

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

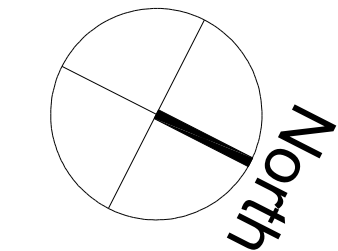
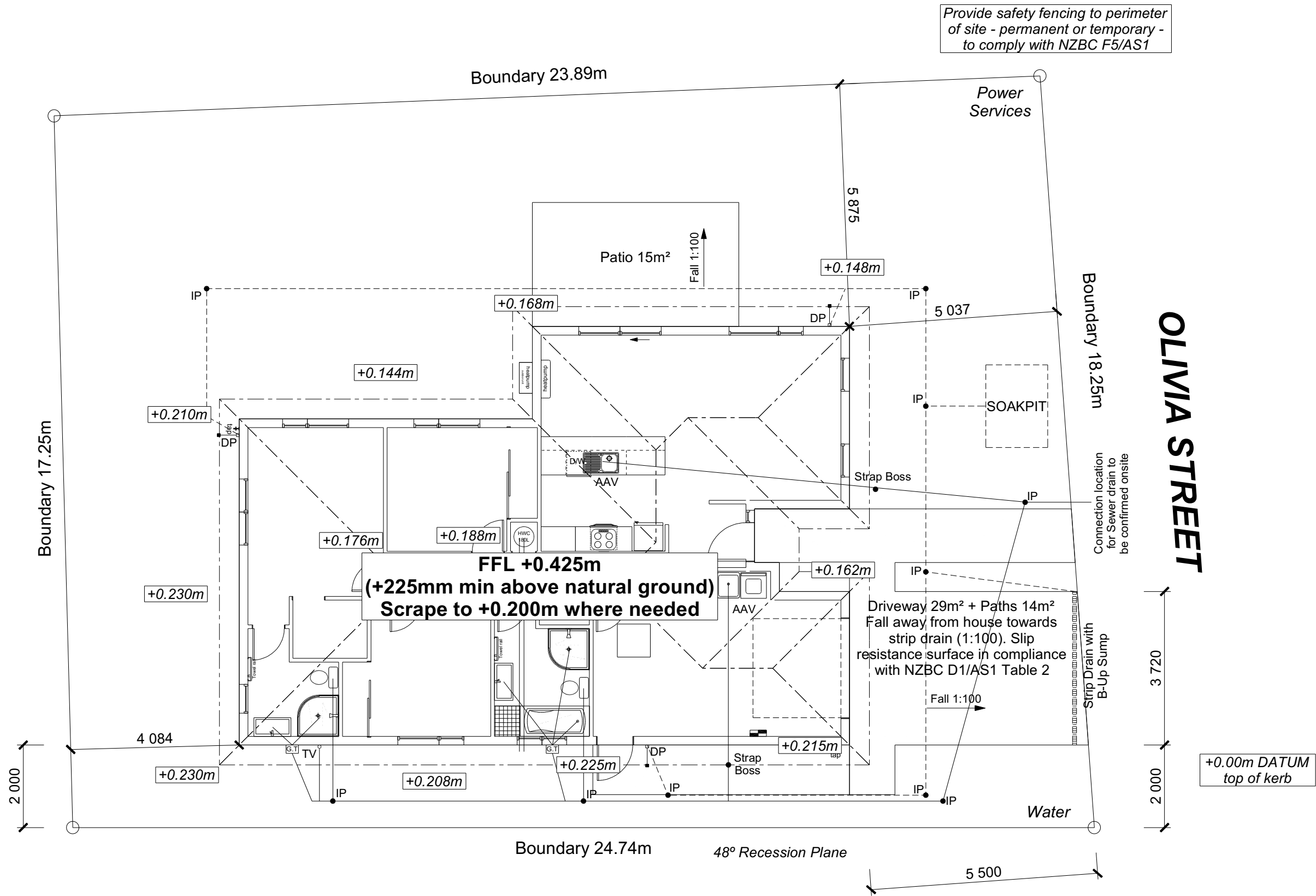
Please ensure all work for inspection is ready the day before. Incomplete work requiring re-inspection will incur an additional inspection fee.



Contents:	
Sheet 1 :	Cover Sheet
Sheet 2 :	Site Plan
Sheet 3 :	Floor Plan
Sheet 4 :	Elevations
Sheet 5 :	Elevations
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Sheet 7 :	Roof Plan
Sheet 8 :	Set Out Dimensions
Sheet 9 :	Foundation Plan
Sheet 10 :	Drainage Plan
Sheet 11 :	Bracing Plan
Sheet 12 :	Lighting Plan
Sheet 13 :	Framing Details
Sheet 14 :	Framing Details
Sheet 15 :	Construction Details
Sheet 16 :	Construction Details
Sheet 17 :	Construction Details
Sheet 18 :	Construction Details
Sheet 19 :	Bathroom Details
Sheet 20 :	Truss Design
Sheet 21 :	Truss Design

All dimensions are to be check and confirmed prior to any construction
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 Signature HOMES Est. 1993 YOUR HOME. YOUR WAY.	TKR Homes Ltd. 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443 P: +64 3 342 7788	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.	Connor Labudde & Melissa Macham Lot 50, DP 537811 17 Olivia Street Branthwaite, Rolleston	Job Number: 122709	Original Plan: 'Oystercatcher'	Sheet Name: COVER PAGE	CONSENT PLANS			Sheet No.: 1 of 21 sheets		
							No.	Date:	Reason:			
							1	20-10-2020	Initial Consent Plans			
Sales: D Ryan		Drawn: M Glynn	QS: W Xian	Print Date: 20/10/2020	Scale: @ A3							



SITE INFORMATION	
Site Area :	431m ²
Floor Area (Veneer) :	129.79m ²
Site Coverage :	30.11%
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.	

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

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

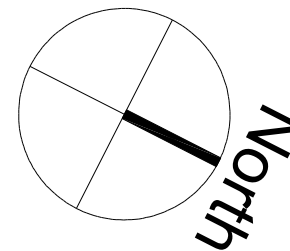
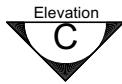
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				Sales: D Ryan		Drawn: M Glynn		QS: W Xian		Print Date: 20/10/2020		Scale: 1:100 @ A3		<table border="1"><thead><tr><th>No.</th><th>Date:</th><th>Reason:</th></tr></thead><tbody><tr><td>1</td><td>20-10-2020</td><td>Initial Consent Plans</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>	No.	Date:	Reason:	1	20-10-2020	Initial Consent Plans													
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Roof : 25° Pressed Metal Tiles
Walls : 70 Series Brick Veneer
with a 50mm cavity

Framing Area: 123.31m² (Perimeter: 53.48m)
Veneer Area: 129.79m² (Perimeter: 54.44m)
Roof Area: 157.04m² (Perimeter: 57.08m)

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).

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

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

FLOOR FINISHES
Carpet & Vinyl

KITCHEN HOBS

Electric Hobs

DOORS
Internal Height: 1980mm (leaves)
Type: Hollow core flush panel
Front Door Type: Latitude Aluminium

INTERNAL TRIMS
Scotia: Square Stopped (including 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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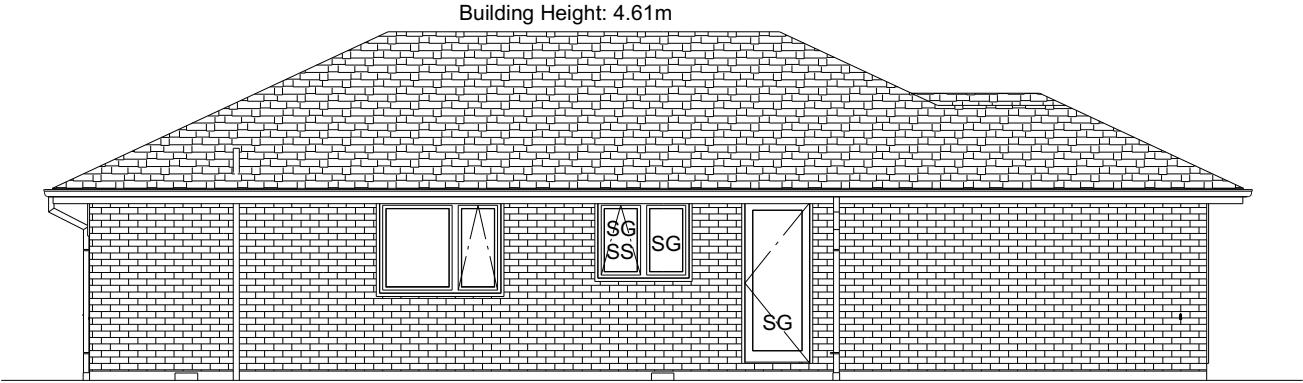
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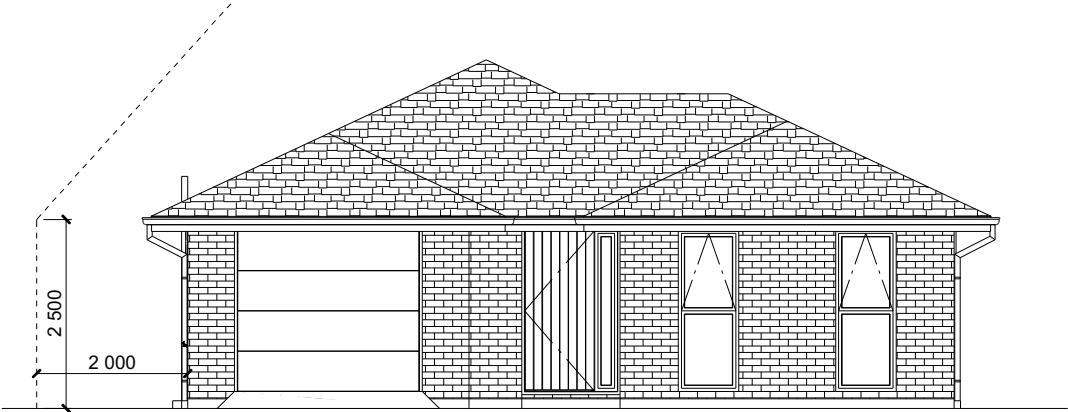
SDC - Approved Building Consent Document - BC202452 - Pg 5 of 22 - 8/12/2020 - lillej

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

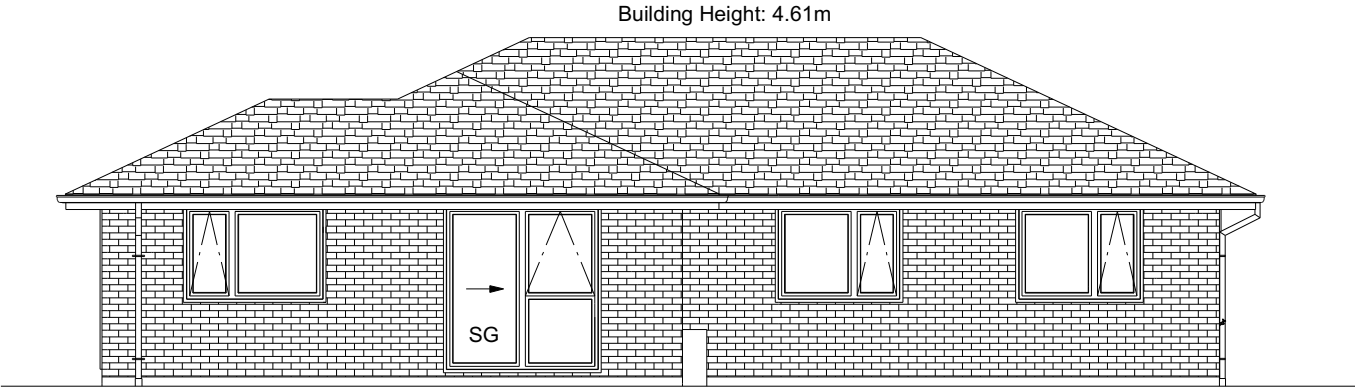
Gutter : Coloured Steel Quad Gutter
Fascia : Coloured Steel185 Fascia
Downpipes : Colorsteel Rectangular 75x55mm
Soffits : Hardiflex 4.5mm
Joinery : Double glazed aluminum

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

All dimensions are to be check and confirmed prior to any construction
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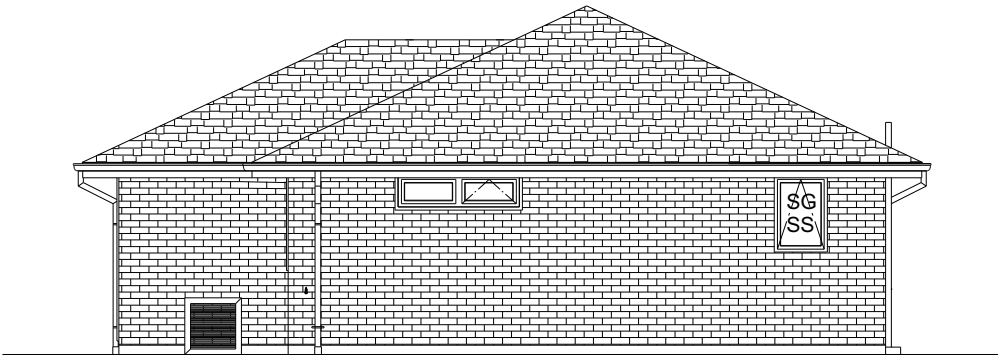
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				122709	'Oystercatcher'	ELEVATIONS	No.	Date:	Reason:		4
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Sales:	Drawn:	QS:	Print Date:	Scale:				of 21 sheets			
D Ryan	M Glynn	W Xian	20/10/2020	1:100 @ A3							

