

BC No: 230841

SITE DETAILS:

45 STACKWOOD AVENUE
 WOODEND

LEGAL:
 LOT 957 DP 589336

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 is received.



Hobbs Residence

Lot 957 Ravenswood, Christchurch

TC2 RIBRAFT DRAWINGS



File Number 23008.115

Sheet No.	Rev	Date Issued	Sheet Title
S1	-	13.07.2023	General Notes
S2	-	13.07.2023	RibRaft Layout Foundation Plan
S3	-	13.07.2023	Foundation Sections
S4	-	13.07.2023	Foundation Sections
S5	-	13.07.2023	Foundation Sections
S6	-	13.07.2023	Typical Services Penetration Details

Issue Register	
Date	Description
13.07.2023	For Consent

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
BC230841 3/10/2023 bhargavac

GENERAL

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

FOUNDATIONS

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

CONCRETE

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

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

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

REINFORCEMENT

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

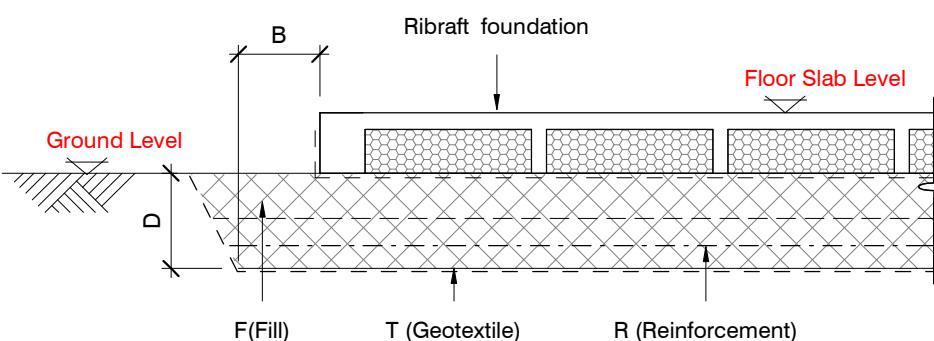
	H12 bars	H16 bars
L	720mm	900mm
- All reinforcement to be fixed & tied where necessary in its specified position.
- Welding of steel is not permitted.
- Spacers:
 - Edge at 1200mm ctrs (one on edge & two on corners, typically).
 - Internal one on each side of pod (typically).
- All mesh shall comply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

INSPECTIONS

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

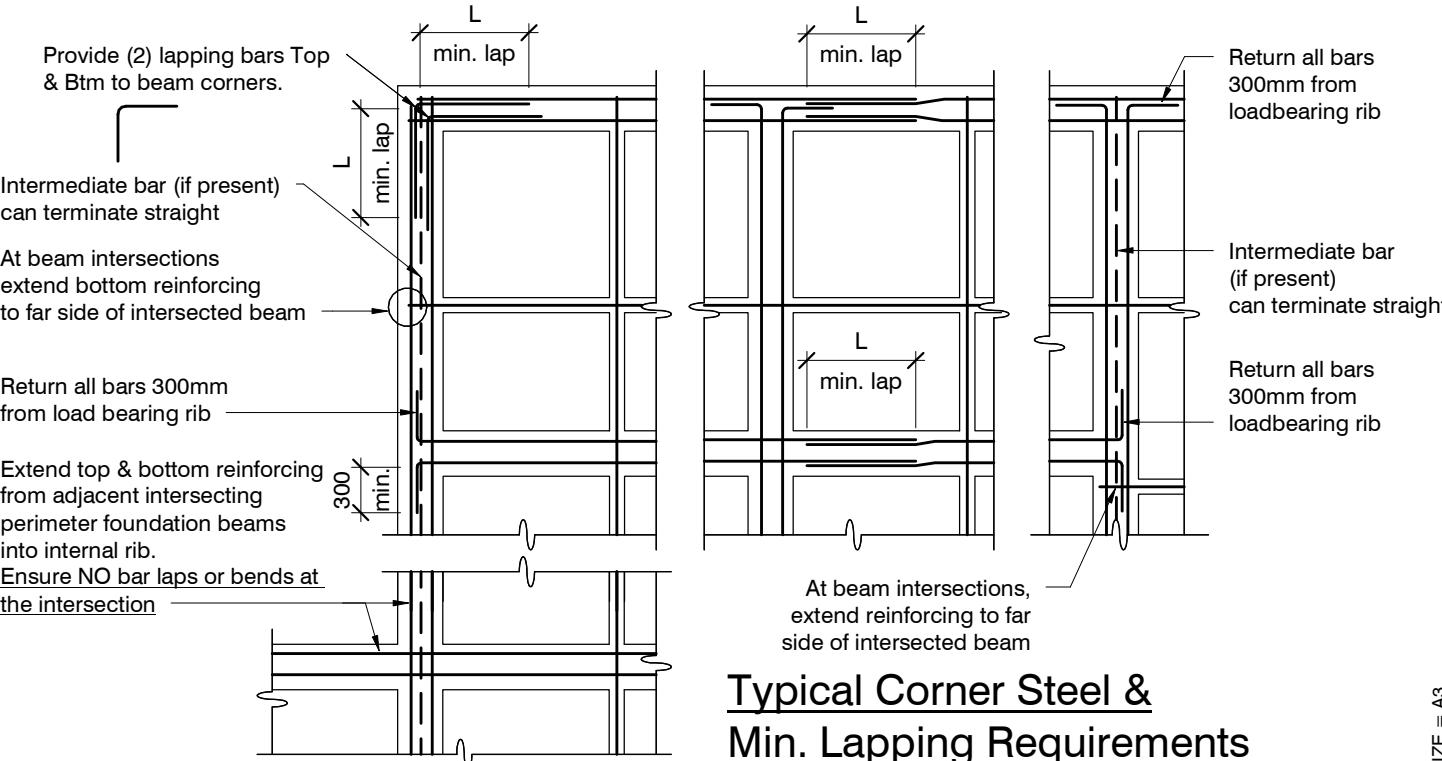
INSPECTIONS REQUIRED

- Confirm bearing at excavation - by Suitably qualified Geotechnical Engineer
- 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

BUILDING PLATFORM TABLE:	
B	500mm
D	Remove turfed topsoil only (300mm approximately)
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



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DIMENSIONS:

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

Confirm all dimensions against Architectural drawings for any framing overhang information which may affect slab dimensions.

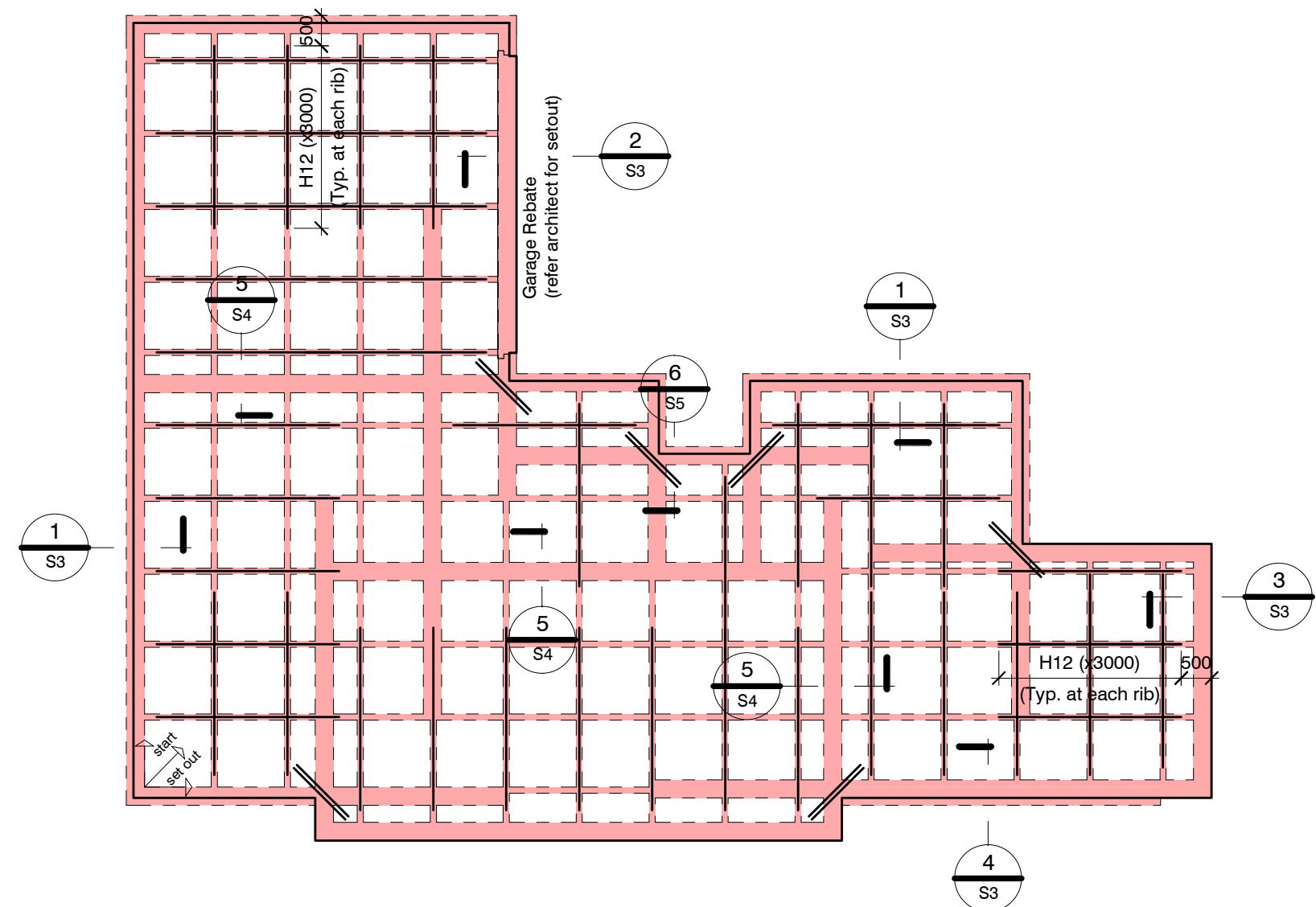
GENERAL NOTES:

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

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

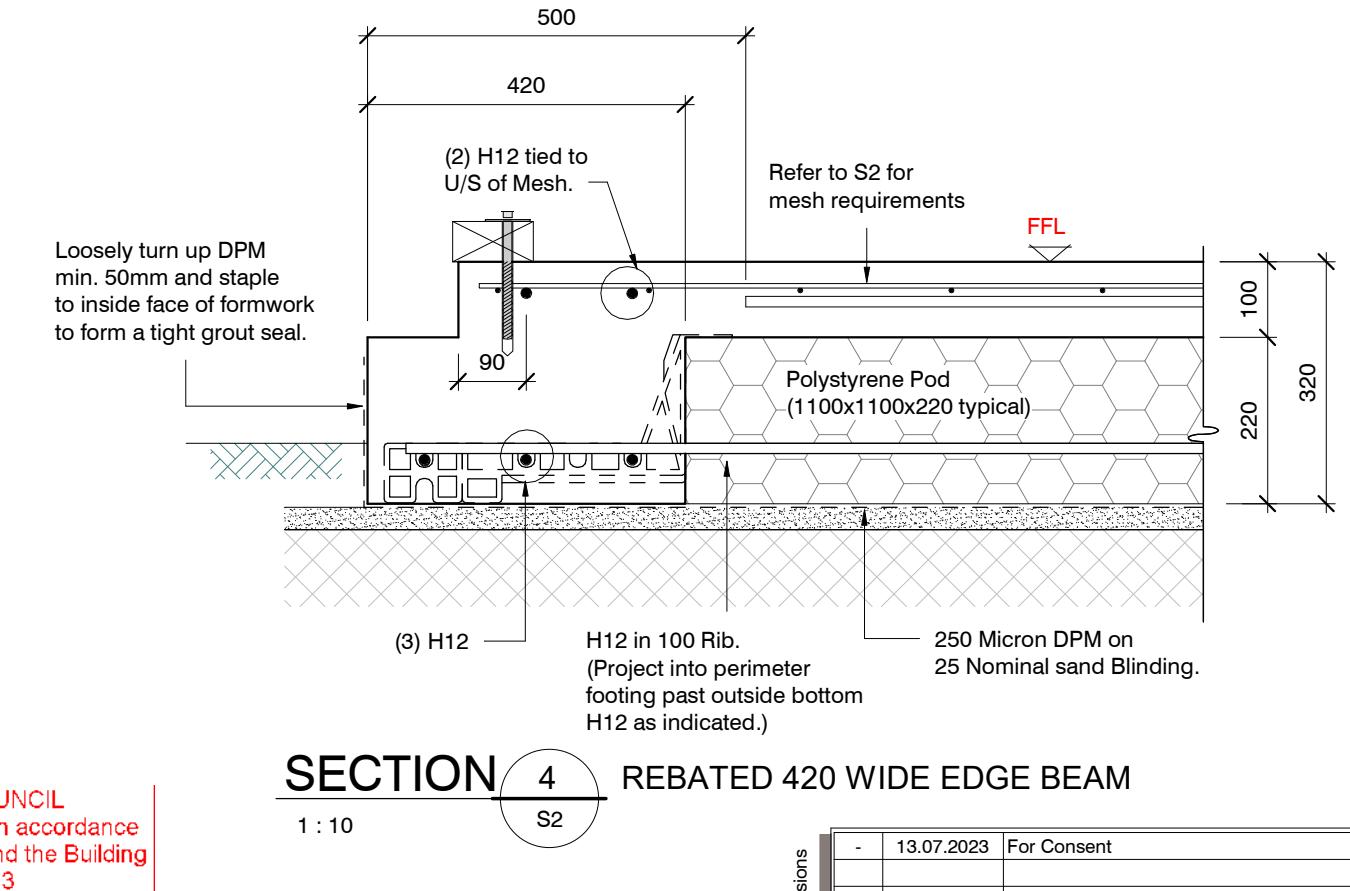
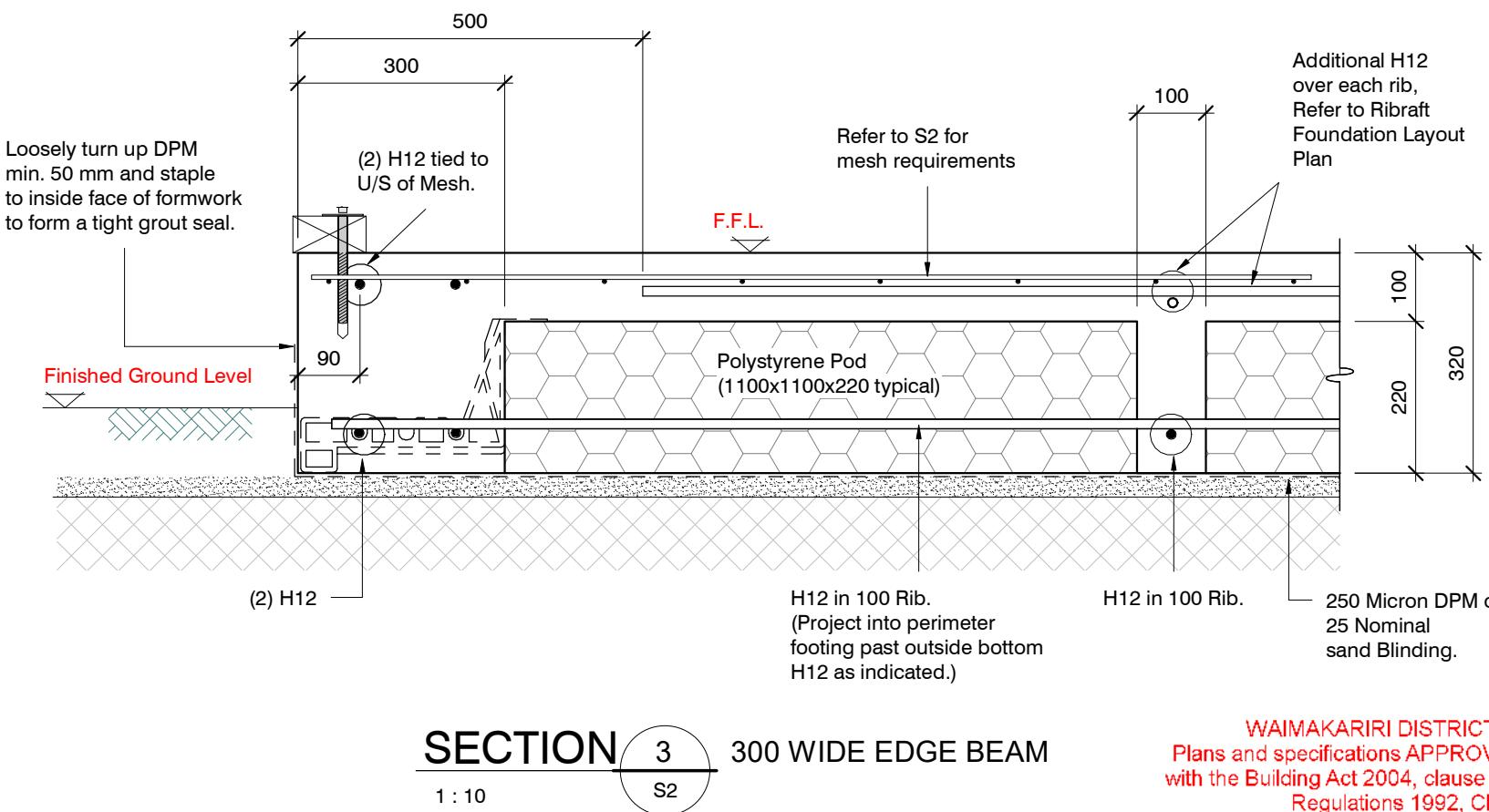
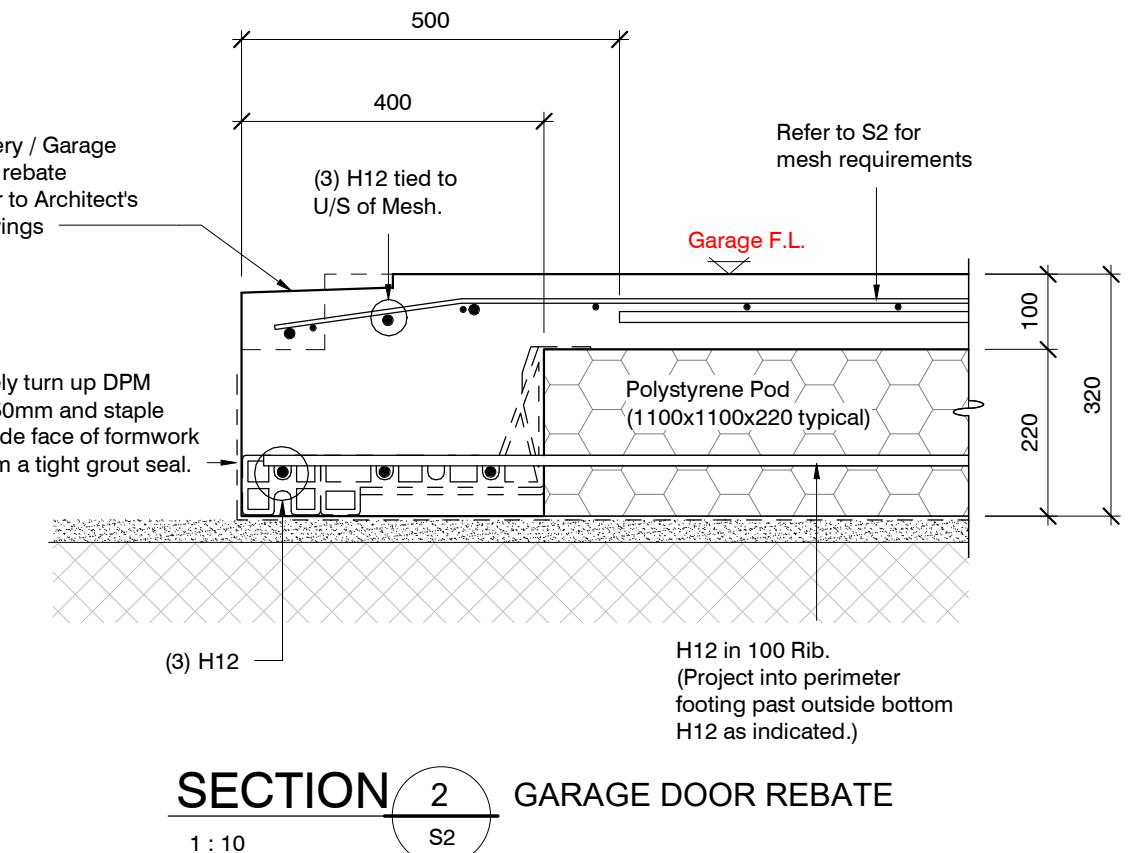
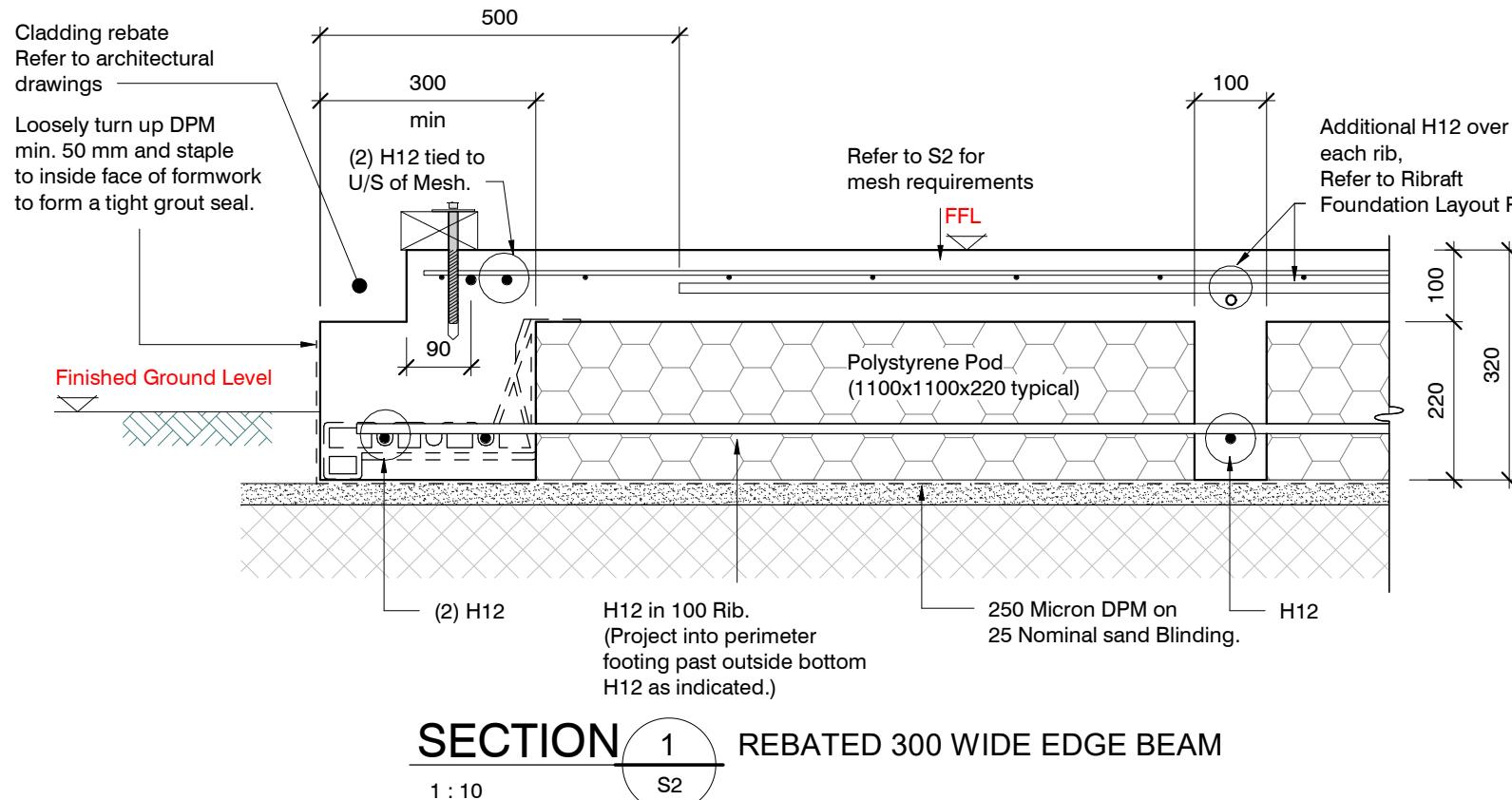
1 : 100

