

Approved Building Consent Documents

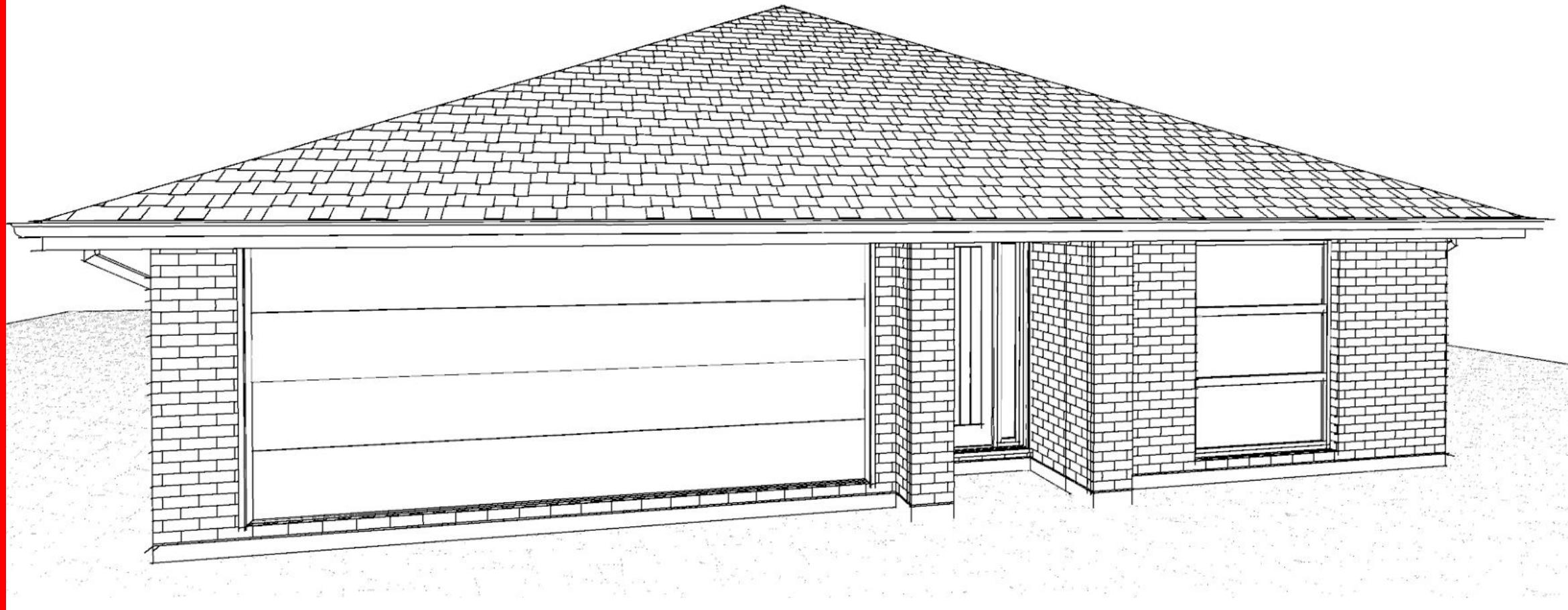
Please Note: A copy of the stamped approved documents must be available on site for all inspections.

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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Amanda Tania Ng &
George Lecciones
Lot 1, DP 570907
15 Rufus Street, Rolleston

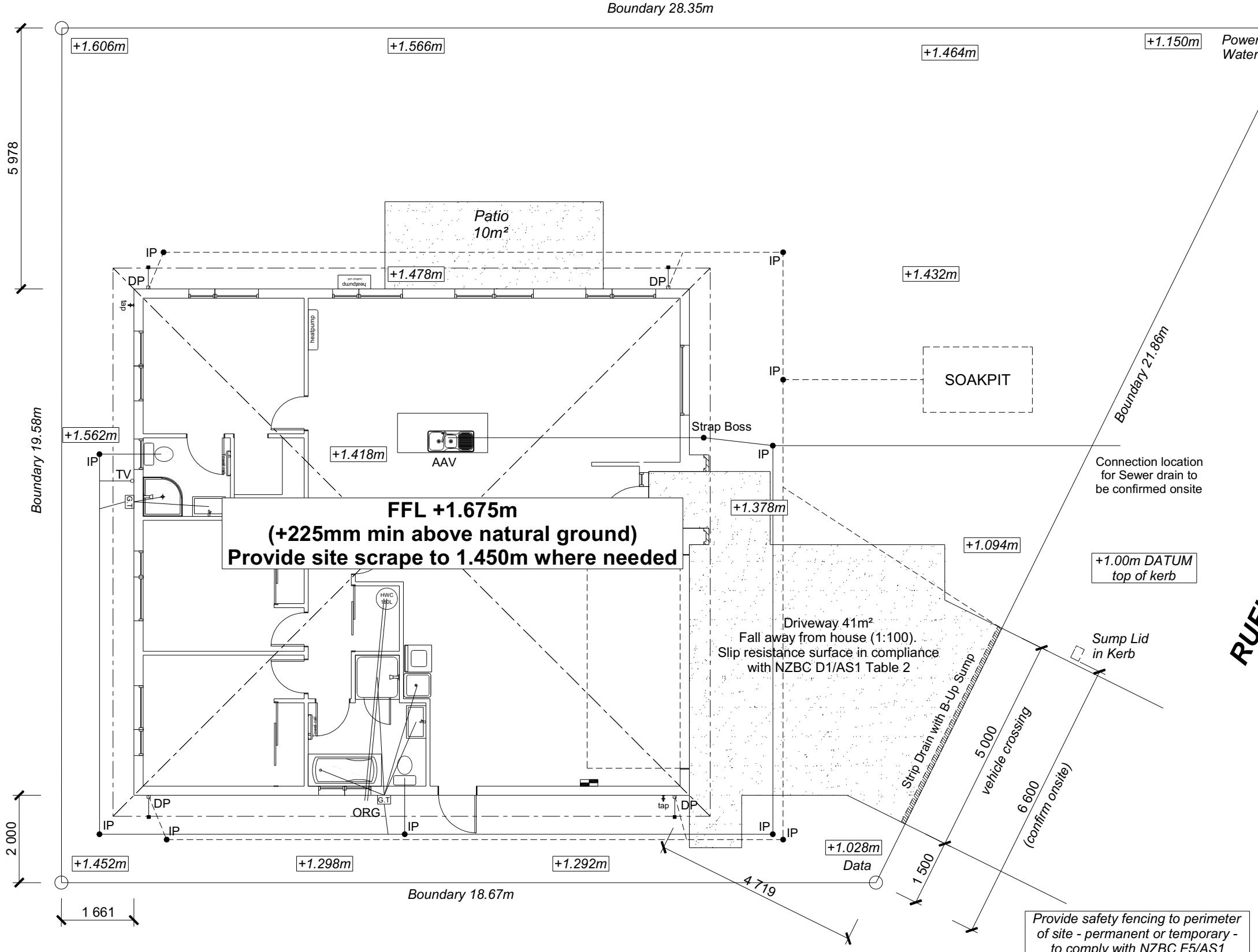
Job Number:
169466
Original Plan:
Dove
Sheet Name:
COVER PAGE
Sales: V Bhatia Drawn: M Glynn QS: W Xian Print Date: 29/05/2023 Scale: @ A3

CONSENT PLANS

No.	Date:	Reason:
1	13-04-2023	Initial Consent Plans

Sheet No.:
1

of 23 sheets



05/2023 andre.salvador

DRAWING NOTES

andre.salvador

DRAWING NOTES

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

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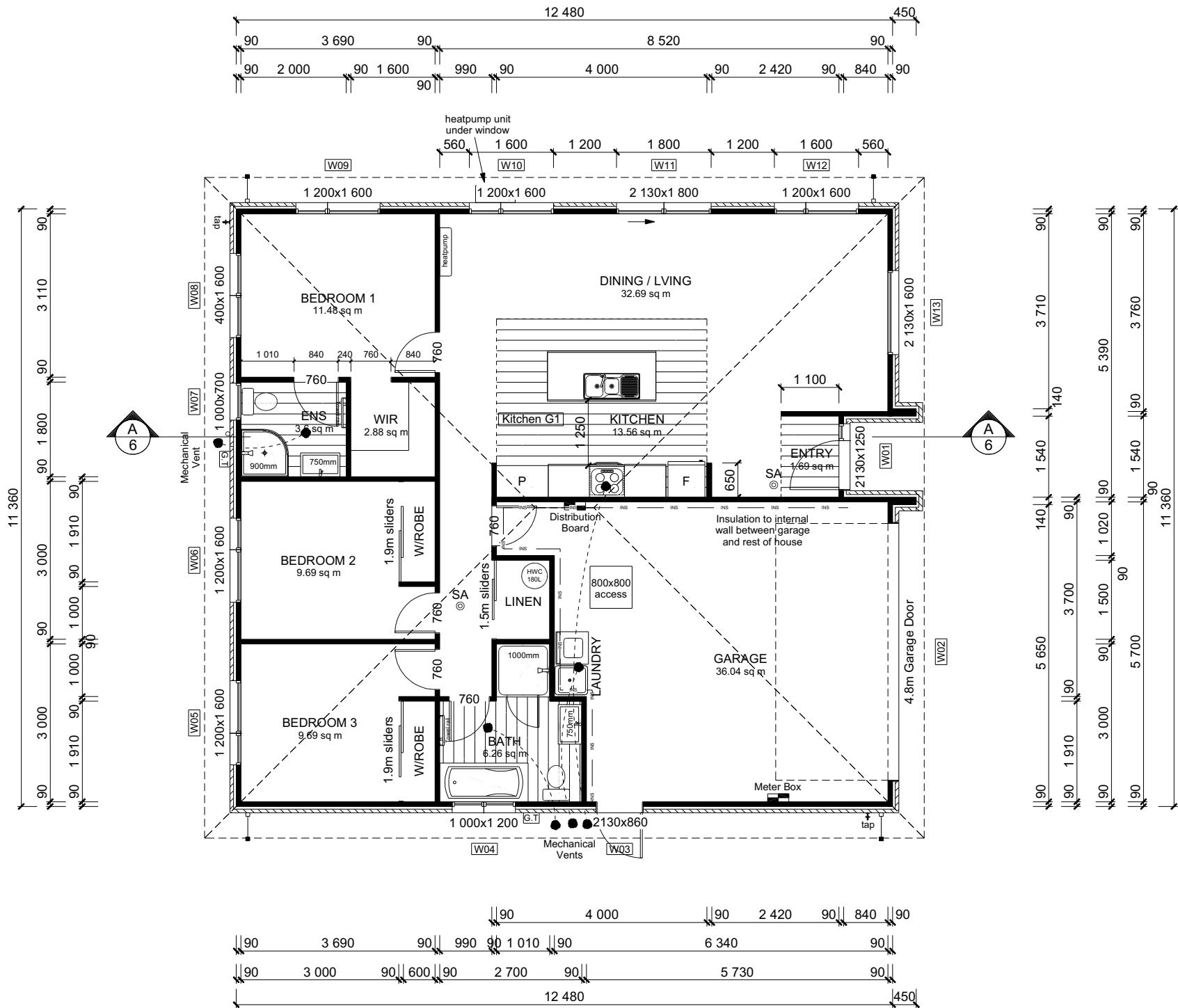
Amanda Tania Ng &
George Lecciones
Lot 1, DP 570907
15 Rufus Street, Rolleston

Job Number:		Original Plan:	Sheet Name:	
169466		Dove	SITE PLAN	
Sales: V Bhatia	Drawn: M Glynn	QS: W Xian	Print Date: 29/05/2023	Scale: 1:100

CONSENT PLANS

No.	Date:	Reason:
1	13-04-2023	Initial Consent Plans

Sheet No.: **2** of 23 sheets



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

DWELLING AREAS
Framing Area: 140.47m² (Perimeter: 51.34m)
Veneer Area: 146.69m² (Perimeter: 52.30m)
Roof Area: 171.82m² (Perimeter: 52.48m)

SMOKE ALARMS (hush type)
Domestic Smoke Alarms to be fitted within 3.0m of sleeping areas and on Escape routes, as indicated on plan. To comply with one of the following standards: UL 217, ULC-S531, AS 3786, BS 5446 (part 1).

FLOOR PLAN NOTES
Dimensions shown are to the frame, GIB thickness not shown.
Mechanical ventilation to comply with G4/AS1
Air Seals to have PEF rod & low expansion foam
All windows and doors centered in room unless shown otherwise
Laundring facilities provided complying with G2/SA1 1.0
Provide sealant under skirting and paint to concrete around tub & W/M fixtures

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

FLOOR FINISHES
Carpet & Vinyl

KITCHEN HOB
Electric Hobs

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

WINDOW JOINERY
Low-E Double glazed aluminum
Standard single glazing to Garage

INTERNAL TRIMS
Scotia: 50mm GIB Coving (Excluding Garage)
Skirting: 60x12mm Pine, single bevel edge
Architrave: N/A

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

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Lot 1, DP 570907
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Job Number:
169466

Original Plan:
Dove

Sheet Name:
FLOOR PLAN

Sales: V Bhatia Drawn: M Glynn QS: W Xian Print Date: 29/05/2023 Scale: 1:100 @ A3

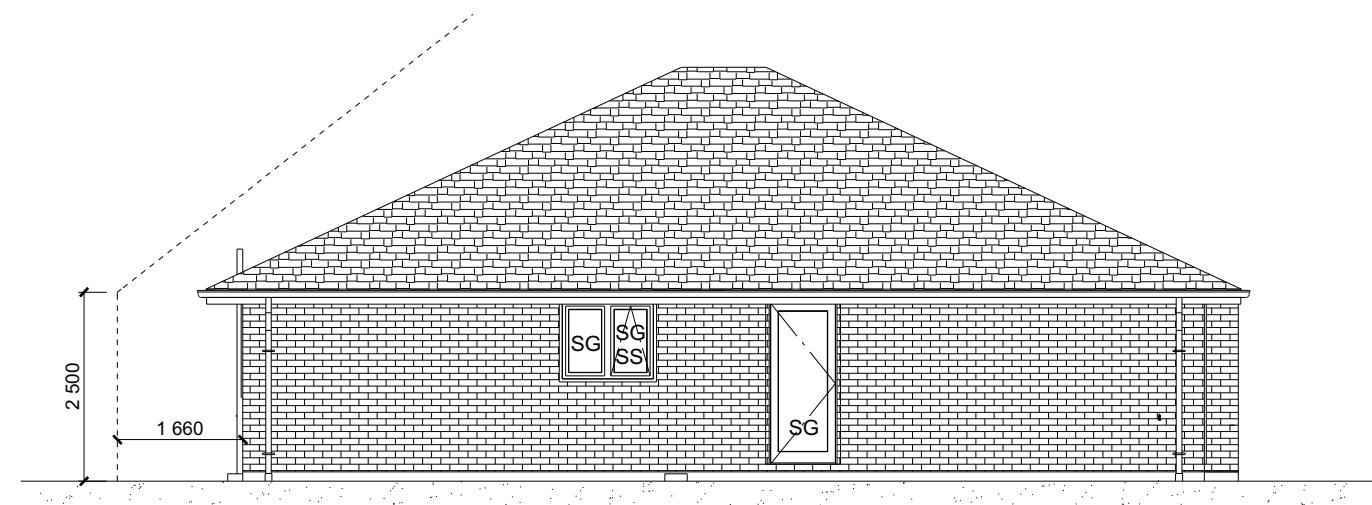
CONSENT PLANS

No.	Date:	Reason:
1	13-04-2023	Initial Consent Plans

Sheet No.:
3

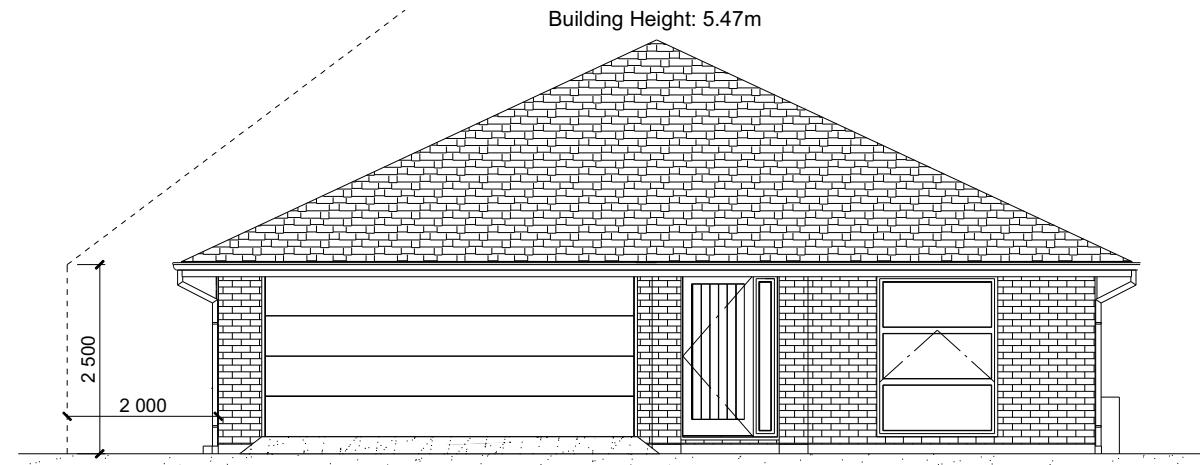
of 23 sheets

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



ELEVATION A

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



ELEVATION B

Façade Wall (excluding garage) = 13.71m²
Combined Glazing = 2.92m²
Windows to Street = 21.29%

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Job Number:
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Original Plan:
Dove

Sheet Name:
ELEVATIONS

Sales: V Bhatia Drawn: M Glynn QS: W Xian Print Date: 29/05/2023 Scale: 1:100 @ A3

CONSENT PLANS

No.	Date:	Reason:
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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
MB Meter Box
TV Terminal Vent

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

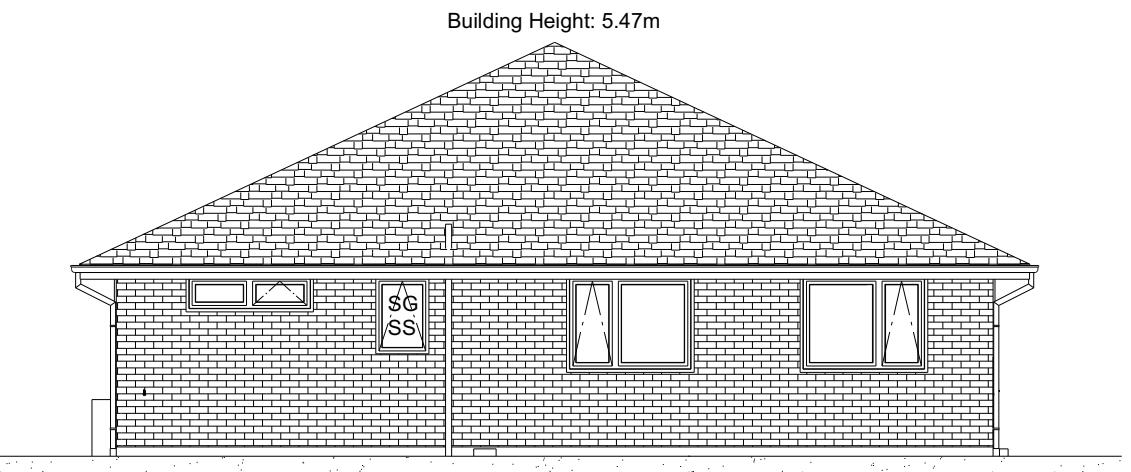
All egress points to have a maximum step down of 190mm.
Access routes to have slip resistance surface in compliance with NZBC D1/AS1 Table 2, and to have a 1:100 fall away from the building

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 1, DP 570907
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Job Number:
169466
Original Plan:
Dove
Sheet Name:
ELEVATIONS
Sales: V Bhatia Drawn: M Glynn QS: W Xian Print Date: 29/05/2023 Scale: 1:100 @ A3

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
MB Meter Box
TV Terminal Vent

ELEVATION NOTES
Gutter: Coloured Steel Quad Gutter
Fascia: Coloured Steel 185 Fascia
Downpipes: Colorsteel Rectangular 75x55mm
Soffits: Hardiflex 4.5mm
Joinery: Low-E Double glazed 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.:
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of 23 sheets

Pressed metal tile roofing on self supporting ThermaKraft 215 roof underlay and tile battens 50x40 SG8 H1.2 @ 370crs, fixings 2/90 x 3.15 gun nail

13mm Std. GIB ceiling lining (Aqualine to wet areas) to underside of 70x35mm H1.2 ceiling battens @ 600mm c/s with R3.6 Pink Batts insulation.

