

Approved Building Consent Documents

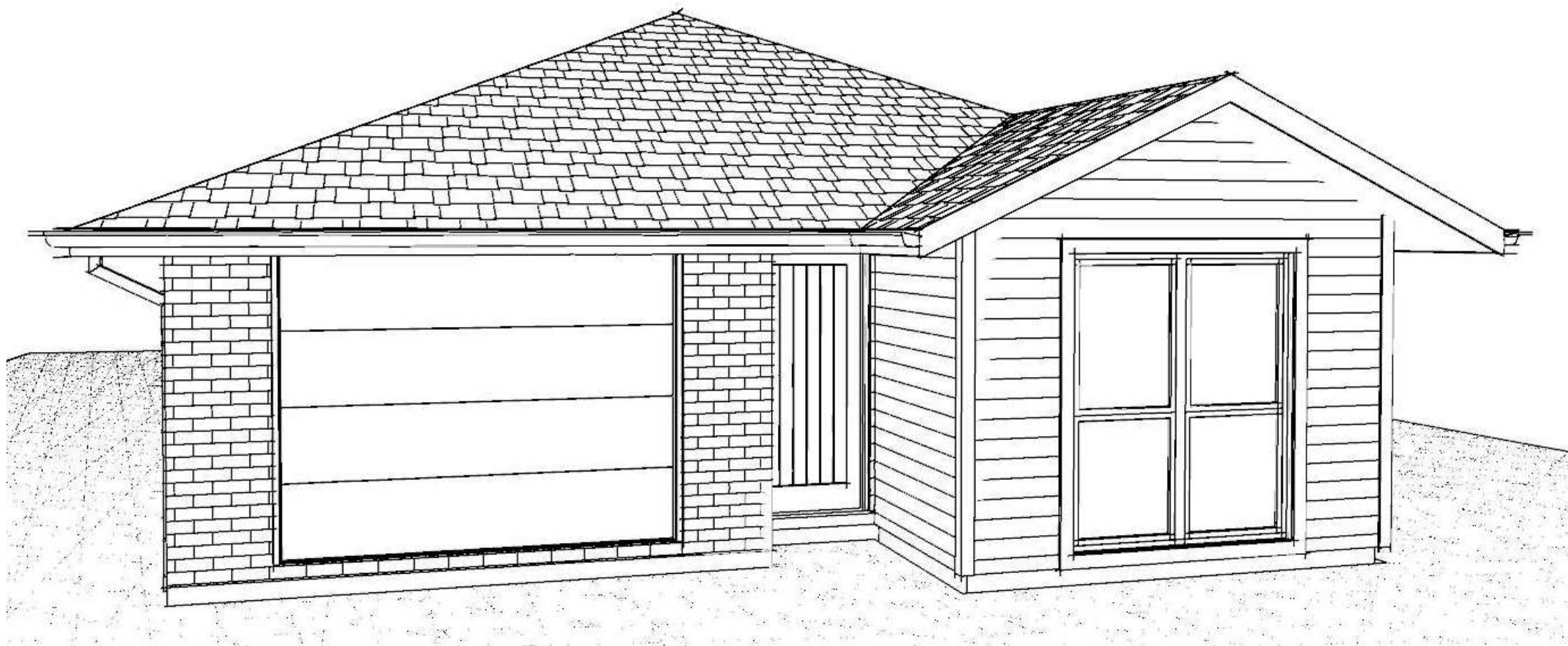
Please Note: A copy of the stamped approved documents must be available on site for all inspections.

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

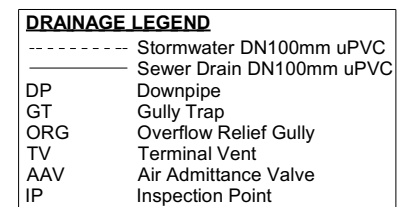
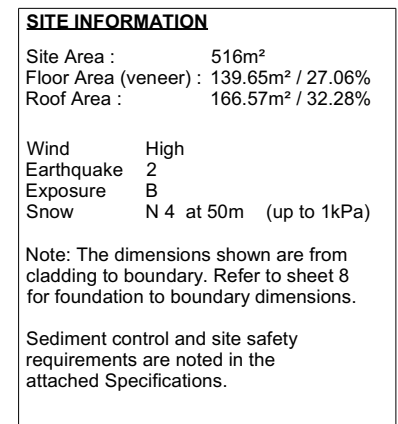
Please ensure all work for inspection is ready the day before. Incomplete work requiring re-inspection will incur an additional inspection fee.



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Sheet 2 :	Site Plan
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Sheet 9 :	Foundation Plan
Sheet 10 :	RibRaft Plan
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Sheet 12 :	Bracing Plan
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Sheet 18 :	Construction Details
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Sheet 23 :	Plumbing Details
Sheet 24 :	Truss Design
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All dimensions are to be check and confirmed prior to any construction
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	TKR Homes Ltd. 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443 P: +64 3 342 7788	These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail is required for construction and to demonstrate compliance with the current NZBC, a specific request should be made for the required detail to be supplied. No liability will be accepted for any detail or construction not covered in these drawings and/or carried out by persons other than the designer producing these documents.	TKR Developments Limited Lot 655, DP 583250 12 Edgar Way Faringdon, Rolleston	Job Number:	Original Plan:	Sheet Name:	CONSENT PLANS			Sheet No.:
				170685	Snipe	COVER PAGE	No.	Date:	Reason:	1
							1	20-03-2023	Initial Consent Plans	
Sales:	Drawn:	QS:	Print Date:	Scale:				of 25 sheets		
R Gould	M Glynn	E Gould	20/03/2023	@ A3						



EDGAR WAY

Planning Approved
12/04/2023 **downir**

DRAWING NOTES

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Refer to attached Specifications for further information.

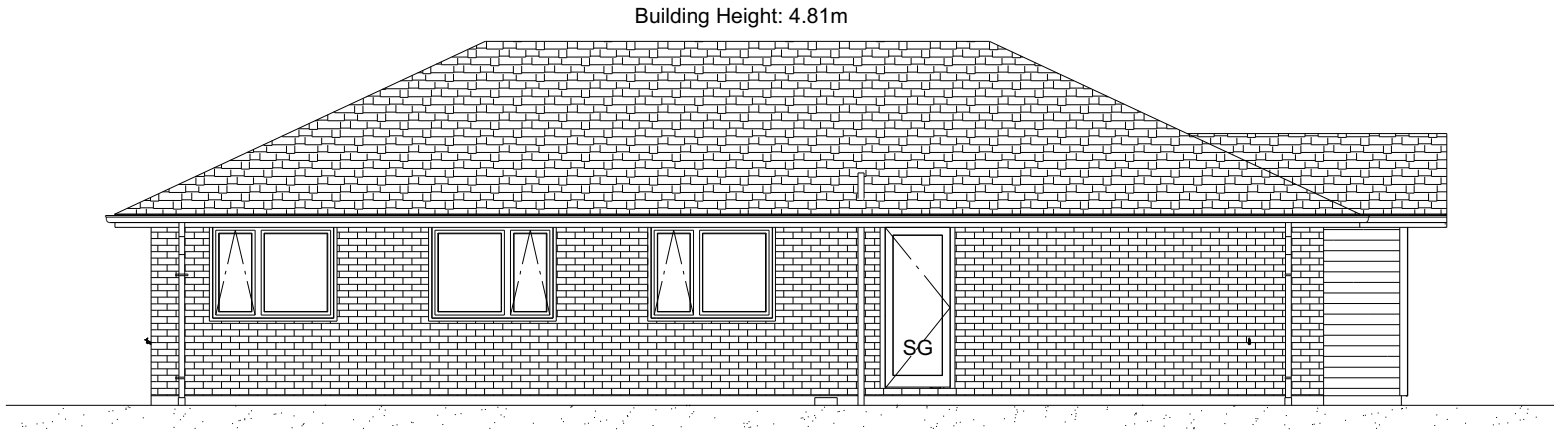
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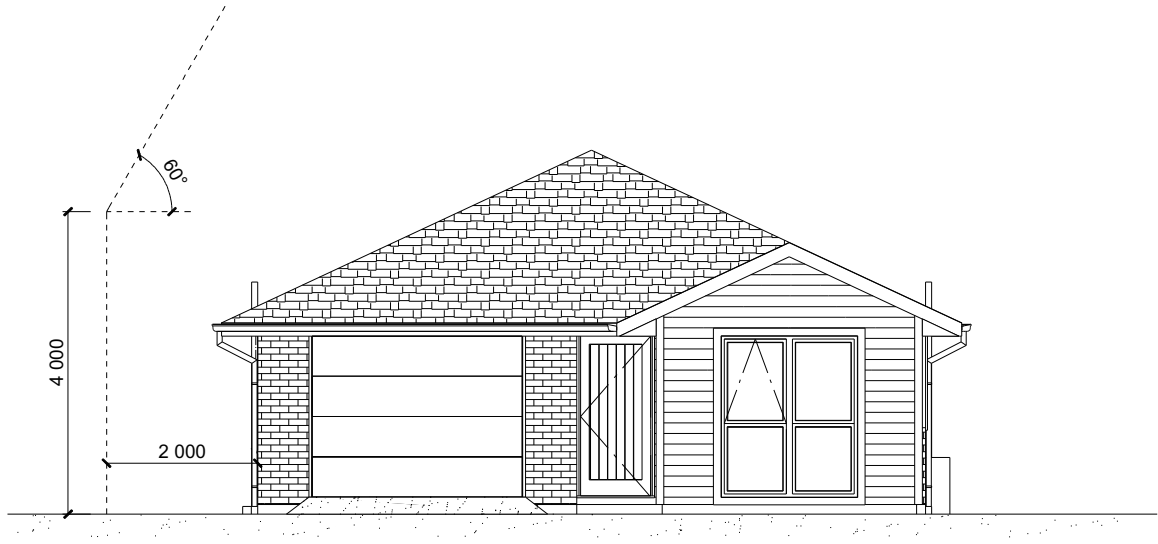
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							No.	Date:	Reason:	
							1	20-03-2023	Initial Consent Plans	

BUILDING ENVELOPE RISK MATRIX		
ELEVATION A		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	Medium	1
Building Envelope	Medium	1
Decks & Balconies	Low	0
Total		3



ELEVATION A

BUILDING ENVELOPE RISK MATRIX		
ELEVATION B		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	Medium	1
Building Envelope	Medium	1
Decks & Balconies	Low	0
Total		3



ELEVATION B

Facade Wall (excluding garage) = 13.01m²
Combined Glazing = 2.80m²
Windows to Street = 21.52%


ROOF & WALL CLADDINGS
Roof : 25° Pressed Metal Tiles
Walls : 70 Series Brick Veneer
with a 50mm cavity
James Hardie Linea Weatherboards
(Facing Boards) with a 20mm cavity

ELEVATION LEGEND
SS Safety Stays
SG Safety Glass
MB Meter Box
TV Terminal Vent

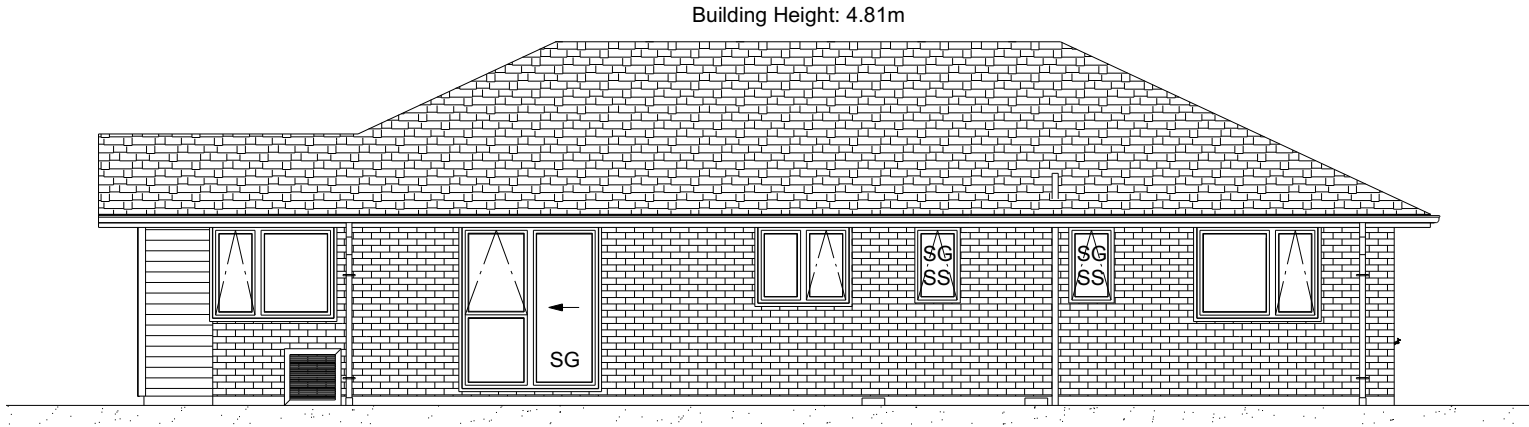
ELEVATION NOTES
Gutter : Coloured Steel Quad Gutter
Fascia : Coloured Steel185 Fascia
Downpipes : Colorsteel Rectangular 75x55mm
Soffits : Hardiflex 4.5mm
Joinery : Low-E Double glazed aluminum

All egress points to have a maximum step
down of 190mm.
Access routes to have slip resistance surface
in compliance with NZBC D1/AS1 Table 2
and to have a 1:100 fall away from the building

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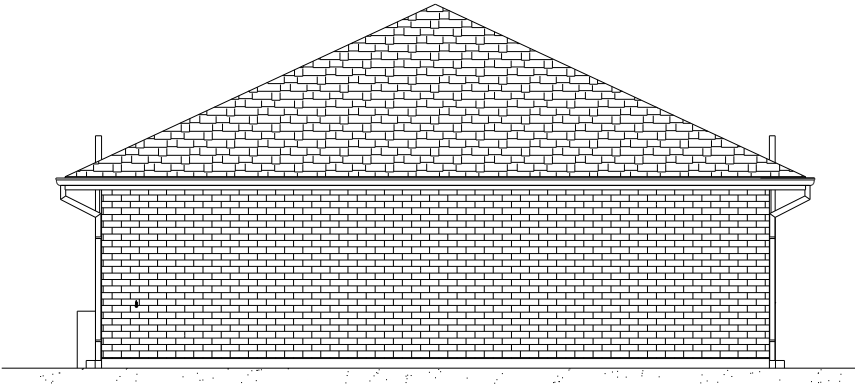
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							No.	Date:	Reason:	
							1	20-03-2023	Initial Consent Plans	
Sales: R Gould		Drawn: M Glynn		QS: E Gould	Print Date: 20/03/2023	Scale: 1:100 @ A3				

BUILDING ENVELOPE RISK MATRIX		
ELEVATION C		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	Medium	1
Building Envelope	Medium	1
Decks & Balconies	Low	0
Total		3



ELEVATION C

BUILDING ENVELOPE RISK MATRIX		
ELEVATION D		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	Medium	1
Building Envelope	Low	0
Decks & Balconies	Low	0
Total		2



ELEVATION D

ROOF & WALL CLADDINGS

Roof : 25° Pressed Metal Tiles
Walls : 70 Series Brick Veneer
with a 50mm cavity
James Hardie Linea Weatherboards
(Facing Boards) with a 20mm cavity

ELEVATION LEGEND


SS Safety Stays
SG Safety Glass
MB Meter Box
TV Terminal Vent

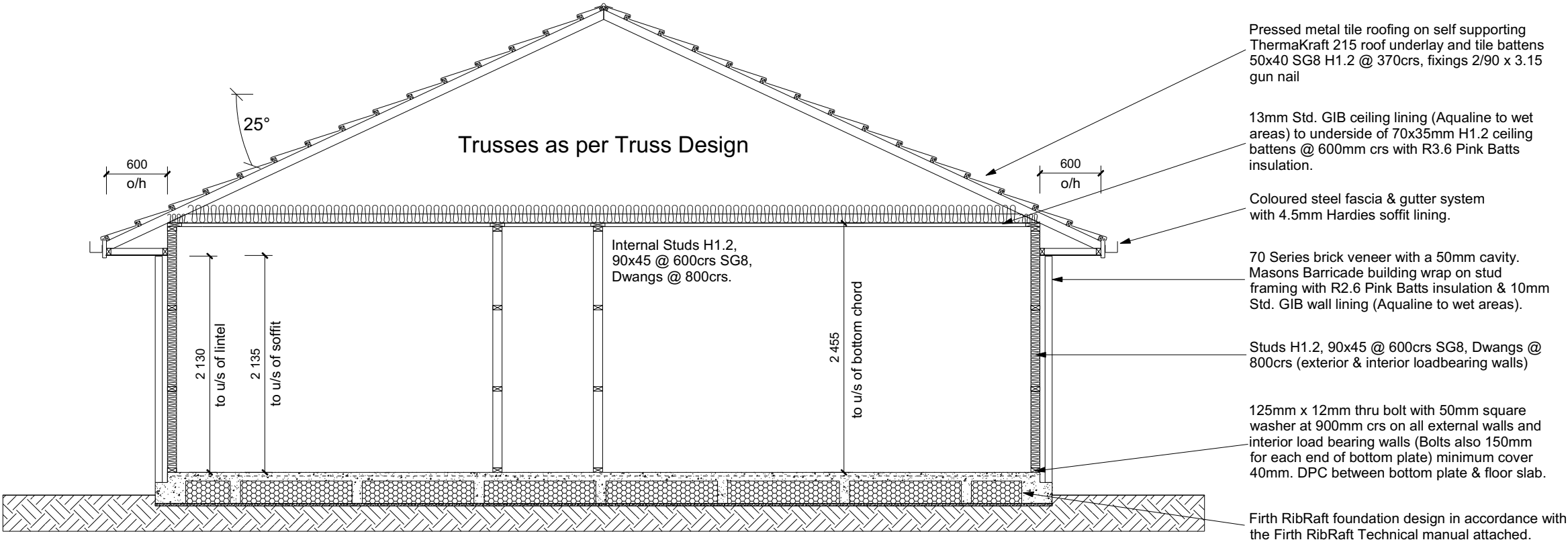
ELEVATION NOTES

Gutter : Coloured Steel Quad Gutter
Fascia : Coloured Steel185 Fascia
Downpipes : Colorsteel Rectangular 75x55mm
Soffits : Hardiflex 4.5mm
Joinery : Low-E Double glazed aluminum

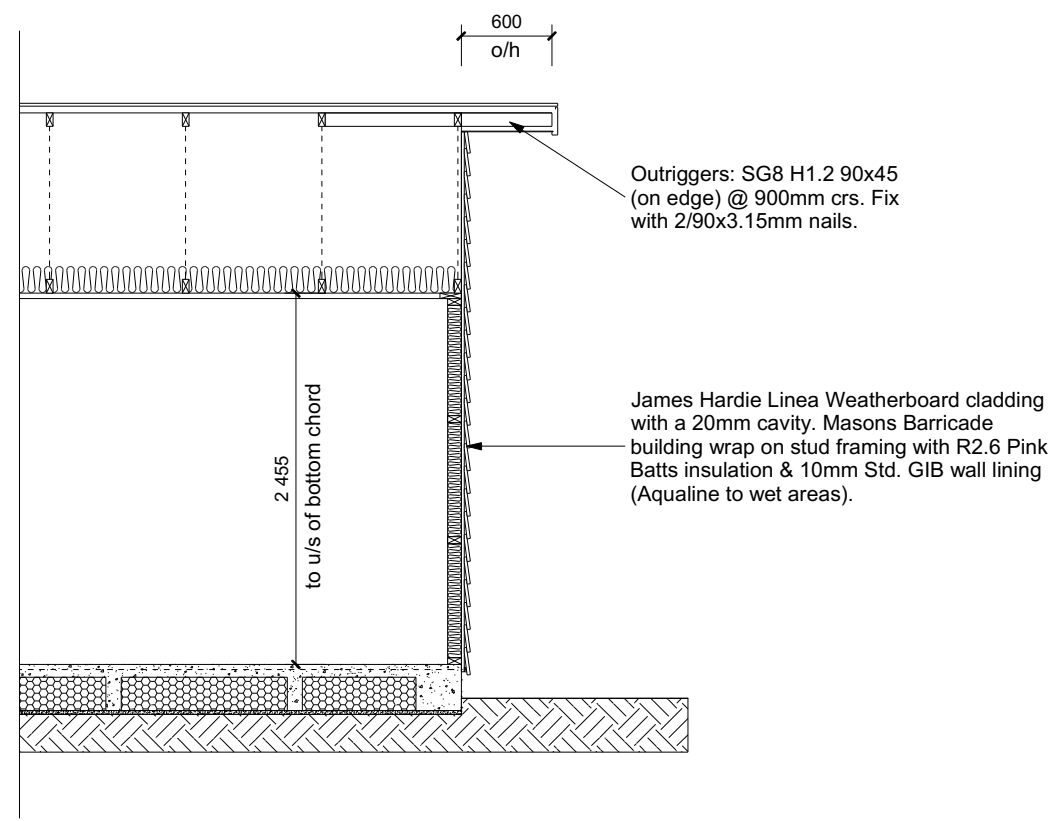
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Access routes to have slip resistance surface
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				Sales: R Gould	Drawn: M Glynn	QS: E Gould	Print Date: 20/03/2023	Scale: 1:100 @ A3	No. 1	Date: 20-03-2023	Reason: Initial Consent Plans	



CROSS SECTION A-A



CROSS SECTION B

ROOF & WALL CLADDINGS

Roof : 25° Pressed Metal Tiles
Walls : 70 Series Brick Veneer with a 50mm cavity
James Hardie Linea Weatherboards (Facing Boards) with a 20mm cavity

CROSS SECTION NOTES

Building wrap is to comply with E2/AS1 & NZS 3604:2011.
Flashing materials must be selected based on environmental exposure. Refer to NZS 3604:2011 & table 20 of E2/AS1.
Flashing tape must have proven compatibility with the selected wrap & other materials with which it comes into contact as per table 21 of E2/AS1.
Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3
Unless stated otherwise, timber members on drawings are to be a minimum of SG8 strength graded as per NZS3604:2011.

