

Approved Building Consent Documents

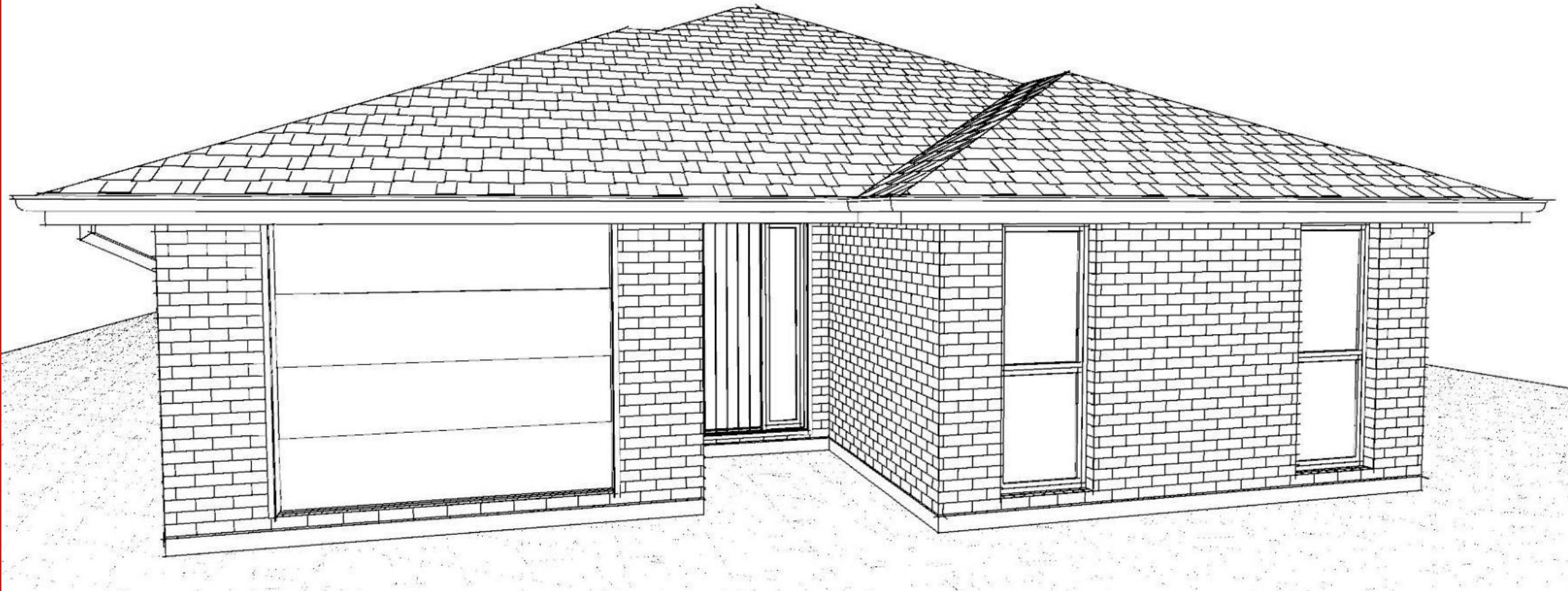
Please Note: A copy of the stamped approved documents must be available on site for all inspections.

Inspection booking timeframes

Call received	before 3pm inspection will be done	after 3pm inspection will be done
Monday	Wednesday	Thursday
Tuesday	Thursday	Friday
Wednesday	Friday	Monday
Thursday	Monday	Tuesday
Friday	Tuesday	Wednesday

Building inspections and enquiries phone: 03 347 2839

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



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



TKR Homes Ltd.
31 Watts Road, Sockburn
PO BOX 11 351
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P: +64 3 342 7788

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Rajika Bothalage & Indika Marakkala
Lot 4
527 Springfield Rolleston Road,
Rolleston

Job Number:
171038

Original Plan:
Toutouwai

Sheet Name:
COVER PAGE

Sales:
V Bhatia

Drawn:
M Glynn

QS:
W Xian

Print Date:
2/08/2023

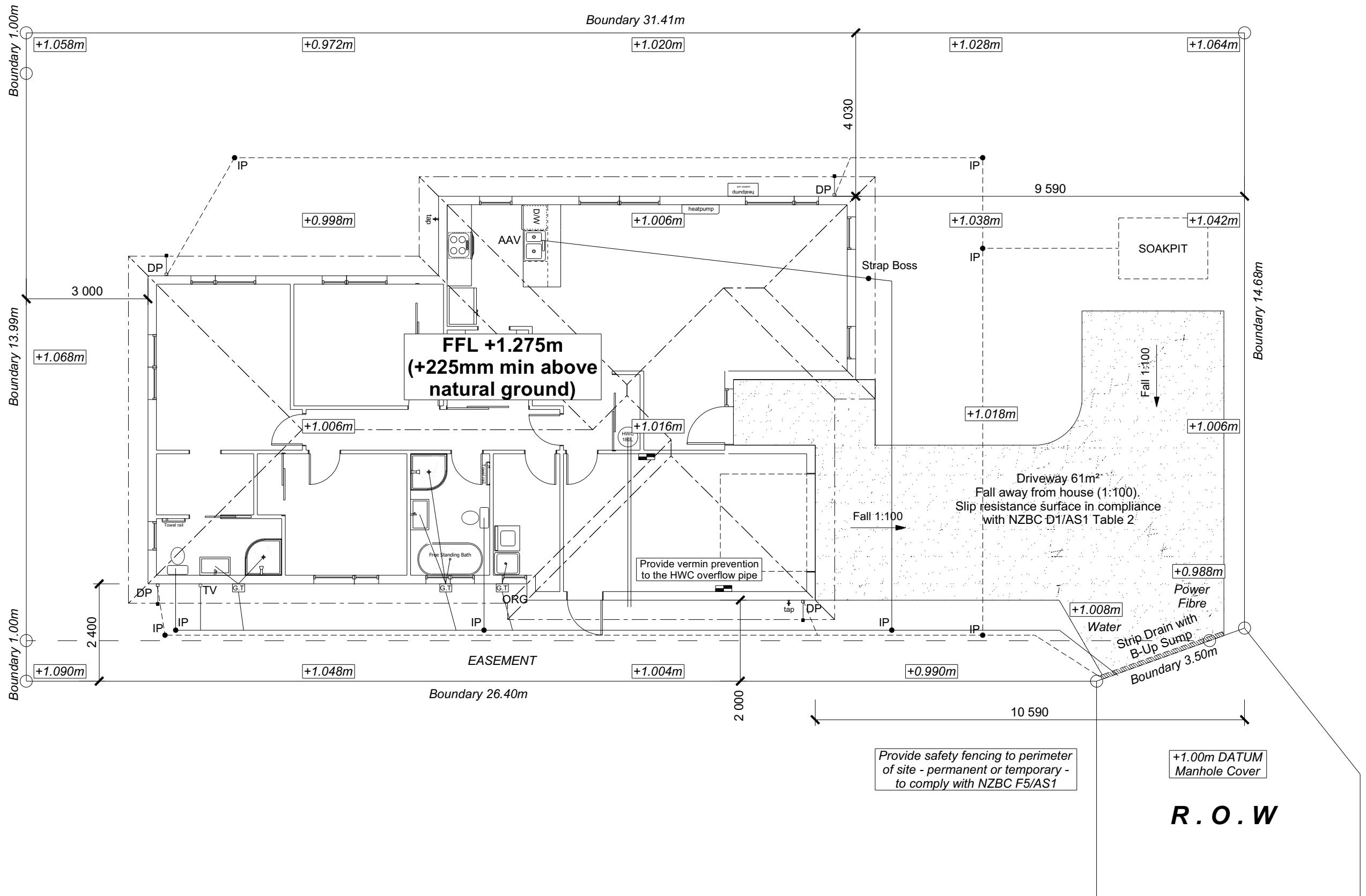
Scale:
@ A3

CONSENT PLANS

No.	Date:	Reason:
1	01-08-2023	Initial Consent Plans

Sheet No.:
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of 23 sheets



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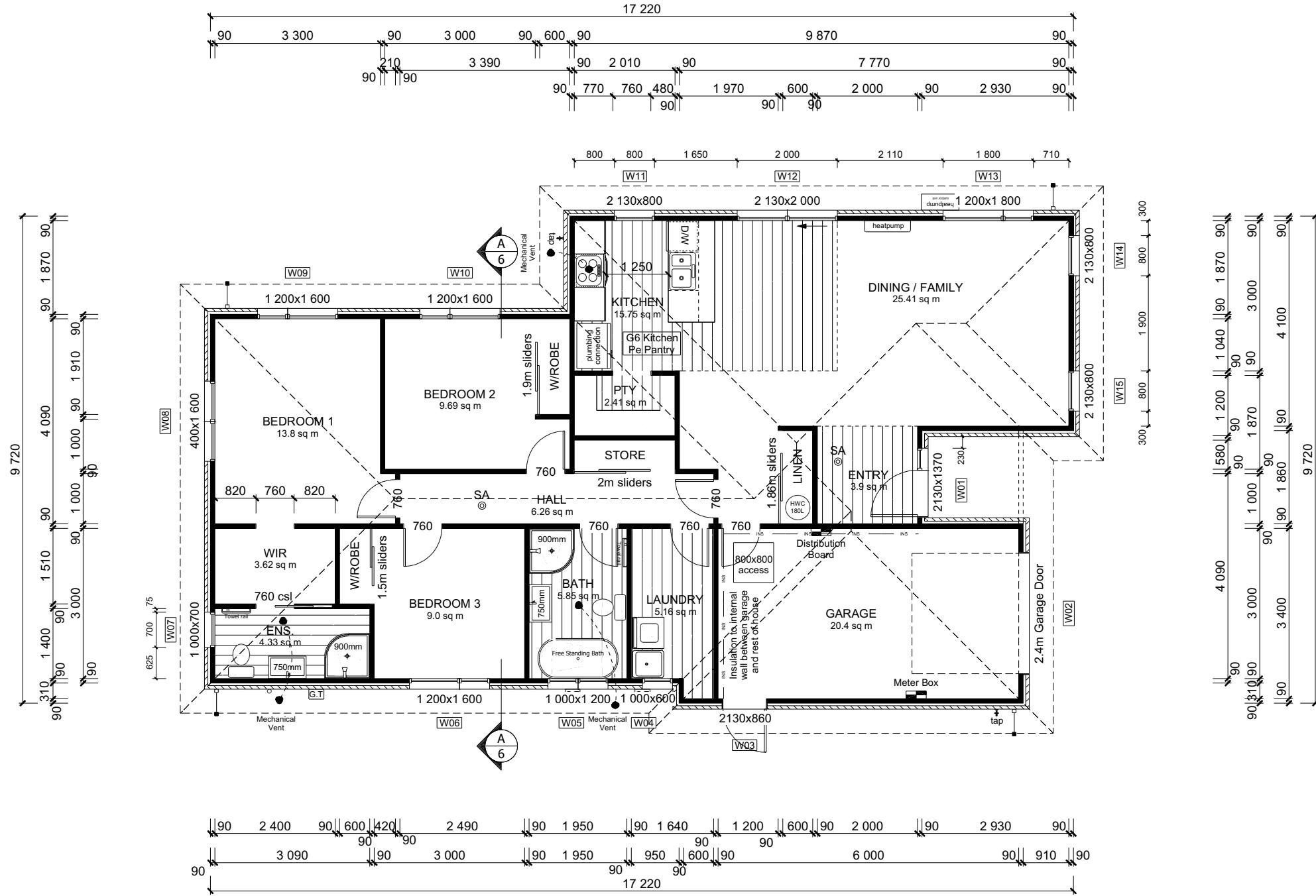
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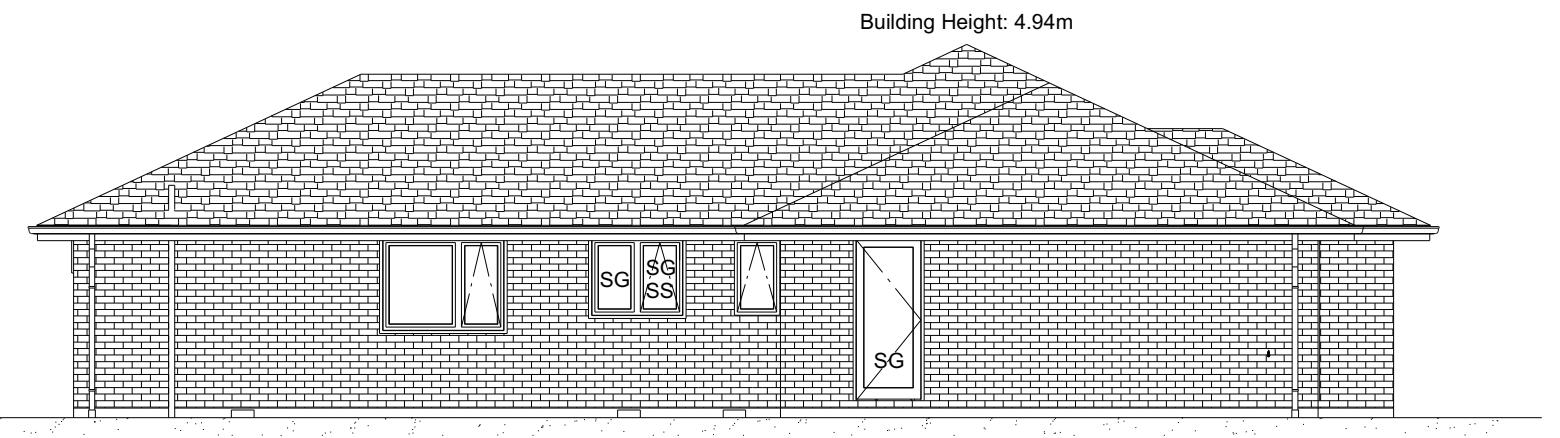
Job Number:
171038

Original Plan:
Toutouwai

Sheet Name:
SITE PLAN



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



ELEVATION A

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



ELEVATION B

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Job Number:
171038

Original Plan:
Toutouwai

Sheet Name:
ELEVATIONS

Sales:
V Bhatia

Drawn:
M Glynn

QS:
W Xian

Print Date:
2/08/2023

Scale:
1:100 @ A3

CONSENT PLANS

No.	Date:	Reason:
1	01-08-2023	Initial Consent Plans

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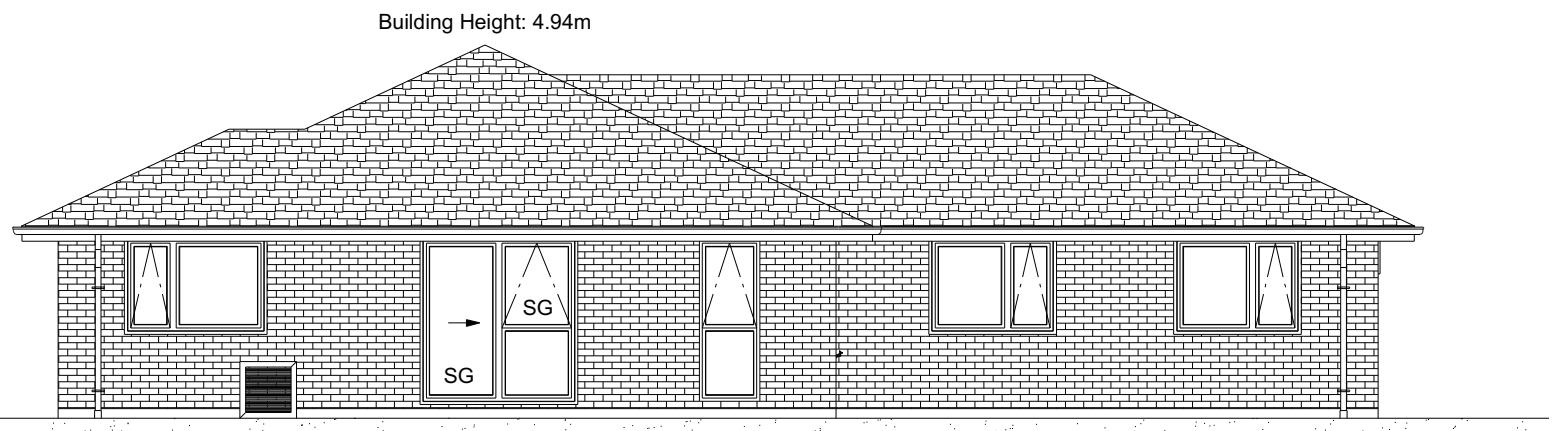
ROOF & WALL CLADDINGS
Roof : 25° Pressed Metal Tiles
Walls : 70 Series Brick Veneer
with a 50mm cavity

