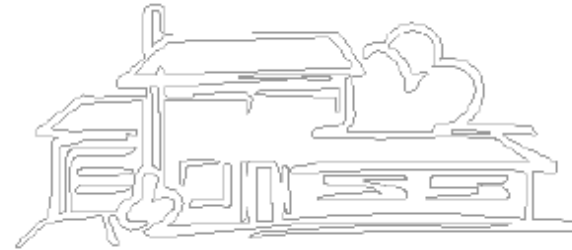
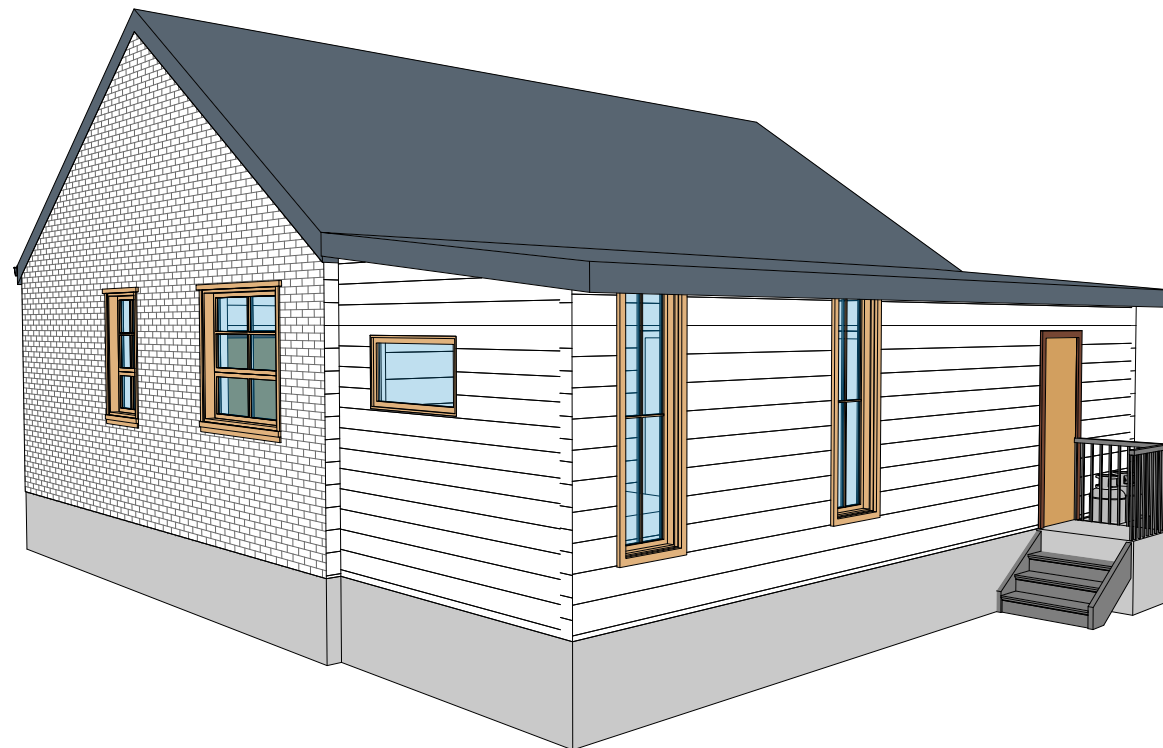


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4 Radnor Road
 LOT: 175 DP: 175831
 CLIENT NAME: Toby Hooper
 DATE: 12/05/2021



Sheet List	
Sheet Number	Sheet Name
0	Cover Sheet
1	Existing Site Plan
2	Proposed Site Plan Town Planning
3	Proposed site drainage plan
4	Existing Ground Floor Plan
5	Ground floor plan
6	Proposed ground floor drainag plans
7	Foundation Plan
8	Ceiling Plan
9	Proposed East & West Elevation
10	Proposed North & South Elevation
11	Section AA
12	Fritch Beam Beam
13	Top Plate Fixing Details - RFI
14	Wet Area Waterproofing Details
15	Lintel fixing detail
16	External Corner Detail
17	Foundation Detail
18	Head, Sill & Jamb Detail
19	Lintel Fixing
20	Pile Fixing Detail
21	Bracing Plan
22	Roof Framing Plan1
23	Fritch Beam Beam 2
24	Roof Detail
25	Bearer to existing deck Detail
26	Assembly Details 1

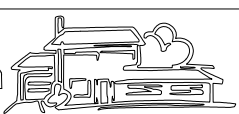


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 MOB: 027 276 2832
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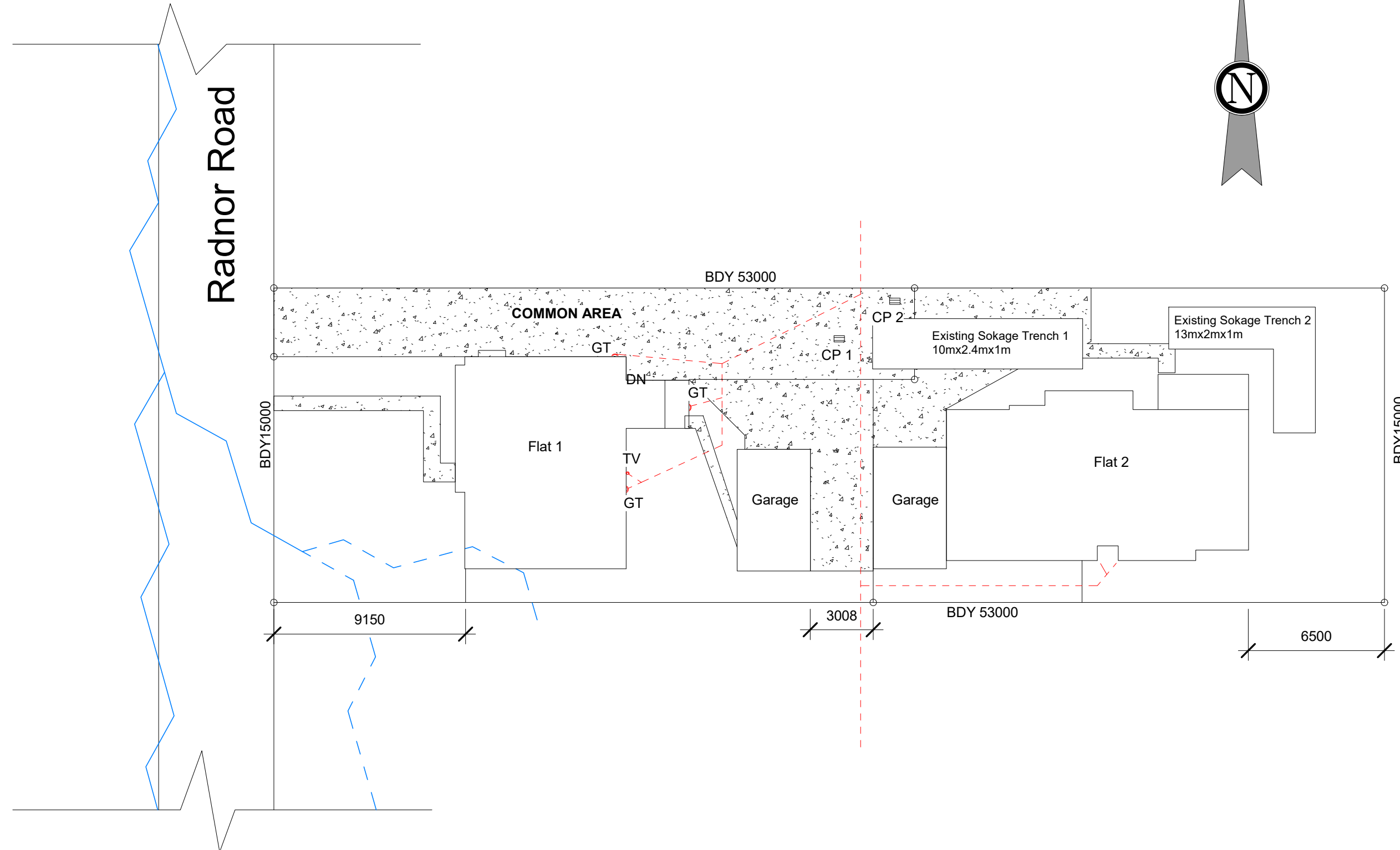
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Project :4 Radnor road, Mt Roskill
 Client's Name: Toby Hooper
 Drawn By: US
 Checked By: T H Date: 12 May 2021
 LOT :175
 DP : 20520

Cover Sheet
 0



Overland Flow Paths



1 Existing Site Plan
1 : 200

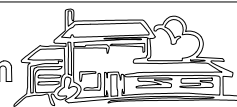


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Project :4 Radnor road, Mt Roskill		
Client's Name: Toby Hooper		
Drawn By: US	1 : 200	LOT :175
Checked By: T H	Date: 12 May 2021	DP : 20520

Site Plan (Amendment 2021 06 30)	1
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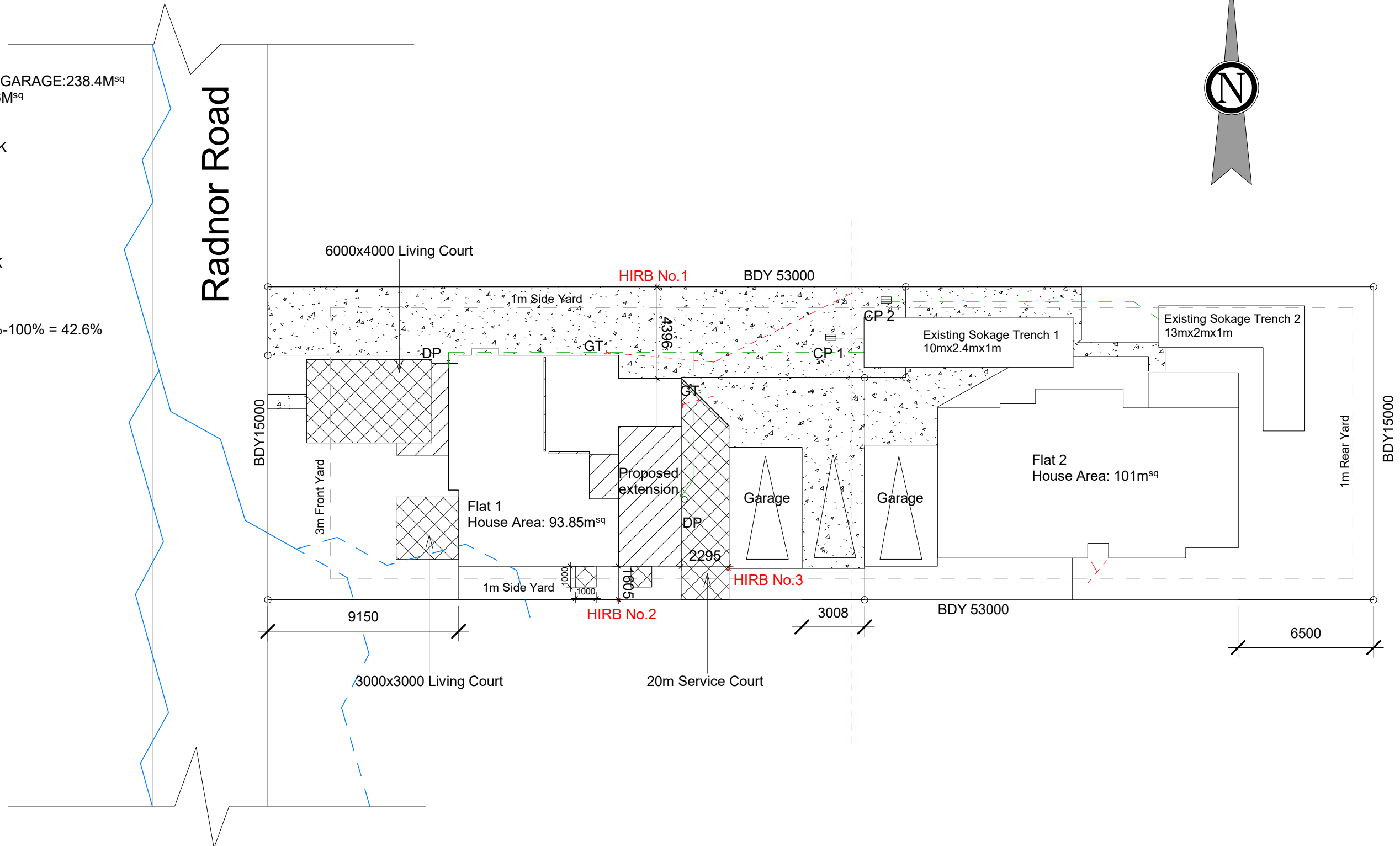


Overland Flow Paths

PROPERTY AREA: 809M^{sq}
 LOT:175 DP:175831
 SITE COVERAGE
 SITE AREA:809M^{sq}
 EXISTING BUILDING+EXISTING GARAGE:238.4M^{sq}
 PROPOSED EXTENSION: 20.106M^{sq}
 TOTAL: 258.506M^{sq}
 258.506/809 = 31%
 ALLOWED MAXIMUM < 40% = OK

IMPERVIOUS AREA
 BUILDINGS: 258.506M^{sq}
 DRIVEWAY: 206.136M^{sq}
 TOTAL: 464.642M^{sq}
 464.642/809 = 57.4%
 ALLOWED MAXIMUM <60% = OK

LANDSCAPE
 TOTAL COVERED AREA = 57.4%-100% = 42.6%
 ALLOWED MINIMUM 40% = OK



1 Proposed Site Plan
 1 : 200

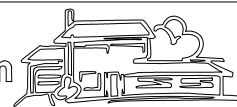


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 Client's Name: Toby Hooper
 Drawn By: US 1 : 200
 Checked By: T H Date: 12 May 2021

Proposed Site Plan Town Planning (Amendment 2021 06 30)
 LOT:175
 DP : 20520
 2



Overland Flow Paths

WET AREAS
 Areas prone to water splash as described in E3 of the NZBC are required to comply with clauses 3.0 & 3.2.
 Glass in areas subject to wetting to comply with NZS 4223 Part 3

Note:
 Hot water must comply with G12.3.6 all hot water provided to sanitary and sanitary appliances, used for personal hygiene, it must be delivered at temperature that avoids the likelihood of scalding

AUCKLAND COUNCIL
Reviewed
 By: Sosene Meredith Date: 20/07/2021
DEVELOPMENT ENGINEERING

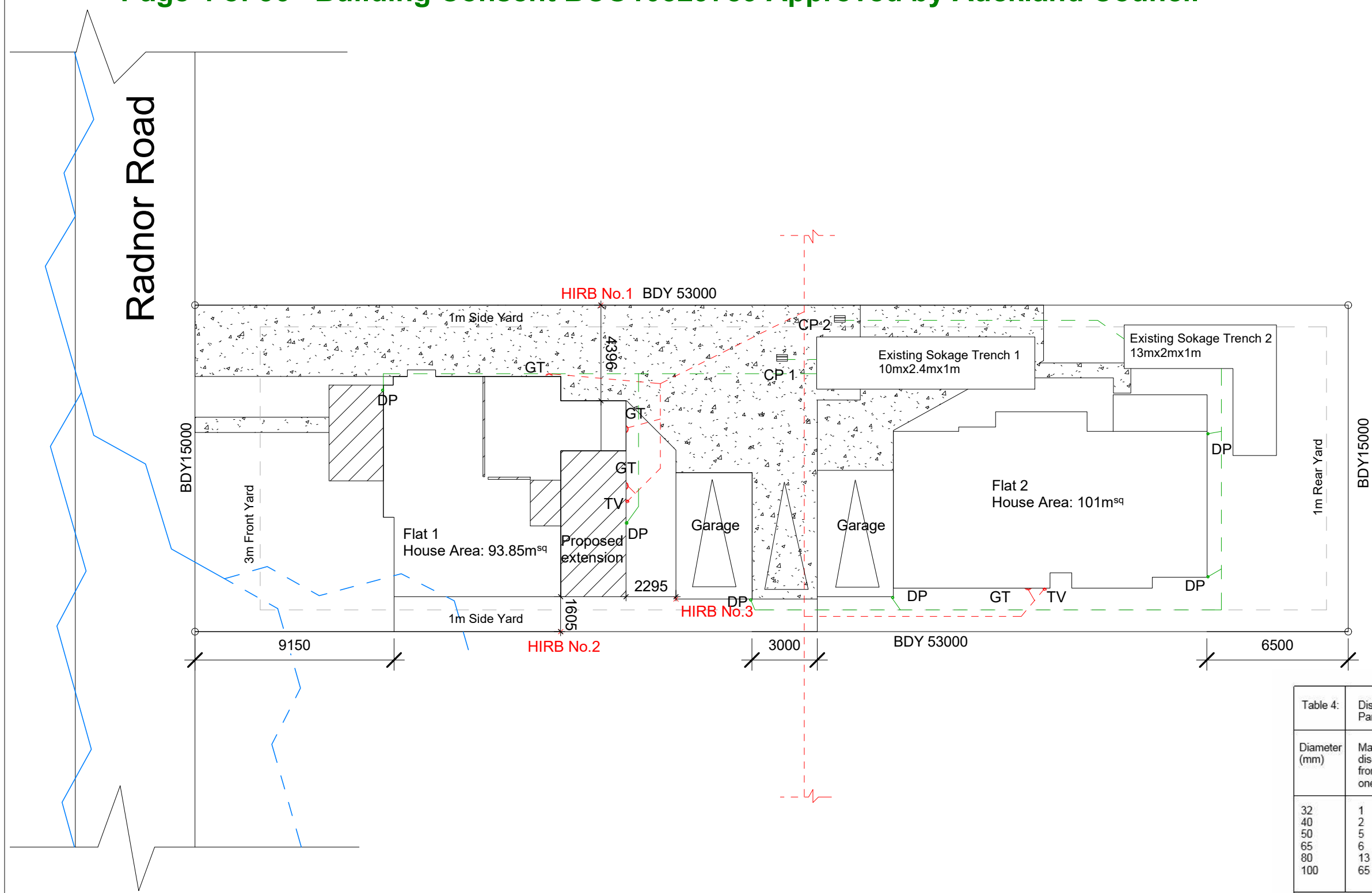


Table 4: Discharge unit loading for stacks and graded discharge pipes Paragraphs 4.3.2, 4.4.1, 2.7.1

Diameter (mm)	Maximum discharge from any one floor	Vertical stack (Note 1)						
			1:20	1:30	1:40	1:50	1:60	
32	1	1	1					
40	2	6	6	5	4			
50	5	15	15	10	8			
65	6	18	51	29	21			
80	13	40	65	39	27	20	16	
100	65	195	376	248	182	142	115	

NOTE:
 Shaded area = not permitted
 1. total Loading at the base of the discharge stack

Table 3: Diameters for floor waste discharge pipes Paragraph 3.4.4

Number of floor wastes	Diameter of waste outlet (mm)	Discharge stack size (mm)
1-3	40	40
4-6	50	50
1-3	50	50
4-6	50	80

All drainage and plumbing to AS3500.



1 Proposed Site Drainage Plan
 1 : 200

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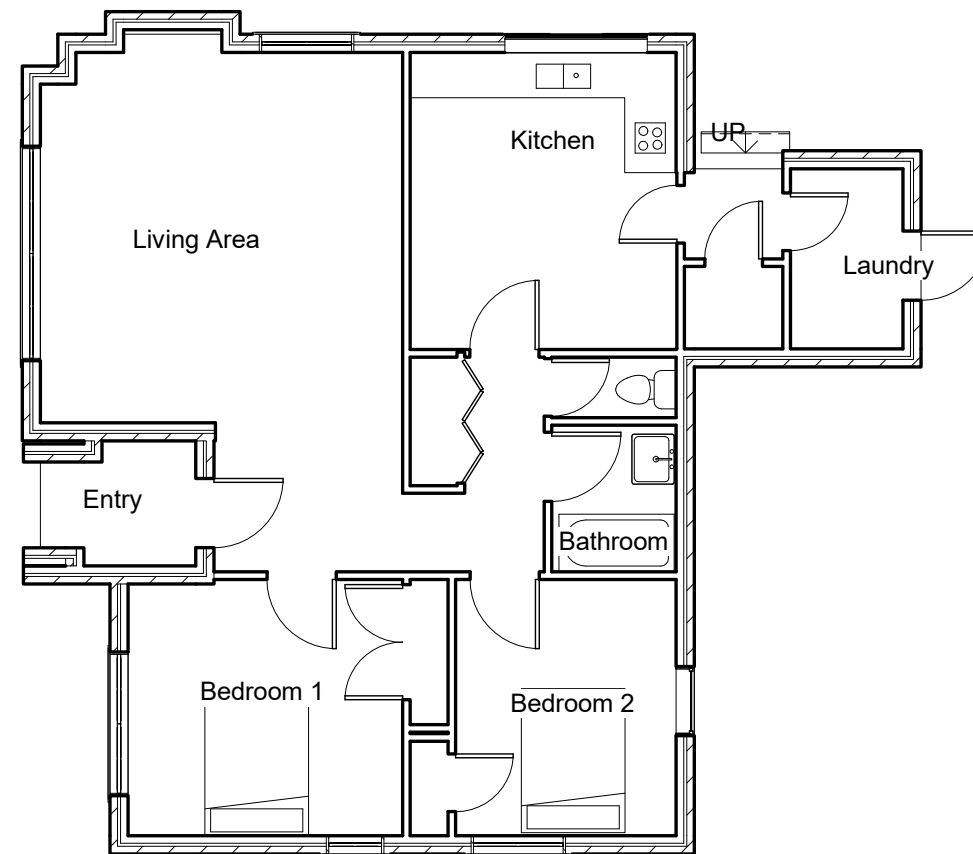
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Project : 4 Radnor road, Mt Roskill
 Client's Name: Toby Hooper
 Drawn By: US 1 : 200 LOT: 175
 Checked By: T H Date: 12 May 2021 DP: 20520

Proposed site drainage plan (Amendment 2021 06 30)
 3



1 Existing Ground Floor
1 : 100

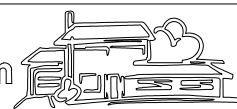


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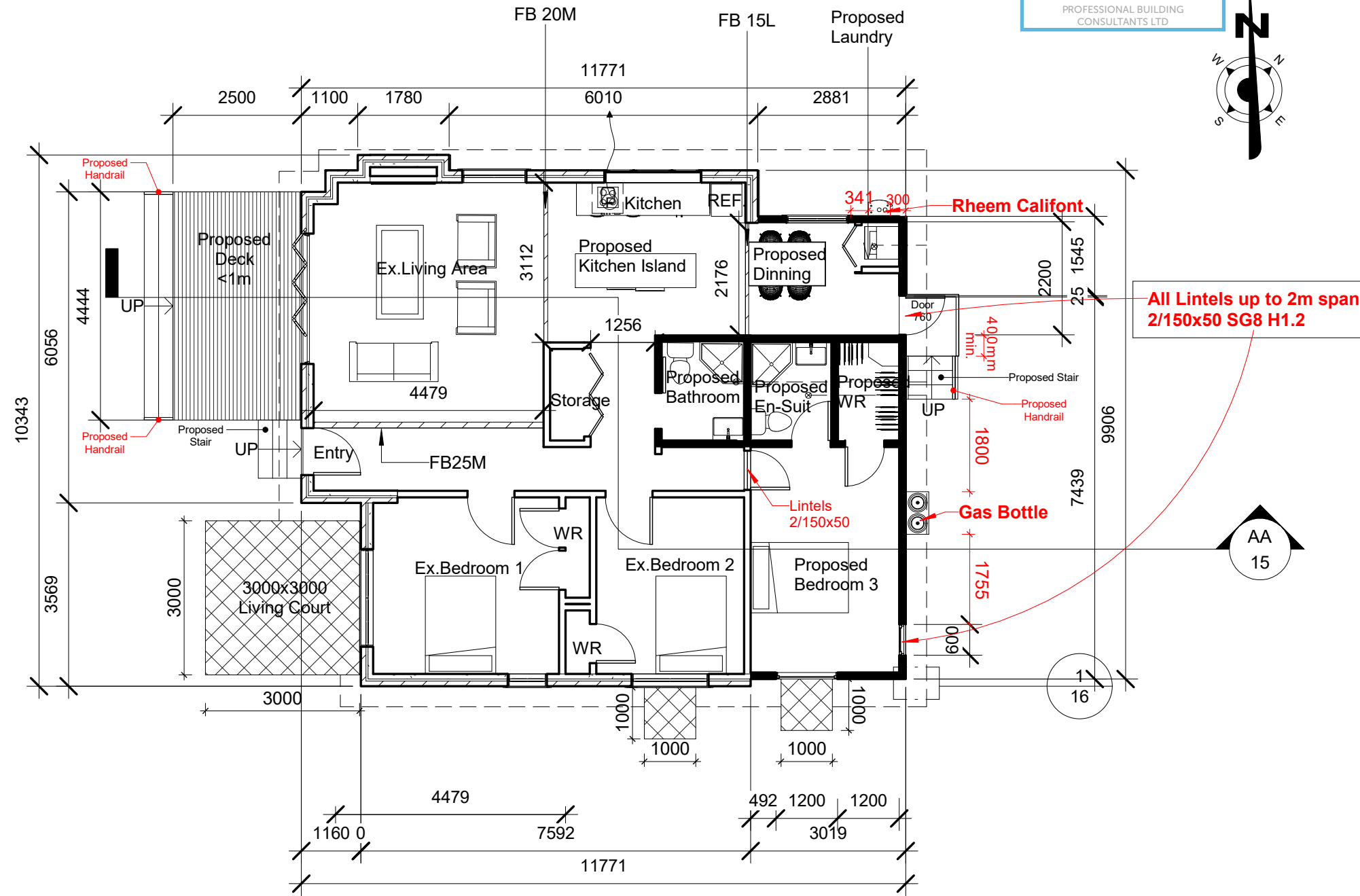
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Client's Name: Toby Hooper		
Drawn By: US	1 : 100	LOT :175
Checked By: T H	Date: 12 May 2021	DP : 20520

Ground floor	4



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DOMESTIC SMOKE ALARMS

To be installed in accordance with NZBC 2004

Smoke alarms may be battery powered are not required to be interconnected, in addition they shall be provided with a hush facility having a minimum duration of 60 seconds.

Smoke alarms shall have a test facility located on the smoke alarm readily accessible to building occupants.

Smoke alarms shall be listed or approved by a recognized authority as complying with at least one of UL 217 ULC, 5531, AS 3786, BS 5446 Part 1.

