

# Approved Building Consent Documents

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

## Inspection booking timeframes

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

Building inspections and enquiries phone: 03 347 2839

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

DRAWING REGISTER

| DWG No | Description         | Rev | Rev Date    | Description                      |
|--------|---------------------|-----|-------------|----------------------------------|
| A01    | Site Plan           | A   | 14 Mar 2024 | FFL and Levels revised           |
| A02    | Foundation Plan     | A   | 14 Mar 2024 | FFL revised                      |
| A03    | Plumbing & Drainage | A   | 14 Mar 2024 | FFL revised                      |
| A04    | Floor Plan          |     |             |                                  |
| A05    | Bracing Plan        |     |             |                                  |
| A06    | Bracing Details     |     |             |                                  |
| A07    | Bracing Details     |     |             |                                  |
| A08    | Electrical Layouts  |     |             |                                  |
| A09    | Roof Plan           |     |             |                                  |
| A10    | Elevations          | A   | 14 Mar 2024 | Elevations updated               |
| A11    | Sections            | A   | 14 Mar 2024 | FFL and Clearances revised       |
| A12    | Finishes Plan       |     |             |                                  |
| A13    | Details             |     |             |                                  |
| A14    | Details             | A   | 14 Mar 2024 | Internal corner junction revised |
| A15    | Details             |     |             |                                  |
| A16    | Details             |     |             |                                  |
| A17    | Schedules           |     |             |                                  |
| A0     | Superslab Layout    |     |             |                                  |
| A02    | Superslab Details   |     |             |                                  |
| A03    | Superslab Details   |     |             |                                  |

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SDC - Approved Building Consent Document - BC231907 Amendment 1 - Pg 2 of 36 - 8/07/2024 - helen.fowler

PROJECT INFORMATION

Territorial Authority: Selwyn District Council  
Building Consent Number: BC231907  
Legal Description: Lot 12 Of Lot 7 DP 510575

Selwyn District Plan  
Zone: Living Z

Wind Region : A Wind Zone : H  
Ground Roughness : O Corrosion Zone : C  
Site Exposure : E Earthquake Zone : 2  
Topographic Class : T1 Climate Zone : 3  
Subsoil Classification: E Approx. Altitude : 44m  
Snow Zone : N4 Snow Loading : 1kPa

KEY  
Urban / Open · Sheltered / Exposed · Low / Medium / High / Very High / Extra High / Specific Engineer Design  
Subsoil Classification Classes  
A-Strong Rock · B-Rock · C-Shallow · D-Deep/Soft · E-Very Soft

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BUILDING  
CONSENT

Lamb & Alves Dwelling,  
Lot 12, 2 Branthwaite Drive,  
Rolleston.

SUPERSEDED by Amendment 1

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Sheet Index

JOB No: 860839  
SHEET SIZE: A3  
DRAWN: BS  
PRINTED: 14 Mar 2024

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REVISION NO.  
A

| DRAWING REGISTER |                     |     |             |                                             |
|------------------|---------------------|-----|-------------|---------------------------------------------|
| DWG No           | Description         | Rev | Rev Date    | Description                                 |
| A01              | Site Plan           | A   | 14 Mar 2024 | FFL and Levels revised                      |
| A02              | Foundation Plan     | A   | 14 Mar 2024 | FFL revised                                 |
| A03              | Plumbing & Drainage | A   | 14 Mar 2024 | FFL revised                                 |
| A04              | Floor Plan          | A   | 21 Jun 2024 | W145C added                                 |
| A05              | Bracing Plan        | A   | 21 Jun 2024 | Braces N1 & O1 revised                      |
| A06              | Bracing Details     | A   | 21 Jun 2024 | Calculations updated                        |
| A07              | Bracing Details     |     |             |                                             |
| A08              | Electrical Layouts  |     |             |                                             |
| A09              | Roof Plan           |     |             |                                             |
| A10              | Elevations          | B   | 21 Jun 2024 | West elevation updated   Elevations updated |
| A11              | Sections            | A   | 14 Mar 2024 | FFL and Clearances revised                  |
| A12              | Finishes Plan       |     |             |                                             |
| A13              | Details             |     |             |                                             |
| A14              | Details             | A   | 14 Mar 2024 | Internal corner junction revised            |
| A15              | Details             |     |             |                                             |
| A16              | Details             |     |             |                                             |
| A17              | Schedules           | A   | 21 Jun 2024 | W145C added                                 |
| SC1              | Superslab Layout    |     |             |                                             |
| SC2              | Superslab Details   |     |             |                                             |
| SC3              | Superslab Details   |     |             |                                             |

PROJECT INFORMATION

Territorial Authority: Selwyn District Council

Building Consent Number: BC231907

Legal Description: Lot 12 Of Lot 7 DP 510575

Selwyn District Plan

Zone: Living Z

Wind Region : A

Wind Zone : H

Ground Roughness : O

Corrosion Zone : C

Site Exposure : E

Earthquake Zone : 2

Topographic Class : T1

Climate Zone : 3

Subsoil Classification: E

Approx. Altitude : 44m

Snow Zone : N4

Snow Loading : 1kPa

KEY

Urban / Open · Sheltered / Exposed · Low / Medium / High / Very High / Extra High / Specific Engineer Design

Subsoil Classification Classes

A-Strong Rock · B-Rock · C-Shallow · D-Deep/Soft · E-Very Soft

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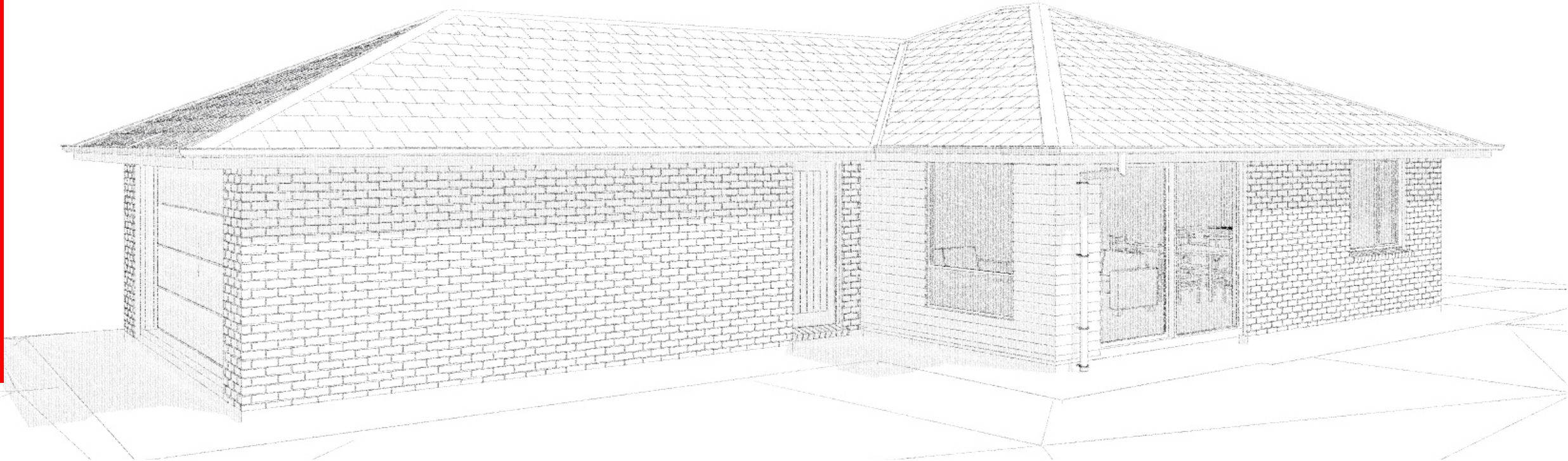
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HOMES

REVISION NO.  
B

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Planning Approved

7/02/2024

wendy.green

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Site Plan

JOB No: 860839  
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PRINTED: 14 Mar 2024

A01

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REVISION NO.

A

SITE PLAN

SCALE 1:200 (A3)

**GROUND LEVELS:**  
Indicated spot levels are existing Natural  
Ground Levels (NGL) prior to any site works  
carried out. The Finished Ground Level (FGL) adjoining  
the concrete floor slab shall be formed so as  
to carry water away from the building, at a  
slope of not less than 1 in 25, for a distance  
of at least 1m from the building.  
The contractor is to ensure that the FGL  
meets both the cladding clearance(s) as  
detailed, and the minimum flood plain or  
district bylaw requirements as applicable.

**ACCESS ROUTE:**  
Adequate access shall be provided from the  
street to the dwelling to enable a safe and  
easy approach to the main entrance and to  
manoeuvre and park cars.

**STORM WATER TO HARDSTAND AREAS:**  
Hardstand areas do not form part of this  
building consent, but when installed should  
comply with the requirements of the NZ  
Building Code specifically:  
- Contractor to ensure stormwater falls away  
from the dwelling with a gradient of  
minimum 1:50. Stormwater to discharge to  
the garden/lawn on either side.

Lot 12  
Of Lot 7  
DP 510575

| Site Coverage   |                      |
|-----------------|----------------------|
| Section Area    | 596.51m <sup>2</sup> |
| Over Foundation | 146.40m <sup>2</sup> |
| Covered Area    | 0.75m <sup>2</sup>   |
| Coverage        | 24.67%               |
| Permitted Max   | 50.00%               |

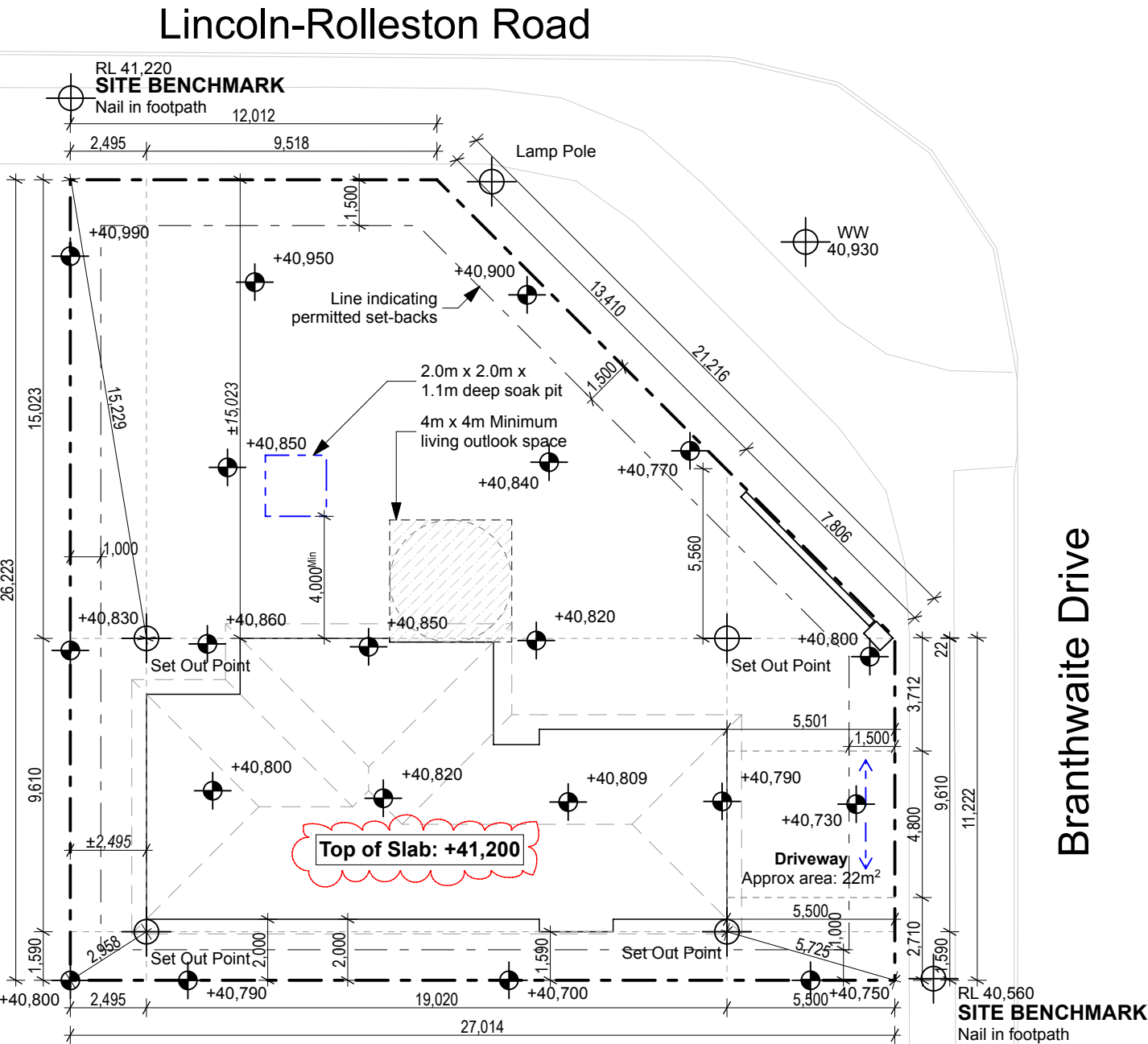
**FENCING TO ROAD BOUNDARIES:**  
Any fence between the front facade of the dwelling and  
the street boundary shall be a maximum height of 1m.  
For allotments with frontage to more than one road, any  
fencing on the secondary road boundary is to be no  
higher than 1.8m.

**SETTING OUT:**  
Section boundaries as shown were obtained from  
QuickMap® and information received and may not be  
accurate.  
Contractor to locate and verify boundary pegs prior to  
setting out.  
Any discrepancies to be reported before construction  
may commence.

**CONSTRUCTION SAFETY:**  
Enclose work-site with temporary 2m high construction  
link mesh fencing with lockable gates to prevent site  
access by unauthorised persons and children. If in  
place, ensure existing boundary fencing to sides and  
rear of section is adequate to prevent site access by  
unauthorised persons and children.

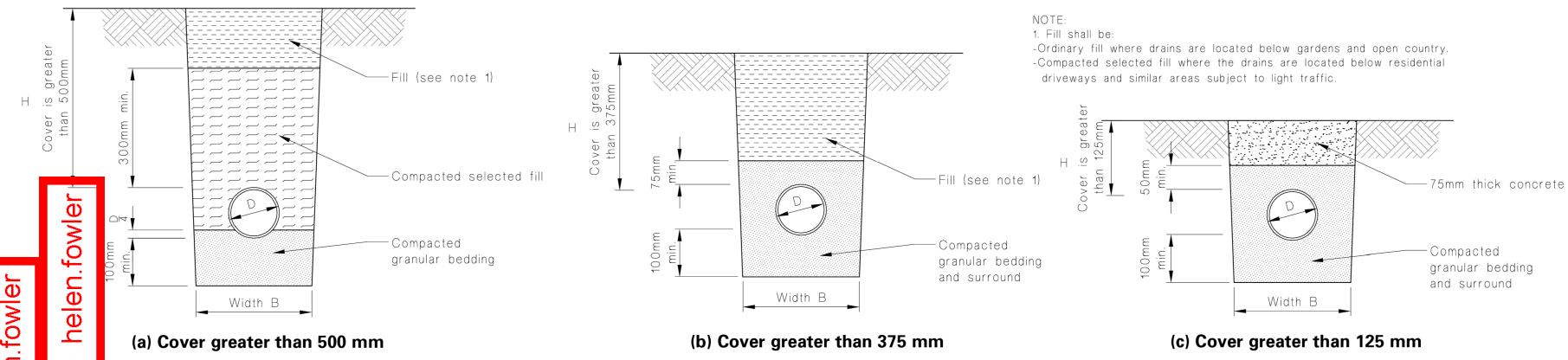
Ensure toeboards for preventing objects falling off  
storage or access platforms are at least as high as the  
materials stacked on the platform, and no less than 100  
mm above the platform. The maximum gap between platform and  
toeboard shall not exceed 10mm.

**SEDIMENT MANAGEMENT:**  
Sediment fencing to be positioned as required.  
Contractor to regularly remove any collected sediment  
to prevent it flowing off site.



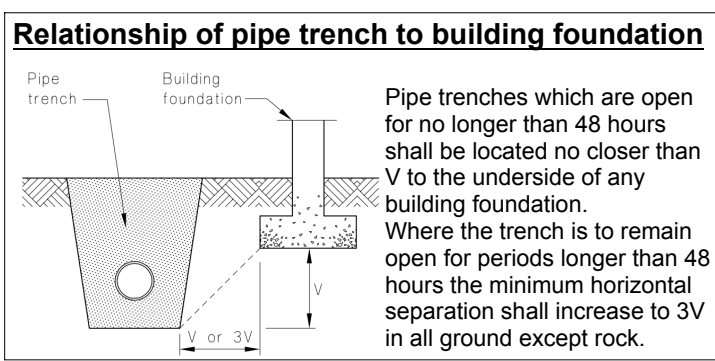


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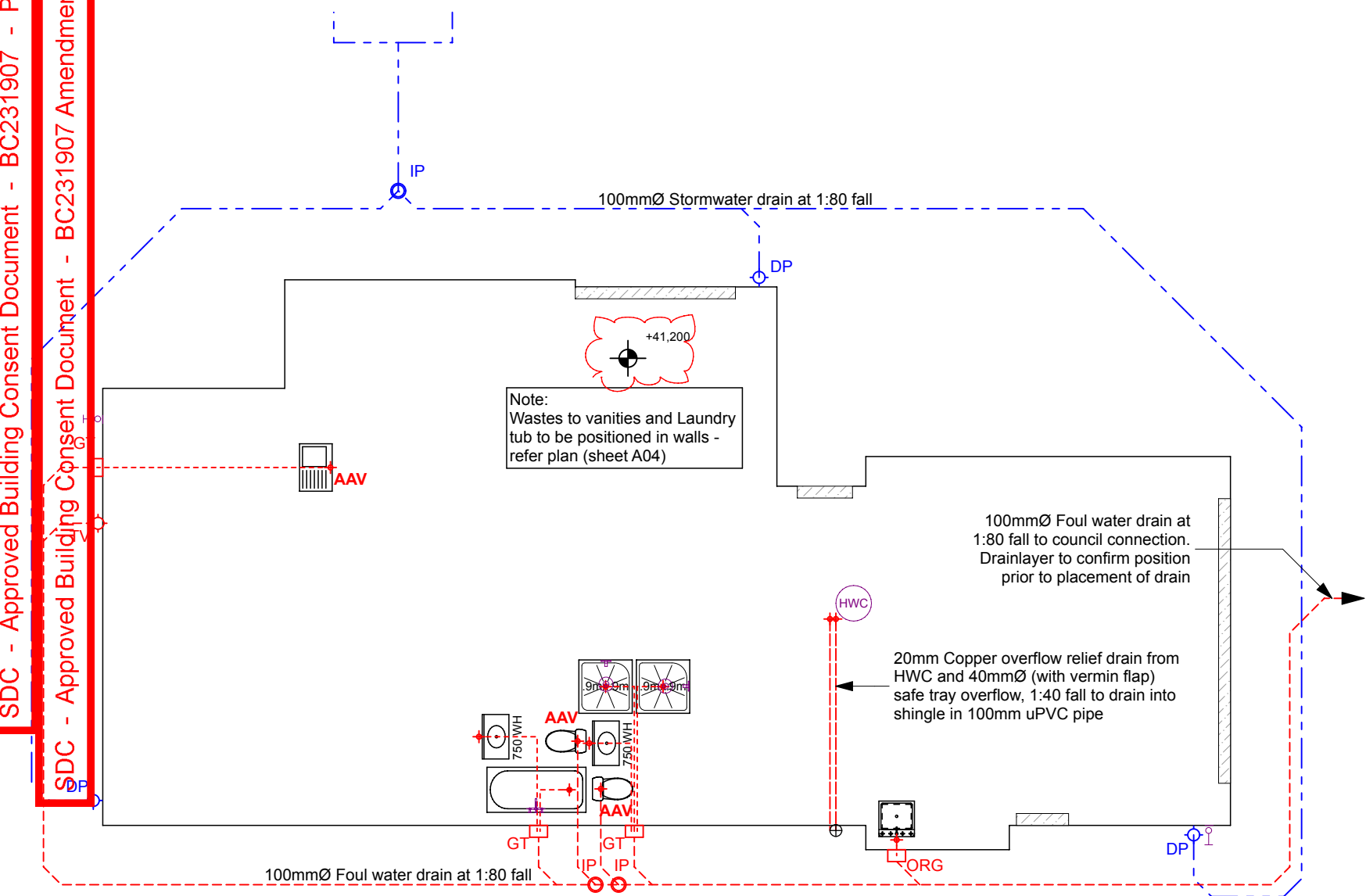
## PIPE BEDDING AND BACKFILLING

**WASTE PIPE DIAMETER AND GRADIENTS**  
Unless noted otherwise, all waste pipes to:  
Sanitary fittings (except WCs) shall be 40mmØ at 1:40 fall,  
Laundry fittings shall be 40mmØ at 1:30 fall,  
Kitchen sinks shall be 50mmØ at 1:40 fall  
**IMPORTANT:** All fixtures more than 3.5m from gully traps shall be fitted with air admittance valves.  
80mmØ wastes from soil fixtures (WCs) to have minimum 1:60 gradient.



- ### PLUMBING & DRAINAGE NOTES:
- Plumbing designed to G13/AS1 and drainage to G13/AS2 of the New Zealand Building Code (NZBC).
  - Stormwater designed to NZBC E1/AS1.
  - All levels & connection points to be confirmed by a registered Drainlayer on site before commencement of any work. Drainlayer to confirm to the designer and client whether a sewer pump and / or bubble-up chamber may be required
  - Mains water supply from Road - 25mm polybutylene. Flow rates in accordance with G12/AS1 (Table 3).
  - Pipe diameters to G12/AS1 (Table 4). Note the pipe from the hot water source to the Kitchen sink to be max 15mmØ with lagged insulation along its entire length.
  - 32 - 50mmØ uPVC pipes shall be supported at 0.5m centres and 65 - 100mmØ uPVC pipes supported at 1m centres.
  - All pipework shall incorporate expansion joints as per AS/NZS 2032:2006 and NZBC G13/AS1 to accommodate the expected longitudinal movement in pipes resulting from temperature changes.
  - Rigid pipes shall have flexible joints to resist damage from differential settlement.
  - Fill materials to bedding and backfilling of drains shall be bedding material of clean granular non-cohesive material or selected fill of fine-grained soil or granular material free from topsoil or rubbish, with a maximum particle size of 20mm.
  - Ensure minimum 350mm cover to head of soil pipes. Gully traps to be minimum 25mm above paved surfaces, 100mm above unpaved surfaces.
  - Access points shall be provided at every change in horizontal direction of greater than 45°, and every change in gradient greater than 45°.
  - When passing through concrete, drains and wastes shall be sleeved or wrapped in a durable and flexible material to allow for expansion and contraction where passing through concrete. Ensure that at supports, and at wall and floor penetrations not incorporating expansion joints, movement shall be accommodated using pipe sleeves or a durable and flexible lagging material.  
In addition, drains passing beneath buildings with a concrete slab on the ground floor shall:
    - Be straight and of even gradient,
    - Be separated from the building foundation by at least 25mm,
    - Have 50mm clearance from the top of the pipe to the underside of the slab, and bedded in loose fill,
    - Have access points within 2m of either side of slab,
    - Have junctions beneath the building joining at an angle of not more than 45°.

- ### LEGEND
- 100mmØ uPVC Stormwater drain at 1:80
  - 100mmØ uPVC Foul sewer drain at 1:80
  - DP COLORSTEEL (Min 74mmØ Int) downpipe
  - TV 80mmØ uPVC Terminal vent
  - GT Gully Trap
  - ORG Overflow Relief Gully
  - IP Inspection Point
  - AAV Air admittance valve
  - HWC Mains pressure hot water cylinder (with safe tray in accordance with G12/AS1)
  - HT Hose Tap (owner to confirm positions)
  - Positions of external doorways



## PLUMBING & DRAINAGE PLAN

SCALE 1:100 (A3)

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**BUILDING  
CONSENT**

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| Plumbing & Drainage        |             |                          |
|----------------------------|-------------|--------------------------|
| JOB No:                    | 860839      | <b>A03</b>               |
| SHEET SIZE:                | A3          |                          |
| DRAWN:                     | BS          |                          |
| PRINTED:                   | 14 Mar 2024 |                          |
| <b>G.J. Gardner. HOMES</b> |             | REVISION NO.<br><b>A</b> |

The proposed dwelling complies with the thermal requirements of H1/AS1 as per the attached report.

**Floors:** w/ watic pod with perimeter insulation

Roof: 2 layers of R3.6 ceiling batt insulation to ceilings throughout, except Garage. (1 Layer of R3.6 ceiling batt insulation up to 500mm from ceiling perimeter outer edge where

**Glazing:** R0.50 Thermally broken aluminium joinery with METROGLASS Low E Xcel double glazed

 600x800 Ceiling Access Hatch

 Domestic Smoke Alarm with hush button

 Distribution Board

|                                                                                     |          |
|-------------------------------------------------------------------------------------|----------|
|  | Hose Tap |
|-------------------------------------------------------------------------------------|----------|

Unless specified otherwise,  
 - all structural framing is graded SG8 and treated H1.2,  
 - 90x45 studs at 600crs, dwangs at max 800crs  
 - Thermal insulated walls (R2.4)  
 - Uninsulated walls

| 180mm.

Tie every second brick where piers are less than 230mm in width. No piers are to support veneer lintels.

Entry access route to be broomed or wood float finished concrete, in accordance with NZBC D1/AS1, to construction edge of building.

|  |                                       |
|--|---------------------------------------|
|  | Vinyl Planking (Alternative Solution) |
|--|---------------------------------------|

Laundry area to have a steel trowel or polished finish, sealed at edges where water-splash may occur.

Food preparation surfaces shall consist of high pressure laminate, stainless steel or tiles to be easily maintained in a hygienic condition.

Walls and ceiling linings to wet areas (including wall behind the hob) to have impervious joints or fixed over an impervious substrate, and finished with vinyl coated wallpaper, or semi-gloss or gloss coating.

The layout shown here is schematic only with minimum dimension(s) shown in accordance with the NZBC. The contractor is to refer to the kitchen joinery drawings (by others) with regard the detailed layout.

The pipe from the hot water source to the kitchen sink to be max 15mmØ with lagged insulation along its entire length.

Provision to be made for refrigeration and/or food storage space with ventilation to the outside air in accordance with G3/AS1 requirements.

A cooker with an oven and a hot plate, or a wall oven and a separate hob, shall be provided for cooking.

Range Hood (as per Owners' selection) with min 50L/s flowrate to be extracted directly to the outside, and installed in accordance with manufacturer's and E2/AS1 requirements.

DO NOT SCALE FROM DRAWINGS



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Levels are to be checked  
commencement of  
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JOB No: 860839  
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**G.J. Gardner. HOMES**

A04

REVISION NO.

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TOP PLATE CONNECTIONS

The top plate of a wall that contains one or more wall bracing elements shall be jointed according to the rating of the highest-rated individual wall bracing element.

- (a) Rating not shown or by an alternative fixing of 3kN capacity in tension or compression along the plate.
- (b) Rating exceeding 100 bracing units: A 6kN connection shown or by an alternative fixing of 6kN capacity in tension or compression along the plate.

Each wall that contains one or more wall bracing elements shall be connected at the top plate level, either directly, or through a framing member in the line of the wall, to external walls at right angles to it.

element are given as follows:

- (a) For each wall containing wall bracing elements with a total bracing capacity of not more than 125 bracing units: to at least one such external wall by a fixing as shown of 6 kN capacity;
- (b) For each wall containing wall bracing elements with a total bracing capacity of not more than 250 bracing units: to at least 2 external walls by fixings as shown each of 6 kN capacity;

with a total bracing capacity of more than 250 bracing units: to at least 2 external walls by fixings as shown each having a rating of not less than 2.4 kN per 100 bracing units.

BRACING NOTES:

1. Contractor to ensure all penetrations to bracing units are in accordance with specific manufacturer's requirements.
2. Use LUMBERLOK Framing Stud Stiffener where holes are drilled for plumbing in 90x45mm studs in external walls to ensure the strength of the wall.
3. Internal walls connected to external walls with 140x35 H1.2 SG8 top plate with fixing capacity of 6kN where indicated: ⊕ ----- ⊕  
Where possible, use bottom chord of truss.
4. Use 10mm GIB Aqualine where GS1-N bracing is specified in bathrooms, WCs, laundry and kitchen spaces.

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Bracing Plan

JOB No: 860839  
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PRINTED: 12 Dec 2023

A05

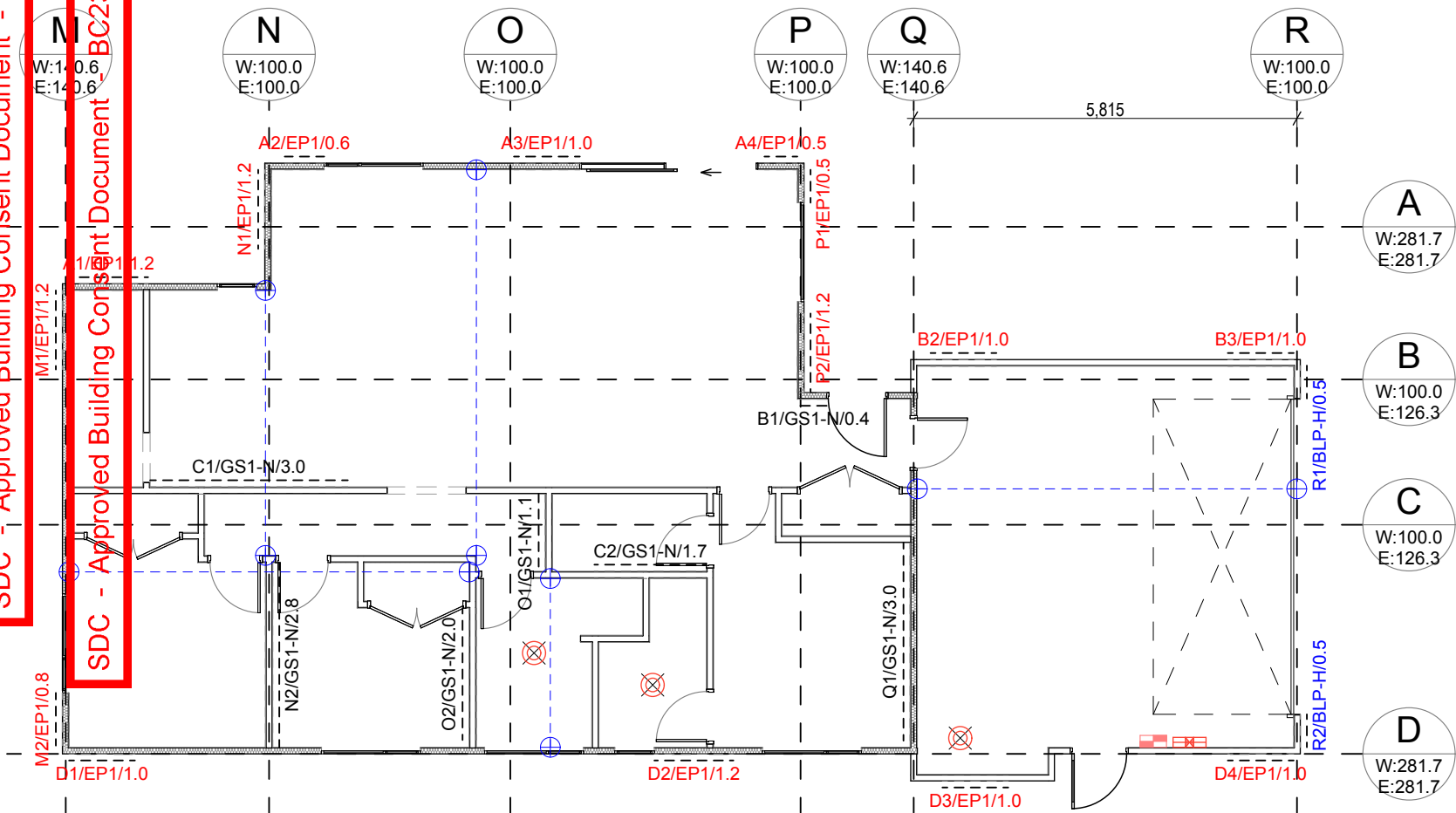
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REVISION NO.

-

BRACING PLAN

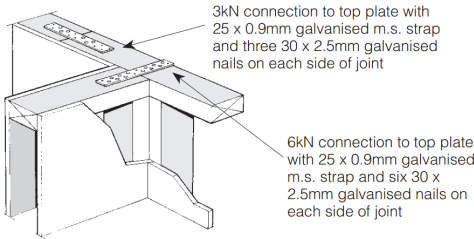
SCALE 1:100 (A3)



TOP PLATE CONNECTIONS

The top plate of a wall that contains one or more wall bracing elements shall be jointed according to the rating of the highest-rated individual wall bracing element as follows:

- (a) Rating not exceeding 100 bracing units: A 3kN connection as shown or by an alternative fixing of 3kN capacity in tension or compression along the plate;
- (b) Rating exceeding 100 bracing units: A 6kN connection as shown or by an alternative fixing of 6kN capacity in tension or compression along the plate.



