

# Approved Building Consent Documents

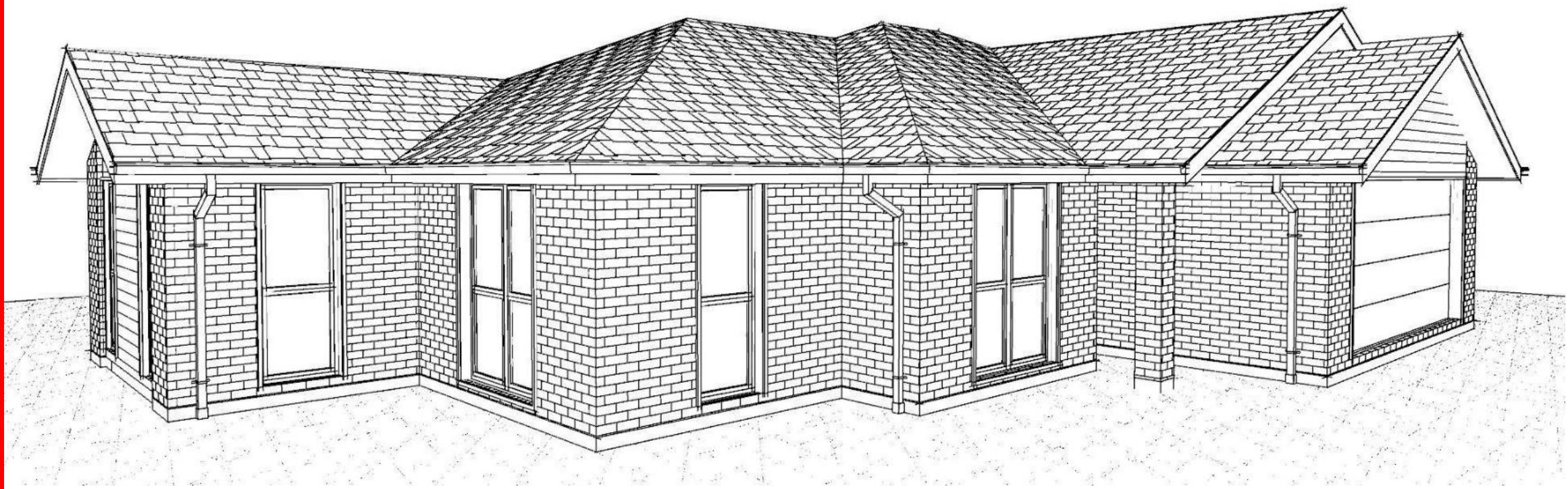
**Please Note: A copy of the stamped approved documents must be available on site for all inspections.**

**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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Maitha Tan & Shane Wilson  
Lot 6, DP 595414  
7 Piwakawaka Place  
Karumata Oaks, Leeston

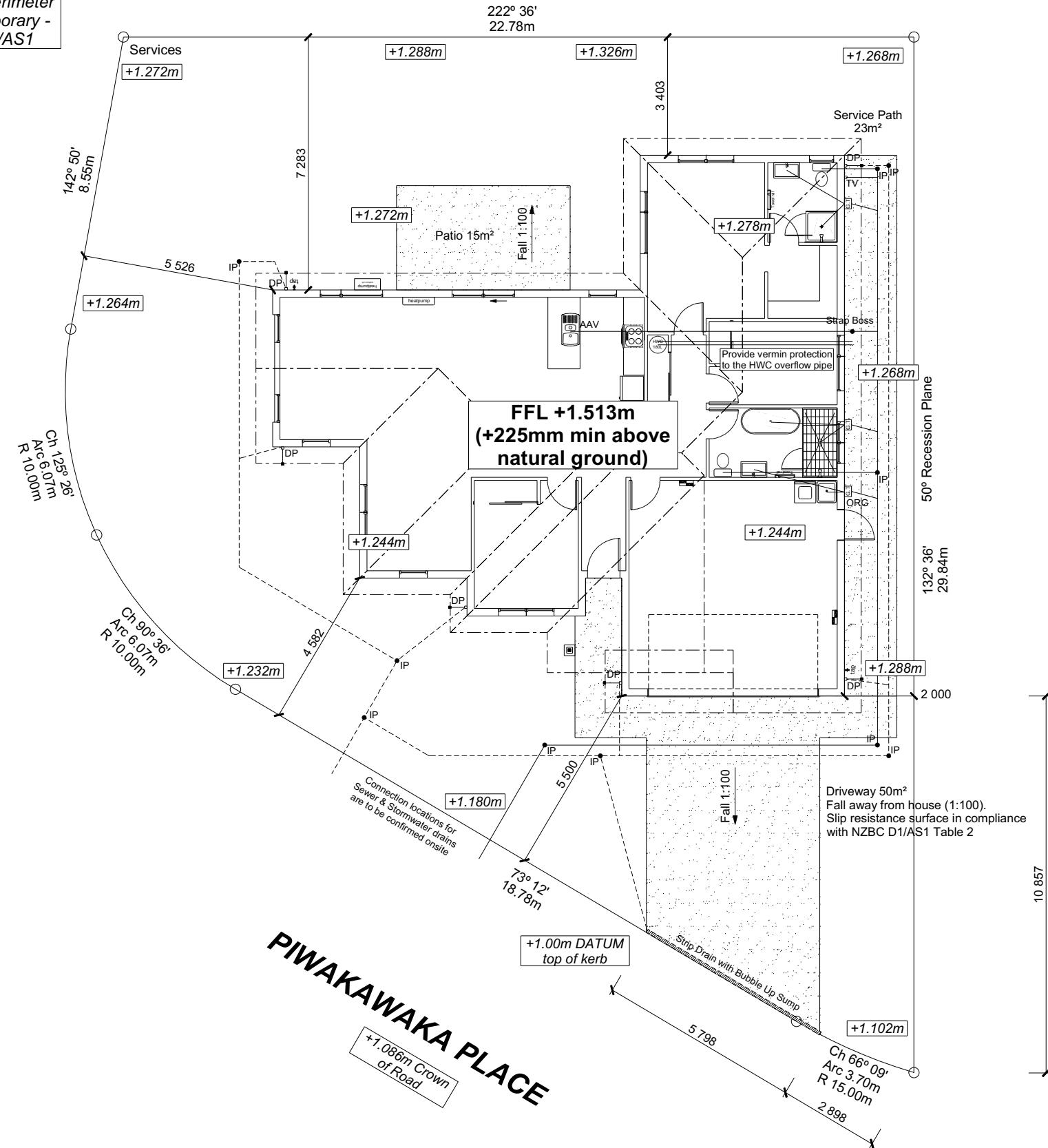
Job Number:	Original Plan:	Sheet Name:
<b>155166</b>	<b>DESIGN &amp; BUILD</b>	<b>COVER PAGE</b>
Sales: D Ryan	Drawn: M Glynn	QS: W Xian Print Date: 31/01/2024 Scale: @

*PiWAKAWAKA PLACE*

*Provide safety fencing to perimeter of site - permanent or temporary - to comply with NZBC F5/AS1*

## Planning Approved

2/02/2024 warreg



**SITE INFORMATION**

Site Area : 552m<sup>2</sup>  
Floor Area : 175.52m<sup>2</sup>  
Site Coverage : 31.8%

Wind High  
Earthquake 2  
Exposure C  
Snow N 4 at 50m (up to 1kPa)

Note: The dimensions shown are from cladding to boundary. Refer to sheet 8 for foundation to boundary dimensions.

Sediment control and site safety requirements are noted in the attached Specifications.

<b>DRAINAGE LEGEND</b>	
-----	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

## **DRAWING NOTES**

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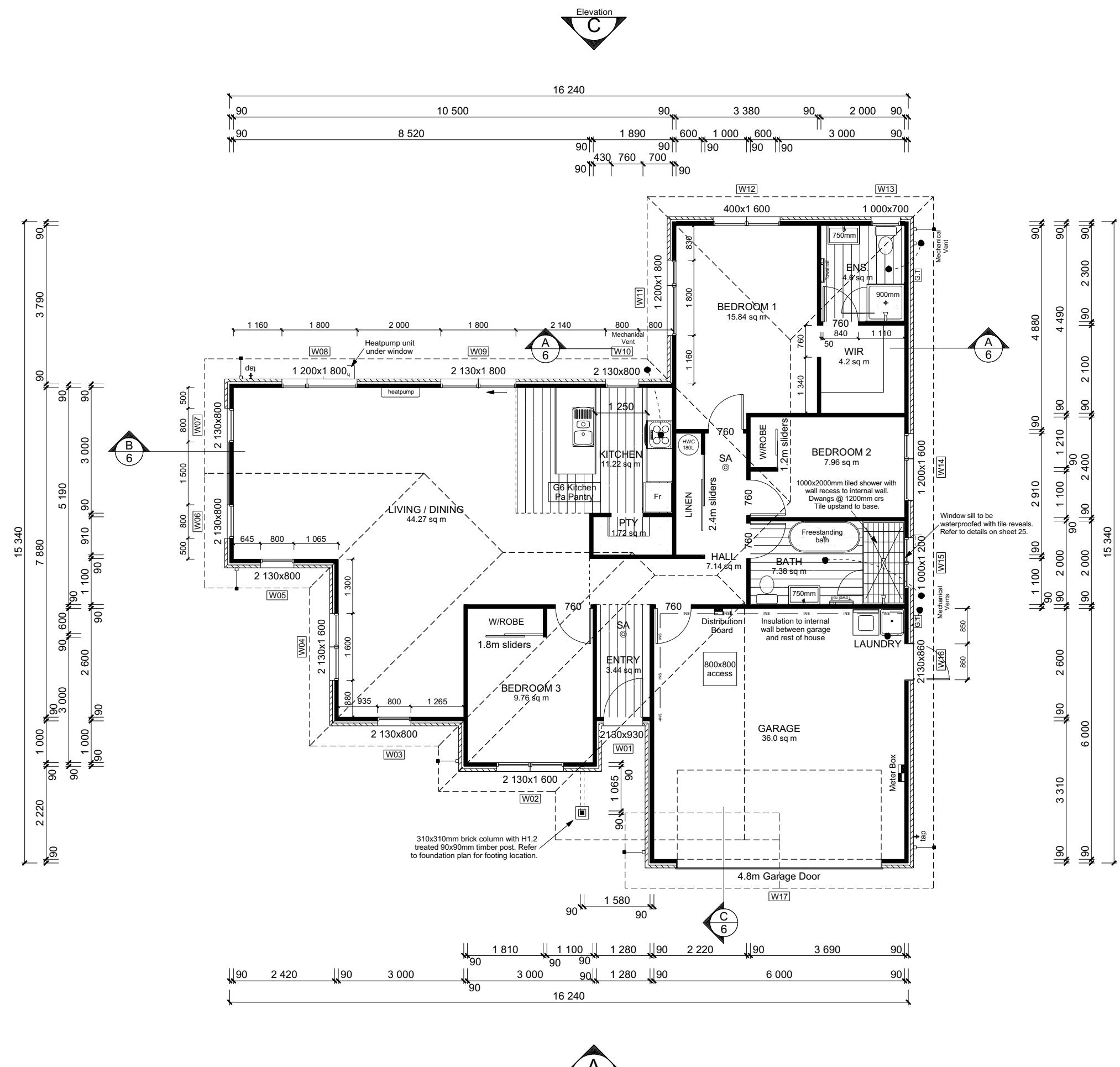
**TKR Homes Ltd.**  
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Job Number:	Original Plan: <b>DESIGN &amp; BUILD</b>	
Sales: <b>D Ryan</b>	Drawn: <b>M Glynn</b>	QS: <b>W Xian</b>

Sheet Name: **SITE PLAN**



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Job Number:	Original Plan:
<b>155166</b>	<b>DESIGN &amp; BUILD</b>
ales: <b>Ryan</b>	Drawn: <b>M Glynn</b>

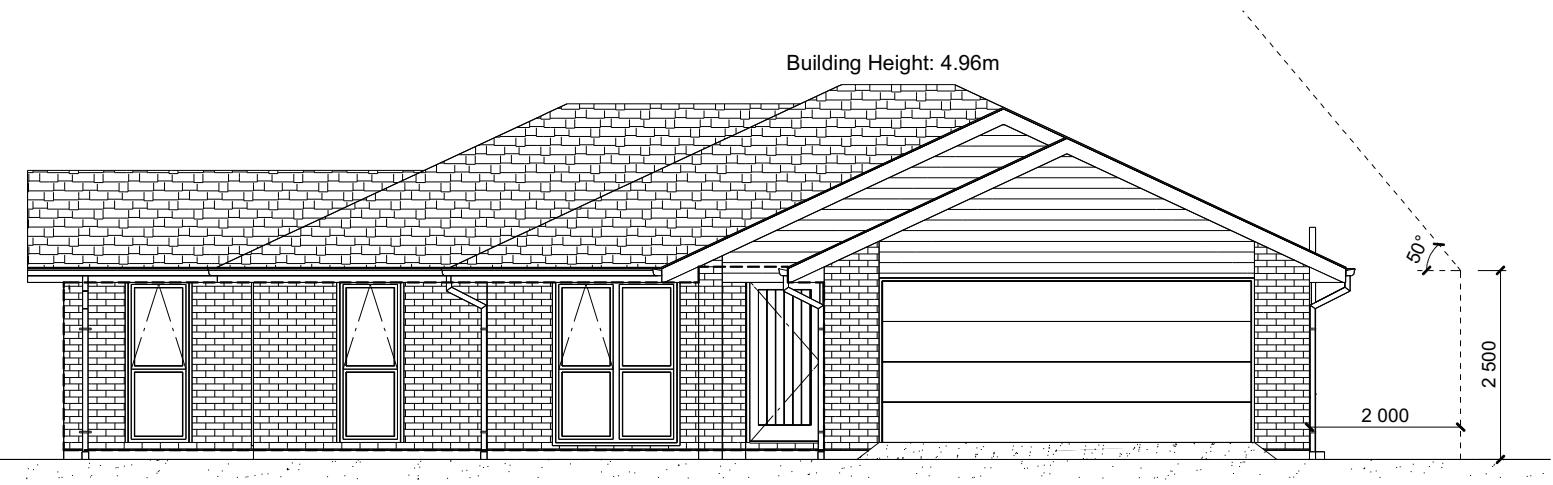
Sheet Name:	
<b>FLOOR PLAN</b>	
Print Date:	Scale:
<b>31/01/2024</b>	<b>1:100</b> @

# **CONSENT PLANS**

Sheet No.:  
**3**

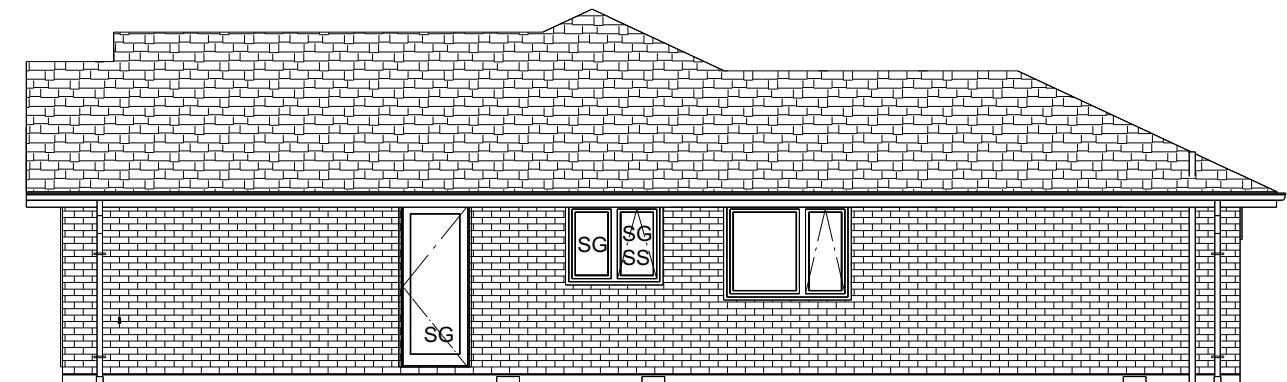
of 27 sheets

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

**ELEVATION A**

Façade Wall (as per dashed area) = 22.53m<sup>2</sup>  
Combined Glazing Area = 4.84m<sup>2</sup>  
Windows to Street = 21.48%

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

**ELEVATION B**

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Job Number:  
**155166**  
Original Plan:  
**DESIGN & BUILD**  
Sheet Name:  
**ELEVATIONS**  
Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 31/01/2024 Scale: 1:100 @ A3

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

ELEVATION LEGEND		
SS	Safety Stays	
SG	Safety Glass	
TV	Terminal Vent	

ELEVATION NOTES		
Gutter :	Coloured Steel Quad Gutter	
Fascia :	Coloured Steel 185 Fascia	
Downpipes :	Colorsteel Rectangular 75x55mm	
Soffits :	Hardiflex 4.5mm	
Joinery :	Low-E4 double glazed Thermally Broken Aluminium Joinery Single glazing to Garage	
All egress points to have a maximum step down of 190mm.		
Access routes to have slip resistance surface in compliance with NZBC D1/AS1 Table 2		
and to have a 1:100 fall away from the building		

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



ELEVATION C

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



ELEVATION D

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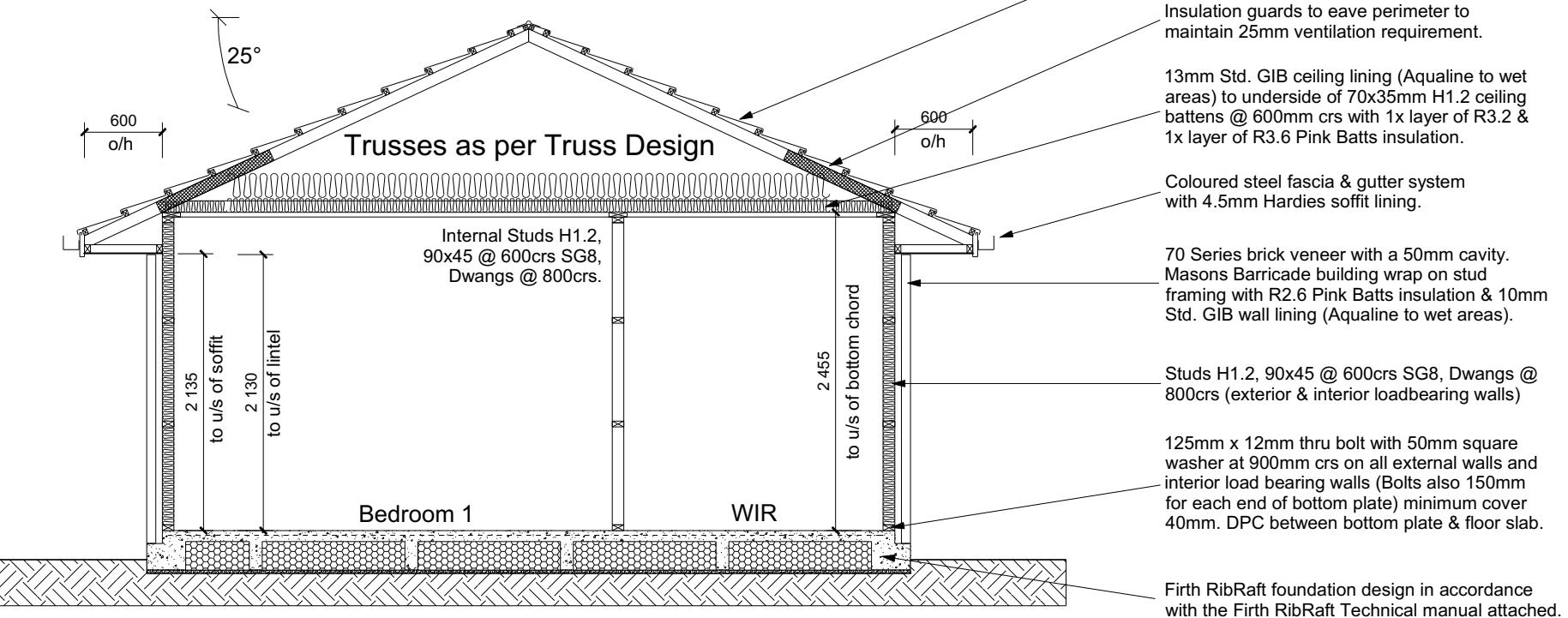
Job Number:  
**155166**  
Original Plan:  
**DESIGN & BUILD**  
Sheet Name:  
**ELEVATIONS**  
Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 31/01/2024 Scale: 1:100 @ A3

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

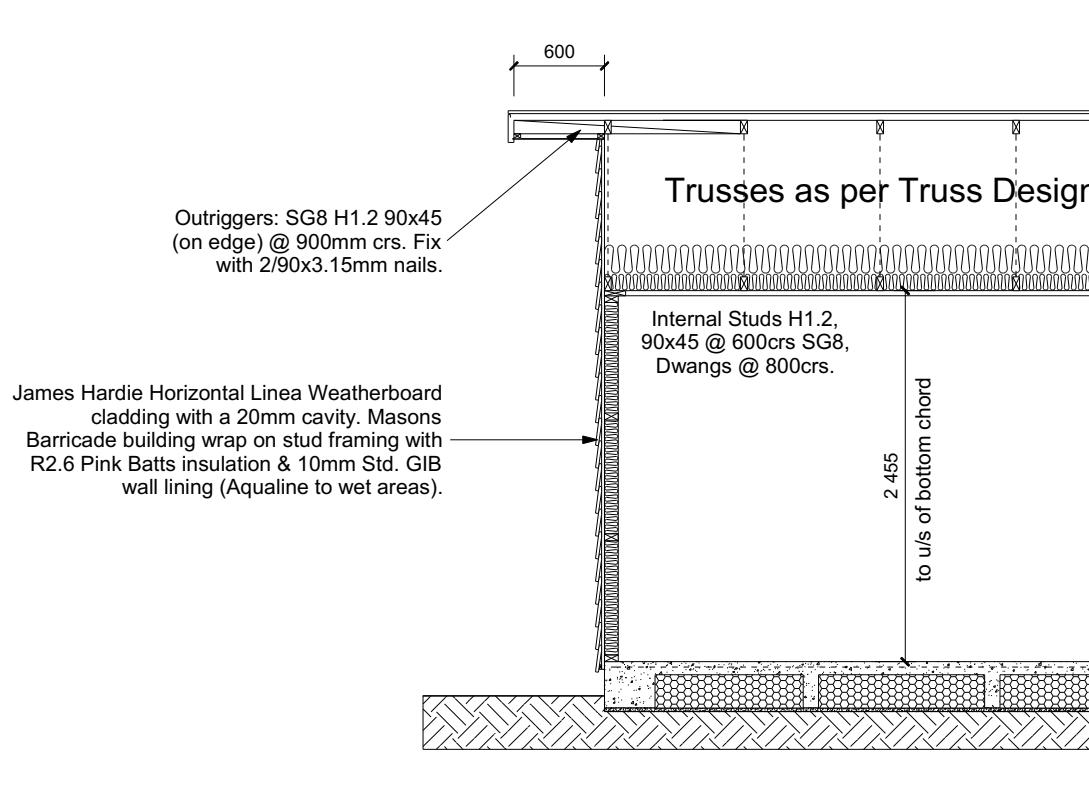
ELEVATION LEGEND		
SS	Safety Stays	
SG	Safety Glass	
TV	Terminal Vent	