Confirm all dimensions with Architects drawings

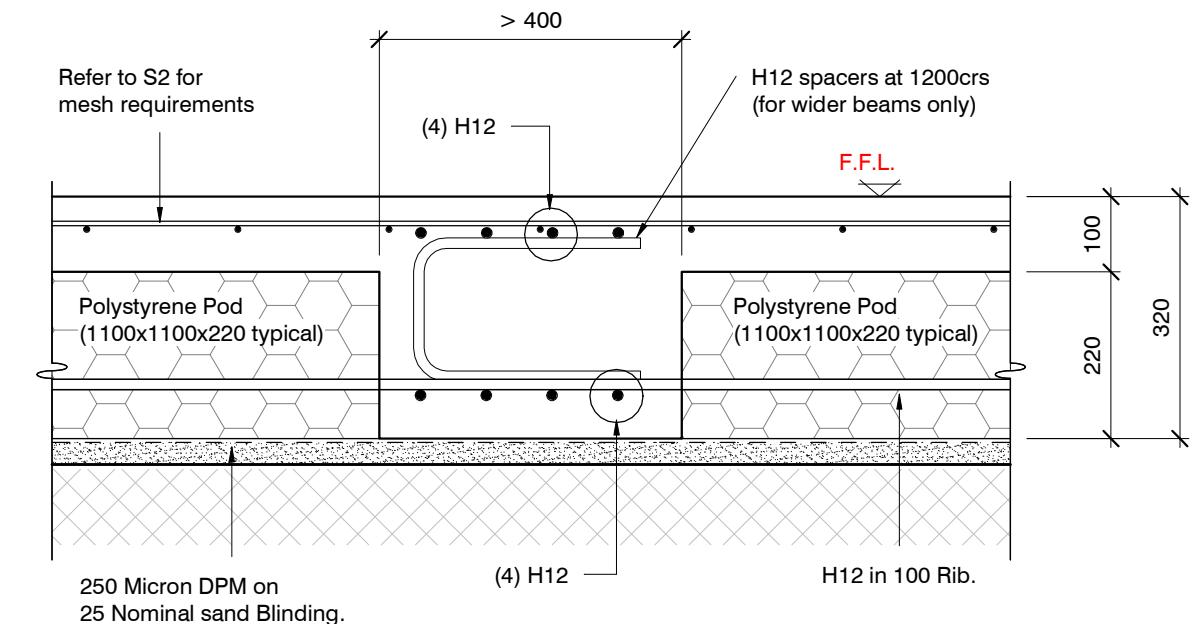
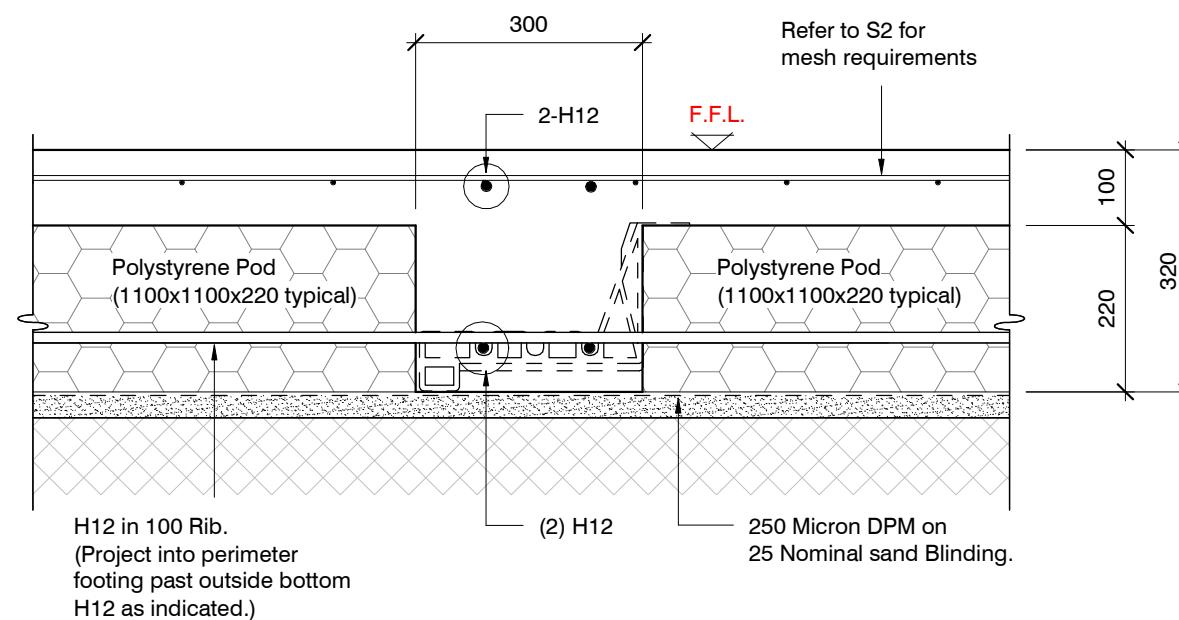
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revisions	-	13.07.2023	For Consent

design	C. Arlington	file	23008.115
drawn	S. Griffin	dwg	
appvd	M. Cusiel	rev.	
date	July 2023	S2	-



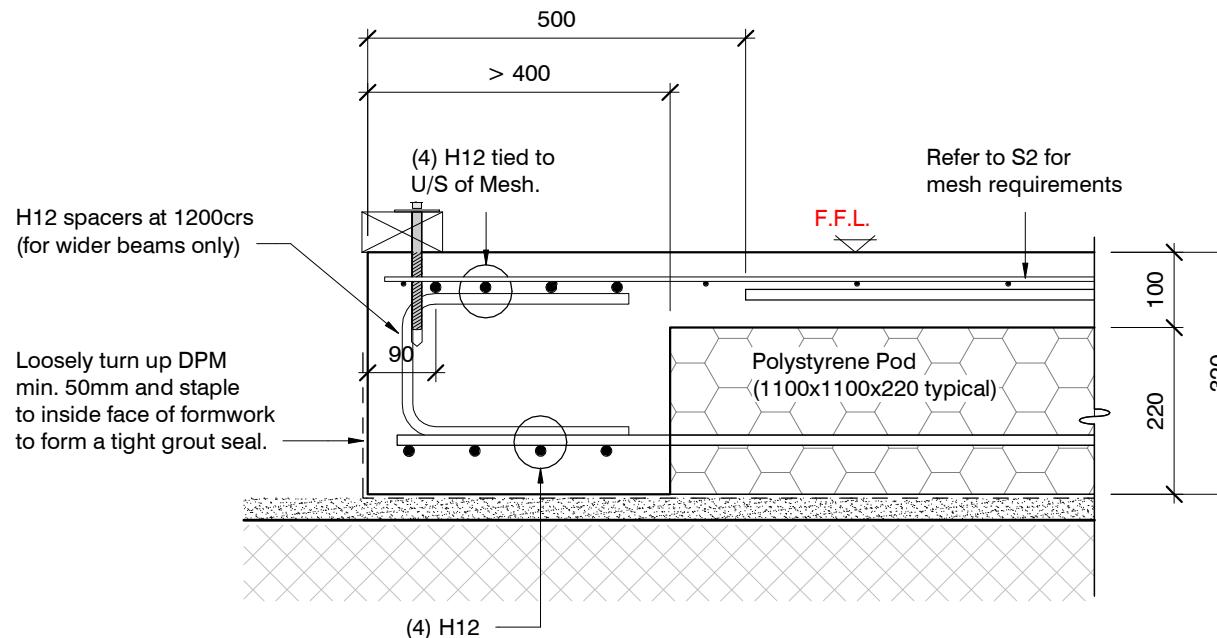
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SECTION 5 TYPICAL 300 WIDE INTERNAL BEAM

