

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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Plans are to be read in conjunction with Specifications and all supporting documentation



TKR Homes Ltd.
31 Watts Road, Sockburn
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Chathurika Singhabahu & Sanka Vidanagama
Lot 72
Falcons Landing, Rolleston

Job Number:
216231

Original Plan:
Warbler 132

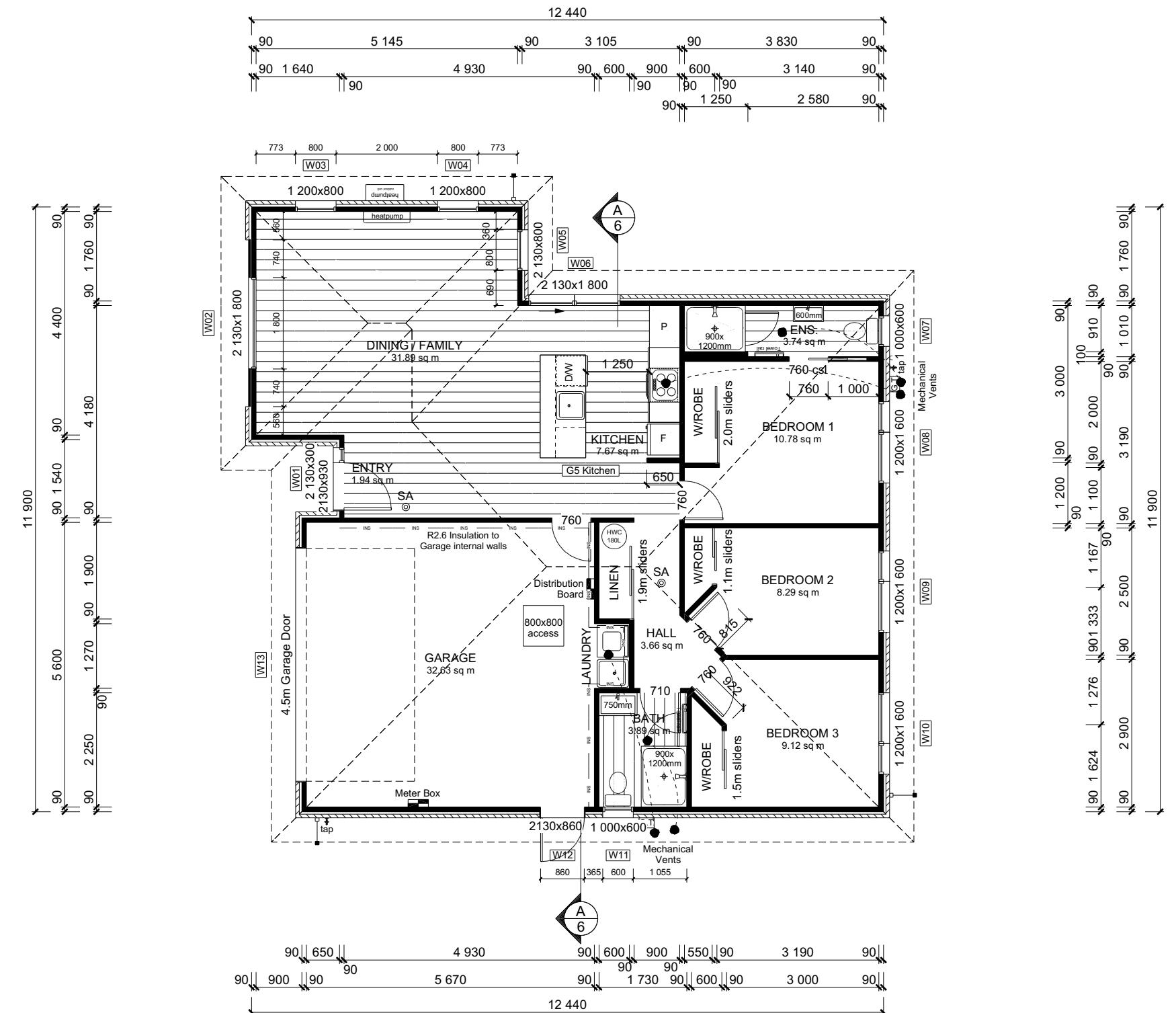
Sheet Name:
COVER PAGE

Sales: V Bhatia Drawn: M Glynn QS: W Xian Print Date: 1/03/2024 Scale: @ A3

CONSENT PLANS

No.	Date:	Reason:
1	22-02-2024	Initial Consent Plans

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of 25 sheets



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

DWELLING AREAS
Framing Area: 126.49m² (Perimeter: 50.16m)
Veneer Area: 132.17m² (Perimeter: 51.36m)
Roof Area: 158.27m² (Perimeter: 53.48m)

SMOKE ALARMS (hush type)
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).

FLOOR PLAN NOTES
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

WALL FRAMING
Stud Height: 2400 mm (2455mm to u/s of bottom chord)

FLOOR FINISHES
Carpet, Vinyl Sheet & Vinyl Plank (Living Areas)

KITCHEN HOB
Electric Hobs

DOORS
Internal Height: 1980mm (leaves)
Leaf widths as shown on the plan (R/O +80mm)
Type: Hollow core flush panel
Front Door Type: Latitude LAT02 Aluminium

WINDOW JOINERY
Low-E4 with Argon Gas Double glazed Aluminium Joinery (excluding garage)

INTERNAL TRIMS
Scotia: Square Stopped (including garage)
Skirting: 60x12mm Pine, single bevel edge
Architrave: N/A

SHELVING
Shelf & Rails to all wardrobes
4 shelves to Linen cupboard

DRAWING NOTES
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Refer to attached Specifications for further information.

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Job Number:
216231

Original Plan:
Warbler 132

Sheet Name:
FLOOR PLAN

Sales: **V Bhatia** Drawn: **M Glynn** QS: **W Xian** Print Date: **1/03/2024** Scale: **1:100 @ A3**

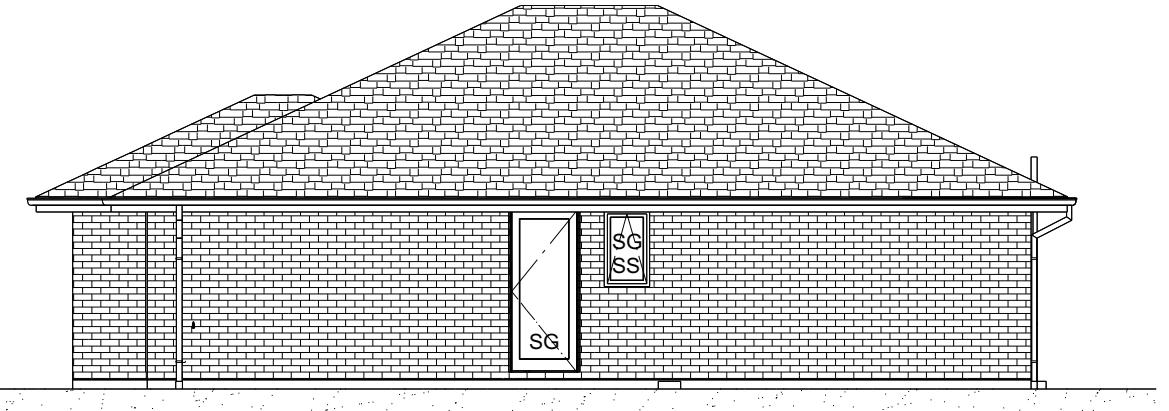
CONSENT PLANS

No.	Date:	Reason:
1	22-02-2024	Initial Consent Plans

Sheet No.: **3**

of 25 sheets

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



ELEVATION A

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



ELEVATION B

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

ELEVATION LEGEND		
SS	Safety Stays	
SG	Safety Glass	
TV	Terminal Vent	

ELEVATION NOTES		
Gutter :	Coloured Steel Quad Gutter	
Fascia :	Coloured Steel 185 Fascia	
Downpipes :	Colorsteel Rectangular 75x55mm	
Soffits :	Hardiflex 4.5mm	
Joinery :	Low-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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Lot 72
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Job Number: **216231** Original Plan: **Warbler 132** Sheet Name: **ELEVATIONS**
Sales: **V Bhatia** Drawn: **M Glynn** QS: **W Xian** Print Date: **1/03/2024** Scale: **1:100 @ A3**

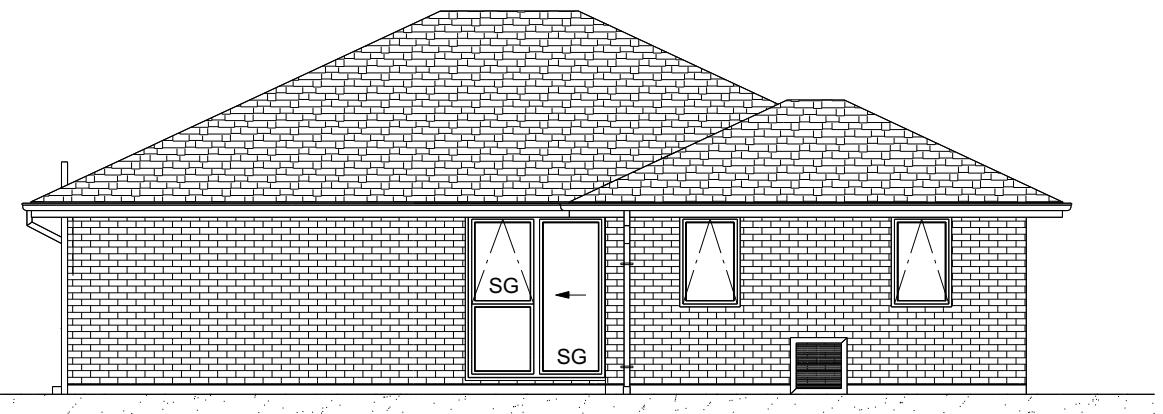
CONSENT PLANS

No.	Date:	Reason:
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Sheet No.: **4**

of 25 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	Medium	1
Decks & Balconies	Low	0
Total		3



ELEVATION D

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Job Number:
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Original Plan:
Warbler 132

Sheet Name:
ELEVATIONS

Sales: V Bhatia Drawn: M Glynn QS: W Xian Print Date: 1/03/2024 Scale: 1:100 @ A3

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Walls:	70 Series Brick Veneer (clay)	
	with a 50mm cavity	
	James Hardie Vertical Linea Oblique	
	with a 20mm cavity	

ELEVATION LEGEND		
SS	Safety Stays	
SG	Safety Glass	
TV	Terminal Vent	

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

Sheet No.:
5

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Chathurika Singhabahu &
Sanka Vidanagama
Lot 72
Falcons Landing, Rolleston

Job Number:
216231

Original Plan

Sheet Name:

CROSS SECTIONS

CONSENT PLANS

ROOF & WALL CLADDINGS

Roof & Wall Claddings

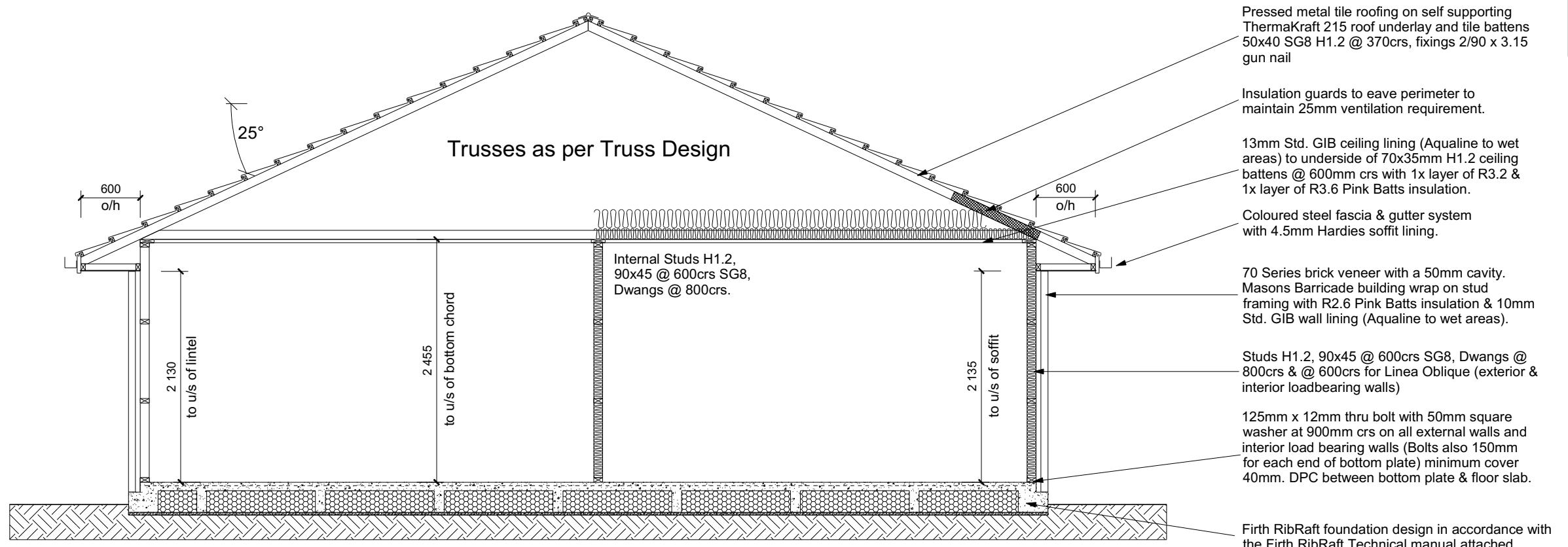
Roof : 25° Pressed Metal Tiles
Walls : 70 Series Brick Veneer (clay)
with a 50mm cavity
James Hardie Vertical Linea Oblique
with a 20mm cavity

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.

INSULATION

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



CROSS SECTION A-A

DRAWING NOTES

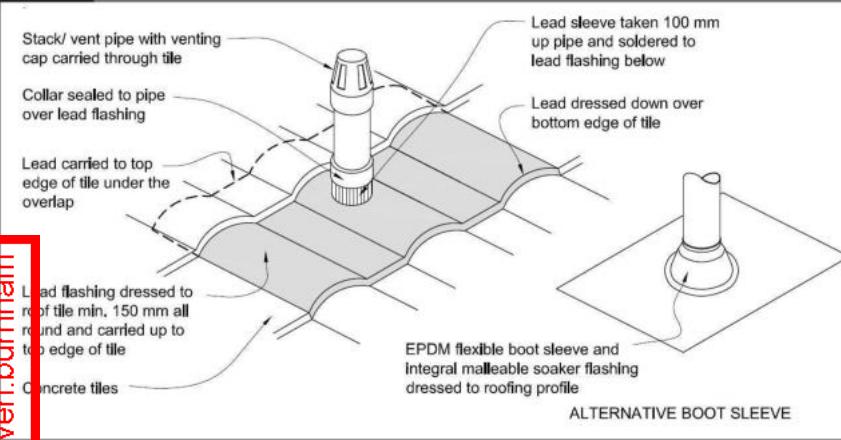
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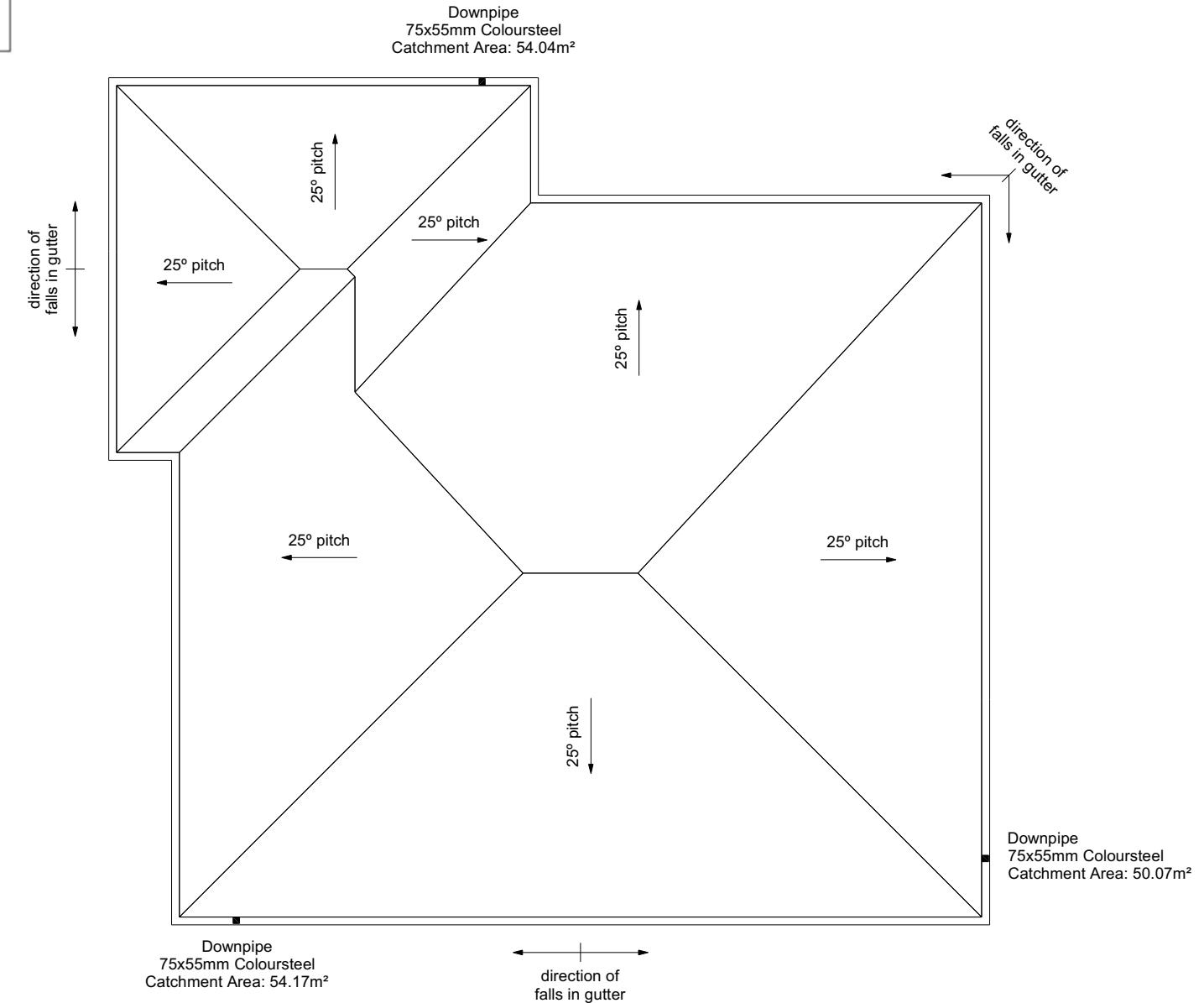
Refer to attached Specifications for further information.