Each wall that contains one or more wall bracing elements shall be connected at the top plate level, either directly, or through a framing member in the line of the wall, to external walls at right angles to it. Top plate fixing(s) of the capacity in tension or compression along the line of the wall bracing element are given as follows:

- (a) For each wall containing wall bracing elements with a total bracing capacity of not more than 125 bracing units: to at least one such external wall by a fixing as shown of 6 kN capacity;
- (b) For each wall containing wall bracing elements with a total bracing capacity of not more than 250 bracing units: to at least 2 external walls by fixings as shown each of 6 kN capacity;
- (c) For each wall containing wall bracing elements with a total bracing capacity of more than 250 bracing units: to at least 2 external walls by fixings as shown each having a rating of not less than 2.4 kN per 100 bracing units.

BRACING NOTES:

- 1. Contractor to ensure all penetrations to bracing units are in accordance with specific manufacturer's requirements.
- 2. Use LUMBERLOK Framing Stud Stiffener where holes are drilled for plumbing in 90x45mm studs in braced walls to replace the strength of the studs.
- 3. Internal walls connected to external walls with 140x35 H1.2 SG8 top plate with fixing capacity of 6kN where indicated: ⊕-----⊕  
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- 4. Use 10mm GIB Aqualine where GS1-N bracing is specified in bathrooms, WCs, laundry and kitchen spaces.

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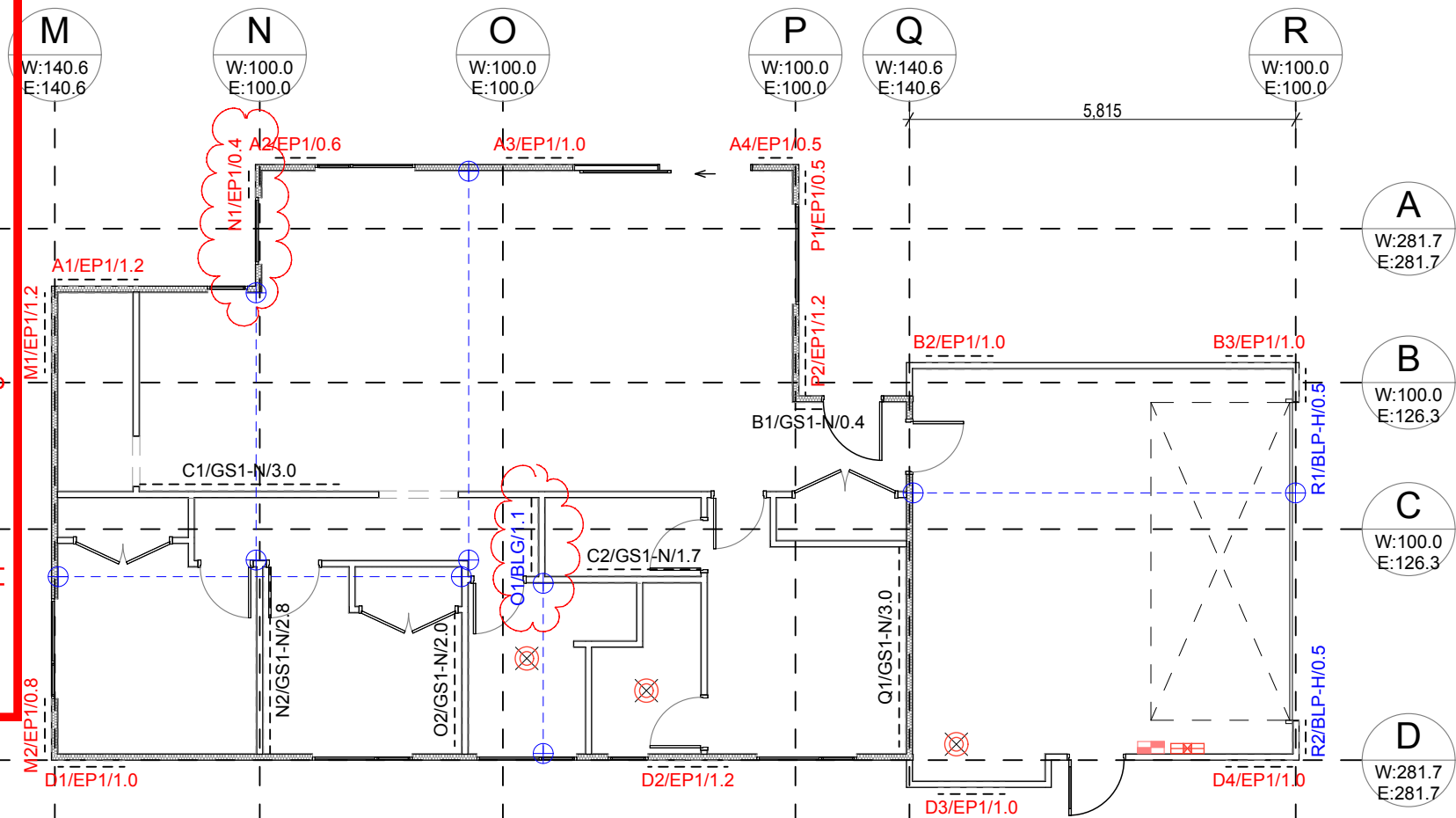
Bracing Plan

JOB No: 860839  
SHEET SIZE: A3  
DRAWN: BS  
PRINTED: 21 Jun 2024

A05

G.J. Gardner. HOMES

REVISION NO.  
A



BRACING PLAN  
SCALE 1:100 (A3)

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BRACING CALCULATIONS

T.B.L. : Default

|                        |                |
|------------------------|----------------|
| Location of Storey     | Single         |
| Room in Roof space     | No             |
| Building Width (BW)    | 9.4m           |
| Building Length (BL)   | 18.8m          |
| Gross Floor Area (GFA) | 140.30m²       |
| For height to Apex     | 5m             |
| For height Above Eaves | 2m             |
| Roof Pitch             | 0 - 25°        |
| Roof style             | Hip            |
| Double Top Plate       | Yes            |
| Floor load             | 2kPa           |
| Cladding Weights:      |                |
| - Subfloor             | Concrete Floor |
| - Wall                 | Heavy          |
| - Roof                 | Light          |
| Wind zone              | High           |
| Earthquake Zone        | 2              |
| Soil Class             | E - Very Soft  |
| W along                | 50.0BU/m       |
| W along x BW           | 468.5BU        |
| W across               | 50.0BU/m       |
| W across x BL          | 939.0BU        |
| EQ                     | 7.2BU/m²       |
| EQ x GFA               | 1,010.2BU      |

Calculations based on  
NZS 3604:2011

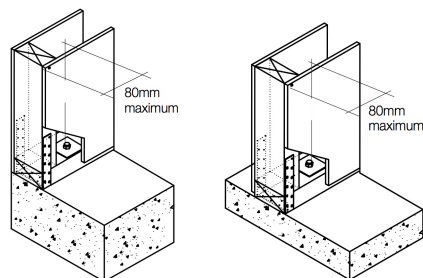
BRACING CALCULATIONS

BRACING ALONG

| Required |         |          | Provided |       |           |            |             |             |          | Achieved |          |
|----------|---------|----------|----------|-------|-----------|------------|-------------|-------------|----------|----------|----------|
| Line     | W<br>BU | EQ<br>BU | Brace    | Type  | W<br>BU/m | EQ<br>BU/m | Length<br>m | Height<br>m | Angle    | W<br>BU  | EQ<br>BU |
| A        | 281.7   | 281.7    | A-1      | EP1   | 120.0     | 135.0      | 1.2         | 2.4         | -        | 144.0    | 162.0    |
|          |         |          | A-2      | EP1   | 95.0      | 105.0      | 0.6         | 2.4         | -        | 57.0     | 63.0     |
|          |         |          | A-3      | EP1   | 95.0      | 105.0      | 1.0         | 2.4         | -        | 95.0     | 105.0    |
|          |         |          | A-4      | EP1   | 80.0      | 95.0       | 0.5         | 2.4         | -        | 40.0     | 47.5     |
|          |         |          |          |       |           |            |             |             |          |          | 336.0    |
| B        | 100.0   | 126.3    | B-1      | GS1-N | 50.0      | 55.0       | 0.4         | 2.4         | -        | 20.0     | 22.0     |
|          |         |          | B-2      | EP1   | 95.0      | 105.0      | 1.0         | 2.4         | -        | 95.0     | 105.0    |
|          |         |          | B-3      | EP1   | 95.0      | 105.0      | 1.0         | 2.4         | -        | 95.0     | 105.0    |
|          |         |          |          |       |           |            |             |             |          |          | 210.0    |
| C        | 100.0   | 126.3    | C-1      | GS1-N | 70.0      | 60.0       | 3.0         | 2.4         | -        | 210.0    | 180.0    |
|          |         |          | C-2      | GS1-N | 70.0      | 60.0       | 1.7         | 2.4         | -        | 119.0    | 102.0    |
|          |         |          |          |       |           |            |             |             |          |          | 329.0    |
| D        | 281.7   | 281.7    | D-1      | EP1   | 95.0      | 105.0      | 1.0         | 2.4         | -        | 95.0     | 105.0    |
|          |         |          | D-2      | EP1   | 120.0     | 135.0      | 1.2         | 2.4         | -        | 144.0    | 162.0    |
|          |         |          | D-3      | EP1   | 95.0      | 105.0      | 1.0         | 2.1         | -        | 95.0     | 105.0    |
|          |         |          | D-4      | EP1   | 95.0      | 105.0      | 1.0         | 2.4         | -        | 95.0     | 105.0    |
|          |         |          |          |       |           |            |             |             |          |          | 429.0    |
| Total    |         |          |          |       |           |            |             |             | Achieved | 1,304.0  | 1,368.5  |
|          |         |          |          |       |           |            |             |             | Required | 468.5    | 1,010.2  |

BRACING ACROSS

| Required |         |          | Provided |       |           |            |             |             |          | Achieved |          |
|----------|---------|----------|----------|-------|-----------|------------|-------------|-------------|----------|----------|----------|
| Line     | W<br>BU | EQ<br>BU | Brace    | Type  | W<br>BU/m | EQ<br>BU/m | Length<br>m | Height<br>m | Angle    | W<br>BU  | EQ<br>BU |
| M        | 140.6   | 140.6    | M-1      | EP1   | 120.0     | 135.0      | 1.2         | 2.4         | -        | 144.0    | 162.0    |
|          |         |          | M-2      | EP1   | 95.0      | 105.0      | 0.8         | 2.4         | -        | 76.0     | 84.0     |
|          |         |          |          |       |           |            |             |             |          | 220.0    | 246.0    |
| N        | 100.0   | 100.0    | N-1      | EP1   | 120.0     | 135.0      | 1.2         | 2.4         | -        | 144.0    | 162.0    |
|          |         |          | N-2      | GS1-N | 70.0      | 60.0       | 2.8         | 2.4         | -        | 196.0    | 168.0    |
|          |         |          |          |       |           |            |             |             |          | 340.0    | 330.0    |
| O        | 100.0   | 100.0    | O-1      | GS1-N | 50.0      | 55.0       | 1.1         | 2.4         | -        | 55.0     | 60.5     |
|          |         |          | O-2      | GS1-N | 70.0      | 60.0       | 2.0         | 2.4         | -        | 140.0    | 120.0    |
|          |         |          |          |       |           |            |             |             |          | 195.0    | 180.5    |
| P        | 100.0   | 100.0    | P-1      | EP1   | 80.0      | 95.0       | 0.5         | 2.4         | -        | 40.0     | 47.5     |
|          |         |          | P-2      | EP1   | 120.0     | 135.0      | 1.2         | 2.4         | -        | 144.0    | 162.0    |
|          |         |          |          |       |           |            |             |             |          | 184.0    | 209.5    |
| Q        | 140.6   | 140.6    | Q-1      | GS1-N | 70.0      | 60.0       | 3.0         | 2.4         | -        | 210.0    | 180.0    |
|          |         |          |          |       |           |            |             |             |          | 210.0    | 180.0    |
| R        | 100.0   | 100.0    | R-1      | BLP-H | 135.0     | 135.0      | 0.5         | 2.4         | -        | 67.5     | 67.5     |
|          |         |          | R-2      | BLP-H | 135.0     | 135.0      | 0.5         | 2.4         | -        | 67.5     | 67.5     |
|          |         |          |          |       |           |            |             |             |          | 135.0    | 135.0    |
|          |         |          |          |       |           |            |             |             |          |          |          |
| Total    |         |          |          |       |           |            |             |             | Achieved | 1,284.0  | 1,281.0  |
|          |         |          |          |       |           |            |             |             | Required | 939.0    | 1,010.2  |



External Walls  
Bracing Straps

| External walls                                                                                                                          | Internal walls                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
|                                                                                                                                         |                                                                               |
| Position GIB HandiBrac® as close as practicable to the internal edge of the bottom plate.                                               | Position GIB HandiBrac® at the stud/plate junction and at mid-width of plate. |
| Hold-down fastener requirements                                                                                                         |                                                                               |
| A mechanical fastening with a minimum characteristic uplift capacity of 15kN or use supplied BT10/140 screwbolt in GIB HandiBrac® pack. |                                                                               |

GIB HandiBrac

DETAIL | Panel Hold-down

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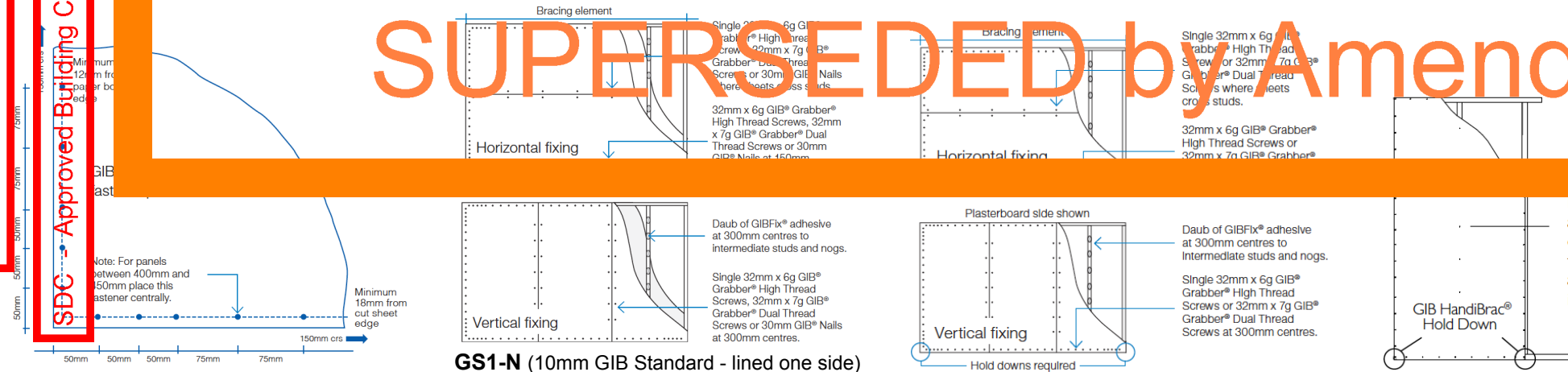
All Construction to comply with Local  
Authority requirements, NZ Building Code/  
Approved Documents , and Means of  
Compliance, Inc NZS3604:2011

All Dimensions and levels are to be checked  
by contractor before commencement of  
work. Contractor to report any discrepancy.

BUILDING  
CONSENT

Lampo & Alves Dwelling,  
Lot 12, 2 Branthwaite Drive,  
Rolleston.

SUPERSEDED by Amendment 1



GIB EzyBrace fastener pattern

In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems

DETAIL | Bracing Fixing

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Bracing Details

JOB No: 860839  
SHEET SIZE: A3  
DRAWN: BS  
PRINTED: 12 Dec 2023

A06

G.J. Gardner. HOMES

REVISION NO.

-

SDC - Approved Building Consent Document - BC231907 Amendment 1 - Pg 12 of 36 - 8/07/2024 - helen.fowler

BRACING CALCULATIONS  
TABLE: Default

|                          |                |
|--------------------------|----------------|
| Location of Storey       | Single         |
| Room in Roof Space       | No             |
| Building Width (BW)      | 9.4m           |
| Building Length (BL)     | 18.8m          |
| Gross Floor Area (GFA)   | 140.30m²       |
| Floor Height to Apex     | 5m             |
| Roof Height Above Eaves  | 2m             |
| Roof Pitch               | 0 - 25°        |
| Roof Style               | Hip            |
| Double Top Plate         | Yes            |
| Floor Load               | 2kPa           |
| Cladding Weights:        |                |
| - Subfloor               | Concrete Floor |
| - Wall                   | Heavy          |
| - Roof                   | Light          |
| Wind Zone                | High           |
| Earthquake Zone          | 2              |
| Soil Class               | E - Very Soft  |
| W <sub>along</sub>       | 50.0BU/m       |
| W <sub>along</sub> x BW  | 468.5BU        |
| W <sub>across</sub>      | 50.0BU/m       |
| W <sub>across</sub> x BL | 939.0BU        |
| E <sub>Q</sub>           | 7.2BU/m²       |
| E <sub>Q</sub> x GFA     | 1,010.2BU      |

Calculations based on  
NZS3604:2011

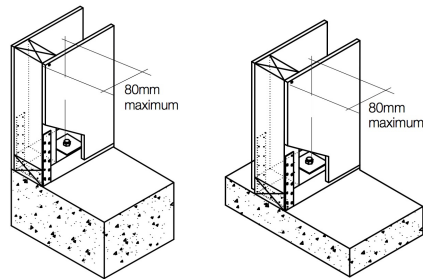
BRACING CALCULATIONS

BRACING ALONG

| Required |         |          | Provided |       |           |            |             |             |          | Achieved |          |
|----------|---------|----------|----------|-------|-----------|------------|-------------|-------------|----------|----------|----------|
| Line     | W<br>BU | EQ<br>BU | Brace    | Type  | W<br>BU/m | EQ<br>BU/m | Length<br>m | Height<br>m | Angle    | W<br>BU  | EQ<br>BU |
| A        | 281.7   | 281.7    | A-1      | EP1   | 120.0     | 135.0      | 1.2         | 2.4         | -        | 144.0    | 162.0    |
|          |         |          | A-2      | EP1   | 95.0      | 105.0      | 0.6         | 2.4         | -        | 57.0     | 63.0     |
|          |         |          | A-3      | EP1   | 95.0      | 105.0      | 1.0         | 2.4         | -        | 95.0     | 105.0    |
|          |         |          | A-4      | EP1   | 80.0      | 95.0       | 0.5         | 2.4         | -        | 40.0     | 47.5     |
|          |         |          |          |       |           |            |             |             |          |          | 336.0    |
| B        | 100.0   | 126.3    | B-1      | GS1-N | 50.0      | 55.0       | 0.4         | 2.4         | -        | 20.0     | 22.0     |
|          |         |          | B-2      | EP1   | 95.0      | 105.0      | 1.0         | 2.4         | -        | 95.0     | 105.0    |
|          |         |          | B-3      | EP1   | 95.0      | 105.0      | 1.0         | 2.4         | -        | 95.0     | 105.0    |
|          |         |          |          |       |           |            |             |             |          |          | 210.0    |
| C        | 100.0   | 126.3    | C-1      | GS1-N | 70.0      | 60.0       | 3.0         | 2.4         | -        | 210.0    | 180.0    |
|          |         |          | C-2      | GS1-N | 70.0      | 60.0       | 1.7         | 2.4         | -        | 119.0    | 102.0    |
|          |         |          |          |       |           |            |             |             |          |          | 329.0    |
| D        | 281.7   | 281.7    | D-1      | EP1   | 95.0      | 105.0      | 1.0         | 2.4         | -        | 95.0     | 105.0    |
|          |         |          | D-2      | EP1   | 120.0     | 135.0      | 1.2         | 2.4         | -        | 144.0    | 162.0    |
|          |         |          | D-3      | EP1   | 95.0      | 105.0      | 1.0         | 2.1         | -        | 95.0     | 105.0    |
|          |         |          | D-4      | EP1   | 95.0      | 105.0      | 1.0         | 2.4         | -        | 95.0     | 105.0    |
|          |         |          |          |       |           |            |             |             |          |          | 429.0    |
| Total    |         |          |          |       |           |            |             |             | Achieved | 1,304.0  | 1,368.5  |
|          |         |          |          |       |           |            |             |             | Required | 468.5    | 1,010.2  |

BRACING ACROSS

| Required |         |          | Provided |       |           |            |             |             |          | Achieved |          |
|----------|---------|----------|----------|-------|-----------|------------|-------------|-------------|----------|----------|----------|
| Line     | W<br>BU | EQ<br>BU | Brace    | Type  | W<br>BU/m | EQ<br>BU/m | Length<br>m | Height<br>m | Angle    | W<br>BU  | EQ<br>BU |
| M        | 140.6   | 140.6    | M-1      | EP1   | 120.0     | 135.0      | 1.2         | 2.4         | -        | 144.0    | 162.0    |
|          |         |          | M-2      | EP1   | 95.0      | 105.0      | 0.8         | 2.4         | -        | 76.0     | 84.0     |
|          |         |          |          |       |           |            |             |             |          | 220.0    | 246.0    |
| N        | 100.0   | 100.0    | N-1      | EP1   | 80.0      | 95.0       | 0.4         | 2.4         | -        | 32.0     | 38.0     |
|          |         |          | N-2      | GS1-N | 70.0      | 60.0       | 2.8         | 2.4         | -        | 196.0    | 168.0    |
|          |         |          |          |       |           |            |             |             |          | 228.0    | 206.0    |
| O        | 100.0   | 100.0    | O-1      | BLG   | 110.0     | 115.0      | 1.1         | 2.4         | -        | 121.0    | 126.5    |
|          |         |          | O-2      | GS1-N | 70.0      | 60.0       | 2.0         | 2.4         | -        | 140.0    | 120.0    |
|          |         |          |          |       |           |            |             |             |          | 261.0    | 246.5    |
| P        | 100.0   | 100.0    | P-1      | EP1   | 80.0      | 95.0       | 0.5         | 2.4         | -        | 40.0     | 47.5     |
|          |         |          | P-2      | EP1   | 120.0     | 135.0      | 1.2         | 2.4         | -        | 144.0    | 162.0    |
|          |         |          |          |       |           |            |             |             |          | 184.0    | 209.5    |
| Q        | 140.6   | 140.6    | Q-1      | GS1-N | 70.0      | 60.0       | 3.0         | 2.4         | -        | 210.0    | 180.0    |
|          |         |          |          |       |           |            |             |             |          | 210.0    | 180.0    |
|          |         |          |          |       |           |            |             |             |          |          |          |
| R        | 100.0   | 100.0    | R-1      | BLP-H | 135.0     | 135.0      | 0.5         | 2.4         | -        | 67.5     | 67.5     |
|          |         |          | R-2      | BLP-H | 135.0     | 135.0      | 0.5         | 2.4         | -        | 67.5     | 67.5     |
|          |         |          |          |       |           |            |             |             |          | 135.0    | 135.0    |
| Total    |         |          |          |       |           |            |             |             | Achieved | 1,238.0  | 1,223.0  |
|          |         |          |          |       |           |            |             |             | Required | 939.0    | 1,010.2  |



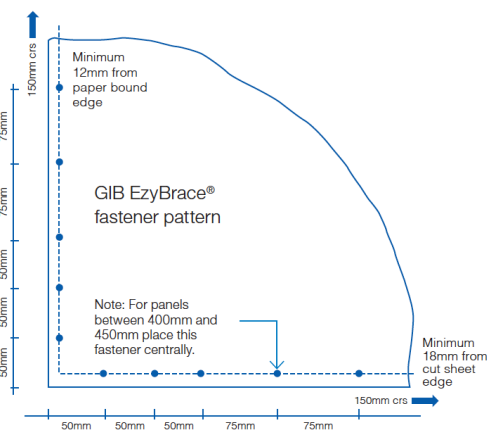
External Walls Internal Walls

Bracing Straps

| External walls                                                                                                                          | Internal walls                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
|                                                                                                                                         |                                                                               |
| Position GIB HandiBrac® as close as practicable to the internal edge of the bottom plate.                                               | Position GIB HandiBrac® at the stud/plate junction and at mid-width of plate. |
| Hold-down fastener requirements                                                                                                         |                                                                               |
| A mechanical fastening with a minimum characteristic uplift capacity of 15kN or use supplied BT10/140 screwbolt in GIB HandiBrac® pack. |                                                                               |

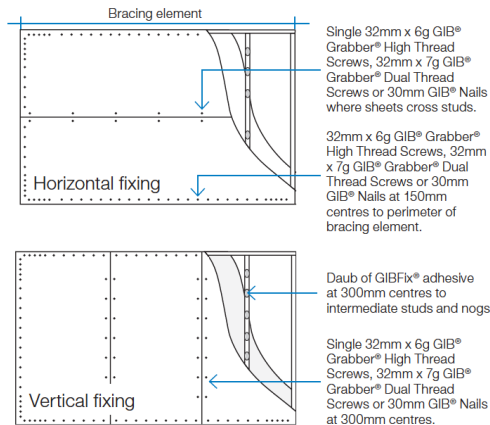
GIB HandiBrac

DETAIL | Panel Hold-down

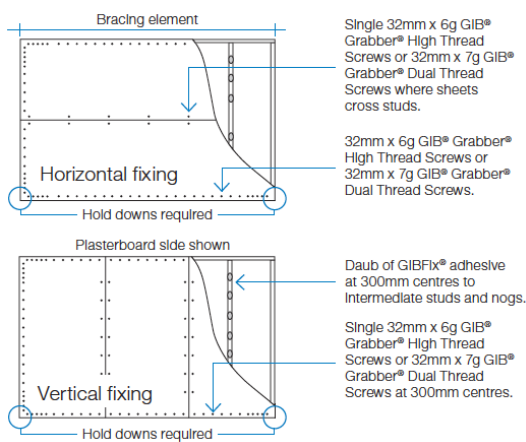


GIB EzyBrace fastener pattern

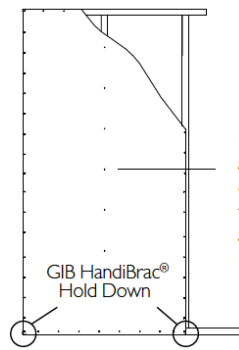
In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems



GS1-N (10mm GIB Standard - lined one side)  
GS2-N (10mm GIB Standard - lined both sides)



BL1-H (lined one side)



ECOPLY Fixing

Ecoply® fixed with 50 x 2.8 mm nails at 150 mm centres to perimeter of each sheet at no less than 7 mm or 3 fastener diameters from sheet edge and at 300 mm centres to intermediate studs

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All Construction to comply with Local Authority requirements, NZ Building Code/ Approved Documents, and Means of Compliance, Inc NZS3604:2011

All Dimensions and levels are to be checked by contractor before commencement of work. Contractor to report any discrepancy.

BUILDING  
CONSENT

Lamb & Alves Dwelling,  
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Rolleston.

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Bracing Details

JOB No: 860839  
SHEET SIZE: A3  
DRAWN: BS  
PRINTED: 21 Jun 2024

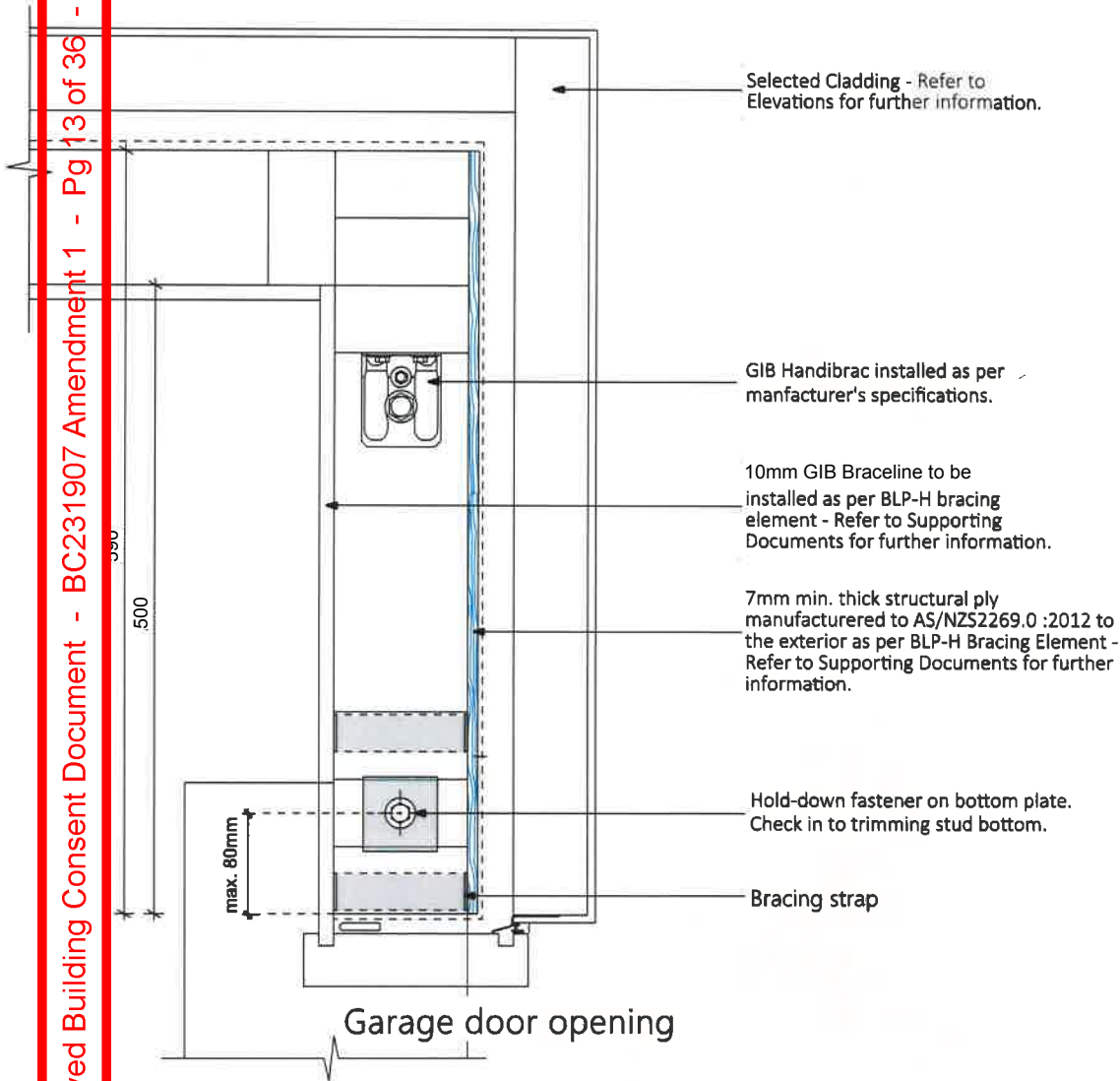
A06

G.J. Gardner. HOMES

REVISION NO.

A

DETAIL | Bracing Fixing



DETAIL Garage Bracing (R1 and R2)

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Lot 12, 2 Branthwaite Drive,  
Rolleston.

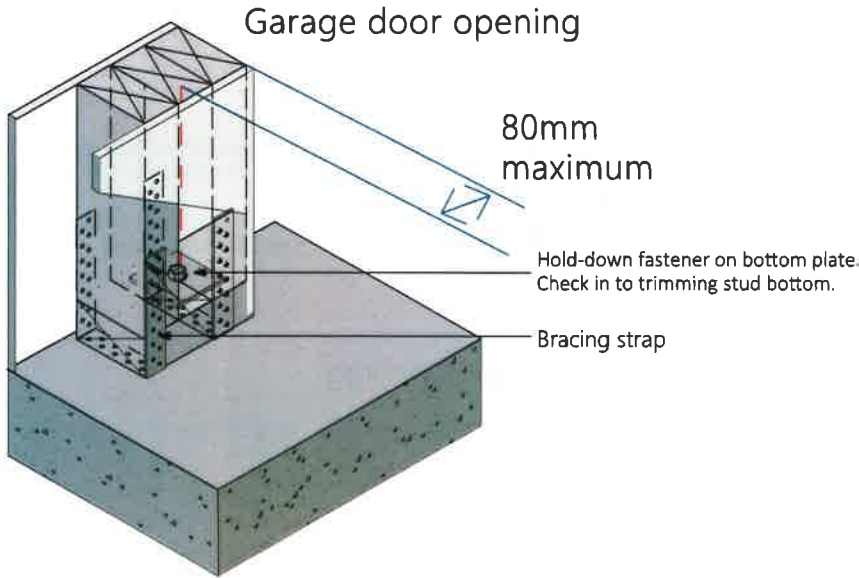
### Bracing strap installation

Care needs to be taken with the installation of the bracing strap. It should be checked in to be flush with the face of the stud providing a flat substrate for the plasterboard and positioned in such a way that the corner fastenings of the bracing element are not affected by it. Keeping the strap to the edge of the end stud as shown will allow the corner fastenings to be installed without having to penetrate the bracing strap.

400 x 25 x 0.9mm galvanised strap to pass under the plate and up the other side of the stud. Six 30 x 2.5mm flat head galvanised nails to each side of the stud. Three 30 x 2.5mm flat head galvanised nails to each side of the plate. Hold down bolt with 50 x 50 x 3mm washer to be fitted within 80mm of the end of the element.

### Hold-down fastener requirements

A mechanical fastening with a minimum characteristic uplift capacity of 15kN (eg. Fortress 12x150) fitted with a 50 x 50 x 3mm square washer within 80mm of the ends of the bracing element.



