

# 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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Sheet 2 :	Site Plan
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Sheet 22 :	Plumbing Details
Sheet 23 :	Bathroom Details
Sheet 24 :	Truss Design
Sheet 25 :	Truss Design

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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**Wade Goatley**  
Lot 18, Falcons Landing  
20 Hunt Road, Rolleston

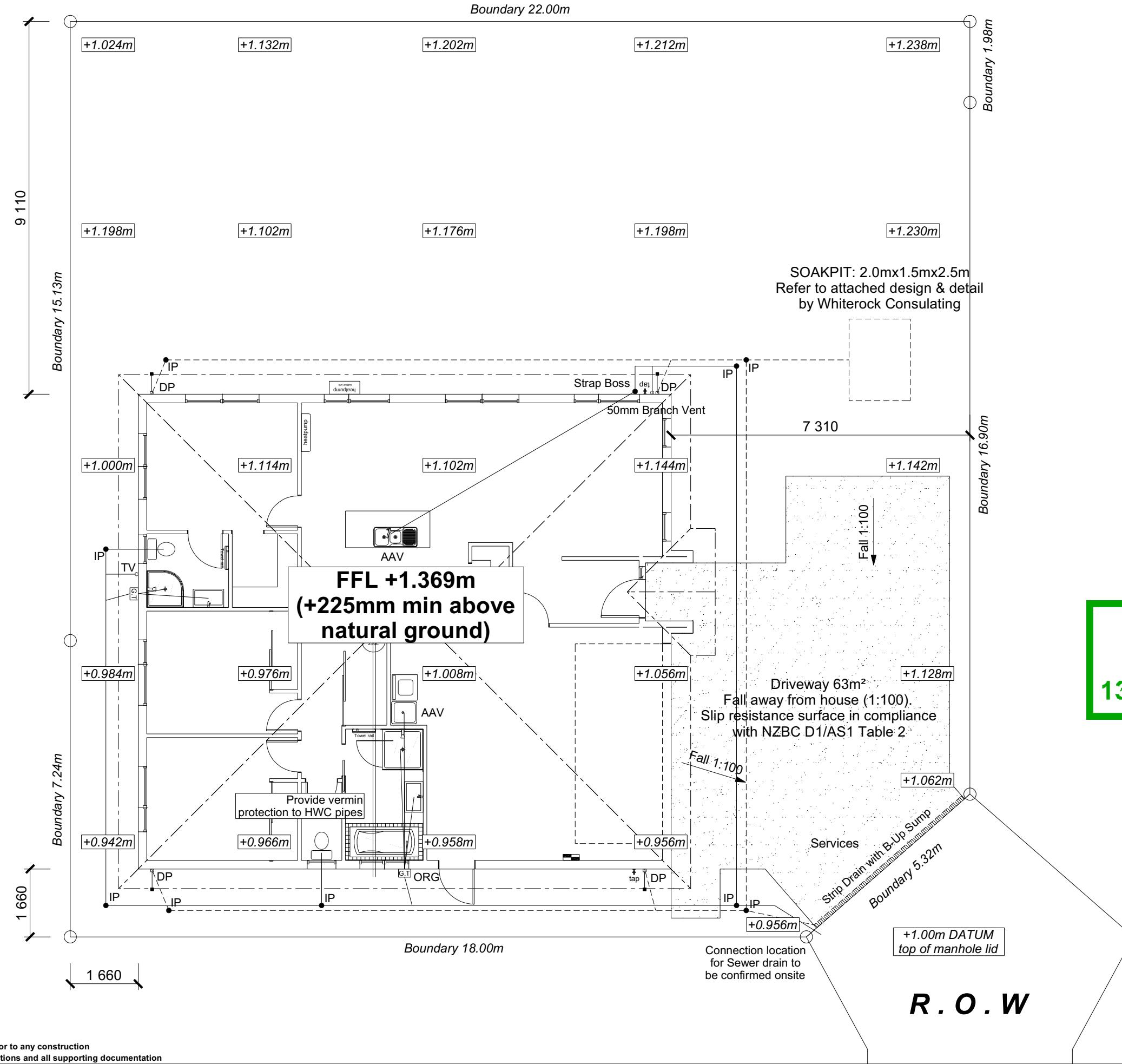
Job Number:  
**196067**  
Original Plan:  
**Dove**  
Sheet Name:  
**COVER PAGE**  
Sales: V Bhatia Drawn: M Glynn QS: W Xian Print Date: 12/03/2024 Scale: @ A3

#### CONSENT PLANS

No.	Date:	Reason:
1	31-01-2024	Initial Consent Plans

Sheet No.: 1

of 25 sheets



<b>SITE INFORMATION</b>	
Site Area :	485m <sup>2</sup>
Floor Area (veneer) :	150.26m <sup>2</sup> / 30.98%
Roof Area :	177.57m <sup>2</sup> / 36.61%
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 Drain uPVC
— Sewer Drain uPVC
DP Downpipe
GT Gully Trap
ORG Overflow Relief Gully
TV Terminal Vent
AAV Air Admittance Valve
IP Inspection Point

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

**Planning Approved**  
**13/03/2024 wendy.green**

**DRAWING NOTES**  
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Refer to attached Specifications for further information.

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Job Number:  
**196067**

Original Plan:  
**Dove**

Sheet Name:  
**SITE PLAN**

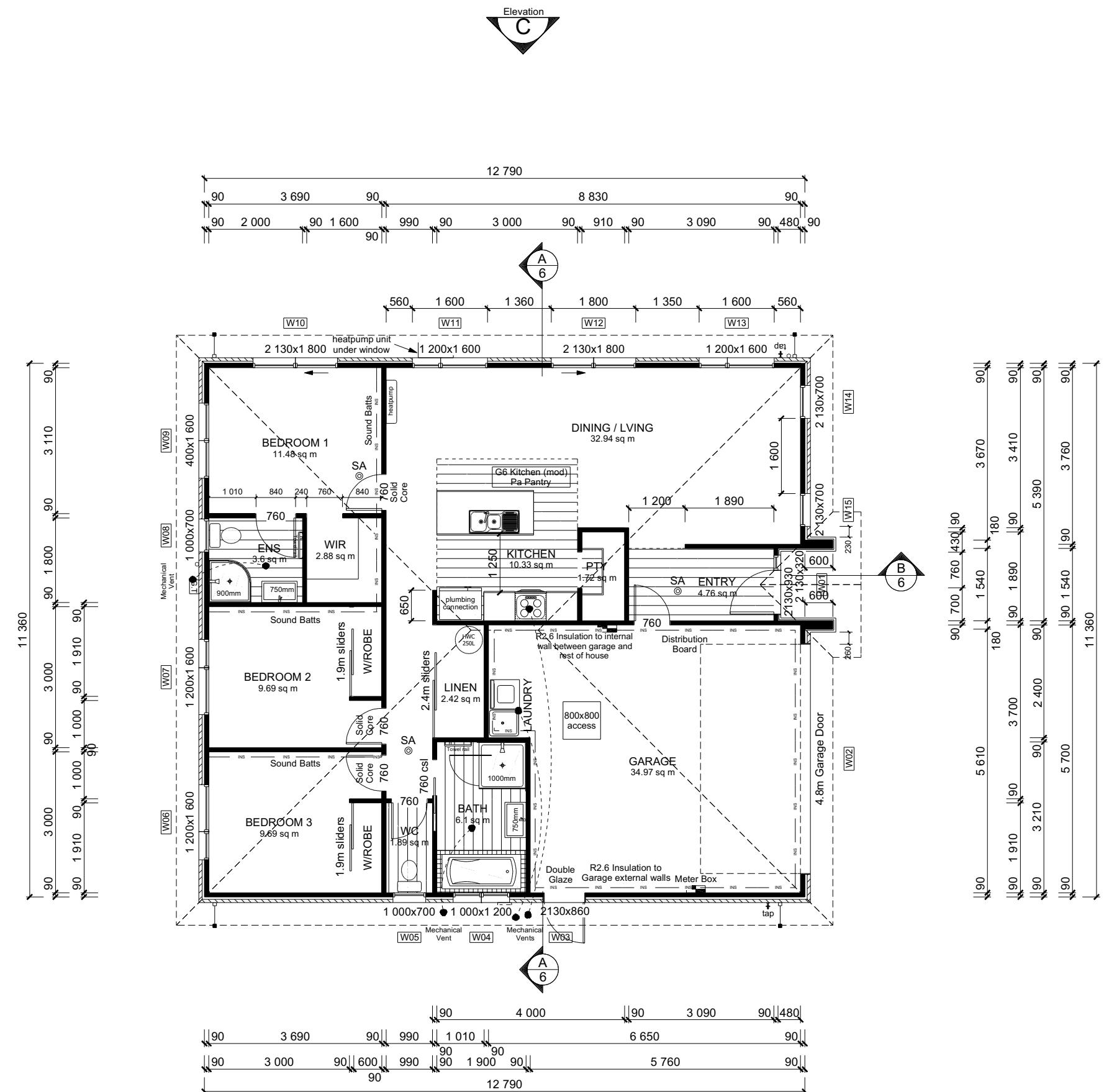
Sales: V Bhatia Drawn: M Glynn QS: W Xian Print Date: 12/03/2024 Scale: 1:150 @ A3

### CONSENT PLANS

No.	Date:	Reason:
1	31-01-2024	Initial Consent Plans

Sheet No.:  
**2**

of 25 sheets



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Lot 18, Falcons Landing  
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Job Number:	Original Plan:	Sheet Name:
<b>196067</b>	<b>Dove</b>	<b>FLOOR PLAN</b>
Sales: <b>V Bhatia</b>	Drawn: <b>M Glynn</b>	QS: <b>W Xian</b>

<b>ROOF &amp; WALL CLADDINGS</b>	
Roof :	25° Corrugate Longrun
Walls :	70 Series Brick Veneer (clay) with a 50mm cavity James Hardie Linea Weatherboards with a 20mm cavity

<b>ROOF &amp; WALL CLADDINGS</b>	
Roof :	25° Corrugate Longrun
Walls :	70 Series Brick Veneer (clay) with a 50mm cavity James Hardie Linea Weatherboards with a 20mm cavity

**DWELLING AREAS**  
Framing Area: 144.63m<sup>2</sup> (Perimeter: 51.84m)  
Veneer Area: 150.26m<sup>2</sup> (Perimeter: 52.56m)  
Roof Area: 177.57m<sup>2</sup> (Perimeter: 54.30m)

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

**FLOOR PLAN NOTES**

Dimensions shown are to the frame,  
GIB thickness not shown.

Mechanical ventilation to comply with G4/AS1

Air Seals to have PEF rod & low expansion foam

All windows and doors centered in room unless  
shown otherwise

Laundering facilities provided complying  
with G2/SA1 1.0

Provide sealant under skirting and paint  
to concrete around tub & W/M fixtures

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

## FLOOR FINISHES

### Carpet & Vinyl

**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 & Back Trim width: 10mm  
LAT02

**WINDOW JOINERY**  
Low-E4 with Argon Gas Double glazed  
Aluminium frame (In-line) 100mm

**INTERNAL TRIMS**  
Scotia: 55mm GIB Coving (excluding garage)  
Skirting: 90x12mm Pine, single bevel edge  
Architrave: N/A

**SHELVING**  
Shelf & Rails to all wardrobes  
4 shelves to 1 in sunboard.

### **DRAWING NOTES**

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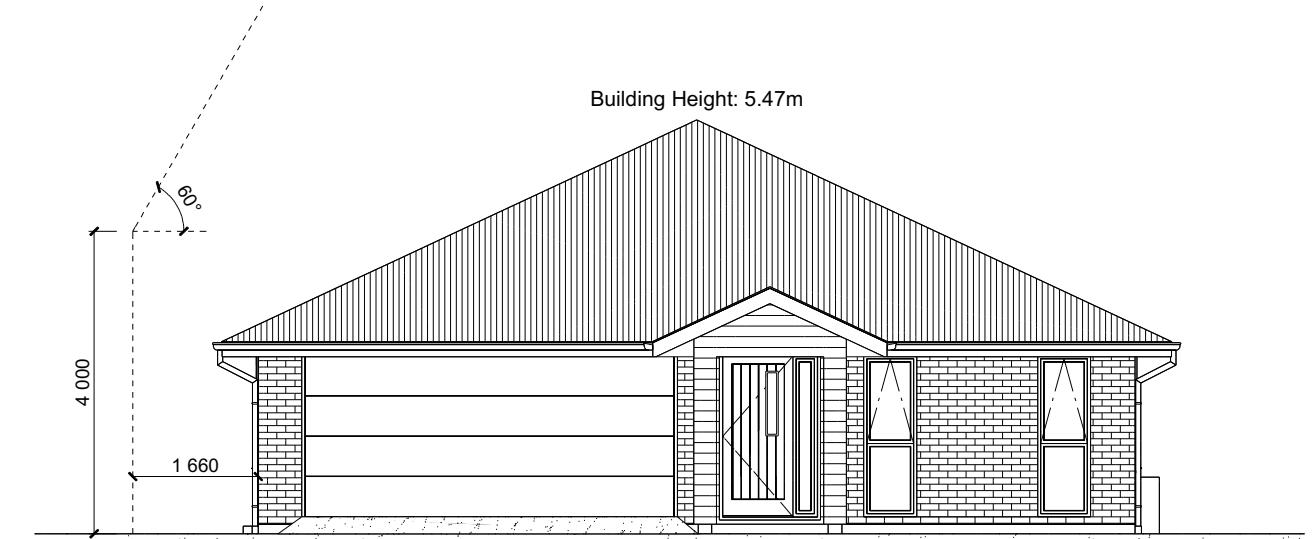
<b>CONSENT PLANS</b>		Sheet No.:
024	Reason: Initial Consent Plans	<b>3</b>
		of 25 sheets

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



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	Medium	1
Decks & Balconies	Low	0
Total		3



ELEVATION B

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Job Number:  
**196067**

Original Plan:	<b>Dove</b>	Sheet Name:	<b>ELEVATIONS</b>
Sales:	M Glynn	QS:	W Xian
Drawn:		Print Date:	12/03/2024
		Scale:	1:100 @ A3

ROOF & WALL CLADDINGS		
Roof:	25° Corrugate Longrun	
Walls:	70 Series Brick Veneer (clay)	
	with a 50mm cavity	
	James Hardie Linea Weatherboards	
	with a 20mm cavity	

ELEVATION LEGEND		
SS	Safety Stays	
SG	Safety Glass	
TV	Terminal Vent	

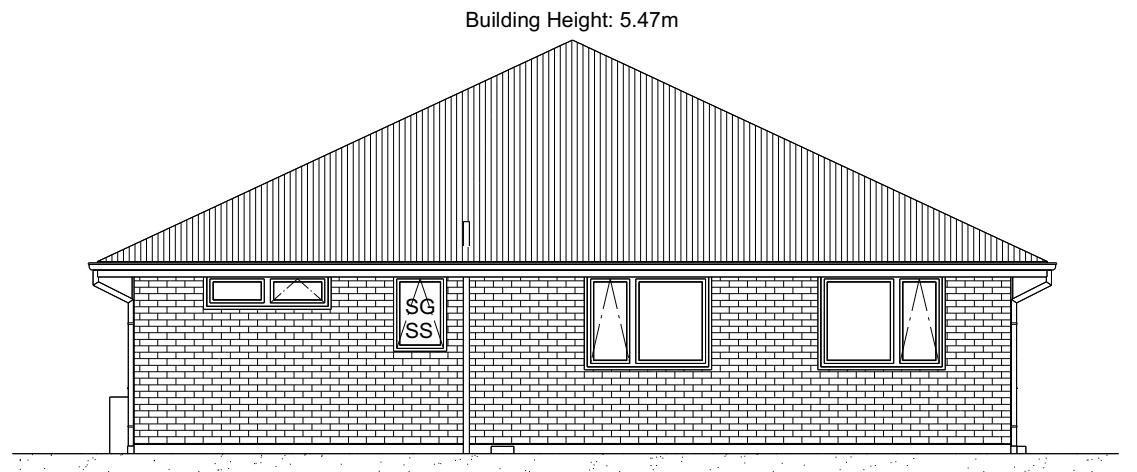
ELEVATION NOTES		
Gutter :	Coloured Steel Quad Gutter	
Fascia :	Coloured Steel 185 Fascia	
Downpipes :	Colorsteel Rectangular 75x55mm	
Soffits :	Hardiflex 4.5mm	
Joinery :	Low-E double glazed Aluminium	
All egress points to have a maximum step down of 190mm.		
Access routes to have slip resistance surface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

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	Medium	1
Decks & Balconies	Low	0
Total		3



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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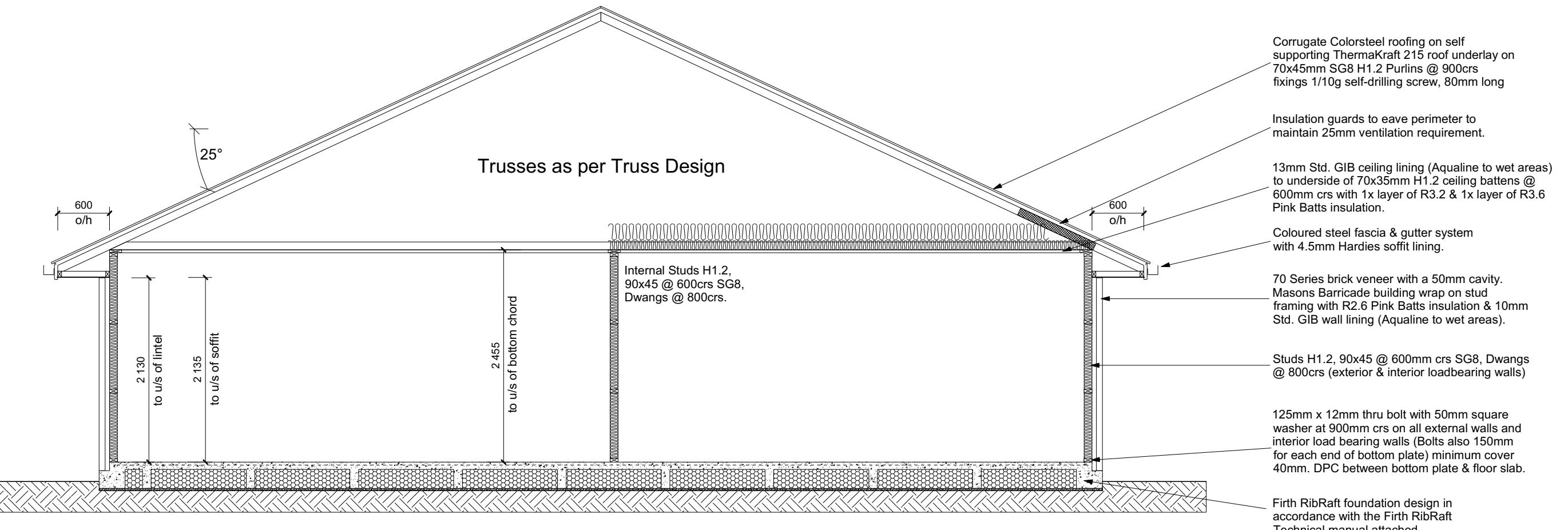
Job Number:  
**196067**  
Original Plan:  
**Dove**  
Sheet Name:  
**ELEVATIONS**  
Sales: V Bhatia Drawn: M Glynn QS: W Xian Print Date: 12/03/2024 Scale: 1:100 @ A3

**ROOF & WALL CLADDINGS**  
Roof : 25° Corrugate Longrun  
Walls : 70 Series Brick Veneer (clay)  
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 Aluminium  
All egress points to have a maximum step down of 190mm.  
Access routes to have slip resistance surface in compliance with NZBC D1/AS1 Table 2 and to have a 1:100 fall away from the building

Sheet No.:  
**5**  
of 25 sheets

**CROSS SECTION A-A**

<b>ROOF &amp; WALL CLADDINGS</b>
Roof : 25° Corrugate Longrun
Walls : 70 Series Brick Veneer (clay) 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 Aluminium