Coloured steel fascia & gutter system
with 4.5mm Hardies soffit lining.

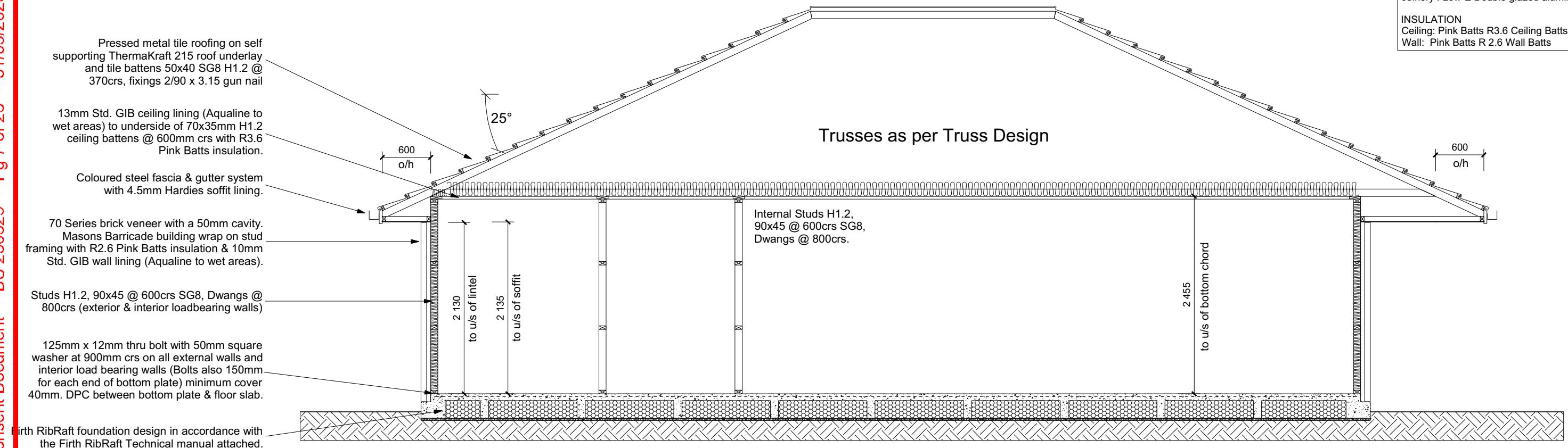
70 Series brick veneer with a 50mm cavity.
Masons Barricade building wrap on stud
framing with R2.6 Pink Batts insulation & 10mm
Std. GIB wall lining (Aqualine to wet areas).

Studs H1.2, 90x45 @ 600crs SG8, Dwangs @ 800crs (exterior & interior loadbearing walls)

125mm x 12mm thru bolt with 50mm square washer at 900mm c/c on all external walls and interior load bearing walls (Bolts also 150mm for each end of bottom plate) minimum cover 40mm. DPC between bottom plate & floor slab.

2 Firth RibRaft foundation design in accordance with
3 the Firth RibRaft Technical manual attached.

Trusses as per Truss Design



CROSS SECTION A-A

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Job Number: 169466	Original Plan: Dove	Sheet Name: CROSS SECTIONS
iles: Rhatia	Drawn: M Glynn	QS: W Xian

CONSENT PLANS

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6

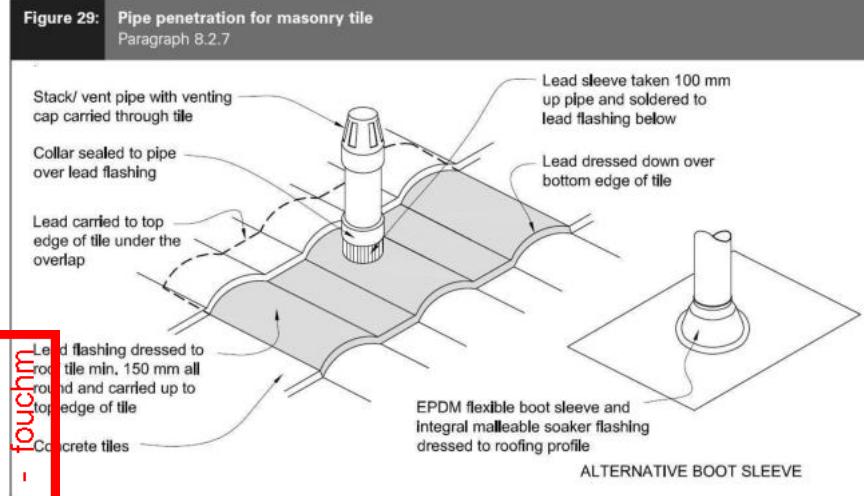
DRAWING NOTES

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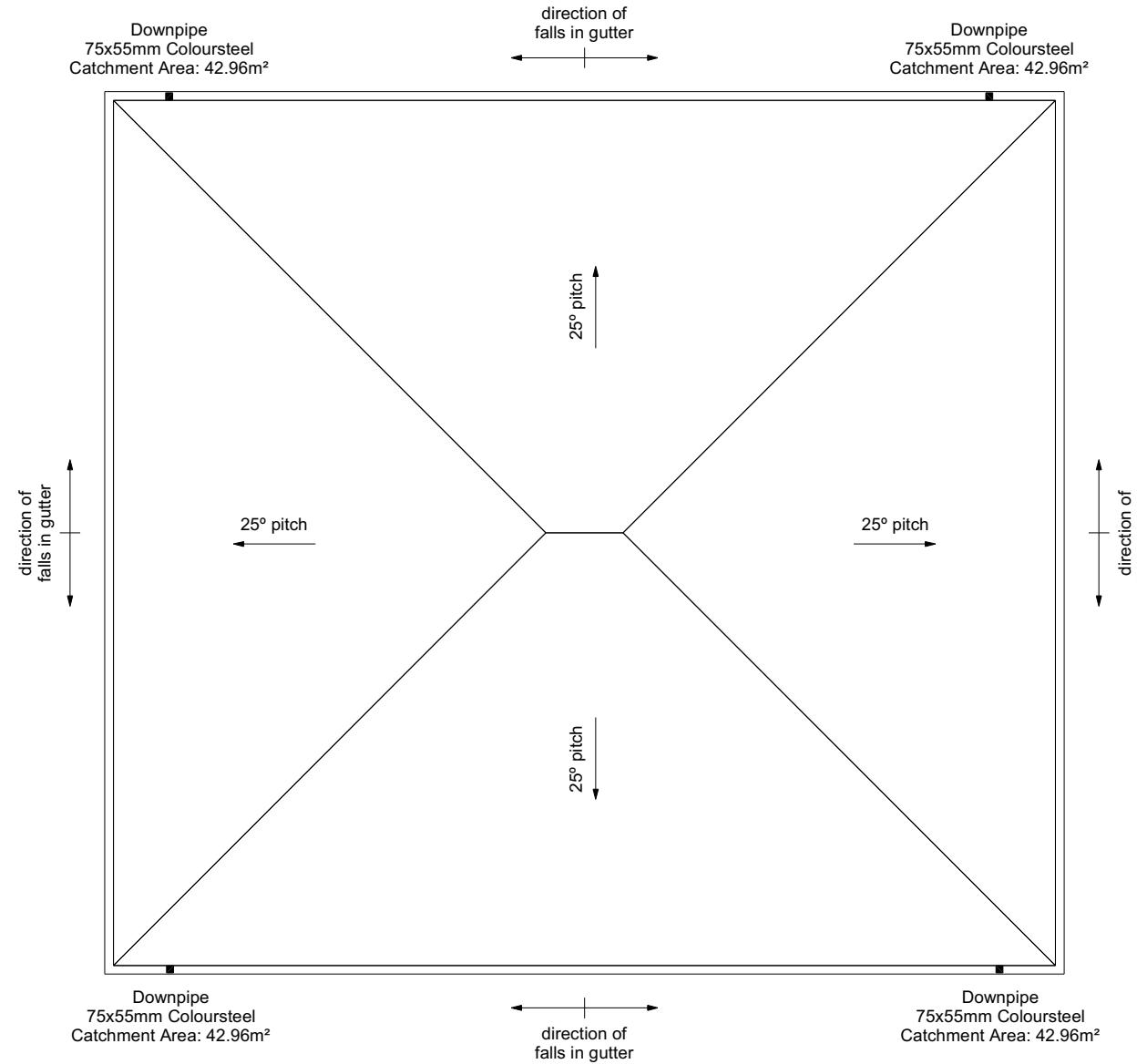
My work is to comply with the NZBC
Acceptable Solutions, NZS 3604:2011 and
Local Authority bylaws.

Figure 29: Pipe penetration for masonry tile
Paragraph 8.2.7



Metal Tile Penetration Detail Scale NTS

fouchm
rod
rou
top
Coc



ROOF CLADDING

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

ROOF PLAN NOTES

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

Underlay: Thermakraft 215 roof underlay

Roof Bracing: Diagonally opposed pair
25x1mm galv straps with 8Kn tension capacity.
After tensioning strap, fix to each rafter with 2/ 60x3.15mm nails.
Fold down strap and fix with 3/ 60x3.15mm nails each into the top chord and into the top plate.

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

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

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

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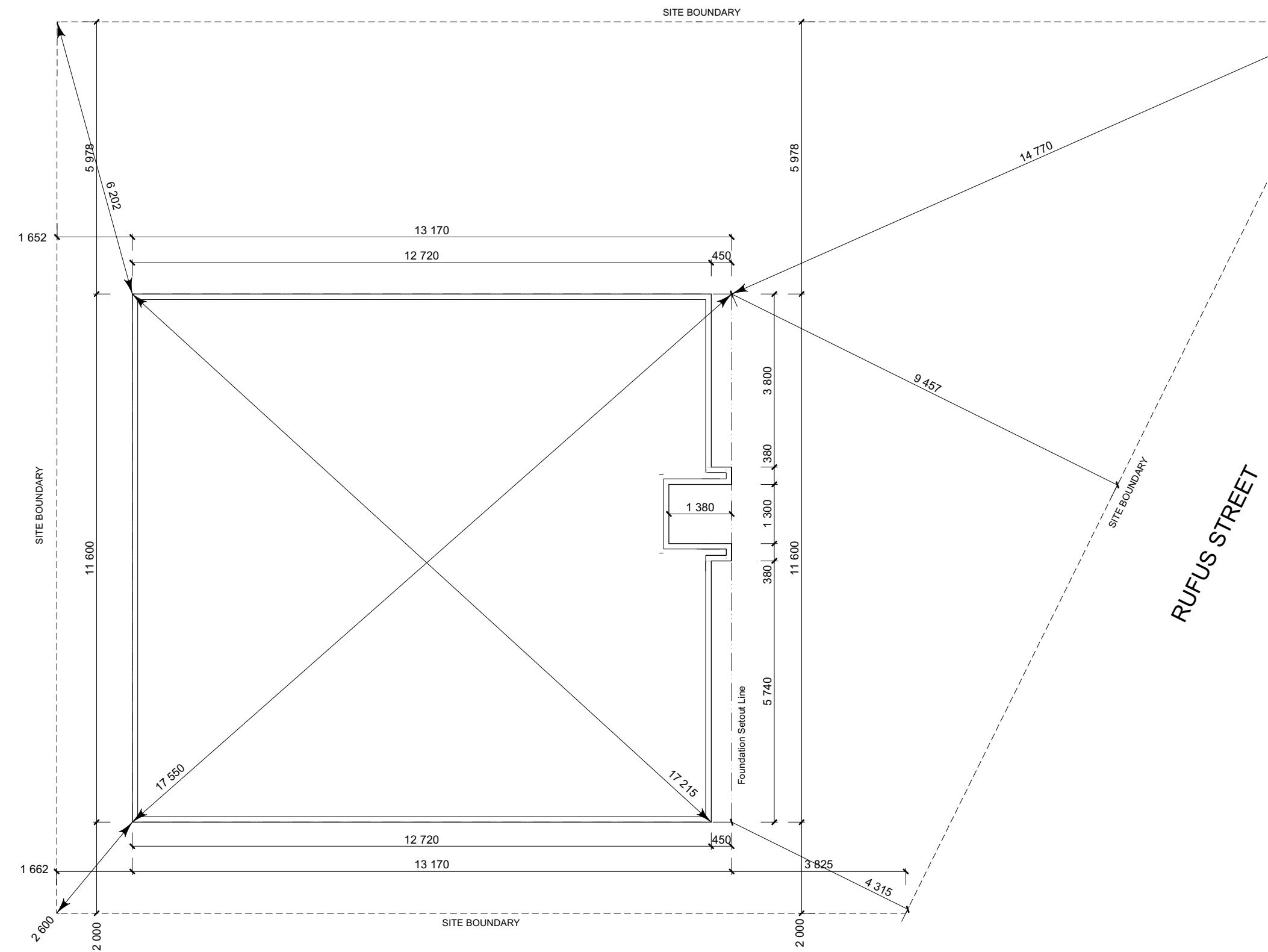
Amanda Tania Ng &
George Lecciones
Lot 1, DP 570907
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Job Number:	Original Plan:		Sheet Name:	
169466	Dove		ROOF PLAN	
Sales: V Bhatia	Drawn: M Glynn	QS: W Xian	Print Date: 29/05/2023	Scale: 1:100

CONSENT PLANS		
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1	13-04-2023	Initial Consent Plans

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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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George Lecciones
Lot 1, DP 570907
15 Rufus Street, Rolleston

Job Number:
16946

Original Pla
Dove

Sheet Name: **SETOUT DIMENSIONS**

CONSENT PLANS

Sheet No.:
8
of 23 sheets

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Lot 1, DP 570907
15 Rufus Street, Rolleston

Job Number: 169466	Original Plan: Dove	Sheet Name: FOUNDATION PLAN
ales: Bhatia	Drawn: M Glynn	QS: W Xian

FOUNDATION PLAN NOTES

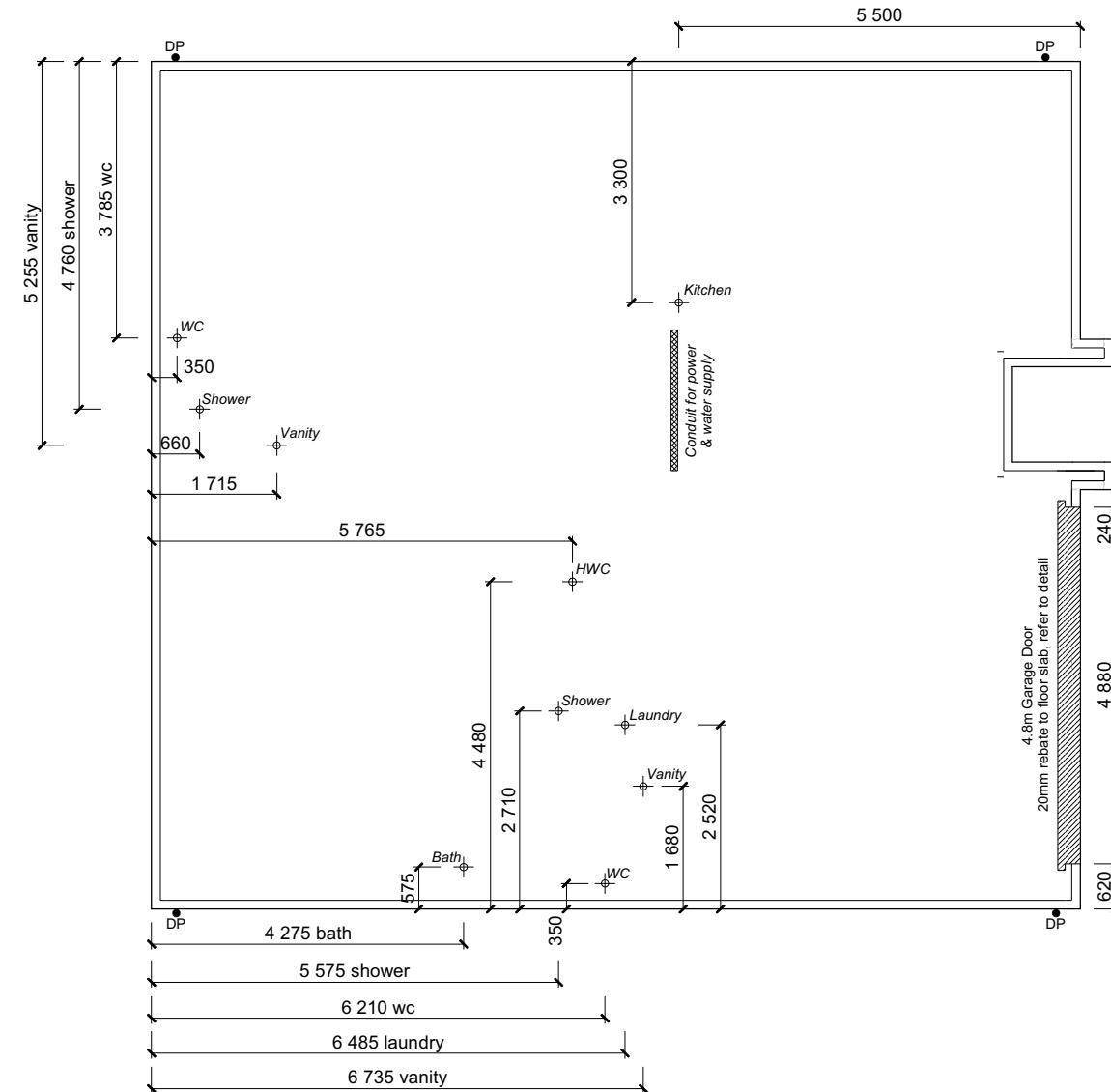
All dimensions over foundation face. Allow (120mm rebate) 70mm veneer & 50mm cavity, Brick to overhang foundation face by 0-20mm max as per NZBC E2/AS1.
W/C location indicated on plan has assumed a 140mm offset from internal frame line, please consult manufacturer's documentation to confirm offset.
Contractor 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.