ELEVATION NOTES		
Gutter :	Coloured Steel Quad Gutter	
Fascia :	Coloured Steel 185 Fascia	
Downpipes :	Colorsteel Rectangular 75x55mm	
Soffits :	Hardiflex 4.5mm	
Joinery :	Low-E4 double glazed Thermally Broken Aluminium Joinery	
	Single glazing to Garage	
All egress points to have a maximum step down of 190mm.		
Access routes to have slip resistance surface in compliance with NZBC D1/AS1 Table 2		
and to have a 1:100 fall away from the building		

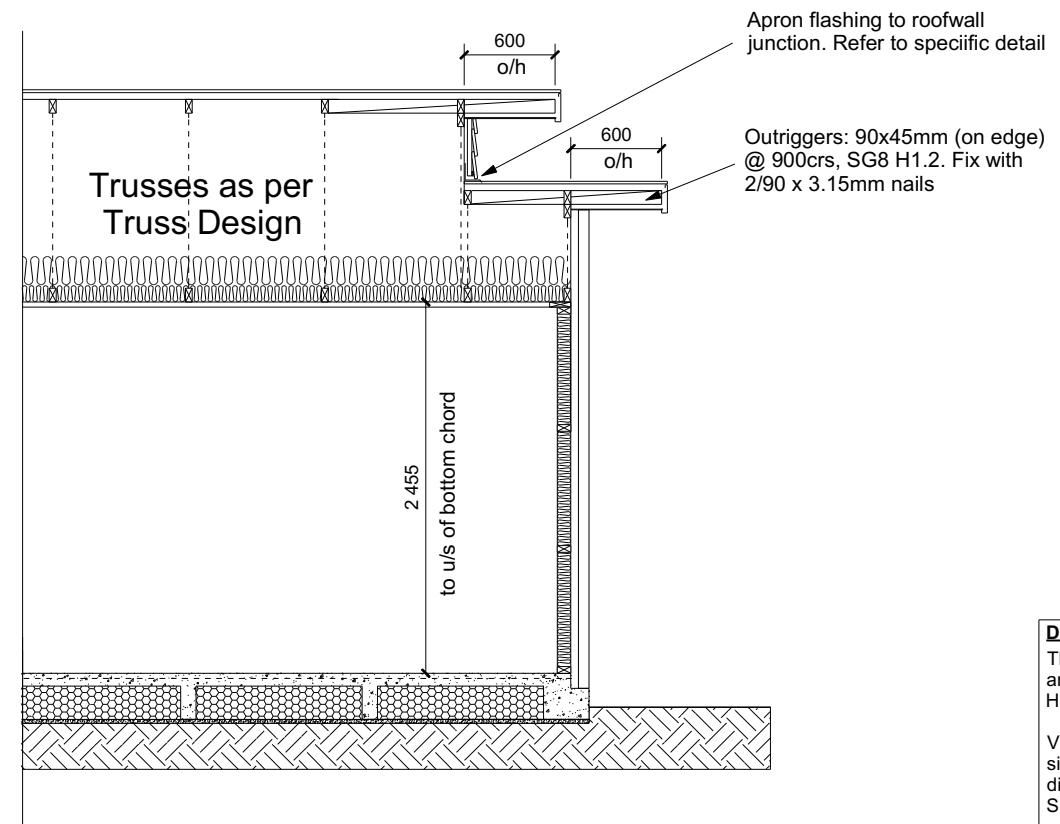
Sheet No.:  
**5**  
of 27 sheets



CROSS SECTION A-A



CROSS SECTION B



CROSS SECTION C

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

CROSS SECTION NOTES		
Building wrap is to comply with E2/AS1 & NZS 3604:2011.		
Flashing materials must be selected based on environmental exposure. Refer to NZS 3604:2011 & table 20 of E2/AS1.		
Flashing tape must have proven compatibility with the selected wrap & other materials with which it comes into contact as per table 21 of E2/AS1.		
Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3		
Unless stated otherwise, timber members on drawings are to be a minimum of SG8 strength graded as per NZS3604:2011.		
Joinery : Low-E4 double glazed Thermally Broken Aluminium Joinery. Single glazing to Garage		

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

DRAWING NOTES		
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Job Number:  
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Original Plan:  
**DESIGN & BUILD**

Sheet Name:  
**CROSS SECTIONS**

Sales: D Ryan	Drawn: M Glynn	QS: W Xian	Print Date: 31/01/2024	Scale: 1:50 @ A3
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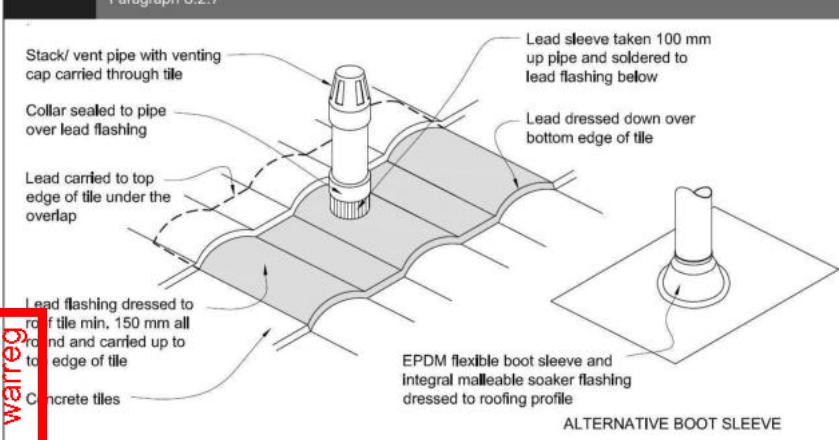
**CONSENT PLANS**

No.	Date:	Reason:
1	06-12-2023	Initial Consent Plans

Sheet No.: **6**

of 27 sheets

Figure 29: Pipe penetration for masonry tile  
Paragraph 8.2.7



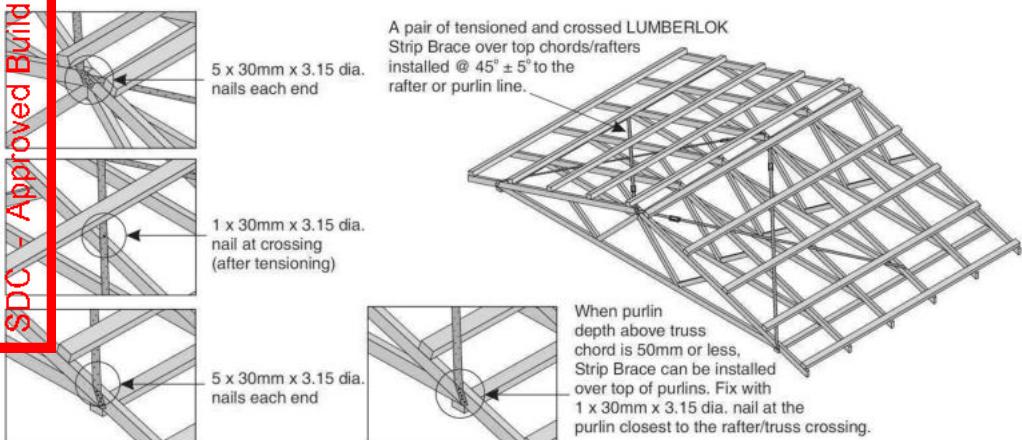
Metal Tile Penetration Detail  
Scale NTS

SDC - Approved Building Consent Document - BC231854 - Pg 8 of 28 - 2/02/2024 - warreg

#### 8.3.10 Roof penetrations

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

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



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Karumata Oaks, Leeston

Job Number:  
**155166**

Original Plan:  
**DESIGN & BUILD**

Sheet Name:  
**ROOF PLAN**

Sales:

Drawn:

QS:

Print Date:

Scale:

D Ryan

M Glynn

W Xian

31/01/2024

1:100 @ A3

#### ROOF CLADDING

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

#### ROOF PLAN NOTES

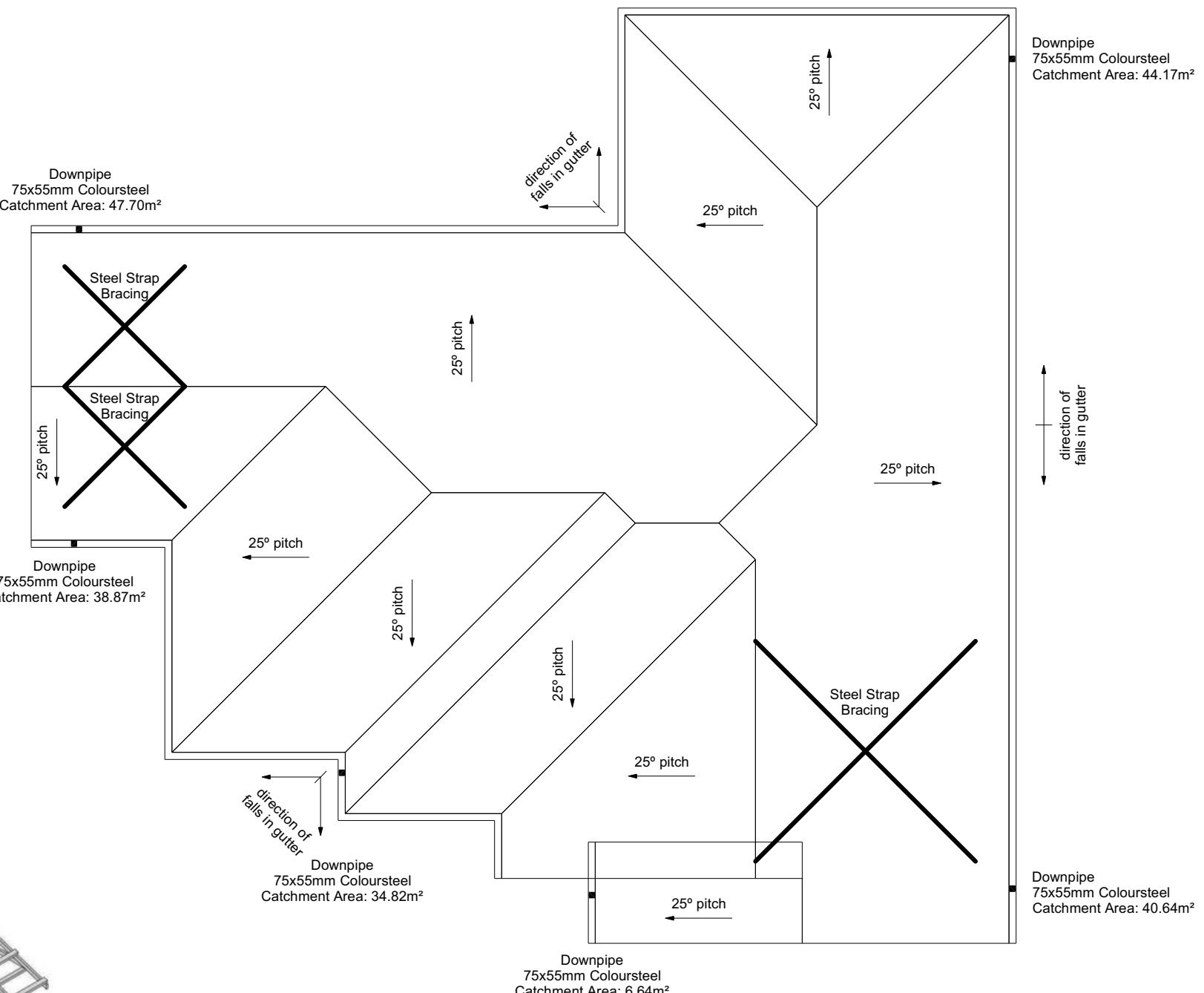
Gutter: Coloured Steel Quad Gutter  
Fascia: Coloured Steel 185 Fascia  
Downpipes: Colorsteel Rectangular 75x55mm  
Soffits: Hardiflex 4.5mm

Underlay: Thermakraft 215 roof underlay

Downpipes: 75x55 Rectangle Colorsteel  
As per NZBC E1/A51 Table 5 75x55 down pipes can collect up to 60m<sup>2</sup> of 0-25° roof plan area.

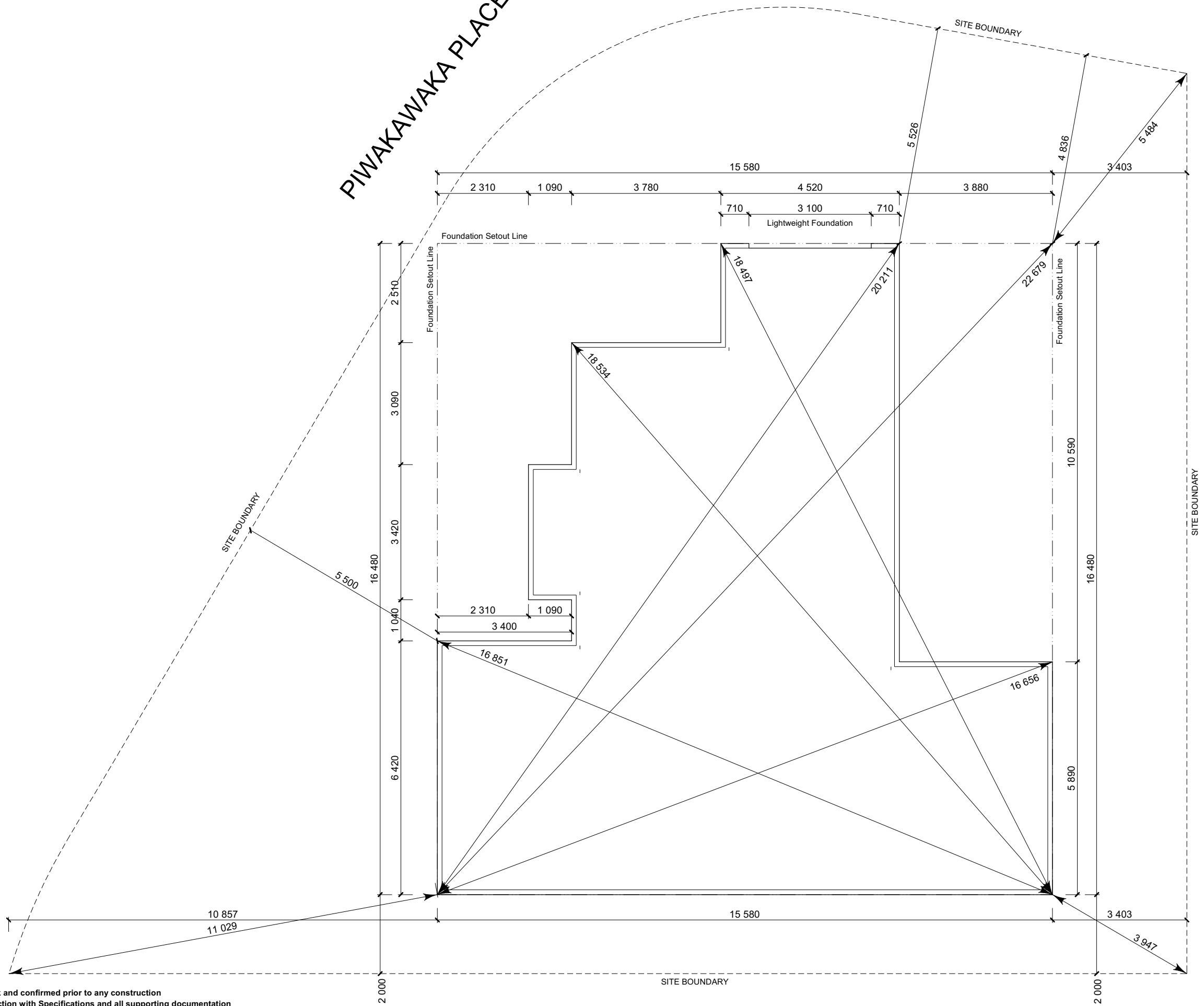
Use Coloured steel Quad Gutter  
As per NZ Metal Roof and Wall Cladding Code of Practice Version 2 section 8 the above gutter with a cross sectional area of 5550mm<sup>2</sup> can collect up to 60m<sup>2</sup> of 0-25° roof plan area. Refer to the specifications for exact calculations.

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



Sheet No.:  
**7**  
of 27 sheets

*PIWAKAWAKA PLACE*



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Job Number:	Original Plan: <b>DESIGN &amp; BUILD</b>	
<b>155166</b>	Sales: <b>D Ryan</b>	Drawn: <b>M Glynn</b> QS: <b>W Xian</b>

	Sheet Name:	SETOUT DIMENSIONS
Print Date: 31/01/2024	Scale: 1:100 @ A3	N 1

**SET OUT PLAN NOTES**

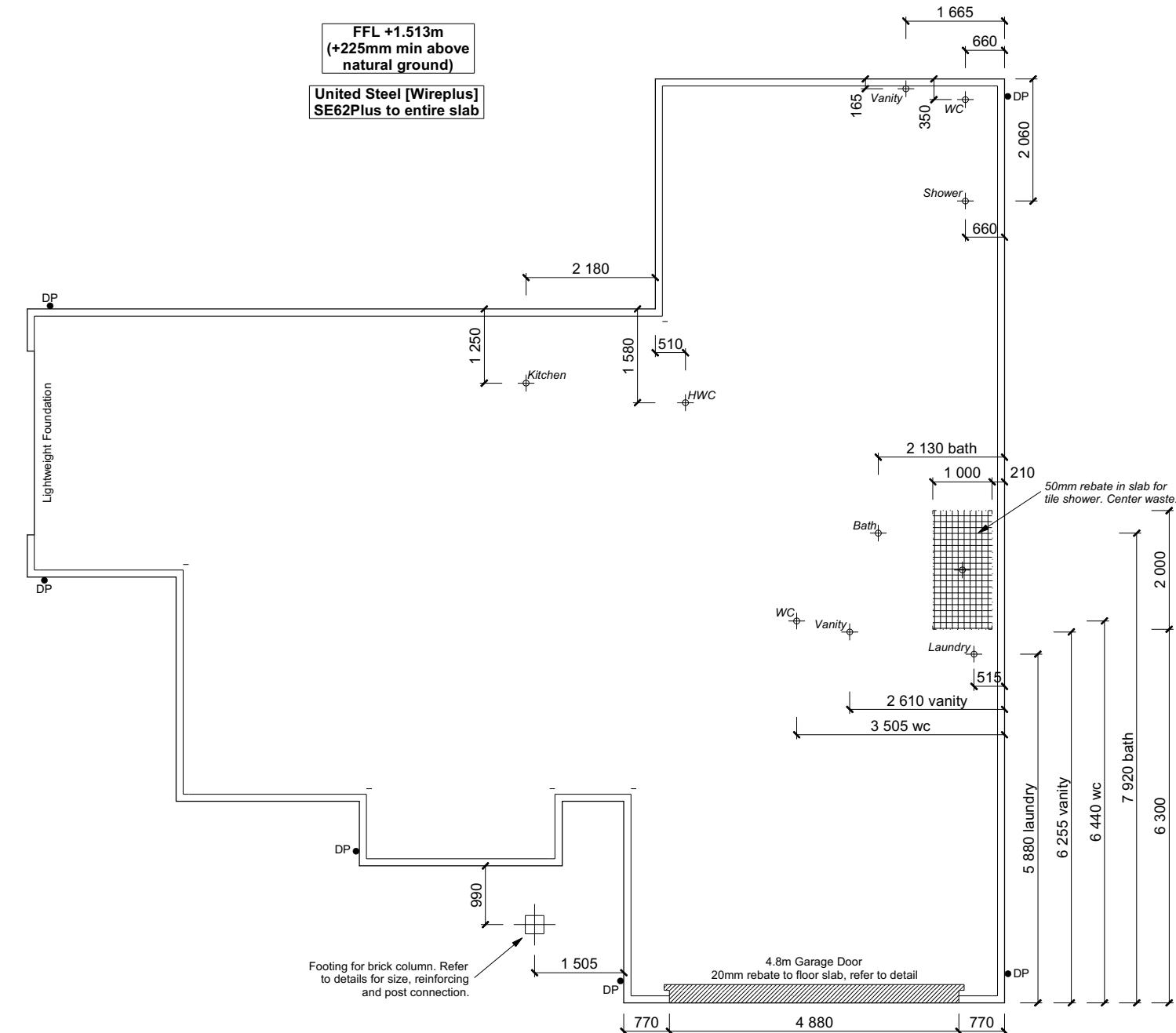
All dimensions over foundation face. Allow (120mm rebate) 70mm veneer & 50mm cavity, Brick to overhang foundation face by 0-20mm max as per NZBC E2/AS1.

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.

## **PLAN ROTATED ON SHEET**

Sheet No.:  
**8**  
of 27 sheets



**FOUNDATION PLAN NOTES**

All dimensions over foundation face. Allow (120mm rebate) 70mm veneer & 50mm cavity, Brick to overhang foundation face by 0-20mm max as per NZBC E2/AS1. W/C location indicated on plan has assumed a 140mm offset from internal frame line, please consult manufacturer's documentation to confirm offset. Contractor to consult manufacturer's documentation to determine the correct location for all wastes positioned through floor slabs. Earth bar to be bonded to the reinforcing mesh. Refer to Truss design for exact location of slab thickenings.