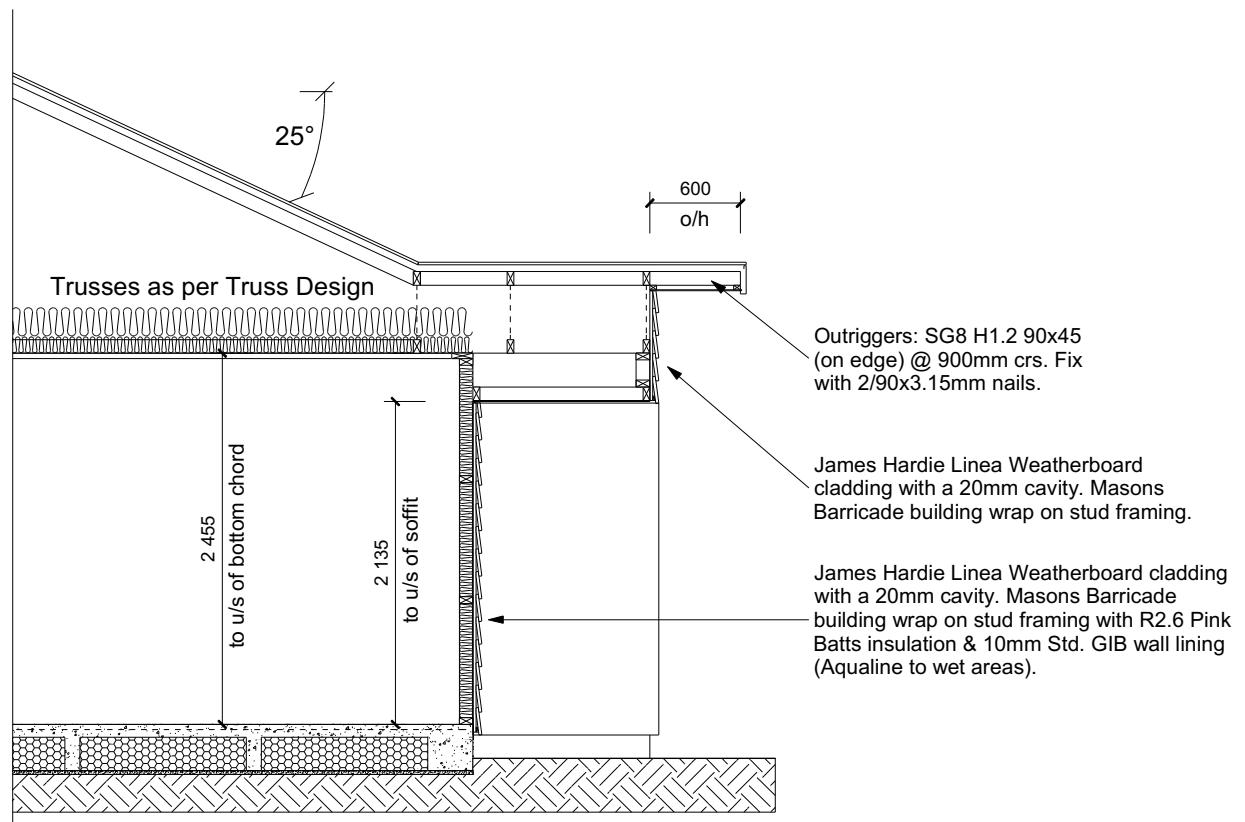
**INSULATION**  
Ceiling: Pink Batts R3.2 + R3.6 Ceiling Batts  
Wall: Pink Batts R 2.6 Wall Batts

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**CROSS SECTION B**

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Job Number:  
**196067**

Original Plan:  
**Dove**

Sheet Name:  
**CROSS SECTIONS**

Sales: **V Bhatia** Drawn: **M Glynn** QS: **W Xian** Print Date: **12/03/2024** Scale: **1:50 @ A3**

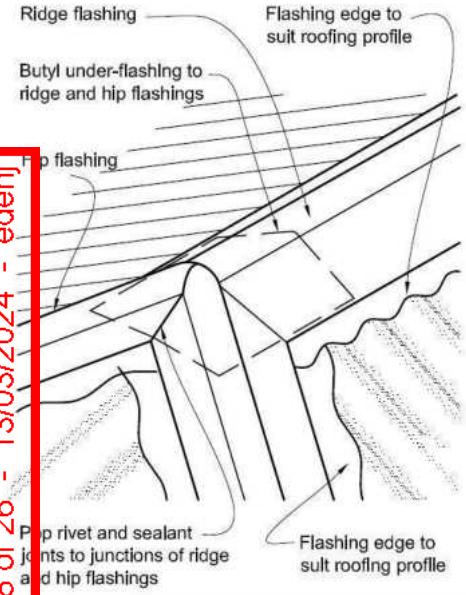
**CONSENT PLANS**

No.	Date:	Reason:
1	31-01-2024	Initial Consent Plans

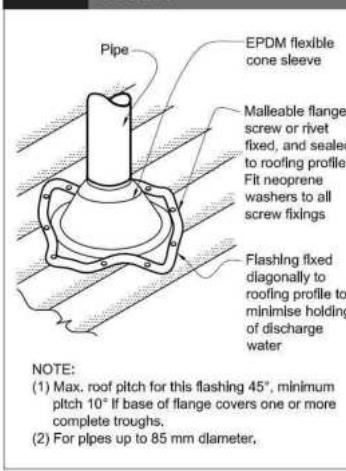
Sheet No.:  
**6**  
of 25 sheets

**Figure 43:** Ridge to hip flashings  
Paragraphs 8.4.11 and 8.4.12

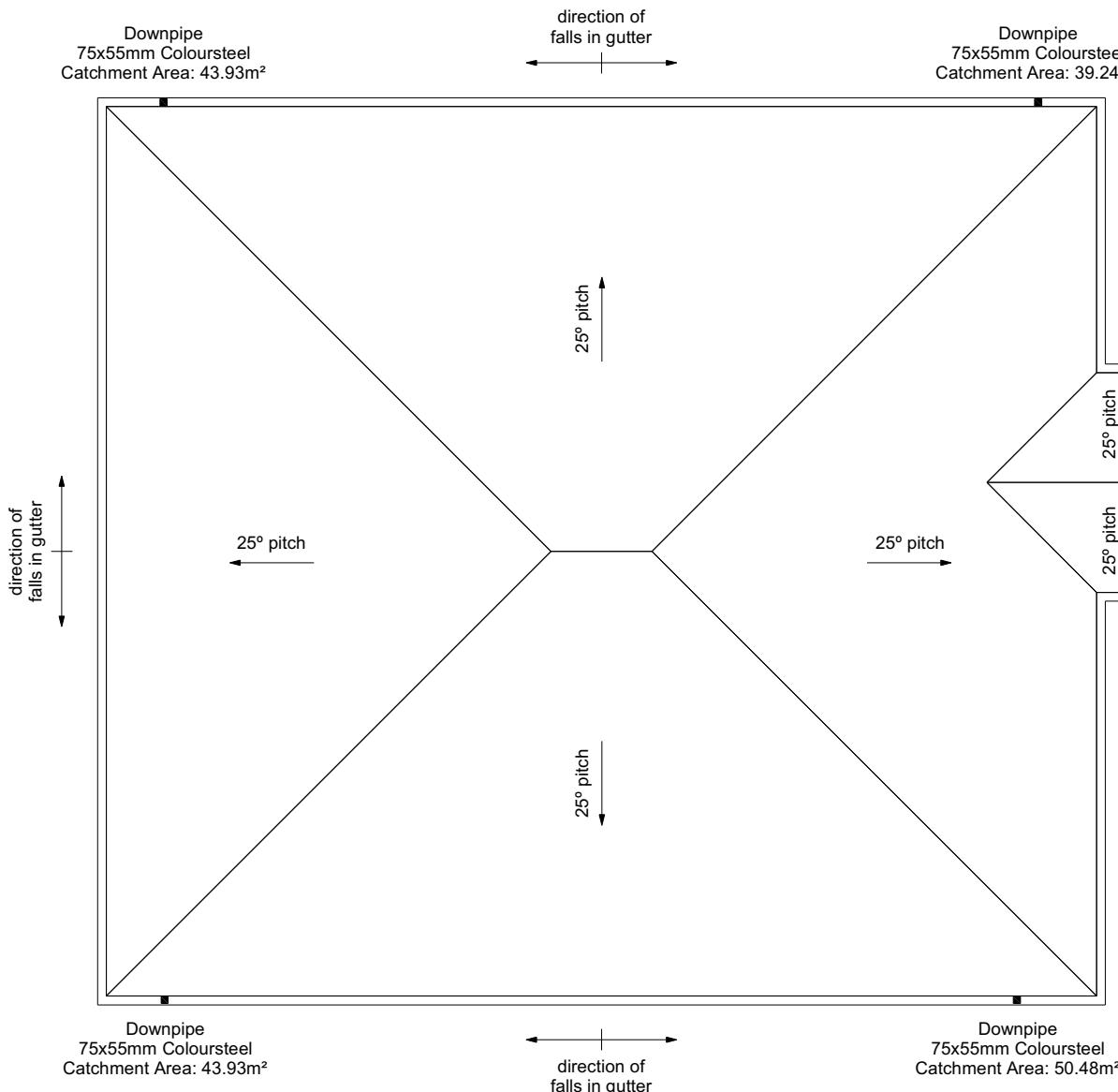
**NOTE:** *Flashing* cover varies according to wind zone - refer Table 7.  
For other ridge to hip flashings refer to New Zealand Metal Roofing and Wall Cladding Code of Practice.



**Figure 53: Flashing for small pipes**  
Paragraphs 8.3.10, 8.4.17, 9.6.8,  
and 9.6.9.6



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Lot 18, Falcons Landing  
20 Hunt Road, Rolleston

Job Number: <b>196067</b>	Original Plan: <b>Dove</b>	Sheet Name: <b>ROOF PLAN</b>
ales: <b>Bhatia</b>	Drawn: <b>M Glynn</b>	QS: <b>W Xian</b>

## **ROOF CLADDING**

**Roofing :** 25° Corrugate Colorsteel  
**Purlins :** 70x45 SG8 H1.2 @ 900crs, fixings  
1/10g self-drilling screw, 80mm long.  
End span of purlins to be 600crs  
as per E2 Table 11.

## ROOF PLAN NOTES

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

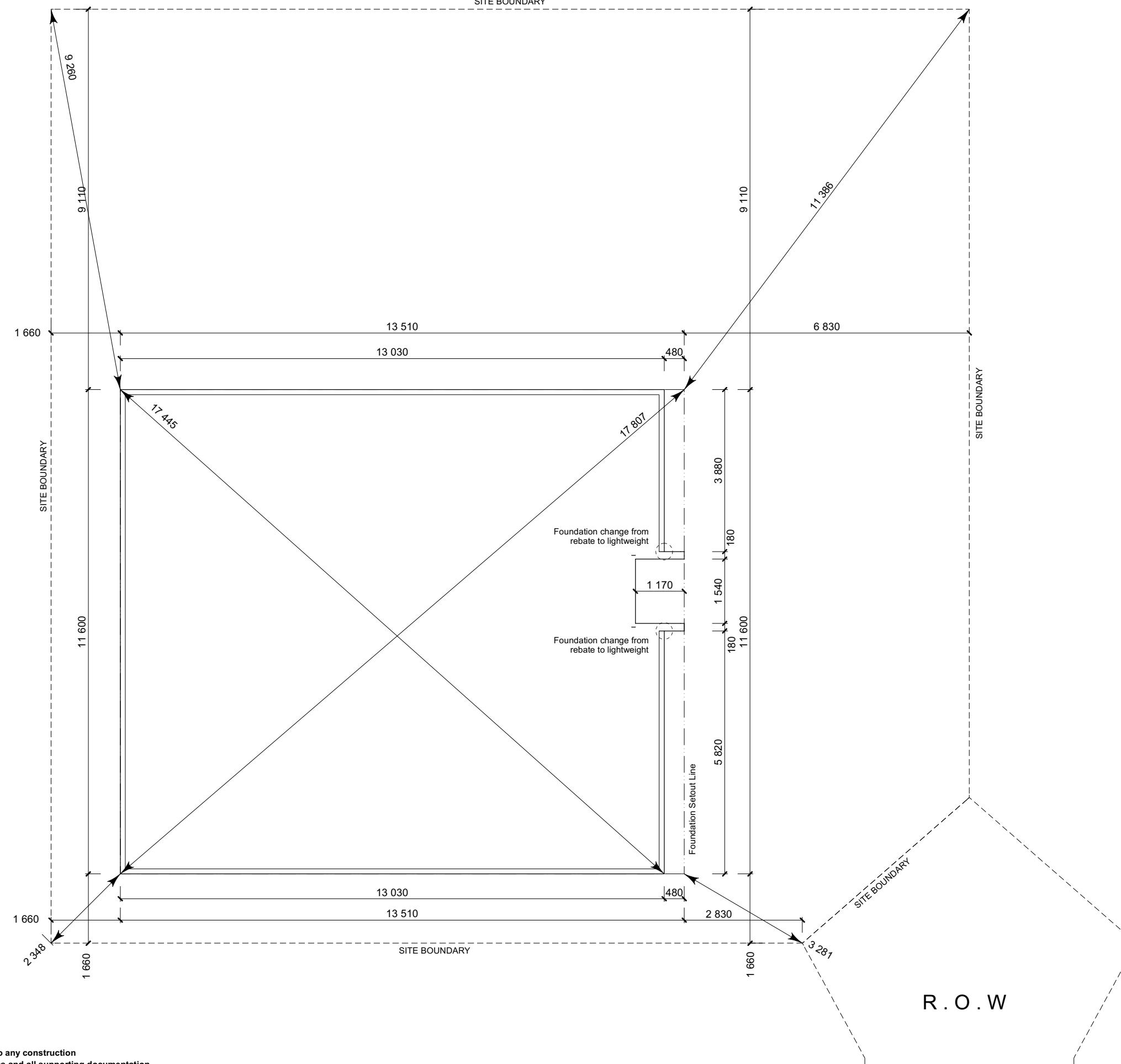
Underlay: Thermakraft 215 roof underlay

Downpipes: 75x55 Rectangle Colorsteel  
As per NZBC E1/AS1 Table 5 75x55  
down pipes can collect up to 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.

**7**  
of 25 sheets



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Job Number  
**19606**

67

Original Plan:  
*Dove*

**Sheet Name:**

# **SETOUT DIMENSIONS**

## **CONSENT PLANS**

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Job Number:	Original Plan:	Sheet Name:
<b>196067</b>	<b>Dove</b>	<b>FOUNDATION PLAN</b>
Sales: V Bhatia	Drawn: M Glynn	QS: W Xian
		Print Date: <b>12/03/2024</b>
		Scale: <b>1:100</b> @ A3

**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

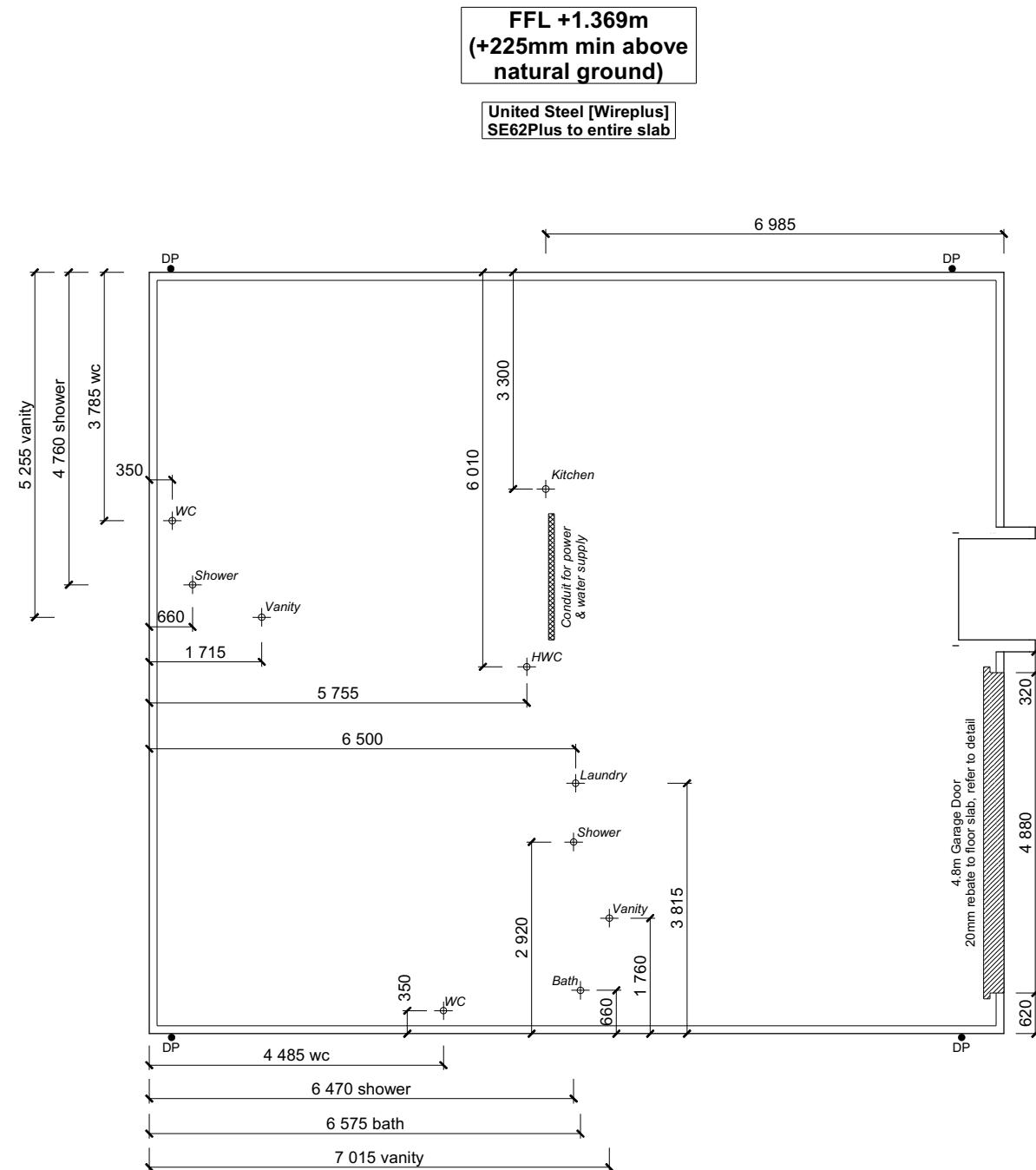
Refer to Truss design for exact location of slab thickenings

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.