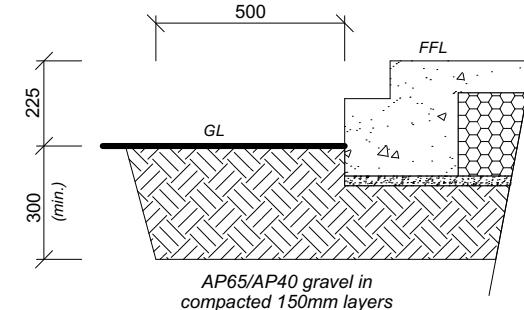
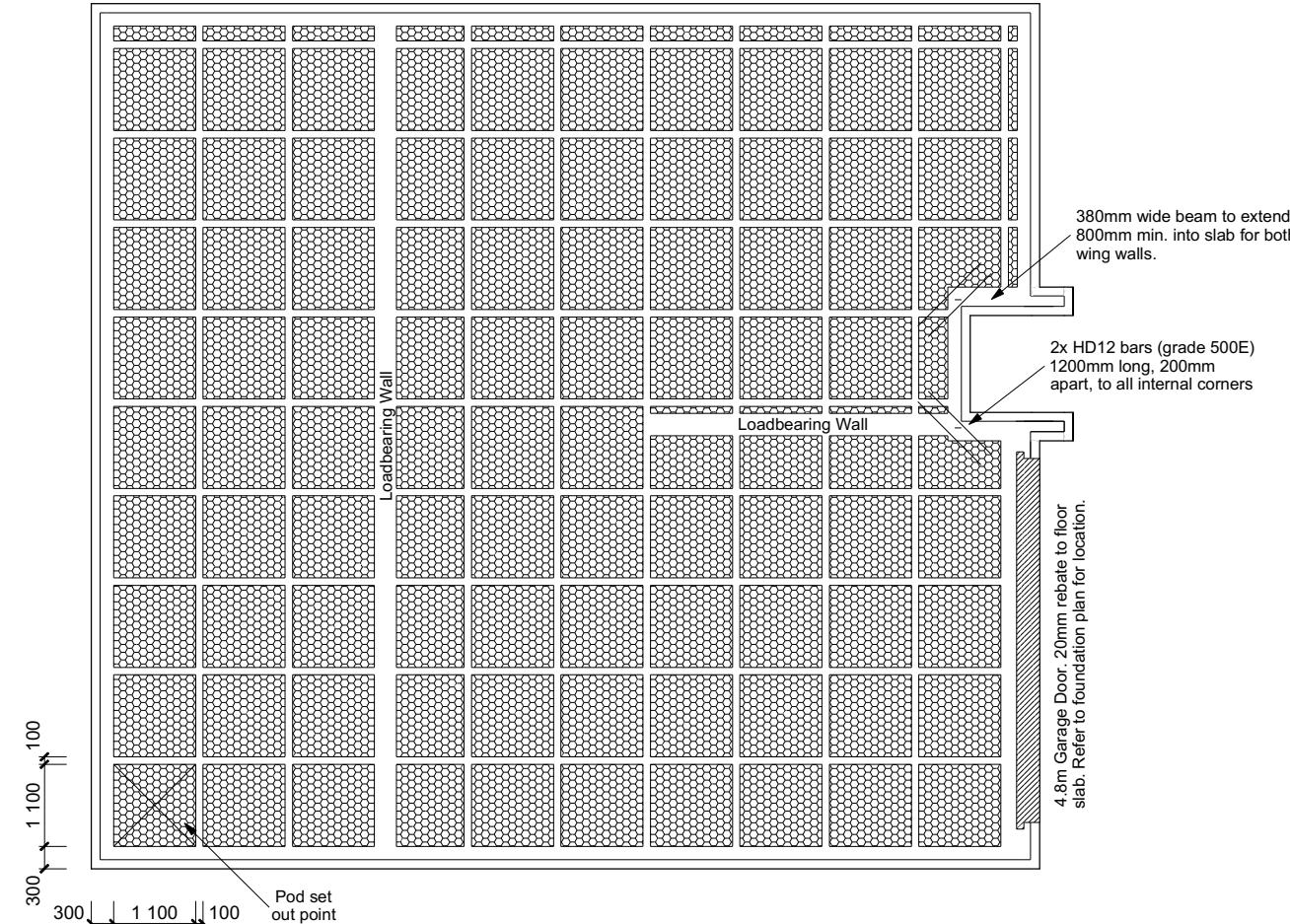
AREA TO PERIMETER RATIO

Foundation Area:	146.69m ²
Perimeter:	52.30m
Ratio:	2.80

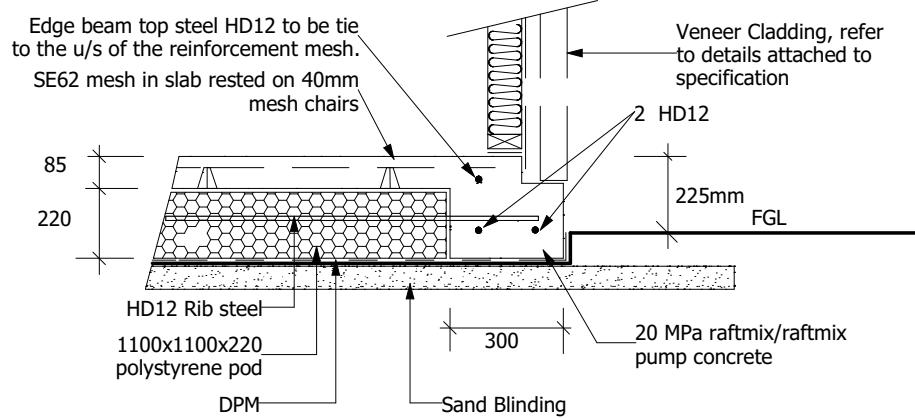


United Steel [Wireplus]
SE62Plus to entire slab

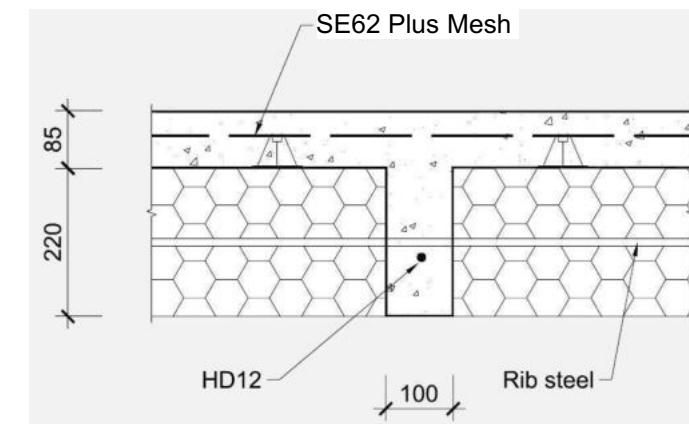
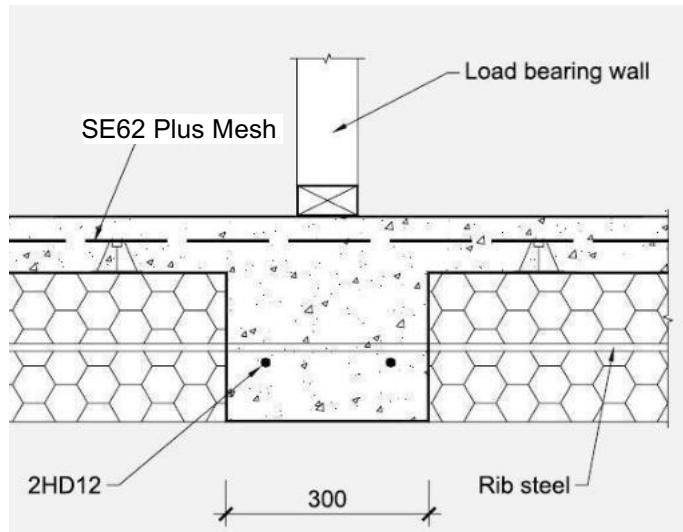
TC1 Firth RaftMix Concrete foundation design
in accordance with the Firth RibRaft
Technical Manual & Codemark attached.



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



Ribraft Edgebeam Detail (Rebate)
Scale 1:20



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Job Number:
169466

Original Plan:
Dove

Sheet Name:
RIBRAFT PLAN

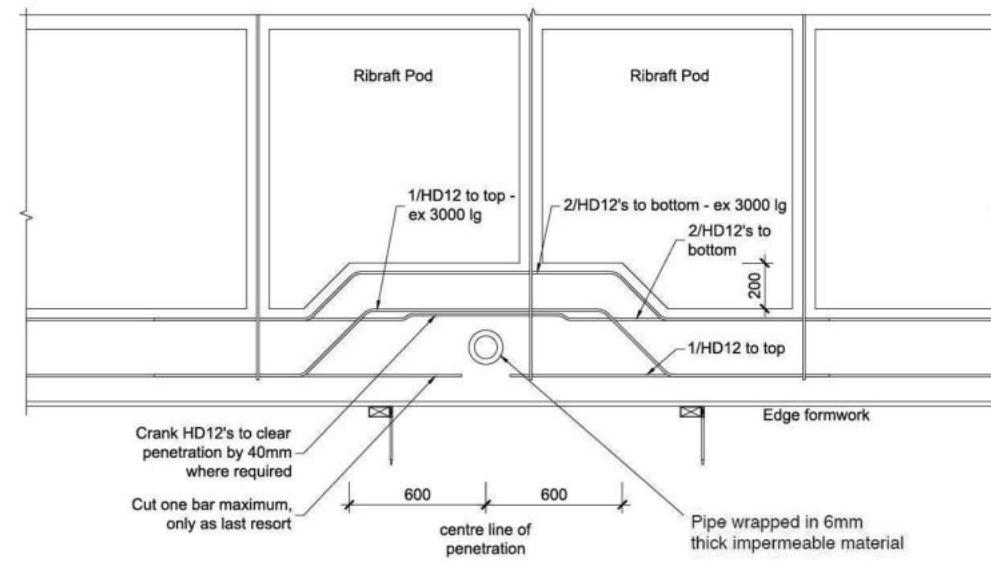
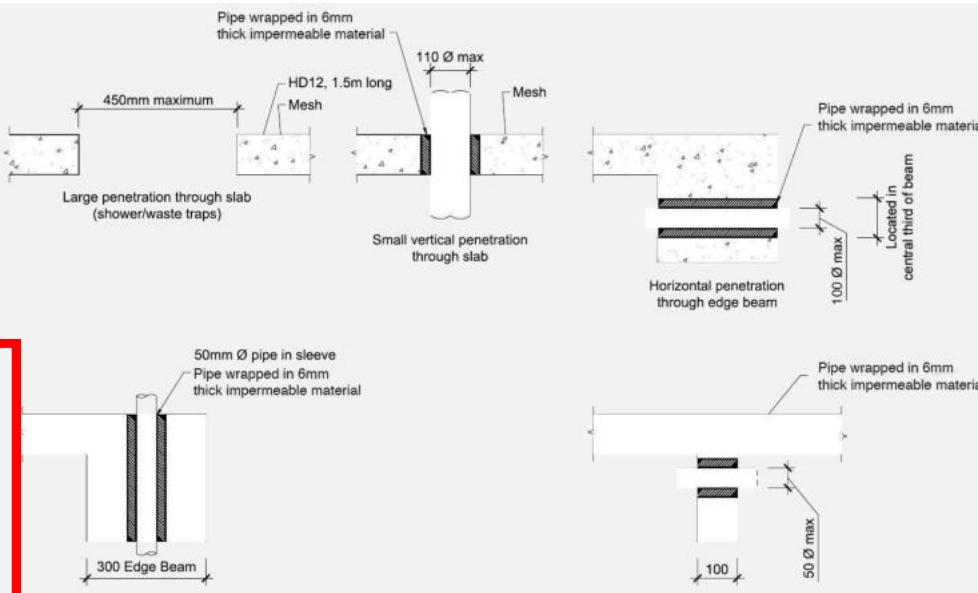
Sales: V Bhatia Drawn: M Glynn QS: W Xian Print Date: 31/05/2023 Scale: AS SHOWN @ A3

CONSENT PLANS

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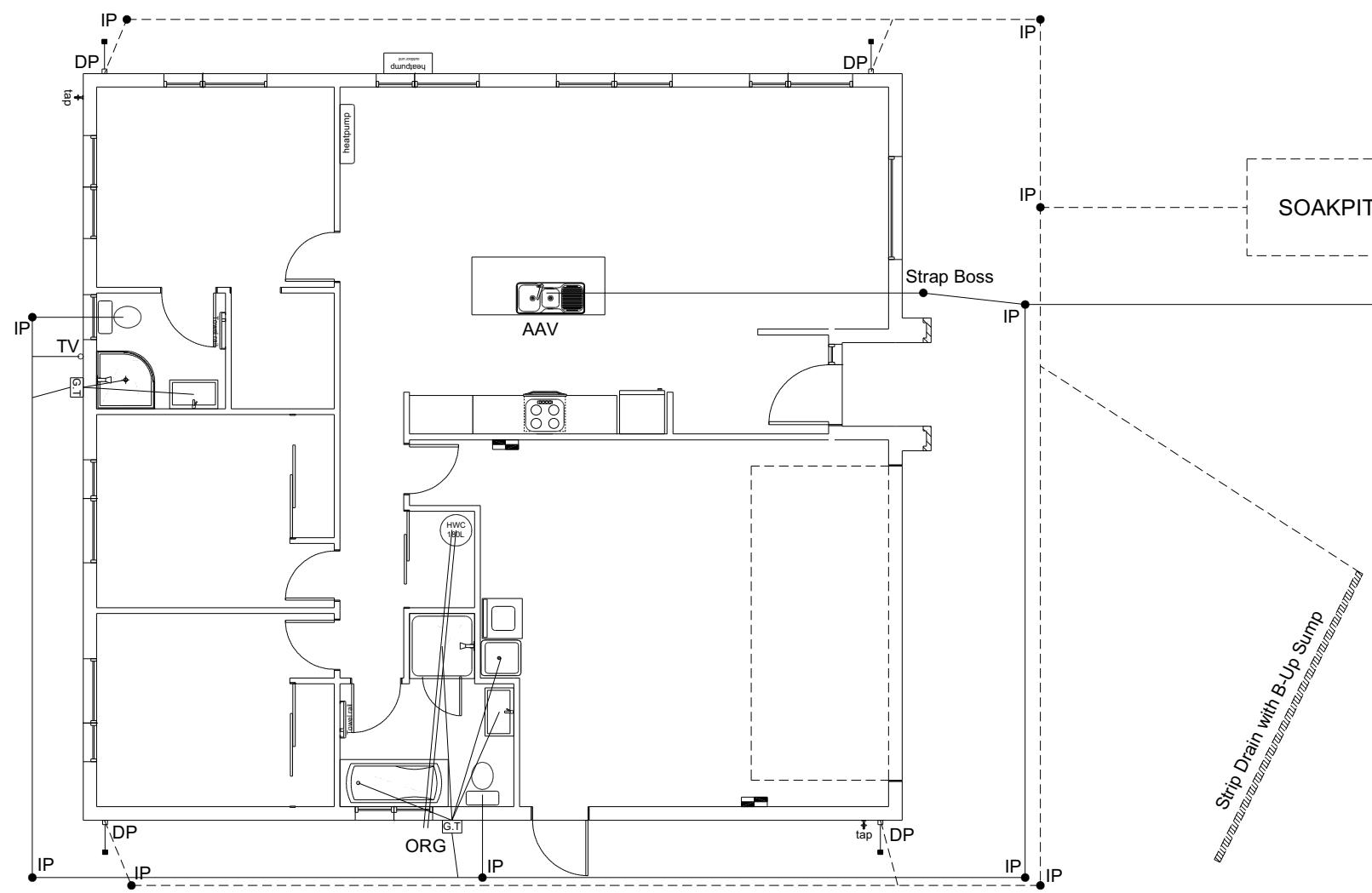
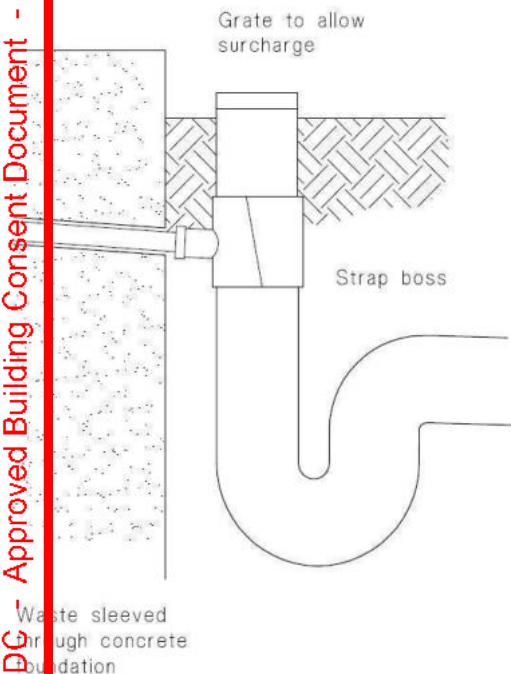
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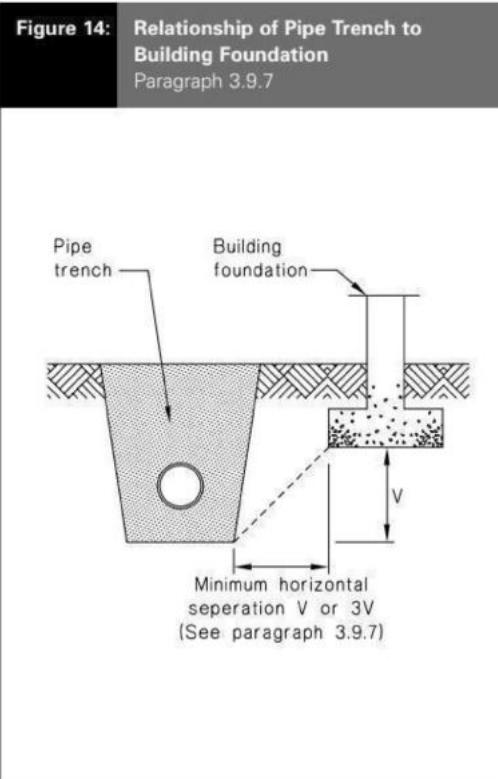