**BUILDING  
CONSENT**

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### Bracing Details

JOB No: 860839  
SHEET SIZE: A3  
DRAWN: BS  
PRINTED: 12 Dec 2023

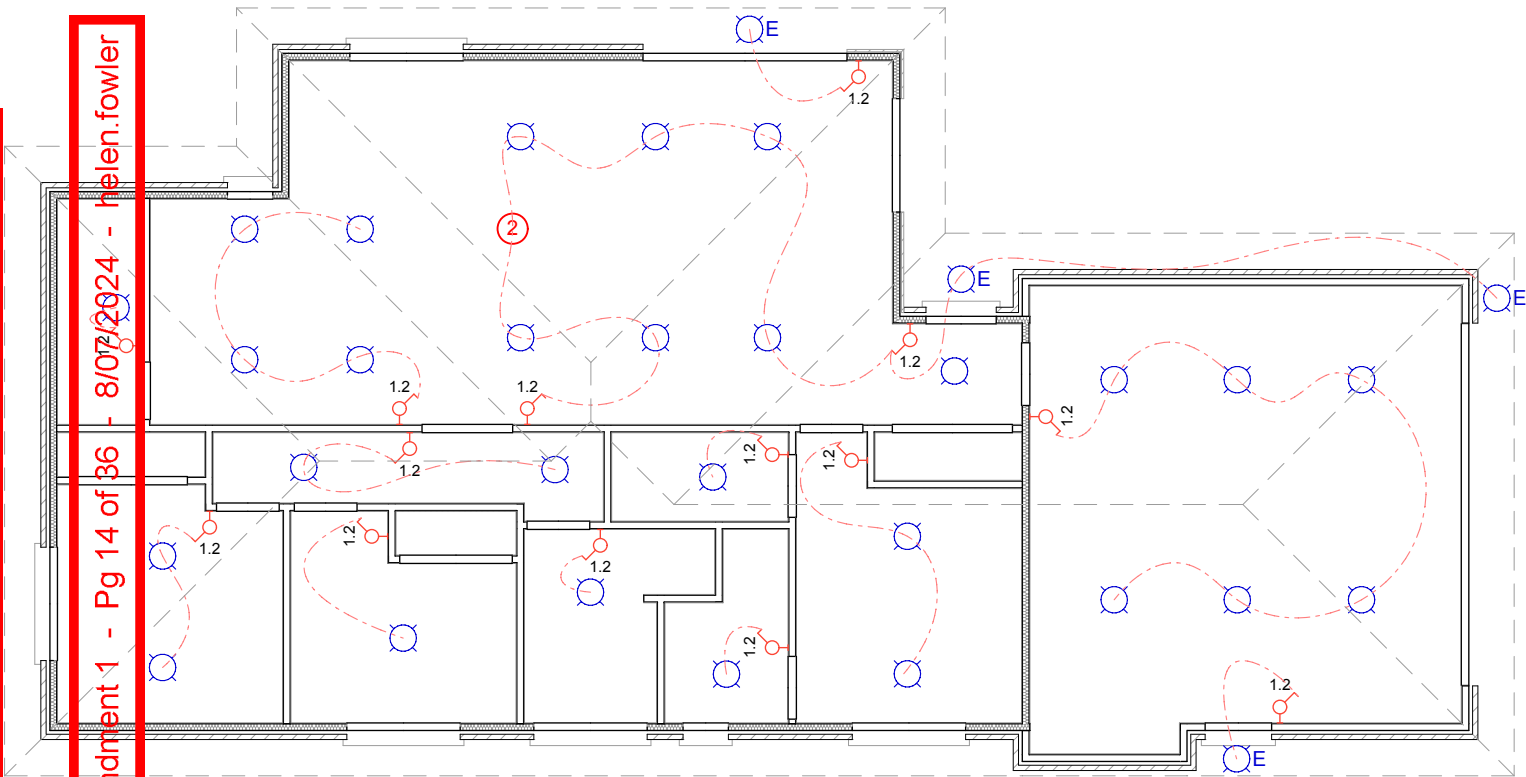
**A07**

**G.J. Gardner. HOMES**

REVISION NO.  
-

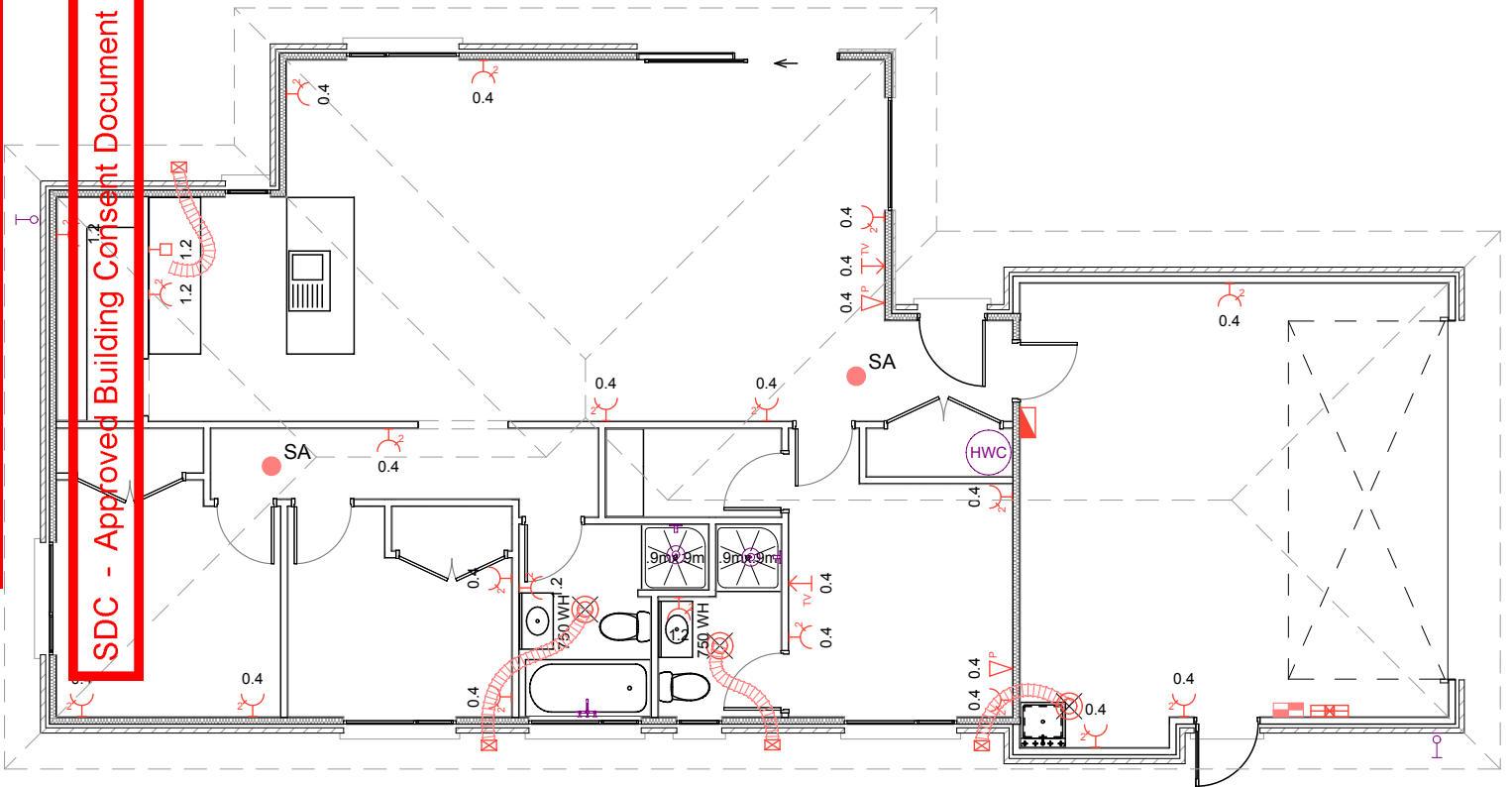
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REFLECTED LIGHTING PLAN

SCALE 1:100 (A3)



ELECTRICAL PLAN

SCALE 1:100 (A3)

IMPORTANT:

Contractor to take note of braced walls and ensure any penetrations to bracing units are in accordance with specific manufacturer's requirements.  
Contractor to liaise with the electrician as final positions of power and light fittings may differ from this plan.

LEGEND

- 1.2 Light Switch
- 2 Two way Light Circuit
- 3 Three way Light Circuit
- D Dimmer Control to Circuit
- ⊕ Recessed LV Downlight
- ⊙ Recessed LED Downlight (CA or IC-F rated)
- ⊙W Wall Mounted Light
- ⊗ Hanging Pendant Halogen Light
- ⊙E Exterior Recessed Eave Light
- ⊙EW Exterior Wall Light

LEGEND

- 0.4 Single Switched Power Point
- 0.4 Double Switched Power Point
- 1.2 Isolator Switch
- 0.4 Phone Jack Point
- 0.4 Television Jack Point
- Mechanical extraction fan with ducting to external soffit egg grate grilles
- HWC Hot Water Cylinder
- Meter Board
- Distribution Board
- Garage Door Control Point
- HTR Heated Towel Rail
- SA Smoke Alarm
- WMH Wall Mounted Heater
- HP-IN Heat pump system - Internal unit
- HP-EX Heat pump system - External unit

ELECTRICAL NOTES

Single power points to be installed for:  
- Oven  
- Hob  
- Fridge  
- Microwave  
- Dishwasher  
- Garage door opener  
Confirm all points, including hob and oven, with Kitchen Designer prior to placement

RANGE HOOD

Range Hood (as per Owners' selection) to be extracted directly to the outside, and installed in accordance with manufacturer's and E2/AS1 requirements.

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Electrical Layouts

JOB No: 860839  
SHEET SIZE: A3  
DRAWN: BS  
PRINTED: 12 Dec 2023

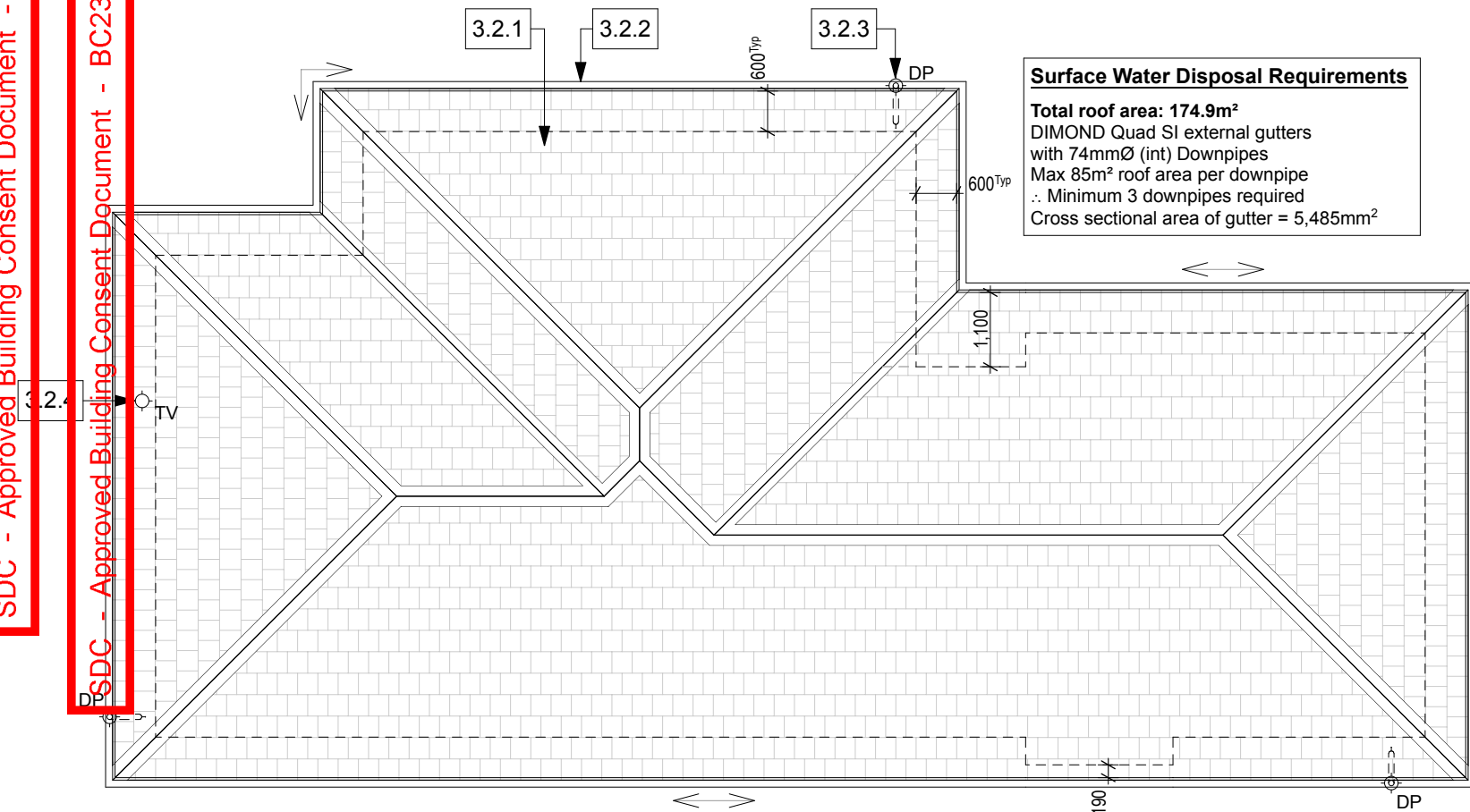
A08

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DETAIL | Tile Fixing



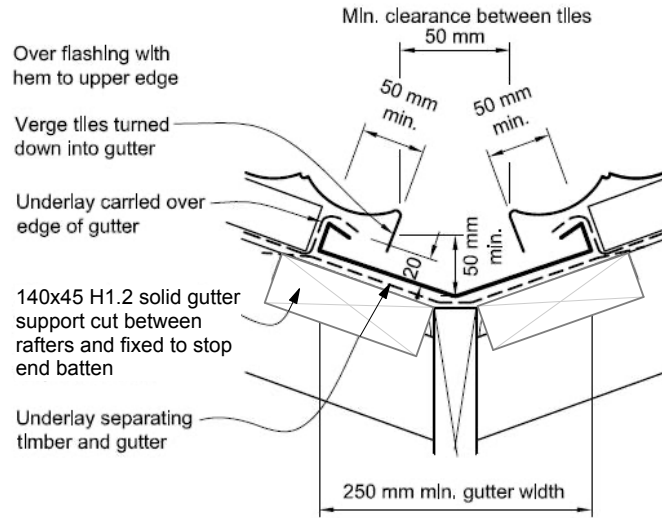
ROOF PLAN  
SCALE 1:100 (A3)

NOTE: (1) Refer to Table 8 for maximum roof catchment areas for valley gutters.  
(2) Minimum width of valley gutter may reduce to 160 mm, providing roof catchment area is in accordance with Table 8. In this case, cover of tiles over gutter shall be reduced to 60 mm to provide a clearance between tiles of 40 mm.

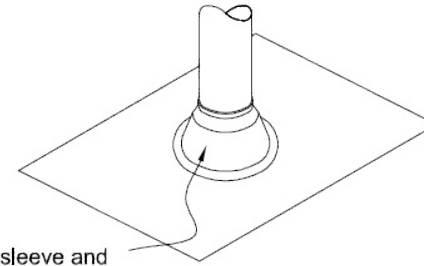
(a) TURNDOWN FIXING

(b) CREST FIXING

DETAIL | Valley Flashing



DETAIL | Roof Penetration (TV)



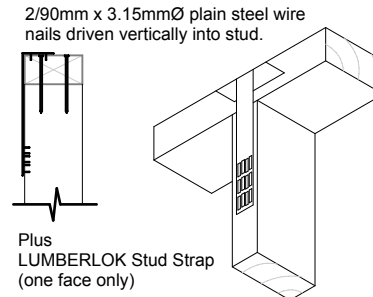
EPDM flexible boot sleeve and  
integral malleable soaker flashing  
dressed to roofing profile

## CONSTRUCTION NOTES

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All top plate to top plate junctions to have 6kN fixings.

All Stud to Top Plate fixings to external walls and internal load bearing walls to be 4.7kN fixings as per below:



LUMBERLOK Type B Fixing  
4.7kN

All materials must be installed in accordance with manufacturer's requirements.

3.2.1 Pressed metal tiles on 50x40 H1.2 battens at 370crs (fixed with 2/90x3.15 gun nails) over SISALATION Bitumac 750 self supporting bituminous roofing underlay.

3.2.2 COLORSTEEL fascia with DIMOND Quad SI rainwater system. Minimum 50mm overhang of roofing bent down at edge.

3.2.3 Min 74mmØ (Int) COLORSTEEL downpipe

3.2.4 80mmØ uPVC Terminal Vent

### CLADDING NOTES

A row of battens fixed directly behind the fascia with the second batten 330mm up the Truss. Subsequent battens are spaced at 370mm. The final top row of tiles is 365mm or less, depending on whether the top row needs cutting due to rafter length

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## Roof Plan

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PRINTED: 12 Dec 2023

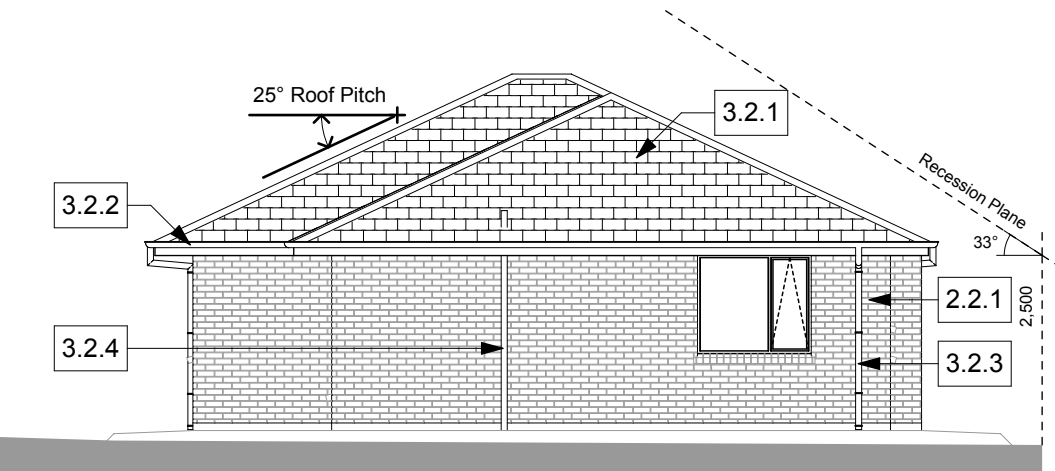
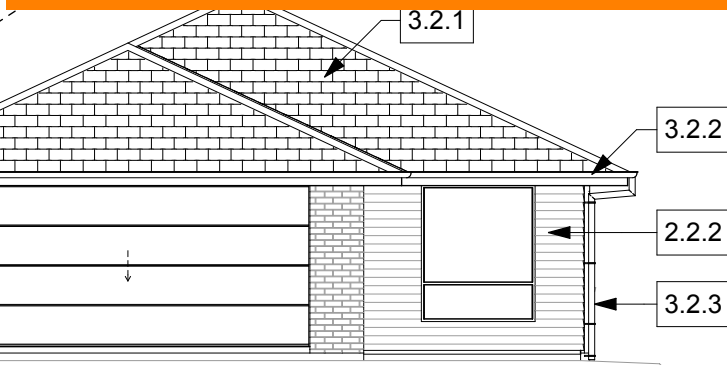
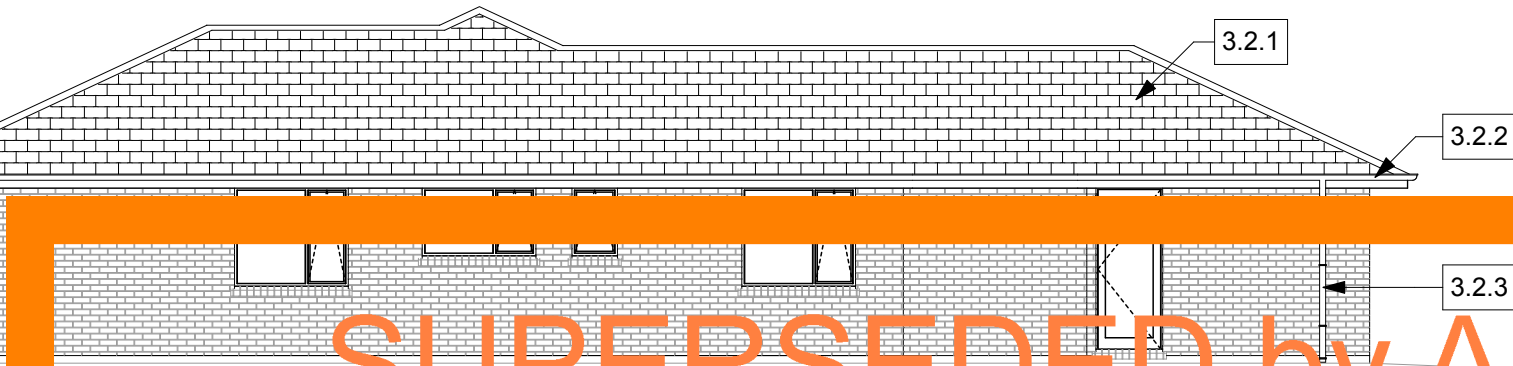
A09

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NORTH ELEVATION  
SCALE 1:100 (A3)

SOUTH ELEVATION  
SCALE 1:100 (A3)

EAST ELEVATION  
SCALE 1:100 (A3)

WEST ELEVATION  
SCALE 1:100 (A3)

| All Elevations                |               |            |
|-------------------------------|---------------|------------|
| Risk Factor                   | Risk Severity | Risk Score |
| Wind zone (per NZS 3604)      | High risk     | 1          |
| Number of storeys             | Low risk      | 0          |
| Roof/wall intersection design | Low           | 0          |
| Eaves width                   | Medium risk   | 1          |
| Envelope complexity           | Medium risk   | 1          |
| Deck design                   | Low           | 0          |
| Total Risk Score:             |               | 3          |

CONSTRUCTION NOTES

- Details take precedent over other working drawings; any discrepancies to be raised with GJ Gardner Homes Christchurch South.
- All materials must be installed in accordance with manufacturer's requirements.
- 2.2.1** 70 Series brick veneer with drained cavity on MASONS UNI flexible air barrier on 90x45 H1.2 SG8 framing, studs at 600crs.
- 2.2.2** SCYON Linea weatherboard with drained cavity on MASONS UNI flexible air barrier on 90x45 H1.2 SG8 framing, studs at 600crs, dwangs at max 800crs.
- 3.2.1** Pressed metal tiles on 50x40 H1.2 battens at 370crs (fixed with 2/90x3.15 gun nails) over SISALATION Bitumac 750 self supporting bituminous roofing underlay.
- 3.2.2** COLORSTEEL fascia with DIMOND Quad SI rainwater system. Minimum 50mm overhang of roofing bent down at edge.
- 3.2.3** Min 74mmØ (Int) COLORSTEEL downpipe
- 3.2.4** 80mmØ uPVC Terminal Vent

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Elevations

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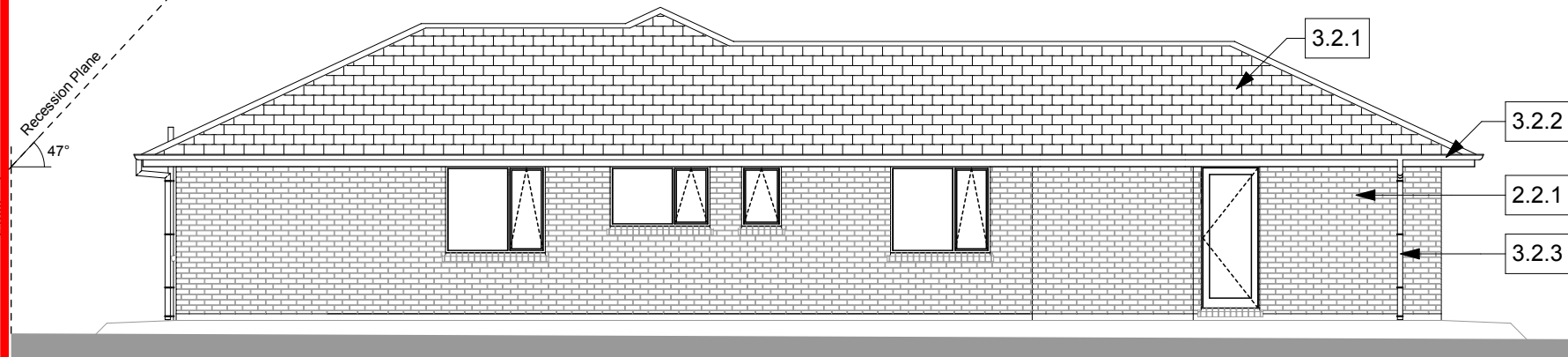
A10

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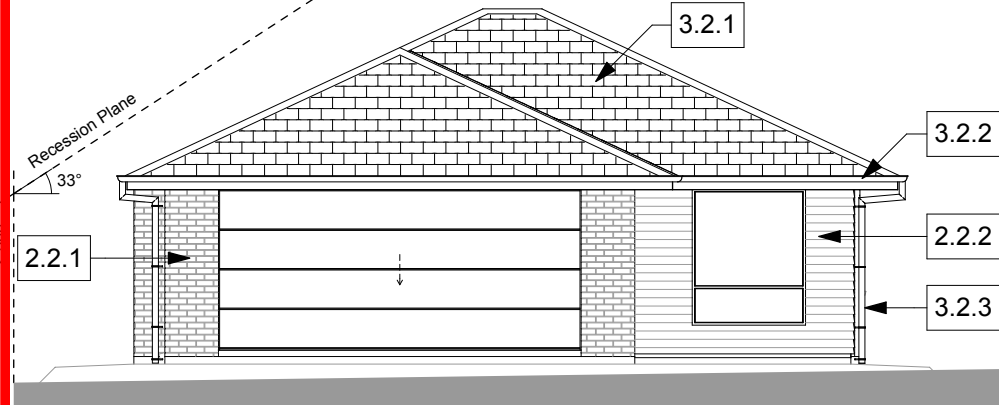
REVISION NO.  
A



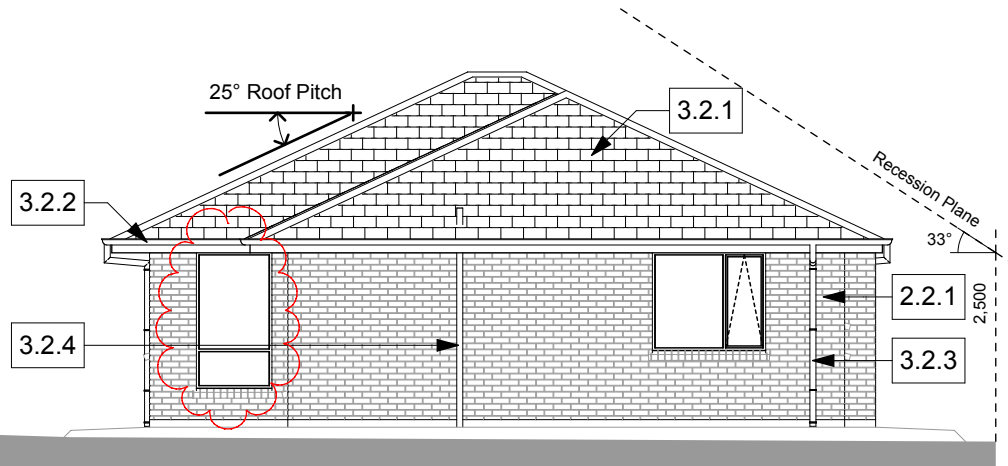
NORTH ELEVATION  
SCALE 1:100 (A3)



SOUTH ELEVATION  
SCALE 1:100 (A3)



EAST ELEVATION  
SCALE 1:100 (A3)



WEST ELEVATION  
SCALE 1:100 (A3)

| BUILDING ENVELOPE RISK MATRIX |               |            |
|-------------------------------|---------------|------------|
| All Elevations                |               |            |
| Risk Factor                   | Risk Severity | Risk Score |
| Wind zone (per NZS 3604)      | High risk     | 1          |
| Number of storeys             | Low risk      | 0          |
| Roof/wall intersection design | Low           | 0          |
| Eaves width                   | Medium risk   | 1          |
| Envelope complexity           | Medium risk   | 1          |
| Deck design                   | Low           | 0          |
| Total Risk Score:             |               | 3          |

## CONSTRUCTION NOTES

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All materials must be installed in accordance with manufacturer's requirements.

**2.2.1** 70 Series brick veneer with drained cavity on MASONS UNI flexible air barrier on 90x45 H1.2 SG8 framing, studs at 600crs.

**2.2.2** SCYON Linea weatherboard with drained cavity on MASONS UNI flexible air barrier on 90x45 H1.2 SG8 framing, studs at 600crs, dwangs at max 800crs.

**3.2.1** Pressed metal tiles on 50x40 H1.2 battens at 370crs (fixed with 2/90x3.15 gun nails) over SISALATION Bitumac 750 self supporting bituminous roofing underlay.

**3.2.2** COLORSTEEL fascia with DIMOND Quad SI rainwater system. Minimum 50mm overhang of roofing bent down at edge.

**3.2.3** Min 74mmØ (Int) COLORSTEEL downpipe

**3.2.4** 80mmØ uPVC Terminal Vent

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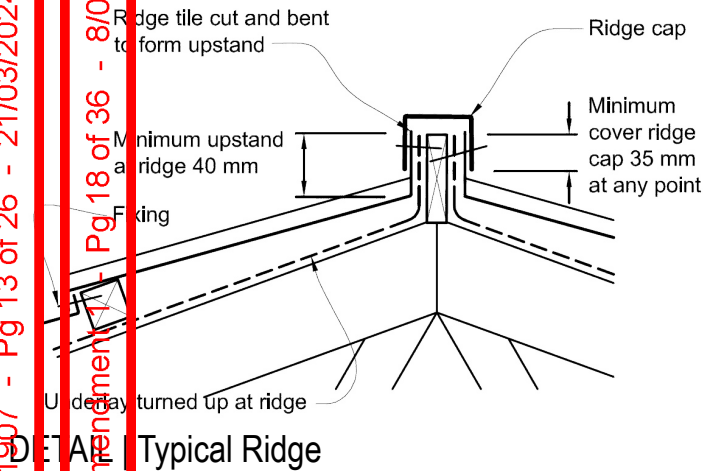
## Elevations

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DRAWN: BS  
PRINTED: 21 Jun 2024

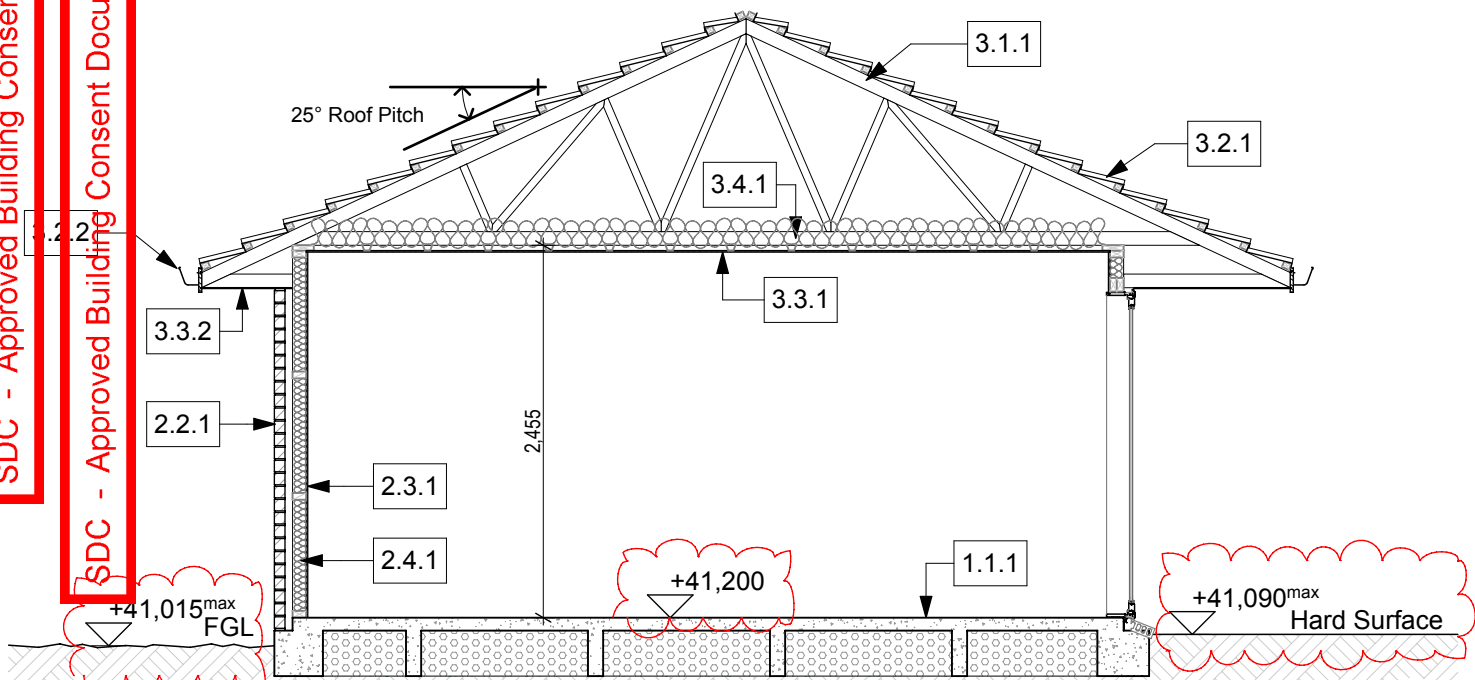
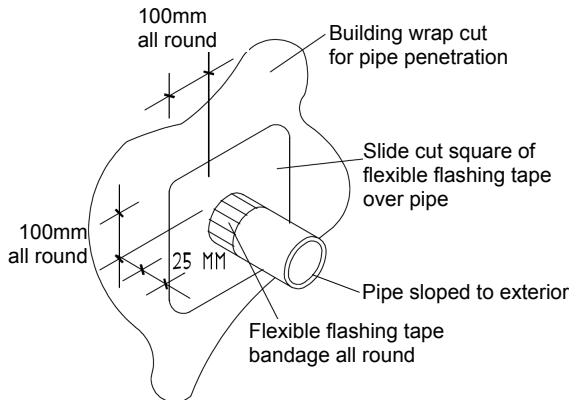
**A10**

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**NOTE:** Flexible sealant to be applied between the pipe and the perimeter of the hole through the cladding as per the respective cladding manufacturer's requirements.