Joinery : Low-E Double glazed aluminum

INSULATION
Ceiling: Pink Batts R3.6 Ceiling Batts
Wall: Pink Batts R 2.6 Wall Batts

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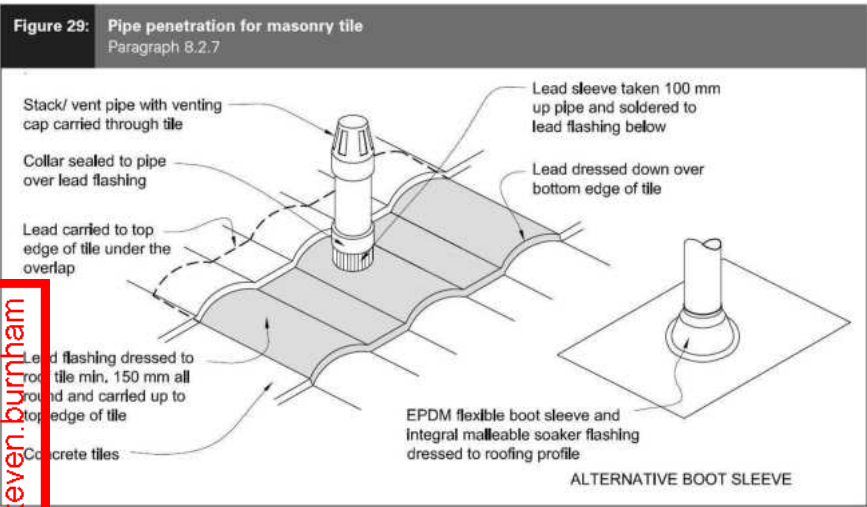
Refer to attached Specifications for further information.

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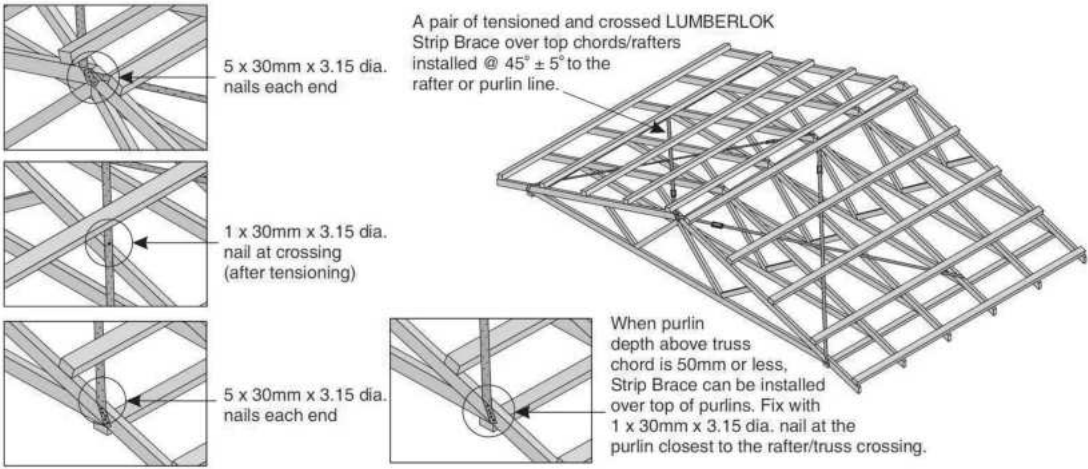
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				Sales: R Gould		Drawn: M Glynn	QS: E Gould	Print Date: 20/03/2023	Scale: 1:50 @ A3	No.	Date:	Reason:	6
										1	20-03-2023	Initial Consent Plans	
											of 25 sheets		

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Metal Tile Penetration Detail
Scale NTS

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



ROOF CLADDING
Roofing : 25° Pressed Metal Tiles
Tile Battens : 50x40 SG8 H1.2 @ 370crs, fixings 2/90 x 3.15 gun nail

ROOF PLAN NOTES
Gutter: Coloured Steel Quad Gutter
Fascia: Coloured Steel 185 Fascia
Downpipes: Colorsteel Rectangular 75x55mm
Soffits: Hardiflex 4.5mm

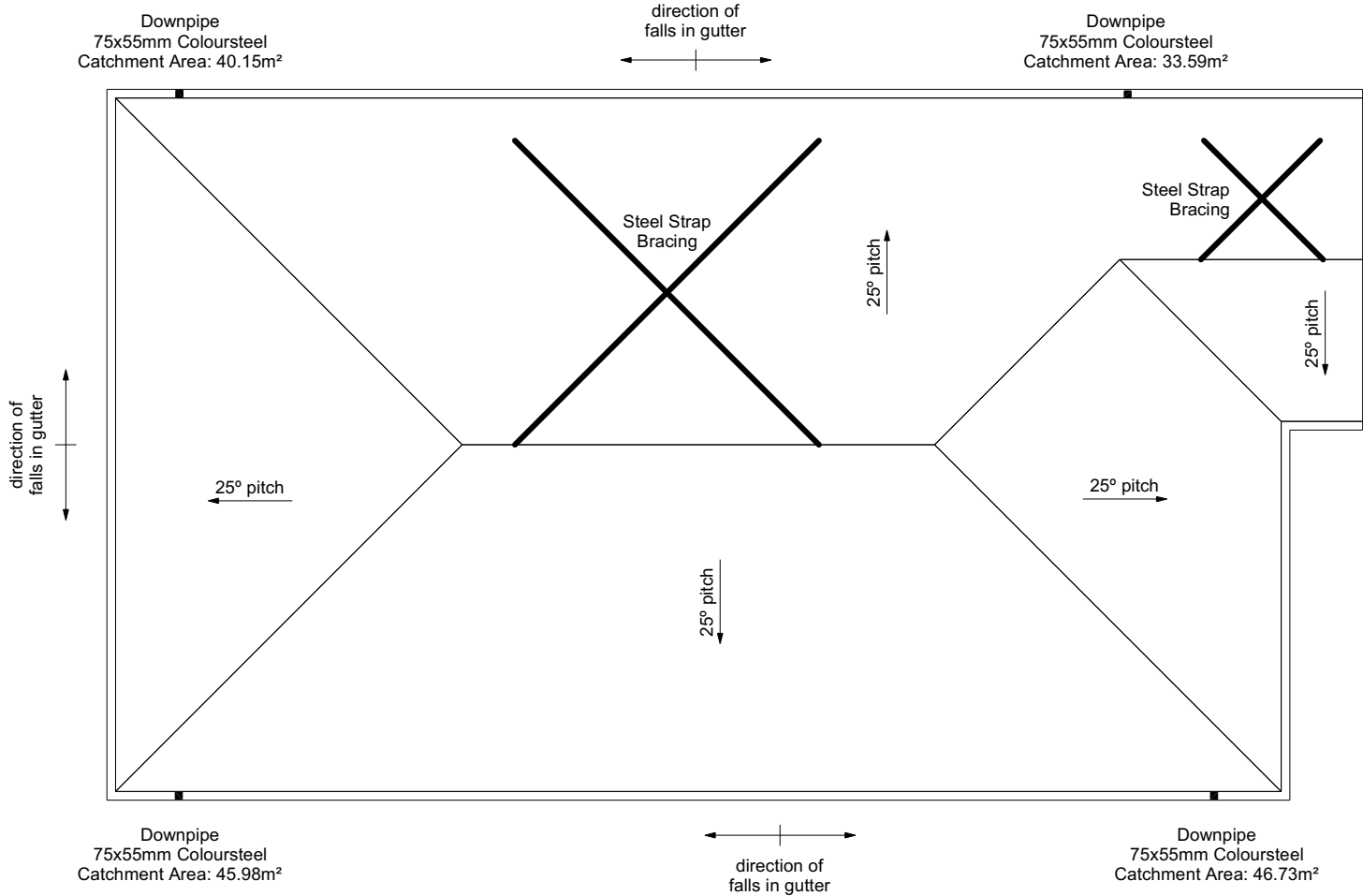
Underlay: Thermakraft 215 roof underlay

Roof Bracing: Diagonally opposed pair 25x1mm galv straps with 8Kn tension capacity.
After tensioning strap, fix to each rafter with 2/ 60x3.15mm nails.
Fold down strap and fix with 3/ 60x3.15mm nails each into the top chord and into the top plate.


Downpipes: 75x55 Rectangle Colorsteel
As per NZBC E1/AS1 Table 5 75x55 down pipes can collect up to 60m² of 0-25° roof plan area.

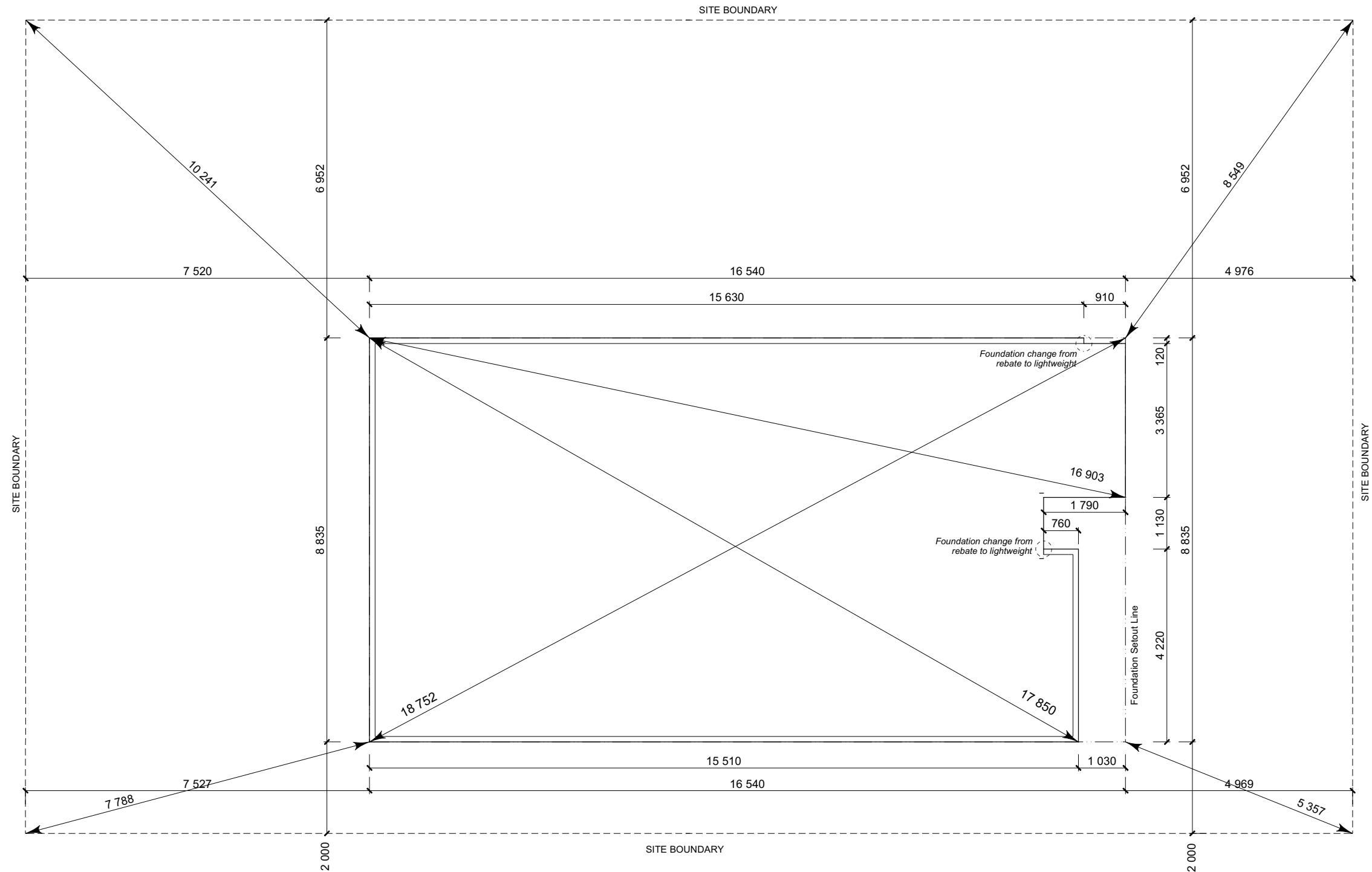
Use Coloured steel Quad Gutter
As per NZ Metal Roof and Wall Cladding Code of Practice Version 2 section 8 the above gutter with a cross sectional area of 5550mm² can collect up to 60m² of 0-25° roof plan area. Refer to the specifications for exact calculations.

Use Lumberlock top plate fixing chart attached to the main specifications to determine top plate fixings.



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							No.	Date:	Reason:	
							1	20-03-2023	Initial Consent Plans	
					Sales: R Gould	Drawn: M Glynn	QS: E Gould	Print Date: 20/03/2023	Scale: 1:100 @ A3	

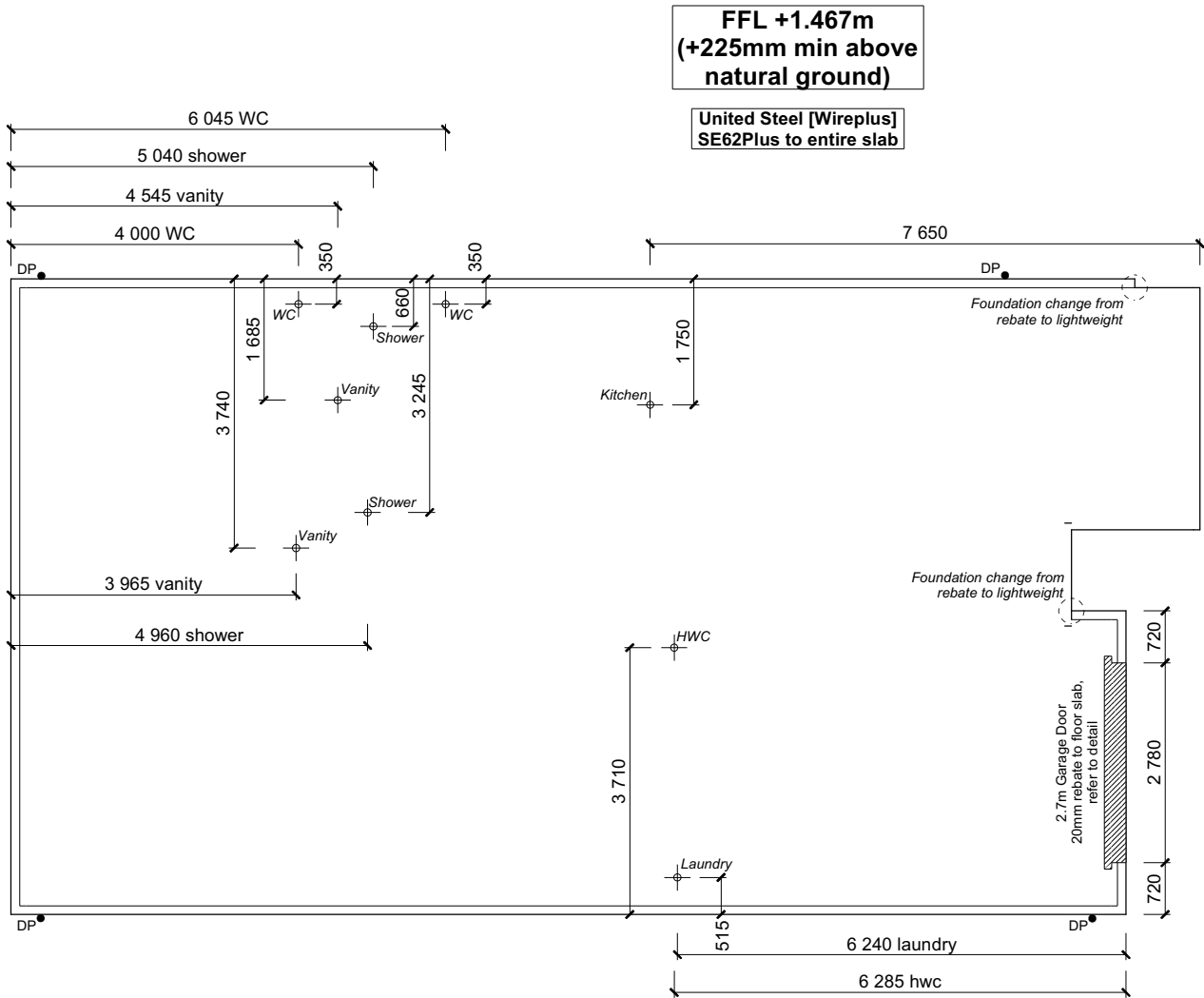


SET OUT PLAN NOTES
All dimensions over foundation face. Allow (120mm rebate) 70mm veneer & 50mm cavity, Brick to overhang foundation face by 0-20mm max as per NZBC E2/AS1.
All reinforcing is to be Ductility Class E, in accordance with NZS 4671.
All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2.

These foundations are design to the findings and recommendations in the site specific Geotech report.

