

Approved Building Consent Documents

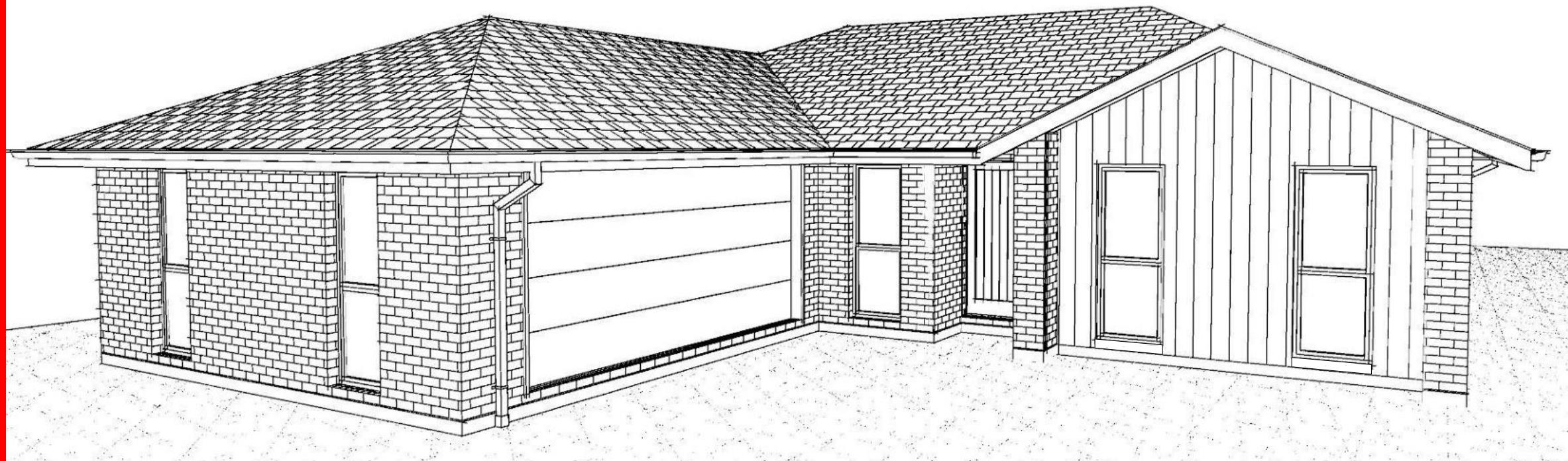
Please Note: A copy of the stamped approved documents must be available on site for all inspections.

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 1 :	Cover Sheet
Sheet 2 :	Site Plan
Sheet 3 :	Floor Plan
Sheet 4 :	Elevations
Sheet 5 :	Elevations
Sheet 6 :	Cross Sections
Sheet 7 :	Roof Plan
Sheet 8 :	Set Out Dimensions
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Sheet 19 :	Construction Details
Sheet 20 :	Construction Details
Sheet 21 :	Plumbing Details
Sheet 22 :	Bathroom Details
Sheet 23 :	Truss Design
Sheet 24 :	Truss Design

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
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Shane Marwood & Amy Hogg
Lot 15
Karumata Oaks, Leeston

Job Number:
173741
Original Plan:
Weka
Sheet Name:
COVER PAGE
Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 8/11/2023 Scale: @ A3

CONSENT PLANS

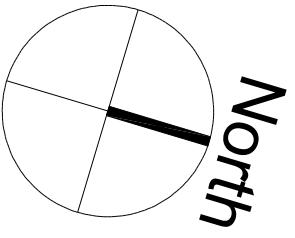
No.	Date:	Reason:
1	01-11-2023	Initial Consent Plans

Sheet No.: 1

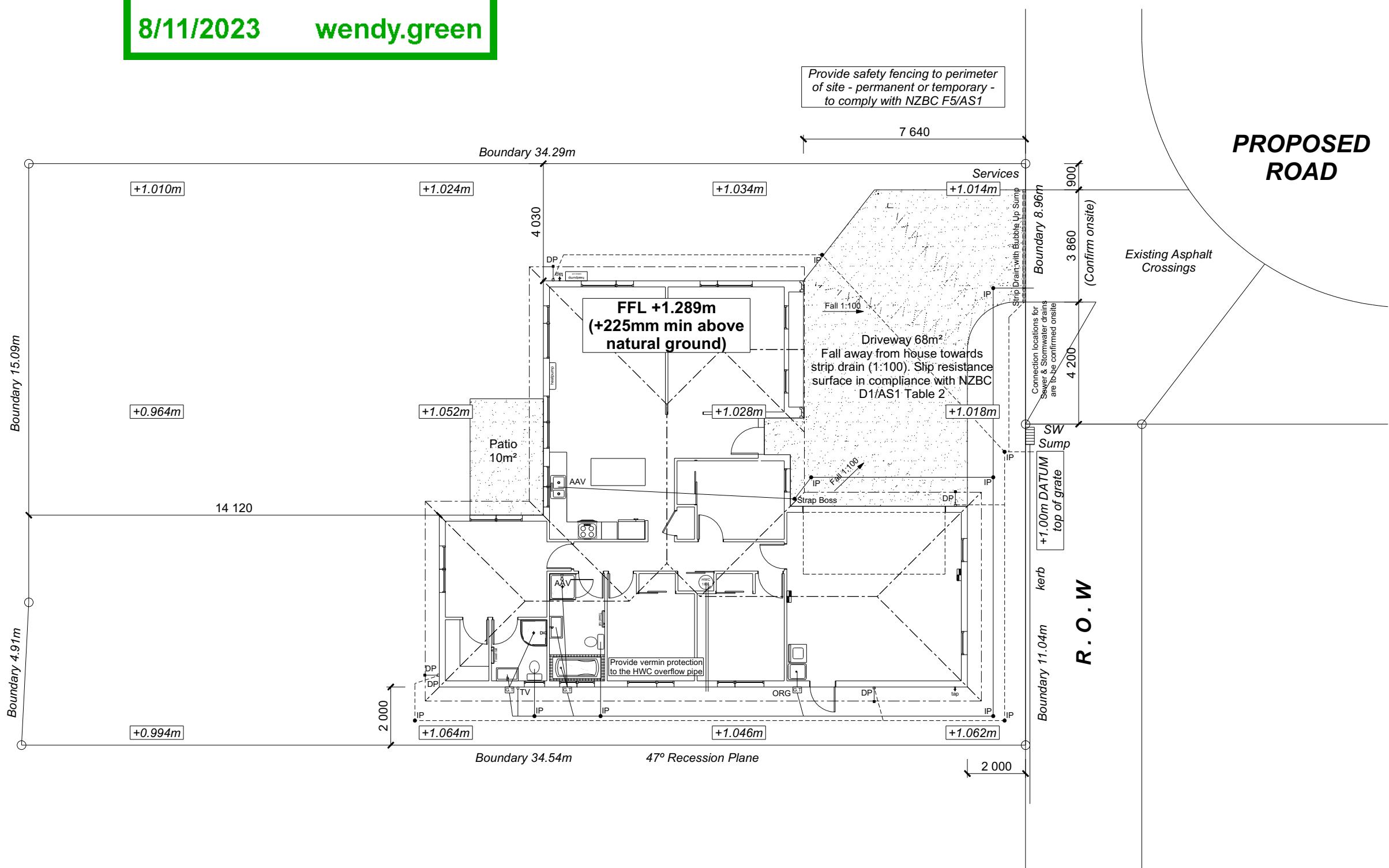
of 24 sheets

Planning Approved

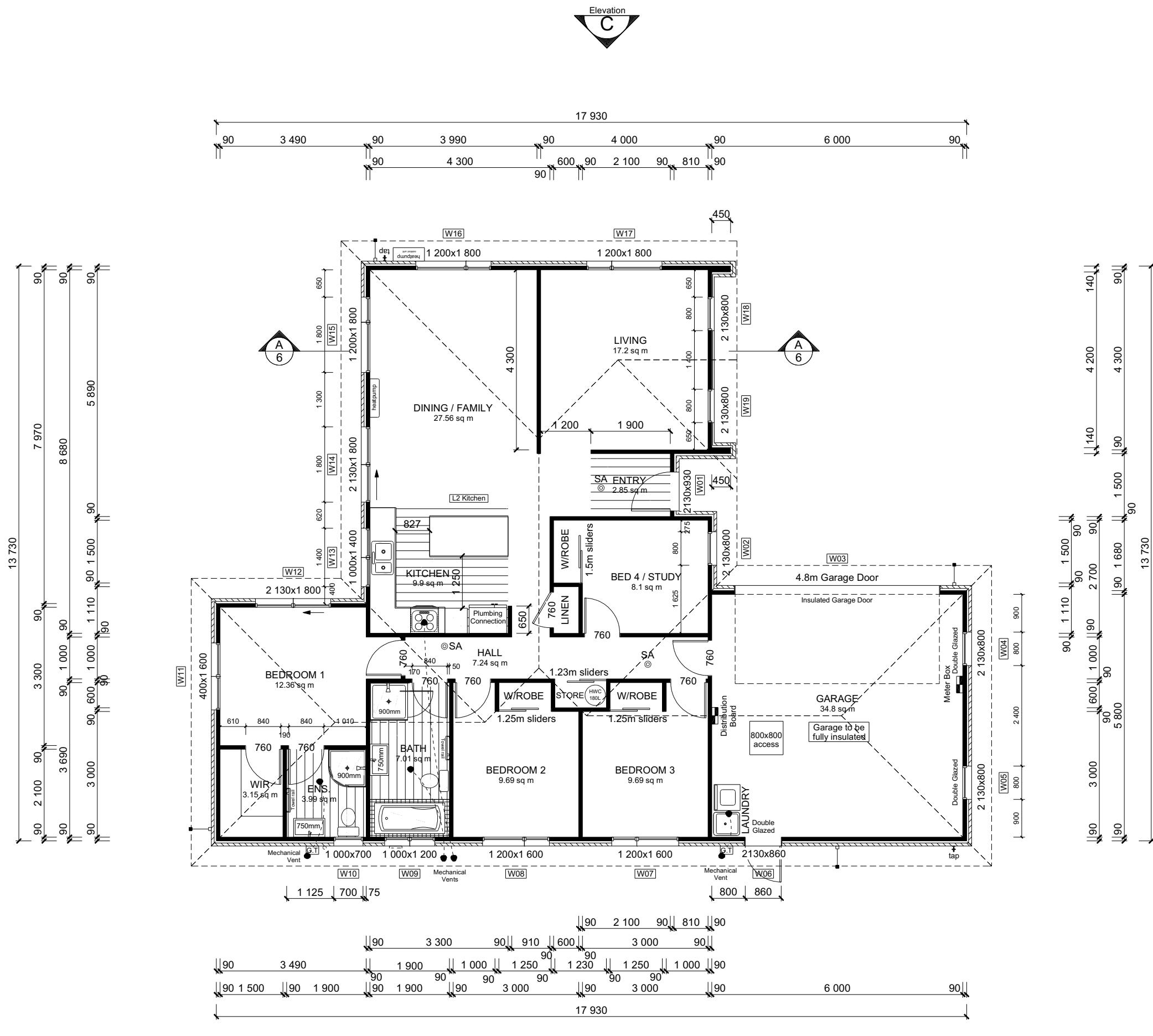
8/11/2023 wendy.green



RESERVE



No.	Date:	Reason:
1	01-11-2023	Initial Consent Plans



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Shane Marwood & Amy Hogg
Lot 15
Karumata Oaks, Leeston

Job Number:
173741

Original Pla
Weka

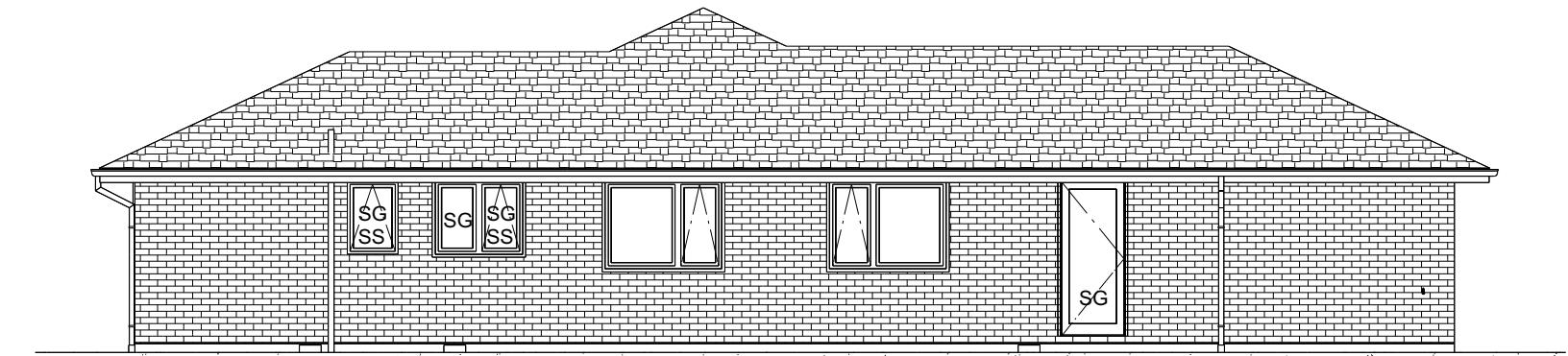
Sheet Name:

CONSENT PLANS

Sheet No.
3

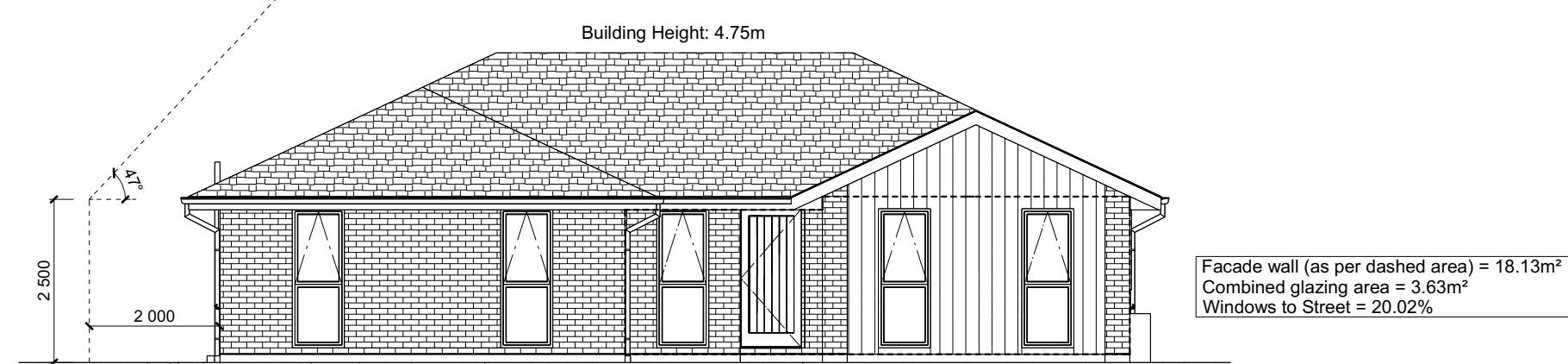
of 24 sheets

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	Low	0
Decks & Balconies	Low	0
Total		2



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

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Lot 15
Karumata Oaks, Leeston

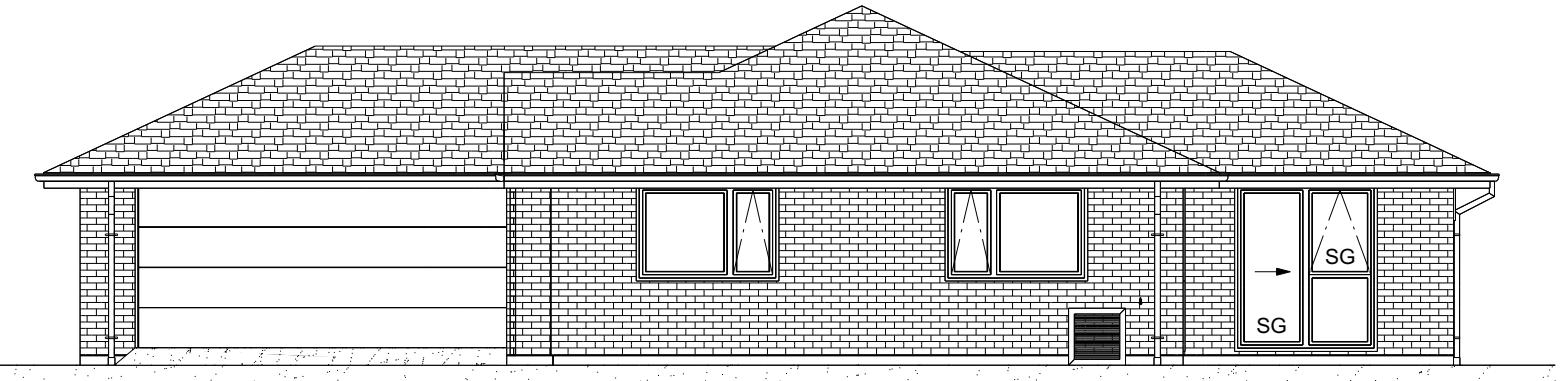
Job Number:
173741
Original Plan:
Weka
Sheet Name:
ELEVATIONS
Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 8/11/2023 Scale: 1:100 @ A3

ROOF & WALL CLADDINGS
Roof: 25° Pressed Metal Tiles
Walls: 70 Series Brick Veneer with a 50mm cavity
James Hardie Vertical Linea Oblique with a 20mm cavity

ELEVATION LEGEND
SS Safety Stays
SG Safety Glass
TV Terminal Vent

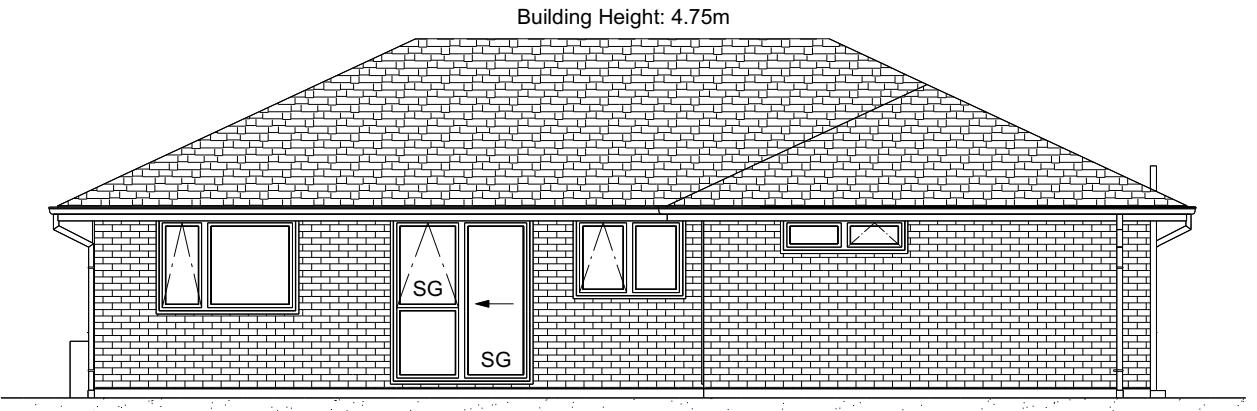
ELEVATION NOTES
Gutter : Coloured Steel Quad Gutter
Fascia : Coloured Steel 185 Fascia
Downpipes : Colorsteel Rectangular 75x55mm
Soffits : Hardiflex 4.5mm
Joinery : Low-E4 double glazed Aluminium
All egress points to have a maximum step down of 190mm.
Access routes to have slip resistance surface in compliance with NZBC D1/AS1 Table 2 and to have a 1:100 fall away from the building

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	Low	0
Decks & Balconies	Low	0
Total		2



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

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Lot 15
Karumata Oaks, Leeston

Job Number:
173741
Original Plan:
Weka
Sheet Name:
ELEVATIONS
Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 8/11/2023 Scale: 1:100 @ A3

ROOF & WALL CLADDINGS
Roof : 25° Pressed Metal Tiles
Walls : 70 Series Brick Veneer
with a 50mm cavity
James Hardie Vertical Linea Oblique
with a 20mm cavity

