

# Approved Building Consent Documents

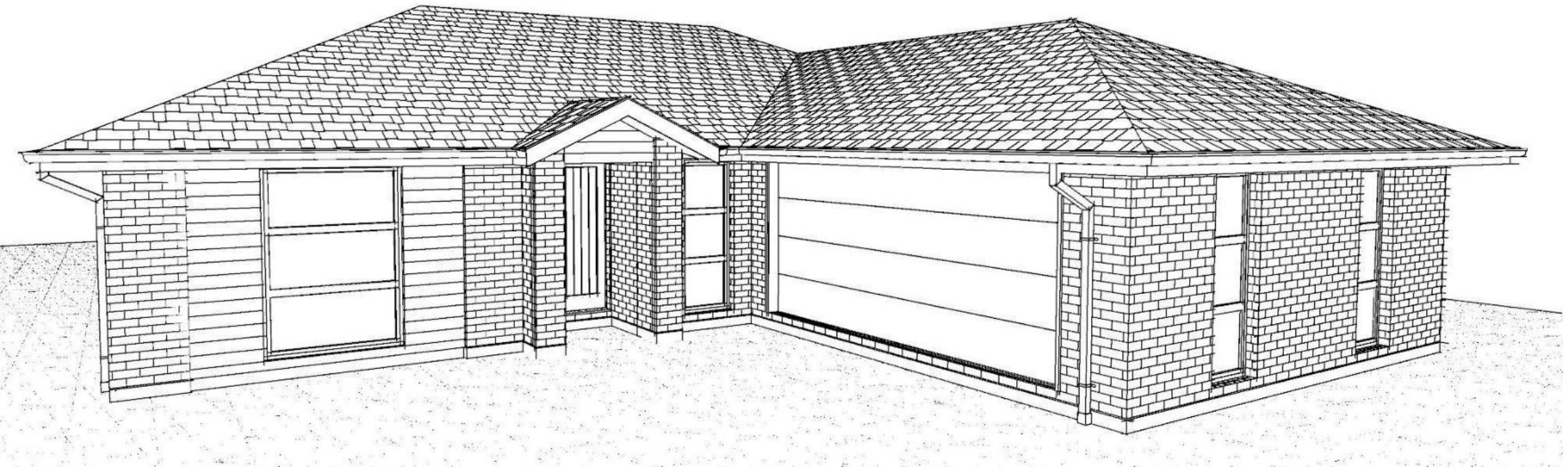
**Please Note: A copy of the stamped approved documents must be available on site for all inspections.**

**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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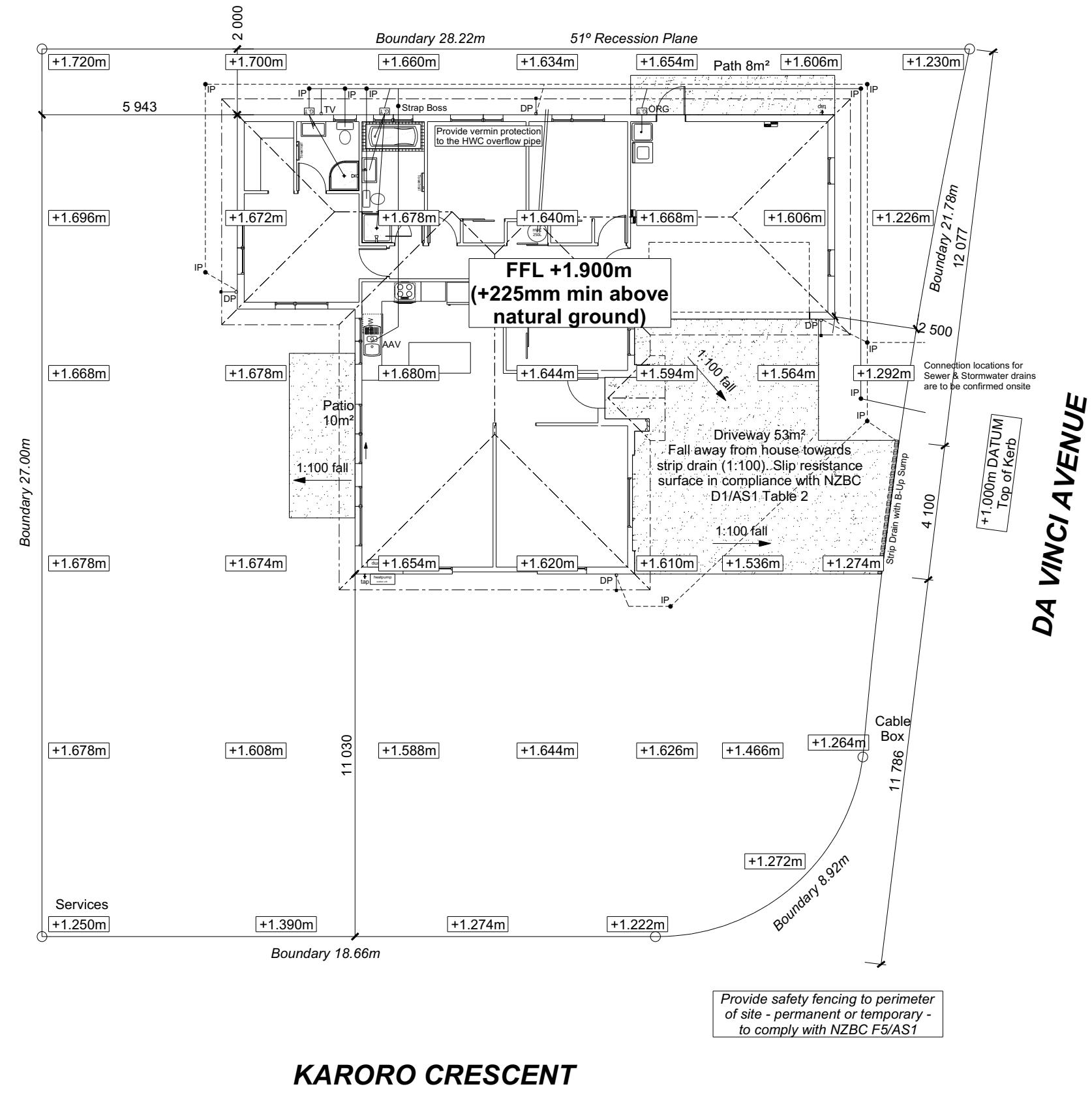


**TKR Homes Ltd.**  
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Hamish McGregor &  
Nadereh Khani  
Lot 136  
Karumata Oaks, Leeston

Job Number:	Original Plan:	Sheet Name:
<b>152452</b>	<b>Weka</b>	<b>COVER PAGE</b>
Sales: <b>R Gould</b>	Drawn: <b>M Glynn</b>	QS: <b>W Xian</b>



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Lot 136  
Karumata Oaks, Leeston

Job Number:  
**152452**

Original Plan:  
**Weka**

Sheet Name:  
**SITE PLAN**

Sales:  
R Gould

Drawn:  
M Glynn

QS:  
W Xian

Print Date:  
16/10/2023

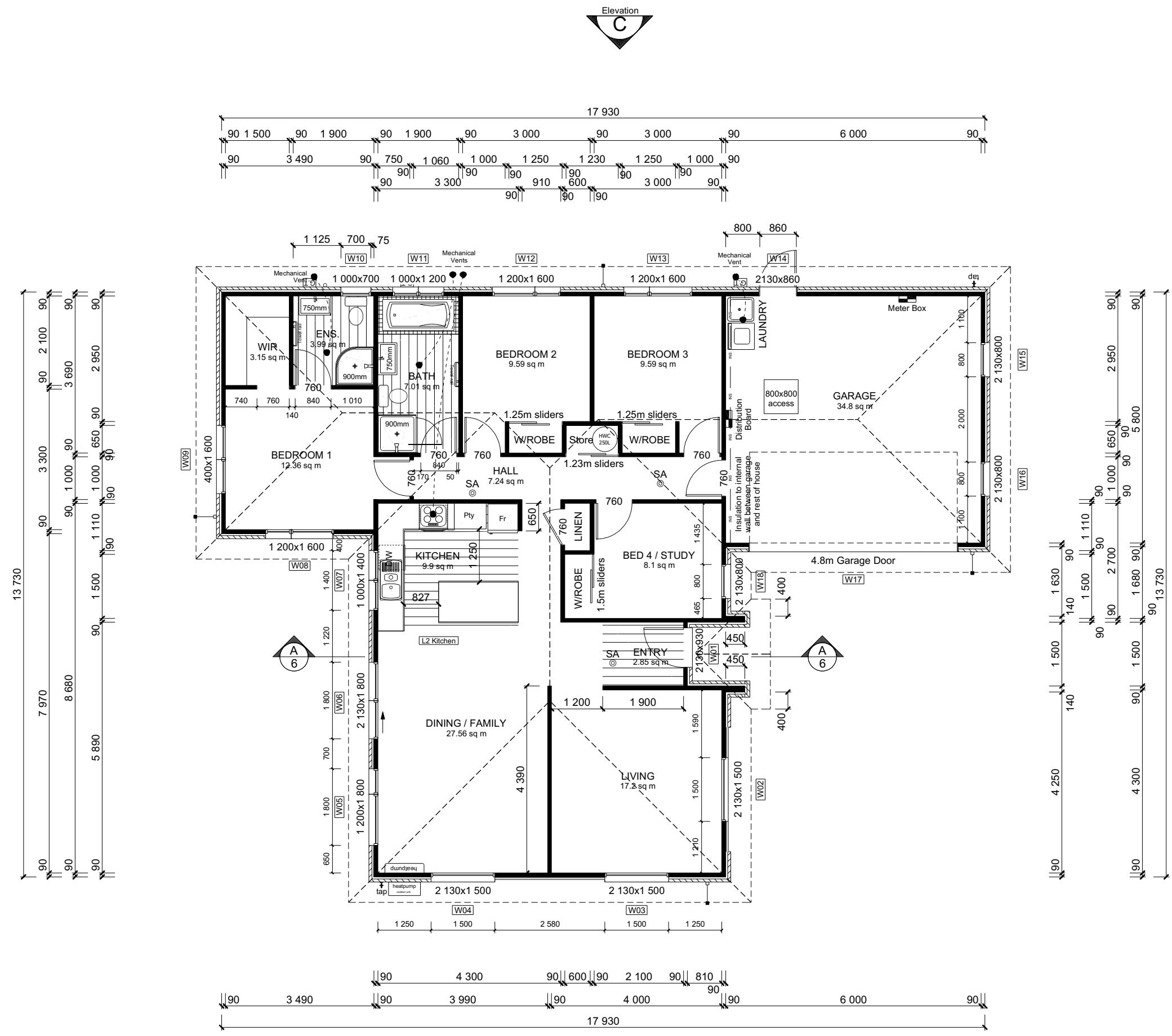
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### CONSENT PLANS

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1	25-09-2023	Initial Consent Plans

Sheet No.:  
**2**

of 24 sheets



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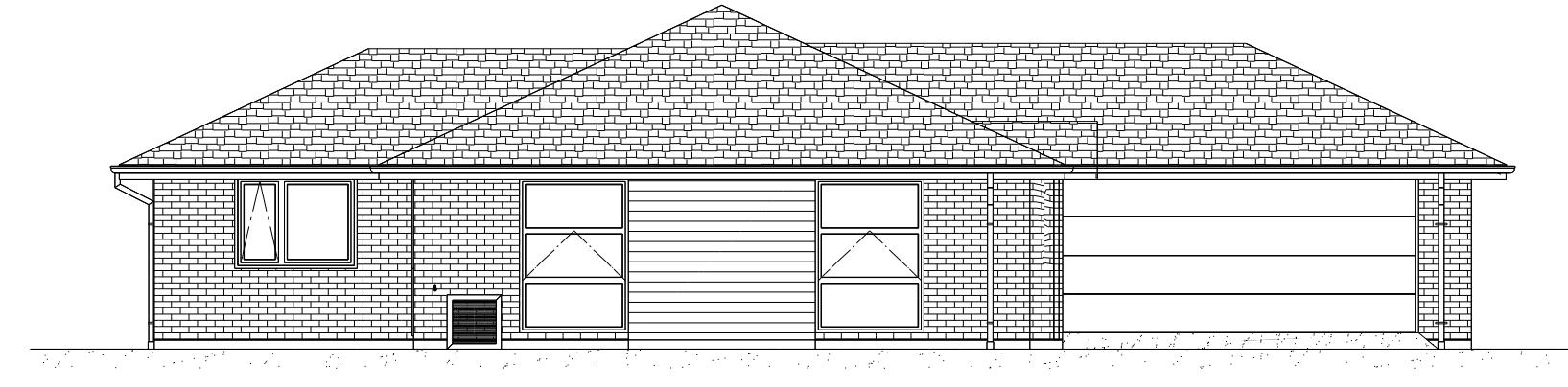
Job Number:	Original Plan:	Sheet Name:
<b>152452</b>	<b>Weka</b>	<b>FLOOR PLAN</b>
Sales:	Drawn:	QS:
R Gould	M Glynn	W Xian

## **CONSENT PLANS**

Sheet No.:  
**3**

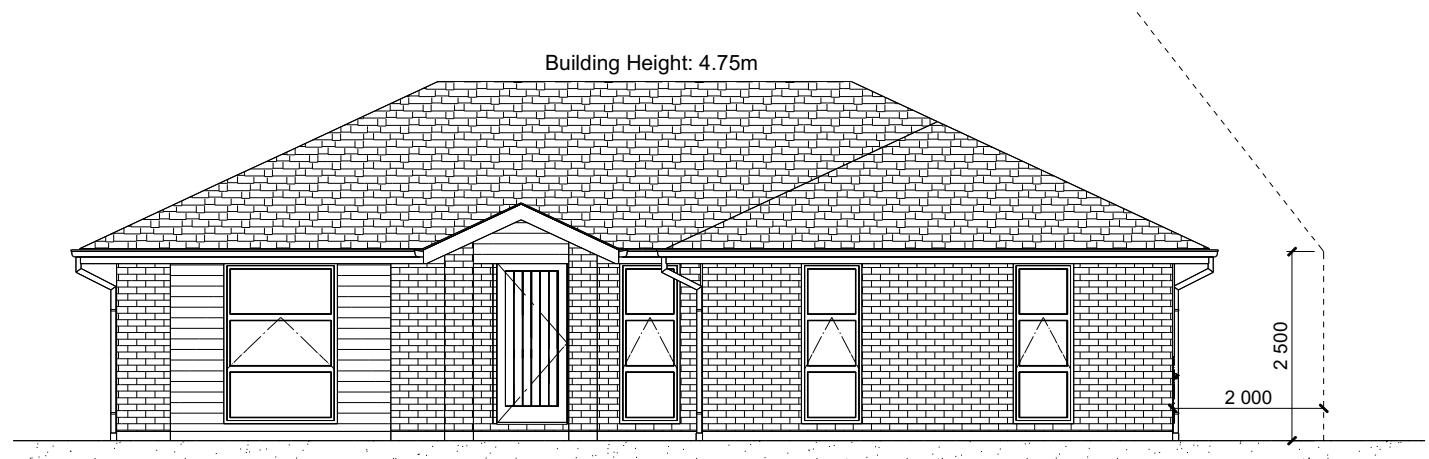
of 24 sheets

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	Medium	1
Decks & Balconies	Low	0
Total		3



ELEVATION A

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



ELEVATION B

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Lot 136  
Karumata Oaks, Leeston

Job Number:  
**152452**

Original Plan:  
**Weka**

Sheet Name:  
**ELEVATIONS**

Sales: **R Gould** Drawn: **M Glynn** QS: **W Xian** Print Date: **16/10/2023** Scale: **1:100 @ A3**

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

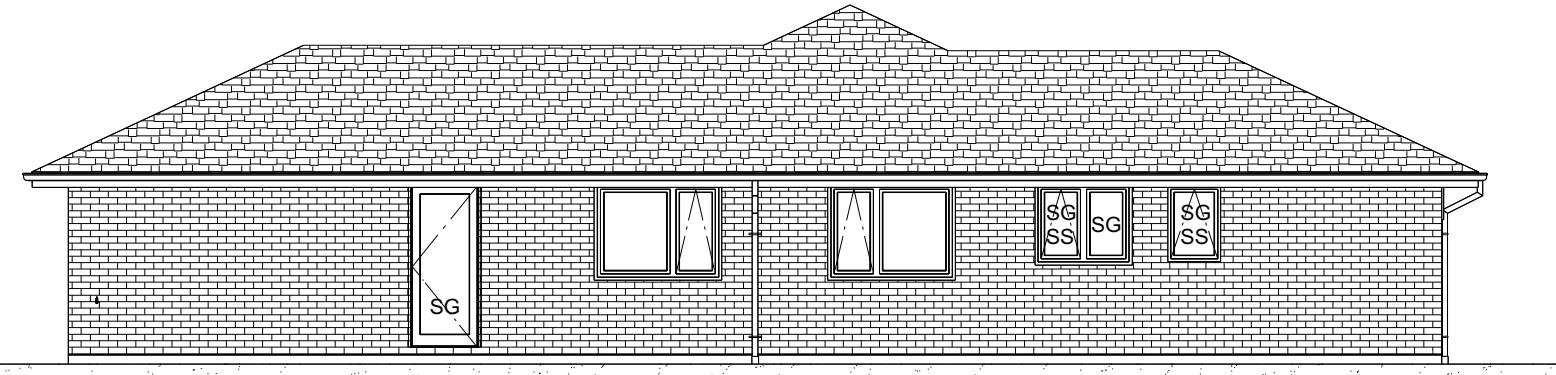
ELEVATION LEGEND		
SS	Safety Stays	
SG	Safety Glass	
TV	Terminal Vent	

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	
	Single glazing to Garage	
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		

4

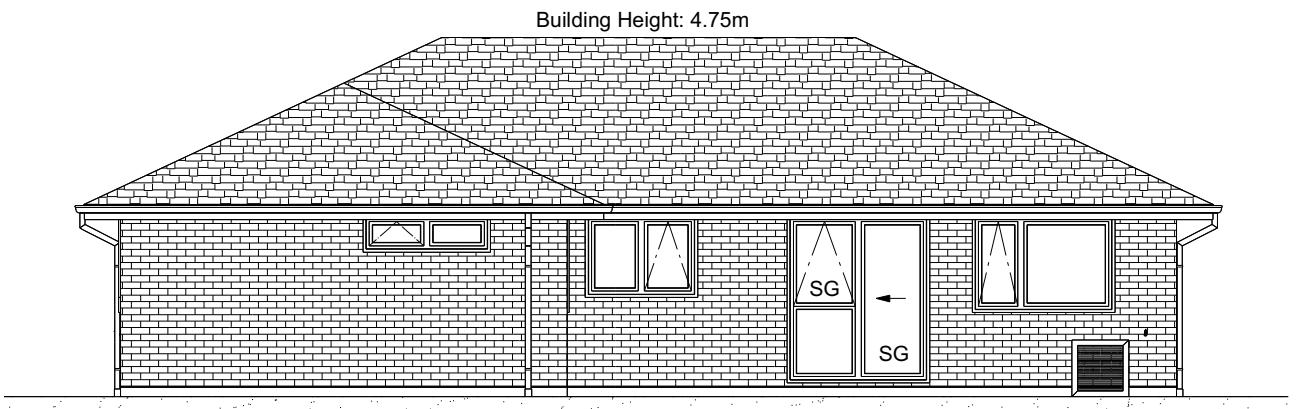
Sheet No.:  
of 24 sheets

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 136  
Karumata Oaks, Leeston