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Figure 29: Pipe penetration for masonry tile
Paragraph 8.2.7



Metal Tile Penetration Detail Scale NTS



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

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.

Sheet No.:
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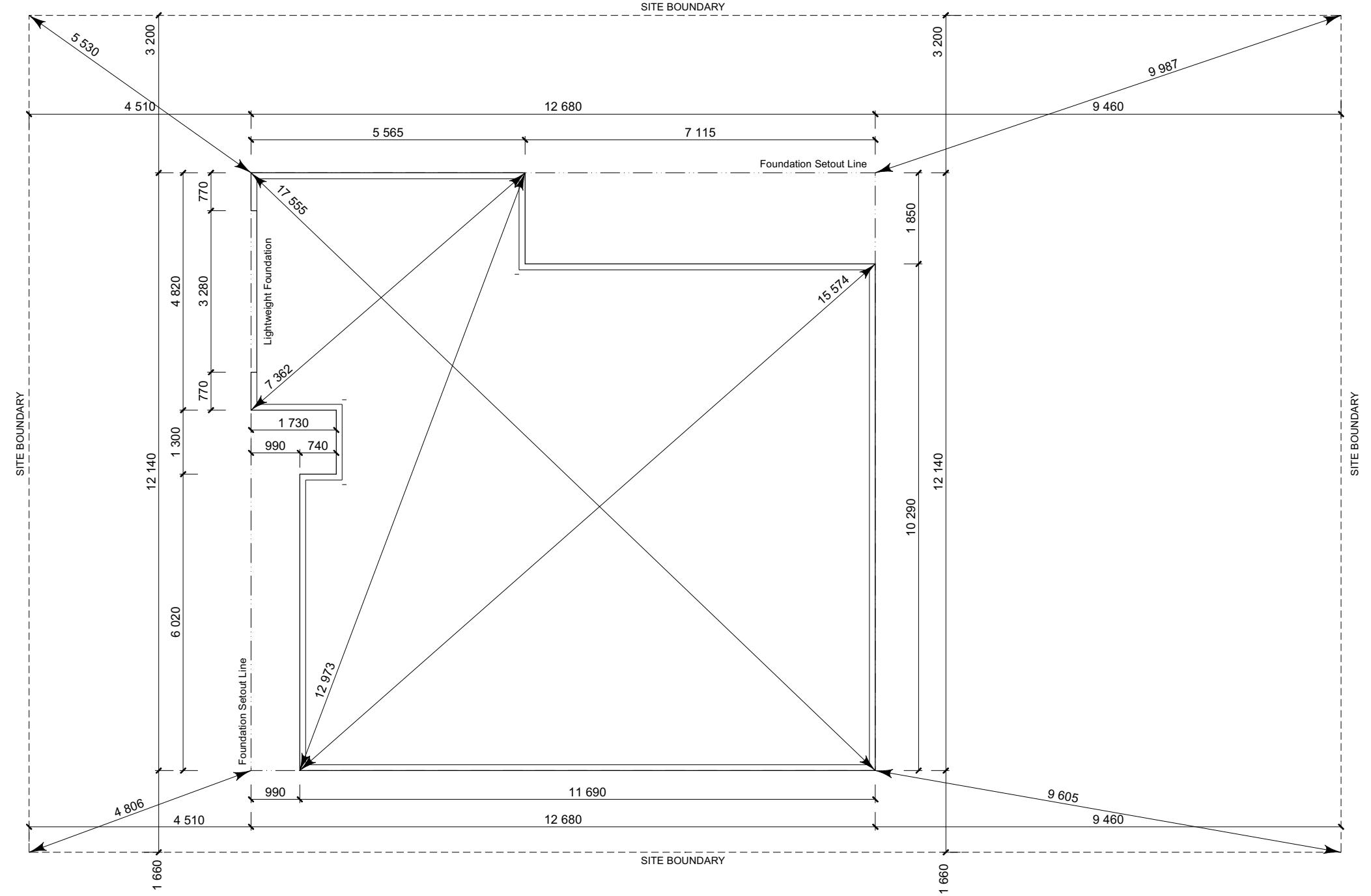
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Lot 72
Falcons Landing, Rolleston

Job Number:	Original Plan:	Sheet Name:
216231	Warbler 132	ROOF PLAN
iles: Bhatia	Drawn: M Glynn	QS: W Xian

ED HILLARY DRIVE



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Chathurika Singhabahu &
Sanka Vidanagama
Lot 72
Falcons Landing, Rolleston

Job Number:
216231

Original Plan:
Warbler 132

Sheet Name: **SETOUT DIMENSIONS**

CONSENT PLANS

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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Job Number:

Original Plan:
Warbler 13

Sheet Name:

FOUNDATION PLAN

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

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.

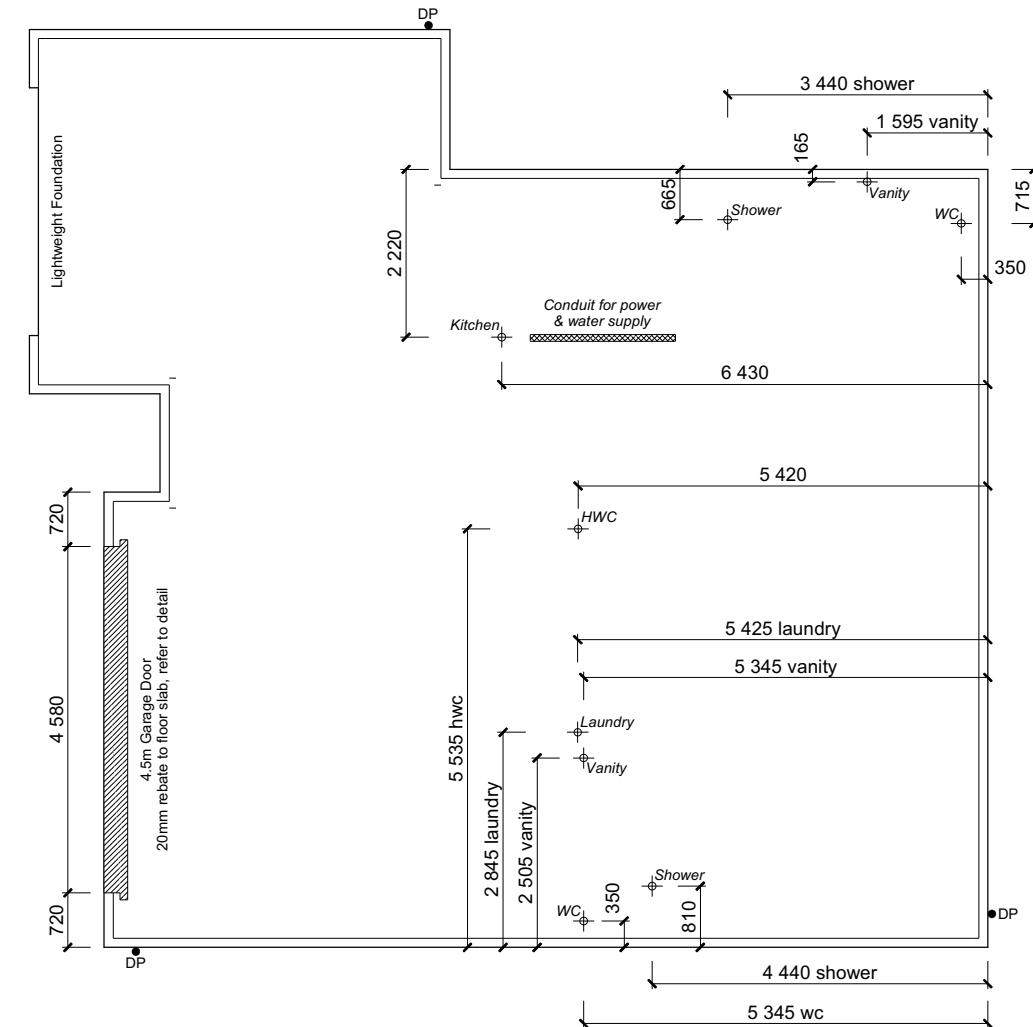
Earth bar to be bonded to the reinforcing mesh
Refer to Truss design for exact location of slab thickenings

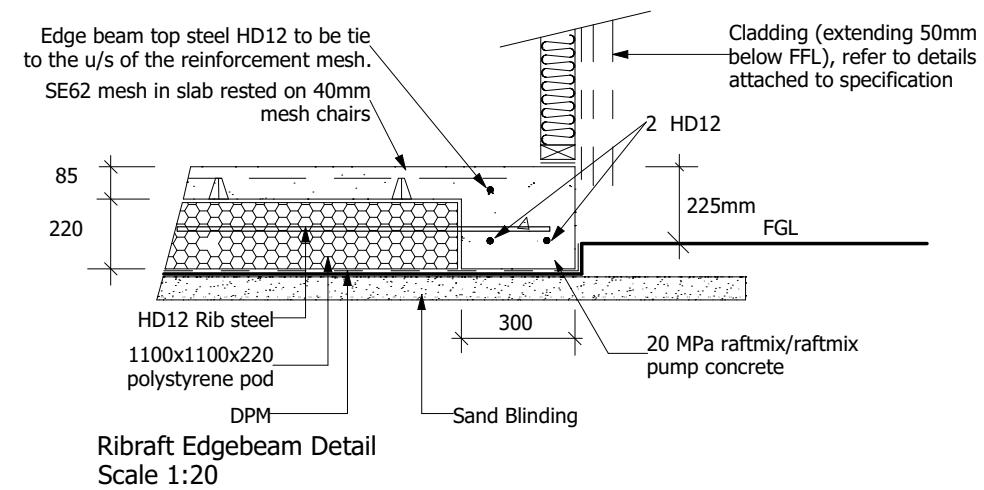
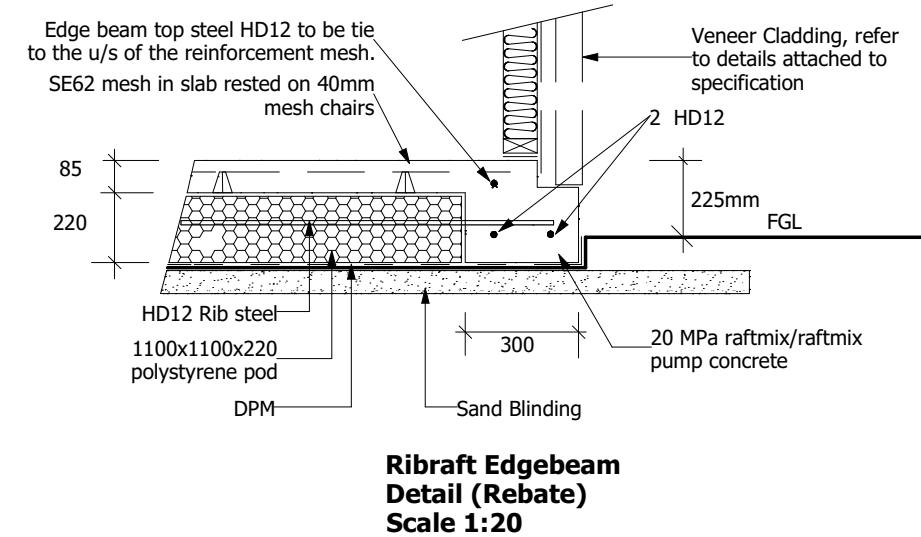
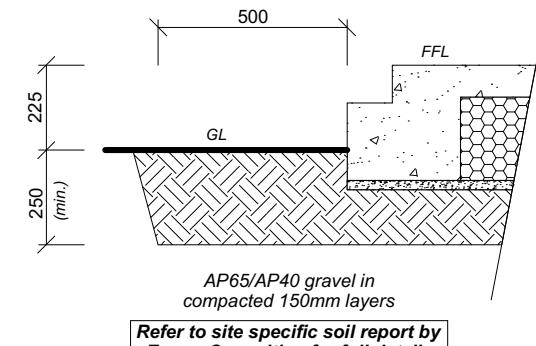
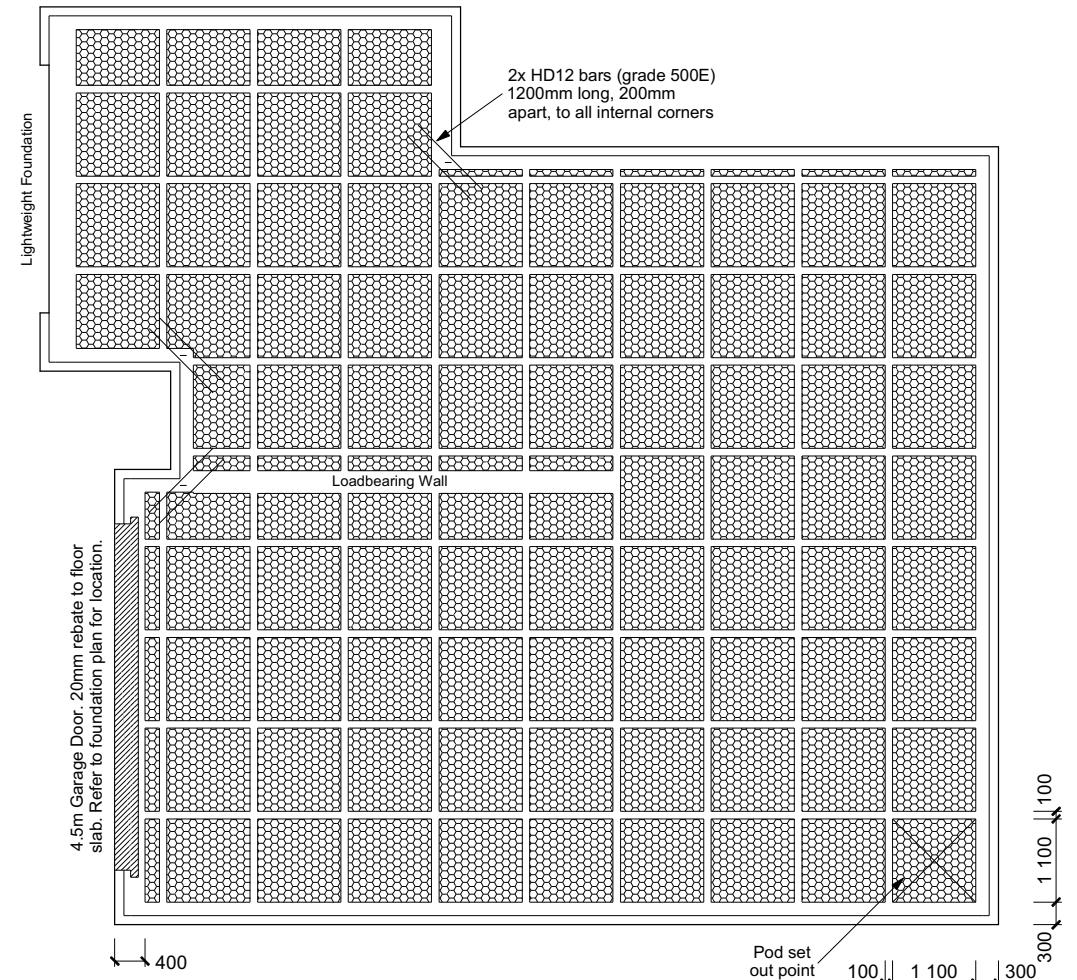
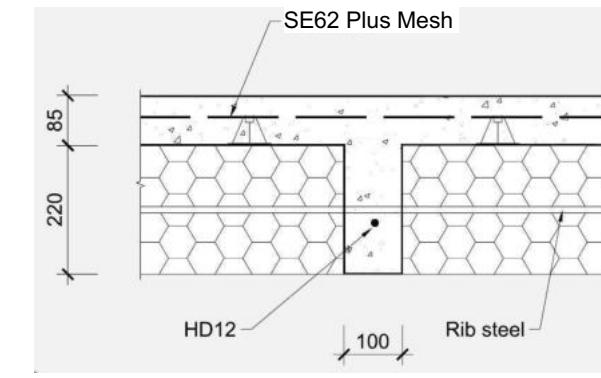
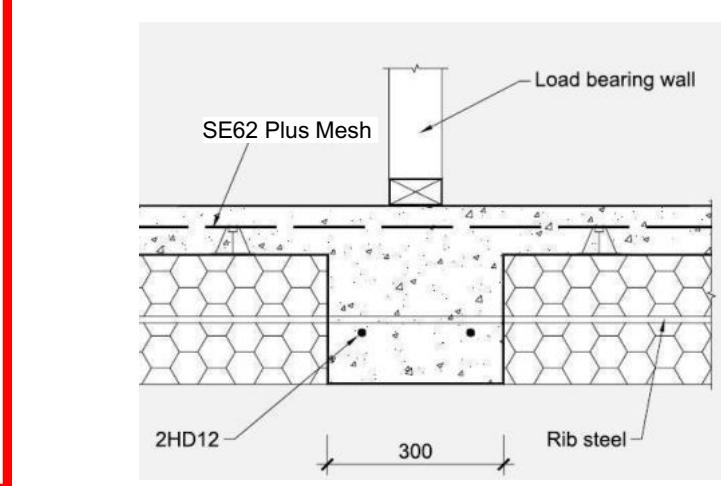
All reinforcing is to be Ductility Class E, in accordance with NZS 4671.
All concrete to comply with NZS3604:2011
Section 4 Durability Clause 4.5.2.