Smoke alarms shall be located on the escape routes on all levels within the household unit, on all levels containing the sleeping space; the smoke alarms shall be located either:

A. In every sleeping space, or
 B. Within 3.0m of every sleeping space door in this case the smoke alarms must be audible to sleeping occupants on the other side of closed doors.

WET AREAS

* Areas prone to water splash as described in E3 of the NZBC are required to comply with clauses 3.0 & 3.2.

△ Glass in areas subject to wetting to comply with NZS 4223 Part 3 Safety Glass

Note:
 Hot water must comply with G12.3.6 all hot water provided to sanitary and sanitary appliances, used for personal hygiene, it must be delivered at temperature that avoids the likelihood of scalding

ALL WINDOWS TO COMPLY WITH NZS 4211 2008

KEY
 Existing Frame
 New Frame

Insulation
 Ceiling R3.2
 Wall R2.2
 Floor R1.8

1 Proposed Ground Floor Plan
 1 : 100

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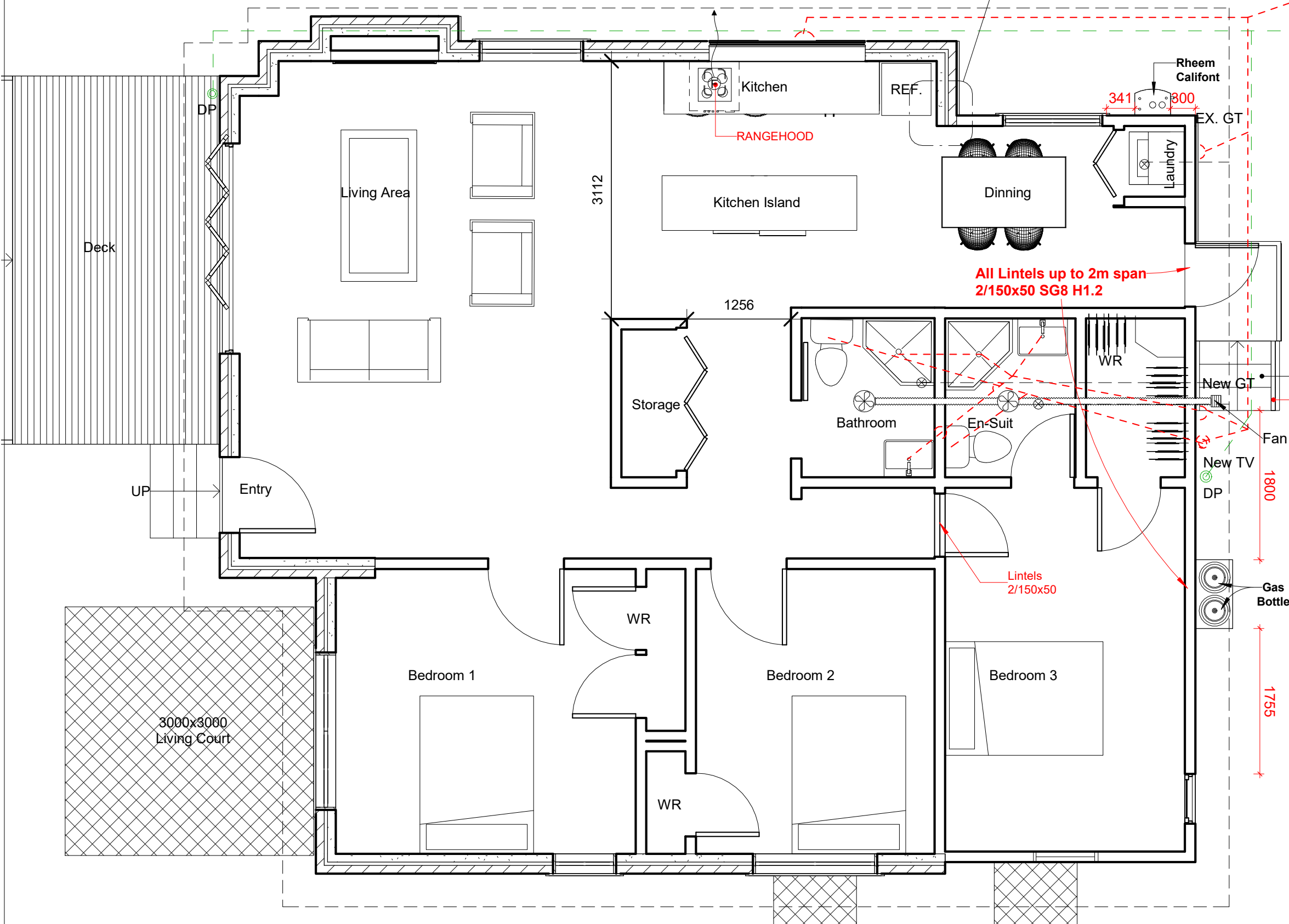
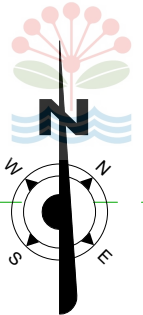
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Project : 4 Radnor road, Mt Roskill
 Client's Name: Toby Hooper
 Drawn By: US 1 : 100
 Checked By: T H Date: 12 May 2021

Ground floor plan (Amendment 2021 07 13)
 LOT: 175
 DP : 20520
 5

80Ø PVC Downpipe

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WET AREAS

of the NZBC are required to comply with clauses Areas prone to water splash as described in E3 3.0 & 3.2.

Glass in areas subject to wetting to comply with NZS 4223 Part 3

Note:
 Hot water must comply with G12.3.6 all hot water provided to sanitary and sanitary appliances, used for personal hygiene, it must be delivered at temperature that avoids the likelihood of scalding

Table 4: Discharge unit loading for stacks and graded discharge pipes Paragraphs 4.3.2, 4.4.1, 2.7.1

Diameter (mm)	Maximum discharge from any one floor	Vertical stack (Note 1)					
			1:20	1:30	1:40	1:50	1:60
32	1	6	1				
40	2	15	6	5	4		
50	5	15	15	10	8		
65	6	18	51	29	21		
80	13	40	65	39	27	20	16
100	65	195	376	248	182	142	115

NOTE:
 Shaded area = not permitted
 1. total Loading at the base of the discharge stack

Table 3: Diameters for floor waste discharge pipes Paragraph 3.4.4

Number of floor wastes	Diameter of waste outlet (mm)	Discharge stack size (mm)
1-3	40	40
4-6	50	50
1-3	50	50
4-6	50	80

All drainage and plumbing to AS3500

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1 Proposed Ground Drainage Plan
 1 : 50

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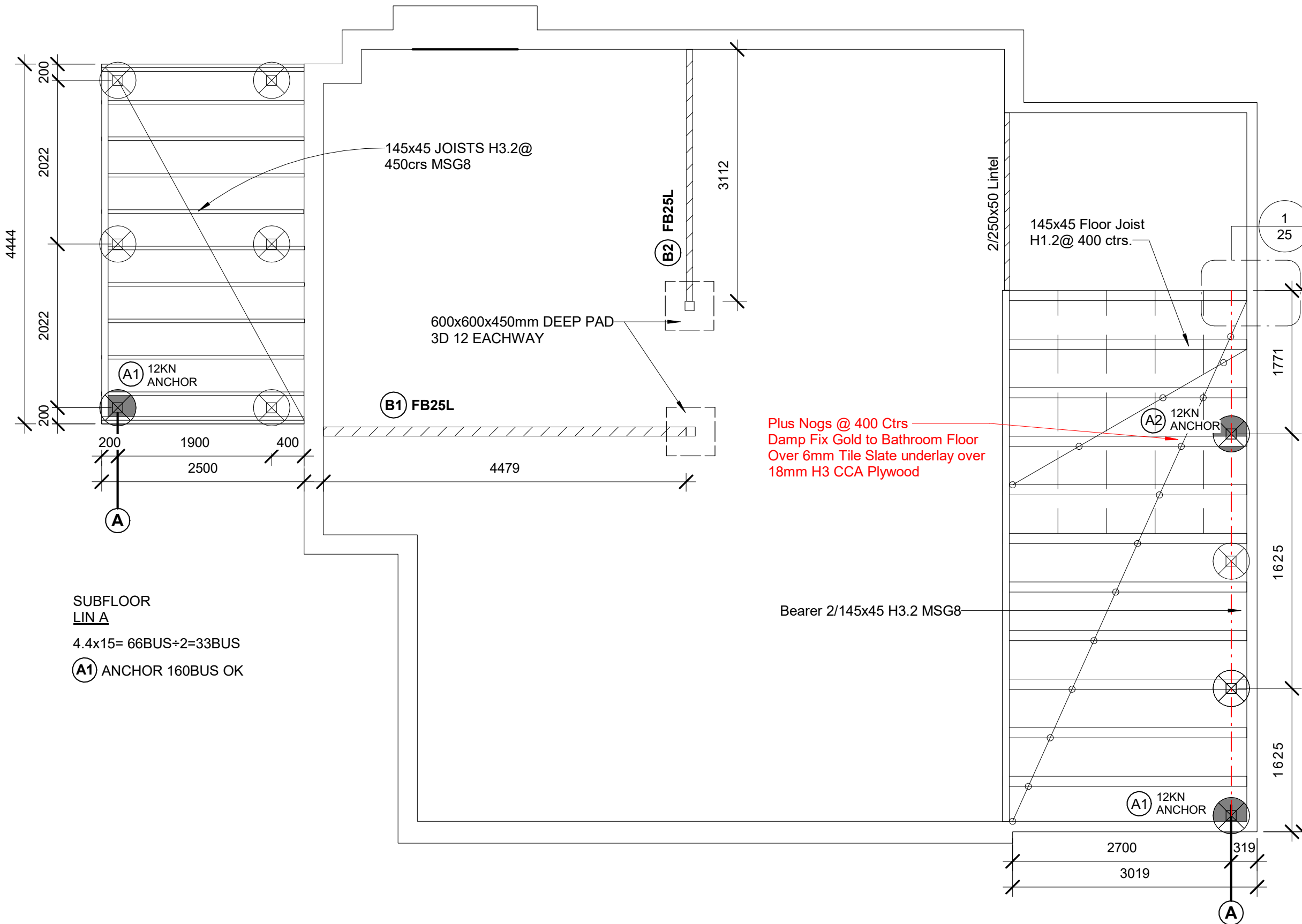
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 Client's Name: Toby Hooper
 Drawn By: US 1 : 50
 Checked By: T H Date: 12 May 2021

Proposed ground floor drainage plans (Amendment 2021 07 13)
 LOT: 175
 DP : 20520
 6



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 07/JUL/2021 1431
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All Piles to be as per NZS 3604:2011, Table 6.1.
All SUBFLOOR FIXINGS S/S

- Deck Bearers 2/190x45 H3.2 MSG8
 Max. Loaded dimension 2.7m/ Max. Span 1.65m
 As per NZS 3604:2011 Table 6.4.
- Lateral support to Bearer lines every 3rd spacing or 1.800mm Ctrs.
- Pile Footing 460 Dia x 450 D
- S/S Anchor Pile 125x125 Sentonal H5
 12 KN Anchor Pile 460 Dia x 900 D
- Deck Joists 190x45 @ 450 Ctrs. H3.2 MSG8

SUBFLOOR
 LIN A
 4.4x15= 66BUS+2=33BUS
 (A1) ANCHOR 160BUS OK

6702 BOWMAC BRACKET TO FIX BEARER TO EXISTING CONCRETE BLOCK FOUNDATION
 SUBFLOOR
 LIN A
 6.7x15= 97BUS
 (A1) ANCHOR ⇒ 160BUS OK
 (A2) ANCHOR ⇒ 160BUS OK

1 Proposed Foundation Plan
 1 : 50

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 Client's Name: Toby Hooper
 Drawn By: US 1 : 50
 Checked By: T H Date: 12 May 2021

Foundation Plan (Amendment 2021 06 30)
 LOT:175
 DP : 20520
 7



1 Roof Plan
1 : 50

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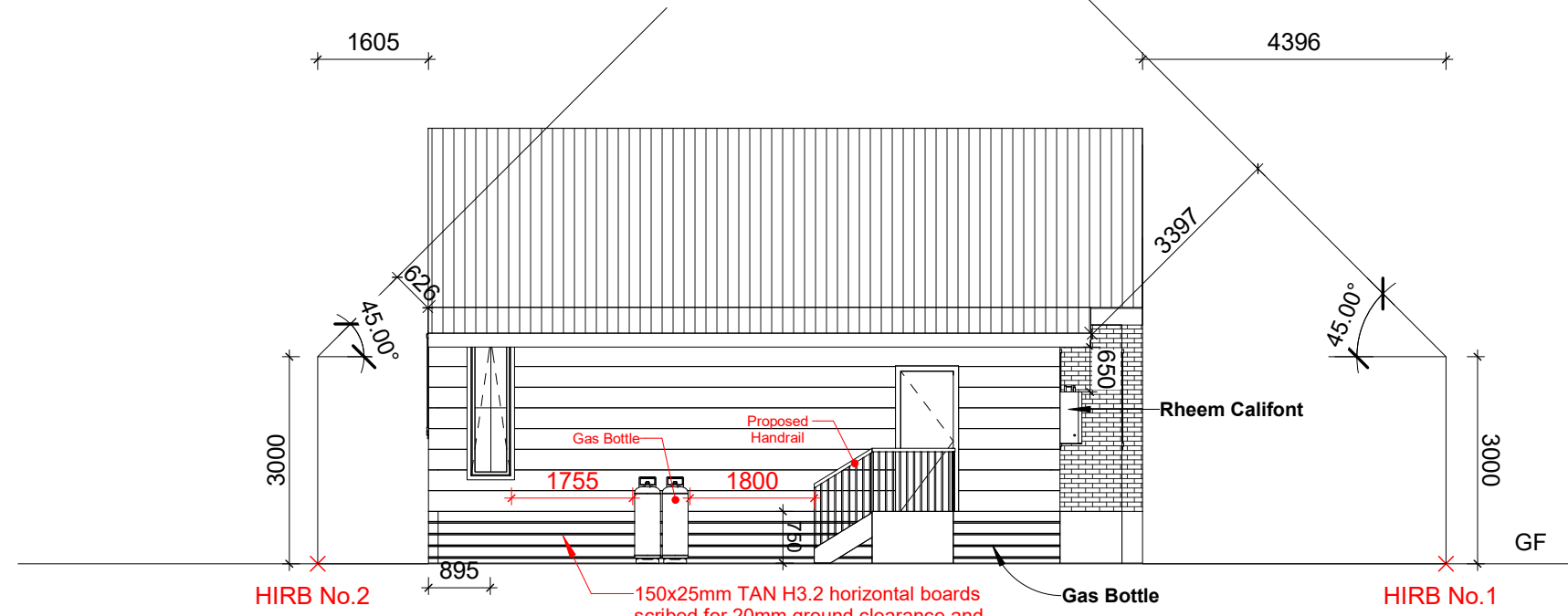
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Drawn By: US	1 : 50	LOT :175	DP : 20520
Checked By: T H	Date: 12 May 2021		

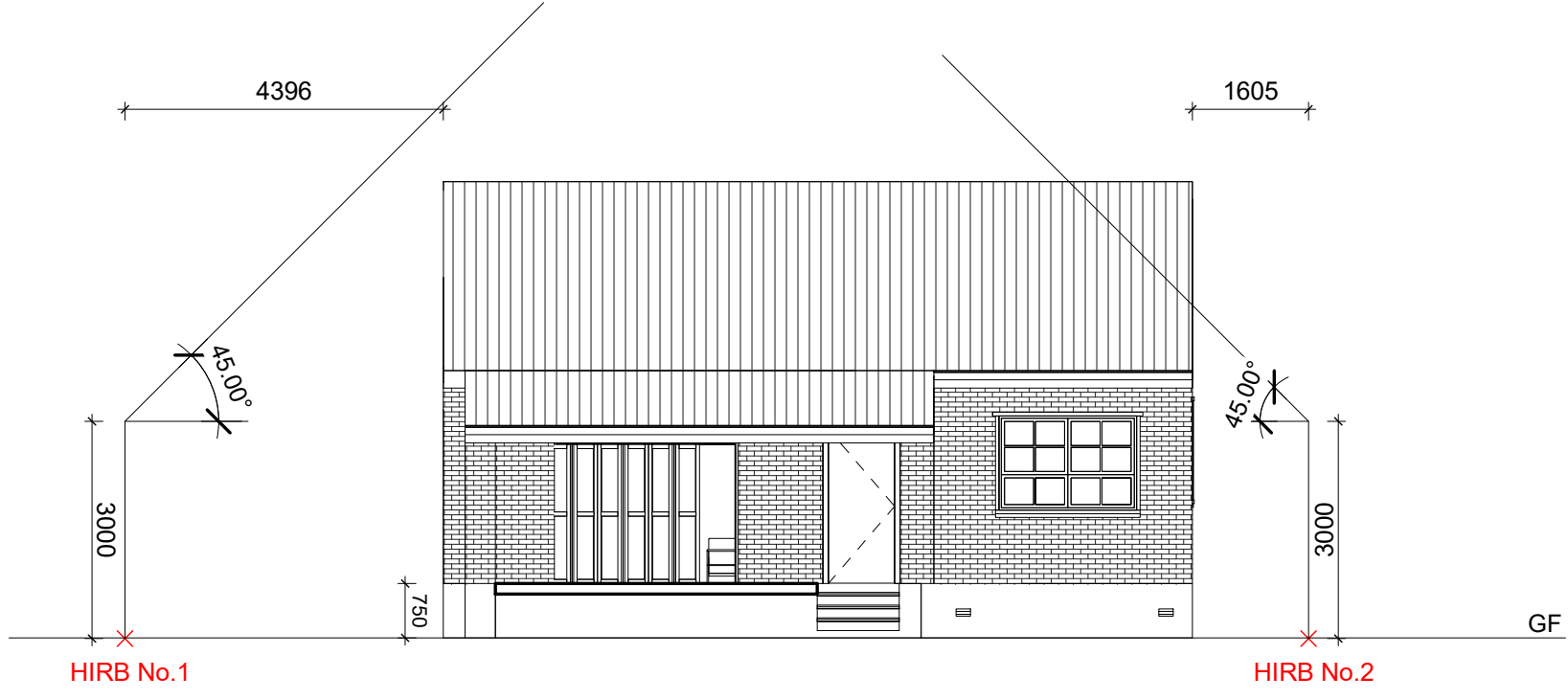
Ceiling Plan
 8

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Risk Matrix	RISK SEVERITY				SUBTOTALS FOR EACH RISK FACTOR
	LOW	MEDIUM	HIGH	VERY HIGH	
Wind Zone (PER NZS 3604)	0	0	1	2	0
Number of Storeys	0	1	2	4	0
Roof/Wall Intersection design	0	1	3	5	0
Eaves Width	0	1	2	5	2
Envelope Complexity	0	1	3	6	0
Deck design	0	2	4	6	0
Total Risk Score:					2



1 East
1 : 100



2 West
1 : 100

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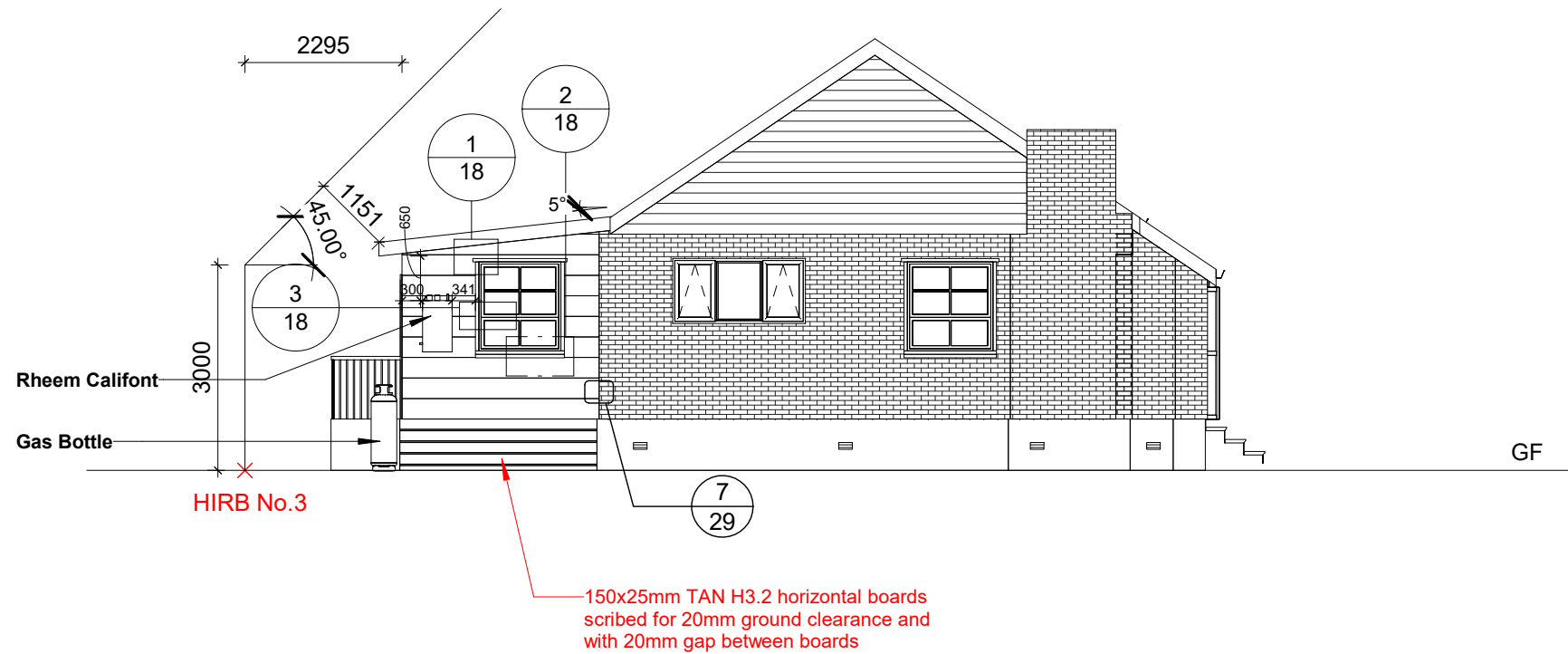
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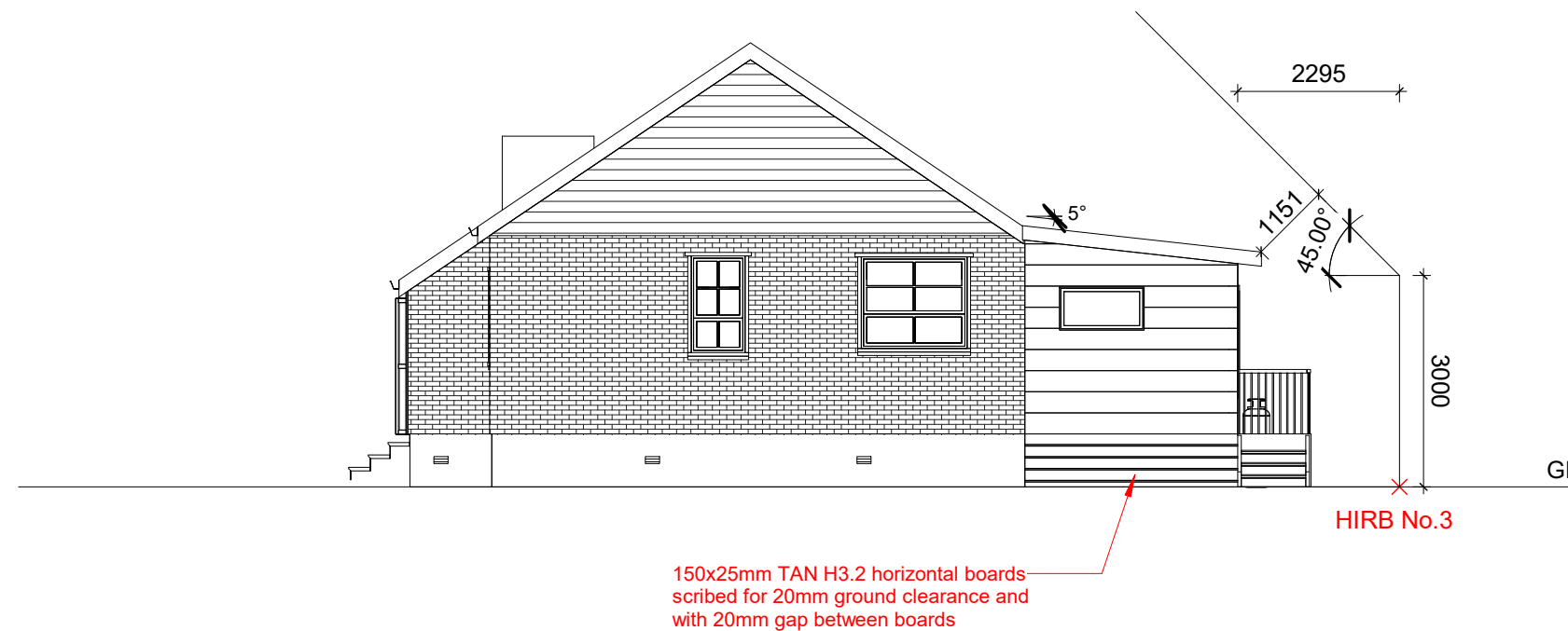
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Project : 4 Radnor road, Mt Roskill
 Client's Name: Toby Hooper
 Drawn By: US 1 : 100 LOT: 175
 Checked By: T H Date: 12 May 2021 DP : 20520

Proposed East & West Elevation (Amendment 2021 07 13)
 9



1 North
1 : 100



2 South
1 : 100

Risk Matrix	RISK SEVERITY				SUBTOTALS FOR EACH RISK FACTOR
	LOW	MEDIUM	HIGH	VERY HIGH	
Wind Zone (PER NZS 3604)	0	0	1	2	0
Number of Storeys	0	1	2	4	0
Roof/Wall Intersection design	0	1	3	5	0
Eaves Width	0	1	2	5	2
Envelope Complexity	0	1	3	6	0
Deck design	0	2	4	6	0
Total Risk Score:					2

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P.C. 07/JUL/2021 1431
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Drawn By: US	1 : 100
Checked By: T H	Date: 12 May 2021