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

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

**AREA TO PERIMETER RATIO**

Foundation Area:	175.33m <sup>2</sup>
Perimeter:	66.54m
Ratio:	2.63

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**155166**

Original Plan:  
**DESIGN & BUILD**

Sheet Name:  
**FOUNDATION PLAN**

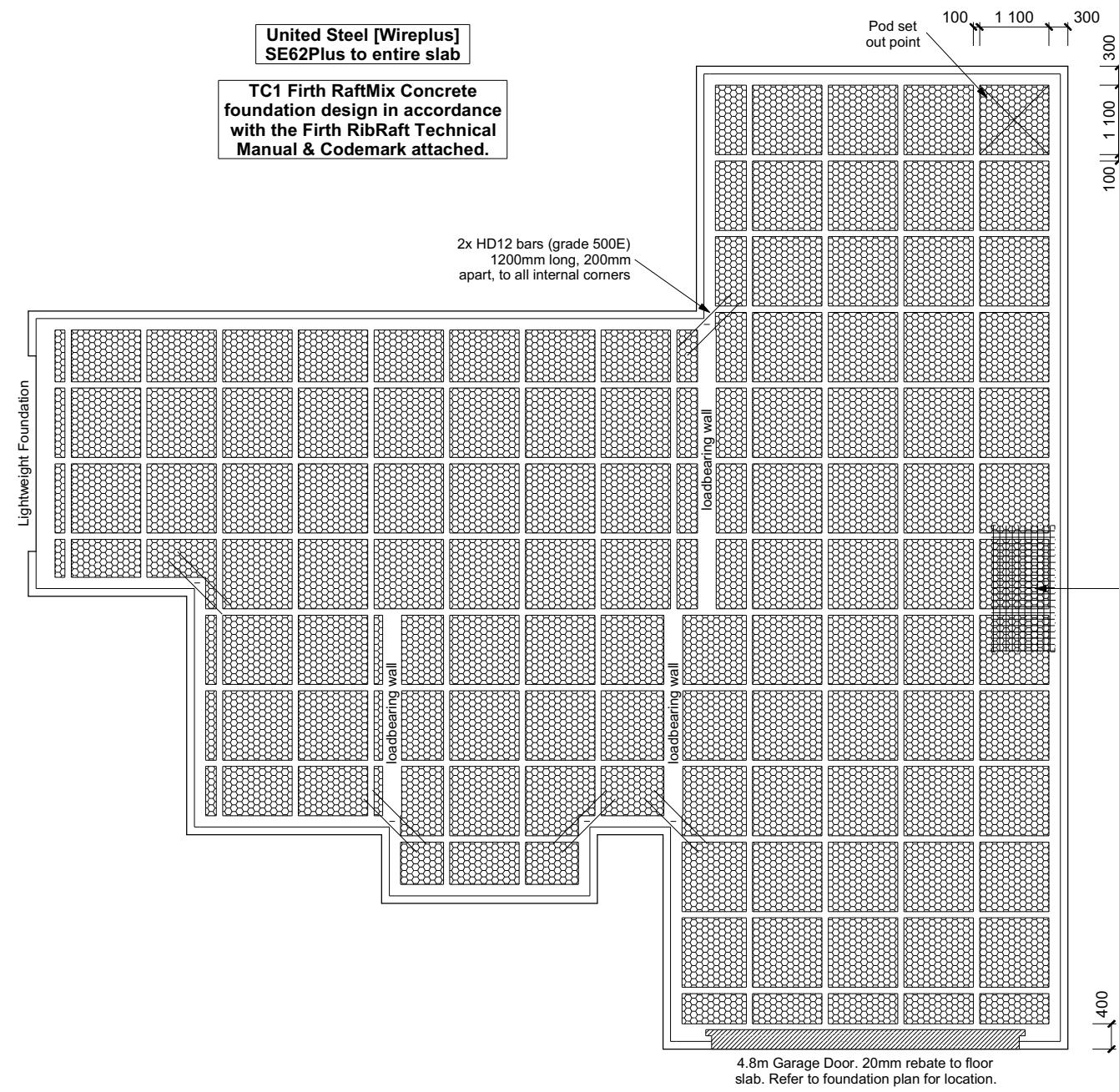
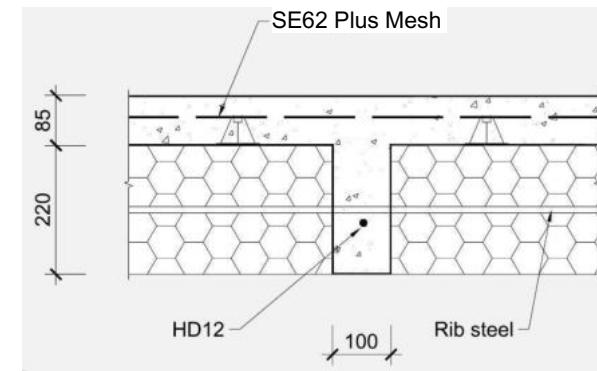
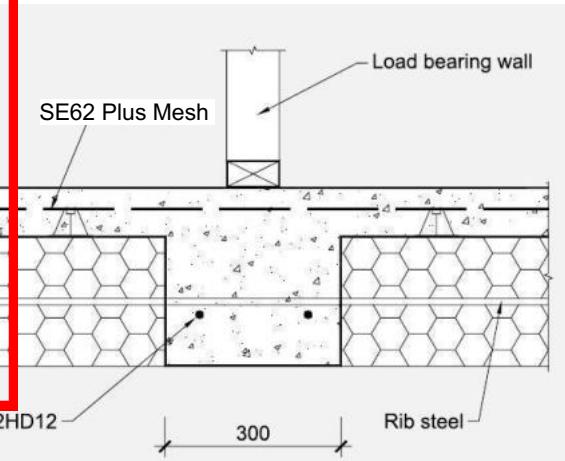
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Print Date: 31/01/2024   Scale: 1:100 @ A3

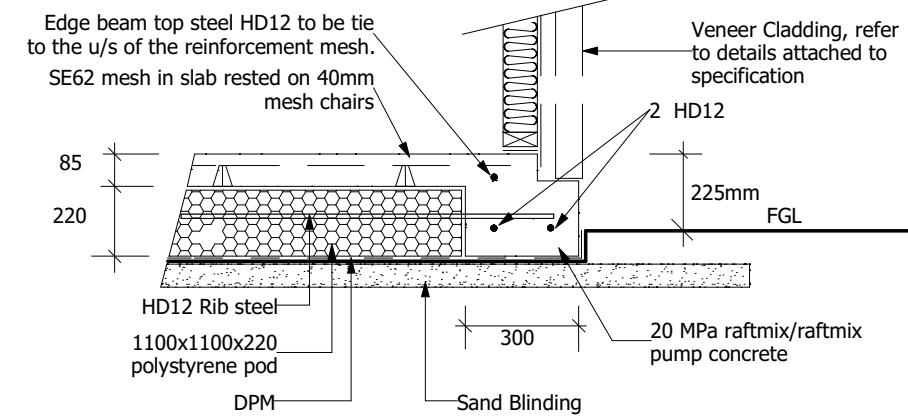
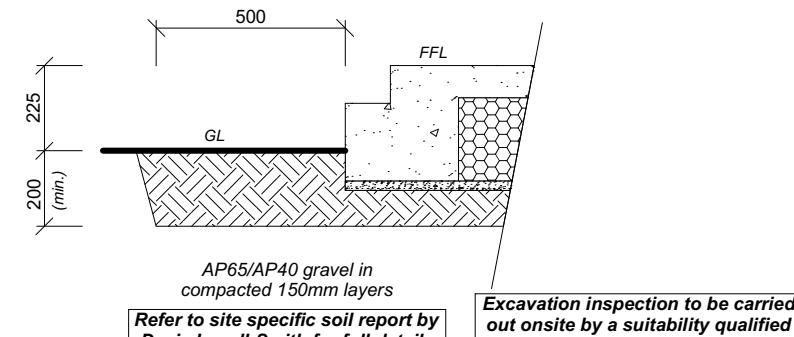
**CONSENT PLANS**

Sheet No.:  
**9**

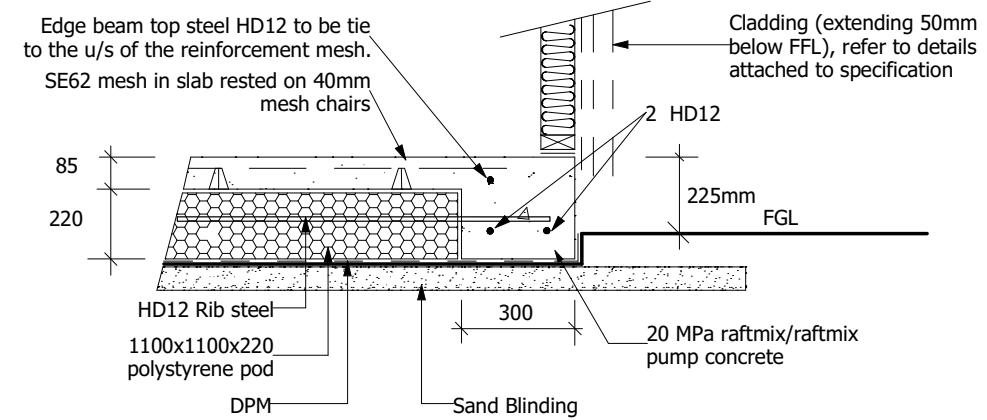
of 27 sheets



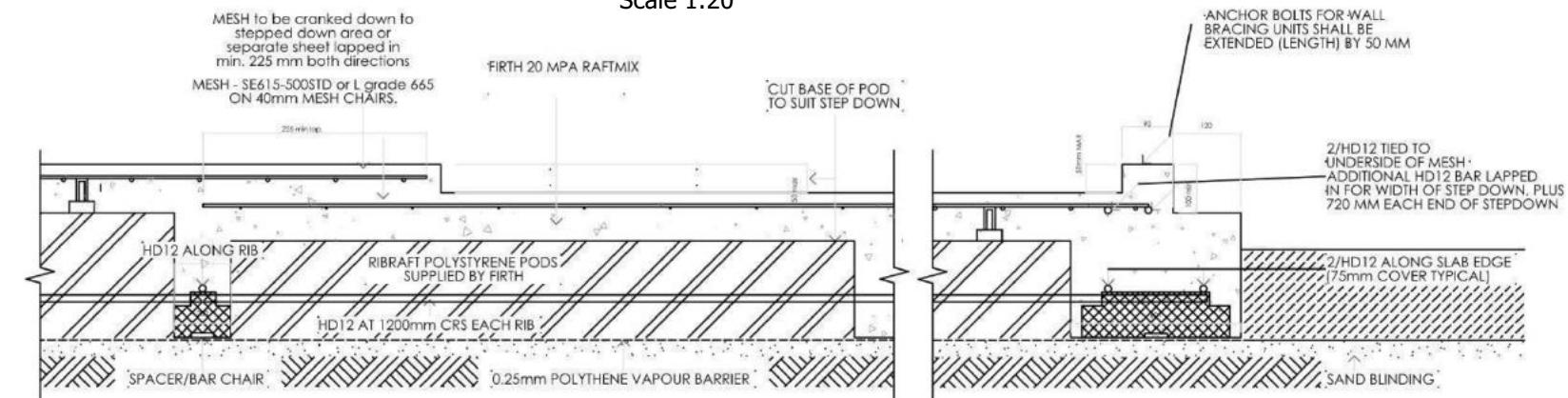
400



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



**Ribraft Edgebeam Detail**  
Scale 1:20



### RIB RAFT FLOOR - SET-DOWN DETAIL FOR MAX. 50mm REBATED SHOWER

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Job Number:  
**155166**

Original Plan:  
**DESIGN & BUILD**

Sheet Name:  
**RIBRAFT PLAN**

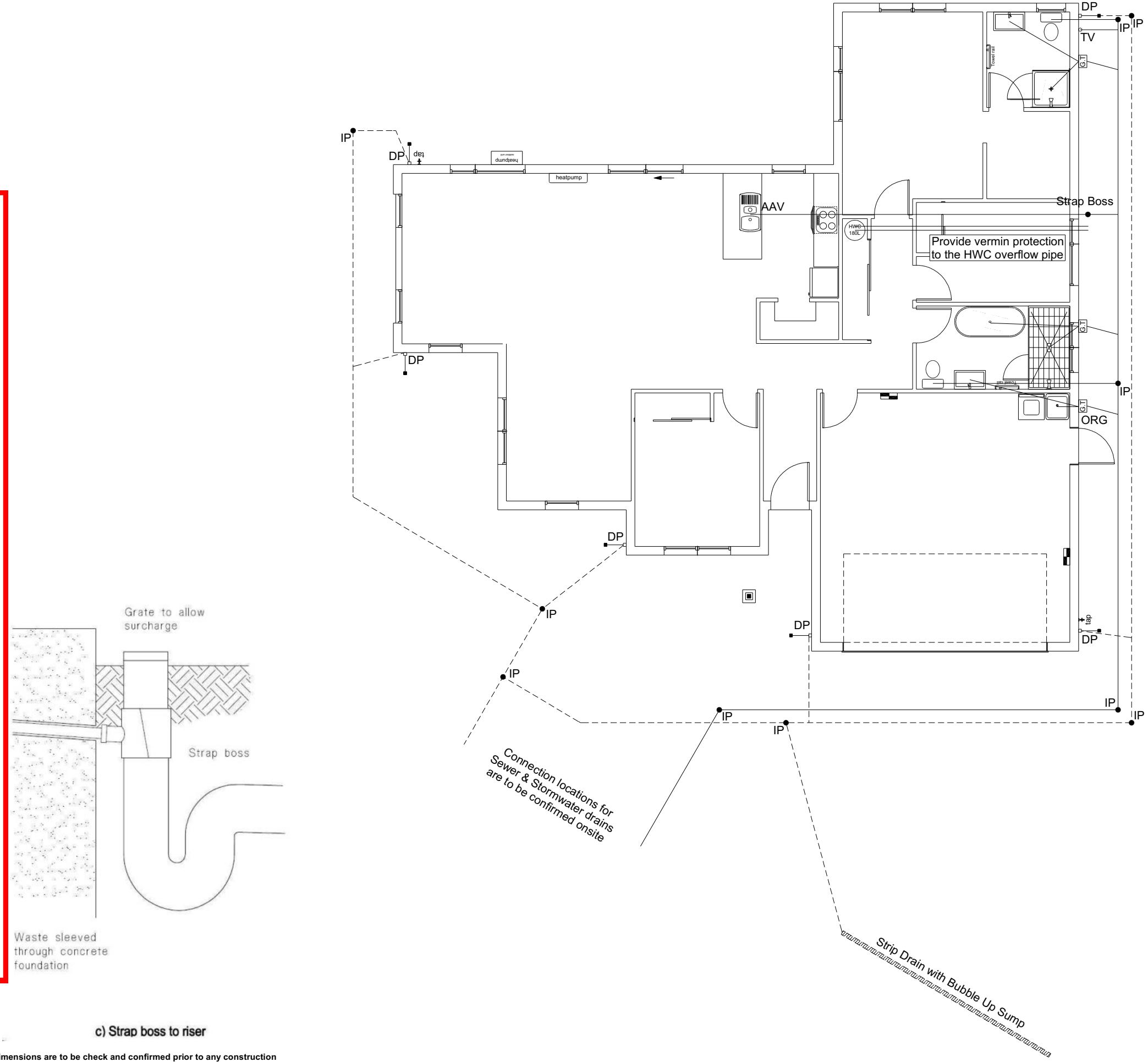
Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 31/01/2024 Scale: AS SHOWN @ A3

### CONSENT PLANS

No.	Date:	Reason:
1	06-12-2023	Initial Consent Plans

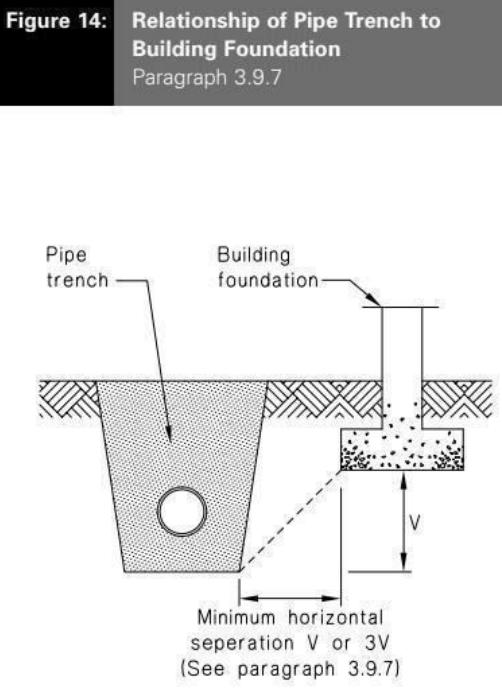
Sheet No.:  
**10**

of 27 sheets



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

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



### c) Strap boss to riser

All dimensions are to be checked and confirmed prior to any construction  
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**Maitha Tan & Shane Wilson**  
Lot 6, DP 595414  
7 Piwakawaka Place  
Karumata Oaks, Leeston

Job Number:  
**155166**  
Original Plan:  
**DESIGN & BUILD**  
Sheet Name:  
**DRAINAGE PLAN**  
Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 31/01/2024 Scale: 1:100 @ A3

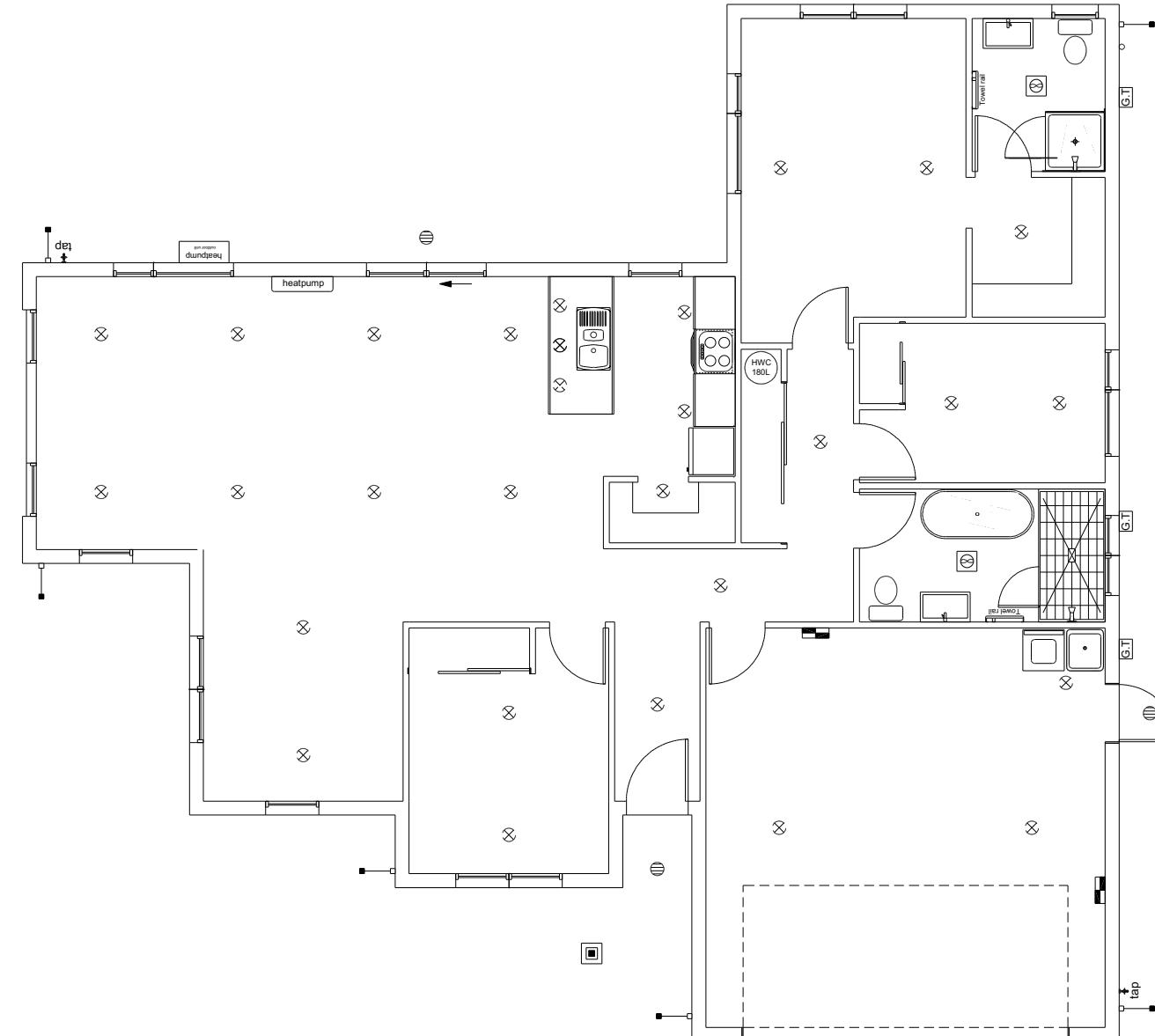
### CONSENT PLANS

No.	Date:	Reason:
1	06-12-2023	Initial Consent Plans

**11**

of 27 sheets





LEGEND	
Refer to Electrical Section in Specification for further details	
○	Ceiling Pan
⊗	CA Approved Down Light
◐	Exterior Bulkhead Light
►	Exterior Wall Light
—	Fluorescent Double
↶	Light Switch
↷	Two Way Light Switch
⤒	Single Power Socket
⤓	Double Power Socket
⤔	Outside Waterproof Plug
▼	Telephone/Data Outlet
TV	TV Jack
SKY	Sky Connection
■	Bathroom Heater
■	Bathroom Extractor/Light

Electrical Plan is indicative only and is to be confirmed onsite with electrician and client

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Karumata Oaks, Leeston

Job Number:  
**155166**      Original Plan:  
**DESIGN & BUILD**      Sheet Name:  
**LIGHTING PLAN**  
Sales: D Ryan      Drawn: M Glynn      QS: W Xian      Print Date: 31/01/2024      Scale: 1:100 @ A3

### CONSENT PLANS

No.	Date:	Reason:
1	06-12-2023	Initial Consent Plans

Sheet No.: **13**  
of 27 sheets

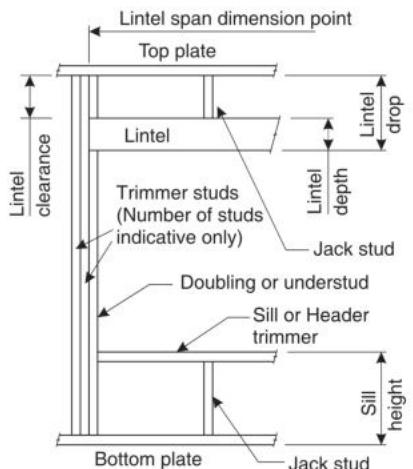
# LINTEL FIXING SCHEDULE

## 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.

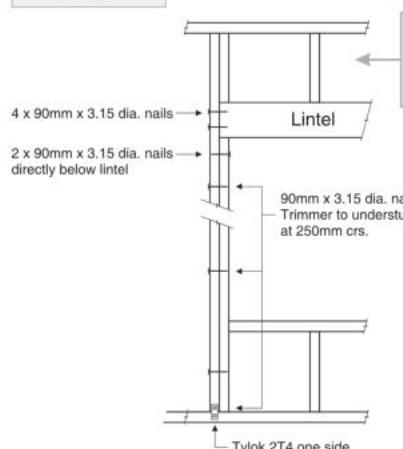
**DEFINITIONS**


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

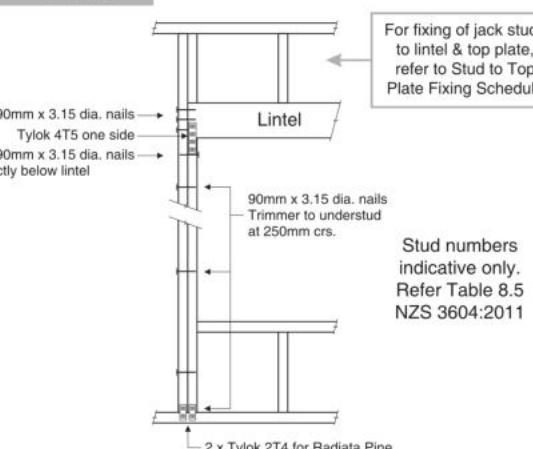
**NOTES:**

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

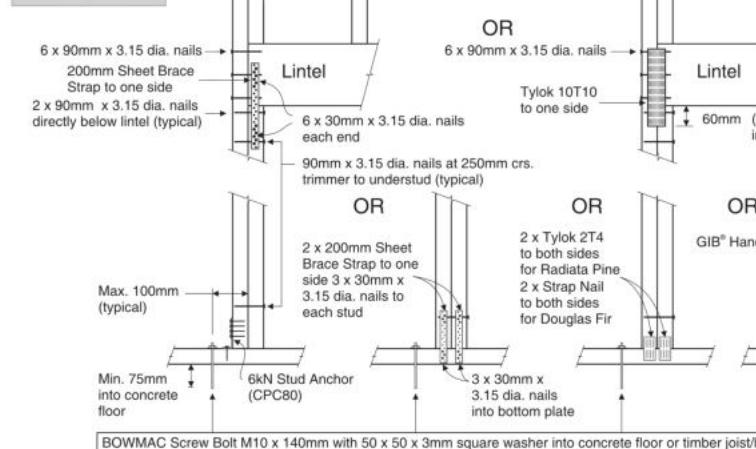
Lintel Span (m)	Loaded Dimension (m) (See Fig. 1.3 NZS 3604:2011)	Light Roof			Heavy Roof		
		L	M	H	VH	EH	L
1.0	2.0	E	E	E	F	F	E
	3.0	E	E	F	F	F	E
	4.0	E	F	F	F	G	E
	5.0	E	F	F	G	G	E
	6.0	E	F	F	G	G	E
1.2	2.0	E	E	F	F	F	E
	3.0	E	E	F	F	F	F
	4.0	E	F	F	G	G	E
	5.0	E	F	F	G	G	E
	6.0	F	F	G	G	H	E
1.5	2.0	E	E	F	F	F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

