

Approved Building Consent Documents

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

Inspection booking timeframes

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

Building inspections and enquiries phone: 03 347 2839

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



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TKR Homes Ltd.
31 Watts Road, Sockburn
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Jaden &
Danielle Rogers
Lot 28
Hanks Run, Rolleston

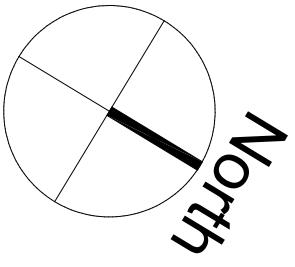
Job Number:
145620

Original Plan:
'HARRIER'

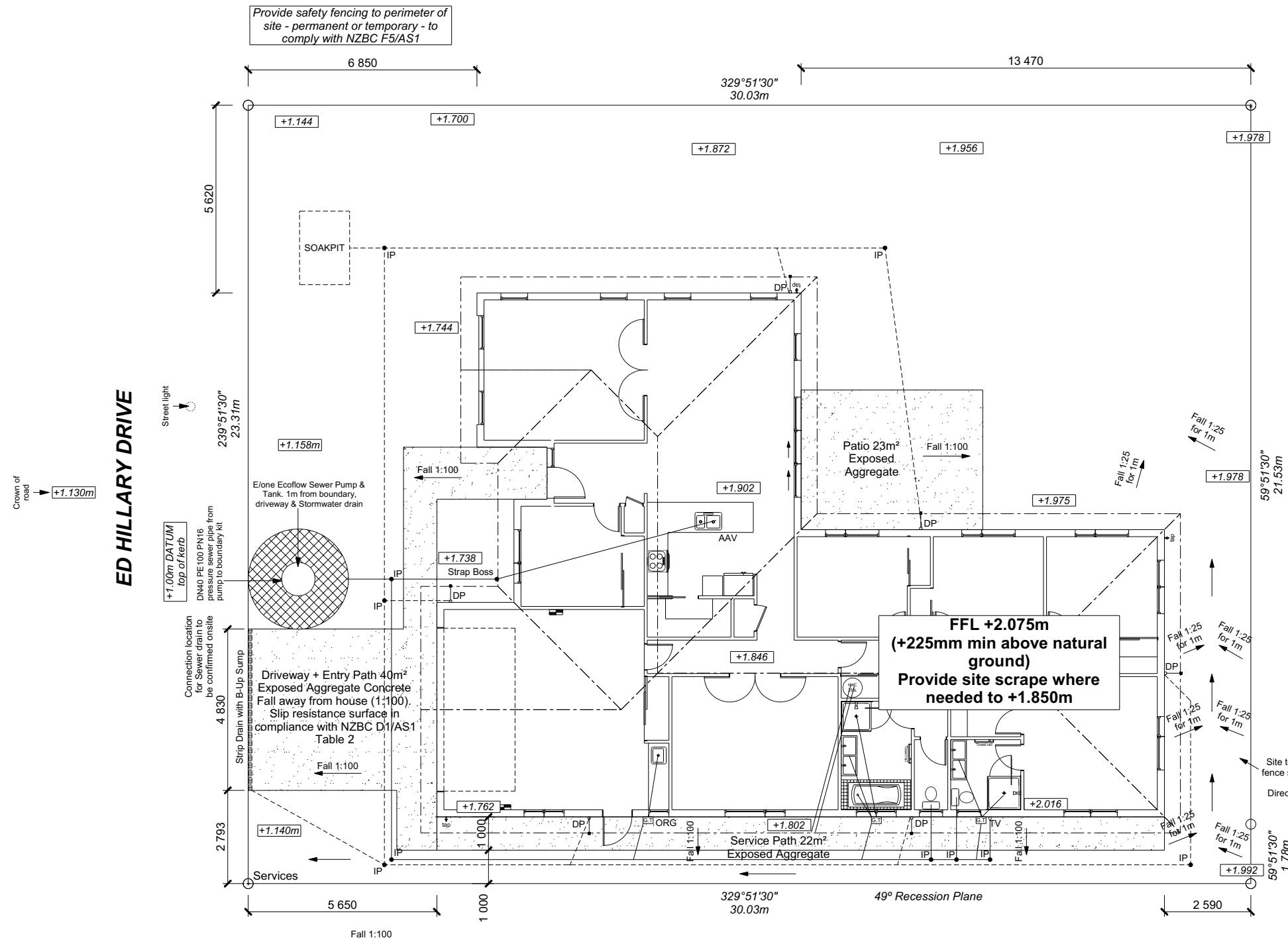
Sheet Name:

COVER PAGE

CONSENT PLANS



ED HILLARY DRIVE



Resource Consent Required

16/05/2023

abelaa

DRAWING NOTES

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

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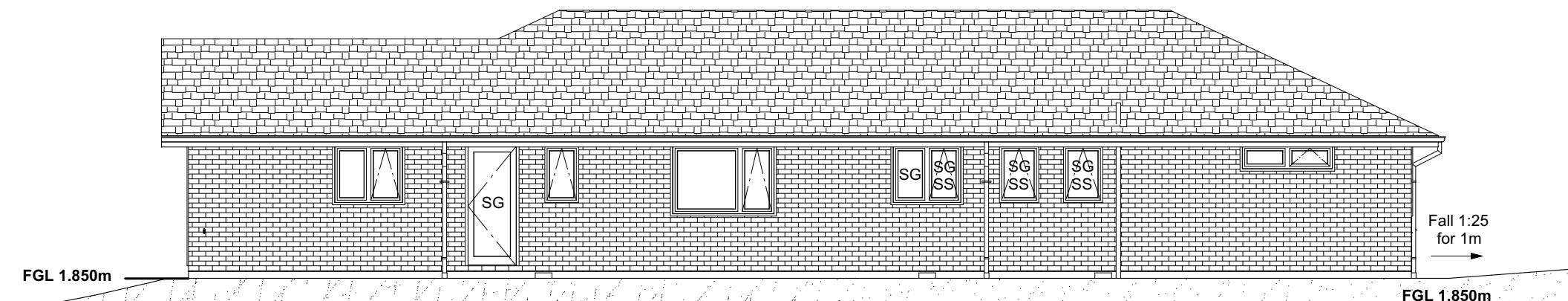
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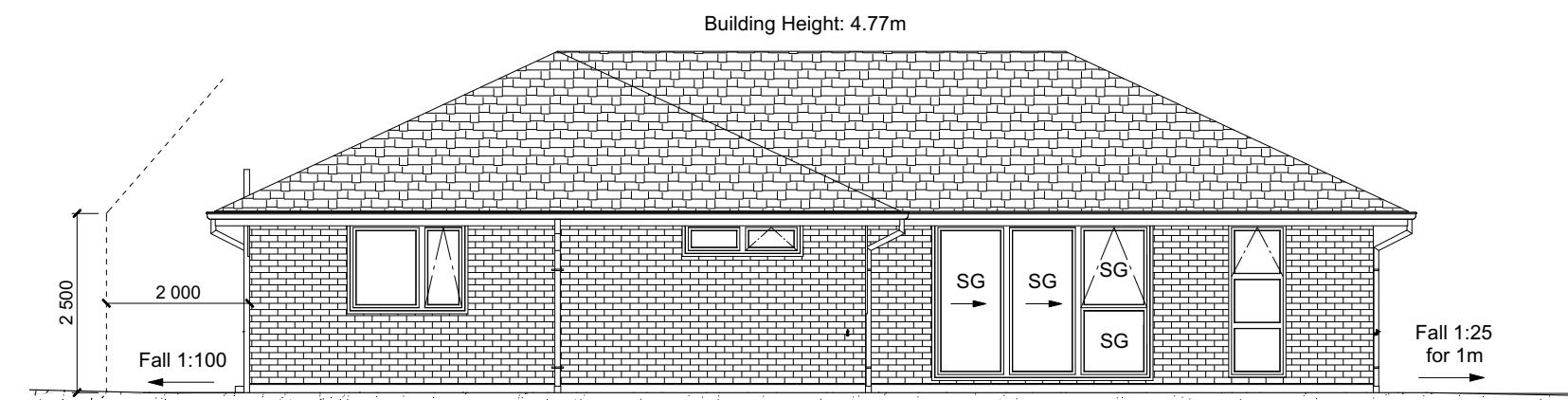
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Original Plan:
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Sheet Name:

**ELEVATION A**

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 B**

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

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Job Number:
145620

Original Plan:
'HARRIER'

Sheet Name:
ELEVATIONS

Sales: R Gould Drawn: L Stephens QS: W Xian Print Date: 28-Apr-23 Scale: 1:100 @ A3

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

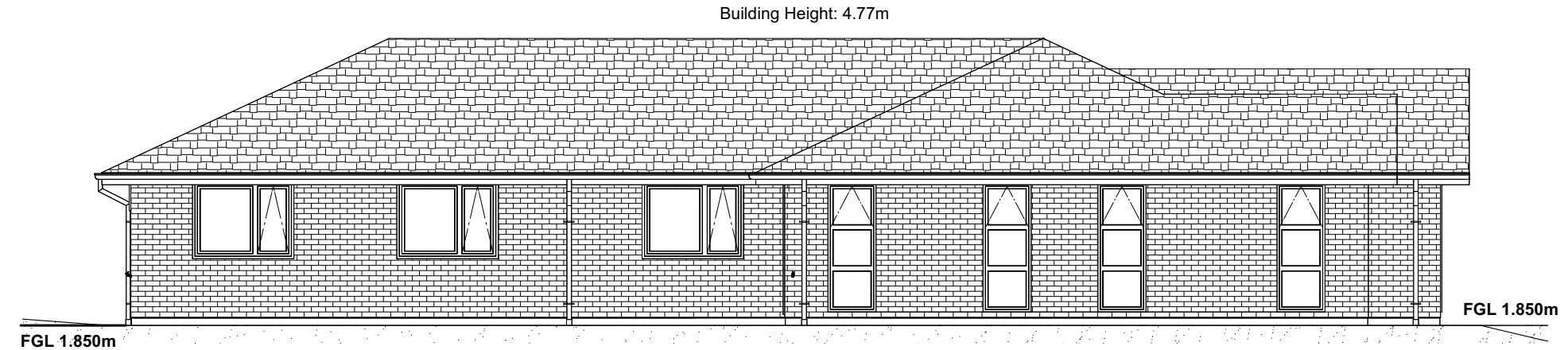
ELEVATION LEGEND		
SS	Safety Stays	
SG	Safety Glass	
MB	Meter Box	
TV	Terminal Vent	

ELEVATION NOTES		
Gutter:	Coloured Steel Quad Gutter	
Fascia:	Coloured Steel 185 Fascia	
Downpipes:	Colorsteel Round 75x55mm	
Soffits:	Hardiflex 4.5mm	
Joinery:	Low-E Double glazed aluminum	
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.:
4

of 28 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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ELEVATIONS

CONSENT PLANS

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Original Plan:
'HARRIER'

Sheet Name: **CROSS SECTIONS**

CONSENT PLANS

Sheet No.:
6

ROOF & WALL CLADDINGS

Roof : 25° Pressed Metal Tiles
Walls : 70 Series Brick Veneer
with a 50mm cavity
James Hardie Linea Weatherboard
with a 20mm cavity

CROSS SECTION NOTES

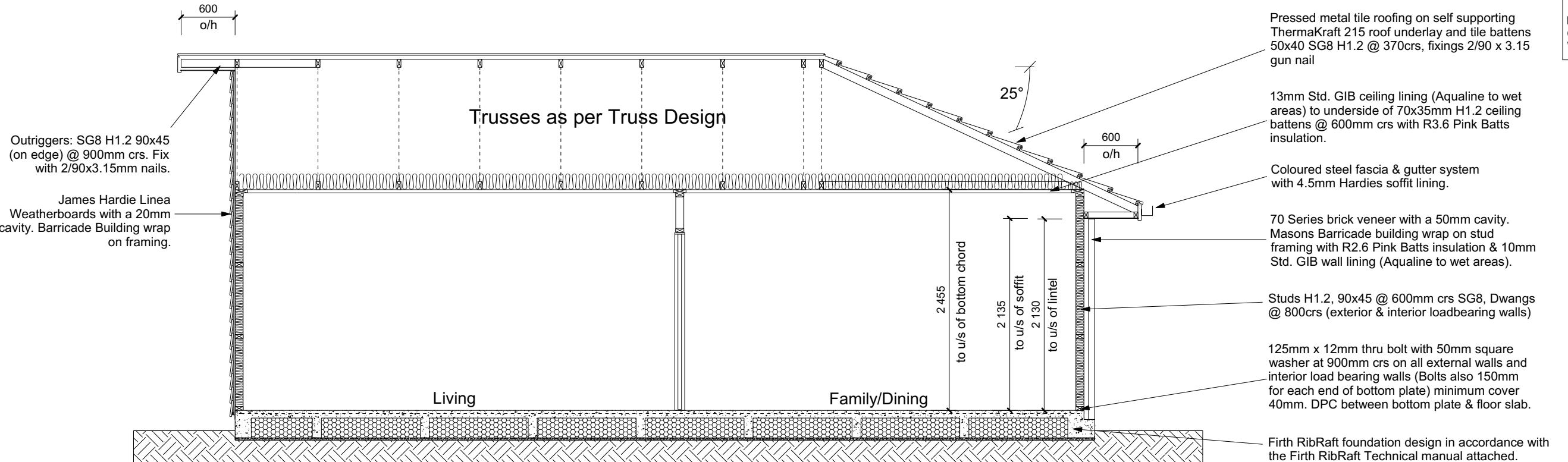
- Building wrap is to comply with E2/AS1 & NZS 3604:2011.
- Flashing materials must be selected based on environmental exposure. Refer to NZS 3604:2011 & table 20 of E2/AS1.
- Flashing tape must have proven compatibility with the selected wrap & other materials with which it comes into contact as per table 21 of E2/AS1.
- Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3
- Unless stated otherwise, timber members on drawings are to be a minimum of SG8 strength graded as per NZS3604:2011.

Joinery: Low-E Double glazed aluminum

INSULATION

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

[View All](#) [Link Building](#)



CROSS SECTION A-A

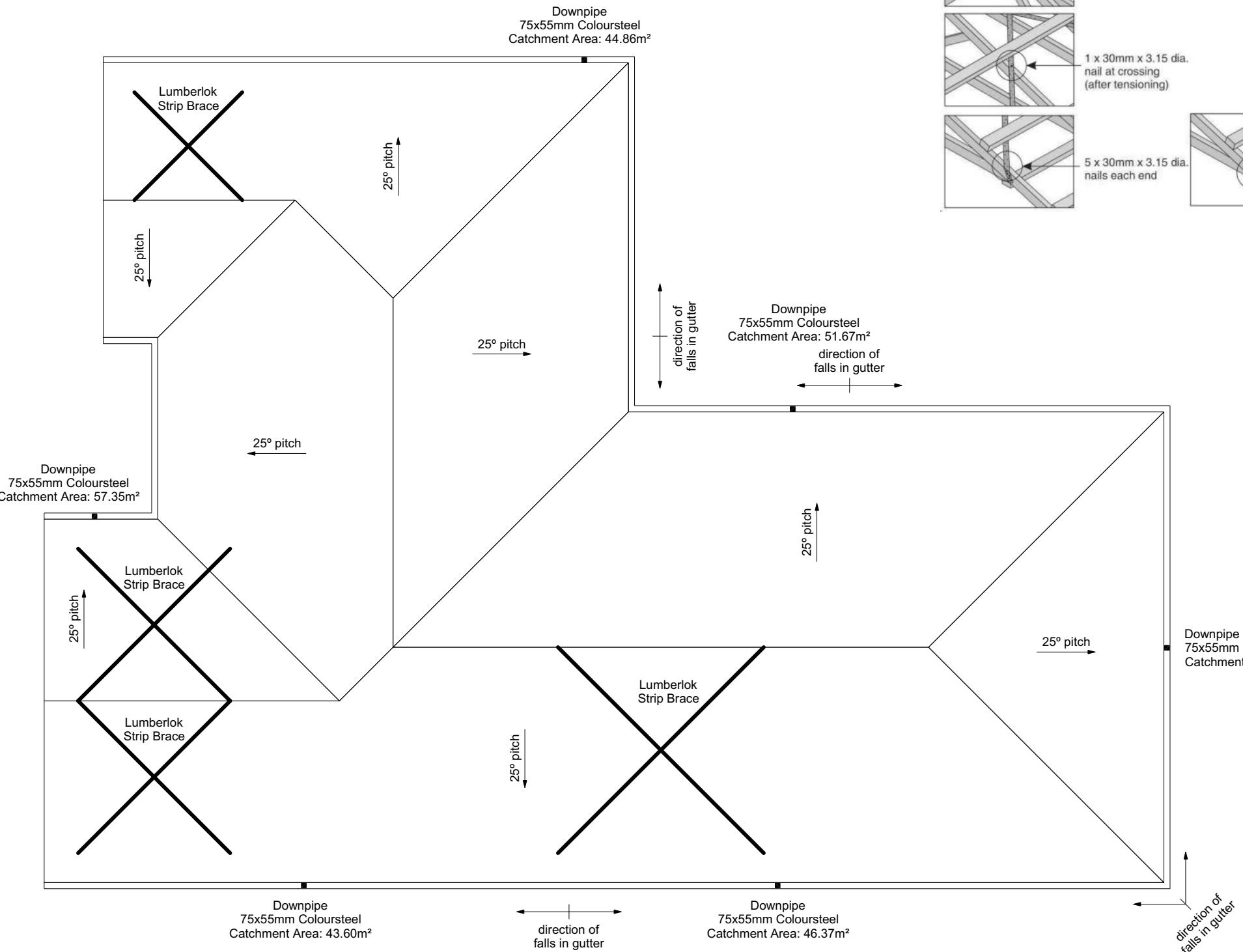
DRAWING NOTES

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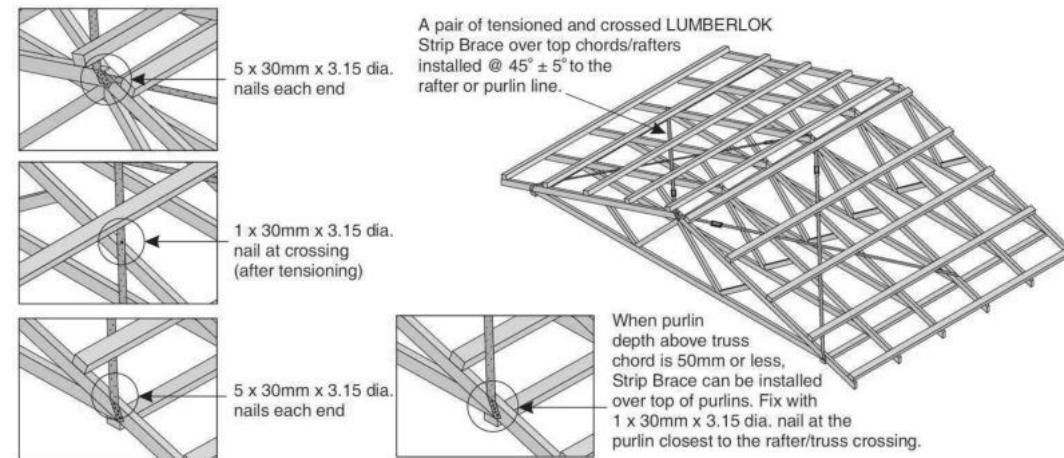
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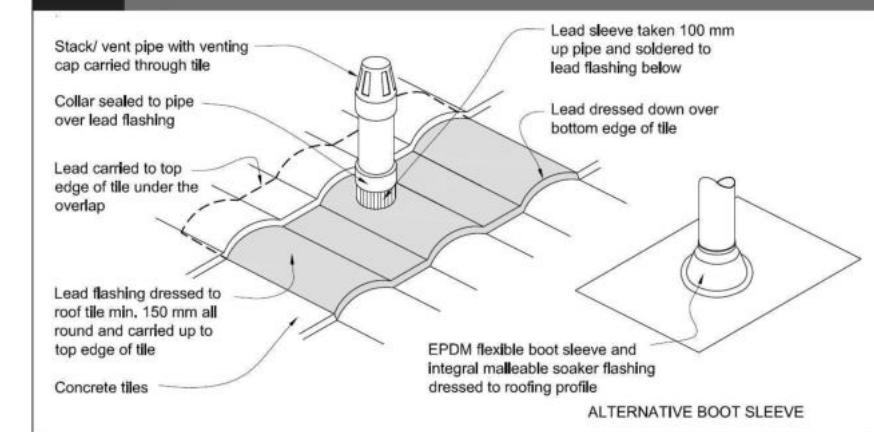
- A pair of tensioned and crossed LUMBERLOK Strip Brace running continuously from ridge to top plate installed as detailed below.