SECTION AA  
SCALE 1:50 (A3)

## CONSTRUCTION MOISTURE

The maximum moisture contents shall be:

- For timber framing at the time of installing interior linings, the maximum acceptable moisture content shall be 20%,
- For timber weatherboards and exterior joinery, 20% at the time of painting,
- For reconstituted wood products, 18% at all times, and
- For concrete floors, sufficiently dry to give a relative humidity reading of less than 75% at the time of laying fixed floor coverings.

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## CONSTRUCTION NOTES

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All materials must be installed in accordance with manufacturer's requirements.

- 1.1.1** ALLIED READY Superslab floor system with QUICKSET perimeter footing with 220mm polystyrene pods on 250mu polyethylene DPM, on 20mm sand blinding.
- 2.2.1** 70 Series brick veneer with drained cavity on MASONS UNI flexible air barrier on 90x45 H1.2 SG8 framing, studs at 600crs.
- 2.3.1** Use 10mm GIB Aqualine to wet areas (with impervious joints) and 10mm GIB Braceline where indicated on the Bracing Plan. 10mm GIB Standard to be used to all other internal walls. All walls stopped to Level 4 finish.
- 2.4.1** R2.4 Wall batt insulation to all external walls except Garage (where batts are installed to internal walls separating the Garage from the rest of the dwelling).
- 3.1.1** H1.2 GANGNAIL trusses fixed with Ceiling Ties and multi-grips in accordance with Truss producer statement & layout.
- 3.2.1** Pressed metal tiles on 50x40 H1.2 battens at 370crs (fixed with 2/90x3.15 gun nails) over SISALATION Bitumac 750 self supporting bituminous roofing underlay.
- 3.2.2** COLORSTEEL fascia with DIMOND Quad SI rainwater system. Minimum 50mm overhang of roofing bent down at edge.
- 3.3.1** 10mm GIB Standard lining to ceilings throughout (with impervious joints to wet areas) on GIB Rondo battens at 400crs shot-fixed to underside of trusses. All ceilings stopped to Level 4 finish.
- 3.3.2** 4.5mm JAMES HARDIE Hardieflex sheet lining to eaves, fixed to eaves bearer and ribbon plates as per manufacturer's requirements.
- 3.4.1** 2 Layers of R3.6 ceiling batt insulation to ceilings throughout, except Garage. (1 Layer of R3.6 ceiling batt insulation up to 500mm from ceiling perimeter outer edge where space restrictions do not allow the full thickness of insulation to be installed as per NZBC H1/AS1.)

### NOTES

- Refer notes on Sheet A02 for floor slab specific notes.
- All joist hangers, wire dogs, bolts, washers, nails, screws and all other fixings to be galvanised, hot dipped. Except that stainless steel fixings and fastenings to be installed when using CCA treated timber.

## BUILDING CONSENT

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### Sections

JOB No: 860839  
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**A11**

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**A**

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## Finishes Plan

JOB No: 860839  
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DRAWN: BS  
PRINTED: 12 Dec 2023

A12

G.J. Gardner. HOMES

REVISION NO.

-

## FINISHES PLAN

SCALE 1:100 (A3)

### WATERPROOFING

MAPEI Mapegum WPS / ARDEX Superflex wet area  
membrane applied to the concrete slab and/or GIB  
Aqualine prior to tiling in wet areas. All to be installed  
in accordance with manufacturer's requirements.

Tiles around bath with  
50mm lip around 1 side

Tiles above vanity.  
Dwang wall frame  
for fixings

90x45 Top plate

90x45 Dwargs  
at 800crs

90x45 Bottom  
plate

TYPICAL NOGGING  
(Kitchen units & Wall Hung Vanities)  
Scale 1:50

### LEGEND

CARPET

VINYL PLANKING

CERAMIC TILES  
(Water Splash)

### IMPORTANT - Alternative Solution

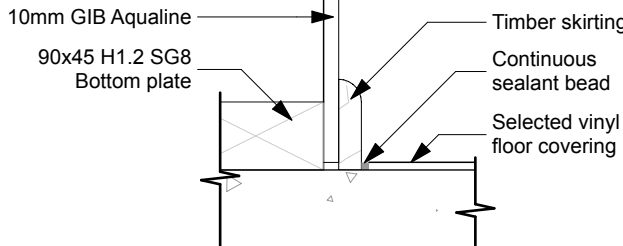
Prior to installing floor finishes, the back of the  
kitchen breakfast bar is to be sealed to the floor to  
prevent moisture ingress.

### IMPORTANT

The delivered hot water temperature at any  
sanitary fixture used for personal hygiene  
shall not exceed 55°  
Min 180L HWC to be installed

### HUMAN IMPACT SAFETY REQUIREMENTS

Glazing in bathrooms and en-suites shall be safety glass:  
- Fully framed windows and shower doors, screens and  
enclosures shall be safety glass as per  
NZS4223.3:2016 Table 1.  
- Unframed panes or panels or shower doors using pivots  
or hinges shall be toughened safety glass of not less  
than 6mm thickness.  
Mirror and glass wall cladding within 2,000mm of the  
floor level shall be safety glass, unless the glass is fully  
backed and completely adhered to a solid material.



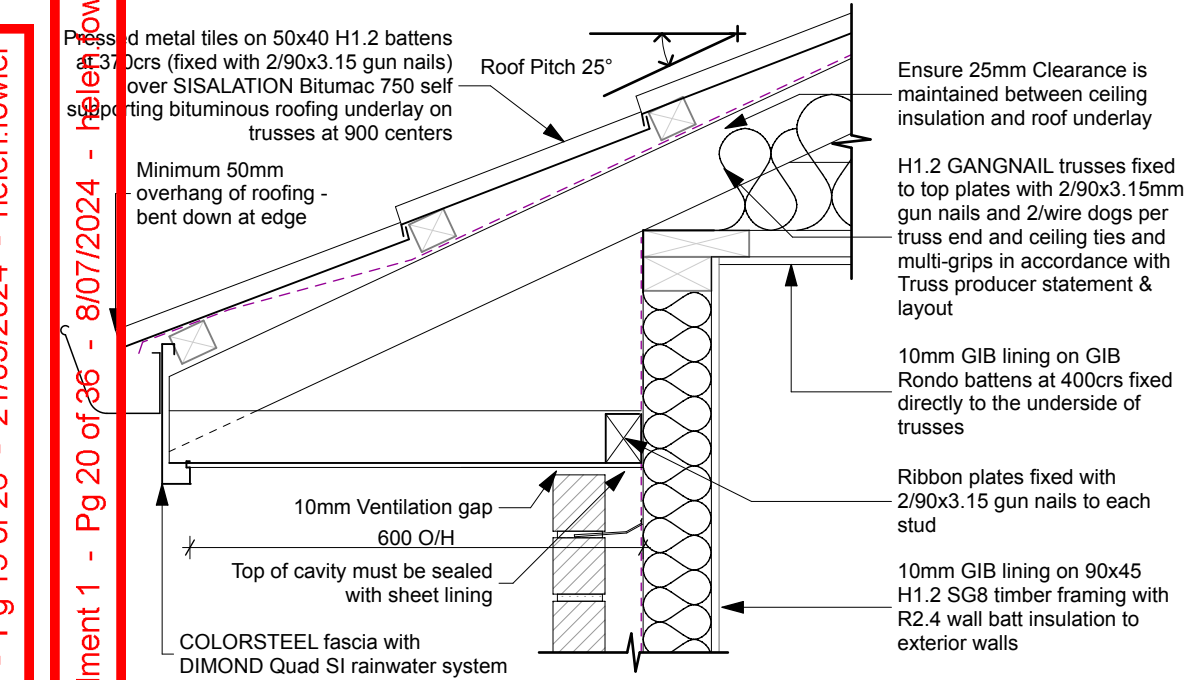
### DETAIL | Floor / Wall Junction

SCALE 1:5 (A3)

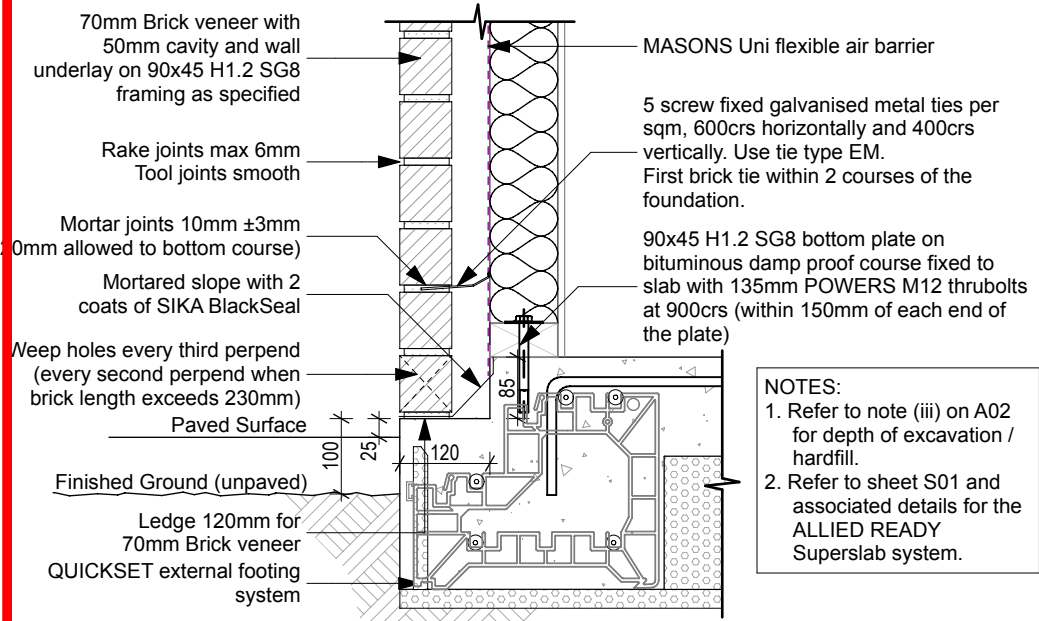
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**IMPORTANT**  
Ensure a 6mm gap between fascia and back of gutter to ensure gutter overflows outside the building and not into the soffit.



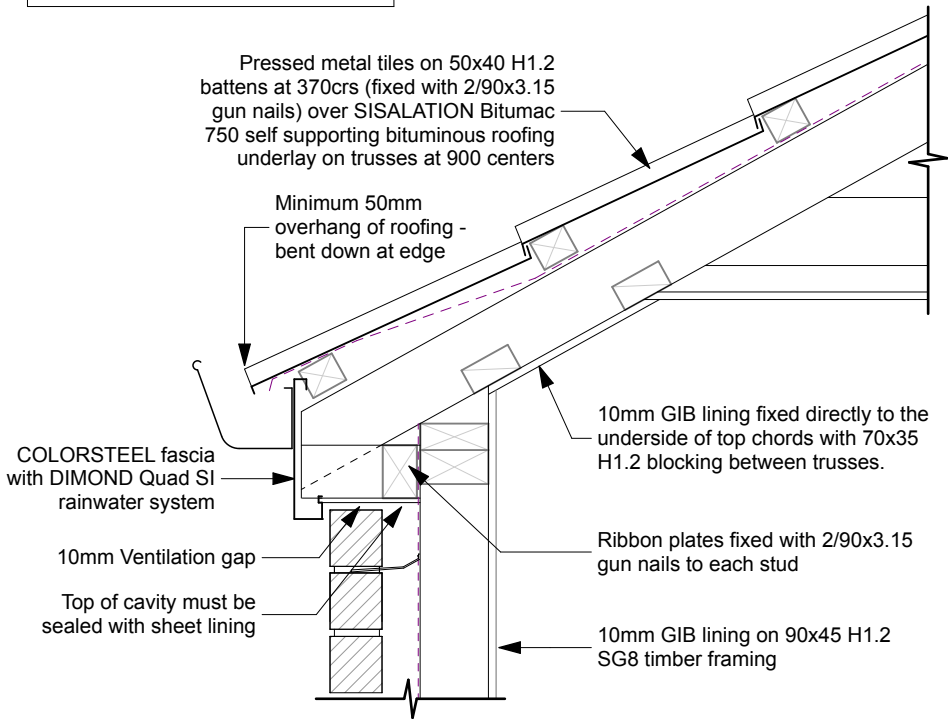
DETAIL | Soffit  
SCALE 1:10 (A3)



**Note**  
The following fixings are to be used at top and bottom plate junctions:  
- Butt over a stud 6T10 TYLOK plate fully nailed  
- Butt joint over solid blocking 6/100x 3.75 nails per end  
- Halved joint over stud 6/75x3.15 minimum

DETAIL | Foundation  
SCALE 1:10 (A3)

**IMPORTANT**  
Ensure a 6mm gap between fascia and back of gutter to ensure gutter overflows outside the building and not into the soffit.



DETAIL | Coving  
SCALE 1:10 (A3)

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**Details**

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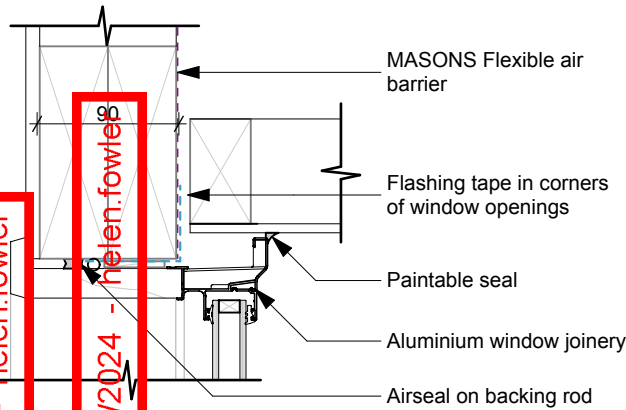
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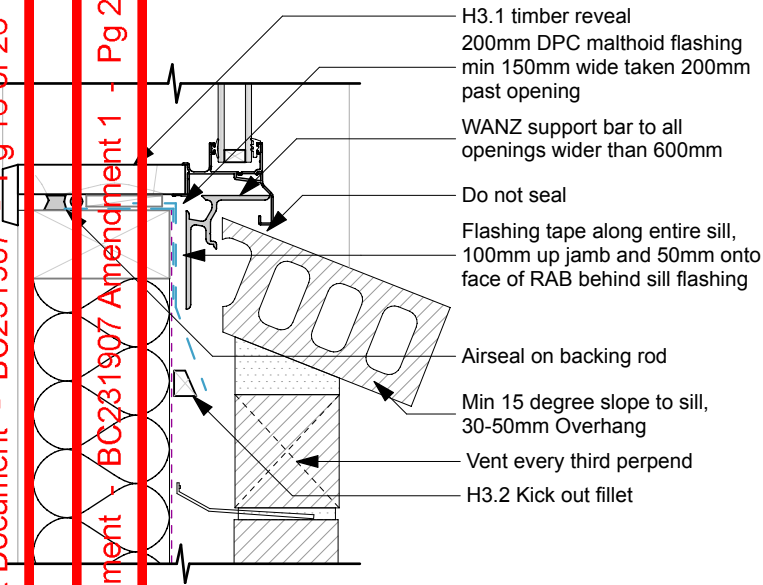
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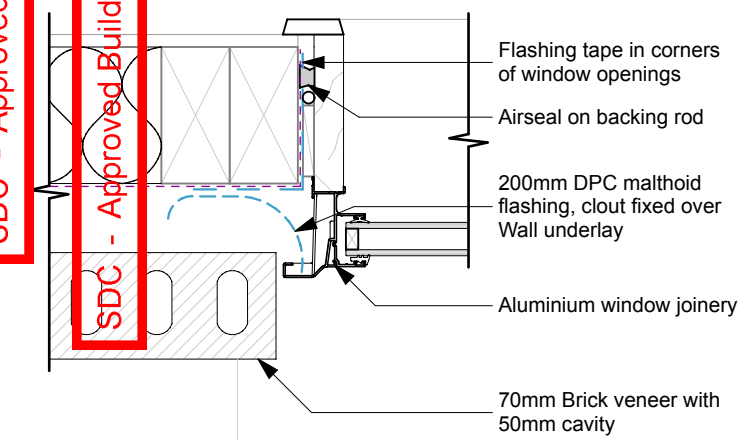
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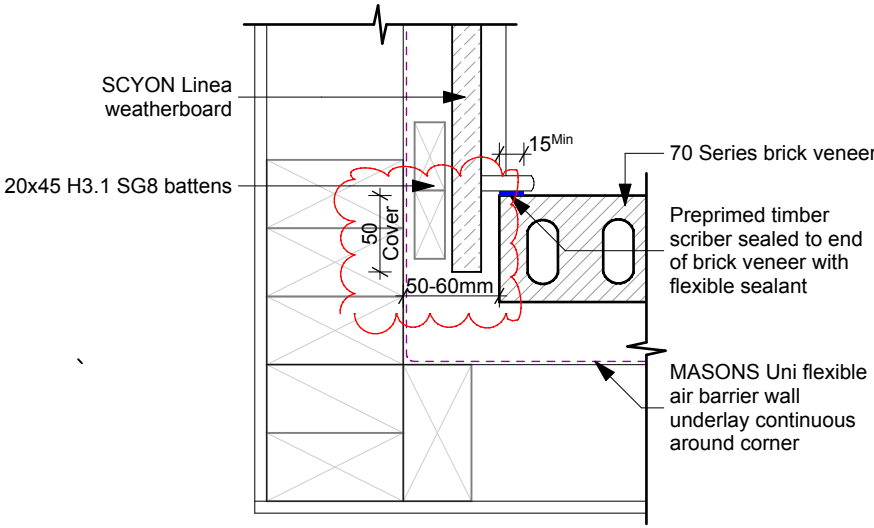
DETAIL | Window Head  
SCALE 1:5 (A3)



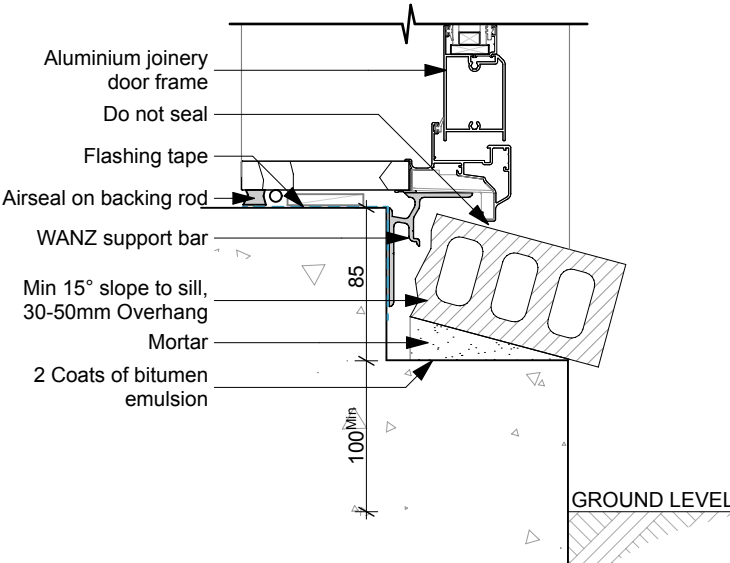
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SCALE 1:5 (A3)



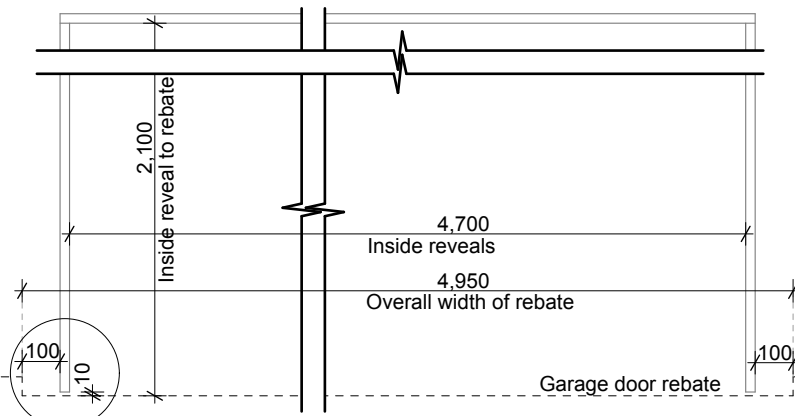
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SCALE 1:5 (A3)



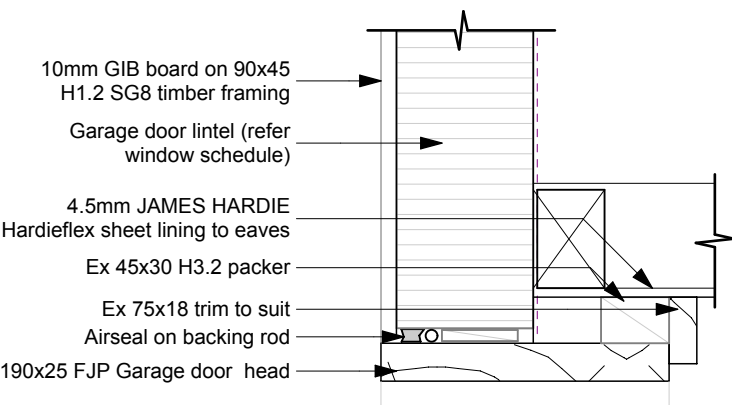
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SCALE 1:5 (A3)



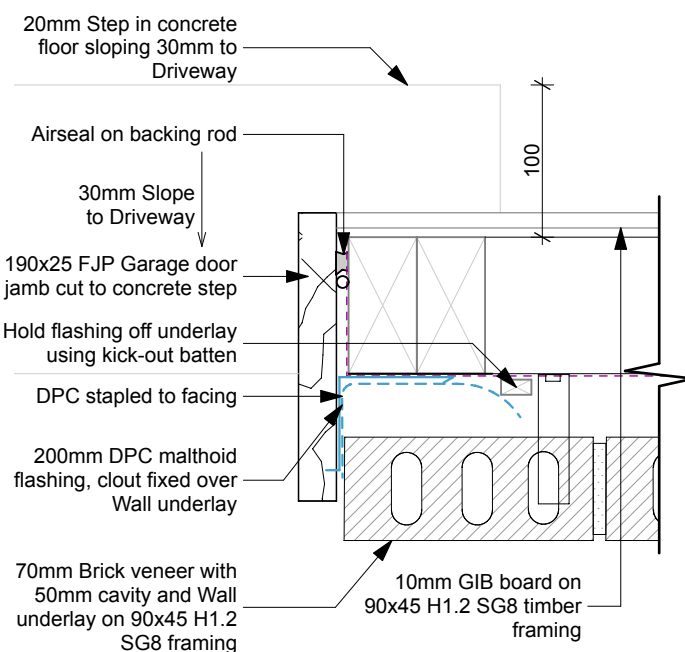
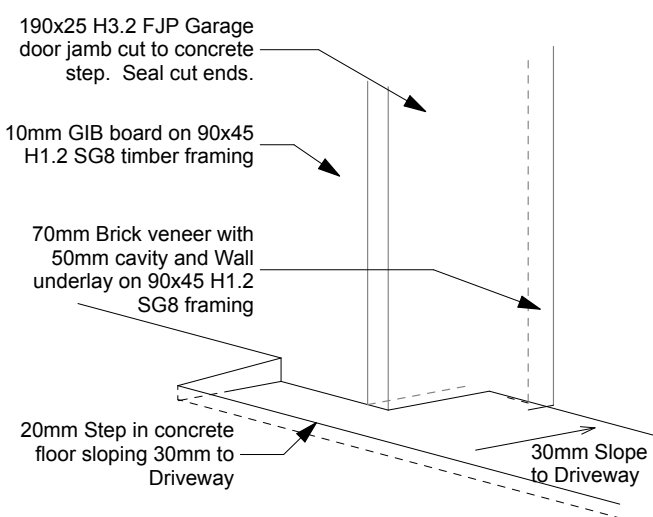
DETAIL | Door Sill  
SCALE 1:5 (A3)



DETAIL | Garage Door  
SCALE 1:20 (A3)



DETAIL | Garage Door Head  
SCALE 1:5 (A3)



DETAIL | Garage Door Jamb  
SCALE 1:5 (A3)

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G.J. Gardner Homes

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**BUILDING  
CONSENT**

Lamb & Alves Dwelling,  
Lot 12, 2 Branthwaite Drive,  
Rolleston.

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| Details             |             |                          |
|---------------------|-------------|--------------------------|
| JOB No:             | 860839      | <b>A14</b>               |
| SHEET SIZE:         | A3          |                          |
| DRAWN:              | BS          |                          |
| PRINTED:            | 14 Mar 2024 |                          |
| G.J. Gardner. HOMES |             | REVISION NO.<br><b>A</b> |

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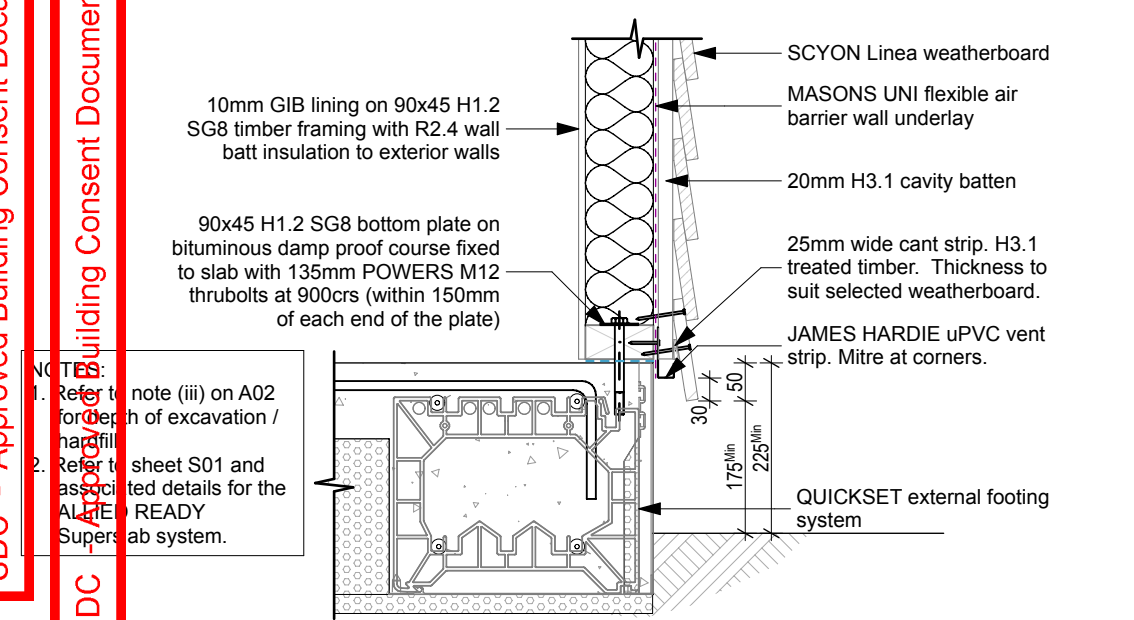
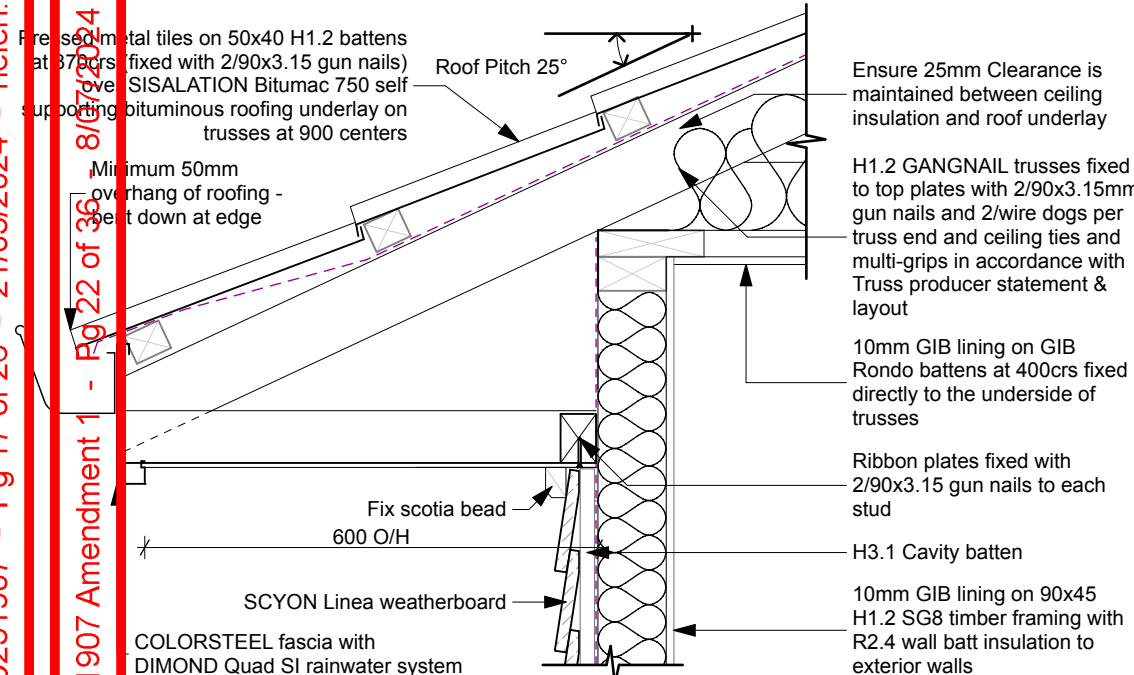
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**IMPORTANT**  
Ensure a 6mm gap between fascia and back of gutter to ensure gutter overflows outside the building and not into the soffit.

**General notes for materials selection**

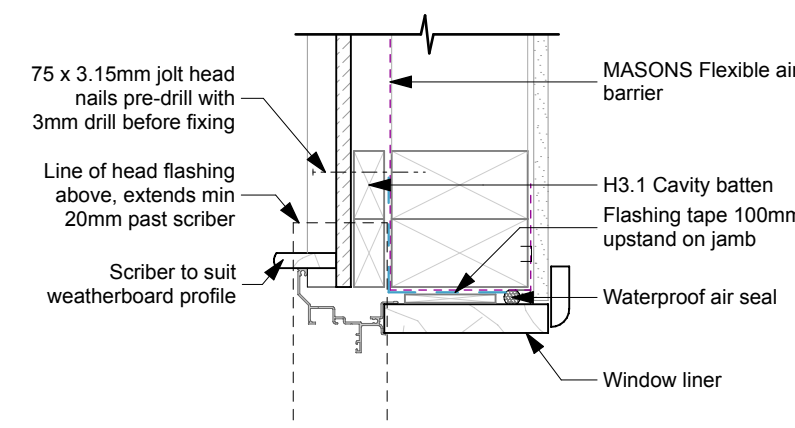
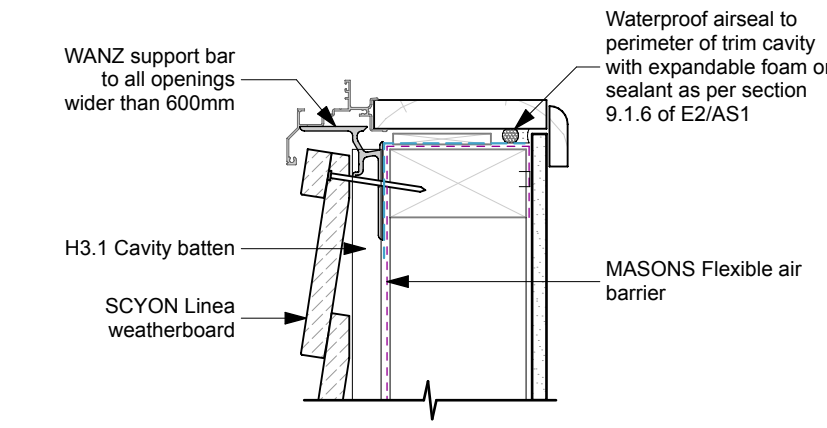
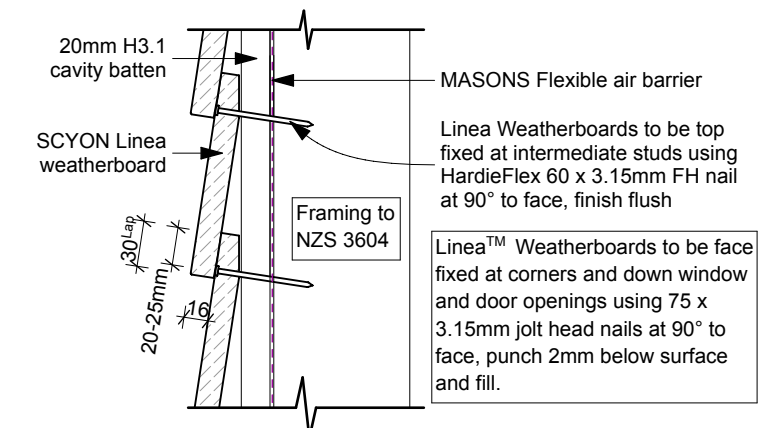
- Flashing materials must be selected based on environmental exposure, refer to NZS 3604:2011 and Table 20 of NZBC clause E2/AS1.
- Wall underlay must comply with acceptable solution NZBC clause E2/AS1 and NZS 3604:2011.
- Flashing tape must have proven compatibility with the selected Wall underlay and other materials with which it comes into contact as per Table 21 of NZBC clause E2/AS1.

