Building Consent Application
Architectural Plans
at Lot 3 & 4 - 21 Caringbah Drive,Papatoetoe

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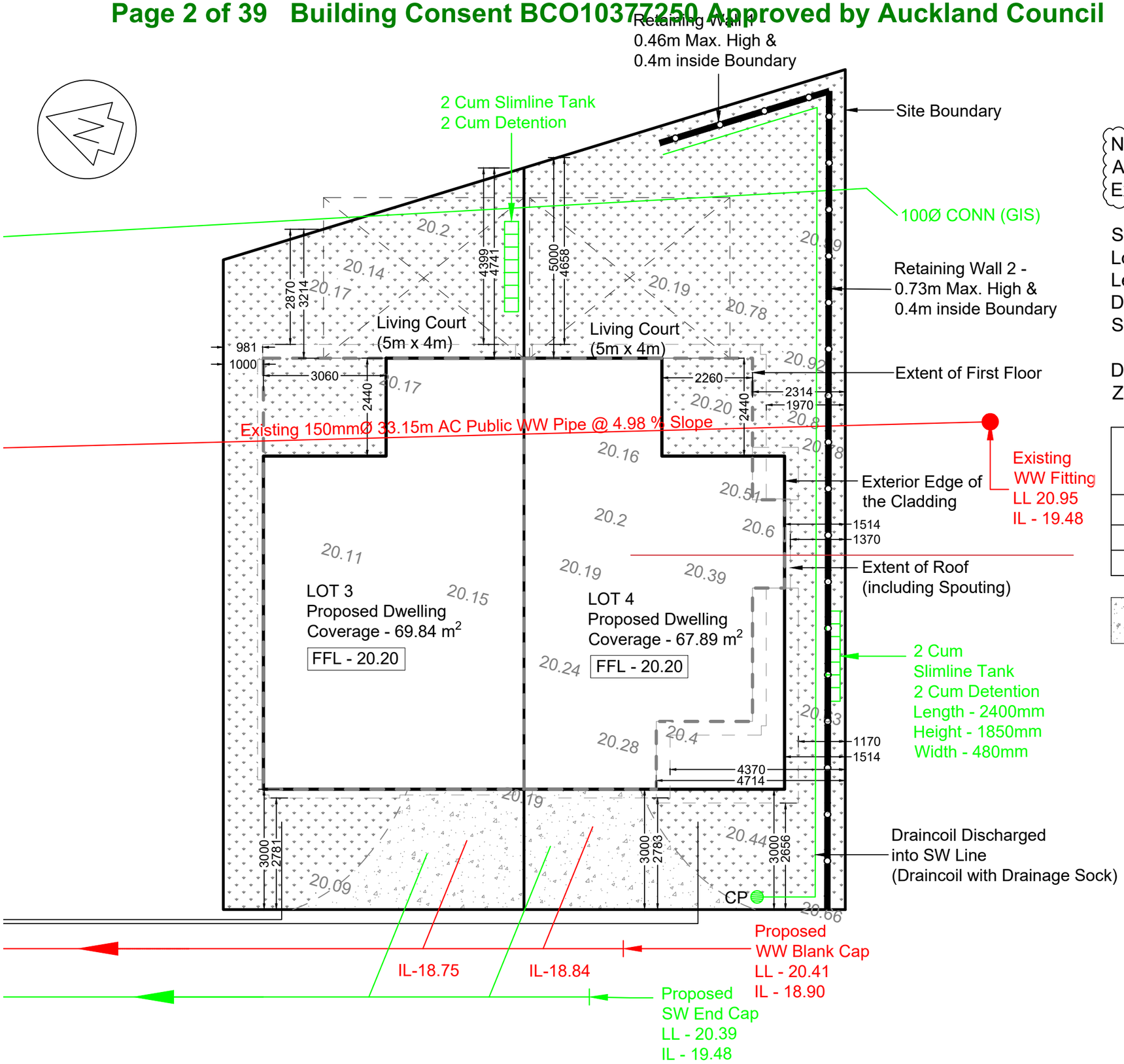
TITLE
Drawing List

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

DRAWN BY	SCALE
MT	
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
		A00 R2



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

Site Address:
Lot 3 & 4 - 21 Caringbah Drive, Papatoetoe, Auckland 2025
Legal Description:
DP 60429
Site Area: 288.09 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	%
3	130.08	69.84	53.69	74.15	57.00	55.93	43.00
4	158.01	67.89	42.97	74.15	46.93	83.86	53.07

Concrete Driveway

Landscape Area

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TITLE
Proposed Site Plan

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

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

Rev	Rev.Date	Description
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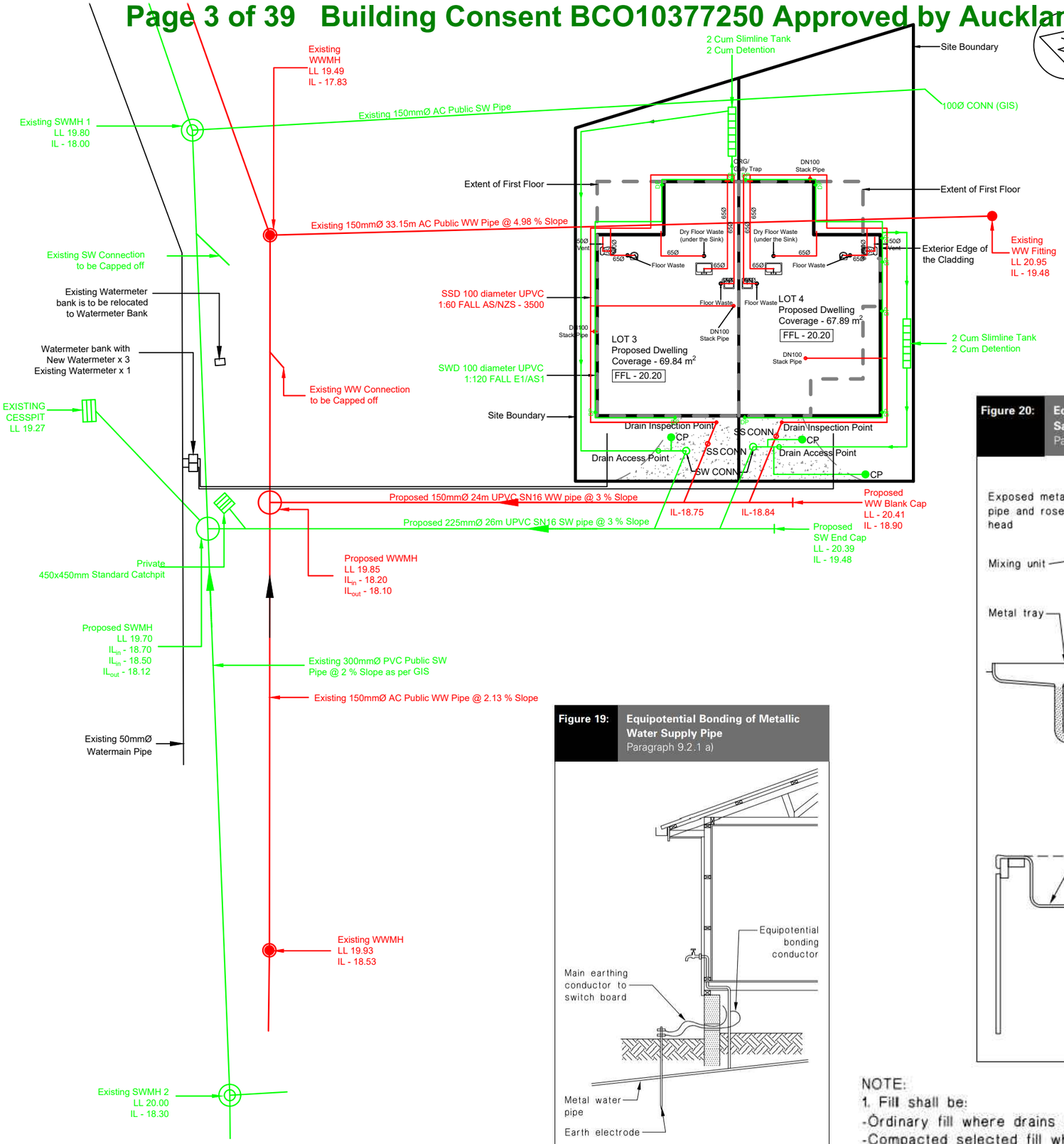
PROJECT No	SHEET No
	A01 R1



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

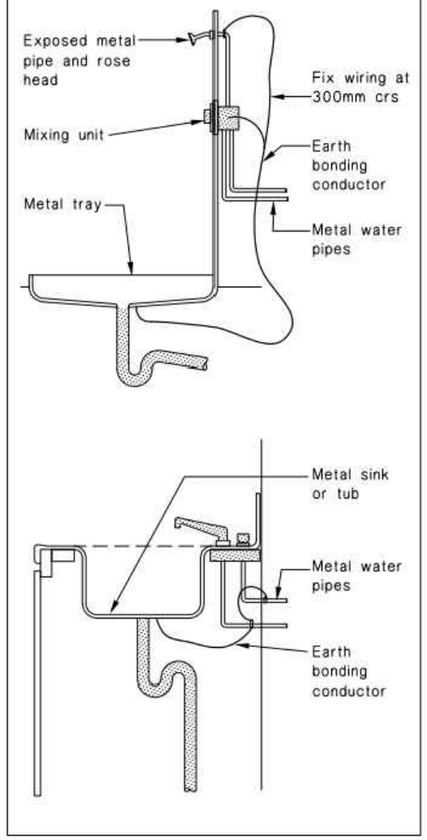
1. All Sanitary plumbing and drainage will be carried on NZBC AS/NZS 3500.2 (Latest Version).
2. All Downpipes 100 dia sized to Table 5 NZBC E1 Surface Water. Stormwater drainage be laid as per E1/AS1.
3. Confirm Location & Position of All Drains on Site. Check all measurements on site.
4. There should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

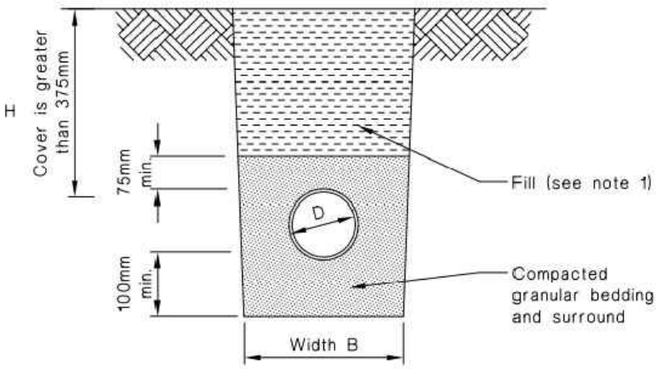
Notes:

* 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,
Papakowhai, 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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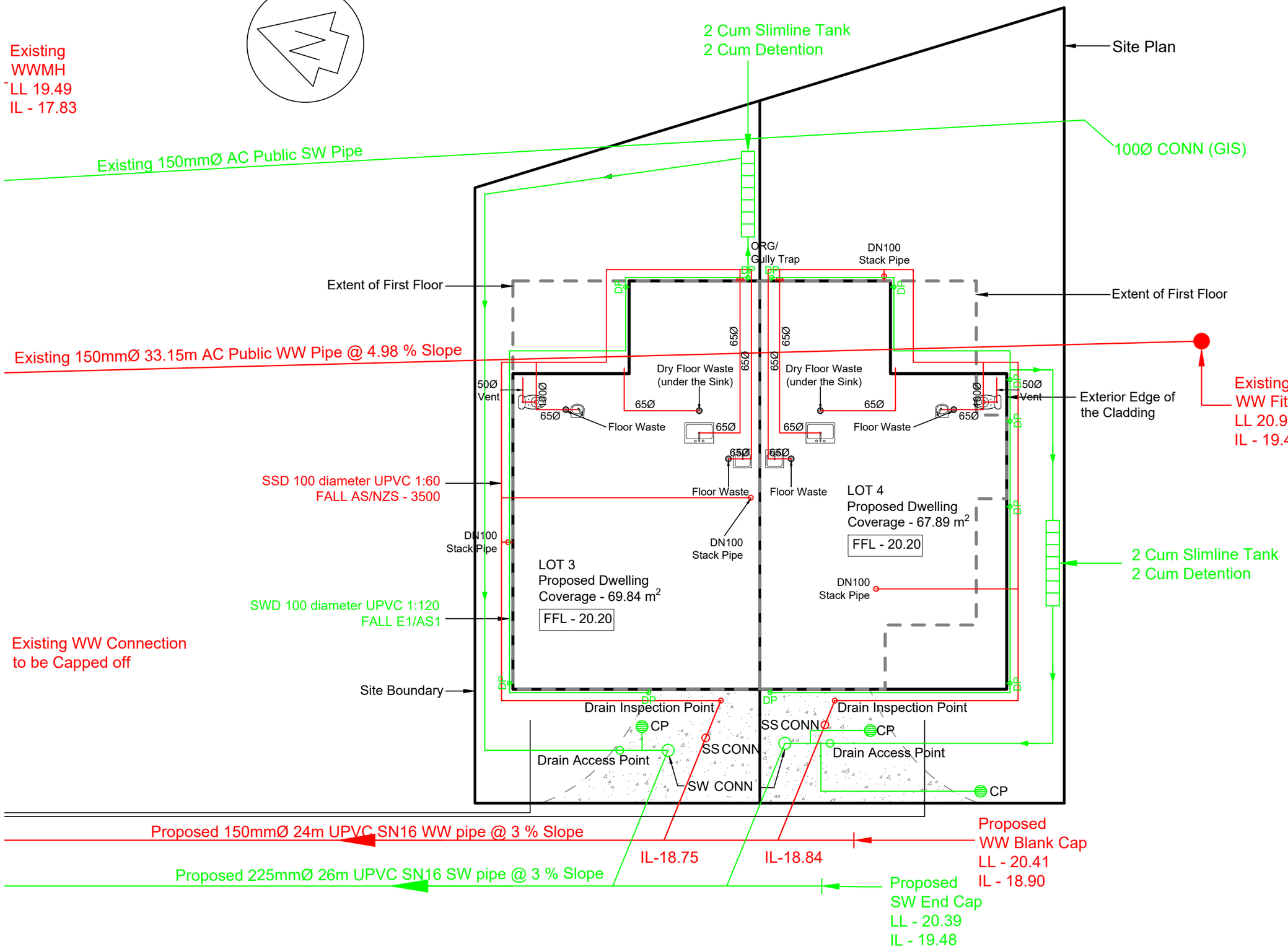
2	04-03-24	RFI - 2
PROJECT No		SHEET No
		A02 R2



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TITLE
Proposed Drainage Plan (Part)

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

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

Rev	Rev.Date	Description
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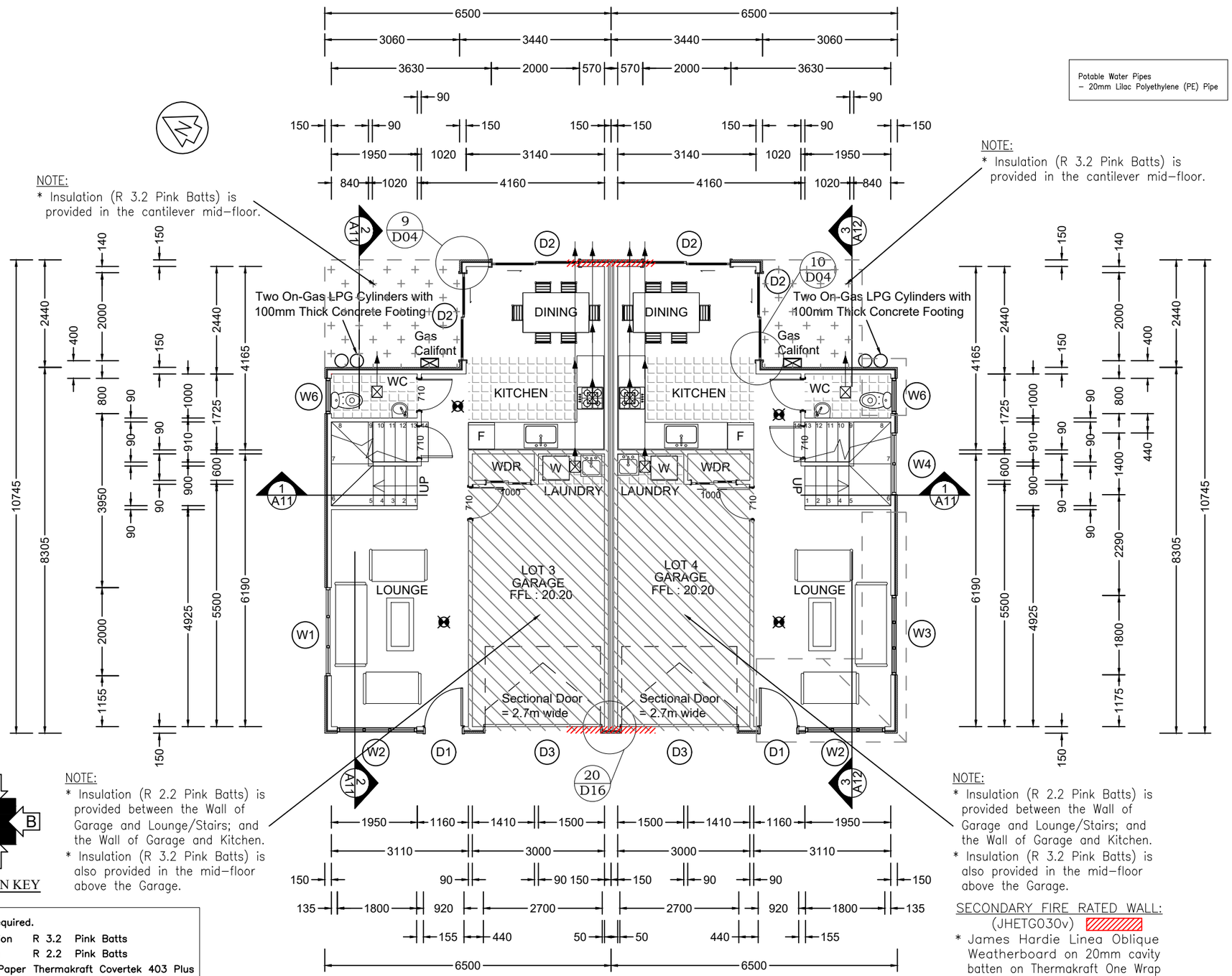
PROJECT No		SHEET No
		A03 R2



LOT 3
Ground Floor Area: 62.38m²
First Floor Area: 69.84m²
Total GFA : 132.22m²

LOT 4
Ground Floor Area: 62.38m²
First Floor Area: 58.95m²
Total GFA : 121.33m²

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
- SA 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
* 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.
* Sumner Schist Veneer Cladding on 20mm cavity batten on 9mm Sumner Board and Thermakraft One Wrap System building paper.

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:

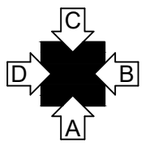
* 10mm GIB board lining ceiling on 70x35 battens @ 400crs. & Insulated with R3.2 Pink Batts.

ROOF:

* 15°/25° 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.



ELEVATION KEY

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

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:
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.

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

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.

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

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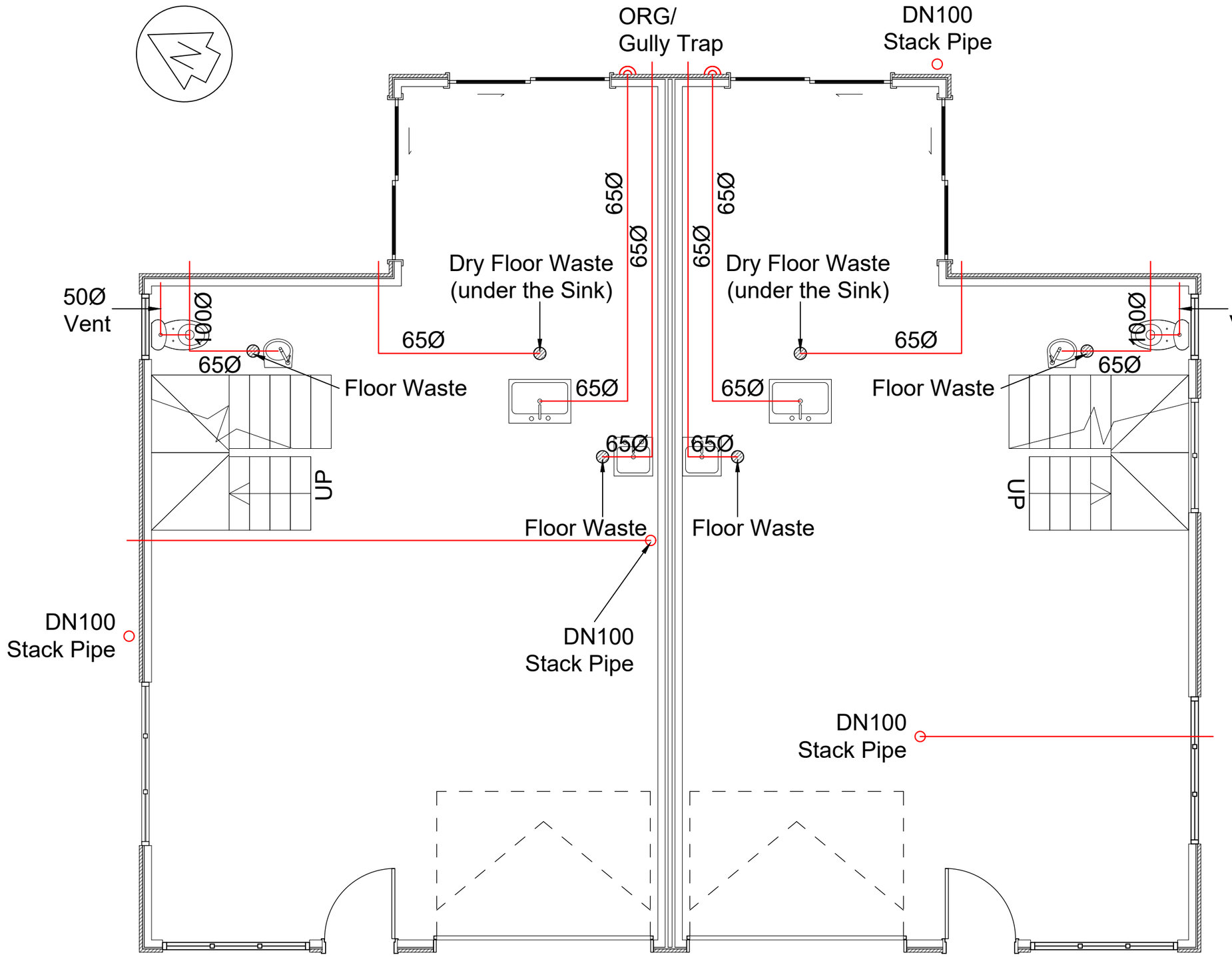
TITLE
Proposed Ground Floor Plan

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
1	13-02-24	RFI - 1
2	04-03-24	RFI - 2
PROJECT No		SHEET No
		A04 R2



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

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.

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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
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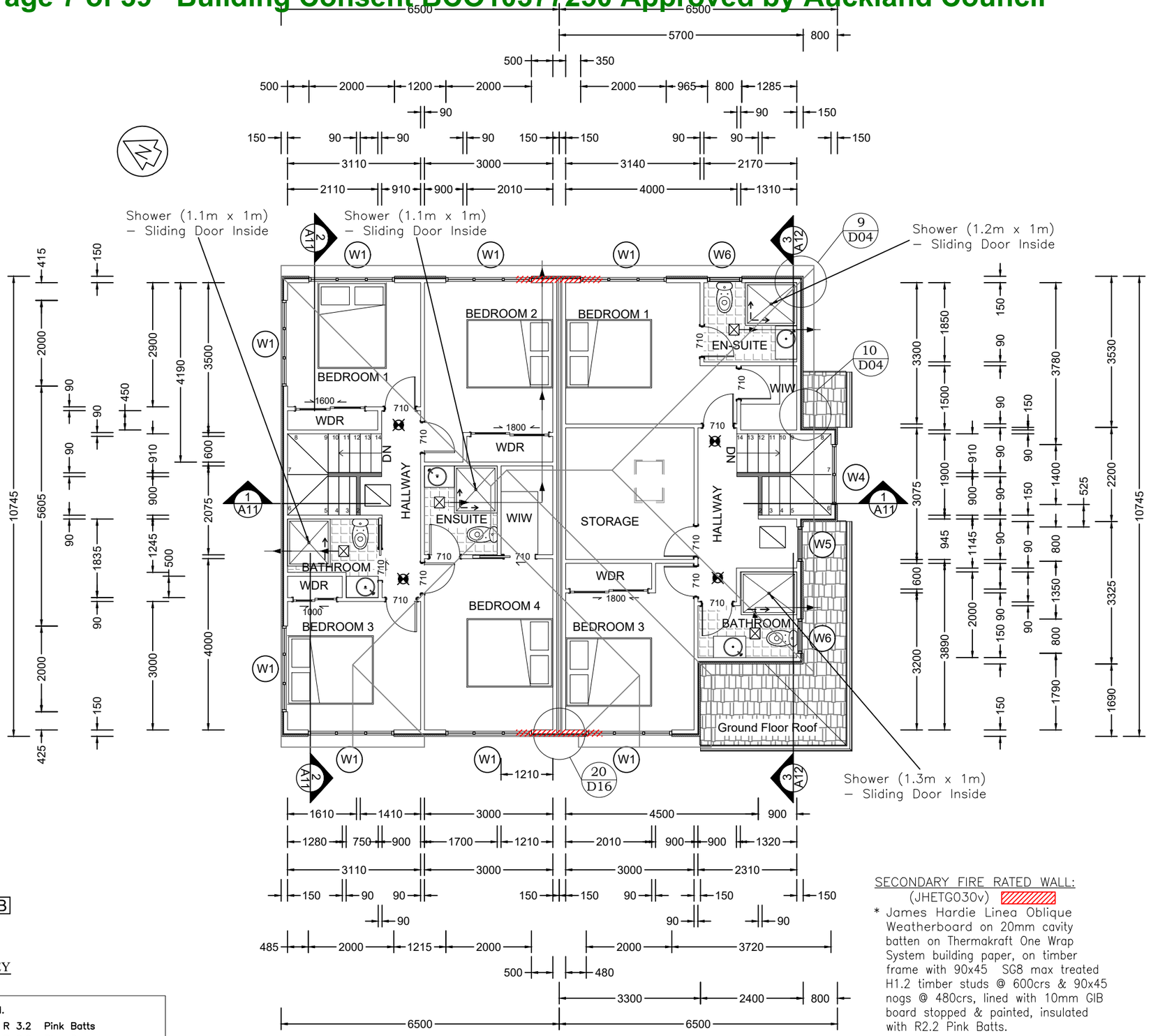
2	04-03-24	RFI - 2
PROJECT No		SHEET No
		A05 R2



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	

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.

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

LOT 3
Ground Floor Area: 62.38m²
First Floor Area: 69.84m²
Total GFA : 132.22m²

LOT 4
Ground Floor Area: 62.38m²
First Floor Area: 58.95m²
Total GFA : 121.33m²

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.
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* All timber must be SG8 min. grade.
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* 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).
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CEILING:

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

ROOF:

* 15°/25° 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.