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

ROOF PLAN NOTES
Gutter: Coloured Steel Quad Gutter
Fascia: Coloured Steel 185 Fascia
Downpipes: Colorsteel Rectangular 75x55mm
Soffits: Hardiflex 4.5mm
Underlay: Thermakraft 215 roof underlay
Roof Bracing: Diagonally opposed pair 25x1mm galv straps with 8Kn tension capacity.
After tensioning strap, fix to each rafter with 2/60x3.15mm nails.
Fold down strap and fix with 3/60x3.15mm nails each into the top chord and into the top plate.
Downpipes: 75x55 Rectangle Colorsteel As per NZBC E1/AS1 Table 5 75x55 down pipes can collect up to 60m² of 0-25° roof plan area.
Use Coloured steel Quad Gutter As per NZ Metal Roof and Wall Cladding Code of Practice Version 2 section 8 the above gutter with a cross sectional area of 5550mm² can collect up to 60m² of 0-25° roof plan area. Refer to the specifications for exact calculations.
Use Lumberlock top plate fixing chart attached to the main specifications to determine top plate fixings.

Figure 29: Pipe penetration for masonry tile
Paragraph 8.2.7



Metal Tile Penetration Detail
Scale NTS

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Original Plan:
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Sheet Name:
ROOF PLAN

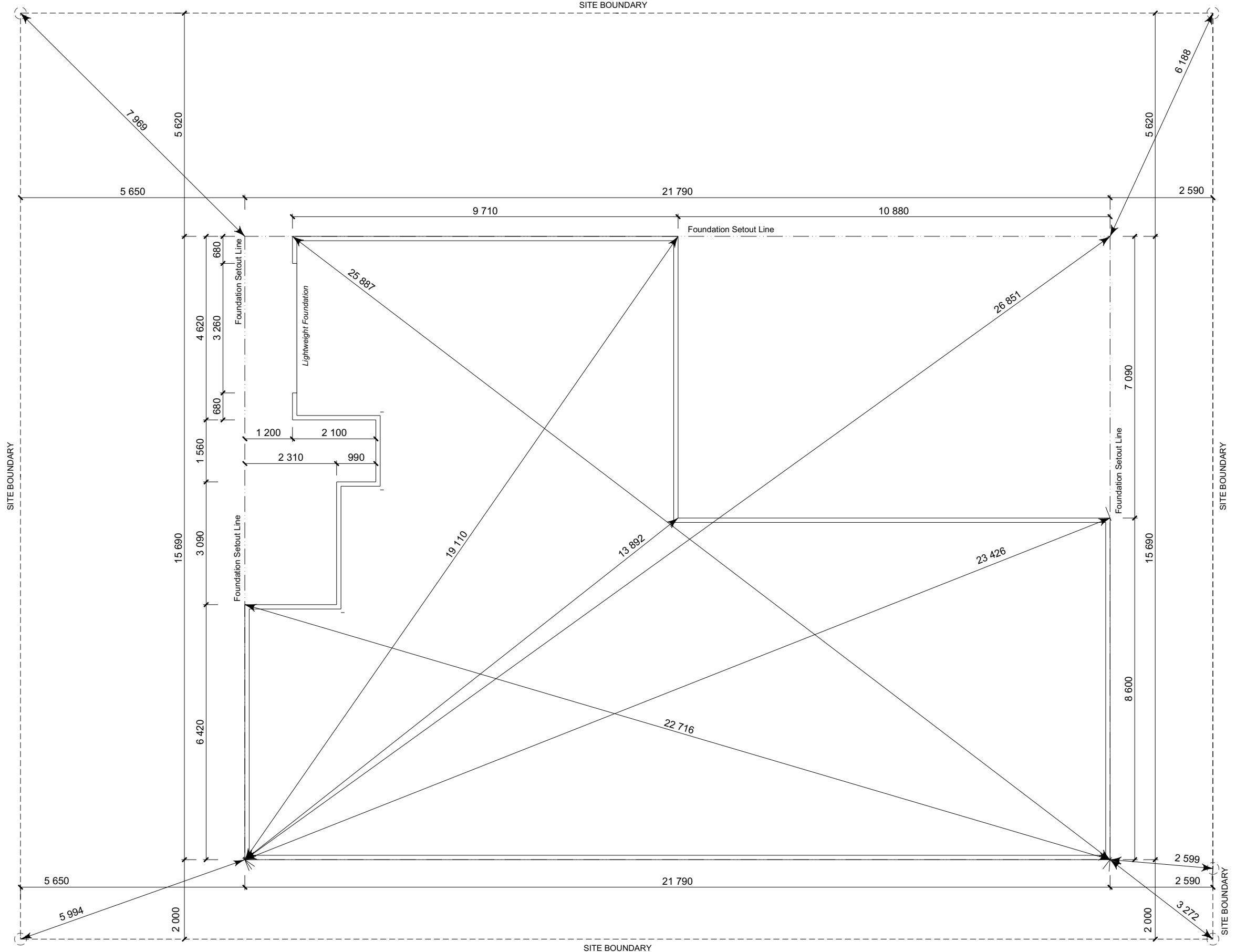
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CONSENT PLANS

No.	Date:	Reason:
1	14-03-2023	Initial Consent Plans

Sheet No.:
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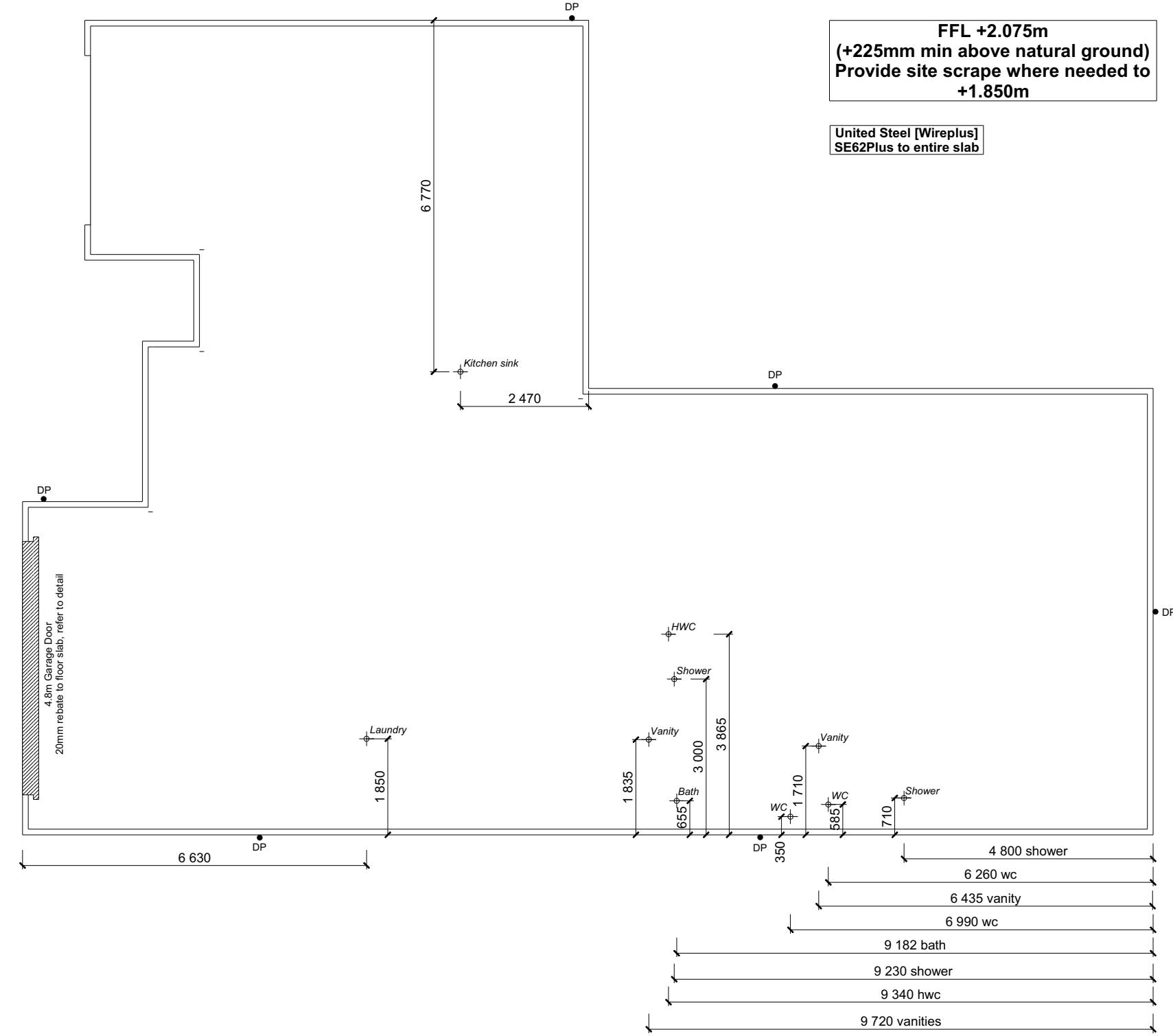
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ER' SETOUT DIMENSIONS

CONSENT PLANS

No.	Date:	Reason:
1	14-03-2023	Initial Consent Plans



- FOUNDATION PLAN NOTES**
- All dimensions over foundation face. Allow (120mm rebate) 70mm veneer & 50mm cavity, Brick to overhang foundation face by 0-20mm max as per NZBC E2/AS1.
- W/C location indicated on plan has assumed a 140mm offset from internal frame line, please consult manufacturer's documentation to confirm offset.
- Contractor to consult manufacturer's documentation to determine the correct location for all wastes positioned through floor slabs.
- Earth bar to be bonded to the reinforcing mesh
- Refer to Truss design for exact location of slab thickenings
- All reinforcing is to be Ductility Class E, in accordance with NZS 4671.
- All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2.
- These foundations are design to the findings and recommendations in the site specific Geotech report.

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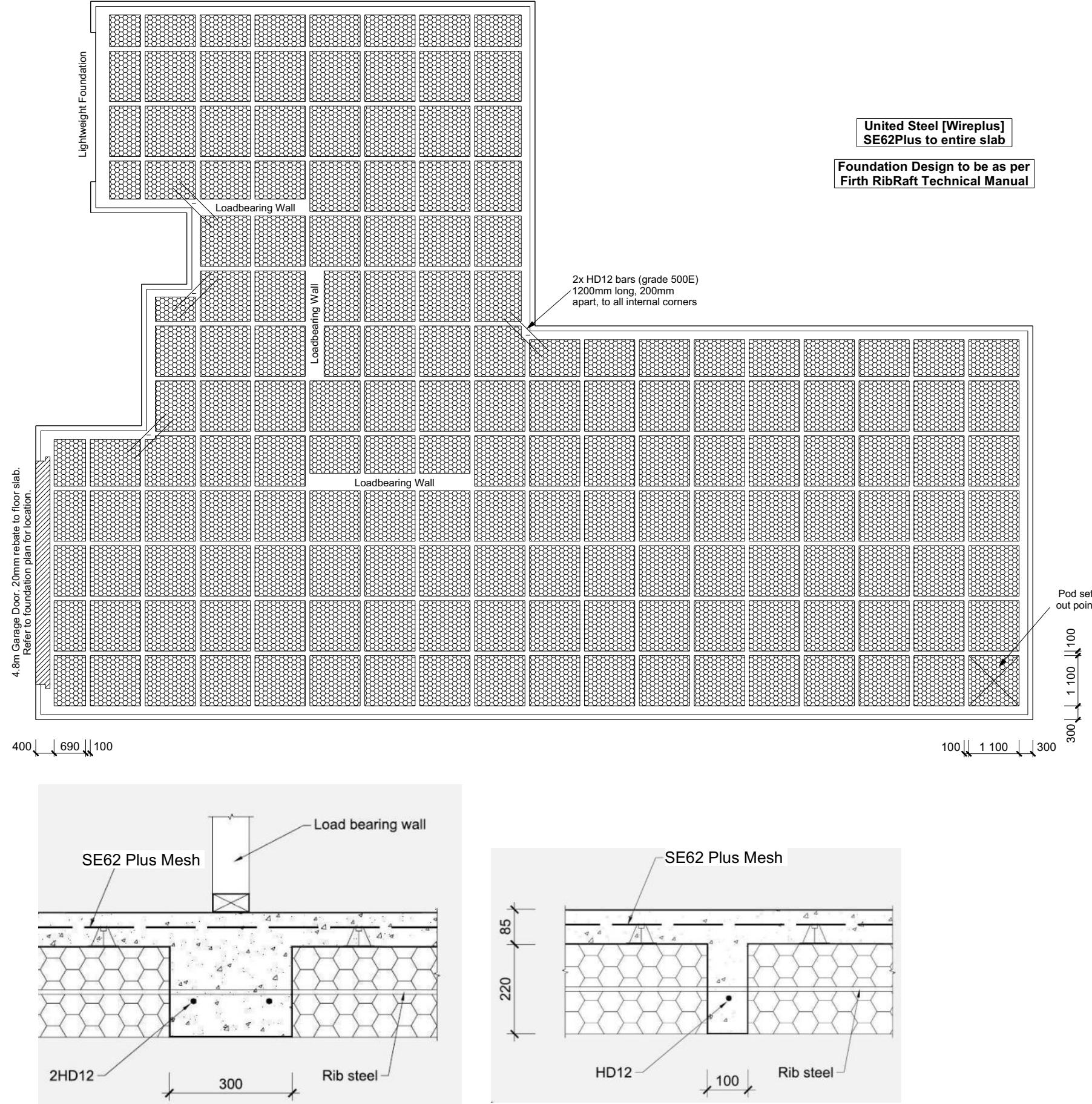
Jaden &
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Lot 28
Hanks Run, Rolleston

Job Number:
145620

Original Plan

Sheet Name:

FOUNDATION PLAN



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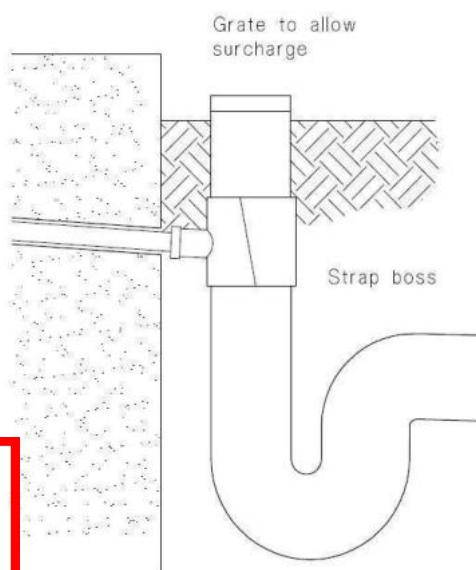
Job Number:
145620

Original Plan

Sheet Name: **RIBRAFT PLAN**

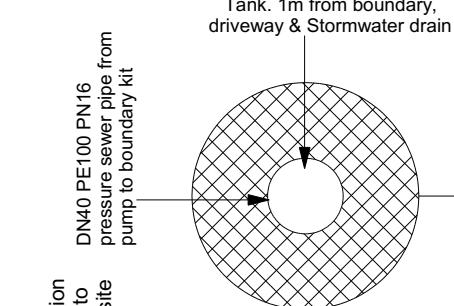
CONSENT PLANS

No.	Date:	Reason:
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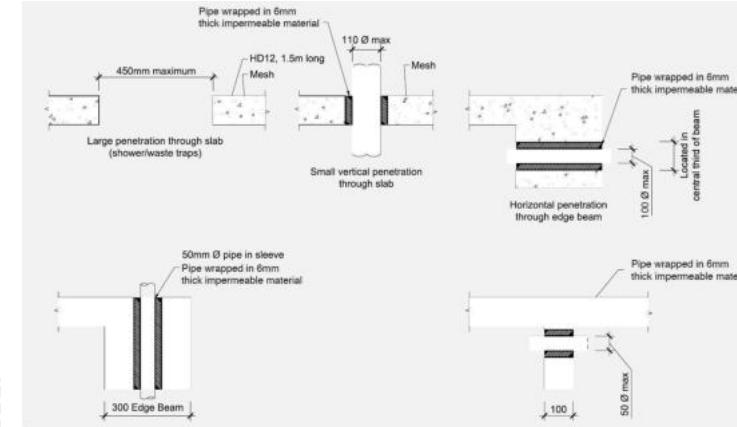
SOAKPIT

c) Strap boss
riser



Connection location
for Sewer drain to
be confirmed onsite

Strip Drain with B-Up Sump

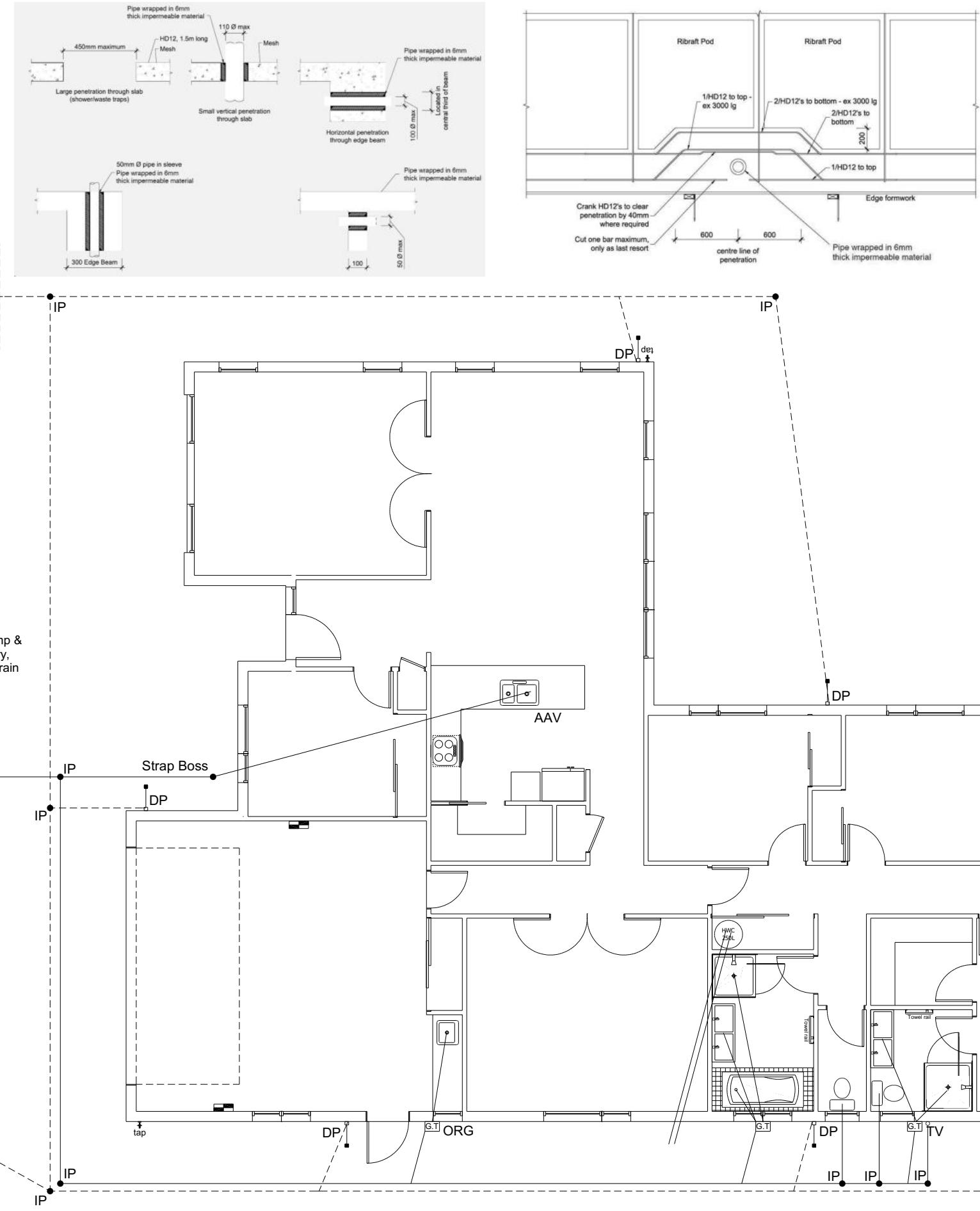


IP

IP

DP

IP



Plumbing Schedule

NZBC G13

Kitchen Sink	$\varnothing 50\text{mm}$ @1:40	(3 discharge units)
Bathrooms Vanity	$\varnothing 40\text{mm}$ @1:40	(1 discharge units per basin)
Shower:	$\varnothing 40\text{mm}$ @1:40	(2 discharge units)
Bath:	$\varnothing 40\text{mm}$ @1:40	(4 discharge units)
WC:	$\varnothing 100\text{mm}$ @1:40	(4 discharge units)
Laundry Sink:	$\varnothing 40\text{mm}$ @1:30	(5 discharge units)
Drainage Schedule	NZBC G13	
Main Foulwater Vented Drain	$\varnothing 100\text{mm}$ @1:60	
Stormwater Drain	$\varnothing 100\text{mm}$ @1:60 (1:120max)	
Terminal Vent	$\varnothing 80\text{mm}$	
Heatpump	Drain over DP	
ORG	Overflow Relief Gully	

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. Covers shall be provided to prevent entry of birds or vermin. To comply with G12/AS1.

