



proposed new house for

dave scott & charlene sutton at

22 brenda gardiner way

maunu



sheet list			
sheet number	sheet name	current revision	
00	cover page		
01	site plan		
02	floor plan		
03	elevations		
04	foundation plan		
05	rib raft layout plan		
06	dimension & bracing plan		
07	roof plan		
08	section a-a		
09	section b-b		
10	section c-c		
11	roof details		
12	cladding details		
13	cladding details		
14	meter box details		
15	window details - jamb & sill		
16	window details - head		
17	top plate fixing details		
18	lintel fixing details		
19	wet area details		
20	wet area details		
21	wet area details		
22	window schedule		







general notes:





ations	27.02.2017	1:100	
	drawn	sheet	
	sed	03	
operty of "suz design" and may not be used art without written permission		of	22

<u>floor finishing</u> concrete floors are exposed & polished throughout the house U3 steel trowel finish to NZS3114 avoid use of a curing agent - if one is used



		revision	proposed new house for	
	291 ngunguru road glenbervie		dave scott & charlene sutton	found
	0274 915 064		at	
suz design	sue@suzdesign.co.nz ^{Ko} w _{6 conF} o ^{ce}		22 brenda gardiner way, maunu	© suz design 2017 these drawings remain the prop or reproduced in whole or in par



construction notes:

refer manufacturers final roof framing design & schedule, for no. of and fixings required.

fixings to be equivalent to or to exceed the minimum requirements of nzs 3604: 2011.

producer statements to be provided for alternative solutions to

nzs 3604: 2011 fixing requirements



notes:

refer to attached pre-cut design & documents for truss & top plate fixings. this layout is preliminary.

read in conjunction with final ps1 & pre-cut design & documents. truss manufacturers to inform designer of any further load bearing footing / slab thickenings or any increase to lintel sizes that may be required to support roof loads.

if a discrepancy occurs contact pre-cut manufacturer or, contact the main contractor immediately

ensure that all downpipes are positioned clear of joinery units

roof bracing

revision

bracing shall be provided at the rate of one per 50m²of roof plan area with a minimum of 2 braces for each ridge line

 diagonally opposing pair of continuous steel straps with a capacity of 8kn each in tension fixed to each top chord intersected & to the top plate

TABLE 2 – DOWNPIPE SIZES FOR GIVEN ROOF PITCH AND ROOF PLANE AREA (Table 5 of E1/AS1 modified to incorporate roof plane area)				
Downpipe size (mm) (1)	Roof pitch			
Minimum internal size	0 - 25°	25 - 35°	35 - 45°	45 -
	Roof plane area served by the	ne downpipe (m²)		
63 mm diameter	60	50	40	35
74 mm diameter	85	70	60	50
100 mm diameter	155	130	110	90
150 mm diameter	350	290	250	200
65 x 50 rectangular	60	50	40	35
100 x 50 rectangular	100	80	70	60
75 x 75 rectangular	110	90	80	65
100 x 75 rectangular	150	120	105	90
Note (1) This table increases the concentratism of the design by incorporating the close factor and therefore the run off rate when				



291 ngunguru road glenbervie rd3 whangarei 0173 0274 915 064 sue@suzdesign.co.nz



proposed new house for dave scott & charlene sutton roof plan at © suz design 2017 22 brenda gardiner way, maunu





more than 250bu's to at least 2 external walls with a 6kn connection

spaced @ 150mm from end studs & 600mm between

		revision	proposed new house for	
	291 ngunguru road		dave scott & charlene sutton	sect
	rd3 whangarei 0173 0274 915 064		at	
suz design	sue@suzdesign.co.nz		22 brenda gardiner way, maunu	© suz design 2017 these drawings remain the prop or reproduced in whole or in pa

insulation 'r2.2' batts type wall insulation 'r3.2' batts type ceiling insulation rib raft floor