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

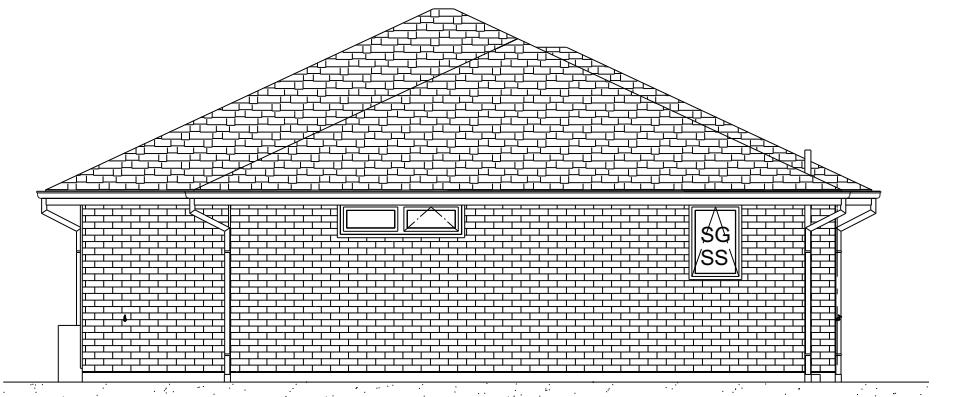
All egress points to have a maximum step down of 190mm.
Access routes to have slip resistance surface in compliance with NZBC D1/AS1 Table 2 and to have a 1:100 fall away from the building

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 4
527 Springston Rolleston Road,
Rolleston

Job Number:	Original Plan:	Sheet Name:
171038	<i>Toutouwai</i>	ELEVATIONS
Drawn: atia	QS: M Glynn	Print Date: 2/08/2023

ROOF & WALL CLADDINGS

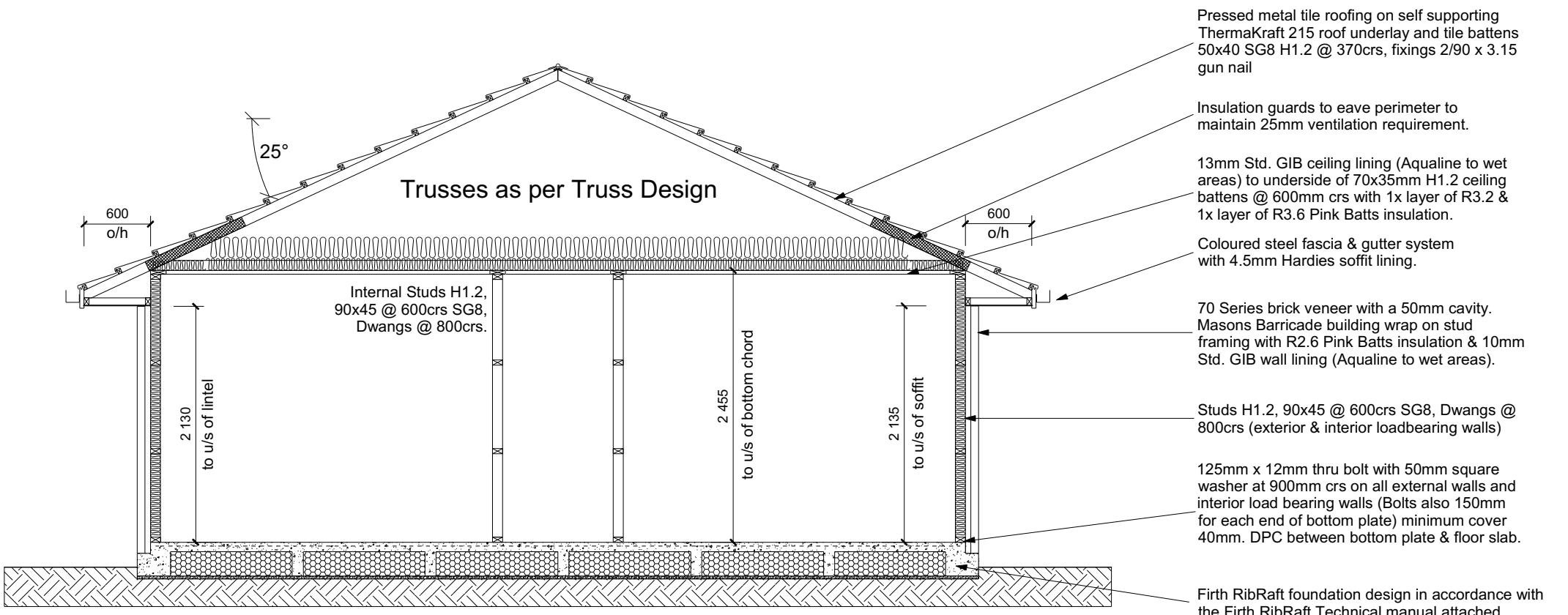
ELEVATION LEGEND	
SS	Safety Stay
SG	Safety Glass
TV	Terminal V

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

Page 1 of 1



CROSS SECTION A-A

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171038

Original Plan:

Sheet Name:

CROSS SECTIONS

CONSENT PLANS

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ROOF & WALL CLADDINGS

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

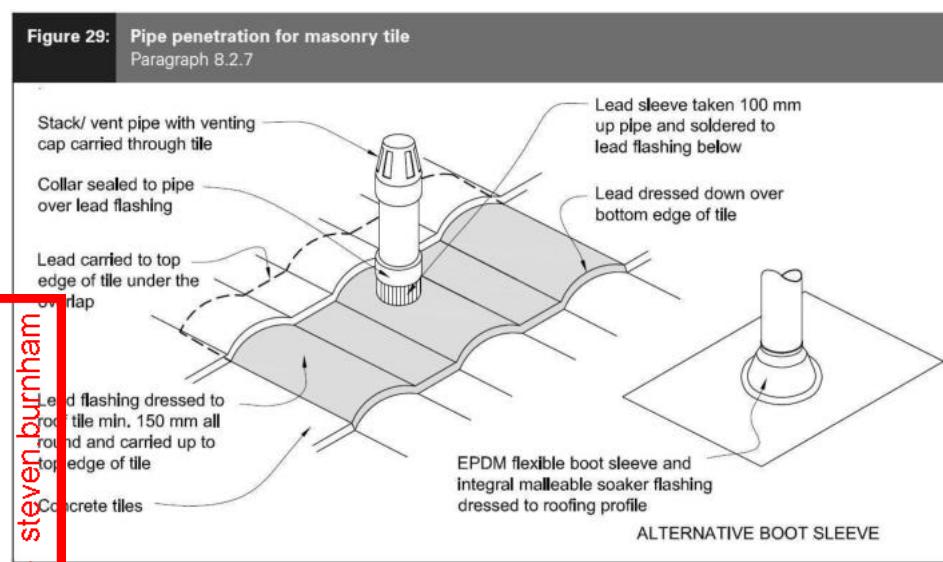
These drawings are subject to copyright and remain the property of Signature Homes Ltd.

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 NZBC Acceptable Solutions, NZS 3604:2011 and Local Authority bylaws.

Figure 29: Pipe penetration for masonry tile
Paragraph 8.2.7



Metal Tile Penetration Detail Scale NTS

steven burnham

8.3.10 Roof penetration

Pipe penetrations shall be flashed using EPDM flashings similar to that shown for masonry tiles, Figure 29.

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

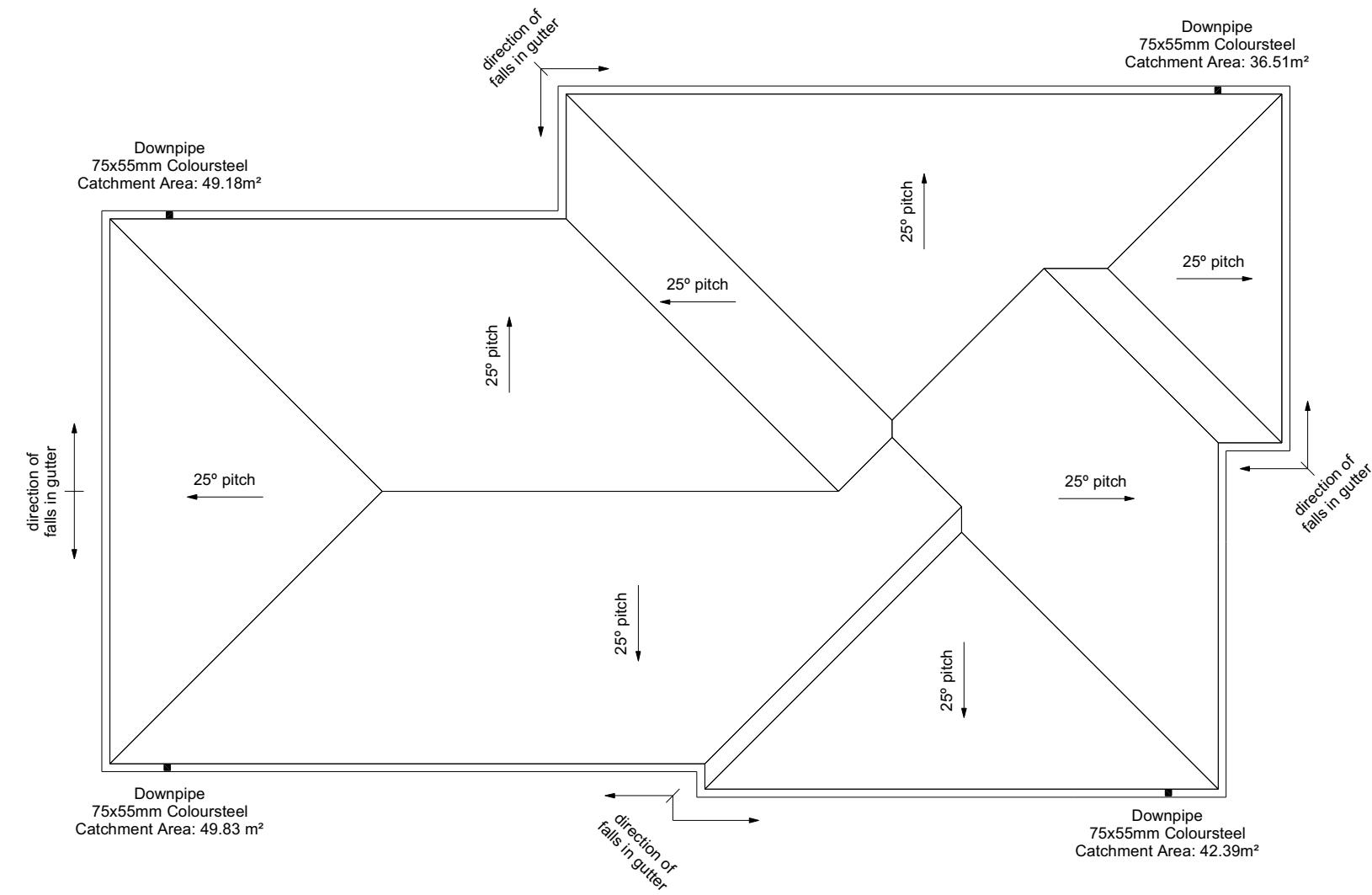
Gutter: Coloured Steel Quad Gutter
Fascia: Coloured Steel 185 Fascia
Downpipes: Colorsteel Rectangular 75x55mm
Soffits: Hardiflex 4.5mm

Underlay: Thermakraft 215 roof underlay

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
 $0-25^\circ$ roof plan area. Refer to the
specifications for exact calculations.

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



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Job Number

Original Plan:

Sheet Name:

ROOF PLAN

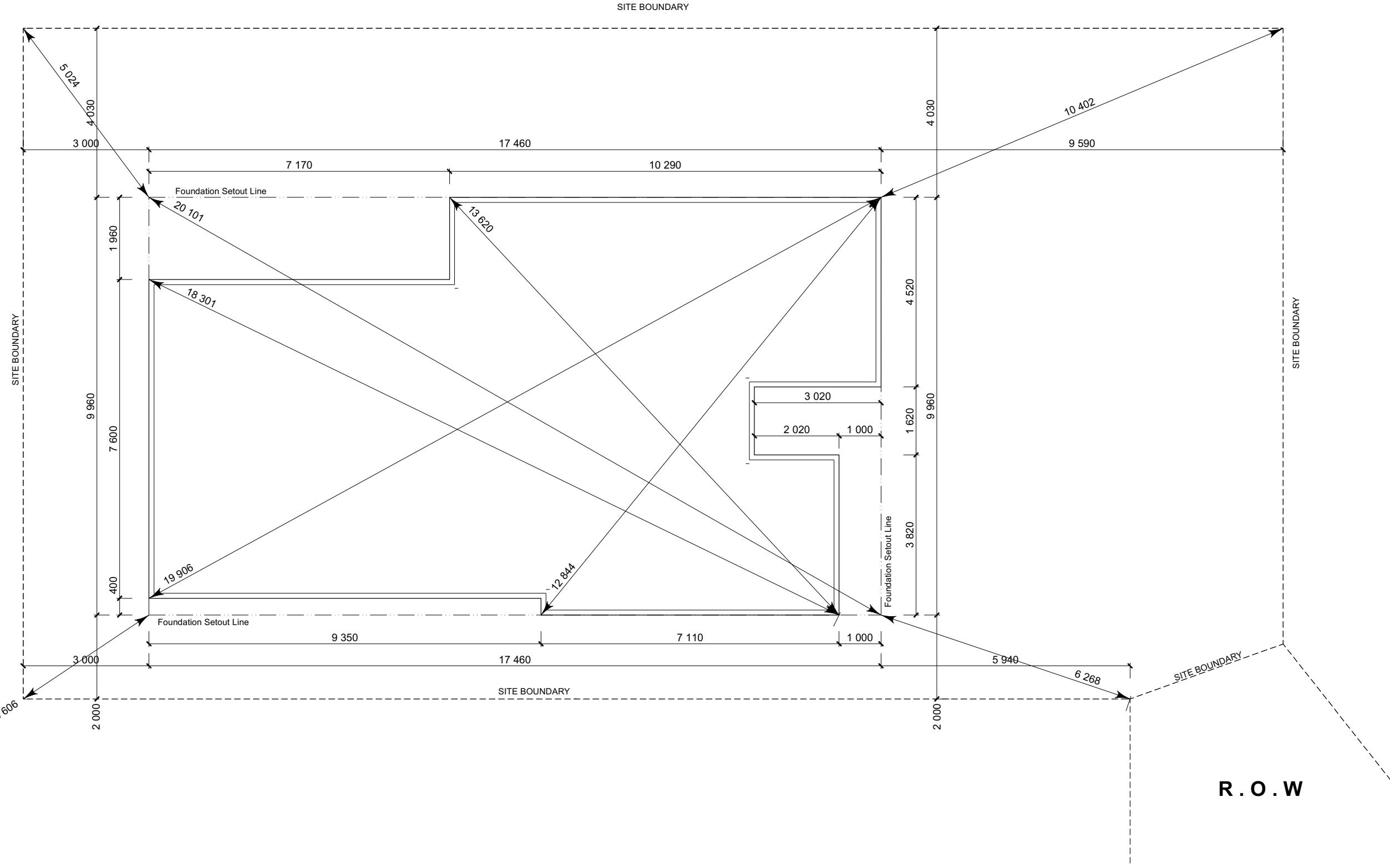
CONSENT PLANS

Date:	Reason:
01-08-2023	Initial 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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Rajika Bothalage & Indika Marakkal
Lot 4
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Rolleston

a Job Number
17103

Original Pla
Toutouw

: Sheet Name:
ai **SETOUT DIMENSIONS**

CONSENT PLANS

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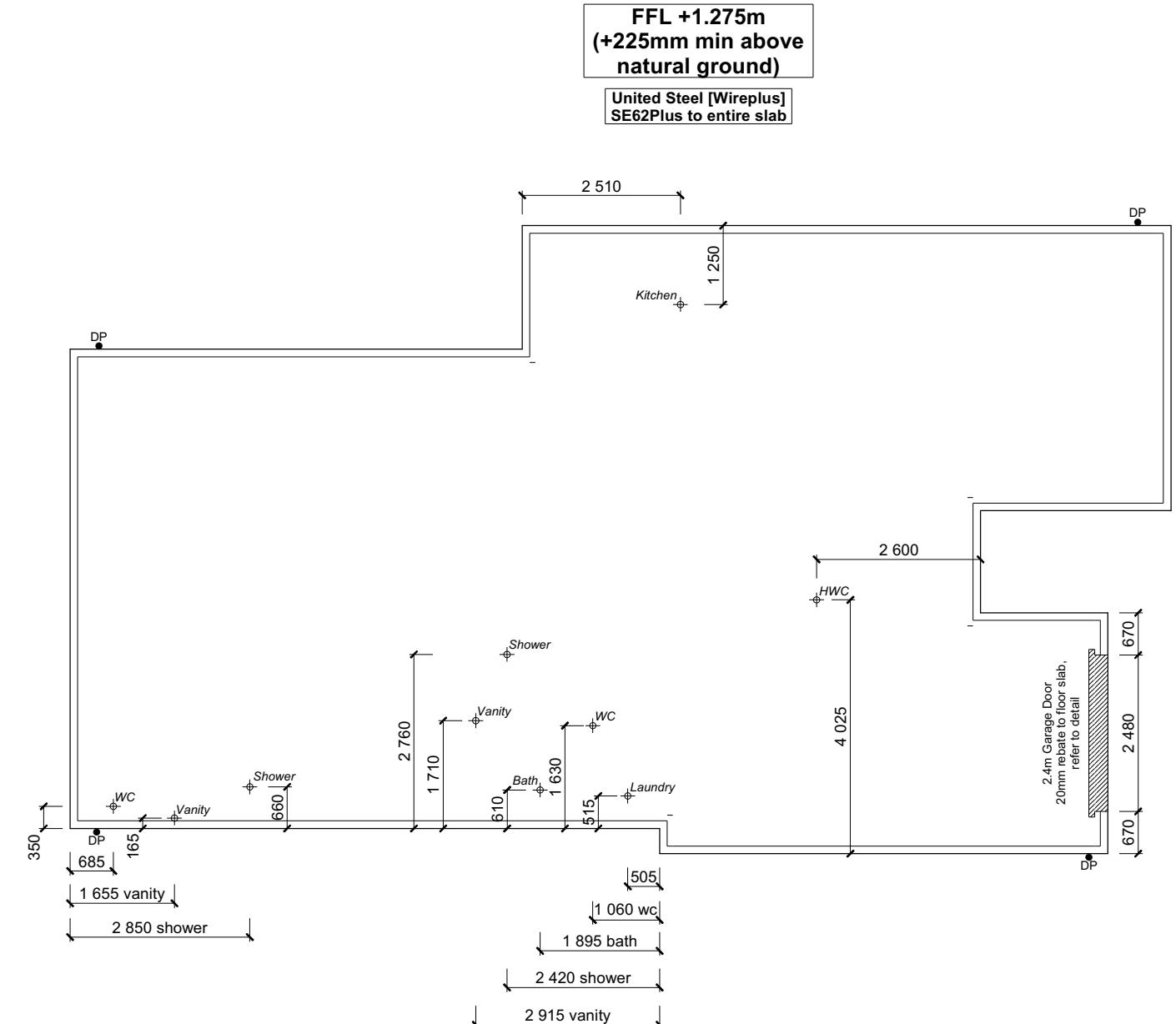
Original Plan: *Toutouwai*

Sheet Name:
FOUNDATION PLAN

CONSENT PLANS

Sheet No.:
9

of 23 sheets



FOUNDATION PLAN NOTES

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

W/C location indicated on plan has assumed a 140mm offset from internal frame line, please consult manufacturer's documentation to confirm offset.

