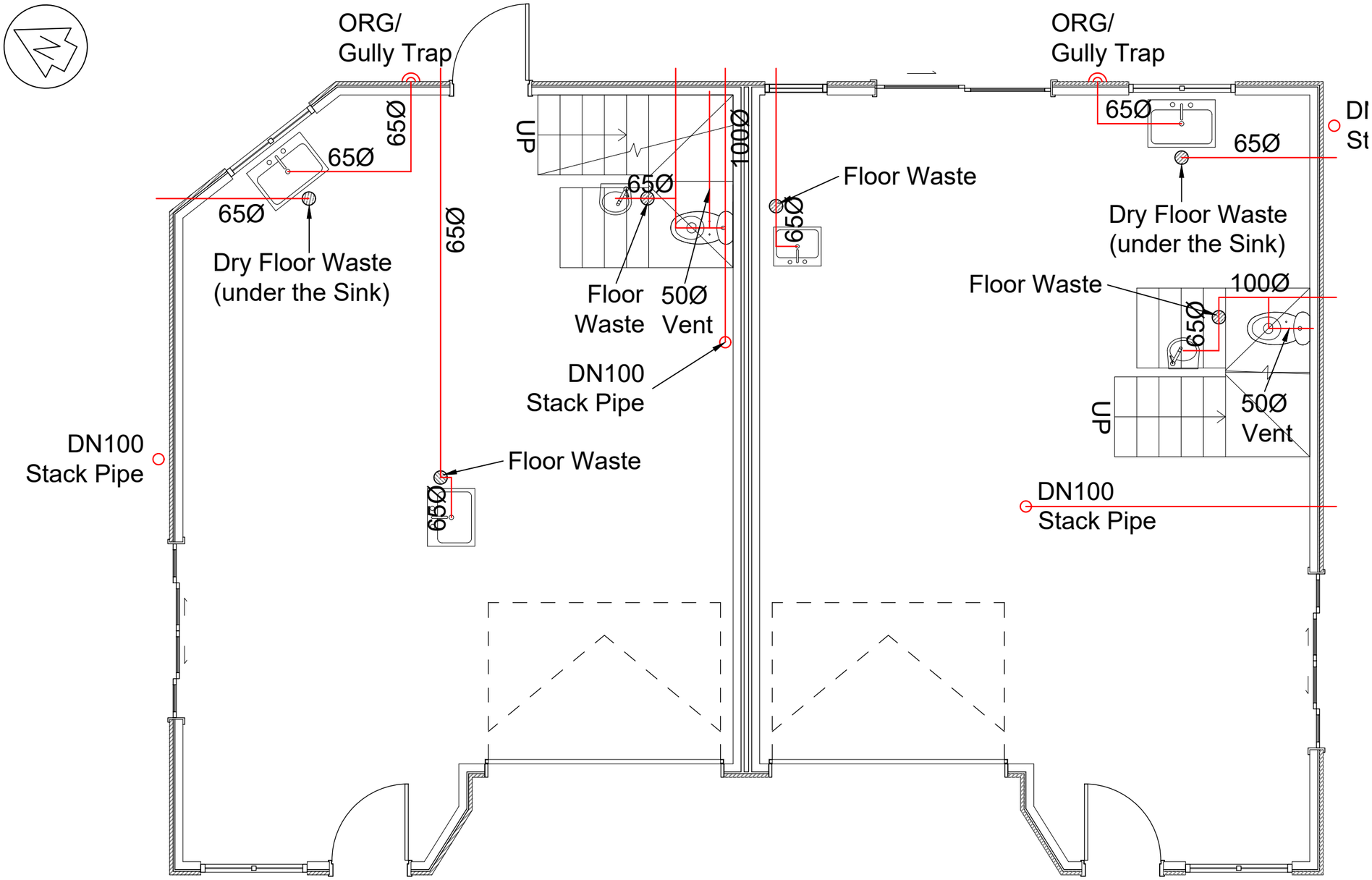
2	04-03-24	RFI - 2
PROJECT No		SHEET No
		A04 R2



Note:
* There should not be any penetration through fire rated Inter Tenancy Wall.
* All the Inter Tenancy Wall at ground floor to be waterproofed upto 100mm from bottom.
  All the bathrooms on level 1 is already waterproofed.

One Stop Development Consultants
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CLIENT
Faith Development LTD

TITLE
Proposed Ground Floor Wastes Plan

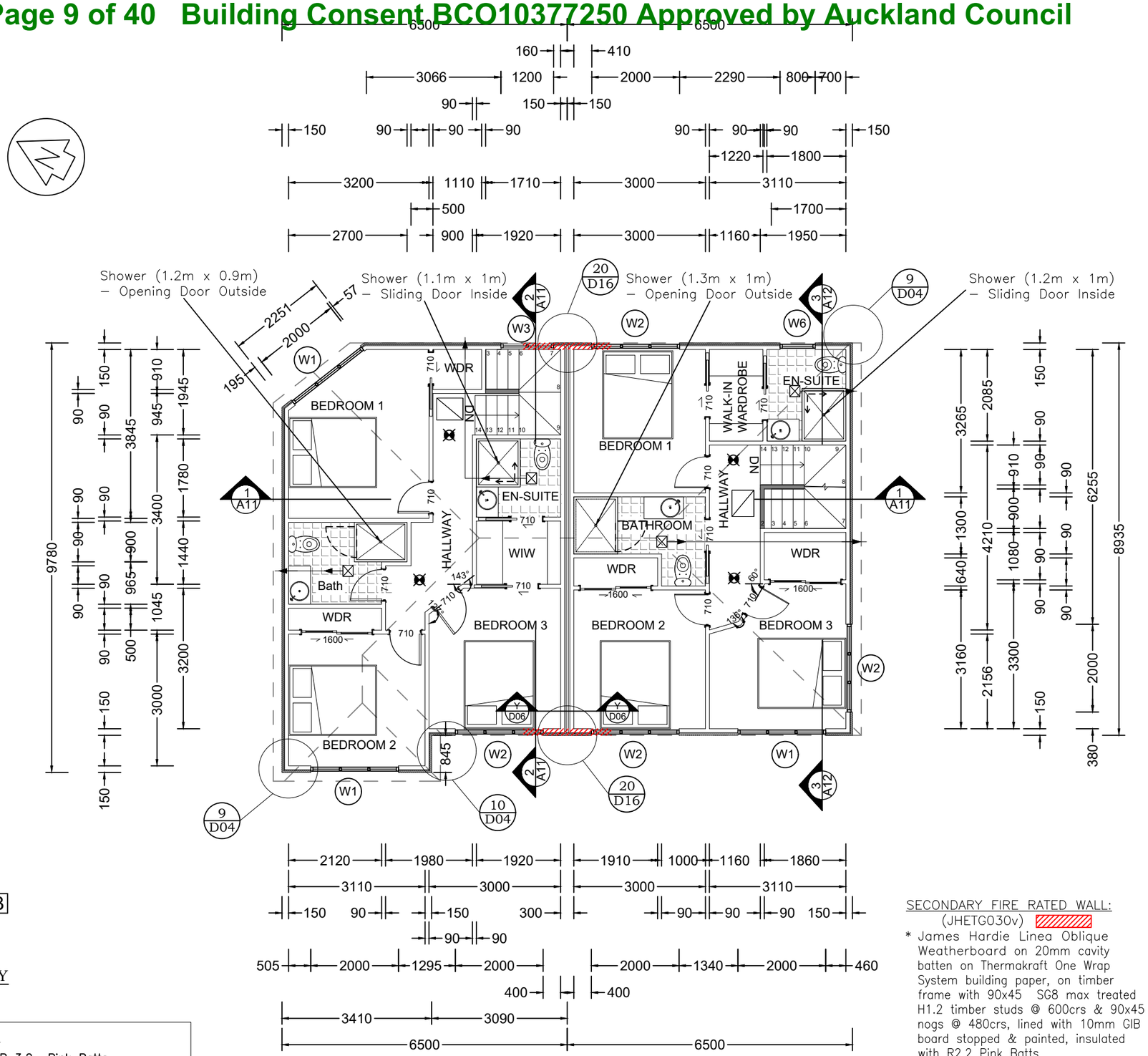
PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papatoetoe, Auckland 2025

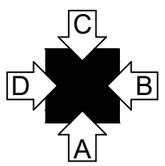
DRAWN BY	SCALE
MT	1: 50 @ A3
CHECKED BY	DATE
SP	24/12/2021
DP	LOT
77211	92

Rev	Rev.Date	Description
1	13-02-24	RFI - 1
2	04-03-24	RFI - 2
PROJECT No		SHEET No
		A05 R2

Building Consent BCO10377250 Approved by Auckland Council

19/03/2024





ELEVATION KEY

INSULATION Required.		
Ceiling Insulation	R 3.2	Pink Batts
Wall Insulation	R 2.2	Pink Batts
Wall Building Paper	Thermakraft Covertek 403 Plus	
Roof Underlay	Thermakraft Covertek 407 Fire Retardant Self-Supporting	
DPC	Trade-Course DPC	

LOT 1
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First Floor Area: 59.70m²
Total GFA : 112.84m²

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Ground Floor Area: 54.51m²
First Floor Area: 58.19m²
Total GFA : 112.70m²

SECONDARY FIRE RATED WALL: (JHETG030v)

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Note:–
There are 14 Number of Steps with 193mm high Riser and 250mm Tread.

LEGENDS

- 90x45 Timber Wall
- Bevelback / Vertical Shiplap Weatherboard
- 600x500 min. clear opening ceiling space access panel
- Mechanical Ventilation Fan (Through Ceiling)
- Wet areas to be waterproofed with "Dampfix" waterproofing membrane under tile Sub-strade is H3.2 plywood on first floor
- Smoke detectors in accordance of AS1670.6 & manuf. details

GENERAL NOTES:

* All works to comply with NZS 3604:2011.
* Kitchen facilities to comply with NZBC G3/AS1
* Laundry facilities to comply with NZBC G2/AS1
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* All lintel Fixings to be Type F.
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* All timber must be SG8 min. grade.
* Provide smoke alarms to comply with NZBC F7/AS1.
* All Glazing to comply with NZBC F2/AS1. Glazing R value is 0.46
* All windows & Doors are aluminium joinery.
* All Bathroom windows are to be " A Grade safety glazing" in accordance with NZS 4223:Part 3: 2016 Clause 308. Shower box glazing is A Grade.
* External moisture to comply with NZBC E2/AS1.
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* Ventilation to comply with G4/AS1 & AS1668 (mechanical ventilation).
* All dimensions are to be checked before commencing work including site works & construction.
* Hot water supply is gas, hot and cold water reticulation pipe is Ø15mm polybutylene. The installation work will be carried out in accordance with G12/AS1.
* Exterior Cladding must be constructed as per Manufacturer's details.
* Contractor / Builder and Manufacturer will be responsible for supply & installation.
* All Lighting to be CA or IIC Rated.
* Artificial Lighting is provided to the Stairs to demonstrate compliance with G8.2.
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EXTERIOR WALLS:

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CEILING:

* 10mm GIB board lining ceiling on 70x35 battens @ 400crs. & Insulated with R3.2 Pink Batts.

ROOF:

* 15° Pitch Timberline NS/HD30 (light) Shingle roofing (with 125mm gutter) on ASTM D226 Heavy duty Bitumen based roofing underlay over 15mm Ecoply untreated plywood substrate on prefabricated timber truss at max. @900 crs by Gangnail or similar.

INTER TENANCY WALL:

* INTA120a – Timber Frame – 120 minute Fire Rating – INTEGRA Lightweight Concrete with 1 layer of 10mm Standard Plasterboard to both framing lines
* Provide Linea Weatherboard Cladding for Inter Tenancy Wall Cladding.
* All the Inter Tenancy Wall at ground floor to be waterproofed upto 100 mm from bottom. All the bathrooms on level 1 is already waterproofed.

One Stop Development Consultants
Consent to Construction

CLIENT
Faith Development LTD

TITLE
Proposed First Floor Plan

PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papatoetoe, Auckland 2025

DRAWN BY	SCALE
MT	1: 100 @ A3
CHECKED BY	DATE
SP	24/12/2021
DP	LOT
77211	92

Rev	Rev.Date	Description
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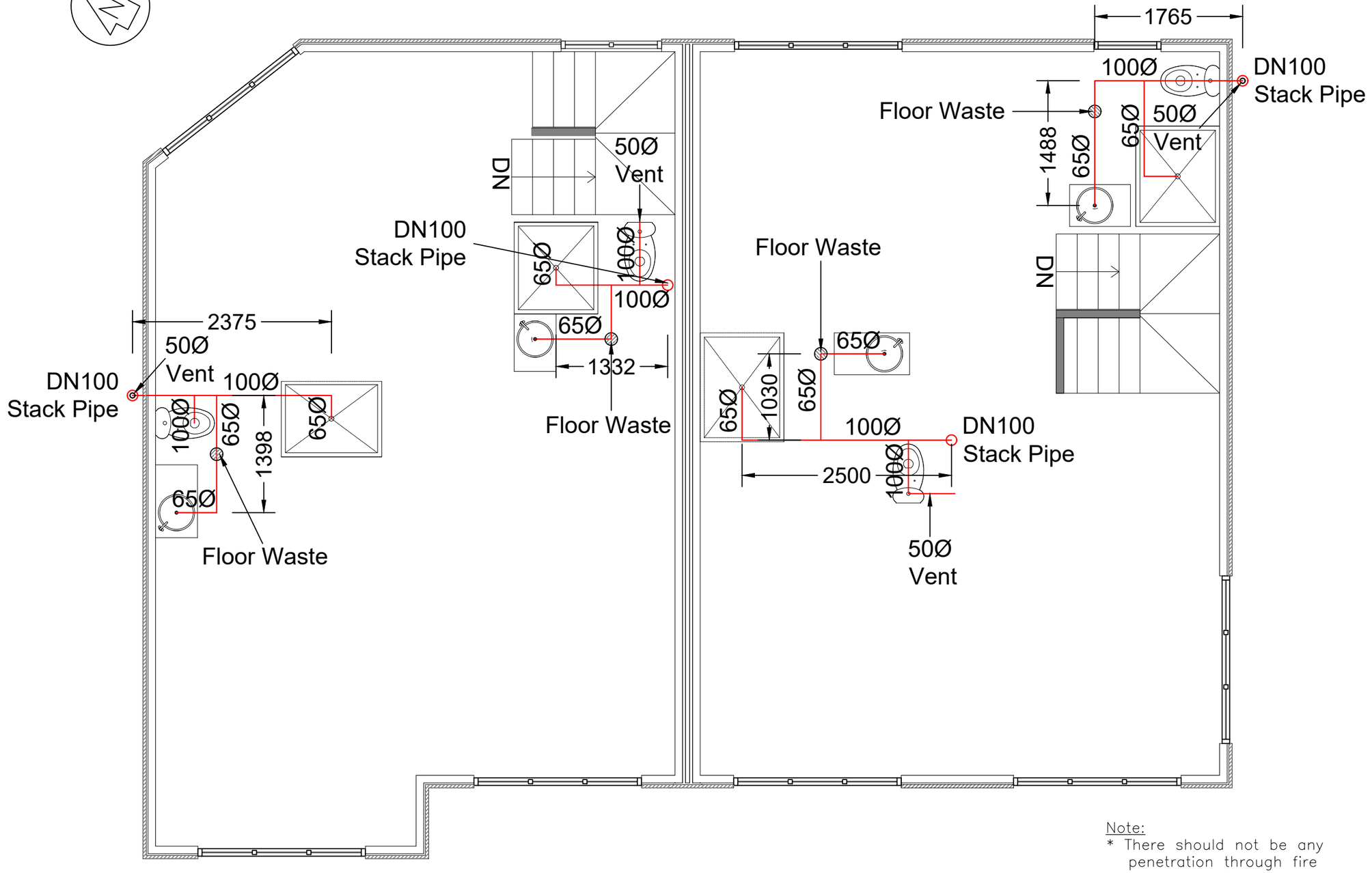
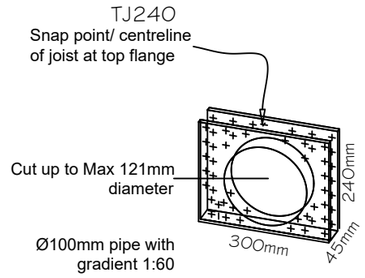
2	04-03-24	RFI - 2
PROJECT No		SHEET No
		A06 R2



Note:
* There should not be any penetration through fire rated Inter Tenancy Wall.
* All the Inter Tenancy Wall at ground floor to be waterproofed upto 100mm from bottom.
All the bathrooms on level 1 is already waterproofed.



PIPE THROUGH JOIST DETAIL

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Faith Development LTD

TITLE
Proposed First Floor Wastes Plan

PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papatoetoe, Auckland 2025

DRAWN BY	SCALE
MT	1: 50 @ A3
CHECKED BY	DATE
SP	24/12/2021
DP	LOT
77211	92

Rev	Rev.Date	Description
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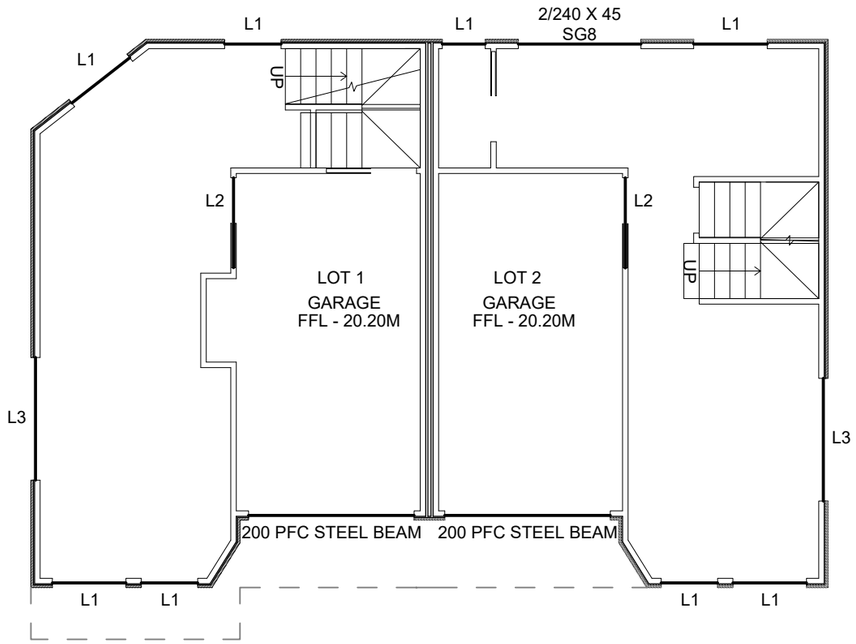
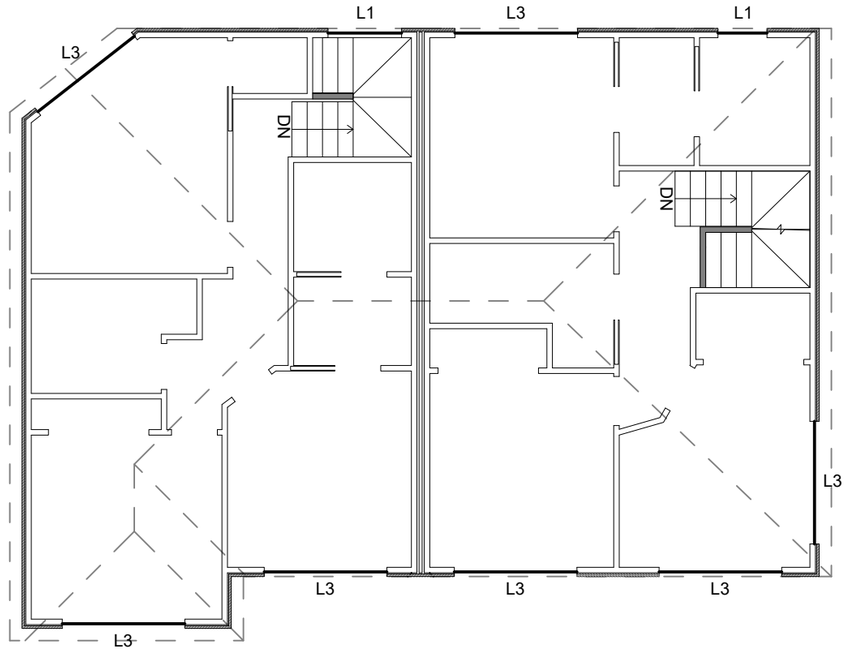
2	04-03-24	RFI - 2
PROJECT No		SHEET No
		A07 R2



GROUND FLOOR LINTEL PLAN

LINTEL SCHEDULE		
NAME	SIZE	FIXING TYPE
L1	2/140 X 45	F
L2	2/190 X 45	F
L3	2/240 X 45	F



FIRST FLOOR LINTEL PLAN

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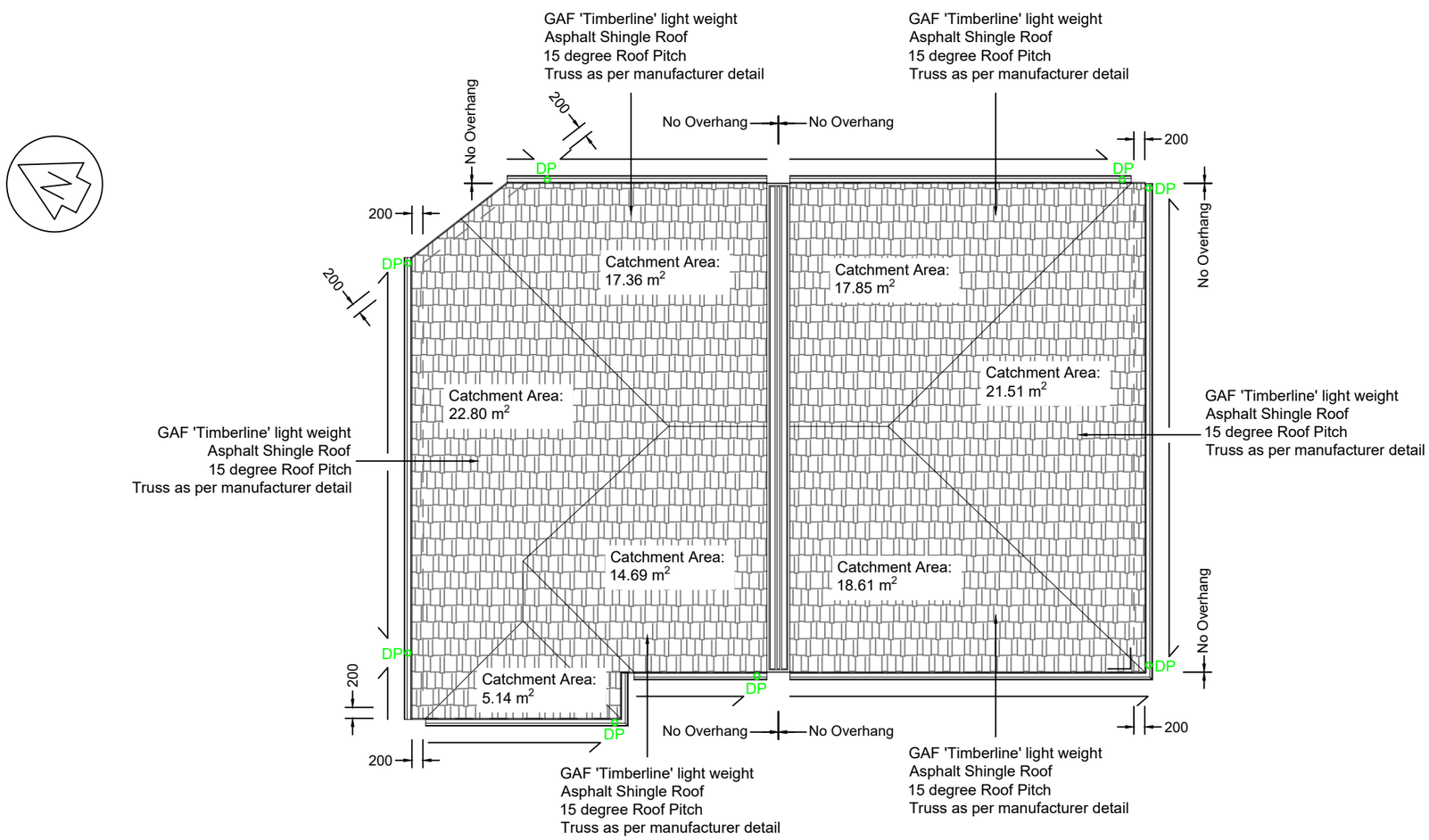
Faith Development LTD

TITLE
Proposed Ground & First Floor Lintel Plans

PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papatoetoe, Auckland 2025

DRAWN BY	SCALE
MT	1: 100 @ A3
CHECKED BY	DATE
SP	24/12/2021
DP	LOT
77211	92

Rev	Rev.Date	Description
PROJECT No		SHEET No
		A07a



UPPER ROOF PLAN

Total Catchment
Area: 118.00 m^2

DP = 100mm diameter Roof Downpipes

Note:
*All lintels SG8
*Lintel Fixing Types are Shown on Details on Sheet D17

Fixing Schedule:

Truss to Top Plate of External Wall: 2/90 x 3.15 Skewed Nails +2 Wire Dog, 4.7 kN Alternative fixing capacity.

Truss to Top Plate of Internal Wall: 2/100 x 3.75 Hand-driven Nail.

Top Plate to Studs & Lintels @ 600mm: 2/90x3.15 end nails + 2 wire dogs, 4.7 kN alternative fixing capacity.

Lintel to Trimming Stud: 4/skewed 75x3.15 or 2/ end nailed 100x3.75 Hand-driven Nails.

Trimming studs at openings, blocking and studs at wall intersections: 100x3.75 Hand-driven Nails @ 600mm crs.

Trimming Stud to Double Stud immediately under Lintel:
2/ 100x3.75 Hand-driven Nails.

Bottom Plate to Floor Framing at
(a).External Walls and Internal Wall Bracing elements:2/100 x 3.75 Hand-driven Nails @ 600mm crs.
(b). Internal Walls (maybe nailed to floor decking): 1/100x3.75 Hand-driven Nail @ 600mm crs.
(c). Trimmer not exceeding 4.2m Long: 4/100x3.75 Hand-driven nails end nailed.

Bottom Plate to concrete slabs:
1. Cast-in anchors, anchors shall be M12 bolts set within 150mm of each end of the plate, spaced at a max. of 1200mm crs, bent to prevent turning and projecting sufficiently to allow a 50x50x3mm washer and fully threaded nut above the timber.
(a). For internal and external walls, where the slab edge is formed with in-situ concrete, anchors shall be set not less than 90mm into the concrete, maintaining a min. edge distance of 50mm.
(b). For external walls where the slab edge is formed with masonry header blocks, anchors shall be set not less than 120mm into the concrete, maintaining a min. edge distance of 50mm to the outside face of the blocks.
2. Proprietary post fixed anchors shall be within 150mm of each end of the plate and be spaced at a max. of 900mm crs, or 600mm crs when used on slab edges formed by masonry header blocks.

