

# 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.**



ARTIST IMPRESSION ONLY

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LOT 27 KERSEY PARK DARFIELD

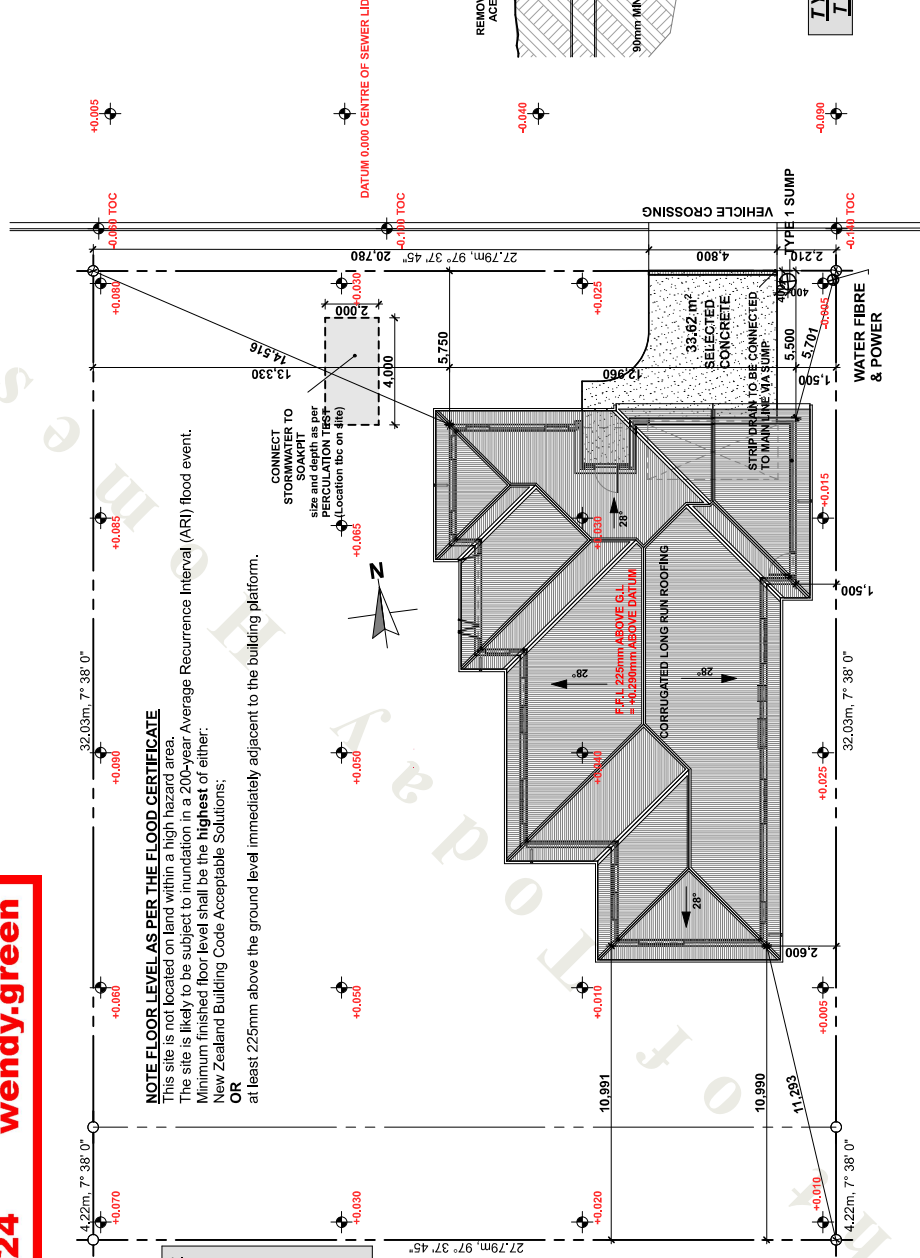
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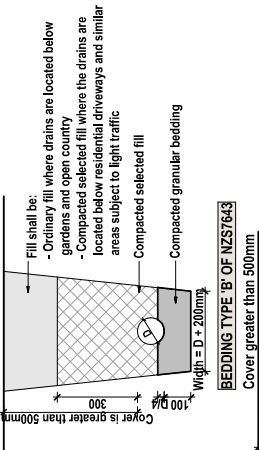
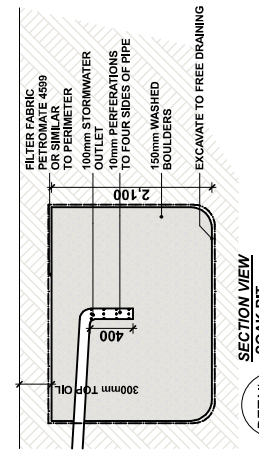
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PRINTED: Tuesday, 12 March 2024  
DRAWN: SHAUN HALPINE





**SOAK PIT CALCULATIONS**  
ZERO NET RAIN (ZNR)  
Volume of Rain (ZNR)  
 $R.C = 10 \text{ coat} \times \text{Rain Intensity} \times \text{Roof area} \times \text{hard standing}$   
 $= 1000.9627 \times A$   
ET-Vol 1 8.0.6  
Roof filled Soak pit  
Volume of Soak pit  
= Volume divided by 0.38  
Roof area = 228m<sup>2</sup>  
Drive area = 33m<sup>2</sup>  
Total = 269m<sup>2</sup>  
Volume =  $1000.9627 \times 0.0259 = 6.2637$   
Volume = 6.2637 divided by 0.38 = 16.56m<sup>3</sup>  
Soak pit = 4.00m<sup>2</sup> x 0.0042 x 100



Fill shall be:  
- Ordinary fill where drains are located below gardens and open country  
- Compacted selected fill where the drains are located below residential driveways and similar areas subject to light traffic  
- Compacted granular bedding and surround

**SITE PLAN & SERVICES**

| DRAINAGE & SITE WORKS                                                       |                              |
|-----------------------------------------------------------------------------|------------------------------|
| SEWER DRAINAGE                                                              | 100mm DIA @ 1:80 GRADIENT    |
| STORMWATER DRAINAGE                                                         | 90mm int DIA @ 1:80 GRADIENT |
| GULLY TRAP                                                                  | IP                           |
| INSPECTION POINT                                                            | R.P.                         |
| STORMWATER RODDING POINT                                                    | R.P.                         |
| SITE SPOT LEVELS ALL LEVELS TO BE CONFIRMED ON SITE PRIOR TO SETOUT         |                              |
| COARSE GRAVEL - RUMBLE WASH DOWN AREA FOR VEHICLES                          |                              |
| NOTE: 75x50mm COLORSTEEL DP                                                 |                              |
| THERMAL MOVEMENT OF PIPES SHALL BE IN ACCORDANCE WITH G13/JAST AND NZS 1143 |                              |