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

ELEVATION LEGEND

SS Safety Stays
SG Safety Glass
MB Meter Box
TV Terminal Vent

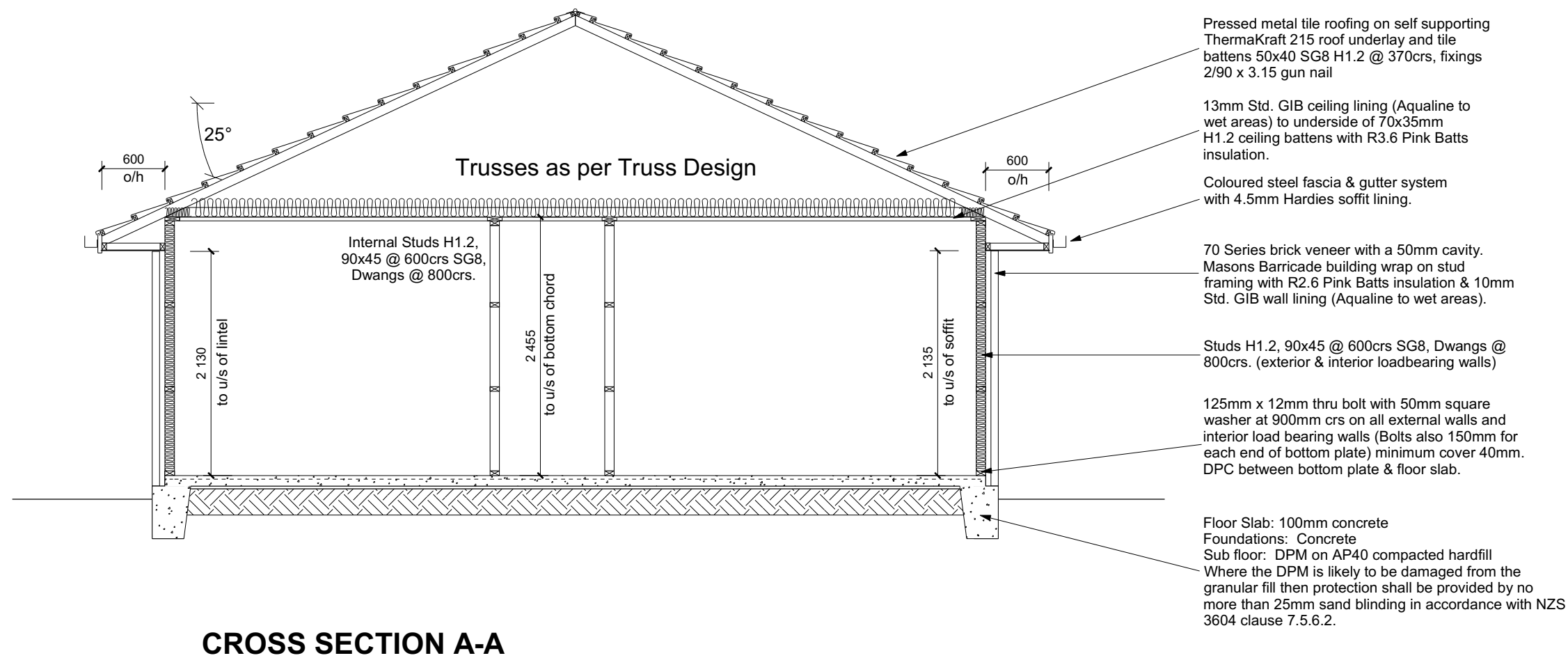
ELEVATION NOTES

Gutter : Coloured Steel Quad Gutter
Fascia : Coloured Steel185 Fascia
Downpipes : Colorsteel Rectangular 75x55mm
Soffits : Hardiflex 4.5mm
Joinery : Double glazed aluminum

All egress points to have a maximum step
down of 190mm.
Access routs to have slip resistance surface
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and to have a 1:100 fall away from the building

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				Sales: D Ryan	Drawn: M Glynn	QS: W Xian	Print Date: 20/10/2020	Scale: 1:100 @ A3	No. 1	Date: 20-10-2020	Reason: Initial Consent Plans	



ROOF & WALL CLADDINGS

Roof : 25° Pressed Metal Tiles
Walls : 70 Series Brick Veneer with a 50mm 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.

INSULATION

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

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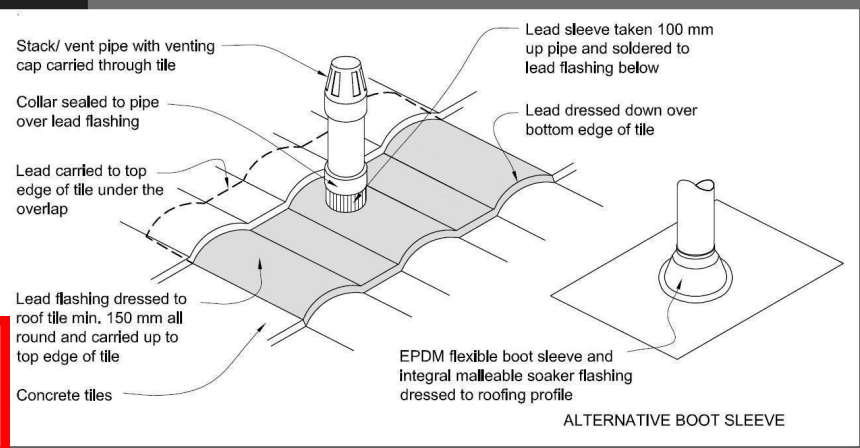
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				Sales: D Ryan		Drawn: M Glynn		QS: W Xian	Print Date: 20/10/2020	Scale: 1:50 @ A3	No.		Date:	Reason:
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Figure 29: Pipe penetration for masonry tile
Paragraph 8.2.7



Metal Tile Penetration Detail
Scale NTS

ROOF CLADDING

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

ROOF PLAN NOTES

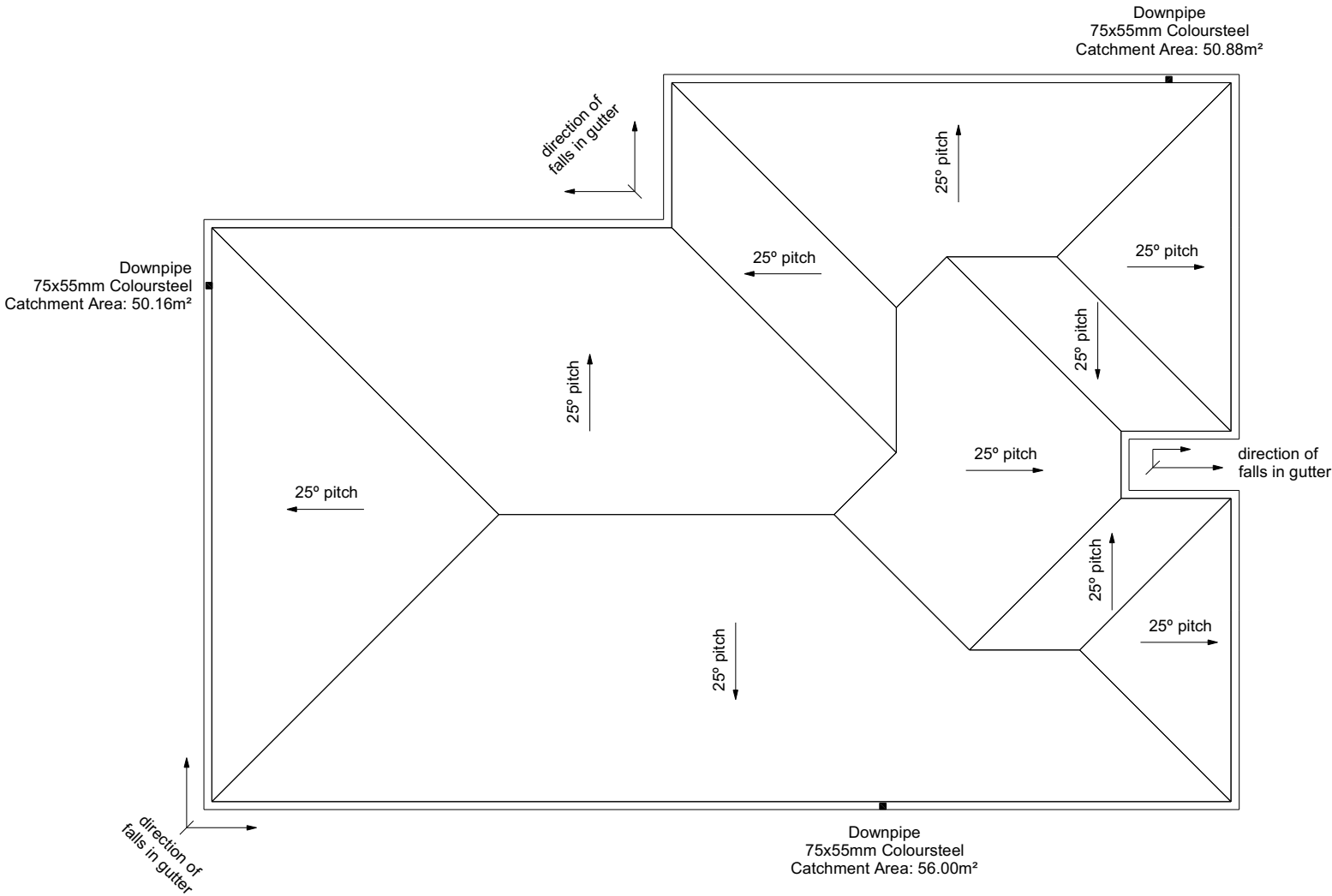
Gutter: Coloured Steel Quad Gutter
Fascia: Coloured Steel 185 Fascia
Downpipes: Colorsteel Rectangular 75x55mm
Soffits: Hardiflex 4.5mm

Underlay: Thermakraft 215 roof underlay

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

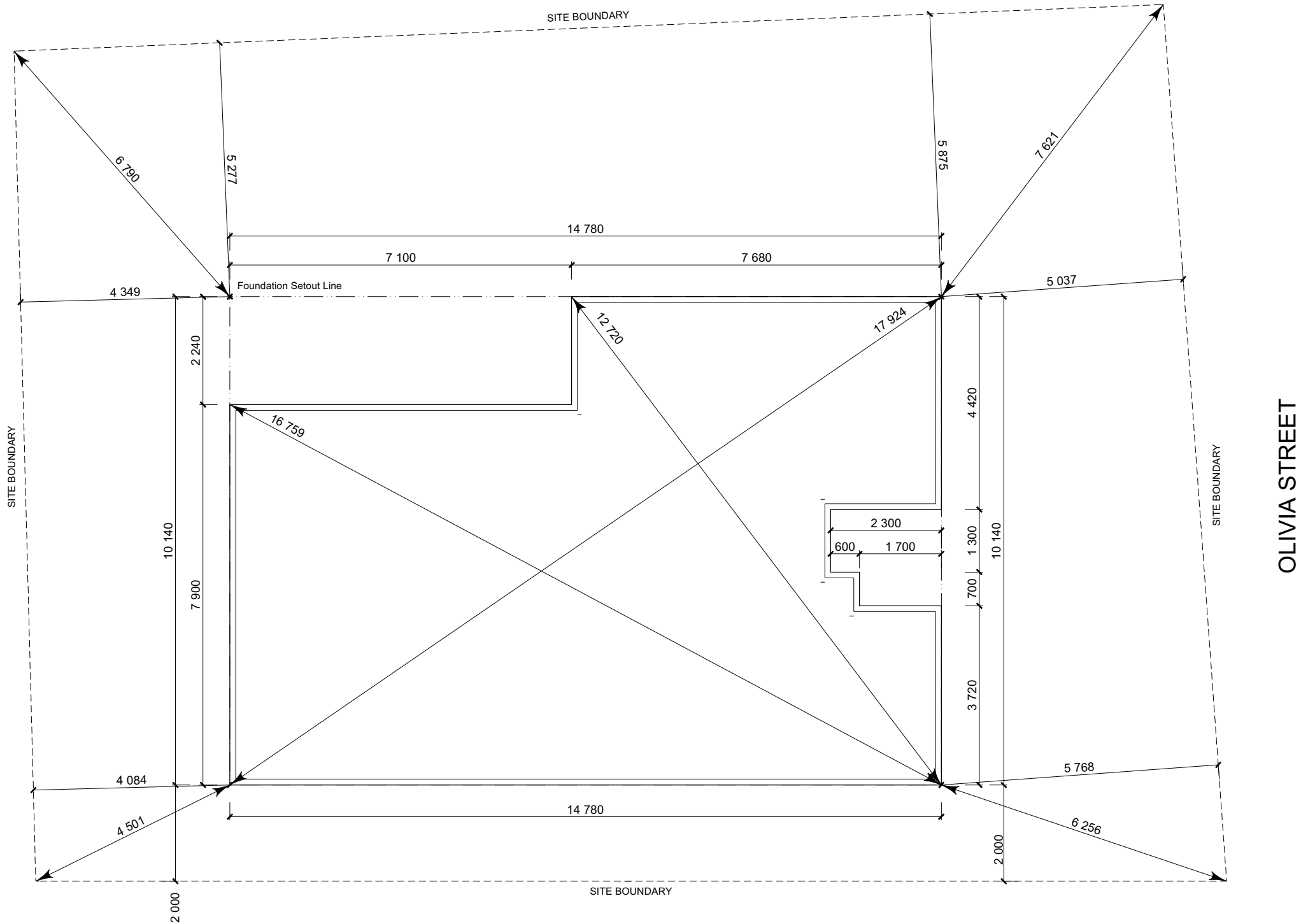
Use Coloured steel Quad Gutter
As per NZ Metal Roof and Wall Cladding
Code of Practice Version 2 section 8 the
above gutter with a cross sectional area
of 5550mm² can collect up to 60m² of
0-25° roof plan area. Refer to the
specifications for exact calculations.