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Consent to Construction

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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 77211	LOT 92

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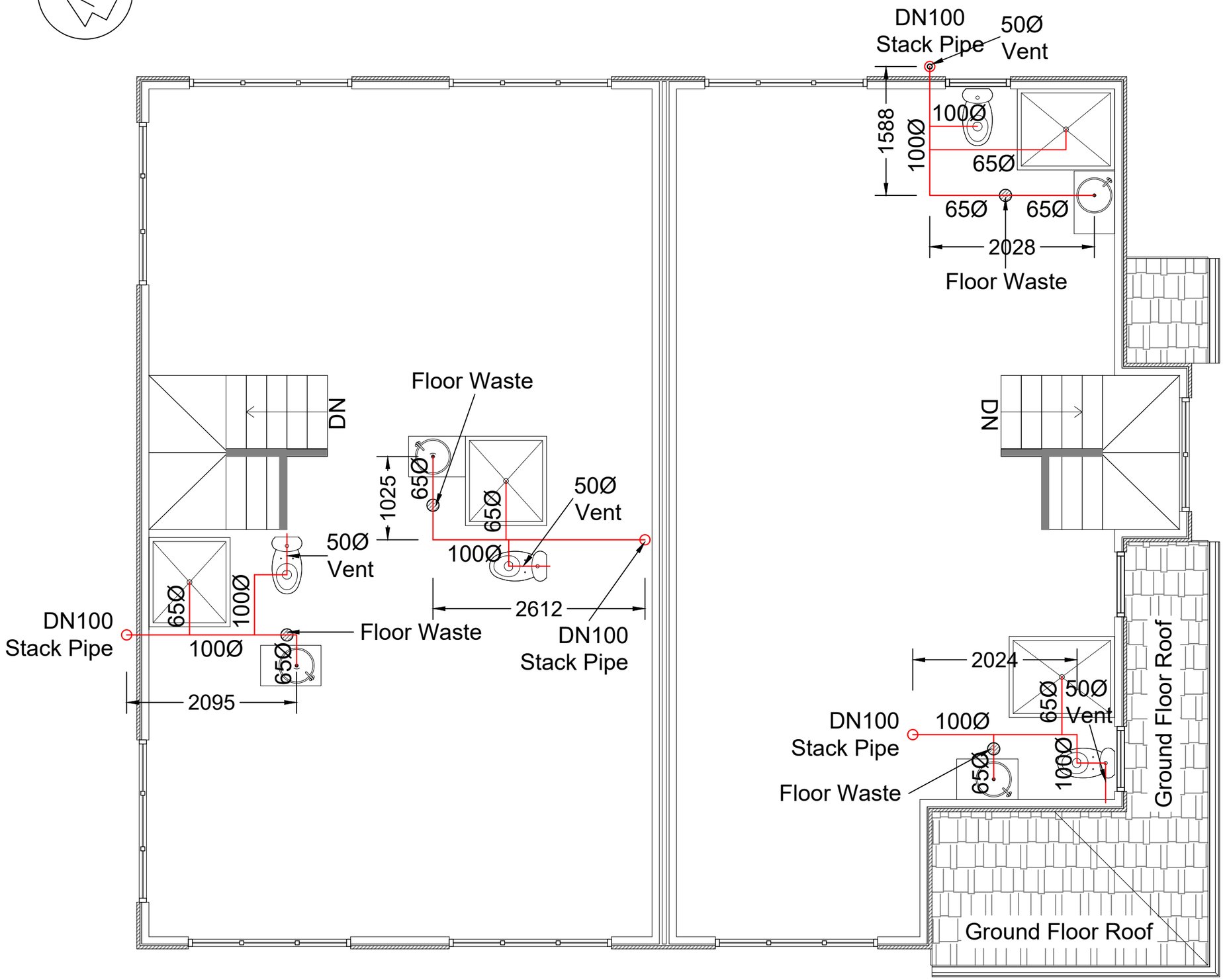
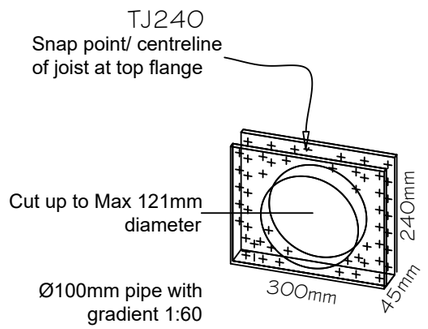
2	04-03-24	RFI - 2
PROJECT No		SHEET No
		A06 R2



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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TITLE
Proposed First Floor Wastes Plan

PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papakowhai, 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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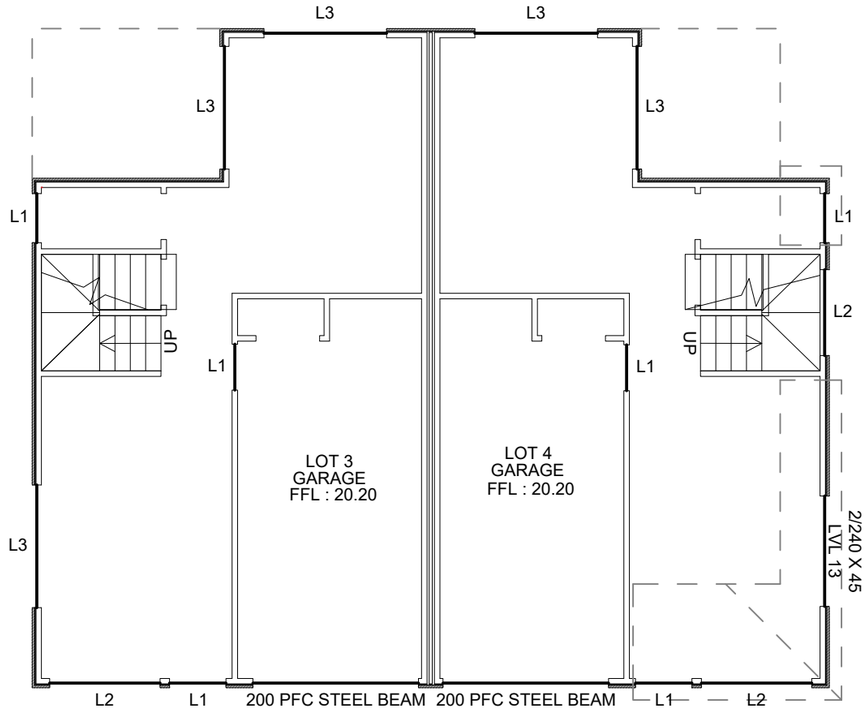
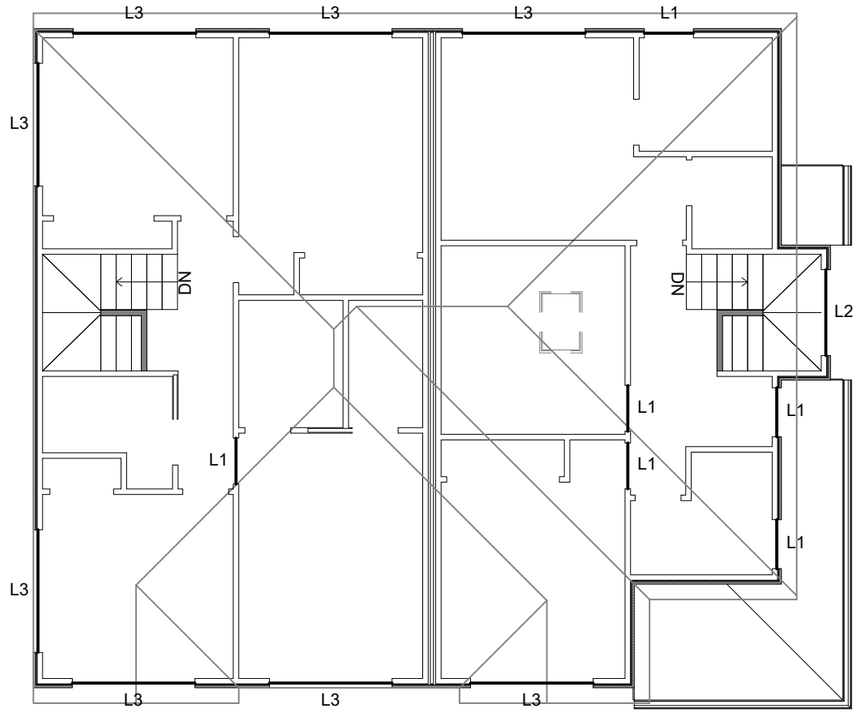
PROJECT No		SHEET No
		A07 R2



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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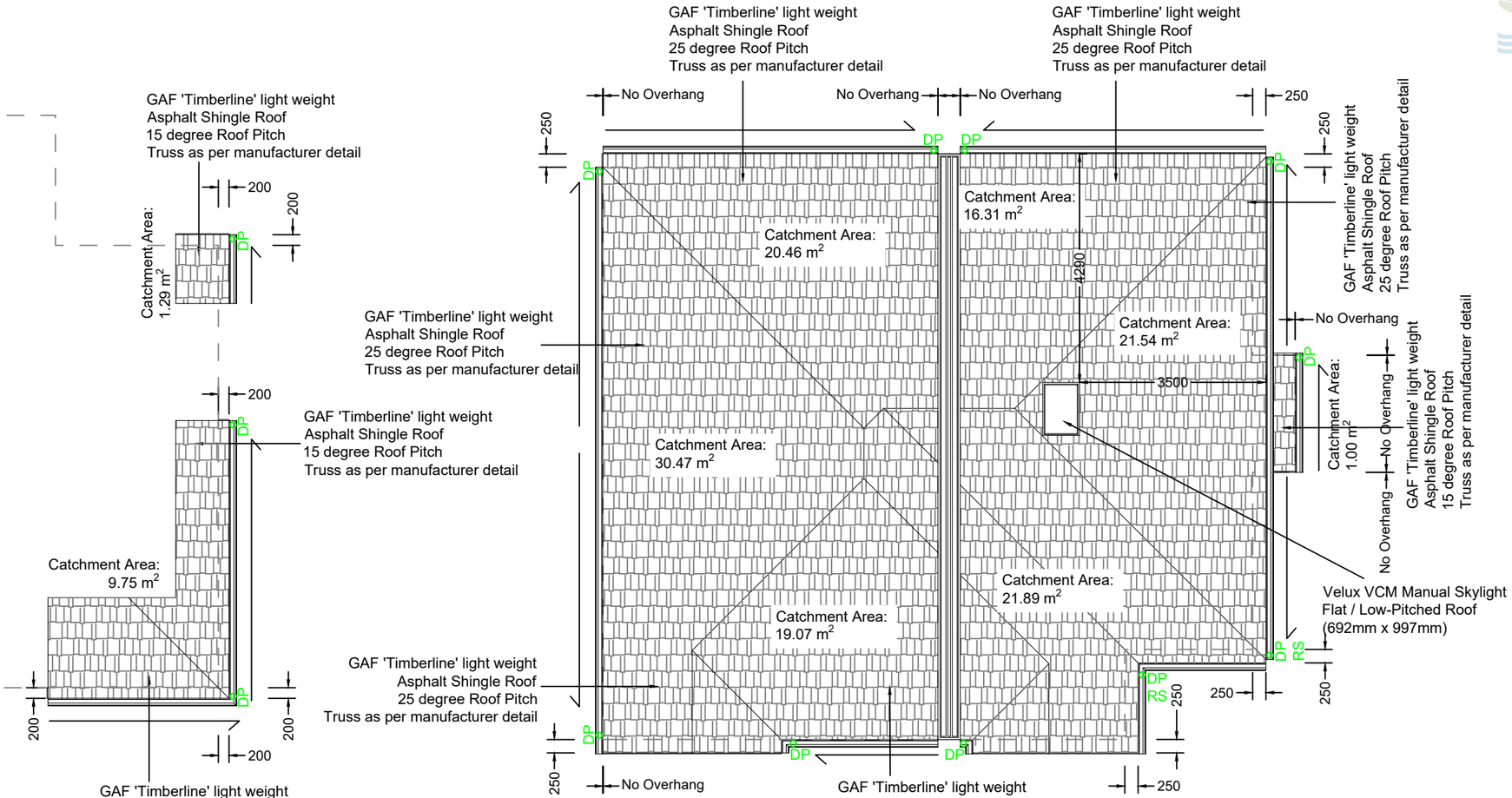
TITLE
Proposed Ground & First Floor Lintel Plans

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
PROJECT No		SHEET No
		A07a



LOWER ROOF PLAN
Total Catchment
Area: 11.04m^2

UPPER ROOF PLAN
Total Catchment
Area: 129.73m^2

DP = 100mm diameter Roof Downpipes
DP RS = 100mm diameter Roof Downpipes with Rainwater Spreader

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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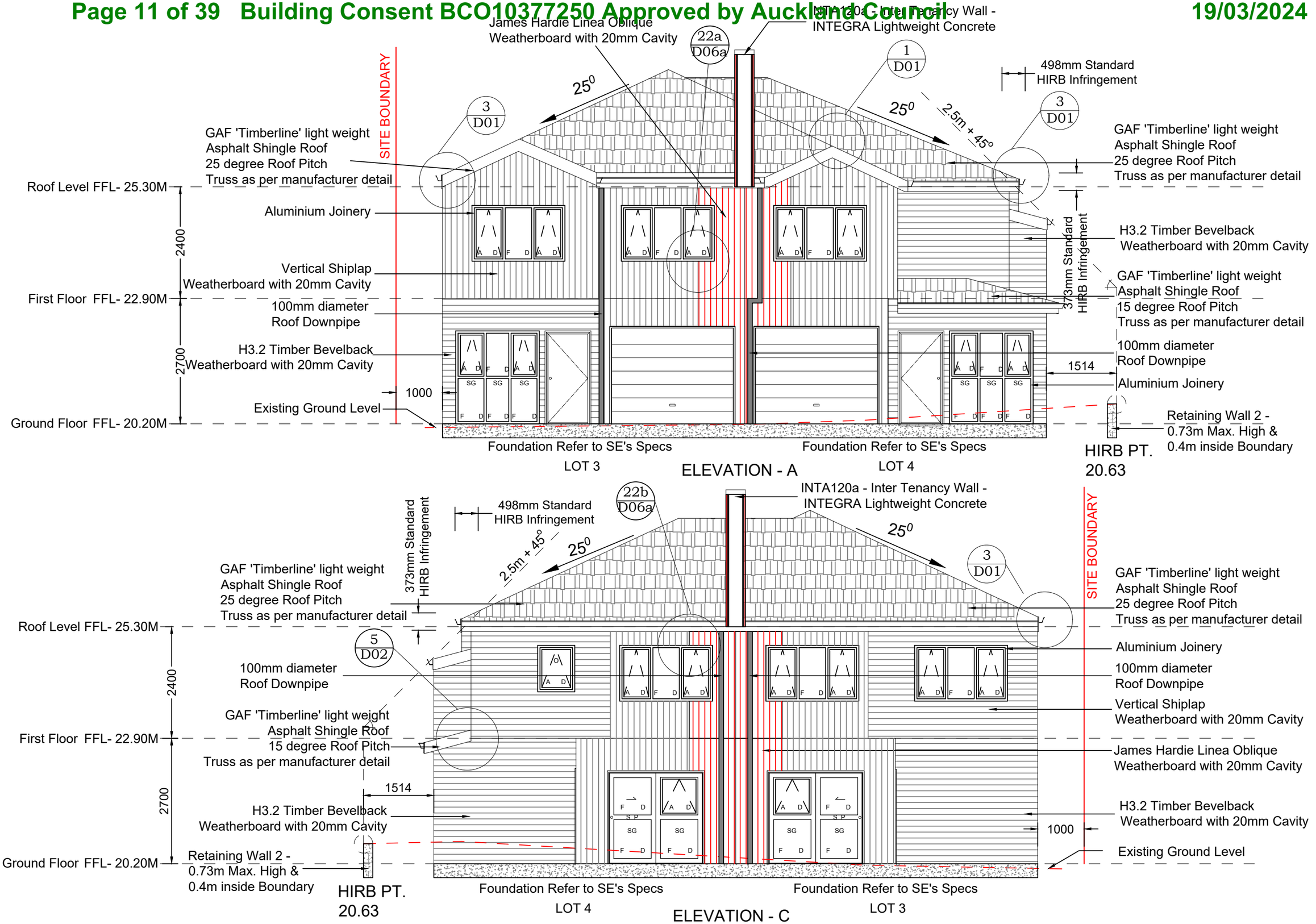
CLIENT
Faith Development LTD

TITLE
Proposed Floor Roof Plan

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

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

Rev	Rev.Date	Description
1	13-02-24	RFI - 1
PROJECT No		SHEET No
		A08 R1



One Stop Development Consultants
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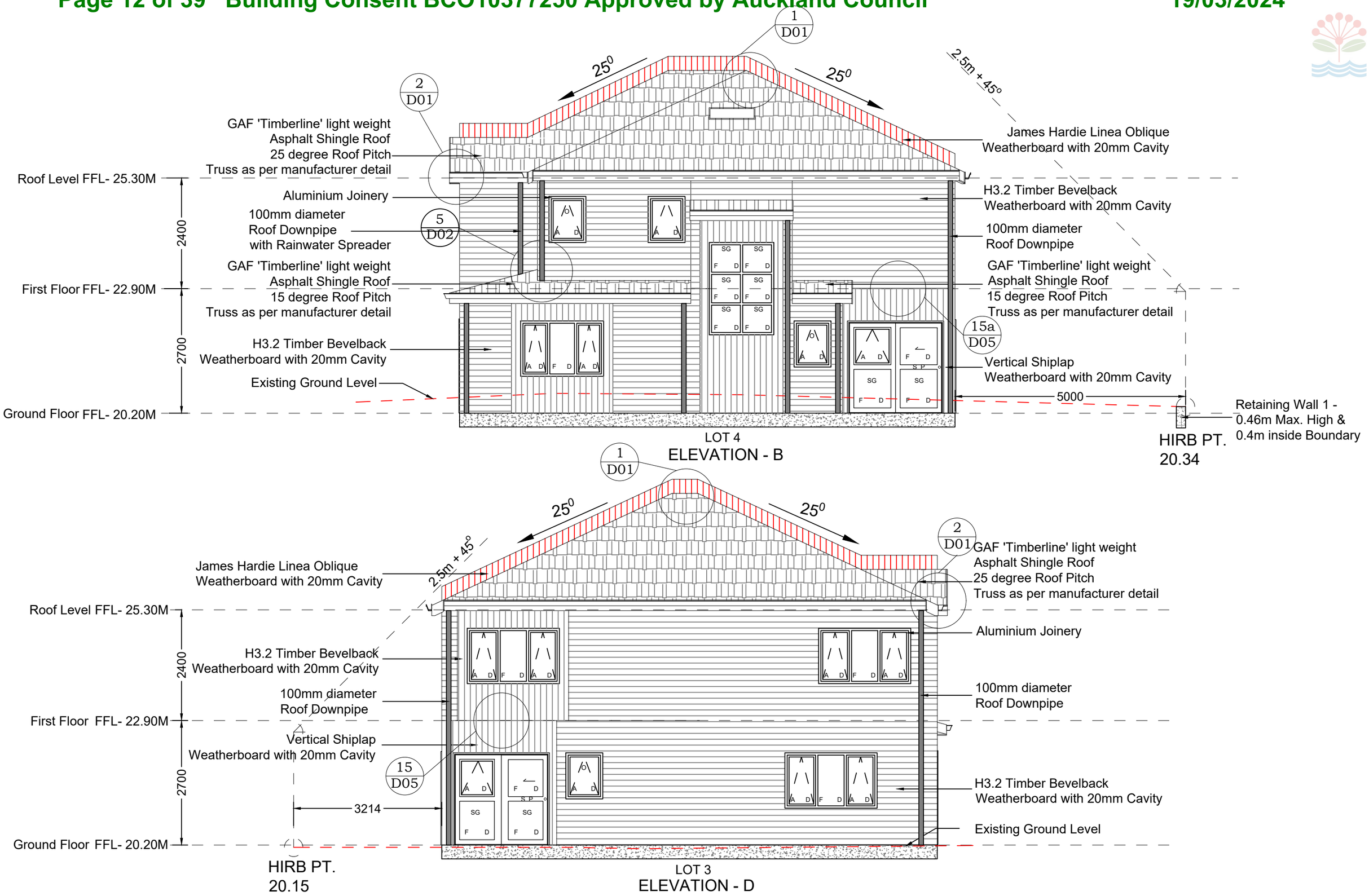
CLIENT
Faith Development LTD

TITLE
Elevations A & C

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
		A09 R2



One Stop Development Consultants
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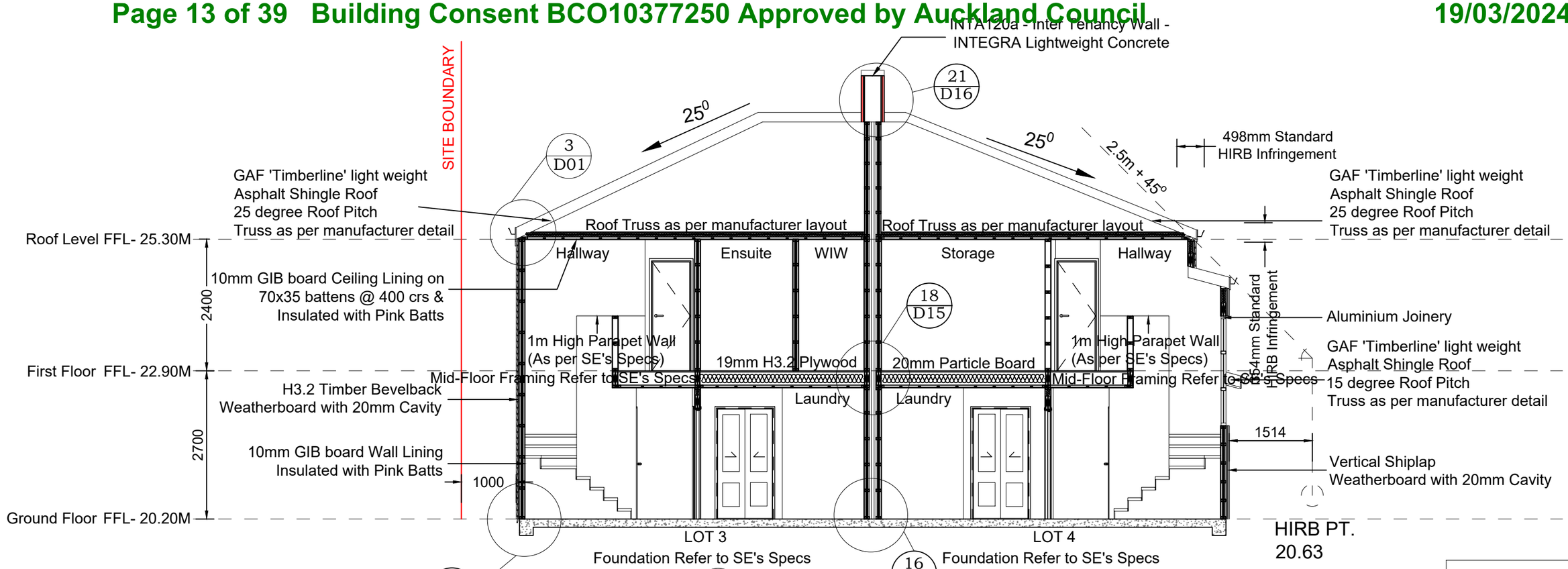
CLIENT
Faith Development LTD

TITLE
Elevations B & D

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
		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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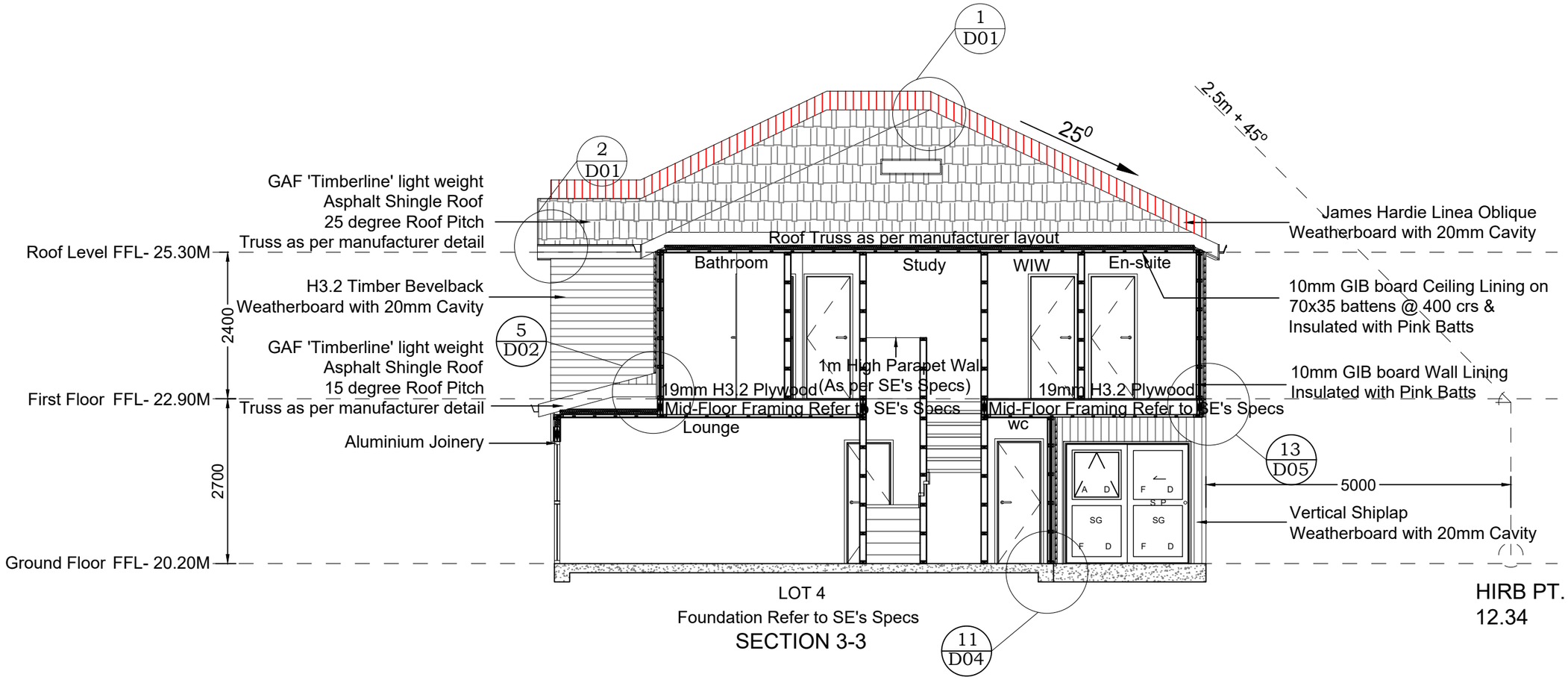
Faith Development LTD

TITLE
Sections 1-1 & 2-2

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

DRAWN BY	SCALE
MT	1:75 @ A3
CHECKED BY	DATE
SP	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
		A11 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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CLIENT
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TITLE
Sections 3-3

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

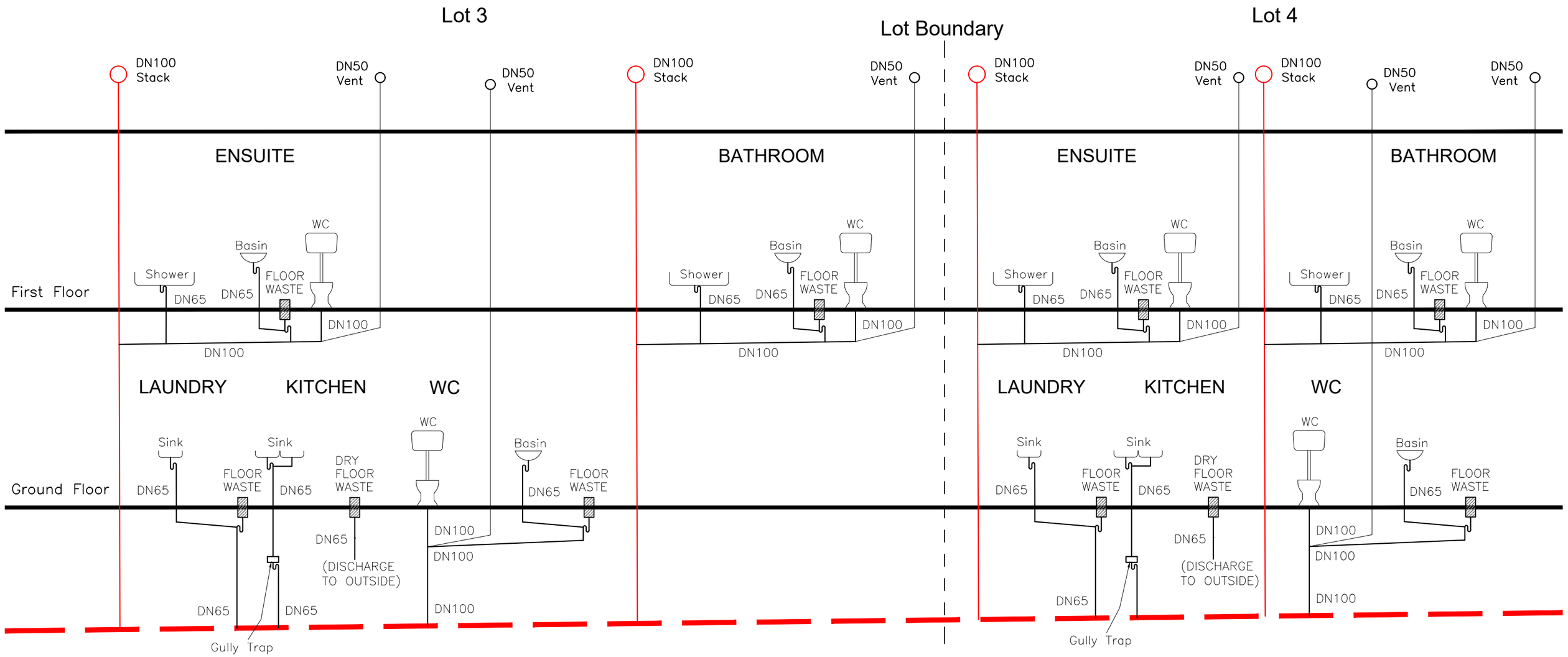
Rev	Rev.Date	Description
1	13-02-24	RFI - 1
2	04-03-24	RFI - 2
PROJECT No		SHEET No
		A12 R2

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.



