

# Approved Building Consent Documents

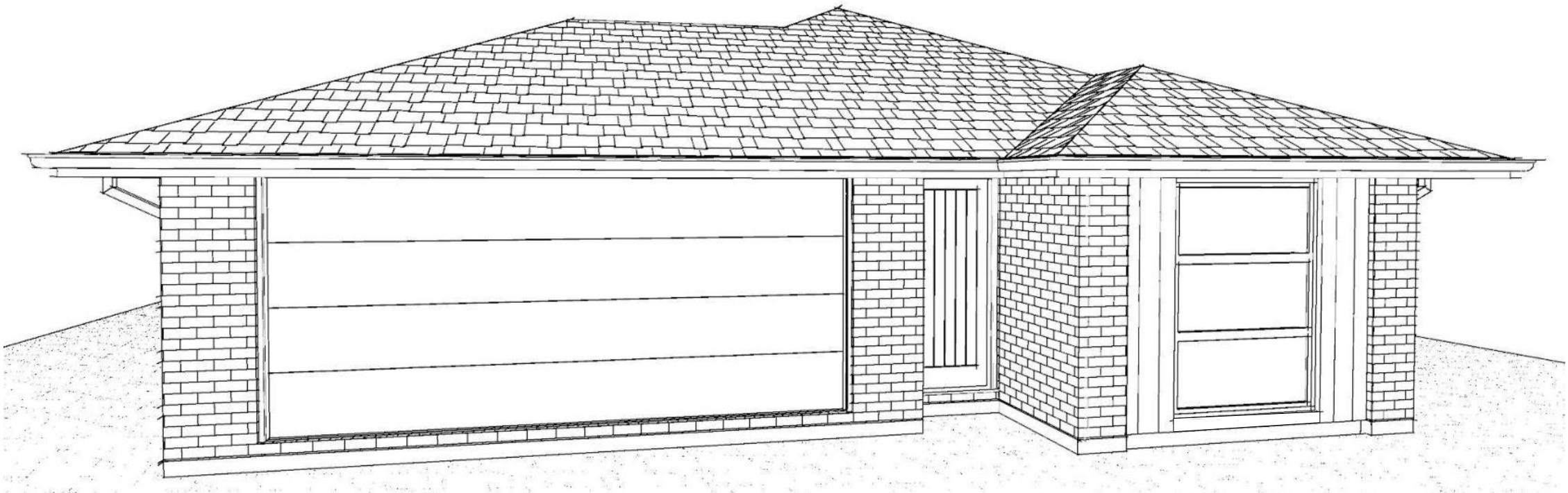
**Please Note: A copy of the stamped approved documents must be available on site for all inspections.**

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 24 : | Site Cross Section   |

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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**Anne Gillespie & Adam Membery**  
Lot 50, DP 580863  
27 Bob Reid Crescent  
Darfield

Job Number:  
**174870**  
Original Plan:  
**Rifleman**  
Sheet Name:  
**COVER PAGE**  
Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 21/08/2023 Scale: @ A3

**CONSENT PLANS**

| No. | Date:      | Reason:               |
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| 1   | 21-08-2023 | Initial Consent Plans |
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**DRAWING NOTES**

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Refer to attached Specifications for further information.

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

Planning Approved

26/09/2023 wendy.green

**SITE INFORMATION**

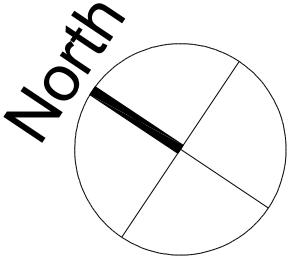
Site Area : 550m<sup>2</sup>  
Floor Area (veneer) : 141.46m<sup>2</sup> / 25.72%  
Roof Area : 168.91m<sup>2</sup> / 30.71%

Wind High  
Earthquake 2  
Exposure B  
Snow N4 at 200m (up to 1.5kPa)

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

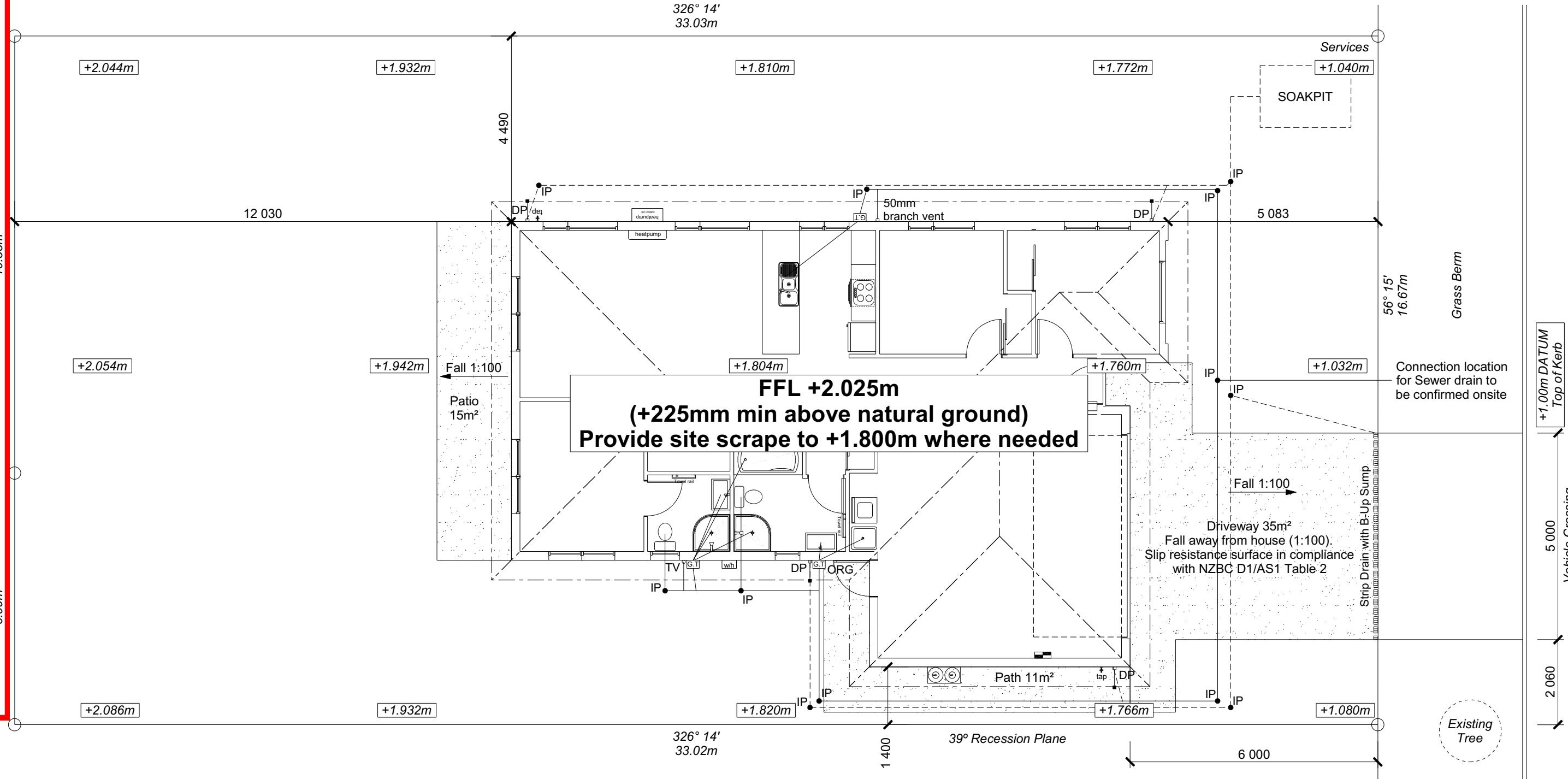
Sediment control and site safety requirements are noted in the attached Specifications.

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



**BOB REID CRESCENT**

SDC - Approved Building Consent Document - BC231530' - Pg 3 of 25 - 29/09/2023 - warreg



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Lot 50, DP 580863  
27 Bob Reid Crescent  
Darfield

Job Number:  
**174870**

Original Plan:  
**Rifleman**

Sheet Name:  
**SITE PLAN**

Sales:  
**D Ryan**

Drawn:  
**M Glynn**

QS:  
**W Xian**

Print Date:  
**21/08/2023**

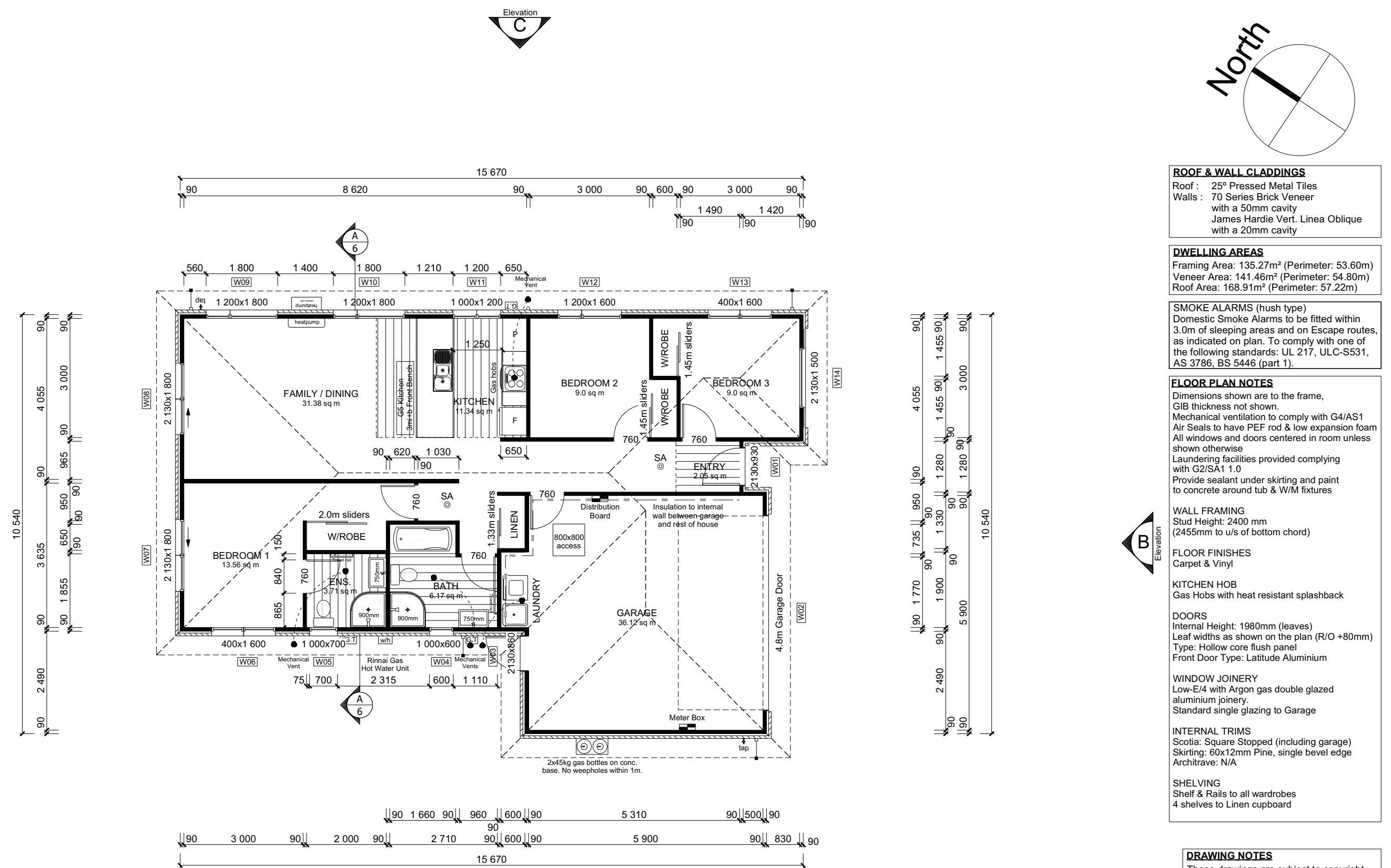
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**CONSENT PLANS**

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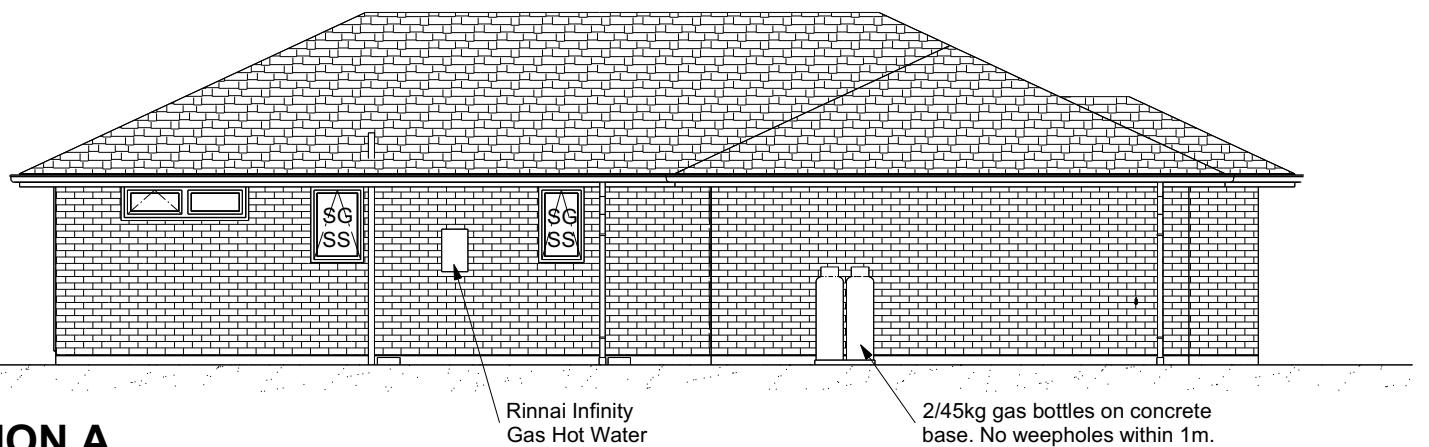
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|                              |                                   |                                  |
|------------------------------|-----------------------------------|----------------------------------|
| Job Number:<br><b>174870</b> | Original Plan:<br><b>Rifleman</b> | Sheet Name:<br><b>FLOOR PLAN</b> |
| ales:                        | Drawn:<br><b>Ryan M Glynn</b>     | QS:<br><b>W Xian</b>             |

|                                  |                     |
|----------------------------------|---------------------|
| <b>ONSENT PLANS</b>              | Sheet No.:          |
| Reason:<br>Initial Consent Plans | <b>3</b>            |
|                                  |                     |
|                                  |                     |
|                                  | <b>of 24 sheets</b> |

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

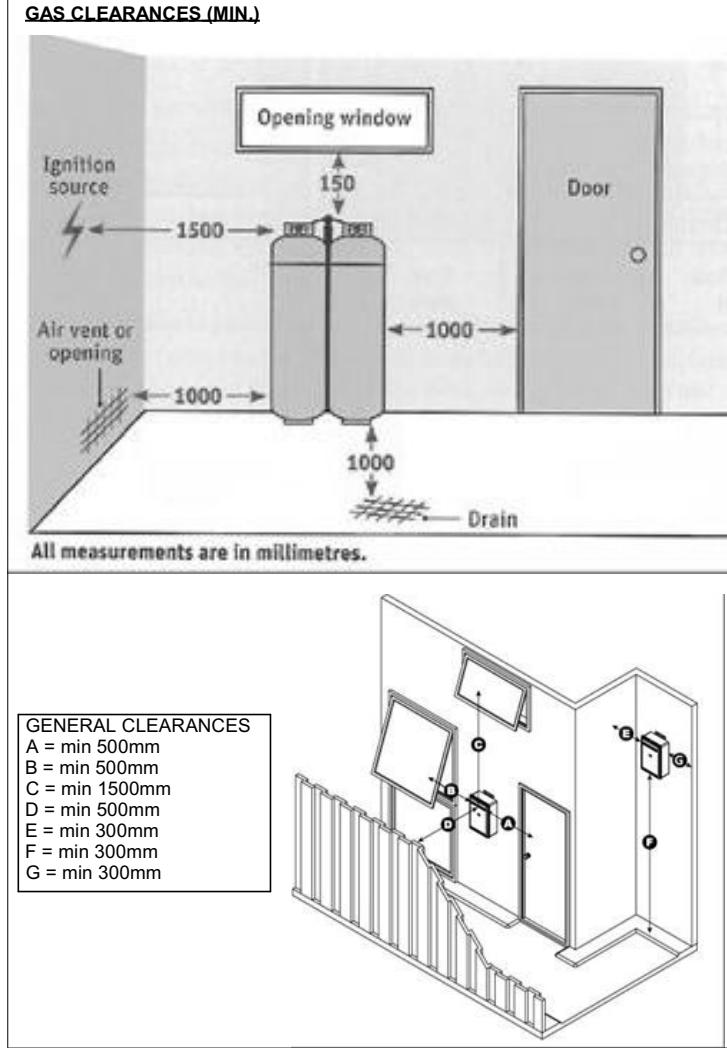


| ROOF & WALL CLADDINGS |   |  |
|-----------------------|---|--|
| Roof:                 | 25° Pressed Metal Tiles                             |  |
| Walls:                | 70 Series Brick Veneer with a 50mm cavity           |  |
|                       | James Hardie Vert. Linea Oblique with a 20mm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

| ELEVATION LEGEND |               |  |
|------------------|---------------|--|
| SS               | Safety Stays  |  |
| SG               | Safety Glass  |  |
| TV               | Terminal Vent |  |

| ELEVATION NOTES  |  |  |
|--|--|--|
| Gutter:  | Coloured Steel Quad Gutter                                       |  |
| Fascia:  | Coloured Steel 185 Fascia  |  |
| Downpipe:  | Colorsteel Rectangular 75x55mm                                   |  |
| Soffits:   | Hardiflex 4.5mm  |  |
| Joinery:   | Low-E/4 double glazed joinery. Standard 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 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     |



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27 Bob Reid Crescent  
Darfield

Job Number:  
**174870**

Original Plan:  
**Rifleman**

Sheet Name:

**ELEVATIONS**

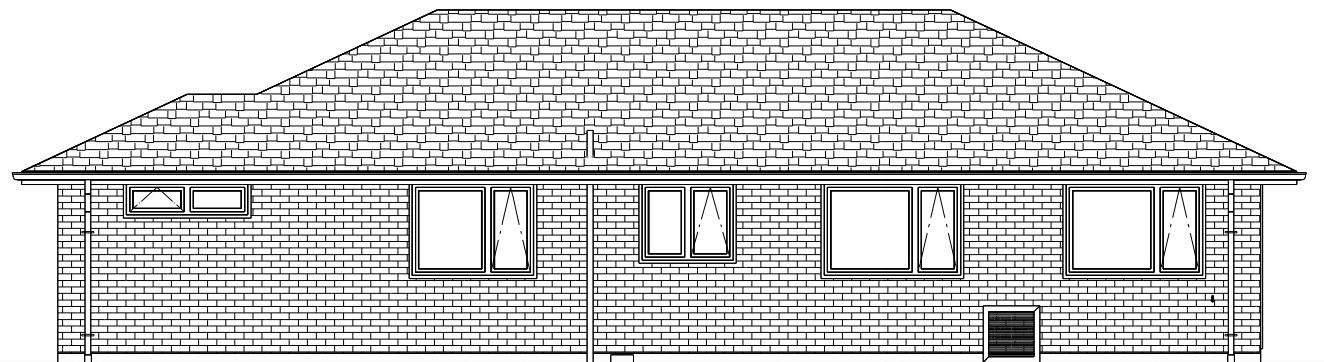
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| BUILDING ENVELOPE RISK MATRIX |        |       |
|-------------------------------|--------|-------|
| ELEVATION C                   |        |       |
| RISK CRITERIA                 | RISK   | SCORE |
| Wind Zone                     | High   | 1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