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



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												1	20-10-2020	Initial Consent Plans	



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.

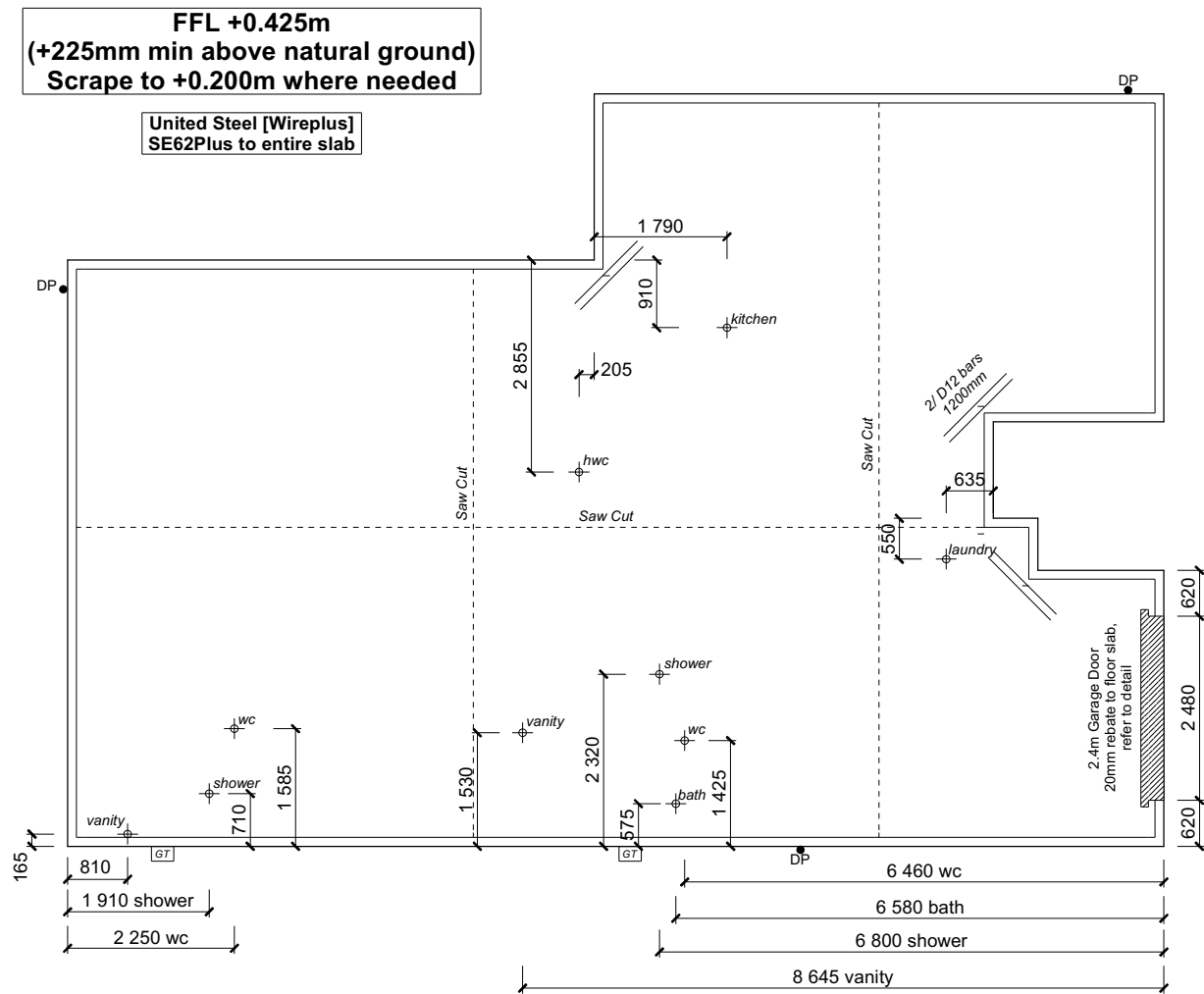
All reinforcing is to be Ductility Class E, in accordance with NZS 4671.

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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				122709	'Oystercatcher'	SETOUT DIMENSIONS	No.	Date:	Reason:	8
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Sales:	Drawn:	QS:	Print Date:	Scale:	of 21 sheets					
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FOUNDATION PLAN NOTES

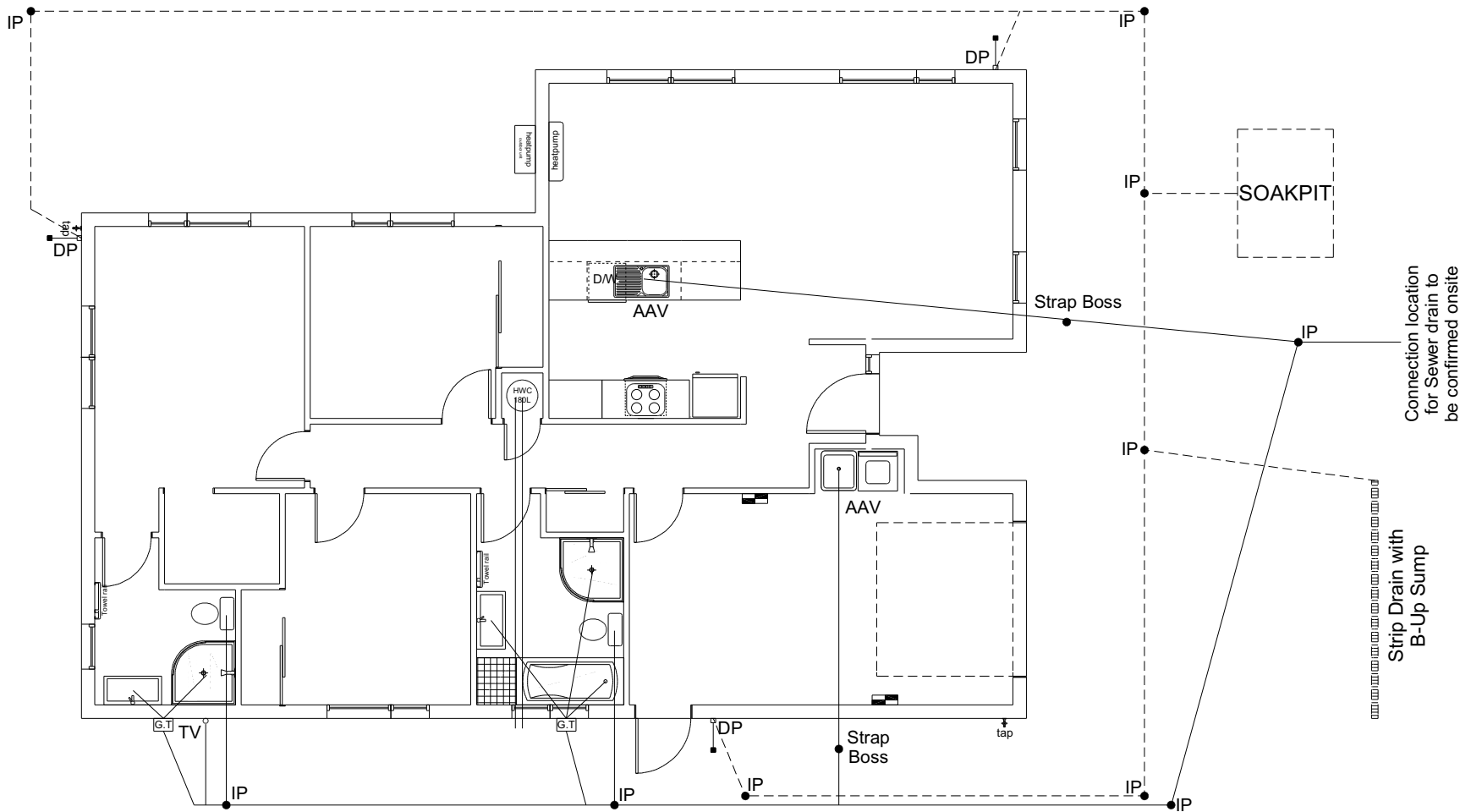
All dimensions over foundation face. Allow (120mm rebate) 70mm veneer & 50mm cavity, Brick to overhang foundation face by 0-20mm max as per NZBC E2/AS1. W/C location indicated on plan has assumed a 160mm offset from internal frame line, please consult manufacturer's documentation to confirm offset. Contractor 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.

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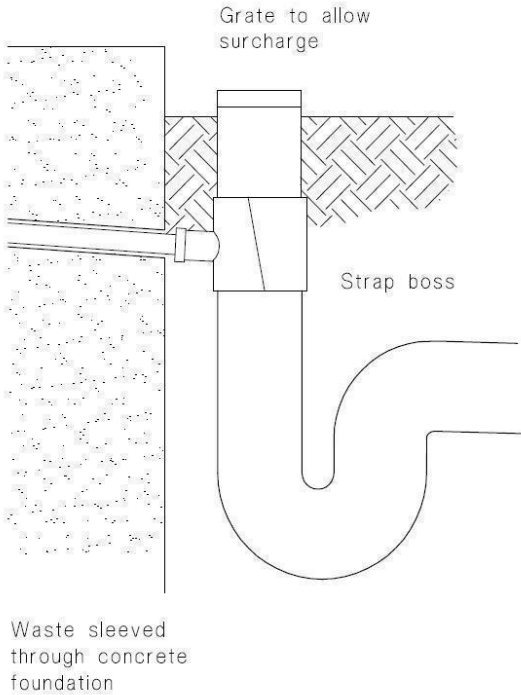
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				Sales: D Ryan	Drawn: M Glynn	QS: W Xian	Print Date: 20/10/2020	Scale: 1:100 @ A3	No. 1	Date: 20-10-2020	Reason: Initial Consent Plans	



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.

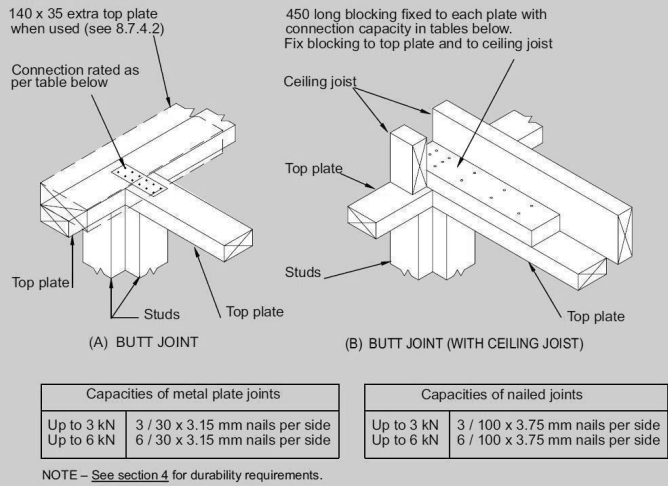
DRAINAGE LEGEND	
-----	Stormwater DN100mm uPVC
—————	Sewer Drain DN100mm uPVC
DP	Downpipe
GT	Gully Trap
ORG	Overflow Relief Gully
TV	Terminal Vent
AAV	Air Admittance Valve
IP	Inspection Point



c) Strap boss to riser

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8.7.3.4

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

(a) 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;

(b) 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;

