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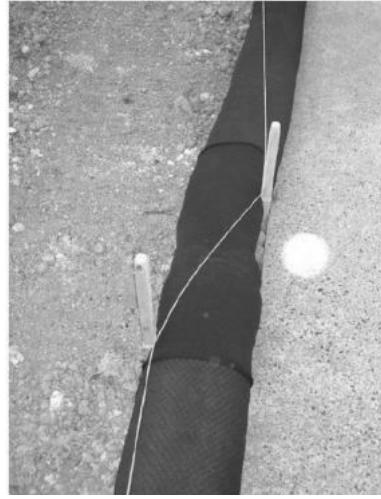
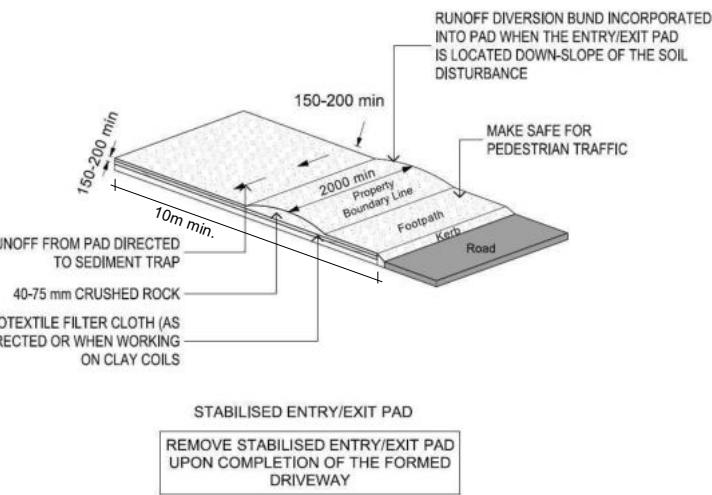
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PO BOX 11 351
Christchurch 8443

P: +64 3 342 7788

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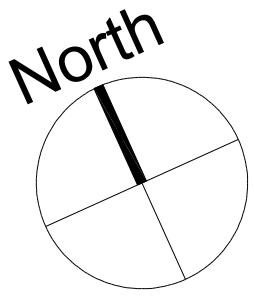
Job Number:		Original Plan:	Sheet Name:	
165729		Rifleman	COVER PAGE	
Sales: D Ryan	Drawn: M Glynn	QS: W Xian	Print Date: 3/05/2023	Scale: 6



Silt sock joined using a sleeve and pegged and secured using bailing twine with 1 m overlapping joint (Source: Erosion Control Ltd)

CCC Advice Note
Building works should not be commenced on this lot until the subdivision has Section 224 issued.

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SITE INFORMATION

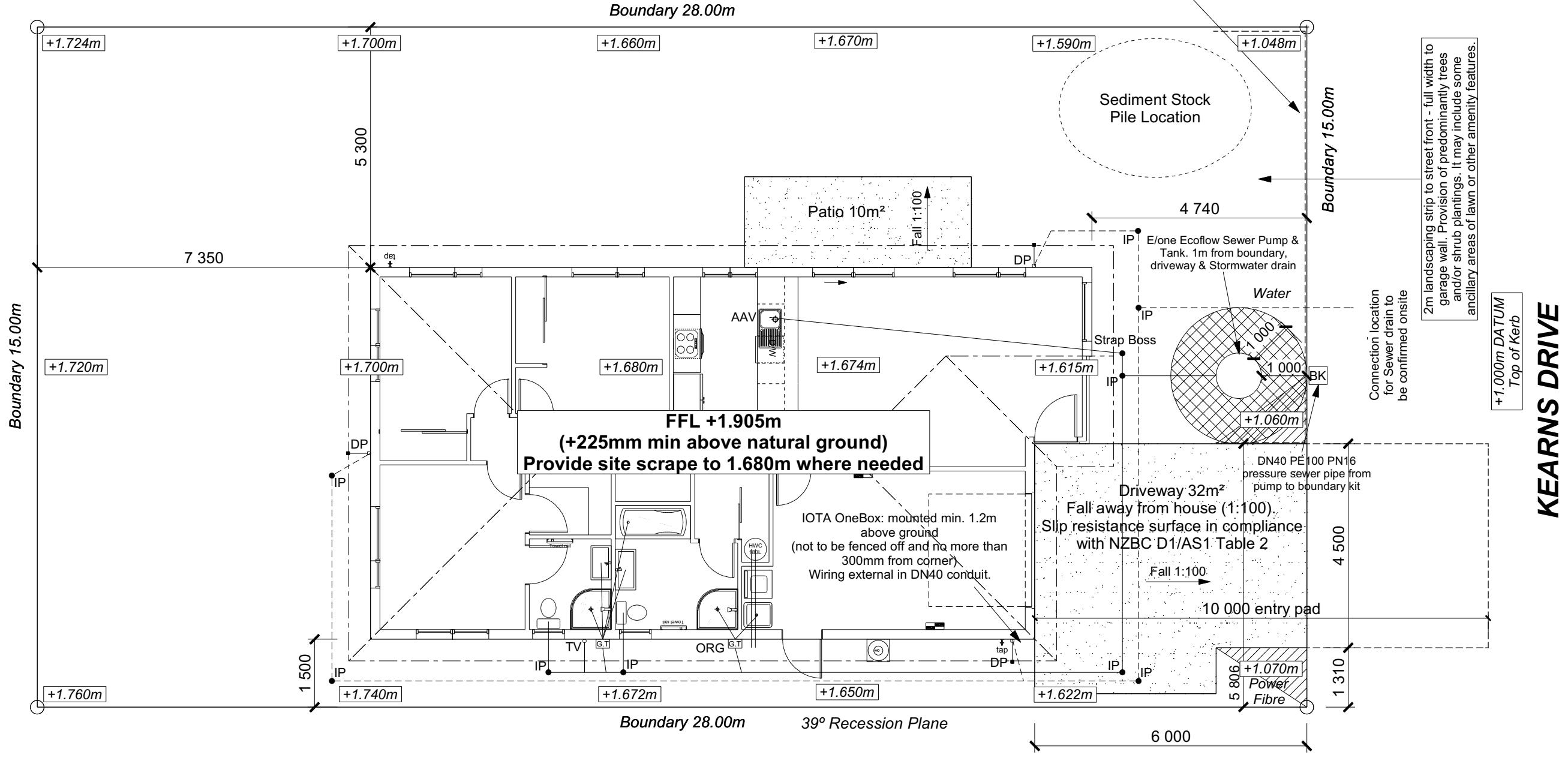
Site Area : 420m²
Floor Area (VENEER) : 124.73m²
Site Coverage : 29.70%
Wind High
Earthquake 2
Exposure C
Snow N 4 at 50m (up to 1kPa)

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



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Job Number: **165729** Original Plan: **Rifleman** Sheet Name: **SITE PLAN**
Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 3/05/2023 Scale: 1:100 @ A3

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1	01-03-2023	Initial Consent Plans

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of 24 sheets

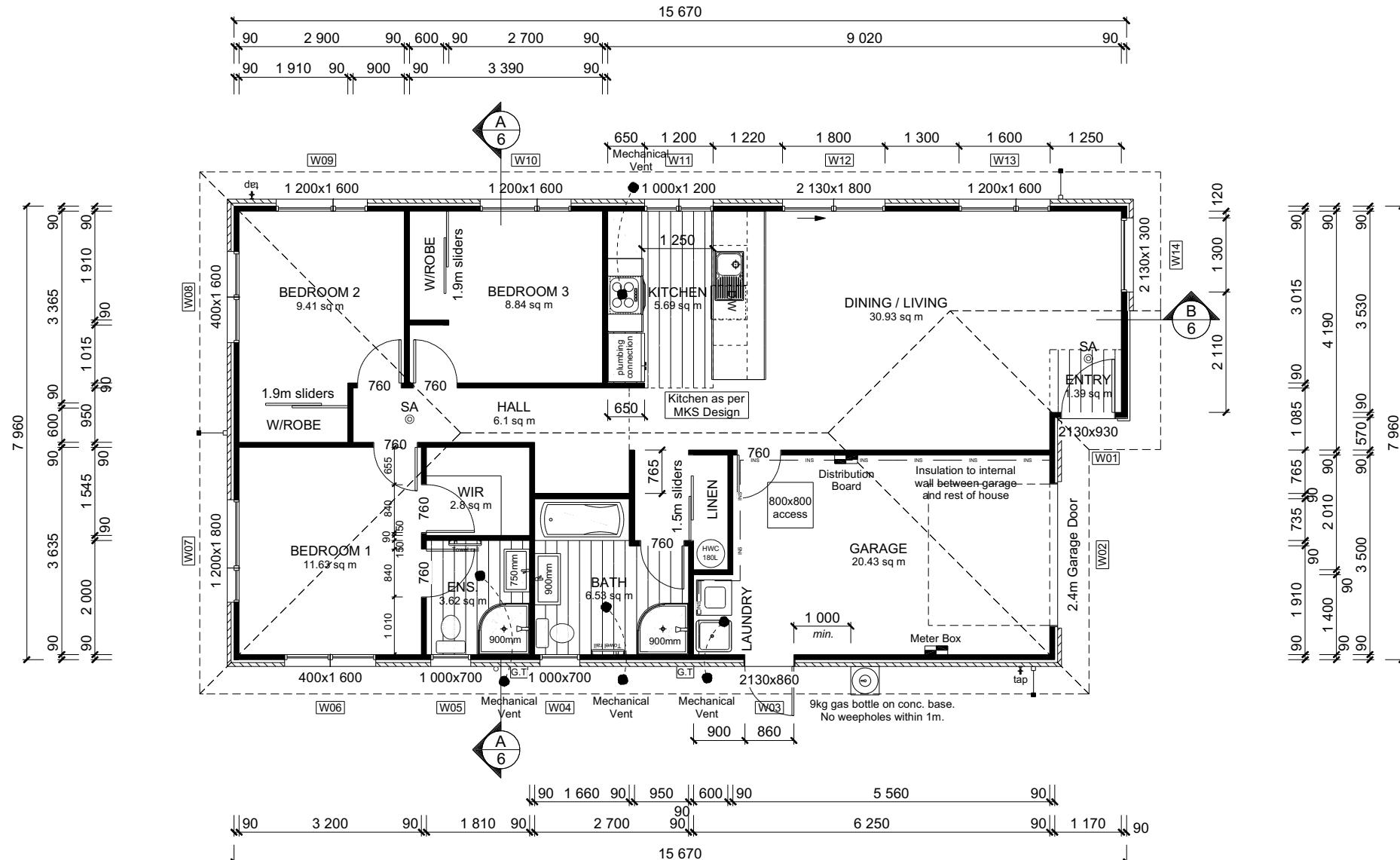


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A compass rose with a vertical needle pointing upwards, labeled "North".



ROOF & WALL CLADDINGS

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

DWELLING AREAS

Framing Area: 119.38m² (Perimeter: 47.26m)
Veneer Area: 124.73m² (Perimeter: 48.22m)
Roof Area: 149.13m² (Perimeter: 52.06m)

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

FLOOR PLAN NOTES

Dimensions shown are to the frame,
GIB thickness not shown.

Mechanical ventilation to comply with G4/AS1

Air Seals to have PEF rod & low expansion foam

All windows and doors centered in room unless
shown otherwise

Laundering facilities provided complying
with G2/SA1 1.0

Provide sealant under skirting and paint
to concrete around tub & W/M fixtures

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

FLOOR FINISHES

Carpet & Vinyl

KITCHEN HOB

DOORS
Internal Height: 1980mm (leaves)
Leaf widths as shown on the plan (R/O +80mm)
Type: Hollow core flush panel
Front Door Type: Latitude Aluminium LAT02

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

INTERNAL TRIMS
Scotia: 55mm GIB Coving (excluding garage)
Skirting: 60x12mm Pine, single bevel edge
Architrave: N/A

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

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Job Number: 165729	Original Plan: Rifleman	Sheet Name: FLOOR PLAN		
ales: Ryan	Drawn: M Glynn	QS: W Xian	Print Date: 3/05/2023	Scale: 1:100 @ A3

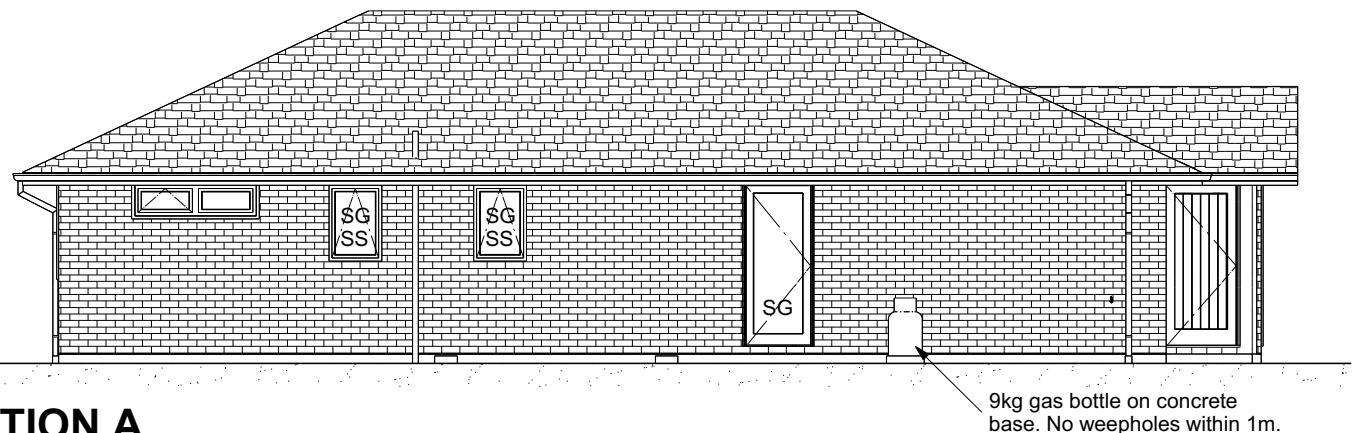
CONSENT PLANS		Sheet No.:
	Reason: 2023 Initial Consent Plans	
		3
		of 24 sheets

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

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

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

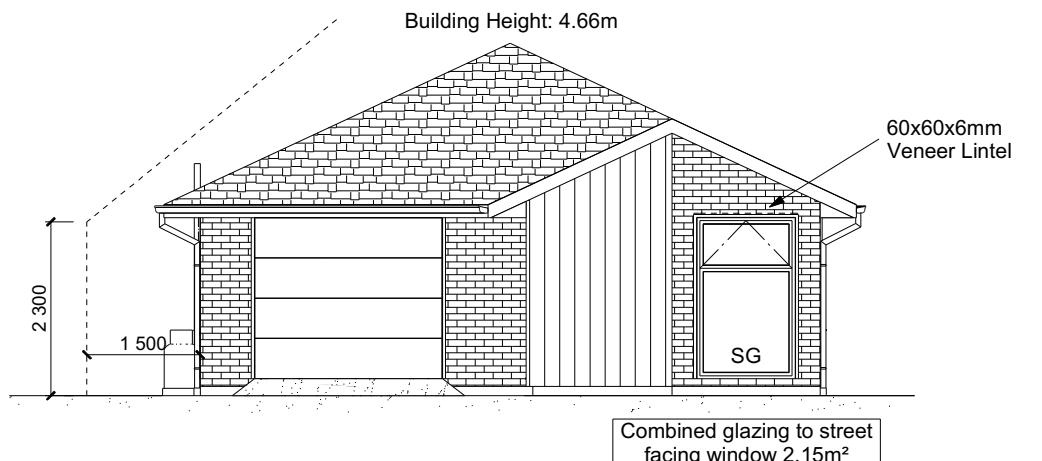
BUILDING ENVELOPE RISK MATRIX		
ELEVATION A		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	Medium	1
Building Envelope	Medium	1
Decks & Balconies	Low	0
Total		3



ELEVATION A

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



ELEVATION B

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Halswell, Christchurch

Job Number: **165729** Original Plan: **Rifleman** Sheet Name: **ELEVATIONS**
Sales: **D Ryan** Drawn: **M Glynn** QS: **W Xian** Print Date: **3/05/2023** Scale: **1:100 @ A3**

CONSENT PLANS

No.	Date:	Reason:
1	01-03-2023	Initial Consent Plans

Sheet No.: **4**

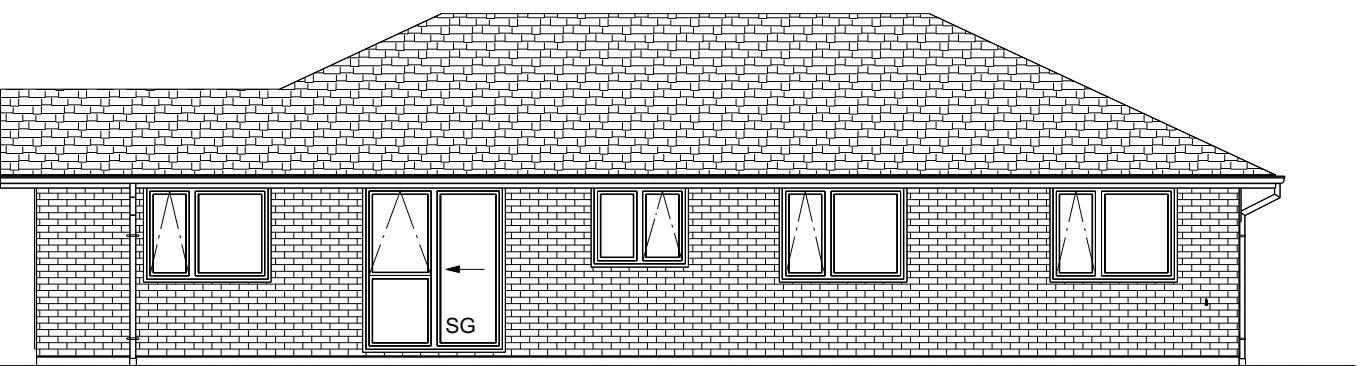
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ROOF & WALL CLADDINGS		
Roof :	25° Pressed Metal Tiles	
Walls :	70 Series Brick Veneer	
	with a 50mm cavity	
	James Hardie Vert. Linea Oblique	
	with a 20mm cavity	