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TITLE
Proposed First Floor Roof Plan

PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papakura, Auckland 2025

DRAWN BY	SCALE
MT	1: 100 @ A3
CHECKED BY	DATE
SP	24/12/2021
DP	LOT
77211	92

Rev	Rev.Date	Description
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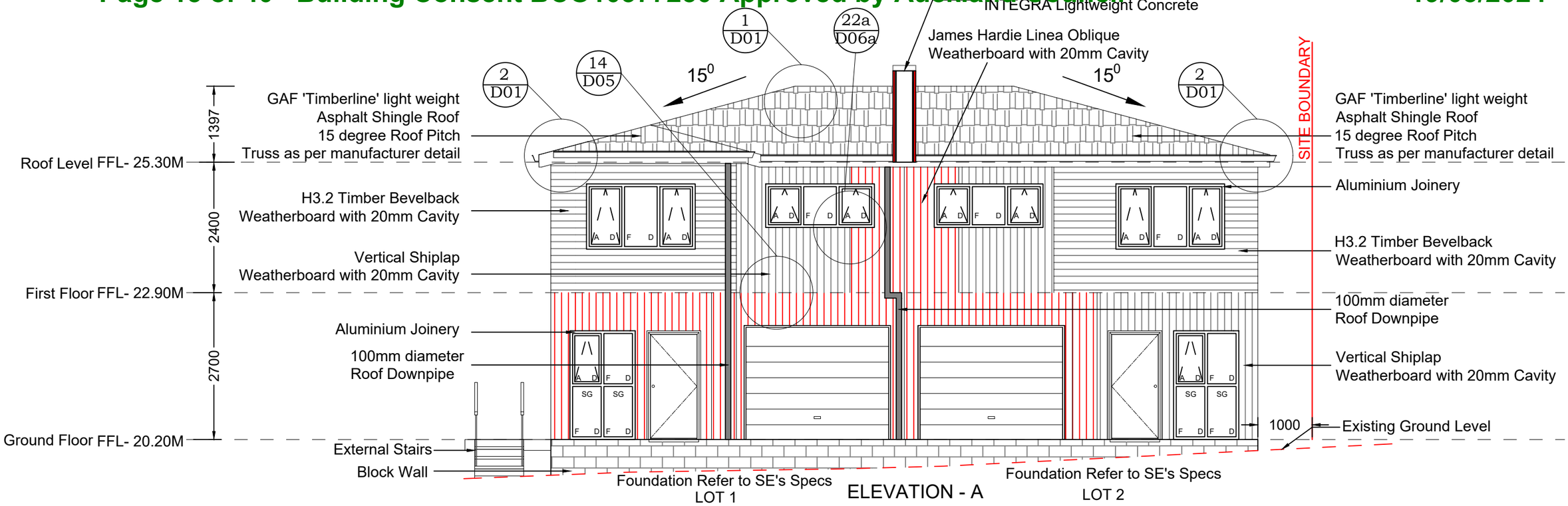
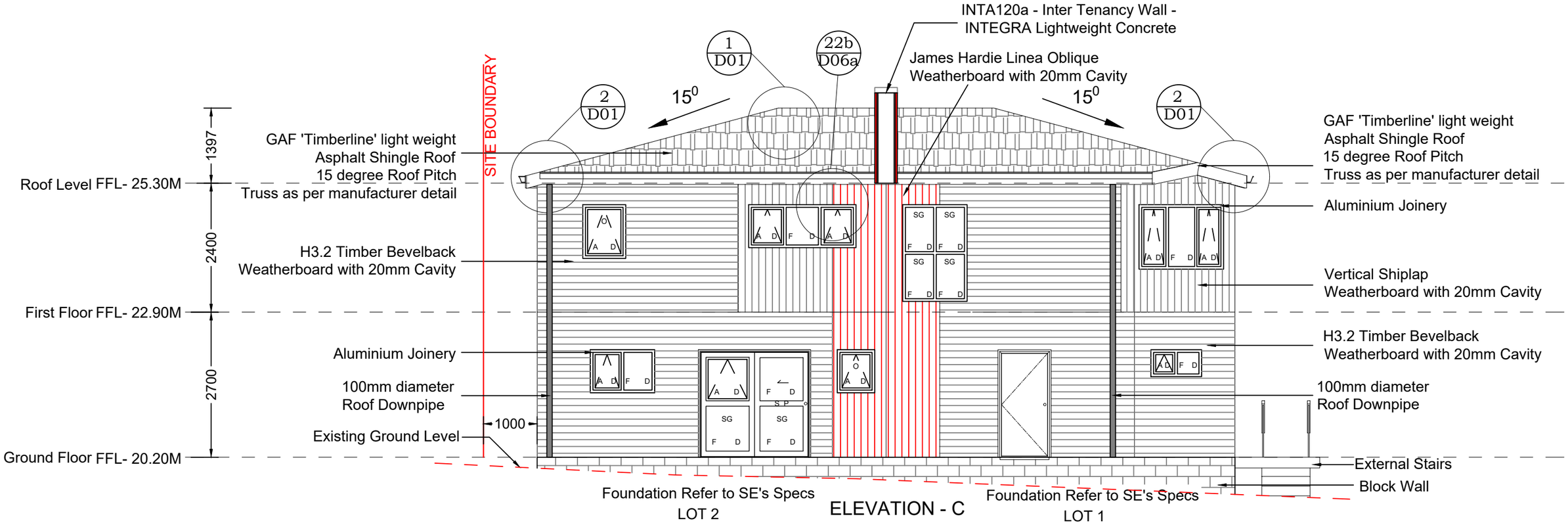
PROJECT No		SHEET No
		A08 R1





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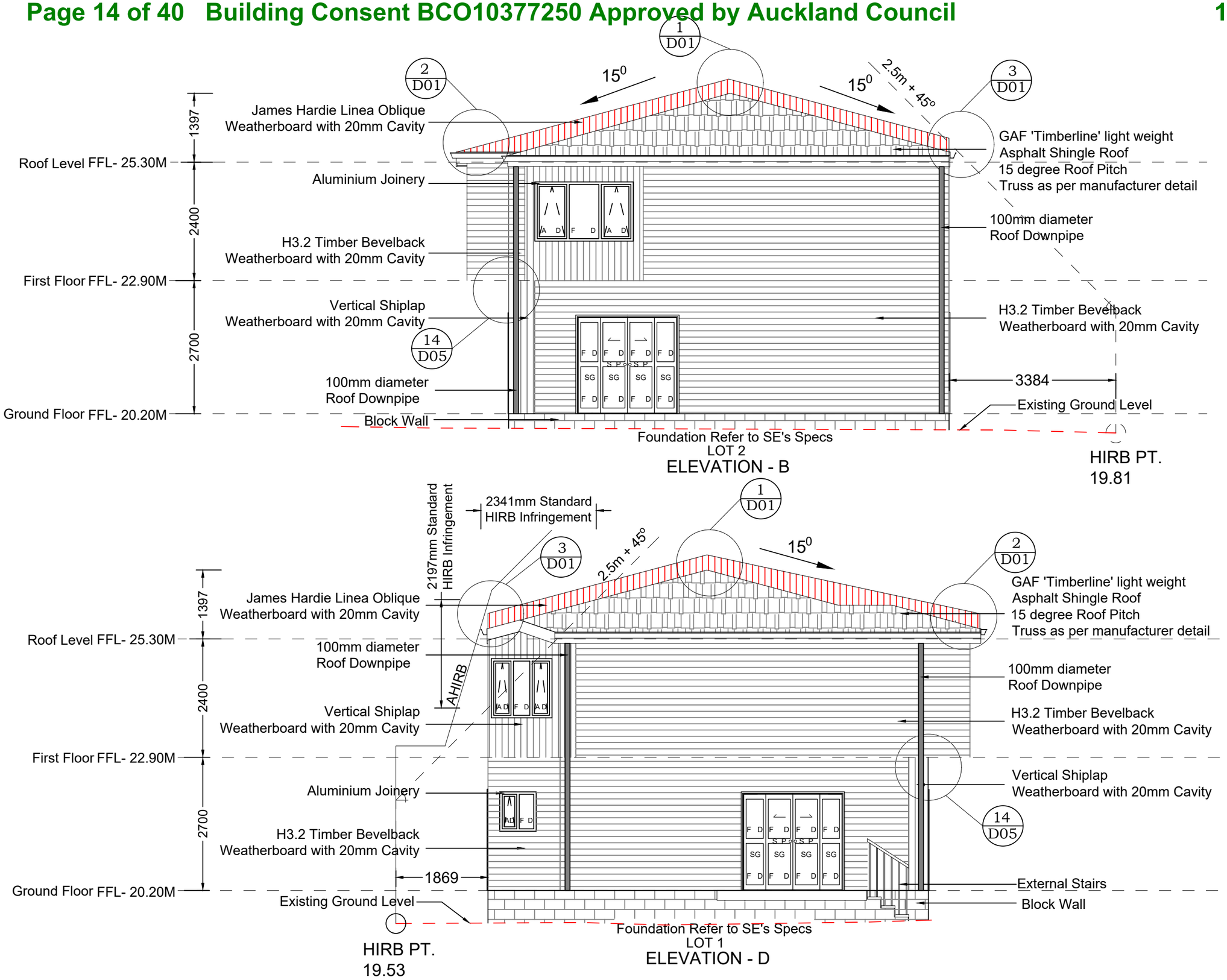
TITLE
Elevations A & C

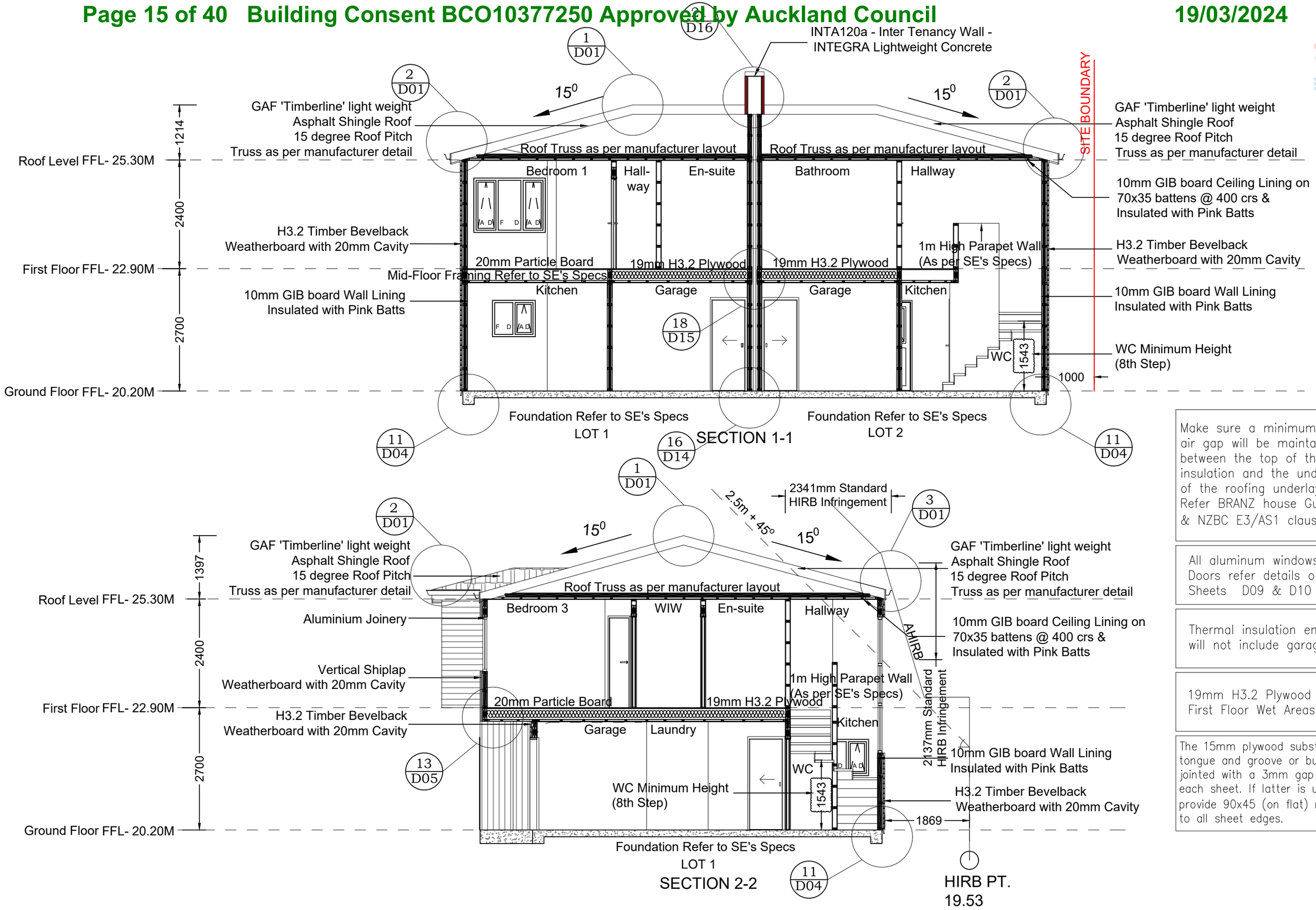
PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papatoetoe, Auckland 2025

DRAWN BY	SCALE
MT	1: 75 @ A3
CHECKED BY	DATE
SP	24/12/2021
DP	LOT
77211	92

Rev	Rev.Date	Description
1	13-02-24	RFI - 1
2	04-03-24	RFI - 2
PROJECT No		SHEET No
		A09 R2



One Stop Development Consultants Consent to Construction		CLIENT Faith Development LTD	TITLE Elevations B & D	PROJECT Proposed Subdivision at 21 Caringbah Drive, Papatoetoe, Auckland 2025	DRAWN BY MT / SCALE 1: 75 @ A3 CHECKED BY SP / DATE 24/12/2021 DP 77211 / LOT 92	Rev / Rev.Date / Description 1 / 13-02-24 / RFI - 1 2 / 04-03-24 / RFI - 2 PROJECT No / SHEET No A10 R2	



Make sure a minimum 25mm air gap will be maintained between the top of the insulation and the underside of the roofing underlay. Refer BRANZ house Guideline & NZBC E3/AS1 clause 1.1.3

All aluminum windows & Doors refer details on Sheets D09 & D10

Thermal insulation envelope will not include garage.

19mm H3.2 Plywood on First Floor Wet Areas.

The 15mm plywood substrate tongue and groove or but jointed with a 3mm gap between each sheet. If latter is used, provide 90x45 (on flat) nogging to all sheet edges.

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TITLE
Sections 1-1 & 2-2

PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papakoura, Auckland 2025

DRAWN BY MT	SCALE 1: 75 @ A3
CHECKED BY SP	DATE 24/12/2021
DP 77211	LOT 92

Rev	Rev.Date	Description
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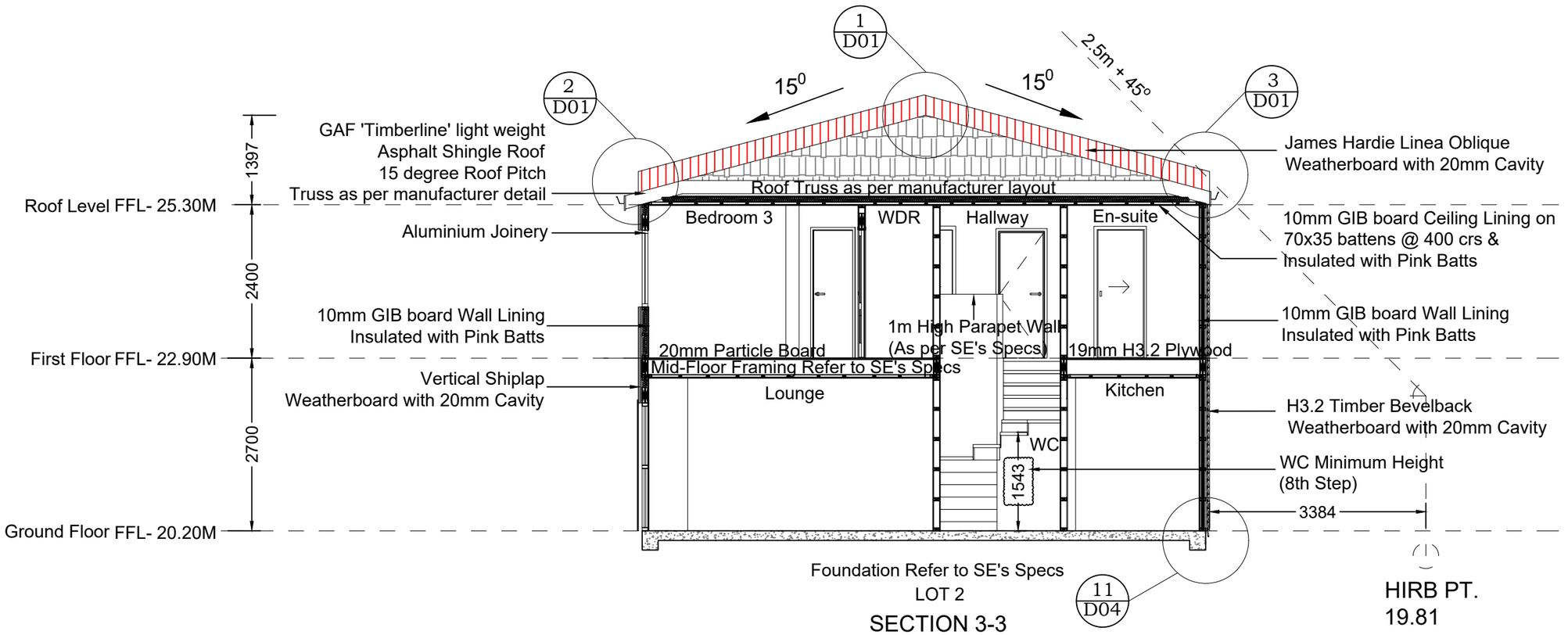
PROJECT No	SHEET No
	A11 R1



SECTION 3-3

Make sure a minimum 25mm air gap will be maintained between the top of the insulation and the underside of the roofing underlay. Refer BRANZ house Guideline & NZBC E3/AS1 clause 1.1.3

All aluminum windows & Doors refer details on Sheets D09 & D10

Thermal insulation envelope will not include garage.

19mm H3.2 Plywood on First Floor Wet Areas.

The 15mm plywood substrate tongue and groove or but jointed with a 3mm gap between each sheet. If latter is used, provide 90x45 (on flat) nogging to all sheet edges.

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TITLE
Sections 3-3 & 4-4

PROJECT
Proposed Subdivision
at 21 Caringbah Drive,
Papakura, Auckland 2025

DRAWN BY	SCALE
MT	1: 75 @ A3
CHECKED BY	DATE
SP	24/12/2021
DP	LOT
77211	92

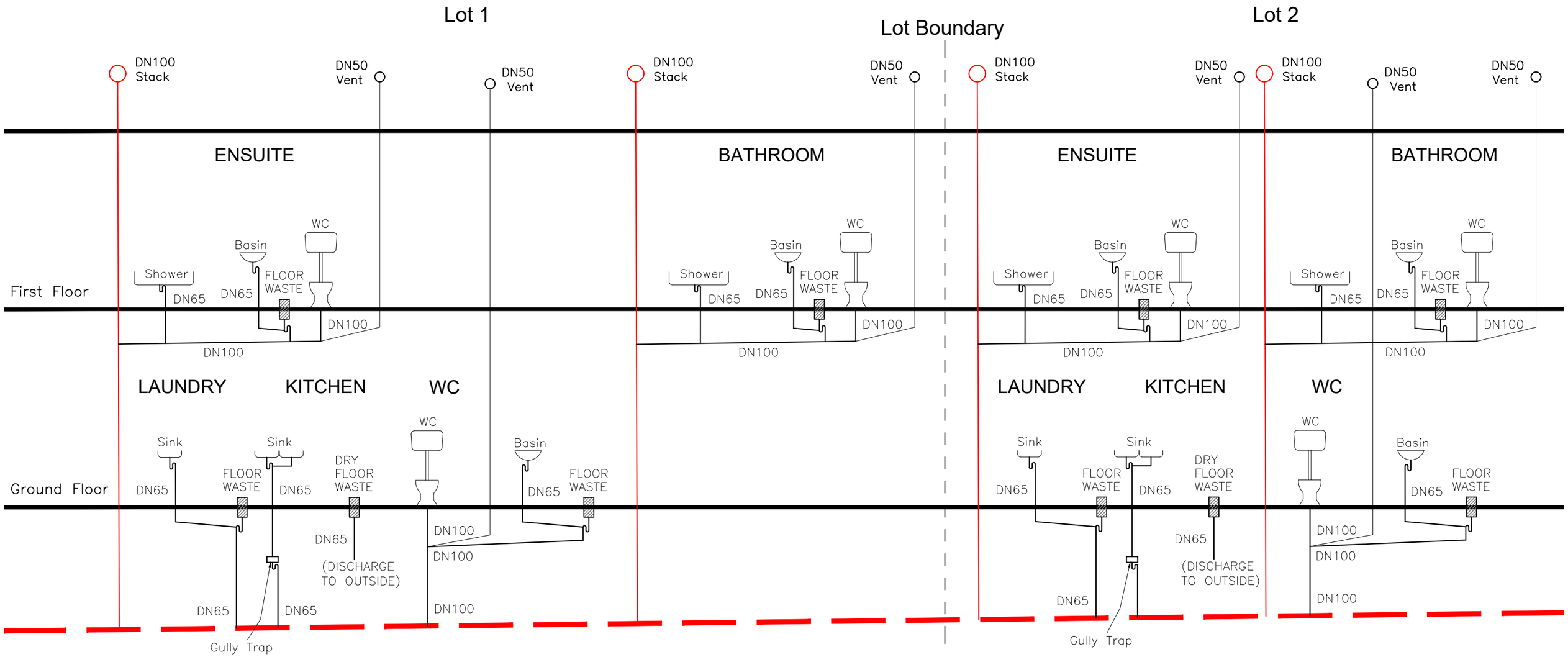
Rev	Rev.Date	Description
1	13-02-24	RFI - 1
2	04-03-24	RFI - 2
PROJECT No		SHEET No
		A12 R2

PLUMBING LEGEND & SCHEMATIC		
FITTING TYPE	all branch	MIN. GRADIENT
WC	DN100	1:60
Bath	DN65	1:40
Basin	DN65	1:40
Shower	DN65	1:40
Sinks	DN65	1:40
Tub	DN65	1:40
Washing machine (W/M)	DN65	1:40
Main vented drain	DN100	1:60

BASED ON NZ STANDARDS NZBC AS 3500.2: Latest Version

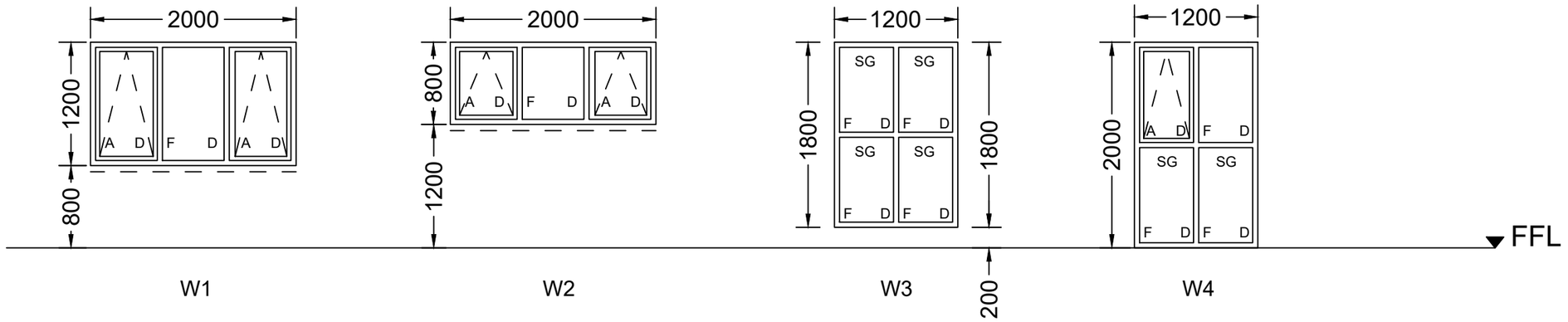
ORG/Gully Trap
* Flood level to be min 150mm below the lowest fixture.
* Ground Level to be 75/100mm below the flood level to unpaved ground or 25mm to paved surface.

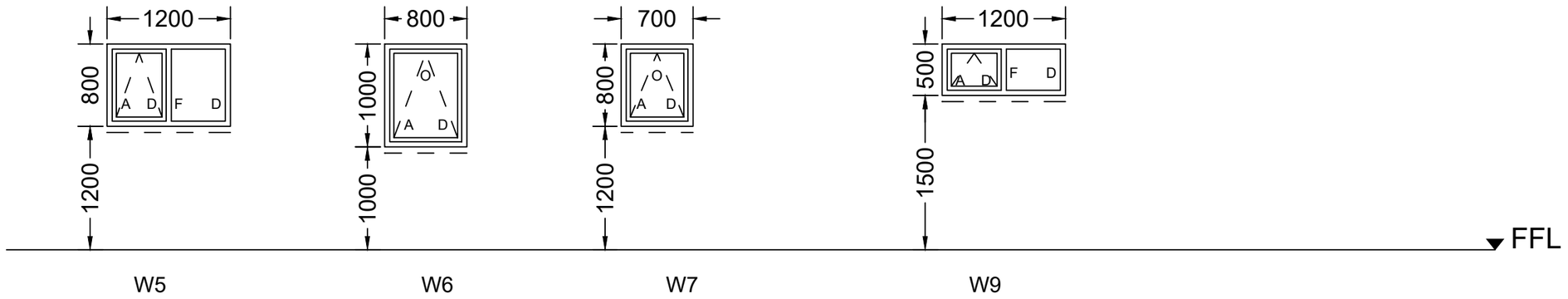
Note:
* Dry Floor Waste must be fitted with a hinged flap to exclude vermin.

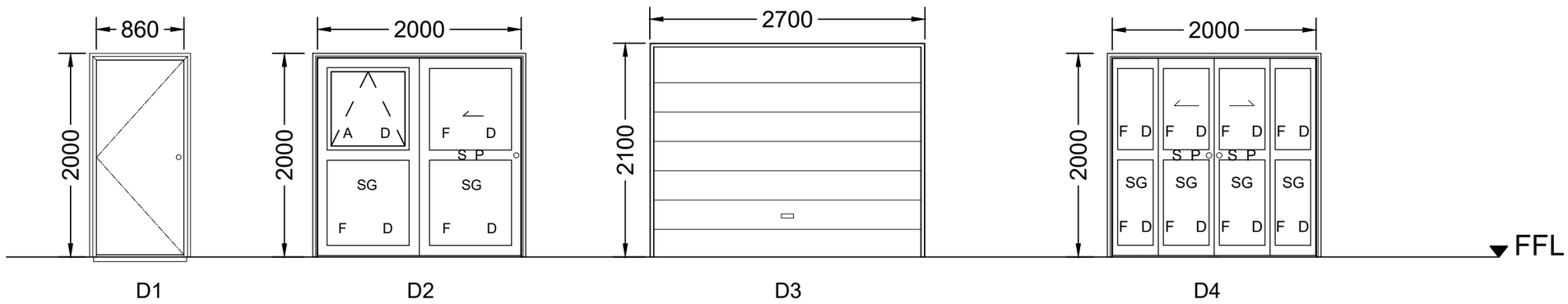


One Stop Development Consultants Consent to Construction	COPYRIGHT: This document and its copyright remains the property of One Stop Development Consultants	CLIENT Faith Development LTD	TITLE Plumbing Schematic	PROJECT Proposed Subdivision at 21 Caringbah Drive, Papatoetoe, Auckland 2025	DRAWN BY MT / SCALE NTS CHECKED BY SP / DATE 24/12/2021 DP 77211 / LOT 92	Rev 1 — Rev.Date 13-02-24 — Description RFI - 1 PROJECT No SHEET No A13 R1

19/03/2024







KEY:

A = Top hung sash
F = Fixed panel
SP = Sliding Panel
O = Obscure
D = Double Glazed
SG = Safety Glass

Note:
A grade safety glass to all windows within 600mm from floor.

All windows marked D to be double glazed on P.C.Alum. frames.

All windows less than 760mm from FFL will have restrictions fitted in accordance with F4/AS1.

Ground floor doors D1, D2 & D3 provide 400x400 non-slip floor tile @ all exterior doors as per building code D1/AS1 2.1.1

All Internal Doors are 710 mm in size unless specified.

Windows W6 & W7 require Window Restrictors with maximum 100mm opening.