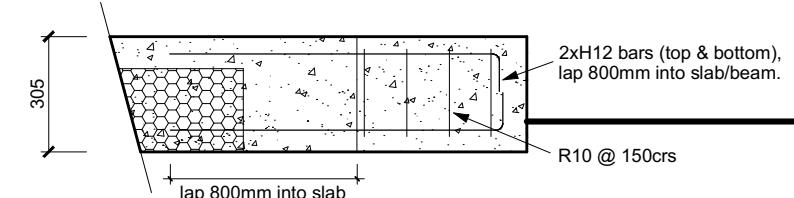
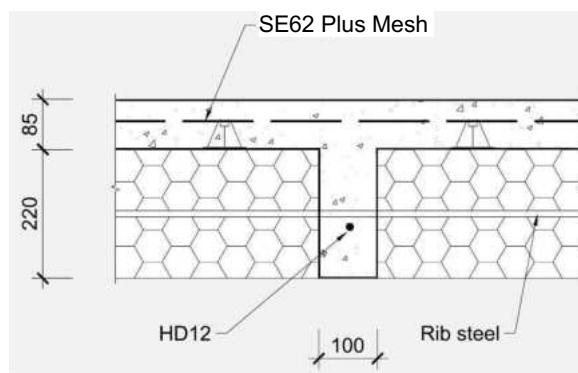
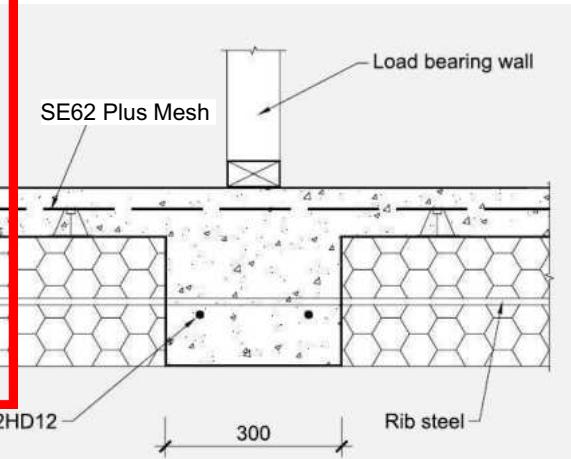
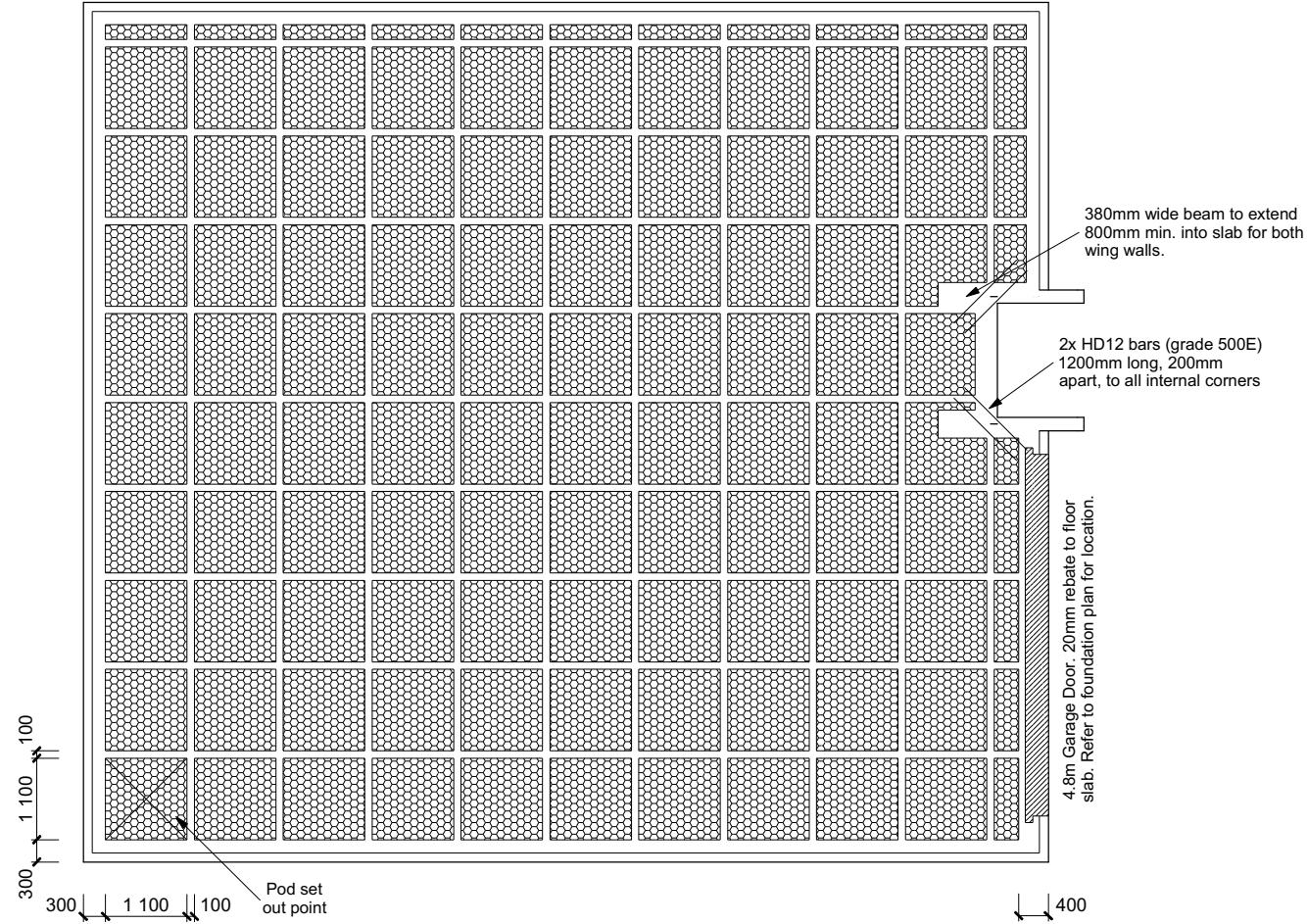
These foundations are design to the findings and recommendations in the site specific Geotech report.

<b>AREA TO PERIMETER RATIO</b>	
Foundation Area:	150.26m <sup>2</sup>
Perimeter:	52.56m
Ratio:	2.86

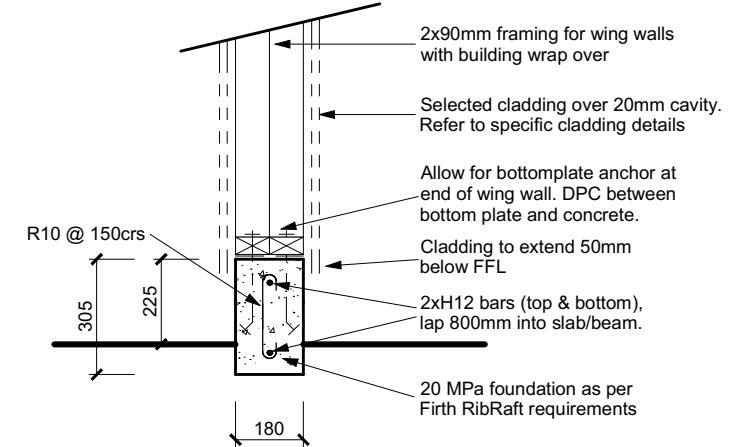


**United Steel [Wireplus]  
SE62Plus to entire slab**

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



# Wing Wall Reinforcing Scale 1:20



# **Wing Wall Foundation Scale 1:20**

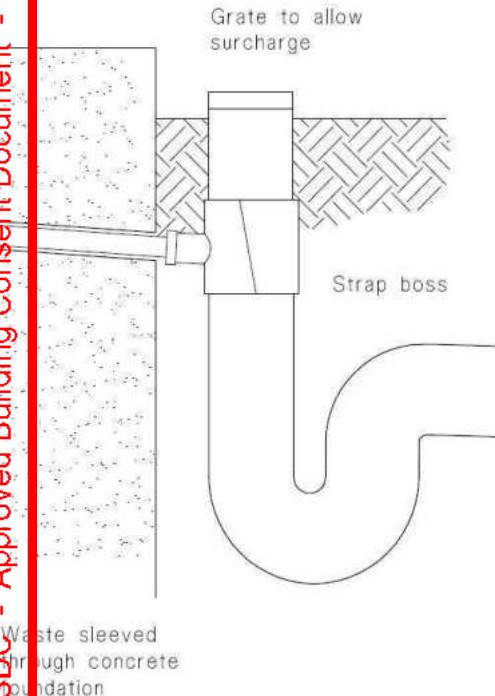
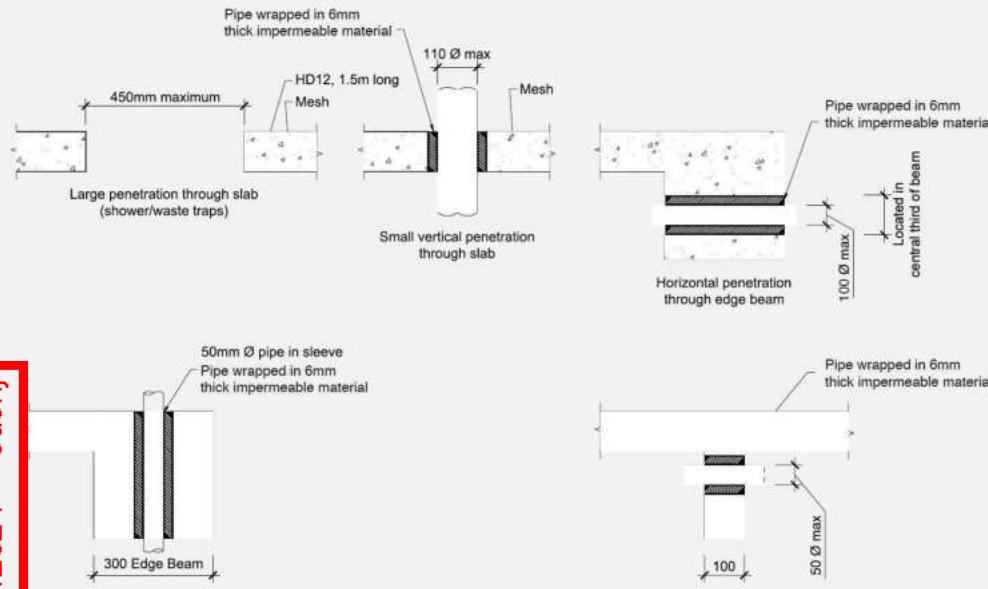
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Wade Goatley



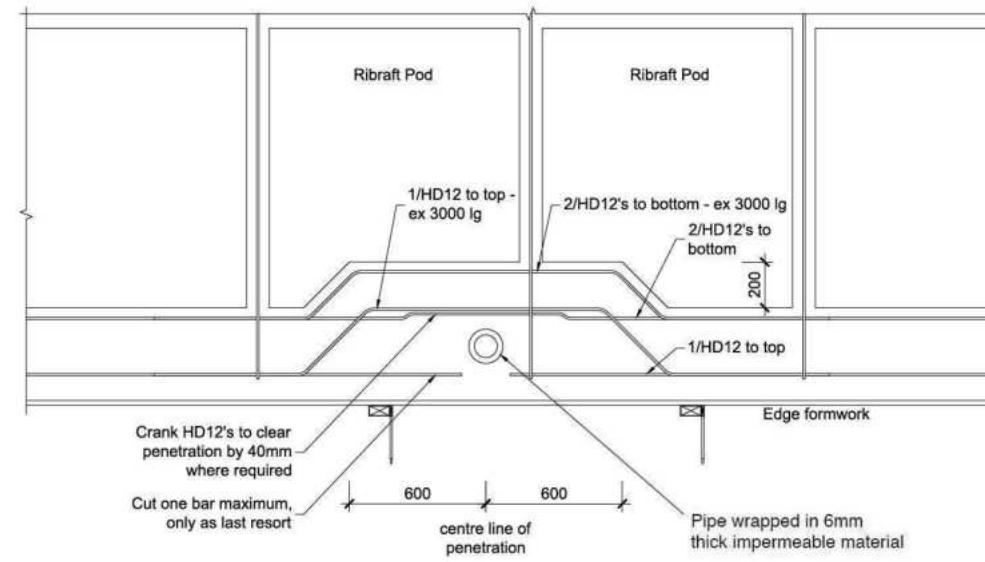
**c) Strap boss to riser**

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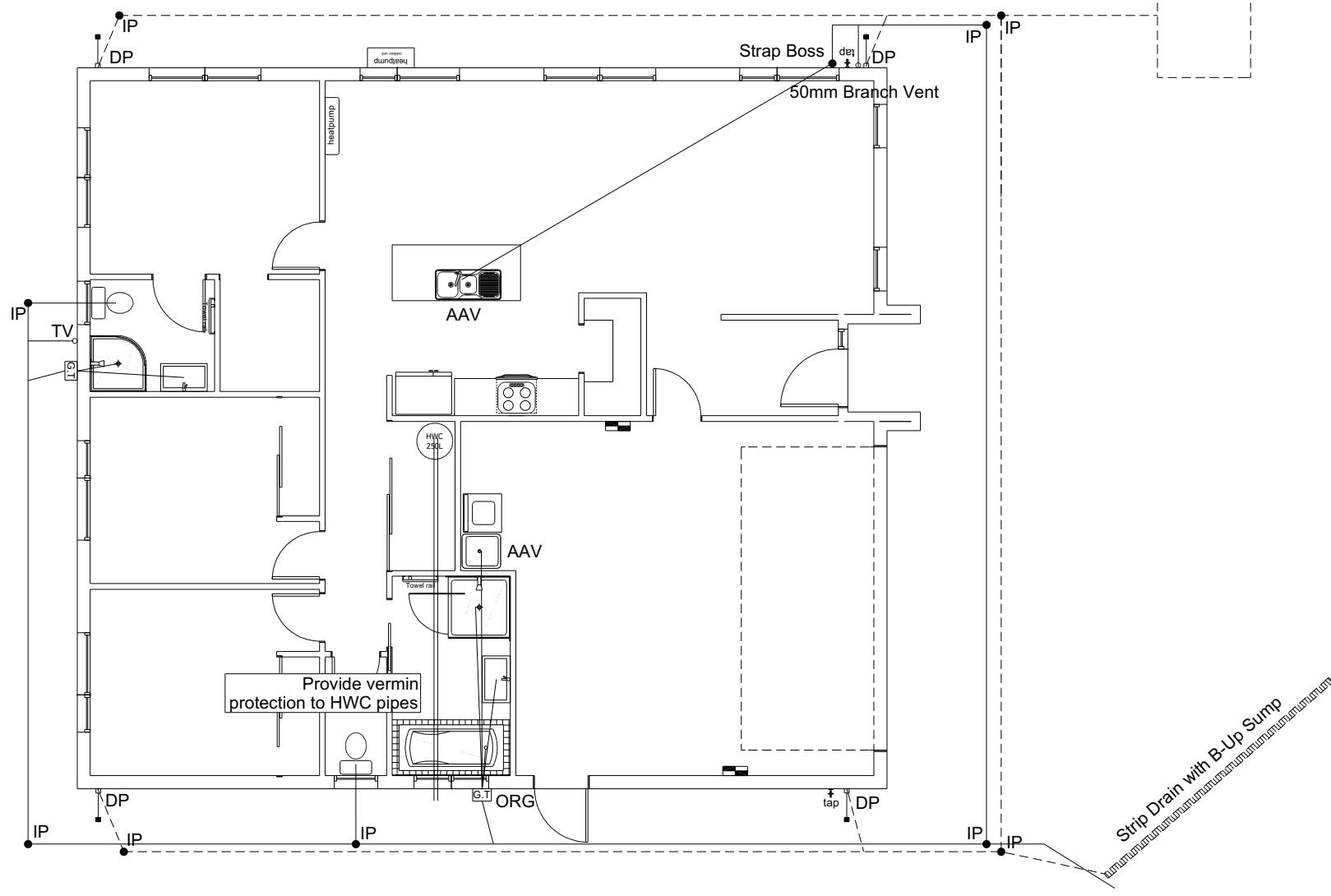
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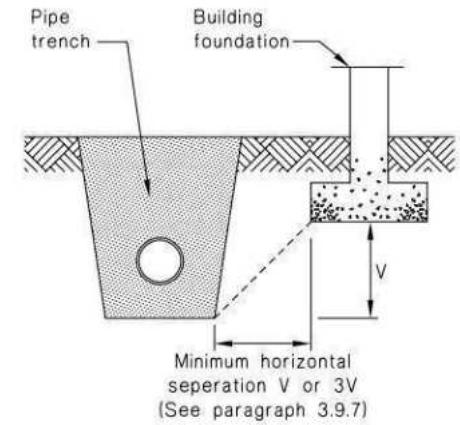
**SOAKPIT: 2.0mx1.5mx2.5m**  
Refer to attached design & detail  
by Whiterock Consulating

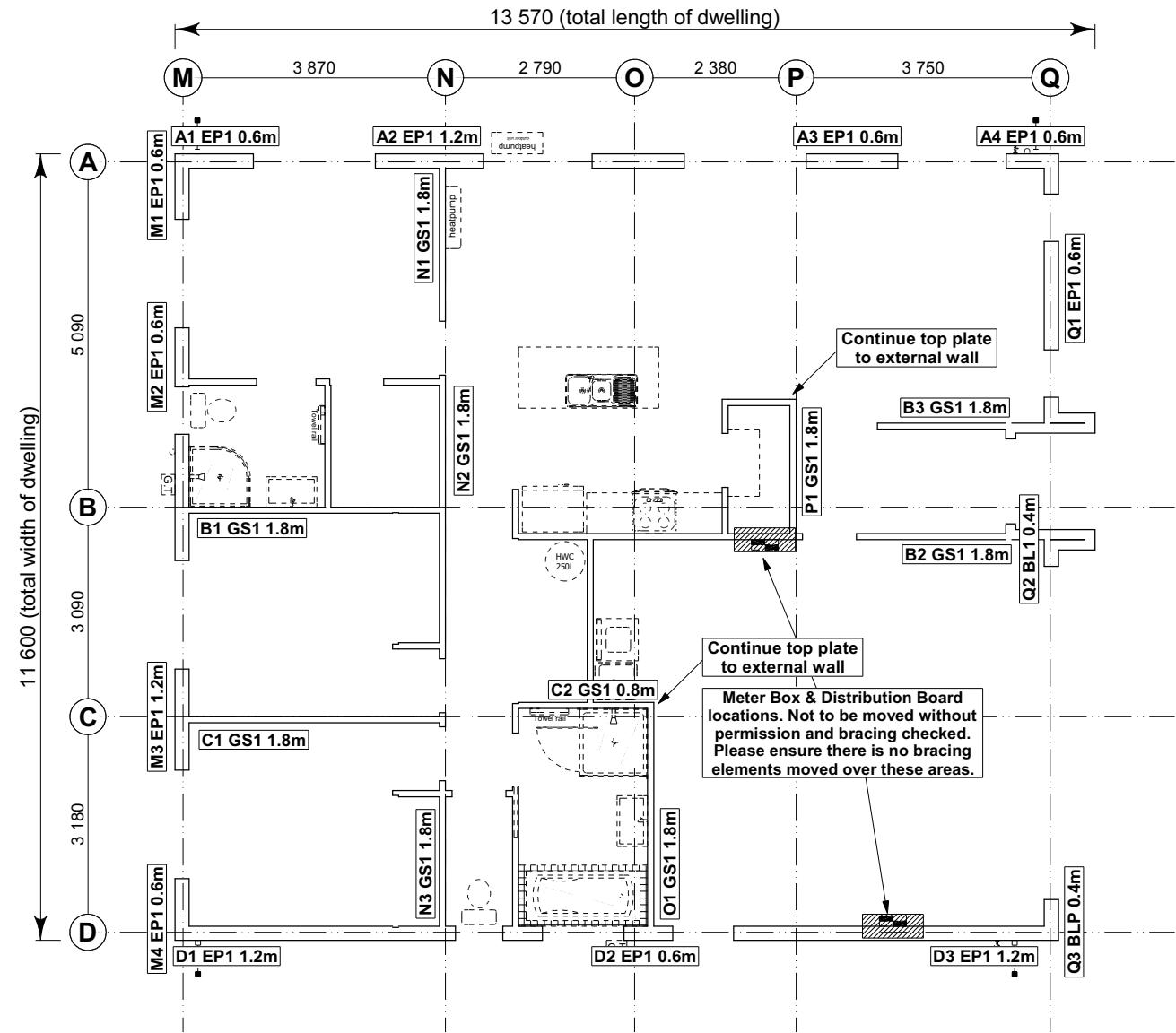
Plumbing Schedule	NZBC G13	
Kitchen		
Sink:	Ø50mm @1:40	(3 discharge units)
Bathrooms		
Vanity:	Ø40mm @ 1:40	(1 discharge units per basin)
Shower:	Ø40mm @1:40	(2 discharge units)
Bath:	Ø40mm @1:40	(4 discharge units)
WC:	Ø100mm @1:40	(4 discharge units)
Laundry Sink:	Ø40mm @1:30	(5 discharge units)
Drainage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

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



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





- 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
M1 GS1 1.8m	Brace Type
A1 EP1 0.6m	Brace Number

