

# Approved Building Consent Documents

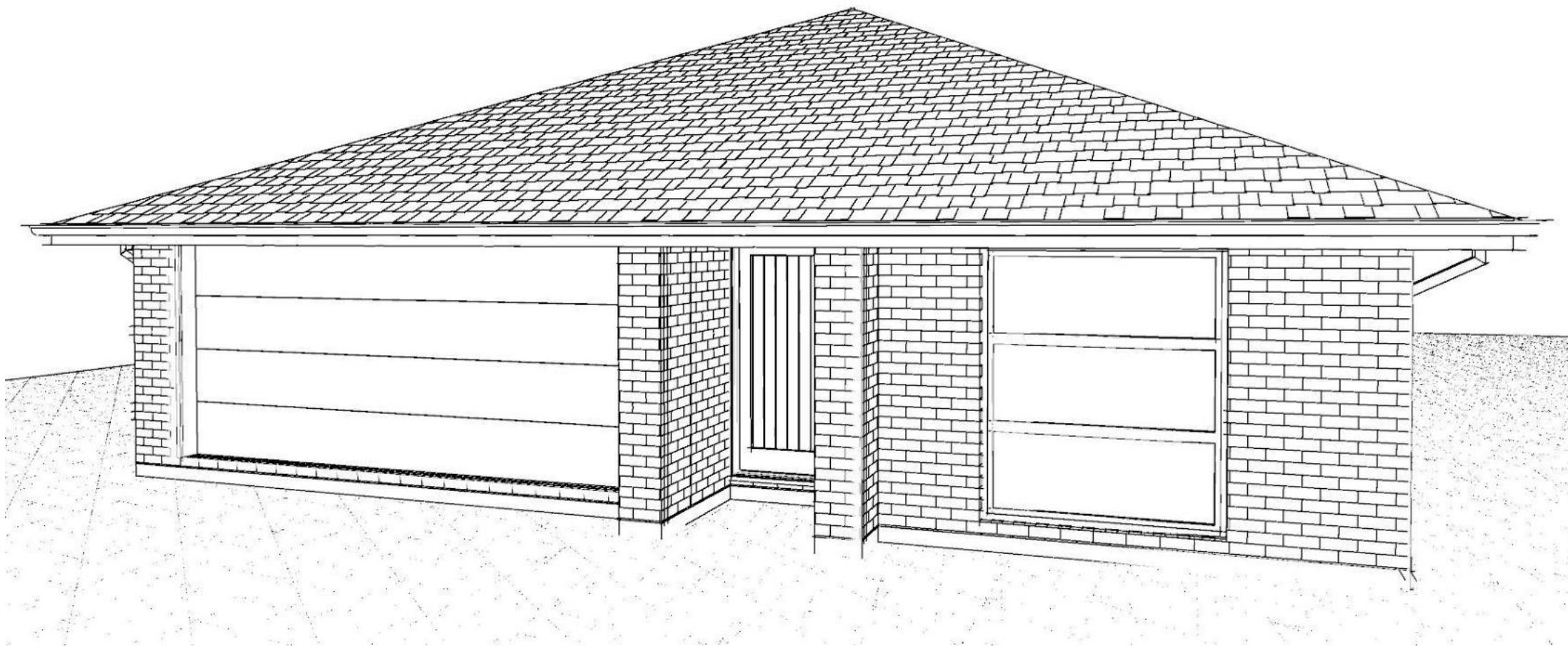
**Please Note: A copy of the stamped approved documents must be available on site for all inspections.**

**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 22 :	Truss Design
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All dimensions are to be checked and confirmed prior to any construction  
Plans are to be read in conjunction with Specifications and all supporting documentation



**TKR Homes Ltd.**  
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Gurpreet Singh Matharu  
Lot 14, DP 570166  
5 Amrit Lane, Rolleston

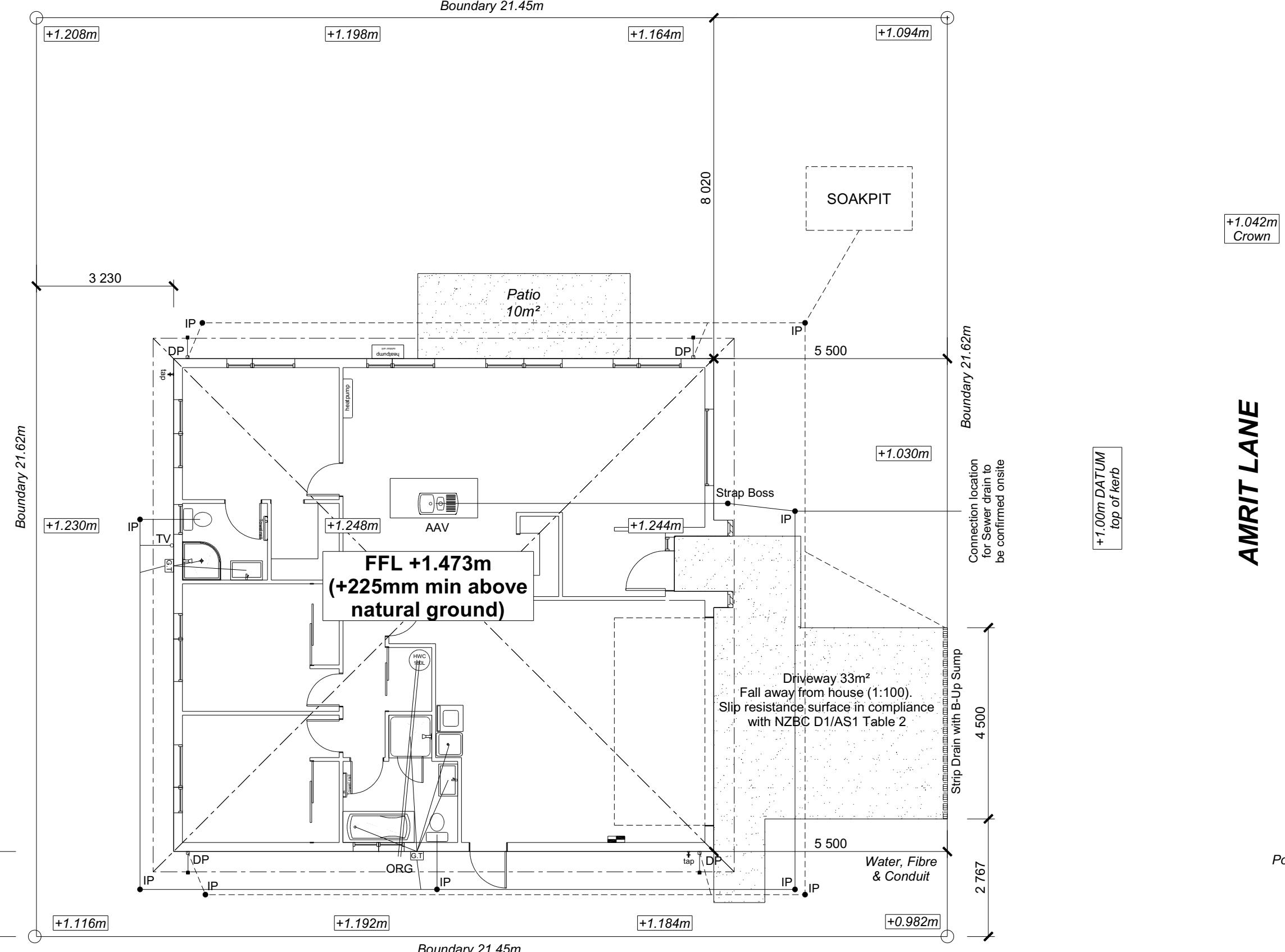
Job Number:  
**170650**  
Original Plan:  
**Dove**  
Sheet Name:  
**COVER PAGE**  
Sales: V Bhatia Drawn: M Glynn QS: W Xian Print Date: 18/04/2023 Scale: @ A3

#### CONSENT PLANS

No.	Date:	Reason:
1	18-04-2023	Initial Consent Plans

Sheet No.: 1

of 23 sheets



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

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Gurpreet Singh Matharu  
Lot 14, DP 570166  
5 Amrit Lane, Rolleston

Job Number:	Original Plan:	Sheet Name:	CONSENT PLANS			Sheet No.:
			No.	Date:	Reason:	
<b>170650</b>	<b>Dove</b>	<b>SITE PLAN</b>	1	18-04-2023	Initial Consent Plans	

Sales: **V Bhatia** Drawn: **M Glynn** QS: **W Xian** Print Date: **18/04/2023** Scale: **1:100 @ A3**

**2** of 23 sheets

**SITE INFORMATION**

Site Area : 464m<sup>2</sup>  
Floor Area (veneer) : 146.59m<sup>2</sup> / 31.59%  
Roof Area : 171.82m<sup>2</sup> / 37.03%

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

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

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

<b>DRAINAGE LEGEND</b>	
-----	Stormwater DN100mm uPVC
S	Sewer Drain DN100mm uPVC
D	Downpipe
G	Gully Trap
ORG	Overflow Relief Gully
V	Terminal Vent
AAV	Air Admittance Valve
I	Inspection Point

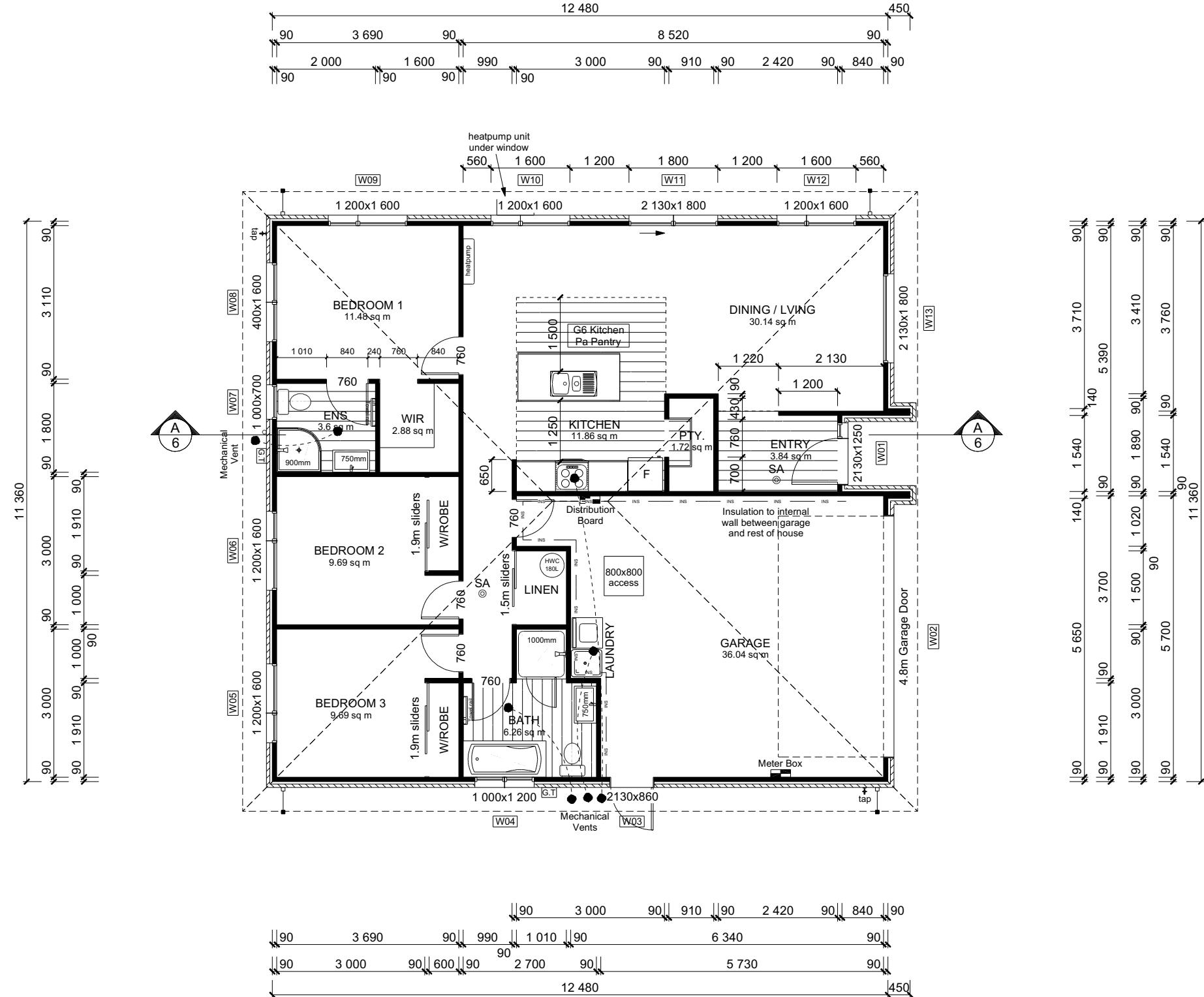
Planning Approved  
3/05/2023 hillsI

**DRAWING NOTES**

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

Refer to attached Specifications for further information.

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



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

**DWELLING AREAS**  
Framing Area: 140.47m<sup>2</sup> (Perimeter: 51.34m)  
Veneer Area: 146.59m<sup>2</sup> (Perimeter: 52.30m)  
Roof Area: 171.82m<sup>2</sup> (Perimeter: 52.48m)

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

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

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

**FLOOR FINISHES**  
Carpet & Vinyl

**KITCHEN HOB**  
Electric Hobs

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

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

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

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

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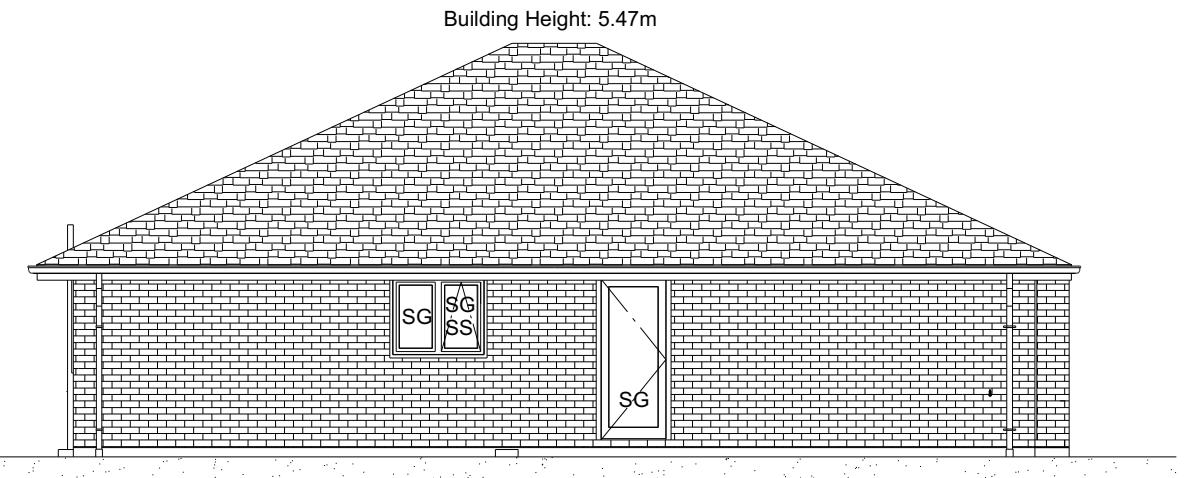
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**Gurpreet Singh Matharu**  
Lot 14, DP 570166  
5 Amrit Lane, Rolleston

Job Number:  
**170650**  
Original Plan:  
**Dove**  
Sheet Name:  
**FLOOR PLAN**  
Sales: V Bhatia Drawn: M Glynn QS: W Xian Print Date: 18/04/2023 Scale: 1:100 @ A3

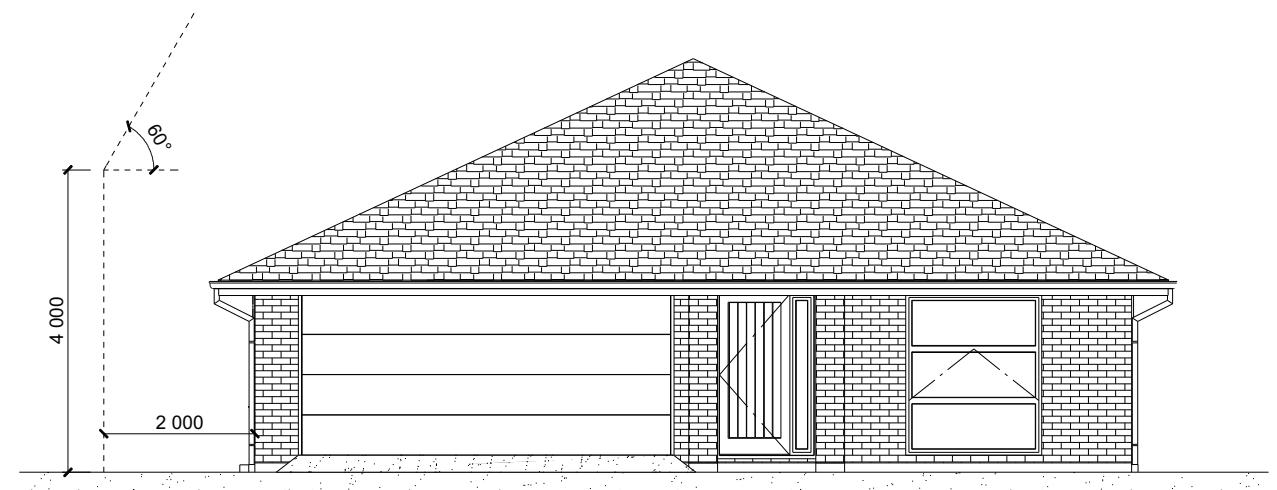
**CONSENT PLANS**  
Sheet No.:  
**3**  
No. Date Reason:  
1 18-04-2023 Initial Consent Plans  
of 23 sheets