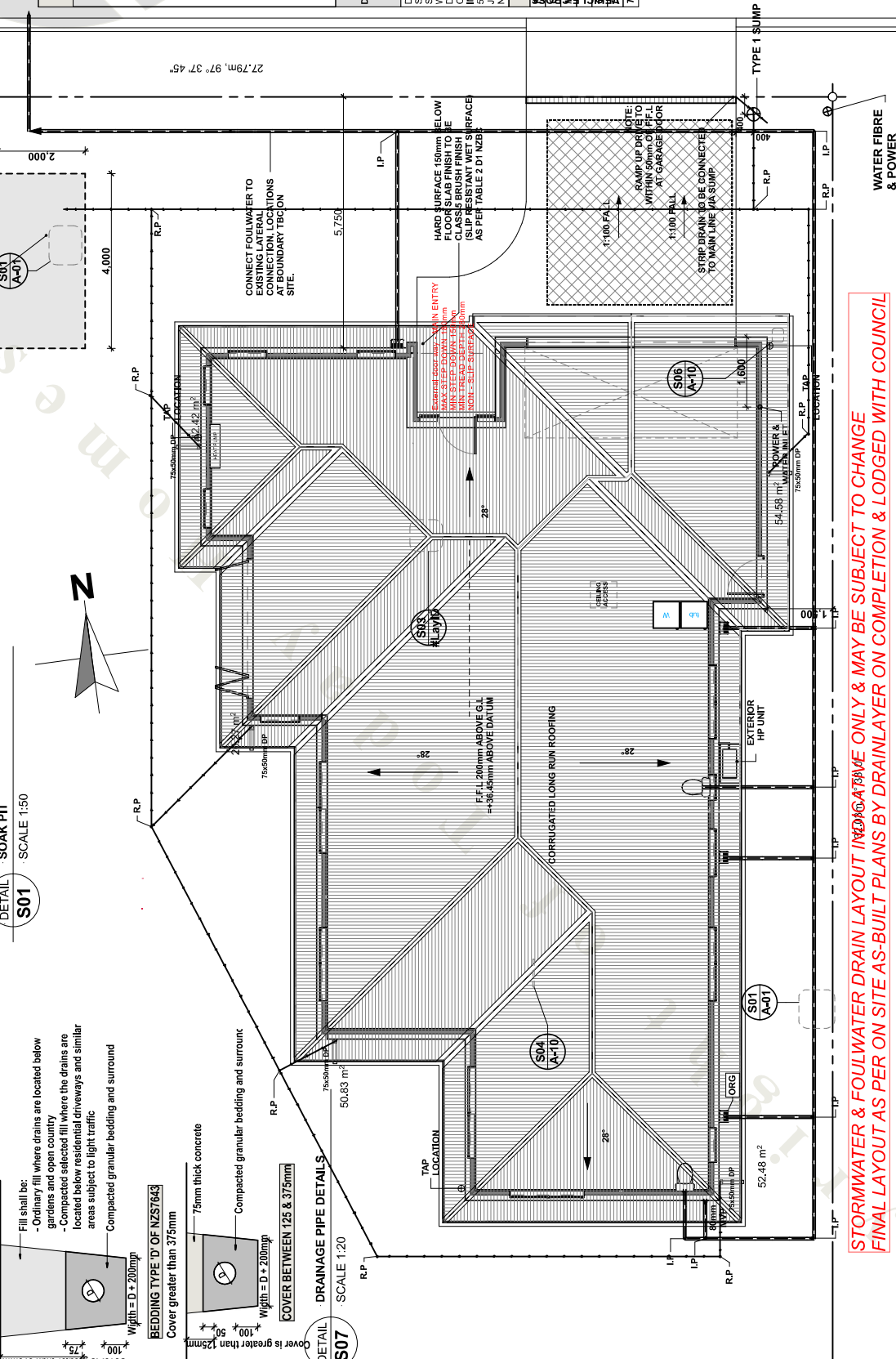
**SEDIMENT CONTROL**

DOWNPIES TO BE CONNECTED AS SOON AS ROOF IS FITTED AND DRAINS ARE LIVED, (TEMPORARY IF EXTERIOR CLADDING IS NOT FITTED)  
PROJECT MANAGER OR FOREMAN TO OVERSEE SEDIMENT CONTROL.  
DRAINS UNDER THE BUILDING SHALL BE STRAIGHT AND OF EVEN GRADIENT.  
DRAINS SHALL BE PROTECTED BY A 25mm WHEN PASSING THROUGH CONCRETE TO BE SLEEVED OR WRAPPED IN A DURABLE AND FLEXIBLE MATERIAL TO ALLOW FOR EXPANSION AND CONTRACTION.  
IN ADDITION DRAINS UNDER A CONCRETE FLOOR SLAB SHALL HAVE JUNCTIONS UNDER THE BUILDING JOINING AT AN ANGLE OF NOT MORE THAN 45°.

**SPOUTING CATCHMENT AREA CALCULATION**

|                                                |                           |
|------------------------------------------------|---------------------------|
| WINDFALL INTENSITY APPENDIX A E1/A1ST          | = 85mm/hr                 |
| GUTTER CROSS SECTION                           | = 5800mm <sup>2</sup> min |
| MAX. ROOF AREA FIGURE 15 E1/A1ST               | = 54m <sup>2</sup>        |
| MAX USED                                       | = 54m <sup>2</sup>        |
| GUTTER TO BE COLORSTEEL FASCIA & GUTTER SYSTEM |                           |
| DOWNPIPE MIN. SIZE FOR ROOF AREA               |                           |
| TABLE 5 E1/A1ST 25-35°                         | = 75x50mm                 |

GUTTER GRADIENTS - E1/A1ST  
clause 5.1.3 - GUTTERS SHALL FALL TO AN OUTLET



STORMWATER & FOULWATER DRAIN LAYOUT INDICATIVE ONLY & MAY BE SUBJECT TO CHANGE  
FINAL LAYOUT AS PER ON SITE AS-BUILT PLANS BY DRAINLAYER ON COMPLETION & LODGED WITH COUNCIL

THE OWNERS ACCEPT AND CONFIRM THAT THESE ARE THE FULL AND FINAL DRAWINGS  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Site/Drainage & Roof Plan





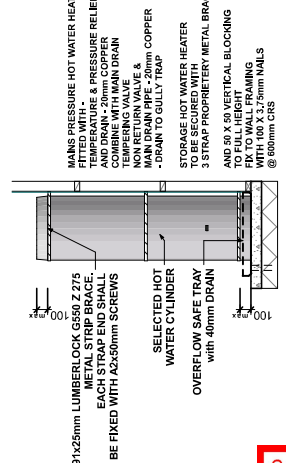
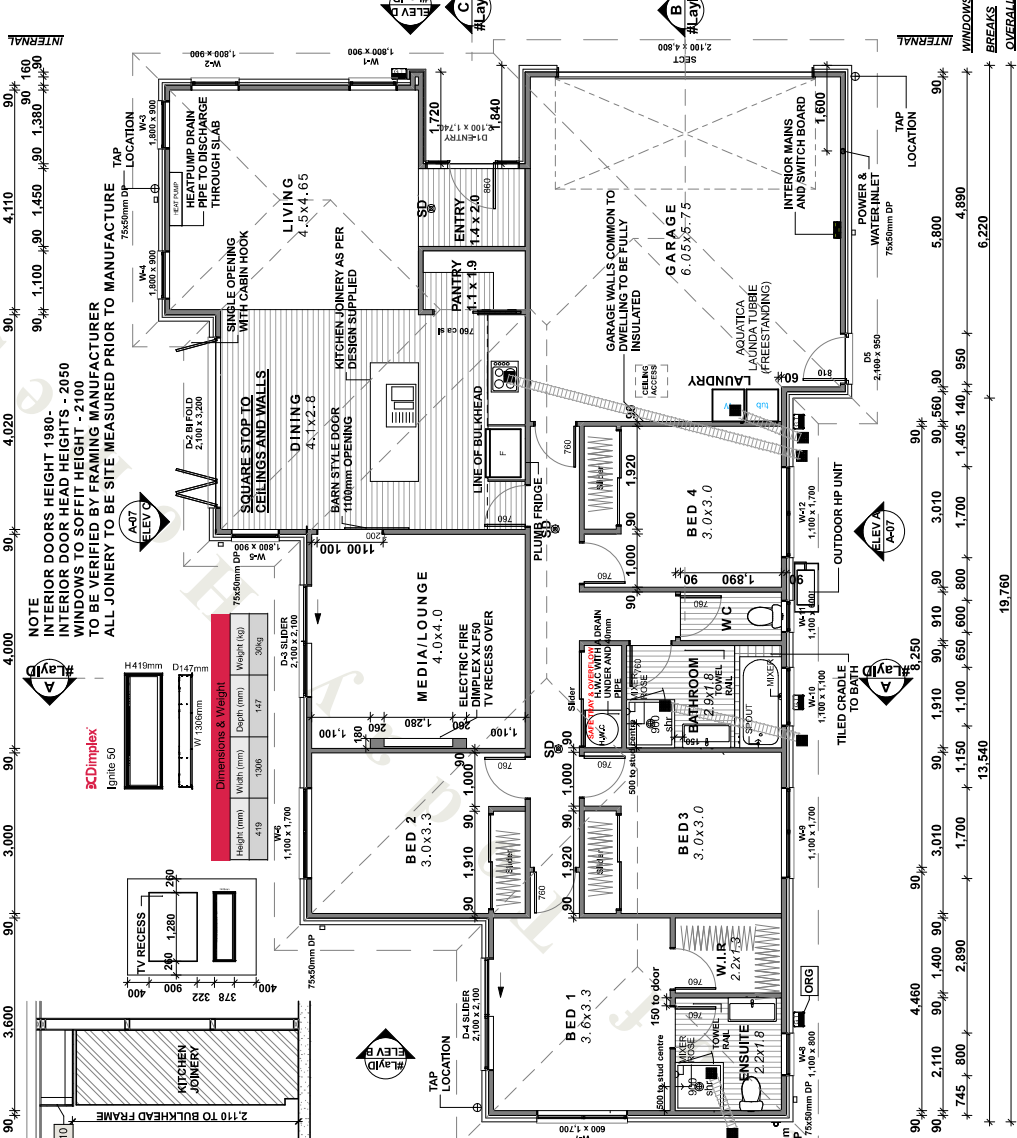
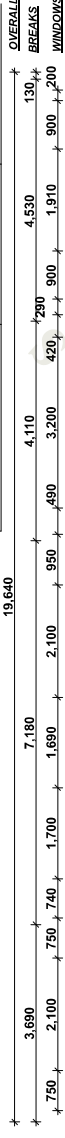


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SLAB AREAS

|                  | Area (m2) | Perimeter (mm) |
|------------------|-----------|----------------|
| HOUSE            | 151.18    | 63,102         |
| OVER FOUNDATION  | 191.55    | 68,982         |
| OVER GARAGE      | 40.37     | 25,940         |
| OVER ROOF        | 226.59    | 69,280         |
| THERMAL ENVELOPE | 140.06    | 61,060         |



SDC - Approved Building Consent Document - BCD 240327 - Pg 7 of 19 - 19/03/2024 - Warren

**FLOOR PLAN**

**WALL FRAMING AND CEILINGS**

- 10mm GIB BOARD ON 90mm H.I.2 FRAMING
- 13mm GIB BOARD TO AREAS NOTED
- (IE NOT NOTED HEIGHT TO BE 2,400mm REFER ALSO TO CROSS SECTIONS)
- ROOF OVER INDICATING FASCIA AND GUTTER LINE

**FLOOR COVERINGS**

- SELECTED CARPET TO THESE AREAS
- SELECTED TILES TO THESE AREAS
- SELECTED VINYL TO THESE AREAS
- GARAGE CARPET TO THESE AREAS

**PLUMBING FITTINGS**

- EXTERIOR TAP LOCATION
- GULLY TRAP
- DOWNPIPE
- MAIN VENT PIPE
- SELECTED SHOWER
- SELECTED VANITIES
- SELECTED BATH
- SELECTED TOILET SUITE

**UTILITY FITTINGS**

- MAIN DISTRIBUTION BOARD
- METER BOARD
- MACHANICAL VENT WITH FLEX DUCT TO SOFFIT
- SMOKE DETECTOR WITH HUSH BUTTON

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The Contractor shall verify all dimensions and ensure they are correct before work commences. Written dimensions are to be taken priority over scaled dimensions.