Job Number:  
**152452**

Original Plan:  
**Weka**

Sheet Name:  
**ELEVATIONS**

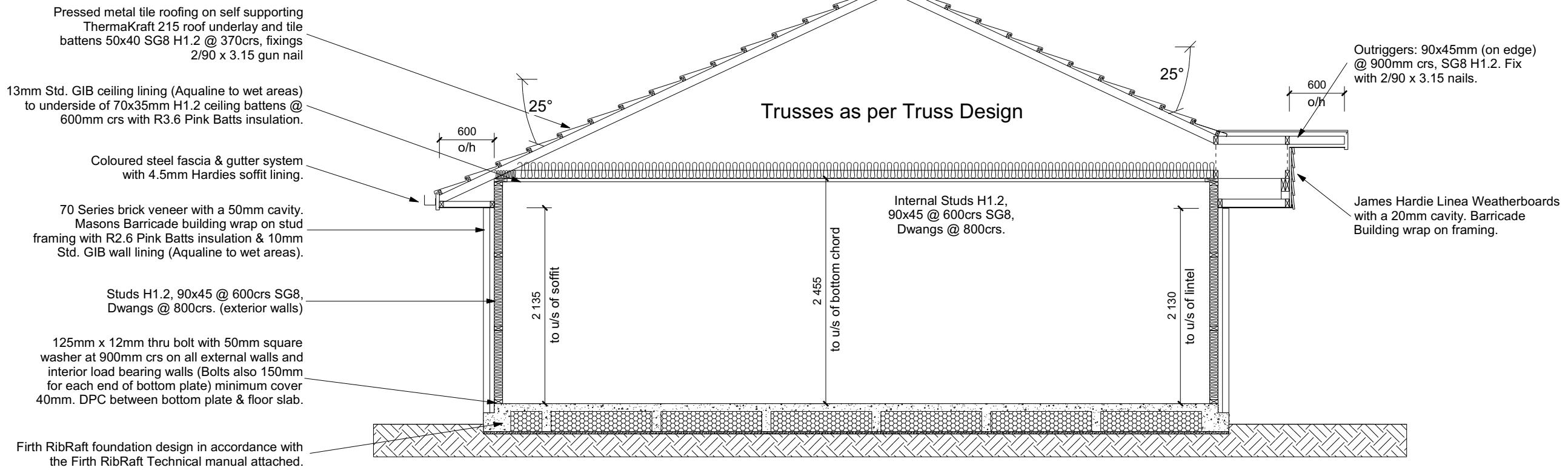
Sales: **R Gould** Drawn: **M Glynn** QS: **W Xian** Print Date: **16/10/2023** Scale: **1:100 @ A3**

ROOF & WALL CLADDINGS		
Roof:	25° Pressed Metal Tiles	
Walls:	70 Series Brick Veneer	with a 50mm cavity
	James Hardie Linea Weatherboards	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	
	Single glazing to Garage	
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



## CROSS SECTION A-A

**ROOF & WALL CLADDINGS**  
Roof : 25° Pressed Metal Tiles  
Walls : 70 Series Brick Veneer  
with a 50mm cavity  
James Hardie Linea Weatherboards  
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-E4 double glazed Aluminium Single glazing to Garage

**INSULATION**  
Ceiling: Pink Batts R3.2 + R3.6 Ceiling Batts  
Wall: Pink Batts R 2.6 Wall Batts

**DRAWING NOTES**  
These drawings are subject to copyright and remain the property of Signature Homes Ltd.

Verify all dimensions, sizes and levels on site prior to commencing any work. Any discrepancies are to be confirmed with Signature Homes Ltd.

Refer to attached Specifications for further information.

All work is to comply with the NZC Acceptable Solutions, NZS 3604:2011 and Local Authority bylaws.

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Lot 136  
Karumata Oaks, Leeston

Job Number:  
**152452**

Original Plan:  
**Weka**

Sheet Name:  
**CROSS SECTIONS**

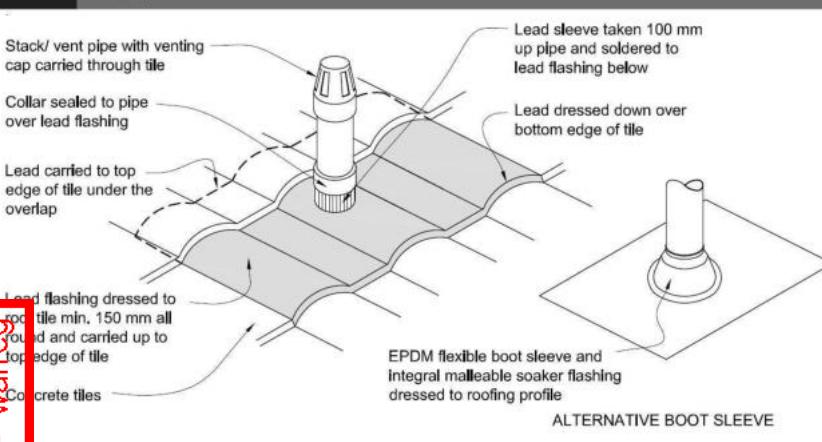
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## CONSENT PLANS

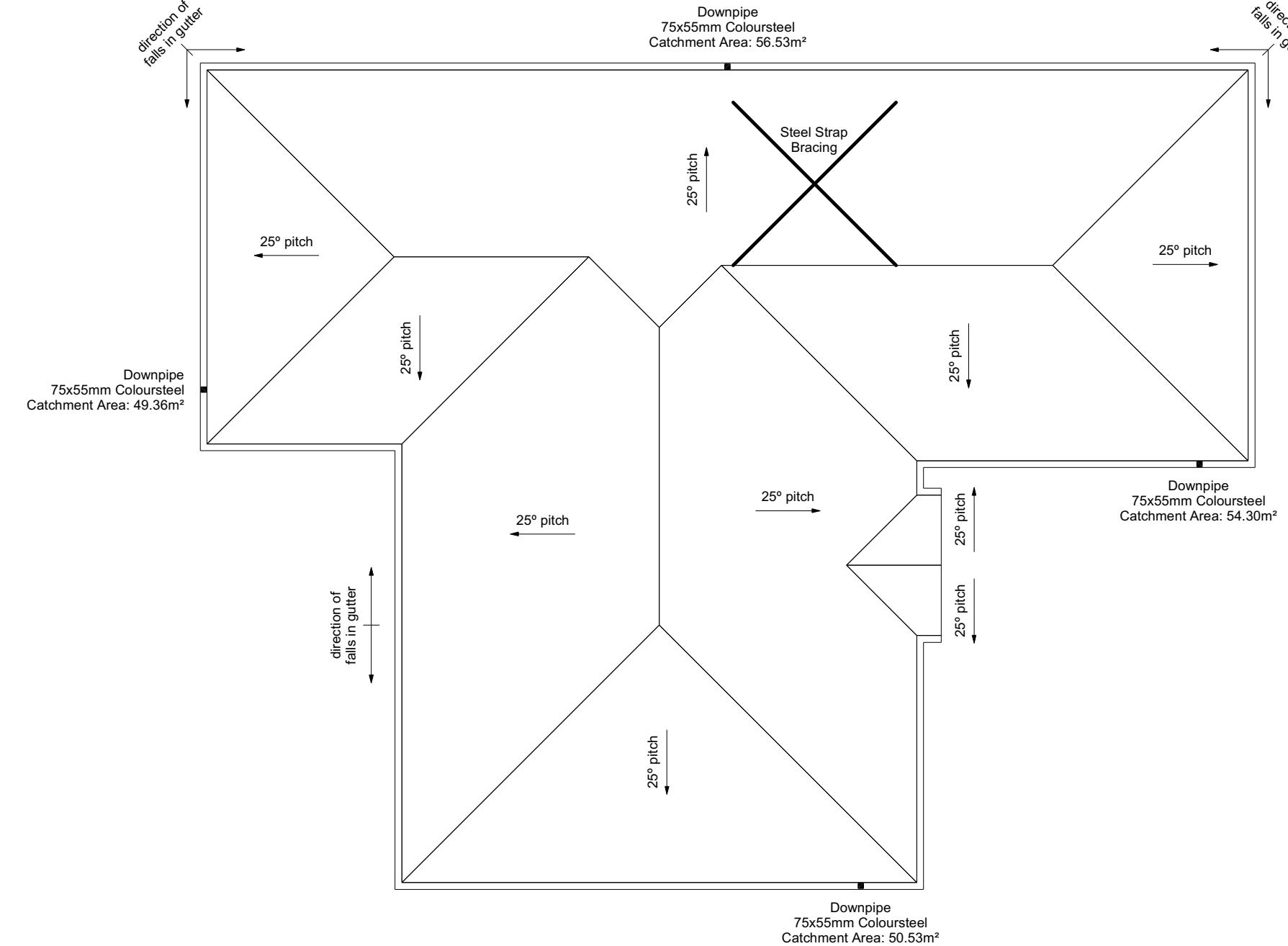
No.	Date:	Reason:
1	25-09-2023	Initial Consent Plans

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of 24 sheets

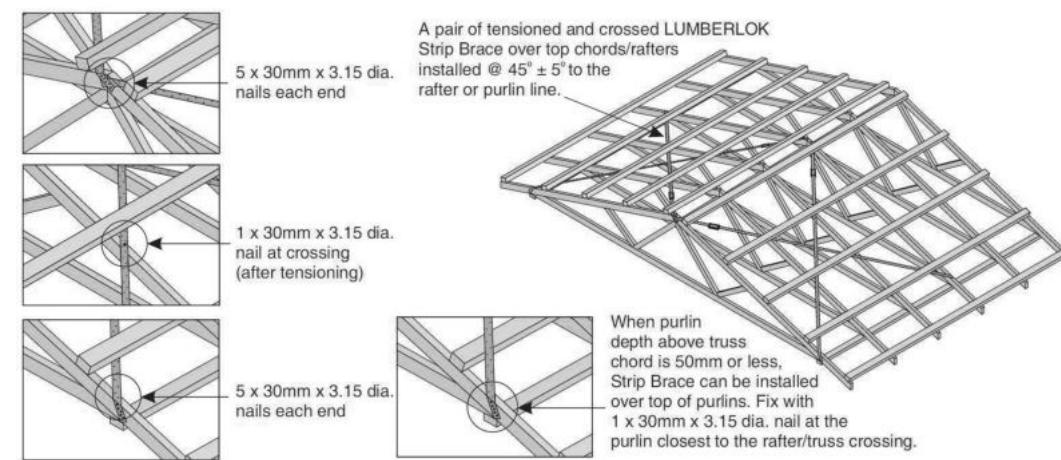
Figure 29: Pipe penetration for masonry tile  
Paragraph 8.2.7



Metal Tile Penetration Detail  
Scale NTS



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



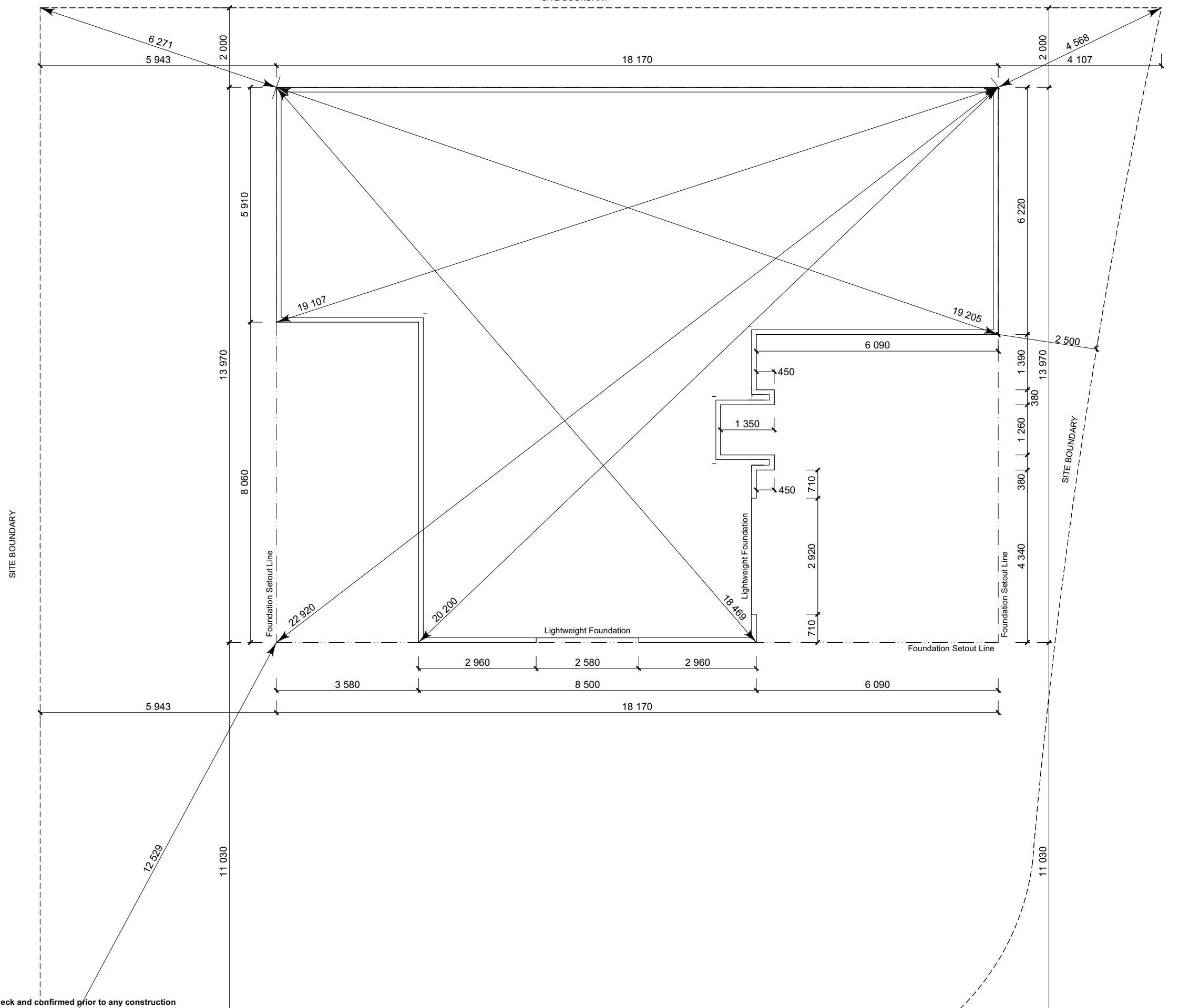
**ROOF CLADDING**  
Roofing : 25° Pressed Metal Tiles  
Tile Battens : 50x40 SG8 H1.2 @ 370crs,  
fixings 2/90 x 3.15 gun nail

**ROOF PLAN NOTES**  
Gutter: Coloured Steel Quad Gutter  
Fascia: Coloured Steel 185 Fascia  
Downpipes: Colorsteel Rectangular 75x55mm  
Soffits: Hardiflex 4.5mm  
Underlay: Thermakraft 215 roof underlay  
Roof Bracing: Diagonally opposed pair 25x1mm galv straps with 8Kn tension capacity.  
After tensioning strap, fix to each rafter with 2/ 60x3.15mm nails.  
Fold down strap and fix with 3/ 60x3.15mm nails each into the top chord and into the top plate.

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

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

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



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Christchurch 84443

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Hamish McGregor &  
Nadereh Khani  
Lot 136  
Karumata Oaks, Leeston

Job Number:

Original Pla

## Sheet Name: **SETOUT DIMENSIONS**

**SET OUT PLAN NOTES**

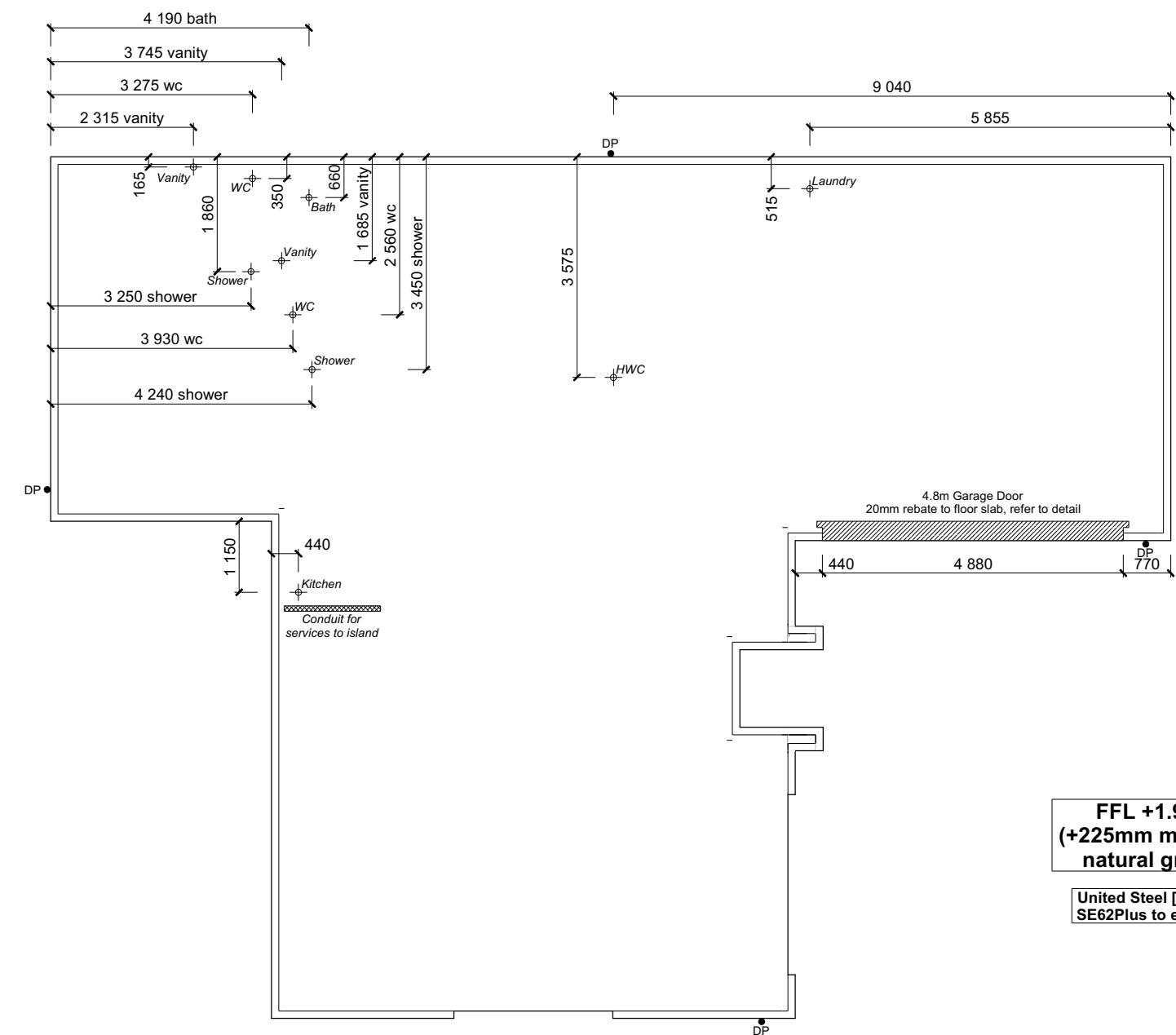
All dimensions over foundation face. Allow (120mm rebate) 70mm veneer & 50mm cavity, Brick to overhang foundation face by 0-20mm max as per NZBC E2/AS1.

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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**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 thickening.