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				170685	Snipe	SETOUT DIMENSIONS	No.	Date:	Reason:	8	
							1	20-03-2023	Initial Consent Plans		
Sales: R Gould		Drawn: M Glynn	QS: E Gould	Print Date: 20/03/2023	Scale: 1:100 @ A3				of 25 sheets		



FOUNDATION PLAN NOTES

All dimensions over foundation face. Allow (120mm rebate) 70mm veneer & 50mm cavity, Brick to overhang foundation face by 0-20mm max as per NZBC E2/AS1.
W/C location indicated on plan has assumed a 140mm offset from internal frame line, please consult manufacturer's documentation to confirm offset.
Contractor to consult manufacturer's documentation to determine the correct location for all wastes positioned through floor slabs.
Earth bar to be bonded to the reinforcing mesh
Refer to Truss design for exact location of slab thickenings


All reinforcing is to be Ductility Class E, in accordance with NZS 4671.
All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2.

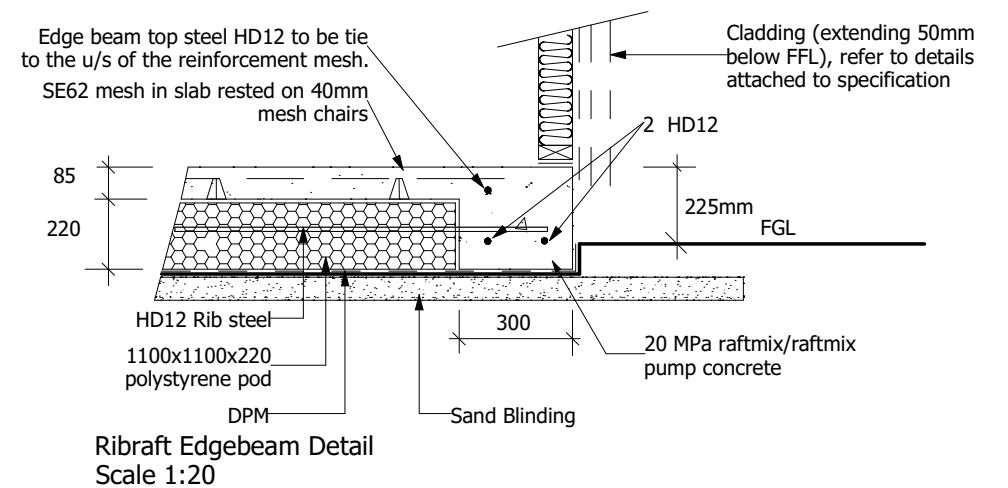
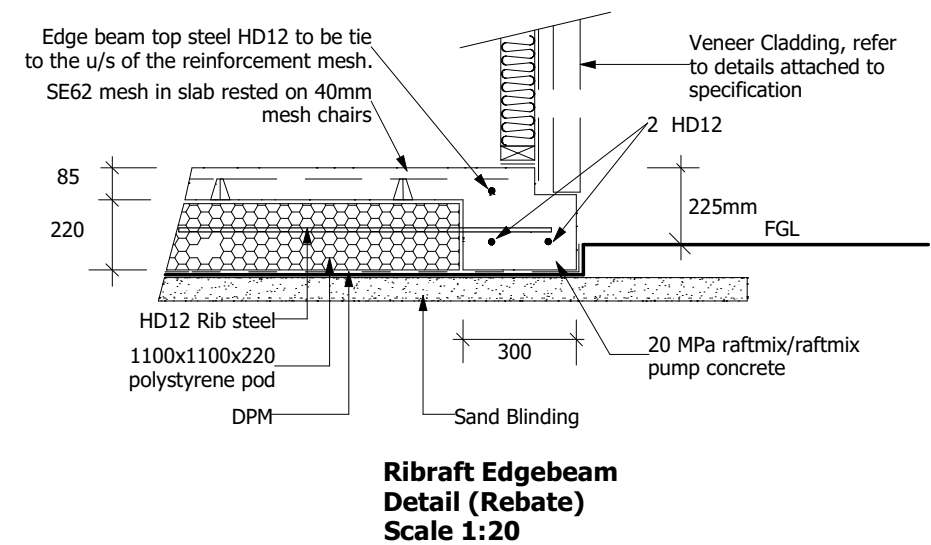
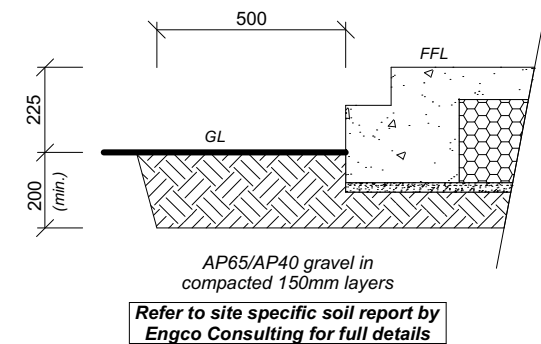
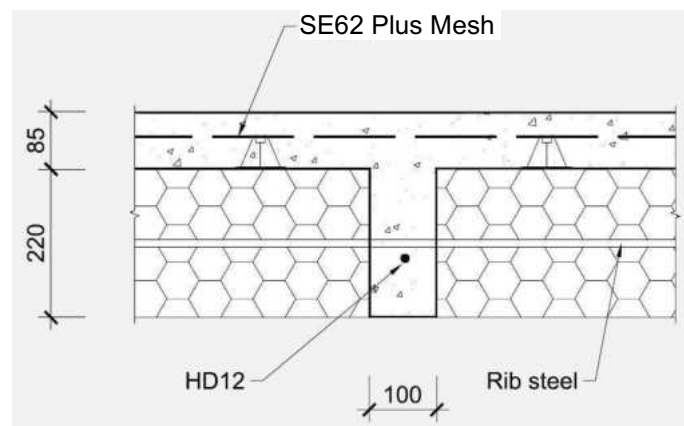
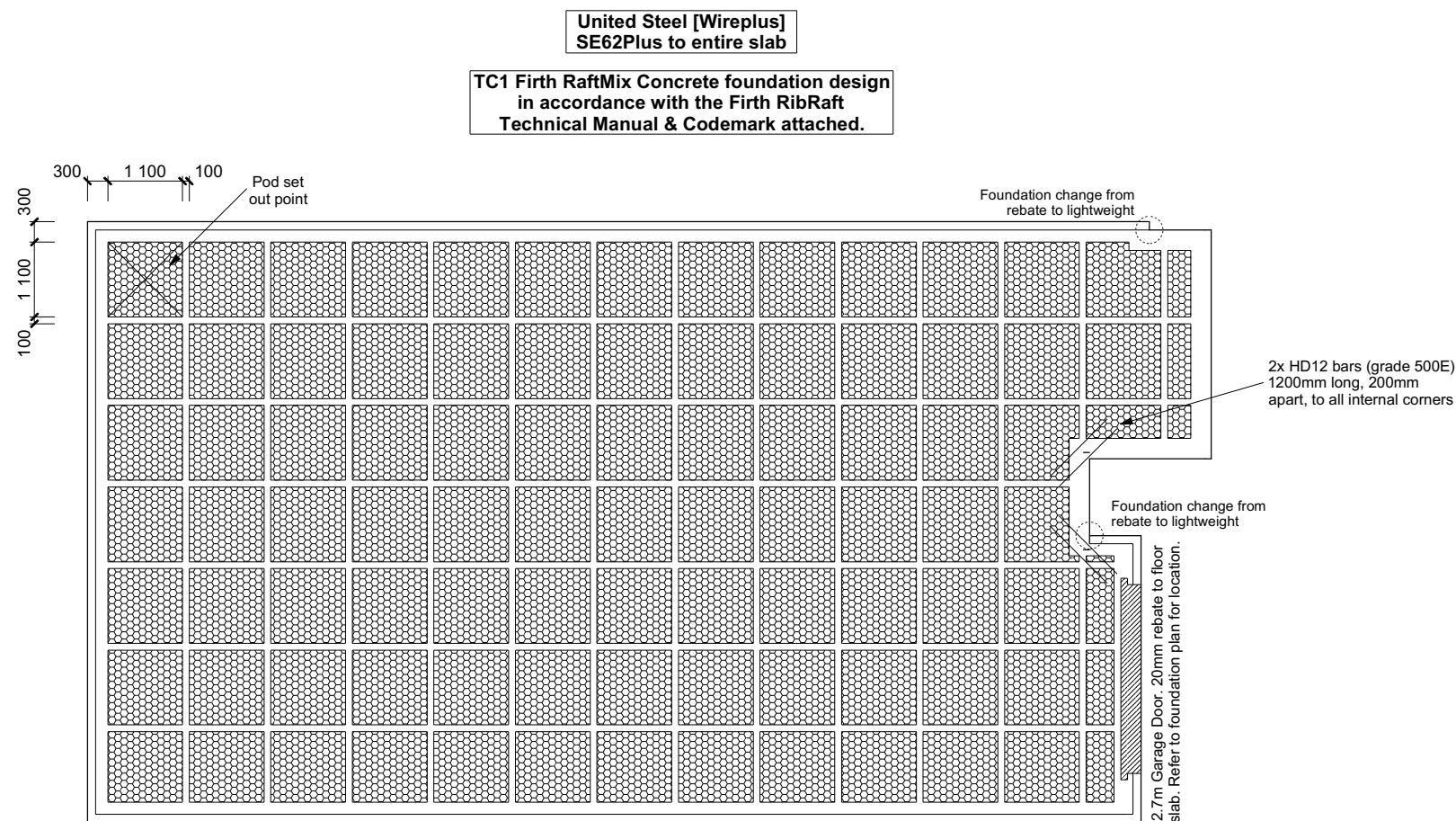
These foundations are design to the findings and recommendations in the site specific Geotech report.

AREA TO PERIMETER RATIO


Foundation Area: 139.65m²
Perimeter: 52.27m
Ratio: 2.67

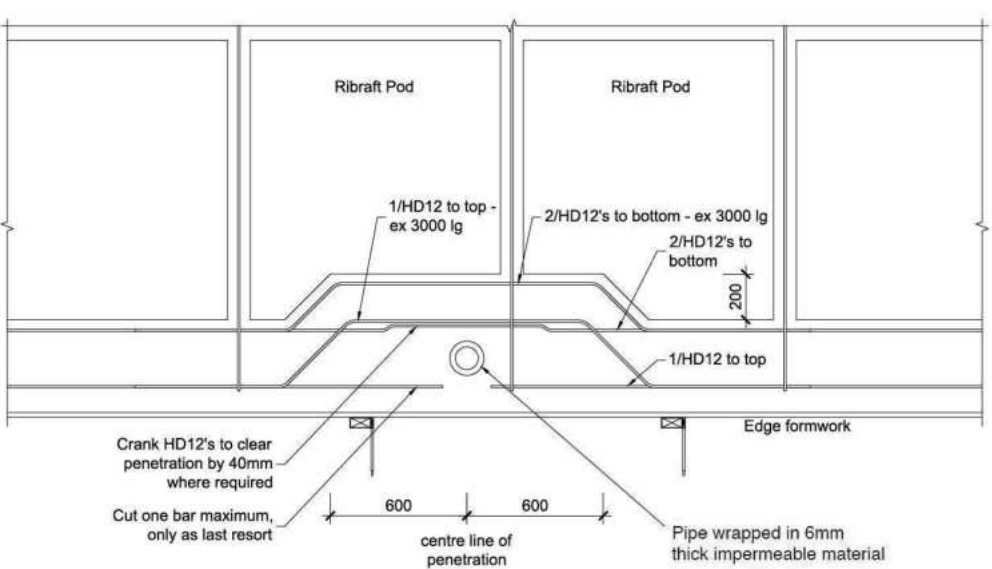
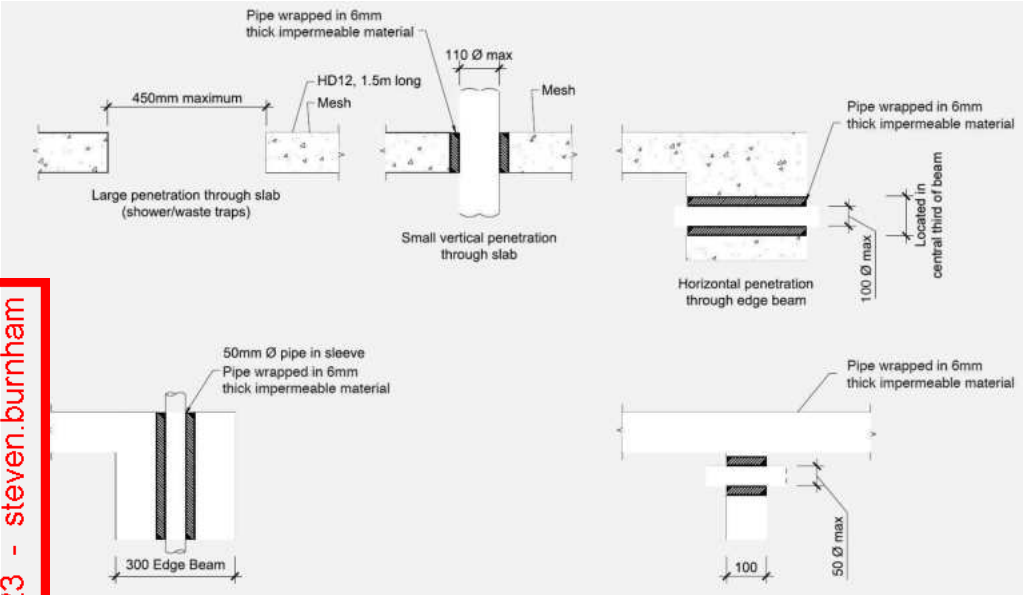
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				Sales: R Gould	Drawn: M Glynn	QS: E Gould	Print Date: 20/03/2023	Scale: 1:100 @ A3	No. 1	Date: 20-03-2023	Reason: Initial Consent Plans	



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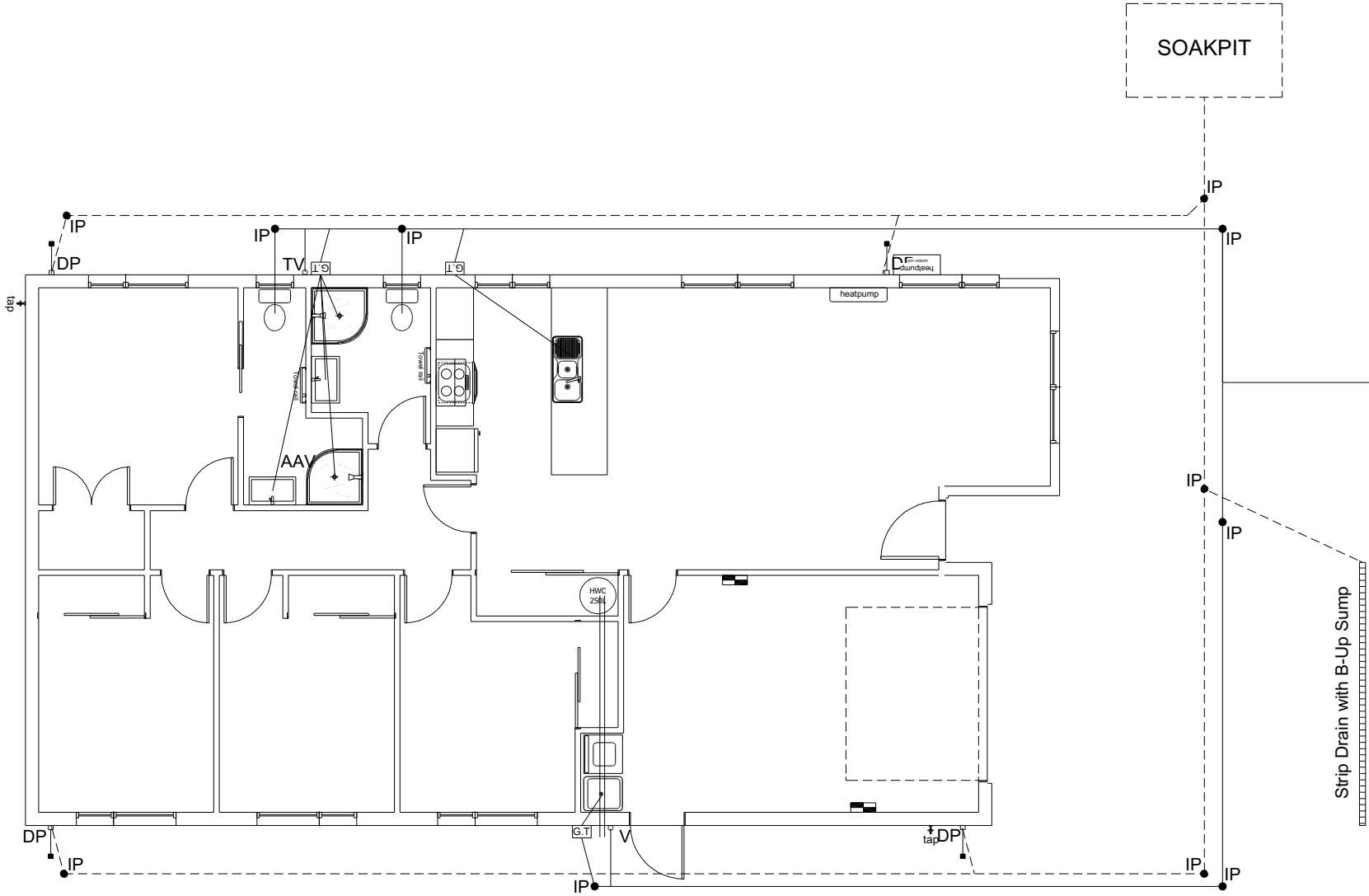
 <p>Signature HOMES EST. 1983 YOUR HOME. YOUR WAY.</p>	<p>TKR Homes Ltd. 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443</p> <p>P: +64 3 342 7788</p>	<p>These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail is required for construction and to demonstrate compliance with the current NZBC, a specific request should be made for the required detail to be supplied. No liability will be accepted for any detail or construction not covered in these drawings and/or carried out by persons other than the designer producing these documents.</p>	<p>TKR Developments Limited Lot 655, DP 583250 12 Edgar Way Faringdon, Rolleston</p>	<p>Job Number: 170685</p>	<p>Original Plan: Snipe</p>	<p>Sheet Name: RIBRAFT PLAN</p>	<p>CONSENT PLANS</p> <table><tr><th>No.</th><th>Date:</th><th>Reason:</th></tr><tr><td>1</td><td>20-03-2023</td><td>Initial Consent Plans</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>			No.	Date:	Reason:	1	20-03-2023	Initial Consent Plans																			<p>Sheet No.: 10 of 25 sheets</p>
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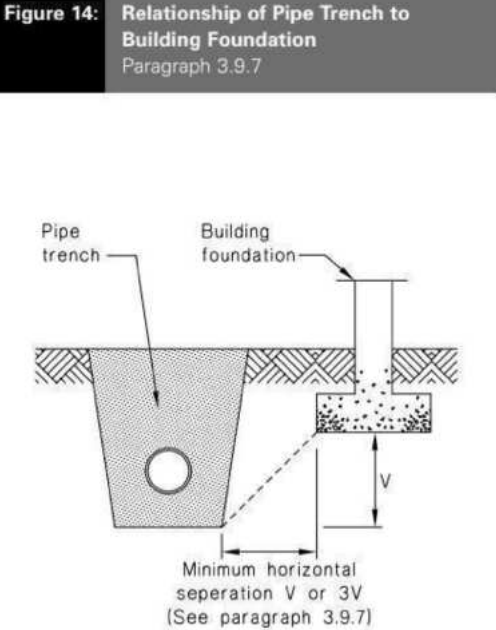
Plumbing Schedule	NZBC G13	
Kitchen Sink:	Ø50mm @ 1:40	(3 discharge units)
Bathrooms Vanity:	Ø40mm @ 1:40	(1 discharge units per basin)
Shower:	Ø40mm @ 1:40	(2 discharge units)
Bath:	Ø40mm @ 1:40	(4 discharge units)
WC:	Ø100mm @ 1:40	(4 discharge units)
Laundry Sink:	Ø40mm @ 1:30	(5 discharge units)
Drainage Schedule	NZBC G13	
Main Foulwater Vented Drain	Ø100mm @ 1:60	
Stormwater Drain	Ø100mm @ 1:60 (1:120max)	
Terminal Vent	Ø80mm	
Heatpump	Drain over DP	
ORG	Overflow Relief Gully	

Notes:
ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of lowest fixture
Sewer and Stormwater to connect to existing connections.
All plumbing and drainage to comply with NZBC G13.
All drains passing through concrete, provide sleeve or wrap in durable and flexible to allow for expansion and contraction. (as per G13/AS2 5.8.1)
HWC: Safe tray to HWC with 50mm overflow drain to exterior to comply with G12/AS1.