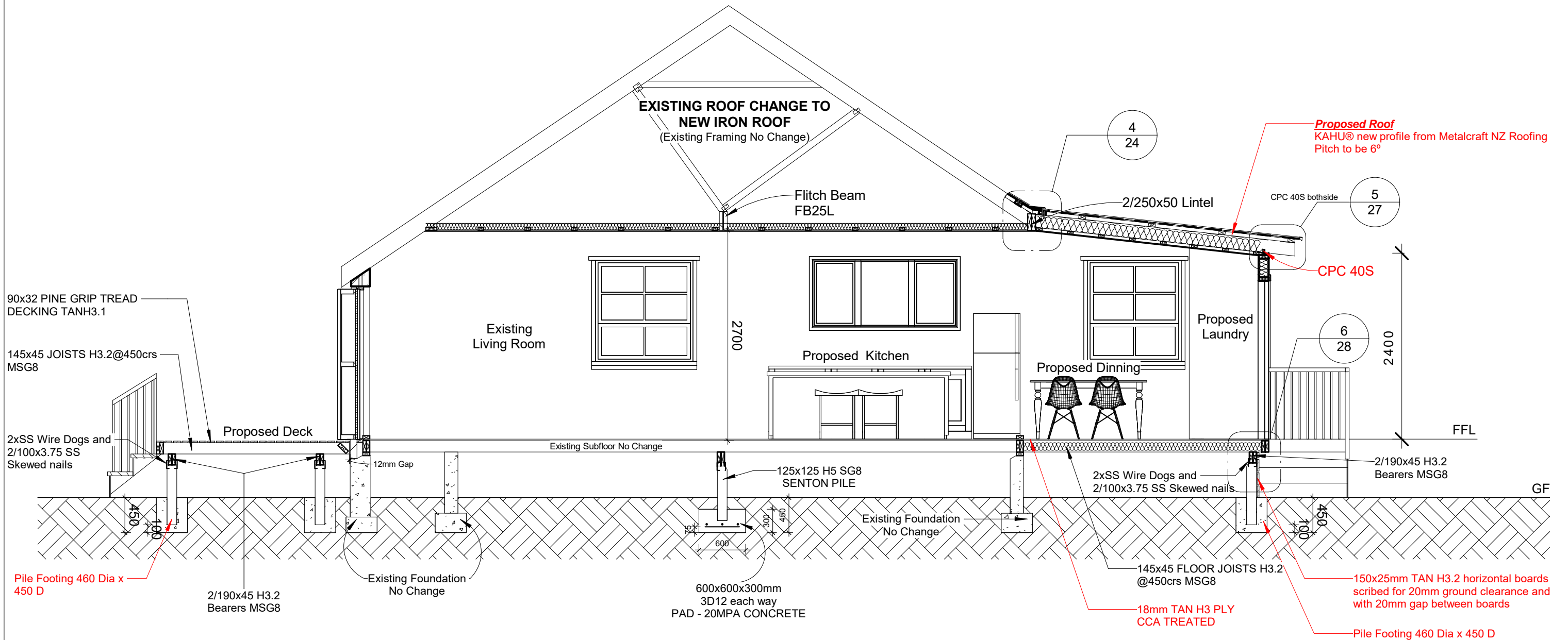
Proposed North & South Elevation (Amendment 2021 06 30)	10
LOT: 175	DP: 20520

ALL WALL

2.7m = 90x45 H1.2 WALL FRAMING STUDS @600 Ctrs 2 ROWS OF NOGGS
2.4m = 90x45 H1.2 WALL FRAMING STUDS @600 Ctrs 2 ROWS OF NOGGS

INSULATION SCHEDULE METHOD

Roof: R3.2 Pink® Batts® insulation
Walls: R2.2 Pink® Batts® insulation
Floor: R1.5 Pink® Batts® insulation
Polyester Underfloor



AA Section AA
1 : 50



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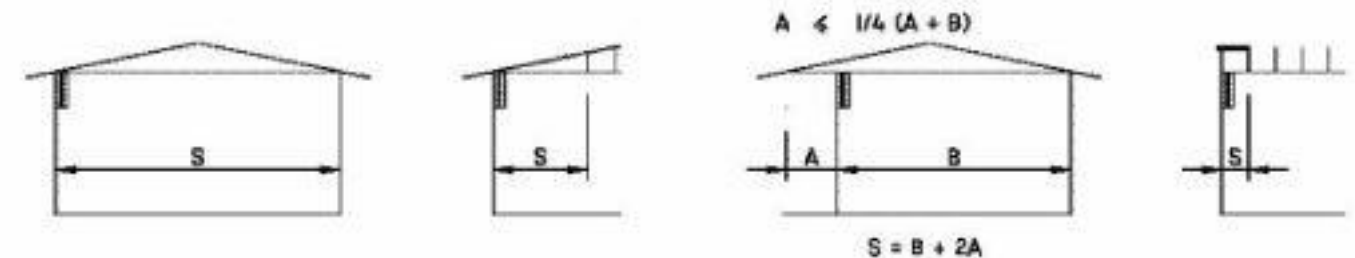
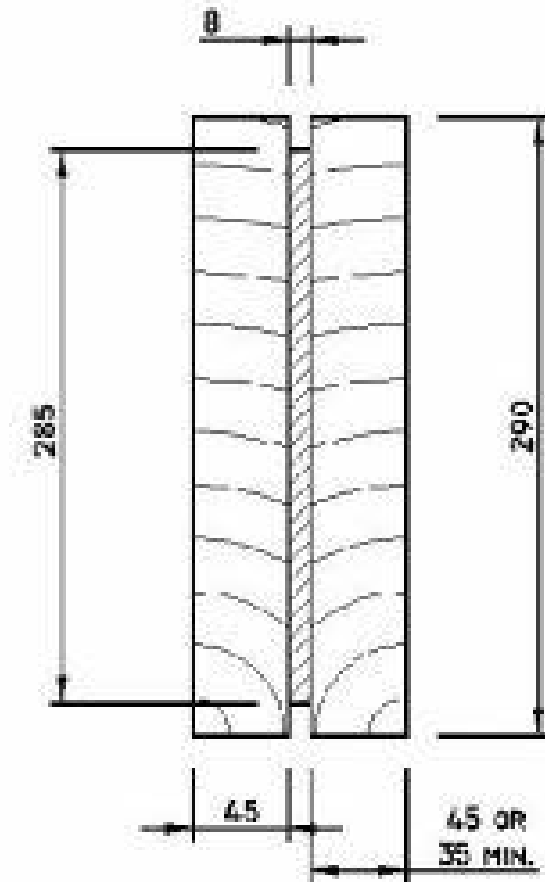
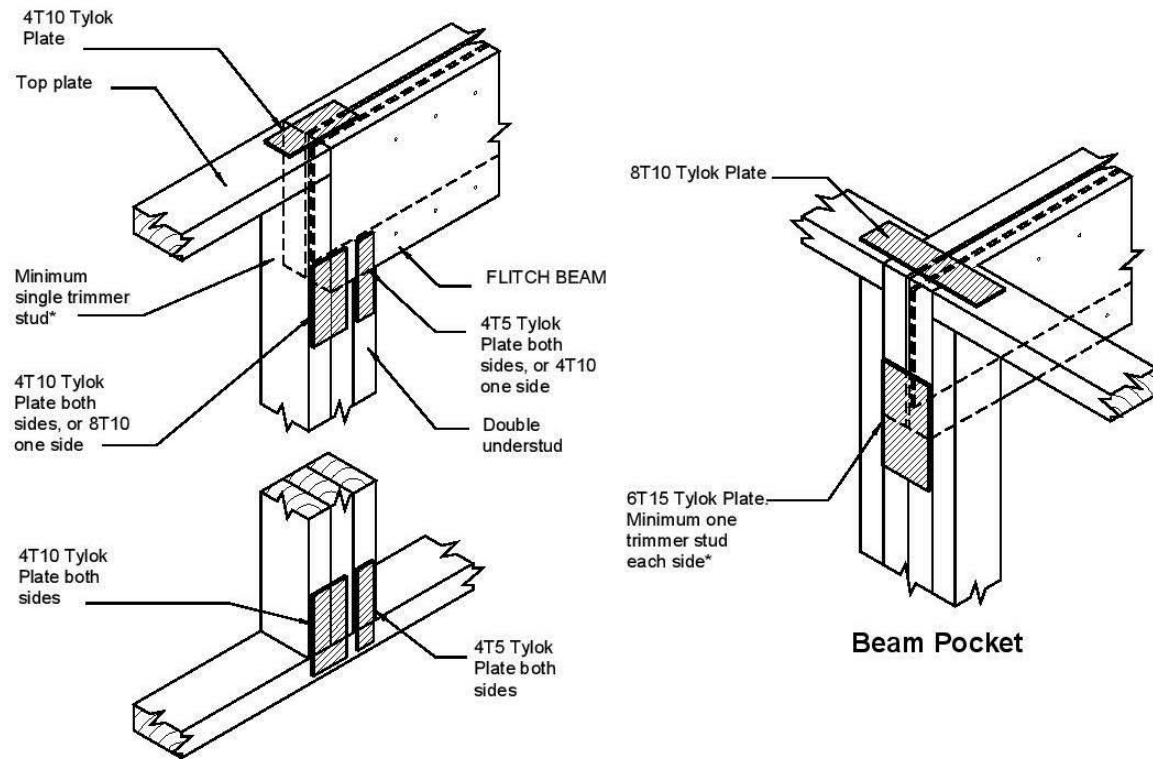
Project : 4 Radnor road, Mt Roskill
Client's Name: Toby Hooper
Drawn By: US 1 : 50
Checked By: T H Date: 12 May 2021

Section AA (Amendment 2021 06 30)
LOT: 175
DP: 20520
11



FLITCH BEAM

GANG-NAIL®
Fixing and Support Details



Simply Supported Beam

* Refer NZS3604:1999 Section 8.5.2 for trimming stud requirements.

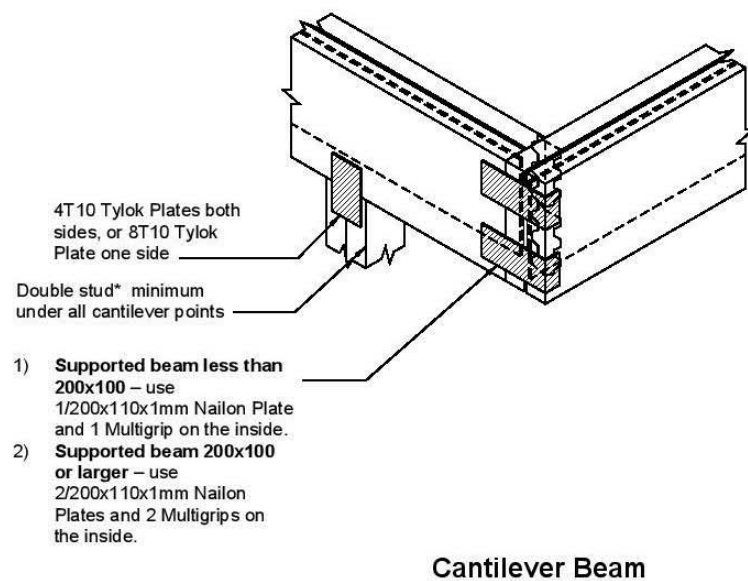
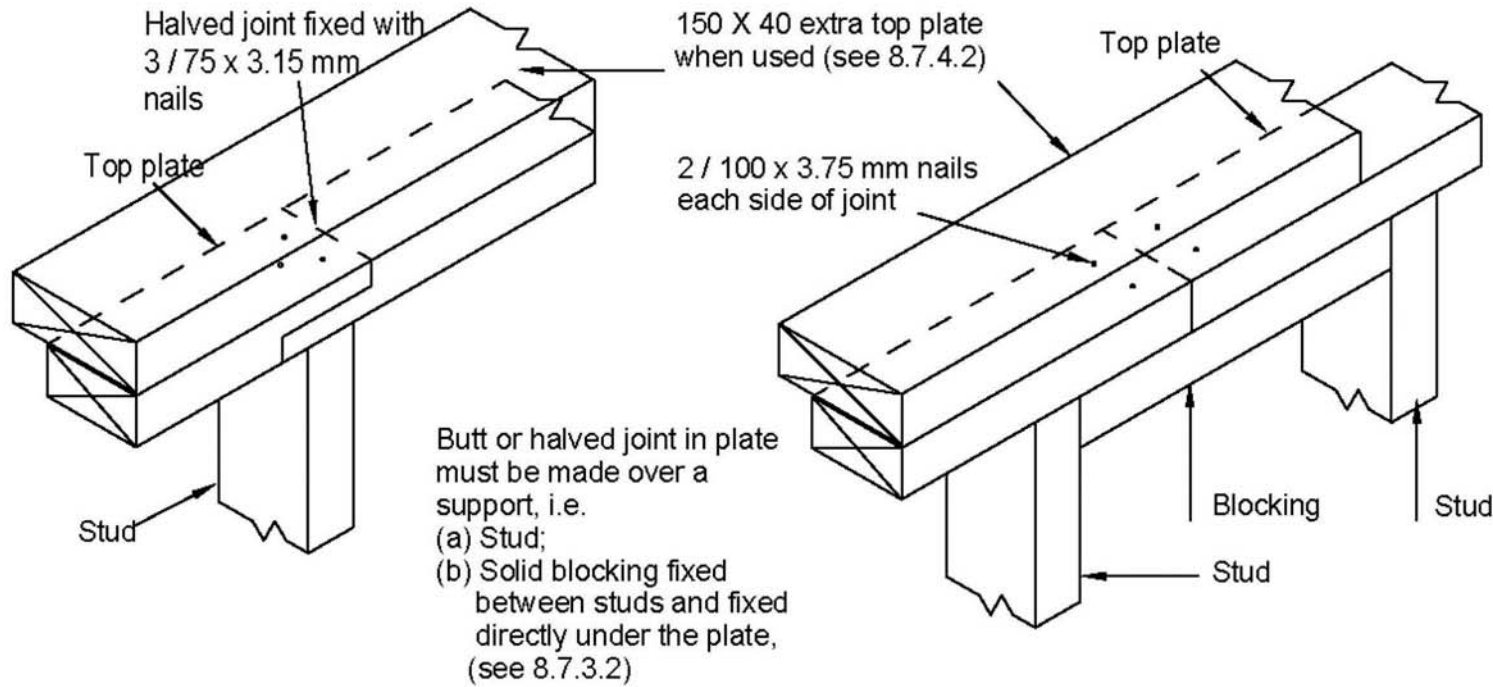


TABLE 1: MSG8, VSG8, MSG6 or Unverified No. 1 Framing LINTELS SUPPORTING ROOF AND CEILING ONLY

LINTEL SIZE	MAXIMUM LINTEL SPAN (m)												
	SUPPORTED ROOF SPAN 'S' (m)												
	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0	11.0	12.0	13.0	14.0	15.0
LIGHT ROOF													
FB15L	3.44	3.21	3.03	2.89	2.75	2.60	2.47	2.36	2.26	2.17	2.10	2.03	1.96
FB20M	4.93	4.68	4.48	4.32	4.15	4.00	3.87	3.73	3.58	3.44	3.32	3.21	3.11
FB25L	5.17	4.91	4.70	4.53	4.26	4.02	3.82	3.65	3.50	3.37	3.25	3.14	3.04
FB25M	5.90	5.59	5.36	5.16	5.00	4.86	4.74	4.63	4.53	4.37	4.22	4.08	3.95
FB30M	6.81	6.46	6.19	5.96	5.78	5.61	5.47	5.35	5.23	5.13	5.04	4.95	4.79
HEAVY ROOF													
FB15L	2.92	2.72	2.57	2.45	2.30	2.17	2.06	1.97	1.89	1.82	1.75	1.69	1.64
FB20M	4.21	3.99	3.82	3.68	3.52	3.39	3.26	3.12	2.99	2.87	2.77	2.68	2.59
FB25L	4.41	4.19	4.01	3.79	3.56	3.36	3.19	3.05	2.92	2.81	2.71	2.62	2.54
FB25M	5.03	4.77	4.57	4.41	4.27	4.15	4.04	3.95	3.80	3.65	3.52	3.40	3.30
FB30M	5.81	5.51	5.28	5.09	4.93	4.79	4.67	4.56	4.47	4.38	4.27	4.18	4.06



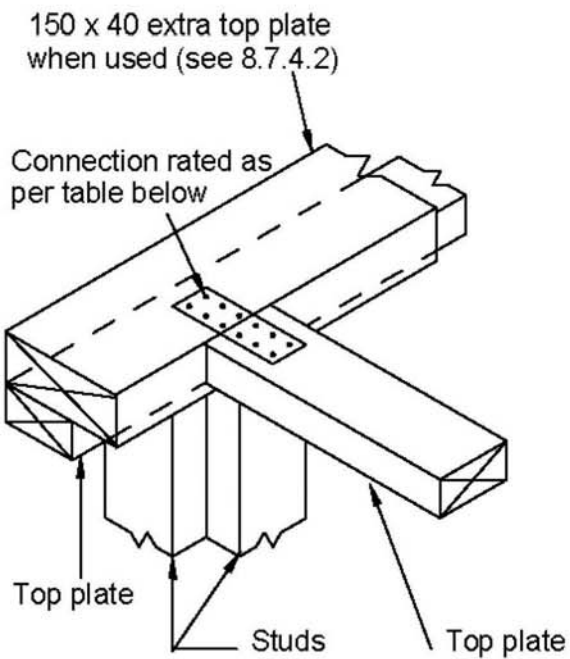
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16/07/2021
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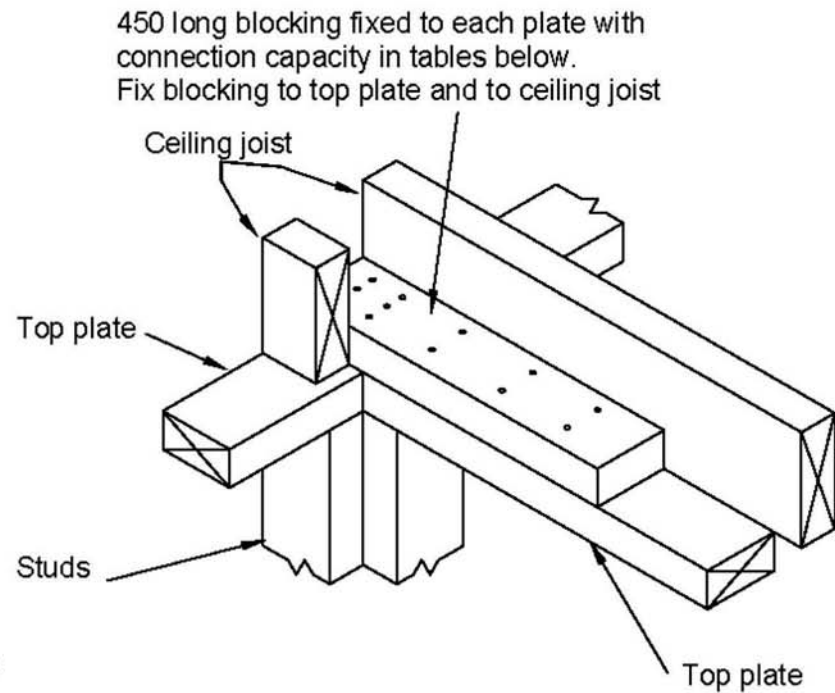
(A) HALVED JOINT

(B) BUTT JOINT

1 TOP PLATE DETAIL 1
1 : 20



(A) BUTT JOINT

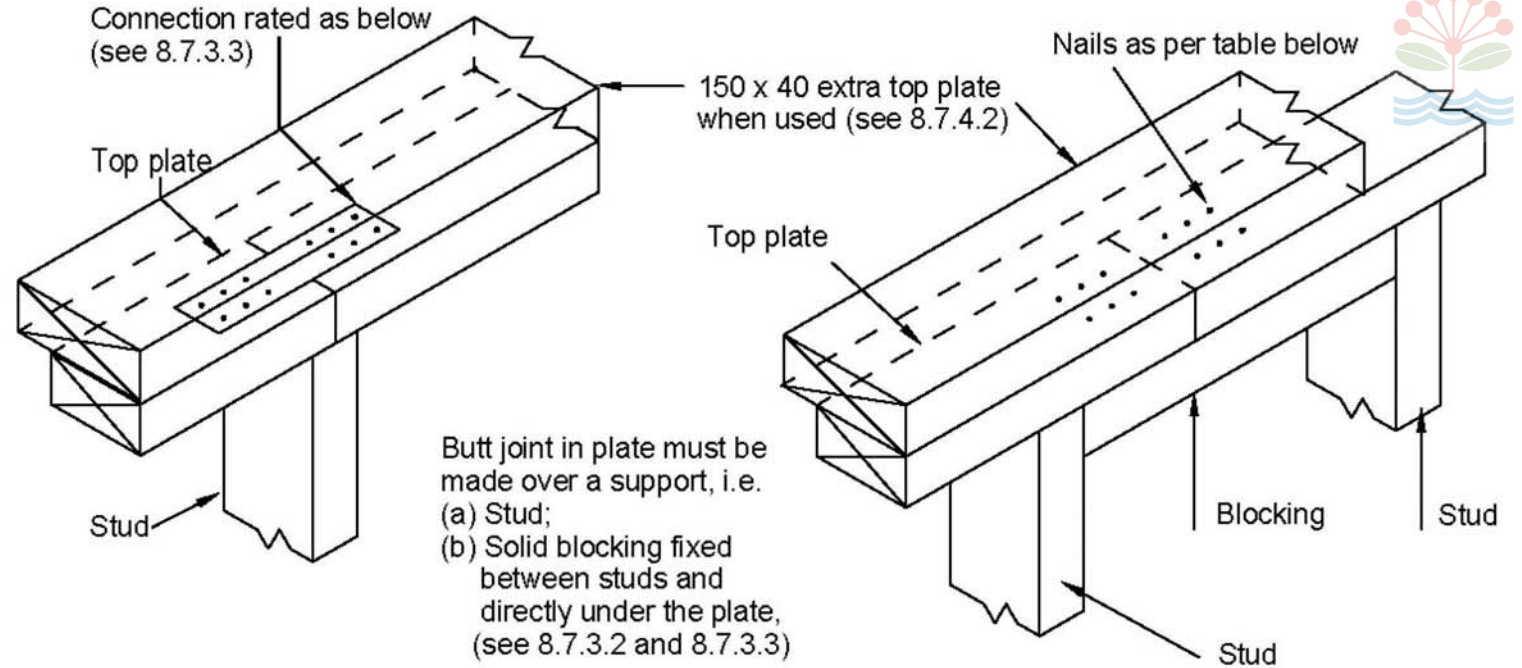


(B) BUTT JOINT (WITH CEILING JOIST)

Capacities of metal plate joints	
Up to 3 kN	3 / 30 x 3.15 mm nails per side
Up to 6 kN	6 / 30 x 3.15 mm nails per side

Capacities of nailed joints	
Up to 3 kN	3 / 100 x 3.75 mm nails per side
Up to 6 kN	6 / 100 x 3.75 mm nails per side

NOTE - See section 4 for durability requirements.



(A) BUTT JOINT OVER STUD

(B) BUTT JOINT OVER BLOCKING

Capacities of metal plate joints	
Up to 3 kN	3 / 30 x 3.15 mm nails per side
Up to 6 kN	6 / 30 x 3.15 mm nails per side

Capacities of nailed joints	
Up to 3 kN	3 / 100 x 3.75 mm nails per side
Up to 6 kN	6 / 100 x 3.75 mm nails per side

NOTE - See section 4 for durability requirements.

Table 8.18 - Fixing of top plate of wall to supporting members such as studs and lintels at 600 mm centres (see 8.7.6 and figure 8.12)

Loaded dimension of wall (m)	Light roof					Heavy roof									
	Roof member spacing (mm)														
	900					1200									
	Wind zone					Wind zone									
	L	M	H	VH	EH	L	M	H	VH	EH	L	M	H	VH	EH
Fixing type (see below)															
2.0	A	A	B	B	B	A	A	B	B	B	A	A	A	B	B
3.0	A	B	B	B	B	A	B	B	B	B	A	A	B	B	B
4.0	A	B	B	B	B	A	B	B	B	B	A	A	B	B	B
5.0	B	B	B	B	B	B	B	B	B	B	A	A	B	B	B
6.0	B	B	B	B	B	B	B	B	B	B	A	A	B	B	B
Fixing type	Fixing to resist uplift										Capacity of alternative fixing (kN)				
A	2 / 90 x 3.15 end nails										0.7				
B	2 / 90 x 3.15 end nails + 2 wire dogs										4.7				

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GENERAL NOTES:
REVISED
 All Building Work must comply with the New Zealand Building Code and other relevant New Zealand Standards (NZS3604, NZS4229 etc.) as well as Local Authority's Requirements.

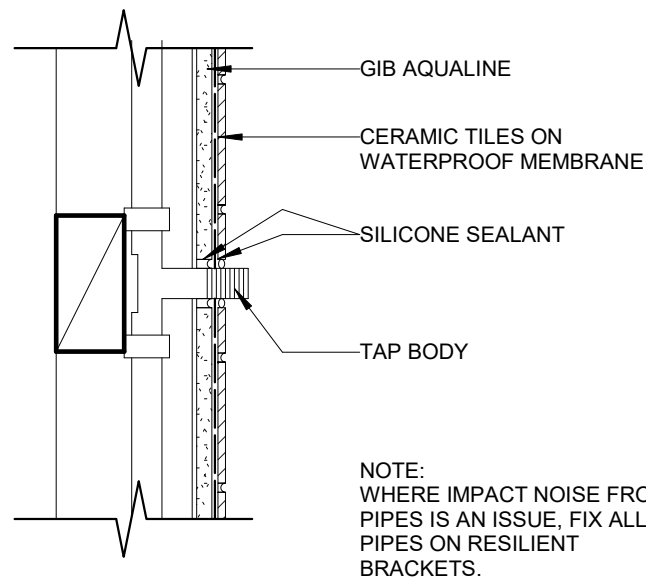
Contractor to check and verify all Dimensions, Levels & Angles on site prior to commencing of any Construction work.

Report and Notify any discrepancies and variations to Designer prior commencing of the work.