Contractor to consult manufacturer's documentation to determine the correct location for all wastes positioned through floor slabs.

Earth bar to be bonded to the reinforcing mesh

Refer to Truss design for exact location of slab thickenings

All reinforcing is to be Ductility Class E, in accordance with NZS 4671.

All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2.

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

AREA TO PERIMETER RATIO

Foundation Area: 147.40m²
Perimeter: 58.88m
Ratio: 2.50

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

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

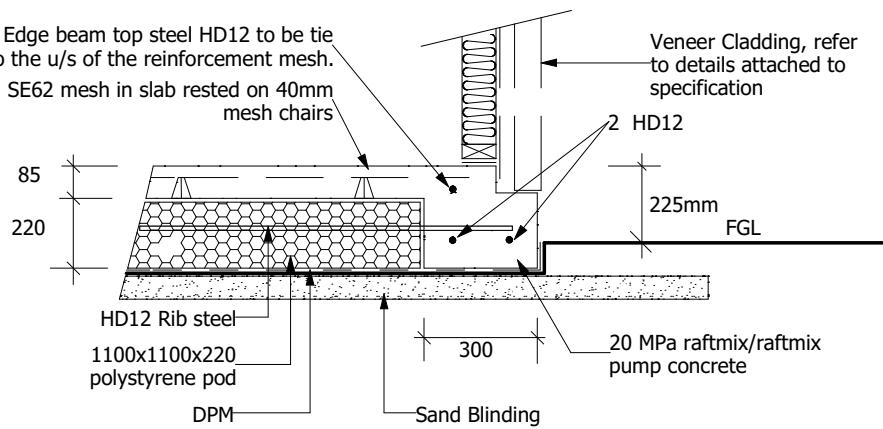
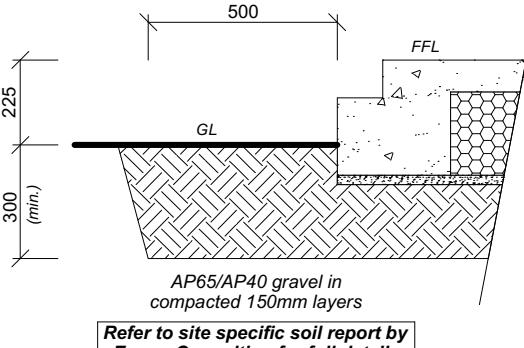
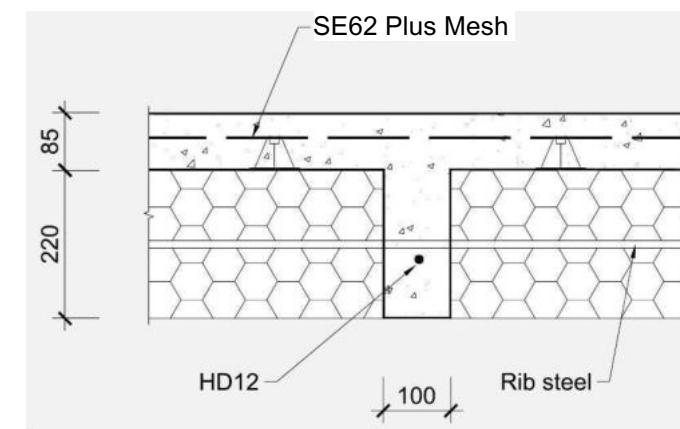
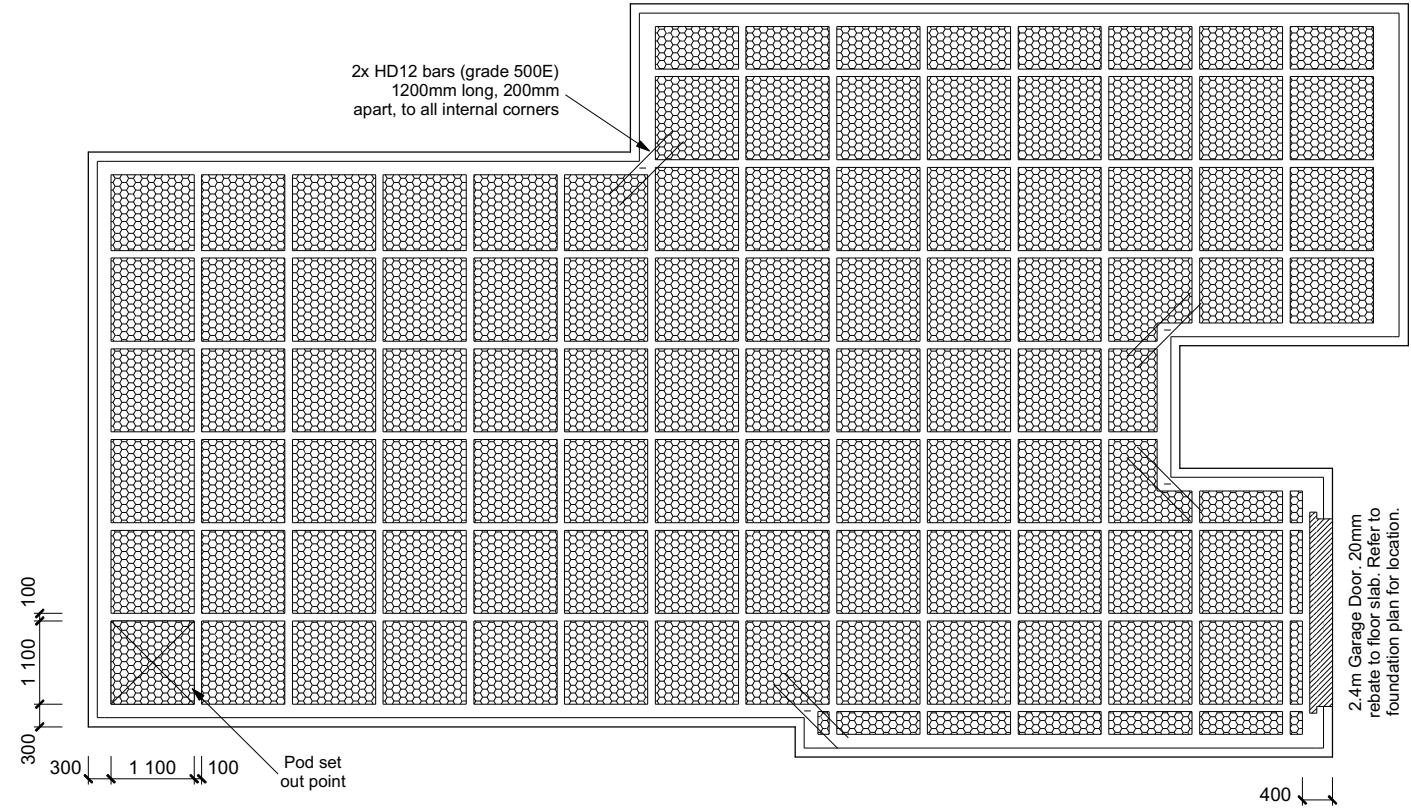
SLAB THICKENING NOTES

NOTIFICATION OF POINT LOADED LINTELS OR POINT LOADS ON INTERNAL WALLS

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.

Refer to the Truss Design for all load bearing walls with loads 8kN or greater.

If no loads are shown, no thickening is required.



Ribraft Edgebeam Detail (Rebate) Scale 1:20

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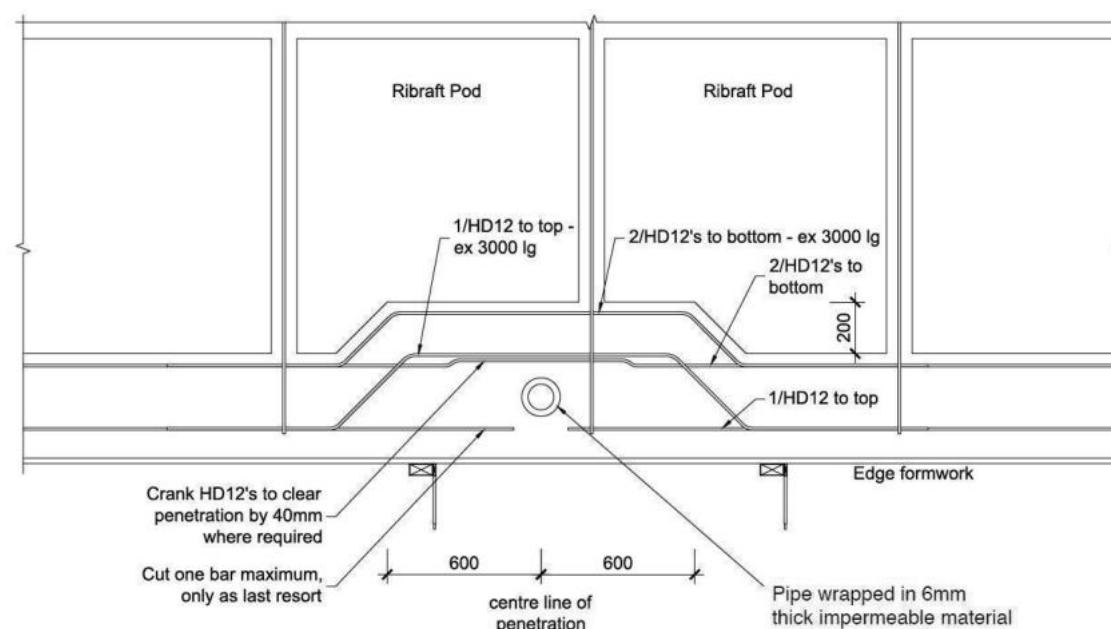
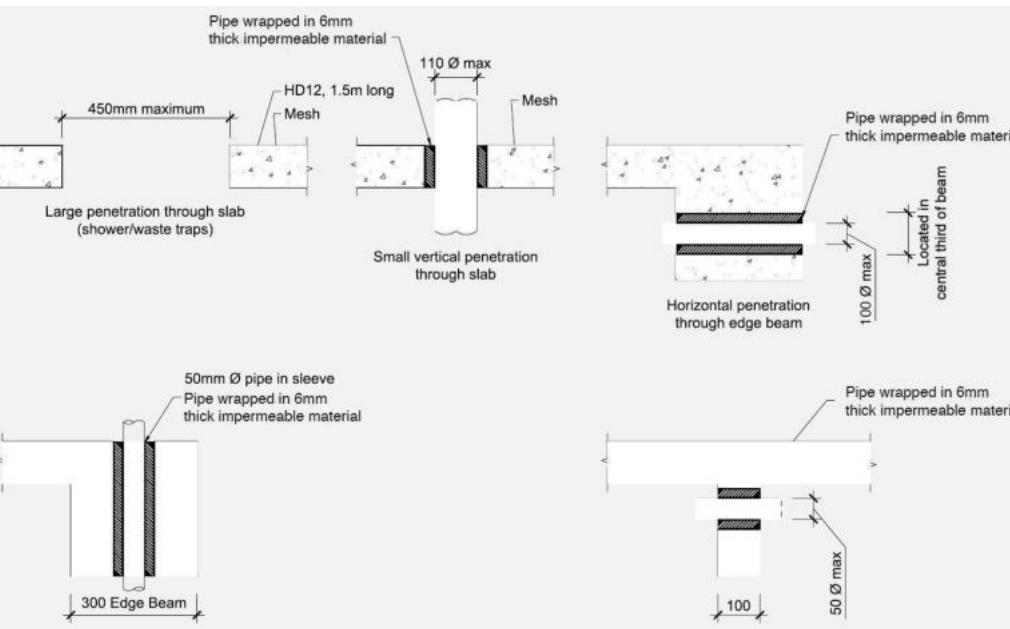
Rajika Bothalage & Indika Marakkala
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527 Springston Rolleston Road,
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Job Number:
171038

Original Plan: *Toutouwai*

Sheet Name:

RIBRAFT PLAN



Plumbing Schedule		NZBC G13
Kitchen		
Sink:	Ø50mm @1:40	(3 discharge units)
Bathrooms	Ø40mm @1:40	(1 discharge units per basin)
Vanity:	Ø40mm @1:40	(2 discharge units)
Shower:	Ø40mm @1:40	(4 discharge units)
Bath:	Ø100mm @1:40	(4 discharge units)
WC:	Ø40mm @1:30	(5 discharge units)
Laundry Sink:		
Drainage Schedule		
Main Foulwater		
Vented Drain	Ø100mm @1:60 (1:120max)	
Stormwater Drain	Ø90mm & Ø100mm @1:60 (1:120max)	
Terminal Vent	Ø80mm	
Vent	Ø50mm	
Heatpump	Drain over GT	
ORG	Overflow Relief Gully	
Hot water Cylinder	min 20mm Drain over GT	
Notes:		
All plumbing and drainage to comply with NZBC G13.		
ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of lowest fixture.		
Sewer & Stormwater to connect to existing connections.		
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 uPVC
—	Sewer Drain uPVC
DP	Downpipe
GT	Gully Trap
ORG	Overflow Relief Gully
TV	Terminal Vent
AAV	Air Admittance Valve
IP	Inspection Point

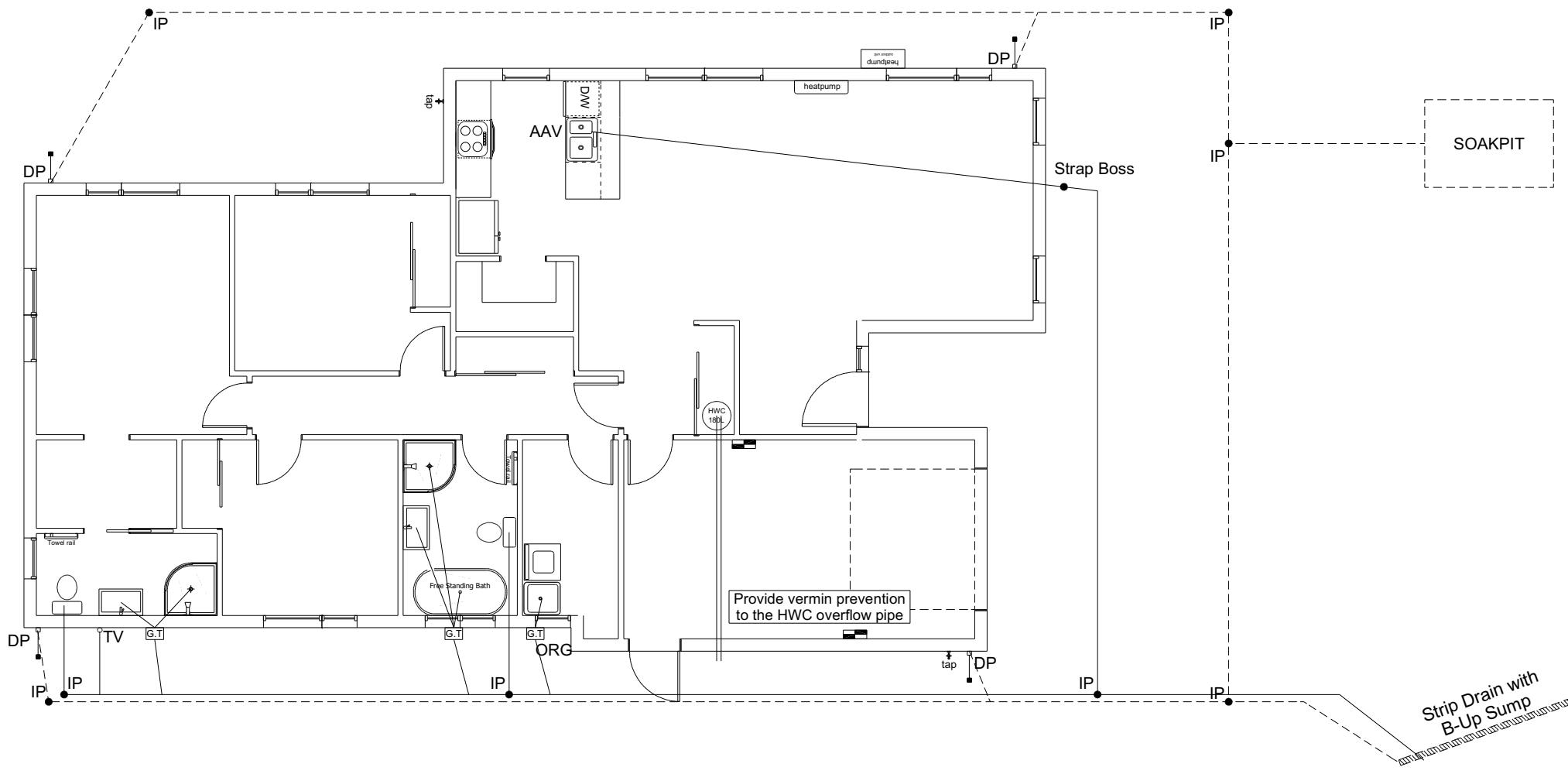
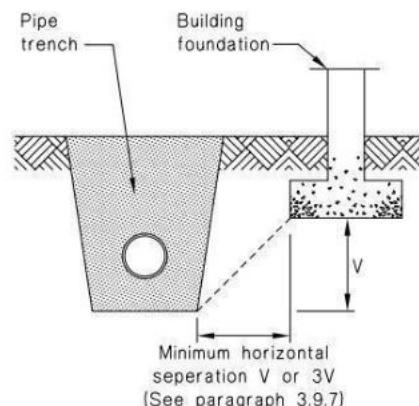