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



ELEVATION A

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



ELEVATION B

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

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

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

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Job Number:  
**170650**

Original Plan:  
**Dove**

Sheet Name:  
**ELEVATIONS**

Sales: V Bhatia	Drawn: M Glynn	QS: W Xian	Print Date: 18/04/2023	Scale: 1:100	@ A3
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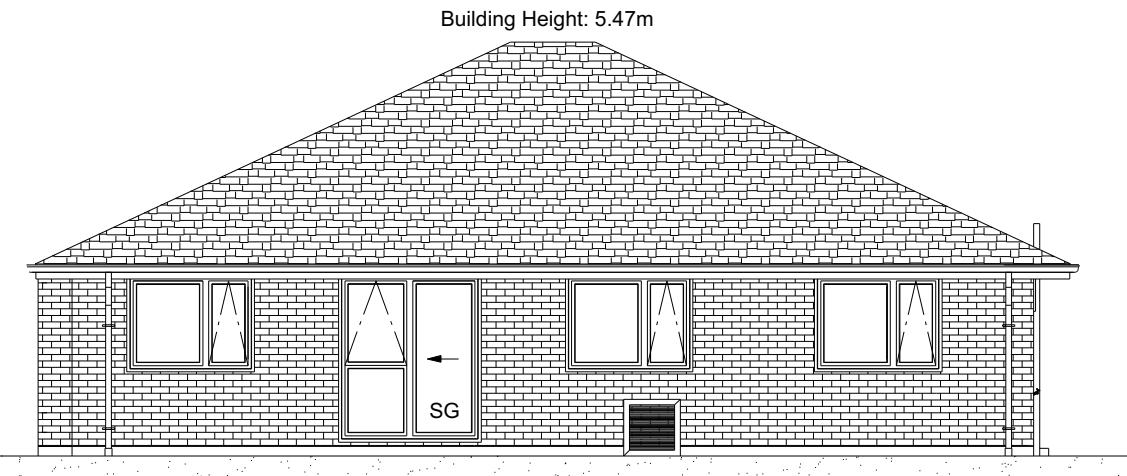
**CONSENT PLANS**

No.	Date:	Reason:
1	18-04-2023	Initial Consent Plans

Sheet No.:  
**4**

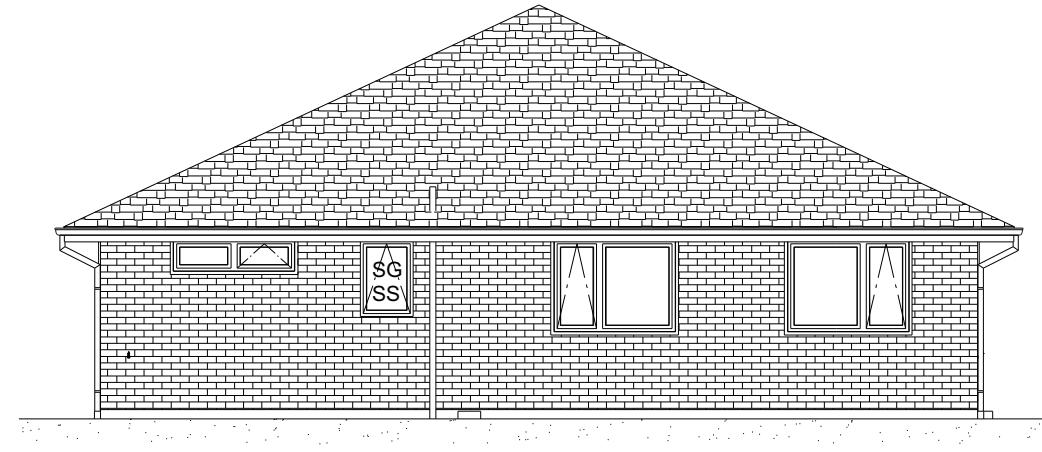
of 23 sheets

Building Envelope Risk Matrix		
Elevation C		
Risk Criteria	Risk	Score
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	Medium	1
Building Envelope	Low	0
Decks & Balconies	Low	0
Total		2



# ELEVATION C

Building Envelope Risk Matrix		
Elevation D		
Risk Criteria	Risk	Score
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	Medium	1
Building Envelope	Low	0
Decks & Balconies	Low	0
Total		2



## ELEVATION D

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Gurpreet Singh Matharu  
Lot 14, DP 570166  
5 Amrit Lane, Rolleston

Job Number:  
**170650**

Original Plan:  
***Dove***

Sheet Name:

# ELEVATIONS

## **CONSENT PLANS**

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

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

Coloured steel fascia & gutter sys  
with 4.5mm Hardies soffit lin

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

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

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

Firth RibRaft foundation design in accordance with  
the Firth RibRaft Technical manual attached

## Trusses as per Truss Design

## CROSS SECTION A-A

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Lot 14, DP 570166  
5 Amrit Lane, Rolleston

Job Number:	Original Plan:	Sheet Name:
<b>170650</b>	<i>Dove</i>	<b>CROSS SECTIONS</b>
Sales:	Drawn:	QS:
V Bhatia	M Glynn	W Xian

## **ROOF & WALL CLADDINGS**

## **CROSS SECTION NOTES**

uilding wrap is to comply with E2/AS1 & ZS 3604:2011.  
lashing materials must be selected based on environmental exposure. Refer to NZS 604:2011 & table 20 of E2/AS1.

lashings shall comply with NZS 3604:2011  
Section 4 Durability Tables 4.1-4.3  
Unless stated otherwise, timber members on  
drawings are to be a minimum of SG8  
strength graded as per NZS3604:2011.

Joinery : Low-E Double glazed aluminum

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

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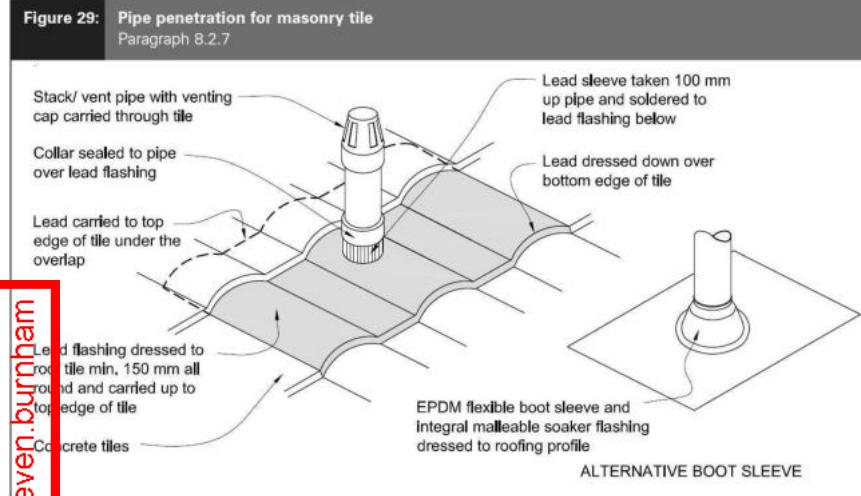
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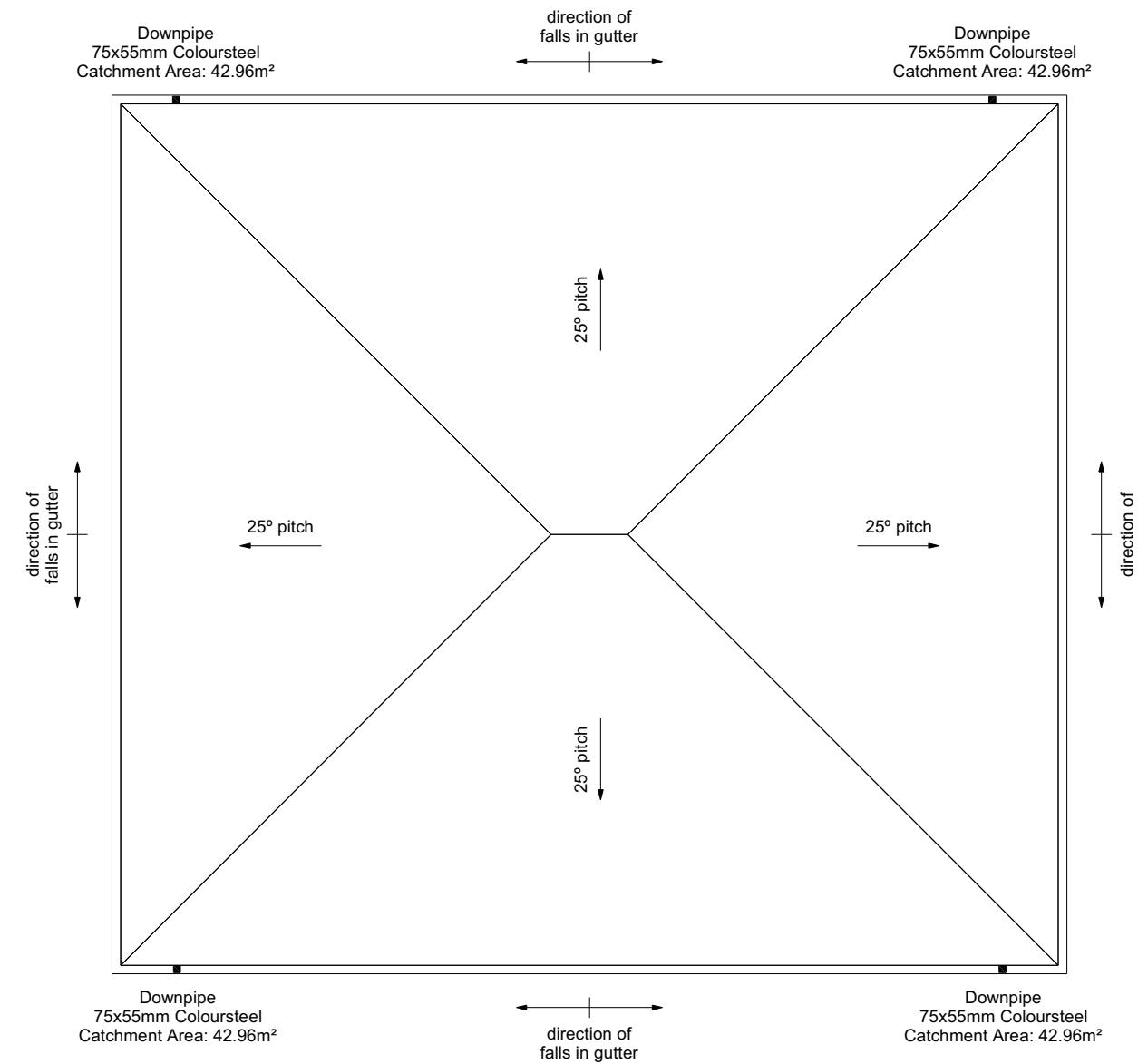
# **CONSENT PLANS**

6

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



## Metal Tile Penetration Detail Scale NTS



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Gurpreet Singh Matharu  
Lot 14, DP 570166  
5 Amrit Lane, Rolleston

## **ROOF CLADDING**

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

## **ROOF PLAN NOTES**

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

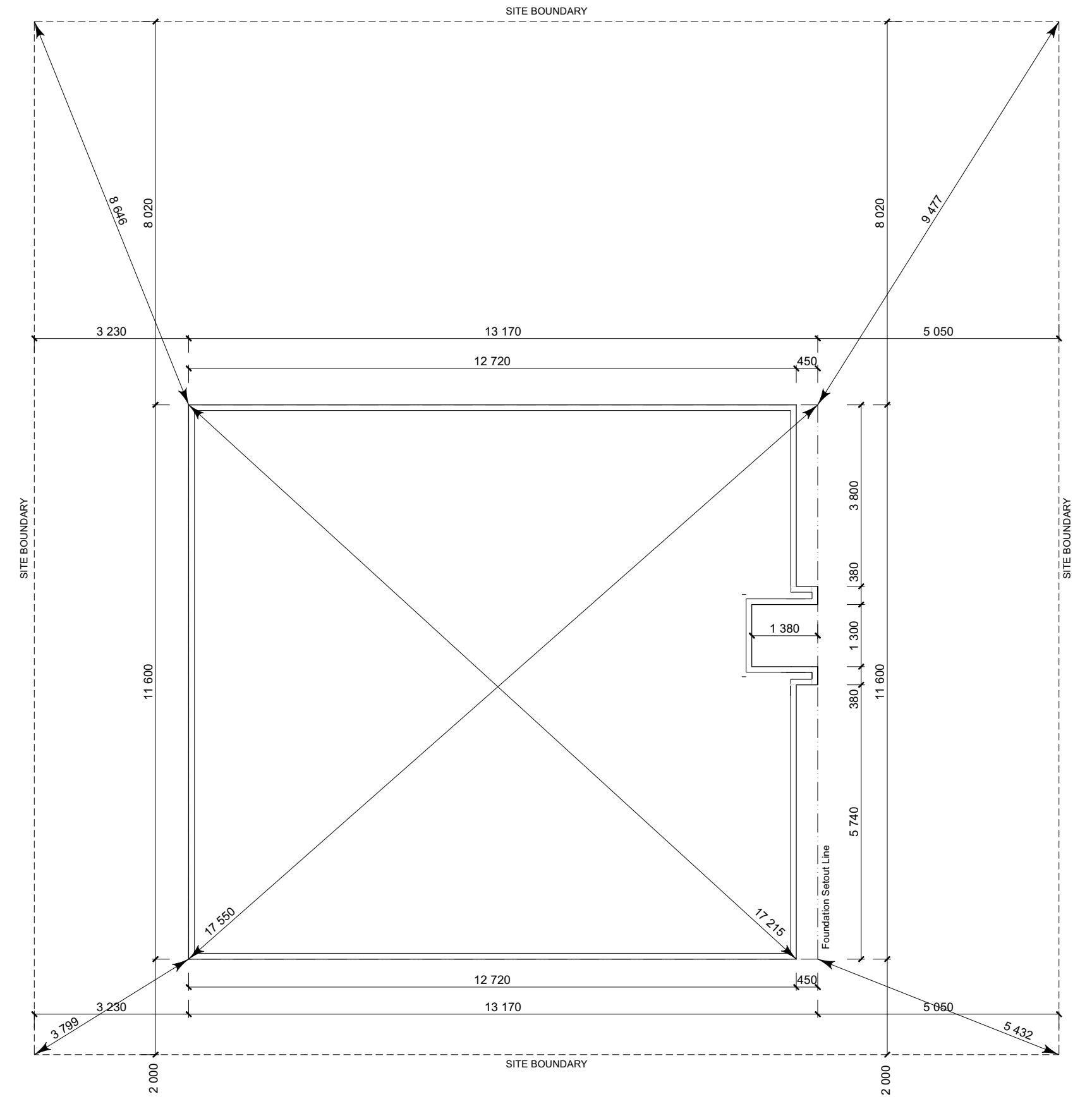
Underlay: Thermakraft 215 roof underlay

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

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



#### **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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Gurpreet Singh Mathan  
Lot 14, DP 570166  
5 Amrit Lane, Rolleston

Job Number  
**17065**

Original Pla

## **SETOUT DIMENSIONS**

# **CONSENT PLANS**

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Lot 14, DP 570166  
5 Amrit Lane, Rolleston

Job Number: <b>170650</b>	Original Plan: <b>Dove</b>	Sheet Name: <b>FOUNDATION PLAN</b>		
Sales: <b>V Bhatia</b>	Drawn: <b>M Glynn</b>	QS: <b>W Xian</b>	Print Date: <b>18/04/2023</b>	Scale: <b>1:100 @ A3</b>