	date	scale	
	27.02.2017	1:50	
tion a-a			
	drawn	sheet	
	sed	08	
operty of "suz design" and may not be used part without written permission		of	22





	date	scale
f details	27.02.2017	1:5
	drawn	sheet
	sed	11
operty of "suz design" and may not be used part without written permission		of 22





be sealed			
	date	scale	
ding details	27.02.2017	1:2	
	drawn	sheet	
	sed	13	
operty ot "suz design" and may not be used art without written permission		of	22



	date	scale	
	27.02.2017	1:2	
box details			
	drawn	sheet	
prenty of "cut decien" and may not be used	sed	14	
art without written permission		of	22
operty of "suz design" and may not be used art without written permission	drawn sed	sheet 14 of	2









Figure 8.14 - Connecting top plates - Walls not containing bracing (see 8.7.3.2)

Figure 8.16 - Connecting top plates to external walls at right angles - Walls containing bracing (see 8.7.3.4)

Joints in plates:

or blocking.

elements as follows:



Top Plates at Right Angles

Connection capacity	LUMBERLOK Connector
6 kN	Tylok 6T10 OR 2 x Strap Nails
12 kN	2 x Sheet Brace Straps fixed with 6 x LUMBERLOK Product Nails 30mm x 3.15 dia. per end per strap (24 nails total)

Top Plates in Line

Connection capacity	LUMBERLOK Connector
3 kN	Tylok 6T5 OR Strap Nail
6 kN	Tylok 6T10 OR 2 x Strap Nails





Figure 8.15 - Connecting top plates in line - Walls containing bracing (see 8.7.3.3)

Joints in *top plates* shall be made only over supports being either a *stud*

Joints in the top plate of a wall that does not contain any wall bracing elements (either in line or at wall intersections), shall be halved and nailed at the joints, see figure 8.14 (A), or be butted over blocking and nailed, see figure 8.14 (B), or be provided with an alternative fixing, having a *capacity* in tension or compression of 3 kN.

Connecting top plates to external walls:

For single-storey buildings the connection in line of the top plate of a wall that contains one or more wall bracing elements shall be jointed according to the *bracing capacity* of the highest-rated individual *wall bracing*

(a) Bracing capacity not exceeding 100 bracing units: A 3 kN connection as shown in figure 8.15 or by an alternative fixing of 3 kN capacity tension and compression along the *plate*;

(b) Bracing capacity exceeding 100 bracing units: A 6 kN connection as shown in figure 8.15 or by an alternative fixing of 6 kN capacity tension and compression along the plate.

(c) Wall top plates to which ceiling diaphragms are attached:

A 6 kN connection as shown in figure 8.15 or by an alternative fixing of 6 kN capacity in tension and 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 in figure 8.16 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 in figure 8.16 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 in figure 8.16 each having a rating of not less than 2.4 kN per 100 bracing units.

	date	scale
fixing details	27.02.2017	n.t.s.
	drawn	sheet
	sed	17
perty ot "suz design" and may not be used art without written permission		of 22





n.t.s.



suz design		
291 ngunguru road glenbervie rd3 whangarei 0274 915 064 sue@suzdesign.co.nz	WWW.dbh.gov.rd	
revisions:		
proposed new house for		
dave scott & ch	narlene sutton	
at 22 branda as	ndinan wax	
22 brenda gardiner way, maunu		
© suz design 2017. These drawings remain the property of "suz design" and may not be used or reproduced in whole or in part without written permission.		
wet area details		
date	scale	
27.02.2017	n.t.s.	
drawn	sheet	
sed	19 of 22	



	date	scale	
	27.02.2017	n.t.s.	
area details			
	drawn	sheet	
	sed	21	
art without written permission		of	22



<u> </u>	

trim 2215x3015

all trim openings to be measured on site prior to joinery

glazing is to comply with NZS4223 1999 part 3

	date	scale
	27.02.2017	1:100
door schedule		
	drawn	sheet
nontri of "gue docion" and may not be used	sed	22
art without written permission		of 22