1 : 10

S2



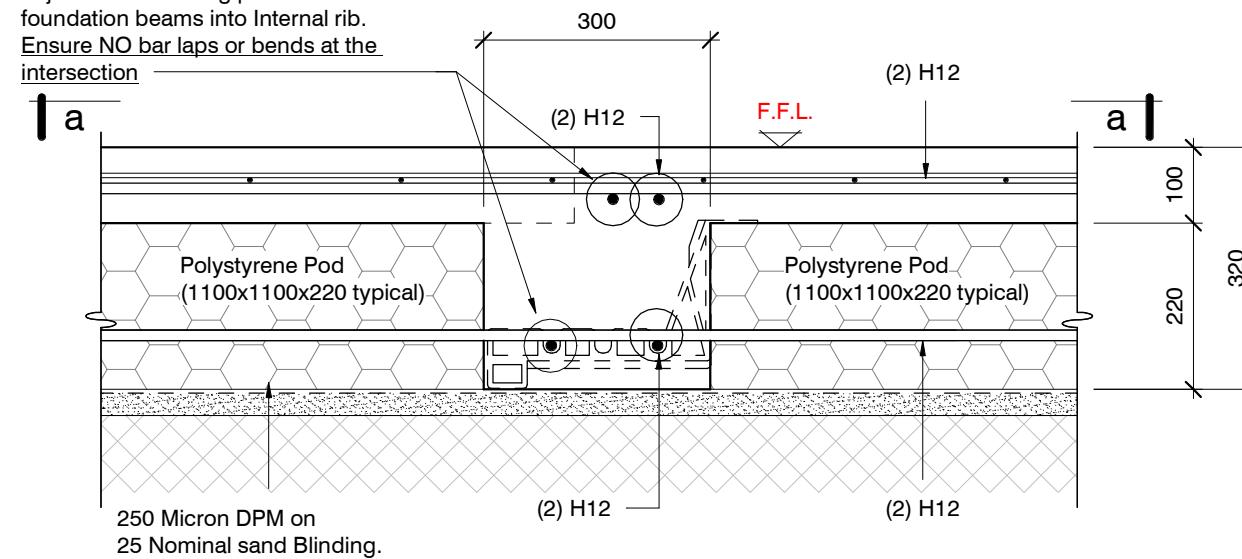
EDGE BEAM GREATER THAN 400 WIDE

1 : 10

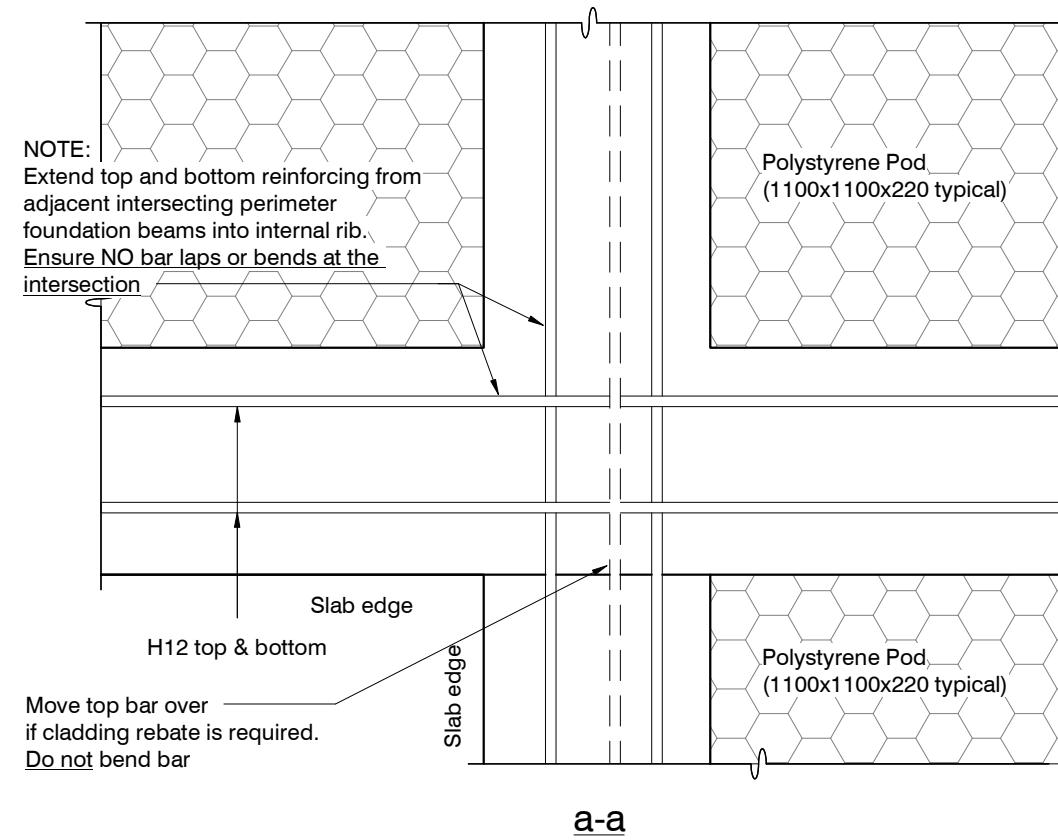
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ORIGINAL SIZE = A3

NOTE:
Extend top and bottom reinforcing from adjacent intersecting perimeter foundation beams into Internal rib.
Ensure NO bar laps or bends at the intersection



SECTION 6 EXTERNAL CORNER BEAMS
1 : 10 S2



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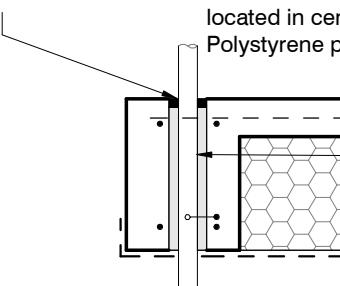
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revisions	-	13.07.2023	For Consent

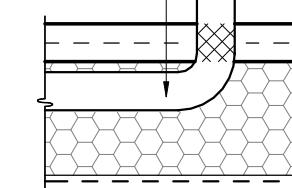
design	C. Arlington	file	23008.115
drawn	S. Griffin	dwg	S5
appvd	M. Cusiel	rev.	-
date	July 2023		

Flexible Sealant as required
all round pipe perimeter

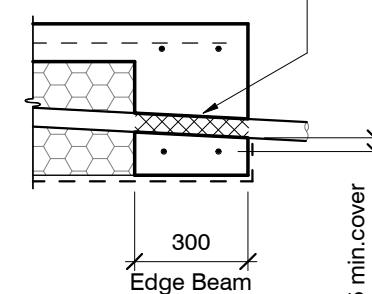
Sleeve 50 mm larger dia. than service pipe
Maximum sleeve dia. 150 mm
located in central part of beam.
Polystyrene packing all around pipe.



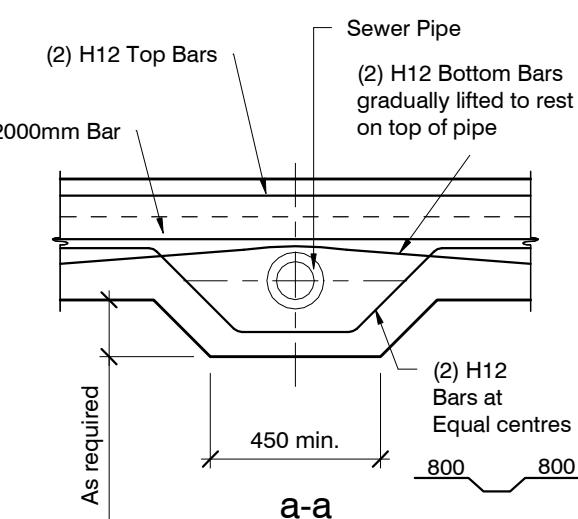
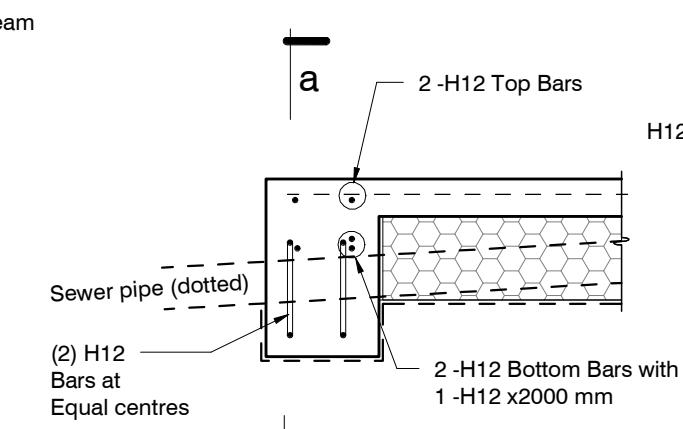
Pipes can be run in Pods under
slab panels. (Sleeve not required.)
Wrap in "Lagging" tape
where pipe crosses slab



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



25 min. cover
to steel bars

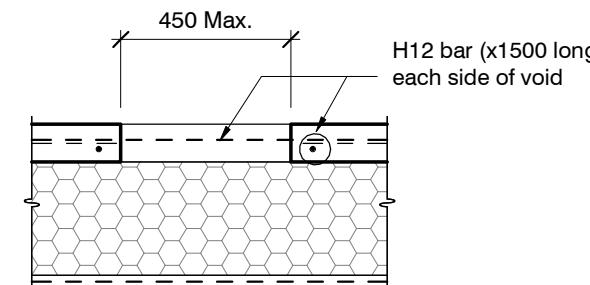


As required

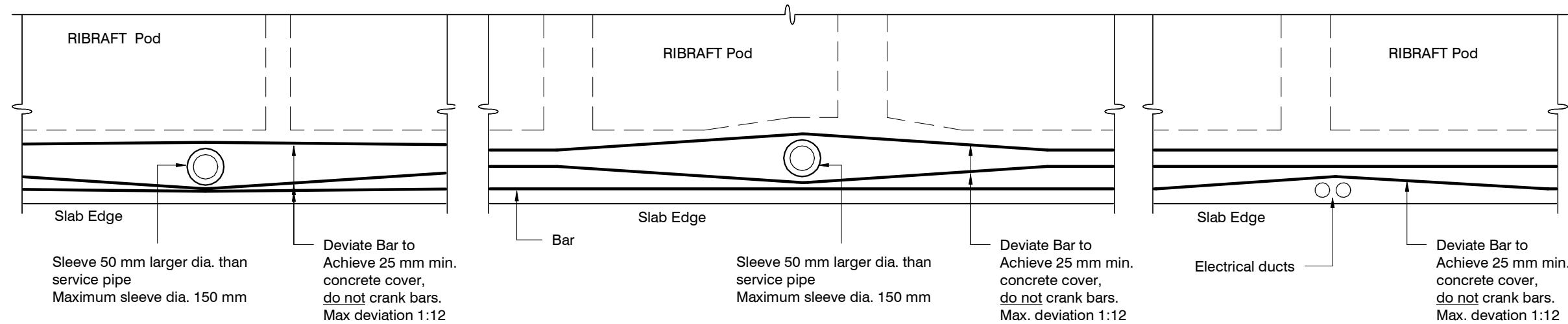
SLAB SERVICES PENETRATION DETAIL

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



FOUNDATION SERVICES PENETRATION DETAILING.