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



**Note**  
The following fixings are to be used at top and bottom plate junctions:

- Butt over a stud 6T10 TYLOK plate fully nailed
- Butt joint over solid blocking 6/100x 3.75 nails per end
- Halved joint over stud 6/75x3.15 minimum



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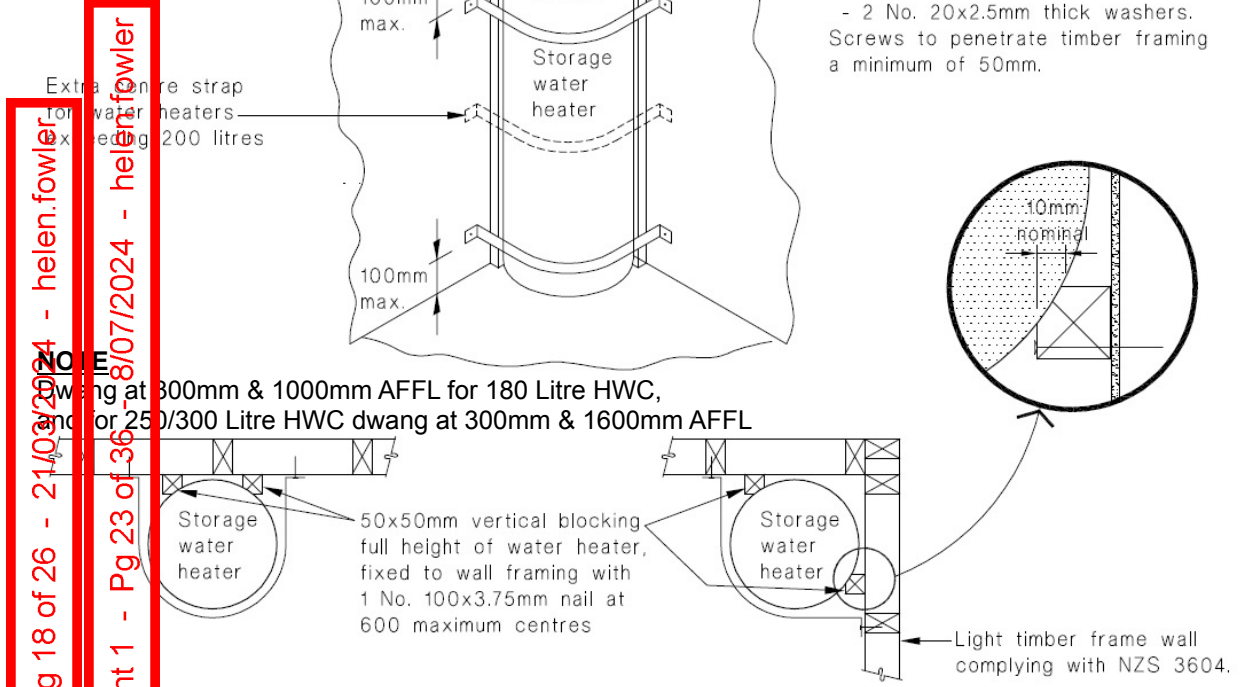
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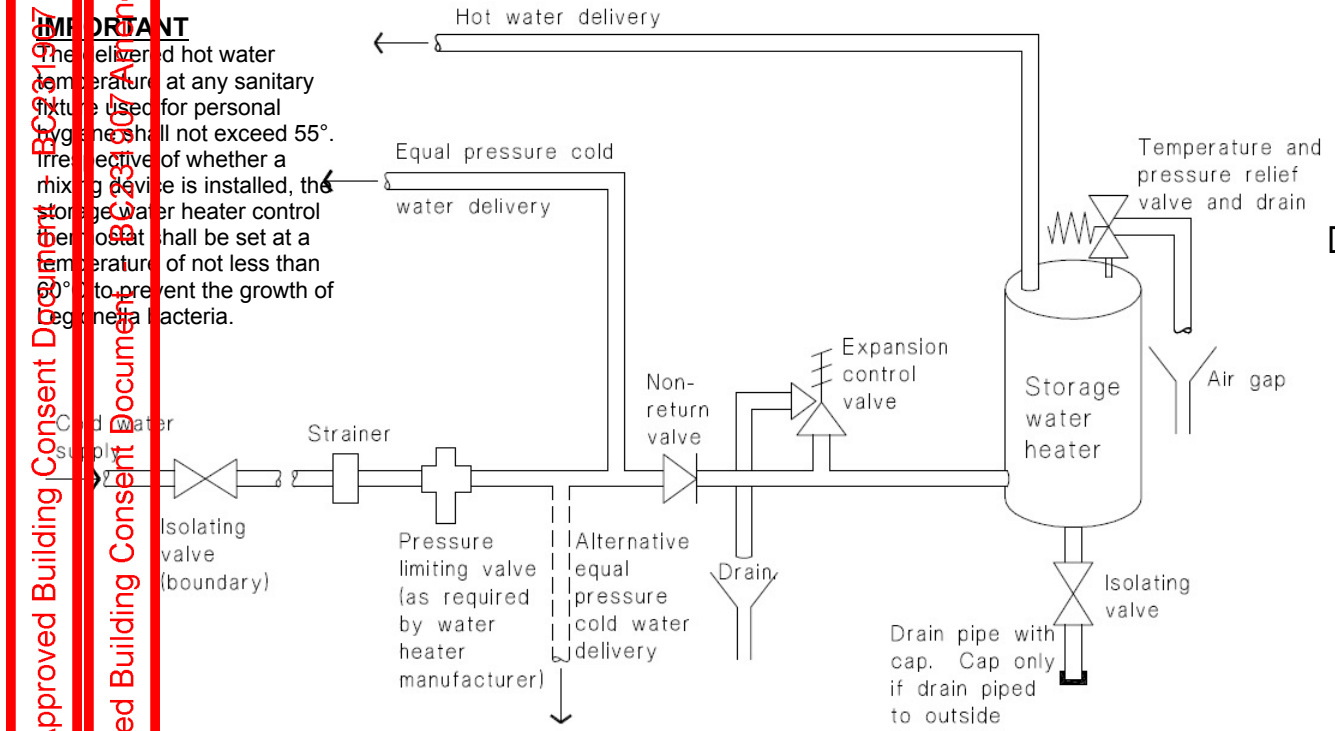
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| JOB No:             | 860839      | <b>A15</b>   |
| SHEET SIZE:         | A3          |              |
| DRAWN:              | BS          |              |
| PRINTED:            | 12 Dec 2023 |              |
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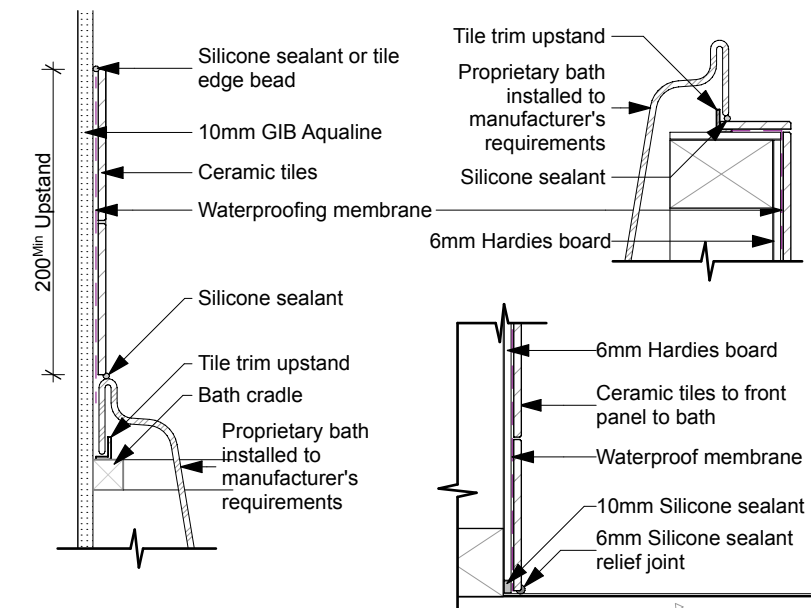
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DETAIL | Seismic Restraint of Storage Water Heaters

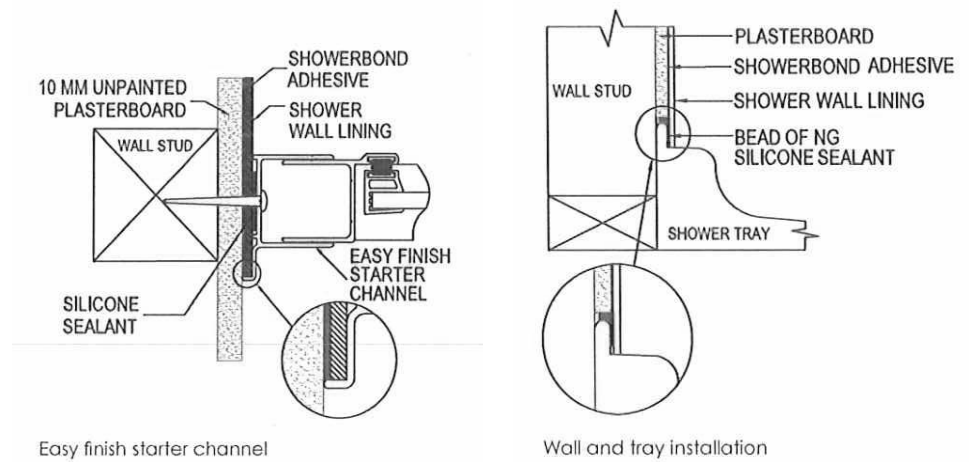


DETAIL | Mains Pressure Storage Water Heater System

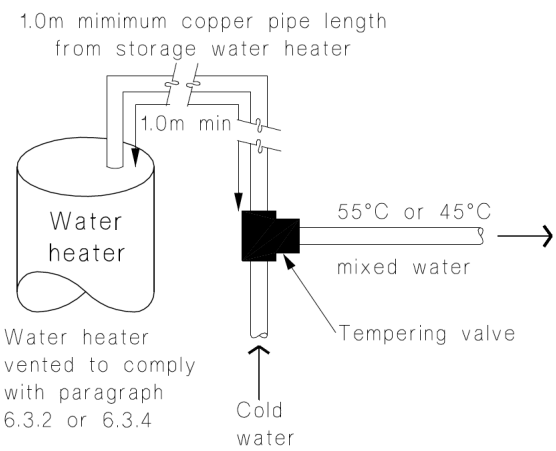


DETAIL | Bath Waterproofing

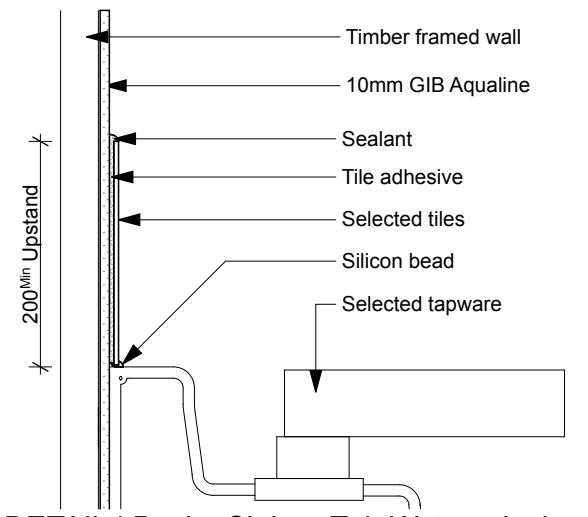
SCALE 1:5 (A3)



DETAIL | Proprietary Shower Lining

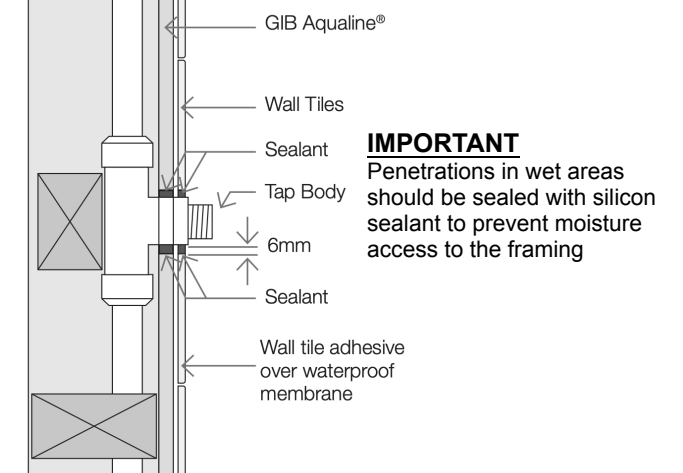


DETAIL | Tempering Valve Installation



DETAIL | Basin, Sink or Tub Watersplash

SCALE 1:2 (A3)



DETAIL | Plumbing Penetration

**IMPORTANT**  
Penetrations in wet areas should be sealed with silicon sealant to prevent moisture access to the framing

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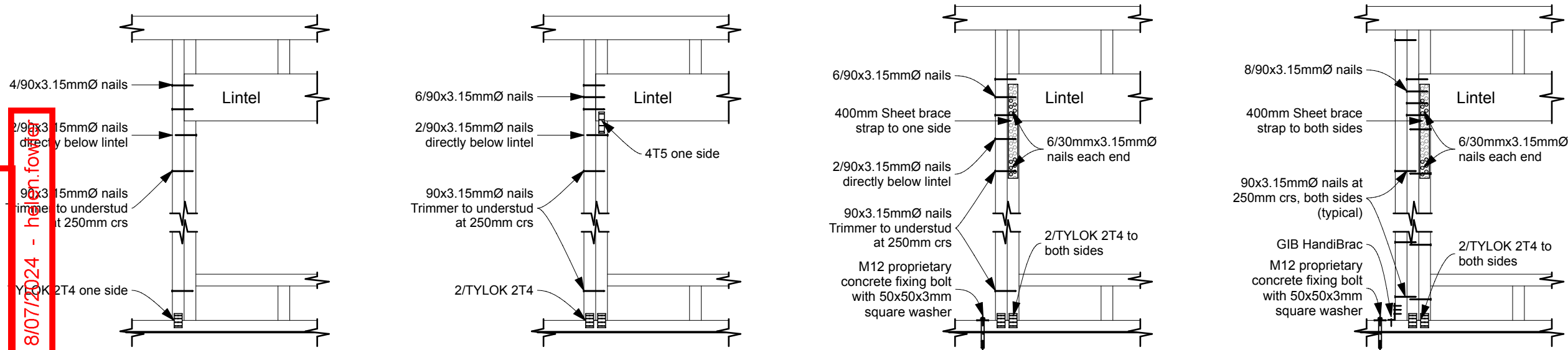
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|----------------------------|-------------|--------------|
| JOB No:                    | 860839      | <b>A16</b>   |
| SHEET SIZE:                | A3          |              |
| DRAWN:                     | BS          |              |
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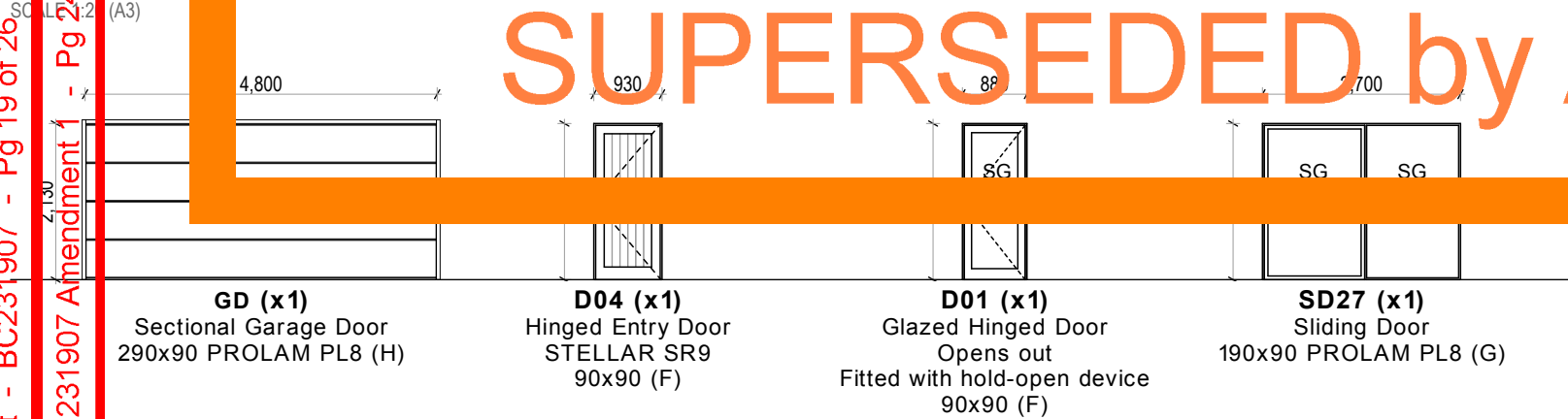
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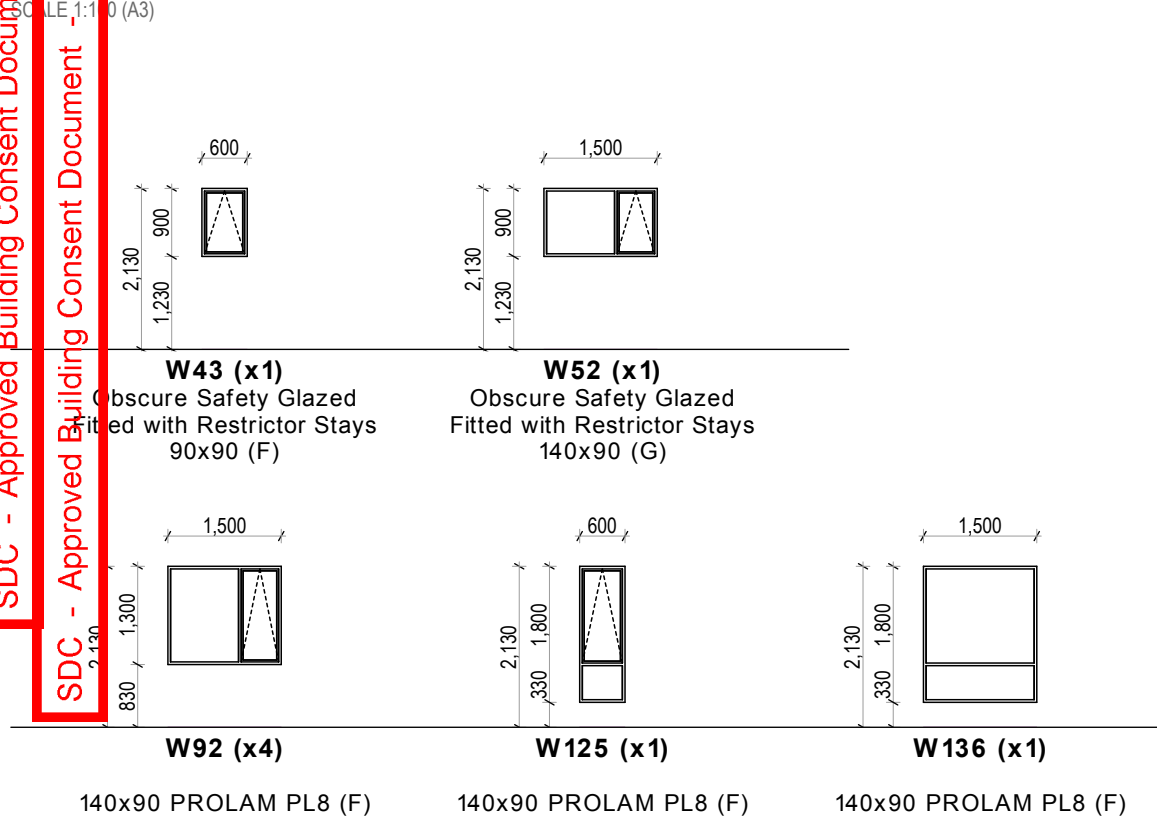
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SUPERSEDED by Amendment 1

DETAIL | Lum Lintel Fixing Types



DOOR SCHEDULE



WINDOW SCHEDULE

JOINERY & GLAZING NOTES

- Some windows and doors may be handed. Correct orientation and layout of joinery is indicated on the window schedule as follows:  
AS: As shown | H: Handed  
Contractor to verify the orientation of all windows and doors against Elevations on sheet A10 and report any discrepancies to the designer.
- Wall framing are to be pre-framed by PLACEMAKERS. Shown lintel sizes and fixings are minimum requirements and typical for each window type - refer framing plans by PLACEMAKERS for specific individual lintel sizes and fixings.
- All glazing to be IGU's with WERS R-Value of  $\geq 0.50$  (Thermally broken aluminium joinery with METROGLASS Low E Xcel double glazed), clear glass unless otherwise specified:  
SG : Safety Glazing
- All glazing to comply with the requirements of NZS4223:2016. Min 5mm nom thickness to safety glazing.
- Fix trimmer to trimming stud with 2/100x3.75 hand driven nails (end nailed) or 3/90x3.15 power driven nails (end nailed).
- At least one stud either side of internal all doors.

Denotes glazing to be tinted as per Owner's selection and approval.

Attachments for windows and doors

(E2/AS1 9.1.10.8)  
Install windows and doors using pairs of minimum 75 x 3.15 galvanised jolt head nails or 8 gauge x 65 mm stainless steel screws, through reveals into surrounding framing at:  
a) Maximum 450crs along sills, jambs and heads, and  
b) Maximum 150mm from reveal ends.  
Install packers between reveals and framing at all fixing points, except between head reveals and lintels.

| Trimmer Size and Fixings                                              |                 |         |
|-----------------------------------------------------------------------|-----------------|---------|
| Opening Size                                                          | Trimmer Size    | Fixing* |
| $\leq 2.4\text{m}$                                                    | 45mm            | 3       |
| $\leq 3.0\text{m}$                                                    | 90mm (or 2/45)  | 5       |
| $\leq 3.6\text{m}$                                                    | 135mm (or 3/45) | 6       |
| $> 3.6\text{m}$                                                       | SED             | SED     |
| * Number of 90x3.15 (end nailed) power-driven nails to trimming studs |                 |         |

Lamb & Alves Dwellings  
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Schedules

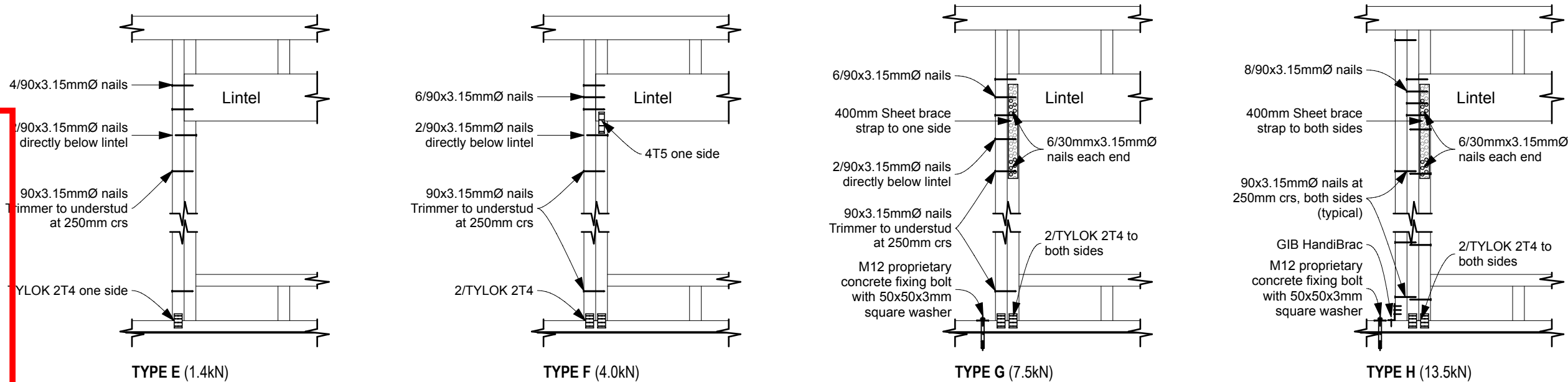
JOB No: 860839  
SHEET SIZE: A3  
DRAWN: BS  
PRINTED: 12 Dec 2023

A17

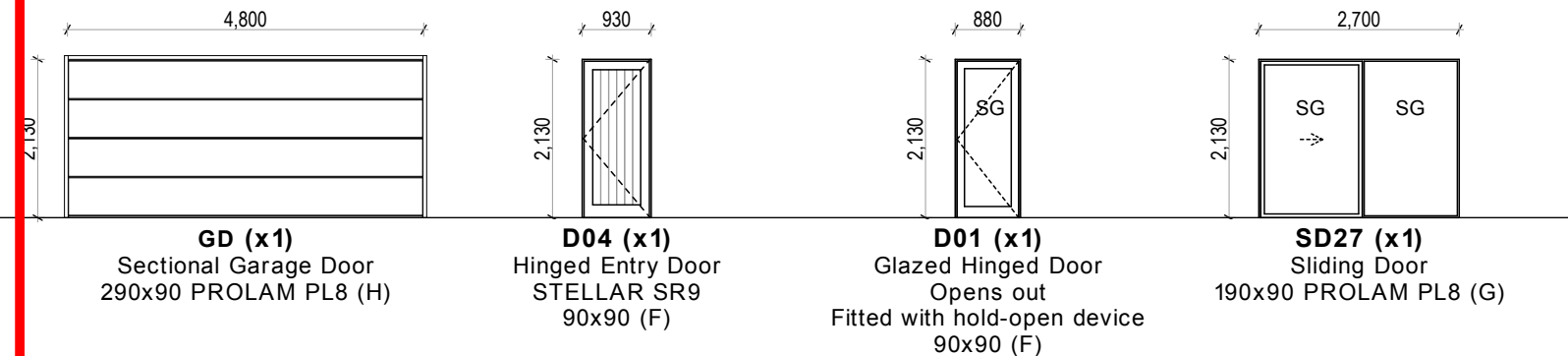
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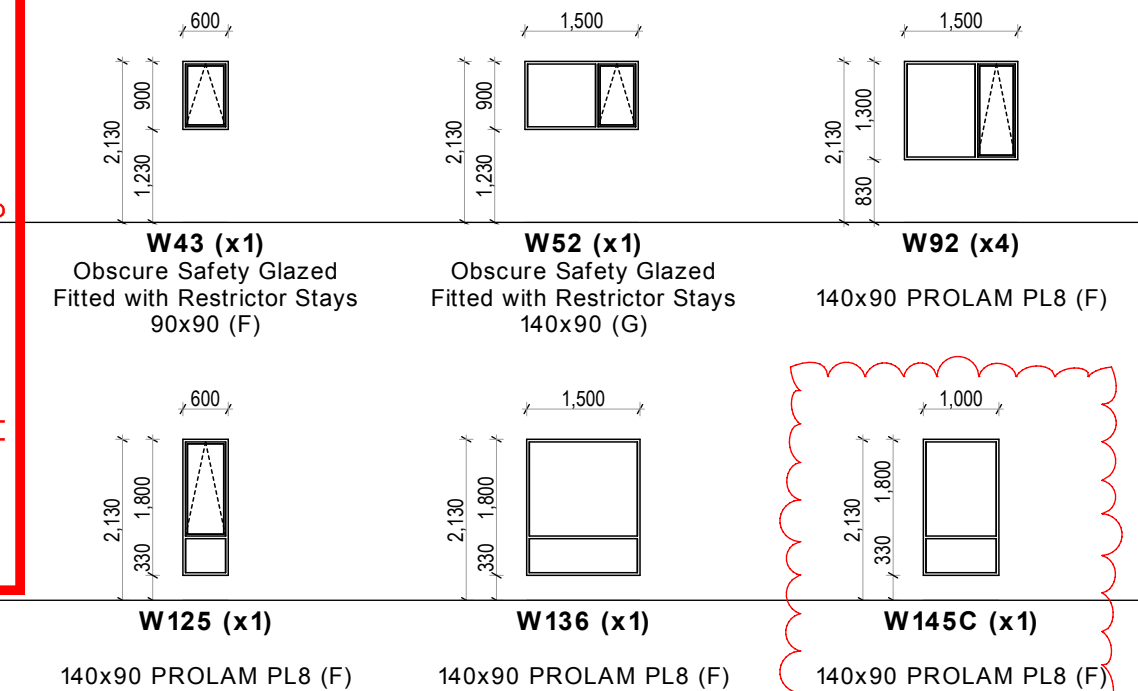
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DETAIL | Lumberlok Lintel Fixing Types  
SCALE 1:20 (A3)



DOOR SCHEDULE  
SCALE 1:100 (A3)



WINDOW SCHEDULE  
SCALE 1:100 (A3)

#### JOINERY & GLAZING NOTES

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#### Trimmer Size and Fixings

| Opening Size       | Trimmer Size    | Fixing* |
|--------------------|-----------------|---------|
| $\leq 2.4\text{m}$ | 45mm            | 3       |
| $\leq 3.0\text{m}$ | 90mm (or 2/45)  | 5       |
| $\leq 3.6\text{m}$ | 135mm (or 3/45) | 6       |
| $> 3.6\text{m}$    | SED             | SED     |

\* Number of 90x3.15 (end nailed) power-driven nails to trimming studs

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#### Schedules

JOB No: 860839  
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DRAWN: BS  
PRINTED: 21 Jun 2024

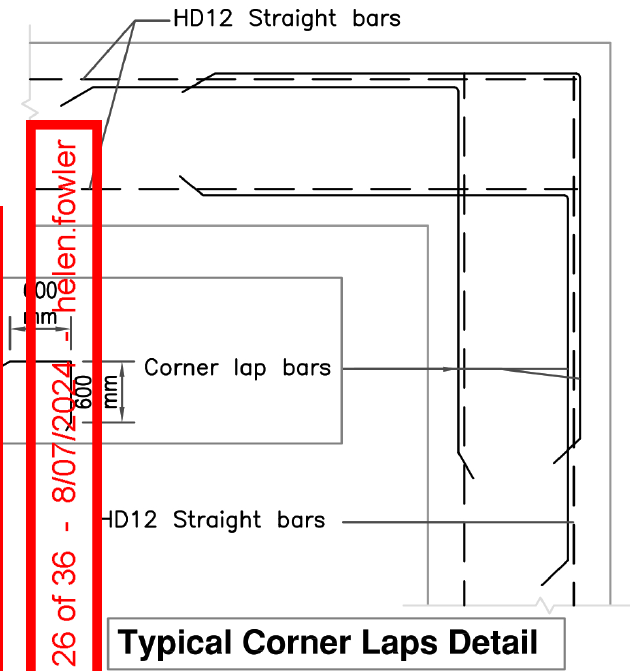
**A17**

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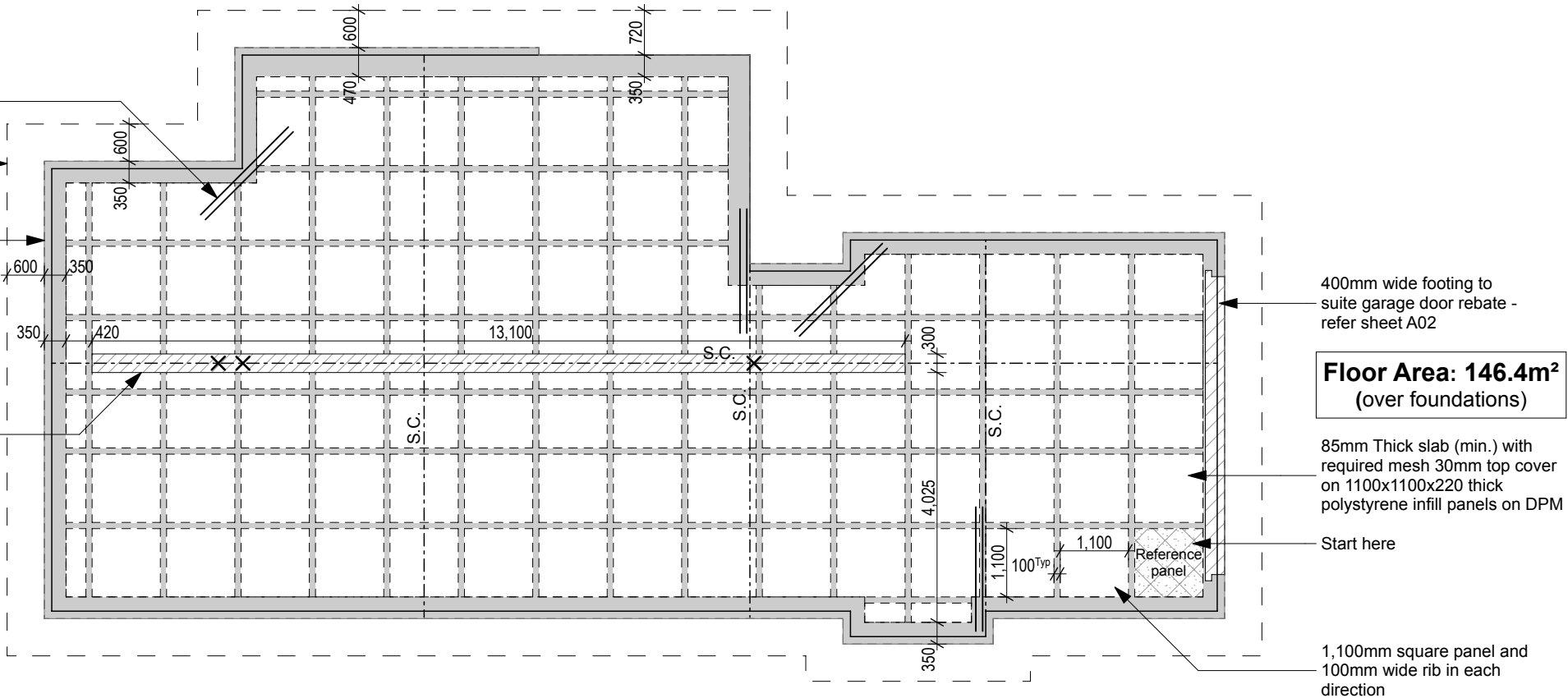
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- SUPERSLAB NOTES**
- i. ALLIED READY Superslab system is Codemark and BRANZ appraised. The slab is to be installed in strict accordance with the ALLIED READY Superslab Technical Manual.
  - ii. Use ALLIED concrete mix code 202CSS.
  - iii. Foundation design is based on Soil Bearing Investigation report by Constructure, referenced 14769 and dated 03 May 2023.
  - iv. This drawing to be read in conjunction with the Foundation plan on sheet A02 and all relevant details and specifications. Refer to note (iii) for depth of excavation / hardfill.
  - v. Keep pod width to minimum 200mm.



