

BC No: 231205

SITE DETAILS:

30 ELLMERS STREET
WOODEND

LEGAL:
LOT 769 DP 592095

AS BUILT TRUSS LAYOUT REQUIRED –
 This must be received by the Building Unit
AT LEAST 10 WORKING DAYS PRIOR to the
 Structure Pre-Roof Pre-Wrap Inspection

Truss “As-Built” Designs may be sent to:
buildinginfo@wmk.govt.nz

Approved Building Consent Documents and Plans (Full set)

On Site Copy

- These plans and specifications must be kept on site during construction, and made available to the building officer on request. Failure to do so will mean an automatic failure of the building inspection and will necessitate re-booking the inspection at the applicant's expense.
- All boundary survey pegs must be located and flagged by the owner before work is commenced.

Inspections

For bookings or building enquiries please phone the **Building Unit** on:

03 311 8906

or

Email inspection bookings to: bcbooking@wmk.govt.nz

- Please refer to your inspection schedule for details of inspections to be carried out.
- At least 2-3 full working days' notice should be given when booking an inspection.
- Please be advised that it may not always be possible to carry out the inspection within the time frame you require.
- Provision is to be made to allow access.
- The Code Compliance Certificate will be issued once the:
 - Final inspection has been carried out and passed.
 - Audit of WDC building consent file has been completed.
 - Payment of any outstanding invoices, including Development Contributions, are received.

Signature Homes

New House

Lot 769 Ravenswood

File Number 23008.122



ENGCO
Consulting Engineers

AUCKLAND ■ CHRISTCHURCH ■ NELSON ■ QUEENSTOWN

TC2 RIBRAFT DRAWINGS

Issue Register

Rev	Date	Description
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-	01.08.2023	Consent
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Sheet List

Sheet No.	Rev	Date Issued	Sheet Title
S1	-	01.08.2023	General Notes
S2	-	01.08.2023	RibRaft Layout Foundation Plan
S3	-	01.08.2023	Ribraft Details
S4	-	01.08.2023	Ribraft Details
S5	-	01.08.2023	Typical Services Penetration Details

WAIMAKARI DISTRICT COUNCIL
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Disclaimer: All reports, advice, drawings and other deliverables of any kind provided by the consultant ("advice") are, unless agreed otherwise in writing by the consultant, prepared exclusively for the client's use for the purposes stated in the scope of services in relation to the project. Unless the consultant's prior written consent has been obtained, the client shall not use or rely on the advice (in whole or part) for any other purpose or disclose any of the advice to a third party. The consultant shall have no liability if any of the advice is used or relied on by the client for any unauthorised purpose or by any unauthorised third party.

GENERAL

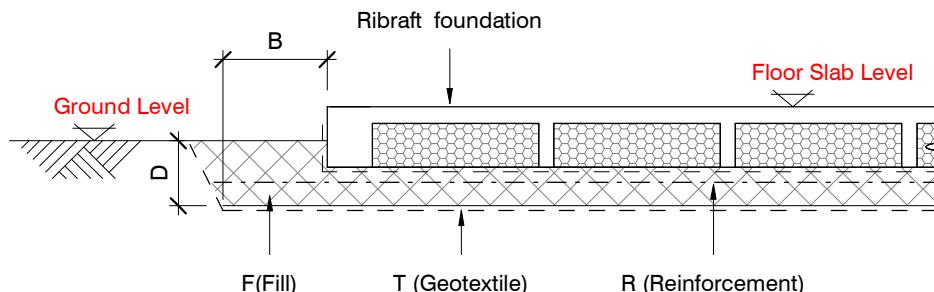
- These drawings are not to be used for construction until the plan (sheet S2) is signed by the main contractor.
- Do not scale. Refer any discrepancies to the Architect.
- These drawings are to be read in conjunction with the Architects drawings.
- The builder shall be responsible for any damage to 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.

GEOTECHNICAL REFERENCE:

Refer: Davis Ogilvie
Geotechnical Investigation and Foundation Recommendation
Ref. No: 43918
Dated: 18 July 2023
Bearing: 200KPa

BUILDING PLATFORM

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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)
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.

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

BUILDING PLATFORM TABLE:	
B	500mm
D	300mm 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.

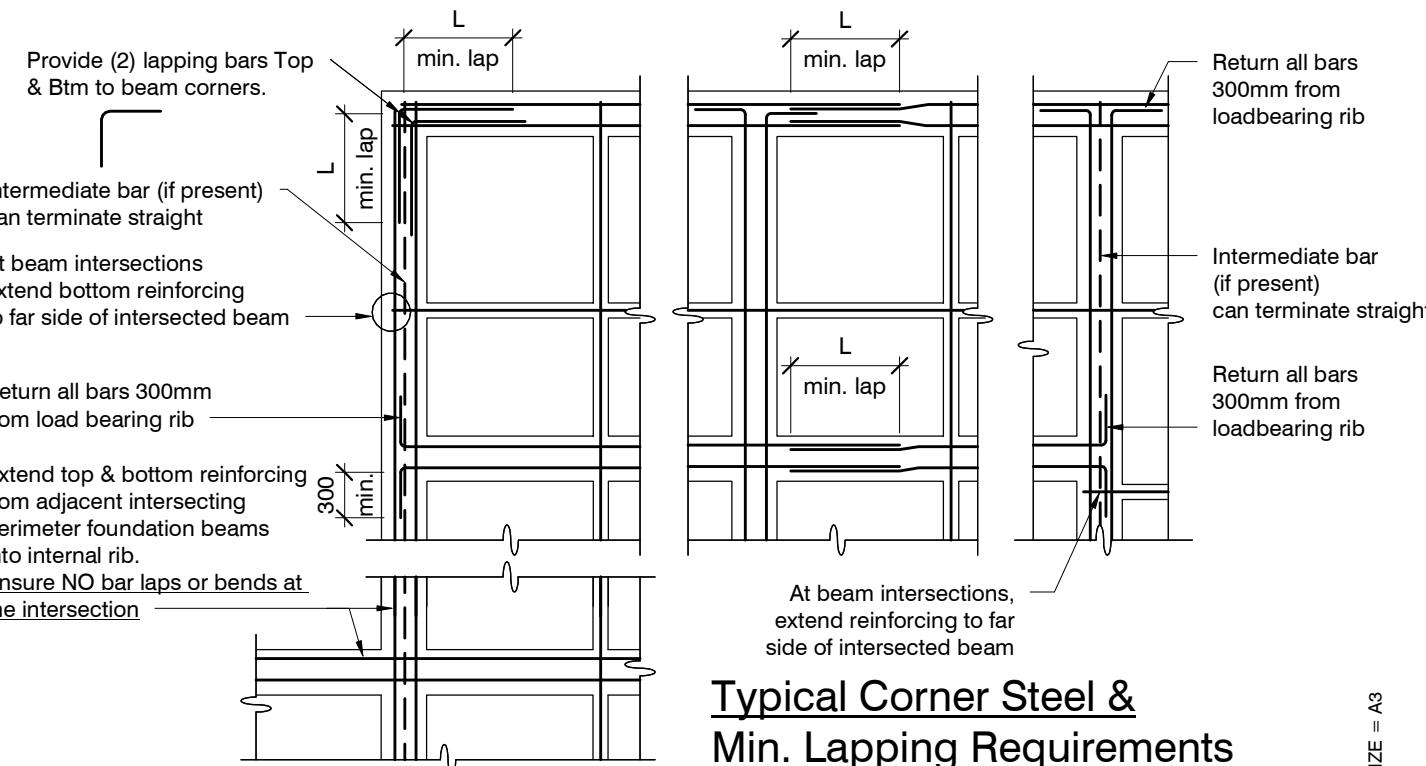
Refer Architectural drawings for Finished Floor Level

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).

contractor shall verify all dimensions before commencing work
BC231205

Typical Corner Steel & Min. Lapping Requirements

N.T.S.

ORIGINAL SIZE = A3

revisions	-	01.08.2023	Consent

design	A. Scott	file	23008.122
drawn	R. Houghton	dwg	
appvd	M. Cusiel	rev.	
date	August 2023	S1	-

SLAB PLAN SETOUT:

Slab drawn to Architectural framing and DOES NOT ACCOUNT FOR ANY OVERHANG.

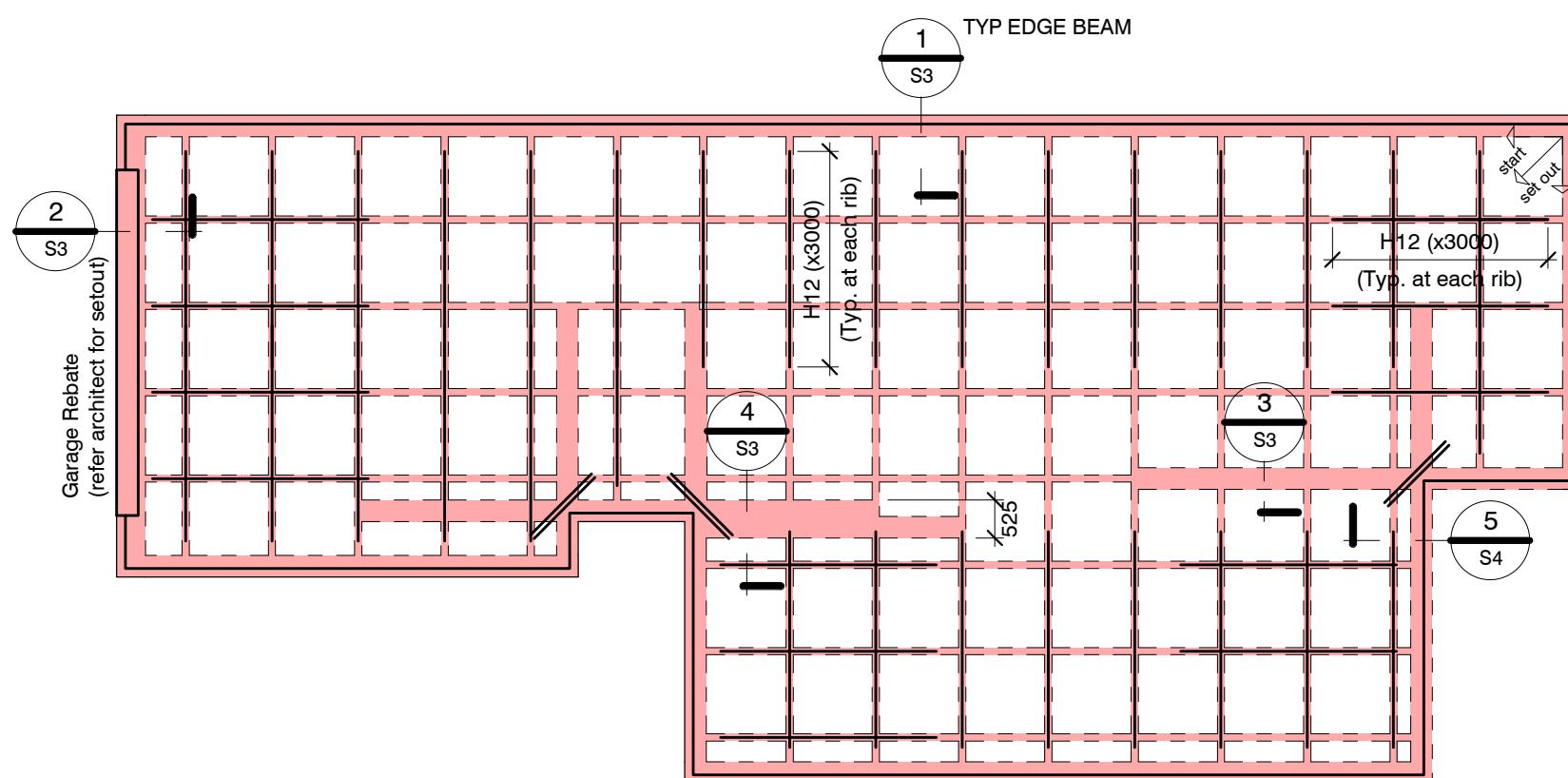
Use Architectural drawings for any framing overhang information which may affect slab dimensions.

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 thickenings

Vertical or horizontal penetrations through the foundation edge beam or floor beam thickenings 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

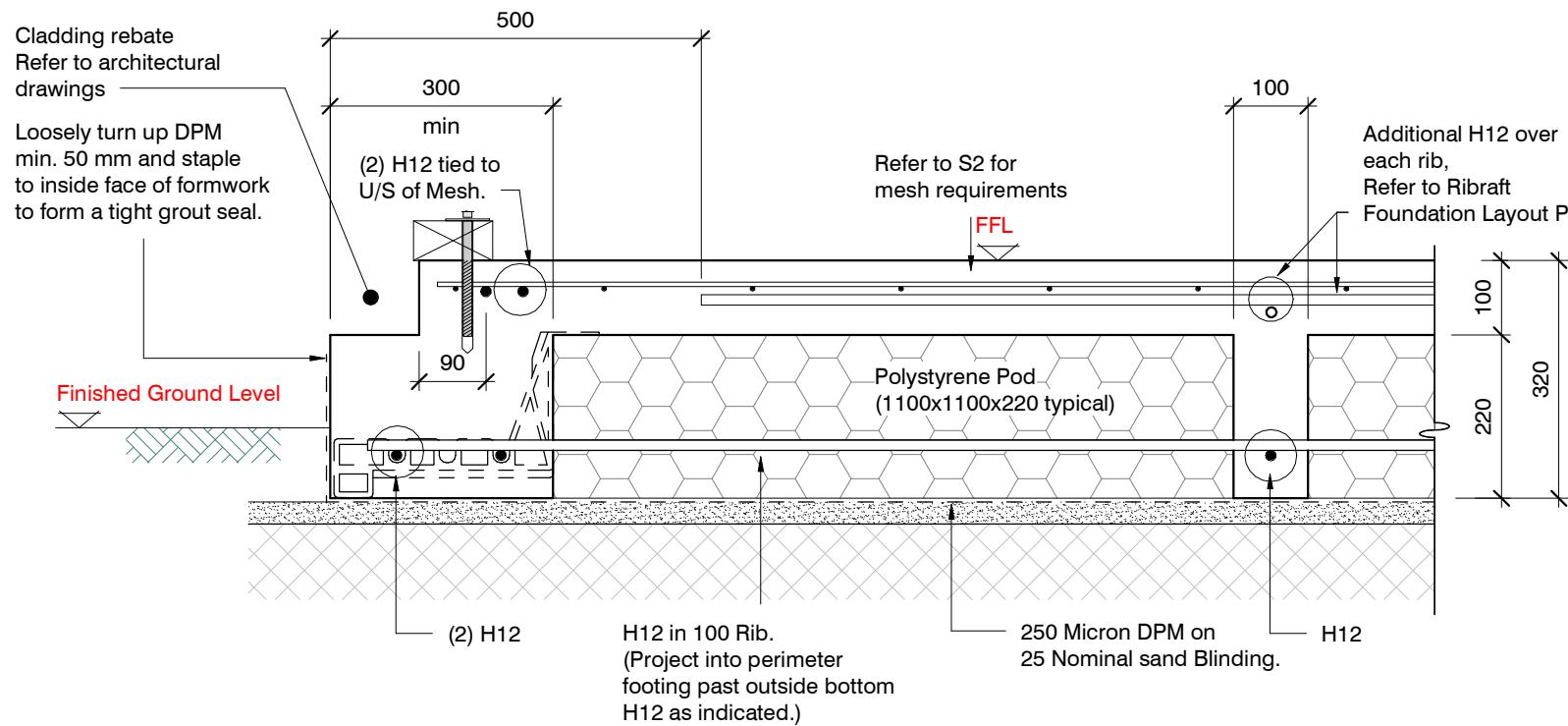
Refer Architects drawings for slab dimensions

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revisions

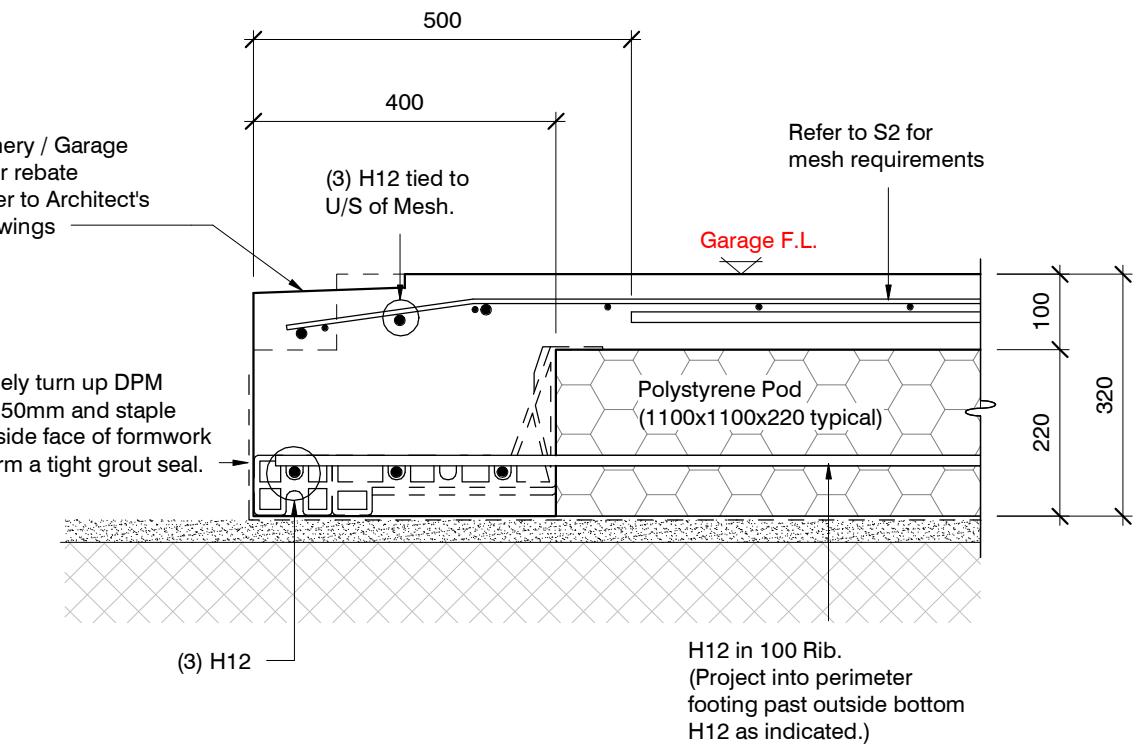
-	01.08.2023	Consent

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drawn	R. Houghton	dwg	
appvd	M. Cusiel	rev.	
date	August 2023		S2



