

# Approved Building Consent Documents

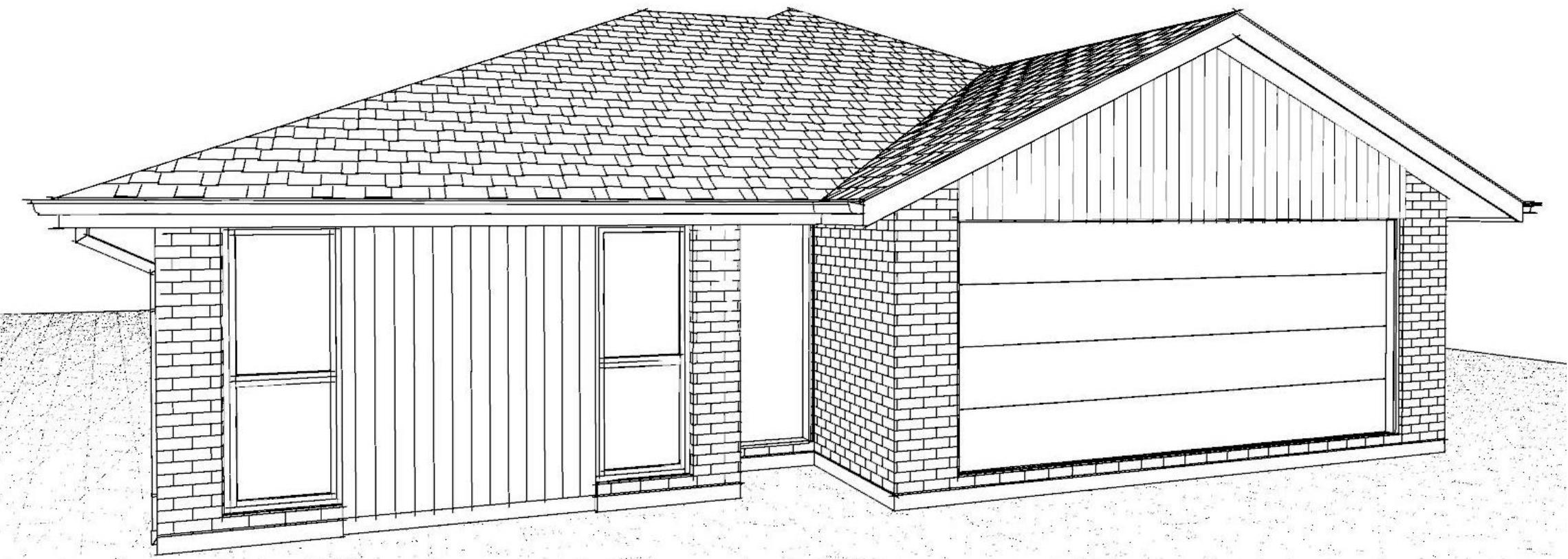
**Please Note: A copy of the stamped approved documents must be available on site for all inspections.**

**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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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

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Lot 43, DP 580863  
13 Bob Reid Crescent  
Darfield Estates, Darfield

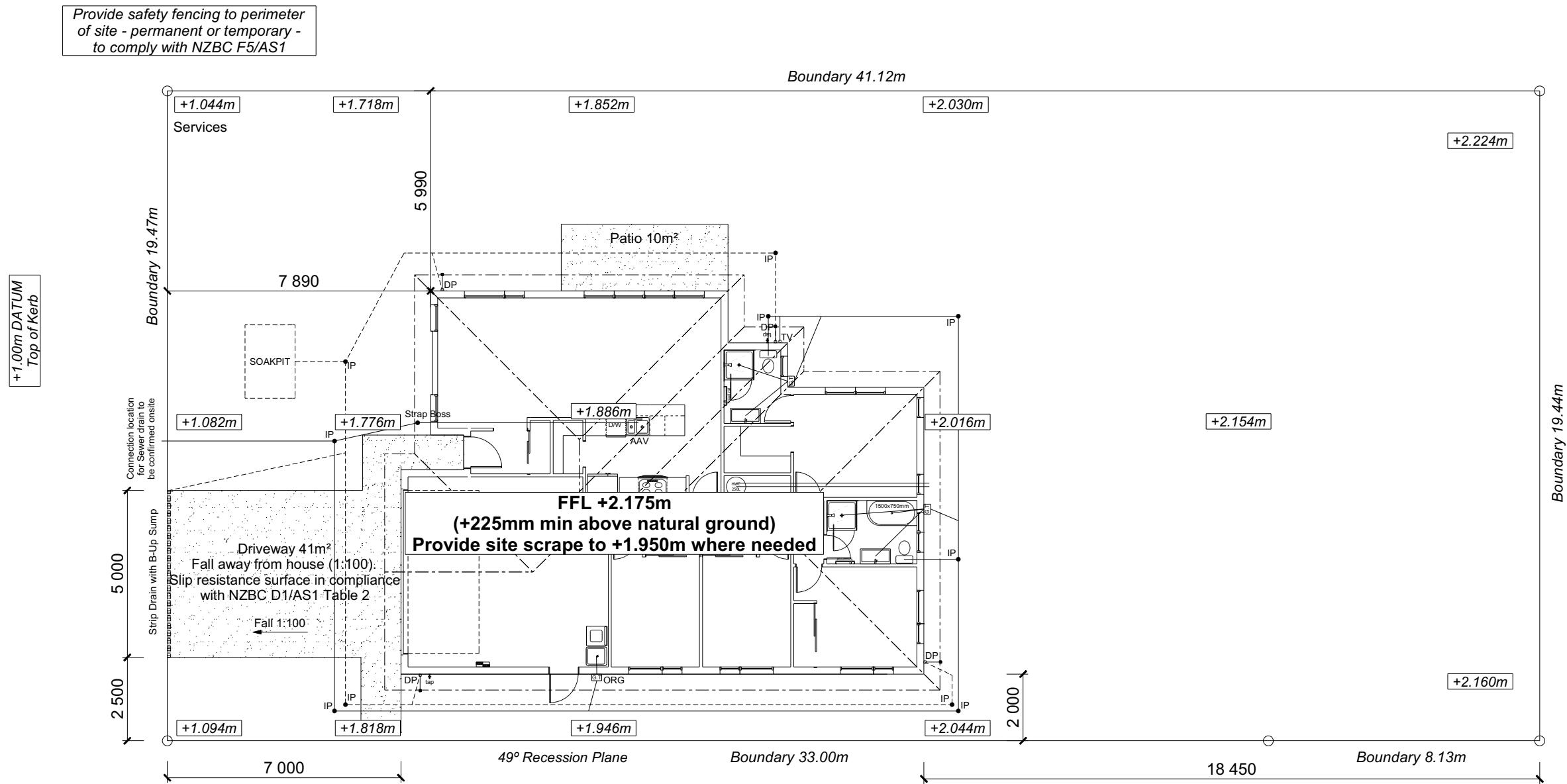
Job Number:  
**143671**  
Original Plan:  
**Wren**  
Sheet Name:  
**COVER PAGE**  
Sales: L Caldwell Drawn: M Glynn QS: W Xian Print Date: 19/04/2023 Scale: @ A3

**CONSENT PLANS**

No.	Date:	Reason:
1	17-04-2023	Initial Consent Plans

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of 25 sheets

**BOB REID CRESCENT**

<b>SITE INFORMATION</b>		
Site Area :	800m <sup>2</sup>	
Floor Area (VENEER) :	159.28m <sup>2</sup>	
Site Coverage :	19.91%	
Wind	High	
Earthquake	2	
Exposure	B	
Snow	N4 at 200m (up to 1.5kPa)	
Note: The dimensions shown are from cladding to boundary. Refer to sheet 8 for foundation to boundary dimensions.		
Sediment control and site safety requirements are noted in the attached Specifications.		

<b>DRAINAGE LEGEND</b>	
-----	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

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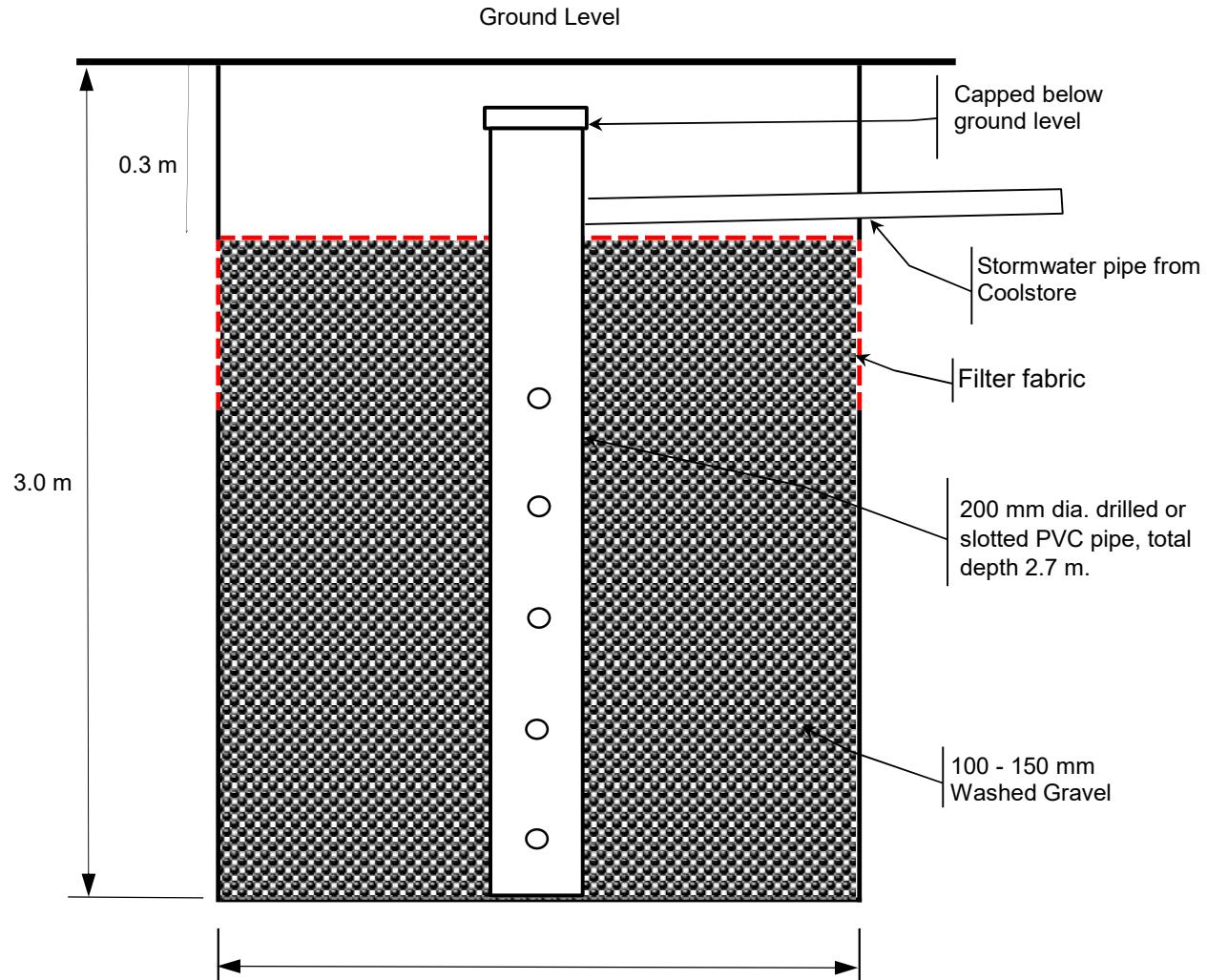
Job Number: **143671** Original Plan: **Wren** Sheet Name: **SITE PLAN**  
Sales: L Caldwell Drawn: M Glynn QS: W Xian Print Date: 19/04/2023 Scale: 1:150 @ A3

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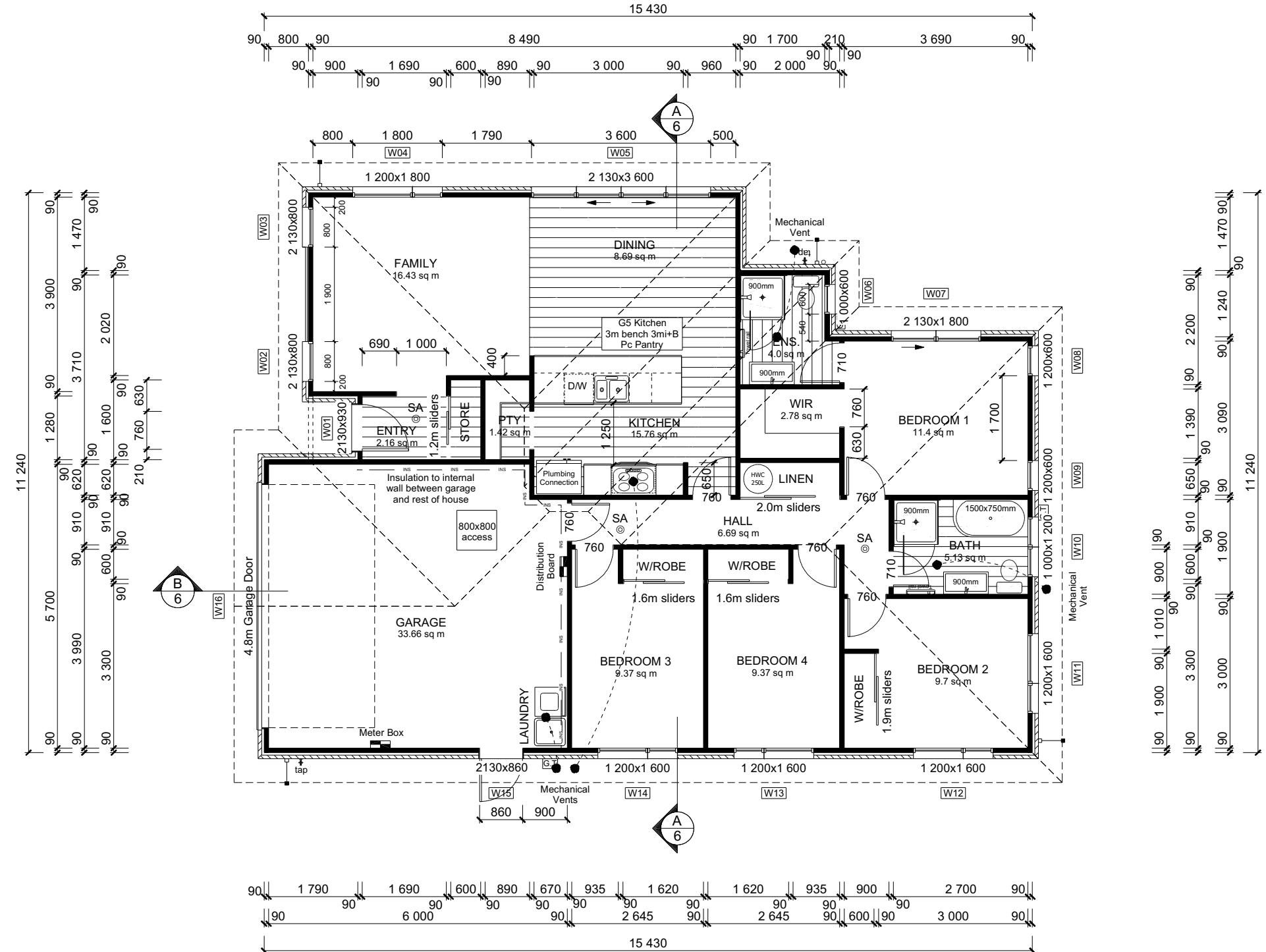
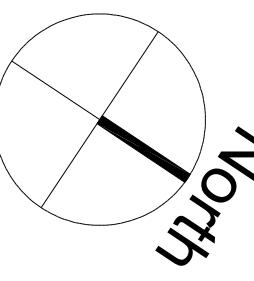
Sheet No.: **2**

of 25 sheets



NOT TO SCALE

**Figure 1: Schematic Layout of Excavated Soakpit**



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Job Number:

**Original Plan:**

**FLOOR PLAN**

<b>ROOF &amp; WALL CLADDINGS</b>	
Roof :	25° Pressed Metal Tiles
Walls :	70 Series Brick Veneer with a 50mm cavity James Hardie Vertical Linea Oblique with a 20mm cavity
<b>DWELLING AREAS</b>	
Framing Area:	152.81m <sup>2</sup> (Perimeter: 55.32m)
Veneer Area:	159.28m <sup>2</sup> (Perimeter: 56.52m)
Roof Area:	187.56m <sup>2</sup> (Perimeter: 58.15m)
<b>SMOKE ALARMS (hush type)</b>	
Domestic Smoke Alarms to be fitted within 3.0m of sleeping areas and on Escape routes, as indicated on plan. To comply with one of the following standards: UL 217, ULC-S531, AS 3786, BS 5446 (part 1).	
<b>FLOOR PLAN NOTES</b>	
Dimensions shown are to the frame, GIB thickness not shown.	
Mechanical ventilation to comply with G4/AS1	
Air Seals to have PEF rod & low expansion foam	
All windows and doors centered in room unless shown otherwise	
Laundering facilities provided complying with G2/SA1 1.0	
Provide sealant under skirting and paint to concrete around tub & W/M fixtures	
<b>WALL FRAMING</b>	
Stud Height: 2400 mm (2455mm to u/s of bottom chord)	
<b>FLOOR FINISHES</b>	
Carpet & Vinyl Planking	
<b>KITCHEN HOB</b>	
Electric Hobs	
<b>DOORS</b>	
Internal Height: 1980mm (leaves)	
Type: Hollow core flush panel	
Front Door Type: Plasa PLA00 Aluminium	
<b>WINDOW JOINERY</b>	
Low-E Double glazed aluminium Standard single glazing to Garage	
<b>INTERNAL TRIMS</b>	
Scotia: 55mm GIB Coving (excluding garage)	
Skirting: 60x12mm Pine, single bevel edge	
<b>SHELVING</b>	
Shelf & Rails to all wardrobes 4 shelves to Linen cupboard	

### **DRAWING NOTES**

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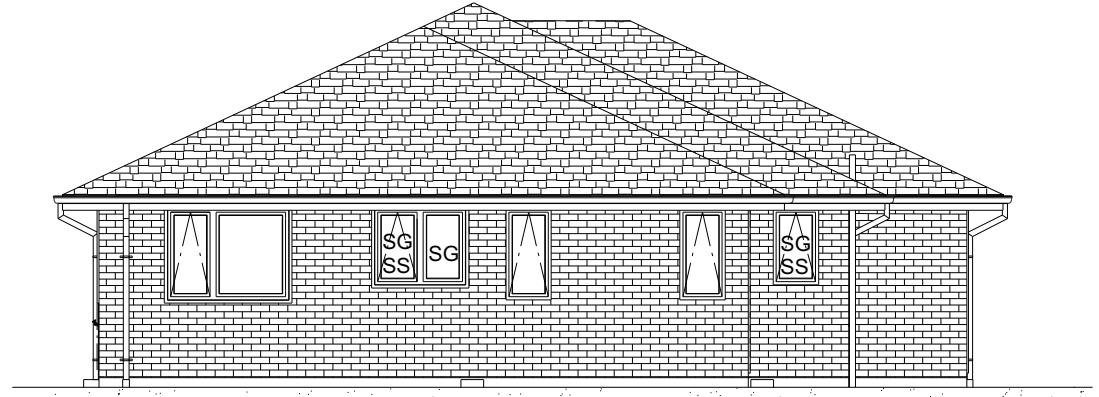
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BUILDING ENVELOPE RISK MATRIX		
ELEVATION A		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	Medium	1
Building Envelope	Low	0
Decks & Balconies	Low	0
Total		2



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	Low	0
Decks & Balconies	Low	0
Total		2