## **FOUNDATION PLAN NOTES**

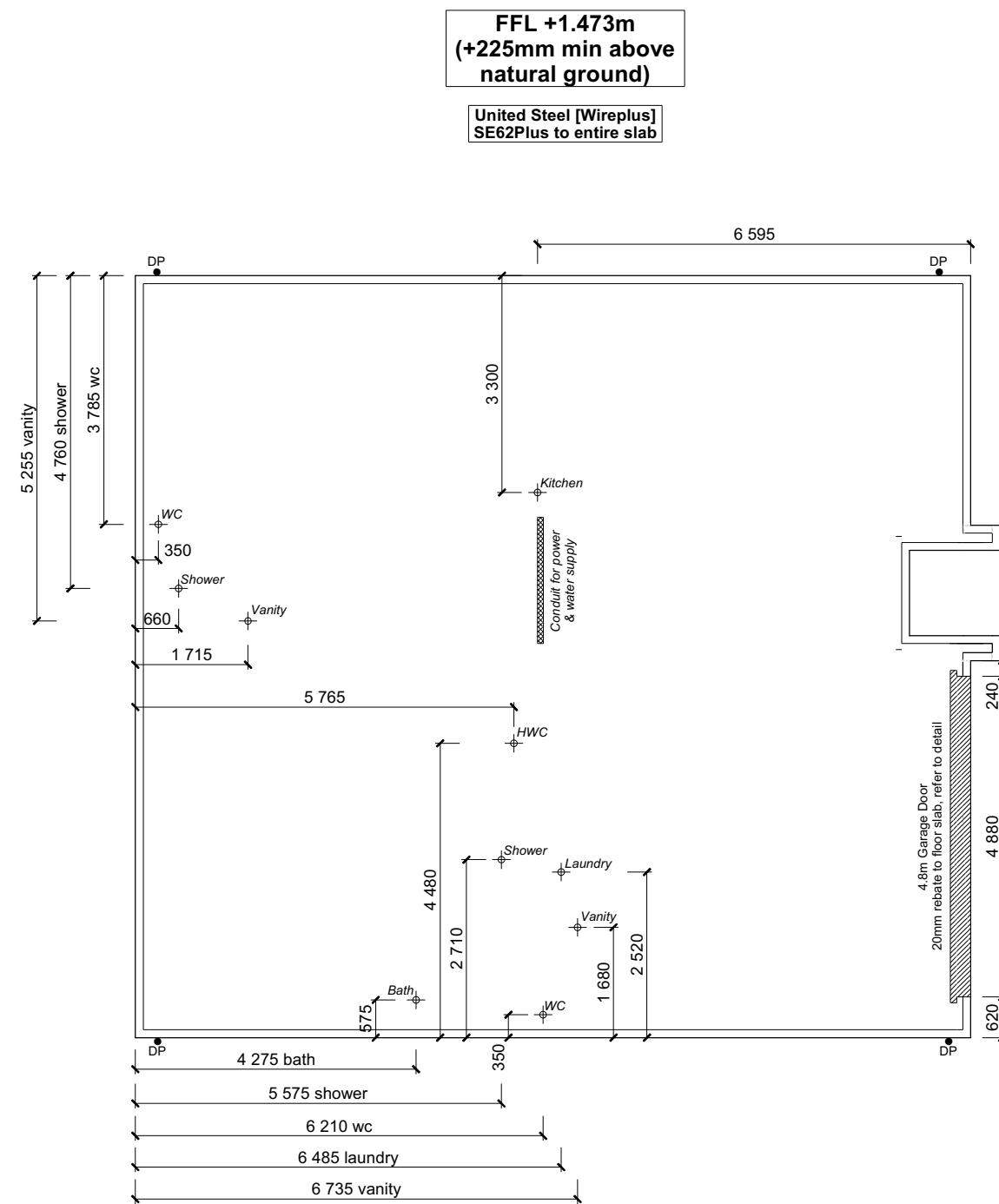
All dimensions over foundation face. Allow (120mm rebate) 70mm veneer & 50mm cavity. Brick to overhang foundation face by 0-20mm max as per NZBC E2/AS1.  
W/C location indicated on plan has assumed a 140mm offset from internal frame line, please consult manufacturer's documentation to confirm offset.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

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

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

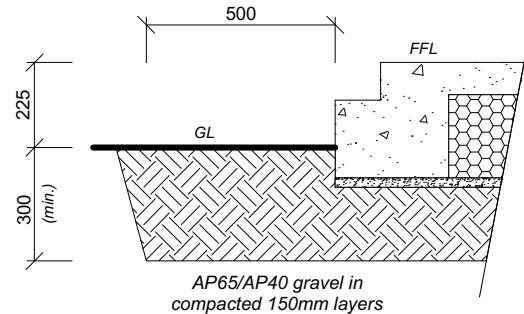
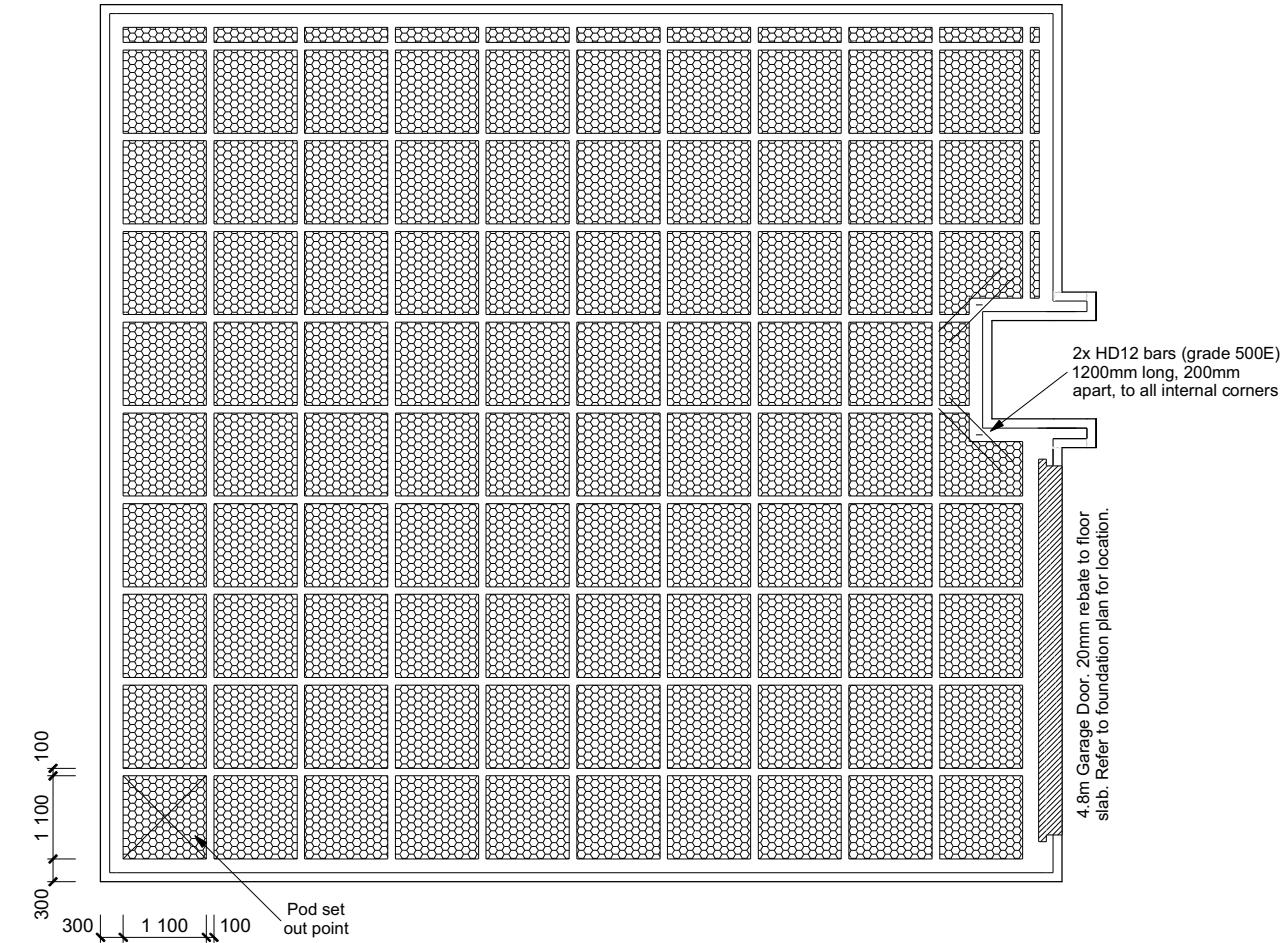
## AREA TO PERIMETER RATIO

Foundation Area: 146.59m<sup>2</sup>  
Perimeter: 51.82m  
Ratio: 2.83

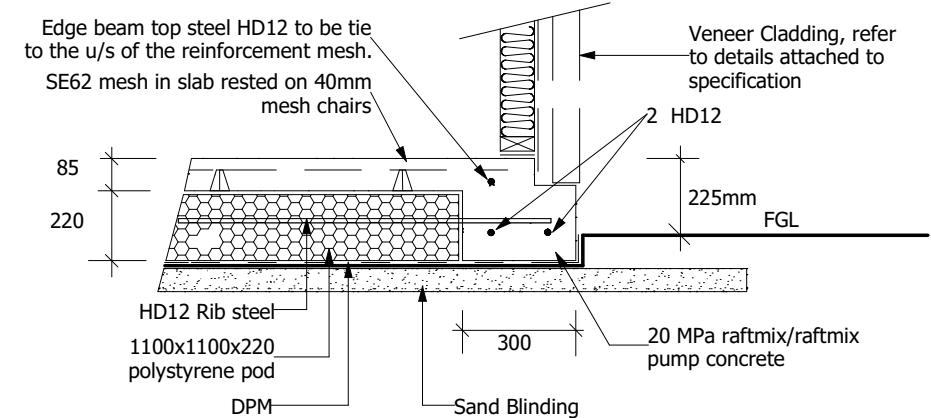


United Steel [Wireplus]  
SE62Plus to entire slab

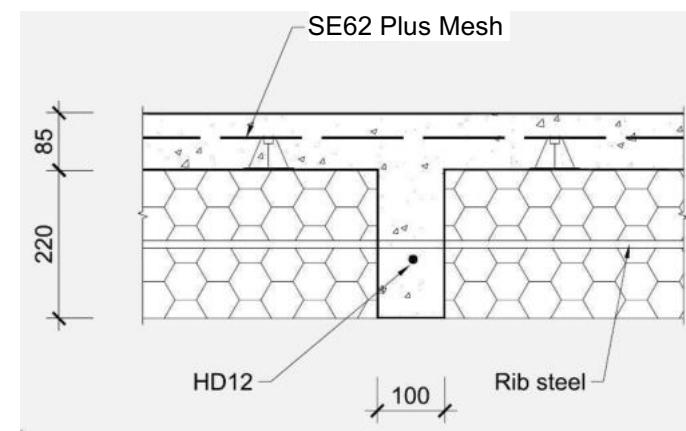
TC1 Firth RaftMix Concrete foundation design  
in accordance with the Firth RibRaft  
Technical Manual & Codemark attached.



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



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



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Lot 14, DP 570166  
5 Amrit Lane, Rolleston

Job Number:  
**170650**

Original Plan:  
**Dove**

Sheet Name:  
**RIBRAFT PLAN**

Sales:  
V Bhatia

Drawn:  
M Glynn

QS:  
W Xian

Print Date:  
18/04/2023

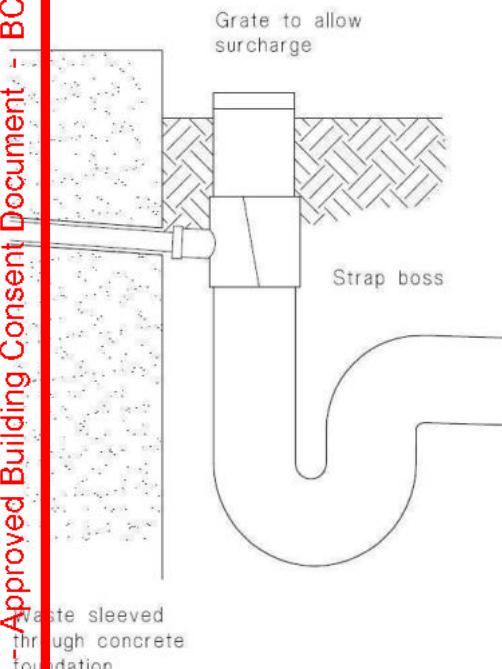
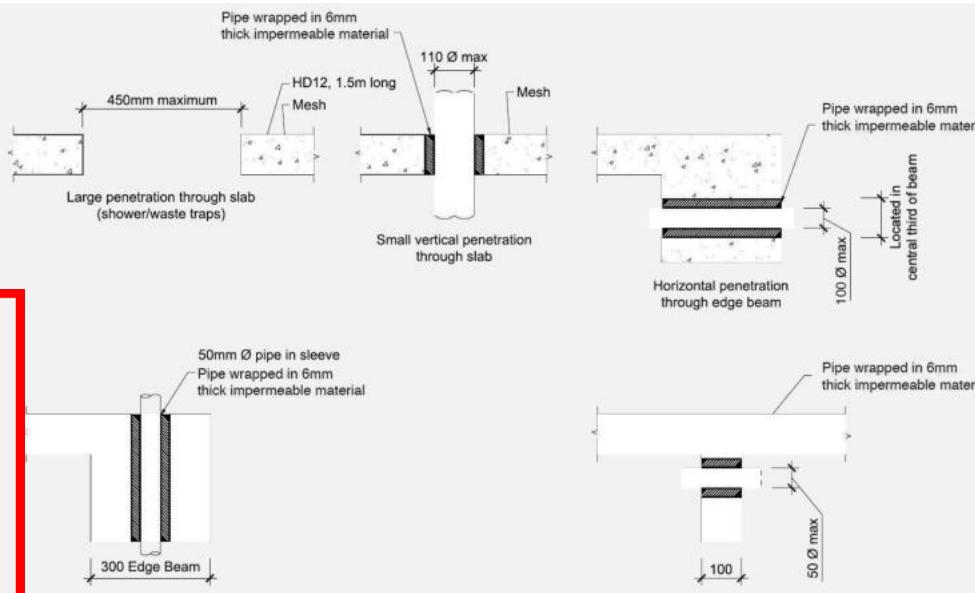
Scale:  
AS SHOWN @ A3

### CONSENT PLANS

No. Date Reason:  
1 18-04-2023 Initial Consent Plans

Sheet No.:  
**10**

of 23 sheets



c) Strap boss to riser

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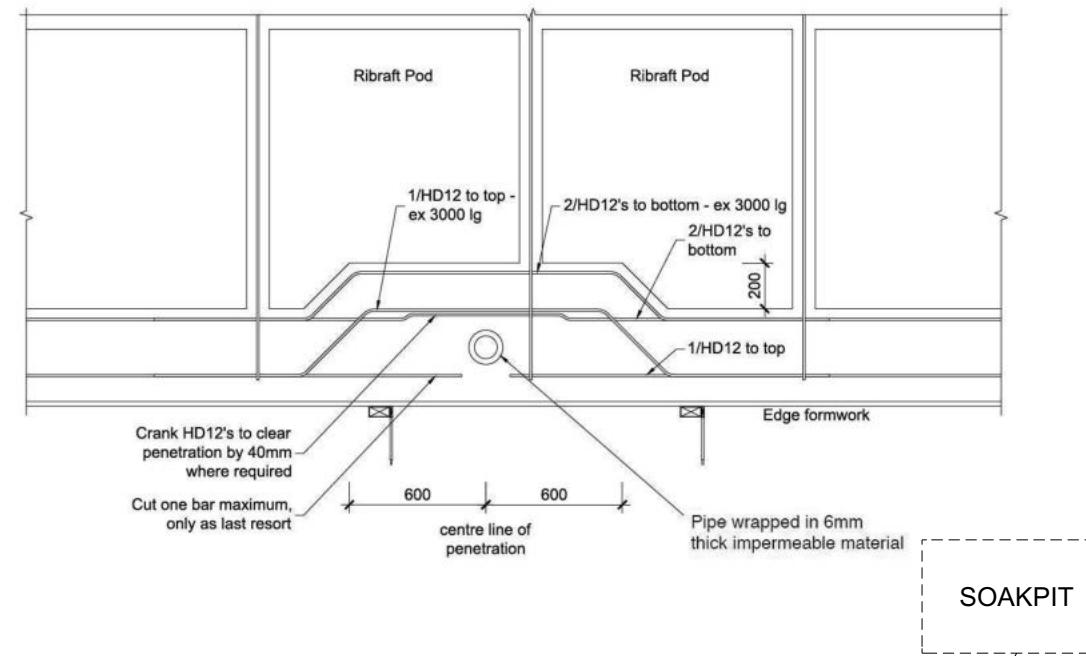
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Lot 14, DP 570166  
5 Amrit Lane, Rolleston

Job Number: **170650** Original Plan: **Dove** Sheet Name: **DRAINAGE PLAN**  
Sales: V Bhatia Drawn: M Glynn QS: W Xian Print Date: 18/04/2023 Scale: 1:100 @ A3