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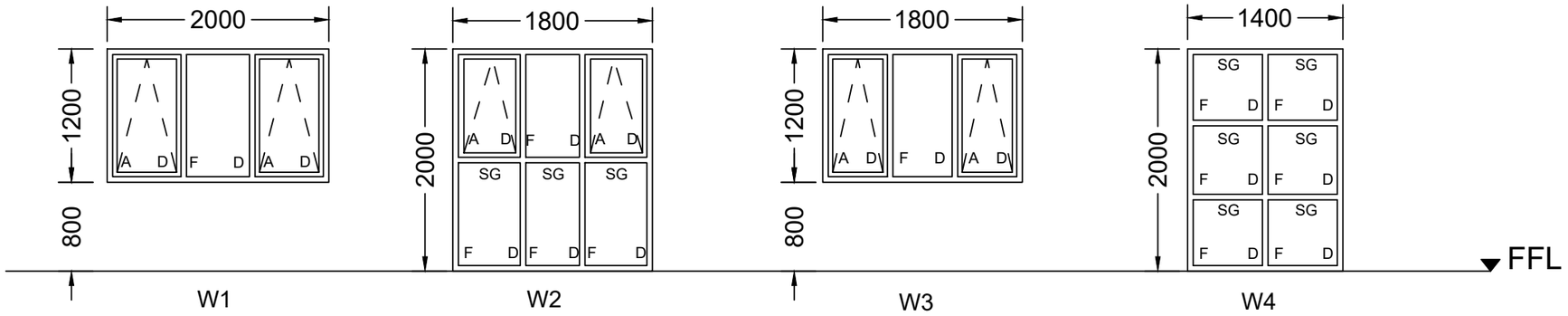
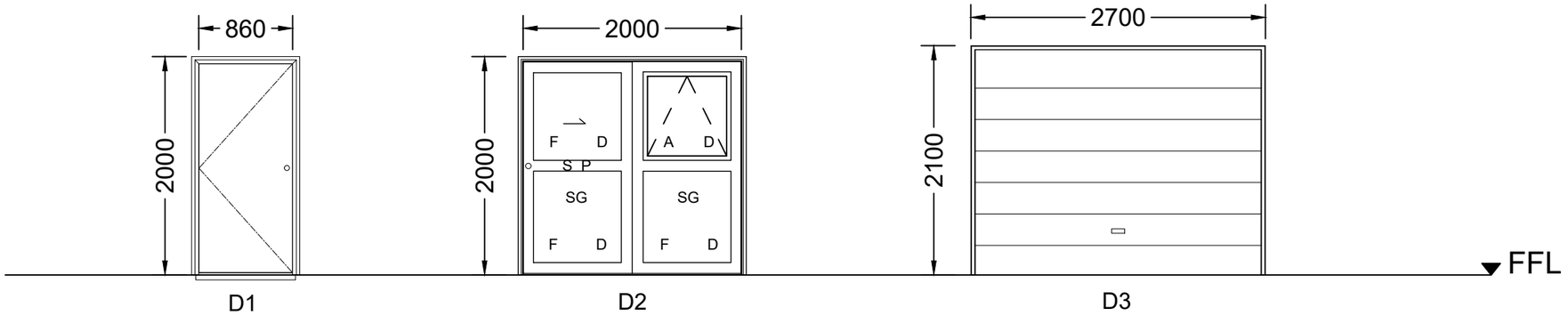
TITLE
Plumbing Schematic

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
PROJECT No		SHEET No
		A13 R1





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 require Window Restrictors with maximum 100mm opening.

Windows / Doors Schedule

Type	Size (W x H)	Glazing	Qty.
W1	2000 x 1200	Double	09
W2	1800 x 2000	Double	02
W3	1800 x 1200	Double	01
W4	1400 x 2000	Double	01
W5	800 x 1200	Double	01
W6	800 x 1000	Double	04
			Total : 18
D1	860 x 2000	Door	02
D2	2000 x 2000	Ranch Slider	04
D3	2700 x 2100	Garage	02
			Total : 08

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CLIENT
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TITLE
Aluminium Windows & Doors Schedule

PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papakowhai, 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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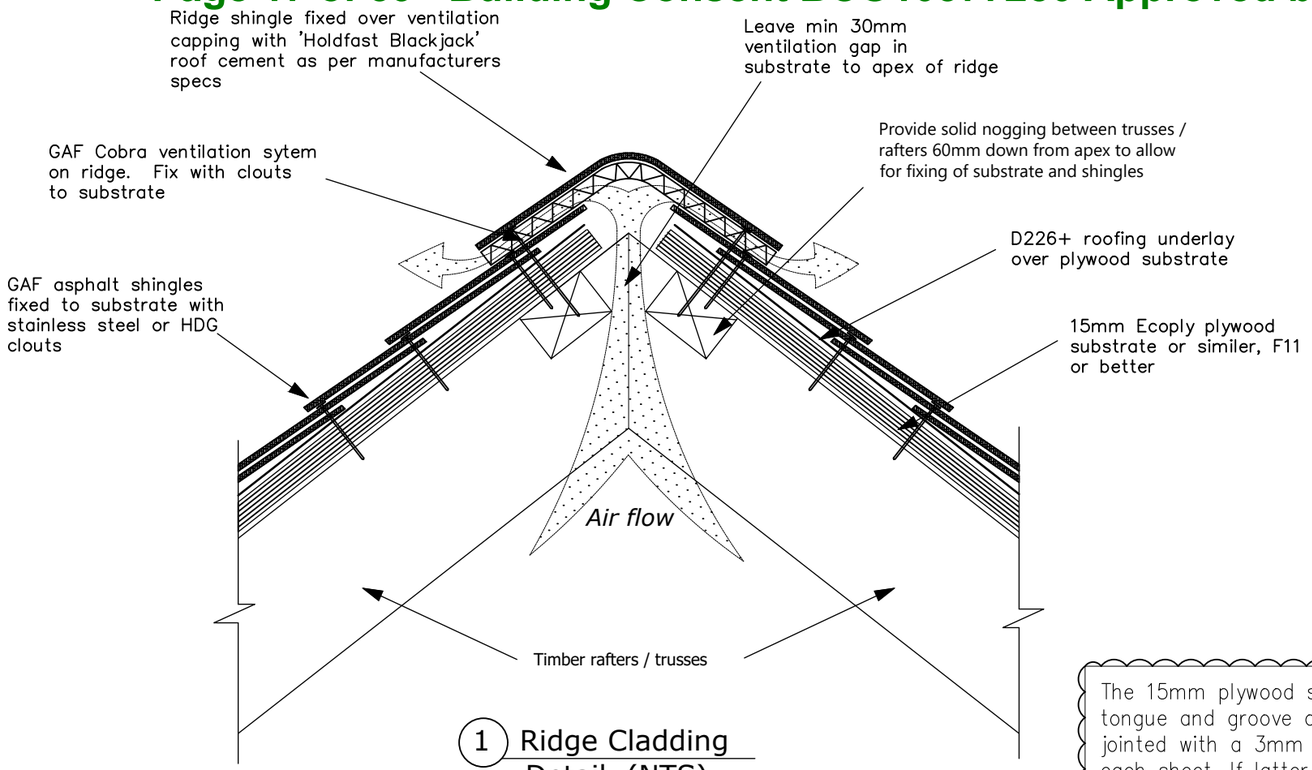
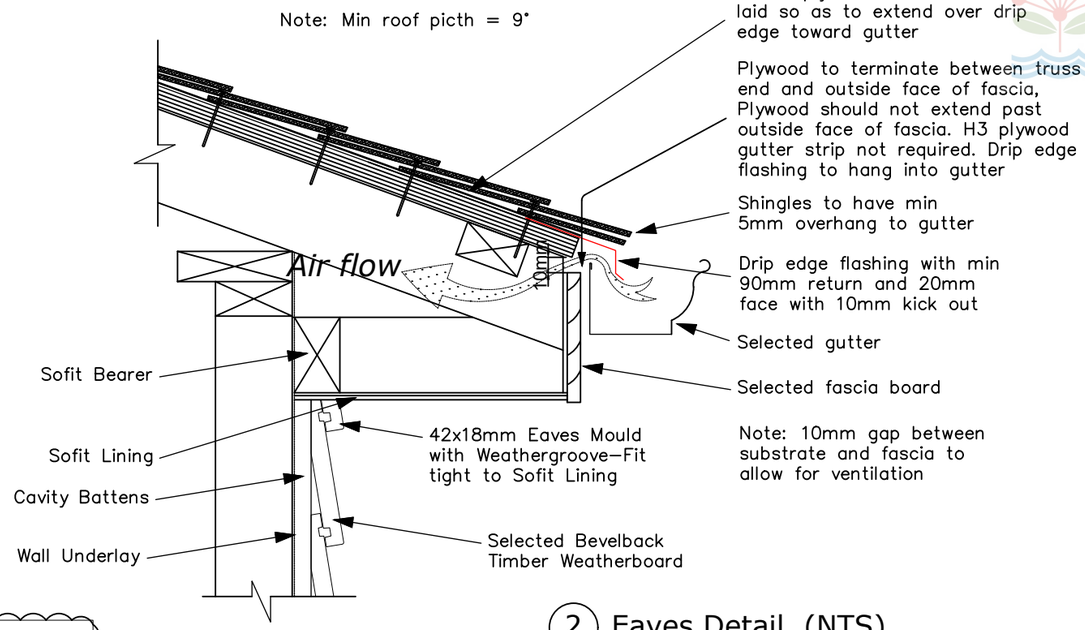
PROJECT No		SHEET No
		A14 R1

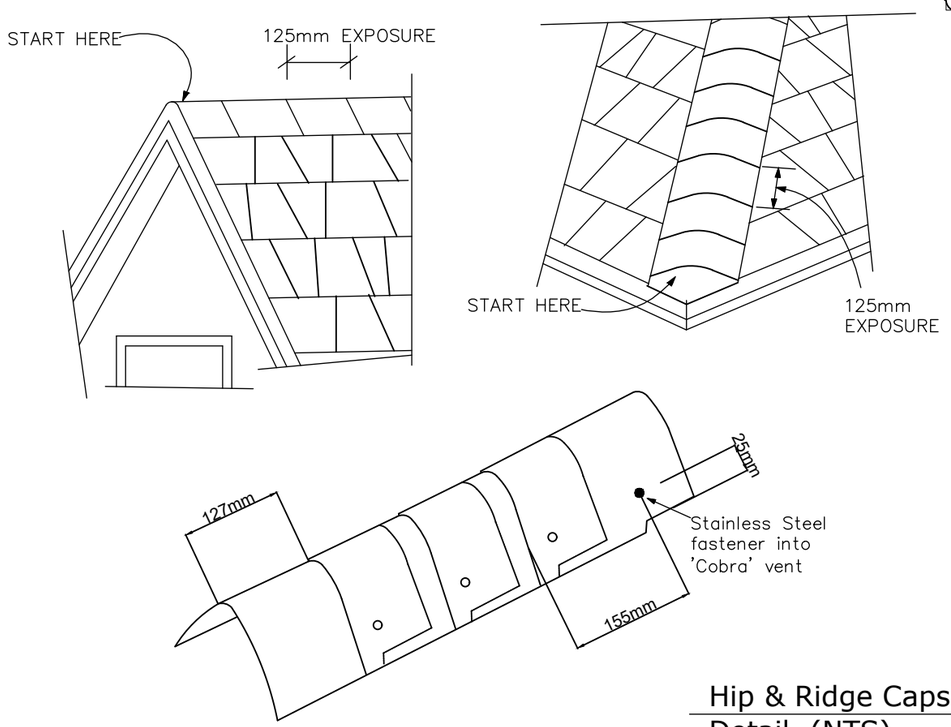


1 Ridge Cladding Detail (NTS)

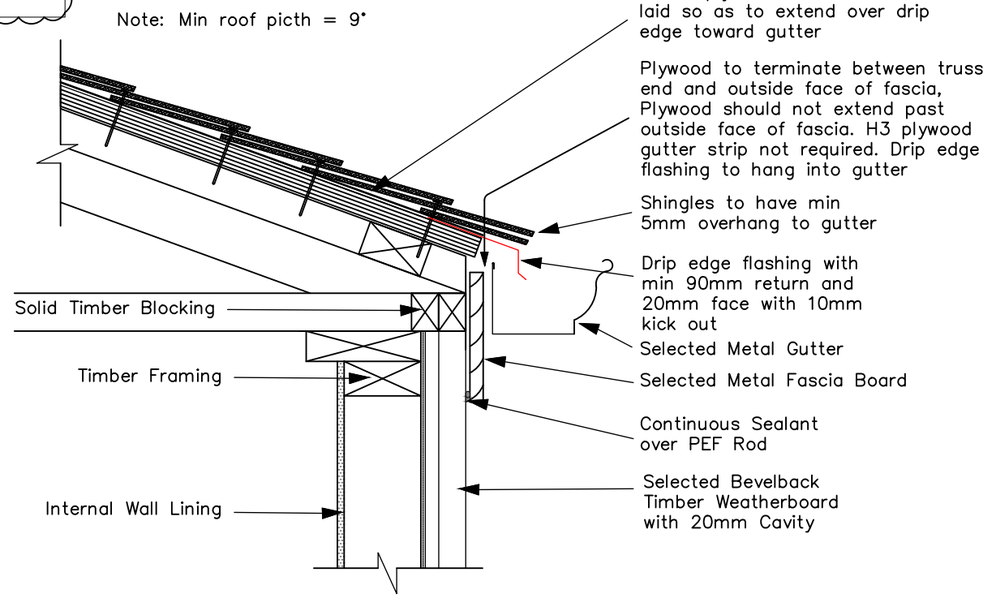
The 15mm plywood substrate tongue and groove or but jointed with a 3mm gap between each sheet. If latter is used, provide 90x45 (on flat) nogging to all sheet edges.



2 Eaves Detail (NTS) Bevelback Weatherboard



Hip & Ridge Caps Detail (NTS)



3 Eaves Detail - No Overhang (NTS) Horizontal Weatherboard

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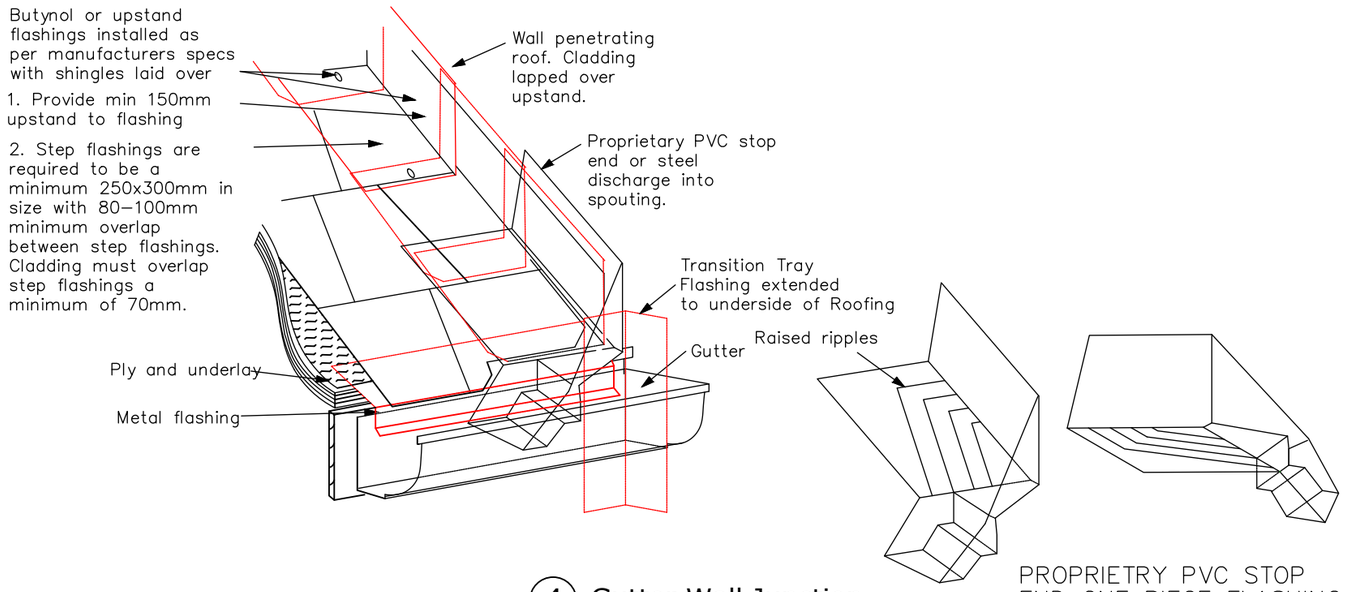
CLIENT
Faith Development LTD

TITLE
Roof Details 01

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

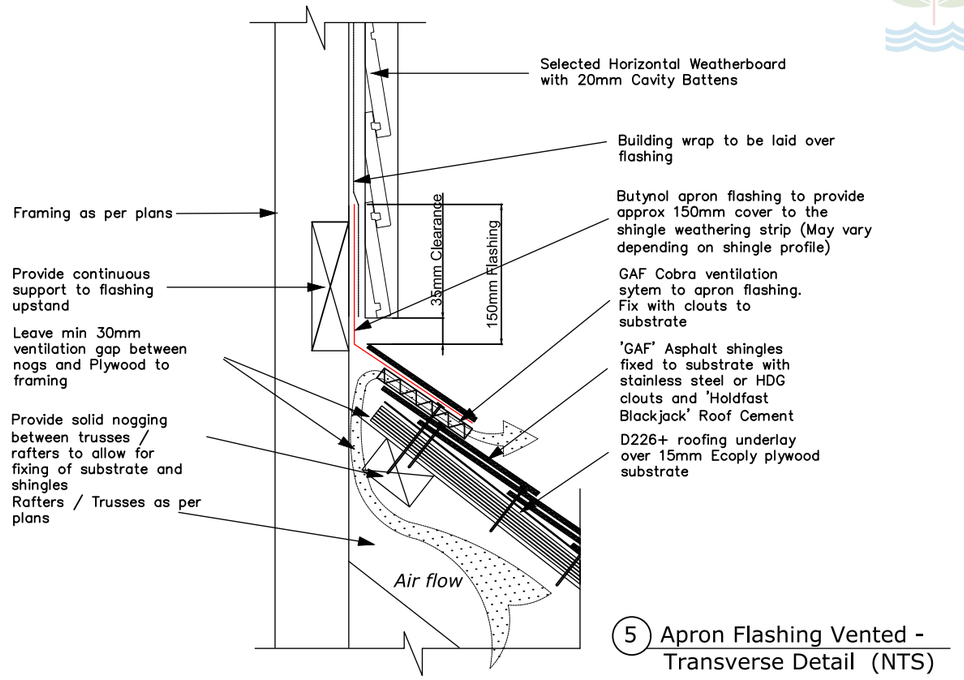
DRAWN BY	SCALE
MT	NTS
CHECKED BY	DATE
SP	24/12/2021
DP	LOT
77211	92

Rev	Rev.Date	Description
1	13-02-24	RFI - 1
PROJECT No		SHEET No
		D01 R1

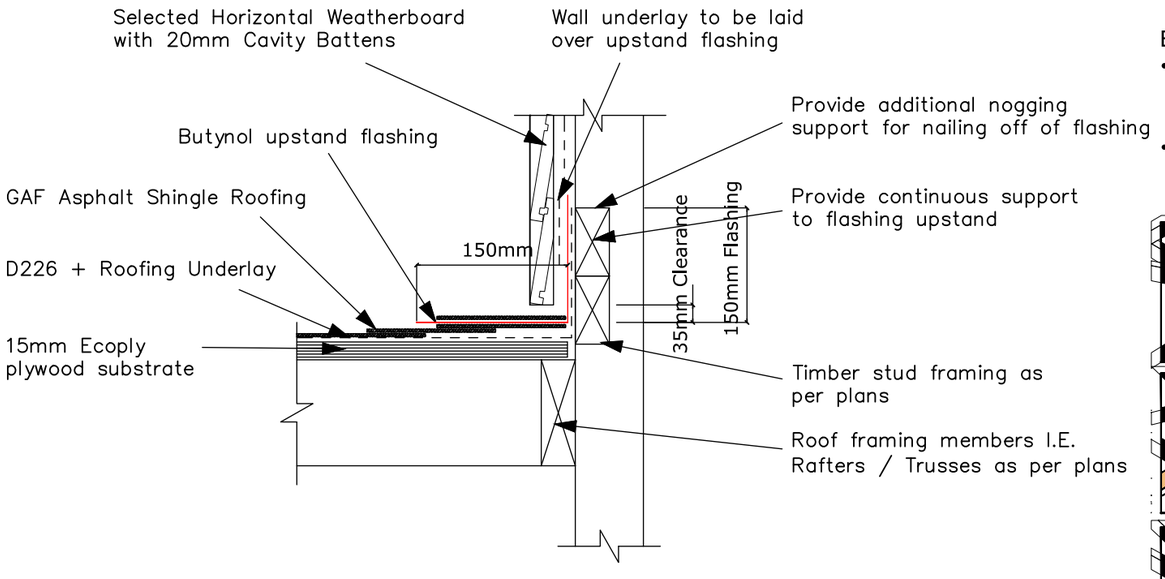


4 Gutter Wall Junction Detail (NTS)

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

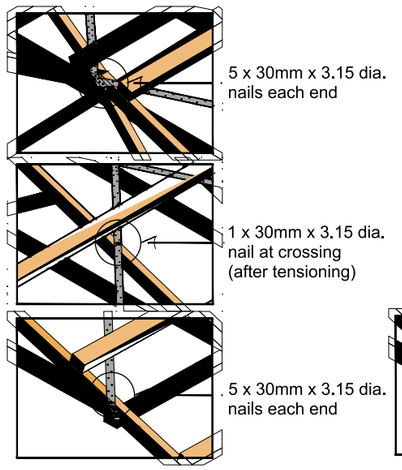
i) ROOF PLANE BRACE

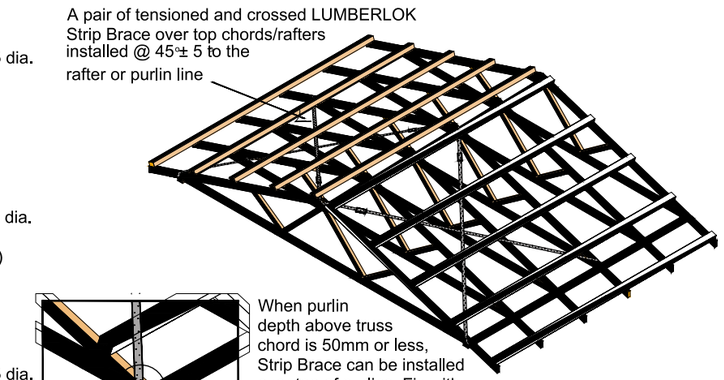
Each roof plane brace can be:

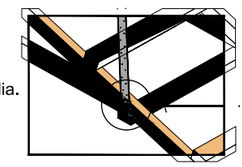
- A hip or valley rafter running continuously from ridge to the top plate in accordance with Clauses 10.2.1.3.2 or 10.2.1.3.3 NZS 3604:2011.

OR

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

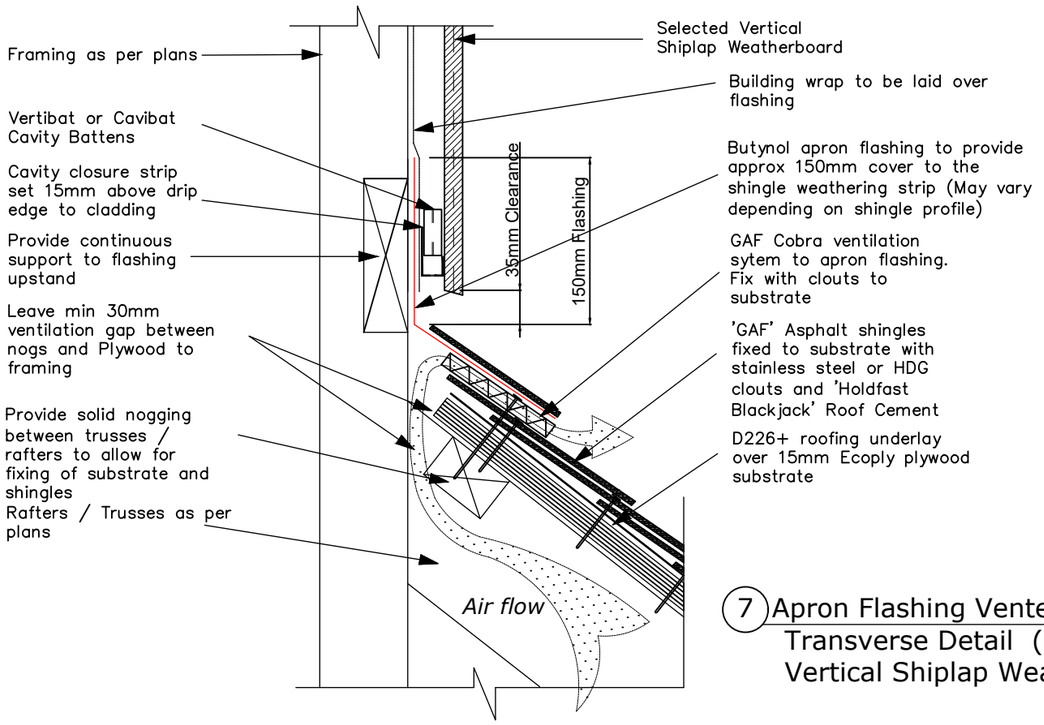




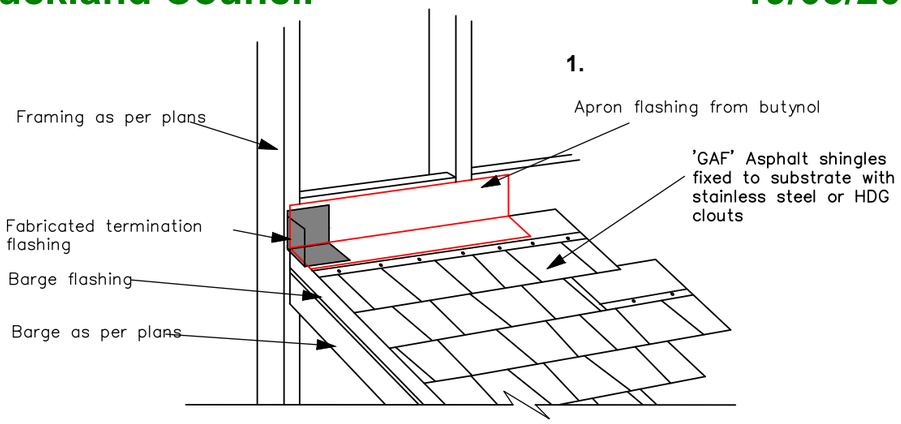


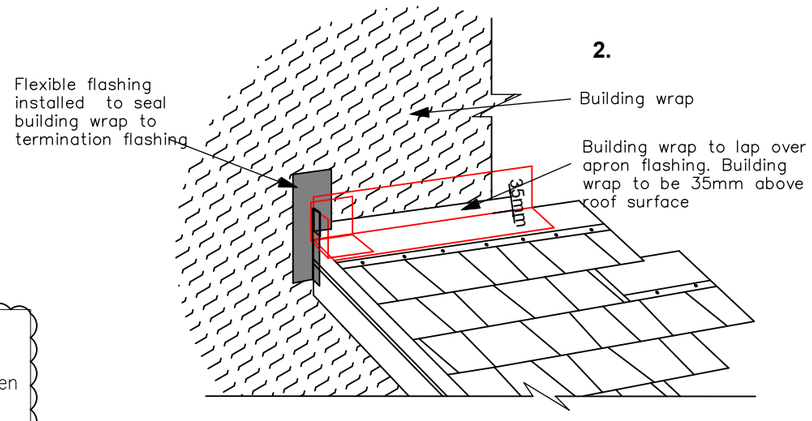
When purlin depth above truss chord is 50mm or less, Strip Brace can be installed over top of purlins. Fix with 1 x 30mm x 3.15 dia. nail at the purlin closest to the rafter/truss crossing

One Stop Development Consultants Consent to Construction		CLIENT Faith Development LTD	TITLE Roof Details 02	PROJECT Proposed Subdivision at 21 Caringbah Drive, Papakowhai, 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 D02 R1	



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

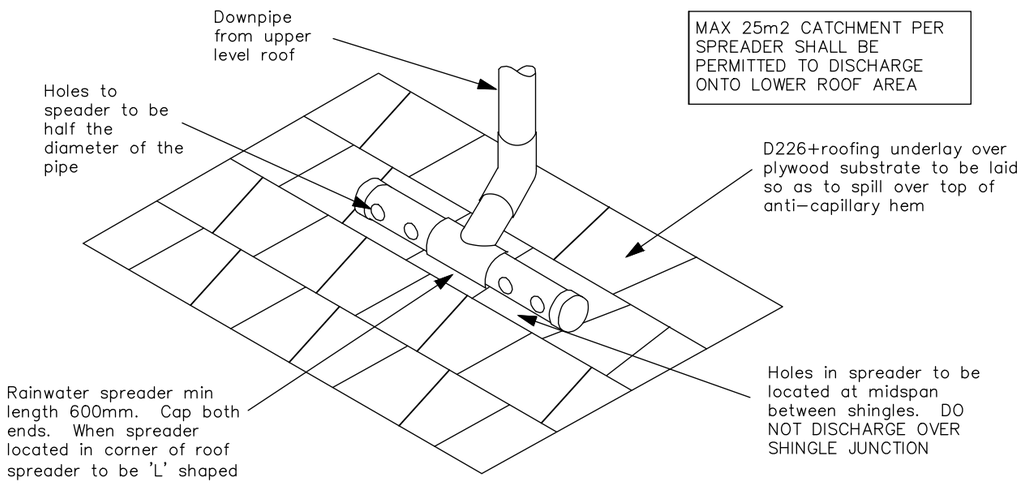




The 15mm plywood substrate tongue and groove or but jointed with a 3mm gap between each sheet. If latter is used, provide 90x45 (on flat) nogging to all sheet edges.