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

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

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

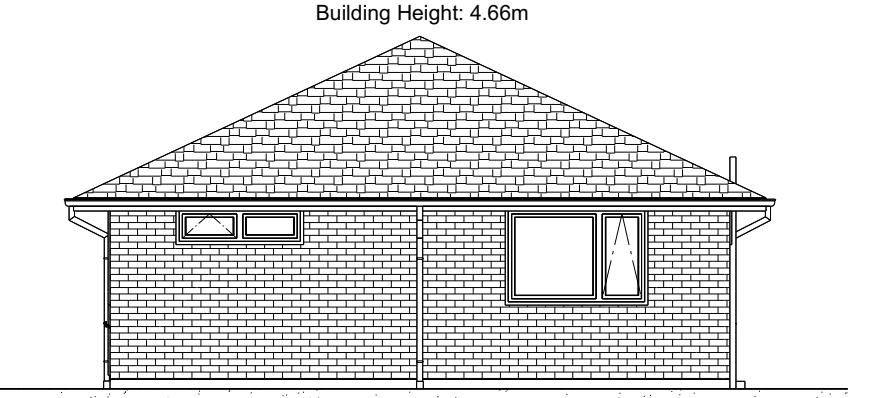


ELEVATION C

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



ELEVATION D

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Halswell, Christchurch

Job Number:
165729

Original Plan:	Rifleman	Sheet Name:	ELEVATIONS
Sales:	Drawn:	QS:	Print Date:
D Ryan	M Glynn	W Xian	3/05/2023
			Scale:
			1:100 @ A3

CONSENT PLANS

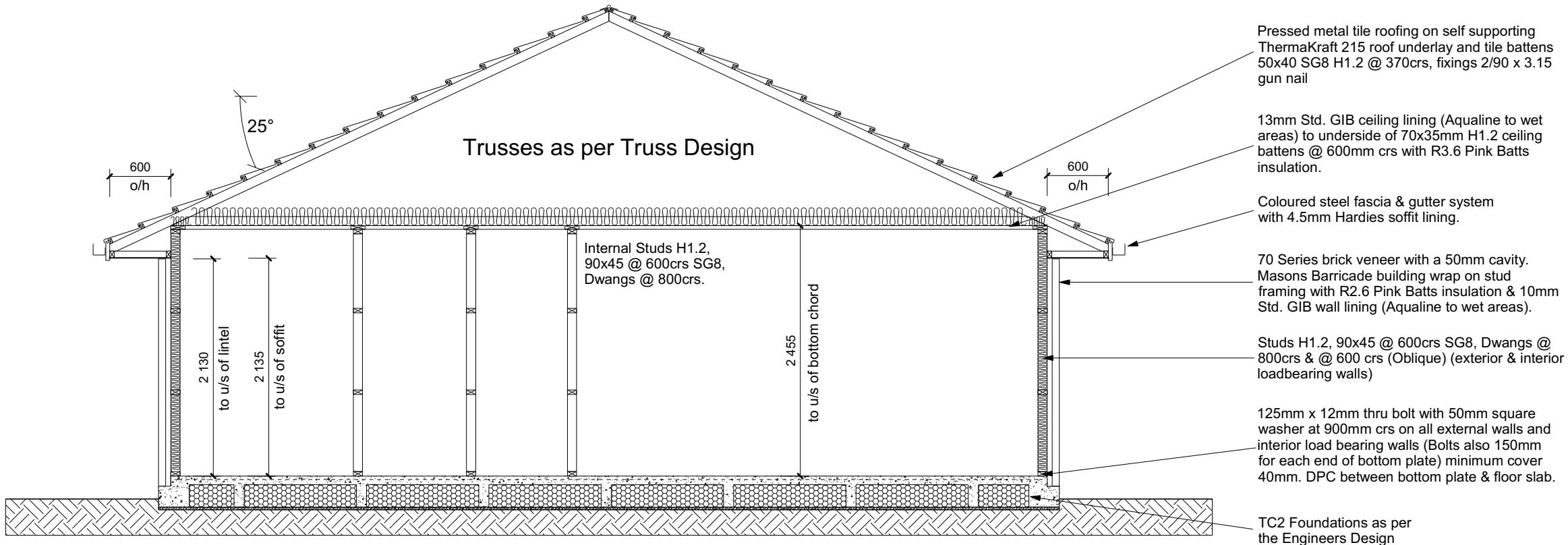
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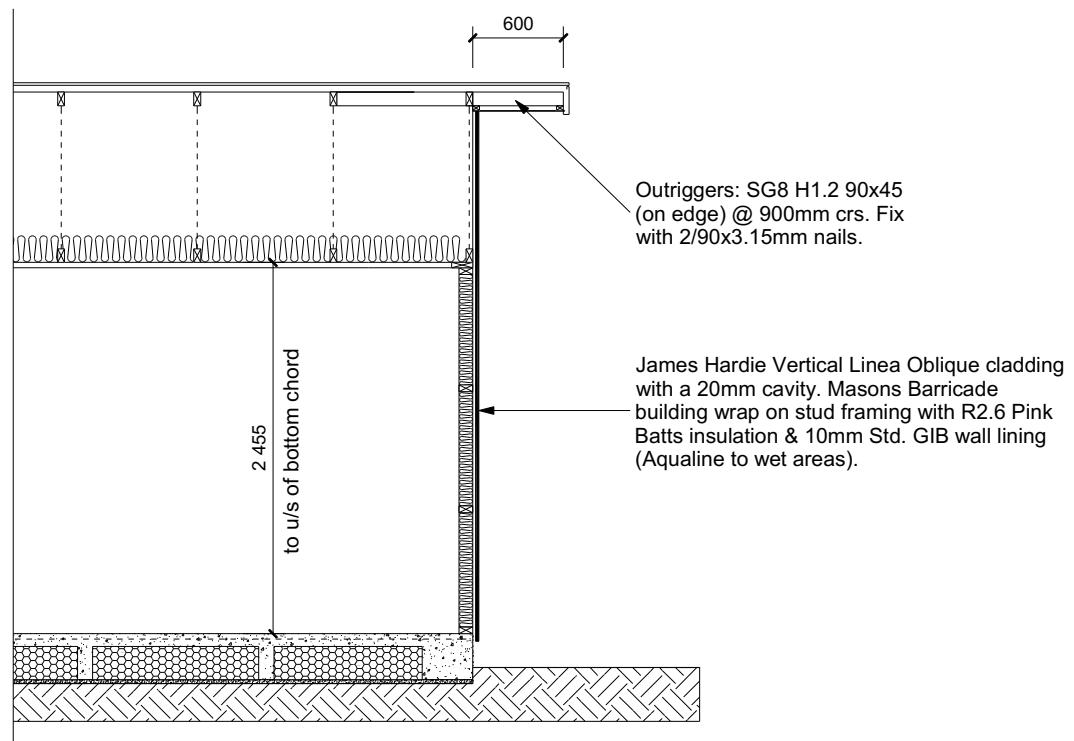
of 24 sheets

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

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



CROSS SECTION A-A



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CROSS SECTION B

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Job Number: **165729**
Original Plan: **Rifleman**
Sheet Name: **CROSS SECTIONS**
Sales: **D Ryan** Drawn: **M Glynn** QS: **W Xian**
Print Date: **3/05/2023** Scale: **1:50 @ A3**

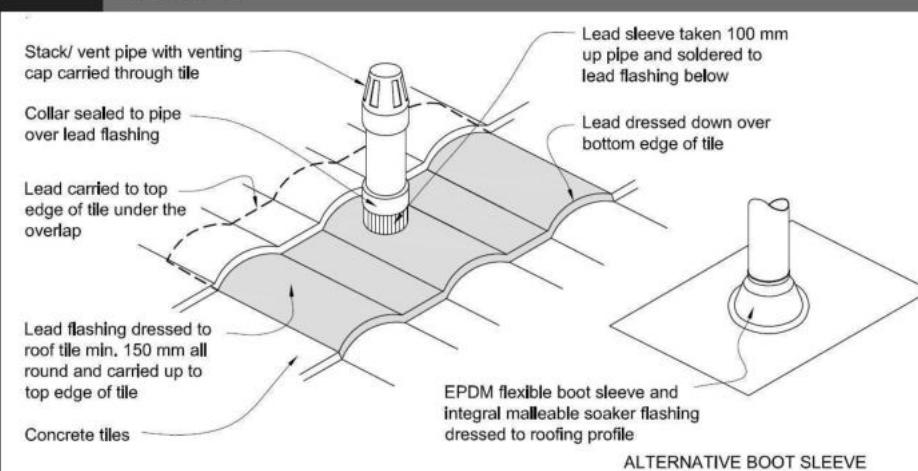
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1	01-03-2023	Initial Consent Plans

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Figure 29: Pipe penetration for masonry tile
Paragraph 8.2.7

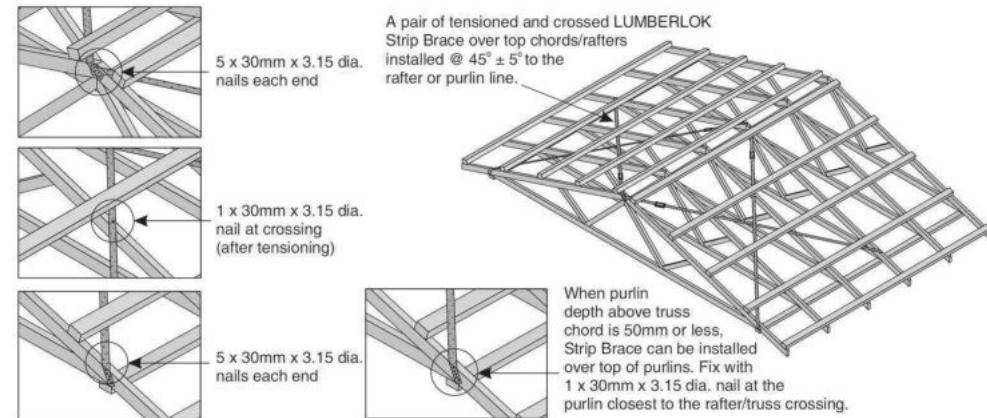


Metal Tile Penetration Detail
Scale NTS

8.3.10 Roof penetrations

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

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



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

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

Underlay: Thermakraft 215 roof underlay

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

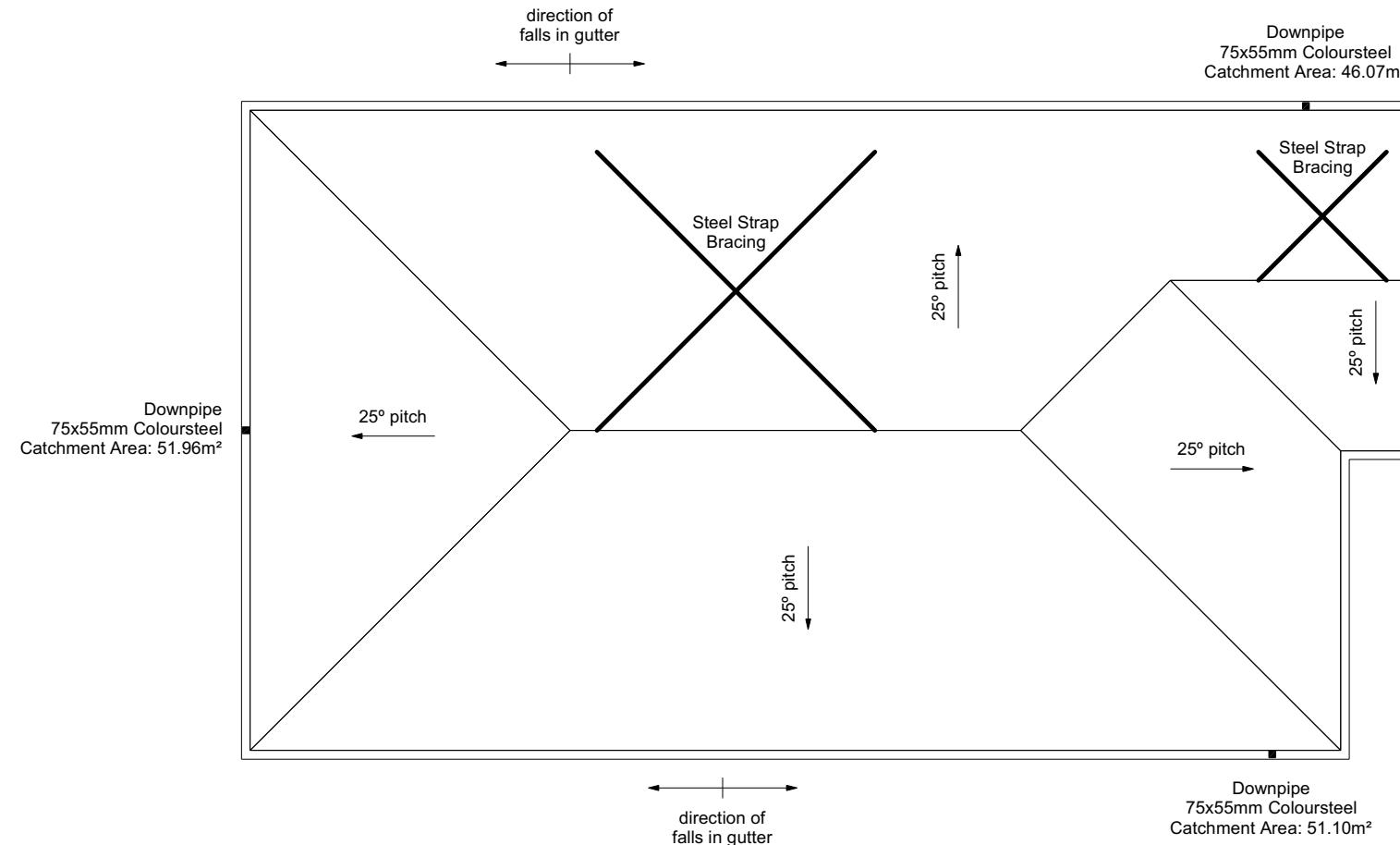
Use Coloured steel Quad Gutter
As per NZ Metal Roof and Wall Cladding Code of Practice Version 2 section 8 the above gutter with a cross sectional area of 5550mm² can collect up to 60m² of 0-25° roof plan area. Refer to the specifications for exact calculations.

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

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Job Number:
165729

Original Plan:
Rifleman

Sheet Name:
ROOF PLAN

Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 3/05/2023 Scale: 1:100 @ A3

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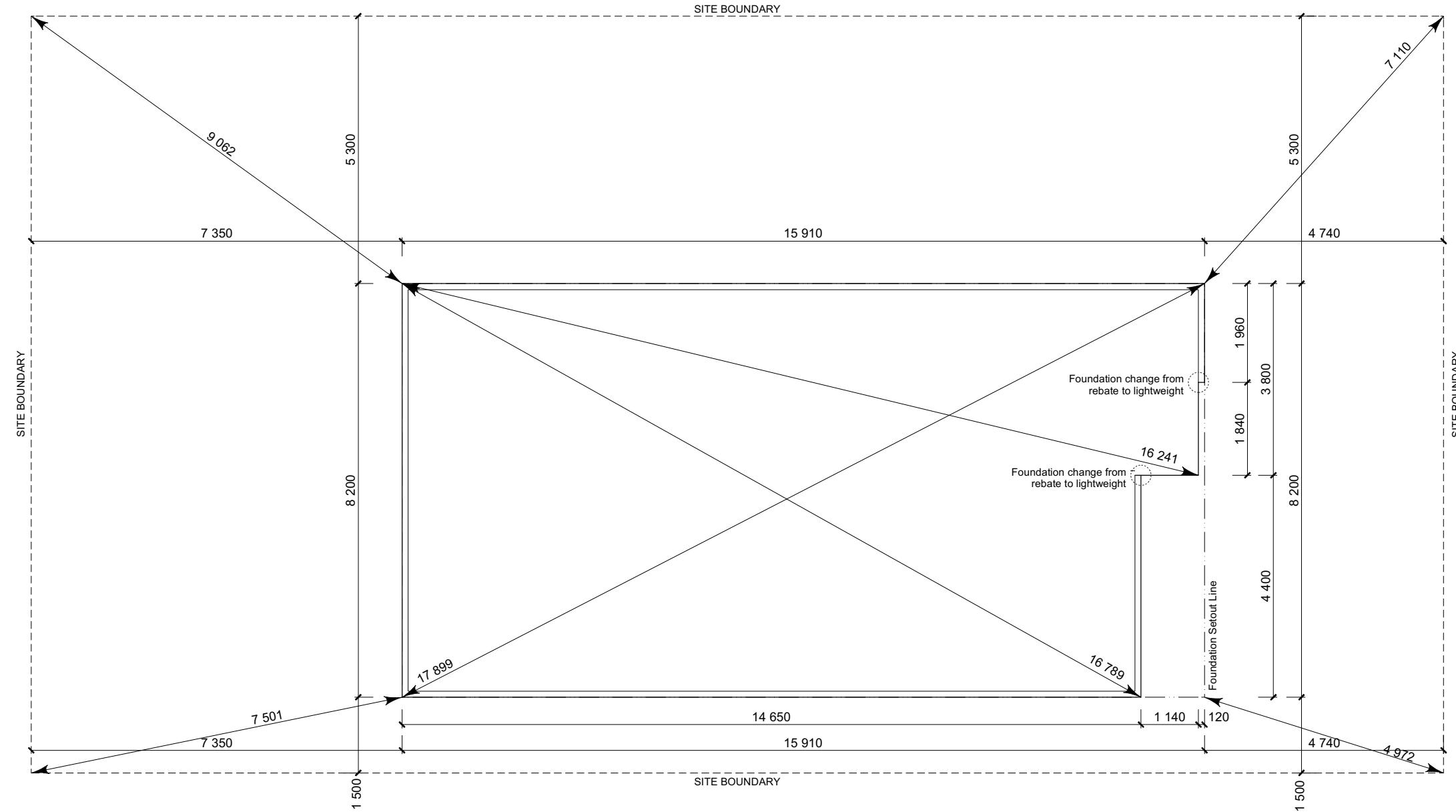
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SET OUT PLAN NOTES

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.