GROUND FLOOR PLAN  
NO:1430823  
ORIGINAL SHEET SIZE A3  
DRAWN: SHAUN HALPINE  
CHECKED: T. J. WOODWARD  
DATE: Tuesday, 12 March 2024

REVISION

Today Homes

Ground Floor Plan

THE OWNERS ACCEPT AND CONFIRM THAT THESE ARE THE FULL AND FINAL DRAWINGS

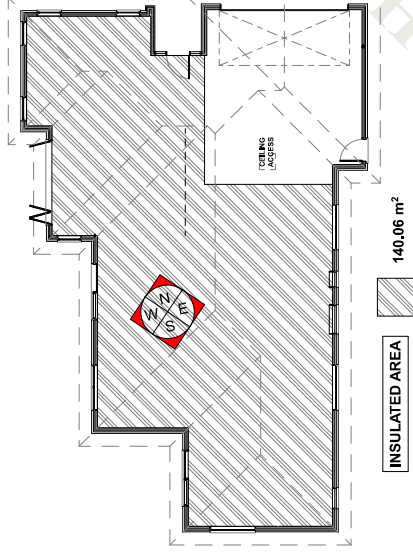
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

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LOT 27 KERSEY PARK DARFIELD





| BUILDING ENVELOPE RISK MATRIX |               |                               |               |
|-------------------------------|---------------|-------------------------------|---------------|
| NORTH                         |               | EAST                          |               |
| Risk Factor                   | Risk Severity | Risk Factor                   | Risk Severity |
| Wind zone (per NZS 3604)      | High risk     | Wind zone (per NZS 3604)      | High risk     |
| Number of storeys             | Low risk      | Number of storeys             | Low risk      |
| Roof/wall intersection design | Low risk      | Roof/wall intersection design | Low risk      |
| Eaves width                   | Medium risk   | Eaves width                   | Medium risk   |
| Envelope complexity           | Low risk      | Envelope complexity           | Low risk      |
| Deck design                   | Low           | Deck design                   | Low           |
| Total Risk Score:             | 2             | Total Risk Score:             | 2             |
| BUILDING ENVELOPE RISK MATRIX |               |                               |               |
| SOUTH                         |               | WEST                          |               |
| Risk Factor                   | Risk Severity | Risk Factor                   | Risk Severity |
| Wind zone (per NZS 3604)      | High risk     | Wind zone (per NZS 3604)      | High risk     |
| Number of storeys             | Low risk      | Number of storeys             | Low risk      |
| Roof/wall intersection design | Low risk      | Roof/wall intersection design | Low risk      |
| Eaves width                   | Medium risk   | Eaves width                   | Medium risk   |
| Envelope complexity           | Low risk      | Envelope complexity           | Low risk      |
| Deck design                   | Low           | Deck design                   | Low           |
| Total Risk Score:             | 2             | Total Risk Score:             | 2             |



## H1 ENERGY EFFICIENCY: CLIMATE ZONE 5

### CALCULATION METHOD - REFER CALCULATION DOCUMENTS

**CONSTRUCTION TYPE: NON SOLID**

**ROOF:** 28 DEGREE COLORSTEEL LONGRUN  
ON 90x45 TRUSSES @ 900mm CRS

**WALLS:** 70 SERIES BRICK VENEER 50mm CAVITY 90mm TIMBER FRAME STUDS @ CRS AND DWANGS @ 800mm CRS.

**FLOOR: CONCRETE RAFT FLOOR SUPERSLAB.**

**GLAZING TYPE:** THERMALLY BROKEN DOUBLE GLAZED ALUMINIUM WITH LOW E4 GLASS & ARGON GAS - NO SKYLIGHTS

**TOTAL WALL AREA:**  
TOTAL EXTERNAL INSULATED WALLS - THERMAL ENVELOPE = **155.1 M<sup>2</sup>**  
TOTAL OF WINDOW AND DOOR OPENINGS = **35M<sup>2</sup>**  
TOTAL OPAQUE DOORS = **1.8M<sup>2</sup>**  
PERCENTAGE OF OPENINGS TO WALL AREA = **23.7%**

**INSULATION TYPE:**  
INSULATION TO CEILINGS WILL BE 2 LAYERS GLASS WOOL BATTS R 3.6  
WITH 1 LAYER TO 400mm PERIMETER

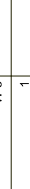
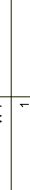
**ROOF SPACE CONSTRUCTION R VALUE = 6.7**  
INSULATION TO WALLS WILL BE GLASS WOOL BATTS **R 2.6**  
**CONSTRUCTION R VALUE = 2.0**  
WINDOWS AND DOORS TO BE ALUMINIUM DOUBLE GLAZED  
TO ALLOW FOR **R0.50**

CONCRETE RAFT SUPERSLAB ON GROUND (300mm WIDE PERIMETER)  
CONSTRUCTION R = 1.47  
CONSTRUCTION R VALUES DERIVED FROM  
BRANZ INSULATION GUIDE 6th EDITION

## Building Risk Matrix

[illegible]

## Window Schedule

| ID            | W-1                                                                                   | W-2                                                                                   | W-3                                                                                   | W-4                                                                                   | W-5                                                                                   | W-6                                                                                   | W-7                                                                                  | W-8                                                                                 | W-9                                                                                 | W-10                                                                                | W-11                                                                                | W-12                                                                                |
|---------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Quantity      | 1                                                                                     | 1                                                                                     | 1                                                                                     | 1                                                                                     | 1                                                                                     | 1                                                                                     | 1                                                                                    | 1                                                                                   | 1                                                                                   | 1                                                                                   | 1                                                                                   | 12                                                                                  |
| W x H Size    | 900x1,800                                                                             | 900x1,800                                                                             | 900x1,800                                                                             | 900x1,800                                                                             | 900x1,800                                                                             | 1,700x1,100                                                                           | 1,700x600                                                                            | 800x1,100                                                                           | 1,700x1,100                                                                         | 1,100x1,100                                                                         | 600x1,100                                                                           | 1,700x1,100                                                                         |
| Sill height   | 300                                                                                   | 300                                                                                   | 300                                                                                   | 300                                                                                   | 300                                                                                   | 1,000                                                                                 | 1,500                                                                                | 1,000                                                                               | 1,000                                                                               | 1,000                                                                               | 1,000                                                                               | 1,000                                                                               |
| Head height   | 2,100                                                                                 | 2,100                                                                                 | 2,100                                                                                 | 2,100                                                                                 | 2,100                                                                                 | 2,100                                                                                 | 2,100                                                                                | 2,100                                                                               | 2,100                                                                               | 2,100                                                                               | 2,100                                                                               | 2,100                                                                               |
| 3D Front View |  |  |  |  |  |  |  |  |  |  |  |  |
| Area (m2)     | 1.62                                                                                  | 1.62                                                                                  | 1.62                                                                                  | 1.62                                                                                  | 1.62                                                                                  | 1.87                                                                                  | 1.02                                                                                 | 0.88                                                                                | 1.87                                                                                | 1.21                                                                                | 0.66                                                                                | 17.48 m <sup>2</sup> H <sub>1</sub>                                                 |

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Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**RISK MATRIX / SCHEDULES & ENERGY EFFICIENCY**

NO:1430823  
ORIGINAL SHEET SIZE **A3**  
DRAWN: **SHAUN HALPINE**  
PRINTED: Tuesday, 12

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**LOT 27 KERSEY PARK DARFIELD**

ALL LINTELS SIZED AS PER MANUFACTURERS DESIGN CERTIFICATE

TRUSS FIXING AND HOLD DOWNS AS PER MANUFACTURERS DESIGN CERTIFICATE or at a minimum as per NZS 3604

TRUSS FIXING @ each truss  
2/90x3.75mm SKEWED NAILS PLUS  
2/ WIRE DOGS OR 4.7MM ALTERNATE AS REQUIRED BY NZS 3604 2011 TABLE 10.14 - TYPE "E" FIXING