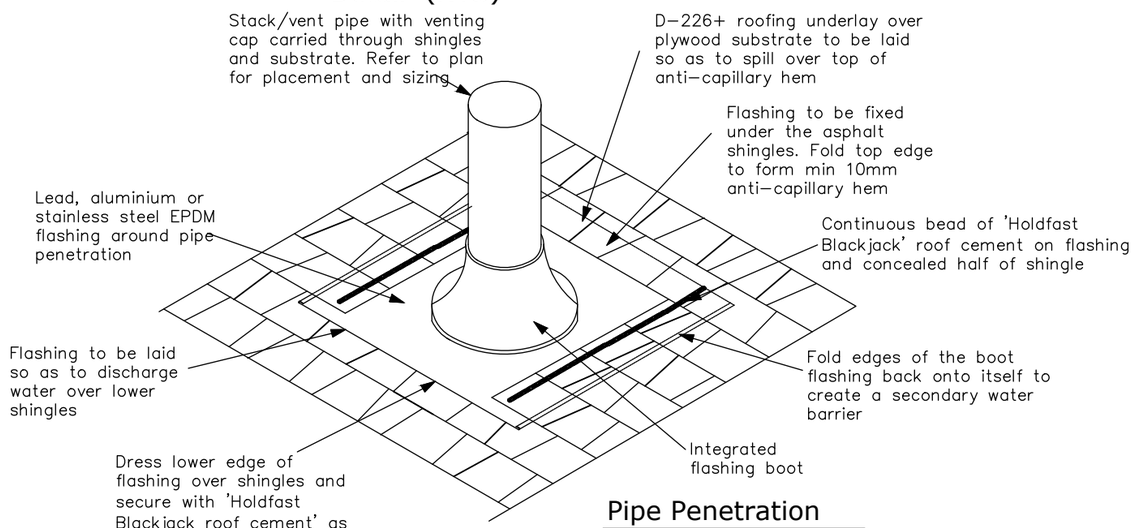
Down pipe spreaders are critical for water discharge onto the shingle roof

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



Rainwater Spreader Detail (NTS)

8 Barge Wall Junction Detail (NTS)



Pipe Penetration Detail (NTS)

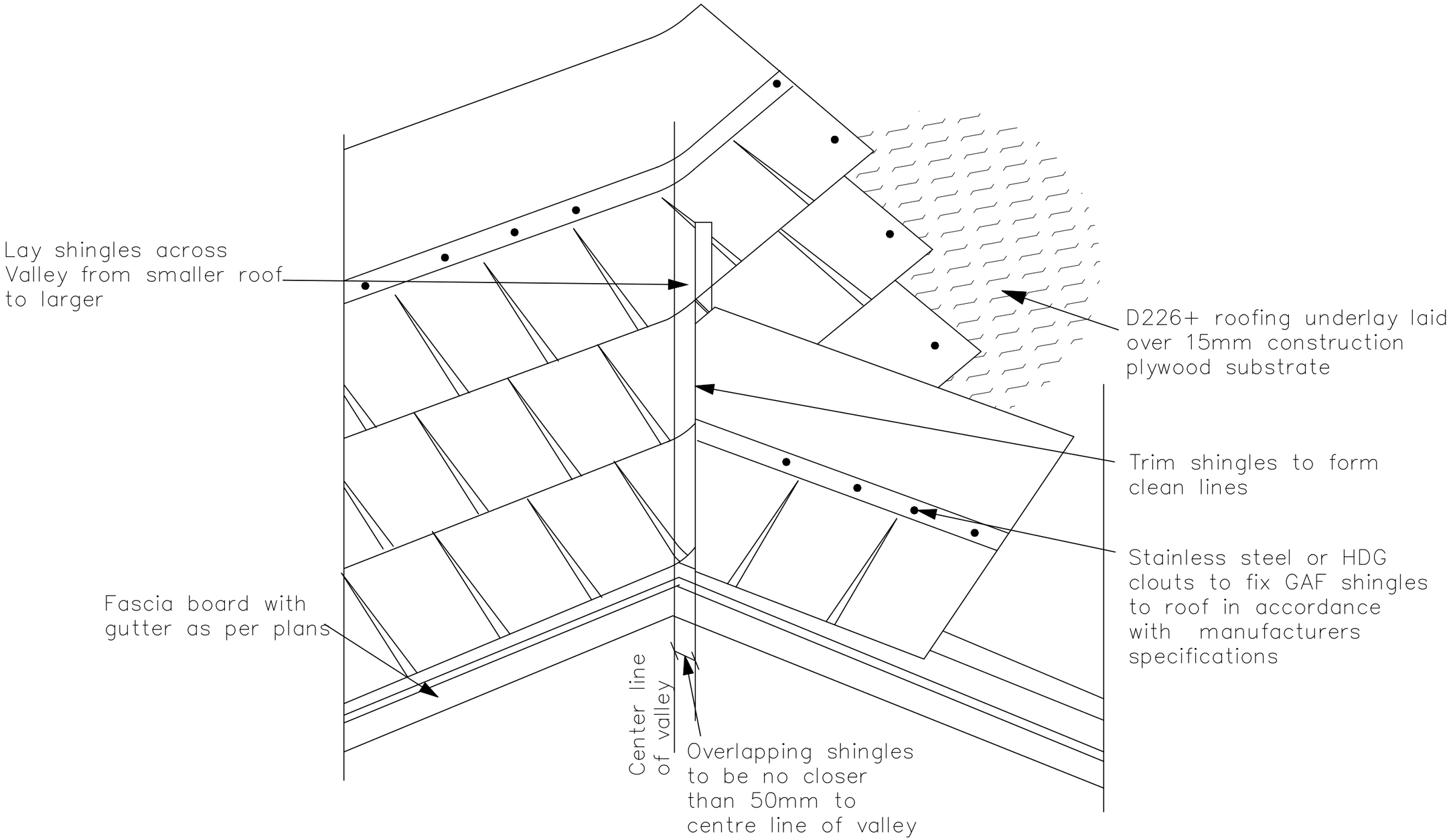
CLIENT: Faith Development LTD

TITLE: Roof Details 03

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

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

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



GAF Asphalt Shingles
Detail - Valley cladding (NTS)

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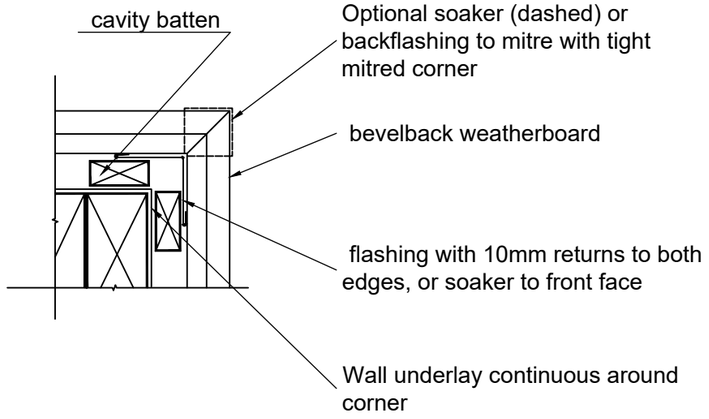
CLIENT
Faith Development LTD

TITLE
Roof Details 04

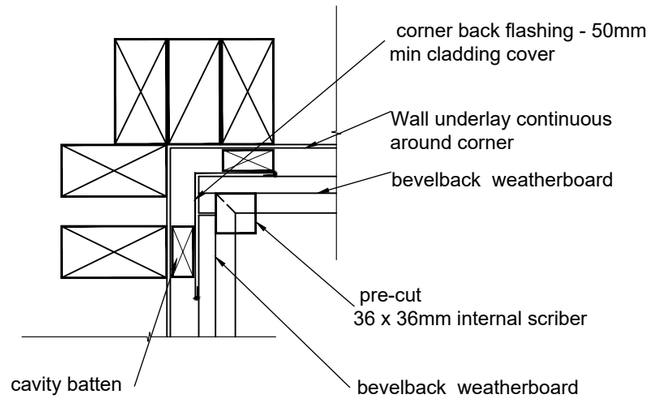
PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papakoura, Auckland 2025

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

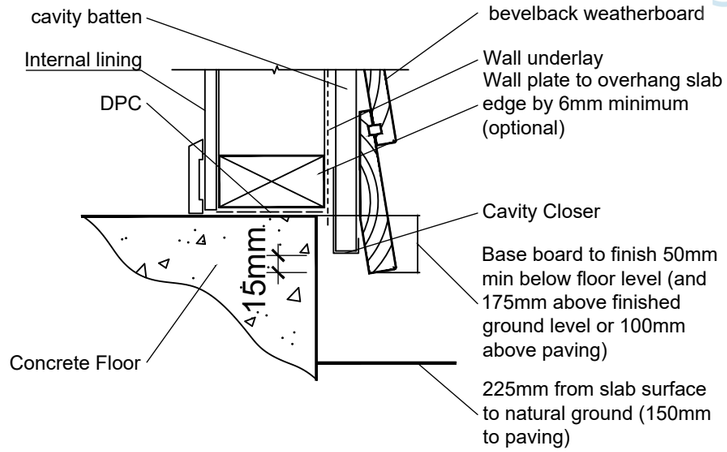
Rev	Rev.Date	Description
PROJECT No		SHEET No
		D03a



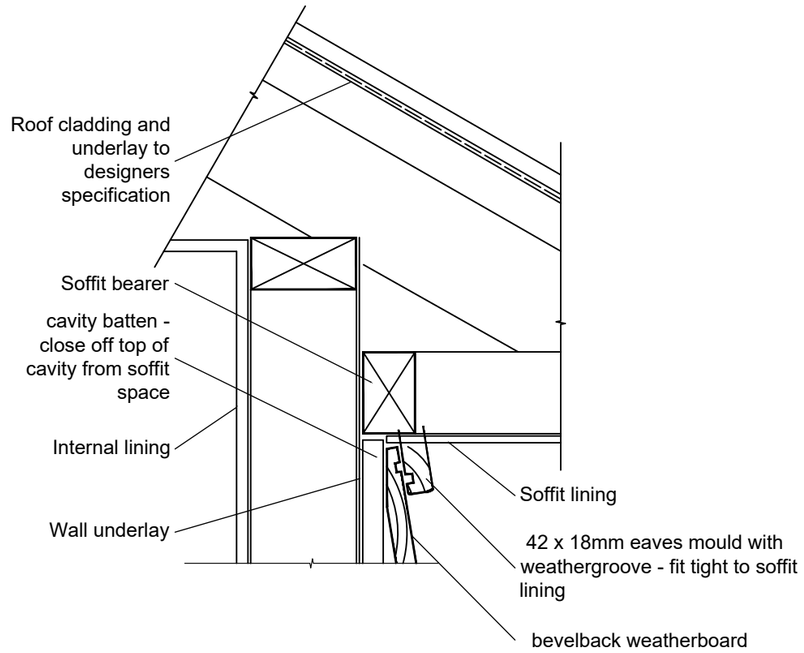
9 Bevelback Weatherboard External Corner



10 Bevelback Weatherboard Internal Corner

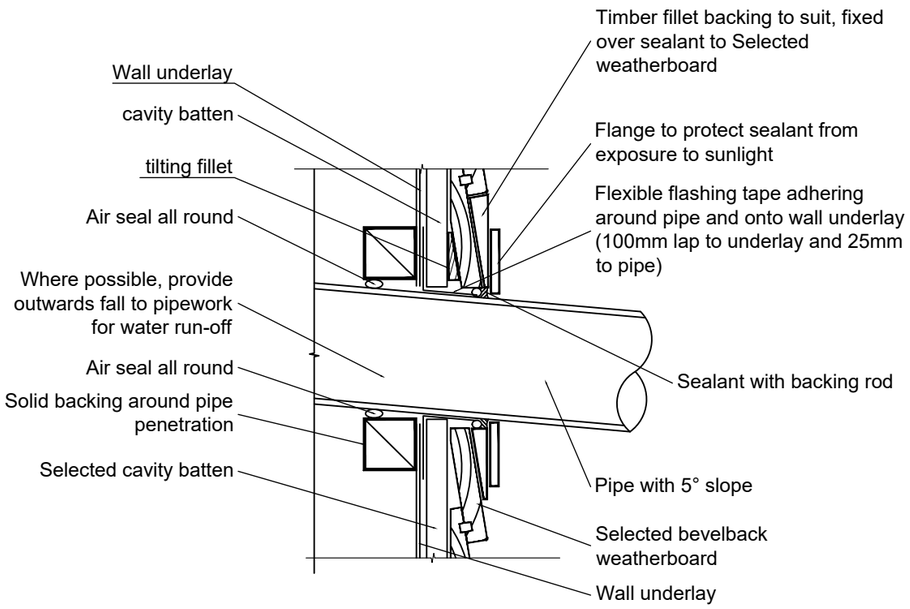


11 Bevelback Weatherboard - Cavity - Base of Wall Concrete Floor



12 Bevelback weatherboard eaves with flat soffit

Scale 1:5



Bevelback Weatherboard Pipe Penetration

Scale 1:5

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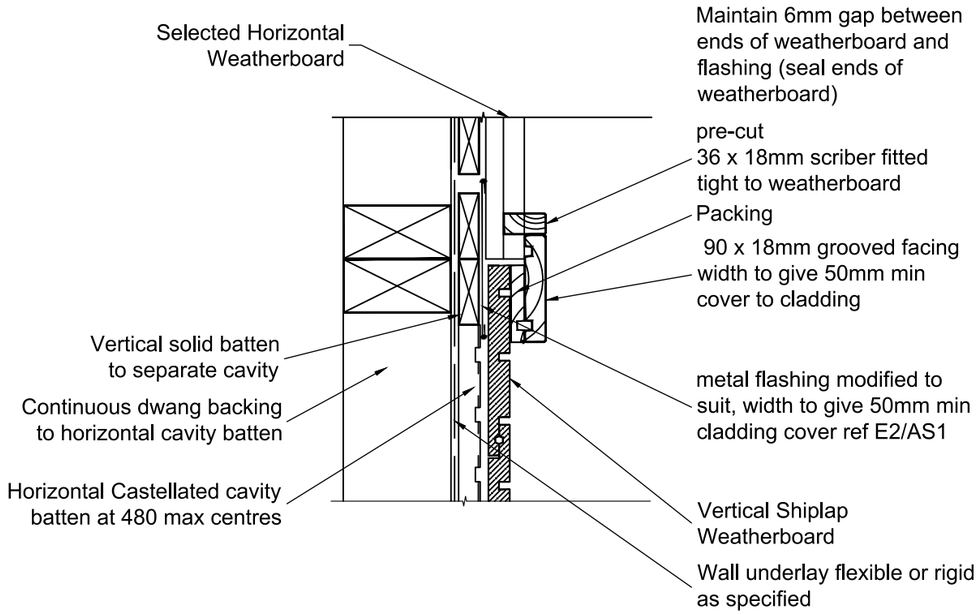
CLIENT
Faith Development LTD

TITLE
Junction Details 01

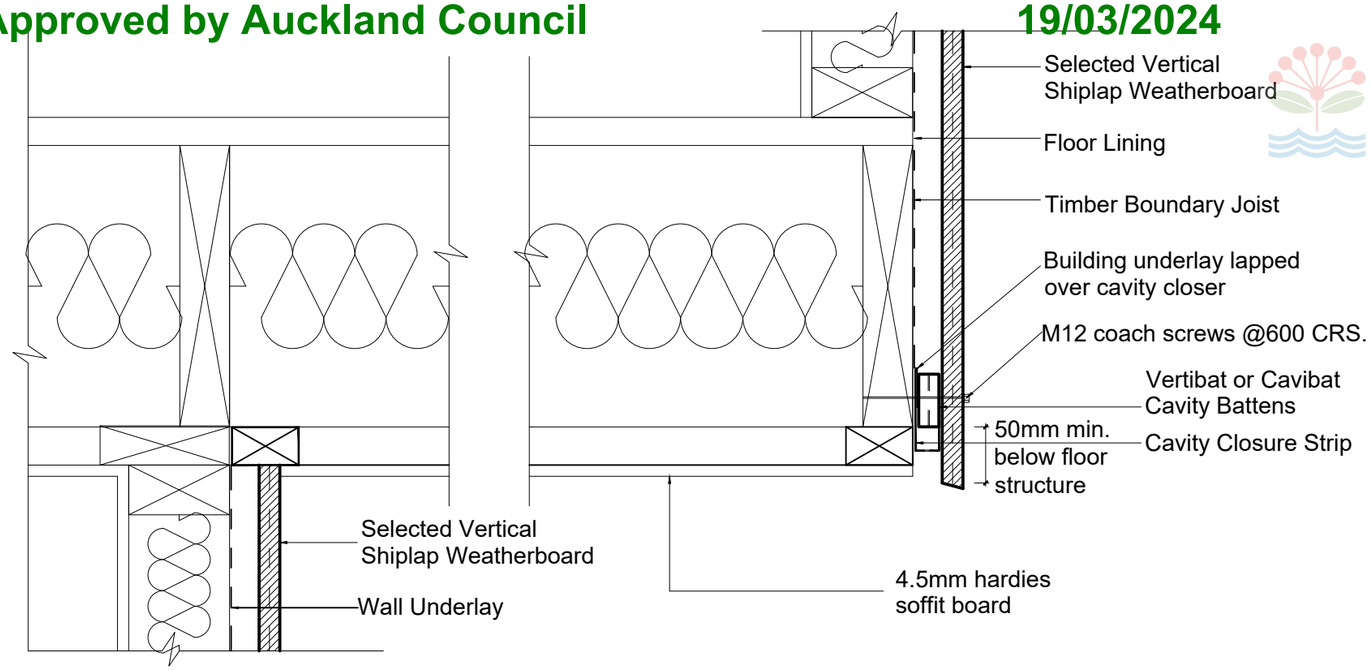
PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papakowhai, Auckland 2025

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

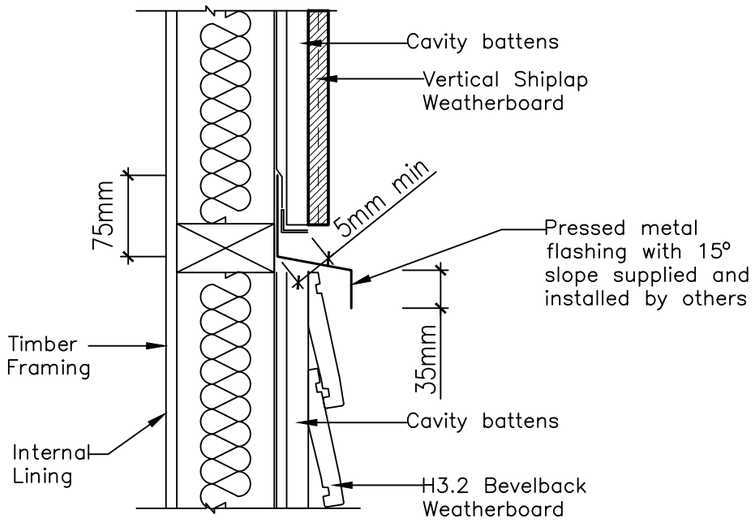
Rev	Rev.Date	Description
PROJECT No		SHEET No
		D04



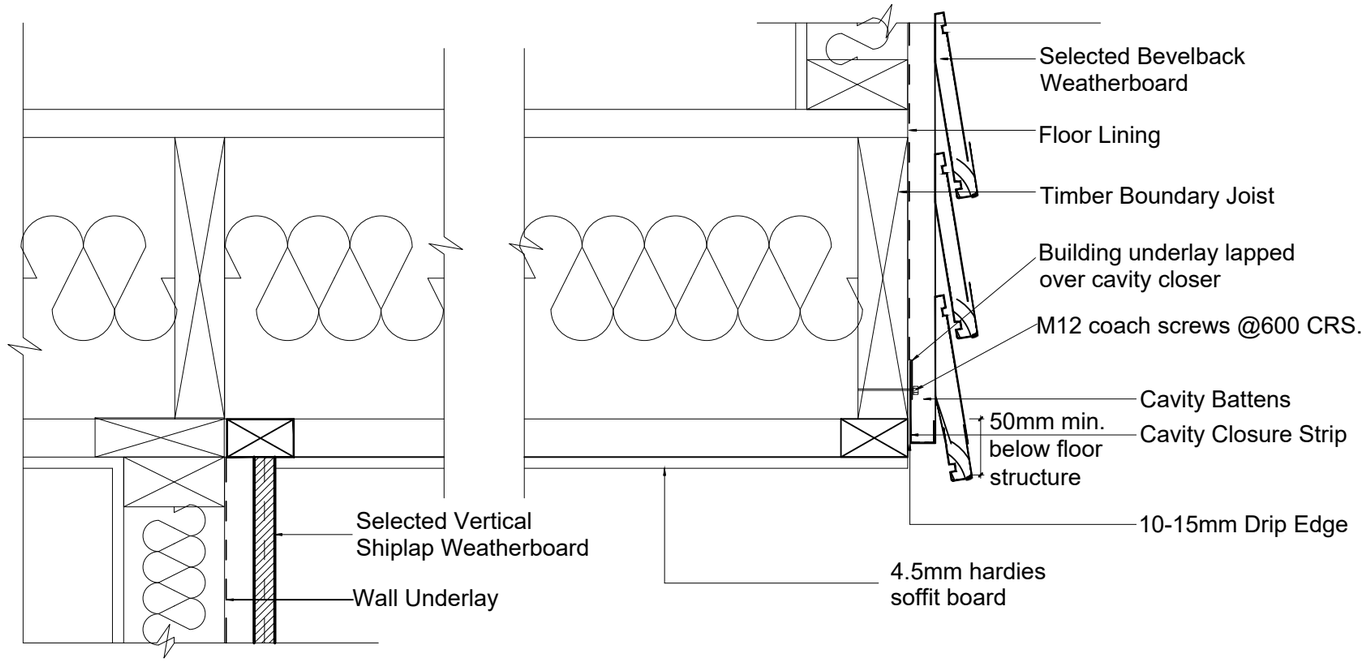
13 Horizontal Weatherbaord & Vertical Shiplap Weatherboard – Vertical Junction Detail



15 Vertical Shiplap Weatherboard – cavity – cantilever



14 Horizontal Weatherbaord & Vertical Shiplap Weatherboard – Horizontal Junction Detail



15a Vertical Shiplap Weatherboard & Bevelback Weatherboard – cavity – cantilever

One Stop Development Consultants
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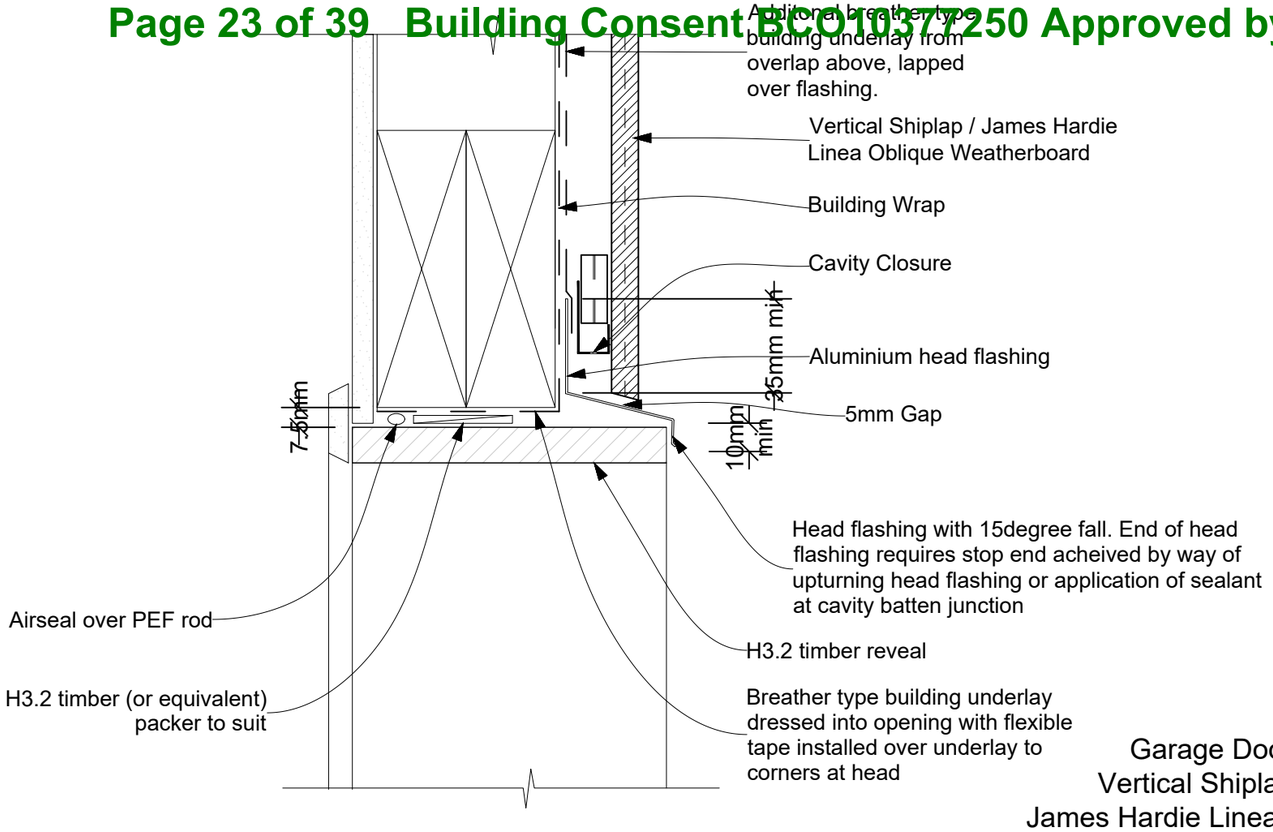
CLIENT
Faith Development LTD

TITLE
Junction Details 02

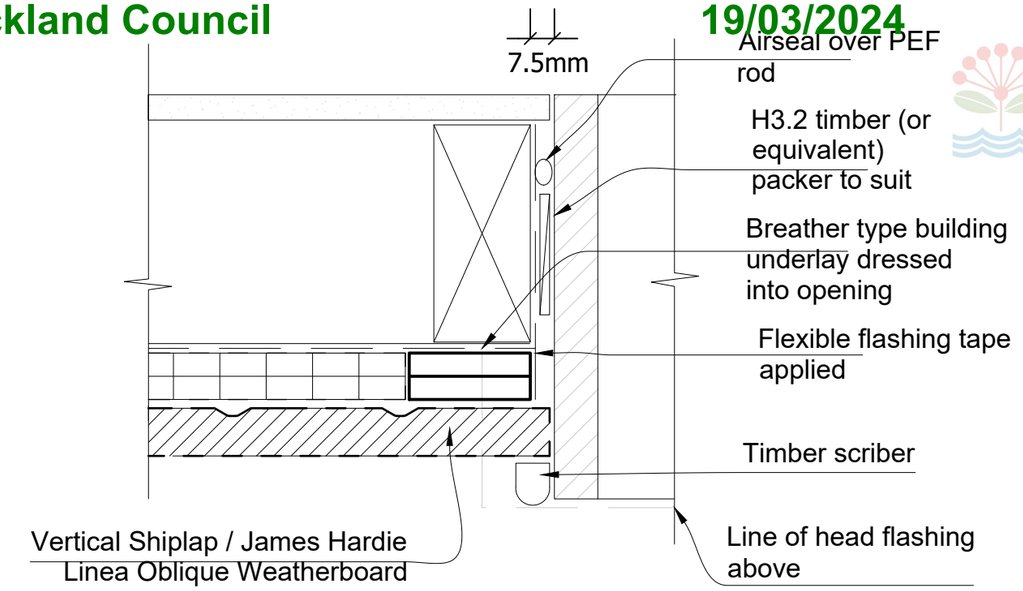
PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papakoroe, Auckland 2025