KEARNS DRIVE

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Job Number:
165729

Original Plat
Rifleman

Sheet Name:

SETOUT DIMENSIONS

CONSENT PLANS

Sheet No.:
8
of 24 sheet



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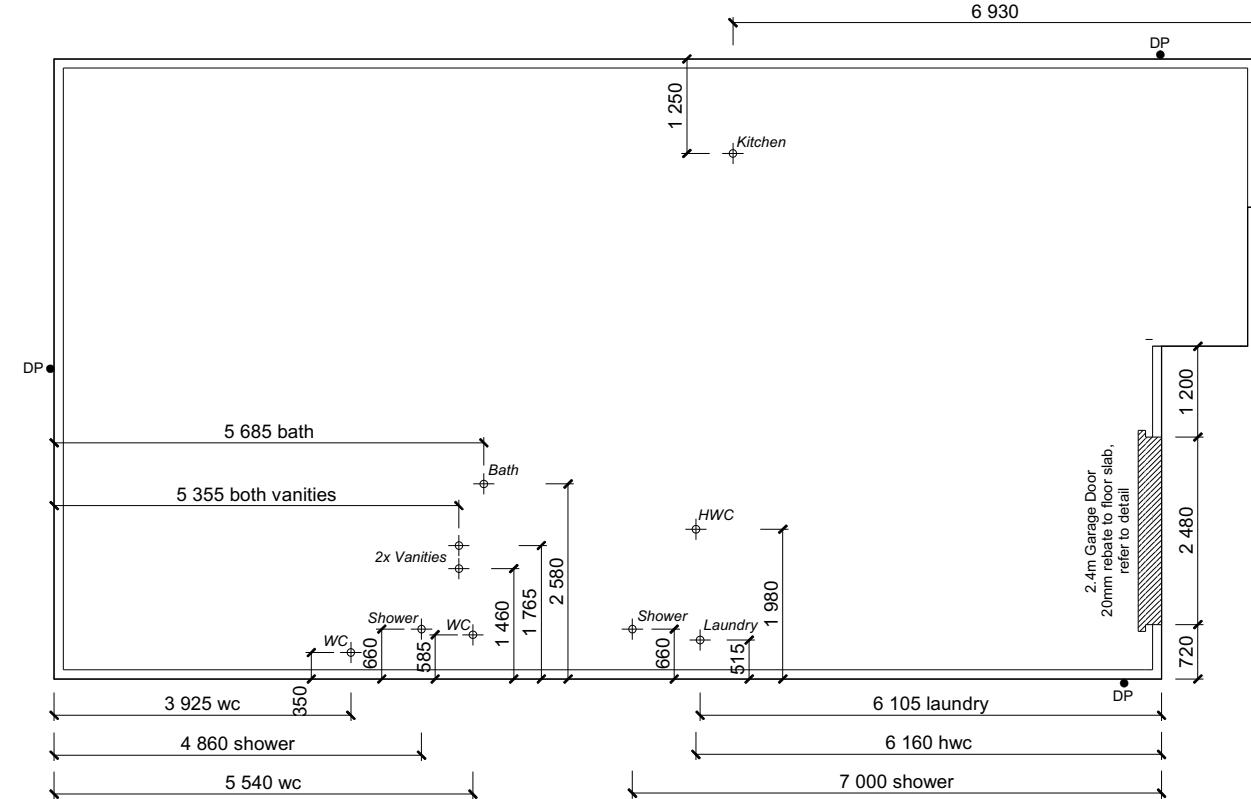
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Digitized by srujanika@gmail.com

**FFL +1.905m
(+225mm min above natural ground)
Provide site scrape to 1.680m where needed**

Refer to Engineers
Foundation Design



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.

Contact contractor or consult manufacturer's

Contractor to consult manufacturer's documentation to determine the correct location for all wastes positioned through floor slabs.

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

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

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

AREA TO PERIMETER RATIO

Foundation Area: 124.70m²
Perimeter: 48.22m
Ratio: 2.58

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Halswell, Christchurch

Job Number:
165729

Original Plan:
Rifleman

Sheet Name:

FOUNDATION PLAN

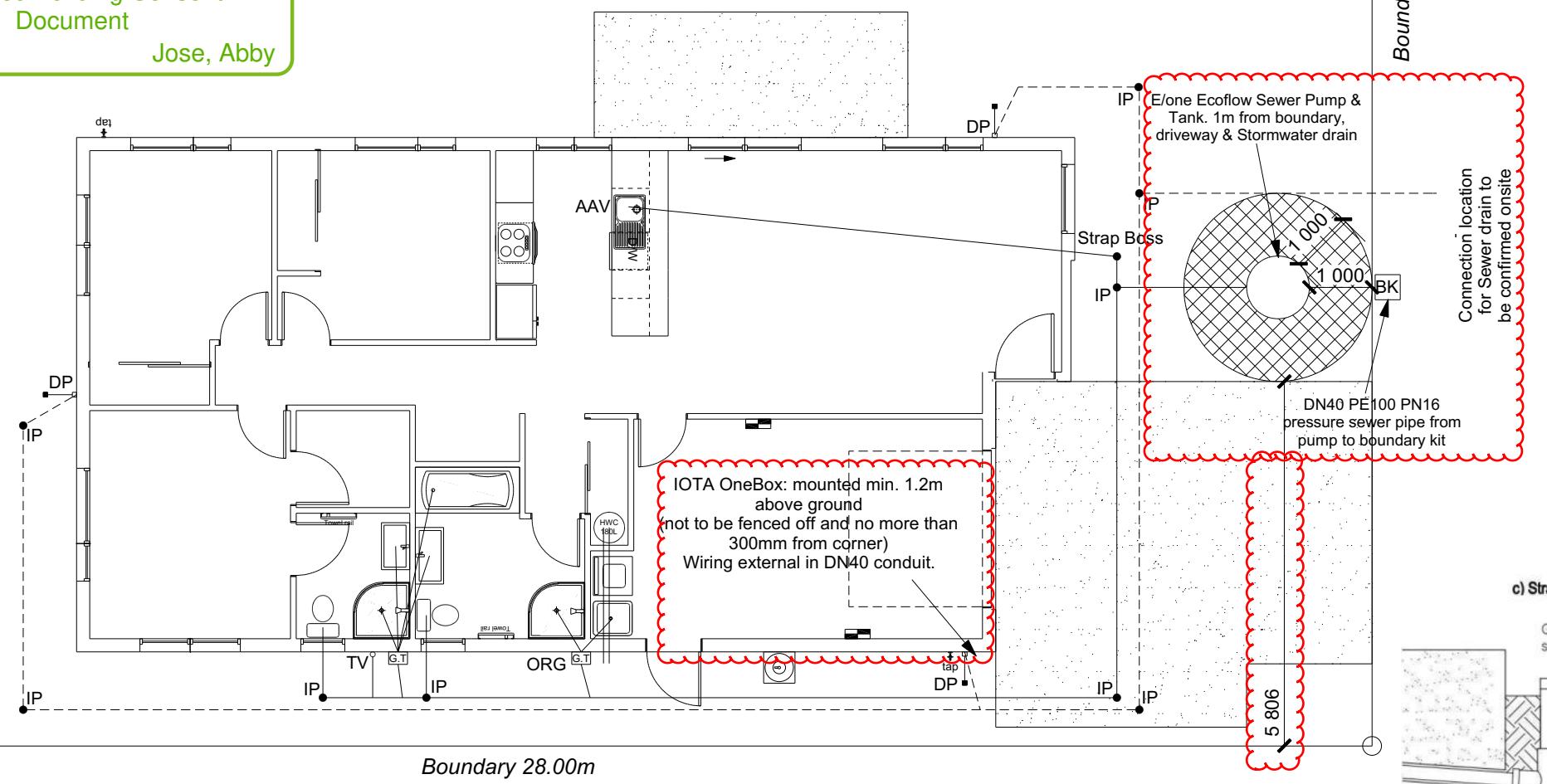
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Boundary 28.00m

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Boundary 15.00m



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.

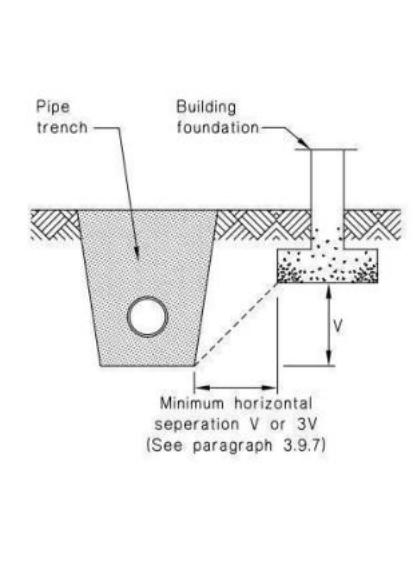
Sewer & Stormwater to connect to existing connections.

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)

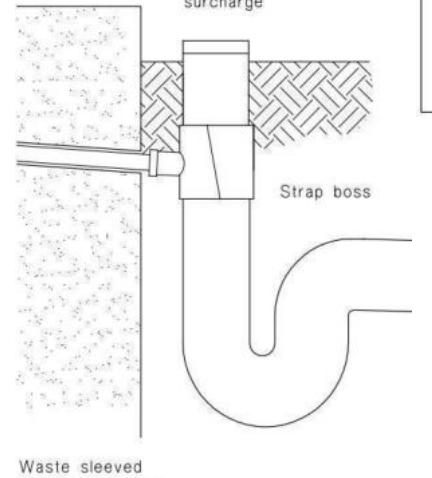
HWC: Safe tray to HWC with 50mm overflow drain to exterior to comply with G12/AS1.

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



KEARNS DRIVE



Waste sleeved through concrete foundation

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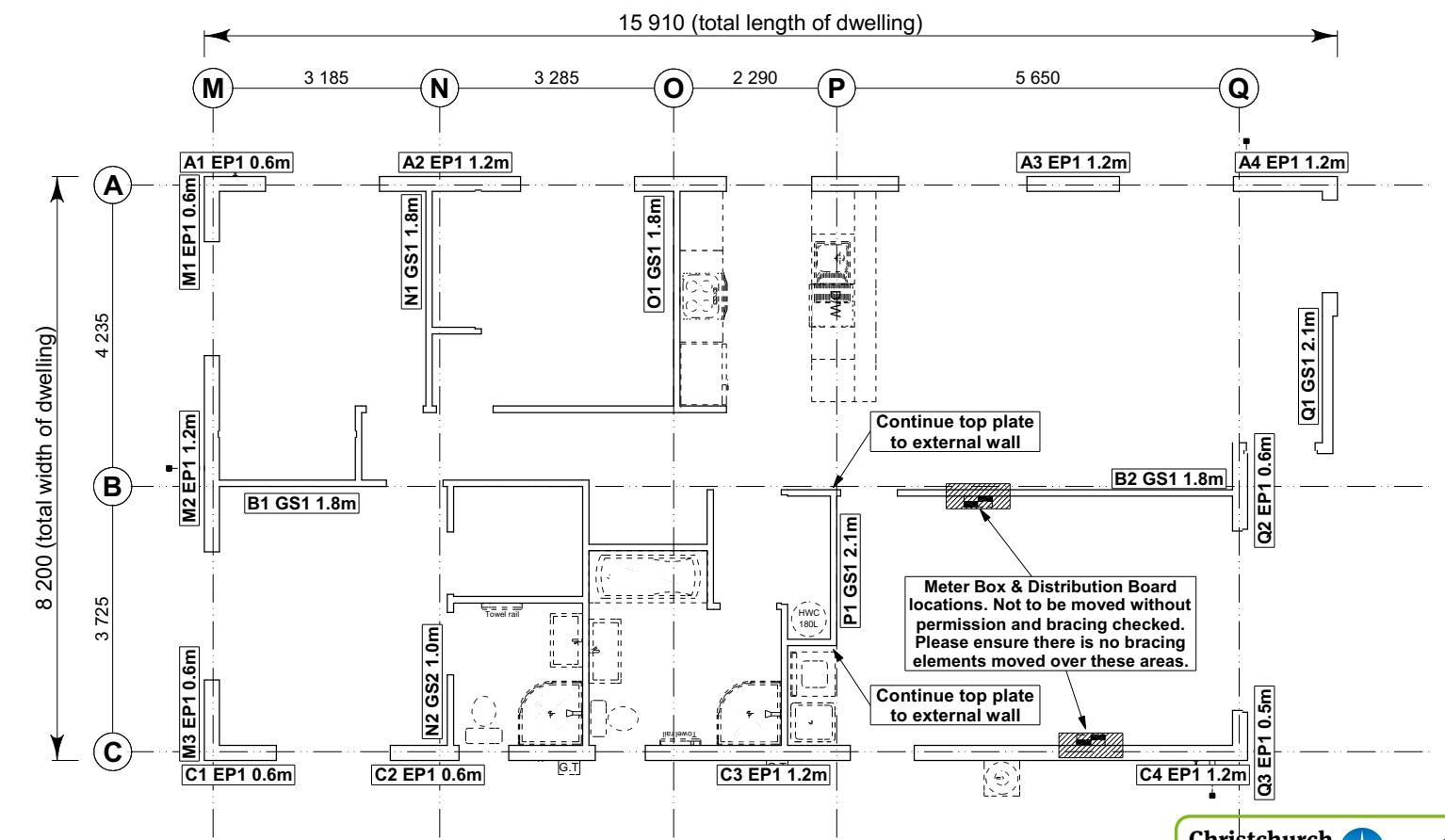
Gladis & Sadeep Jose
Lot 40, DP 579587
Kearns Drive, Milns Park
Halswell, Christchurch

Job Number: **165729** Original Plan: **Rifleman** Sheet Name: **DRAINAGE PLAN**
Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 19-Apr-23 Scale: 1:100 @ A3

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8.7.3.4

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

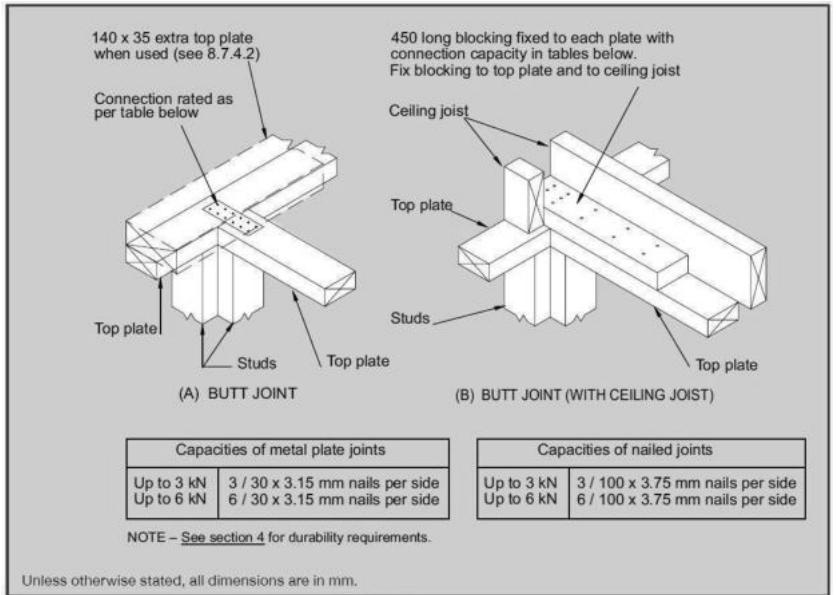
- For each wall containing wall bracing elements with a total bracing capacity of not more than 125 bracing units: to at least one such external wall by a fixing as shown in figure 8.16 of 6 kN capacity;
- For each wall containing wall bracing elements with a total bracing capacity of not more than 250 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
M1 EP1 0.6m	Brace Length
M1 GS1 1.8m	Brace Type
A1 EP1 0.6m	Brace Number



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Jose, Abby

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Unless otherwise stated, all dimensions are in mm.