Plumbing Schedule	NZBC G13
Kitchen	
Sink:	Ø50mm @1:40
Bathrooms	(3 discharge units)
Vanity:	Ø40mm @1:40
Shower:	(1 discharge units per basin)
Bath:	Ø40mm @1:40
WC:	(4 discharge units)
Laundry Sink:	Ø100mm @1:40
Drainage Schedule	(4 discharge units)
Main Foulwater	Ø40mm @1:30
Vented Drain	NZBC G13
Stormwater Drain	
Terminal Vent	Ø100mm @1:60
Heatpump	Ø100mm @1:60 (1:120max)
ORG	Ø80mm
	Drain over DP
	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 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



Connection location
for Sewer drain to
be confirmed onsite



c) Strap boss to riser

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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Amanda Tania Ng & George Lecciones
Lot 1, DP 570907
15 Rufus Street, Rolleston

Job Number:
169466

Original Plan:
Dove

Sheet Name:

DRAINAGE PLAN

Sales:

Drawn:

QS:

Print Date:

Scale:

V Xian

29/05/2023

1:100

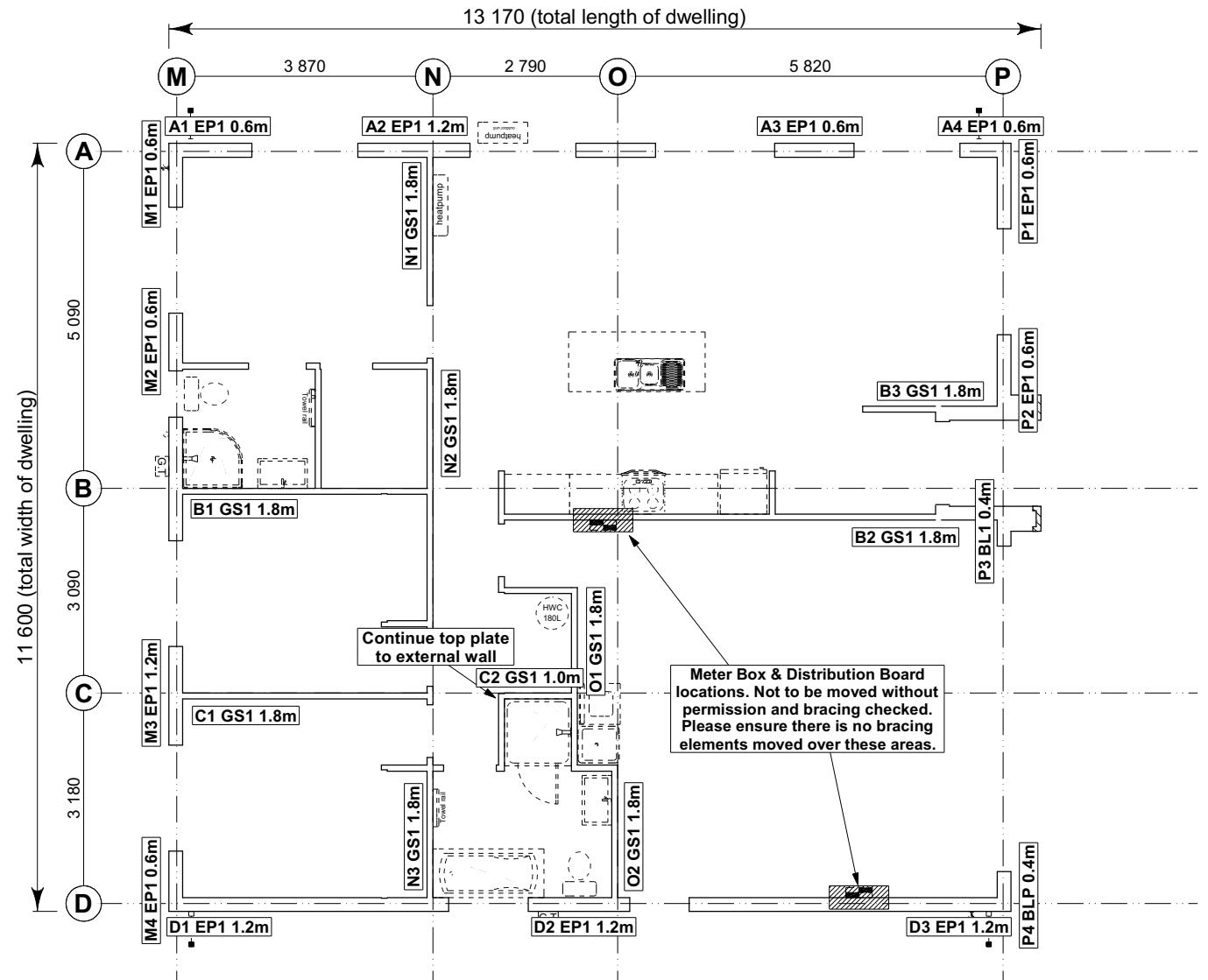
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CONSENT PLANS

No. Date: Reason:
1 13-04-2023 Initial Consent Plans

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11

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8.7.3.4

Each wall that contains one or more wall bracing elements shall be connected at the top plate level, either directly, or through a framing member in the line of the wall, to external walls at right angles to it. Top plate fixing(s) of the capacity in tension or compression along the line of the wall bracing element are given as follows:

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

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

Bracing Designed to:
Wind: High
Earthquake: 2

BRACING LEGEND

[A]	Brace Line Label
[M1 EP1 0.6m]	Brace Length
[N1 GS1 1.8m]	Brace Type
[P1 EP1 0.6m]	Brace Number

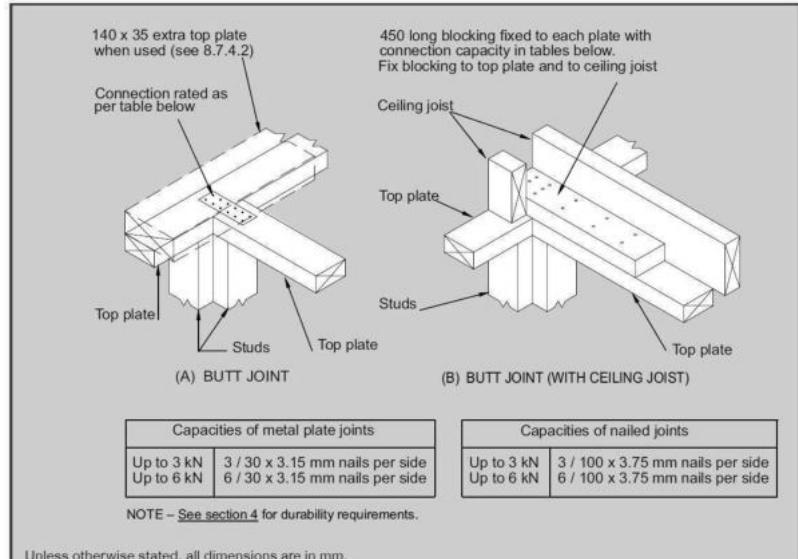


Figure 8.16 - Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

Single Level Along Resistance Sheet

Job Name: Ng & Lecciones

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BU)	EQ (BU)	Achieved	
									Wind	
									EQ	
									Demand	
							682	881		
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		
	4	0.60		2.4	EP1 0.6	Ecopy®	57	63		
								315 OK	351 OK	
B	1	1.80		2.4	GS1-N	GIB®	124	108		
	2	1.80		2.4	GS1-N	GIB®	124	108		
	3	1.80		2.4	GS1-N	GIB®	124	108		
								373 OK	324 OK	
C	1	1.80		2.4	GS1-N	GIB®	124	108		
	2	1.00		2.4	GS1-N	GIB®	65	60		
								189 OK	168 OK	
D	1	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	3	1.20		2.4	EP1 1.2	Ecopy®	144	162		
								432 OK	486 OK	

Single Level Across Resistance Sheet

Job Name: Ng & Lecciones

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BU)	EQ (BU)	Achieved	
									Wind	
									EQ	
									Demand	
							890	881		
M	1	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	2	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	3	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	4	0.60		2.4	EP1 0.6	Ecopy®	57	63		
								315 OK	351 OK	
N	1	1.80		2.4	GS1-N	GIB®	124	108		
	2	1.80		2.4	GS1-N	GIB®	124	108		
	3	1.80		2.4	GS1-N	GIB®	124	108		
								373 OK	324 OK	
O	1	1.80		2.4	GS1-N	GIB®	124	108		
	2	1.80		2.4	GS1-N	GIB®	124	108		
								248 OK	216 OK	
P	1	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	2	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	3	0.40		2.4	BL1-H	GIB®	36	40		
	4	0.40		2.4	BLP-H	GIB®	48	54		
								198 OK	220 OK	

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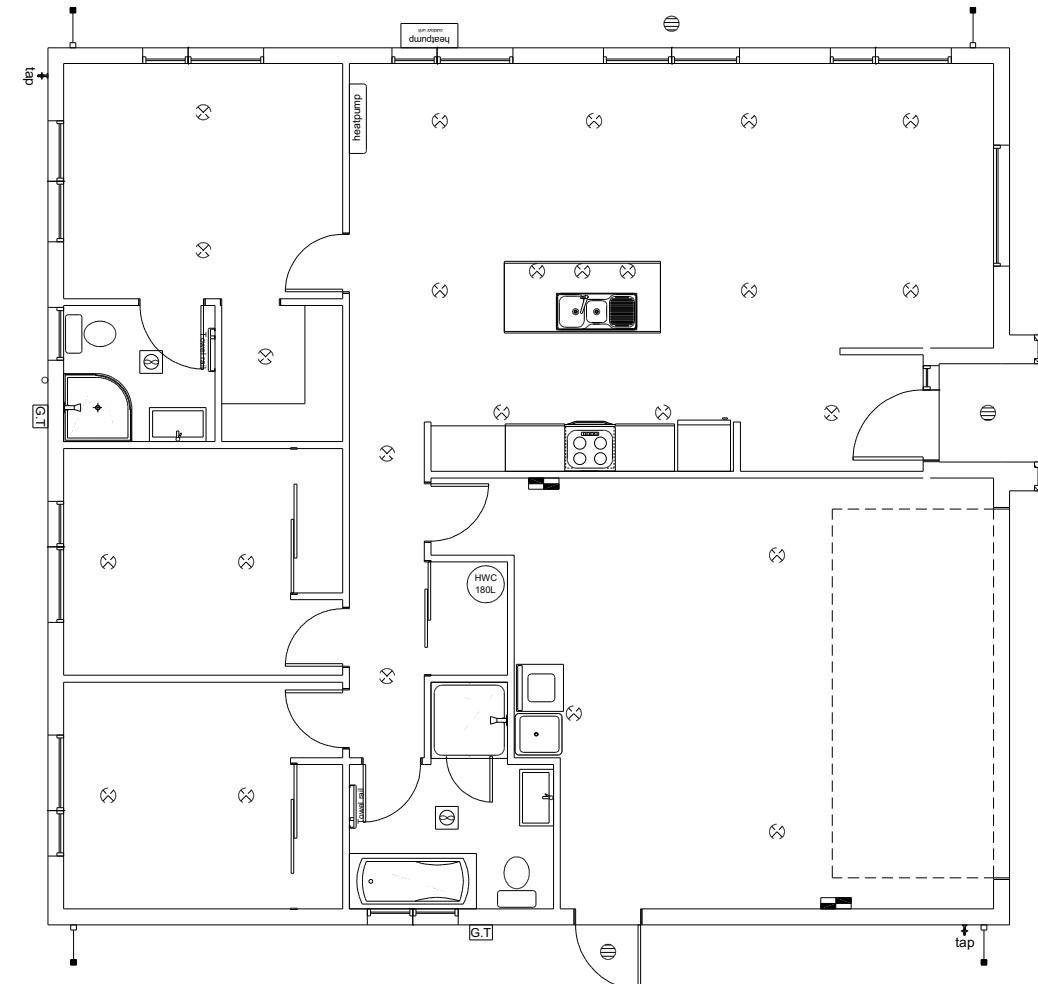
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Amanda Tania Ng &
George Lecciones
Lot 1, DP 570907
15 Rufus Street, Rolleston

Job Number:
169466

Original Plan:
Dove

Sheet Name



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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Amanda Tania Ng & George Lecciones
Lot 1, DP 570907
15 Rufus Street, Rolleston

Job Number: **169466** Original Plan: **Dove** Sheet Name: **LIGHTING PLAN**
Sales: V Bhatia Drawn: M Glynn QS: W Xian Print Date: 29/05/2023 Scale: 1:100 @ A3

CONSENT PLANS

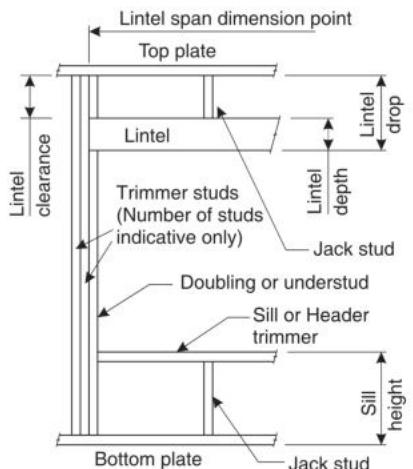
No.	Date:	Reason:
1	13-04-2023	Initial Consent Plans

Sheet No.: **13**
of 23 sheets

LINTEL FIXING SCHEDULE ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

NOTE:

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

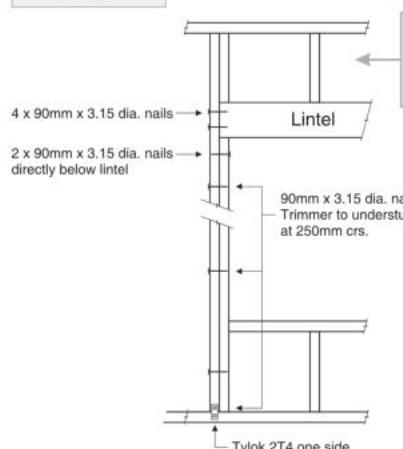
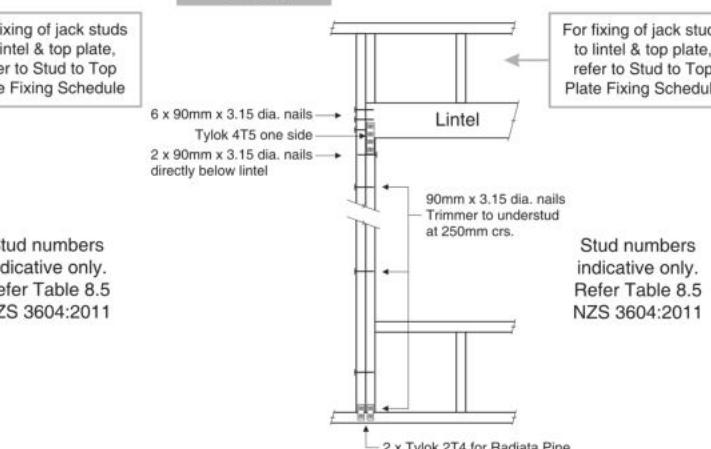
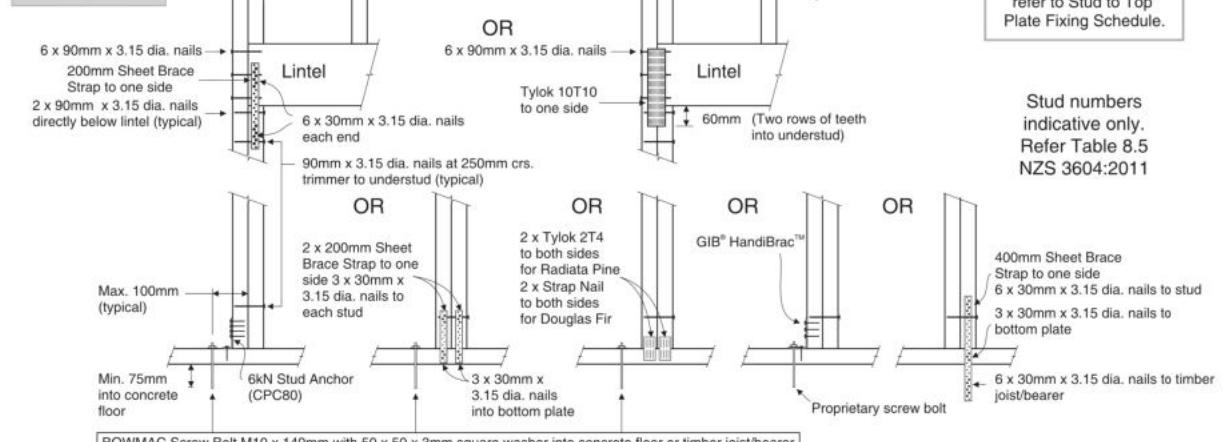
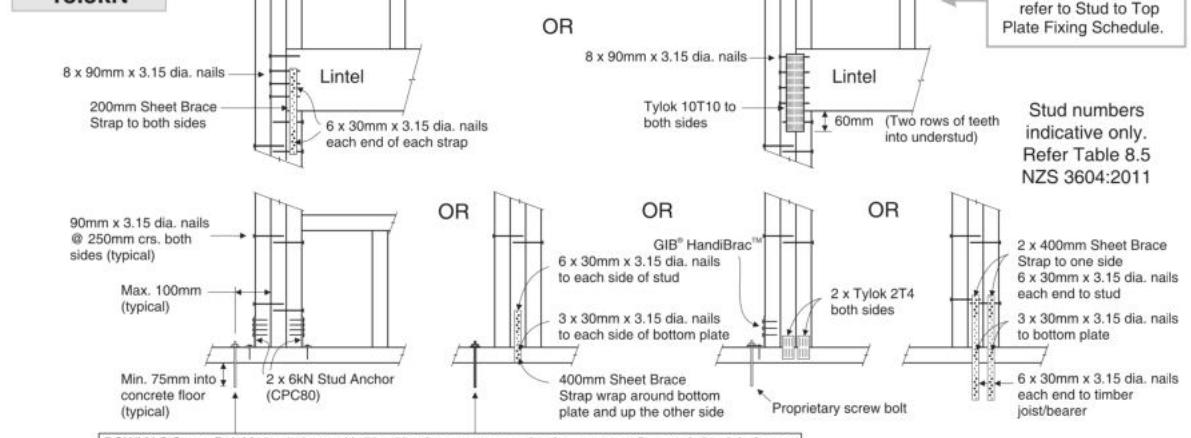
DEFINITIONS


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

NOTES:

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	F
	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**


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Amanda Tania Ng & George Lecciones
Lot 1, DP 570907
15 Rufus Street, Rolleston

Job Number:
169466

Original Plan:
Dove

Sheet Name:
FRAMING DETAILS

CONSENT PLANS

No. Date: Reason:
1 13-04-2023 Initial Consent Plans

Sheet No



08/2017

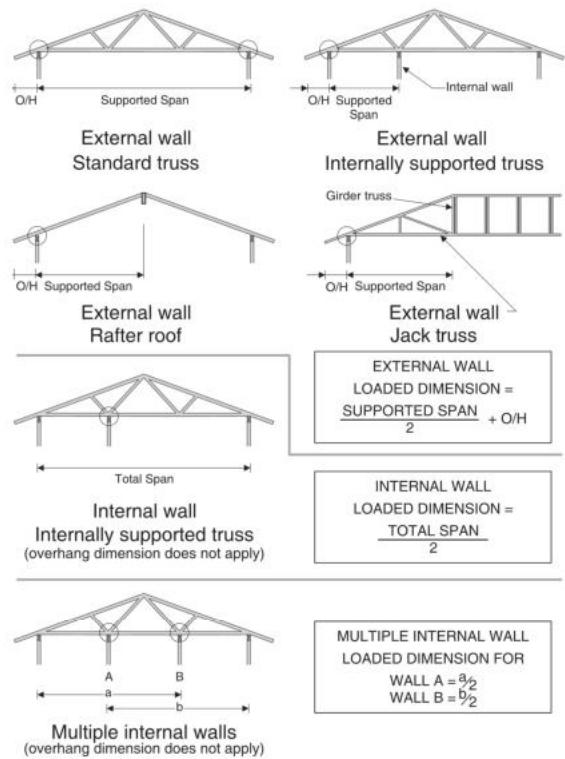
STUD TO TOP PLATE FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

NOTE:

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

LOADED DIMENSION DEFINITION



FIXING SELECTION CHART

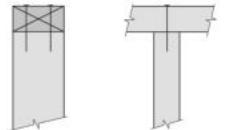
(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

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

FIXING OPTIONS

FIXING TYPE A 0.7kN

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



FIXING TYPE B 4.7kN

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

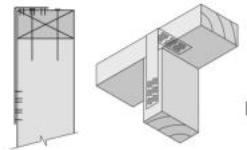
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.