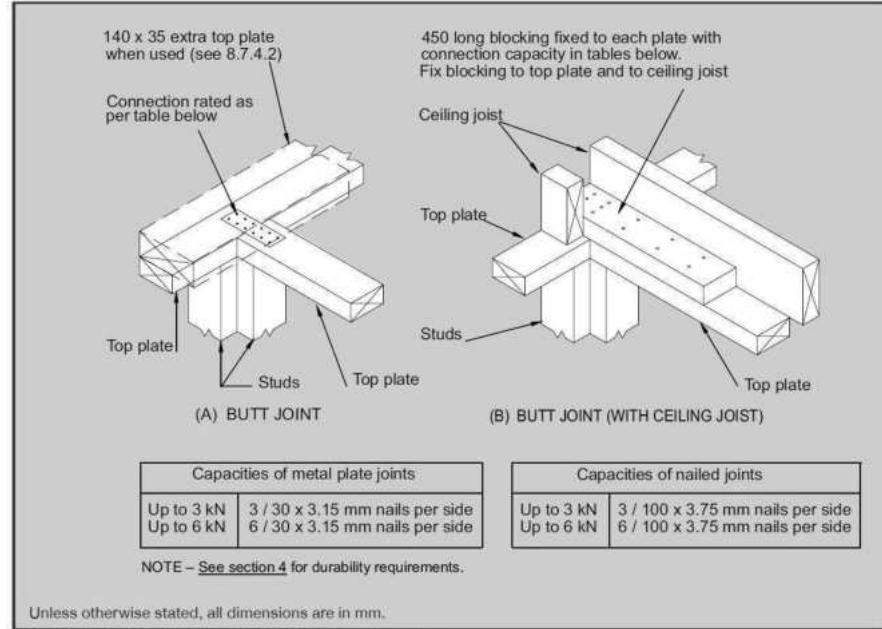


Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

**Single Level Along Resistance Sheet**

Job Name: Wade Goatley

Wind EQ

Demand

682 902

Achieved

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	1293	1316
A	1	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	3	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	4	0.60		2.4	EP1 0.6	Ecopy®	57	63		
							402 OK	450 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	0.80		2.4	GS1-N	GIB®	49	47		
							173 OK	155 OK		
D	1	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	2	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	3	1.20		2.4	EP1 1.2	Ecopy®	144	162		
							345 OK	387 OK		

**Single Level Across Resistance Sheet**

Job Name: Wade Goatley

Wind EQ

Demand

918 902

Achieved

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	1164	1147
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									124 OK
P	1	1.80		2.4	GS1-N	GIB®	124	108		
	2									124 OK
Q	1	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	2	0.40		2.4	BL1-H	GIB®	36	40		
	3	0.40		2.4	BLP-H	GIB®	48	54		
									228 OK	256 OK

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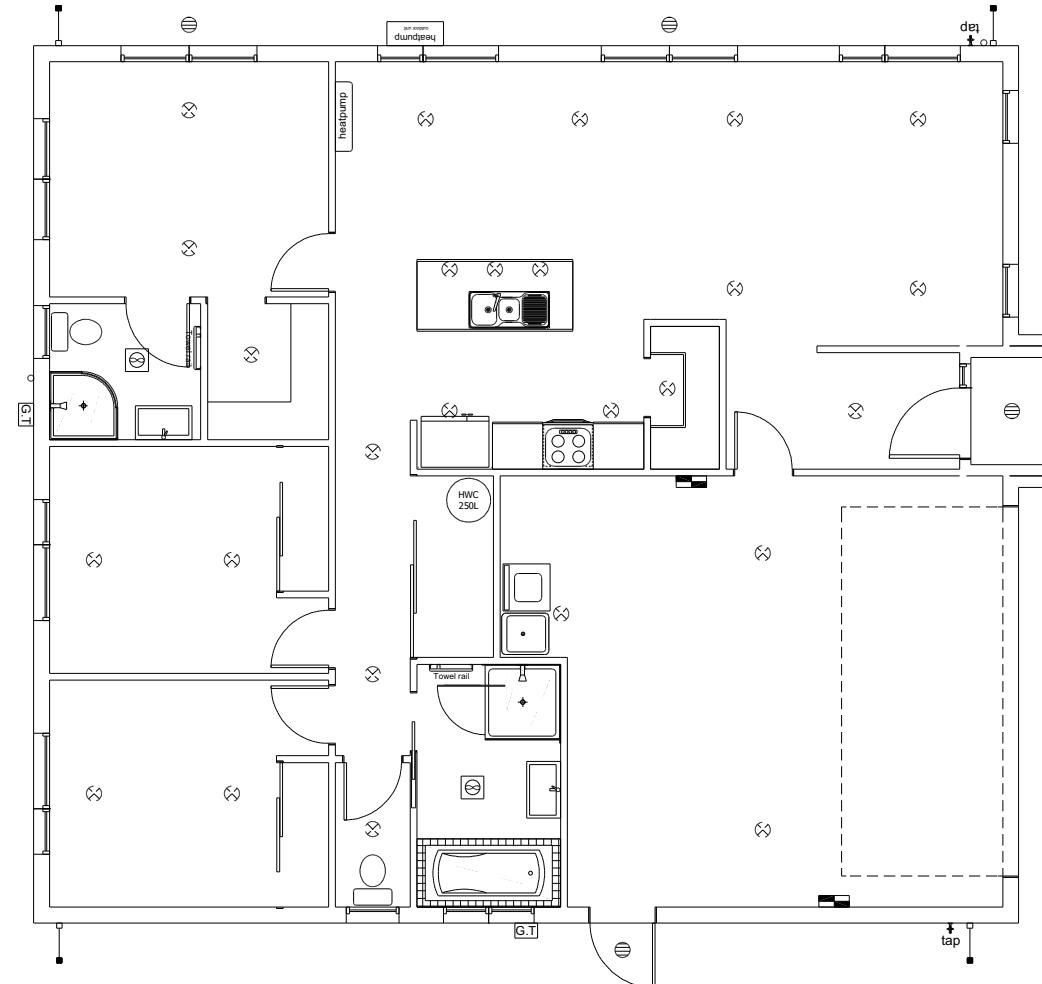
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Wade Goatley  
Lot 18, Falcons Landing  
20 Hunt Road, Rolleston

Job Number: 196067  
Original Plan: Dove  
Sheet Name: BRACING PLAN  
Sales: V Bhatia Drawn: M Glynn QS: W Xian Print Date: 12/03/2024 Scale: 1:100 @ A3

**CONSENT PLANS**  
No. Date: Reason:  
1 31-01-2024 Initial Consent Plans

Sheet No.: 12  
of 25 sheets



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

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

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**Wade Goatley**  
Lot 18, Falcons Landing  
20 Hunt Road, Rolleston

Job Number:  
**196067**

Original Plan:  
**Dove**

Sheet Name:  
**LIGHTING PLAN**

Sales: V Bhatia	Drawn: M Glynn	QS: W Xian	Print Date: 12/03/2024	Scale: 1:100 @ A3
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### CONSENT PLANS

No.	Date:	Reason:
1	31-01-2024	Initial Consent Plans

Sheet No.: **13**

of 25 sheets

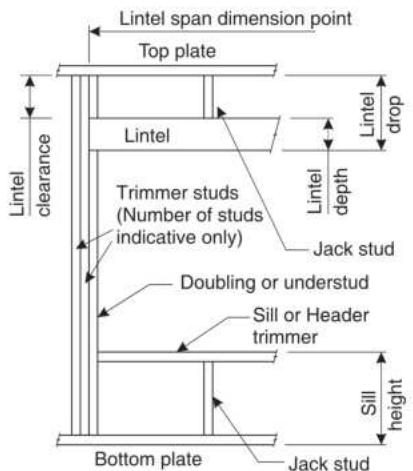
# LINTEL FIXING SCHEDULE

## ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12

### NZS 3604:2011

**NOTE:**

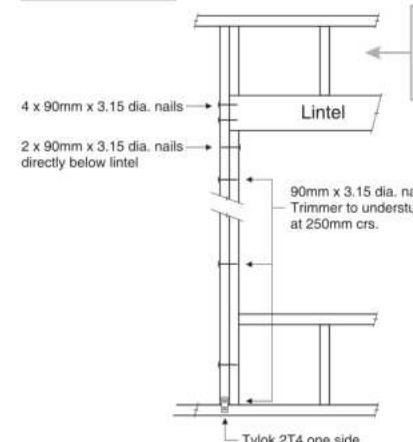
- All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20kPa.
- Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- These fixings assume the correct choice of rafter/truss to top plate connections have been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

**DEFINITIONS**


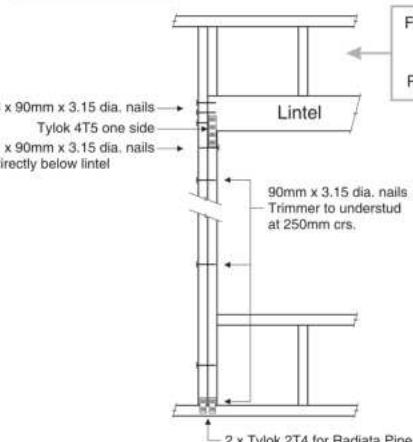
Roof Tributary Area	Light Roof			Heavy Roof		
	Wind Zone			Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6m <sup>2</sup>	G	G	H	G	G	H
11.6m <sup>2</sup>	G	H	H	G	G	H
12.1m <sup>2</sup>	G	H	H	G	H	H
15.3m <sup>2</sup>	H	H	-	G	H	H
19.1m <sup>2</sup>	H	-	-	G	H	-
20.9m <sup>2</sup>	H	-	-	H	H	-
21.8m <sup>2</sup>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

**NOTES:**

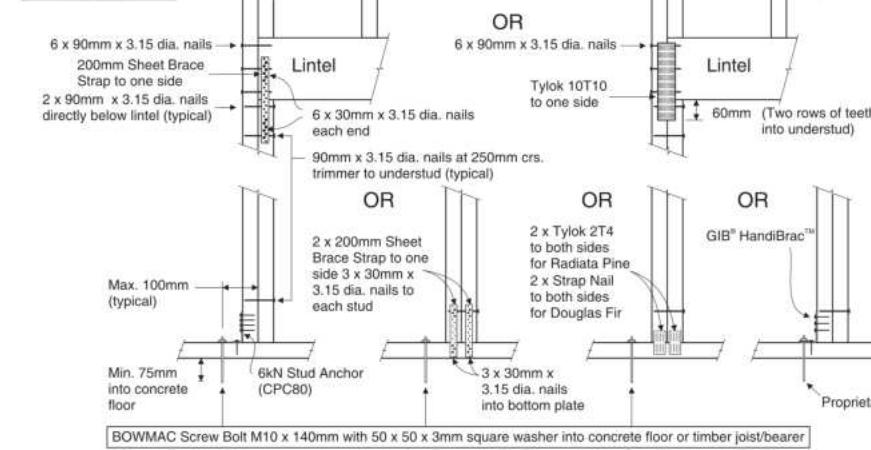
- Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
- Assumed girder truss is at mid-span or middle third span of lintel
- Use similar fixings for both ends of lintel
- All other cases require specific engineering design

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


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

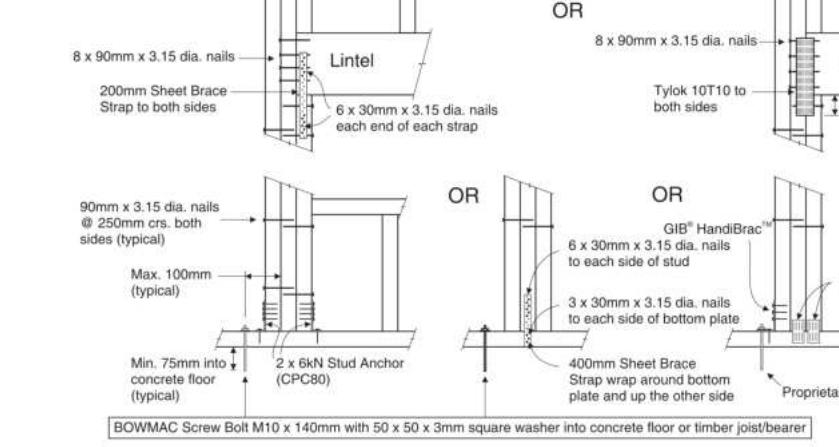
**TYPE F  
4.0kN**


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

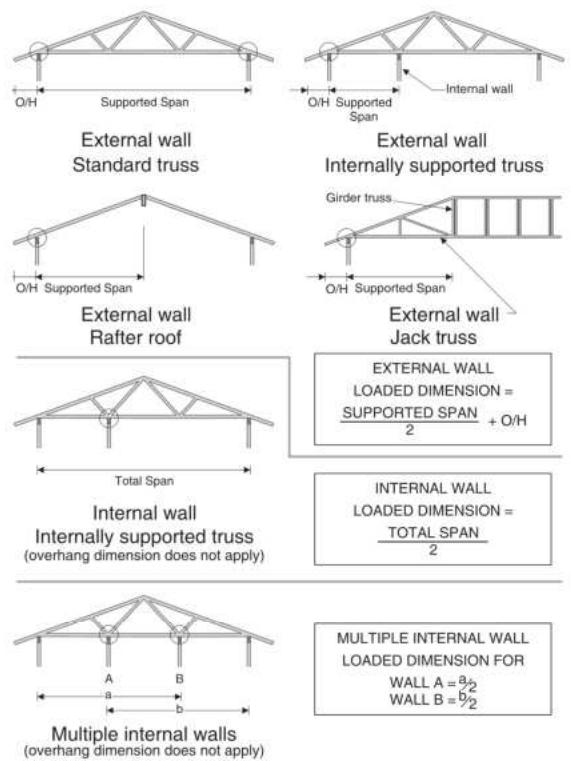
# STUD TO TOP PLATE FIXING SCHEDULE

## 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

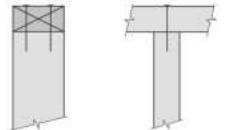
(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)  
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

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.

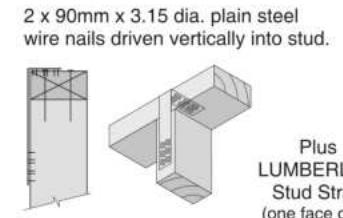


#### FIXING TYPE B 4.7kN

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

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

Plus LUMBERLOK 6kN Stud Anchor (CPC80)  
Recommended for internal wall options to avoid lining issues



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

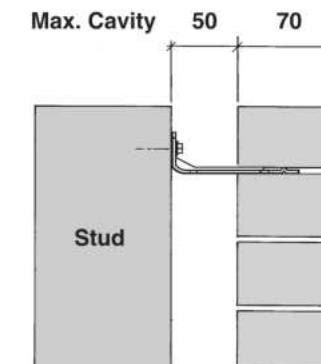
Plus LUMBERLOK Stud Strap (one face only)



SCAN FOR  
INSTALLATION  
VIDEO

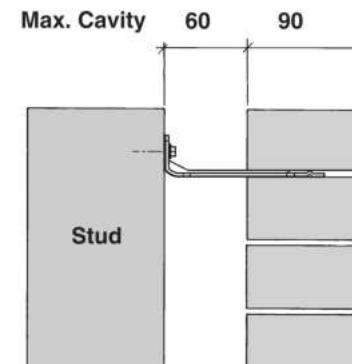
<https://vimeo.com/117353604>

### 70 SERIES BRICK



Screw Tie Short  
(85mm)

### 90 SERIES BRICK



Screw Tie Long  
(105mm)

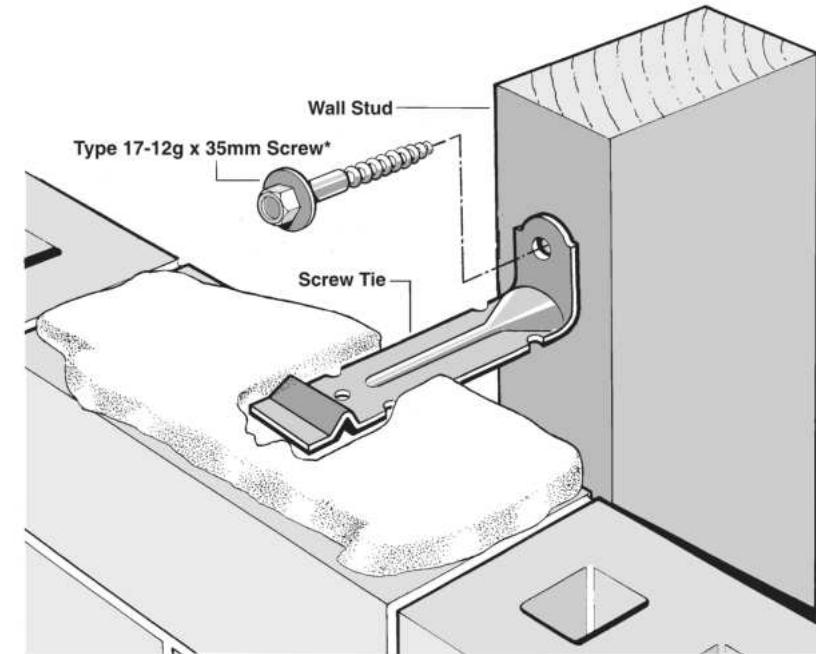
- ★ All brick work must be constructed in accordance with NZS 4210:2001 Masonry Construction: Materials and Workmanship. Screw Ties must be applied accordingly and are not to be hammered into timber framing.
- ★ Water shedding shoulder prevents transfer of the moisture from tie to building.
- ★ Nail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

All dimensions are to be checked and confirmed prior to any construction

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**Wade Goatley**  
Lot 18, Falcons Landing  
20 Hunt Road, Rolleston

Job Number:  
**196067**  
Original Plan:  
**Dove**  
Sheet Name:  
**FRAMING DETAILS**  
Sales: **V Bhatia** Drawn: **M Glynn** QS: **W Xian** Print Date: **12/03/2024** Scale: **NTS @ A3**