ROOF BRACING AS PER MANUFACTURERS DESIGN CERTIFICATE

28.00° ROOF PITCH

Ex 75 x 50mm PURLINS H1.2 TREATED @ 900mm CRS INTERMEDIATE SPANS & 600mm CRS AT PERIPHERY OF ROOF PURLIN FIXING - 1 x 109 SELF DRILLING SCREW 80mm LONG ALTERNATE PROPRIETARY FIXING 2.4 kN

GABLE END PURLINS/IFY RAFTERS 75 x 50 ON EDGE @ 600mm CRS

CORRUGATE PROFILE ROOFING FIXED WITH TYPE 109 SELF DRILLING SCREW 80mm LONG HIT MSG 8 MINIMUM 120mm

REF E2 / A31 TABLE 11

90 x 35 PERIMETER PLATE - S68 - H1.2

TOP PLATES FIXED TO STUDS S68 - H1.2

SUPPORTING ROOF MEMBERS WITH 2/90 x 3.15 NAILS\* 2 WIRE DOGS TO EACH STUD OR @ 600mm CRS TO LINTELS OR 4.7MM PROPRIETARY FIXING

NOTE

INTERIOR DOOR HEIGHT 1980mm  
INTERIOR DOOR HEAD HEIGHTS - 2050mm  
WINDOWS TO SOFFIT HEIGHT - 2100mm  
TO BE VERIFIED BY FRAMING MANUFACTURER  
ALL JOINTS TO BE SITE MEASURED PRIOR TO MANUFACTURE  
MAINTAIN 25mm AIR GAP / CLEARANCE BETWEEN INSULATION MATERIAL AND UNDERSIDE OF ROOFING UNDERLAY

BATHROOM

PASSAGE

LOUNGE/MEDIA

TV RECESS

FINISHED FLOOR LEVELS  
FOR ALL CLADDINGS EXCEPT BRICK VENEER  
MIN 150mm ABOVE FINISHED PAVED GROUND &  
FOR BRICK VENEER  
MIN 200mm ABOVE FINISHED UNPAVED GROUND &  
MIN 150mm ABOVE FINISHED PAVED GROUND  
ALL FLOOR LEVELS TO APPLY AFTER LANDSCAPING IS COMPLETE

Section A-A

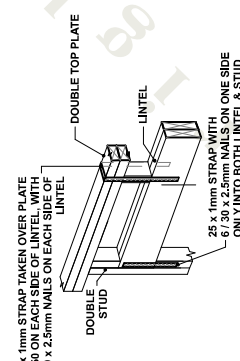
### TIMBER TREATMENT TABLE:

| EXTERIOR WALL FRAMING:                    |                              |            |
|-------------------------------------------|------------------------------|------------|
| MEMBER:                                   | TIMBER SPECIES AND GRADE:    | TREATMENT: |
| FRAMING UNDER SOFFIT/RADIATA PINE - MSG 6 | MSG 6                        | H1.2       |
| ROOF FRAMING:                             |                              |            |
| MEMBER:                                   | TIMBER SPECIES AND GRADE:    | TREATMENT: |
| TRUSSES                                   | RADIATA PINE - MSG 8 & MSG 6 | H1.2       |
| FLAT ROOF FRAMING                         | RADIATA PINE - MSG 8 & MSG 6 | H1.2       |
| EXTERIOR FINISHING TIMBERS:               |                              |            |
| MEMBER:                                   | TIMBER SPECIES AND GRADE:    | TREATMENT: |
| GARAGE DOOR REVEAL                        | RADIATA PINE DRESSING GRADES | H3.2       |

Table 11: Steel corrugate profile roofing - 0.4 mm BMT and minimum profile height 16.5 mm  
Maximum spans and fixing patterns. Refer to Paragraph 8.4.6

| Wind zones |                   |                |                    |            |
|------------|-------------------|----------------|--------------------|------------|
| End span   | Intermediate span | Low and Medium | High and Very High | Extra High |
| 0.4        | 0.6               | C2             | C2                 | C2         |
| 0.6        | 0.9               | C2             | C2                 | C1         |
| 0.8        | 1.2               | C2             | C1                 | C1         |

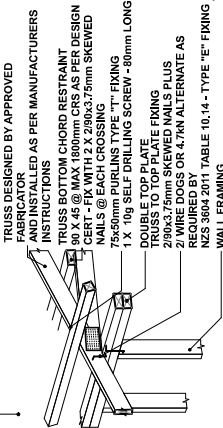
NOTE: C1 fixing pattern is - Hit 1, miss 1...  
C2 fixing pattern is - Hit 1, miss 1, hit 1, miss 2...



LINTELS SUPPORTING TRUSSES SHALL BE SECURED AGAINST UPLIFT AS PER TABLE 5.14 NZS 3604 2011 FOR - WIND-HIGH - LIGHT ROOF

LINTEL FIXINGS TO ALL LINTELS SUPPORTING RAFTERS OR TRUSSES

SELECTED ROOF CLADDING WITH MANUFACTURERS INSTRUCTIONS



THE OWNERS ACCEPT AND CONFIRM THAT THESE ARE THE FULL AND FINAL DRAWINGS

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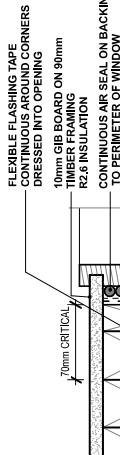
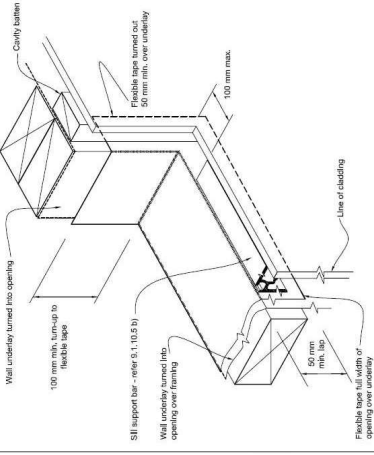
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Figure 72B: General window and door opening with drainage cavity

NOTE:  
(1) Drainage cavity is critical for clarity, refer to specific cladding details for details.  
(2) Refer individual cladding details for joint flashings.



WEATHER SEAL 150mm FLEXIBLE FLASHING TAPE TO PERIMETER OF WINDOW

SELECTED COLOUR POWDER-COATED ALUMINIUM JOINERY WITH ALL GLAZING TO COMPLY WITH NZS 4223, DOUBLE GLAZING TO ALL EXCEPT SERVICE AREAS AND GARAGE.

SELECTED WALL UNDERLAY TO ALL EXTERIOR FRAMING CONTINUOUS AROUND CORNERS DRESSED INTO OPENING - INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS

ENTRANCE DOOR JAMB

DETAIL B02 LINEA WINDOWS SCALE 1:5

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DETAILS  
NO: T430823  
ORIGINAL SHEET SIZE A3  
DRAWN: SHAUN HALPINE  
Checked: Tuesday, 12 March 2024  
A-11  
REVISION  
Today Homes

LICENSED BUILDING PRACTITIONER  
www.dbbi.govt.nz  
Date: \_\_\_\_\_

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Signed: \_\_\_\_\_  
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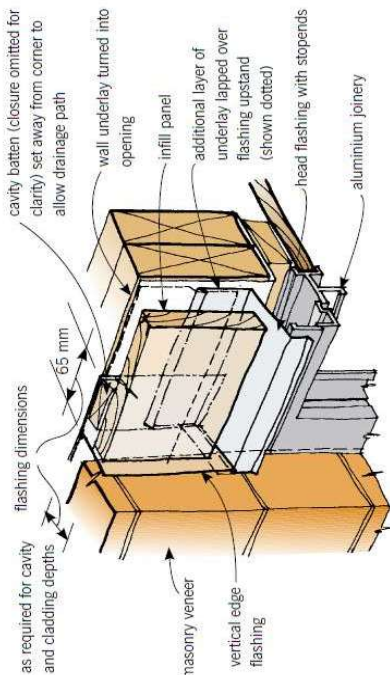
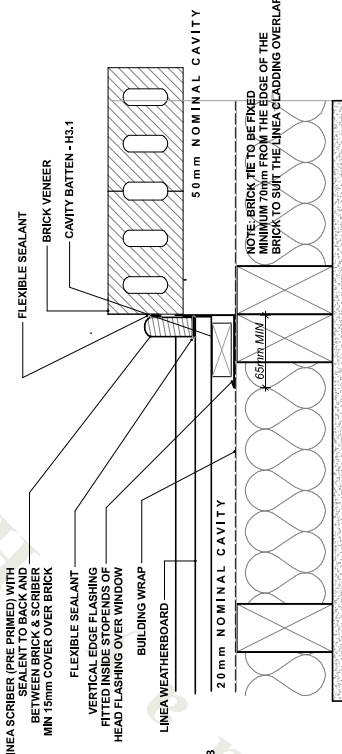
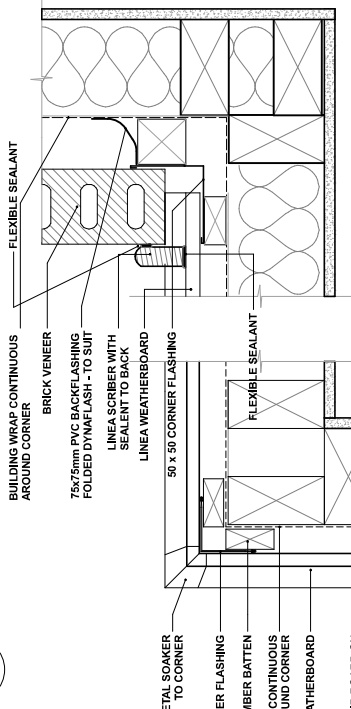


Figure 2: Brick veneer with infill panel above opening.