(c) 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

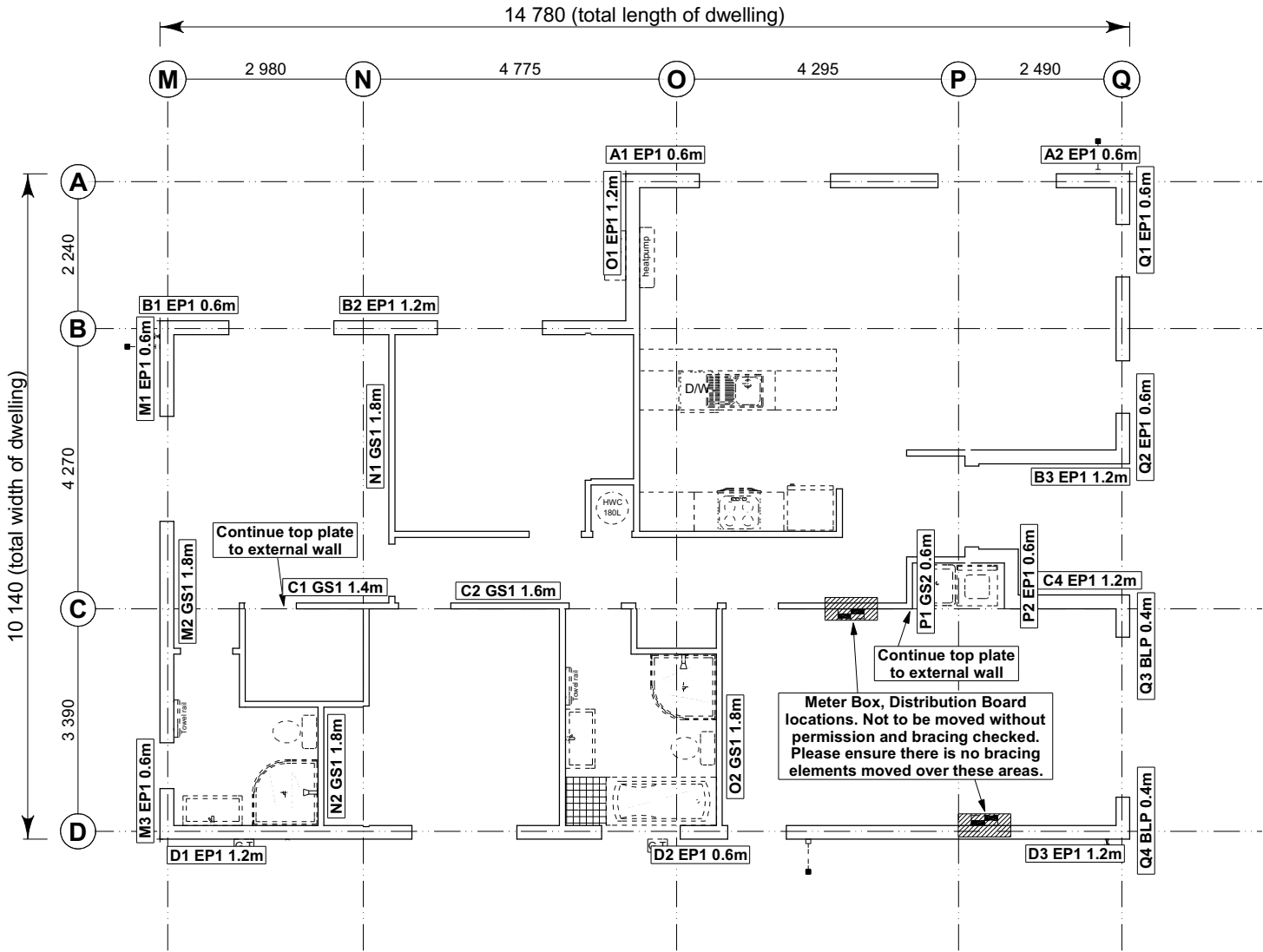
BRACING LEGEND

A ← Brace Line Label
A1 GS1 1.1m ← Brace Length
← Brace Type
← Brace Number

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

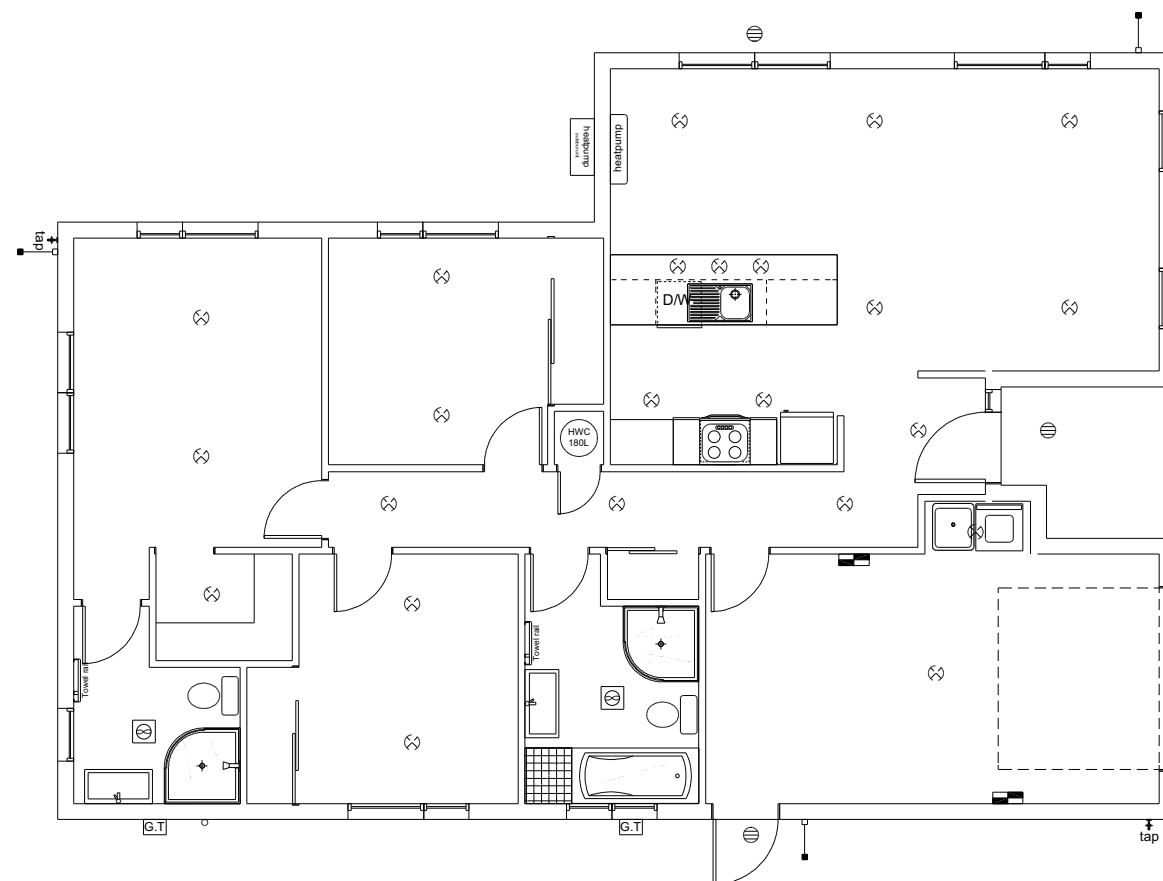
Single Level Along Resistance Sheet									
Job Name: Labudde & Macham									
								Wind	EQ
								Demand	
								499	779
								Achieved	
								1155	1242
								231%	159%
a	1	0.60		2.4	EP1 0.6	Ecoply®	57	63	
	2	0.60		2.4	EP1 0.6	Ecoply®	57	63	
									114 OK 126 OK
b	1	0.60		2.4	EP1 0.6	Ecoply®	57	63	
	2	1.20		2.4	EP1 1.2	Ecoply®	144	162	
	3	1.20		2.4	EP1 1.2	Ecoply®	144	162	
c	1	1.40		2.4	GS1-N	GIB®	97	84	
	2	1.60		2.4	GS1-N	GIB®	110	96	
	3	1.20		2.4	EP1 1.2	Ecoply®	144	162	
d	1	1.20		2.4	EP1 1.2	Ecoply®	144	162	
	2	0.60		2.4	EP1 0.6	Ecoply®	57	63	
	3	1.20		2.4	EP1 1.2	Ecoply®	144	162	
								345 OK	387 OK

Single Level Across Resistance Sheet									
Job Name: Labudde & Macham									
								Wind	EQ
								Demand	
								693	779
								Achieved	
								1070	1060
								154%	136%
m	1	0.60		2.4	EP1 0.6	Ecoply®	57	63	
	2	1.80		2.4	GS1-N	GIB®	124	108	
	3	0.60		2.4	EP1 0.6	Ecoply®	57	63	
n	1	1.80		2.4	GS1-N	GIB®	124	108	
	2	1.80		2.4	GS1-N	GIB®	124	108	
									238 OK 234 OK
o	1	1.20		2.4	EP1 1.2	Ecoply®	144	162	
	2	1.80		2.4	GS1-N	GIB®	124	108	
									248 OK 216 OK
p	1	0.60		2.4	GS2-N	GIB®	48	43	
	2	0.60		2.4	EP1 0.6	Ecoply®	57	63	
									268 OK 270 OK
q	1	0.60		2.4	EP1 0.6	Ecoply®	57	63	
	2	0.60		2.4	EP1 0.6	Ecoply®	57	63	
	3	0.40		2.4	BLP-H	GIB®	48	54	
	4	0.40		2.4	BLP-H	GIB®	48	54	
								105 OK	106 OK
								211 OK	234 OK



All dimensions are to be check 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 Christchurch 8443 P: +64 3 342 7788	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 it 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.	Connor Labudde & Melissa Macham Lot 50, DP 537811 17 Olivia Street Branthwaite, Rolleston	Job Number: 122709		Original Plan: 'Oystercatcher'		Sheet Name: BRACING PLAN		CONSENT PLANS			Sheet No.: 11 of 21 sheets
				Sales: D Ryan	Drawn: M Glynn	QS: W Xian	Print Date: 20/10/2020	Scale: 1:100 @ A3	No.	Date:	Reason:		
									1	20-10-2020	Initial Consent Plans		



LEGEND	
	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 Jack
	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 check 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 Christchurch 8443 P: +64 3 342 7788	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.	Connor Labudde & Melissa Macham Lot 50, DP 537811 17 Olivia Street Branthwaite, Rolleston	Job Number: 122709	Original Plan: 'Oystercatcher'	Sheet Name: LIGHTING PLAN	CONSENT PLANS			Sheet No.: 12 of 21 sheets
							No. 1	Date: 20-10-2020	Reason: Initial Consent Plans	
				Sales: D Ryan	Drawn: M Givnn	QS: W Xian	Print Date: 20/10/2020	Scale: 1:100 @ A3		

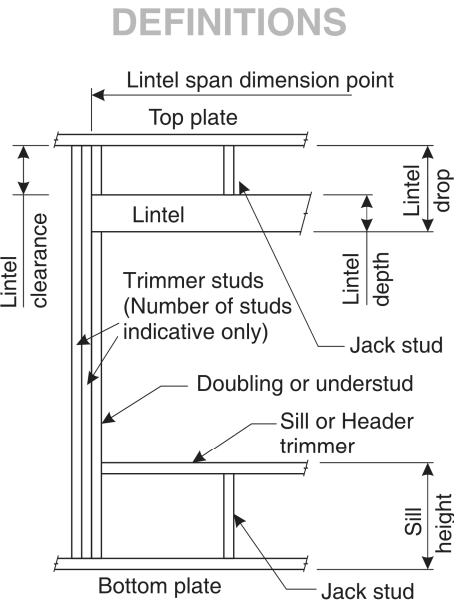
LINTEL FIXING SCHEDULE

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 0.20 kPa. 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.



Lintel Supporting Girder Trusses:

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

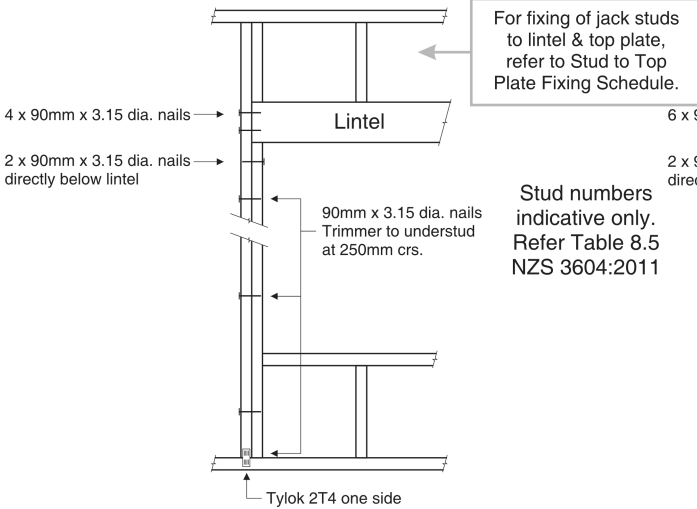
- Notes:
- 1) Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
 - 2) Assumed girder truss is at mid-span or middle third span of lintel
 - 3) Use similar fixings for both ends of lintel
 - 4) All other cases require specific engineering design