Figure 14: Relationship of Pipe Trench to Building Foundation
Paragraph 3.9.7



c) Strap boss to riser

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DRAINAGE PLAN

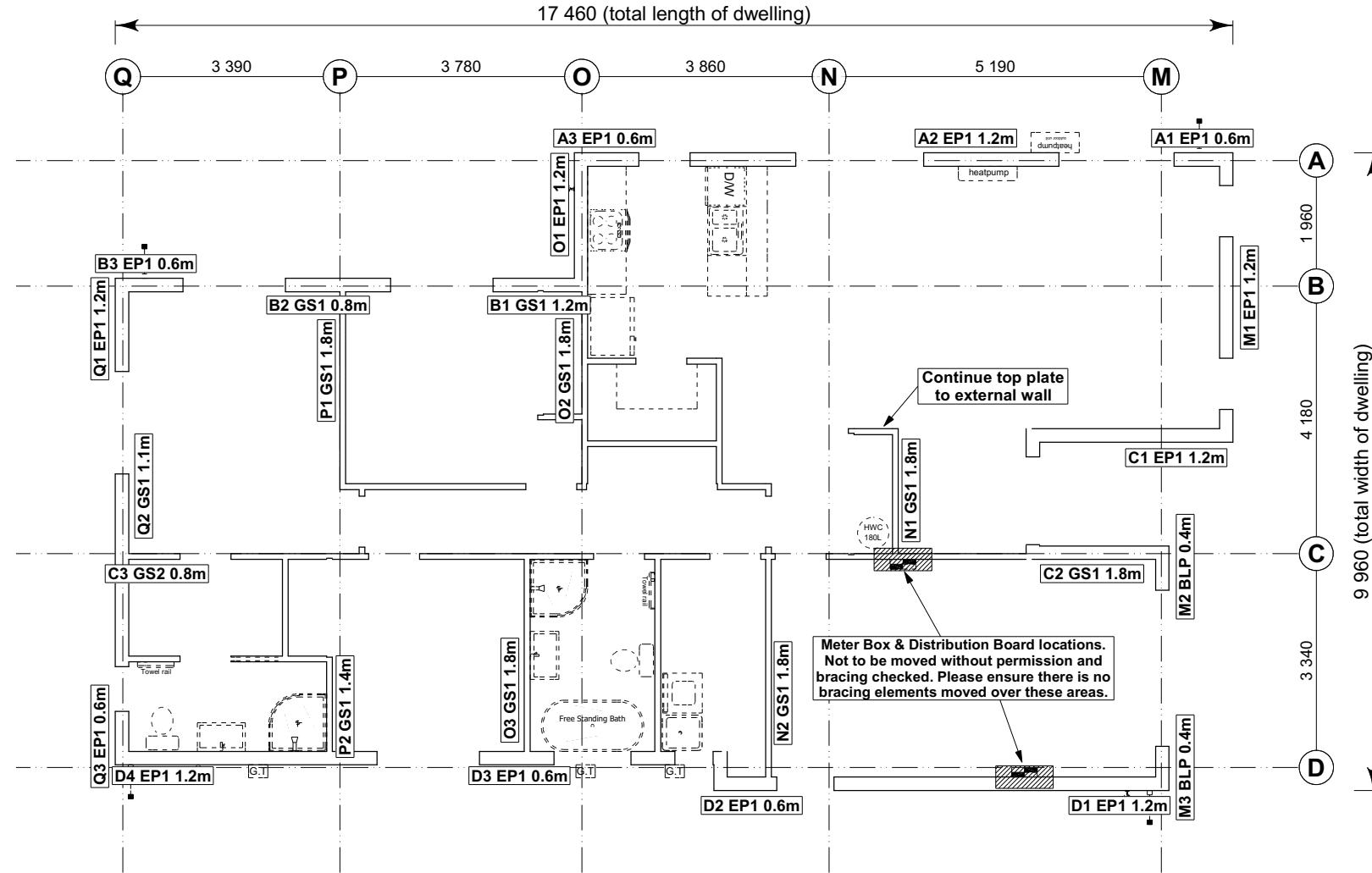
Sales: **V Bhatia** Drawn: **M Glynn** QS: **W Xian** Print Date: **2/08/2023** Scale: **1:100 @ A3**

CONSENT PLANS

No.	Date:	Reason:
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8.7.3.4
Each wall that contains one or more wall bracing elements shall be connected at the top plate level, either directly, or through a framing member in the line of the wall, to external walls at right angles to it. Top plate fixing(s) of the capacity in tension or compression along the line of the wall bracing element are given as follows:

- For each wall containing wall bracing elements with a total bracing capacity of not more than 125 bracing units: to at least one such external wall by a fixing as shown in figure 8.16 of 6 kN capacity;
- For each wall containing wall bracing elements with a total bracing capacity of not more than 250 bracing units: to at least 2 external walls by fixings as shown in figure 8.16 each of 6 kN capacity;
- For each wall containing wall bracing elements with a total bracing capacity of more than 250 bracing units: to at least 2 external walls by fixings as shown in figure 8.16 each having a rating of not less than 2.4 kN per 100 bracing units.

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

Bracing Designed to:
Wind: High
Earthquake: 2

BRACING LEGEND

A	Brace Line Label
1.1m	Brace Length
EP1	Brace Type
A1 GS1	Brace Number

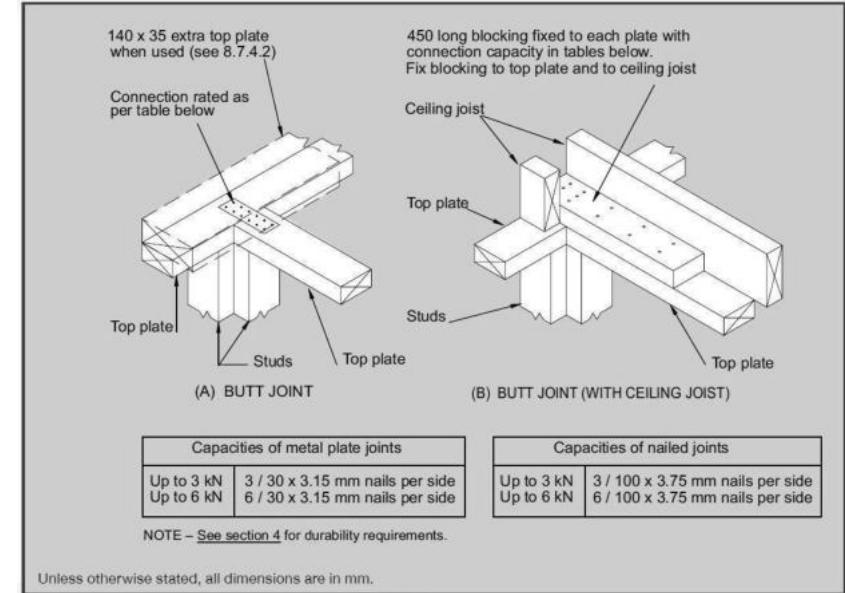


Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

Single Level Along Resistance Sheet

Job Name: Bothalage & Marakkala

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	Wind	EQ
									Demand	
									527	887
									Achieved	
									1185	1251
									225%	141%
A	1	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	3	0.60		2.4	EP1 0.6	Ecopy®	57	63		
									258 OK	288 OK
B	1	1.20		2.4	GS1-N	GIB®	83	72		
	2	0.80		2.4	GS1-N	GIB®	49	47		
	3	0.60		2.4	EP1 0.6	Ecopy®	57	63		
									189 OK	182 OK
C	1	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	2	1.80		2.4	GS1-N	GIB®	124	108		
	3	0.80		2.4	GS2-N	GIB®	68	61		
									337 OK	331 OK
D	1	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	2	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	3	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	4	1.20		2.4	EP1 1.2	Ecopy®	144	162		
									402 OK	450 OK

Single Level Across Resistance Sheet

Job Name: Bothalage & Marakkala

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	Wind	EQ
									Demand	
									942	887
									Achieved	
M	1	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	2	0.40		2.4	BLP-H	GIB®	48	54		
	3	0.40		2.4	BLP-H	GIB®	48	54		
									241 OK	270 OK
N	1	1.80		2.4	GS1-N	GIB®	124	108		
	2	1.80		2.4	GS1-N	GIB®	124	108		
O	1	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	2	1.80		2.4	GS1-N	GIB®	124	108		
	3	1.80		2.4	GS1-N	GIB®	124	108		
P	1	1.80		2.4	GS1-N	GIB®	124	108		
									392 OK	378 OK
Q	1	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	2	1.10		2.4	GS1-N	GIB®	74	66		
	3	0.60		2.4	EP1 0.6	Ecopy®	57	63		
									275 OK	291 OK

All dimensions are to be checked and confirmed prior to any construction
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Rajika Bothalage & Indika Marakkala
Lot 4
527 Springfield Rolleston Road,
Rolleston

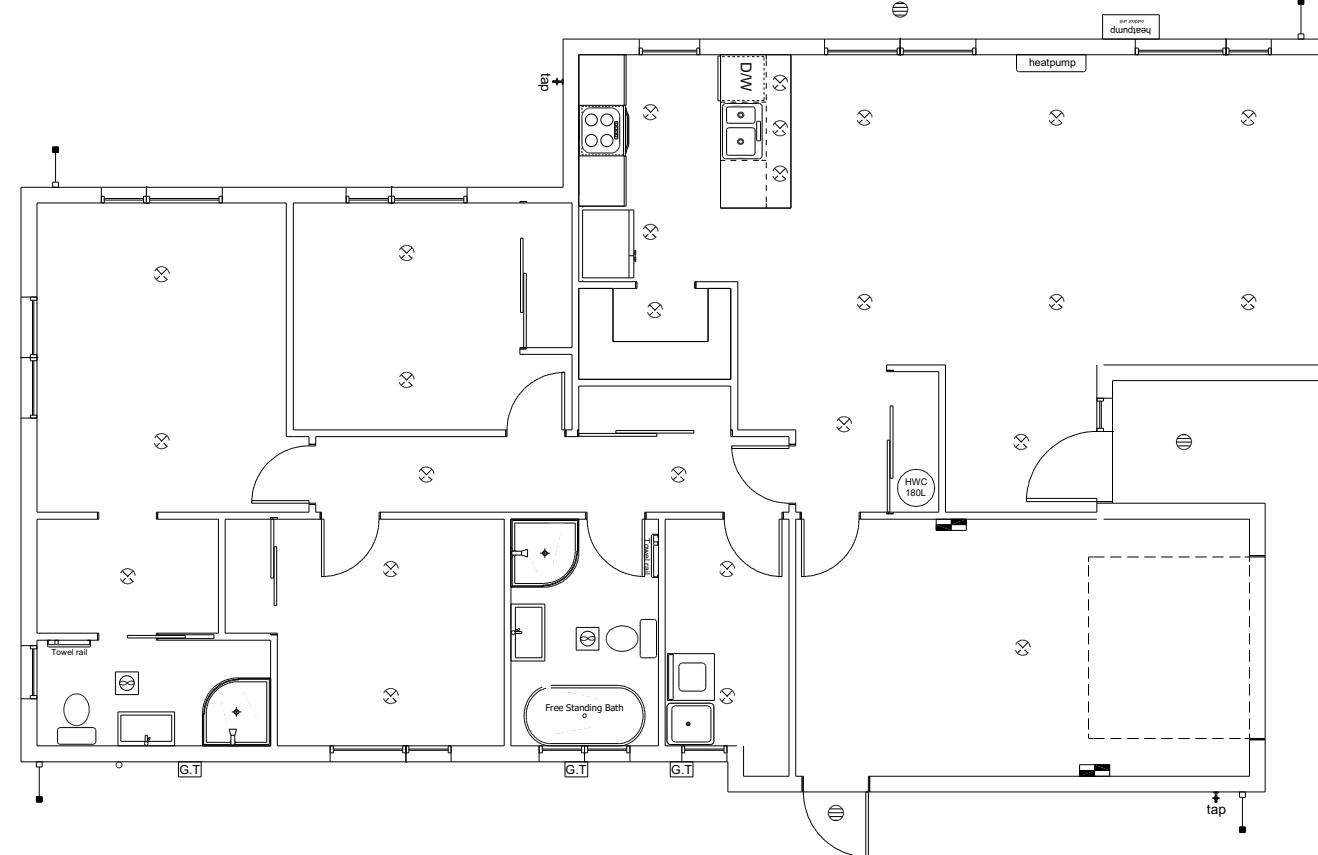
Job Number: 171038
Original Plan: Toutouwai
Sheet Name: BRACING PLAN
Sales: V Bhatia
Drawn: M Glynn
QS: W Xian
Print Date: 2/08/2023
Scale: 1:100 @ A3

CONSENT PLANS

No.	Date:	Reason:
1	01-08-2023	Initial Consent Plans

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of 23 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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Rajika Bothalage & Indika Marakkala
Lot 4
527 Springston Rollostion Road,
Rollostion

a Job Number:
171038

Original Plan: *Toutouwai*

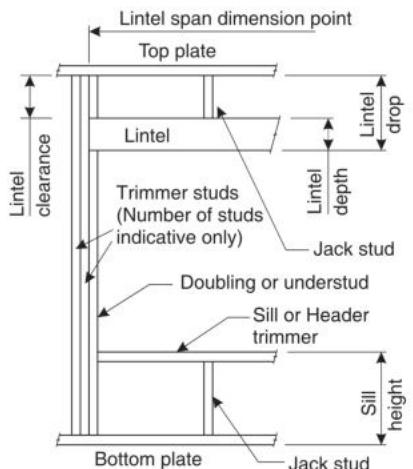
Sheet Name:

LIGHTING PLAN

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.