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

AREA TO PERIMETER RATIO

Foundation Area:	132.32m ²
Perimeter:	51.36m
Ratio:	2.58





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Job Number:
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Original Plan:
Warbler 132

Sheet Name:
RIBRAFT PLAN

Sales:
V Bhatia

Drawn:
M Glynn

QS:
W Xian

Print Date:
1/03/2024

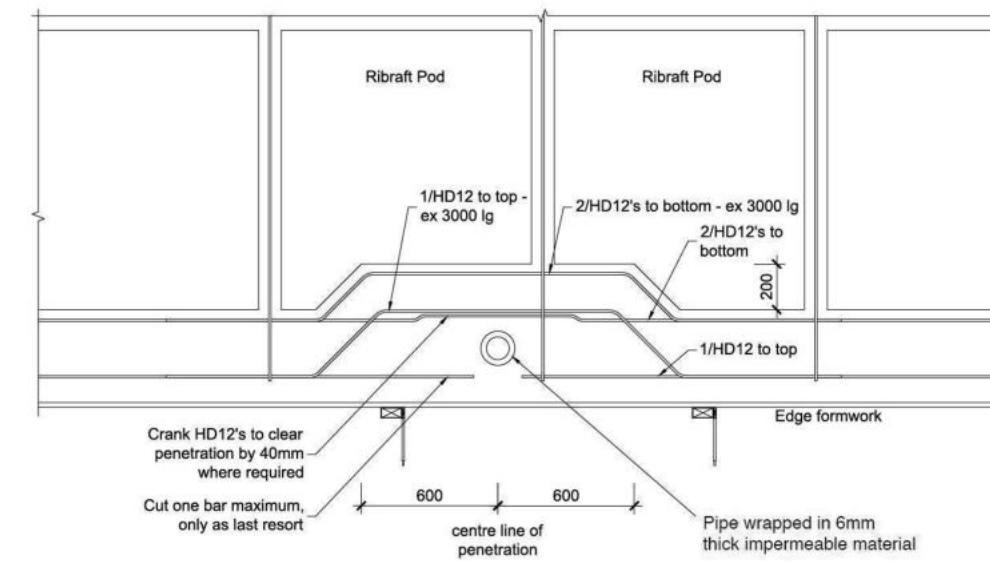
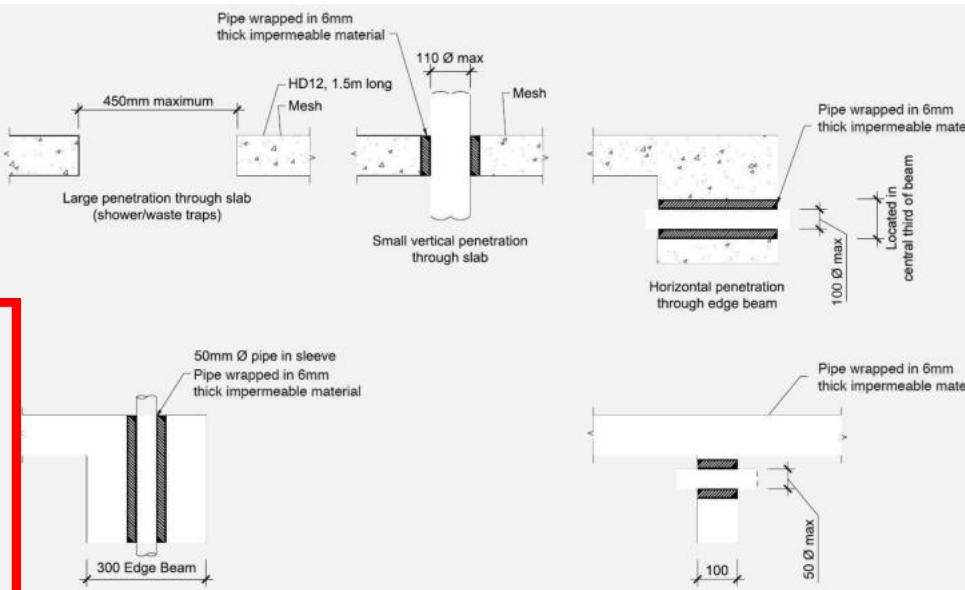
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CONSENT PLANS

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10

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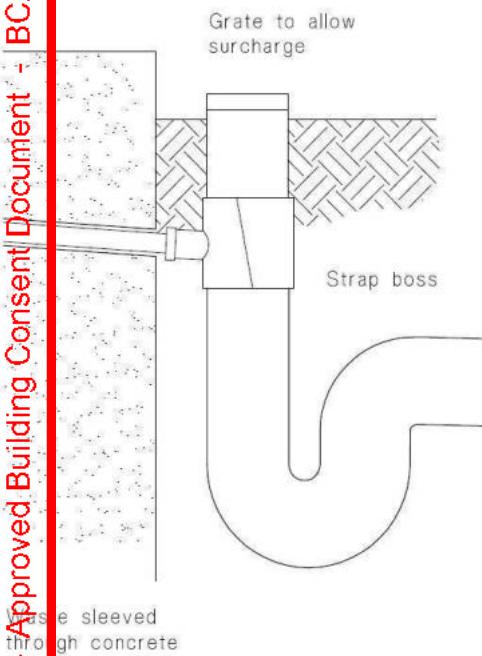
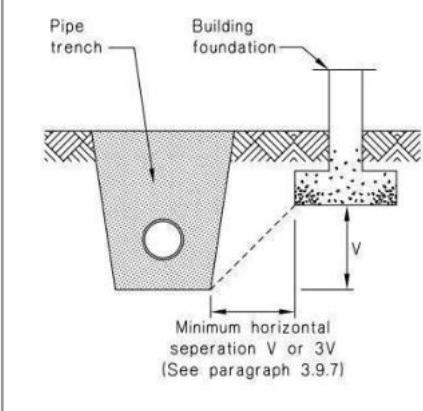


Plumbing Schedule	NZBC G13
Kitchen Sink	Ø50mm @1:40 (3 discharge units)
Bathrooms Vanity	Ø40mm @1:40 (1 discharge units per basin)
Bath Shower	Ø40mm @1:40 (2 discharge units)
WC	Ø100mm @1:40 (4 discharge units)
Laundry Sink	Ø40mm @1:30 (5 discharge units)
Drainage Schedule	NZBC G13
Main Foulwater Vented Drain	Ø100mm @1:60 (1:120max)
Stormwater Drain	Ø90mm & Ø100mm @1:60 (1:120max)
Terminal Vent	Ø80mm
Heatpump	Drain over DP
ORG	Overflow Relief Gully
Hot water Cylinder	min 20mm Drain over GT

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

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

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



c) Strap boss to riser

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Sheet Name:
DRAINAGE PLAN

Sales:
V Bhatia

Drawn:
M Glynn

QS:
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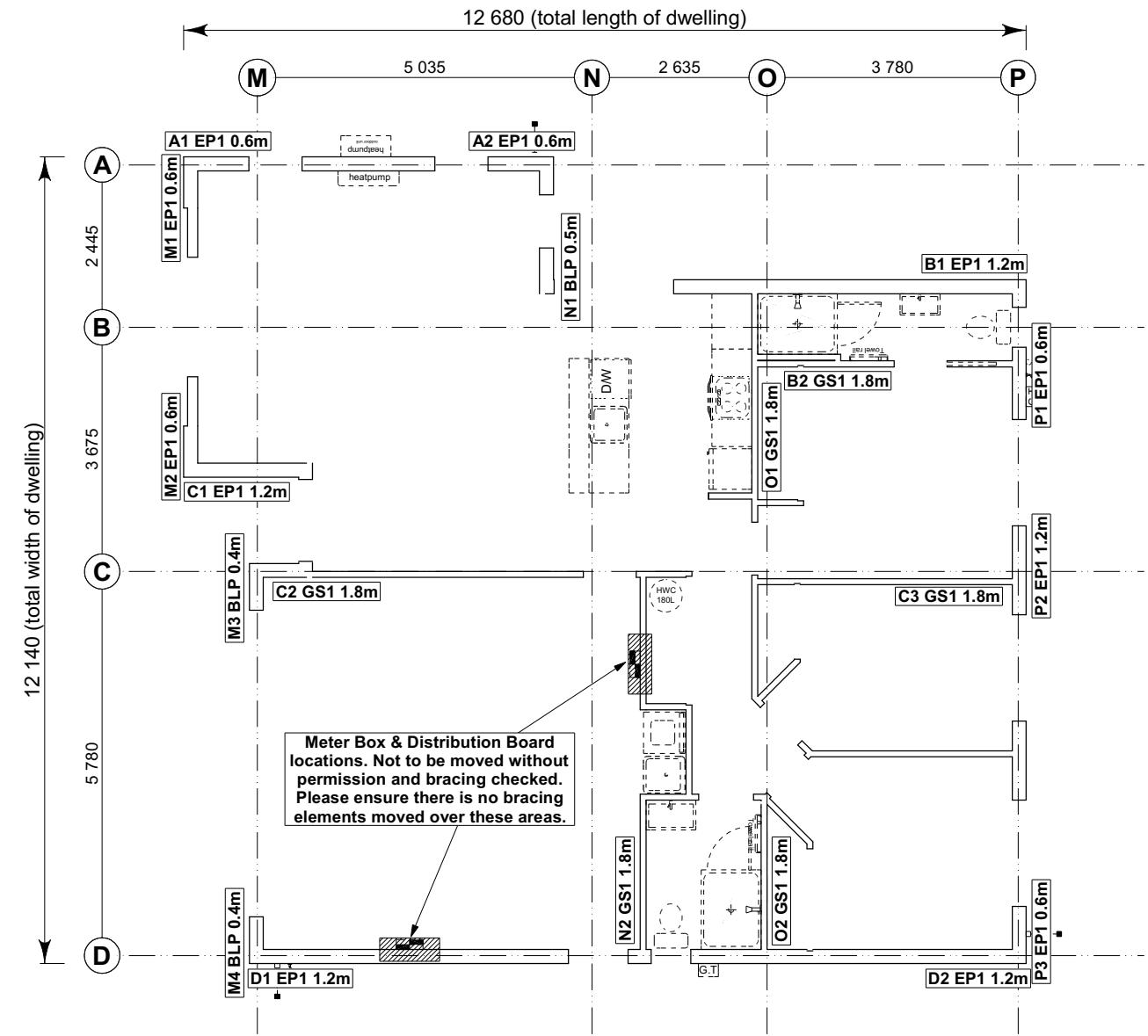
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CONSENT PLANS

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Sheet No.: **11**
of 25 sheets



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
M	Brace Length
N	Brace Type
P	Brace Number

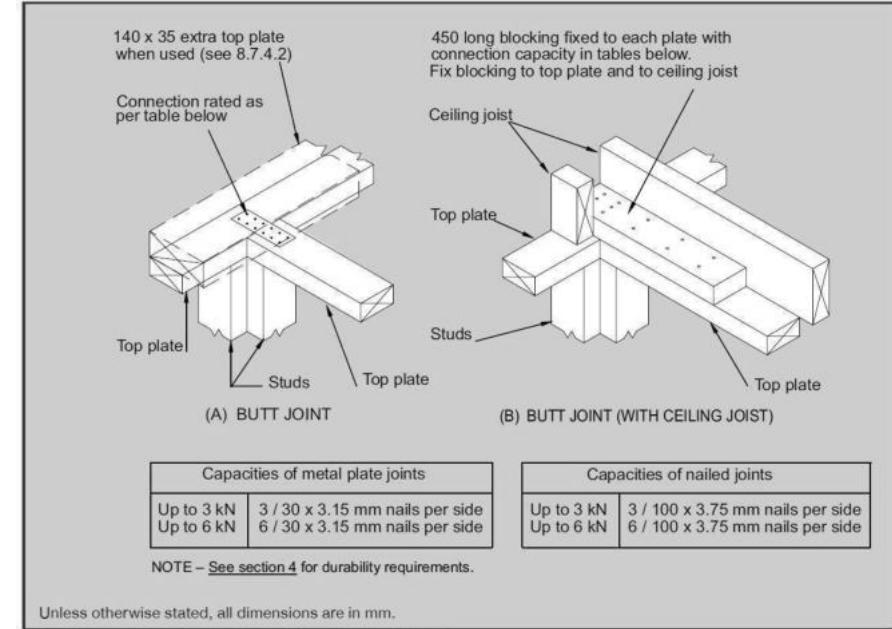


Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

Single Level Along Resistance Sheet

Job Name: Singhabahu & Vidanagama

Wind EQ

Demand

660

794

Achieved

1063

161%

1098

114 OK

126 OK

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BU)	EQ (BU)	Wind	EQ
A	1	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	2	0.60		2.4	EP1 0.6	Ecopy®	57	63		
									114 OK	126 OK
B	1	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	2	1.80		2.4	GS1-N	GIB®	124	108		
									268 OK	270 OK
C	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		
									392 OK	378 OK
D	1	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162		
									288 OK	324 OK

Single Level Across Resistance Sheet

Job Name: Singhabahu & Vidanagama

Wind EQ

Demand

725

794

Achieved

905

125%

915

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BU)	EQ (BU)	Wind	EQ
M	1	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	2	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	3	0.40		2.4	BLP-H	GIB®	48	54		
	4	0.40		2.4	BLP-H	GIB®	48	54		
									211 OK	234 OK
N	1	0.50		2.4	BLP-H	GIB®	64	69		
	2	1.80		2.4	GS1-N	GIB®	124	108		
									188 OK	177 OK
O	1	1.80		2.4	GS1-N	GIB®	124	108		
	2	1.80		2.4	GS1-N	GIB®	124	108		
									248 OK	216 OK
P	1	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	3	0.60		2.4	EP1 0.6	Ecopy®	57	63		
									258 OK	288 OK

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Plans are to be read in conjunction with Specifications and all supporting documentation