ELEVATION B

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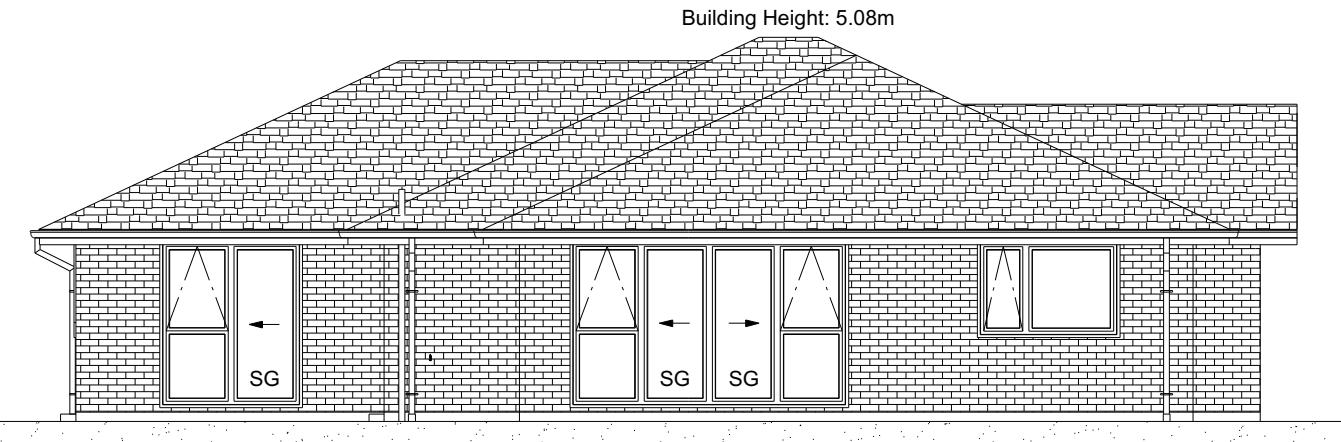
Job Number: **143671** Original Plan: **Wren** Sheet Name: **ELEVATIONS**  
Sales: L Caldwell Drawn: M Glynn QS: W Xian Print Date: 19/04/2023 Scale: 1:100 @ A3

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

<b>ELEVATION LEGEND</b>		
SS	Safety Stays	
SG	Safety Glass	
MB	Meter Box	
TV	Terminal Vent	

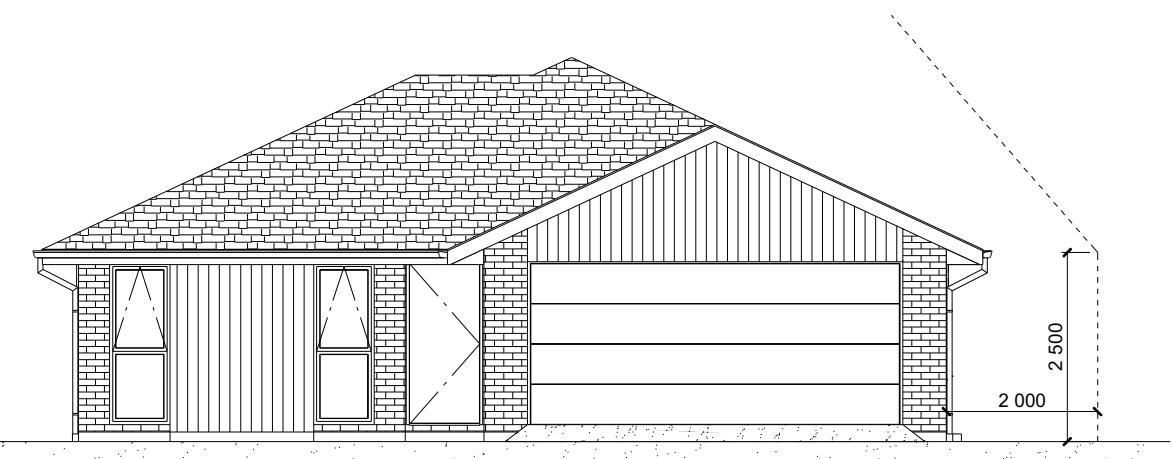
<b>ELEVATION NOTES</b>		
Gutter :	Coloured Steel Quad Gutter	
Fascia :	Coloured Steel 185 Fascia	
Downpipes :	Colorsteel Rectangular 75x55mm	
Soffits :	Hardiflex 4.5mm	
Joinery :	Low-E Double glazed aluminium	
All egress points to have a maximum step down of 190mm.		
Access routes to have slip resistance 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	Medium	1
Decks & Balconies	Low	0
Total		3



ELEVATION D

**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
MB	Meter Box
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-E 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

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Job Number:  
**143671**

Original Plan:  
**Wren**

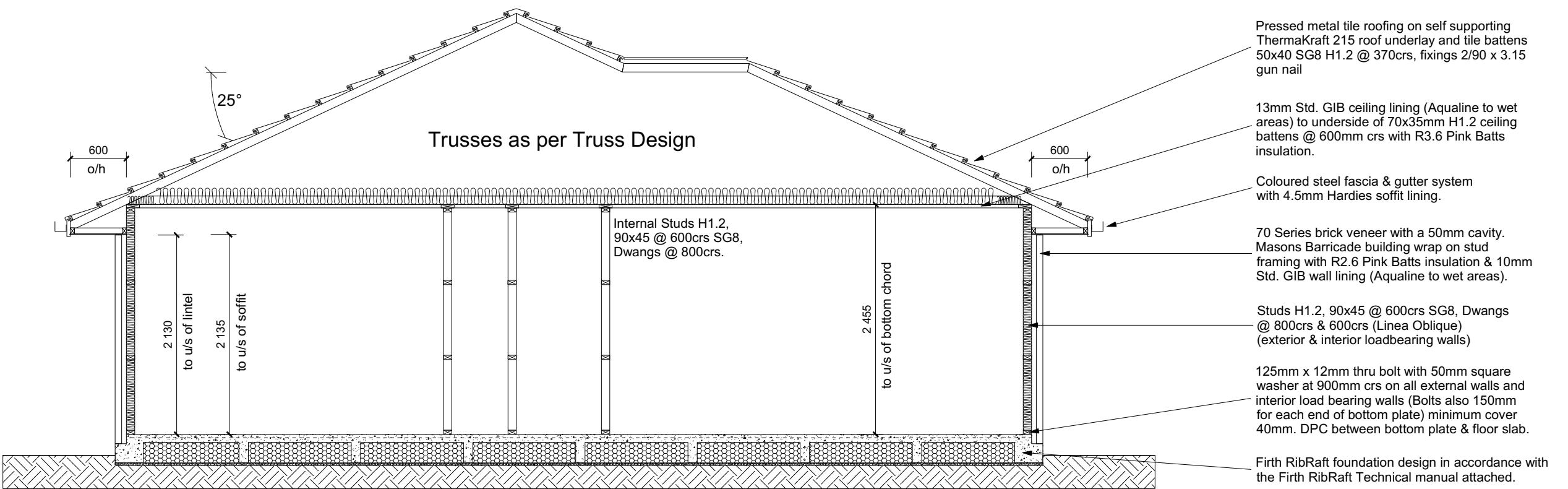
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**ELEVATIONS**

**CONSENT PLANS**

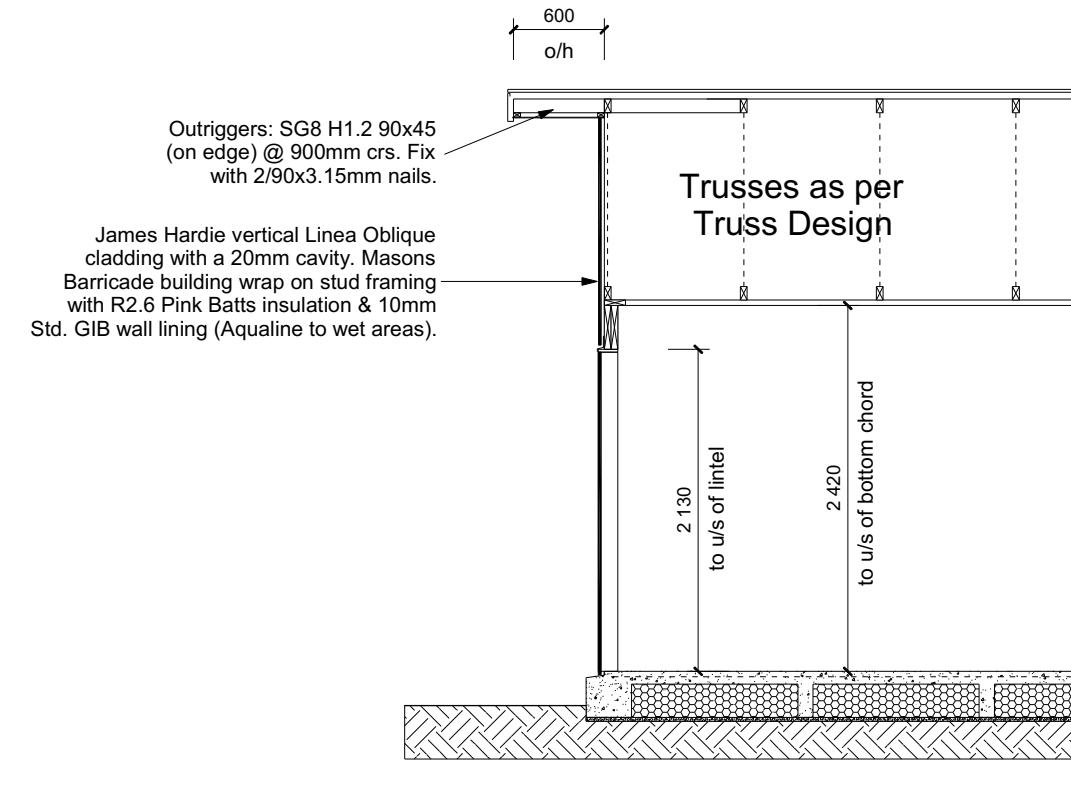
No.	Date:	Reason:
1	17-04-2023	Initial Consent Plans

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of 25 sheets



## **CROSS SECTION A-A**



## **CROSS SECTION B**

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**143671**

Original P

# CROSS SECTIONS

## **CONSENT PLANS**

Sheet No.:  
**6**

of 25 sheets

#### **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

## **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 aluminium

**INSULATION**

Ceiling: Pink Batts R3.6 Ceiling Batts

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

## DRAWING NOTES

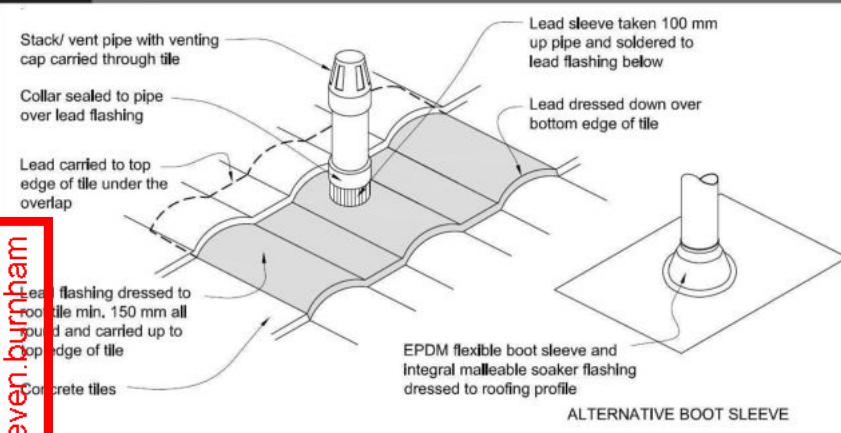
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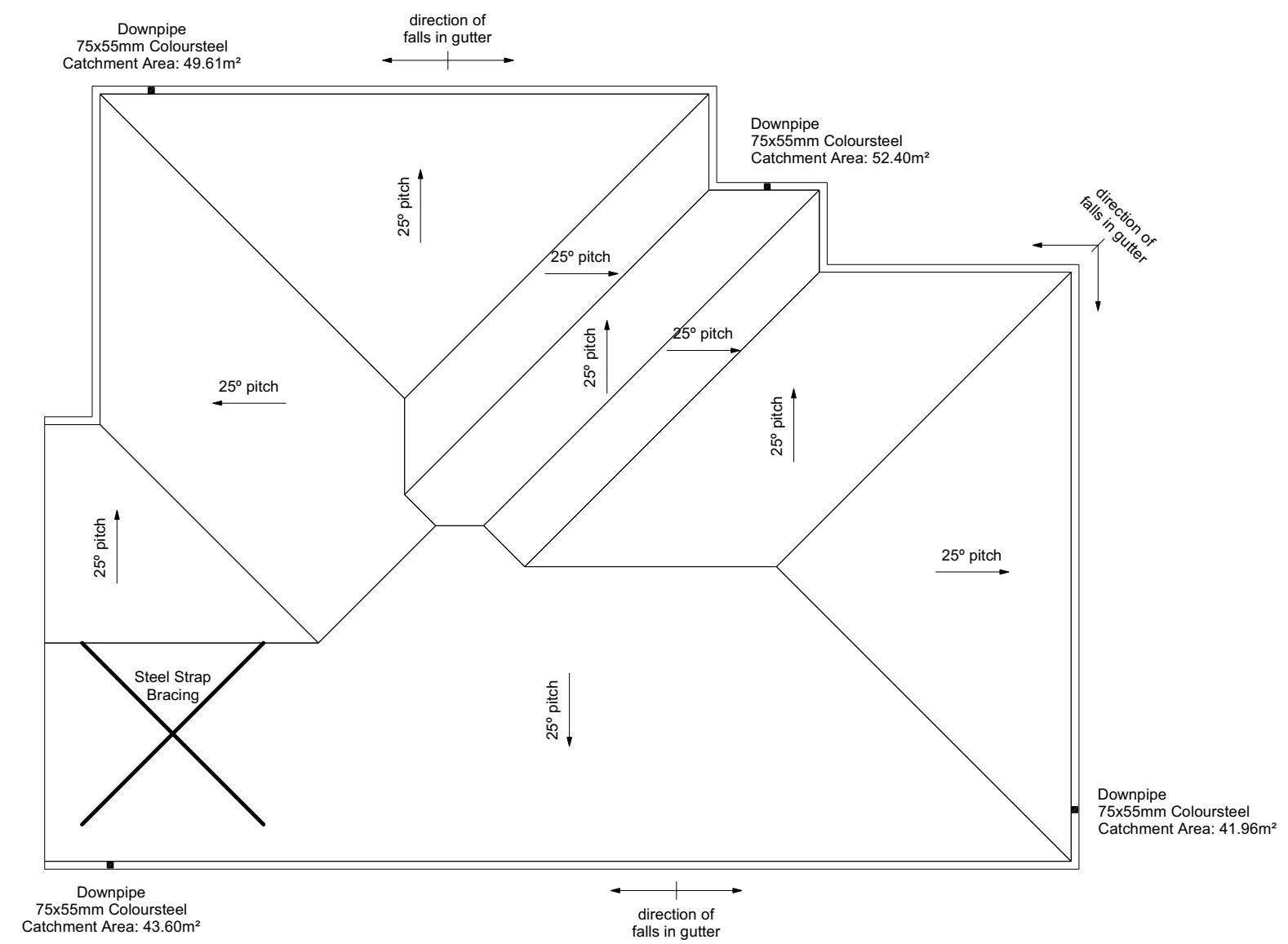
Refer to attached Specifications for further information.

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**Figure 29: Pipe penetration for masonry tile**  
Paragraph 8.2.7



**Metal Tile Penetration Detail**  
Scale NTS



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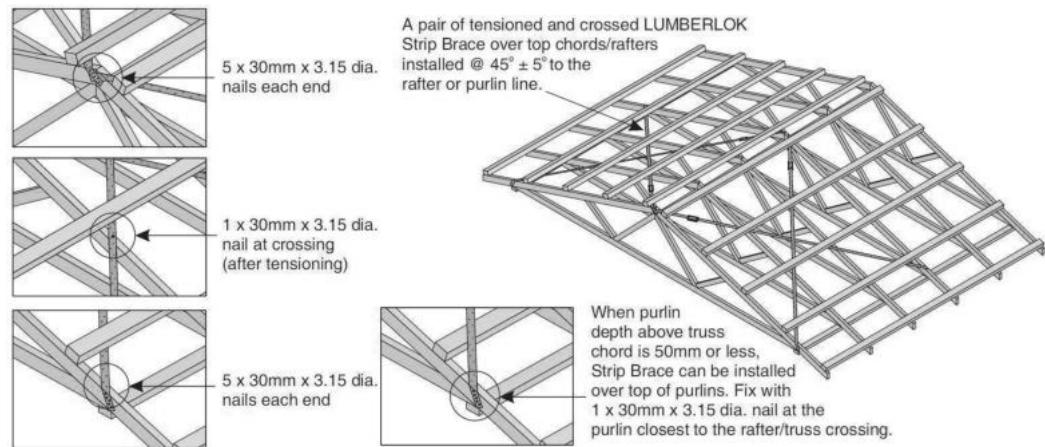


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- A pair of tensioned and crossed LUMBERLOK Strip Brace running continuously from ridge to top plate installed as detailed below.



**ROOF CLADDING**  
Roofing : 25° Pressed Metal Tiles  
Tile Battens : 50x40 SG8 H1.2 @ 370cors, 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

Snow Straps to gutters  
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/A51 Table 5 75x55 down pipes can collect up to 60m<sup>2</sup> of 0-25° roof plan area.

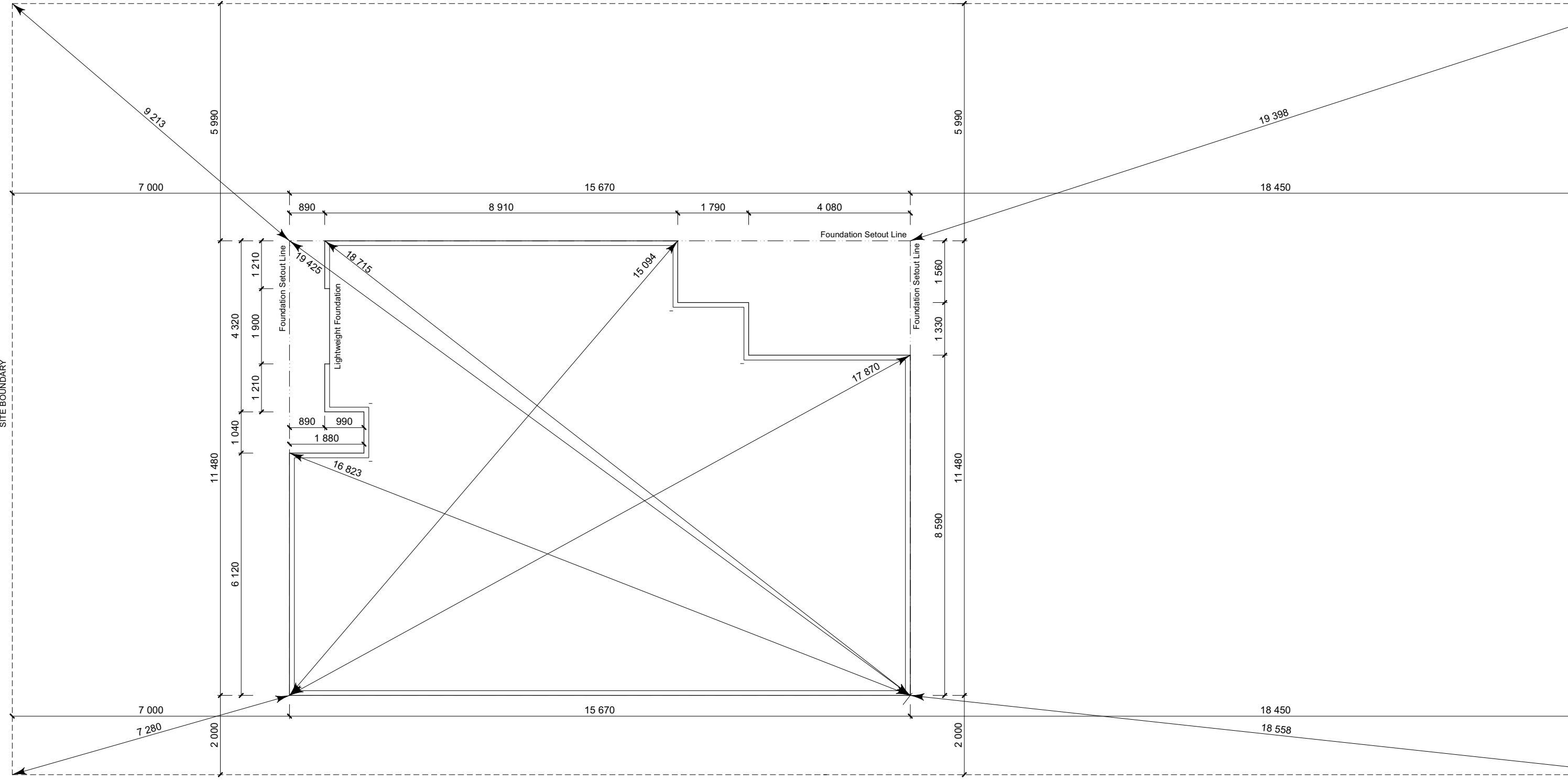
Use Coloured steel Quad Gutter  
As per NZ Metal Roof and Wall Cladding Code of Practice Version 2 section 8 the above gutter with a cross sectional area of 5550mm<sup>2</sup> can collect up to 60m<sup>2</sup> of 0-25° roof plan area. Refer to the specifications for exact calculations.