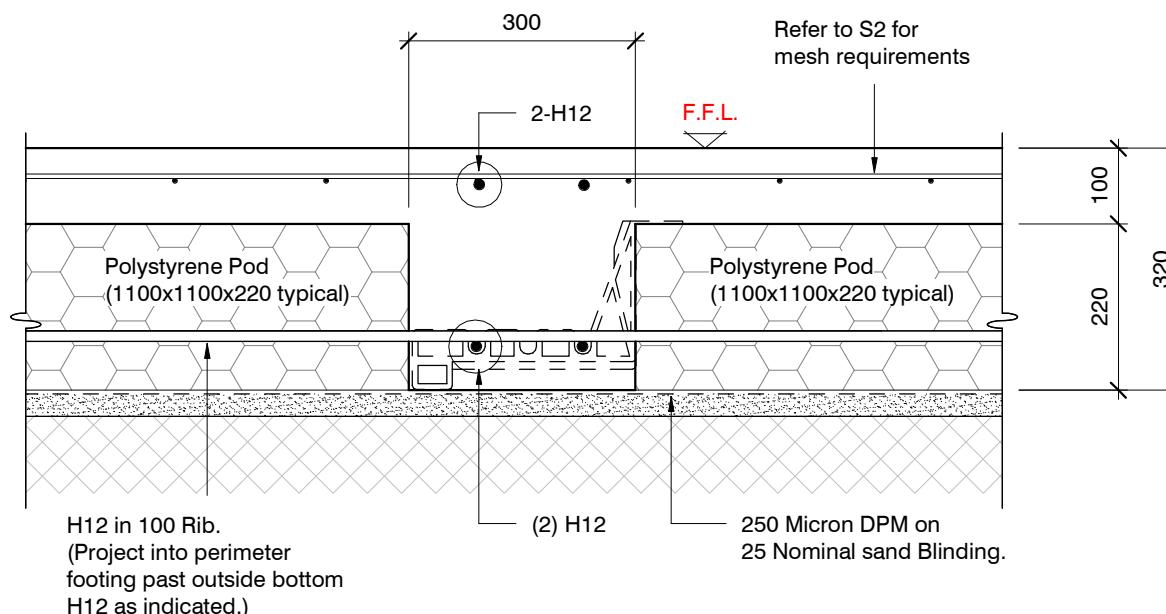
SECTION 1 TYPICAL 300 WIDE EDGE BEAM

1 : 10 S2



SECTION 2 GARAGE DOOR REBATE

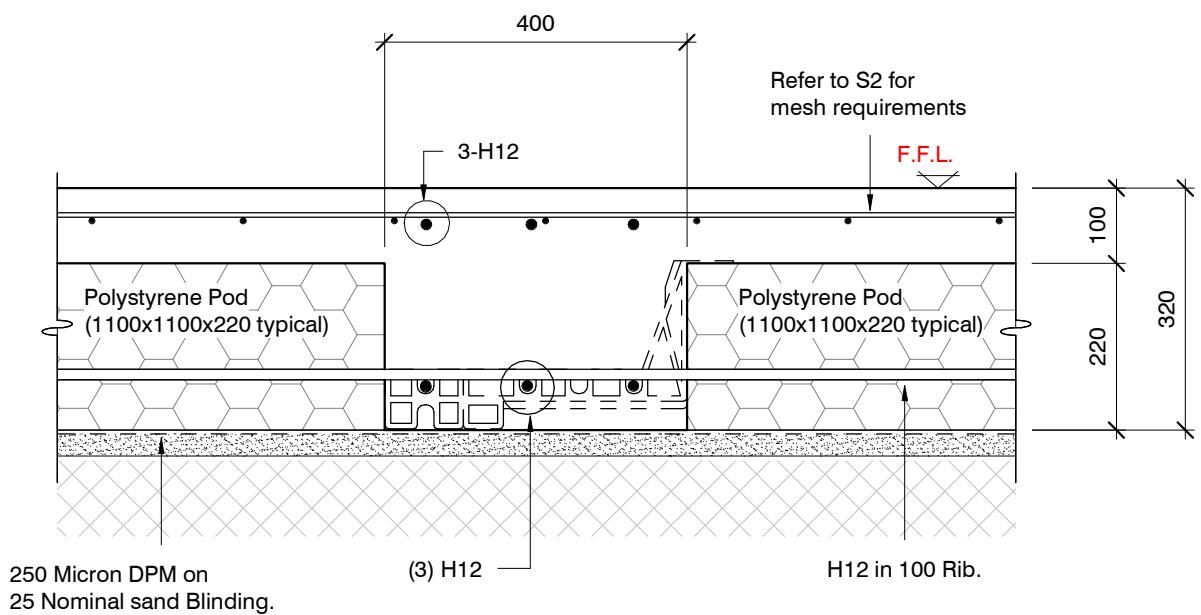
1 : 10 S2



SECTION 3 TYPICAL 300 WIDE INTERNAL BEAM

1 : 10 S2

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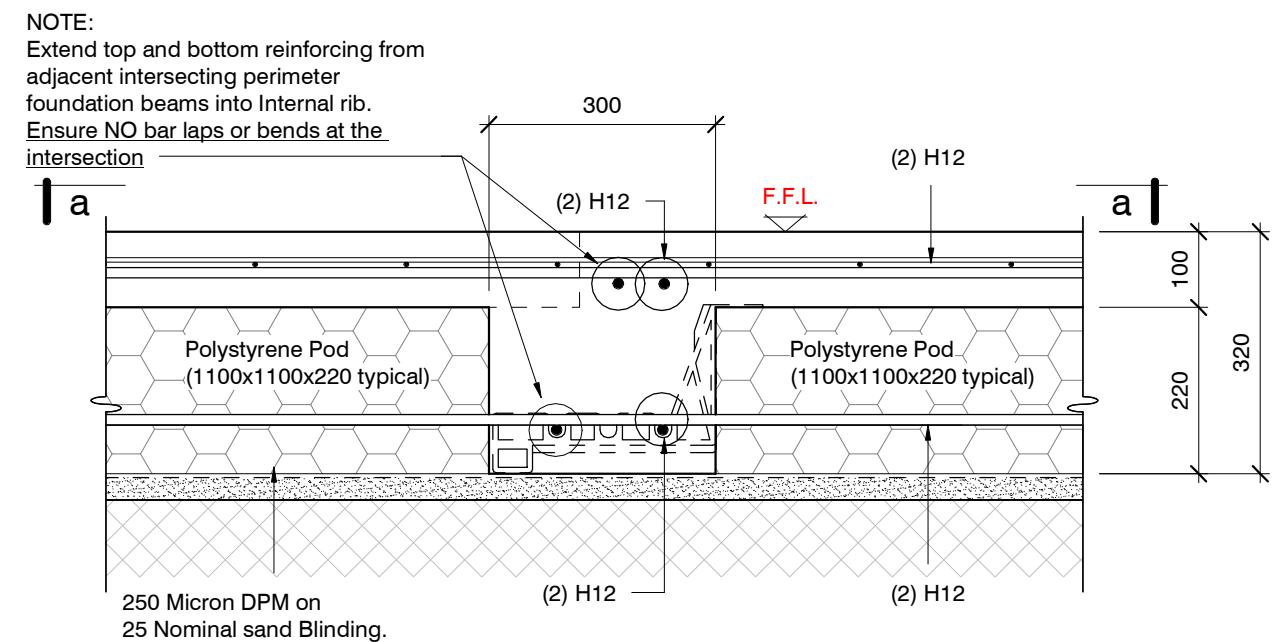
SECTION 4 TYPICAL 400 WIDE INTERNAL BEAM

1 : 10 S2

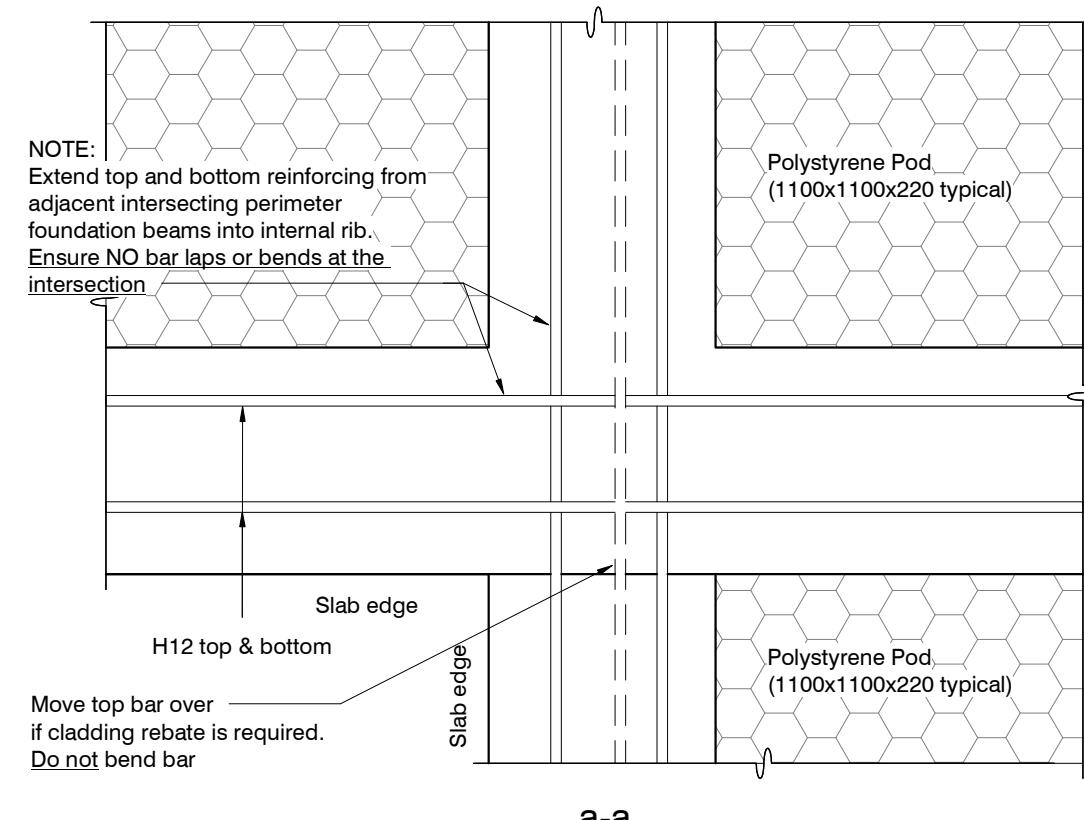
revisions	-	01.08.2023	Consent

design	A. Scott	file	23008.122
drawn	R. Houghton		
appvd	M. Cusiel		
date	August 2023		

dwg	S3	rev.	-
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SECTION 5 TYPICAL 300 WIDE INTERNAL BEAM
1 : 10



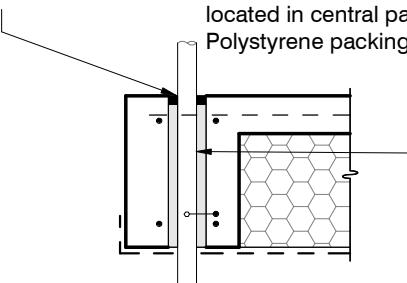
ORIGINAL SIZE = A3

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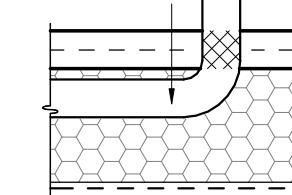
revisions	-	01.08.2023	Consent

Flexible Sealant as required
all round pipe perimeter

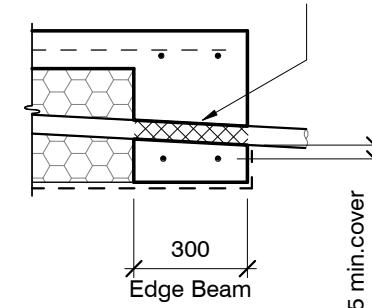
Sleeve 50 mm larger dia. than service pipe
Maximum sleeve dia. 150 mm
located in central part of beam.
Polystyrene packing all around pipe.



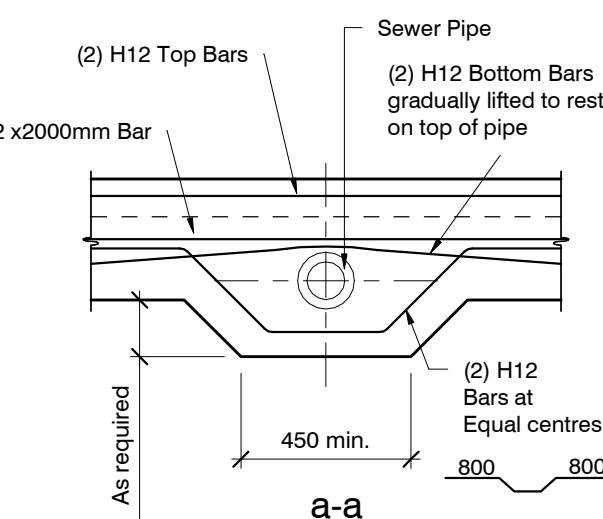
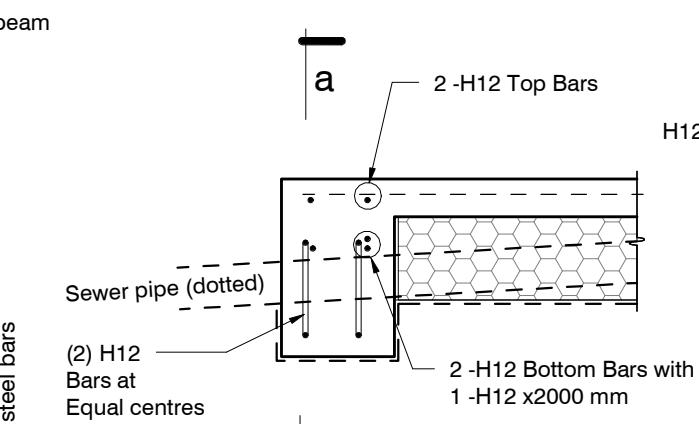
Pipes can be run in Pods under
slab panels. (Sleeve not required.)
Wrap in "Lagging" tape
where pipe crosses slab



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



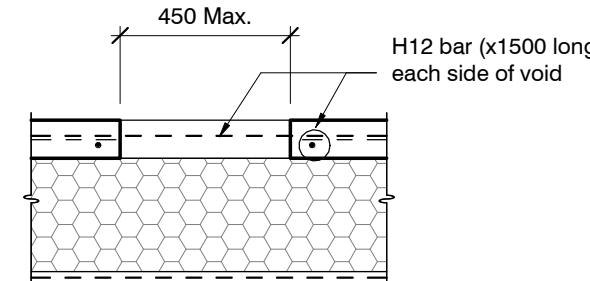
25 min. cover
to steel bars



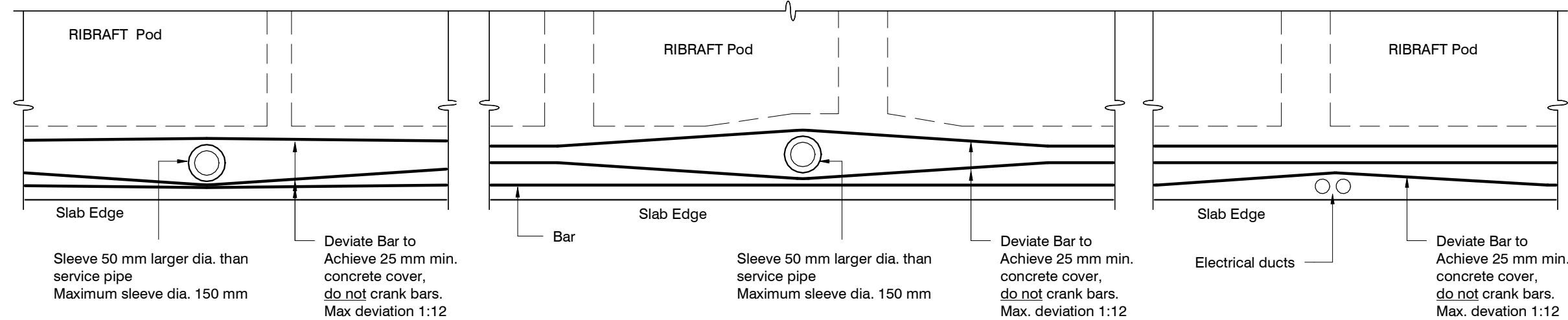
SLAB SERVICES PENETRATION DETAIL

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



ORIGINAL SIZE = A3

FOUNDATION SERVICES PENETRATION DETAILING.

Services shall not run along ribs or edge beams.

revisions	-	01.08.2023	Consent

design	A. Scott	file	23008.122
drawn	R. Houghton	dwg	
appvd	M. Cusiel	rev.	
date	August 2023		

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ORIGINAL SIZE = A3



Contents:	
Sheet 1 :	Cover Sheet
Sheet 2 :	Site Plan
Sheet 3 :	Floor Plan
Sheet 4 :	Elevations
Sheet 5 :	Elevations
Sheet 6 :	Cross Sections
Sheet 7 :	Roof Plan
Sheet 8 :	Set Out Dimensions
Sheet 9 :	Foundation Plan
Sheet 10 :	Drainage Plan
Sheet 11 :	Bracing Plan
Sheet 12 :	Lighting Plan
Sheet 13 :	Framing Details
Sheet 14 :	Framing Details
Sheet 15 :	Construction Details
Sheet 16 :	Construction Details
Sheet 17 :	Construction Details
Sheet 18 :	Construction Details
Sheet 19 :	Plumbing Details
Sheet 20 :	Bathroom Details
Sheet 21 :	Truss Design
Sheet 22 :	Truss Design

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



TKR Homes Ltd.
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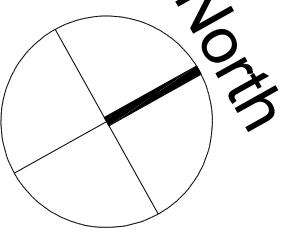
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Theophilus Jeevaratnam & Ruby Nayagam
Lot 769
30 Ellmers Street, Ravenswood

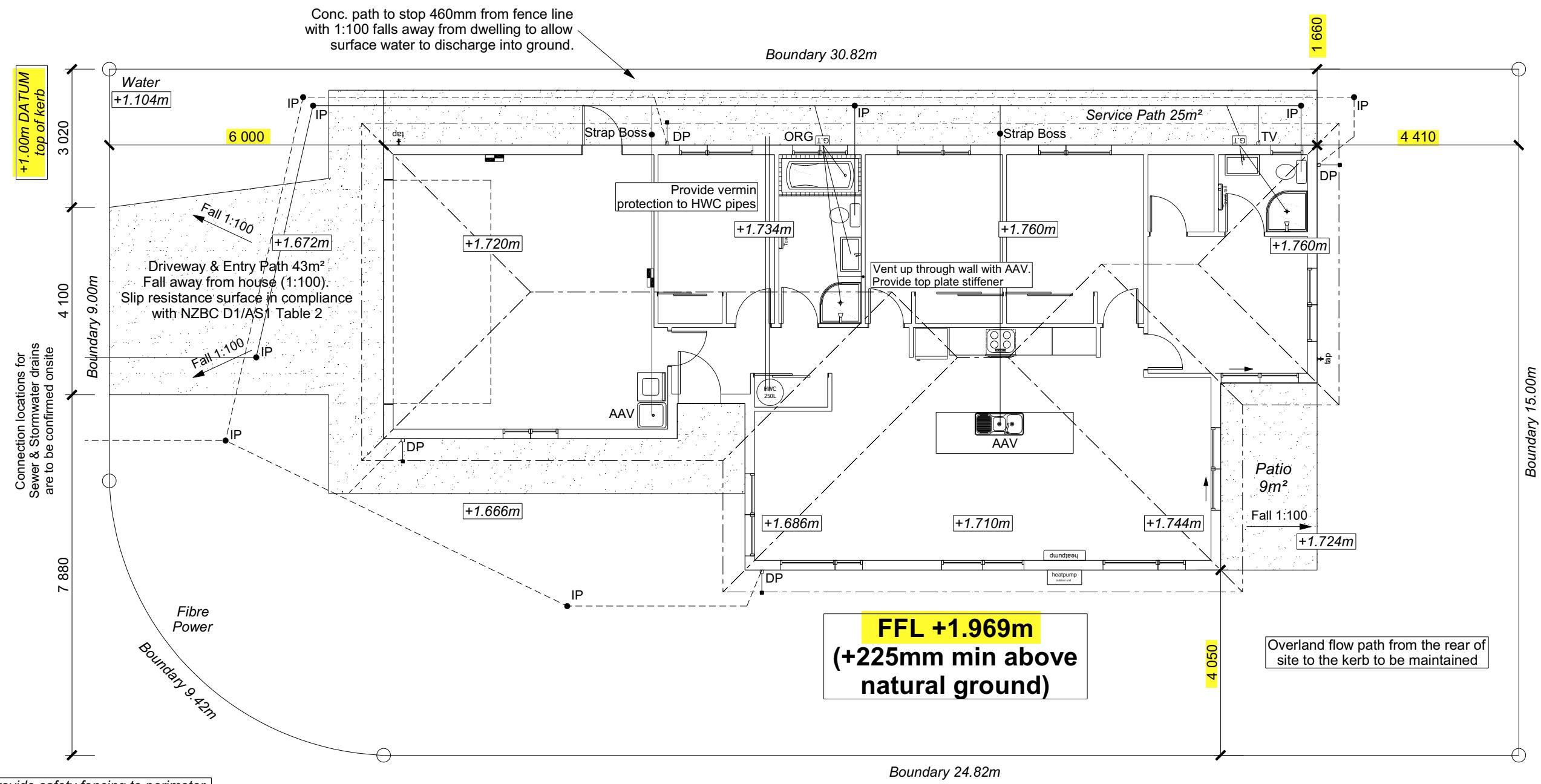
Job Number:
148064
Original Plan:
Kiwi
Sheet Name:
COVER PAGE
Sales: R Gould Drawn: M Glynn QS: W Xian Print Date: 13/12/2023 Scale: @ A3