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:	176.33m <sup>2</sup>	
Perimeter:	68.36m	
Ratio:	2.58	

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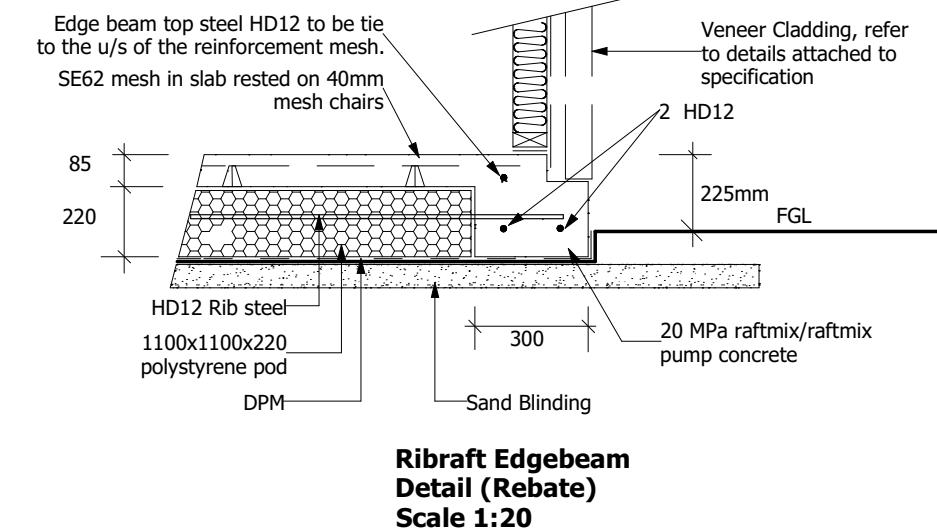
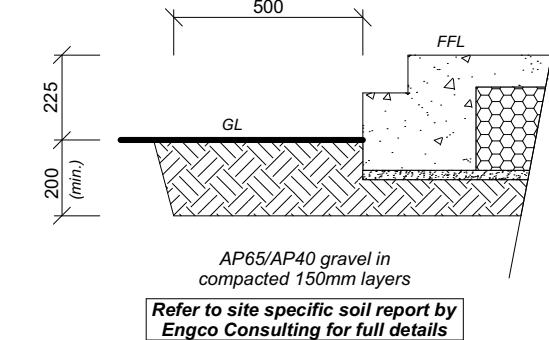
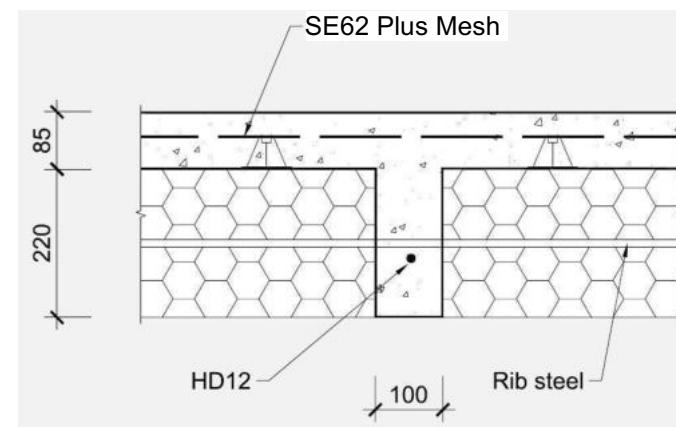
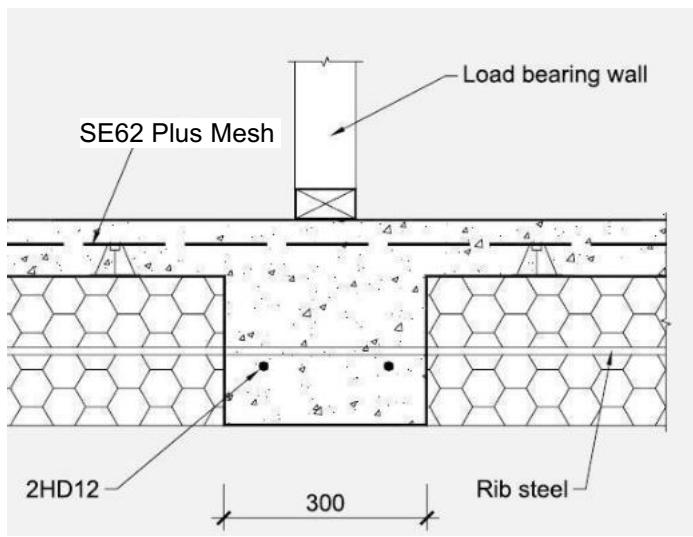
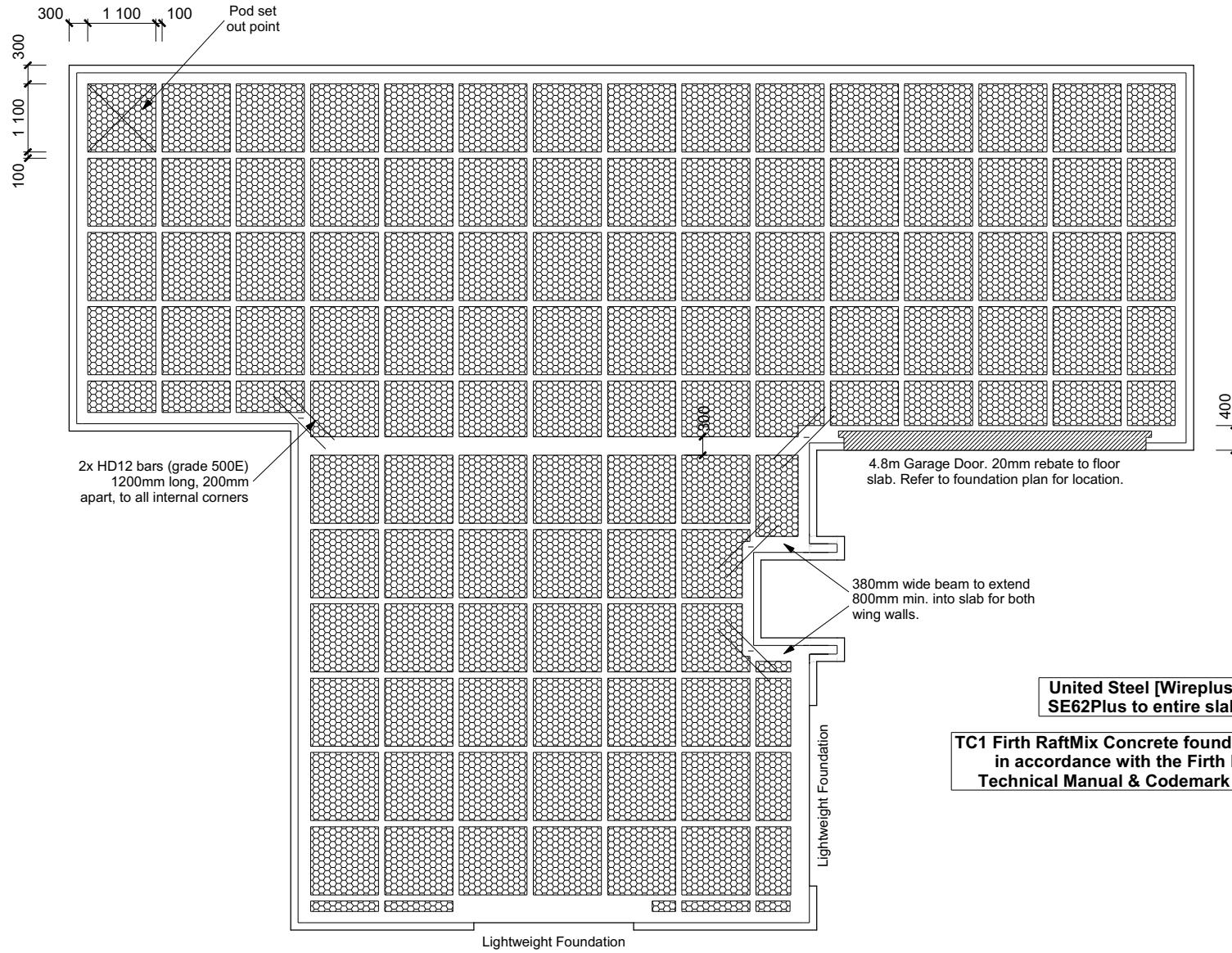
**Hamish McGregor & Nadereh Khani**  
Lot 136  
Karumata Oaks, Leeston

Job Number: **152452** Original Plan: **Weka** Sheet Name: **FOUNDATION PLAN**  
Sales: **R Gould** Drawn: **M Glynn** QS: **W Xian** Print Date: **16/10/2023** Scale: **1:100 @ A3**

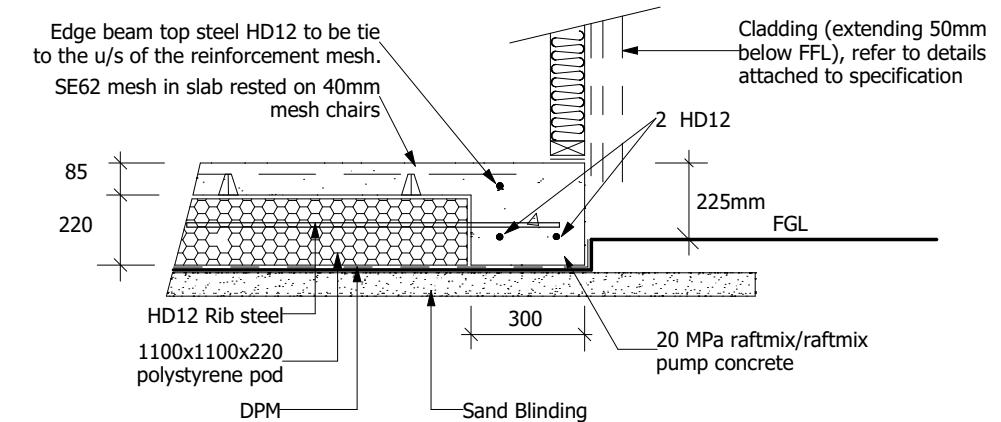
### CONSENT PLANS

No.	Date:	Reason:
1	25-09-2023	Initial Consent Plans

Sheet No.: **9**  
of 24 sheets



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



**Ribraft Edgebeam Detail**  
Scale 1:20

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Lot 136  
Karumata Oaks, Leeston

Job Number:  
**152452**

Original Plan:  
**Weka**

Sheet Name:  
**RIBRAFT PLAN**

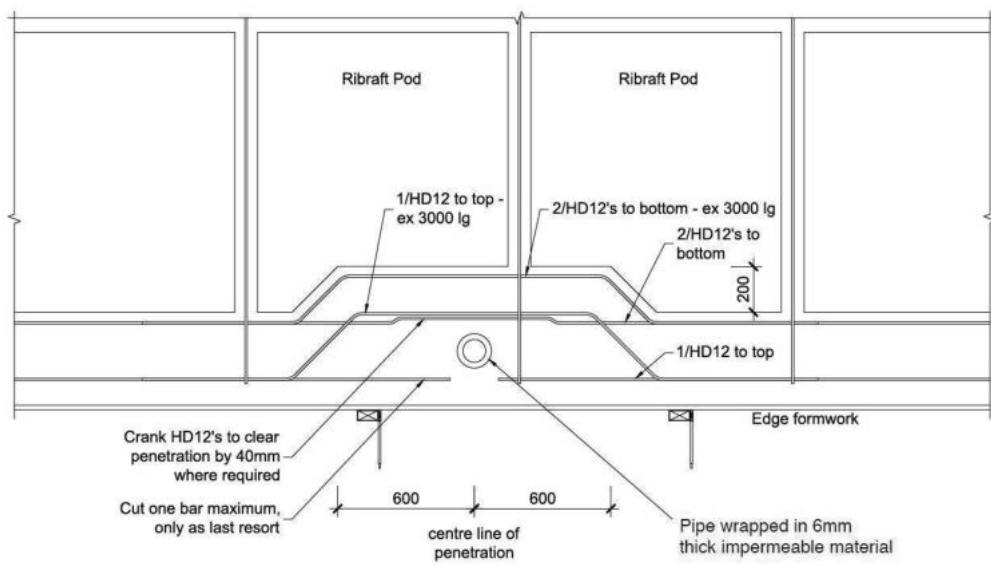
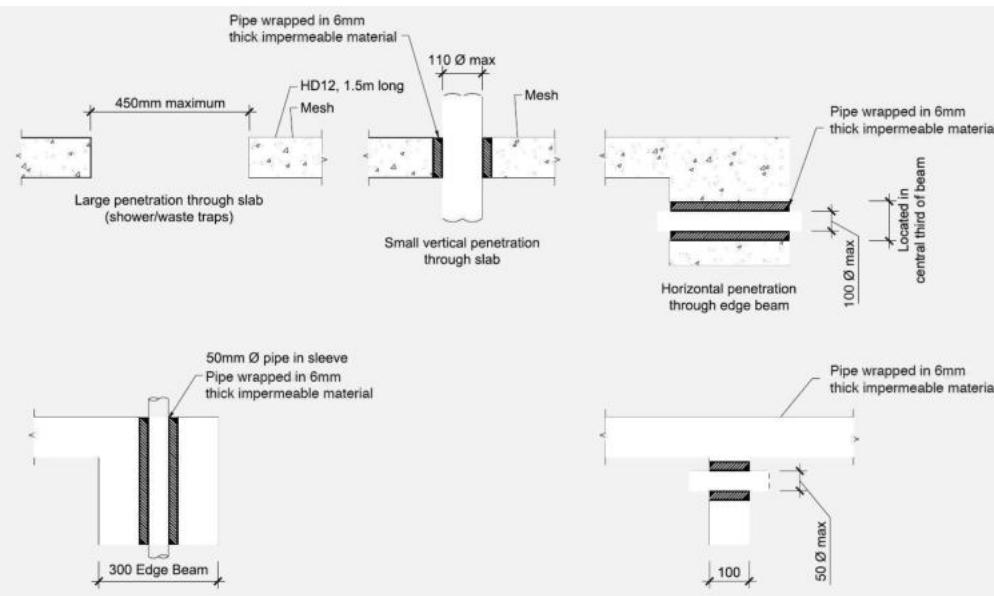
Sales: R Gould Drawn: M Glynn QS: W Xian Print Date: 16/10/2023 Scale: AS SHOWN @ A3

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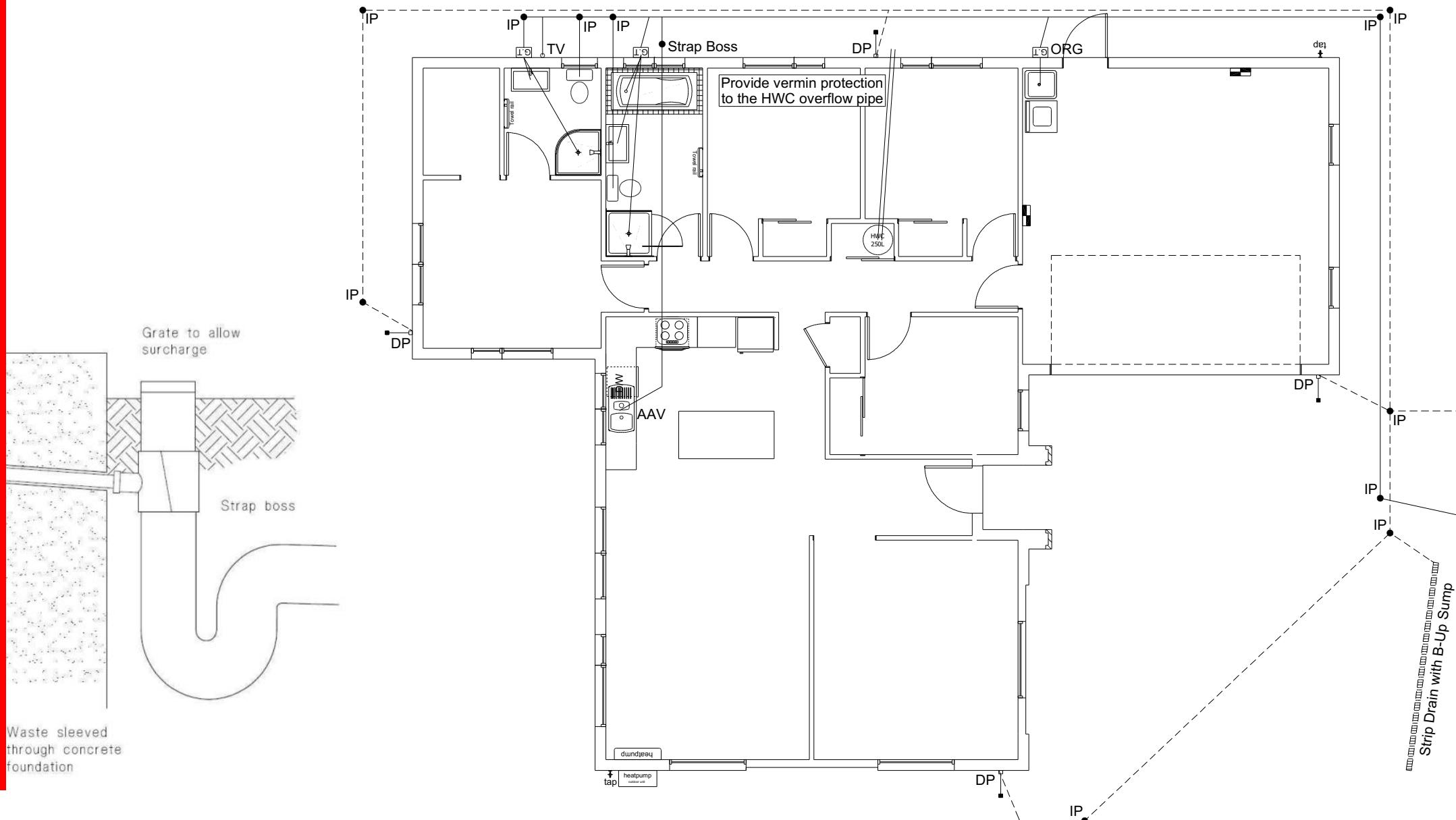
Sheet No.:  
**10**

of 24 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 Foulwater	Ø40mm @1:30
Vented Drain	NZBC G13
Stormwater Drain	
Terminal Vent	Ø100mm @1:60 (1:120max)
Heatpump	Ø90mm & Ø100mm @1:60 (1:120max)
ORG	Ø80mm
Hot water Cylinder	Drain over DP
	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