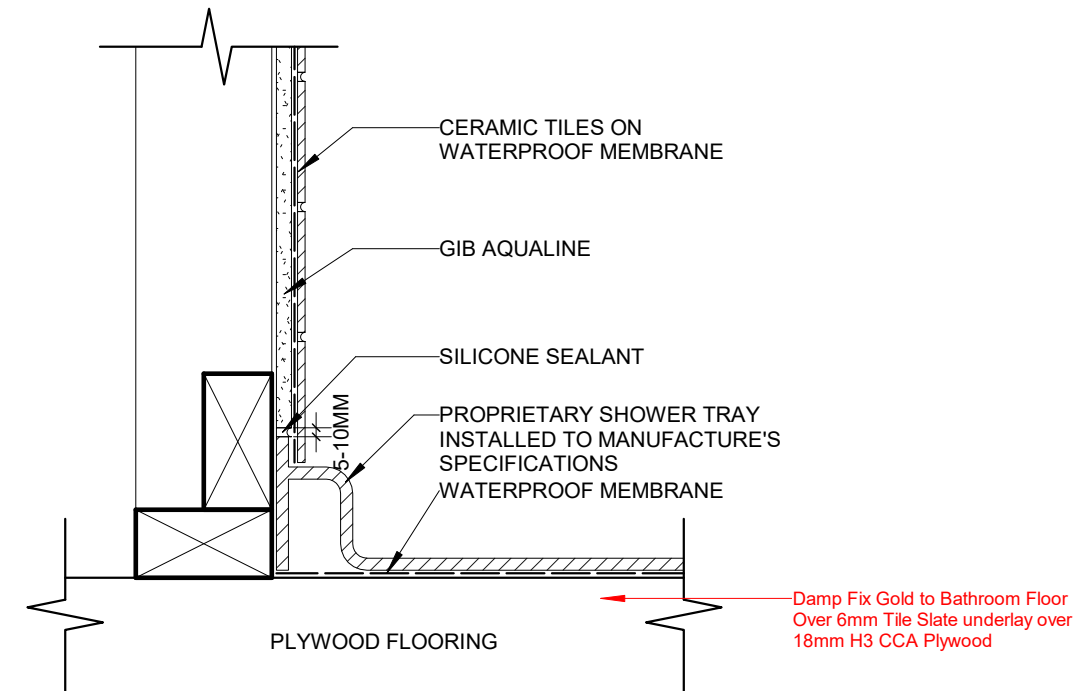
DO NOT SCALE OFF any of these Drawings, Figured Dimensions must be taken in preference to Scaled Dimensions.

All Drawings to be read in conjunction with the Architectural Specification attached.

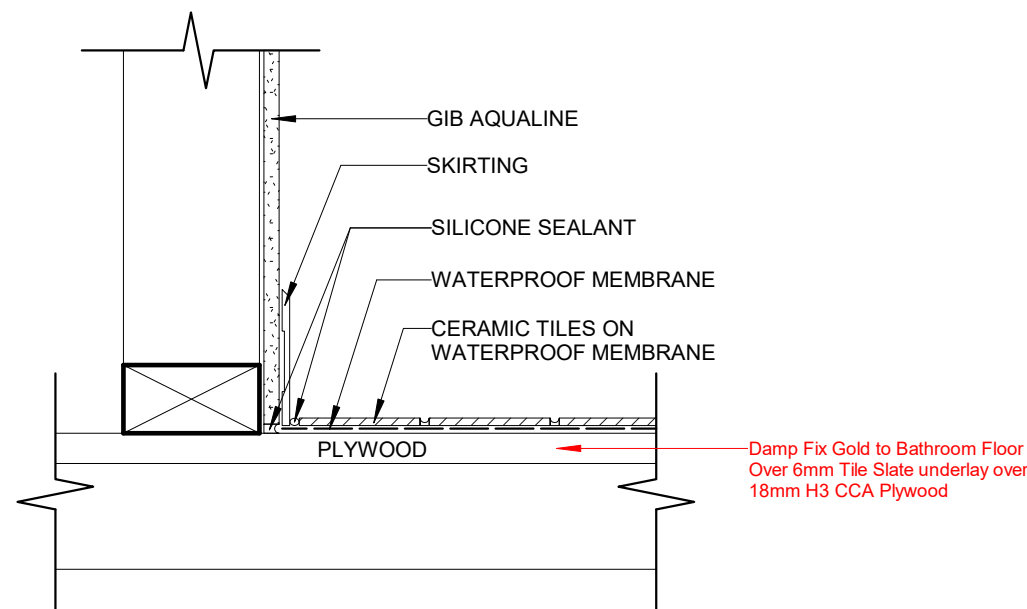
All Windows to comply with NZS 4211 2008.



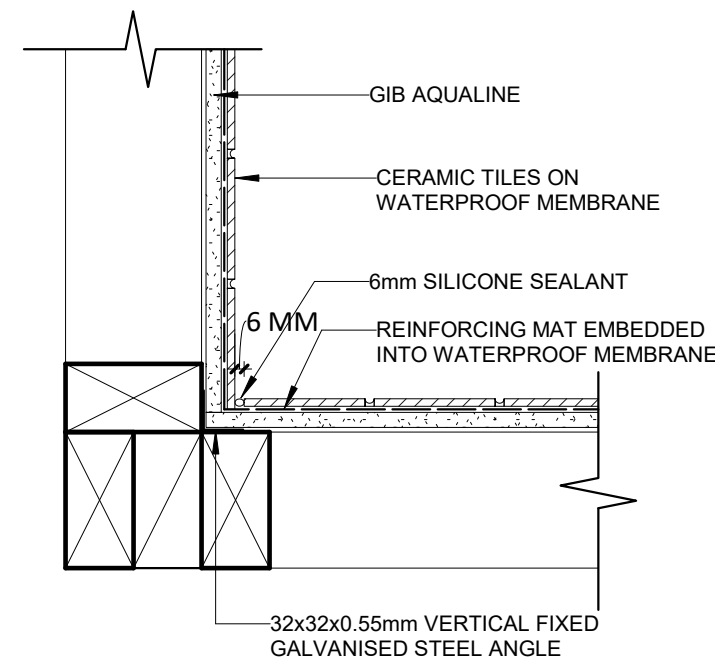
1 WET AREA - TILED WALLS TO SHOWER TAP DETAIL
1:5



3 WET AREA - TILED WALLS TO SHOWER TRAY DETAIL
1:5



2 WET AREA - TILED FLOOR DETAIL
1:5

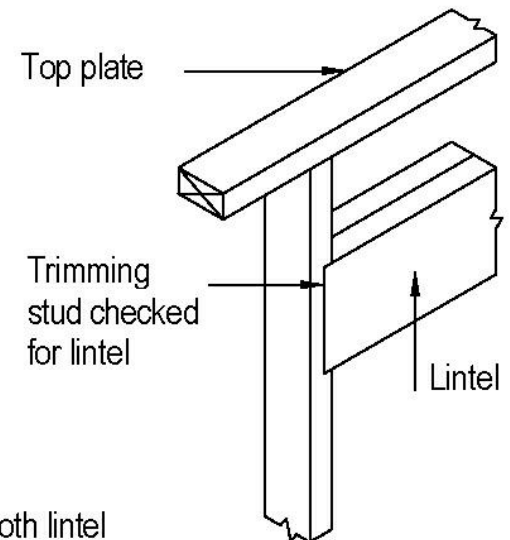
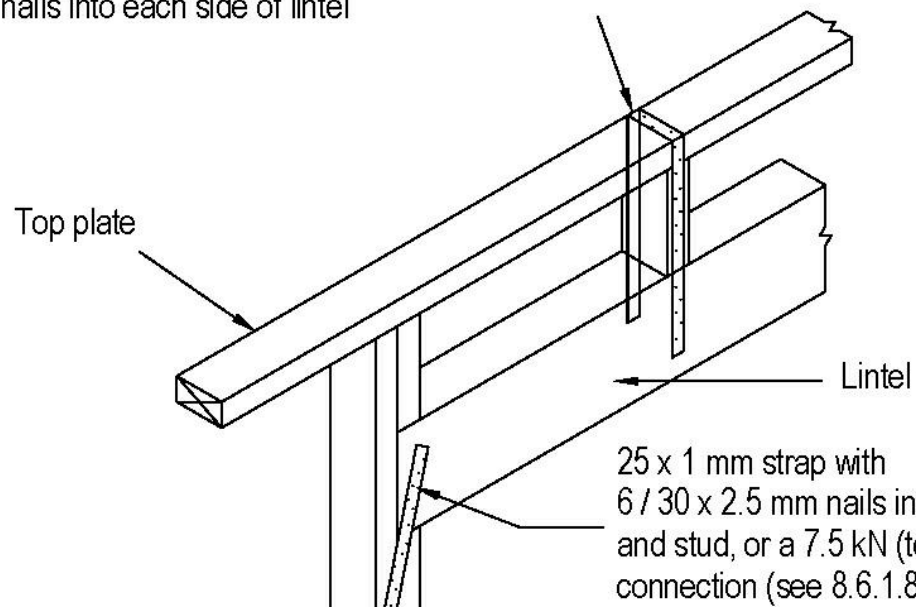


4 WET AREA - TOP OF ACRYLIC LINER DETAIL
1:5

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25 x 1 mm strap taken over plate and 150 on each side of lintel, with 6 / 30 x 2.5 mm nails into each side of lintel

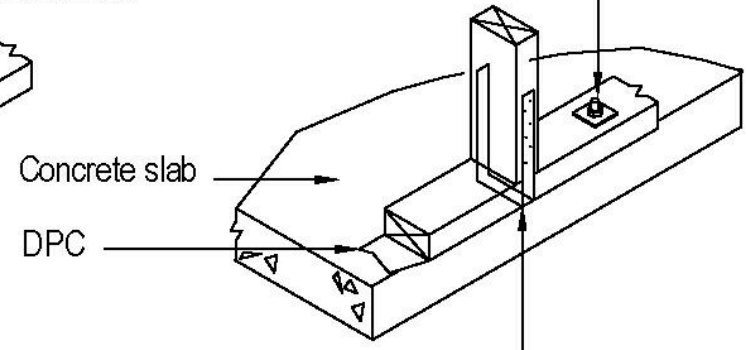


(B) CHECKED STUD

Fix studs together with 100 x 3.75 mm nails at 600 crs. with 2 / 100 x 3.75 mm immediately under the lintel

Doubling stud to be continuous between the bottom plate and the underside of the lintel

Dowel or bolt plate to slab within 150 of stud



25 x 1 mm strap taken under plate and 150 up each side of stud, with 6 / 30 x 2.5 mm nails into each side of stud

NOTE - See section 4 for durability requirements.

Flooring
Wall plate

Floor joist or solid blocking

25 x 1 mm strap with 6 / 30 x 2.5 mm nails into both blocking and stud, or a 7.5 kN (tension) connection (see 8.6.1.8)

(A) DOUBLING STUD

TABLE 8.14-LINTEL FIXING (SEE 8.6.1.8)		REFER NZS 3604:2011	
WINDZONE	LOADED DIMENSION OF LINTEL (M)	UPLIFT FIXINGS NOT REQUIRED USE FIXINGS FROM TABLE 8.19	UPLIFT FIXINGS REQUIRED SEE TABLE 8.6.1.8 FOR FIXINGS
		MAXIMUM LINTEL SPAN FOR FIXINGS ABOVE (M)	
(A) LIGHT ROOF			
EXTRA HIGH	2	NA	3.5
	3	NA	2.6
	4	NA	2.0
	6	AN	1.4
VERY HIGH	2	NA	4.4
	3	NA	3.2
	4	NA	2.5
	6	AN	1.8
HIGH	2	1.5	5.0
	3	NA	4.3
	4	NA	3.4
	6	AN	2.4
MEDIUM	2	2.4	5.0
	3	1.8	5.0
	4	1.4	5.0
	6	NA	3.7
LOW	2	3.6	5.0
	3	2.6	5.0
	4	2.1	5.0
	6	1.4	5.0
(B) HEAVY ROOF			
EXTRA HIGH	2	NA	4.0
	3	NA	2.9
	4	NA	2.3
	6	AN	1.6
VERY HIGH	2	1.3	5.2
	3	NA	3.8
	4	NA	3.0
	6	AN	2.1
HIGH	2	2.1	7.5
	3	1.4	5.5
	4	NA	4.3
	6	NA	3.0
MEDIUM	2	3.5	13.4
	3	2.6	9.8
	4	2.0	7.8
	6	1.4	5.4
LOW	2	6.9	-
	3	5.1	-
	4	4.0	-
	6	2.8	10.8

NA NOT APPLICABLE
TABLE 8.19 FIXINGS ARE SATISFACTORY.
NOTE - FIXINGS FOR LINTEL SPANS GREATER THAN THOSE SHOWN REQUIRE SPECIFIC ENGINEERING DESIGN

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16/JUL/2021
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T.H. DESIGN
13B ANDROMEDA CRES EAST TAMAKI
P.O. BOX 58028 BOTANY, MANUKAU
PH: 09 274 5970
MOB: 027 276 2832
Email: trevor@thdesign.co.nz

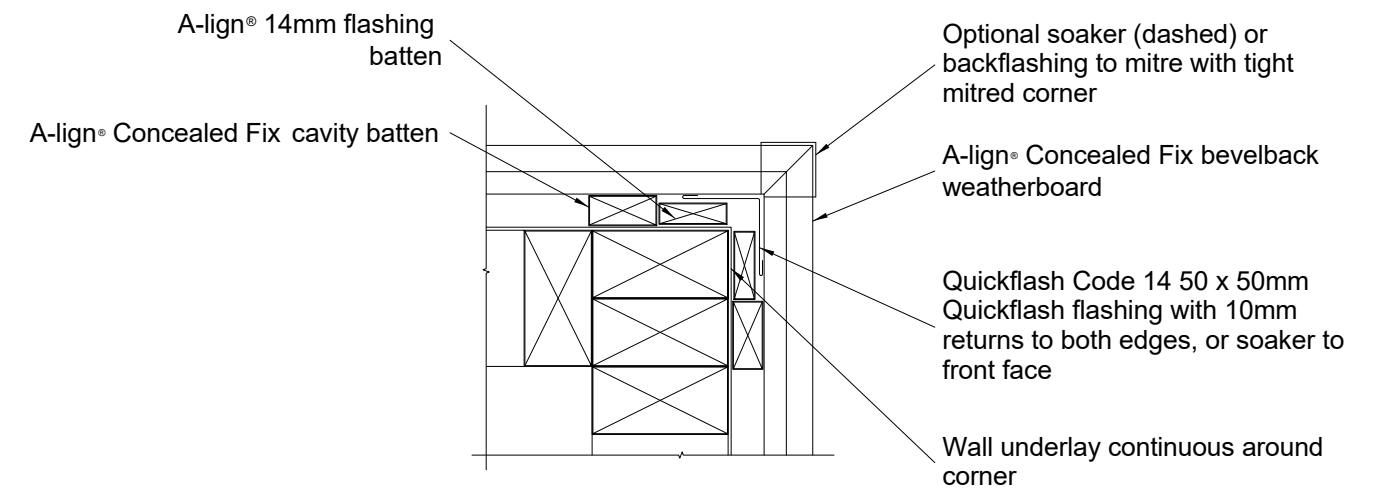
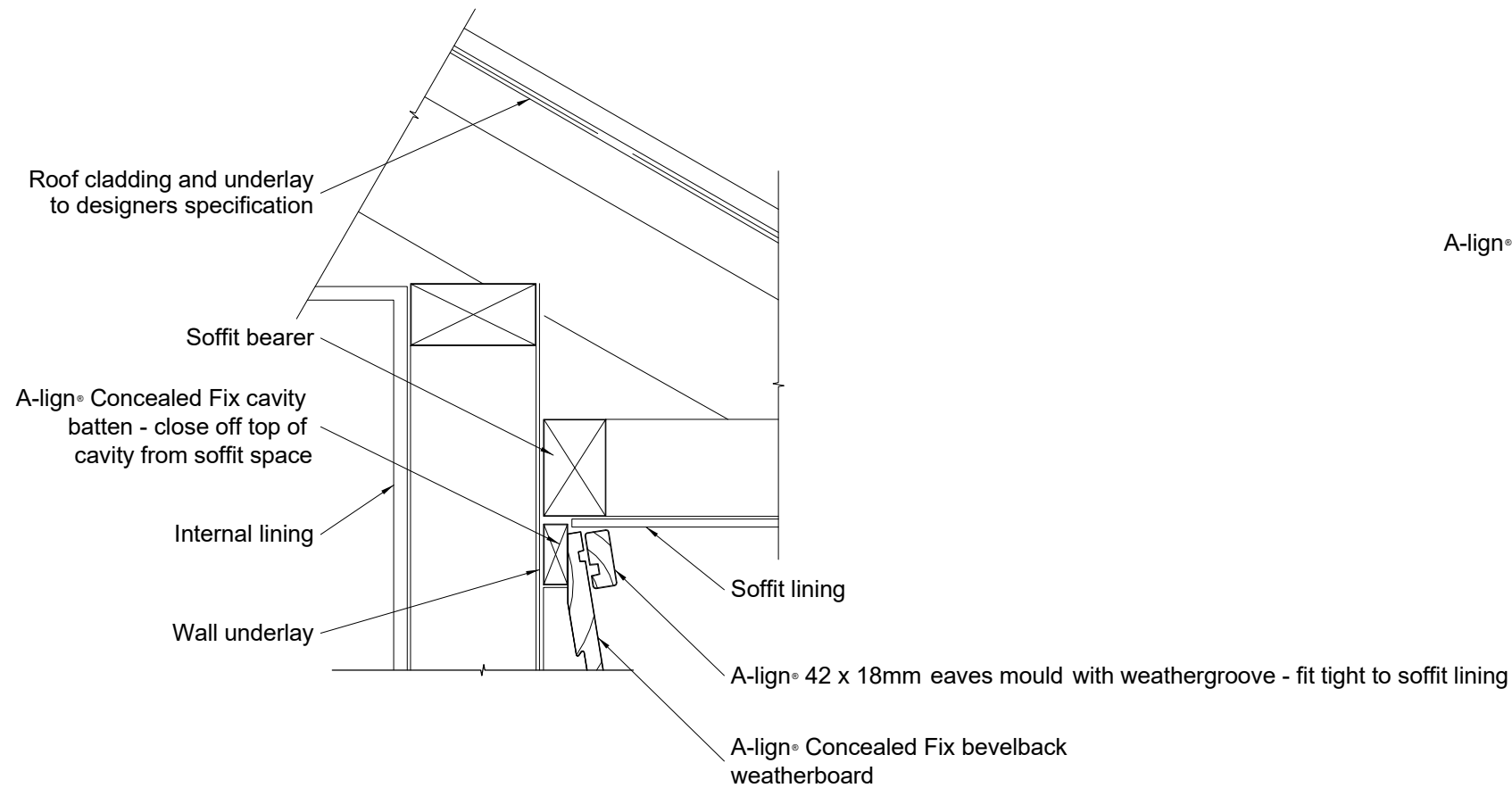
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T.H. Design
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* All figures dimension shall be taken in preference to scale.

Project :4 Radnor road, Mt Roskill
Client's Name: Toby Hooper
Drawn By: US
Checked By: T H
Date: 12 May 2021
LOT:175
DP: 20520

Lintel fixing detail
15



2 Eaves Detail
1 : 5

1 External Corner
1 : 5

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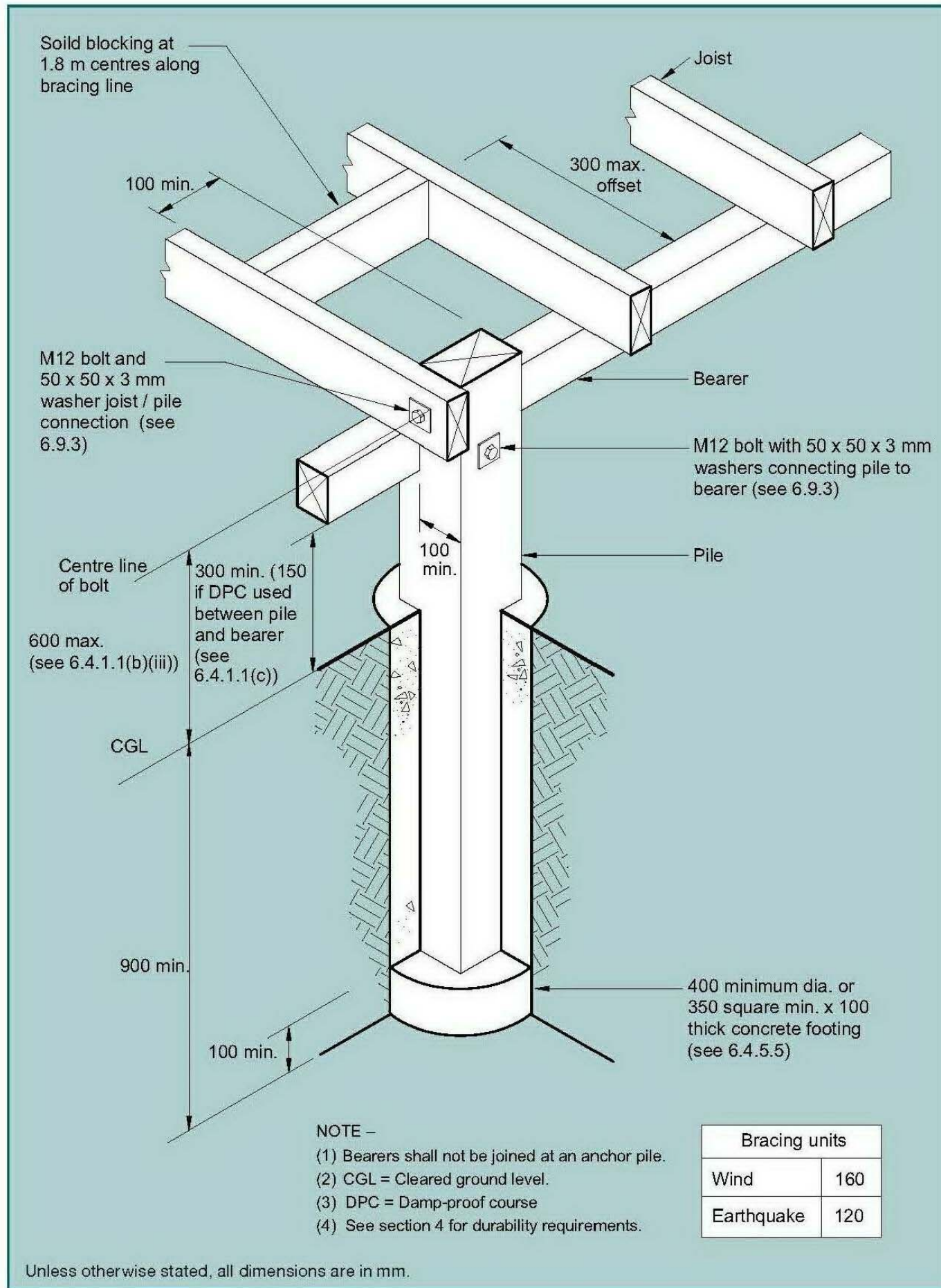


Figure 6.9 – Anchor pile directly connected to joist and bearer (see 6.9)