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

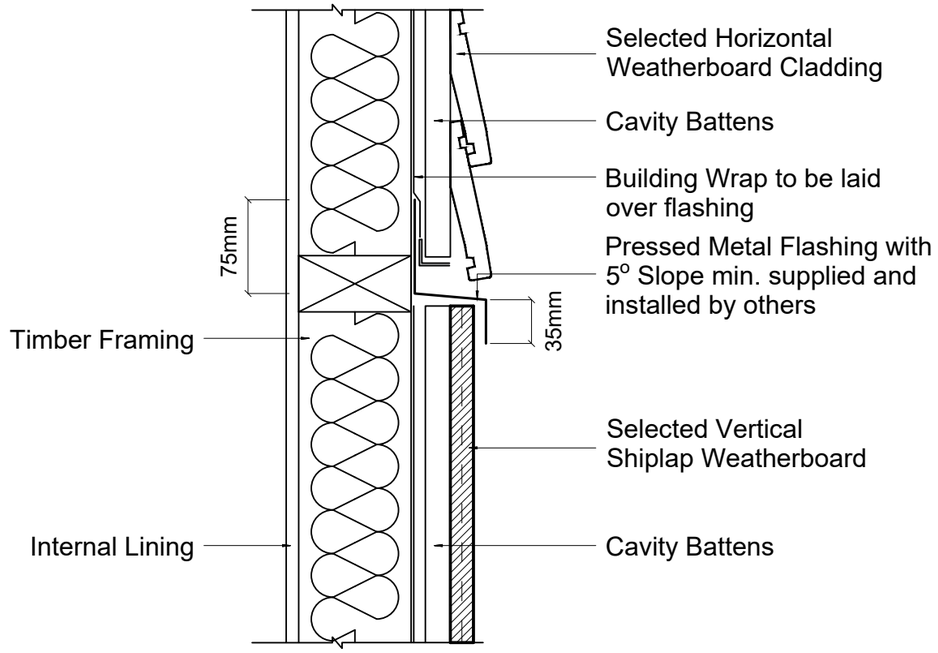
Rev	Rev.Date	Description
1	13-02-24	RFI - 1
PROJECT No		SHEET No
		D05 R1



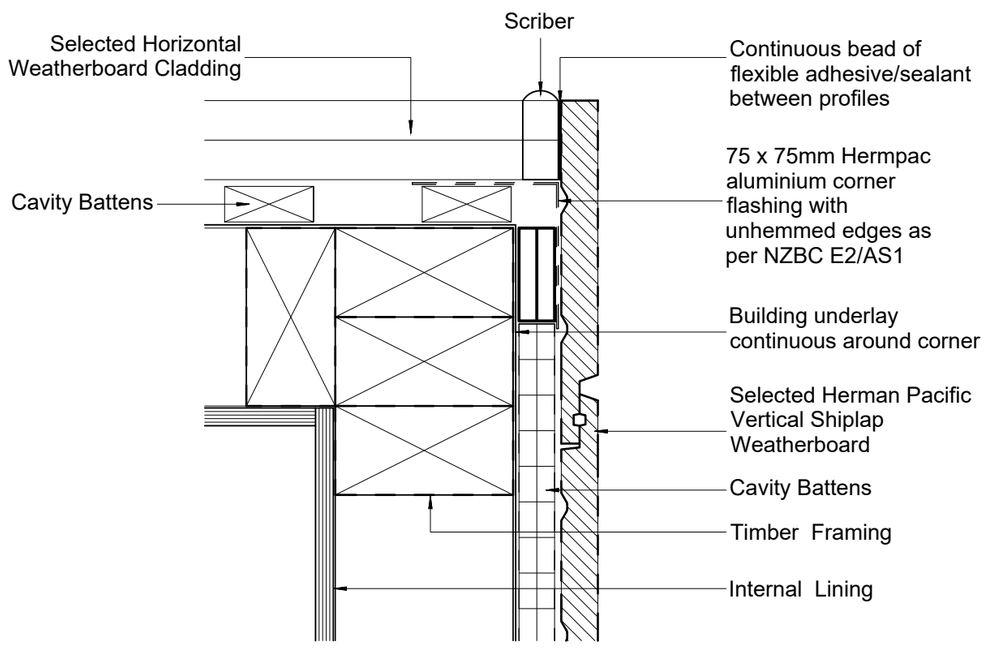
Garage Door - Head Detail
Vertical Shiplap Weatherboard /
James Hardie Linea Oblique Weatherboard



Garage Door - Jamb Detail
Vertical Shiplap Weatherboard /
James Hardie Linea Oblique Weatherboard



Horizontal Weatherboard & Vertical Shiplap Weatherboard
- Horizontal Junction Detail



Vertical Shiplap Weatherboard & Horizontal Weatherboard
- External Corner Junction Detail

One Stop Development Consultants
Consent to Construction

CLIENT
Faith Development LTD

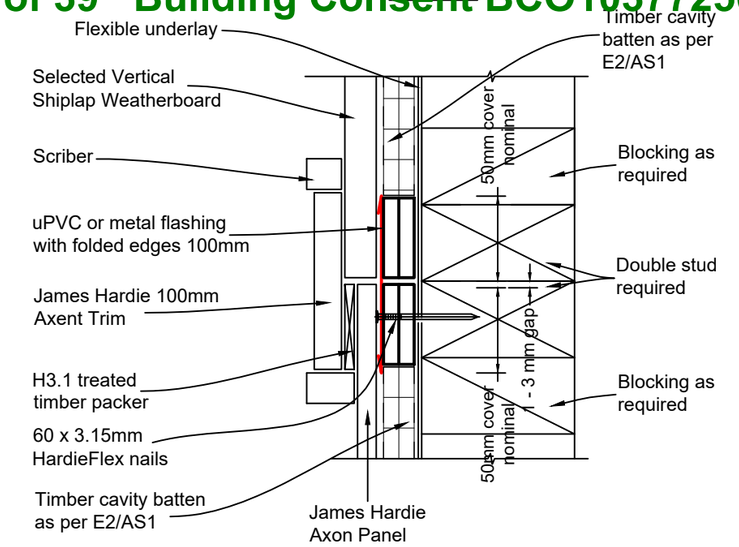
TITLE
Junction Details 03

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

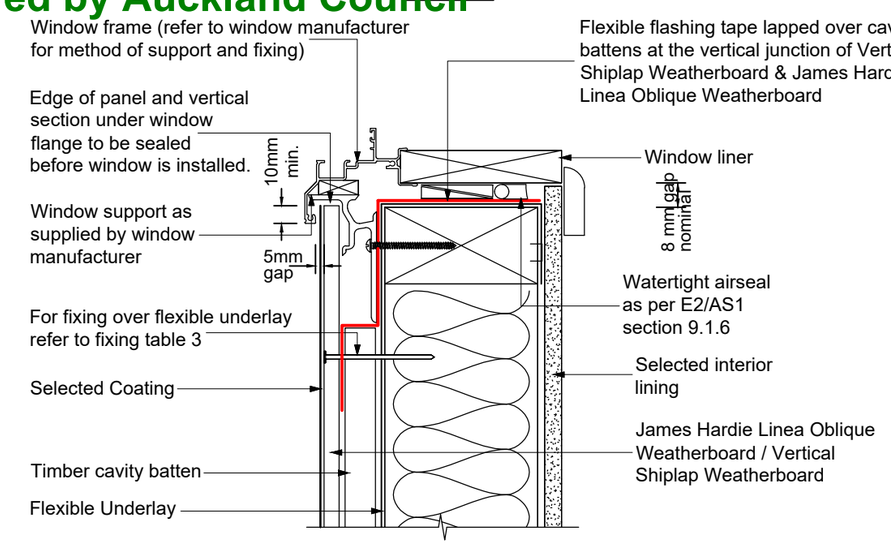
Rev	Rev.Date	Description
1	13-02-24	RFI - 1
2	04-03-24	RFI - 2
PROJECT No		SHEET No
		D06 R2

STEP 1.



VERTICAL JUNCTION BETWEEN
VERTICAL SHIPLAP WEATHERBOARD
AND JAMES HARDIE AXON PANEL

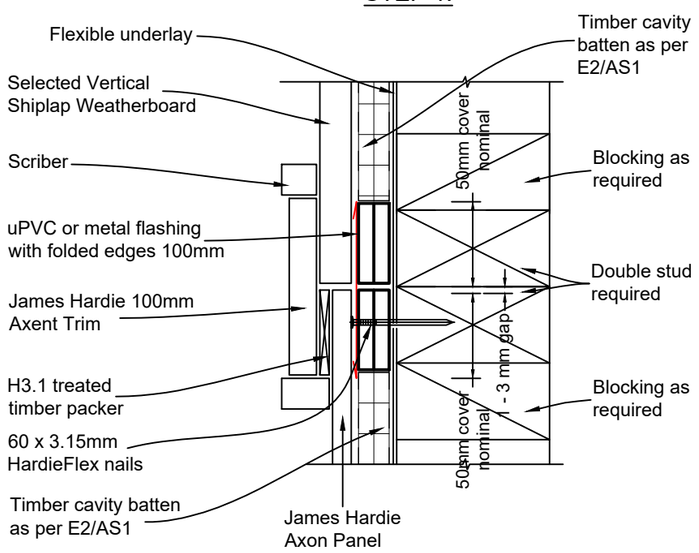
STEP 2.



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

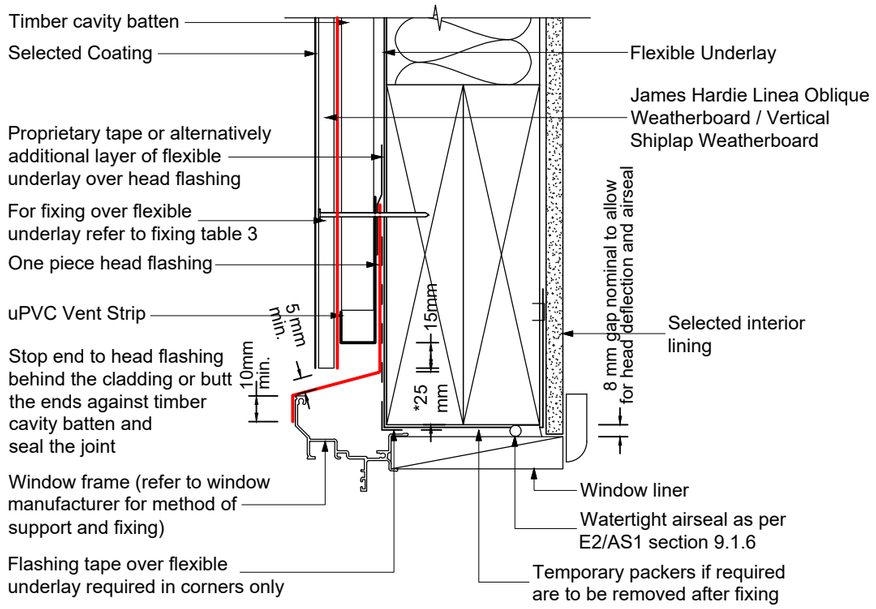
22a JUNCTION DETAIL BETWEEN VERTICAL SHIPLAP WEATHERBOARD;
JAMES HARDIE LINEA OBLIQUE WEATHERBOARD & WINDOW SILL

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
Consent to Construction

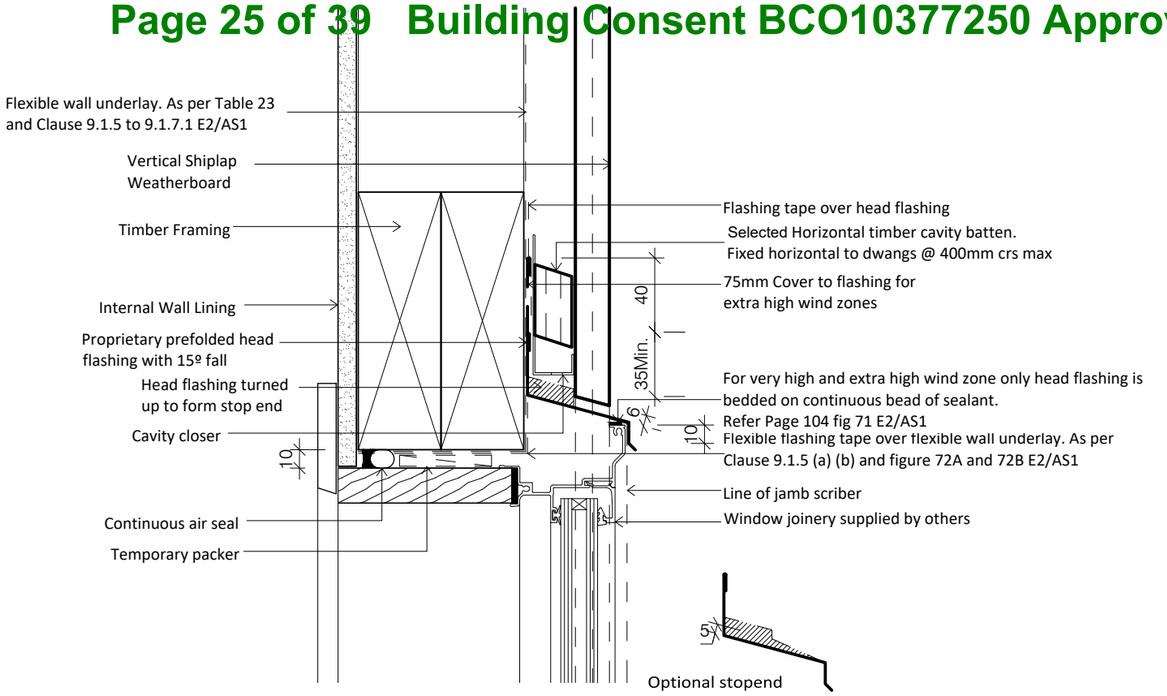
CLIENT
Faith Development LTD

TITLE
Junction Details 04

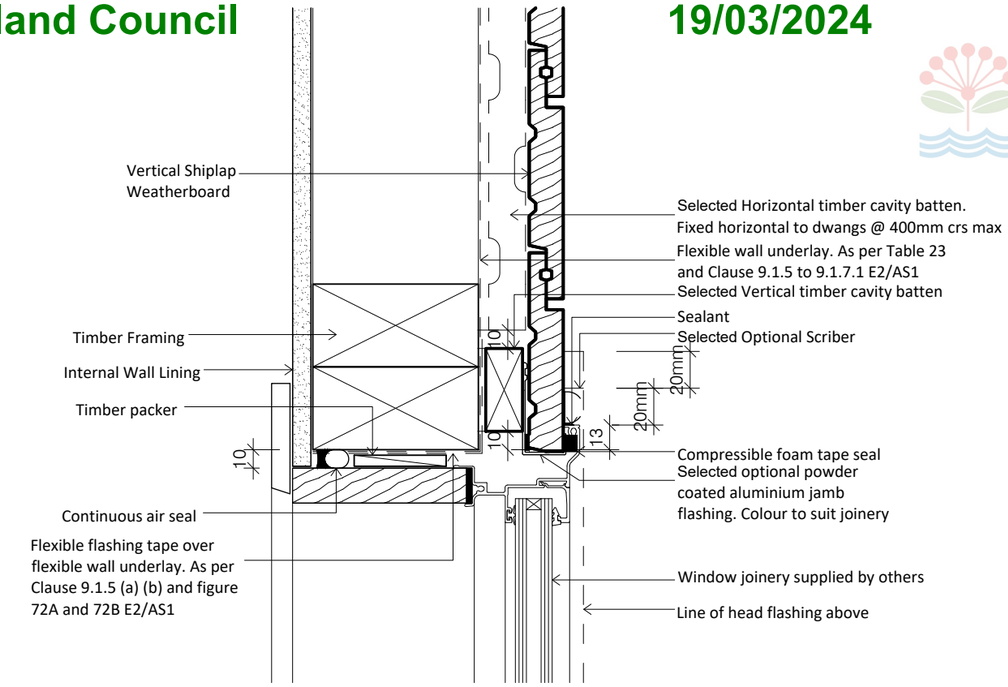
PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papakura, Auckland 2025

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

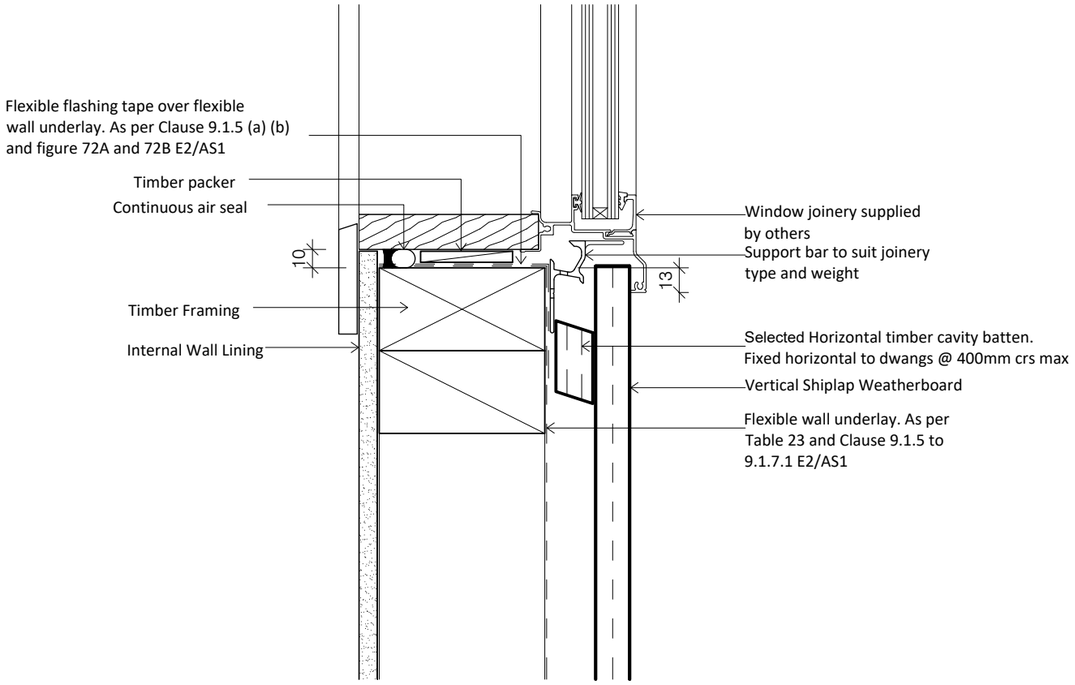
Rev	Rev.Date	Description
PROJECT No		SHEET No
		D06a



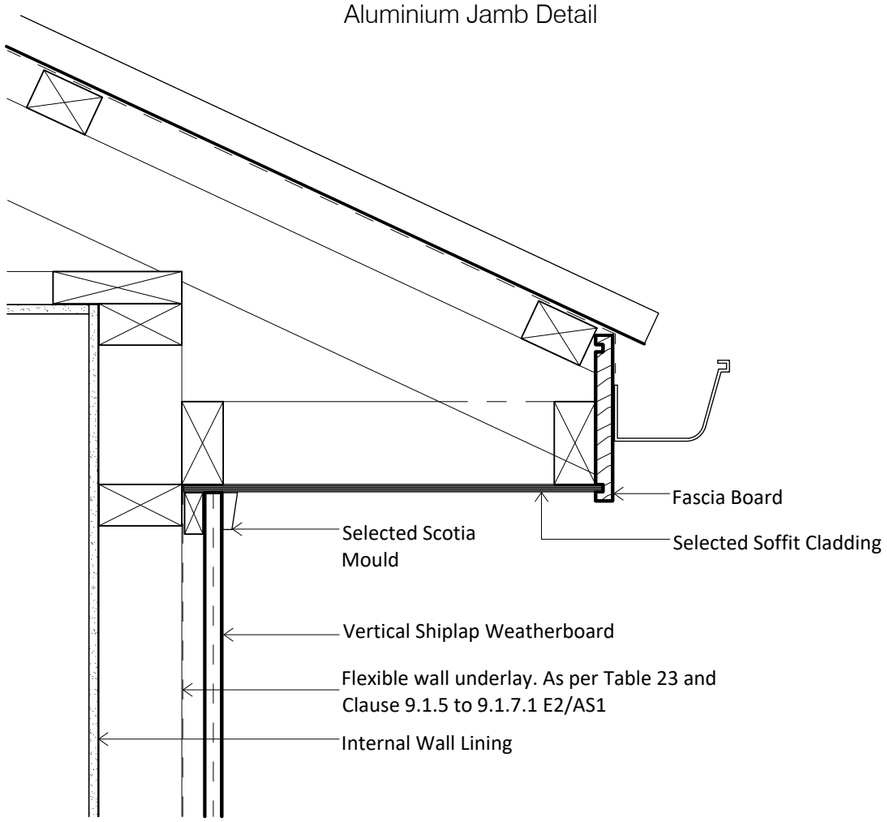
Aluminium Head Detail



Aluminium Jamb Detail



Aluminium Sill Detail



Barge Detail

One Stop Development Consultants
Consent to Construction

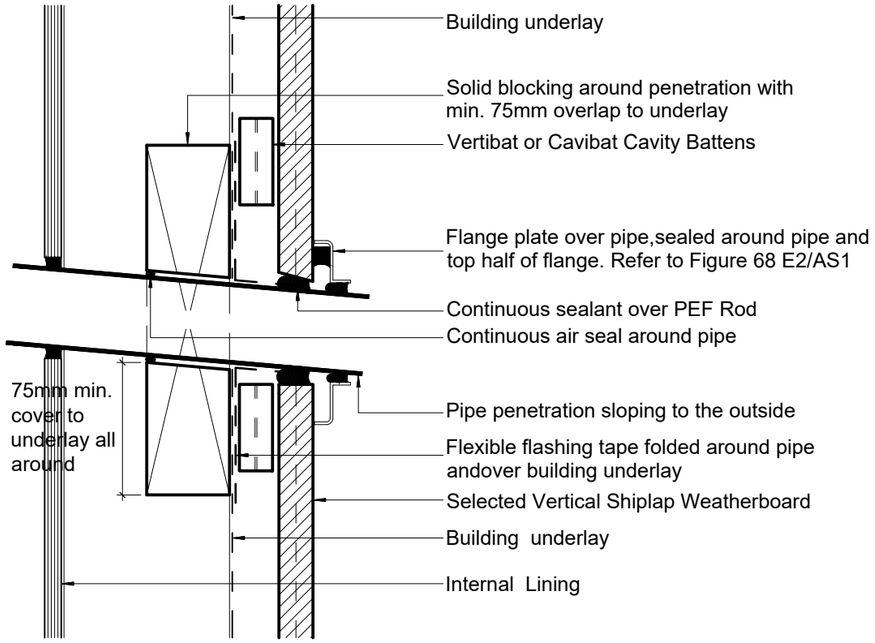
CLIENT
Faith Development LTD

TITLE
Vertical Shiplap Cladding Details 01

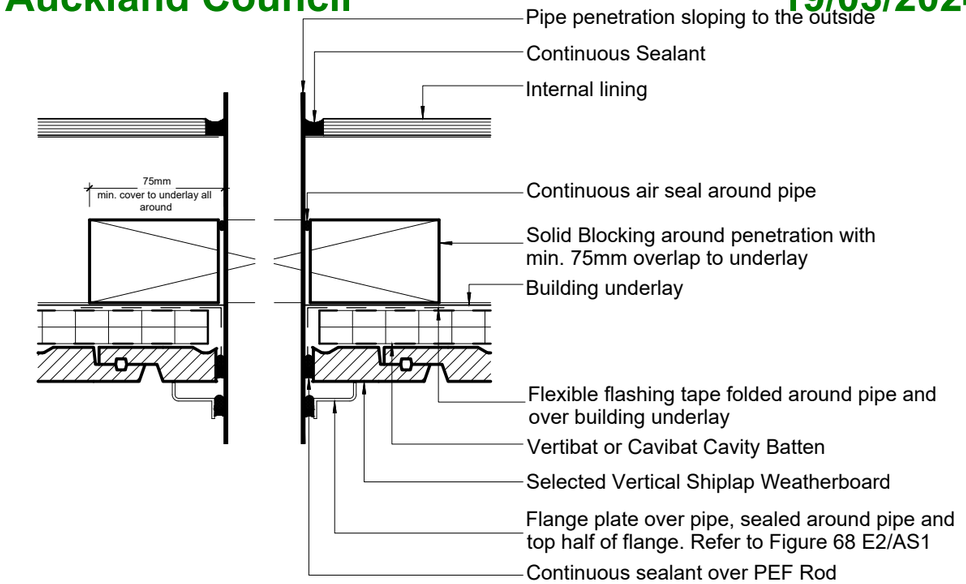
PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papakowhai, Auckland 2025

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

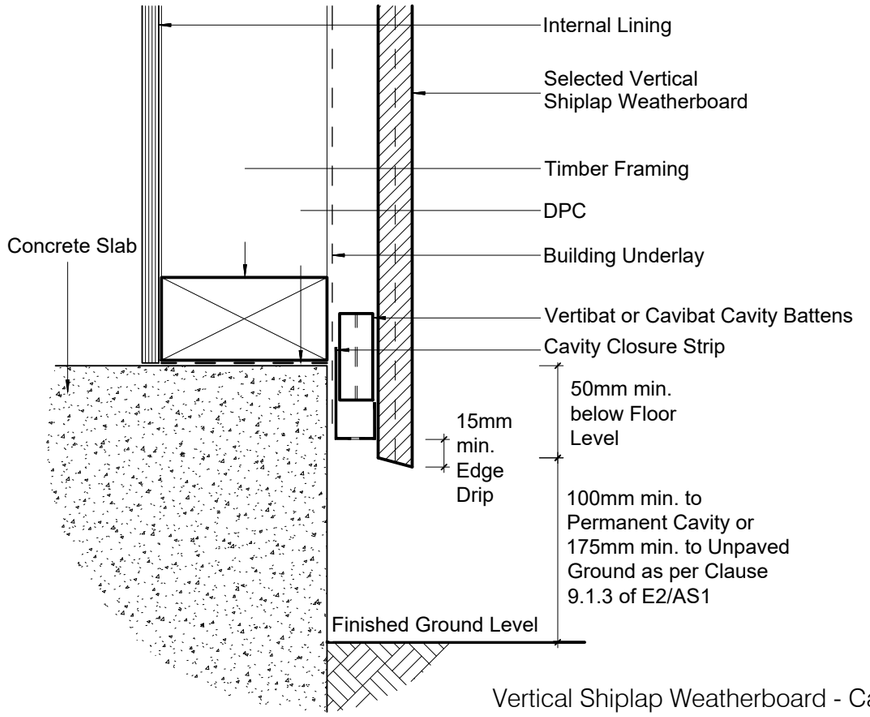
Rev	Rev.Date	Description
PROJECT No		SHEET No
		D07



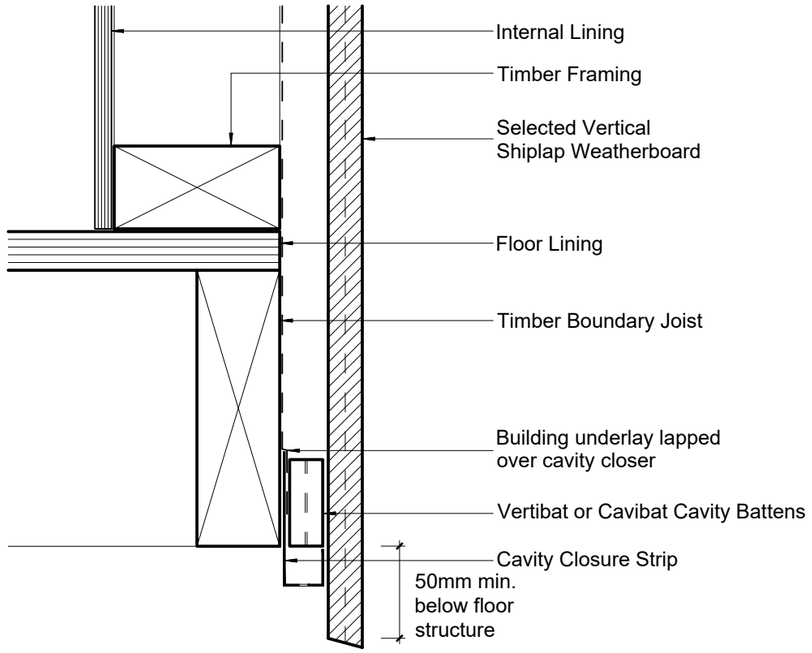
Vertical Shiplap Weatherboard - Pipe Penetration Detail