BRICK ABUTTING LINEA ABOVE WINDOW DETAIL

DETAIL G03 INTXET CORNERS SCALE 1:5

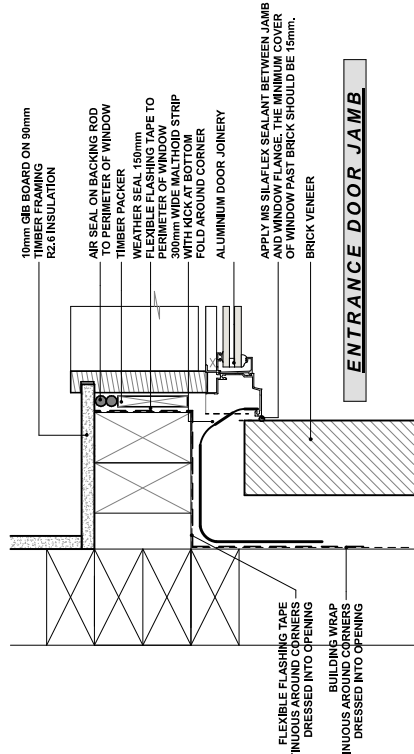


BRICK & LINEA INTERVAL CORNER DETAIL

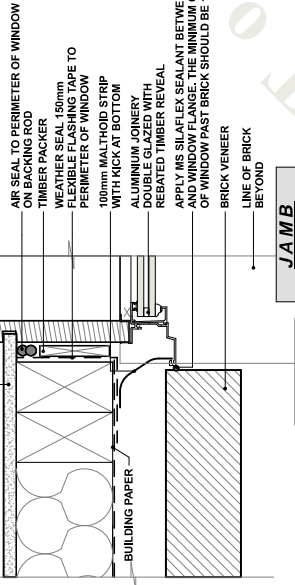
DETAIL LINEA EXTERNAL CORNER SCALE 1:5

DETAIL G03 INTXET CORNERS SCALE 1:5

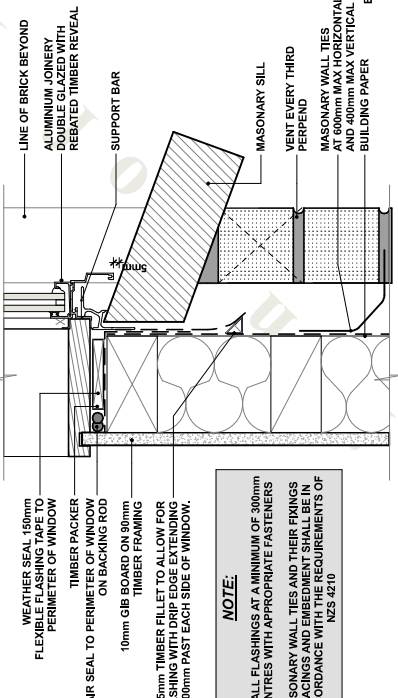
ENTRANCE DOOR JAMB



10mm GIB BOARD ON 90mm TIMBER FRAMING



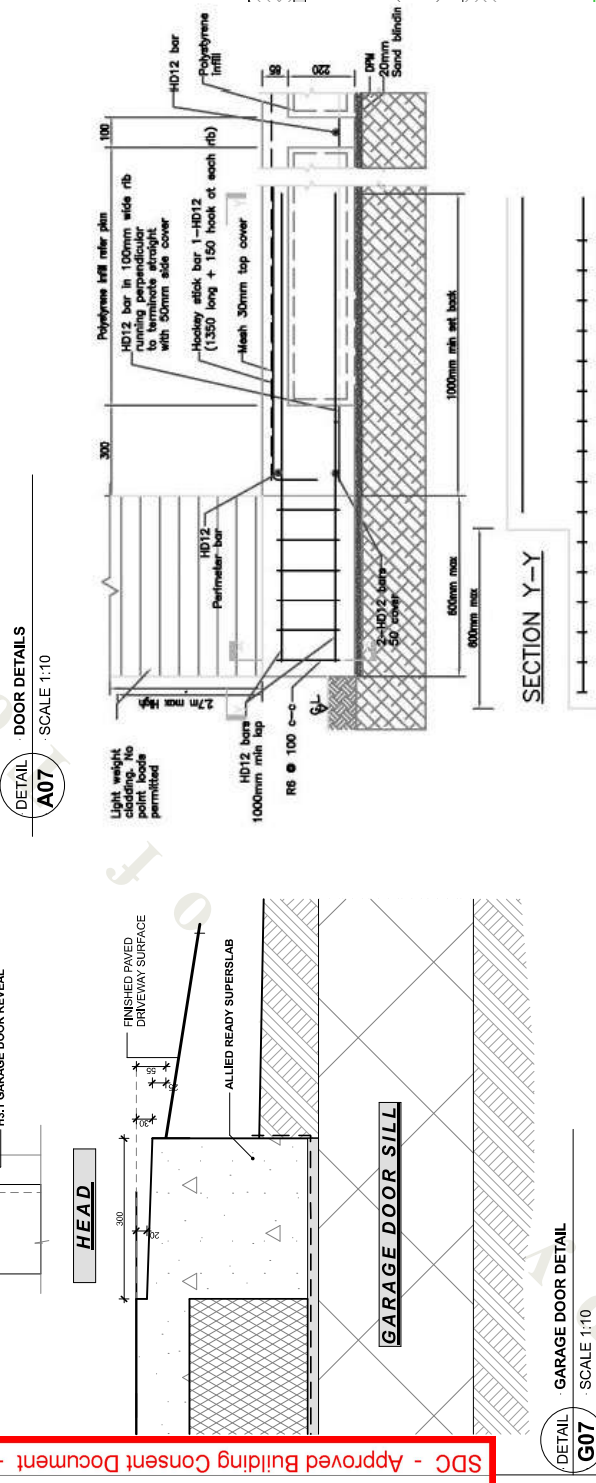
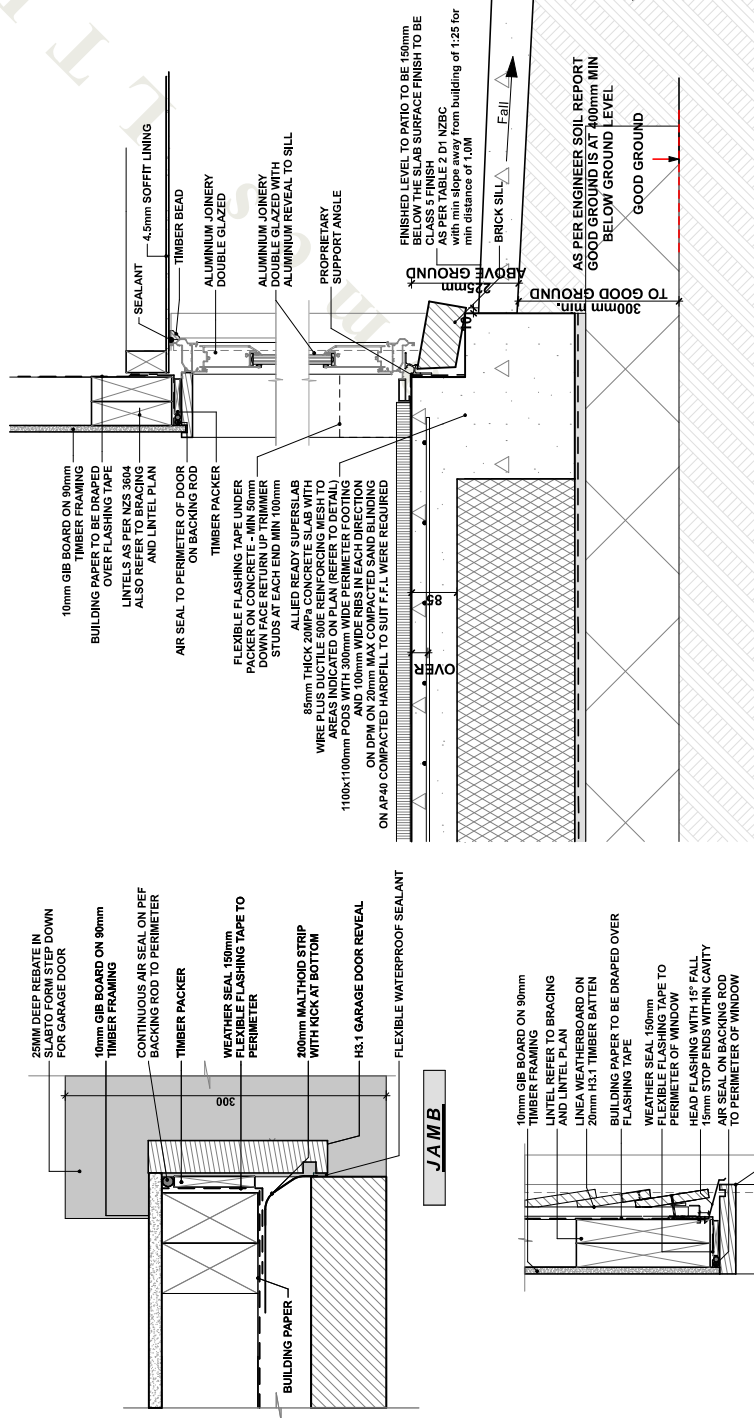
JAMB