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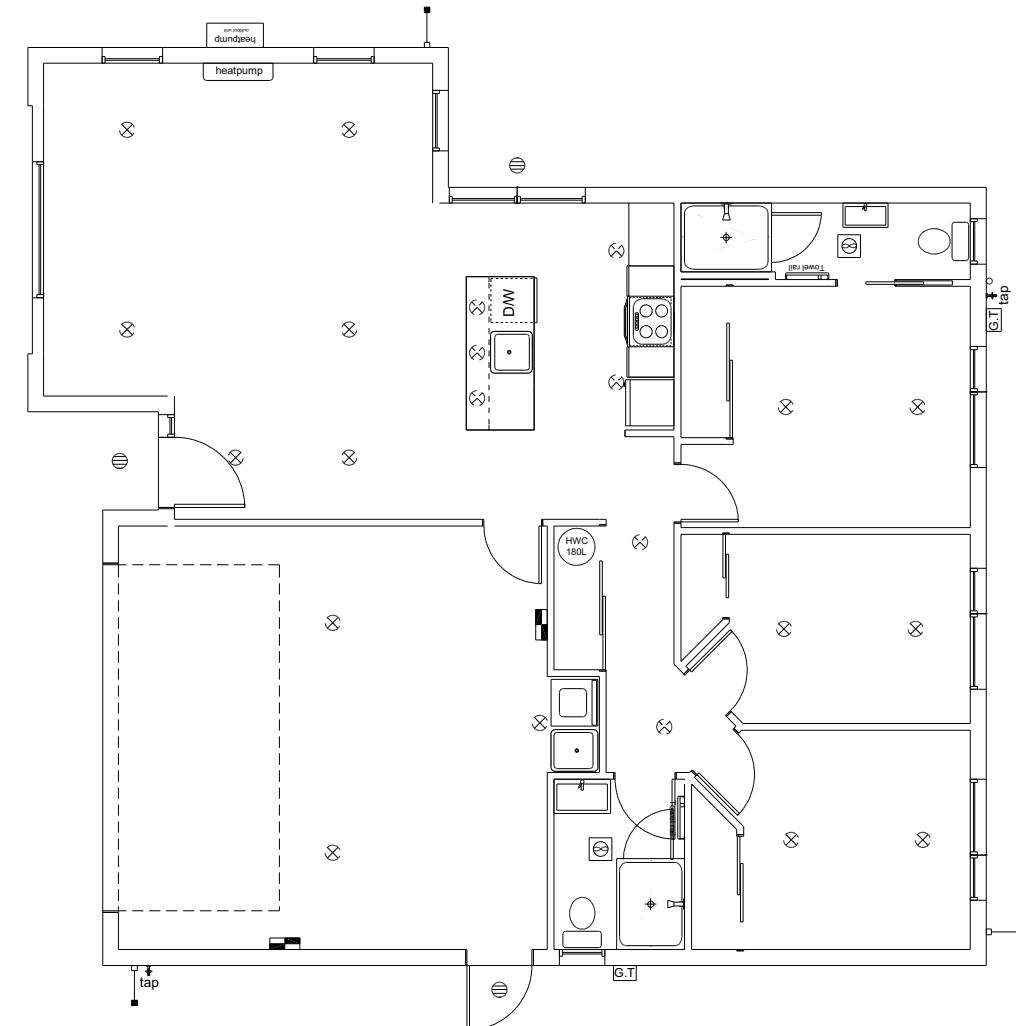
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Chathurika Singhabahu &
Sanka Vidanagama
Lot 72
Falcons Landing, Rolleston

Job Number: 216231
Original Plan: Warbler 132
Sheet Name: BRACING PLAN
Sales: V Bhatia Drawn: M Glynn QS: W Xian Print Date: 1/03/2024 Scale: 1:100 @ A3

CONSENT PLANS
No. Date: Reason:
1 22-02-2024 Initial Consent Plans

Sheet No.: 12
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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Chathurika Singhabahu & Sanka Vidanagama
Lot 72
Falcons Landing, Rolleston

Job Number:
216231

Original Plan:
Warbler 132

Sheet Name:
LIGHTING PLAN

Sales: V Bhatia Drawn: M Glynn QS: W Xian Print Date: 1/03/2024 Scale: 1:100 @ A3

CONSENT PLANS

No.	Date:	Reason:
1	22-02-2024	Initial Consent Plans

Sheet No.: **13**
of 25 sheets

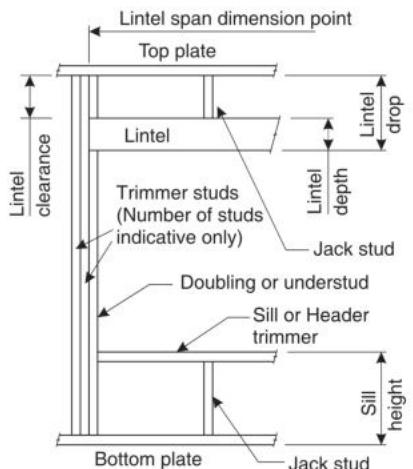
LINTEL FIXING SCHEDULE

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 ²	G	G	H	G	G	H
11.6m ²	G	H	H	G	G	H
12.1m ²	G	H	H	G	H	H
15.3m ²	H	H	-	G	H	H
19.1m ²	H	-	-	G	H	-
20.9m ²	H	-	-	H	H	-
21.8m ²	H	-	-	H	-	-
34.3m ²	-	-	-	H	-	-

NOTES:

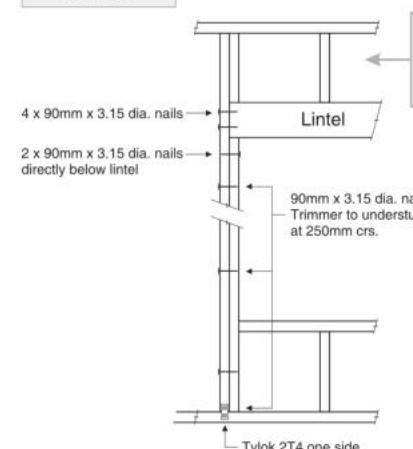
- Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
- Assumed girder truss is at mid-span or middle third span of lintel
- Use similar fixings for both ends of lintel
- All other cases require specific engineering design

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

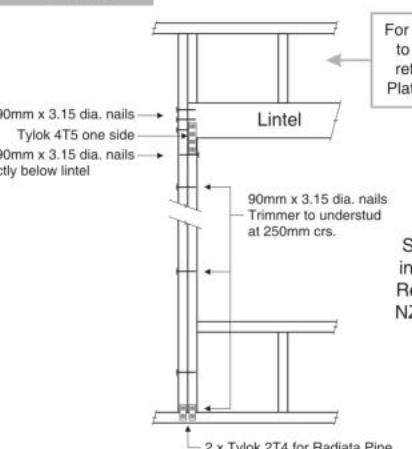
Chathurika Singhabahu &
Sanka Vidanagama
Lot 72
Falcons Landing, Rolleston

Job Number:
216231
Original Plan:
Warbler 132
Sheet Name:
FRAMING DETAILS
Sales: V Bhatia Drawn: M Glynn QS: W Xian Print Date: 1/03/2024 Scale: NTS @ A3

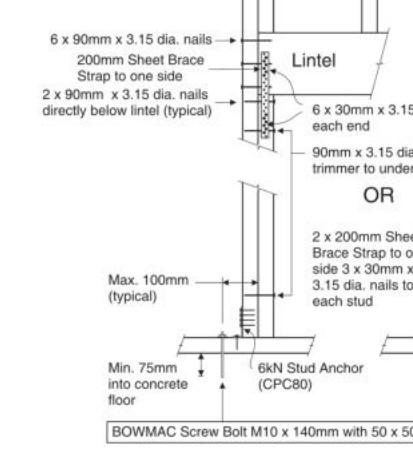
CONSENT PLANS
No. Date: Reason:
1 22-02-2024 Initial Consent Plans

LINTEL FIXING OPTIONS
**TYPE E
1.4kN**


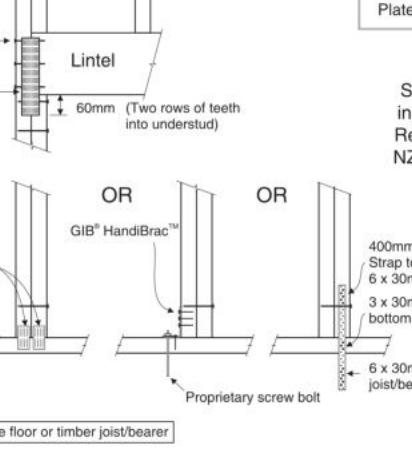
For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule

**TYPE F
4.0kN**


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

**TYPE G
7.5kN**


Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011



Stud numbers indicative only. Refer Table 8.5 NZS 3604:20



08/2017

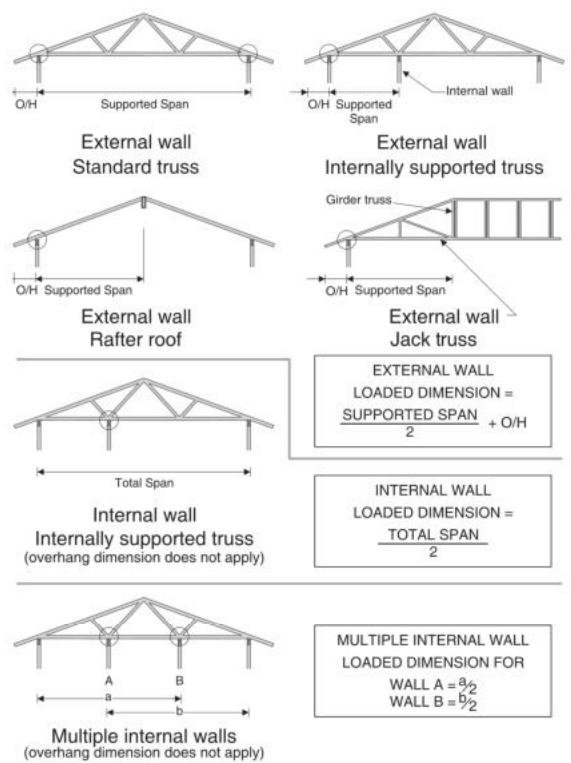
STUD TO TOP PLATE FIXING SCHEDULE

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

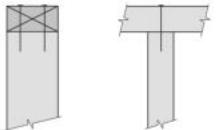
(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

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.

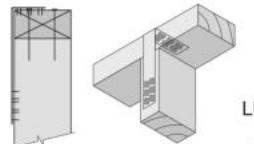
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.

Plus LUMBERLOK 6kN Stud Anchor (CPC80)

Plus LUMBERLOK CPC40

Recommended for internal wall options to avoid lining issues

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



Plus LUMBERLOK Stud Strap
(one face only)

SCAN FOR
INSTALLATION
VIDEO

<https://vimeo.com/117353604>

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Chathurika Singhabahu & Sanka Vidanagama
Lot 72
Falcons Landing, Rolleston

Job Number:
216231

Original Plan:
Warbler 132

Sheet Name:
FRAMING DETAILS

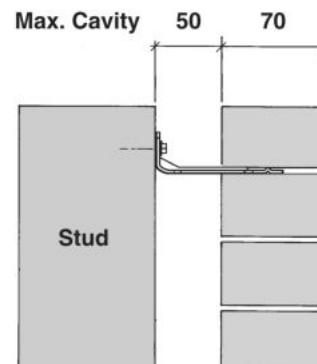
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CONSENT PLANS

Sheet No.:
15

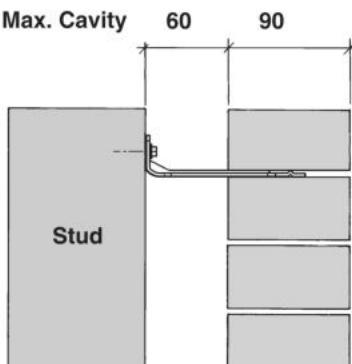
of 25 sheets

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

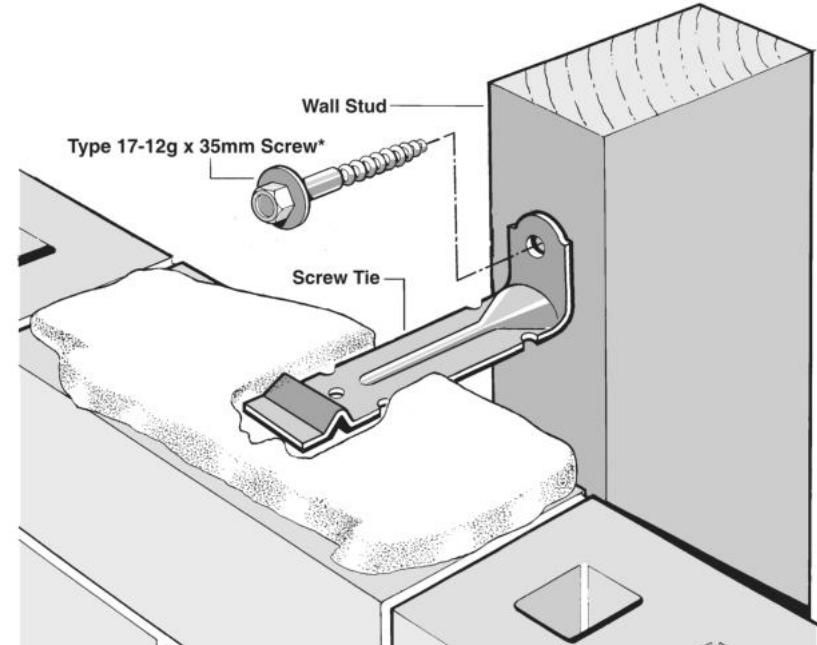
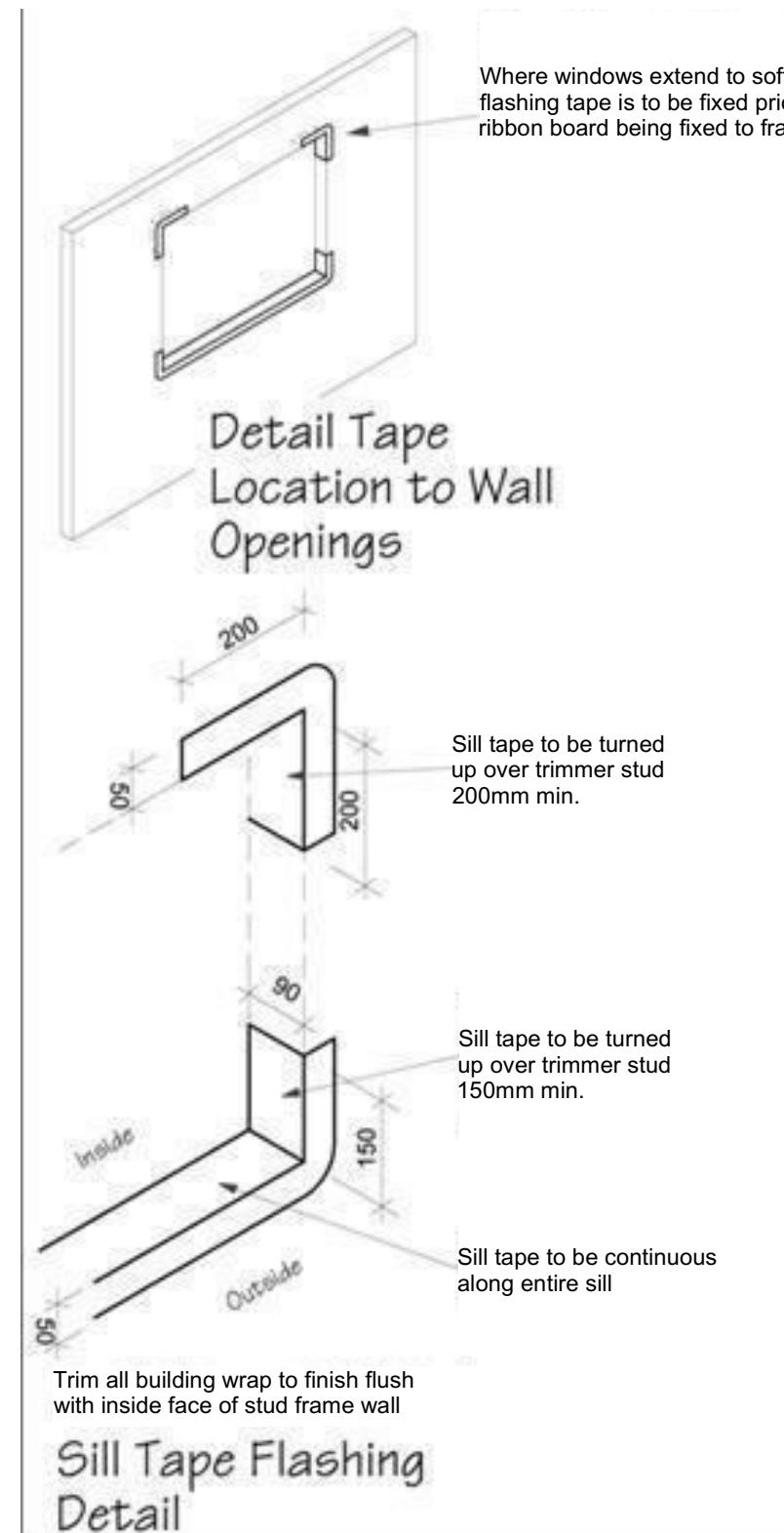
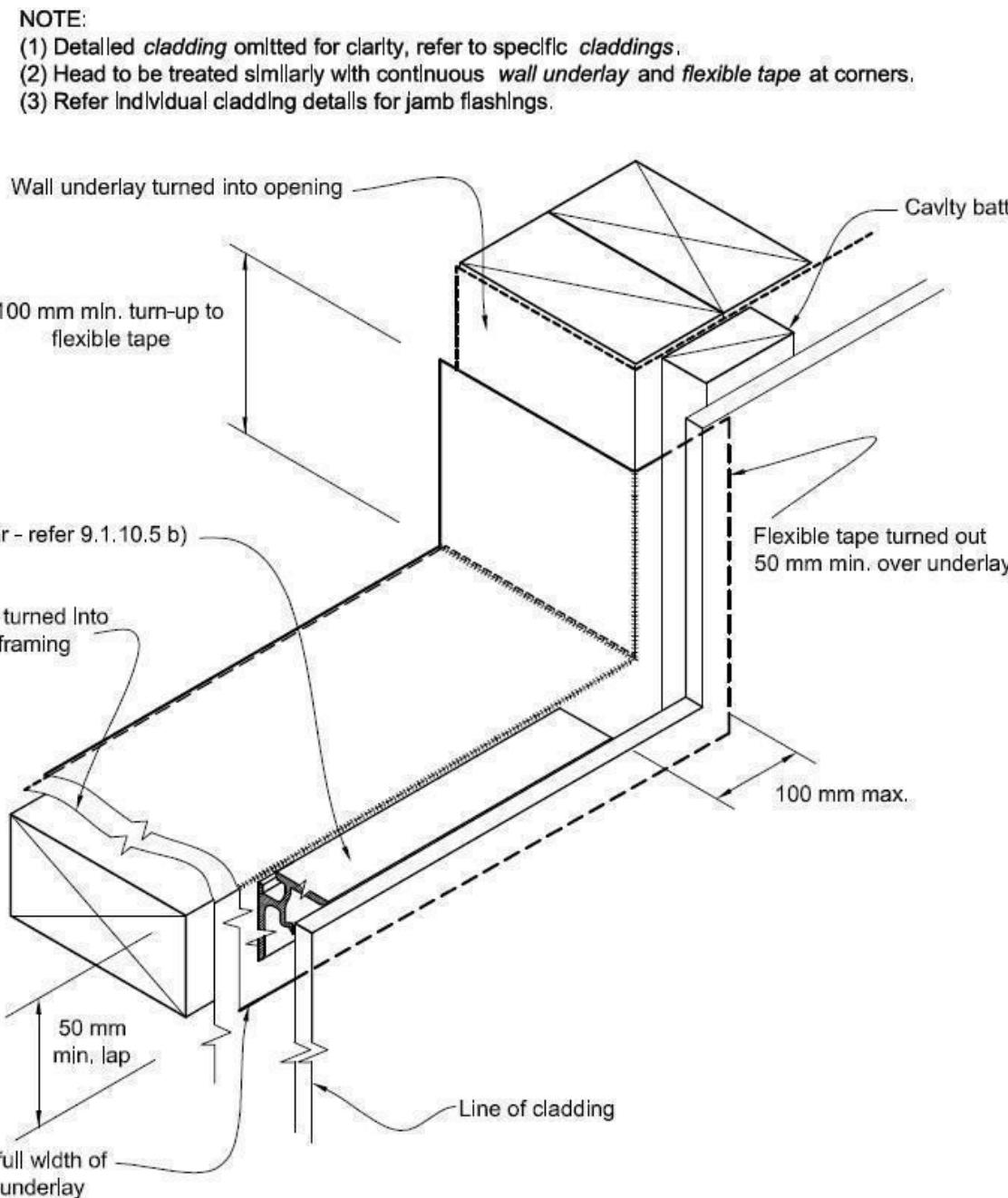