c) Strap boss to riser

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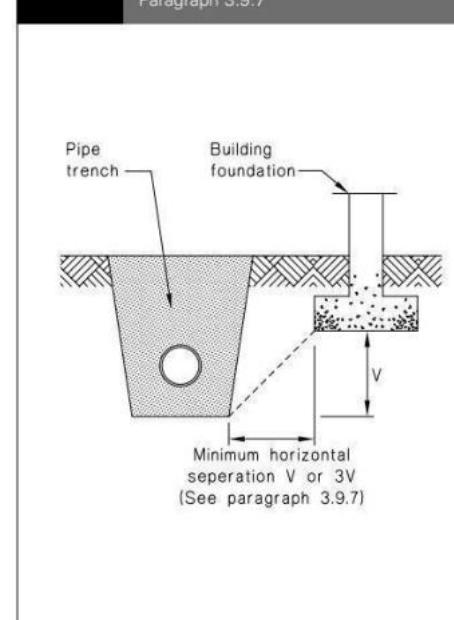
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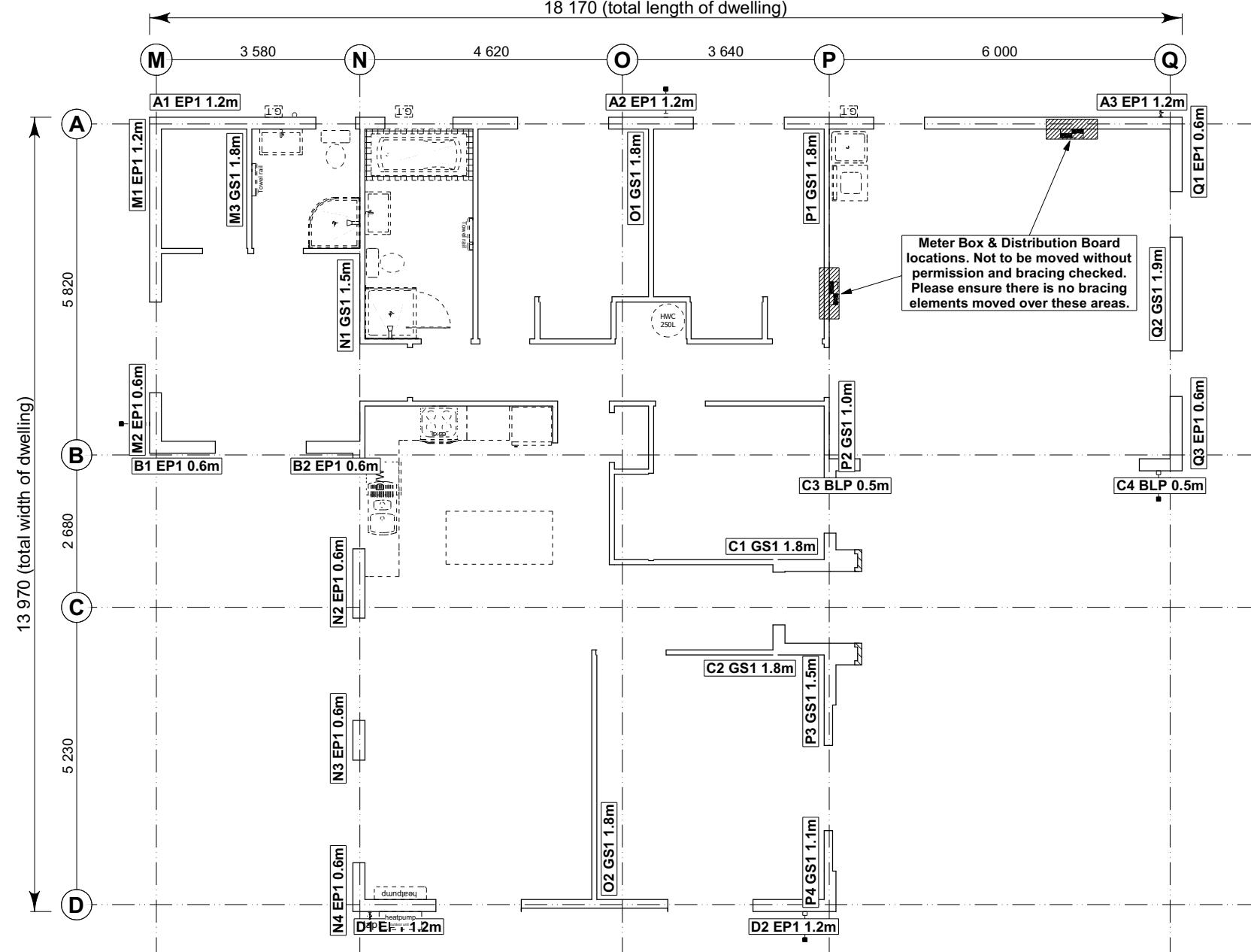
Job Number: **152452** Original Plan: **Weka** Sheet Name: **DRAINAGE PLAN**  
Sales: R Gould Drawn: M Glynn QS: W Xian Print Date: 16/10/2023 Scale: 1:100 @ A3

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



## 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
M1	Brace Length
A1 EP1 1.2m	Brace Type
A1 GS1 1.1m	Brace Number

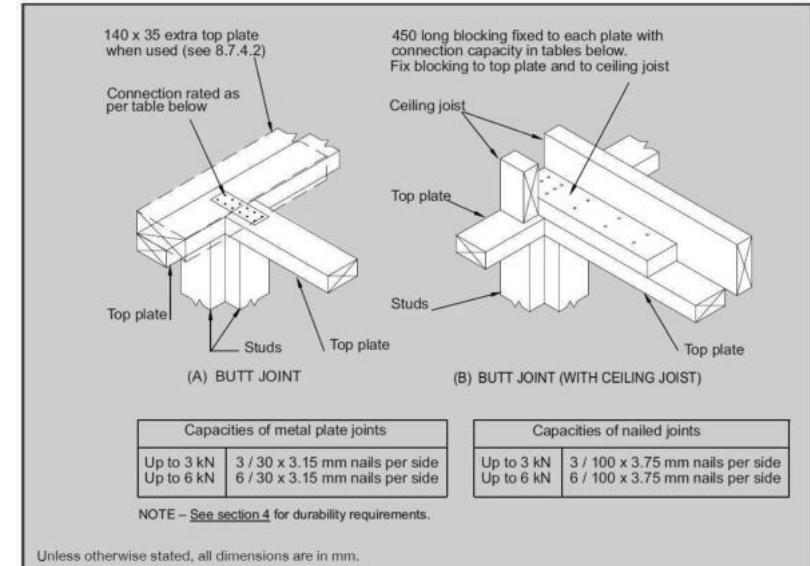


Figure 8.16 - Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

**Single Level Along Resistance Sheet**

Job Name: McGregor & Khani

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind		EQ	
							Demand		Achieved	
							709	1061	1210	1291
A	1	1.20		2.4	EP1 1.2	Ecopy®	144	162	122%	
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162	122%	
	3	1.20		2.4	EP1 1.2	Ecopy®	144	162	122%	
B	1	0.60		2.4	EP1 0.6	Ecopy®	57	63	432 OK	
	2	0.60		2.4	EP1 0.6	Ecopy®	57	63	486 OK	
	3	0.50		2.4	BLP-H	GIB®	64	69	241 OK	
	4	0.50		2.4	BLP-H	GIB®	64	69	265 OK	
C	1	1.80		2.4	GS1-N	GIB®	124	108	248 OK	
	2	1.80		2.4	GS1-N	GIB®	124	108	216 OK	
D	1	1.20		2.4	EP1 1.2	Ecopy®	144	162	288 OK	
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162	324 OK	

**Single Level Across Resistance Sheet**

Job Name: McGregor & Khani

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind		EQ	
							Demand		Achieved	
							905	1061	1460	1391
M	1	1.20		2.4	EP1 1.2	Ecopy®	144	162	161%	
	2	0.60		2.4	EP1 0.6	Ecopy®	57	63	108	
	3	1.80		2.4	GS1-N	GIB®	124	108	325 OK	
N	1	1.50		2.4	GS1-N	GIB®	104	90	333 OK	
	2	0.60		2.4	EP1 0.6	Ecopy®	57	63	63	
	3	0.60		2.4	EP1 0.6	Ecopy®	57	63	275 OK	
	4	0.60		2.4	EP1 0.6	Ecopy®	57	63	279 OK	
O	1	1.80		2.4	GS1-N	GIB®	124	108	248 OK	
	2	1.80		2.4	GS1-N	GIB®	124	108	216 OK	
P	1	1.80		2.4	GS1-N	GIB®	124	108	248 OK	
	2	1.00		2.4	GS1-N	GIB®	65	60	266 OK	
	3	1.50		2.4	GS1-N	GIB®	104	90	323 OK	
	4	1.10		2.4	GS1-N	GIB®	74	66	245 OK	
Q	1	0.60		2.4	EP1 0.6	Ecopy®	57	63	240 OK	
	2	1.90		2.4	GS1-N	GIB®	131	114	240 OK	
	3	0.60		2.4	EP1 0.6	Ecopy®	57	63	240 OK	

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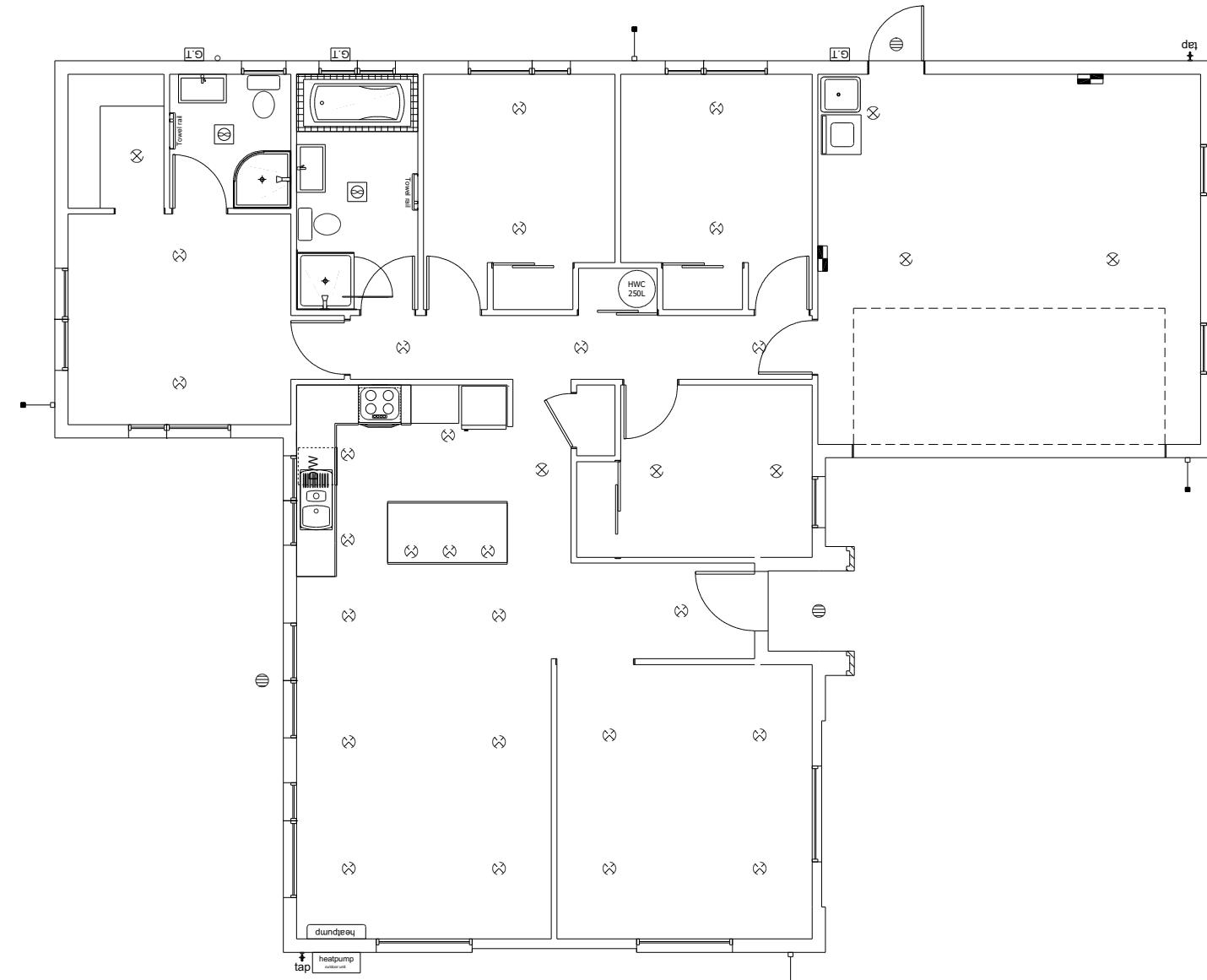
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Hamish McGregor &  
Nadereh Khani  
Lot 136  
Karumata Oaks, Leeston

Job Number: 152452  
Original Plan: Weka  
Sheet Name: BRACING PLAN  
Sales: R Gould Drawn: M Glynn QS: W Xian Print Date: 16/10/2023 Scale: 1:100 @ A3

**CONSENT PLANS**  
No. Date: Reason:  
1 25-09-2023 Initial Consent Plans

Sheet No.: 12  
of 24 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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Nadereh Khani  
Lot 136  
Karumata Oaks, Leeston

Job Number:  
**152452**

Original Plan  
**Weka**

Sheet Name:

Sheet Name:

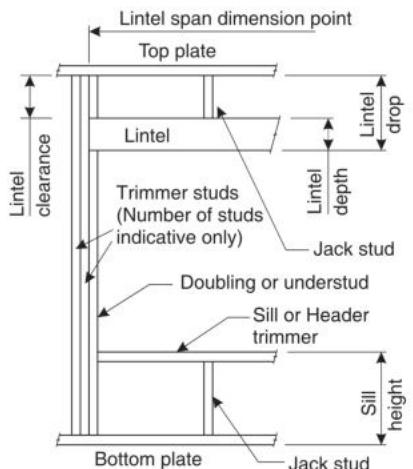
# LINTEL FIXING SCHEDULE

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

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**Hamish McGregor & Nadereh Khani**  
Lot 136  
Karumata Oaks, Leeston

Job Number:  
**152452**

Original Plan:  
**Weka**

Sheet Name:  
**FRAMING DETAILS**

**CONSENT PLANS**

No.	Date:	Reason:
1	25-09-2023	Initial Consent Plans

Sales:	Drawn:	QS:	Print Date:	Scale:</th
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08/2017

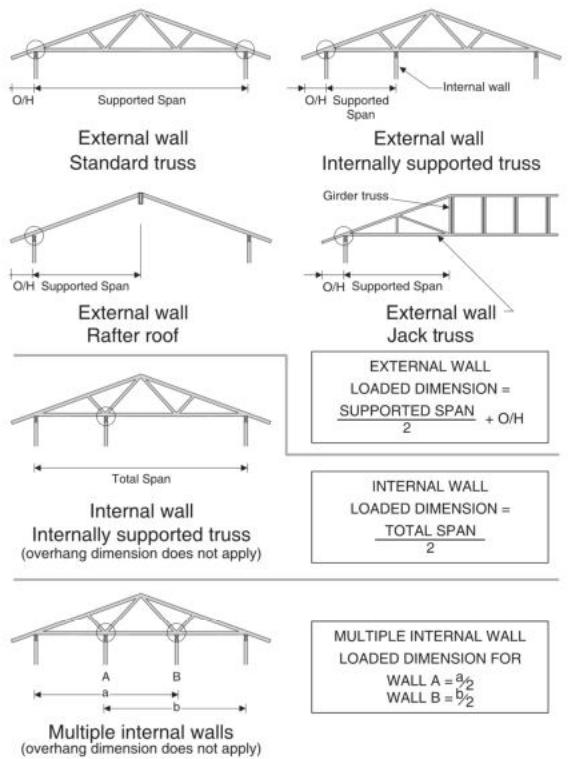
# STUD TO TOP PLATE FIXING SCHEDULE

## 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

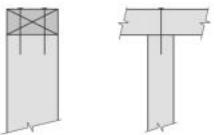
(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)  
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

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.

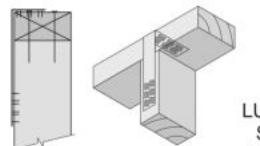
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.

Plus  
LUMBERLOK  
6kN Stud Anchor  
(CPC80)

Recommended for internal wall options to avoid lining issues

Plus  
LUMBERLOK  
CPC40

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



Plus  
LUMBERLOK  
Stud Strap  
(one face only)

SCAN FOR  
INSTALLATION  
VIDEO

<https://vimeo.com/117353604>

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Nadereh Khani  
Lot 136  
Karumata Oaks, Leeston

Job Number:  
**152452**

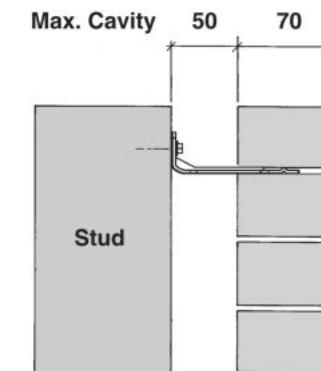
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Sheet Name:

**FRAMING DETAILS**

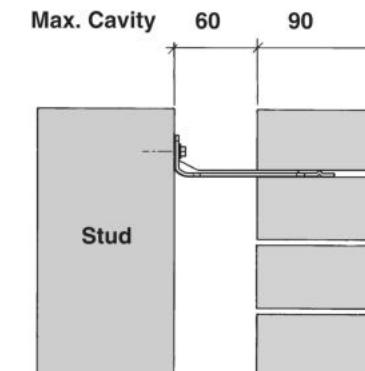
Sales: R Gould Drawn: M Glynn QS: W Xian Print Date: 16/10/2023 Scale: NTS @ A3

### 70 SERIES BRICK



Screw Tie Short  
(85mm)

### 90 SERIES BRICK



Screw Tie Long  
(105mm)

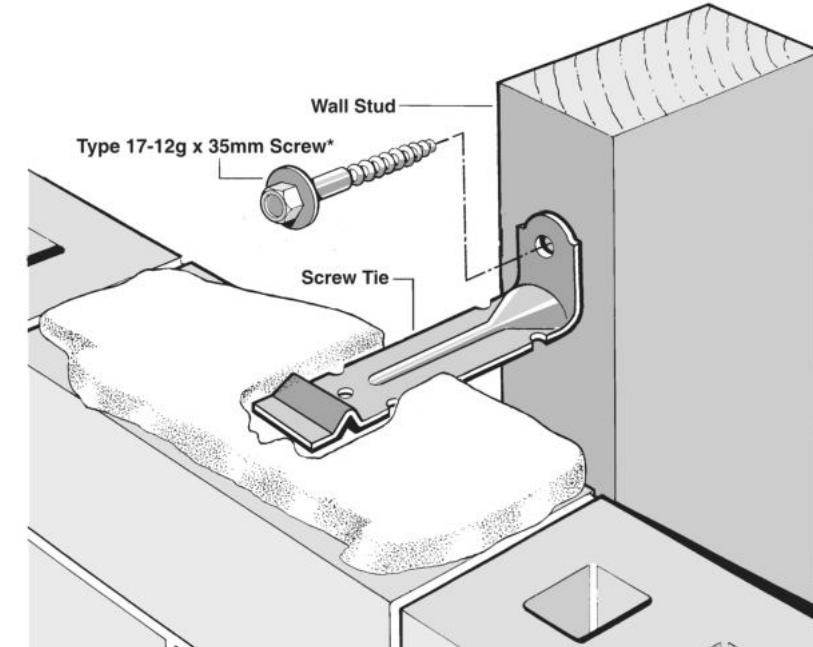
- ★ All brick work must be constructed in accordance with NZS 4210:2001 Masonry Construction: Materials and Workmanship. Screw Ties must be applied accordingly and are not to be hammered into timber framing.
- ★ Water shedding shoulder prevents transfer of the moisture from tie to building.
- ★ Nail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