<b>CONSENT PLANS</b>		
No.	Date:	Reason:
1	18-04-2023	Initial Consent Plans

Sheet No.: **11**

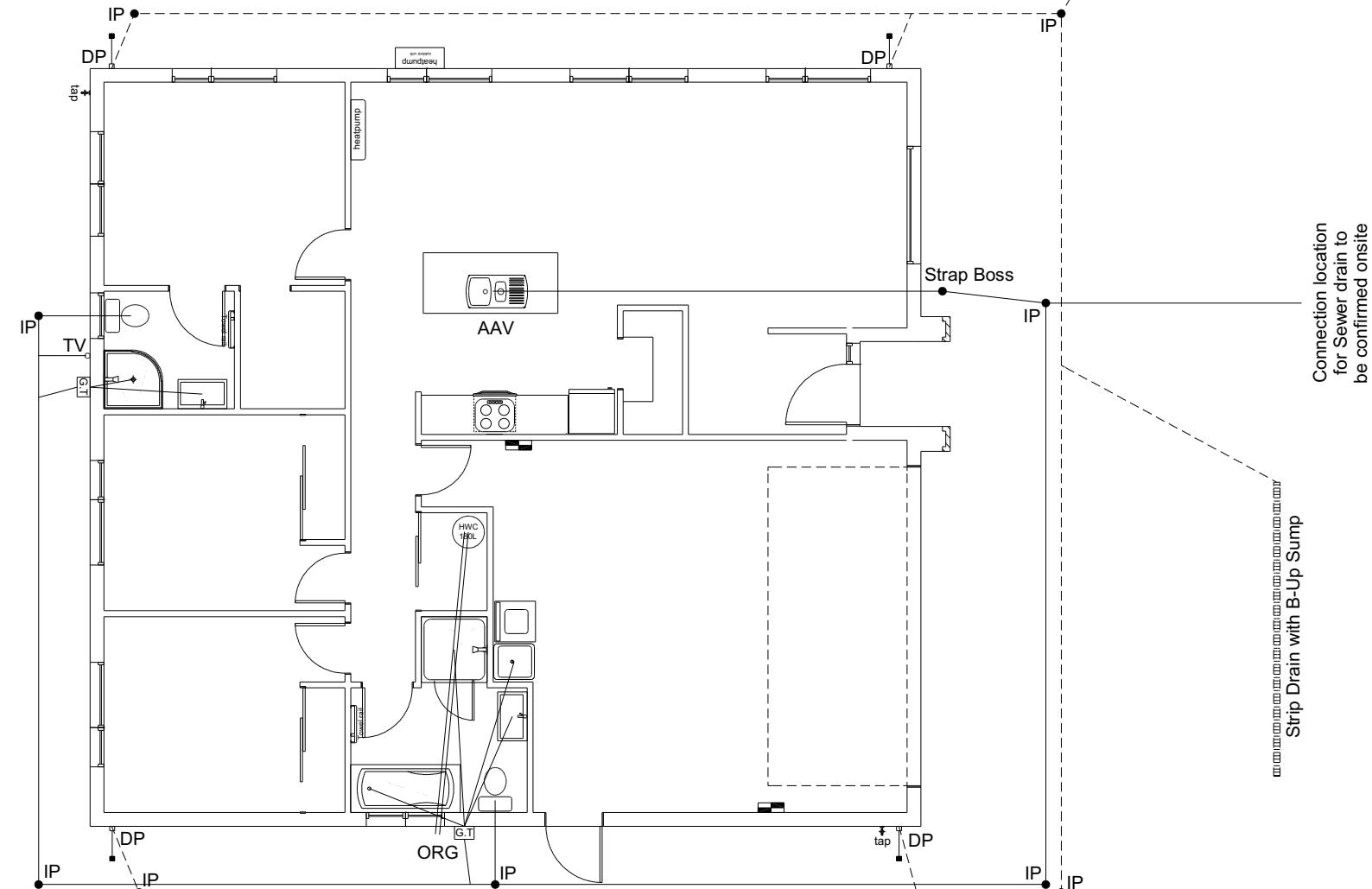
of 23 sheets



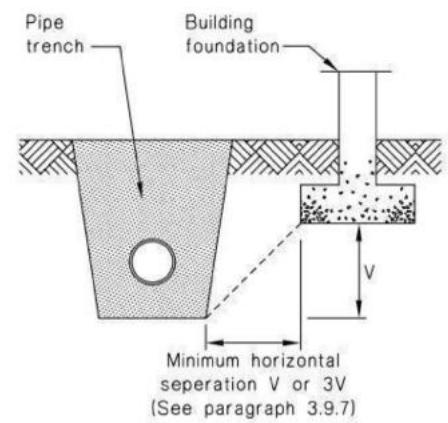
Plumbing Schedule	NZBC G13
Kitchen	
Sink:	Ø50mm @1:40 (3 discharge units)
Bathrooms	
Vanity:	Ø40mm @1:40 (1 discharge units per basin)
Shower:	Ø40mm @1:40 (2 discharge units)
Bath:	Ø40mm @1:40 (4 discharge units)
WC:	Ø100mm @1:40 (4 discharge units)
Laundry Sink:	Ø40mm @1:30 (5 discharge units)
Drainage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

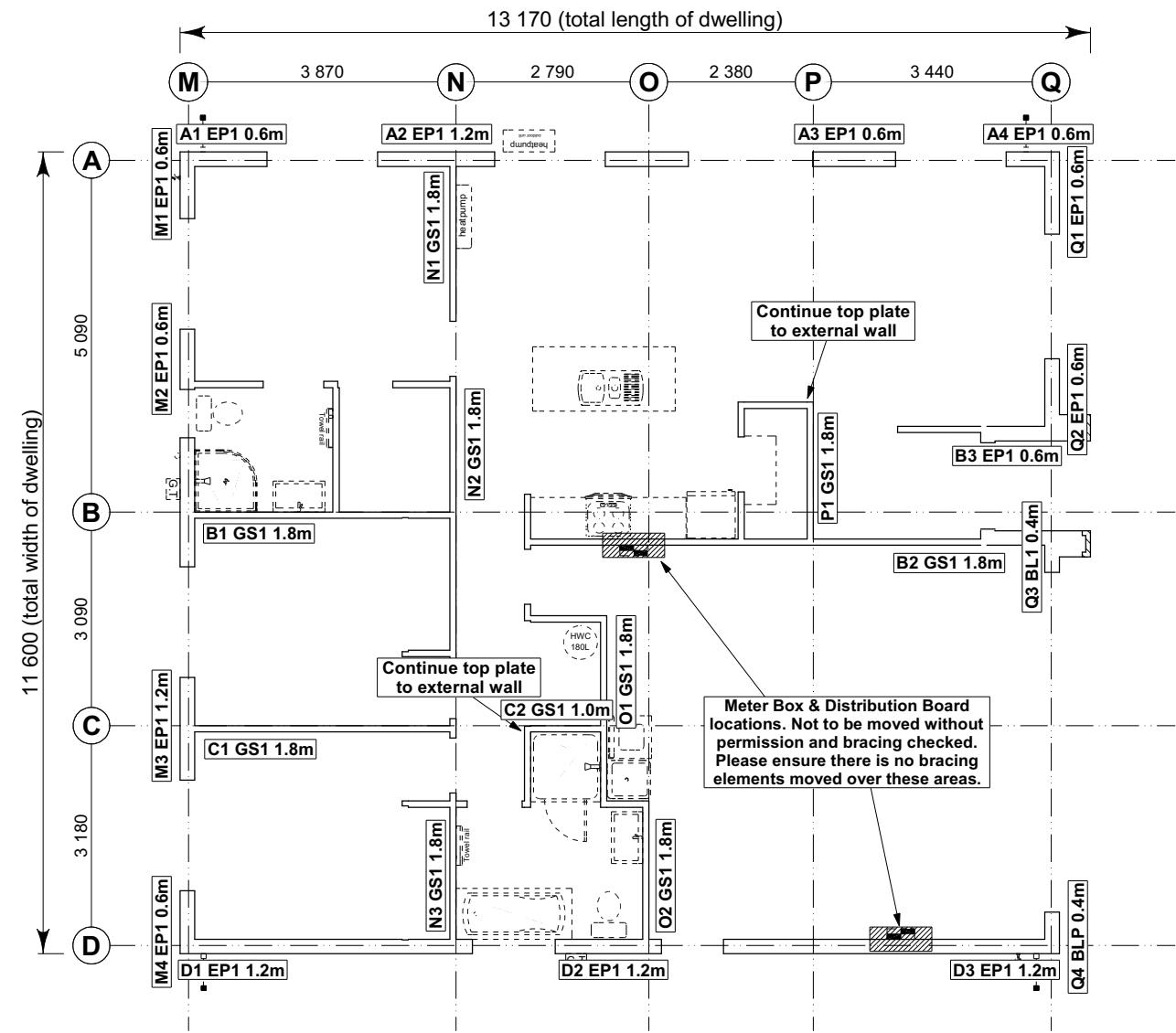
Notes:  
ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of lowest fixture.  
Sewer and Stormwater to connect to existing connections.  
All plumbing and drainage to comply with NZBC G13.  
All drains passing through concrete, provide sleeve or wrap in durable and flexible to allow for expansion and contraction. (as per G13/AS2 5.8.1)  
HWC: Safe tray to HWC with 50mm overflow drain to exterior to comply with G12/AS1.

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



**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
N1 GS1 1.8m	Brace Type
A1 EP1 0.6m	Brace Number

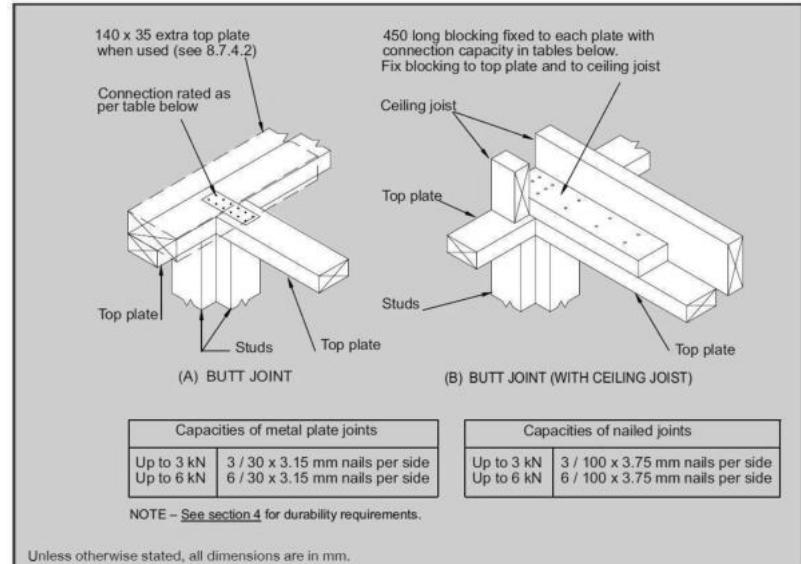


Figure 8.16 - Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

**Single Level Along Resistance Sheet**

Job Name: Matharu

Wind EQ

Demand

682 880

Achieved

1242 1284

182% 146%

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

**Single Level Across Resistance Sheet**

Job Name: Matharu

Wind EQ

Demand

890 880

Achieved

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	Achieved
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	
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	
O	1	1.80		2.4	GS1-N	GIB®	124	108	
	2	1.80		2.4	GS1-N	GIB®	124	108	
P	1	1.80		2.4	GS1-N	GIB®	124	108	
	2	1.80		2.4	GS1-N	GIB®	124	108	
Q	1	0.60		2.4	EP1 0.6	Ecopy®	57	63	
	2	0.60		2.4	EP1 0.6	Ecopy®	57	63	
	3	0.40		2.4	BL1-H	GIB®	36	40	
	4	0.40		2.4	BLP-H	GIB®	48	54	
							432 OK	486 OK	

All dimensions are to be checked and confirmed prior to any construction  
Plans are to be read in conjunction with Specifications and all supporting documentation



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Christchurch 8443  
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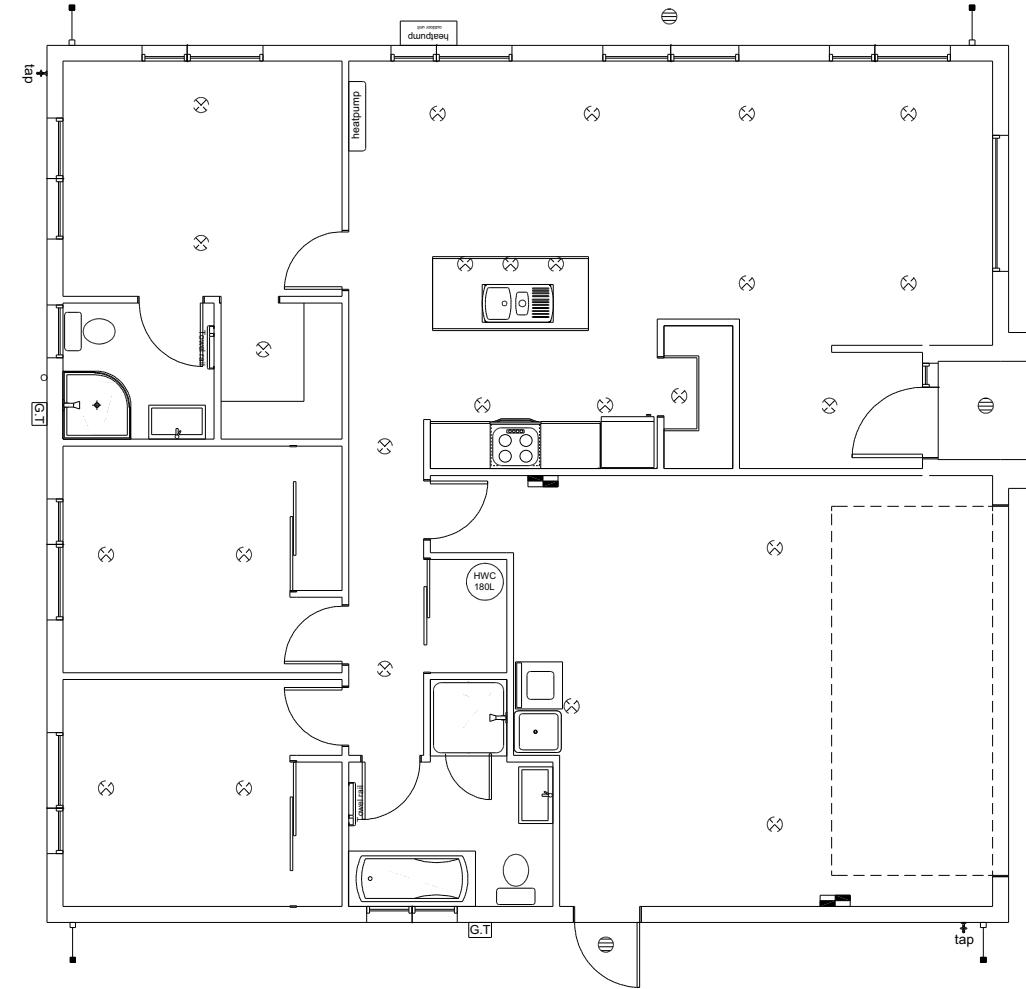
These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail is required for construction and to demonstrate compliance with the current NZBC, a specific request should be made for the required detail to be supplied. No liability will be accepted for any detail or construction not covered in these drawings and/or carried out by persons other than the designer producing these documents.