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

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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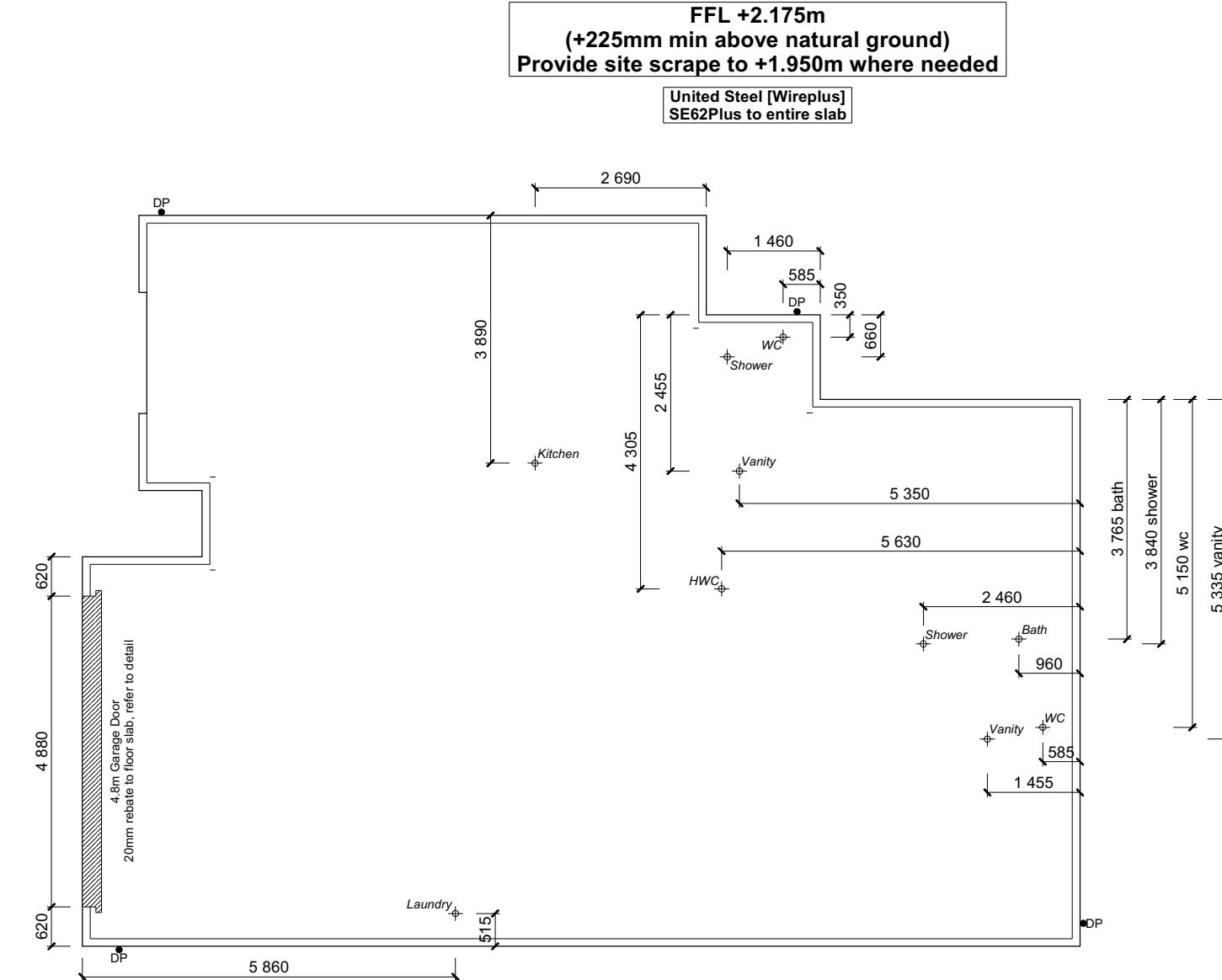
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Darfield Estates, Darfield

Job Number:  
**143671**

Original Pla  
*Wren*

Sheet Name: **SETOUT DIMENSION**

## **CONSENT PLANS**



**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:	159.28m <sup>2</sup>	
Perimeter:	56.52m	
Ratio:	2.82	

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**Wren**

Sheet Name:  
**FOUNDATION PLAN**

Sales: L Caldwell	Drawn: M Glynn	QS: W Xian	Print Date: 19/04/2023	Scale: 1:100 @ A3
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### CONSENT PLANS

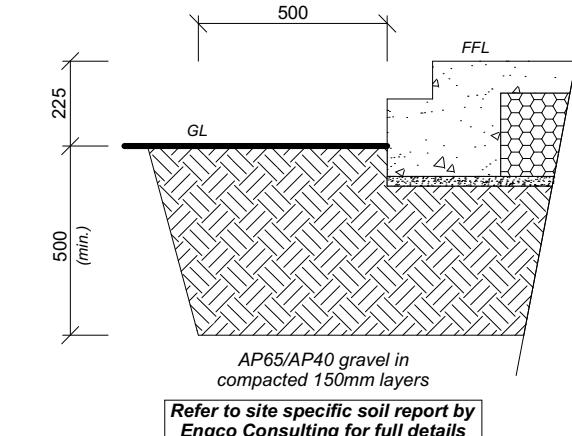
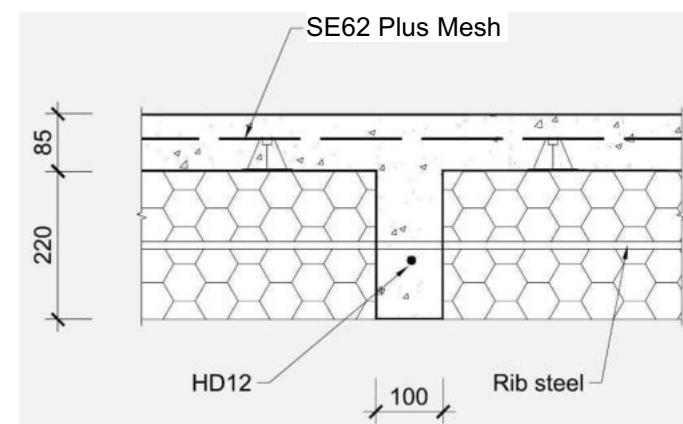
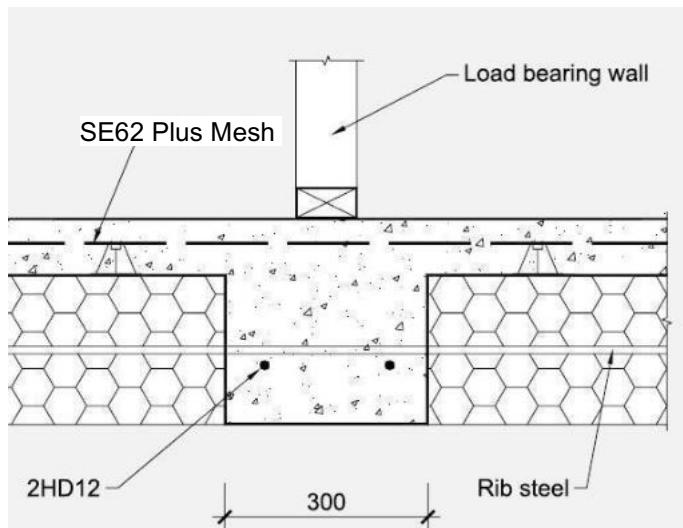
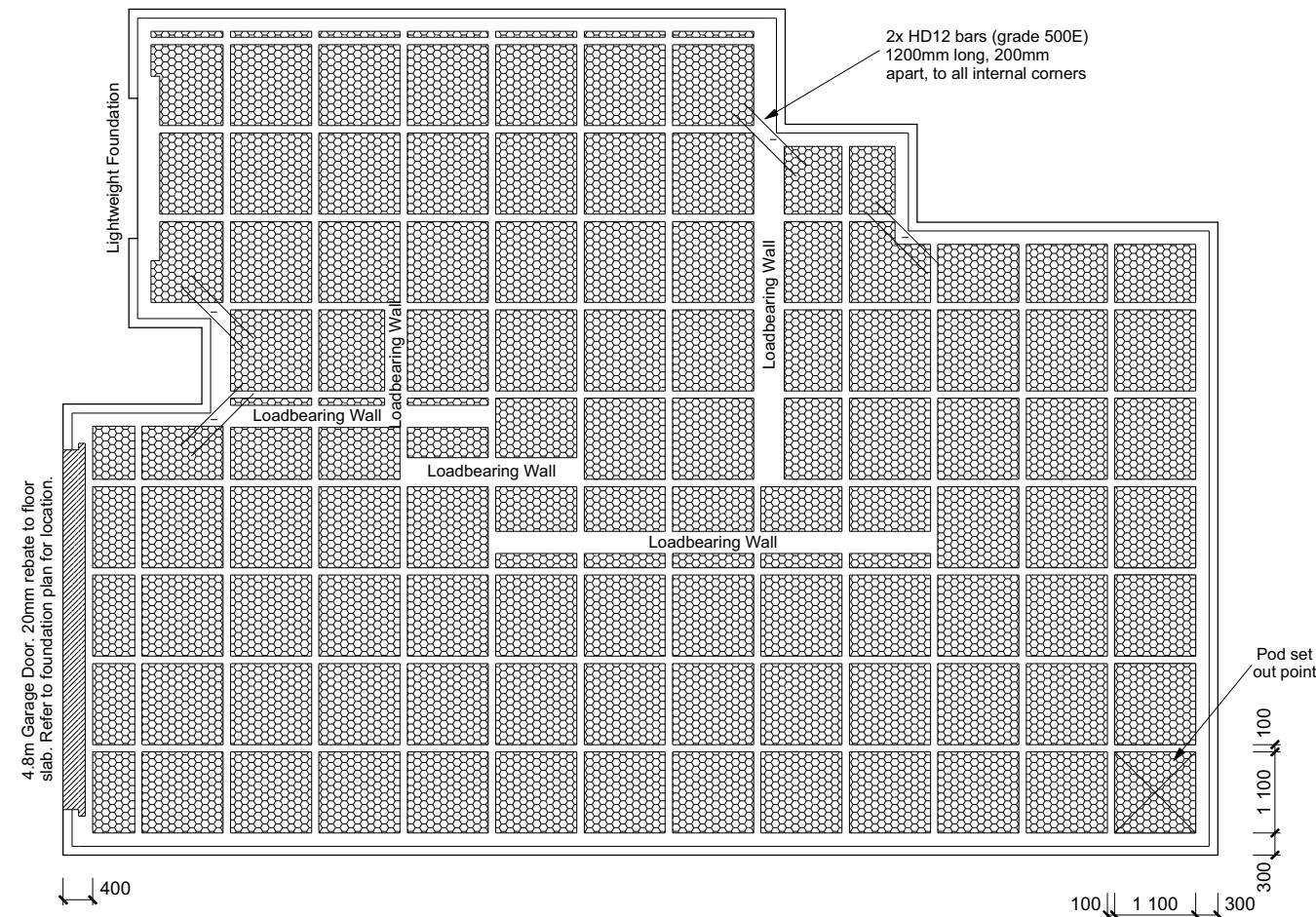
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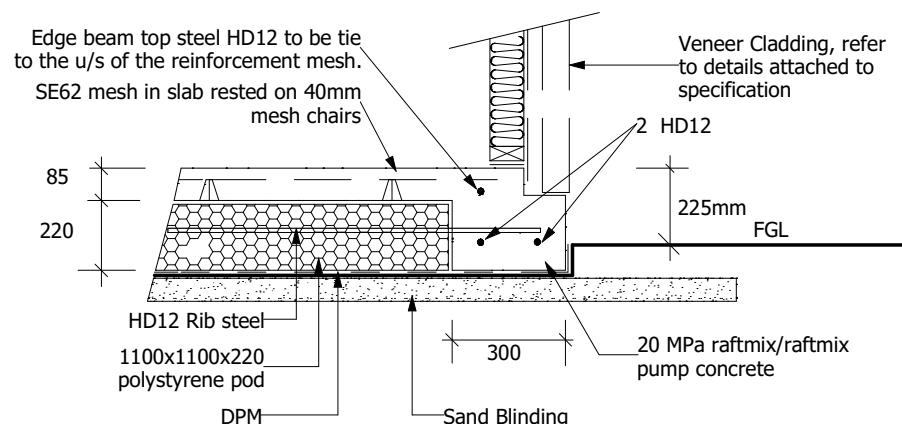
of 25 sheets

**United Steel [Wireplus]  
SE62Plus to entire slab**

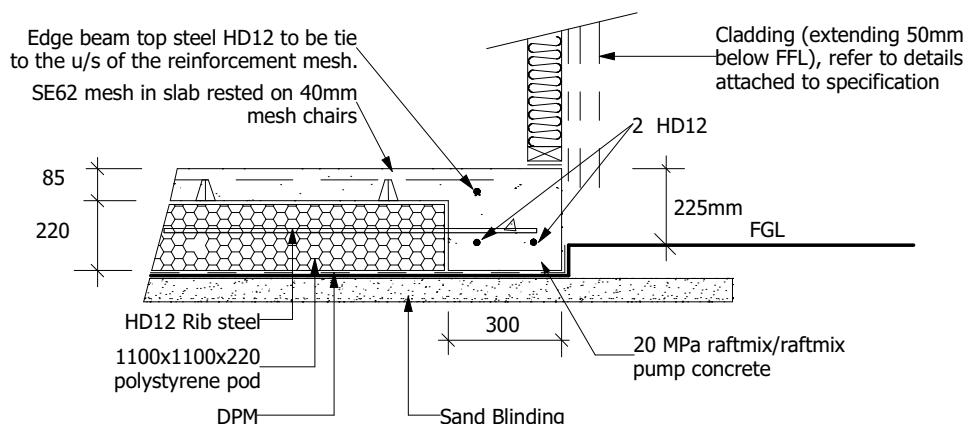
**TC1 Firth RaftMix Concrete foundation design  
in accordance with the Firth RibRaft  
Technical Manual & Codemark attached.**



**Refer to site specific soil report by  
Engco Consulting for full details**



## Ribraft Edgebeam Detail (Rebate) Scale 1:20



Ribraft Edgebeam Detail  
Scale 1:20

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13 Bob Reid Crescent  
Darfield Estates, Darfield

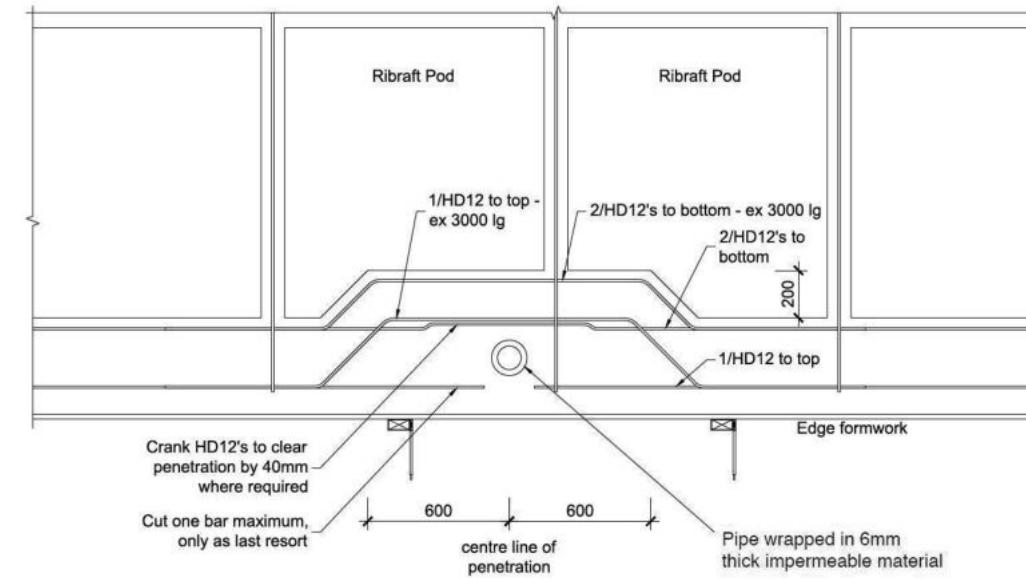
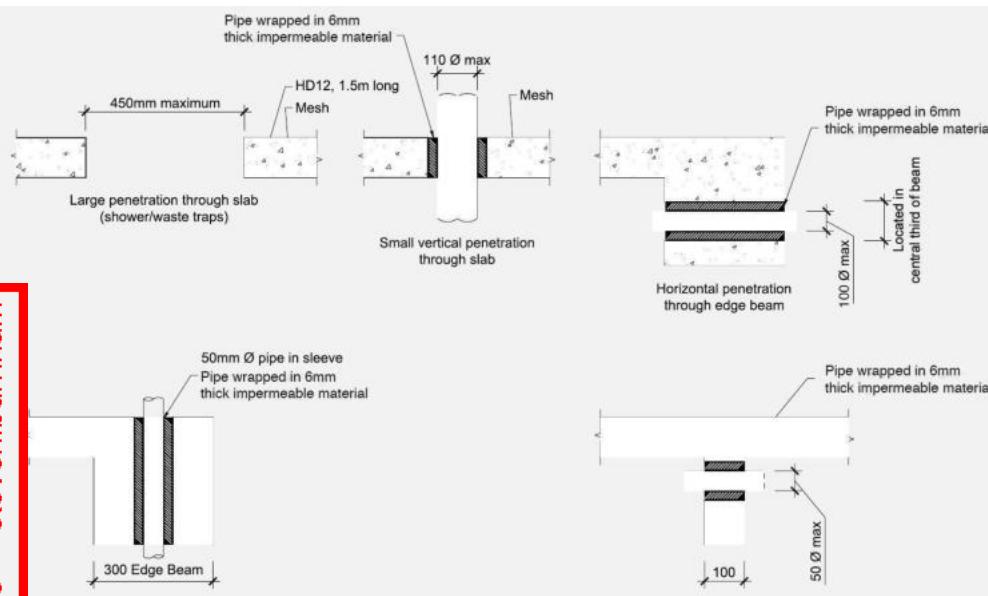
Job Number:  
**143671**

Original Plan:

Sheet Name:

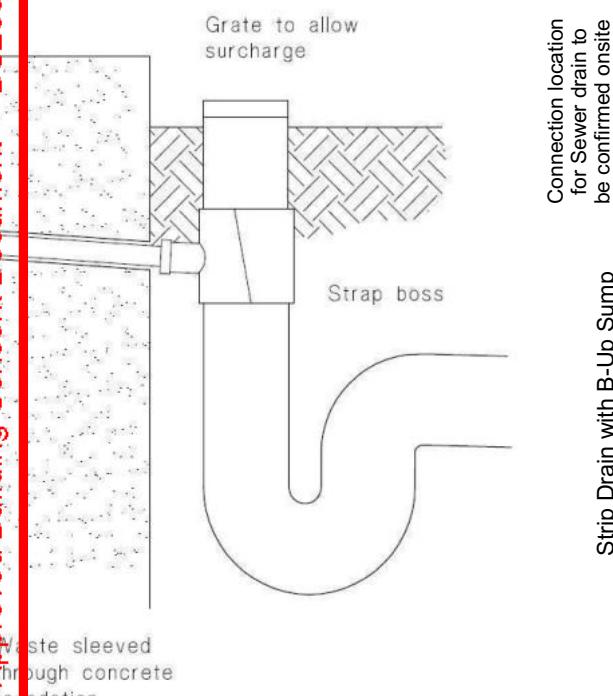
# RIBRAFT PLAN

Sheet No.:  
**10**  
of 25 sheets

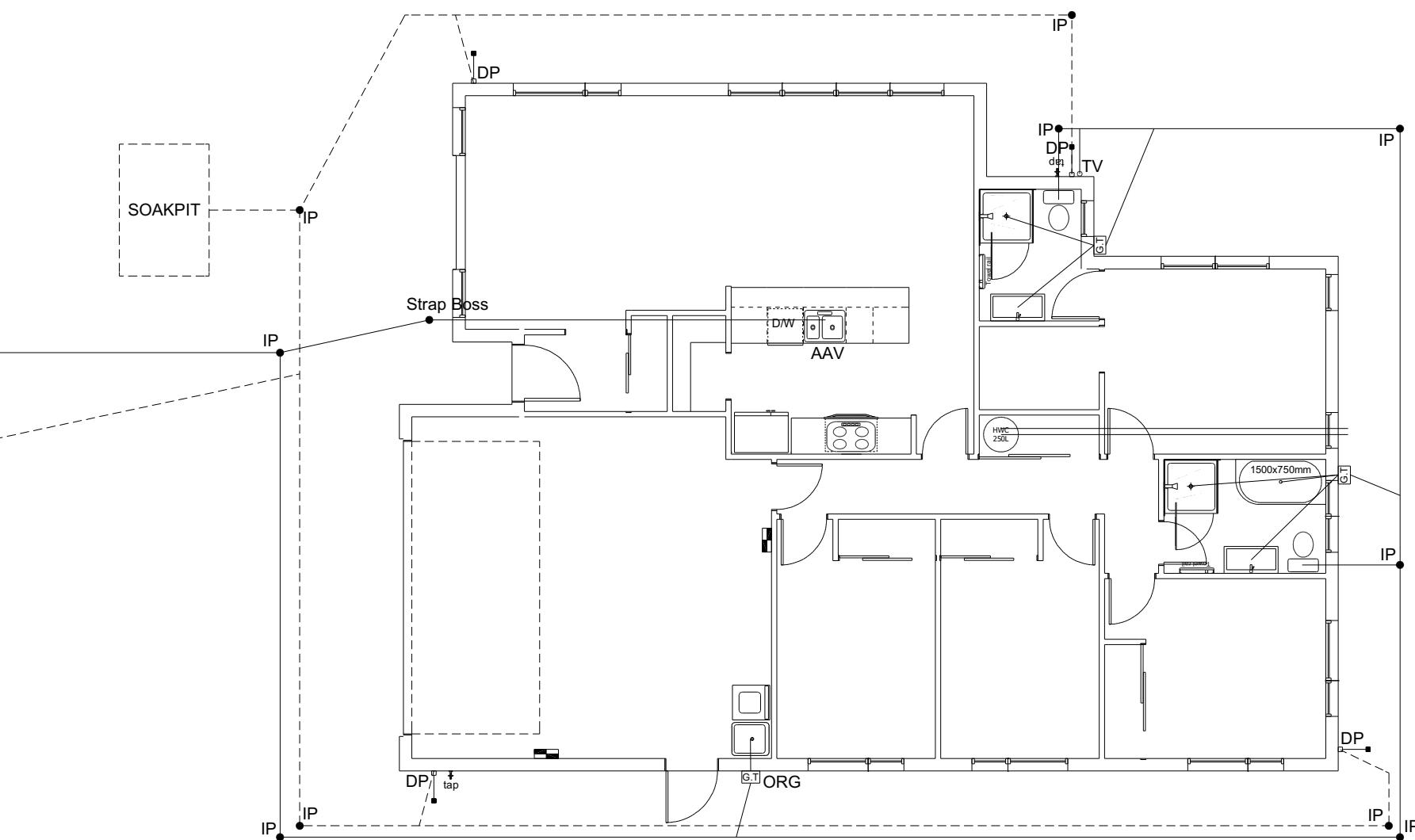
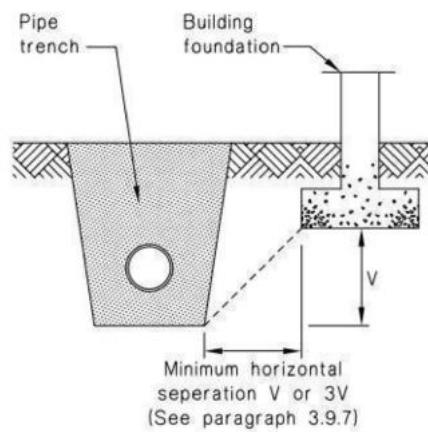


Plumbing Schedule	NZBC G13
Kitchen	
Sink:	Ø50mm @1:40
Bathrooms	(3 discharge units)
Vanity:	Ø40mm @1:40
Shower:	(1 discharge units per basin)
Bath:	Ø40mm @1:40
WC:	(4 discharge units)
Laundry Sink:	Ø100mm @1:40
Drainage Schedule	(4 discharge units)
Main Water	Ø40mm @1:30
Vented Drain	(5 discharge units)
Stormwater Drain	
Terminal Vent	
Heatpump	
ORG	
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



Strip Drain with B-Up Sump

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

## c) Strap boss to riser

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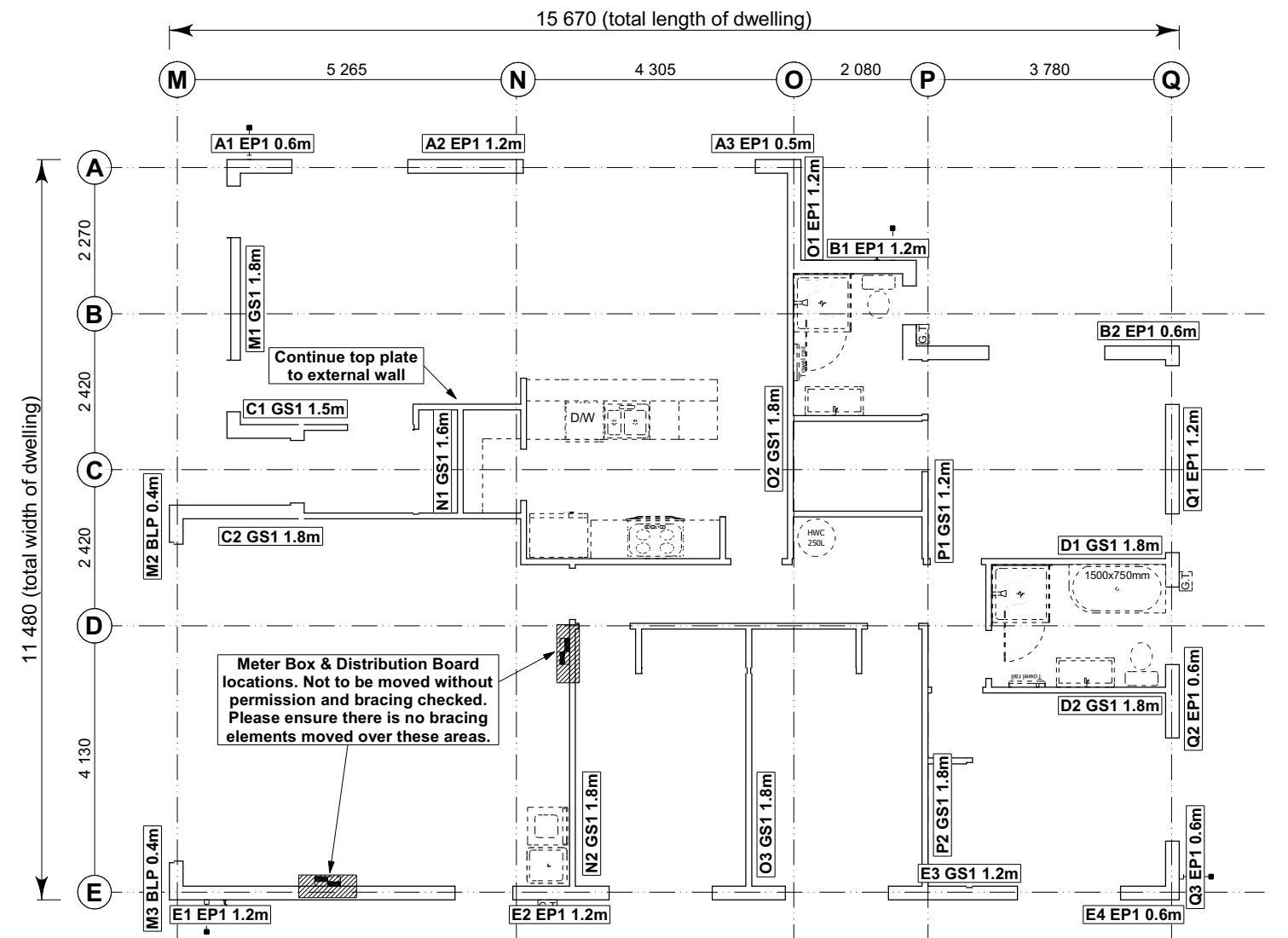
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Job Number: **143671** Original Plan: **Wren** Sheet Name: **DRAINAGE PLAN**  
Sales: L Caldwell Drawn: M Glynn QS: W Xian Print Date: 19/04/2023 Scale: 1:100 @ A3

**CONSENT PLANS**

No.	Date:	Reason:
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**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:

- 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;
- 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;
- 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
A1	Brace Length
GS1	Brace Type
1.8m	Brace Number

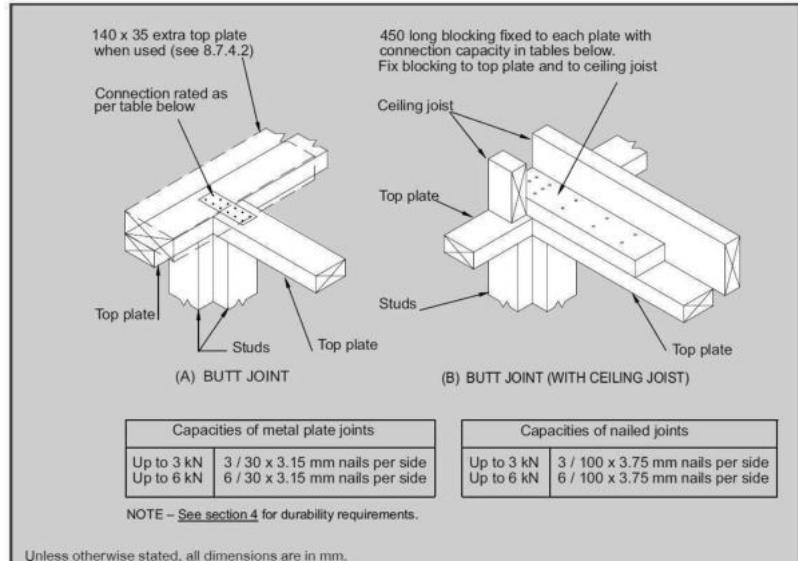


Figure 8.16 - Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

**Single Level Along Resistance Sheet**

Job Name: Magbagbeola

Line	Element	Wind		EQ		Achieved				
		Demand		625 956						
		Achieved		1325 212% 141%						
		Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	1325 212% 141%	
A	1	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	3	0.50		2.4	EP1 0.4	Ecopy®	40	48		
B	1	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	2	0.60		2.4	EP1 0.6	Ecopy®	57	63		
C	1	1.50		2.4	GS1-N	GIB®	104	90		
	2	1.50		2.4	GS1-N	GIB®	104	90		
D	1	1.80		2.4	GS1-N	GIB®	124	108		
	2	1.80		2.4	GS1-N	GIB®	124	108		
E	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	GS1-N	GIB®	83	72		
	4	0.60		2.4	EP1 0.6	Ecopy®	57	63		

**Single Level Across Resistance Sheet**

Job Name: Magbagbeola

Line	Element	Wind		EQ		Achieved				
		Demand		899 956						
		Achieved		1313 146% 132%						
		Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	1313 146% 132%	
M	1	1.80		2.4	GS1-N	GIB®	124	108		
	2	0.40		2.4	BLP-H	GIB®	48	54		
	3	0.40		2.4	BLP-H	GIB®	48	54		
N	1	1.60		2.4	GS1-N	GIB®	110	96		
	2	1.80		2.4	GS1-N	GIB®	124	108		
O	1	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	2	1.80		2.4	GS1-N	GIB®	124	108		
	3	1.80		2.4	GS1-N	GIB®	124	108		
P	1	1.20		2.4	GS1-N	GIB®	83	72		
	2	1.80		2.4	GS1-N	GIB®	124	108		
Q	1	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	2	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	3	0.60		2.4	EP1 0.6	Ecopy®	57	63		

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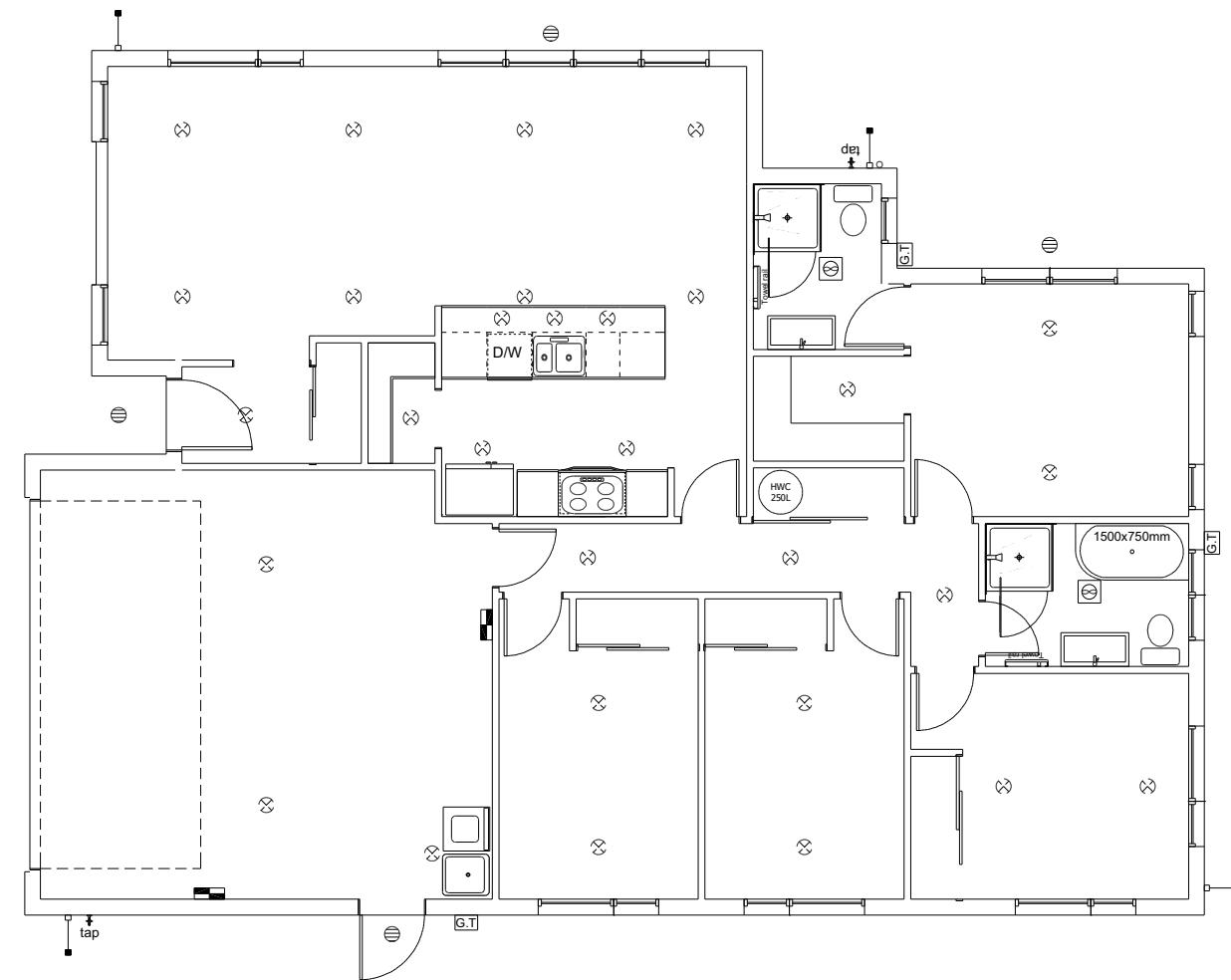
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Job Number: 143671  
Original Plan: Wren  
Sheet Name: BRACING PLAN  
Sales: L Caldwell Drawn: M Glynn QS: W Xian Print Date: 19/04/2023 Scale: 1:100 @ A3

**CONSENT PLANS**  
No. Date Reason:  
1 17-04-2023 Initial Consent Plans

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of 25 sheets



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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Job Number:  
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Original Plan:	<b>Wren</b>			
<b>LIGHTING PLAN</b>				
Sales: L Caldwell	Drawn: M Glynn	QS: W Xian	Print Date: 19/04/2023	Scale: 1:100 @ A3

### CONSENT PLANS

No.	Date:	Reason:
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of 25 sheets

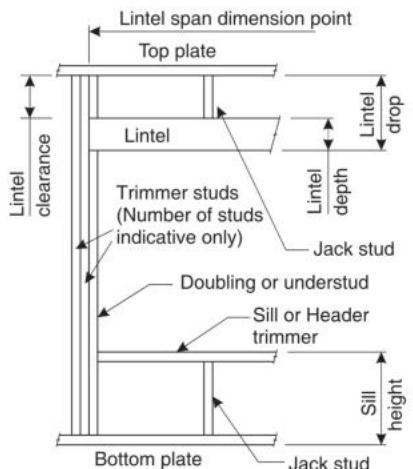
# LINTEL FIXING SCHEDULE

## ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12

### NZS 3604:2011

**NOTE:**

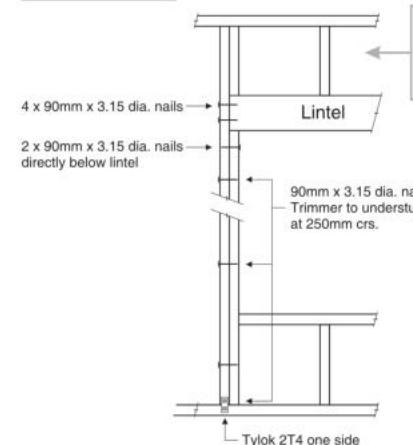
- All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20kPa.
- Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- These fixings assume the correct choice of rafter/truss to top plate connections have been 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**


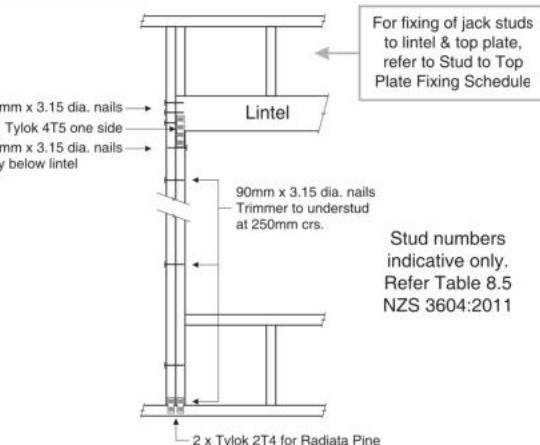
Roof Tributary Area	Light Roof			Heavy Roof		
	Wind Zone			Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6m <sup>2</sup>	G	G	H	G	G	H
11.6m <sup>2</sup>	G	H	H	G	G	H
12.1m <sup>2</sup>	G	H	H	G	H	H
15.3m <sup>2</sup>	H	H	-	G	H	H
19.1m <sup>2</sup>	H	-	-	G	H	-
20.9m <sup>2</sup>	H	-	-	H	H	-
21.8m <sup>2</sup>	H	-	-	H	-	-
34.3m <sup>2</sup>	-	-	-	H	-	-