Windows / Doors Schedule

Type	Size (W x H)	Glazing	Qty.
W1	2000 x 1200	Double	03
W2	2000 x 800	Double	04
W3	1200 x 1800	Double	01
W4	1200 x 2000	Double	02
W5	1200 x 800	Double	01
W6	800 x 1000	Double	01
W7	700 x 800	Double	01
W9	1200 x 800	Double	01
		Total : 14	
D1	860 x 2000	Door	03
D2	2000 x 2000	Ranch Slider	01
D3	2700 x 2100	Garage	02
D4	2000 x 2000	Ranch Slider	02
		Total : 08	

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TITLE
Aluminium Windows & Doors Schedule

PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papatoetoe, Auckland 2025

DRAWN BY	SCALE
MT	NTS
CHECKED BY	DATE
SP	24/12/2021
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77211	92

Rev	Rev.Date	Description
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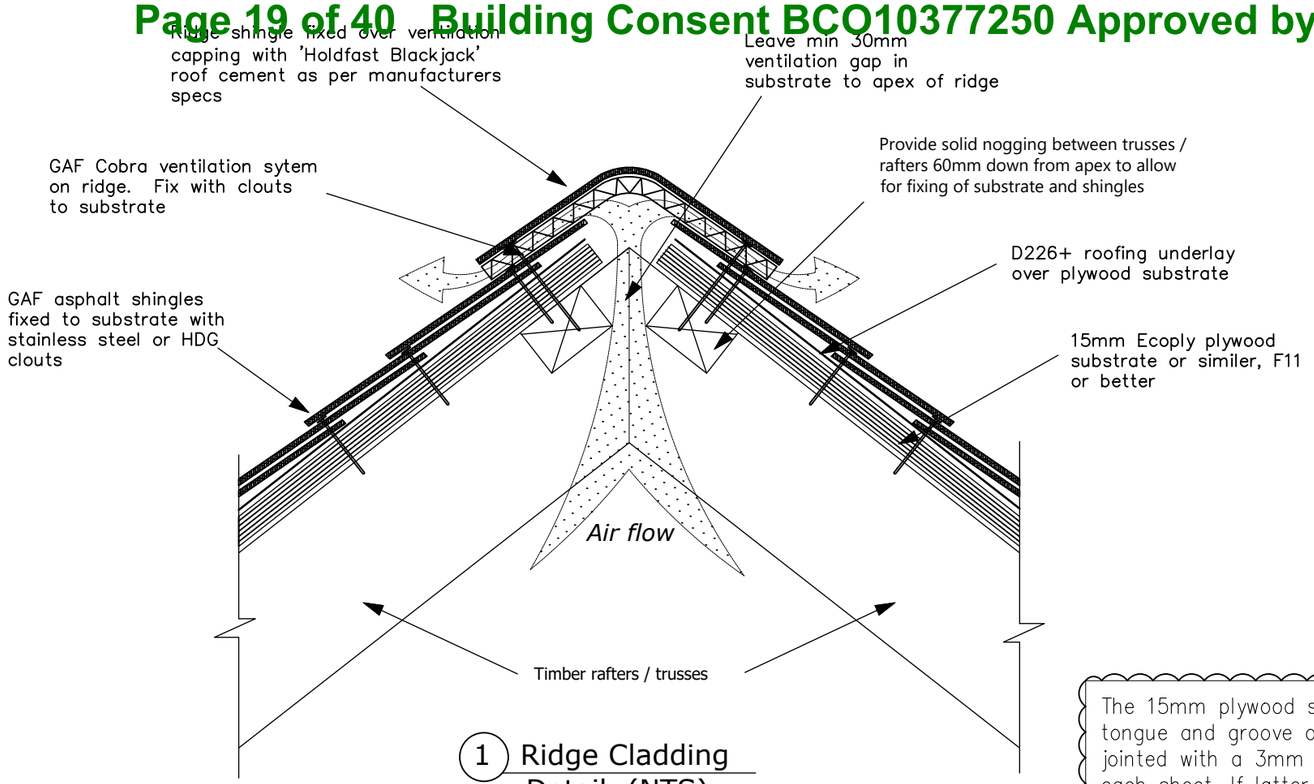
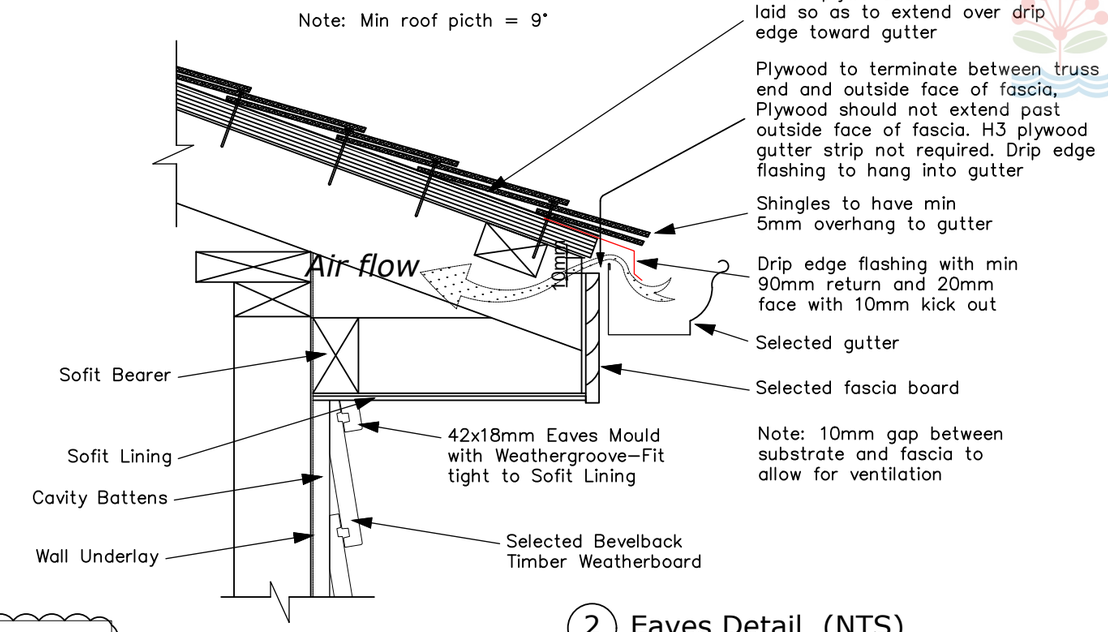
PROJECT No		SHEET No
		A14 R1

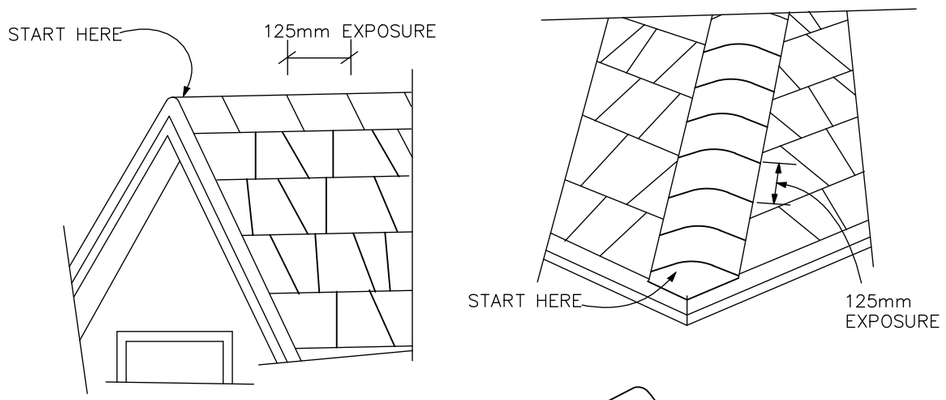


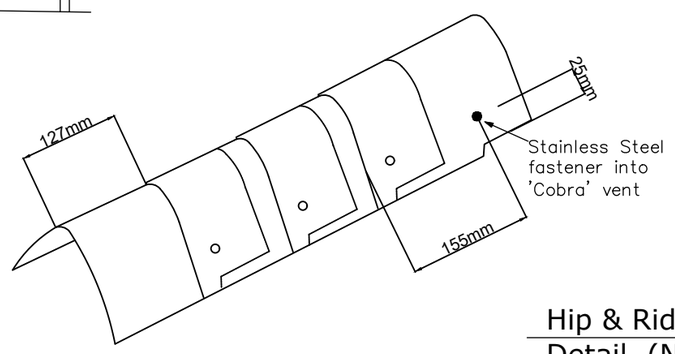
1 Ridge Cladding Detail (NTS)

The 15mm plywood substrate tongue and groove or but jointed with a 3mm gap between each sheet. If latter is used, provide 90x45 (on flat) nogging to all sheet edges.

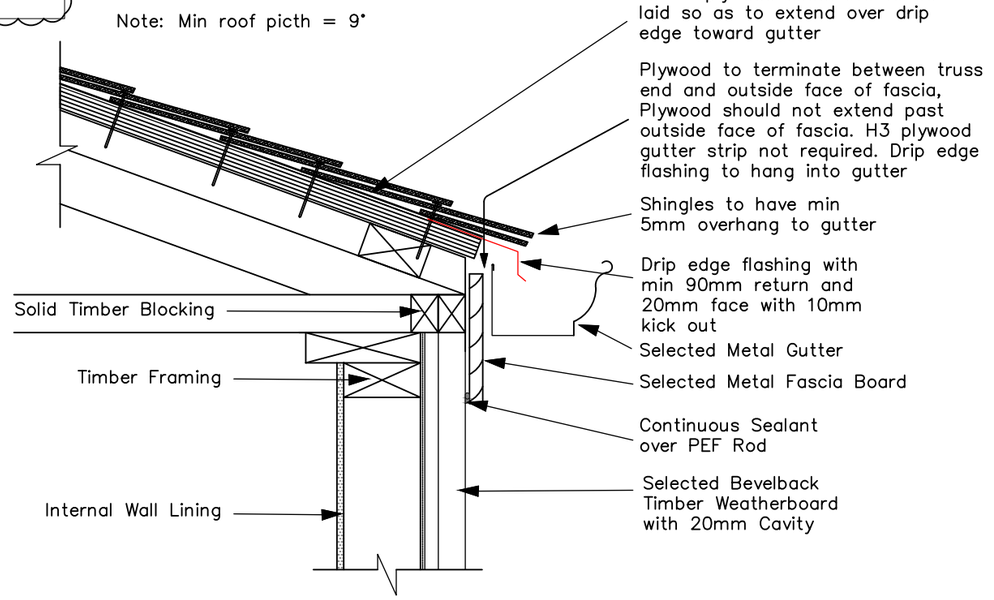


2 Eaves Detail (NTS) Bevelback Weatherboard





Hip & Ridge Caps Detail (NTS)



3 Eaves Detail - No Overhang (NTS) Horizontal Weatherboard

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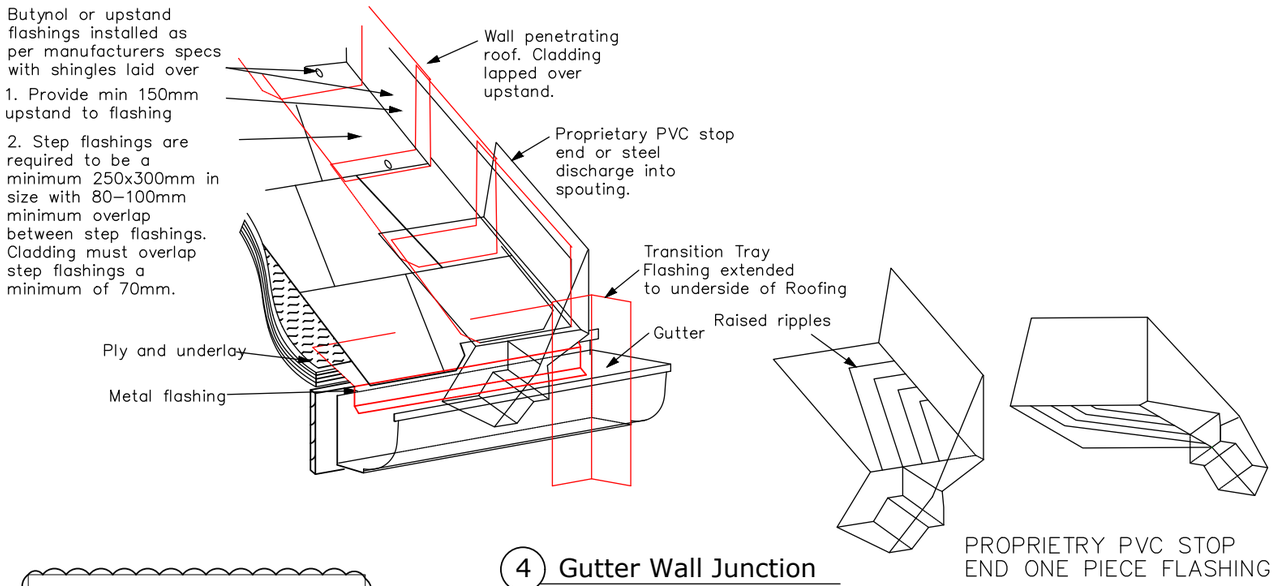
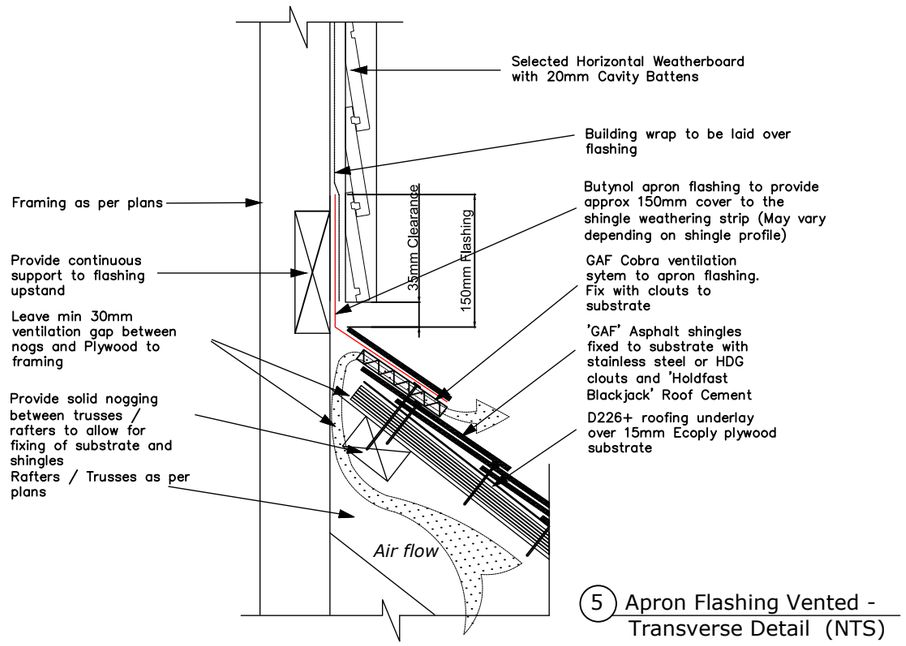
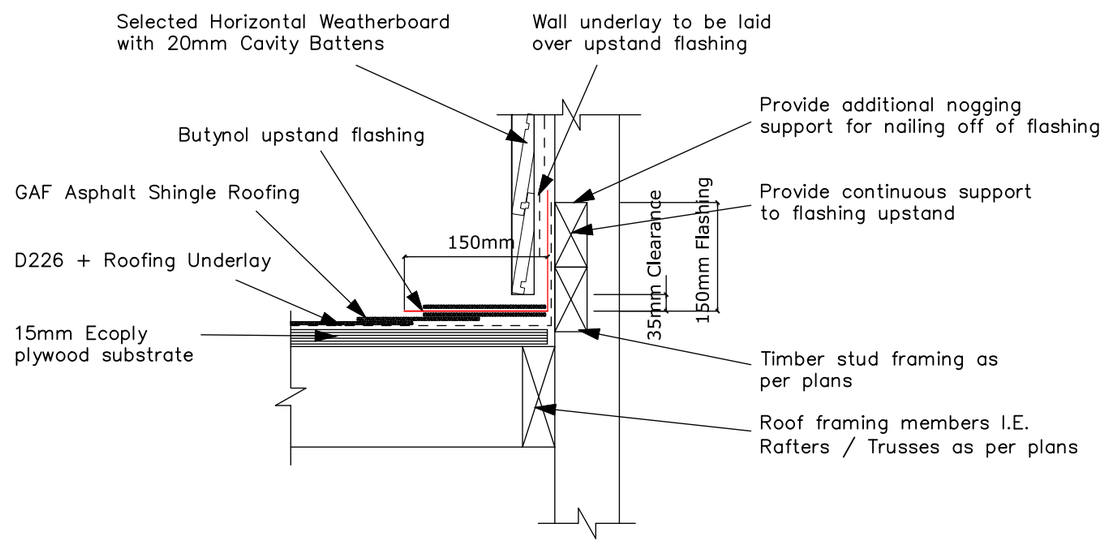


4 Gutter Wall Junction Detail (NTS)

The 15mm plywood substrate tongue and groove or but jointed with a 3mm gap between each sheet. If latter is used, provide 90x45 (on flat) nogging to all sheet edges.



5 Apron Flashing Vented - Transverse Detail (NTS)



6 Parallel Flashing (NTS) Horizontal Weatherboard

Roof Bracing Options

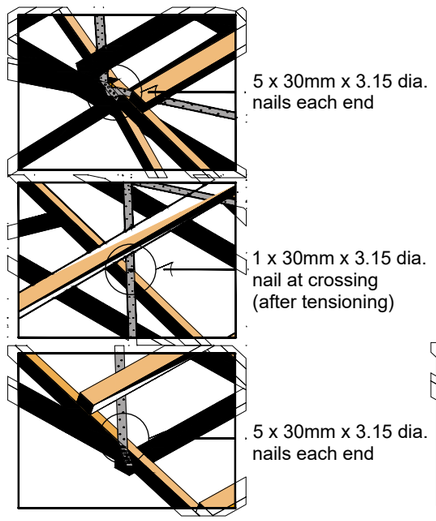
i) ROOF PLANE BRACE

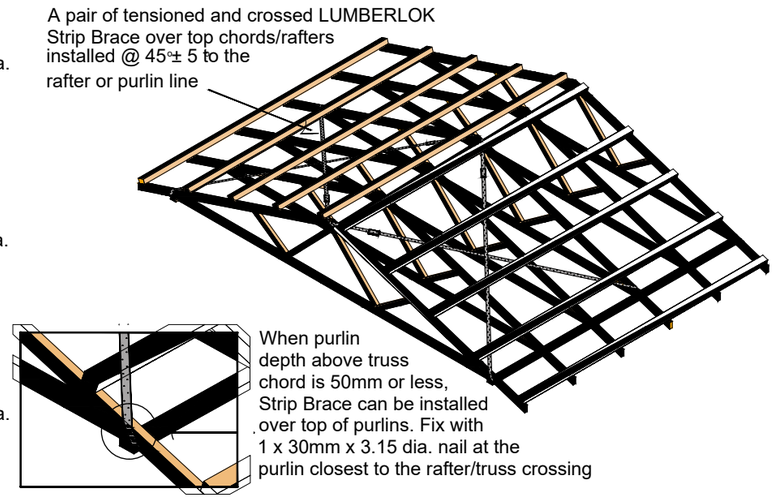
Each roof plane brace can be:

- A hip or valley rafter running continuously from ridge to the top plate in accordance with Clauses 10.2.1.3.2 or 10.2.1.3.3 NZS 3604:2011.

OR

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





CLIENT: Faith Development LTD

TITLE: Roof Details 02

PROJECT: Proposed Subdivision at 21 Caringbah Drive, Papatoetoe, Auckland 2025

DRAWN BY	SCALE
MT	NTS
CHECKED BY	DATE
SP	24/12/2021
DP	LOT
77211	92

Rev	Rev.Date	Description
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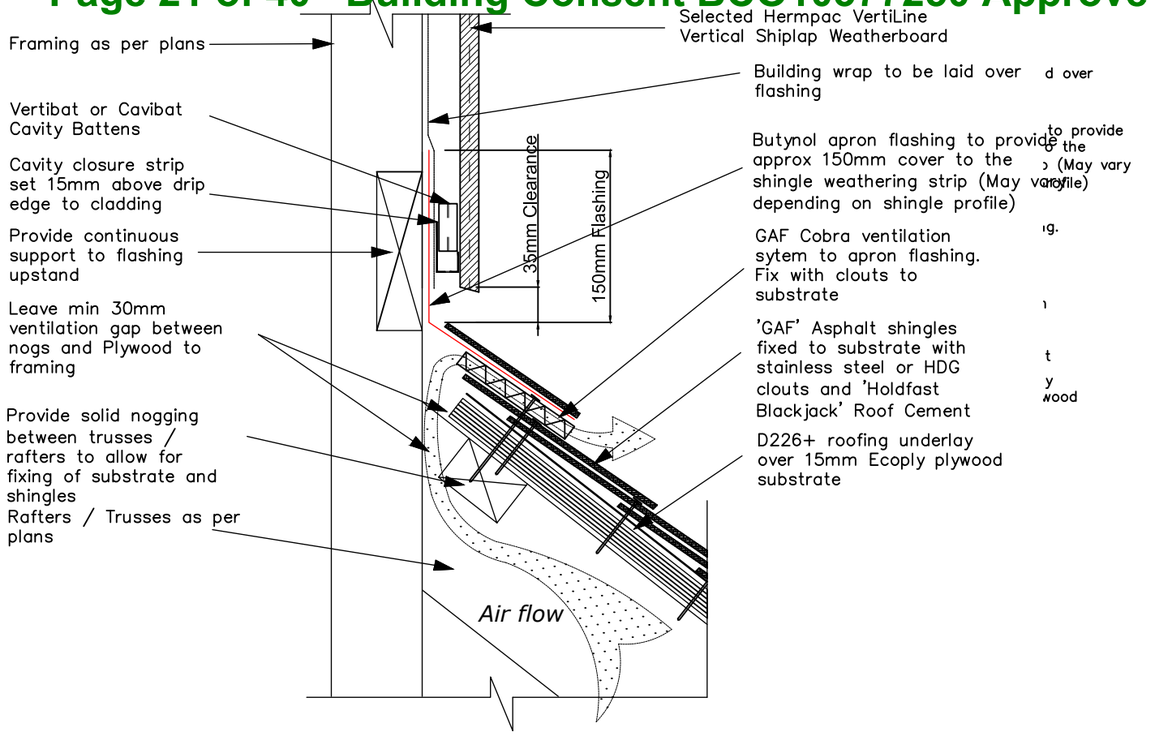
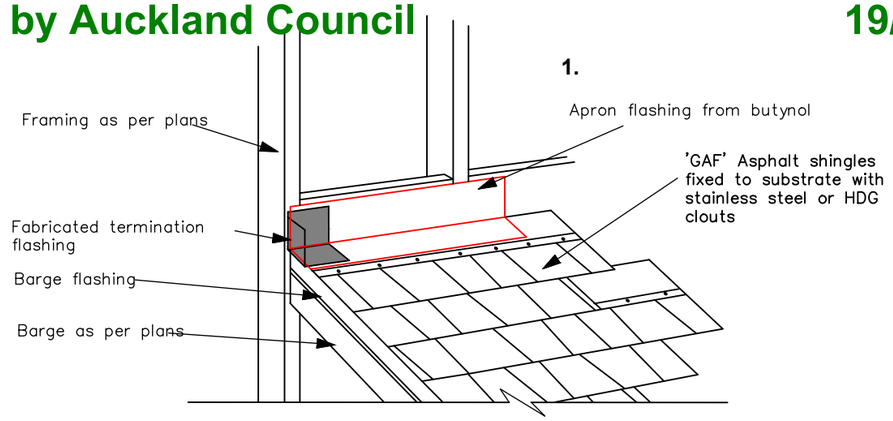
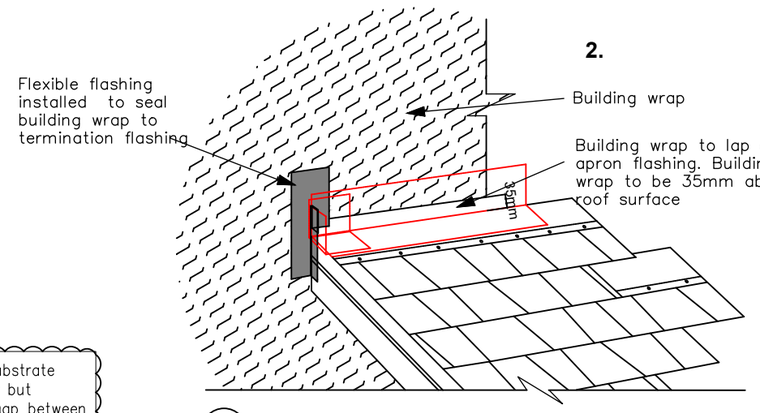
PROJECT No		SHEET No
		D02 R1



7 Apron Flashing Vented - Transverse Detail (NTS)
Vertical Shiplap Weatherboard



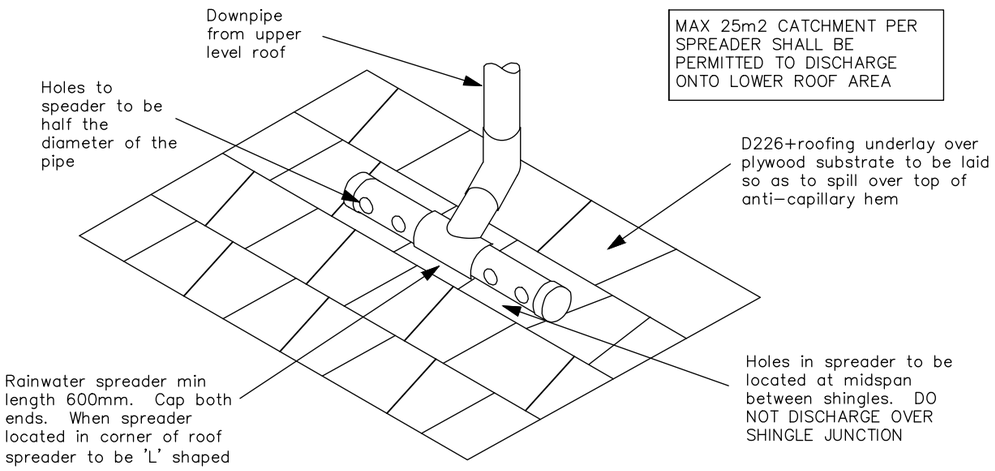


8 Barge Wall Junction Detail (NTS)

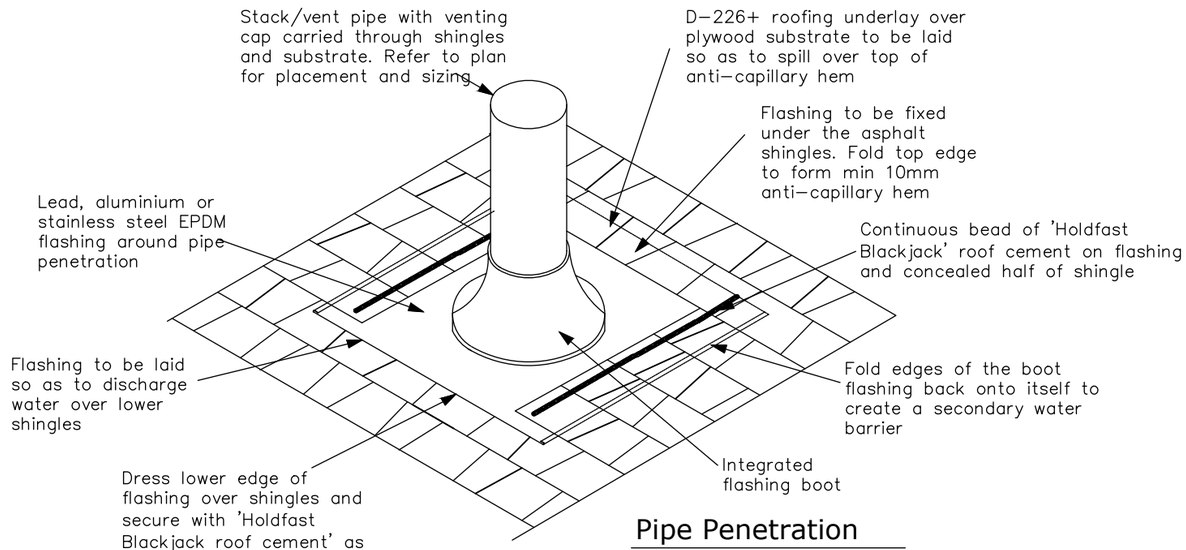
The 15mm plywood substrate tongue and groove or but jointed with a 3mm gap between each sheet. If latter is used, provide 90x45 (on flat) nogging to all sheet edges.