CONSENT PLANS

Sheet No.:
1
of 22 sheets



ELLMERS STREET



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

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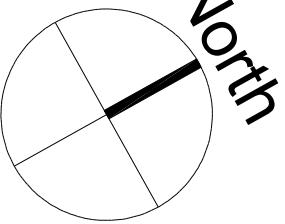
Theophilus Jeevaratnam
& Ruby Nayagam
Lot 769
30 Ellmers Street, Ravenswood

148064

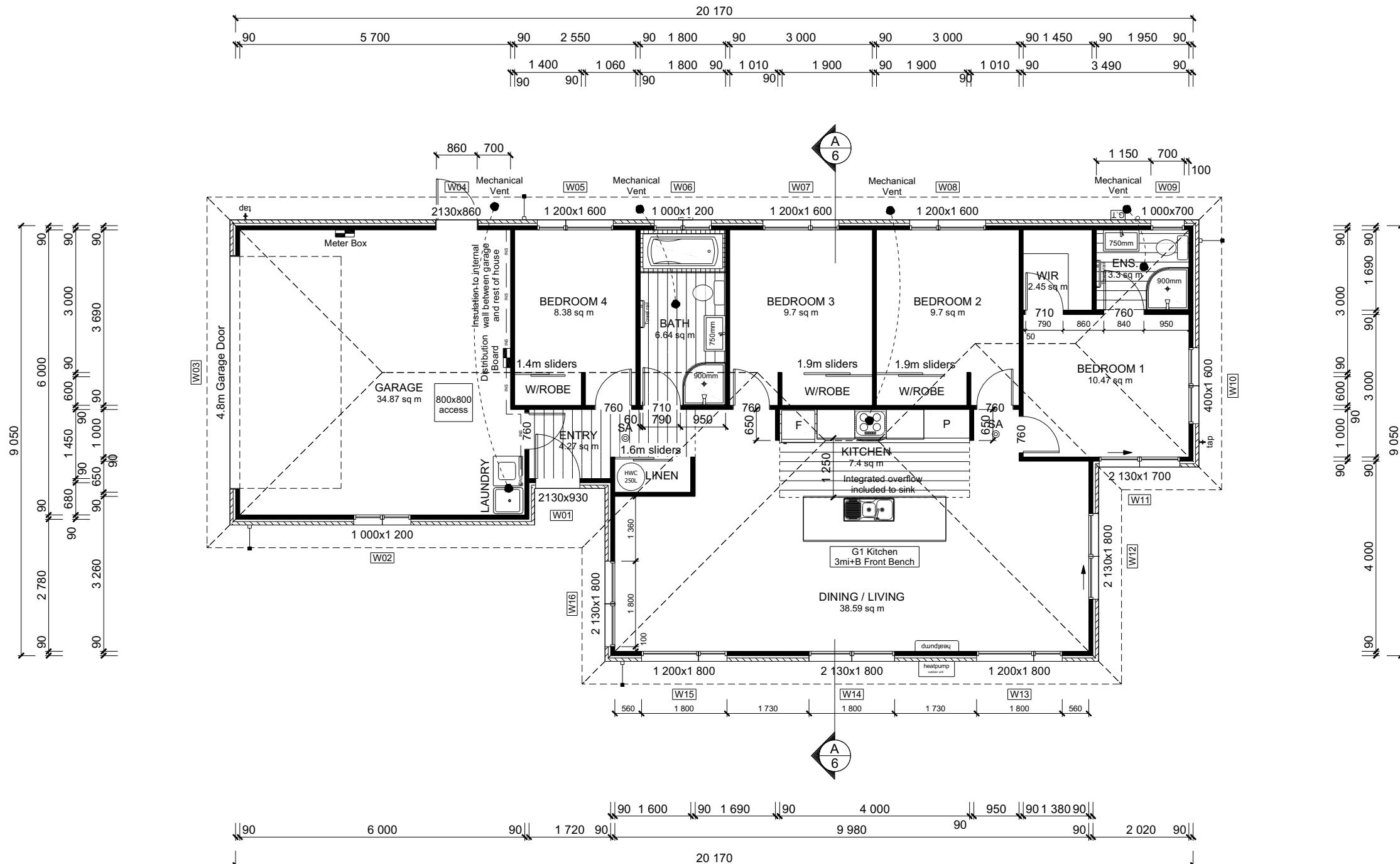
Original Plan

Sheet Name:
SITE PLAN

Sheet No.:
2
of 22 sheets



North



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& Ruby Nayagam
Lot 769
30 Ellmers Street, Ravenswood

148064

Original Plat
Kiwi

Sheet Name:

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

ELEVATION LEGEND
 SS Safety Stays
 SG Safety Glass
 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/4 double glazed Thermally
 Broken Aluminium Joinery
 Single glazing to Garage

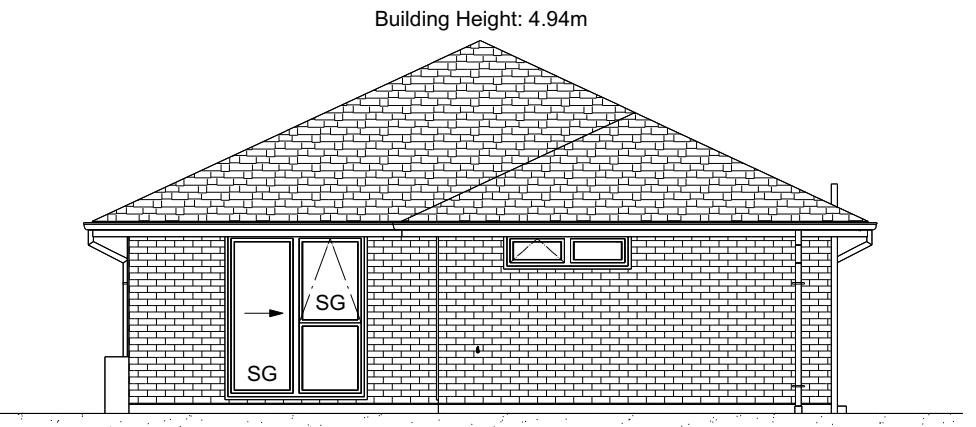
All egress points to have a maximum step down of 190mm.
 Access routes to have slip resistance surface in compliance with NZBC D1/AS1 Table 2 and to have a 1:100 fall away from the building

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	Low	0
Decks & Balconies	Low	0
Total		2



ELEVATION A

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



ELEVATION B

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Theophilus Jeevaratnam & Ruby Nayagam
 Lot 769
 30 Ellmers Street, Ravenswood

Job Number:
148064

Original Plan:
Kiwi

Sheet Name:
ELEVATIONS

CONSENT PLANS

No.	Date:	Reason:
1	14-11-2023	Initial Consent Plans

Sheet No.:
4

of 22 sheets

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

ELEVATION LEGEND
 SS Safety Stays
 SG Safety Glass
 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/4 double glazed Thermally
 Broken Aluminium Joinery
 Single glazing to Garage

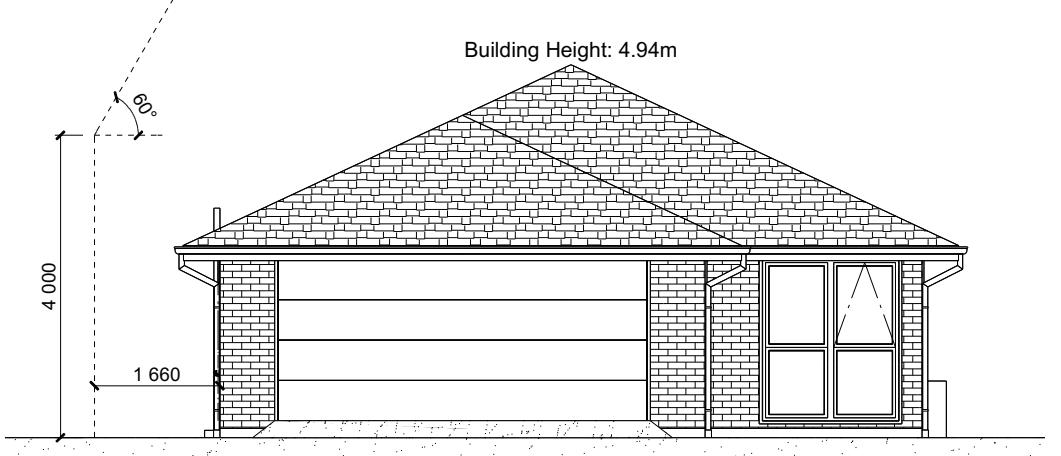
All egress points to have a maximum step down of 190mm.
 Access routes to have slip resistance surface in compliance with NZBC D1/AS1 Table 2 and to have a 1:100 fall away from the building

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

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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Theophilus Jeevaratnam & Ruby Nayagam
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 30 Ellmers Street, Ravenswood

Job Number:
148064

Original Plan:
Kiwi

Sheet Name:
ELEVATIONS

CONSENT PLANS

No.	Date:	Reason:
1	14-11-2023	Initial Consent Plans

Sheet No.: **5**
 of 22 sheets

ROOF & WALL CLADDINGS

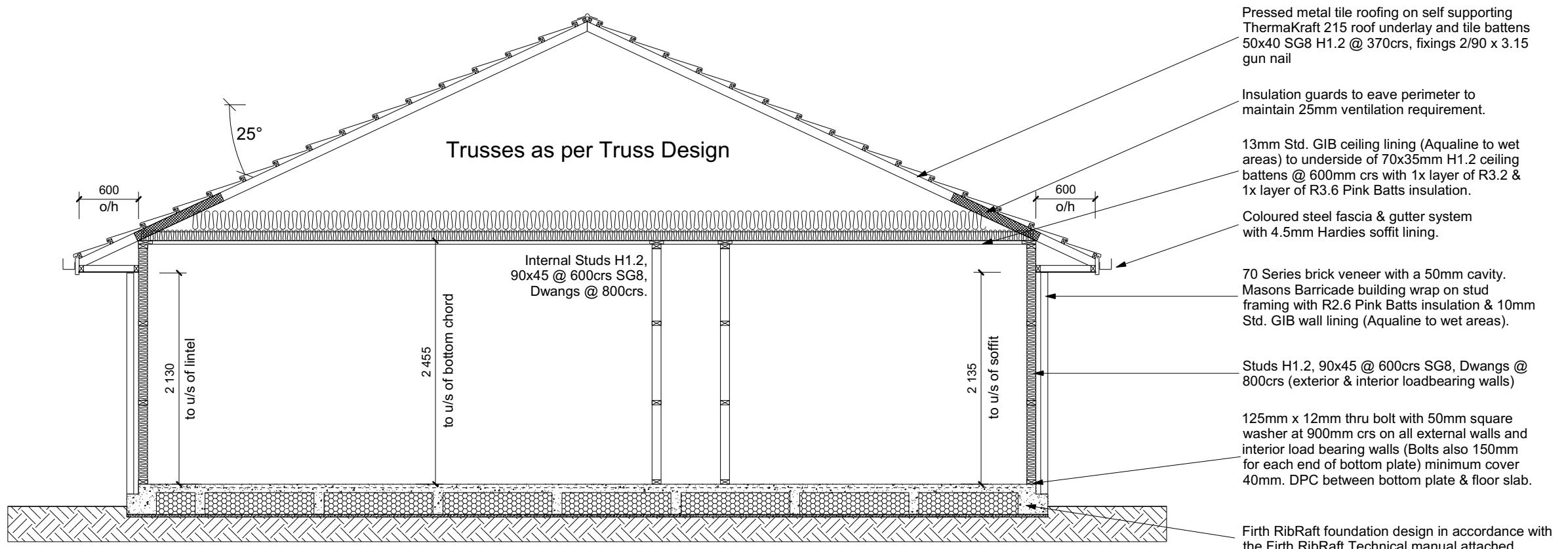
Roof : 25° Pressed Metal Tiles
Walls : 70 Series Brick Veneer
with a 50mm cavity.

CROSS SECTION NOTES

Building wrap is to comply with E2/AS1 & NZS 3604:2011.
Flashing materials must be selected based on environmental exposure. Refer to NZS 3604:2011 & table 20 of E2/AS1.
Flashing tape must have proven compatibility with the selected wrap & other materials with which it comes into contact as per table 21 of E2/AS1.
Fixings shall comply with NZS 3604:2011
Section 4 Durability Tables 4.1-4.3
Unless stated otherwise, timber members on drawings are to be a minimum of SG8 strength graded as per NZS3604:2011.

INSULATION

Ceiling: Pink Batts R3.2 + R3.6 Ceiling Batts
Wall: Pink Batts R2.6 Wall Batts



CROSS SECTION A-A

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Job Number:
148064

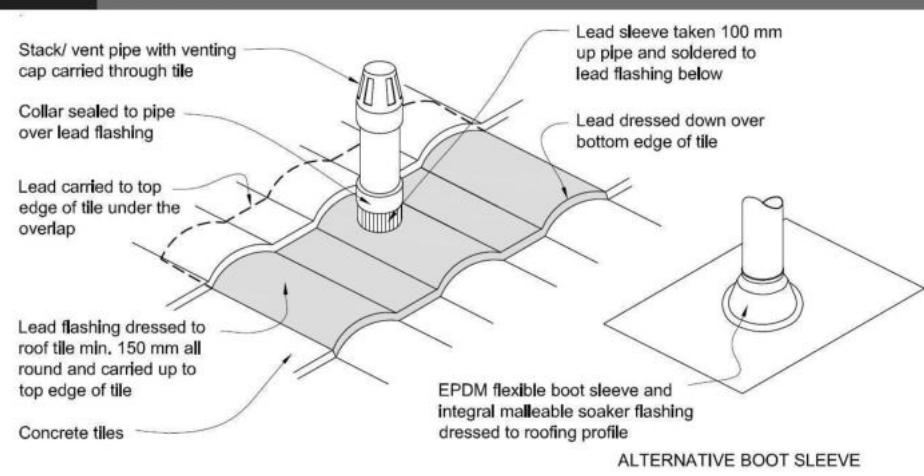
Original Plan:
Kiwi

Sheet Name:

CONSENT PLANS

Sheet No.:
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Figure 29: Pipe penetration for masonry tile
Paragraph 8.2.7

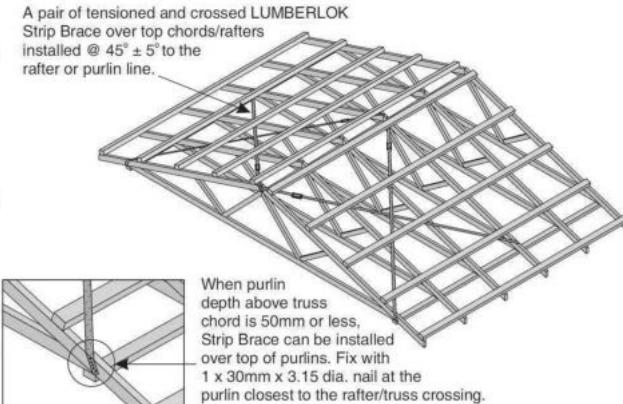
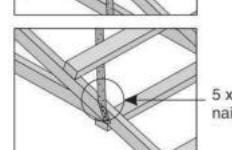
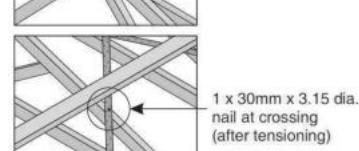
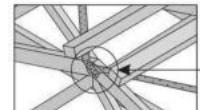


Metal Tile Penetration Detail
Scale NTS

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

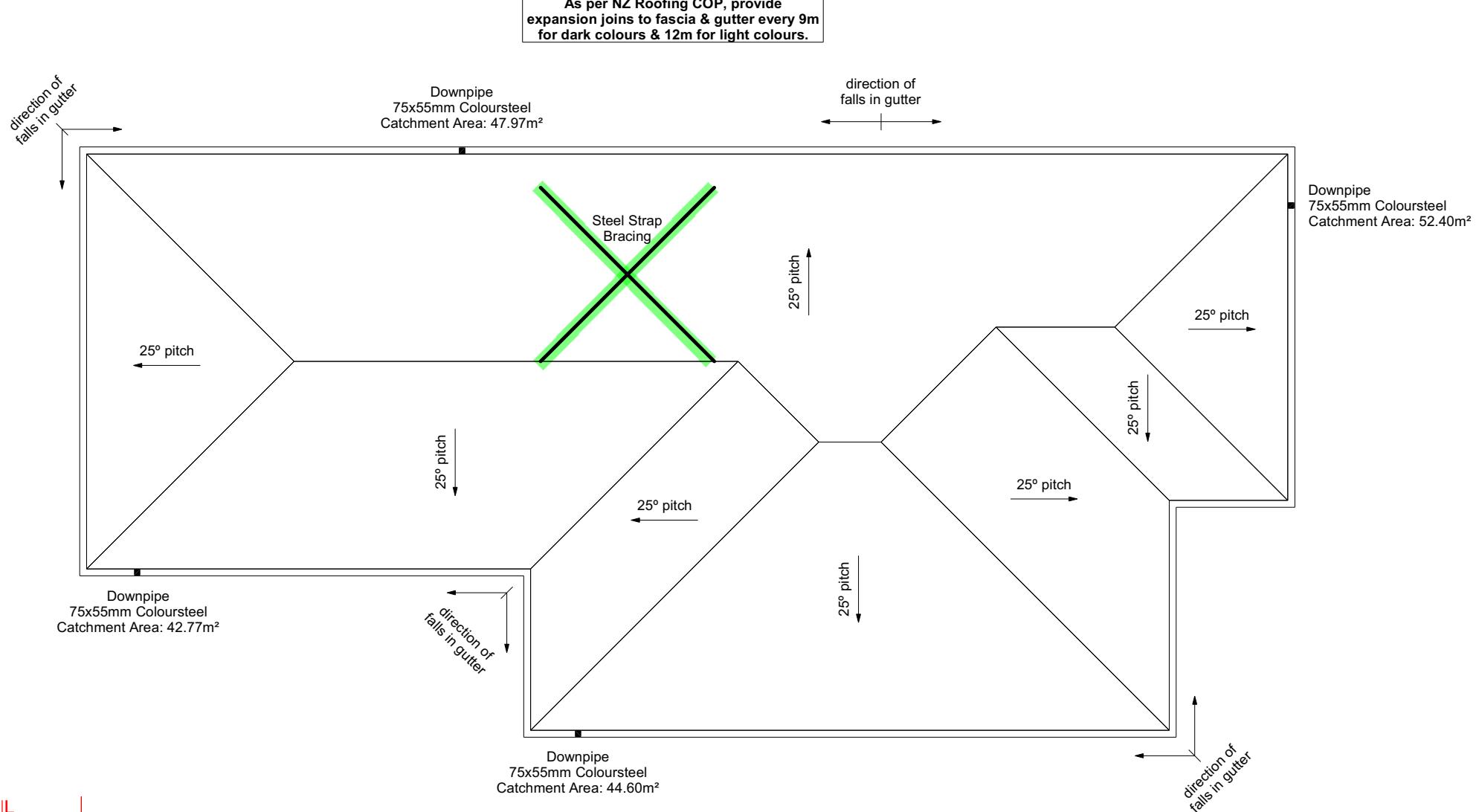
Underlay: Thermakraft 215 roof underlay

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.