DRAINAGE LEGEND	
-----	Stormwater DN100mm uPVC
————	Sewer Drain DN100mm uPVC
DP	Downpipe
GT	Gully Trap
ORG	Overflow Relief Gully
TV	Terminal Vent
AAV	Air Admittance Valve
IP	Inspection Point

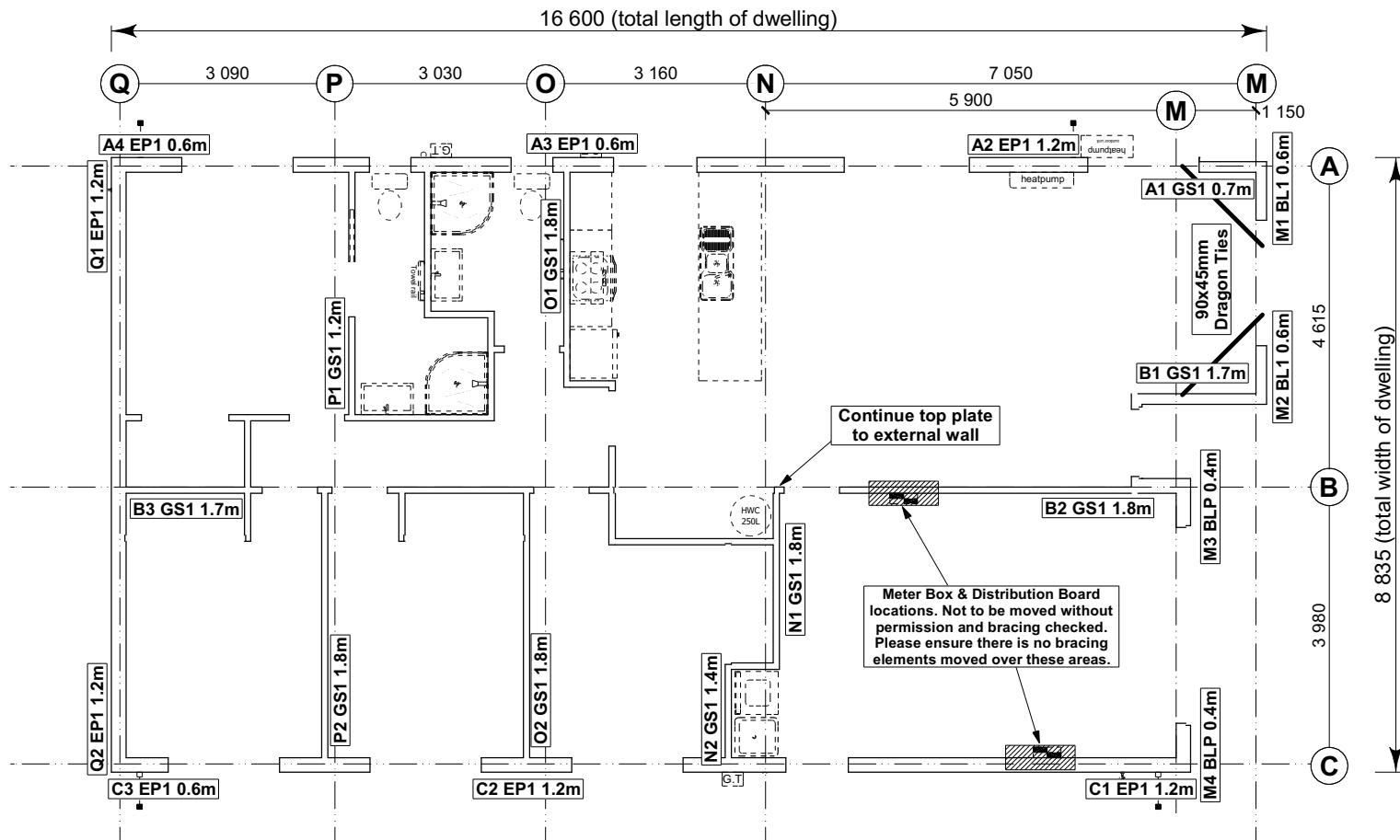


Sewer connection to be confirmed onsite by contractor



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														1	20-03-2023	Initial Consent Plans	



8.7.3.4
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.

BRACING PLAN NOTES
Wall bracing designed in accordance with NZS 3604:2011 & GIB Ezybrace system. Refer to attached calculations.

Bracing Designed to:
Wind: High
Earthquake: 2

BRACING LEGEND

- A ← Brace Line Label
- 1.1m ← Brace Length
- GS1 ← Brace Type
- A1 ← Brace Number

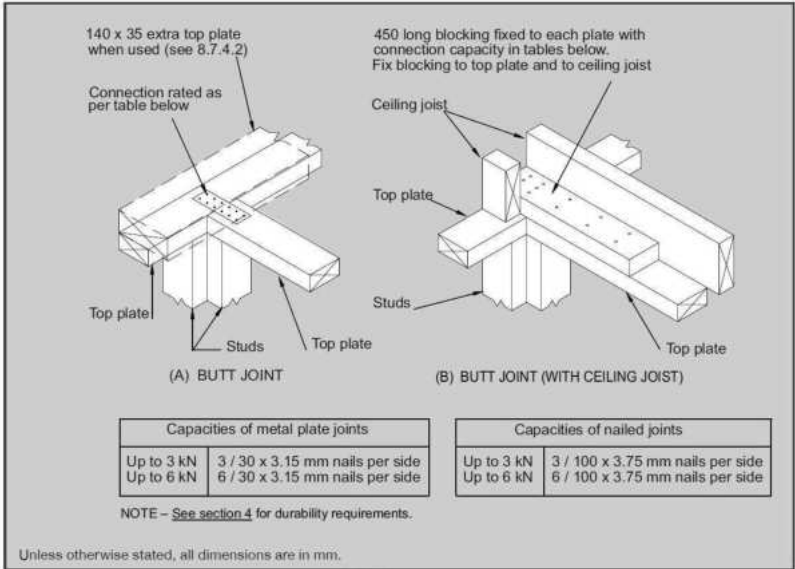


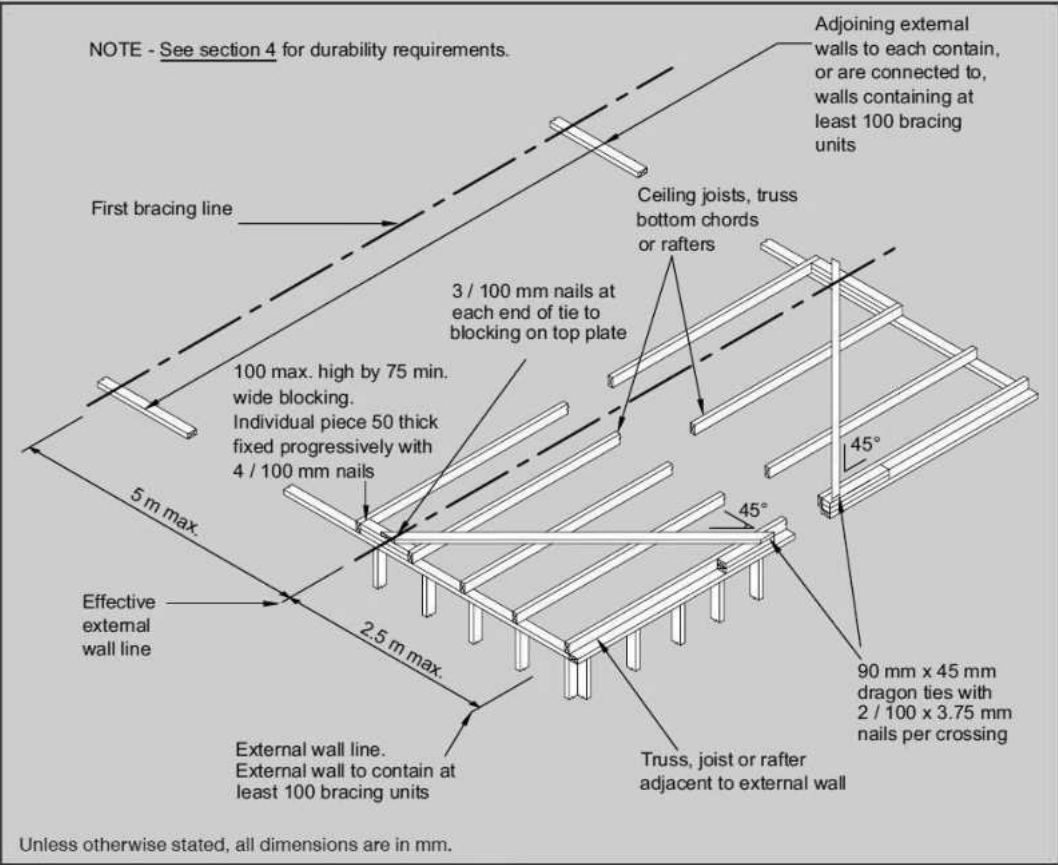
Figure 8.16 - Connecting top plates to external walls at right angles - Walls containing bracing (see 8.7.3.4)

Single Level Along Resistance Sheet


Job Name: TKR Developments Ltd									Wind	EQ
									Demand	
									454	842
									Achieved	
A	1	0.60		2.4	GS1-N	GIB®	34	35	996	1022
	2	1.20		2.4	EP1 1.2	Ecoply®	144	162	219%	121%
	3	0.60		2.4	EP1 0.6	Ecoply®	57	63		
	4	0.60		2.4	EP1 0.6	Ecoply®	57	63		
B	1	1.70		2.4	GS1-N	GIB®	117	102	292 OK	323 OK
	2	1.80		2.4	GS1-N	GIB®	124	108		
	3	1.70		2.4	GS1-N	GIB®	117	102		
C	1	1.20		2.4	EP1 1.2	Ecoply®	144	162	359 OK	312 OK
	2	1.20		2.4	EP1 1.2	Ecoply®	144	162		
	3	0.60		2.4	EP1 0.6	Ecoply®	57	63		
									345 OK	387 OK

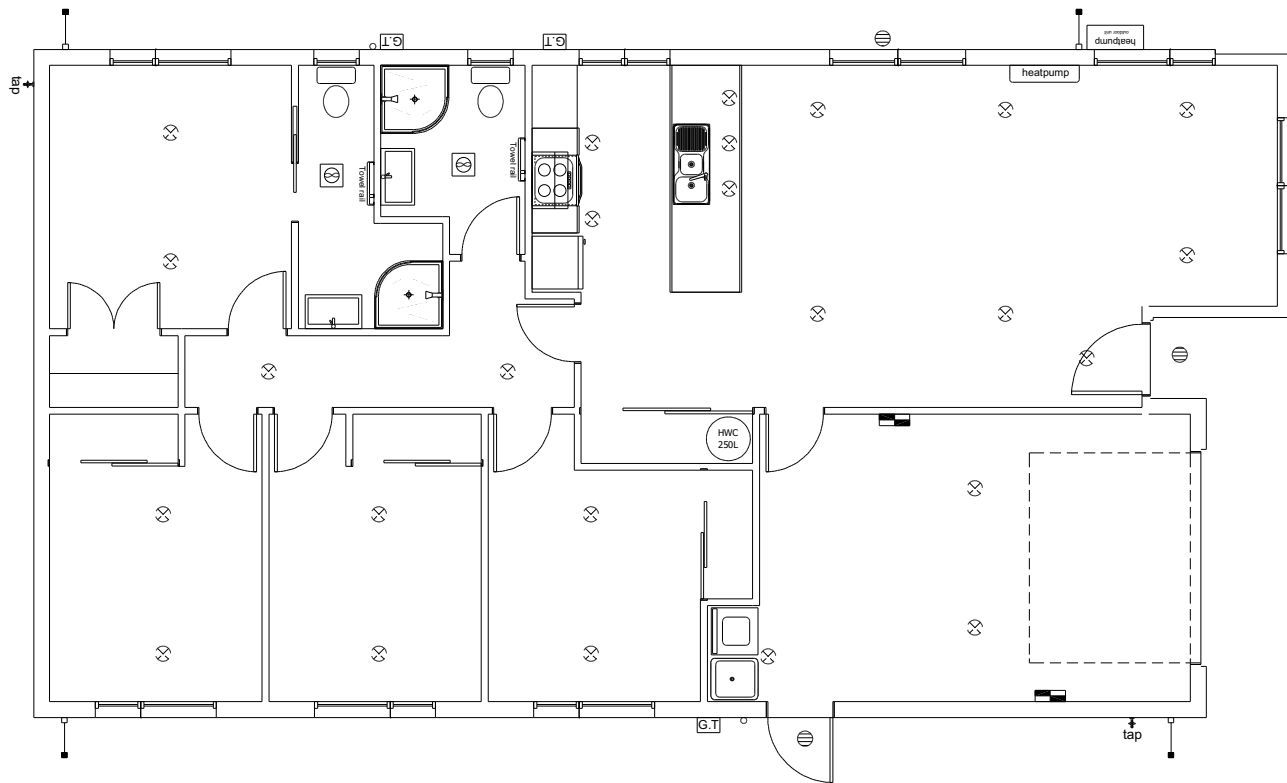
Single Level Across Resistance Sheet

Job Name: TKR Developments Ltd									Wind	EQ
									Demand	
									845	842
									Achieved	
M	1	0.60		2.4	BL1-H	GIB®	59	61	1220	1178
	2	0.60		2.4	BL1-H	GIB®	59	61	144%	140%
	3	0.40		2.4	BLP-H	GIB®	48	54		
	4	0.40		2.4	BLP-H	GIB®	48	54		
N	1	1.80		2.4	GS1-N	GIB®	124	108	215 OK	229 OK
	2	1.40		2.4	GS2-N	GIB®	137	120		
O	1	1.80		2.4	GS1-N	GIB®	124	108	261 OK	228 OK
	2	1.80		2.4	GS1-N	GIB®	124	108		
P	1	1.20		2.4	GS1-N	GIB®	83	72	248 OK	216 OK
	2	1.80		2.4	GS1-N	GIB®	124	108		
Q	1	1.20		2.4	EP1 1.2	Ecoply®	144	162	207 OK	180 OK
	2	1.20		2.4	EP1 1.2	Ecoply®	144	162		
									288 OK	324 OK




All dimensions are to be checked and confirmed prior to any construction
Plans are to be read in conjunction with Specifications and all supporting documentation

	TKR Homes Ltd. 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443 P: +64 3 342 7788	These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail is required for construction and to demonstrate compliance with the current NZBC, a specific request should be made for the required detail to be supplied. No liability will be accepted for any detail or construction not covered in these drawings and/or carried out by persons other than the designer producing these documents.	TKR Developments Limited Lot 655, DP 583250 12 Edgar Way Faringdon, Rolleston	Job Number: 170685		Original Plan: Snipe	Sheet Name: BRACING PLAN		CONSENT PLANS			Sheet No.: 12 of 25 sheets
				Sales: R Gould	Drawn: M Glynn	QS: E Gould	Print Date: 20/03/2023	Scale: 1:100 @ A3	No. 1	Date: 20-03-2023	Reason: Initial Consent Plans	



LEGEND	
Refer to Electrical Section in Specification for further details	
	Ceiling Pan
	CA Approved Down Light
	Exterior Bulkhead Light
	Exterior Wall Light
	Fluorescent Double
	Light Switch
	Two Way Light Switch
	Single Power Socket
	Double Power Socket
	Outside Waterproof Plug
	Telephone/Data Outlet
	TV Jack
	Sky Connection
	Bathroom Heater
	Bathroom Extractor/Light
Electrical Plan in indicative only and is to be confirmed onsite with electrician and client	

All dimensions are to be check and confirmed prior to any construction
Plans are to be read in conjunction with Specifications and all supporting documentation

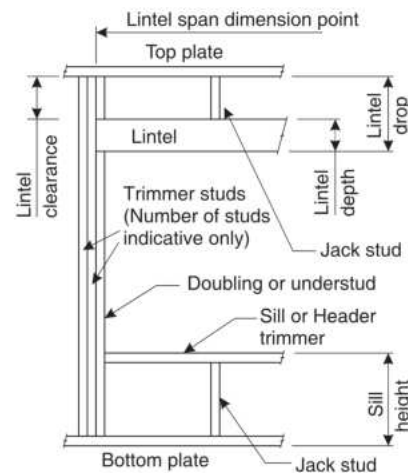
	TKR Homes Ltd. 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443 P: +64 3 342 7788	These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail it required for construction and to demonstrate compliance with the current NZBC, a specific request should be made for the required detail to be supplied. No liability will be accepted for any detail or construction not covered in these drawings and/or carried out by persons other than the designer producing these documents.	TKR Developments Limited Lot 655, DP 583250 12 Edgar Way Faringdon, Rolleston	Job Number:	Original Plan:	Sheet Name:	CONSENT PLANS			Sheet No.:
				170685	Snipe	LIGHTING PLAN	No.	Date:	Reason:	13
							1	20-03-2023	Initial Consent Plans	
Sales:	Drawn:	QS:	Print Date:	Scale:				of 25 sheets		
R Gould	M Glynn	E Gould	20/03/2023	1:100 @ A3						

LINTEL FIXING SCHEDULE **ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12** **NZS 3604:2011**

NOTE:

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

DEFINITIONS



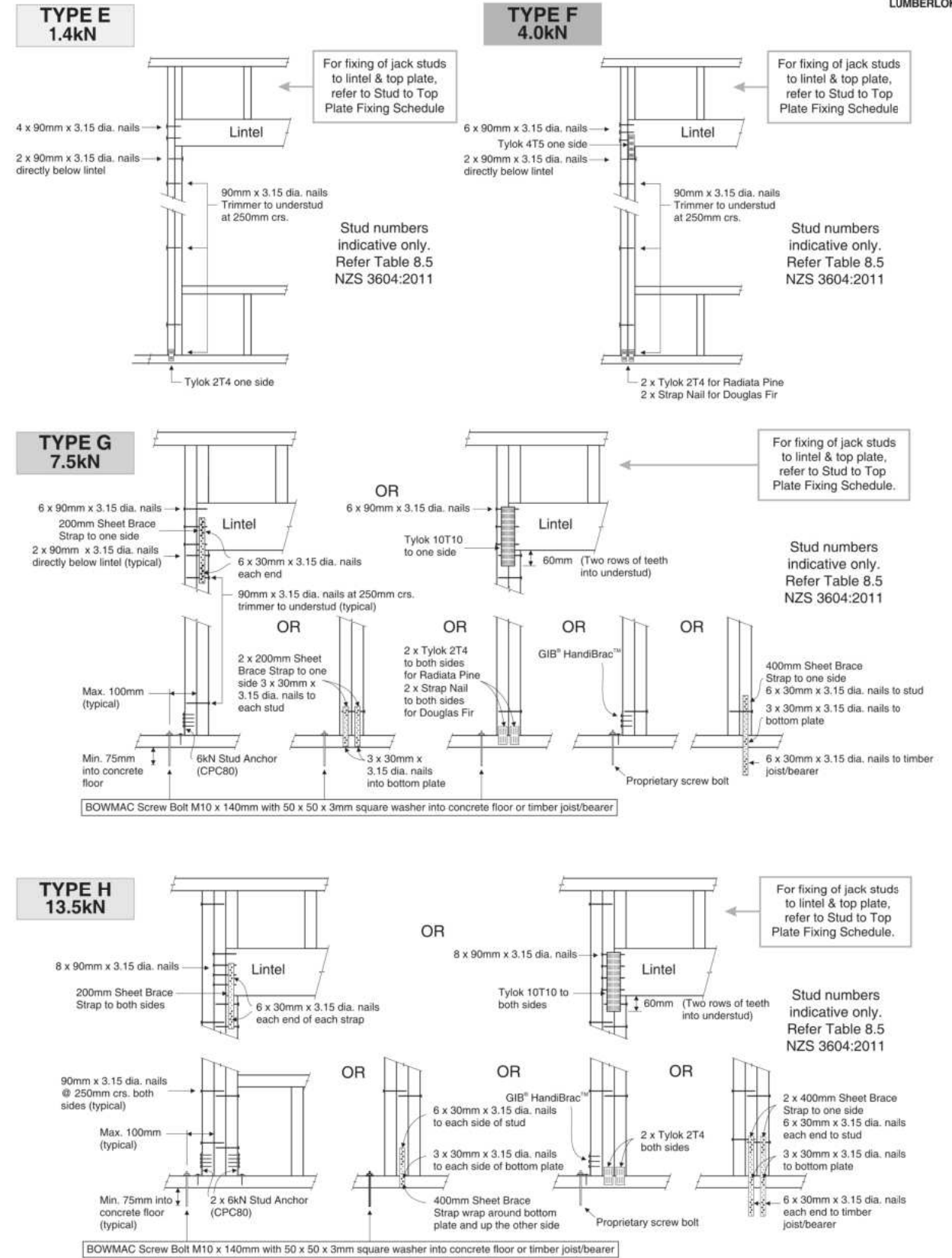
Lintel Supporting Girder Trusses						
Roof Tributary Area	Light Roof			Heavy Roof		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6m²	G	G	H	G	G	H
11.6m²	G	H	H	G	G	H
12.1m²	G	H	H	G	H	H
15.3m²	H	H	-	G	H	H
19.1m²	H	-	-	G	H	-
20.9m²	H	-	-	H	H	-
21.8m²	H	-	-	H	-	-
34.3m²	-	-	-	H	-	-

NOTES:

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

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

LINTEL FIXING OPTIONS

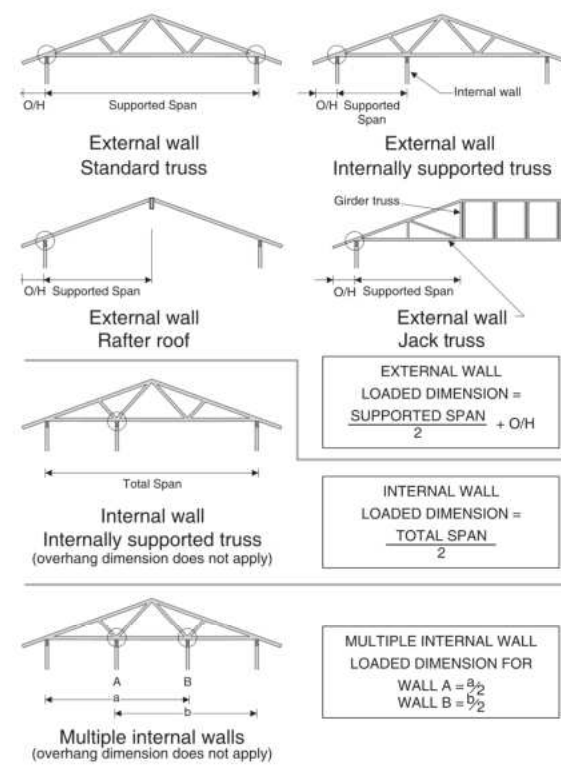


STUD TO TOP PLATE FIXING SCHEDULE ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

NOTE:

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

LOADED DIMENSION DEFINITION



FIXING SELECTION CHART

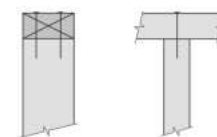
(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

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

FIXING OPTIONS

FIXING TYPE A 0.7kN

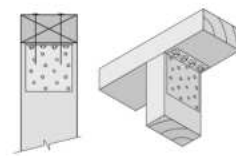
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



FIXING TYPE B 4.7kN

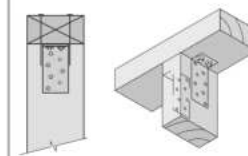
CHOOSE ANY OF THE 3 OPTIONS BELOW

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



Plus LUMBERLOK 6kN Stud Anchor (CPC80)

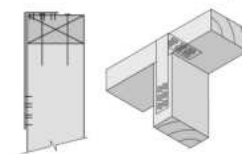
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus 2 x LUMBERLOK CPC40

Recommended for internal wall options to avoid lining issues

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



Plus LUMBERLOK Stud Strap (one face only)

NOTE:

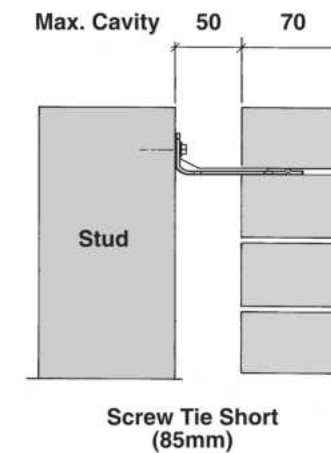
To calculate the number of B type fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.



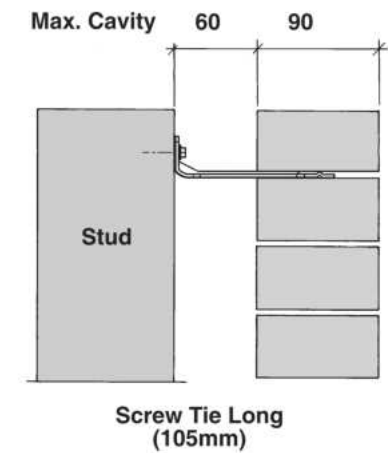
SCAN FOR
INSTALLATION
VIDEO

<https://vimeo.com/117353604>

70 SERIES BRICK



90 SERIES BRICK



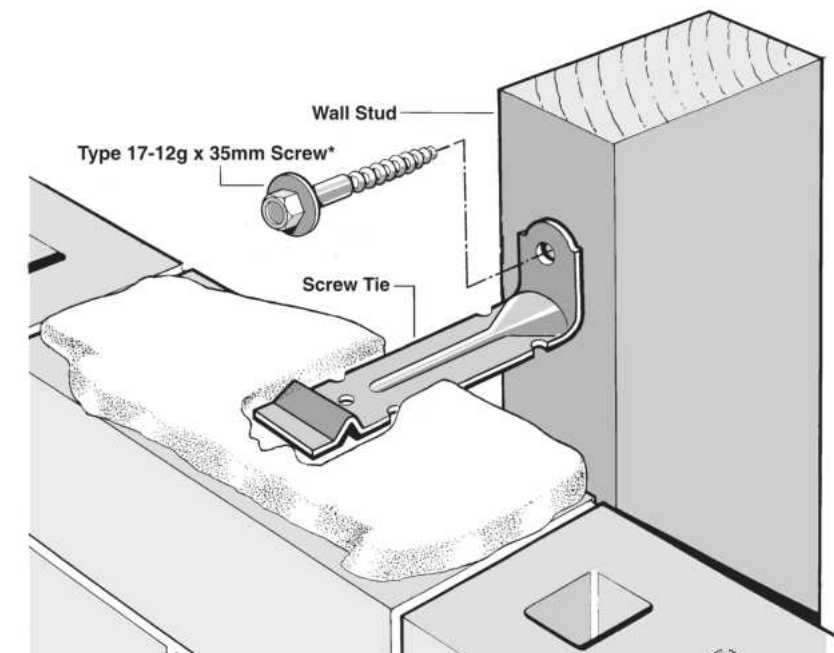
- ★ All brick work must be constructed in accordance with NZS 4210:2001 Masonry Construction: Materials and Workmanship. Screw Ties must be applied accordingly and are not to be hammered into timber framing.
- ★ Water shedding shoulder prevents transfer of the moisture from tie to building.
- ★ Nail hole for Oamaru Stone.
- ★ Angled neck encourages increased tie embedment in mortar.

Material: 1.2mm NZCC-SD Hot Dip Galvanised Steel
Screws: Type 17-12g x 35mm Hex Head Hot Dip Galvanised Screws
Packed: 250 ties per box including screws

Also available in Stainless Steel Grade 316 for Zone D.

SCREW TIES FOR BRICK VENEER FIXING

- ★ Medium duty (EM) classification
- ★ Tested by BRANZ in accordance with AS/NZS 2699.1:2000
- ★ BRANZ test report No. ST0725 November 2007
- ★ Suitable for both 'dry bedding' and encapsulated mortar
- ★ Hot Dip Galvanised ties for Zones B & C, and Stainless Steel Grade 316 ties for Zone D meet NZS 3604:2011 Sect. 4 Durability
- ★ Available in 85mm and 105mm sizes



*NOTE:
Use longer screws for fixing through Rigid Air Barrier (RAB). Maintain 35mm embedment in studs.

All dimensions are to be checked and confirmed prior to any construction
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TKR Homes Ltd.
31 Watts Road, Sockburn
PO BOX 11 351
Christchurch 8443
P: +64 3 342 7788

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TKR Developments Limited
Lot 655, DP 583250
12 Edgar Way
Faringdon, Rolleston

Job Number:
170685
Sales: R Gould

Original Plan:
Snipe
Drawn: M Glynn

Sheet Name:
FRAMING DETAILS
QS: E Gould

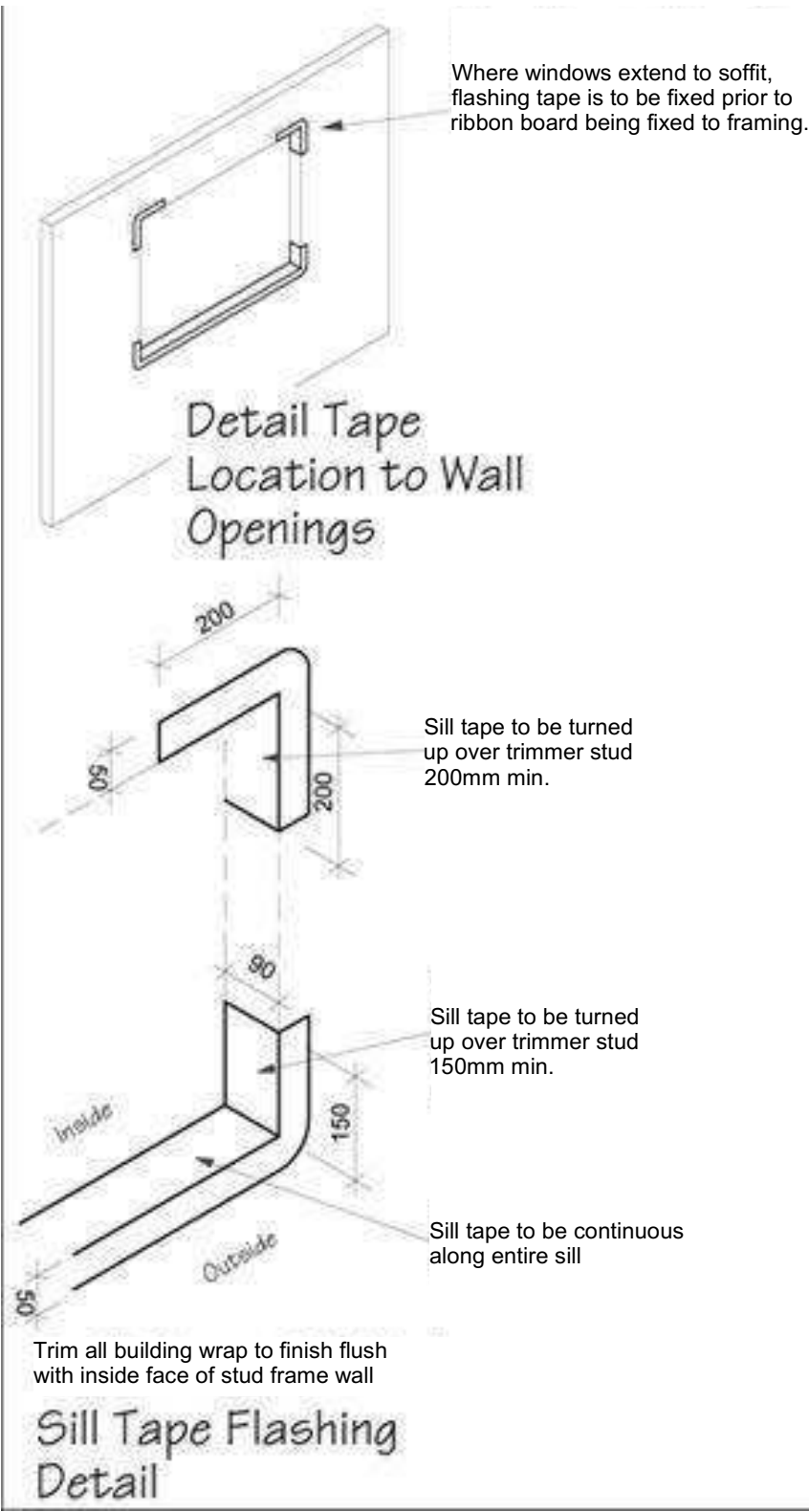
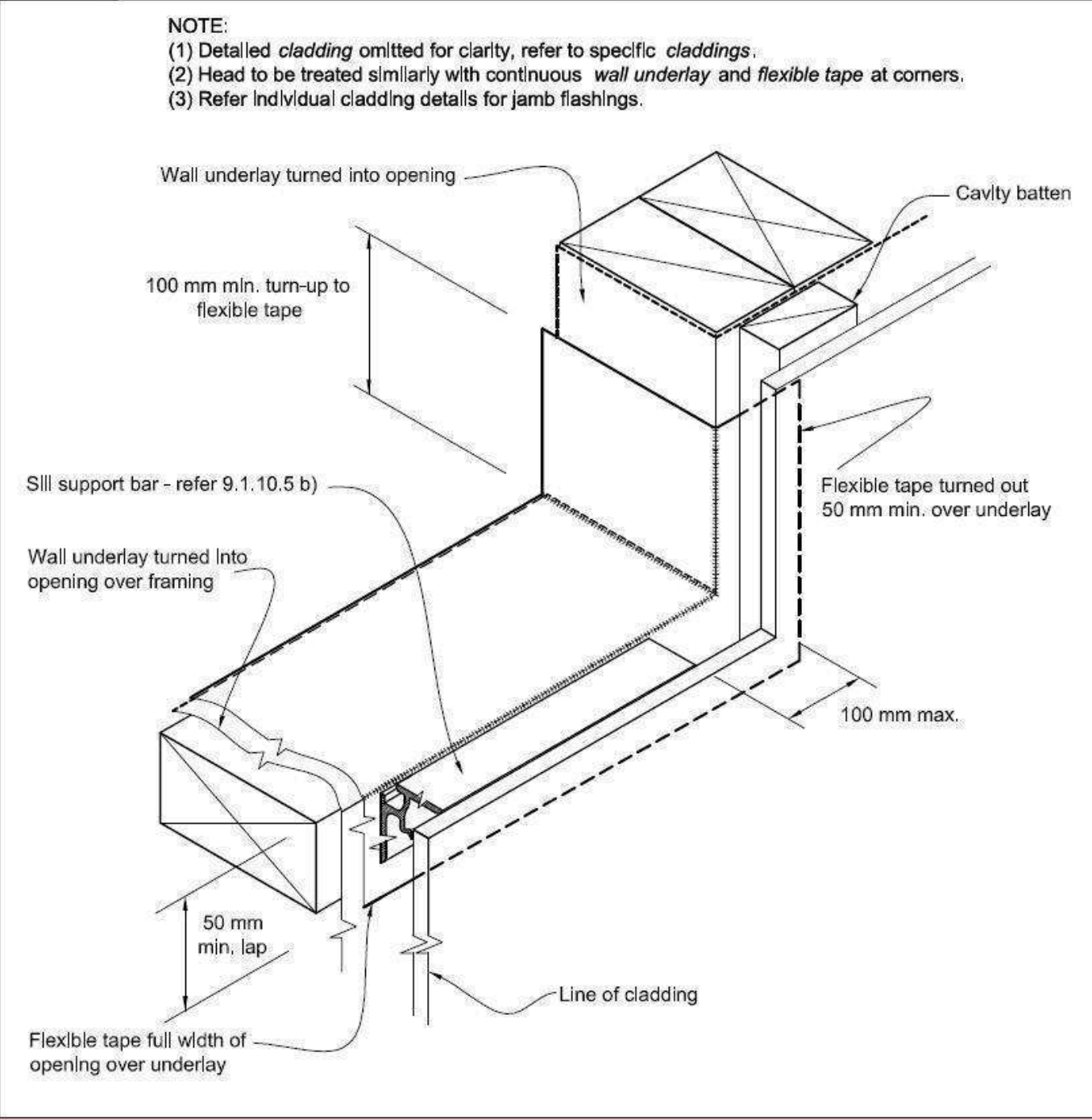
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20/03/2023
Scale:
NTS @ A3

CONSENT PLANS


No.	Date:	Reason:
1	20-03-2023	Initial Consent Plans

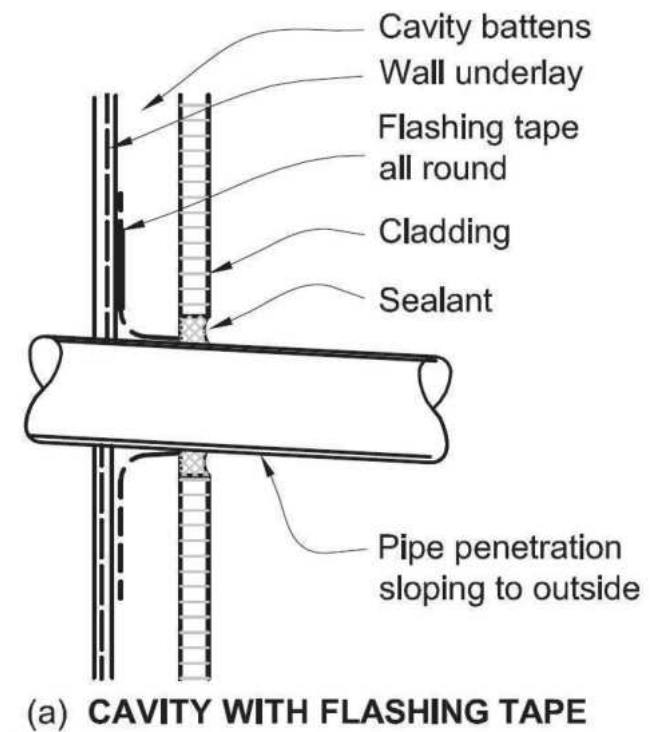
Sheet No.:
15
of 25 sheets

Figure 72B: General window and door opening with drainage cavity
Paragraphs 9.1.5, 9.1.9.3, 9.1.10.2, Figures 73C, 76, 85, 86, 91, 99, 116 and 128