**NOTES:**

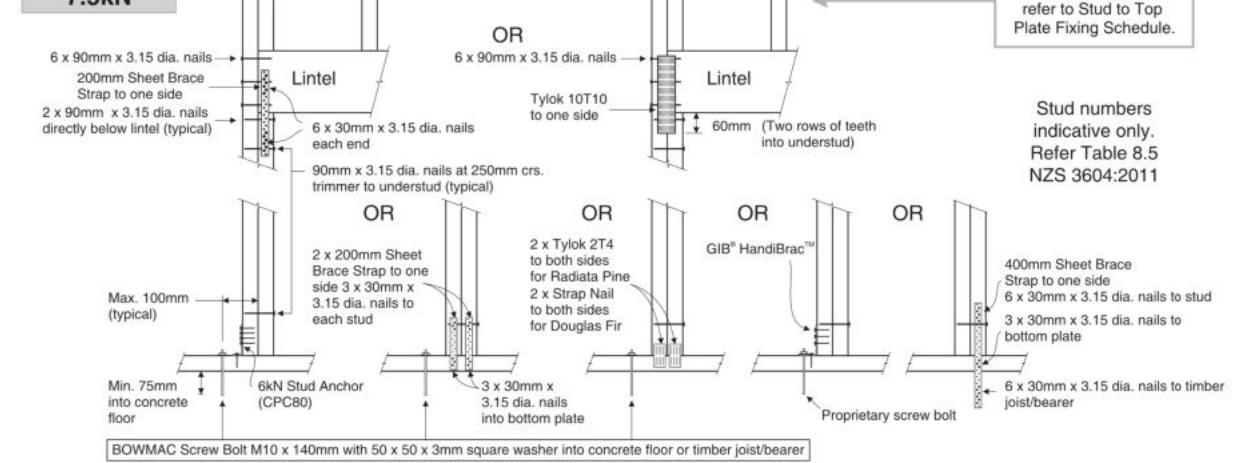
- Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
- Assumed girder truss is at mid-span or middle third span of lintel
- Use similar fixings for both ends of lintel
- All other cases require specific engineering design

**LINTEL FIXING OPTIONS**
**TYPE E**  
1.4kN


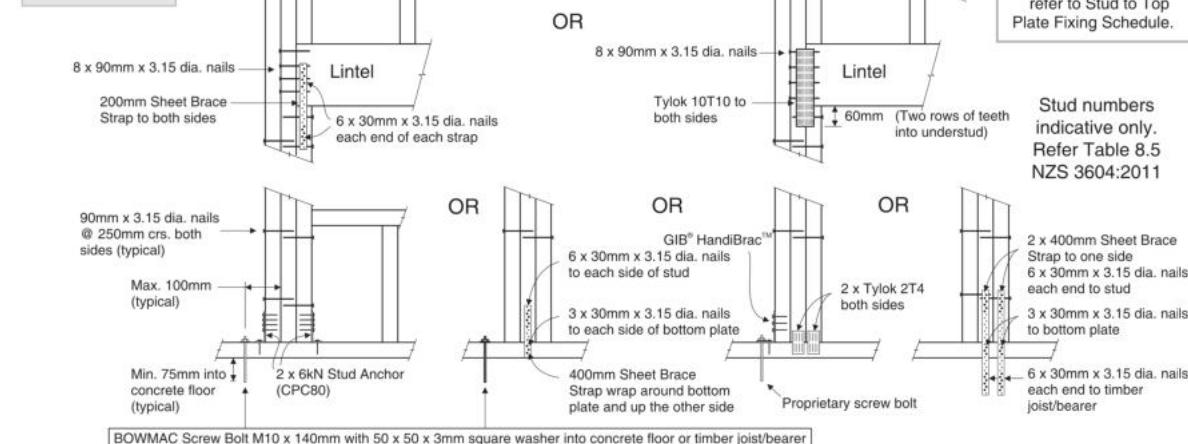
For fixing of jack studs to lintel &amp; top plate, refer to Stud to Top Plate Fixing Schedule

**TYPE F**  
4.0kN


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

**TYPE G**  
7.5kN


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

**TYPE H**  
13.5kN


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

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Christchurch 8443  
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13 Bob Reid Crescent  
Darfield Estates, Darfield

Job Number:  
**143671**

Original Plan:  
**Wren**

Sheet Name:  
**FRAMING DETAILS**

**CONSENT PLANS**

No.	Date:	Reason:
1	17-04-2023	Initial Consent Plans

 Sheet No.:  
**14**

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08/2017

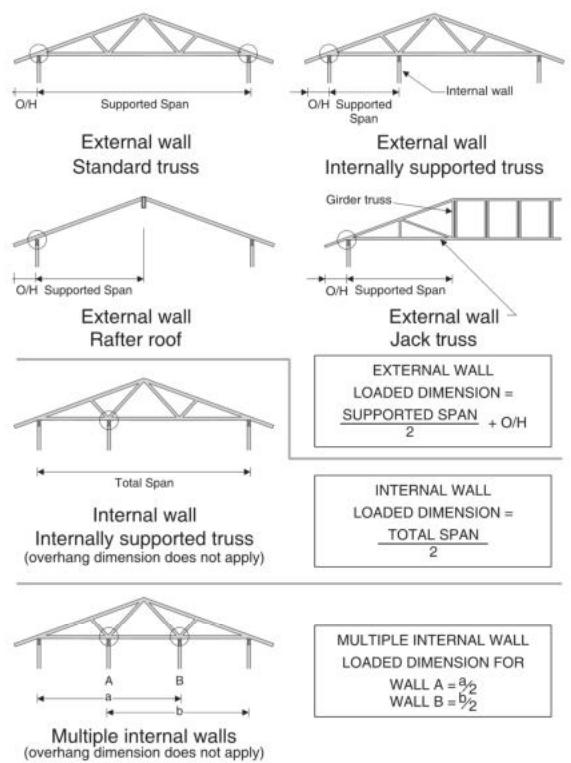
# STUD TO TOP PLATE FIXING SCHEDULE

## 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

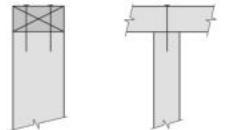
(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)  
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

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

### 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

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

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

Plus LUMBERLOK 6kN Stud Anchor (CPC80)  
Recommended for internal wall options to avoid lining issues

Plus LUMBERLOK Stud Strap (one face only)



SCAN FOR  
INSTALLATION  
VIDEO

<https://vimeo.com/117353604>

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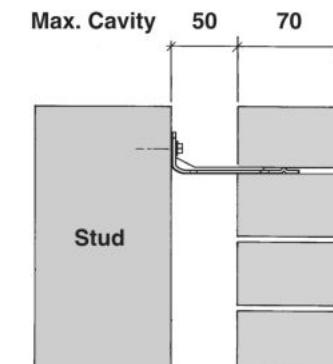
Original Plan:  
**Wren**

Sheet Name:

**FRAMING DETAILS**

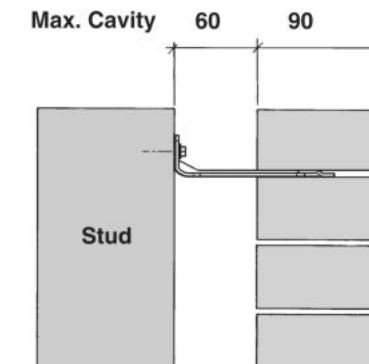
Sales: L Caldwell Drawn: M Glynn QS: W Xian Print Date: 19/04/2023 Scale: NTS @ A3

### 70 SERIES BRICK



**Screw Tie Short  
(85mm)**

### 90 SERIES BRICK



**Screw Tie Long  
(105mm)**

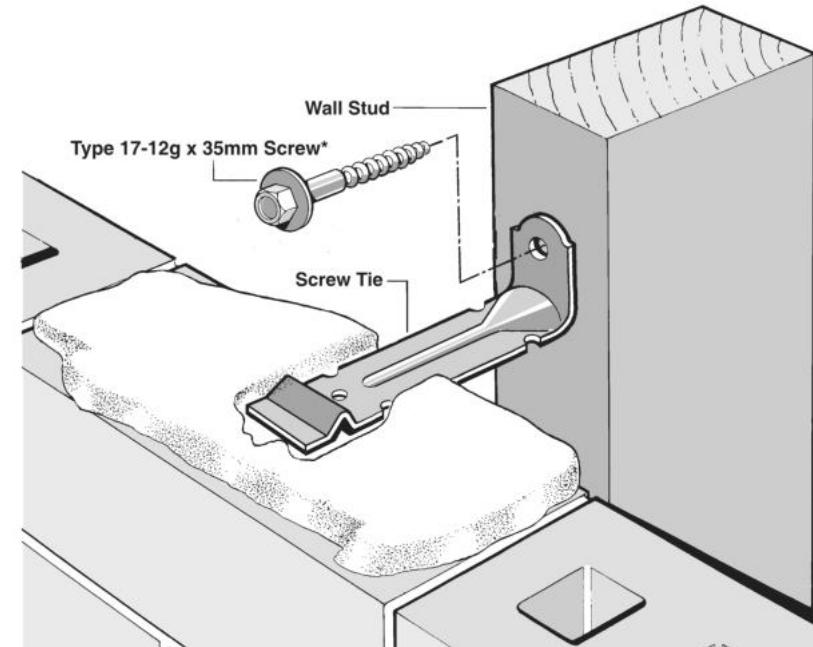
- ★ All brick work must be constructed in accordance with NZS 4210:2001 Masonry Construction: Materials and Workmanship. Screw Ties must be applied accordingly and are not to be hammered into timber framing.
- ★ Water shedding shoulder prevents transfer of the moisture from tie to building.
- ★ Nail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

### CONSENT PLANS

No.	Date:	Reason:
1	17-04-2023	Initial Consent Plans

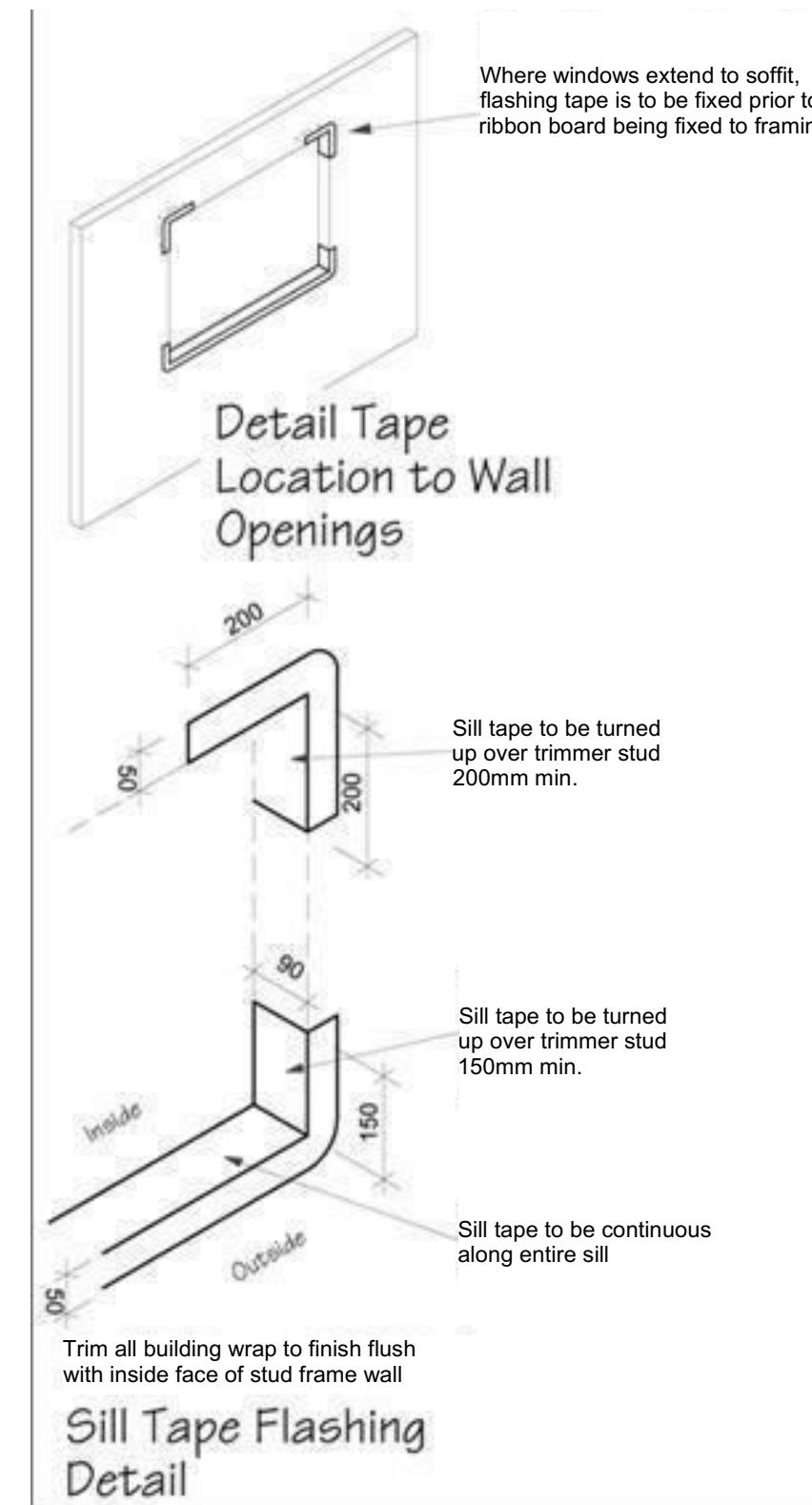
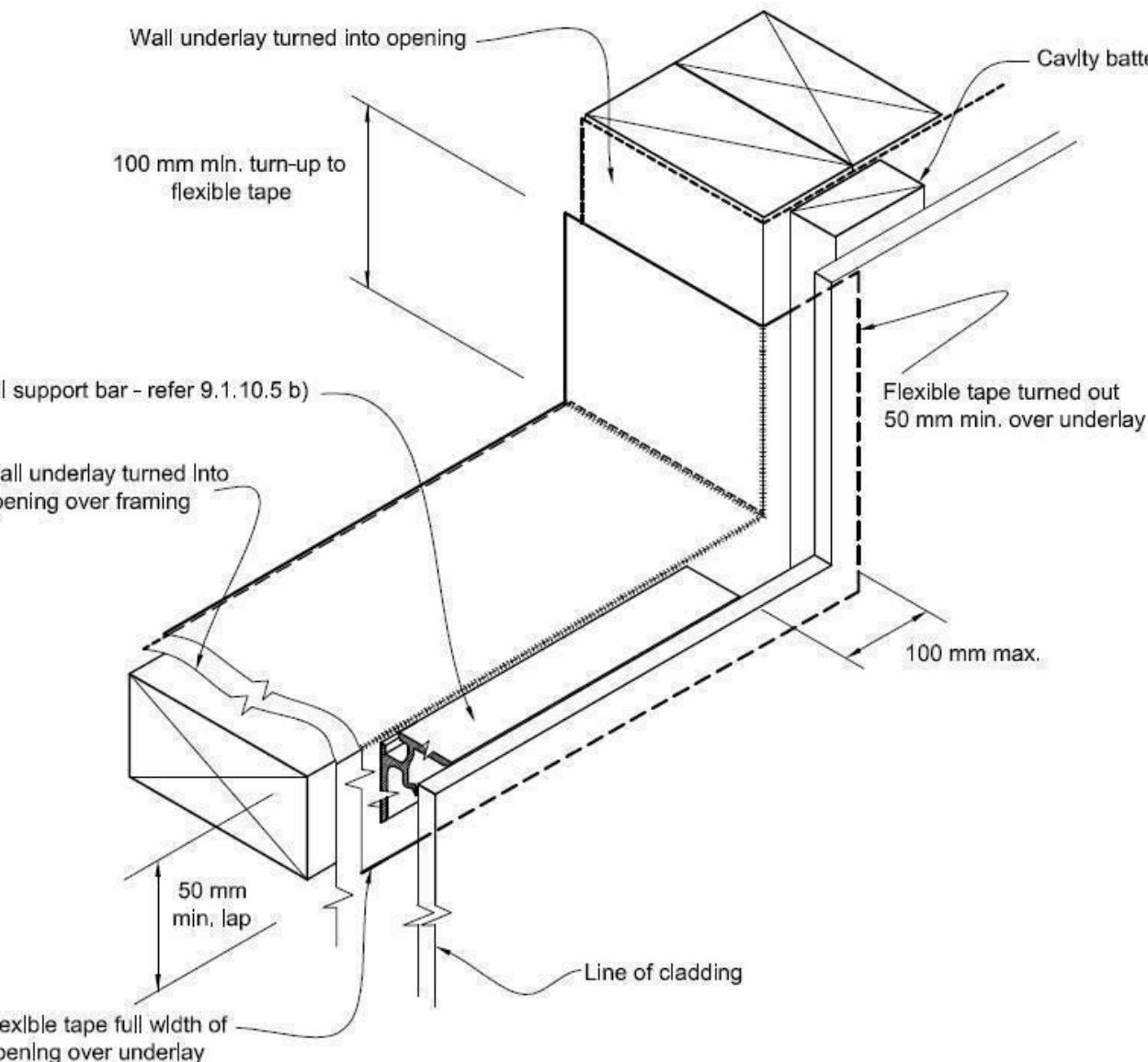
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**15**

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

**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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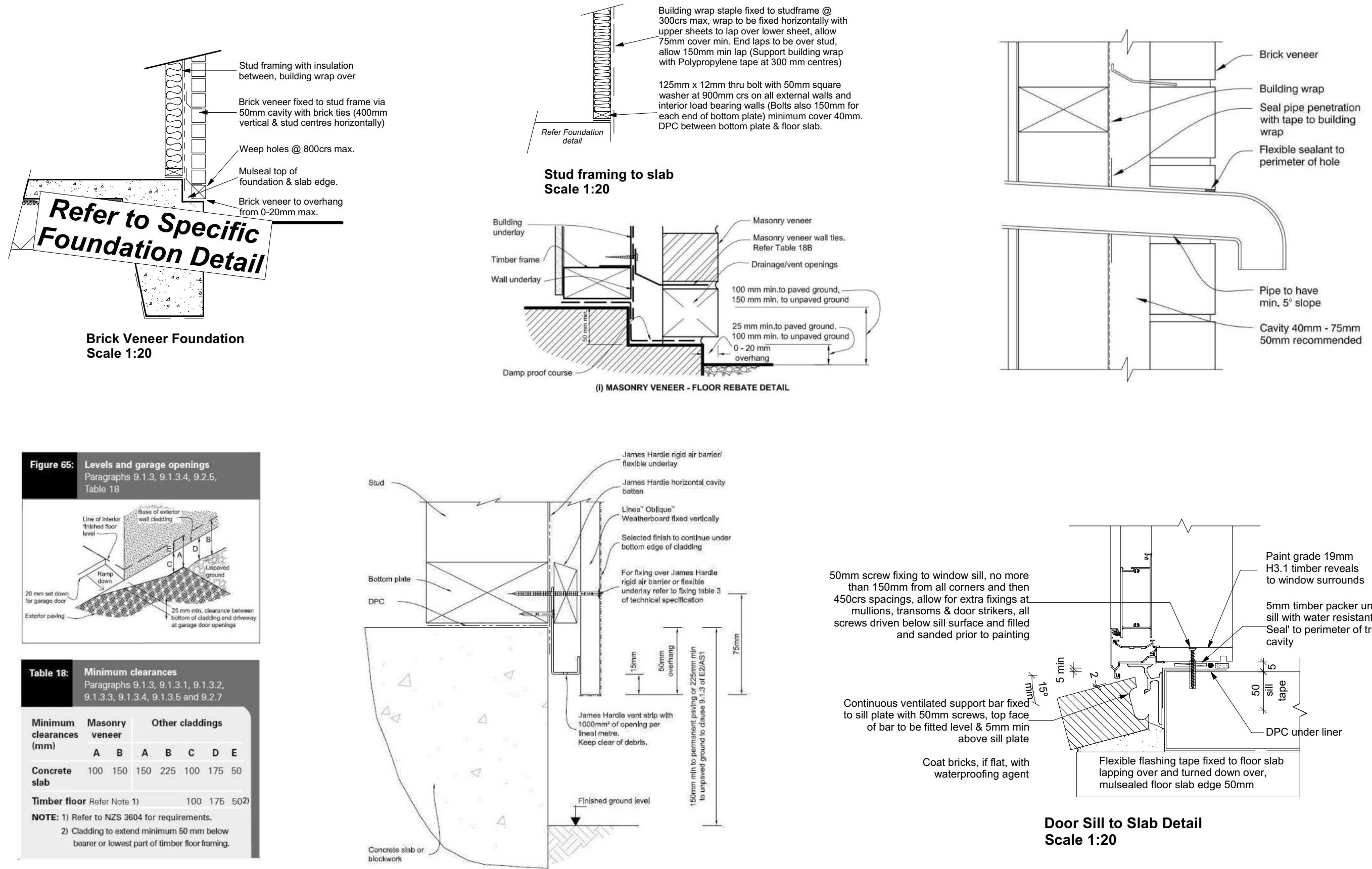
Sheet Name:  
**CONSTRUCTION DETAILS**