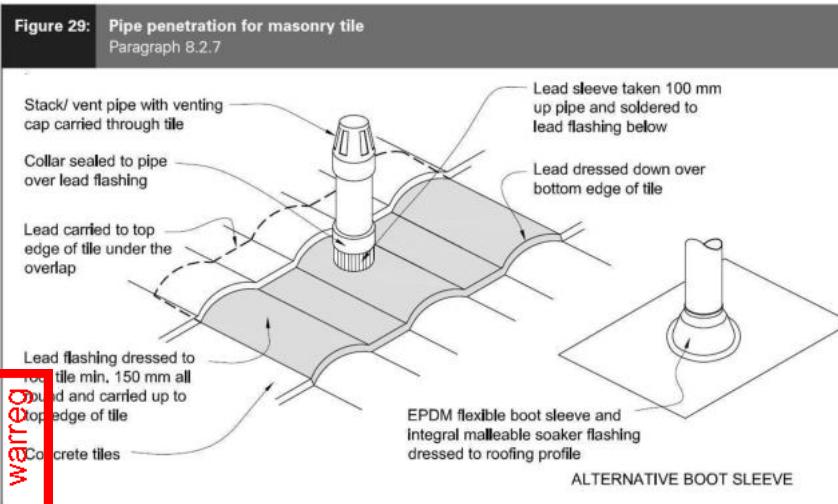
ELEVATION LEGEND
SS Safety Stays
SG Safety Glass
TV Terminal Vent

ELEVATION NOTES
Gutter : Coloured Steel Quad Gutter
Fascia : Coloured Steel 185 Fascia
Downpipes : Colorsteel Rectangular 75x55mm
Soffits : Hardiflex 4.5mm
Joinery : Low-E4 double glazed Aluminium

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

Sheet No.:
5
of 24 sheets

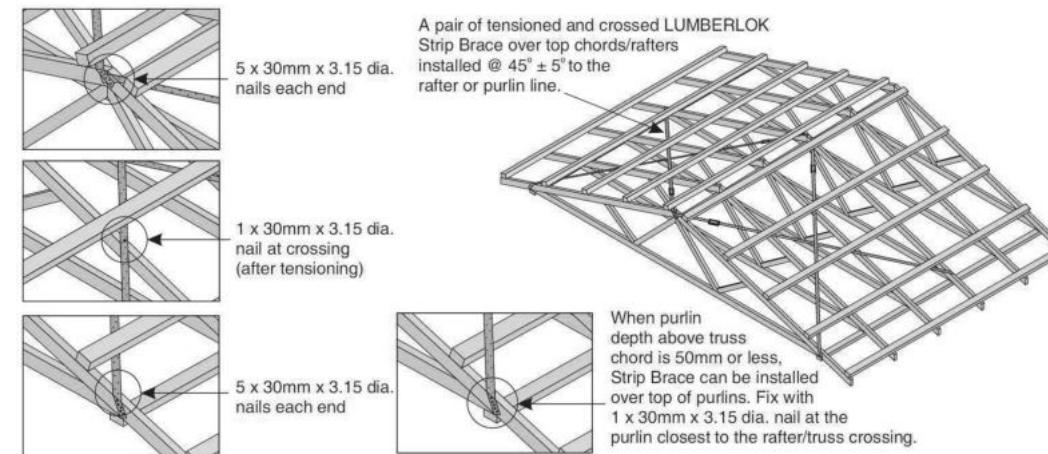
Figure 29: Pipe penetration for masonry tile
Paragraph 8.2.7



Metal Tile Penetration Detail Scale NTS

Warren

- 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

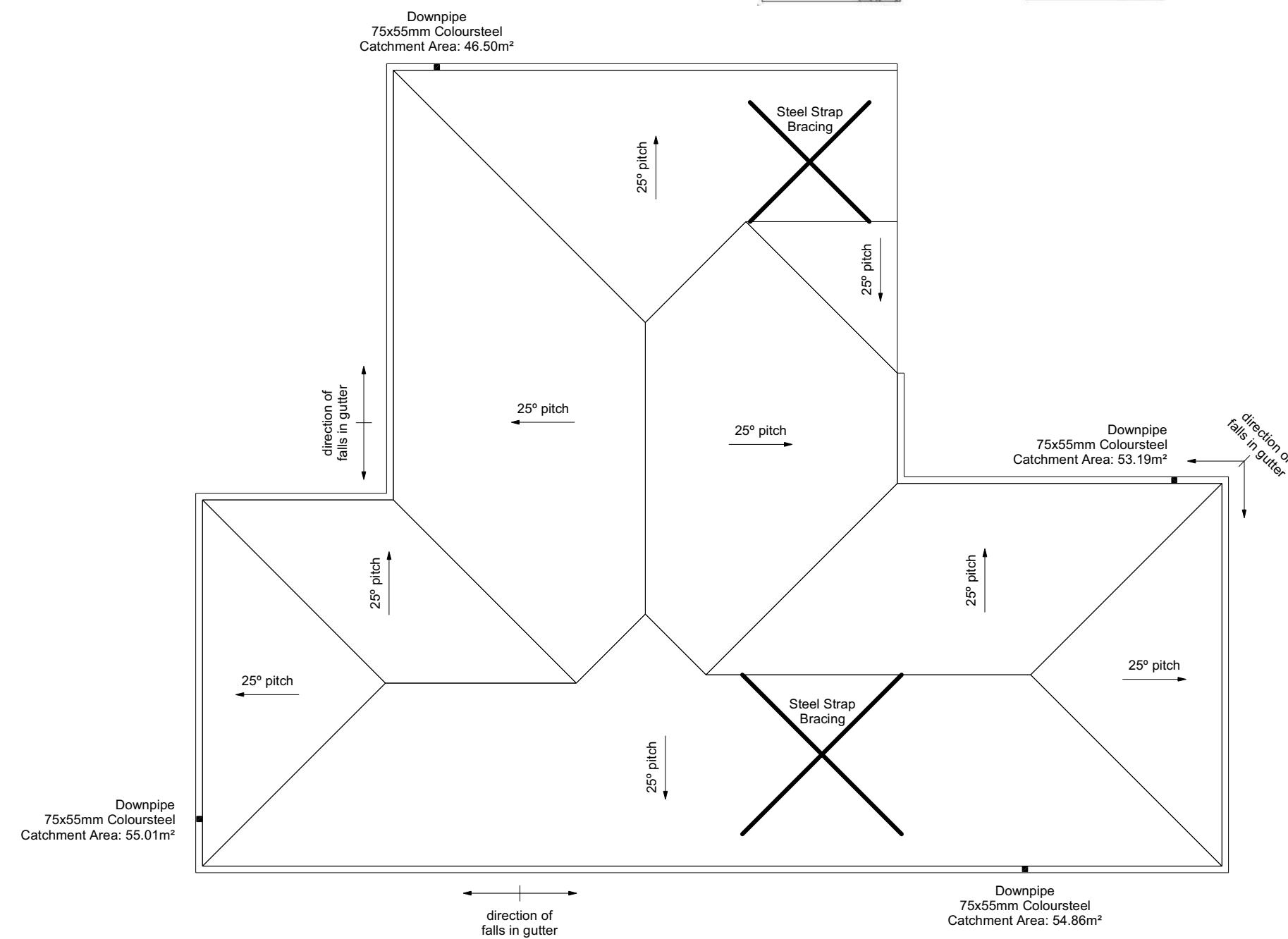
Underlay: Thermakraft 215 roof underlay
Roof Bracing: Diagonally opposed pair
25x1mm galv straps with 8Kn tension capacity.

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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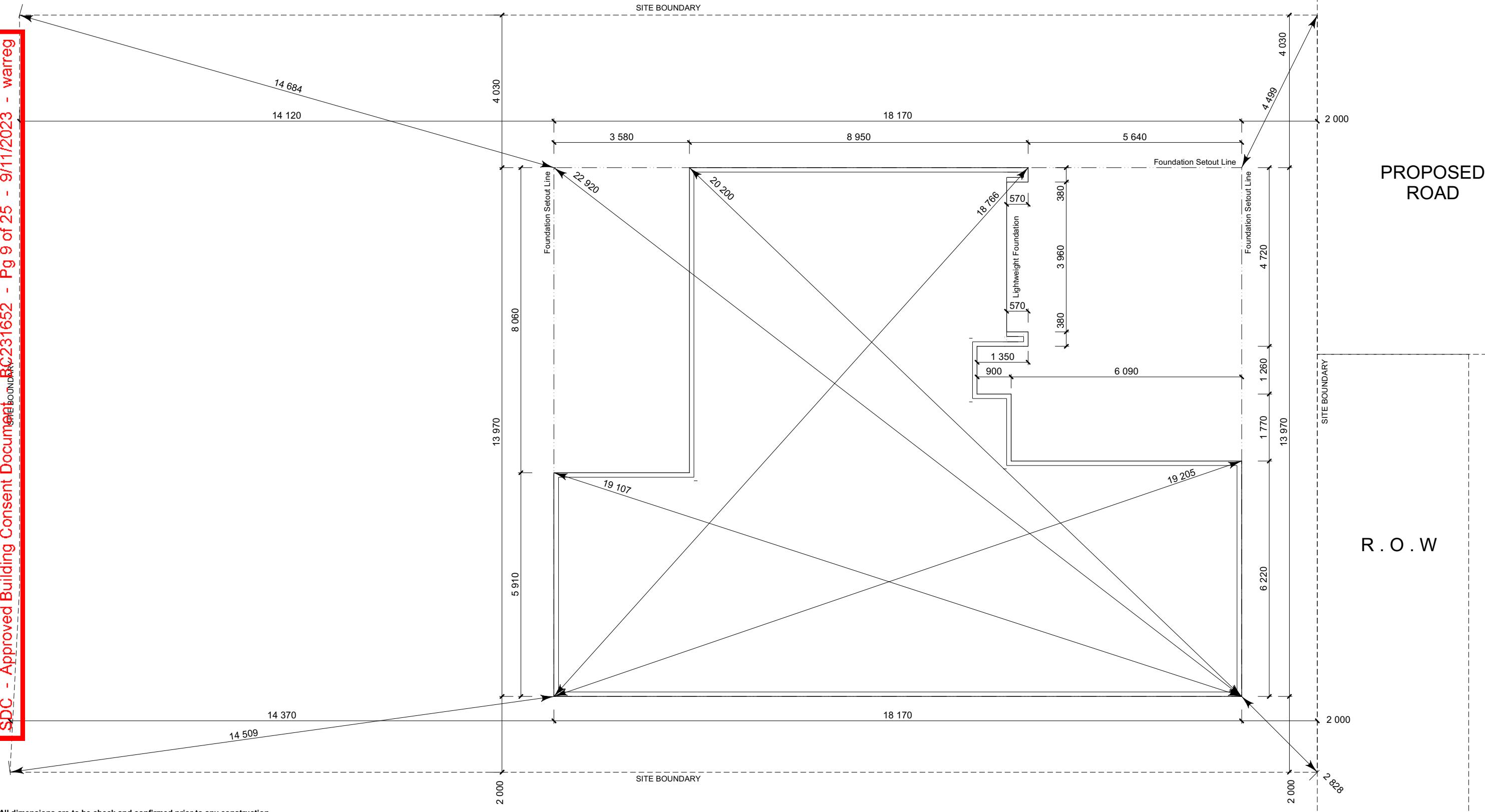
Job Number:	Original Plan:	Sheet Name:
173741	Weka	ROOF PLAN
Sales:	Drawn:	Print Date:
D Ryan	M Glynn	W Xian 8/11/2023

SDBC - Approved Building Consent Document BC231652 - Pg 9 of 25 - 9/11/2023 - warreg
SINGLE BOUNDARY

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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Lot 15
Karumata Oaks, Leeston

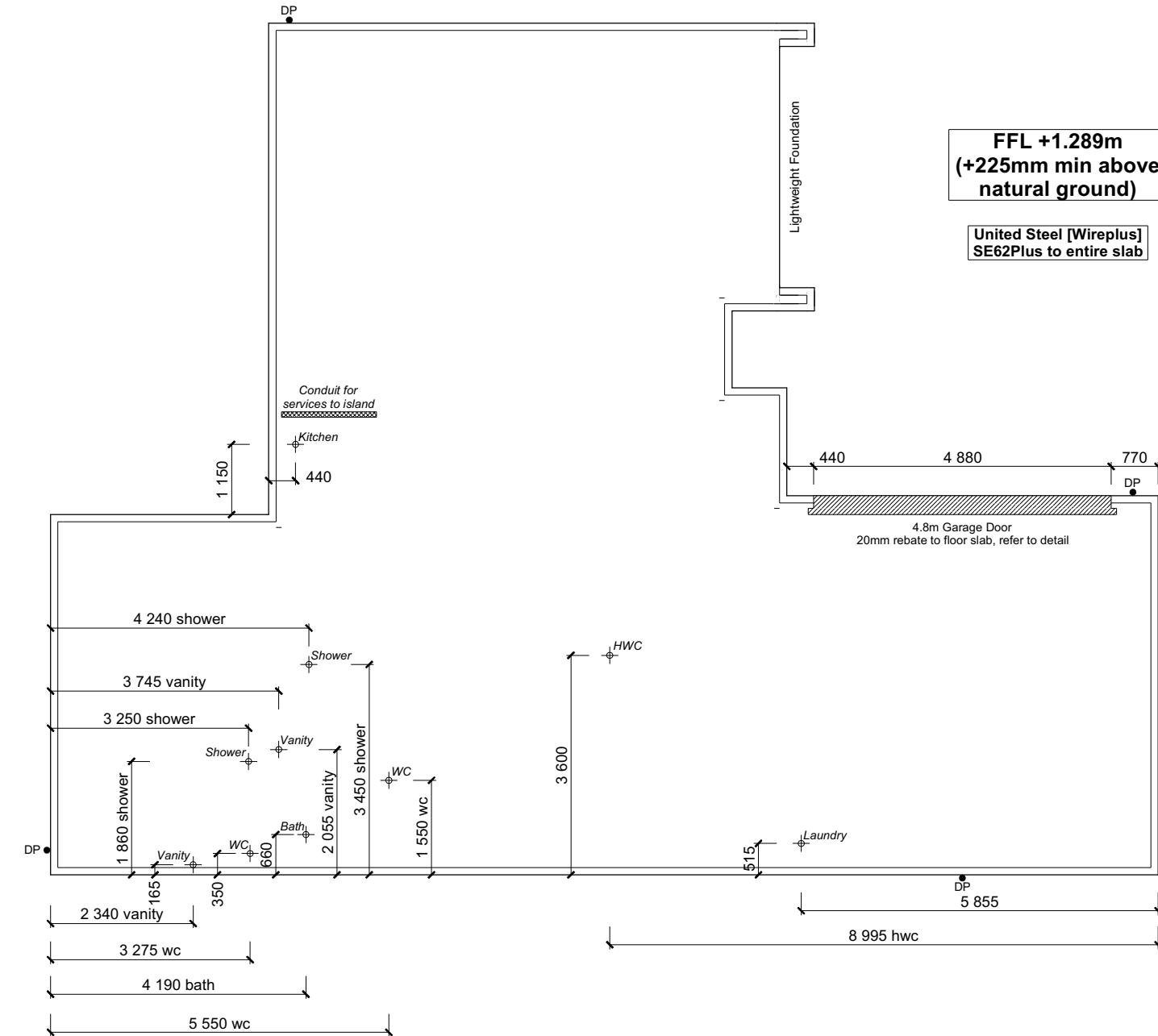
Job Number
17374

Origin
Web

Sheet Name: SETOUT DIMENS

CONSENT PLANS

NS	No.	Date:	Reason:	
	1	01-11-2023	Initial Consent Plans	8
A3				of 24 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:	176.08m ²	
Perimeter:	65.84m	
Ratio:	2.67	

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Lot 15
Karumata Oaks, Leeston

Job Number:
173741

Original Plan:
Weka

Sheet Name:
FOUNDATION PLAN

Sales: D Ryan	Drawn: M Glynn	QS: W Xian	Print Date: 8/11/2023	Scale: 1:100 @ A3
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CONSENT PLANS

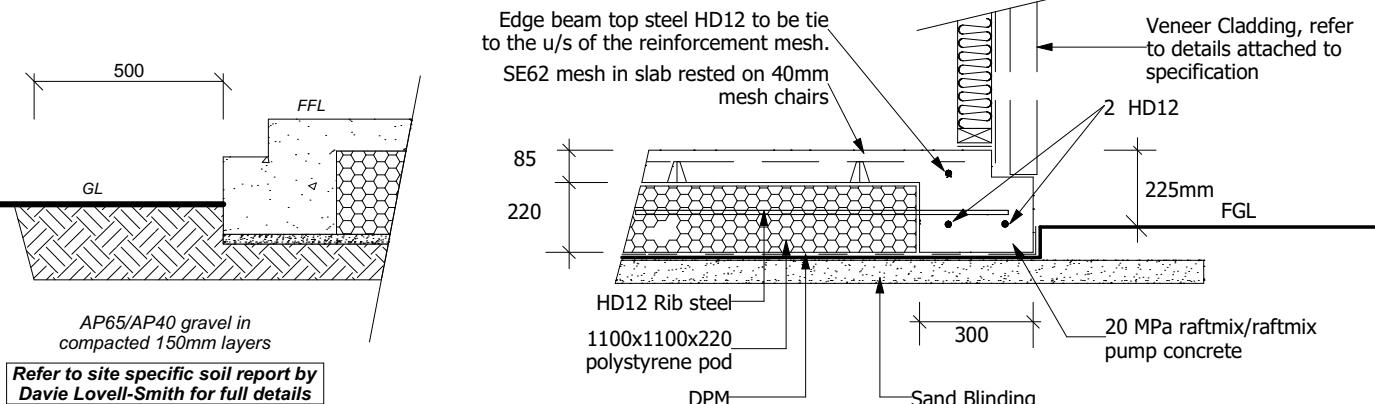
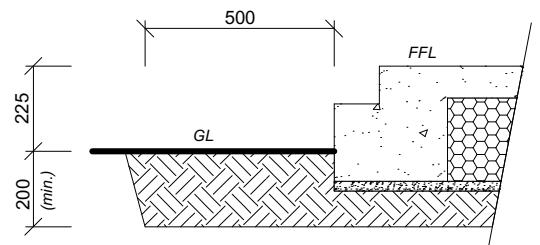
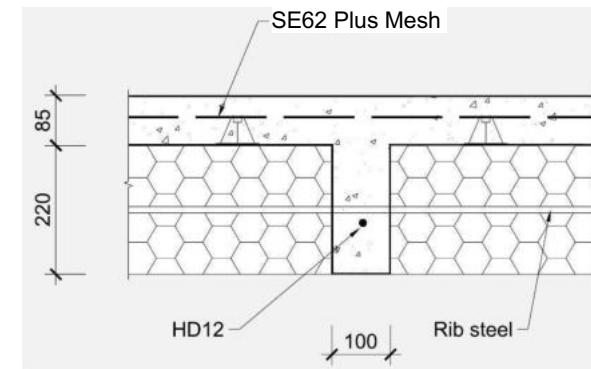
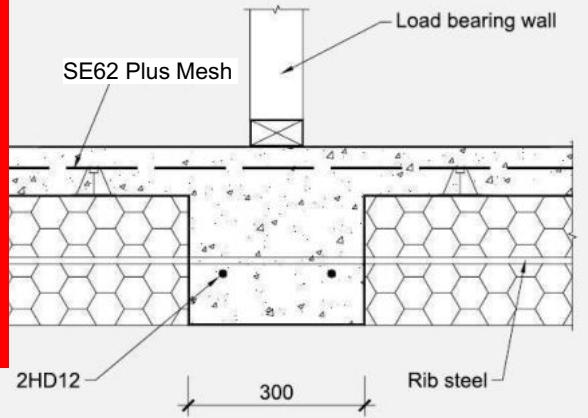
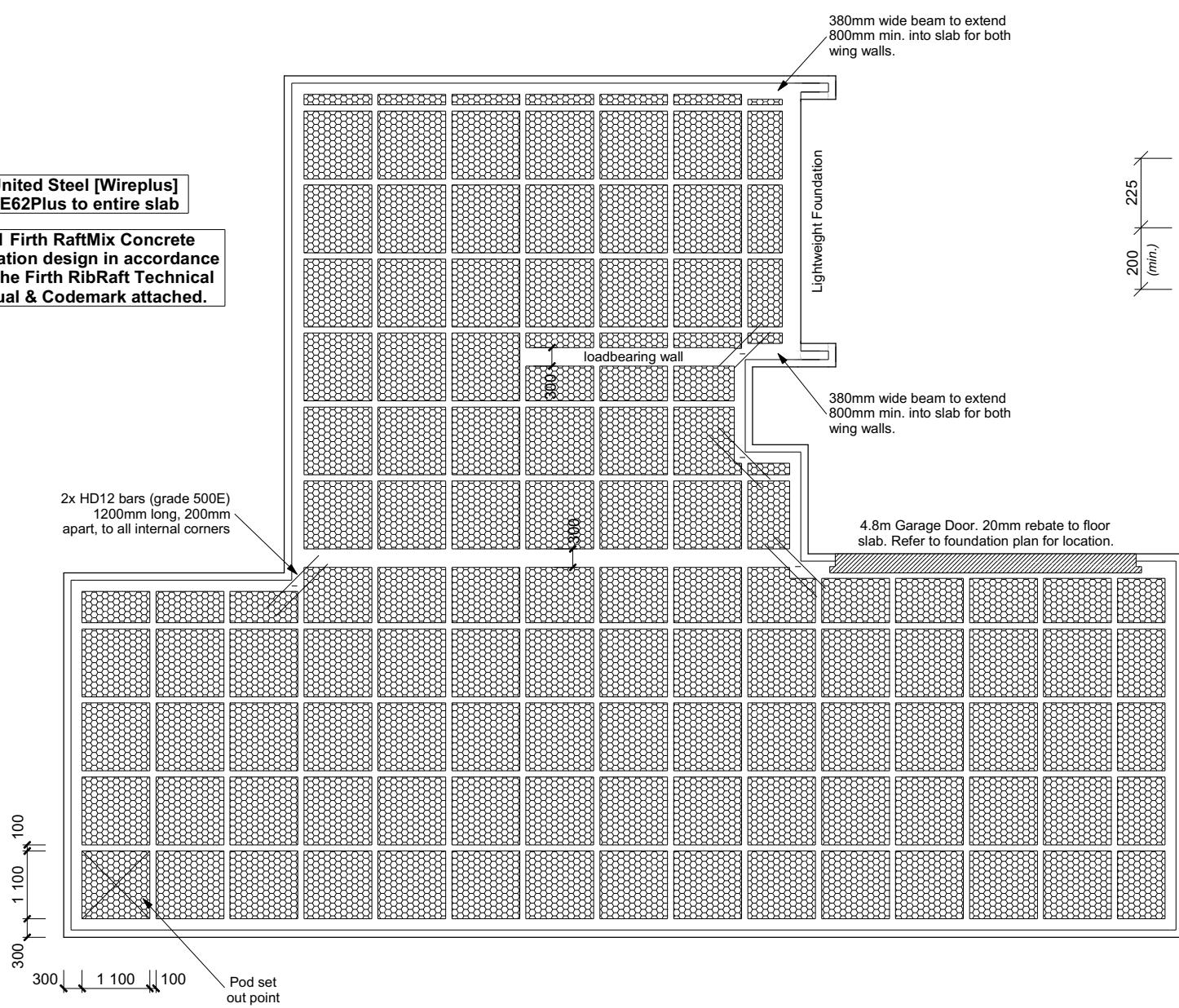
No.	Date:	Reason:
1	01-11-2023	Initial Consent Plans