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: Jose

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind		EQ	
							Demand		Achieved	
							408	750	1139	1215
							279%	162%	279%	162%
A	1	0.60		2.4	EP1 0.6	Ecopy®	57	63	489 OK	
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162	549 OK	
	3	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	4	1.20		2.4	EP1 1.2	Ecopy®	144	162		
B	1	1.80		2.4	GS1-N	GIB®	124	108		
	2	1.80		2.4	GS1-N	GIB®	124	108		
C	1	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	2	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	3	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	4	1.20		2.4	EP1 1.2	Ecopy®	144	162		

Single Level Across Resistance Sheet

Job Name: Jose

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind		EQ	
							Demand		Achieved	
							761	750	985	948
							129%	126%	129%	126%
M	1	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	3	0.60		2.4	EP1 0.6	Ecopy®	57	63		
N	1	1.80		2.4	GS1-N	GIB®	124	108		
	2	1.00		2.4	GS2-N	GIB®	92	81		
O	1	1.80		2.4	GS1-N	GIB®	124	108		
	1	2.10		2.4	GS1-N	GIB®	145	126		
P	1	2.10		2.4	GS1-N	GIB®	145	126		
	2	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	3	0.50		2.4	EP1 0.4	Ecopy®	40	48		
Q	1	2.10		2.4	GS1-N	GIB®	145	126		
	2	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	3	0.50		2.4	EP1 0.4	Ecopy®	40	48		

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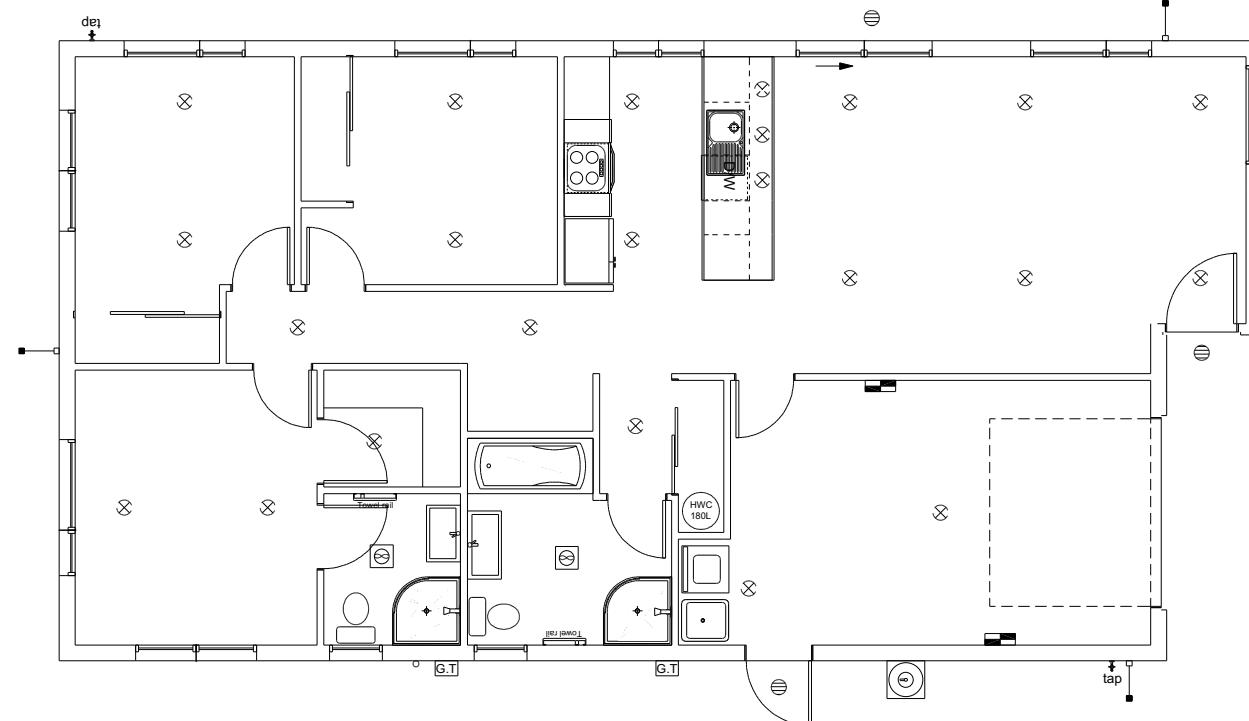
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Halswell, Christchurch

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Sheet Name: **BRACING PLAN**
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LEGEND	
Refer to Electrical Section in Specification for further details	
○	Ceiling Pan
⊗	CA Approved Down Light
⊕	Exterior Bulkhead Light
◐	Exterior Wall Light
—	Fluorescent Double
↶	Light Switch
⤠	Two Way Light Switch
⤢	Single Power Socket
⤣	Double Power Socket
⦿	Outside Waterproof Plug
▼	Telephone/Data Outlet
TV	TV Jack
SKY	Sky Connection
■	Bathroom Heater
■	Bathroom Extractor/Light

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

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Job Number:
165729

Original Plan:
Rifleman

Sheet Name:
LIGHTING PLAN

Sales:

D Ryan

Drawn:

M Glynn

QS:

W Xian

Print Date:

3/05/2023

Scale:

1:100 @ A3

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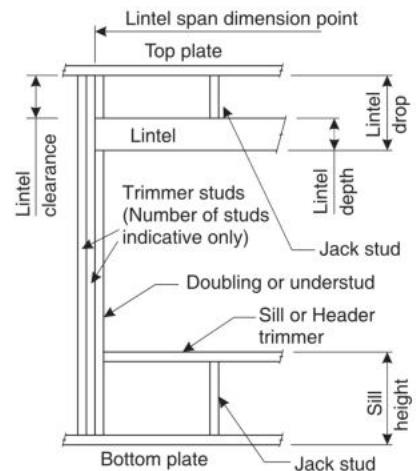
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12

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

NOTE:

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

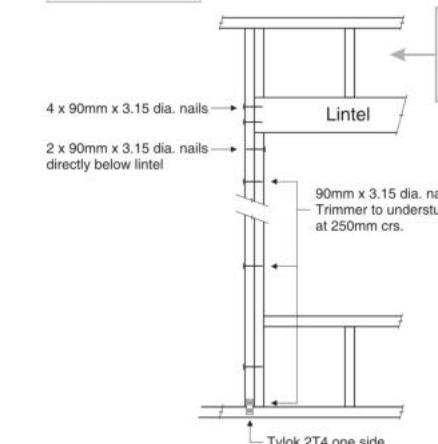
DEFINITIONS


Roof Tributary Area	Light Roof			Heavy Roof		
	Wind Zone			Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6m 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	-	-

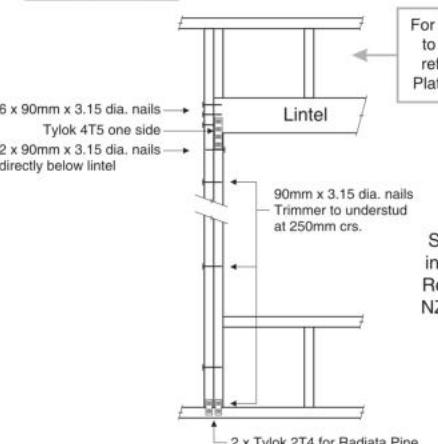
NOTES:

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

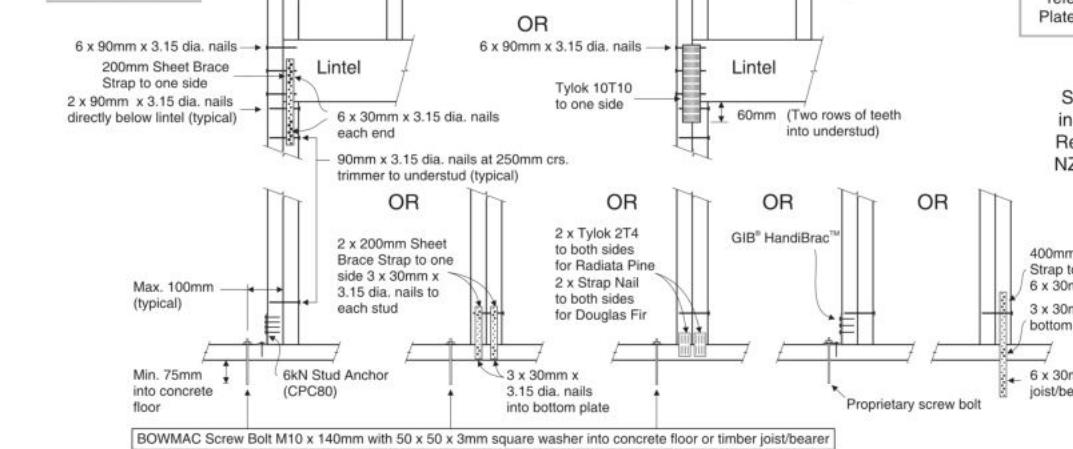
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LINTEL FIXING OPTIONS
**TYPE E
1.4kN**


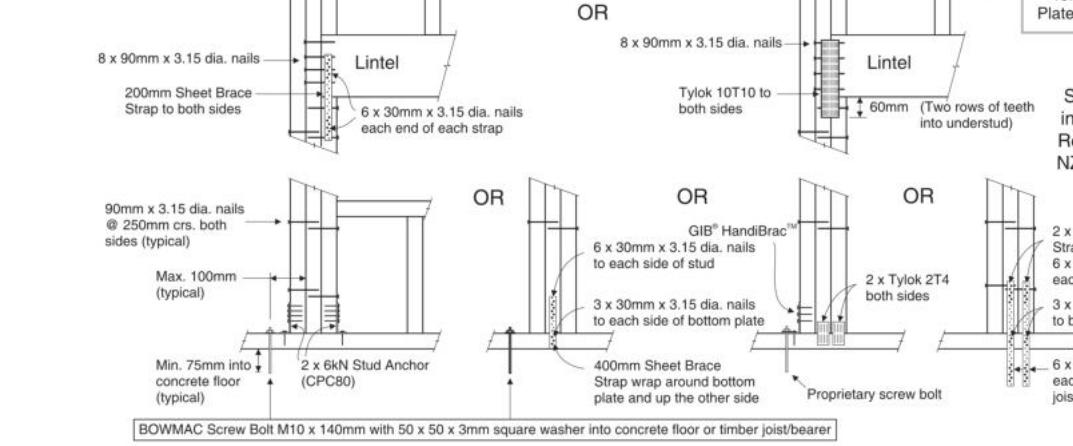
For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule

**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

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

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Original Plan:
Rifleman

Sheet Name:
FRAMING DETAILS

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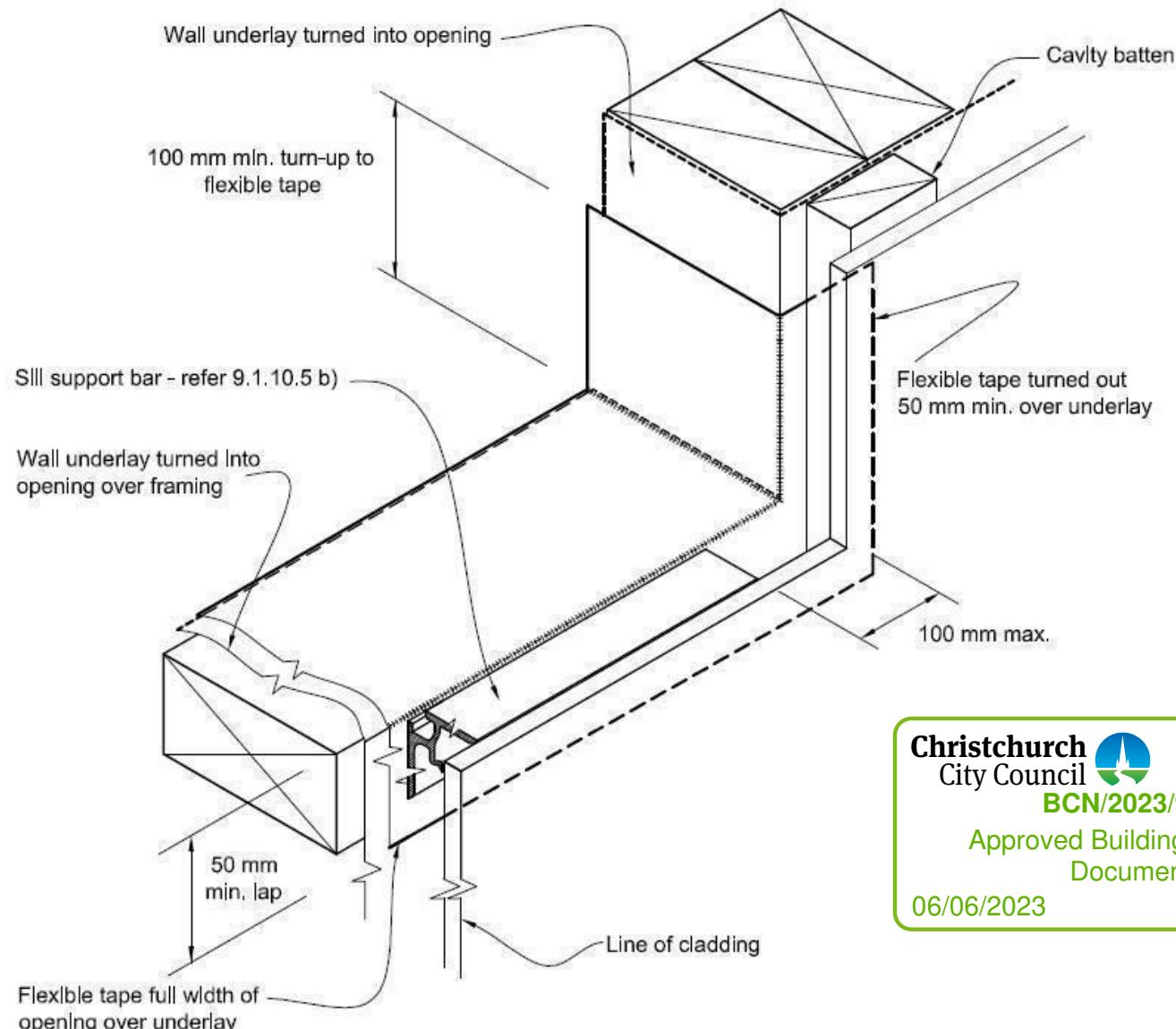
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Figure 72B: General window and door opening with drainage cavity
Paragraphs 9.1.5, 9.1.9.3, 9.1.10.2, Figures 73C, 76, 85, 86, 91, 99, 116 and 128

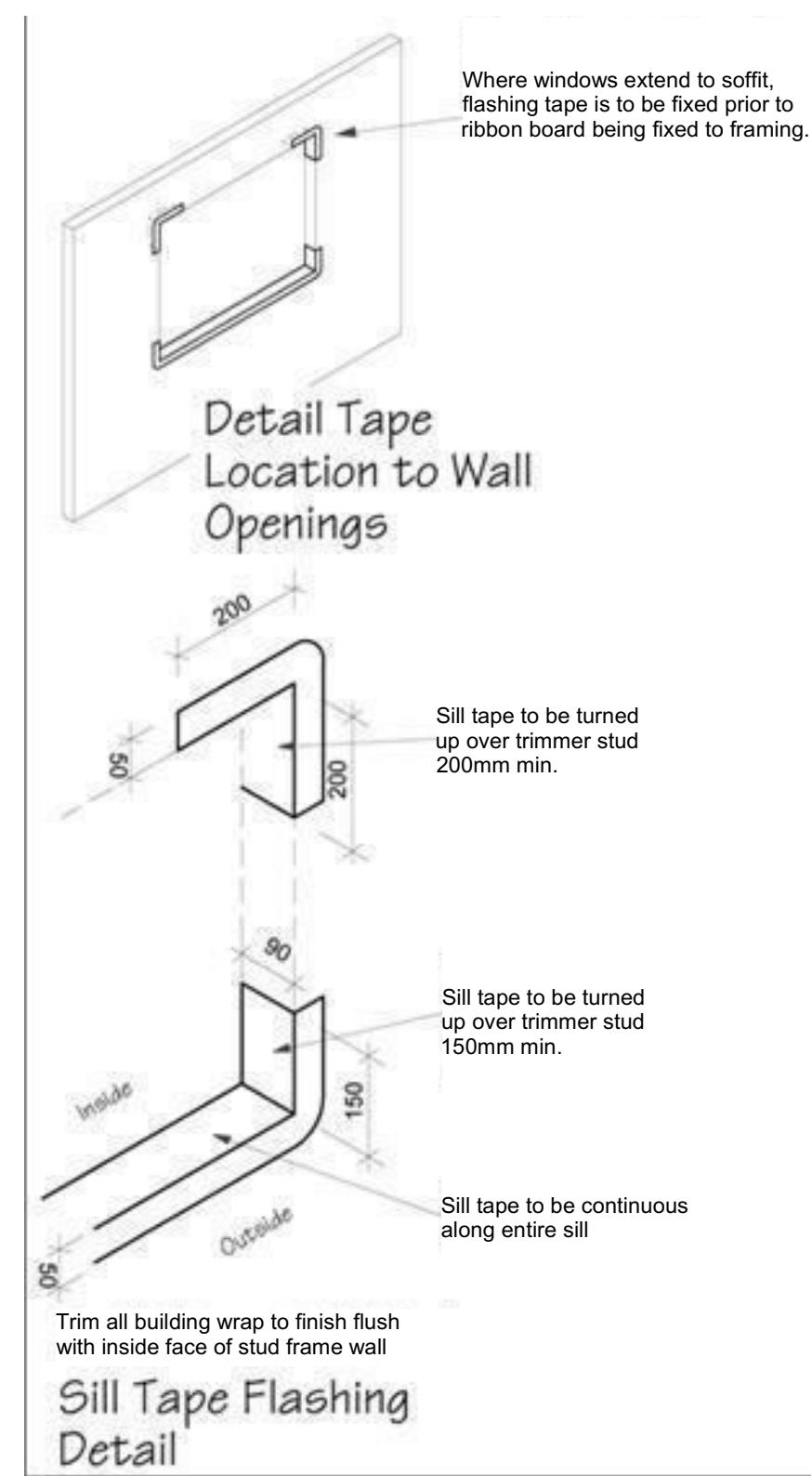
NOTE:

- (1) Detailed cladding omitted for clarity, refer to specific claddings.
- (2) Head to be treated similarly with continuous wall underlay and flexible tape at corners.
- (3) Refer individual cladding details for jamb flashings.