Down pipe spreaders are critical for water discharge onto the shingle roof

MAX 25m2 CATCHMENT PER SPREADER SHALL BE PERMITTED TO DISCHARGE ONTO LOWER ROOF AREA



Rainwater Spreader Detail (NTS)



Pipe Penetration Detail (NTS)

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TITLE
Roof Details 03

PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papatoetoe, Auckland 2025

DRAWN BY	SCALE
MT	NTS
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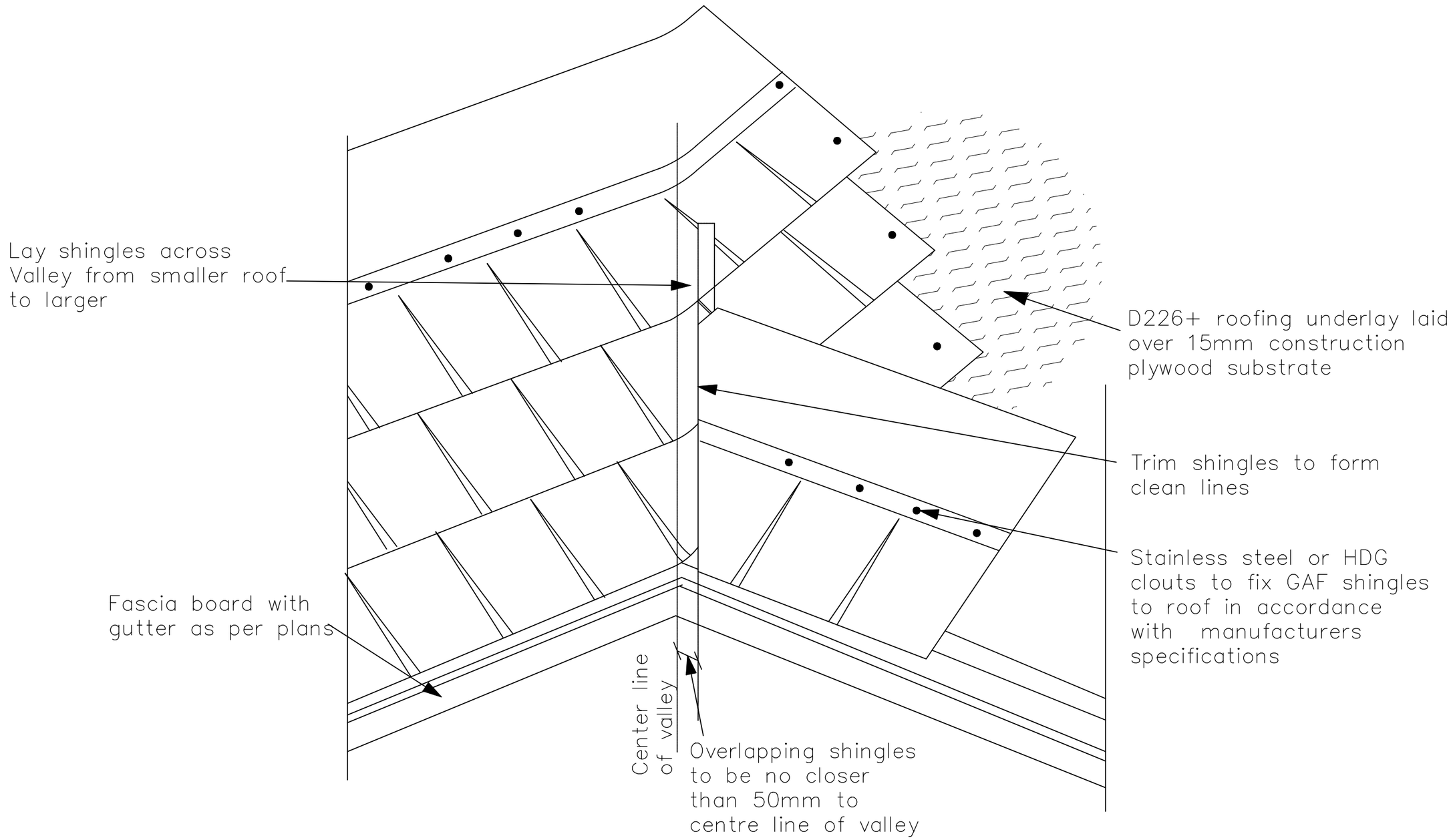
SP	24/12/2021
DP	LOT
77211	92

Rev	Rev.Date	Description
1	13-02-24	RFI - 1
PROJECT No		SHEET No
		D03 R1



GAF Asphalt Shingles
Detail - Valley cladding (NTS)

CLIENT
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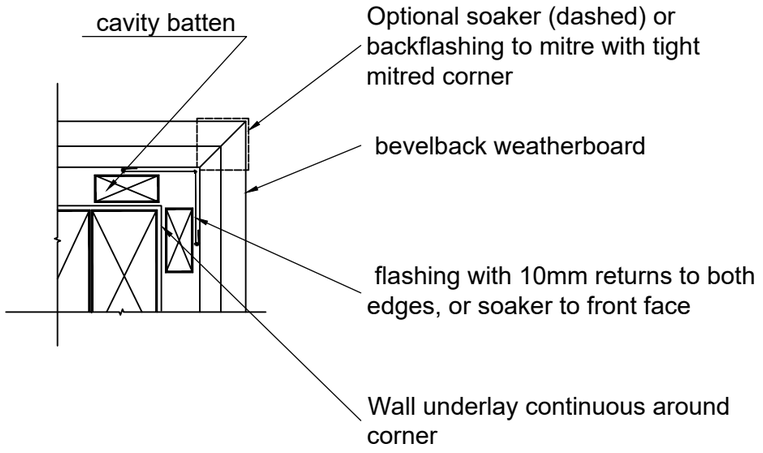
TITLE
Roof Details 04

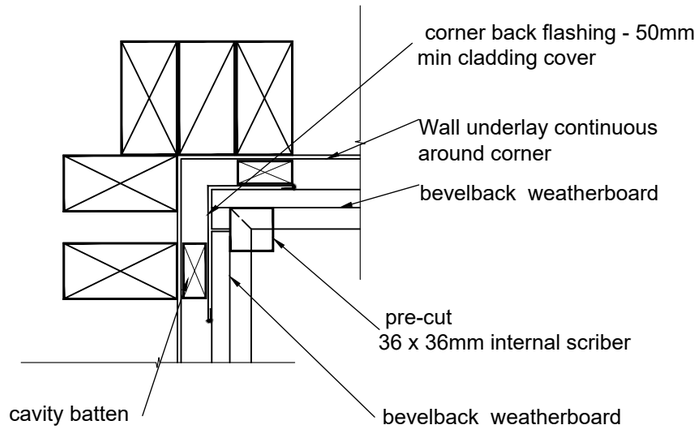
PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papatoetoe, Auckland 2025

DRAWN BY	SCALE
MT	NTS
CHECKED BY	DATE
SP	24/12/2021
DP	LOT
77211	92

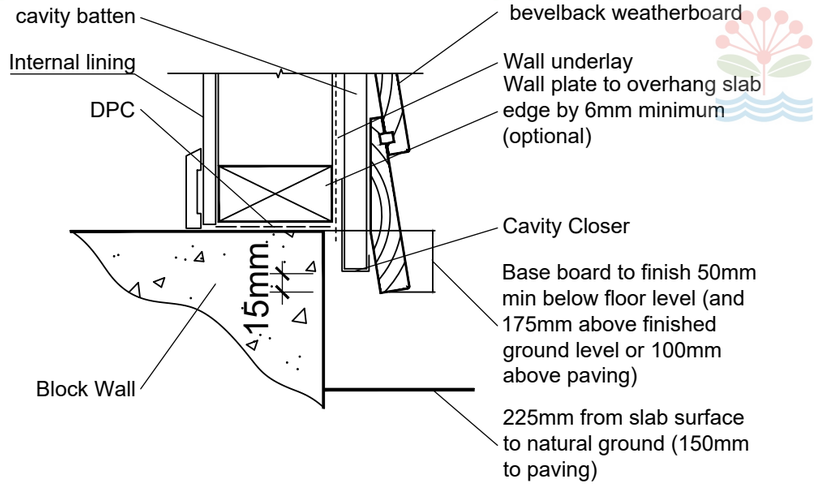
Rev	Rev.Date	Description
PROJECT No		SHEET No
		D03a



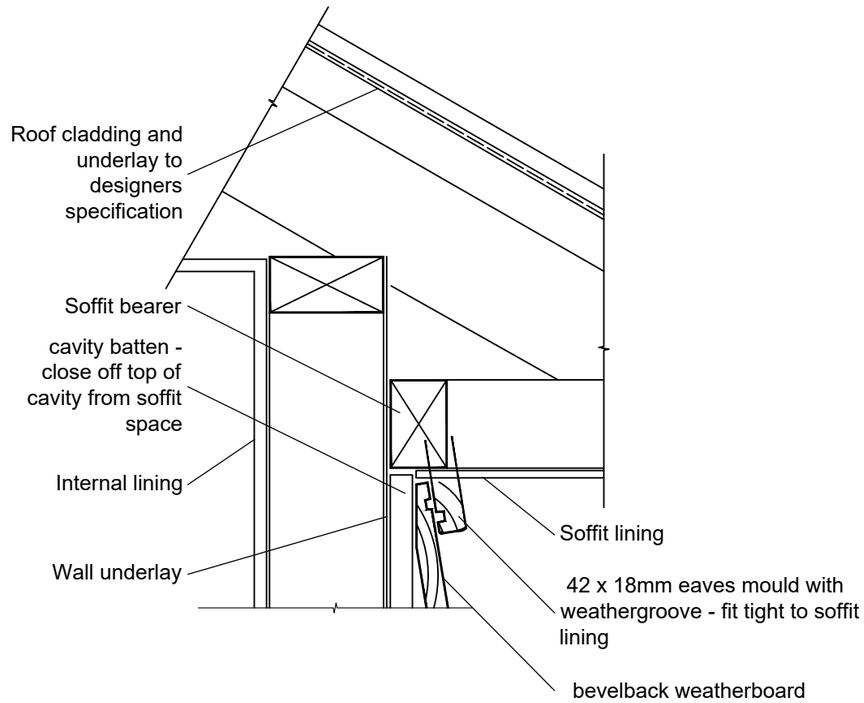
9 Bevelback Weatherboard External Corner



10 Bevelback Weatherboard Internal Corner

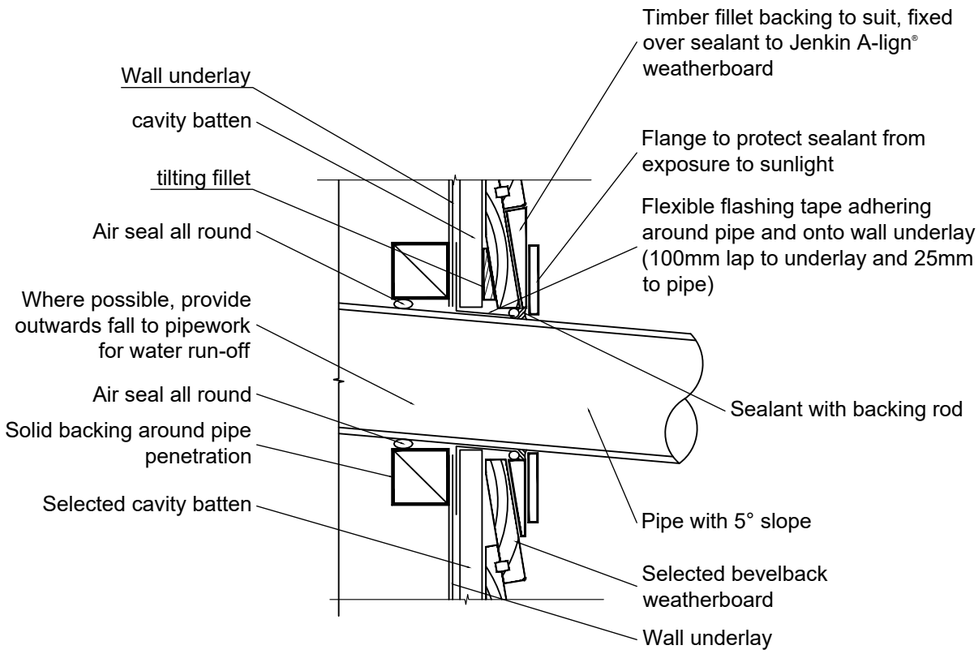


11 Bevelback Weatherboard - Cavity - Base of Wall Concrete Floor



12 Bevelback weatherboard eaves with flat soffit

Scale 1:5



Bevelback Weatherboard Pipe Penetration

Scale 1:5

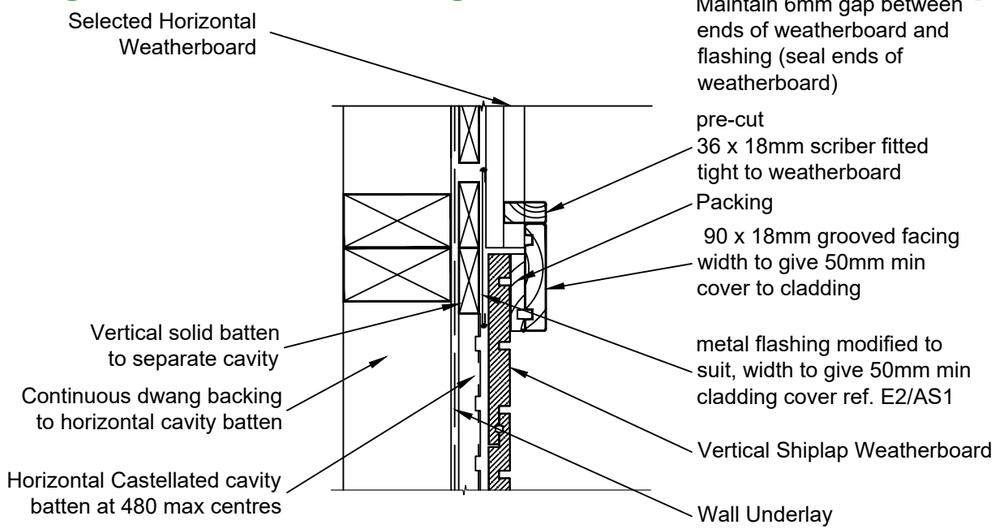
CLIENT: Faith Development LTD

TITLE: Junction Details 01

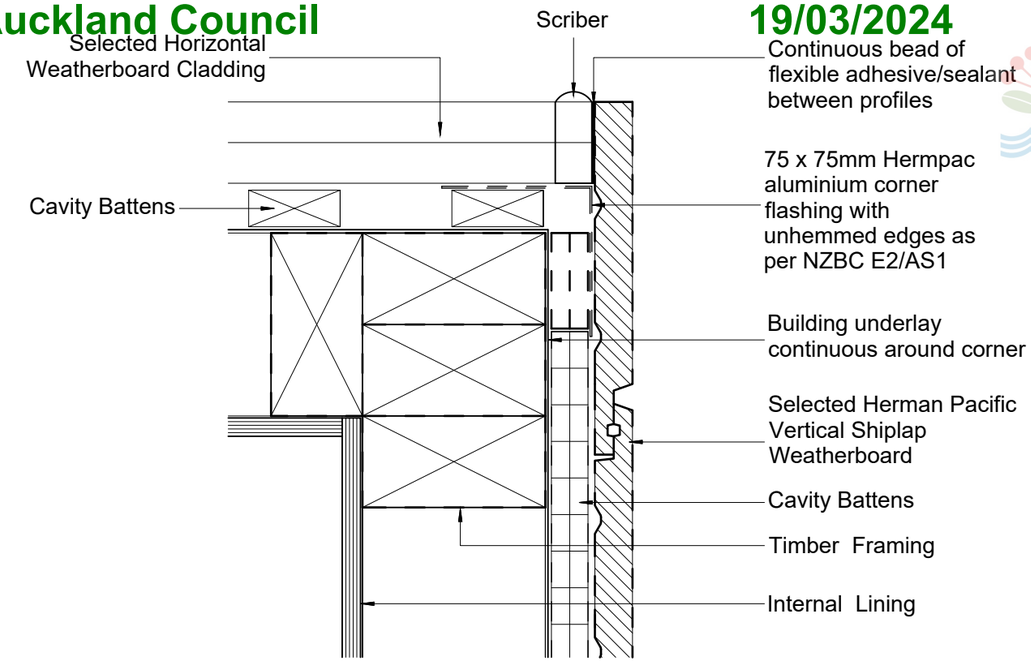
PROJECT: Proposed Subdivision at 21 Caringbah Drive, Papatoetoe, Auckland 2025

DRAWN BY	SCALE
MT	NTS
CHECKED BY	DATE
SP	24/12/2021
DP	LOT
77211	92

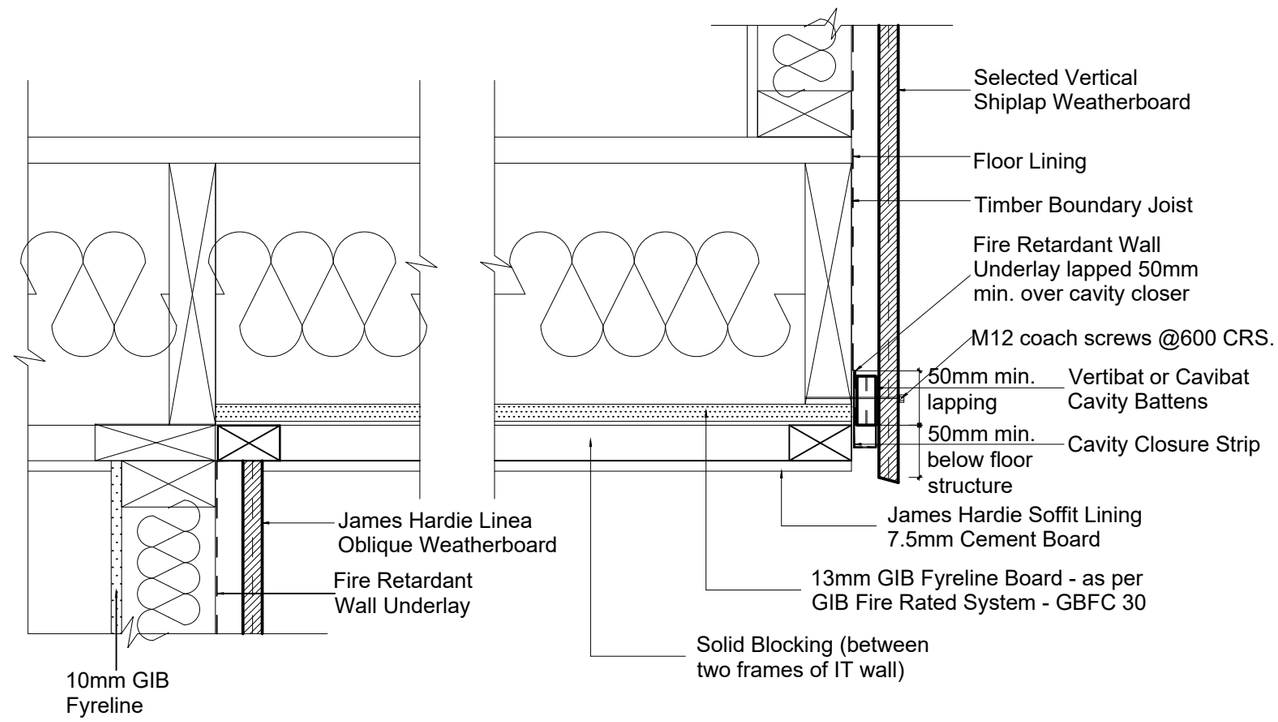
Rev	Rev.Date	Description
PROJECT No		SHEET No
		D04



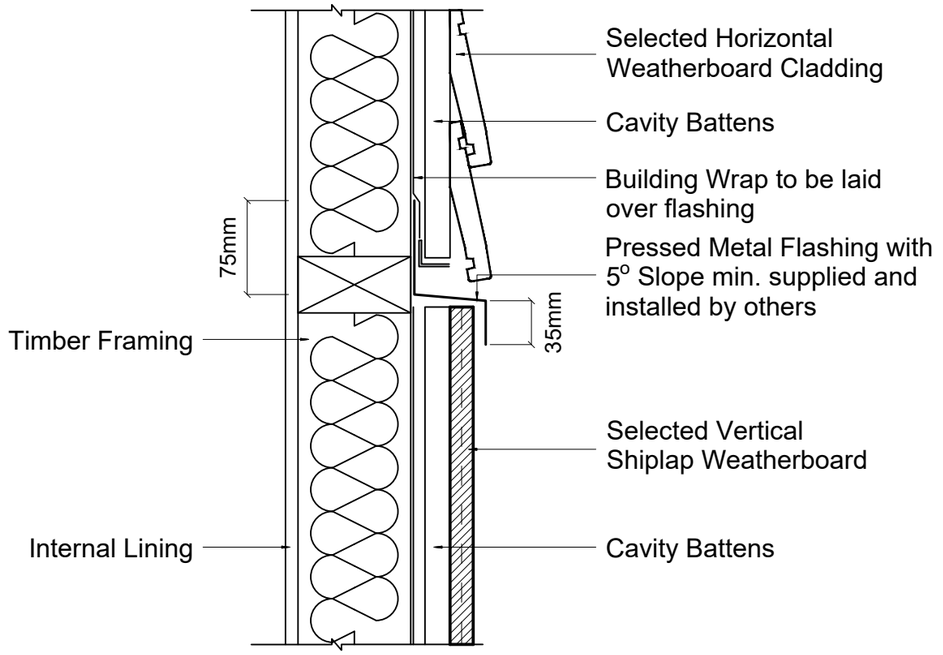
13 Horizontal Weatherbaord & Vertical Shiplap Weatherboard – Vertical Junction Detail



Vertical Shiplap Weatherboard & Horizontal Weatherboard - External Corner Junction Detail



14 James Hardie Linea Oblique Weatherboard & Vertical Shiplap Weatherboard – cavity – cantilever



Horizontal Weatherboard & Vertical Shiplap Weatherboard - Horizontal Junction Detail

One Stop Development Consultants
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CLIENT
Faith Development LTD

TITLE
Junction Details 02

PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papatoetoe, Auckland 2025

DRAWN BY	SCALE
MT	NTS
CHECKED BY	DATE
SP	24/12/2021
DP	LOT
77211	92

Rev	Rev.Date	Description
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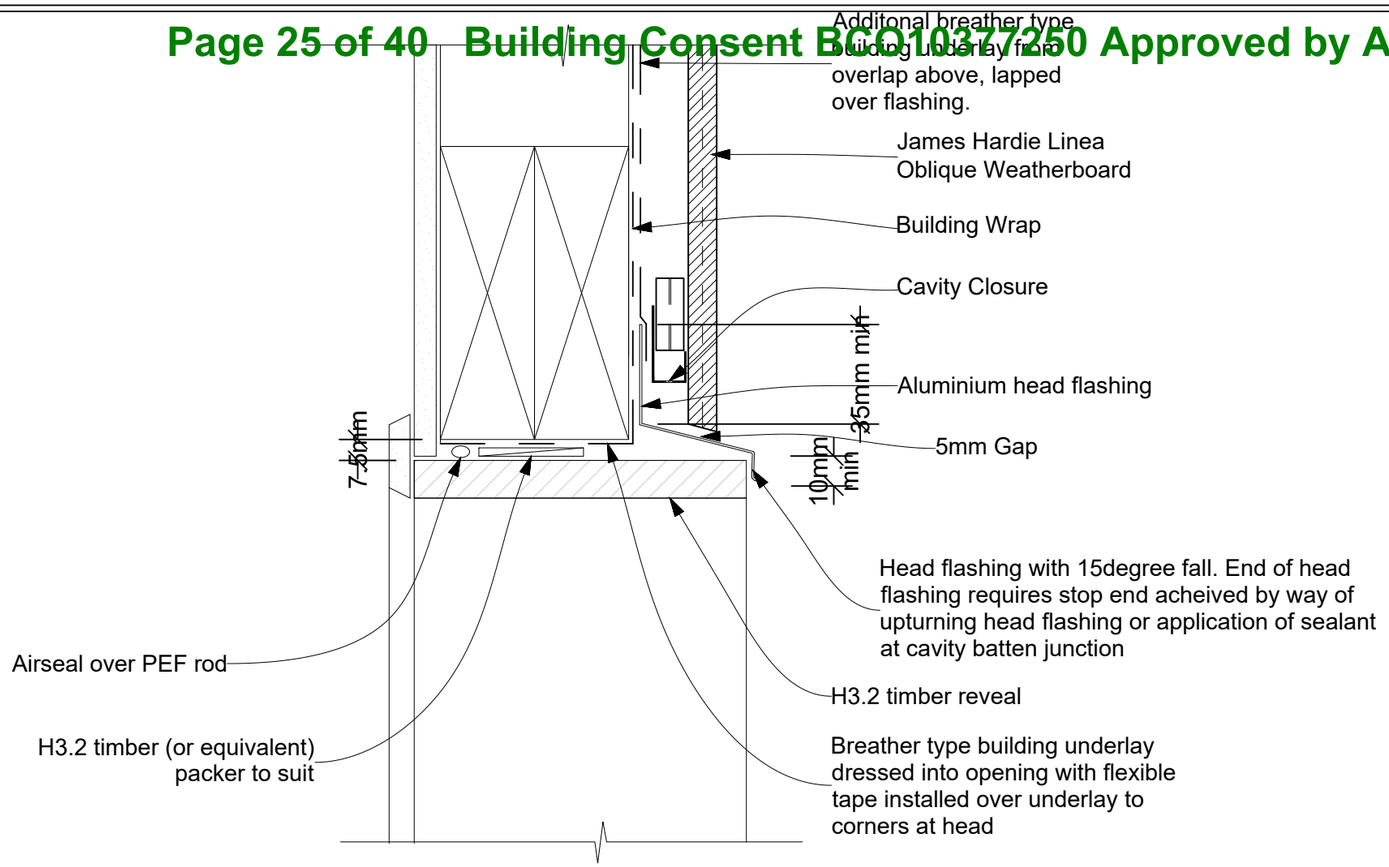
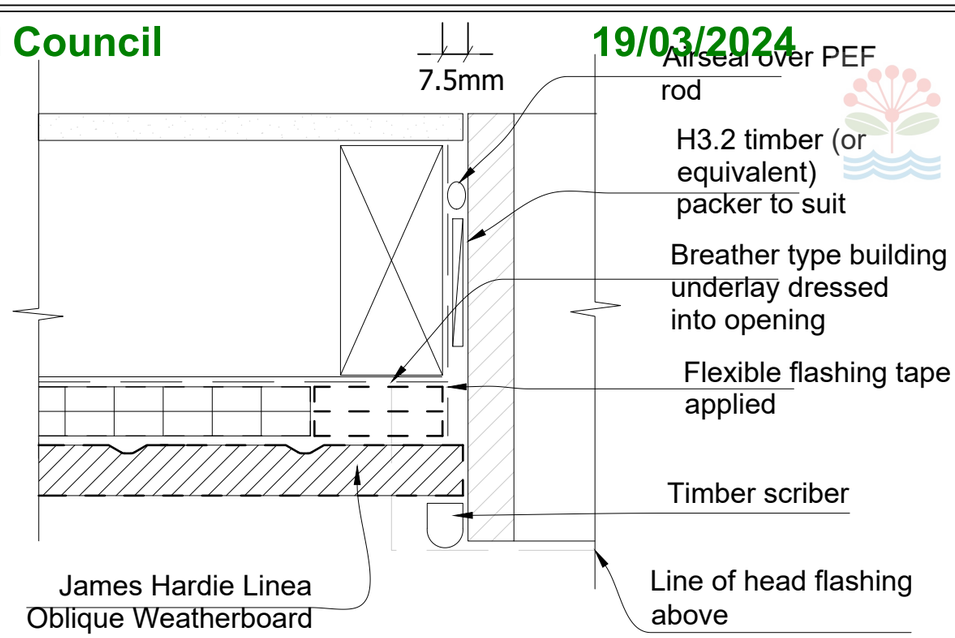
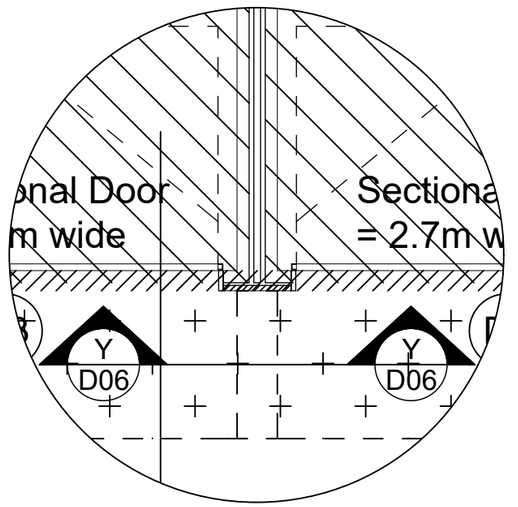
2	04-03-24	RFI - 2
PROJECT No		SHEET No
		D05 R2



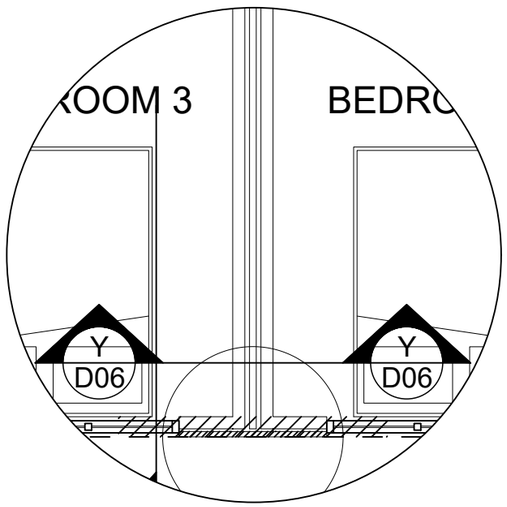
Garage Door - Head Detail
James Hardie Linea Oblique Weatherboard