Gurpreet Singh Matharu  
Lot 14, DP 570166  
5 Amrit Lane, Rolleston

Job Number: 170650  
Original Plan: Dove  
Sheet Name: BRACING PLAN  
Sales: V Bhatia Drawn: M Glynn QS: W Xian Print Date: 18/04/2023 Scale: 1:100 @ A3

**CONSENT PLANS**  
No. Date Reason:  
1 18-04-2023 Initial Consent Plans

Sheet No.: 12  
of 23 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

All dimensions are to be checked and confirmed prior to any construction  
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Gurpreet Singh Matharu  
Lot 14, DP 570166  
5 Amrit Lane, Rolleston

Job Number:  
**170650**

Original Plan:  
**Dove**

Sheet Name:  
**LIGHTING PLAN**

Sales: V Bhatia	Drawn: M Glynn	QS: W Xian	Print Date: 18/04/2023	Scale: 1:100 @ A3
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### CONSENT PLANS

No.	Date:	Reason:
1	18-04-2023	Initial Consent Plans

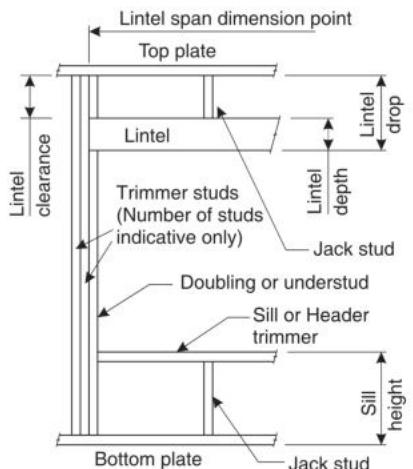
Sheet No.:  
**13**

of 23 sheets

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

**NOTE:**

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

**DEFINITIONS**


Roof Tributary Area	Light Roof			Heavy Roof		
	Wind Zone			Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6m <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) (See Fig. 1.3 NZS 3604:2011)	Light Roof			Heavy Roof						
		L	M	H	VH	EH	L	M	H	VH	EH
1.0	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	E	F
	4.0	E	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
1.2	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	F	F	G	G	H	E	E	F	G	G
1.5	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	F	F	F	G	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	F	F	G	G	H	E	E	F	G	G
	6.0	F	F	G	H	H	E	E	F	G	H
2.0	2.0	E	F	F	F	G	E	E	F	F	F
	3.0	E	F	F	G	G	E	E	F	F	G
	4.0	F	F	G	G	H	E	E	F	G	G
	5.0	F	F	G	H	H	E	E	F	G	H
	6.0	F	G	H	H	E	F	G	H	H	H
2.4	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	G	H	E	E	F	G	G
	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	F	G	H	H	E	F	G	H	H	H
	6.0	F	G	H	H	-	E	F	G	H	H
3.0	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	H	H	E	E	F	G	H
	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	F	G	H	H	-	E	F	G	H	H
	6.0	F	G	H	H	-	E	F	G	H	-
3.6	2.0	F	F	G	H	E	E	F	G	G	G
	3.0	F	F	G	H	H	E	F	G	G	H
	4.0	F	G	H	H	E	E	F	G	H	H
	5.0	F	G	H	H	-	E	F	G	H	-
	6.0	G	H	H	-	E	F	H	-	-	-
4.2	2.0	F	F	G	H	E	E	F	G	G	G
	3.0	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	H	-	E	F	G	H	-
	5.0	G	H	H	-	E	F	H	-	-	-
	6.0	G	H	H	-	E	F	H	-	-	-
4.5	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.4	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	H	-	E	F	G	H	-
	5.0	G	H	H	-	E	F	H	-	-	-
	6.0	G	H	H	-	E	F	H	-	-	-
4.8	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.2	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	H	-	E	F	H	H	-
	5.0	G	H	H	-	E	F	H	-	-	-
	6.0	G	H	H	-	E	F	H	-	-	-
5.1	2.0	F	F	G	H	H	E	F	G	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.5	F	G	H	H	-	E	F	G	H	-
	4.0	G	H	H	-	E	F	H	-	-	-
	5.0	G	H	H	-	E	F	H	-	-	-
	6.0	G	H	H	-	E	F	H	-	-	-
5.4	2.0	F	F	G	H	H	E	F	G	G	H
	2.8	F	G	H	H	-	E	F	G	H	H
	3.0	F	G	H	H	-	E	F	G	H	-
	4.0	G	H	H	-	E	F	H	-	-	-
	5.0	G	H	H	-	E	F	H	-	-	-
	6.0	G	H	H	-	E	G	H	-	-	-

All dimensions are to be checked and confirmed prior to any construction  
Plans are to be read in conjunction with Specifications and all supporting documentation



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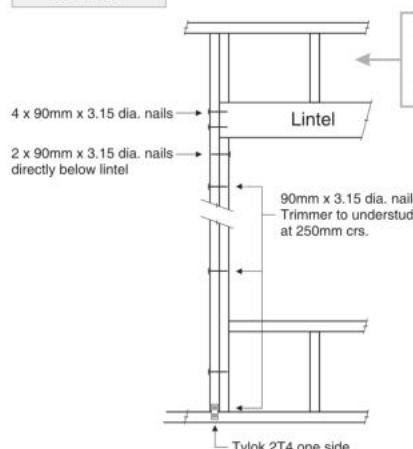
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**Gurpreet Singh Matharu**  
Lot 14, DP 570166  
5 Amrit Lane, Rolleston

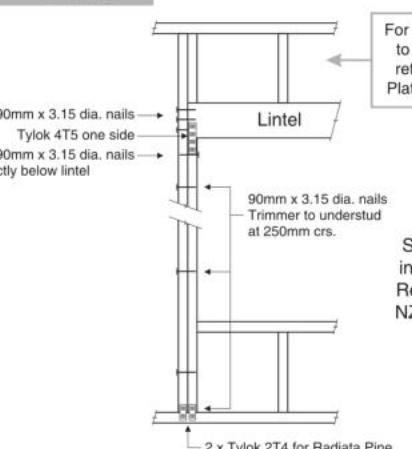
Job Number: **170650**  
Original Plan: **Dove**  
**FRAMING DETAILS**  
Sales: **V Bhatia** Drawn: **M Glynn** QS: **W Xian**  
Print Date: **18/04/2023** Scale: **NTS @ A3**

**CONSENT PLANS**  
No. **1** Date: **18-04-2023** Reason: **Initial Consent Plans**

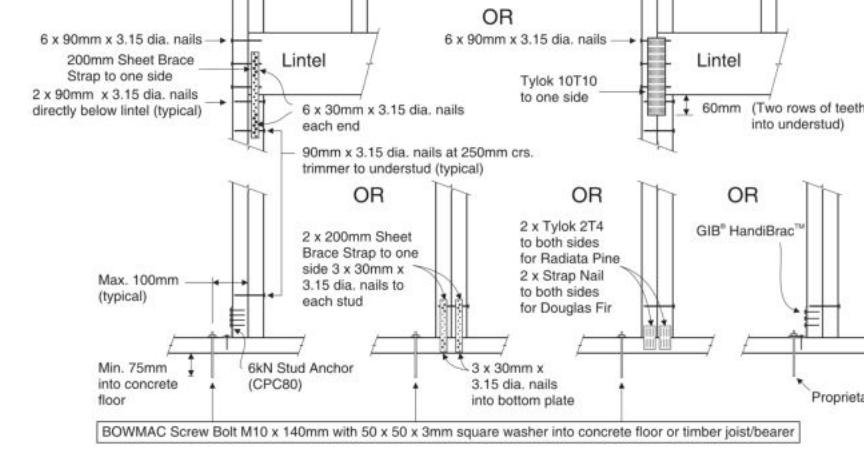
Sheet No.: **14**  
of 23 sheets

**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**




08/2017

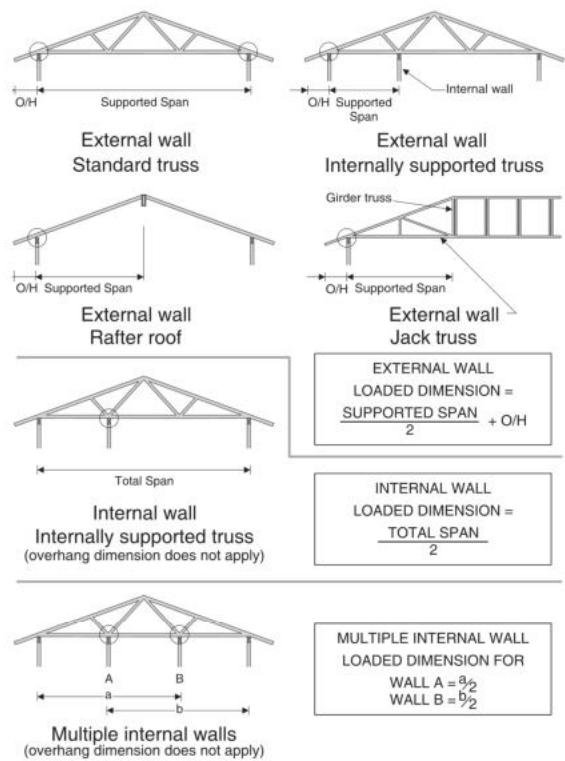
# STUD TO TOP PLATE FIXING SCHEDULE

## 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

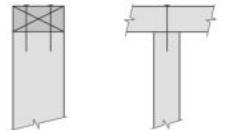
(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)  
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

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

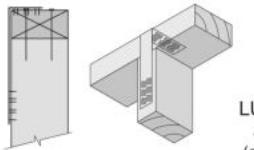
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.

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

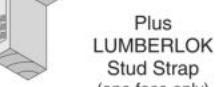
Plus LUMBERLOK 6kN Stud Anchor (CPC80)

Recommended for internal wall options to avoid lining issues

Plus LUMBERLOK Stud Strap (one face only)



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



Plus LUMBERLOK Stud Strap (one face only)

#### NOTE:

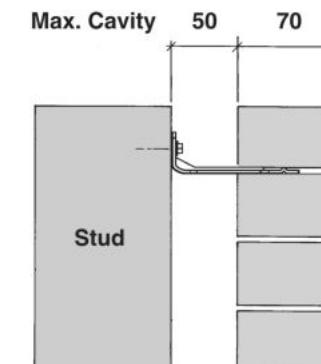
To calculate the number of B type fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.



SCAN FOR  
INSTALLATION  
VIDEO

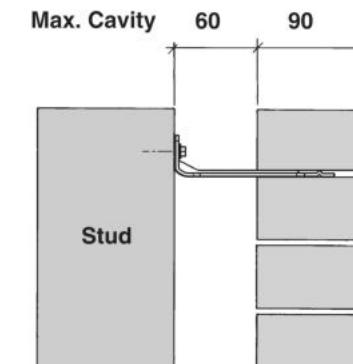
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### 70 SERIES BRICK



Screw Tie Short  
(85mm)

### 90 SERIES BRICK



Screw Tie Long  
(105mm)

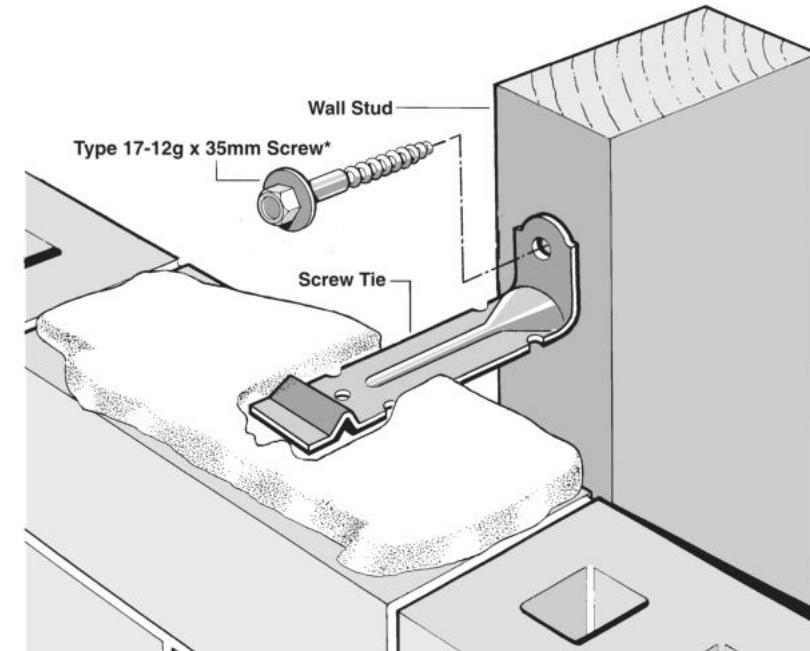
- ★ All brick work must be constructed in accordance with NZS 4210:2001 Masonry Construction:Materials and Workmanship. Screw Ties must be applied accordingly and are not to be hammered into timber framing.
- ★ Water shedding shoulder prevents transfer of the moisture from tie to building.
- ★ Nail hole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

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Gurpreet Singh Matharu  
Lot 14, DP 570166  
5 Amrit Lane, Rolleston

Job Number:  
**170650**  
Original Plan:  
**Dove**  
Sheet Name:  
**FRAMING DETAILS**  
Sales: V Bhatia Drawn: M Glynn QS: W Xian Print Date: 18/04/2023 Scale: NTS @ A3

### CONSENT PLANS

No.	Date:	Reason:
1	18-04-2023	Initial Consent Plans

Sheet No.:  
**15**

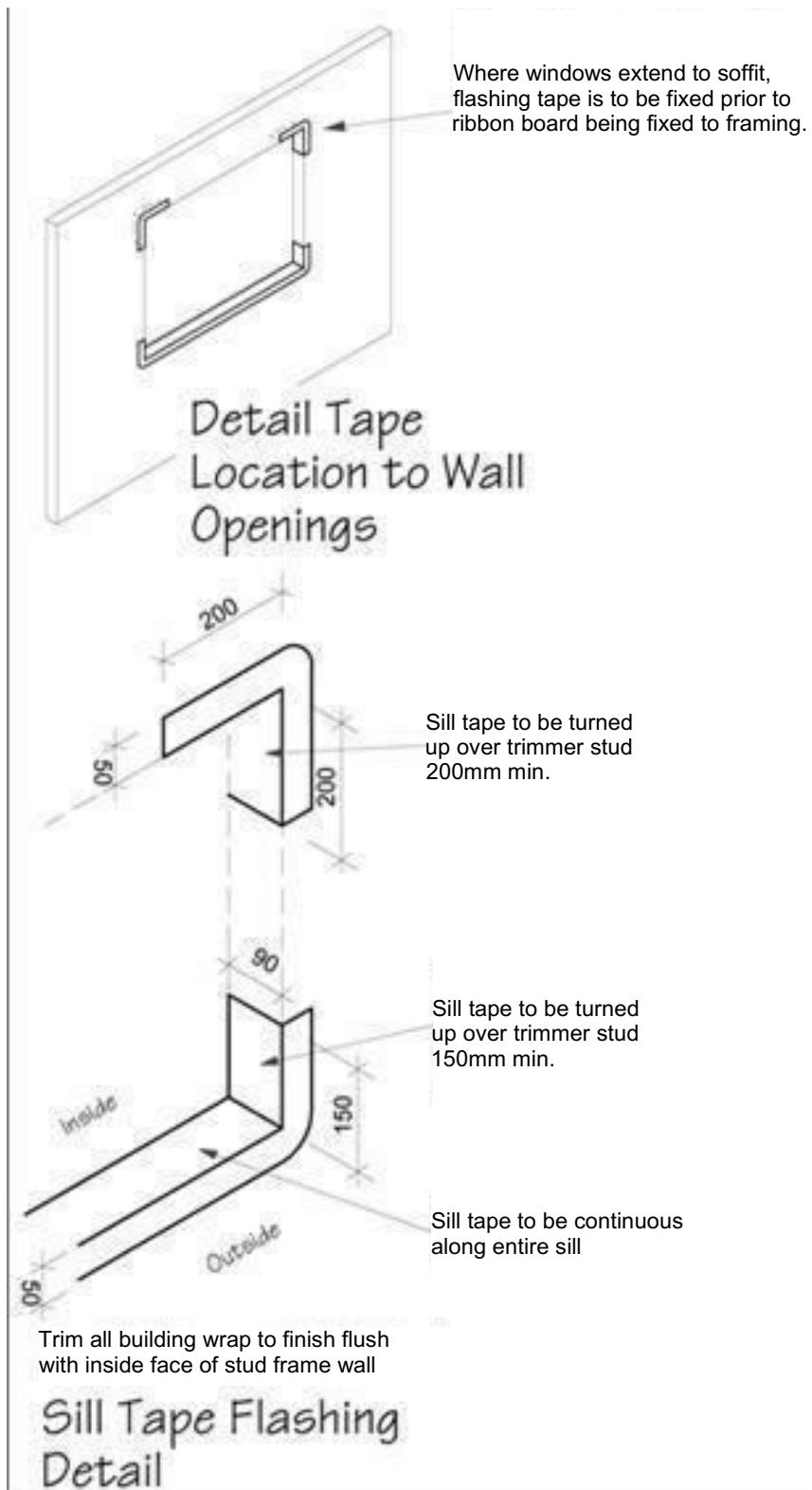
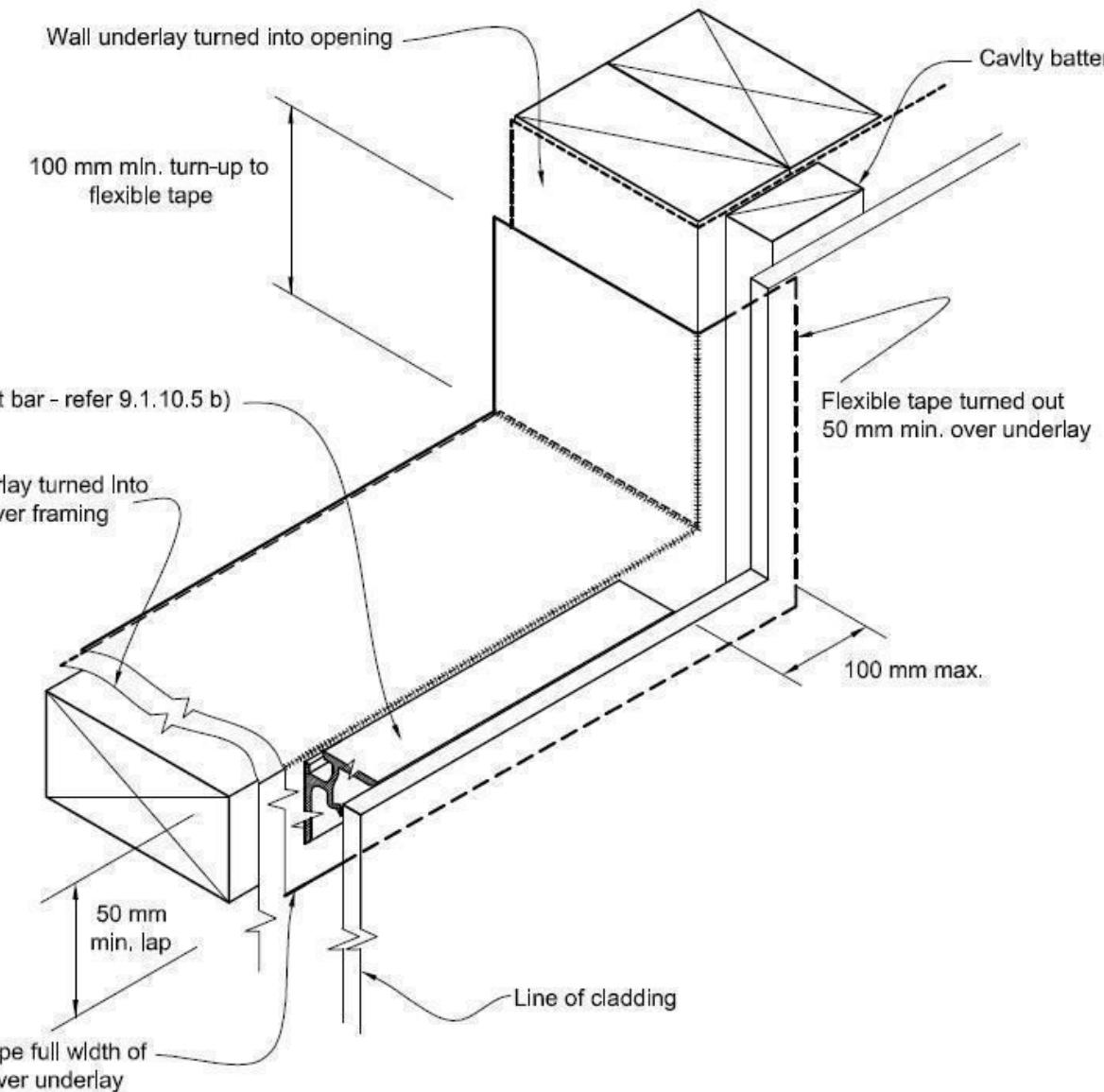
of 23 sheets