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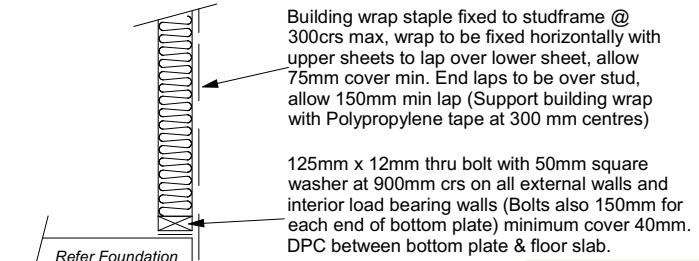
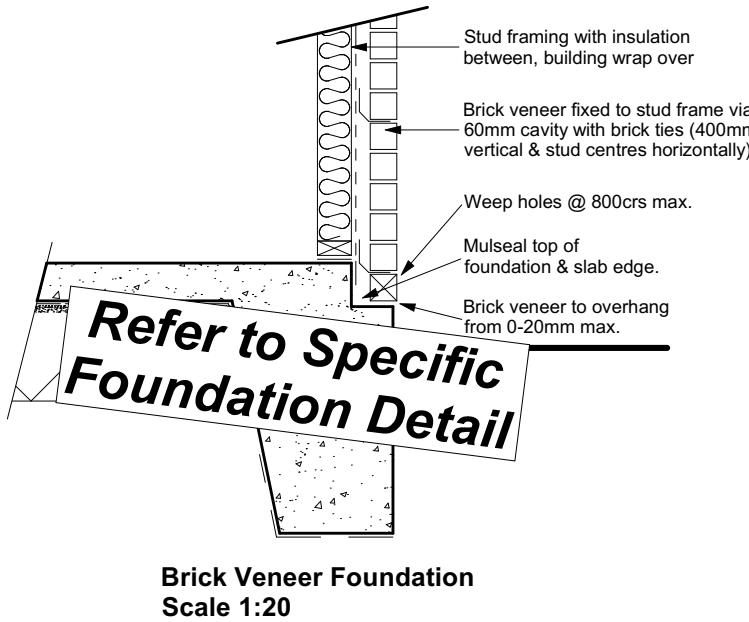
Original Plan:
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Stud framing to slab
Scale 1:20

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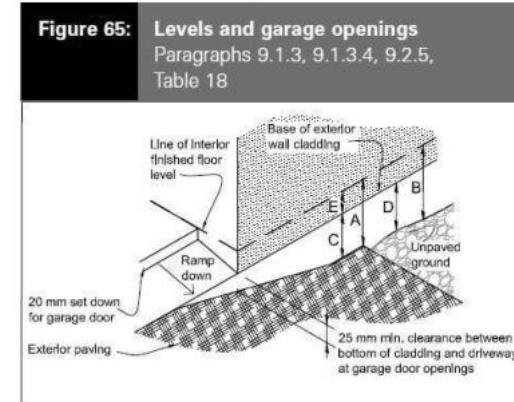
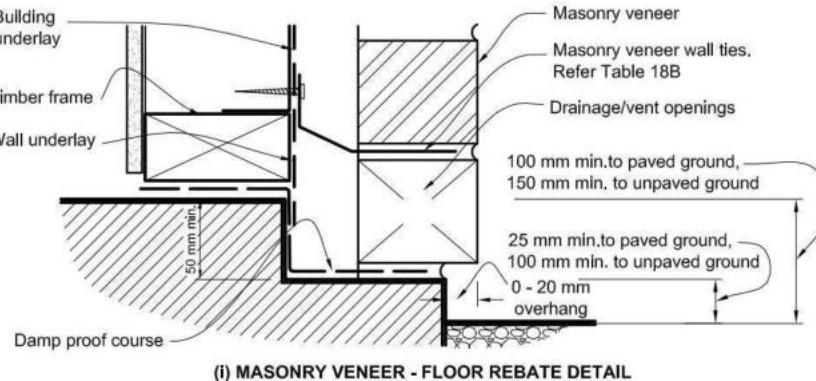
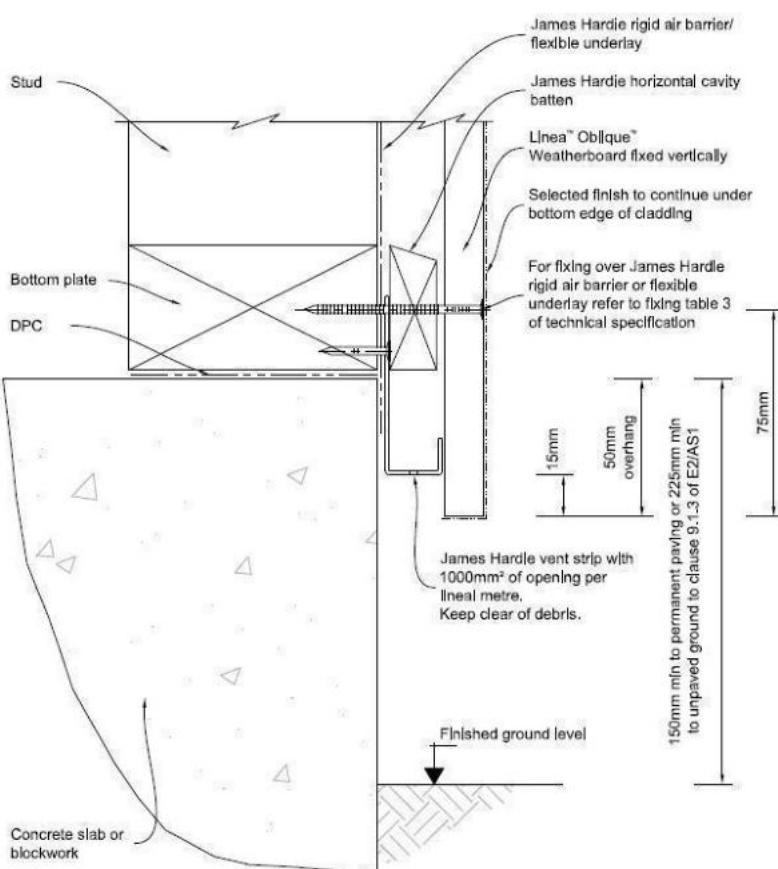
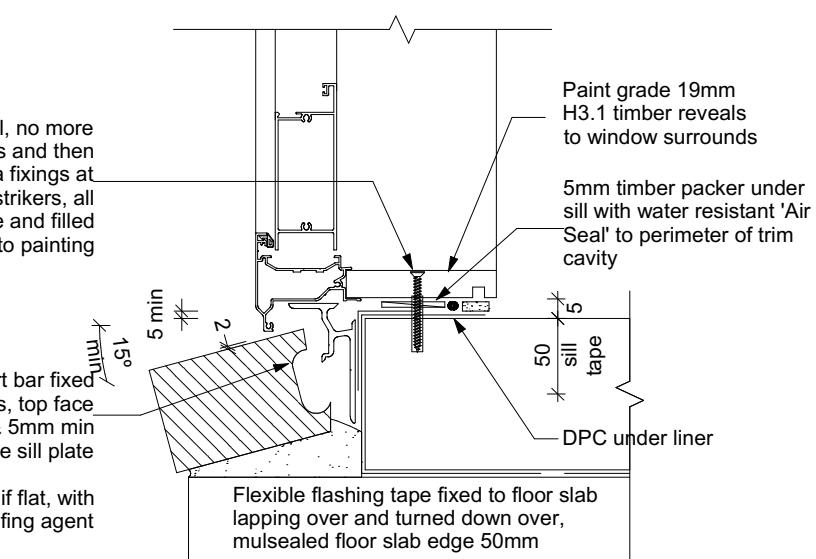
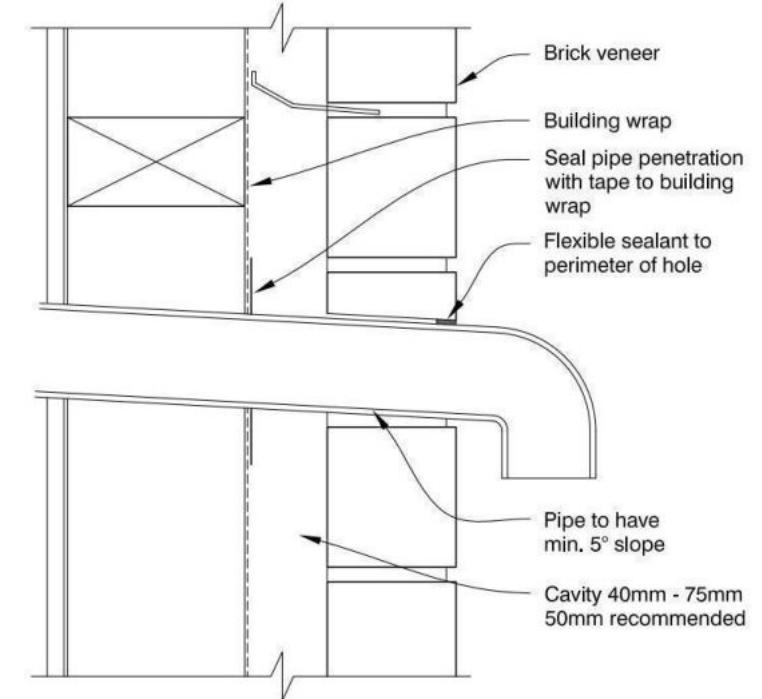


Table 18: Minimum clearances		Paragraphs 9.1.3, 9.1.3.4, 9.2.5, Table 18				
Minimum clearances (mm)	Masonry veneer	Other claddings				
		A	B	C	D	E
Concrete slab	100 150	150	225	100	175	50
Timber floor Refer Note 1)		100	175	502)		

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



Door Sill to Slab Detail
Scale 1:20

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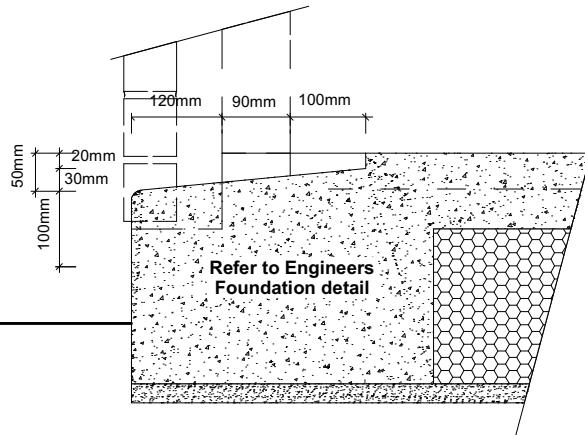
Original Plan:
Rifleman

Sheet Name:
CONSTRUCTION DETAILS

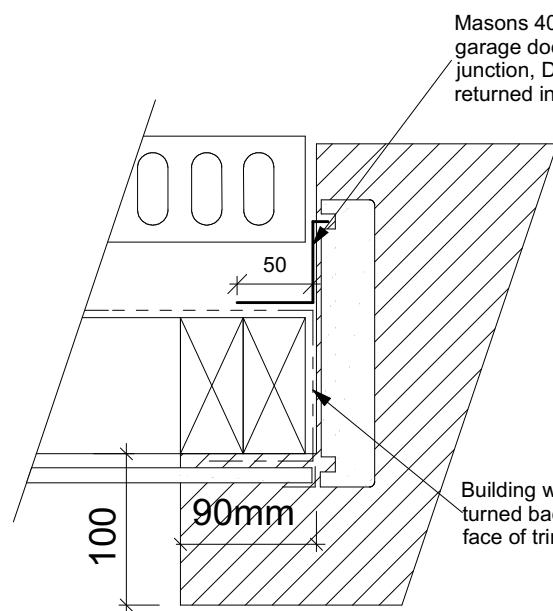
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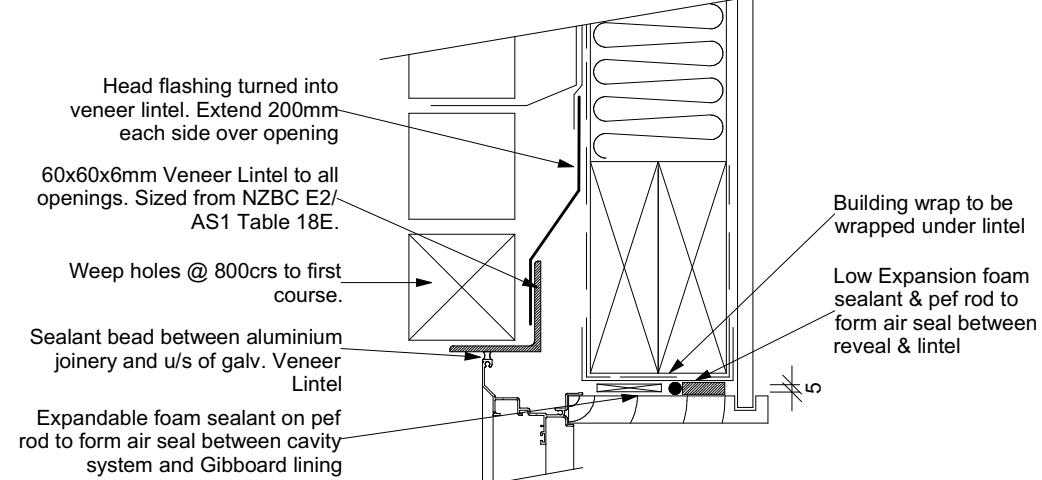
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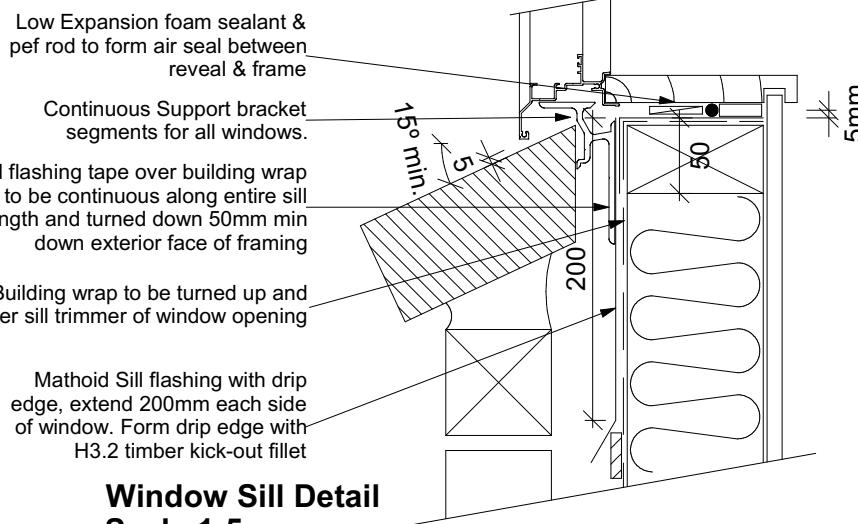
Garage Door Rebate Details
Scale 1:10



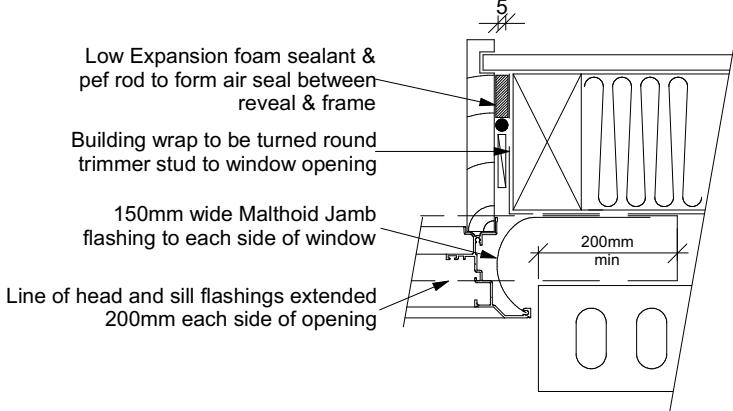
Garage Door Jamb Detail
Scale 1:5



Window Head Detail
Scale 1:5



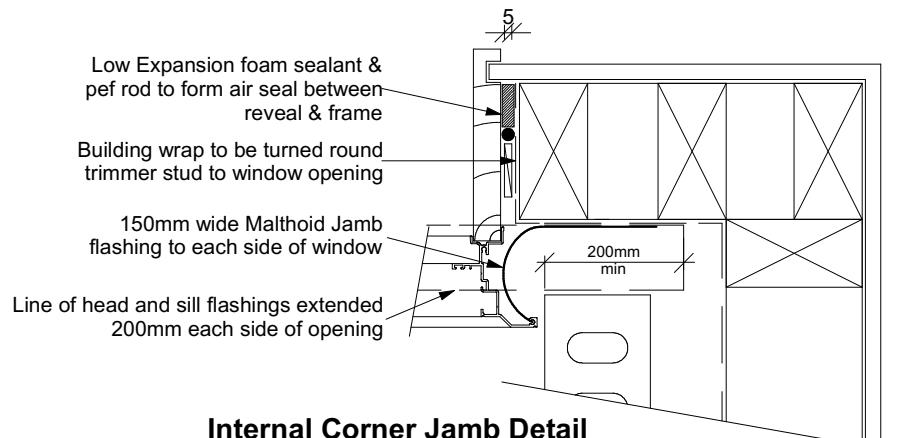
Window Sill Detail
Scale 1:5



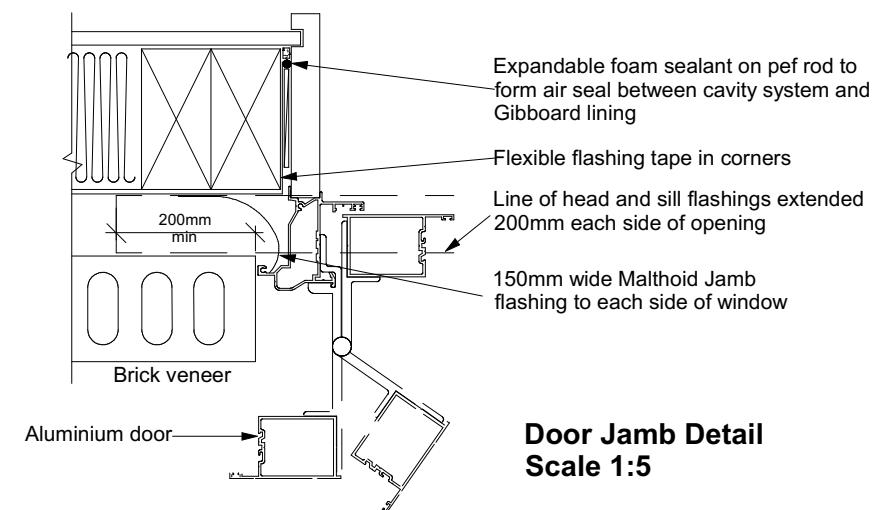
Window Jamb Detail
Scale 1:5

9.2.9 Openings in masonry veneer
Openings with *masonry veneer* above shall be spanned by steel angle lintels.
Openings in *masonry veneer* for meter boxes less than 500 mm wide may be installed without lintel bars or head *flashings* provided the meter box is sealed to *wall underlay* with *flashing tape* to Paragraph 4.3.11.
Separate steel meter boxes from direct contact with *masonry veneer* or mortar with *flashing tape* to Paragraph 4.3.11.
Lintels shall:
a) Be protected against corrosion as in Table 18D and to exposure zones outlined in Nzs 3604.
b) Have a minimum seating into adjacent veneer of:
i) 100 mm for spans up to, and including 2 m,
ii) 200 mm for spans over 2 m.
c) Be sized in accordance with Table 18E.

