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All dimensions are to be checked and confirmed prior to any construction
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Zahra & Nathan Hepburn
Lot 30 - Kennedys Green
Whites Tramway Road
Halswell, Christchurch

Job Number:
173883

Original Plan:
Rifleman

Sheet Name:
COVER PAGE

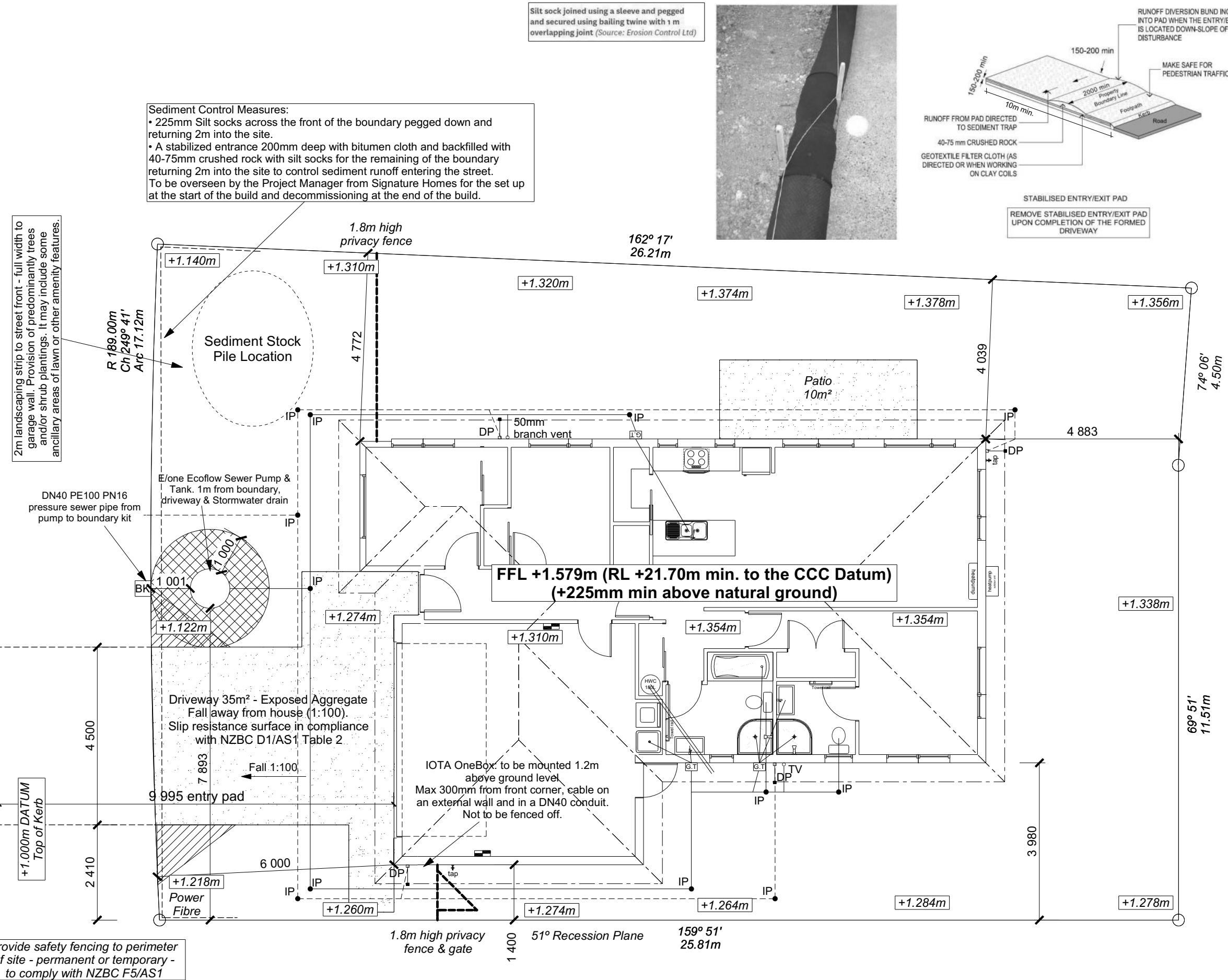
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WHITES TRAMWAY ROAD



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Job Number:
173883

Original Plan:
Rifleman

Sheet Name:
SITE PLAN

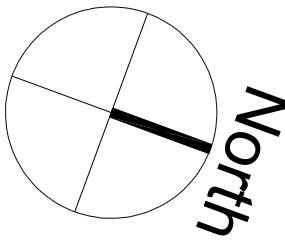
Sales: D Ryan	Drawn: M Glynn	QS: W Xian	Print Date: 22/08/2023	Scale: 1:100 @ A3
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SITE INFORMATION	
Site Area :	430m ²
Floor Area (VENEER) :	140.98m ²
Site Coverage :	32.79%
Wind	High
Earthquake	2
Exposure	C
Snow	N 4 at 50m (up to 1kPa)
Note: The dimensions shown are from cladding to boundary. Refer to sheet 8 for foundation to boundary dimensions.	
Sediment control and site safety requirements are noted in the attached Specifications.	

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

CCC Advice Note:

Building work will not be commenced until Section 224 and Certificate of Title has been issued

Christchurch City Council BCN/2023/1373
Approved Building Consent Document
22/08/2023 Lokuge, Priyangika

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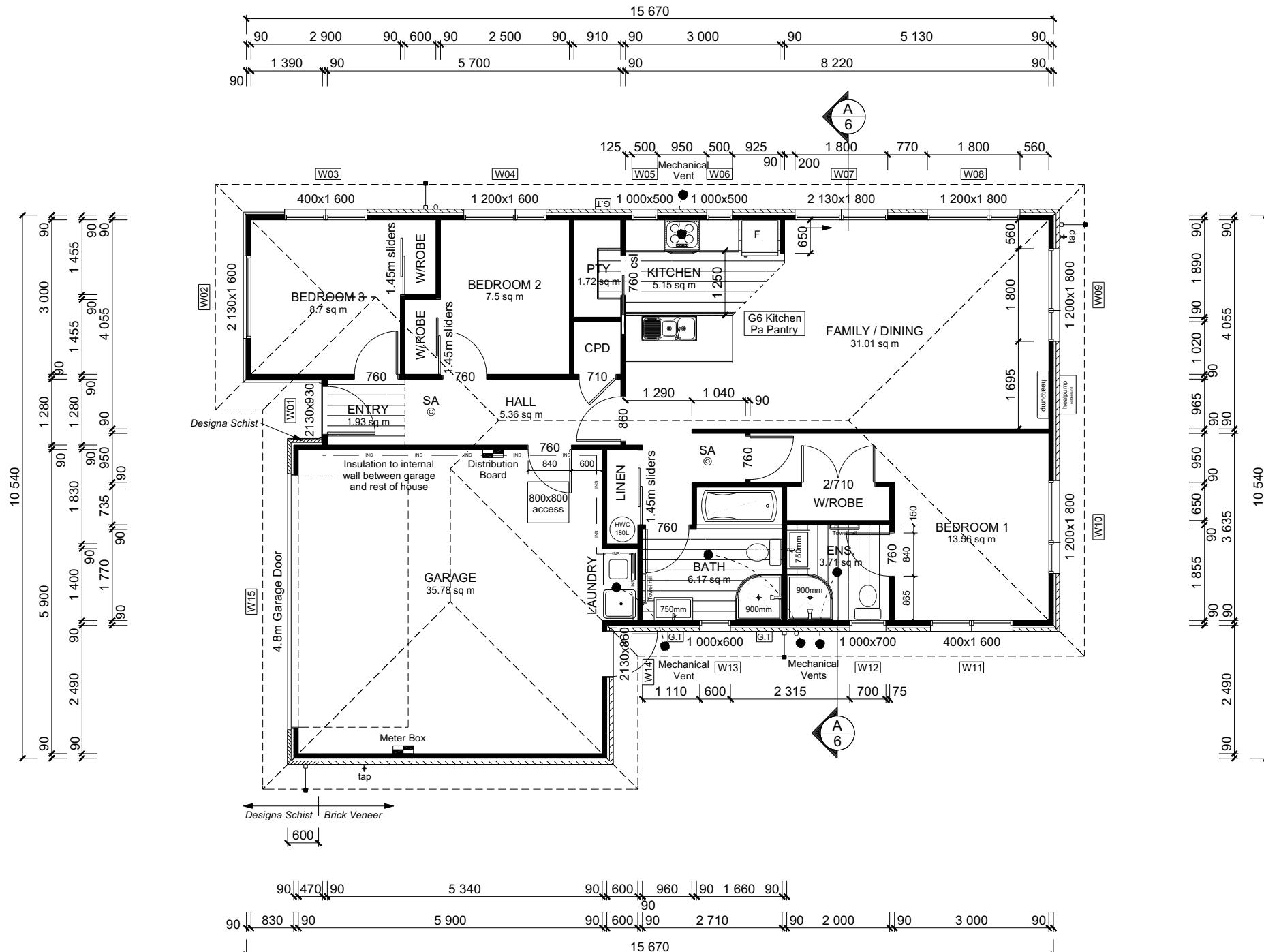
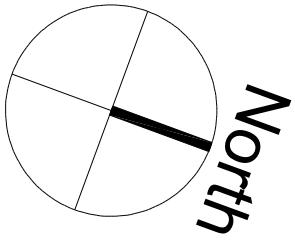
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Refer to attached Specifications for further information.

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



22/08/2023 Lokuge, Priyangika



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Lot 30 - Kennedys Green
Whites Tramway Road
Halswell, Christchurch

Job Number:
173883

Original Plan:
Rifleman

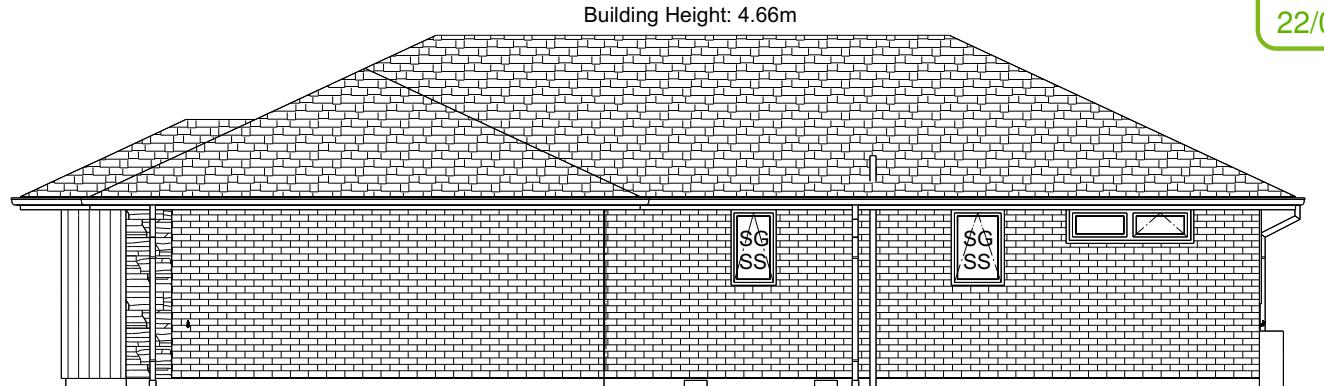
Sheet Name:
FLOOR PLAN

Sheet Name:

OOR PLAN

CONSENT PLANS

Building Envelope Risk Matrix		
Elevation A		
Risk Criteria	Risk	Score
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	Medium	1
Building Envelope	Medium	1
Decks & Balconies	Low	0
Total		3



ELEVATION A

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



ELEVATION B

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Zahra & Nathan Hepburn
Lot 30 - Kennedys Green
Whites Tramway Road
Halswell, Christchurch

Job Number:	Original Plan:	Sheet Name:
173883	Rifleman	ELEVATIONS
ales:	Drawn:	QS:
Ryan	M Glynn	W Xian

ROOF & WALL CLADDINGS

ROOF & WALL CLADDINGS

Roof : 25th Pressed Metal Tiles
Walls : 70 Series Brick Veneer &
Designa Schist
with a 50mm cavity
James Hardie Vertical Linea Oblique
with a 20mm cavity

ELEVATION LEGEND

SS Safety Stays
SG Safety Glass
TV Terminal Vent

ELEVATION NOTES

Gutter : Coloured Steel Quad Gutter
Fascia : Coloured Steel 185 Fascia
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

22/08/2023 Lokuge, Priyangika

ROOF & WALL CLADDINGS
 Roof : 25° Pressed Metal Tiles
 Walls : 70 Series Brick Veneer &
 Designa Schist
 with a 50mm cavity
 James Hardie Vertical Linea Oblique
 with a 20mm cavity

ELEVATION LEGEND
 SS Safety Stays
 SG Safety Glass
 TV Terminal Vent

ELEVATION NOTES
 Gutter : Coloured Steel Quad Gutter
 Fascia : Coloured Steel 185 Fascia
 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

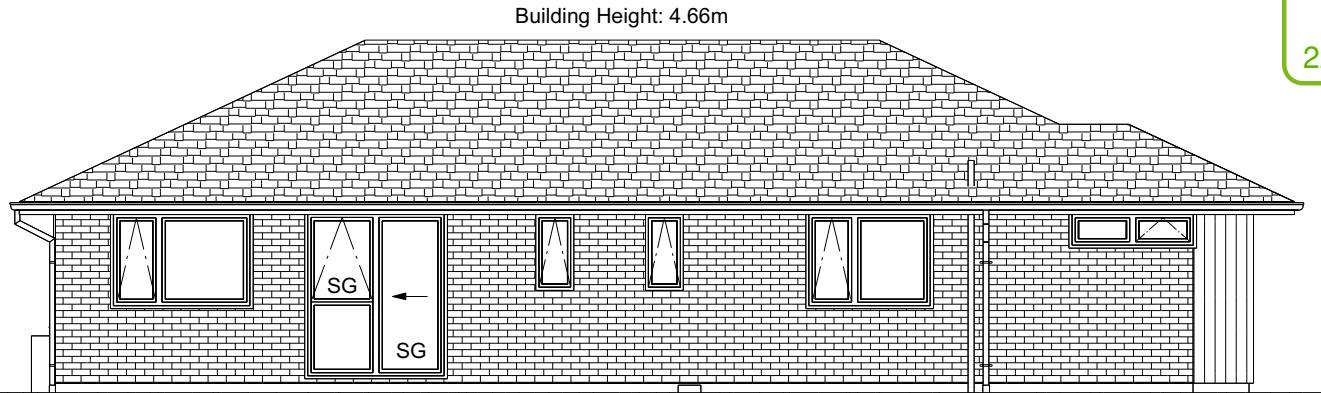


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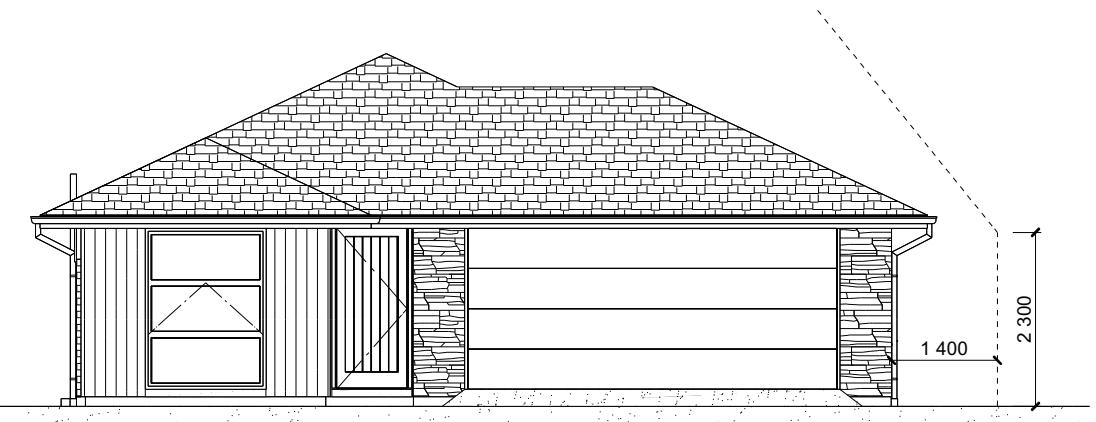
22/08/2023 Lokuge, Priyangika

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



ELEVATION C

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



ELEVATION D

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Zahra & Nathan Hepburn
 Lot 30 - Kennedys Green
 Whites Tramway Road
 Halswell, Christchurch

Job Number:
173883
 Original Plan:
Rifleman
 Sheet Name:
ELEVATIONS
 Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 22/08/2023 Scale: 1:100 @ A3

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Trusses as per Truss Design

Internal Studs H1.2, 90x45 @ 600crs SG8, Dwangs @ 800crs.

2 455 to u/s of bottom chord

2 130 to u/s of lintel

2 135 to u/s of soffit

600 o/h

25°

600 o/h

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 & @600mm crs for Oblique. (exterior & interior loadbearing walls)

125mm x 12mm thru bolt with 50mm square washer at 900mm crs 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.

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

Insulation guards to eave perimeter to maintain 25mm ventilation requirement.

13mm Std. GIB ceiling lining (Aqualine to wet areas) to underside of 70x35mm H1.2 ceiling battens @ 600mm crs with R7.0 Pink Batts insulation.

Coloured steel fascia & gutter system with 4.5mm Hardies soffit lining.

TC2 Foundations as per the Engineers Design

CROSS SECTION A-A

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Zahra & Nathan Hepburn
Lot 30 - Kennedys Green
Whites Tramway Road
Halswell, Christchurch

Job Number:
173883

Original Plan
Riflemen

CROSS SECTIONS

ROOF & WALL CLADDINGS

Roof : 25° Pressed Metal Tiles

Walls : 70 Series Brick Veneer &
Designa Schist
with a 50mm cavity
James Hardie Vertical Linea Oblique
with a 20mm cavity

CROSS SECTION NOTES

Building wrap is to comply with E2/AS1 & NZS 3604:2011.
Flashing materials must be selected based on

Flashing materials must be selected based on environmental exposure. Refer to NZS 3604:2011 & table 20 of E2/AS1.
Flashing tape must have proven compatibility with the selected wrap & other materials with which it comes into contact as per table 21 of E2/AS1.

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

Joinery : Low-E Double glazed aluminum

INSULATION

Ceiling: Pink Batts R7.0 Ceiling Batts
Wall: Pink Batts R 2.6 Wall Batts

DRAWING NOTES

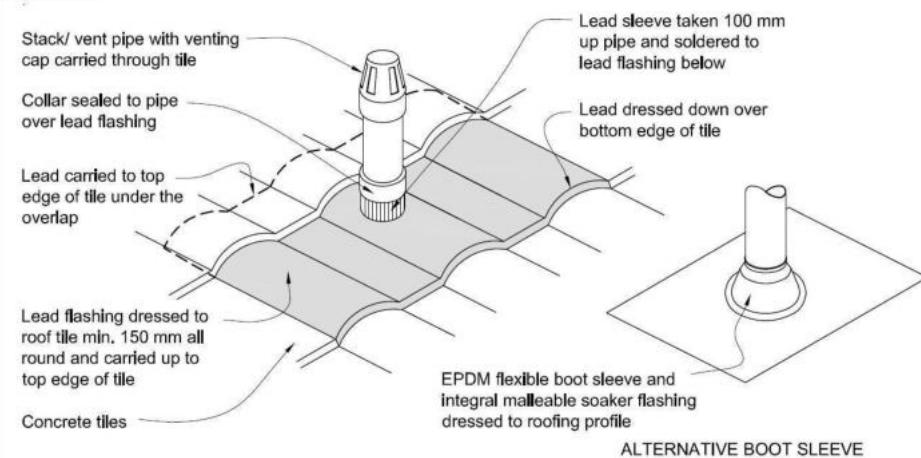
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Figure 29: Pipe penetration for masonry tile
Paragraph 8.2.7

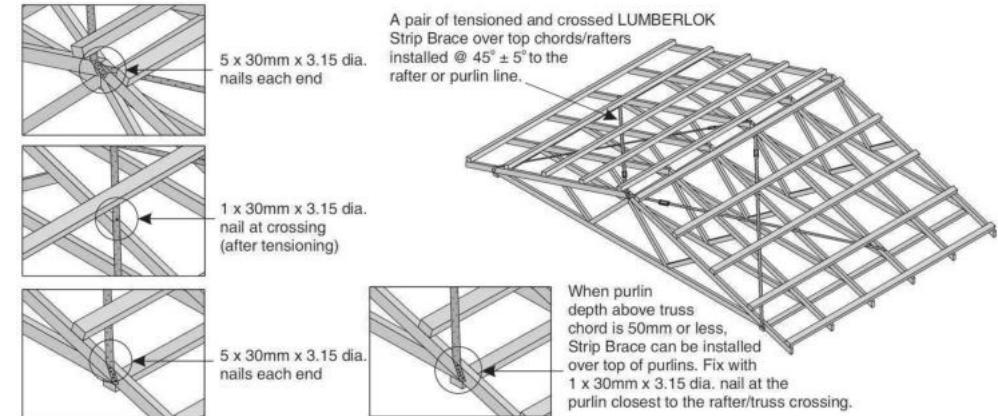


Metal Tile Penetration Detail
Scale NTS

8.3.10 Roof penetrations

Pipe penetrations shall be flashed using **EPDM flashings** similar to that shown for masonry tiles, Figure 29.

- A pair of tensioned and crossed LUMBERLOK Strip Brace running continuously from ridge to top plate installed as detailed below.