ELEVATION C

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



ELEVATION D

| ROOF & WALL CLADDINGS            |                         |  |
|----------------------------------|-------------------------|--|
| Roof:                            | 25° Pressed Metal Tiles |  |
| Walls:                           | 70 Series Brick Veneer  |  |
|                                  | with a 50mm cavity      |  |
| James Hardie Vert. Linea Oblique |                         |  |
|                                  | 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   |  |
| Downpipe:  | Colorsteel Rectangular 75x55mm                                      |  |
| Soffits:   | Hardiflex 4.5mm   |  |
| Joinery:   | Low-E/4 double glazed joinery.<br>Standard 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 |   |  |

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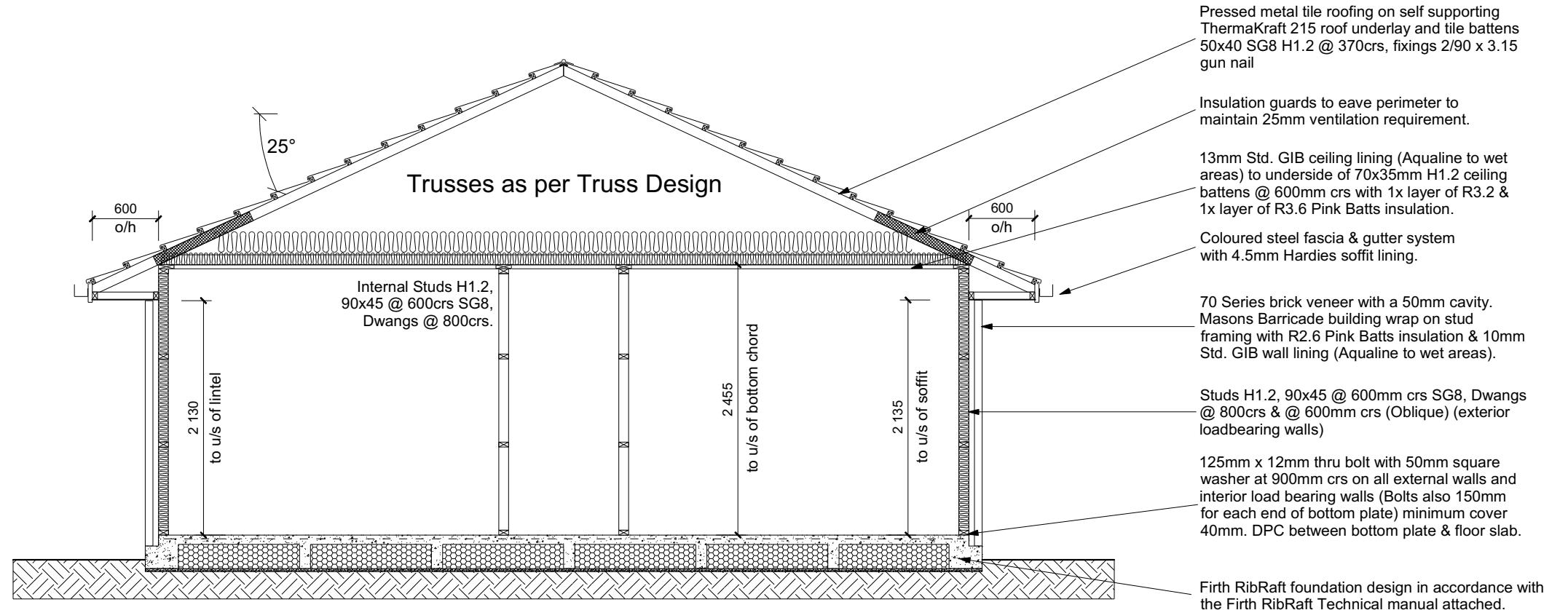
Job Number:  
**174870**  
Original Plan:  
**Rifleman**  
Sheet Name:  
**ELEVATIONS**  
Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 21/08/2023 Scale: 1:100 @ A3

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## CROSS SECTION A-A

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

| CROSS SECTION NOTES   |  |  |
|---|--|--|
| Building wrap is to comply with E2/AS1 & NZS 3604:2011.   |  |  |
| Flashing materials must be selected based on environmental exposure. Refer to NZS 3604:2011 & table 20 of E2/AS1.   |  |  |
| Flashing tape must have proven compatibility with the selected wrap & other materials with which it comes into contact as per table 21 of E2/AS1.   |  |  |
| Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3 Unless stated otherwise, timber members on drawings are to be a minimum of SG8 strength graded as per NZS3604:2011. |  |  |
| Joinery : Low-E/4 double glazed joinery. Standard single glazing to Garage  |  |  |
| INSULATION  |  |  |
| Ceiling: Pink Batts R3.2 + R3.6 Ceiling Batts   |  |  |
| Wall: Pink Batts R 2.6 Wall Batts   |  |  |

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27 Bob Reid Crescent  
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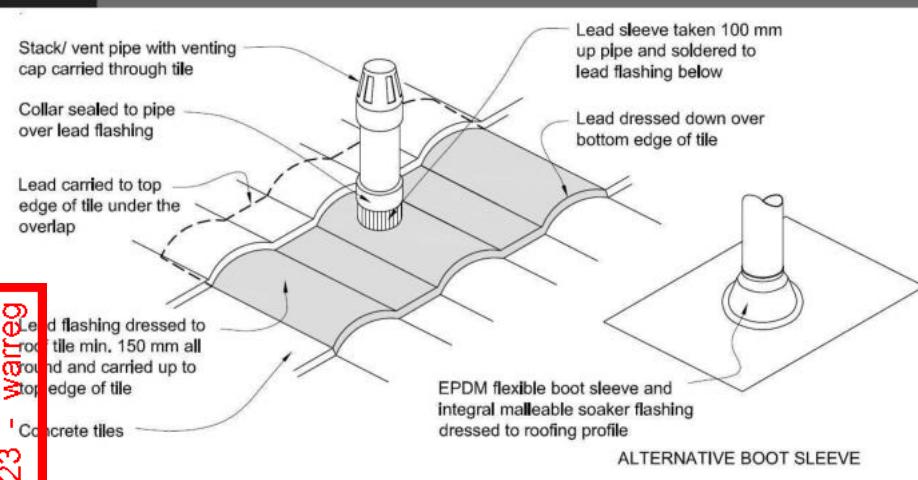
Job Number: **174870** Original Plan: **Rifleman** Sheet Name: **CROSS SECTIONS**  
Sales: **D Ryan** Drawn: **M Glynn** QS: **W Xian** Print Date: **21/08/2023** Scale: **1:50 @ A3**

## CONSENT PLANS

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**Figure 29: Pipe penetration for masonry tile**  
Paragraph 8.2.7

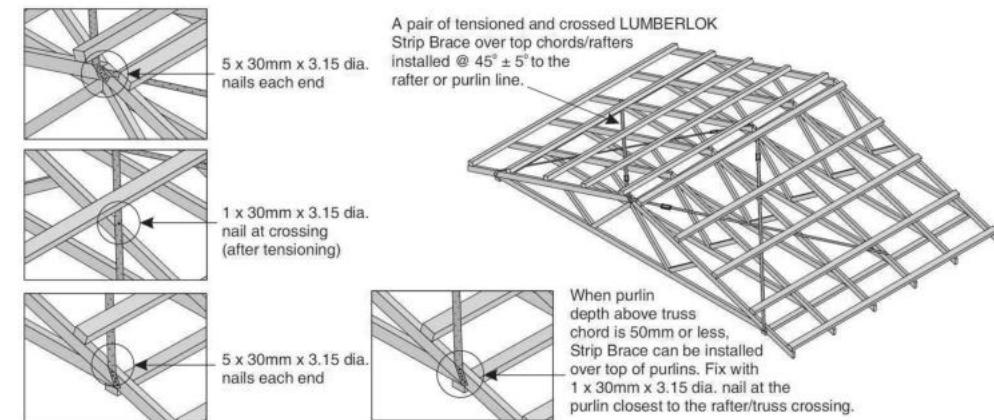


**Metal Tile Penetration Detail**  
Scale NTS

### 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.



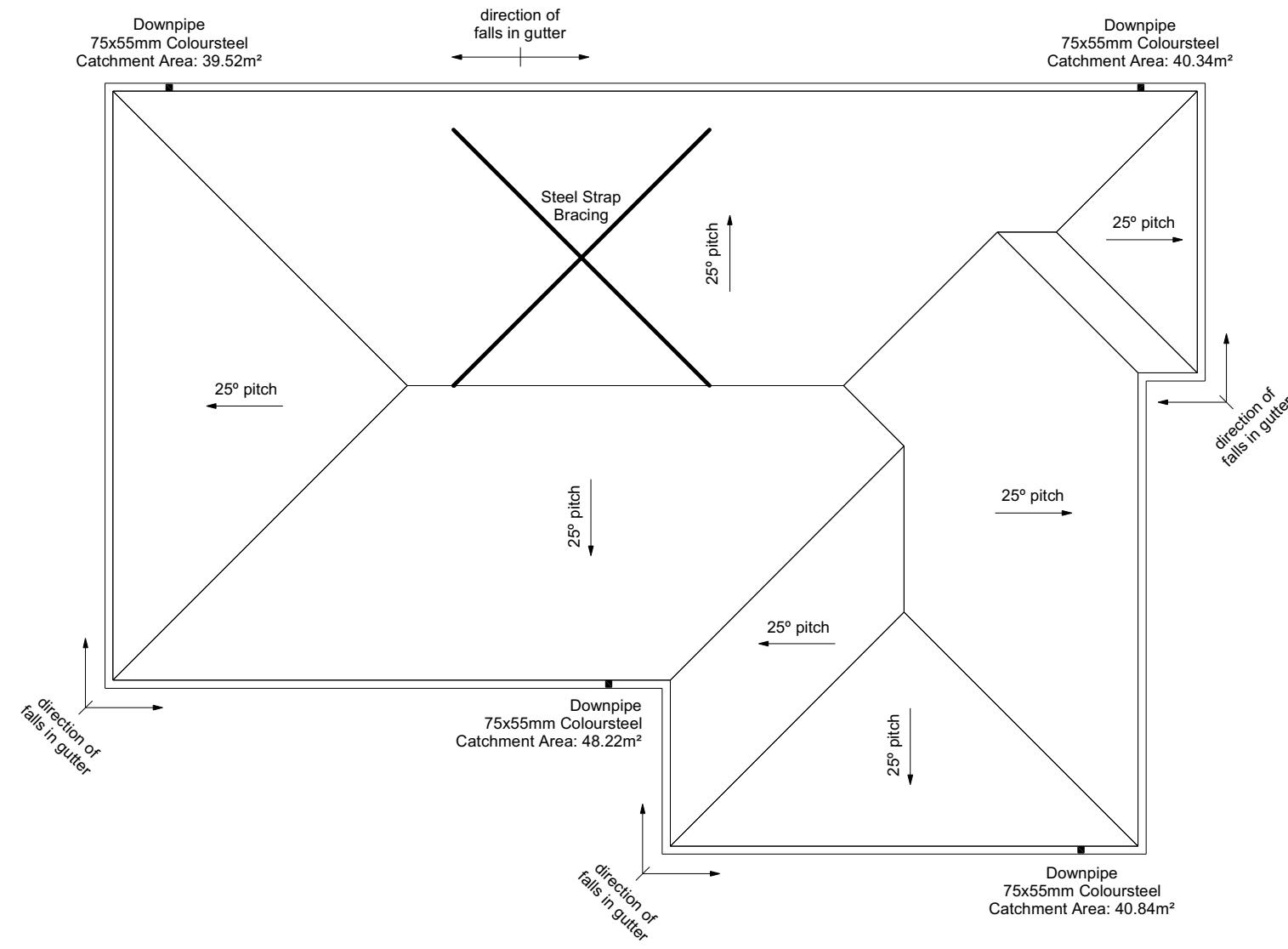
**ROOF CLADDING**  
Roofing : 25° Pressed Metal Tiles  
Tile Battens : 50x40 SG8 H1.2 @ 370crs, fixings 2/90 x 3.15 gun nail

**ROOF PLAN NOTES**  
Gutter: Coloured Steel Quad Gutter  
Fascia: Coloured Steel 185 Fascia  
Downpipes: Colorsteel Rectangle 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 60m² of 0-25° roof plan area.

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

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



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Lot 50, DP 580863  
27 Bob Reid Crescent  
Darfield

Job Number:  
**174870**

|                  |                 |            |                        |                   |
|------------------|-----------------|------------|------------------------|-------------------|
| Original Plan:   | <b>Rifleman</b> |            |                        |                   |
| <b>ROOF PLAN</b> |                 |            |                        |                   |
| Sales: D Ryan    | Drawn: M Glynn  | QS: W Xian | Print Date: 21/08/2023 | Scale: 1:100 @ A3 |

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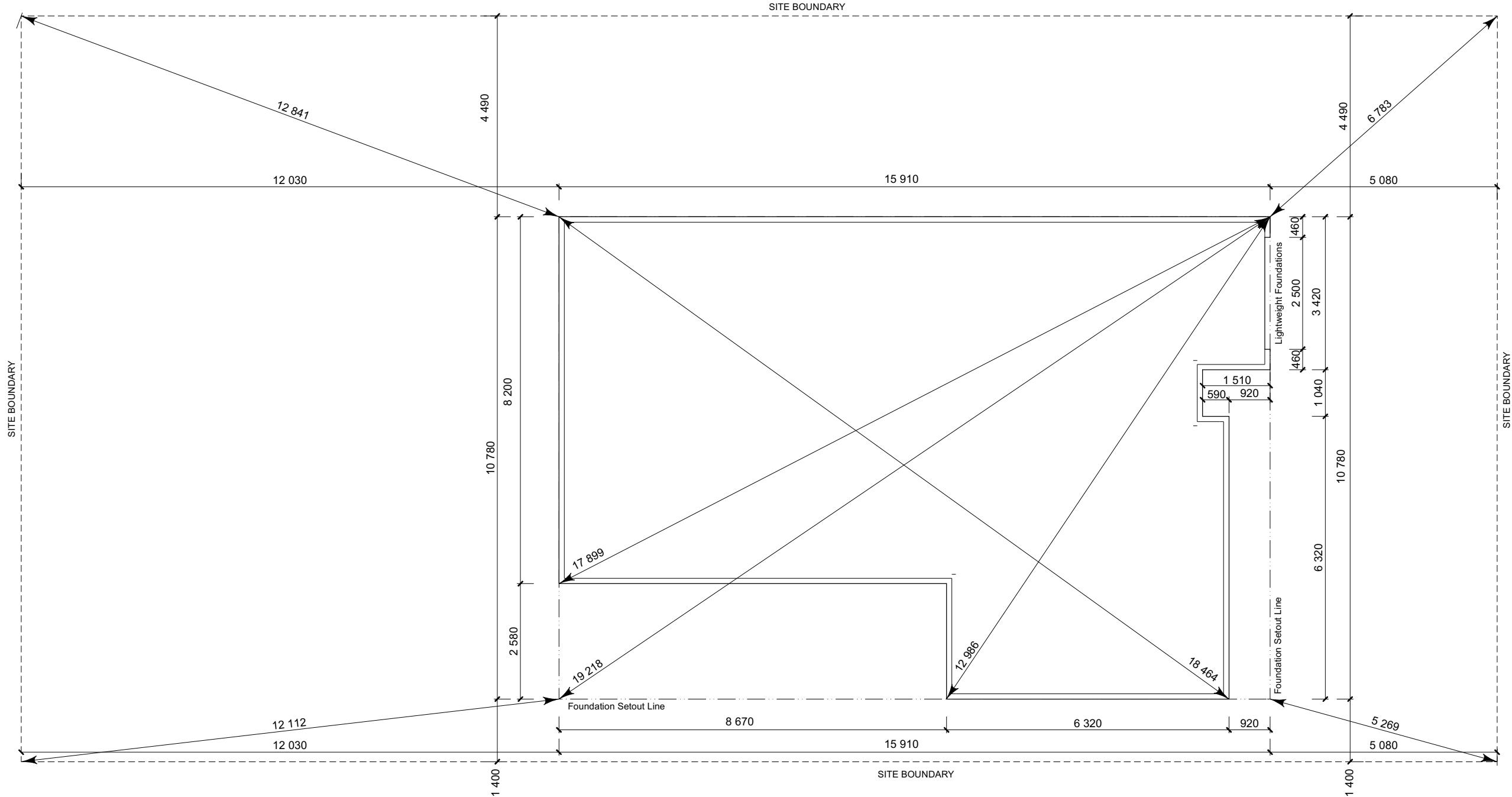
**SET OUT PLAN NOTES**

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

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

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

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



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Darfield

Job Number:  
**174870**

Original Plan:  
**Rifleman**

Sheet Name:  
**SETOUT DIMENSIONS**

**CONSENT PLANS**

|     |            |                       |
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|               |                 |                        |             |            |
|---------------|-----------------|------------------------|-------------|------------|
| Job Number:   | Original Plan:  | Sheet Name:            |             |            |
| <b>174870</b> | <b>Rifleman</b> | <b>FOUNDATION PLAN</b> |             |            |
| Sales:        | Drawn:          | QS:                    | Print Date: | Scale:     |
| D Ryan        | M Glynn         | W Xian                 | 21/08/2023  | 1:100 @ 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 bags to be bonded to the reinforcing.