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:
a) Maximum 450 mm centres along sills, jambs and heads, and
b) Maximum 150 mm from reveal ends.
Install packers between reveals and *framing* at all fixing points, except between head reveals and lintels.



Internal Corner Jamb Detail
Scale 1:5



Door Jamb Detail
Scale 1:5

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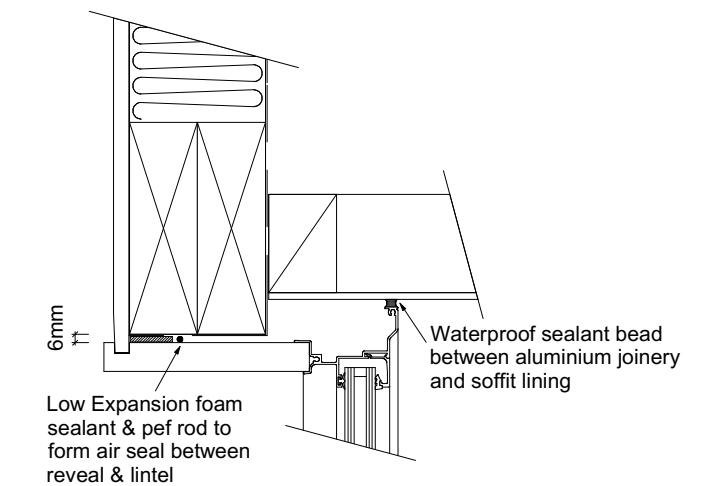
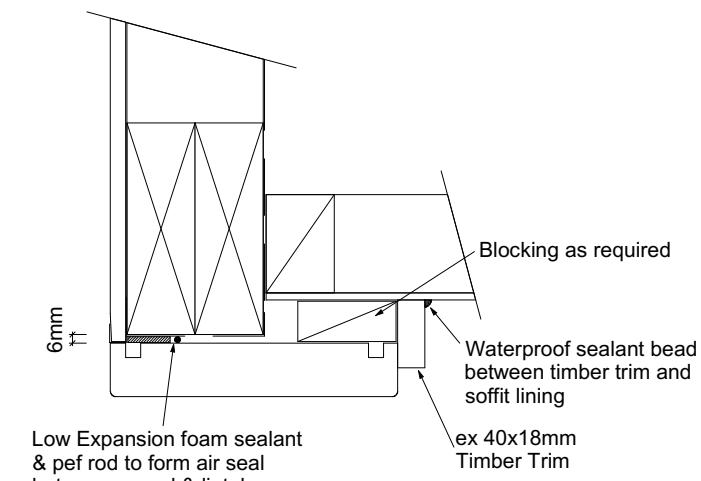
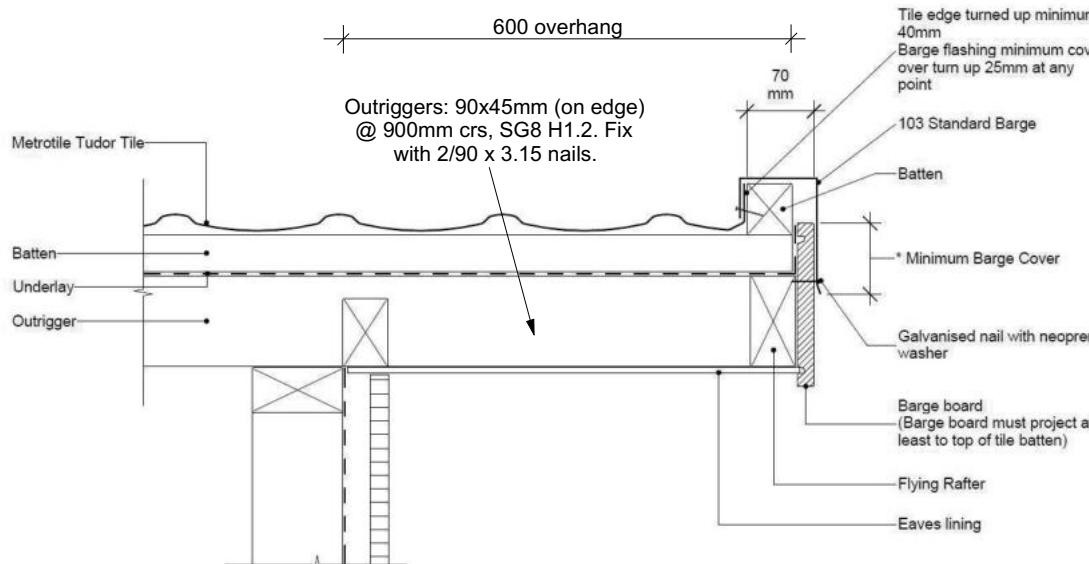
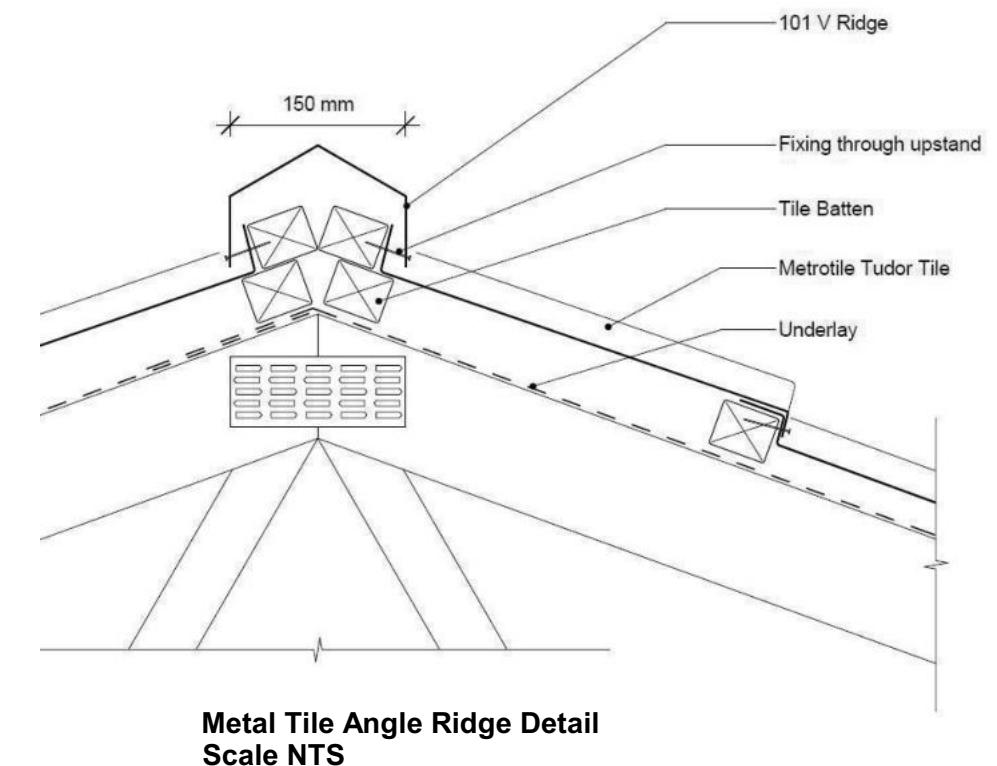
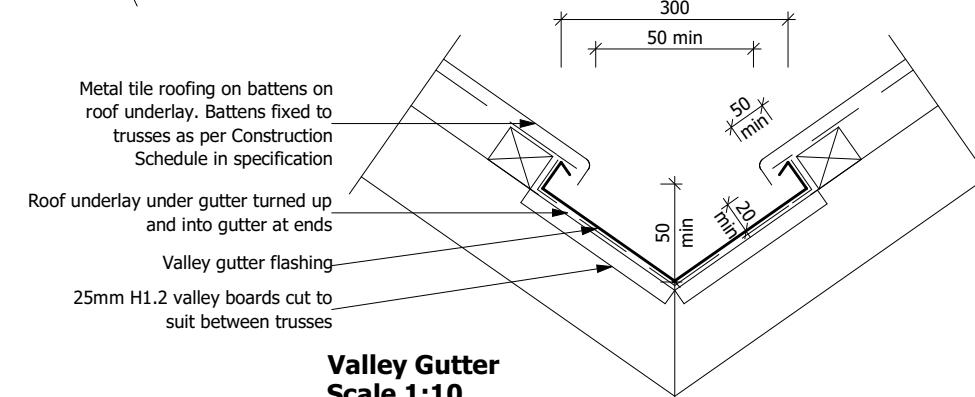
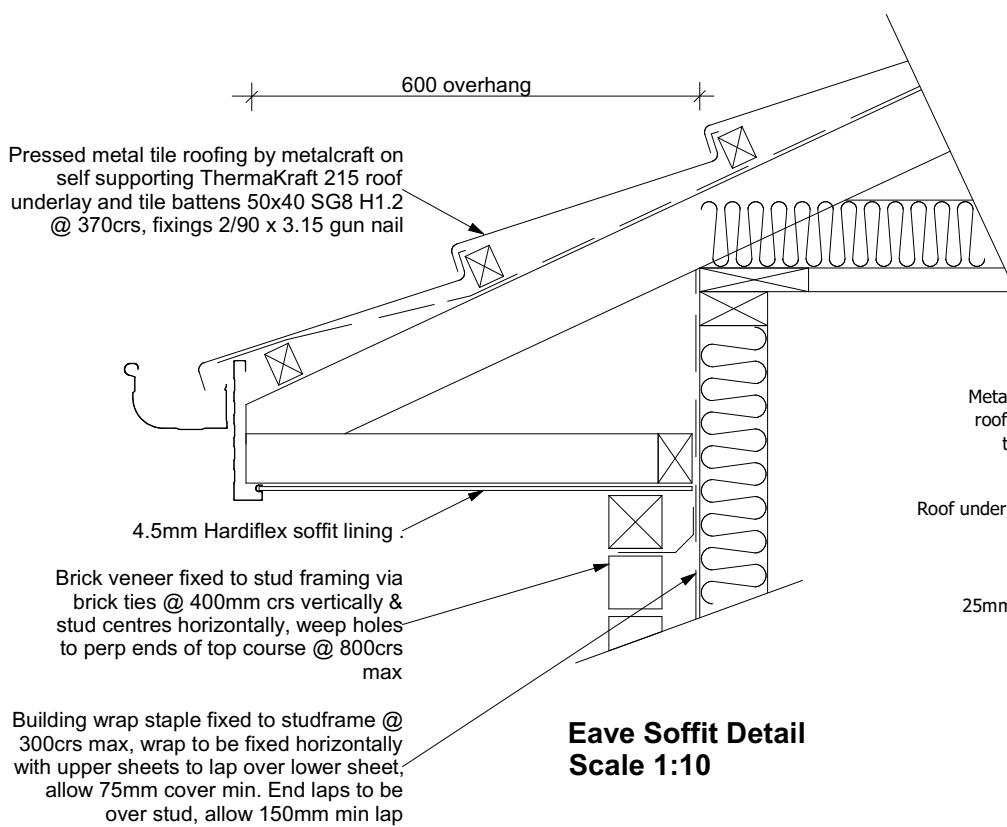
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Metal Tile Gable Detail
Scale NTS

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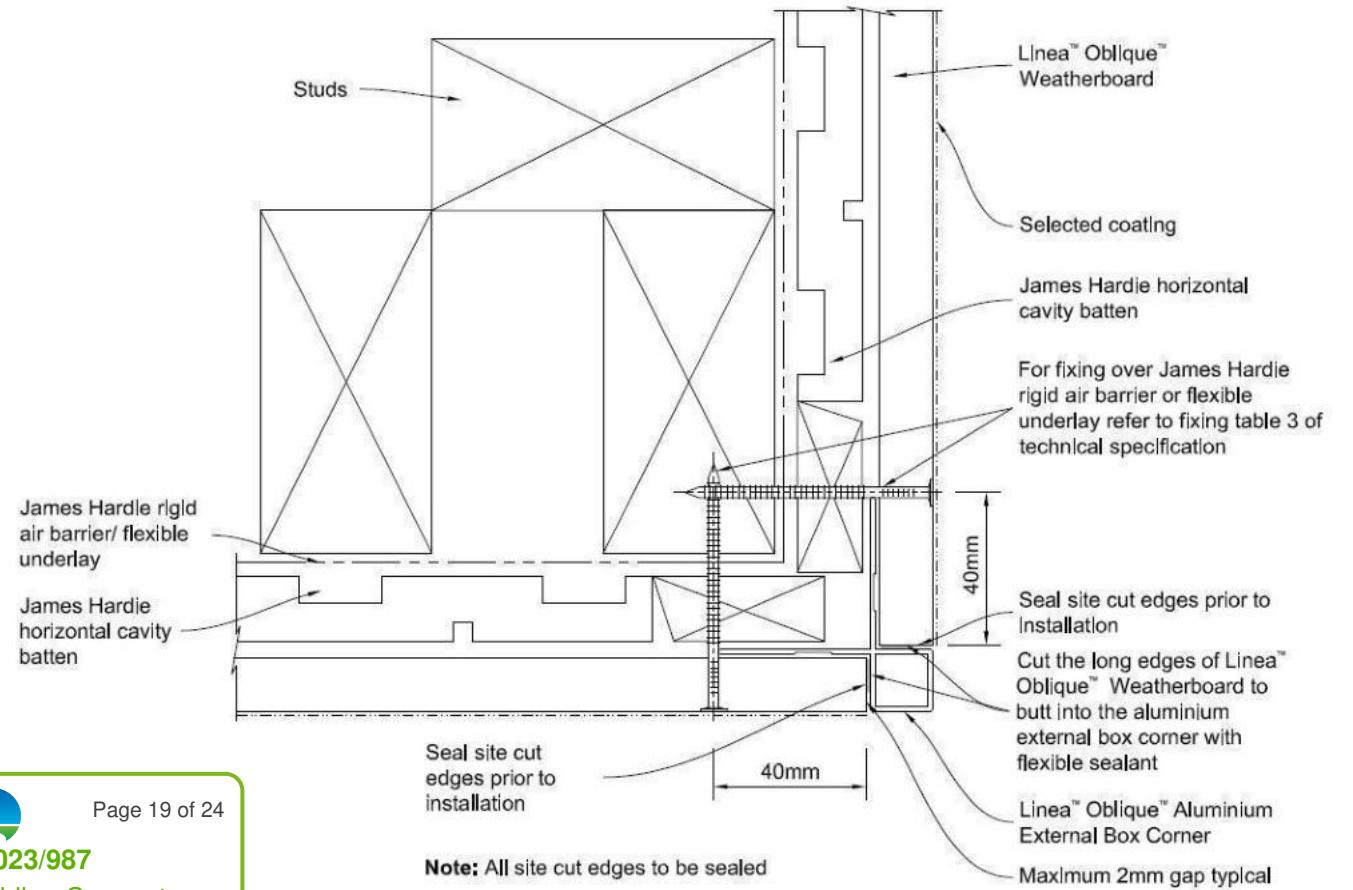
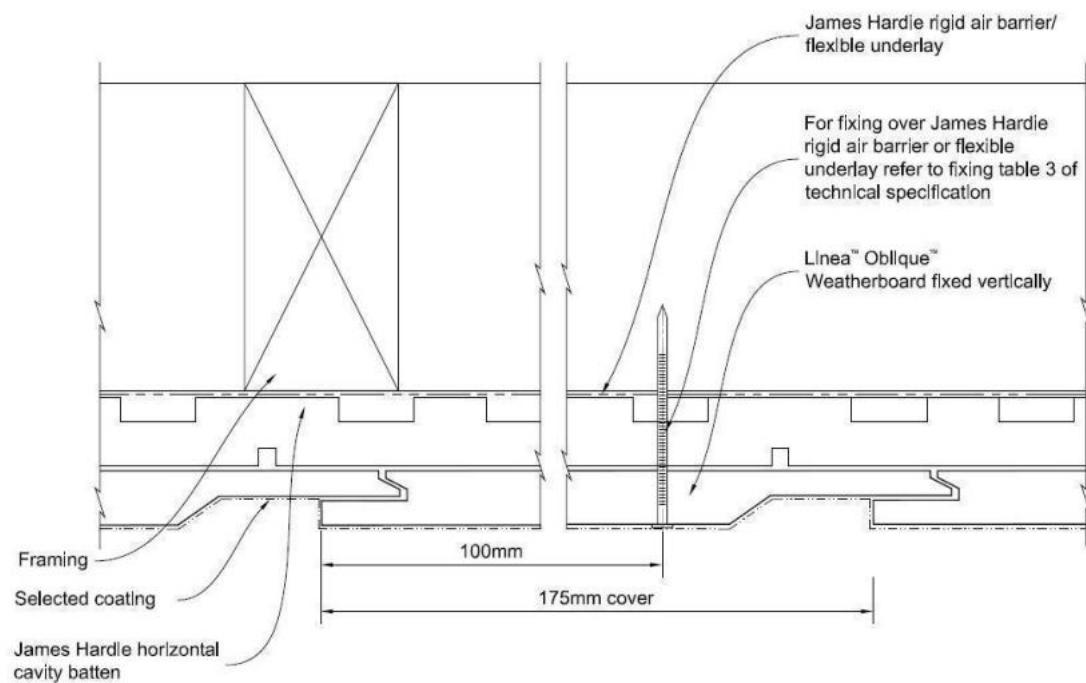
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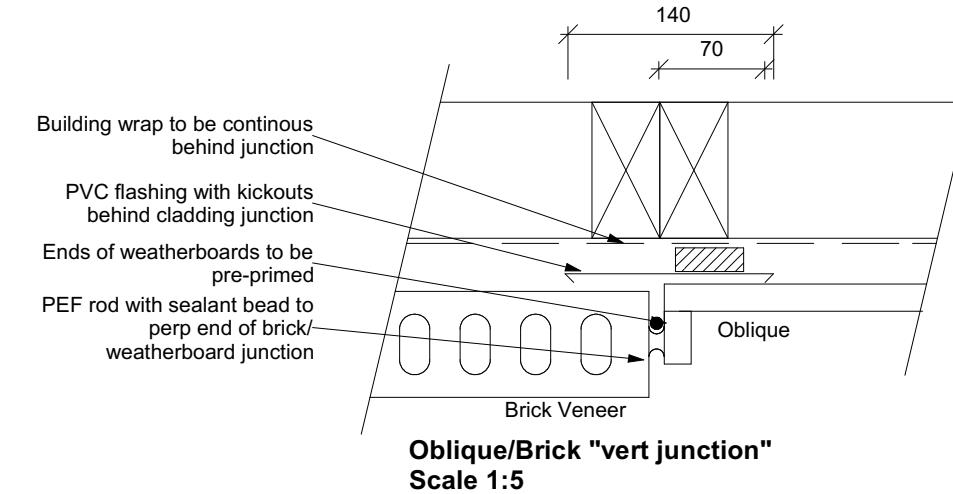
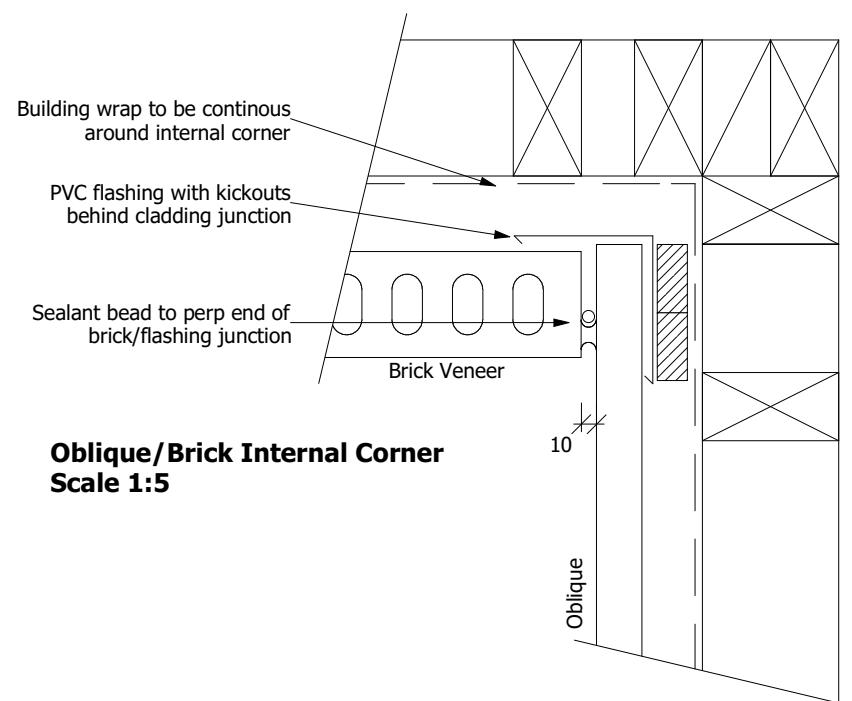
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Christchurch City Council 
BCN/2023/987
Approved Building Consent Document
06/06/2023 Jose, Abby