Figure 72B: General window and door opening with drainage cavity
Paragraphs 9.1.5, 9.1.9.3, 9.1.10.2, Figures 73C, 76, 85, 86, 91, 99, 116 and 128



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Chathurika Singhabahu & Sanka Vidanagama
Lot 72
Falcons Landing, Rolleston

Job Number:
216231

Original Plan:
Warbler 132

Sheet Name:
CONSTRUCTION DETAILS

Sales: V Bhatia Drawn: M Glynn QS: W Xian Print Date: 1/03/2024 Scale: As Shown @ A3

CONSENT PLANS

No.	Date:	Reason:
1	22-02-2024	Initial Consent Plans

Sheet No.:
16

of 25 sheets

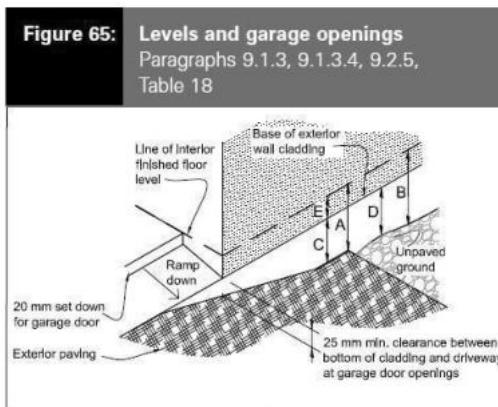
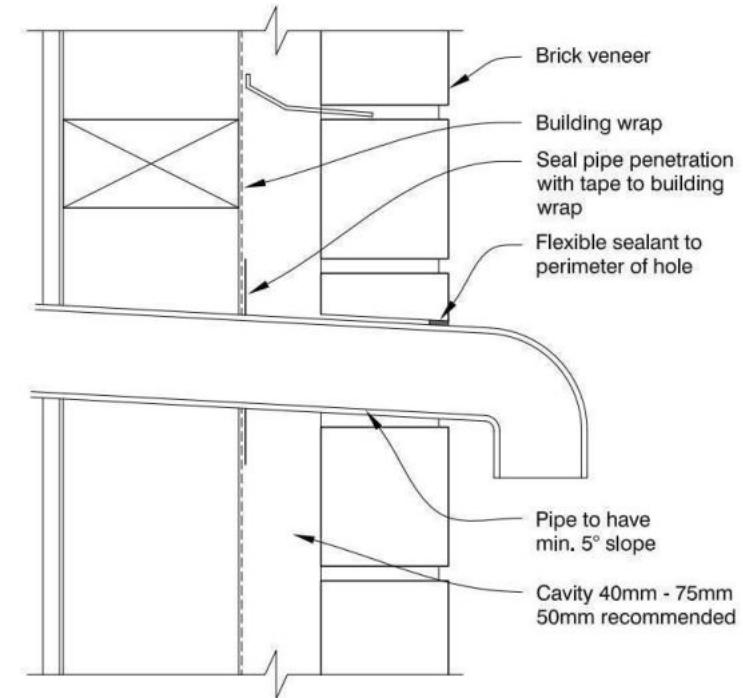
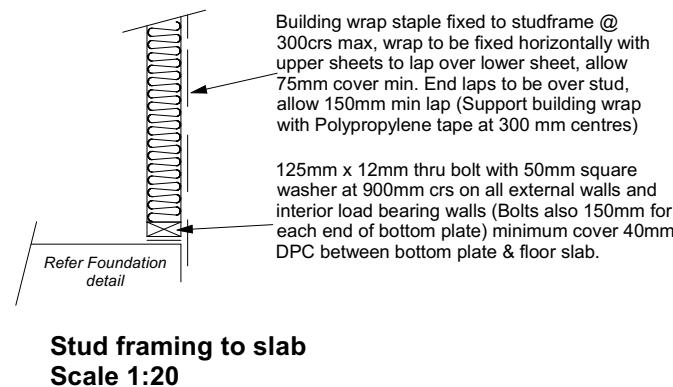
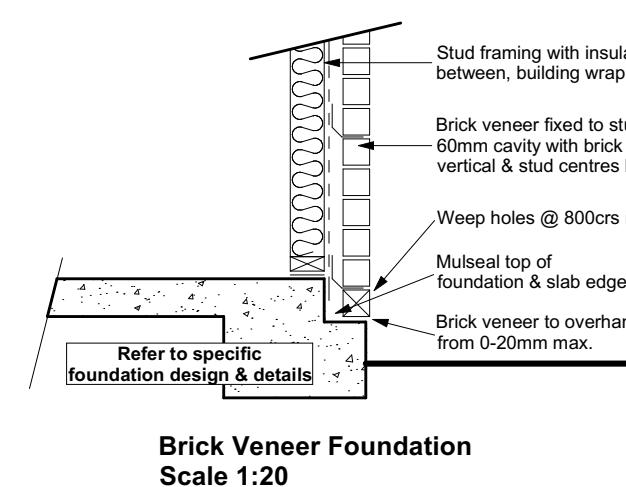
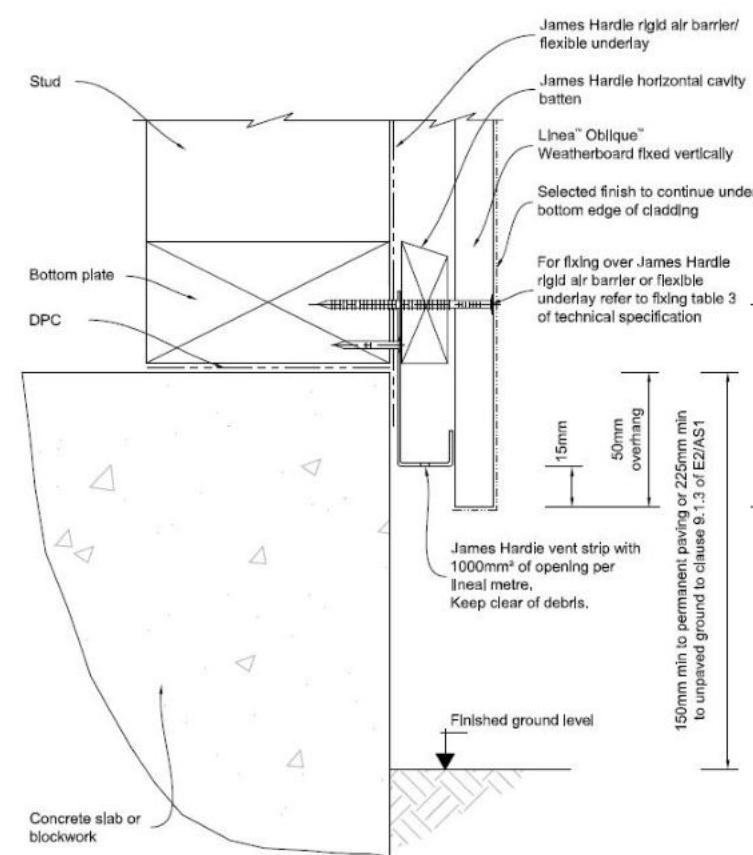


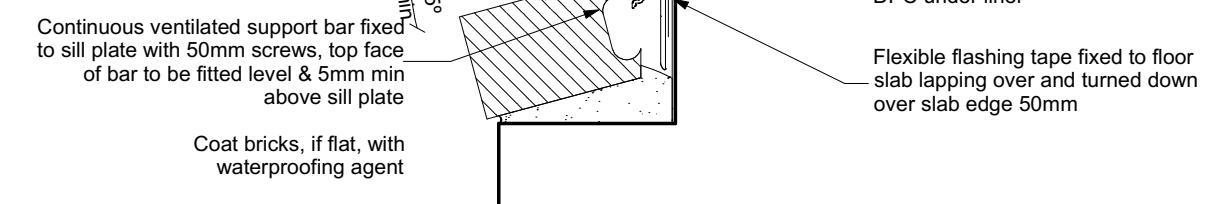
Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

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.



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



Door Sill to Slab Detail
Scale 1:20

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Chathurika Singhabahu & Sanka Vidanagama
Lot 72
Falcons Landing, Rolleston

Job Number:
216231

Original Plan:
Warbler 132

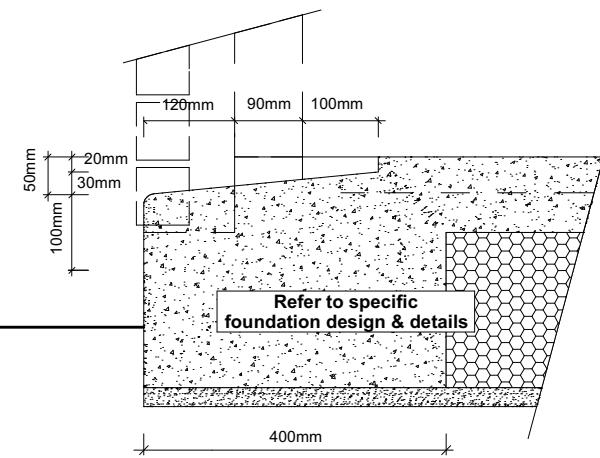
Sheet Name:
CONSTRUCTION DETAILS

CONSENT PLANS

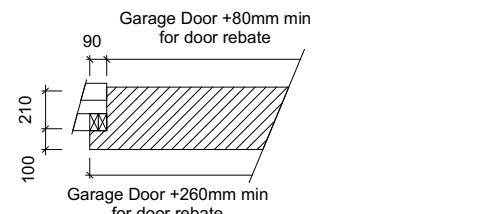
No.	Date:	Reason:
1	22-02-2024	Initial Consent Plans

Sheet No.:
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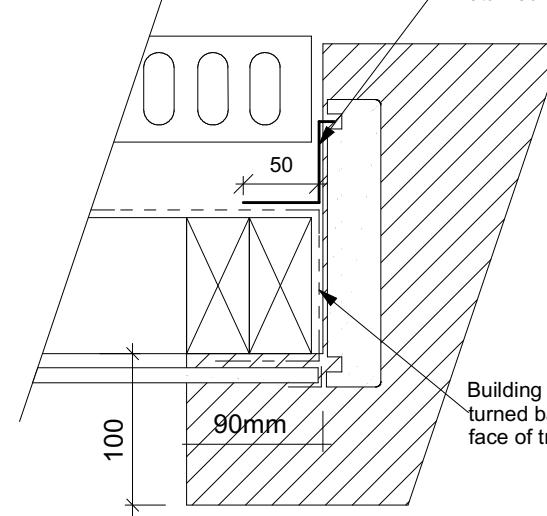
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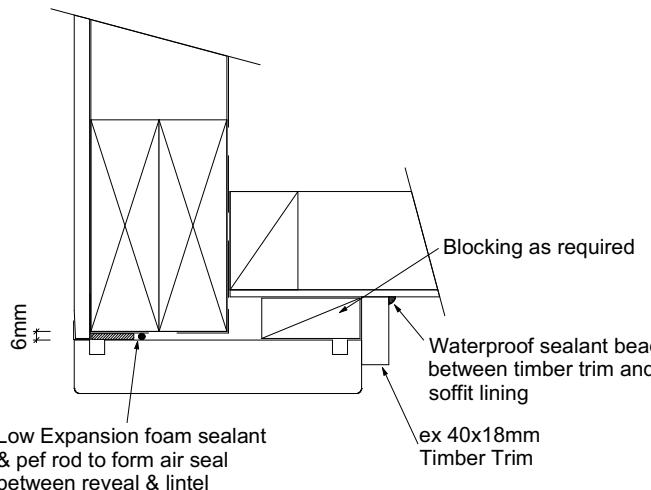
Garage Door Rebate Details Scale 1:10



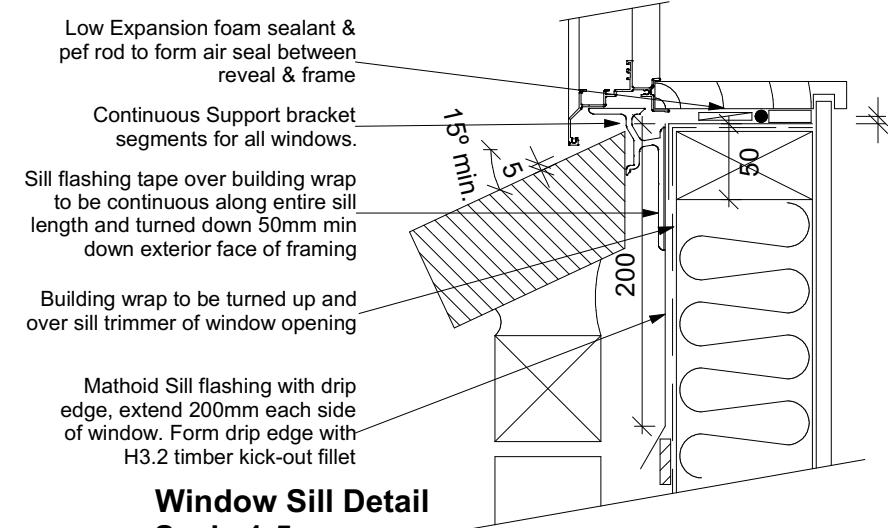
Masons 40 Below flashing tape to garage door reveal/brick veneer junction, Detail tape flashing to be returned into reveal rebate.