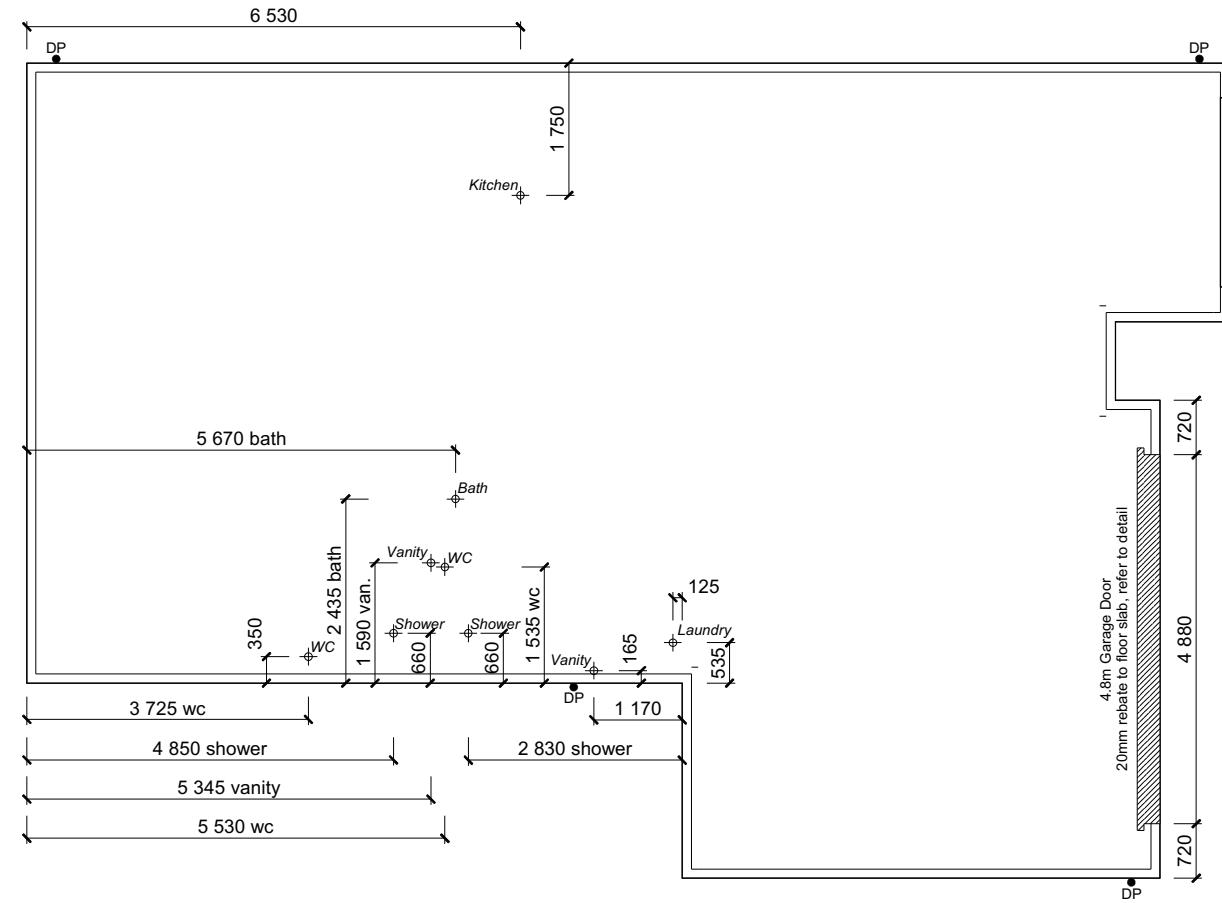
Earth bar to be bonded to the reinforcing mesh  
Refer to Truss design for exact location of slab thickenings

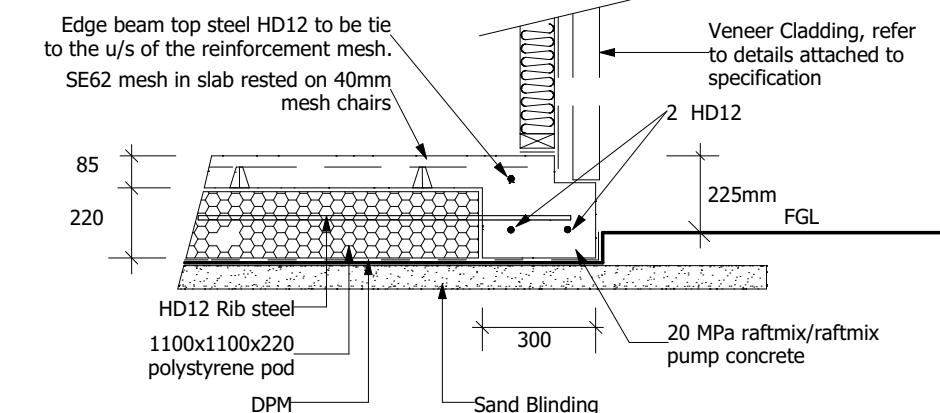
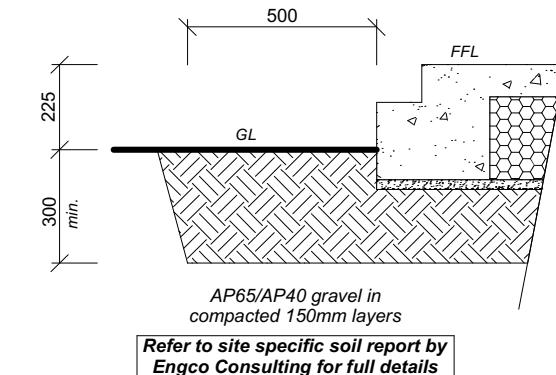
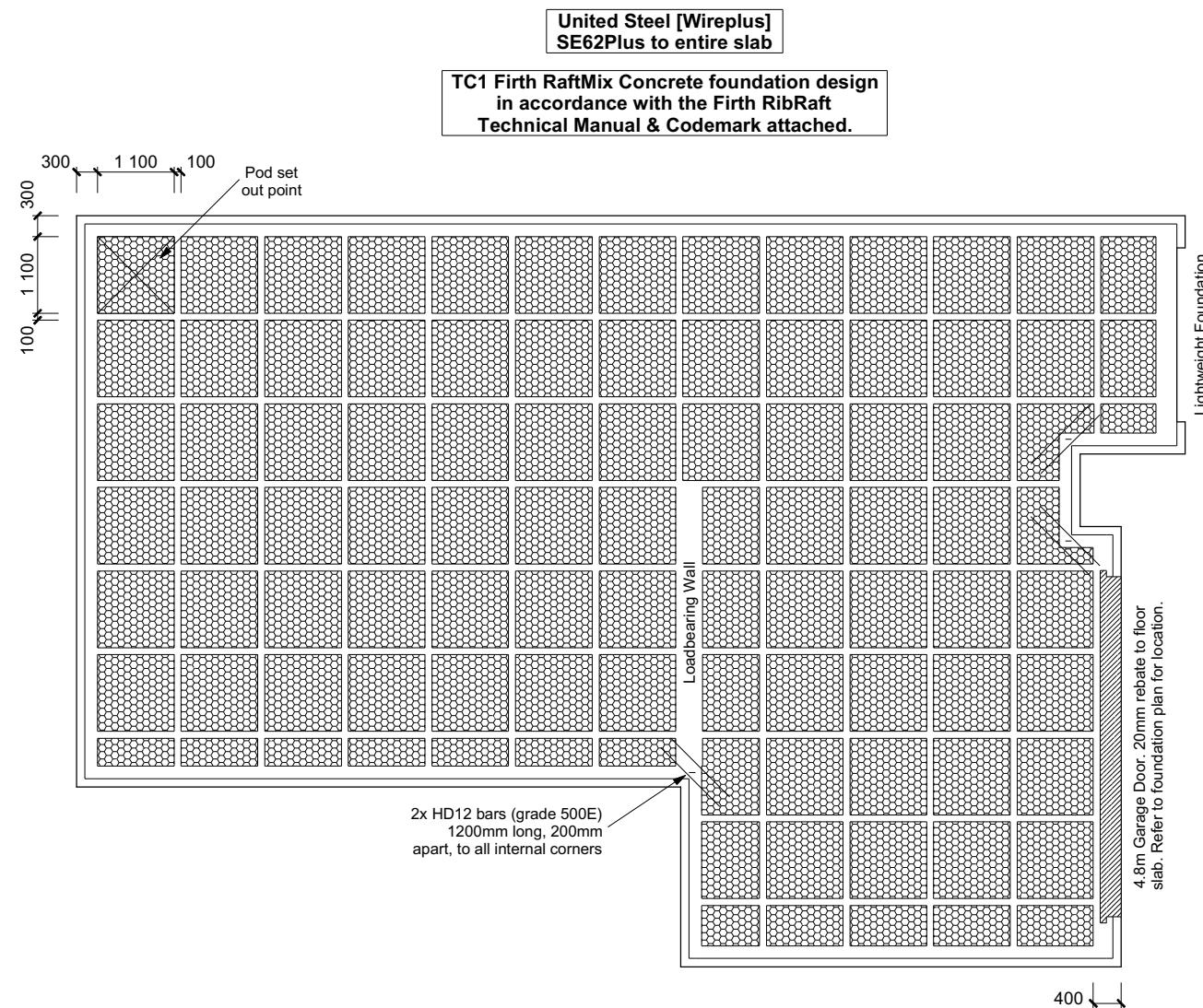
All reinforcing is to be Ductility Class E, in accordance with NZS 4671.  
All concrete to comply with NZS3604:2011  
Section 4 Durability Clause 4.5.2.

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

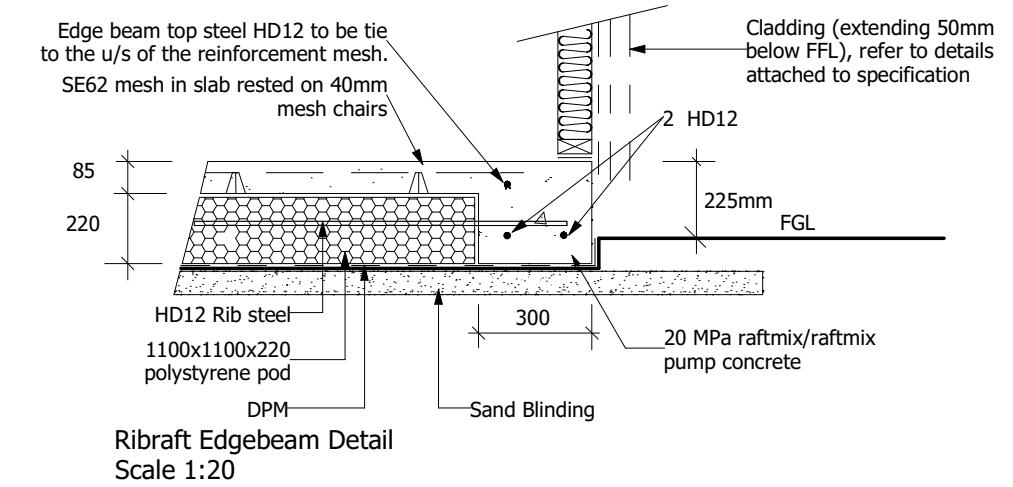
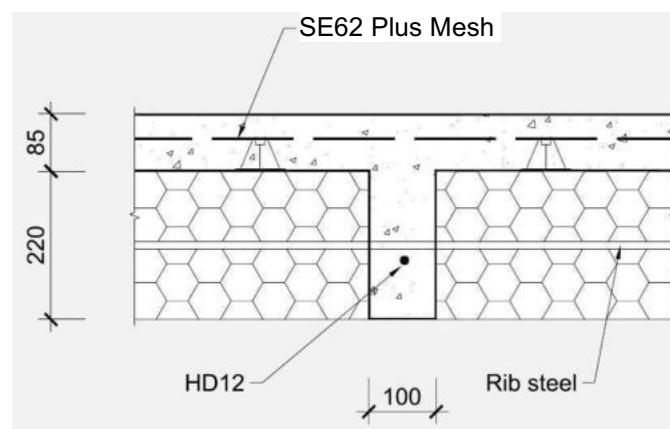
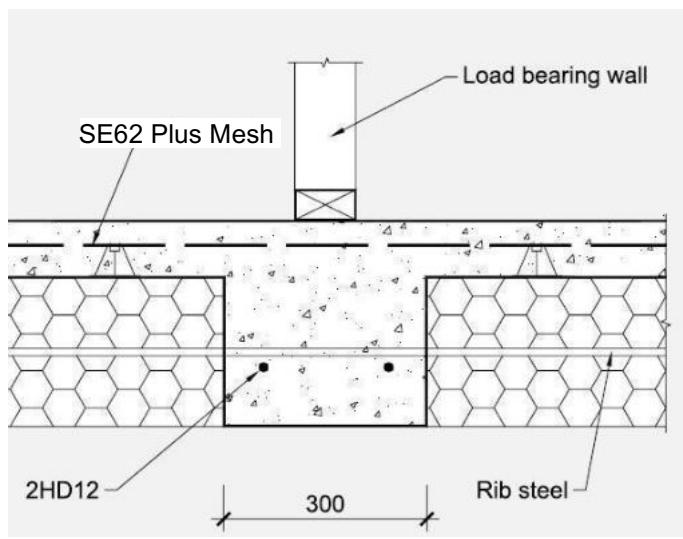
## AREA TO PERIMETER RATIO

Foundation Area: 141.46m<sup>2</sup>  
Perimeter: 54.80m  
Ratio: 2.58





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



**Ribraft Edgebeam Detail**  
Scale 1:20

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**Anne Gillespie & Adam Membery**  
Lot 50, DP 580863  
27 Bob Reid Crescent  
Darfield

Job Number:  
**174870**

Original Plan:  
**Rifleman**

Sheet Name:  
**RIBRAFT PLAN**

Sales:

D Ryan

Drawn:

M Glynn

QS:

W Xian

Print Date:

21/08/2023

Scale:

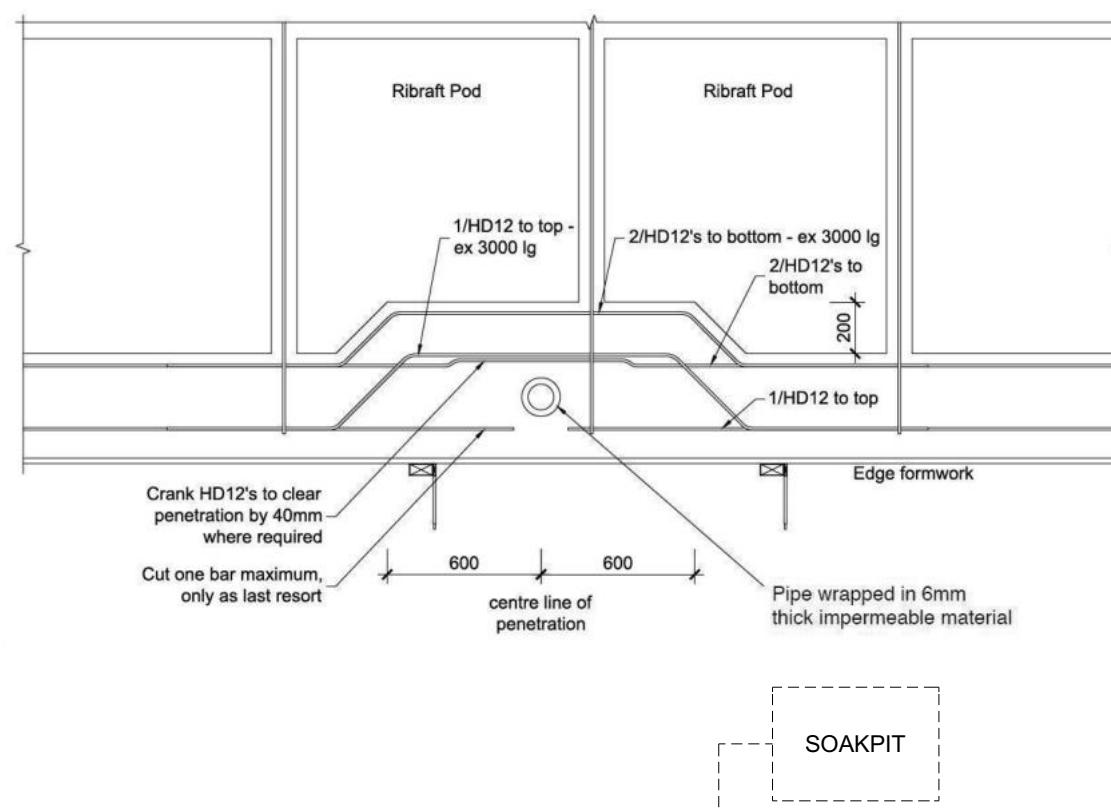
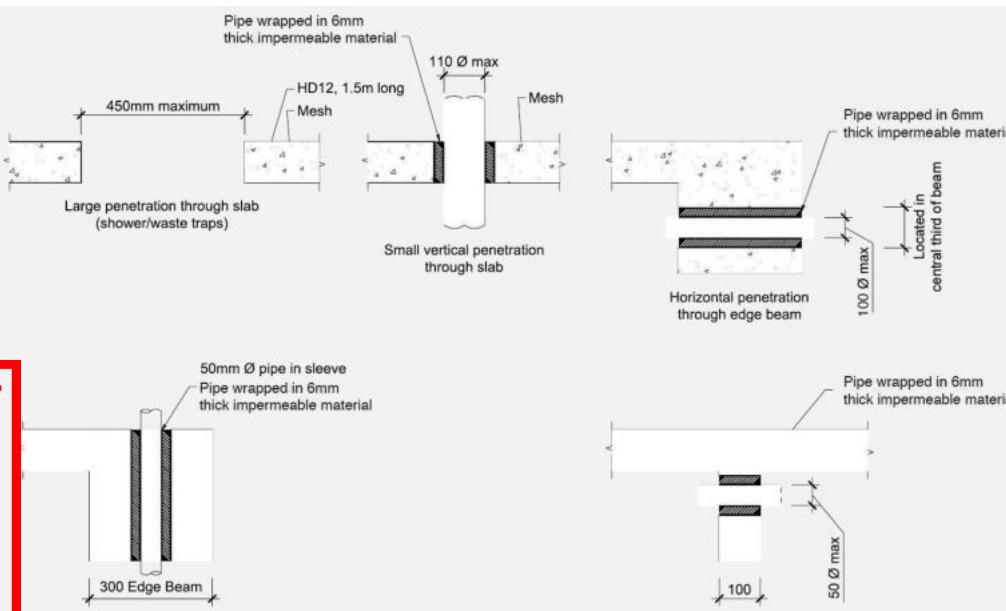
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### CONSENT PLANS

| No. | Date:      | Reason:               |
|-----|------------|-----------------------|
| 1   | 21-08-2023 | Initial Consent Plans |
|     |            |                       |
|     |            |                       |
|     |            |                       |
|     |            |                       |
|     |            |                       |
|     |            |                       |
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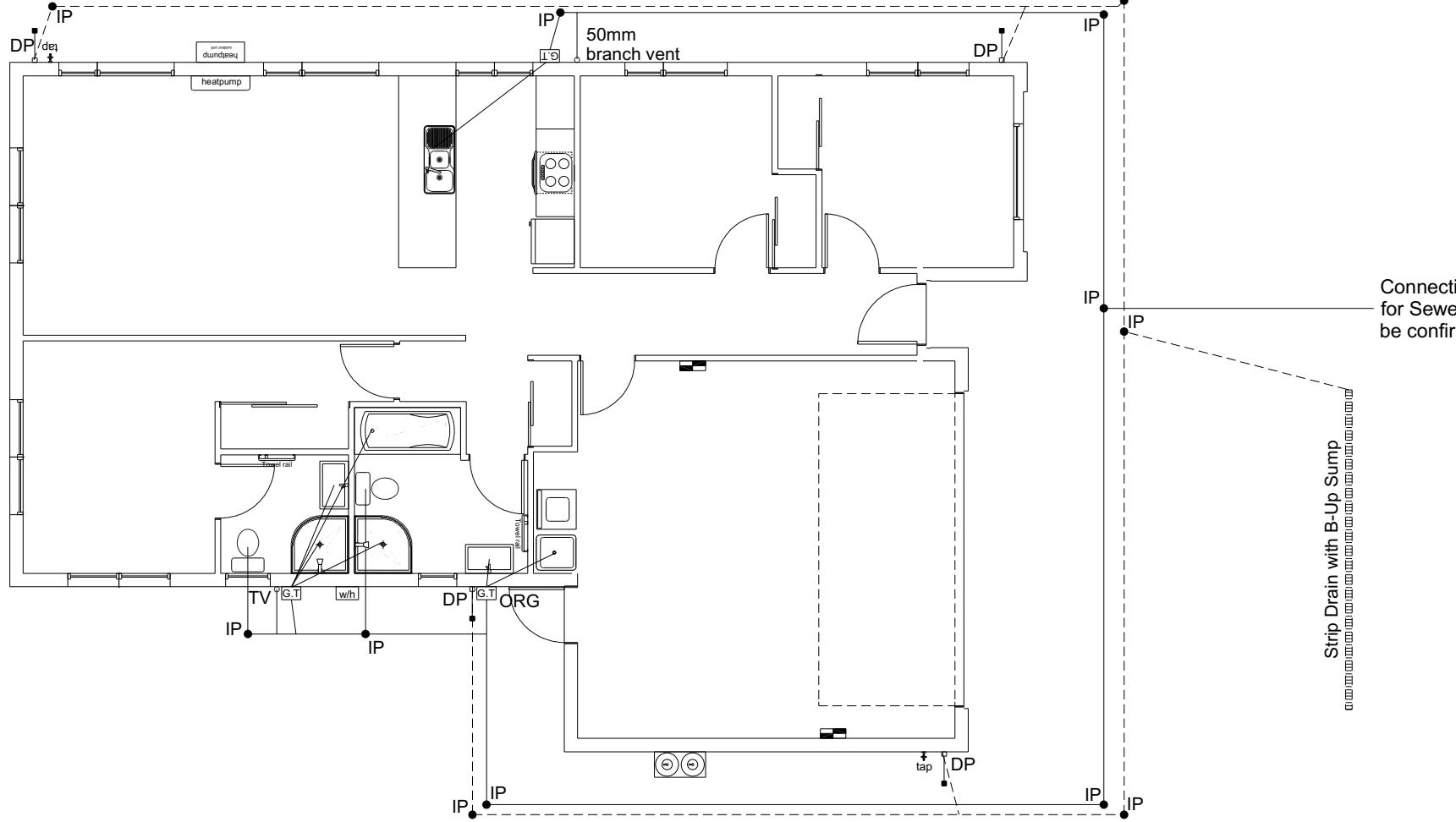
Sheet No.:  
**10**