SILL

DETAIL A02 BRICK WINDOWS SCALE 1:5

NOTE:  
ALL FLASHINGS AT A MINIMUM OF 300mm CENTRES WITH APPROPRIATE FASTENERS. MASONRY WALL TIES AND THEIR FININGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF NZS 4210



**CONFIRM THAT THESE ARE THE  
FULL AND FINAL DRAWINGS**

Signed: \_\_\_\_\_ Date: \_\_\_\_\_



**TODAY HOMES LTD**  
**LOT 27 KERSEY PARK DARFIELD**

DETAILS

NO:1430823

ORIGINAL SHEET SIZE **A3**  
DRAWN: **SHAUN HALPINE**

PRINTED: Tuesday, 12 March 2024

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MARCH 2024

A-12

REVISION



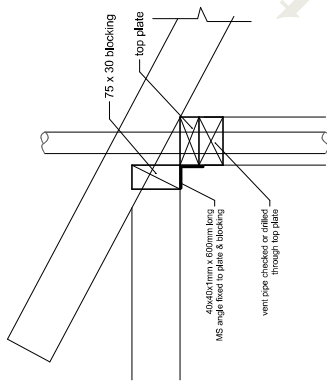
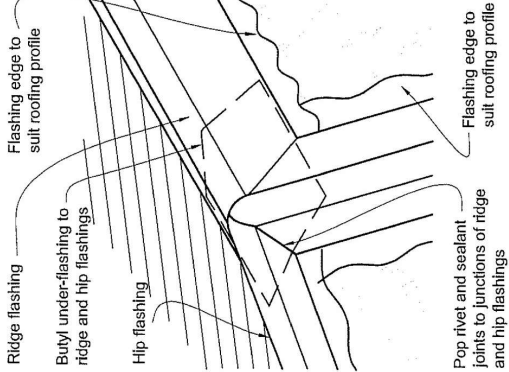
Today Homes

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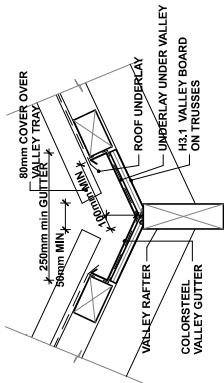
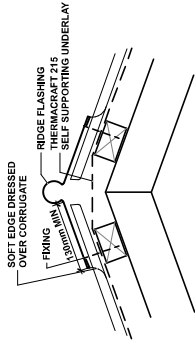
All plans are to be read in conjunction with the specification & Engineer's details. The Contractor shall verify all dimensions on site before commencing work. Written dimensions are to be take priority over scaled dimensions.

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

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



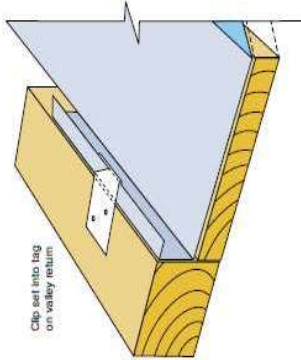
**TOP PLATE STRENGTHENING**



**COLORSTEEL VALLEY GUTTER**  
DETAIL SCALE 1:10

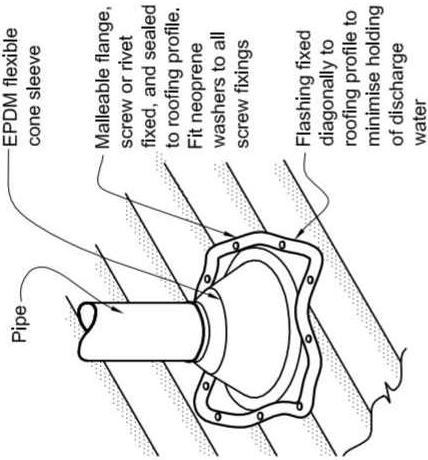
DETAIL **S04** SCALE 1:10

### 5.2.4.1A Valley Clip System

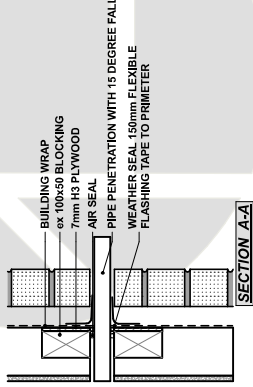


**Figure 53: Flashing for small pipes**

Paragraphs 8.3.10, 8.4.17, 9.6.8.5 and 9.6.9.6



NOTE:  
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.  
(2) For pipes up to 85 mm diameter.



DETAIL **D03** SCALE 1:10

THE OWNERS ACCEPT AND CONFIRM THAT THESE ARE THE FULL AND FINAL DRAWINGS  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_



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DETAILS

NO: T430823

ORIGINAL SHEET SIZE A3

DRAWN: SHAUN HALPINE

DATE: 12/03/2024

March 2024



Today Homes

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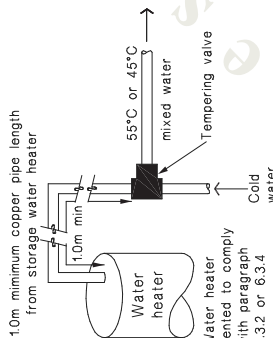
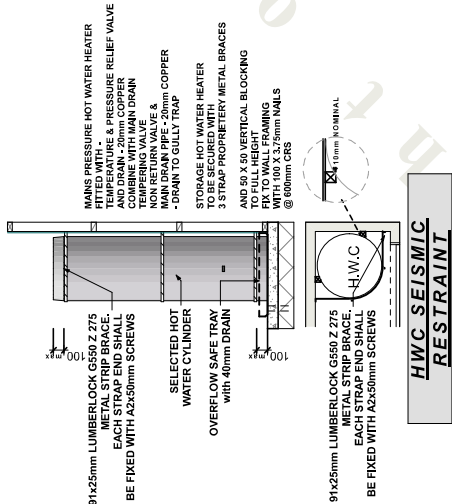
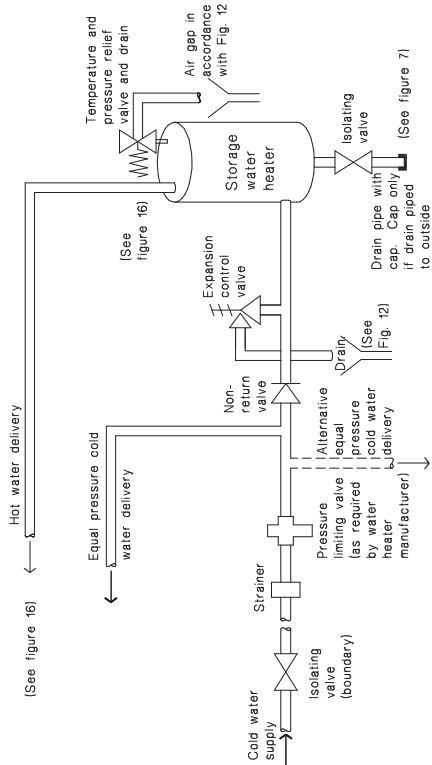
A-13

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LOT 27 KERSEY PARK DARFIELD

SDC - Approved Building Consent Document - BC240357 - Pg 15 of 19 - 19/03/2024 - warreg

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



(b) Where all hot water is tempered

- Note:
1. For optimum system efficiency the tempering valve, for other than a mains pressure system, may be located as low as practicable to achieve the manufacturer's recommended head, at the tempering valve.
  2. 1.0m minimum copper pipe length from storage water heater.

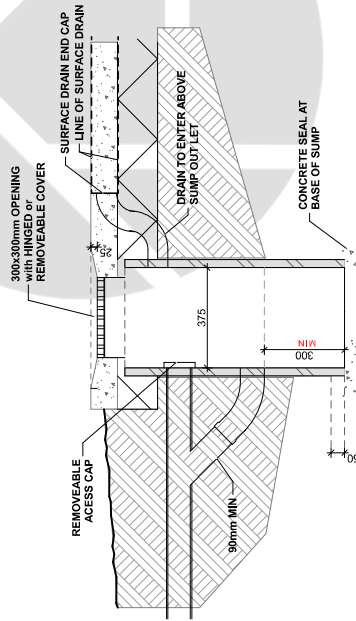
b) Tempering valves shall comply with

NZS 4617 or AS 1357.2.

6.14.3 Legionella bacteria

Respective of whether a mixing device is installed, the storage water heater control thermostat shall be set at a temperature of not less than 60°C to prevent the growth of Legionella bacteria.