SELECTION CHART FOR LINTEL FIXING

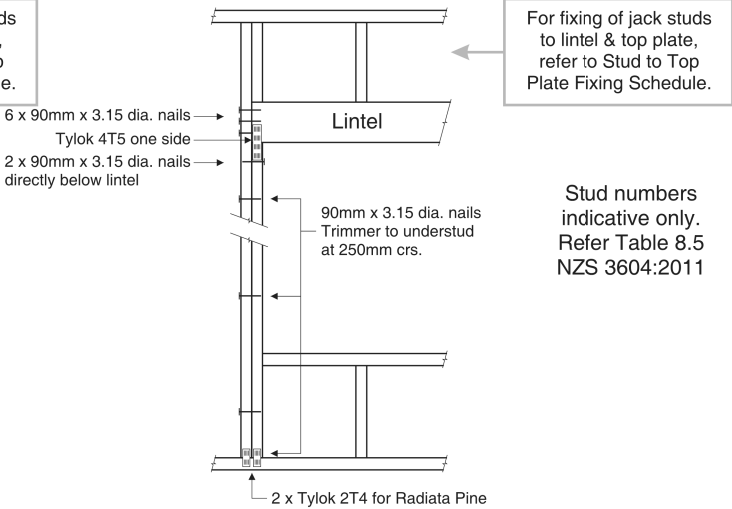
Lintel Span	Loaded Dimension (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone					Heavy Roof Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
0.7	2.0	E	E	E	E	F	E	E	E	E	E
	3.0	E	E	E	F	F	E	E	E	E	F
	4.0	E	E	F	F	F	E	E	F	F	F
	5.0	E	F	F	F	G	E	E	F	F	F
	6.0	E	F	F	G	G	E	E	F	F	G
0.9	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	E	F	F	F	E	E	F	F	F
	5.0	E	F	F	F	G	E	E	F	F	F
	6.0	E	F	F	G	G	E	E	F	F	G
1.0	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	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	F	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	G	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	G	H	H	E	E	F	G	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	G	H	H	E	E	F	G	H
	6.0	F	G	H	H	-	E	E	F	G	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	G	G	H	H	E	E	F	G	H
	5.0	F	G	H	H	-	E	E	F	G	H
	6.0	F	G	H	-	-	E	E	F	G	H
3.6	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	F	G	H	H	E	E	F	G	H
	4.0	F	G	H	H	-	E	E	F	G	H
	5.0	F	G	H	-	-	E	E	F	G	H
	6.0	F	G	H	-	-	E	E	F	H	-
4.2	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	G	H	H	-	E	E	F	G	H
	4.0	F	G	H	-	-	E	E	F	G	H
	5.0	G	H	H	-	-	E	E	F	H	-
	6.0	G	H	-	-	-	E	E	F	H	-
4.5	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	E	F	G	H
	3.4	F	G	H	H	-	E	E	F	G	H
	4.0	F	G	H	-	-	E	E	F	G	H
	5.0	G	H	-	-	-	E	E	F	H	-
4.8	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	E	F	G	H
	3.2	F	G	H	H	-	F	F	G	H	-
	4.0	F	G	H	-	-	E	E	F	H	-
	5.0	G	H	-	-	-	E	E	F	H	-
6.0	G	H	-	-	-	-	E	E	F	H	-
	G	H	-	-	-	-	E	E	F	H	-

LINTEL FIXING OPTIONS

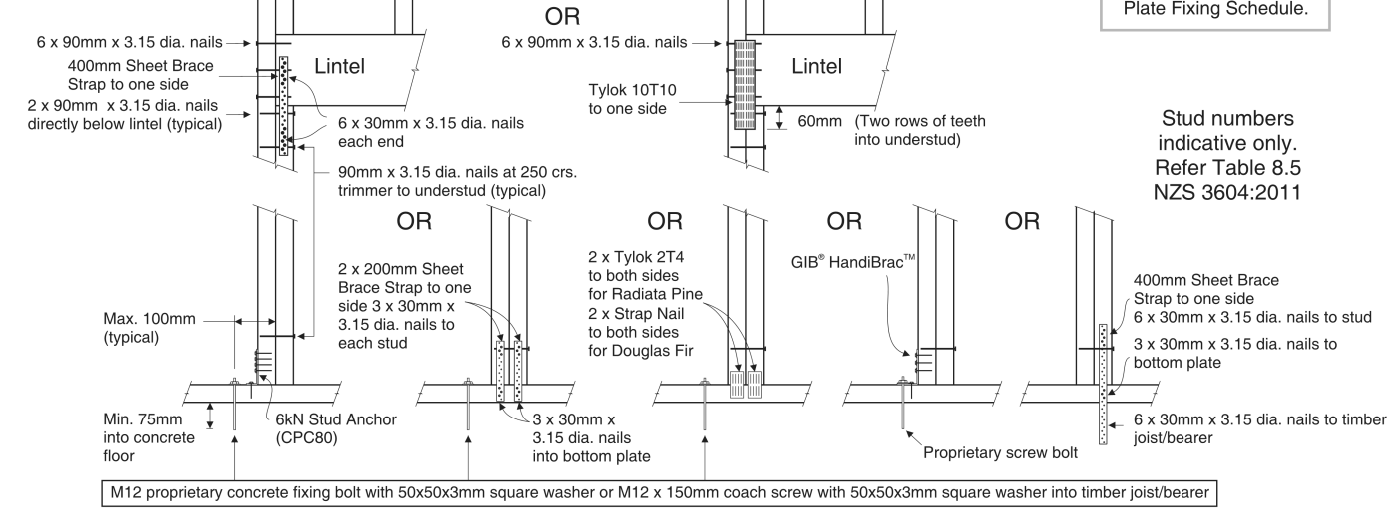
TYPE E
1.4 kN



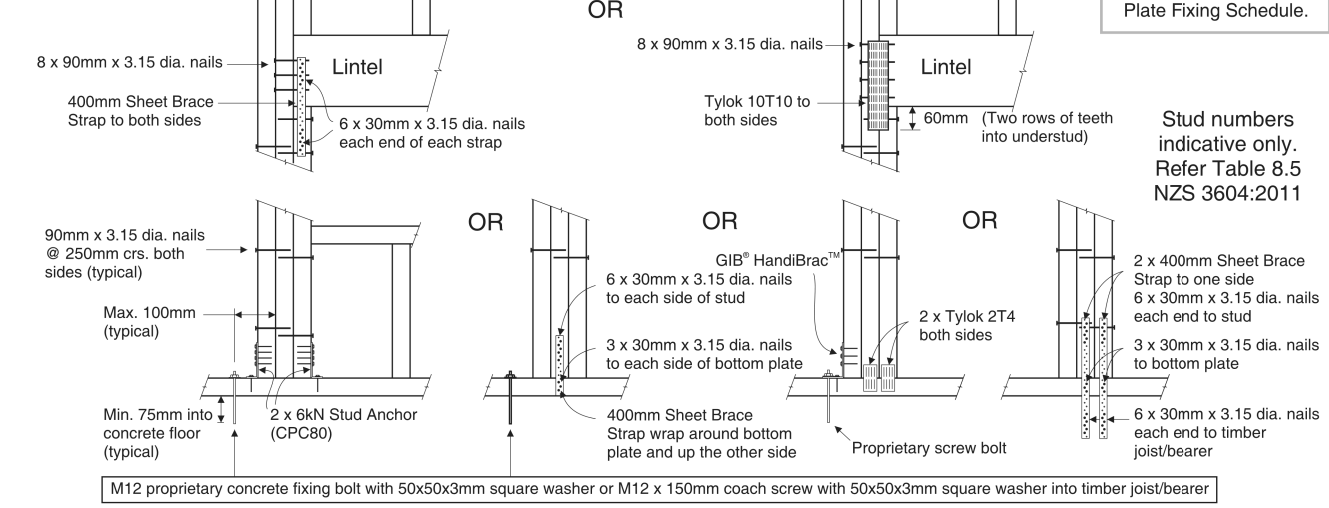
TYPE F
4.0 kN



TYPE G
7.5 kN



TYPE H
13.5 kN



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.

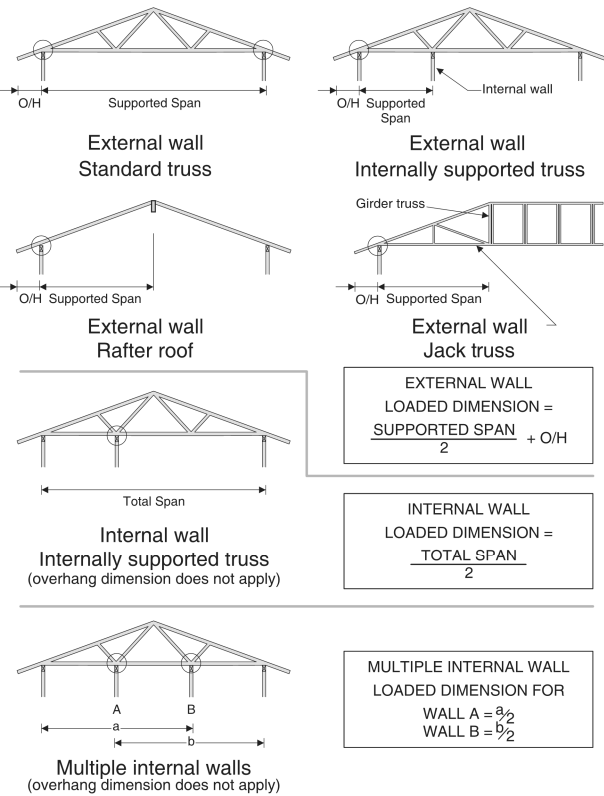
STUD TO TOP PLATE FIXING SCHEDULE

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 0.20 kI
- ★ 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.
- ★ Gable end wall top plate/stud connections where the adjacent rafter/truss is located within 1200mm of gable end wall with a maximum verge overhang of 750mm, requires fixing type A as shown below.
- ★ 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.)

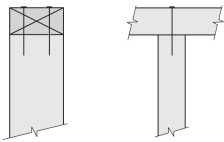
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

Loaded Dimension (m)			Light Roof Wind Zone					Heavy Roof Wind Zone				
Stud Centres			L	M	H	VH	EH	L	M	H	VH	EH
300mm	400mm	600mm										
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 0.7 kN

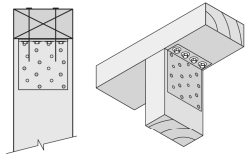
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



FIXING TYPE B 4.7 kN

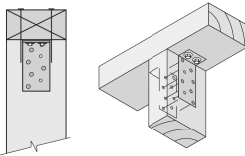
CHOOSE ANY OF THE 3 OPTIONS BELOW

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



Plus LUMBERLOK 6kN Stud Anchor (CPC80)

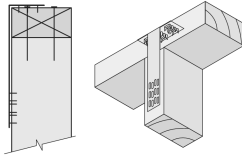
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus 2 x LUMBERLOK CPC40

Recommended for internal wall options to avoid lining issues

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

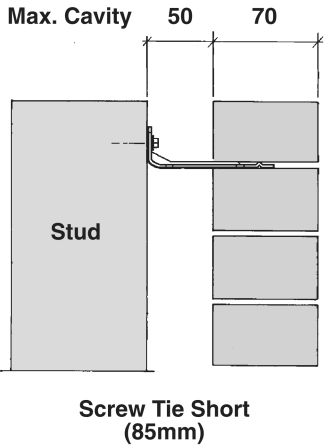


Plus LUMBERLOK Stud Strap (one face only)

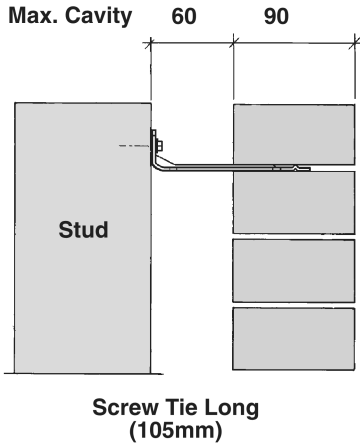
Note:

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.

70 SERIES BRICK



90 SERIES BRICK



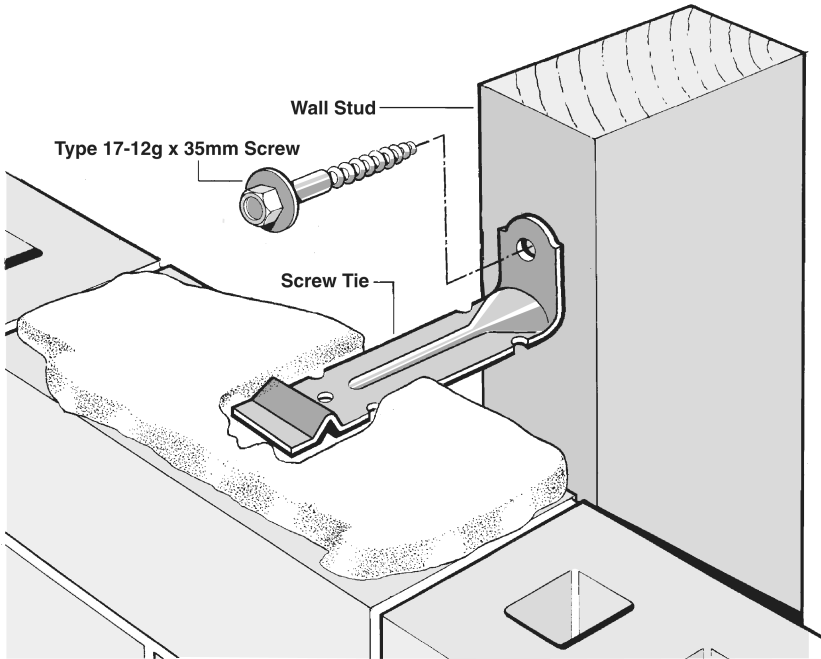
- ★ All brick work must be constructed in accordance with NZS 4210:2001 Masonry Construction:Materials and Workmanship. Screw Ties must be applied accordingly and are not to be hammered into timber framing.
- ★ Water shedding shoulder prevents transfer of the moisture from tie to building.
- ★ Nail hole 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
Packaging: 250 ties per box including screws

Also available in Stainless Steel Grade 316 for Zone D.