of 24 sheets

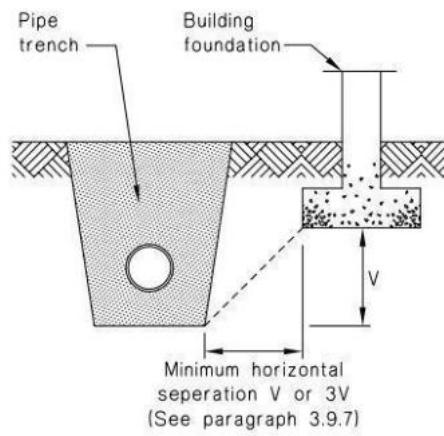


|  |                                 |                               |
|--|---------------------------------|-------------------------------|
| <b>Plumbing Schedule</b>   | NZBC G13                        |                               |
| <b>Kitchen</b>   |                                 |                               |
| Sink:  | Ø50mm @1:40                     | (3 discharge units)           |
| <b>Bathrooms</b>   |                                 |                               |
| 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)           |
| <b>Drainage Schedule</b>   | NZBC G13                        |                               |
| <b>Main Foulwater</b>  |                                 |                               |
| Vented Drain   | Ø100mm @1:60 (1:120max)         |                               |
| Stormwater Drain   | Ø90mm & Ø100mm @1:60 (1:120max) |                               |
| <b>Terminal Vent</b>   |                                 |                               |
| Vent   | Ø80mm                           |                               |
| Heatpump   | Ø50mm                           |                               |
| ORG  | Drain over GT                   | Overflow Relief Gully         |
| <b>Notes:</b>  |                                 |                               |
| All plumbing and drainage to comply with NZBC G13.   |                                 |                               |
| ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of lowest fixture   |                                 |                               |
| Sewer & Stormwater to connect to existing connections.   |                                 |                               |
| All drains passing through concrete, provide sleeve or wrap in durable and flexible to allow for expansion and contraction. (as per G13/AS2 5.8.1) |                                 |                               |

| <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



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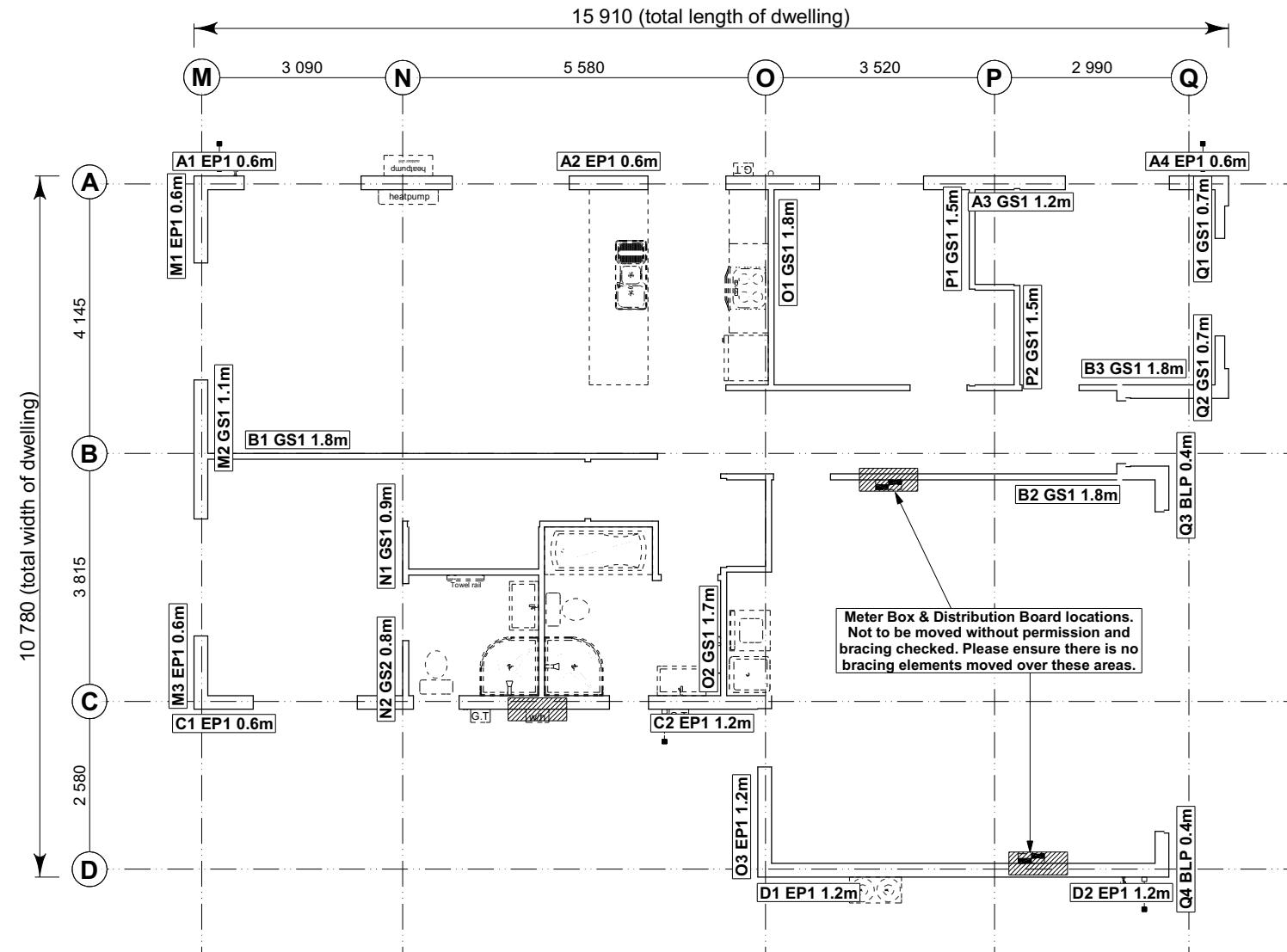


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Anne Gillespie & Adam Membrey  
Lot 50, DP 580863  
27 Bob Reid Crescent  
Darfield

|                      |                       |                      |
|----------------------|-----------------------|----------------------|
| Job Number:          | Original Plan:        | Sheet Name:          |
| <b>174870</b>        | <b>Rifleman</b>       | <b>DRAINAGE PLAN</b> |
| Sales: <b>D Ryan</b> | Drawn: <b>M Glynn</b> | QS: <b>W Xian</b>    |



**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 |
| M | Brace Length     |
| N | Brace Type       |
| O | Brace Number     |

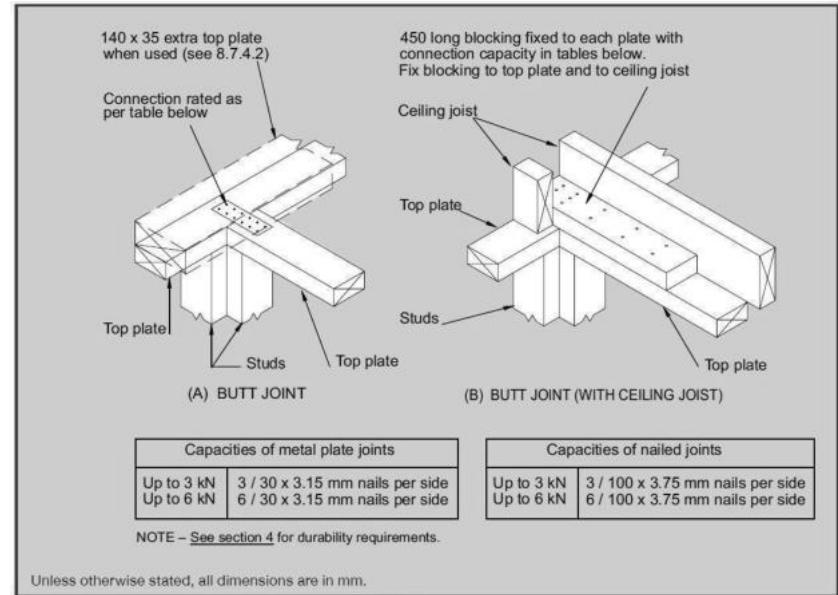


Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

**Single Level Along Resistance Sheet**

Job Name: Gillespie & Memery

| Line | Element | Length (m) | Angle (degrees) | Stud Ht. (m) | Type    | Supplier | Wind (BUs) | EQ (BUs) | Achieved |        |
|------|---------|------------|-----------------|--------------|---------|----------|------------|----------|----------|--------|
|      |         |            |                 |              |         |          |            |          | Demand   |        |
|      |         |            |                 |              |         |          |            |          | 537      | 851    |
| A    | 1       | 0.60       |                 | 2.4          | EP1 0.6 | Ecoply®  | 57         | 63       | 245 OK   | 255 OK |
|      | 2       | 0.60       |                 | 2.4          | EP1 0.6 | Ecoply®  | 57         | 63       |          |        |
|      | 3       | 1.10       |                 | 2.4          | GS1-N   | GIB®     | 74         | 66       |          |        |
|      | 4       | 0.60       |                 | 2.4          | EP1 0.6 | Ecoply®  | 57         | 63       |          |        |
| B    | 1       | 1.80       |                 | 2.4          | GS1-N   | GIB®     | 124        | 108      | 373 OK   | 324 OK |
|      | 2       | 1.80       |                 | 2.4          | GS1-N   | GIB®     | 124        | 108      |          |        |
|      | 3       | 1.80       |                 | 2.4          | GS1-N   | GIB®     | 124        | 108      |          |        |
| C    | 1       | 0.60       |                 | 2.4          | EP1 0.6 | Ecoply®  | 57         | 63       | 201 OK   | 225 OK |
|      | 2       | 1.20       |                 | 2.4          | EP1 1.2 | Ecoply®  | 144        | 162      |          |        |
| D    | 1       | 1.20       |                 | 2.4          | EP1 1.2 | Ecoply®  | 144        | 162      | 288 OK   | 324 OK |
|      | 2       | 1.20       |                 | 2.4          | EP1 1.2 | Ecoply®  | 144        | 162      |          |        |

**Single Level Across Resistance Sheet**

Job Name: Gillespie & Memery

| Line | Element | Length (m) | Angle (degrees) | Stud Ht. (m) | Type    | Supplier | Wind (BUs) | EQ (BUs) | Achieved |        |
|------|---------|------------|-----------------|--------------|---------|----------|------------|----------|----------|--------|
|      |         |            |                 |              |         |          |            |          | Demand   |        |
|      |         |            |                 |              |         |          |            |          | 761      | 851    |
| M    | 1       | 0.60       |                 | 2.4          | EP1 0.6 | Ecoply®  | 57         | 63       | 188 OK   | 192 OK |
|      | 2       | 1.10       |                 | 2.4          | GS1-N   | GIB®     | 74         | 66       |          |        |
|      | 3       | 0.60       |                 | 2.4          | EP1 0.6 | Ecoply®  | 57         | 63       |          |        |
| N    | 1       | 0.90       |                 | 2.4          | GS1-N   | GIB®     | 57         | 53       | 125 OK   | 115 OK |
|      | 2       | 0.80       |                 | 2.4          | GS2-N   | GIB®     | 68         | 61       |          |        |
| O    | 1       | 1.80       |                 | 2.4          | GS1-N   | GIB®     | 124        | 108      | 386 OK   | 372 OK |
|      | 2       | 1.70       |                 | 2.4          | GS1-N   | GIB®     | 117        | 102      |          |        |
|      | 3       | 1.20       |                 | 2.4          | EP1 1.2 | Ecoply®  | 144        | 162      |          |        |
| P    | 1       | 1.50       |                 | 2.4          | GS1-N   | GIB®     | 104        | 90       | 207 OK   | 180 OK |
|      | 2       | 1.50       |                 | 2.4          | GS1-N   | GIB®     | 104        | 90       |          |        |
| Q    | 1       | 0.70       |                 | 2.4          | GS2-N   | GIB®     | 58         | 52       | 196 OK   | 201 OK |
|      | 2       | 0.70       |                 | 2.4          | GS1-N   | GIB®     | 41         | 41       |          |        |
|      | 3       | 0.40       |                 | 2.4          | BLP-H   | GIB®     | 48         | 54       |          |        |
|      | 4       | 0.40       |                 | 2.4          | BLP-H   | GIB®     | 48         | 54       |          |        |

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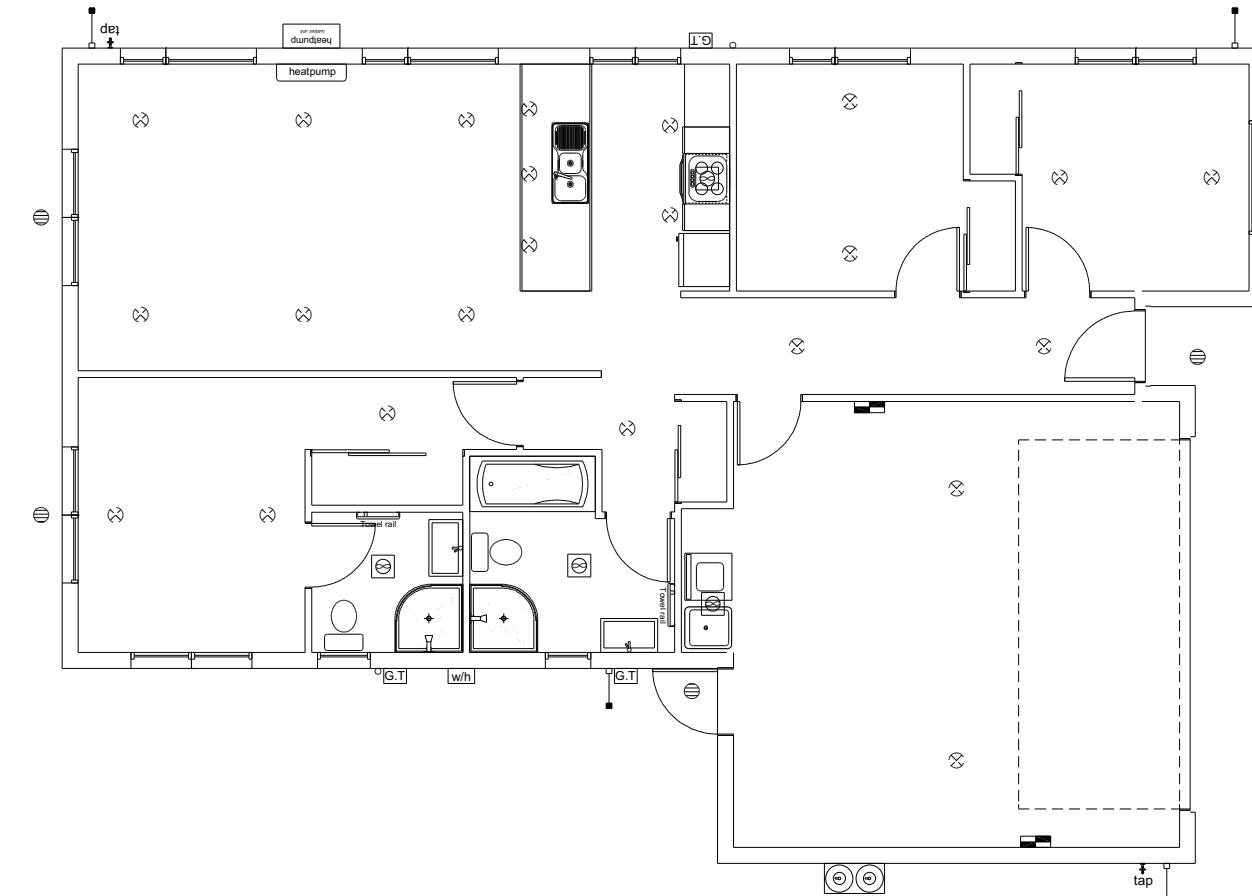
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Anne Gillespie & Adam Memery  
Lot 50, DP 580863  
27 Bob Reid Crescent  
Darfield

Job Number: 174870  
Original Plan: Rifleman  
Sheet Name: BRACING PLAN  
Sales: D Ryan  
Drawn: M Glynn  
QS: W Xian  
Print Date: 21/08/2023  
Scale: 1:100 @ A3

**CONSENT PLANS**  
No. Date Reason:  
1 21-08-2023 Initial Consent Plans

Sheet No.: 12  
of 24 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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/ Job Number:  
**174870**

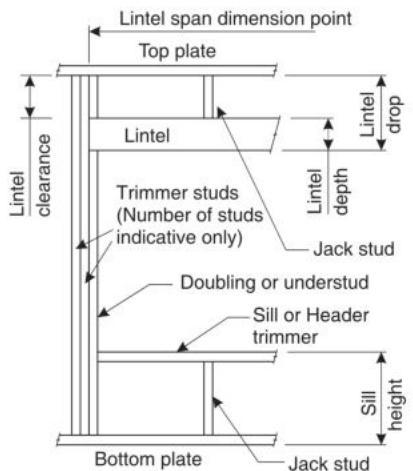
|                                   |                                     |
|-----------------------------------|-------------------------------------|
| Original Plan:<br><b>Rifleman</b> | Sheet Name:<br><b>LIGHTING PLAN</b> |
|-----------------------------------|-------------------------------------|

## **CONSENT PLANS**

# 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:**

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

| Lintel Span (m) | Loaded Dimension (m)<br>(See Fig. 1.3<br>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 | F          | 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          | E  | F |
|                 | 4.0   | F          | G | H | -          | E  | F |
|                 | 5.0   | F          | G | 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          | E  | F |
|                 | 3.4   | F          | G | H | H          | E  | F |
|                 | 4.0   | F          | G | H | -          | E  | F |
|                 | 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          | E  | F |
|                 | 3.2   | F          | G | H | H          | E  | F |
|                 | 4.0   | F          | G | H | -          | E  | F |
|                 | 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          | E  | F |
|                 | 3.5   | F          | G | H | H          | E  | F |
|                 | 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  | F |
|                 | 3.0   | F          | G | H | -          | E  | F |
|                 | 4.0   | G          | H | H | -          | E  | F |
|                 | 5.0   | G          | H | H | -          | E  | F |
|                 | 6.0   | G          | H | H | -          | E  | F |