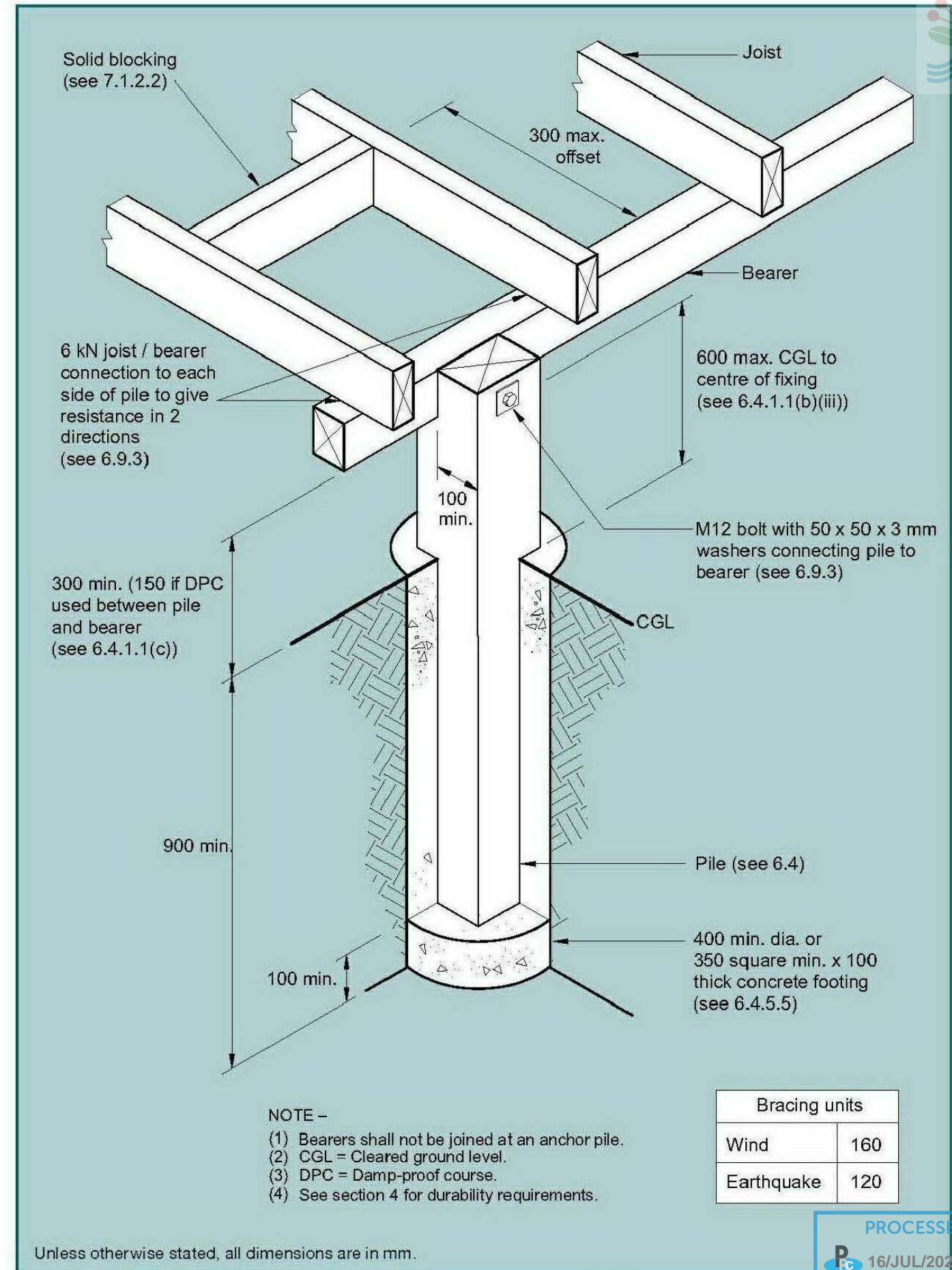
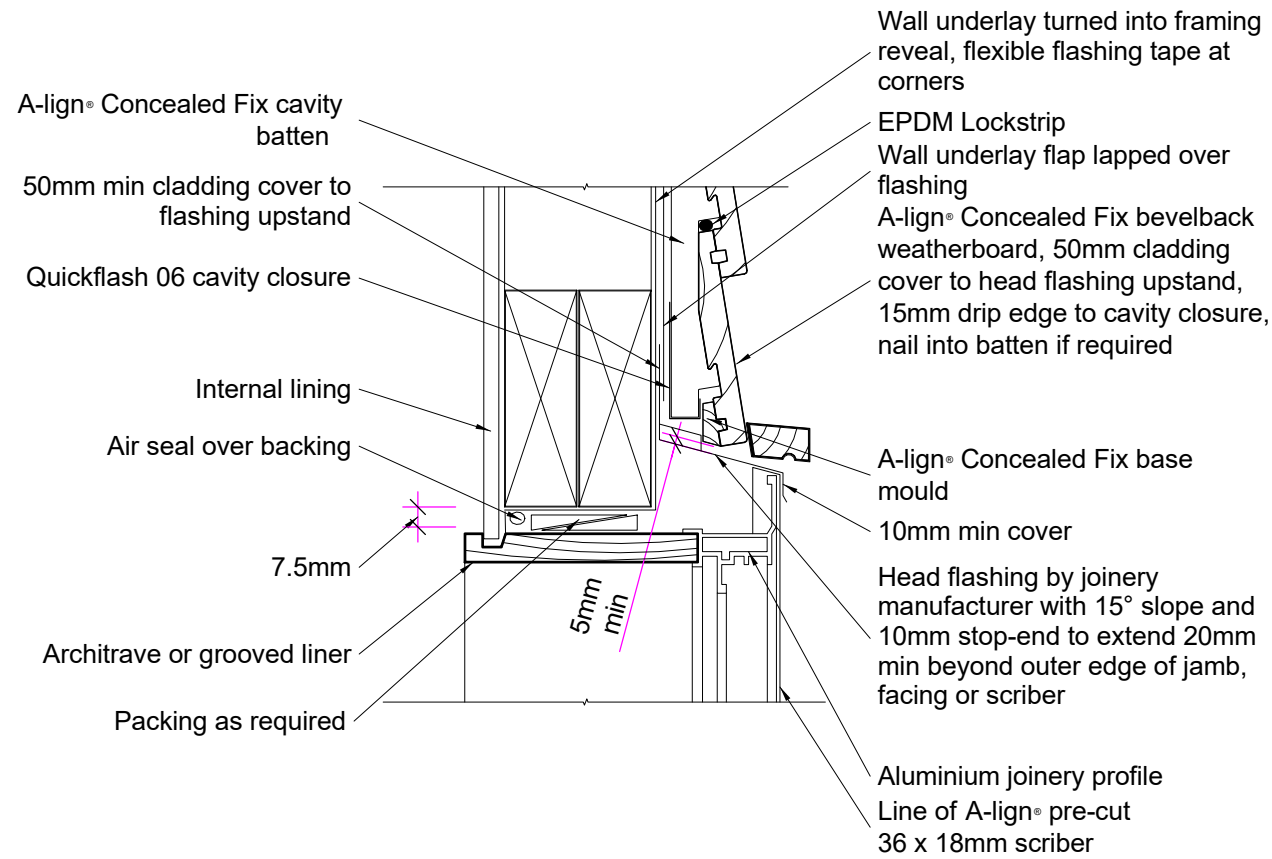
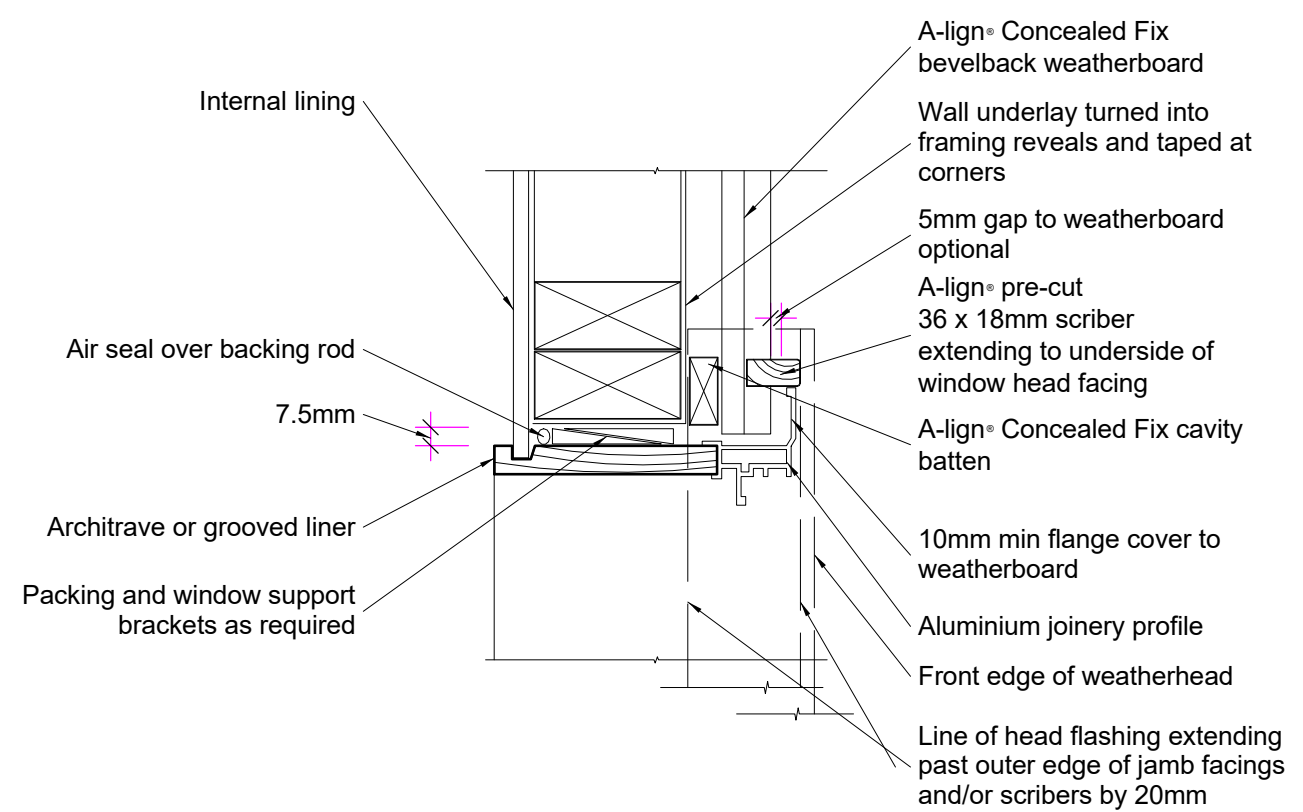


Figure 6.10 – Anchor pile directly connected to bearer only (see 6.9)

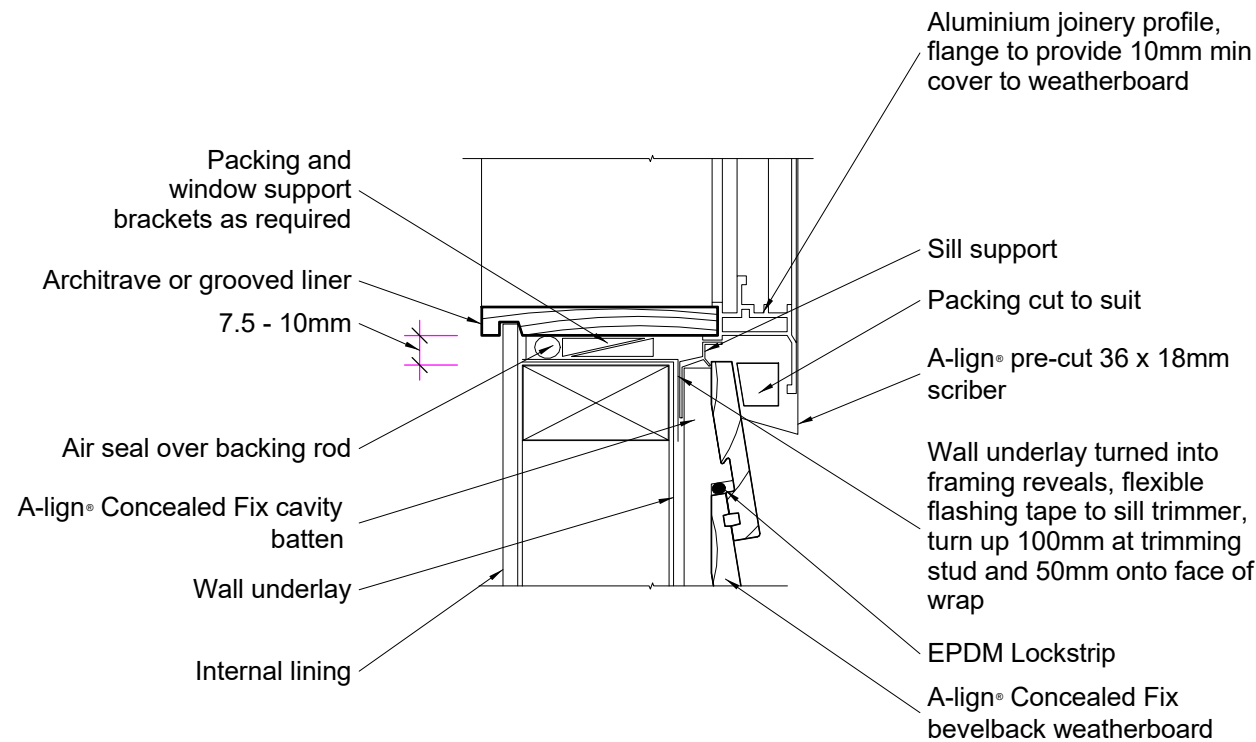
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1 Head Detail
1 : 5



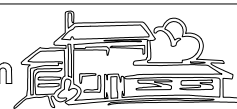
2 Jamb Detail
1 : 5



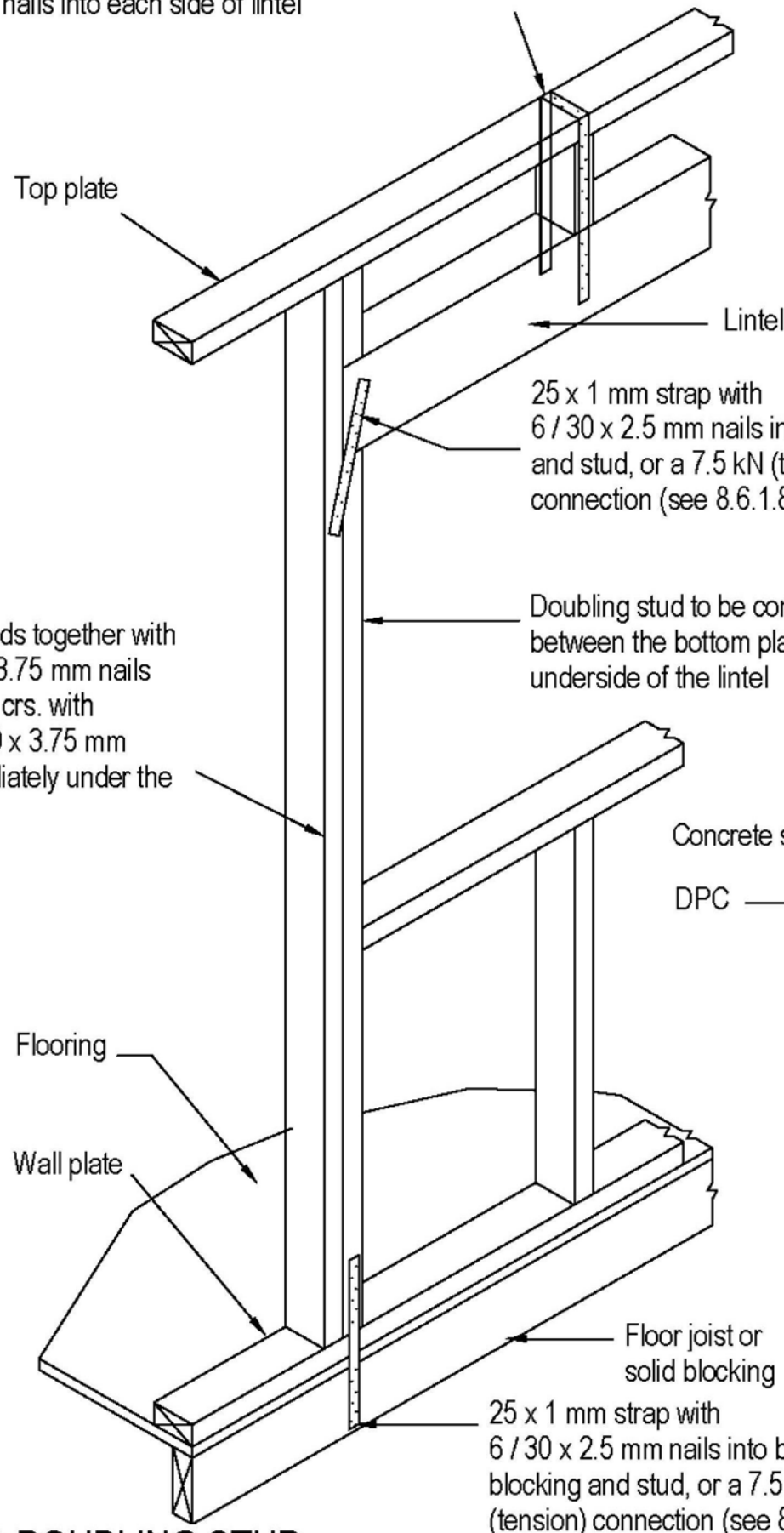
3 Sill Detail
1 : 5

General notes for materials selection

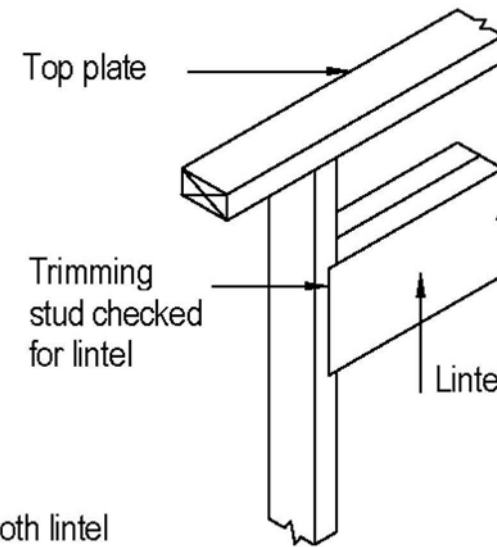
1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 & table 20 of NZBC 'E2/AS1' (third edition).
 2. Building wrap must comply with acceptable solution 'E2/AS1' (third edition) & NZS 3604.
 3. Flashing tape must have proven compatibility with the selected building wrap & other materials with which it comes into contact as per table 21 of 'E2/AS1' (third edition).
 4. Refer to the manufacturer or supplier for technical information for these materials.
- ALSO REFER FIG 116 NZBC CLAUSE E2/AS1 DOCUMENT FOR HEAD & JAMB DETAILS.
 - THIS DIMENSION MUST BE CHECKED ON SITE WITH JOINERY MANUFACTURER
 - USE PROTECTO WRAP - PROTECTO SILL SYSTEM TO ALL THE EXTERIOR WINDOW & DOOR OPENINGS, FOR MORE INFORMATION PLEASE REFER TO THE APPENDICIES



25 x 1 mm strap taken over plate and 150 on each side of lintel, with 6 / 30 x 2.5 mm nails into each side of lintel



(A) DOUBLING STUD

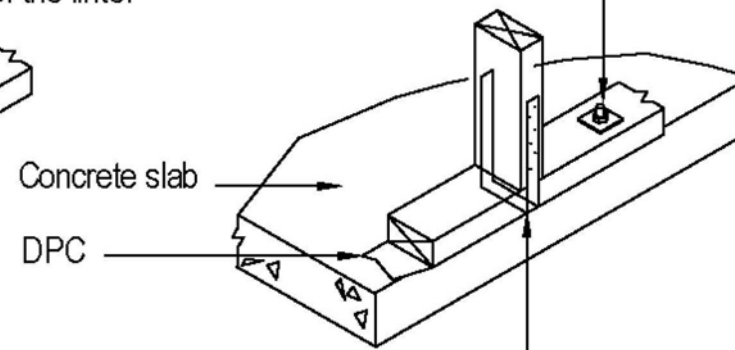


(B) CHECKED STUD

25 x 1 mm strap with 6 / 30 x 2.5 mm nails into both lintel and stud, or a 7.5 kN (tension) connection (see 8.6.1.8)

Doubling stud to be continuous between the bottom plate and the underside of the lintel

Dowel or bolt plate to slab within 150 of stud



25 x 1 mm strap taken under plate and 150 up each side of stud, with 6 / 30 x 2.5 mm nails into each side of stud

NOTE - See section 4 for durability requirements.

25 x 1 mm strap with 6 / 30 x 2.5 mm nails into both blocking and stud, or a 7.5 kN (tension) connection (see 8.6.1.8)

Table 8.14 – Lintel fixing (see 8.6.1.8)

REVISED
 PFC 07/JUL/2021 1431
 Uplift fixings not required
 Use fixings from table 8.19
 Uplift fixings required
 See 8.6.1.8 for fixings

Wind zone	Loaded dimension of lintel (m)	Uplift fixings not required Use fixings from table 8.19		Uplift fixings required See 8.6.1.8 for fixings	
		Maximum lintel span for fixings above (m)			
(a) Light roof					
Extra high	2	NA	3.5	NA	3.5
	3	NA	2.6	NA	2.6
	4	NA	2.0	NA	2.0
	6	NA	1.4	NA	1.4
Very high	2	NA	4.4	NA	4.4
	3	NA	3.2	NA	3.2
	4	NA	2.5	NA	2.5
	6	NA	1.8	NA	1.8
High	2	1.5	5.0	1.5	5.0
	3	NA	4.3	NA	4.3
	4	NA	3.4	NA	3.4
	6	NA	2.4	NA	2.4
Medium	2	2.4	5.0	2.4	5.0
	3	1.8	5.0	1.8	5.0
	4	1.4	5.0	1.4	5.0
	6	NA	3.7	NA	3.7
Low	2	3.6	5.0	3.6	5.0
	3	2.6	5.0	2.6	5.0
	4	2.1	5.0	2.1	5.0
	6	1.4	5.0	1.4	5.0
(b) Heavy roof					
Extra high	2	NA	4.0	NA	4.0
	3	NA	2.9	NA	2.9
	4	NA	2.3	NA	2.3
	6	NA	1.6	NA	1.6
Very high	2	1.3	5.2	1.3	5.2
	3	NA	3.8	NA	3.8
	4	NA	3.0	NA	3.0
	6	NA	2.1	NA	2.1
High	2	2.1	7.5	2.1	7.5
	3	1.4	5.5	1.4	5.5
	4	NA	4.3	NA	4.3
	6	NA	3.0	NA	3.0
Medium	2	3.5	13.4	3.5	13.4
	3	2.6	9.8	2.6	9.8
	4	2.0	7.8	2.0	7.8
	6	1.4	5.4	1.4	5.4
Low	2	6.9	*	6.9	*
	3	5.1	*	5.1	*
	4	4.0	*	4.0	*
	6	2.8	10.6	2.8	10.6

NA Not applicable.

* Table 8.19 fixings are satisfactory.

NOTE – Fixings for lintel spans greater than those shown require specific engineering design.

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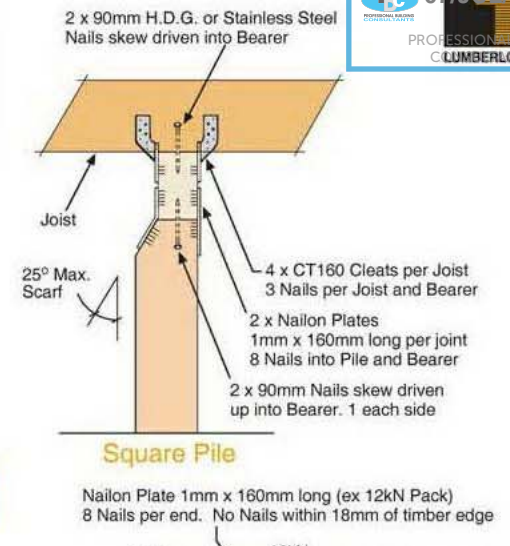
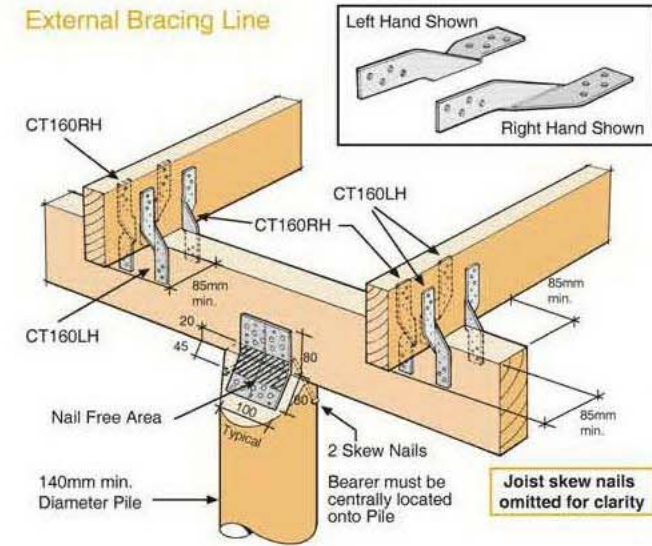


01/2017



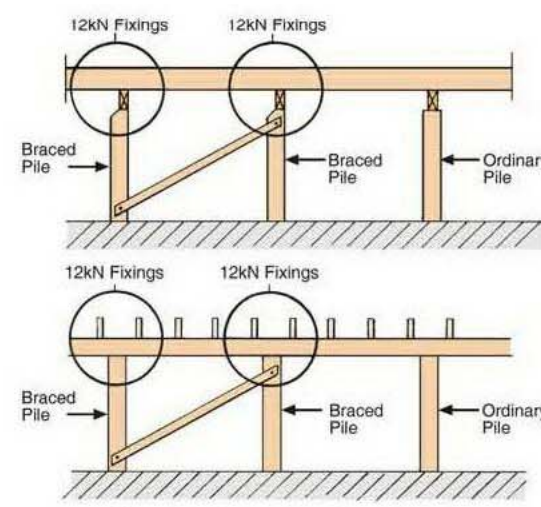
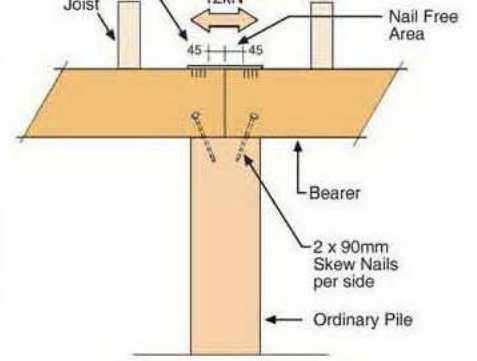
S/S 12kN PILE FIXING FOR BRACED PILES OR ANCHOR PILES

- ★ The 12kN Pile Fixing must be installed in accordance with this brochure
- ★ Auckland University Tested. Test Ref. 4613
- ★ All subfloor construction must be in accordance with NZS 3604:2011
- ★ NZS 3604 requires lines of lateral support to floor joists within 300mm of bearer or bracing lines, refer to Clause 7.1.2
- ★ Joists deeper than 150mm require solid nogging over braced or anchor pile



CORROSION HAZARD USE TABLE

Standard Pack (12KN) - Zones B & C - All Fixings ABOVE 600mm from Ground level	All items Hot Dip Galvanised.
High Corrosion Pack (12KNH) - Zone D - All Fixings BELOW 600mm from Ground level	All items Stainless Steel (304).

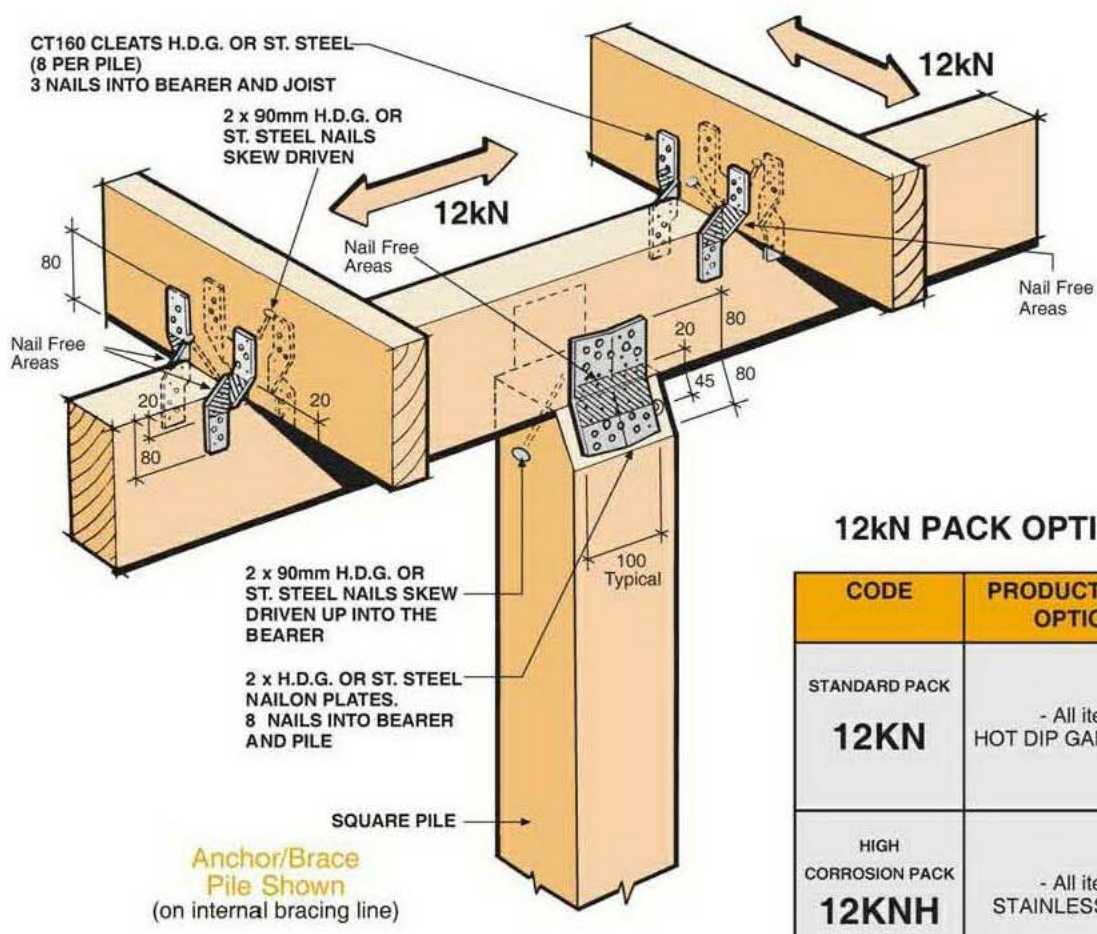


- 12kN Joint Fixing Schedule**
- PILE TO BEARER**
- Nailon Plate (2 per joint) 1mm x 100mm (Typical) x 160mm long
 - 8 Nails per Plate into Pile
 - 8 Nails per Plate into Bearer
 - 2 Skew Nails 90mm (1 per face)
- JOIST TO BEARER**
- CT160 Cleats (4 per Joist) 160mm long
 - 3 Nails per Cleat into Joist
 - 3 Nails per Cleat into Bearer
 - 2 Skew Nails 90mm (1 per side)
- NAILS**
- 80 x 45mm x 3.55 dia. Spiral Nails
 - 6 x 90mm x 4 dia. St. Steel Nails (12KNH Pack only)

- 12kN Pile Set Contents**
- Each set represents 1 x 12kN Pile Fixing (packed 4 sets per carton)
- 2 x Nailon Plates 160mm long
 - 8 x CT160 Cleats
 - 80 x 45mm x 3.55 dia. Spiral Nails
 - 90mm x 4 dia. St. Steel Angular Groove 6 - 12KNH Pack

Refer front page for Product Finish Options

90mm H.D.G. Nails not included.