Building Consent BC 231205
Received 13/12/2023



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Theophilus Jeevaratnam & Ruby Nayagam
Lot 769
30 Ellmers Street, Ravenswood

Job Number:
148064

Original Plan:
Kiwi

Sheet Name:
ROOF PLAN

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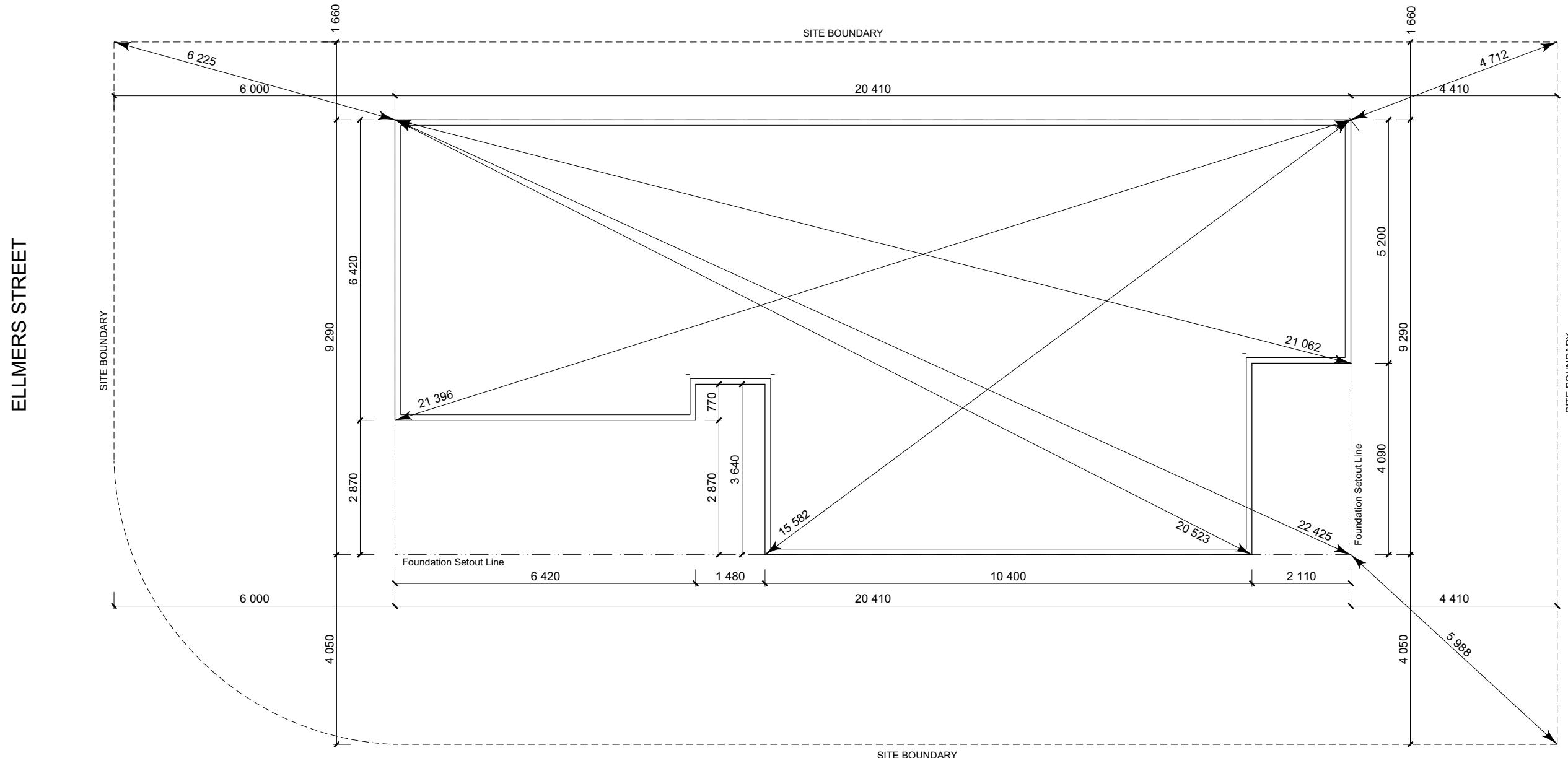
SET OUT PLAN NOTES

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.



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Job Number:
148064

Original Plan:
Kiwi

Sheet Name:
SETOUT DIMENSIONS

CONSENT PLANS

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FOUNDATION PLAN NOTES

All dimensions over foundation face. Allow (120mm rebate) 70mm veneer & 50mm cavity, Brick to overhang foundation face by 0-20mm max as per NZBC E2/AS1. W/C location indicated on plan has assumed a 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

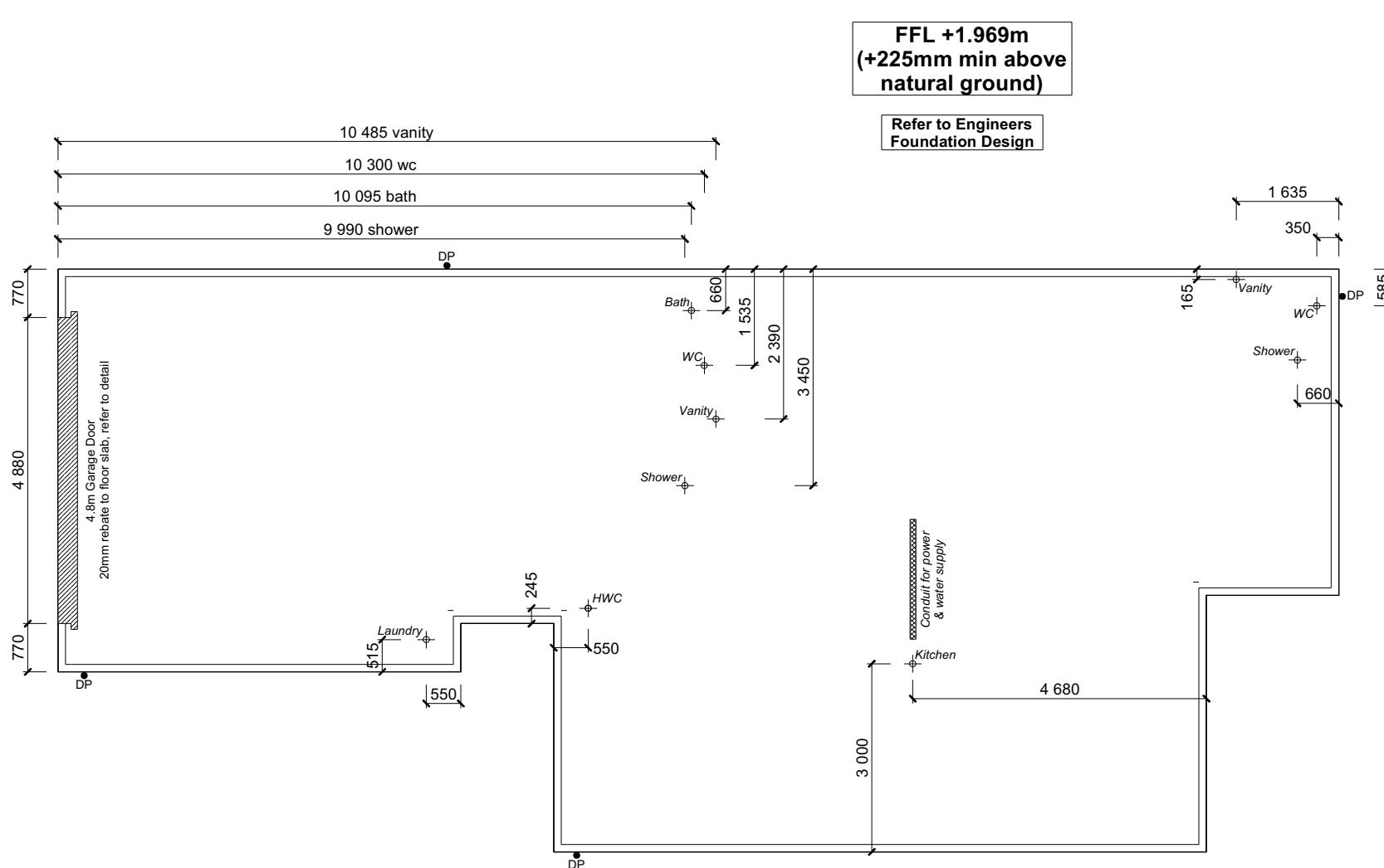
Refer to Truss design for exact location of slab thickening

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:	157.17m ²	
Perimeter:	60.94m	
Ratio:	2.58	



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148064

Original Plan:
Kiwi

Sheet Name:
FOUNDATION PLAN

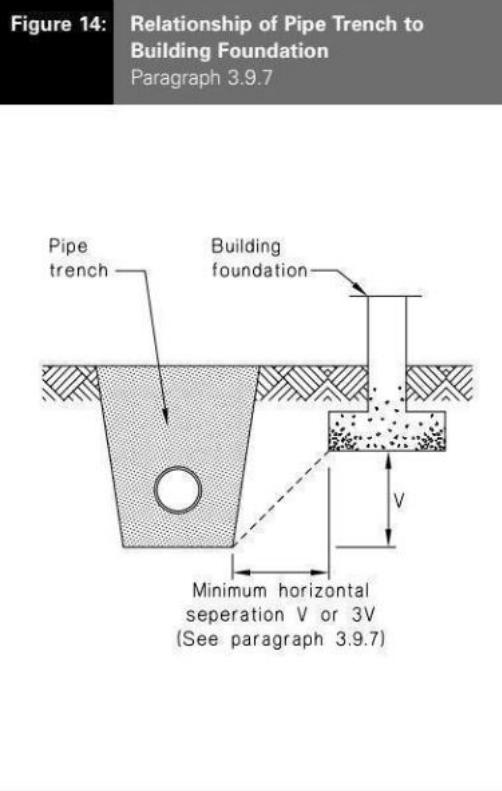
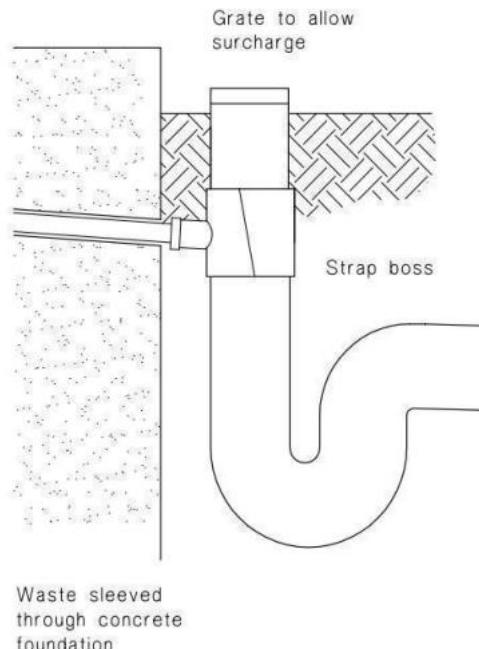
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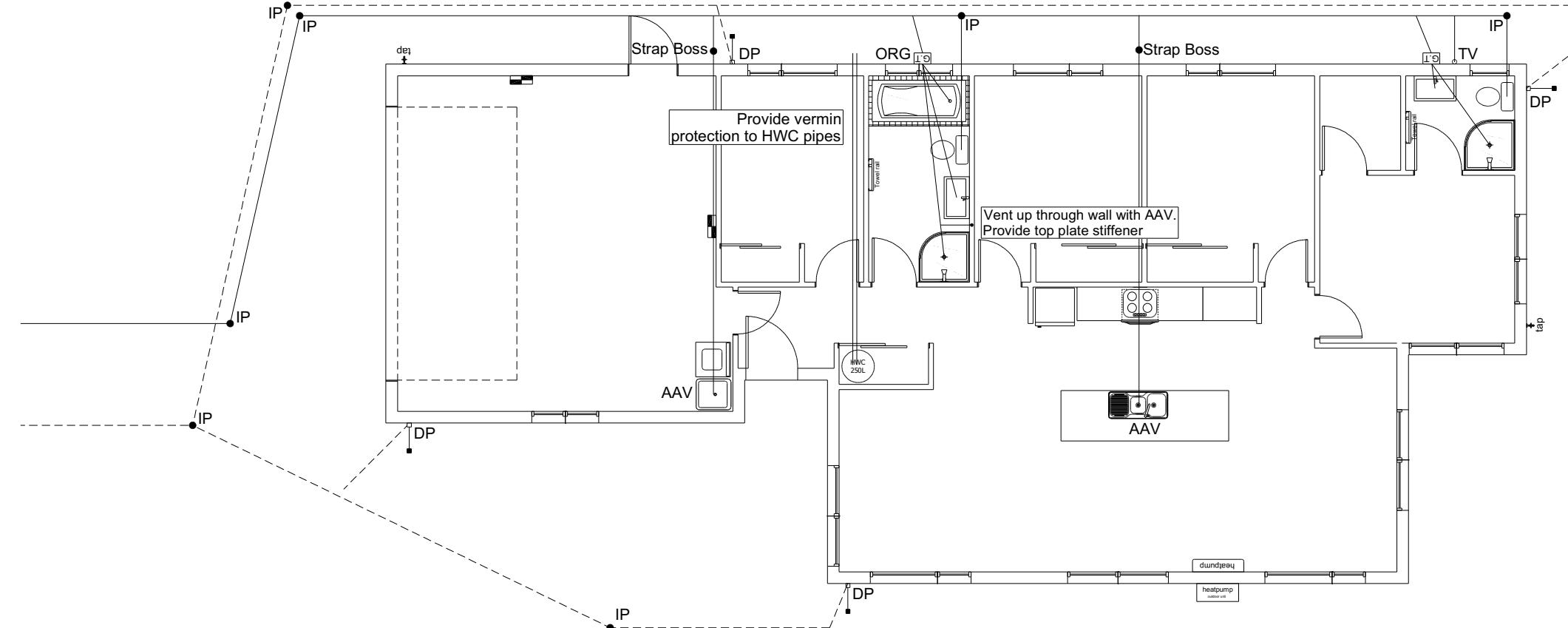
c) Strap boss to riser

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 (1:120min)
Stormwater Drain	Ø90mm & Ø100mm @1:60 (1:120min)
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 Drain uPVC
—	Sewer Drain uPVC
DP	Downpipe
GT	Gully Trap
ORG	Overflow Relief Gully
TV	Terminal Vent
AAV	Air Admittance Valve
IP	Inspection Point

Connection locations for
Sewer & Stormwater drains
are to be confirmed onsite



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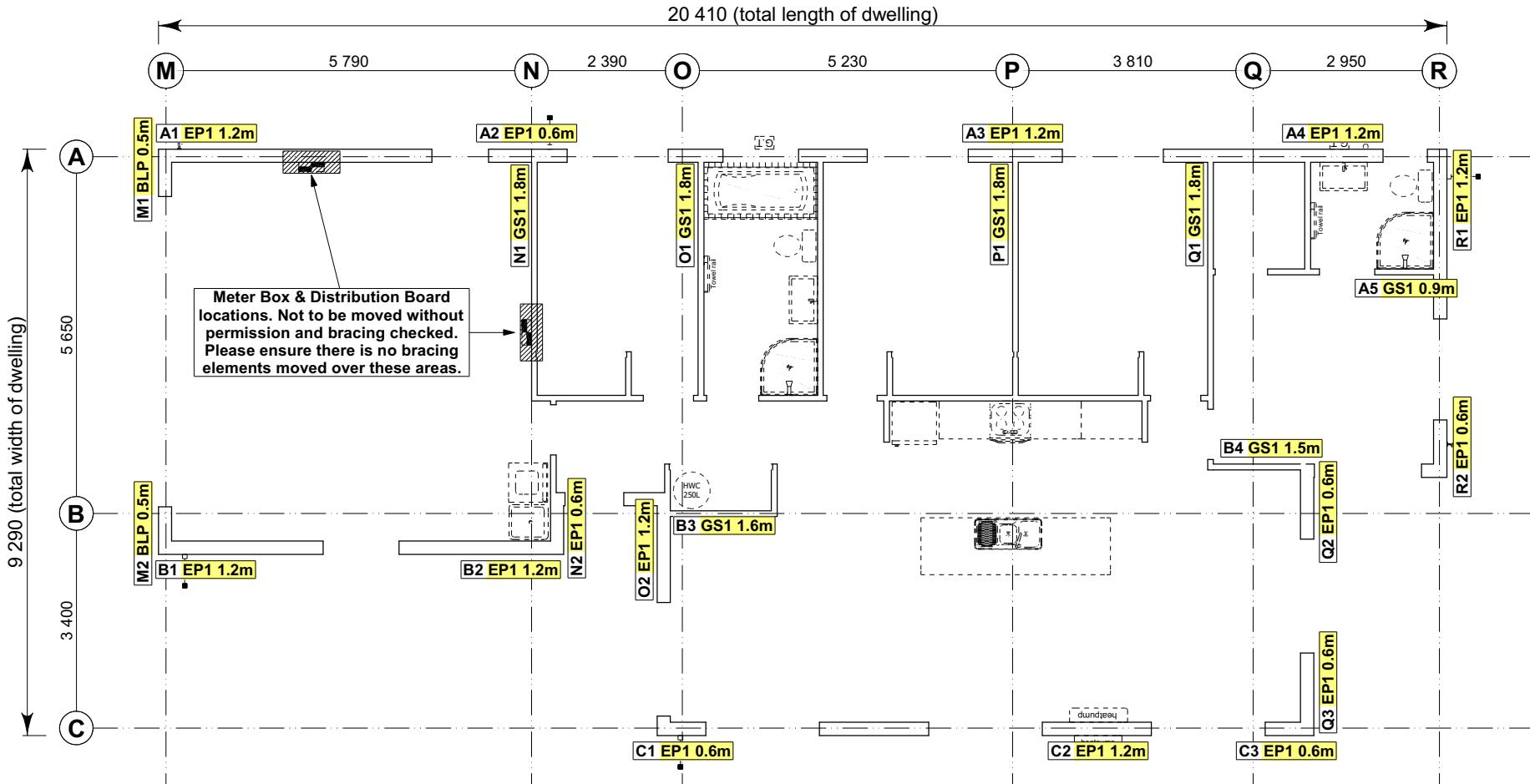
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Lot 769
30 Ellmers Street, Ravenswood