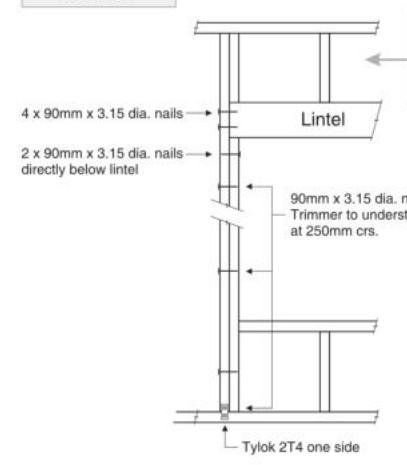
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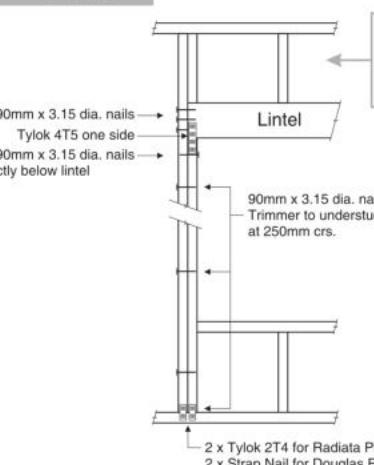
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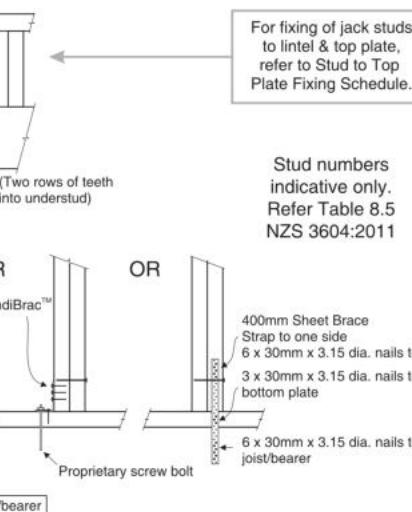
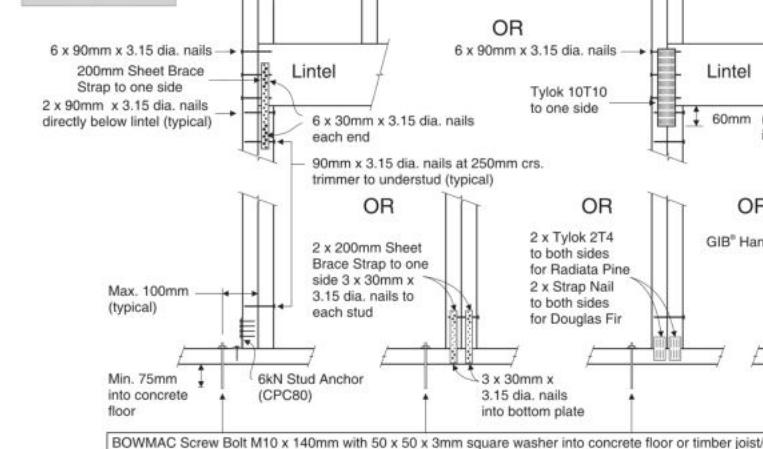
**Anne Gillespie & Adam Membery**  
Lot 50, DP 580863  
27 Bob Reid Crescent  
Darfield

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


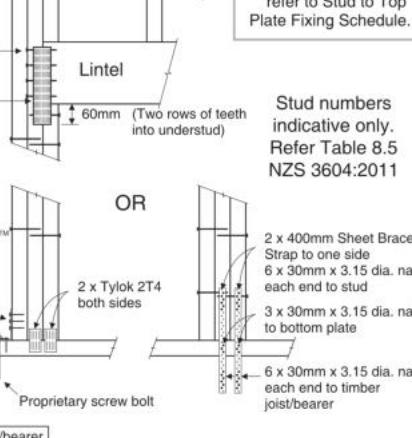
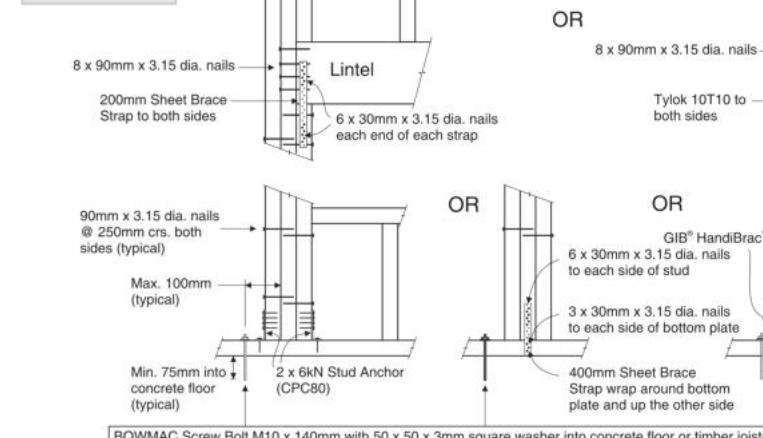
For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule

**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

**TYPE H  
13.5kN**


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

**CONSENT PLANS**

| No. | Date:      | Reason:               |
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| 1   | 21-08-2023 | Initial Consent Plans |
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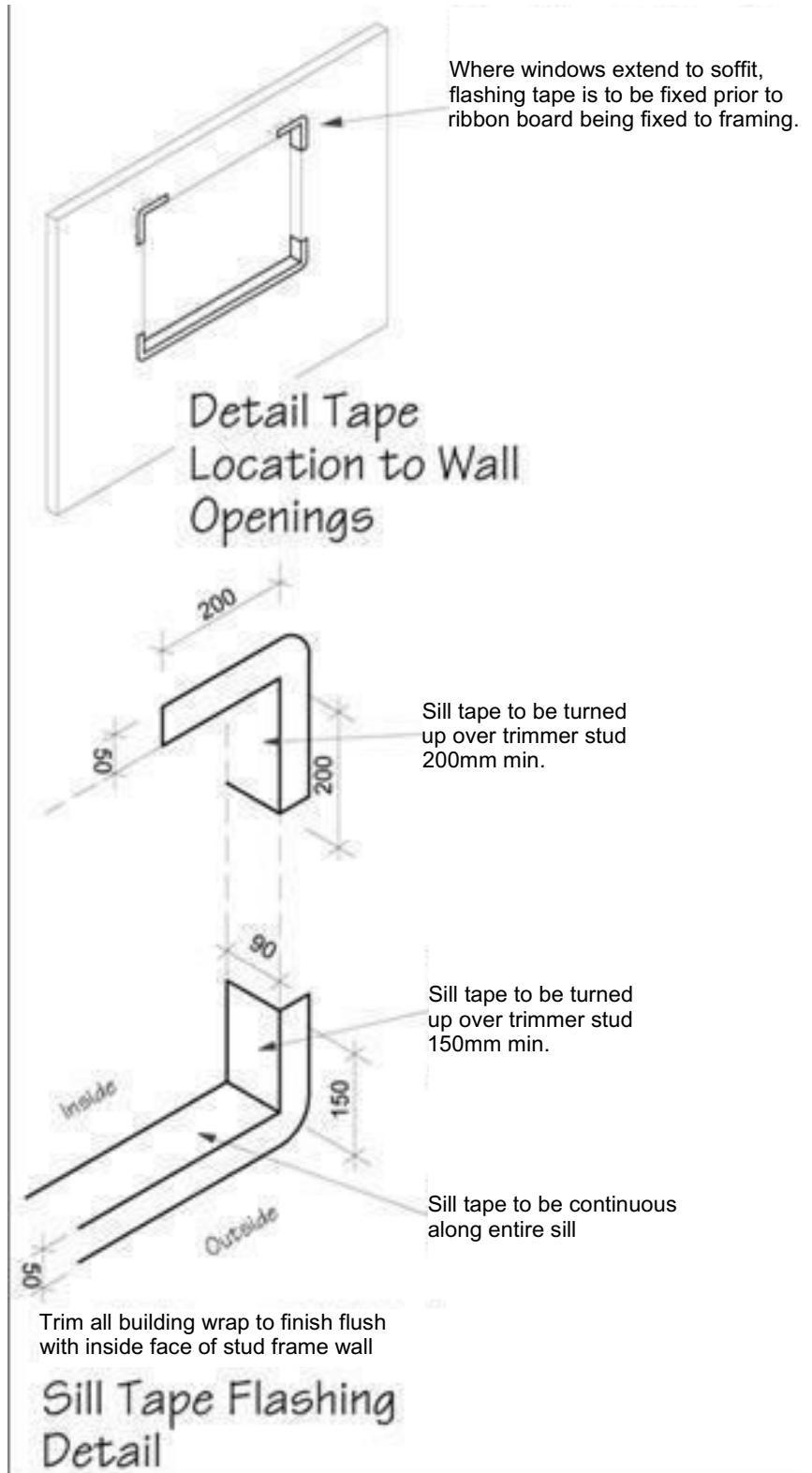
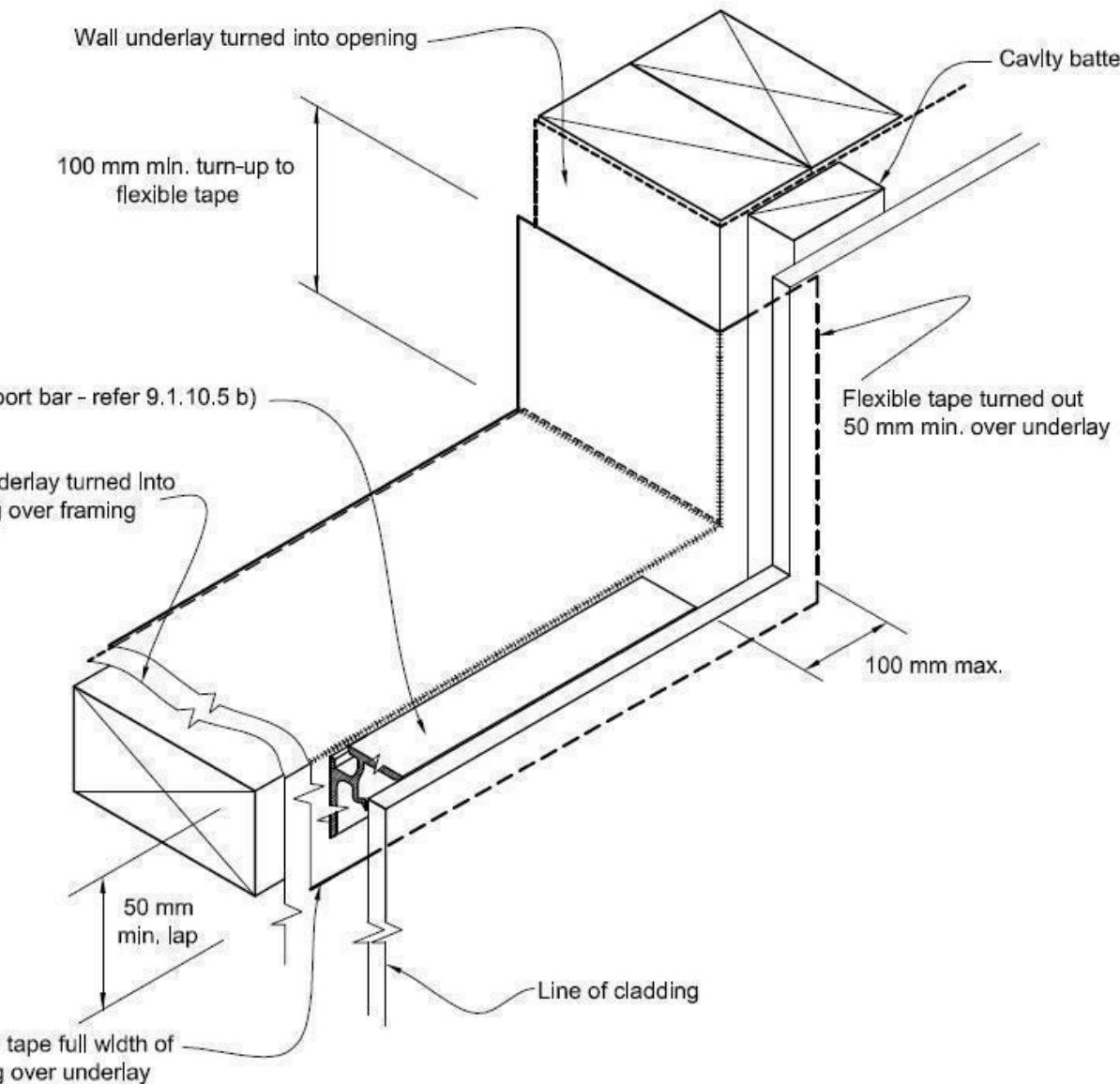
of 24 sheets



**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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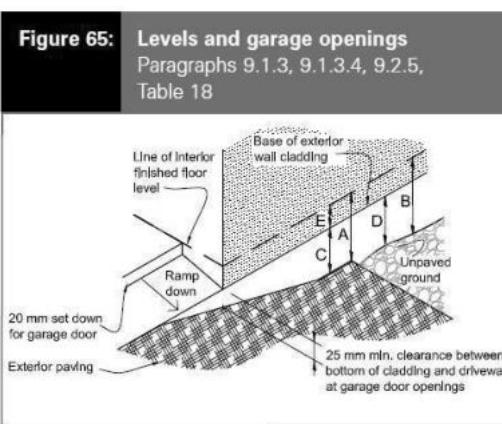
**Anne Gillespie & Adam Membery**  
Lot 50, DP 580863  
27 Bob Reid Crescent  
Darfield

Job Number: **174870** Original Plan: **Rifleman** Sheet Name:  
**CONSTRUCTION DETAILS**  
Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 21/08/2023 Scale: As Shown @ A3

**CONSENT PLANS**

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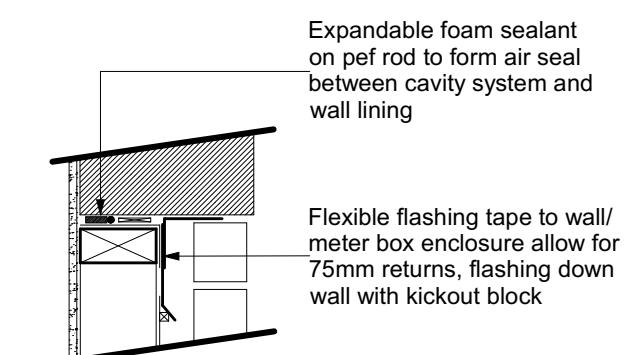
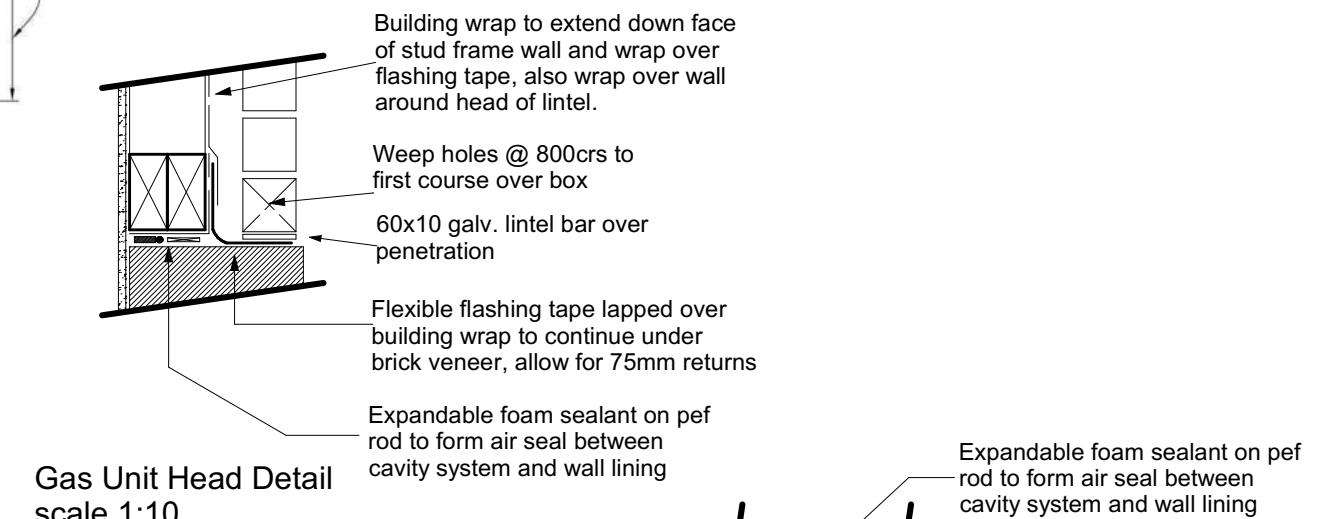
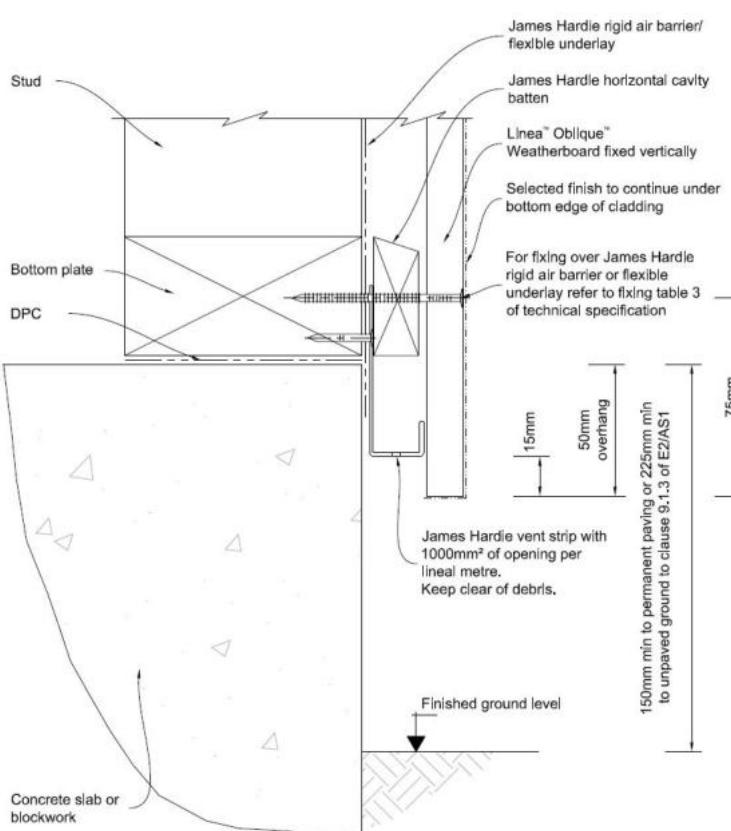
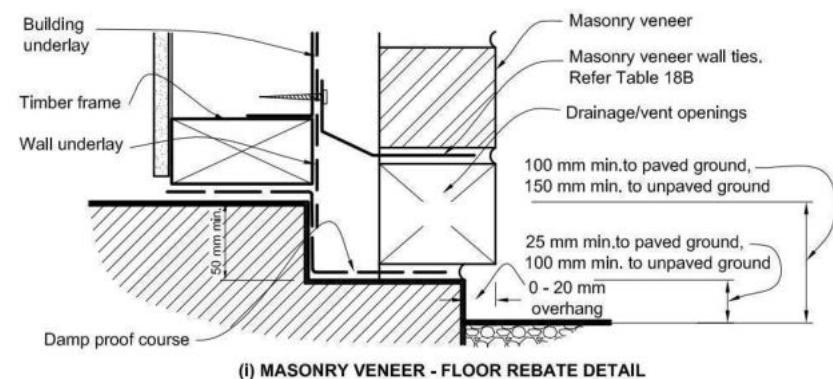
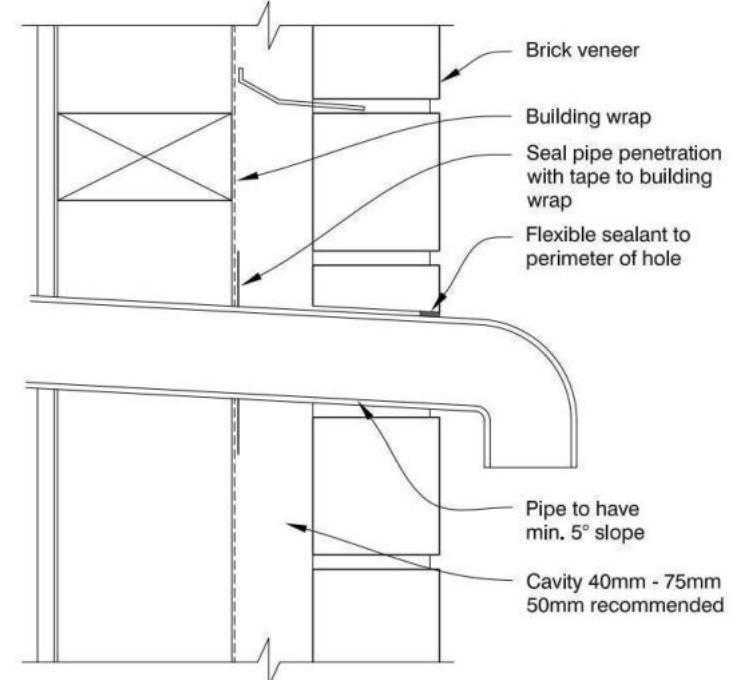
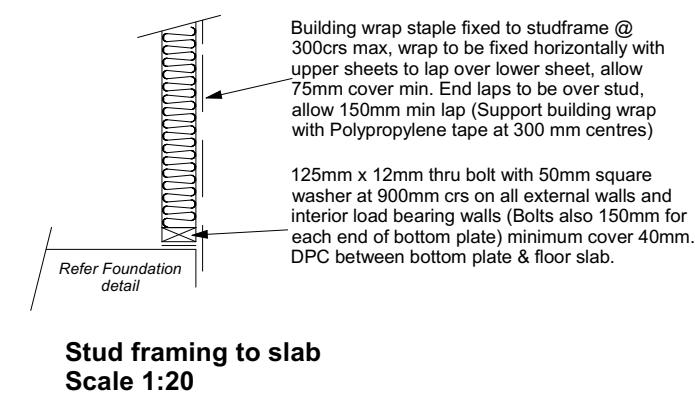
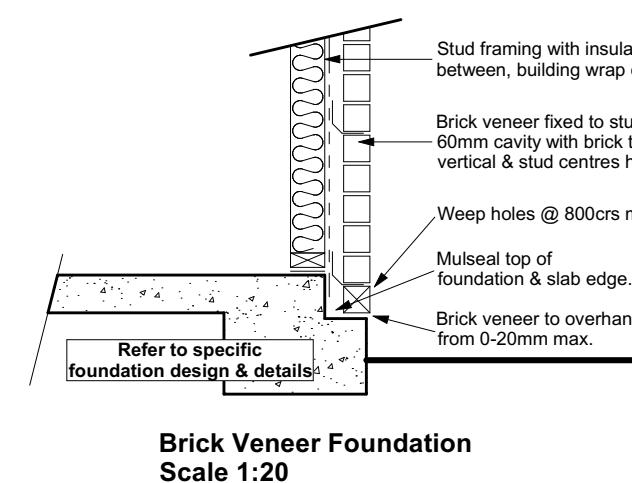
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of 24 sheets