SCREW TIES FOR BRICK VENEER FIXING

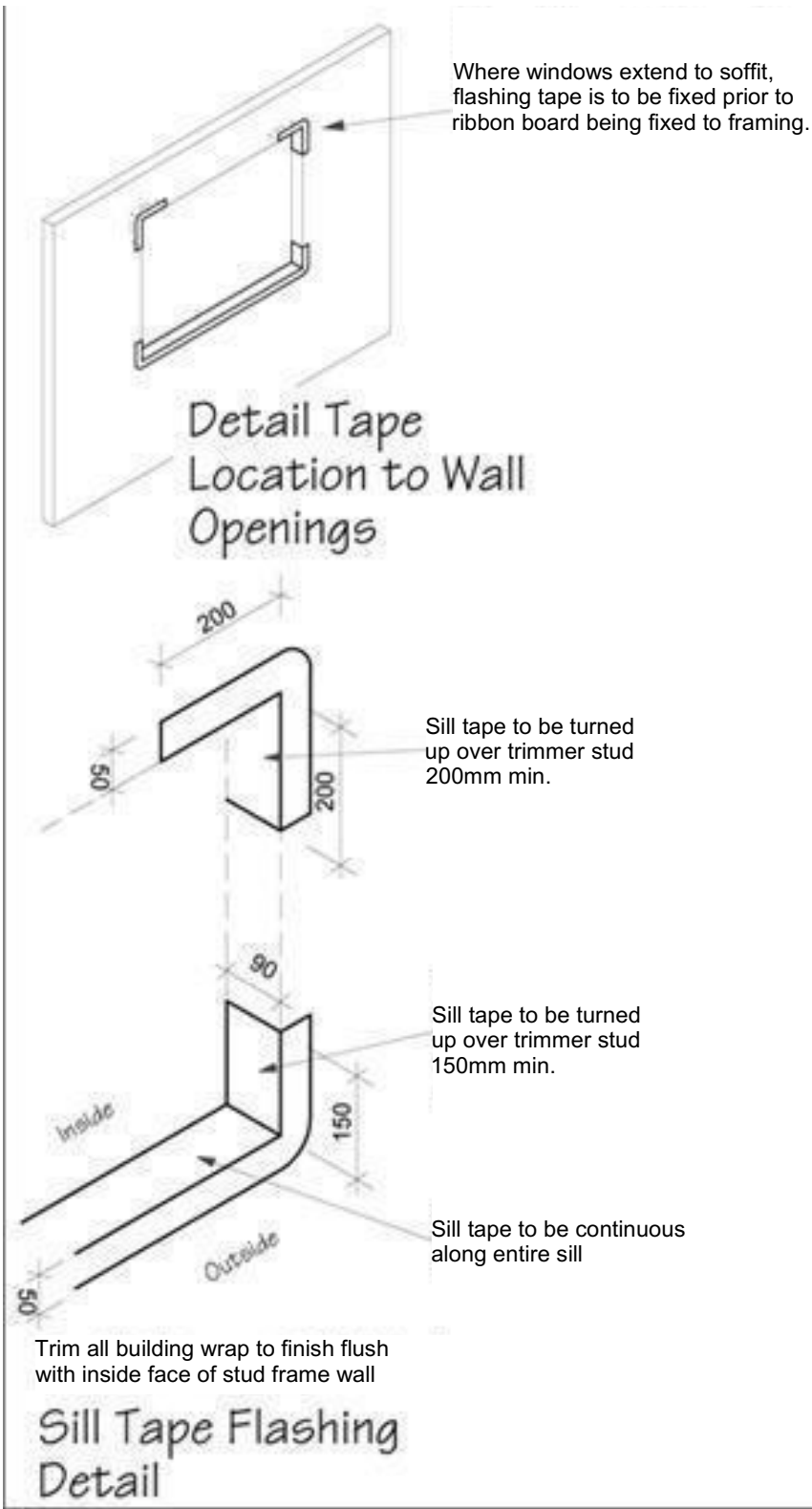
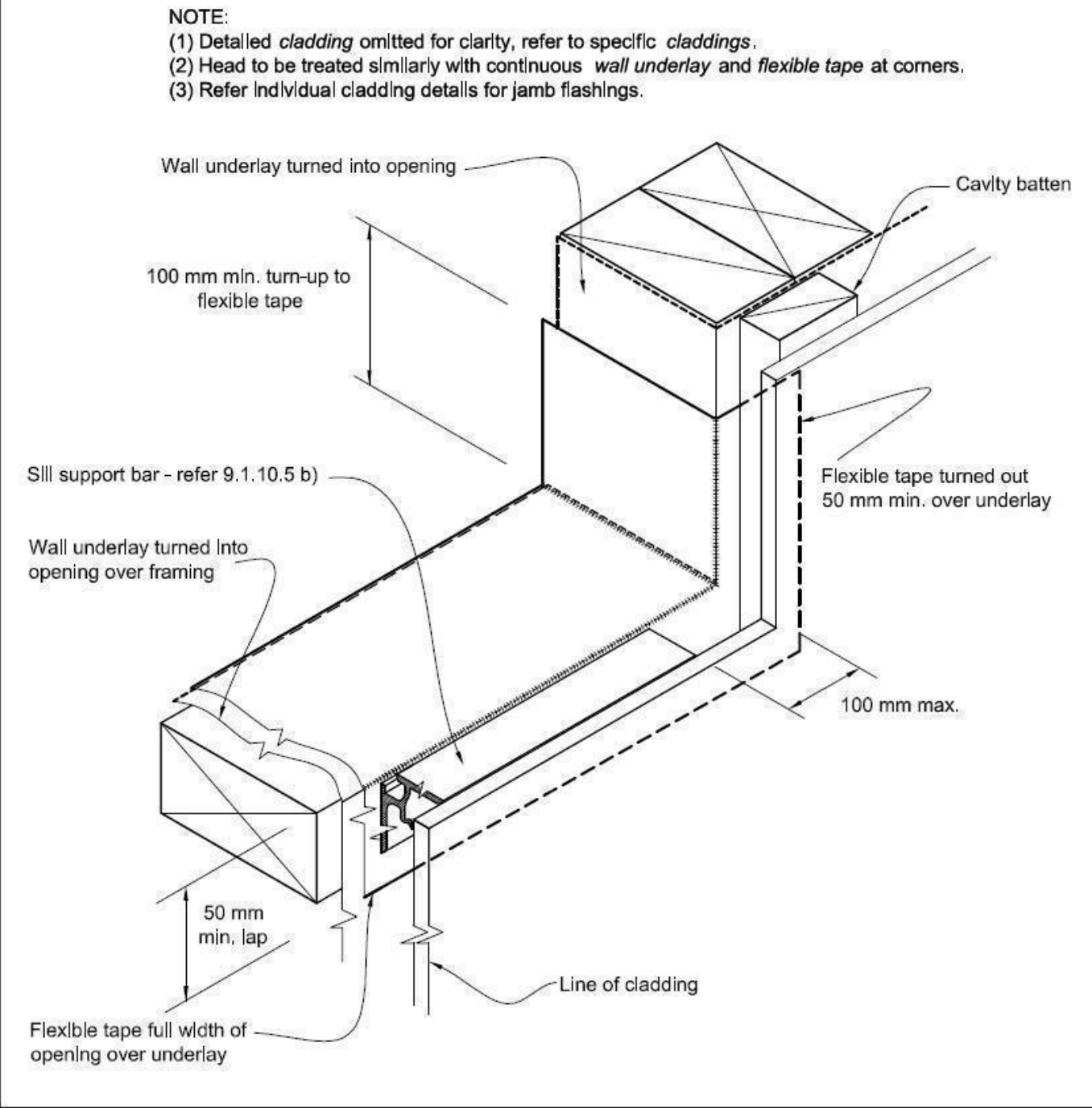
- ★ Medium duty (EM) classification
- ★ Tested by BRANZ in accordance with AS/NZS 2699.1:2000
- ★ BRANZ test report No. ST0725 November 2007
- ★ Suitable for both 'dry bedding' and encapsulated mortar
- ★ Hot Dip Galvanised ties for Zones B & C, and Stainless Steel Grade 316 ties for Zone D meet NZS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



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

 YOUR HOME. YOUR WAY.	TKR Homes Ltd. 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443 P: +64 3 342 7788	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 it 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.	Connor Labudde & Melissa Macham Lot 50, DP 537811 17 Olivia Street Branthwaite, Rolleston	Job Number: 122709	Original Plan: 'Oystercatcher'	Sheet Name: FRAMING DETAILS	CONSENT PLANS			Sheet No.: 14
				Sales: D Ryan	Drawn: M Glynn	QS: W Xian	Print Date: 20/10/2020	Scale: NTS @ A3	No. Date: Reason: 1 20-10-2020 Initial Consent Plans	of 21 sheets

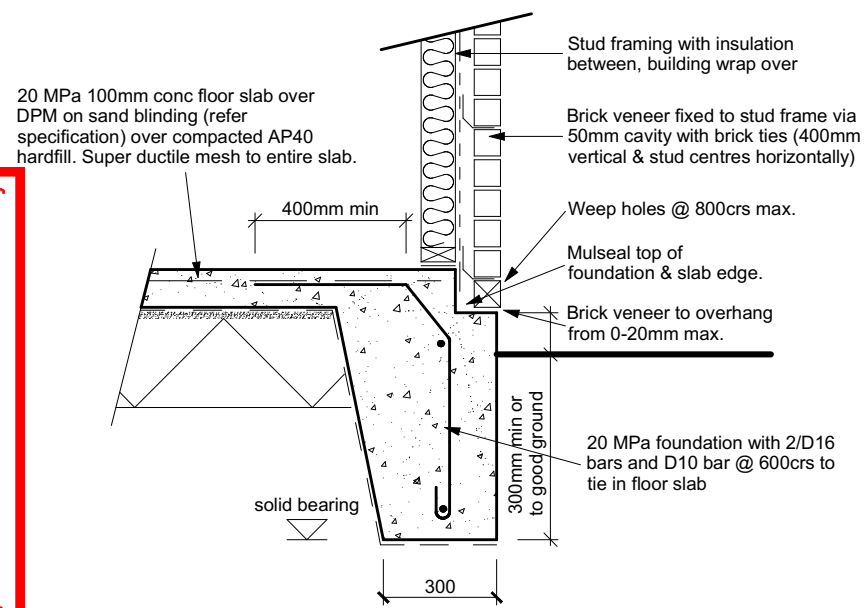
Figure 72B: General window and door opening with drainage cavity
Paragraphs 9.1.5, 9.1.9.3, 9.1.10.2, Figures 73C, 76, 85, 86, 91, 99, 116 and 128



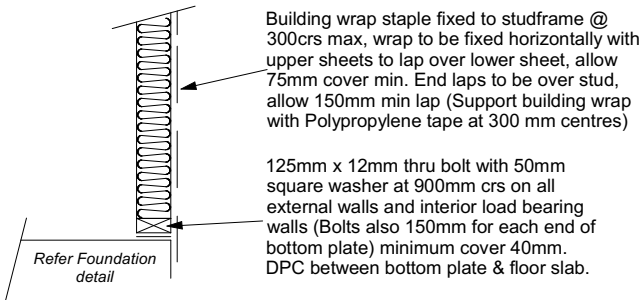
SDC - Approved Building Consent Document - BC202452 - Pg 16 of 22 - 8/12/2020 - liliej

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.

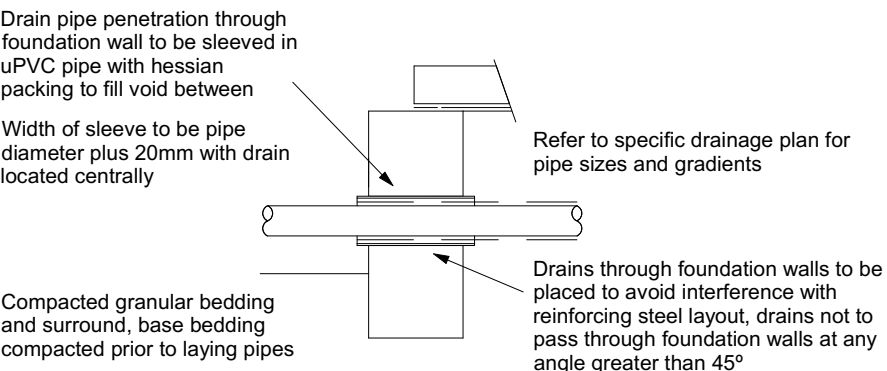
 Signature HOMES YOUR HOME. YOUR WAY.	TKR Homes Ltd. 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443 P: +64 3 342 7788	These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail is required for construction 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.	Connor Labudde & Melissa Macham Lot 50, DP 537811 17 Olivia Street Branthwaite, Rolleston	Job Number: 122709	Original Plan: 'Oystercatcher'	Sheet Name: CONSTRUCTION DETAILS	CONSENT PLANS			Sheet No.: 15
						No.	Date:	Reason:	of 21 sheets	
						1	20-10-2020	Initial Consent Plans		
Sales: D Ryan		Drawn: M Glynn	QS: W Xian	Print Date: 20/10/2020	Scale: As Shown @ A3					