TYPE ONE SURFACE WATER SUMP  
TO SURFACE DRAIN IN DRIVEWAY



DETAIL D04  
SUMP DETAIL  
SCALE 1:20

THE OWNERS ACCEPT AND  
CONFIRM THAT THESE ARE THE  
FULL AND FINAL DRAWINGS  
Signed: \_\_\_\_\_  
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LICENSED BUILDING PRACTITIONER  
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CONFIDENCE

REVISION

DETAILS  
NO: T430823  
ORIGINAL SHEET SIZE A3  
DRAWN: SHAUN HALPINE  
DATE: Tuesday, 12  
March 2024

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Today Homes

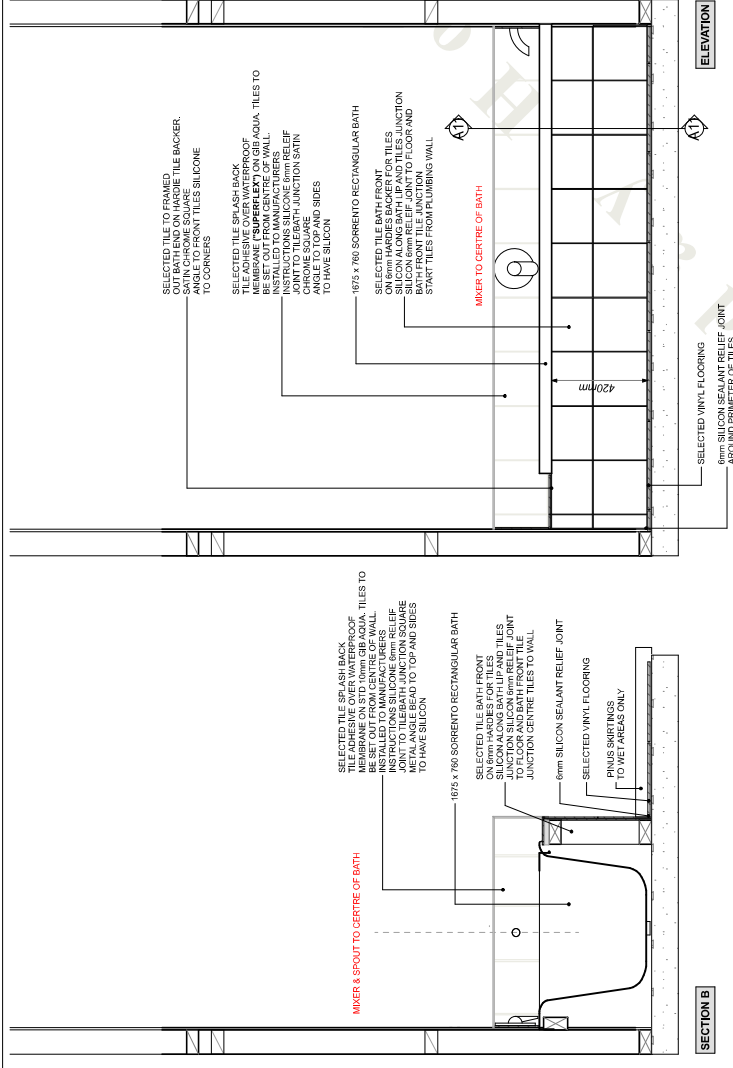
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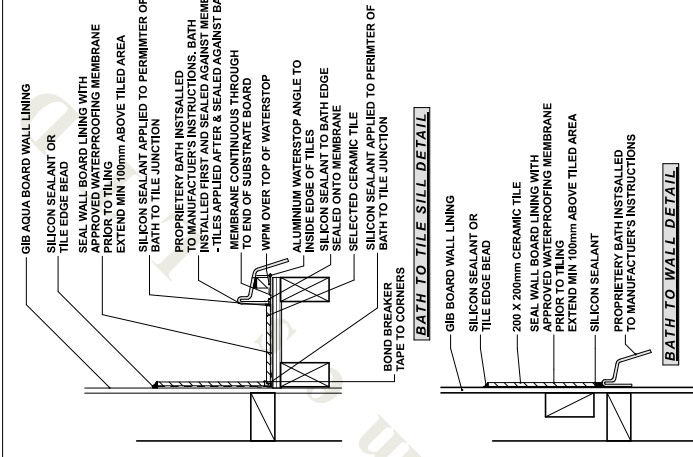
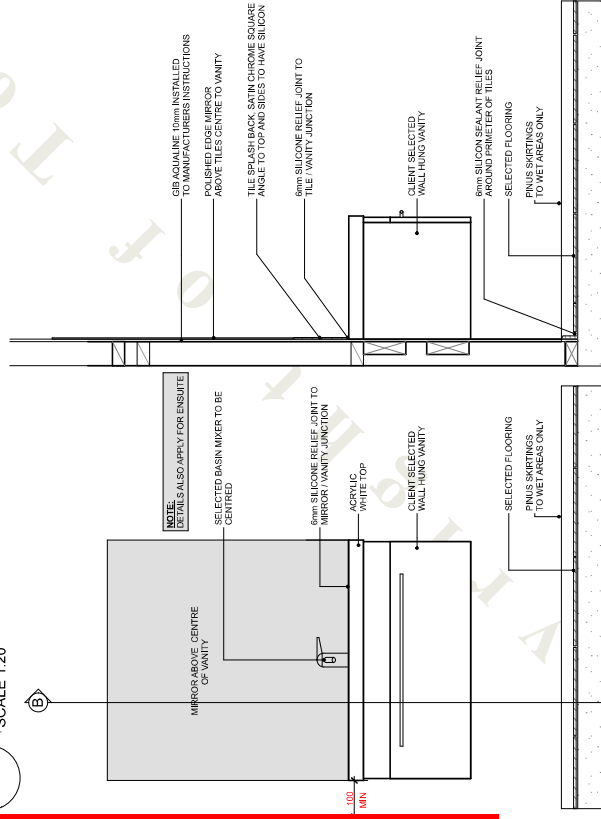


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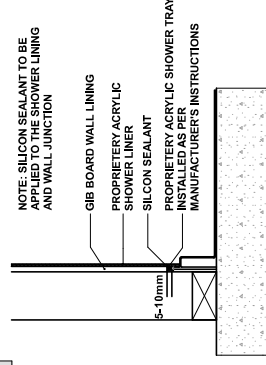
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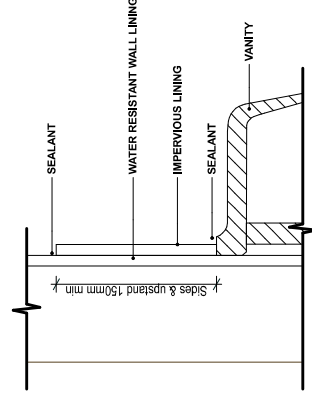
SCALE 1:20



BATH TO WALL DETAIL



### SHOWER TO WALL DETAIL



**DETAIL**

**VANITY TO WALL JUNCTION**

**VANITY TO WALL JUNCTION**

SCALE 1:5

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WET AREA DETAILS

JOE I, INC.  
NO: 1430823

ORIGINAL SHEET SIZE **A3**  
DRAWN: **SHAUN HALPINE**

PRINTED: Tuesday, 12  
March 2024



Today Home

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CEPT AND  
CONTINUED THESE ARE THE  
FULL AND FINAL DRAWINGS

manufacter's instructions, stopped to level a paint  
of water based sealer and 2 coats of water based  
to all surfaces in the wet areas.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Signed:

Date:

**TODAY HOMES LTD**  
**LOT 27 KERSEY PARK DARFIELD**

**JOB No 201433**

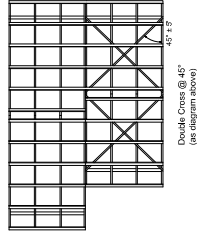
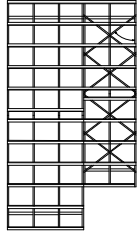
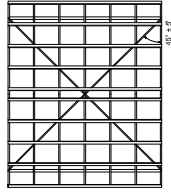
Client: Today Homes  
Job Name: New House  
Address: Lot 27 Kersey Park  
Darfield

Pitch: 28.000  
Roof Material: Galv Iron 0.55mm  
Soffit Overhang: 600mm  
Wind Area: High  
Snow Load: 0.627