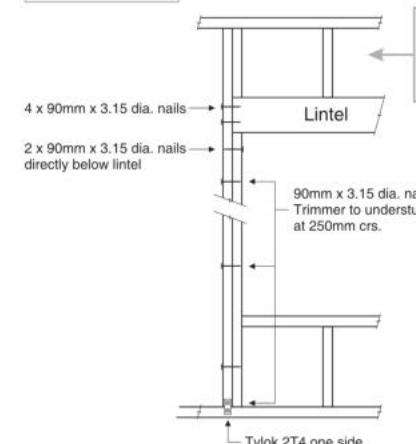
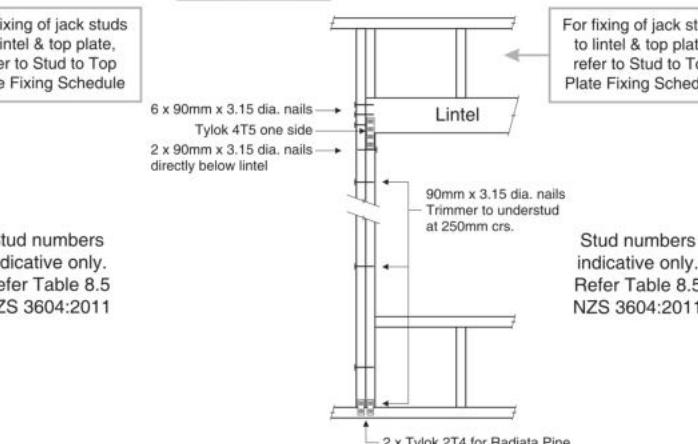
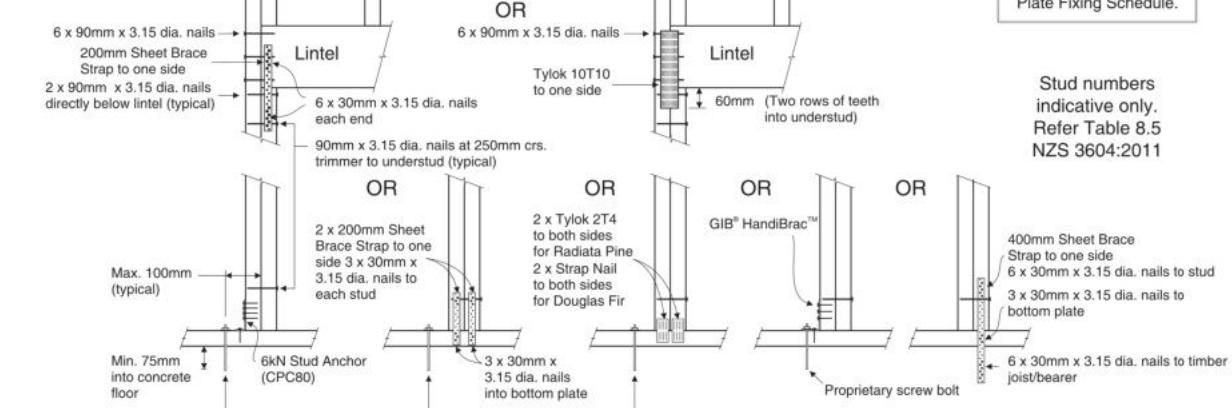
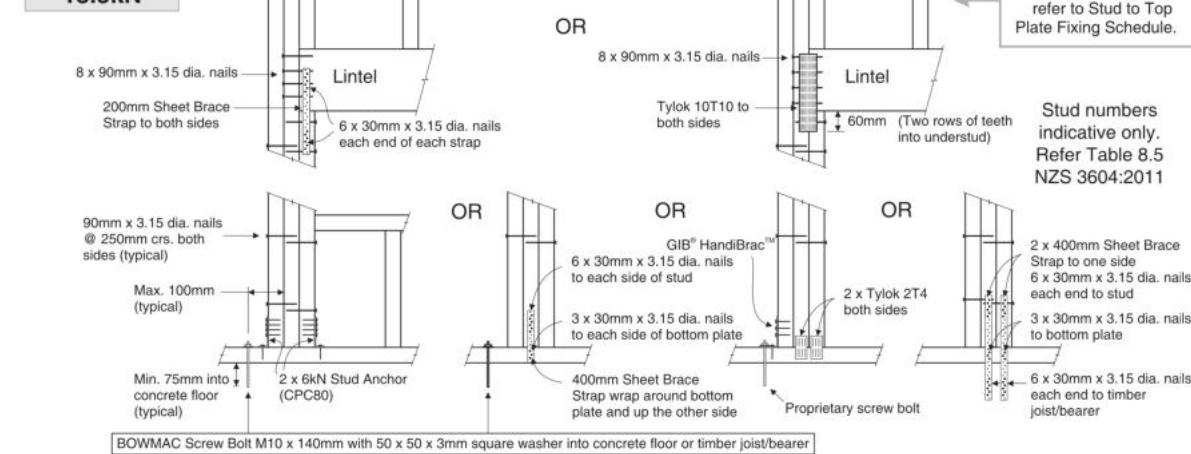
DEFINITIONS


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:

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

Lintel Span (m)	Loaded Dimension (m) (See Fig. 1.3 NZS 3604:2011)	Light Roof			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	E	F	G	G
	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	E	F	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	E	F	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

LINTEL FIXING OPTIONS
**TYPE E
1.4kN**

**TYPE F
4.0kN**

**TYPE G
7.5kN**

**TYPE H
13.5kN**




08/2017

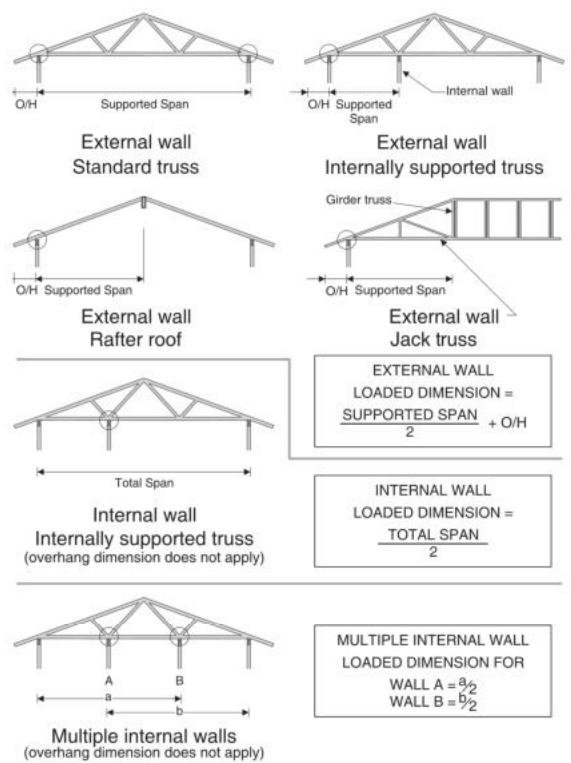
STUD TO TOP PLATE FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

NOTE:

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

LOADED DIMENSION DEFINITION



FIXING SELECTION CHART

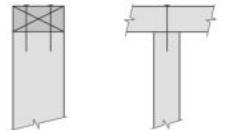
(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

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

FIXING OPTIONS

FIXING TYPE A 0.7kN

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



FIXING TYPE B 4.7kN

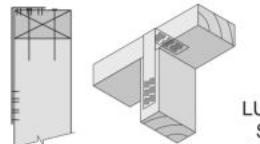
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.

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

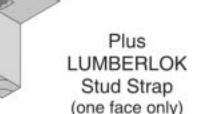
Plus LUMBERLOK 6kN Stud Anchor (CPC80)

Recommended for internal wall options to avoid lining issues

Plus LUMBERLOK Stud Strap (one face only)



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



Plus LUMBERLOK Stud Strap (one face only)

NOTE:

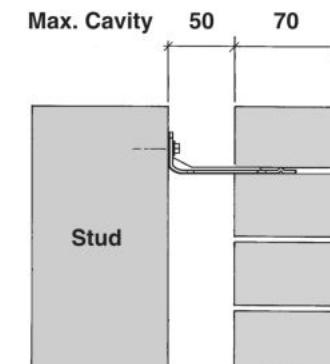
To calculate the number of B type fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.



SCAN FOR
INSTALLATION
VIDEO

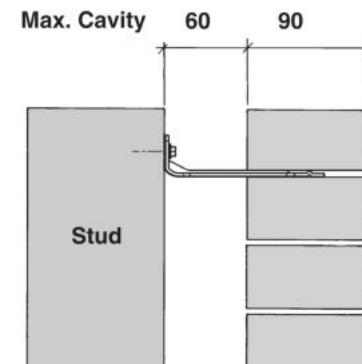
<https://vimeo.com/117353604>

70 SERIES BRICK



Screw Tie Short
(85mm)

90 SERIES BRICK



Screw Tie Long
(105mm)

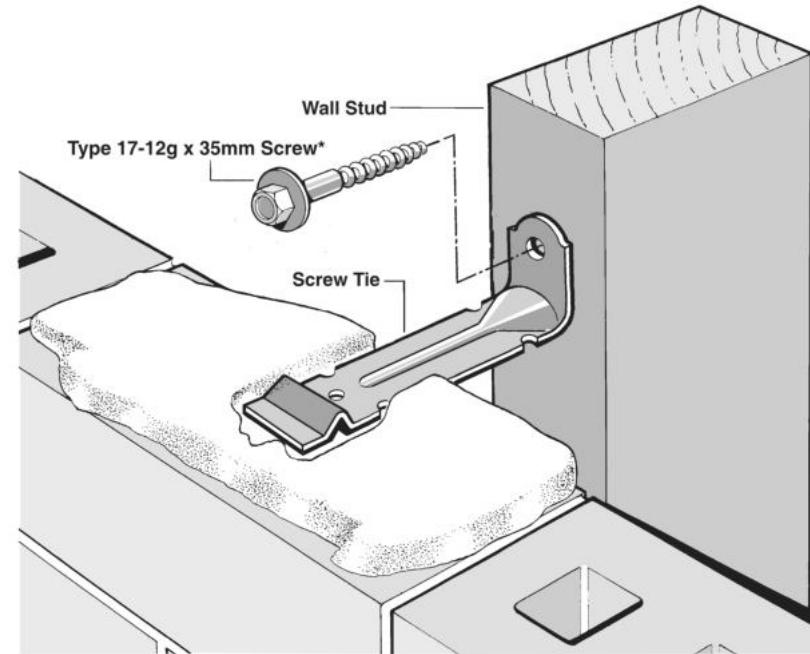
- ★ All brick work must be constructed in accordance with NZS 4210:2001 Masonry Construction:Materials and Workmanship. Screw Ties must be applied accordingly and are not to be hammered into timber framing.
- ★ Water shedding shoulder prevents transfer of the moisture from tie to building.
- ★ Nail hole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

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Rajika Bothalage & Indika Marakkala
Lot 4
527 Springfield Rolleston Road,
Rolleston

Job Number:
171038

Original Plan:
Toutouwai

Sheet Name:
FRAMING DETAILS

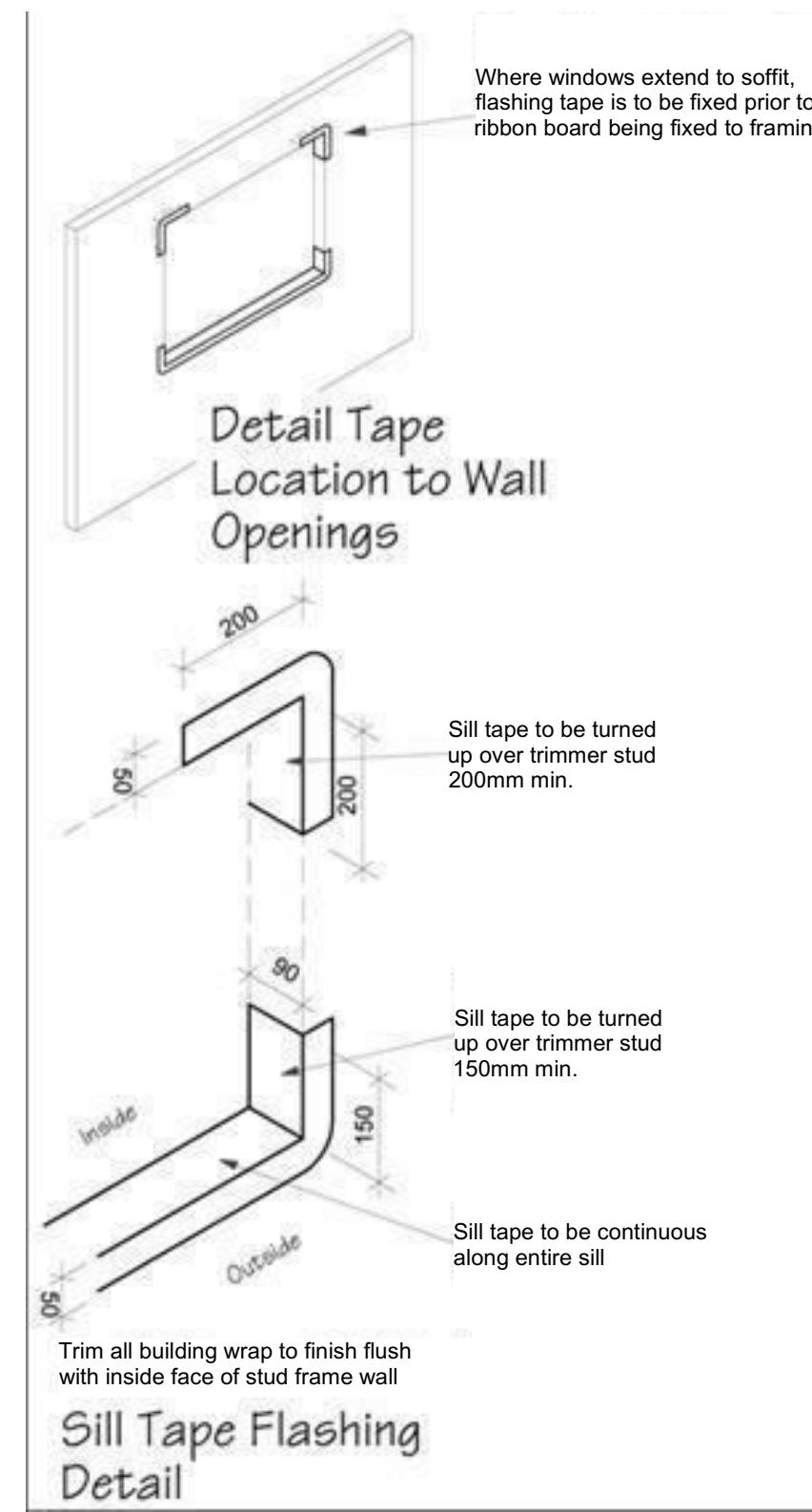
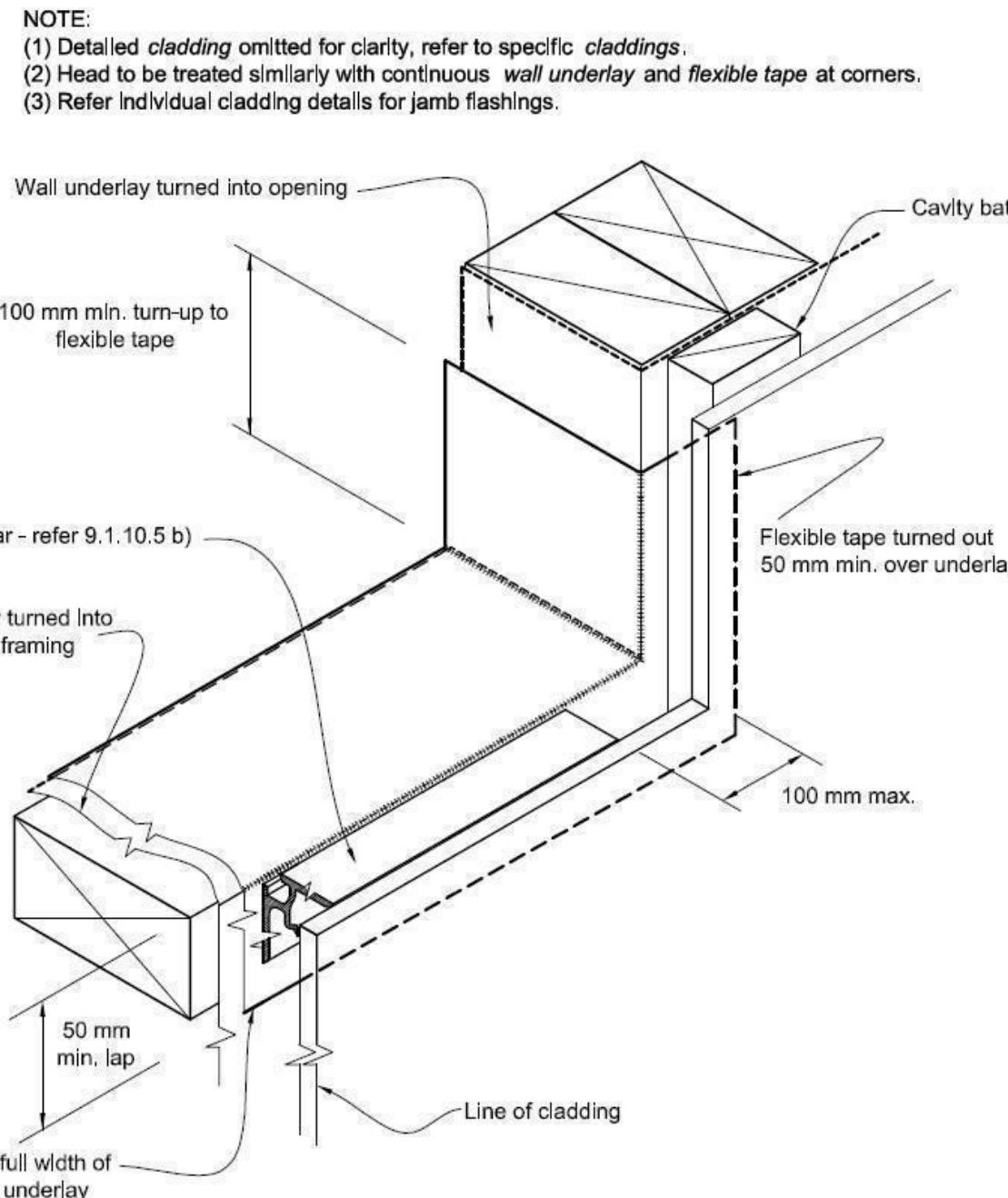
CONSENT PLANS