Services shall not run along ribs or edge beams.

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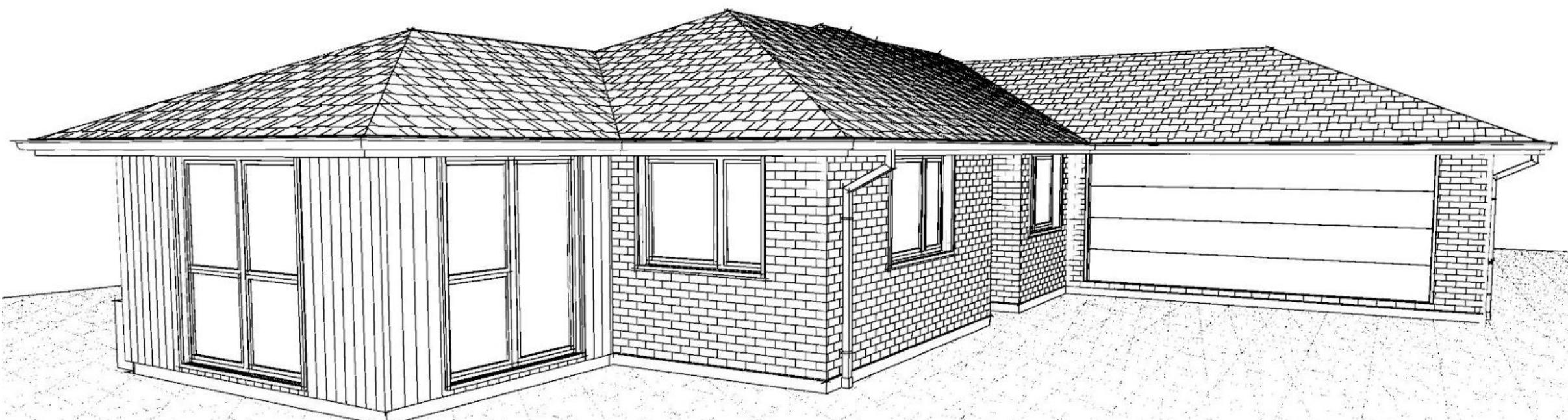
ORIGINAL SIZE = A3

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design	C. Arlington	file	23008.115
drawn	S. Griffin		
appvd	M. Cusiel		
date	July 2023	dwg	

S6

rev.



Contents:

Sheet 1 :	Cover Sheet
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Sheet 5 :	Elevations
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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
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Sheet 19 :	Construction Details
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Sheet 21 :	Bathroom Details
Sheet 22 :	Plumbing Details
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Sheet 24 :	Truss Design

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Plans are to be read in conjunction with Specifications and all supporting documentation



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

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

Gareth & Deeanne Hobbs
Lot 957
45 Stackwood Avenue
Ravenswood, Woodend

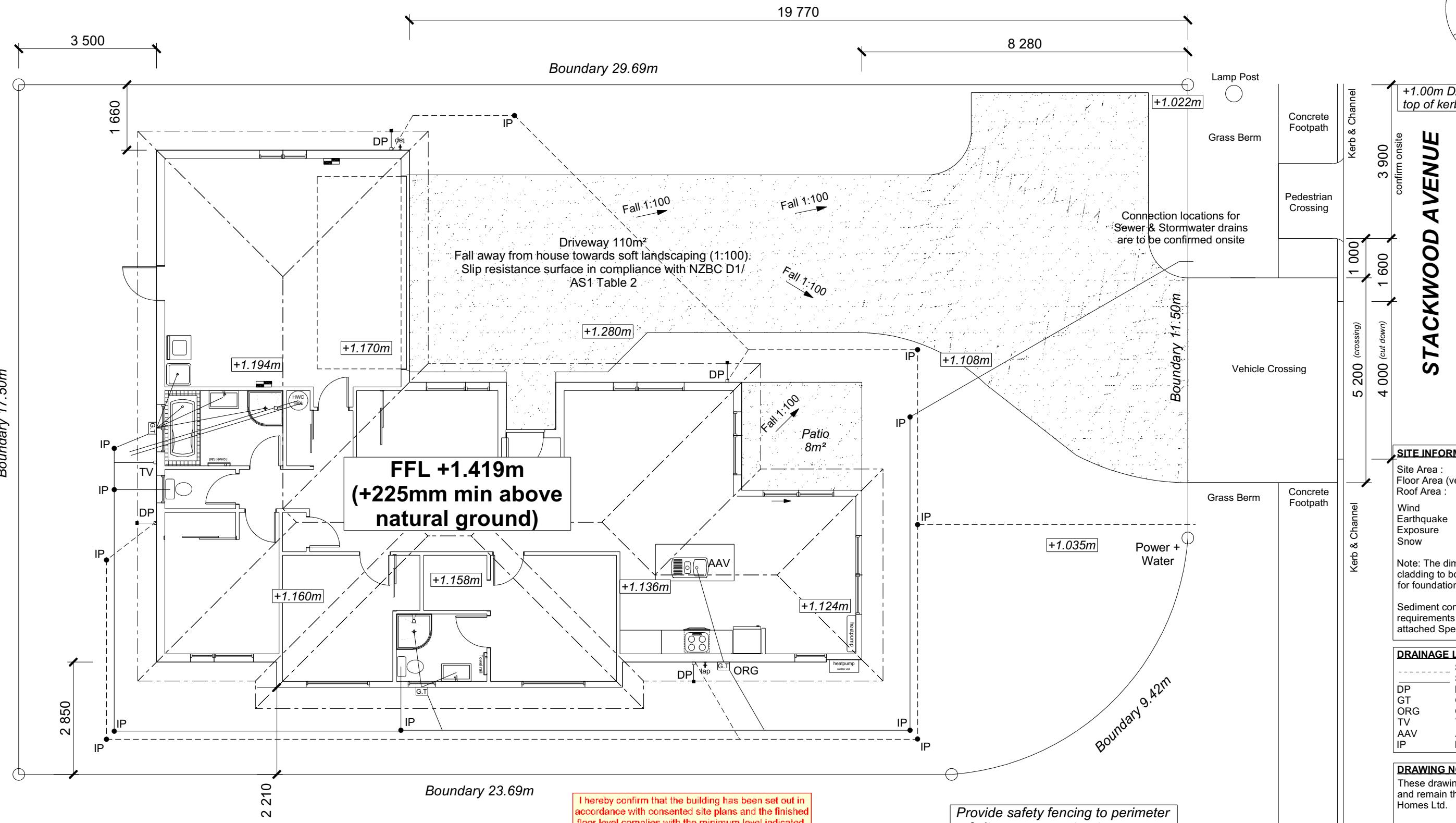
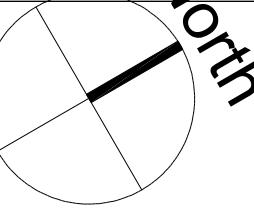
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Original Plan:
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Sheet Name:
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Sales: R Gould Drawn: M Glynn QS: W Xian Print Date: 27/09/2023 Scale: @ A3

CONSENT PLANS

No.	Date:	Reason:
1	11-08-2023	Initial Consent Plans

Sheet No.:
1

of 24 sheets



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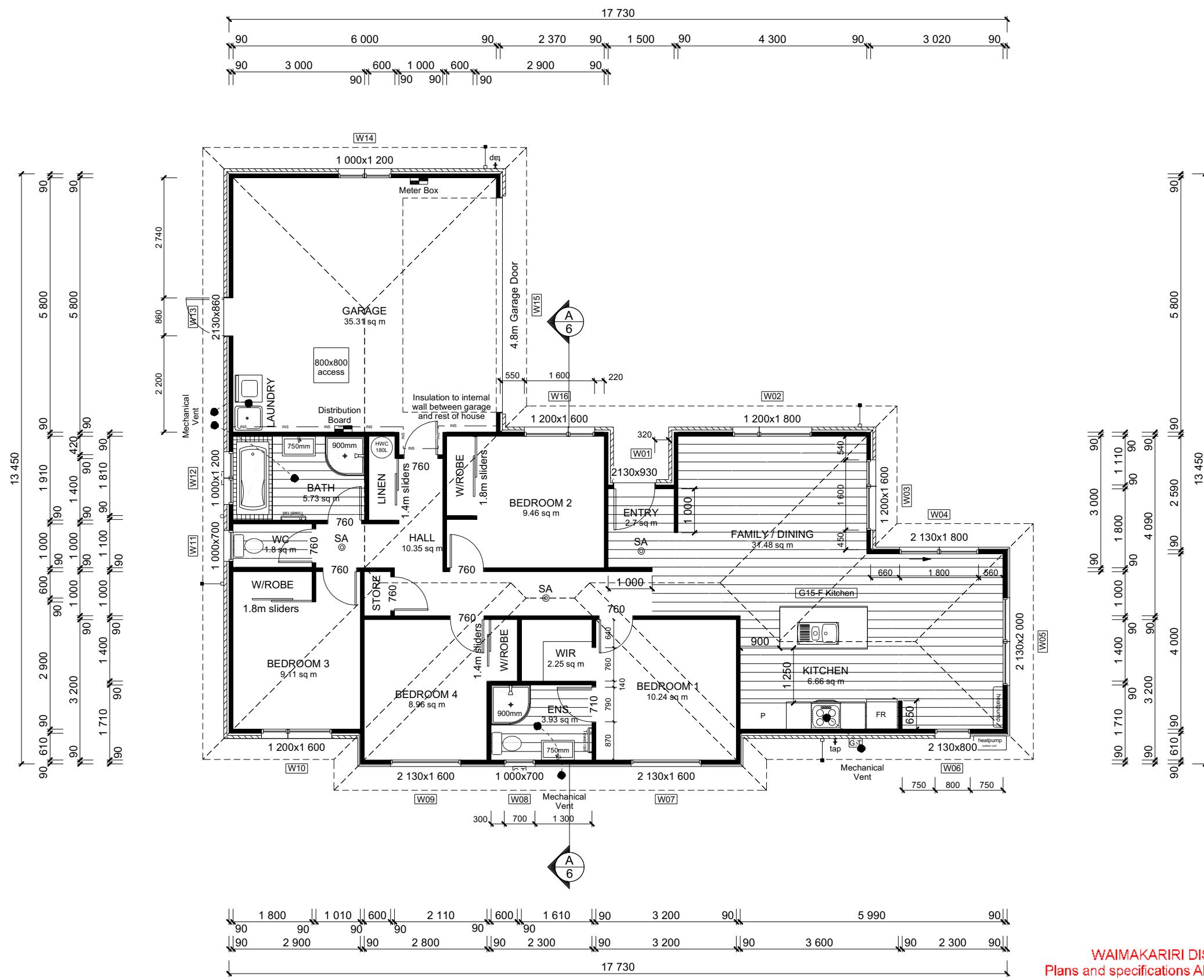
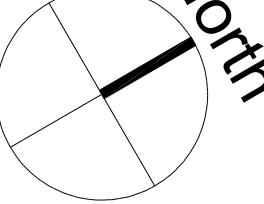
Gareth & Deeanne Hobbs
Lot 957
45 Stackwood Avenue
Ravenswood, Woodend