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

One Stop Development Consultants
Consent to Construction

CLIENT
Faith Development LTD

TITLE
Vertical Shiplap Cladding Details 02

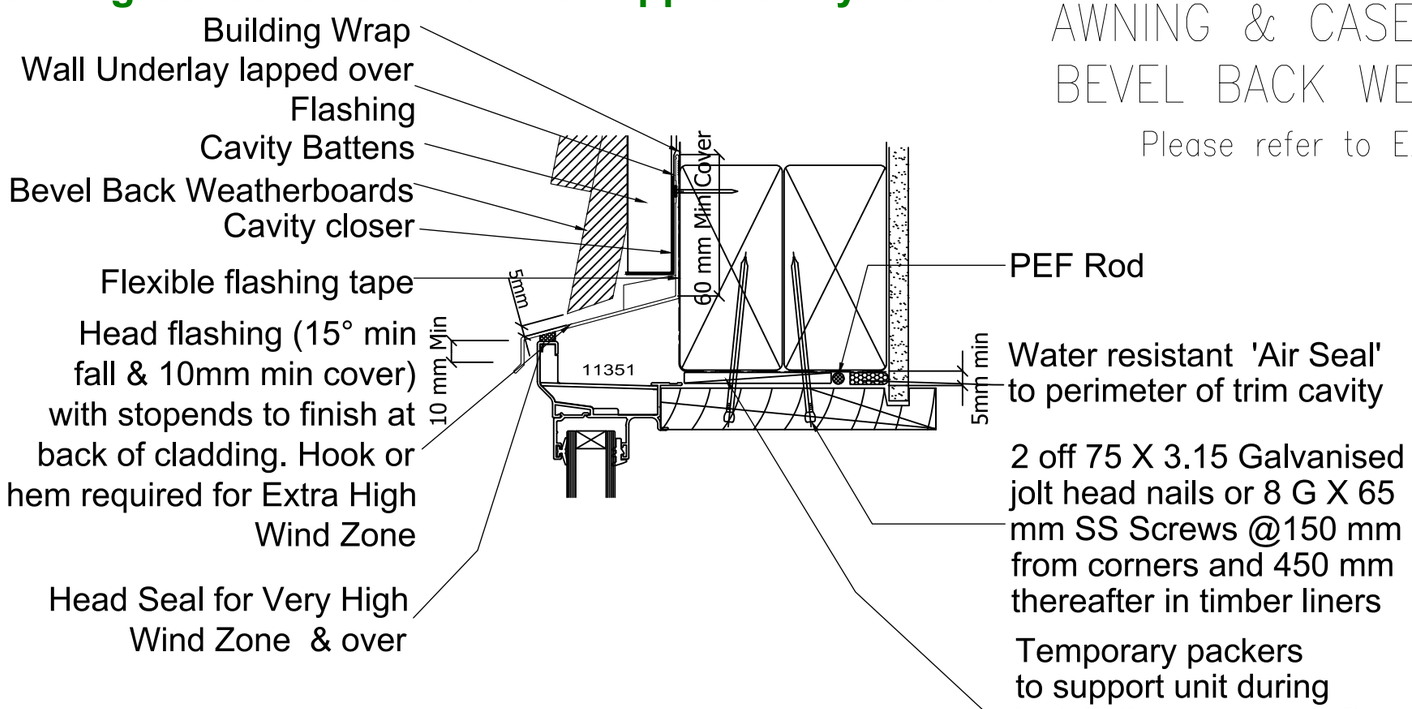
PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papatoetoe, Auckland 2025

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

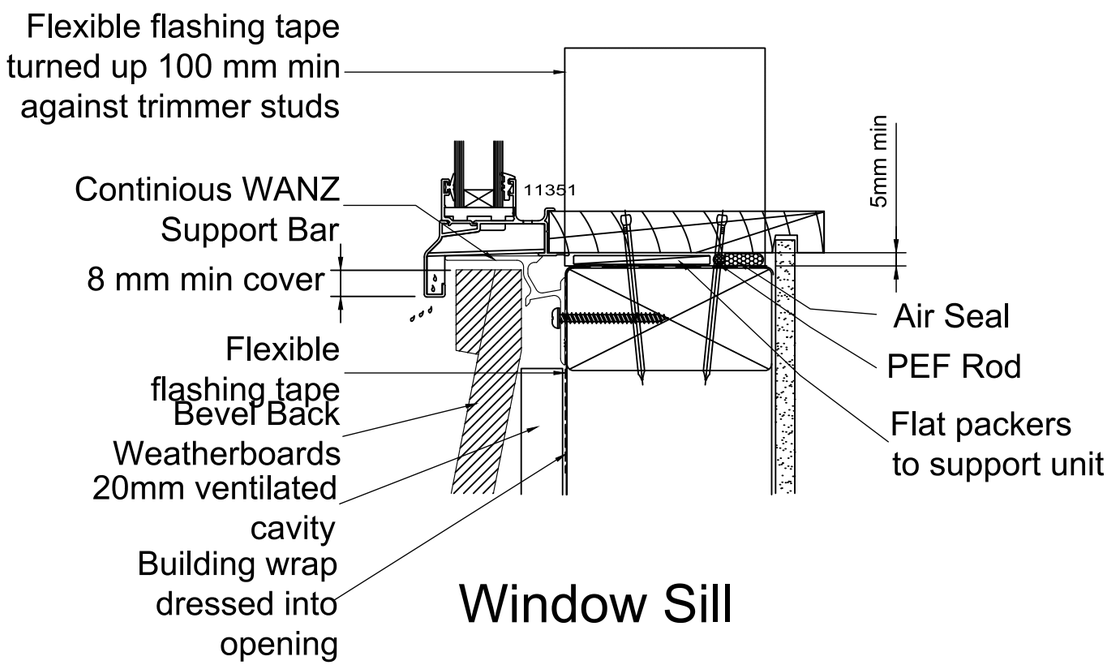
Rev	Rev.Date	Description
PROJECT No		SHEET No
		D08

AWNING & CASEMENT WINDOW
BEVEL BACK WEATHERBOARDS

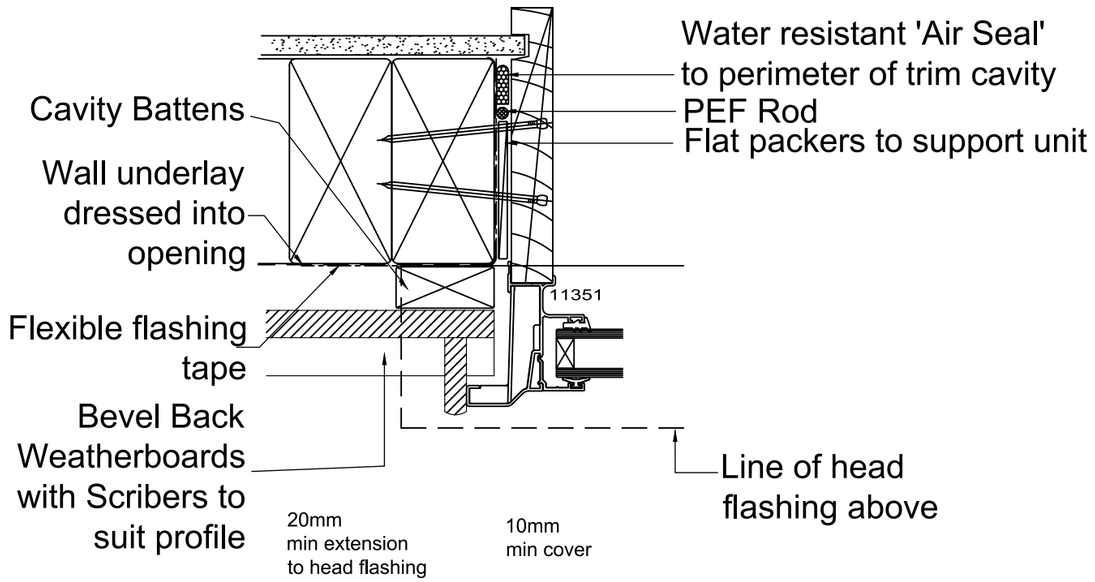
Please refer to E2/AS1 manual.



Window Head



Window Sill



Window Jamb

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Faith Development LTD

TITLE
Aluminium Windows & Doors 01

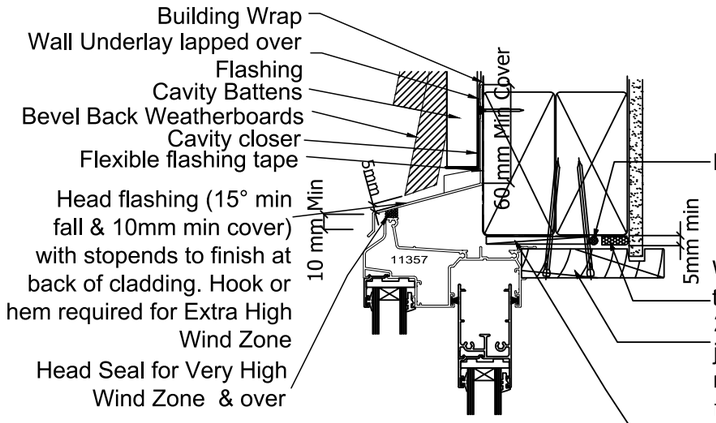
PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papakowhai, Auckland 2025

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

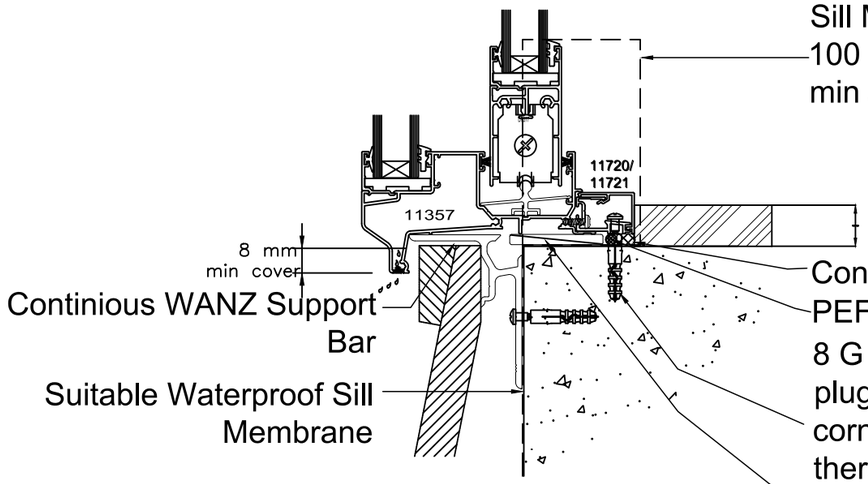
Rev	Rev.Date	Description
PROJECT No		SHEET No
		D09

SLIDING DOOR
BEVEL BACK WEATHERBOARDS

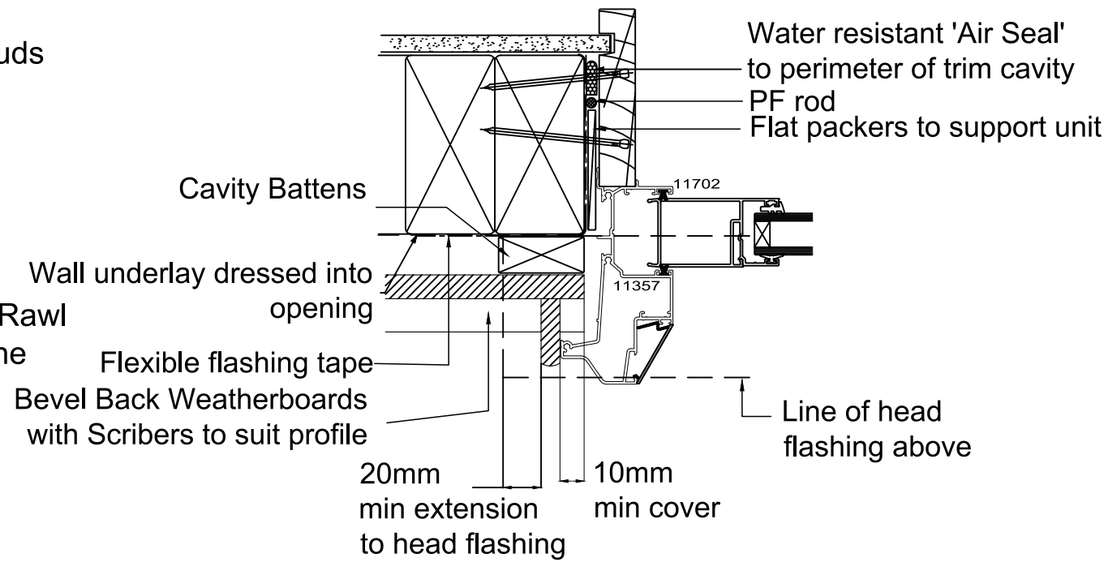
Please refer to E2/AS1 manual



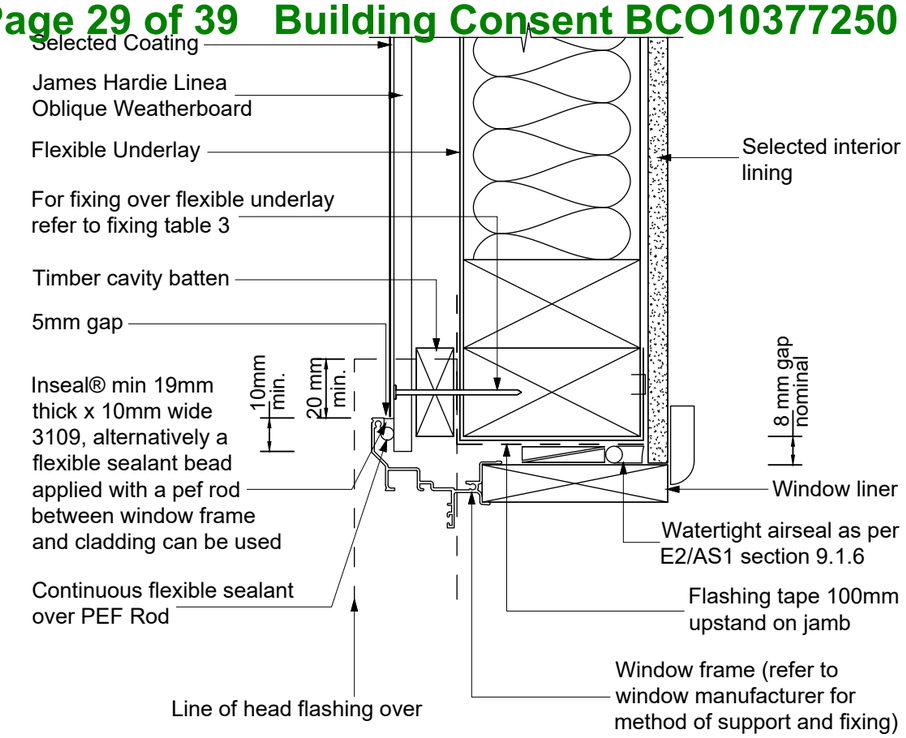
Head Detail



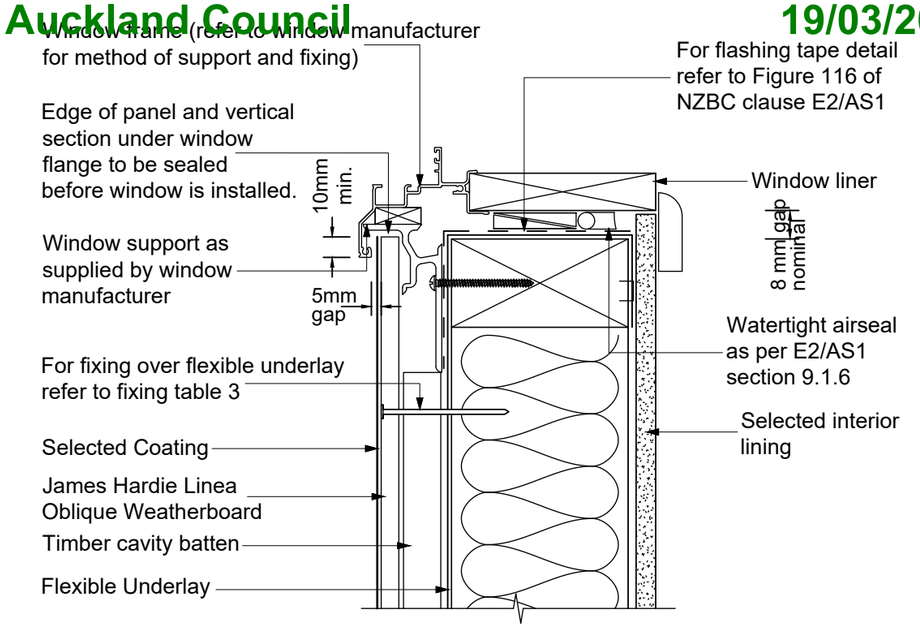
Sill Detail - Concrete



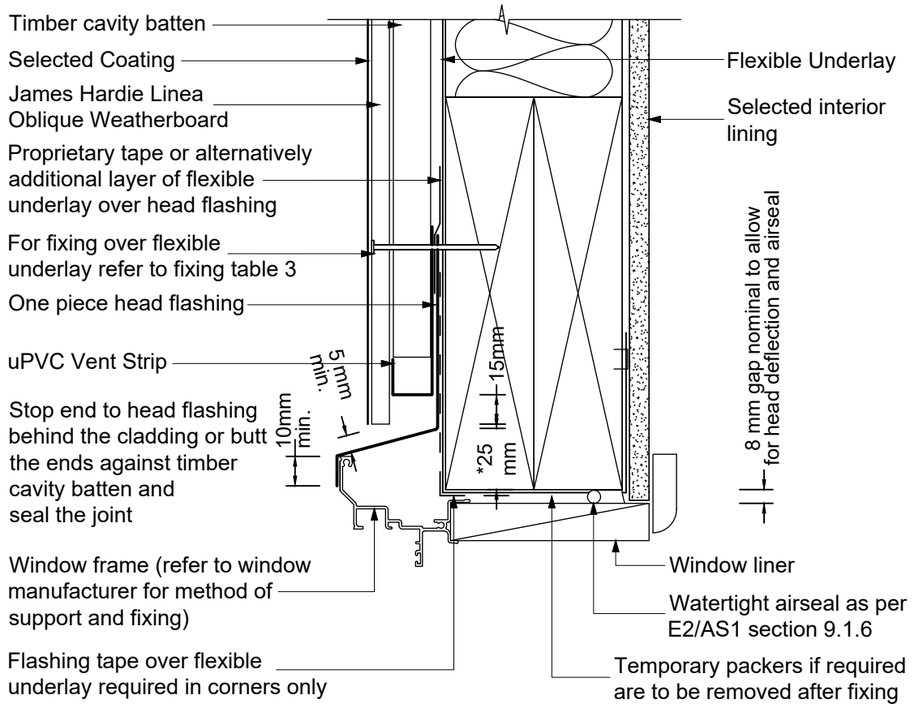
Jamb Detail



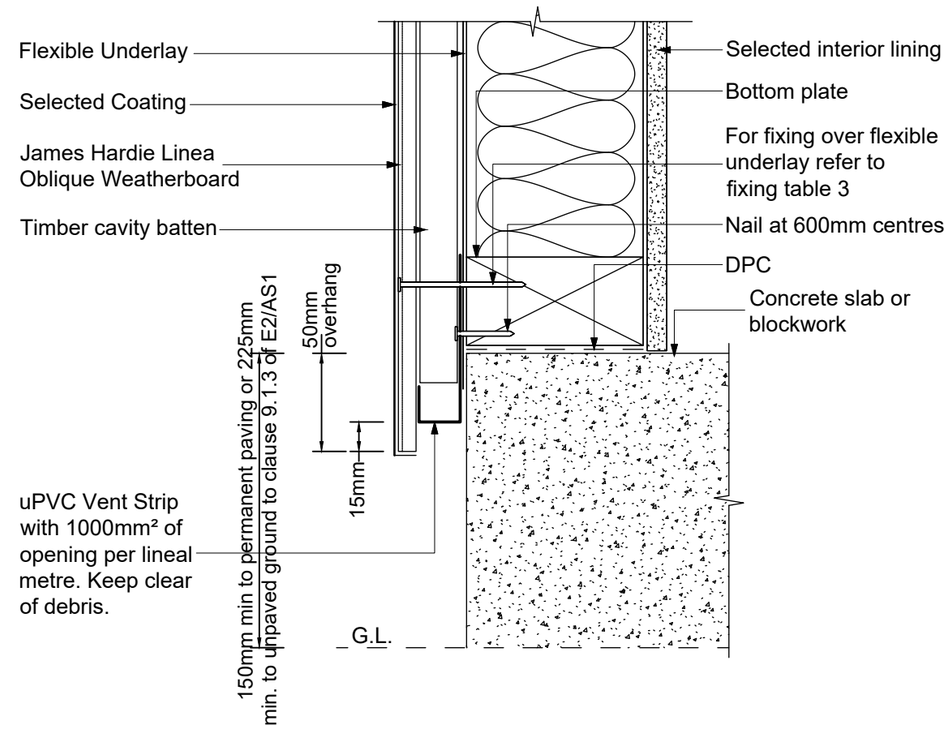
WINDOW JAMB DETAIL



WINDOW SILL DETAIL



WINDOW HEAD DETAIL



BASE OF WALL DETAIL
- JAMES HARDIE Linea
Oblique Weatherboard

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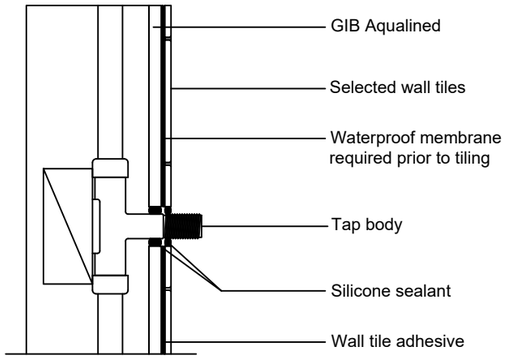
Faith Development LTD

TITLE
James Hardie Linea Oblique Weatherboard Details

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

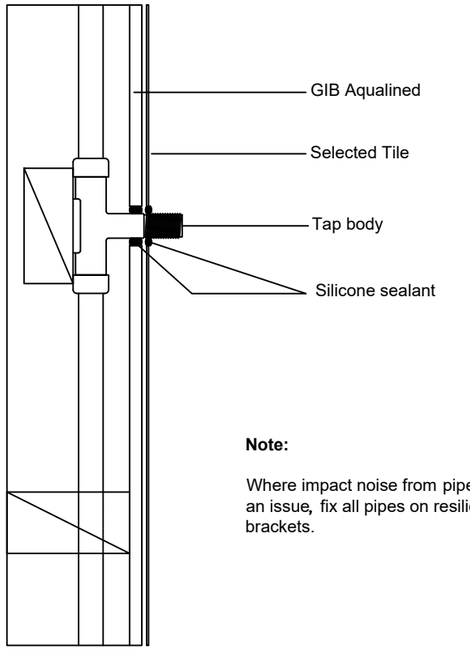
Rev	Rev.Date	Description
1	04-03-24	RFI - 2
PROJECT No		SHEET No
		D10a R1



Note:

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

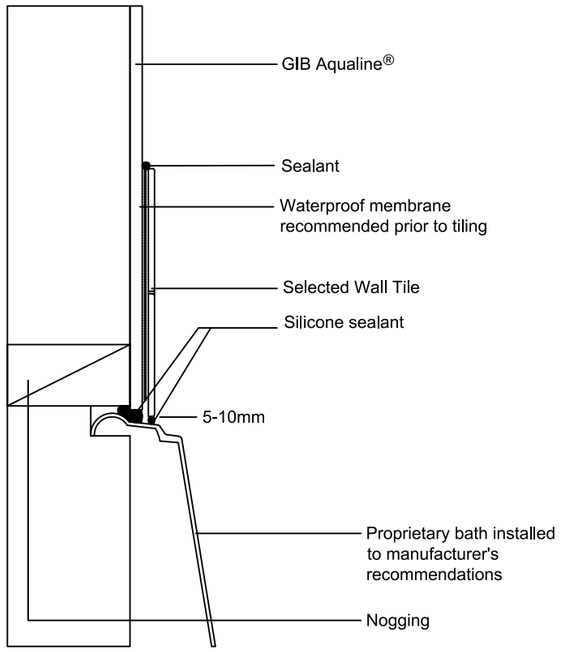
Bath - Penetration Detail



Note:

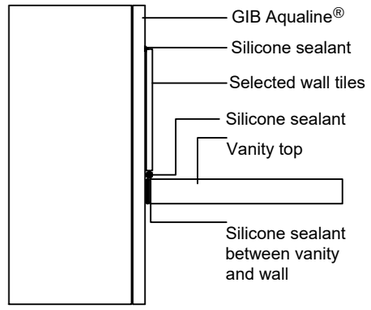
Where impact noise from pipes is an issue, fix all pipes on resilient brackets.

Shower - Penetration Detail

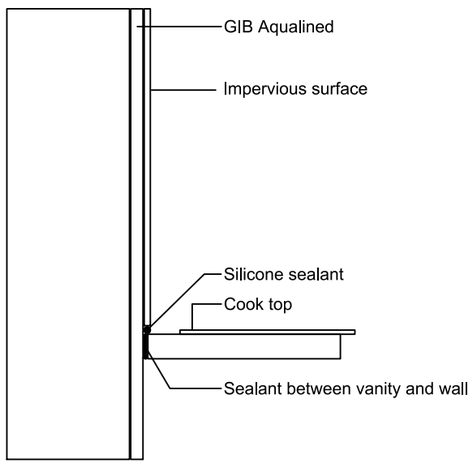


Bath/Wall Detail / Bath - Tiled Upstand

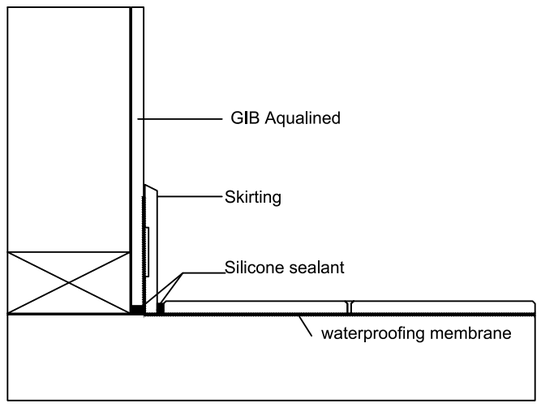
(NOT TO SCALE)



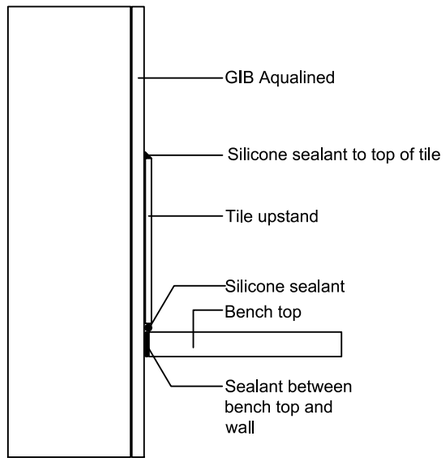
Vanity Top Detail



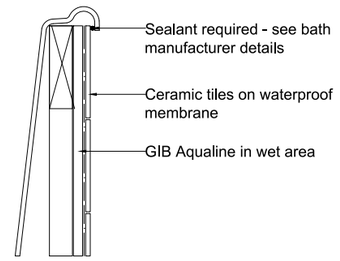
Cook Top/Wall Detail
Kitchen and Laundry



Wall/Floor Detail
Kitchen and Laundry



Bench Top/Wall Detail
Kitchen and Laundry



TYPICAL BATH EDGE DETAIL

One Stop Development Consultants
Consent to Construction

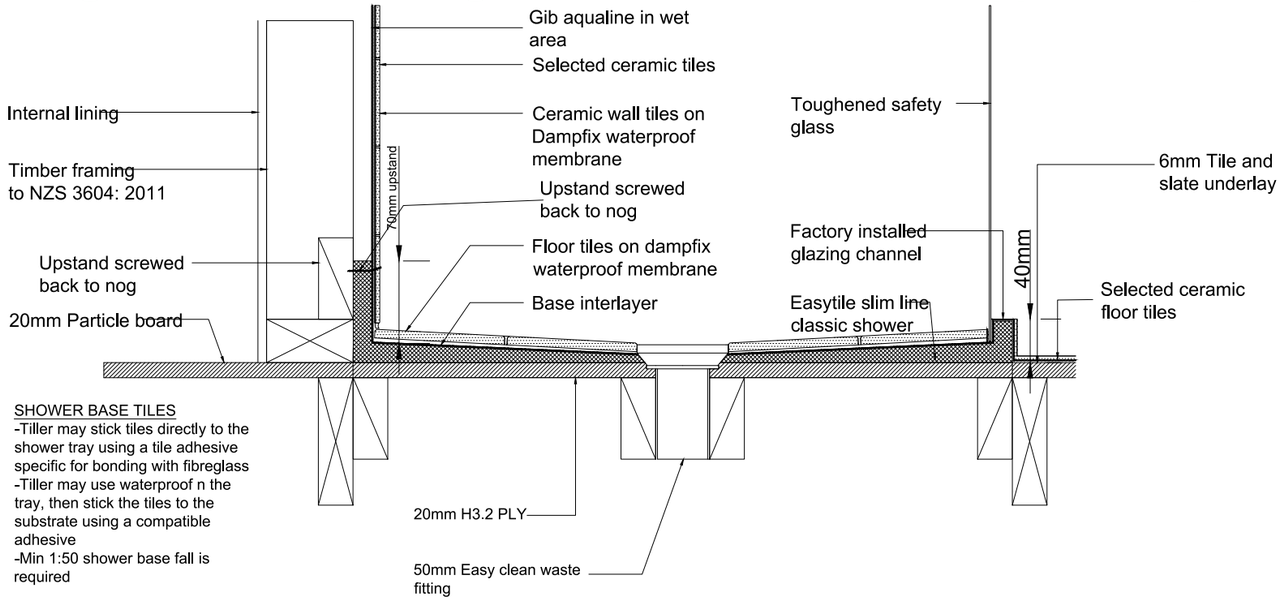
CLIENT
Faith Development LTD

TITLE
Wet Area Details 01

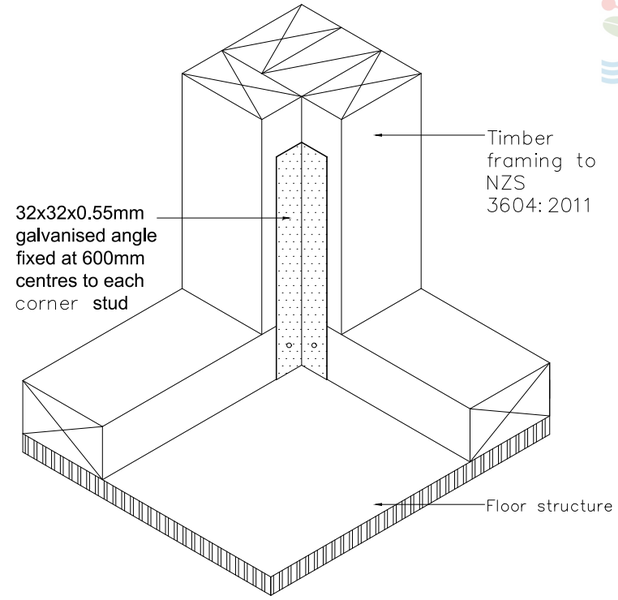
PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papakura, Auckland 2025