No.	Date:	Reason:
1	01-08-2023	Initial Consent Plans

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of 23 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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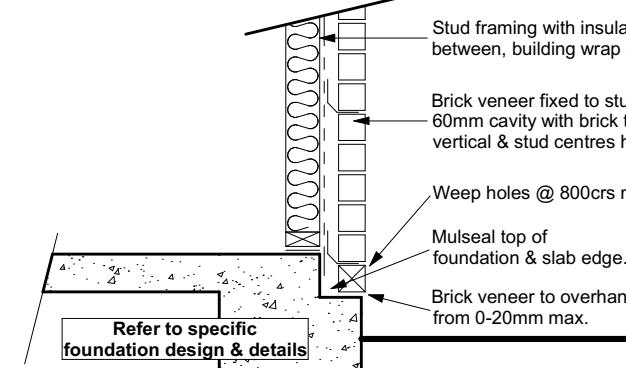
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CONSTRUCTION DETAILS

CONSENT PLANS

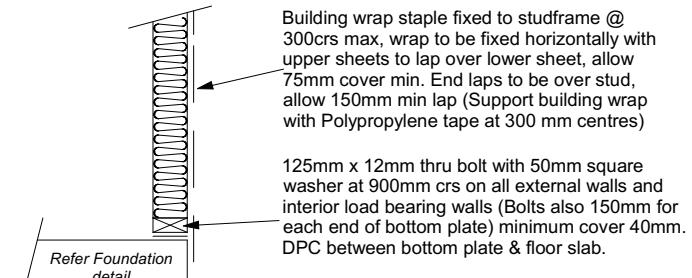
No.	Date:	Reason:
1	01-08-2023	Initial Consent Plans

Sheet No.:
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Brick Veneer Foundation
Scale 1:20



Stud framing to slab
Scale 1:20

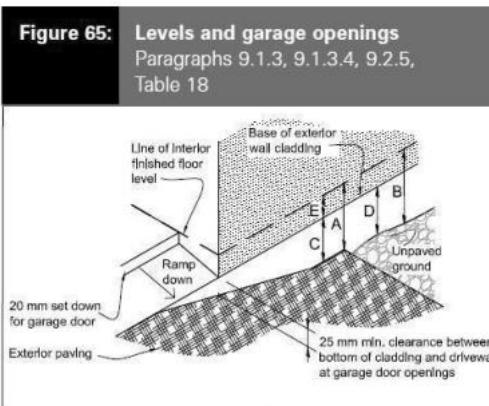
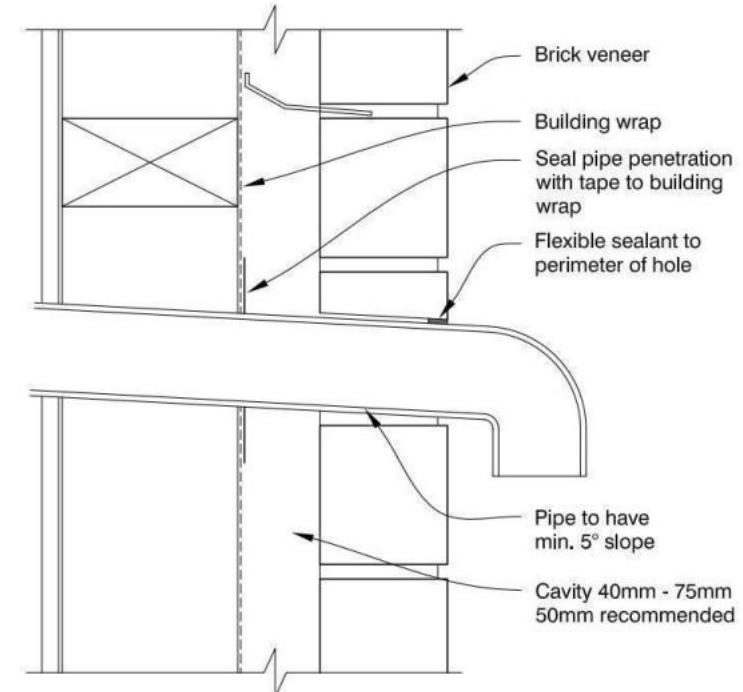
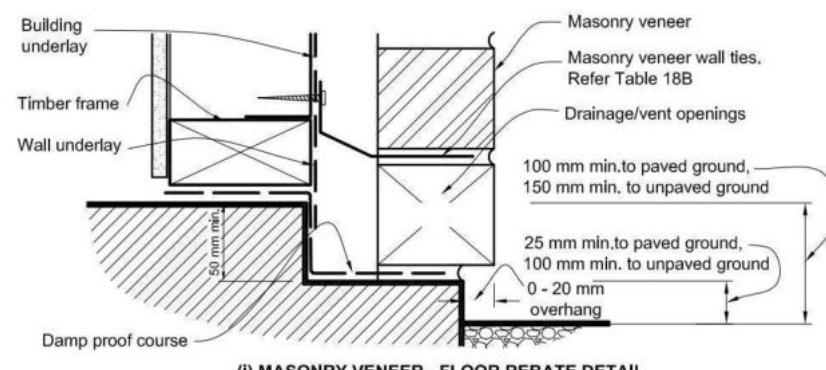


Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

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

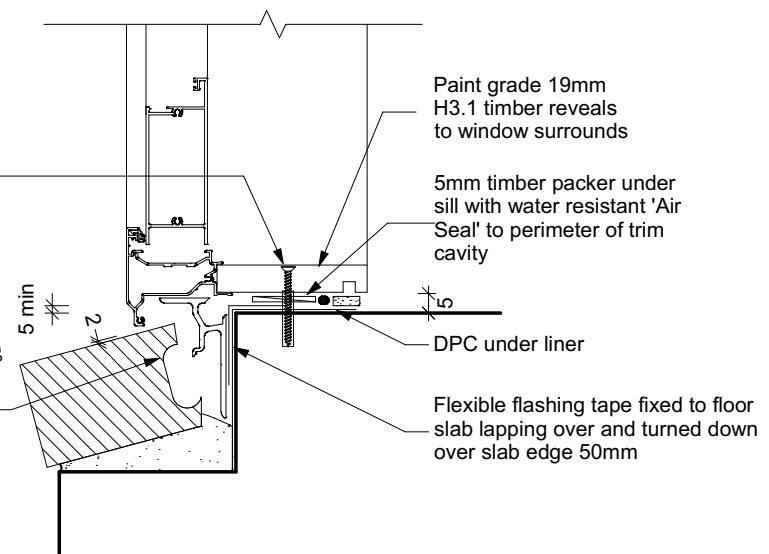
NOTE: 1) Refer to NZS 3604 for requirements.
2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.



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

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

Coat bricks, if flat, with waterproofing agent



Door Sill to Slab Detail
Scale 1:20

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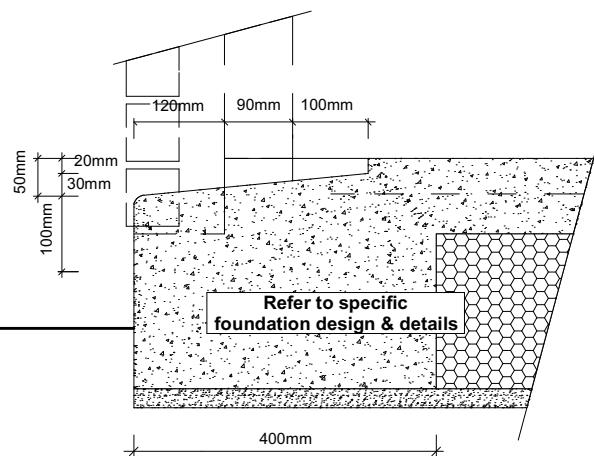
Original Plan:
Toutouwai

Sheet Name:
CONSTRUCTION DETAILS

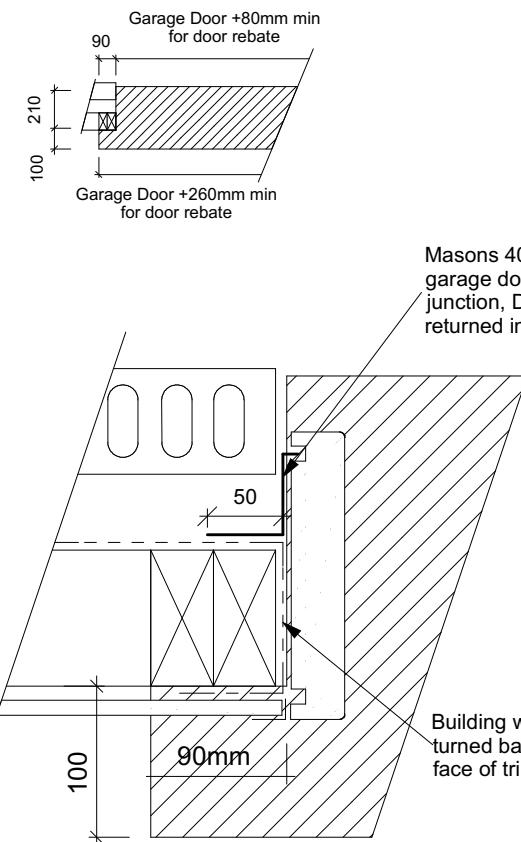
CONSENT PLANS		
No.	Date:	Reason:
1	01-08-2023	Initial Consent Plans

Sheet No.:
17

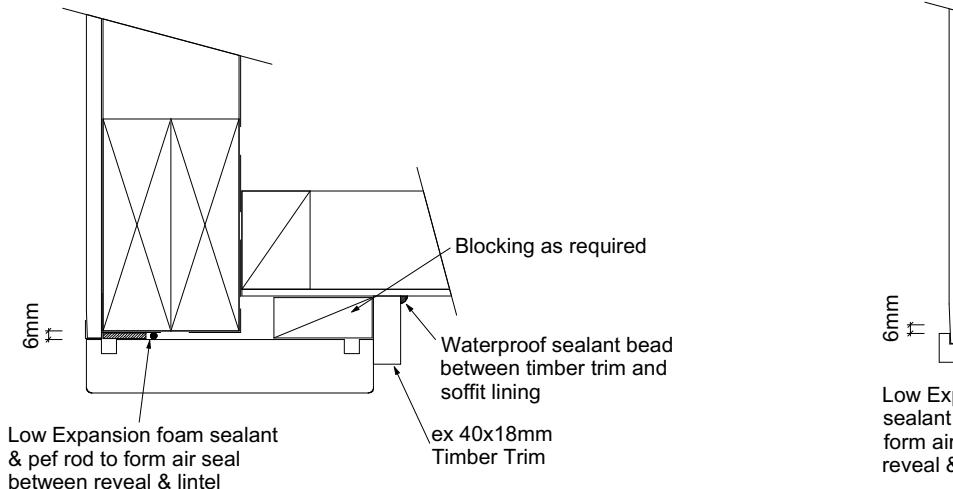
of 23 sheets



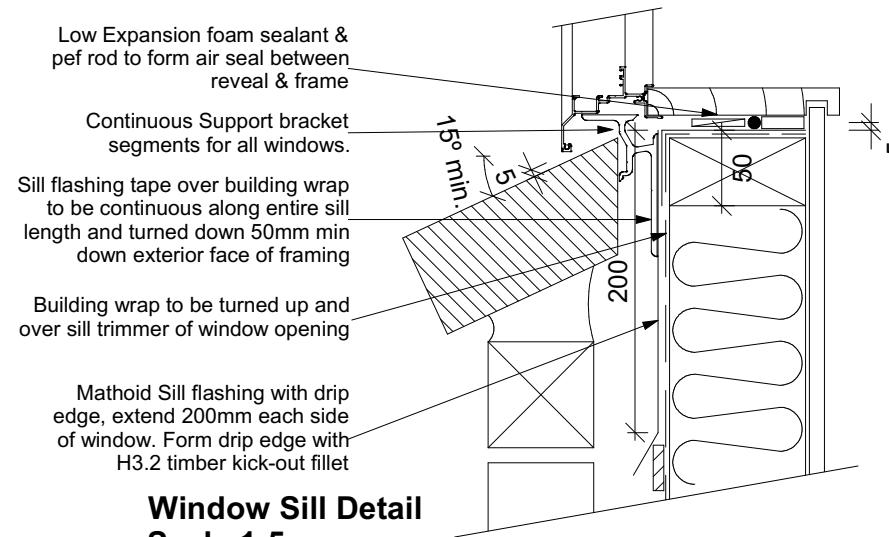
Garage Door Rebate Details Scale 1:10



Garage Door Jamb Detail Scale 1:5

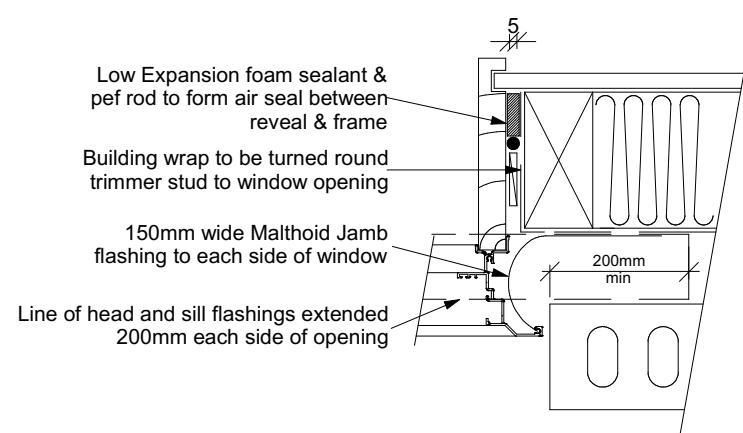


Garage Door Head to Soffit Scale 1:5

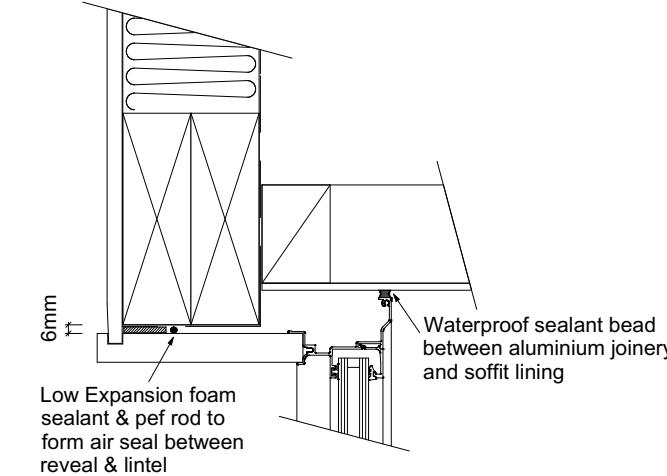


Window Sill Detail

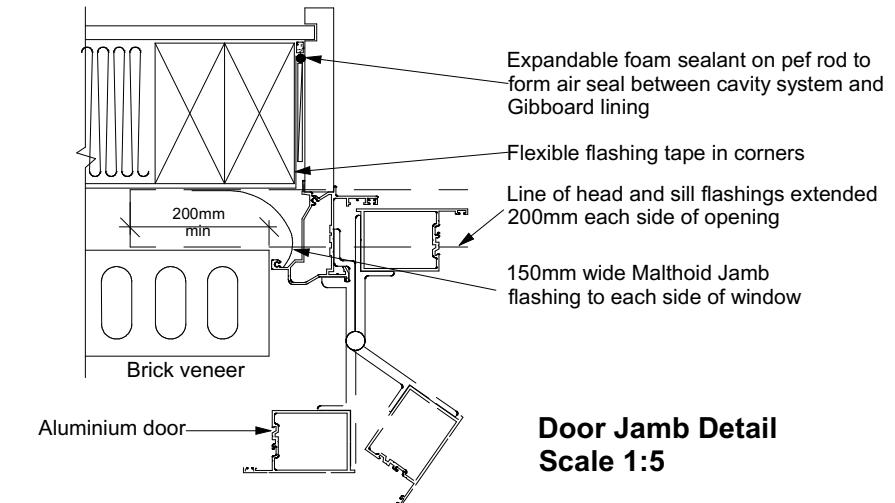
Scale 1:5



Window Jamb Detail Scale 1:5



Window Head to Soffit Detail Scale 1:5



Door Jamb Detail

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



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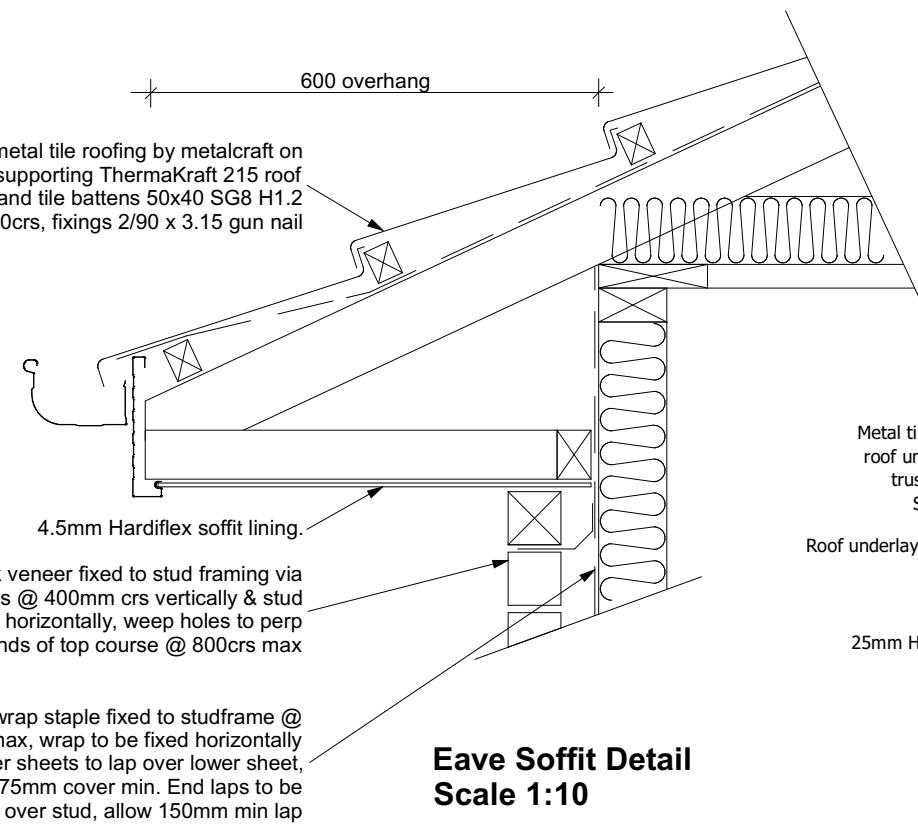
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Lot 4
527 Springston Rolleston Road,
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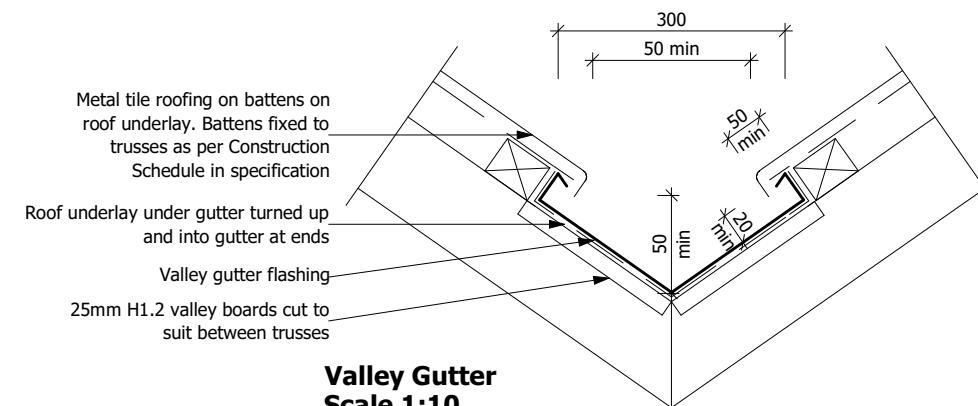
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Original Plan: *Toutouwai*