Job Number: **148064** Original Plan: **Kiwi** Sheet Name: **DRAINAGE PLAN**
Sales: R Gould Drawn: M Glynn QS: W Xian Print Date: 13/12/2023 Scale: 1:100 @ A3

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No.	Date:	Reason:
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8.7.3.4
Each wall that contains one or more wall bracing elements shall be connected at the top plate level, either directly, or through a framing member in the line of the wall, to external walls at right angles to it. Top plate fixing(s) of the capacity in tension or compression along the line of the wall bracing element are given as follows:

- 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 BLP 0.5m	Brace Length
N1 GS1 1.8m	Brace Type
A1 EP1 1.2m	Brace Number

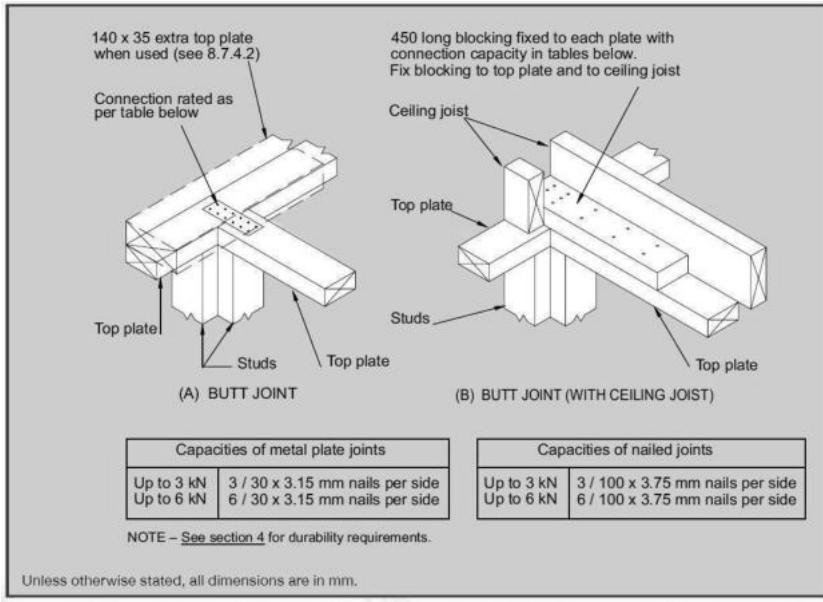


Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

Single Level Along Resistance Sheet

Job Name: Jeevaratnam & Nayagam

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	Wind		EQ	
									Demand		Achieved	
									472	947	1306	1400
									277%	148%		
A	1	1.20		2.4	EP1 1.2	Ecopy®	144	162				
	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				
	5	0.90		2.4	GS1-N	GIB®	57	53				
B	1	1.20		2.4	EP1 1.2	Ecopy®	144	162	546 OK	602 OK		
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162				
	3	1.60		2.4	GS1-N	GIB®	110	96				
	4	1.50		2.4	GS1-N	GIB®	104	90	502 OK	510 OK		
	1	0.60		2.4	EP1 0.6	Ecopy®	57	63				
C	2	1.20		2.4	EP1 1.2	Ecopy®	144	162				
	3	0.60		2.4	EP1 0.6	Ecopy®	57	63				
	1	0.60		2.4	EP1 0.6	Ecopy®	57	63	258 OK	288 OK		
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162				
	3	0.60		2.4	EP1 0.6	Ecopy®	57	63				

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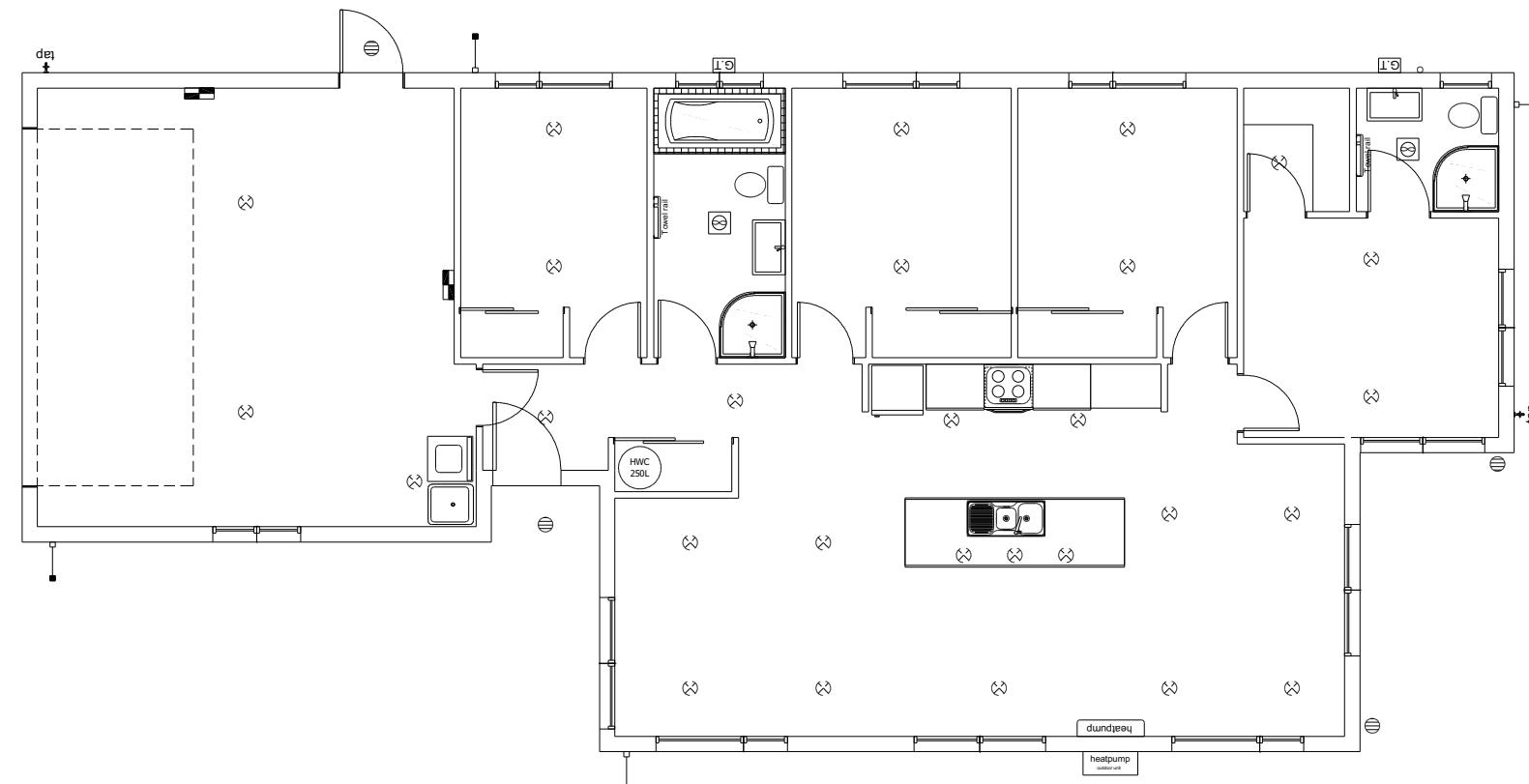
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Lot 769
30 Ellmers Street, Ravenswood

Job Number: 148064
Original Plan: Kiwi
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:
148064

Original Plan:
Kiwi

Sheet Name:
LIGHTING PLAN

Sales: R Gould Drawn: M Glynn QS: W Xian Print Date: 13/12/2023 Scale: 1:100 @ A3

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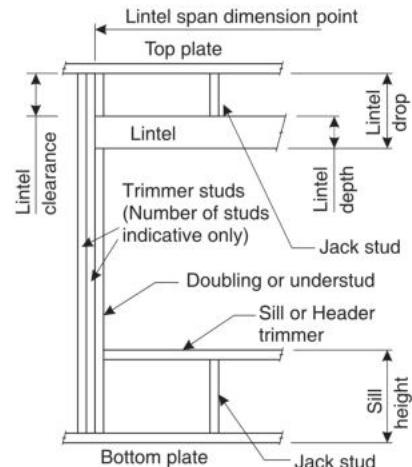


LINTEL FIXING SCHEDULE ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

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:

- 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

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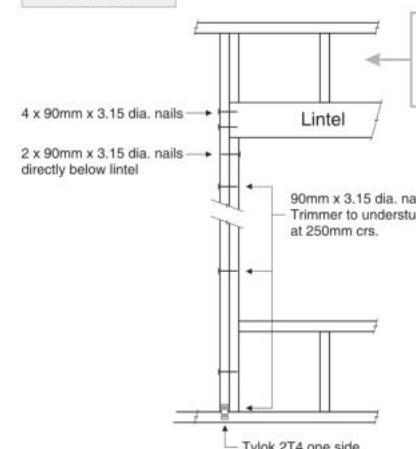
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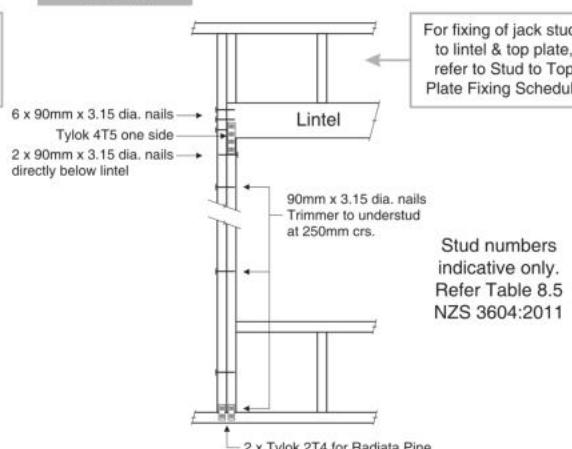


LINTEL FIXING OPTIONS

TYPE E 1.4kN



TYPE F 4.0kN

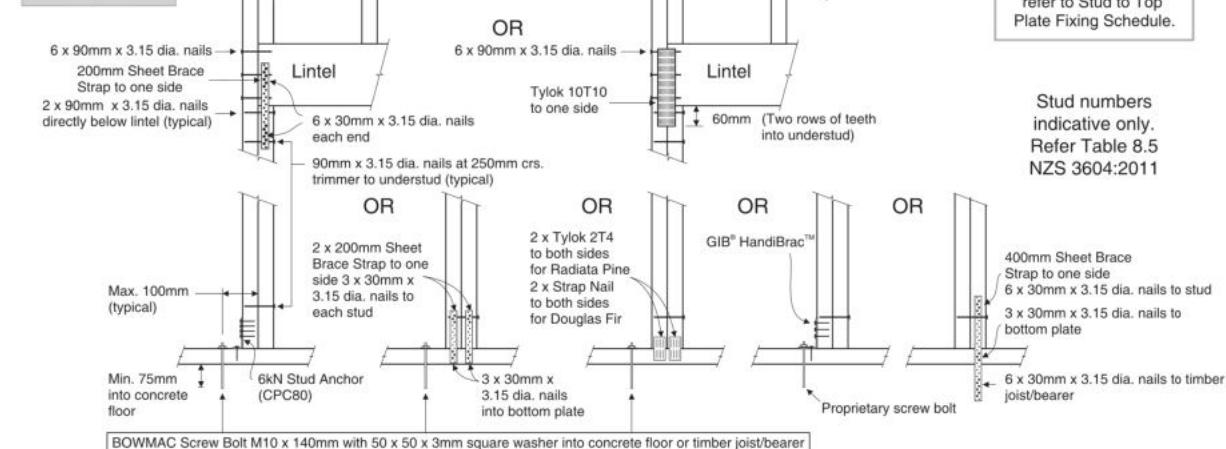


Stud numbers
indicative only.
Refer Table 8.5
NZS 3604:2011

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

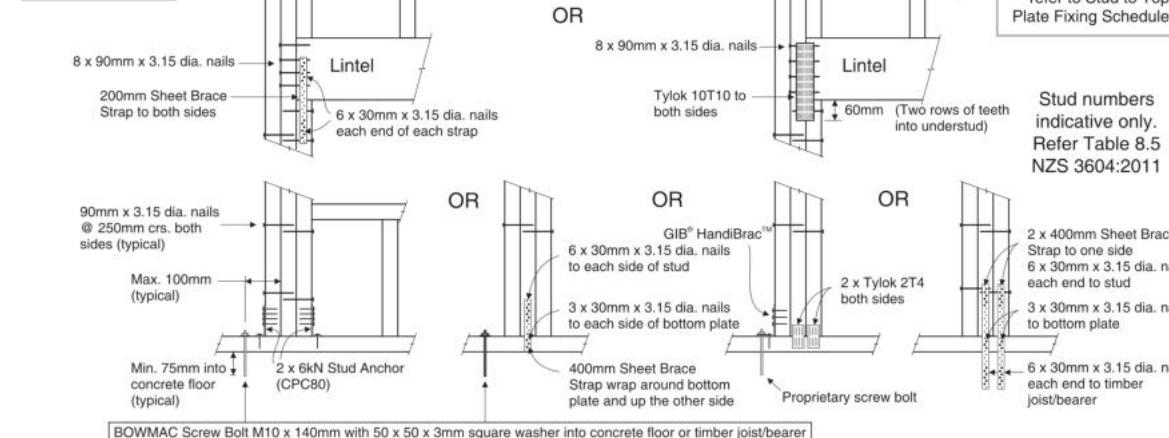
TYPE G 7.5kN



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

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

TYPE H 13.5kN



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

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Theophilus Jeevaratnam
& Ruby Nayagam
Lot 769
30 Ellmers Street, Ravenswood

Job Number:
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Original Plan:
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Sheet Name:
FRAMING DETAILS

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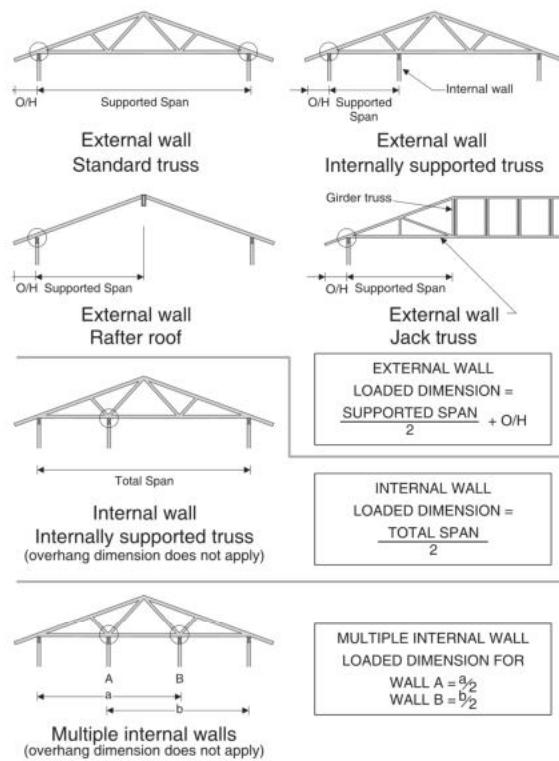
STUD TO TOP PLATE FIXING SCHEDULE

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

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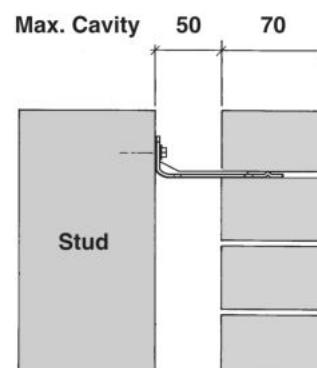
Original Plan:
Kiwi

Sheet Name:

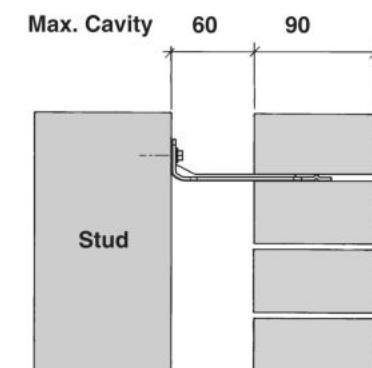
FRAMING DETAILS

Sales: **R Gould** Drawn: **M Glynn** QS: **W Xian** Print Date: **13/12/2023** Scale: **NTS @ A3**

70 SERIES BRICK



Screw Tie Short (85mm)



Screw Tie Long (105mm)

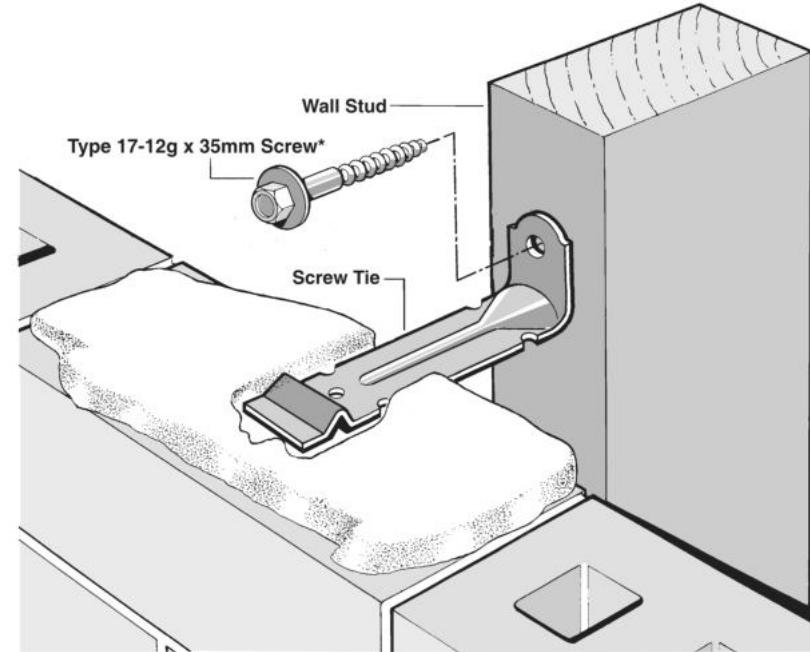
- All brick work must be constructed in accordance with NZS 4210:2001 Masonry Construction: Materials and Workmanship. Screw Ties must be applied accordingly and are not to be hammered into timber framing.
- Water shedding shoulder prevents transfer of the moisture from tie to building.
- Nail hole for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

Material: 1.2mm NZCC-SD Hot Dip Galvanised Steel
Screws: Type 17-12g x 35mm Hex Head Hot Dip Galvanised Screws
Packed: 250 ties per box including screws

WAIMAKARI DISTRICT COUNCIL
Also available in Stainless Steel Grade 316 for Zone D. Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3 BC 231205 13/12/2023 steved

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.