**LINTEL FIXING OPTIONS**
**TYPE E  
1.4kN**


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

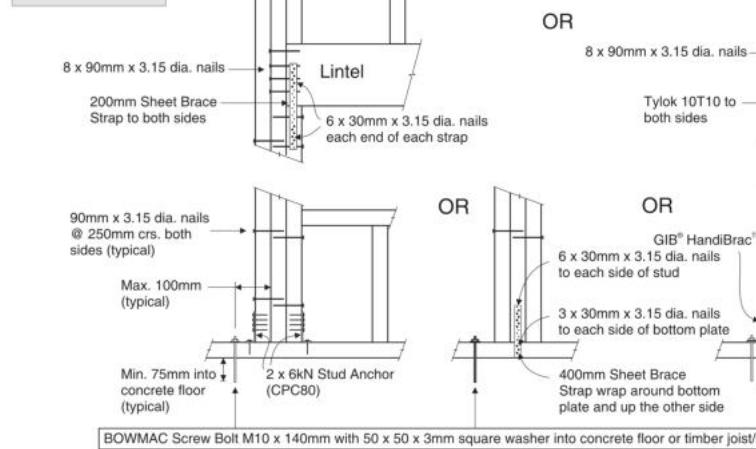
**TYPE F  
4.0kN**


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

**TYPE G  
7.5kN**


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 H  
13.5kN**


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



08/2017

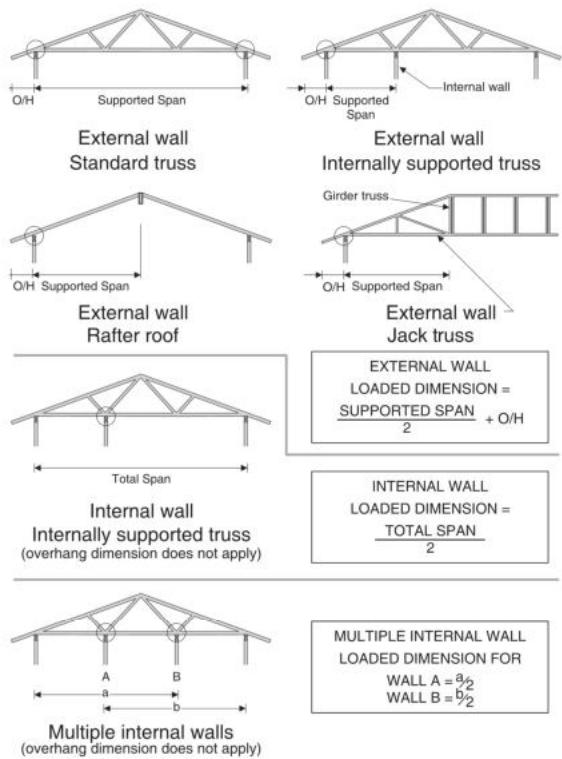
# STUD TO TOP PLATE FIXING SCHEDULE

## 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

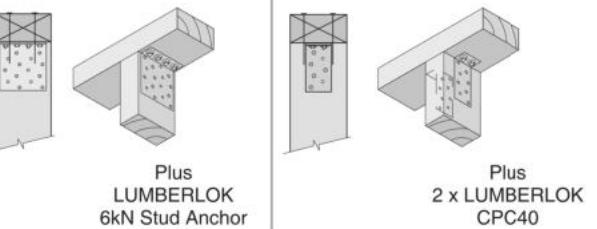
### FIXING OPTIONS

#### FIXING TYPE A 0.7kN

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

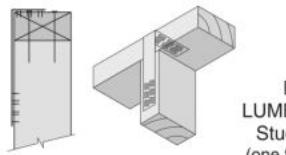
#### FIXING TYPE B 4.7kN

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



Recommended for internal wall options to avoid lining issues

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



#### NOTE:

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



SCAN FOR  
INSTALLATION  
VIDEO

<https://vimeo.com/117353604>

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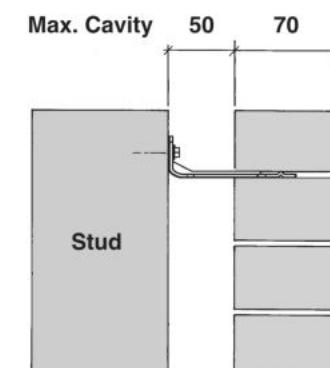
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Job Number:  
**155166**

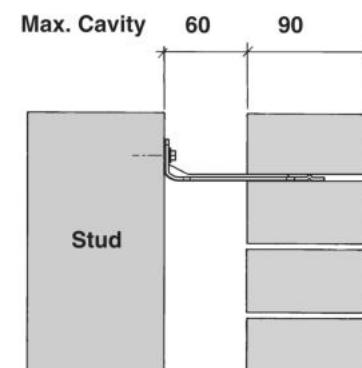
Original Plan: <b>DESIGN &amp; BUILD</b>	Sheet Name: <b>FRAMING DETAILS</b>
Sales: D Ryan	Drawn: M Glynn
QS: W Xian	Print Date: 31/01/2024
Scale: NTS	Sheet No.: 15
Sheet No.: 15	of 27 sheets

### 70 SERIES BRICK



Screw Tie Short  
(85mm)

### 90 SERIES BRICK



Screw Tie Long  
(105mm)

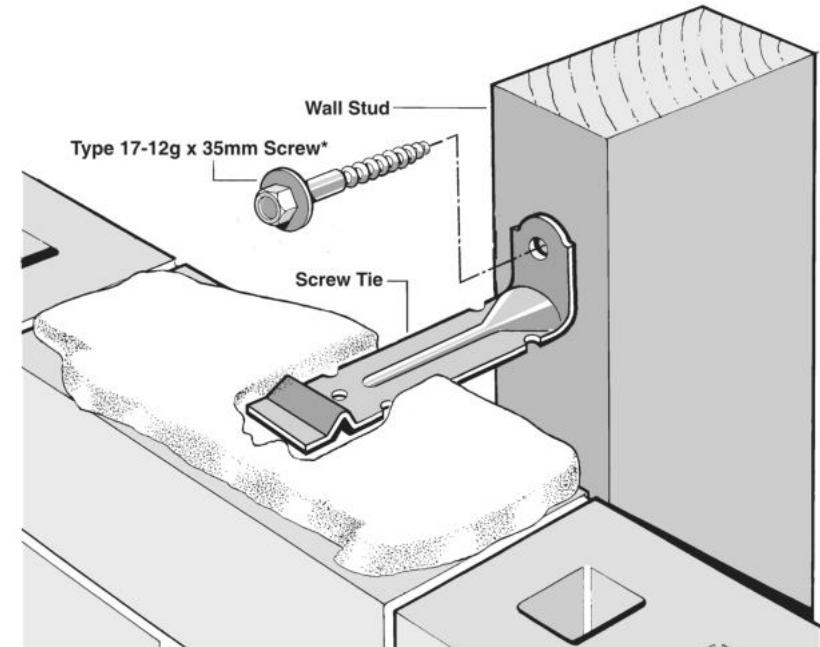
- ★ All brick work must be constructed in accordance with NZS 4210:2001 Masonry Construction: Materials and Workmanship. Screw Ties must be applied accordingly and are not to be hammered into timber framing.
- ★ Water shedding shoulder prevents transfer of the moisture from tie to building.
- ★ Nail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

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

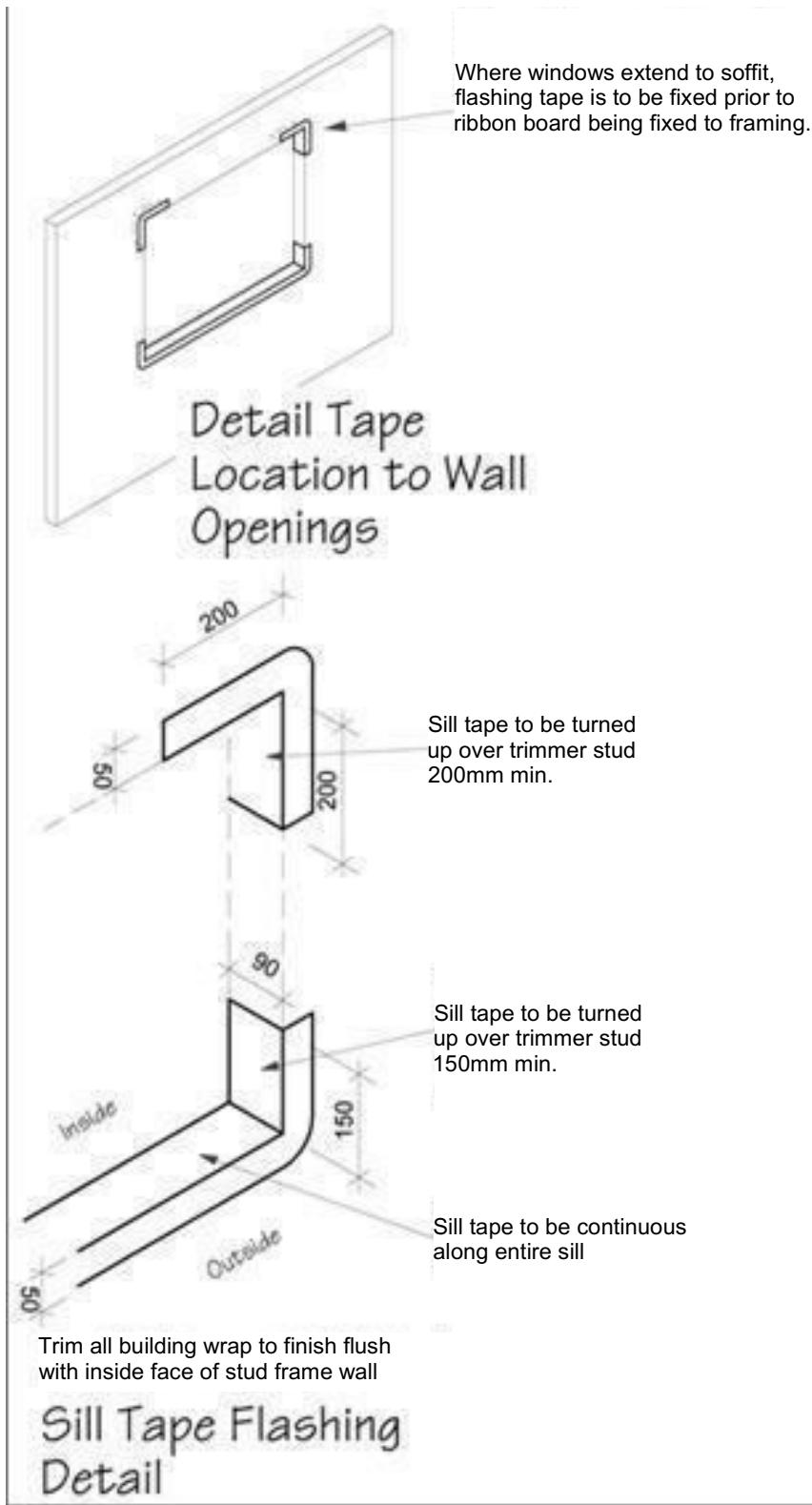
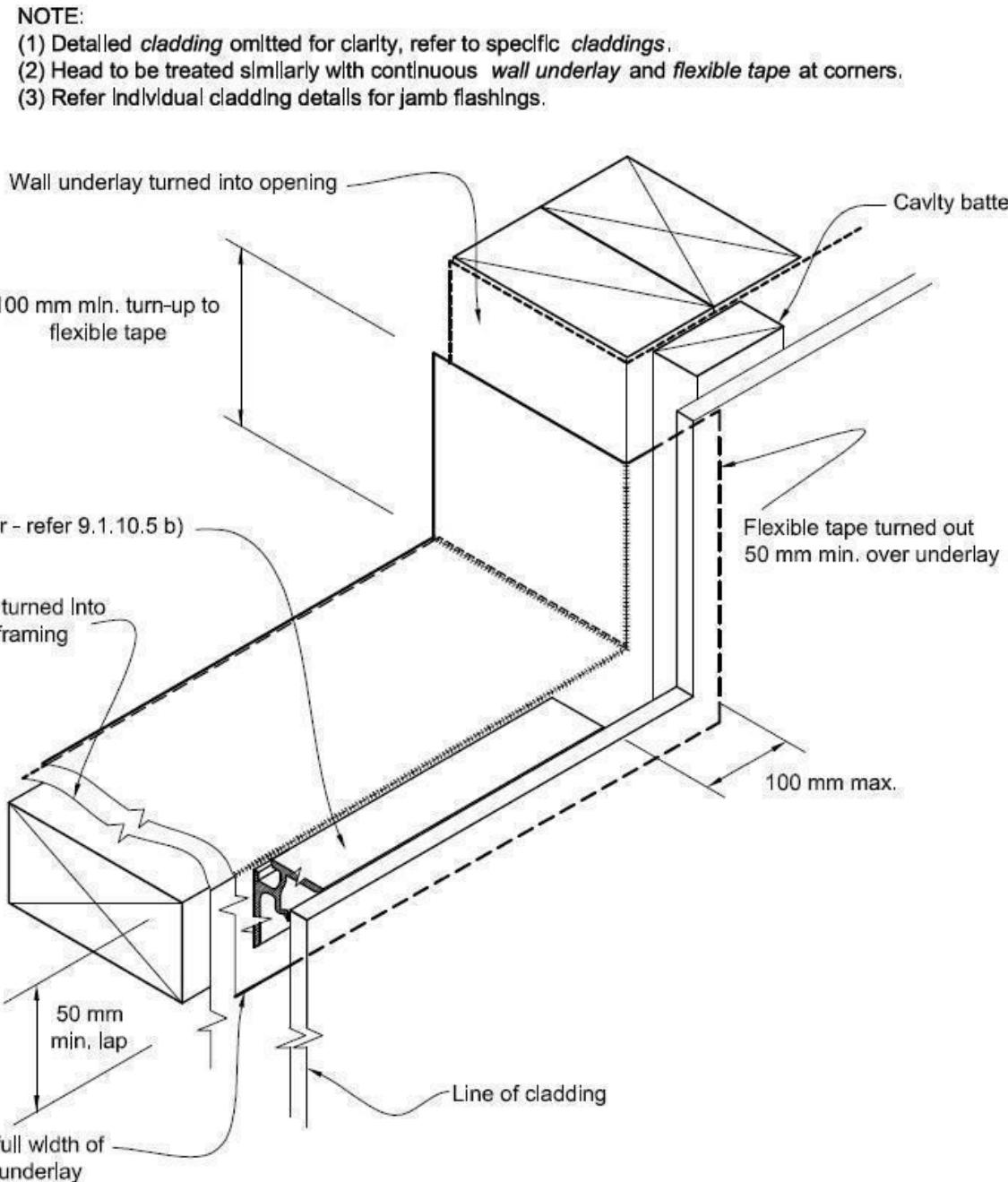
Also available in Stainless Steel Grade 316 for Zone D.

### SCREW TIES FOR BRICK VENEER FIXING

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



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



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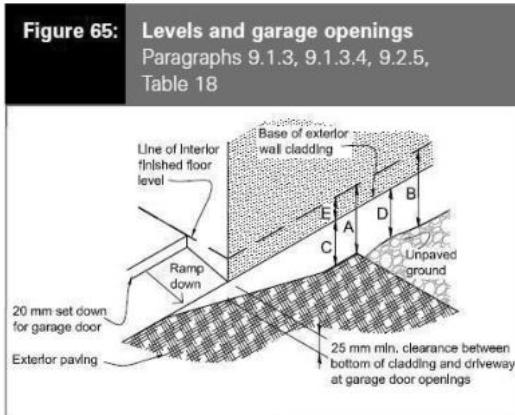
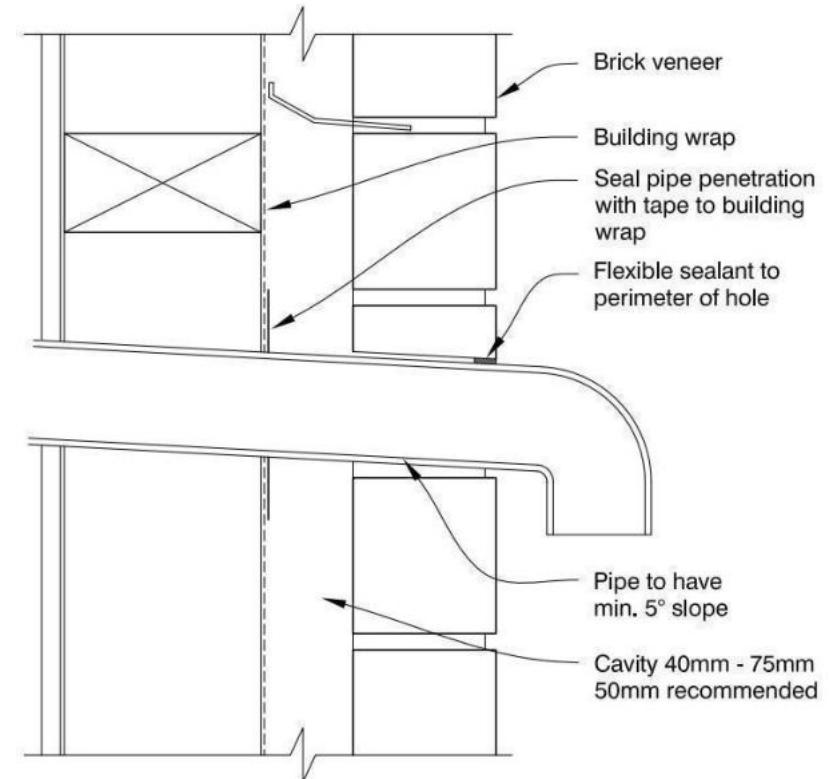
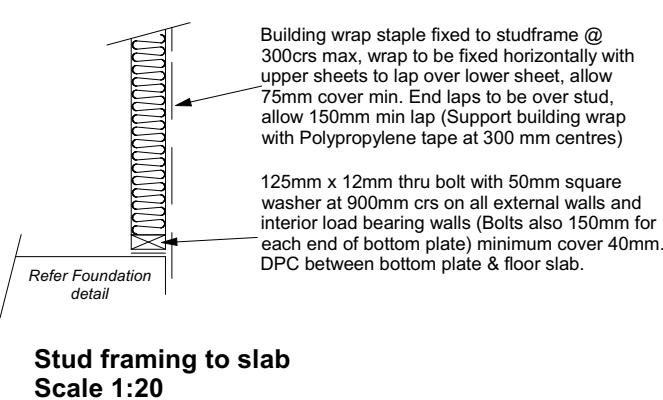
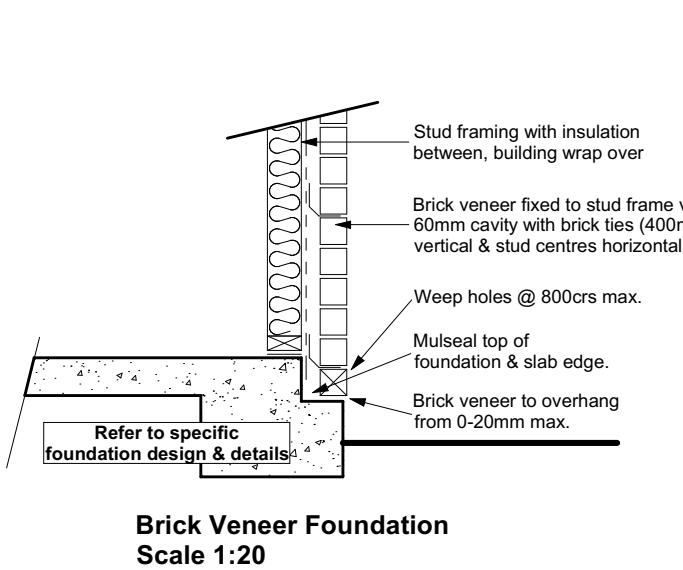
Original Plan:  
**DESIGN & BUILD**

Sheet Name:  
**CONSTRUCTION DETAILS**

**CONSENT PLANS**

No.	Date:	Reason:
1	06-12-2023	Initial Consent Plans

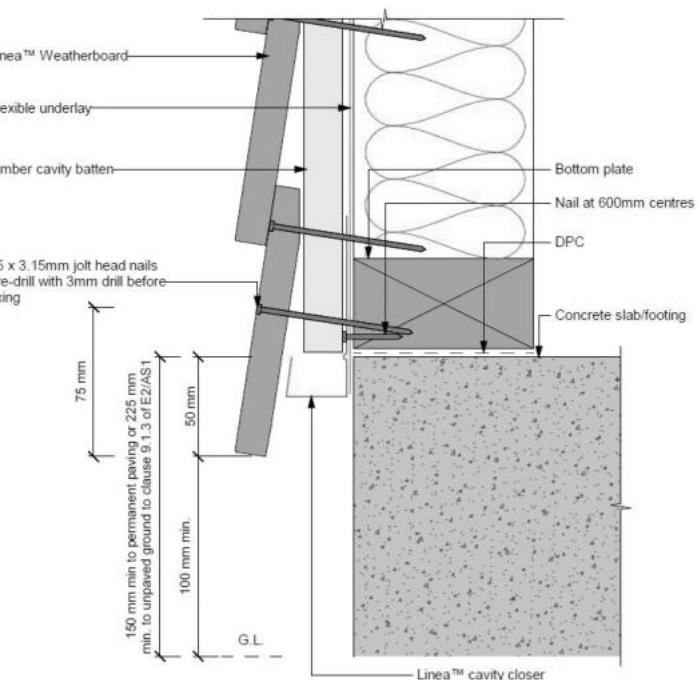
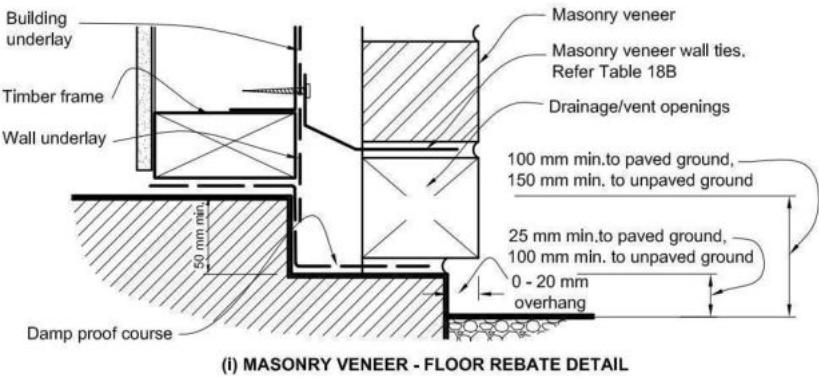
Sheet No.:  
**16**  
of 27 sheets