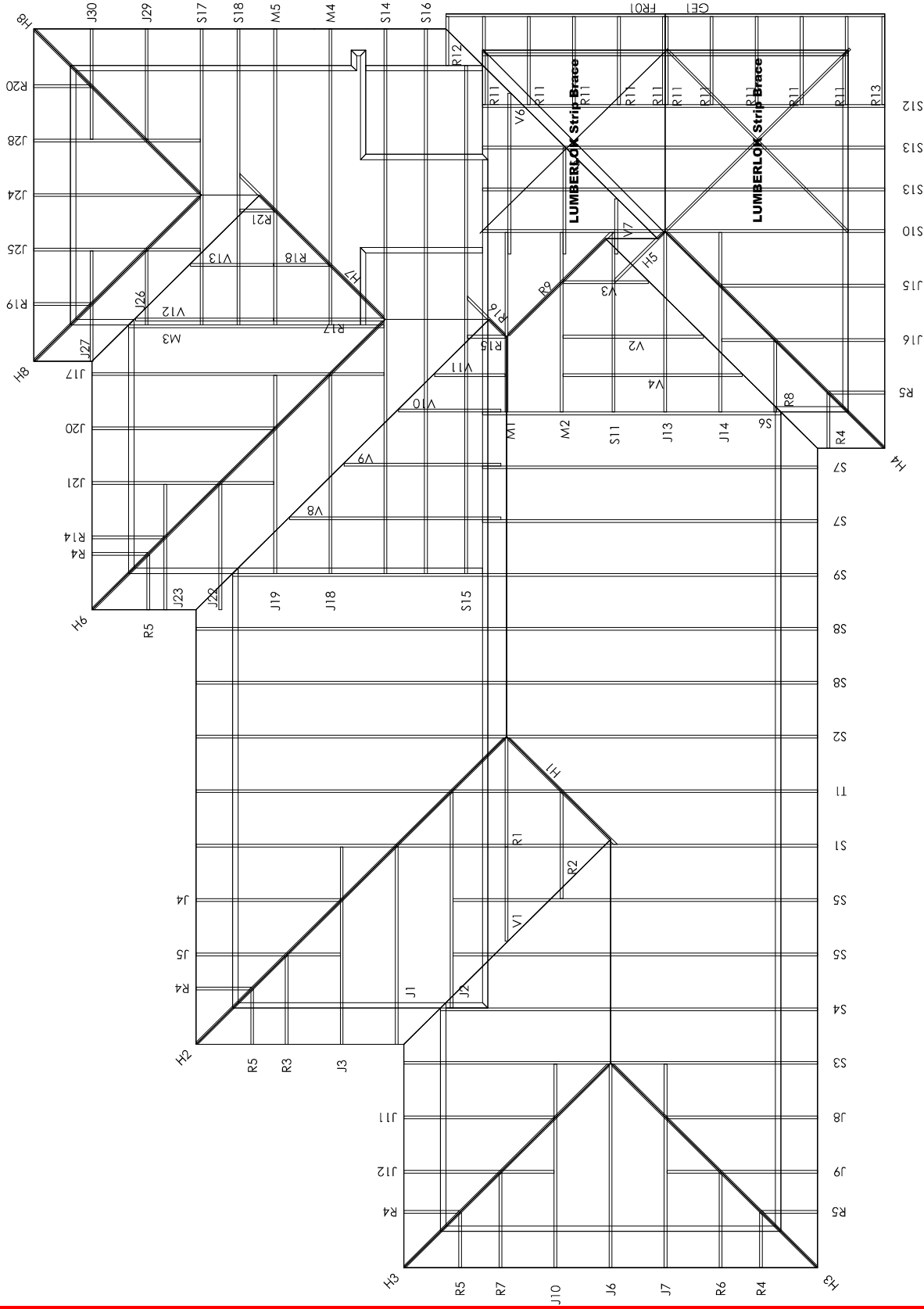
Trusses And Rafters At 900 Centres  
Unless Stated Otherwise

DRAWN BY Josh Thompson  
DATE 20 Dec.2023 PAGE 1 of

## Roof Bracing Details



**NOTES:**  
Refer to:  
Lumberlok roof bracing brochure  
07/2006



**JOB No 201433**

Client: Today Homes  
Job Name: New House  
Address: Lot 27 Kersey Park  
Darfield

Pitch: 28.000  
Roof Material: Galv Iron 0.55mm  
Soffit Overhang: 600mm  
Wind Area: High  
Snow Load: 0.627

Trusses And Rafters At 900 Centres  
Unless Stated Otherwise

DRAWN BY Josh Thompson  
DATE 20 Dec.2023 PAGE 1 of 1

These lintels have been sized as per the GANGLAM and FLITCH BEAM selection manuals as provided by MITek NZ Ltd.

HYSPAN lintels have been sized as per the HYSPAN selection charts.  
Unless otherwise stated all lintels are as per NZS3604 2011

| LINTEL | SIZE    |      |
|--------|---------|------|
| A      | 2190x45 | MSG8 |
| B      | 150x90  | HY90 |
| C      | 200x90  | HY90 |
| D      | 240x90  | HY90 |
| E      |         |      |
| F      |         |      |

**Slab Thickening Details**

2-D12 bars both ways  
Loadbearing interior wall

75mm cover for steel  
375x375 square concrete pad

TYPE FP1 - 375x375mm Pad

2-D12 bars with R10 bar @ 100mm  
Loadbearing interior wall

75mm cover for steel

TYPE FS1 - 300mm Strip footing

3-D12 bars both ways  
Loadbearing interior wall

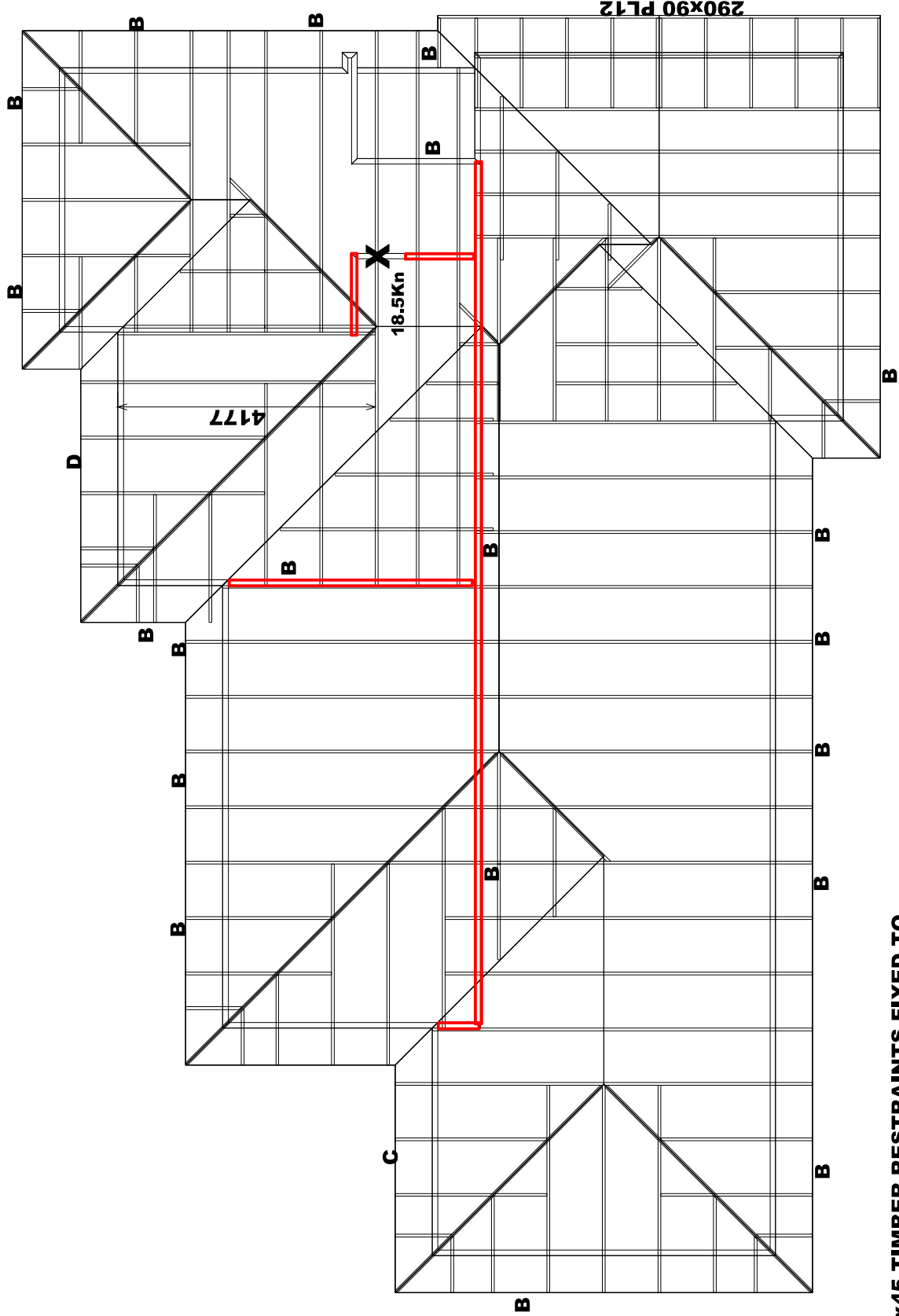
75mm cover for steel

TYPE FP2 - 450x450mm Pad

3-D12 bars with R10 bar @ 100mm  
Loadbearing interior wall

75mm cover for steel

TYPE FS2 - 450mm Strip footing



90x45 TIMBER RESTRAINTS FIXED TO  
BOTTOM CHORD @1800CENTRS MAX

X - 10.00 - 19.99 kN Download. Type FP1 Slab Thickening Req'd

All Other lintels / beams by architect / engineer

All internal wall shown on this layout are considered to be Load Bearing(loads not exceeding 10 kN)