CONSENT PLANS

No.	Date:	Reason:
1	14-11-2023	Initial Consent Plans

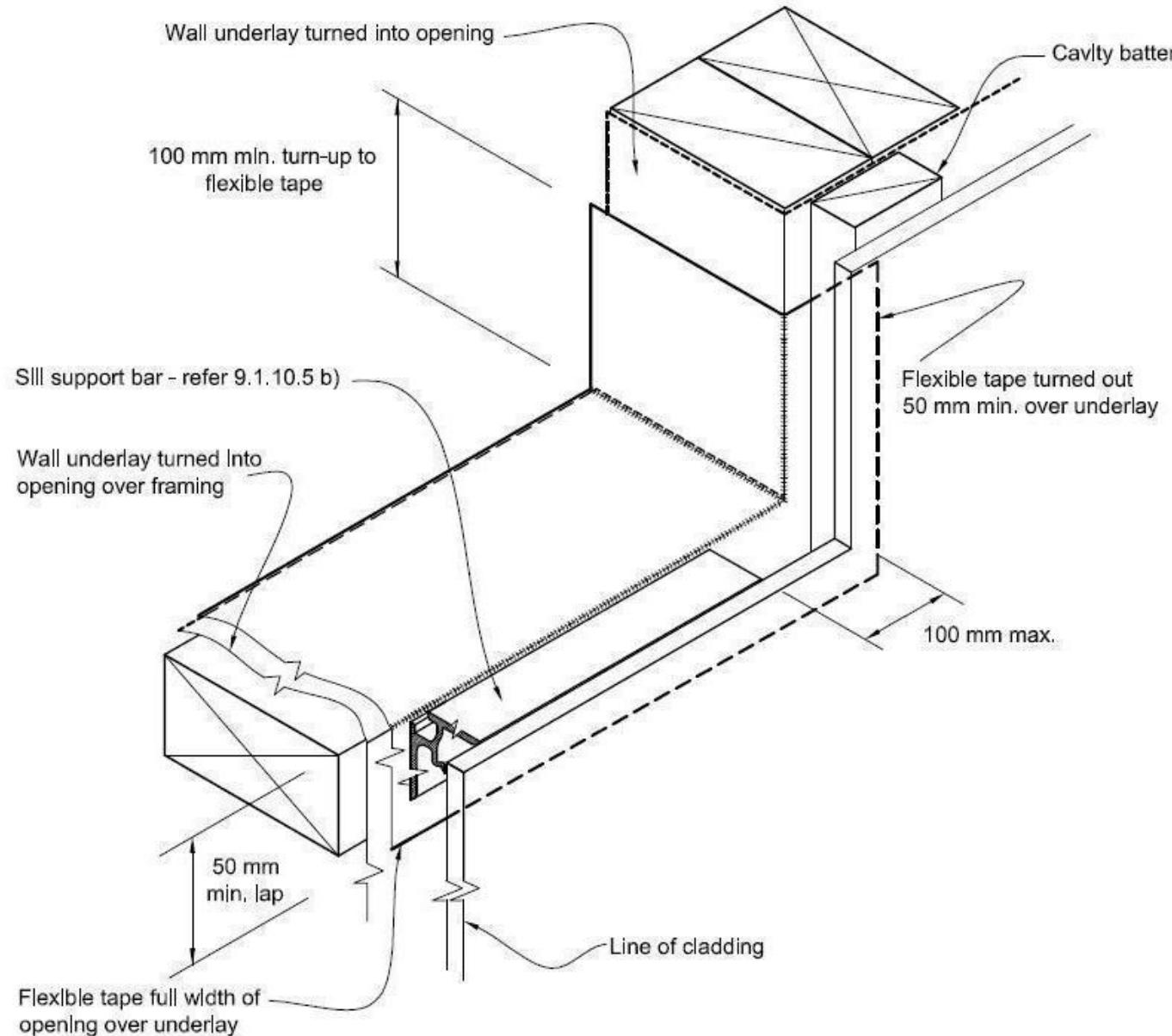
14

of 22 sheets

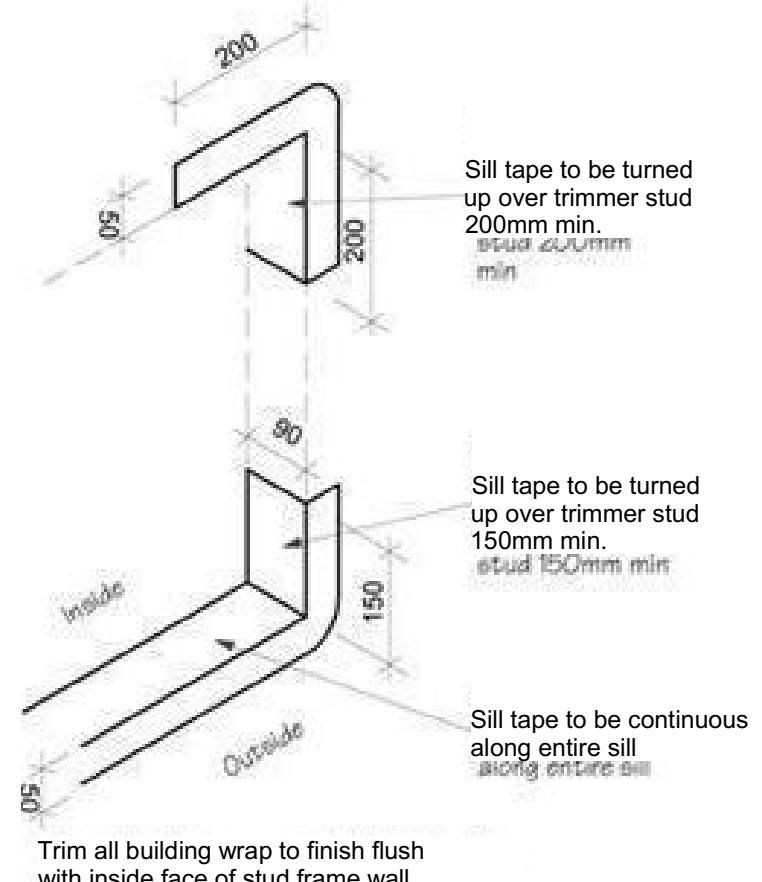
Figure 72B: General window and door opening with drainage cavity
Paragraphs 9.1.5, 9.1.9.3, 9.1.10.2, Figures 73C, 76, 85, 86, 91, 99, 116 and 128

NOTE:

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



Detail Tape Location to Wall Openings



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

Sill Tape Flashing Detail

WAIMAKARI DISTRICT COUNCIL
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31 Watts Road, Sockburn
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Christchurch 8443
P: +64 3 342 7788

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Theophilus Jeevaratnam & Ruby Nayagam
Lot 769
30 Ellmers Street, Ravenswood

Job Number:
148064

Original Plan:
Kiwi

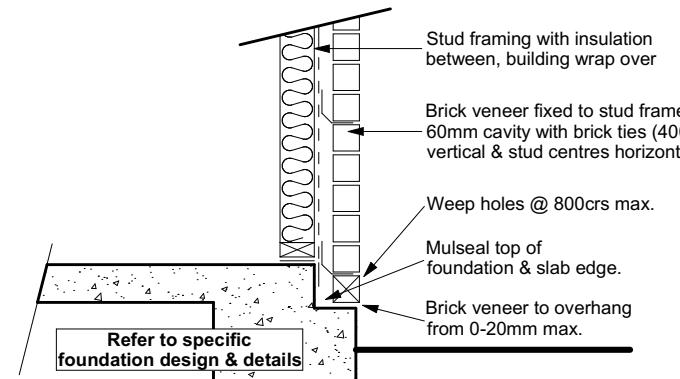
Sheet Name:
CONSTRUCTION DETAILS

CONSENT PLANS

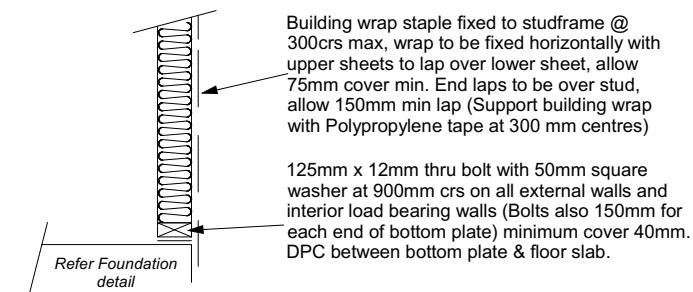
No.	Date:	Reason:
1	14-11-2023	Initial Consent Plans

Sheet No.:
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Brick Veneer Foundation
Scale 1:20



Stud framing to slab
Scale 1:20

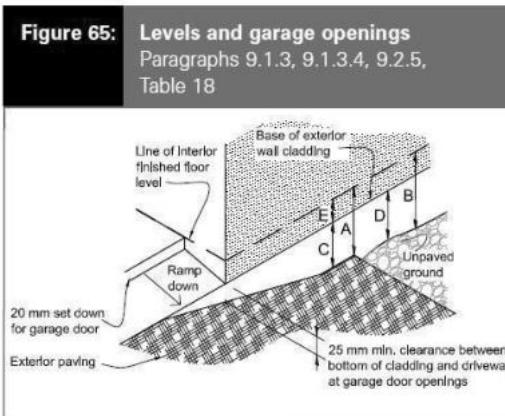
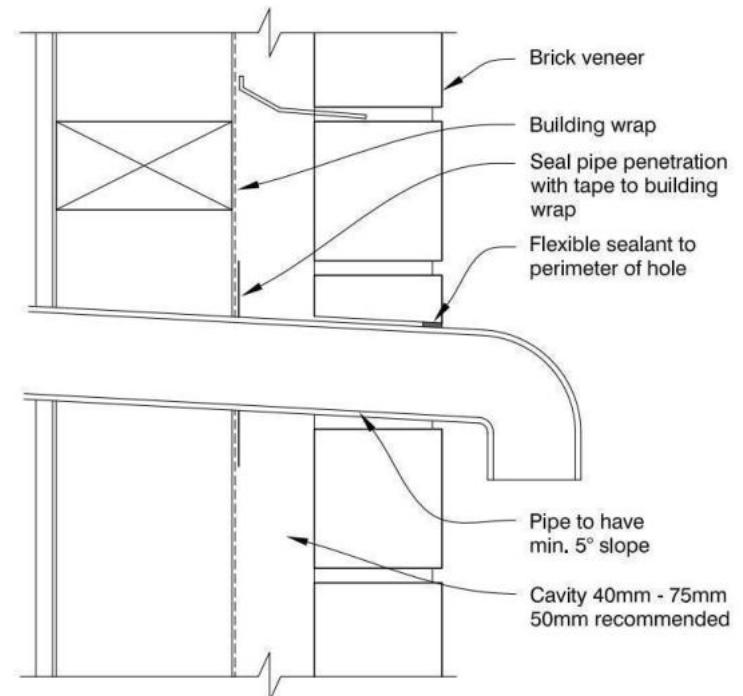
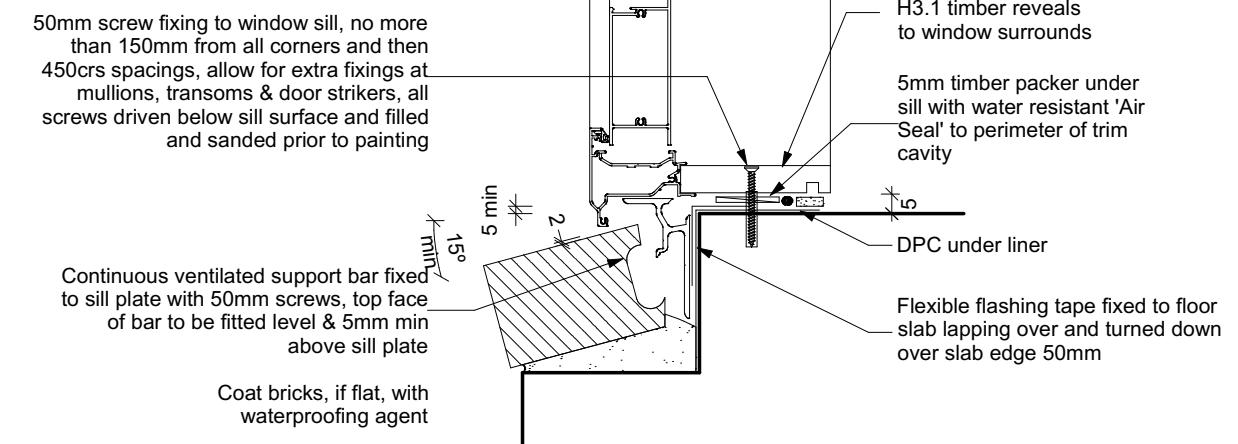
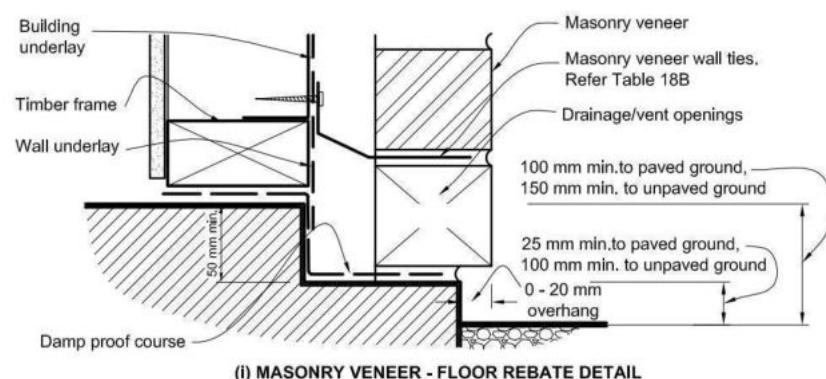


Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

Minimum clearances (mm)	Masonry veneer	Other claddings				
		A	B	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

WAIMAKARIRI DISTRICT COUNCIL
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Theophilus Jeevaratnam & Ruby Nayagam
Lot 769
30 Ellmers Street, Ravenswood

Job Number:
148064

Original Plan:
Kiwi

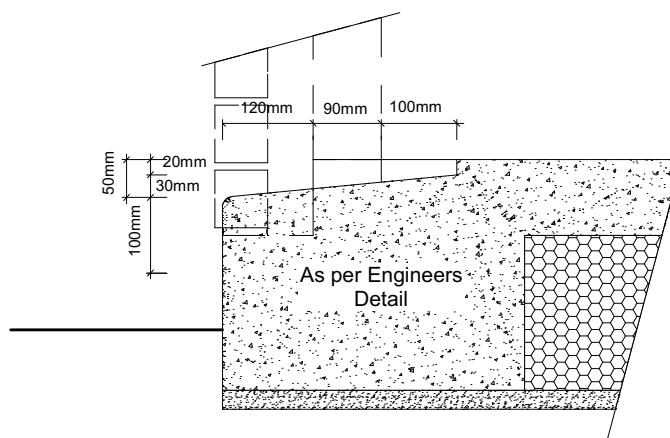
Sheet Name:
CONSTRUCTION DETAILS

CONSENT PLANS

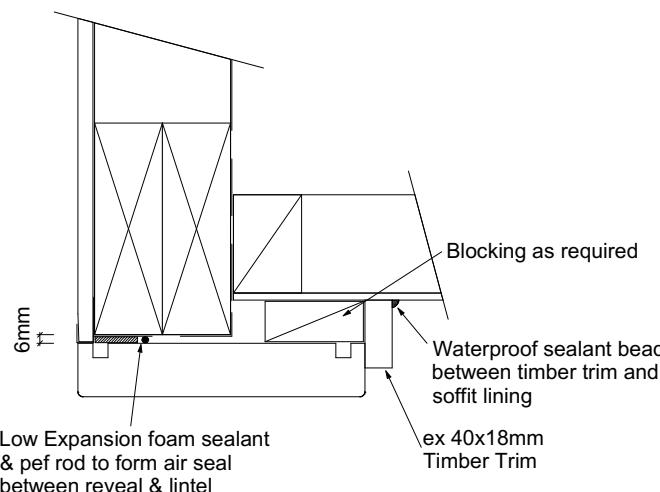
No.	Date:	Reason:
1	14-11-2023	Initial Consent Plans

Sheet No.:
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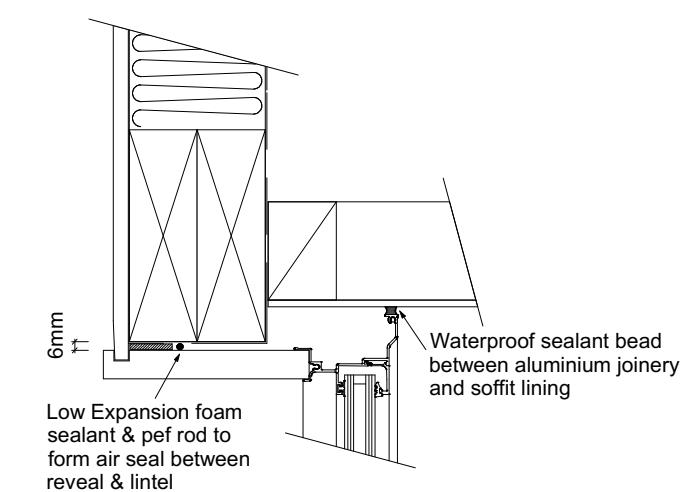
of 22 sheets