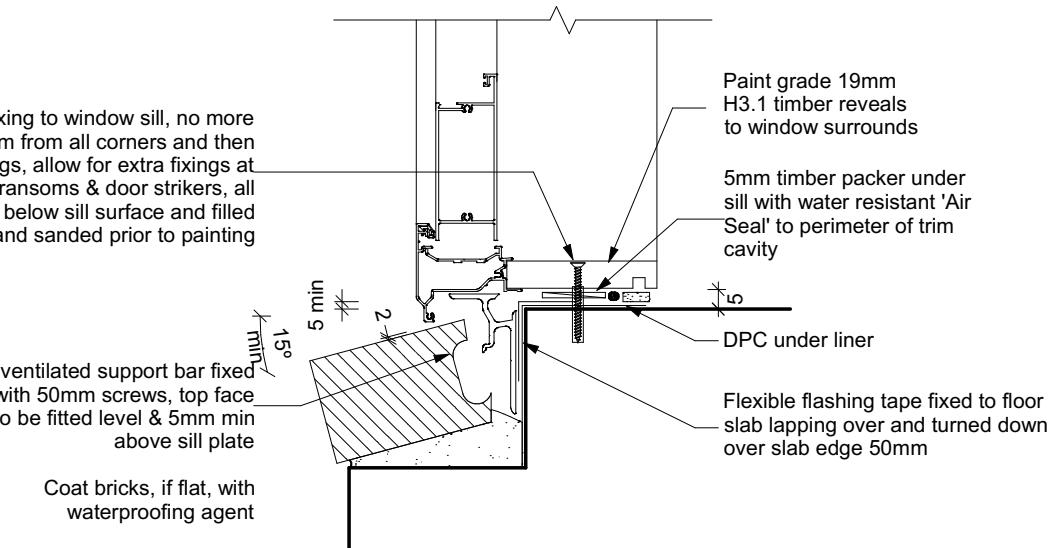
**Table 18: Minimum clearances**  
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

Minimum clearances (mm)	Masonry veneer	Other claddings				
		A	B	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 millions, transoms & door strikers, all screws driven below sill surface and filled and sanded prior to painting



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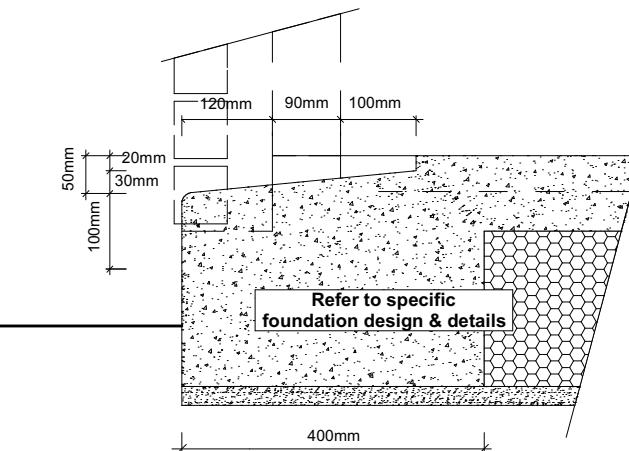
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Sheet Name:  
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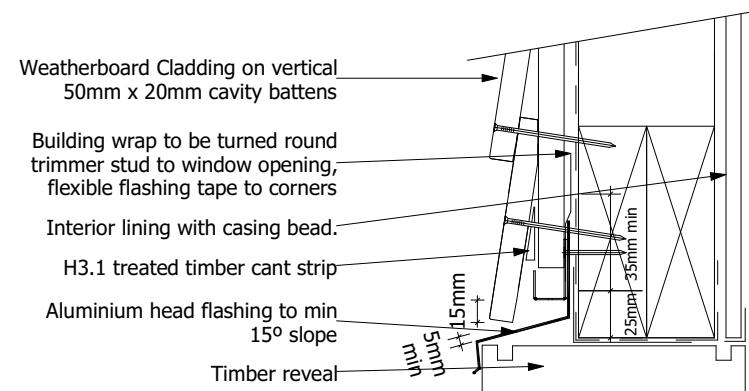
### CONSENT PLANS

No.	Date:	Reason:
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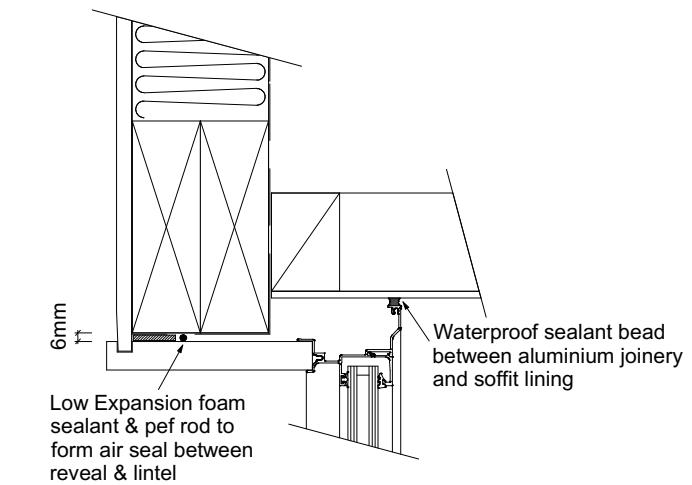
Sheet No.: **17**  
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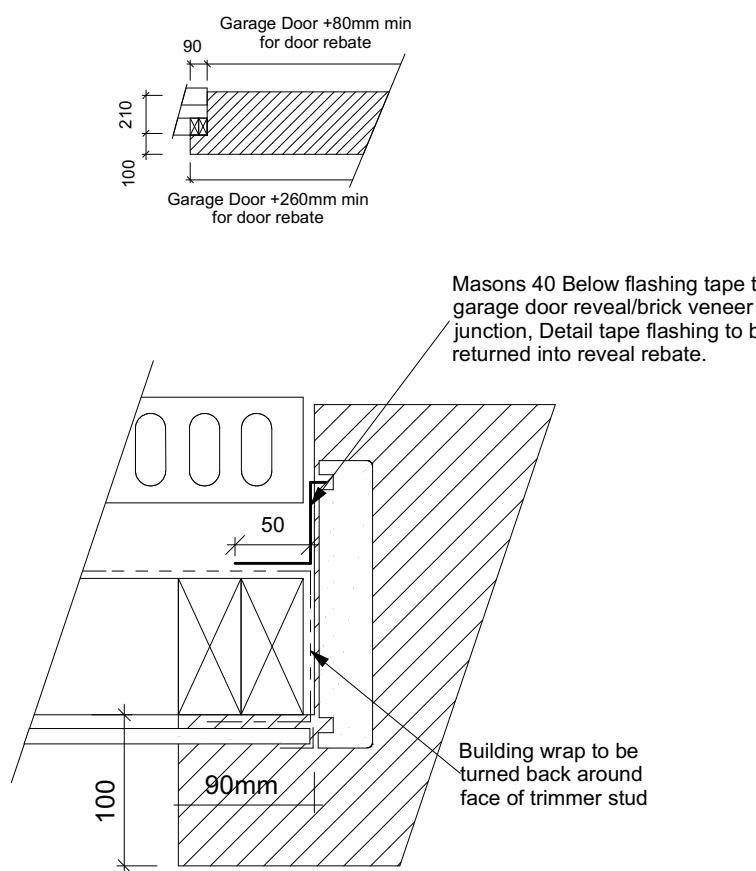
**Garage Door Rebate Details**  
Scale 1:10



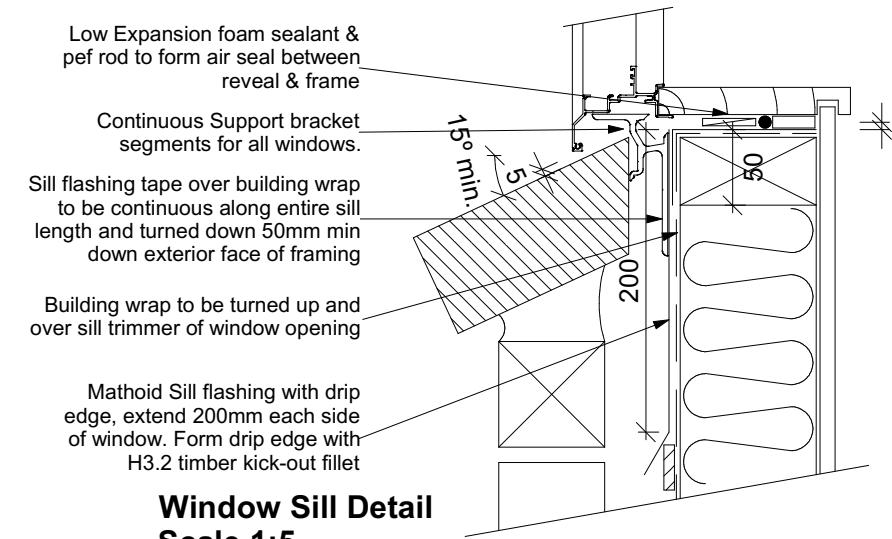
**Garage Door Head Detail**  
Scale 1:5



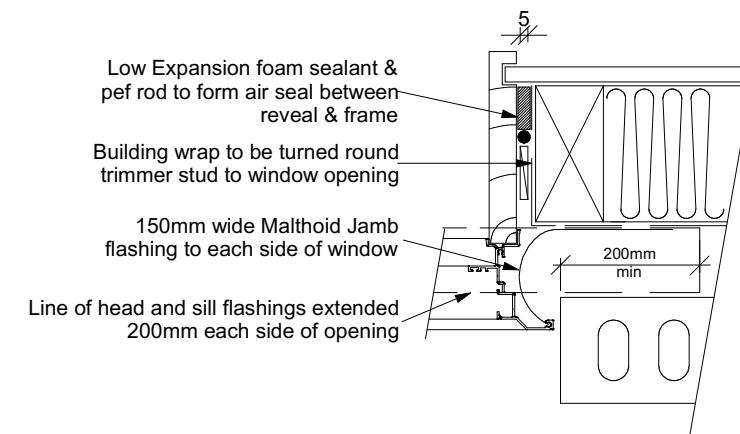
**Window Head to Soffit Detail**  
Scale 1:5



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



**Window Sill Detail**  
Scale 1:5



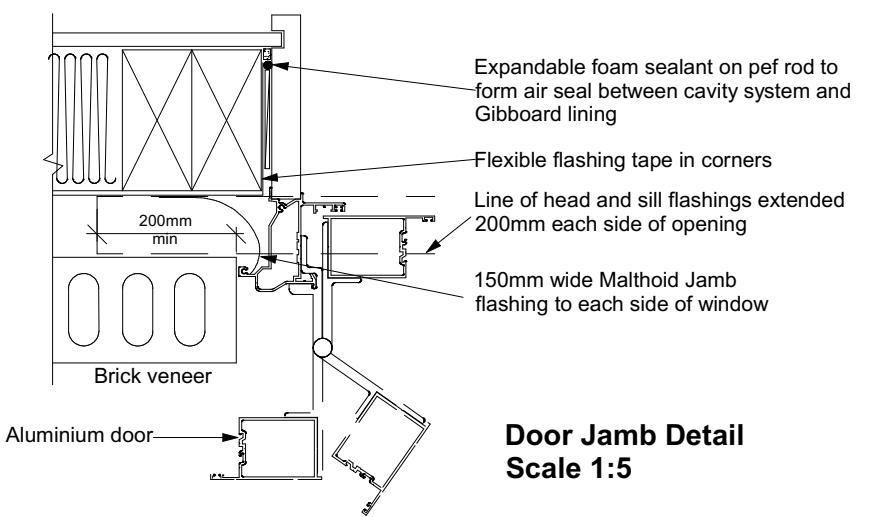
**Window Jamb Detail**  
Scale 1:5

#### 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.



**Door Jamb Detail**  
Scale 1:5

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Original Plan:  
**DESIGN & BUILD**

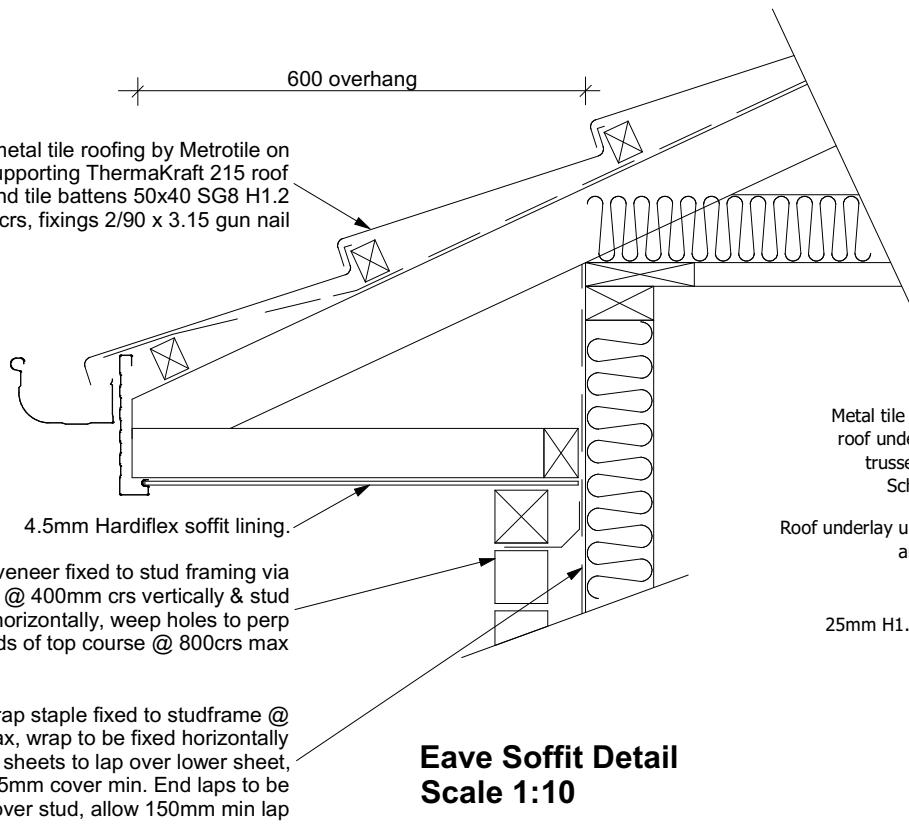
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#### CONSENT PLANS

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**18**

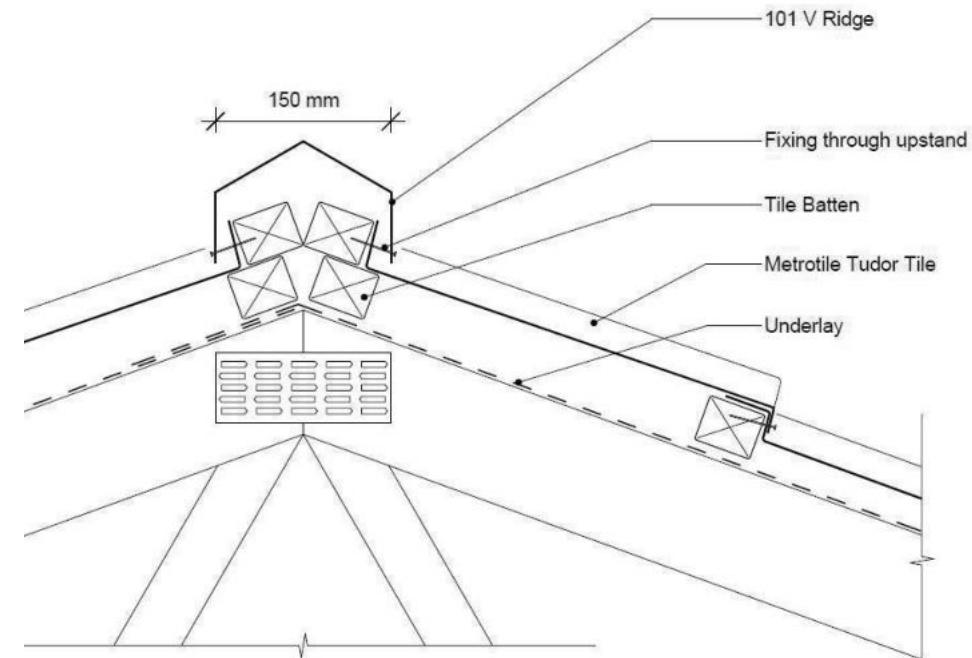
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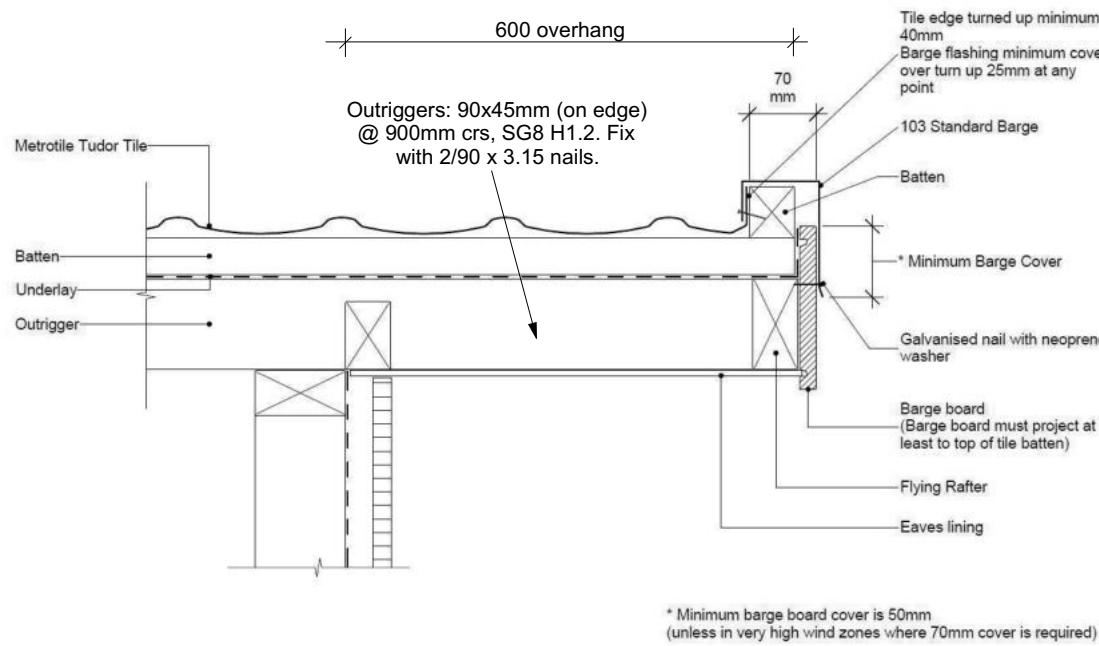
**Eave Soffit Detail**  
Scale 1:10

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

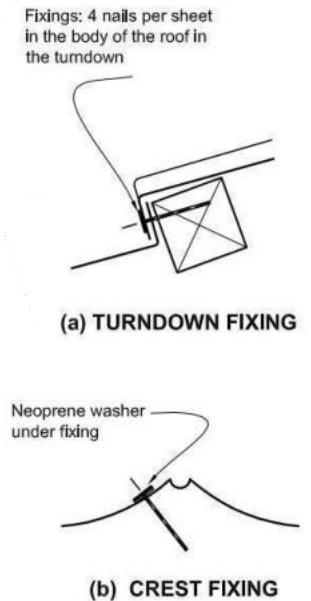
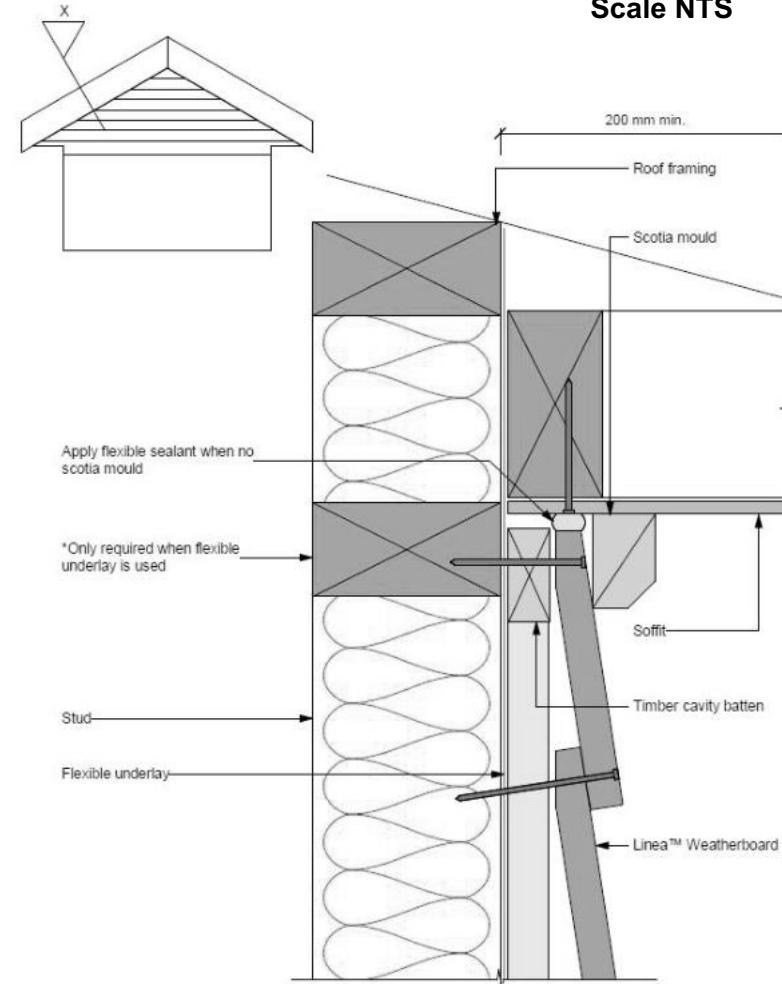
**Valley Gutter**  
Scale 1:10



**Metal Tile Angle Ridge Detail**  
Scale NTS



**Metal Tile Gable Detail**  
Scale NTS



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Lot 6, DP 595414  
7 Piwakawaka Place  
Karumata Oaks, Leeston

Job Number:  
**155166**

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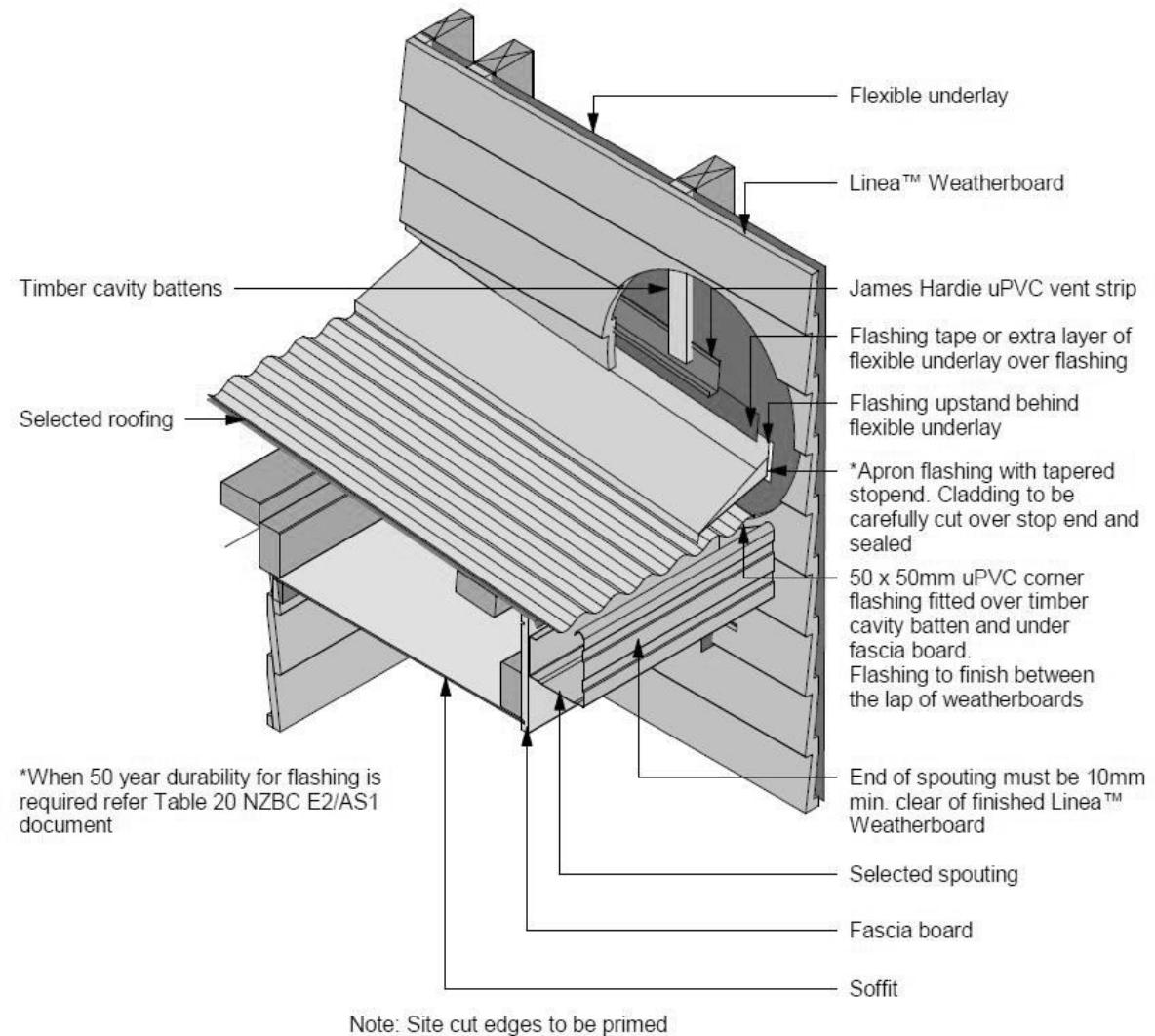
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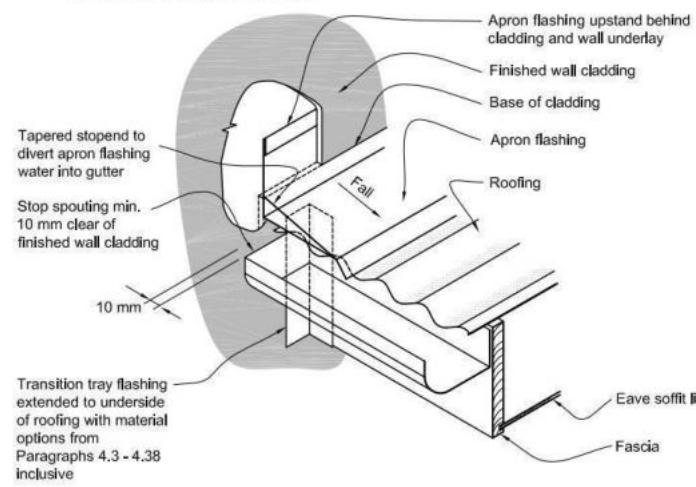
Sheet No.:  
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**Figure 8B:** Gutter/wall junction  
Paragraphs 5.1 and 5.2

**NOTE:** (1) The upstand at the lower edge of the *apron flashing* may be preformed to a larger size and then trimmed on site to suit.  
(2) The transition *flashing* bridges gap at the end of the fascia to protect the *soffit framing*.  
(3) *Wall underlay* omitted for clarity.