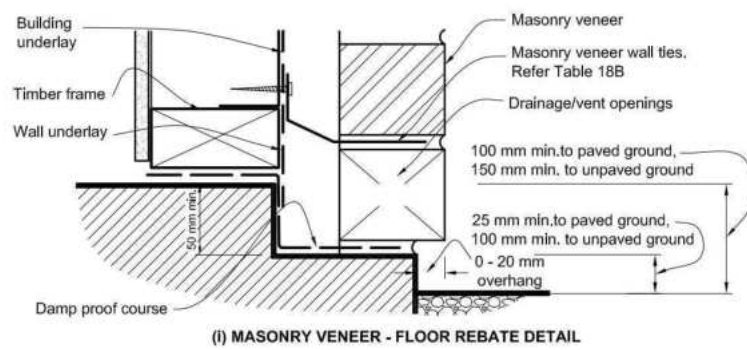


All dimensions are to be checked and confirmed prior to any construction
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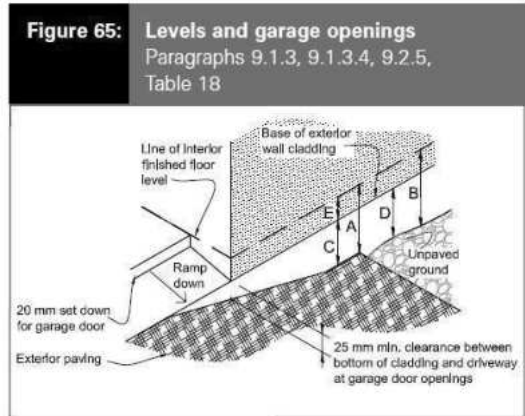
 Signature HOMES EST. 1993 YOUR HOME. YOUR WAY.	TKR Homes Ltd. 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443 P: +64 3 342 7788	These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail is required for construction and to demonstrate compliance with the current NZBC, a specific request should be made for the required detail to be supplied. No liability will be accepted for any detail or construction not covered in these drawings and/or carried out by persons other than the designer producing these documents.	TKR Developments Limited Lot 655, DP 583250 12 Edgar Way Faringdon, Rolleston	Job Number: 170685	Original Plan: Snipe	Sheet Name: CONSTRUCTION DETAILS	CONSENT PLANS			Sheet No.: 16
						No.:	Date:	Reason:	of 25 sheets	
						1	20-03-2023	Initial Consent Plans		
Sales: R Gould		Drawn: M Glynn	QS: E Gould	Print Date: 20/03/2023	Scale: As Shown @ A3					



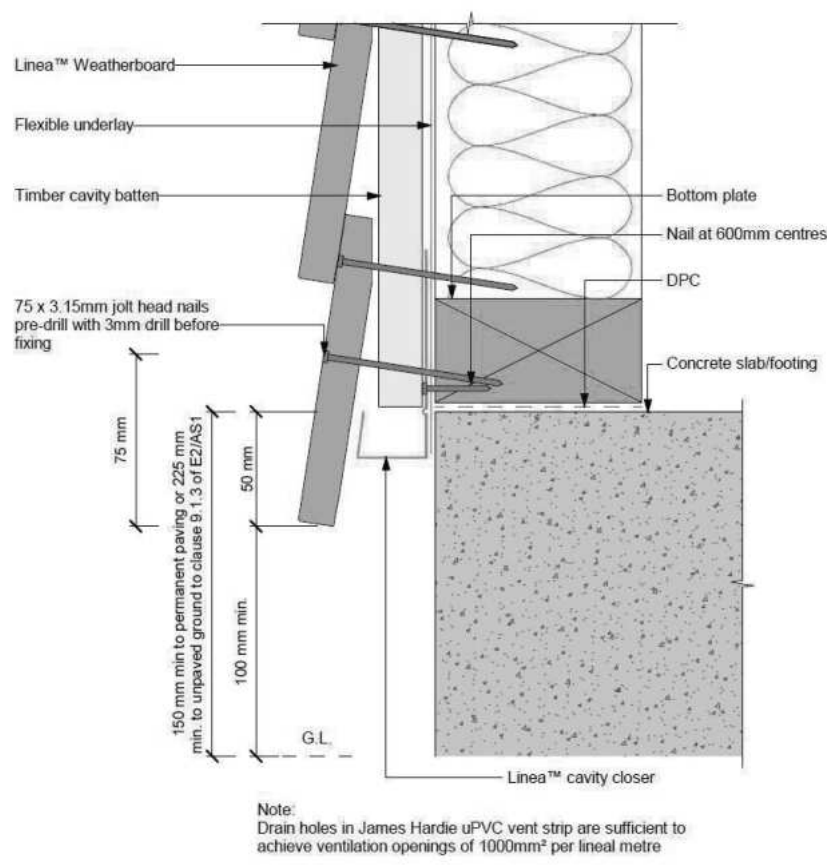
(a) CAVITY WITH FLASHING TAPE



(i) **MASONRY VENEER - FLOOR REBATE DETAIL**



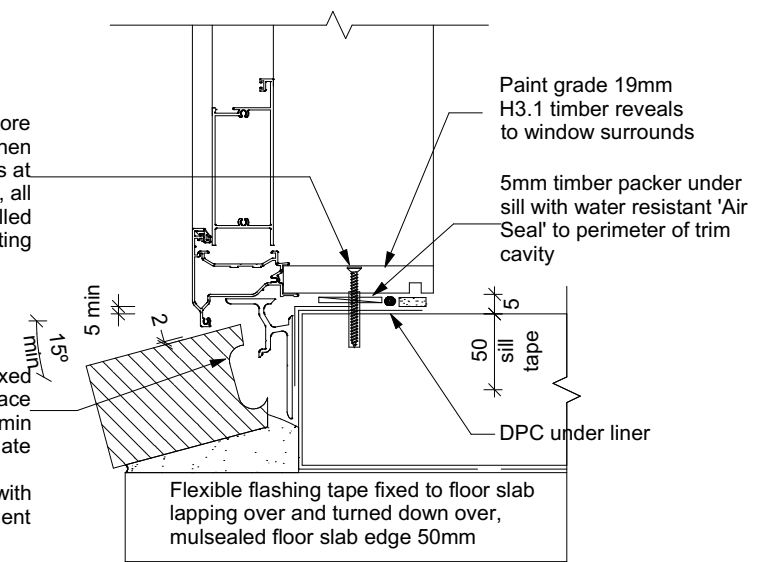
Minimum clearances (mm)	Masonry veneer		Other claddings				
	A	B	A	B	C	D	E
Concrete slab	100	150	150	225	100	175	50
Timber floor	Refer Note 1)				100	175	50(2)




50mm screw fixing to window sill, no more than 150mm from all corners and then 450crrs spacings, allow for extra fixings at mullions, transoms & door strikers, all screws driven below sill surface and filled and sanded prior to painting

Continuous ventilated support bar fixed to sill plate with 50mm screws, top face of bar to be fitted level & 5mm min above sill plate

Coat bricks, if flat, with waterproofing agent



Door Sill to Slab Detail
Scale 1:20

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				170685	Snipe	CONSTRUCTION DETAILS	No.	Date:	Reason:	<div style="text-align: center; font-size: 2em;">17</div> <div>of 25 sheets</div>
							1	20-03-2023	Initial Consent Plans	
Sales: R Gould	Drawn: M Glynn	QS: E Gould	Print Date: 20/03/2023	Scale: As Shown @ A3						

6mm

Low Expansion foam sealant & pef rod to form air seal between reveal & lintel

Blocking as required

Waterproof sealant bead between timber trim and soffit lining

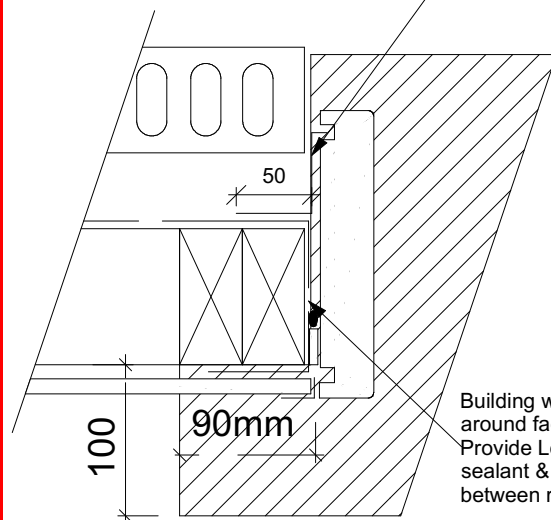
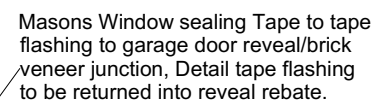
ex 40x18mm Timber Trim

6mm

Low Expansion foam sealant & pef rod to form air seal between reveal & lintel

Waterproof sealant bead between aluminium joinery and soffit lining

Install packers between reveals and *framing* at all fixing points, except between head reveals and lintels.



Low Expansion foam sealant & perf rod to form air seal between reveal & frame

Continuous Support bracket segments for all windows.

Sill flashing tape over building wrap to be continuous along entire sill length and turned down 50mm min down exterior face of framing

Building wrap to be turned up and over sill trimmer of window opening

Mathoid Sill flashing with drip edge, extend 200mm each side of window. Form drip edge with H3.2 timber kick-out fillet

15° min.

5

50

200

5mm

5/5

Low Expansion foam sealant & pef rod to form air seal between reveal & frame

Building wrap to be turned round trimmer stud to window opening

150mm wide Malthoid Jamb flashing to each side of window

200mm min

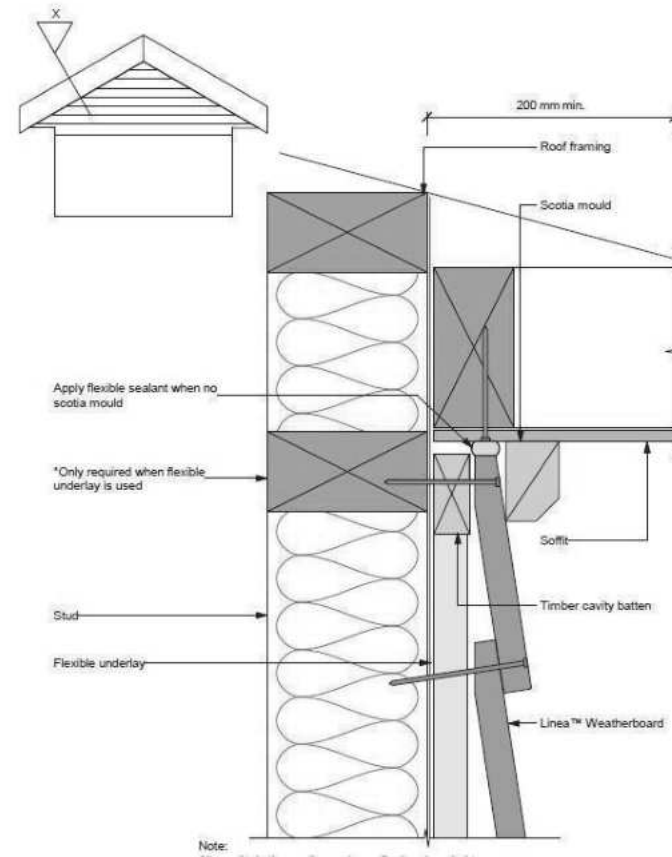
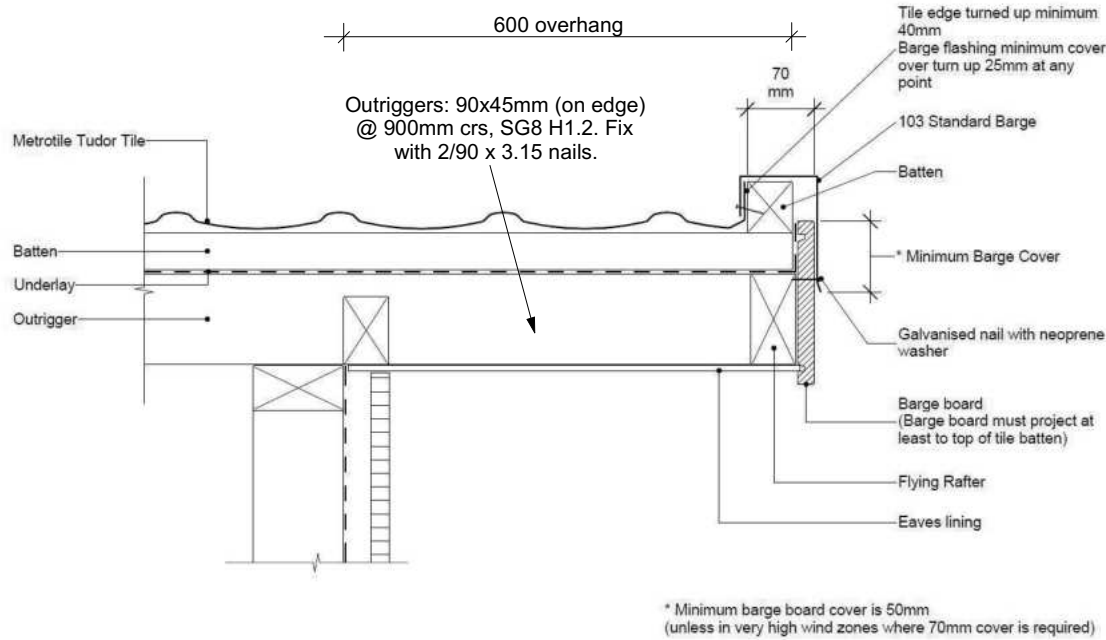
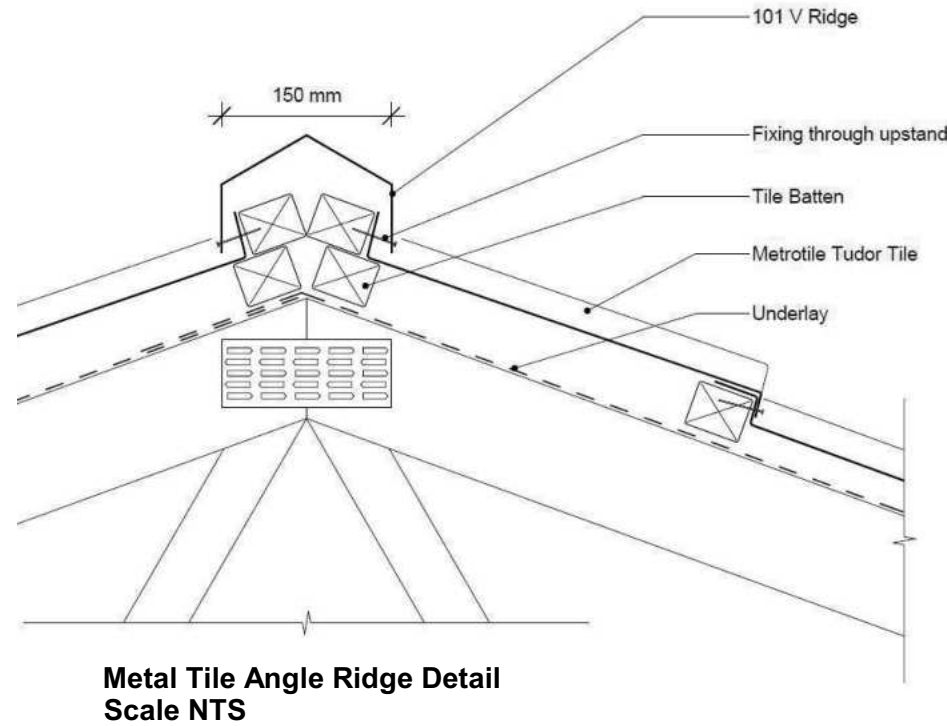
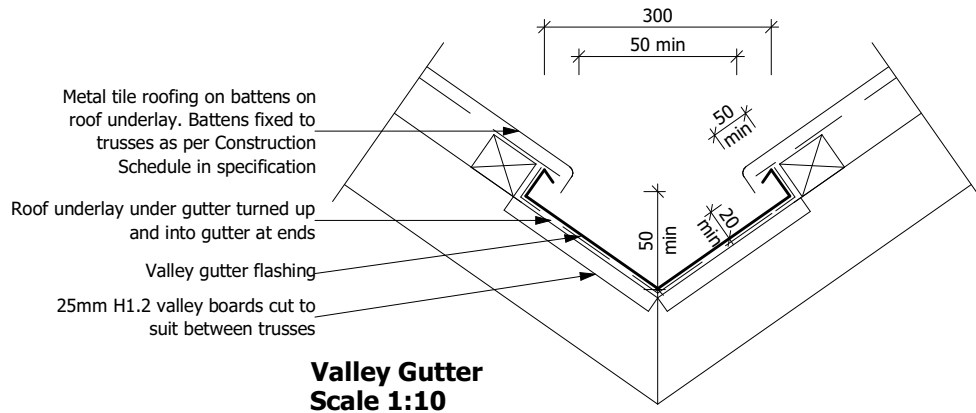
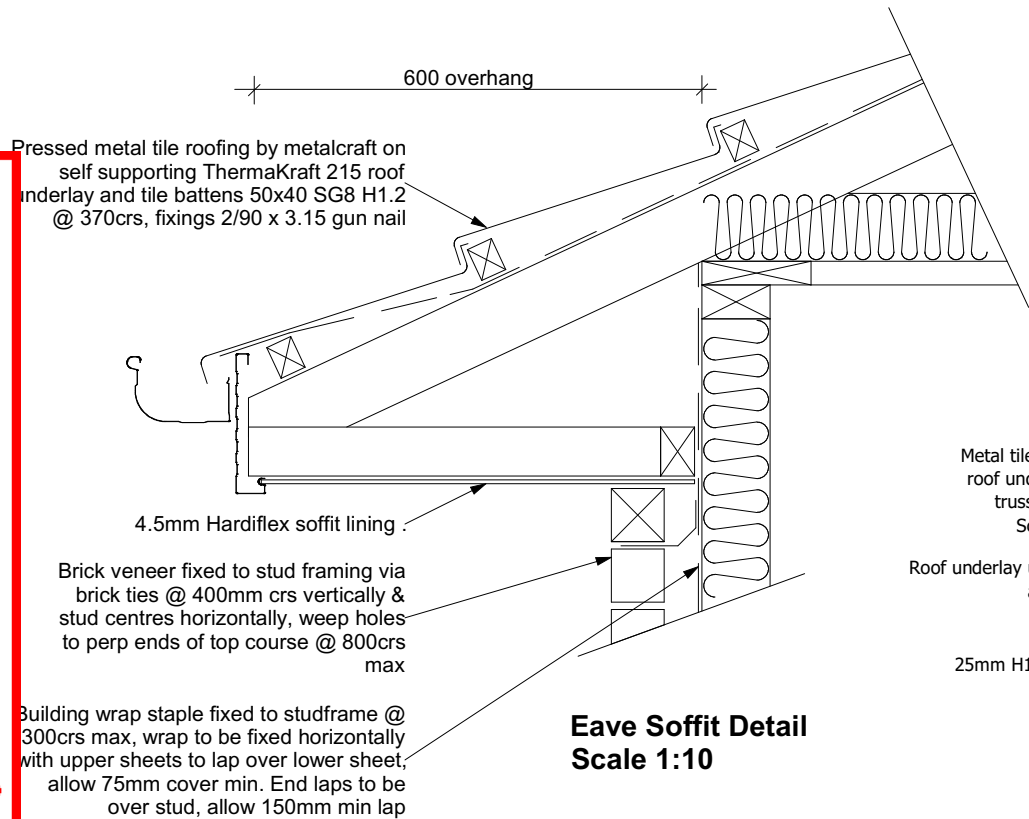
Line of head and sill flashings extended 200mm each side of opening