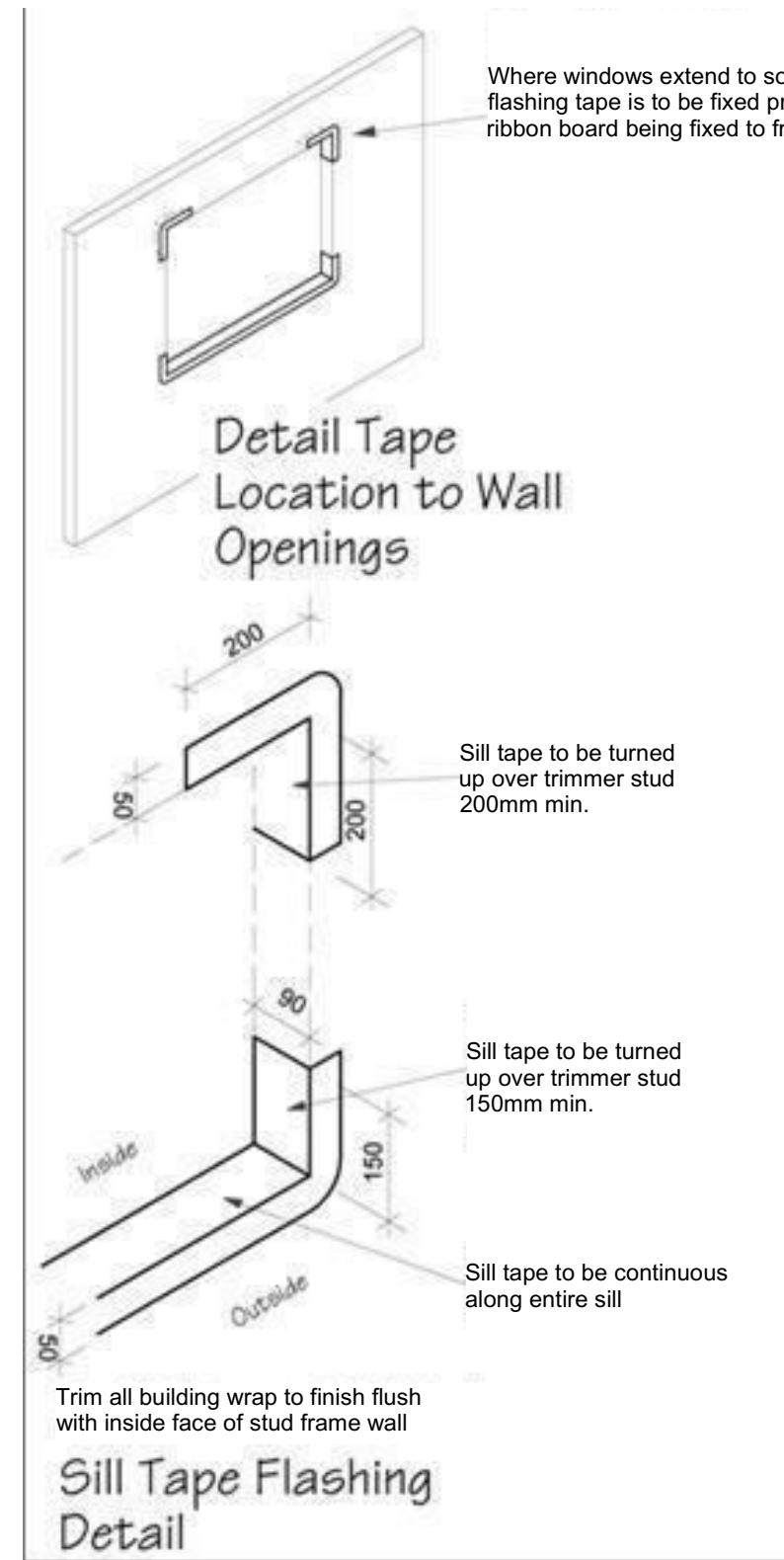
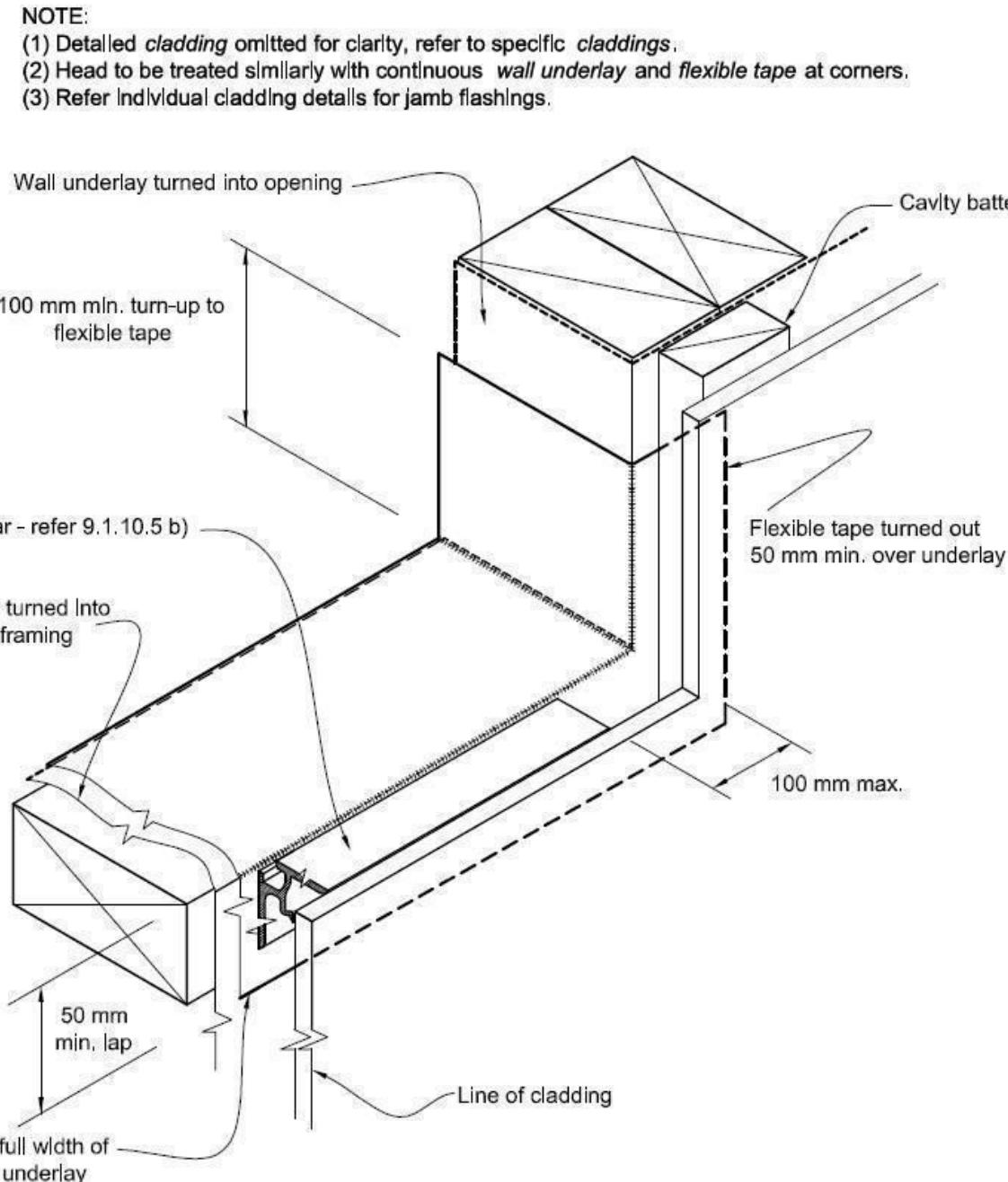
### CONSENT PLANS

No.	Date:	Reason:
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Sheet No.:  
**15**

of 24 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



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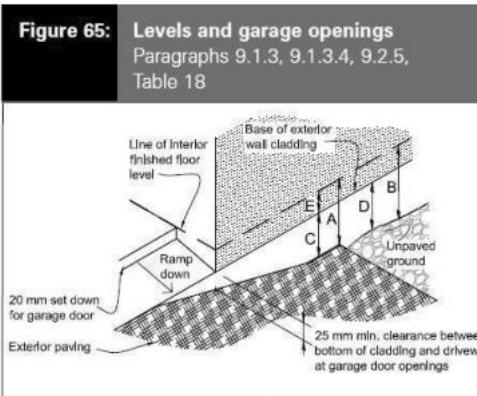
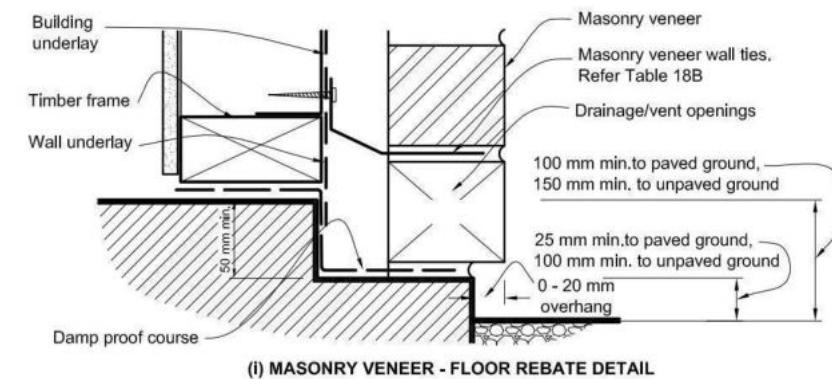
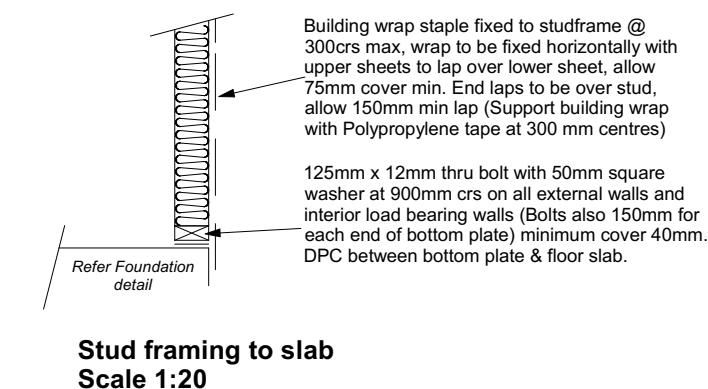
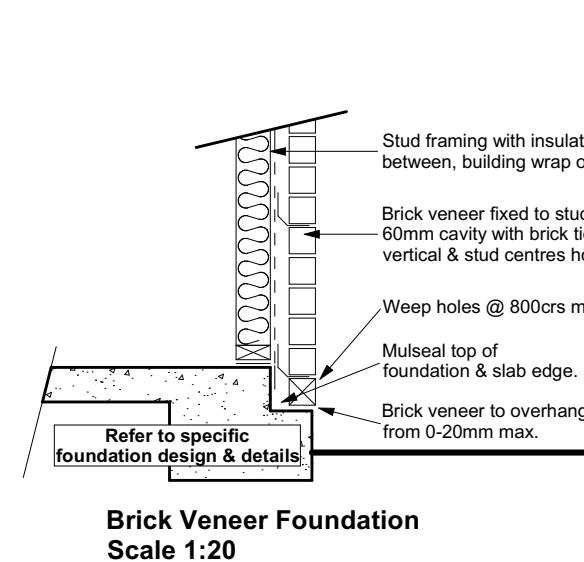
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Sheet Name:  
**CONSTRUCTION DETAILS**

**CONSENT PLANS**

No.	Date:	Reason:
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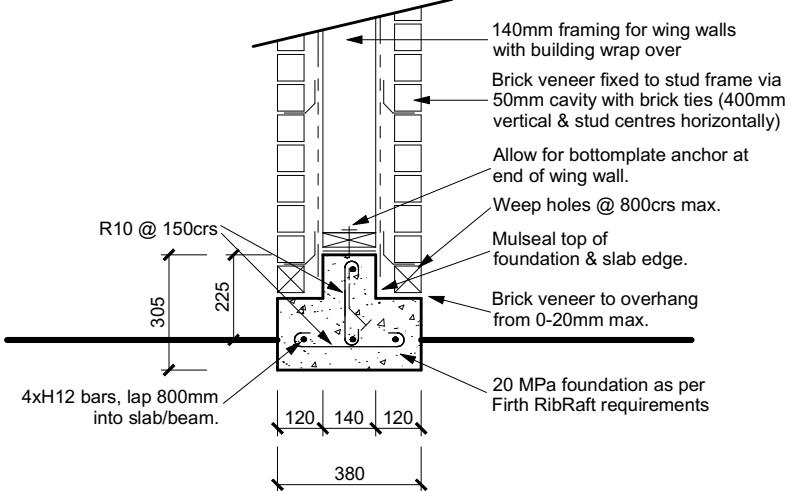
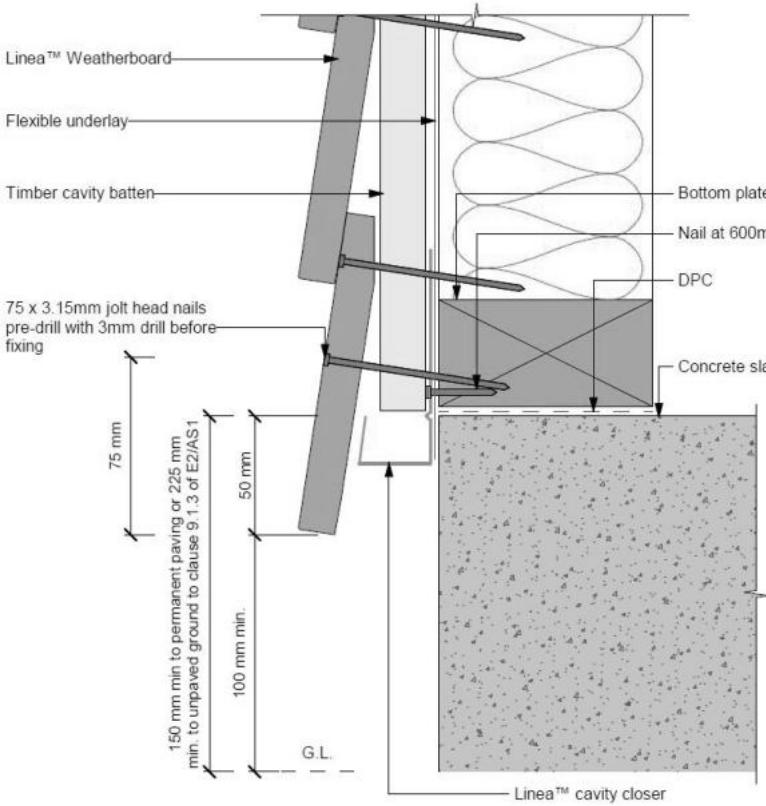
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**16**  
of 24 sheets



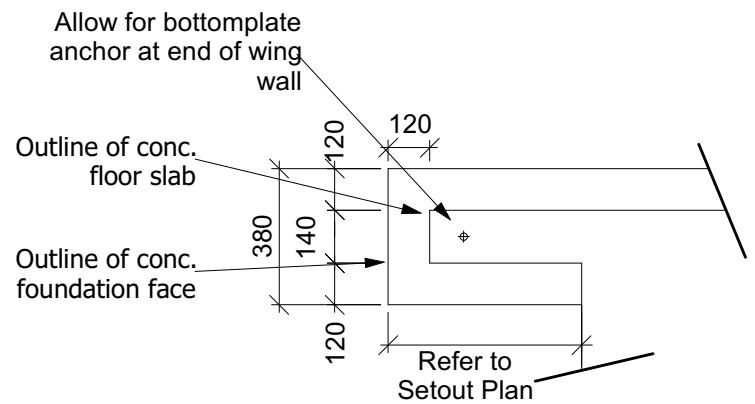
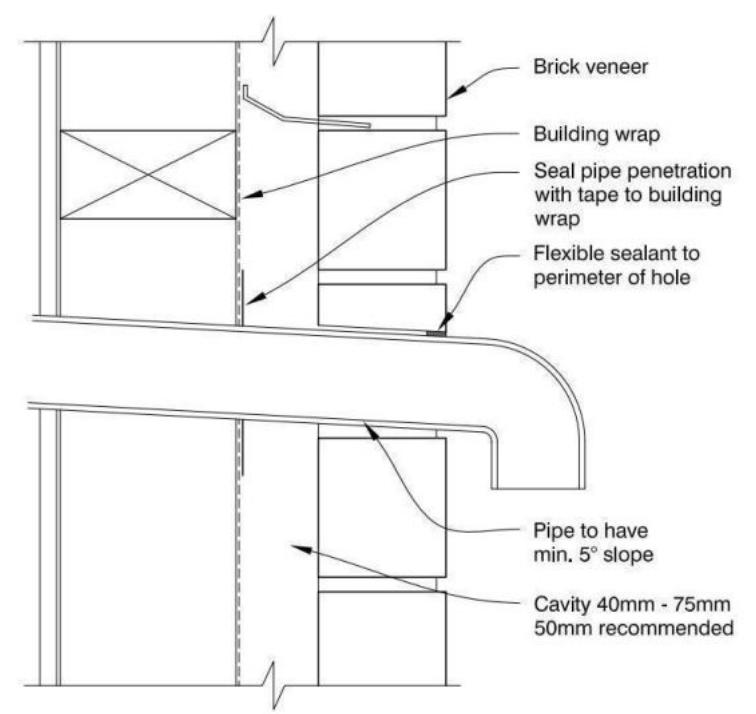
**Table 18: Minimum clearances**  
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

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)		

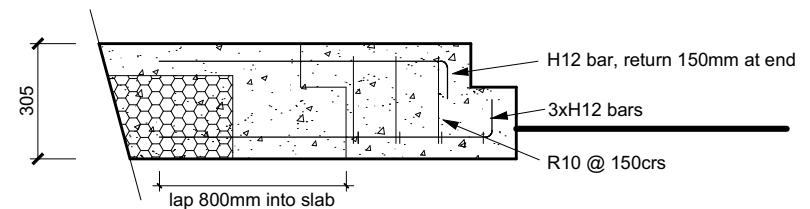
NOTE: 1) Refer to NZS 3604 for requirements.  
2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.



**Wing Wall Foundation**  
Scale 1:20



**Wing Wall Foundation Detail**  
scale 1:20



**Wing Wall Reinforcing**  
Scale 1:20

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Lot 136  
Karumata Oaks, Leeston

Job Number:  
**152452**

Original Plan:  
**Weka**

Sheet Name:  
**CONSTRUCTION DETAILS**

**CONSENT PLANS**

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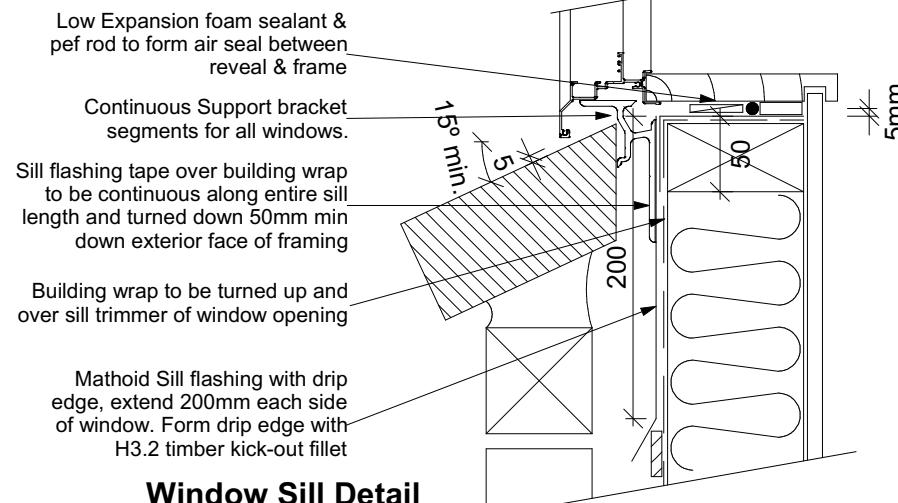
of 24 sheets

**9.1.10.8 Attachments for windows and doors**

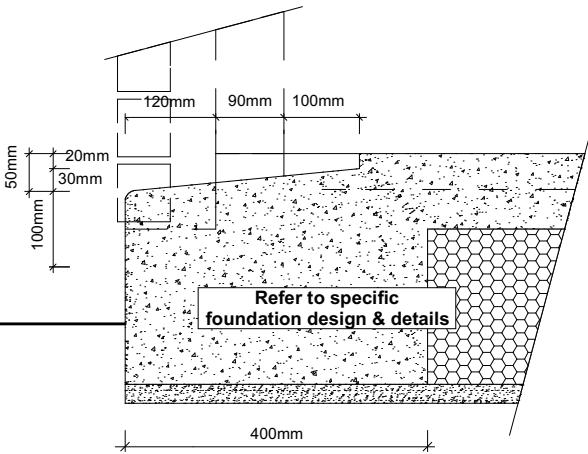
Install windows and doors using pairs of minimum 75 x 3.15 galvanised jolt head nails or 8 gauge x 65 mm stainless steel screws, through reveals into surrounding *framing* at:

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

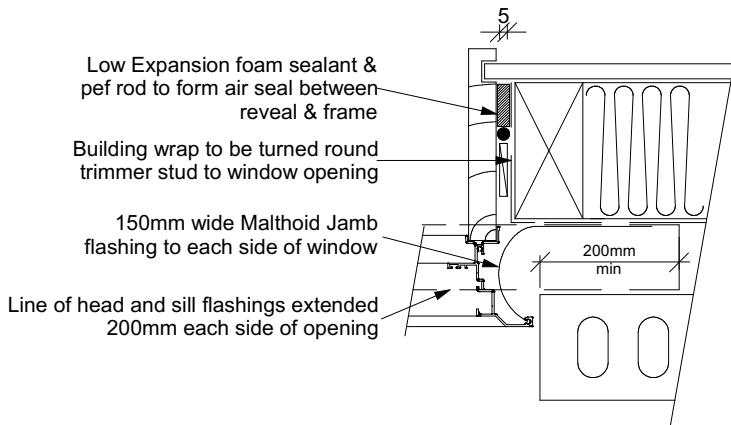
Install packers between reveals and *framing* at all fixing points, except between head reveals and lintels.