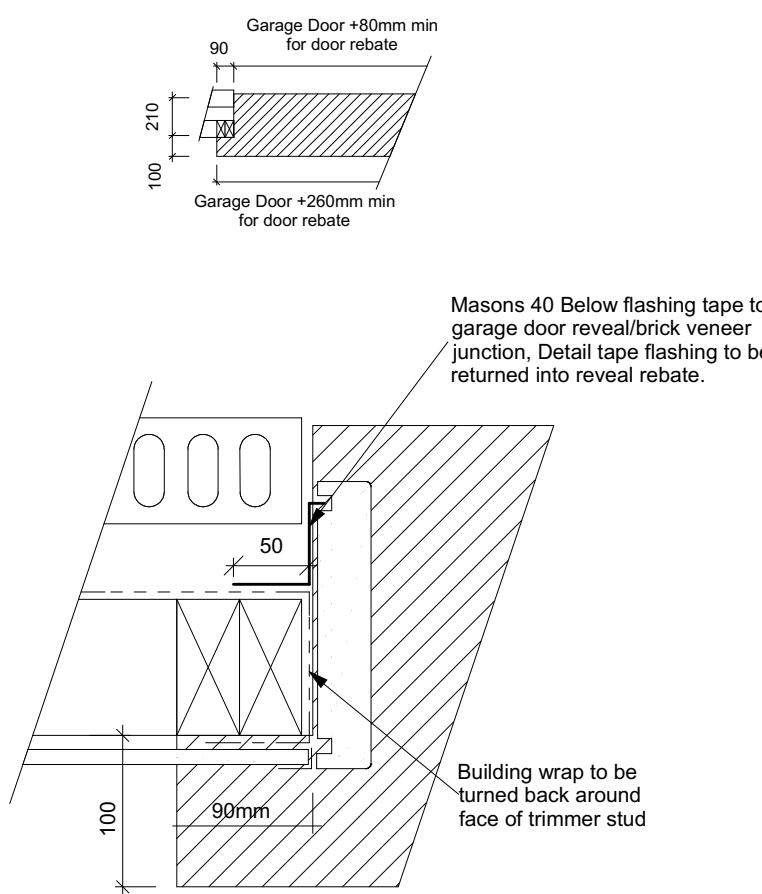
Garage Door Rebate Details
Scale 1:10



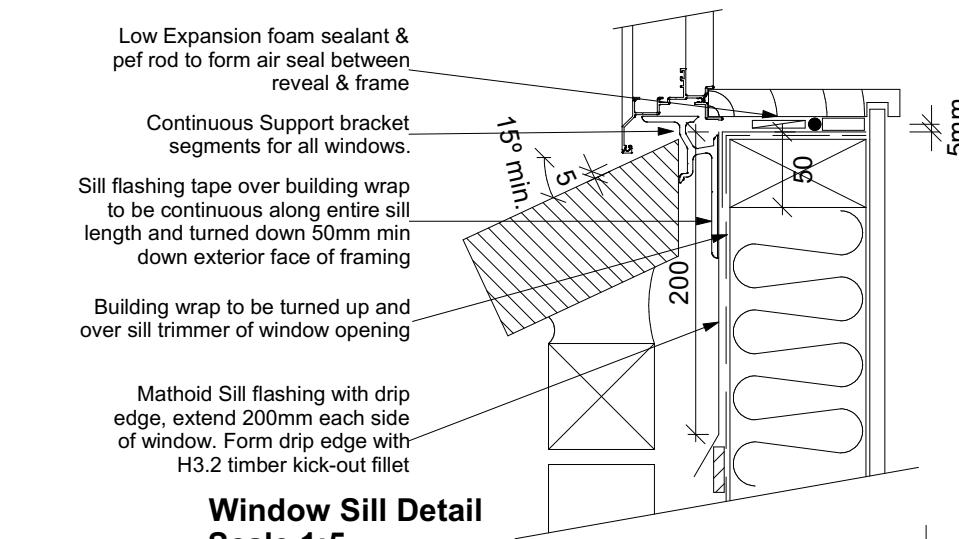
Garage Door Head to Soffit
Scale 1:5



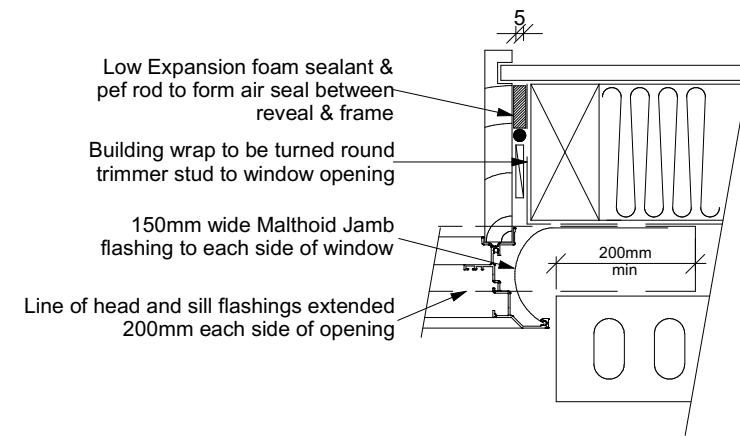
Window Head to Soffit Detail
Scale 1:5



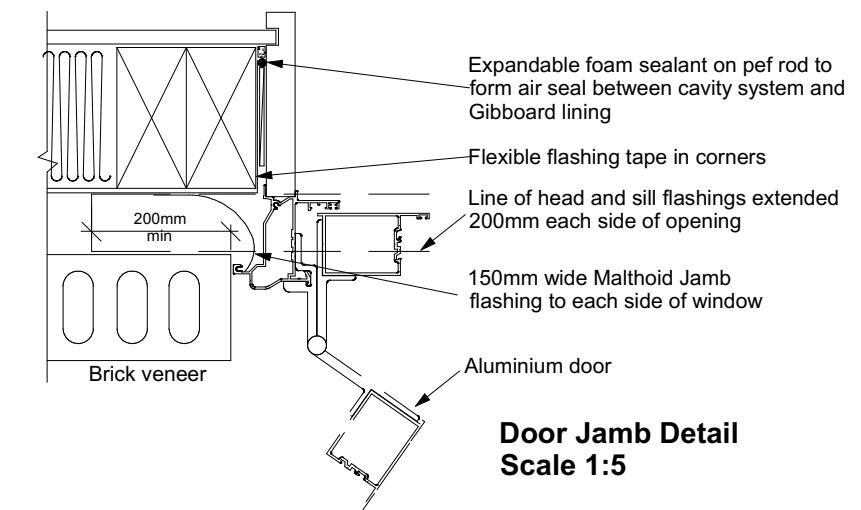
Garage Door Jamb Detail
Scale 1:5



Window Sill Detail
Scale 1:5



Window Jamb Detail
Scale 1:5



Door Jamb Detail
Scale 1:5

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Theophilus Jeevaratnam & Ruby Nayagam
Lot 769
30 Ellmers Street, Ravenswood

Job Number:
148064

Original Plan:
Kiwi

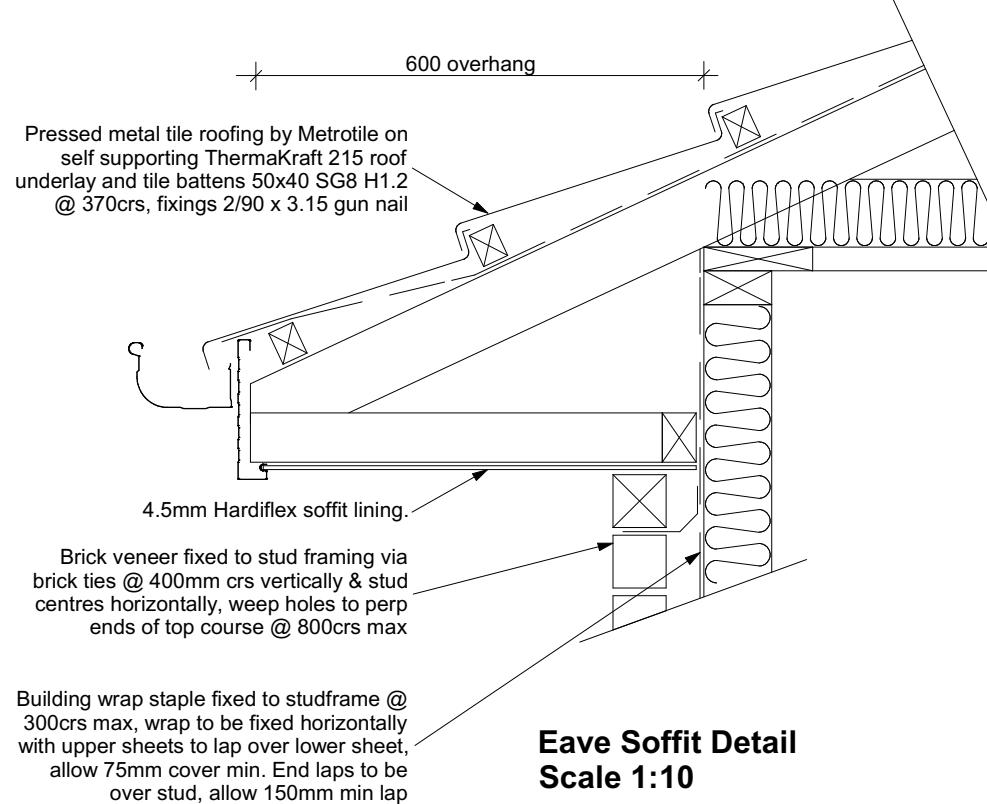
Sheet Name:
CONSTRUCTION DETAILS

CONSENT PLANS

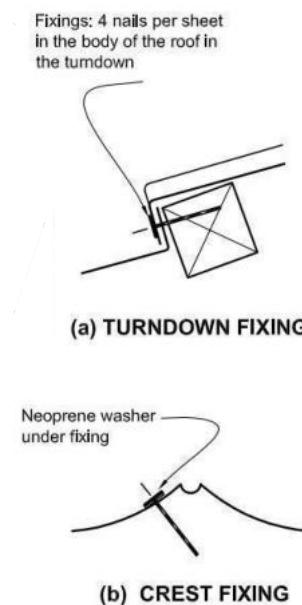
No.	Date:	Reason:
1	14-11-2023	Initial Consent Plans

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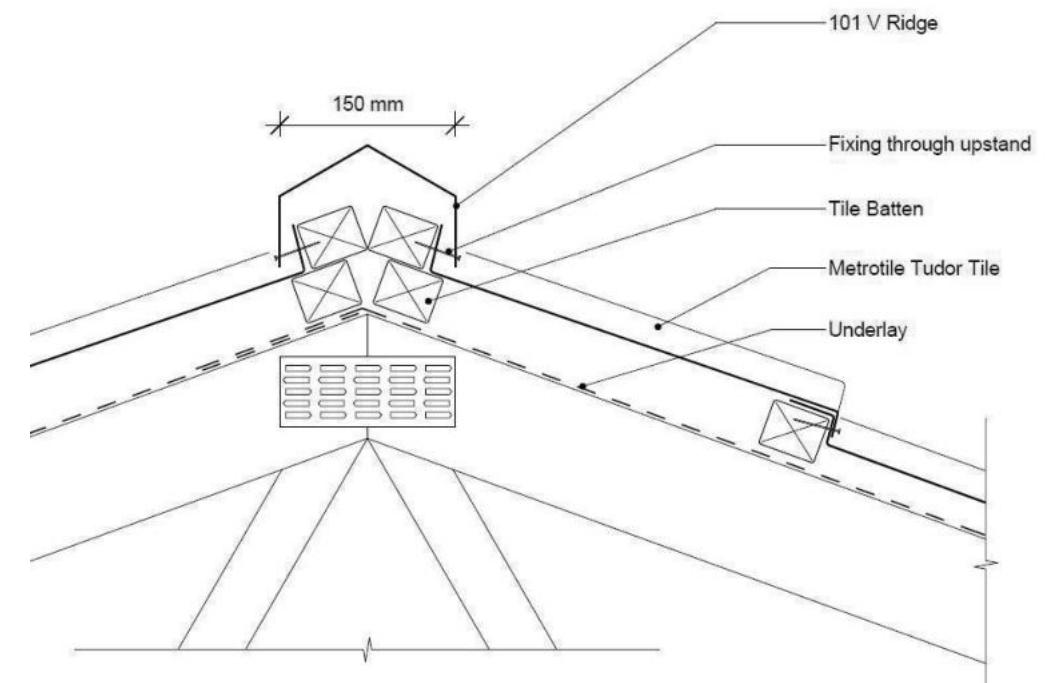
of 22 sheets



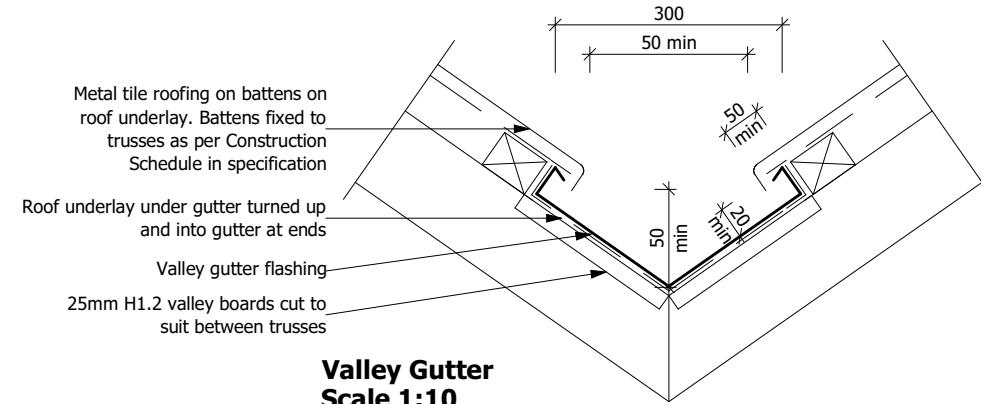
Eave Soffit Detail Scale 1:10



Metal Tile Fixings Detail Scale NTS



Metal Tile Angle Ridge Detail Scale NTS



Valley Gutter Scale 1:10

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BC 231205 13/12/2023 steved

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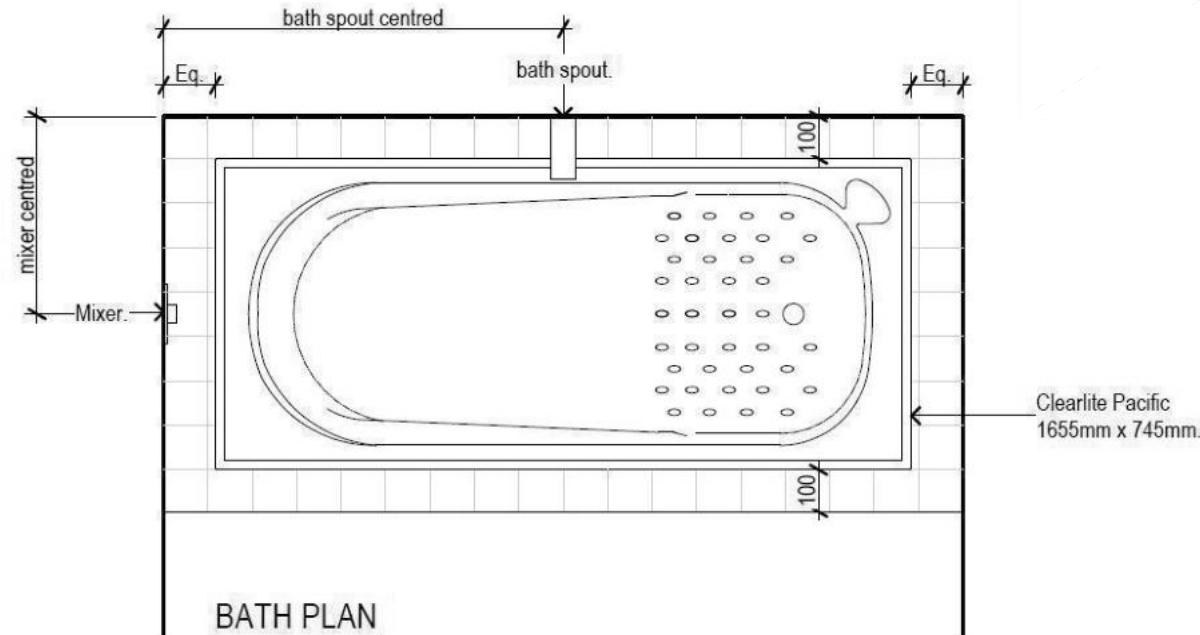
TKR Homes Ltd.
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PO BOX 11 351
Christchurch 84443

P: +64 3 342 7788

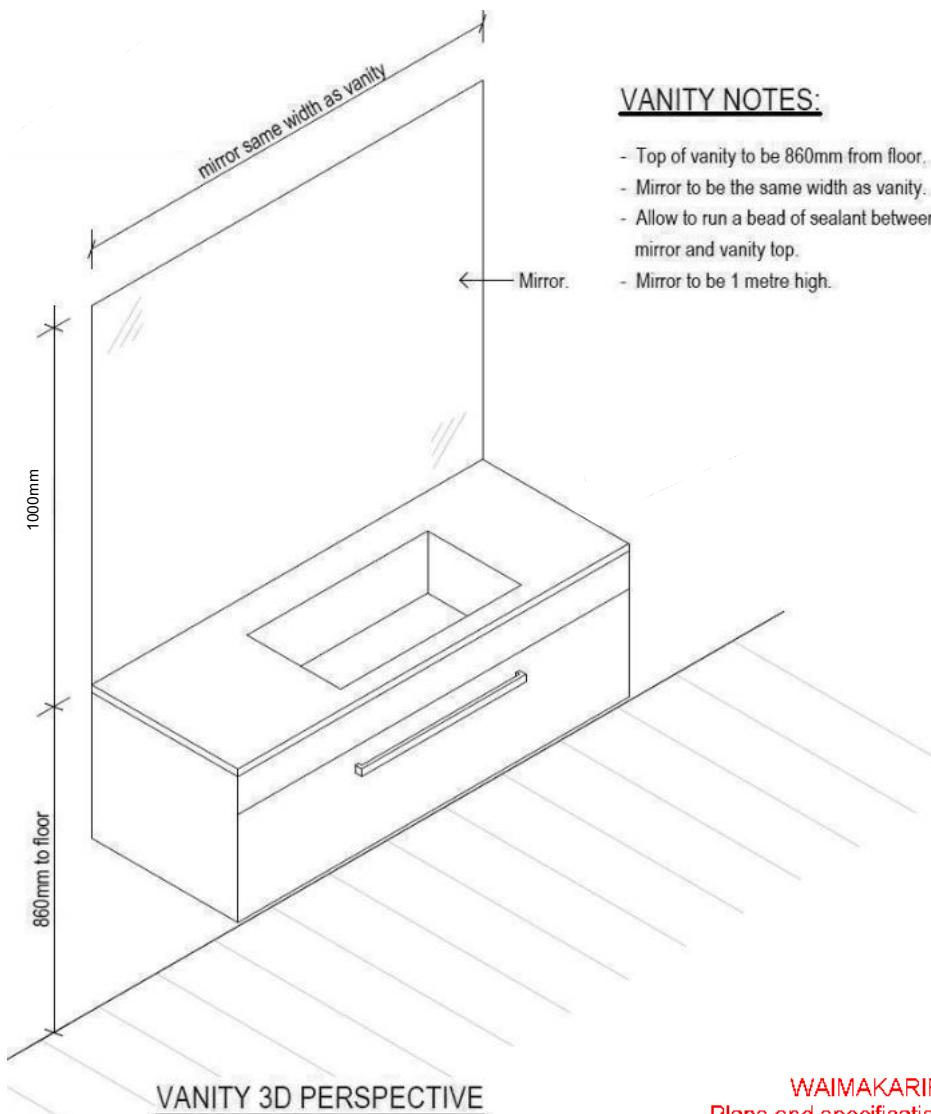
These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail is required for construction and to demonstrate compliance with the current NZBC, a specific request should be made for the required detail to be supplied.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

Theophilus Jeevaratnam
& Ruby Nayagam
Lot 769
30 Ellmers Street, Ravenswood

Job Number: 148064	Original Plan: Kiwi	Sheet Name: CONSTRUCTION DETAILS	CONSENT PLANS			Sheet No.: 18
			No.	Date:	Reason:	
			1	14-11-2023	Initial Consent Plans	
Sales: R Gould	Drawn: M Glynn	QS: W Xian	Print Date: 13/12/2023	Scale: As Shown @ A3	of 22 sheets	