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

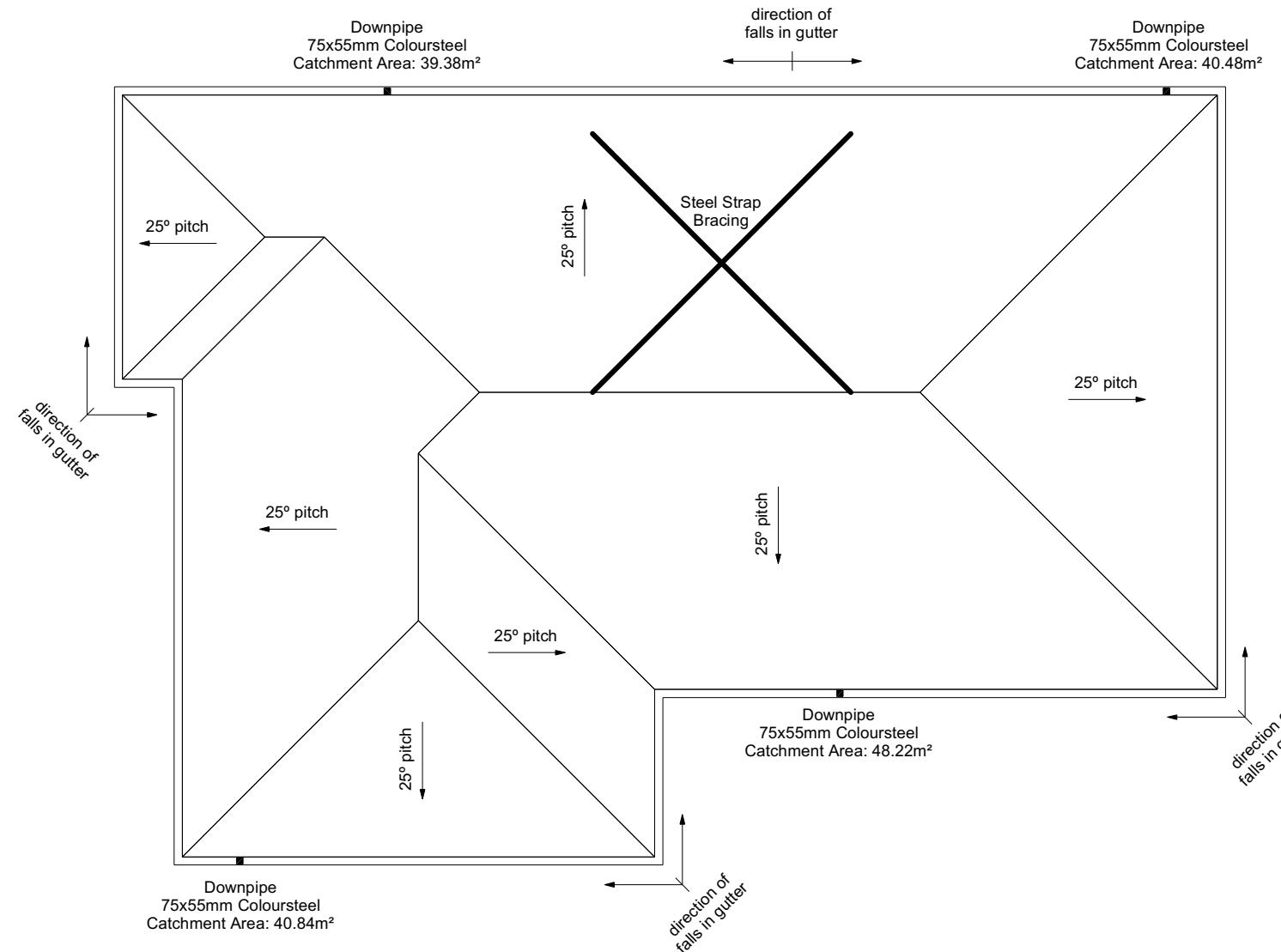
ROOF PLAN NOTES
Gutter: Coloured Steel Quad Gutter
Fascia: Coloured Steel 185 Fascia
Downpipes: Colorsteel Rectangular 75x55mm
Soffits: Hardiflex 4.5mm

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.



Christchurch City Council BCN/2023/1373
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22/08/2023 Lokuge, Priyangika

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Job Number:
173883

Original Plan:	Rifleman			
ROOF PLAN				
Sales: D Ryan	Drawn: M Glynn	QS: W Xian	Print Date: 22/08/2023	Scale: 1:100 @ A3

CONSENT PLANS

No.	Date:	Reason:
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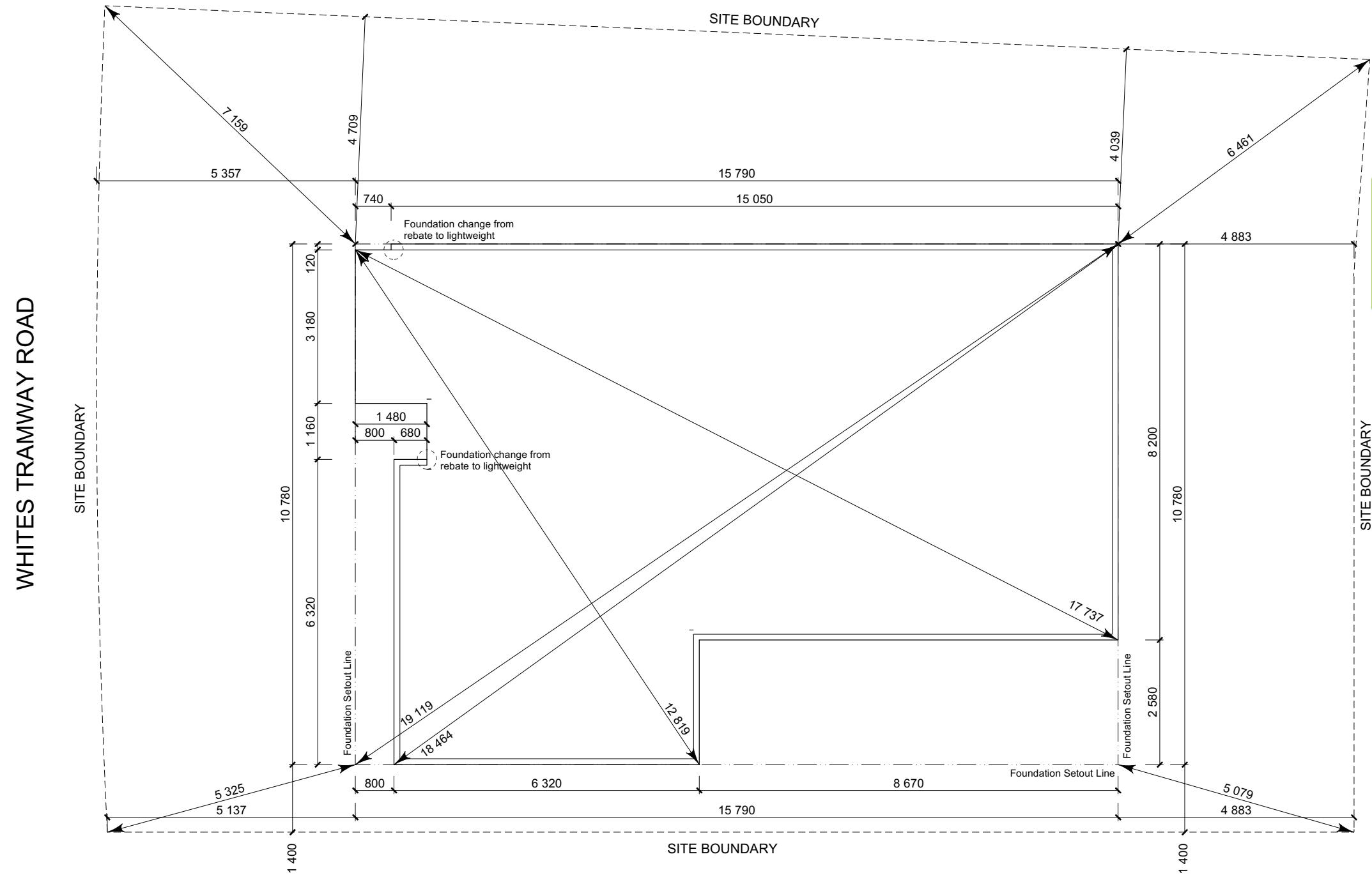
SET OUT PLAN NOTES

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

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

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

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



Christchurch
City Council 
BCN/2023/1373

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22/08/2023 Lokuge, Priyangika

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Zahra & Nathan Hepburn
Lot 30 - Kennedys Green
Whites Tramway Road
Halswell, Christchurch

Job Number:
173883

Original Plat
Rifleman

Sheet Name: **SETOUT DIMENSIONS**

CONSENT PLANS

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 thickening

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: 140.98m²
Perimeter: 54.50m
Ratio: 2.59

Christchurch
City Council 
BCN/2023/1373

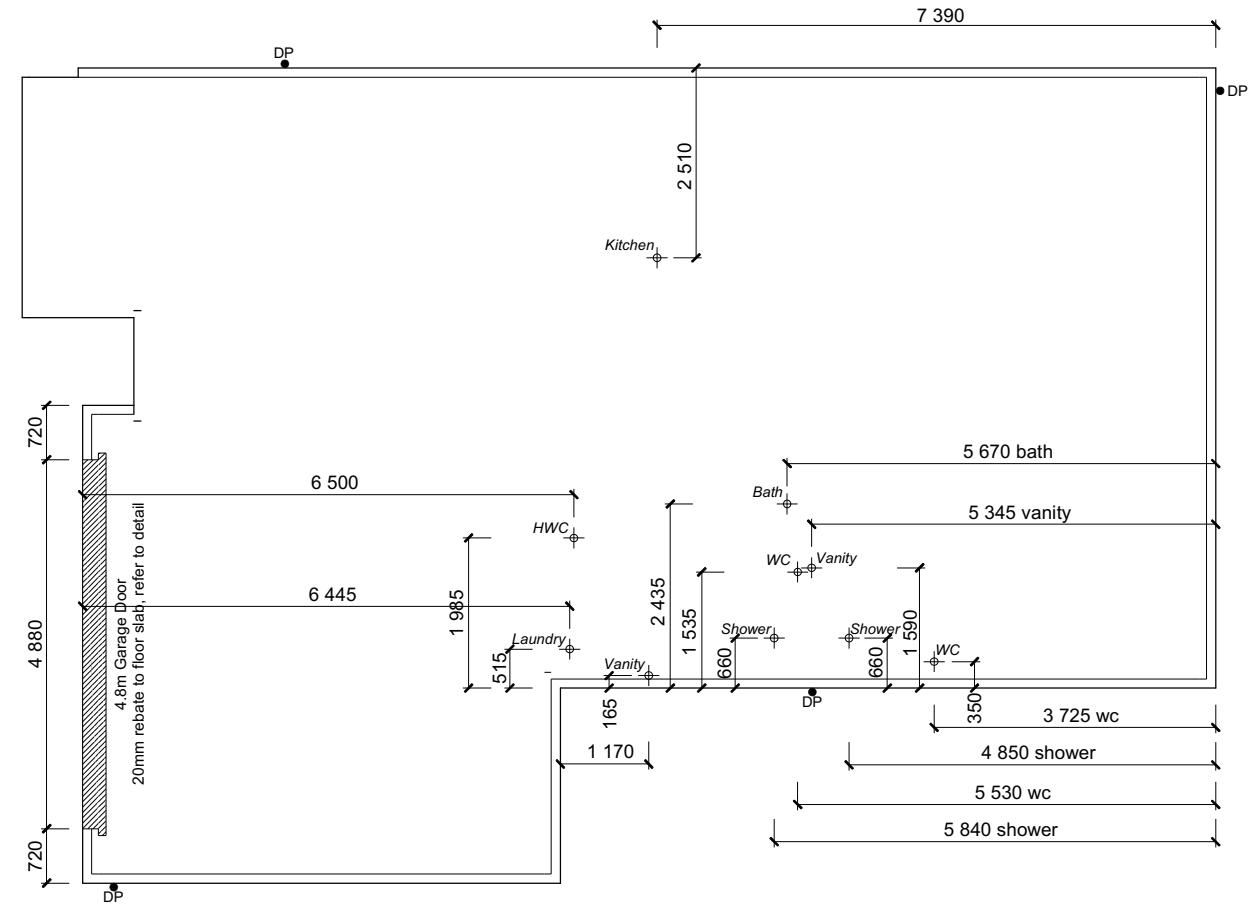
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Document

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**FFL +1.579m (RL +21.70m min. to the CCC Datum)
(+225mm min above natural ground)**

Refer to Engineers
Foundation Design



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Job Number:
173883

Original Plan

Sheet Name:

FOUNDATION PLAN

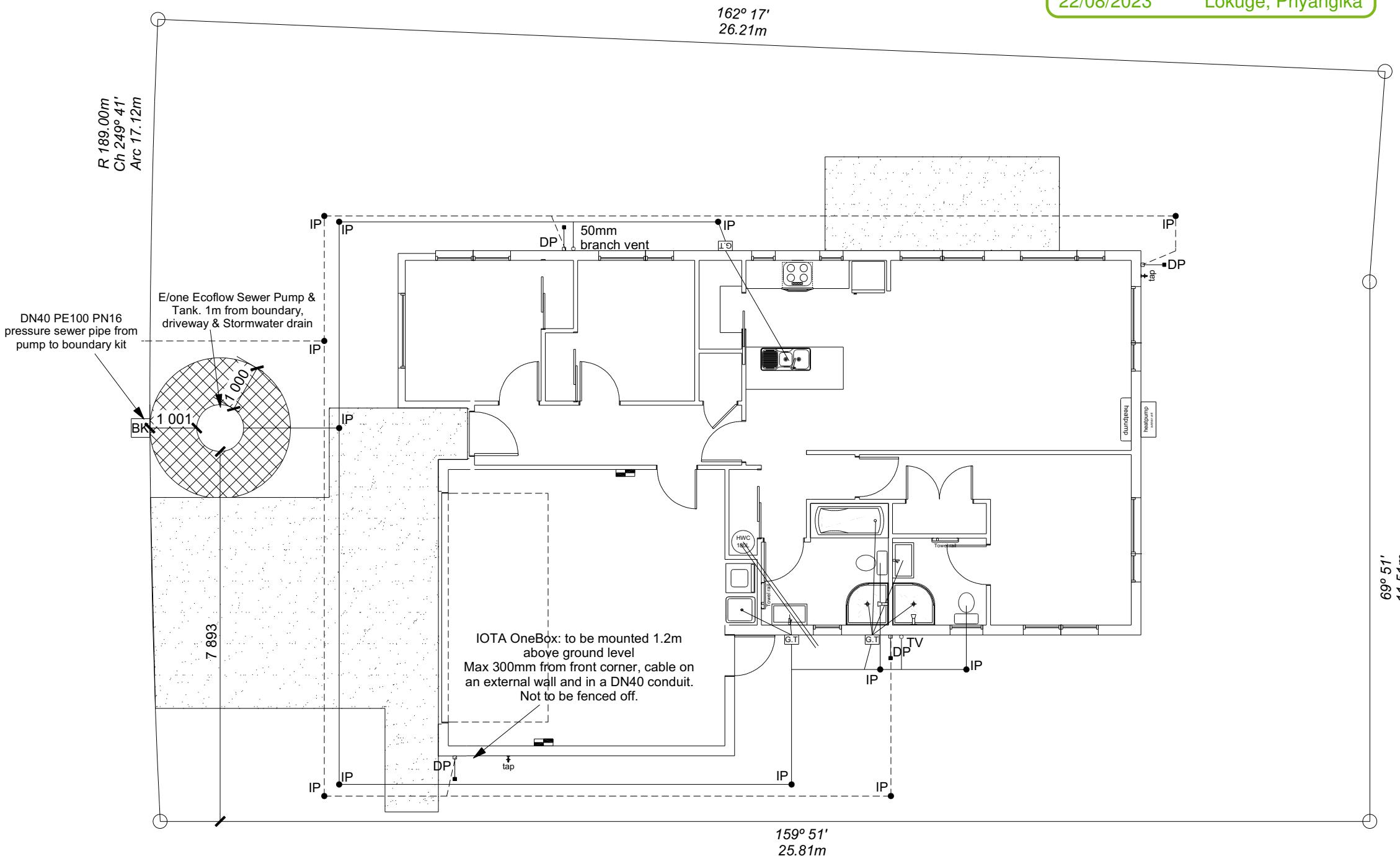
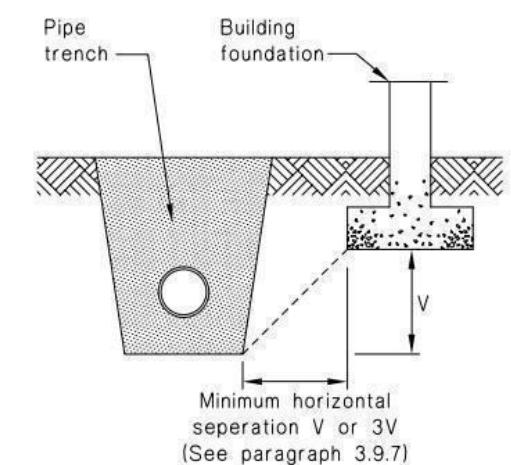
CONSENT PLANS		
No.	Date:	Reason:
1	16-03-2023	Initial Consent Plans

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of 24 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
Vent	Ø50mm
Heatpump	Drain over GT
ORG	Overflow Relief Gully
Hot water Cylinder	min 20mm Drain over GT
Notes:	All plumbing and drainage to comply with NZBC G13.
	ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of lowest fixture.
	Sewer & Stormwater to connect to existing connections.
	All drains passing through concrete, provide sleeve or wrap in durable and flexible to allow for expansion and contraction. (as per G13/AS2 5.8.1)
	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



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Lot 30 - Kennedys Green
Whites Tramway Road
Halswell, Christchurch

Job Number:
173883

Original Plan:
Rifleman

Sheet Name:
DRAINAGE PLAN

Sales:
D Ryan

Drawn:
M Glynn

QS:
W Xian

Print Date:
22/08/2023

Scale:
1:100 @ A3

CONSENT PLANS

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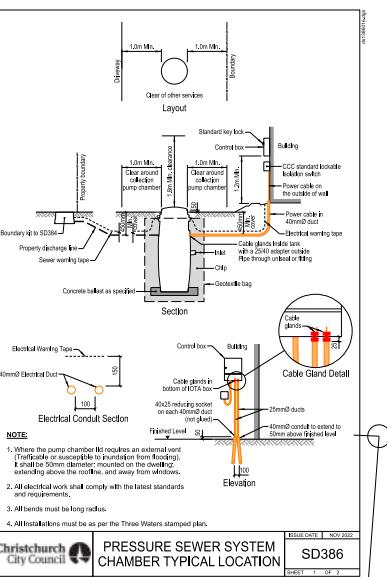
CCC Advice Note

Please refer this plan only for the pumped sewer system

A large red rectangular stamp with the word "ACCEPTED" in bold capital letters. In the center is a white rectangular box containing the date "21 - Apr - 2023". Below the stamp, the text "CITY WATER & WASTE" and "CHRISTCHURCH CITY COUNCIL" is printed in red. At the bottom, "BCN /2023/1373" and "Orr, Casey" are written in red.

- Notes:

 - Engineering acceptance for location of Council vested Aquatec or E/One pressure sewer tank and IOTA OneBox Control Panel.
Neither may be fenced off or relocated.
 - IOTA OneBox must be within visible access, mounted against external wall of dwelling, accessible, min. 1.2 m above ground.
 - Aquatec or E/One pressure sewer tank system must be installed by a Council Authorized Drainlayer with category approval for 'Pressure Sewer Tanks'.
 - Please provide 48 hours' notice (2 working days) prior to commencing with installation of the pressure sewer tank.
(Email George.Chapman@ccc.govt.nz).

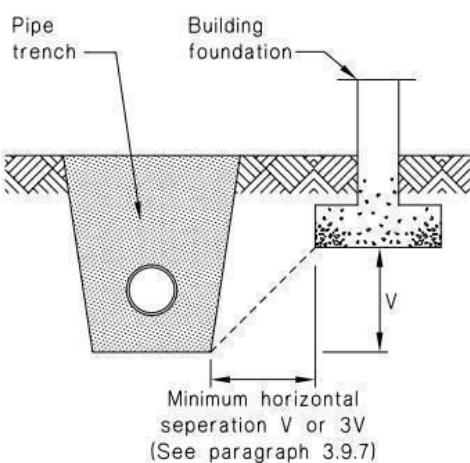


Plumbing Schedule	NZBC G13	
Kitchen		
Sink:	Ø50mm @1:40	(3 discharge units)
Bathrooms		
Vanity:	Ø40mm @ 1:40	(1 discharge units per basin)
Shower:	Ø40mm @1:40	(2 discharge units)
Bath:	Ø40mm @1:40	(4 discharge units)
WC:	Ø100mm @1:40	(4 discharge units)
Laundry Sink:	Ø40mm @1:30	(5 discharge units)
Drainage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

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

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

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



**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**



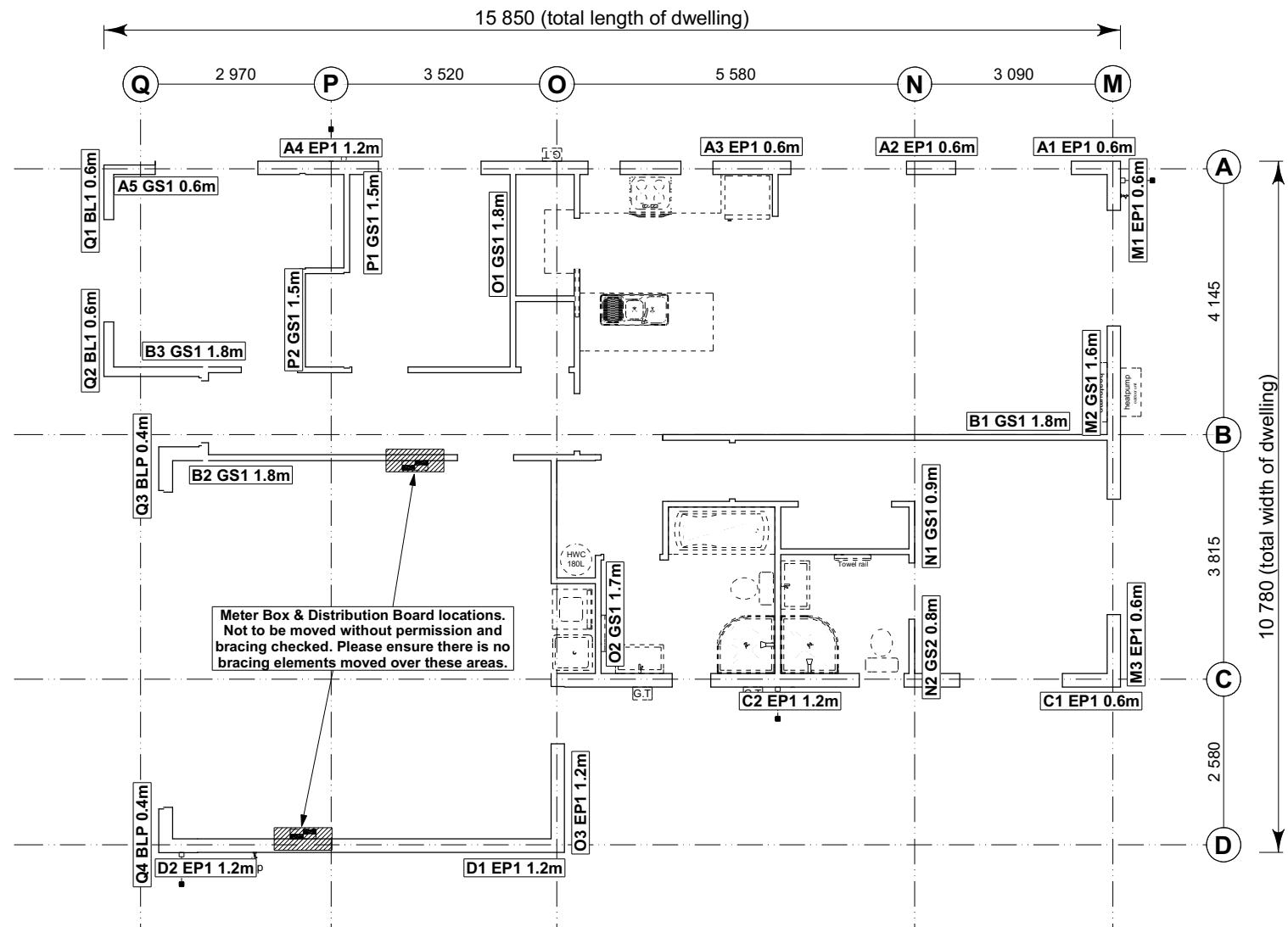
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TKR Developments Limited
Lot 30 - Kennedys Green
Whites Tramway Road
Halswell, Christchurch