**CONSENT PLANS**

No.	Date:	Reason:
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Original Plan:  
**Wren**

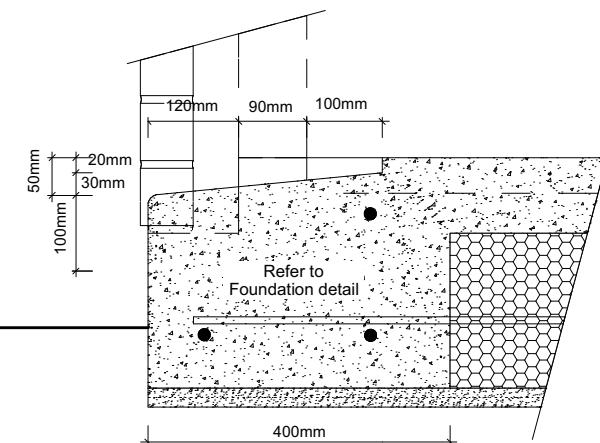
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**CONSTRUCTION DETAILS**

### CONSENT PLANS

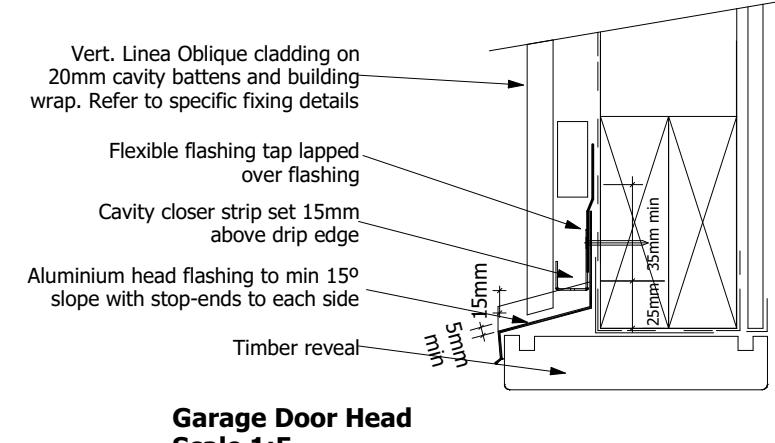
No.	Date:	Reason:
1	17-04-2023	Initial Consent Plans

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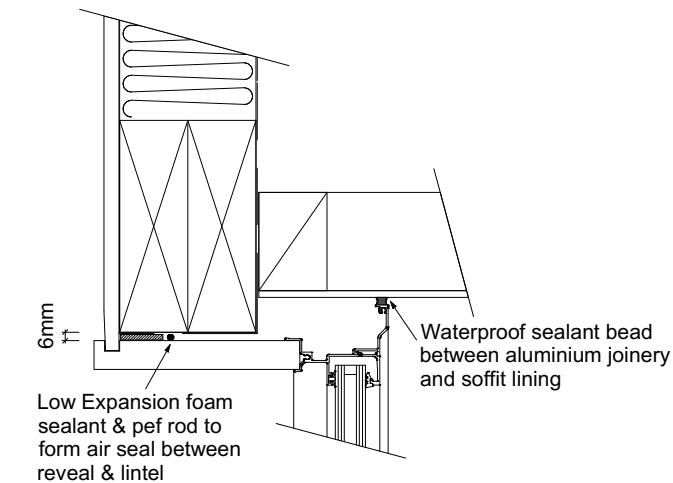
of 25 sheets



**Garage Door Rebate Details**  
Scale 1:10



**Garage Door Head**  
Scale 1:5



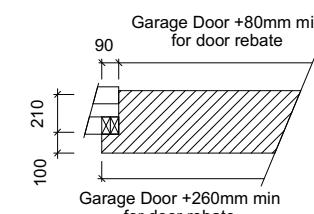
**Window Head to Soffit Detail**  
Scale 1:5

#### 9.1.10.8 Attachments for windows and doors

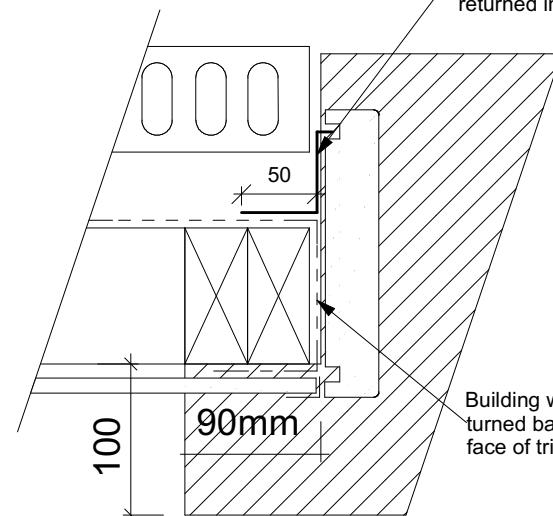
Install windows and doors using pairs of minimum 75 x 3.15 galvanised jolt head nails or 8 gauge x 65 mm stainless steel screws, through reveals into surrounding framing at:

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

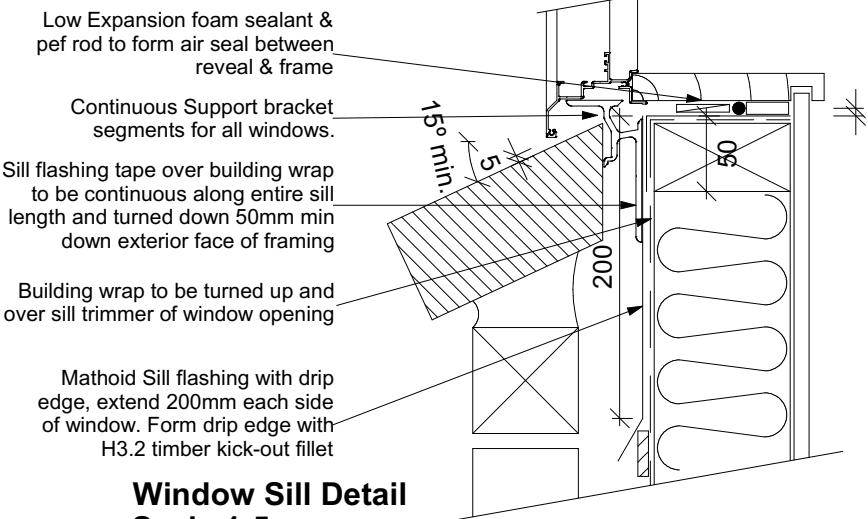
Install packers between reveals and framing at all fixing points, except between head reveals and lintels.



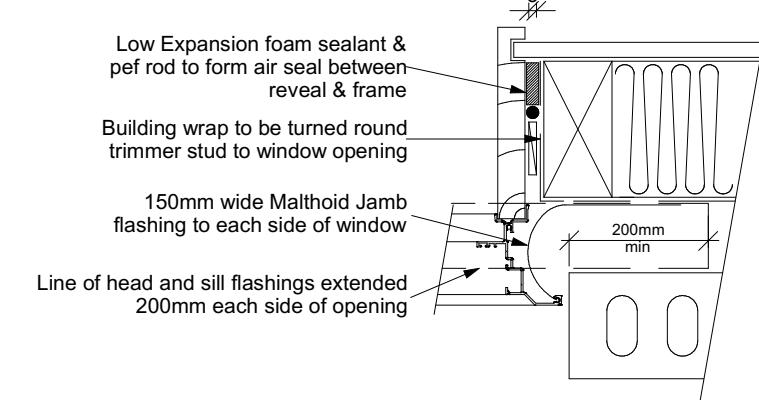
Masons 40 Below flashing tape to garage door reveal/brick veneer junction, Detail tape flashing to be returned into reveal rebate.



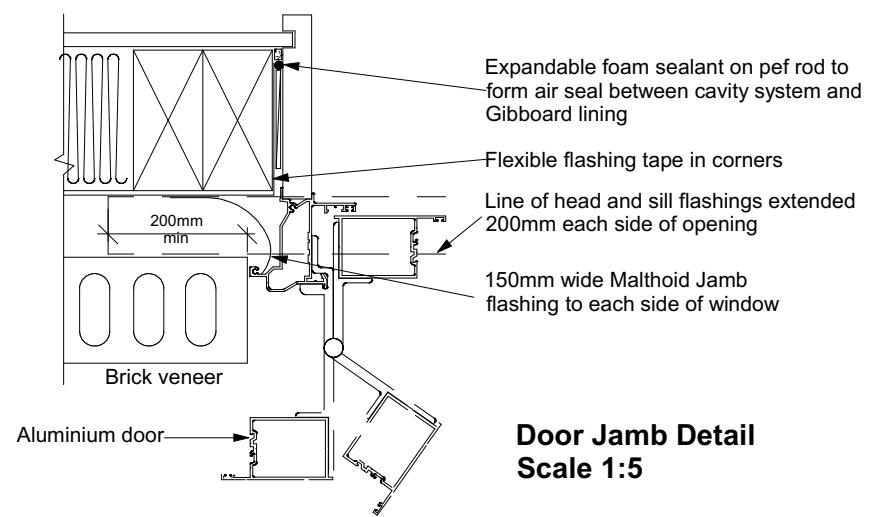
**Garage Door Jamb Detail**  
Scale 1:5



**Window Sill Detail**  
Scale 1:5



**Window Jamb Detail**  
Scale 1:5



**Door Jamb Detail**  
Scale 1:5

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Christchurch 8443  
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Darfield Estates, Darfield

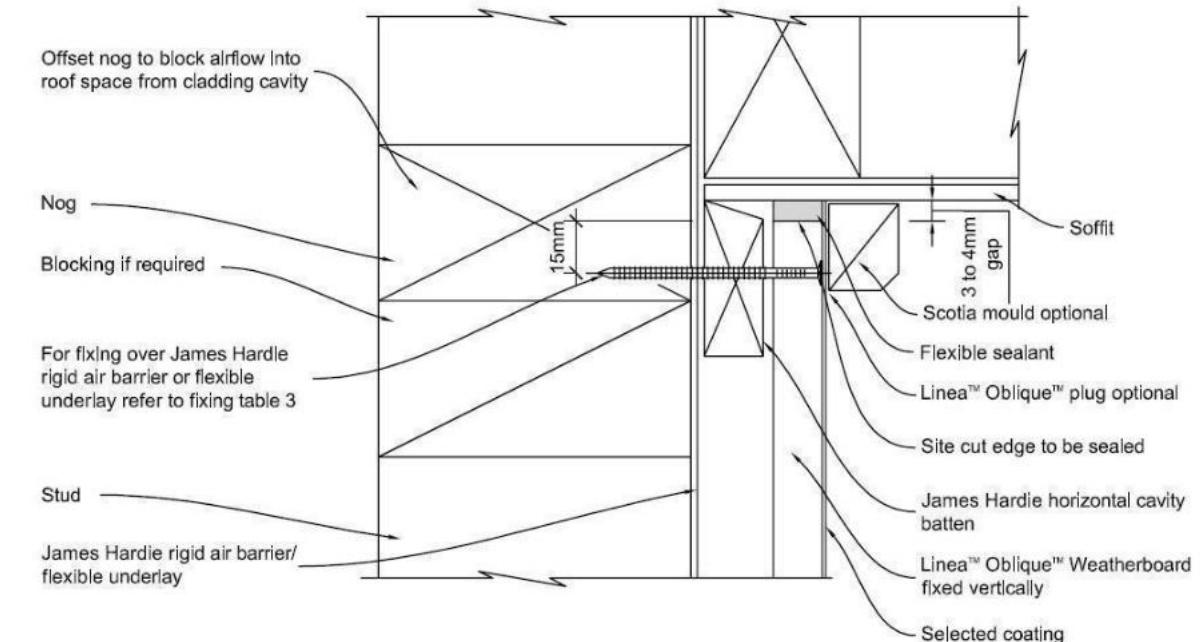
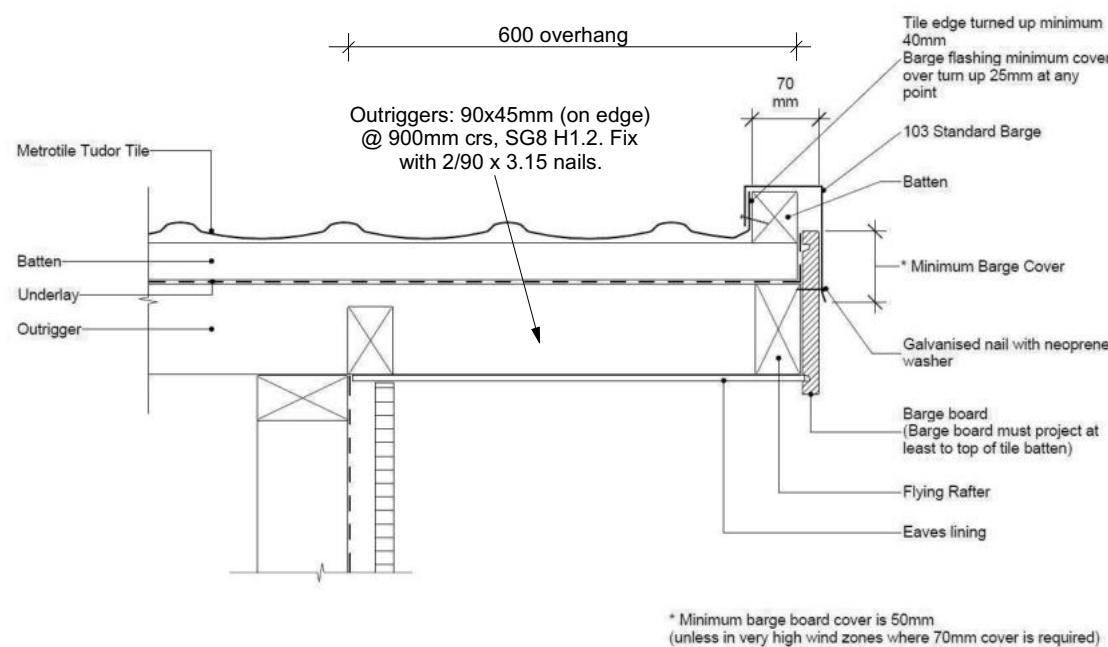
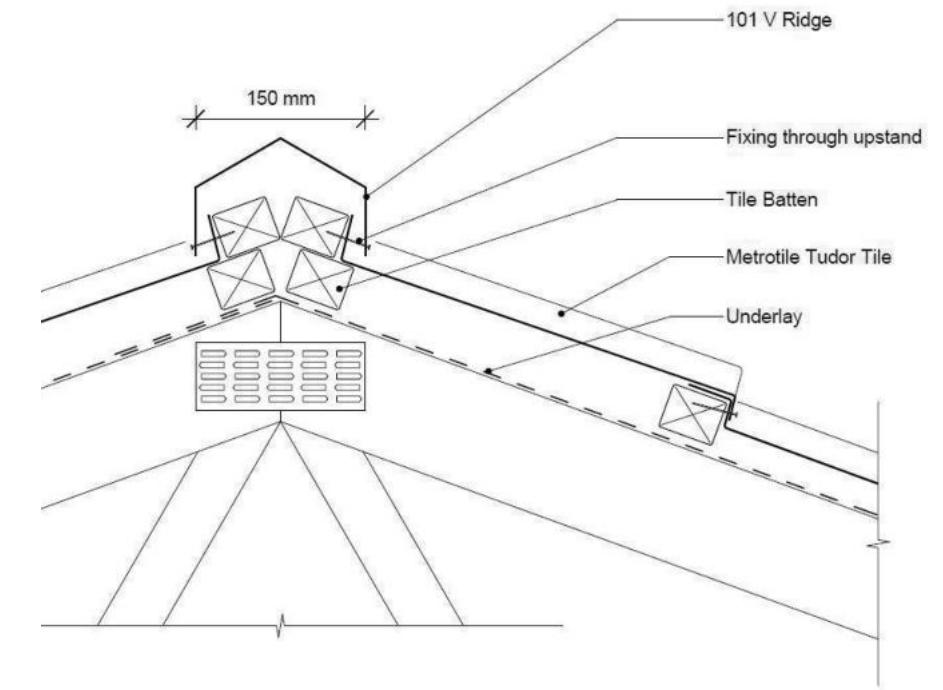
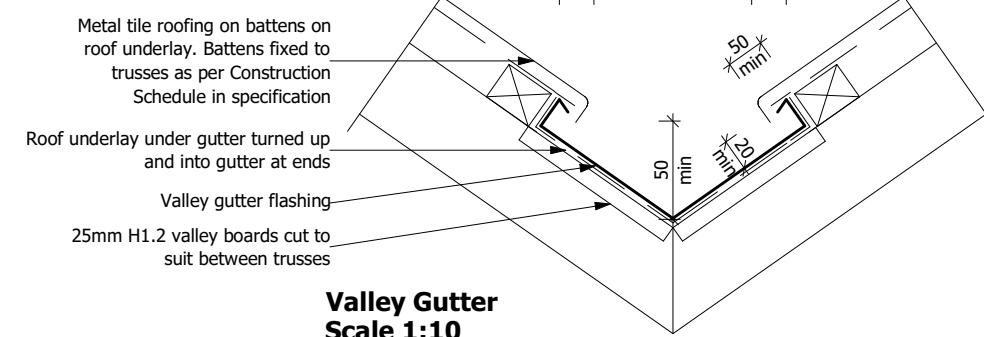
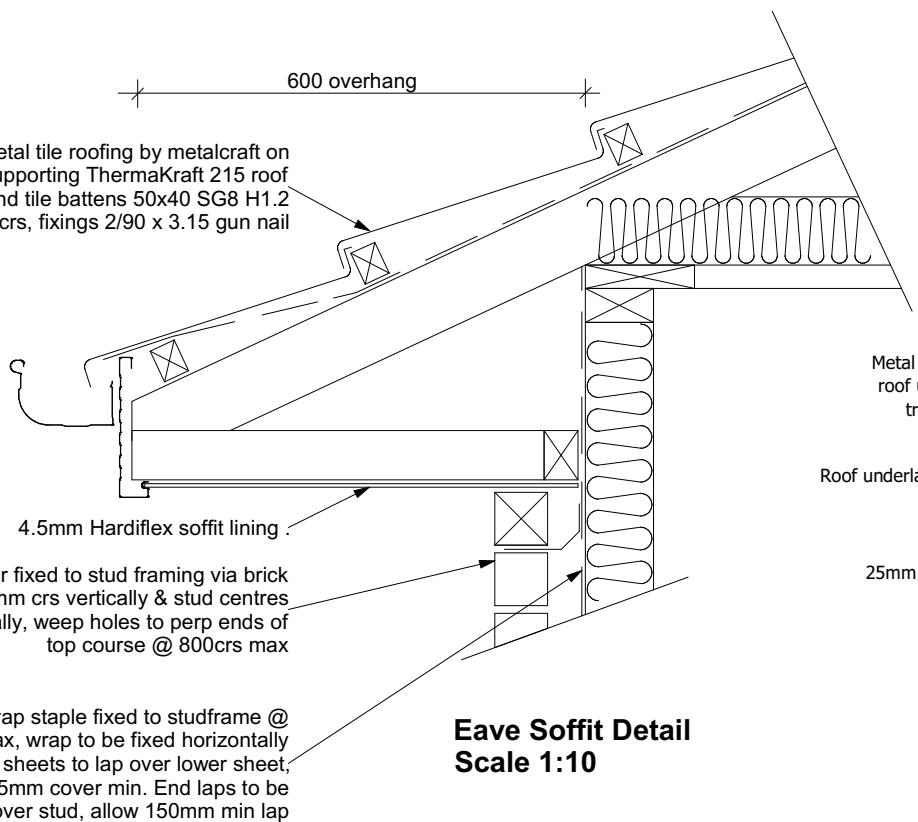
Job Number:  
**143671**