SUPERSLAB LAYOUT  
SCALE 1:100 (A3)

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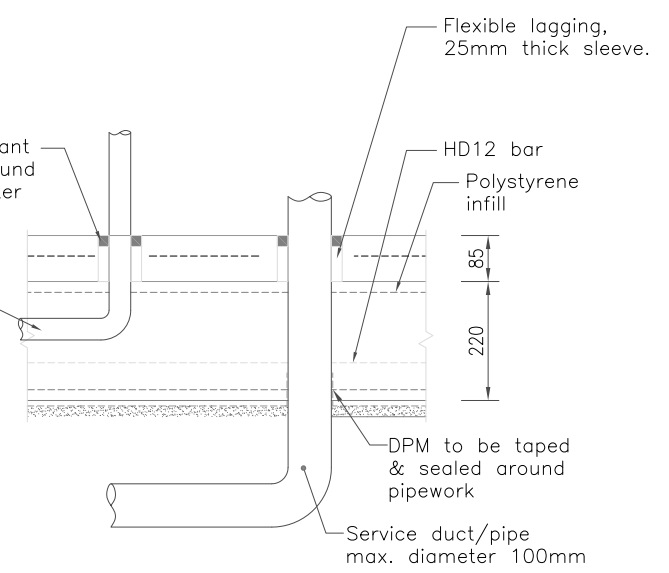
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| Superslab Layout    |             |              |
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| DRAWN:              | BS          |              |
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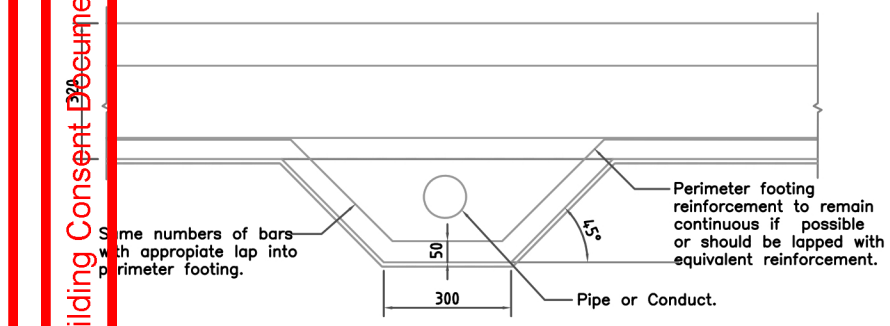
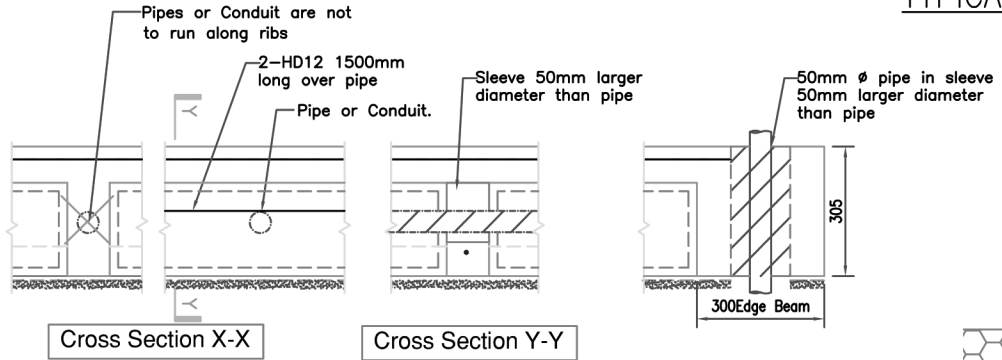
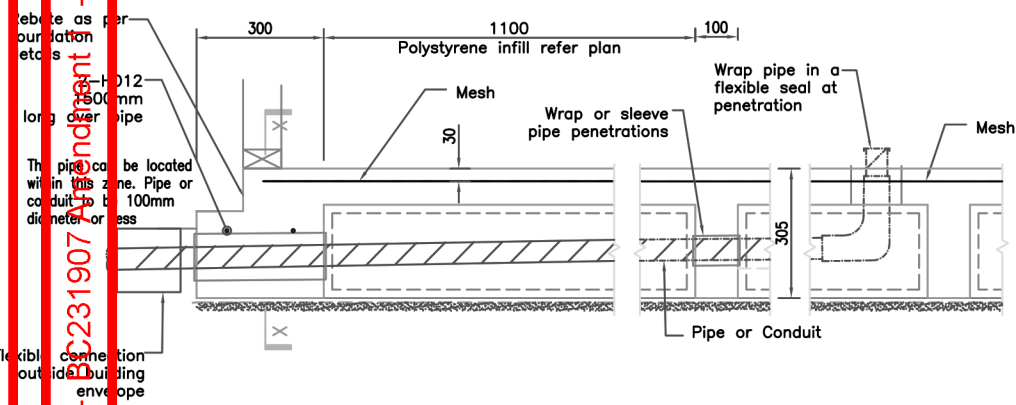


TYPICAL SERVICES PENETRATIONS DETAIL

Pipe Penetration Details For High Seismic Zones

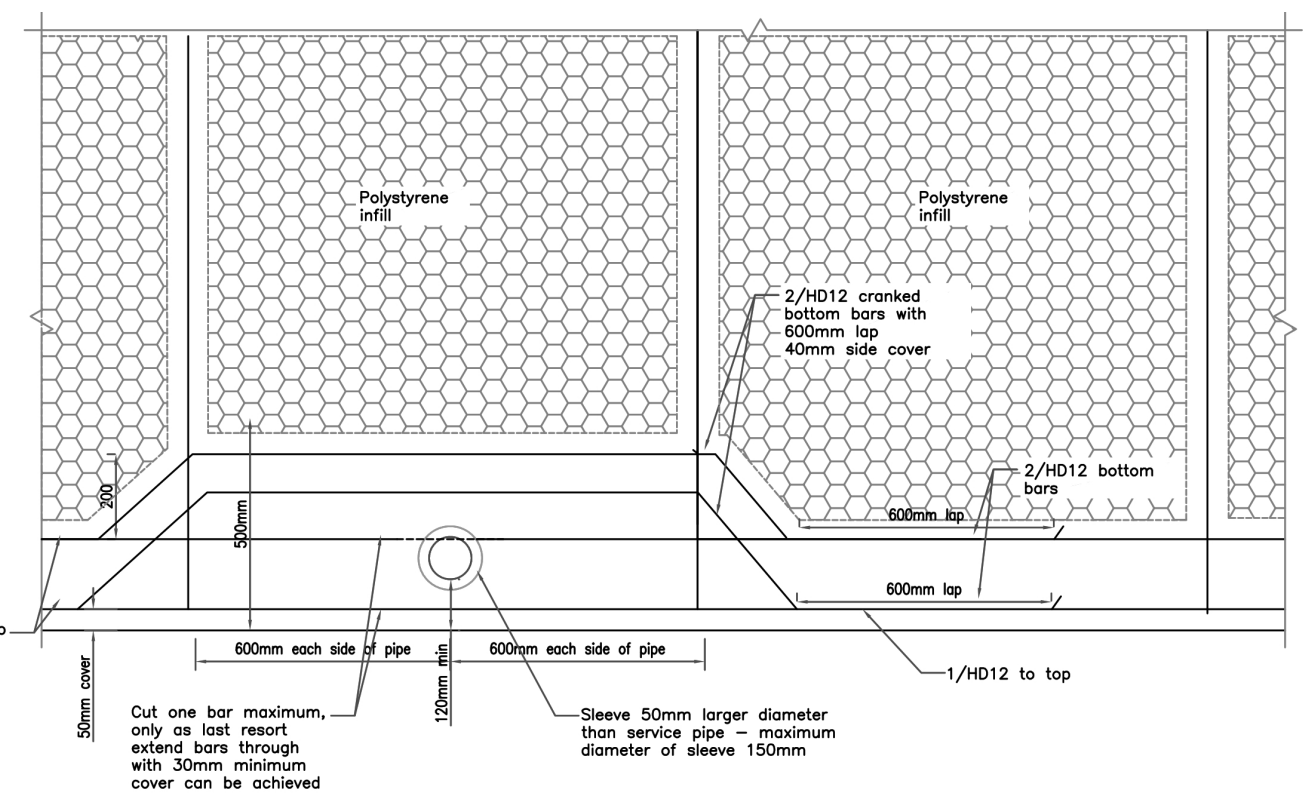
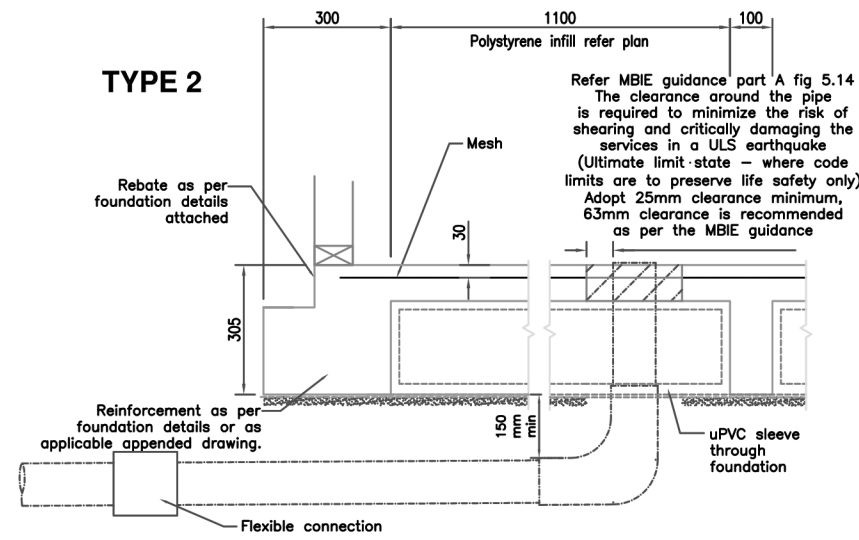
Refer to MBIE Guideline Section A figure S14 & S15 and building code clause G13

TYPE 1

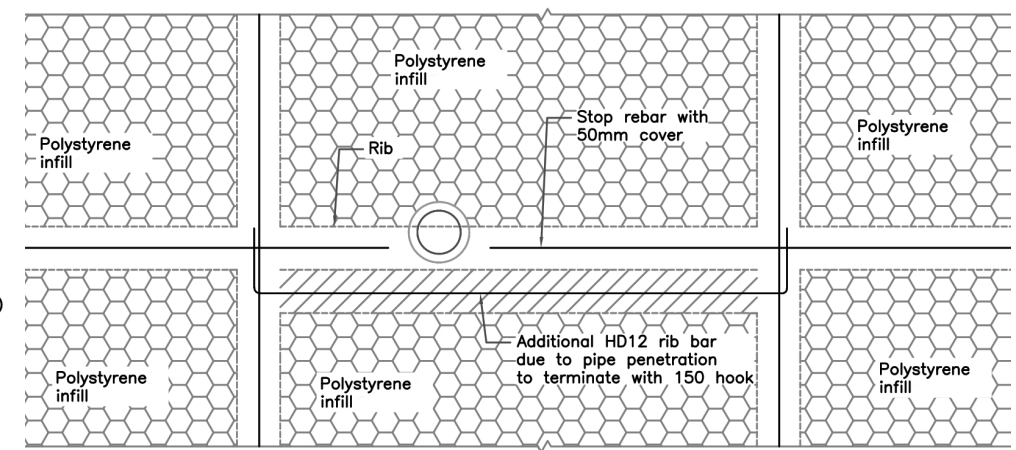


Typical deepened edge penetration detail for Type 1 for pipes larger than 50mm diameter (100mm diameter max.)

TYPE 2



TYPICAL SERVICES THROUGH PERIMETER FOOTING



TYPICAL SERVICES THROUGH RIBS

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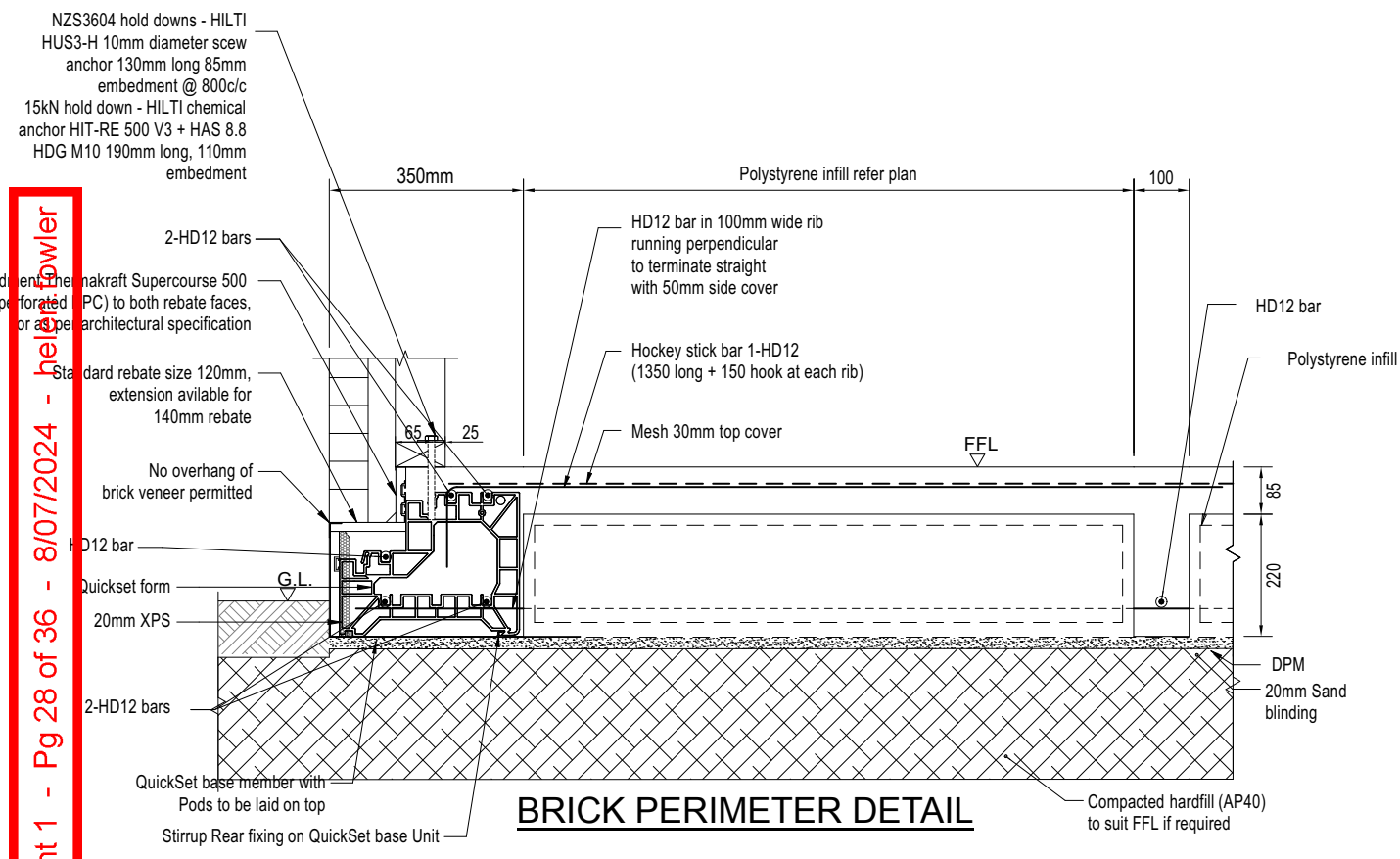
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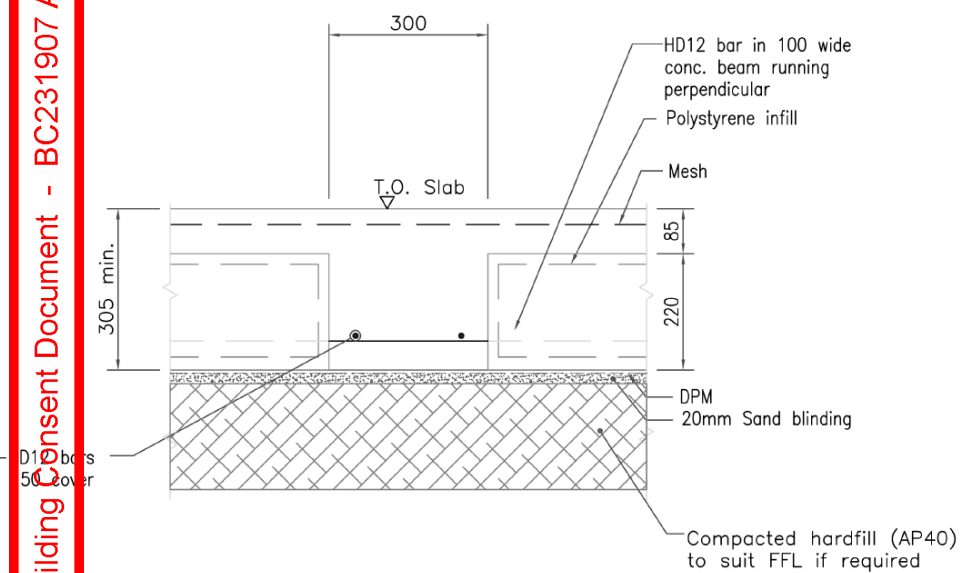
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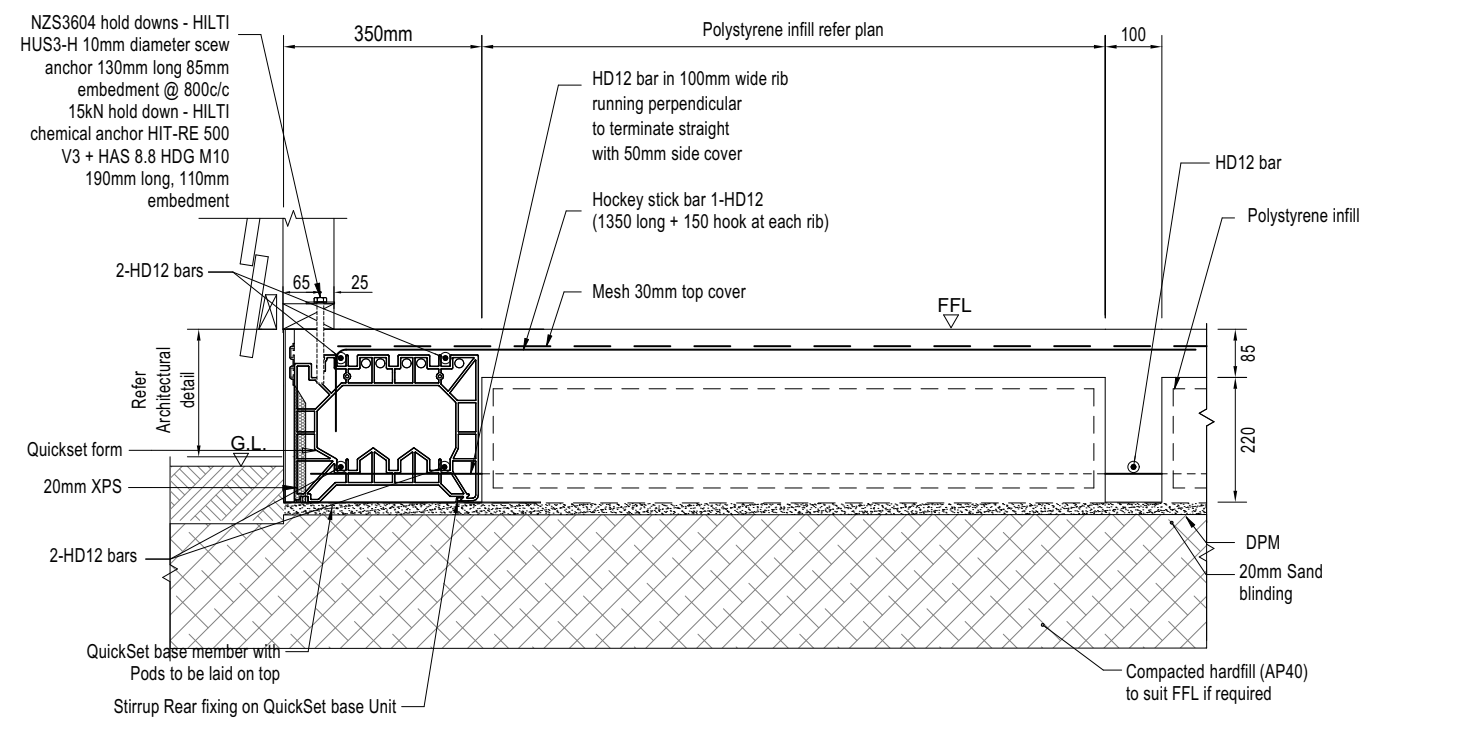
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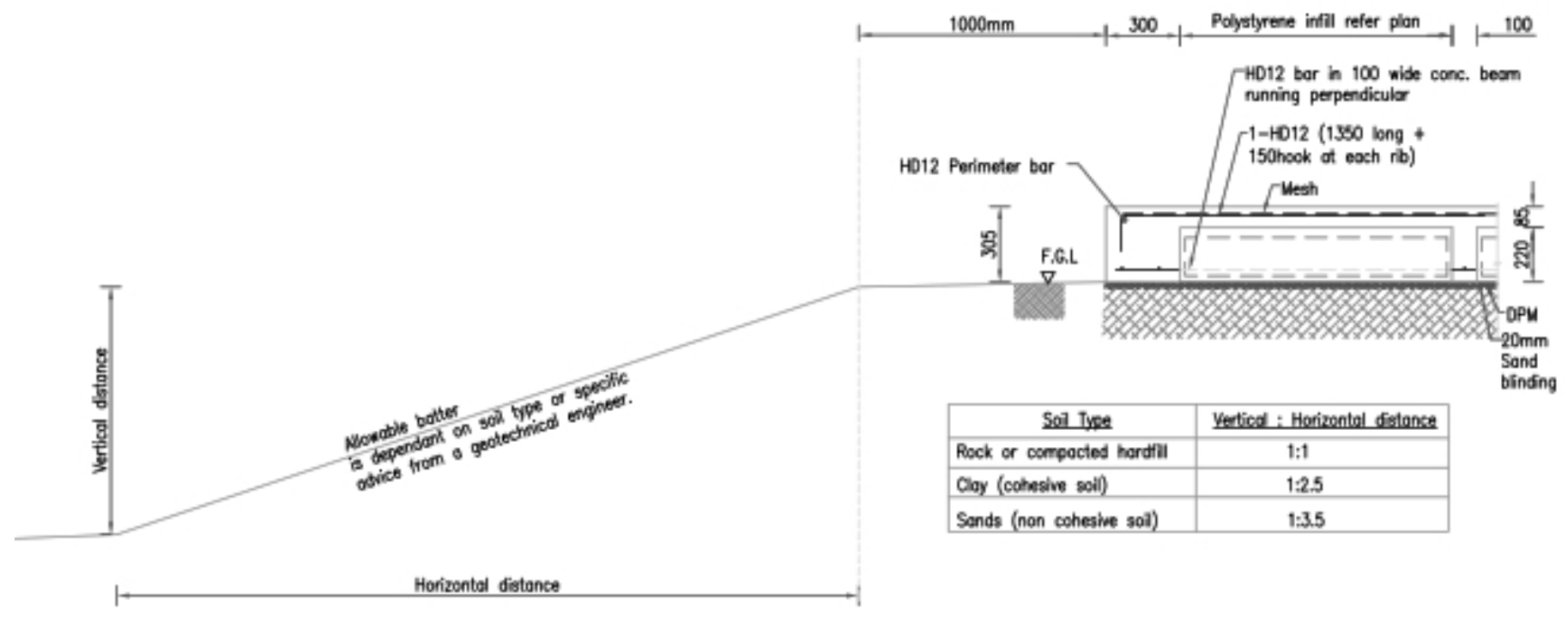
BRICK PERIMETER DETAIL



INTERNAL SLAB THICKENING DETAIL



PERIMETER DETAIL - LIGHTWEIGHT CLADDING



BUILDING PLATFORM AND SAFE BATTERS

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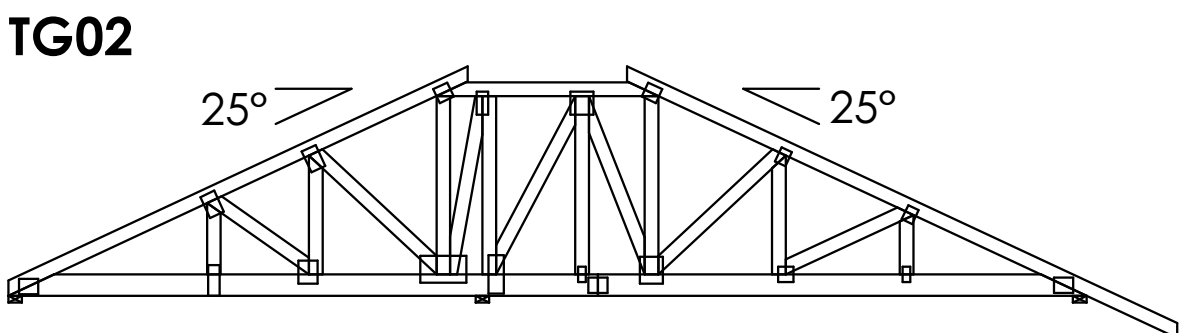
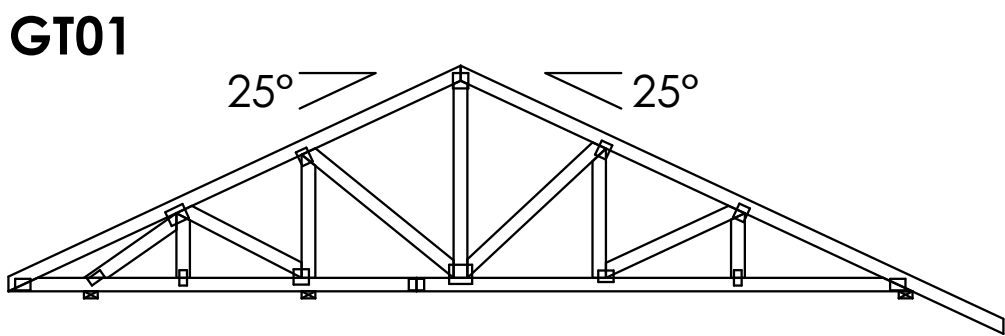
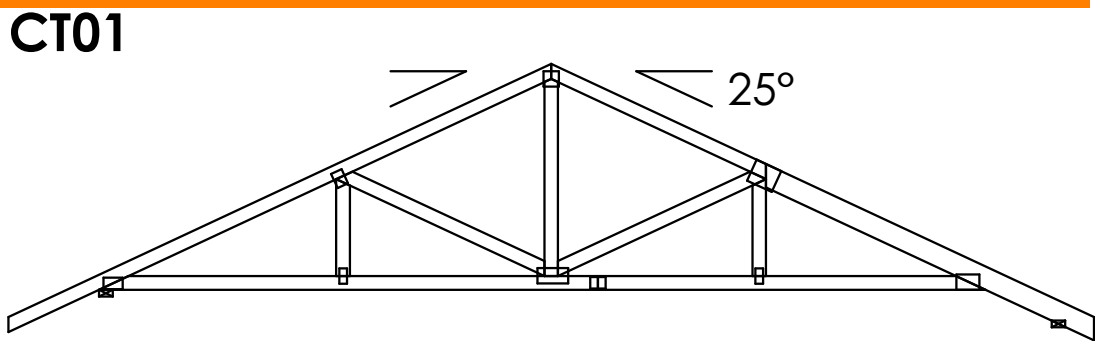
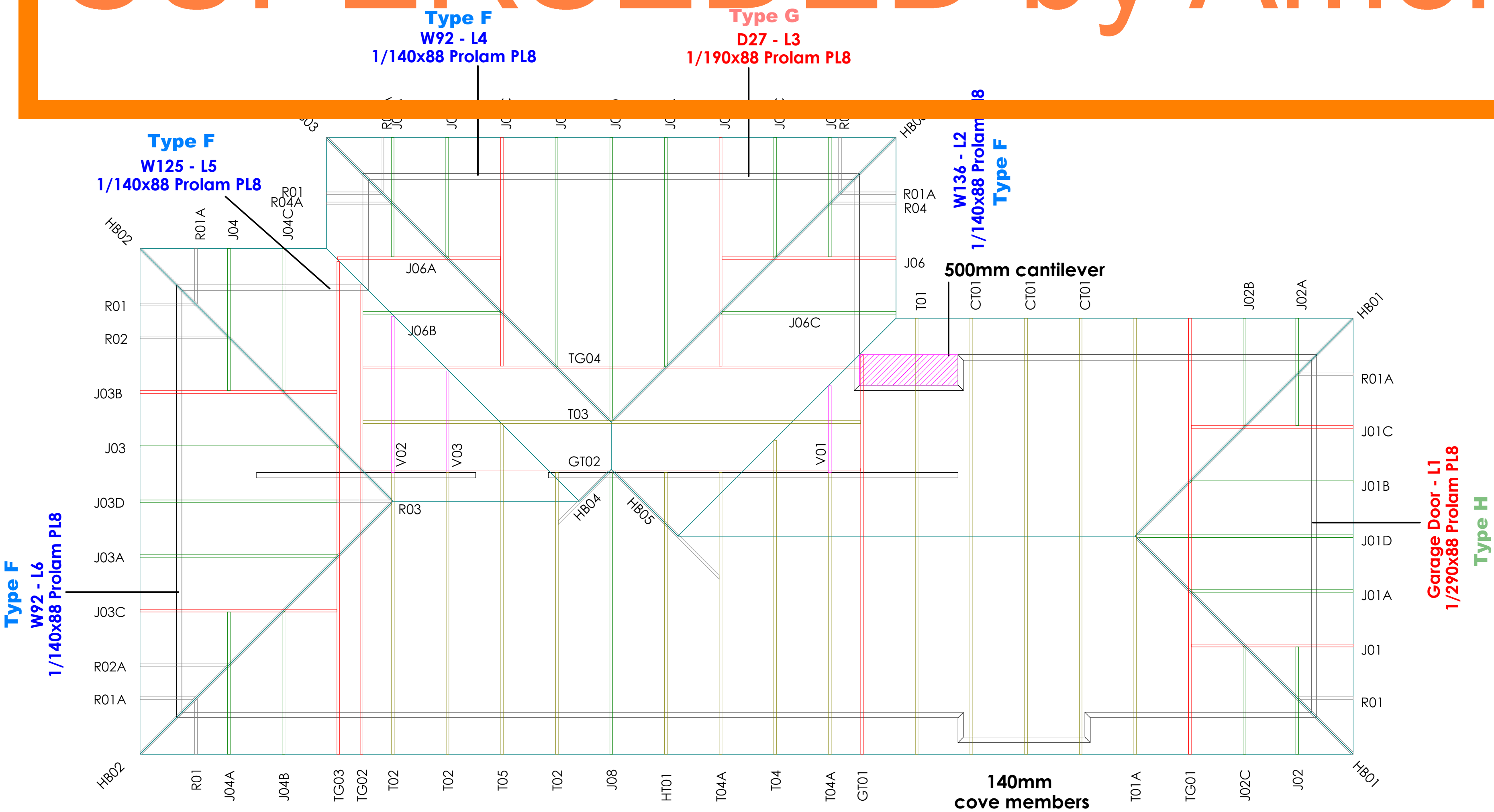
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| Superslab Details   |             |              |
|---------------------|-------------|--------------|
| JOB No:             | 860839      | <b>S03</b>   |
| SHEET SIZE:         | A3          |              |
| DRAWN:              | BS          |              |
| PRINTED:            | 12 Dec 2023 |              |
| G.J. Gardner. HOMES |             | REVISION NO. |
|                     |             | -            |