Sheet No.: **9**

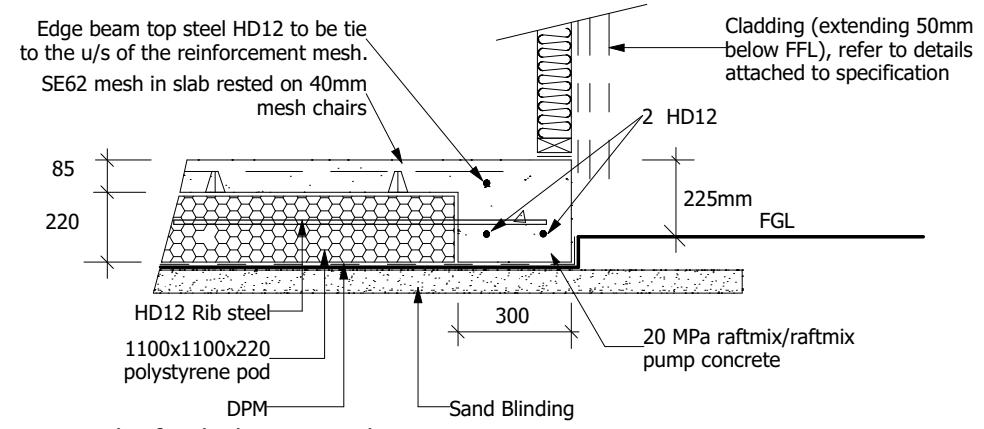
of 24 sheets

United Steel [Wireplus]
SE62Plus to entire slab

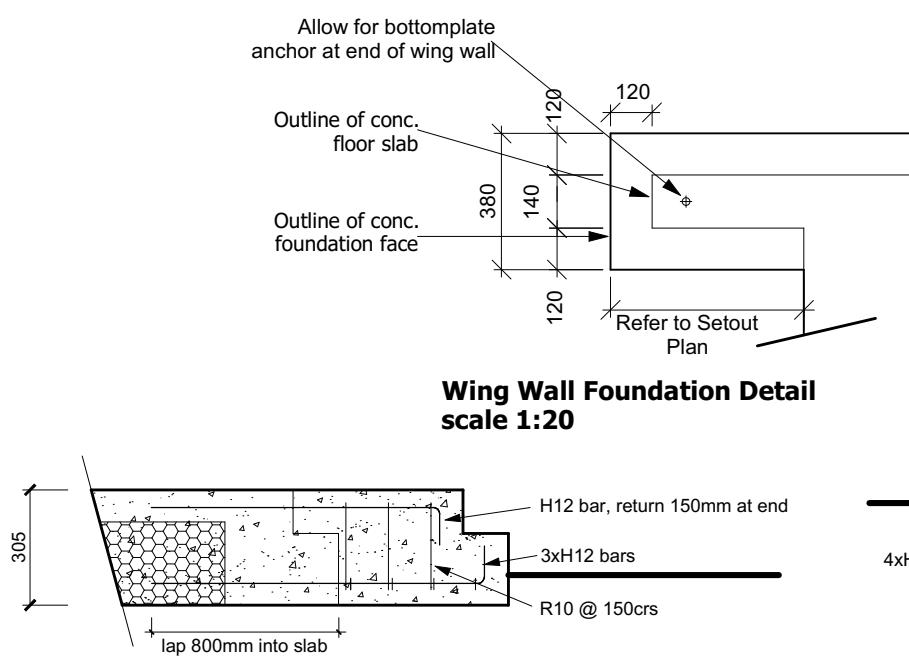
TC1 Firth RaftMix Concrete foundation design in accordance with the Firth RibRaft Technical Manual & Codemark attached.



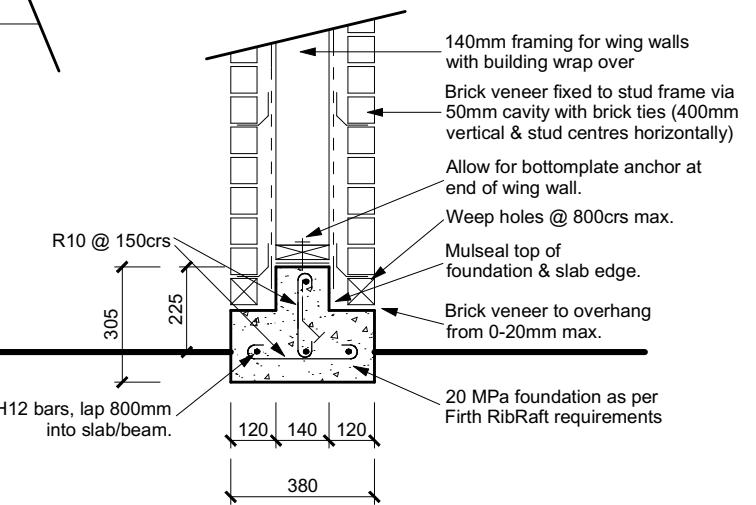
Ribraft Edgebeam Detail (Rebate)
Scale 1:20



Ribraft Edgebeam Detail
Scale 1:20



Wing Wall Foundation Detail
scale 1:20



Wing Wall Reinforcing
Scale 1:20

Wing Wall Foundation
Scale 1:20

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Shane Marwood & Amy Hogg
Lot 15
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Job Number:
173741

Original Plan:
Weka

Sheet Name:
RIBRAFT PLAN

Sales:
D Ryan

Drawn:
M Glynn

QS:
W Xian

Print Date:
8/11/2023

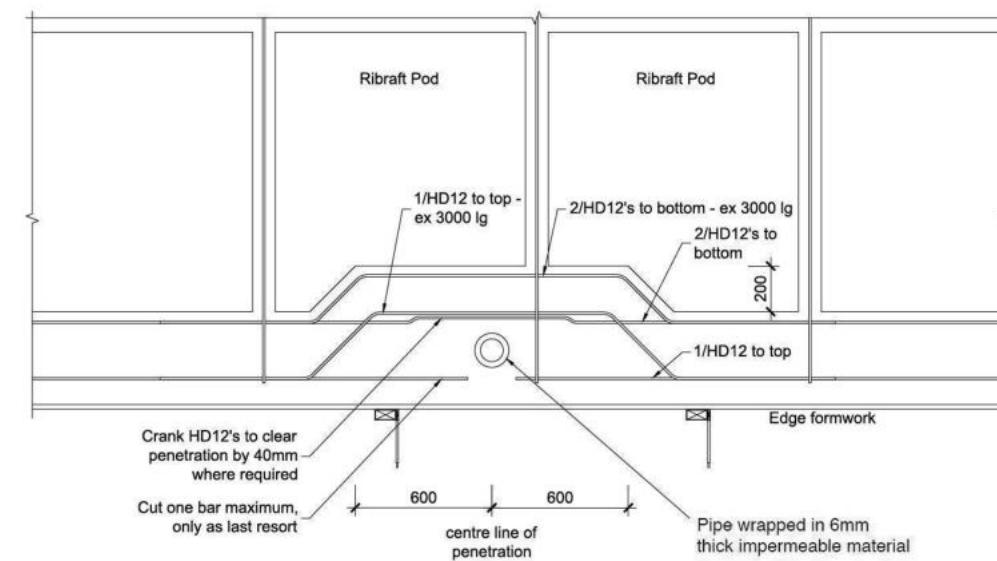
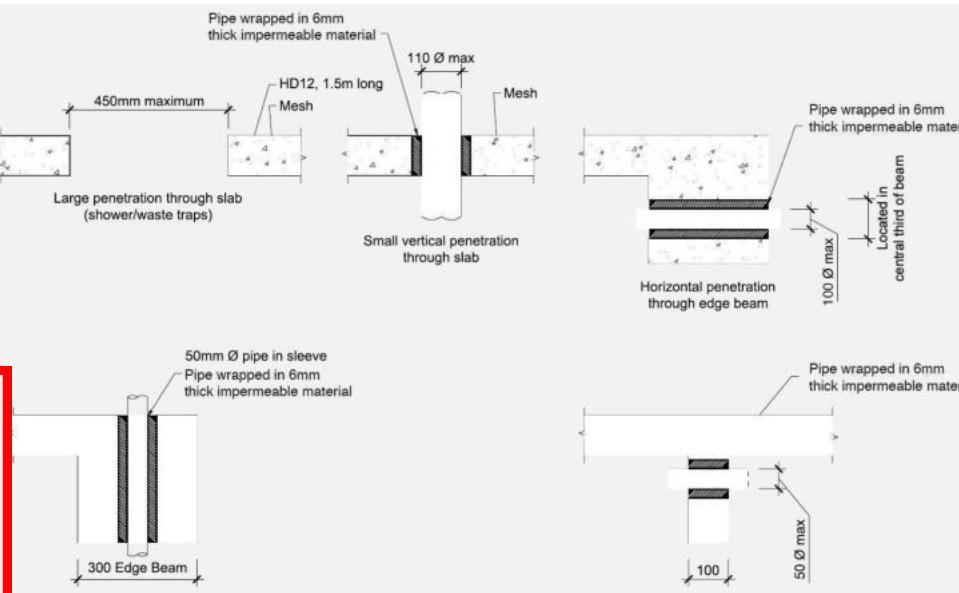
Scale:
AS SHOWN @ A3

CONSENT PLANS

No.	Date:	Reason:
1	01-11-2023	Initial Consent Plans

Sheet No.:
10

of 24 sheets



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 Water	Ø100mm @1:60 (1:120max)
Vented Drain	Ø90mm & Ø100mm @1:60 (1:120max)
Stormwater Drain	Ø80mm
Terminal Vent	Heatpump
Heatpump	ORG
ORG	Drain over DP
Hot water Cylinder	Overflow Relief Gully min 20mm Drain over GT

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

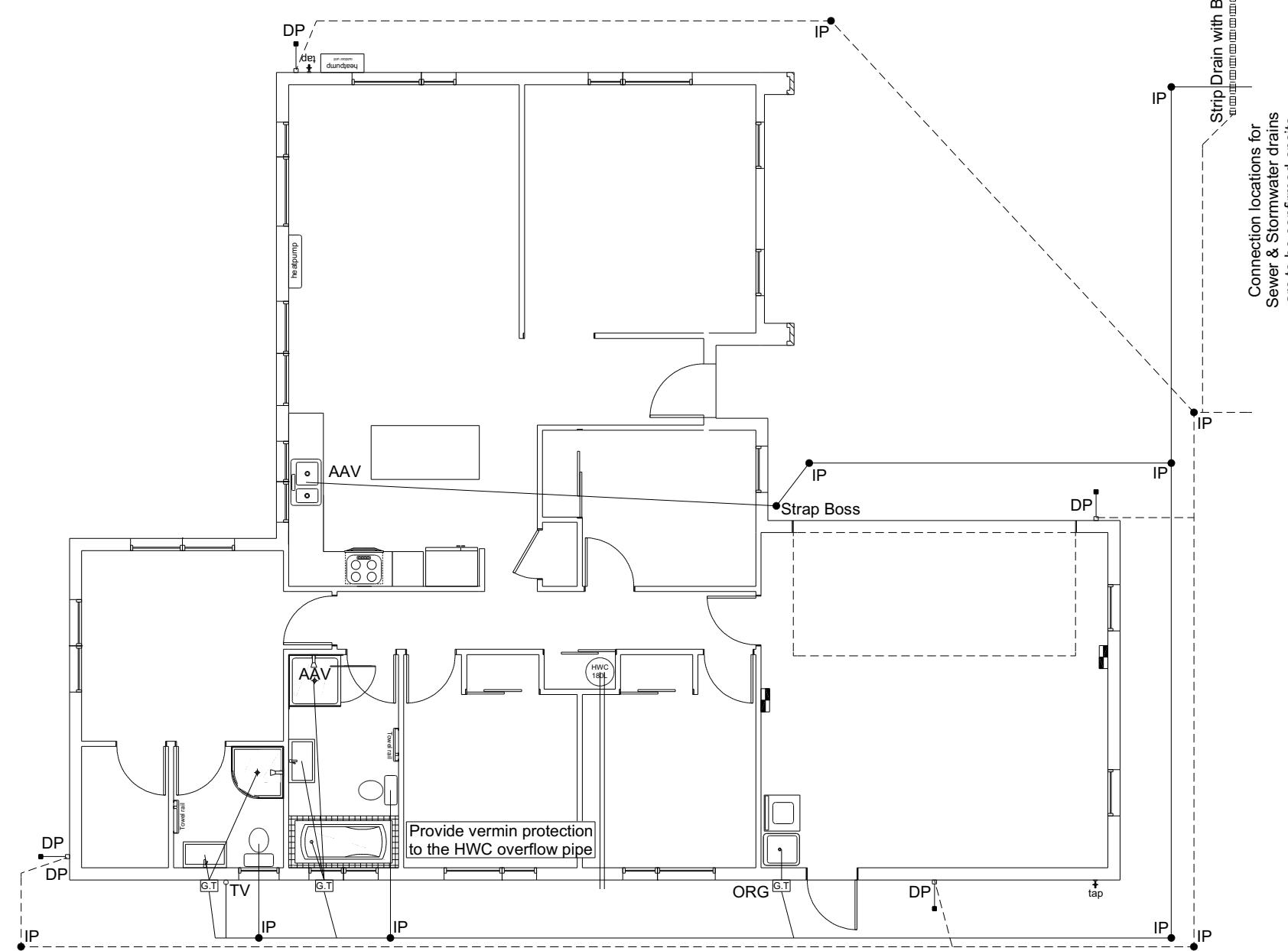
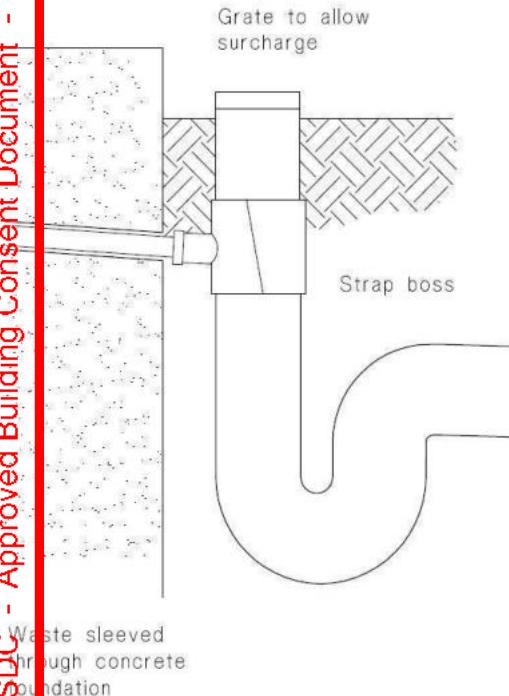
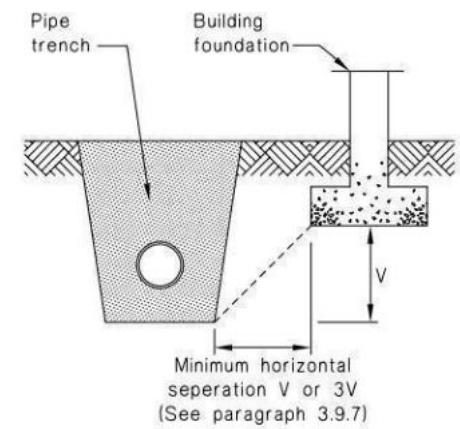