Original Plan:  
**Wren**

Sheet Name:  
**CONSTRUCTION DETAILS**

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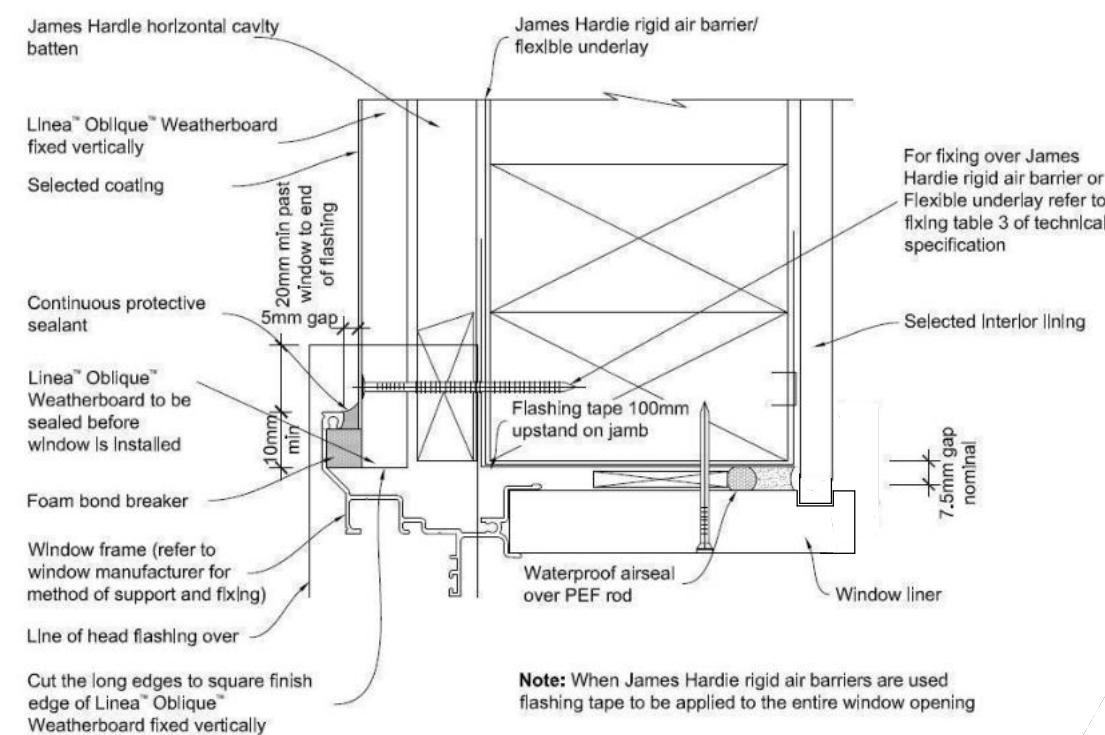
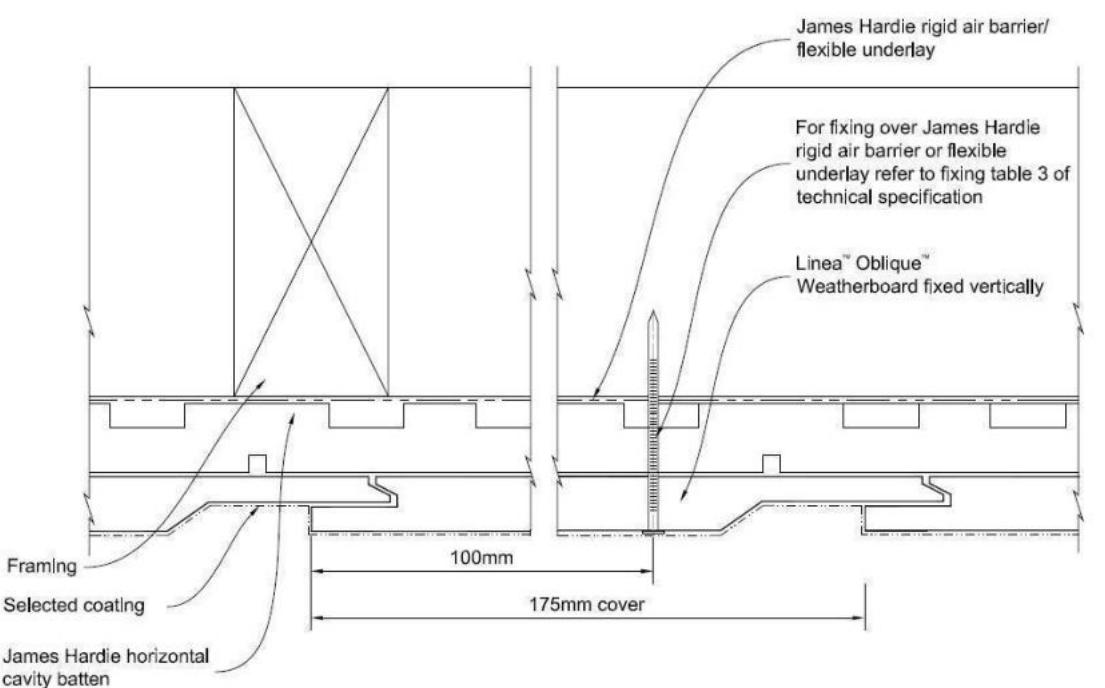
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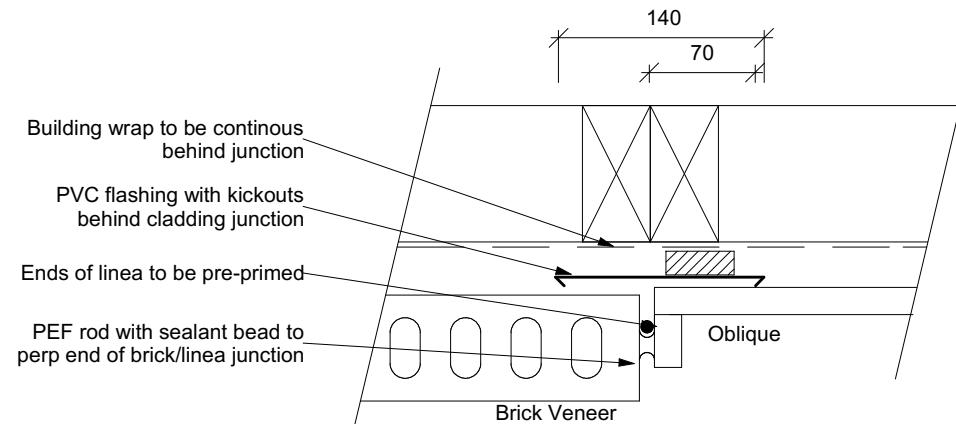
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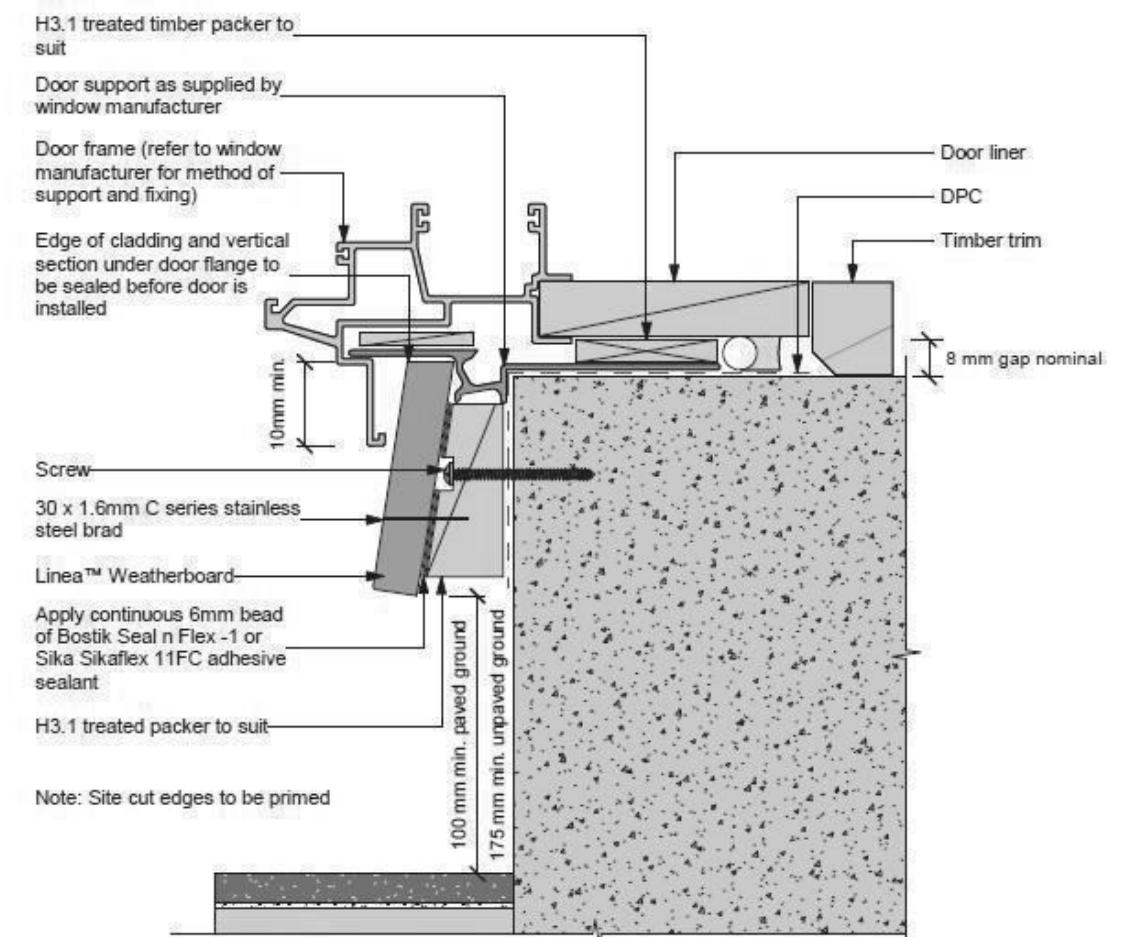
of 25 sheets



**Note:** All site cut edges to be sealed



**Linea Oblique/Brick Vertical Junction**  
**Scale 1:5**



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

General notes for materials selection

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

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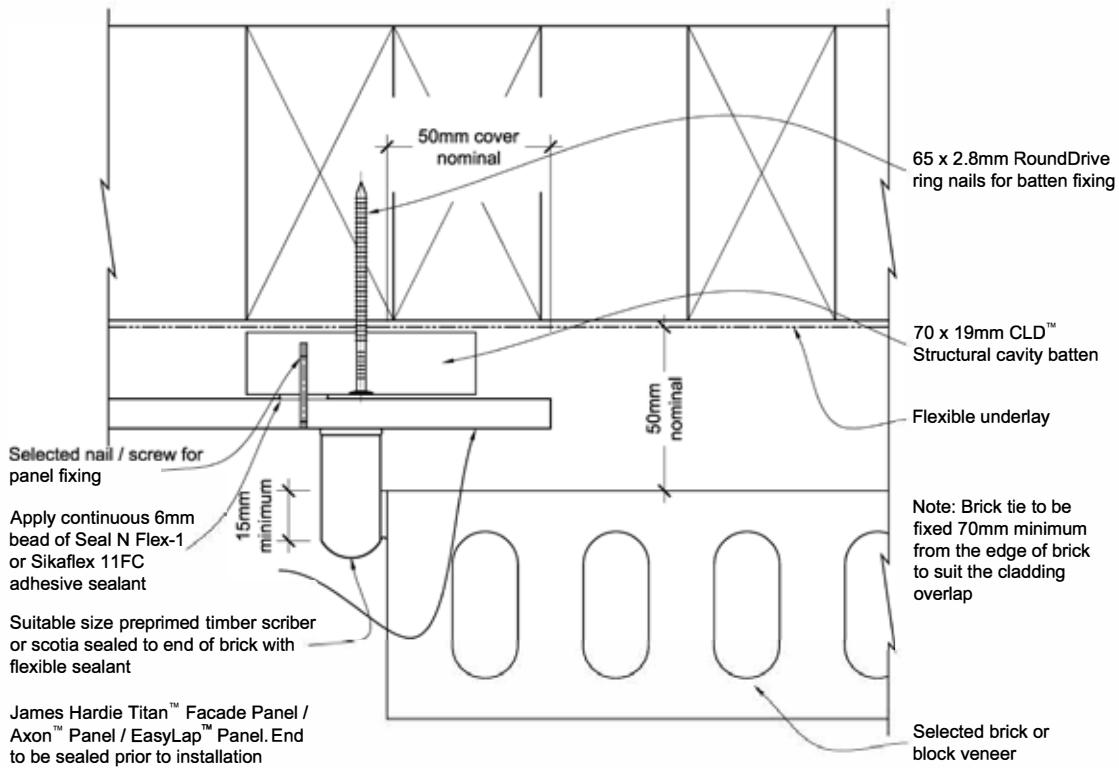
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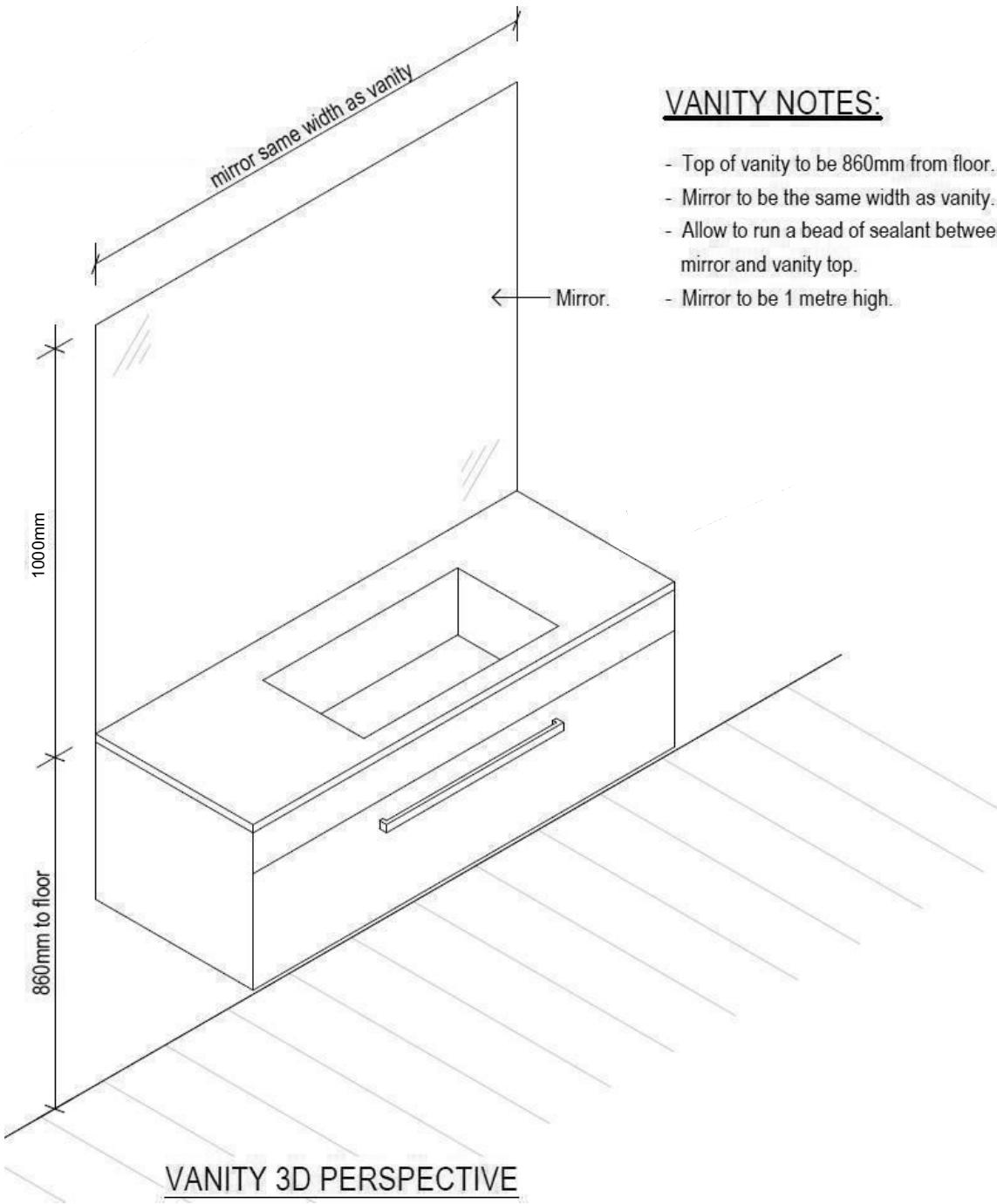
**CONSENT PLANS**

No.	Date:	Reason:
1	17-04-2023	Initial Consent Plans

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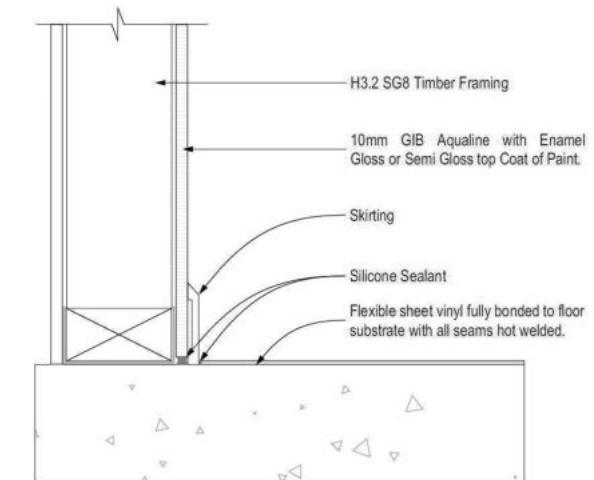
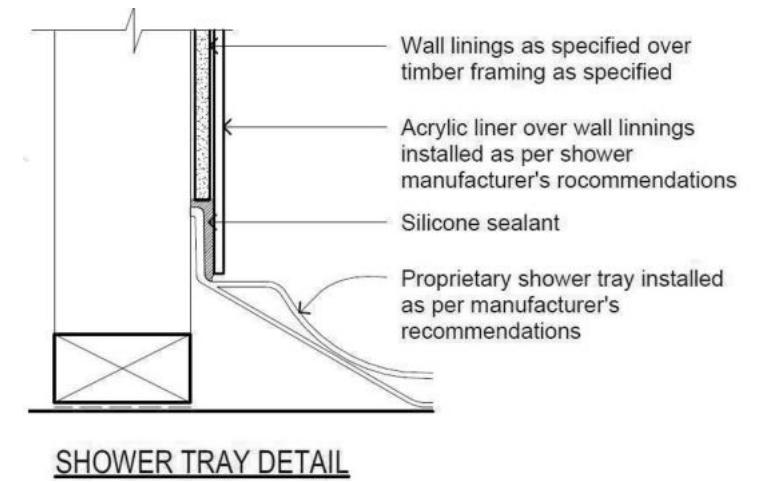
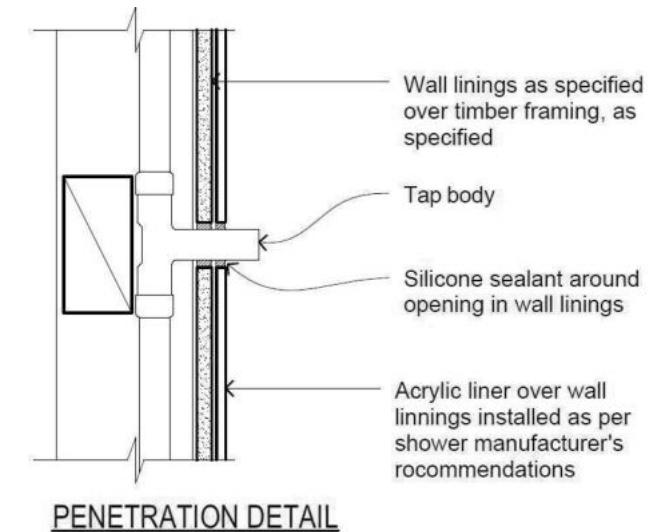
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**VANITY NOTES:**

- Top of vanity to be 860mm from floor.
- Mirror to be the same width as vanity.
- Allow to run a bead of sealant between mirror and vanity top.
- Mirror to be 1 metre high.