SUPERSEDED by Amendment 1



SDC - Approved Building Consent Document - BC231907 - Pg 23 of 26 - 21/03/2024 - helen.fowler

SDC - Approved Building Consent Document - BC231907 Amendment 1 - Pg 29 of 36 - 8/07/2024 - helen.fowler



Site Address :  
Lamb and Alves Dwelling  
Lot 12, 8 Branthwaite Drive  
Rolleston  
Christchurch

Sheet Title :  
**For Building Consent  
Buildable Truss Layout**

|                    |                       |
|--------------------|-----------------------|
| Date : 8 Dec, 2023 | Drawn : Sonia Aurelio |
| Scale : 1: 50      | System : MiTek 20/20  |

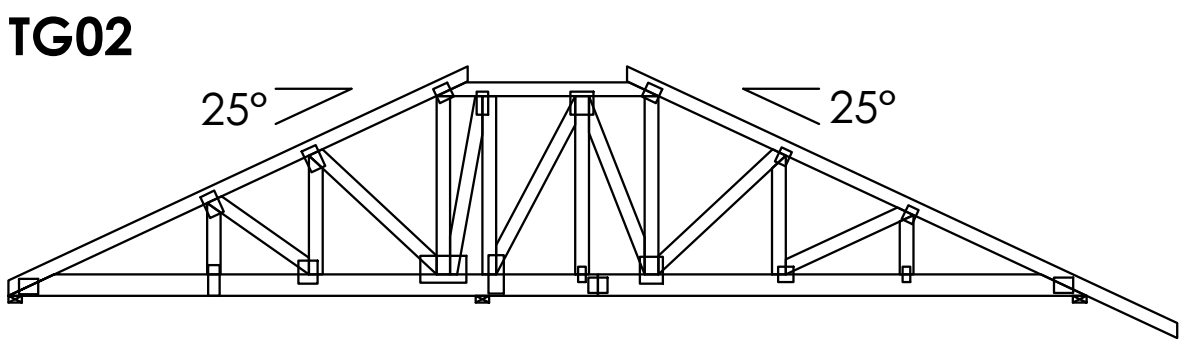
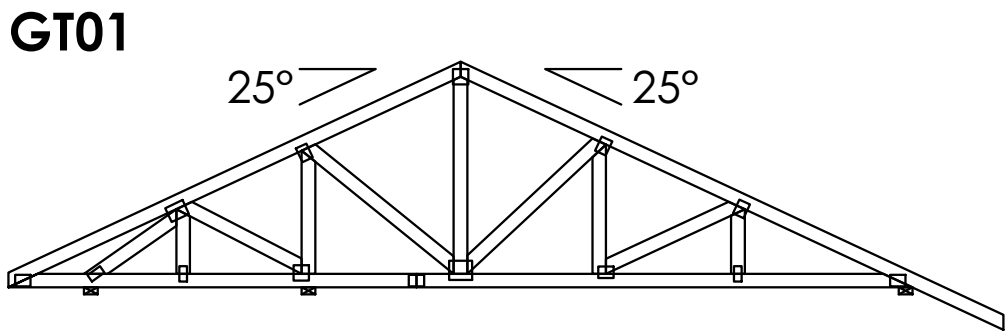
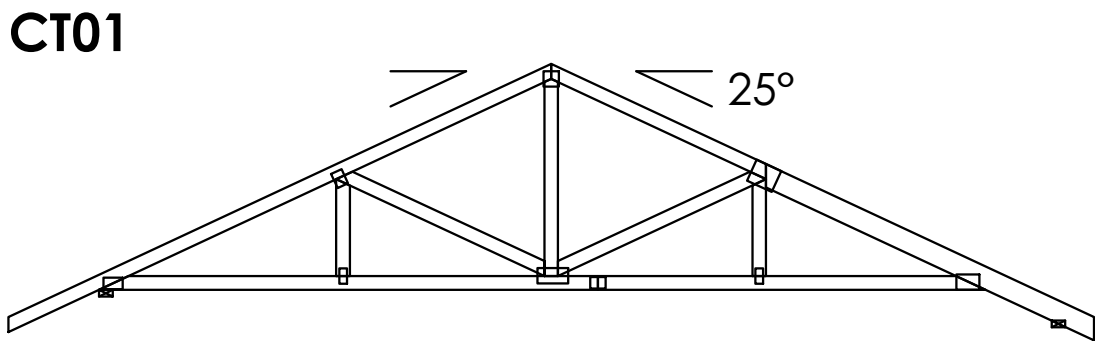
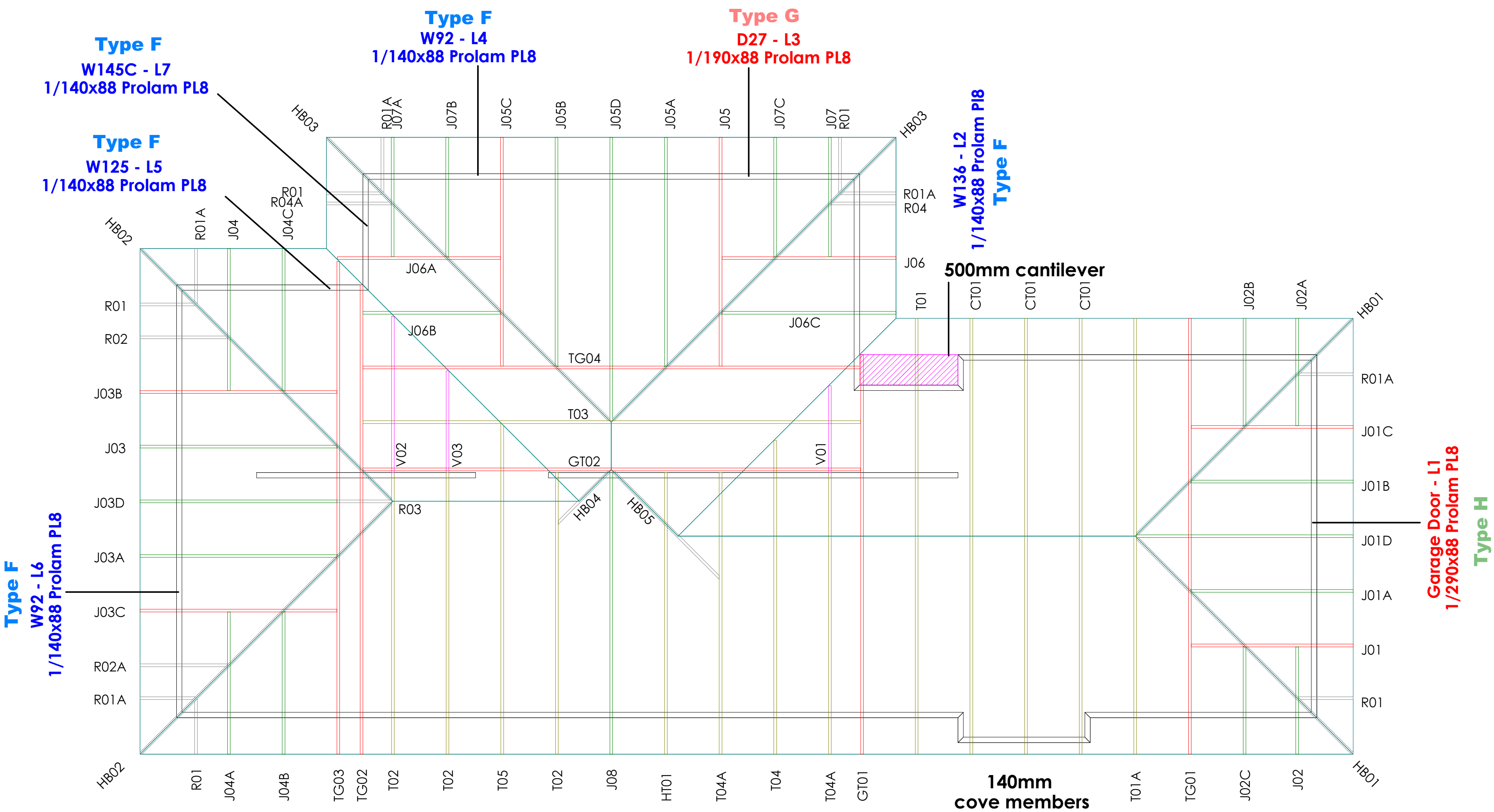
Job Details:  
Roof Pitch : 25°  
Roof Material : Metal Tiles  
Ceiling Material : Rondo Direct Fixed  
Wind Zone : High  
Roof Snow Load : 0.490kPa

Truss Centres : 900mm  
Roof Live Load : 0.250kPa  
Overhang : 600mm / 190mm  
Wind Speed : 44m/s

Job Title :  
246128  
Sheet :  
1  
Revision Number :



Layout is null and void if trusses not supplied by PlaceMakers



Site Address :  
Lamb and Alves Dwelling  
Lot 12, 2 Branthwaite Drive  
Rolleston  
Christchurch

Sheet Title :  
**For Building Consent  
Buildable Truss Layout**

|                   |                       |
|-------------------|-----------------------|
| Date : 1 Jul,2024 | Drawn : Sonia Aurelio |
| Scale : 1: 50     | System : MiTek 20/20  |

Job Details:  
Roof Pitch : 25°  
Roof Material : Metal Tiles  
Ceiling Material : Rondo Direct Fixed  
Wind Zone : High  
Roof Snow Load : 0.490kPa

Truss Centres : 900mm  
Roof Live Load : 0.250kPa  
Overhang : 600mm / 190mm  
Wind Speed : 44m/s

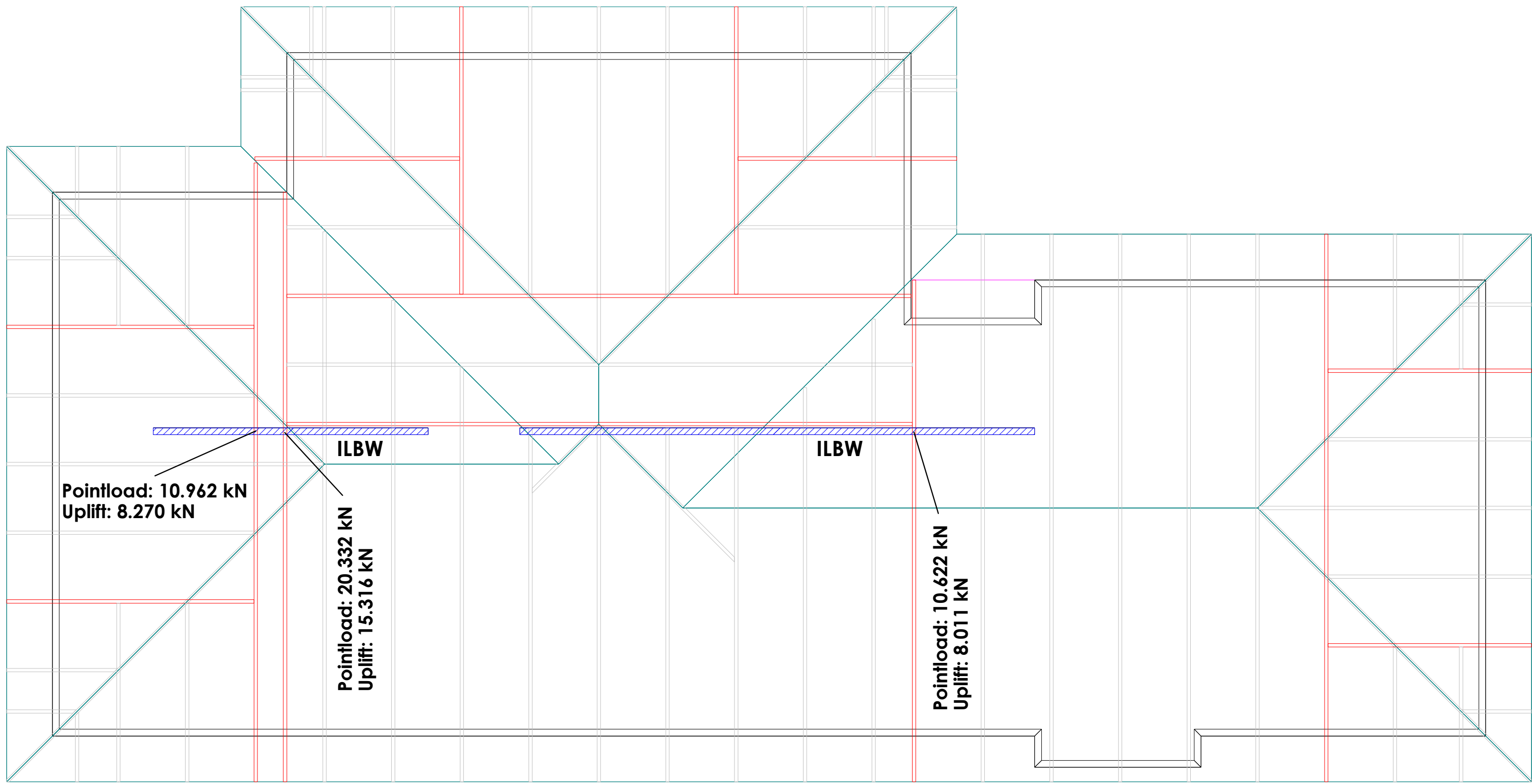
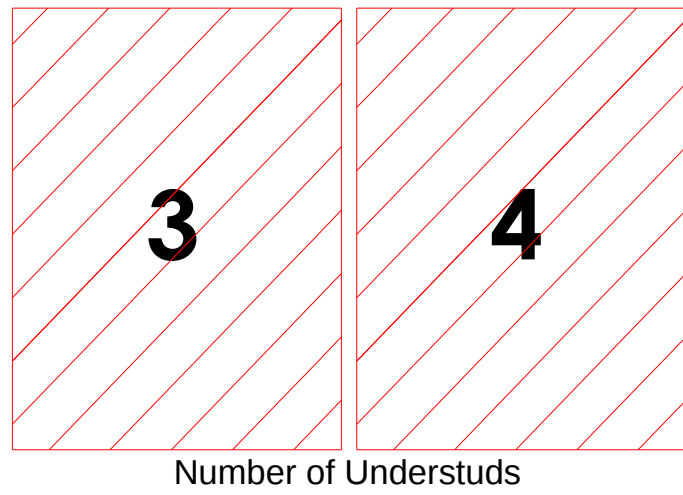
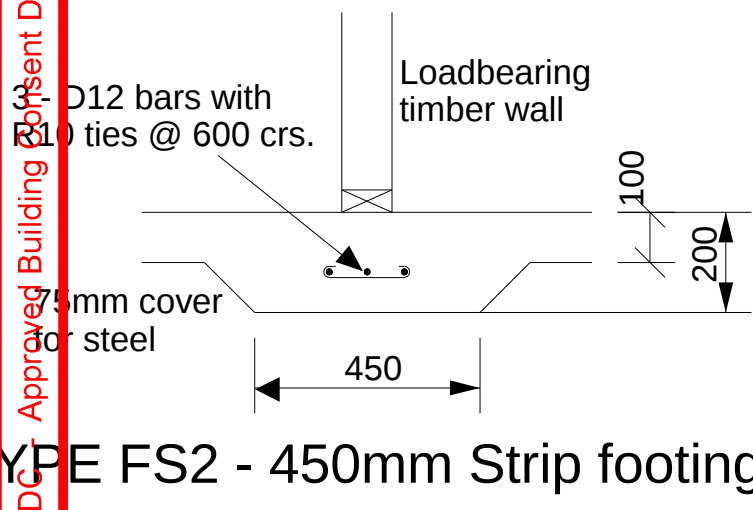
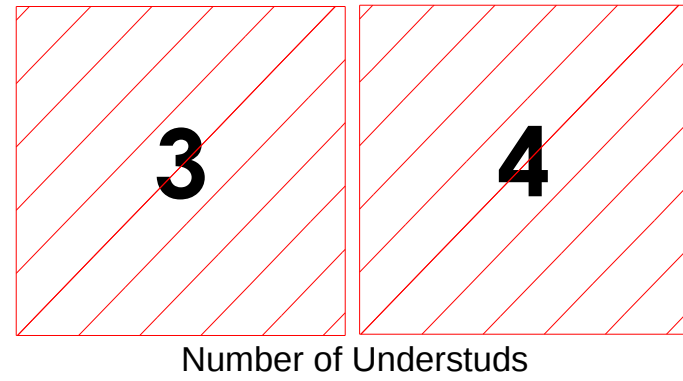
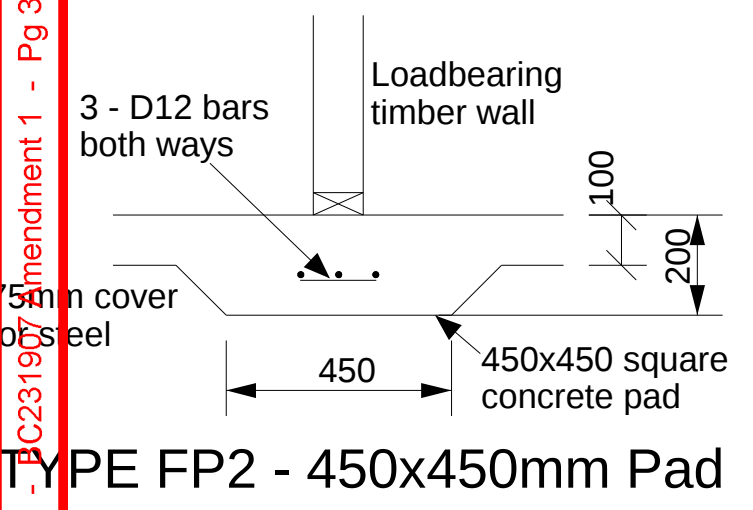
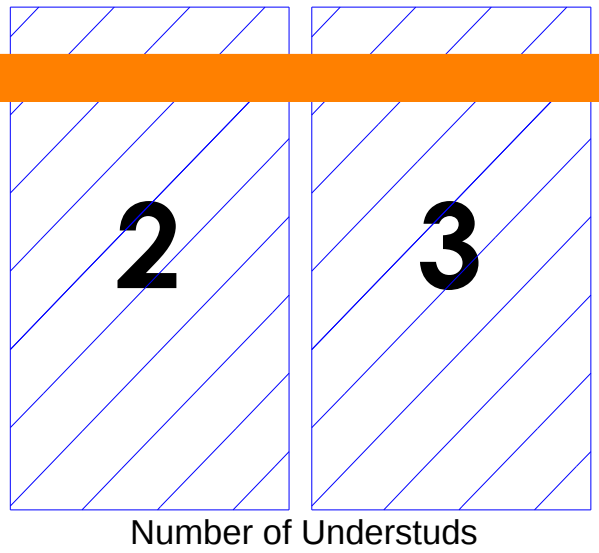
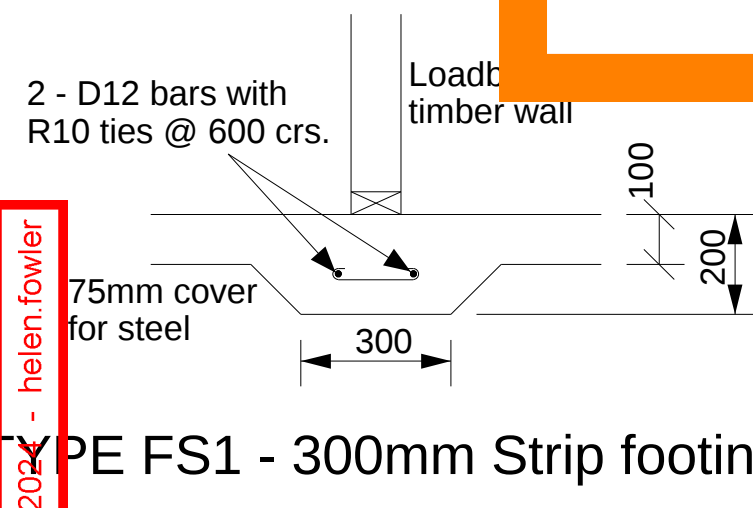
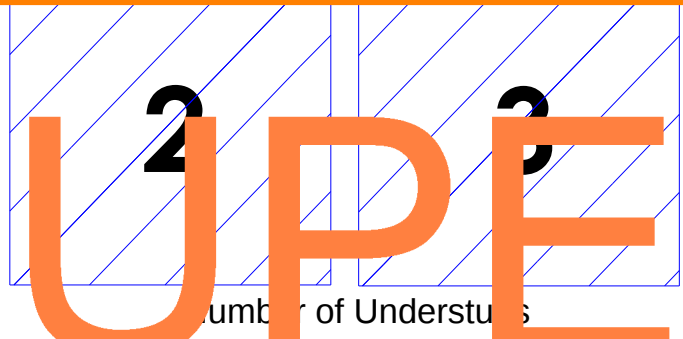
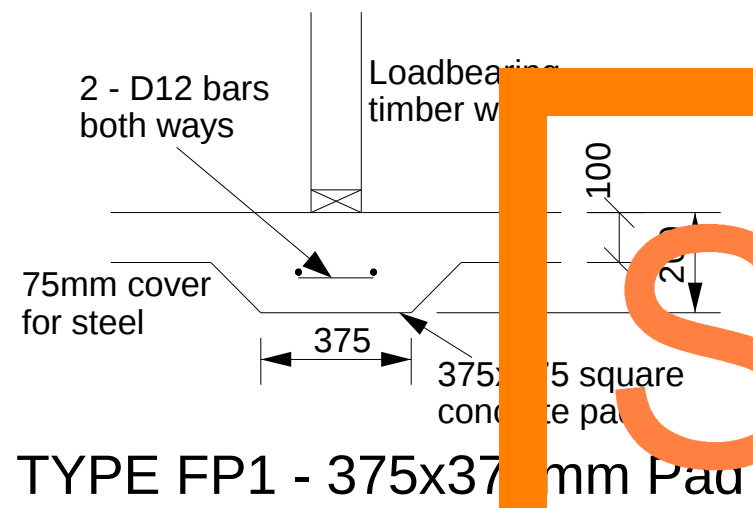
Job Title :  
246128  
Sheet :  
1  
Revision Number :



Slab Thickening Details

Layout is null and void if trusses not supplied by PlaceMakers

SUPERSEDED by Amendment 1



NOTES:  
The numbers found within the hatched area is the number of studs required below each truss. Refer to: GANG-NAIL Internal Load Bearing on Concrete Floor Slabs brochure 12/2006



Site Address :  
Lamb and Alves Dwelling  
Lot 12, 8 Branthwaite Drive  
Rolleston  
Christchurch

Sheet Title :  
For Building Consent  
Slab Thickening  
Date : 8 Dec,2023  
Scale : 1: 50  
Drawn : Sonia Aurelio  
System : MiTek 20/20

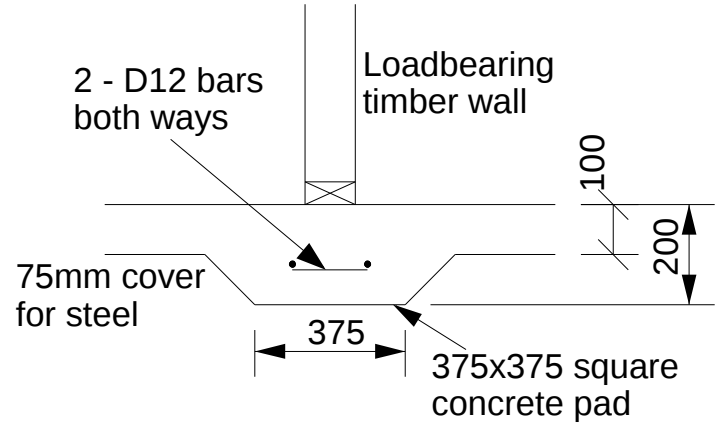
Job Details:  
Roof Pitch : 25°  
Roof Material : Metal Tiles  
Ceiling Material : Rondo Direct Fixed  
Wind Zone : High  
Roof Snow Load : 0.490kPa  
Truss Centres : 900mm  
Roof Live Load : 0.250kPa  
Overhang : 600mm / 190mm  
Wind Speed : 44m/s

Job Title :  
246128  
Sheet :  
2  
Revision Number :

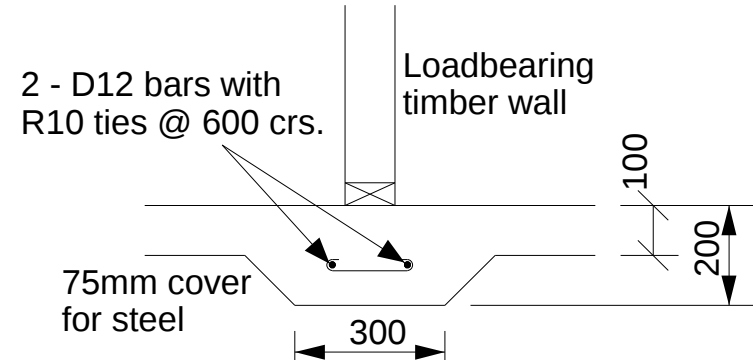
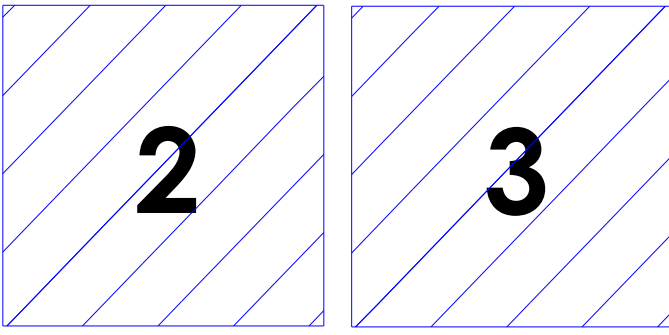


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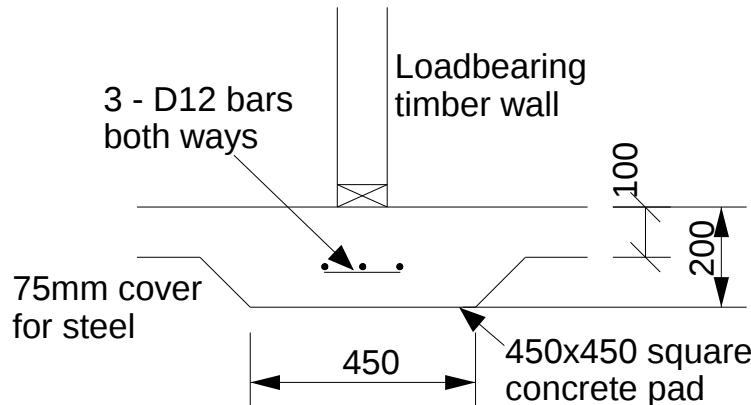
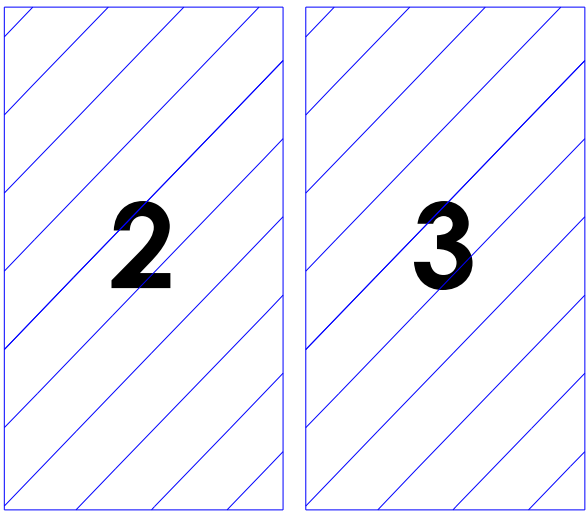
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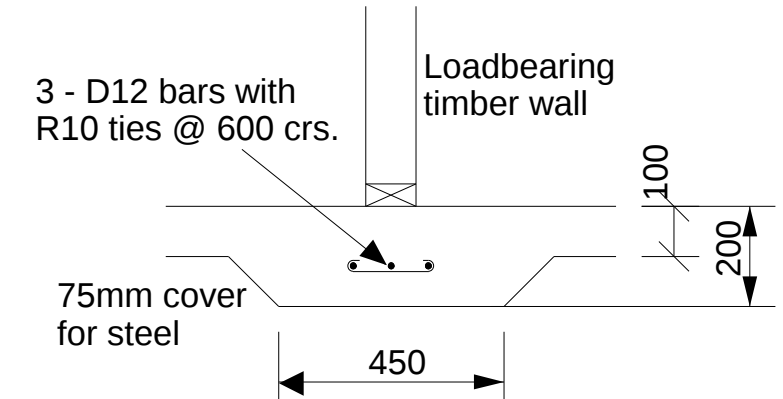
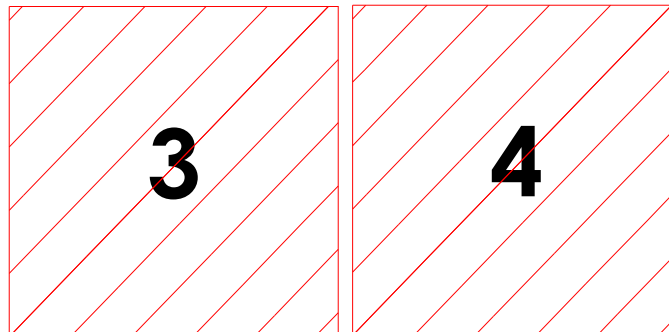
TYPE FP1 - 375x375mm Pad



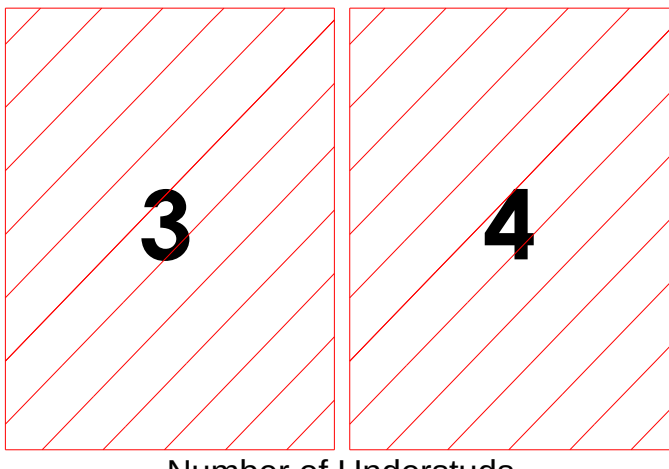
TYPE FS1 - 300mm Strip footing



TYPE FP2 - 450x450mm Pad



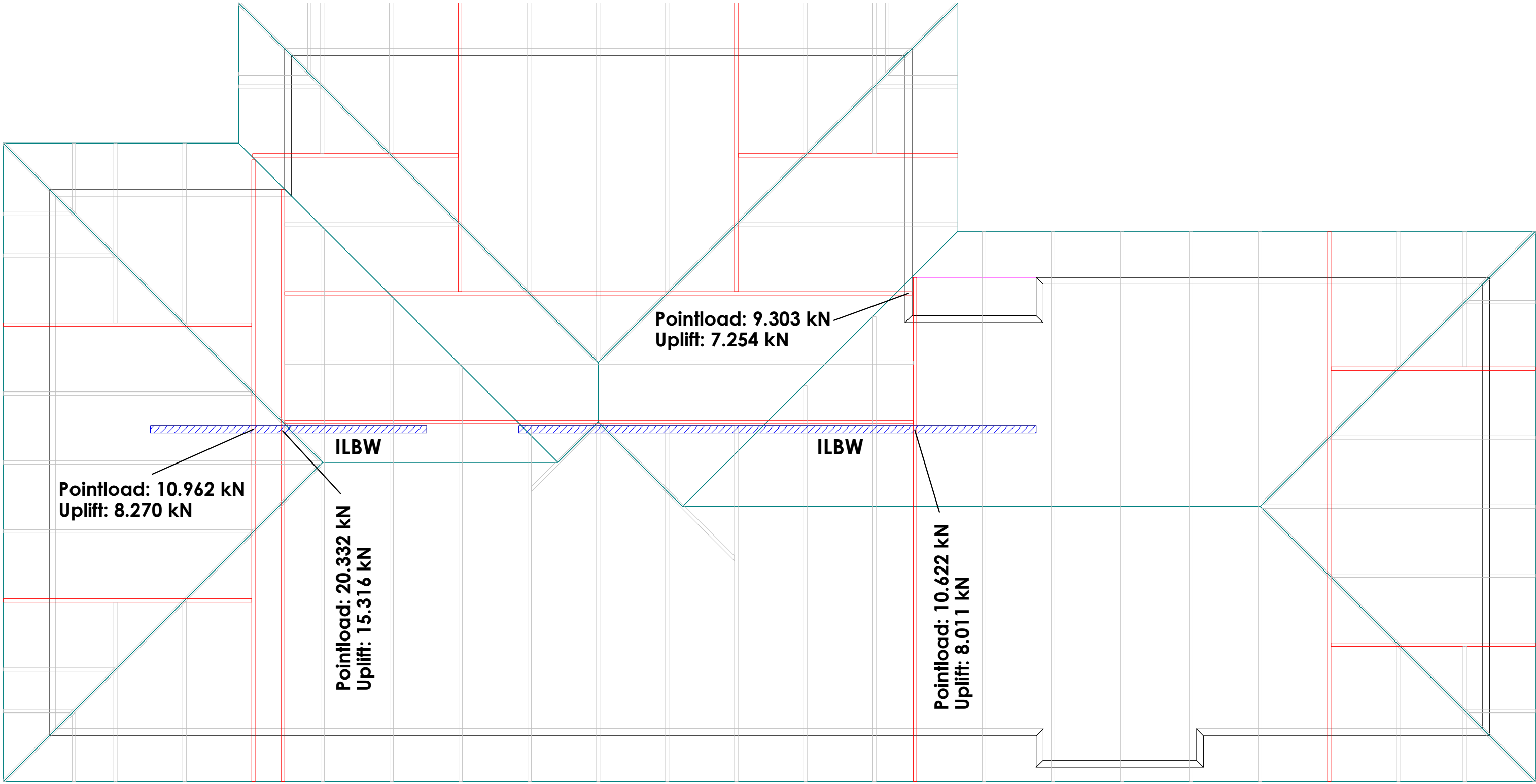
TYPE FS2 - 450mm Strip footing



## NOTES:

The numbers found within the hatched area is the number of studs required below each truss. Refer to: GANG-NAIL Internal Load Bearing on Concrete Floor Slabs brochure 12/2006

Layout is null and void if trusses not supplied by PlaceMakers



Site Address :  
Lamb and Alves Dwelling  
Lot 12, 2 Branthwaite Drive  
Rolleston  
Christchurch

Sheet Title :  
**For Building Consent  
Slab Thickening**  
Date : 1 Jul,2024  
Scale : 1: 50  
Drawn : Sonia Aurelio  
System : MiTek 20/20

Job Details:  
Roof Pitch : 25°  
Roof Material : Metal Tiles  
Ceiling Material : Rondo Direct Fixed  
Wind Zone : High  
Roof Snow Load : 0.490kPa  
Truss Centres : 900mm  
Roof Live Load : 0.250kPa  
Overhang : 600mm / 190mm  
Wind Speed : 44m/s

Job Title :  
246128  
Sheet :  
2  
Revision Number :



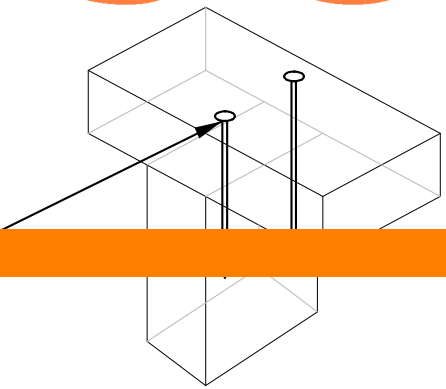
BOWMAC  
STUD-LOK

STUD TO TOP PLATE FIXING OPTIONS

TYPE A - 0.7kN

Non-Load Bearing Walls

2 x 90mm x 3.15 Ø plain  
steel wire nails driven  
vertically through single Top  
Plate into stud.