Job Number:	Original Plan:		Sheet Name:		
170718	Rifleman		DRAINAGE PLAN		
Sales: R Gould	Drawn: M Glynn	QS: A Villanueva	Print Date: 19-Apr-23	Scale: 1:100	@ A



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 fixings(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
- [B] ← Brace Length
- [C] ← Brace Type
- [D] ← Brace Number

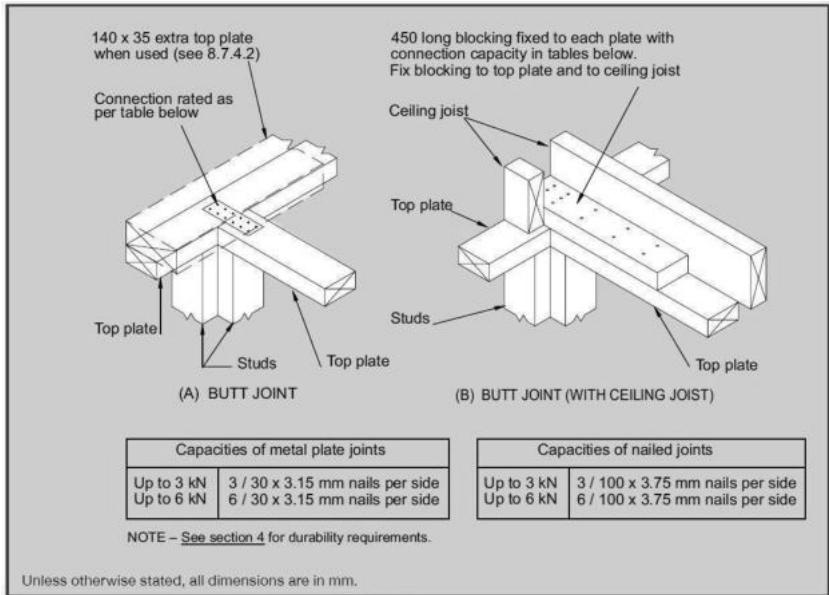


Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

Single Level Along Resistance Sheet

Job Name: Hepburn

Wind EQ

Demand

537 848

Achieved

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BU)	EQ (BU)	1211	1259
A	1	0.60		2.4	EP1 0.6	Ecopy®	57	63	225%	148%
	2	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	3	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	4	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	5	0.60		2.4	GS1-N	GIB®	34	35		
B	1	1.80		2.4	GS1-N	GIB®	124	108	349 OK	386 OK
	2	1.80		2.4	GS1-N	GIB®	124	108		
	3	1.80		2.4	GS1-N	GIB®	124	108		
C	1	0.60		2.4	EP1 0.6	Ecopy®	57	63	373 OK	324 OK
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162		
D	1	1.20		2.4	EP1 1.2	Ecopy®	144	162	201 OK	225 OK
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162		

Single Level Across Resistance Sheet

Job Name: Hepburn

Wind EQ

Demand

758 848

Achieved

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BU)	EQ (BU)	1157	1118
M	1	0.60		2.4	EP1 0.6	Ecopy®	57	63	153%	132%
	2	1.60		2.4	GS1-N	GIB®	110	96		
	4	0.60		2.4	EP1 0.6	Ecopy®	57	63		
N	1	0.90		2.4	GS1-N	GIB®	57	53	224 OK	222 OK
	2	0.80		2.4	GS2-N	GIB®	68	61		
O	1	1.80		2.4	GS1-N	GIB®	124	108	125 OK	115 OK
	2	1.70		2.4	GS1-N	GIB®	117	102		
	3	1.20		2.4	EP1 1.2	Ecopy®	144	162		
P	1	1.50		2.4	GS1-N	GIB®	104	90	386 OK	372 OK
	2	1.50		2.4	GS1-N	GIB®	104	90		
Q	1	0.60		2.4	BL1-H	GIB®	59	61	207 OK	180 OK
	2	0.60		2.4	BL1-H	GIB®	59	61		
	3	0.40		2.4	BLP-H	GIB®	48	54		
	4	0.40		2.4	BLP-H	GIB®	48	54		

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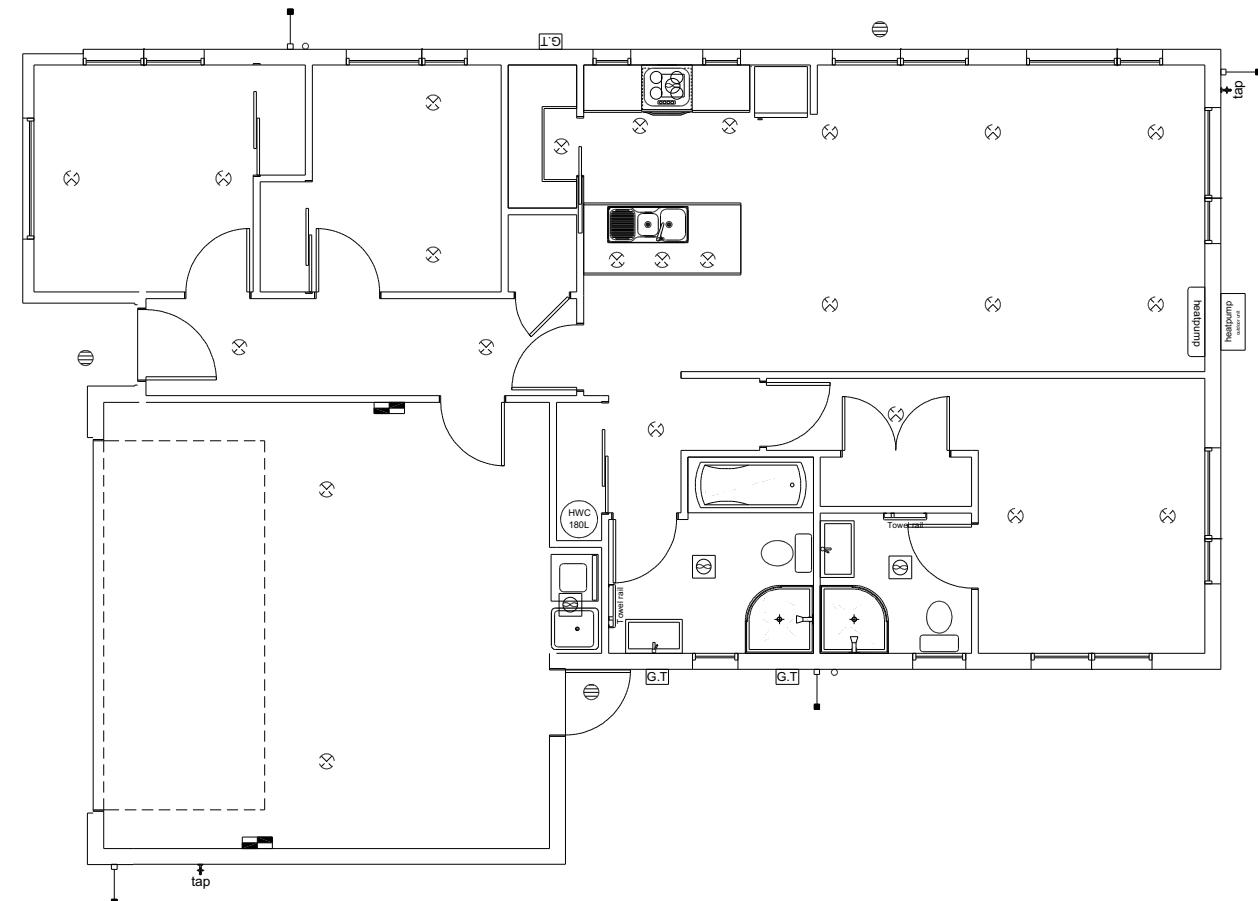
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Zahra & Nathan Hepburn
Lot 30 - Kennedys Green
Whites Tramway Road
Halswell, Christchurch

Job Number: **173883**
Original Plan: **Rifleman**
Sheet Name: **BRACING PLAN**
Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 22/08/2023 Scale: 1:100 @ A3

CONSENT PLANS

No.	Date:	Reason:
1	16-03-2023	Initial Consent Plans



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

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

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Lot 30 - Kennedys Green
Whites Tramway Road
Halswell, Christchurch

Job Number:
173883

Original Plan:
Rifleman

Sheet Name:
LIGHTING PLAN

Sales: D Ryan	Drawn: M Glynn	QS: W Xian	Print Date: 22/08/2023	Scale: 1:100 @ A3
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CONSENT PLANS

No.	Date:	Reason:
1	16-03-2023	Initial Consent Plans

Sheet No.:
12

of 24 sheets

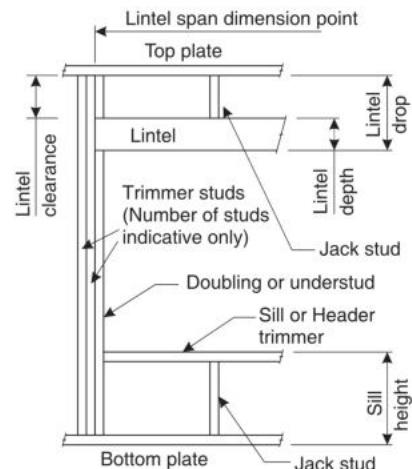
LINTEL FIXING SCHEDULE ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

01/2017

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 ²	G	G	H	G	G	H
11.6m ²	G	H	H	G	G	H
12.1m ²	G	H	H	G	H	H
15.3m ²	H	H	-	G	H	H
19.1m ²	H	-	-	G	H	-
20.9m ²	H	-	-	H	H	-
21.8m ²	H	-	-	H	-	-
34.3m ²	-	-	-	H	-	-

NOTES:

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

All dimensions are to be checked and confirmed prior to any construction
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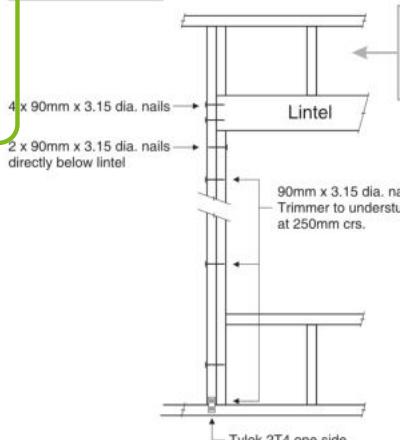
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Christchurch City Council
BCN/2023/1373
Approved Building Consent Document
22/08/2023 Lokuge, Priyangika

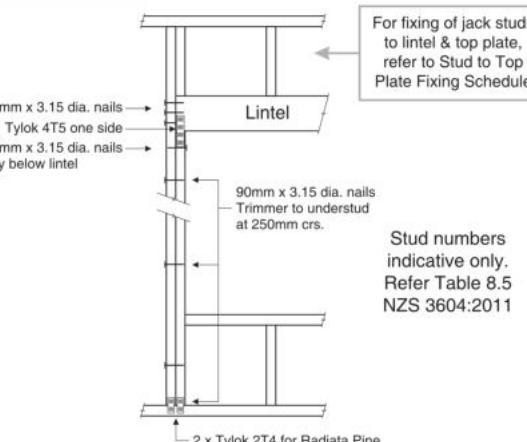
LINTEL FIXING OPTIONS

TYPE E
1.4kN



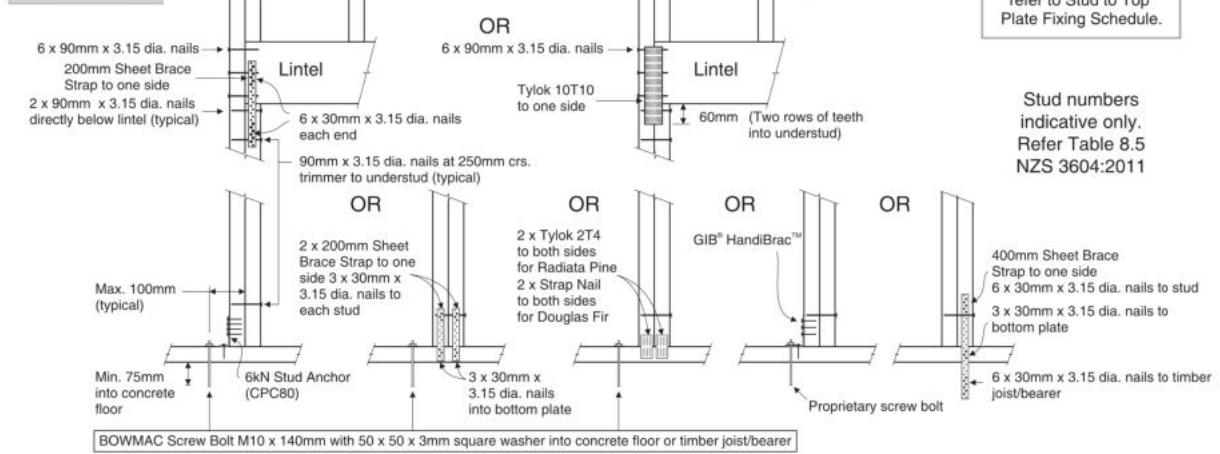
For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule

TYPE F
4.0kN



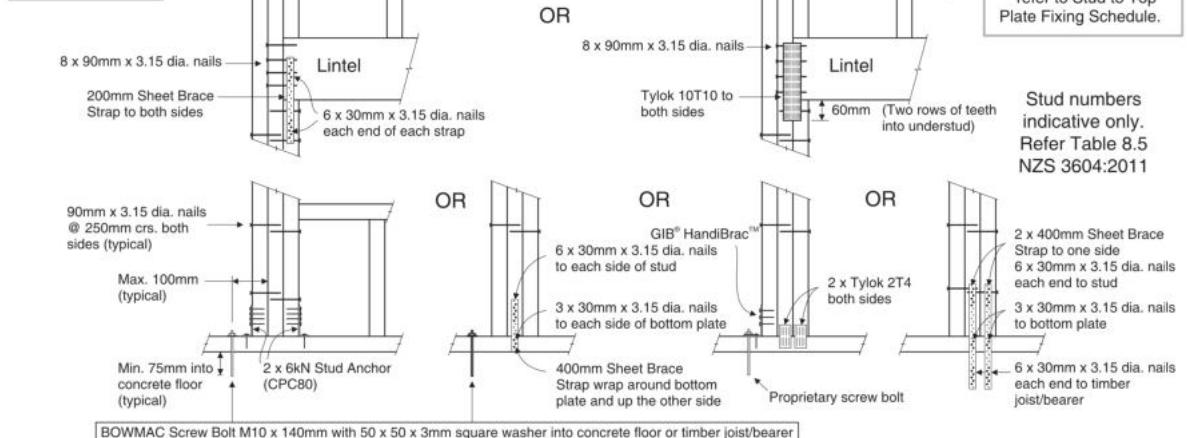
For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule

TYPE G
7.5kN



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

TYPE H
13.5kN



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

Zahra & Nathan Hepburn
Lot 30 - Kennedys Green
Whites Tramway Road
Halswell, Christchurch

Job Number:
173883

Original Plan:
Rifleman

Sheet Name:
FRAMING DETAILS

CONSENT PLANS

No.	Date:	Reason:
1	16-03-2023	Initial Consent Plans

Sheet No.:
13

of 24 sheets



08/2017

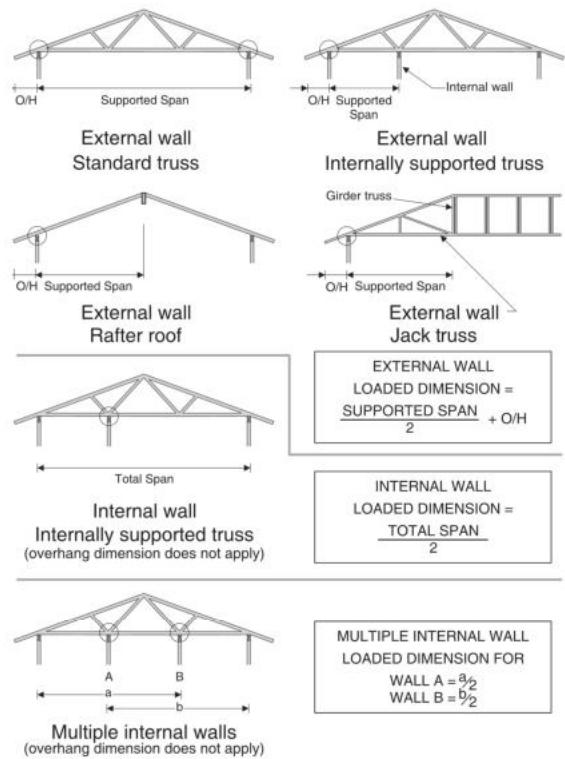
STUD TO TOP PLATE FIXING SCHEDULE

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

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

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Lot 30 - Kennedys Green
Whites Tramway Road
Halswell, Christchurch

Job Number:
173883

Original Plan: Rifleman	Sheet Name: FRAMING DETAILS			
Sales: D Ryan	Drawn: M Glynn	QS: W Xian	Print Date: 22/08/2023	Scale: NTS @ A3

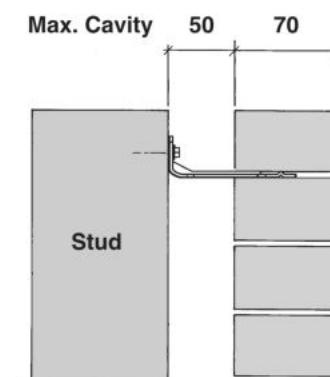
CONSENT PLANS

No.	Date:	Reason:
1	16-03-2023	Initial Consent Plans

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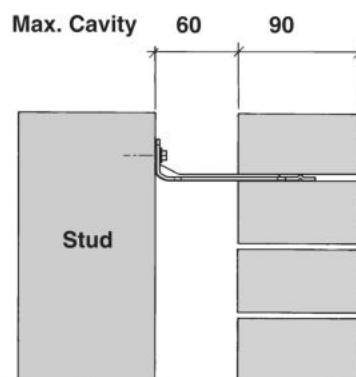
of 24 sheets

70 SERIES BRICK



Screw Tie Short
(85mm)

90 SERIES BRICK



Screw Tie Long
(105mm)

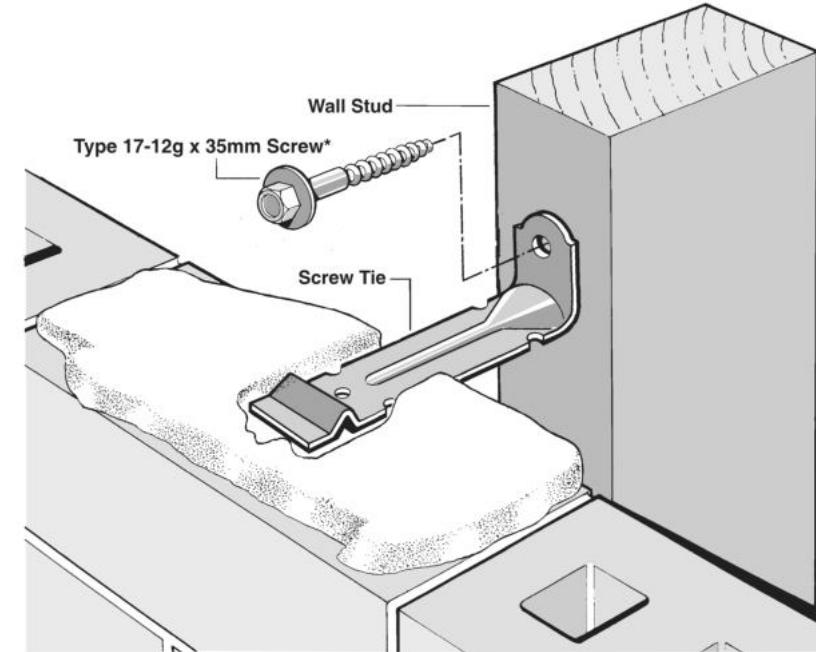
- All brick work must be constructed in accordance with NZS 4210:2001 Masonry Construction: Materials and Workmanship. Screw Ties must be applied accordingly and are not to be hammered into timber framing.
- Water shedding shoulder prevents transfer of the moisture from tie to building.
- Nail hole for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

MATERIALS
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.