DRAINAGE LEGEND

-----	Stormwater DN100mm uPVC
-----	Sewer Drain DN100mm uPVC
DP	Downpipe
GT	Gully Trap
ORG	Overflow Relief Gully
TV	Terminal Vent
AAV	Air Admittance Valve
IP	Inspection Point

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Job Number:
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Original Plan:
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Sheet Name:
DRAINAGE PLAN

Sales:
R Gould

Drawn:
L Stephens

QS:
W Xian

Print Date:
28-Apr-23

Scale:
1:100

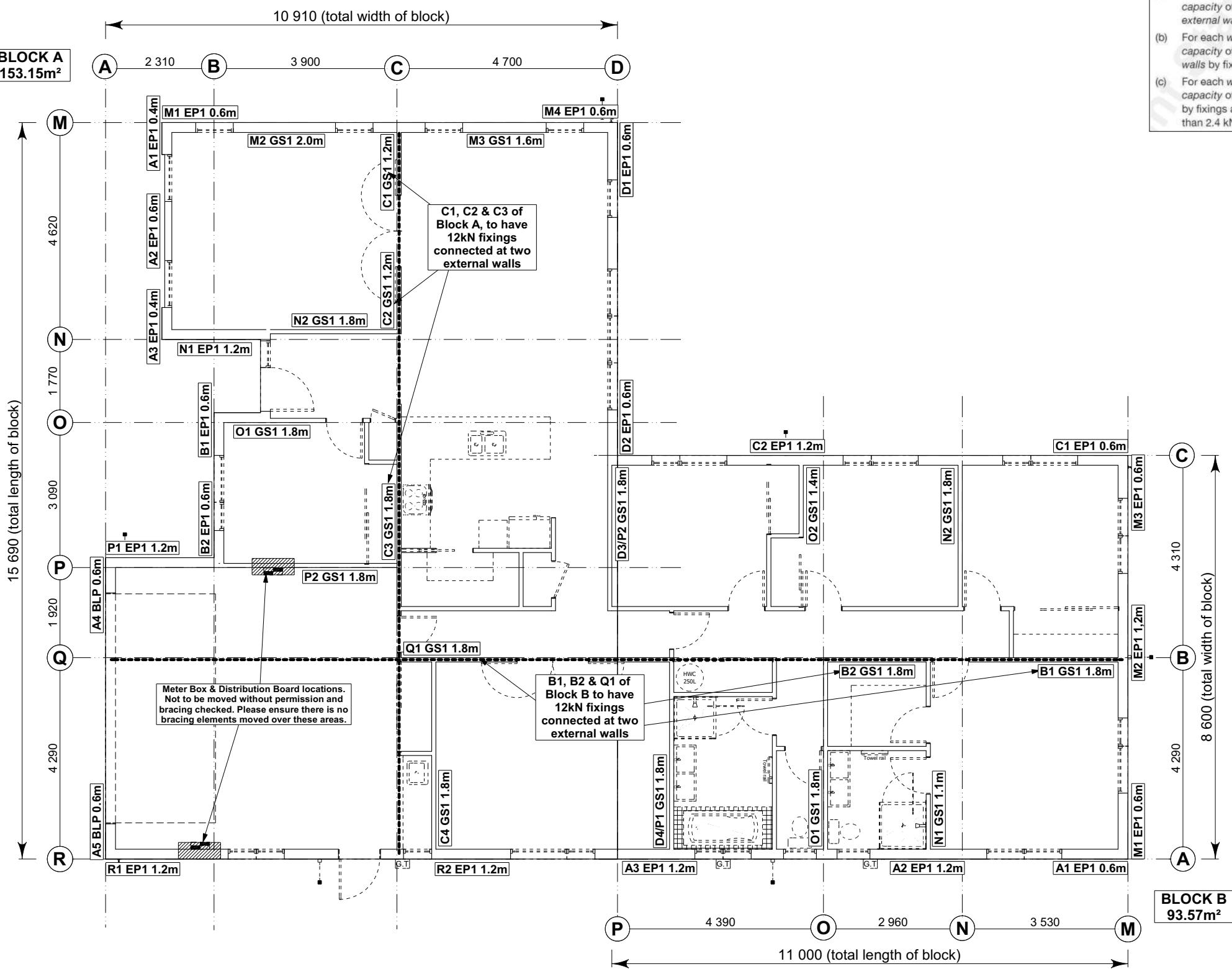
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Sheet Name:

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

The diagram illustrates the components of a brace label. It consists of four parts arranged vertically: a small square labeled 'A' at the top, followed by a vertical bar containing the text '1.1m' above 'GS1', and the number '1' at the bottom. Arrows point from the right side to each component with labels: 'Brace Line Label' points to 'A', 'Brace Length' points to '1.1m', 'Brace Type' points to 'GS1', and 'Brace Number' points to '1'.

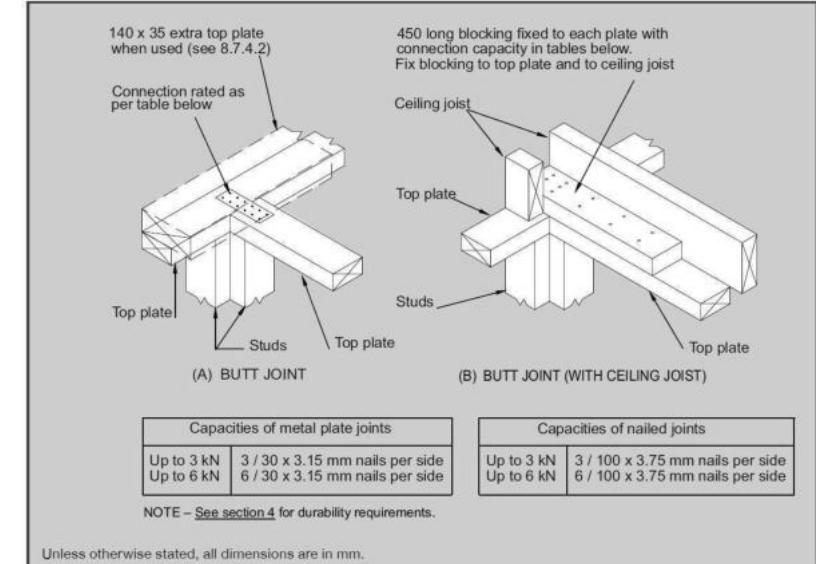
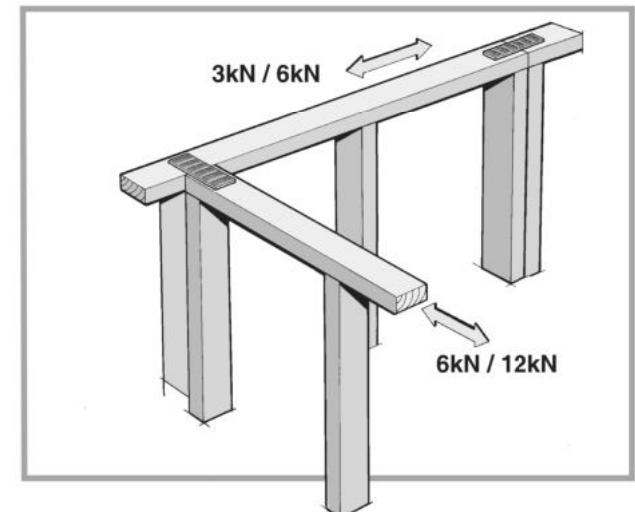


Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

Top Plates at Right Angles

Connection capacity	LUMBERLOK Connector
6kN	Tylok 6T10 OR PLATE-LOK
12kN	2 x Sheet Brace Straps fixed with 6 x LUMBERLOK Product Nails 30mm x 3.15 dia. per end per strap (24 nails total)



BLOCK A**Single Level Along Resistance Sheet**

Job Name: Jaden & Danielle Rogers

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	Wind		EQ	
									Demand		Achieved	
									556	936		
									211%	122%		
a	1	0.40		2.4	EP1 0.4	Ecopy®	32	38				
	2	0.60		2.4	EP1 0.6	Ecopy®	57	63				
	3	0.40		2.4	EP1 0.4	Ecopy®	32	38				
	4	0.60		2.4	BLP-H	GIB®	80	86				
	5	0.60		2.4	BLP-H	GIB®	80	86				
									282 OK	310 OK		
b	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		
c	1	1.20		2.4	GS1-N	GIB®	83	72				
	2	1.20		2.4	GS1-N	GIB®	83	72				
	3	1.80		2.4	GS1-N	GIB®	124	108				
	4	1.80		2.4	GS1-N	GIB®	124	108				
									414 OK	360 OK		
d	1	0.60		2.4	EP1 0.6	Ecopy®	57	63				
	2	0.60		2.4	EP1 0.6	Ecopy®	57	63				
	3	1.80		2.4	GS1-N	GIB®	124	108				
	4	1.80		2.4	GS1-N	GIB®	124	108				
									362 OK	342 OK		

BLOCK A**Single Level Across Resistance Sheet**

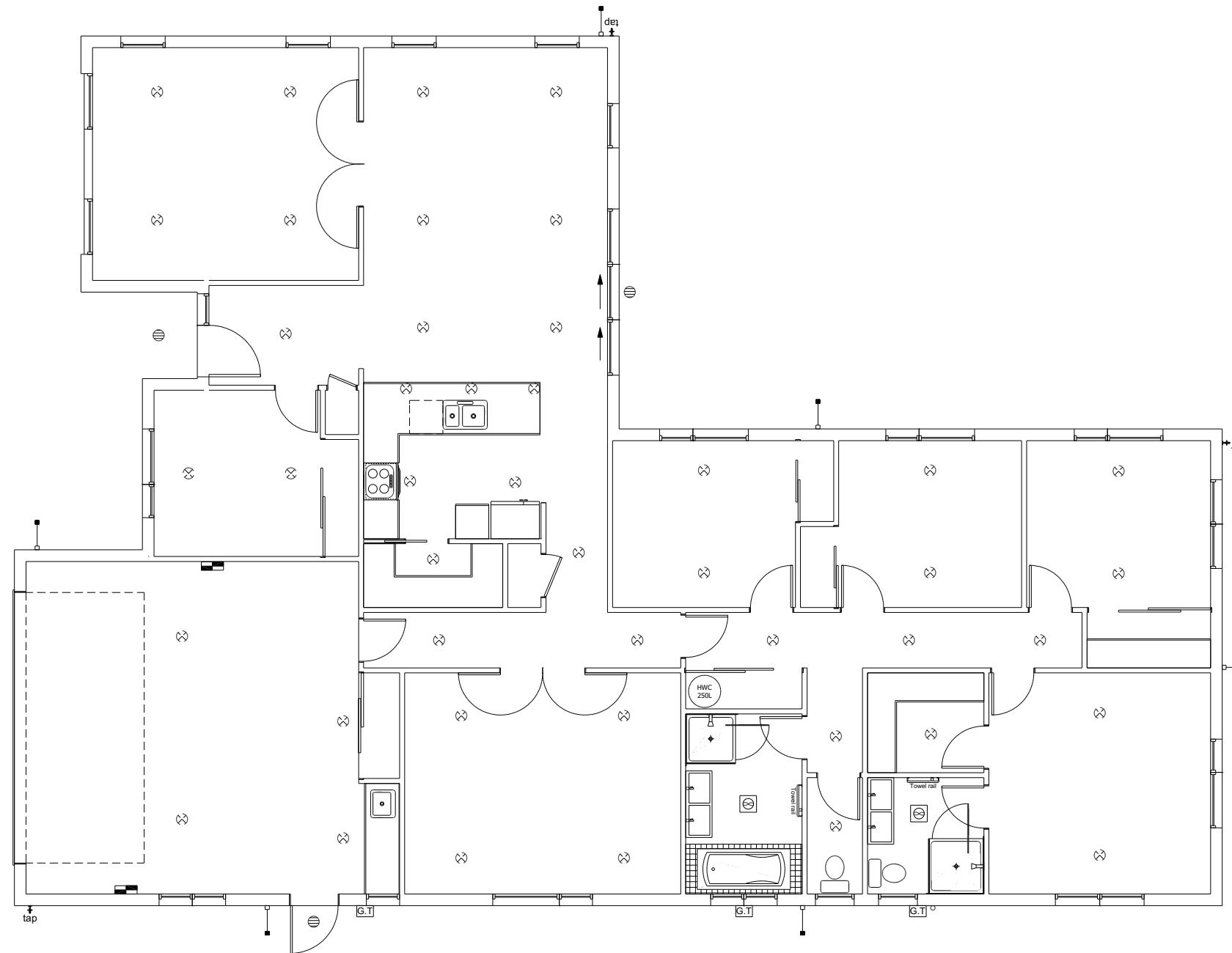
Job Name: Jaden & Danielle Rogers

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	Wind		EQ	
									Demand		Achieved	
									774	936		
									185%	152%		
m	1	0.60		2.4	EP1 0.6	Ecopy®	57	63				
	2	2.00		2.4	GS1-N	GIB®	138	120				
	3	1.60		2.4	GS1-N	GIB®	110	96				
	4	0.60		2.4	EP1 0.6	Ecopy®	57	63				
									362 OK	342 OK		
n	1	1.20		2.4	EP1 1.2	Ecopy®	144	162				
	2	1.80		2.4	GS1-N	GIB®	124	108				
o	1	1.80		2.4	GS1-N	GIB®	124	108				
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162				
p	1	1.80		2.4	GS1-N	GIB®	124	108				
	2	1.80		2.4	GS1-N	GIB®	124	108				
q	1	1.80		2.4	GS1-N	GIB®	124	108				
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162				
r	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		

BLOCK B**Single Level Along Resistance Sheet**

Job Name: Jaden & Danielle Rogers

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	Wind		EQ	
									Demand		Achieved	
									439	572		
									181%	145%		
a	1	0.60		2.4	EP1 0.6	Ecopy®	57	63				
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162				
	3	1.20		2.4	EP1 1.2	Ecopy®</						



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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Jaden &
Danielle Rogers
Lot 28
Hanks Run, Rolleston

Job Number:
145620

Original Plan:
'HARRIER'

Sheet Name:
LIGHTING PLAN

Sales:

Drawn:
R Gould

QS:

W Xian

Print Date:
28-Apr-23

Scale:
1:100 @ A3

CONSENT PLANS

No. Date: Reason:
1 14-03-2023 Initial Consent Plans

Sheet No.:
14

of 28 sheets

LINTEL FIXING SCHEDULE

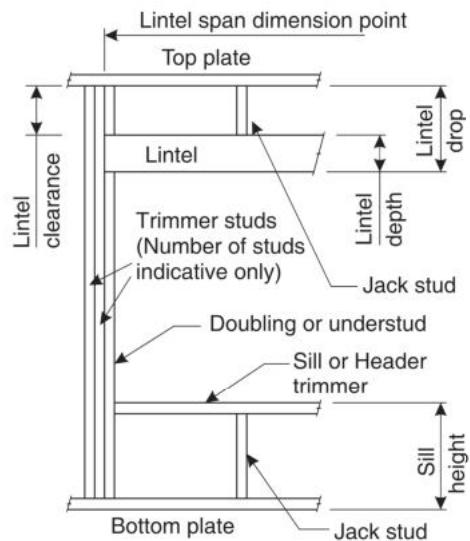
ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12

NZS 3604:2011

NOTE:

- ★ All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- ★ All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011.

DEFINITIONS



Lintel Supporting Girder Trusses:

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

SELECTION CHART FOR LINTEL FIXING

Lintel Span	Loaded Dimension (See Fig. 1.3 NZS 3604:2011)	Light Roof				Heavy Roof			
		Wind Zone		Wind Zone		Wind Zone		Wind Zone	
		L	M	H	VH	EH	L	M	H
0.7	2.0	E	E	E	E	F	E	E	E
	3.0	E	E	E	F	F	E	E	E
	4.0	E	E	F	F	G	E	E	F
	5.0	E	F	F	G	G	E	F	F
	6.0	E	F	F	G	G	E	F	G
0.9	2.0	E	E	E	F	F	E	E	E
	3.0	E	E	F	F	E	E	F	F
	4.0	E	E	F	F	E	E	F	F
	5.0	E	F	F	G	E	E	F	F
	6.0	E	F	F	G	G	E	F	G
1.0	2.0	E	E	E	F	F	E	E	E
	3.0	E	E	F	F	E	E	F	F
	4.0	E	F	F	G	G	E	F	F
	5.0	E	F	F	G	G	E	F	G
	6.0	E	F	F	G	G	E	F	G
1.2	2.0	E	E	F	F	F	E	E	F
	3.0	E	E	F	F	E	E	F	F
	4.0	E	F	F	G	G	E	F	F
	5.0	E	F	F	G	G	E	F	G
	6.0	F	F	G	G	H	E	F	G
1.5	2.0	E	E	F	F	F	E	E	F
	3.0	E	F	F	G	G	E	F	F
	4.0	E	F	F	G	G	E	F	G
	5.0	F	F	G	G	H	E	F	G
	6.0	F	F	G	H	H	E	F	H
2.0	2.0	E	F	F	F	G	E	F	F
	3.0	E	F	F	G	G	E	F	G
	4.0	F	F	G	G	H	E	F	G
	5.0	F	F	G	H	H	E	F	H
	6.0	F	G	H	H	H	E	F	G
2.4	2.0	E	F	F	G	G	E	F	G
	3.0	F	F	G	G	H	E	F	G
	4.0	F	F	G	H	H	E	F	G
	5.0	F	G	H	H	H	E	F	H
	6.0	F	G	H	H	H	-	F	G
3.0	2.0	E	F	F	G	G	E	F	G
	3.0	F	F	G	H	H	E	F	H
	4.0	F	G	H	H	H	E	F	G
	5.0	F	G	H	H	H	-	F	G
	6.0	F	G	H	H	H	-	F	H
3.6	2.0	F	F	G	G	H	E	F	G
	3.0	F	F	G	H	H	E	F	G
	4.0	F	G	H	H	H	-	E	F
	5.0	F	G	H	H	H	-	E	F
	6.0	G	H	H	H	H	-	E	F
4.2	2.0	F	F	G	G	H	E	F	G
	3.0	F	G	H	H	H	-	E	F
	4.0	F	G	H	H	H	-	E	F
	5.0	G	H	H	H	H	-	F	H
	6.0	G	H	H	H	H	-	E	F
4.5	2.0	F	F	G	H	H	E	F	G
	3.0	F	G	H	H	H	-	E	F
	3.4	F	G	H	H	H	-	E	F
	4.0	F	G	H	H	H	-	E	F
	5.0	G	H	H	H	H	-	E	F
	6.0	G	H	H	H	H	-	E	F
4.8	2.0	F	F	G	H	H	E	F	G
	3.0	F	G	H	H	H	-	E	F
	3.2	F	G	H	H	H	-	E	F
	4.0	F	G	H	H	H	-	E	F
	5.0	G	H	H	H	H	-	E	F
	6.0	G	H	H	H	H	-	E	F