CODE	PRODUCT FINISH OPTIONS
STANDARD PACK 12KN	- All items HOT DIP GALVANISED
HIGH CORROSION PACK 12KNH	- All items STAINLESS STEEL

★ See Over For Corrosion Table.



SCAN FOR INSTALLATION VIDEO
<https://vimeo.com/117350344>



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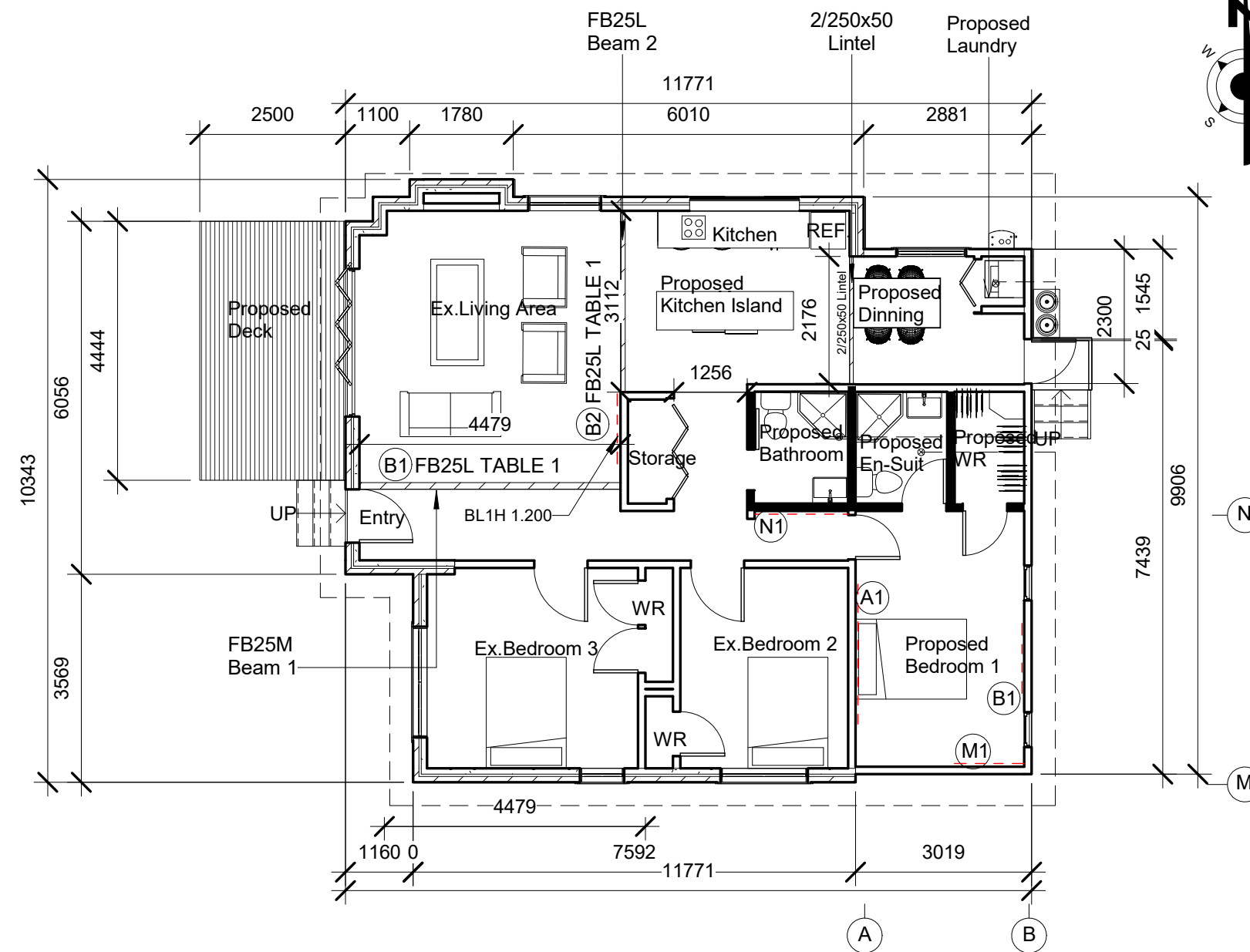
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Project : 4 Radnor road, Mt Roskill
Client's Name: Toby Hooper

Drawn By: US	LOT: 175
Checked By: T H	Date: 12 May 2021
	DP : 20520

Pile Fixing Detail (Amendment 2021 06 30)

20



Wall Bracing

2.700÷2.400=.8888 Bus

A - Wall 3.6x15 54 bus Req
A1 BL1H 25X8 111bus x 2.400 = 266Bus ok

B - Wall 7000x15 105 Bus Req
B1 BL1H 125x 1.200 = 150 Bus ok

M - Wall 3000x15Bus 45 Bus Req.
M1 BL1H 1.25X.8 111bUS 1.200 = 133 Bus ok

N - Wall 100 Bus
N1 BL1H 1.25X8 = 111Bus1.2 = 133 Bus ok

1 Proposed Ground Floor Wall Bracing Plan
1 : 100



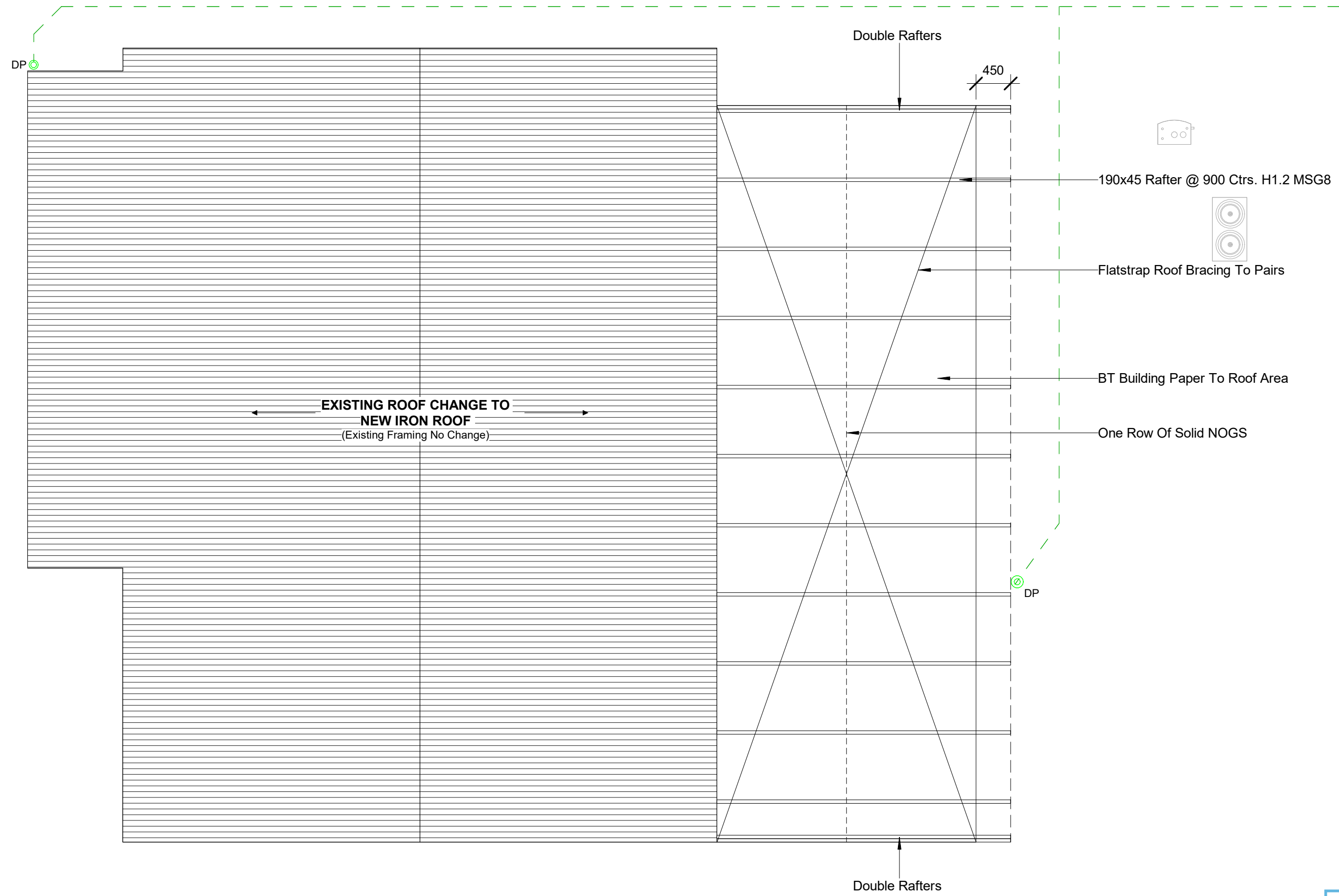
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Drawn By: US	1 : 100	LOT:175	21
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1 Roof Framing Plan
1 : 50

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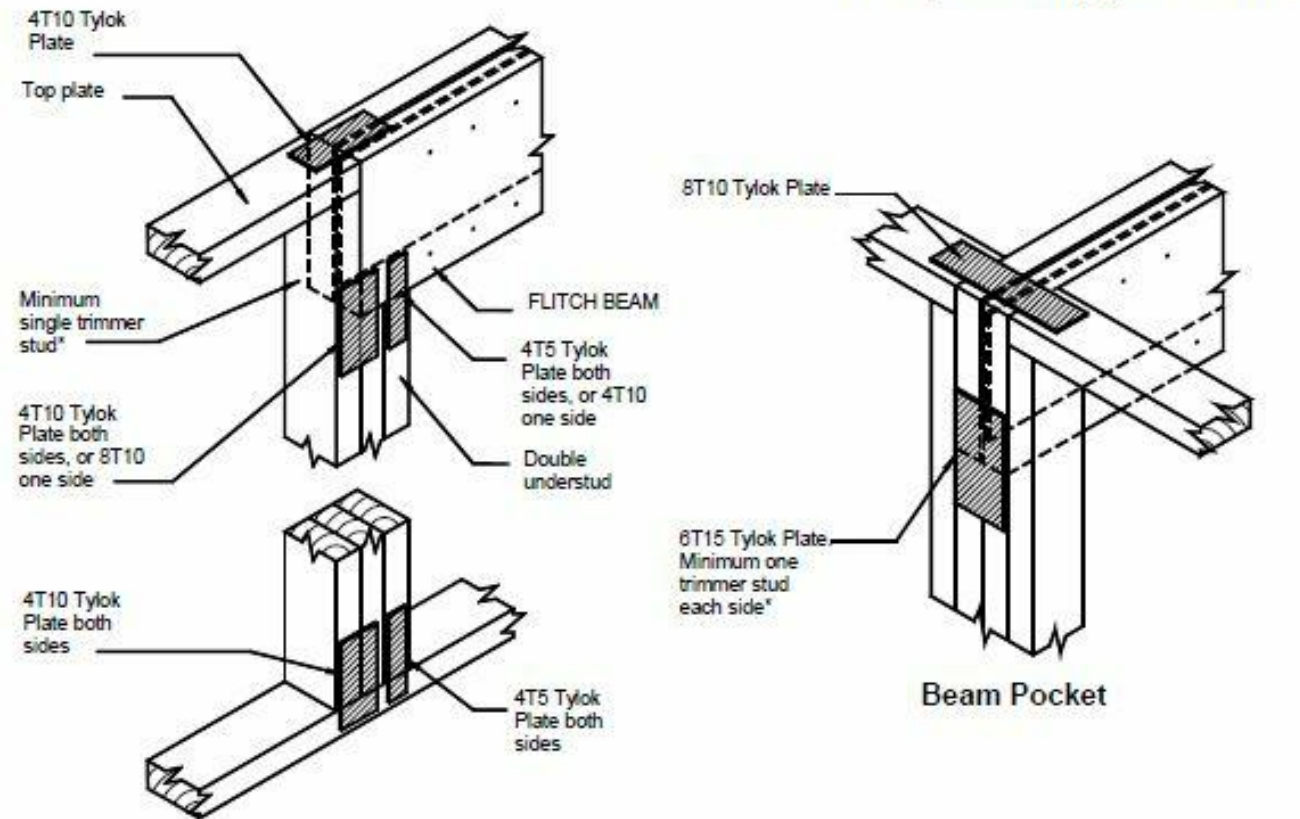
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Client's Name: Toby Hooper			
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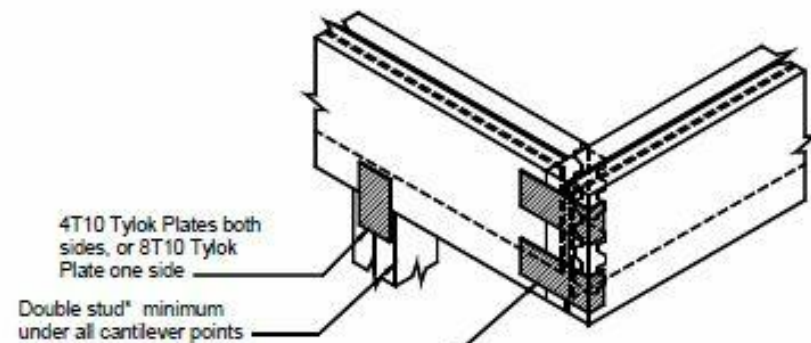
FLITCH BEAM

Fixing and Support Details



Simply Supported Beam

* Refer NZS3604:1999 Section 8.5.2 for trimming stud requirements.



Cantilever Beam

- 1) Supported beam less than 200x100 – use 1/200x110x1mm Nailon Plate and 1 Multigrip on the inside.
- 2) Supported beam 200x100 or larger – use 2/200x110x1mm Nailon Plates and 2 Multigrips on the inside.

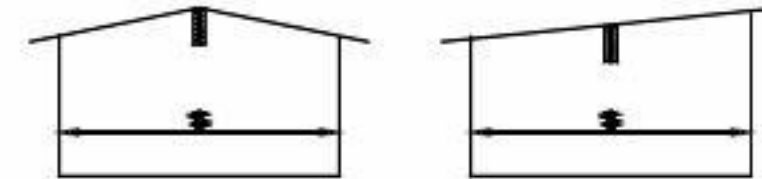
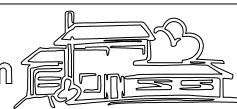
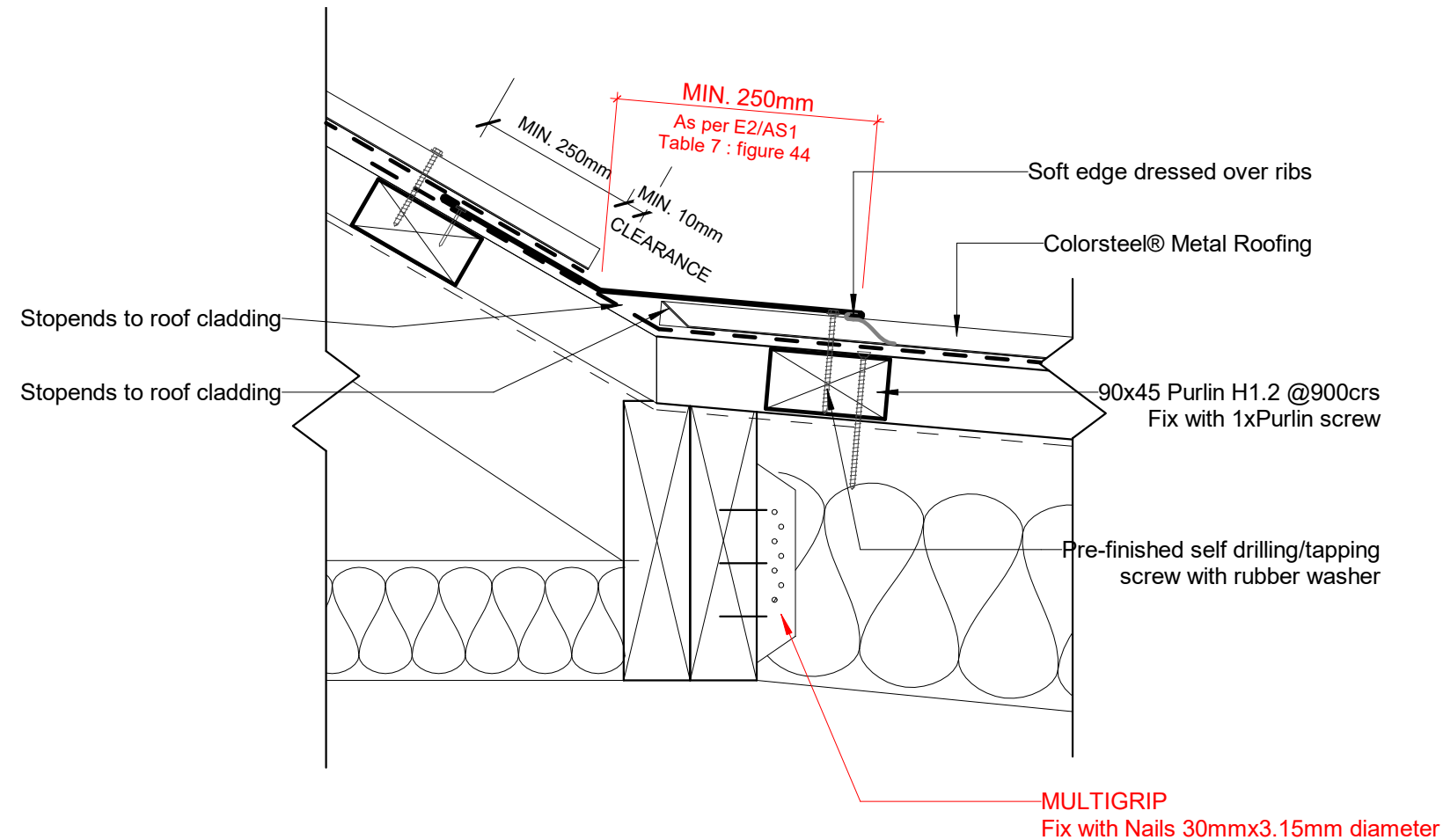


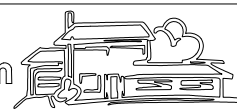
TABLE 2: MSG8, VSG8, MSG6 or Unverified No. 1 Framing
 FLITCH BEAM RIDGE BEAM SUPPORTING ROOF AND SARKING OR CEILING
 (RAFTERS @ 1200mm CRS MAX)

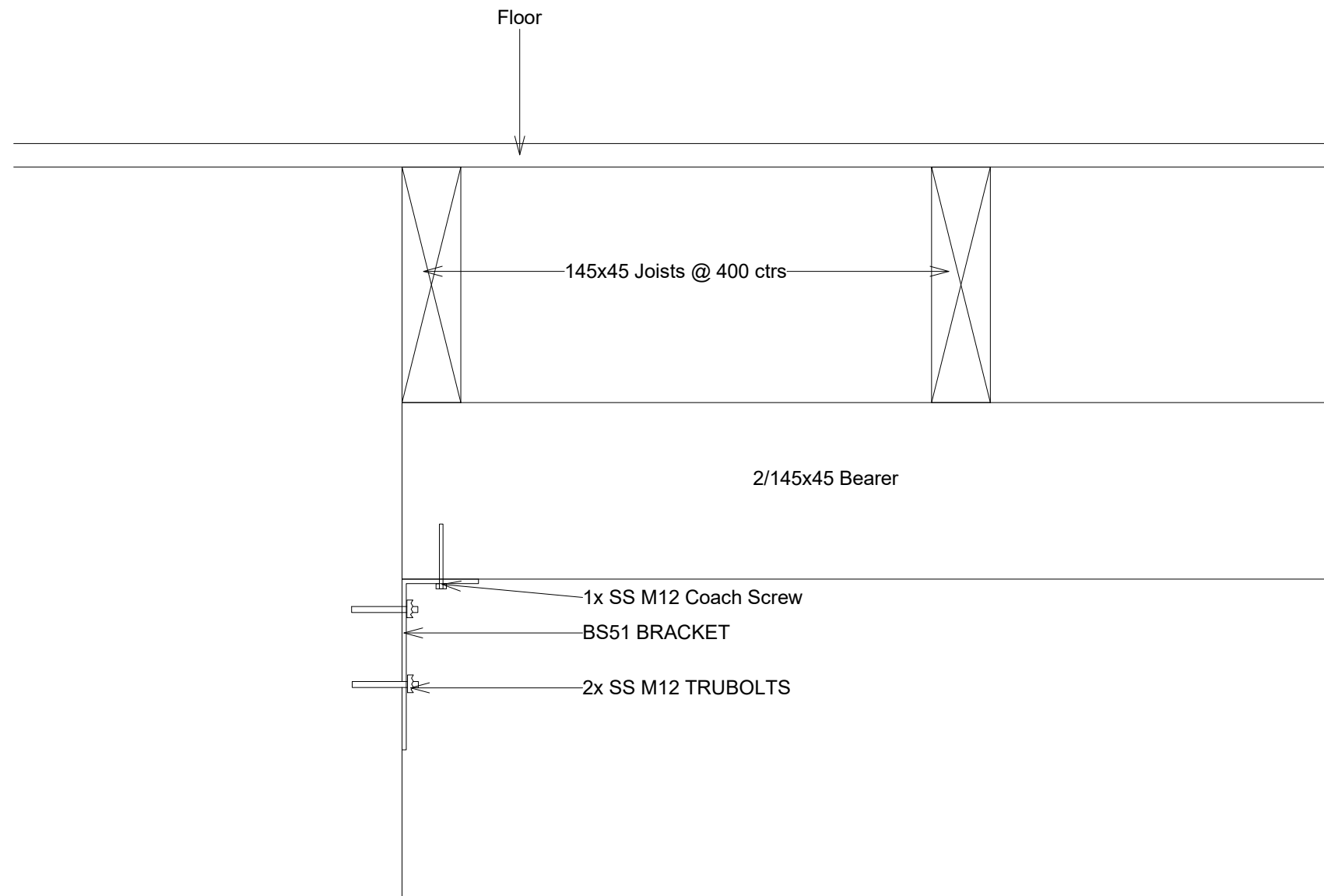
LINTEL SIZE	MAXIMUM LINTEL SPAN (m)											
	SUPPORTED ROOF SPAN 'S' (m)											
	5.0	6.0	7.0	8.0	9.0	10.0	11.0	12.0	13.0	14.0	15.0	
LIGHT ROOF	FB15L	3.03	2.89	2.75	2.60	2.47	2.36	2.26	2.17	2.10	2.03	1.96
	FB20M	4.55	4.34	4.15	4.00	3.87	3.73	3.58	3.44	3.32	3.21	3.11
	FB25L	4.85	4.54	4.26	4.02	3.82	3.65	3.50	3.37	3.25	3.14	3.04
	FB25M	5.78	5.50	5.27	5.07	4.90	4.74	4.55	4.37	4.22	4.08	3.95
HEAVY ROOF	FB30M	6.85	6.60	6.39	6.15	5.94	5.75	5.52	5.30	5.12	4.95	4.79
	FB15L	2.57	2.45	2.30	2.17	2.06	1.97	1.89	1.82	1.75	1.69	1.64
	FB20M	3.86	3.68	3.52	3.39	3.26	3.12	2.99	2.87	2.77	2.68	2.59
	FB25L	4.08	3.79	3.56	3.36	3.19	3.05	2.92	2.81	2.71	2.62	2.54
	FB25M	4.90	4.66	4.47	4.30	4.15	3.96	3.80	3.65	3.52	3.40	3.30
	FB30M	5.84	5.63	5.42	5.21	5.03	4.81	4.61	4.43	4.27	4.13	4.00