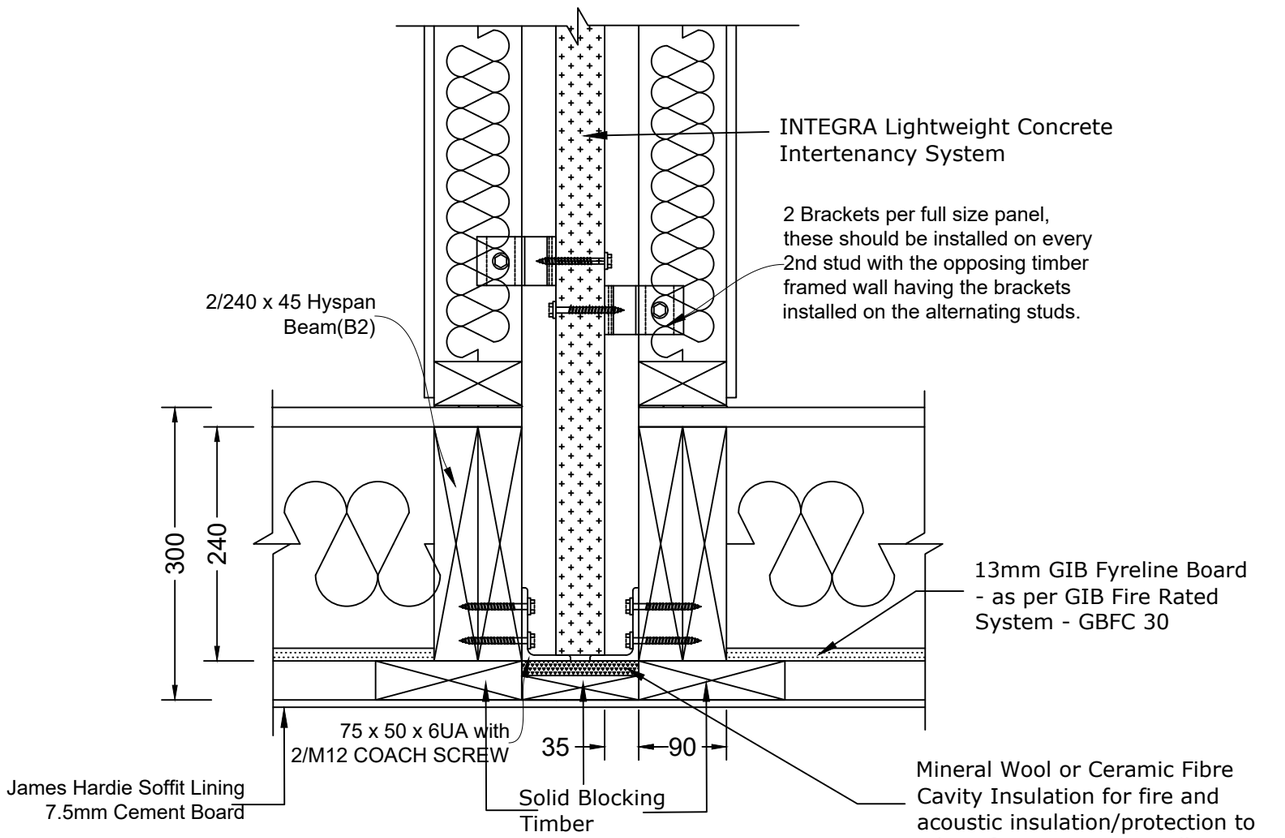
Garage Door - Jamb Detail
James Hardie Linea Oblique Weatherboard



Ground Floor



First Floor



Y INTERTENANCY WALL - DETAIL AT CANTILEVER FIRE RATED CEILING

One Stop Development Consultants
Consent to Construction

CLIENT
Faith Development LTD

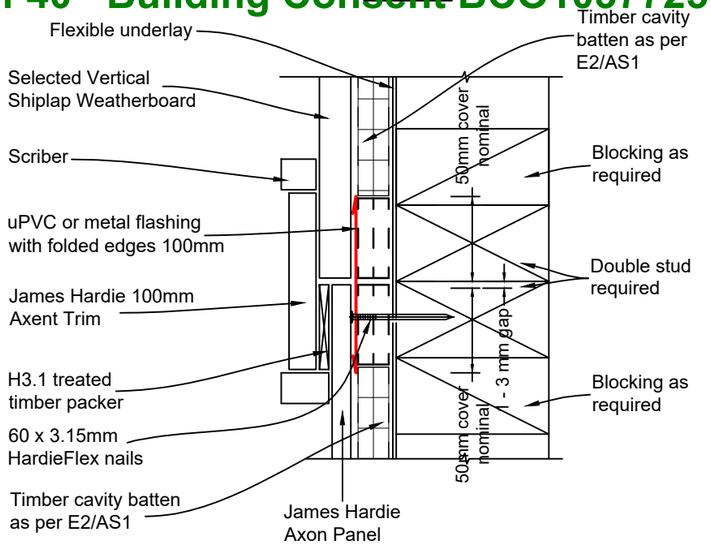
TITLE
Junction Details 03

PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papakoura, Auckland 2025

DRAWN BY	SCALE
MT	NTS
CHECKED BY	DATE
SP	24/12/2021
DP	LOT
77211	92

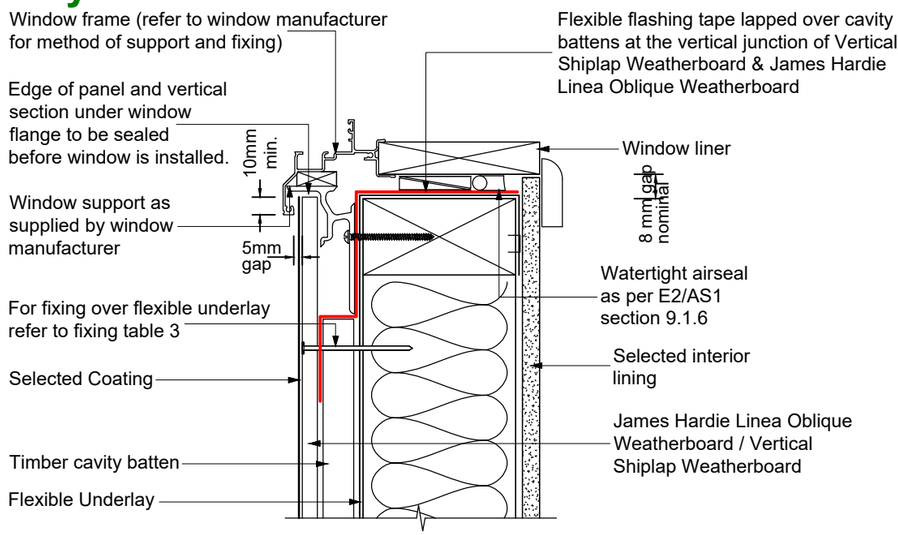
Rev	Rev.Date	Description
1	13-02-24	RFI - 1
2	04-03-24	RFI - 2
PROJECT No		SHEET No
		D06 R2

STEP 1.



VERTICAL JUNCTION BETWEEN
VERTICAL SHIPLAP WEATHERBOARD
AND JAMES HARDIE AXON PANEL

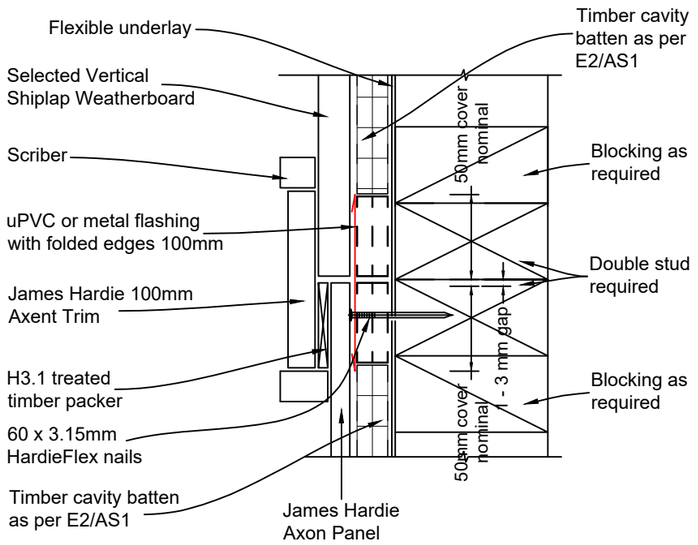
STEP 2.



WINDOW SILL DETAIL - AT THE VERTICAL JUNCTION
OF VERTICAL SHIPLAP WEATHERBOARD &
JAMES HARDIE LINEA OBLIQUE WEATHERBOARD

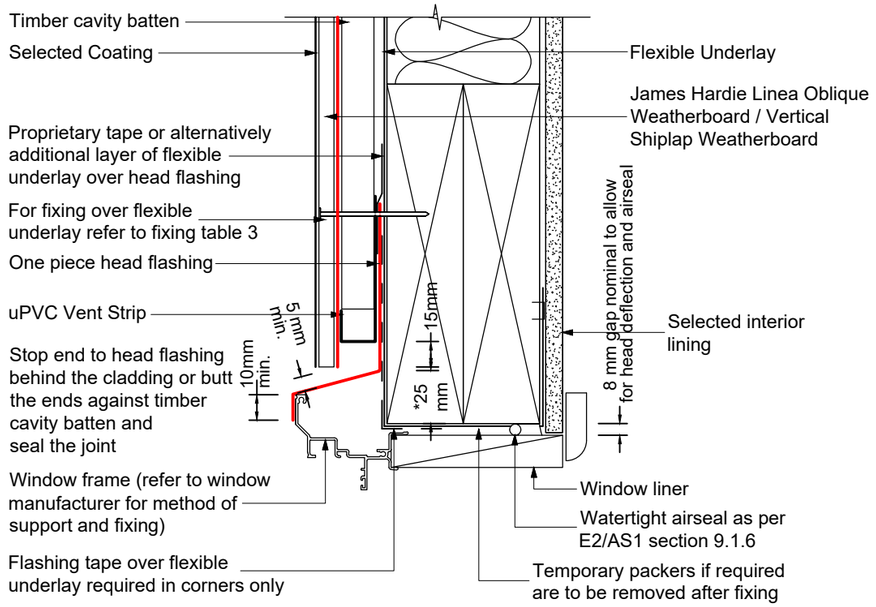
22a JUNCTION DETAIL BETWEEN VERTICAL SHIPLAP WEATHERBOARD;
JAMES HARDIE LINEA OBLIQUE WEATHERBOARD & WINDOW SILL

STEP 1.



VERTICAL JUNCTION BETWEEN
VERTICAL SHIPLAP WEATHERBOARD
AND JAMES HARDIE AXON PANEL

STEP 2.



WINDOW HEAD DETAIL - AT THE VERTICAL JUNCTION
OF VERTICAL SHIPLAP WEATHERBOARD &
JAMES HARDIE LINEA OBLIQUE WEATHERBOARD

22b JUNCTION DETAIL BETWEEN VERTICAL SHIPLAP WEATHERBOARD;
JAMES HARDIE LINEA OBLIQUE WEATHERBOARD & WINDOW SILL

One Stop Development Consultants
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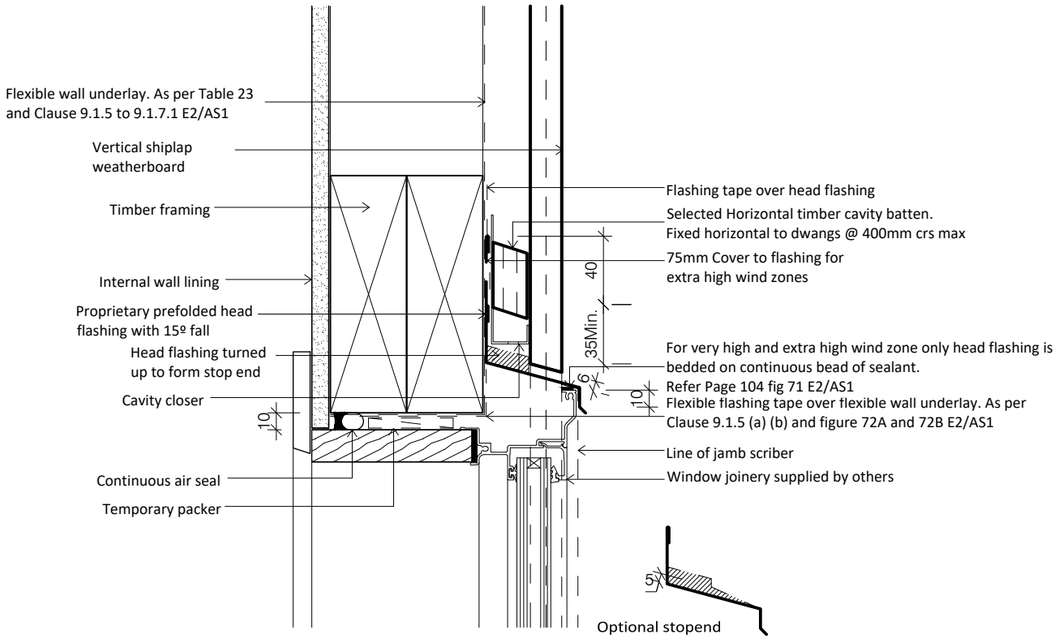
CLIENT
Faith Development LTD

TITLE
Junction Details 04

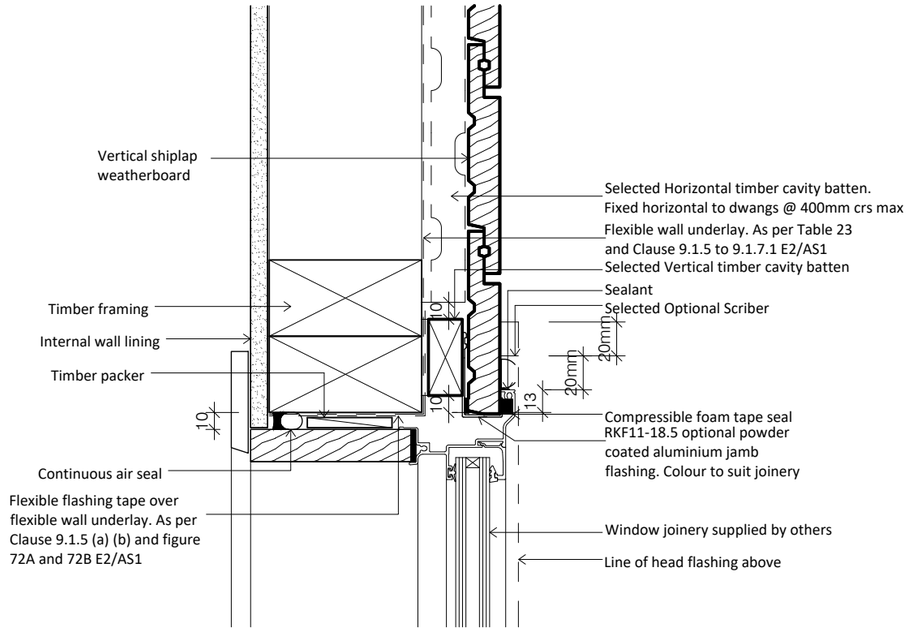
PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papakura, Auckland 2025

DRAWN BY	SCALE
MT	NTS
CHECKED BY	DATE
SP	24/12/2021
DP	LOT
77211	92

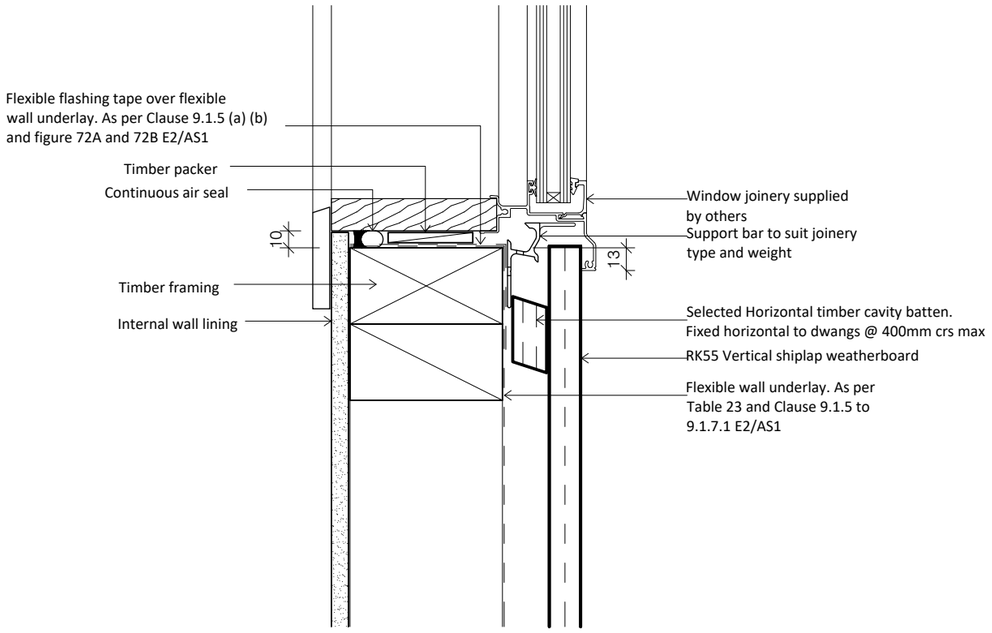
Rev	Rev.Date	Description
PROJECT No		SHEET No
		D06a



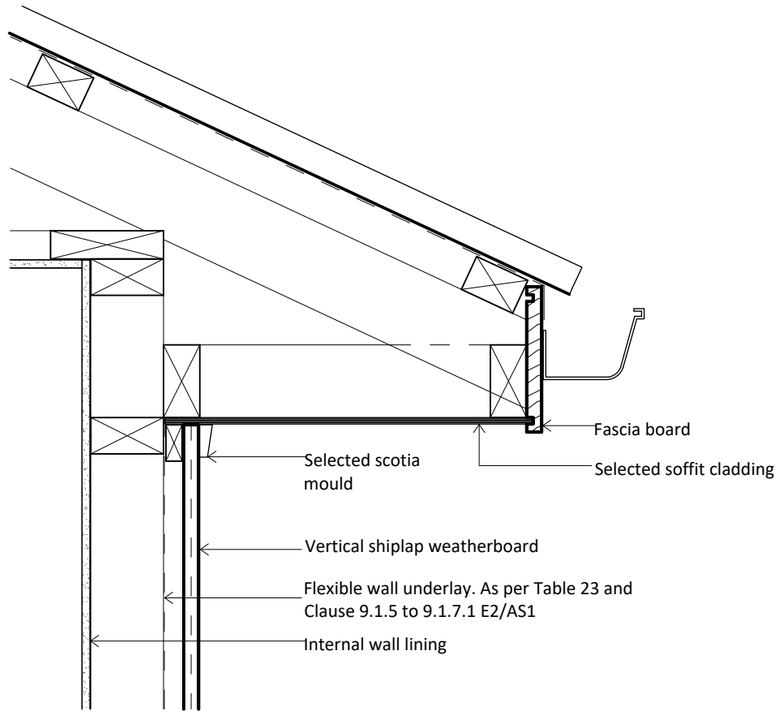
Aluminium Head Detail



Aluminium Jamb Detail



Aluminium Sill Detail



Barge Detail

One Stop Development Consultants
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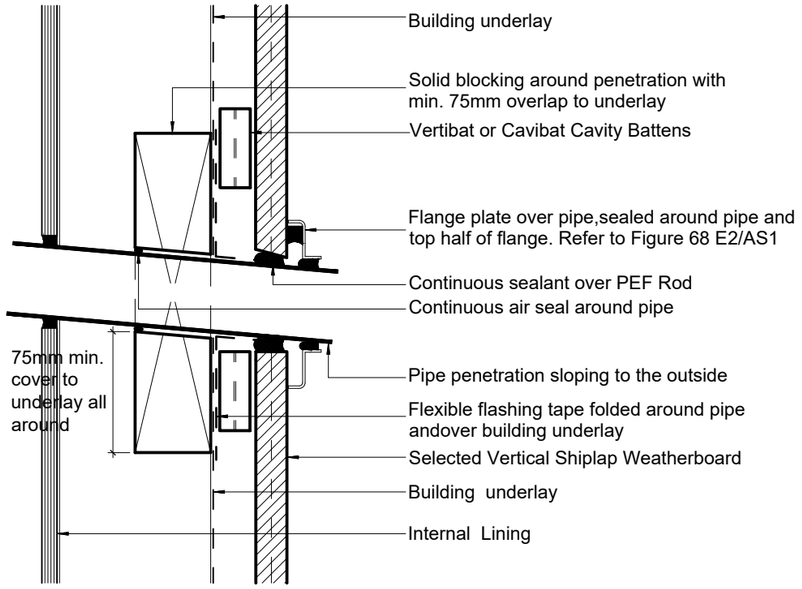
CLIENT
Faith Development LTD

TITLE
Vertical Shiplap Details 01

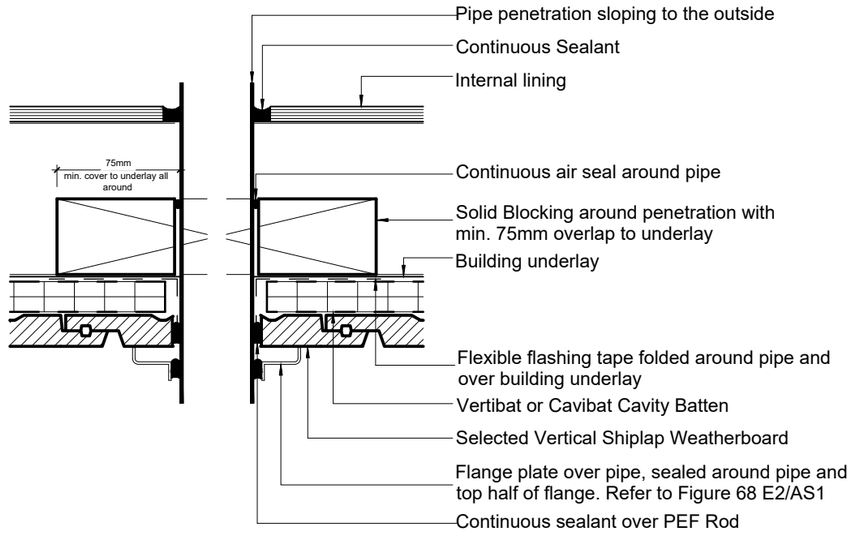
PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papakoura, Auckland 2025

DRAWN BY	SCALE
MT	NTS
CHECKED BY	DATE
SP	24/12/2021
DP	LOT
77211	92

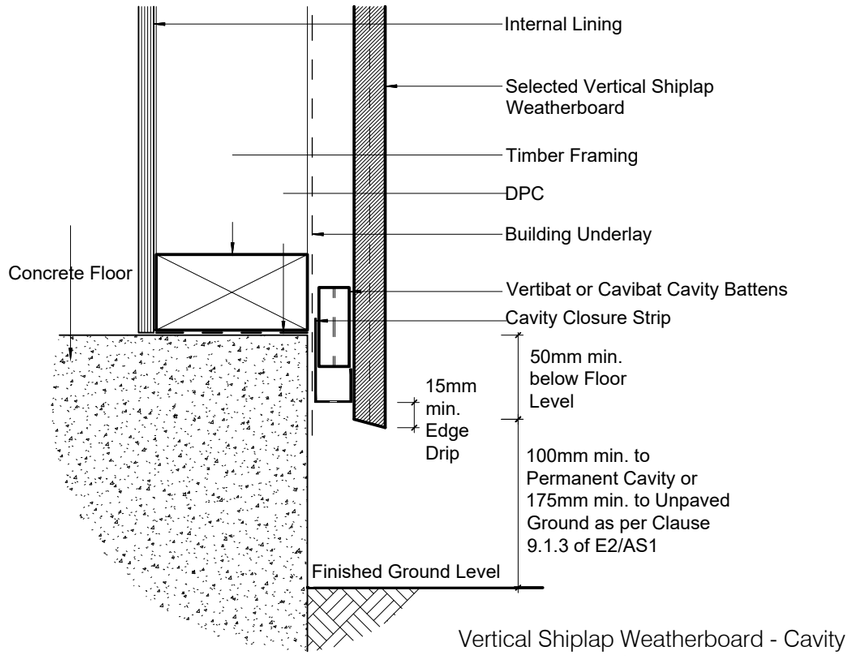
Rev	Rev.Date	Description
PROJECT No		SHEET No
		D07



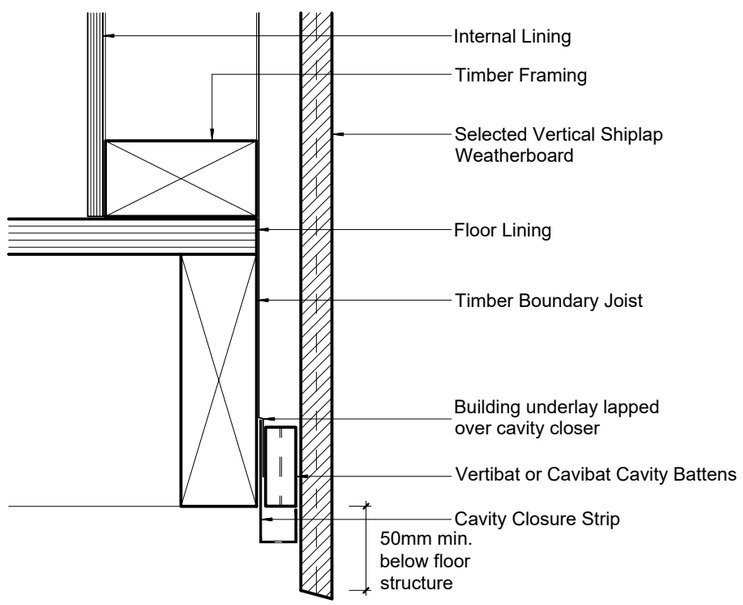
Vertical Shiplap Weatherboard - Pipe Penetration Detail



Vertical Shiplap Weatherboard - Pipe Penetration (Plan View)



Vertical Shiplap Weatherboard - Cavity - Base of Wall - Concrete Detail



Vertical Shiplap Weatherboard - Cavity - Base of Wall - Timber Detail

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CLIENT
Faith Development LTD

TITLE
Vertical Shiplap Details 02

PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papatoetoe, Auckland 2025

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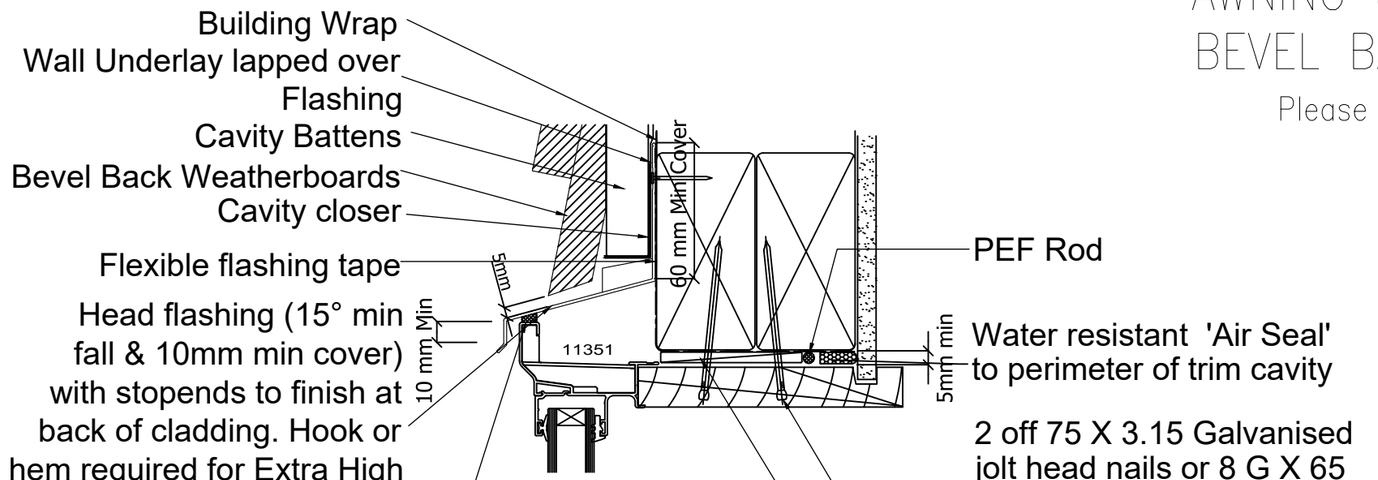
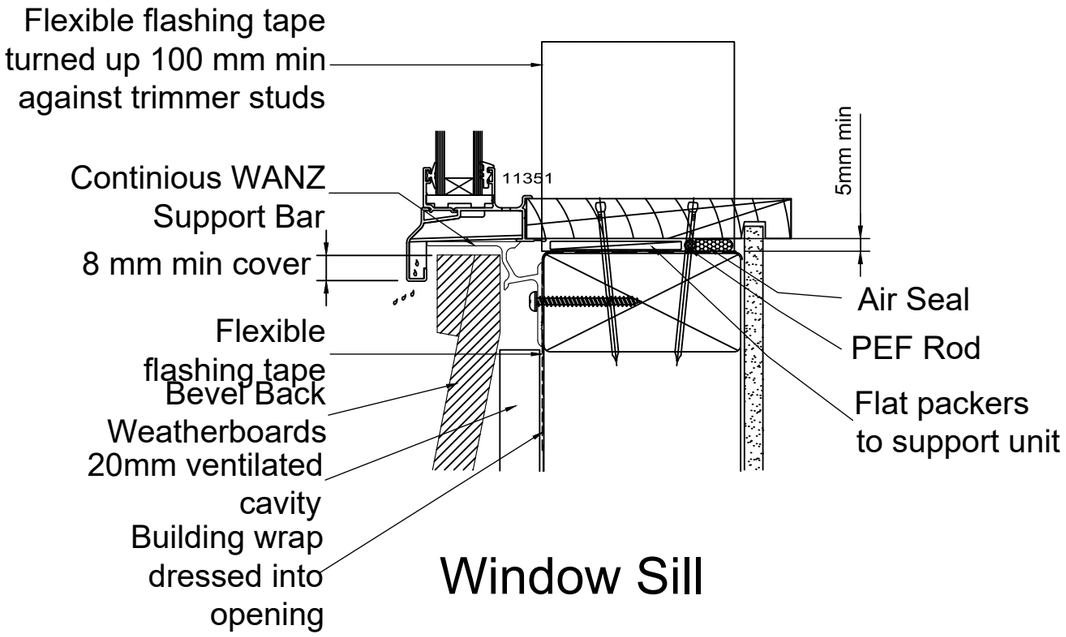
PROJECT No		SHEET No
		D08

AWNING & CASEMENT WINDOW
BEVEL BACK WEATHERBOARDS

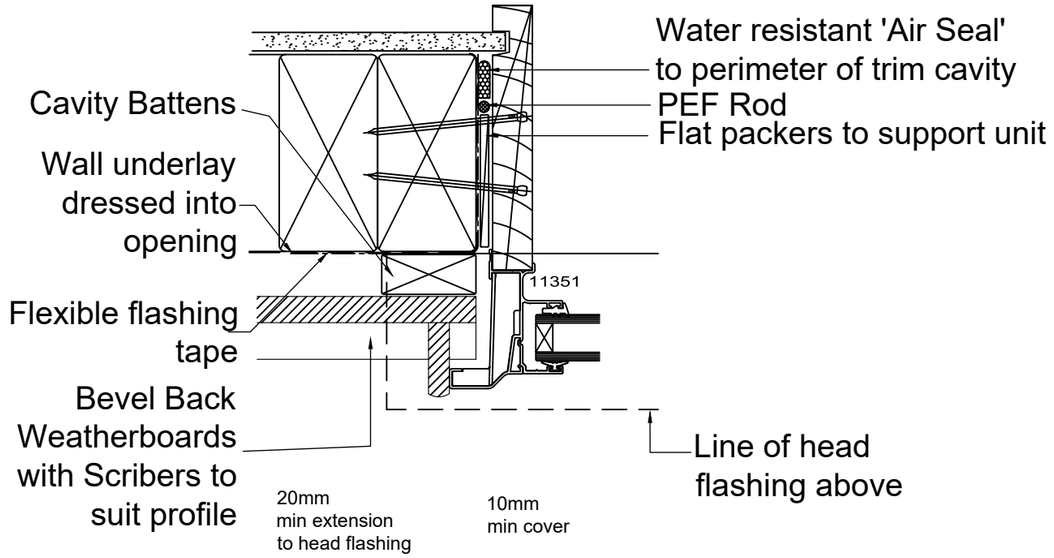
Please refer to E2/AS1 manual.