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



TKR Homes Ltd.
31 Watts Road, Sockburn
PO BOX 11 351
Christchurch 8443
P: +64 3 342 7788

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Gladis & Sadeep Jose
Lot 40, DP 579587
Kearns Drive, Milns Park
Halswell, Christchurch

Job Number:
165729

Original Plan:
Rifleman

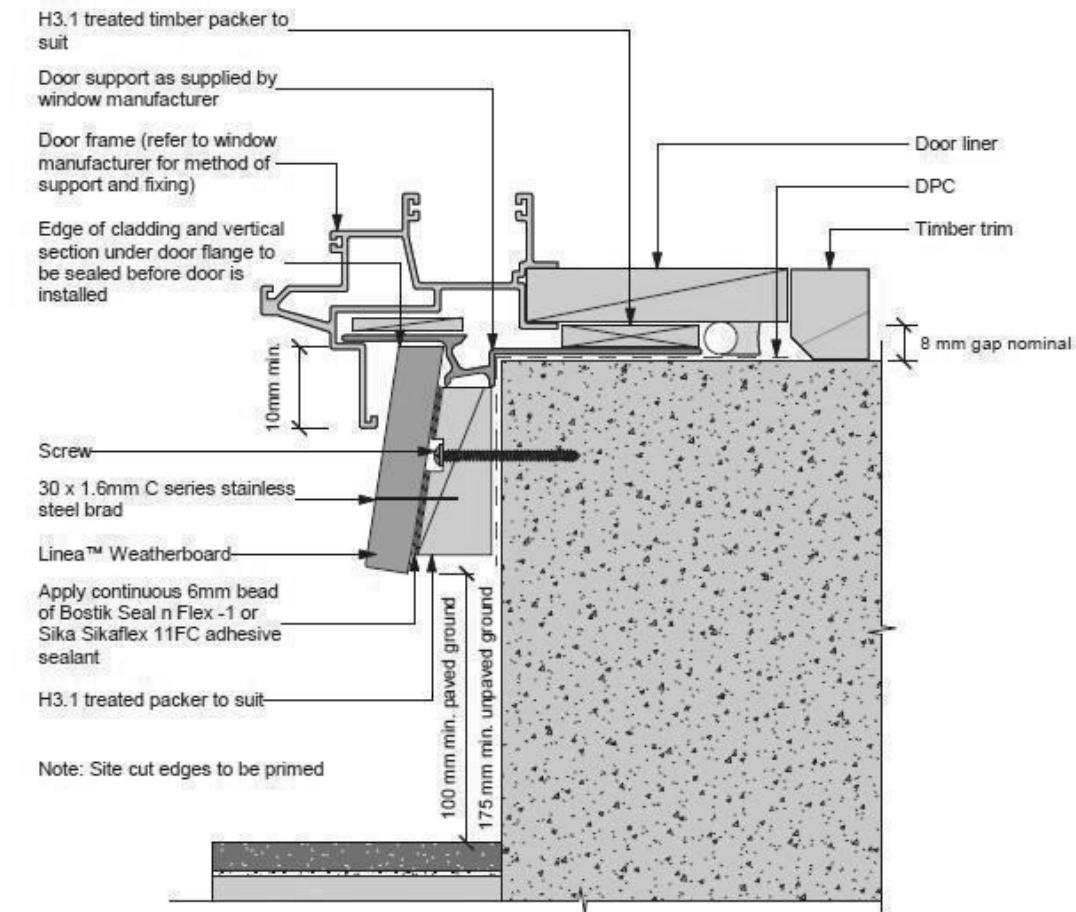
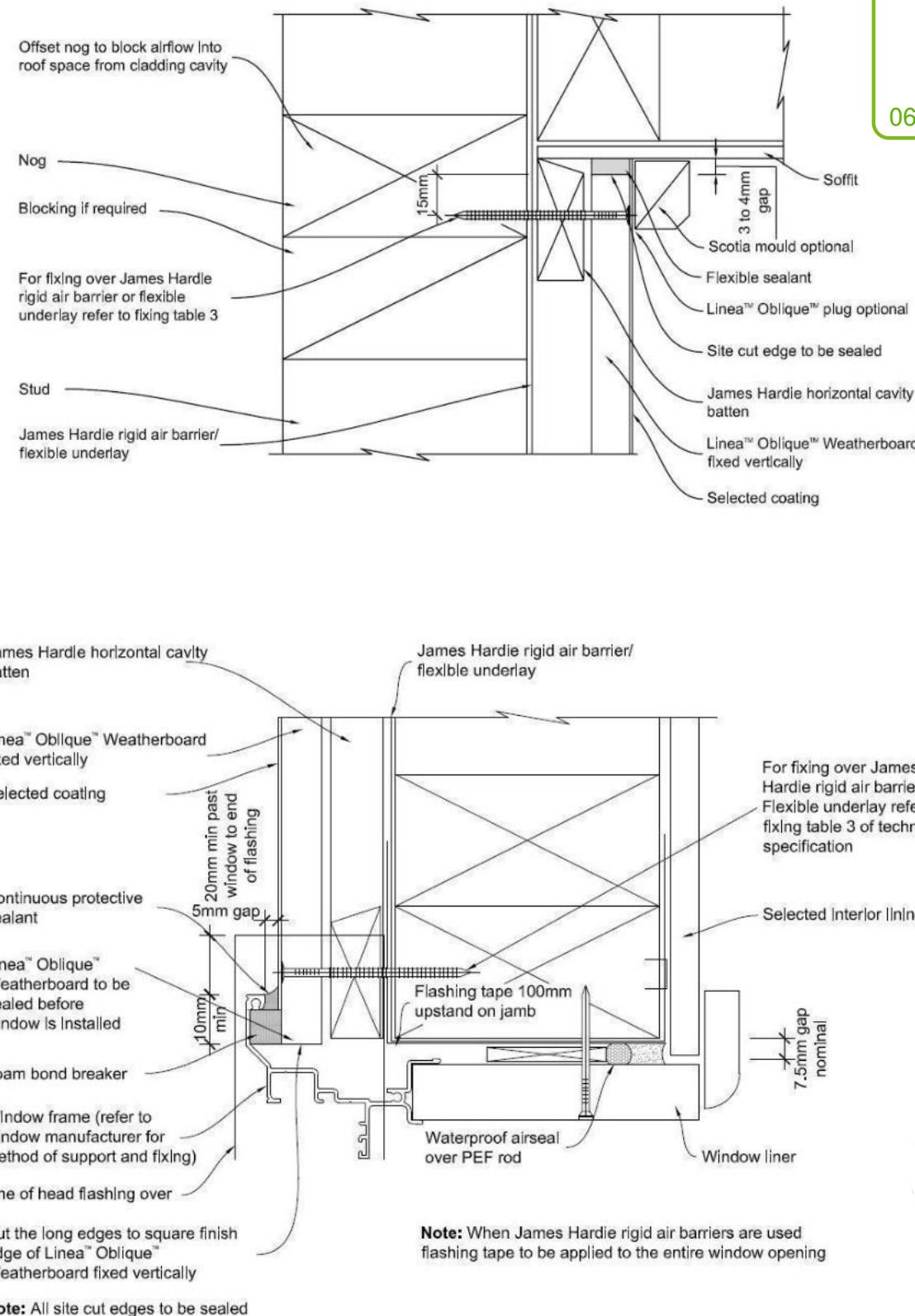
Sheet Name:
CONSTRUCTION DETAILS

CONSENT PLANS

No.	Date:	Reason:
1	01-03-2023	Initial Consent Plans

Sheet No.:
19

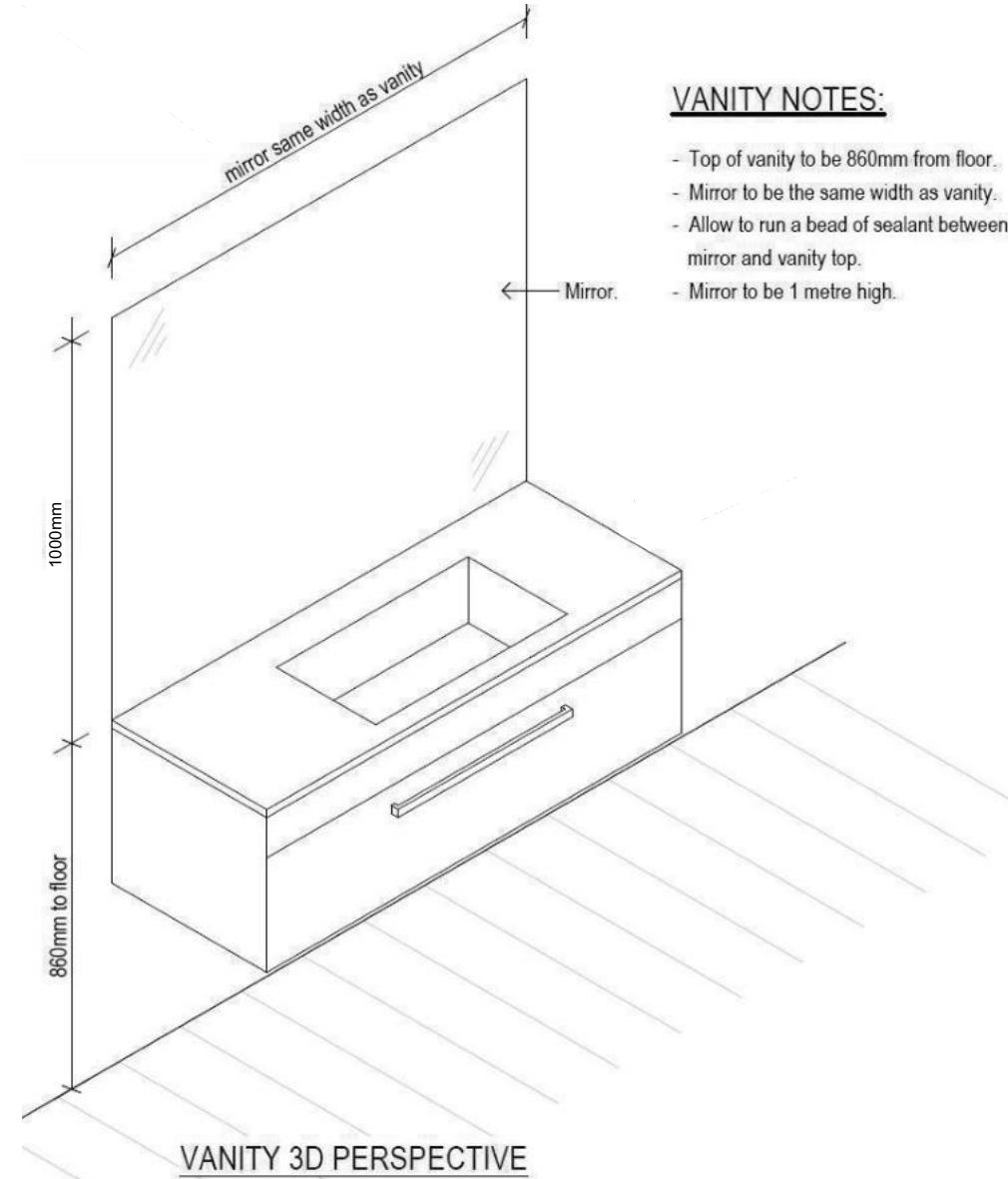
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Refer to the manufacturer or supplier for technical information for these materials

General notes for materials selection

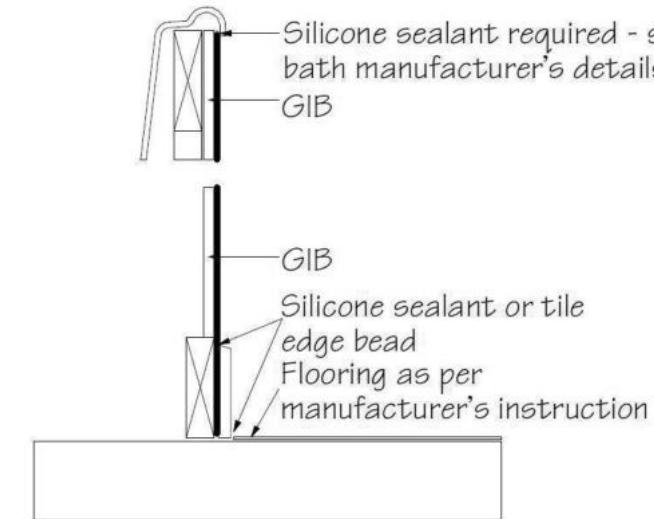
1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of the NZBC E2/AS1
2. Flexible underlay must comply with acceptable solution E2/AS1
3. Flashing tape must have proven compatibility with the selected flexible underlay and other materials with which it comes into contact
4. Linea™ Weatherboard to have sealed butt joint over batten at each corner of opening