Plus
LUMBERLOK
6kN Stud Anchor
(CPC80)

Plus
LUMBERLOK
CPC40

Recommended for internal wall options to avoid lining issues

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



Plus
LUMBERLOK
Stud Strap
(one face only)

SCAN FOR
INSTALLATION
VIDEO

<https://vimeo.com/117353604>

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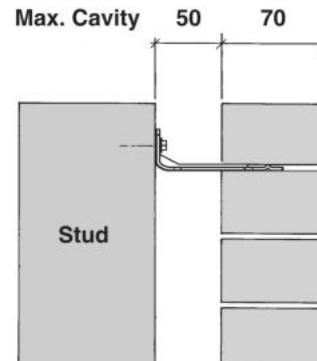
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Amanda Tania Ng & George Lecciones
Lot 1, DP 570907
15 Rufus Street, Rolleston

Job Number:
169466
Original Plan:
Dove
Sheet Name:
FRAMING DETAILS
Sales: V Bhatia Drawn: M Glynn QS: W Xian Print Date: 29/05/2023 Scale: NTS @ A3

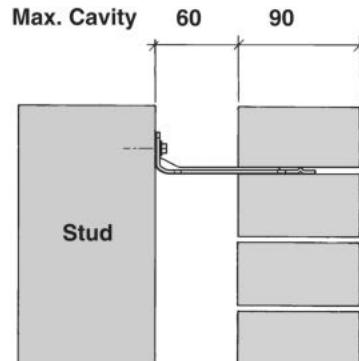
CONSENT PLANS
No. Date Reason:
1 13-04-2023 Initial Consent Plans
Sheet No.:
15
of 23 sheets

70 SERIES BRICK



Screw Tie Short
(85mm)

90 SERIES BRICK



Screw Tie Long
(105mm)

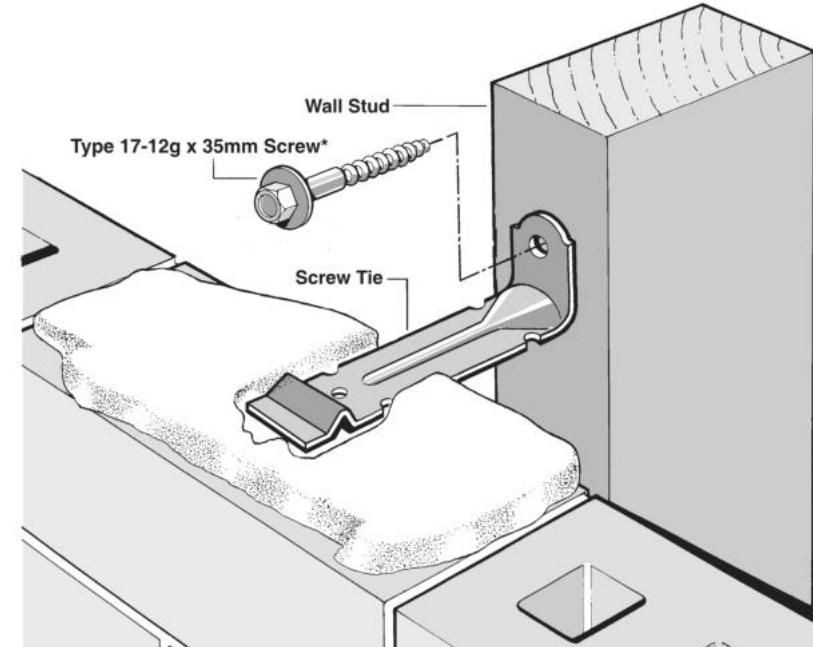
- ★ All brick work must be constructed in accordance with NZS 4210:2001 Masonry Construction: Materials and Workmanship. Screw Ties must be applied accordingly and are not to be hammered into timber framing.
- ★ Water shedding shoulder prevents transfer of the moisture from tie to building.
- ★ Nail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

Material: 1.2mm NZCC-SD Hot Dip Galvanised Steel
Screws: Type 17-12g x 35mm Hex Head Hot Dip Galvanised Screws
Packed: 250 ties per box including screws

Also available in Stainless Steel Grade 316 for Zone D.

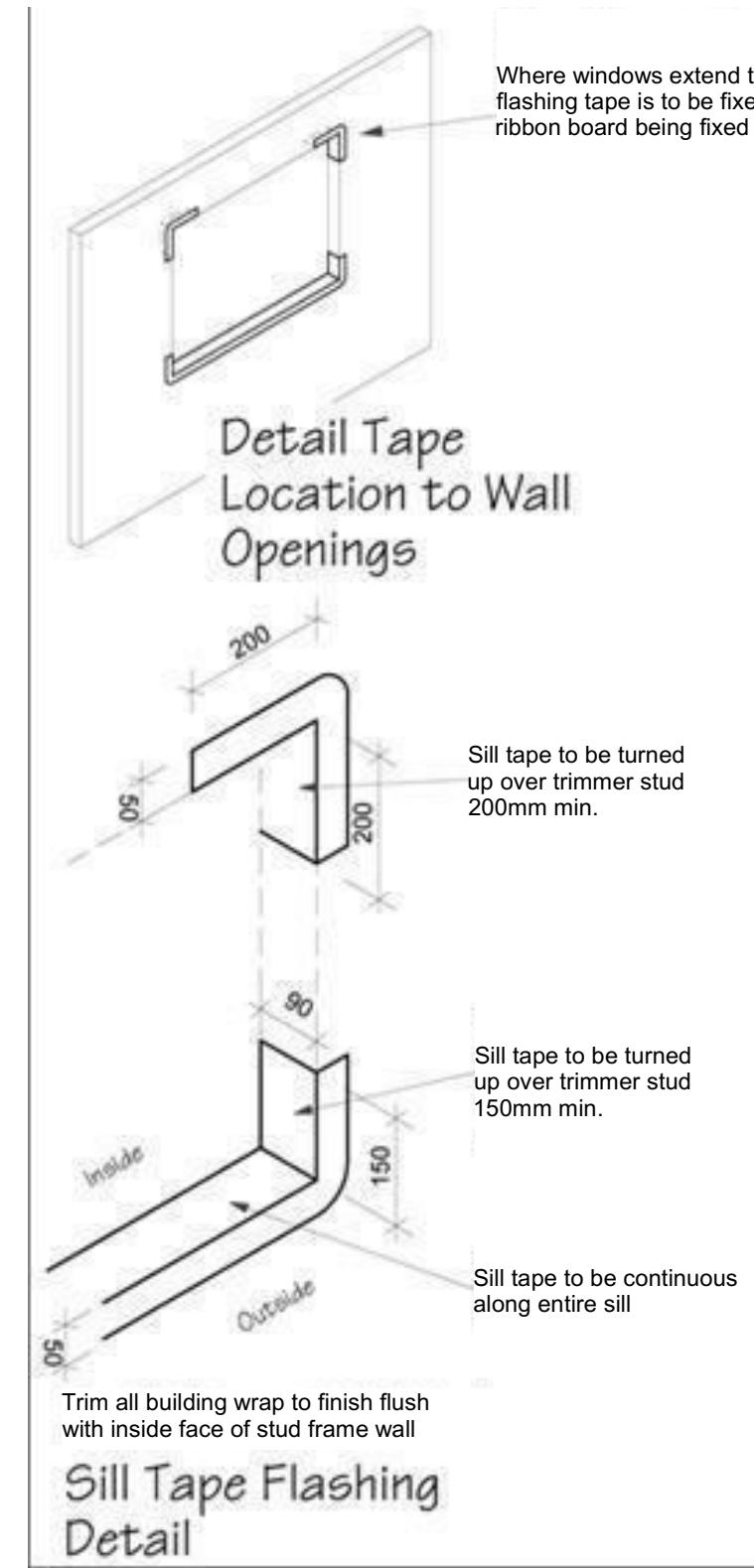
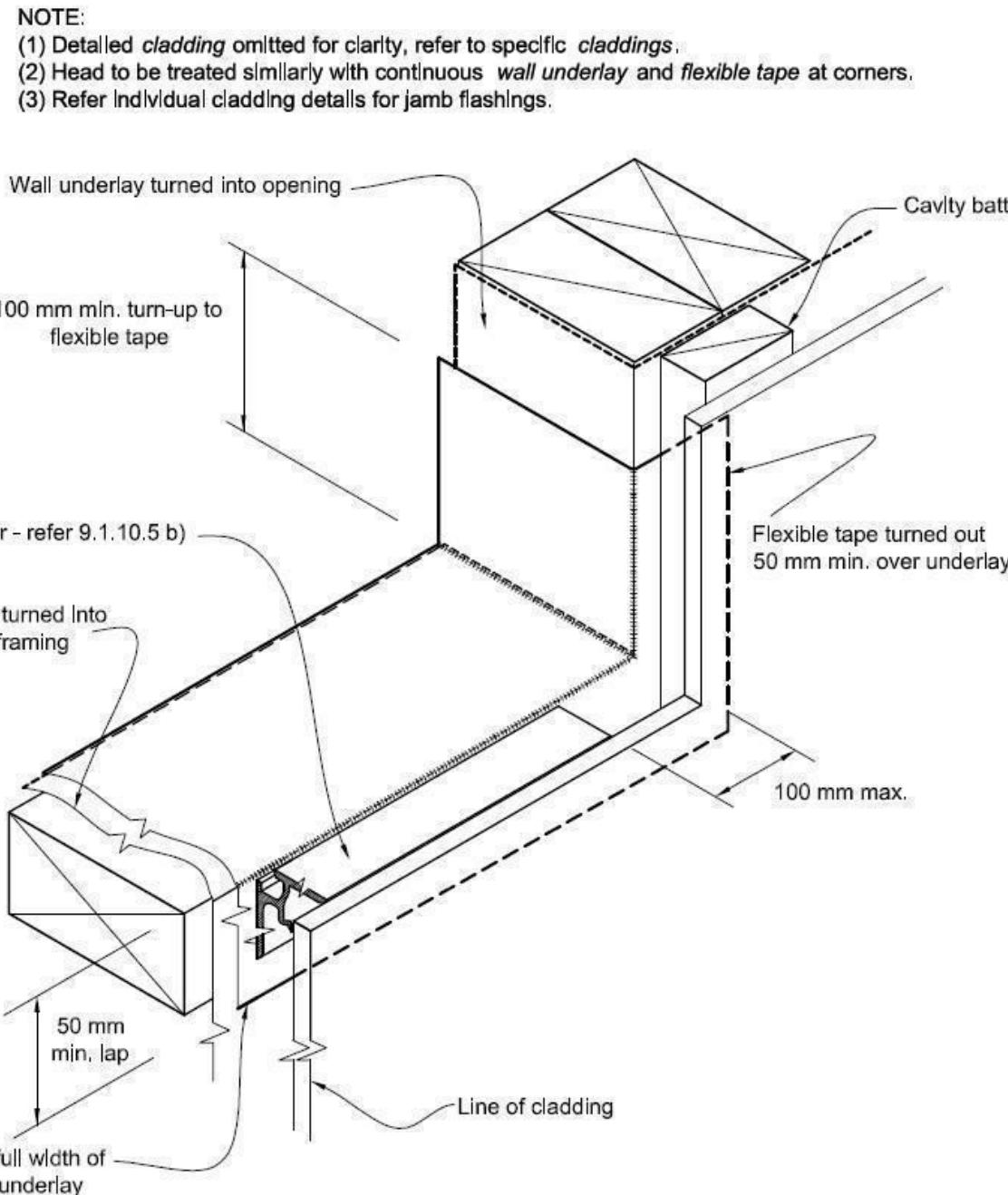
SCREW TIES FOR BRICK VENEER FIXING

- ★ Medium duty (EM) classification
- ★ Tested by BRANZ in accordance with AS/NZS 2699.1:2000
- ★ BRANZ test report No. ST0725 November 2007
- ★ Suitable for both 'dry bedding' and encapsulated mortar
- ★ Hot Dip Galvanised ties for Zones B & C, and Stainless Steel Grade 316 ties for Zone D meet NZS 3604:2011 Sect. 4 Durability
- ★ Available in 85mm and 105mm sizes



***NOTE:**
Use longer screws for fixing through Rigid Air Barrier (RAB). Maintain 35mm embedment in studs.

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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Lot 1, DP 570907
15 Rufus Street, Rolleston

Job Number:
169466

Original Plan:
Dove

Sheet Name:
CONSTRUCTION DETAILS

CONSENT PLANS

No.	Date:	Reason:
1	13-04-2023	Initial Consent Plans

Sheet No.:
16
of 23 sheets

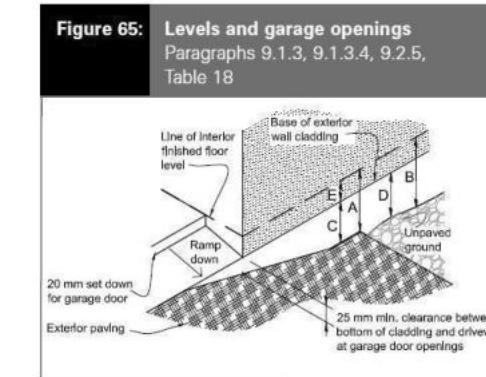
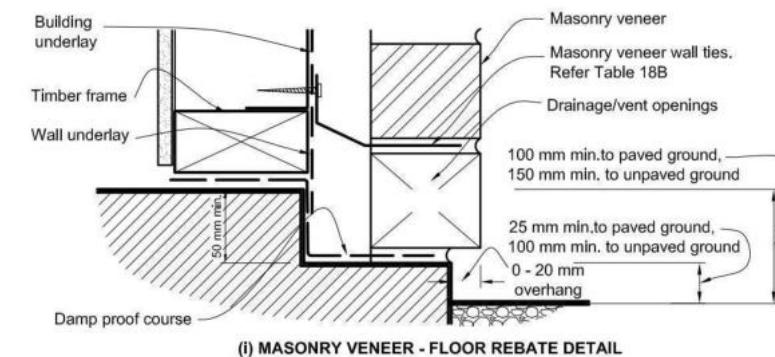
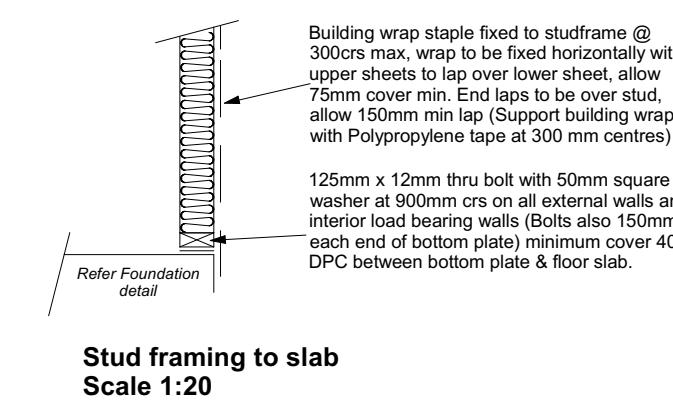
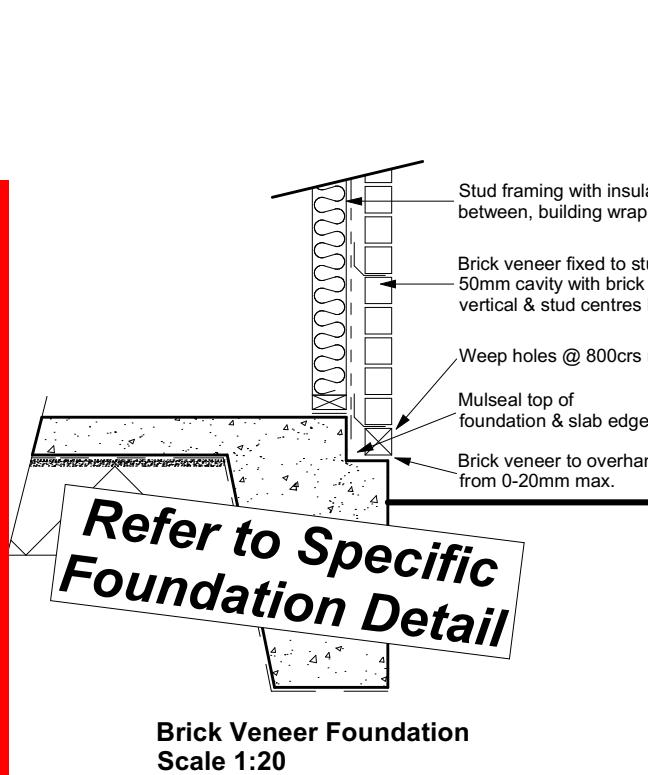
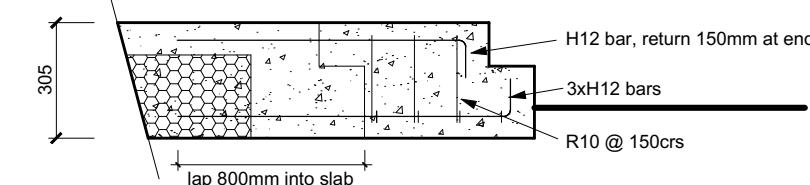
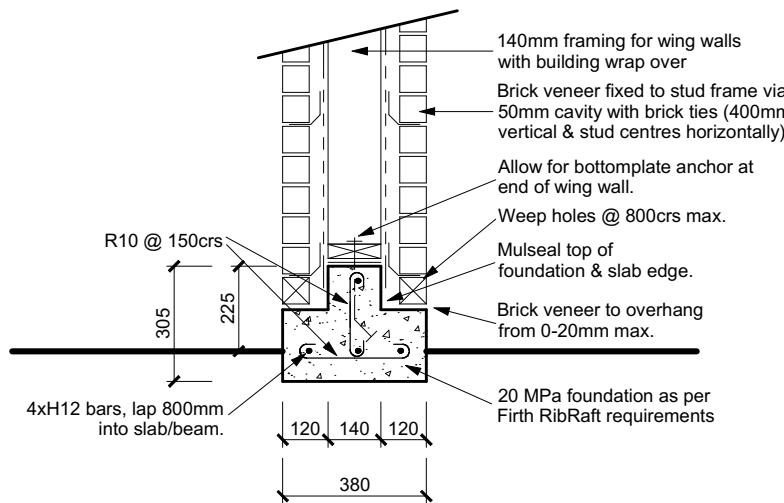
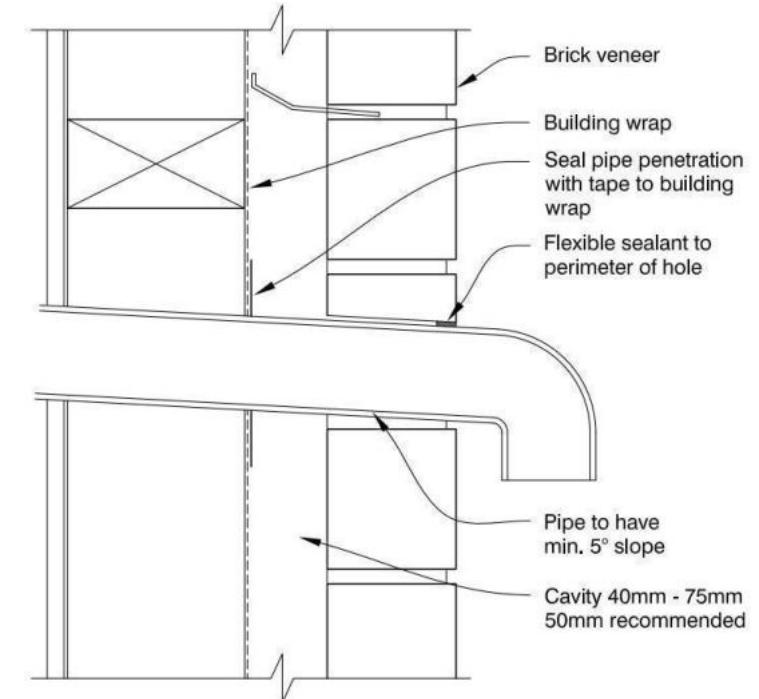