### CONSENT PLANS

No.	Date:	Reason:
1	31-01-2024	Initial Consent Plans

Sheet No.:  
**15**

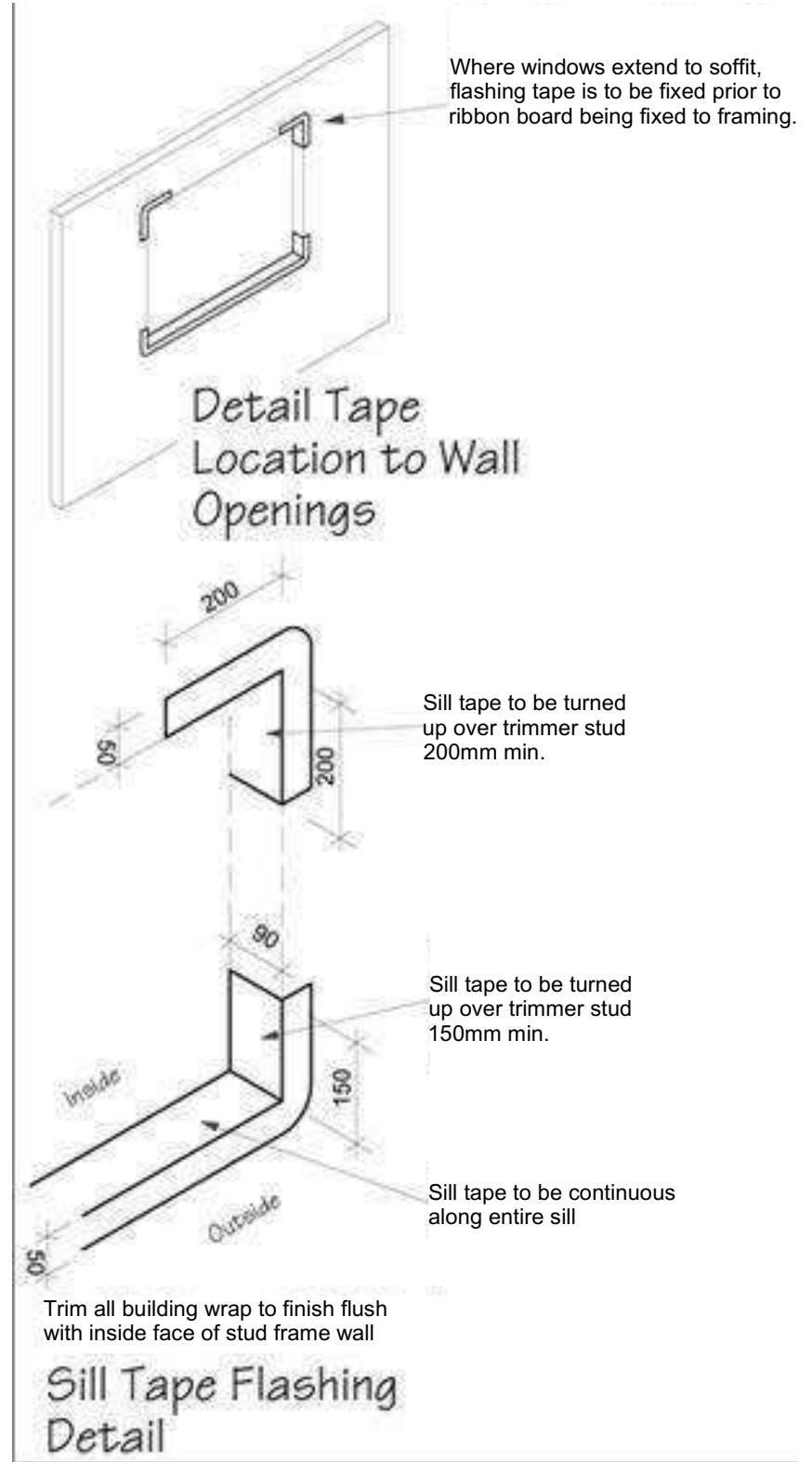
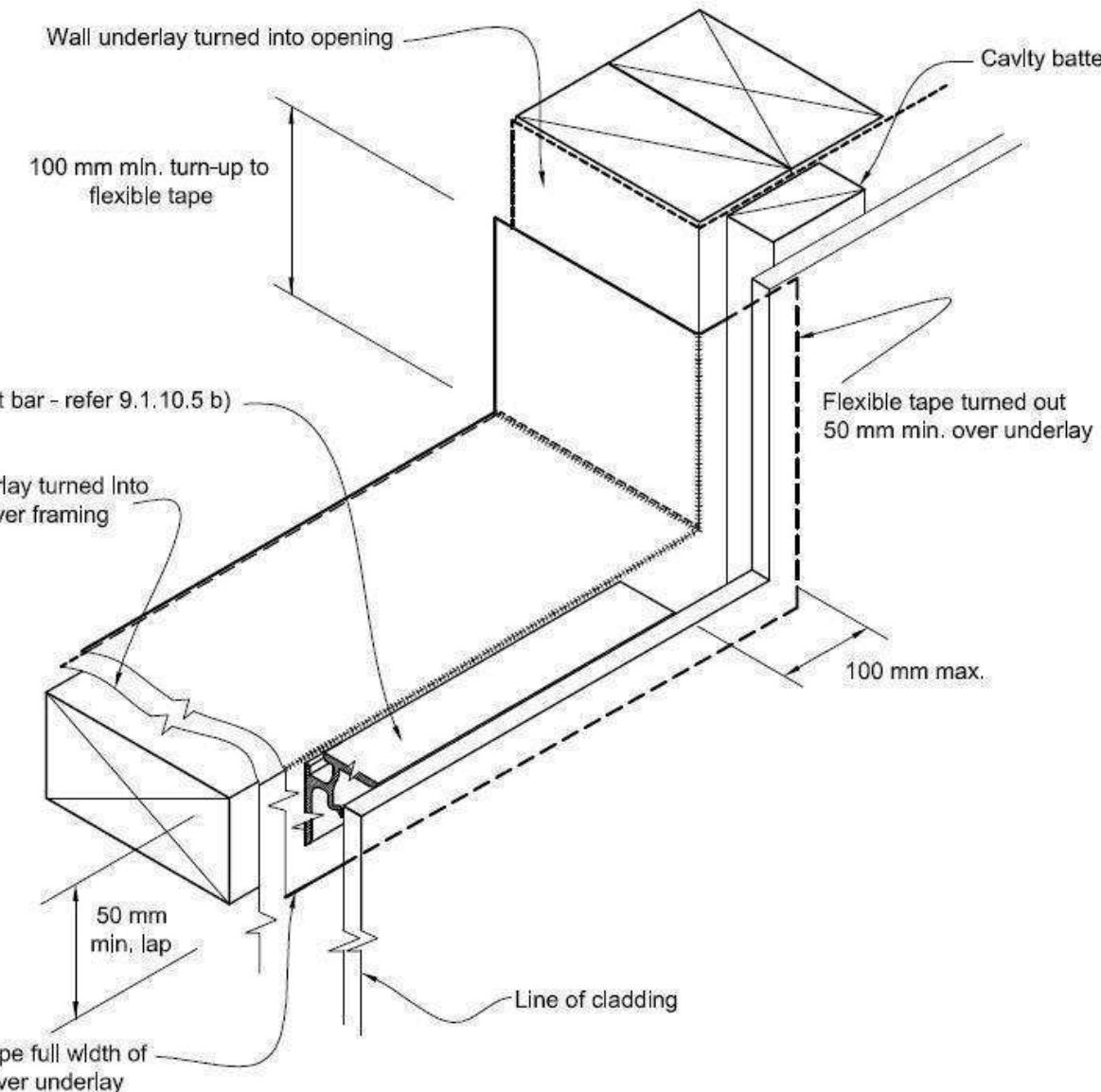
of 25 sheets

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

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

**NOTE:**

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



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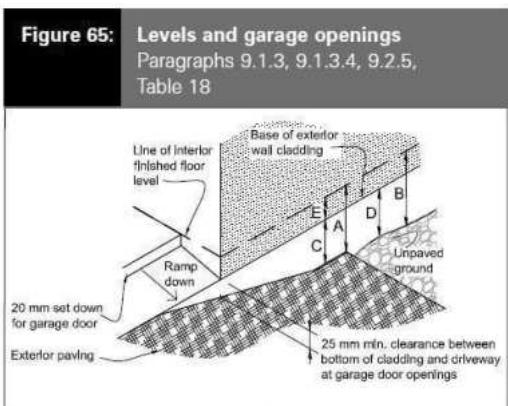
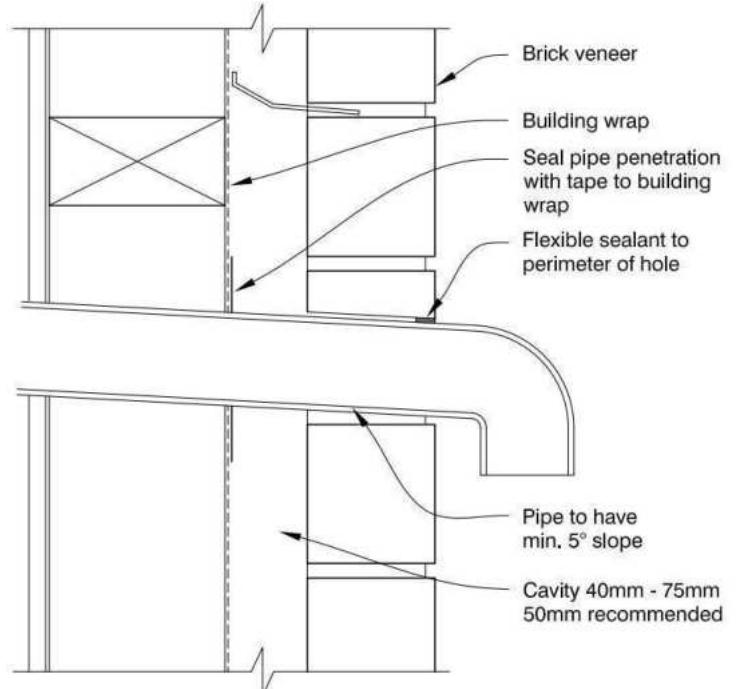
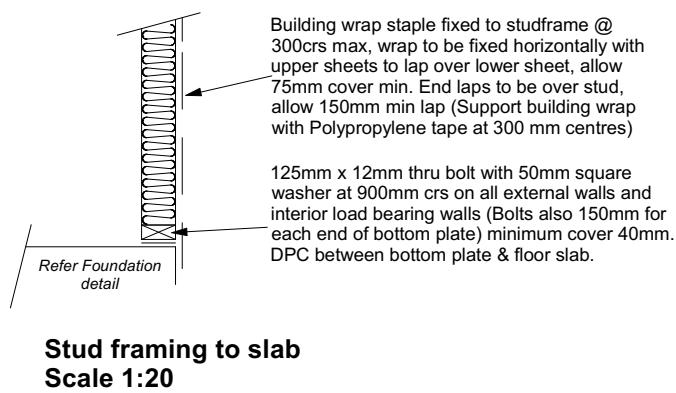
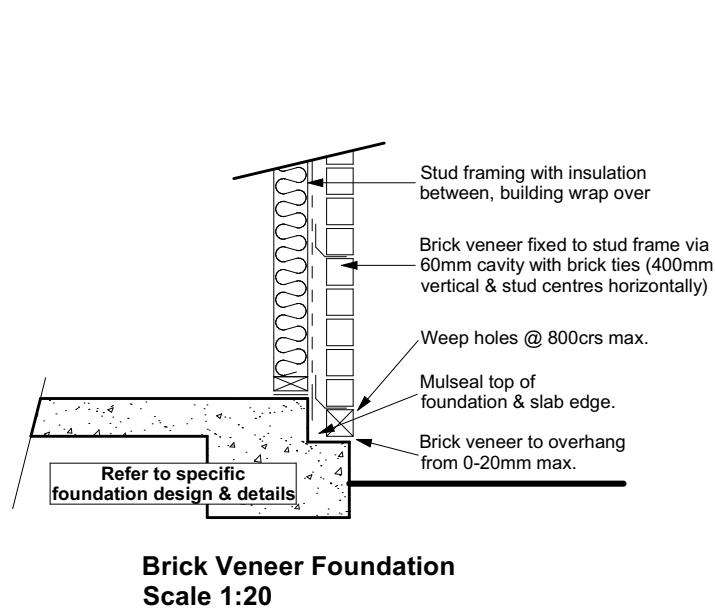
Original Plan:  
**Dove**

Sheet Name:  
**CONSTRUCTION DETAILS**

**CONSENT PLANS**

No.	Date:	Reason:
1	31-01-2024	Initial Consent Plans

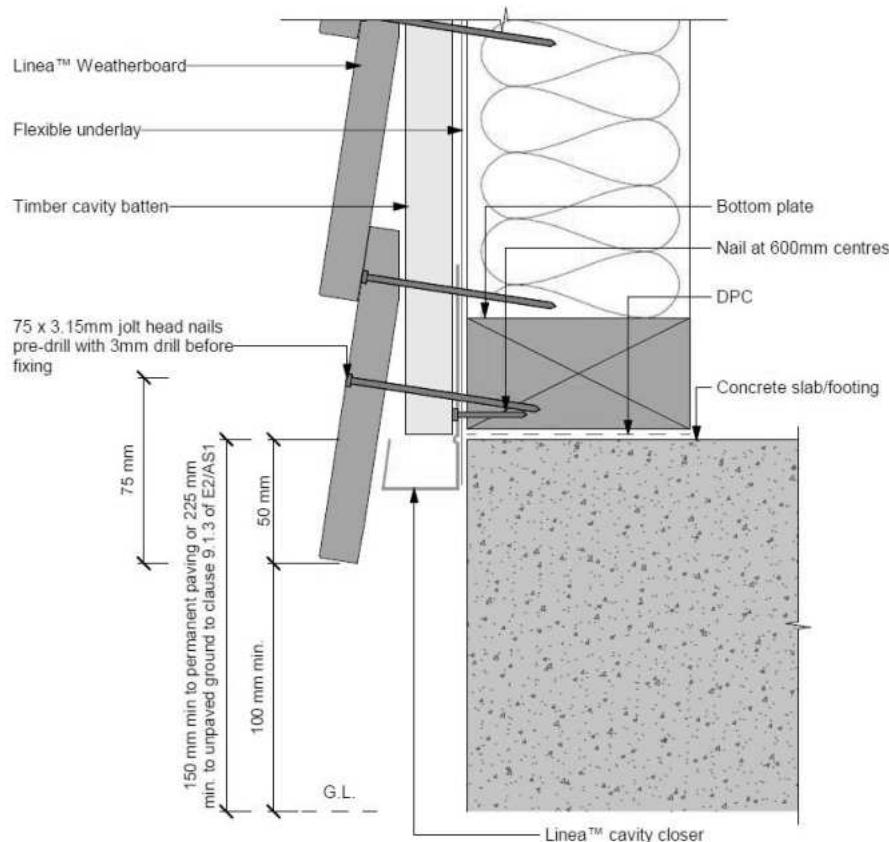
Sheet No.:  
**16**  
of 25 sheets



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

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

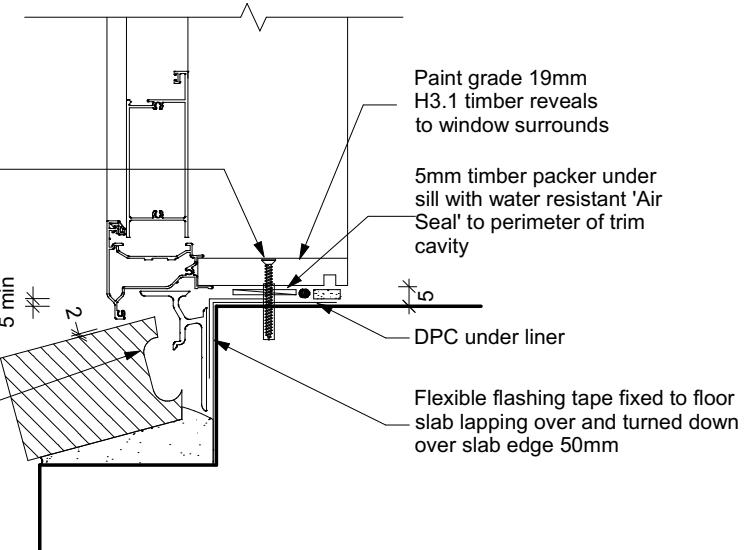
NOTE: 1) Refer to NZS 3604 for requirements.  
2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.



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

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

Coat bricks, if flat, with waterproofing agent



**Door Sill to Slab Detail Scale 1:20**

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**Wade Goatley**  
Lot 18, Falcons Landing  
20 Hunt Road, Rolleston

Job Number:  
**196067**

Original Plan:  
**Dove**

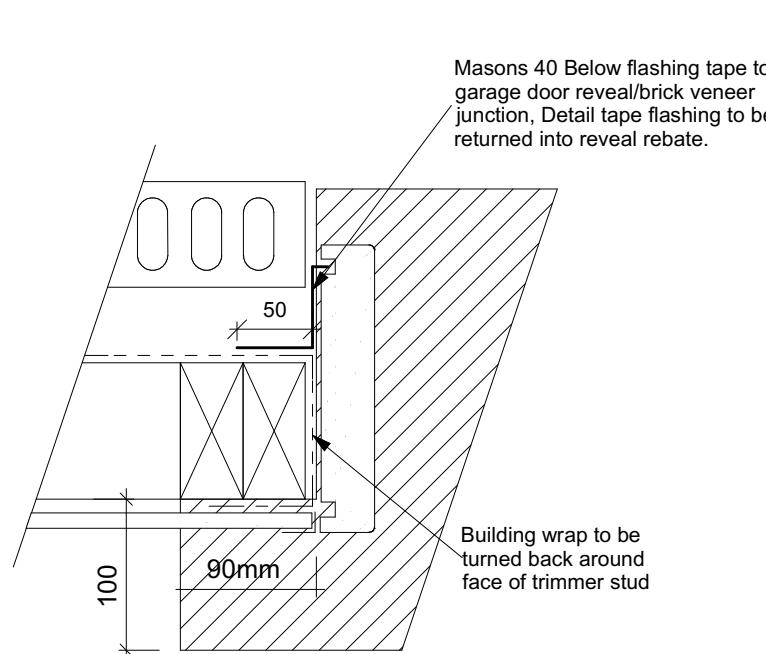
Sheet Name:  
**CONSTRUCTION DETAILS**

**CONSENT PLANS**

No. Date: Reason:  
1 31-01-2024 Initial Consent Plans

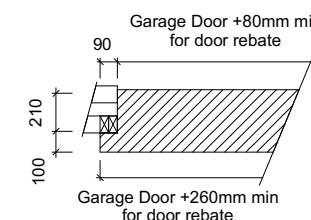
Sheet No.:  
**17**

of 25 sheets



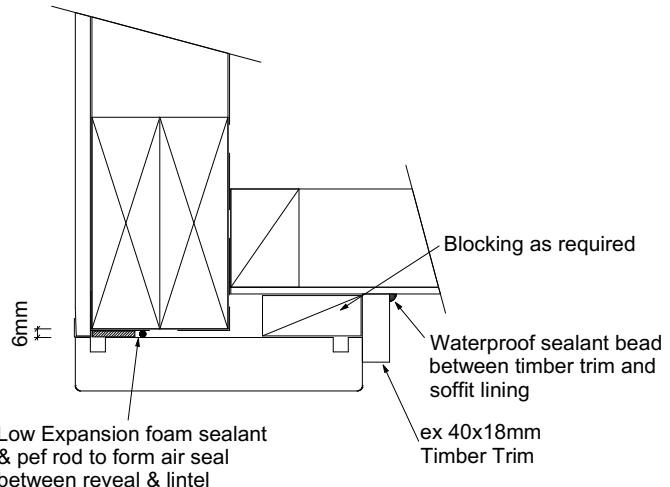
## **Garage Door Jamb Detail**

### **Scale 1:5**

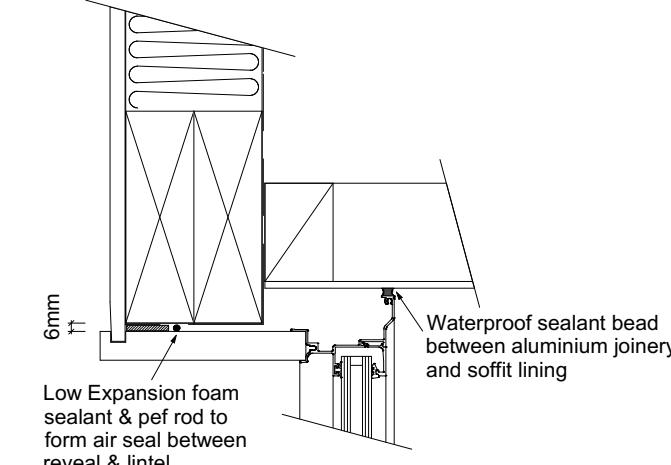


This technical diagram illustrates a cross-section of a concrete foundation wall. The wall has a thickness of 400mm at the base, decreasing to 120mm at the top. A vertical reinforcement bar is shown at the top left. Horizontal dimensions are indicated as 120mm, 90mm, and 100mm from left to right across the top. A callout box labeled "Refer to Foundation detail" points to a section of the wall where three circular holes are visible. A horizontal dimension of 400mm is also marked at the bottom.