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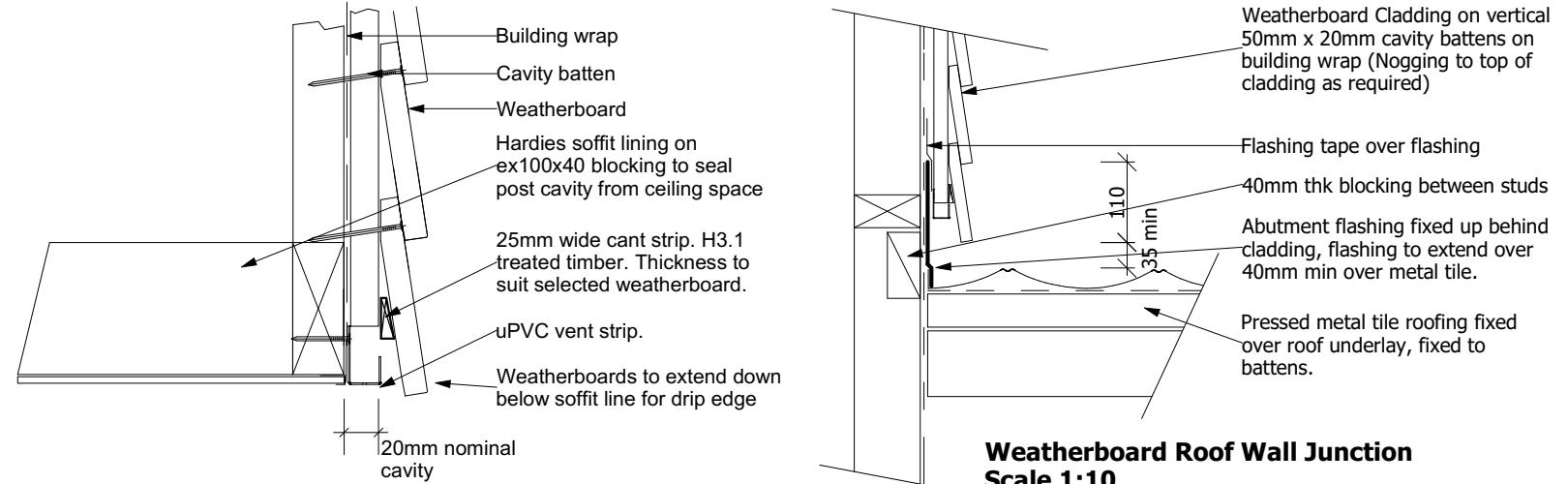
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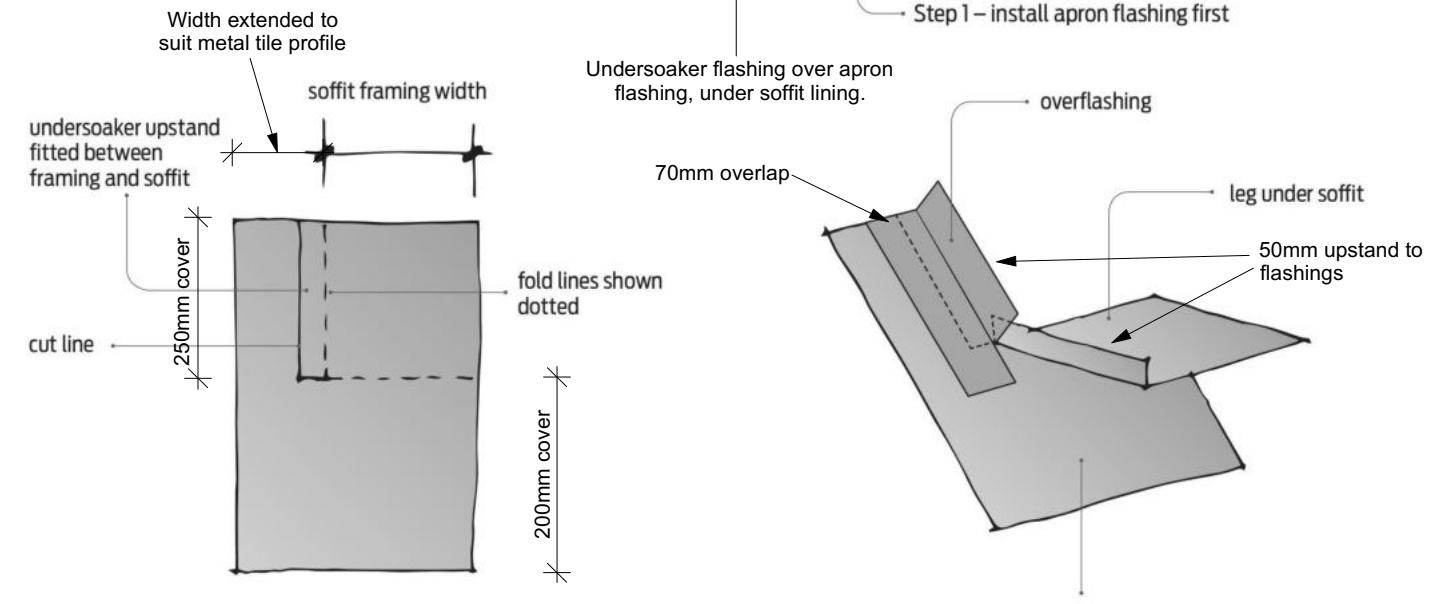
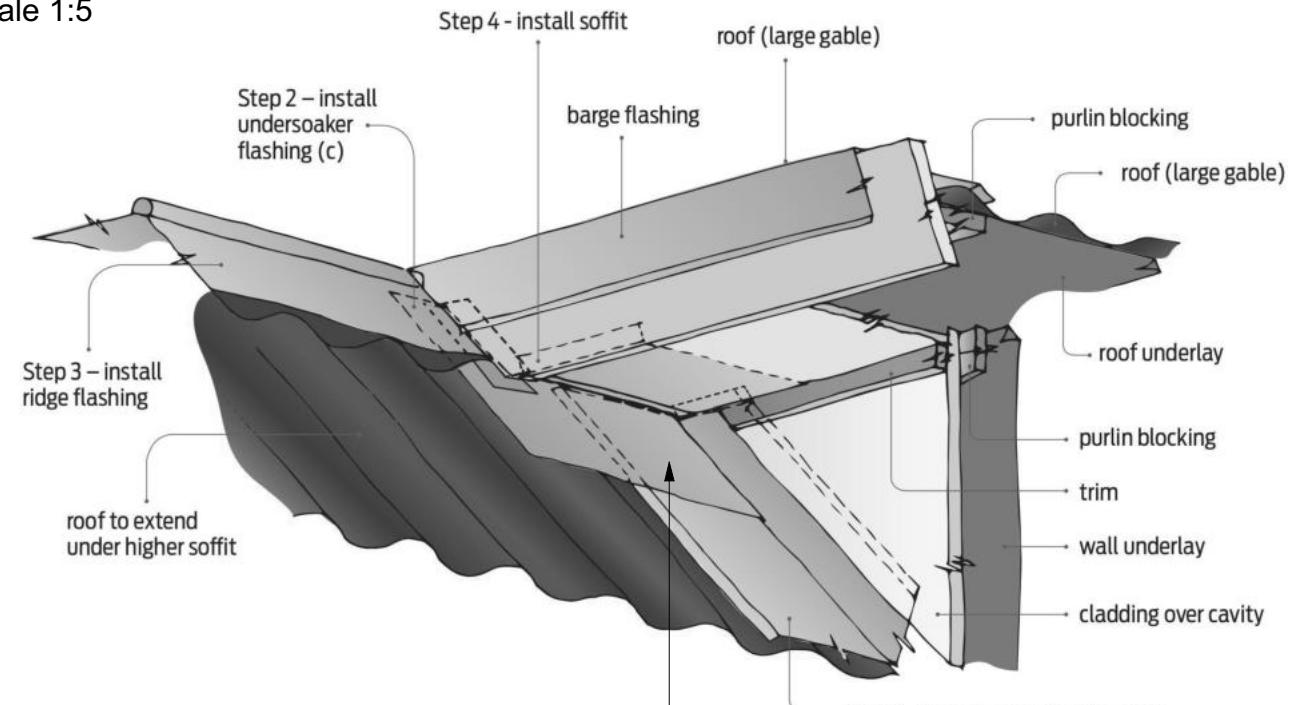
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***DESIGN &  
BUILD***

Sheet Name:

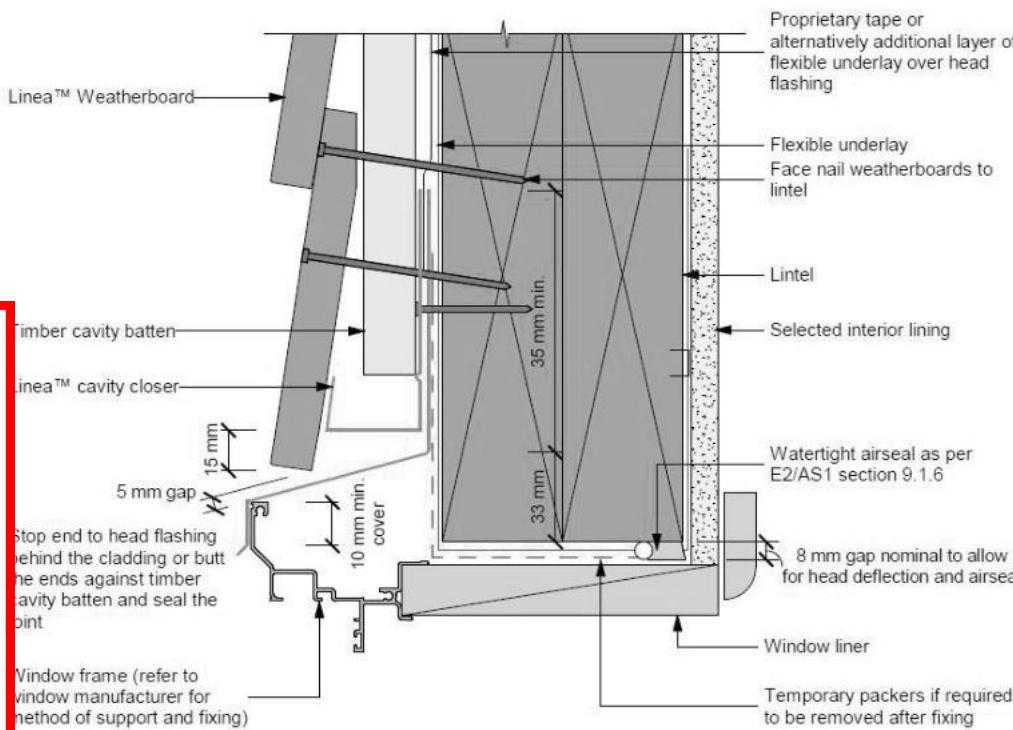
# CONSTRUCTION DETAILS



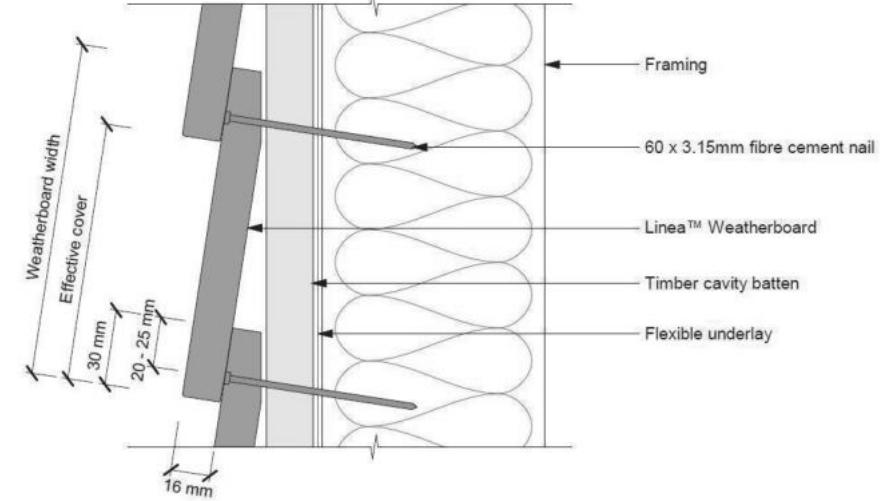
## Gable edge soffit detail



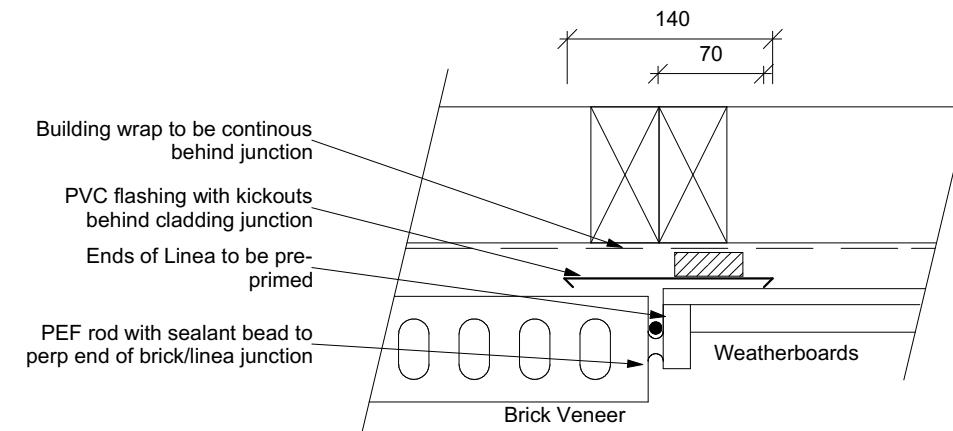
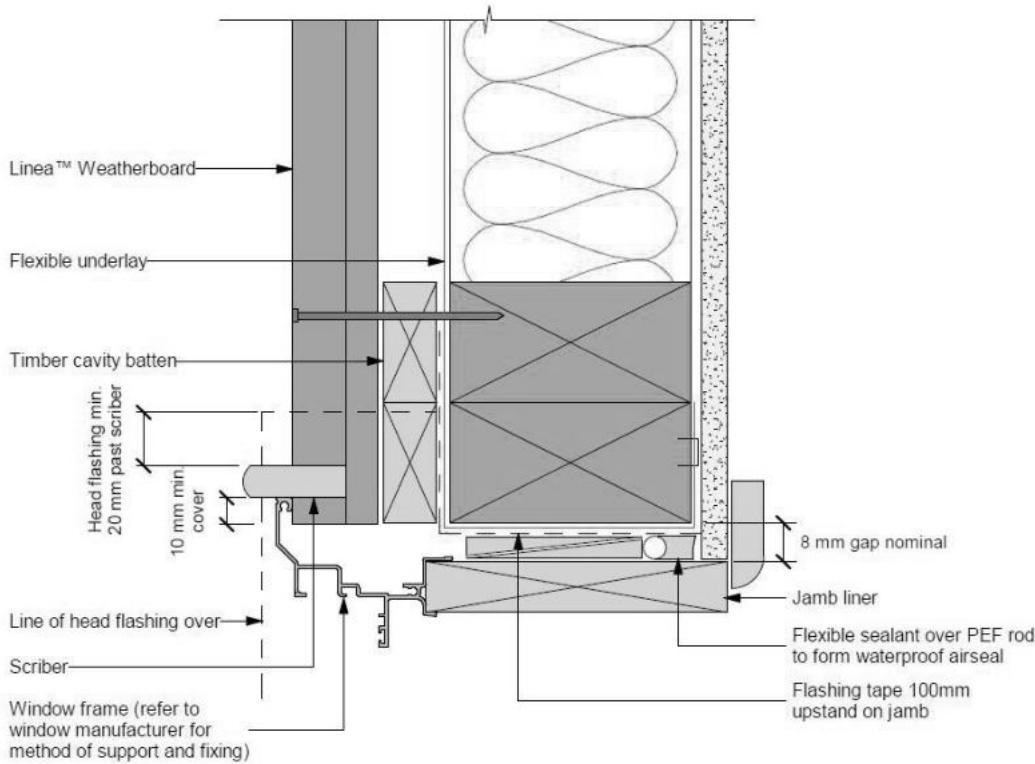
© Copyright: Signature Homes Limited 2011



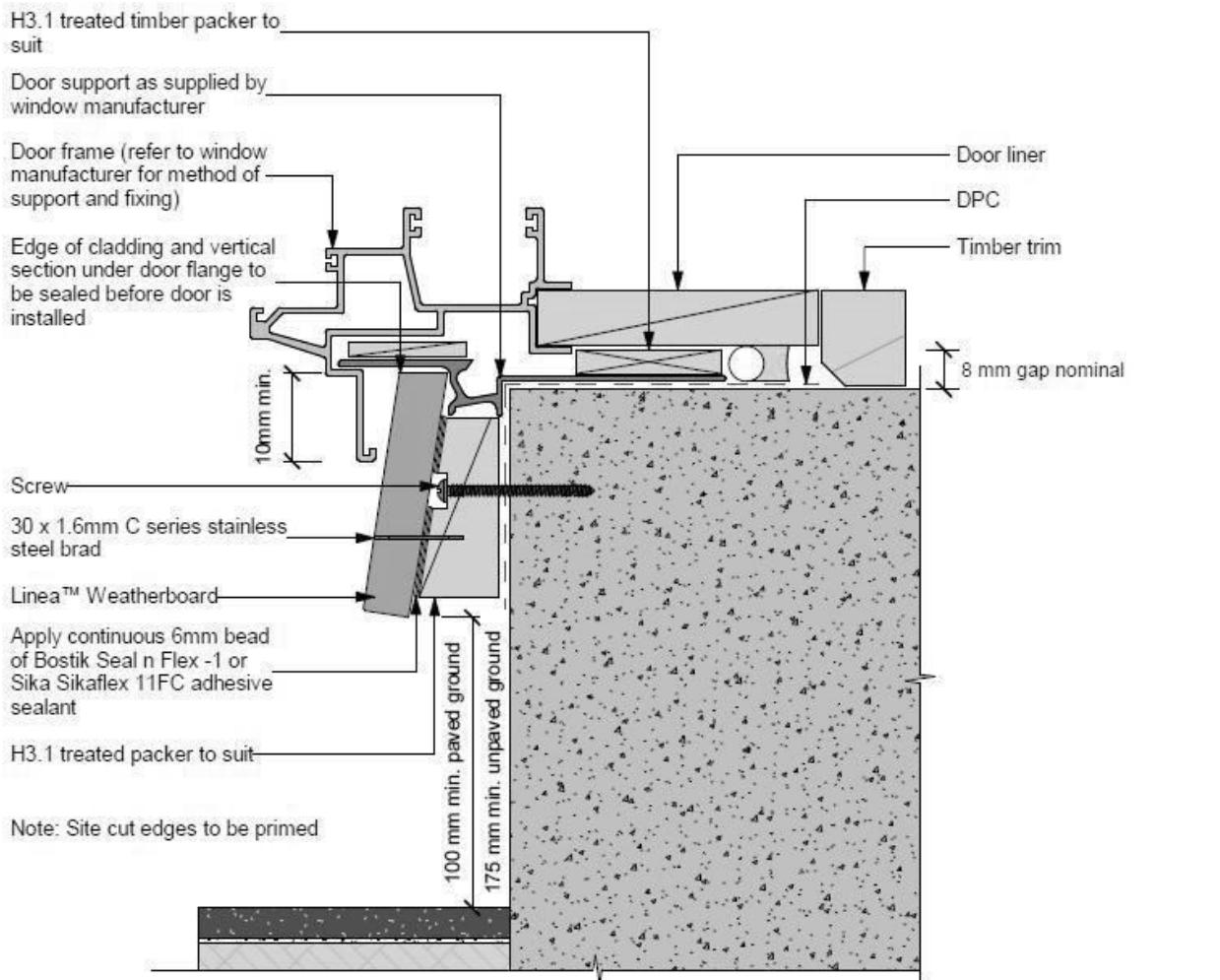
Note:  
 • Sealant must be installed between head flashing and window flange in VH and EH wind zones and SED pressures  
 • Alternatively, the head flashings can be formed with stop ends as per E2/AS1  
 • Refer to Figure 22 for sealing end battens to head flashing  
 • Site cut edges to be primed



Concealed Nailing

Weatherboard/Brick Vertical Junction  
Scale 1:5

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: Site cut edges to be primed

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

#### General notes for materials selection

1. Flexible underlay must comply with acceptable solution E2/AS1
2. Flashing tape must have proven compatibility with the selected flexible underlay and other materials with which it comes into contact
3. Linea™ Weatherboard to have sealed butt joint over batten at each corner of opening