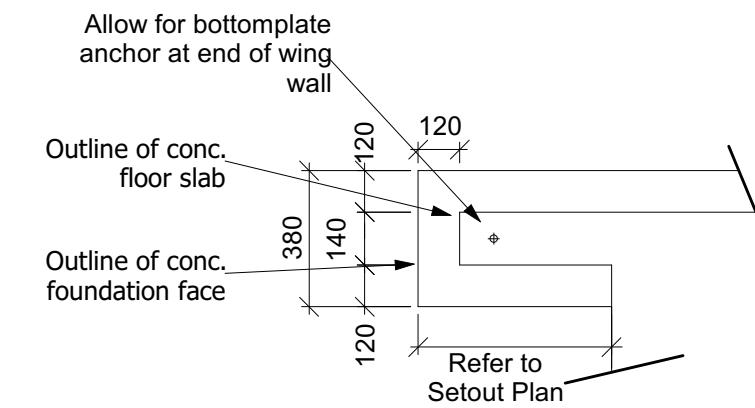
Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

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

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



Wing Wall Reinforcing
Scale 1:20



Wing Wall Foundation Detail
scale 1:20

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Amanda Tania Ng & George Lecciones
 Lot 1, DP 570907
 15 Rufus Street, Rolleston

Job Number:
169466

Original Plan:
Dove

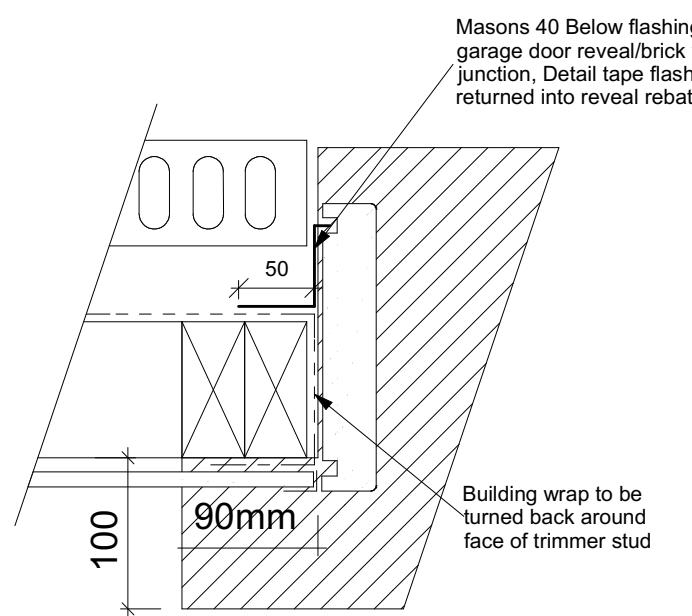
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CONSTRUCTION DETAILS

CONSENT PLANS

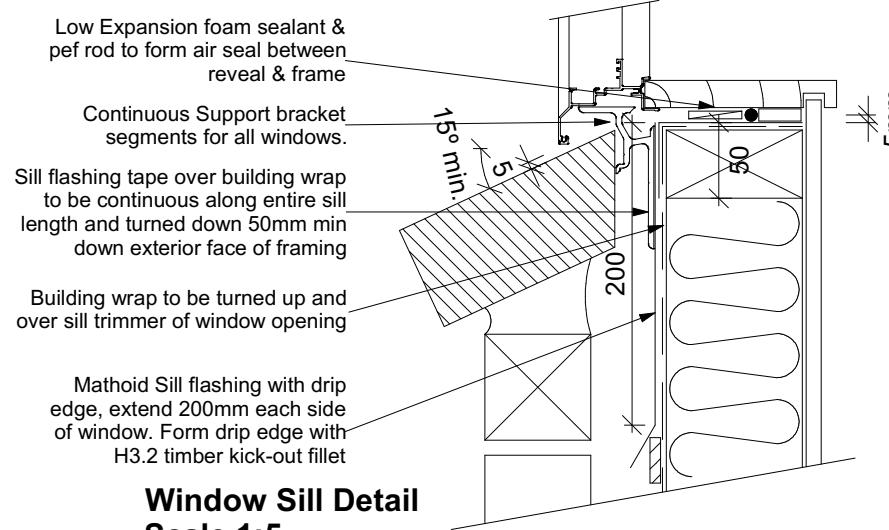
No.	Date:	Reason:
1	13-04-2023	Initial Consent Plans

Sheet No.:
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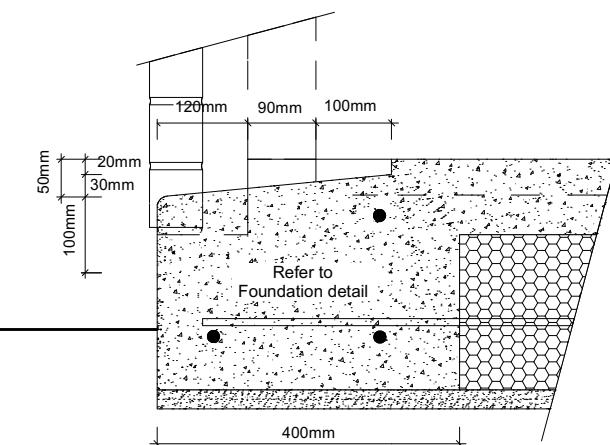
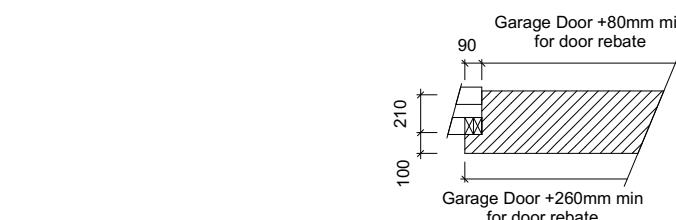
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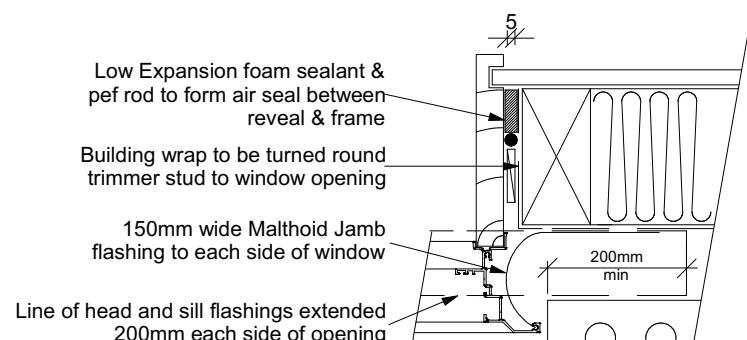
Garage Door Jamb Detail
Scale 1:5



Window Sill Detail
Scale 1:5



Garage Door Rebate Details
Scale 1:10



Window Jamb Detail
Scale 1:5

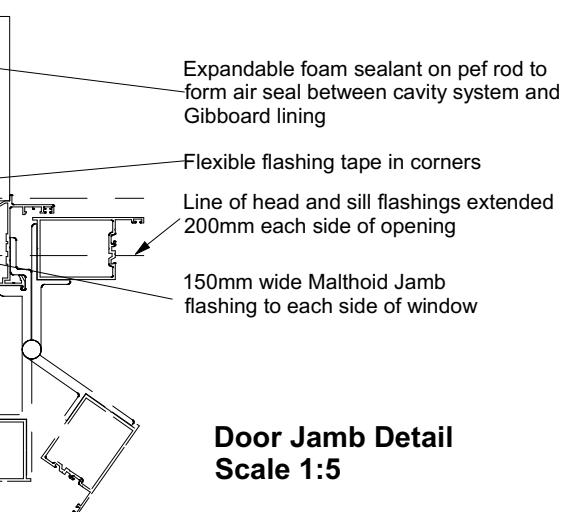
50mm screw fixing to window sill, no more than 150mm from all corners and then 450crs spacings, allow for extra fixings at mullions, transoms & door strikers, all screws driven below sill surface and filled and sanded prior to painting

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

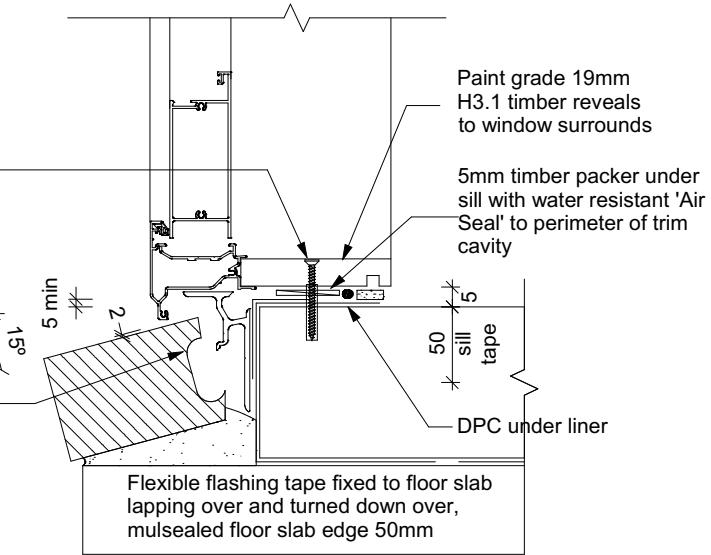
Coat bricks, if flat, with waterproofing agent

Paint grade 19mm H3.1 timber reveals to window surrounds

5mm timber packer under sill with water resistant 'Air Seal' to perimeter of trim cavity



Door Jamb Detail
Scale 1:5



Door Sill to Slab Detail
Scale 1:20

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:

- a) Maximum 450 mm centres along sills, jambs and heads, and

- b) Maximum 150 mm from reveal ends.

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

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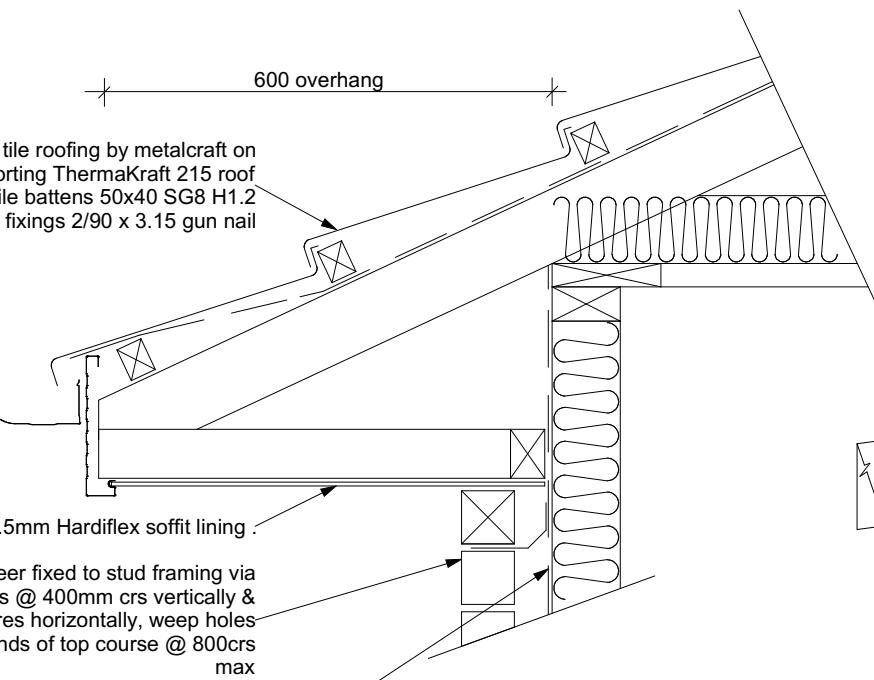
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CONSTRUCTION DETAILS

CONSENT PLANS

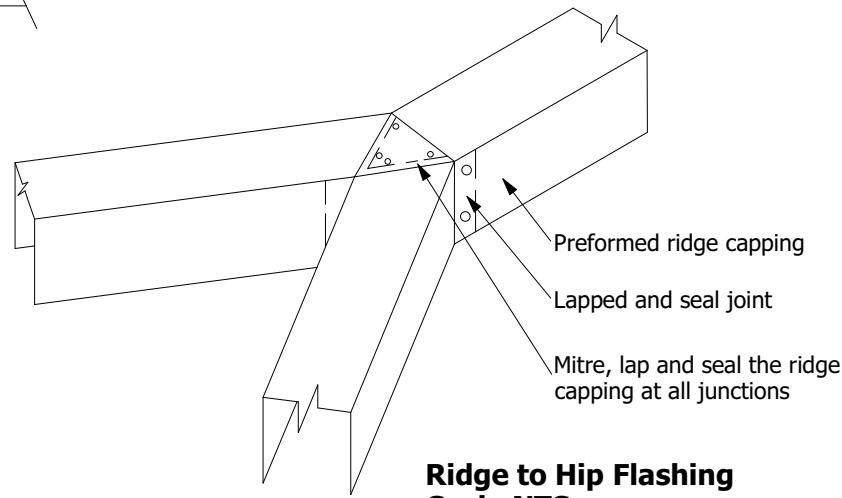
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1	13-04-2023	Initial Consent Plans

Sheet No.:
18

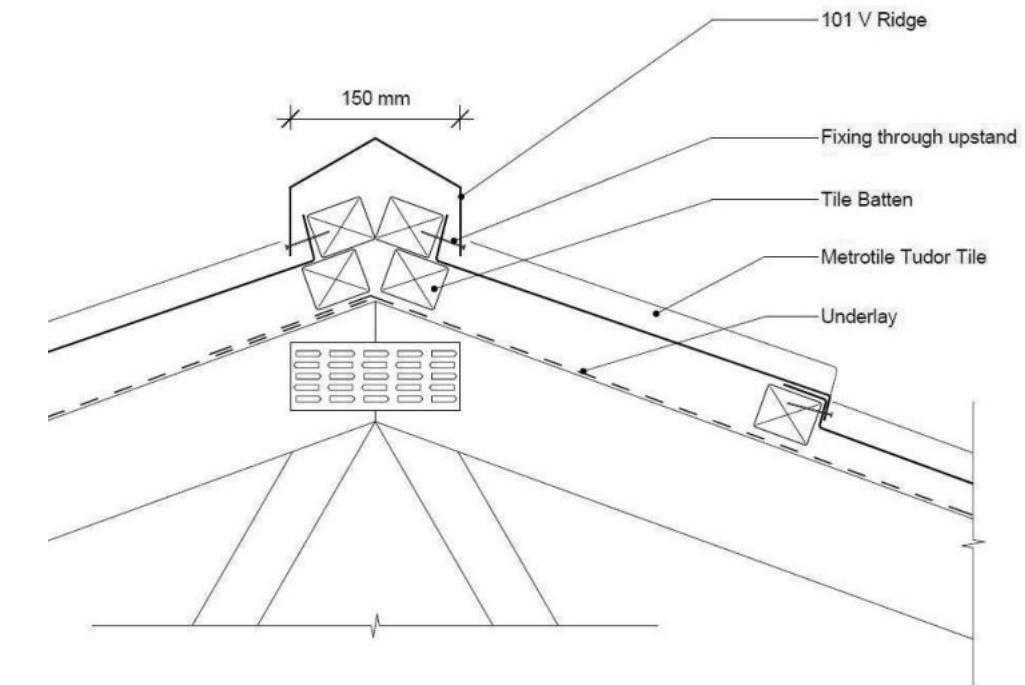
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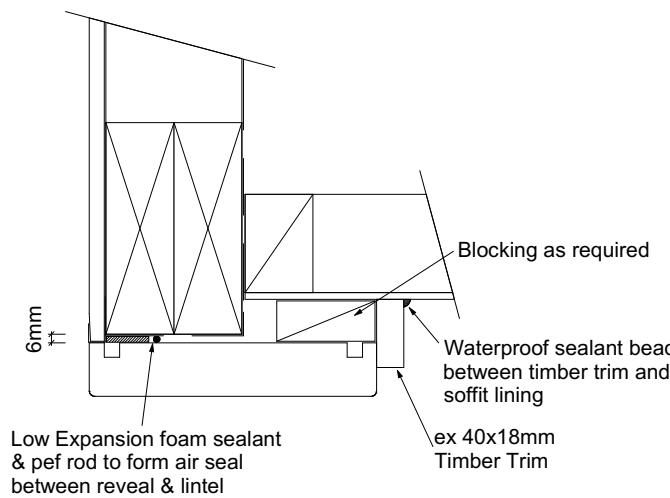
Eave Soffit Detail
Scale 1:10