Window Head



Window Sill



Window Jamb

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CLIENT
Faith Development LTD

TITLE
Aluminium Windows & Doors 01

PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papatoetoe, Auckland 2025

DRAWN BY	SCALE
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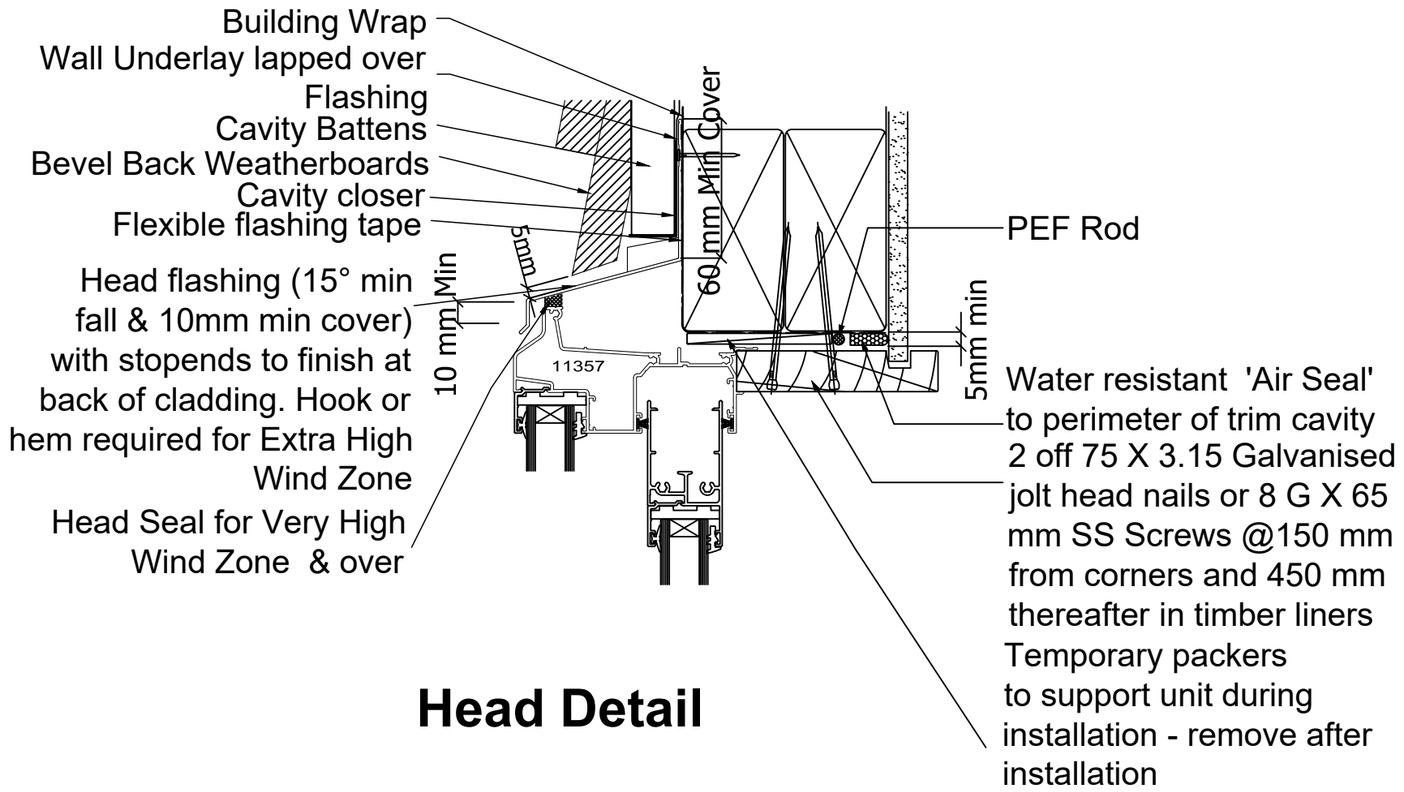
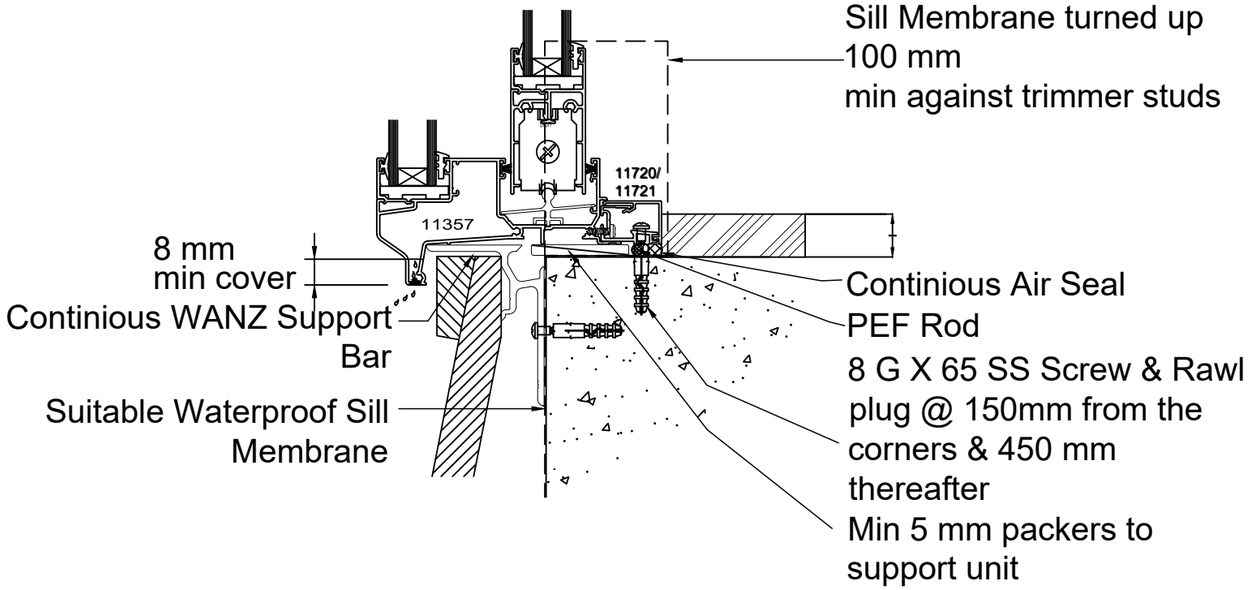
PROJECT No		SHEET No
		D09

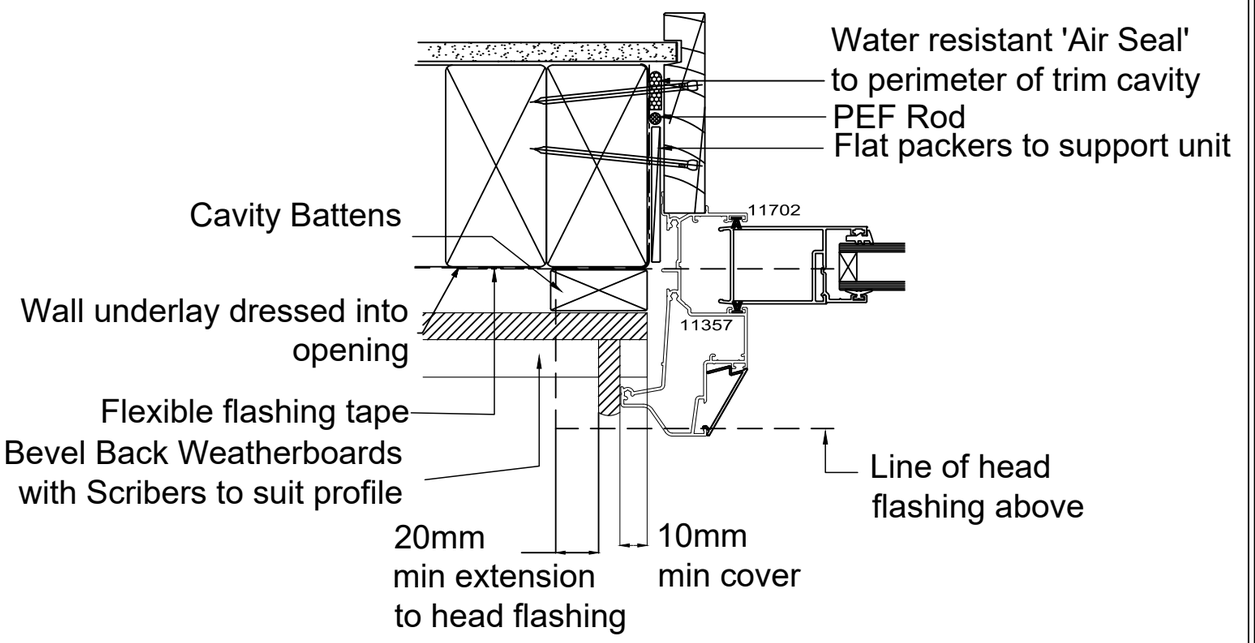
SLIDING DOOR
BEVEL BACK WEATHERBOARDS
Please refer to E2/AS1 manual



Head Detail



Sill Detail - Concrete



Jamb Detail

One Stop Development Consultants
Consent to Construction

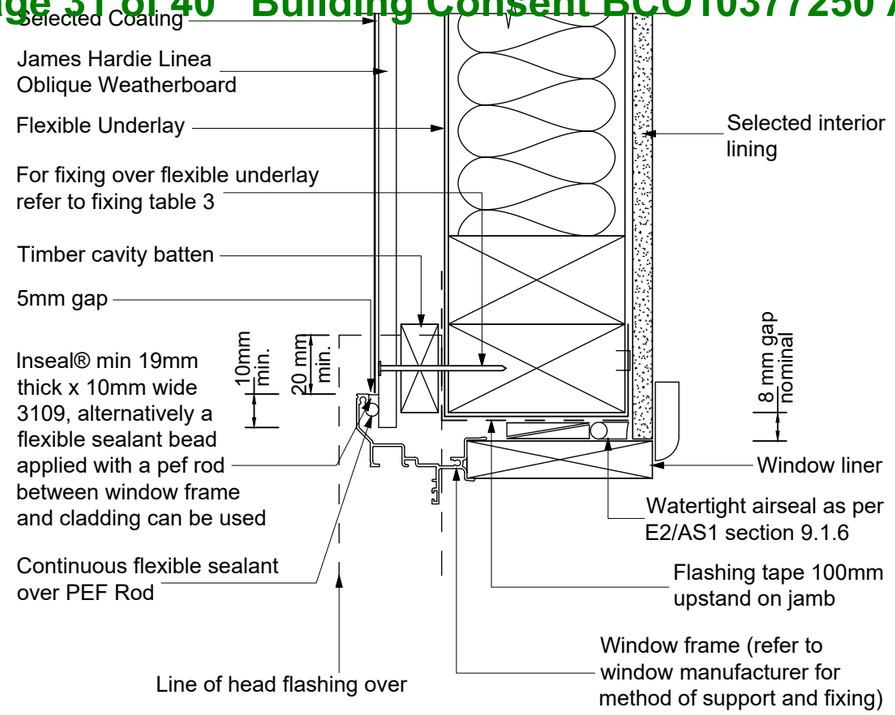
CLIENT
Faith Development LTD

TITLE
Aluminium Windows & Doors 02

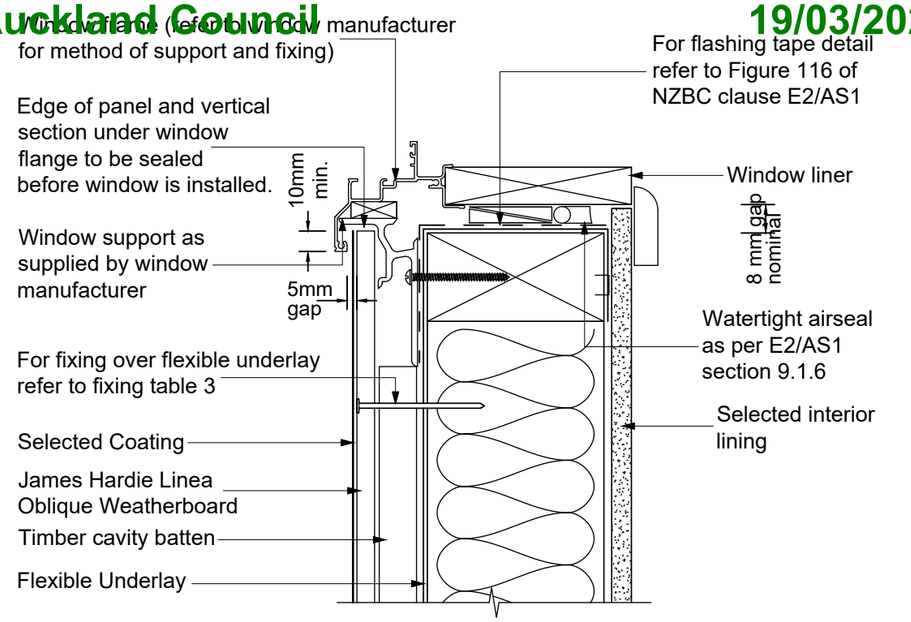
PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papatoetoe, Auckland 2025

DRAWN BY	SCALE
MT	NTS
CHECKED BY	DATE
SP	24/12/2021
DP	LOT
77211	92

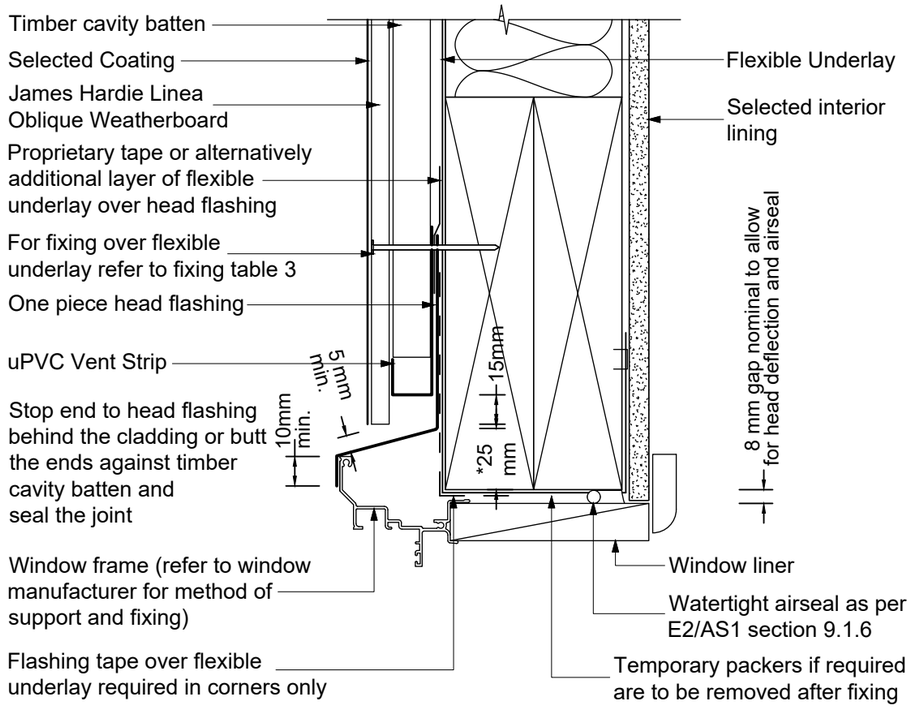
Rev	Rev.Date	Description
PROJECT No		SHEET No
		D10



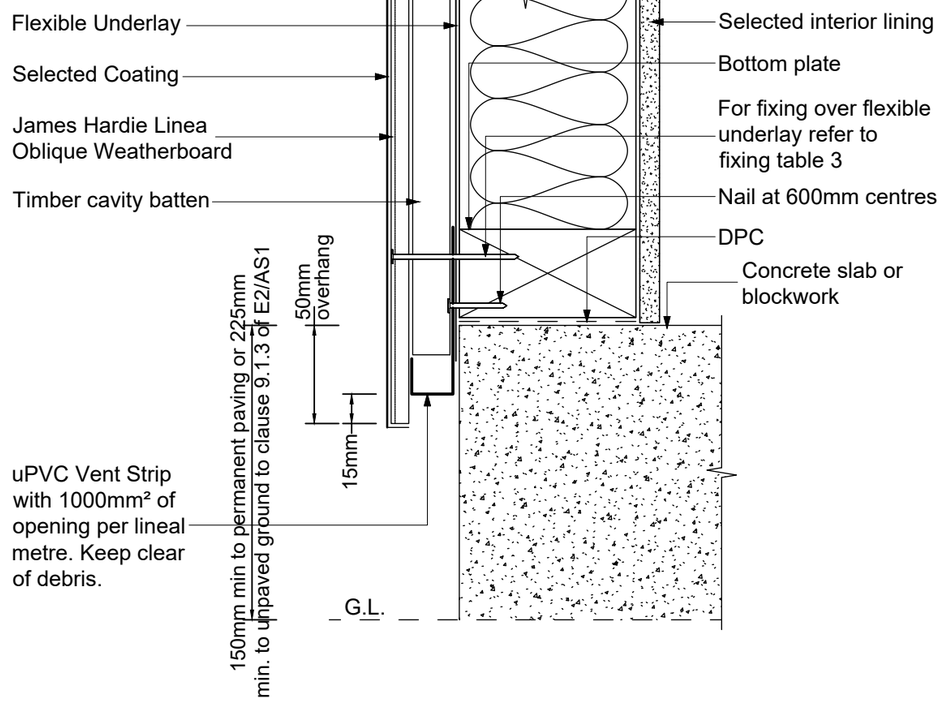
WINDOW JAMB DETAIL



WINDOW SILL DETAIL



WINDOW HEAD DETAIL



BASE OF WALL DETAIL
- JAMES HARDIE Linea Oblique Weatherboard

One Stop Development Consultants
Consent to Construction

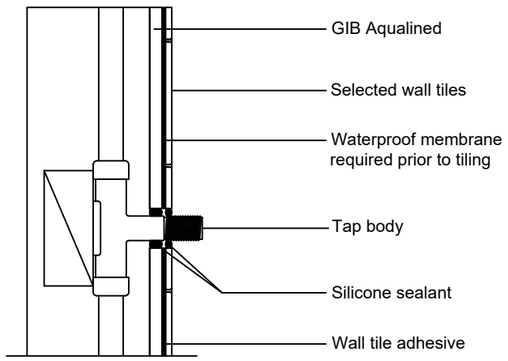
CLIENT
Faith Development LTD

TITLE
James Hardie Linea Oblique Weatherboard Details

PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papatoetoe, Auckland 2025

DRAWN BY	SCALE
MT	NTS
CHECKED BY	DATE
SP	24/12/2021
DP	LOT
77211	92

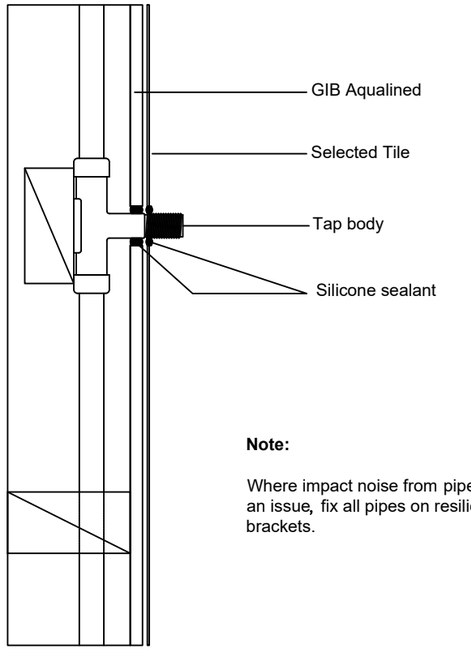
Rev	Rev.Date	Description
1	04-03-24	RFI - 2
PROJECT No		SHEET No
		D10a R1



Note:

Where impact noise from pipes is an issue, fix all pipes on resilient brackets.

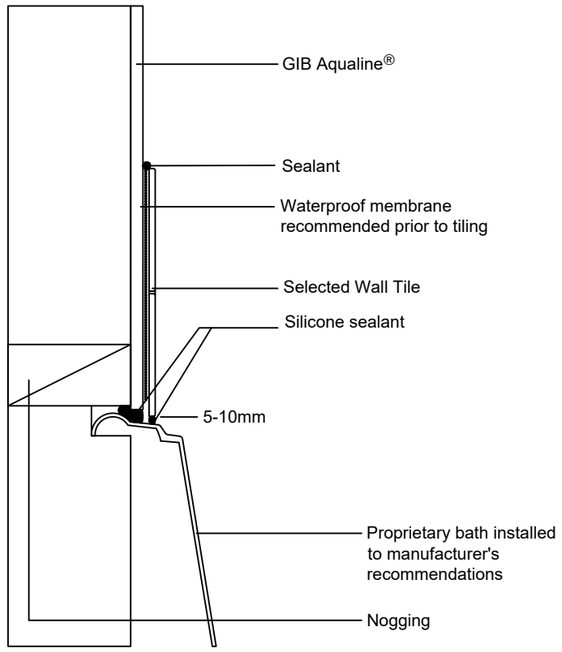
Bath - Penetration Detail



Note:

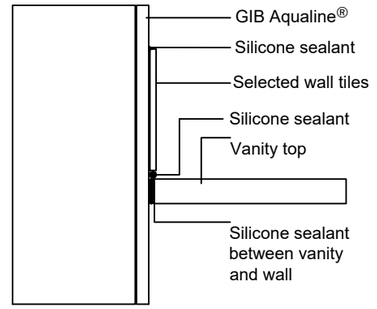
Where impact noise from pipes is an issue, fix all pipes on resilient brackets.