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**DESIGN & BUILD**

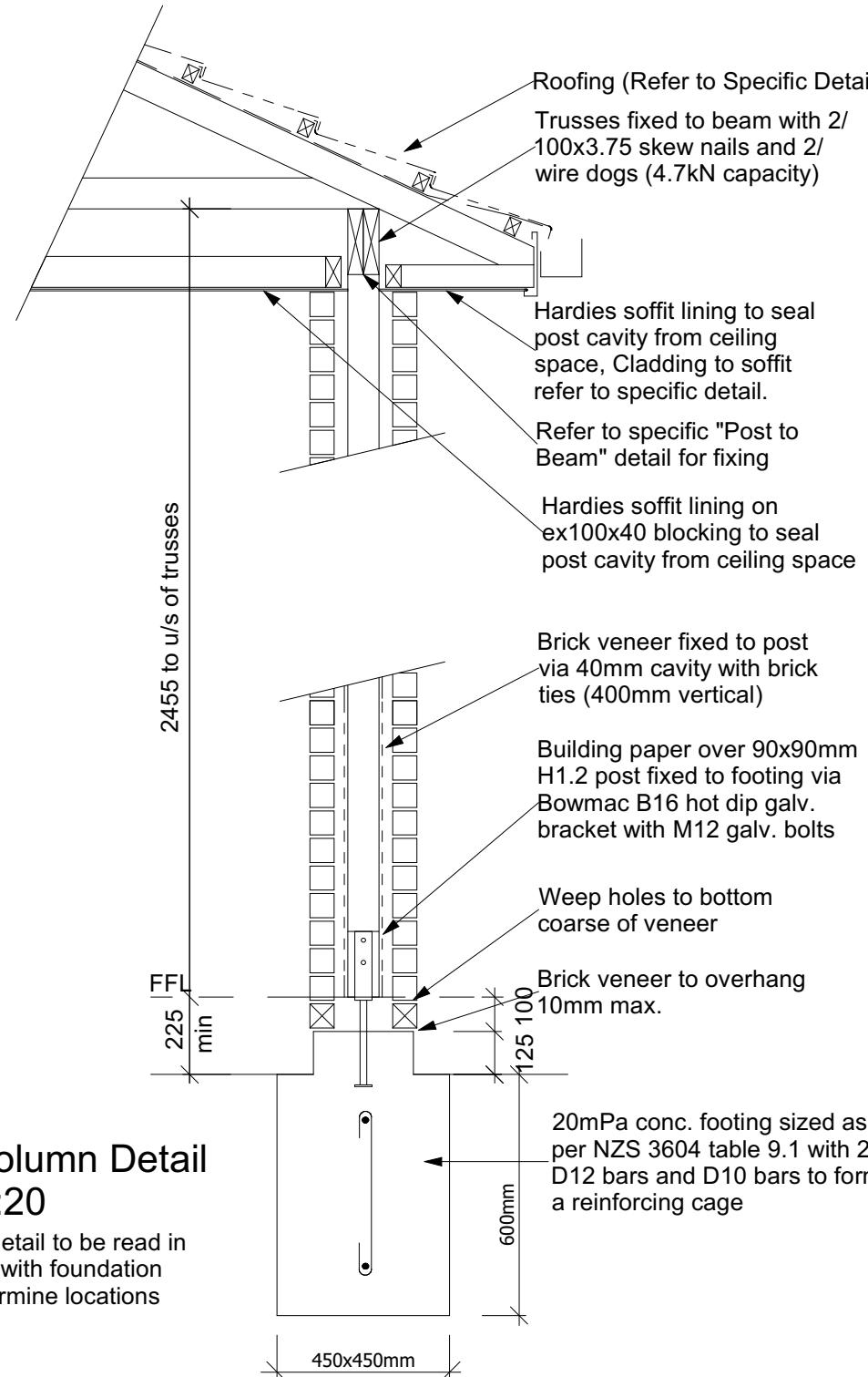
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**CONSTRUCTION DETAILS**

#### CONSENT PLANS

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Entry Column Footing:  
Roof Area supported: 1.81m<sup>2</sup>  
Vol. of concrete required to resist uplift: 0.10m<sup>3</sup>  
Vol. of concrete achieved to resist uplift: 0.1215m<sup>3</sup>

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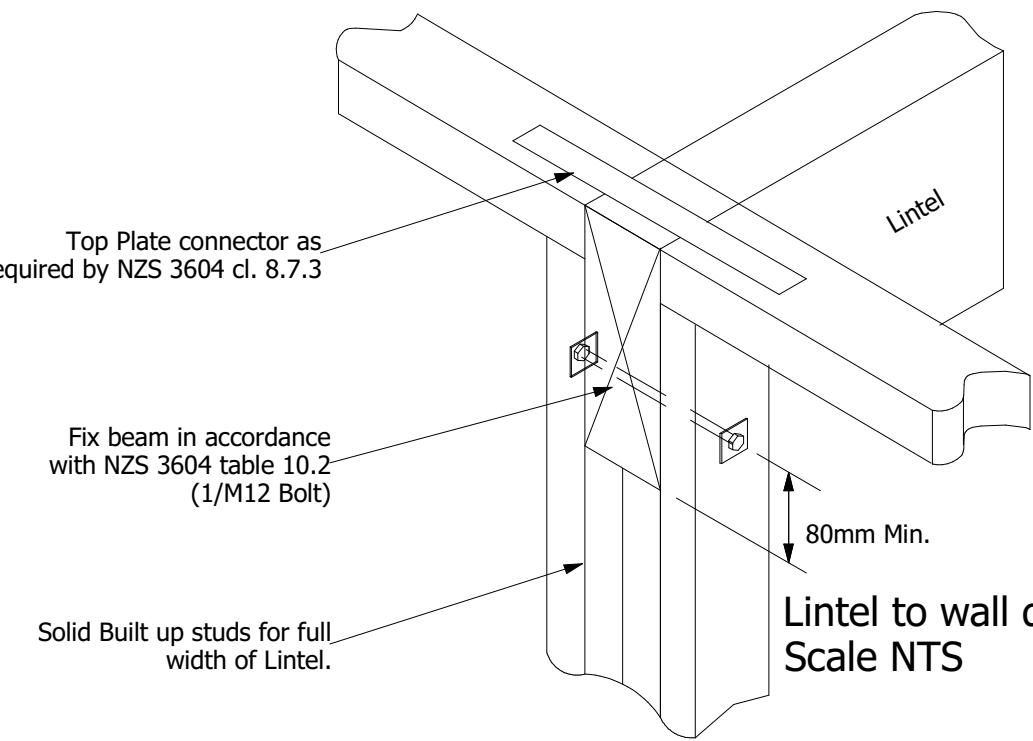
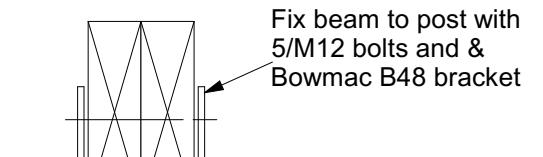
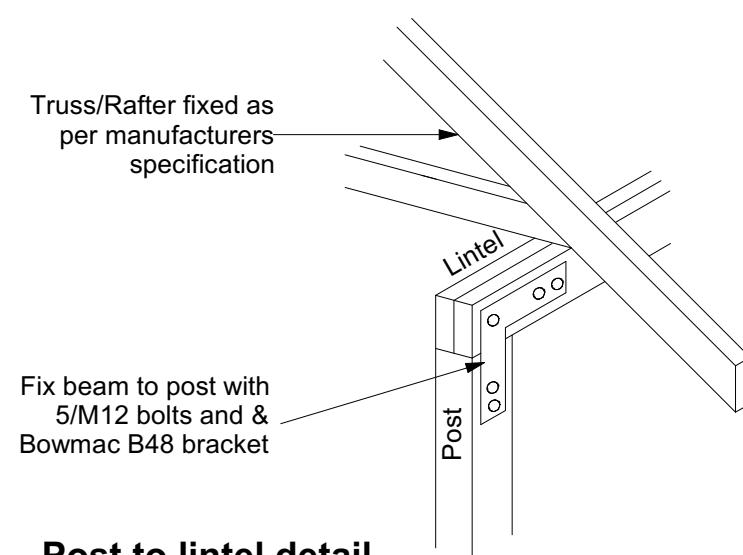
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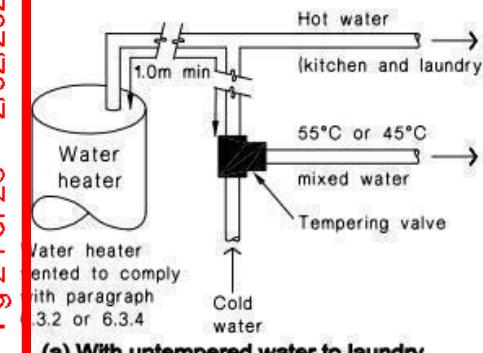
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**Figure 16:** Tempering Valve Installation  
Paragraph 6.14.2 a)

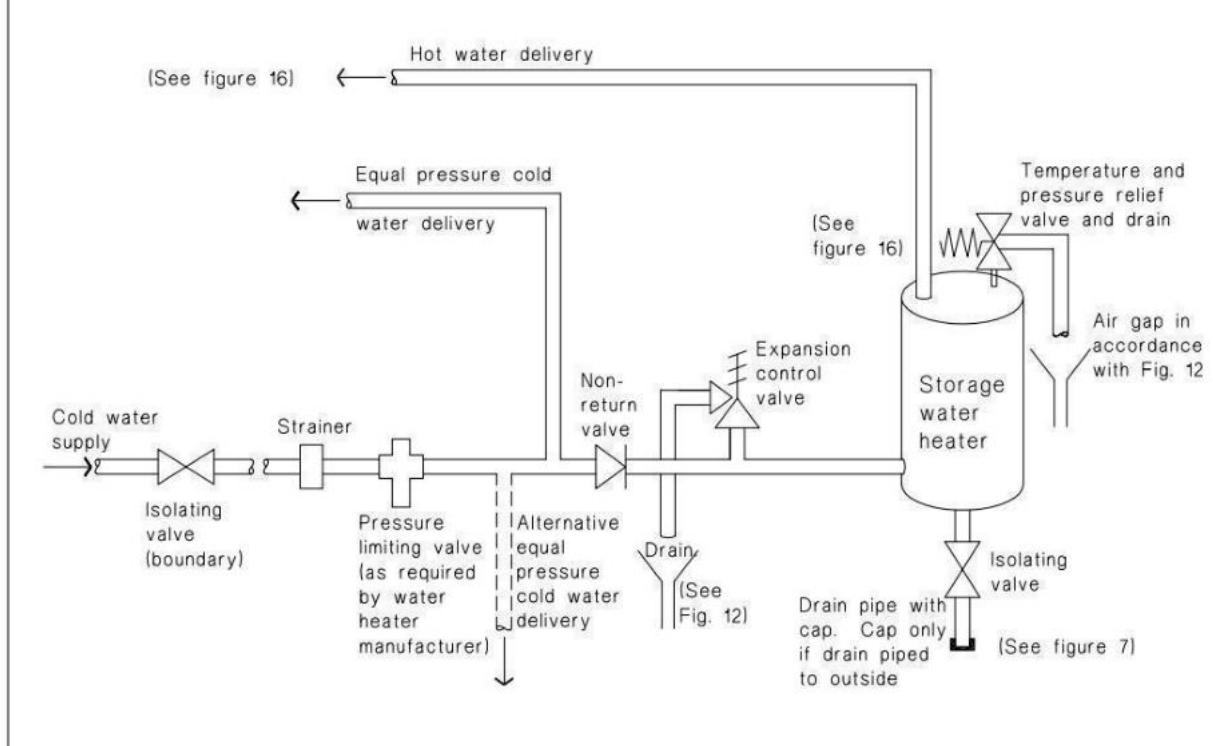


(a) With untempered water to laundry and kitchen fixtures and appliances.

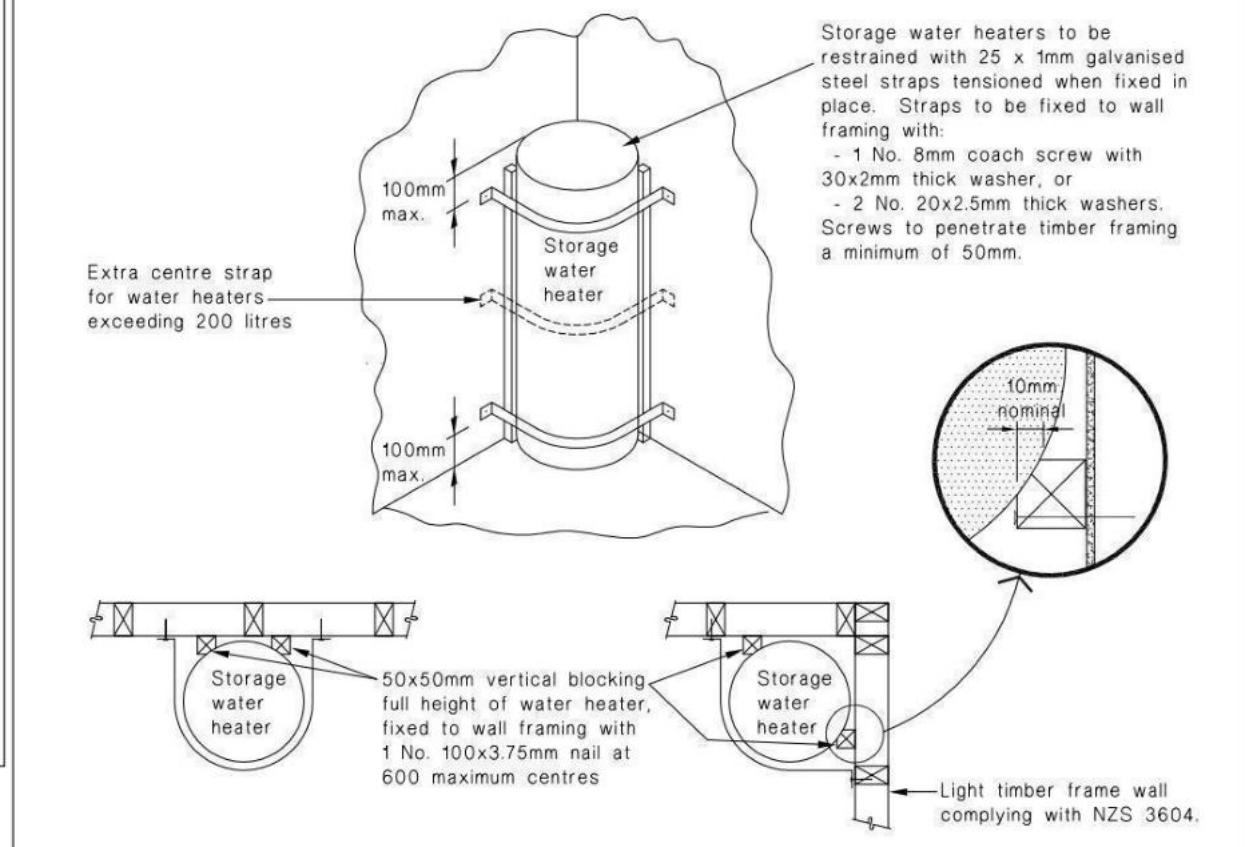
**(b) Where all hot water is tempered**  
ote:  
or optimum system efficiency the tempering valve, for other than a mains pressure system, may be located as low as practicable to achieve the manufacturer's recommended head, at the tempering valve.

Om minimum copper pipe length from storage water heater

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



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



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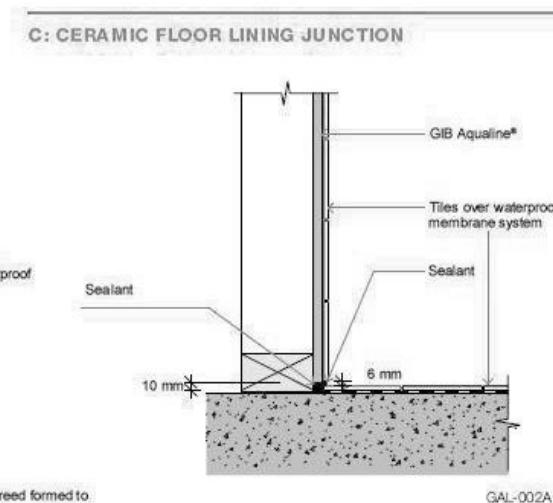
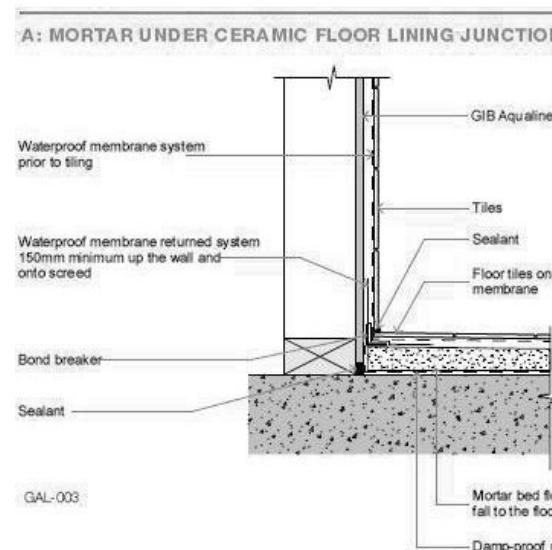


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GIB SHOWER – TILED WALL AND BASE DETAILS

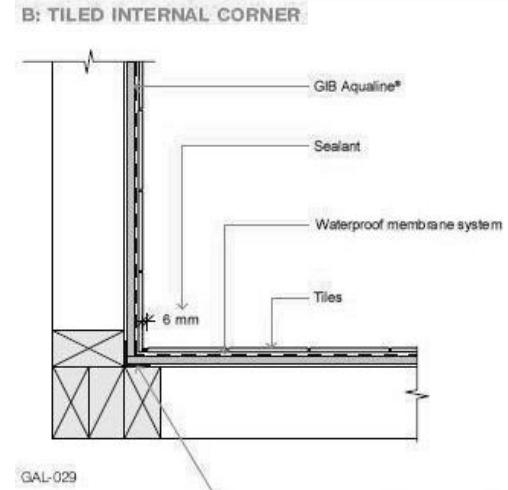
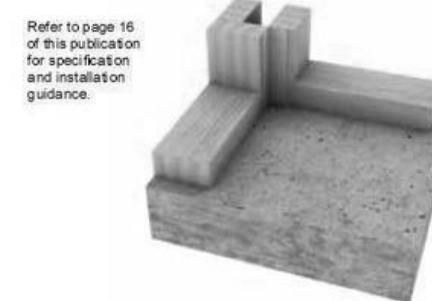


## PREFORMED SHOWER BASE JUNCTIONS

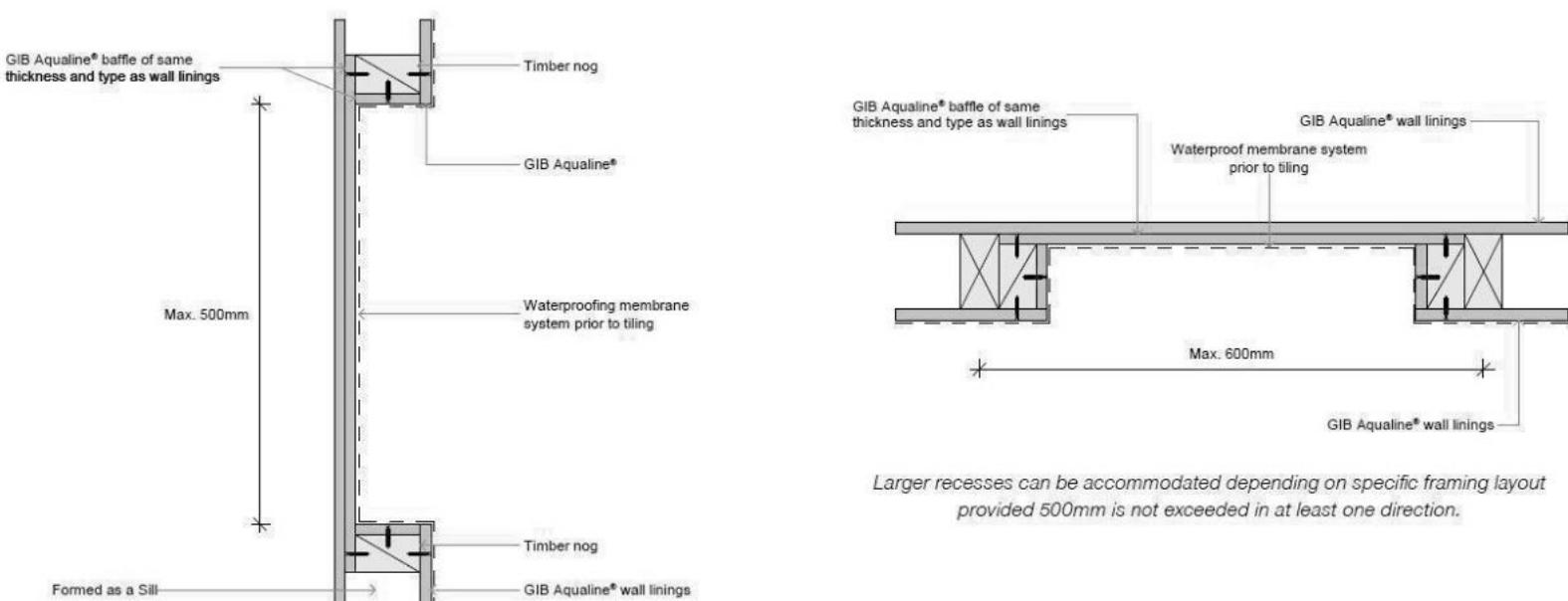
Refer to the shower base manufacturer for proprietary shower tray installation detailing including wet wall lining junction detailing.



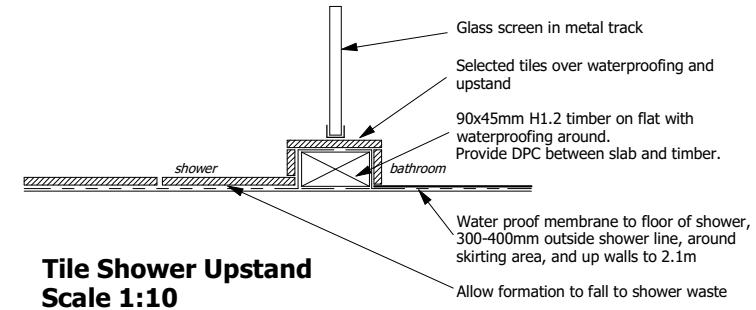
Refer to page 16  
of this publication  
for specification  
and installation  
guidance.



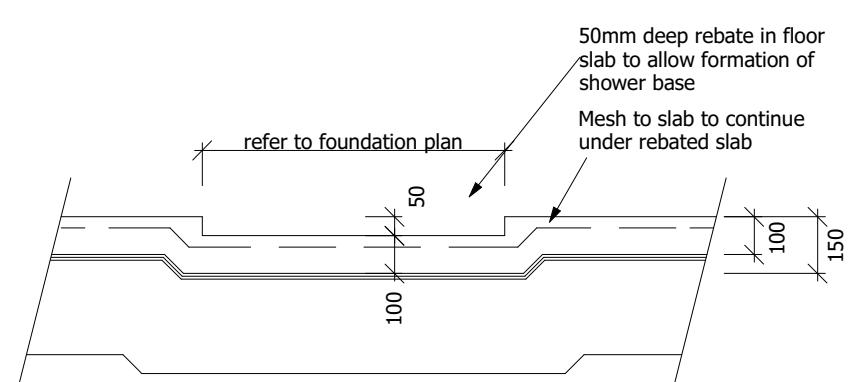
Refer to the shower mixer manufacturer for shower mixer installation detailing including the use of proprietary products to prevent water or moisture ingress behind the wet wall lining.