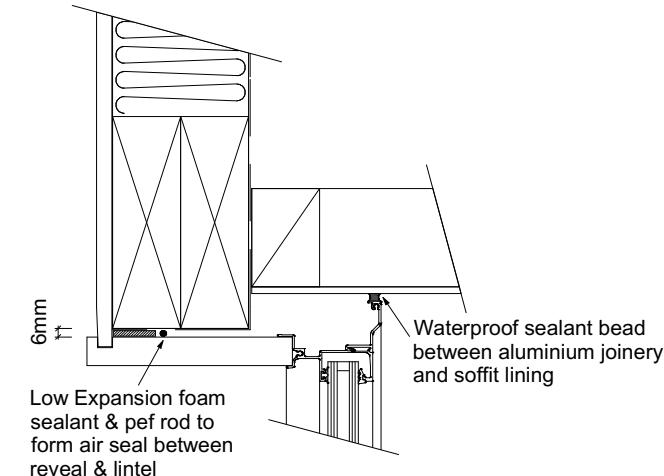
Ridge to Hip Flashing
Scale NTS



Metal Tile Angle Ridge Detail
Scale NTS



Garage Door Head to Soffit
Scale 1:5



Window Head to Soffit Detail
Scale 1:5

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Original Plan:
Dove

Sheet Name:
CONSTRUCTION DETAILS

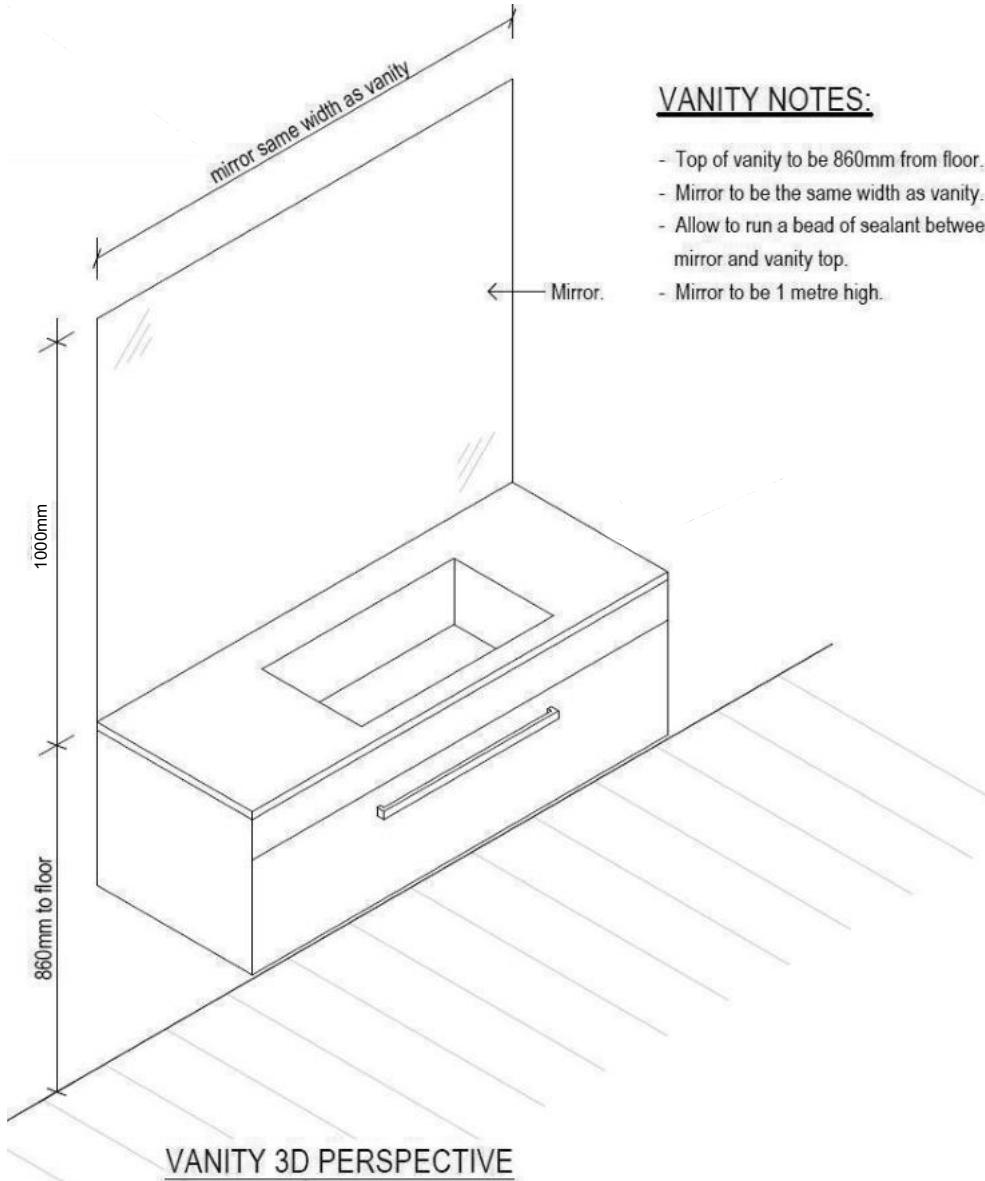
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CONSENT PLANS

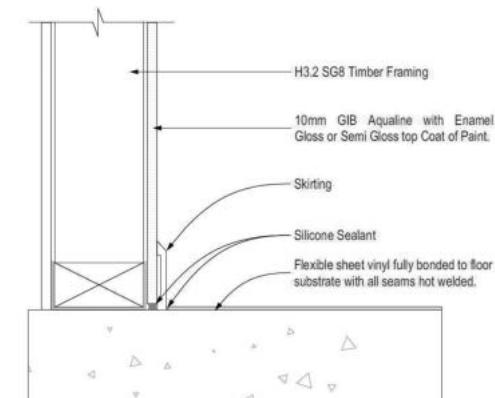
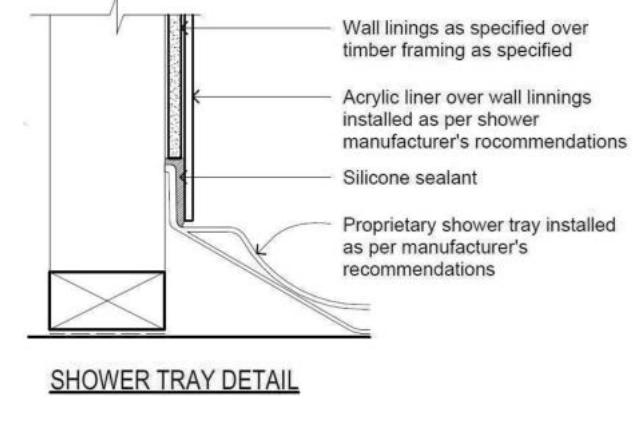
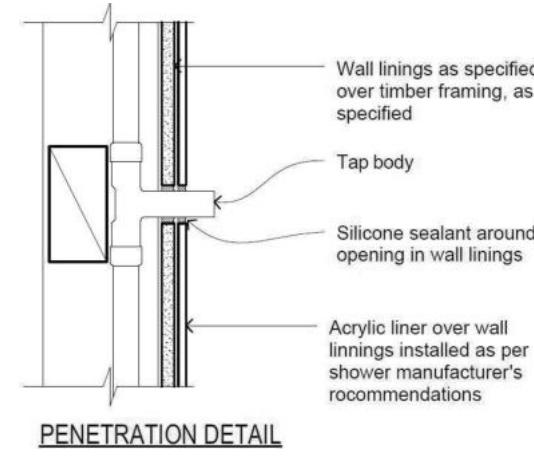
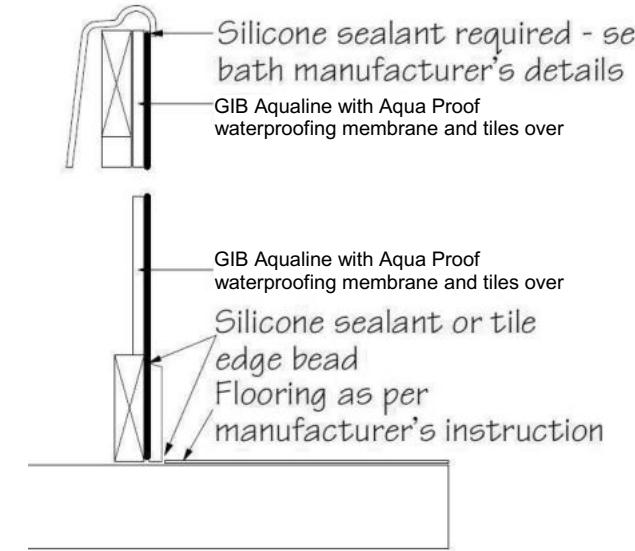
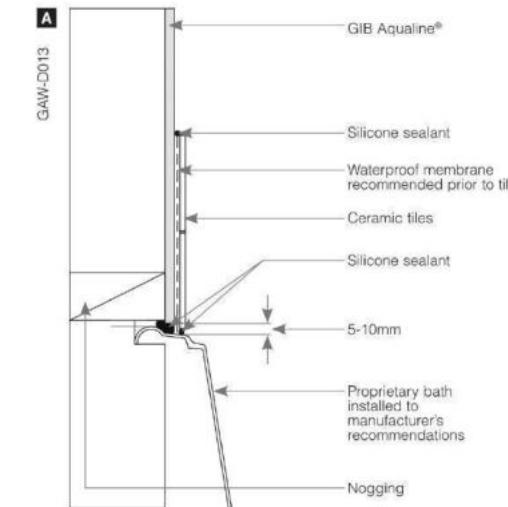
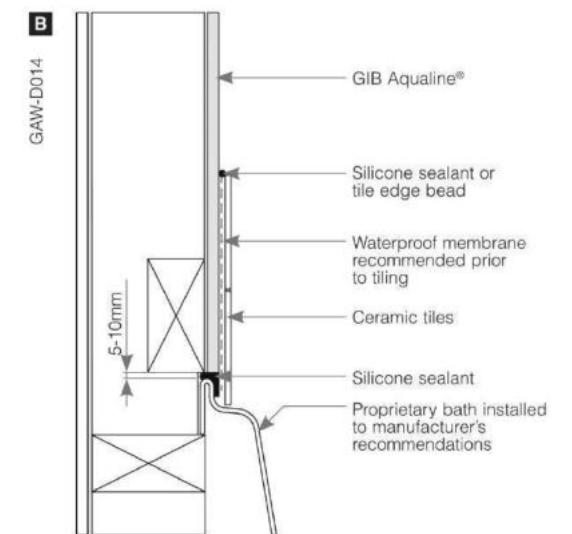
No.	Date:	Reason:
1	13-04-2023	Initial Consent Plans

Sheet No.:
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of 23 sheets

**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.

VANITY 3D PERSPECTIVE**GENERAL FLOOR/WALL DETAIL**

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Amanda Tania Ng & George Lecciones
Lot 1, DP 570907
15 Rufus Street, Rolleston

Job Number:
169466

Original Plan:
Dove

Sheet Name:
BATHROOM DETAILS

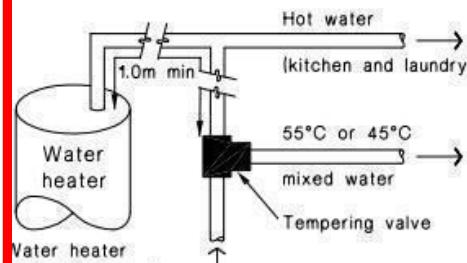
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No.	Date:	Reason:
1	13-04-2023	Initial Consent Plans

Sheet No.:
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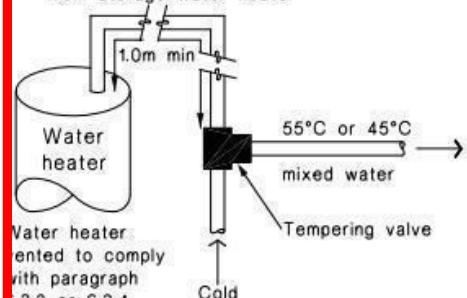
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Figure 16: Tempering Valve Installation
Paragraph 6.14.2 a)



(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.

.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)

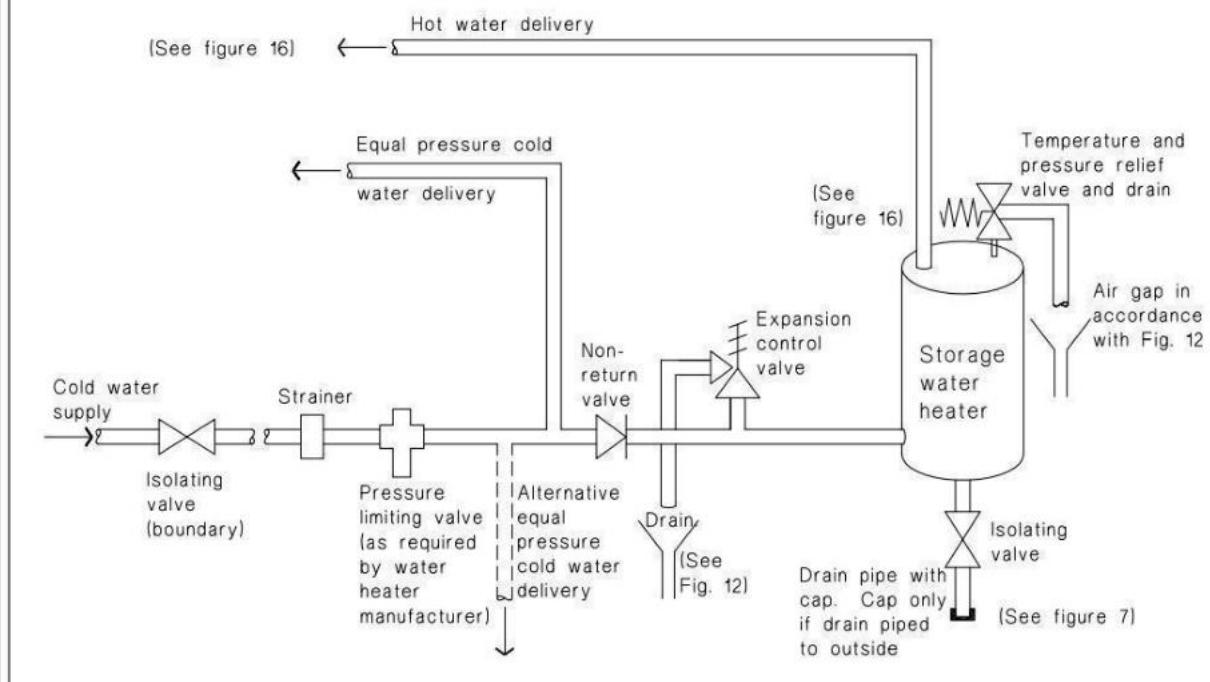
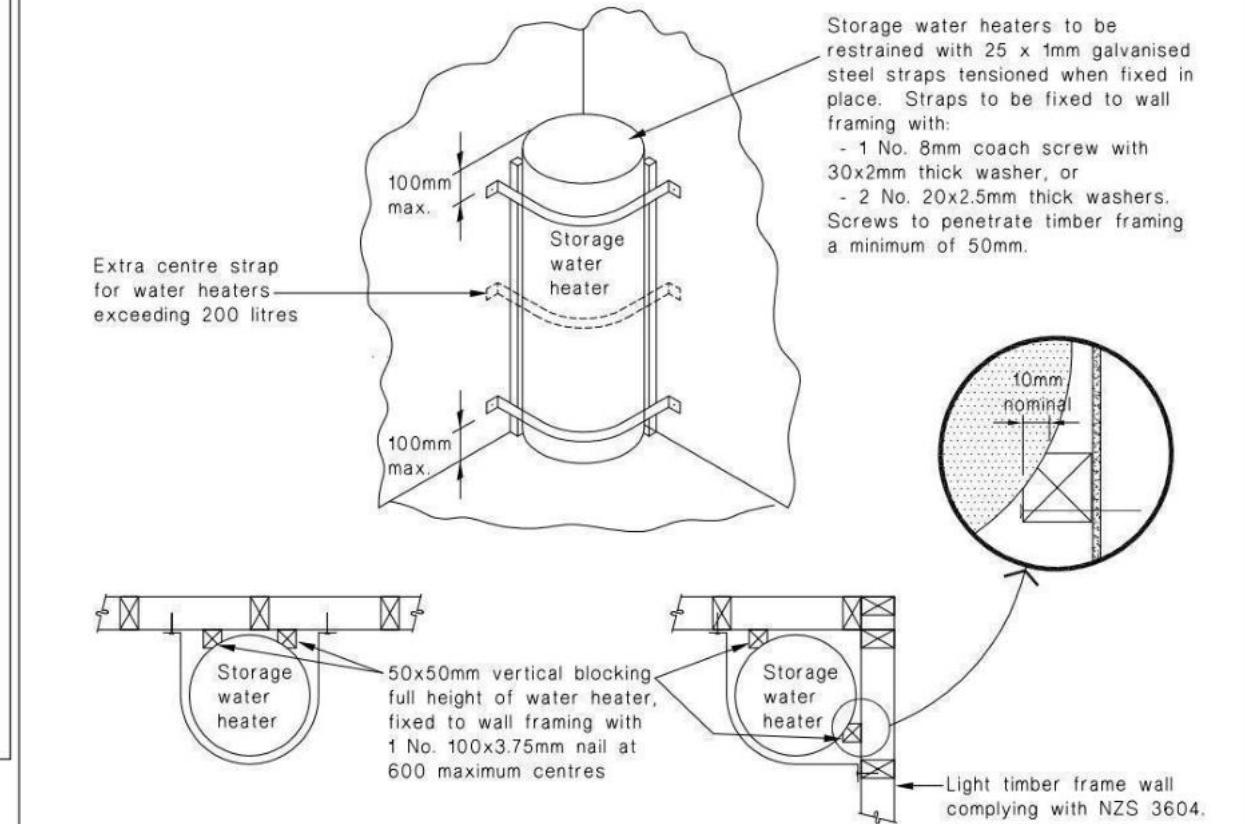


Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres



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George Lecciones
Lot 1, DP 570907
15 Rufus Street, Rolleston

Job Number:		Original Plan:	Sheet Name:		CONSENT PLANS			Sheet No.:
169466		Dove	PLUMBING DETAILS		No.	Date:	Reason:	
Sales:	Drawn:	QS:	Print Date:	Scale:	1	13-04-2023	Initial Consent Plans	
V Bhatia	M Glynn	W Xian	29/05/2023	NTS @ A3				
								of 23 sheets