Job Number: **145983** Original Plan: **DESIGN & BUILD** Sheet Name: **SITE PLAN**
Sales: R Gould Drawn: M Glynn QS: W Xian Print Date: 27/09/2023 Scale: 1:100 @ A3

CONSENT PLANS

No.	Date:	Reason:
1	11-08-2023	Initial Consent Plans

Sheet No.: **2**
of 24 sheets



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45 Stackwood Avenue
Ravenswood, Woodend

Job Number:
145983

Original Plan:
DESIGN & BUILD

Sheet Name:
FLOOR PLAN

Sales: R Gould Drawn: M Glynn QS: W Xian Print Date: 27/09/2023 Scale: 1:100 @ A3

CONSENT PLANS

No.	Date:	Reason:
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Sheet No.:
3

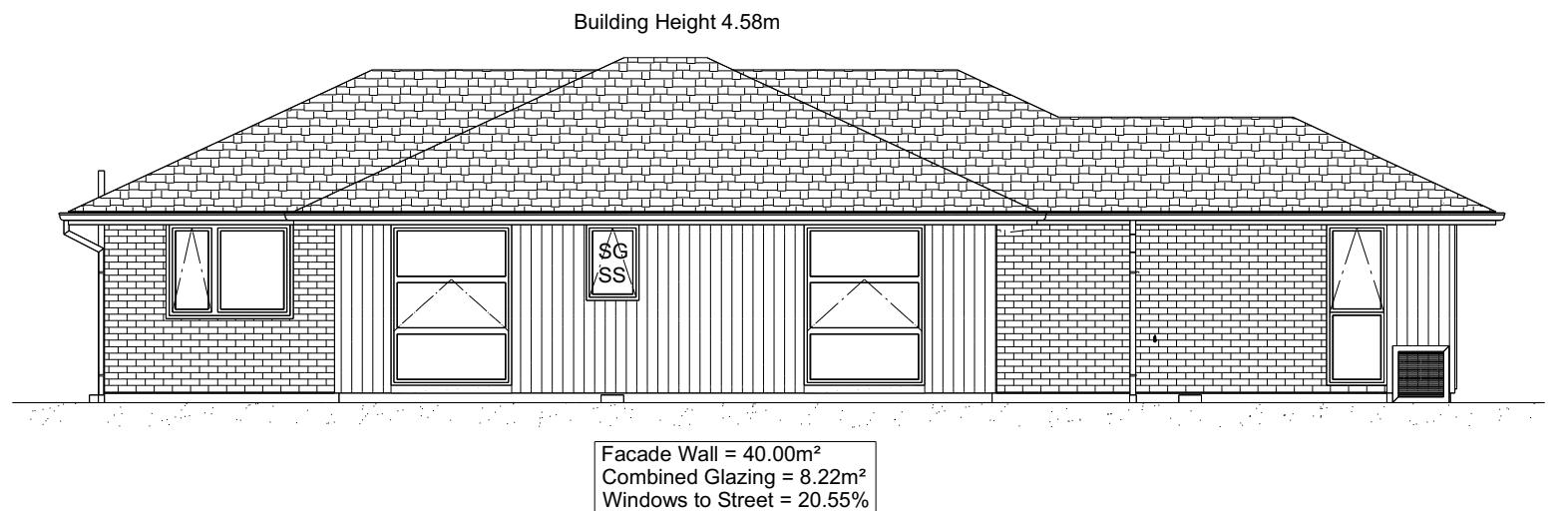
of 24 sheets

ROOF & WALL CLADDINGS	Building Consent BC230841
Roof:	25° Pressed Metal Tile
Walls:	70 Series Brick Veneer with a 50mm cavity 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 Steel185 Fascia
Downpipes : Colorsteel Rectangular 75x55mm
Soffits : Hardiflex 4.5mm
Joinery : Low-E Doubled glazed Aluminum
Standard 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	Medium	0
Decks & Balconies	Low	0
Total		3

**ELEVATION A**

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

**ELEVATION B**

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Ravenswood, Woodend

Job Number:
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Original Plan:
DESIGN & BUILD
Sheet Name:
ELEVATIONS
Sales: R Gould Drawn: M Glynn QS: W Xian Print Date: 27/09/2023 Scale: 1:100 @ A3

CONSENT PLANS

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ROOF & WALL CLADDINGS	Building Consent BC230841
Roof:	25° Pressed Metal Roof
Walls:	70 Series Brick Veneer with a 50mm cavity
	Linea Oblique with a 20mm cavity

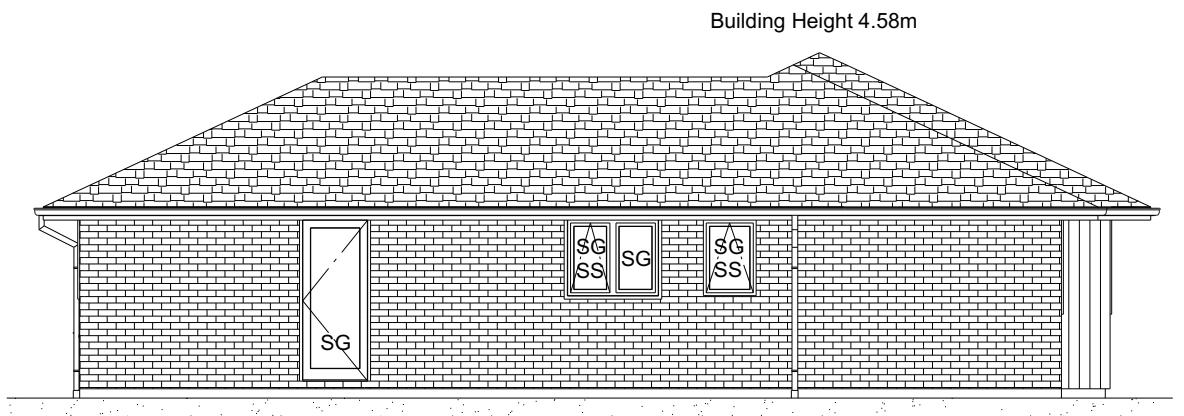
ELEVATION LEGEND	
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SG	Safety Glass
MB	Meter Box
TV	Terminal Vent

ELEVATION NOTES	
Gutter :	Coloured Steel Quad Gutter
Fascia :	Coloured Steel 185 Fascia
Downpipes :	Colorsteel Rectangular 75x55mm
Soffits :	Hardiflex 4.5mm
Joinery :	Low-E Doubled glazed Aluminum Standard 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	Medium	1
Decks & Balconies	Low	0
Total		3

**ELEVATION C**

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

**ELEVATION D**

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Job Number:
145983

Original Plan:
DESIGN & BUILD

Sheet Name:
ELEVATIONS

Sales: **R Gould** Drawn: **M Glynn** QS: **W Xian** Print Date: **27/09/2023** Scale: **1:100 @ A3**