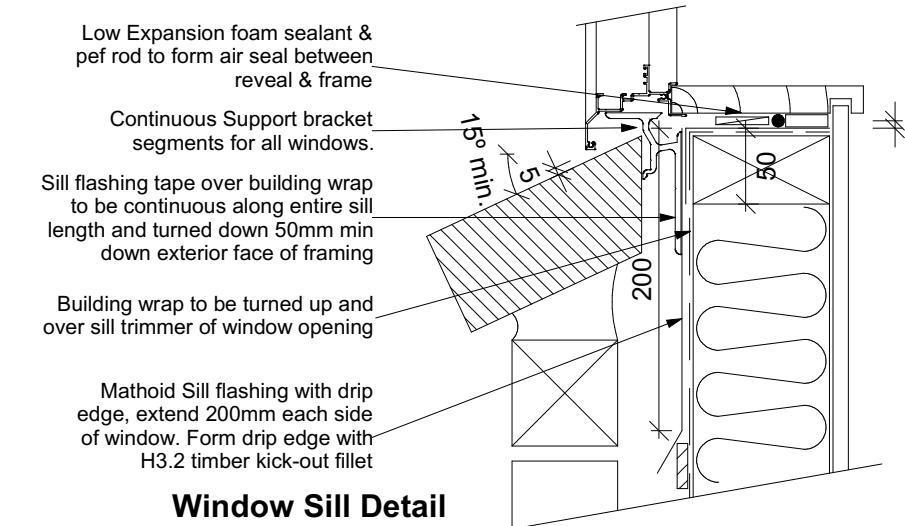
## **Garage Door Rebate Details**



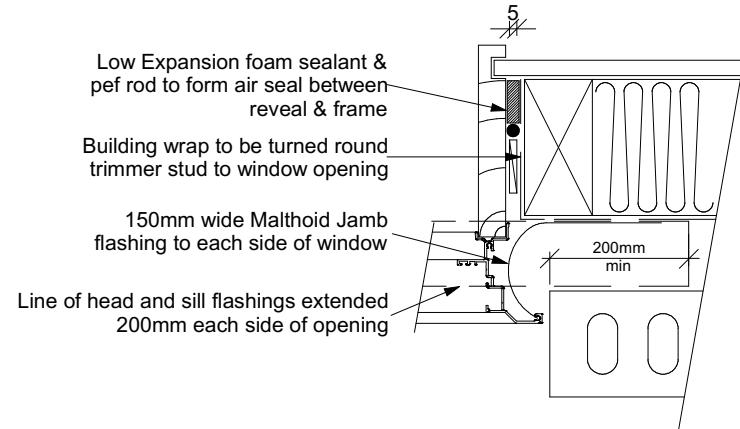
## **Garage Door Head to Soffit Scale 1:5**



## **Window Head to Soffit Detail**

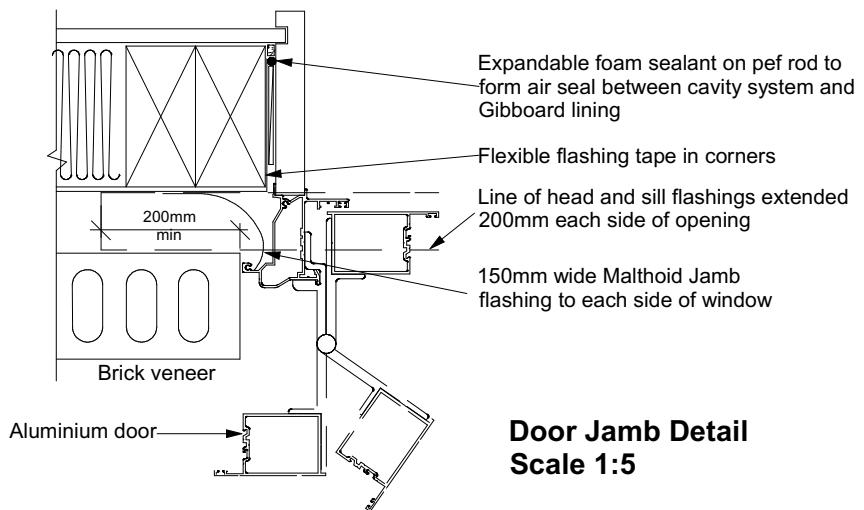


## **Window Sill Detail Scale 1:5**



# **Window Jamb Detail**

## **Scale 1:5**



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

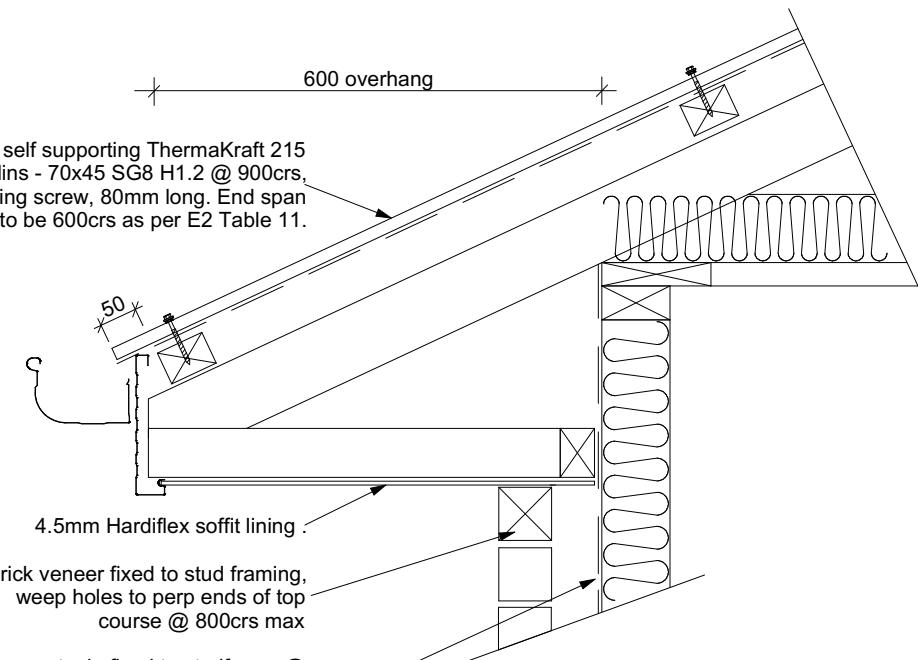
All dimensions are to be checked and confirmed prior to any construction  
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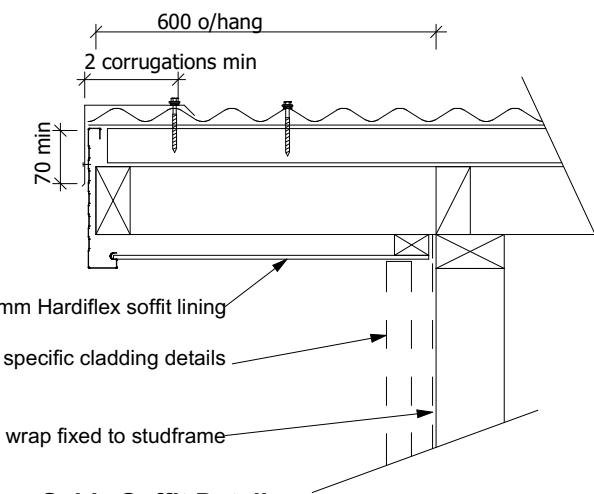
**TKR Homes Ltd.**  
31 Watts Road, Sockburn  
PO BOX 11 351  
Christchurch 8443  
P: +64 3 342 7788

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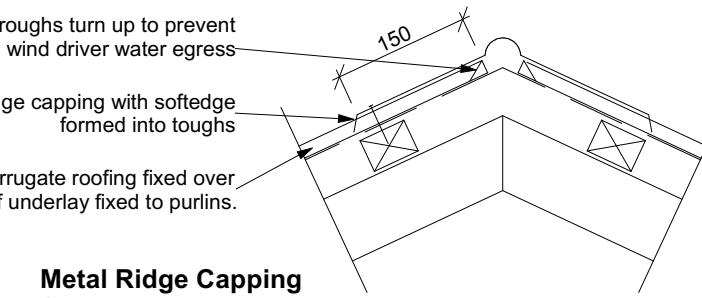
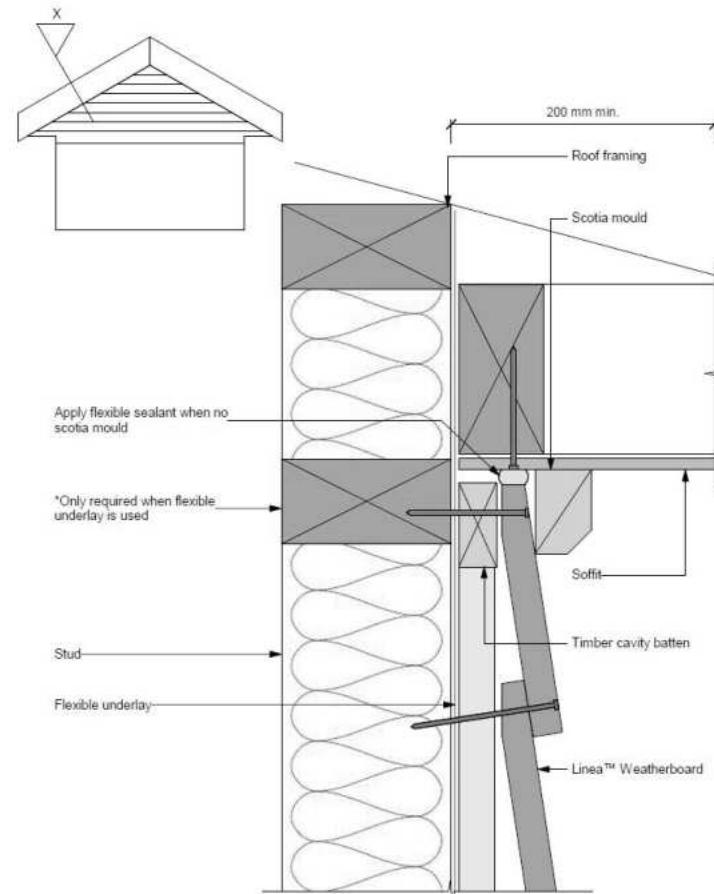
Wade Goatley



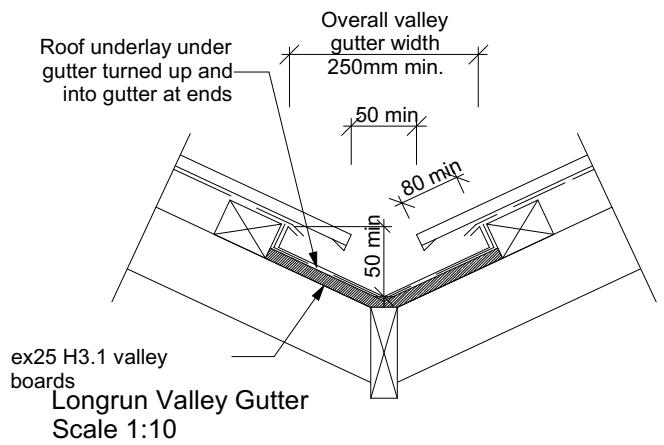
**Eave Soffit Detail**  
Scale 1:10



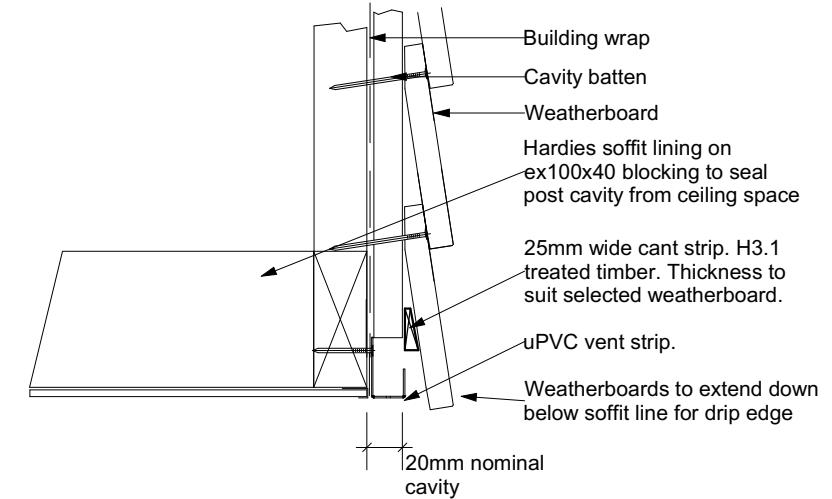
**Gable Soffit Detail**  
Scale 1:10



**Metal Ridge Capping**  
Scale 1:10



Scale 1:10



**Gable edge soffit detail**  
Scale 1:5

Note:  
Alternatively the scotia can be scribed and sealed to Linea™ Weatherboard and the soffit lining

For soffits more than 200mm the Linea™ Weatherboard can be neat cut and silicone sealed to angle of soffit

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**Wade Goatley**  
Lot 18, Falcons Landing  
20 Hunt Road, Rolleston

Job Number:  
**196067**

Original Plan:  
**Dove**

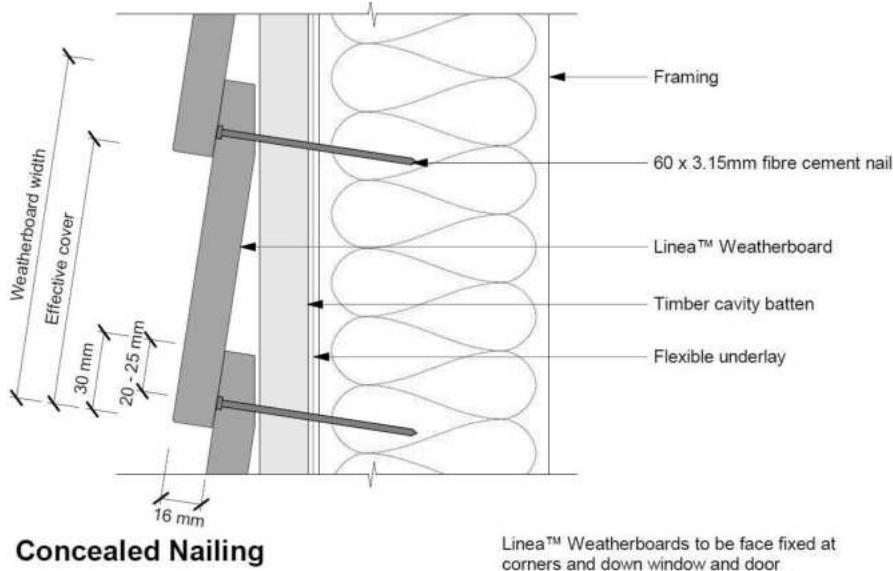
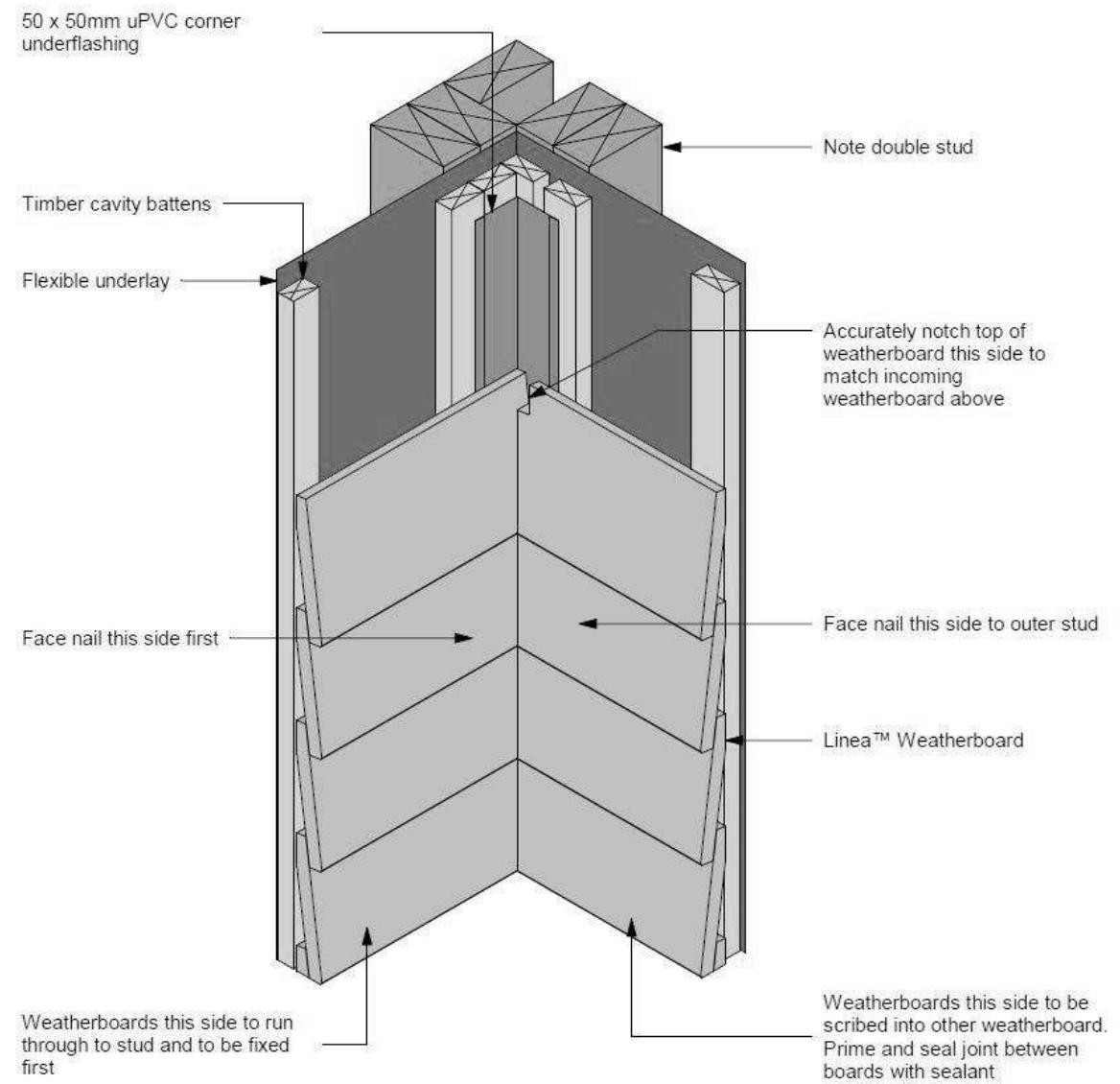
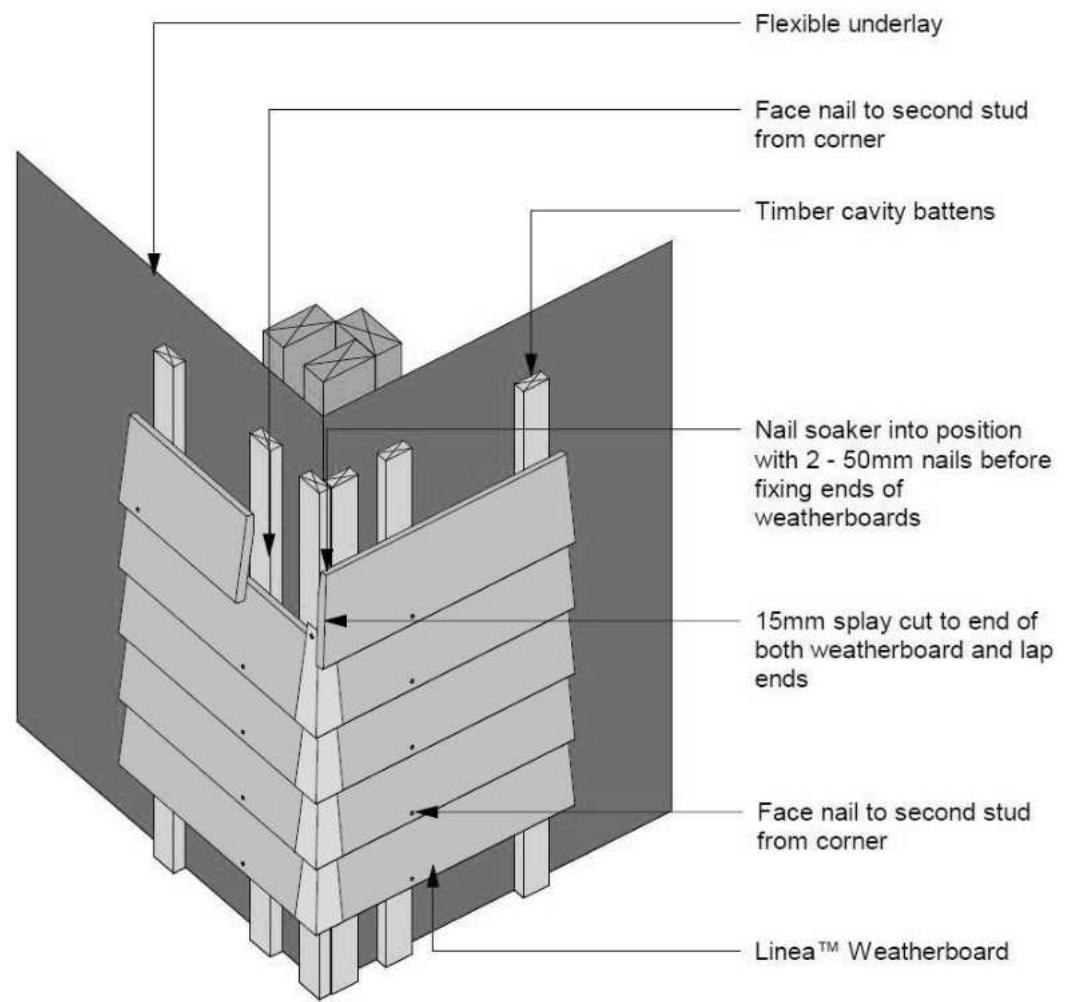
Sheet Name:  
**CONSTRUCTION DETAILS**