4 Roof Detail
1 : 5





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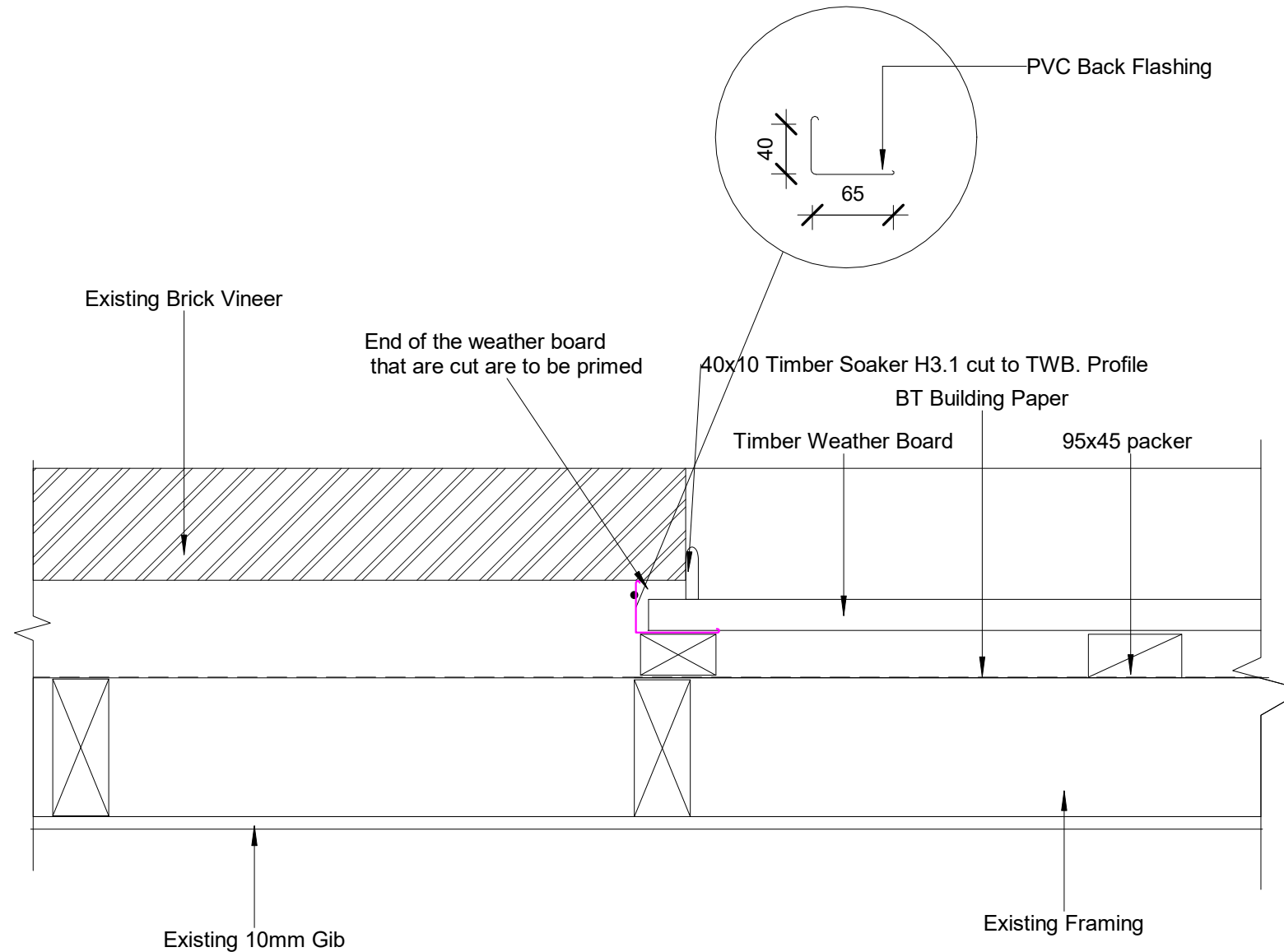


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Bearer to existing deck Detail

25



1 Butt Joint Detail
1 : 5

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Project :4 Radnor road, Mt Roskill
Client's Name: Toby Hooper

Drawn By: US	1 : 5	LOT :175
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Assembly Details 1
26



Figure 45: Eaves and roof/wall ridge for profiled metal
Paragraphs 4.5, 8.4.11, 8.4.12, Table 7

Eave flashing required where all of the following conditions are met:

- Roof slope less than or equal to 10°, and
- soffit width less than or equal to 100 mm, and
- wind zones are Very High or Extra High

Profiled metal roofing

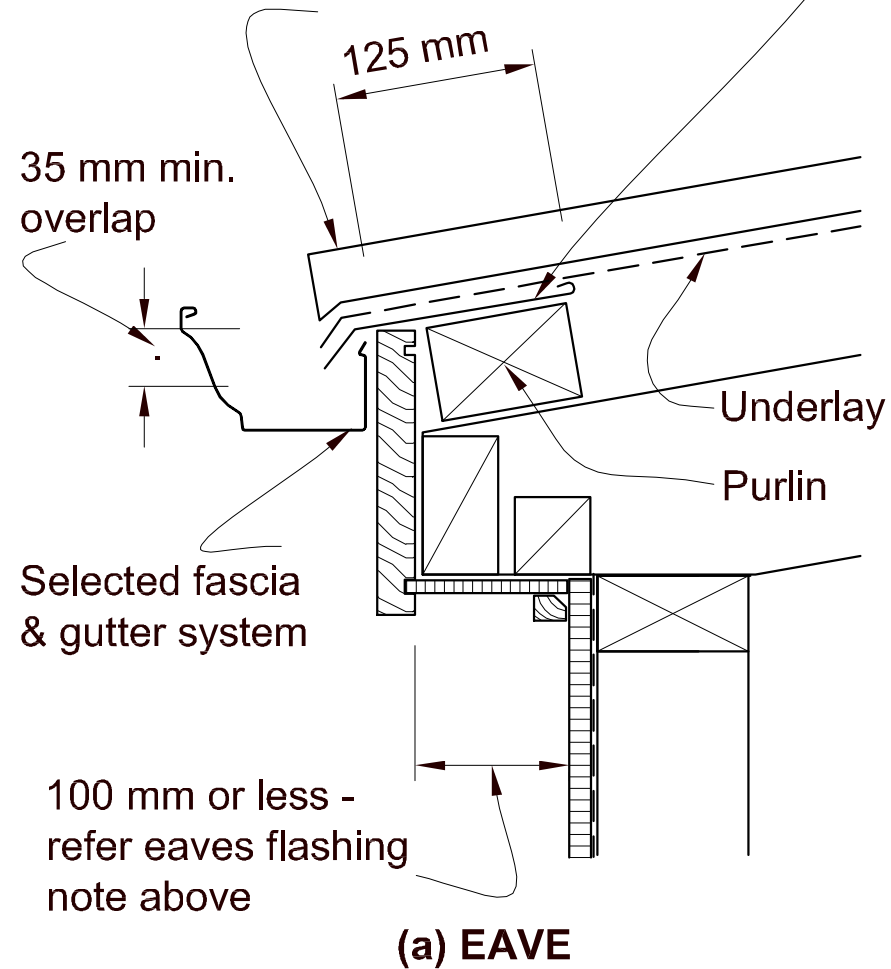
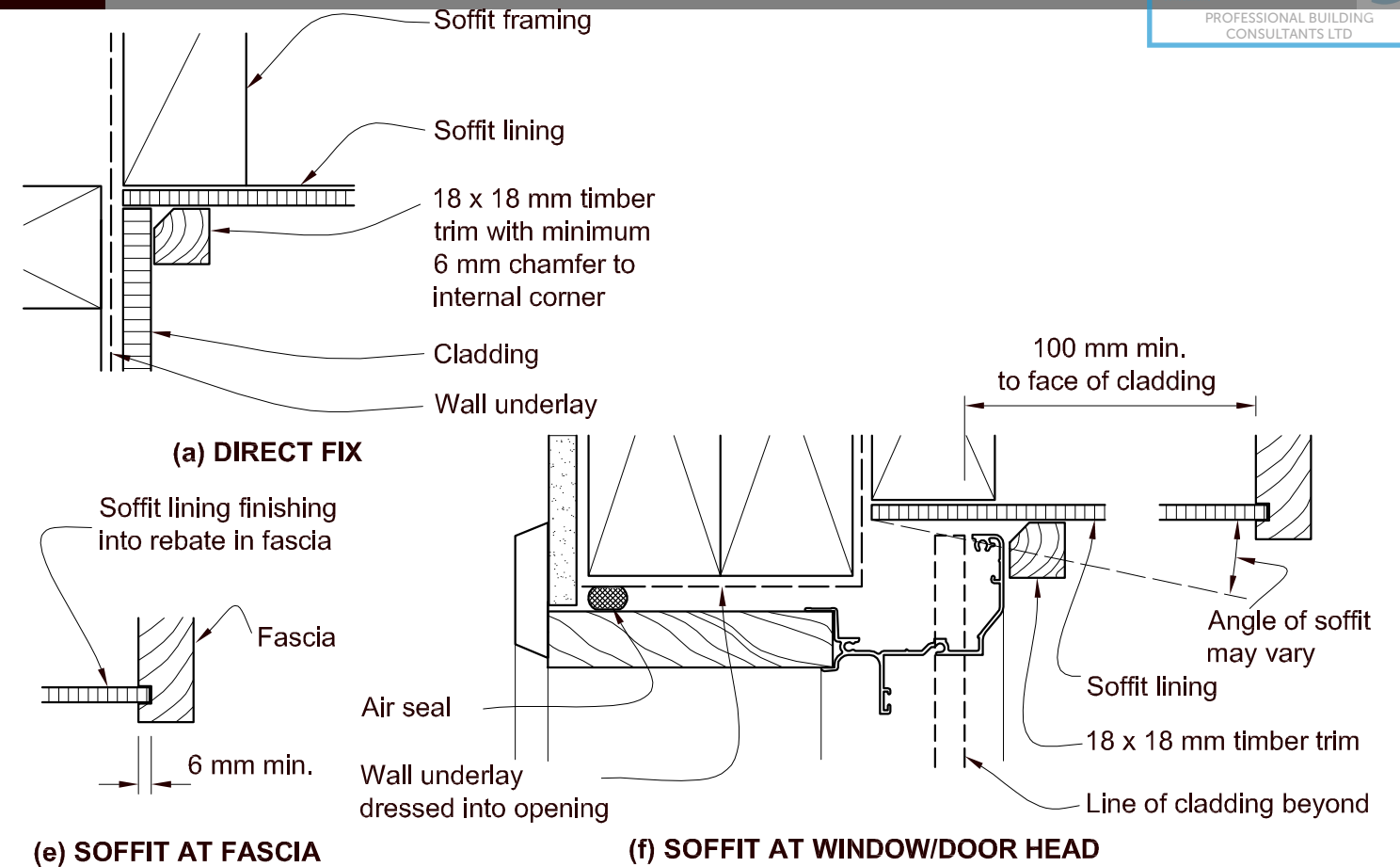
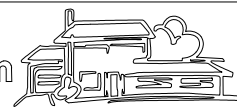
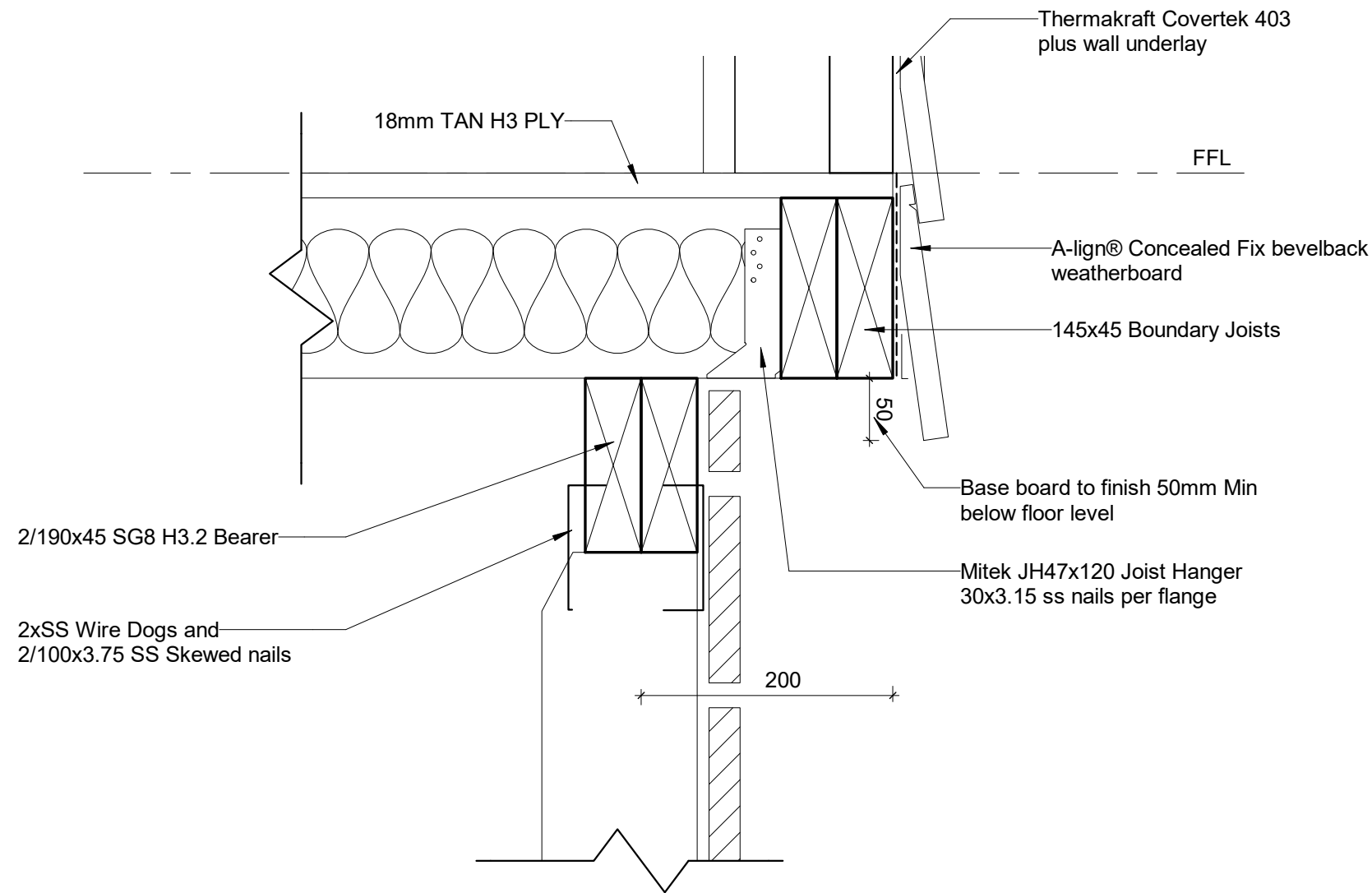


Figure 8A: Soffit/wall junction
Paragraphs 5.3, 8.1.3.1, 8.4.6, 9.7.5, 9.8.6



D- 5 Eaves and Soffit Details



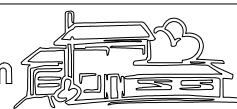


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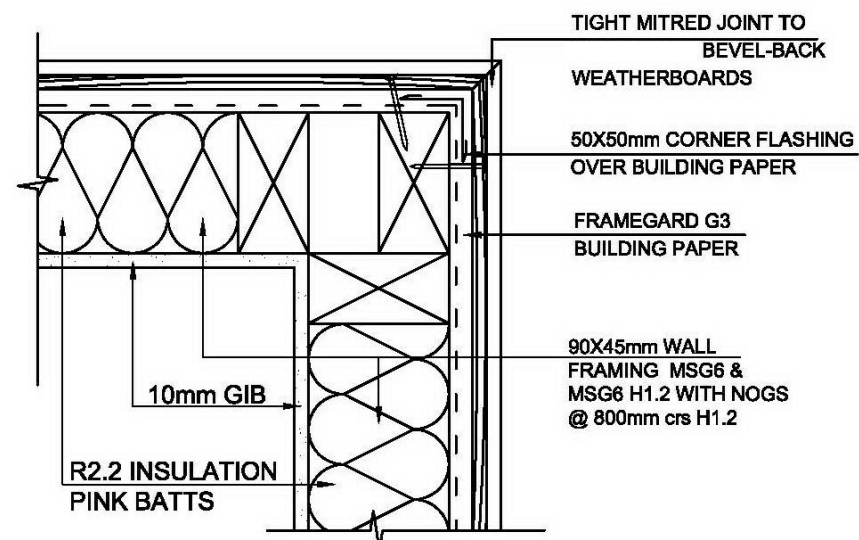
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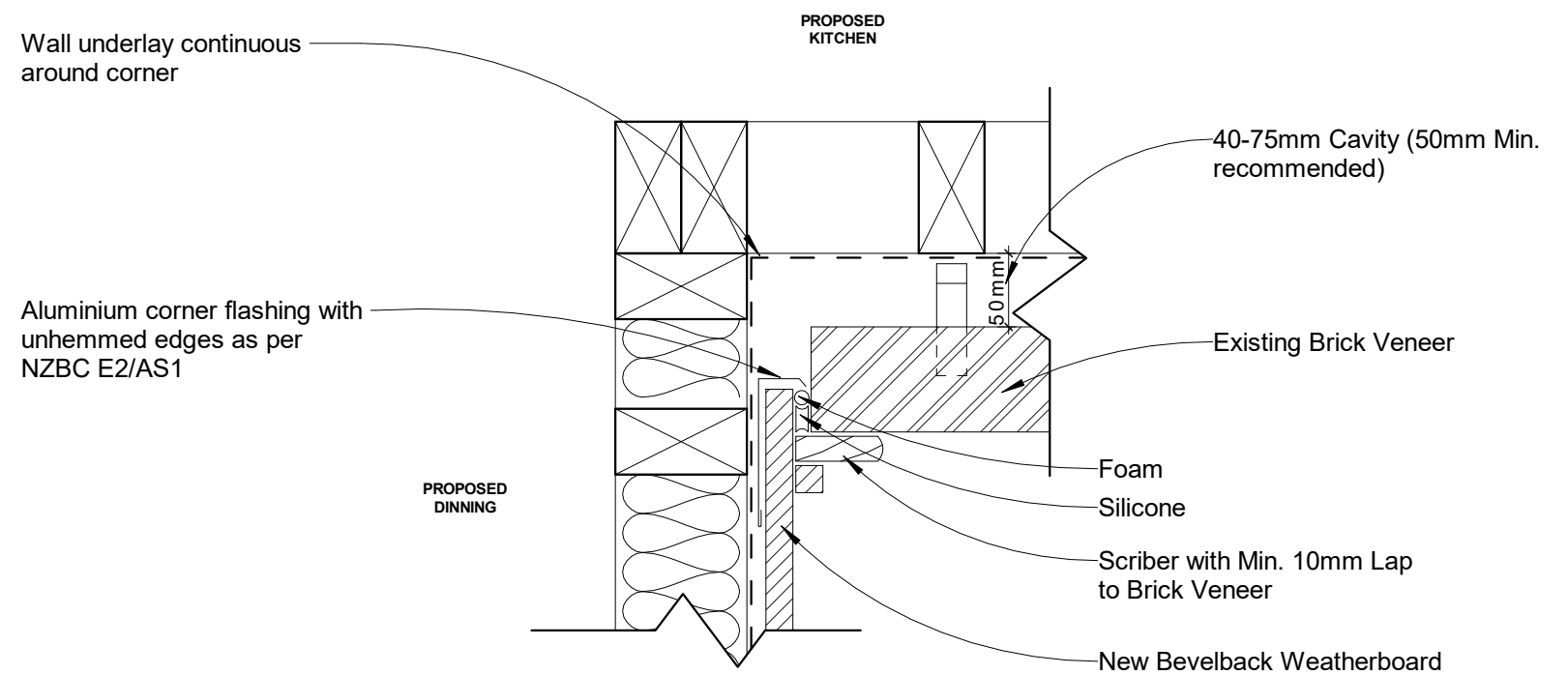
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Client's Name: Toby Hooper		
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Assembly Details (2021 06 30)	28
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Weatherboard External Corner Detail - Plan View

1:5



07 Internal Corner Detail between Weatherboard and Brick Veneer

1:5



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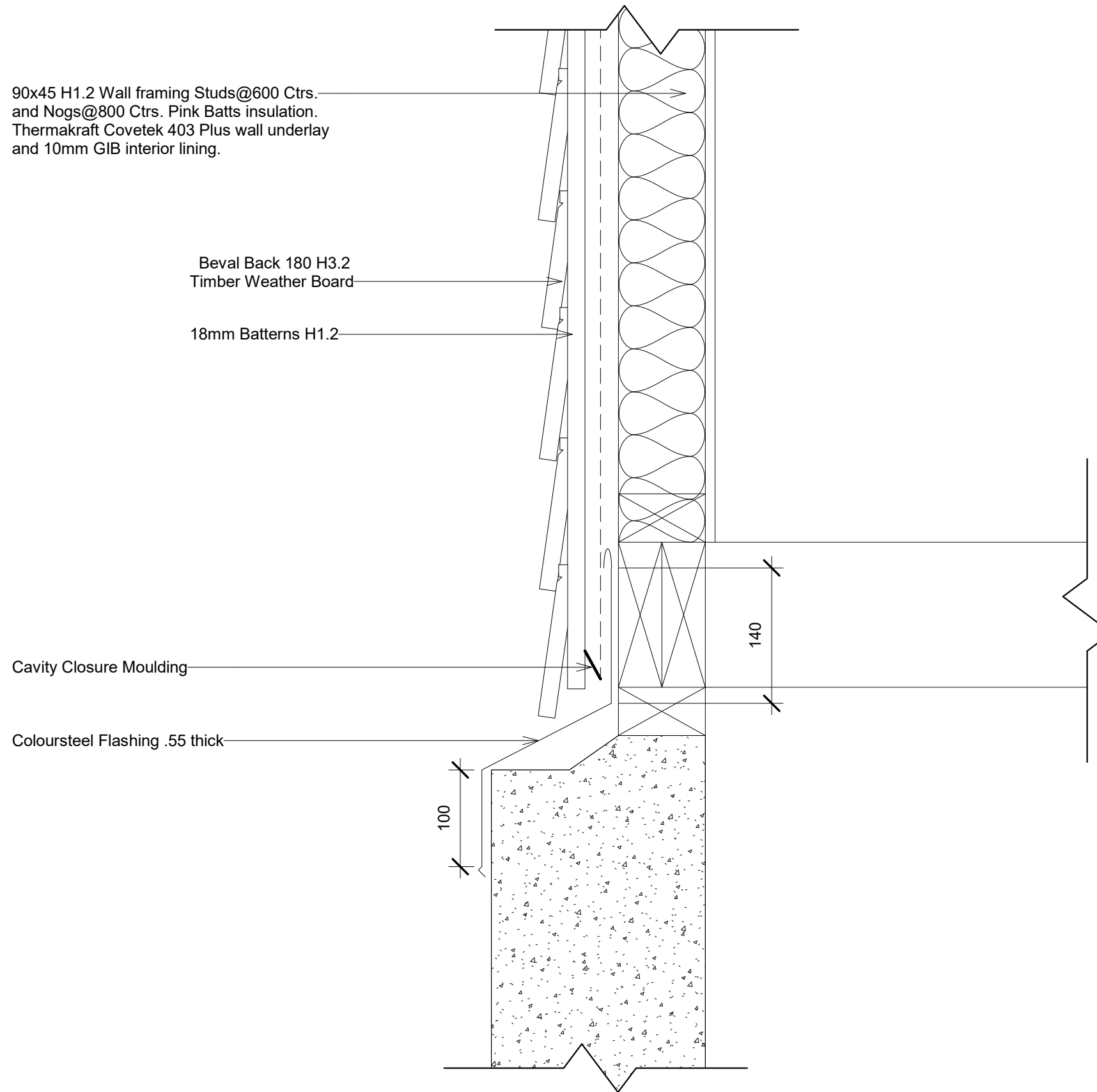
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Assembly Details (2021 06 30)