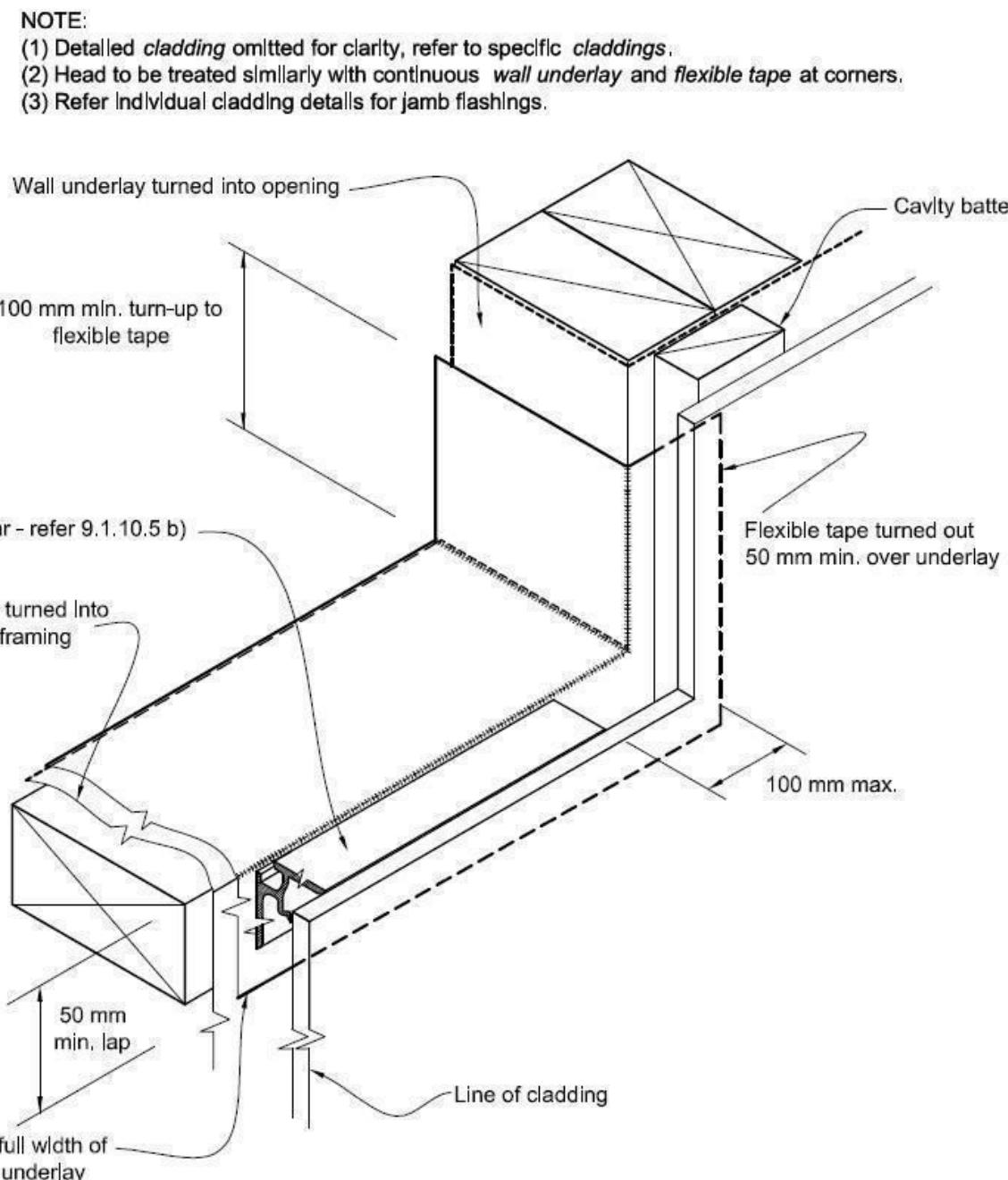
SCREW TIES FOR BRICK VENEER FIXING

- 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



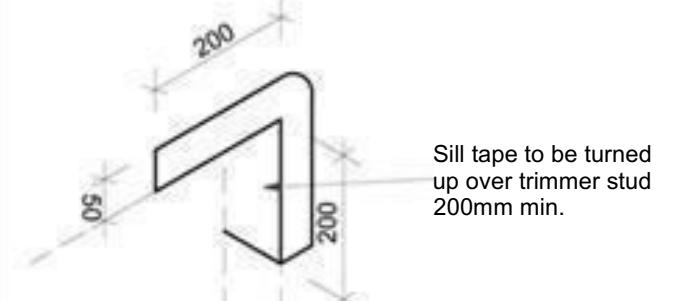
***NOTE:**
Use longer screws for fixing through Rigid Air Barrier (RAB). Maintain 35mm embedment in studs.

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

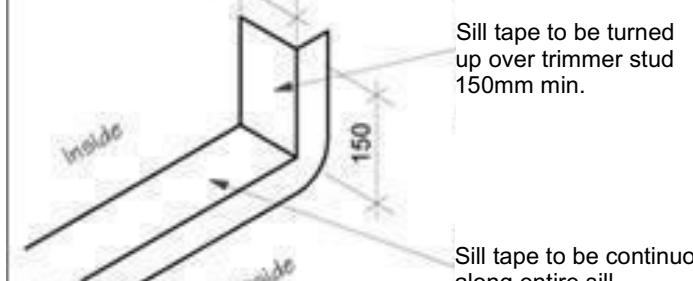


Where windows extend to soffit, flashing tape is to be fixed prior to ribbon board being fixed to framing.

Detail Tape Location to Wall Openings



Sill tape to be turned up over trimmer stud 200mm min.



Sill tape to be turned up over trimmer stud 150mm min.

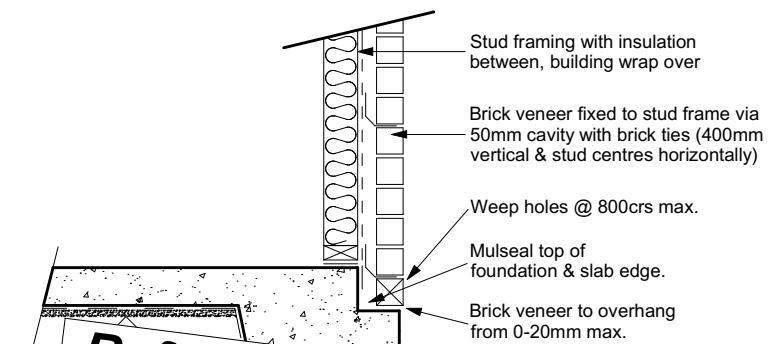


Sill tape to be continuous along entire sill

Trim all building wrap to finish flush with inside face of stud frame wall

Sill Tape Flashing Detail

No.	Date:	Reason:
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Refer to Specific Foundation Detail

Brick Veneer Foundation
Scale 1:20

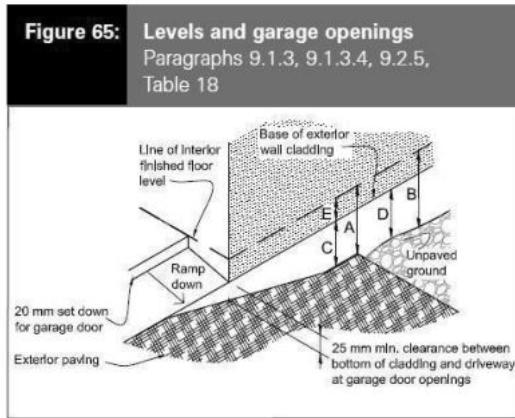


Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

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

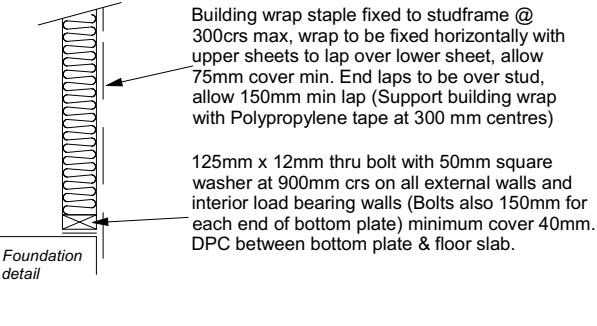
NOTE: 1) Refer to NZS 3604 for requirements.
2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.

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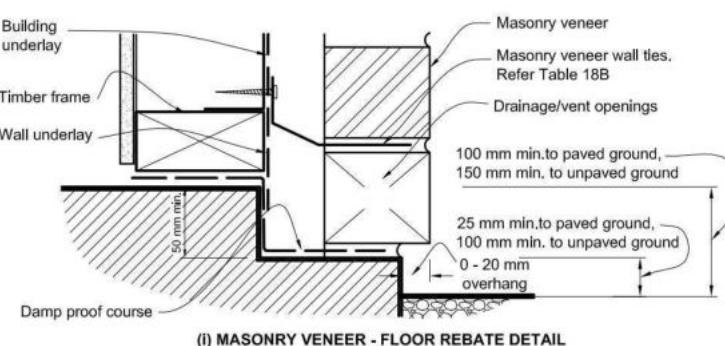


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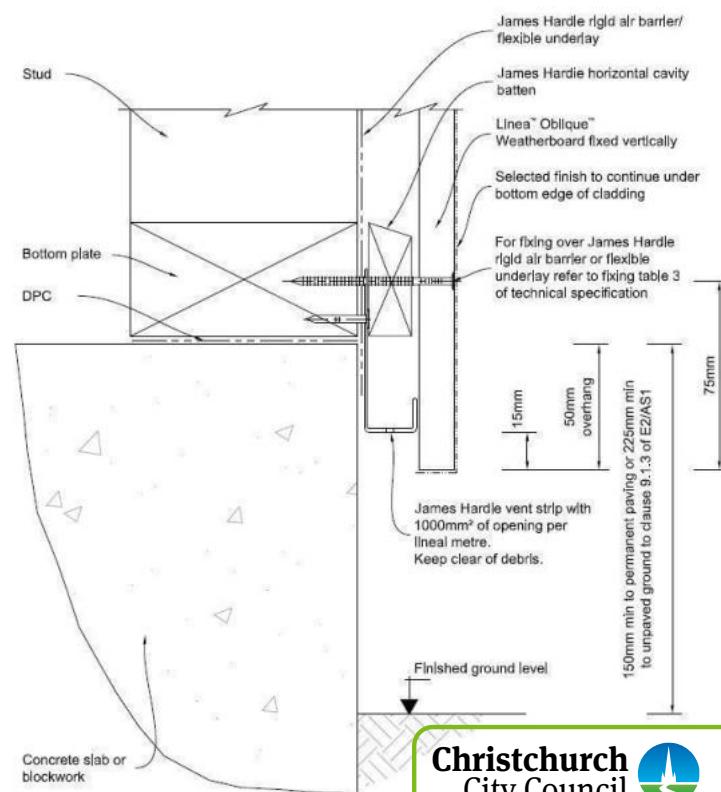
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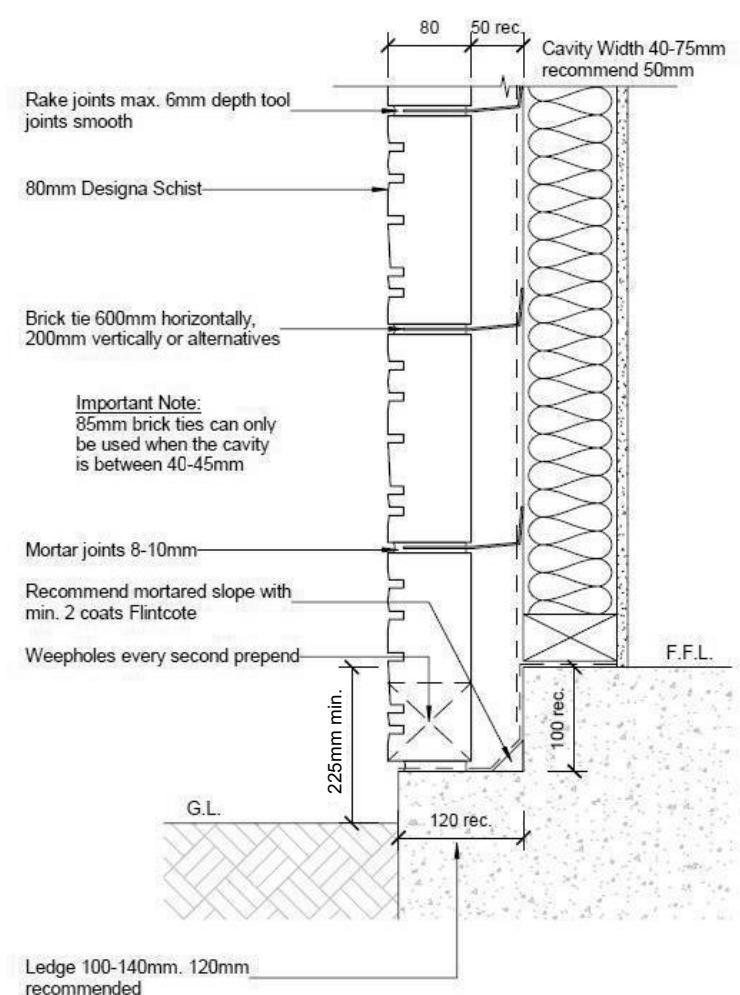
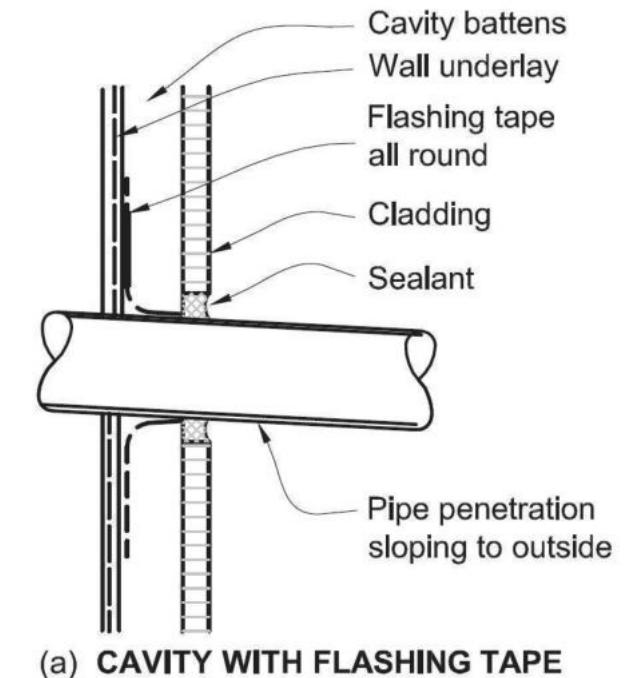
Stud framing to slab
Scale 1:20



(i) MASONRY VENEER - FLOOR REBATE DETAIL



Christchurch City Council
BCN/2023/1373
Approved Building Consent Document
22/08/2023 Lokuge, Priyangika



Zahra & Nathan Hepburn
Lot 30 - Kennedys Green
Whites Tramway Road
Halswell, Christchurch

Job Number:
173883

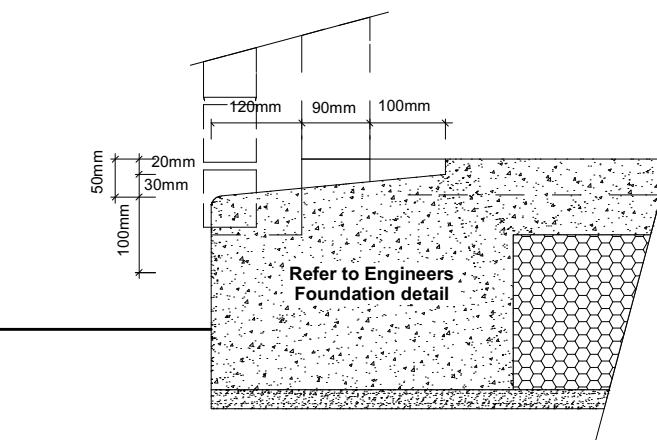
Original Plan:
Rifleman

Sheet Name:
CONSTRUCTION DETAILS

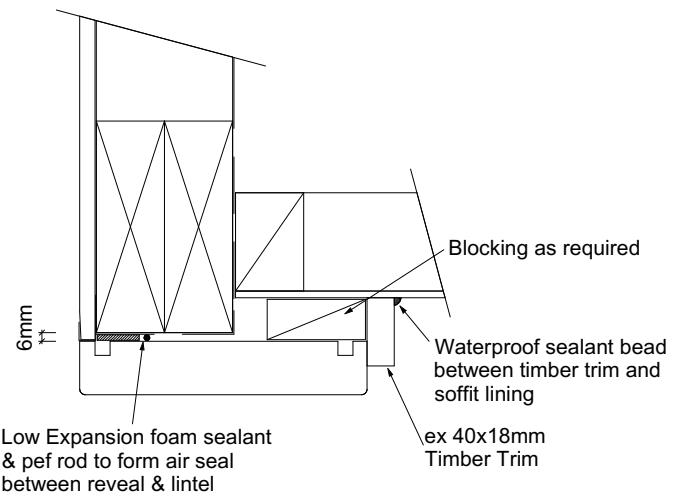
CONSENT PLANS

No. Date: Reason:
1 16-03-2023 Initial Consent Plans

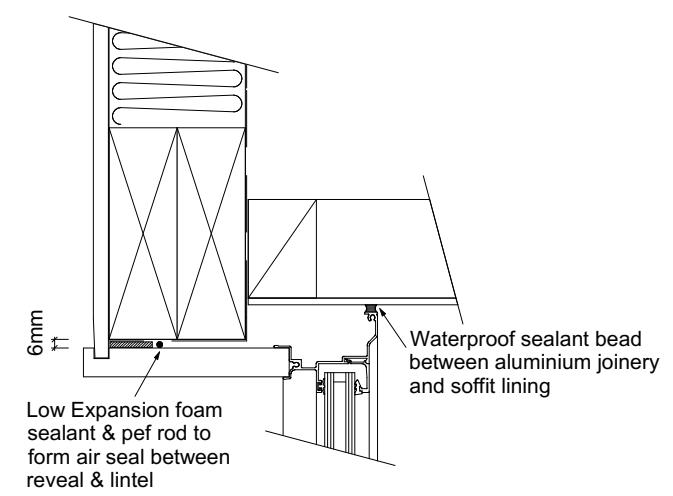
Sheet No.:
16
of 24 sheets



Garage Door Rebate Details
Scale 1:10



Garage Door Head to Soffit
Scale 1:5



Window Head to Soffit Detail
Scale 1:5

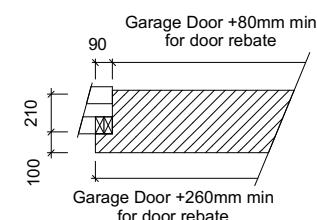
9.1.10.8 Attachments for windows and doors

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:

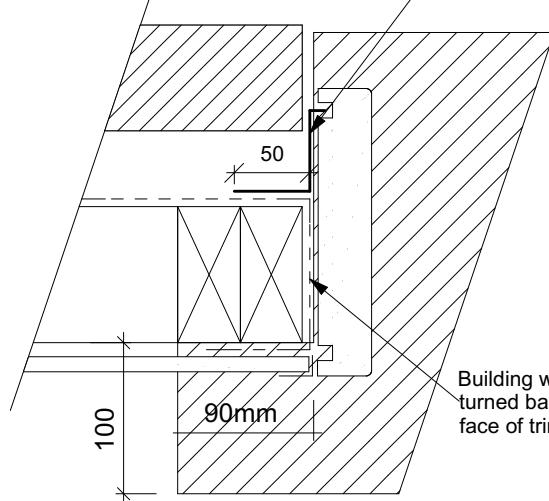
- Maximum 450 mm centres along sills, jambs and heads, and

- Maximum 150 mm from reveal ends.

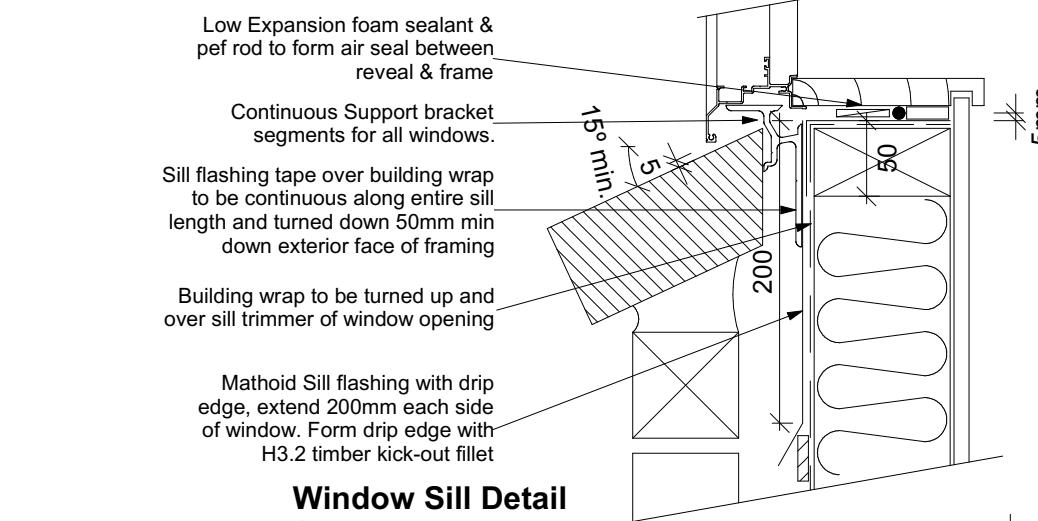
Install packers between reveals and framing at all fixing points, except between head reveals and lintels.



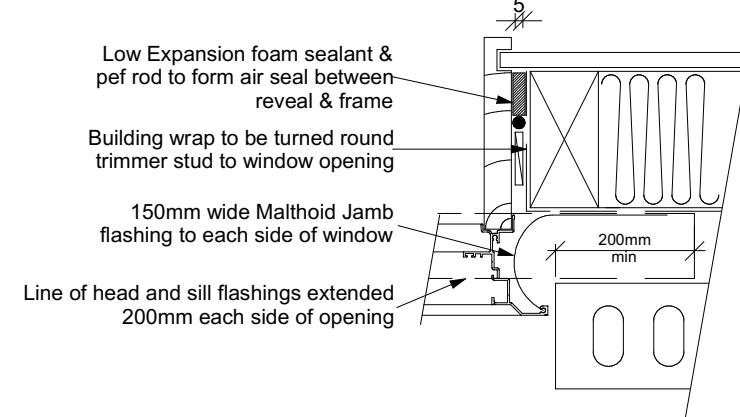
Masons 40 Below flashing tape to garage door reveal/Schist junction, Detail tape flashing to be returned into reveal rebate.