**CONSENT PLANS**

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		101 V Ridge

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**Concealed Nailing**

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**Wade Goatley**  
Lot 18, Falcons Landing  
20 Hunt Road, Rolleston

Job Number:  
**196067**

Original Plan:  
**Dove**

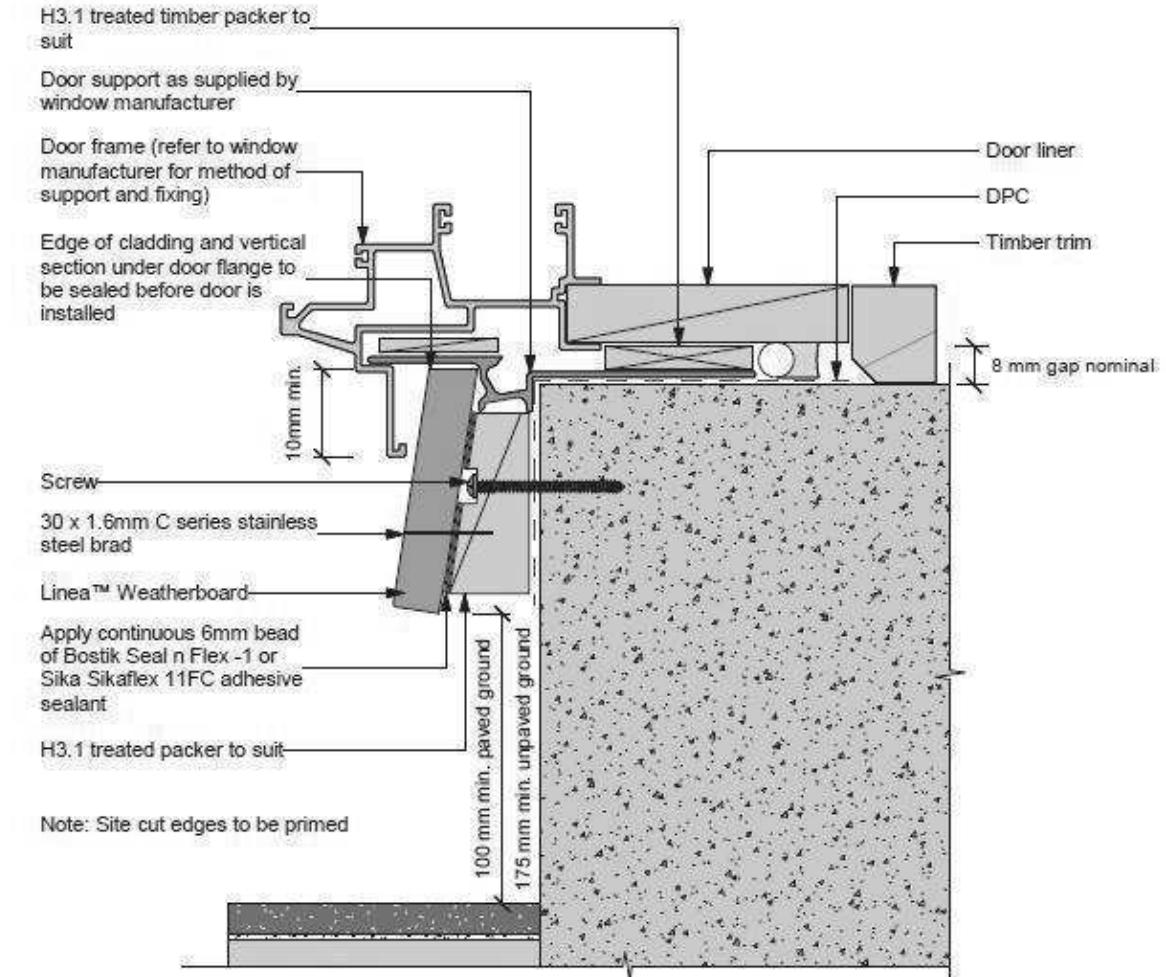
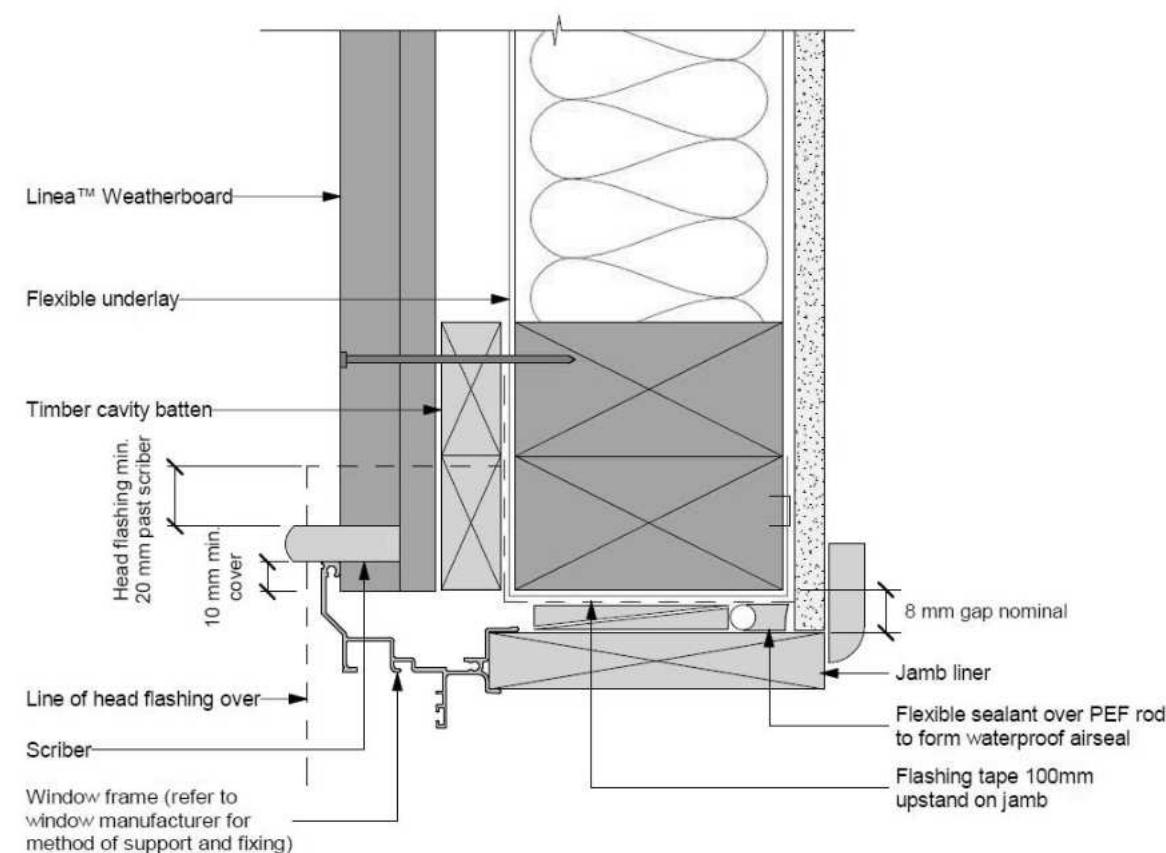
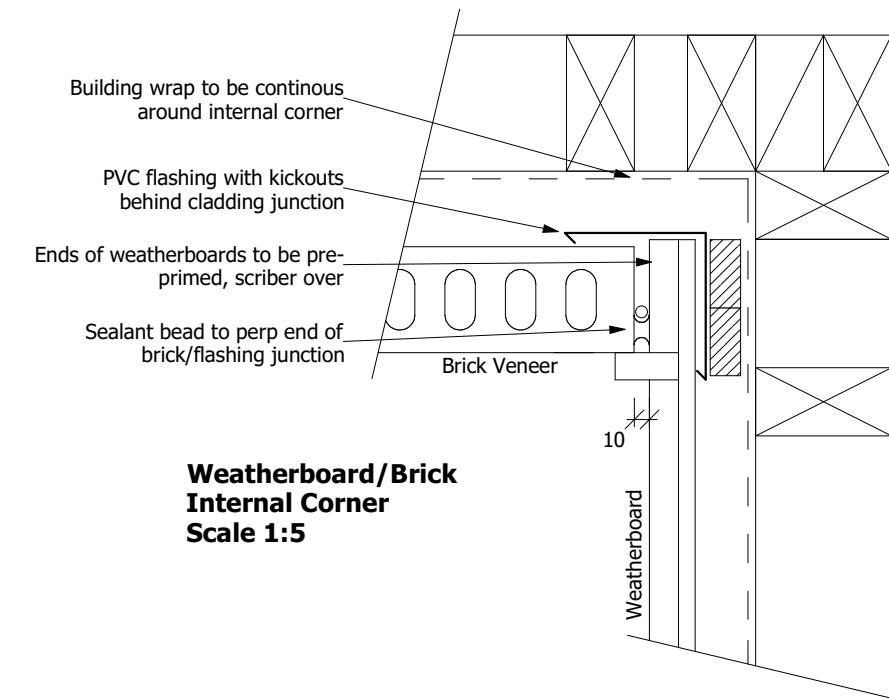
Sheet Name:  
**CONSTRUCTION DETAILS**

**CONSENT PLANS**

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

General notes for materials selection

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

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20 Hunt Road, Rolleston

Job Number:  
**196067**

Original Plan:  
**Dove**

Sheet Name:  
**CONSTRUCTION DETAILS**

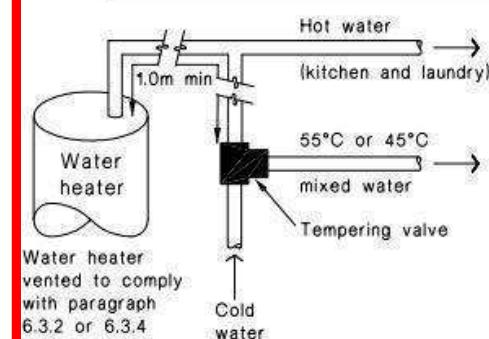
**CONSENT PLANS**

No. Date: Reason:  
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**21**

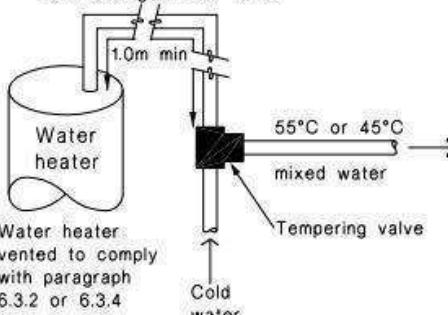
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**Figure 16: Tempering Valve Installation**  
Paragraph 6.14.2 a)



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

1.0m minimum copper pipe length from storage water heater



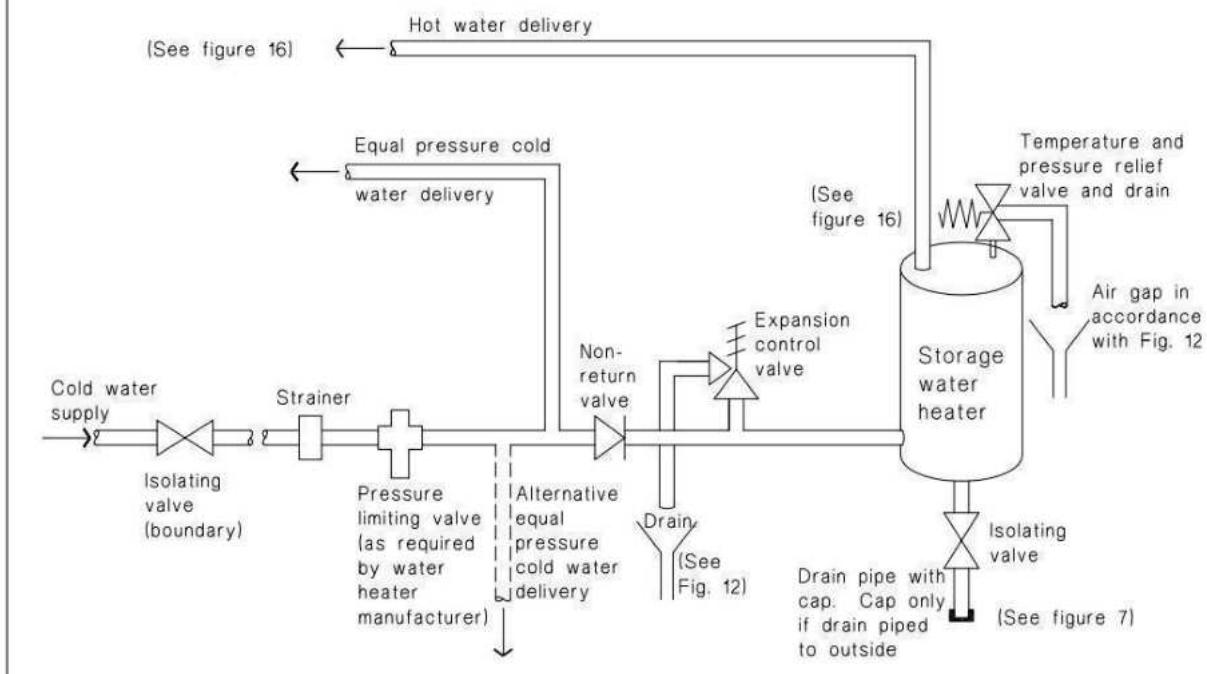
(b) Where all hot water is tempered

- Note:**

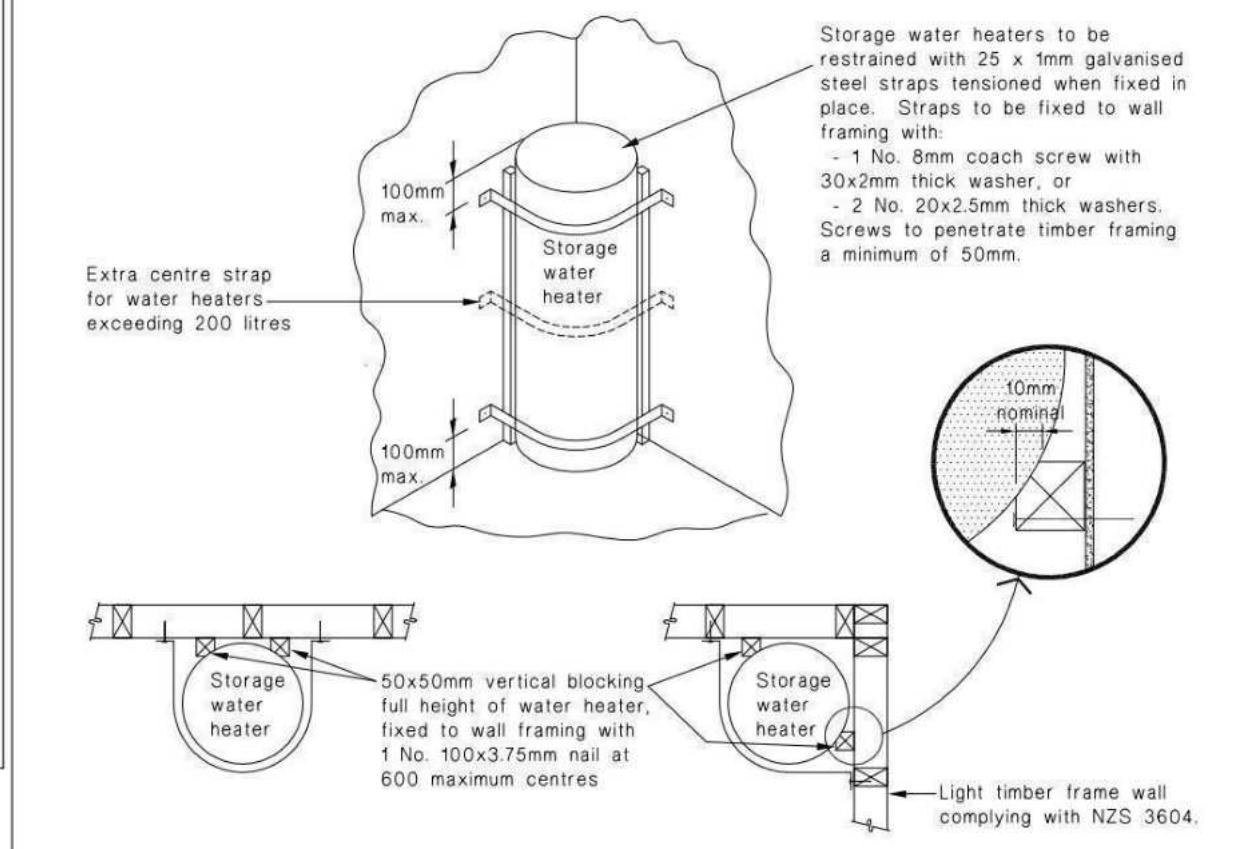
  - 1. For optimum system efficiency the tempering valve, for other than a mains pressure system, may be located as low as practicable to achieve the manufacturer's recommended head, at the tempering valve.