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

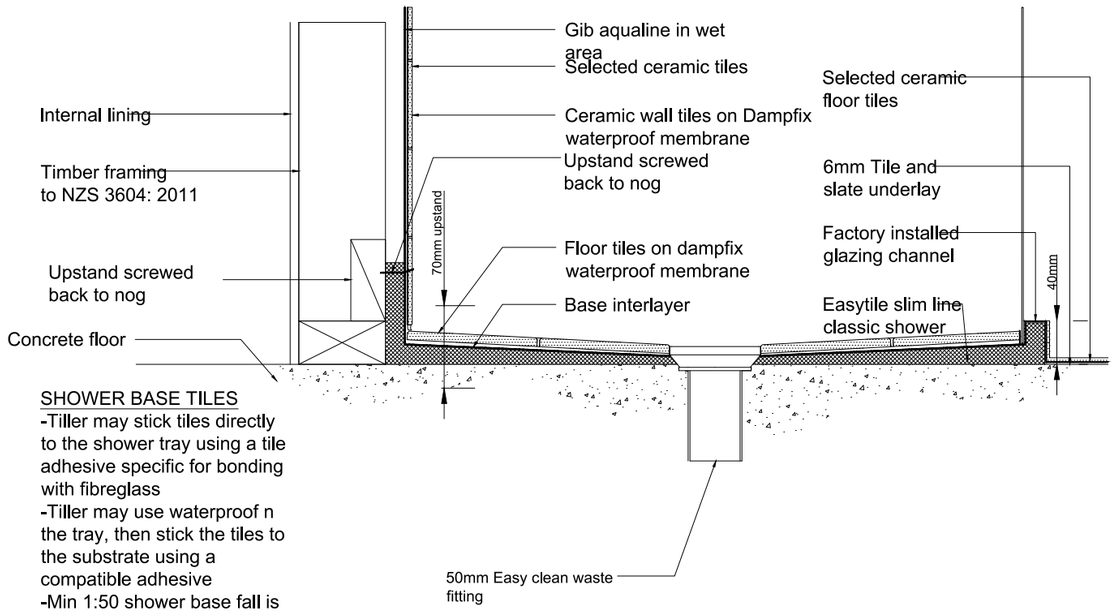
Rev	Rev.Date	Description
PROJECT No		SHEET No
		D11



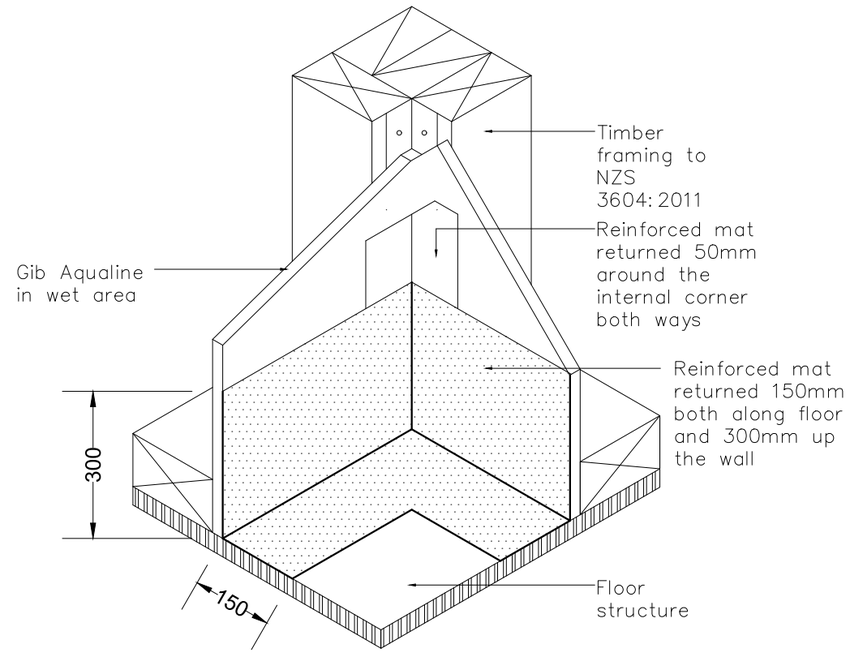
TYPICAL TILE SHOWER BASE DETAIL-TIMBER FLOOR



TYPICAL SHOWER CORNER REINFORCING GALVANISED ANGLE DETAIL



TYPICAL TILE SHOWER BASE DETAIL-CONCRETE FLOOR



TYPICAL SHOWER CORNER REINFORCING GALVANISED ANGLE DETAIL

One Stop Development Consultants
Consent to Construction

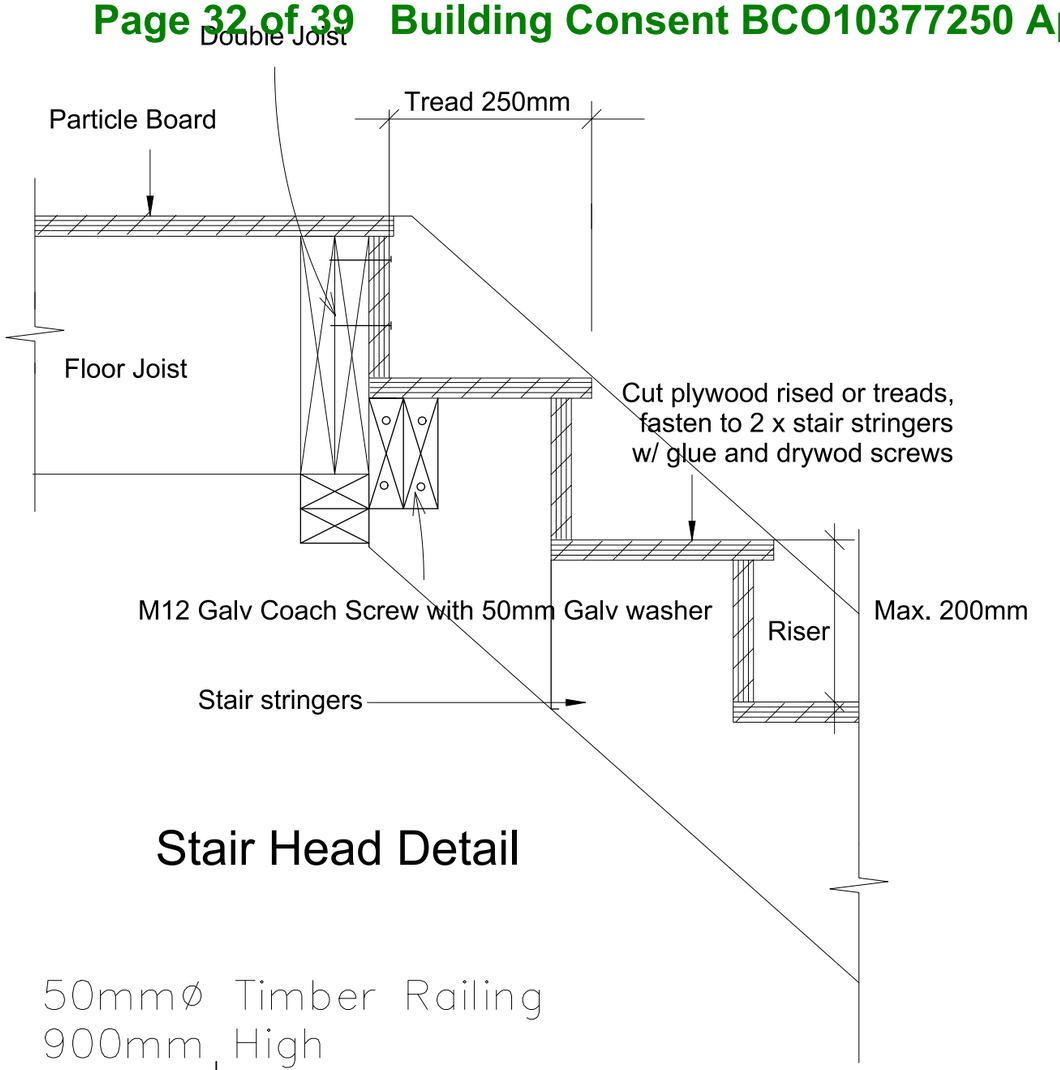
CLIENT
Faith Development LTD

TITLE
Wet Area Details 02

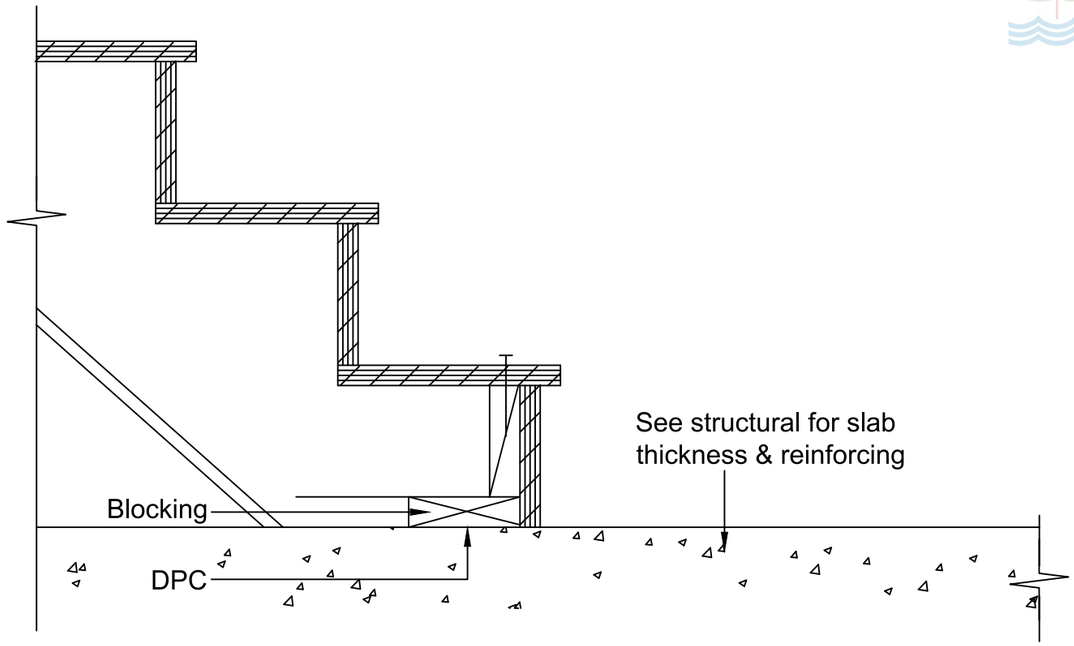
PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papakura, Auckland 2025

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

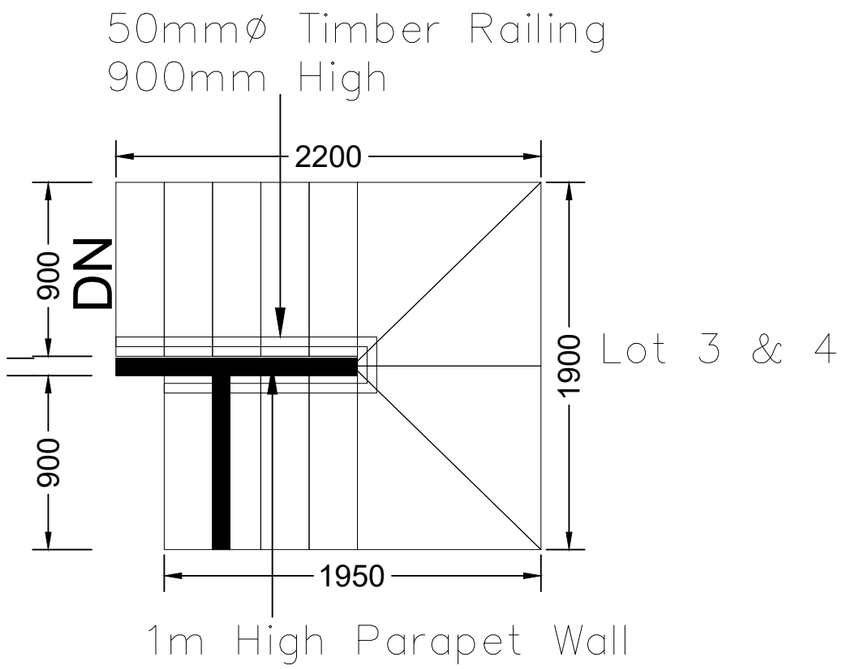
Rev	Rev.Date	Description
PROJECT No		SHEET No
		D12

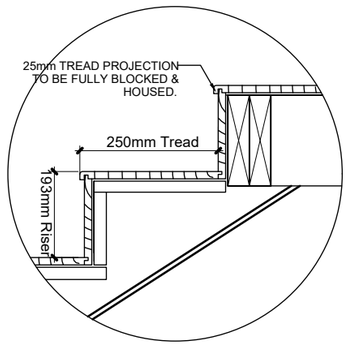


Stair Head Detail

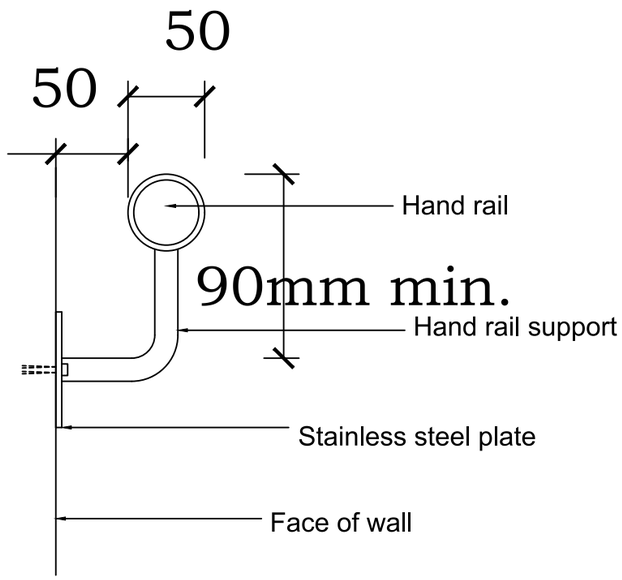


Stair Sill at Concrete Floor





Notes:
* Internal Stairs comply with NZBC D1- Access Routes - Latest Version.
* Internal Stairs Balustrade as per SE's Specs.



Handrail Detail @ Wall

One Stop Development Consultants
Consent to Construction

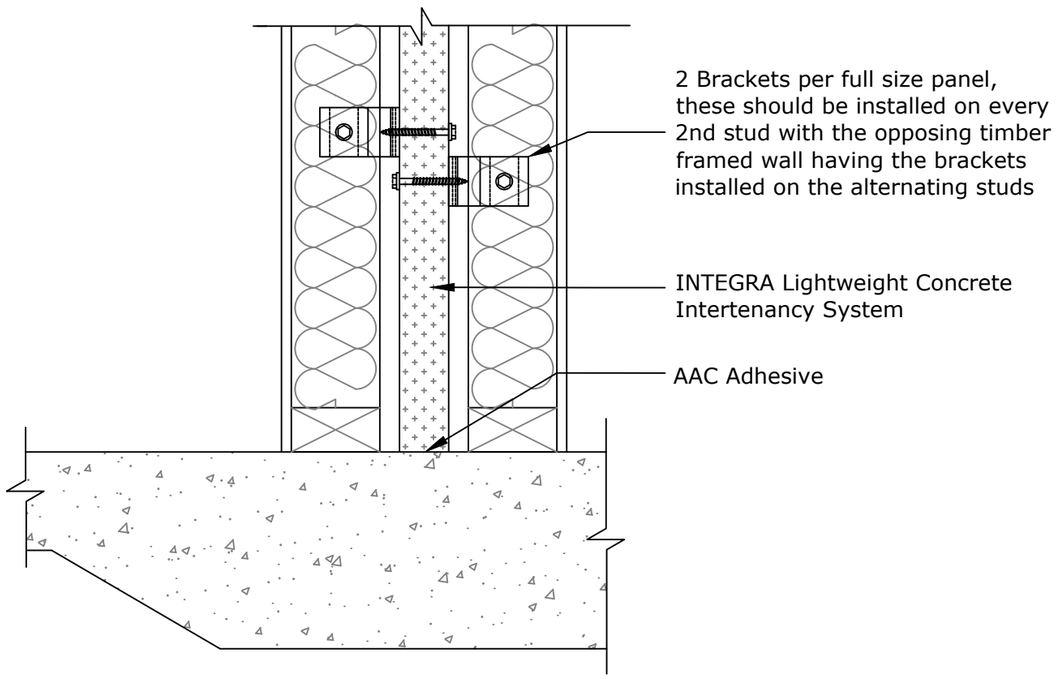
CLIENT
Faith Development LTD

TITLE
Internal Timber Stairs Detail

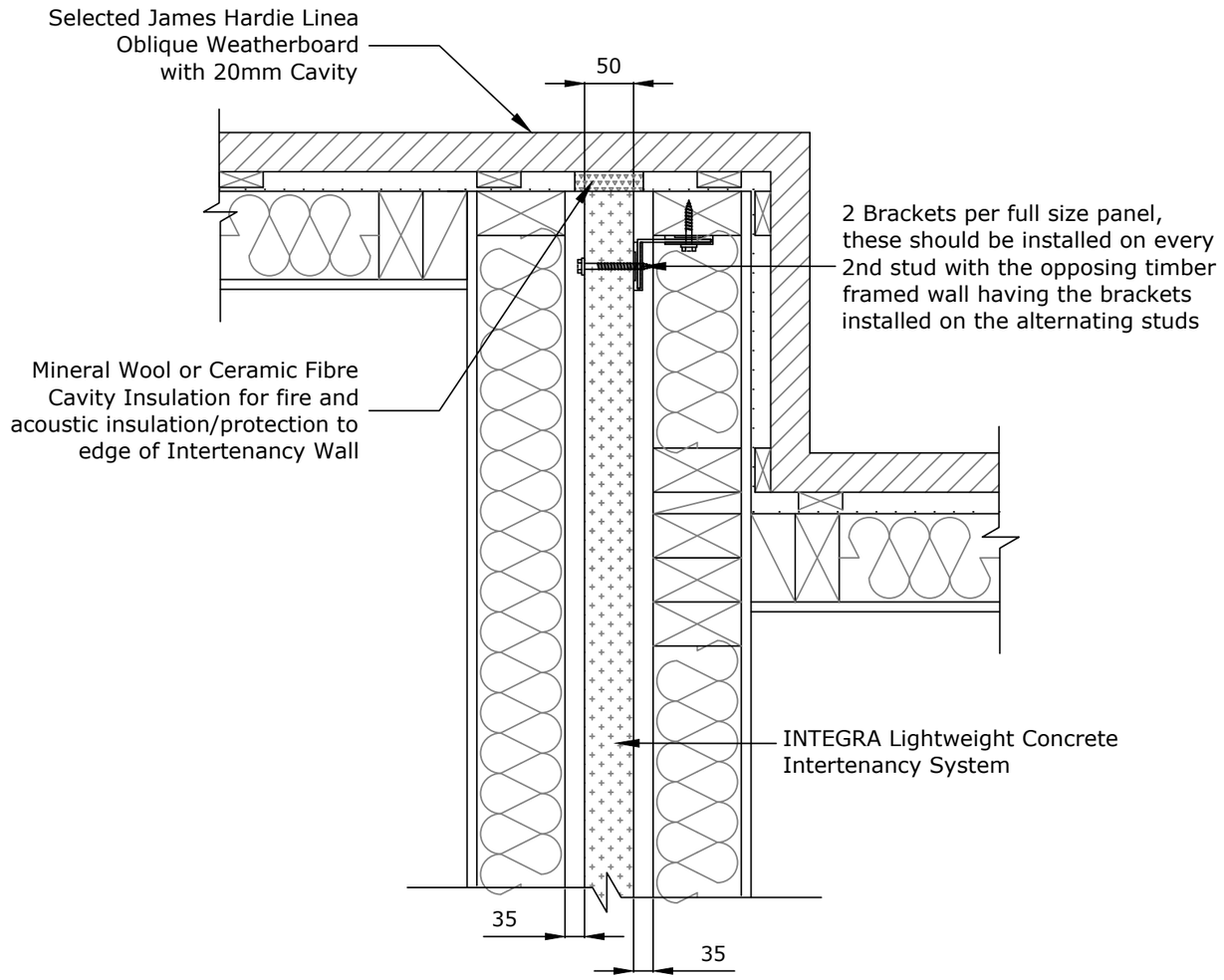
PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papakowhai, Auckland 2025

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

One Stop Development Consultants
Consent to Construction

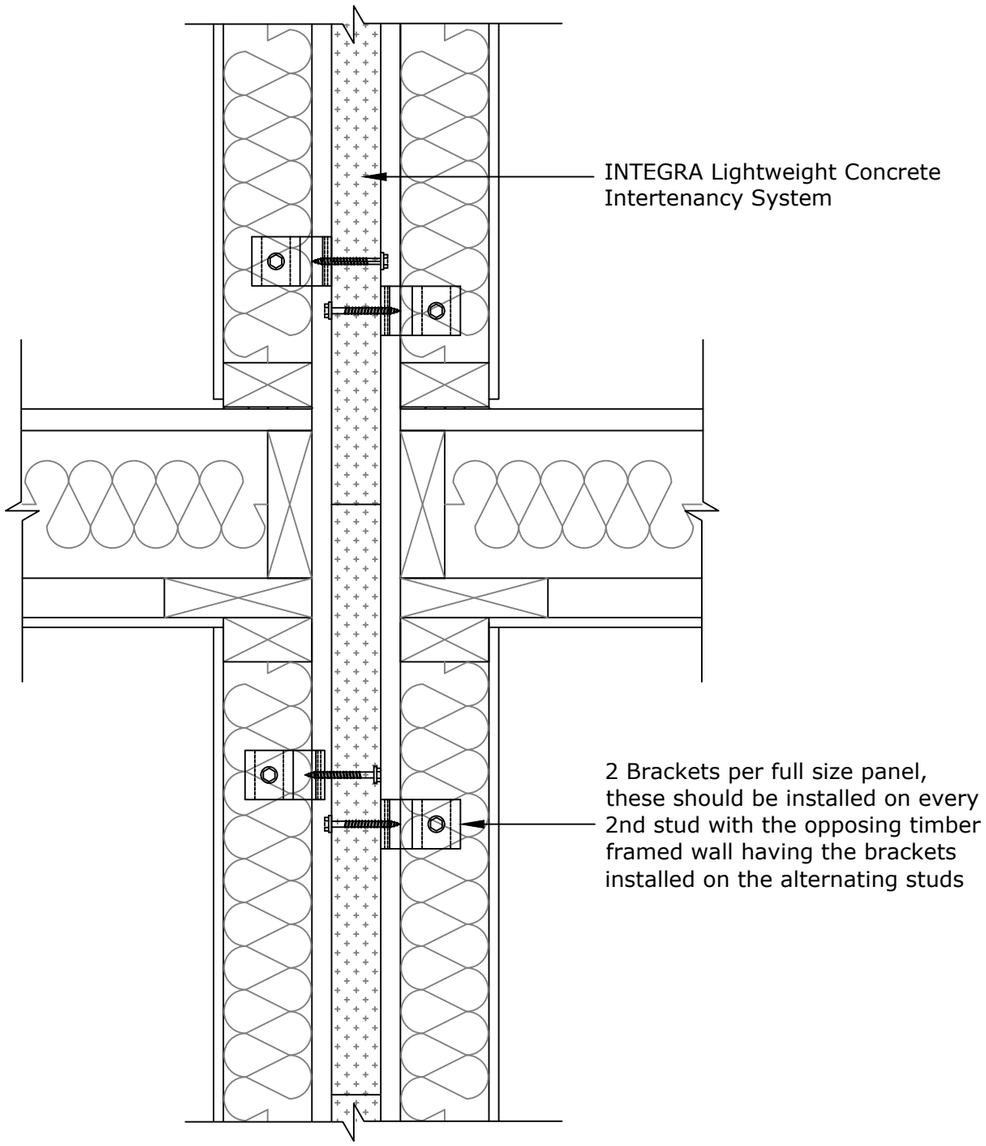
CLIENT
Faith Development LTD

TITLE
Intertenancy Wall System Connection Details 01

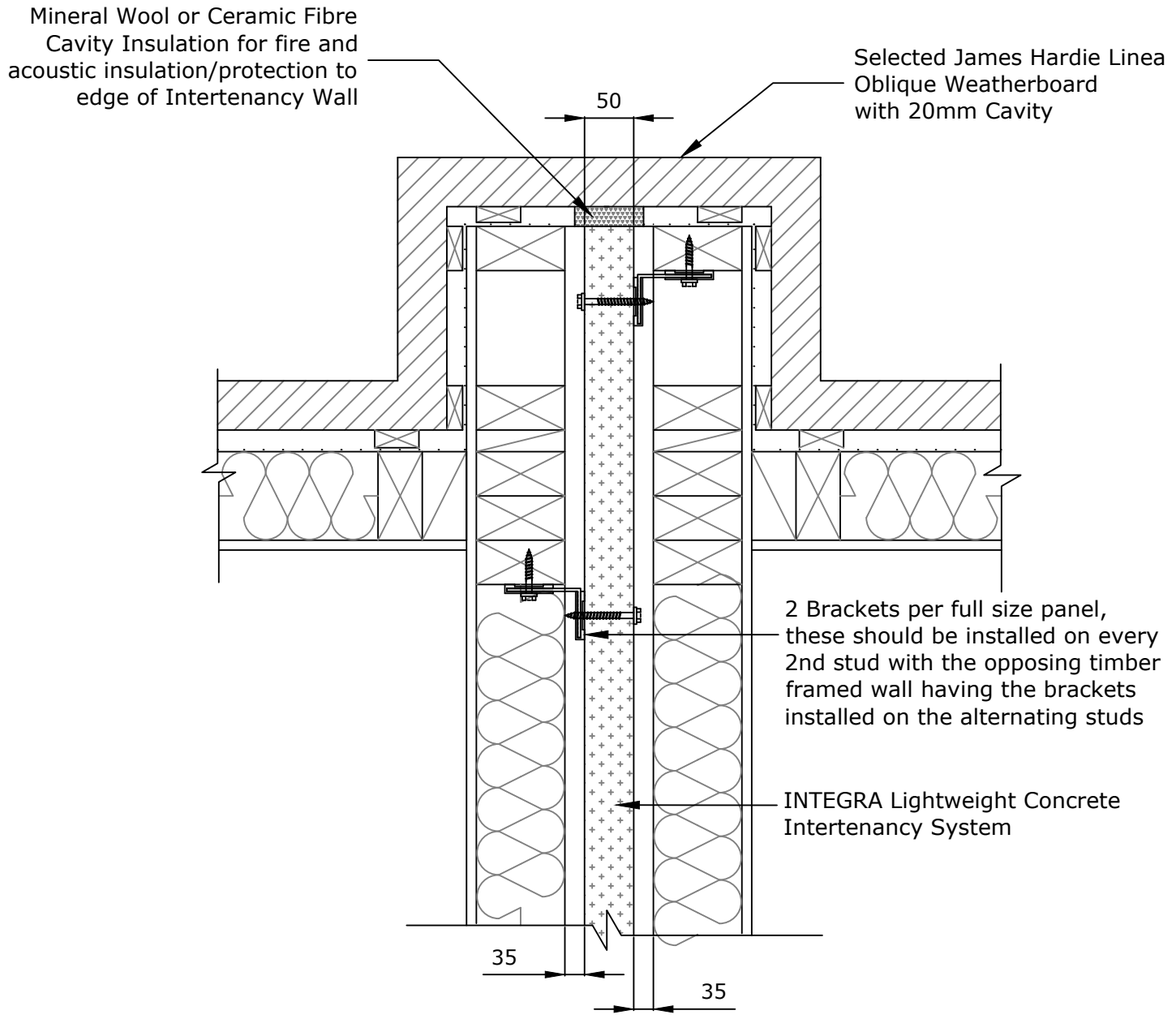
PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papakoura, Auckland 2025