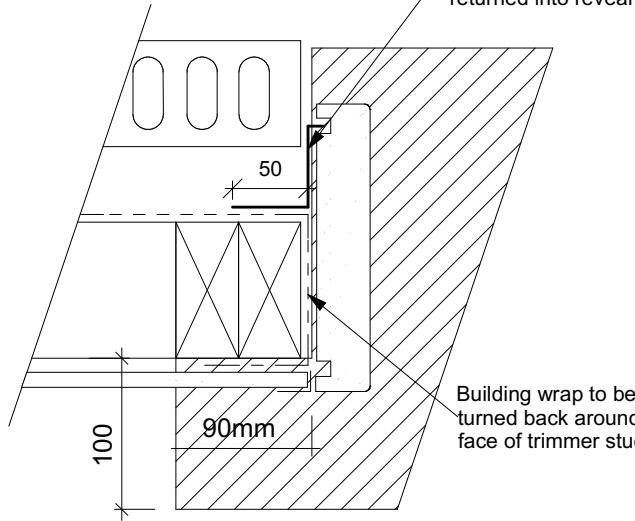
**Window Sill Detail**  
Scale 1:5



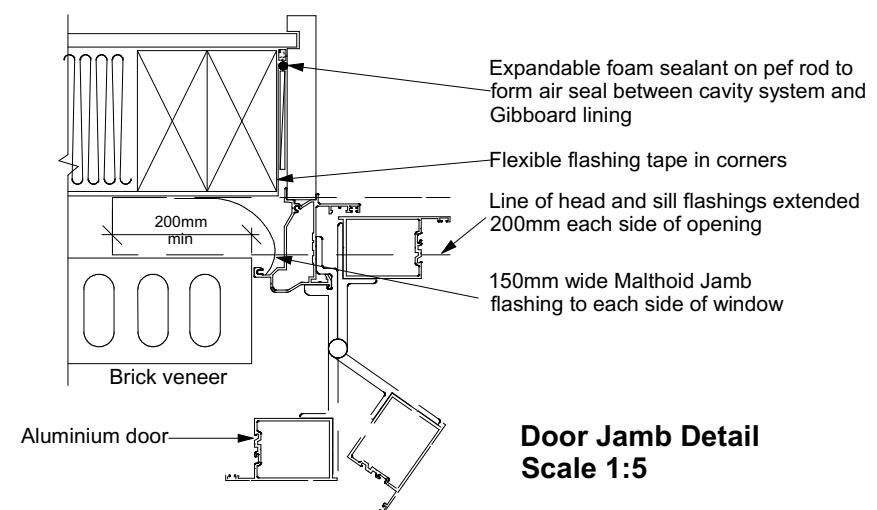
**Garage Door Rebate Details**  
Scale 1:10



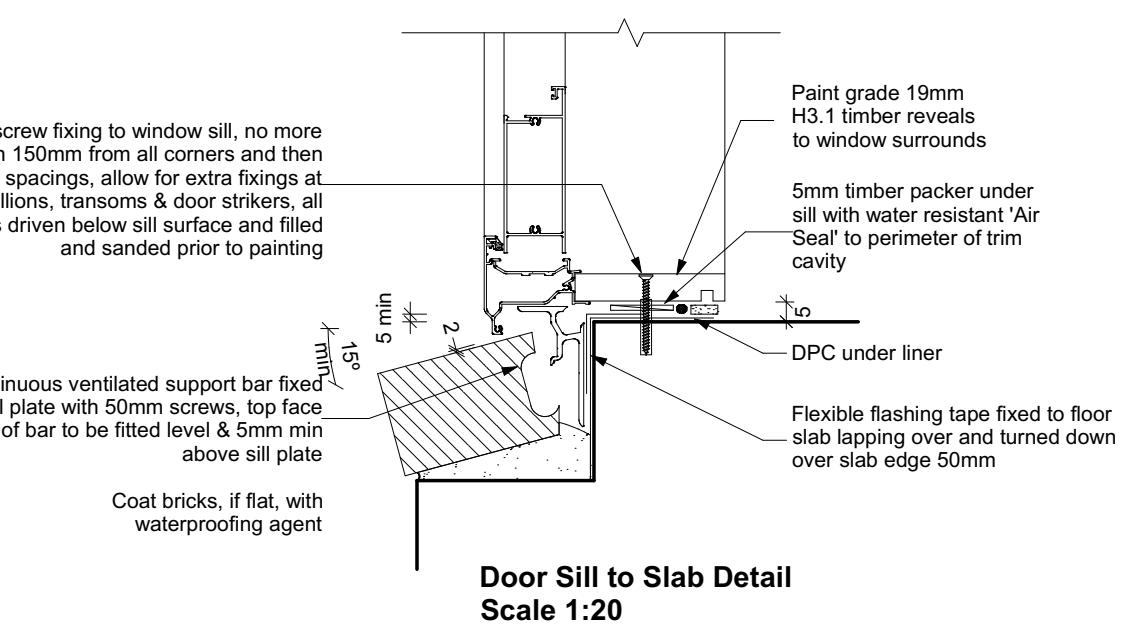
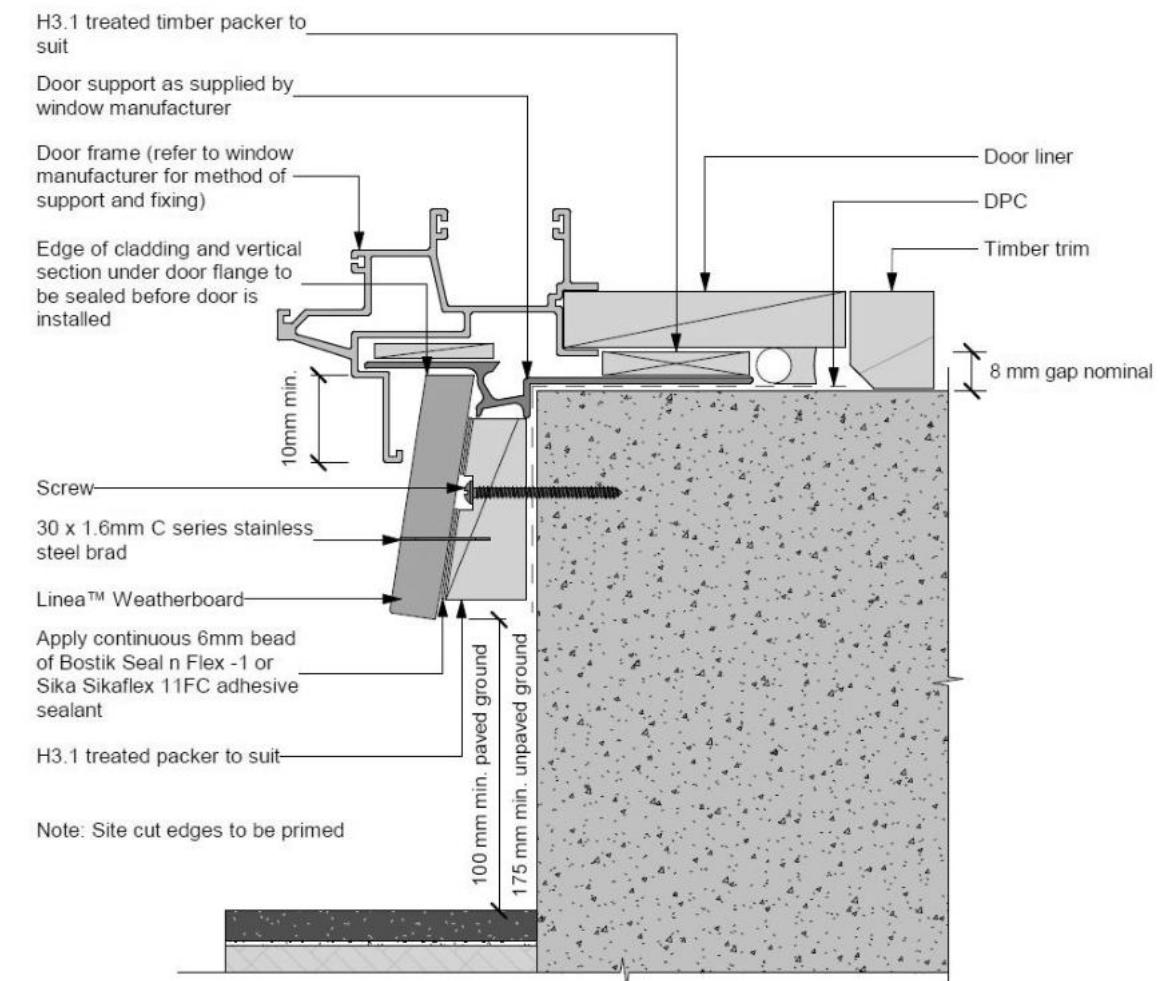
**Window Jamb Detail**  
Scale 1:5



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



**Door Jamb Detail**  
Scale 1:5



**Door Sill to Slab Detail**  
Scale 1:20

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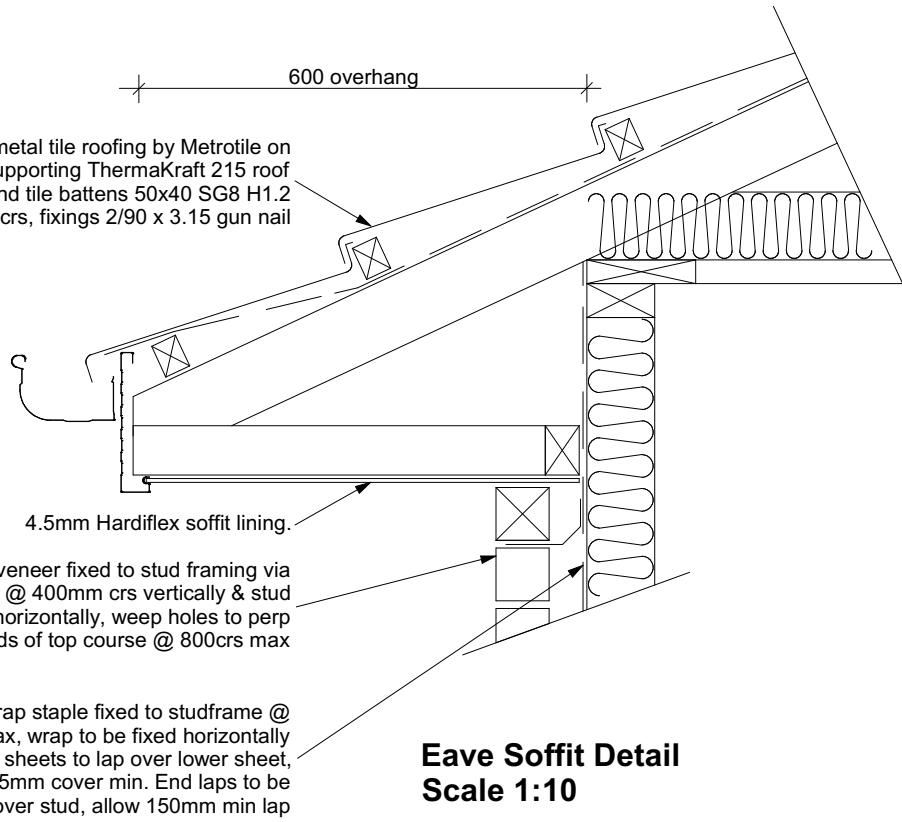
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**CONSTRUCTION DETAILS**  
Sales: R Gould Drawn: M Glynn QS: W Xian Print Date: 16/10/2023 Scale: As Shown @ A3

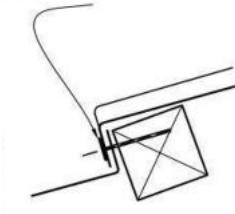
**CONSENT PLANS**

No.	Date:	Reason:
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**Eave Soffit Detail**  
Scale 1:10

Fixings: 4 nails per sheet  
in the body of the roof in  
the turndown

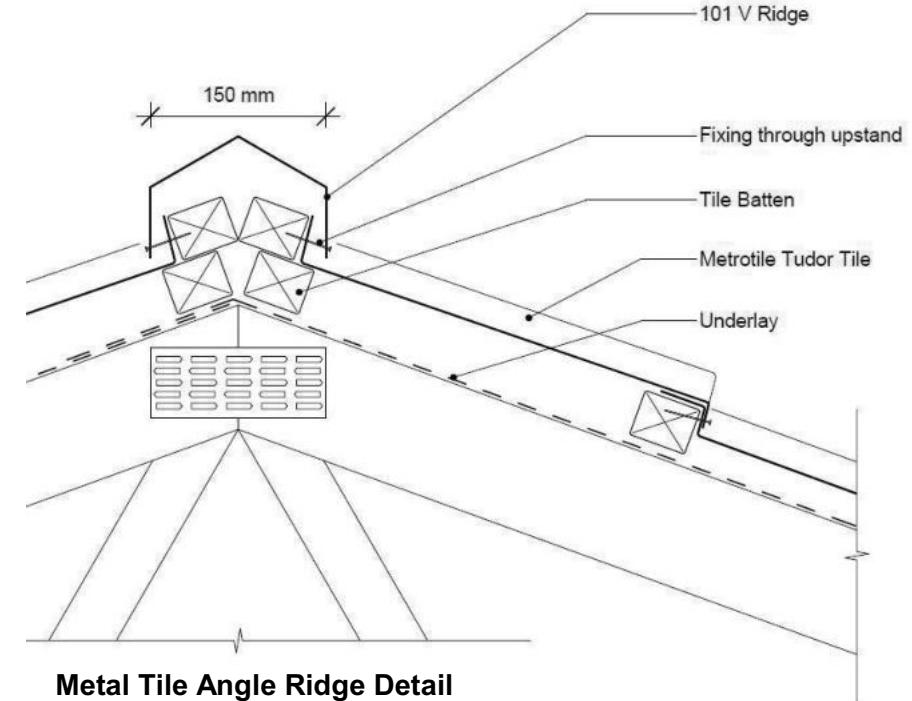


**(a) TURNDOWN FIXING**

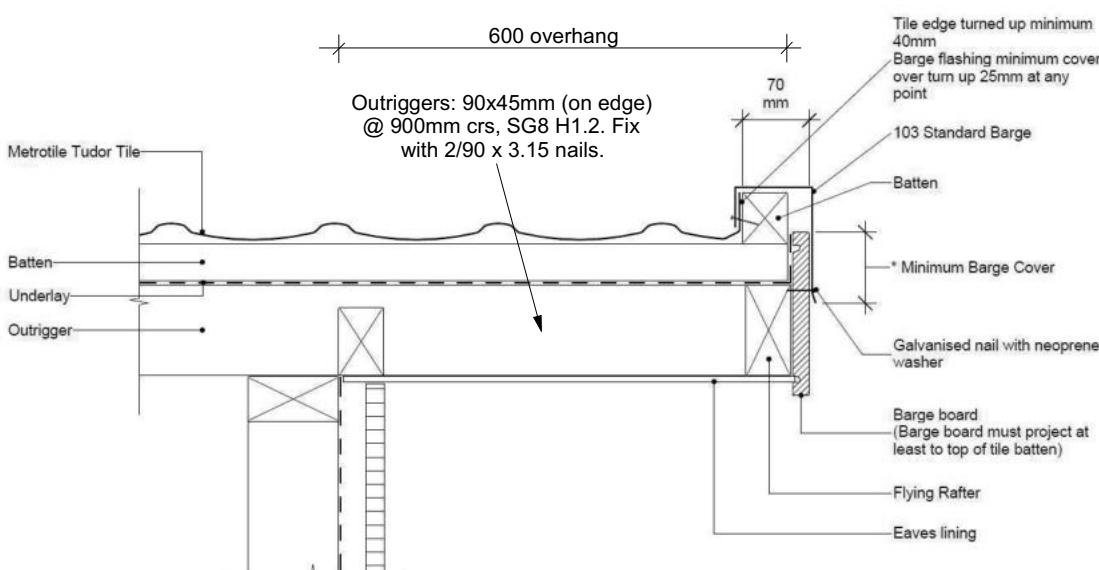
Neoprene washer  
under fixing



**(b) CREST FIXING**



**Metal Tile Angle Ridge Detail**  
Scale NTS

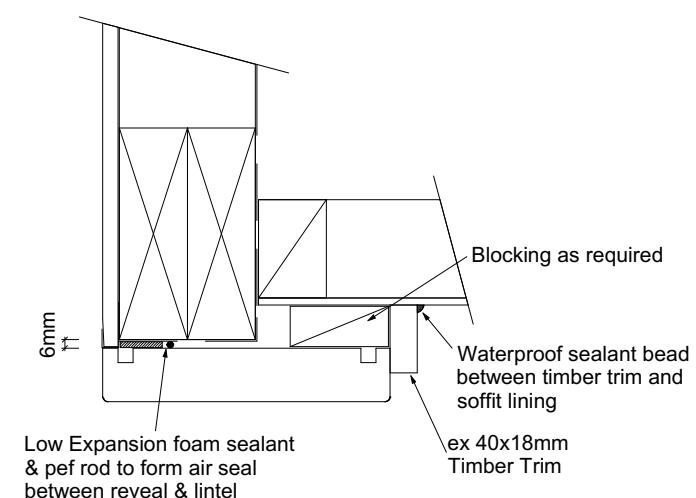


**Metal Tile Gable Detail**  
Scale NTS

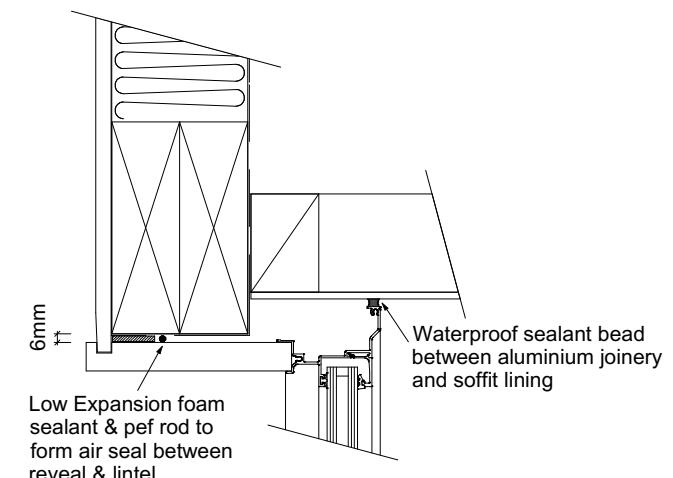
\* Minimum barge board cover is 50mm  
(unless in very high wind zones where 70mm cover is required)

Metal tile roofing on battens on  
roof underlay. Battens fixed to  
trusses as per Construction  
Schedule in specification  
Roof underlay under gutter turned up  
and into gutter at ends  
Valley gutter flashing  
25mm H1.2 valley boards cut to  
suit between trusses