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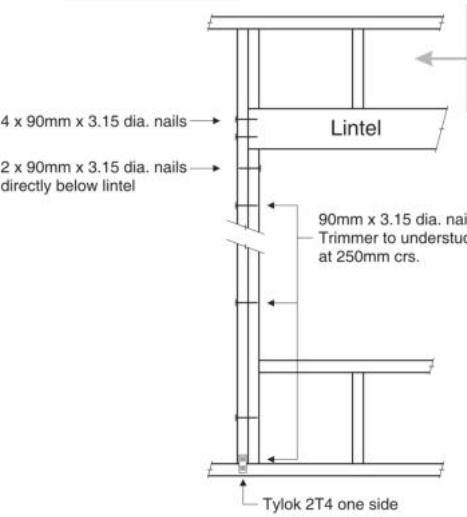


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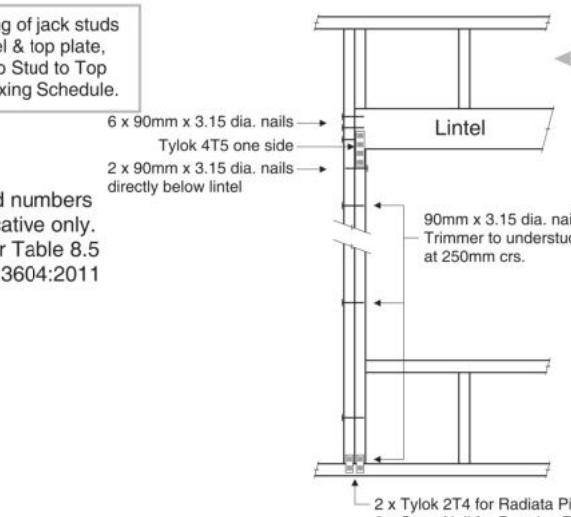
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LINTEL FIXING OPTIONS

TYPE E 1.4 kN



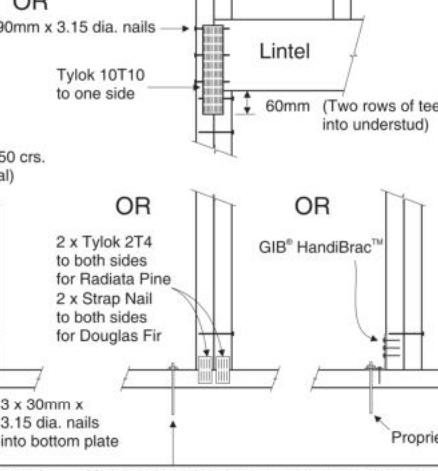
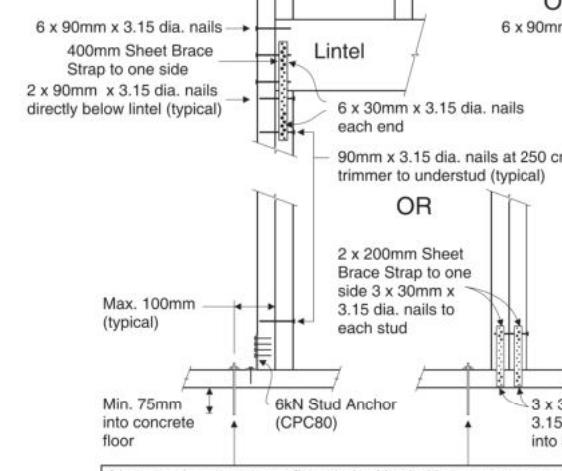
TYPE F 4.0 kN



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

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

TYPE G 7.5 kN



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

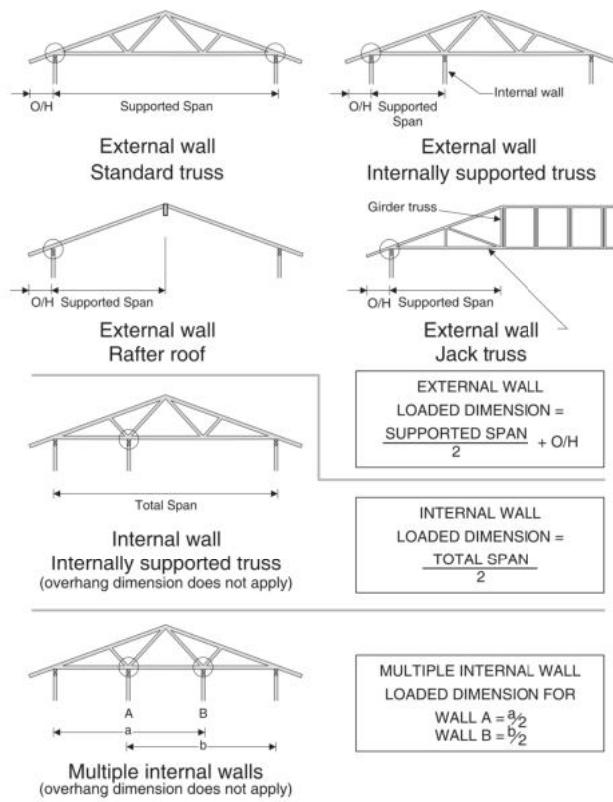
STUD TO TOP PLATE FIXING SCHEDULE

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 0.20 kN.
- ★ 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.
- ★ Gable end wall top plate/stud connections where the adjacent rafter/truss is located within 1200mm of gable end wall with a maximum verge overhang of 750mm, requires fixing type A as shown below.
- ★ 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.

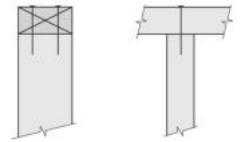
LOADED DIMENSION DEFINITION



FIXING OPTIONS

FIXING TYPE A 0.7 kN

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



FIXING TYPE B 4.7 kN

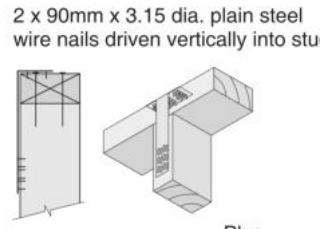
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.

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

Plus LUMBERLOK 6kN Stud Anchor (CPC80)

Plus 2 x 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.

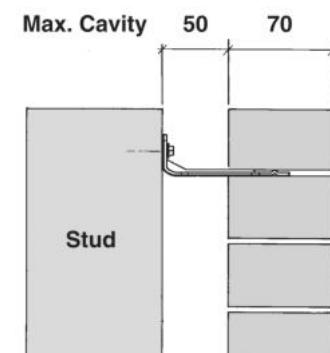
Plus

LUMBERLOK Stud Strap (one face only)

Note:

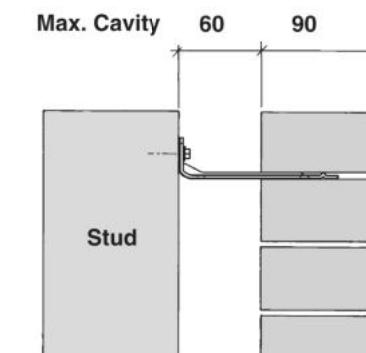
To calculate the number of B type fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.

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
Packaging: 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

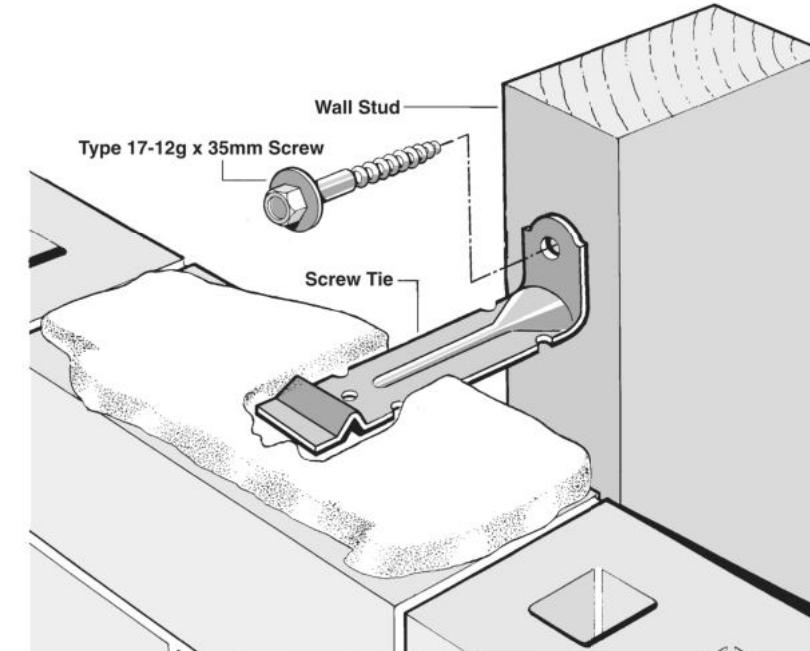
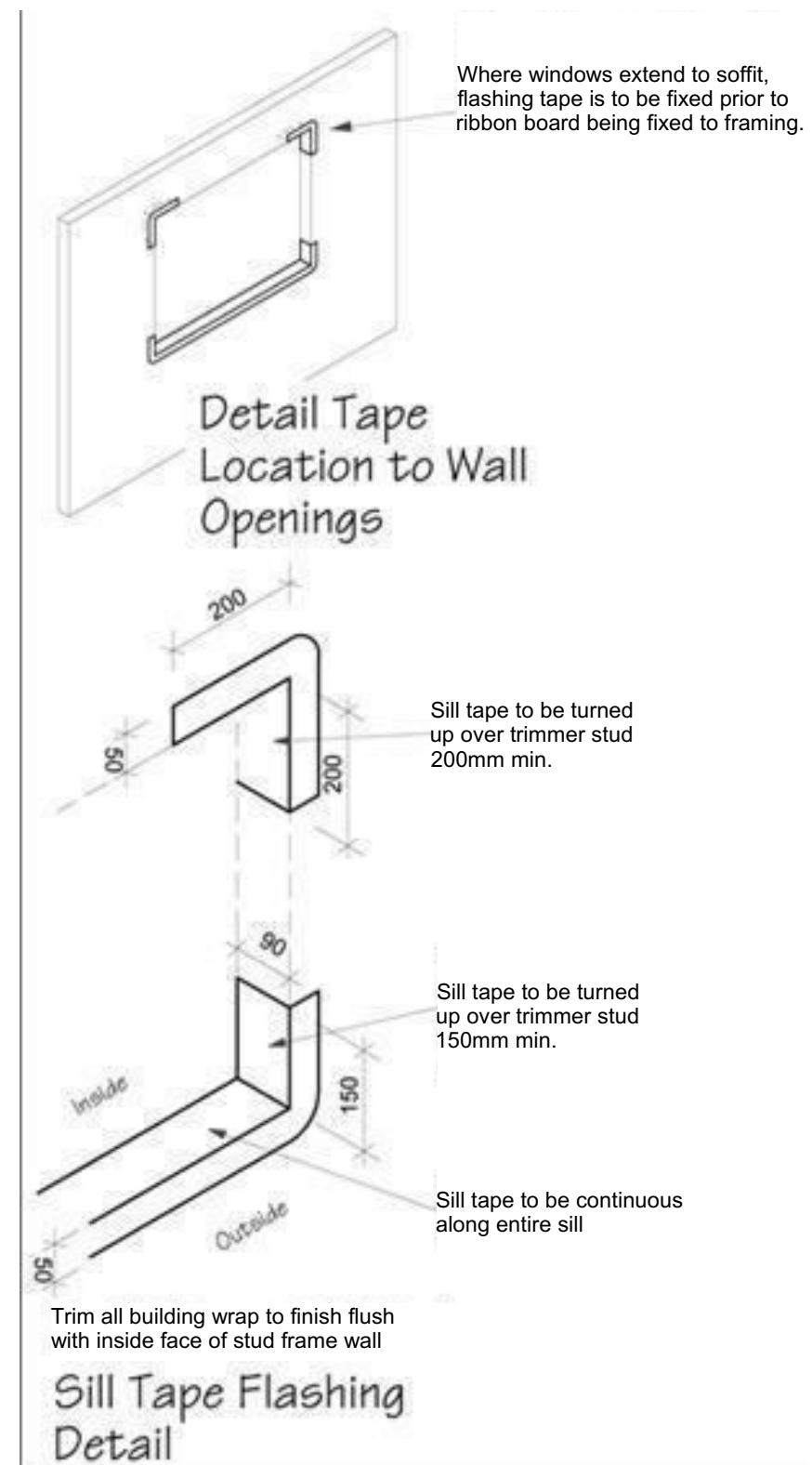
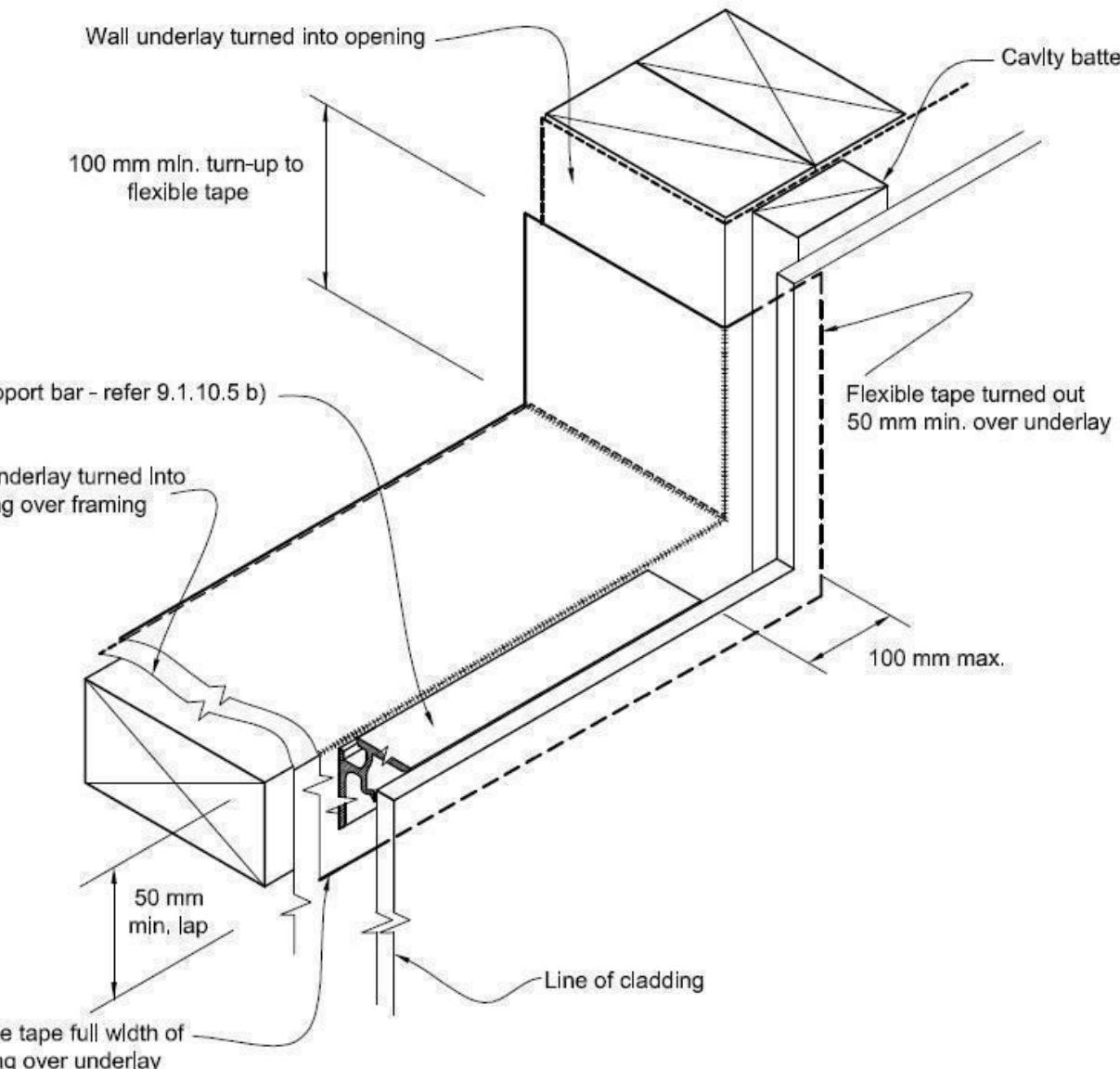


Figure 72B: General window and door opening with drainage cavity

Paragraphs 9.1.5, 9.1.9.3, 9.1.10.2, Figures 73C, 76, 85, 86, 91, 99, 116 and 128

NOTE:

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



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Jaden &
Danielle Rogers
Lot 28
Hanks Run, Rolleston

Job Number:
145620

Original Plan:
'HARRIER'

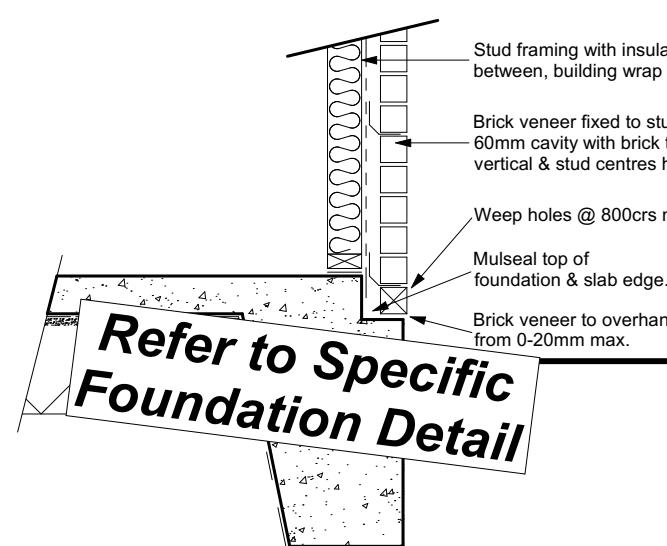
Sheet Name:
CONSTRUCTION DETAILS

CONSENT PLANS

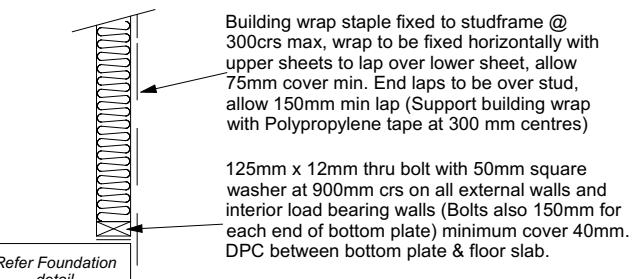
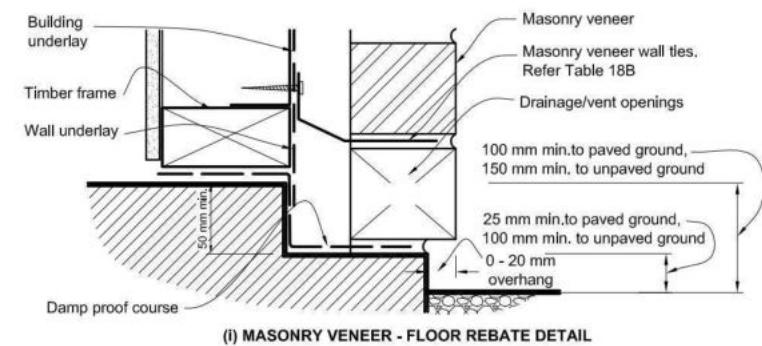
No. Date Reason:

1 14-03-2023 Initial Consent Plans

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17
of 28 sheets



Brick Veneer Foundation
Scale 1:20



Stud framing to slab
Scale 1:20

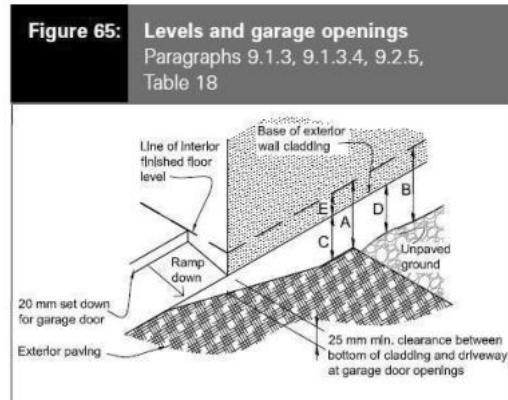
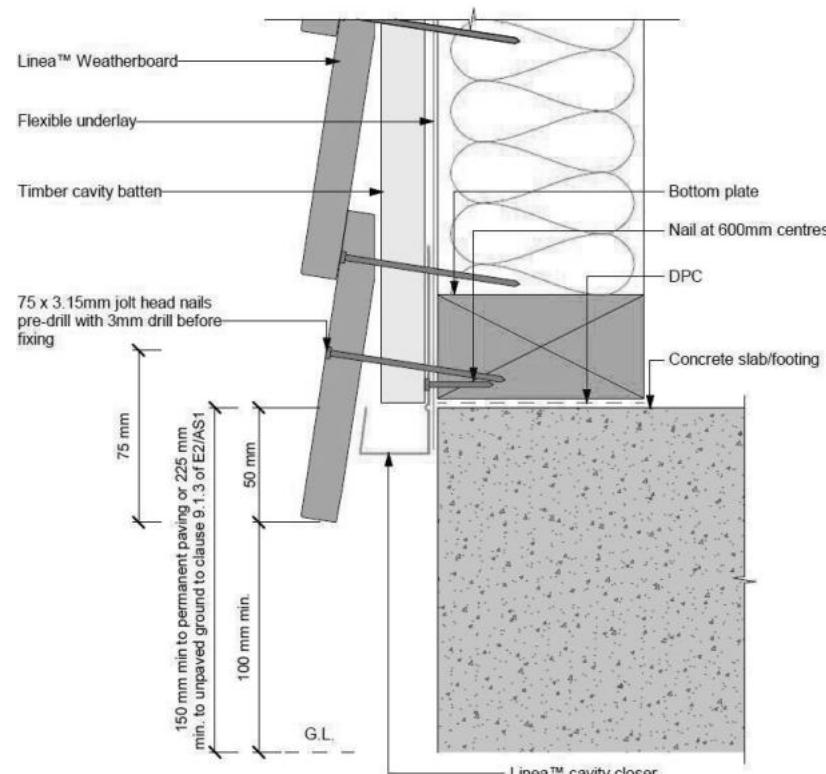
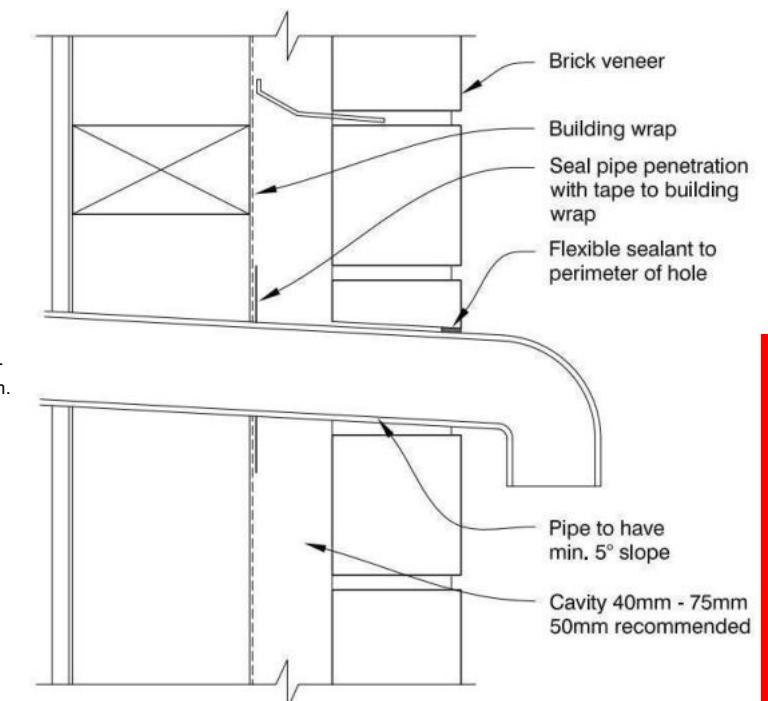


Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

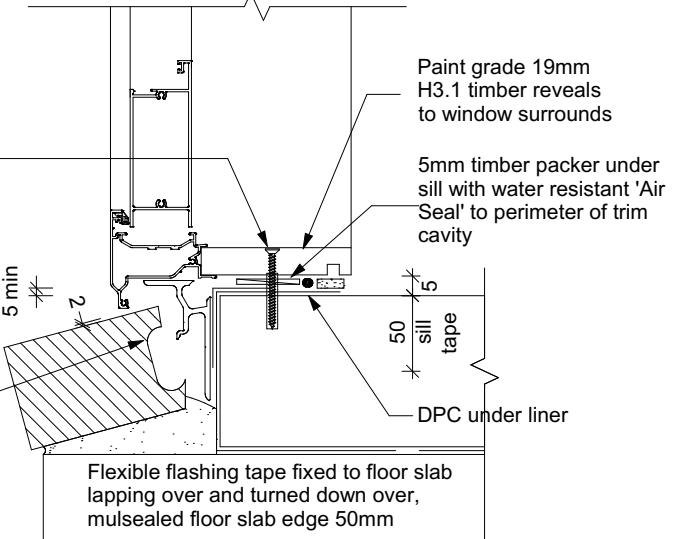
Minimum clearances (mm)	Masonry veneer		Other claddings				
	A	B	A	B	C	D	E
Concrete slab	100	150	150	225	100	175	50
Timber floor Refer Note 1)			100	175	502)		

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

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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Jaden & Danielle Rogers
Lot 28
Hanks Run, Rolleston

Job Number:
145620

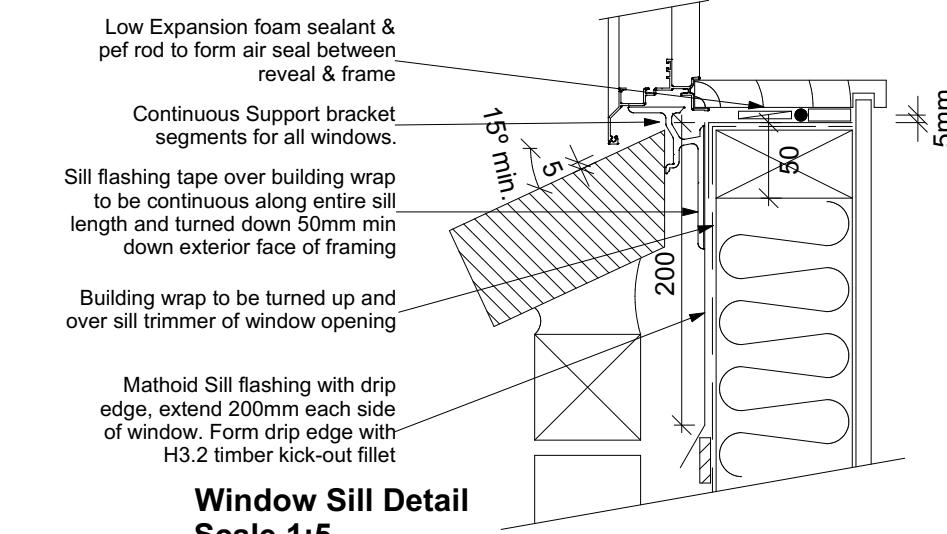
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'HARRIER'

Sheet Name:
CONSTRUCTION DETAILS

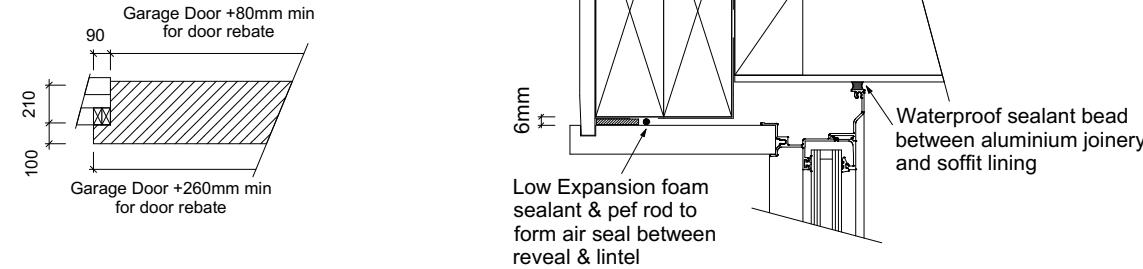
CONSENT PLANS

No.	Date:	Reason:
1	14-03-2023	Initial Consent Plans

Sheet No.:
18
of 28 sheets



Window Sill Detail
Scale 1:5



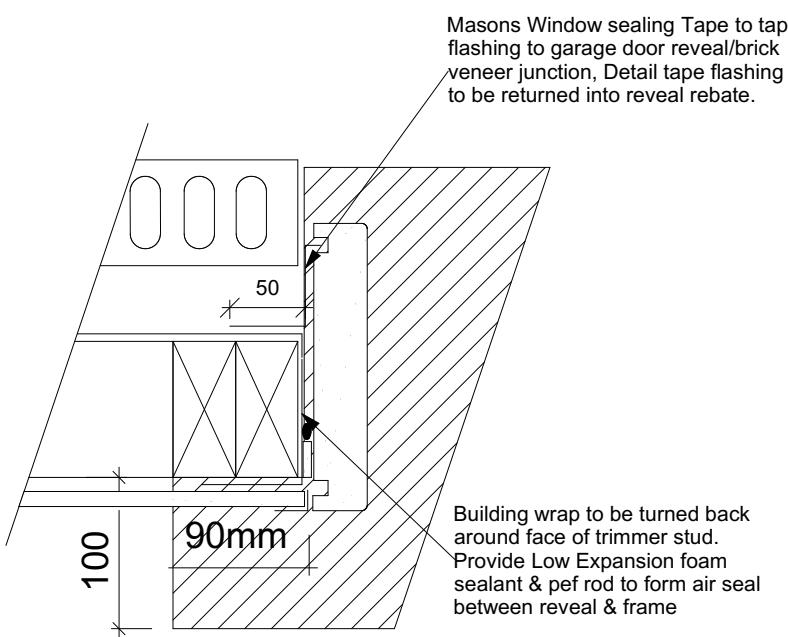
Window Head to Soffit Detail
Scale 1:5

9.1.10.8 Attachments for windows and doors

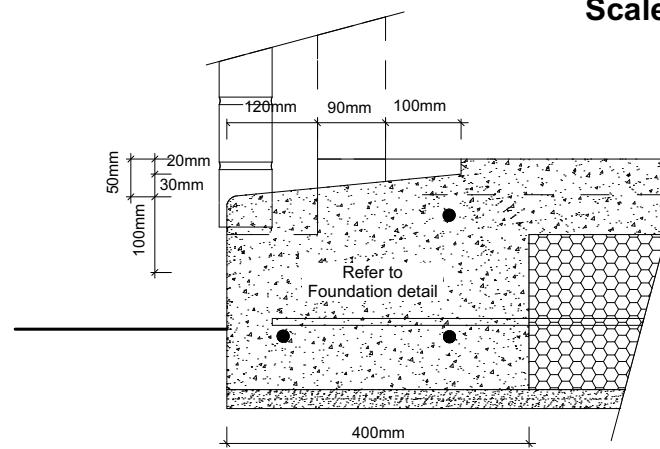
Install windows and doors using pairs of minimum 75 x 3.15 galvanised jolt head nails or 8 gauge x 65 mm stainless steel screws, through reveals into surrounding *framing* at:

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

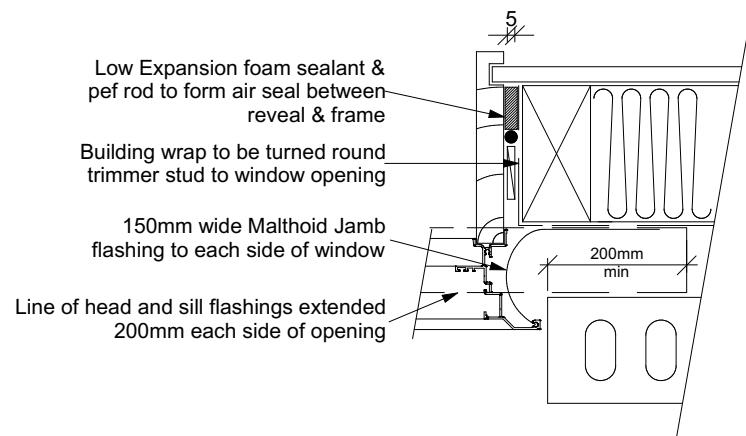
Install packers between reveals and *framing* at all fixing points, except between head reveals and lintels.



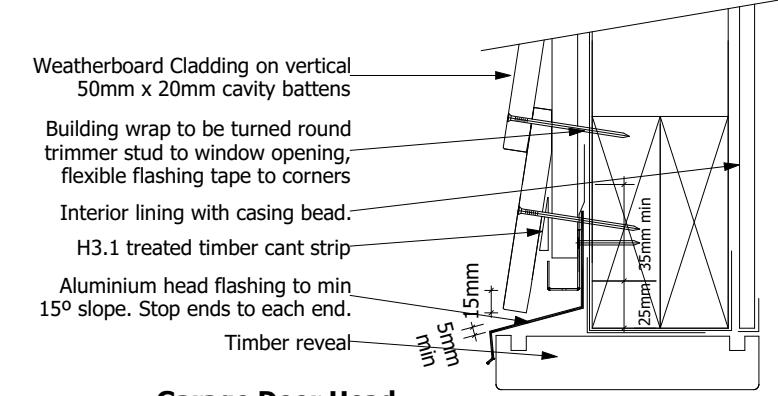
Garage Door Jamb Detail
Scale 1:5



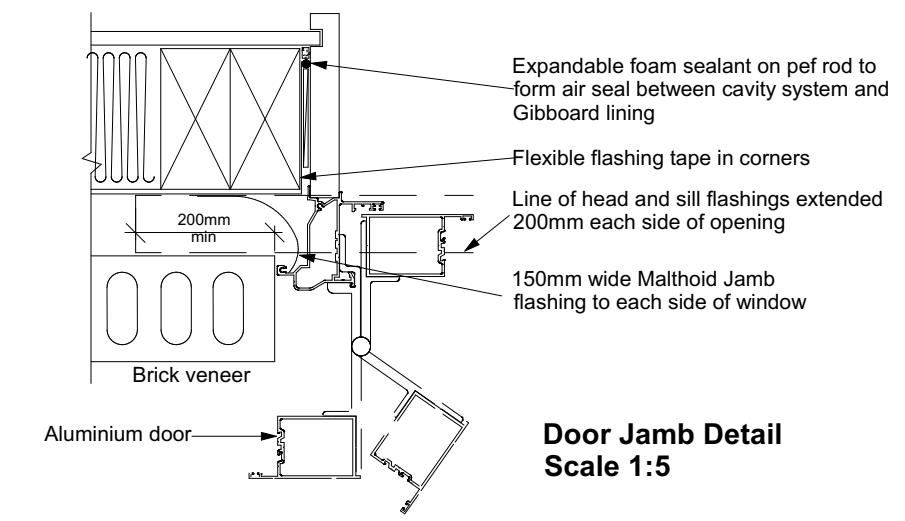
Garage Door Rebate Details
Scale 1:10



Window Jamb Detail
Scale 1:5



Garage Door Head
Scale 1:5



Door Jamb Detail
Scale 1:5

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Jaden &
Danielle Rogers
Lot 28
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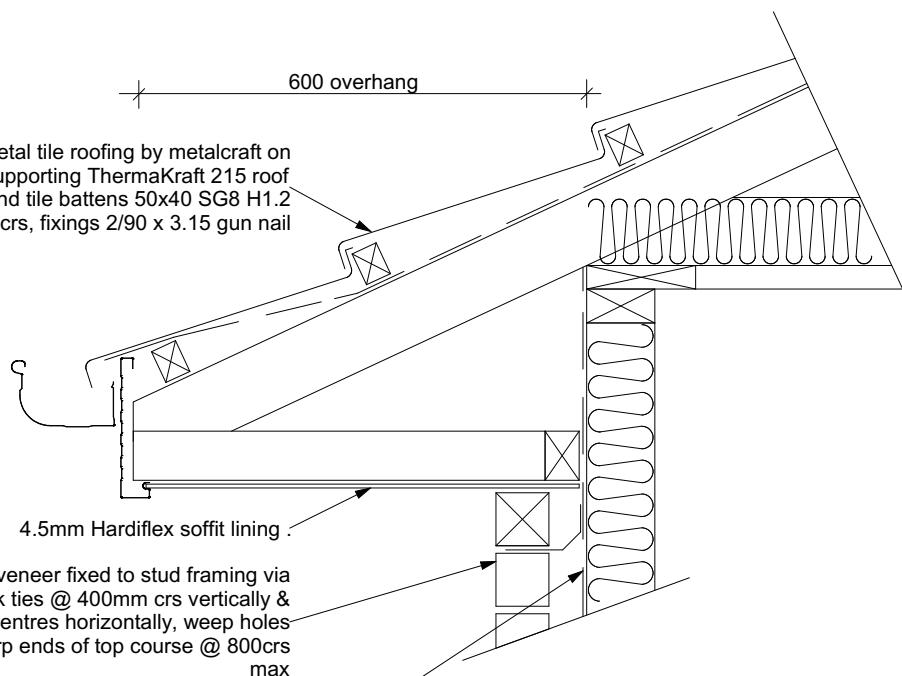
Original Plan:
'HARRIER'