CONSENT PLANS

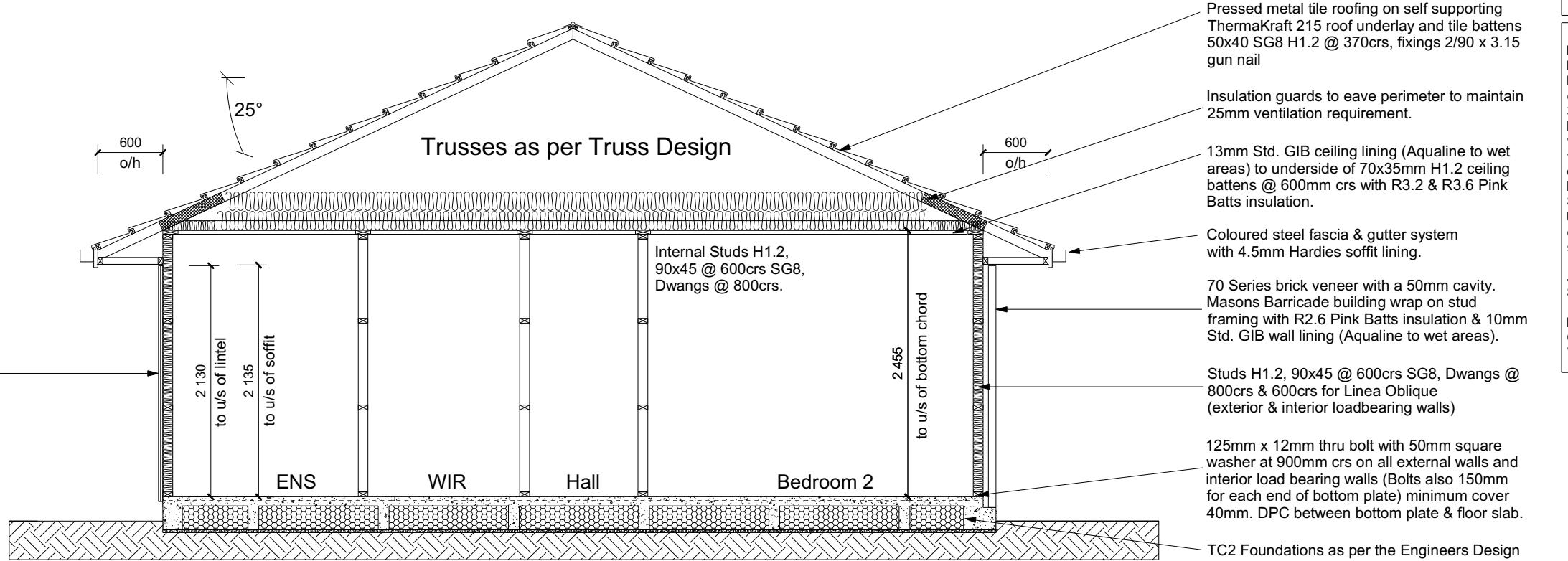
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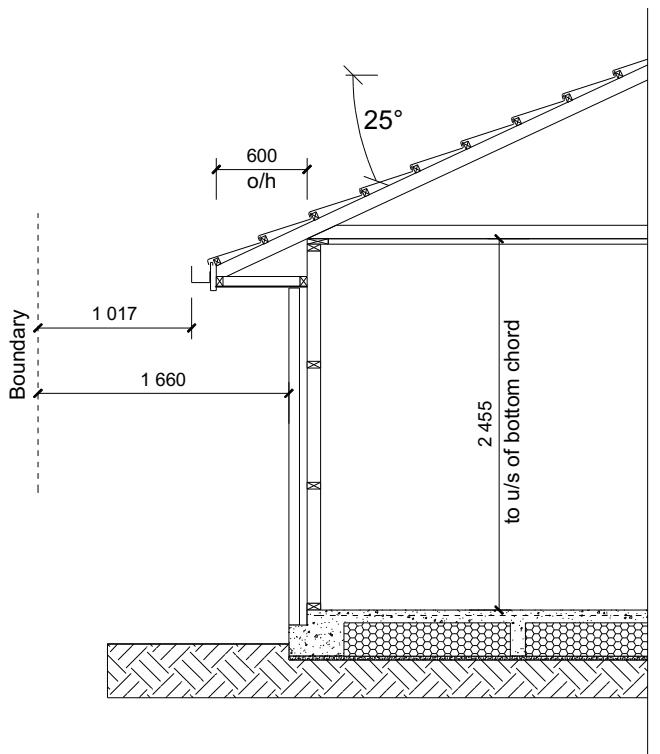
of 24 sheets

Roof : 25° Pressed Metal tiles
Walls : 70 Series Brick Veneer
with a 50mm cavity
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 Doubled glazed Aluminum Standard single glazing to Garage		
INSULATION		
Ceiling: Pink Batts R3.2 & R3.6 Ceiling Batts		
Wall: Pink Batts R 2.6 Wall Batts		



CROSS SECTION A-A



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Plans and specifications APPROVED in accordance
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BC230841 3/10/2023 bhargavac

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

Verify all dimensions, sizes and levels on site prior to commencing any work. Any discrepancies are to be confirmed with Signature Homes Ltd.

Refer to attached Specifications for further information.

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

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
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Gareth & Deeanne Hobbs
Lot 957
45 Stackwood Avenue
Ravenswood, Woodend

Job Number:
145983

Original Plan:
DESIGN & BUILD

Sheet Name:
CROSS SECTIONS

Sales: R Gould Drawn: M Glynn QS: W Xian Print Date: 27/09/2023 Scale: 1:50 @ A3

CONSENT PLANS

No.	Date:	Reason:
1	11-08-2023	Initial Consent Plans

Sheet No.:
6

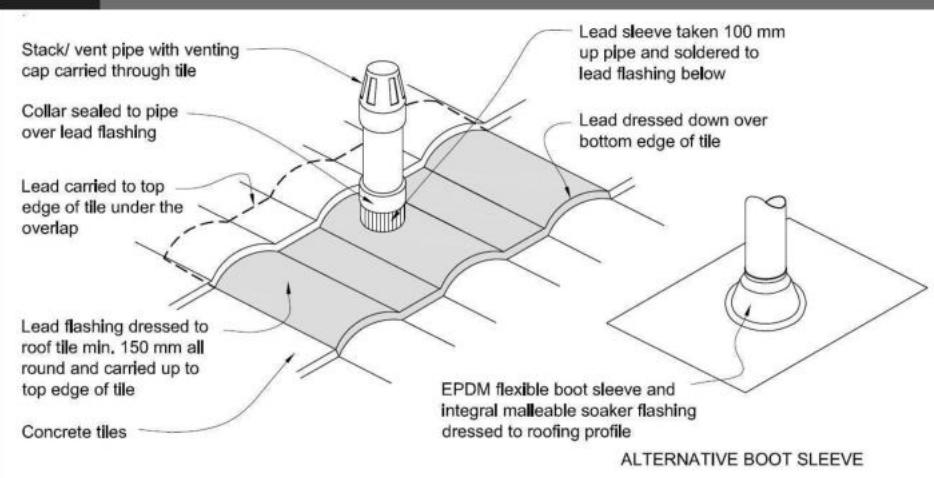
of 24 sheets

Received 27.09.2023

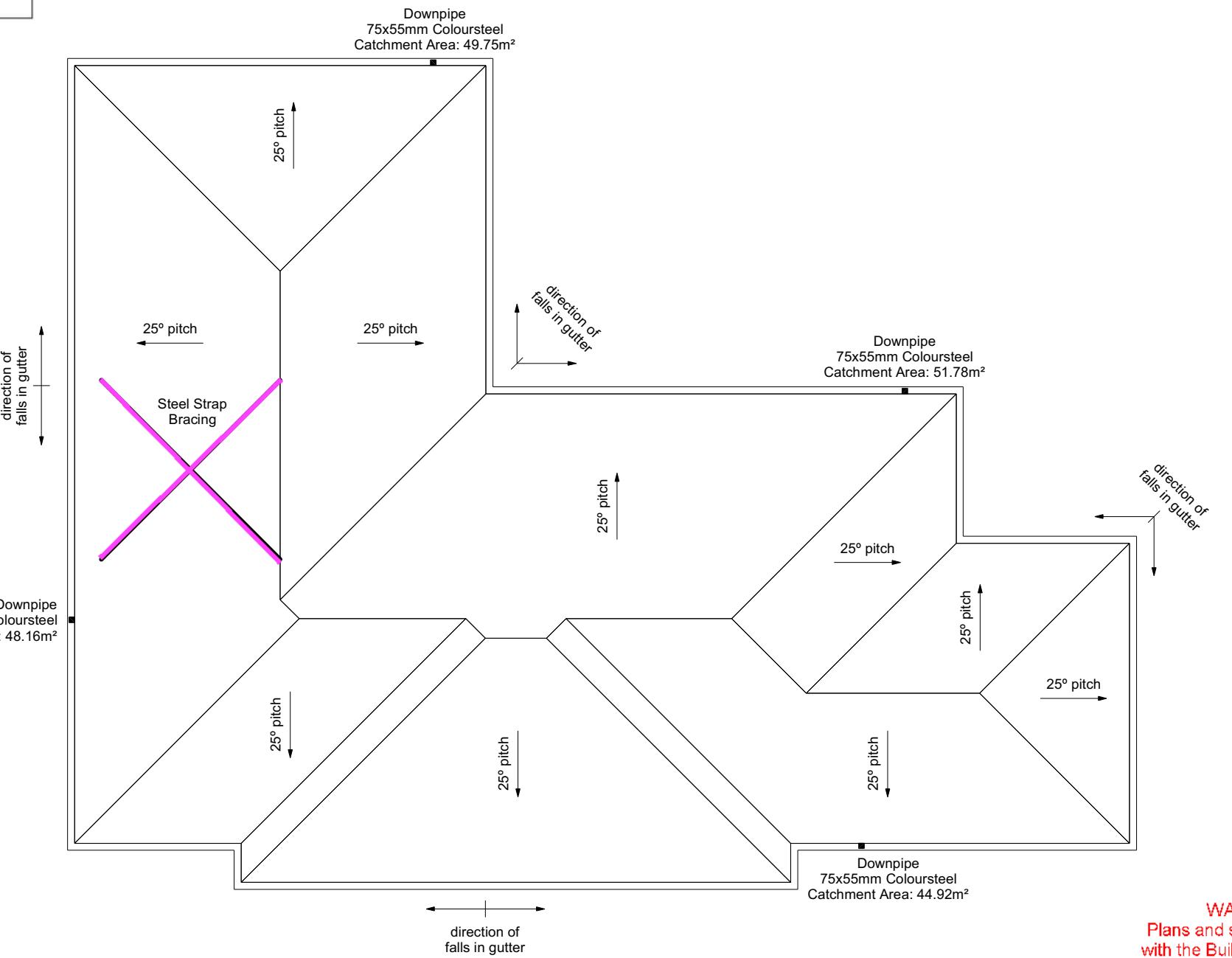
Roofing : Pressed Metal Tiles

Tile Battens : 50x40 SG H1.2 @ 370cs, fixings 2/90 x 3.15 gun nail

Figure 29: Pipe penetration for masonry tile
Paragraph 8.2.7



Metal Tile Penetration Detail
Scale NTS



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Gareth & Deeanne Hobbs
Lot 957
45 Stackwood Avenue
Ravenswood, Woodend

Job Number:
145983

Original Plan:
DESIGN & BUILD

Sheet Name:
ROOF PLAN

Sales: R Gould Drawn: M Glynn QS: W Xian Print Date: 27/09/2023 Scale: 1:100 @ A3

CONSENT PLANS

No.	Date:	Reason:
1	11-08-2023	Initial Consent Plans

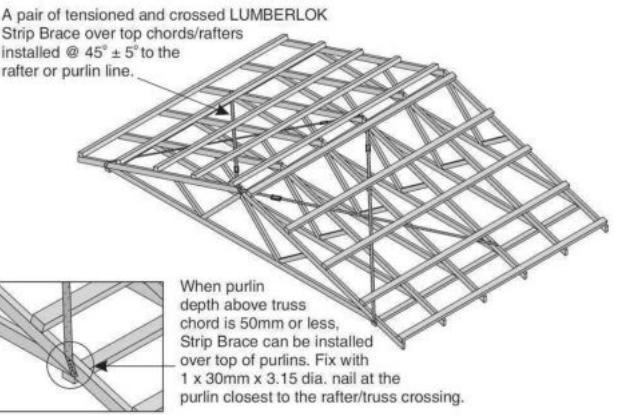
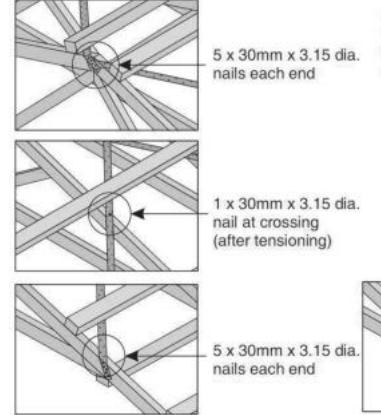
Sheet No.:
7

of 24 sheets

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 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.