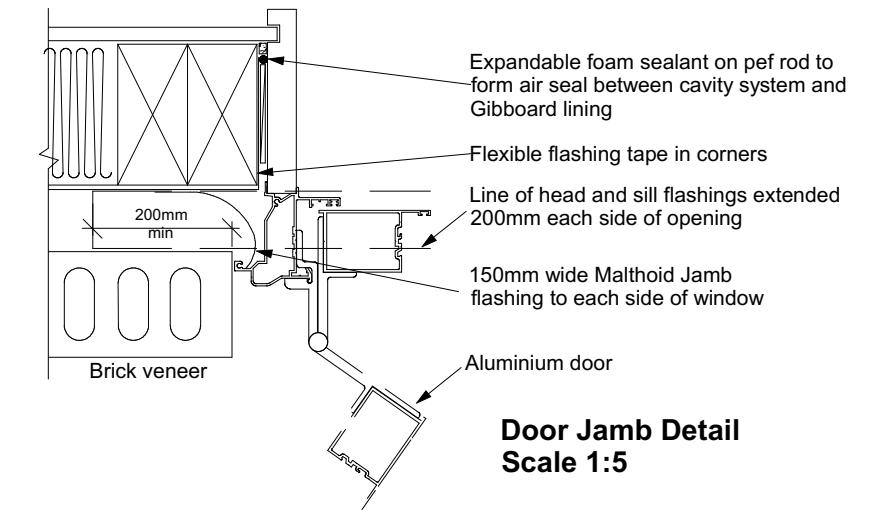
Garage Door Jamb Detail
Scale 1:5



Window Sill Detail
Scale 1:5



Window Jamb Detail
Scale 1:5



Door Jamb Detail
Scale 1:5

All dimensions are to be checked and confirmed prior to any construction
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TKR Homes Ltd.
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Christchurch 8443
P: +64 3 342 7788

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Zahra & Nathan Hepburn
Lot 30 - Kennedys Green
Whites Tramway Road
Halswell, Christchurch

Job Number:
173883

Original Plan:
Rifleman

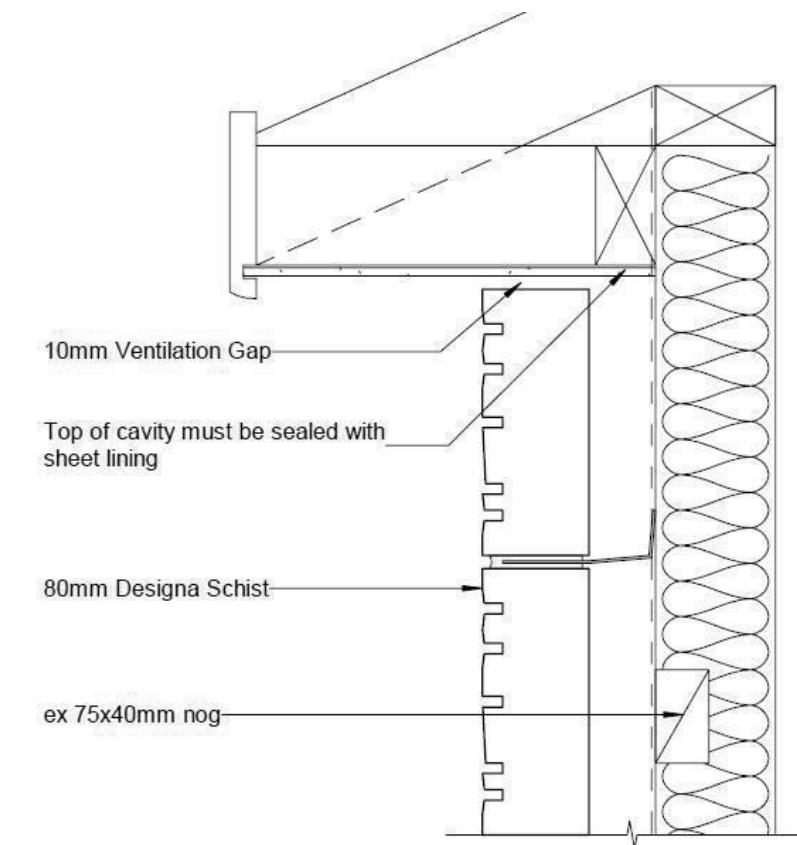
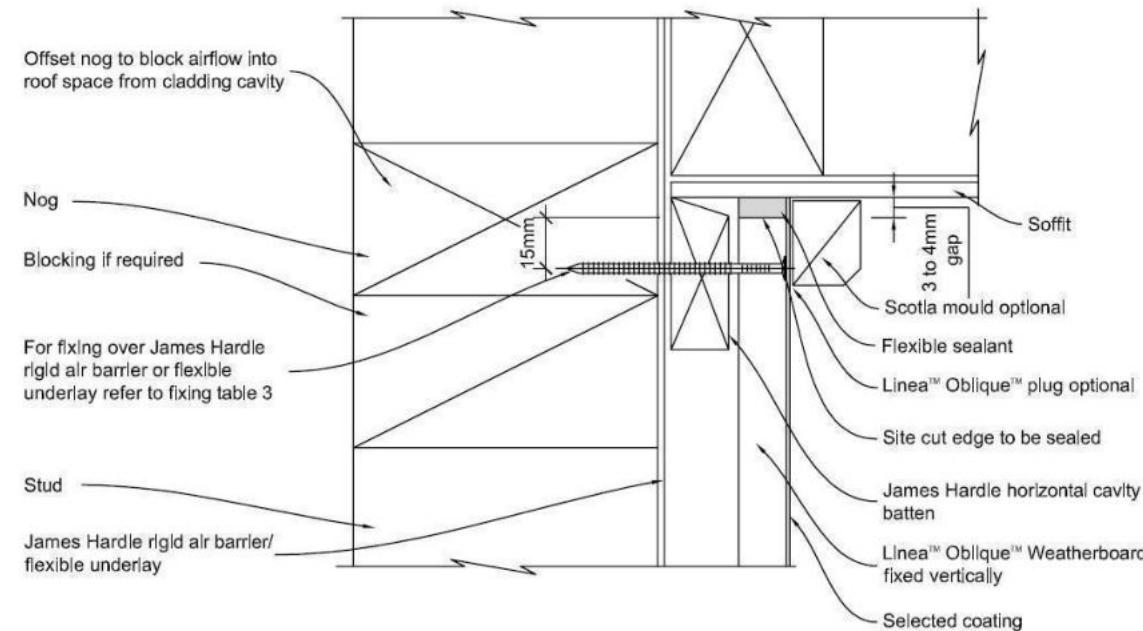
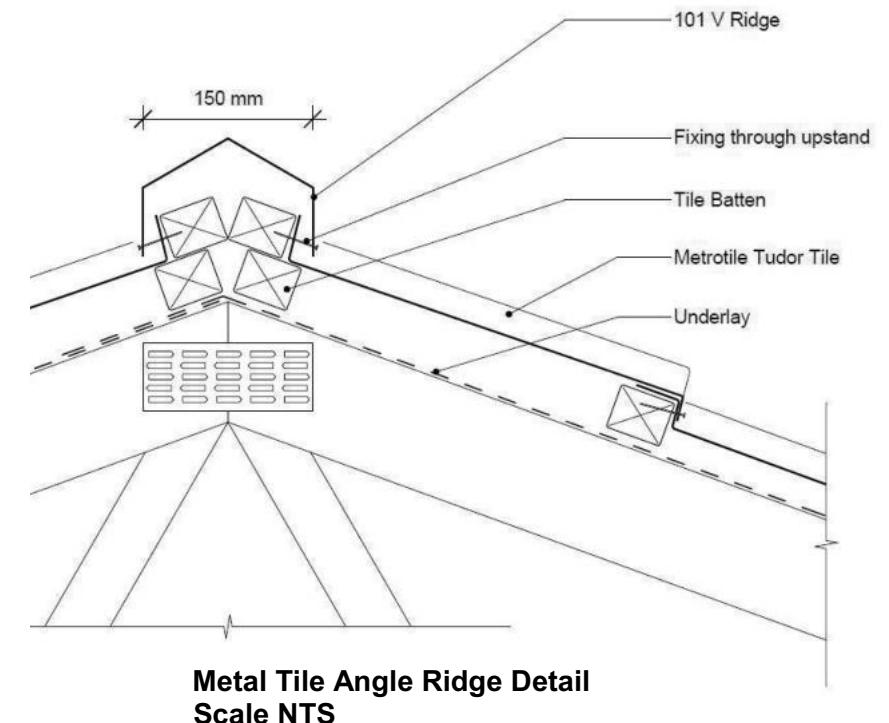
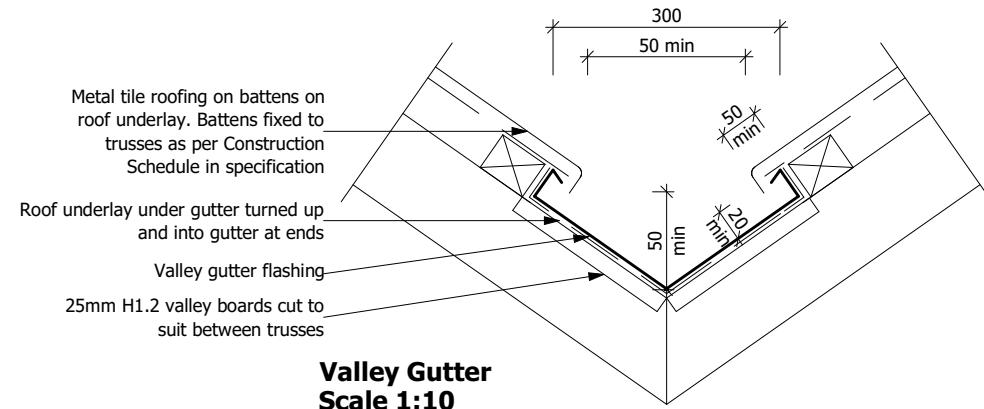
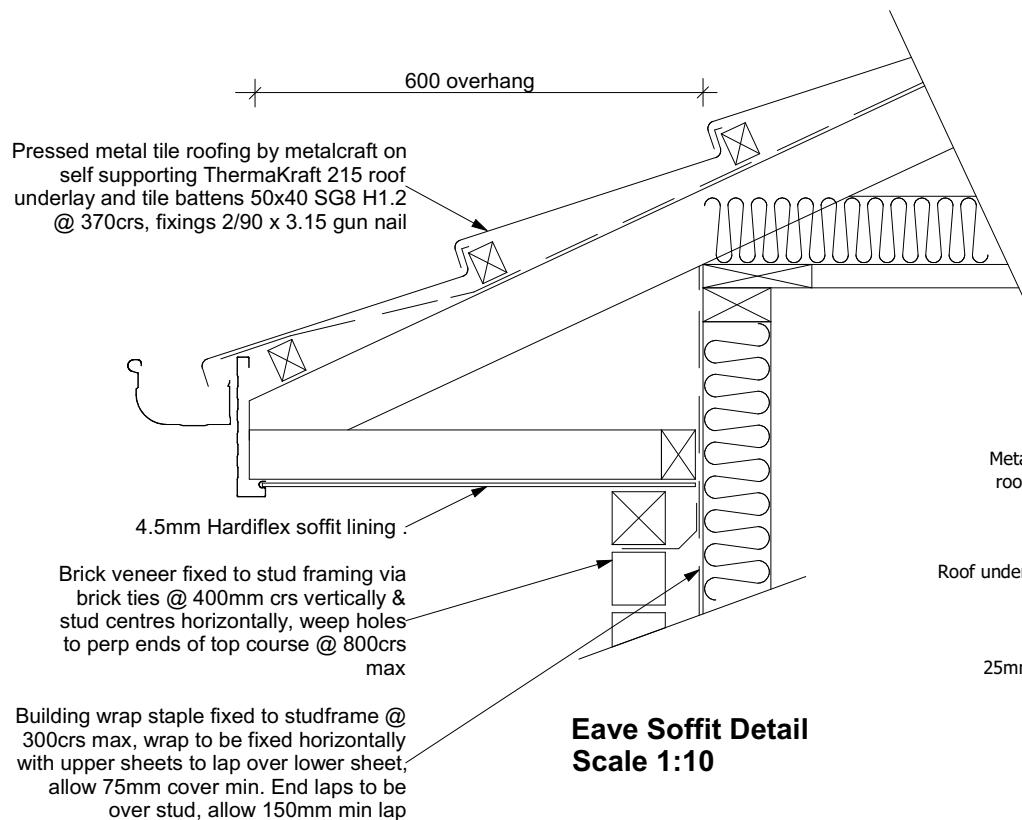
Sheet Name:
CONSTRUCTION DETAILS

CONSENT PLANS

No.	Date:	Reason:
1	16-03-2023	Initial Consent Plans

Sheet No.:
17

of 24 sheets



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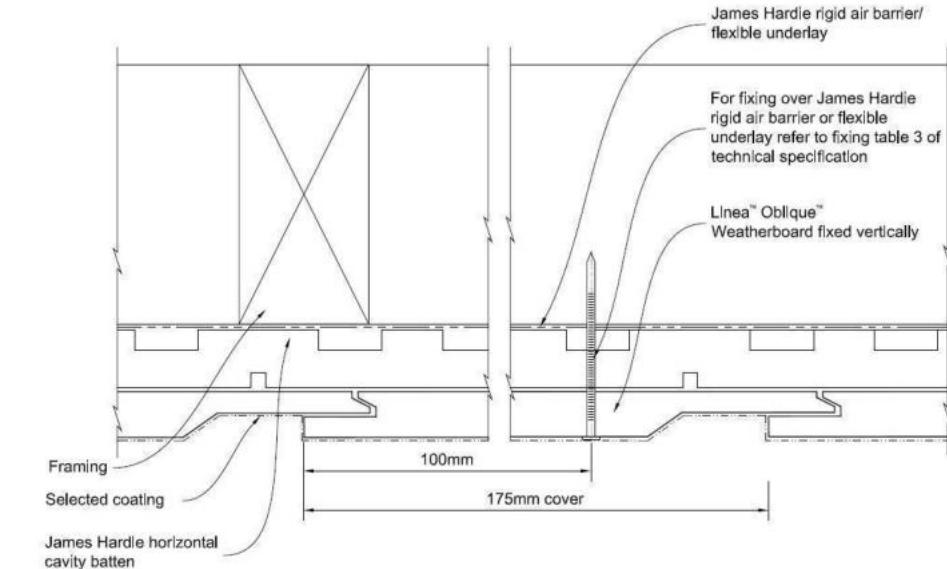
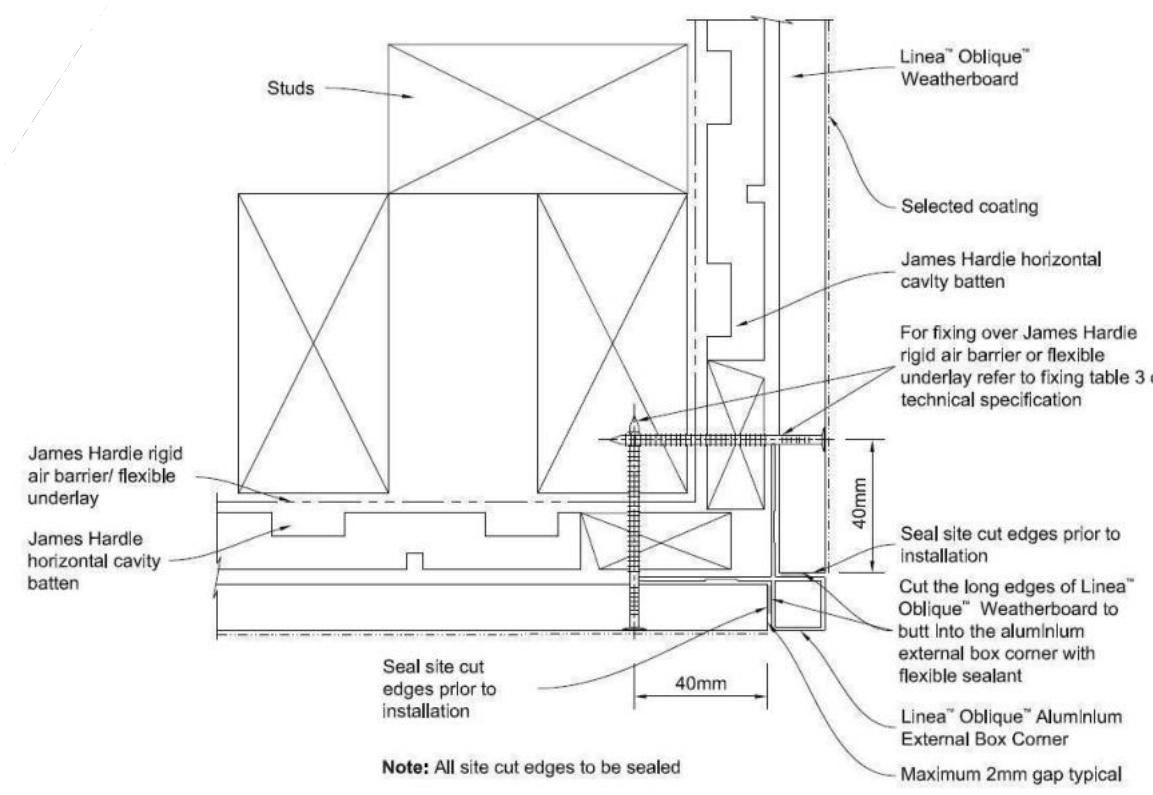
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CONSTRUCTION DETAILS

CONSENT PLANS

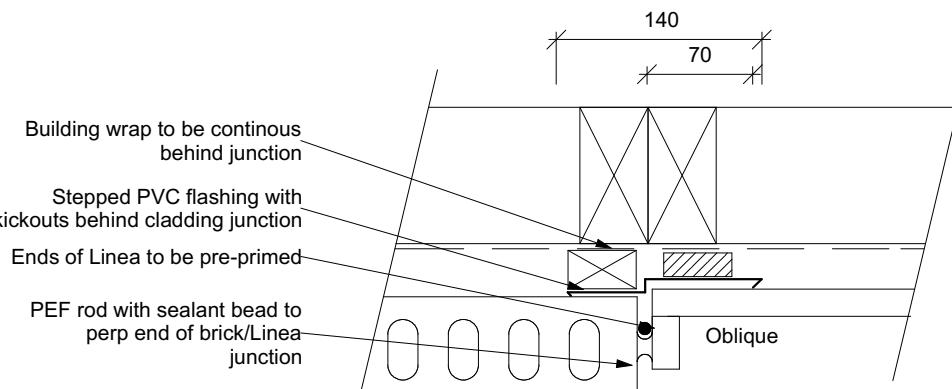
No.	Date:	Reason:
1	16-03-2023	Initial Consent Plans

Sheet No.:
18

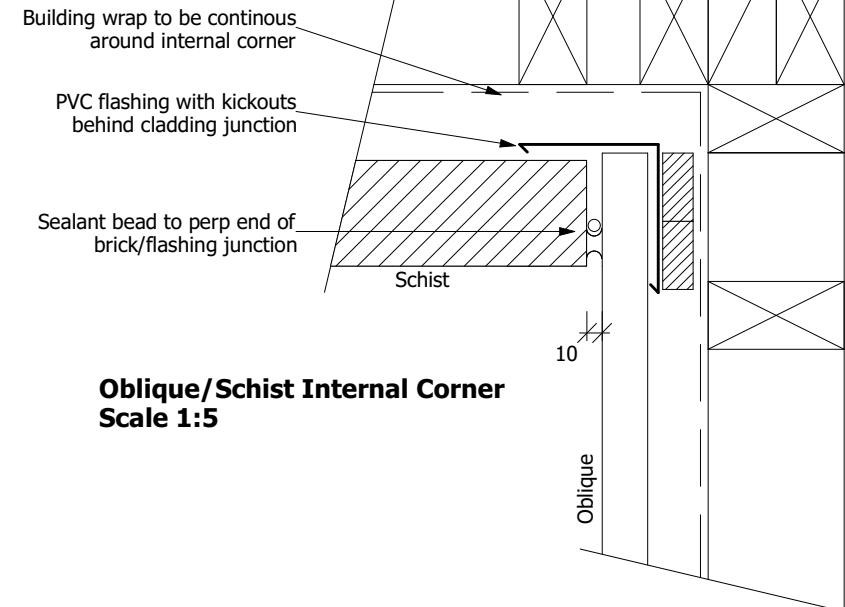
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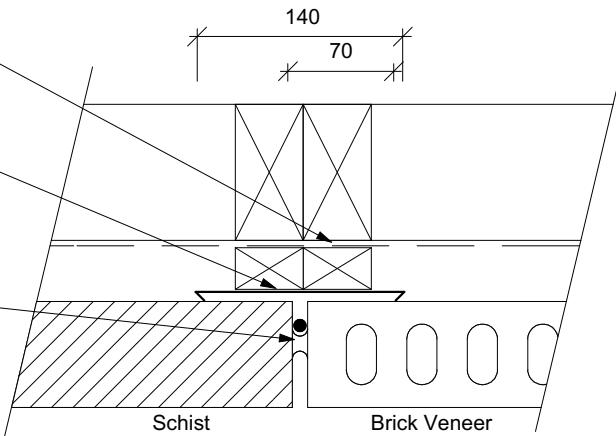
Christchurch City Council  **BCN/2023/1373**
Approved Building Consent Document
22/08/2023 Lokuge, Priyangika



Oblique/Brick Vertical Junction
Scale 1:5



Oblique/Schist Internal Corner
Scale 1:5



Schist / Brick Veneer
Vertical Junction
Scale 1:5

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Zahra & Nathan Hepburn
Lot 30 - Kennedys Green
Whites Tramway Road
Halswell, Christchurch

Job Number:
173883

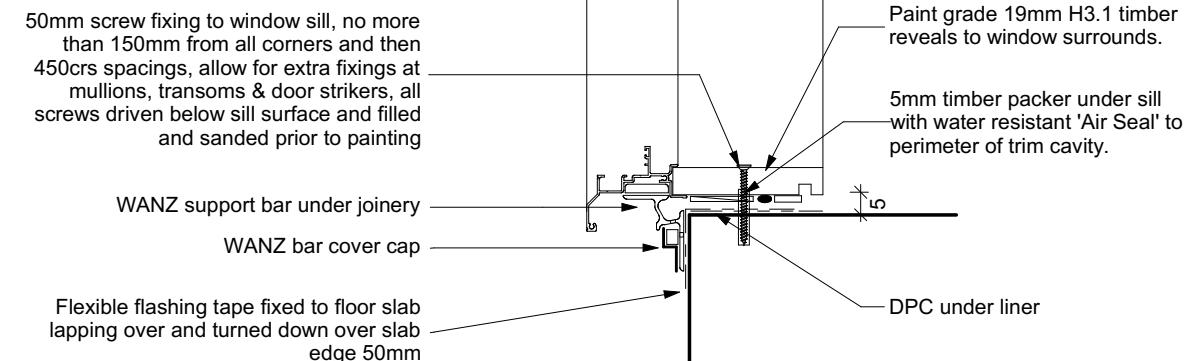
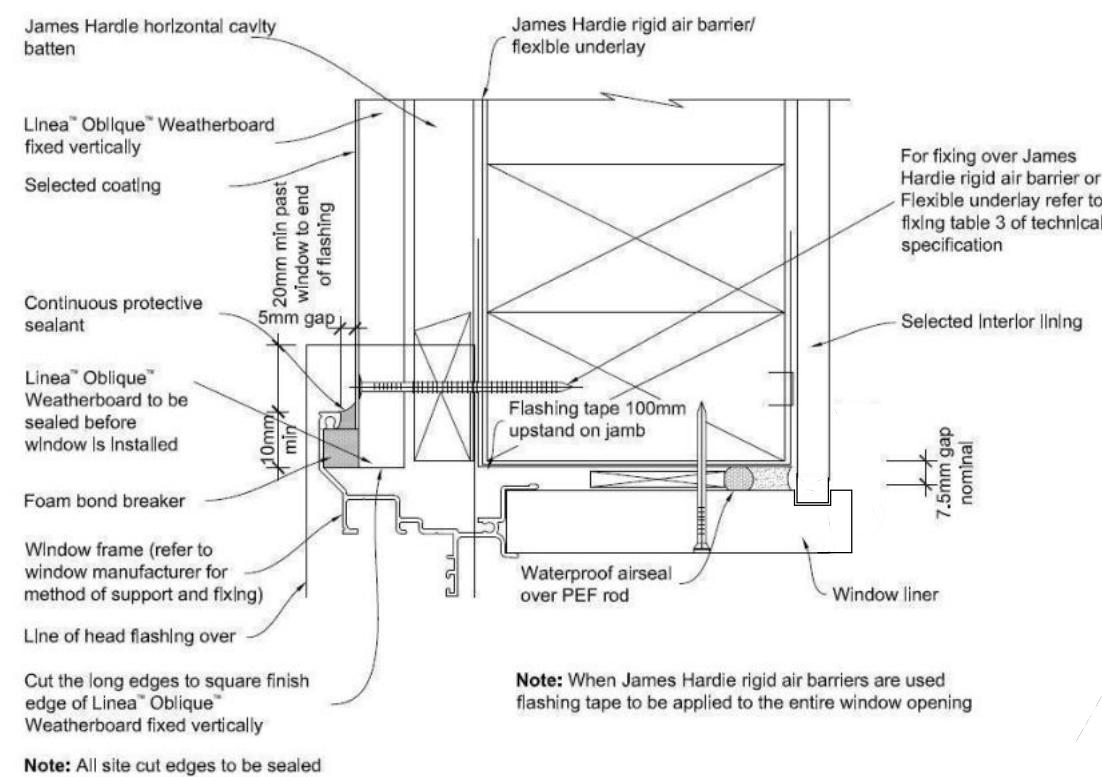
Original Plan:
Rifleman