Shower - Penetration Detail

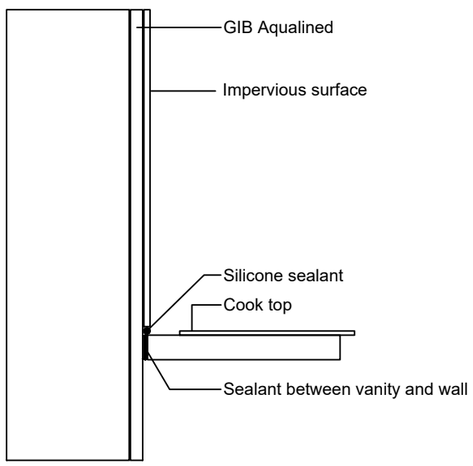


Bath/Wall Detail / Bath - Tiled Upstand

(NOT TO SCALE)

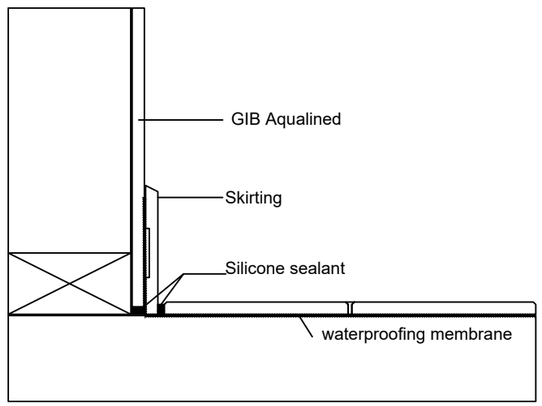


Vanity Top Detail



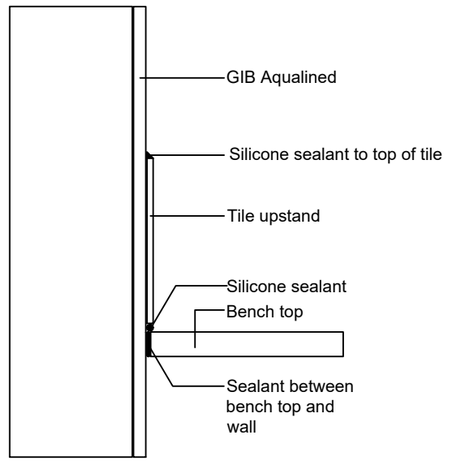
Cook Top/Wall Detail

Kitchen and Laundry



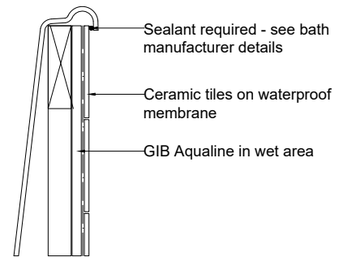
Wall/Floor Detail

Kitchen and Laundry



Bench Top/Wall Detail

Kitchen and Laundry



TYPICAL BATH EDGE DETAIL

One Stop Development Consultants

Consent to Construction

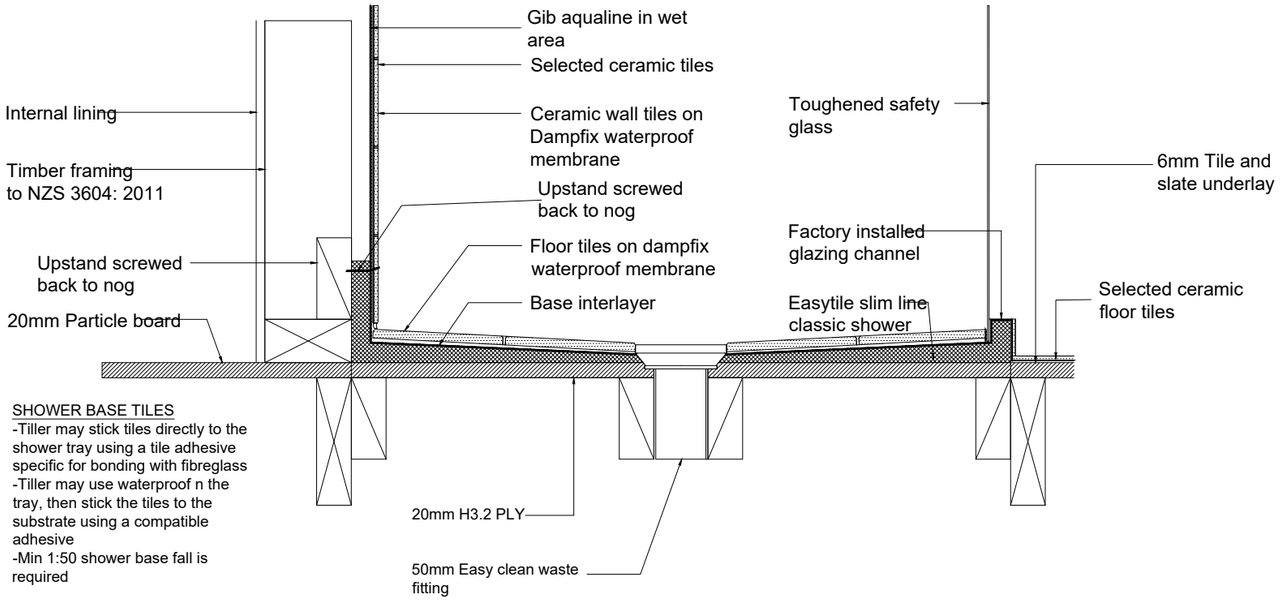
CLIENT: Faith Development LTD

TITLE: Wet Area Details 01

PROJECT: Proposed Subdivision at 21 Caringbah Drive, Papatoetoe, Auckland 2025

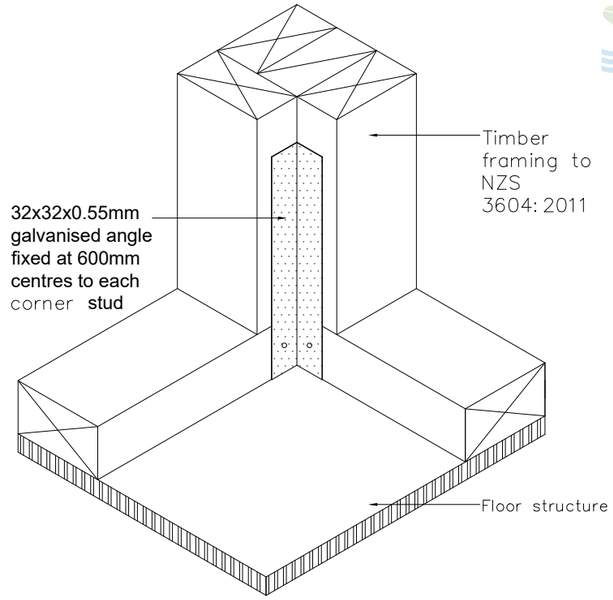
DRAWN BY	SCALE
MT	NTS
CHECKED BY	DATE
SP	24/12/2021
DP	LOT
77211	92

Rev	Rev.Date	Description
PROJECT No		SHEET No
		D11

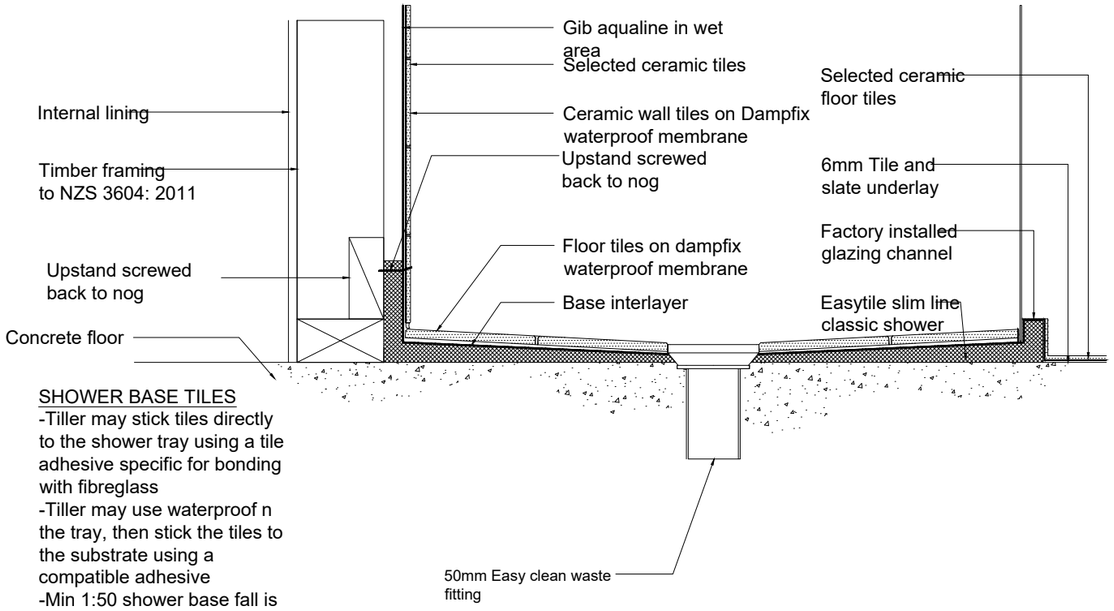


SHOWER BASE TILES
-Tiller may stick tiles directly to the shower tray using a tile adhesive specific for bonding with fibreglass
-Tiller may use waterproof n the tray, then stick the tiles to the substrate using a compatible adhesive
-Min 1:50 shower base fall is required

TYPICAL TILE SHOWER BASE DETAIL-TIMBER FLOOR

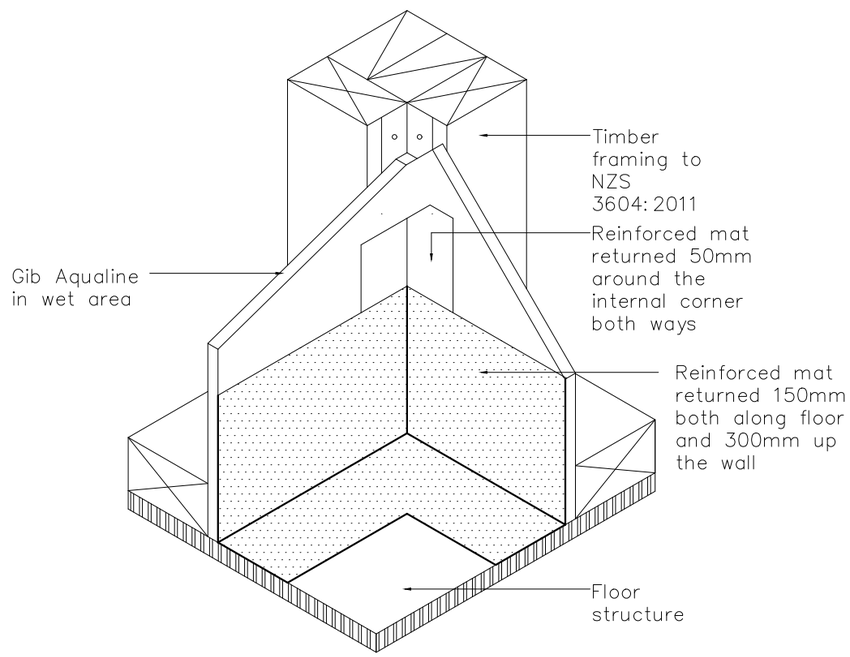


TYPICAL SHOWER CORNER REINFORCING GALVANISED ANGLE DETAIL



SHOWER BASE TILES
-Tiller may stick tiles directly to the shower tray using a tile adhesive specific for bonding with fibreglass
-Tiller may use waterproof n the tray, then stick the tiles to the substrate using a compatible adhesive
-Min 1:50 shower base fall is required

TYPICAL TILE SHOWER BASE DETAIL-CONCRETE FLOOR



TYPICAL SHOWER CORNER REINFORCING GALVANISED ANGLE DETAIL

One Stop Development Consultants
Consent to Construction

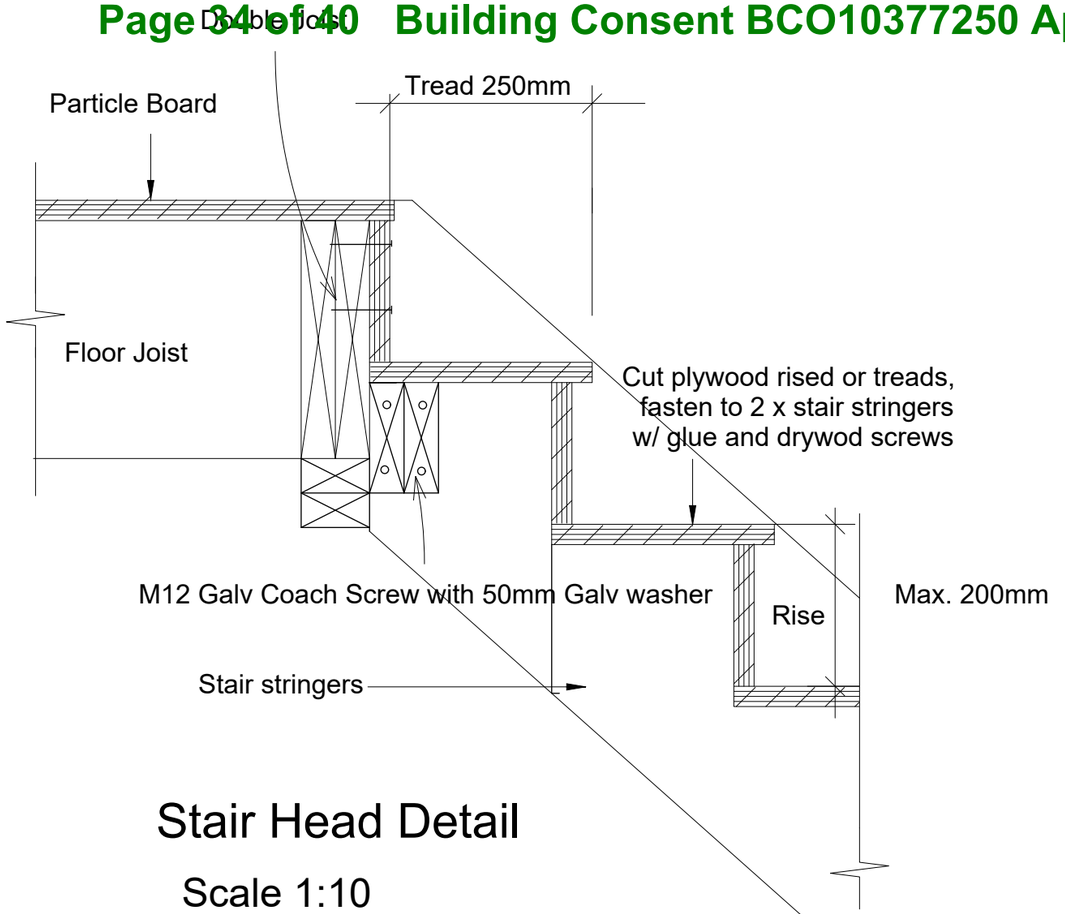
CLIENT
Faith Development LTD

TITLE
Wet Area Details 02

PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papatoetoe, Auckland 2025

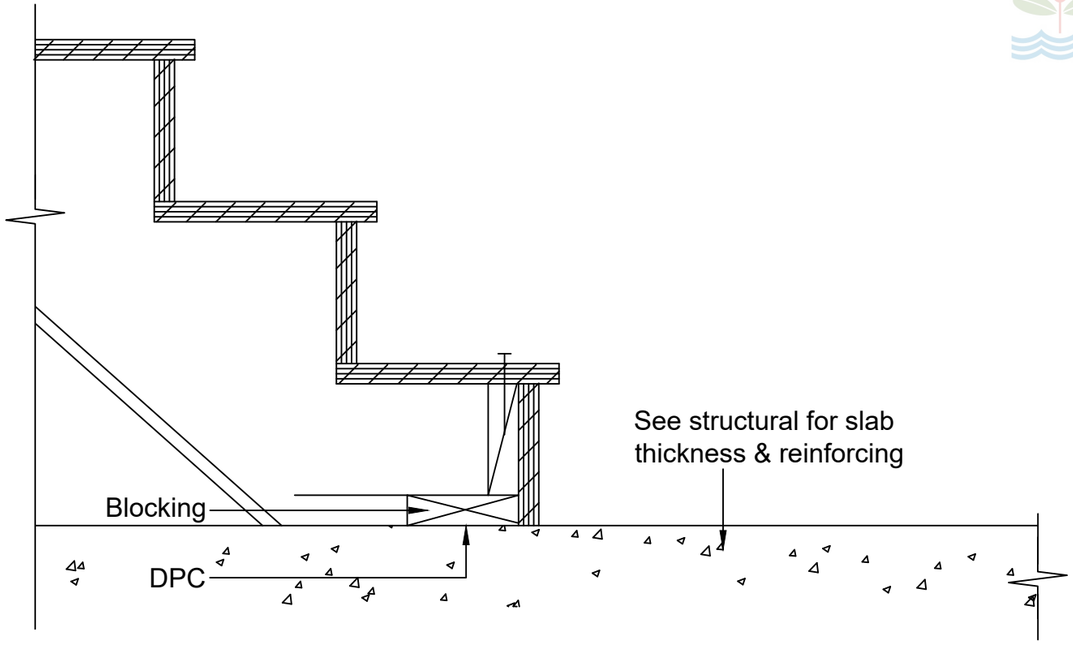
DRAWN BY	SCALE
MT	NTS
CHECKED BY	DATE
SP	24/12/2021
DP	LOT
77211	92

Rev	Rev.Date	Description
PROJECT No		SHEET No
		D12



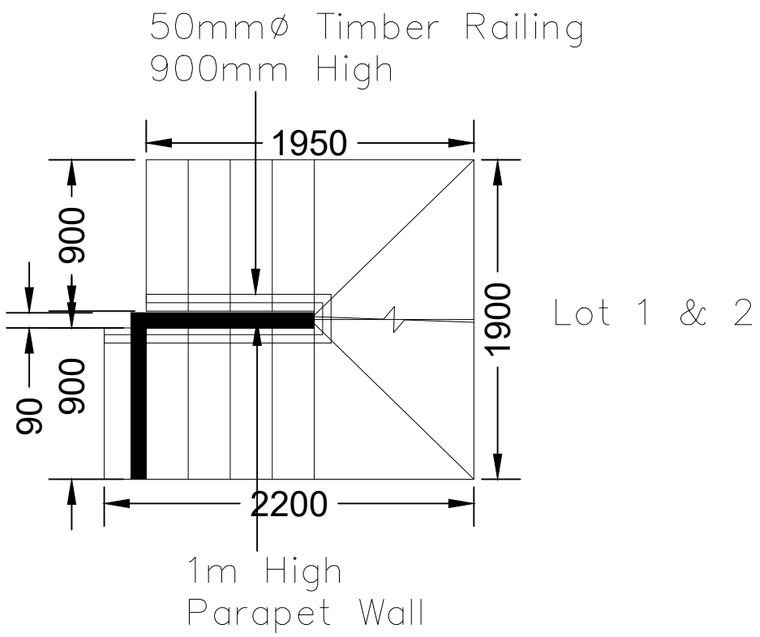
Stair Head Detail

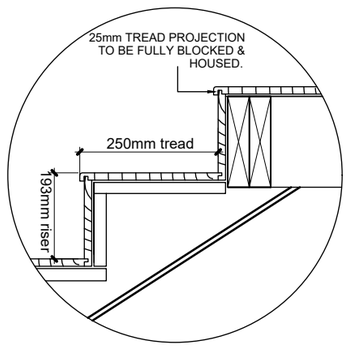
Scale 1:10

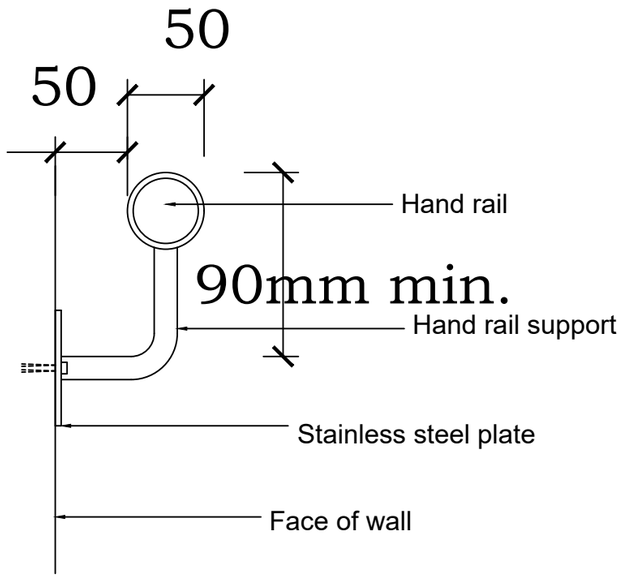


Stair Sill at Concrete Floor

Scale 1:10







Notes:
Internal Stairs comply with NZBC
D1- Access routes - latest version

Handrail Detail @ Wall

Scale 1:10

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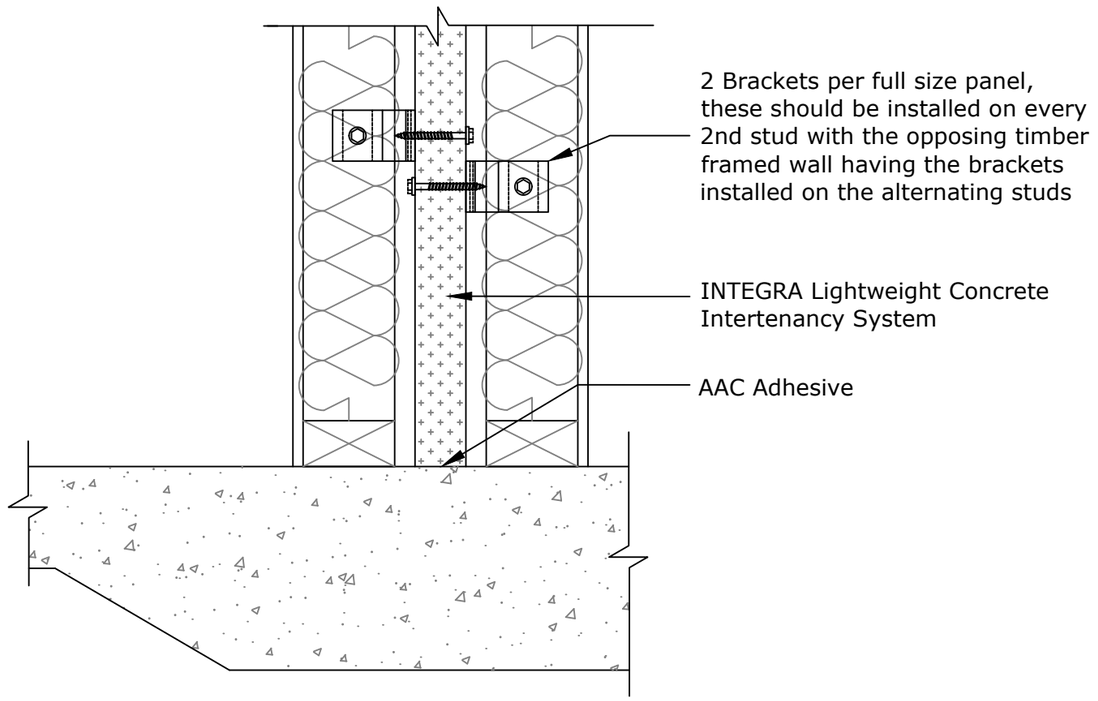
TITLE
Internal Timber Stairs Detail

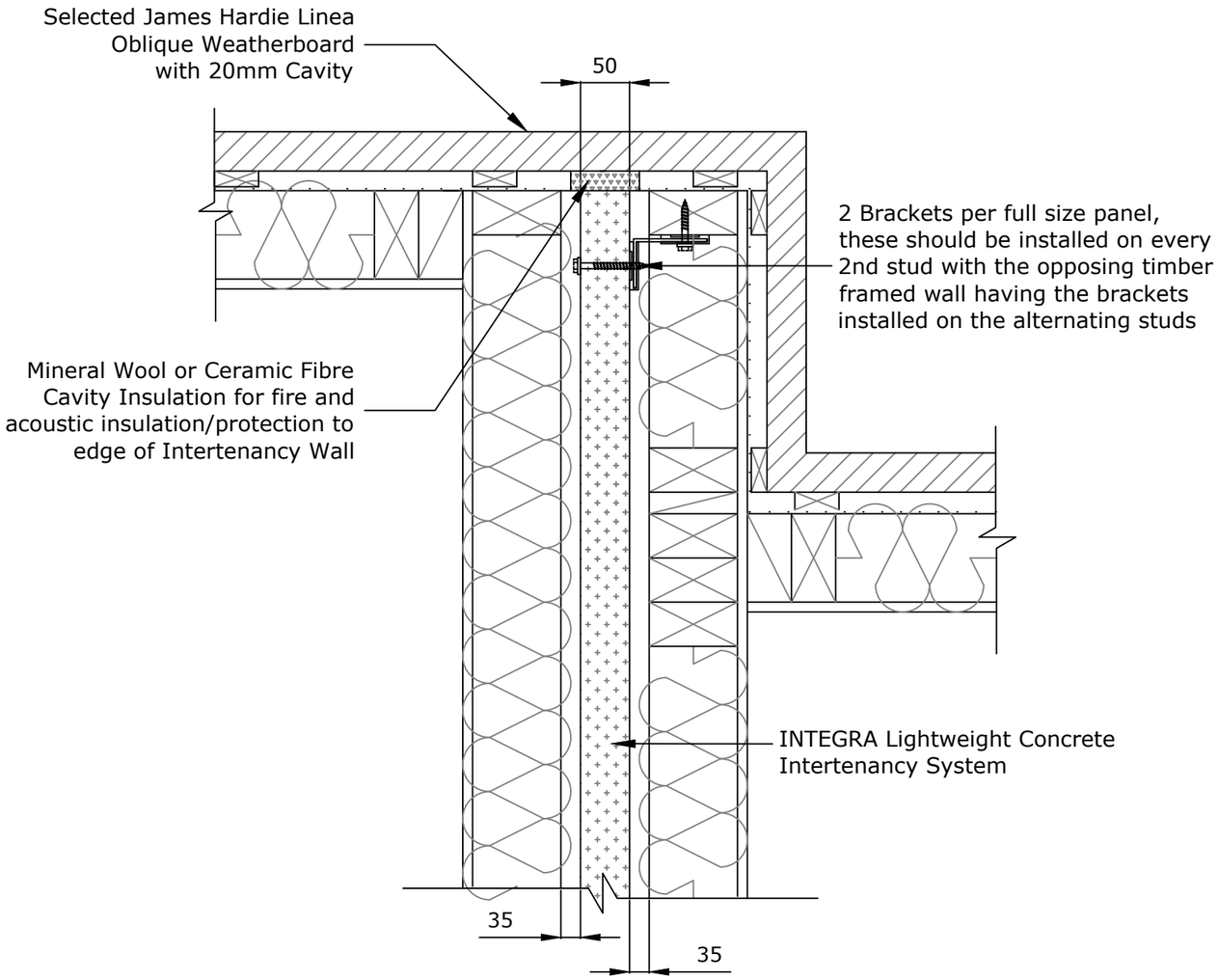
PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papakoura, Auckland 2025

DRAWN BY	SCALE
MT	NTS
CHECKED BY	DATE
SP	24/12/2021
DP	LOT
77211	92

Rev	Rev.Date	Description
PROJECT No		SHEET No
		D13



16 BASE DETAIL AT FLOOR SLAB



17 DETAIL AT EXTERNAL TIMBER FRAME WALL (PLAN VIEW) - LINEA WEATHERBOARD

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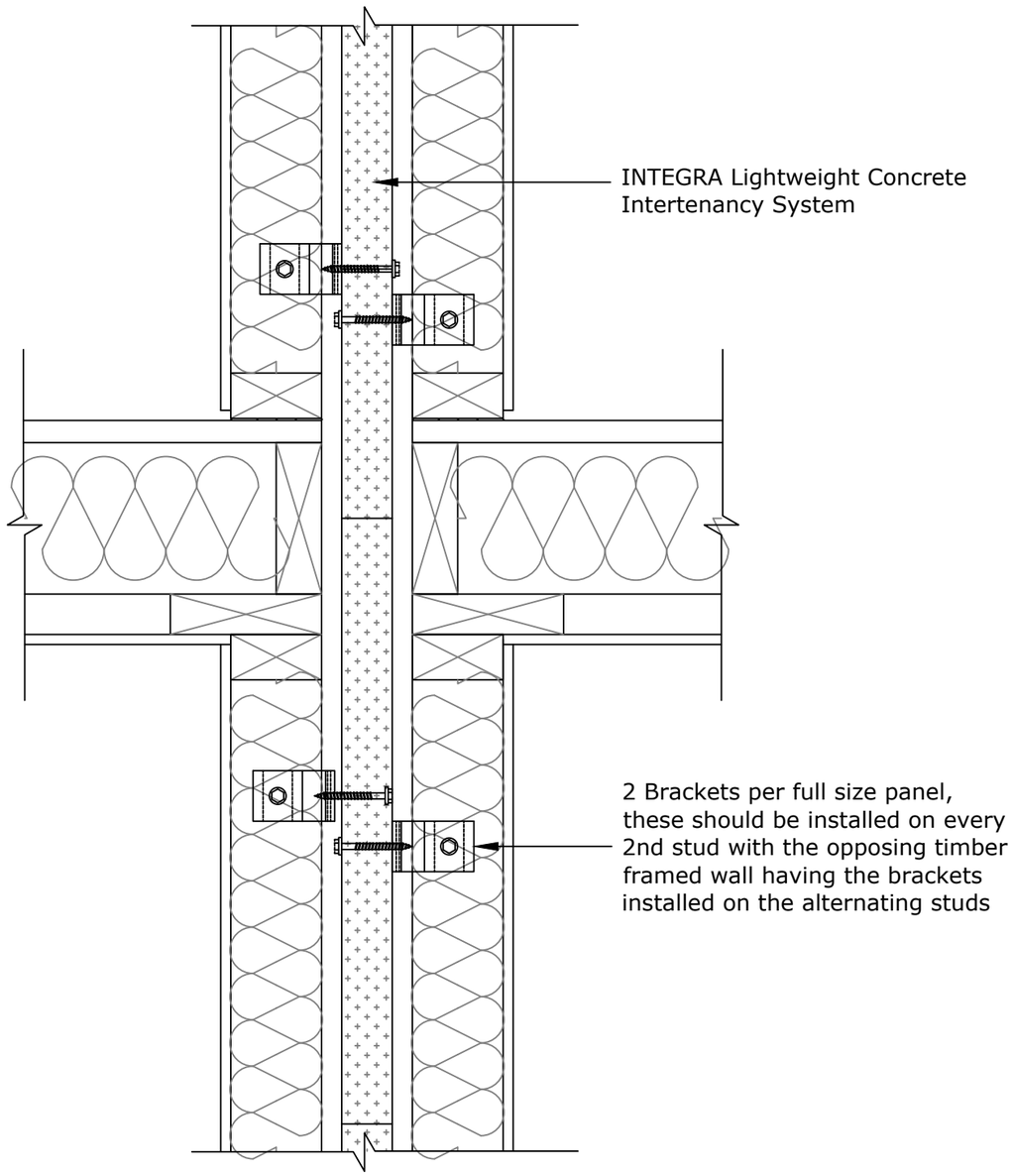
TITLE
Intertenancy Wall System Connection Details 01