Figure 14: Relationship of Pipe Trench to Building Foundation
Paragraph 3.9.7



c) Strap boss to riser

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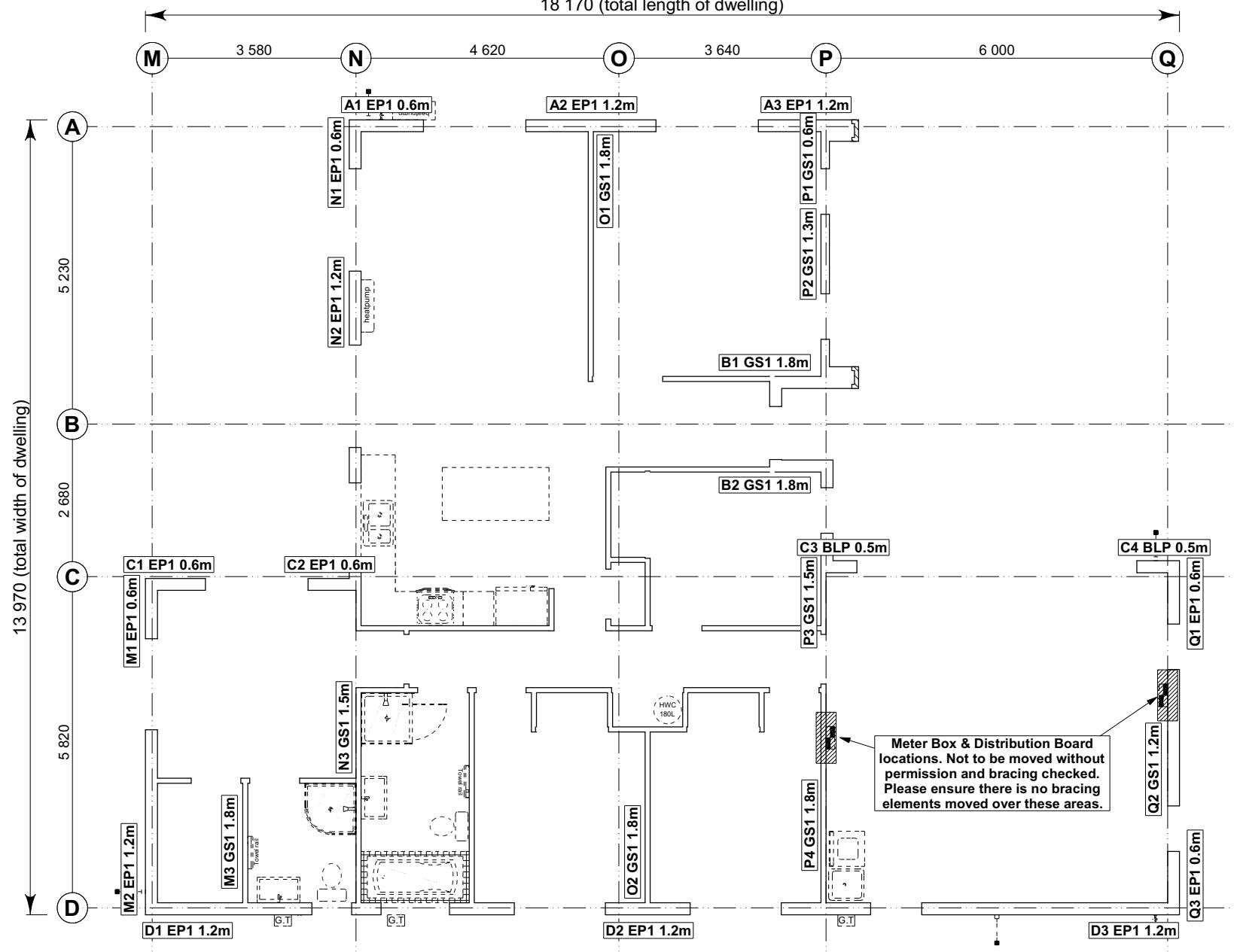
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Shane Marwood & Amy Hogg
Lot 15
Karumata Oaks, Leeston

Job Number: **173741** Original Plan: **Weka** Sheet Name: **DRAINAGE PLAN**
Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 8/11/2023 Scale: 1:100 @ A3

CONSENT PLANS

No.	Date:	Reason:
1	01-11-2023	Initial Consent Plans



Single Level Along Resistance Sheet

Job Name: Marwood & Hogg									Wind	EQ
									Demand	
									709	1060
									Achieved	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	1267	1354
A	1	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	3	1.20		2.4	EP1 1.2	Ecopy®	144	162	345 OK	387 OK
B	1	1.80		2.4	GS1-N	GiB®	124	108		
	2	1.80		2.4	GS1-N	GiB®	124	108	248 OK	216 OK
C	1	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	2	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	3	0.50		2.4	BLP-H	GiB®	64	69		
	4	0.50		2.4	BLP-H	GiB®	64	69	241 OK	265 OK
D	1	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	3	1.20		2.4	EP1 1.2	Ecopy®	144	162	432 OK	486 OK

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Job Name: Marwood & Hogg								Wind	EQ	
								Demand		
								905	1060	
								Achieved		
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	1427 158%	1373 130%
M	1	0.60		2.4	EP1 0.6	Ecopy®	57	63	325 OK	
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	3	1.80		2.4	GS1-N	GIB®	124	108		
N	1	0.60		2.4	EP1 0.6	Ecopy®	57	63	305 OK	
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	3	1.50		2.4	GS1-N	GIB®	104	90		
O	1	1.80		2.4	GS1-N	GIB®	124	108	248 OK	
	2	1.80		2.4	GS1-N	GIB®	124	108		
P	1	0.60		2.4	GS1-N	GIB®	34	35	352 OK	
	2	1.30		2.4	GS1-N	GIB®	90	78		
	3	1.50		2.4	GS1-N	GIB®	104	90		
	4	1.80		2.4	GS1-N	GIB®	124	108		
Q	1	0.60		2.4	EP1 0.6	Ecopy®	57	63	197 OK	
	2	1.20		2.4	GS1-N	GIB®	83	72		
	3	0.60		2.4	EP1 0.6	Ecopy®	57	63		

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

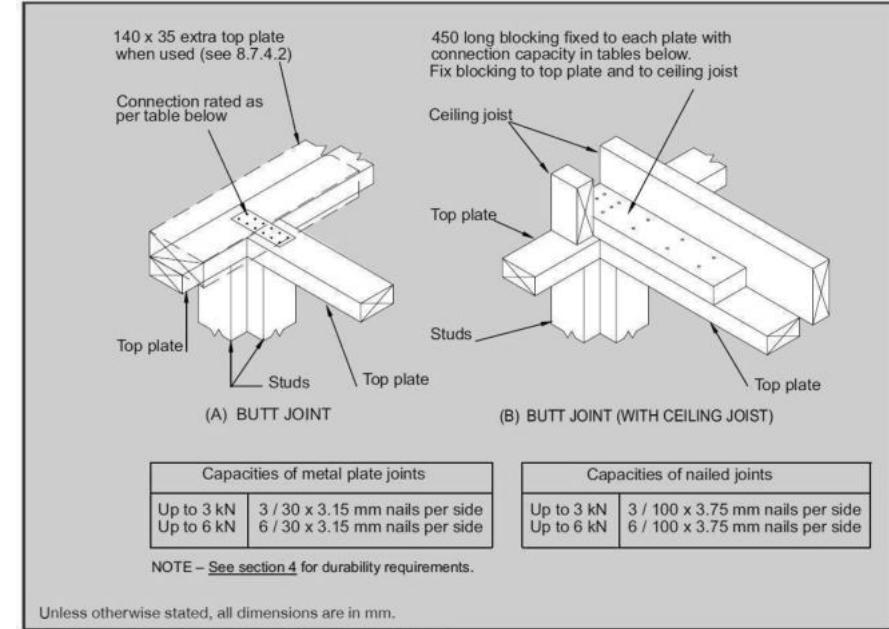
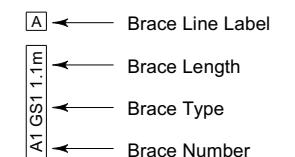
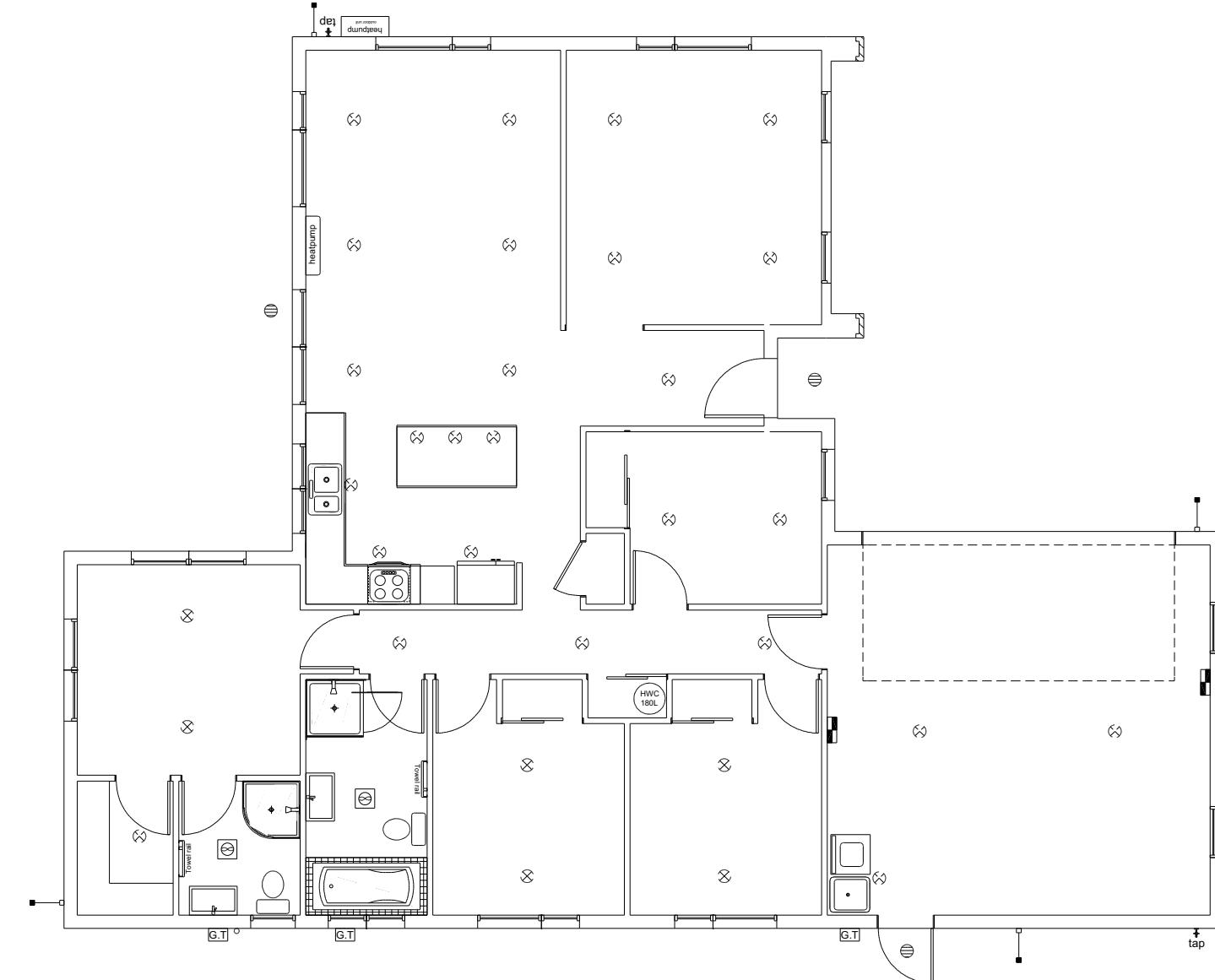


Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)



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	TV Jack
SKY	Sky Connection
■	Bathroom Heater
■	Bathroom Extractor/Light
Electrical Plan is indicative only and is to be confirmed onsite with electrician and client	

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Shane Marwood & Amy Hogg
Lot 15
Karumata Oaks, Leeston

Job Number:
173741

Original Plan:
Weka

Sheet Name:
LIGHTING PLAN

Sales:

Drawn:

QS:

Print Date:

Scale:

1:100 @ A3

CONSENT PLANS

No. Date Reason:
1 01-11-2023 Initial Consent Plans

Sheet No.:
13

of 24 sheets

LINTEL FIXING SCHEDULE

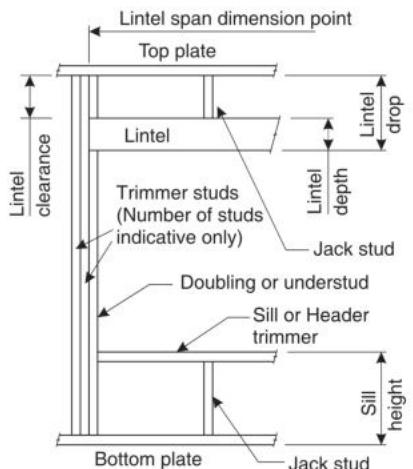
ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12

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

Lintel Supporting Girder Trusses						
Roof Tributary Area	Light Roof			Heavy Roof		
	Wind Zone			Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6m ²	G	G	H	G	G	H
11.6m ²	G	H	H	G	G	H
12.1m ²	G	H	H	G	H	H
15.3m ²	H	H	-	G	H	H
19.1m ²	H	-	-	G	H	-
20.9m ²	H	-	-	H	H	-
21.8m ²	H	-	-	H	-	-
34.3m ²	-	-	-	H	-	-

NOTES:

1. Roof Tributary Area = approx. $1/2 \times (\text{Total roof area on girder and rafter trusses supported by lintel})$
 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

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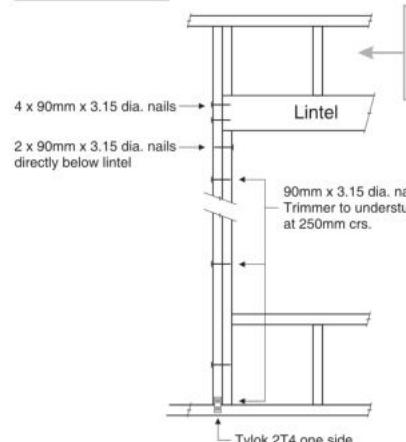
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Lot 15
Karumata Oaks, Leeston

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173741	Weka	FRAMING DETAILS
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D Ryan	M Glynn	W Xian 8/11/2023

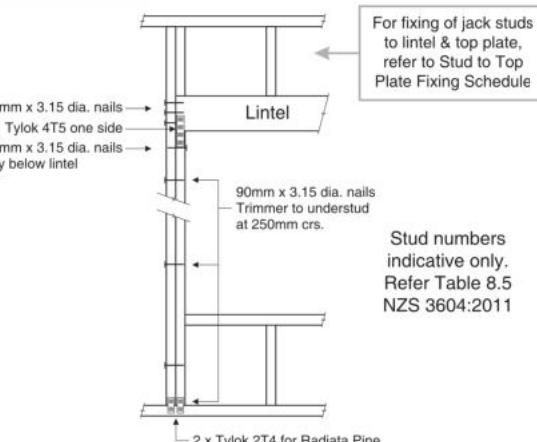
LINTEL FIXING OPTIONS

TYPE E
1.4kN



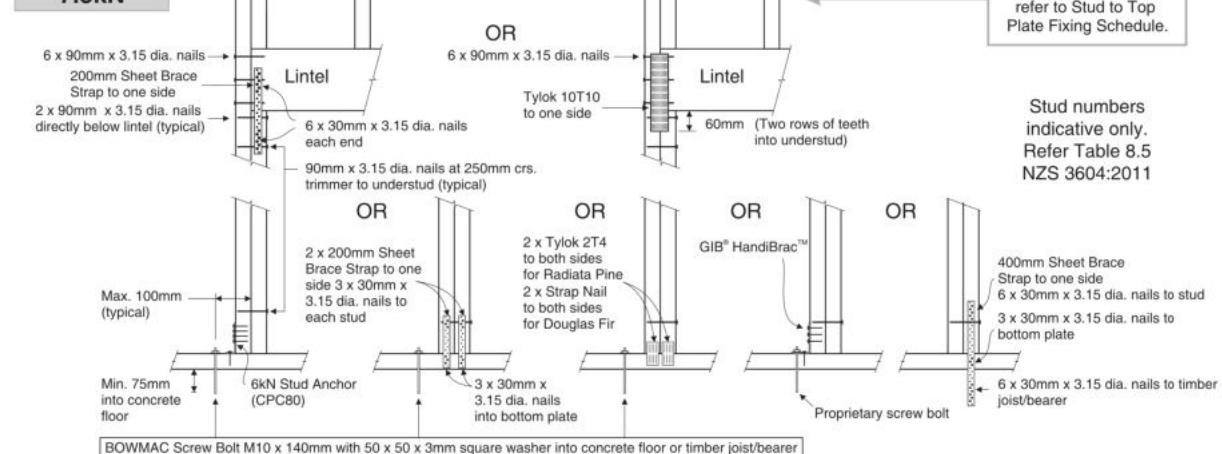
For fixing of jack studs
to lintel & top plate,
refer to Stud to Top
Plate Fixing Schedule

TYPE F
4.0kN



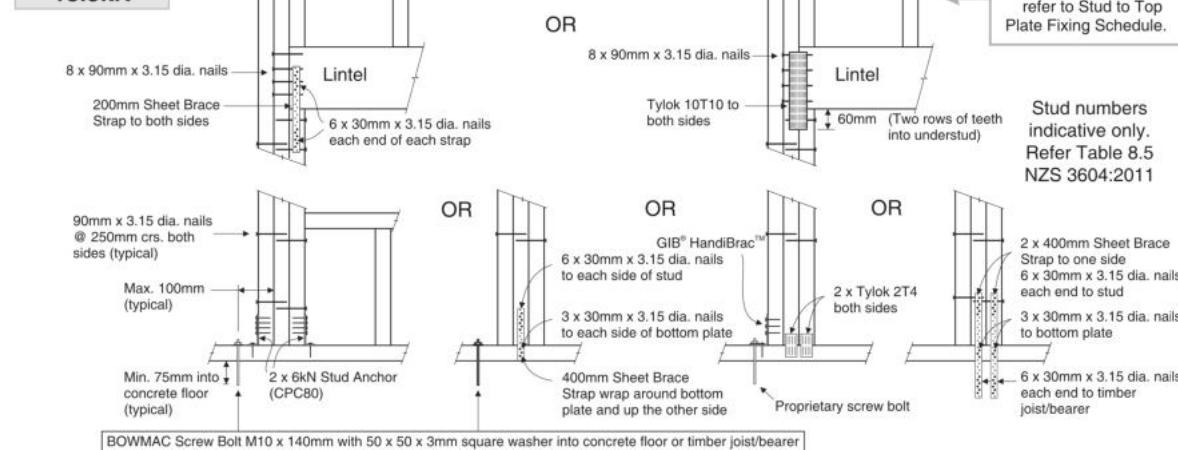
For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule

TYPE G
7.5kN



For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule.

TYPE H
13.5kN



refer to Stud to Top
Plate Fixing Schedule.