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

Rev	Rev.Date	Description
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

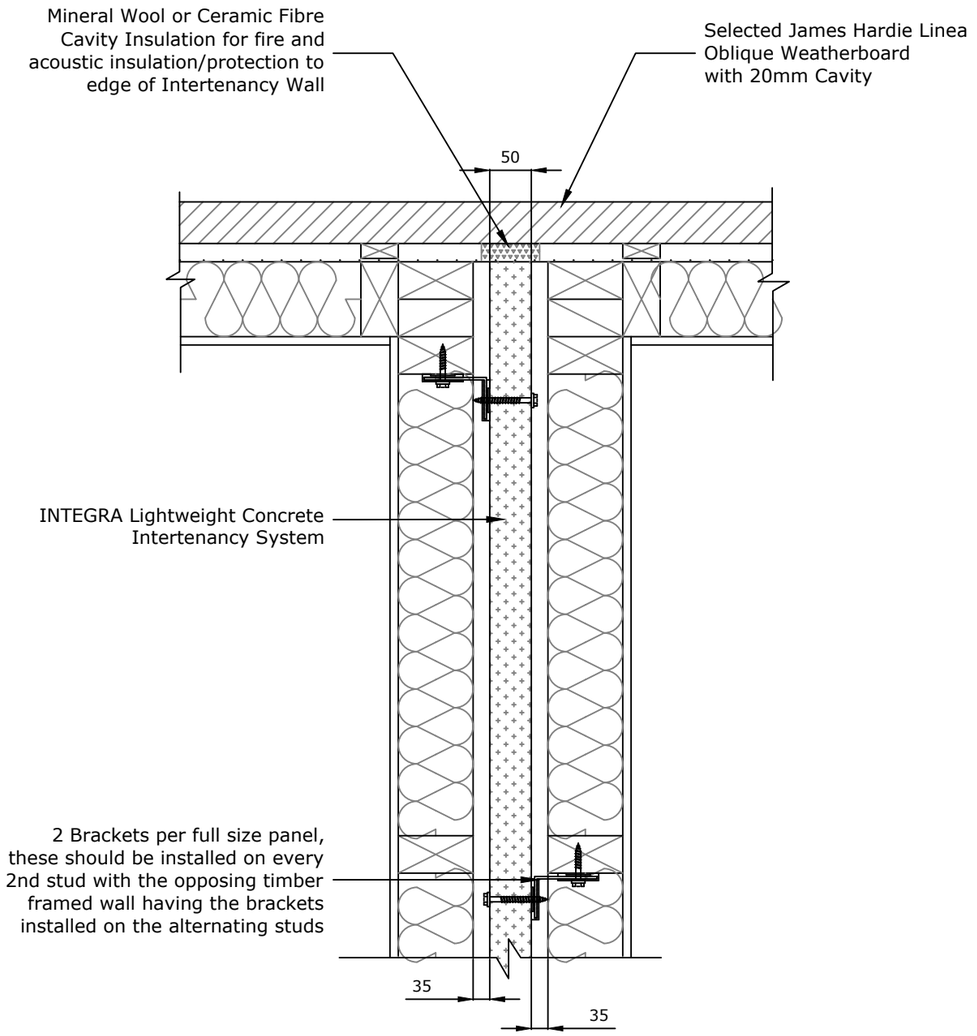
CLIENT
Faith Development LTD

TITLE
Intertenancy Wall System Connection Details 02

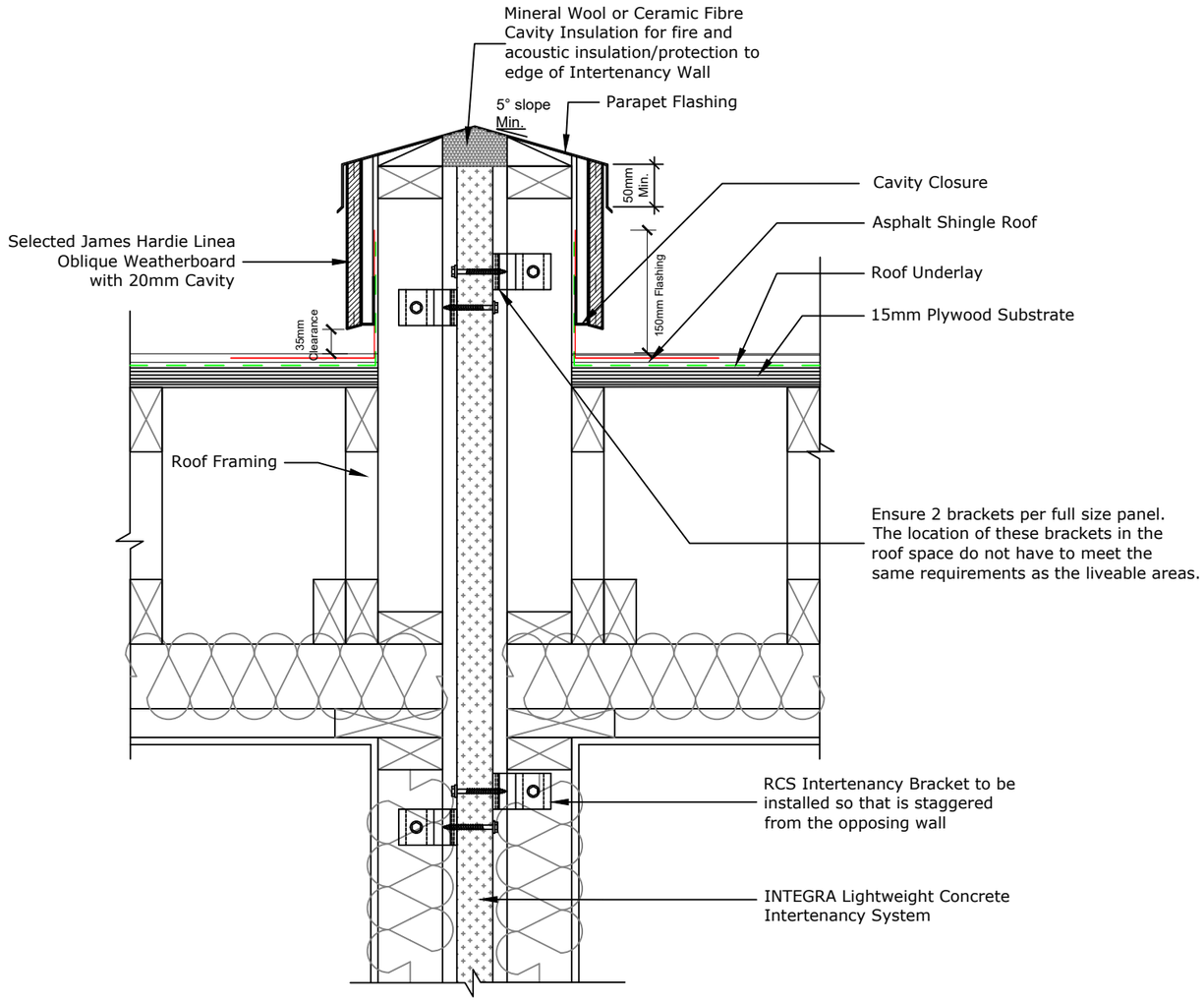
PROJECT
Proposed Subdivision at 21 Caringbah Drive, Papakura, Auckland 2025

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
		D15 R1



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



21 DETAIL AT ROOF / CEILING (END ELEVATION)

One Stop Development Consultants
Consent to Construction

CLIENT
Faith Development LTD

TITLE
Intertenancy Wall System Connection Details 03

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
		D16 R1

01/2017

LUMBERLOK®

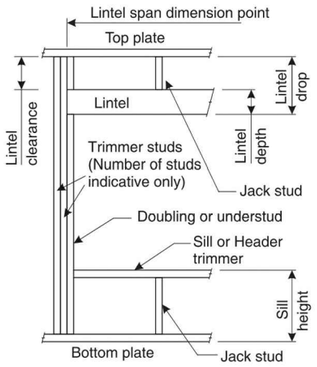
LINTEL FIXING SCHEDULE

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	-	-

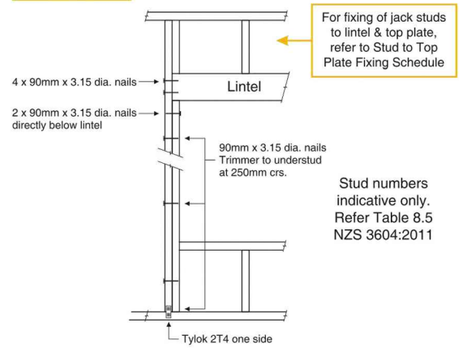
NOTES:
1. Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
2. Assumed girder truss is at mid-span or middle third span of lintel
3. Use similar fixings for both ends of lintel
4. All other cases require specific engineering design

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	H
	6.0	G	H	H	-	-	E	F	H	-	-
4.2	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	H	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.5	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.4	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.8	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.2	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	H	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
5.1	2.0	F	F	G	H	H	E	F	G	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.5	F	G	H	-	-	E	F	G	H	-
	4.0	G	G	H	-	-	E	F	H	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	G	H	-	-
5.4	2.0	F	F	G	H	H	E	F	G	G	H
	2.8	F	G	H	H	-	E	F	G	H	H
	3.0	F	G	H	-	-	E	F	G	H	-
	4.0	G	H	H	-	-	E	F	H	-	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	G	H	-	-

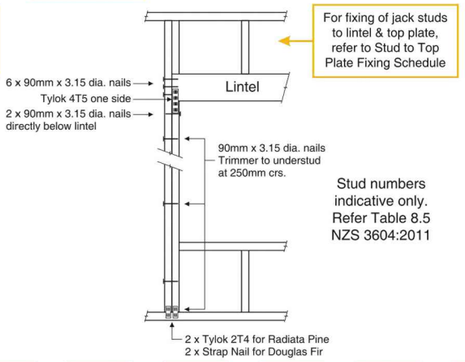
LINTEL FIXING OPTIONS

LUMBERLOK®

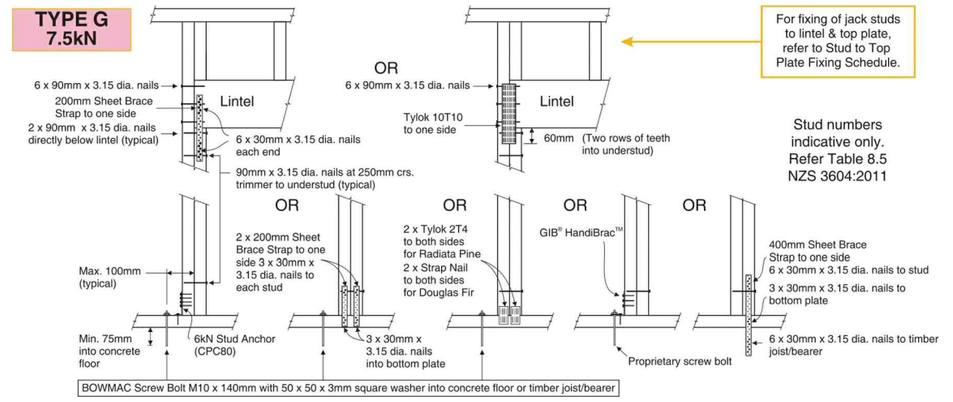
TYPE E 1.4kN



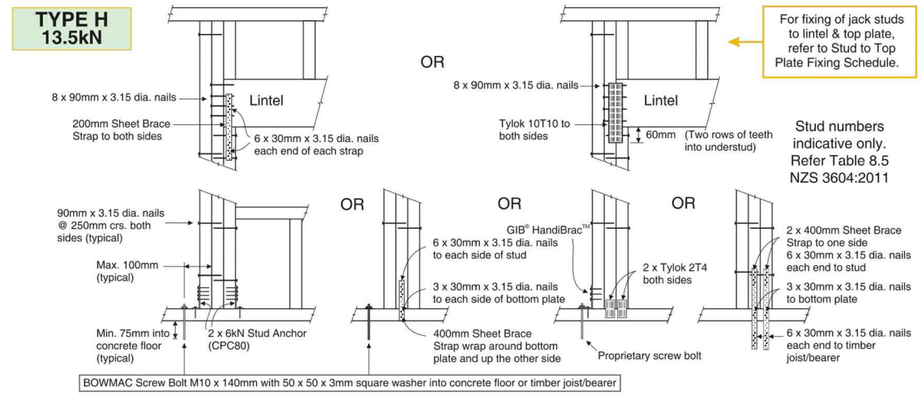
TYPE F 4.0kN



TYPE G 7.5kN



TYPE H 13.5kN



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www.miteknz.co.nz

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, Papakura 2113, 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

08/2017

LUMBERLOK®

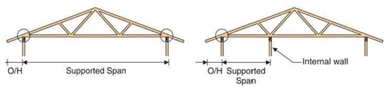
STUD TO TOP PLATE FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

NOTE:

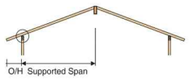
- ★ All fixings are designed to resist vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20kPa.
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections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

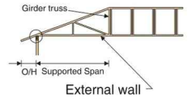


External wall
Standard truss

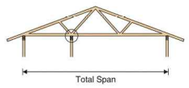
External wall
Internally supported truss



External wall
Rafter roof



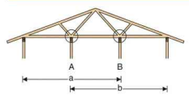
External wall
Jack truss



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

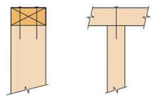
(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

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

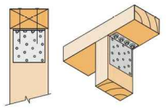
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



FIXING TYPE B 4.7kN

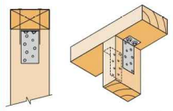
CHOOSE ANY OF THE 3 OPTIONS BELOW

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



Plus
LUMBERLOK
6kN Stud Anchor
(CPC80)

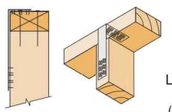
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



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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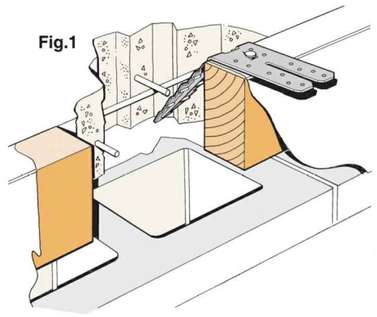
01/2017

LUMBERLOK®

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

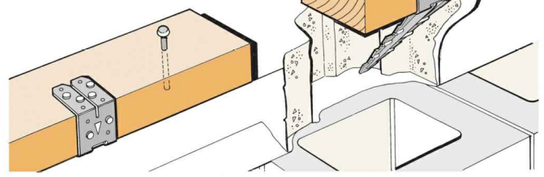
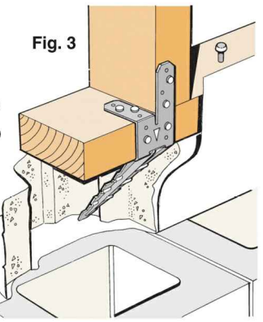
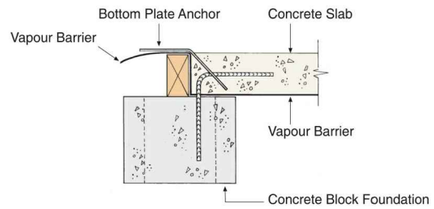


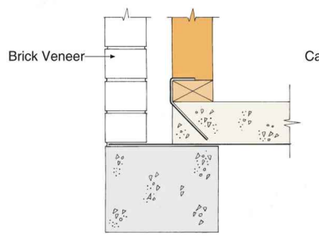
Fig. 3



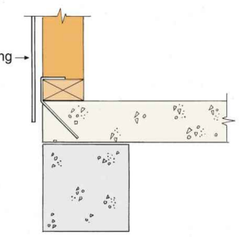
Available from leading Builders Supply Merchants throughout New Zealand

MiTek®



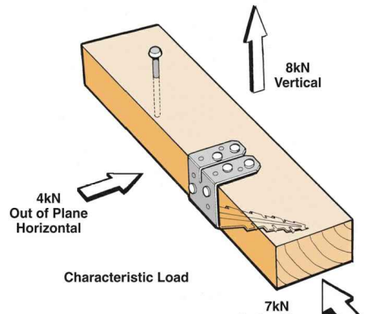


BRICK VENEER



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

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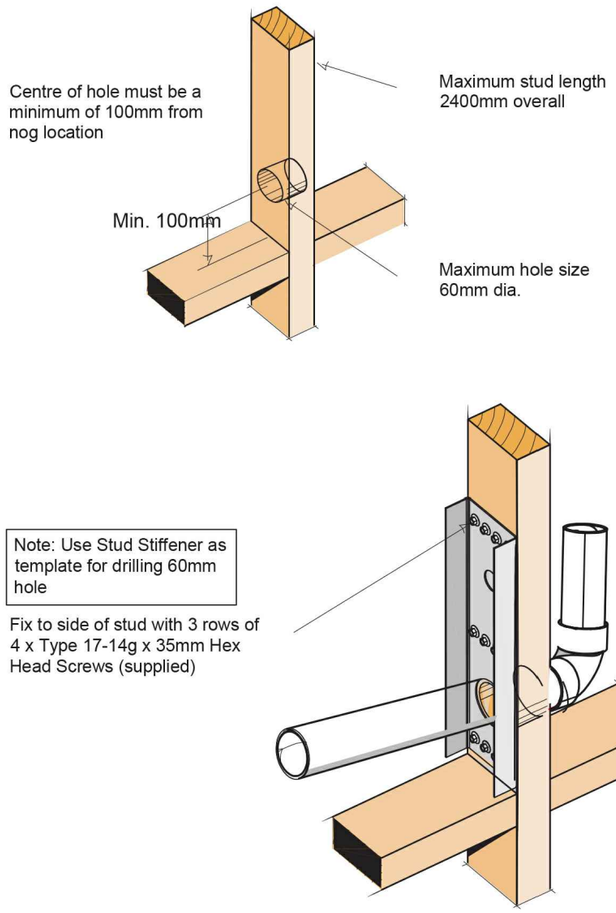
FRAMING STUD STIFFENER

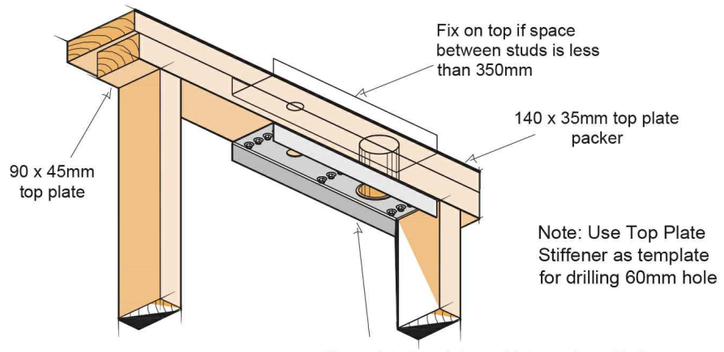


Note: Use Stud Stiffener as template for drilling 60mm hole

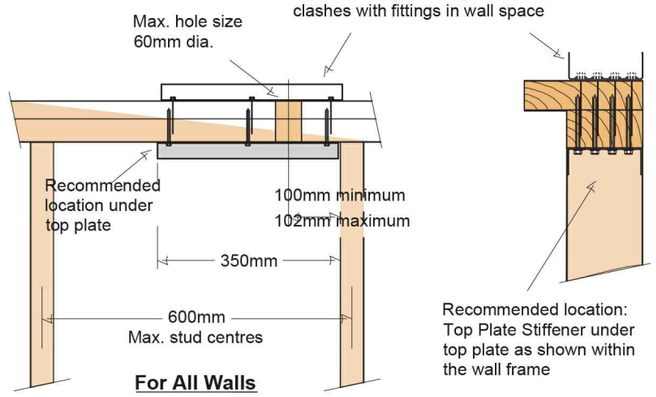
Fix to side of stud with 3 rows of 4 x Type 17-14g x 35mm Hex Head Screws (supplied)

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)

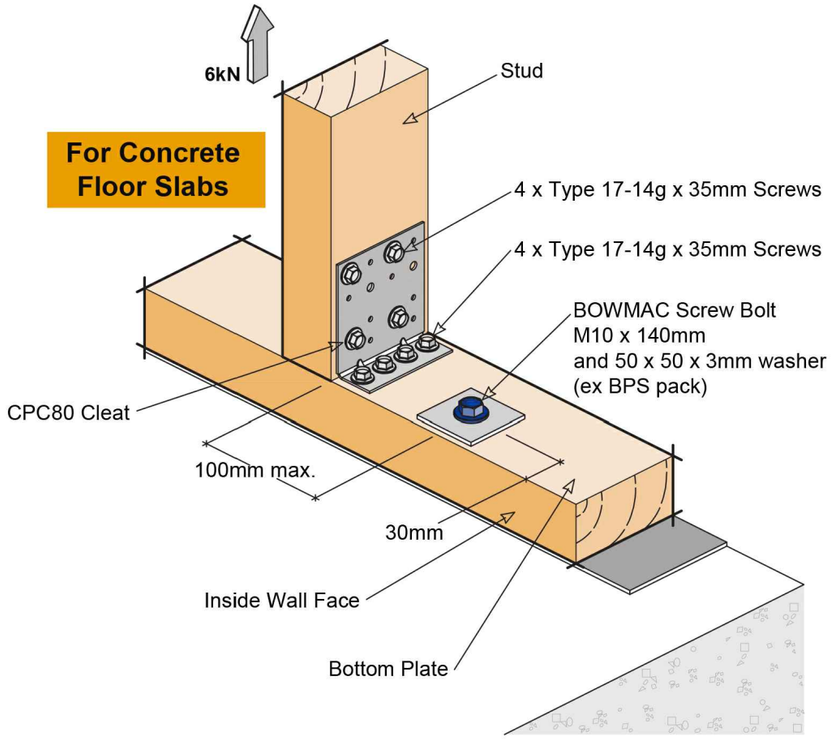


For All Walls

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



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

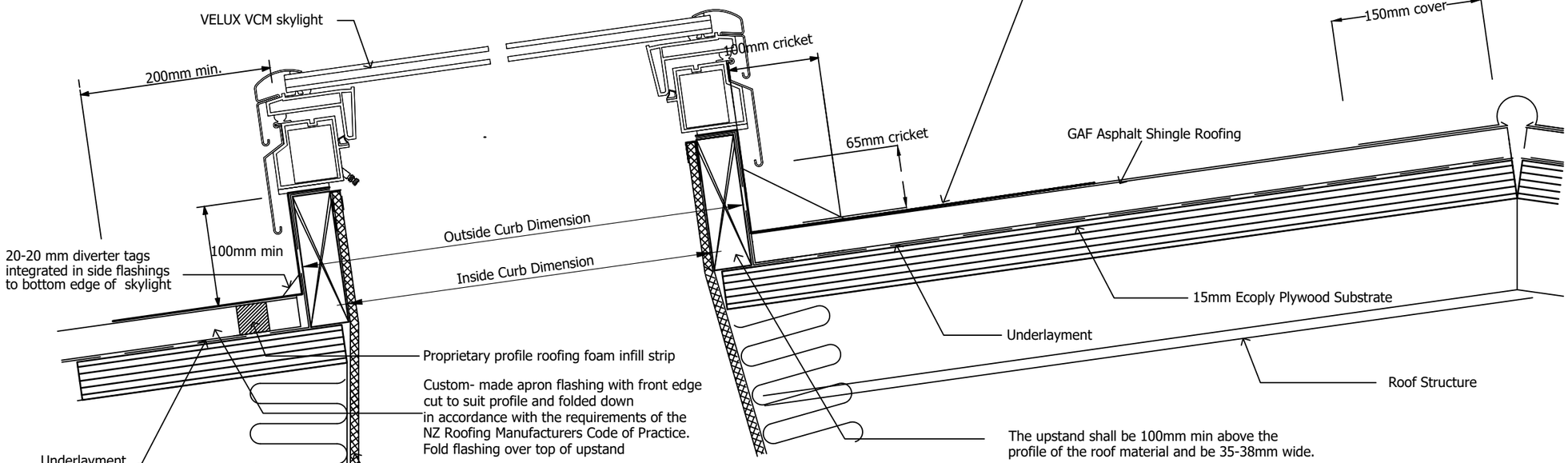
PROJECT: Proposed Subdivision at 21 Caringbah Drive, Papakura, Auckland 2025

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

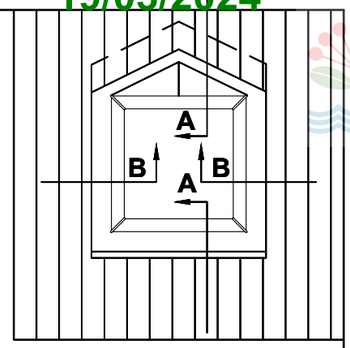
Rev	Rev.Date	Description
PROJECT No		SHEET No
		D19

VCM

Custom



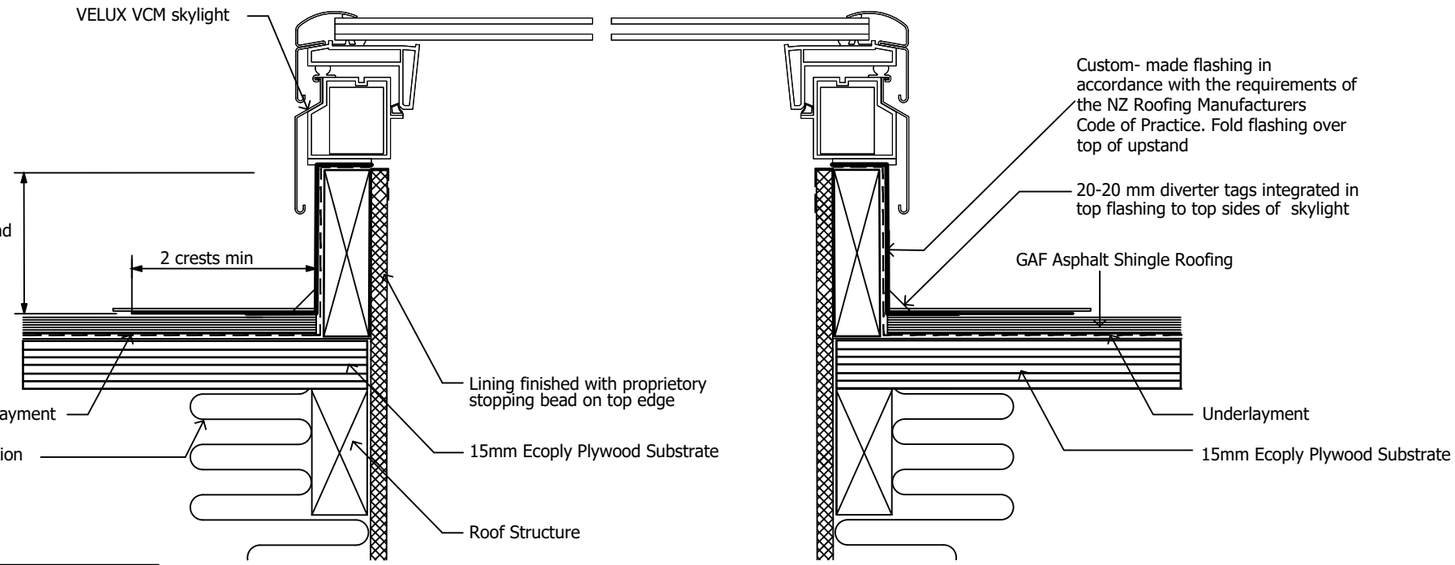
SECTION A-A



ELEVATION

Custom-made flashing in accordance with New Zealand Roofing Manufacturers Code of Practice. Ensure all flashings meet the requirements for your projects' location.

Please note:
Below 15 degrees:- Any condensation that forms on the glass due to high humidity may drip



SECTION B-B

BRANZ Tested CUSTOM WATER-SHED FLASHING

No cricket or diverter required when skylight is less than 600mm wide, and catchment less than 40 sqm.

Custom flashings must be designed to meet the requirements set out in the latest version of the New Zealand Roof and Wall Cladding Code of Practice, and shall be manufactured and installed by a specialist flashing contractor to the latest trade practices.

The flashing and installation must be guaranteed against weathertightness by the specialist flashing contractor.

Insulation material meeting the requirements of NZBC/H1 is required in the cavities of the lightwell structure.

VELUX NEW ZEALAND LTD.
Sky-Product Management
0800 650 445

	Name	Date
Drawn by		Feb 19
Checked by		Feb 19
Drawing No.		

VELUX Low Pitch Manual Opening Skylight in Asphalt Shingle Roof with metal water-shed flashing (3-60 degrees)

One Stop Development Consultants
Consent to Construction

CLIENT
Faith Development LTD

TITLE
Skylight Details

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

DRAWN BY	SCALE
MT	NTS
CHECKED BY	DATE
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77211	92

Rev	Rev.Date	Description
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		D20