**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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**Dove**

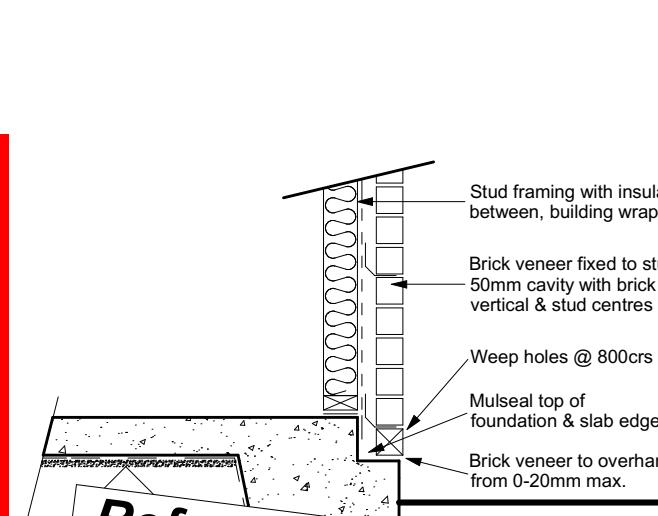
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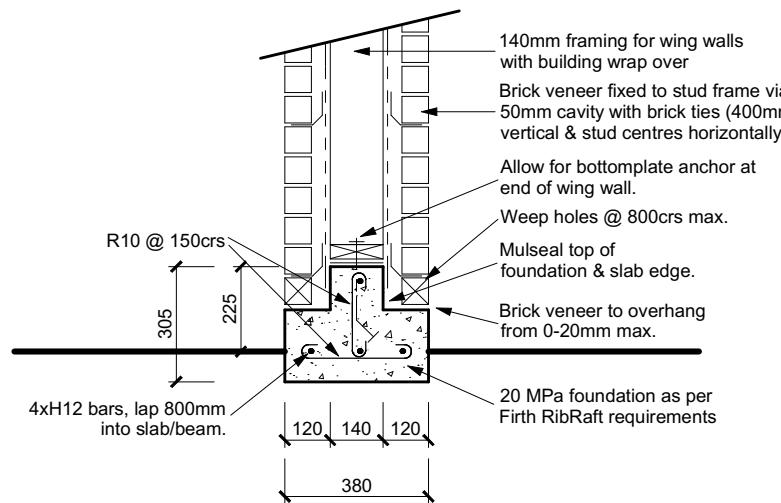
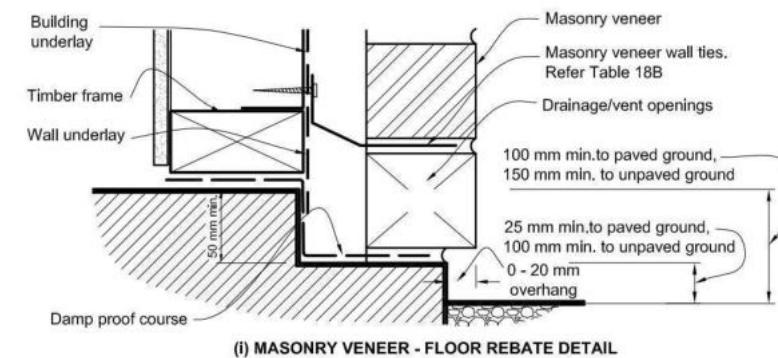
Sheet No.:  
**16**

of 23 sheets

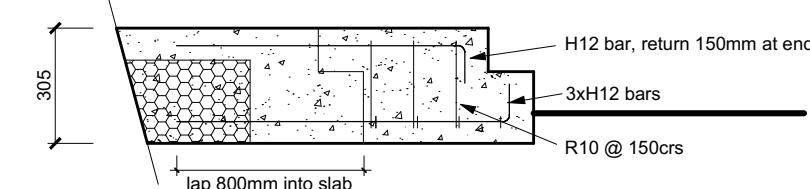


## Refer to Specific Foundation Detail

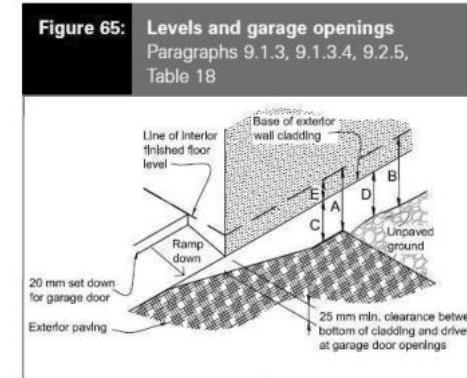
**Brick Veneer Foundation**  
Scale 1:20



**Wing Wall Foundation**  
Scale 1:20

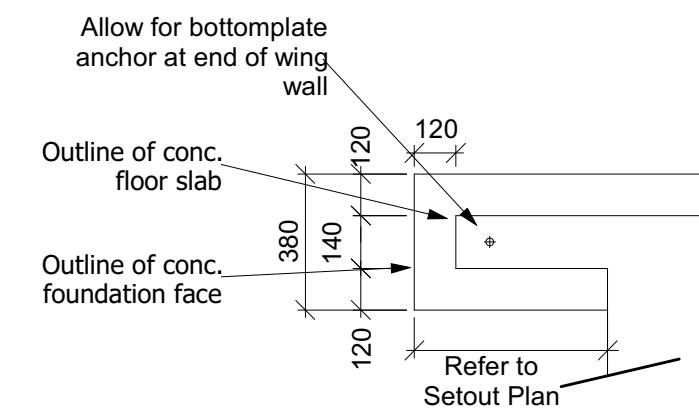
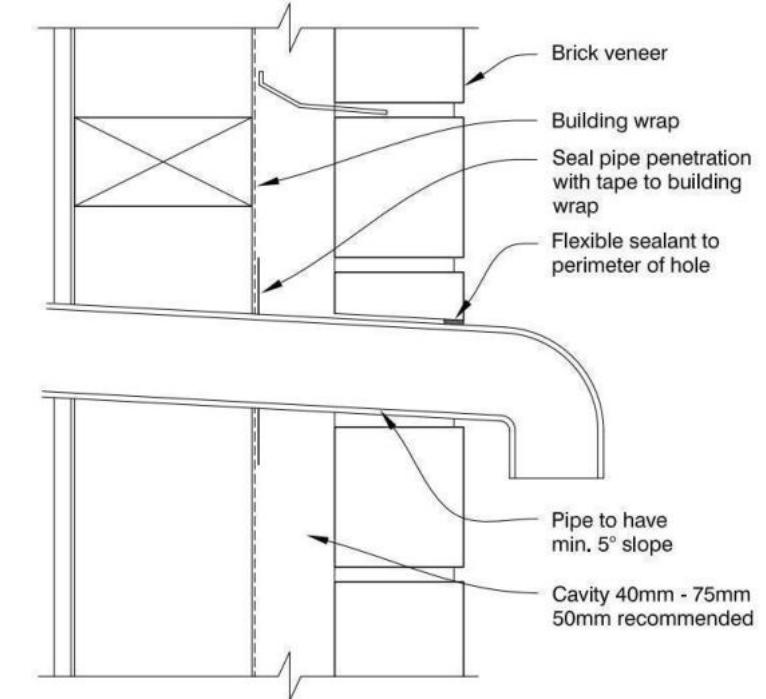


**Wing Wall Reinforcing**  
Scale 1:20



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

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



**Wing Wall Foundation Detail**  
scale 1:20

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Gurpreet Singh Matharu  
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Job Number:  
**170650**

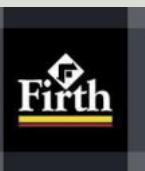
Original Plan:  
**Dove**

Sheet Name:  
**CONSTRUCTION DETAILS**

## CONSENT PLANS

No.	Date:	Reason:
1	18-04-2023	Initial Consent Plans

Sheet No.:  
**17**  
of 23 sheets



Date: 8th May 2023

## Producer Statement design review for wing wall and footing to RibRaft Floor for Lot 14 – 5 Amrit Lane Rolleston

Issued by D.R.L Cook, Divisional Technical Manager, Firth Industries, CPEnG number 125529.

To Selwyn District Council

In Respect of Design Review of wing wall extension from code marked Firth Rib Raft floor for Lot 14- 5 Amrit Lane Rolleston

• Job Title	TKR Homes Ltd
• For	Signature Homes
• At	5 Amrit Lane Rolleston
• Drawn by	Martyn Glynn
• Numbered	10 & 17
• Dated	5/05/2023

We can confirm we have reviewed the above drawings for the foundation wing wall extension from the proposed code marked Firth RibRaft foundation and have identified that the proposed structure complies with the limitation placed on the system for the Firth Rib Raft floor system manual. The review of the drawings confirms that subject to the conditions below, the wing wall extensions complies with the following compliance documents of the Department of Building and Housing.

- B1 (structure)
- B2 (durability)

Subject to the following conditions, the provided detail as proposed complies with the relevant provisions of the building code.

1. Ground conditions are as defined in the Geotechnical Report by Engco Consulting Engineers ref 23000.057
2. Engco Consulting Engineers will be engaged to inspect the excavations and to verify the ground conditions.
3. The TA is responsible for all necessary inspections required for the issue of code compliance including fill (if required) within the limitations of 7.5.3.1 of NZS3604.
4. Construction is in accordance with the project drawing and the Firth RibRaft Floor system manual.
5. Concrete is supplied by Firth Industries. Any substitution of concrete voids this producer statement.
6. Global slope stability or liquefaction potential has not been assessed and does not form part of this producer statement.

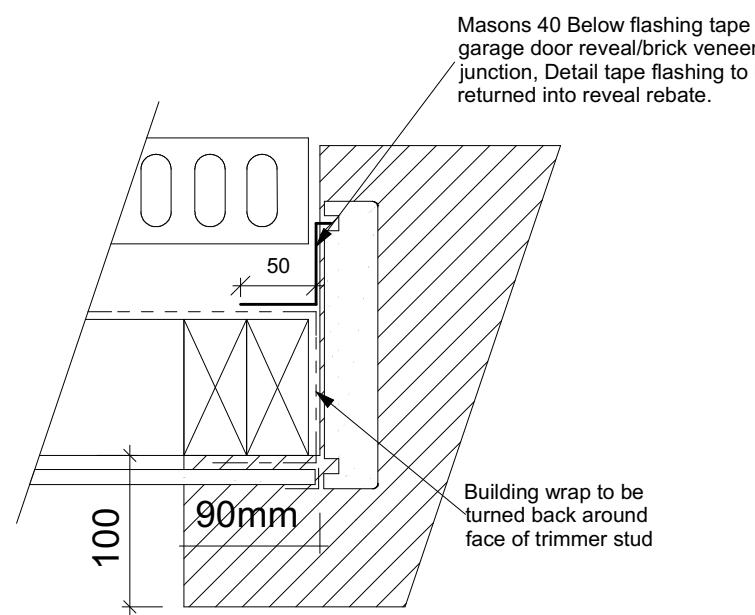
I believe on reasonable grounds that the wing wall extensions of the Rib Raft floor if constructed in accordance with the drawing specification and conditions above will comply with the relevant sections of the building code.

Fletcher Building Limited holds a current policy of Professional Indemnity Insurance no less than \$200,000\*.

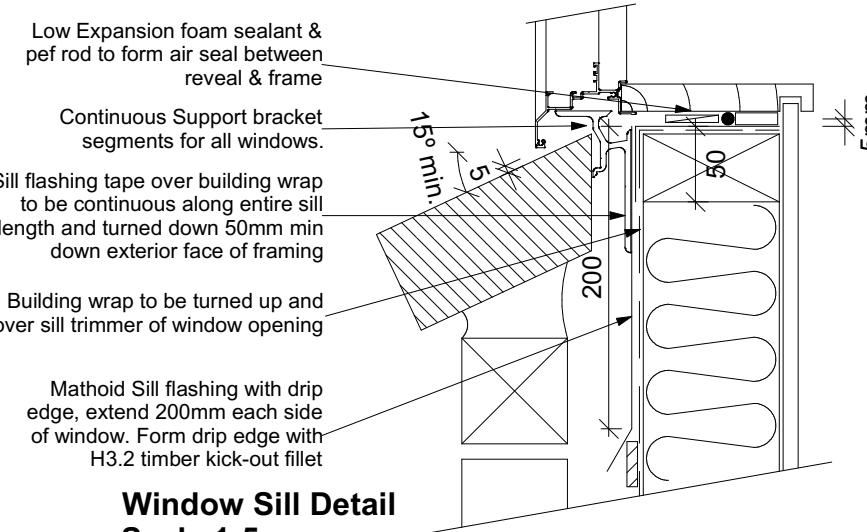
Dene Cook, CPEnG (125529), FIPENZ, ME, BE (Hons)

\* Note this statement shall only be relied upon but the Building Consent Authority named above. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to \$200,000

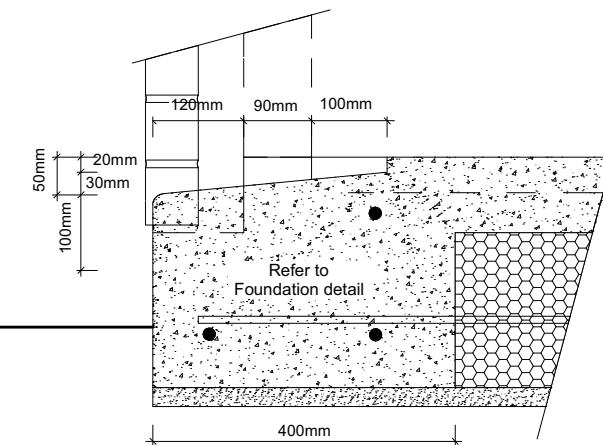
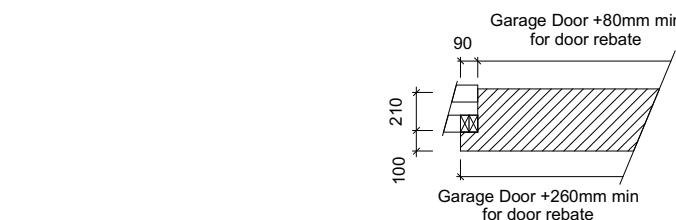