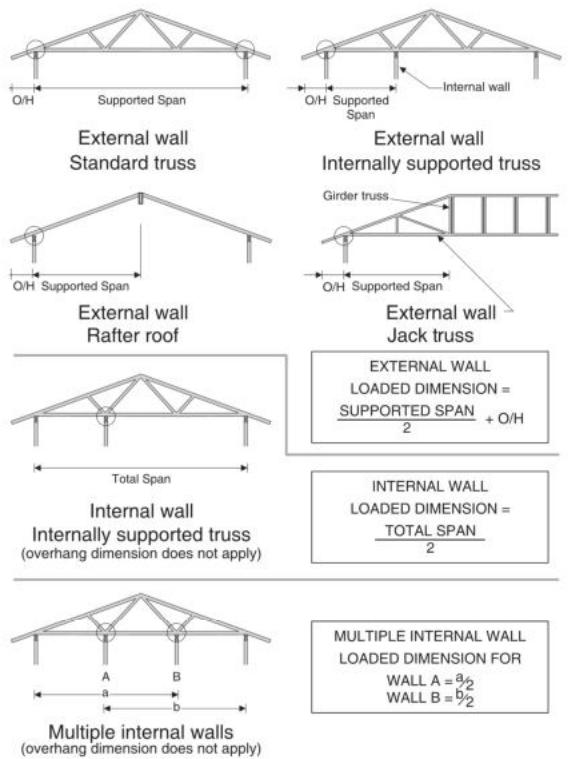
CONSENT PLANS

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

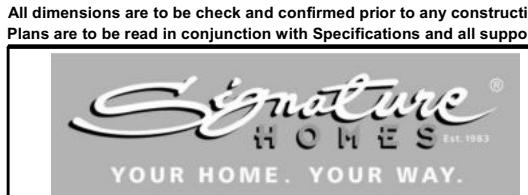
(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

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



**SCAN FOR
INSTALLATION
VIDEO**

<https://vimeo.com/117353604>



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[View Details](#) | [Edit](#) | [Delete](#)

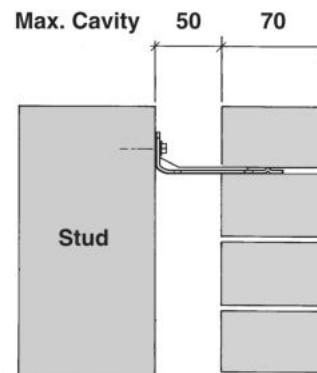
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Lot 15
Karumata Oaks, Leeston

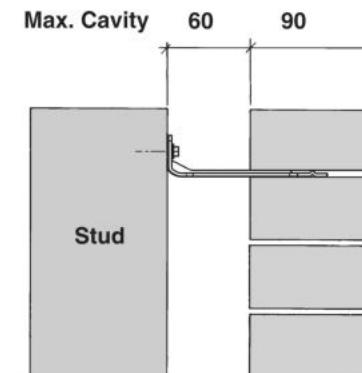
Job Number:	Original Plan:	Sheet Name:
173741	Weka	FRAMING DETAILS
ales: Ryan	Drawn: M Glynn	QS: W Xian

70 SERIES BRICK



**Screw Tie Short
(85mm)**

90 SERIES BRICK



**Screw Tie Long
(105mm)**

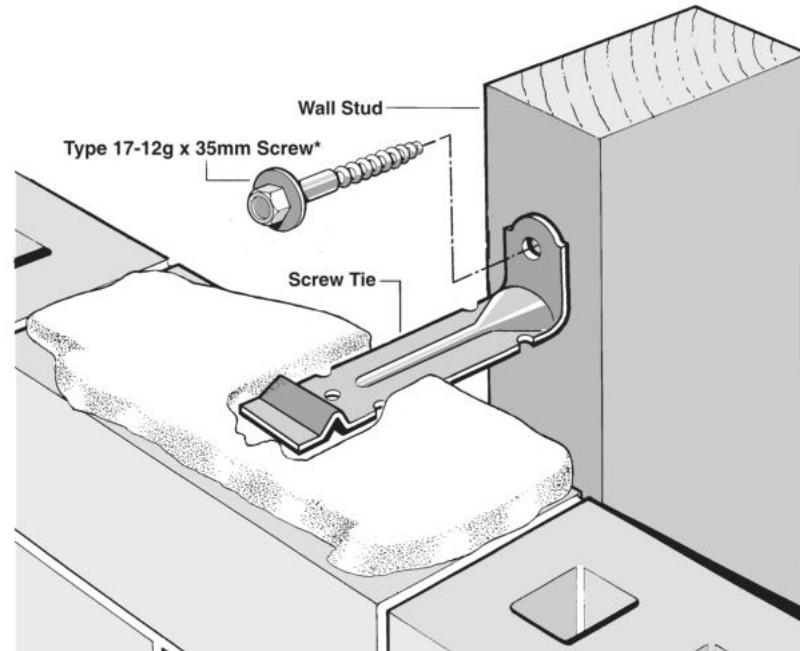
- ★ All brick work must be constructed in accordance with NZS 4210:2001 Masonry Construction:Materials and Workmanship. Screw Ties must be applied accordingly and are not to be hammered into timber framing.
 - ★ Water shedding shoulder prevents transfer of the moisture from tie to building.
 - ★ Nail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

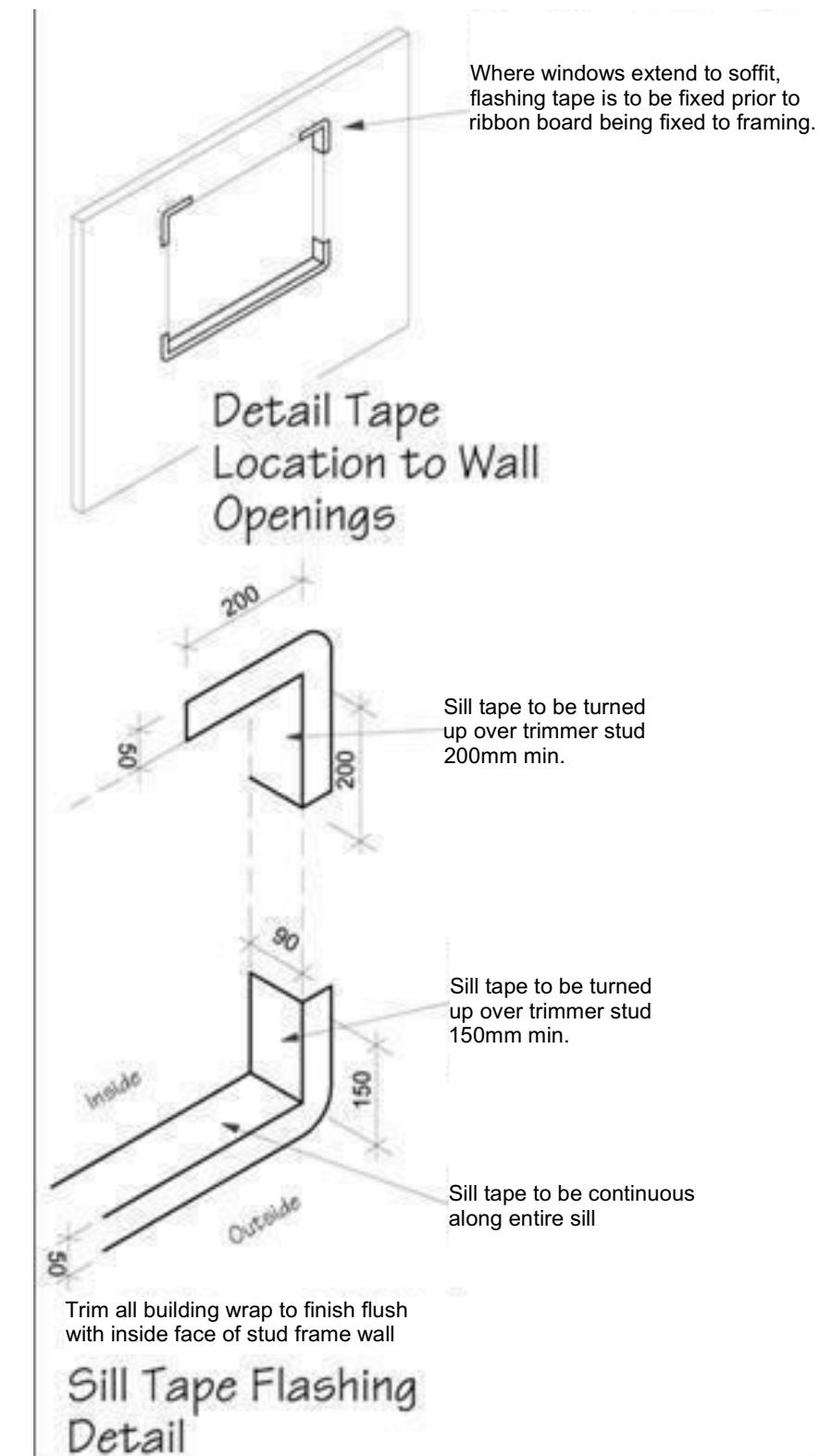
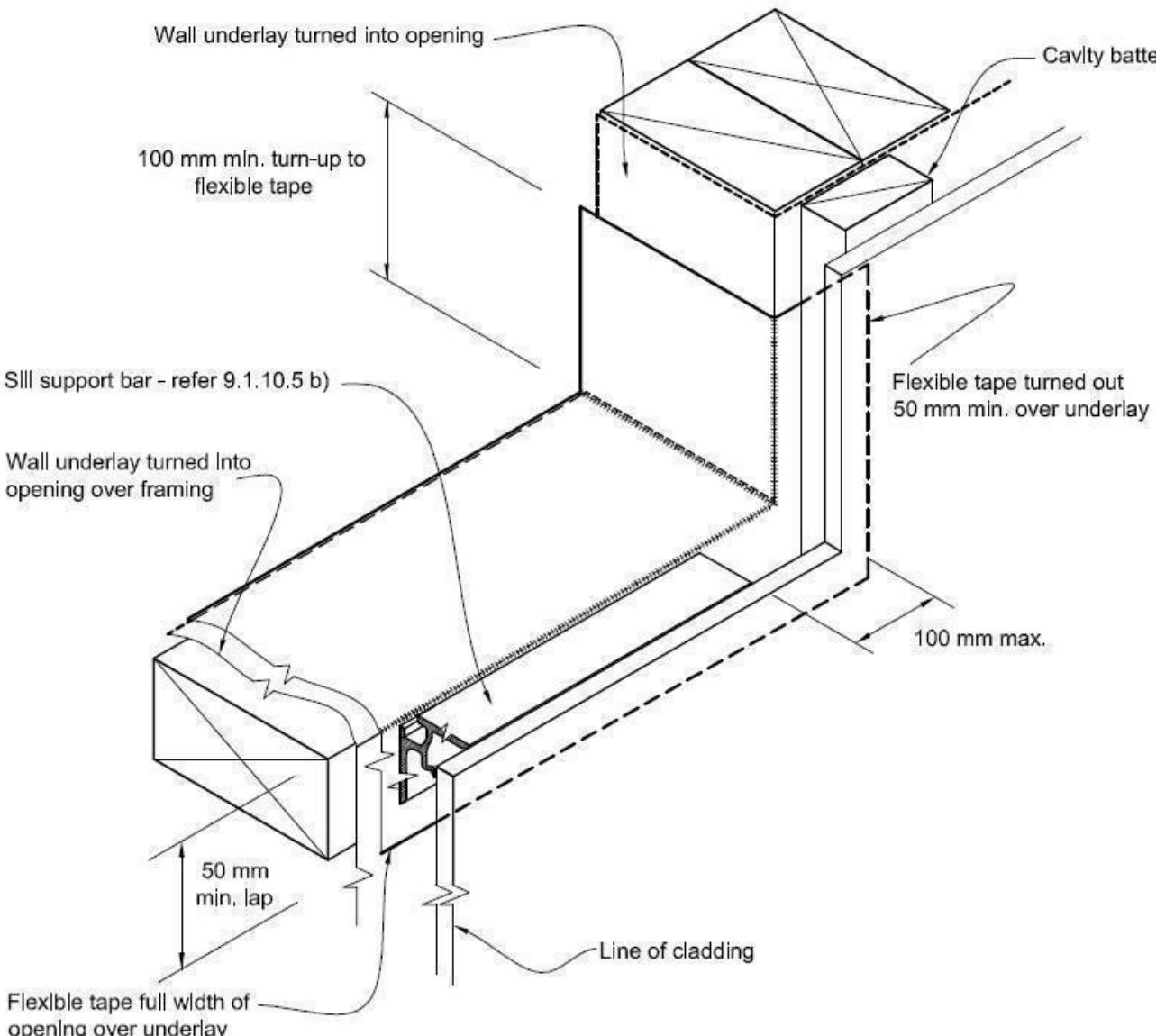


***NOTE:**
Use longer screws for fixing through Rigid Air Barrier (RAB). Maintain 35mm embedment in studs.

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

NOTE:

- (1) Detailed cladding omitted for clarity, refer to specific claddings.
- (2) Head to be treated similarly with continuous wall underlay and flexible tape at corners.
- (3) Refer individual cladding details for jamb flashings.



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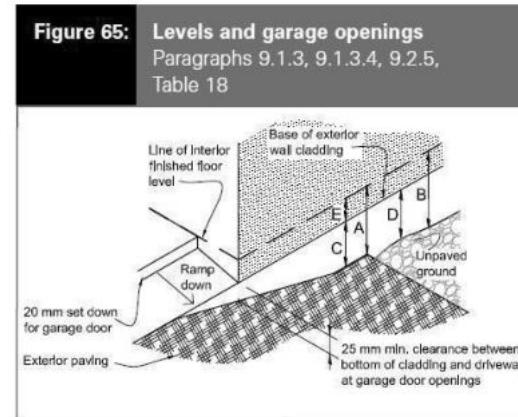
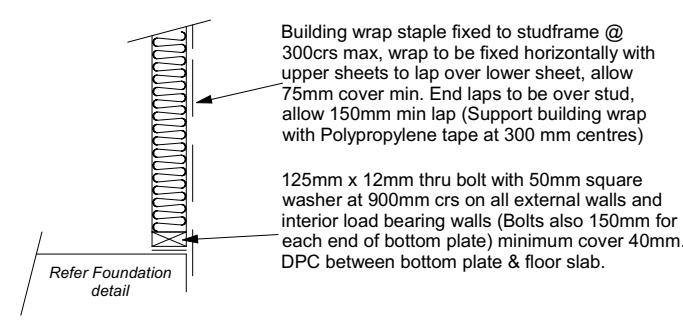
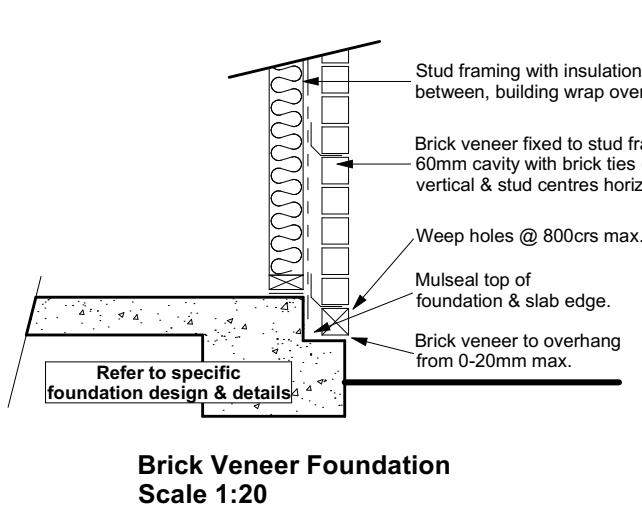
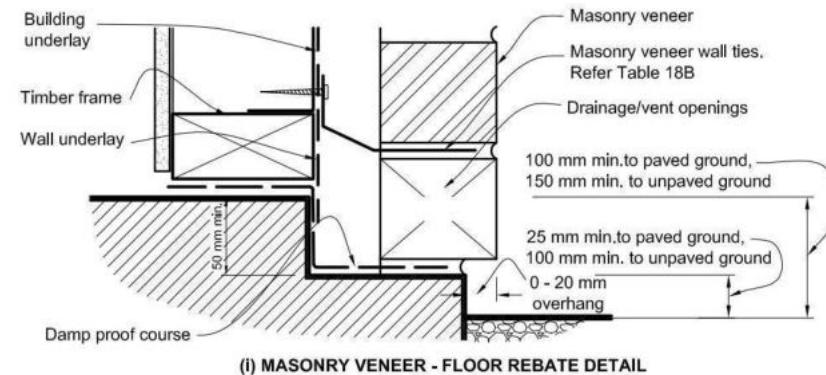


Table 18: Minimum clearances									
Minimum clearances (mm)	Masonry veneer		Other claddings						
	A	B	A	B	C	D	E		
Concrete slab	100	150	150	225	100	175	50		
Timber floor Refer Note 1)			100	175	502)				

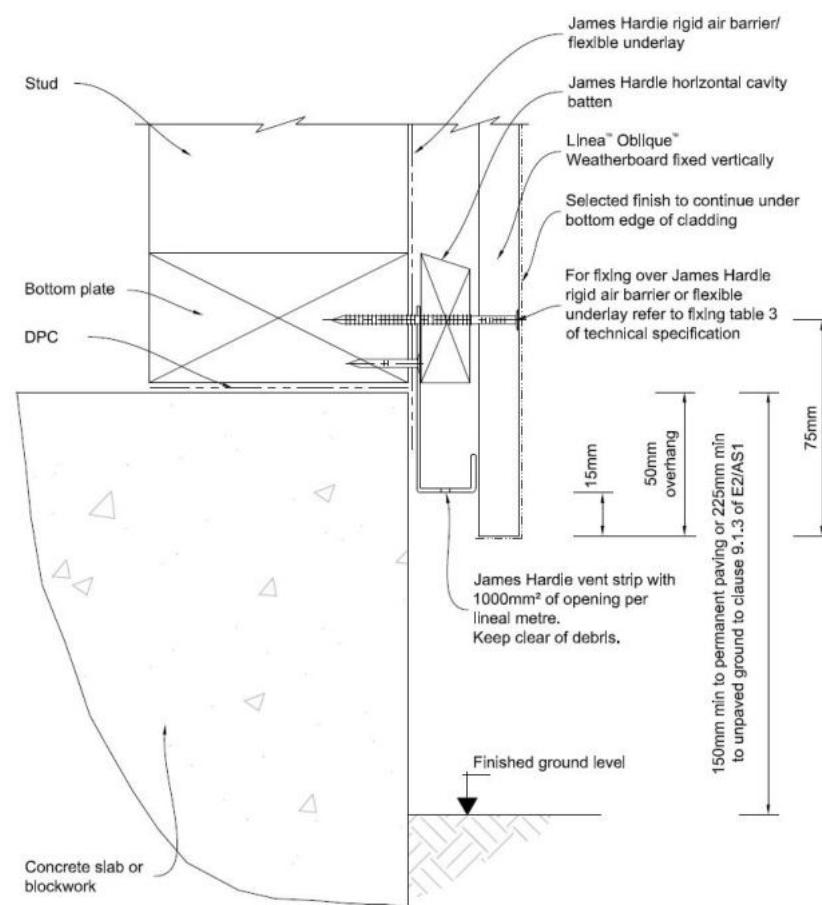
NOTE: 1) Refer to NZS 3604 for requirements.
2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.



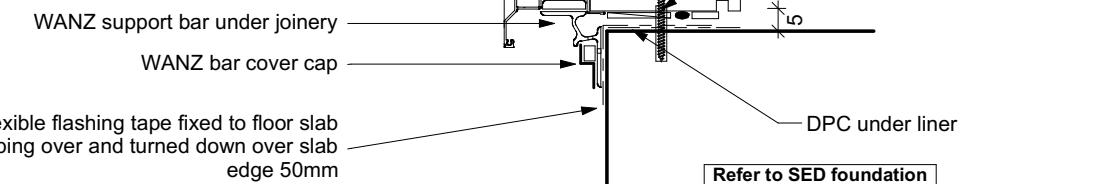
Stud framing to slab
Scale 1:20



(I) MASONRY VENEER - FLOOR REBATE DETAIL

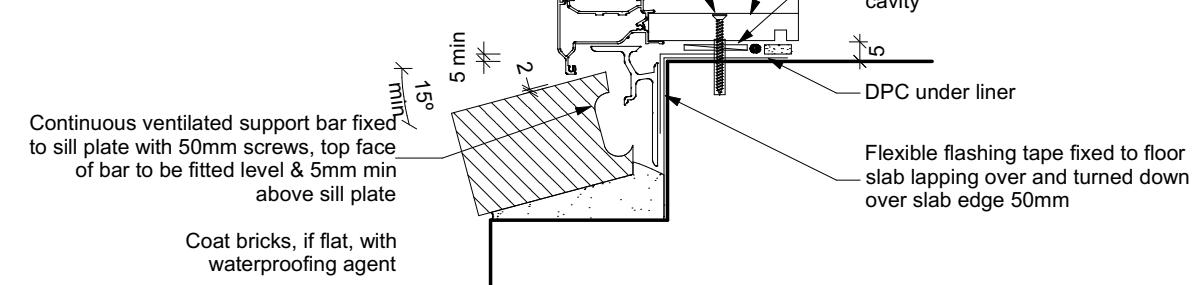


50mm screw fixing to window sill, no more than 150mm from all corners and then 450crs spacings, allow for extra fixings at mullions, transoms & door strikers, all screws driven below sill surface and filled and sanded prior to painting



Sill to Slab Detail
Scale 1:20

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



Door Sill to Slab Detail
Scale 1:20

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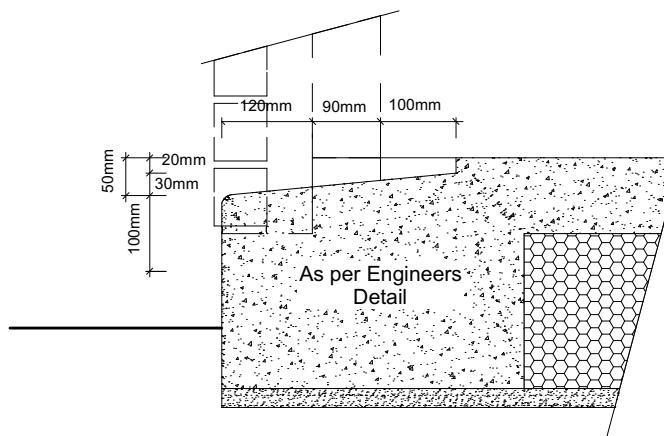
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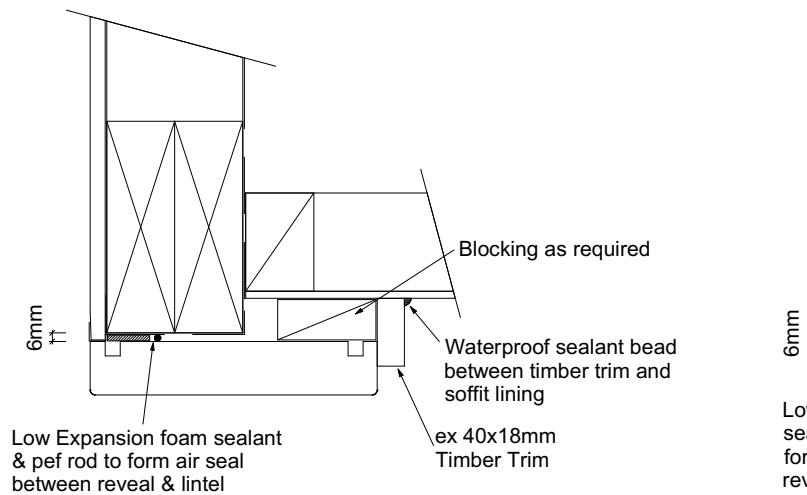
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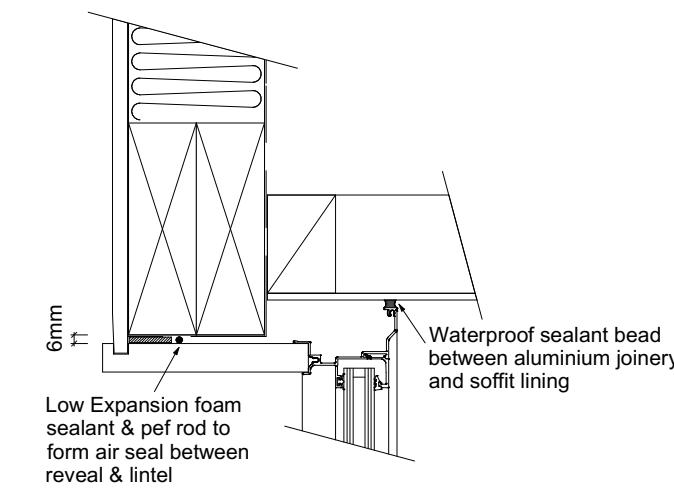
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Garage Door Rebate Details
Scale 1:10