8 Deck to foundation detail
1 : 5



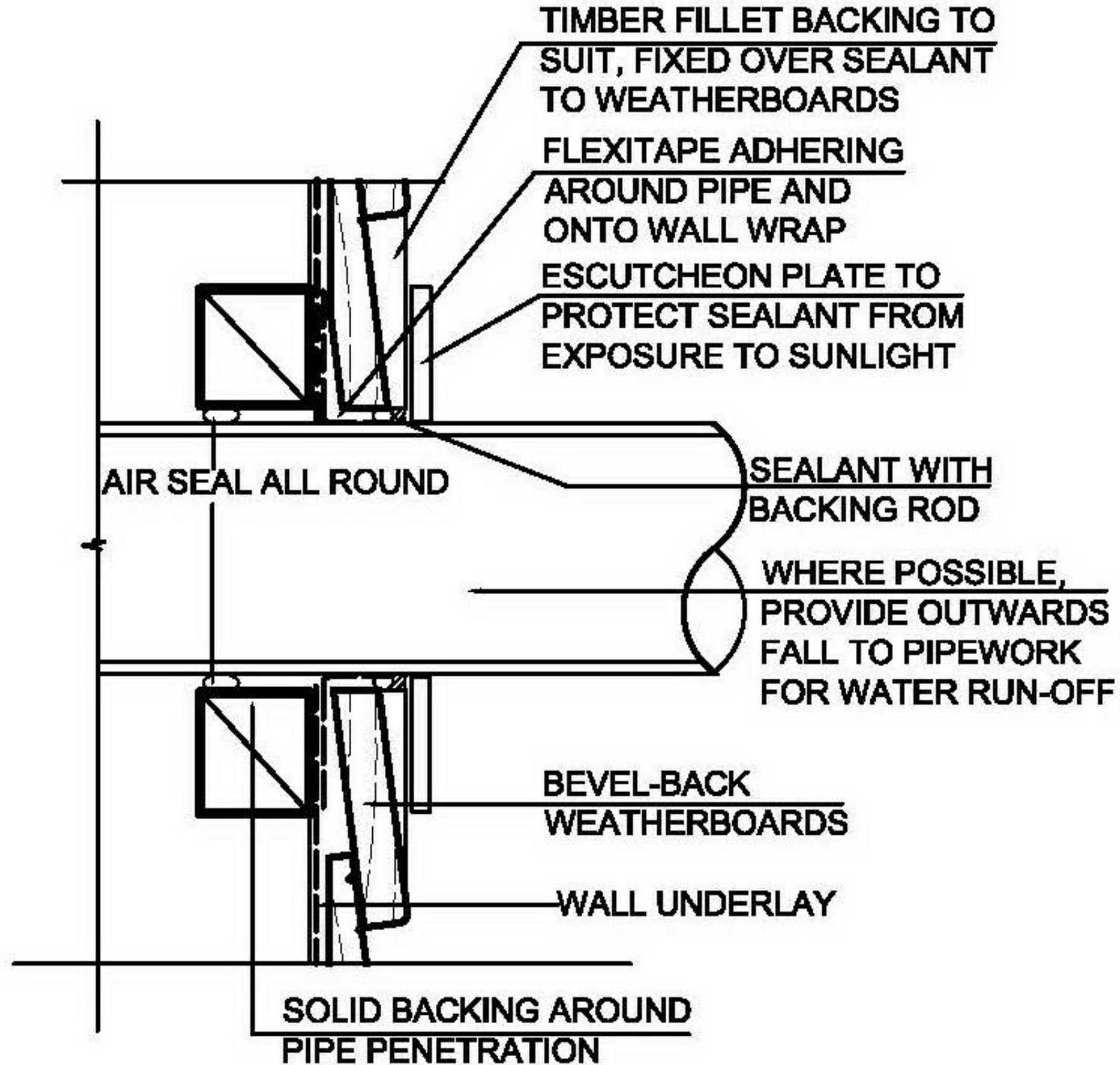
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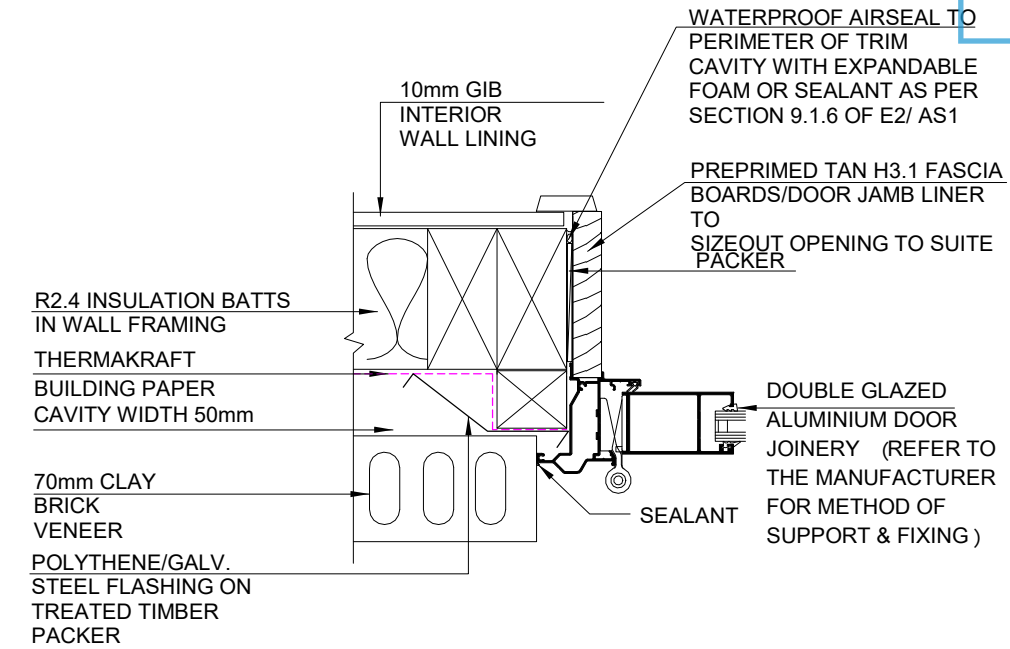
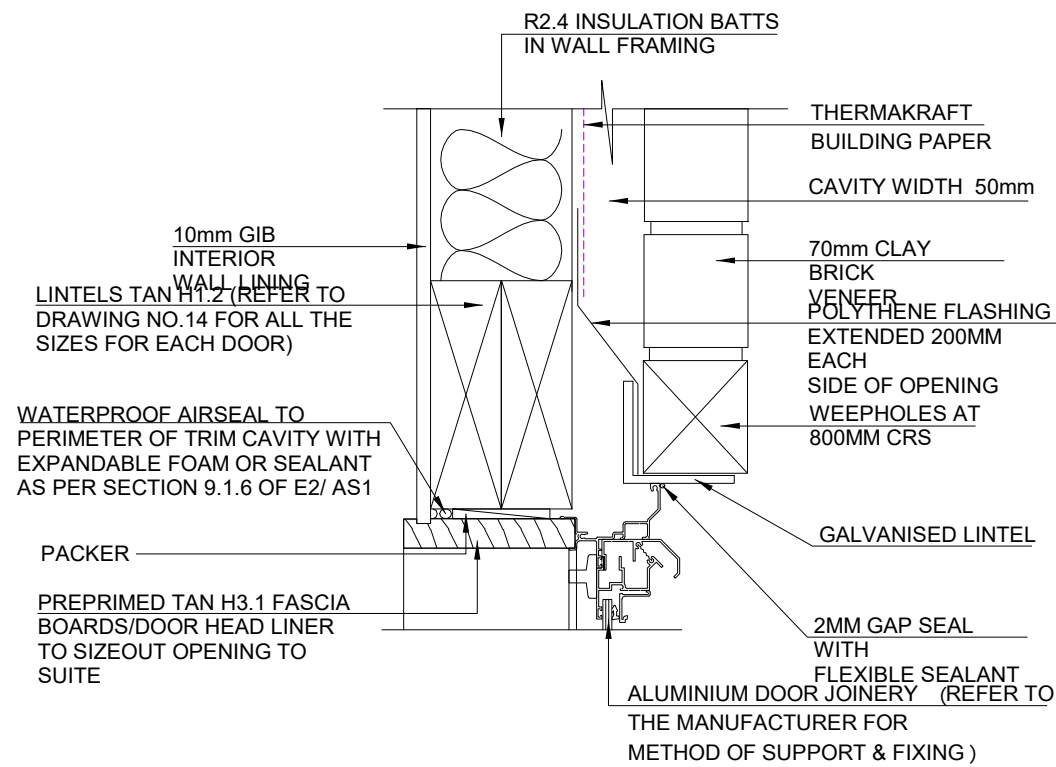
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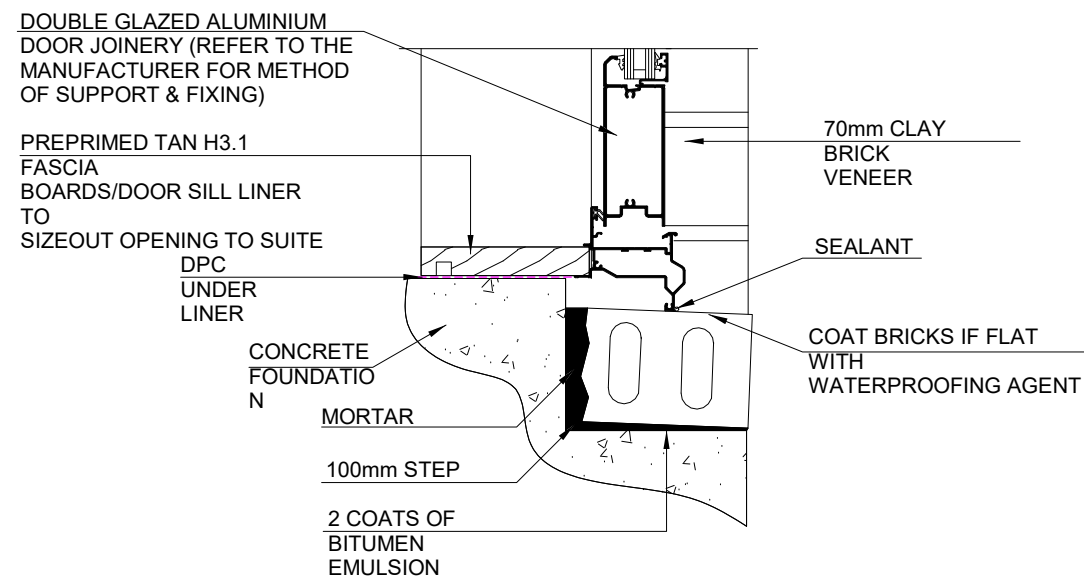
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Project :4 Radnor road, Mt Roskill		Penetration Detail (2021 06 30)	
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Drawn By: US	1 : 2	LOT :175	31
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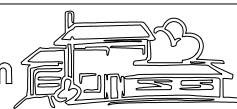
1 Door Head Detail - Brick Veneer
1 : 5

2 Door Jamb Detail - Brick Veneer
1 : 5



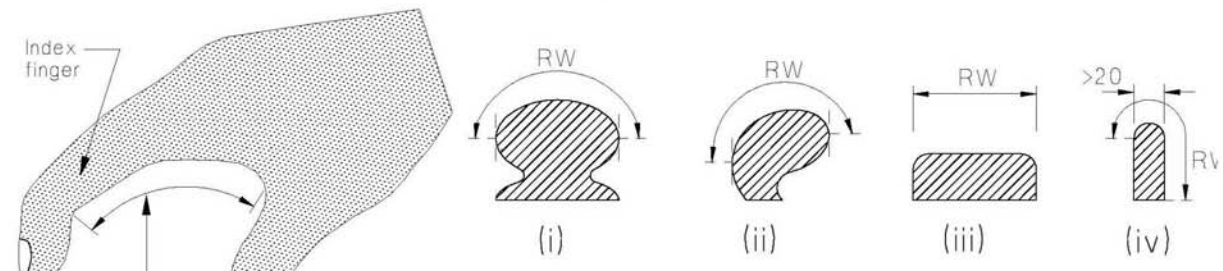
NOTE:
IF BRICK IS TO BE SLOPED FURTHER EITHER INCREASE THE DEPTH OF THE STEP OR REDUCE THE THICKNESS OF THE BRICK

3 Door Sill Detail - Brick Veneer
1 : 5



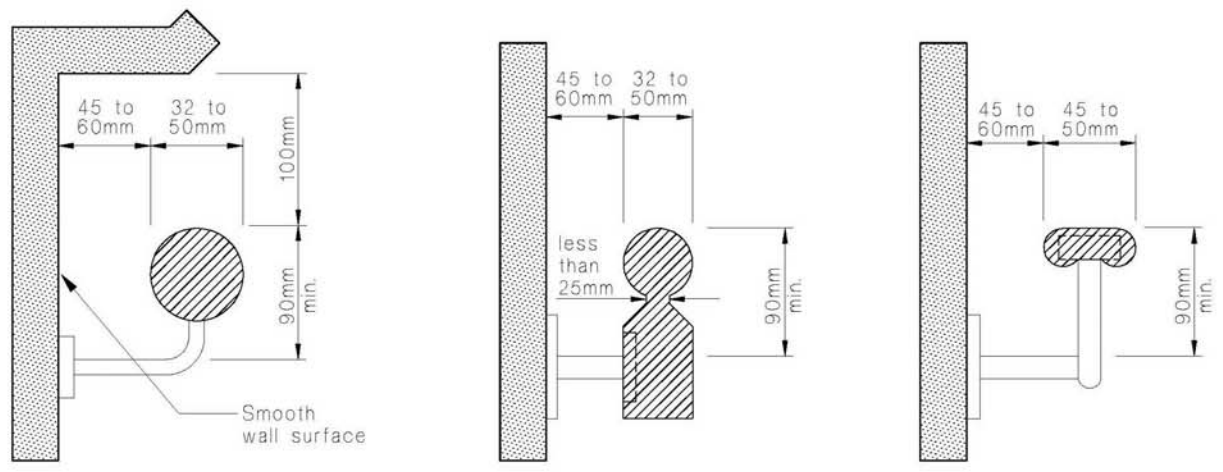
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Figure 26: Handrail Profiles and Clearances
 Paragraphs 6.0.8 and 6.0.9



- RW shall not exceed 80 mm.
- RW (relevant width) is measured around the upper surface perimeter of the handrail section between the vertical tangents on either side.
- Variations in shape are acceptable provided the effective grip is not reduced. For example, the side faces shown as vertical in details (iii) and (iv) are still acceptable even if slightly curved or sloped up to 5° from vertical.
- See fig. 26 (b) for wall clearances.

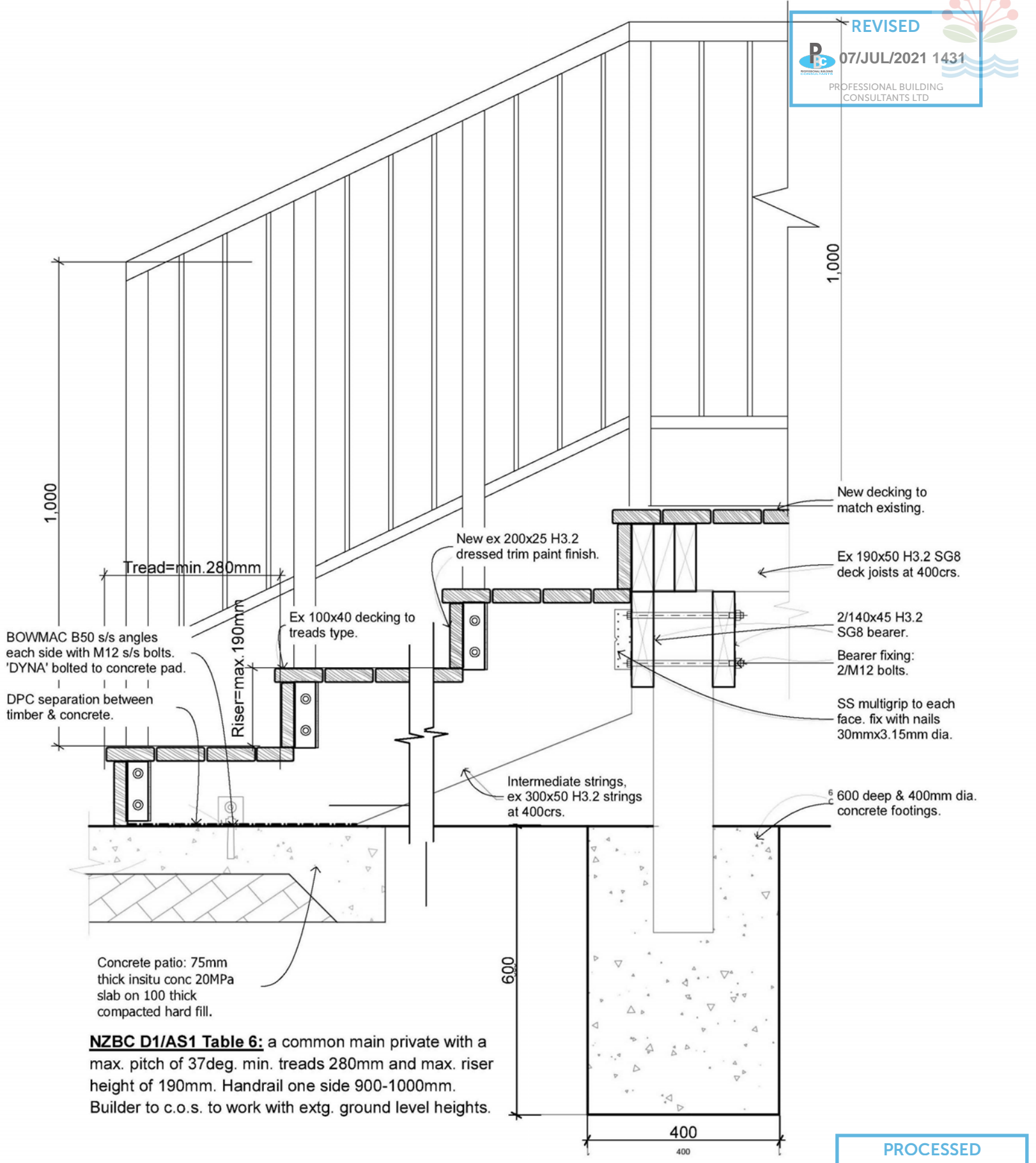
(a) Determination of relevant width for private and common stairways



The profiles shown comply with the provisions for accessible handrails.

The clearances apply to all handrails and the maximum dimension must be used for rough textured wall surfaces.

(b) Acceptable profiles and clearances for accessible stairways



NZBC D1/AS1 Table 6: a common main private with a max. pitch of 37deg. min. treads 280mm and max. riser height of 190mm. Handrail one side 900-1000mm. Builder to c.o.s. to work with extg. ground level heights.

1 Handrail Detail
 1 : 5

2 Stair Detail
 1 : 10

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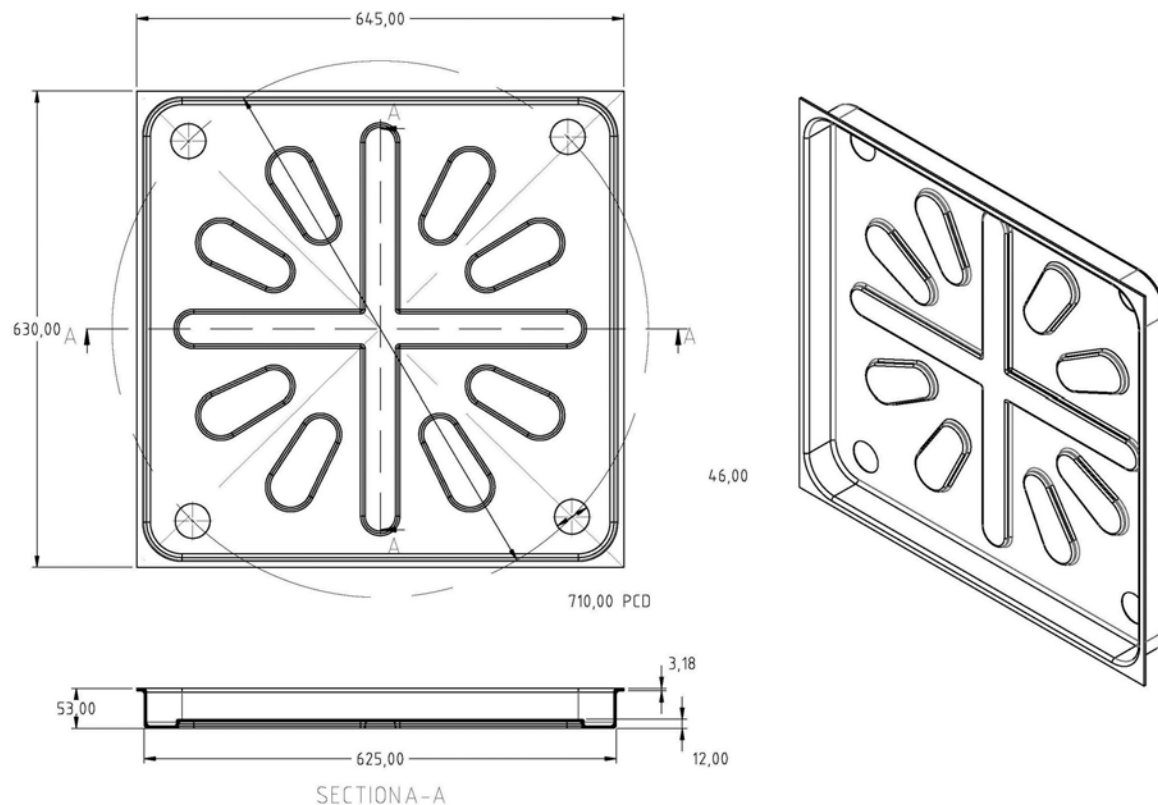
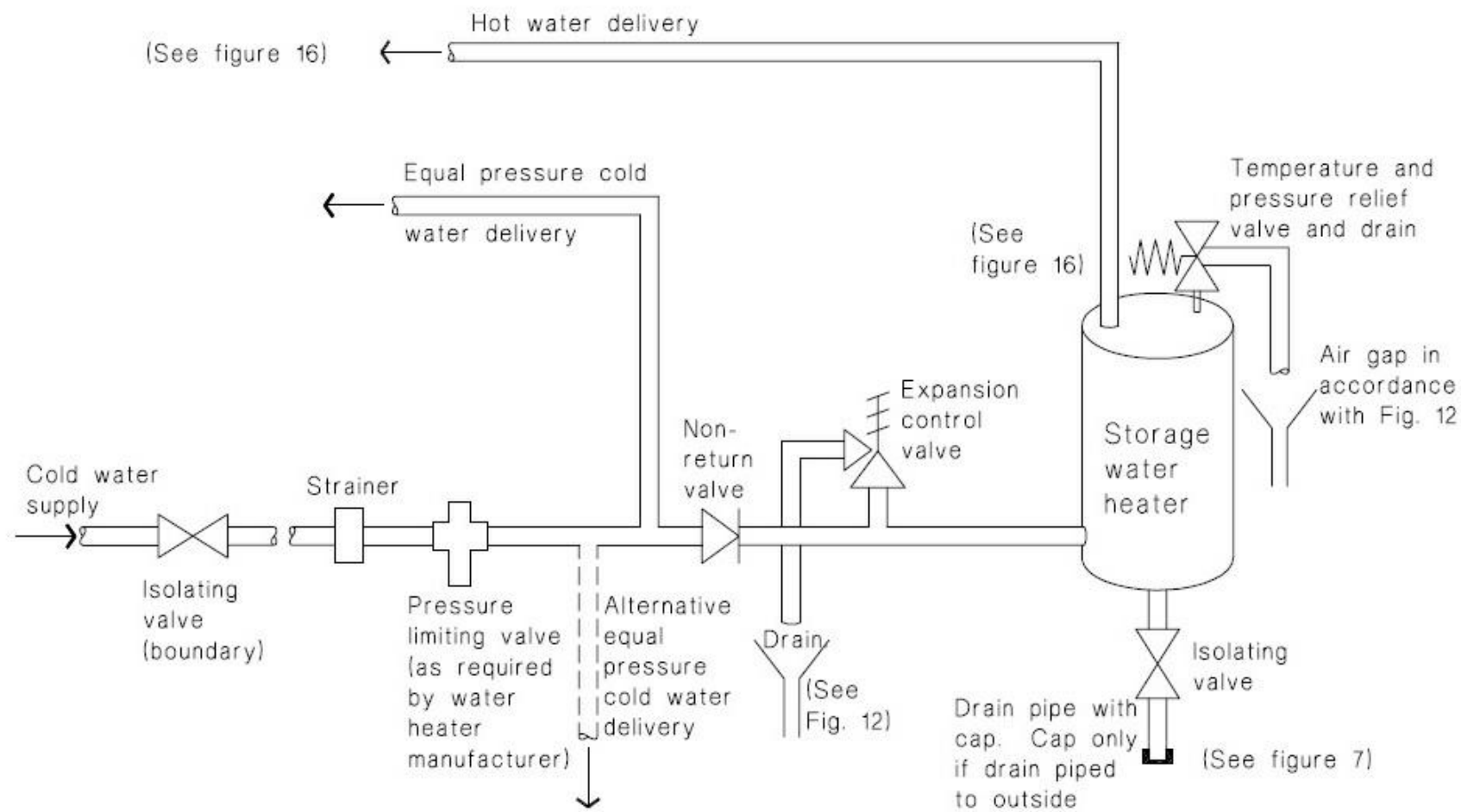


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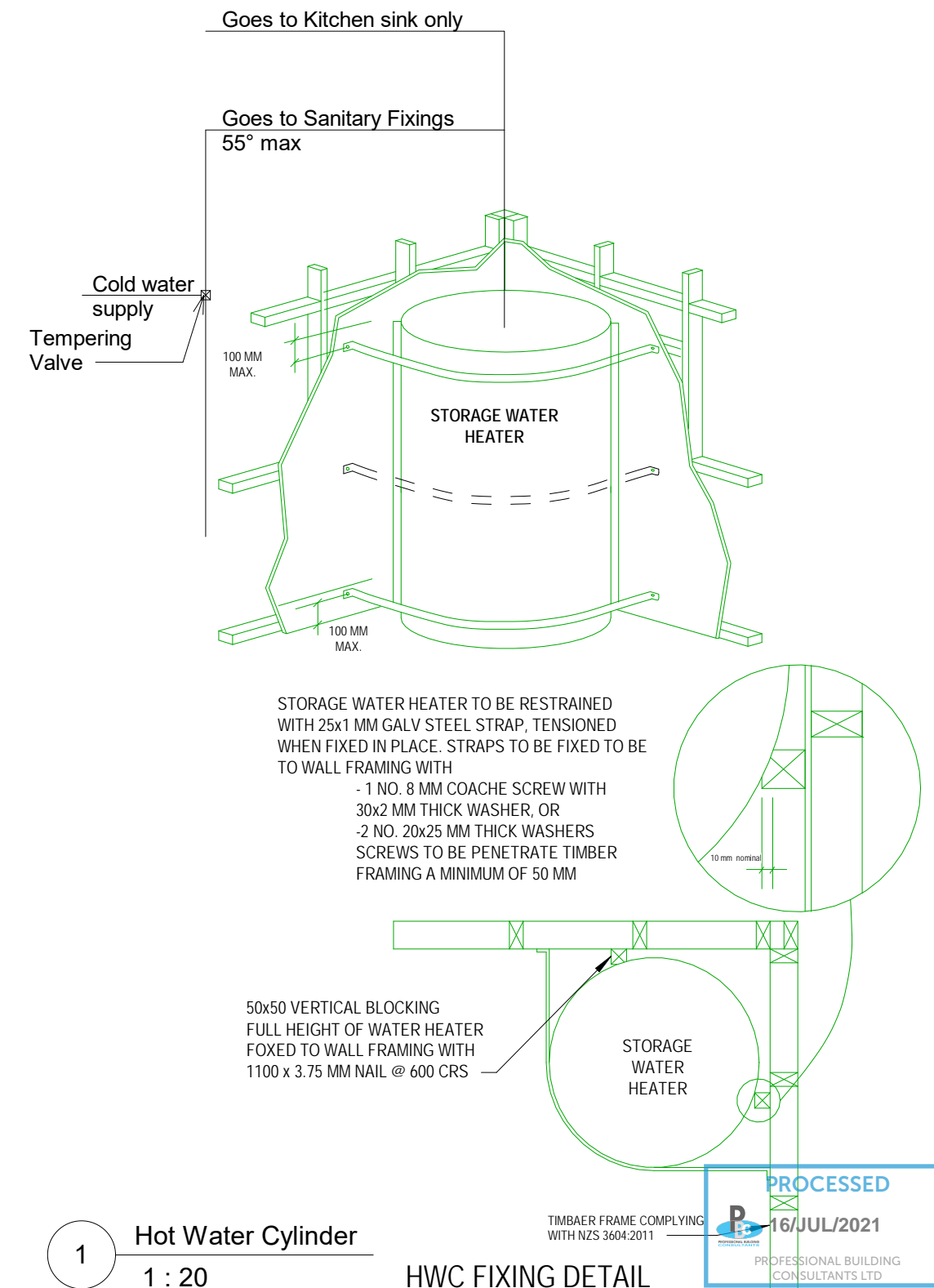
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 Client's Name: Toby Hooper
 Drawn By: US As indicated LOT: 175
 Checked By: T H Date: 12 May 2021 DP: 20520

Handrail & Stair Details (2021 06 30)
 33

Figure 8: Mains Pressure Storage Water Heater System (unvented)
Paragraphs 6.1.2 and 6.2.1 b)



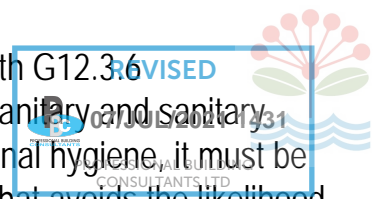
2 Hot Water Cylinder Tray
1 : 10



1 Hot Water Cylinder
1 : 20

HWC FIXING DETAIL

Note:
Hot water must comply with G12.3.6 all hot water provided to sanitary and sanitary appliances, used for personal hygiene, it must be delivered at temperature that avoids the likelihood of scalding. Tempering value to HVC 55° to sanitary fixing as per Fig 16 G13





INSTALLATION – WATER HEATER

As a guide the following requirements extracted from the Standard AS/NZS 5601.1, must be observed.

- At least 300 mm between the top of the flue terminal and the eaves.
- At least 300 mm horizontally between the flue terminal and the edge of any opening into the building, measured horizontally.
- At least 300 mm between the flue terminal and a return wall or external corner, measured horizontally along the wall.
- At least 1500 mm below any openable window.
- At least 1500 mm between the flue terminal and any opening into a building, in the direction of the flue discharge.
- At least 500 mm between the flue terminal and a fence, wall or other obstruction, in the direction of the flue discharge.