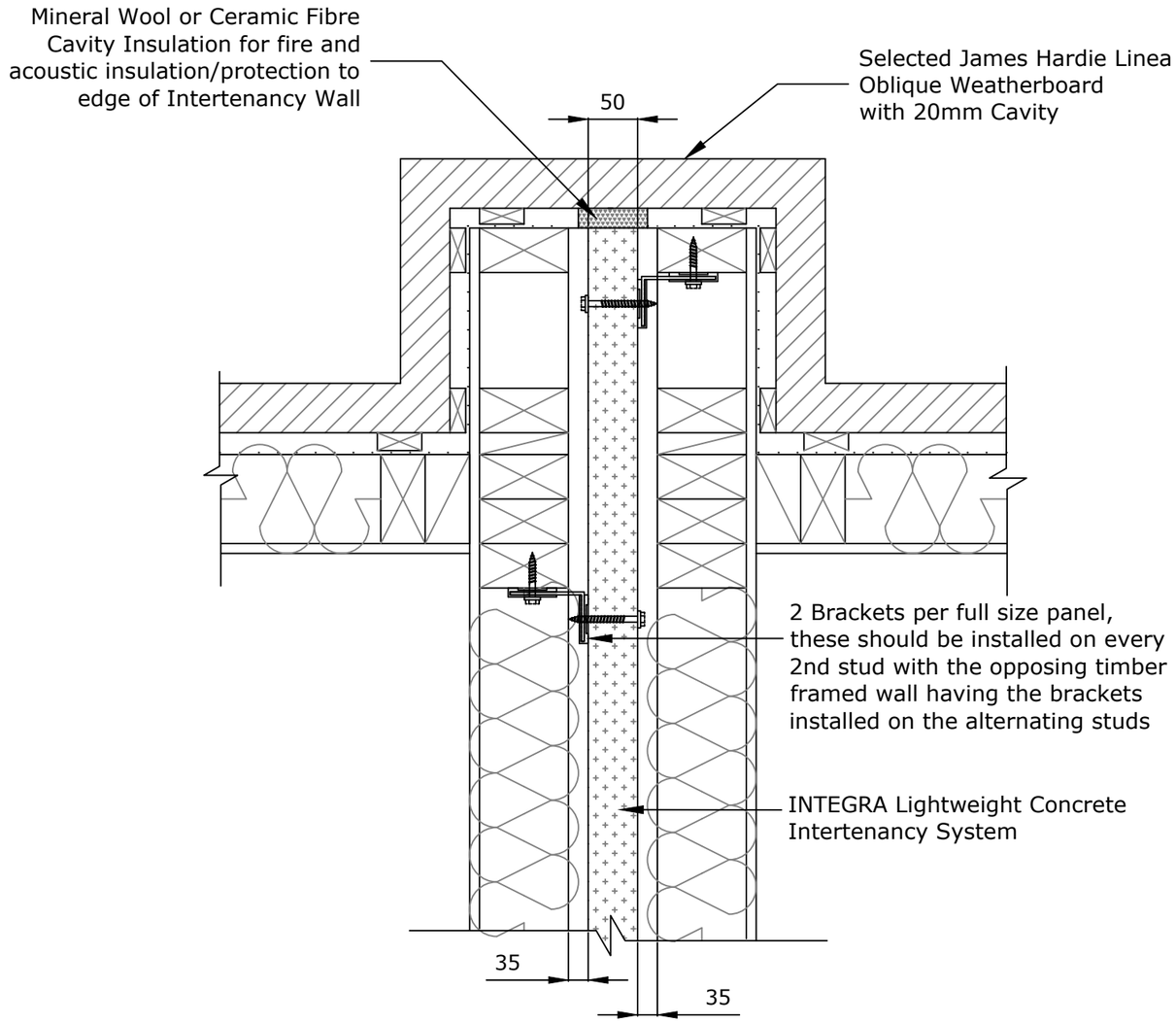
PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papakura, Auckland 2025

DRAWN BY	SCALE
MT	NTS
CHECKED BY	DATE
SP	24/12/2021
DP	LOT
77211	92

Rev	Rev.Date	Description
1	04-03-24	RFI - 2
PROJECT No		SHEET No
		D14 R1



18 JUNCTION AT MID-FLOOR INTERTENANCY WALL



19 DETAIL AT EXTERNAL TIMBER FRAME WALL (PLAN VIEW) - LINEA WEATHERBOARD

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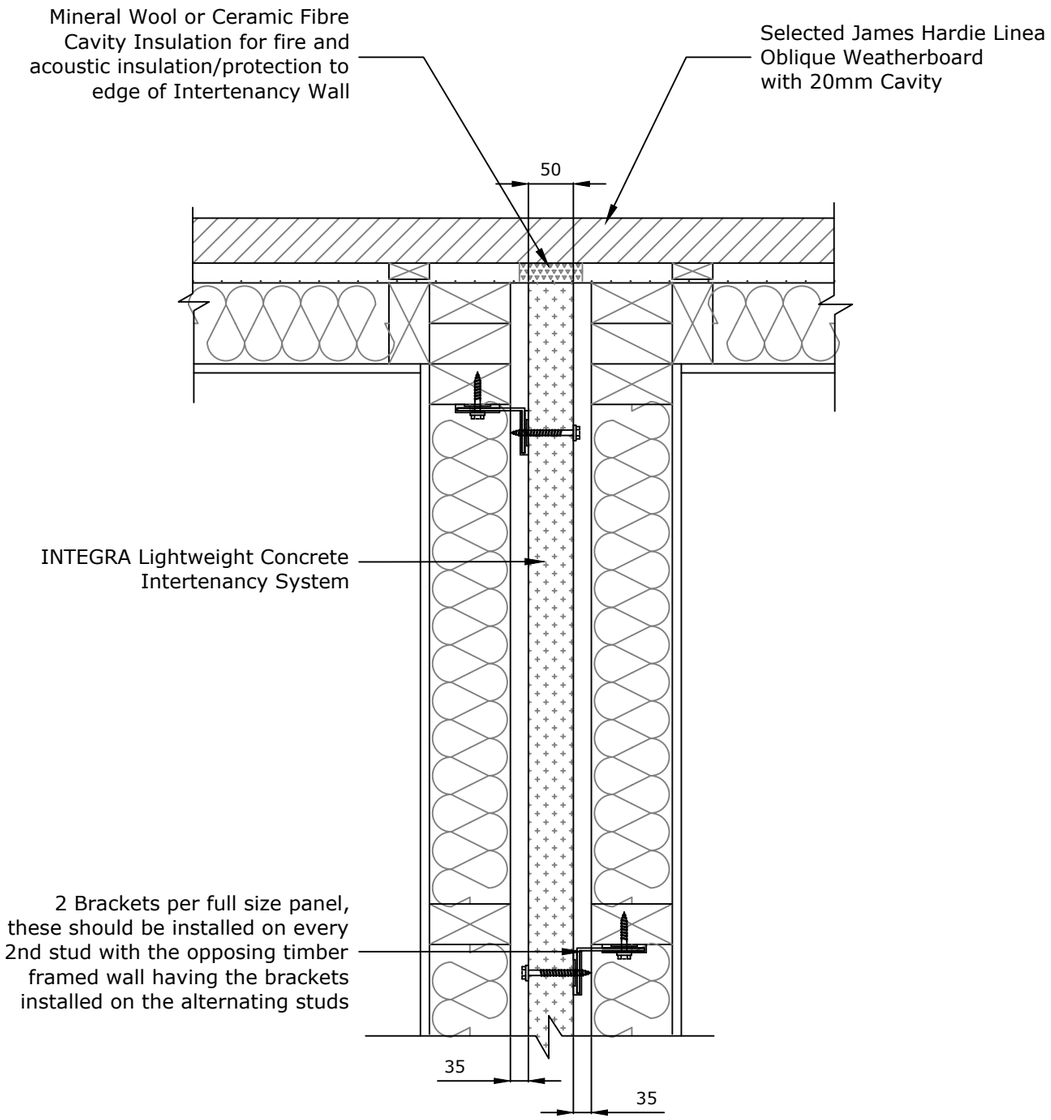
TITLE
Intertenancy Wall System Connection Details 02

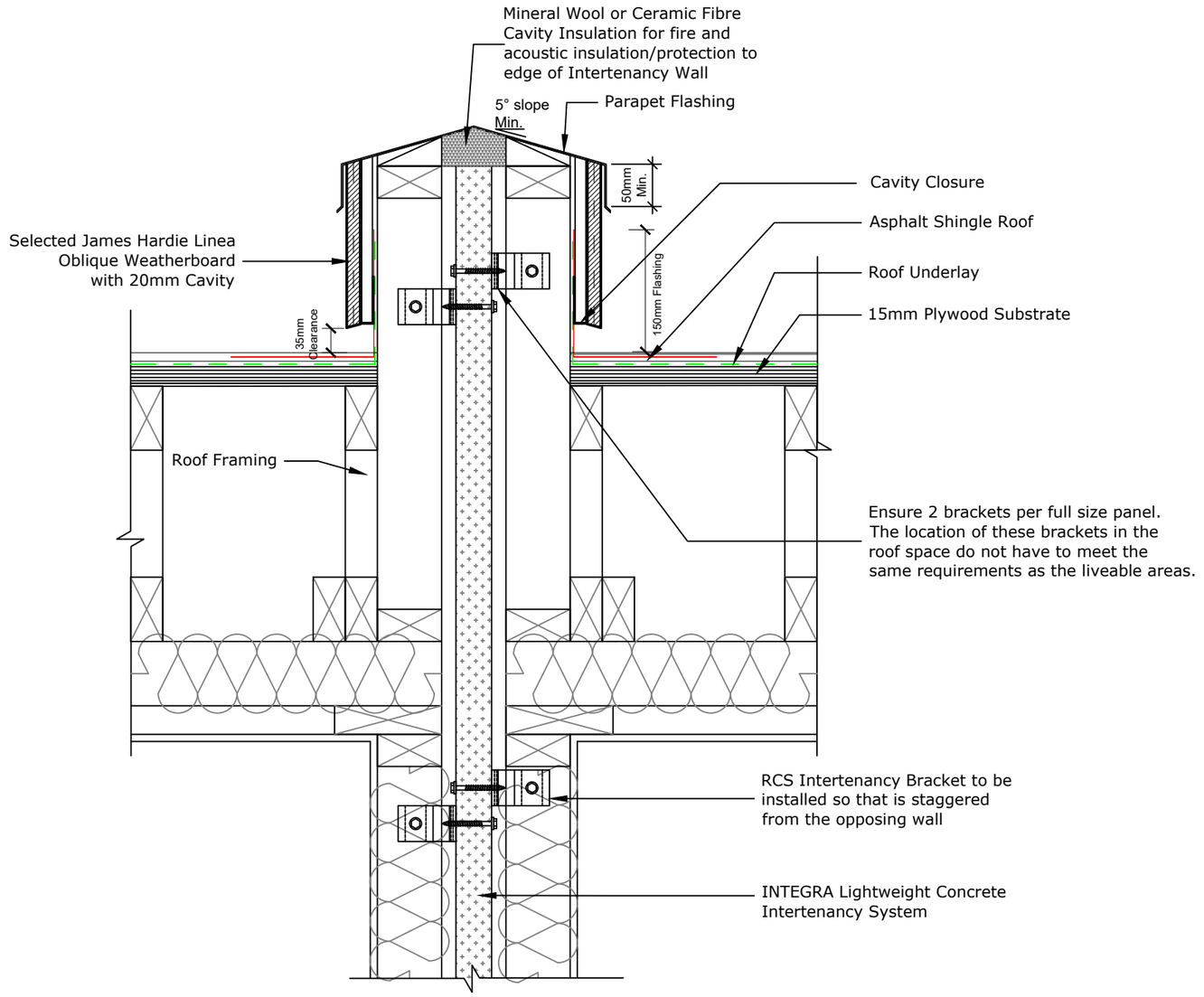
PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papatoetoe, Auckland 2025

DRAWN BY	SCALE
MT	NTS
CHECKED BY	DATE
SP	24/12/2021
DP	LOT
77211	92

Rev	Rev.Date	Description
1	04-03-24	RFI - 2
PROJECT No		SHEET No
		D15 R1



20 DETAIL AT EXTERNAL TIMBER FRAME WALL (PLAN VIEW) - WEATHERBOARD



21 DETAIL AT ROOF / CEILING (END ELEVATION)

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Faith Development LTD

TITLE
Intertenancy Wall System Connection Details 03

PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papakura, Auckland 2025

DRAWN BY	SCALE
MT	NTS
CHECKED BY	DATE
SP	24/12/2021
DP	LOT
77211	92

Rev	Rev.Date	Description
1	04-03-24	RFI - 2
PROJECT No		SHEET No
		D16 R1

01/2017

LUMBERLOK®

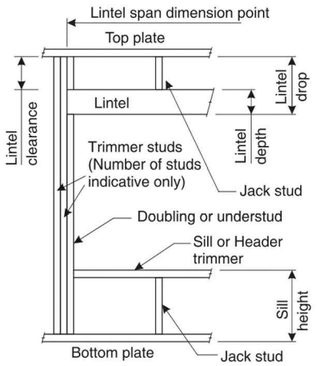
LINTEL FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12
NZS 3604:2011

NOTE:

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

DEFINITIONS



Lintel Supporting Girder Trusses

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

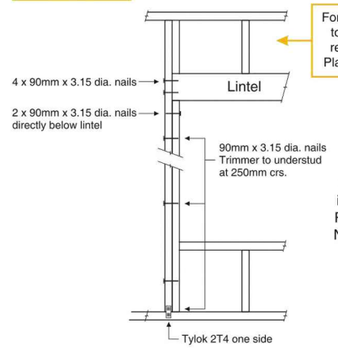
NOTES:
1. Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
2. Assumed girder truss is at mid-span or middle third span of lintel
3. Use similar fixings for both ends of lintel
4. All other cases require specific engineering design

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

LINTEL FIXING OPTIONS

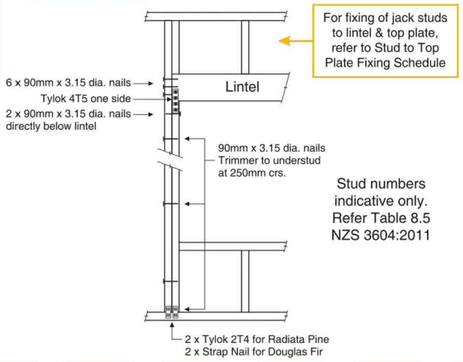
LUMBERLOK®

TYPE E 1.4kN



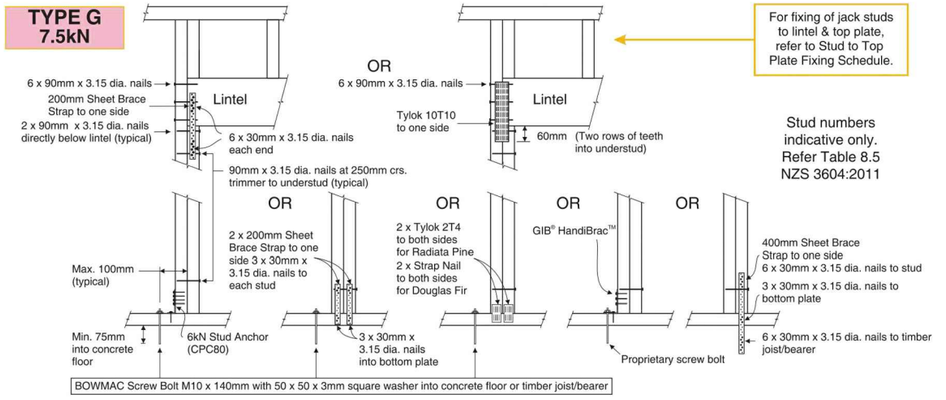
Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

TYPE F 4.0kN



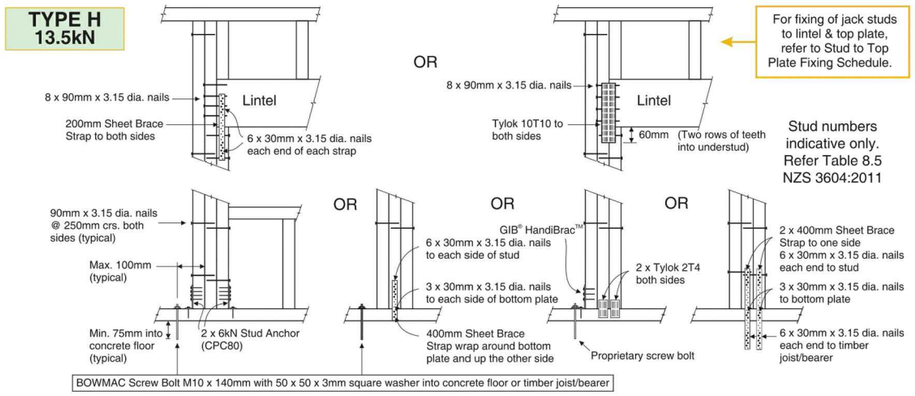
Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

TYPE G 7.5kN



Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

TYPE H 13.5kN



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MITEK® LUMBERLOK® BOWMAC®

One Stop Development Consultants Consent to Construction	COPYRIGHT: This document and its copyright remains the property of One Stop Development Consultants	CLIENT Faith Development LTD	TITLE Lintel Fixing	PROJECT Proposed Subdivision at 21 Caringbah Drive, Papatoetoe, Auckland 2025	DRAWN BY MT / SCALE NTS CHECKED BY SP / DATE 24/12/2021 DP 77211 / LOT 92 PROJECT No / SHEET No D17

Rev	Rev.Date	Description

LUMBERLOK®

08/2017

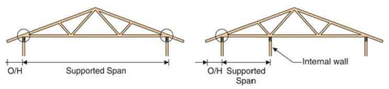
STUD TO TOP PLATE FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

NOTE:

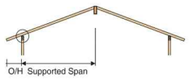
- ★ All fixings are designed to resist vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20kPa.
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections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

LOADED DIMENSION DEFINITION

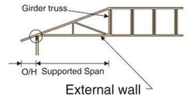


External wall
Standard truss

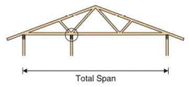
External wall
Internally supported truss



External wall
Rafter roof



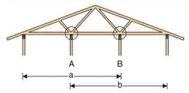
External wall
Jack truss



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

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

INTERNAL WALL
LOADED DIMENSION =
TOTAL SPAN / 2



Multiple internal walls
(overhang dimension does not apply)

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

FIXING SELECTION CHART

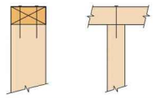
(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

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

FIXING OPTIONS

FIXING TYPE A 0.7kN

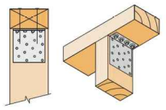
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



FIXING TYPE B 4.7kN

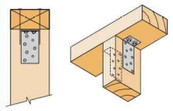
CHOOSE ANY OF THE 3 OPTIONS BELOW

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



Plus
LUMBERLOK
6kN Stud Anchor
(CPC80)

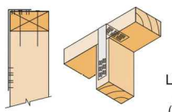
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
2 x LUMBERLOK
CPC40

Recommended for internal wall options to avoid lining issues

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



Plus
LUMBERLOK
Stud Strap
(one face only)

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

SCAN FOR INSTALLATION VIDEO

https://vimeo.com/117353604

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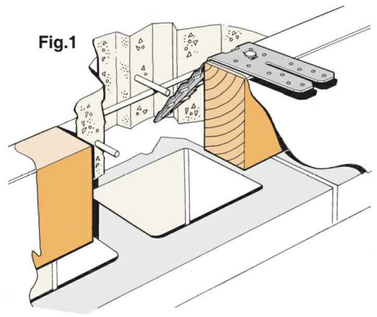
LUMBERLOK®

01/2017

BOTTOM PLATE FIXING ANCHOR

- ★ Eliminates the drilling of bottom plates
- ★ Makes the fixing of timber framework easier and quicker
- ★ Saves hand trowelling around cast-in anchor bolts or rods
- ★ Use at 900mm centres max.
- ★ Complies with Clause 7.5.12.2 NZS 3604:2011

Fig.1



1. Bottom Plate Fixing Anchors shall be fixed at 900mm centres max. to the boxing for concrete floor slabs, over a continuous vapour barrier. Each Fixing Anchor is nailed prior to concrete pour, and shall be left undisturbed until concrete has hardened ready for timber frames to be installed. (Fig.1).
2. When timber framing is in place, the Fixing Anchors are folded up and over the bottom plate. (Fig. 2).
3. Two LUMBERLOK Product Nails 30mm x 3.15 dia. shall then be driven into the side of the bottom plate and two additional nails applied through each of the lugs. Should a stud coincide with the position of a Fixing Anchor, nail as shown in Fig. 3.
4. A 75mm x 4 dia. concrete nail must be fixed adjacent to each Fixing Anchor, through the bottom plate into the concrete, at no less than 70mm from the concrete edge. When used as a Bracing Wall hold-down, a Fixing Anchor must be positioned within 150mm from the end of that wall. Bracing wall must not exceed 70 BU/m.

Fig. 2

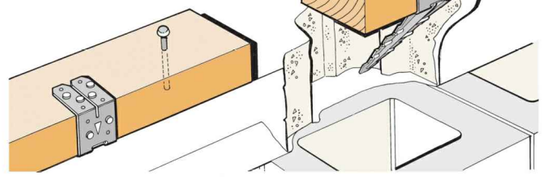
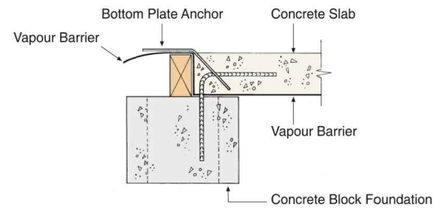
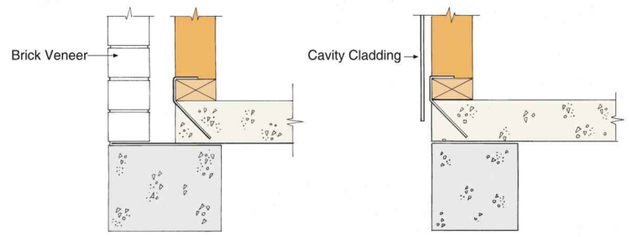


Fig. 3

Available from leading Builders Supply Merchants throughout New Zealand

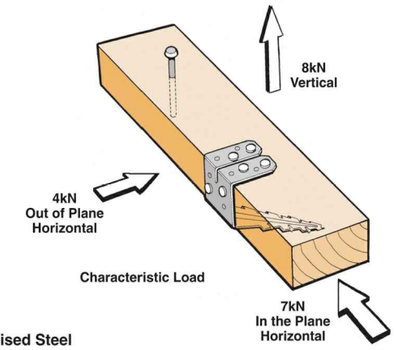
MiTek®





BRICK VENEER **CAVITY CLADDING**

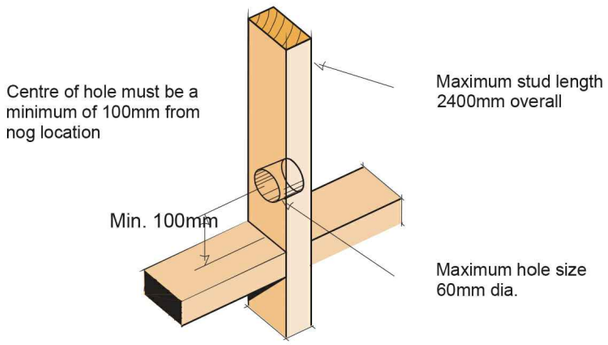
Design Loads
Concrete compressive strength 20MPa min.



Code: BPA
Material: 0.95mm G300 Z450 Galvanised Steel
Code: SSBPA
Material: 0.9mm Stainless Steel 304-2B
Packed: 50 per Carton

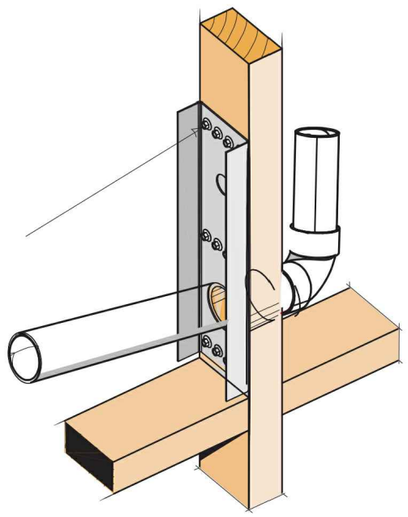
MiTek®
MiTek New Zealand Limited
AUCKLAND
PO Box 58-014, Botany 2163
Phone: 09-274 7109
Fax: 09-274 7100
CHRISTCHURCH
PO Box 8387, Riccarton 8440
Phone: 03-348 8691
Fax: 03-348 0314
www.miteknz.co.nz
MITEK® LUMBERLOK® BOWMAC®

FRAMING STUD STIFFENER



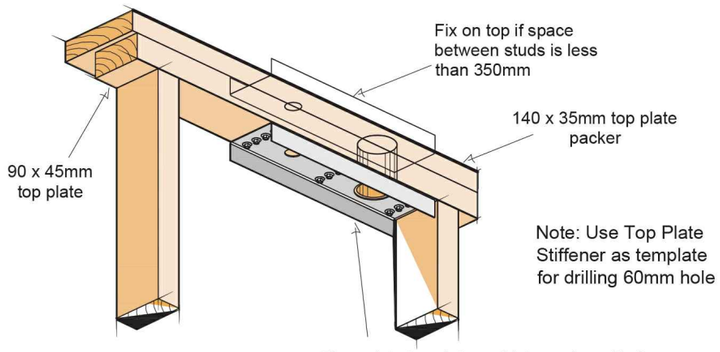
Note: Use Stud Stiffener as template for drilling 60mm hole

Fix to side of stud with 3 rows of 4 x Type 17-14g x 35mm Hex Head Screws (supplied)



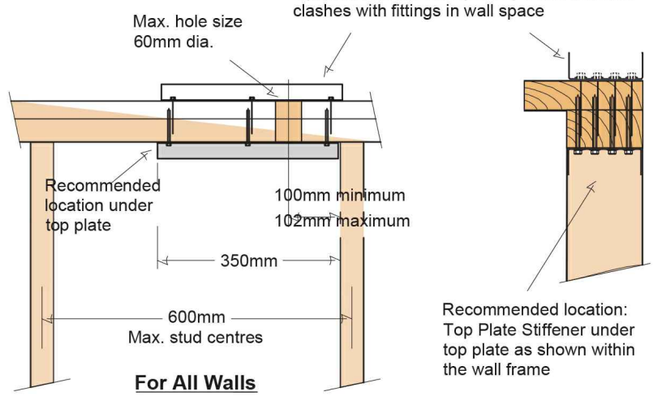
Code: FSS
Material: 1.55mm G300 Z275 Galvanised Steel
Packed: 8 x Framing Stud Stiffeners per Carton
100 x Type 17-14g x 35mm Hex Head Galvanised Screws

TOP PLATE STIFFENER



Note: For single top plate fix with Type 17-14g x 35mm Hex Head Screws (not supplied)

Fix up into top plate and into packer with 3 rows of 4 x Type 17-14g x 75mm Hex Head Screws (supplied). It may be advisable to drill pilot hole for each screw to assist installation



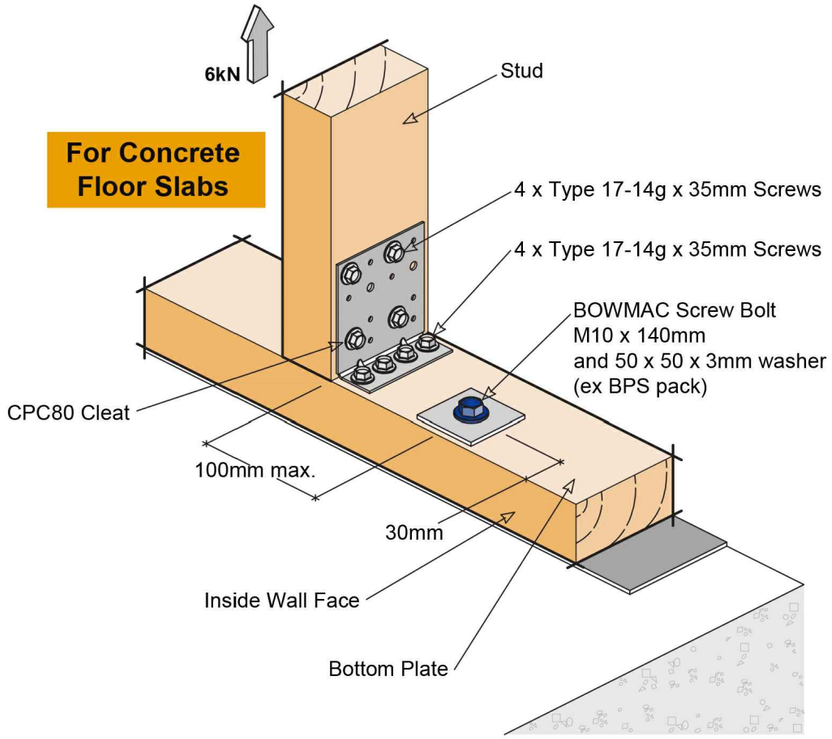
For All Walls

Code: TPS
Material: 1.55mm G300 Z275 Galvanised Steel
Packed: 8 x Framing Stud Stiffeners per Carton
100 x Type 17-14g x 75mm Hex Head Galvanised Screws

6kN STUD TO BOTTOM PLATE FIXING

★ Ideal as retro fit fixing after lining/cladding is installed

For Concrete Floor Slabs



Code: SBP
Material: CPC80 1.55mm G300 Z275 Galvanised Steel
Packed: 2 x CPC80 Cleats
16 x Type 17-14g x 35mm Hex Head Galvanised Screws

CLIENT: Faith Development LTD

TITLE: Stud Fixing

PROJECT: Proposed Subdivision at 21 Caringbah Drive, Papatoetoe, Auckland 2025

DRAWN BY	SCALE
MT	NTS
CHECKED BY	DATE
SP	24/12/2021
DP	LOT
77211	92

Rev	Rev.Date	Description
PROJECT No		SHEET No
		D19