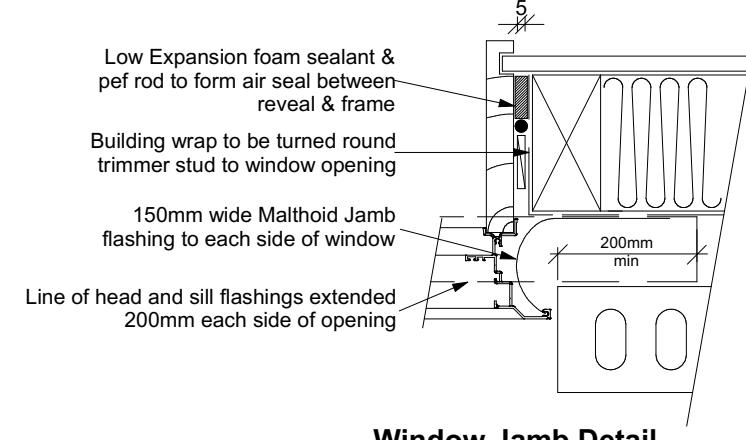
Garage Door Jamb Detail Scale 1:5



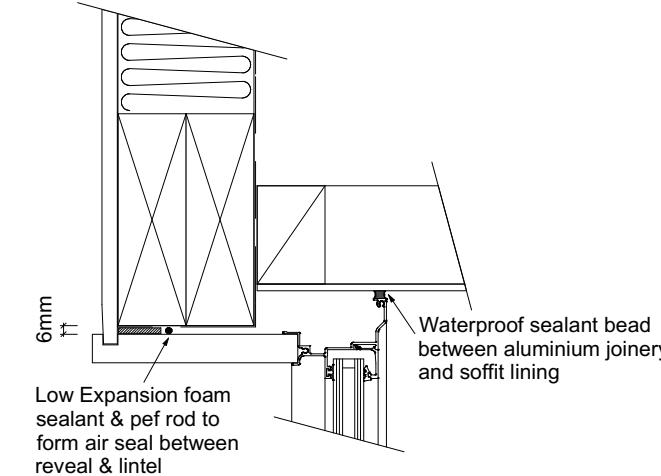
Garage Door Head to Soffit Scale 1:5



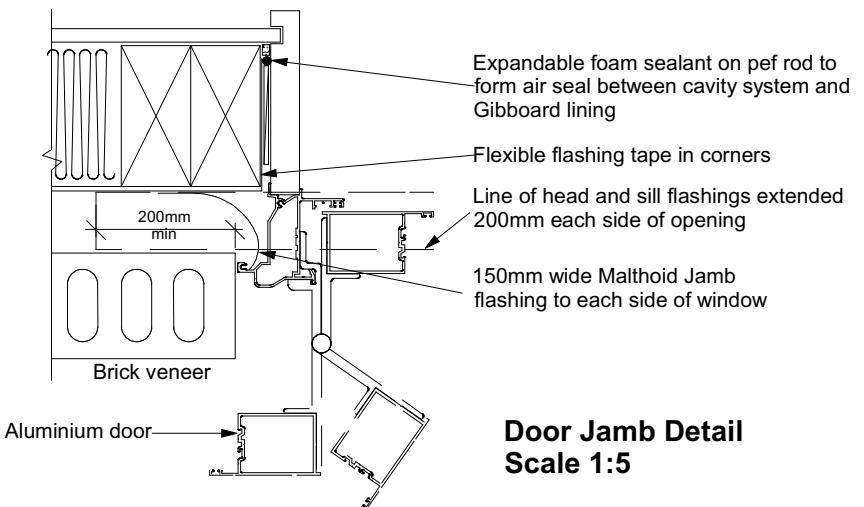
Window Sill Detail Scale 1:5



Window Jamb Detail Scale 1:5



Window Head to Soffit Detail



Door Jamb Detail Scale 1:5

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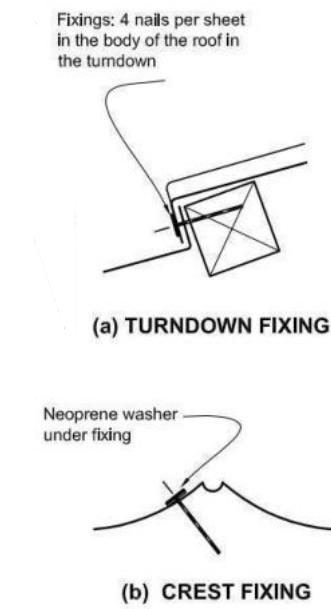
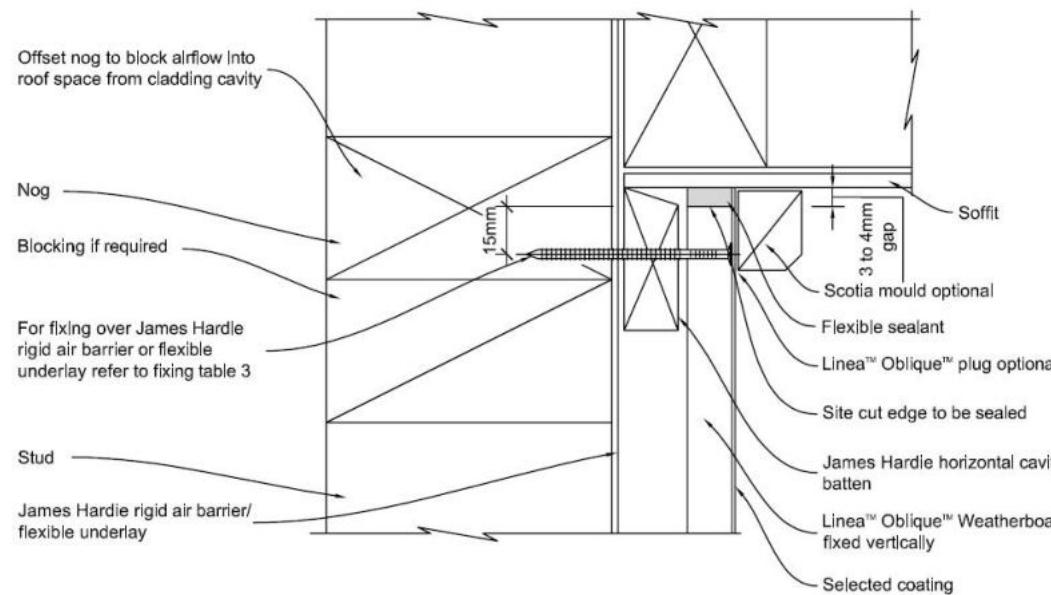
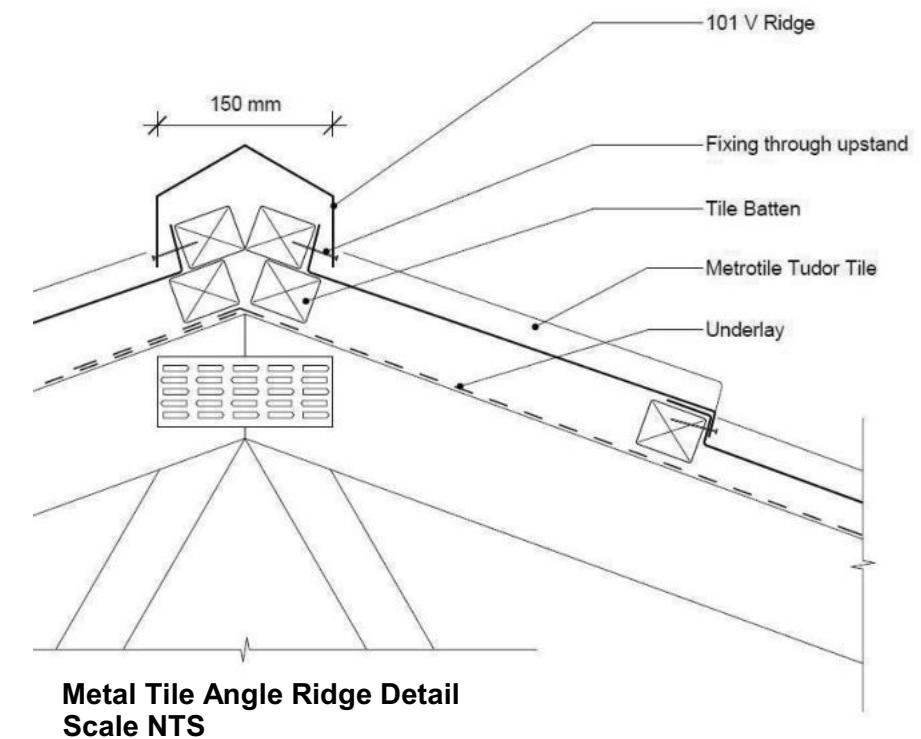
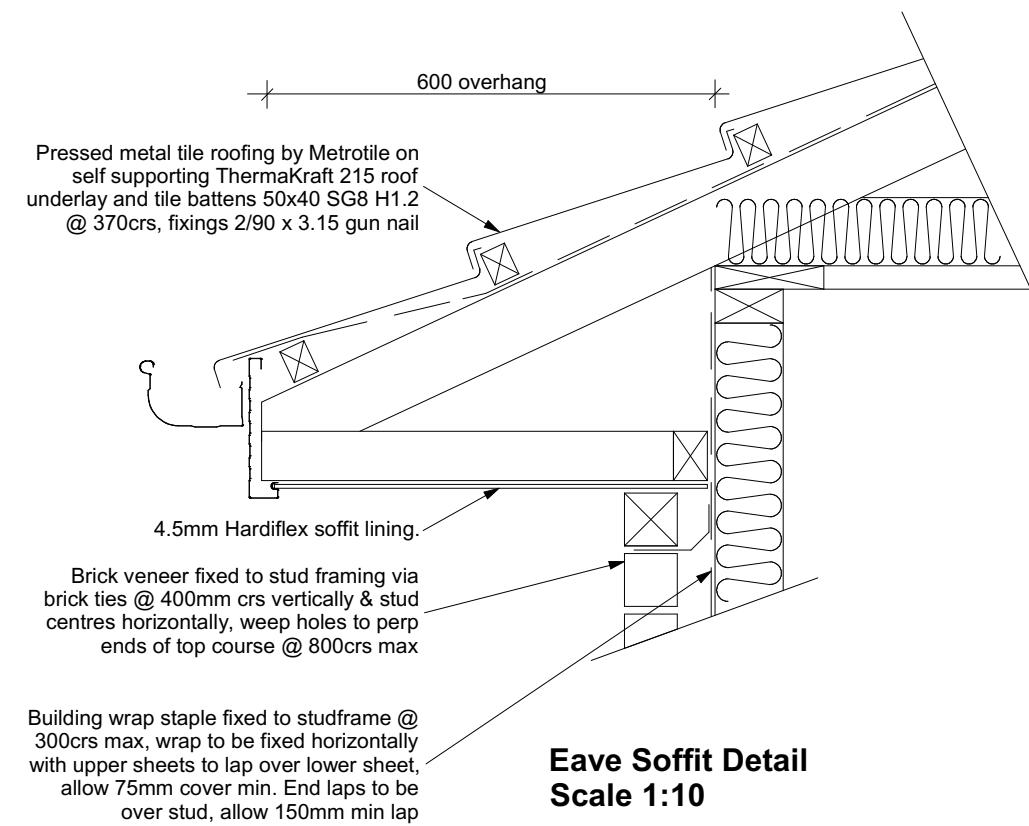


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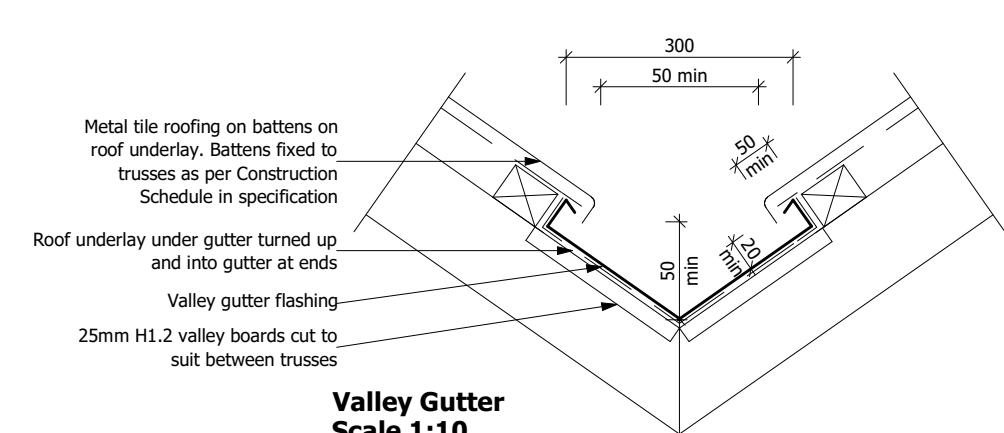
P: +64 3 342 7788

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Metal Tile Fixing Detail
Scale NTS



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Chathurika Singhabahu & Sanka Vidanagama
Lot 72
Falcons Landing, Rolleston

Job Number:
216231

Original Plan:
Warbler 132

Sheet Name:
CONSTRUCTION DETAILS

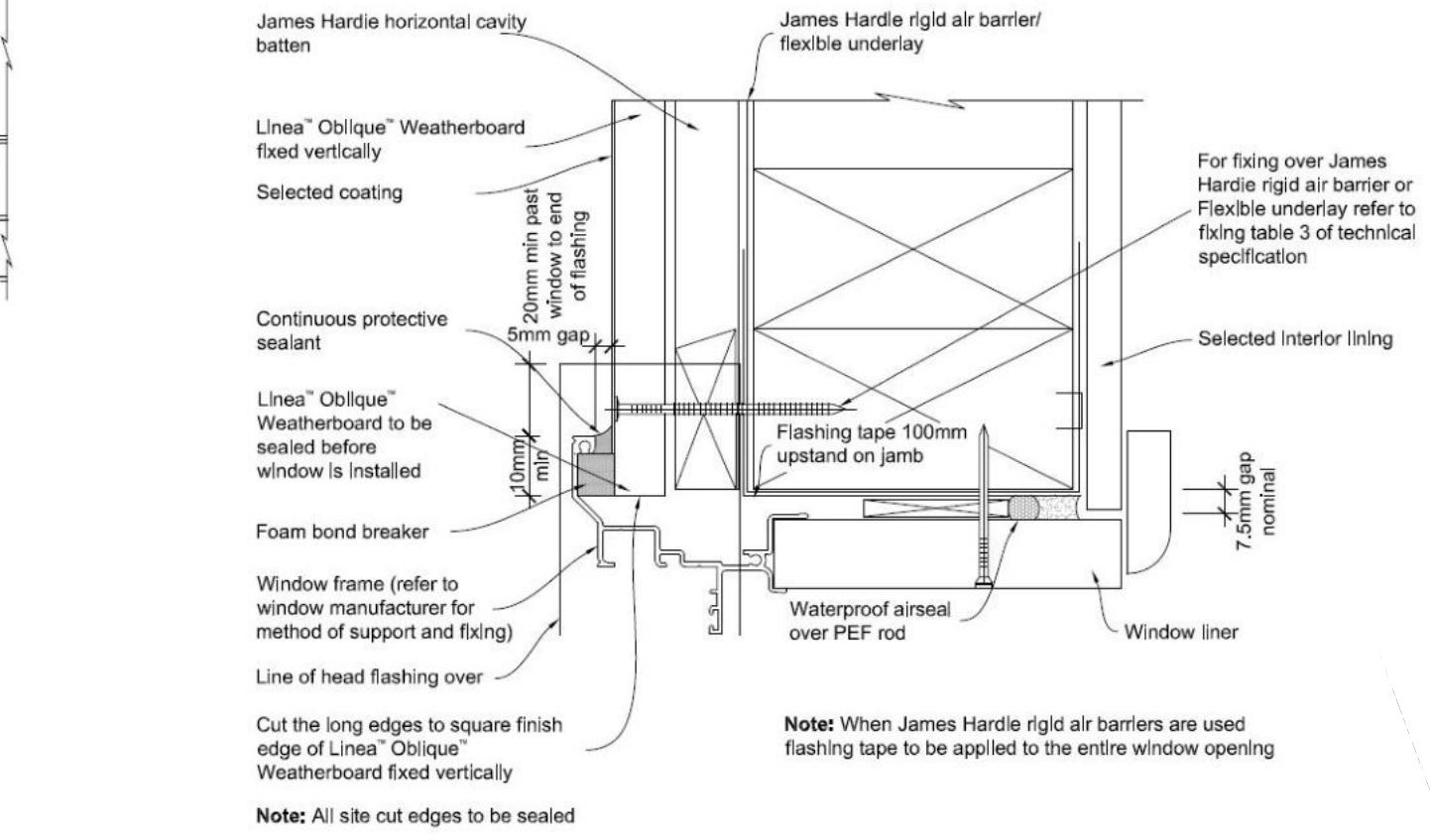
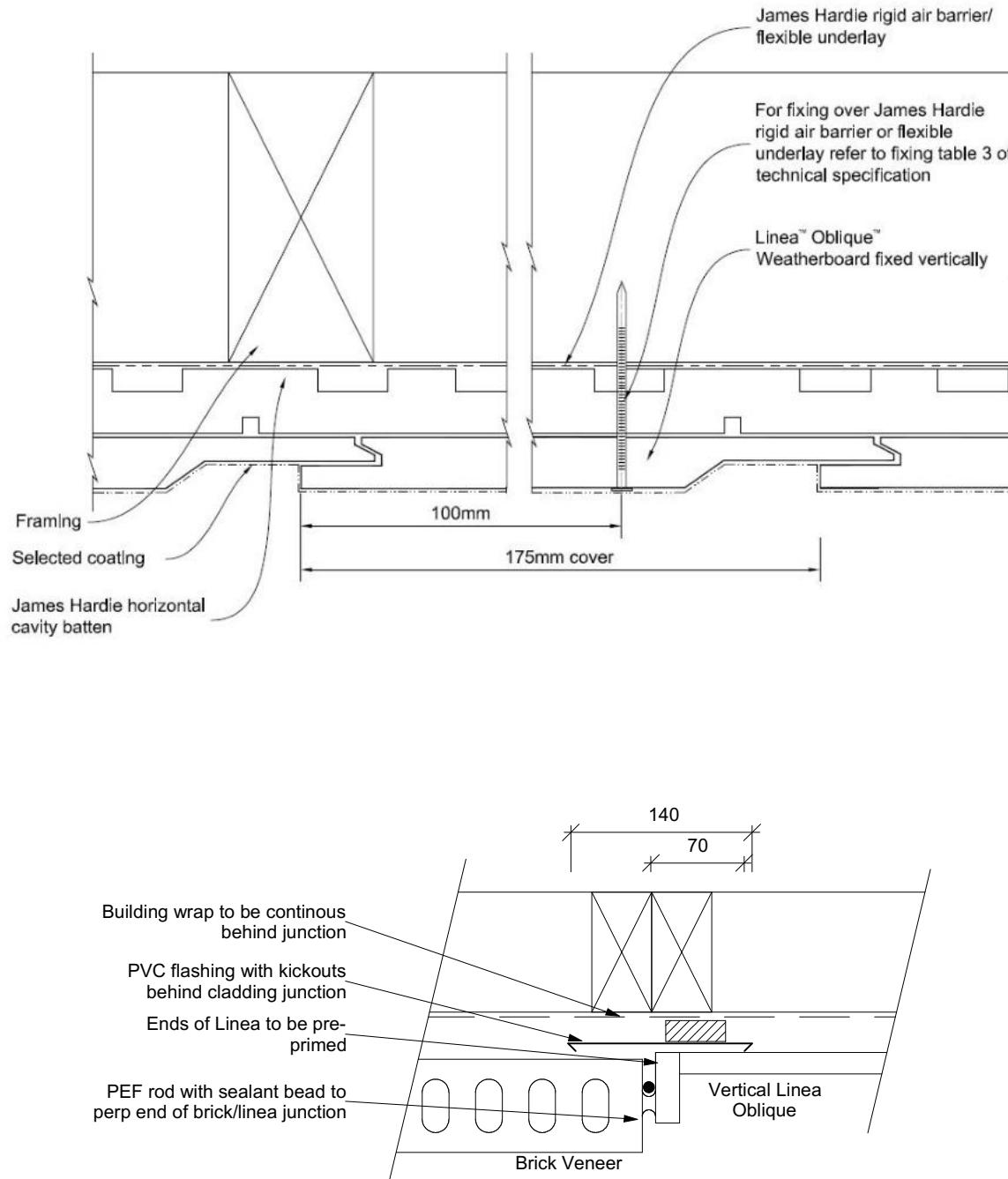
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CONSENT PLANS