**Valley Gutter**  
Scale 1:10



**Garage Door Head to Soffit**  
Scale 1:5



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

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Lot 136  
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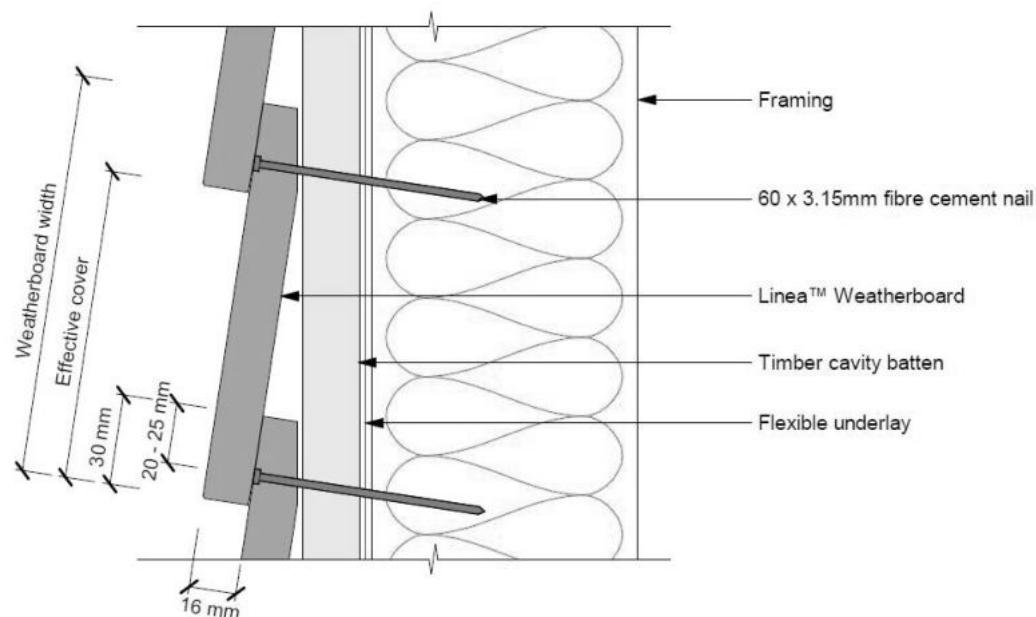
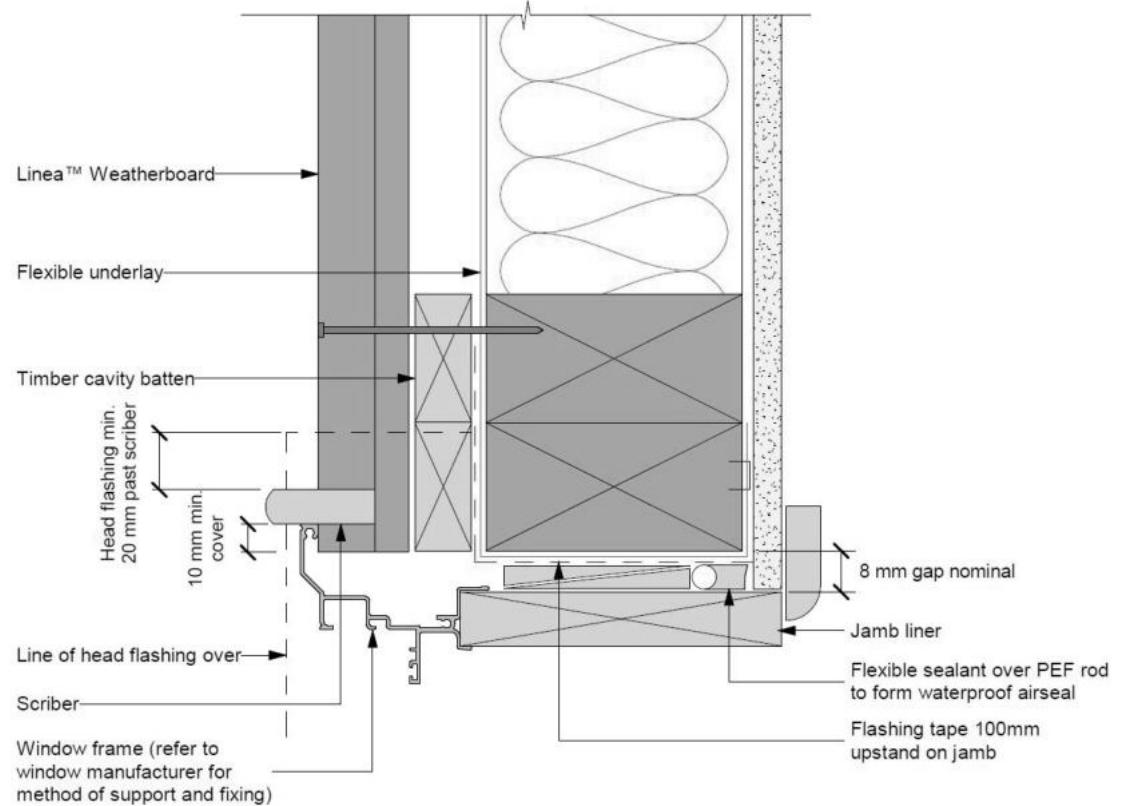
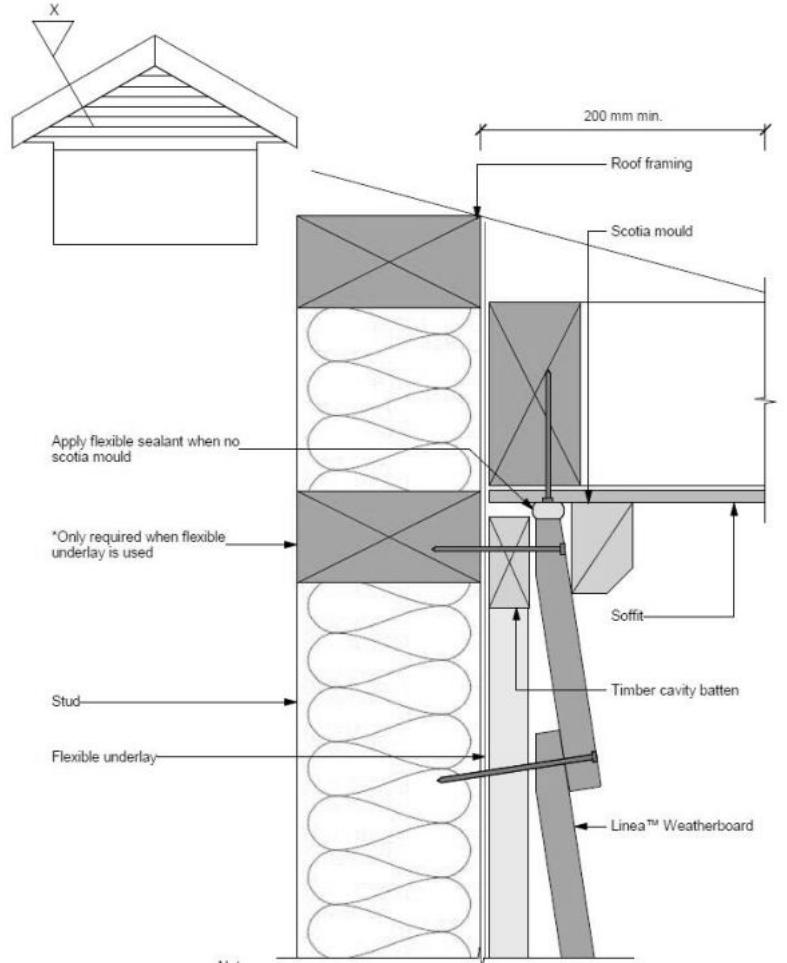
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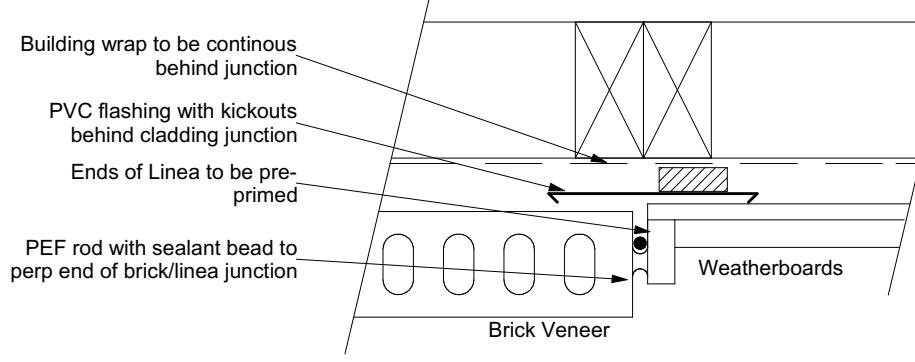
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**19**

of 24 sheets

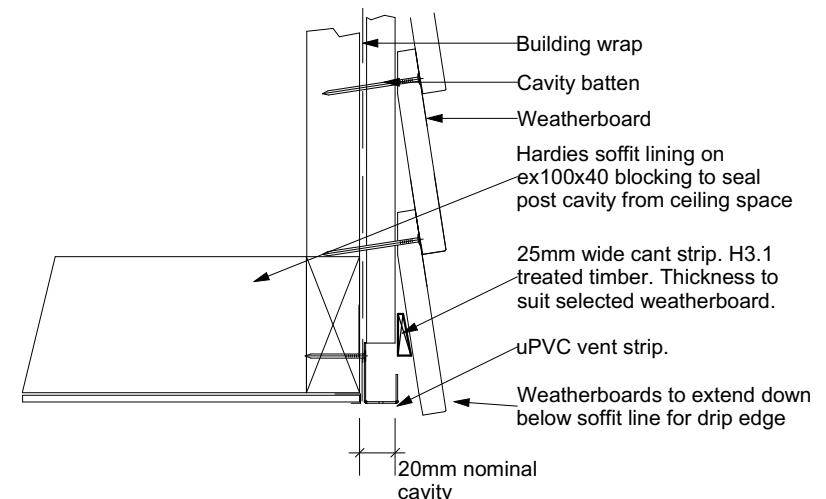


**Concealed Nailing**

Linea™ Weatherboards to be face fixed at corners and down window and door openings using jolt head nails at 90° to face, punch 2mm below surface and fill. Refer to fixing table 4.



**Weatherboard/Brick Vertical Junction**  
Scale 1:5



**Gable edge soffit detail**  
Scale 1:5

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**Weka**

Sheet Name:  
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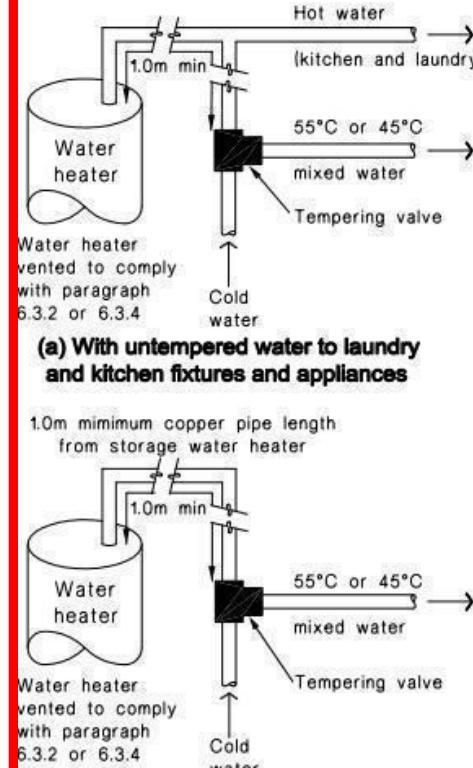
**CONSENT PLANS**

No.	Date:	Reason:
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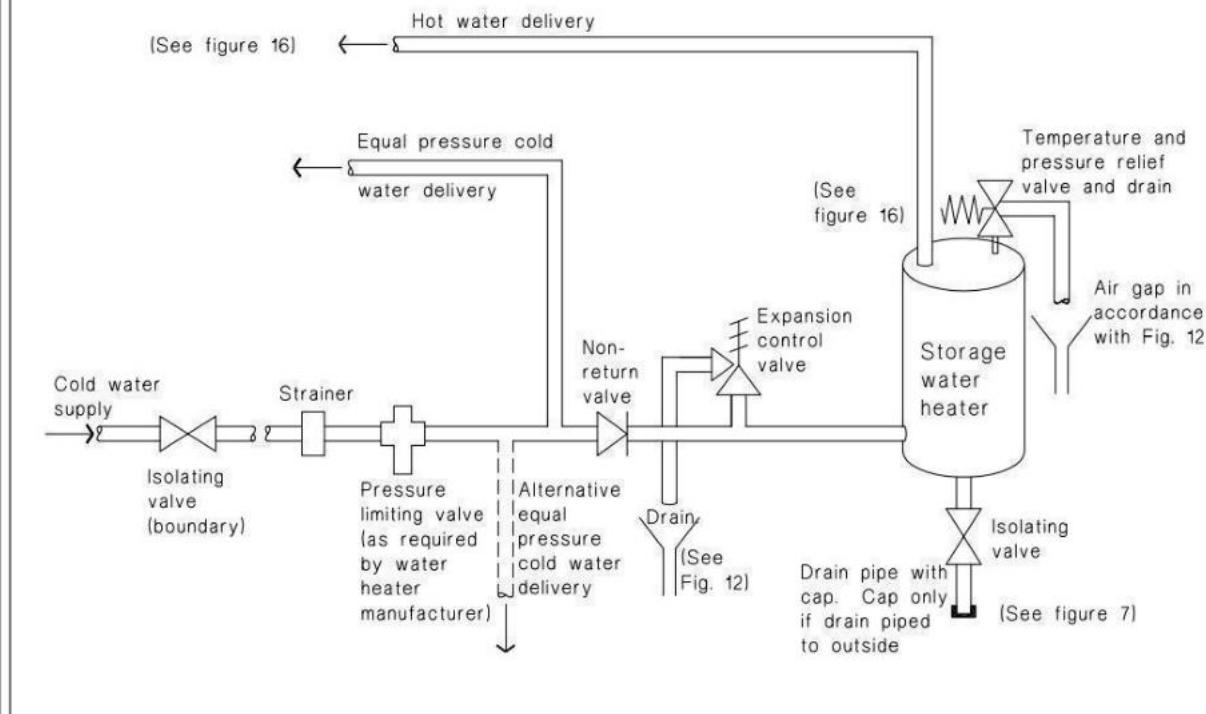
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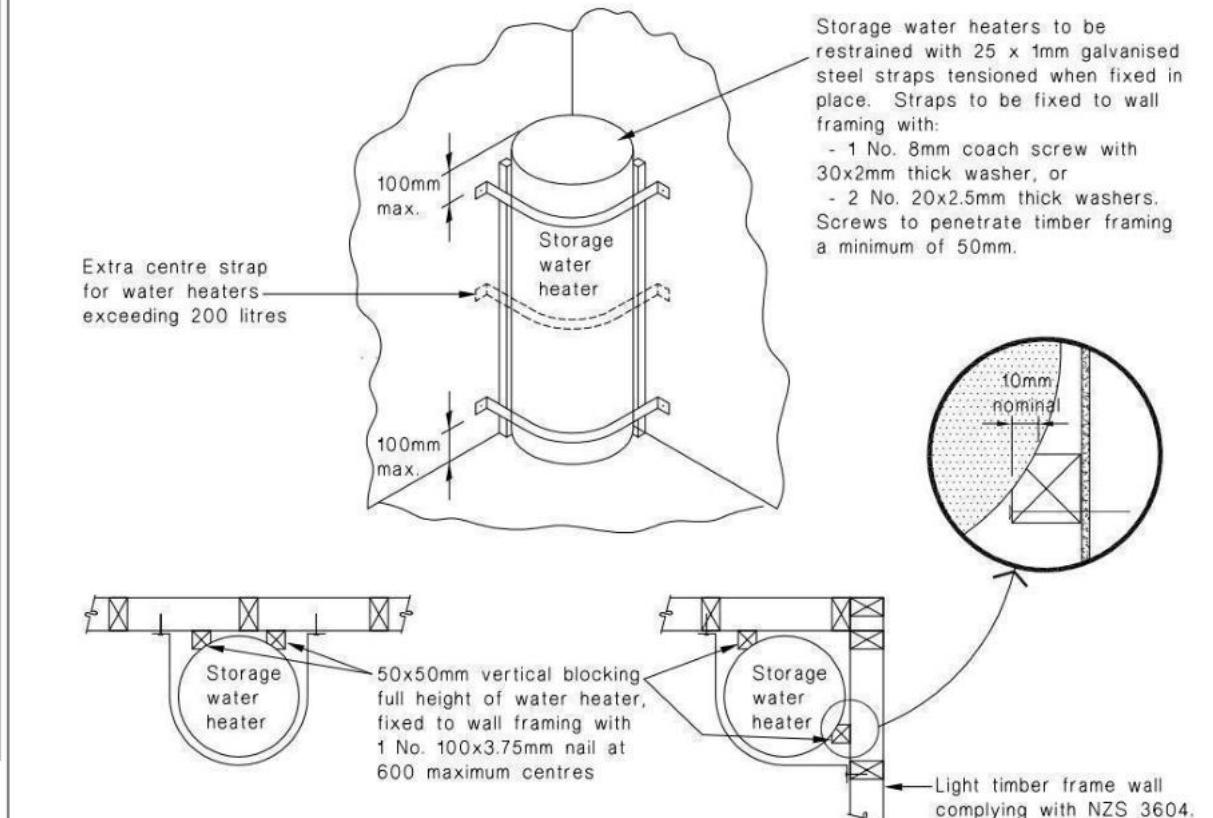
**Figure 16: Tempering Valve Installation**  
Paragraph 6.14.2 a)