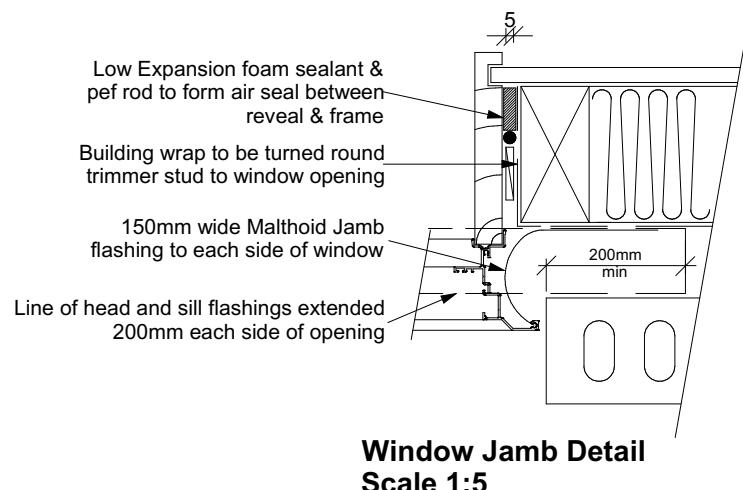
**Garage Door Jamb Detail**  
Scale 1:5



**Window Sill Detail**  
Scale 1:5



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



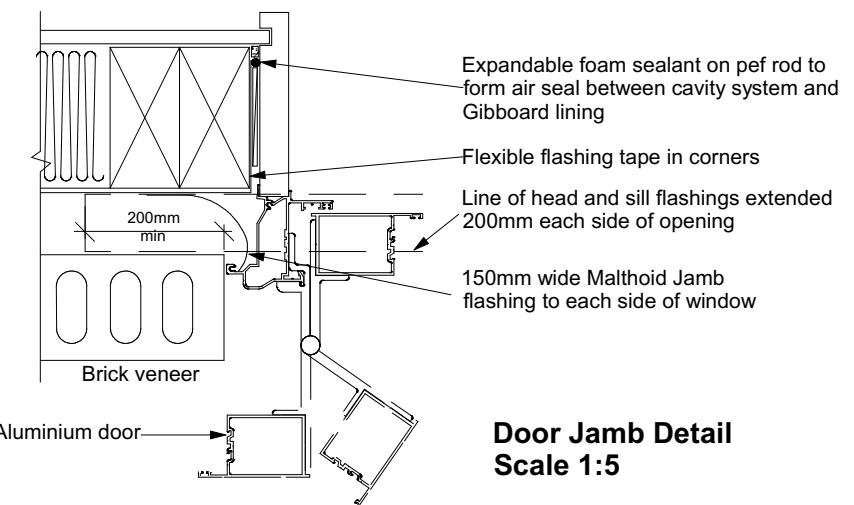
**Window Jamb Detail**  
Scale 1:5

#### 9.1.10.8 Attachments for windows and doors

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

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

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

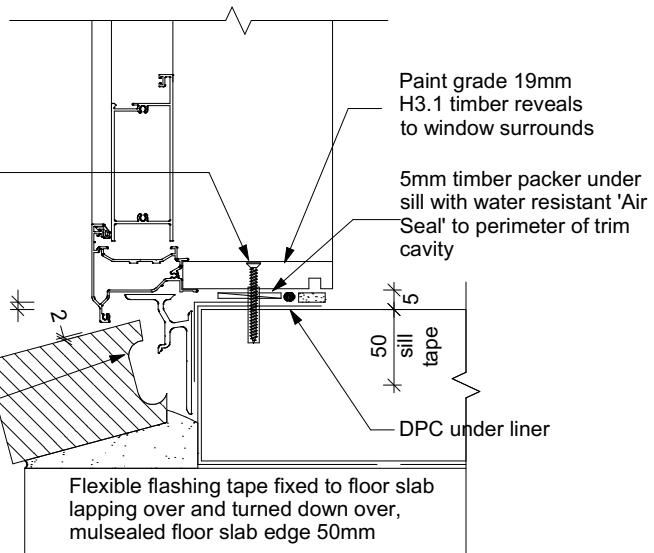


**Door Jamb Detail**  
Scale 1:5

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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Gurpreet Singh Matharu  
Lot 14, DP 570166  
5 Amrit Lane, Rolleston

Job Number:  
**170650**

Original Plan:  
**Dove**

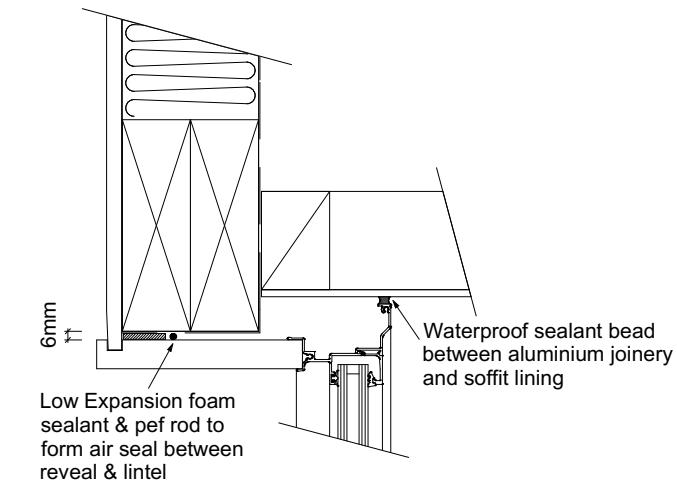
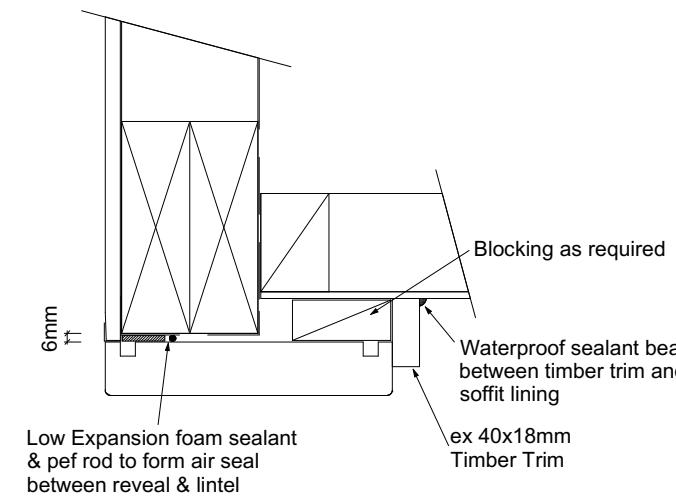
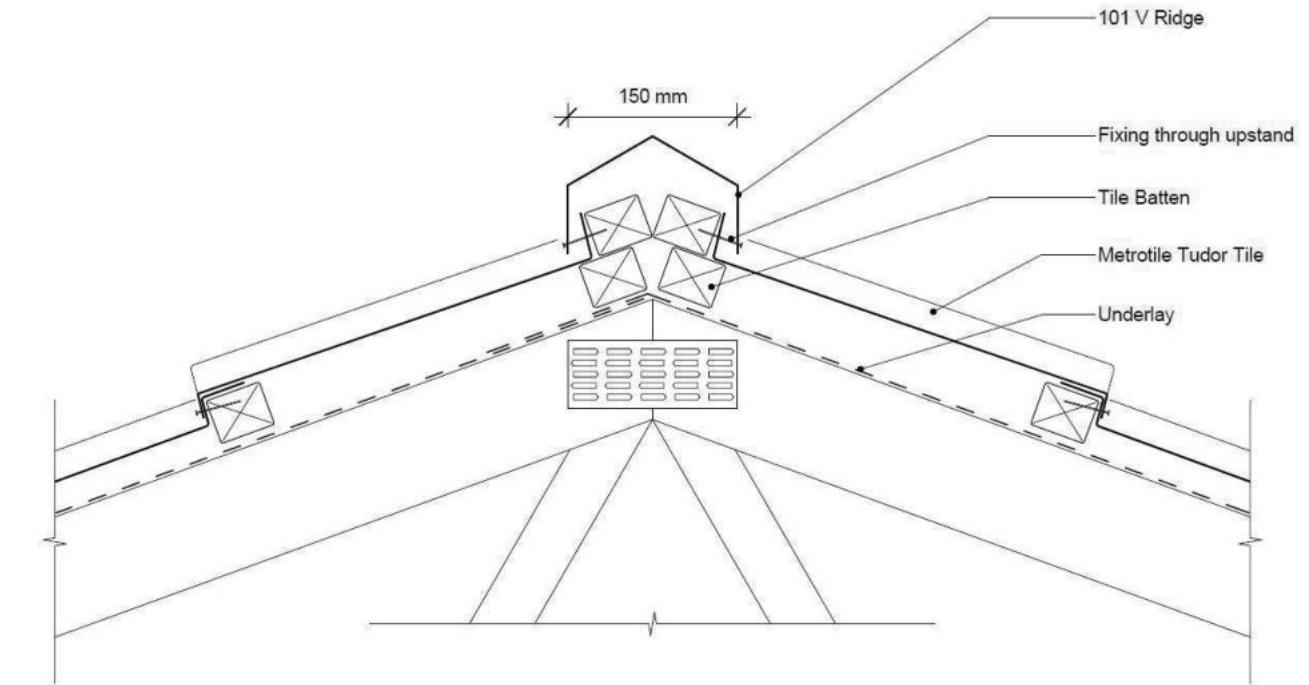
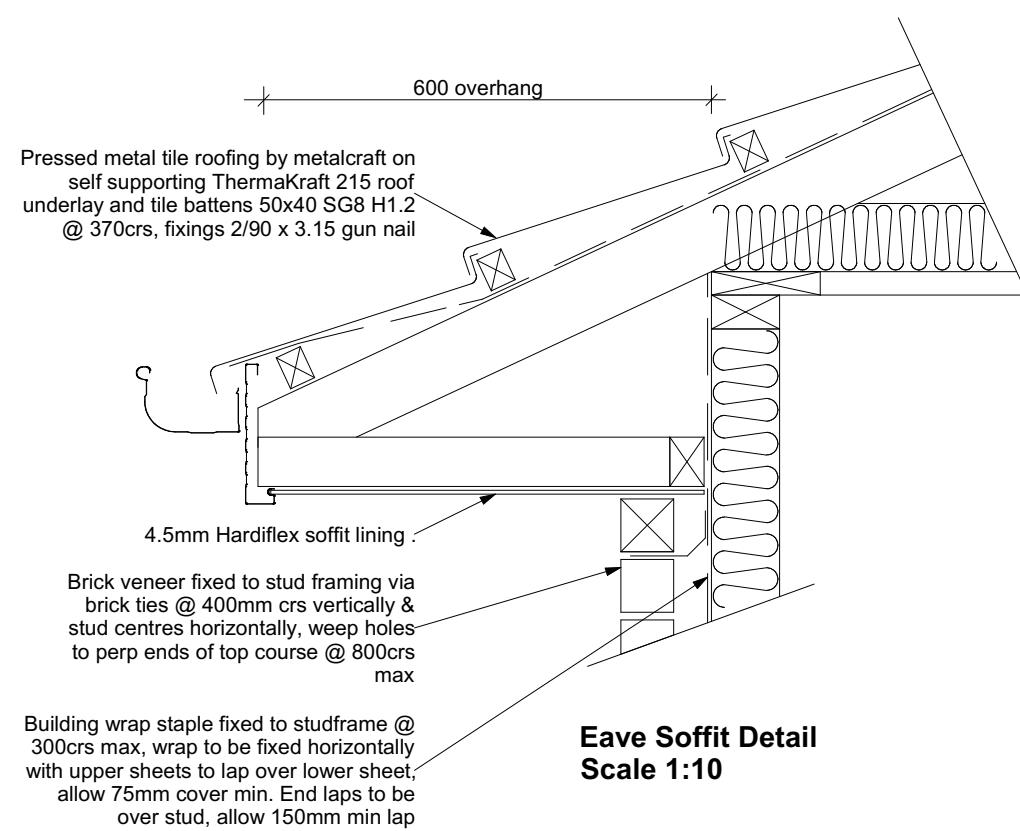
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**CONSTRUCTION DETAILS**

#### CONSENT PLANS

No.	Date:	Reason:
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Sheet No.:  
**18**

of 23 sheets



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Job Number:  
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Original Plan:  
**Dove**

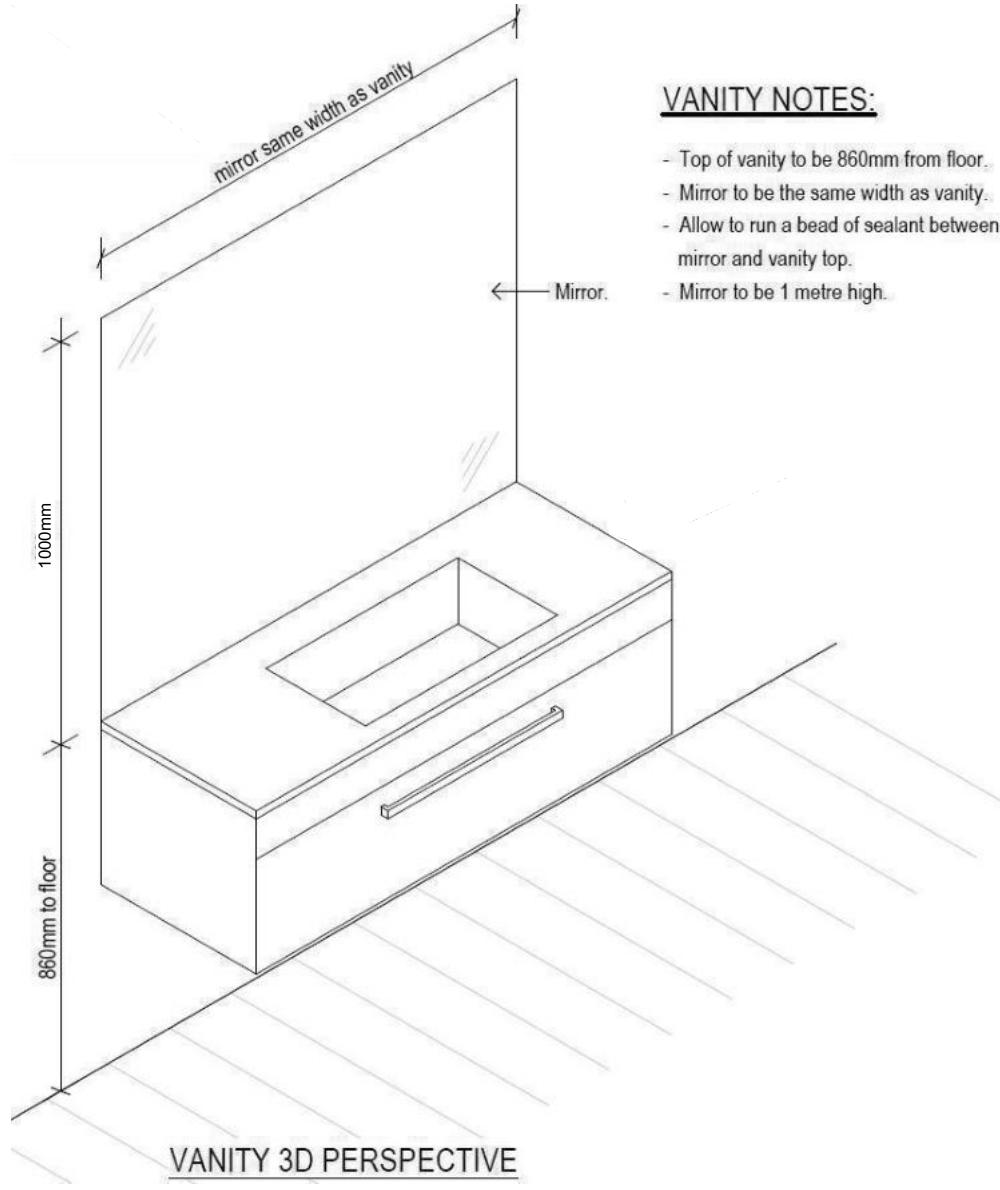
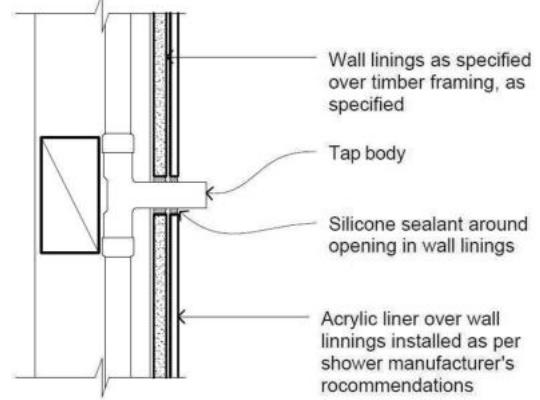
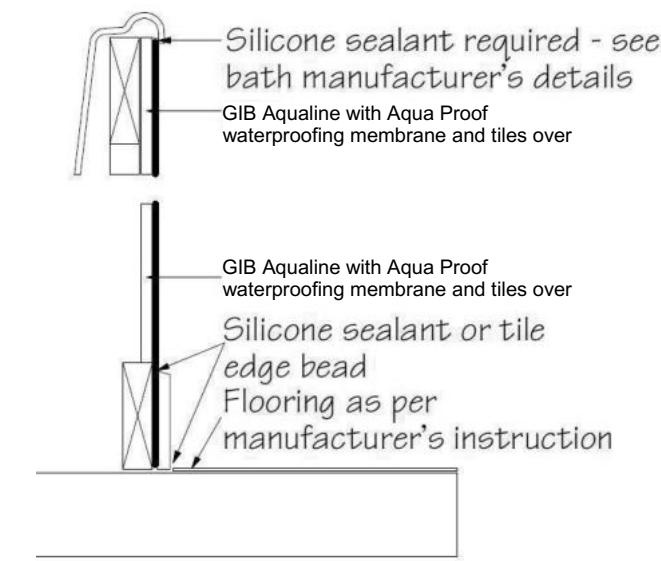
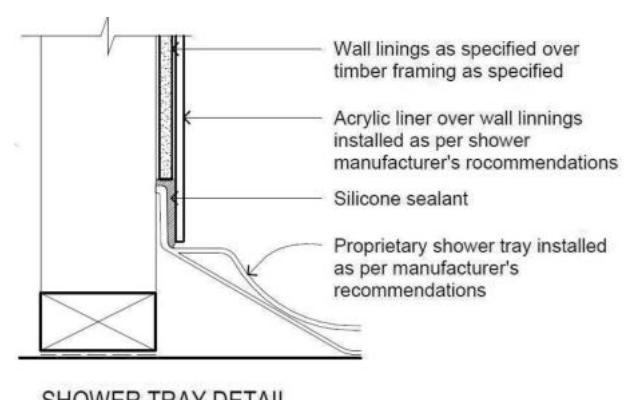
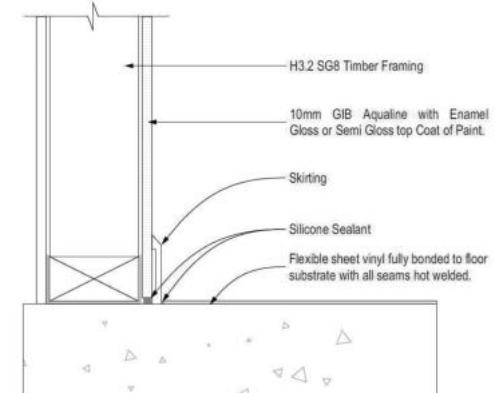
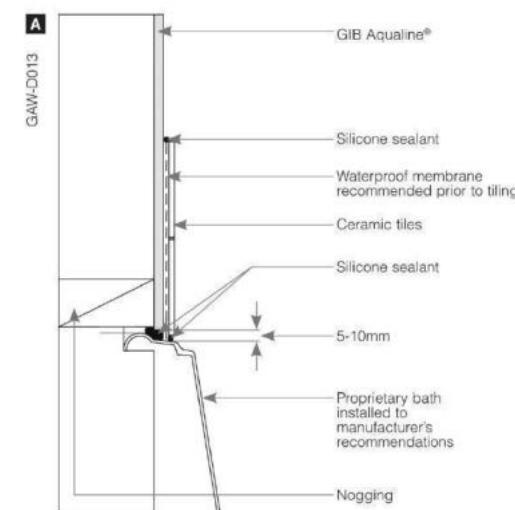
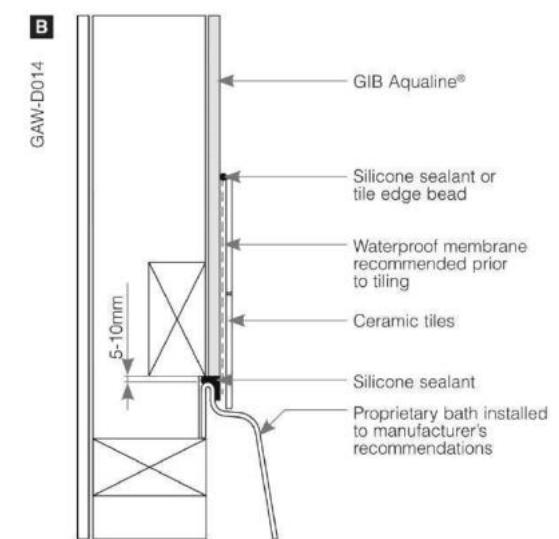
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**CONSTRUCTION DETAILS**