Garage Door Head to Soffit
Scale 1:5



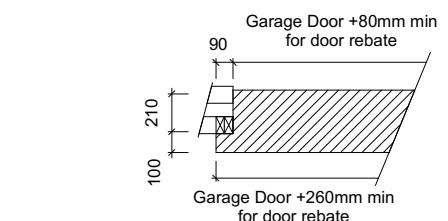
Window Head to Soffit Detail
Scale 1:5

9.1.10.8 Attachments for windows and doors

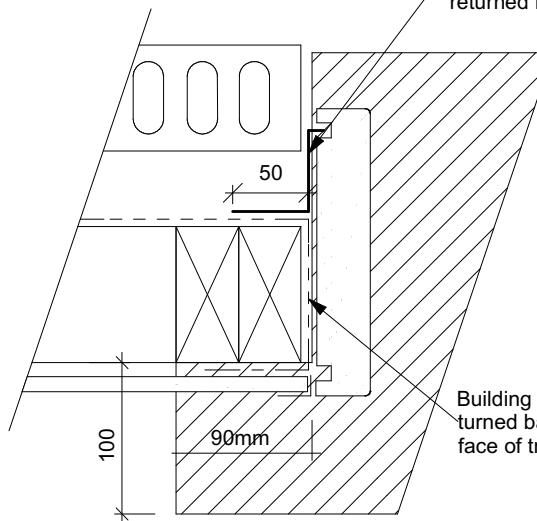
Install windows and doors using pairs of minimum 75 x 3.15 galvanised jolt head nails or 8 gauge x 65 mm stainless steel screws, through reveals into surrounding *framing* at:

- Maximum 450 mm centres along sills, jambs and heads, and
- Maximum 150 mm from reveal ends.

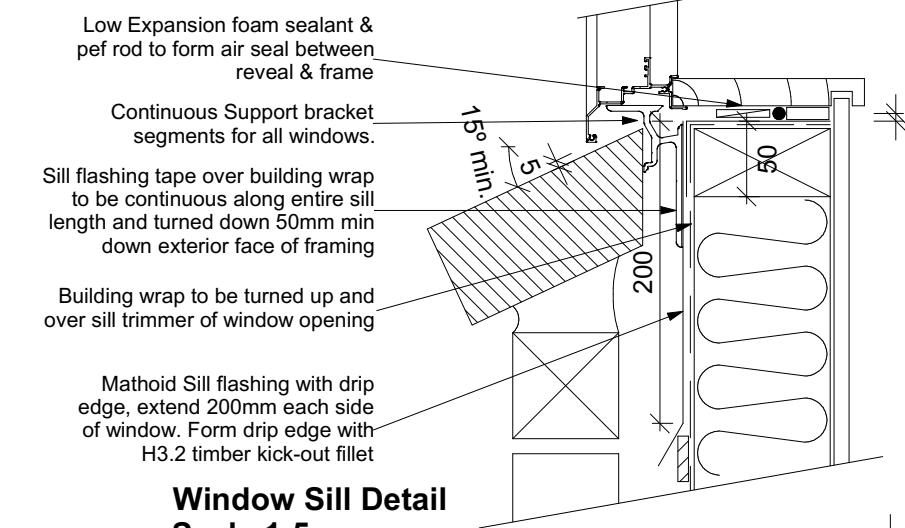
Install packers between reveals and *framing* at all fixing points, except between head reveals and lintels.



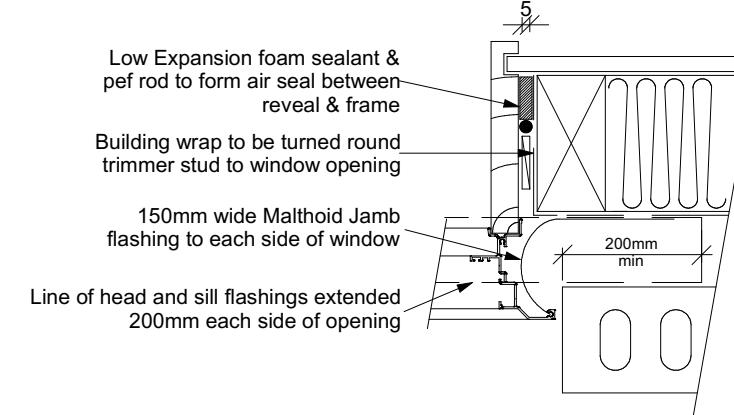
Masons 40 Below flashing tape to garage door reveal/brick veneer junction, Detail tape flashing to be returned into reveal rebate.



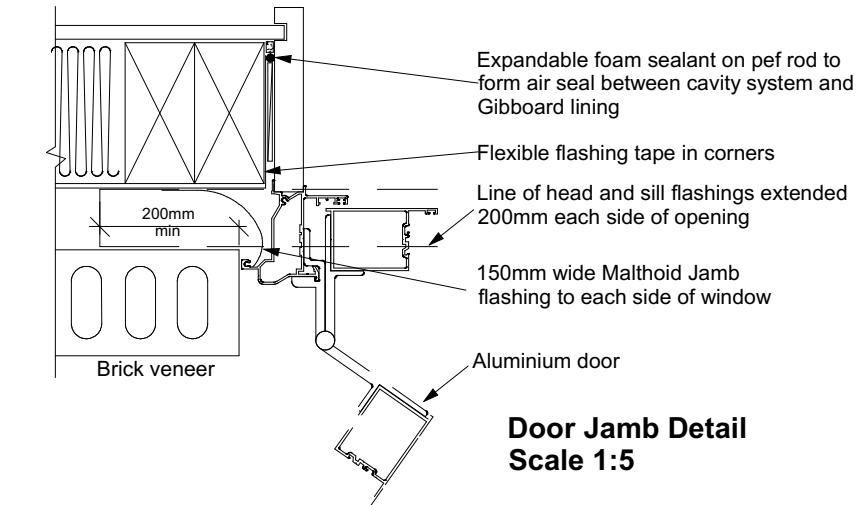
Garage Door Jamb Detail
Scale 1:5



Window Sill Detail
Scale 1:5



Window Jamb Detail
Scale 1:5



Door Jamb Detail
Scale 1:5

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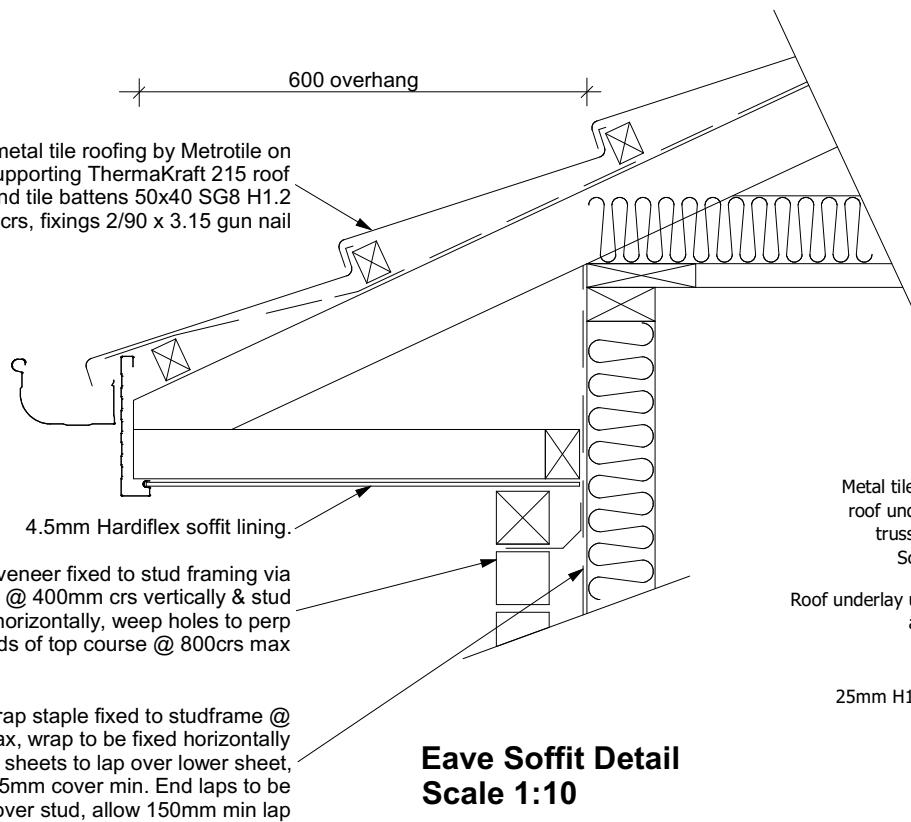
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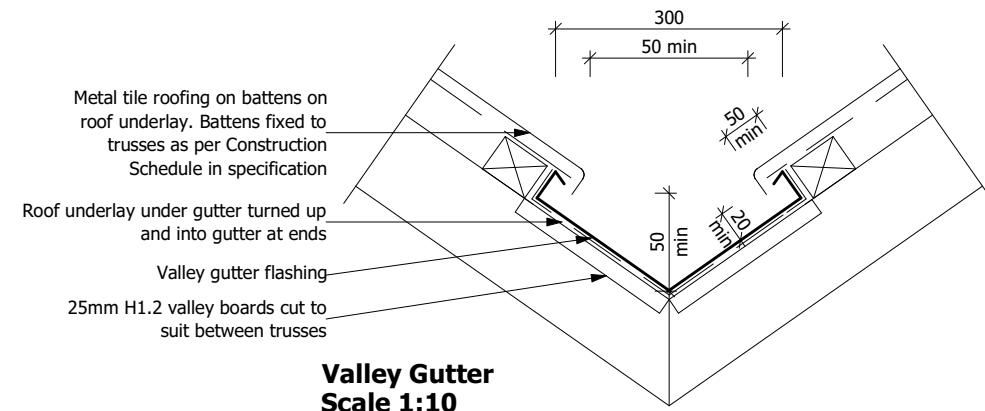
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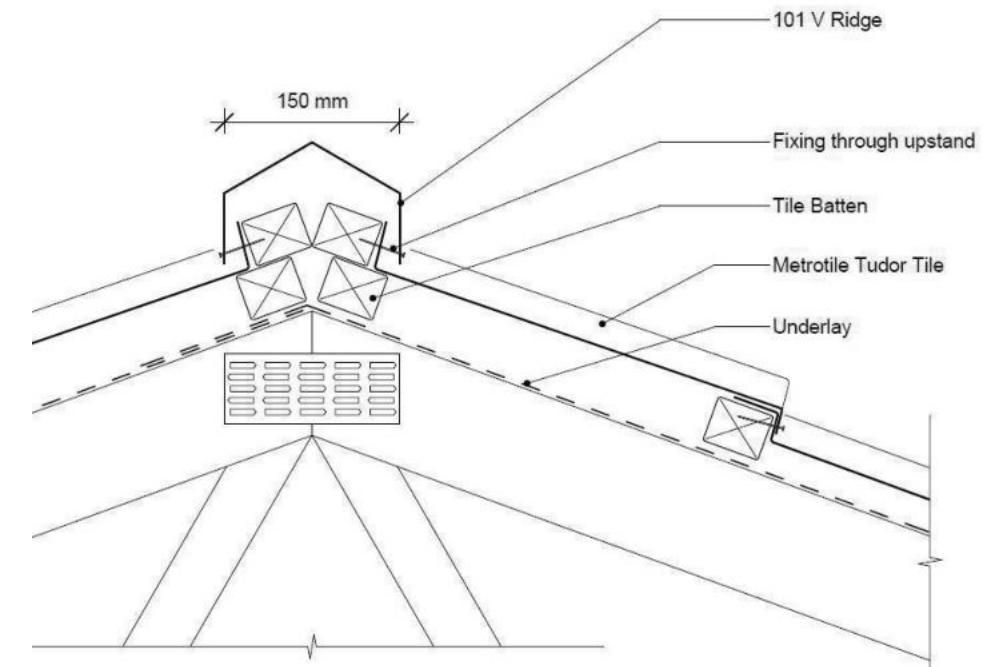
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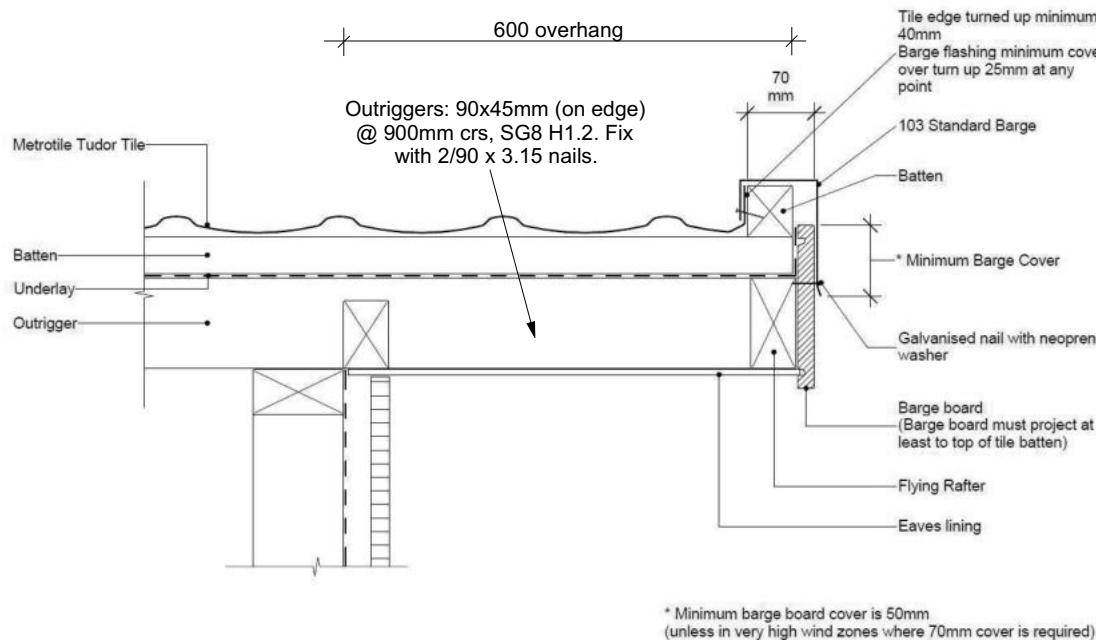
Eave Soffit Detail
Scale 1:10



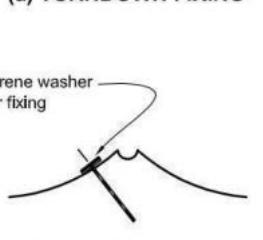
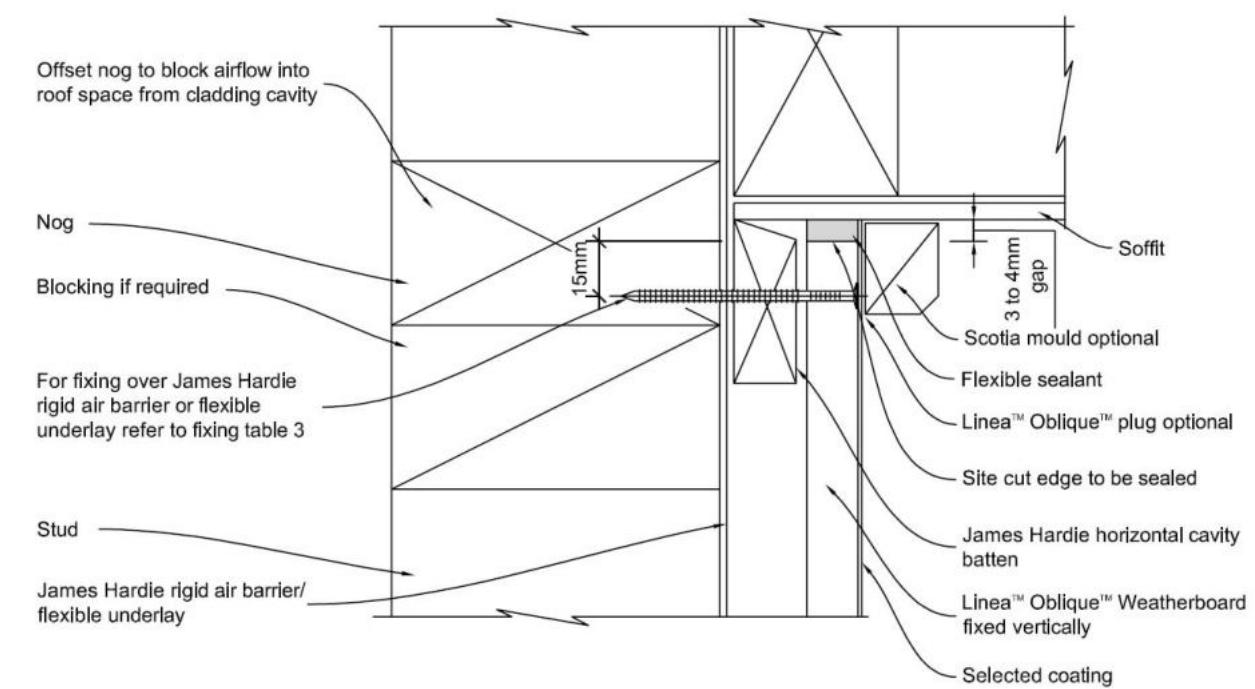
Valley Gutter
Scale 1:10



Metal Tile Angle Ridge Detail
Scale NTS



Metal Tile Gable Detail
Scale NTS



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Lot 15
Karumata Oaks, Leeston