Sheet Name:
CONSTRUCTION DETAILS

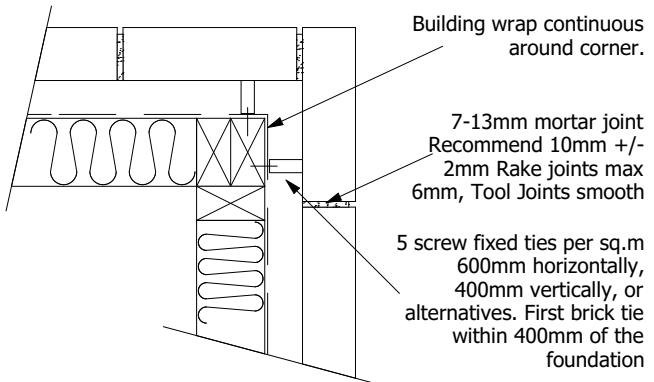
CONSENT PLANS

No.	Date:	Reason:
1	14-03-2023	Initial Consent Plans

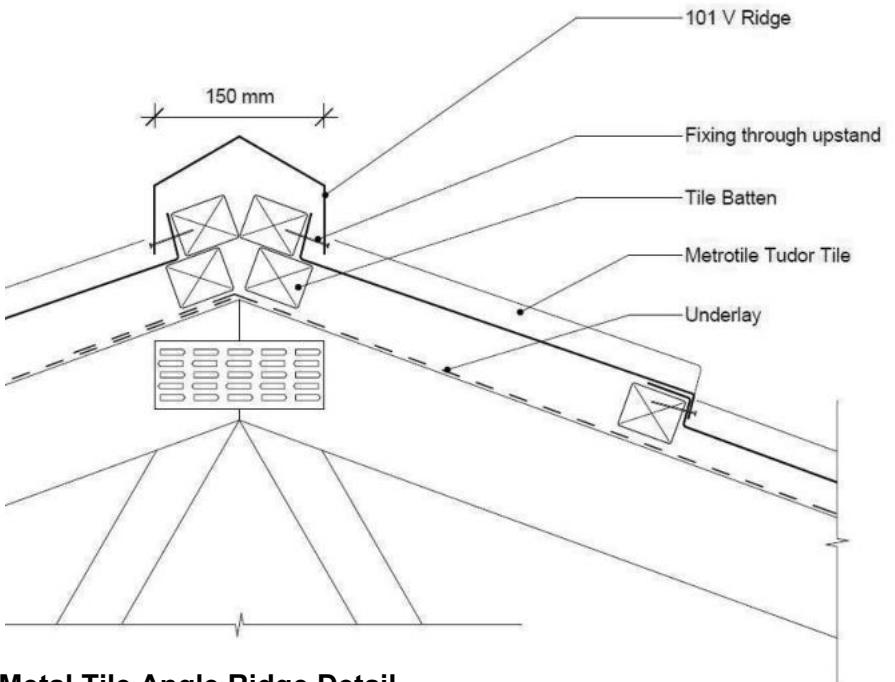
Sheet No.:
19
of 28 sheets



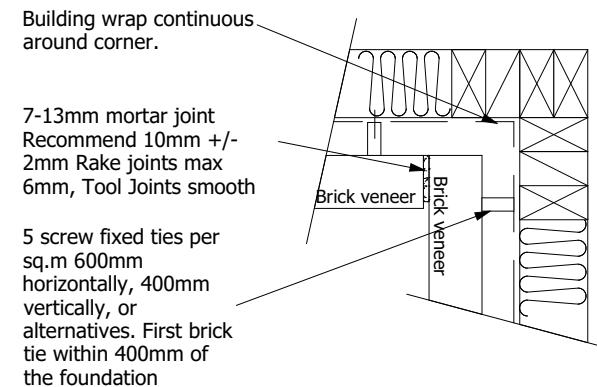
Eave Soffit Detail
Scale 1:10



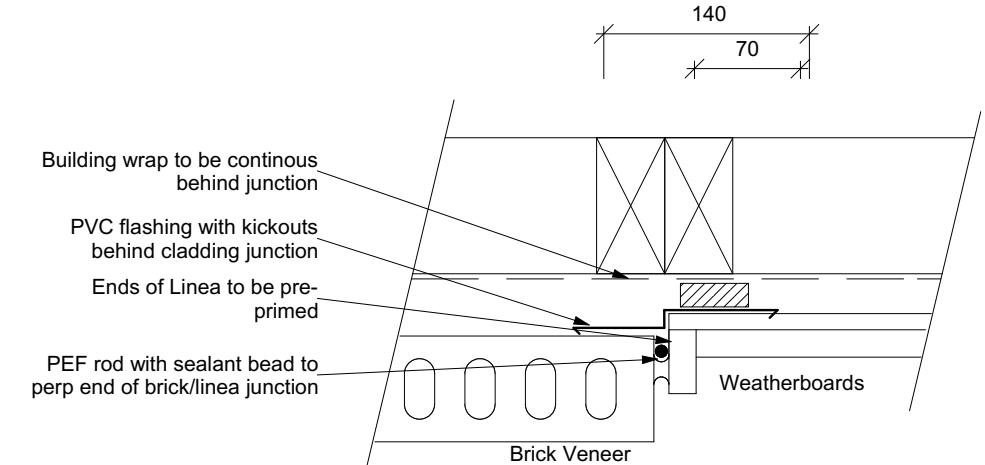
Brick Veneer External Corner Detail
Scale 1:5



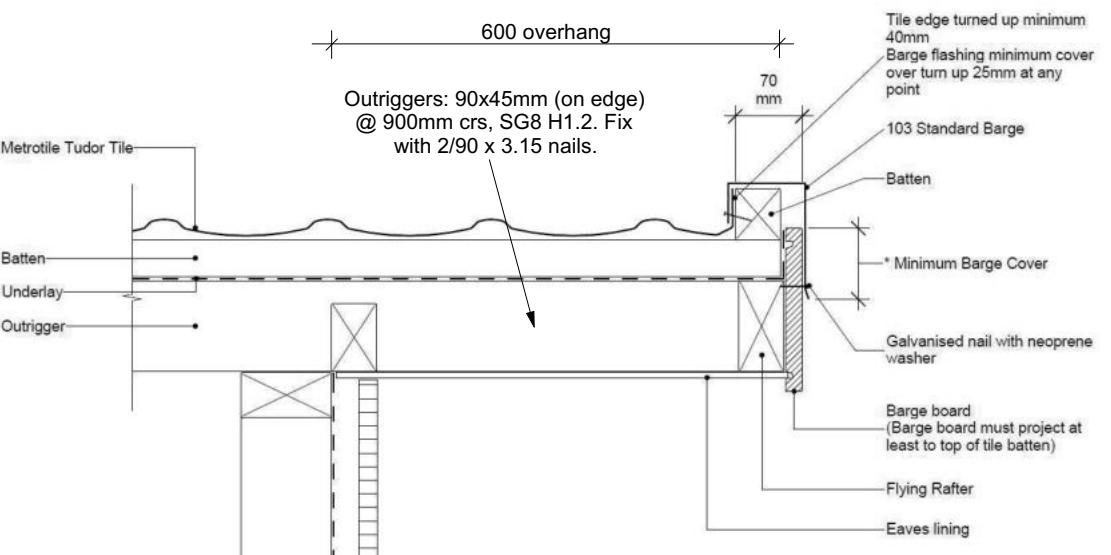
Metal Tile Angle Ridge Detail
Scale NTS



Brick Veneer Internal Corner Detail
Scale 1:5



Weatherboard/Brick Vertical Junction
Scale 1:5



Metal Tile Gable Detail
Scale NTS

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Jaden &
Danielle Rogers
Lot 28
Hanks Run, Rolleston

Job Number:
145620

Original Plan:
'HARRIER'

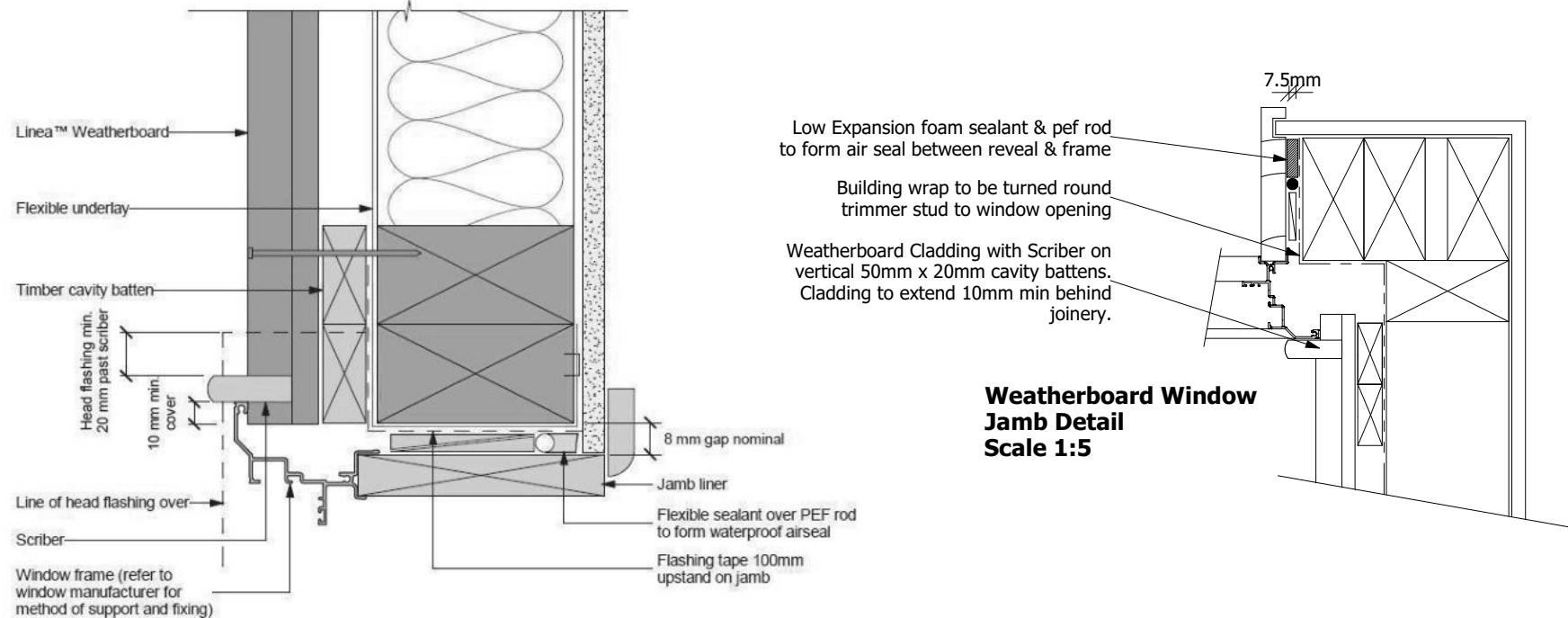
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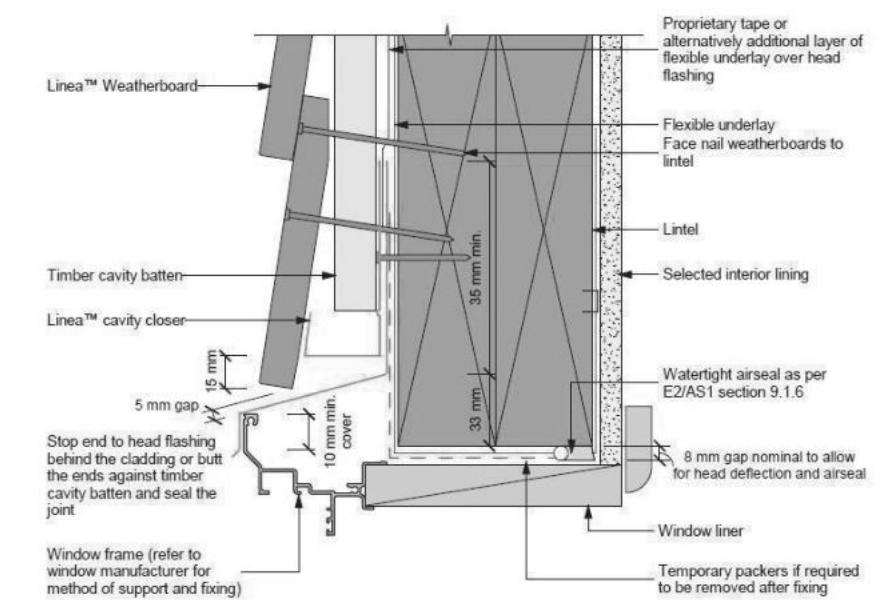
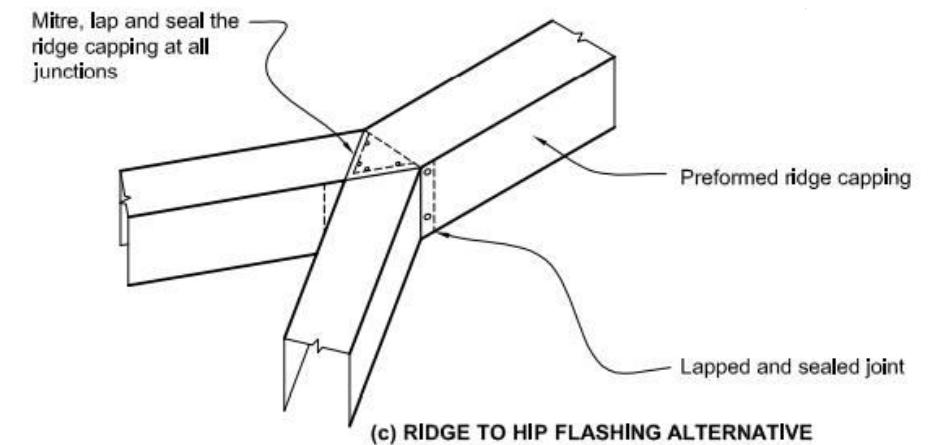
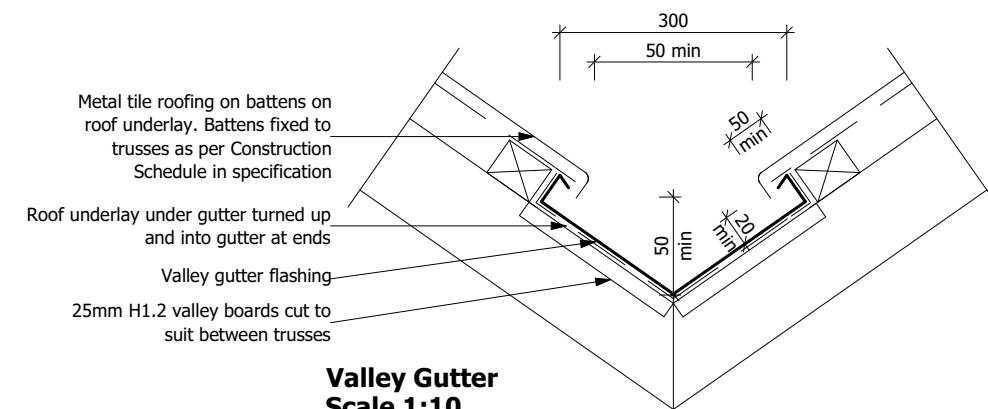
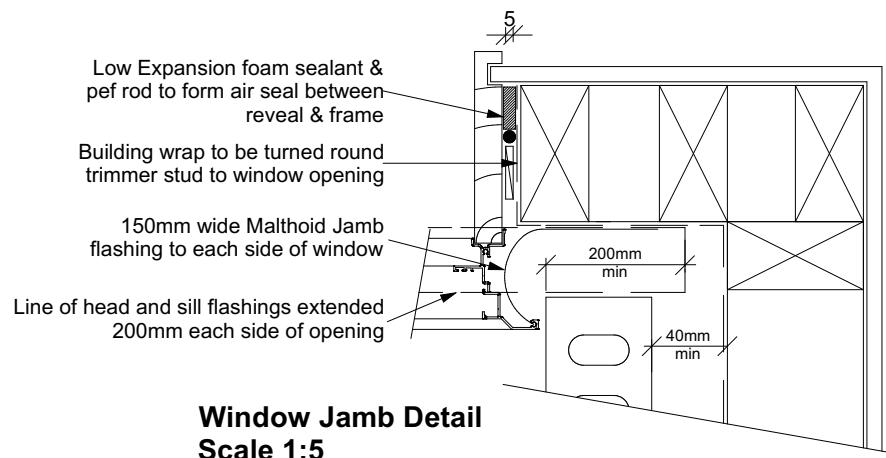
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Window Jamb Detail
NTS



Note:

- Sealant must be installed between head flashing and window flange in VH and EH wind zones and SED pressures
- Alternatively, the head flashings can be formed with stop ends as per E2/AS1
- Refer to Figure 22 for sealing end battens to head flashing
- Site cut edges to be primed

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Jaden & Danielle Rogers
Lot 28
Hanks Run, Rolleston

Job Number:
145620

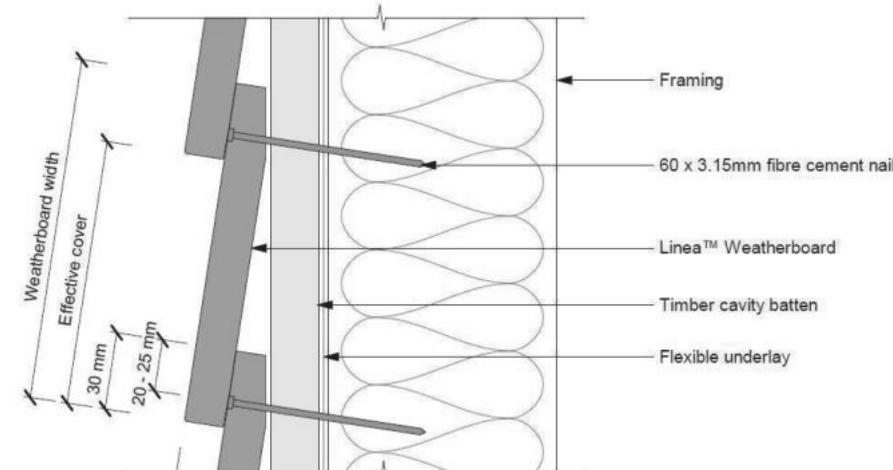
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Sheet Name:
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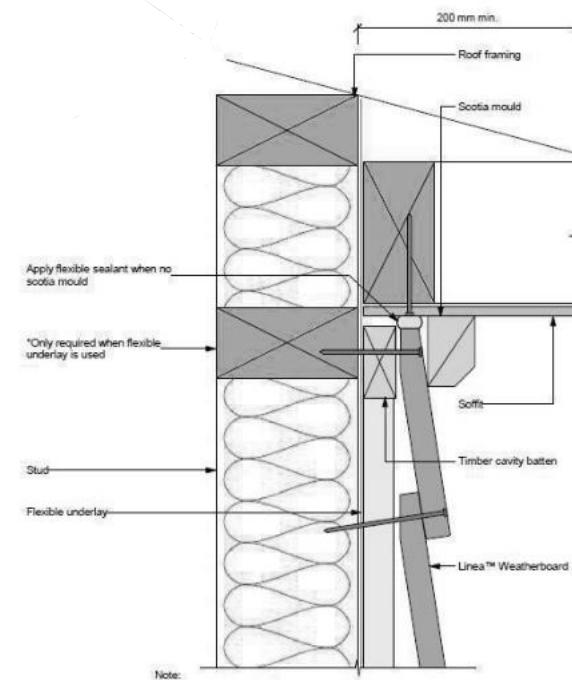
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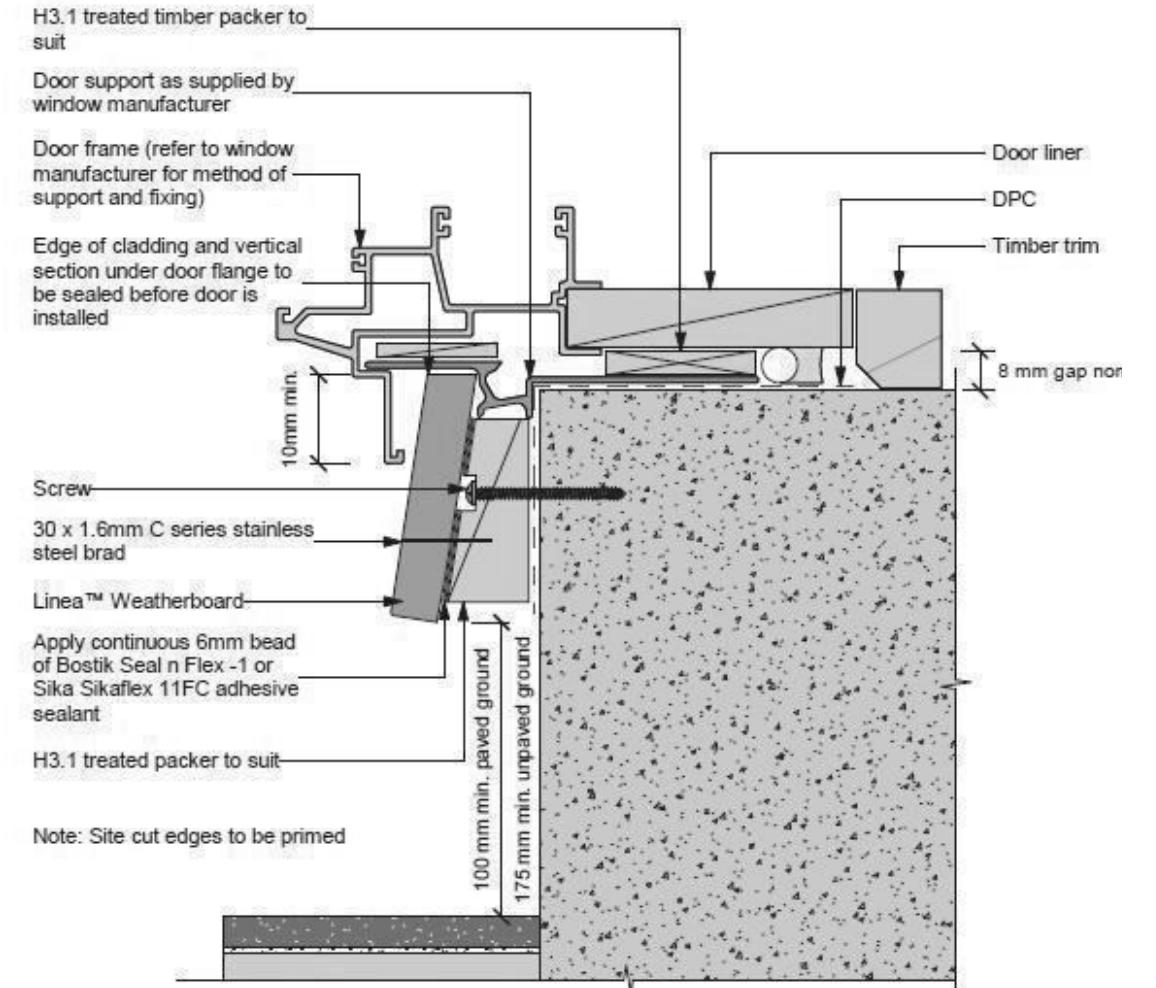