Sheet Name:
CONSTRUCTION DETAILS

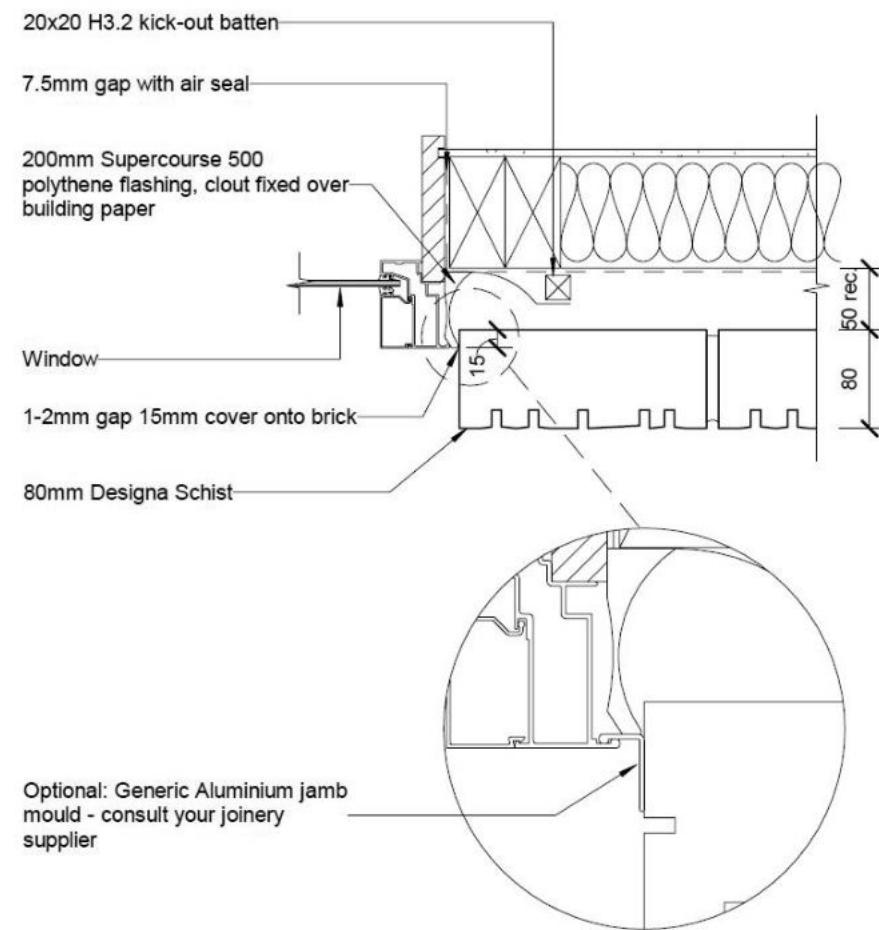
CONSENT PLANS

No.	Date:	Reason:
1	16-03-2023	Initial Consent Plans

Sheet No.:
19
of 24 sheets

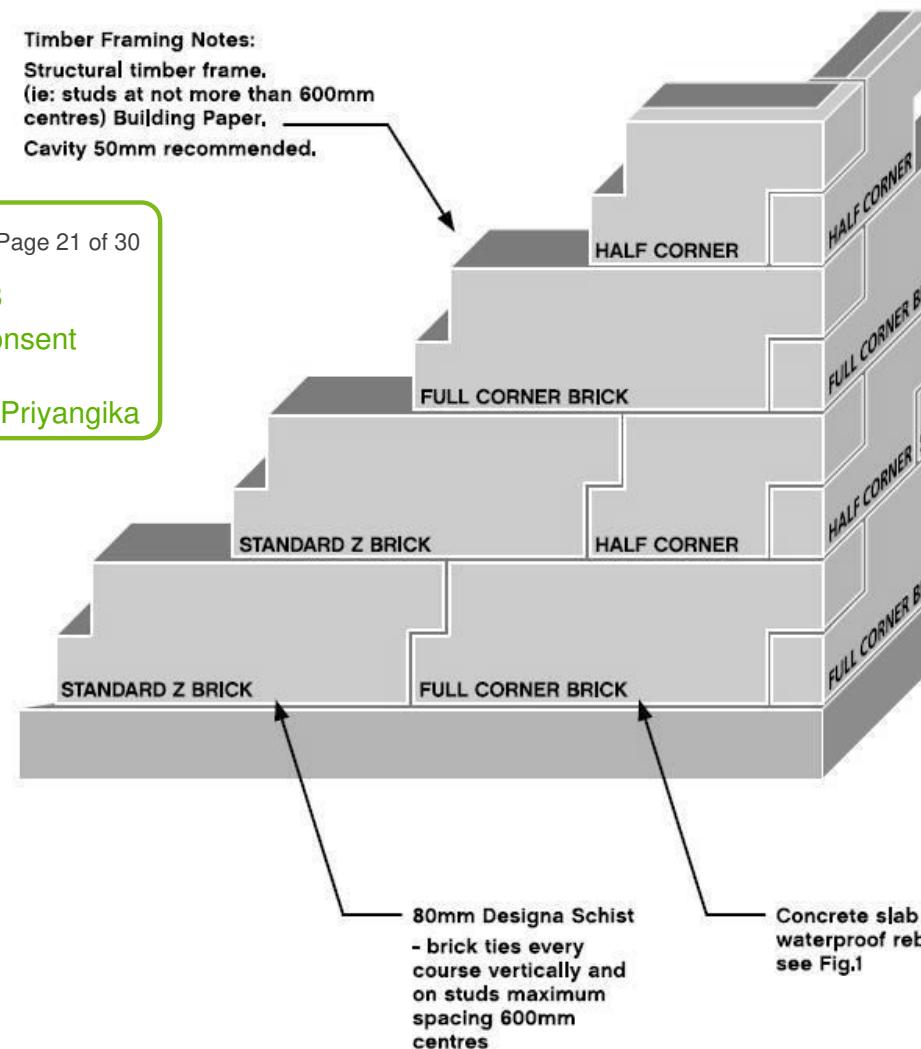


Sill to Slab Detail
Scale 1:20



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BCN/2023/1373
Approved Building Consent Document
22/08/2023 Lokuge, Priyangika
Page 21 of 30

Timber Framing Notes:
Structural timber frame.
(ie: studs at not more than 600mm centres) Building Paper,
Cavity 50mm recommended.



Concrete slab with waterproof rebate see Fig.1

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Job Number:
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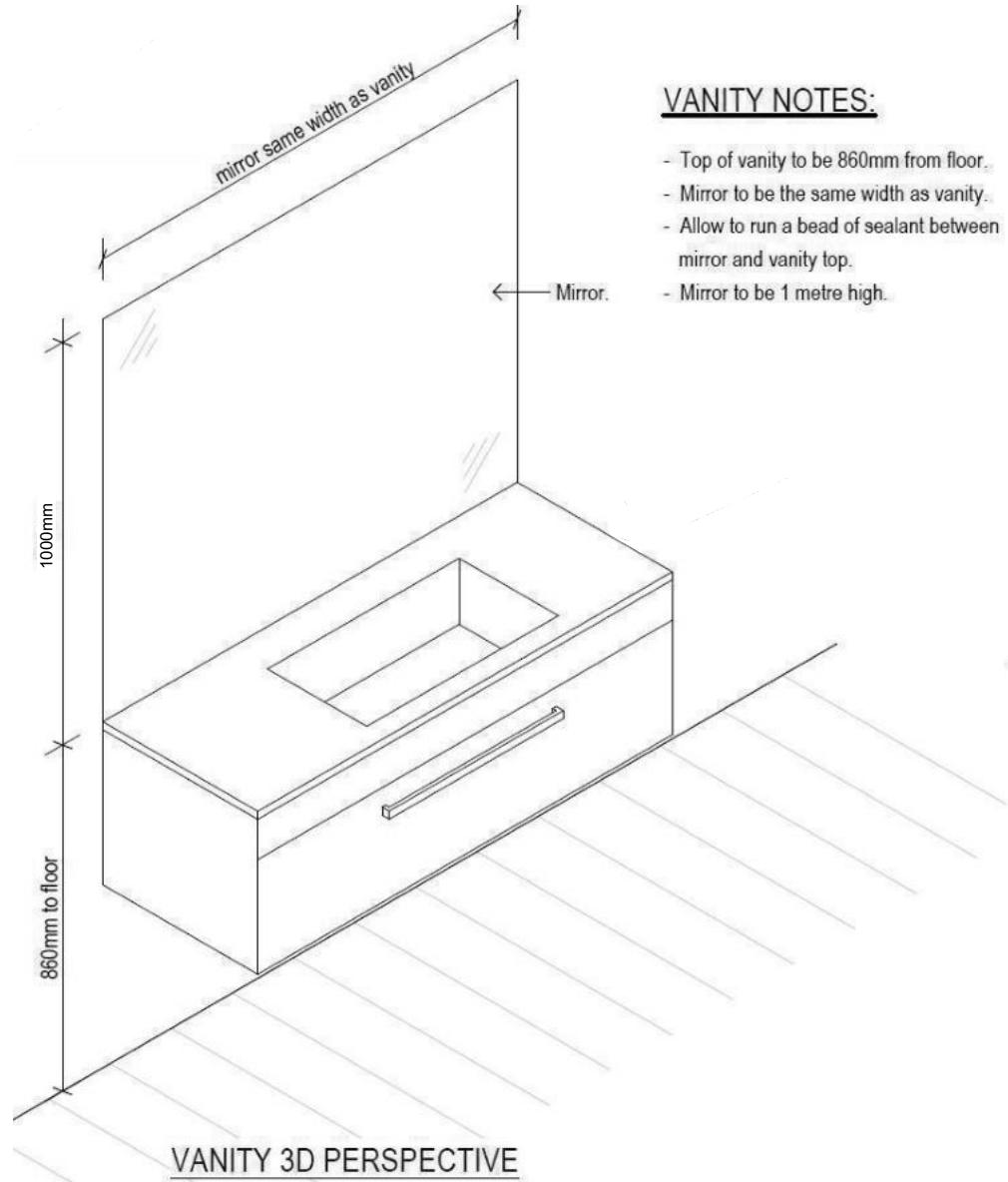
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1	16-03-2023	Initial Consent Plans

Sheet No.:
20

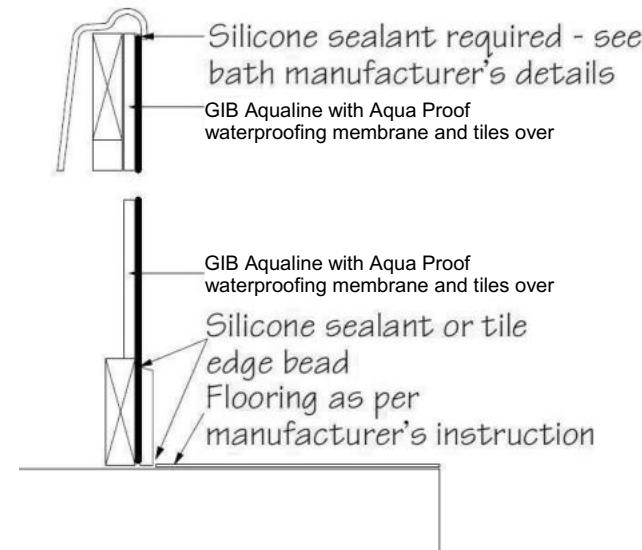
of 24 sheets



VANITY NOTES:

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

VANITY 3D PERSPECTIVE



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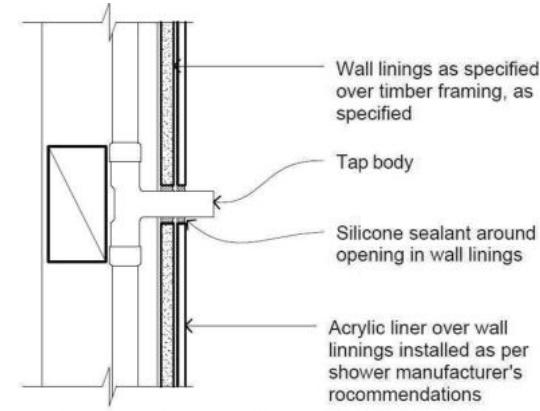
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BATHROOM DETAILS

CONSENT PLANS

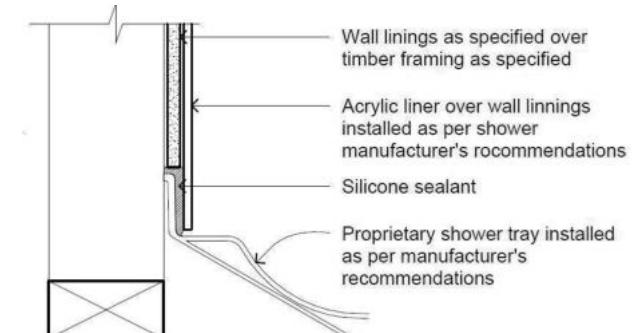
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1	16-03-2023	Initial Consent Plans

Sheet No.:
21

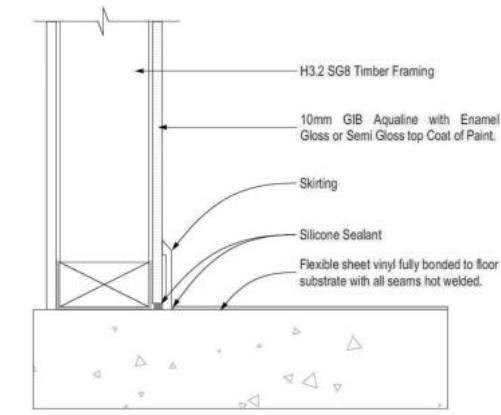
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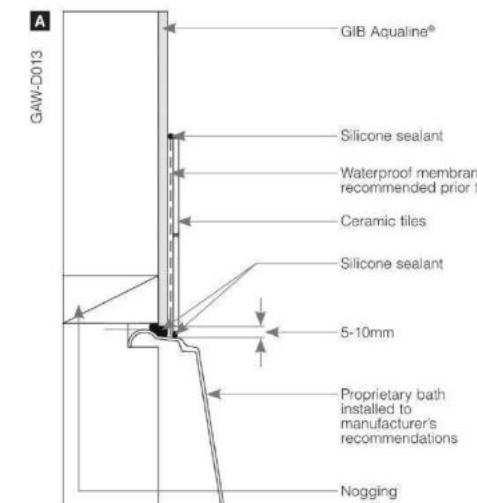
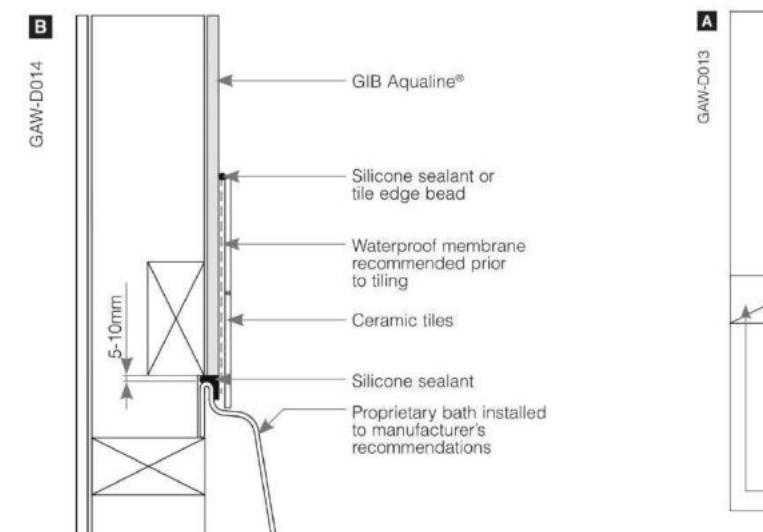
PENETRATION DETAIL



SHOWER TRAY DETAIL



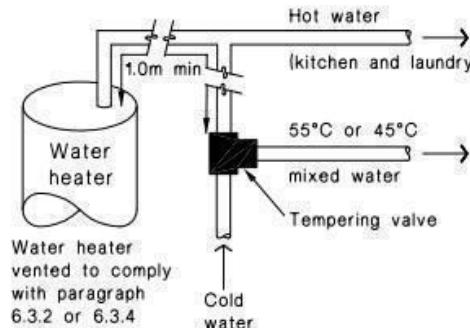
GENERAL FLOOR/WALL DETAIL



Christchurch City Council BCN/2023/1373
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22/08/2023 Lokuge, Priyangika

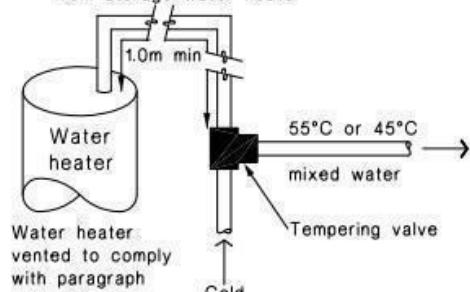
Page 22 of 30

Figure 16: Tempering Valve Installation
Paragraph 6.14.2 a)



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

1.0m minimum copper pipe length from storage water heater



(b) Where all hot water is tempered

Note:

- 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.

- 1.0m minimum copper pipe length from storage water heater

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

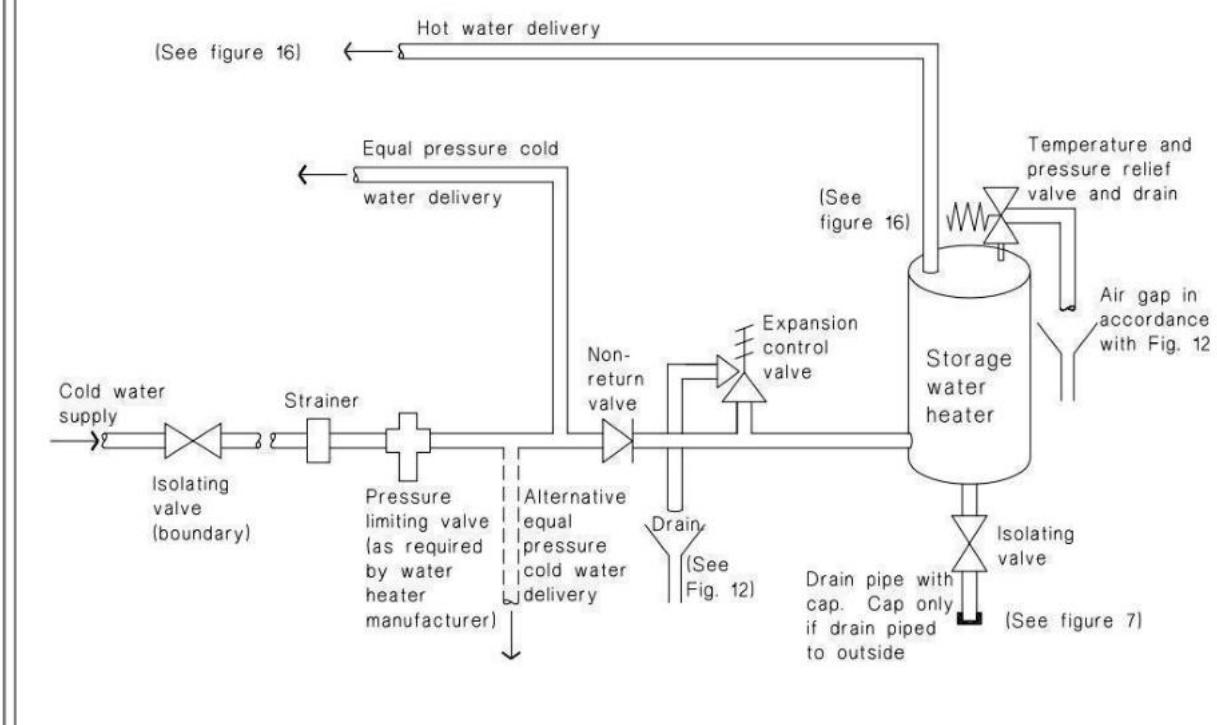
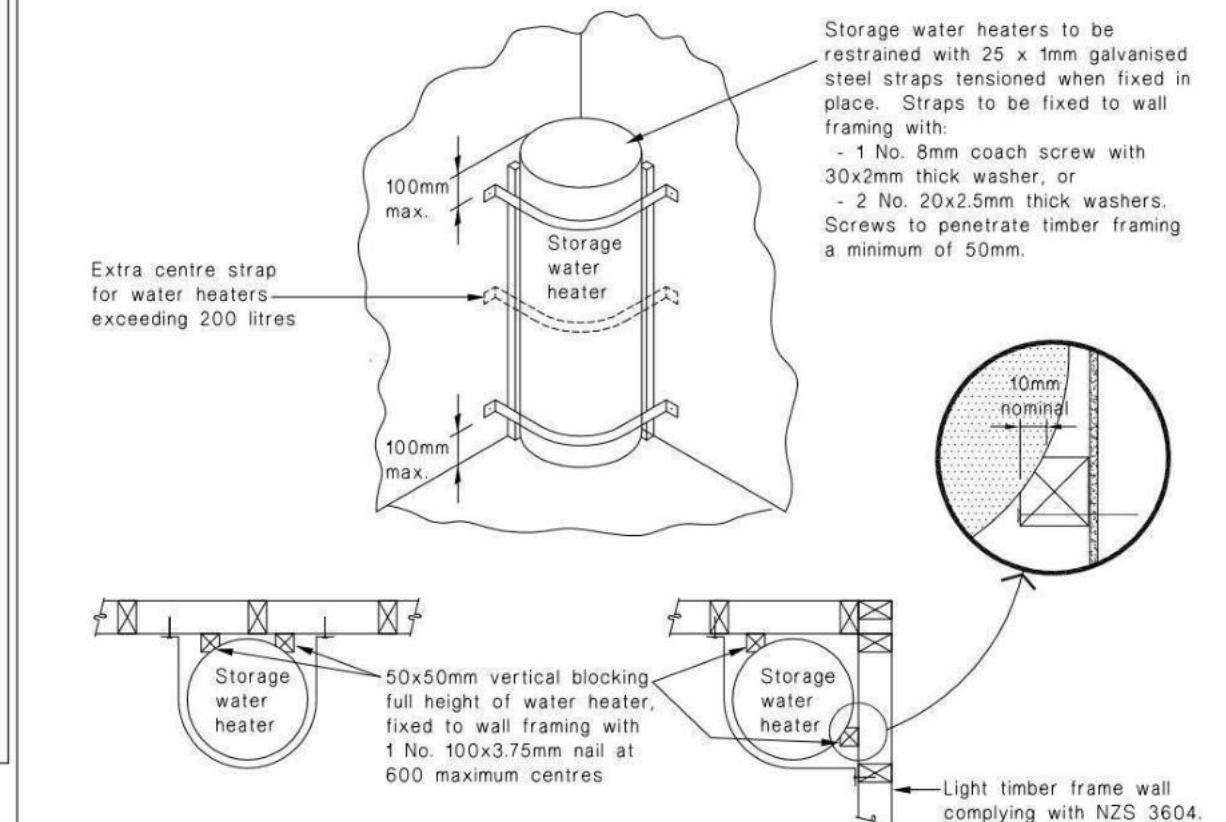


Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4



Buildable Consent Layout



Christchurch
City Council 
BCN/2023/1373

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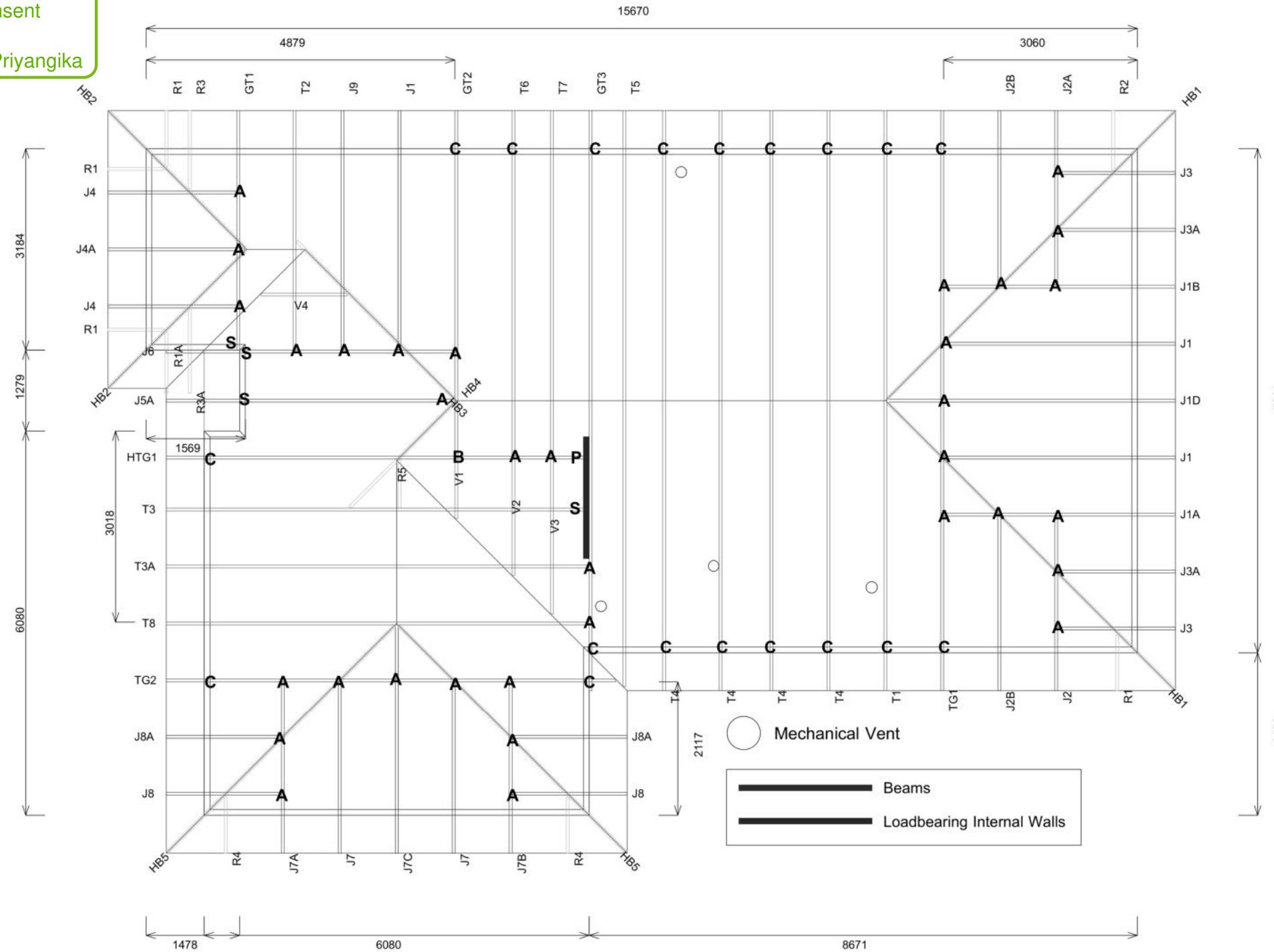
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22/08/2023 Lokuge, Priyangika

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 = Nailon Plate (240x110x1)
P = 16kN Pack
Q = 9kN Pack
S = CPC 40 Single Cleat
T = CPC 40 Short (pair)
U = CPC 80 Single Cleat
V = 16kN Uplift
Z = Engineers Design

Unless otherwise indicated, all specified
russ 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:	400 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

The logo for MiTek SAPPHIRE. It features a dark gray hexagonal icon on the left. To its right, the word "MiTek" is written in a smaller, dark gray font above the word "SAPPHIRE" in a large, bold, black font. A trademark symbol (TM) is located at the top right of the "SAPPHIRE" text. Below the main title, the tagline "Every Facet an Advantage." is written in a smaller, gray font.

Job No: CH1383570C2

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

Job Name: RKG Holdings Lot 30 Kennedys Greer

Address: Lot 30 Kennedys Green
Halswell, Christchurch

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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Zahra & Nathan Hepburn
Lot 30 - Kennedys Green
Whites Tramway Road
Halswell, Christchurch

Job Number: 173883	Original Plan: Rifleman	Sheet Name: TRUSS DESIGN
Sales: D Ryan	Drawn: M Glynn	QS: W Xian

CONSENT PLANS

Sheet No.:
23

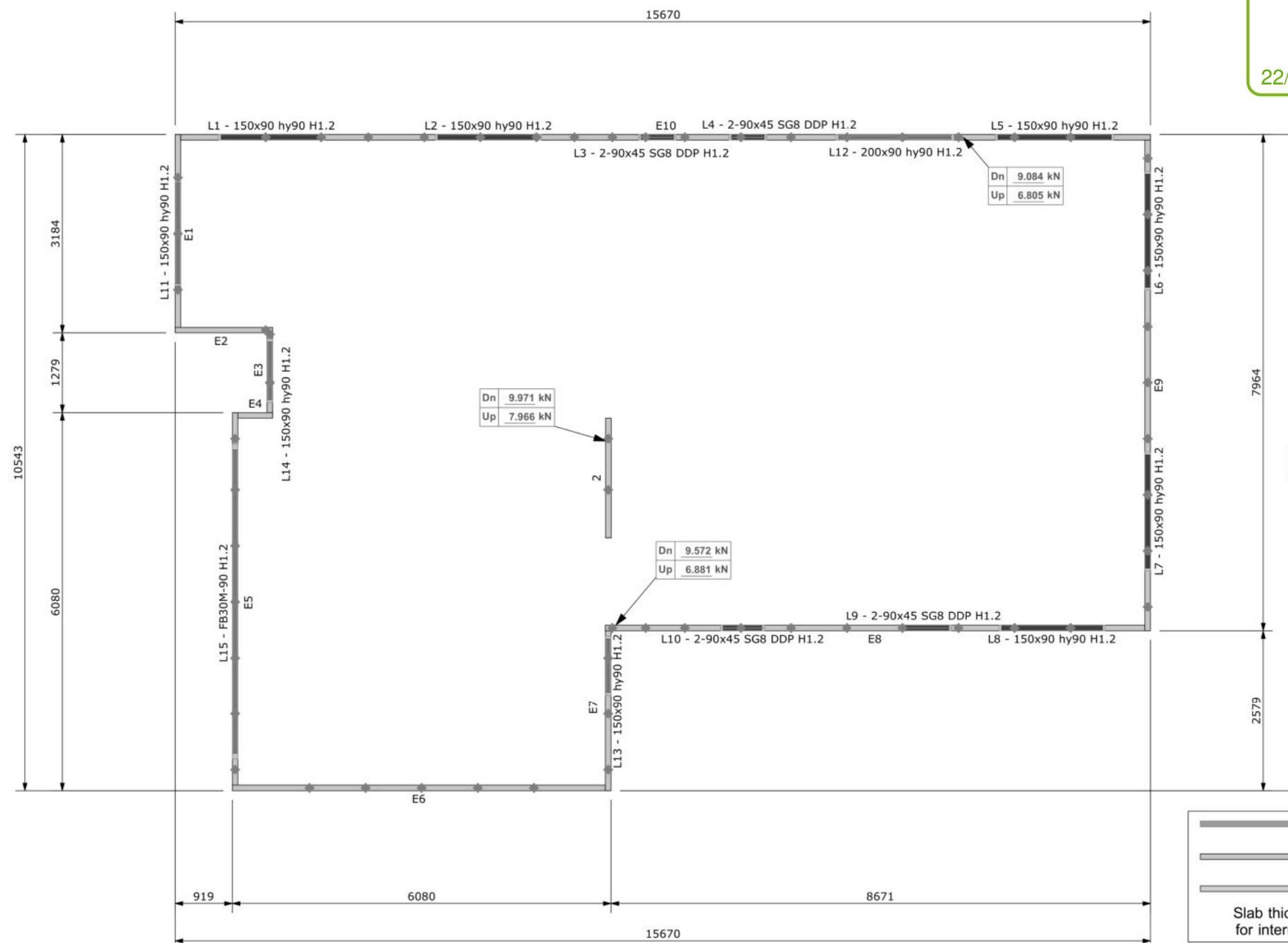
Buildable Consent Layout



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

CARTERS

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Christchurch City Council

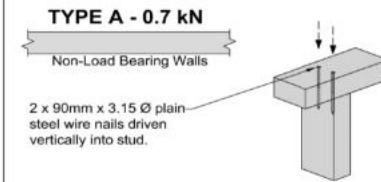
BCN/2023/1373

Approved Building Consent Document

22/08/2023 Lokuge, Priyangika

Lintel Fixings are as per the included reports.

TOP PLATE TO STUD FIXING OPTIONS

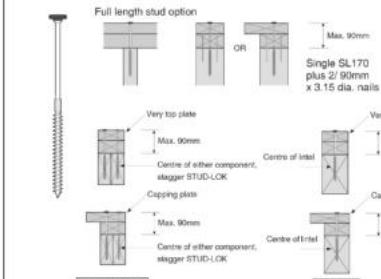


TYPE B - 4.7 kN

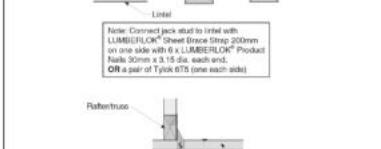
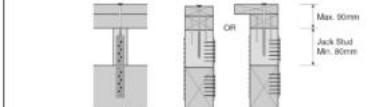


STUD-LOK SL170 - Blue Head

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



Jack stud option



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



Job No: CH1383570C2

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

Job Name: RKG Holdings Lot 30 Kennedys Green

Address: Lot 30 Kennedys Green
Halswell, Christchurch

Drawn: Kathryn Transfiguracion
Date: 8/08/2023

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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Lot 30 - Kennedys Green
Whites Tramway Road
Halswell, Christchurch

Job Number: 173883
Original Plan: Rifleman
Sheet Name: TRUSS DESIGN
Sales: D Ryan
Drawn: M Glynn
QS: W Xian
Print Date: 22/08/2023
Scale: NTS @ A3

CONSENT PLANS

No.	Date:	Reason:
1	16-03-2023	Initial Consent Plans

Sheet No.: 24
of 24 sheets



Signature Homes Ltd

TKR Developments Ltd

Lot 30, Kennedys Green, Halswell



ENGCO
Consulting Engineers

TC2 RIBRAFT DRAWINGS

File Number 23008.051

Sheet No.	Rev	Date Issued
S1	A	14.08.2023
S2	A	14.08.2023
S3	A	14.08.2023
S4	A	14.08.2023

Sheet Title

General Notes
RibRaft Layout Foundation Plan
Ribraft Details
Typical Services Penetration Details

Issue Register

Date	Description
13.03.2023	Consent
14.08.2023	Beam Revision

GENERAL

- These drawings are not to be used for construction until the plan (sheet S2) is signed by the main contractor.
- Do not scale. Refer any discrepancies to the Architect.
- These drawings are to be read in conjunction with the Architects drawings.
- The builder shall be responsible for any damage to works during construction.
- The sand blinding layer shall be 20mm min. & 50mm max. to aid levelling & to prevent rocking of pods.
- Vapour barrier to be 0.25mm (250 micron) polythene complying with NZS 4229 / NZS 3604 .
- Finished ground level adjacent to slab to be protected from wind, water erosion and undermining.

FOUNDATIONS

- For assumed allowable bearing capacity refer to calculations/installer guide. Unless otherwise noted in documentation.
- If there is any doubt about the integrity of the material on which the slab is to be founded - Supervising Engineer must be notified immediately.

CONCRETE

- All workmanship & materials to conform to NZS 3109, NZS 4210 & local authority regulations.
- Minimum covers to reinforcement:
 - Exposed to earth - 75mm.
 - Protected by vapour barrier - 50mm.
 - Not exposed to weather except for a brief period during construction - 25mm.
- No holes or chases other than those specified are to be made in the slab without the approval of Engco.
- All concrete shall have 20mm nominal maximum aggregate size & 120mm slump & shall comply with NZS 3109.
- All concrete to be mechanically vibrated & carefully worked around the reinforcement & into the corners of the formwork.
- Ribraft make-up to be

100mm Floor Slab - 220mm pods
(25MPa TC2 Dramix 4D 80/60 Fibre Mix Concrete)
G500E SE-62 Ductile mesh on 50mm chairs

The design Fibre mix shall be supplied so that the residual flexural tensile stresses $f_{R,1}$ & $f_{R,4,K}$ shall be 1.5 MPa & 1.0 MPa respectively.

REINFORCEMENT

- All reinforcing shall be New Zealand sourced and conform to AS/NZS 4671 :2001 in grade 300 or grade 500E.
- All bends to be made cold without fracture.
- All reinforcing shall be deformed type unless otherwise stated.
- Grade 500E deformed bars shall be designated 'H', Grade 300 deformed bars shall be designated 'D' and Grade 300 round bars shall be designated 'R'.
- Minimum bar lap.

	H12 bars	H16 bars
L	720mm	900mm
- All reinforcement to be fixed & tied where necessary in its specified position.
- Welding of steel is not permitted.
- Spacers:
 - Edge at 1200mm ctrs (one on edge & two on corners, typically).
 - Internal one on each side of pod (typically).
- All mesh shall comply with AS/NZS 4671 & shall conform with elongation requirements exceeding 10%.
- All mesh shall lap a minimum of 250mm (end extensions not included in lap length).

INSPECTIONS

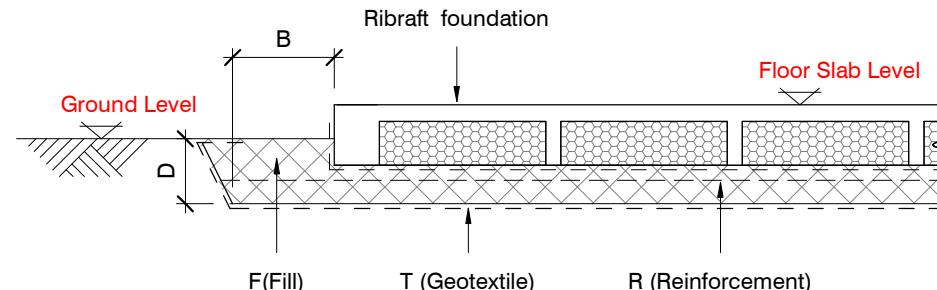
Inform ENGCO consulting 48 hours in advance of any inspections required for code compliance certification.
Contact ENGCO - Ph. 03 366 7955 & quote ENGCO Ref. No.

INSPECTIONS REQUIRED

- Confirm bearing at excavation - by Engco
- Contractor to supply (4)N.D. tests at mid height and finished compacted surface - if depth of fill is greater than 400mm
- Pre-pour of slab - by Engco

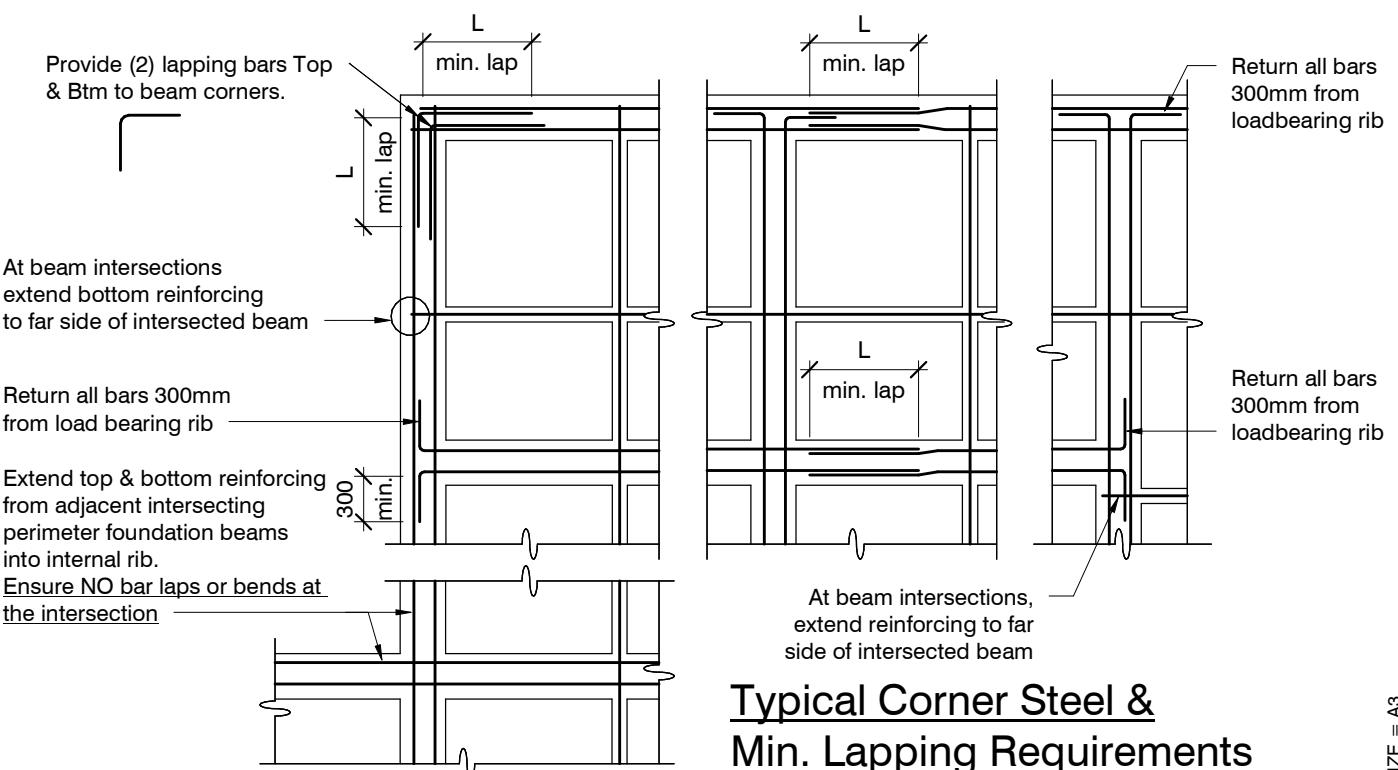
GEOTECHNICAL REFERENCE:
Refer: Engco
Geotechnical Report - Lot 30 Kennedys Green
Ref. No: 23000.030
Dated: 7 March 2023
Bearing: 200KPa

Christchurch City Council 
BCN/2023/1373
Approved Building Consent Document
22/08/2023 Lokuge, Priyangika

BUILDING PLATFORM

BUILDING PLATFORM TABLE:	
B	500mm
D	250mm bgl (approx) across building platform. Remove top soil and unsuitable fill
T	N/A
R	N/A
F	AP40 or AP65 - 95% Dry Density. Compact in 150mm layers max.

Refer Architectural drawings for Finished Floor Level



ORIGINAL SIZE = A3

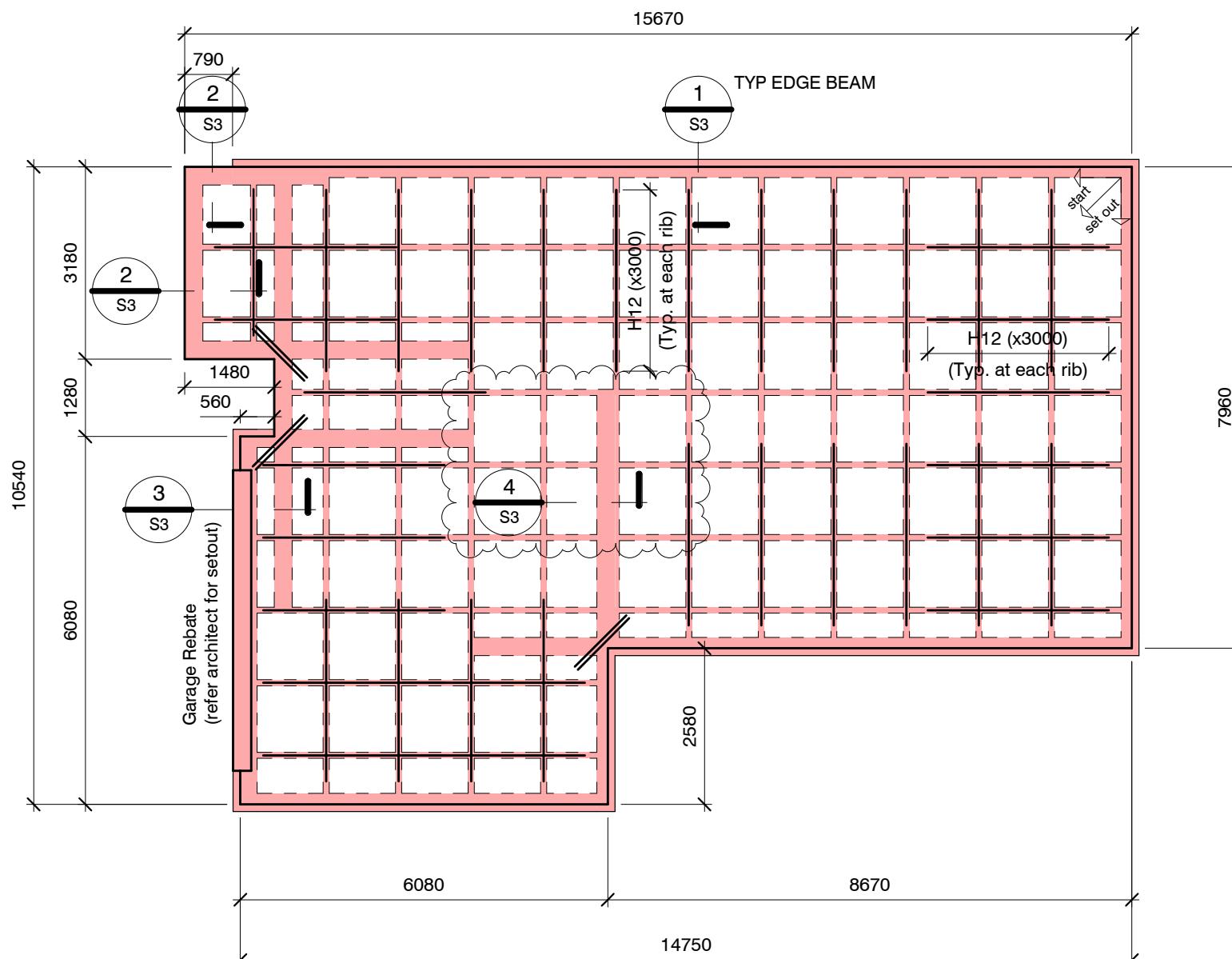
GENERAL NOTES:

Locations shown of internal floor beam thickenings are indicative only. It shall be the responsibility of the Contractor to ensure that they are located centrally under the load bearing walls to which they pertain.