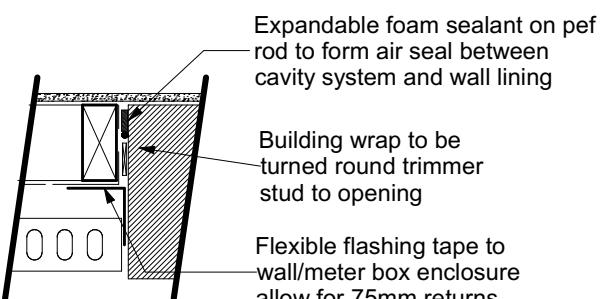
**Table 18: Minimum clearances**  
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2,  
9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

| Minimum clearances (mm)    | Masonry veneer |     | Other claddings |     |      |     |    |
|----------------------------|----------------|-----|-----------------|-----|------|-----|----|
|                            | A              | B   | A               | B   | C    |     |    |
| 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.



**Gas Unit Sill Detail**  
scale 1:10



**Gas Unit Jamb Detail**  
scale 1:10

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**Anne Gillespie & Adam Membery**  
Lot 50, DP 580863  
27 Bob Reid Crescent  
Darfield

Job Number:  
**174870**

Original Plan:  
**Rifleman**

Sheet Name:  
**CONSTRUCTION DETAILS**

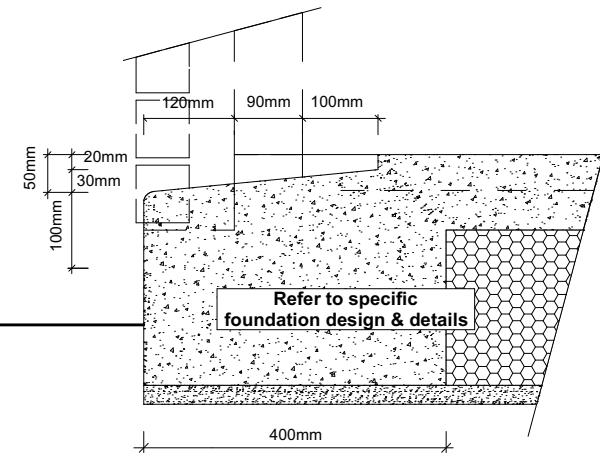
Sales: **D Ryan** Drawn: **M Glynn** QS: **W Xian** Print Date: **21/08/2023** Scale: **As Shown @ A3**

### CONSENT PLANS

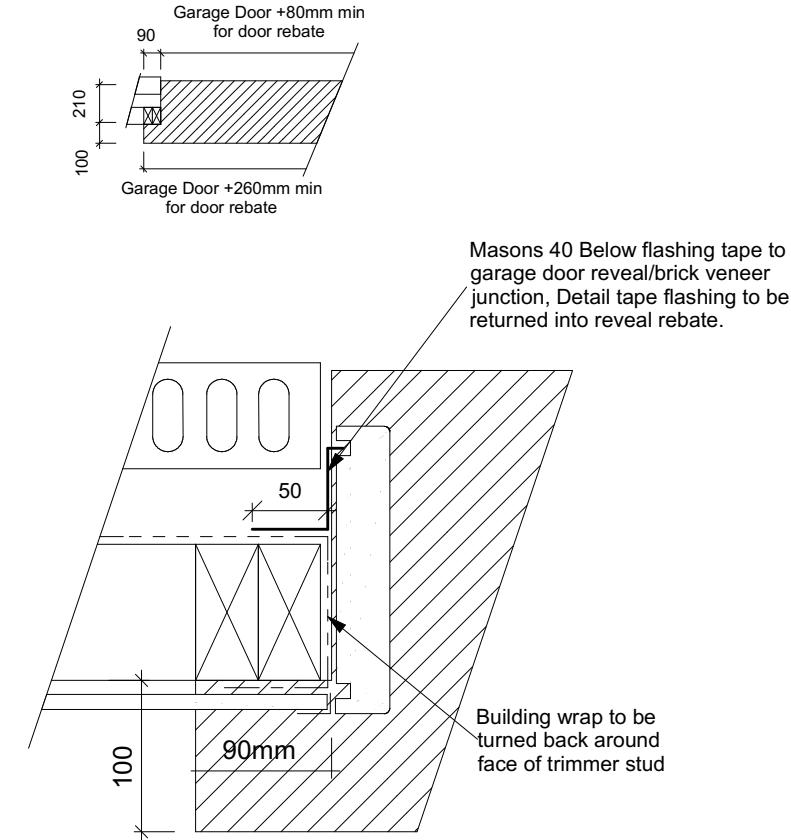
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**17**

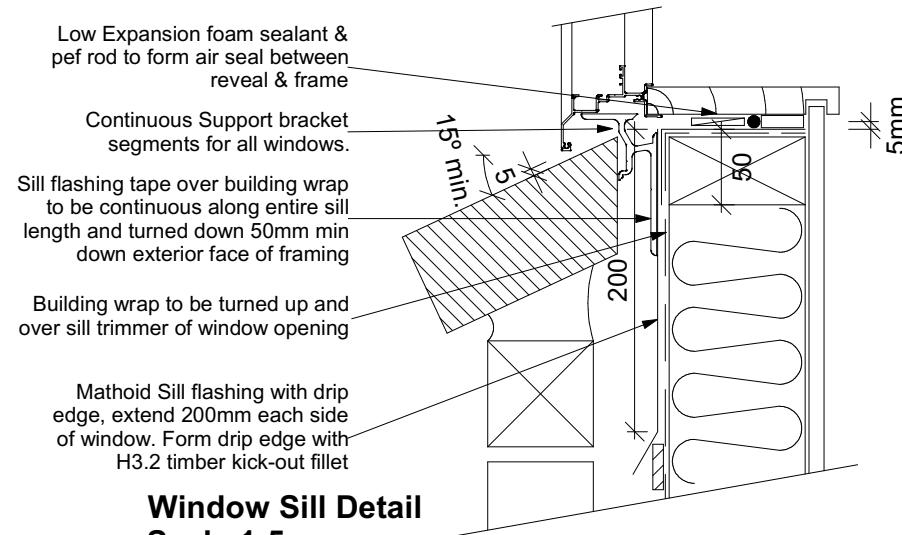
of 24 sheets



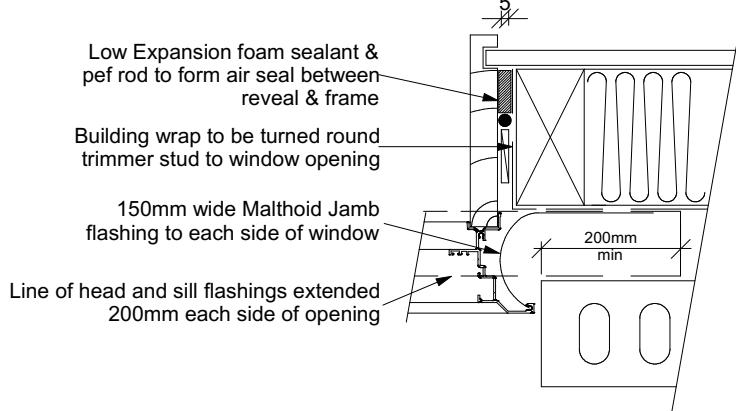
**Garage Door Rebate Details**  
Scale 1:10



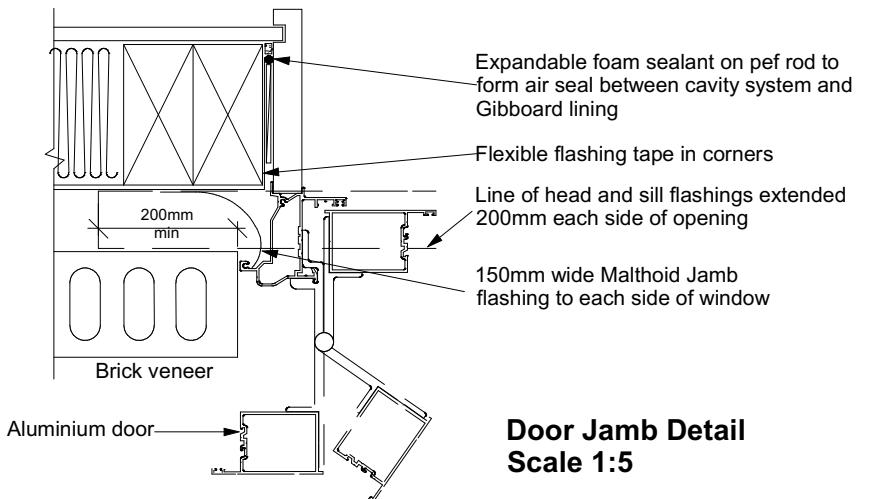
**Garage Door Jamb Detail**  
Scale 1:5



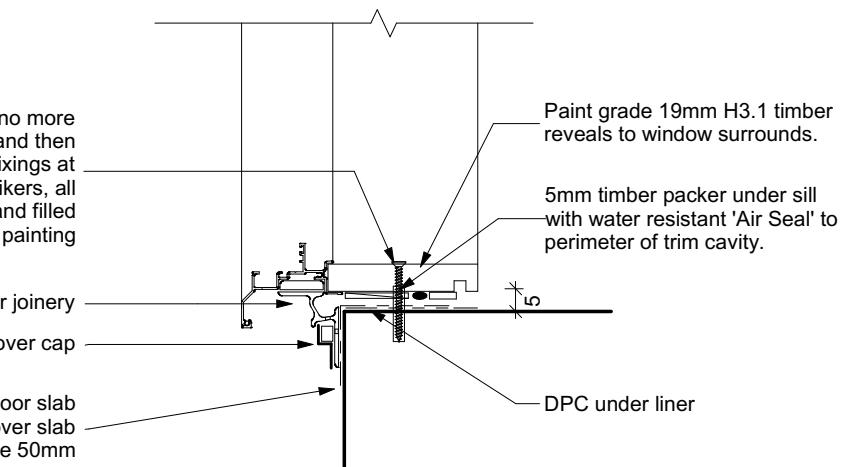
**Window Sill Detail**  
Scale 1:5



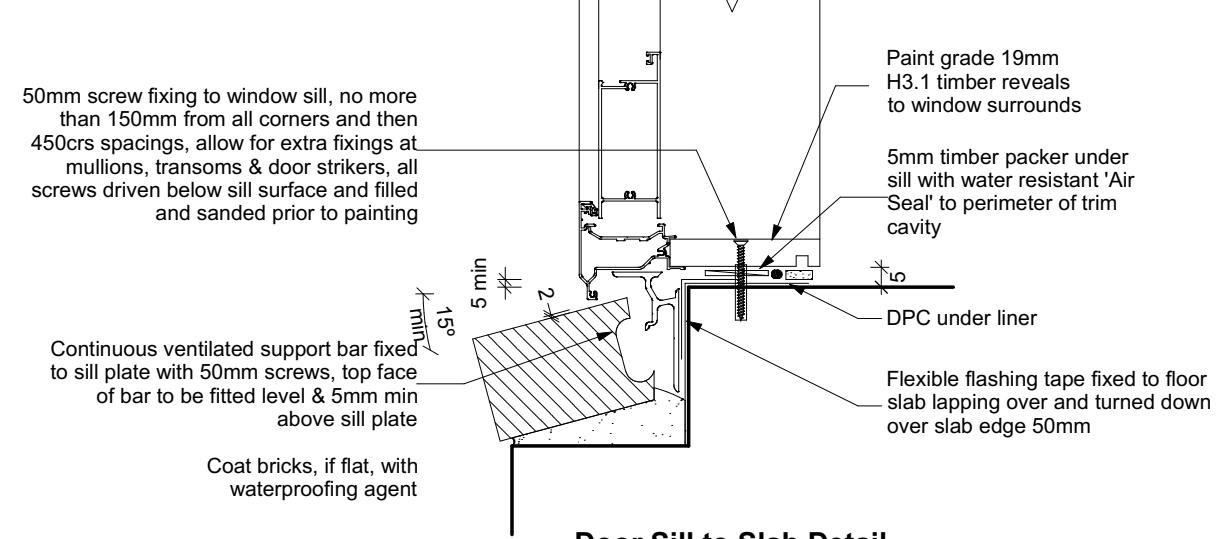
**Window Jamb Detail**  
Scale 1:5



**Door Jamb Detail**  
Scale 1:5



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



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

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27 Bob Reid Crescent  
Darfield

Job Number:  
**174870**

Original Plan:  
**Rifleman**

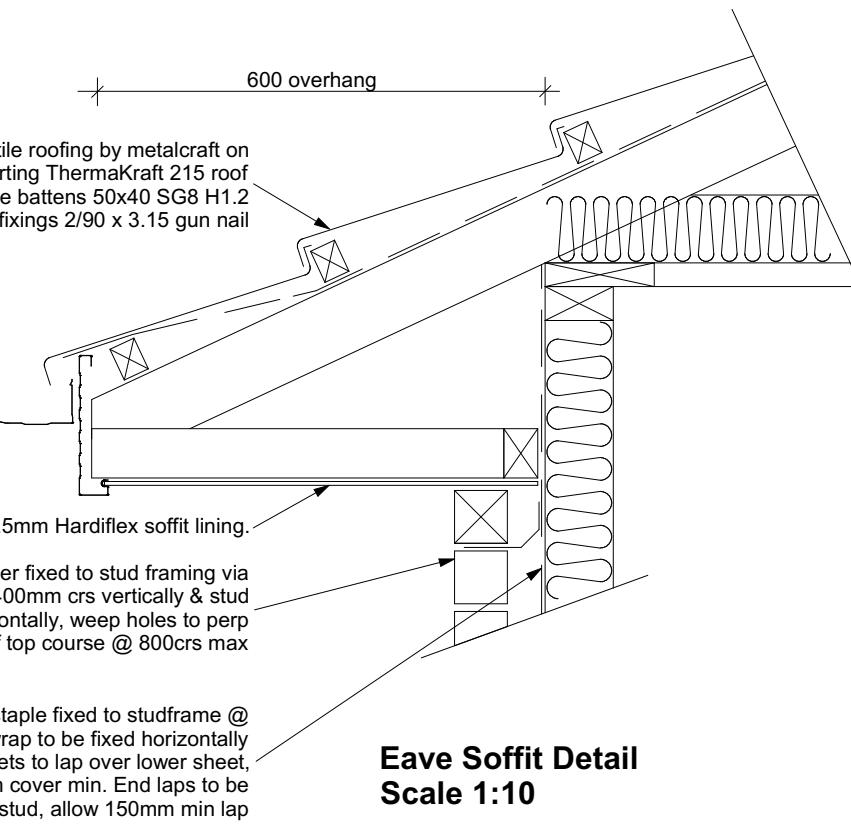
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**CONSTRUCTION DETAILS**