Concealed Nailing

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



Note:
Alternatively the scotia can be scribed and sealed to Linea™ Weatherboard and the soffit lining.
For soffits more than 200mm the Linea™ Weatherboard can be neat cut and silicone sealed to angle of soffit



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

General notes for materials selection

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

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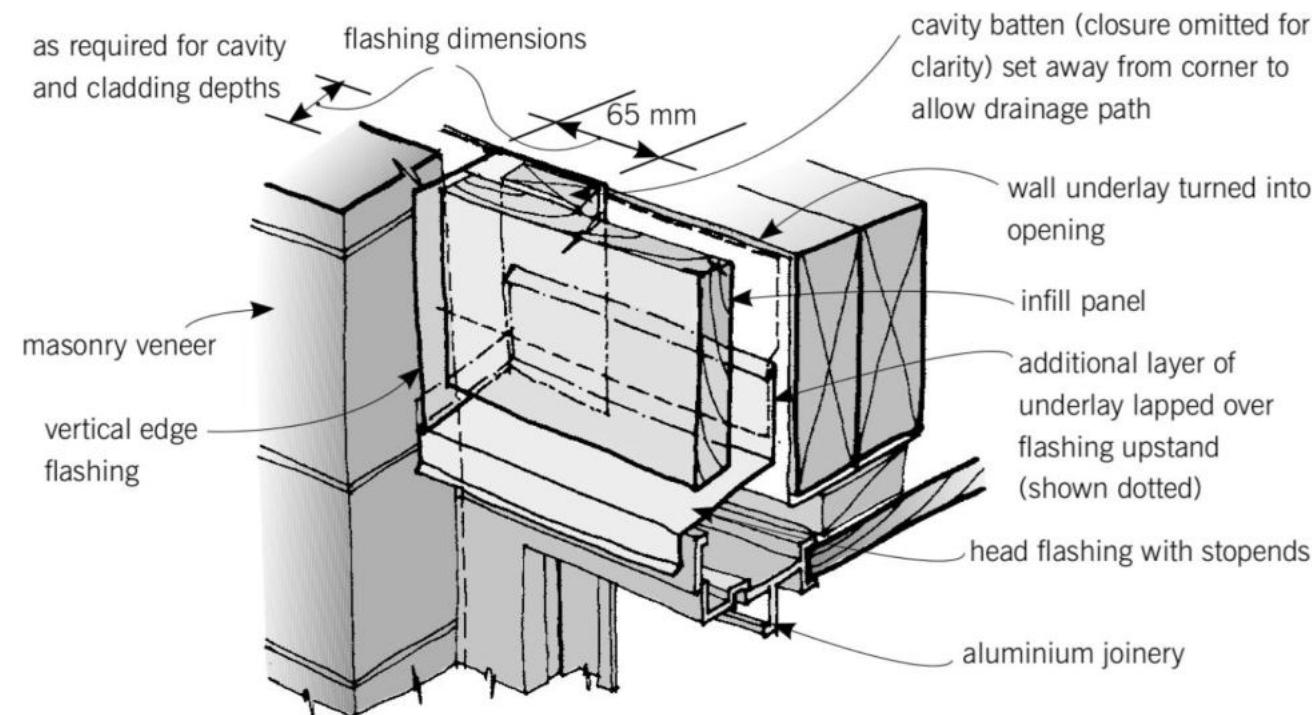
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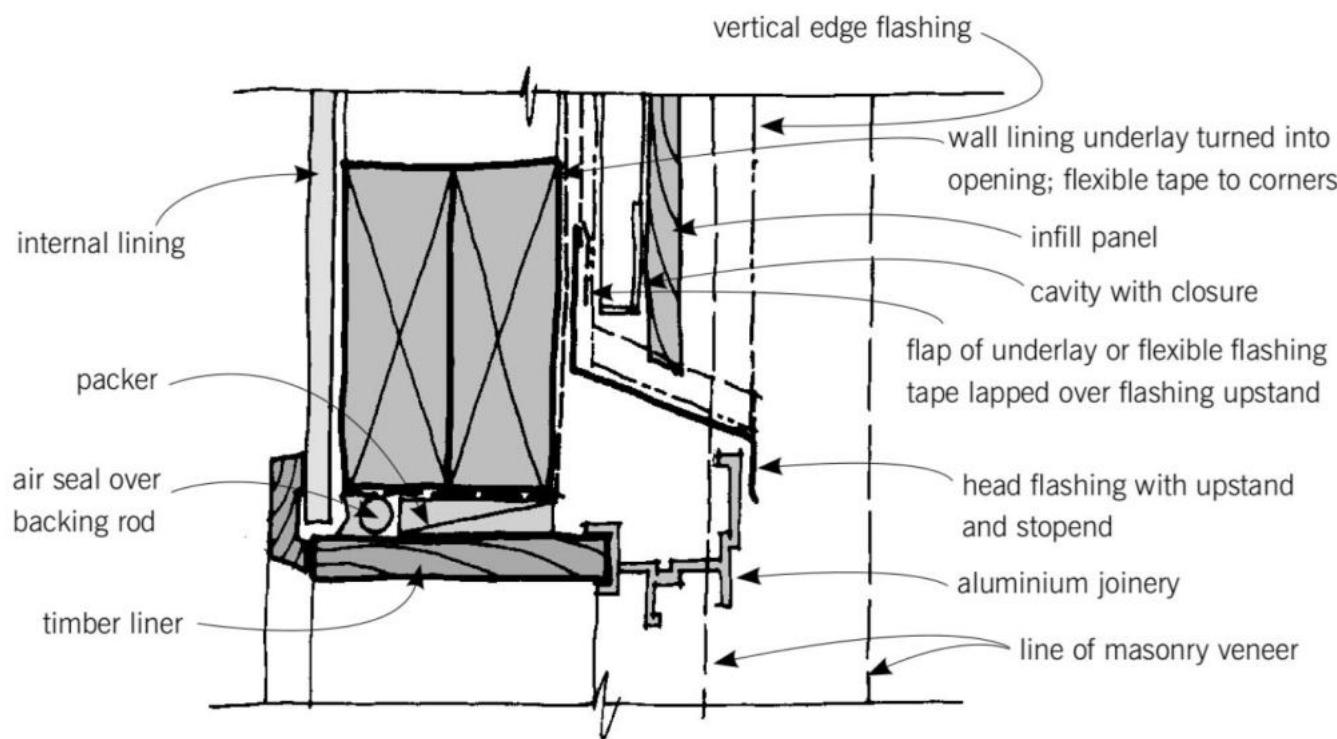
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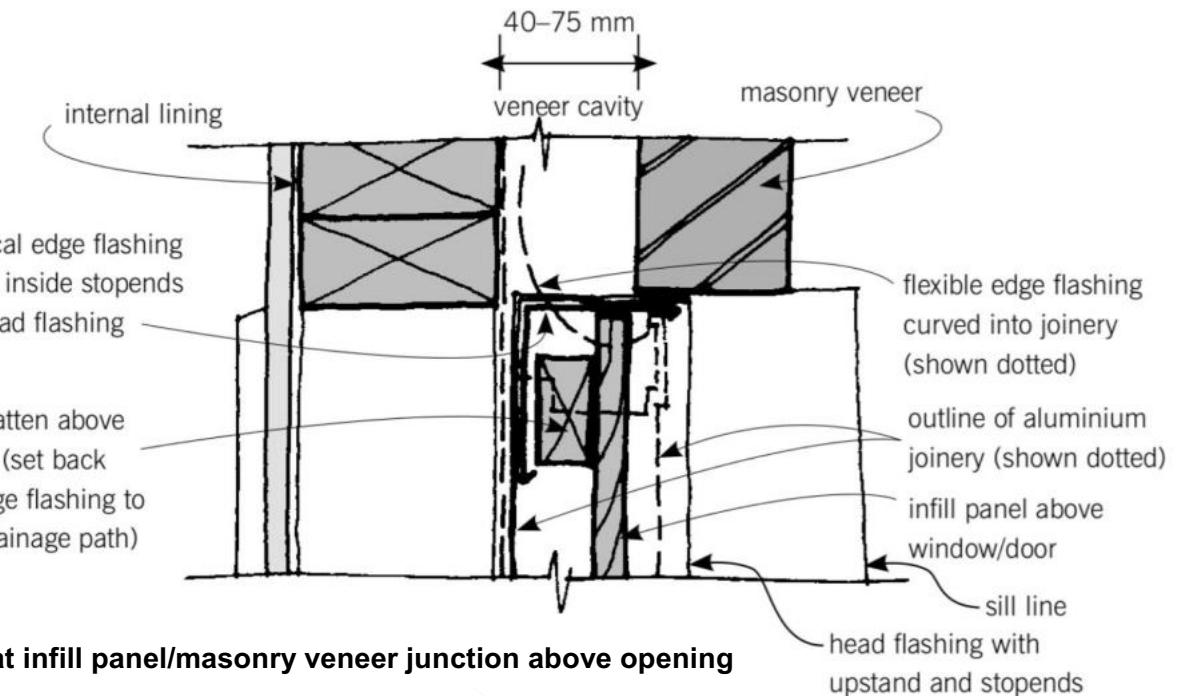
of 28 sheets



**Brick veneer with infill panel above opening
NTS**



**Window Head Detail
NTS**



**Detail at infill panel/masonry veneer junction above opening
NTS**

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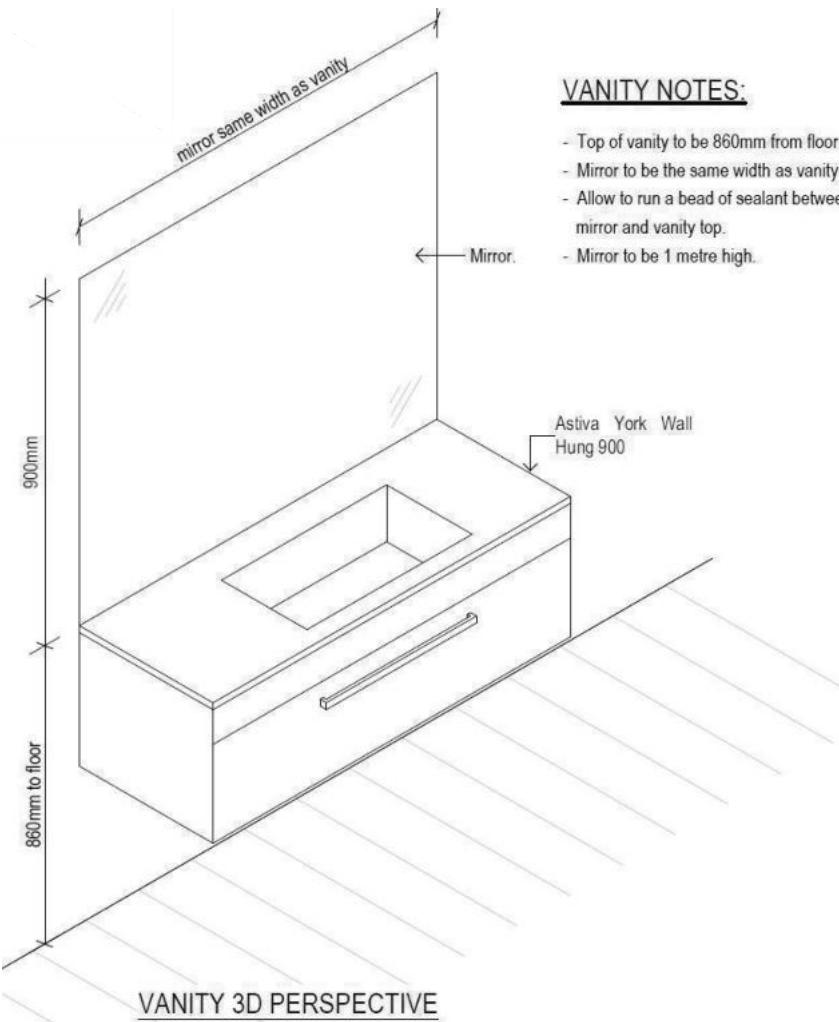
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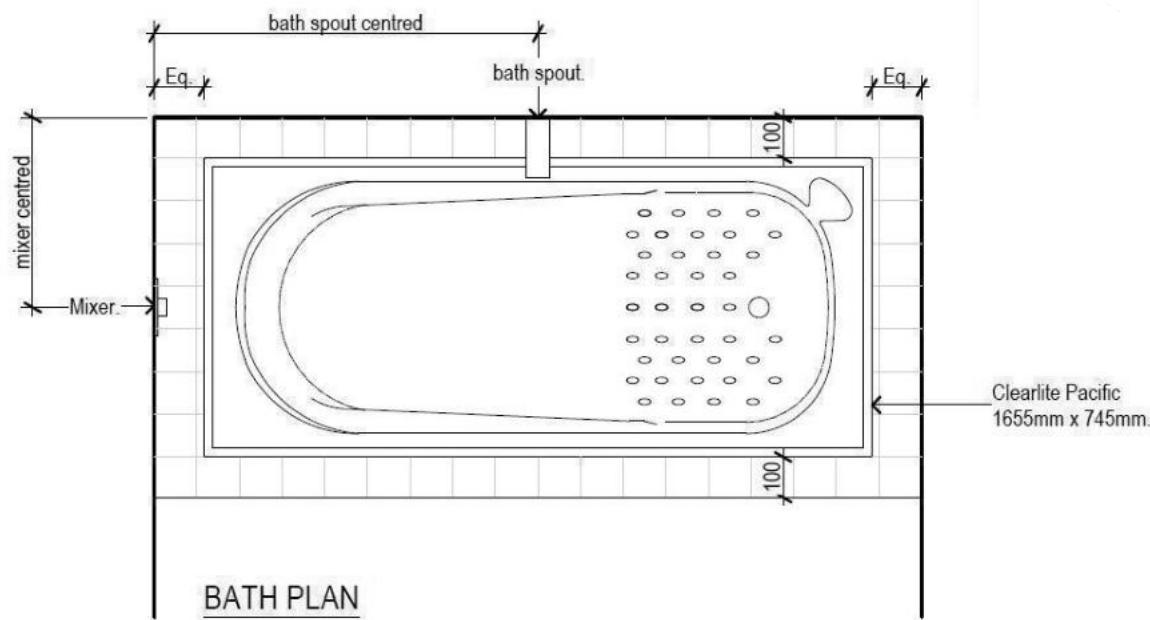
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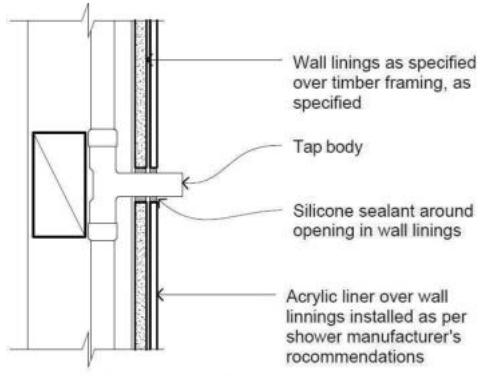
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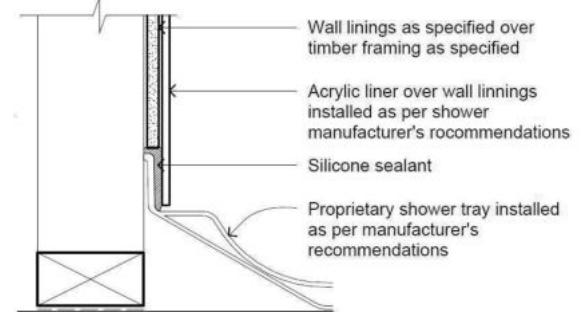
VANITY 3D PERSPECTIVE



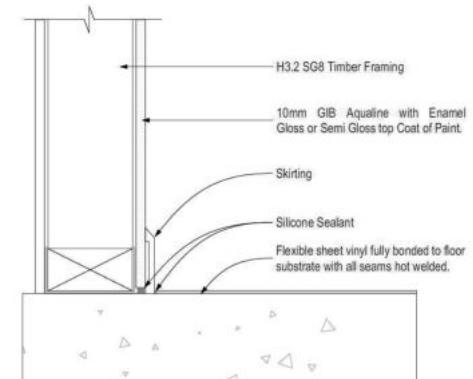
BATH PLAN



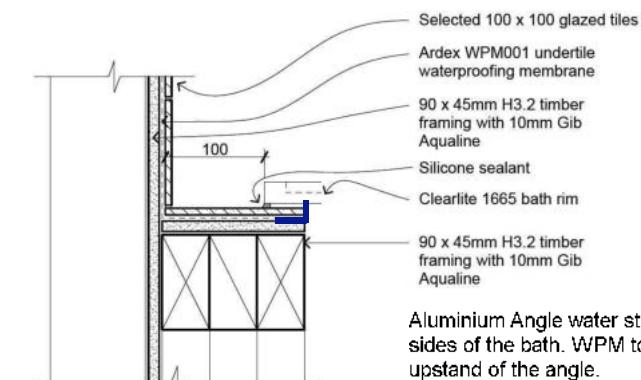
PENETRATION DETAIL



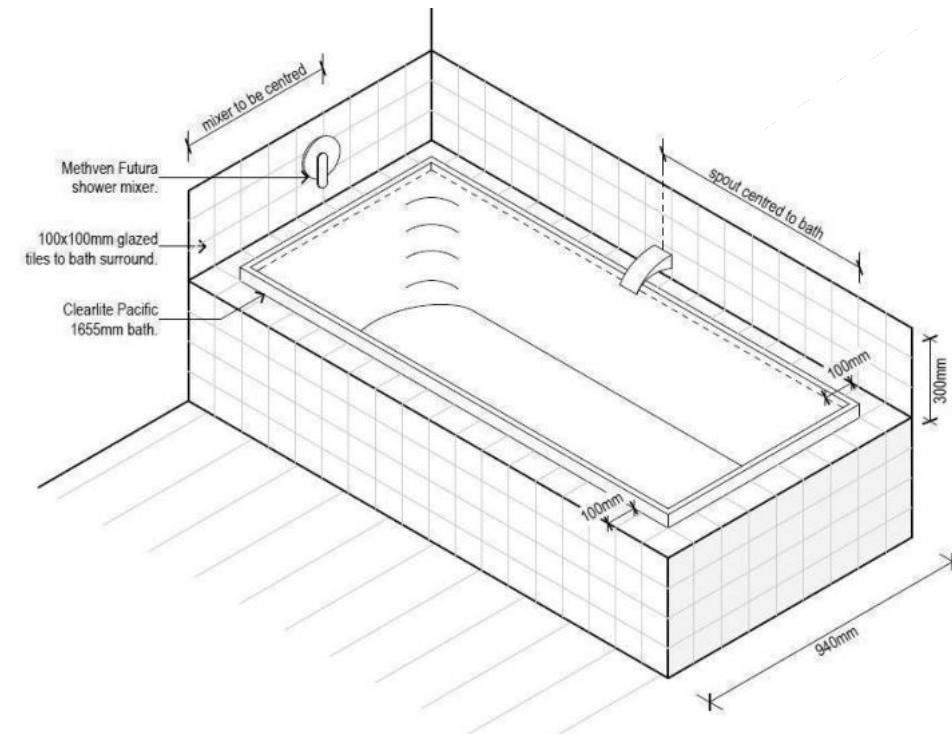
SHOWER TRAY DETAIL



GENERAL FLOOR/WALL DETAIL



BATH/WALL JUNCTION



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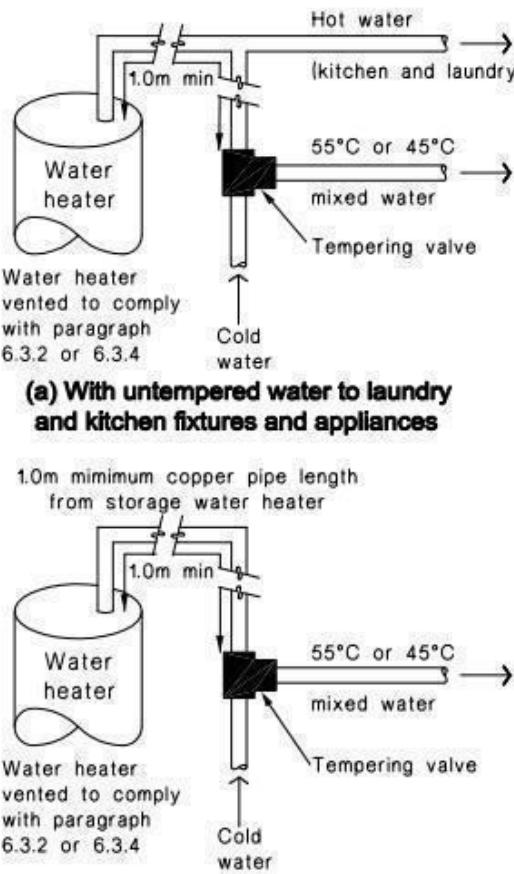
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Jaden &
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Lot 28
Hanks Run, Rolleston

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			No.	Date:	Reason:	
145620	'HARRIER'	BATHROOM DETAILS	1	14-03-2023	Initial Consent Plans	
Sales: R Gould	Drawn: L Stephens	QS: W Xian	Print Date: 28-Apr-23	Scale: NTS @ A3		

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



(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.