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Job Number:  
**143671**

Original Plan:  
**Wren**

Sheet Name:  
**BATHROOM DETAILS**

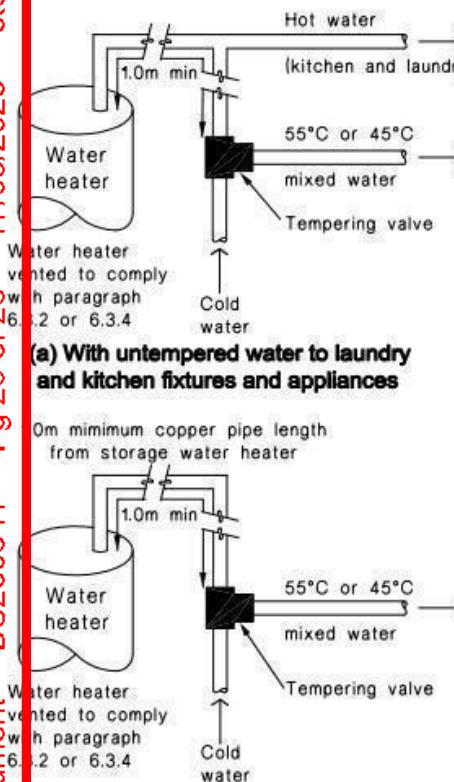
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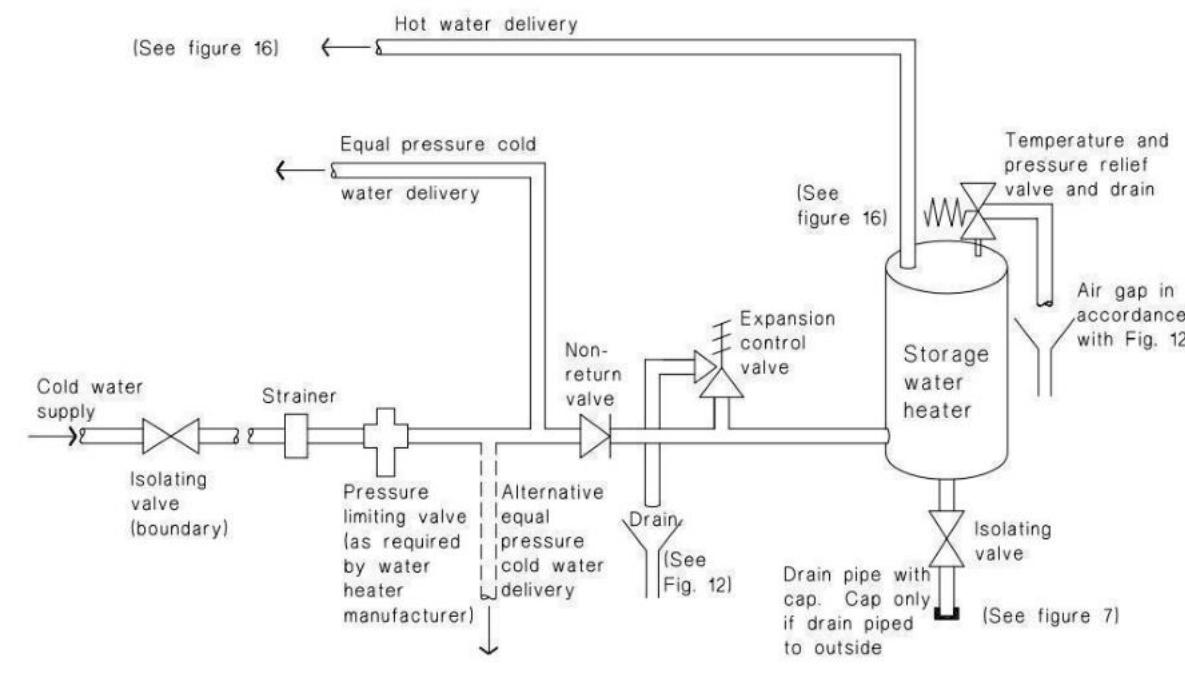
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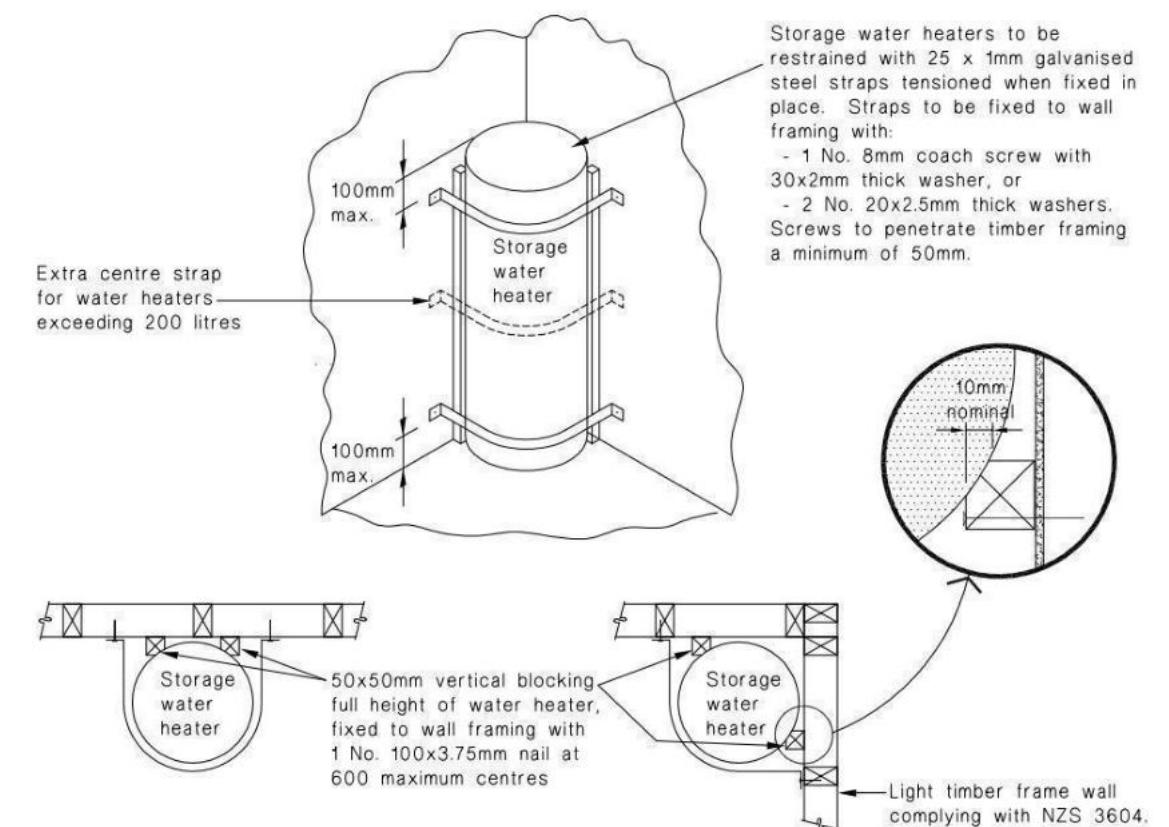
**Figure 16: Tempering Valve Installation**  
Paragraph 6.14.2 a)



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



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



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**143671**

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**Wren**

Sheet Name:

**PLUMBING DETAILS**

**CONSENT PLANS**

No.	Date:	Reason:
1	17-04-2023	Initial Consent Plans

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# Buildable Consent Layout



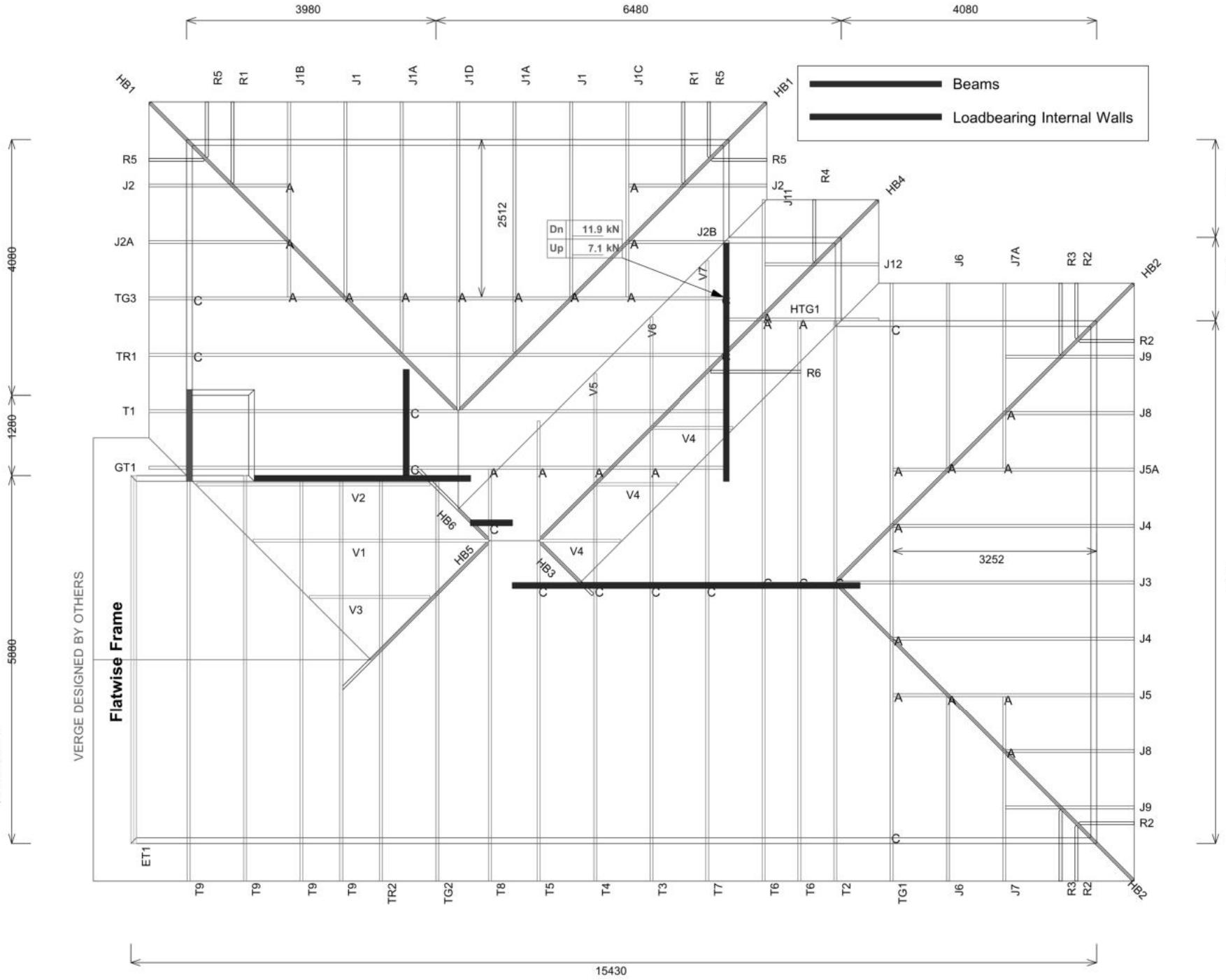
For valley/saddle truss fixing unless stated otherwise use a pair of wire dogs at 900mm centres for up to and including a very high wind zone. Or a pair of CT200's at 900mm centres for extra high wind zone. This fixing is to meet the minimum requirements as per NZS3604.

# CARTERS

# Your Building Partner

**FLATWISE FRAME FIXING REQUIREMENTS**

- Fix raking top chord to vertical web with Studlock SL125.
- Fix bottom chord to top plate with 3 x 90mm power driven nails next to each web, or @ 600 crs max.)
- Fix each vertical web to stud below with 40mm Sheet Brace Strap (SBS) - 6 nails (30 x 3.15 dia) each end and 2 nails per plate in between.



## 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 = Nylon 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 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 / draughtsman is responsible for the design to transfer the loads to the ground.

Snow Zone:	Christchurch (N4)
Wind Area:	High
TC Restraints:	400 mm
Roof Material:	Metal Tiles
Roof Pitch:	25.00 °
Snow Altitude:	200.000 m
Design Wind Speed:	44.0 m/s
BC Restraints:	600 mm
Ceiling Material:	Standard Plaster Board 13mm
Ground Snow Load:	1.400 kPa
Truss Centres:	900 mm



Job No: CH1380008C2

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

Job Name: Magbagbeola Lot 43 Darfield Estates

Address: Lot 43 Darfield Estates  
Darfield, Selwyn District

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

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Lot 43, DP 580863  
13 Bob Reid Crescent  
Darfield Estates, Darfield

Job Number: 143671  
Original Plan: Wren  
Sheet Name: TRUSS DESIGN  
Sales: L Caldwell  
Drawn: M Glynn  
QS: W Xian  
Print Date: 19/04/2023  
Scale: NTS @ A3

## CONSENT PLANS

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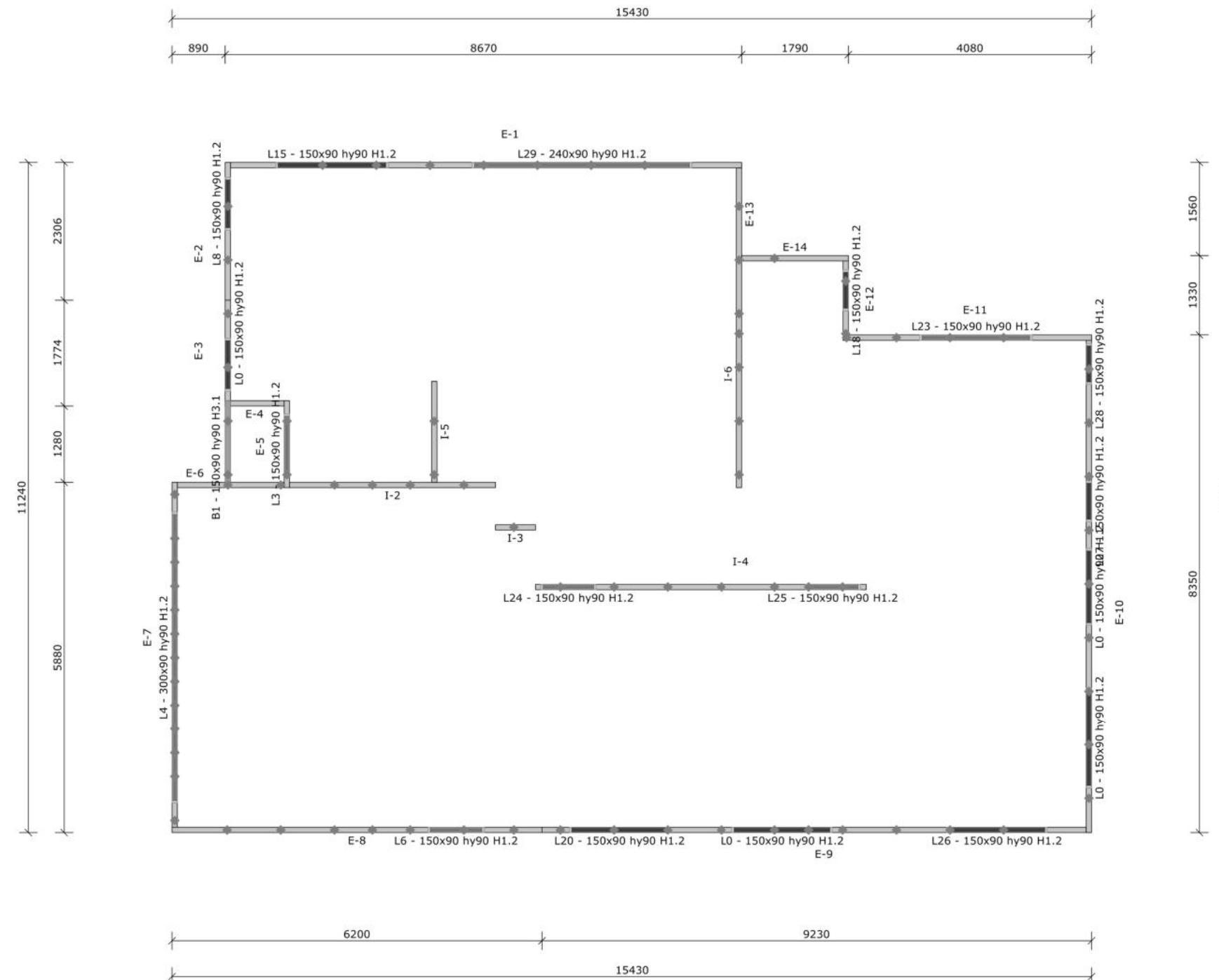
# Buildable Consent Layout



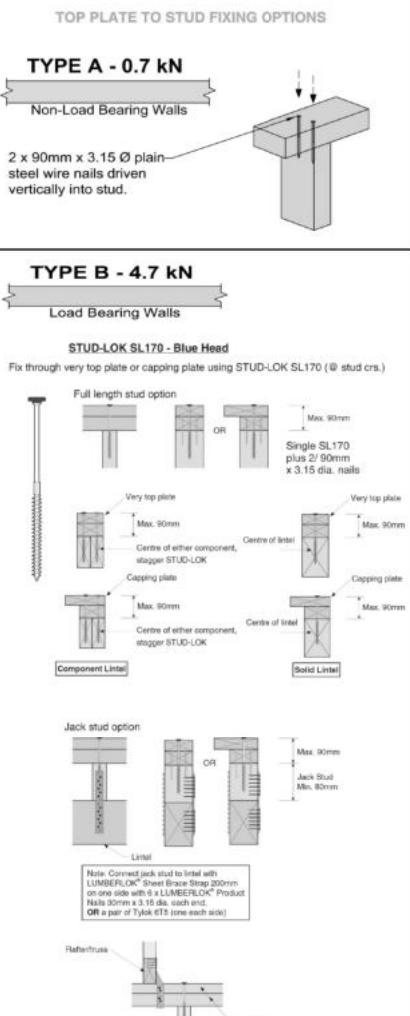
All internal walls shown on this layout are considered to be loadbearing  
Lintel fixing specification remains the responsibility of the architect / draughtsperson



Your Building Partner



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.

 SAPPHIRE™ Every Facet an Advantage.	
Drawn:	Bruce Barrow
Date:	14/04/2023

Job No: CH1380008C2

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

Job Name: Magbagbeola Lot 43 Darfield Estates

Address: Lot 43 Darfield Estates  
Darfield, Selwyn District

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.

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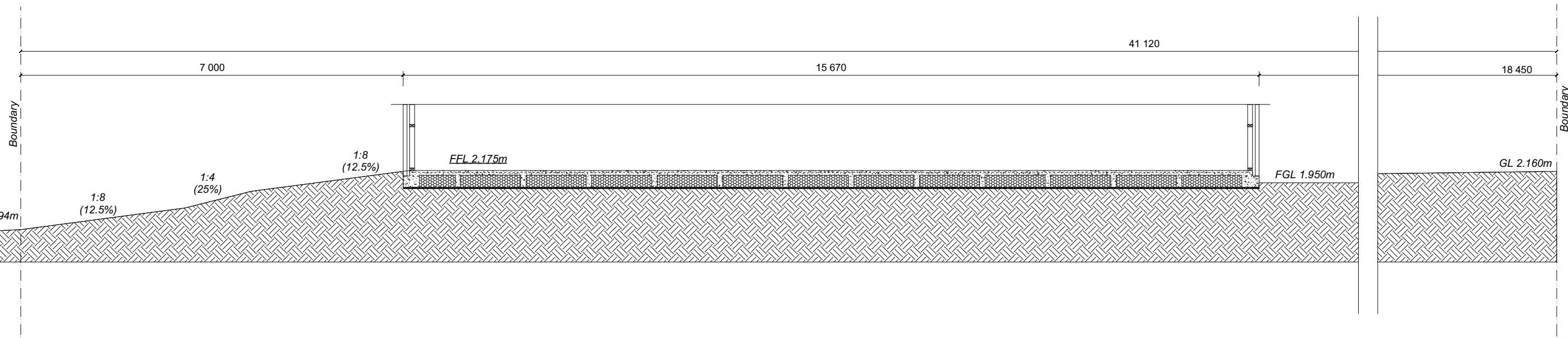
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a Job Number:  
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Original Pl

an:

Sheet Name:

# SITE CROSS SECTION

## **CONSENT PLANS**