**CONSENT PLANS**

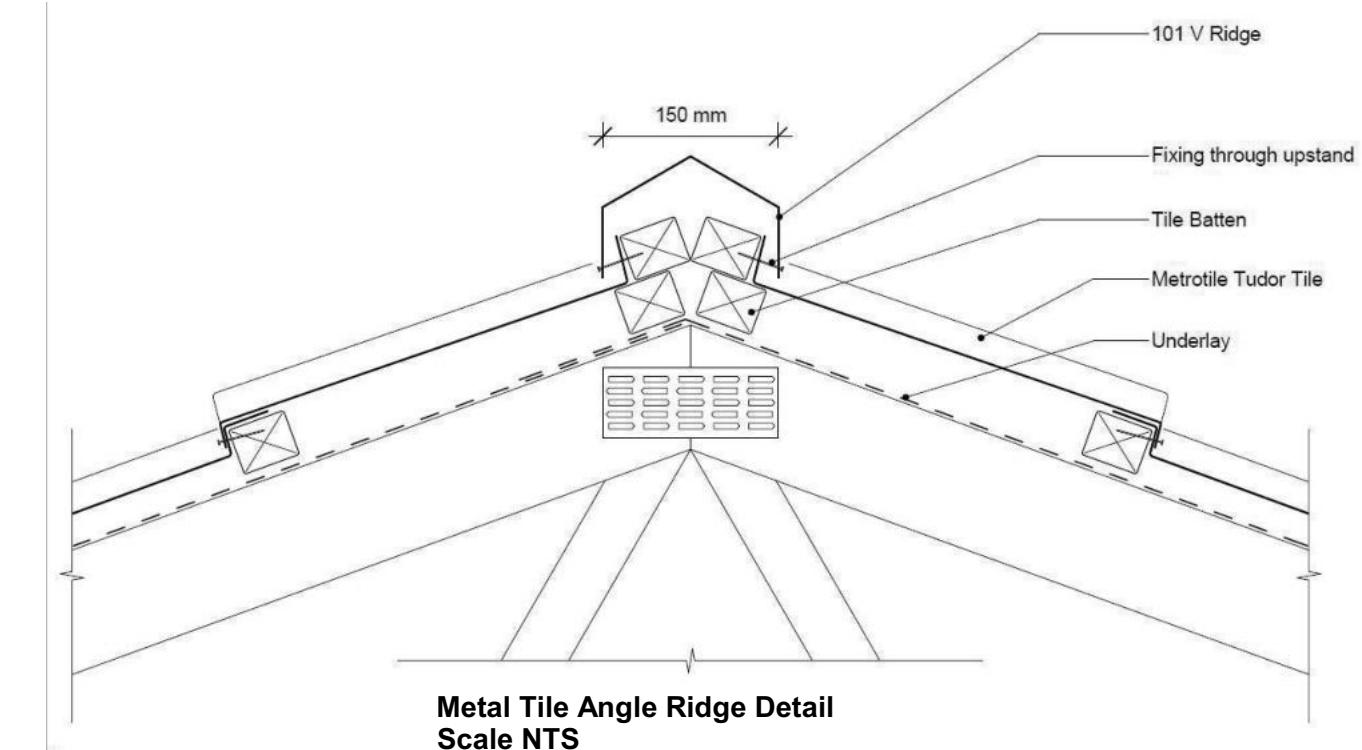
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**18**

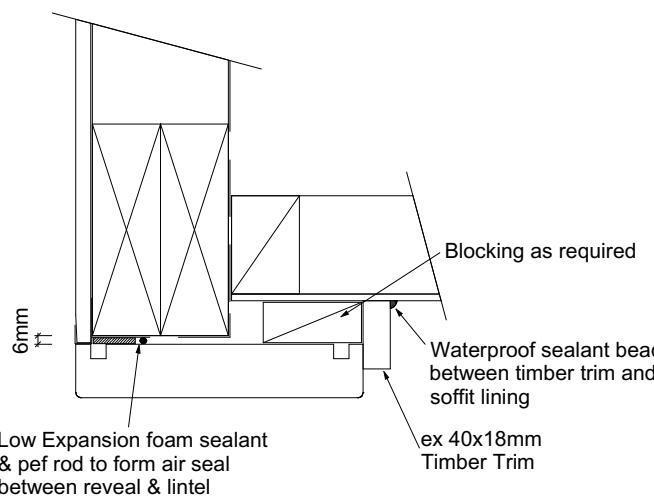
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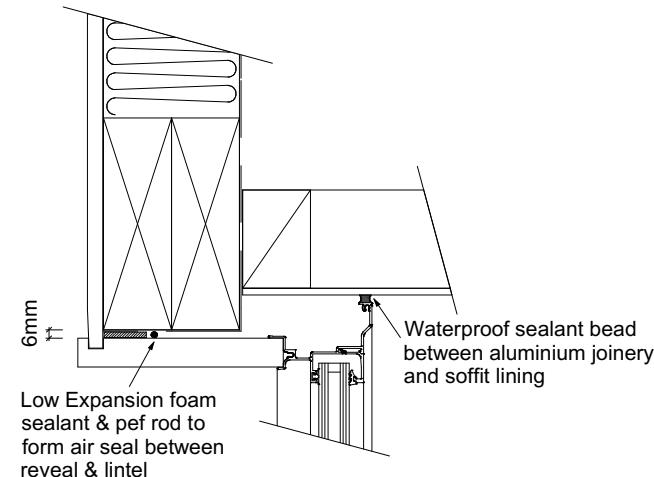
**Eave Soffit Detail**  
Scale 1:10



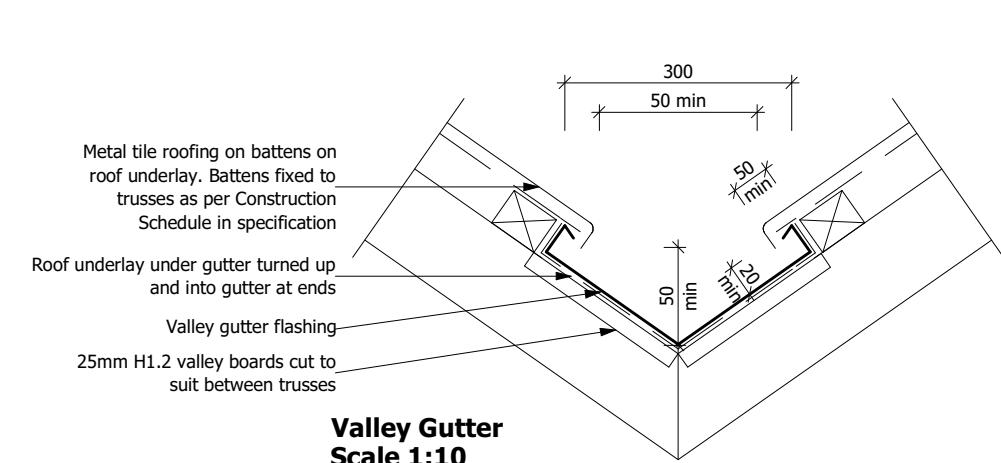
**Metal Tile Angle Ridge Detail**  
Scale NTS



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



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



**Valley Gutter**  
Scale 1:10

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Darfield

Job Number:  
**174870**

Original Plan:  
**Rifleman**

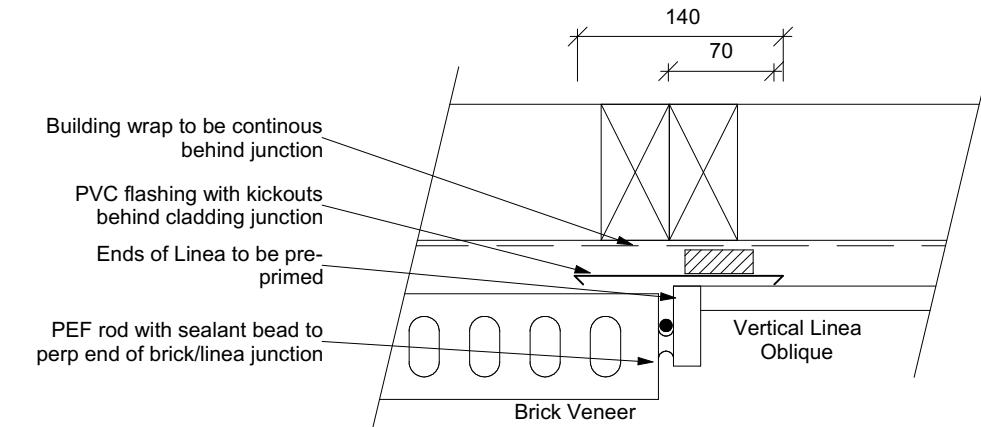
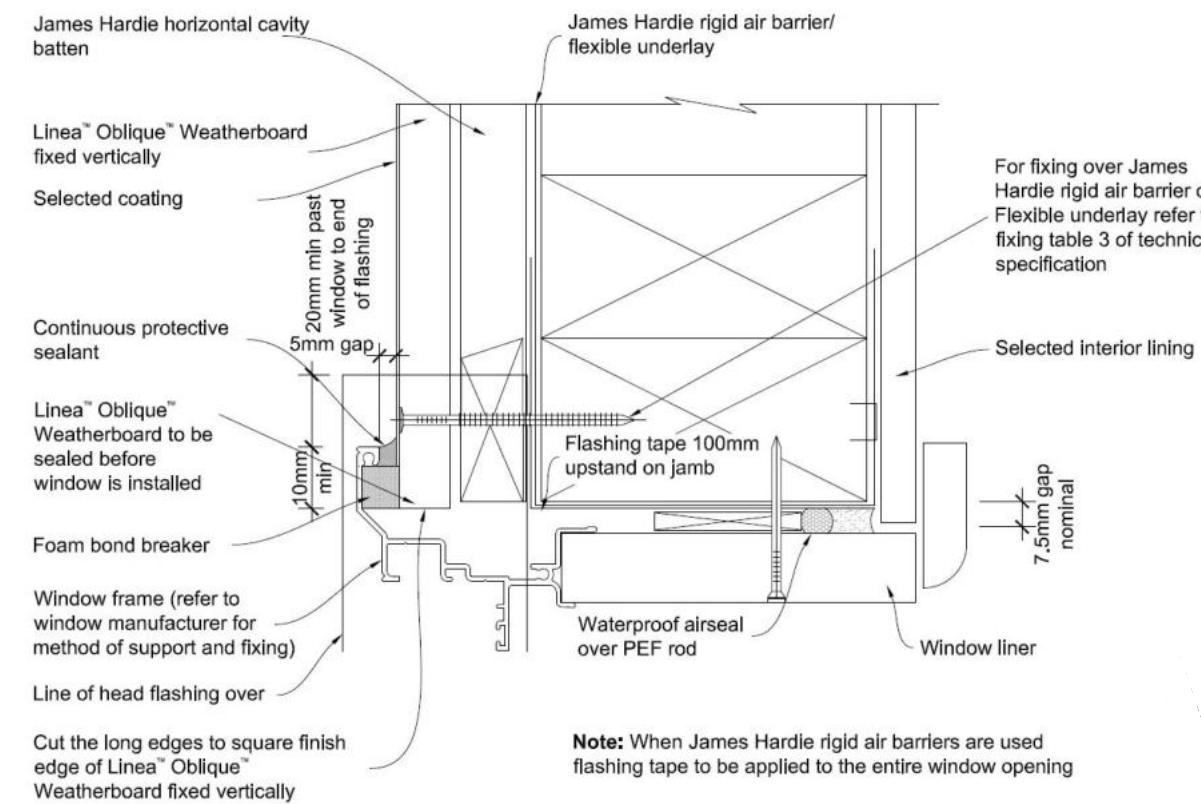
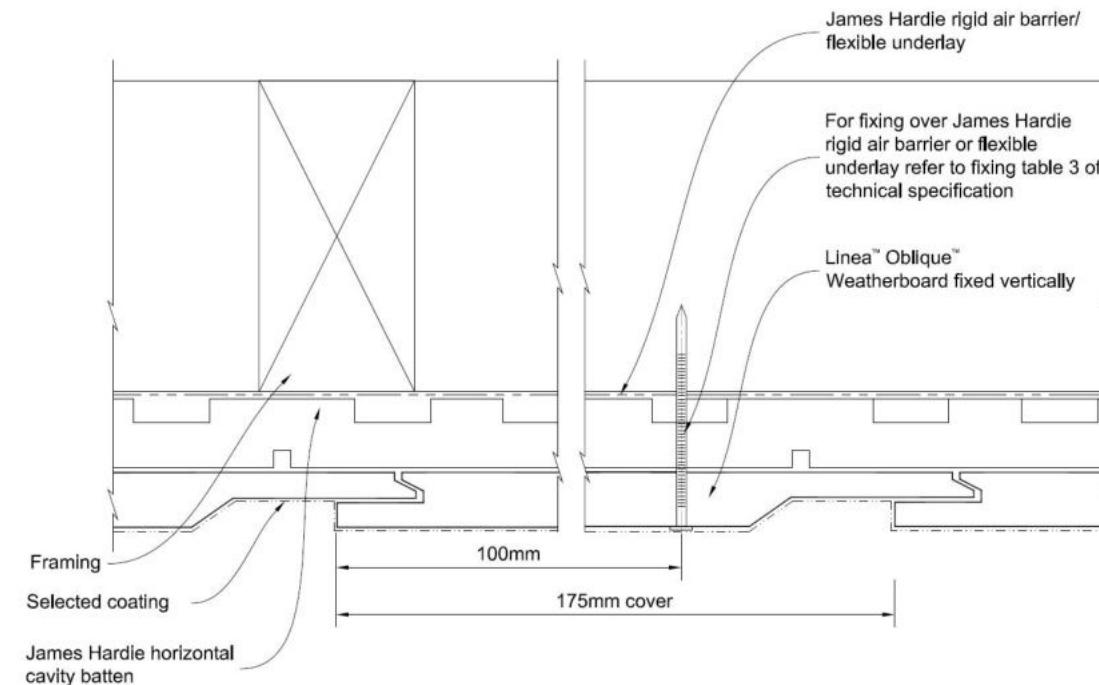
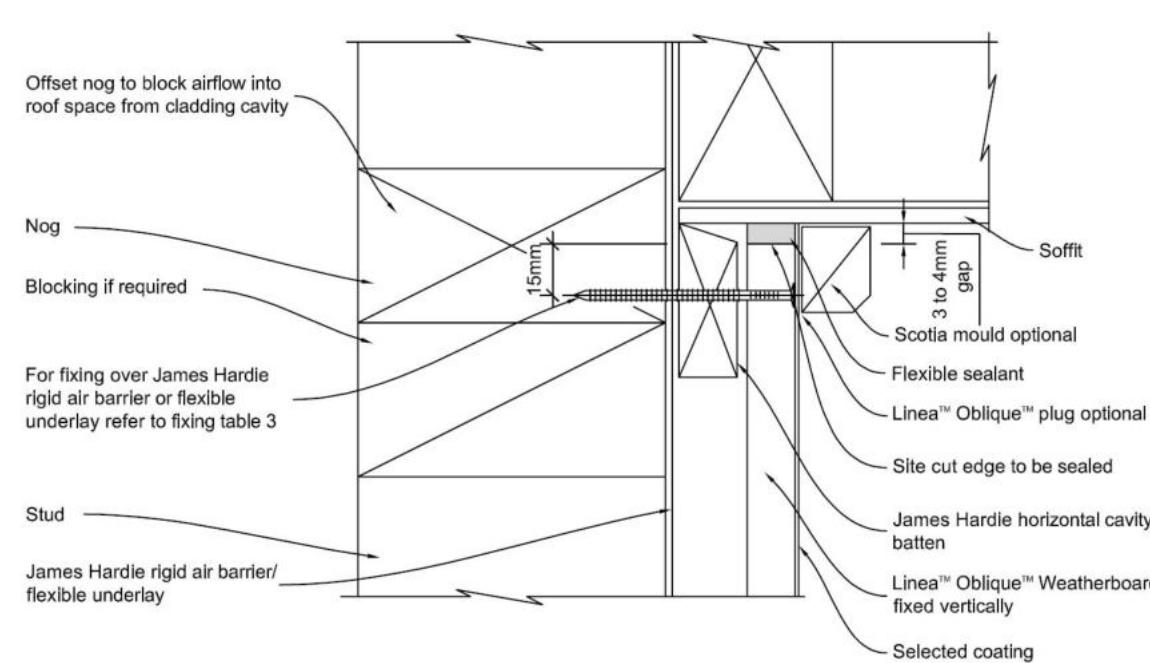
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**CONSENT PLANS**

| No. | Date:      | Reason:               |
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| 1   | 21-08-2023 | Initial Consent Plans |
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**Linea Oblique/Brick Vertical Junction**  
**Scale 1:5**

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27 Bob Reid Crescent  
Darfield

Job Number:  
**174870**

Original Plan:  
**Rifleman**

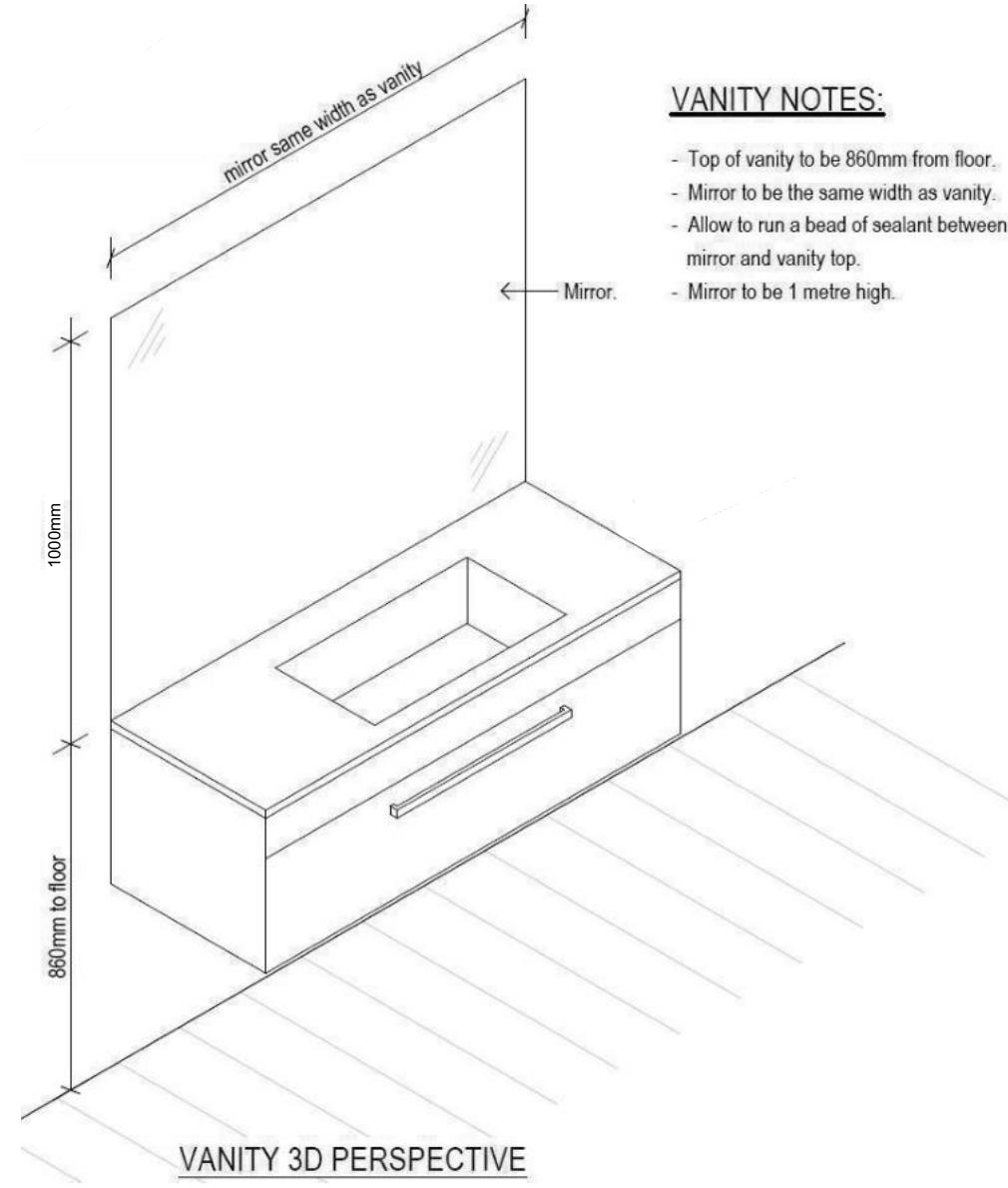
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**CONSENT PLANS**