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



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



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**PLUMBING DETAILS**

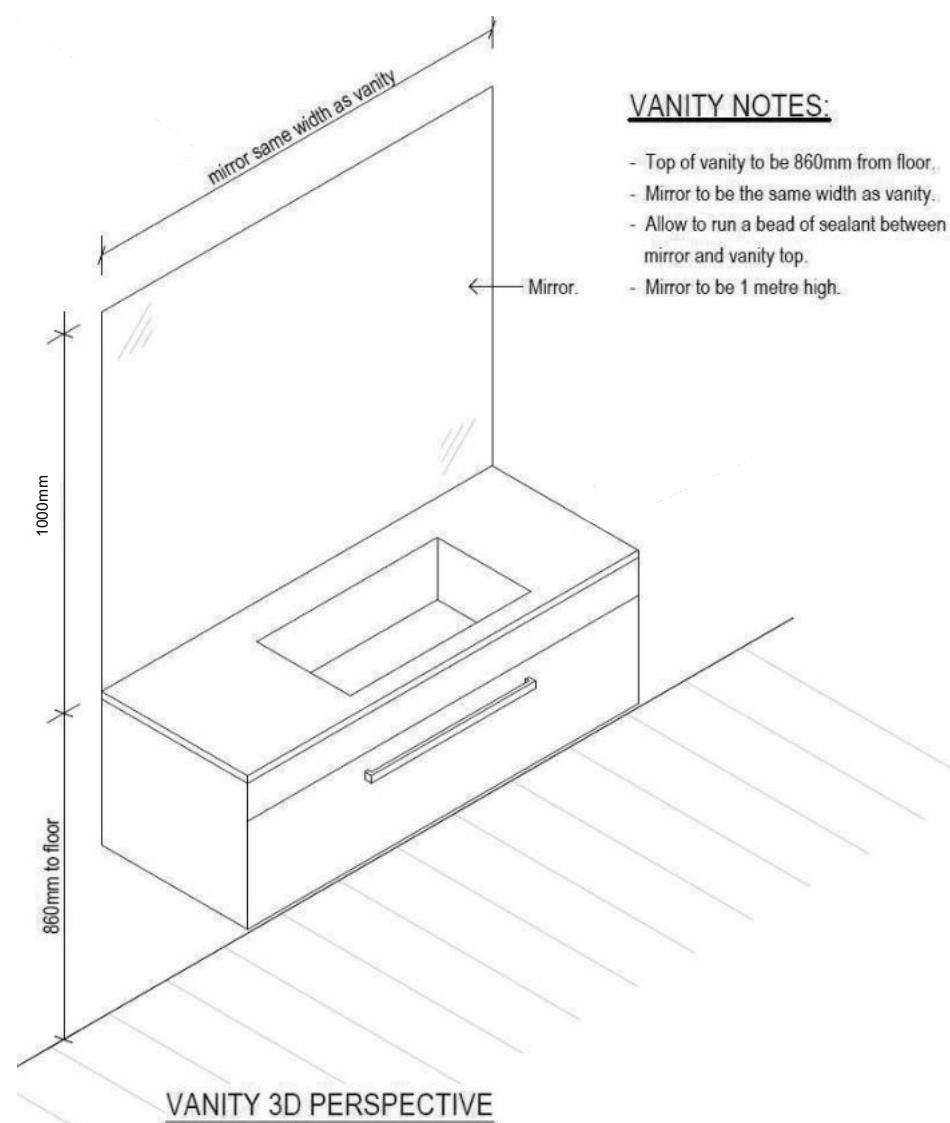
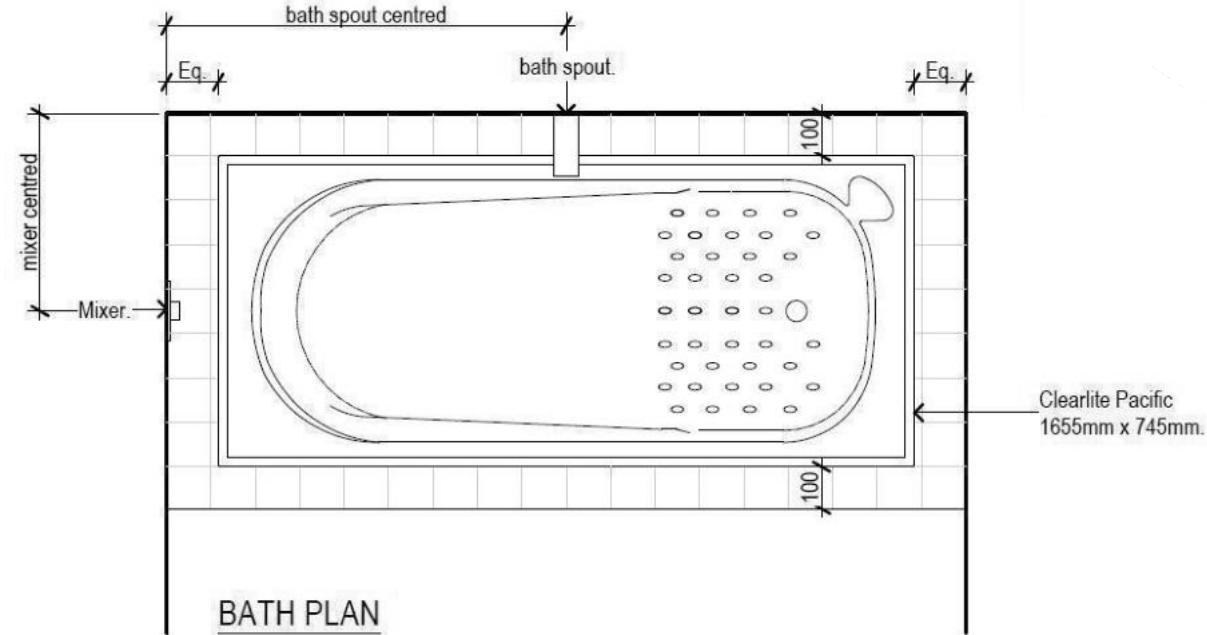
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**CONSENT PLANS**

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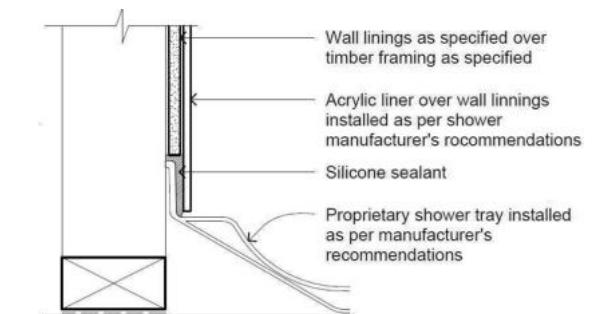


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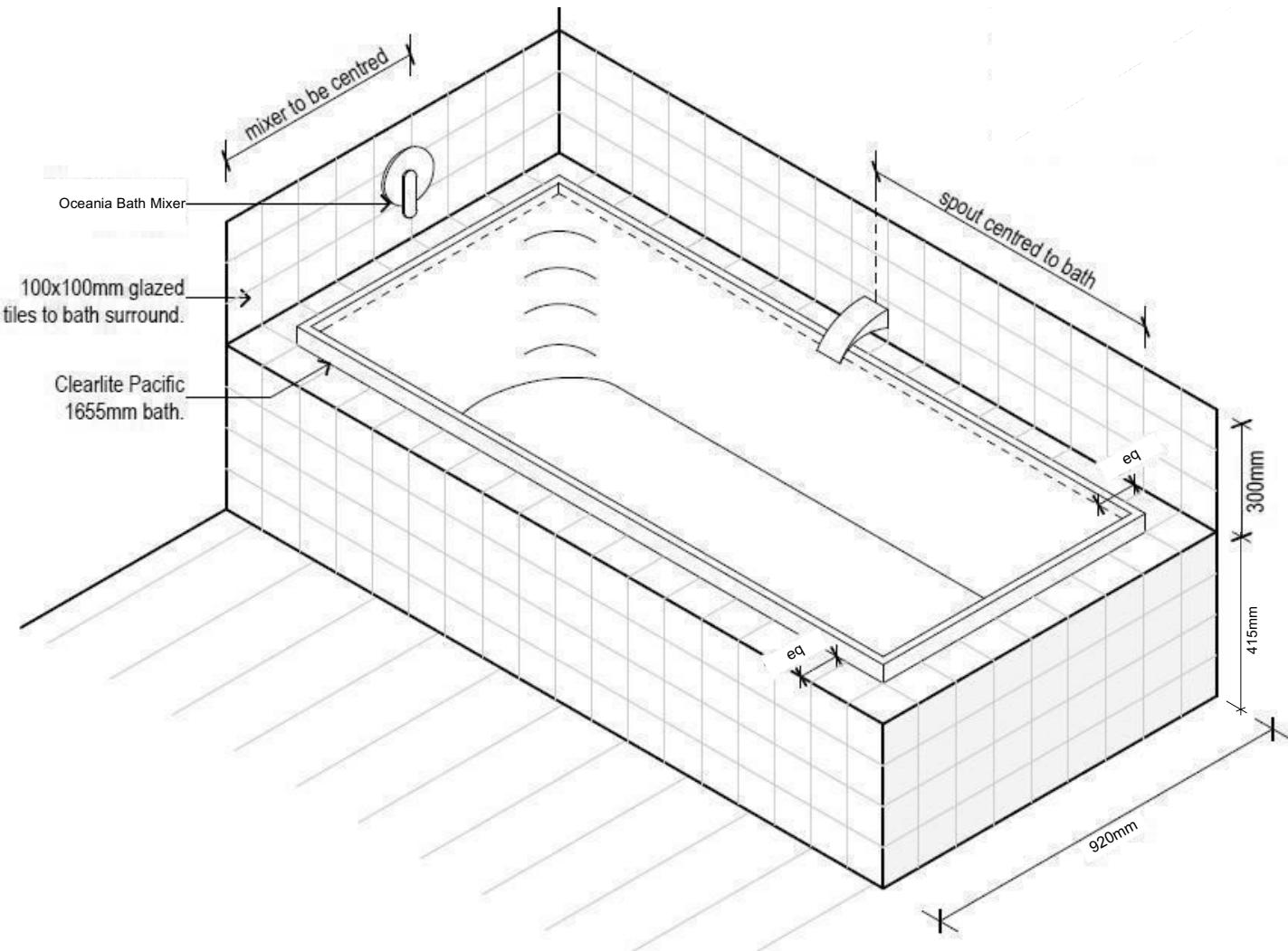
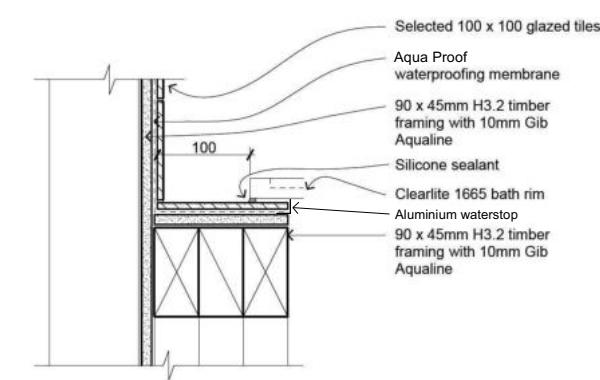
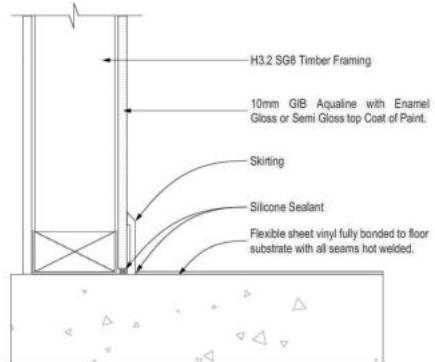
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Karumata Oaks, Leeston

Job Number: **152452** Original Plan: **Weka** Sheet Name: **BATHROOM DETAILS**  
Sales: R Gould Drawn: M Glynn QS: W Xian Print Date: 16/10/2023 Scale: NTS @ A3



**SHOWER TRAY DETAIL**



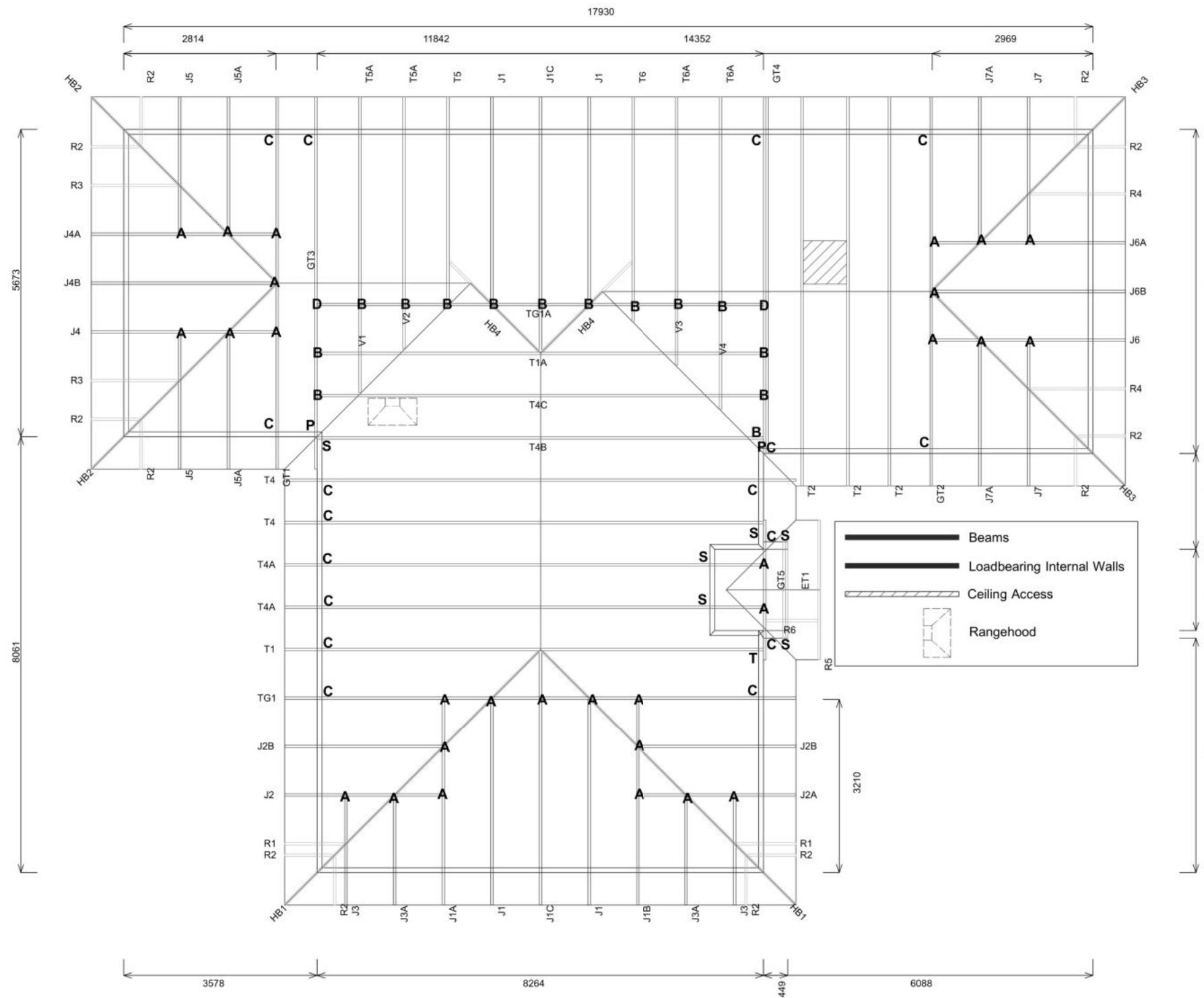
# Buildable Consent Layout



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

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## Truss Fixings

- A = 47x90 Joist Hanger
- B = 47x120 Joist Hanger
- C = CT200 (pair)
- D = 47x190 Joist Hanger
- E = 95x165 Joist Hanger
- F = SH-140 Split Hanger
- G = SH-180 Split Hanger
- H = SH-220 Split Hanger
- J = 2x6kN Strap (12kN)
- K = 6kN Strap
- L = Multigrip (single)
- M = Multigrips (pair)
- N = 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 / draughtsperson 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:	100.000 m
Design Wind Speed:	44.0 m/s
BC Restraints:	600 mm
Ceiling Material:	Standard Plaster Board 13mm
Ground Snow Load:	0.900 kPa
Truss Centres:	900 mm



Job No: CY1379253C1

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

Job Name: McGregor Khani Lot 136 Karumata Oaks Leeston

Address: Lot 136 Karumata Oaks Leeston

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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 136  
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**TRUSS DESIGN**  
Sales: R Gould Drawn: M Glynn QS: W Xian Print Date: 16/10/2023 Scale: NTS @ A3

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# Buildable Consent Layout

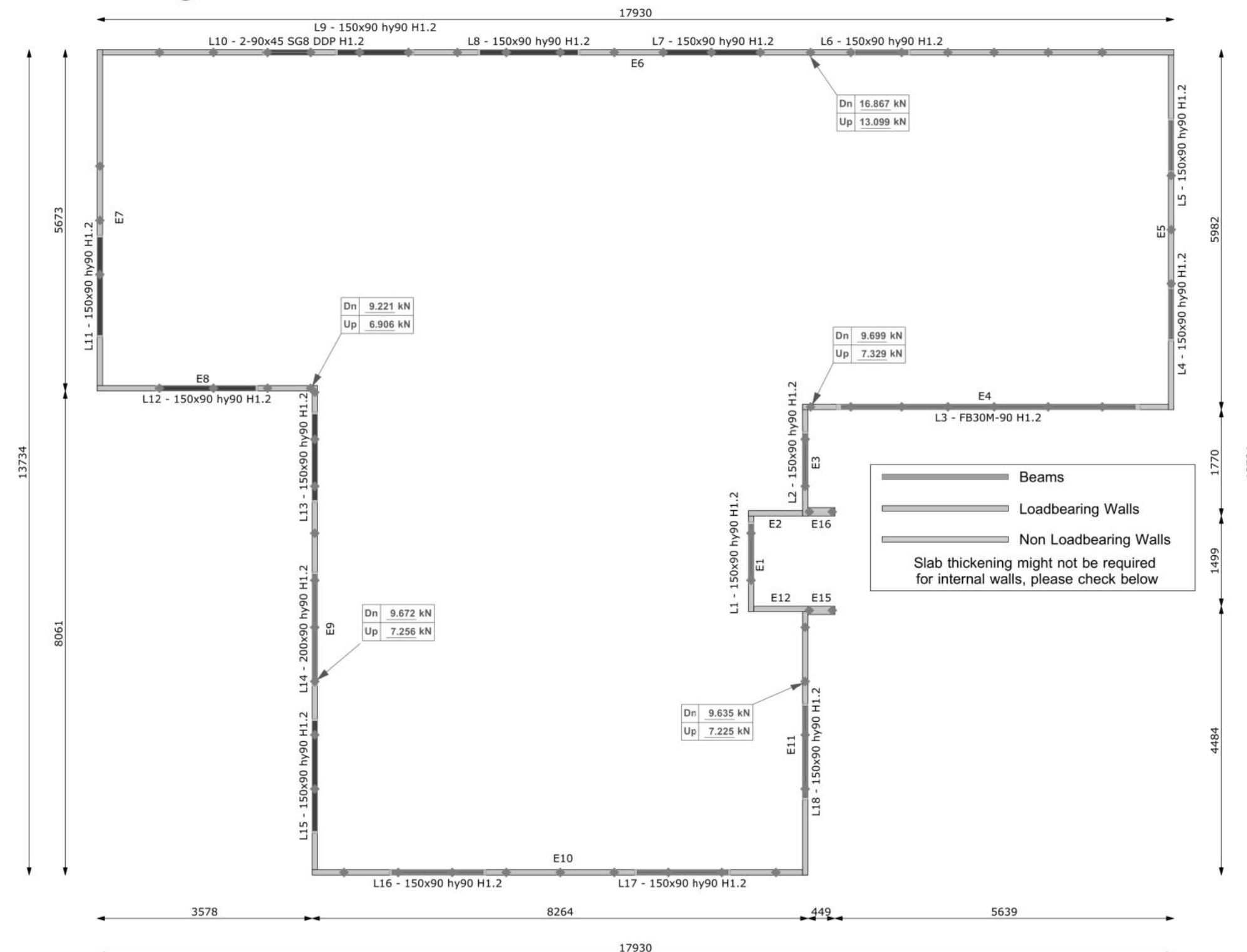


All internal walls shown on this layout are considered to be loadbearing  
Lintel fixing specification remains the responsibility of the architect / draughtsperson

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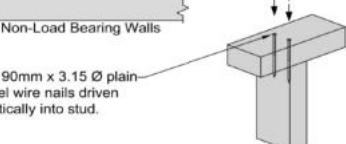
SDC - Approved Building Consent Document - BC231533 - Pg 25 of 25 - 17/10/2023 - warreg



Lintel Fixings are as per the included reports.

TOP PLATE TO STUD FIXING OPTIONS

**TYPE A - 0.7 kN**



**TYPE B - 4.7 kN**

Load Bearing Walls

STUD-LOK SL170 - Blue Head

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

Full length stud option

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

Very top plate

Max. 90mm

Centre of either component, stagger STUD-LOK

Capping plate

Max. 90mm

Centre of either component, stagger STUD-LOK

Component Lintel

Max. 90mm

Centre of lintel

Capping plate

Max. 90mm

Solid Lintel

Component Lintel

Jack stud option

Max. 90mm

Centre of lintel

Jack Stud Min. 80mm

Jack Stud

Max. 90mm

Centre of lintel

Jack Stud

Min. 80mm

Jack Stud

Max. 90mm

Centre of lintel

Jack Stud

Min. 80mm

Jack Stud

Max. 90mm

Centre of lintel

Jack Stud

Min. 80mm

Jack Stud

Max. 90mm

Centre of lintel

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Max. 90mm

Centre of lintel

Jack Stud

Min. 80mm

Jack Stud

Max. 90mm

Centre of lintel

Jack Stud

Min. 80mm

Jack Stud

Max. 90mm

Centre of lintel

Jack Stud