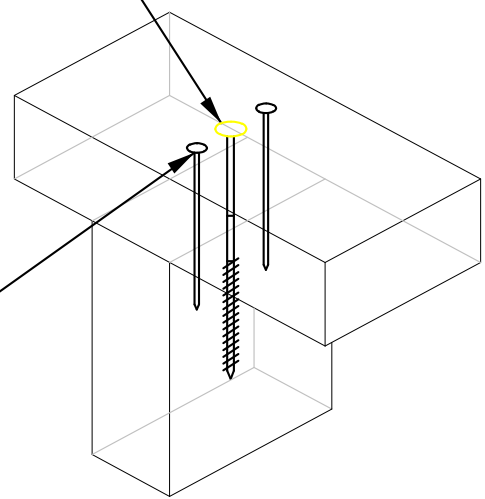
TYPE B- 4.7kN

Load Bearing Walls

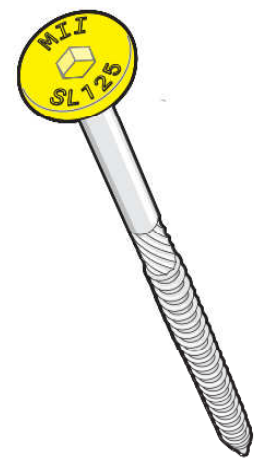
1x STUD-LOK SL125  
screwed vertically through  
SINGLE Top Plate into stud.

Max. Top Plate  
Depth = 45mm

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



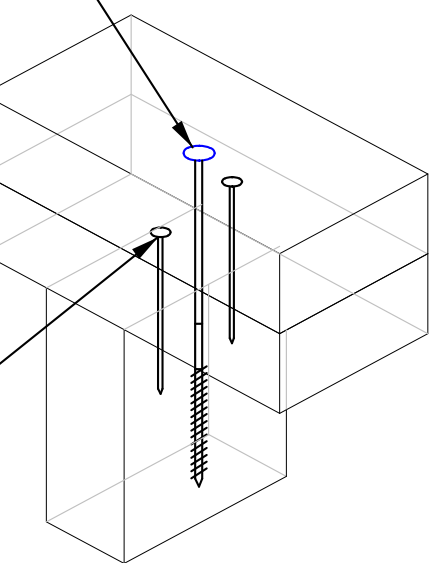
STUD-LOK SL125  
Yellow Head  
125mm Long



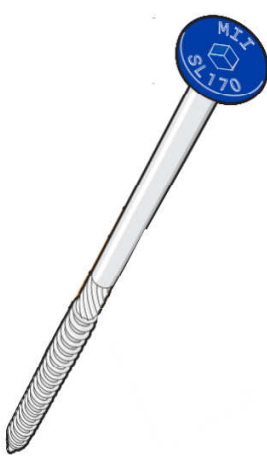
1x STUD-LOK SL70  
screwed vertically through  
SINGLE OR DOUBLE  
Top Plate into stud.

Max. Top Plate  
Depth = 90mm

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



STUD-LOK SL170  
Blue Head  
170mm Long



STUD-LOK Wall Fixing Chart - Stud to Top Plate Fixing Schedule

(Alternative to NZS3604:2011 Table 8.18)

| Loaded Dimension (m)<br>Stud Centres |       |       | Light Roof<br>Wind Zone |    |    |    |    | Heavy Roof<br>Wind Zone |    |    |    |    |
|--------------------------------------|-------|-------|-------------------------|----|----|----|----|-------------------------|----|----|----|----|
| 300mm                                | 400mm | 600mm | L                       | M  | H  | VH | EH | L                       | M  | H  | VH | EH |
| 3.0                                  | 2.3   | 1.5   | 2N                      | 2N | SL | SL | SL | 2N                      | 2N | SL | SL | SL |
| 4.0                                  | 3.0   | 2.0   | 2N                      | 2N | SL | SL | SL | 2N                      | 2N | SL | SL | SL |
| 5.0                                  | 3.8   | 2.5   | 2N                      | SL | SL | SL | SL | 2N                      | 2N | SL | SL | SL |
| 6.0                                  | 4.5   | 3.0   | 2N                      | SL | SL | SL | SL | 2N                      | 2N | SL | SL | SL |
| 7.0                                  | 5.3   | 3.5   | 2N                      | SL | SL | SL | SL | 2N                      | 2N | SL | SL | SL |
| 8.0                                  | 6.0   | 4.0   | 2N                      | SL | SL | SL | SL | 2N                      | 2N | SL | SL | SL |
| 9.0                                  | 6.8   | 4.5   | SL                      | SL | SL | SL | SL | 2N                      | 2N | SL | SL | SL |
| 10.0                                 | 7.5   | 5.0   | SL                      | SL | SL | SL | SL | 2N                      | 2N | SL | SL | SL |
| 11.0                                 | 8.3   | 5.5   | SL                      | SL | SL | SL | SL | 2N                      | 2N | SL | SL | SL |
| 12.0                                 | 9.0   | 6.0   | SL                      | SL | SL | SL | SL | 2N                      | 2N | SL | SL | SL |



Site Address :  
Lamb and Alves Dwelling  
Lot 12, 8 Branthwaite Drive  
Rolleston  
Christchurch

Sheet Title :  
For Building Consent  
Stud To Top Plate Fixing

|                   |                       |
|-------------------|-----------------------|
| Date : 8 Dec,2023 | Drawn : Sonia Aurelio |
| Scale : 1: 50     | System : MiTek 20/20  |

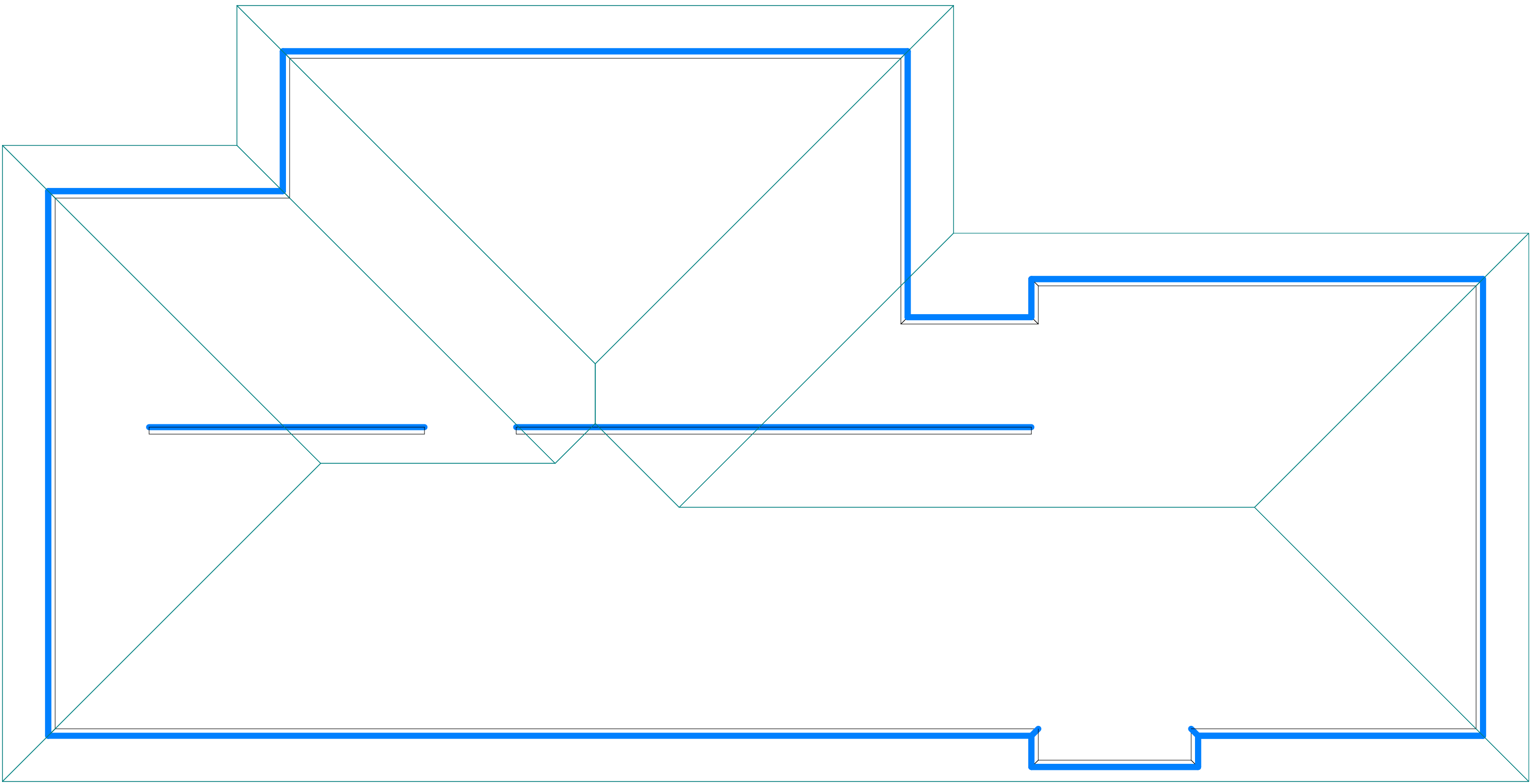
Job Details:

|                  |                      |                |                 |
|------------------|----------------------|----------------|-----------------|
| Roof Pitch       | : 25°                | Truss Centres  | : 900mm         |
| Roof Material    | : Metal Tiles        | Roof Live Load | : 0.250kPa      |
| Ceiling Material | : Rondo Direct Fixed | Overhang       | : 600mm / 190mm |
| Wind Zone        | : High               | Wind Speed     | : 44m/s         |
| Roof Snow Load   | : 0.490kPa           |                |                 |

|                   |        |  |
|-------------------|--------|--|
| Job Title :       | 246128 |  |
| Sheet :           |        |  |
| Revision Number : | 3      |  |

Layout is null and void if trusses not supplied by PlaceMakers

SUPERSEDED by Amendment 1



SDC - Approved Building Consent Document - BC231907 - Pg 25 of 26 - 21/03/2024 - helen.fowler

SDC - Approved Building Consent Document - BC231907 Amendment - Pg 33 of 36 - 8/07/2024 - helen.fowler

SDC - Approved Building Consent Document - BC231907 Amendment 1 - Pg 34 of 36 - 8/07/2024 - helen.fowler

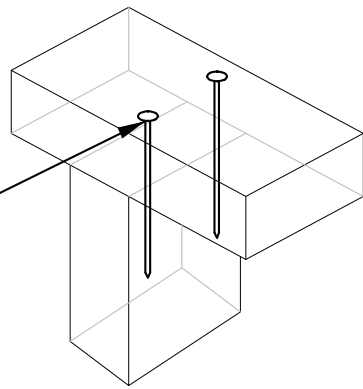
# BOWMAC STUD-LOK

## STUD TO TOP PLATE FIXING OPTIONS

### TYPE A - 0.7kN

Non-Load Bearing Walls

2 x 90mm x 3.15 Ø plain  
steel wire nails driven  
vertically through single Top  
Plate into stud.



\*Images are indicative only.  
Timber Sizes may vary.

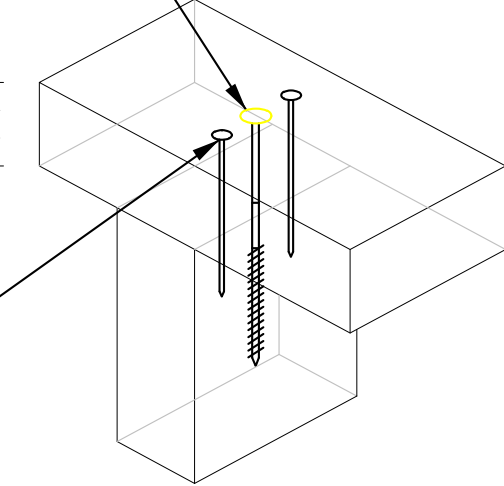
### TYPE B- 4.7kN

Load Bearing Walls

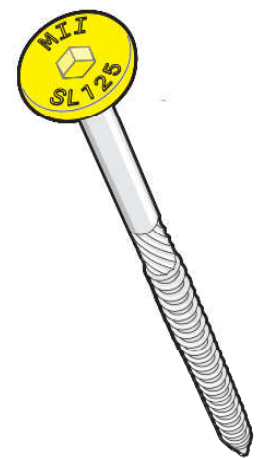
1x STUD-LOK SL125  
screwed vertically through  
SINGLE Top Plate into stud.

Max. Top Plate  
Depth = 45mm

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



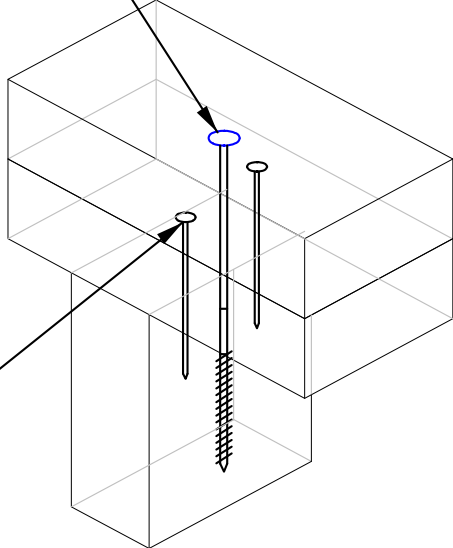
**STUD-LOK SL125**  
Yellow Head  
125mm Long



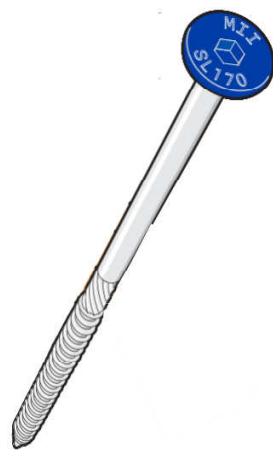
1x STUD-LOK SL70  
screwed vertically through  
SINGLE OR DOUBLE  
Top Plate into stud.

Max. Top Plate  
Depth = 90mm

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



**STUD-LOK SL170**  
Blue Head  
170mm Long



STUD-LOK Wall Fixing Chart - Stud to Top Plate Fixing Schedule

(Alternative to NZS3604:2011 Table 8.18)

| Loaded Dimension (m)<br>Stud Centres |       |       | Light Roof<br>Wind Zone |    |    |    |    | Heavy Roof<br>Wind Zone |    |    |    |    |
|--------------------------------------|-------|-------|-------------------------|----|----|----|----|-------------------------|----|----|----|----|
| 300mm                                | 400mm | 600mm | L                       | M  | H  | VH | EH | L                       | M  | H  | VH | EH |
| 3.0                                  | 2.3   | 1.5   | 2N                      | 2N | SL | SL | SL | 2N                      | 2N | SL | SL | SL |
| 4.0                                  | 3.0   | 2.0   | 2N                      | 2N | SL | SL | SL | 2N                      | 2N | SL | SL | SL |
| 5.0                                  | 3.8   | 2.5   | 2N                      | SL | SL | SL | SL | 2N                      | 2N | SL | SL | SL |
| 6.0                                  | 4.5   | 3.0   | 2N                      | SL | SL | SL | SL | 2N                      | 2N | SL | SL | SL |
| 7.0                                  | 5.3   | 3.5   | 2N                      | SL | SL | SL | SL | 2N                      | 2N | SL | SL | SL |
| 8.0                                  | 6.0   | 4.0   | 2N                      | SL | SL | SL | SL | 2N                      | 2N | SL | SL | SL |
| 9.0                                  | 6.8   | 4.5   | SL                      | SL | SL | SL | SL | 2N                      | 2N | SL | SL | SL |
| 10.0                                 | 7.5   | 5.0   | SL                      | SL | SL | SL | SL | 2N                      | 2N | SL | SL | SL |
| 11.0                                 | 8.3   | 5.5   | SL                      | SL | SL | SL | SL | 2N                      | 2N | SL | SL | SL |
| 12.0                                 | 9.0   | 6.0   | SL                      | SL | SL | SL | SL | 2N                      | 2N | SL | SL | SL |



Site Address :  
Lamb and Alves Dwelling  
Lot 12, 2 Branthwaite Drive  
Rolleston  
Christchurch

Sheet Title :  
**For Building Consent  
Stud To Top Plate Fixing**

|                   |                       |
|-------------------|-----------------------|
| Date : 1 Jul,2024 | Drawn : Sonia Aurelio |
| Scale : 1: 50     | System : MiTek 20/20  |

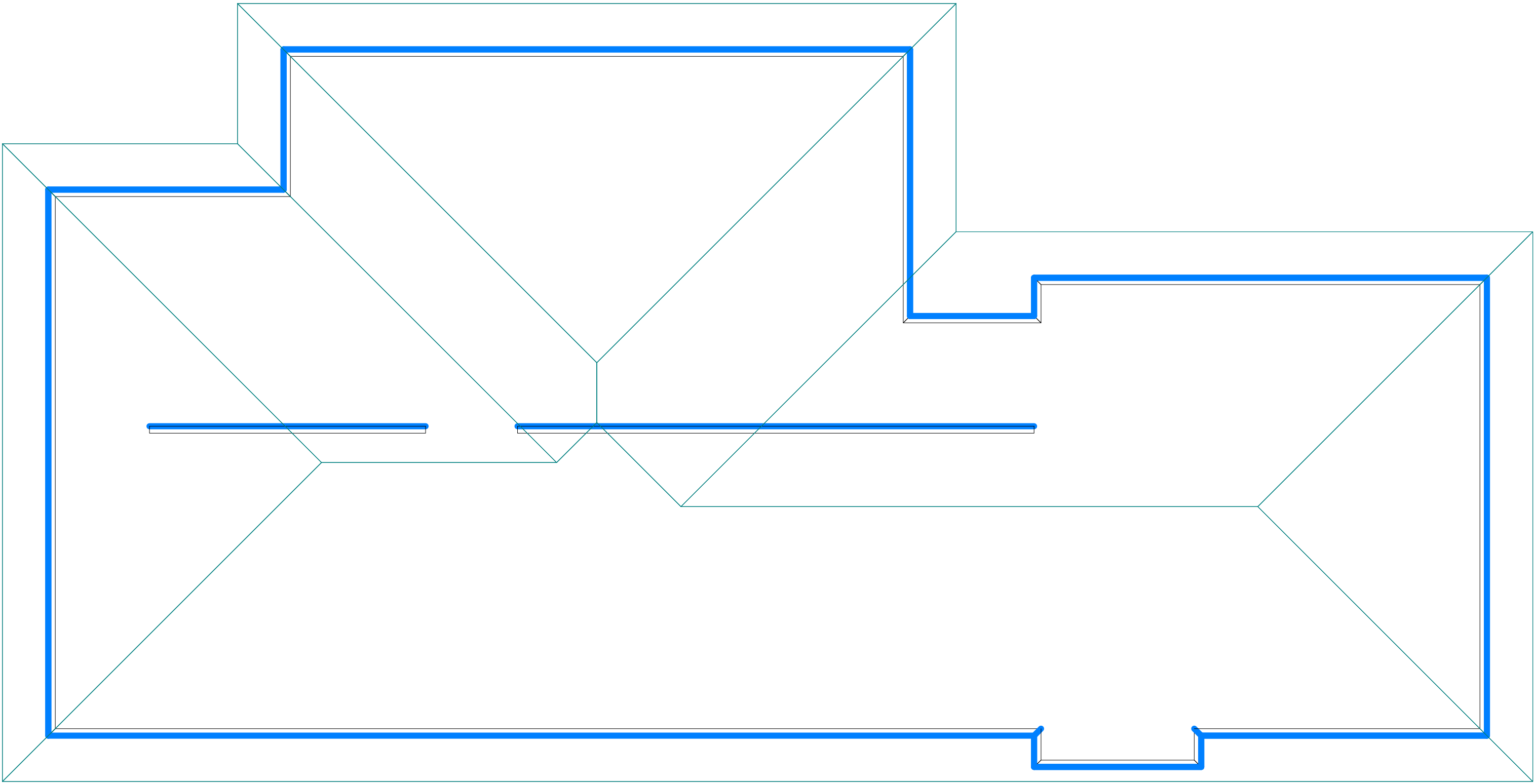
Job Details:  
Roof Pitch : 25°  
Roof Material : Metal Tiles  
Ceiling Material : Rondo Direct Fixed  
Wind Zone : High  
Roof Snow Load : 0.490kPa

Truss Centres : 900mm  
Roof Live Load : 0.250kPa  
Overhang : 600mm / 190mm  
Wind Speed : 44m/s

Job Title :  
246128  
Sheet :  
3  
Revision Number :



Layout is null and void if trusses not supplied by PlaceMakers

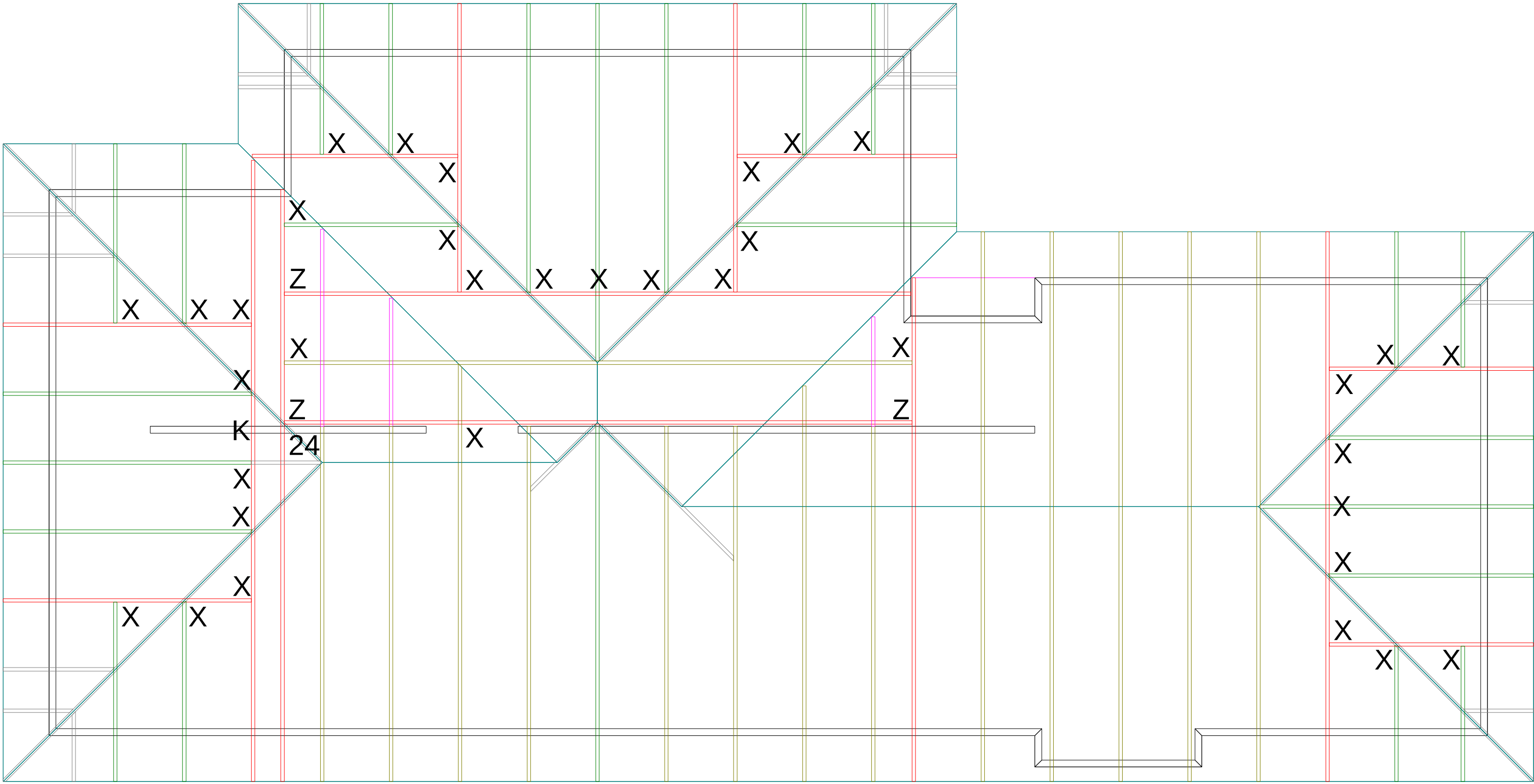


Truss Fixings

Layout is null and void if trusses not supplied by PlaceMakers

SUPERSEDED by Amendment 1

- D - Pair of LUMBERLOK Wire Dogs
- X - LUMBERLOK SPH147x350 Joist Hanger
- Z - LUMBERLOK JH47x120 Joist Hanger
- P - LUMBERLOK JH47x119 Joist Hanger
- E - LUMBERLOK JH95x116 Joist Hanger
- O - Pair of LUMBERLOK CT200 Ceiling Ties
- H - LUMBERLOK CT400 Cyclone Tie
- B - LUMBERLOK CT600 Cyclone Tie
- M - Pair of LUMBERLOK Multi-Grip
- NP - LUMBERLOK Nailon Plate
- N - LUMBERLOK N21 Diagonal Cleat
- V - Single LUMBERLOK CPC40 Cleat
- G - LUMBERLOK TTP 9kN Truss to Top Plate set
- K - LUMBERLOK TTP 16kN Truss to Top Plate set
- D - Pair of Wire Dogs + 2/90x3.15mm skew nails
- S - LUMBERLOK Split Hanger SPH140
- F - LUMBERLOK Split Hanger SPH180
- T - LUMBERLOK Split Hanger SPH220
- SB - LUMBERLOK 600mm Sheet Brace Strap
- 24 - MiTek Engineered 24kN Uplift Fixing
- 34 - MiTek Engineered 34kN Uplift Fixing
- 45 - MiTek Engineered 45kN Uplift Fixing



**NOTES:**

Where there are no fixings indicated, please use 2/90x35.15 skew nails + 2 wire dogs to standard heels. In situations where there are no overhangs shown, raised heels or internal LBW are indicated, a LUMBERLOK 9kN Truss to Top plate set is required for truss to Top Plate connections.

Refer to:LUMBERLOK Timber Connectors Characteristic Loadings Data brochure 03/4

If MiTek Engineered Fixings are specified Refer to the details attached to this document.



Site Address :  
Lamb and Alves Dwelling  
Lot 12, 8 Branthwaite Drive  
Rolleston  
Christchurch

Sheet Title :  
**For Building Consent  
Truss Fixings**

|                   |                       |
|-------------------|-----------------------|
| Date : 8 Dec,2023 | Drawn : Sonia Aurelio |
| Scale : 1: 50     | System : MiTek 20/20  |

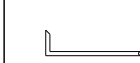
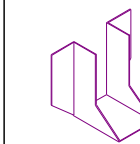
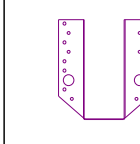
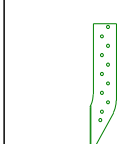
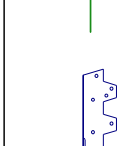
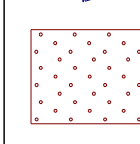
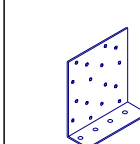
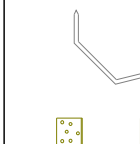
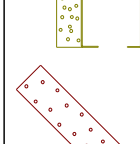
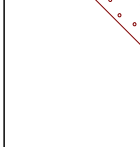
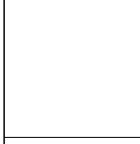
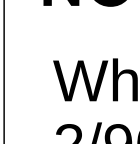
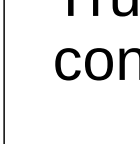
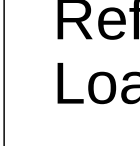
Job Details:

|                  |                      |                |                 |
|------------------|----------------------|----------------|-----------------|
| Roof Pitch       | : 25°                | Truss Centres  | : 900mm         |
| Roof Material    | : Metal Tiles        | Roof Live Load | : 0.250kPa      |
| Ceiling Material | : Rondo Direct Fixed | Overhang       | : 600mm / 190mm |
| Wind Zone        | : High               | Wind Speed     | : 44m/s         |
| Roof Snow Load   | : 0.490kPa           |                |                 |

Job Title :  
246128  
Sheet :  
4  
Revision Number :



Truss Fixings

-  D - Pair of LUMBERLOK Wire Dogs
-  X - LUMBERLOK JH47x90 Joist Hanger
-  Z - LUMBERLOK JH47x120 Joist Hanger
-  P - LUMBERLOK JH47x190 Joist Hanger
-  E - LUMBERLOK JH95x165 Joist Hanger
-  O - Pair of LUMBERLOK CT200 Ceiling Ties
-  H - LUMBERLOK CT400 Cyclone Tie
-  B - LUMBERLOK CT600 Cyclone Tie
-  M - Pair of LUMBERLOK Multi Grips
-  NP - LUMBERLOK Nailon Plate
-  N - LUMBERLOK N21 Diagonal Cleat
-  V - Single LUMBERLOK CPC40 Cleat
-  G - LUMBERLOK TTP 9kN Truss to Top Plate set
-  K - LUMBERLOK TTP 16kN Truss to Top Plate set
-  D - Pair of Wire Dogs + 2/90x3.15mm skew nails
-  S - LUMBERLOK Split Hanger SPH140
-  F - LUMBERLOK Split Hanger SPH180
-  T - LUMBERLOK Split Hanger SPH220
-  SB - LUMBERLOK 600mm Sheet Brace Strap
-  24 - MiTek Engineered 24kN Uplift Fixing
-  34 - MiTek Engineered 34kN Uplift Fixing
-  45 - MiTek Engineered 45kN Uplift Fixing

**NOTES:**

Where there are no fixings indicated, please use 2/90x35.15 skew nails + 2 wire dogs to standard heels.

In situations where there are no overhangs shown, raised heels or internal LBW are indicated, a LUMBERLOK 9kN Truss to Top plate set is required for truss to Top Plate connections.

Refer to:LUMBERLOK Timber Connectors Characteristic Loadings Data brochure 03/4

If MiTek Engineered Fixings are specified  
Refer to the details attached to this document.

Layout is null and void if trusses not supplied by PlaceMakers