*Larger recesses can be accommodated depending on specific framing layout provided 500mm is not exceeded in at least one direction.*

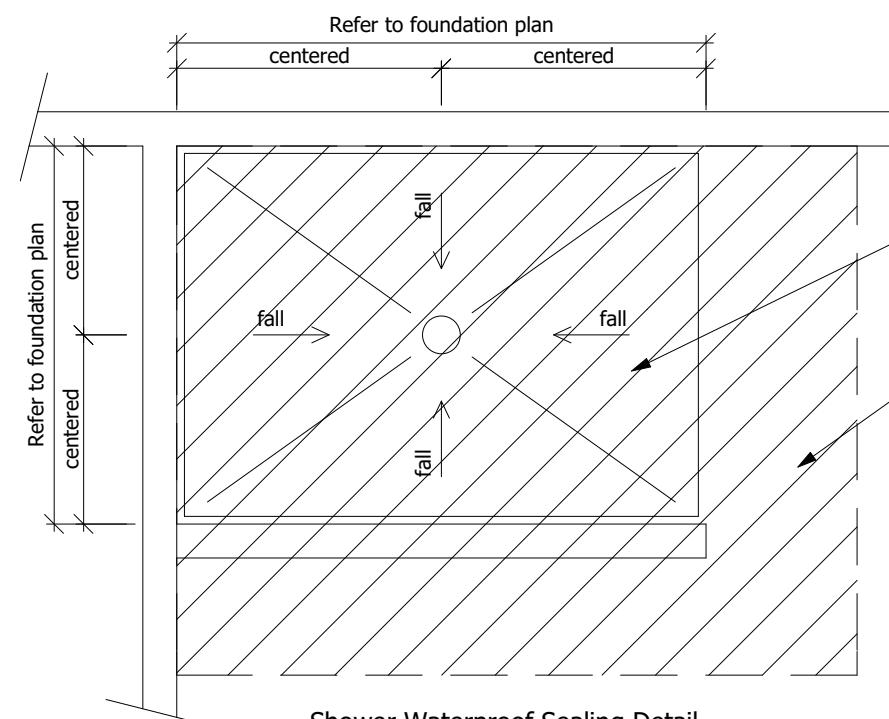


# **Tile Shower Upstand Scale 1:10**



## Shower Floor Slab Rebate Detail

Where applicable, poly insulation under slab to be continuous under rebate



Shower Waterproof Sealing Detail  
Scale 1:20

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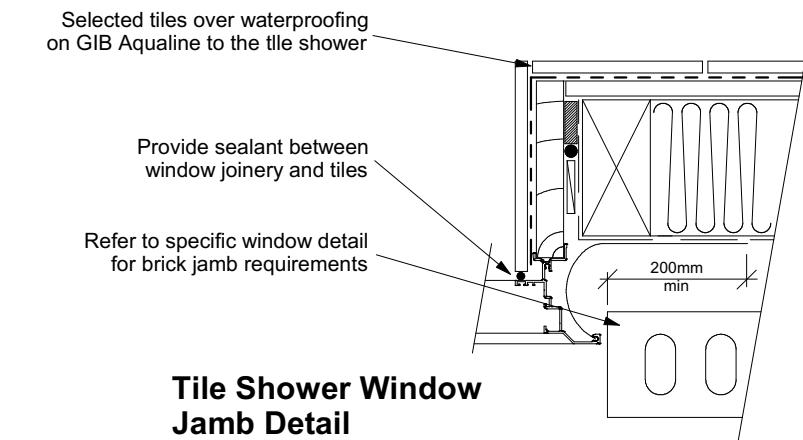
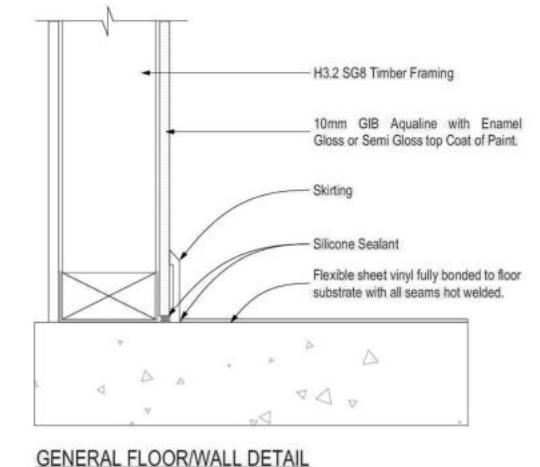
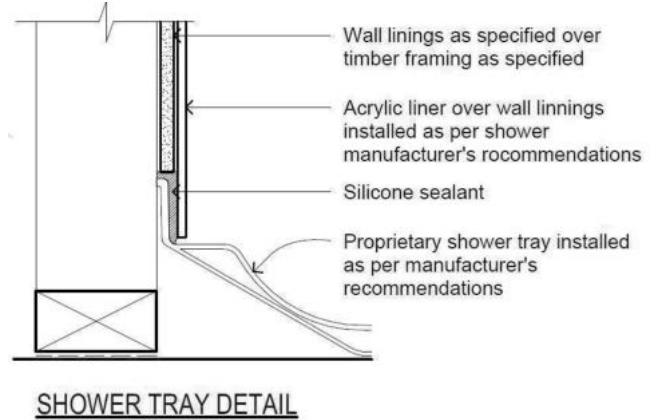
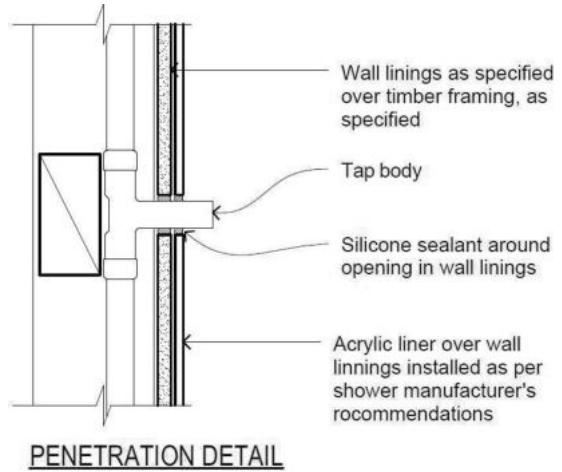
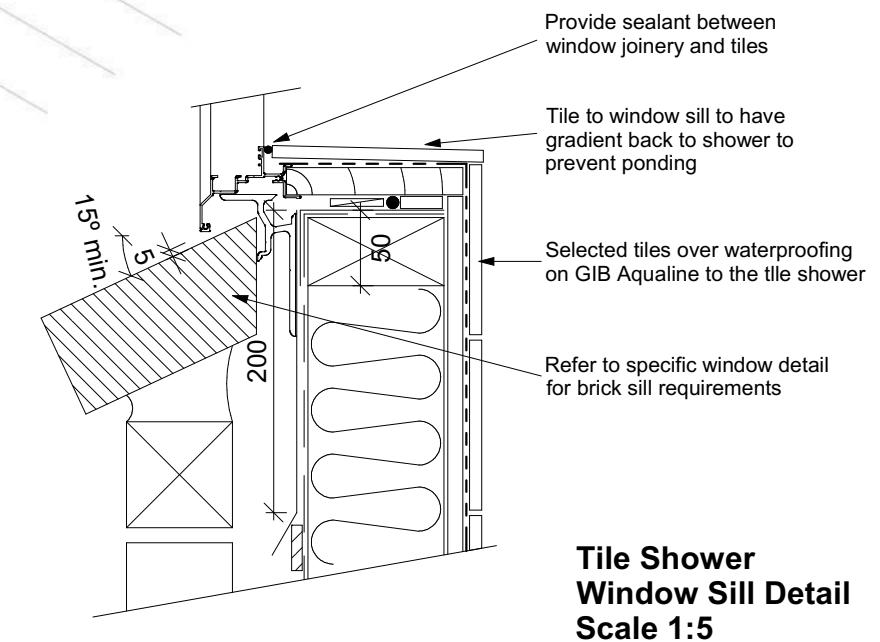
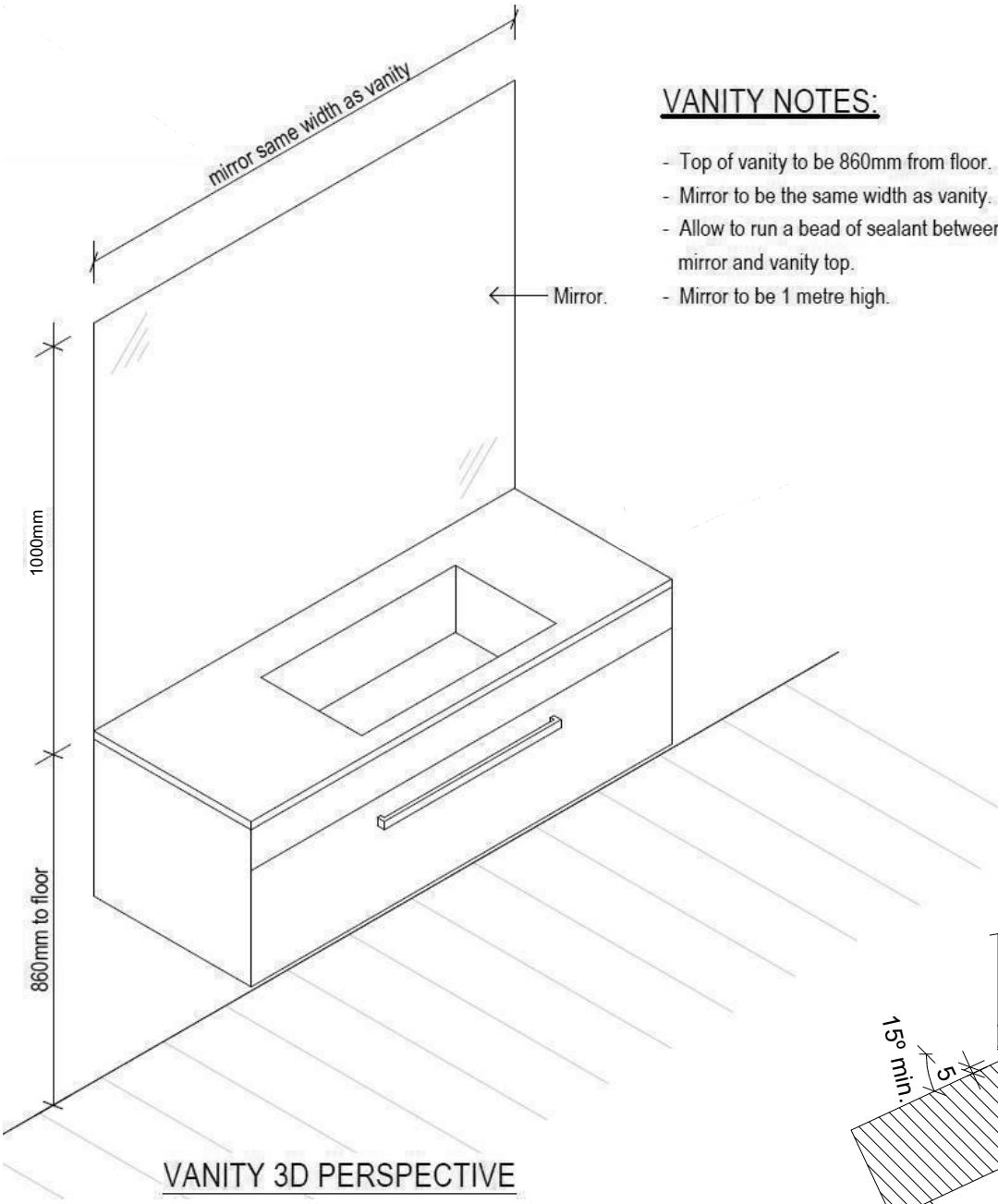


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Maitha Tan & Shane Wilson Lot 6, DP 595414 7 Piwakawaka Place Karumata Oaks, Leeston	Job Number:		Original Plan:	Sheet Name:		CONSENT PLANS			Sheet No.:
	<b>155166</b>		<b>DESIGN &amp; BUILD</b>	<b>BATHROOM DETAILS</b>		No.	Date:	Reason:	
	Sales: D Ryan	Drawn: M Glynn	QS: W Xian	Print Date: 31/01/2024	Scale: NTS @ A3	1	06-12-2023	Initial Consent Plans	



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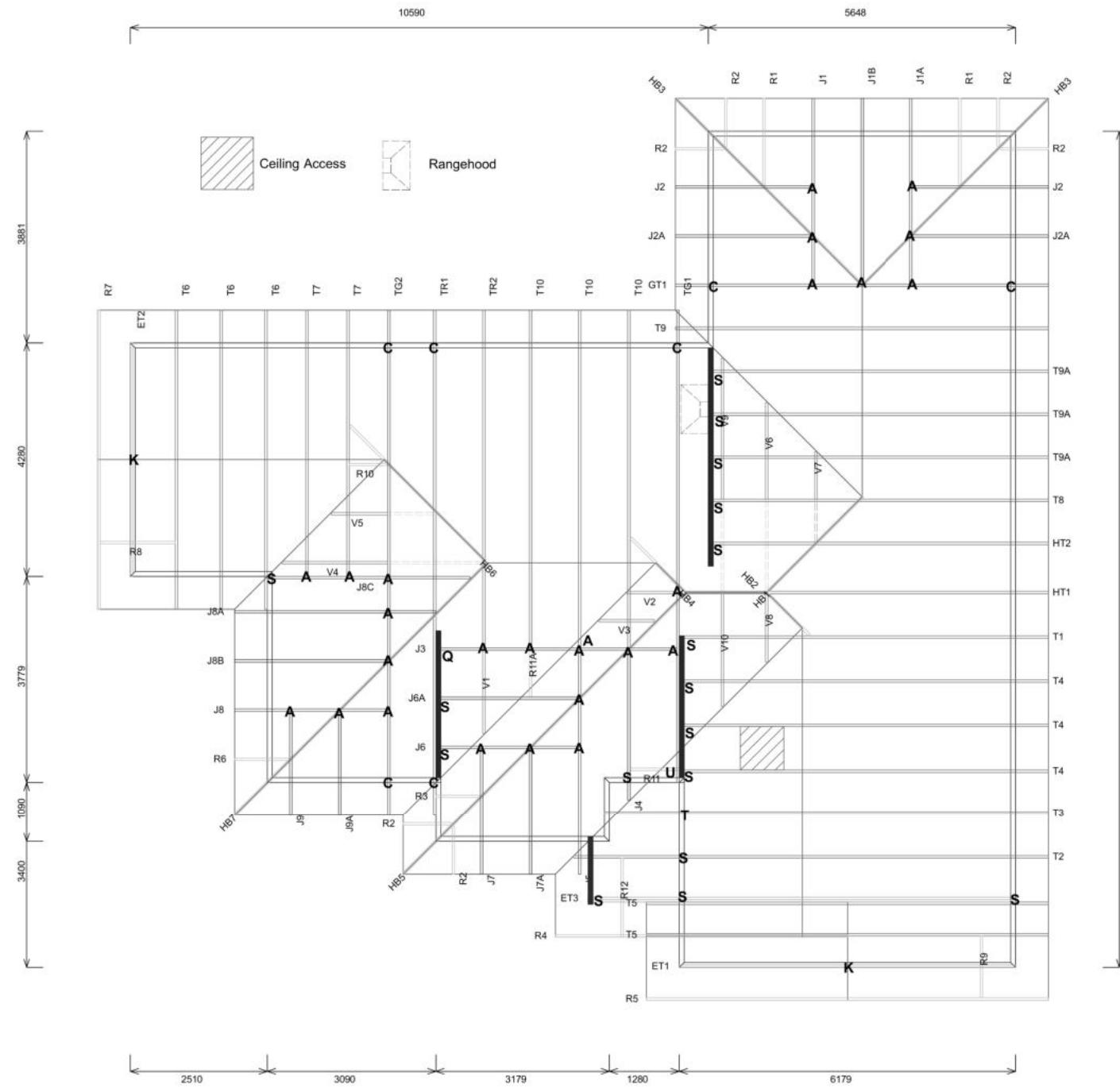
# Buildable Consent Layout



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

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## NOTES:

- The gable end trusses have been designed to support the weight of the gable end cladding, and the gable end trusses have vertical and horizontal members as required by the cladding manufacturer to allow for the required cladding fixings.
- Dotted lines show top chord continuing up to HT1 (V6 and V9), HT2 (V7), TR1(V5), and TR2(V4) (No Bottom chord below). Bottom Chord terminated at TG2 (V5 and V4) and T8 (V6, V7, and V9)

## 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: CY1381088C2

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

Job Name: Tan Wilson Lot 6 Karumata Oaks Leeston

Address: Lot 6 Karumata Oaks Leeston

Lot 6 Karumata Oaks Leeston,

Lot 6 Karumata Oaks Leeston,

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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Job Number:  
**155166**  
Original Plan:  
**DESIGN & BUILD**  
Sheet Name:  
**TRUSS DESIGN**  
Sales: D Ryan  
Drawn: M Glynn  
QS: W Xian  
Print Date: 31/01/2024  
Scale: NTS @ A3

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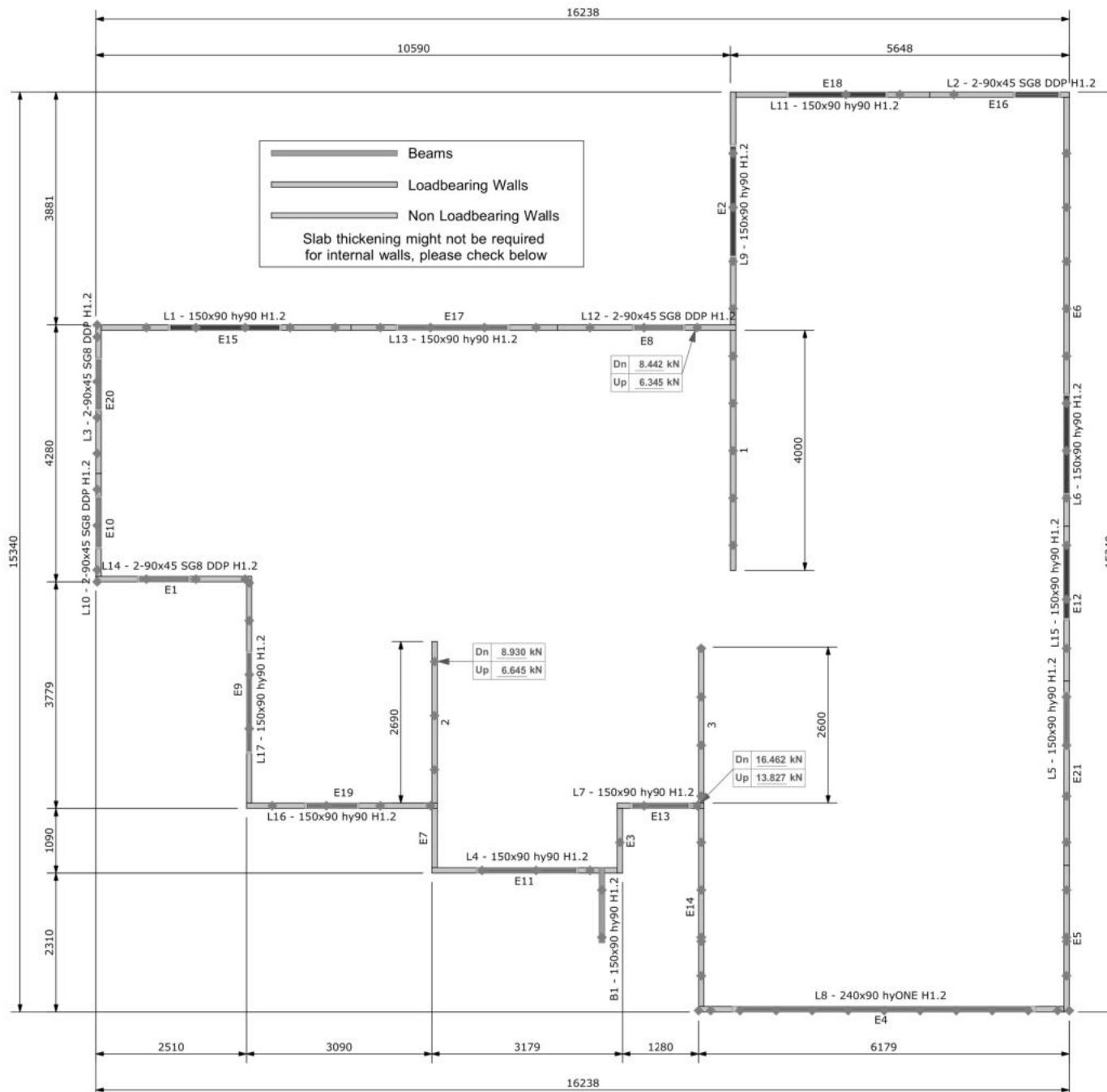
# Buildable Consent Layout



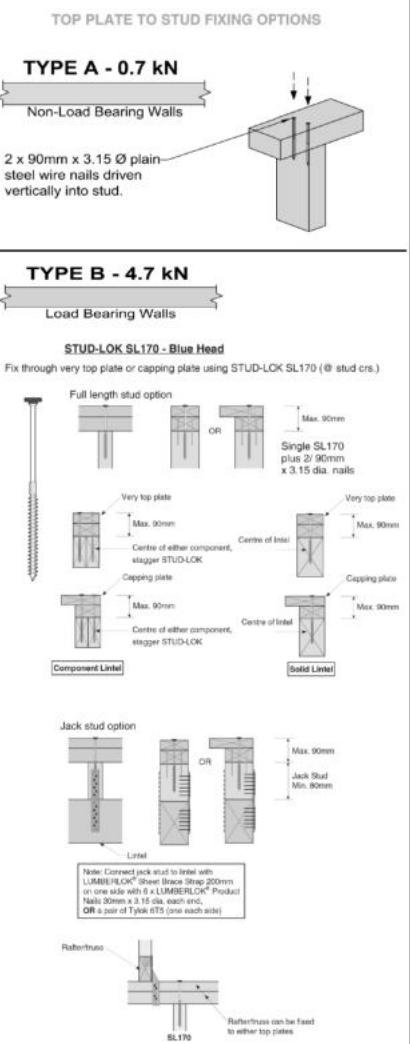
All internal walls shown on this layout are considered to be loadbearing  
Lintel fixing specification remains the responsibility of the architect / draughtsperson

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Lintel Fixings are as per the included reports.



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Customer: TKR Homes Limited   T/A Signature Homes Canterbury	
Job Name: Tan Wilson Lot 6 Karumata Oaks Leeston	
Address: Lot 6 Karumata Oaks Leeston Lot 6 Karumata Oaks Leeston,	

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

If no loads are shown, no thickening is required.

The lintels have been sized using one of the following:

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

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

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These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail is required for construction and to demonstrate compliance with the current NZBC, a specific request should be made for the required detail to be supplied. No liability will be accepted for any detail or construction not covered in these drawings and/or carried out by persons other than the designer producing these documents.

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Job Number: **155166**  
**DESIGN & BUILD**  
Original Plan:  
**TRUSS DESIGN**  
Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 31/01/2024 Scale: NTS @ A3

## CONSENT PLANS

No.	Date:	Reason:
1	06-12-2023	Initial Consent Plans

Sheet No.:  
**27**

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