**CONSENT PLANS**

No. Date: Reason:  
1 18-04-2023 Initial Consent Plans

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**19**

of 23 sheets

**VANITY 3D PERSPECTIVE****PENETRATION DETAIL****SHOWER TRAY DETAIL****GENERAL FLOOR/WALL DETAIL**

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Lot 14, DP 570166  
5 Amrit Lane, Rolleston

Job Number:  
**170650**

Original Plan:  
**Dove**

Sheet Name:  
**BATHROOM DETAILS**

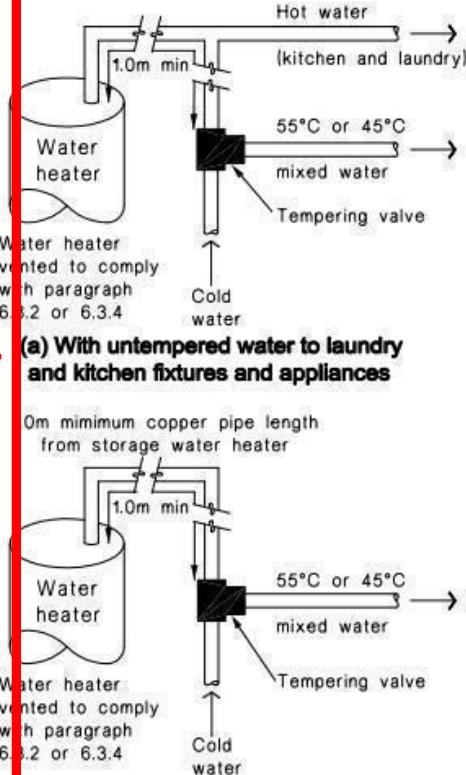
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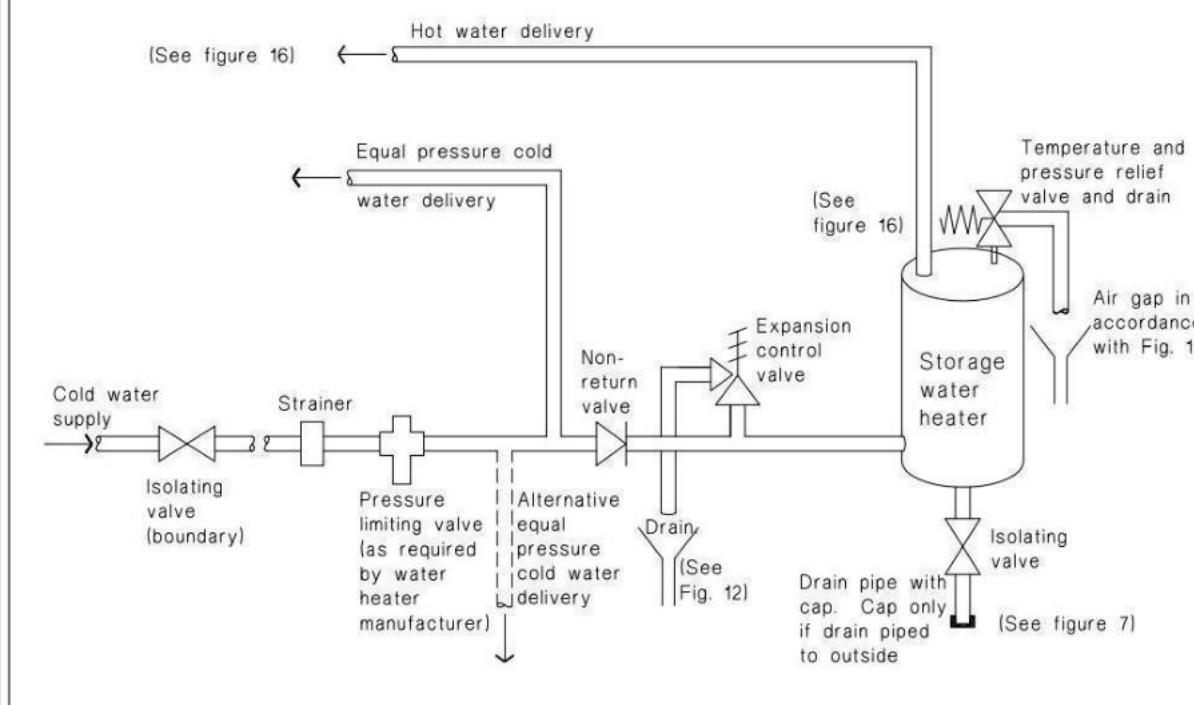
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of 23 sheets

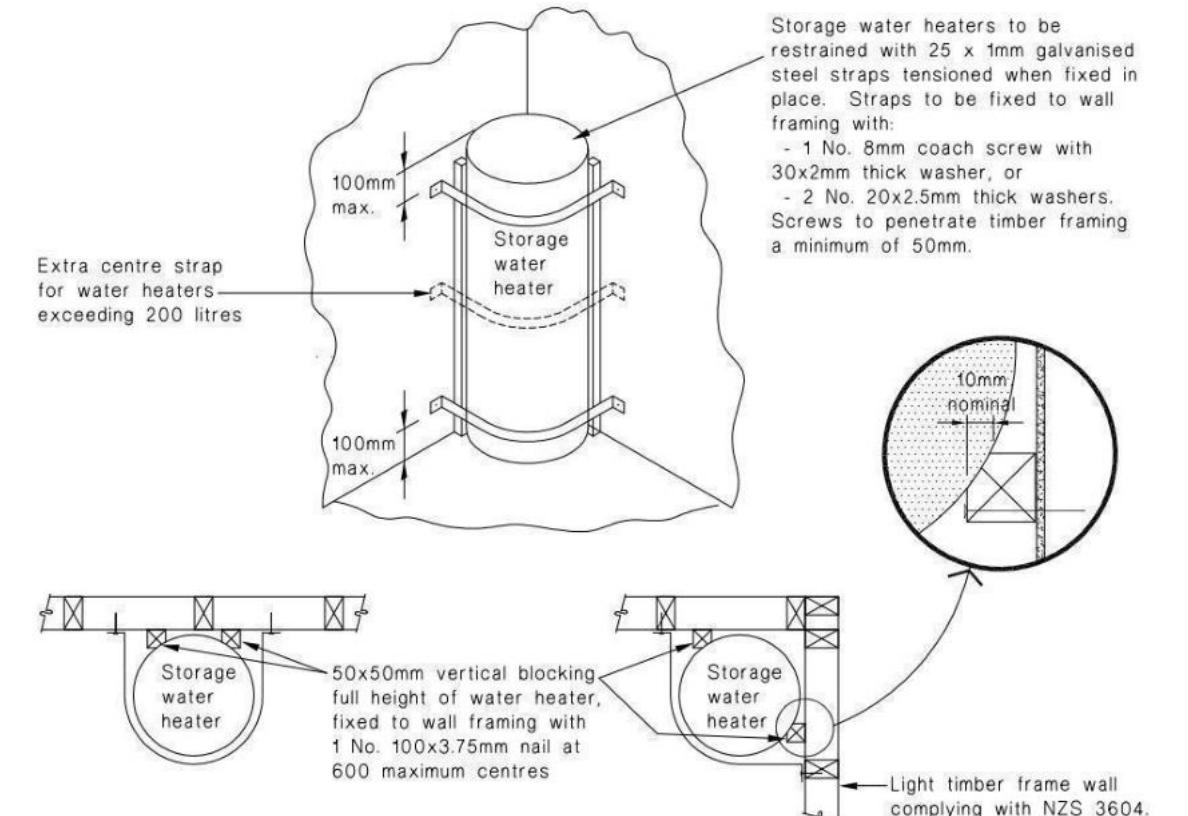
**Figure 16:** Tempering Valve Installation  
Paragraph 6.14.2 a)



**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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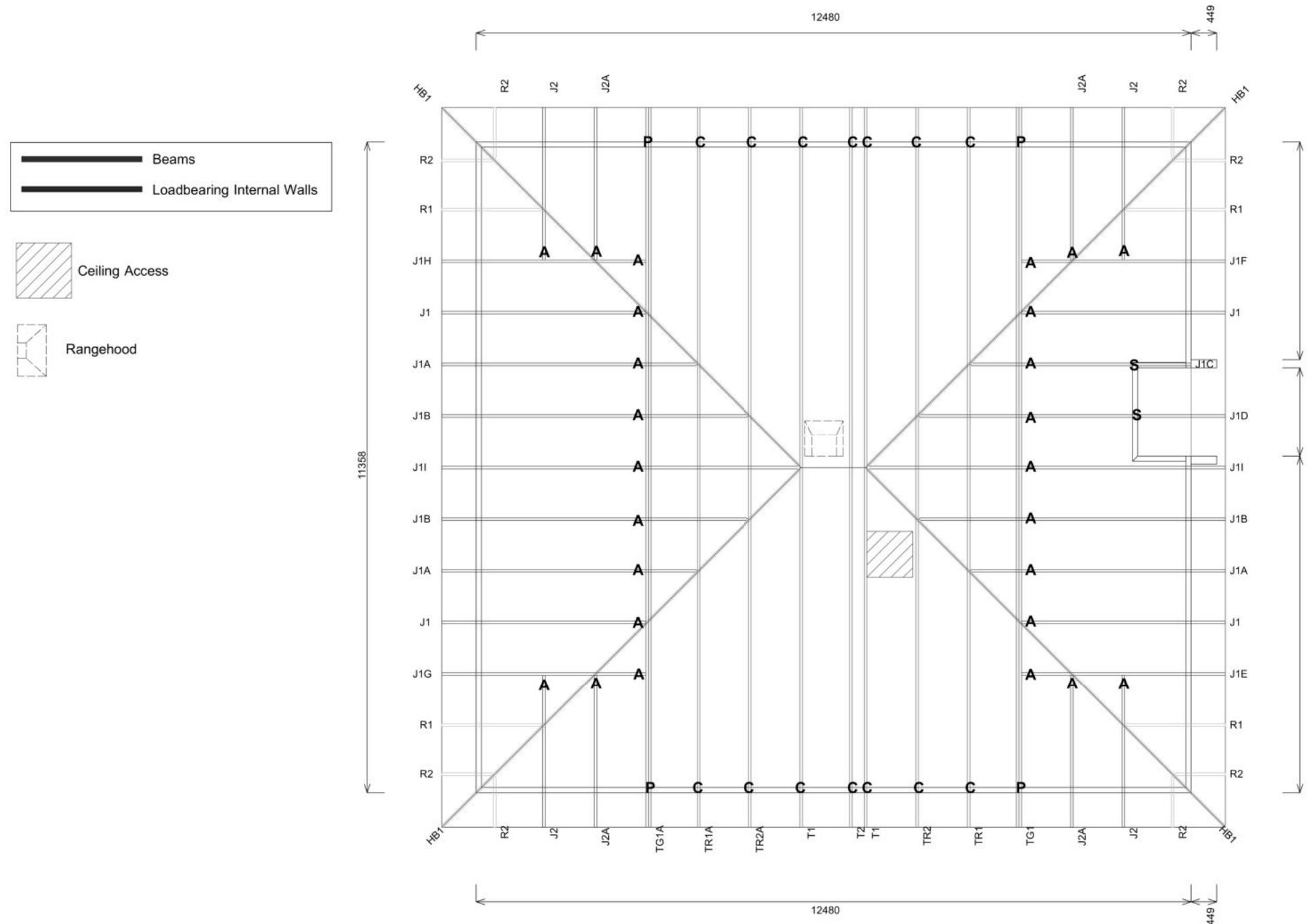
# Buildable Consent Layout



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



## 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 = Nylon 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 / draughtsperson is responsible for the design to transfer the loads to the ground.

Snow Zone:	Christchurch (N4)
Wind Area:	High
TC Restraints:	370 mm
Roof Material:	Metal Tiles
Roof Pitch:	25.00 °
Snow Altitude:	100.000 m
Design Wind Speed:	44.0 m/s
BC Restraints:	600 mm
Ceiling Material:	Standard Plaster Board 13mm
Ground Snow Load:	0.900 kPa
Truss Centres:	900 mm



Job No: CH1386477C1

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

Job Name: Matharu Lot 14 Amrite Lane Rolleston

Address: Lot 14 Amrite Lane Rolleston,

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

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

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

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

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



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Gurpreet Singh Matharu  
Lot 14, DP 570166  
5 Amrit Lane, Rolleston

Job Number: 170650  
Original Plan: Dove  
Sheet Name: TRUSS DESIGN  
Sales: V Bhatia  
Drawn: M Glynn  
QS: W Xian  
Print Date: 18/04/2023  
Scale: NTS @ A3

## CONSENT PLANS

No.	Date:	Reason:
1	18-04-2023	Initial Consent Plans

# 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

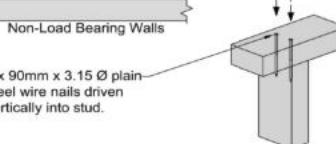
# Your Building Partner



Lintel Fixings are as per the included reports.

#### TOP PLATE TO STUD FIXING OPTIONS

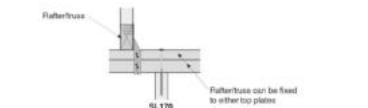
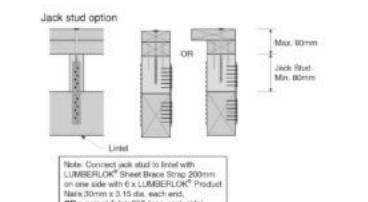
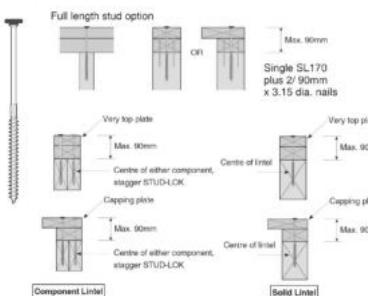
##### TYPE A - 0.7 kN



##### TYPE B - 4.7 kN



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: CH1386477C1

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

Job Name: Matharu Lot 14 Amrite Lane Rolleston

Address: Lot 14 Amrite Lane Rolleston,

,

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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Job Number:  
**170650**  
Original Plan:  
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Sheet Name:  
**TRUSS DESIGN**  
Sales: V Bhatia  
Drawn: M Glynn  
QS: W Xian  
Print Date: 18/04/2023  
Scale: NTS @ A3

#### CONSENT PLANS

No.	Date:	Reason:
1	18-04-2023	Initial Consent Plans

Sheet No.:  
**23**

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