1.0m minimum copper pipe length from storage water heater

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

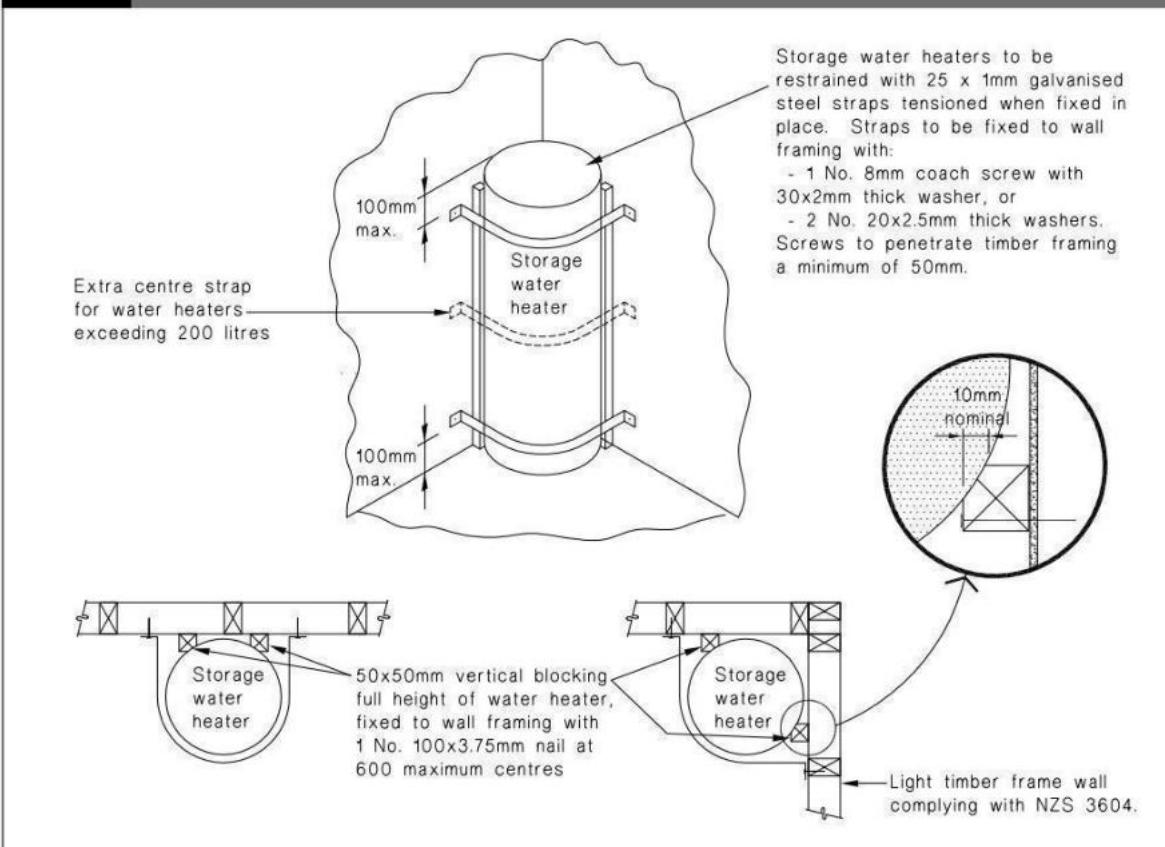
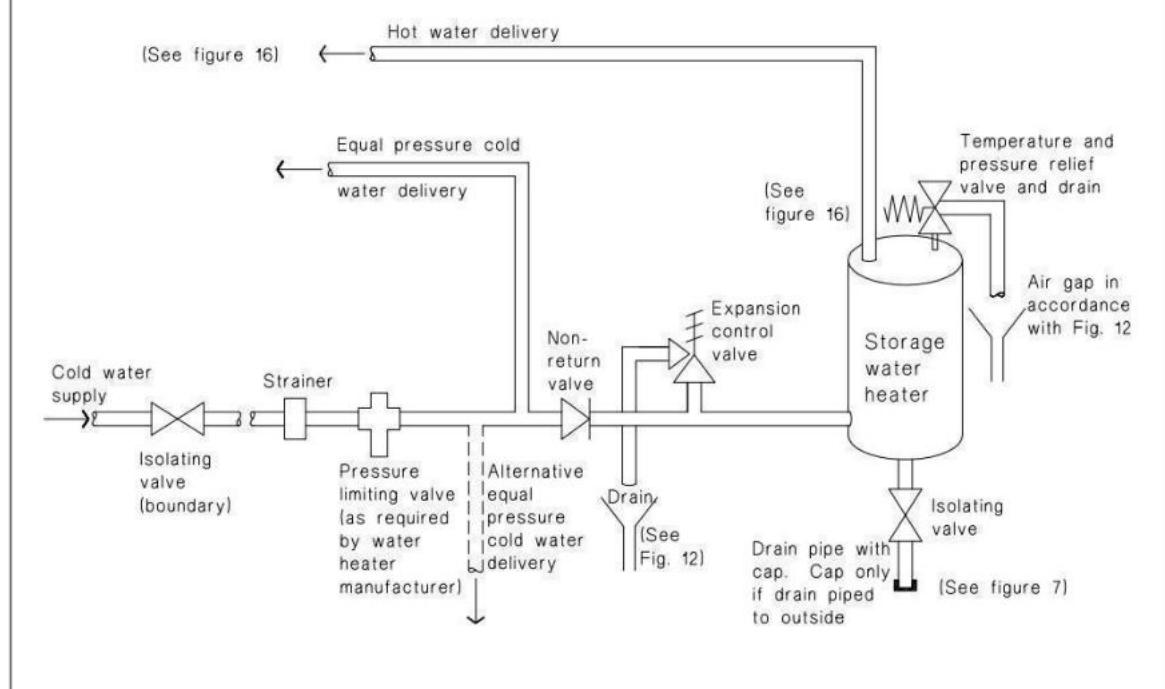


Figure 8: Mains Pressure Storage Water Heater System (unvented)
Paragraphs 6.1.2 and 6.2.1 b)



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Original Plan:
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Sheet Name:
**WATER HEATER
DETAILS**

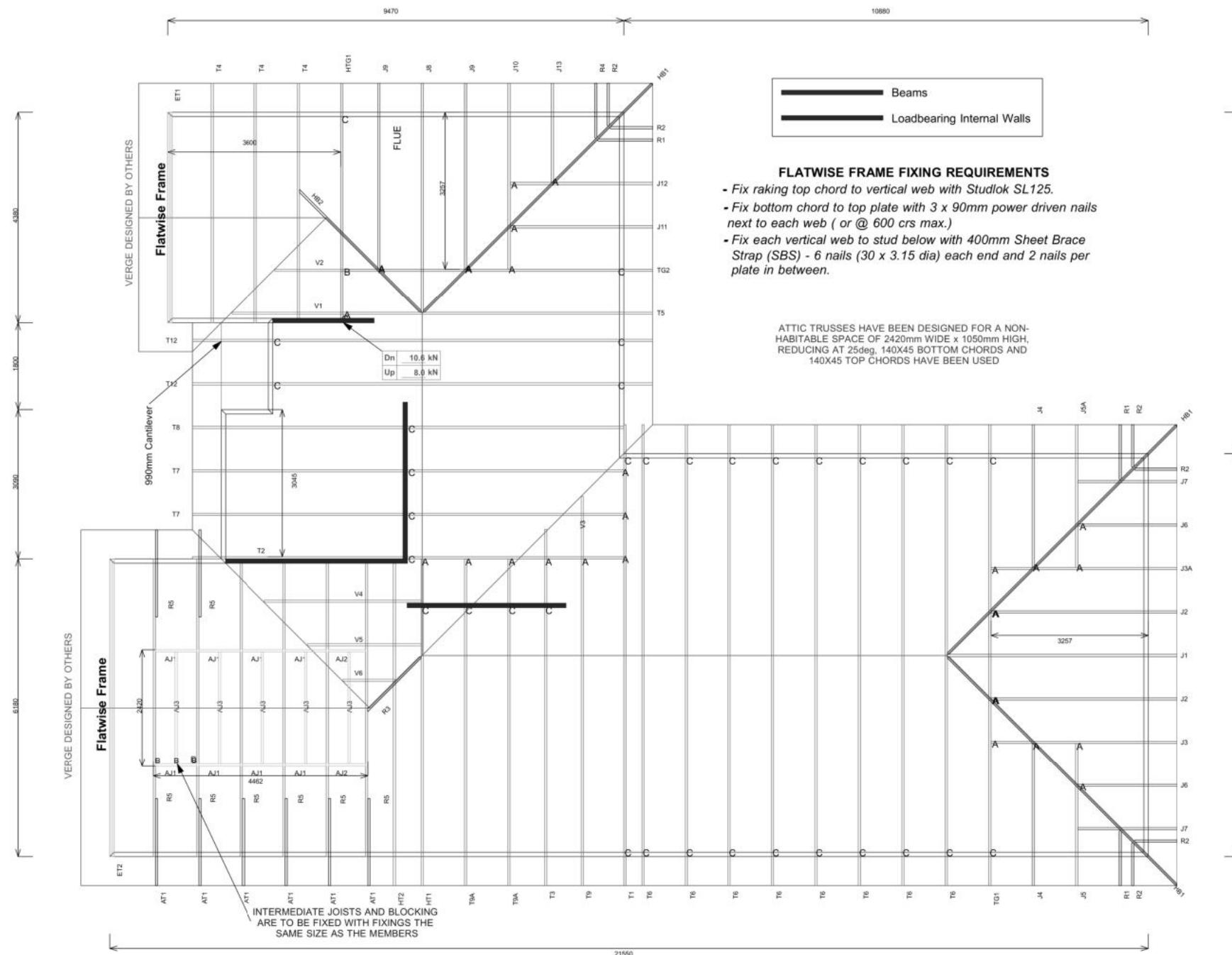
Buildable Consent Layout



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 fix is to meet the minimum requirements as per NZS3604.

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

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

Snow Zone:	Christchurch (N4)
Wind Area:	High
TC Restraints:	400 mm
Roof Material:	Metal Tiles
Roof Pitch:	25.00 °
Snow Altitude:	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: CY1383146C1
Customer: TKR Homes Limited | T/A Signature Homes Canterbury
Job Name: Rogers Lot 28 Hanks Run
Address: Lot 28 Hanks Run
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 restraints are 35mm Metal battens, then they must be fixed with either two nails or screws.
If the metal battens are fixed with a single nail or screw then 90x45mm bottom chords restraints will be required at 1800mm centres

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



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Jaden &
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Lot 28
Hanks Run, Rolleston

Job Number:
145620
Original Plan:
'HARRIER'
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Sales: R Gould Drawn: L Stephens QS: W Xian Print Date: 28-Apr-23 Scale: NTS @ A3

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No. Date Reason:
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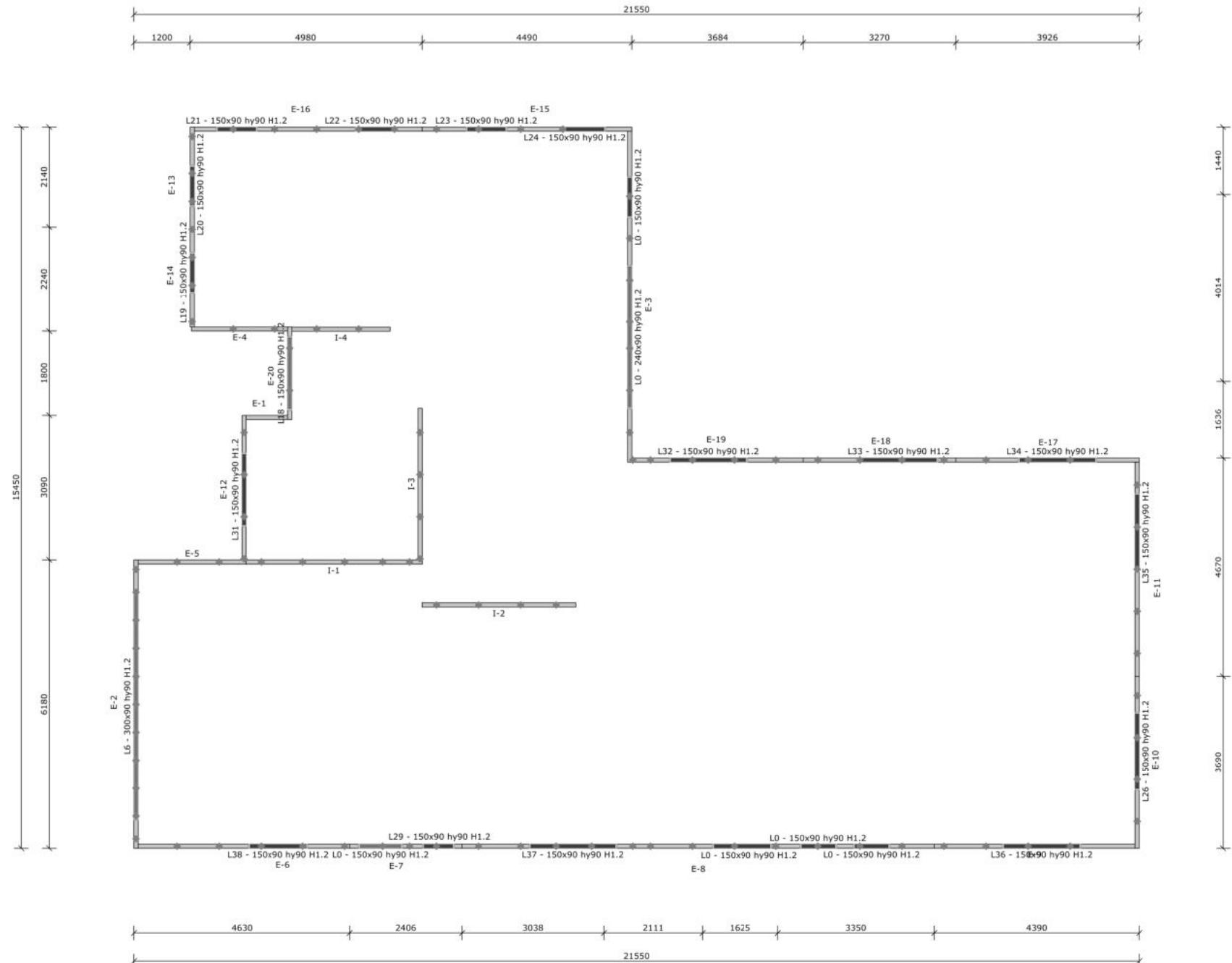
Buildable Consent Layout



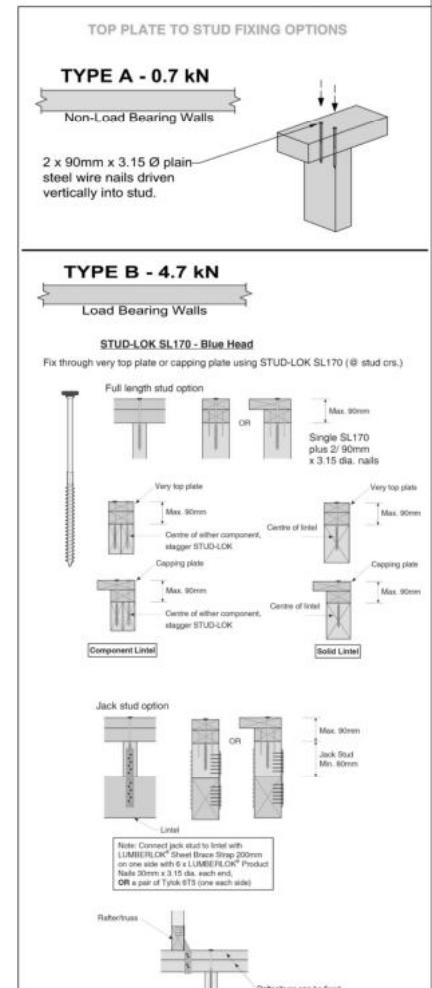
All internal walls shown on this layout are considered to be loadbearing
Lintel fixing specification remains the responsibility of the architect / draughtsperson

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Lintel Fixings are as per the included reports.



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

	Job No: CY1383146C1
Customer:	TKR Homes Limited T/A Signature Homes Canterbury
Job Name:	Rogers Lot 28 Hanks Run
Address:	Lot 28 Hanks Run Rolleston, Selwyn District
Drawn:	Bruce Barrow
Date:	1/03/2023

Notification of point loaded lintels or point loads on internal walls where the downward load is higher than 8kN (85mm raft type slab) or 10kN (100mm standard slab), or the upward load is greater than 10kN. These loads are Ultimate Limit State Loads
If no loads are shown, no thickening is required.

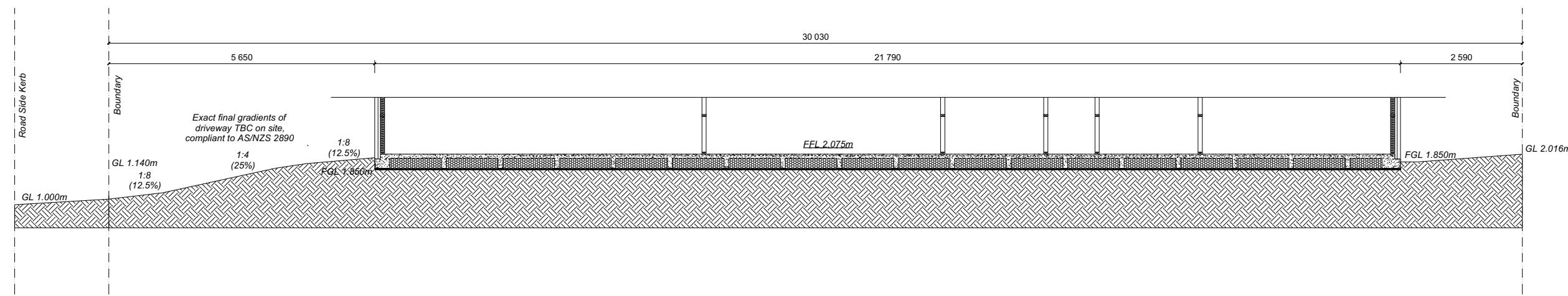
The lintels have been sized using one of the following:

The MiTek SAPPHIRE Component Design Software.

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

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

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



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Lot 28
Hanks Run, Rolleston

Job Number:
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Original Plan:
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Sheet Name:
SITE CROSS SECTION

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