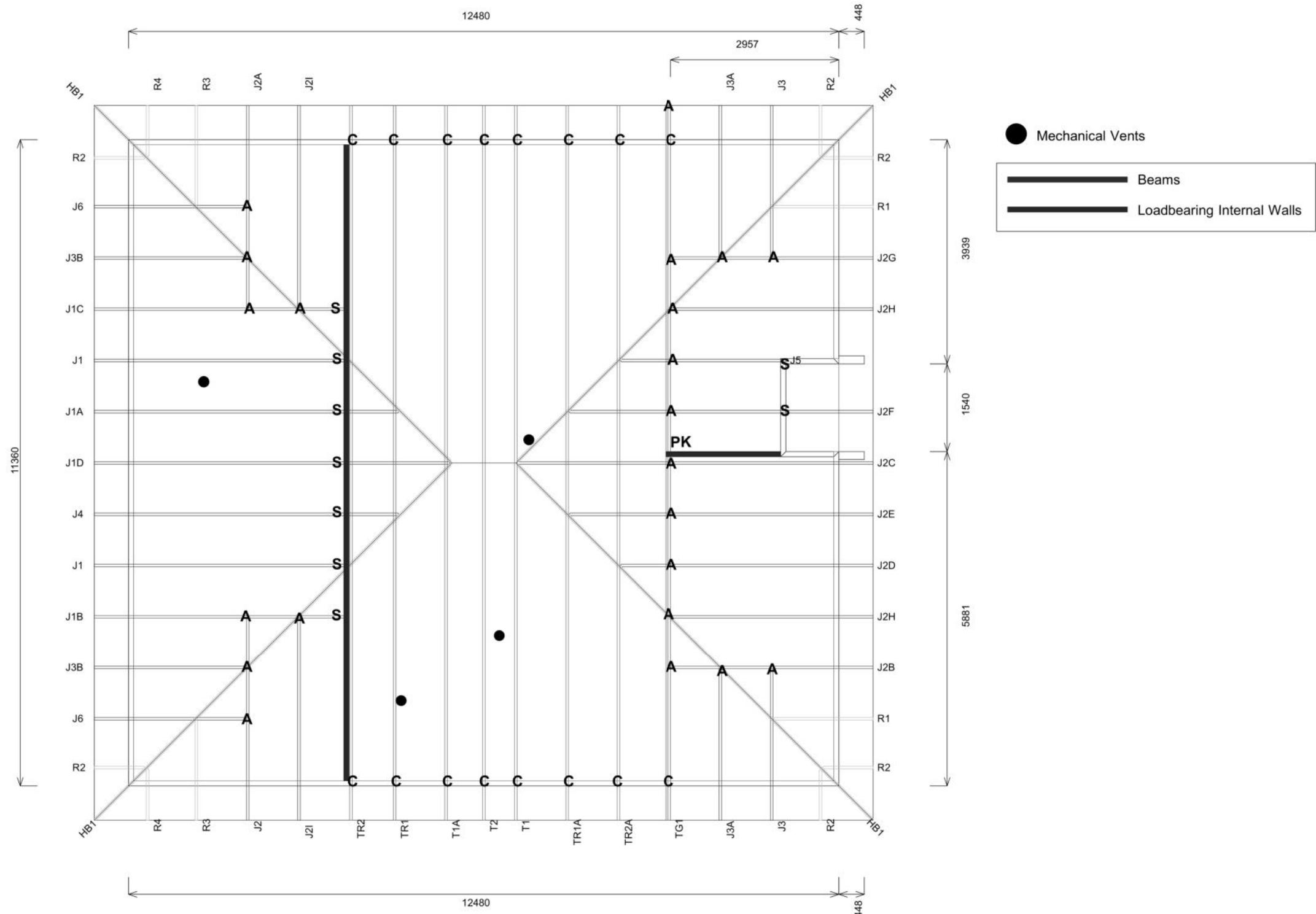
Buildable Consent Layout



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

CARTERS

Your Building Partner



Job No: CY1384887C1

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

Job Name: Ng Lecciones Lot 1 15 Rufus St Rolleston

Address: 15 RUFUS STREET

Rolleston, ROLLESTON 7614

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

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

If bottom chord restraints are 35mm Metal battens, then they must be fixed with either two nails or screws.

If the metal battens are fixed with a single nail or screw then 90x45mm bottom chords restraints will be required at 1800mm centres

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



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Amanda Tania Ng & George Lecciones
Lot 1, DP 570907
15 Rufus Street, Rolleston

Job Number: **169466** Original Plan: **Dove** Sheet Name: **TRUSS DESIGN**
Sales: **V Bhatia** Drawn: **M Glynn** QS: **W Xian** Print Date: **13/04/2023** Scale: **NTS @ A3**

CONSENT PLANS

No.	Date:	Reason:
1	13-04-2023	Initial Consent Plans

Buildable Consent Layout

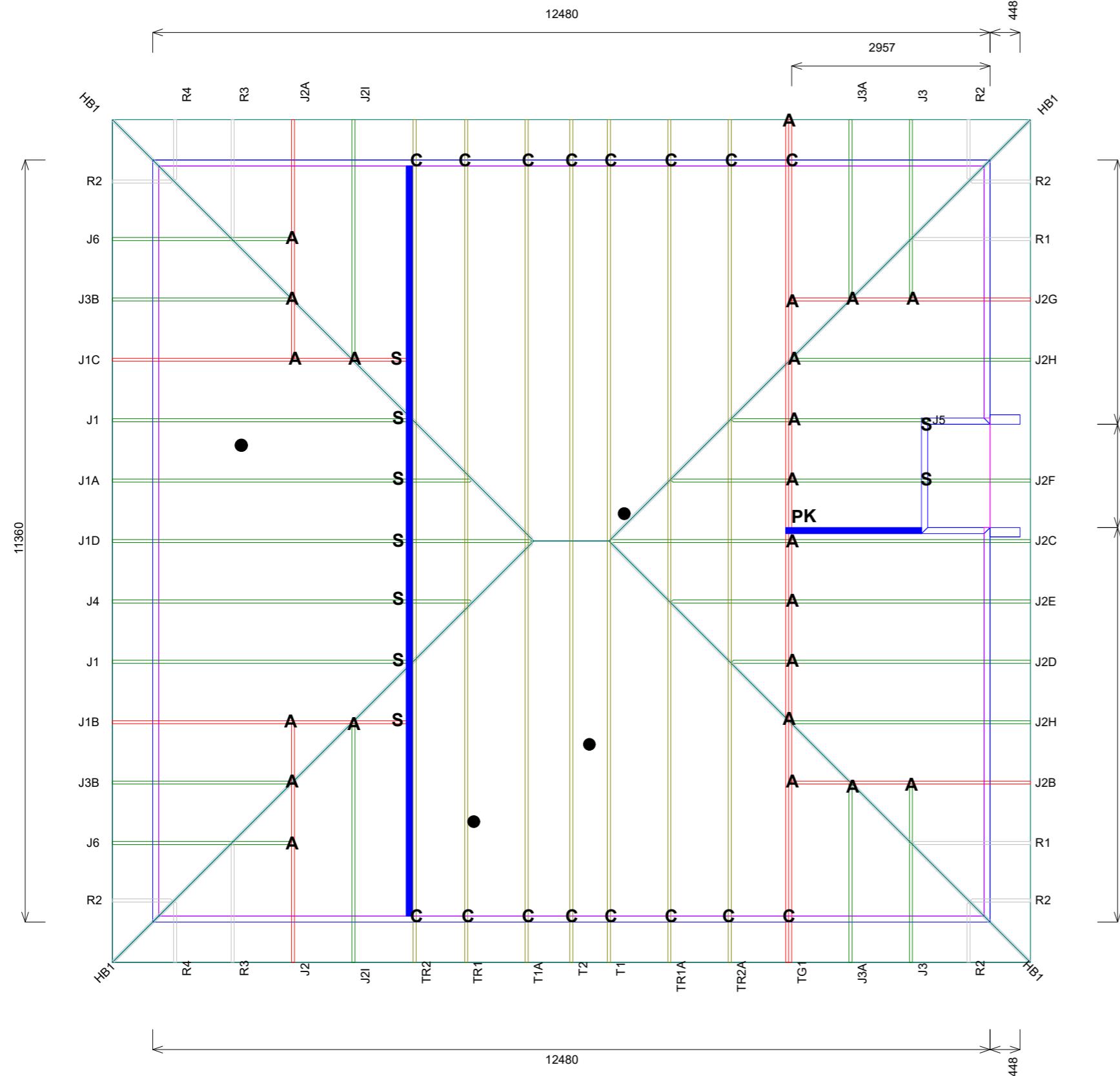


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Or a pair of CT200's at 900mm centres for extra high wind zone. This fixing is to meet the minimum requirements as per NZS3604.

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Mechanical Vents

- Mechanical Vents
- Beams
- Loadbearing Internal Walls

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: CY1384887C1

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Rolleston, ROLLESTON 7614

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

Drawn: Kathryn Transfiguracion

Date: 15/03/2023

Buildable Consent Layout

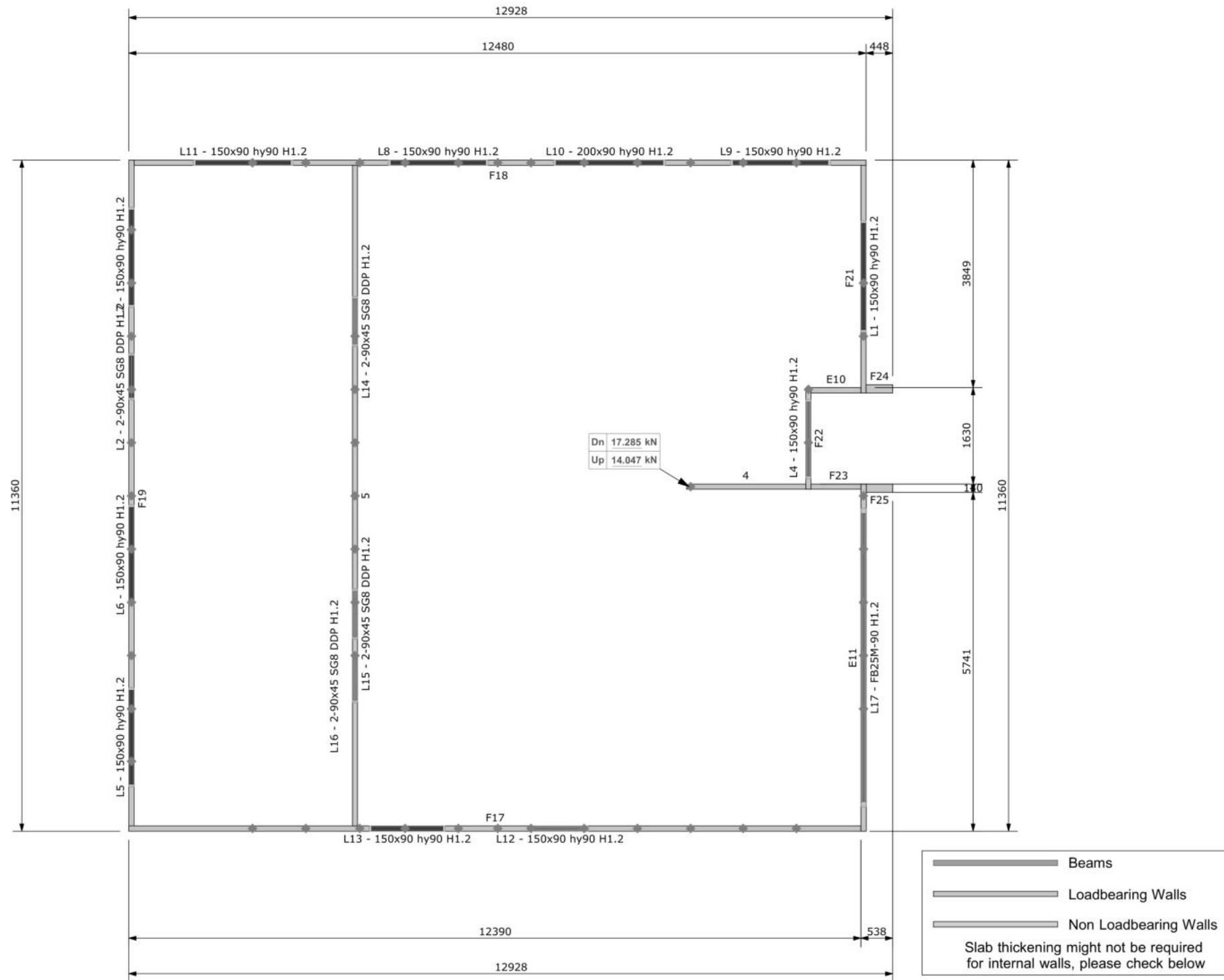


All internal walls shown on this layout are considered to be loadbearing
Lintel fixing specification remains the responsibility of the architect / draughtsperson

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Job No: CY1384887C

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

Job Name: Ng Lecciones Lot 1 15 Rufus St Rolleston

Address: 15 RUFUS STREET

Rolleston, ROLLESTON 7614

Sorting documentation

Date: 15/03/2023
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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 thicker
is required.

The lintels have been sized using one of the following:

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

Unless otherwise stated the timber grade for all lintels is SG8. Lintels not shown are to be selected as per NZS3604: 2011 or designed by an engineer as required. The lintels have not been designed to support brick shelf angles. The Architect or Engineer is required to design all lintels supporting brick shelf angles.

CONSENT PLANS			Sheet No.:
No.	Date:	Reason:	
	13-04-2023	Initial Consent Plans	23
			of 23 sheets

Buildable Consent Layout

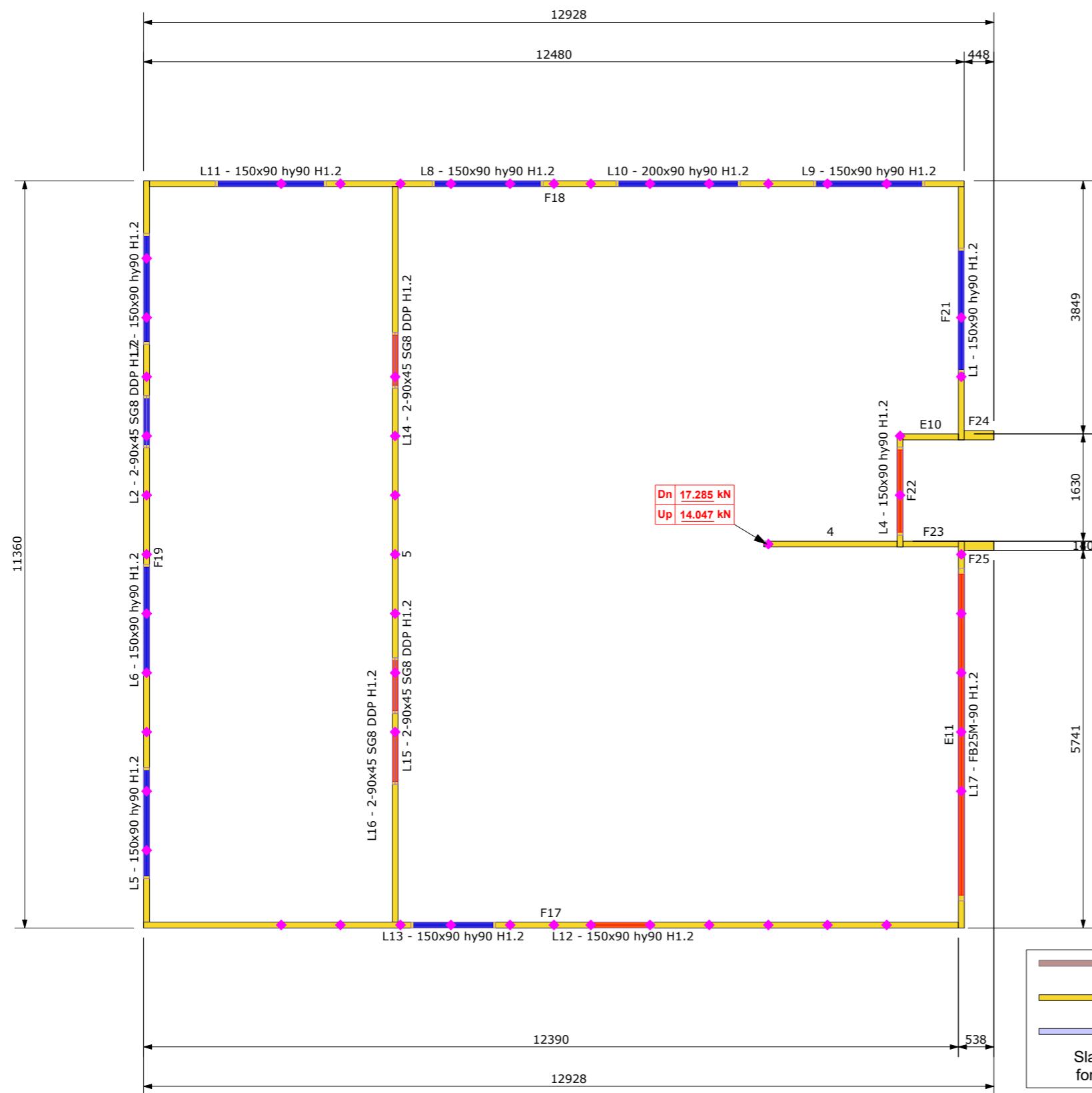


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CARTERS

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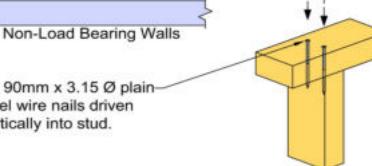
SDC - Approved Building Consent Document - BC 230625 - Pg 26 of 26 - 31/05/2023 - fouchm



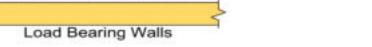
Lintel Fixings are as per the included reports.

TOP PLATE TO STUD FIXING OPTIONS

TYPE A - 0.7 kN

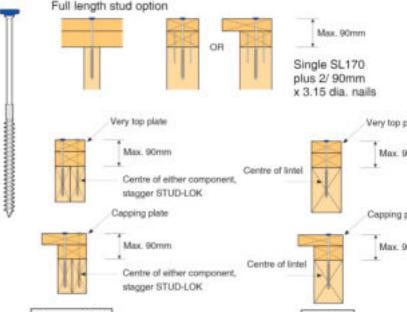


TYPE B - 4.7 kN

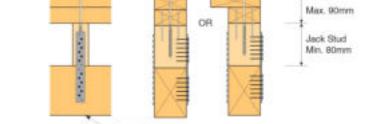


STUD-LOK SL170 - Blue Head

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



Jack stud option



Note: Connect jack stud to lintel with LUMBERLOK® SB Brace Strap 200mm x 100mm x 6 x 100mm OR Product Nails 30mm x 3.15 dia. each end OR a pair of Tylok 6T5 (one each side)

Rafterhouse can be fixed to either top plates

SL170

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



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Date: 15/03/2023

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

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

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