Technical drawing of a door jamb detail, showing various components and their dimensions. The drawing includes the following labels and dimensions:


- Expandable foam sealant on pef rod to form air seal between cavity system and Gibboard lining
- Flexible flashing tape in corners
- Line of head and sill flashings extended 200mm each side of opening
- 150mm wide Malthoid Jamb flashing to each side of window
- Aluminium door
- 200mm min (dimension for the distance from the door frame to the wall)
- Brick veneer

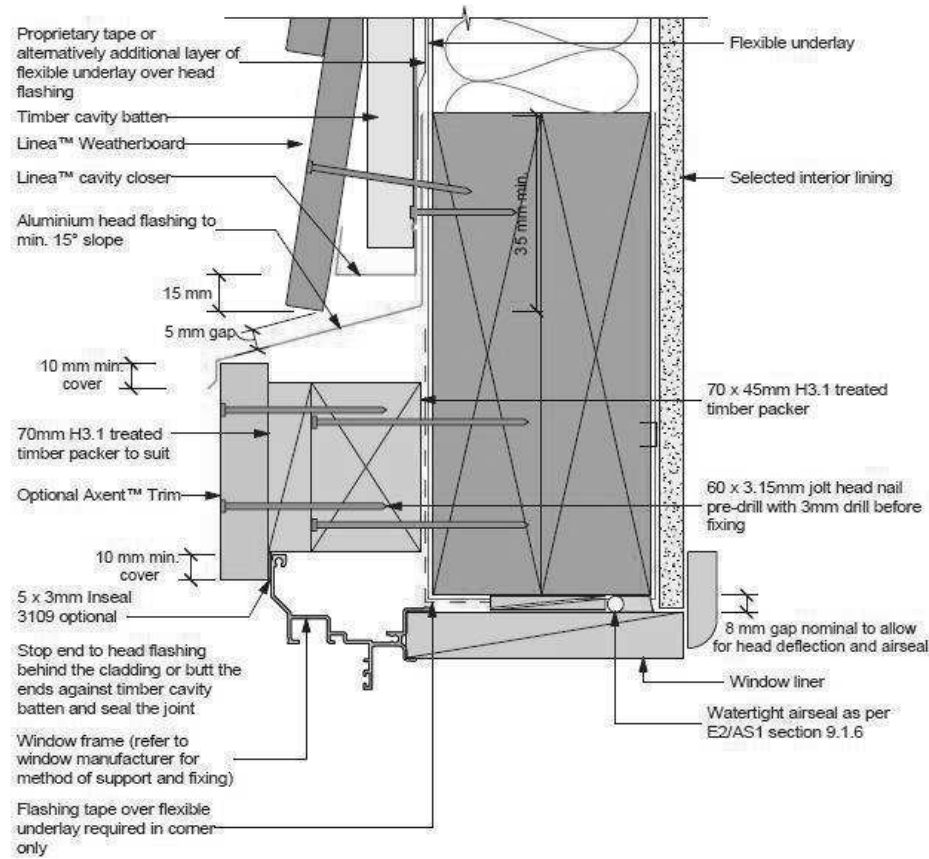
Door Jamb Detail
Scale 1:5

**All dimensions are to be check and confirmed prior to any construction
Plans are to be read in conjunction with Specifications and all supporting documentation**

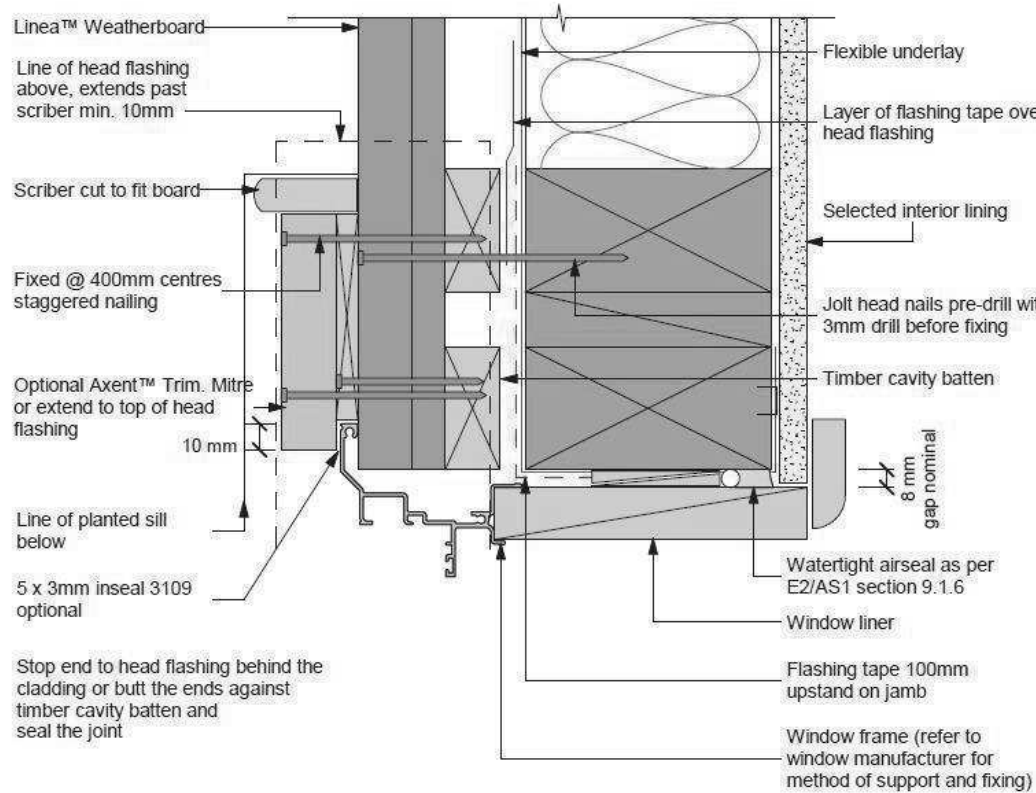


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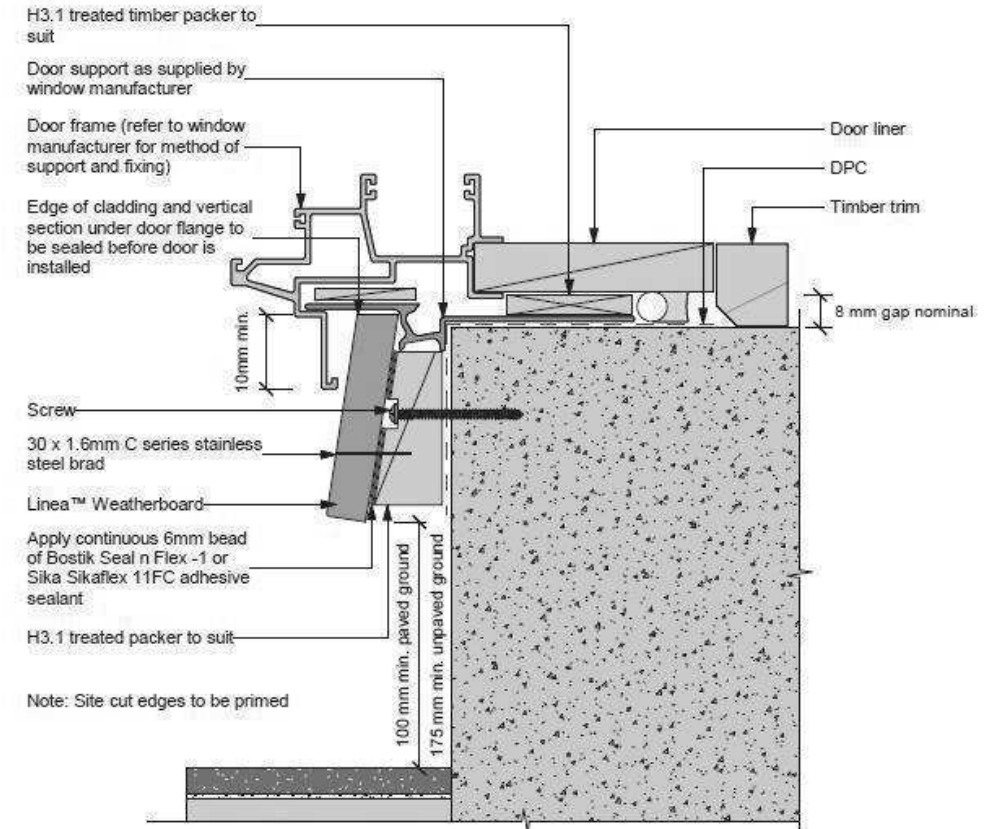
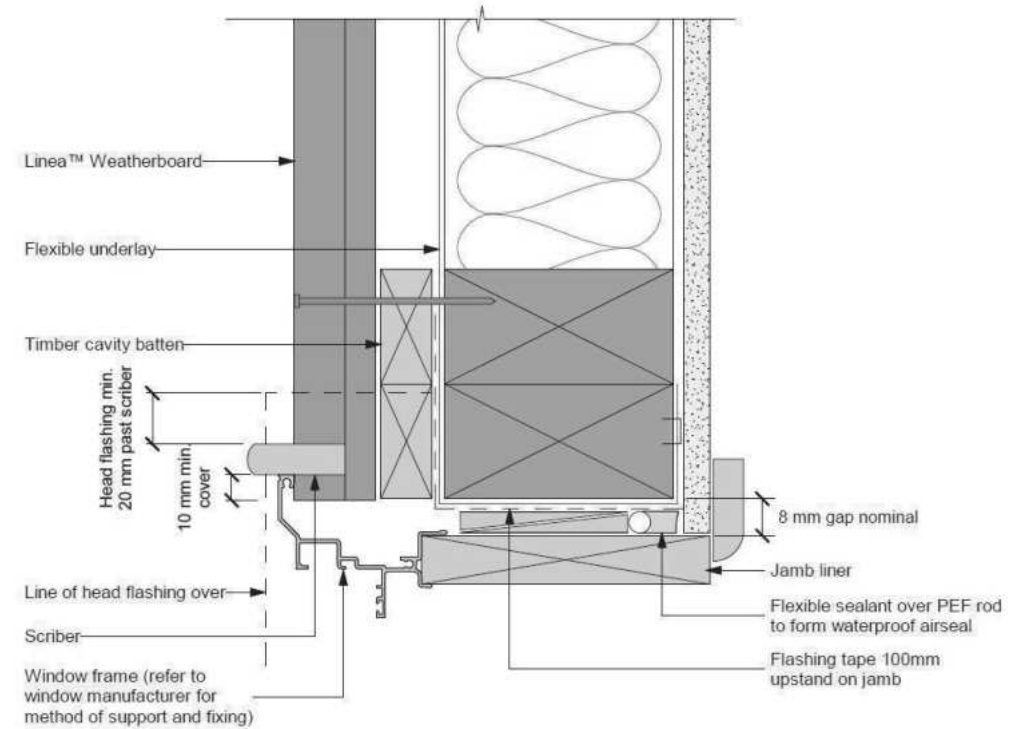
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							1	20-03-2023	Initial Consent Plans	



- Note:
- Sealant must be installed between head flashing and window flange in VH and EH wind zones and SED pressures
 - Alternatively, the head flashings can be formed with stop ends as per E2/AS1
 - Refer to Figure 22 for sealing end battens to head flashing



- Note:
- Site cut edges to be primed



Note: Site cut edges to be primed

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

- General notes for materials selection
- Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of the NZBC E2/AS1
 - Flexible underlay must comply with acceptable solution E2/AS1
 - Flashing tape must have proven compatibility with the selected flexible underlay and other materials with which it comes into contact
 - Linea™ Weatherboard to have sealed butt joint over batten at each corner of opening

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PO BOX 11 351
Christchurch 8443
P: +64 3 342 7788

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Lot 655, DP 583250
12 Edgar Way
Faringdon, Rolleston

Job Number:
170685

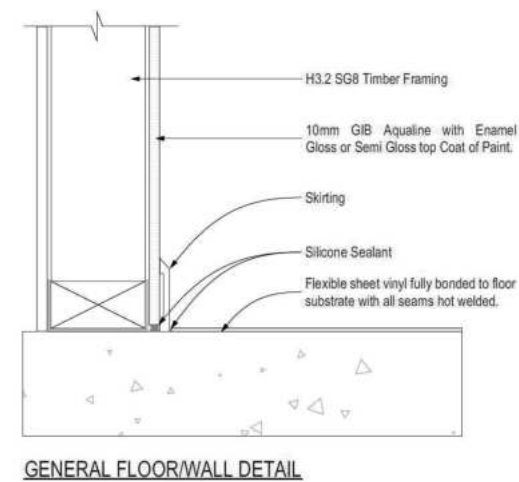
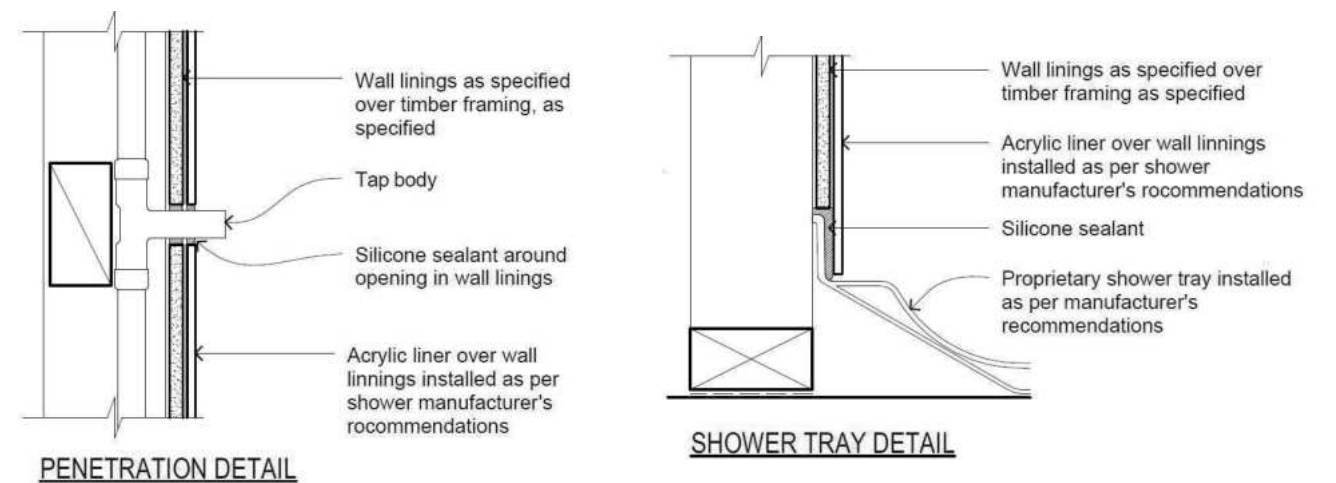
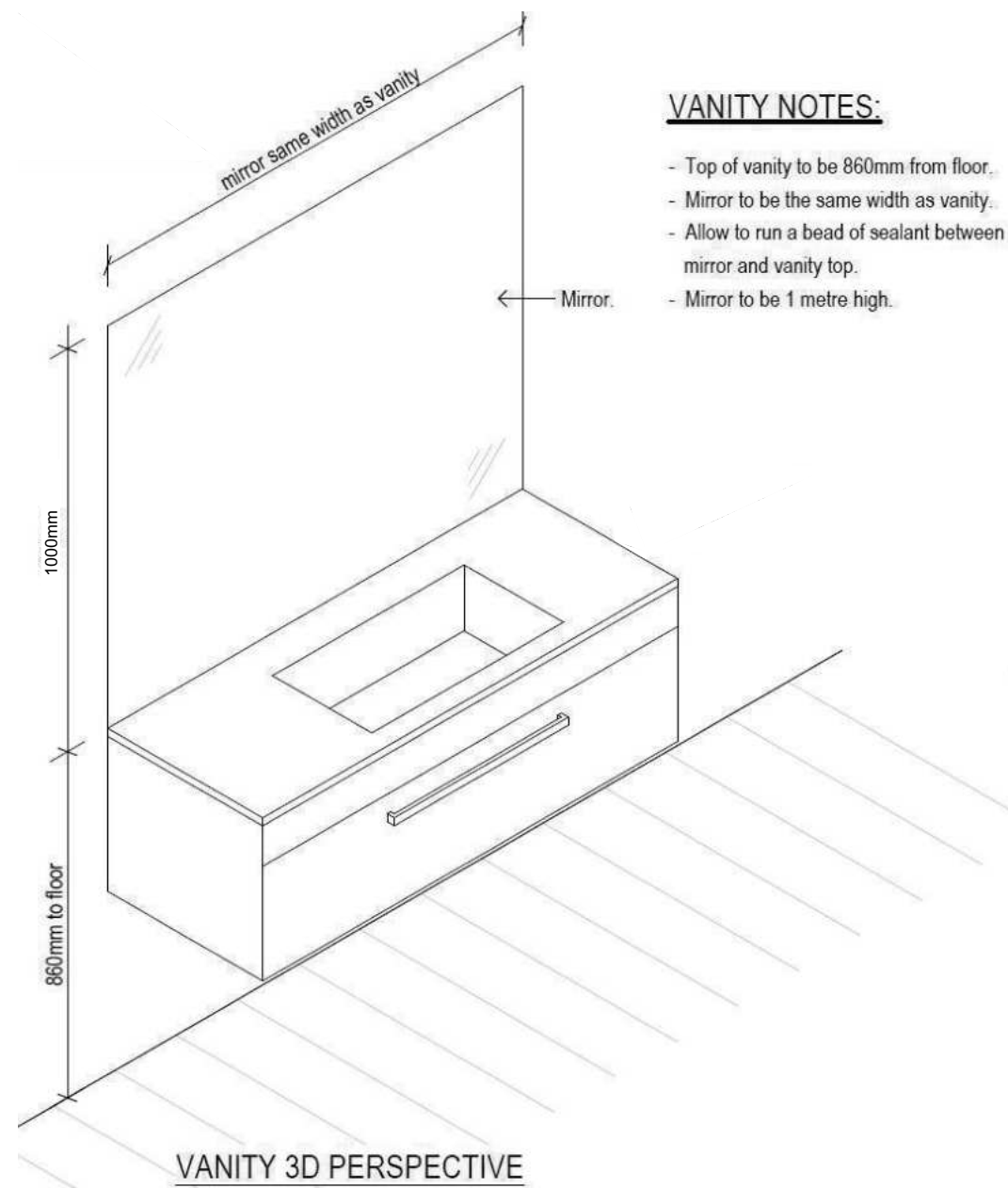
Original Plan:
Snipe

Sheet Name:
**CONSTRUCTION
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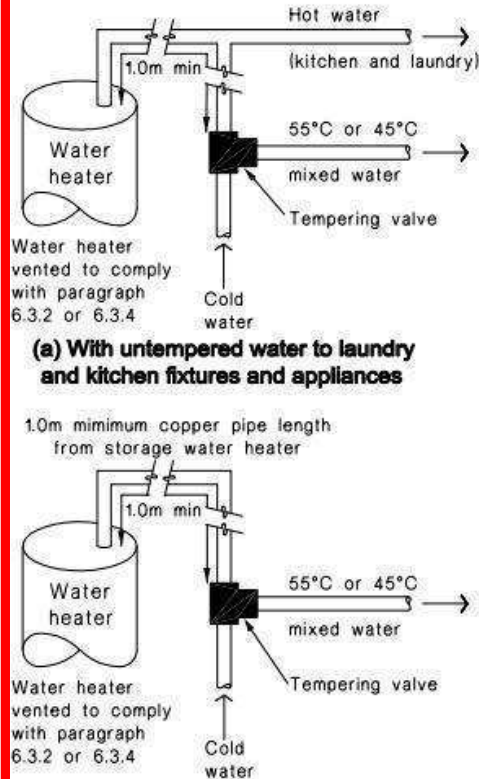
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Figure 16: Tempering Valve Installation
Paragraph 6.14.2 a)



- (b) Where all hot water is tempered**
- Note:
1. For optimum system efficiency the tempering valve, for other than a mains pressure system, may be located as low as practicable to achieve the manufacturer's recommended head, at the tempering valve.
 2. 1.0m minimum copper pipe length from storage water heater.