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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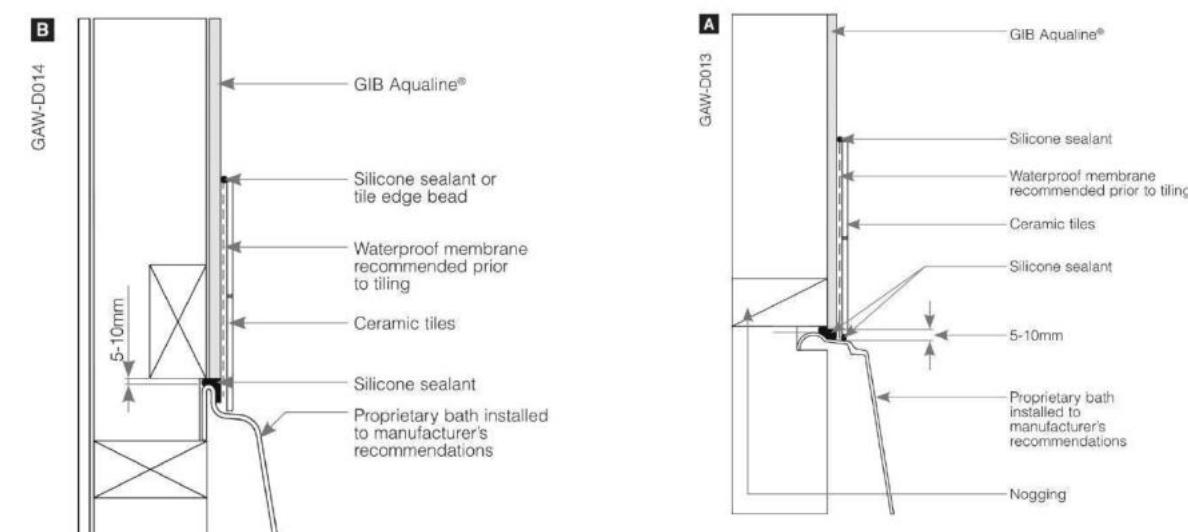
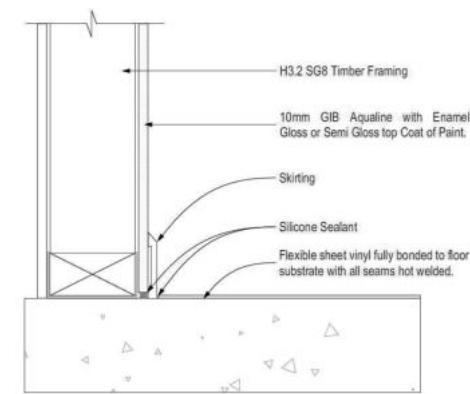
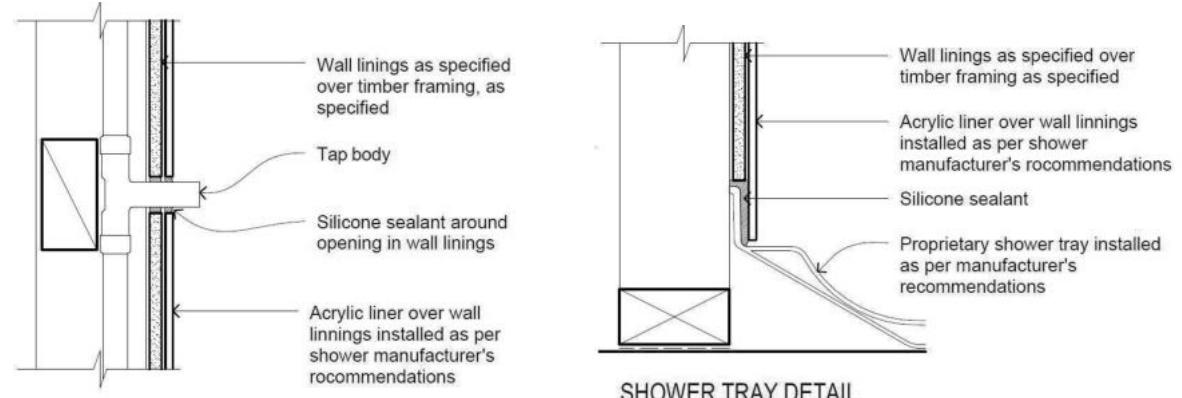
Sheet Name:
BATHROOM DETAILS

CONSENT PLANS

No.	Date:	Reason:
1	01-03-2023	Initial Consent Plans

Sheet No.:
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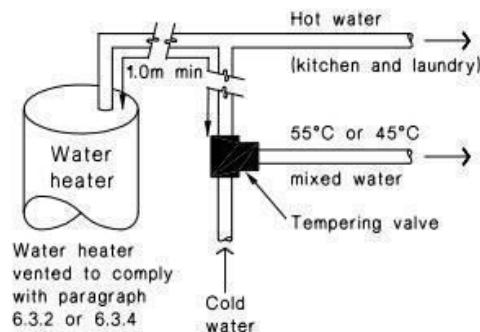
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06/06/2023

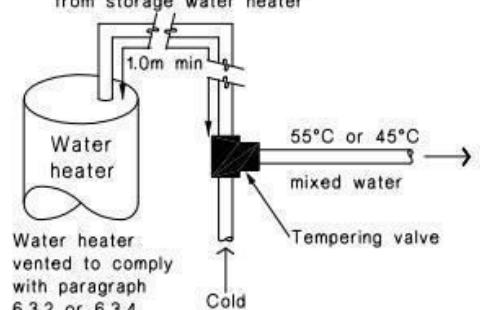
Jose, Abby

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:
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.

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

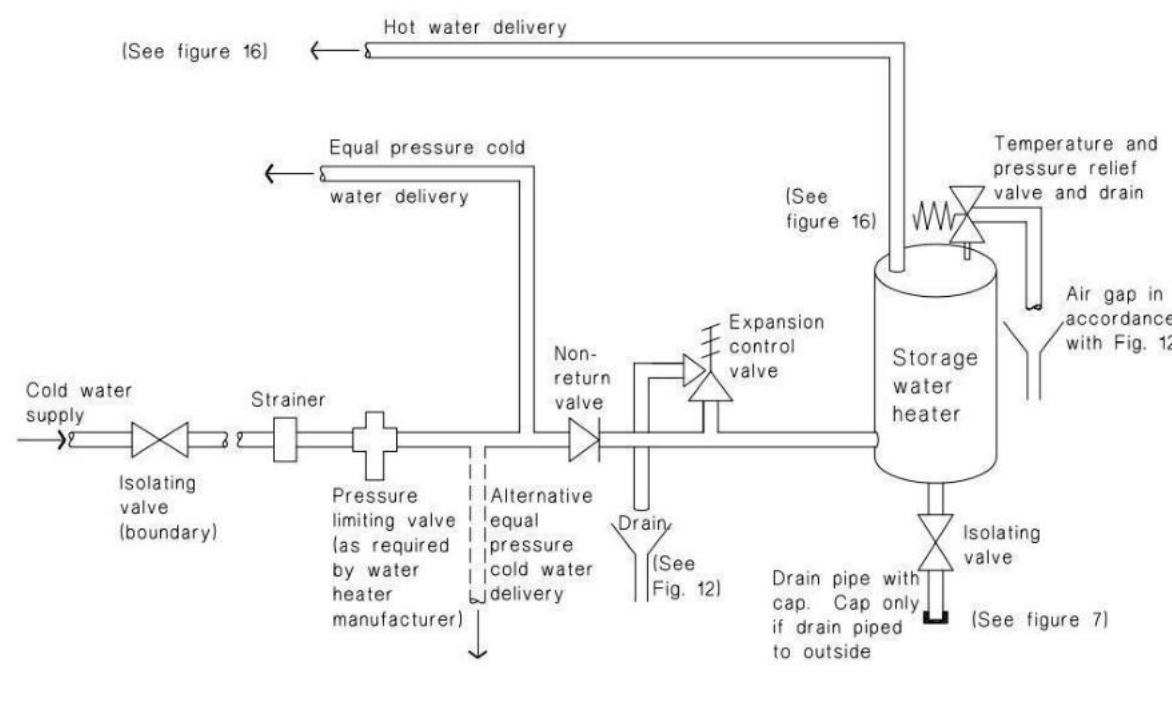
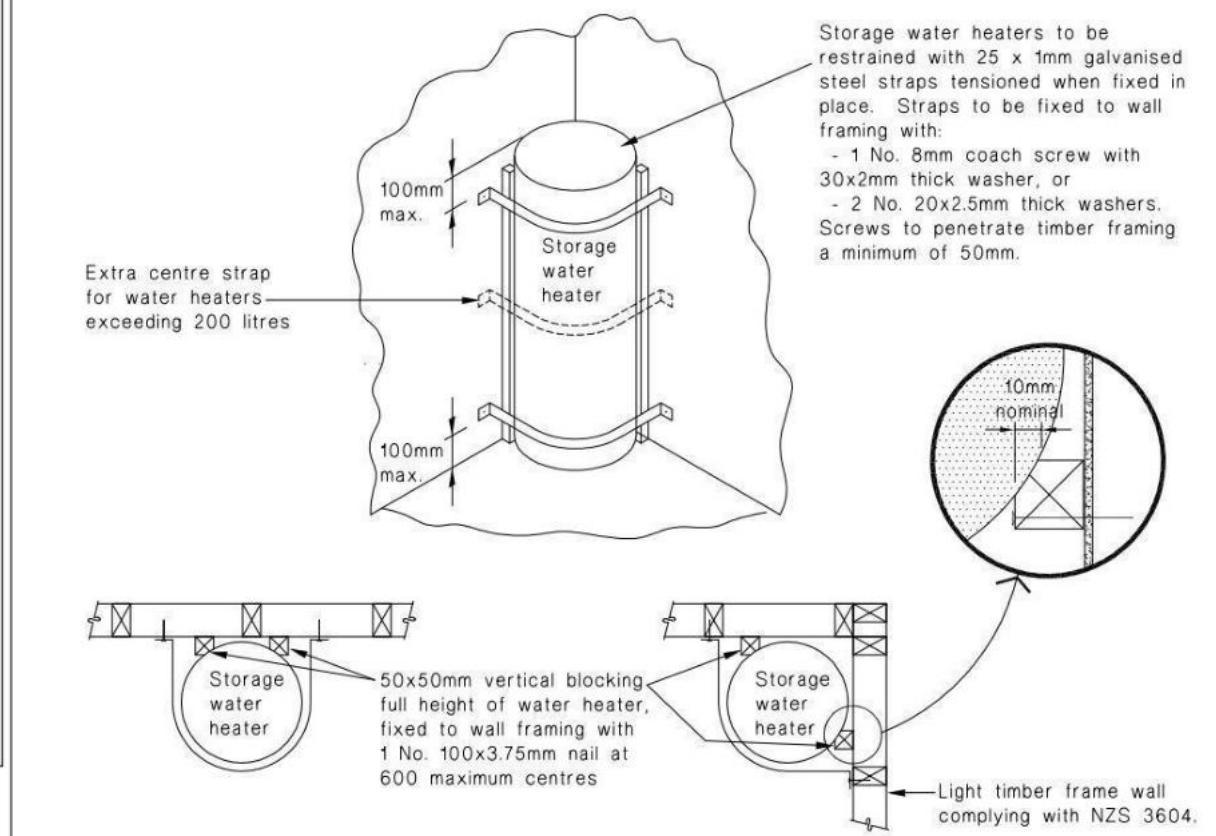


Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4



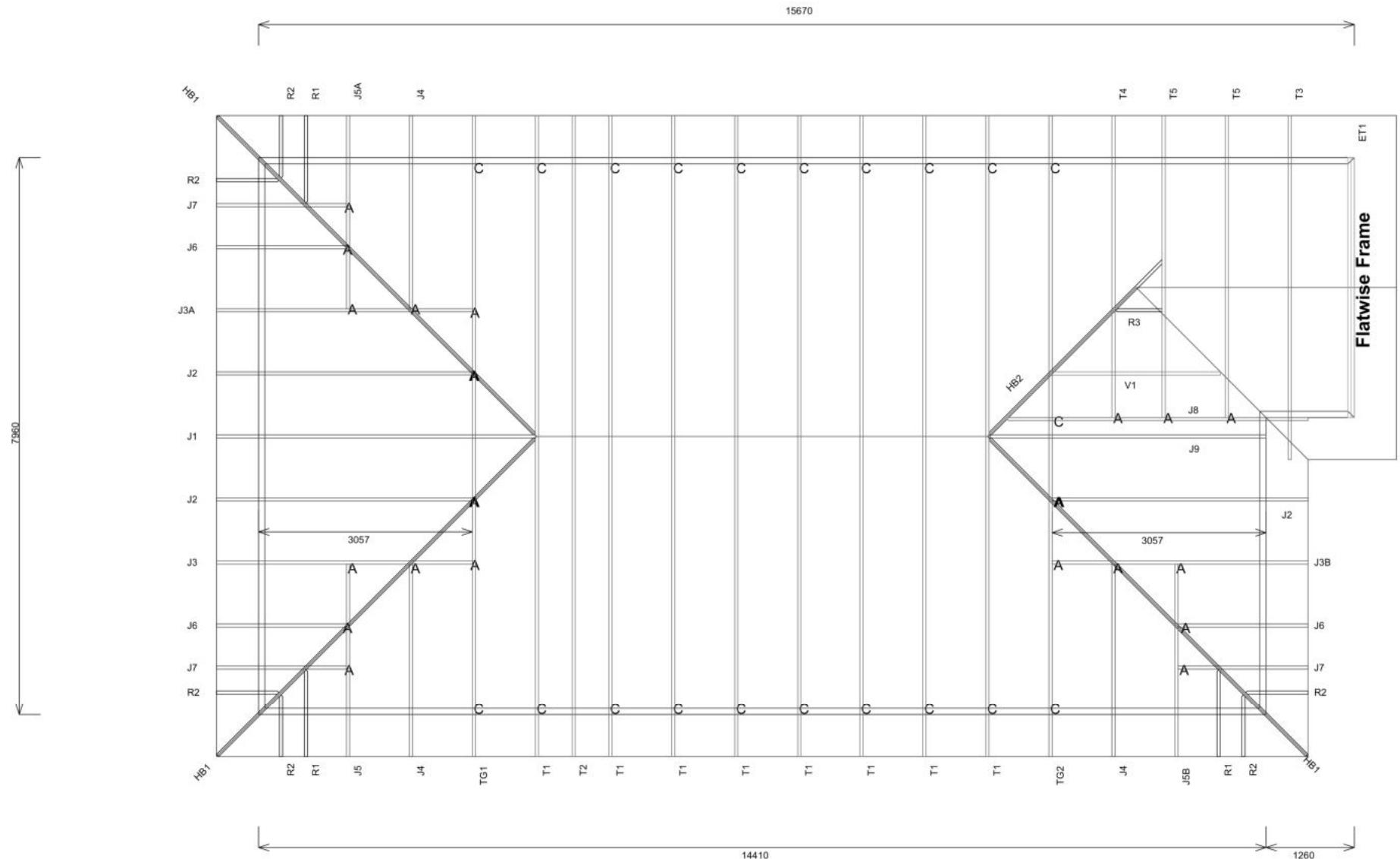
Buildable Consent Layout



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



FLATWISE FRAME FIXING REQUIREMENTS

- Fixing top chord to vertical web with Studlock SL25
- Fix bottom chord to top plate with 3.9mm power driven nail
- Fix each vertical web to stud below with 40x20mm Sheet Metal
- Fix each vertical web to stud above with 30x15 dia nail and 2 nails per plate in between.

Truss Fixings

A	= 47x90 Joist Hanger
B	= 47x120 Joist Hanger
C	= CT200 (pair)
D	= 47x190 Joist Hanger
E	= 95x165 Joist Hanger
F	= SH-140 Split Hanger
G	= SH-180 Split Hanger
H	= SH-220 Split Hanger
J	= 2x6kN Strap (12kN)
K	= 6kN Strap
L	= Multigrip (single)
M	= Multigrips (pair)
N	= Nylon Plate (240x110x1)
P	= 16kN Pack
Q	= 9kN Pack
S	= CPC 40 Single Cleat
T	= CPC 40 Short (pair)
U	= CPC 80 Single Cleat
V	= 16kN Uplift
Z	= Engineers Design

Unless otherwise indicated, all specified truss fixings are to use L/Lok product nail fasteners or Type 17 - 14g Hex Head Screws (as per the MiTek On-site Guide)

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

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

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

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



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06/06/2023

Jose, Abby



Job No: CH1380510C1

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

Job Name: Jose Lot 40 Milns Park

Address: Lot 40 Milns Park
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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Halswell, Christchurch

Job Number: 165729
Original Plan: Rifleman
Sheet Name: TRUSS DESIGN
Sales: D Ryan
Drawn: M Glynn
QS: W Xian
Print Date: 3/05/2023
Scale: NTS @ A3

CONSENT PLANS

No. Date: Reason:

1 01-03-2023 Initial Consent Plans

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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

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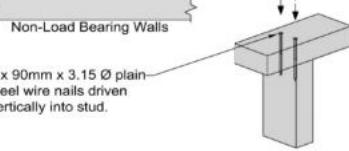
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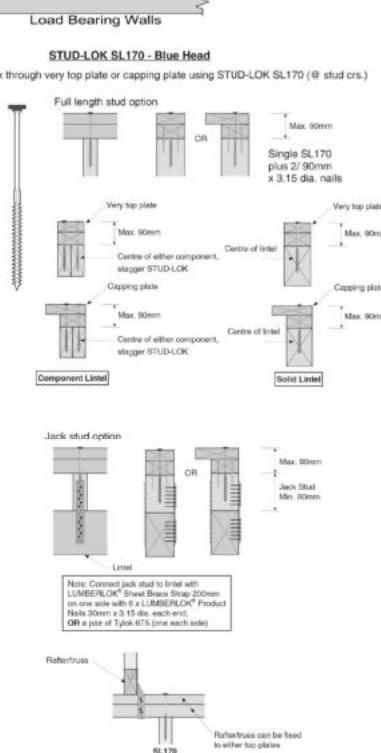
Lintel Fixings are as per the included reports.

TOP PLATE TO STUD FIXING OPTIONS

TYPE A - 0.7 kN



TYPE B - 4.7 kN



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



Job No: **CH1380510C1**

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

Job Name: Jose Lot 40 Milns Park

Address: Lot 40 Milns Park

Halswell, Christchurch

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.

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