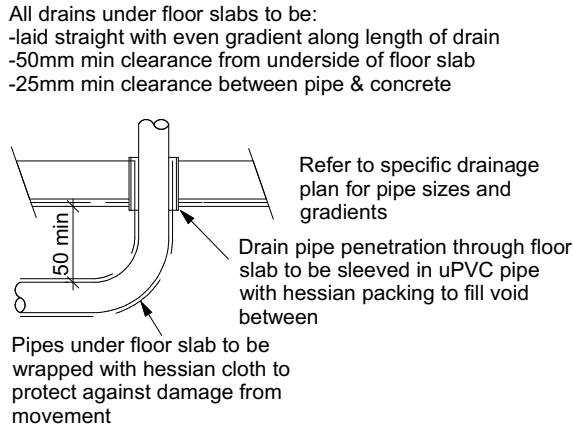
Brick Veneer Foundation
Scale 1:20



Stud framing to slab
Scale 1:20



Pipe through Foundation
Scale 1:20



Pipe through Floor Slab
Scale 1:20

Figure 65: Levels and garage openings
Paragraphs 9.1.3, 9.1.3.4, 9.2.5,
Table 18

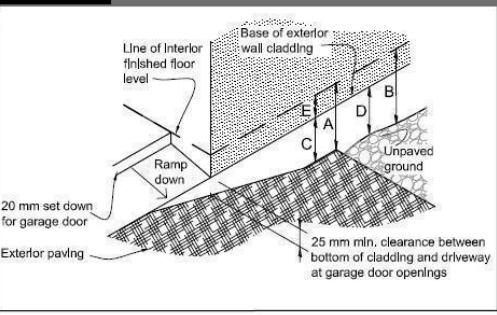
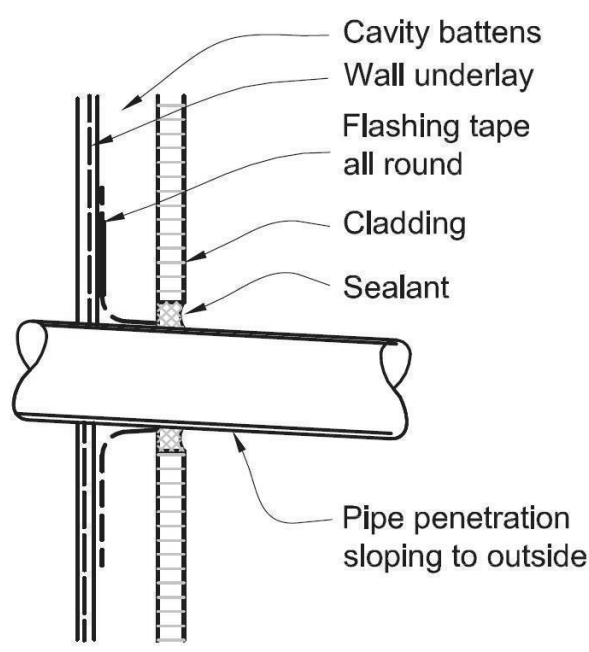


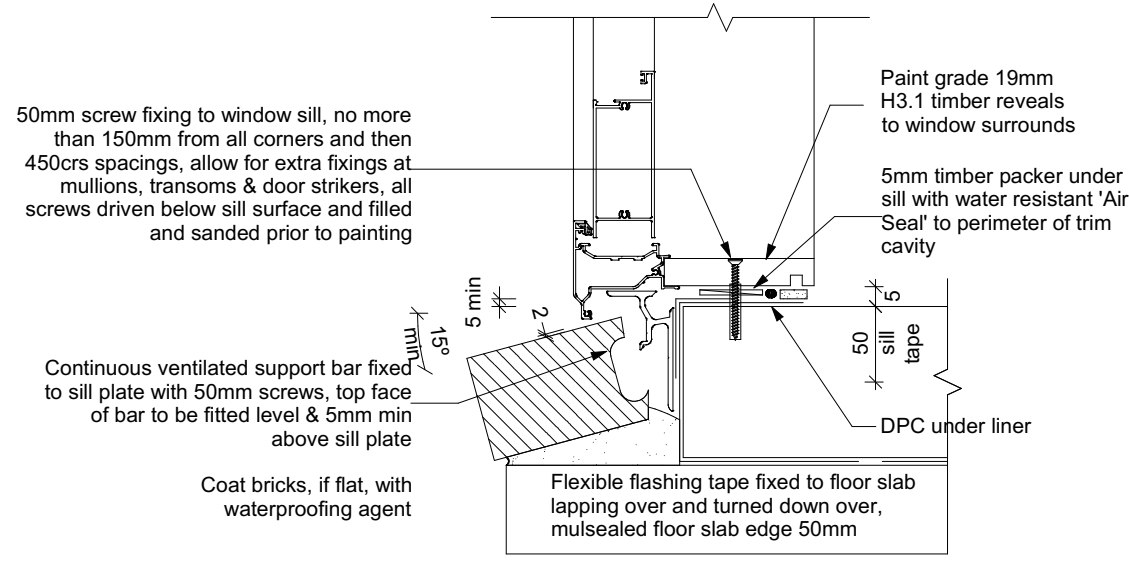
Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2,
9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

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

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



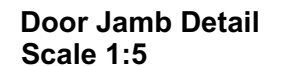
(a) CAVITY WITH FLASHING TAPE



Door Sill to Slab Detail
Scale 1:20

All dimensions are to be check and confirmed prior to any construction
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				Sales: D Ryan		Drawn: M Glynn		QS: W Xian		Print Date: 20/10/2020		Scale: As Shown @ A3		No.	Date:	Reason:
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Install packers between reveals and *framing* at all fixing points, except between head reveals and lintels.

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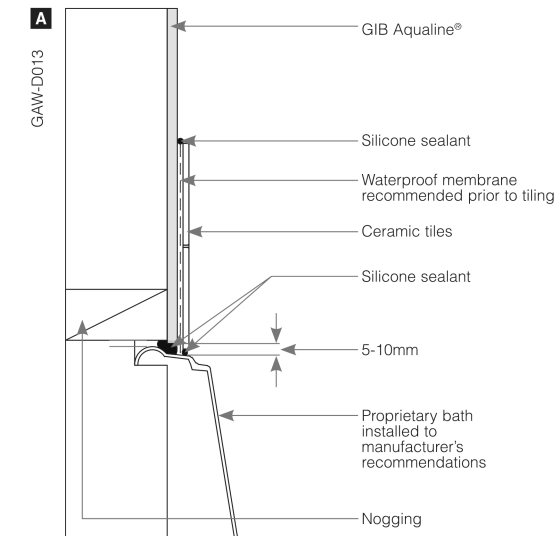
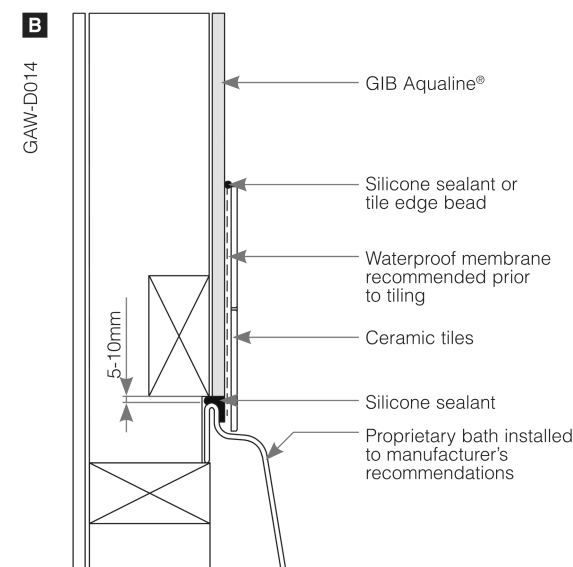
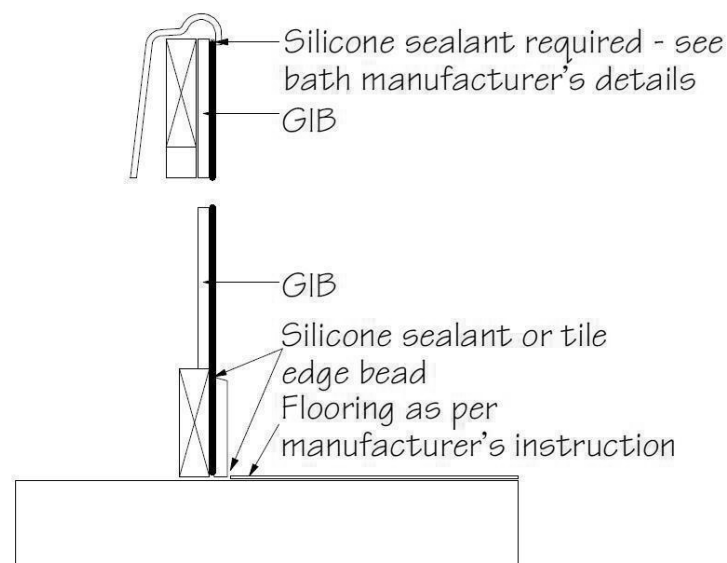
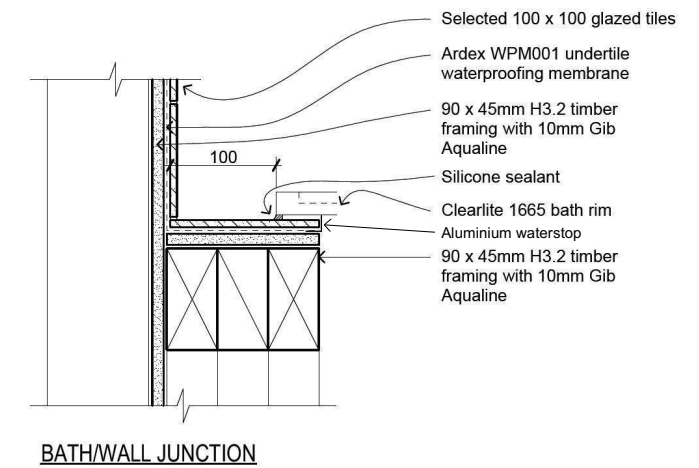
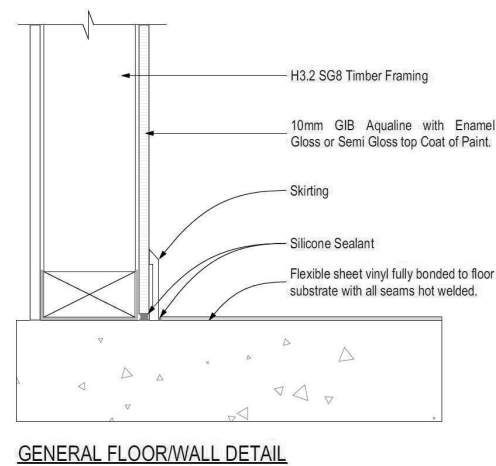
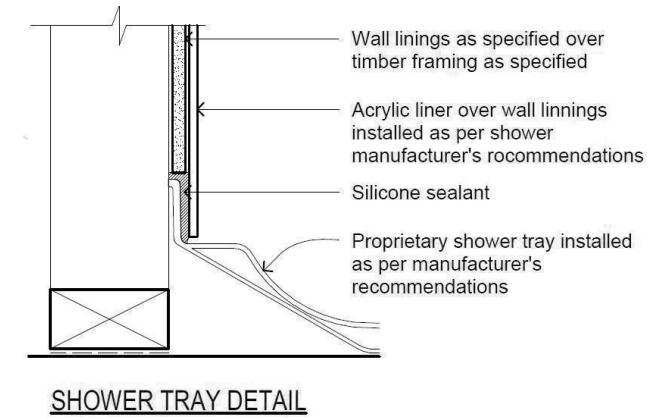
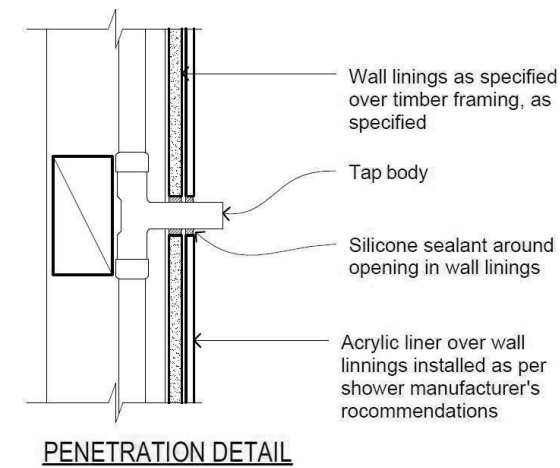
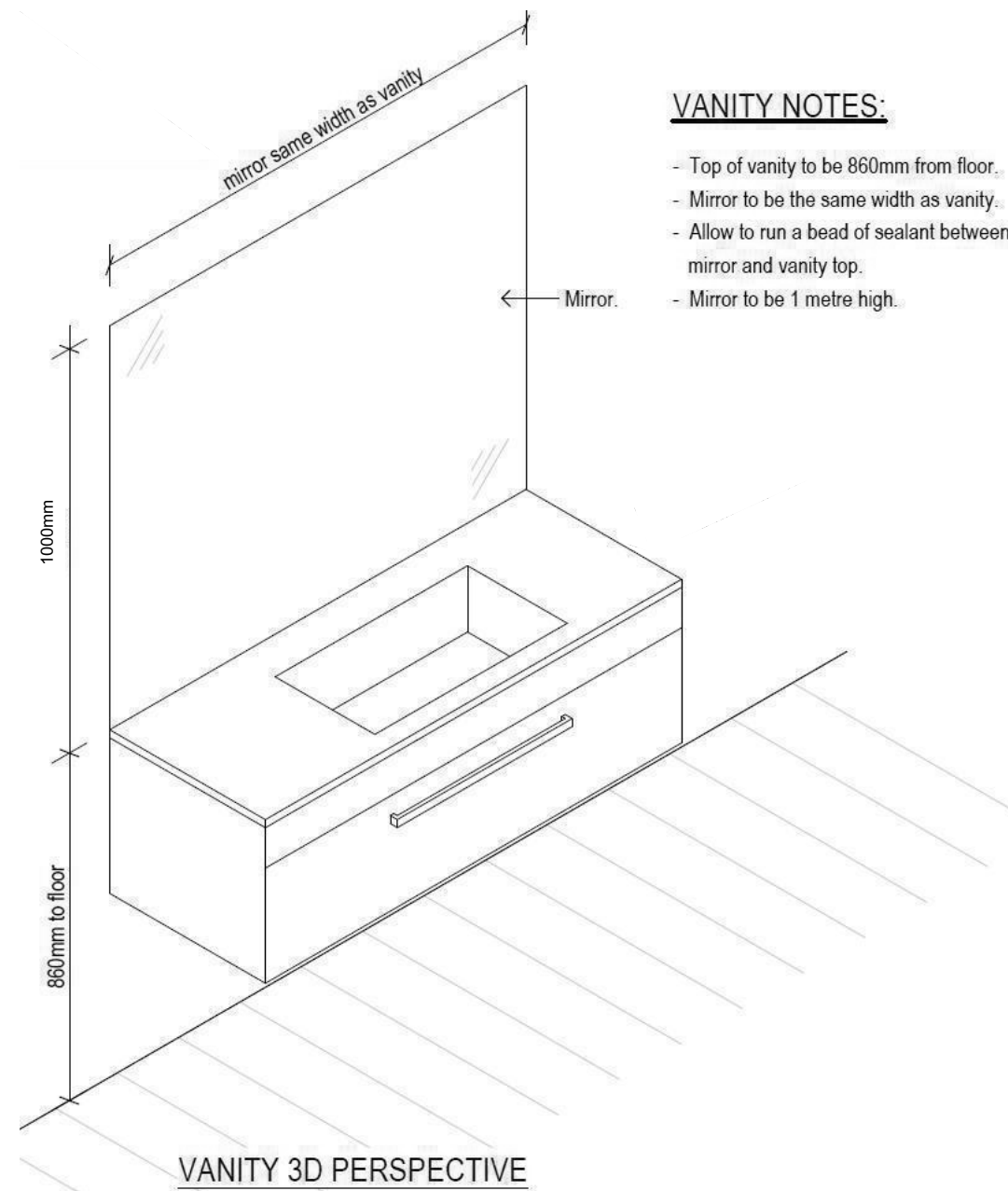
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Sheet No.:

18

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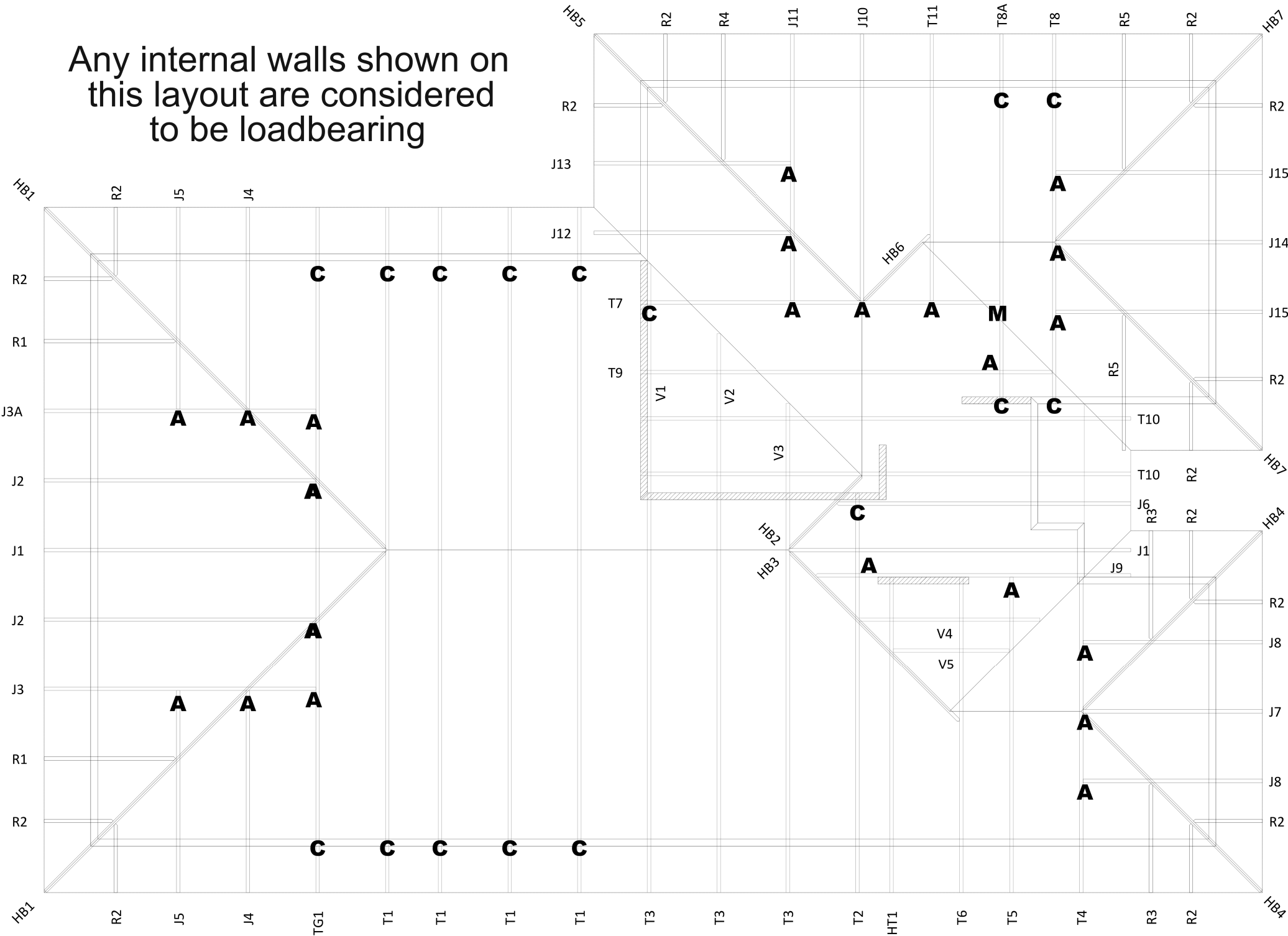
BUILDABLE CONSENT LAYOUT

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.



Your Building Partner

Any internal walls shown on this layout are considered to be loadbearing



CARTERS
Carters National Support Office
0800 Carters

JOB No **329342C1**
Client: TKR Homes Limited | T/A Signature
Job: C Labudde & M Macham
Site: Lot 50, 17 Olivia Street
Branthwaite, Rolleston
Selwyn District

Pitch: 25.0deg
Roof Type: Metal Tiles
Overhang: 600mm
Wind Area: High
Roof Snow: 0.441kPa
Ceiling Restraint Centres600mm

Trusses and rafters at 900mm
max centres unless stated otherwise.
This layout is to be read in conjunction
with the Architectural plans.

DRAWN Bruce Barrow 19 Oct,2020

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 Total)
K = 6kN Strap
L = Multigrip (single)
M = Multigrips (pair)
N = Nailon Plate (240x110x1)
P = 16kN Pack
Q = 9kN Pack
S = CPC 40 Single Cleat
T = CPC 40 Short (pair)
U = CPC 80 Single Cleat
V = 16kN Uplift
W= 24kN Uplift
X = 25kN Uplift
Y = 35kN Uplift
Z = 45kN Uplift

Unless otherwise indicated, all specified truss
fixings are to use L/Lok product nail fasteners
(as per the MiTek On-site Guide) when the
choice of using screws or nails is optional.

All truss to frame fixings require 2 additional
2/90x3.15dia skew nails.

All truss fixings not indicated as above must
have 2 wire dogs for cross joints and
2/90x3.15dia nails for butt joints.

Fixings shown are for fixing trusses to the top
plate. Any other point load uplift fixings down
through the framing stud to top plate, stud to
bottom plate, bottom plate to floor remain the
responsibility of the architect / draughtsman.

If metal ceiling battens on clips are used, 90x45 SG8 bottom chord restraints are required at 1800mm centres fixed with 2/90x3.15dia nails (skew nails if on edge).
All gable trusses are designed to suit cladding manufacturer's framing requirements.
If a gable truss requires a windbeam brace, the type of MiTek brace will be noted as such on the layout.

Truss Layout

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									No.	Date:	Reason:	
									1	20-10-2020	Initial Consent Plans	
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											of 21 sheets	

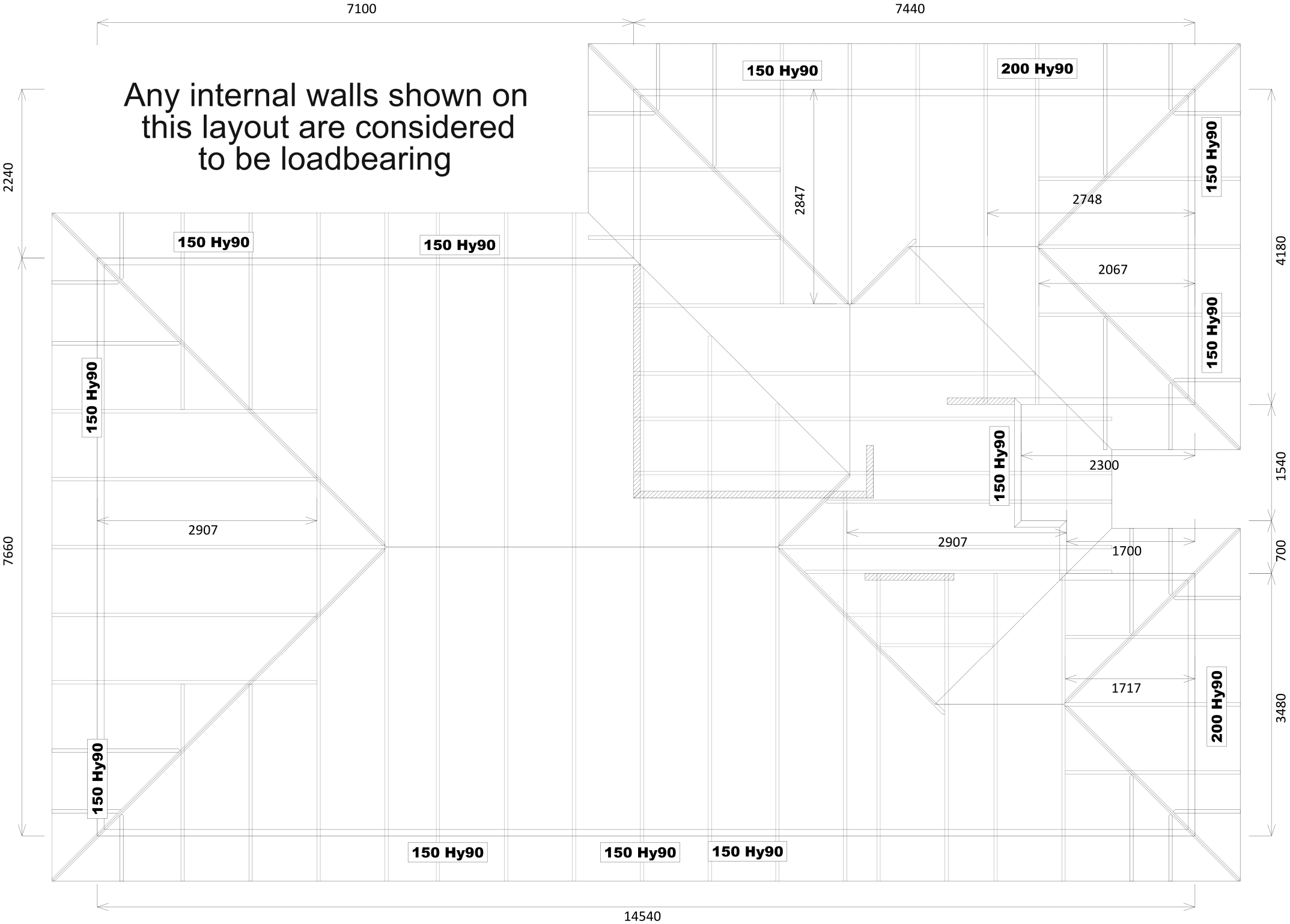
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BUILDABLE CONSENT LAYOUT

Internal Load Bearing Wall
Beams

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0800 Carters

JOB No 329342C1

Client: TKR Homes Limited | T/A Signature
Job: C Labudde & M Macham
Site: Lot 50, 17 Olivia Street
Branthwaite, Rolleston
Selwyn District

Pitch: 25.0deg
Roof Type: Metal Tiles
Overhang: 600mm
Wind Area: High
Roof Snow: 0.441kPa

Trusses and rafters at 900 mm max centres unless stated otherwise. This layout is to be read in conjunction with the Architectural plans.

DRAWN Bruce Barrow 19 Oct,2020

Downward arrow

Dn kN

Upward arrow

Up kN

Ultimate Limit State Loads

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.

Any roof loads as stated on this layout over 16kN up or down are outside the scope of NZS3604, and the architect / draughtsperson is responsible for the design to transfer the loads to the ground.

The lintels have been sized using one of the following:

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.

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

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