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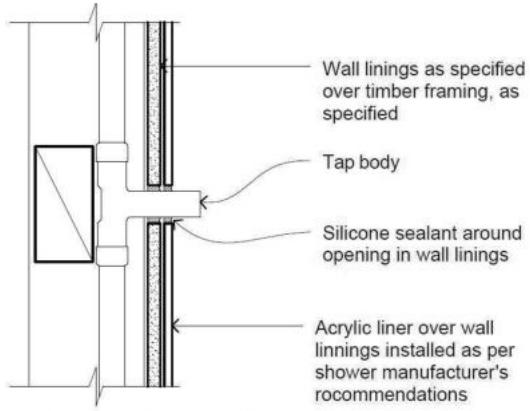
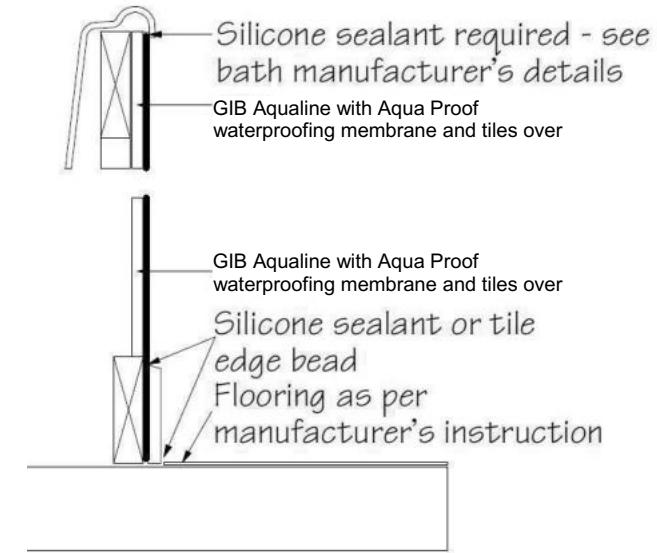
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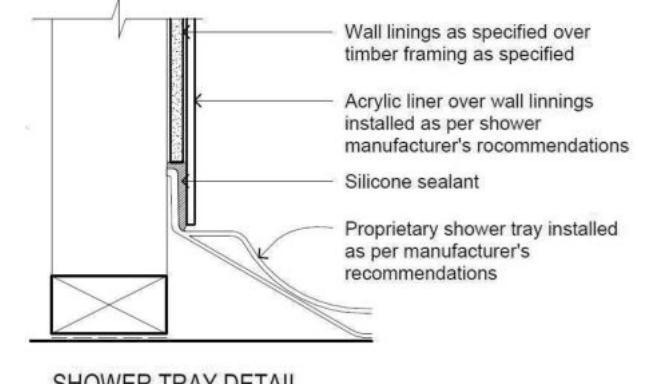
#### VANITY NOTES:

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

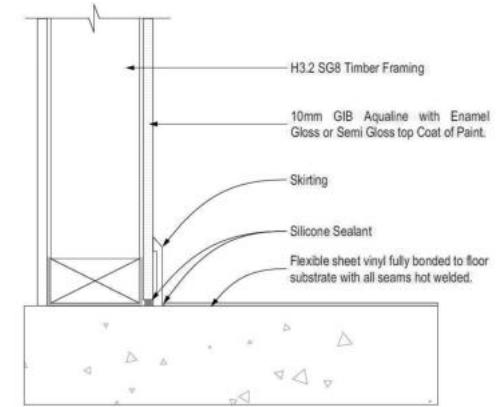
VANITY 3D PERSPECTIVE



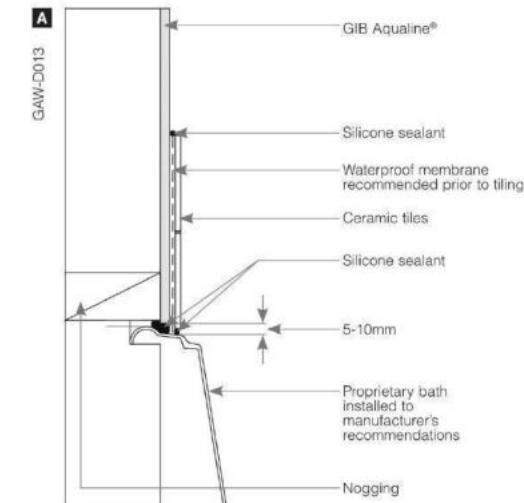
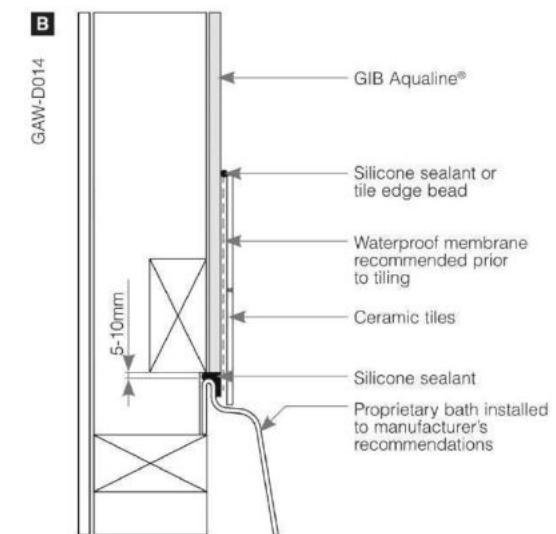
PENETRATION DETAIL



SHOWER TRAY DETAIL



GENERAL FLOOR/WALL DETAIL



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**Anne Gillespie & Adam Membery**  
Lot 50, DP 580863  
27 Bob Reid Crescent  
Darfield

Job Number:  
**174870**

Original Plan:  
**Rifleman**

Sheet Name:  
**BATHROOM DETAILS**

#### CONSENT PLANS

No. Date: Reason:  
1 21-08-2023 Initial Consent Plans

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of 24 sheets

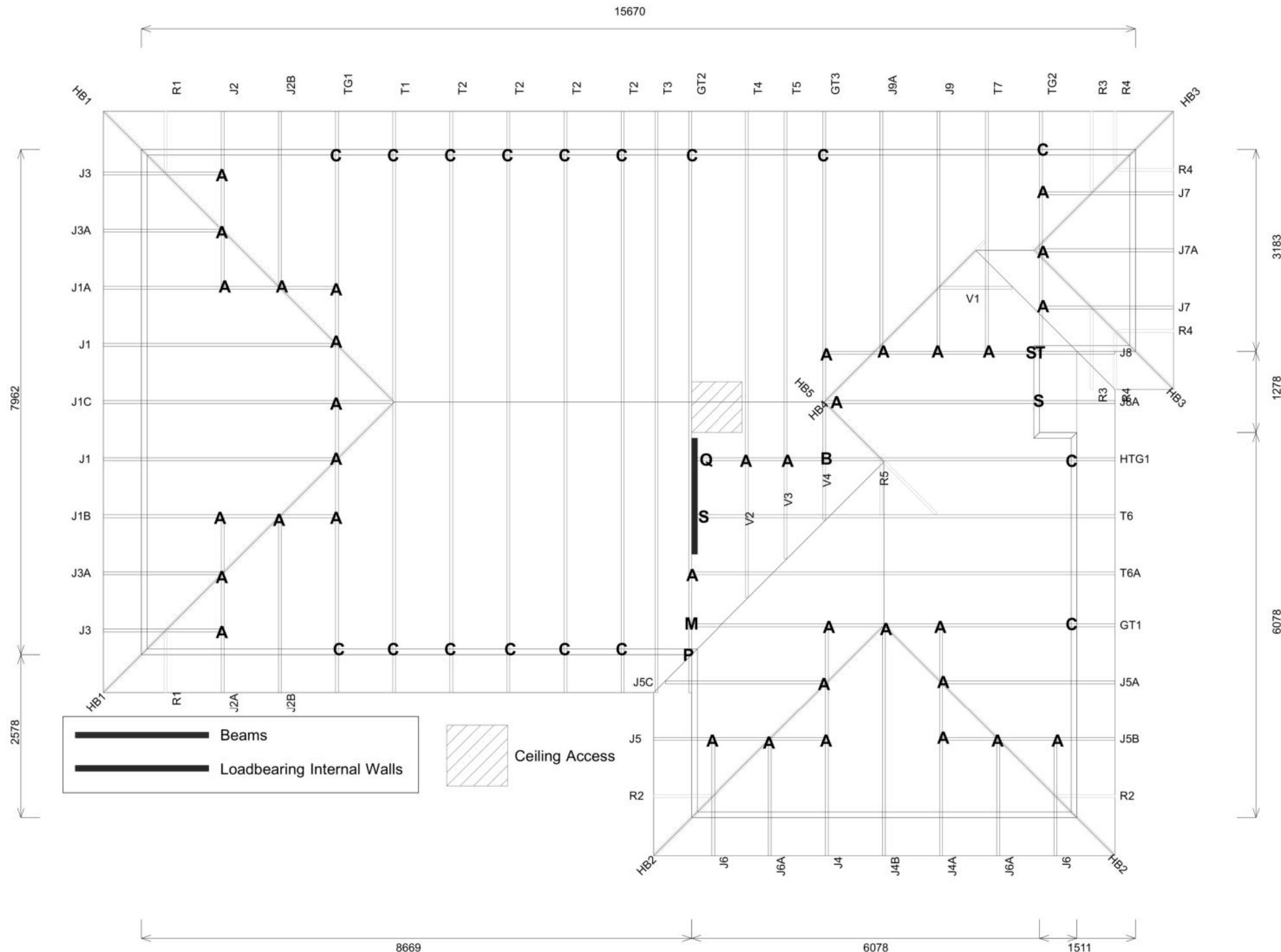
# Buildable Consent Layout



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

# CARTERS

# Your Building Partner



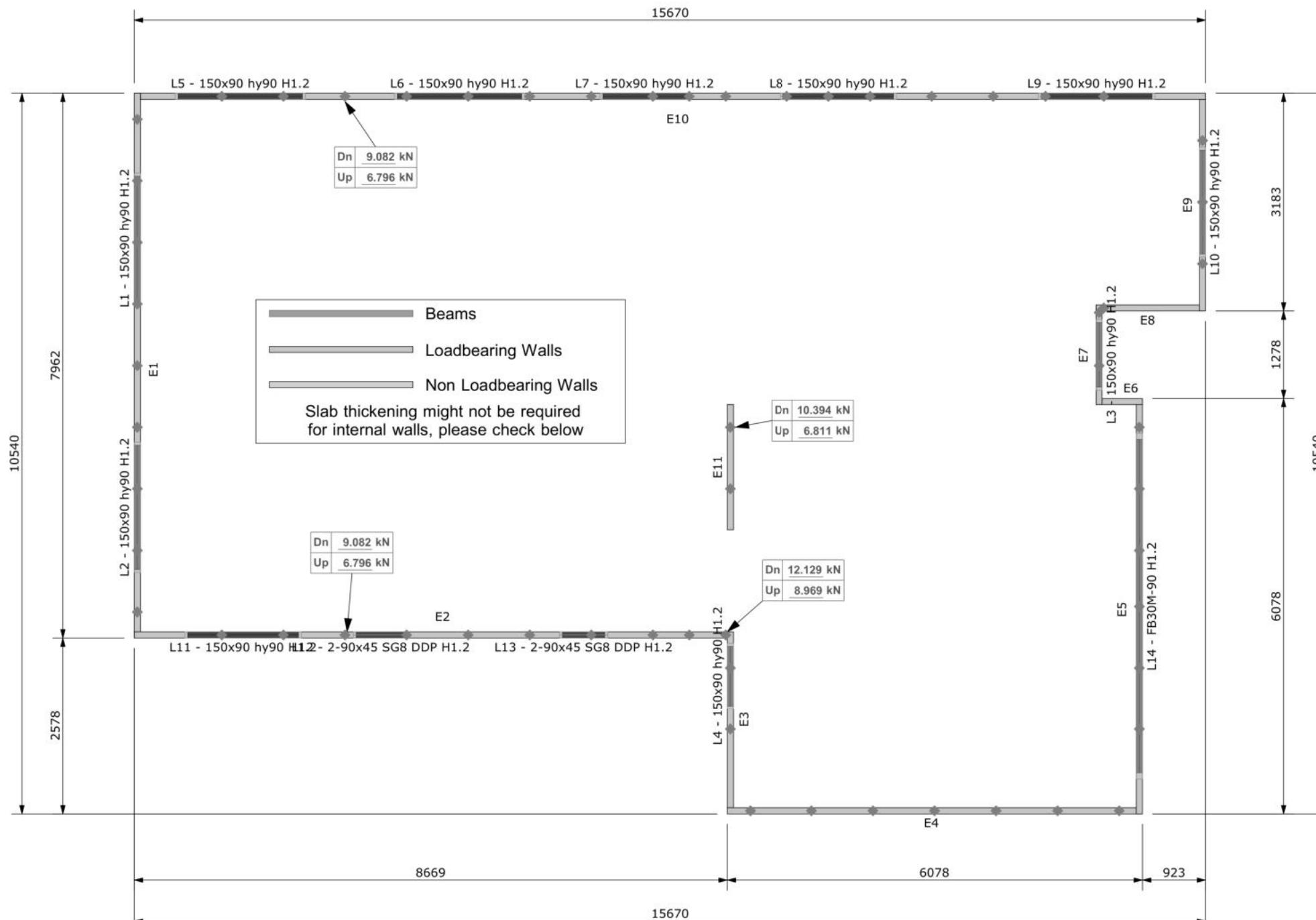
# Buildable Consent Layout



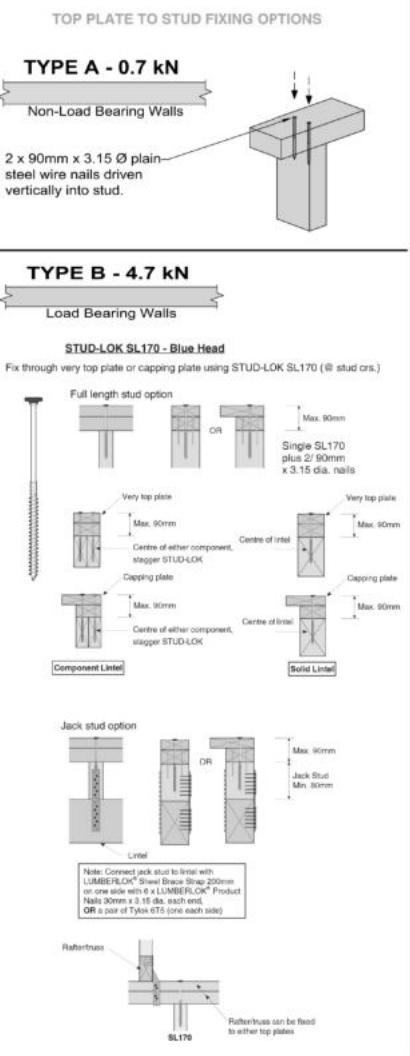
All internal walls shown on this layout are considered to be loadbearing  
Lintel fixing specification remains the responsibility of the architect / draughtsperson

**CARTERS**

Your Building Partner



Lintel Fixings are as per the included reports.



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



Job No: CY1393783C1

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

Job Name: Gillespie Membery Lot 50 Darfield Estates

Address: Lot 50 Darfield Estates,

,

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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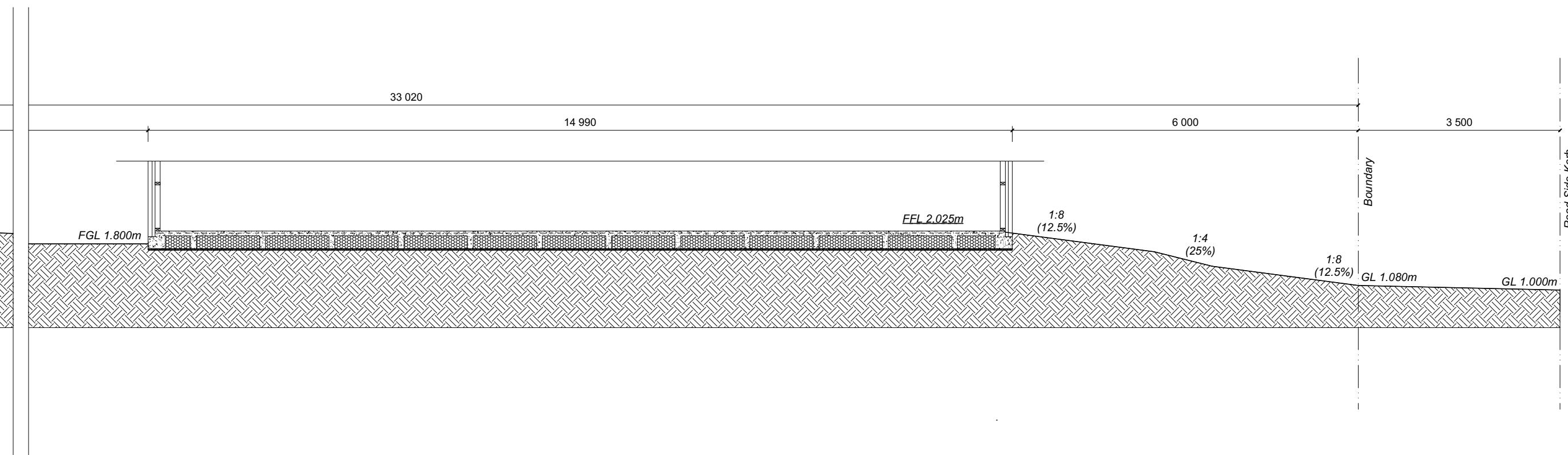
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27 Bob Reid Crescent  
Darfield

Job Number: **174870**  
Original Plan: **Rifleman**  
Sheet Name: **TRUSS DESIGN**  
Sales: **D Ryan** Drawn: **M Glynn** QS: **W Xian**  
Print Date: **21/08/2023** Scale: **NTS @ A3**

| CONSENT PLANS |            |                       |
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| No.           | Date:      | Reason:               |
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Sheet No.: **23**  
of 24 sheets



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Anne Gillespie & Adam Member  
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27 Bob Reid Crescent  
Darfield

|        |               |                 |                           |          |
|--------|---------------|-----------------|---------------------------|----------|
|        | Job Number:   | Original Plan:  | Sheet Name:               |          |
|        | <b>174870</b> | <b>Rifleman</b> | <b>SITE CROSS SECTION</b> |          |
| Sales: | Drawn:        | QS:             | Print Date:               | Scale:   |
| D Ryan | M Glynn       | W Xian          | 21/08/2023                | NTS @ A3 |

## **CONSENT PLANS**