2 1.0m minimum copper pipe length from storage water heater

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



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



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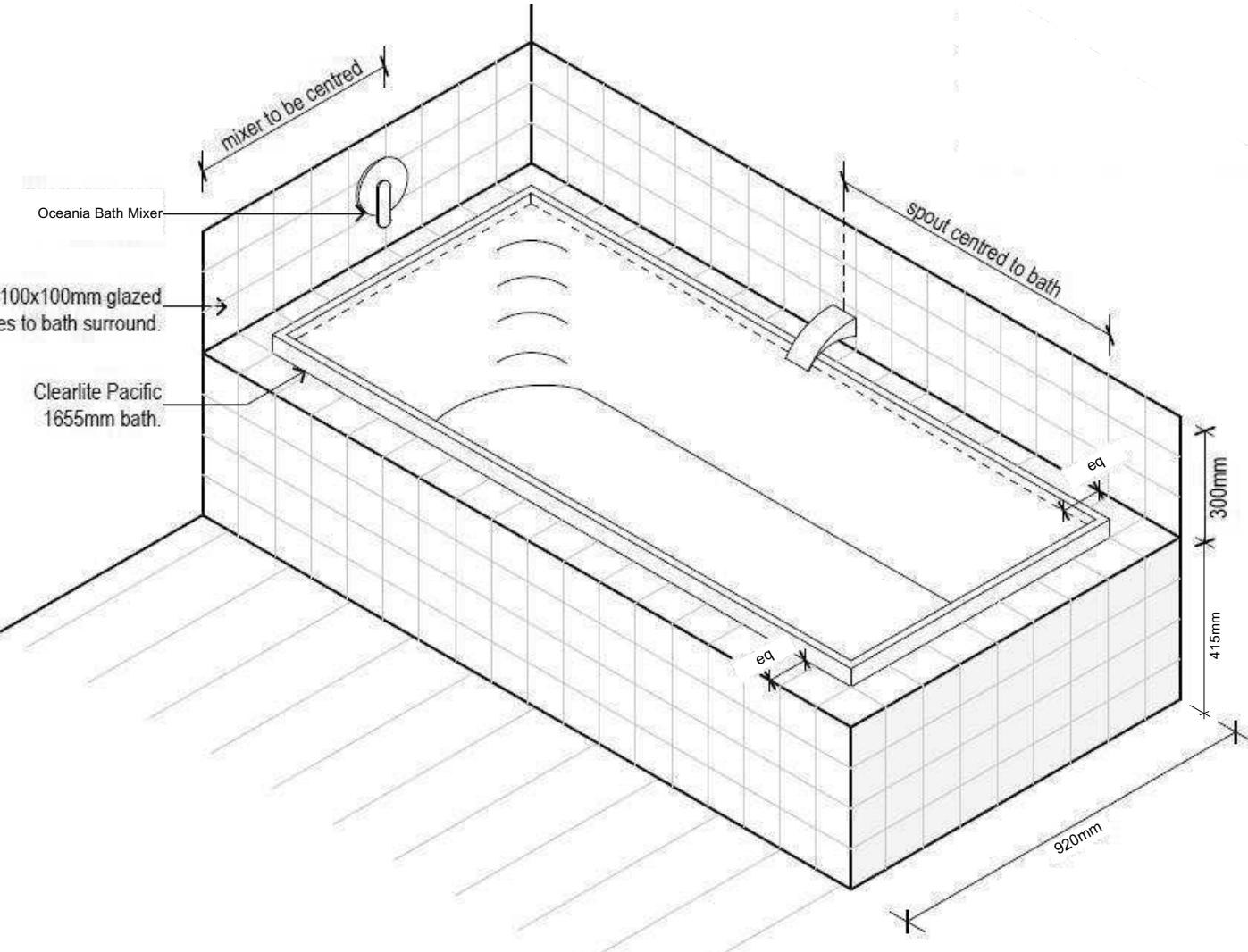
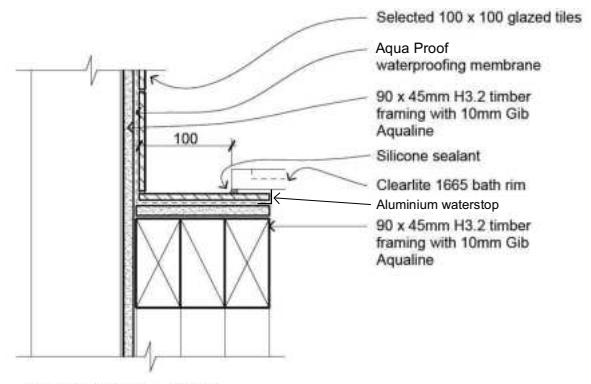
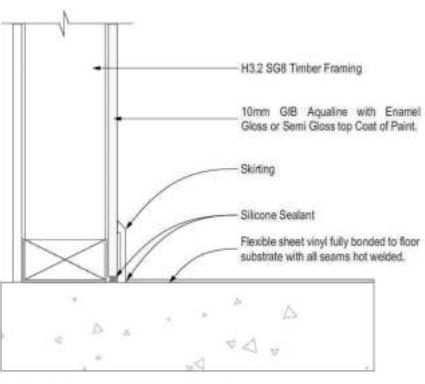
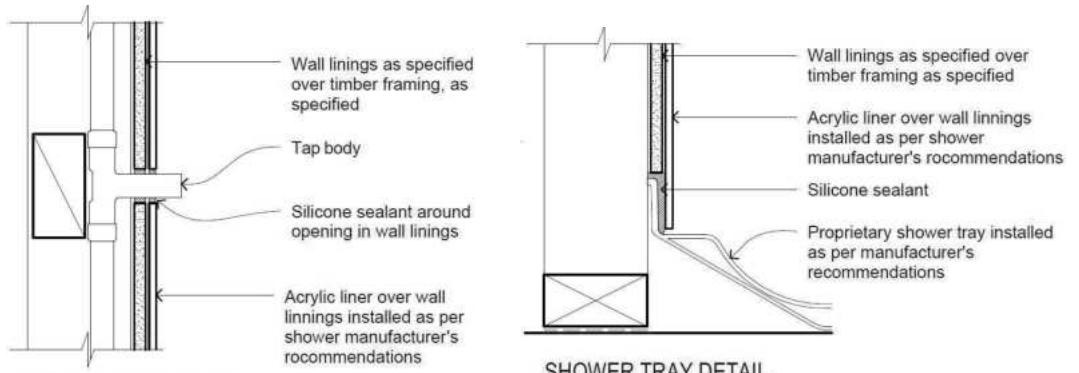
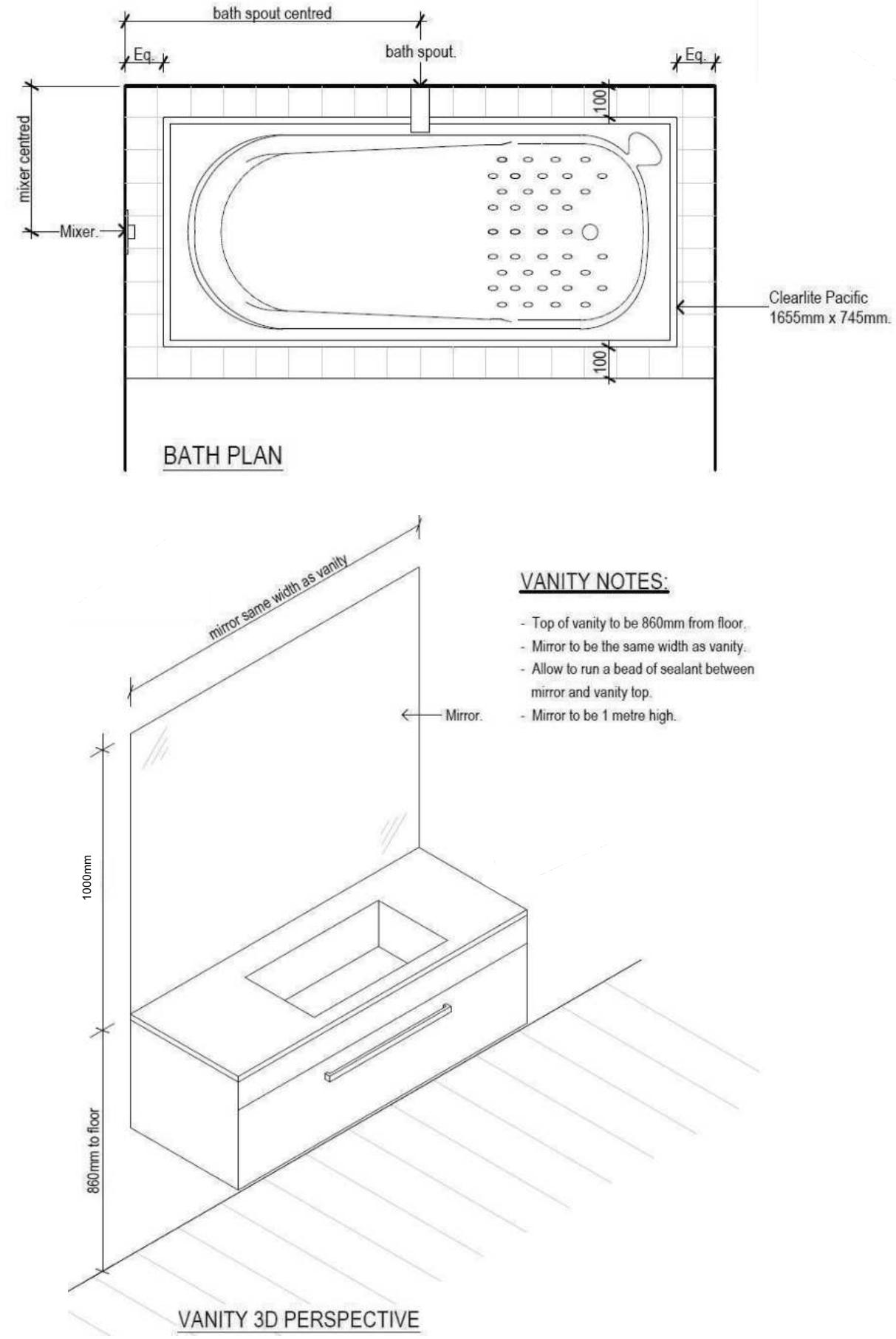


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Wade Goatley

Job Number:	Original Plan:	Sheet Name:
<b>196067</b>	<b>Dove</b>	<b>PLUMBING DETAILS</b>
Sales: <b>V Bhatia</b>	Drawn: <b>M Glynn</b>	QS: <b>W Xian</b>
		Print Date: <b>12/03/2024</b> Scale: <b>NTS @ A3</b>



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**Wade Goatley**  
Lot 18, Falcons Landing  
20 Hunt Road, Rolleston

Job Number:  
**196067**

Original Plan:  
**Dove**

Sheet Name:  
**BATHROOM DETAILS**

Sales: **V Bhatia** Drawn: **M Glynn** QS: **W Xian** Print Date: **12/03/2024** Scale: **NTS @ A3**

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# Buildable Consent Layout



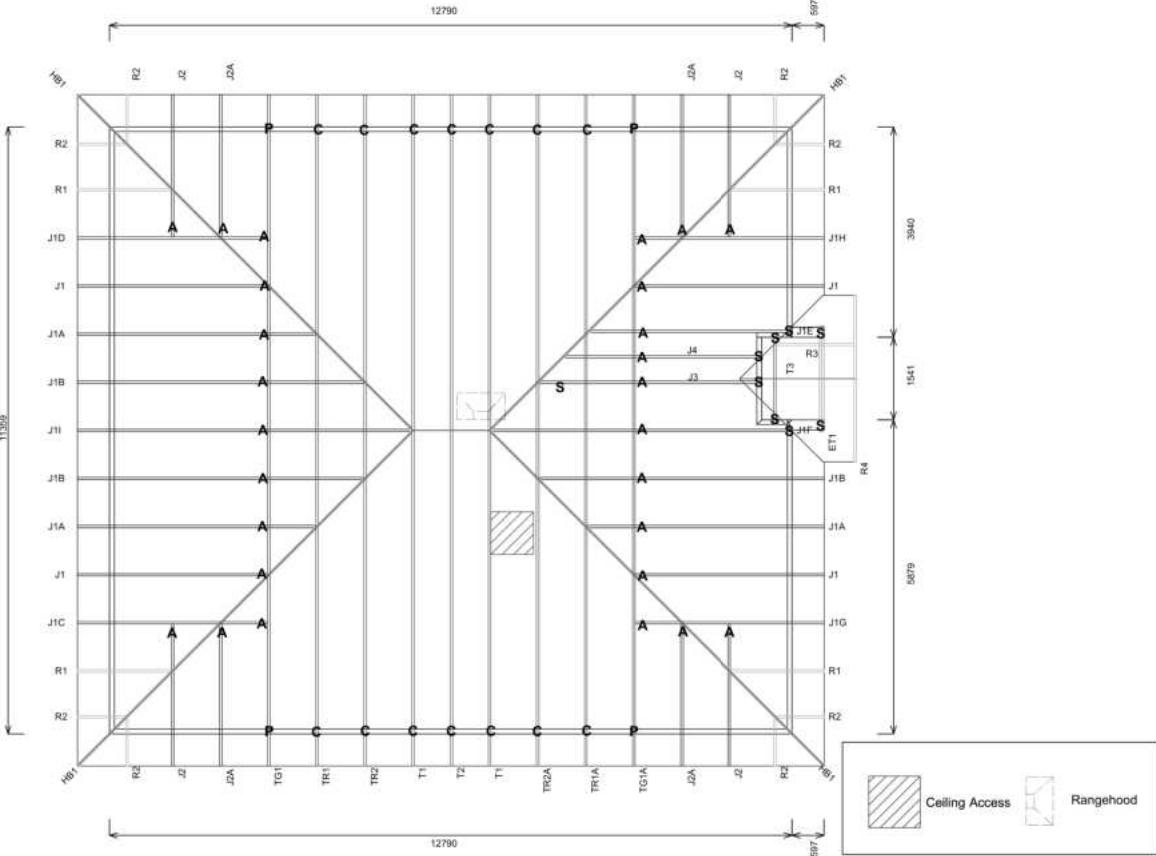
For valley/saddle truss fixing unless stated otherwise use a pair of wire dogs at 900mm centres for up to and including a very high wind zone. Or a pair of CT200's at 900mm centres for extra high wind zone. This fixing is to meet the minimum requirements as per NZS3604.

# CARTERS

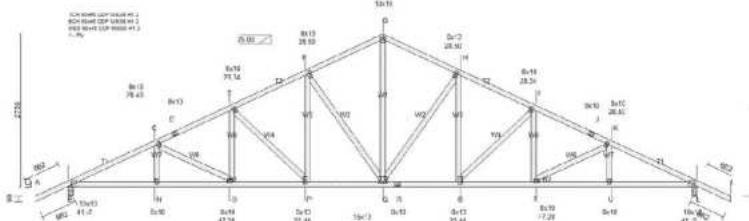
# Your Building Partner

## Note/s:

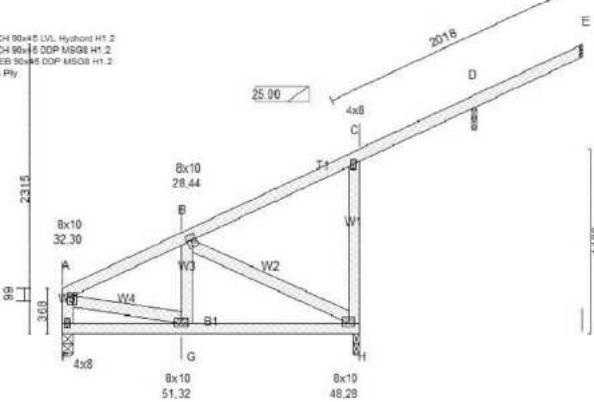
- The gable end trusses have been designed to support the weight of the gable end cladding, and the gable end trusses have vertical and horizontal members as required by the cladding manufacturer to allow for the required cladding fixings.



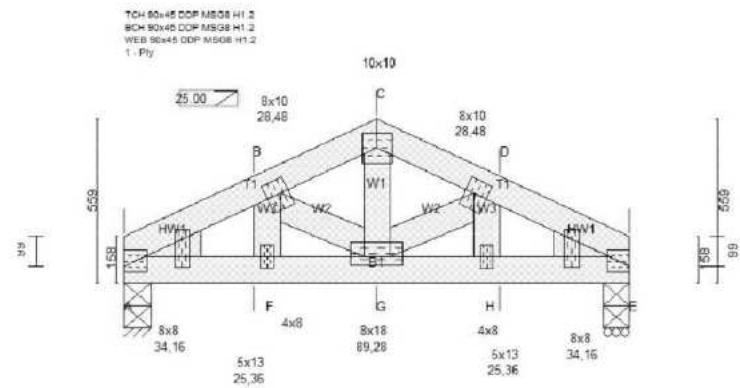
**Truss T2:**



**Truss J3:**



**Truss T3:**



Job No: CY1401429C1

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

Job Name: Goatley Lot 18 Falcons Landing Rolleston

Address: Lot 18 Falcons Landing Rolleston

Lot 18 Falcons Landing Rolleston,

Drawn: Arvie Hamoy

Date: 7/12/2023

All dimensions are to be checked and confirmed prior to any construction

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**Wade Goatley**  
Lot 18, Falcons Landing  
20 Hunt Road, Rolleston

Job Number: **196067**  
Original Plan: **Dove**  
Sheet Name: **TRUSS DESIGN**  
Sales: **V Bhatia** Drawn: **M Glynn** QS: **W Xian** Print Date: **12/03/2024** Scale: **NTS @ A3**

## 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 joins.

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 / draughtsman is responsible for the design to transfer the loads to the ground.

Snow Zone:	Christchurch (N4)
Wind Area:	High
TC Restraints:	900 mm
Roof Material:	Galv Iron 0.55mm
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

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 batters, 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

## CONSENT PLANS

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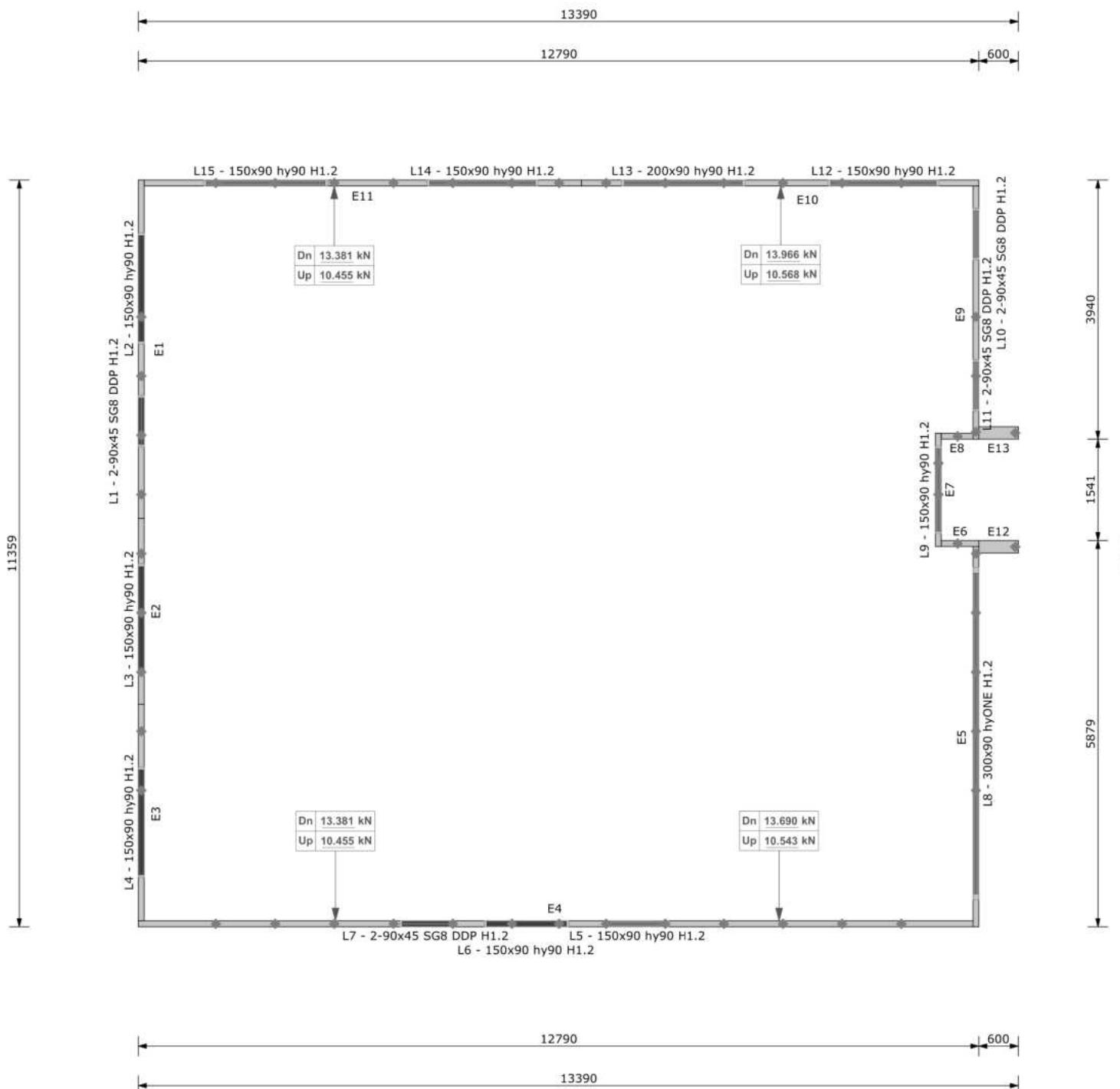
# Buildable Consent Layout



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

# CARTERS

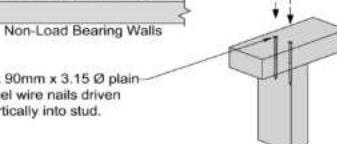
# Your Building Partner



Lintel Fixings are as per the included reports.

#### TOP PLATE TO STUD FIXING OPTIONS

##### TYPE A - 0.7 kN

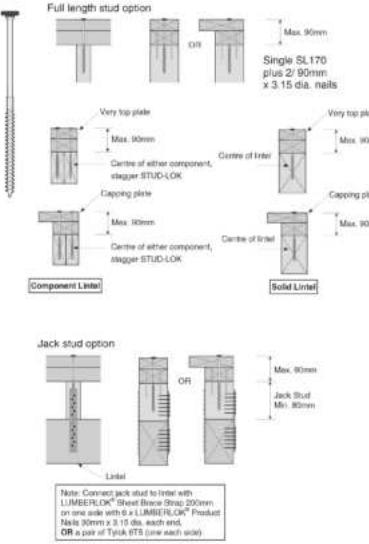


##### TYPE B - 4.7 kN

###### Load Bearing Walls

###### STUD-LOK SL170 - Blue Head

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



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

Job No: CY1401429C1

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

Job Name: Goatley Lot 18 Falcons Landing Rolleston

Address: Lot 18 Falcons Landing Rolleston

Lot 18 Falcons Landing Rolleston,



Drawn: Arvie Hamoy

Date: 7/12/2023

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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 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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**Wade Goatley**  
Lot 18, Falcons Landing  
20 Hunt Road, Rolleston

Job Number: **196067**  
Original Plan: **Dove**  
Sheet Name: **TRUSS DESIGN**  
Sales: **V Bhatia** Drawn: **M Glynn** QS: **W Xian** Print Date: **12/03/2024** Scale: **NTS @ A3**

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No. Date Reason:

1 31-01-2024 Initial Consent Plans

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