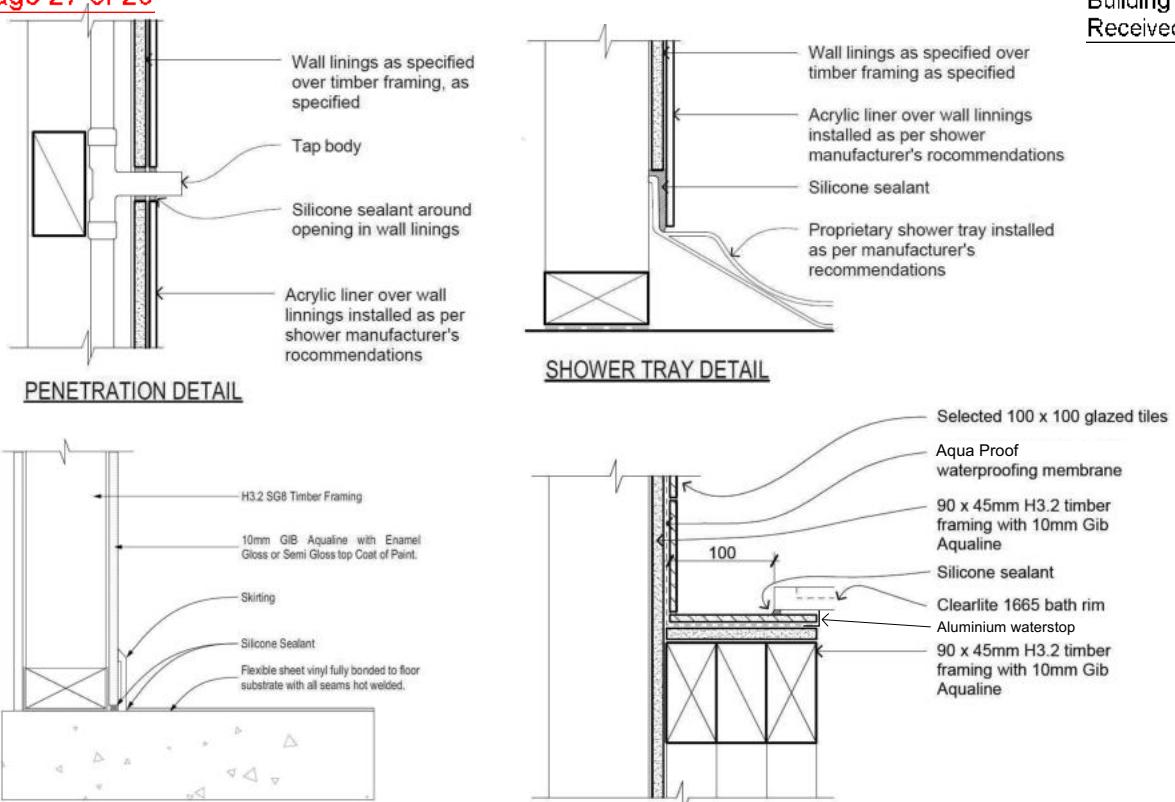
BATH PLAN



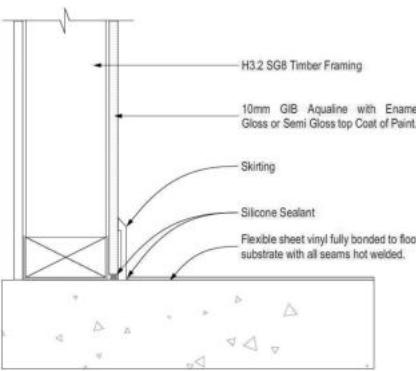
VANITY 3D PERSPECTIVE

VANITY NOTES

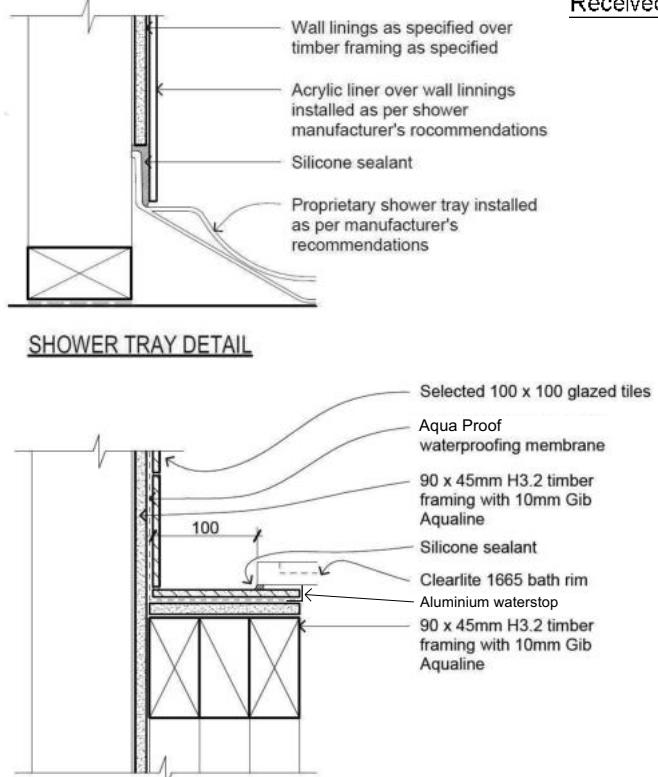
- Top of vanity to be 860mm from floor.
 - Mirror to be the same width as vanity.
 - Allow to run a bead of sealant between mirror and vanity top.
 - Mirror to be 1 metre high.



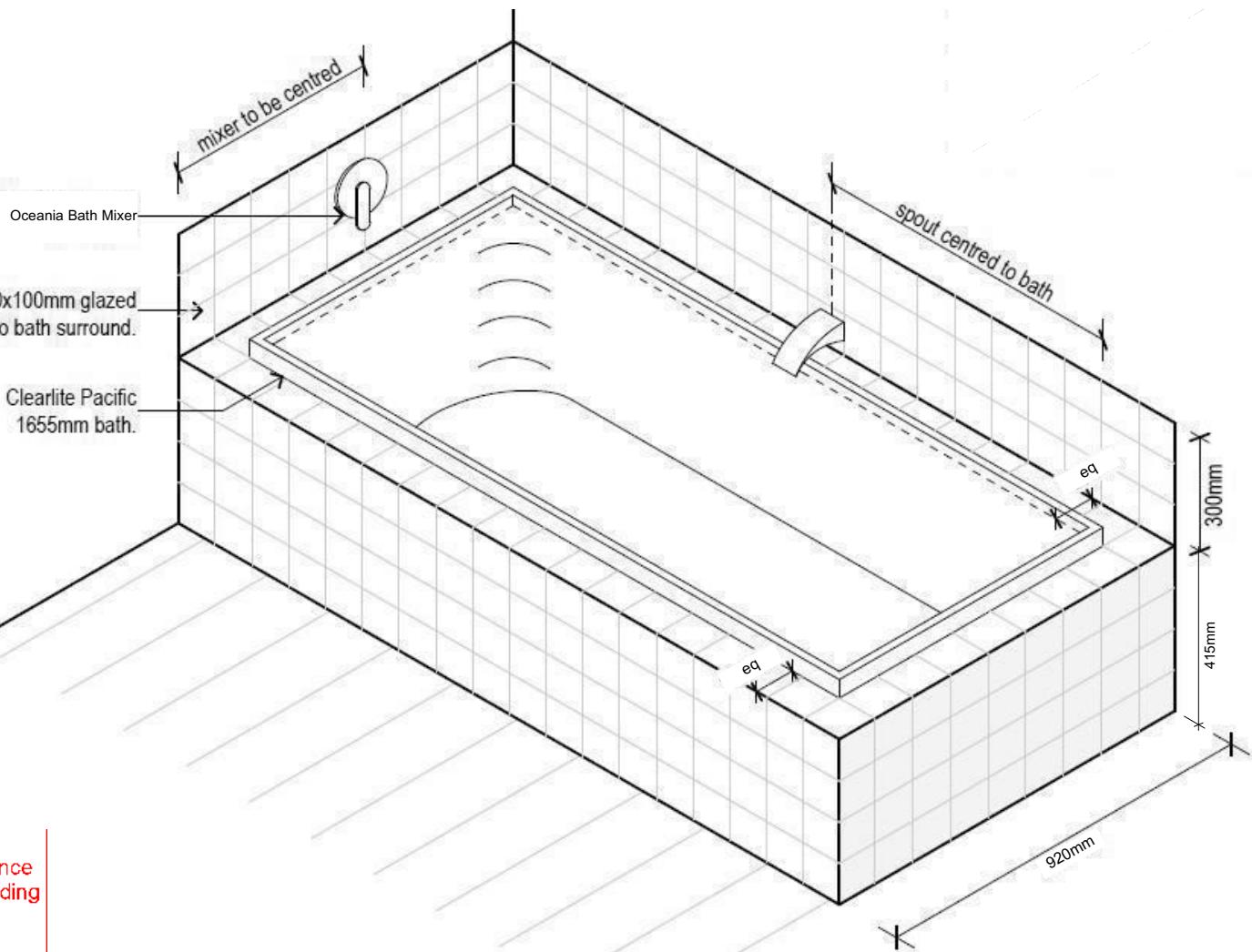
PENETRATION DETAIL



GENERAL FLOOR/WALL DETAIL



SHOWER TRAY DETAIL



WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
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BC 231205 13/12/2023 steved

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 YOUR HOME. YOUR WAY.	TKR Homes Ltd. 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443 P: +64 3 342 7788	These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail is required for construction and to demonstrate compliance with the current NZBC, a specific request should be made for the required detail to be supplied. No liability will be accepted for any detail or construction not covered in these drawings and/or carried out by persons other than the designer producing these documents.	Theophilus Jeevaratnam & Ruby Nayagam Lot 769 30 Ellmers Street, Ravenswood	Job Number: 148064	Original Plan: Kiwi	Sheet Name: BATHROOM DETAILS	CONSENT PLANS		
				Sales: R Gould	Drawn: M Glynn	QS: W Xian	Print Date: 13/12/2023	Scale: NTS @ A3	No. Date: Reason: 1 14-11-2023 Initial Consent Plans

Buildable Consent Layout



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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

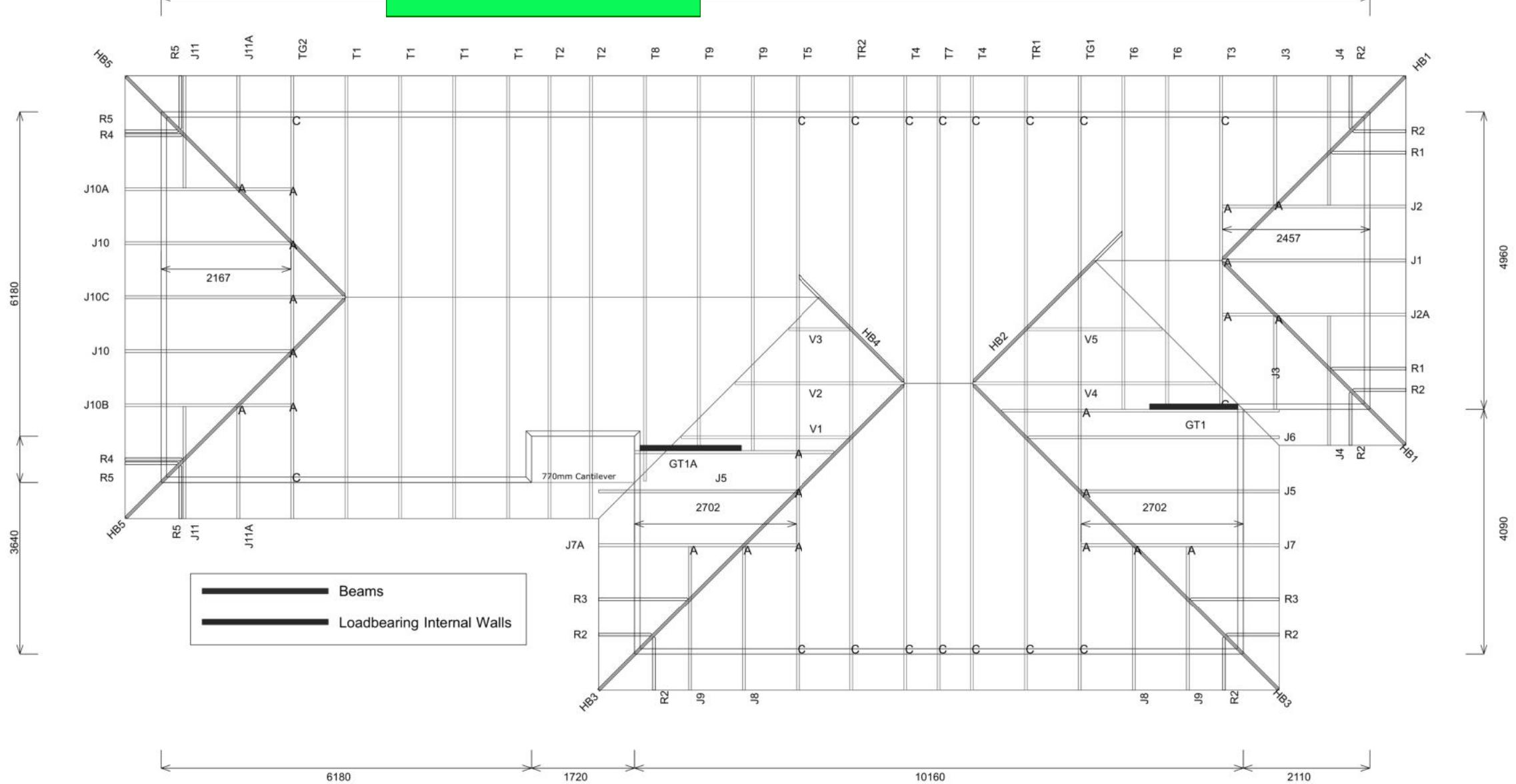
Your Building Partner

Building Consent BC 231205
Received 13/12/2023

-- AS BUILT TRUSS LAYOUT REQUIRED --
This must be received by the Building Unit
AT LEAST 10 WORKING DAYS PRIOR to
the Structure Pre-Roof Pre-Wrap inspection.

Truss "As-Built" designs shall be sent to
buildinginfo@wmk.govt.nz

20170



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 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



Job No: CH1391542C1

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

Job Name: Jeevarathnam Nayagam Lot 769 Ravenswood

Address: Lot 769 Ravenswood
Woodend, Waimakariri District

All dimensions are to be checked and confirmed prior to any construction
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Theophilus Jeevarathnam & Ruby Nayagam
Lot 769
30 Ellmers Street, Ravenswood

Job Number: 148064
Original Plan: Kiwi
Sheet Name: TRUSS DESIGN
Sales: R Gould
Drawn: M Glynn
QS: W Xian
Print Date: 13/12/2023
Scale: NTS @ A3

CONSENT PLANS

No.	Date:	Reason:
1	14-11-2023	Initial Consent Plans

Sheet No.: 21

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Buildable Consent Layout



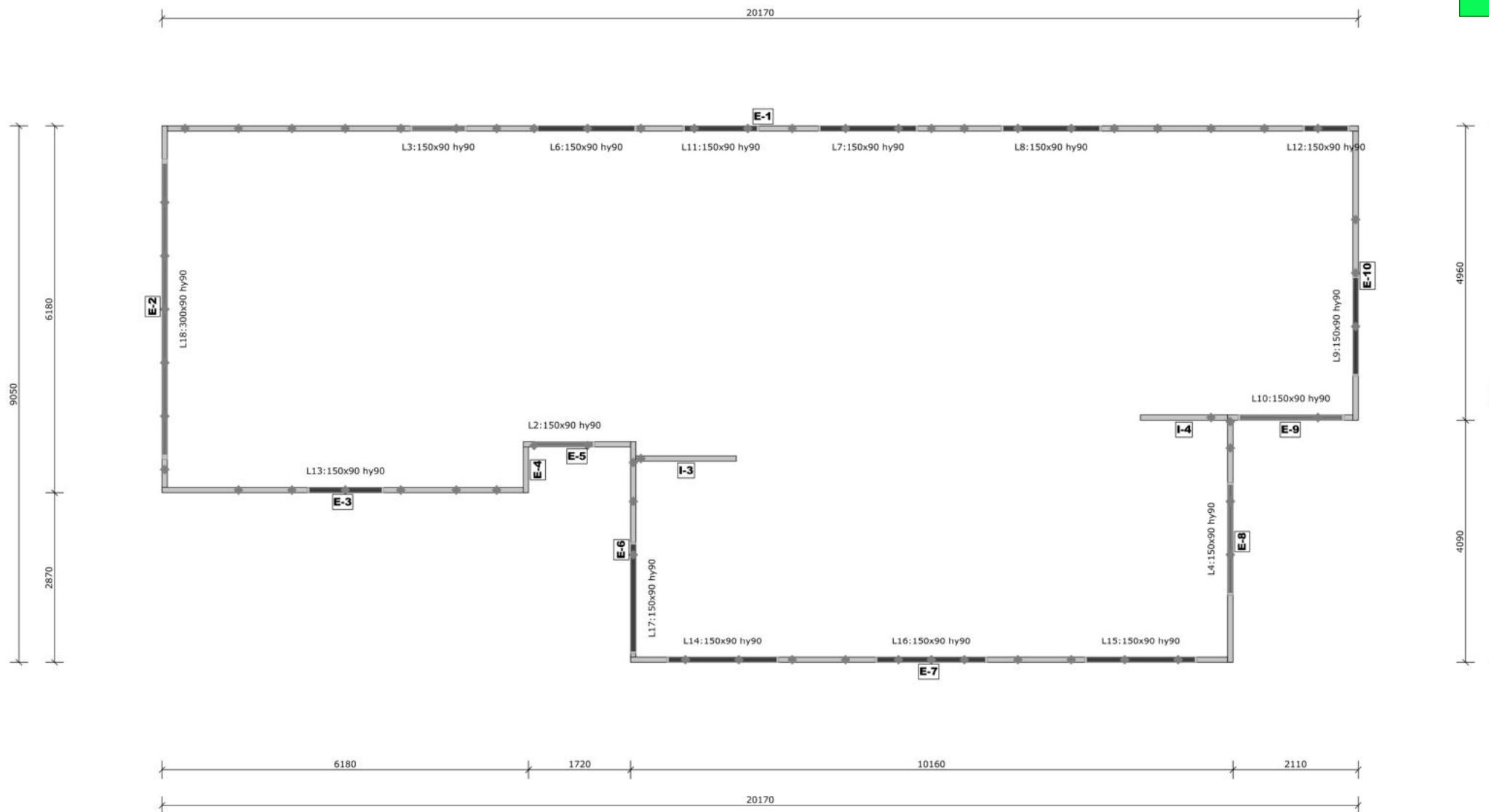
All internal walls shown on this layout are considered to be loadbearing
Lintel fixing specification remains the responsibility of the architect / draughtsperson



Your Building Partner

-- AS BUILT TRUSS LAYOUT REQUIRED --
This must be received by the Building Unit
AT LEAST 10 WORKING DAYS PRIOR to
the Structure Pre-Roof Pre-Wrap inspection.

Truss "As-Built" designs shall be sent to
buildinginfo@wmk.govt.nz



WAIMAKARIRI DISTRICT COUNCIL
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BC 231205 13/12/2023 steved



Job No: **CH1391542C1**

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

Job Name: Jeevaratnam Nayagam Lot 769 Ravenswood

Address: Lot 769 Ravenswood

Woodend, Waimakariri District

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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**Theophilus Jeevaratnam
& Ruby Nayagam
Lot 769
30 Ellmers Street, Ravenswood**

Job Number:
148064

Original Plan:
Kiwi

Sheet Name:
TRUSS DESIGN

Sales: R Gould Drawn: M Glynn QS: W Xian Print Date: 13/12/2023 Scale: NTS @ A3

CONSENT PLANS

No.	Date:	Reason:
1	14-11-2023	Initial Consent Plans

Sheet No.:
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