Under no circumstance should pipework for services be run longitudinally in 100mm ribs. Similarly they should not be run along perimeter foundations nor internal floor beam thickening

Vertical or horizontal penetrations through the foundation edge beam or floor beam thickening must be made through the middle third of the member. Vertical penetrations should not be made through 100 mm ribs.

Refer to Architects drawings for floor slab, set downs, steps, rebates, holding down bolts, cast-in componentry and the like.



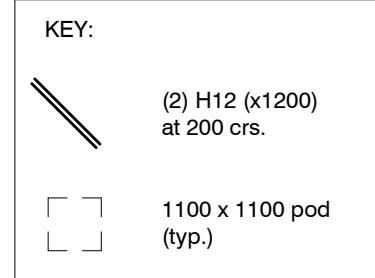
RIBRAFT FOUNDATION LAYOUT PLAN

1 : 100

Confirm all dimension with Architects drawings

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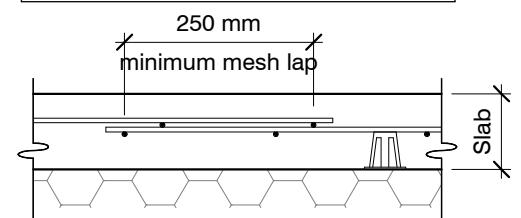
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100mm Floor Slab - 220mm pods (25MPa TC2 Dramix 4D 80/60 Fibre Mix Concrete) G500E SE-62 Ductile mesh on 50mm chairs

The design Fibre mix shall be supplied so that the residual flexural tensile stresses $f_{R,1}$ & $f_{R4,K}$ shall be 1.5 MPa & 1.0 MPa respectively.

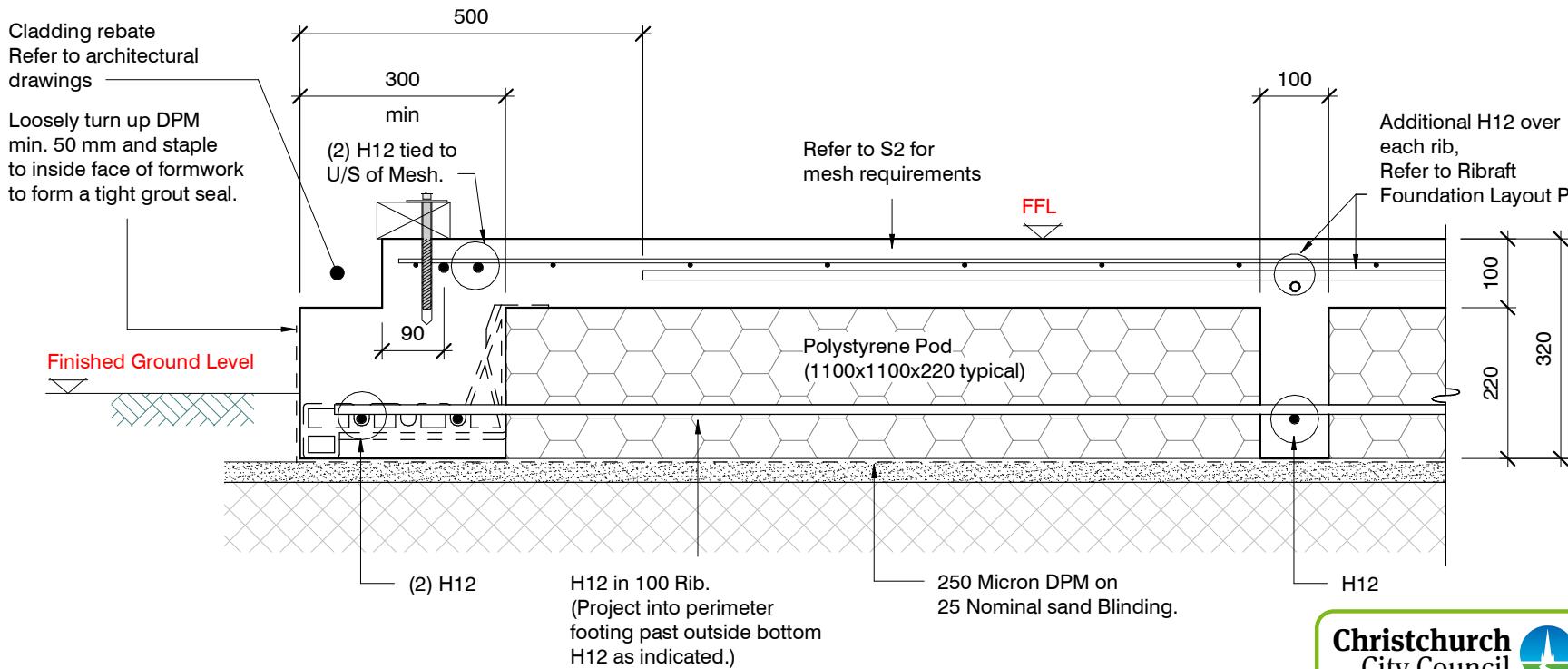
All Mesh shall lap a minimum of 250mm (end of extensions not included).



revisions

-	13.03.2023	Consent
A	14.08.2023	Beam Revision

design	J. Farrés Rabanal	file	23008.051
drawn	R. Houghton	dwg	S2
appvd	M. Cusiel	rev.	A
date	March 2023		



SECTION 1 TYPICAL 300 WIDE REBATED EDGE BEAM

1 : 10

S2

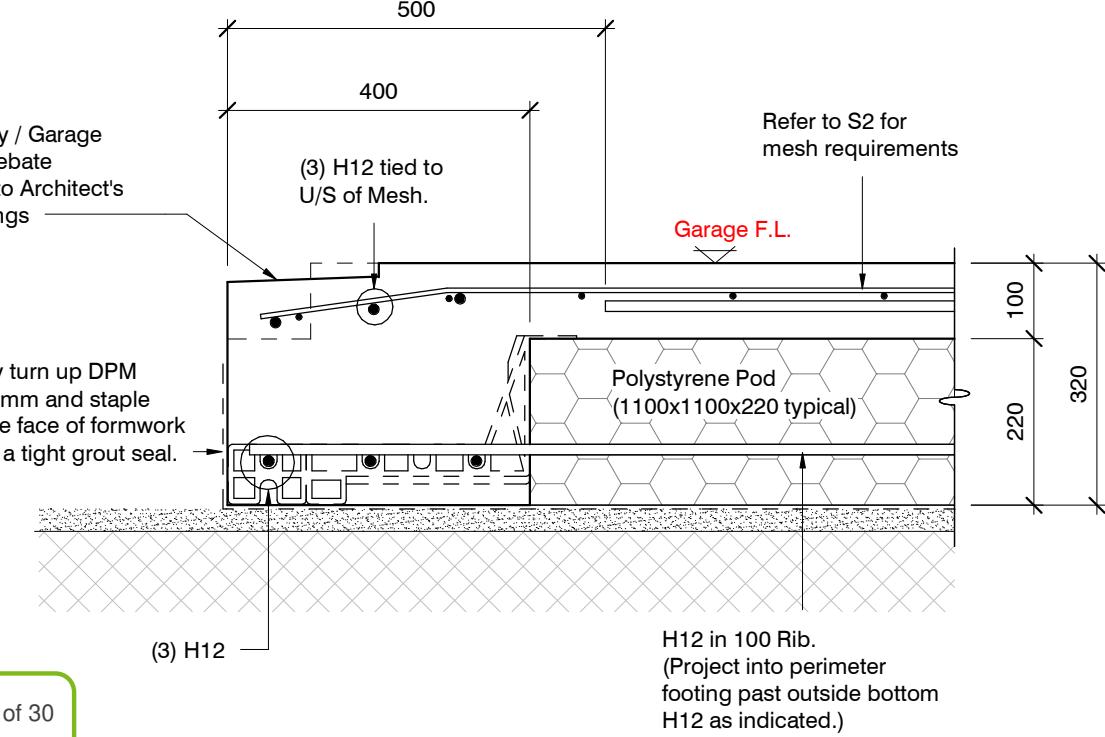


BCN/2023/1373

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Document

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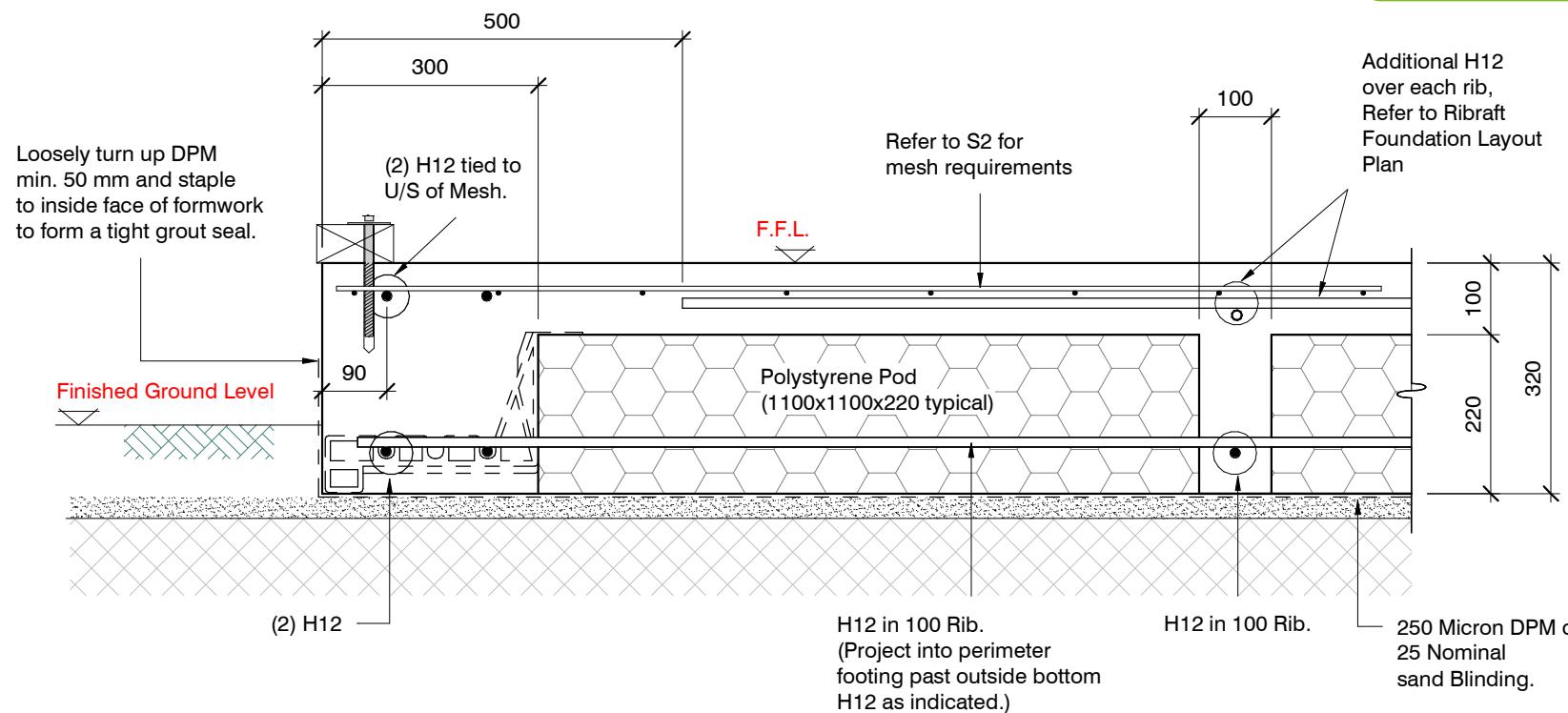
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SECTION 3 GARAGE DOOR REBATE

1 : 10

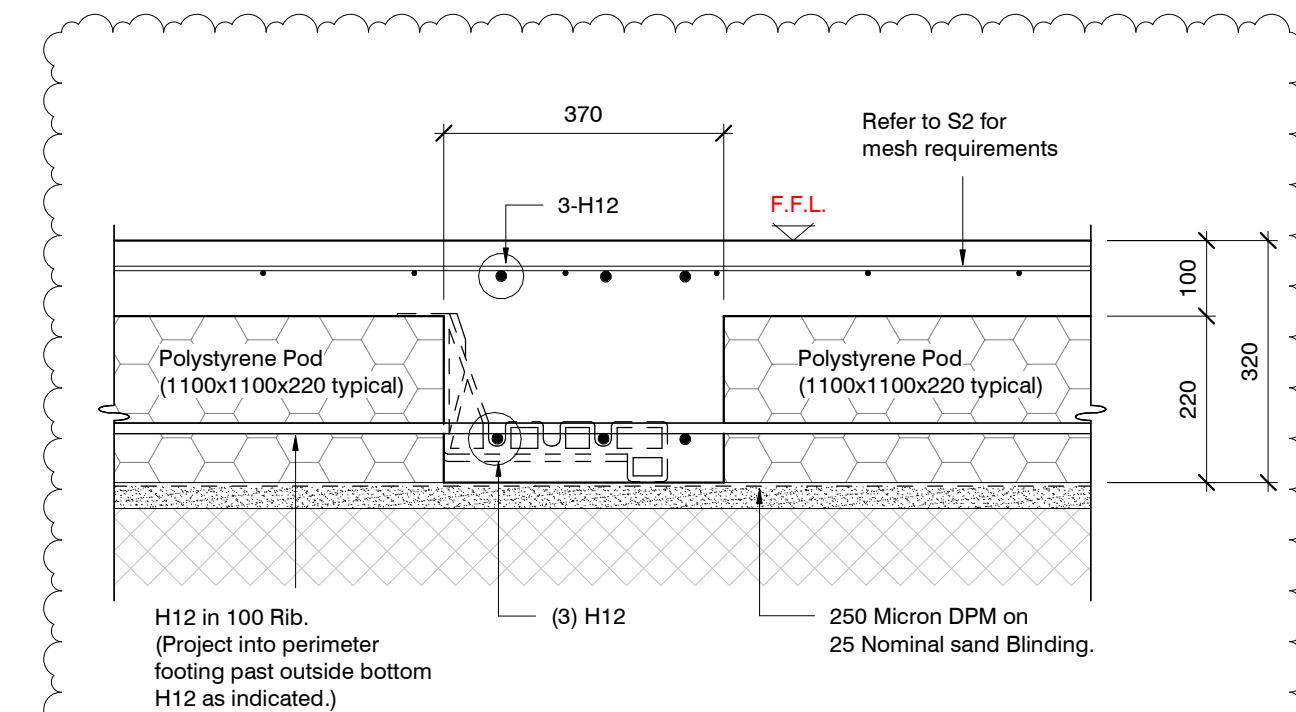
S2



SECTION 2 TYPICAL 300 WIDE EDGE BEAM

1 : 10

S2



SECTION 4 TYPICAL 300 WIDE INTERNAL BEAM

1 : 10

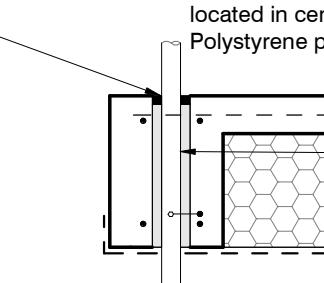
S2

revisions

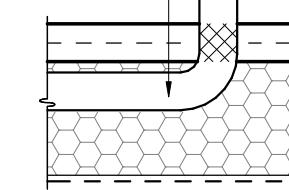
-	13.03.2023	Consent
A	14.08.2023	Beam Revision

Flexible Sealant as required
all round pipe perimeter

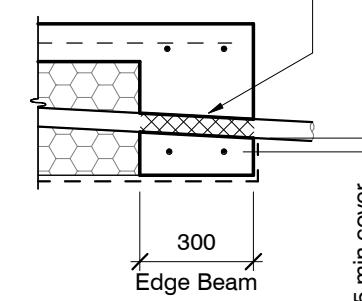
Sleeve 50 mm larger dia. than service pipe
Maximum sleeve dia. 150 mm
located in central part of beam.
Polystyrene packing all around pipe.



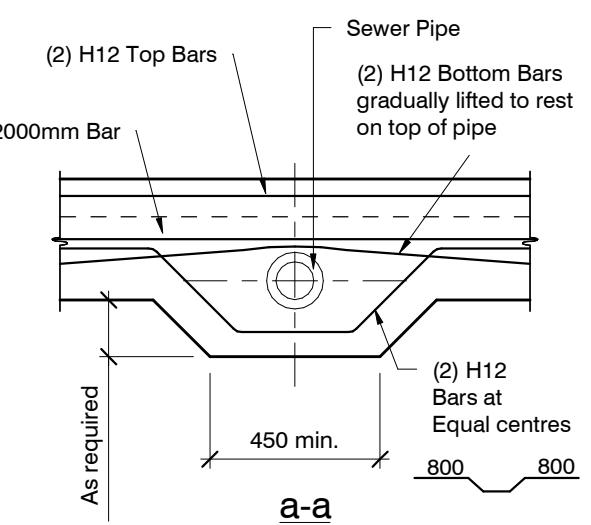
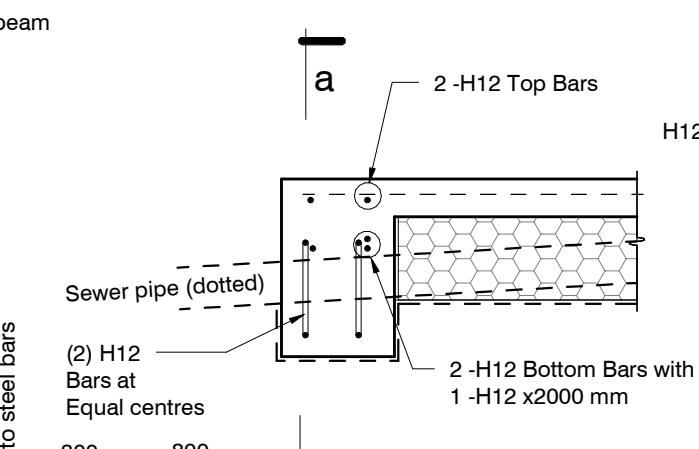
Pipes can be run in Pods under
slab panels. (Sleeve not required.)
Wrap in "Lagging" tape
where pipe crosses slab



Pass pipe through edge beam
Avoid all reinforcing bars
(Sleeve not required)
Wrap in "Lagging" tape



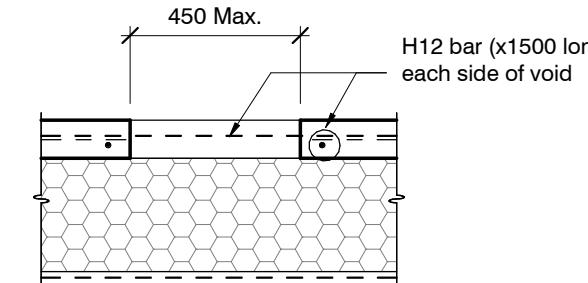
25 min. cover
to steel bars



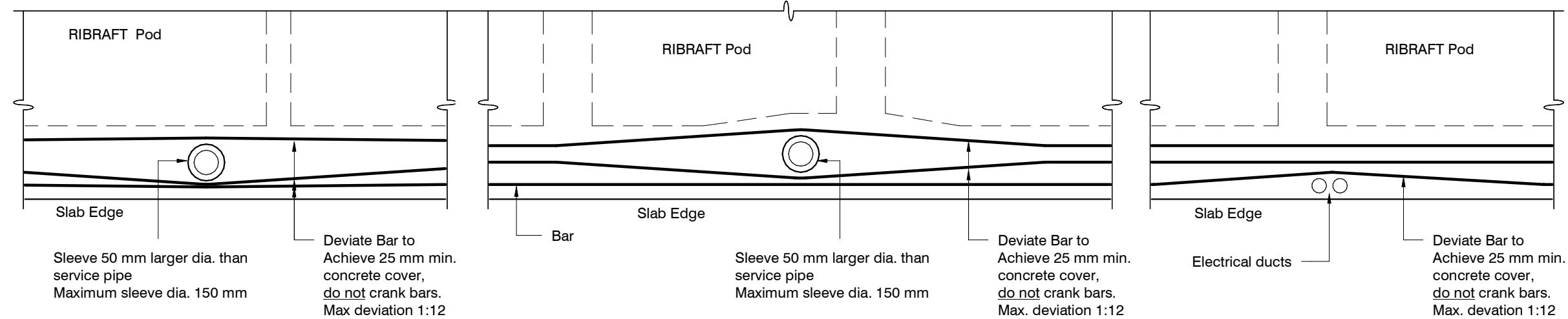
SLAB SERVICES PENETRATION DETAIL

PIPE NOTE:
No separation required where
pipes are fully contained within slab.
Sleeve all drains that pass through the
base of the slab.

PENETRATIONS NOTE:
Where penetrations through
Floor Slab exceed 450 mm Square,
Crack Control Bars will be required.



LARGE SLAB PENETRATION DETAIL



Do not cut longitudinal reinforcement bars.

FOUNDATION SERVICES PENETRATION DETAILING.

Services shall not run along ribs or edge beams.

revisions	-	13.03.2023	Consent
A	14.08.2023	Beam Revision	

ORIGINAL SIZE = A3