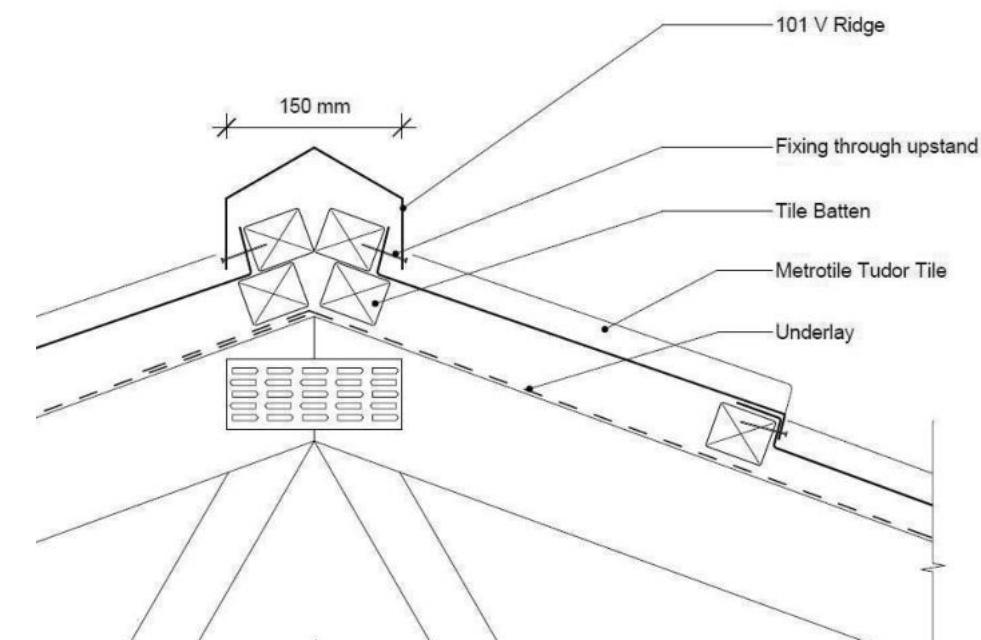
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**CONSTRUCTION
DETAILS**



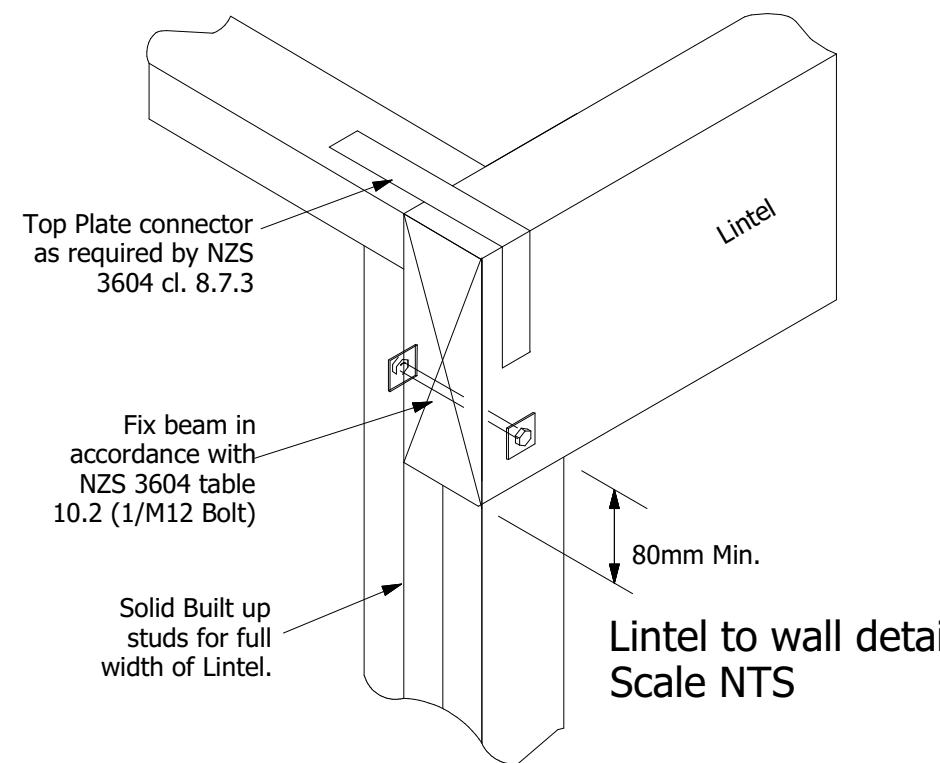
Eave Soffit Detail
Scale 1:10



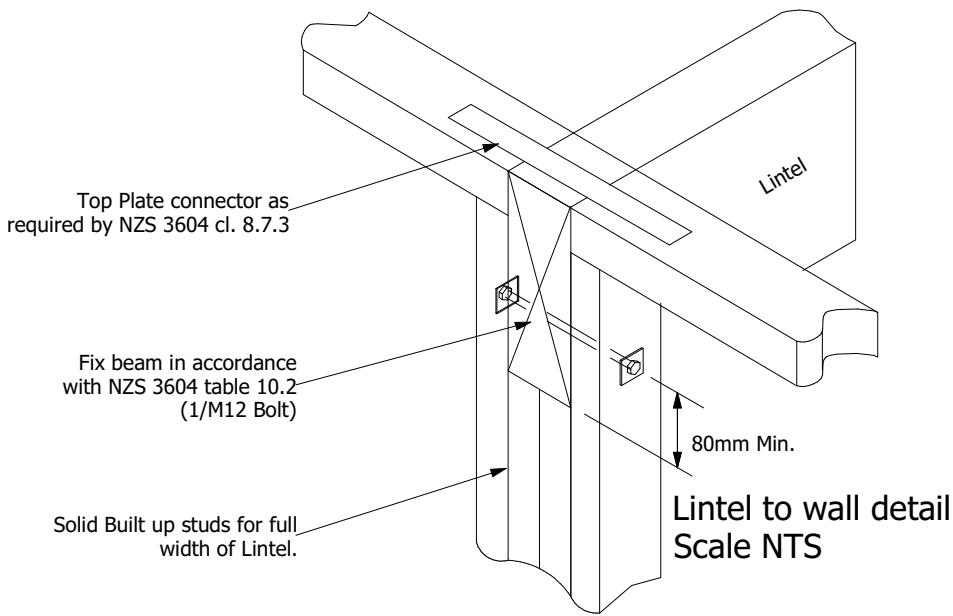
Valley Gutter
Scale 1:10



Metal Tile Angle Ridge Detail
Scale NTS



Lintel to wall detail
Scale NTS



Lintel to wall detail
Scale NTS

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Job Number:
171038

Original Plan:
Toutouwai

Sheet Name:
CONSTRUCTION DETAILS

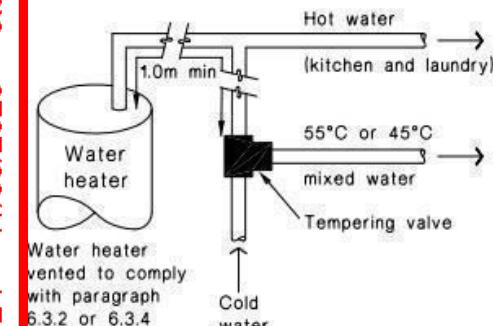
CONSENT PLANS

No.	Date:	Reason:
1	01-08-2023	Initial Consent Plans

Sheet No.:
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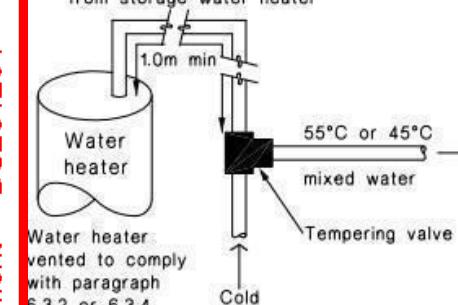
of 23 sheets

Figure 16: Tempering Valve Installation
Paragraph 6.14.2 a)



(a) With untempered water to laundry and kitchen fixtures and appliances

1.0m minimum copper pipe length
from storage water heater



(b) Where all hot water is tempered

Note:

- For optimum system efficiency the tempering valve, for other than a mains pressure system, may be located as low as practicable to achieve the manufacturer's recommended head, at the tempering valve.

2. 1.0m minimum copper pipe length from storage water heater

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

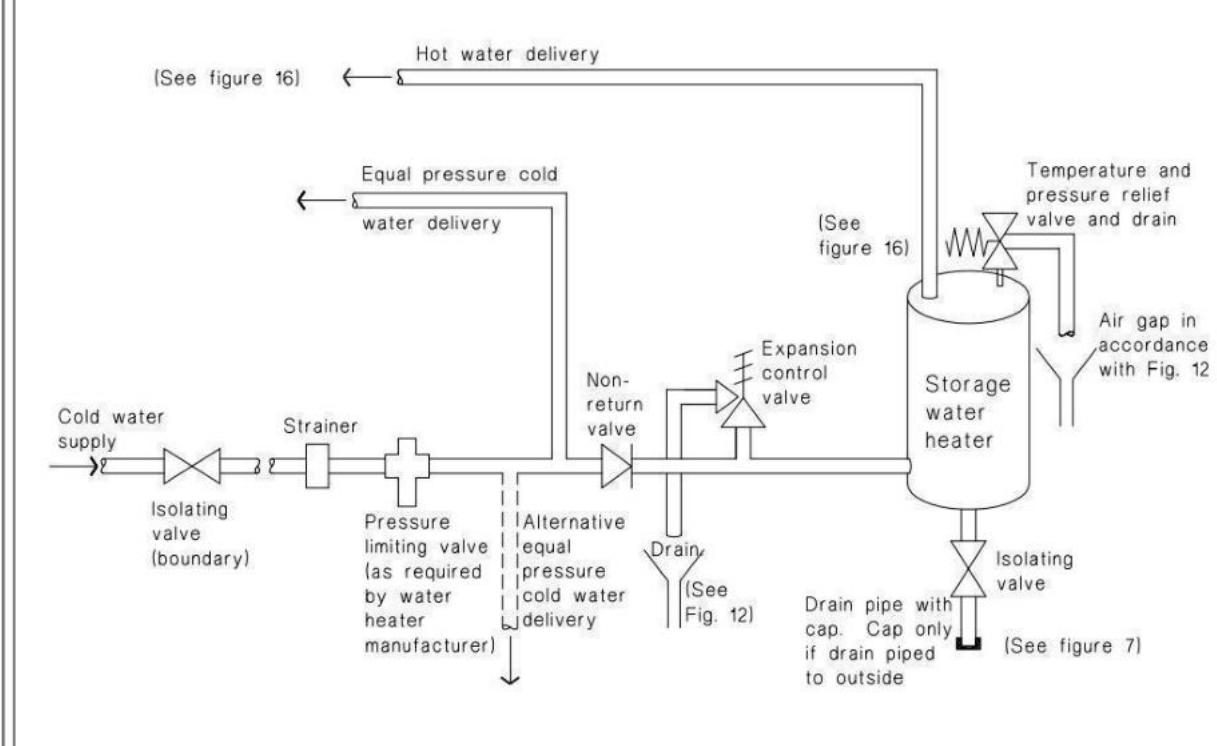
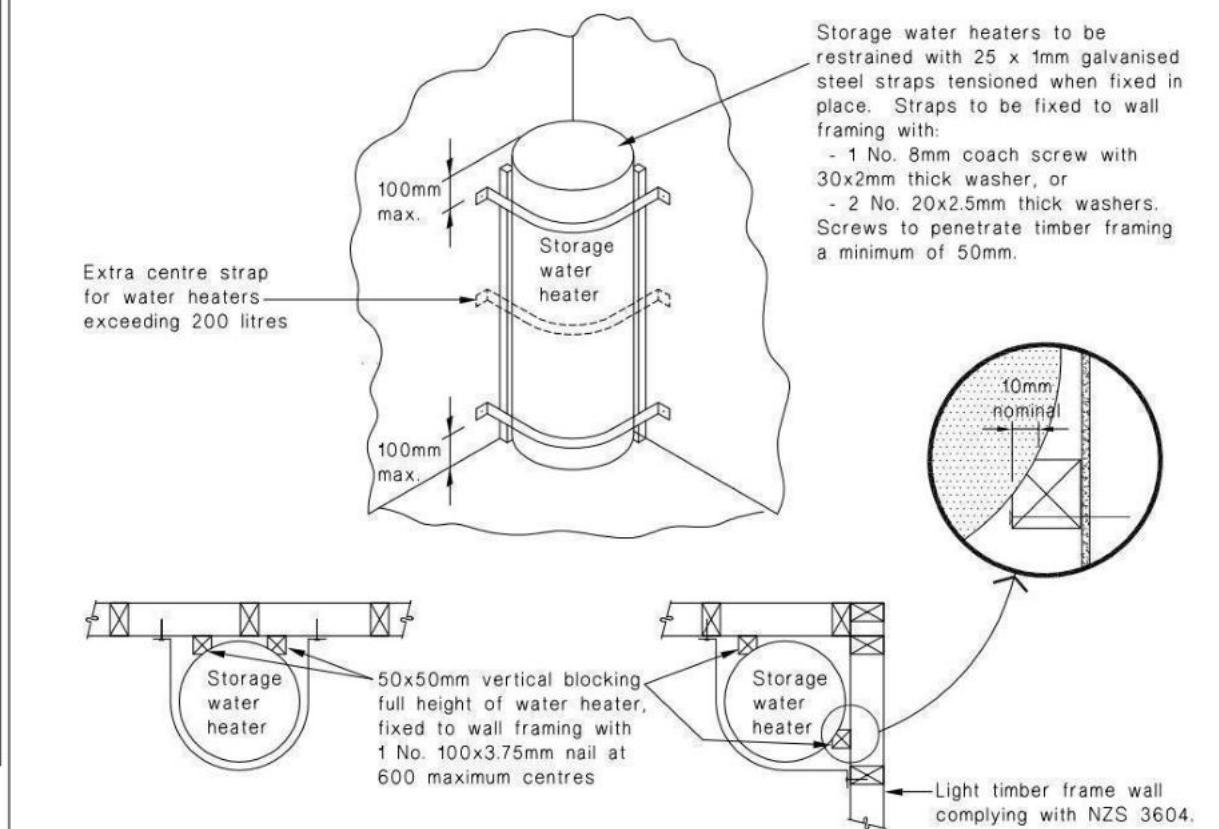


Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4



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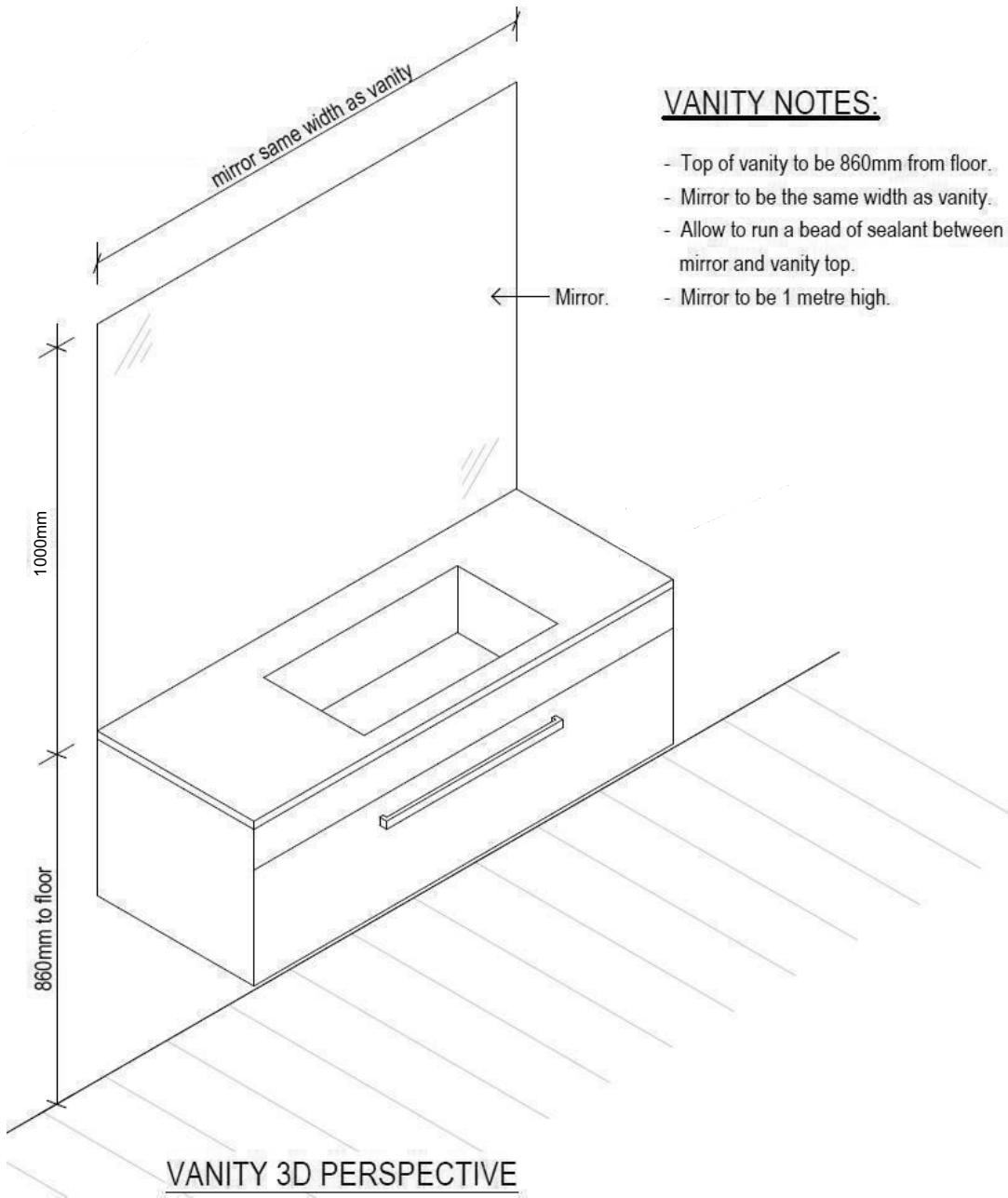
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Original Plan:
Toutouwai

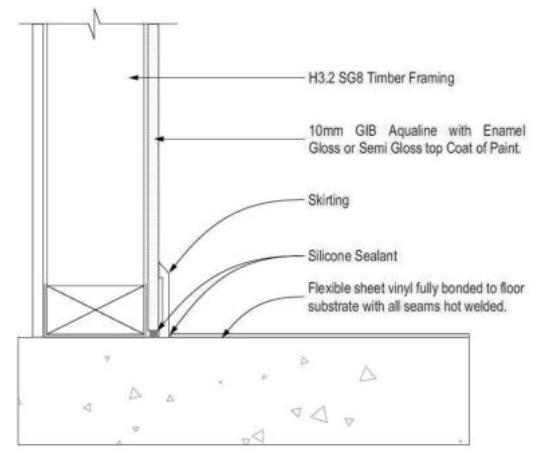
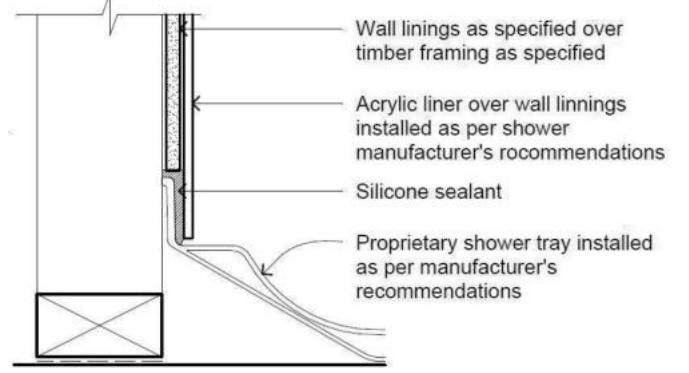
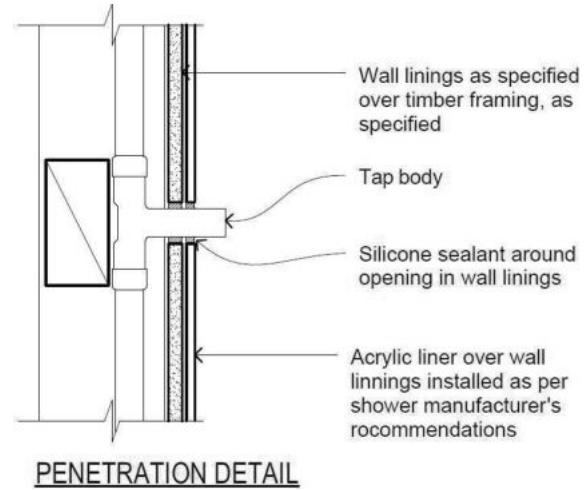
Sheet Name:

PLUMBING DETAILS

CONSENT PLANS

VANITY NOTES:

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



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Job Number:
171038

Original Plan:
Toutouwai

Sheet Name:

BATHROOM DETAILS

Sales: V Bhatia Drawn: M Glynn QS: W Xian Print Date: 2/08/2023 Scale: NTS @ A3

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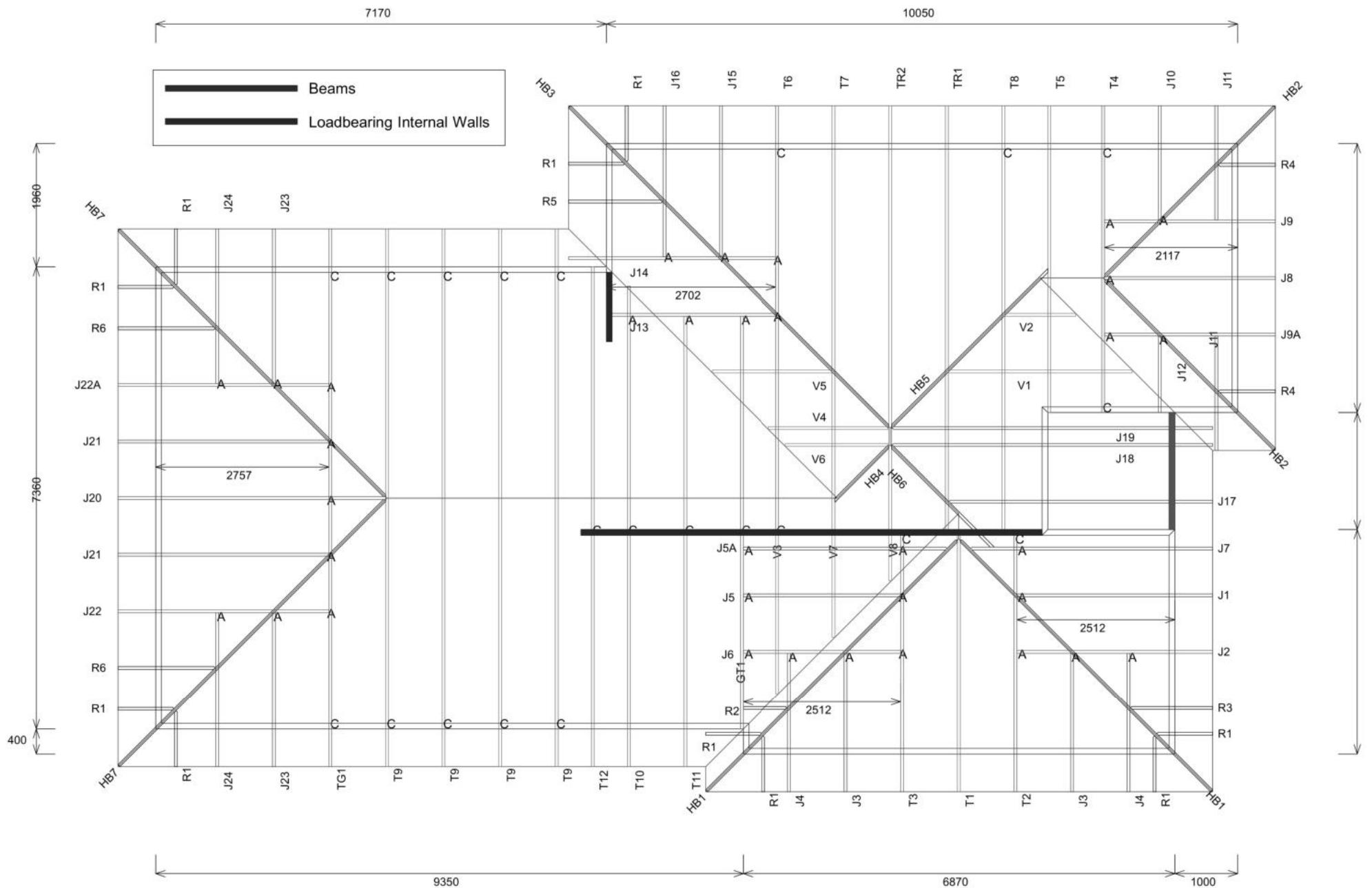
Buildable Consent Layout



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

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	= Nailon Plate (240x110x1)
P	= 16kN Pack
Q	= 9kN Pack
S	= CPC 40 Single Cleat
T	= CPC 40 Short (pair)
U	= CPC 80 Single Cleat
V	= 16kN Uplift
Z	= Engineers Design

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

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

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

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

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

Snow Zone:	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: CY1390715C1

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

Job Name: Bothalage Marakkala Lt 4 527 Springston Rolleston

Address: Lot 4,527 Springston Rolleston Road
Rolleston, Selwyn District

If a gable truss requires a windbeam brace, the type of MiTek brace will be noted as such on the layout.
The truss fixings can be substituted for other fixings of the same or greater capacity.

All verge framing to be fixed according to the MiTek On-Site Guide if not covered by NZS3604.

If bottom chord restrains 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 restrains will be required at 1800mm centres

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



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Rajika Bothalage & Indika Marakkala
Lot 4
527 Springston Rolleston Road,
Rolleston

Job Number: 171038
Original Plan: Toutouwai
Sheet Name: TRUSS DESIGN
Sales: V Bhatia
Drawn: M Glynn
QS: W Xian
Print Date: 2/08/2023
Scale: NTS @ A3

CONSENT PLANS

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1	01-08-2023	Initial Consent Plans

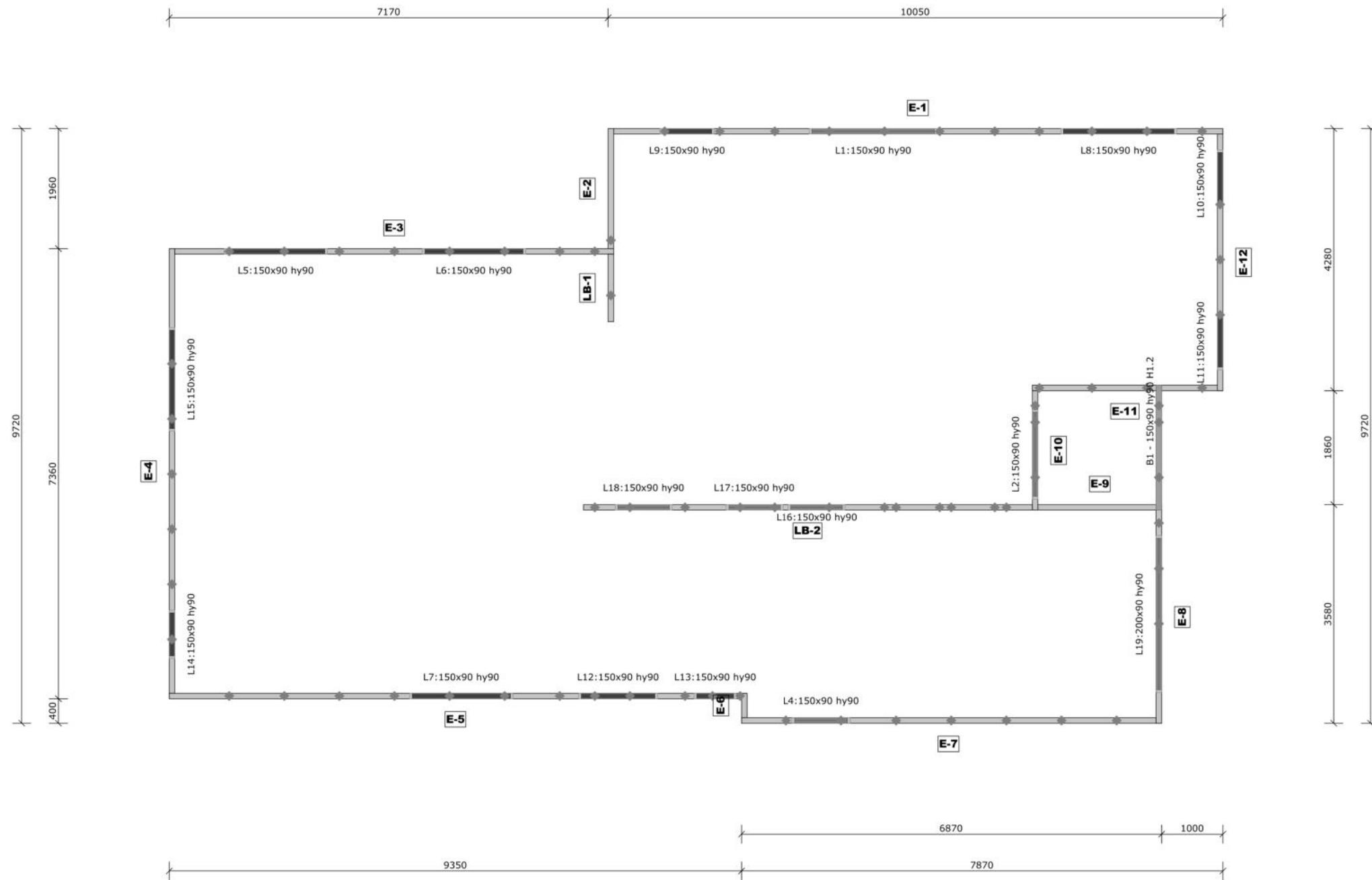
Buildable Consent Layout



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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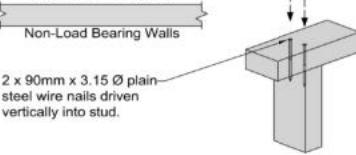
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Lintel Fixings are as per the included reports.

TOP PLATE TO STUD FIXING OPTIONS

TYPE A - 0.7 kN

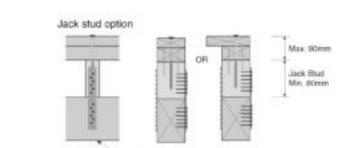
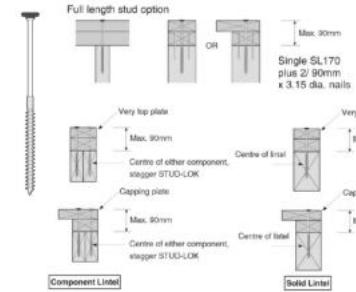


TYPE B - 4.7 kN



STUD-LOK SL170 - Blue Head

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



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

Job No: **CY1390715C1**

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

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Address: Lot 4,527 Springston Rolleston Road
Rolleston, Selwyn District

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

If no loads are shown, no thickening is required.

The lintels have been sized using one of the following:

The MiTek SAPPHIRE Component Design Software.

hy90, hyONE and hySPAN lintels have been sized using the designIT for houses - New Zealand series 6 software.

GANGLAM and FLITCH BEAMS have been sized using the MiTek Beam Program V1.10 June 2011.

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



Every Facet an Advantage.

Drawn: Bruce Barrow
Date: 29/06/2023



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Lot 4
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Job Number: **171038**
Original Plan: **Toutouwai**
Sheet Name: **TRUSS DESIGN**
Sales: **V Bhatia** Drawn: **M Glynn** QS: **W Xian**
Print Date: **2/08/2023** Scale: **NTS @ A3**

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