No.	Date:	Reason:
1	22-02-2024	Initial Consent Plans

Sheet No.:
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Job Number:
216231

Original Plan:
Warbler 132

Sheet Name:
CONSTRUCTION DETAILS

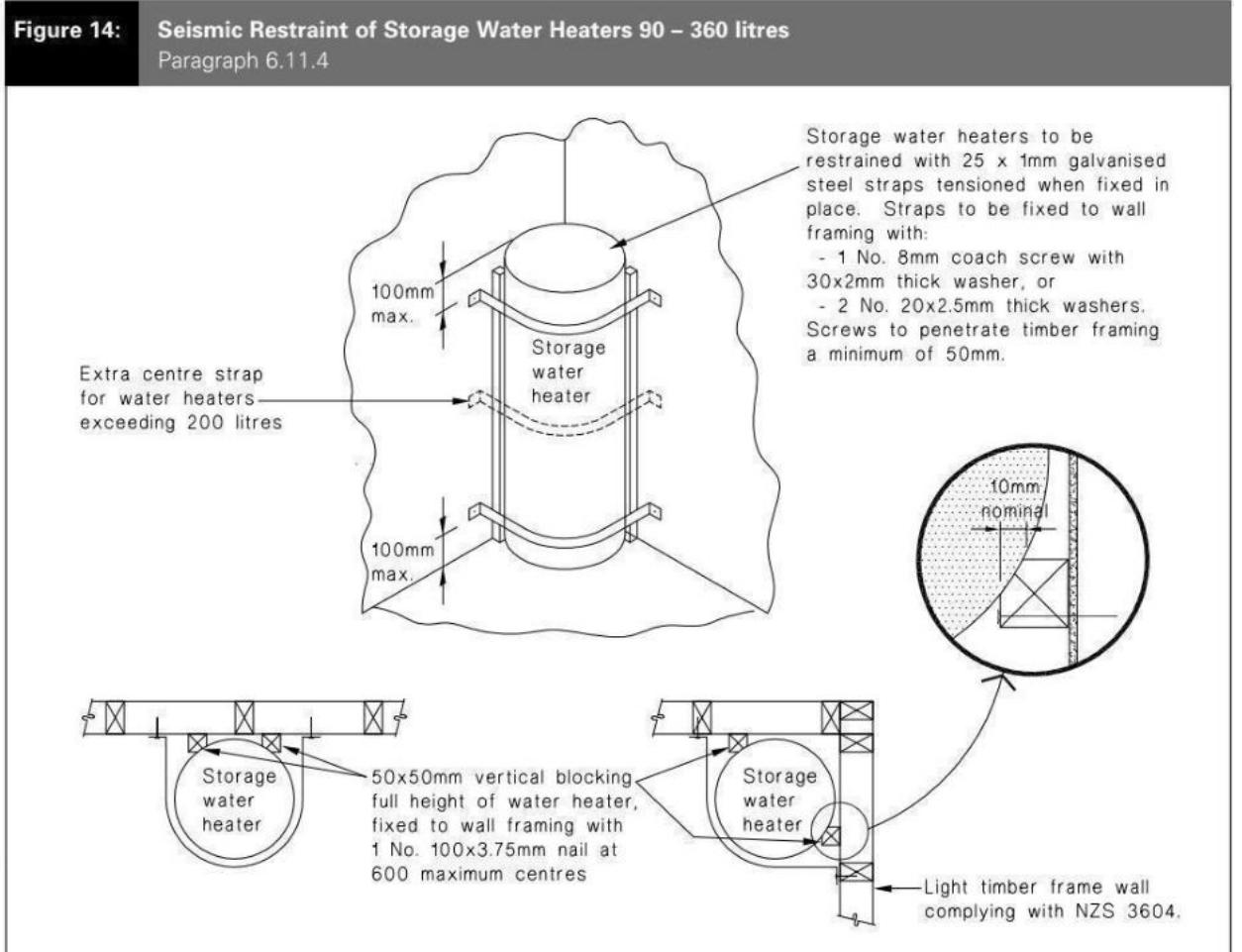
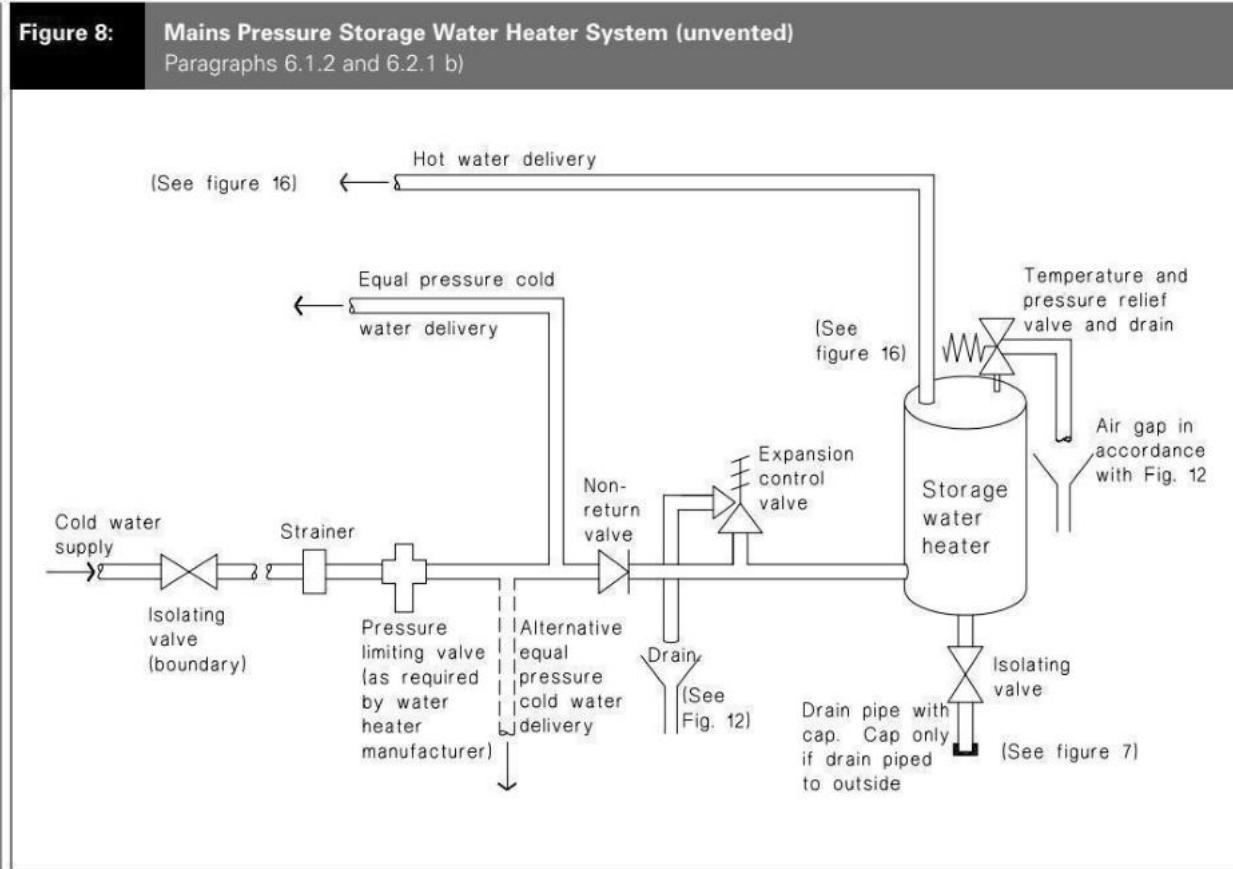
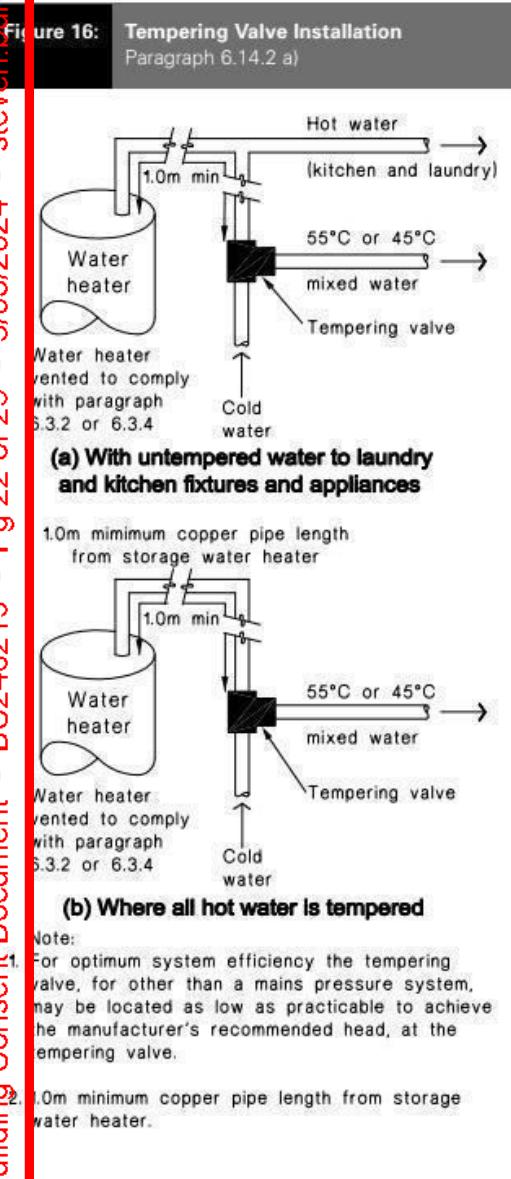
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CONSENT PLANS

No.	Date:	Reason:
1	22-02-2024	Initial Consent Plans

Sheet No.:
20

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Chathurika Singhabahu & Sanka Vidanagama
Lot 72
Falcons Landing, Rolleston

Job Number:
216231

Original Plan:
Warbler 132

Sheet Name:

PLUMBING DETAILS

Sales:
V Bhatia

Drawn:
M Glynn

QS:
W Xian

Print Date:
1/03/2024

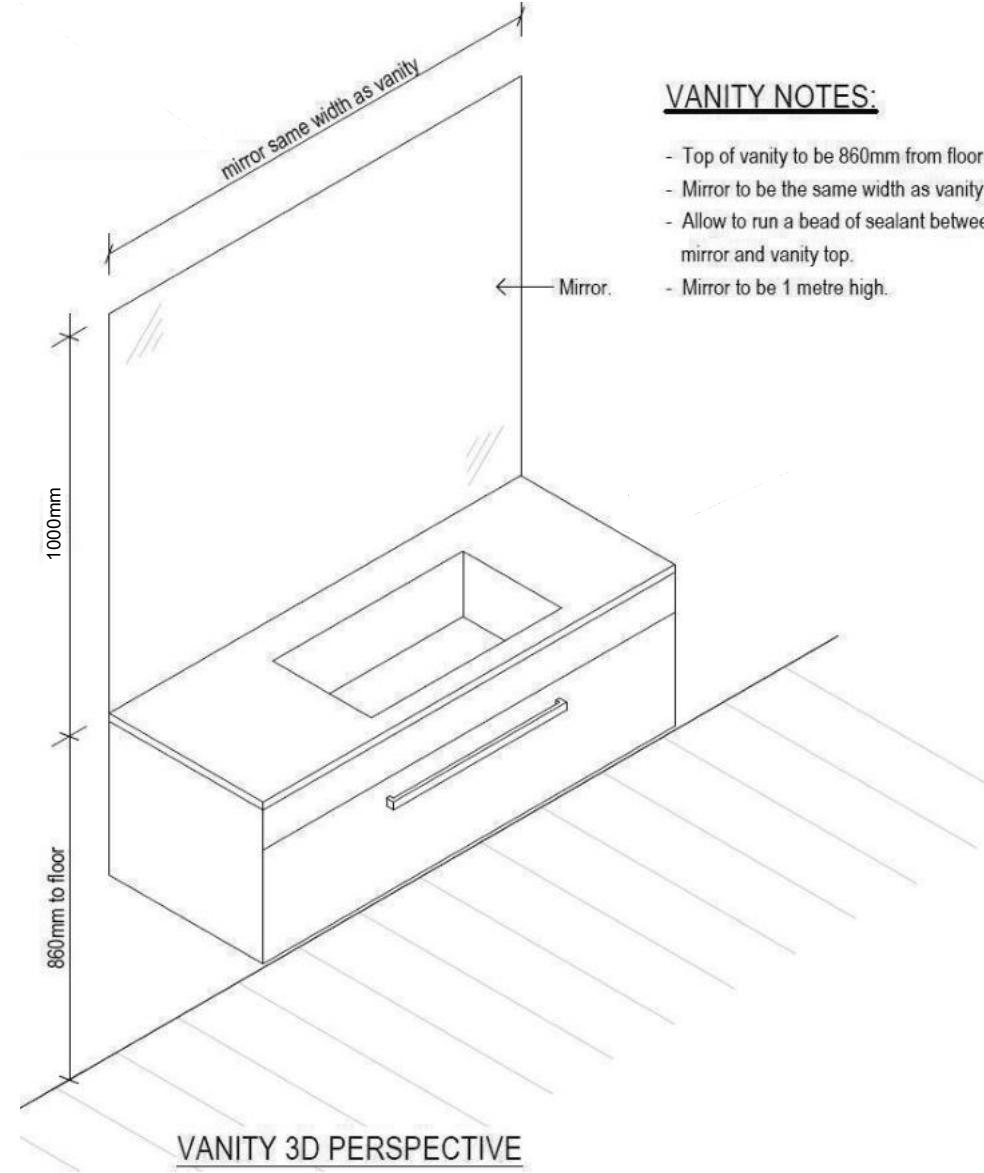
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CONSENT PLANS

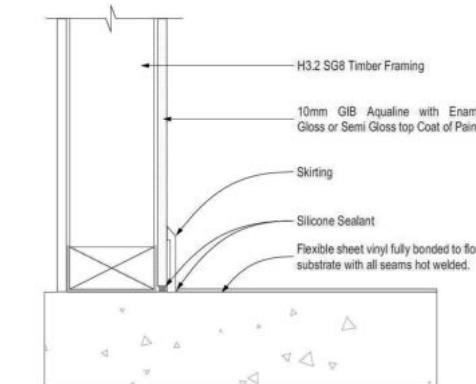
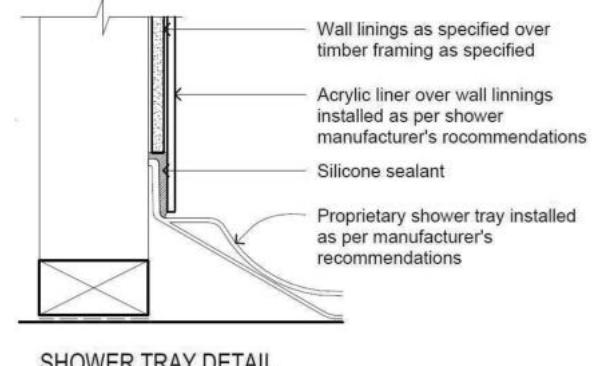
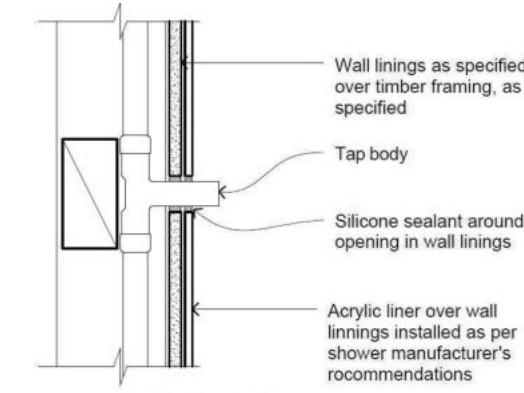
No.	Date:	Reason:
1	22-02-2024	Initial Consent Plans