Job Number:
173741

Original Plan:
Weka

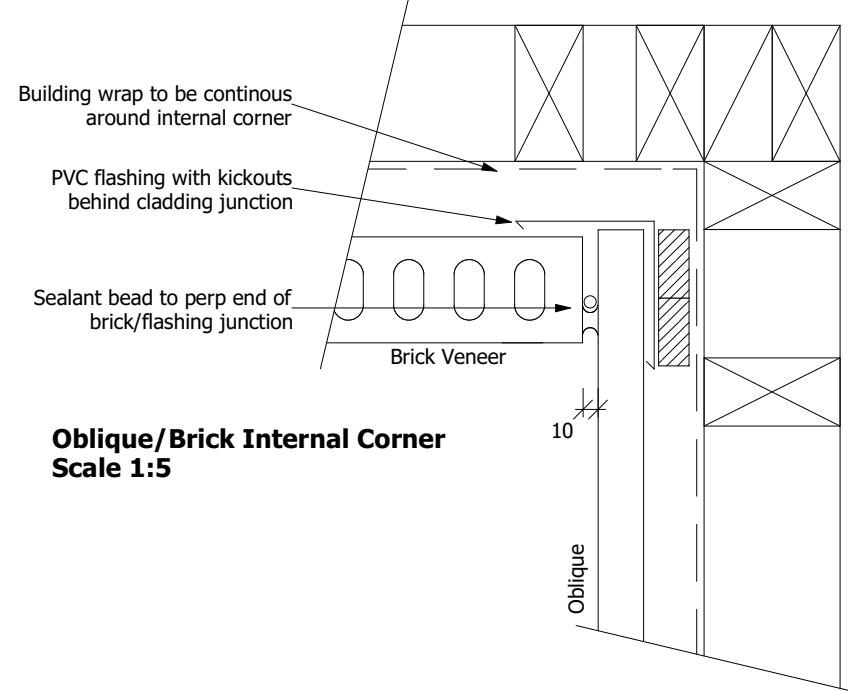
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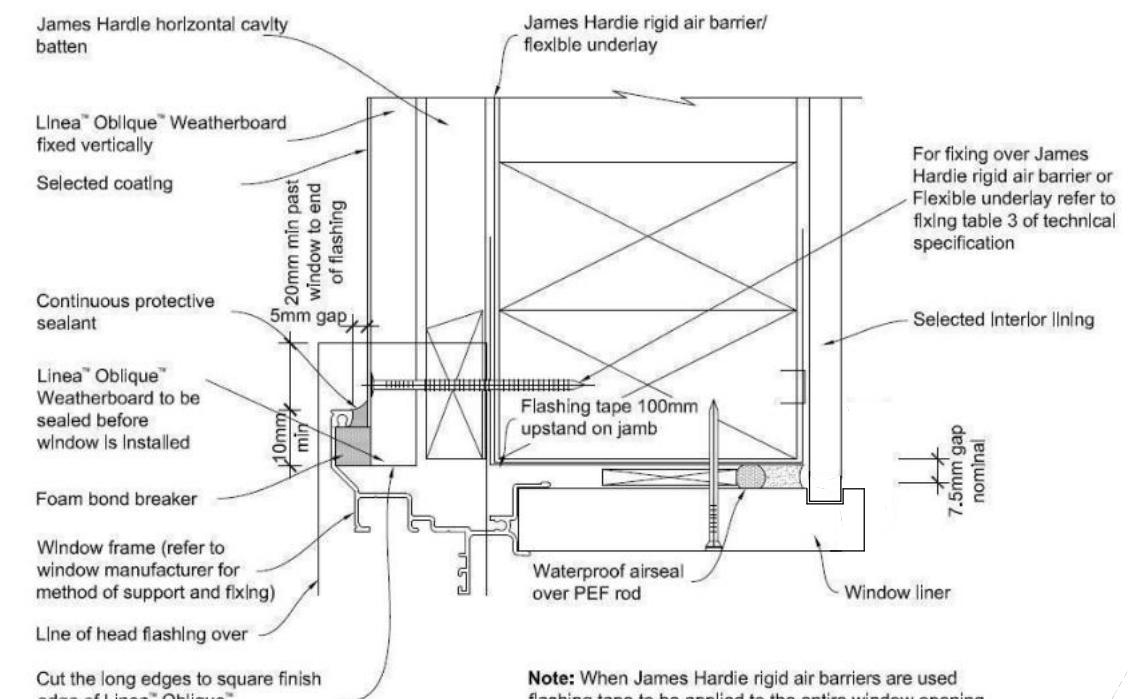
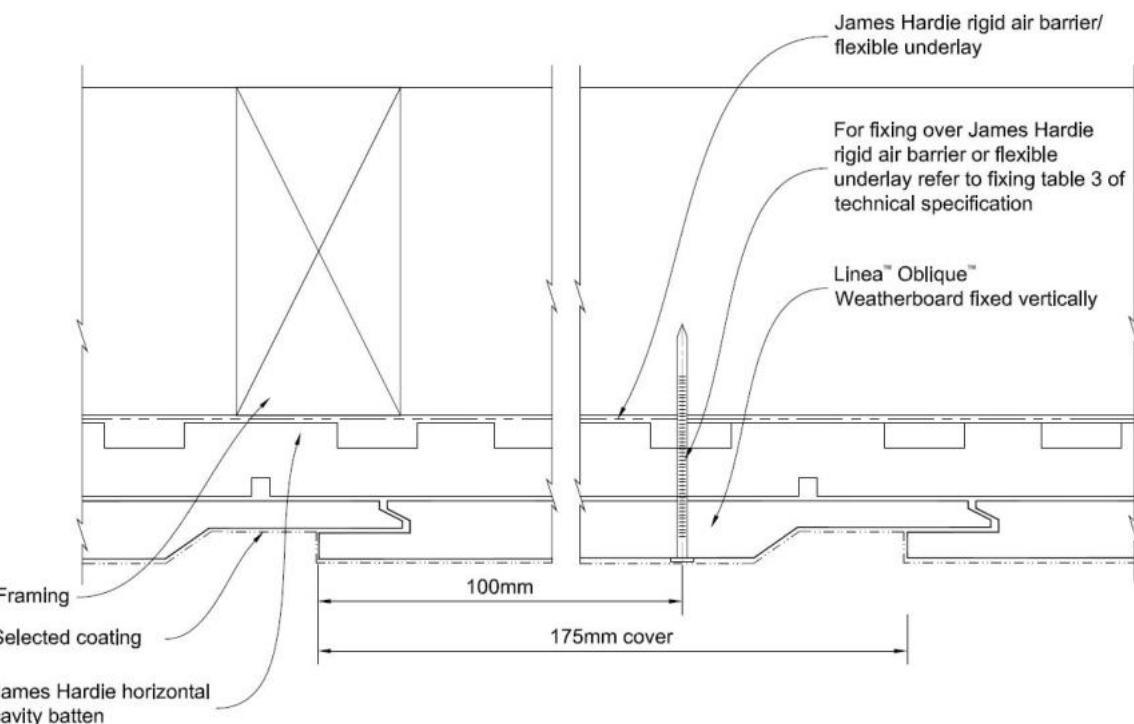
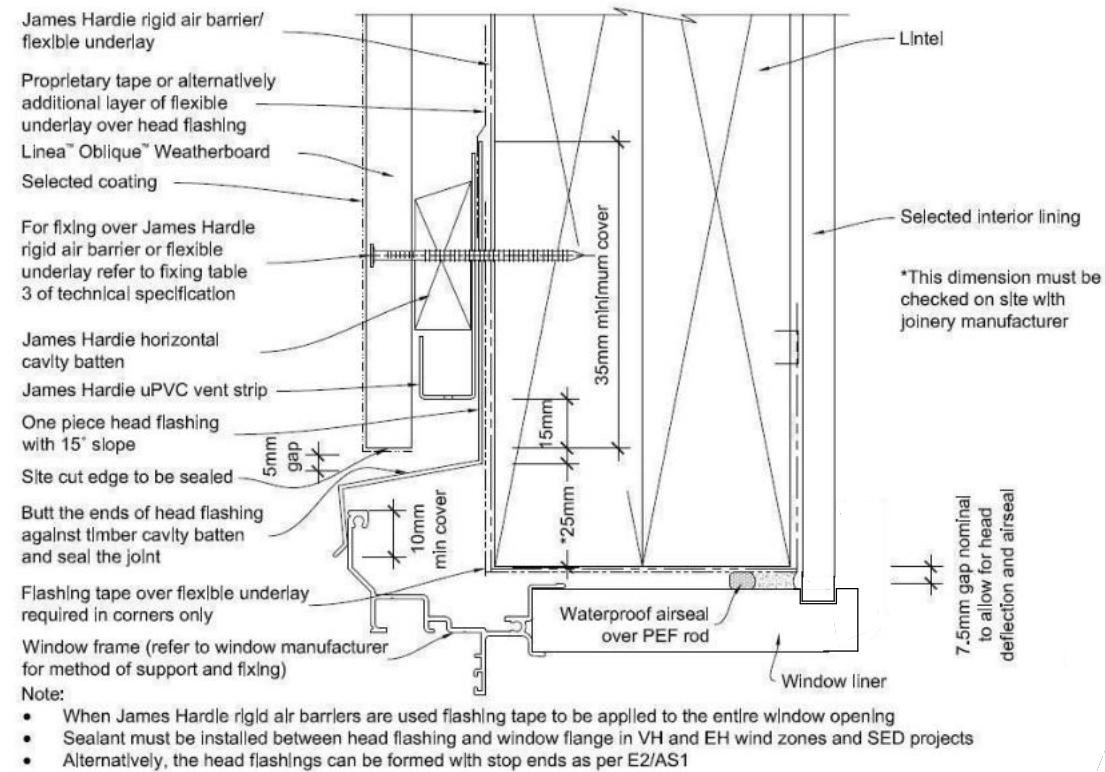
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Oblique/Brick Internal Corner
Scale 1:5



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



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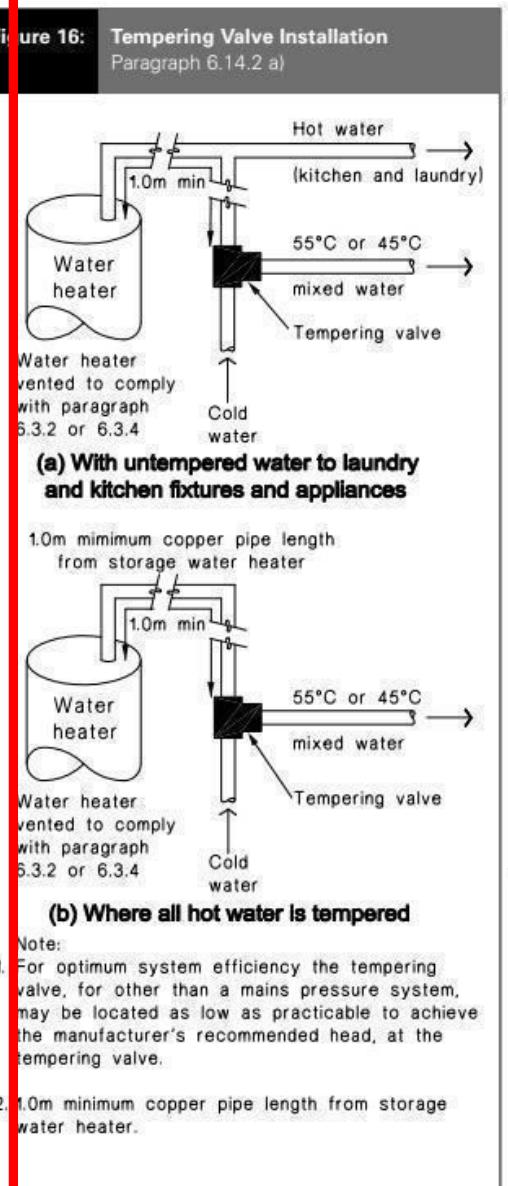


Figure 8: Mains Pressure Storage Water Heater System (unvented)
Paragraphs 6.1.2 and 6.2.1 b)

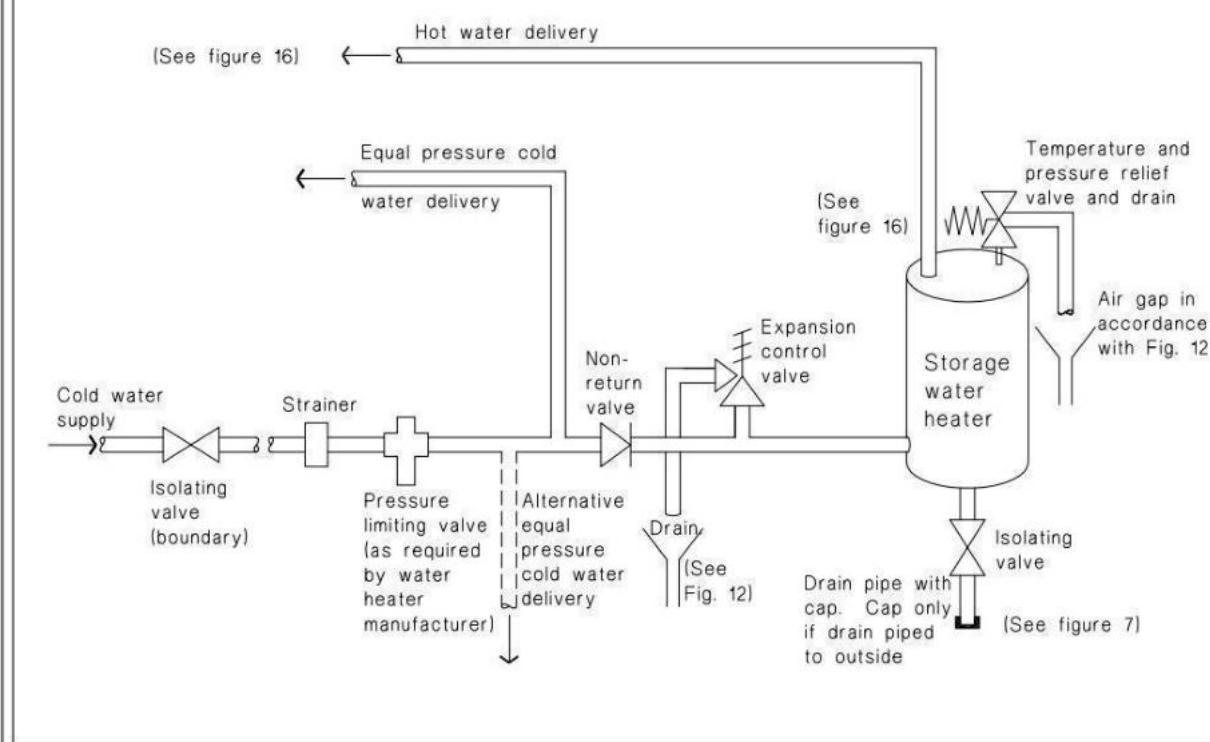
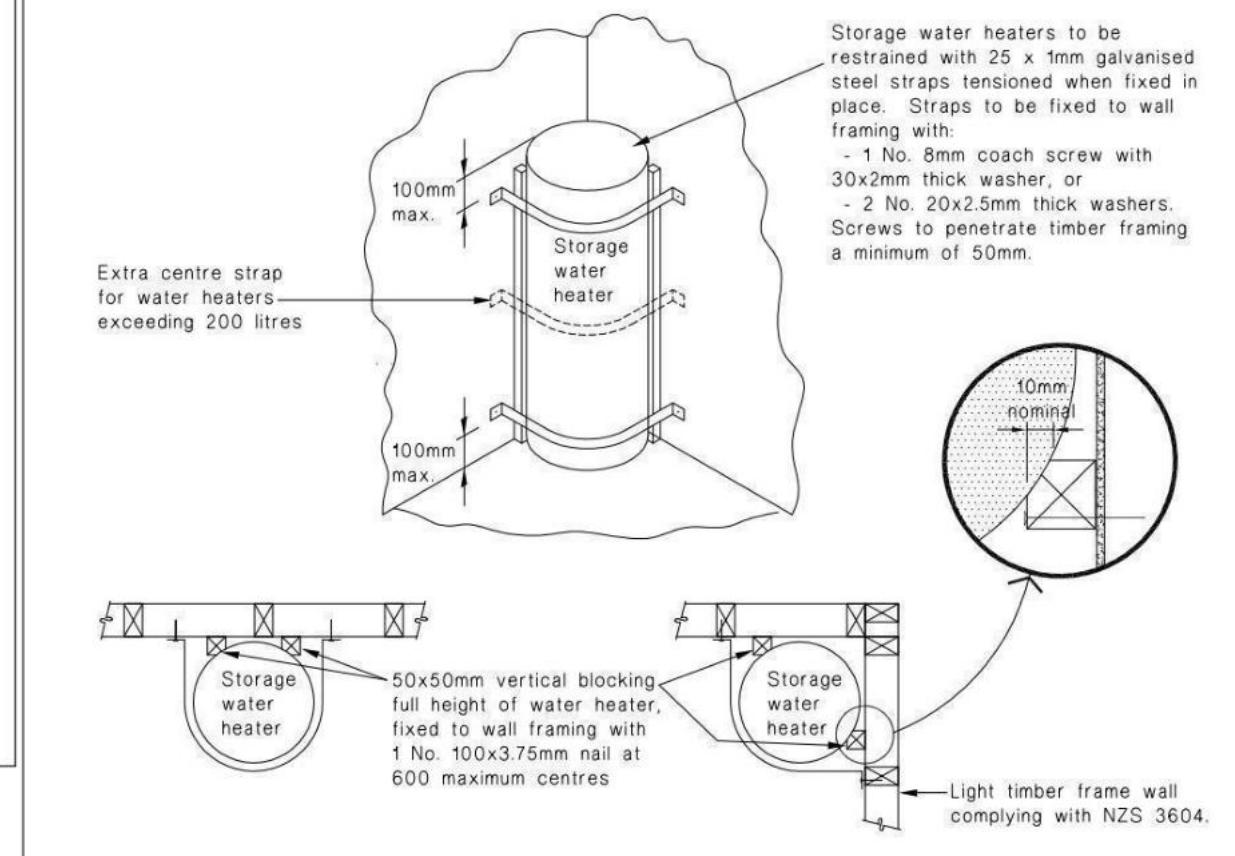


Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4



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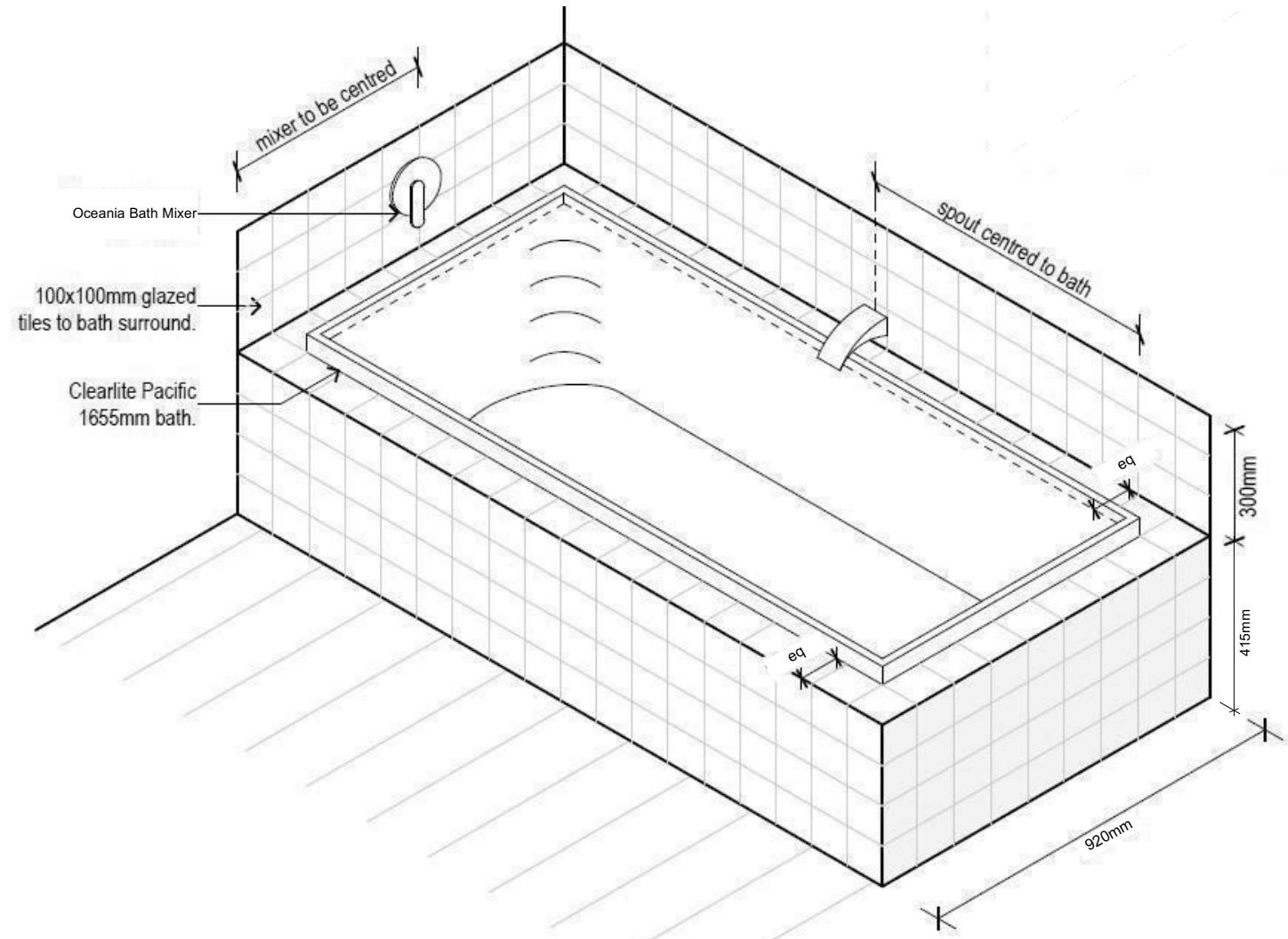
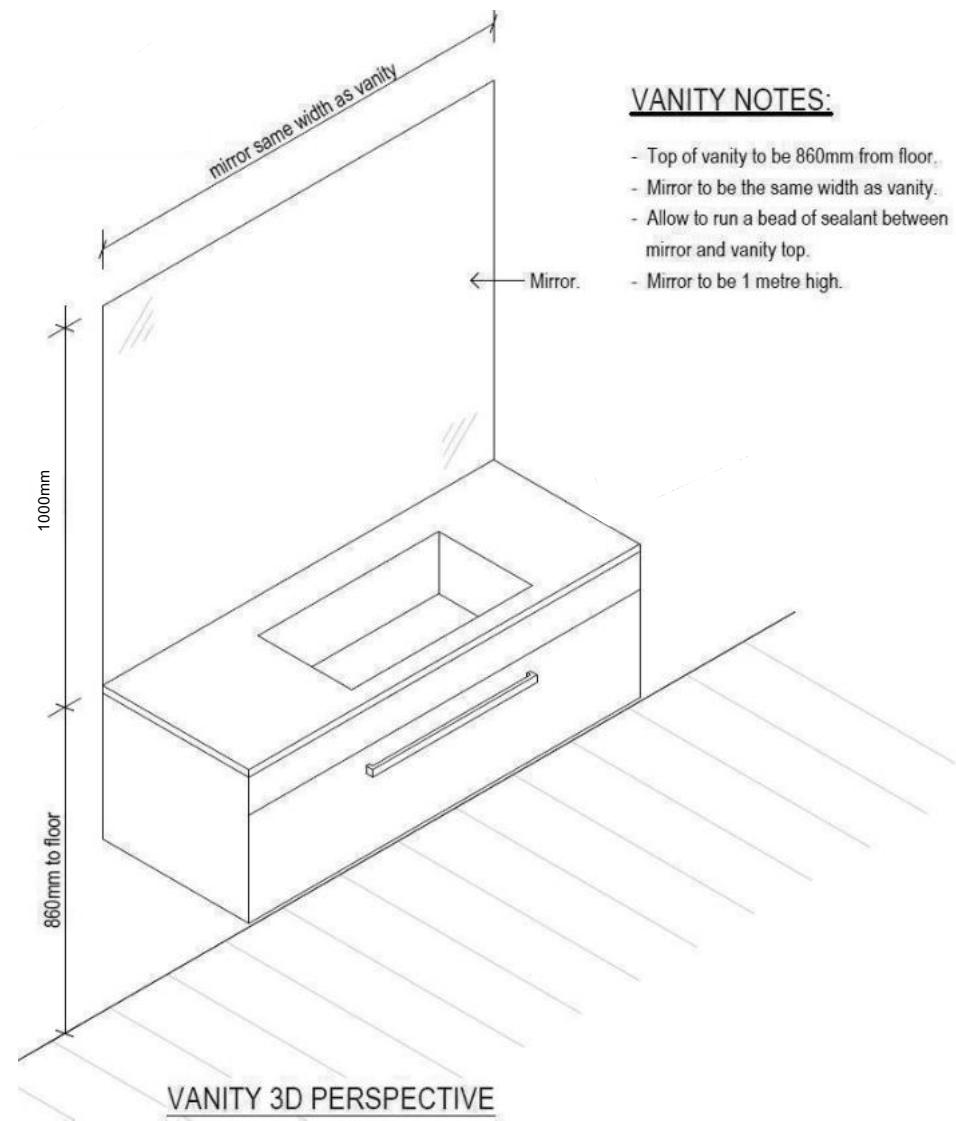
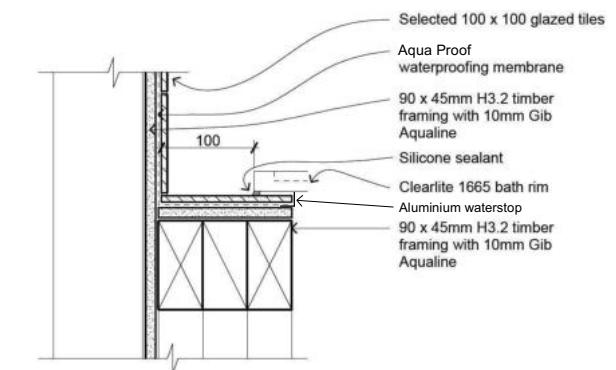
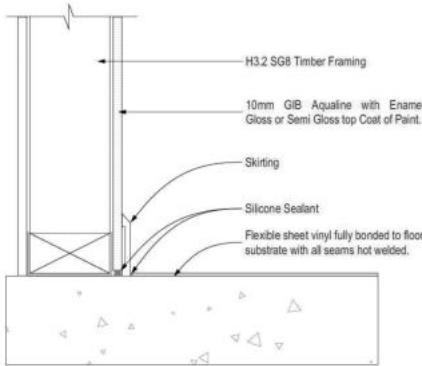
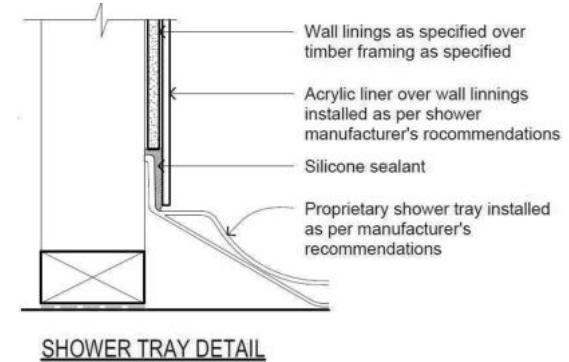
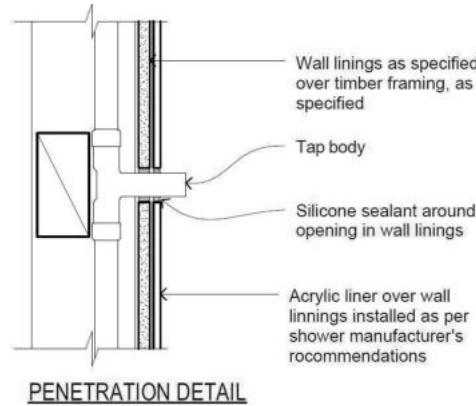
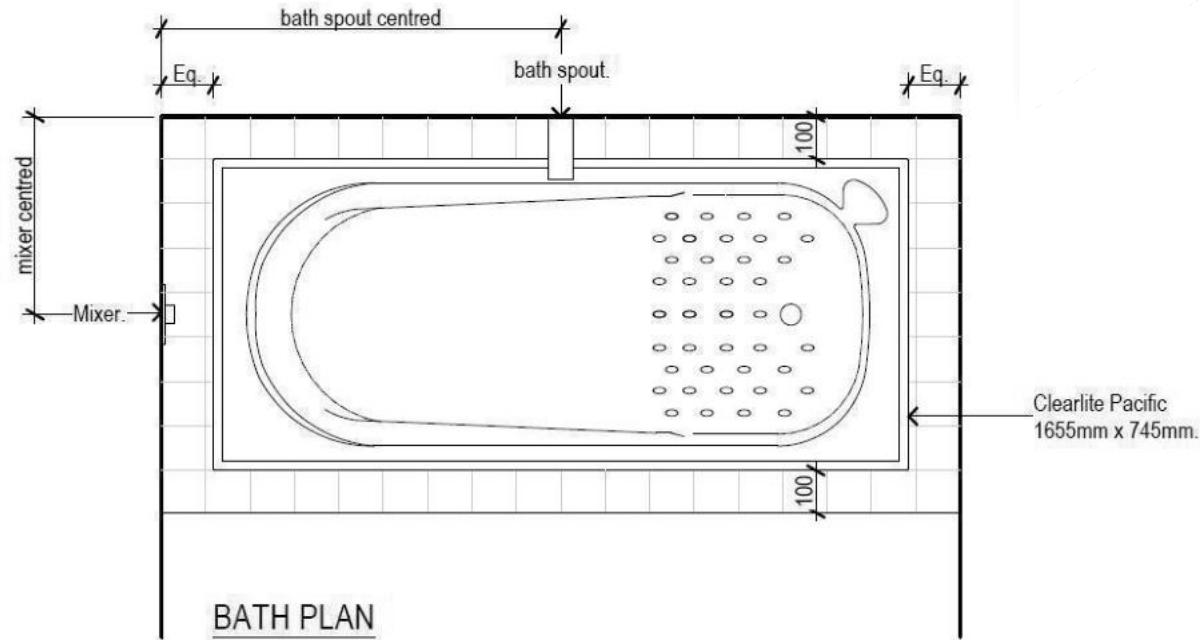
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Lot 15
Karumata Oaks, Leeston

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173741

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Sales:
D Ryan

Drawn:
M Glynn

QS:
W Xian

Print Date:
8/11/2023

Scale:
NTS @ A3

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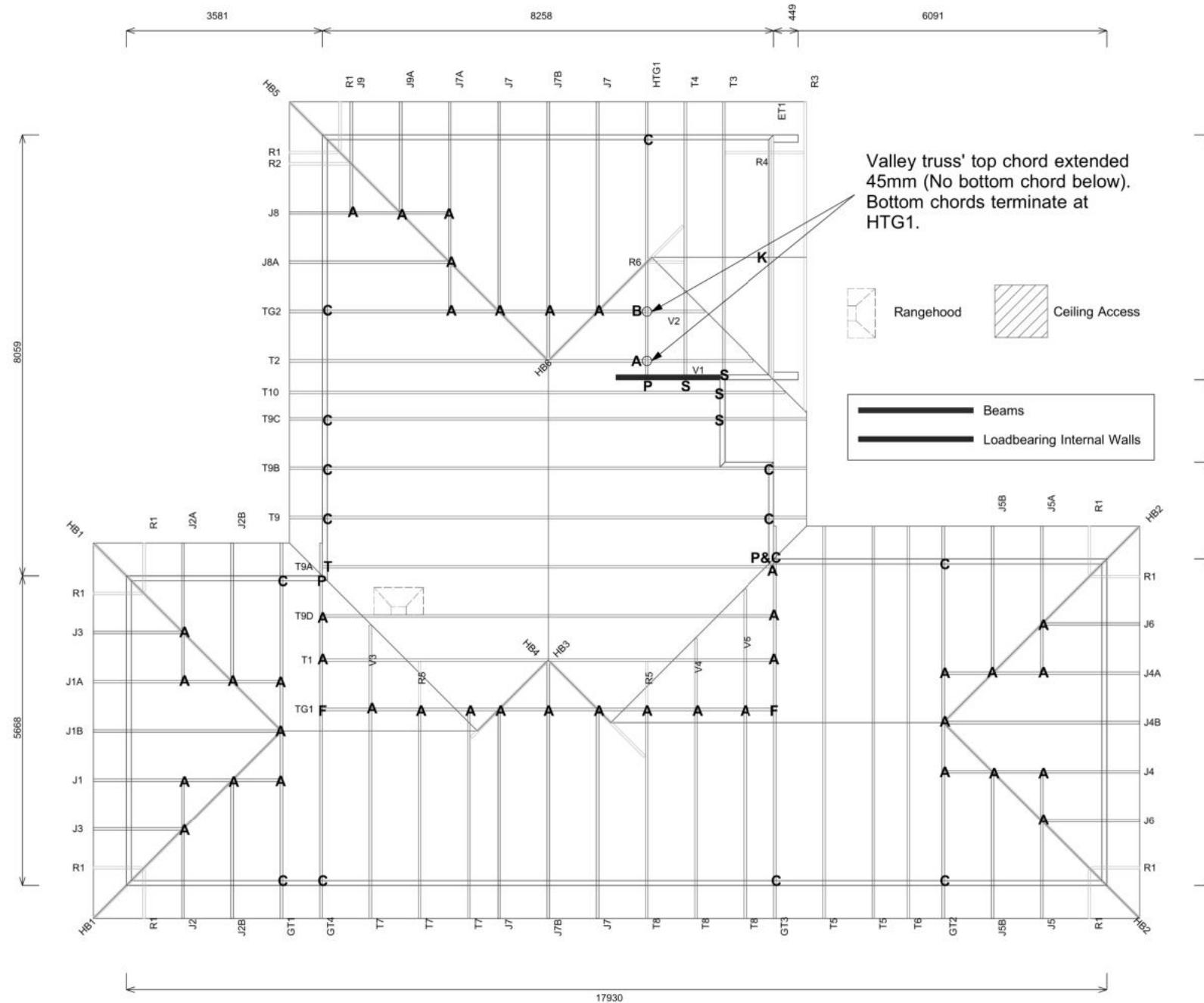
Buildable Consent Layout



For valley/saddle truss fixing unless stated otherwise use a pair of wire dogs at 900mm centres for up to and including a very high wind zone. Or a pair of CT200's at 900mm centres for extra high wind zone. This fixing is to meet the minimum requirements as per NZS3604.

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Note/s

1. The gable end trusses have been designed to support the weight of the gable end cladding, and the gable end trusses have vertical and horizontal members as required by the cladding manufacturer to allow for the required cladding fixings



Drawn:	Princess Panganiban
Date:	3/08/2023

Job No: **CH1392799C1**

Customer: TKR Homes Limited | T/A Signature Homes Canterbury

Job Name: New Residential Dwelling

Address: Lot 15 Karumata Oaks Leeston

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.

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

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
fus 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 joins.

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:	Christchurch (N4)
Wind Area:	High
TC Restraints:	370 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
Around Snow Load:	0.900 kPa
Truss Centres:	900 mm

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Shane Marwood & Amy Hog
Lot 15
Karumata Oaks, Leeston

Job Number:		Original Plan:		Sheet Name:	
173741		Weka		TRUSS DESIGN	
Sales: D Ryan	Drawn: M Glynn	QS: W Xian	Print Date: 8/11/2023	Scale: NTS	@

Sheet No.:
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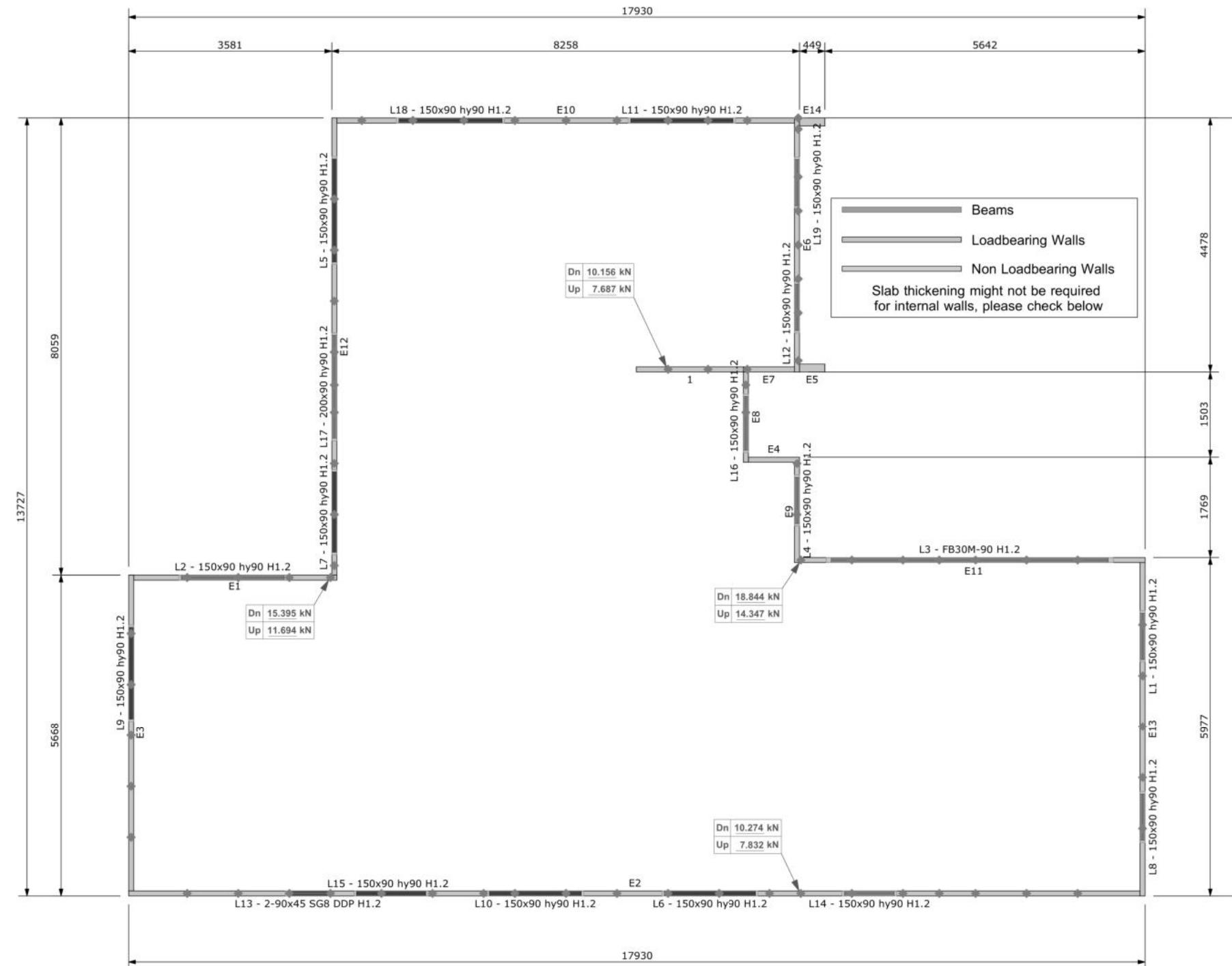
Buildable Consent Layout



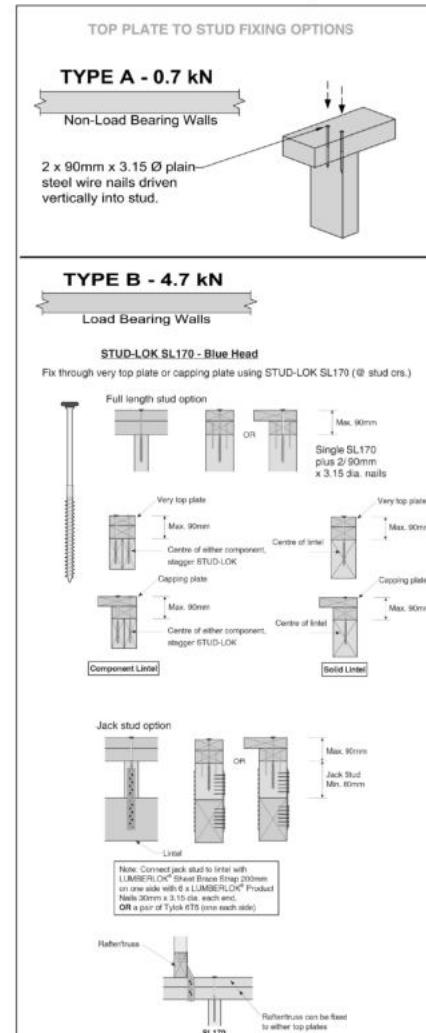
All internal walls shown on this layout are considered to be loadbearing
Lintel fixing specification remains the responsibility of the architect / draughtsperson

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Lintel Fixings are as per the included reports.



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

	MiTek SAPPHIRE™ Every Facet an Advantage.
Drawn:	Princess Panganiban
Date:	3/08/2023

Job No: **CH1392799C1**
Customer: TKR Homes Limited | T/A Signature Homes Canterbury
Job Name: New Residential Dwelling
Address: Lot 15 Karumata Oaks Leeston

Notification of point loaded lintels or point loads on internal walls where the downward load is higher than 8kN (85mm slab 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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Shane Marwood & Amy Hogg
Lot 15
Karumata Oaks, Leeston

Job Number: **173741**
Original Plan: **Weka**
Sheet Name: **TRUSS DESIGN**
Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 8/11/2023 Scale: NTS @ A3

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