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

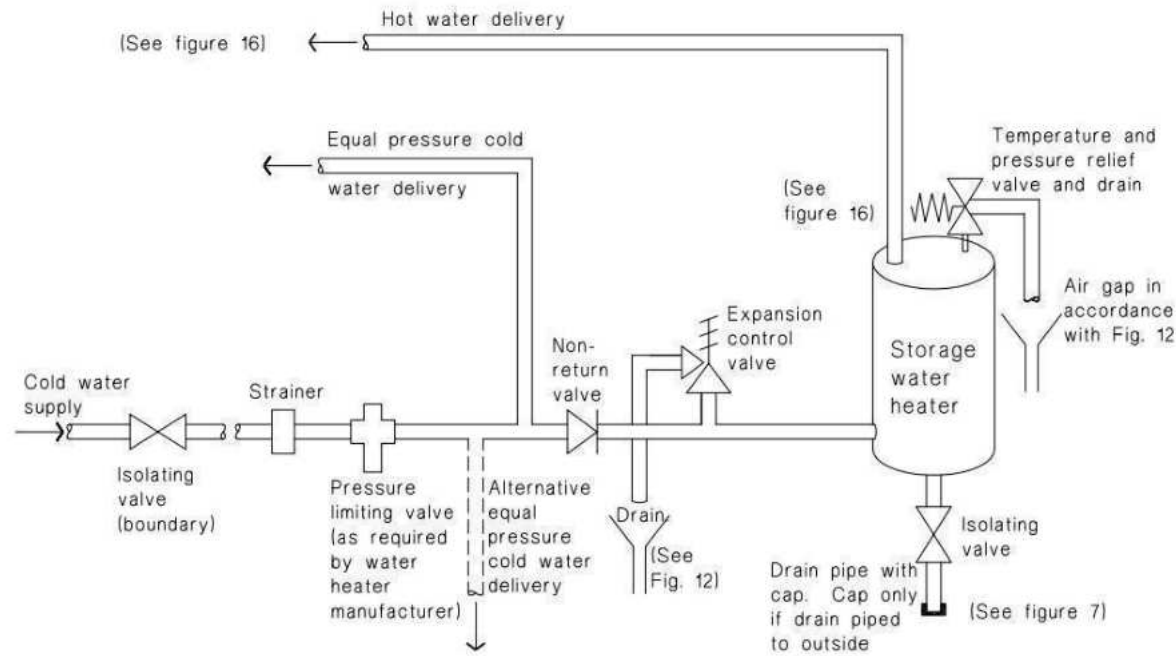
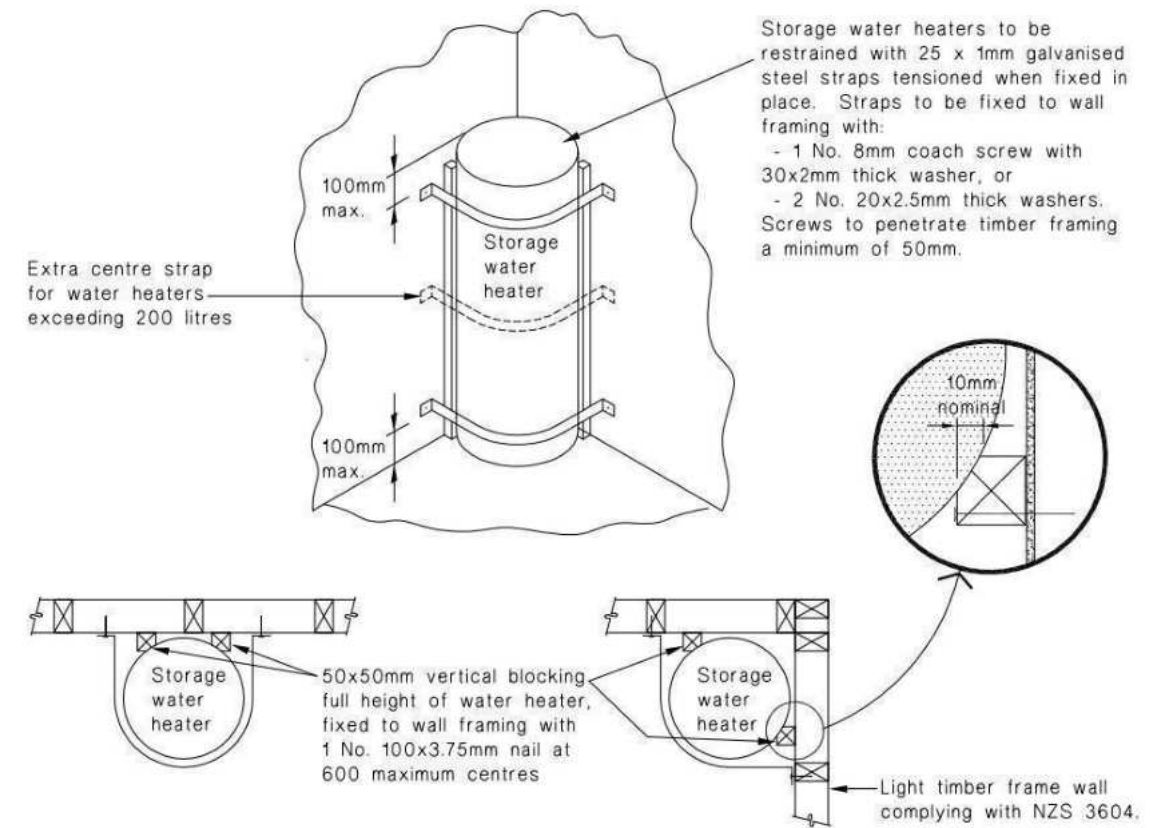


Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4



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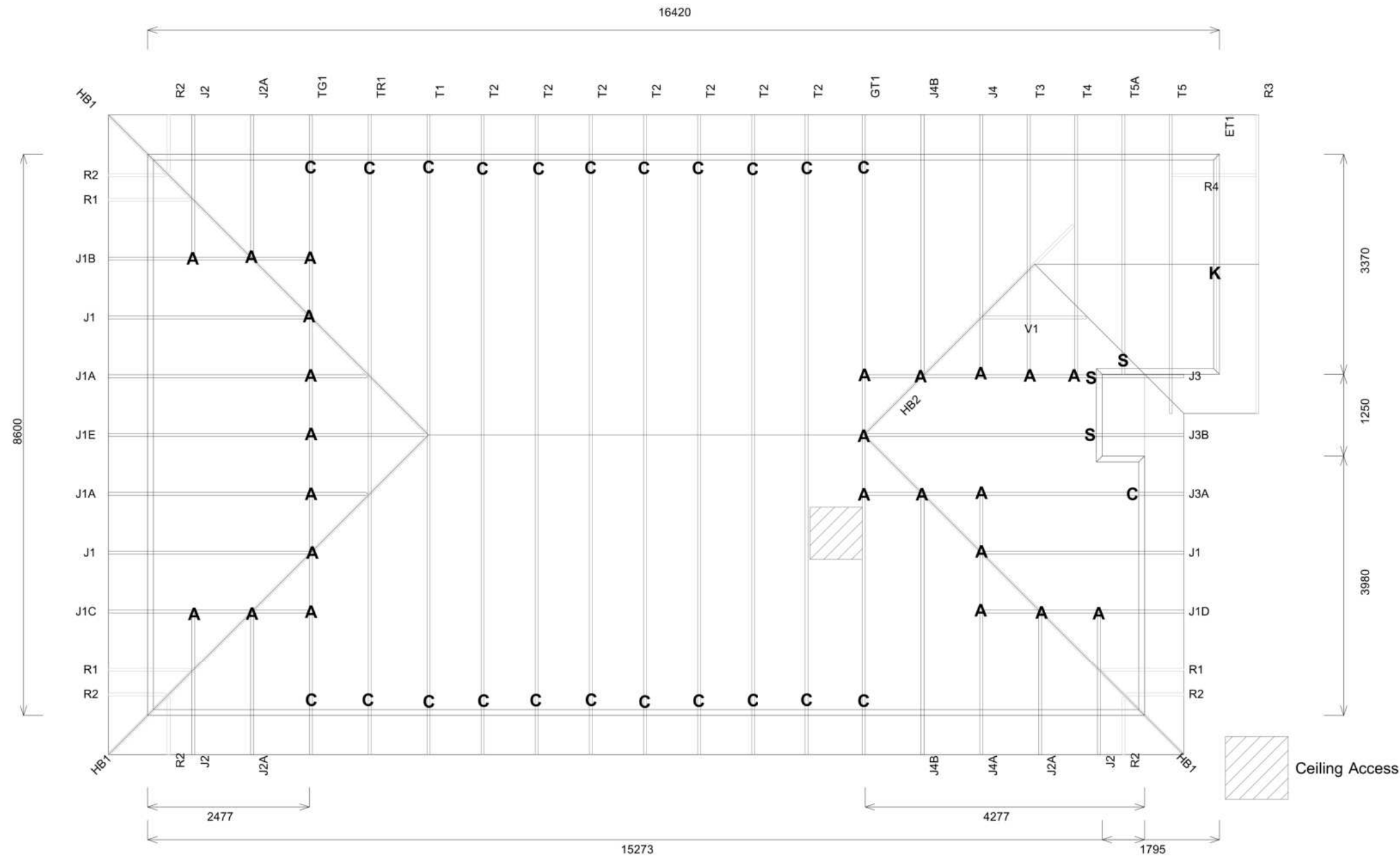


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PO BOX 11 351
Christchurch 8443
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Lot 655, DP 583250
12 Edgar Way
Faringdon, Rolleston

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170685		Snipe		PLUMBING DETAILS		No.	Date:	Reason:	
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R Gould		M Glynn		E Gould					
Print Date:		Scale:							of 25 sheets
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Truss Fixings
A = 47x90 Joist Hanger
B = 47x120 Joist Hanger
C = CT200 (pair)
D = 47x190 Joist Hanger
E = 95x165 Joist Hanger
F = SH-140 Split Hanger
G = SH-180 Split Hanger
H = SH-220 Split Hanger
J = 2x6kN Strap (12kN)
K = 6kN Strap
L = Multigrip (single)
M = Multigrips (pair)
N = Nailon Plate (240x110x1)
P = 16kN Pack
Q = 9kN Pack
S = CPC 40 Single Cleat
T = CPC 40 Short (pair)
U = CPC 80 Single Cleat
V = 16kN Uplift
Z = Engineers Design

Unless otherwise indicated, all specified truss fixings are to use L/Lok product nail fasteners or Type 17 - 14g Hex Head Screws (as per the MiTek On-site Guide)

All truss to frame fixings require 2 additional 2/90x3.15dia skew nails.

All truss fixings not indicated as above must have 2 wire dogs for cross joints and 2/90x3.15dia nails for butt joints.

Fixings shown are for fixing trusses to the top plate. Any other point load uplift fixings down through the framing stud to top plate, stud to bottom plate, bottom plate to floor remain the responsibility of the architect / draughtsman.

Any roof loads as stated on this layout over 16kN lift are outside the scope of NZS3604, and the architect / draughtsperson is responsible for the design to transfer the loads to the ground.

Snow Zone:	Other [User Defined] (N4)
Wind Area:	High
TC Restraints:	400 mm
Roof Material:	Metal Tiles
Roof Pitch:	25.00 °
Snow Altitude:	100.000 m
Design Wind Speed:	44.0 m/s
BC Restraints:	600 mm
Ceiling Material:	Standard Plaster Board 13mm
Ground Snow Load:	0.900 kPa
Truss Centres:	900 mm



Job No: **CH1384651C1**
Customer: TKR Homes Limited | T/A Signature Homes Canterbury
Job Name: TKR Developments
Address: Lot 655 Westwood Rolleston

If a gable truss requires a windbeam brace, the type of MiTek brace will be noted as such on the layout. The truss fixings can be substituted for other fixings of the same or greater capacity. All verge framing to be fixed according to the MiTek On-Site Guide if not covered by NZS3604. If bottom chord restraints are 35mm Metal battens, then they must be fixed with either two nails or screws. If the metal battens are fixed with a single nail or screw then 90x45mm bottom chords restraints will be required at 1800mm centres

All loads shown on this page regarding the truss fixings are characteristic loads

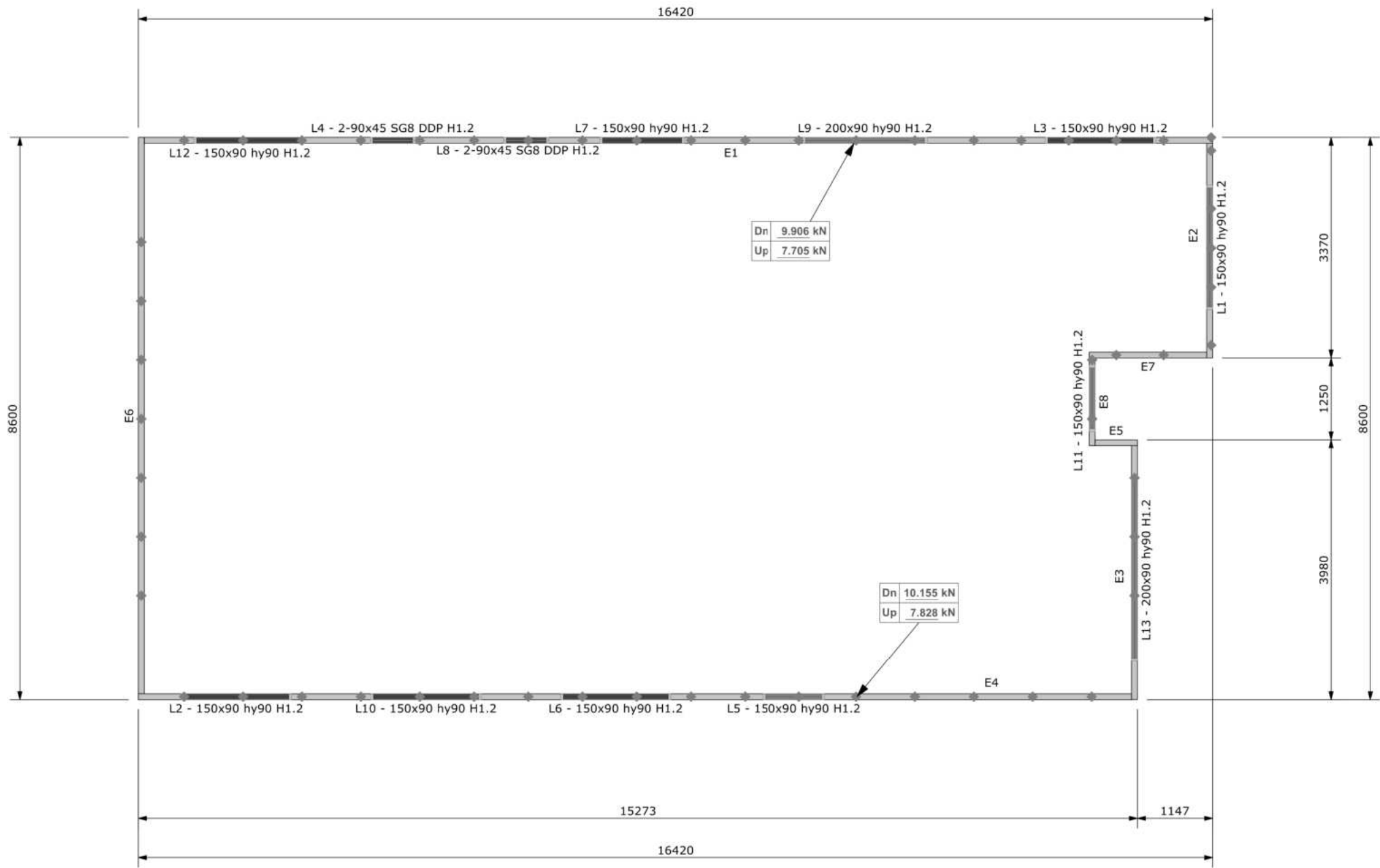
Buildable Consent
Layout



All internal walls shown on this layout are considered to be loadbearing.
Lintel fixing specification remains the responsibility of the architect / draughtsperson

CARTERS

Your
Building Partner



Lintel Fixings are as per
the included reports.

TOP PLATE TO STUD FIXING OPTIONS

TYPE A - 0.7 kN

Non-Load Bearing Walls

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

TYPE B - 4.7 kN

Load Bearing Walls

STUD-LOK SL170 - Blue Head

Fix through very top plate or capping plate using STUD-LOK SL170 (Ø stud crs.)

Full length stud option

Max. 90mm
Single SL170
plus 2/ 90mm
x 3.15 dia. nails

Very top plate
Max. 90mm
Centre of either component,
stagger STUD-LOK

Capping plate
Max. 90mm
Centre of either component,
stagger STUD-LOK

Jack stud option

Max. 80mm
Jack Stud
Max. 90mm

Note: Connect Jack stud to lintel with
LUMBERLOK® Street Brace (strap 200mm
on one side with 1 x LUMBERLOK® Product
Rods 30mm x 3.15 dia. each end
OR a pair of Tykes RTTs (one each side)

Halftruss
SL170
Halftruss can be fixed
to other top plates

Note: These top plate to stud fixing options
do not apply to walls under floors, just walls
with trusses or rafters attached.



Drawn: Grace Tarnate
Date: 16/03/2023

Job No: CH1384651C1
Customer: TKR Homes Limited | T/A Signature Homes Canterbury
Job Name: TKR Developments
Address: Lot 655 Westwood Rolleston

Notification of point loaded lintels or point
loads on internal walls where the
downward load is higher than 8kN
(85mm raft type slab) or 10kN (100mm
standard slab), or the upward load is
greater than 10kN. These loads are
Ultimate Limit State Loads

If no loads are shown, no thickening
is required.

The lintels have been sized using one of the following:

The MiTek SAPPHIRE Component Design Software.
hy90, hyONE and hySPAN lintels have been sized using the designIT for houses - New Zealand series 6 software.
GANGLAM and FLITCH BEAMS have been sized using the MiTek Beam Program V1.10 June 2011.

Unless otherwise stated the timber grade for all lintels is SG8. Lintels not shown
are to be selected as per NZS3604: 2011 or designed by an engineer as required.
The lintels have not been designed to support brick shelf angles. The Architect or Engineer
is required to design all lintels supporting brick shelf angles.

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Lot 655, DP 583250
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Faringdon, Rolleston

Job Number:
170685

Original Plan:
Snipe

Sheet Name:
TRUSS DESIGN

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