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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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Lot 72
Falcons Landing, Rolleston

Job Number:
216231

Original Plan:
Warbler 132

Sheet Name:
BATHROOM DETAILS

Sales: **V Bhatia** Drawn: **M Glynn** QS: **W Xian** Print Date: **1/03/2024** Scale: **NTS @ A3**

CONSENT PLANS

No.	Date:	Reason:
1	22-02-2024	Initial Consent Plans

Sheet No.:
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Buildable Consent Layout

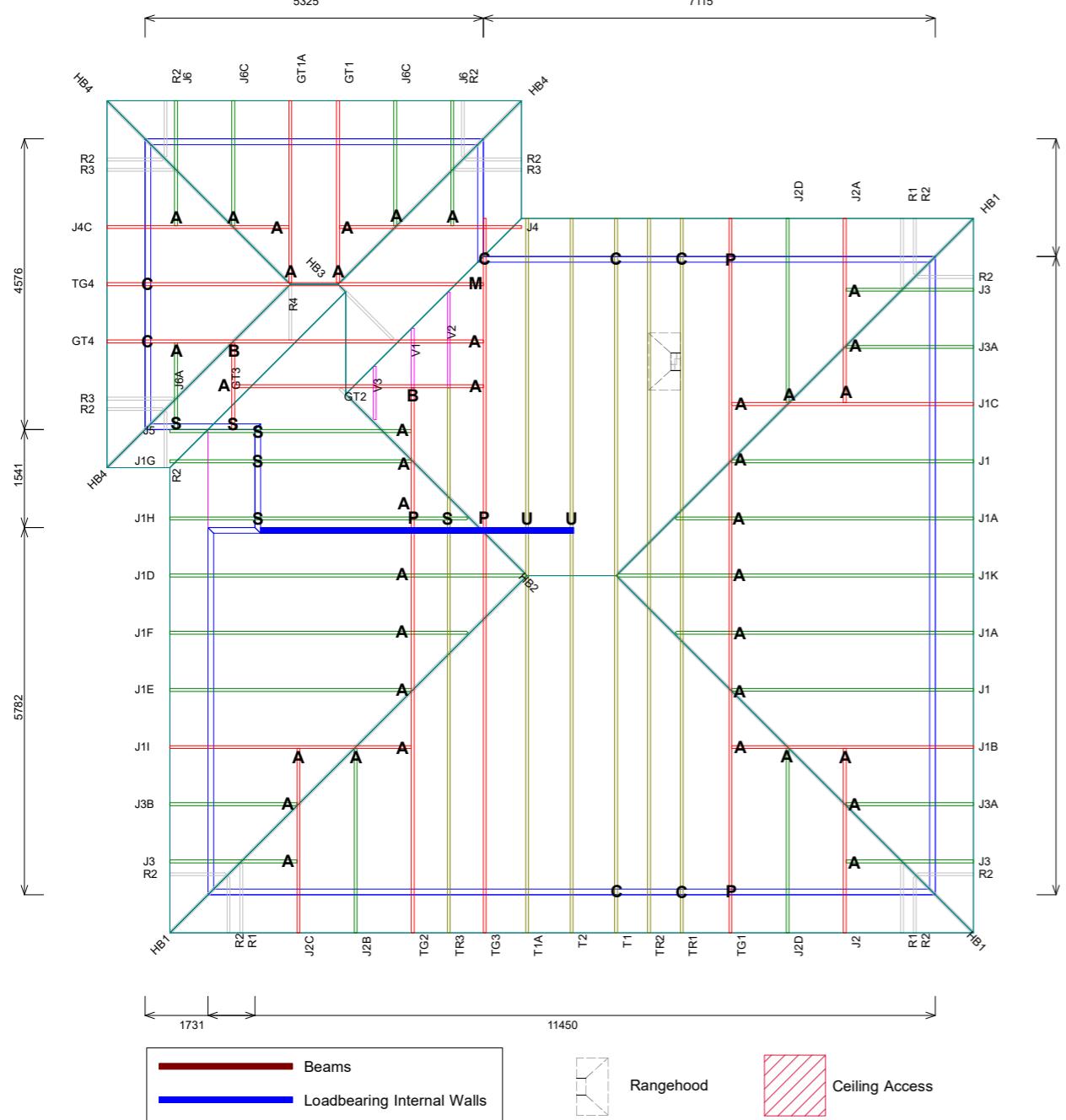


For valley/saddle truss fixing unless stated otherwise use a pair of wedge dogs at 900mm centres for up to and including a very high wind zone. Or a pair of CT200's at 900mm centres for extra high wind zone. This fixing is to meet the minimum requirements as per NZS3604.

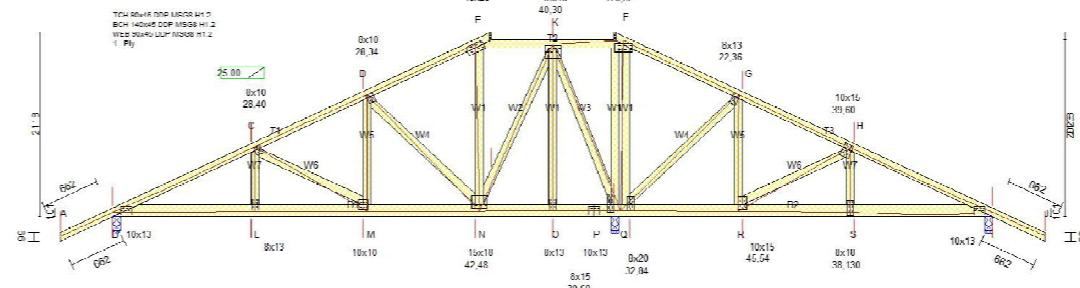
CARTERS

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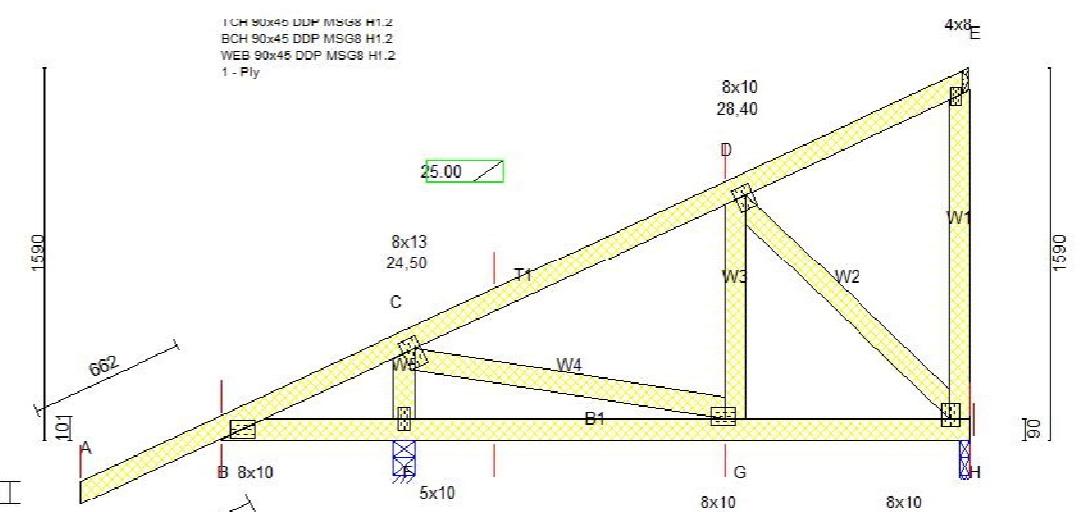
SDC - Approved Building Consent Document - BC240219 - Pg 24 of 25 - 5/03/2024 - steven.burnham



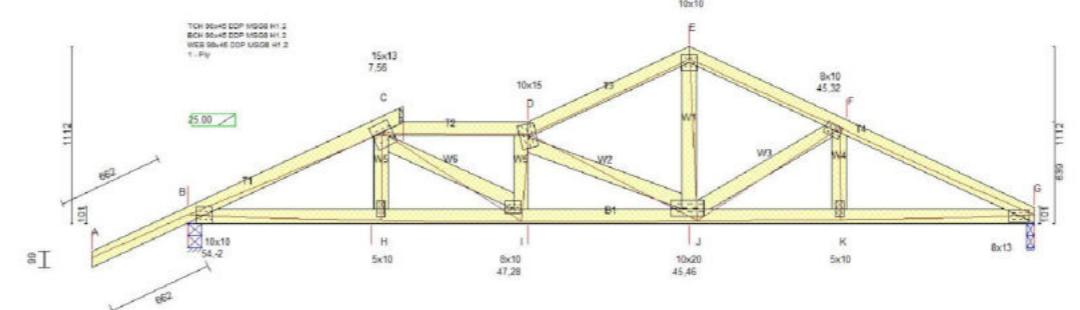
Truss TG3



Truss J1G



Truss GT4



Job No: CY1402390C2

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

Job Name: Singhabahu Vidanagama Lot 72 Falcons Landing

Address: Lot 72 Falcons Landing Rolleston

Lot 72 Falcons Landing Rolleston,

If a gable truss requires a windbeam brace, the type of MiTek brace will be noted as such on the layout.
The truss fixings can be substituted for other fixings of the same or greater capacity.
All verge framing to be fixed according to the MiTek On-Site Guide if not covered by NZS3604.
If bottom chord restraints are 35mm Metal battens, then they must be fixed with either two nails or screws.
If the metal battens are fixed with a single nail or screw then 90x15mm bottom chords restraints will be required at 1800mm centres.

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

Truss Fixings	
A	= 47x90 Joist Hanger
B	= 47x120 Joist Hanger
C	= CT200 (pair)
D	= 47x190 Joist Hanger
E	= 95x165 Joist Hanger
F	= SH-140 Split Hanger
G	= SH-180 Split Hanger
H	= SH-220 Split Hanger
J	= 2x6kN Strap (12kN)
K	= 6kN Strap
L	= Multigrip (single)
M	= Multigrips (pair)
N	= Nailon Plate (240x110x1)
P	= 16kN Pack
Q	= 9kN Pack
S	= CPC 40 Single Cleat
T	= CPC 40 Short (pair)
U	= CPC 80 Single Cleat
V	= 16kN Uplift
W	= 24kN 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.

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

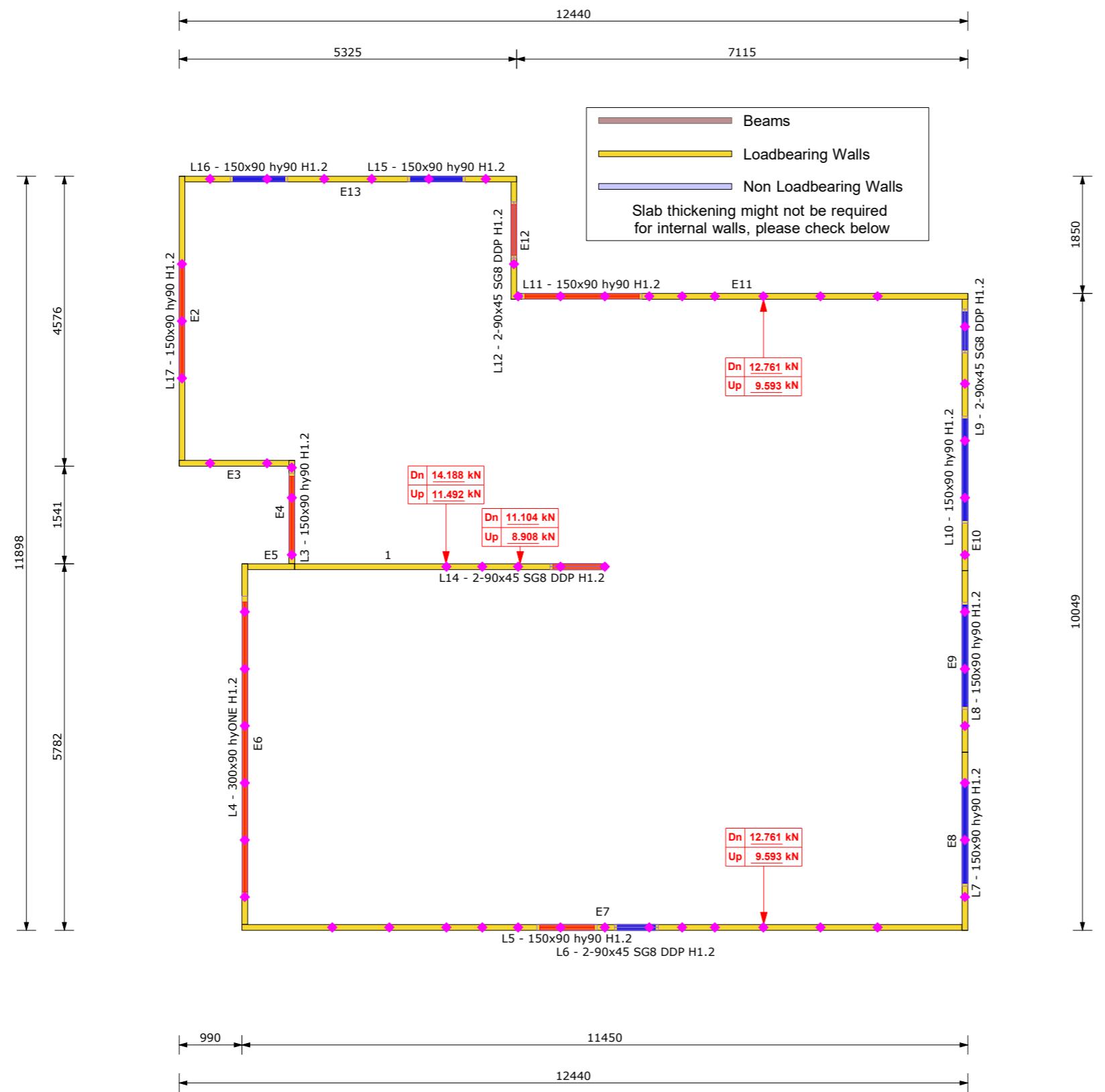
Buildable Consent Layout



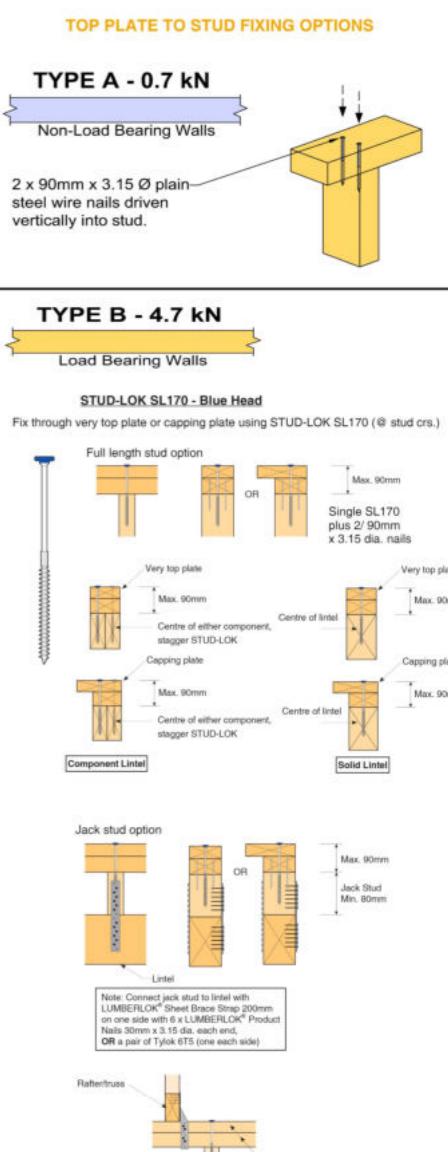
All internal walls shown on this layout are considered to be loadbearing
Lintel fixing specification remains the responsibility of the architect / draughtsperson

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Lintel Fixings are as per the included reports.



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

MiTek SAPPHIRE™	Every Facet an Advantage.
Customer:	TKR Homes Limited T/A Signature Homes Canterbury
Job Name:	Singhabahu Vidanagama Lot 72 Falcons Landing
Address:	Lot 72 Falcons Landing Rolleston

Job No: **CY1402390C2**

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

Job Name: Singhabahu Vidanagama Lot 72 Falcons Landing

Address: Lot 72 Falcons Landing Rolleston

Lot 72 Falcons Landing Rolleston,

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

If no loads are shown, no thickening is required.

The lintels have been sized using one of the following:

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

Unless otherwise stated the timber grade for all lintels is SG8. Lintels not shown are to be selected as per NZS3604: 2011 or designed by an engineer as required.

The lintels have not been designed to support brick shelf angles. The Architect or Engineer is required to design all lintels supporting brick shelf angles.