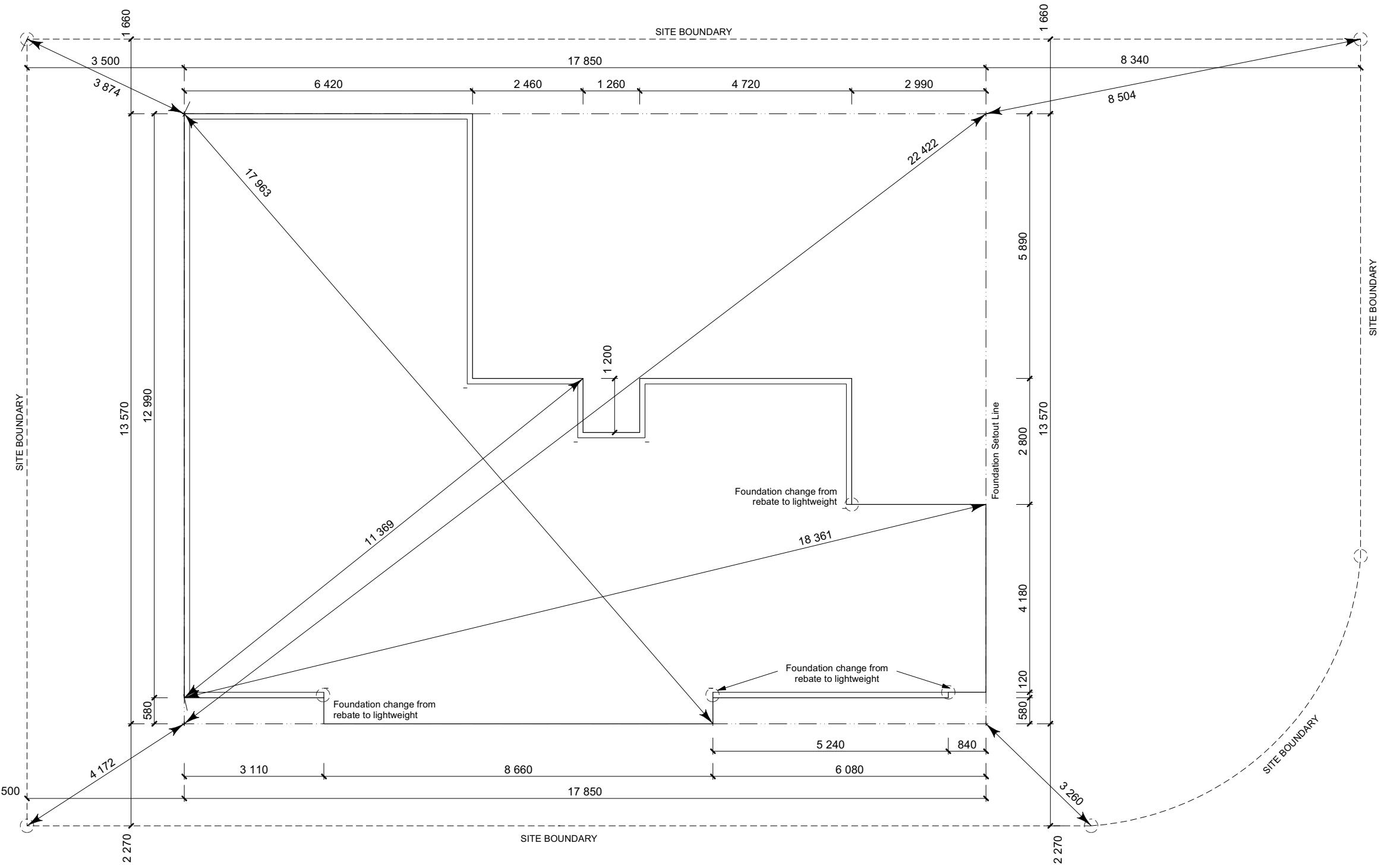
Use Coloured steel Quad Gutter
As per NZ Metal Roof and Wall Cladding Code of Practice Version 2 section 8 the above gutter with a cross sectional area of 5550mm² can collect up to 60m² of 0-25° roof plan area. Refer to the specifications for exact calculations.

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

SET OUT PLAN NOTES DATED 27.09.2023

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.



STACKWOOD AVENUE

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Gareth & Deeanne Hobbs
Lot 957
45 Stackwood Avenue
Ravenswood, Woodend

Job Number:
145983

Original Plan:
DESIGN & BUILD

Sheet Name:
SETOUT DIMENSIONS

Sales:

Drawn:

QS:

Print Date:
27/09/2023Scale:
1:100 @ A3**CONSENT PLANS**

Sheet No.:
8
of 24 sheets

Foundation Plan Notes Received 27/09/2023

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 thickenings

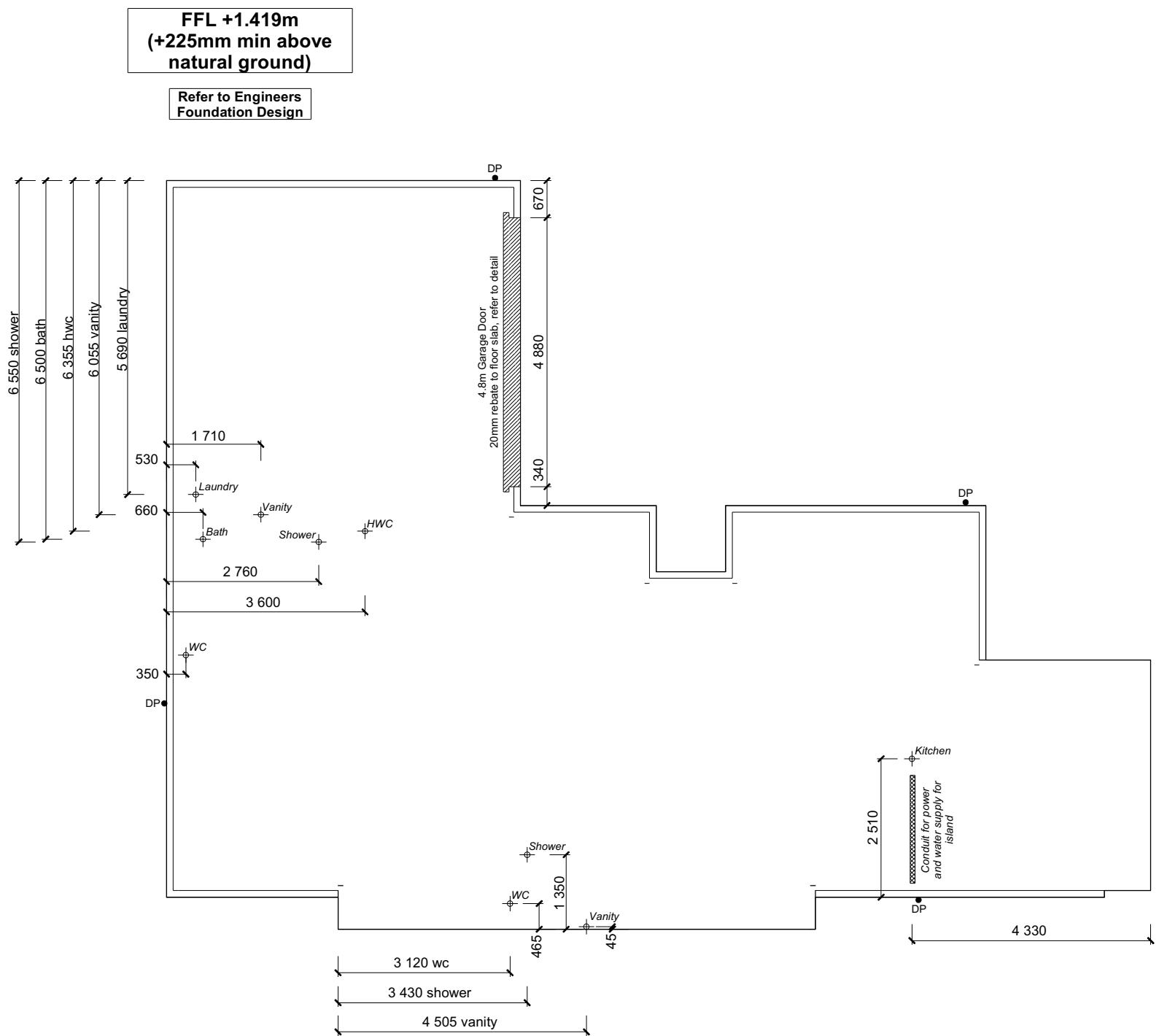
All reinforcing is to be Ductility Class E, in accordance with NZS 4671.

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

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

AREA TO PERIMETER RATIO

Foundation Area: 159.59m²
Perimeter: 65.24m
Ratio: 2.45



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Lot 957
45 Stackwood Avenue
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Job Number:
145983
Original Plan:
DESIGN & BUILD
Sheet Name:
FOUNDATION PLAN

Sales: R Gould Drawn: M Glynn QS: W Xian Print Date: 27/09/2023 Scale: 1:100 @ A3

CONSENT PLANS

No.	Date:	Reason:
1	11-08-2023	Initial Consent Plans

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Plumbing Schedule	NZBC G13	Building Consent BC230841
Kitchen	Ø50mm @1:40	Received 27.09.2023
Sink:	Ø40mm @1:40	(3 discharge units)
Bathrooms	Ø40mm @1:40	(1 discharge units per basin)
Vanity:	Ø40mm @1:40	(2 discharge units)
Shower:	Ø100mm @1:40	(4 discharge units)
Bath:	Ø40mm @1:40	(4 discharge units)
WC:	Ø40mm @1:30	(5 discharge units)
Laundry Sink:	NZBC G13	
Drainage Schedule		
Main Foulwater	Ø100mm @1:60 (1:120max)	
Vented Drain	Ø90mm & Ø100mm @1:60 (1:120max)	
Stormwater Drain	Ø80mm	
Terminal Vent	Ø50mm	
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.

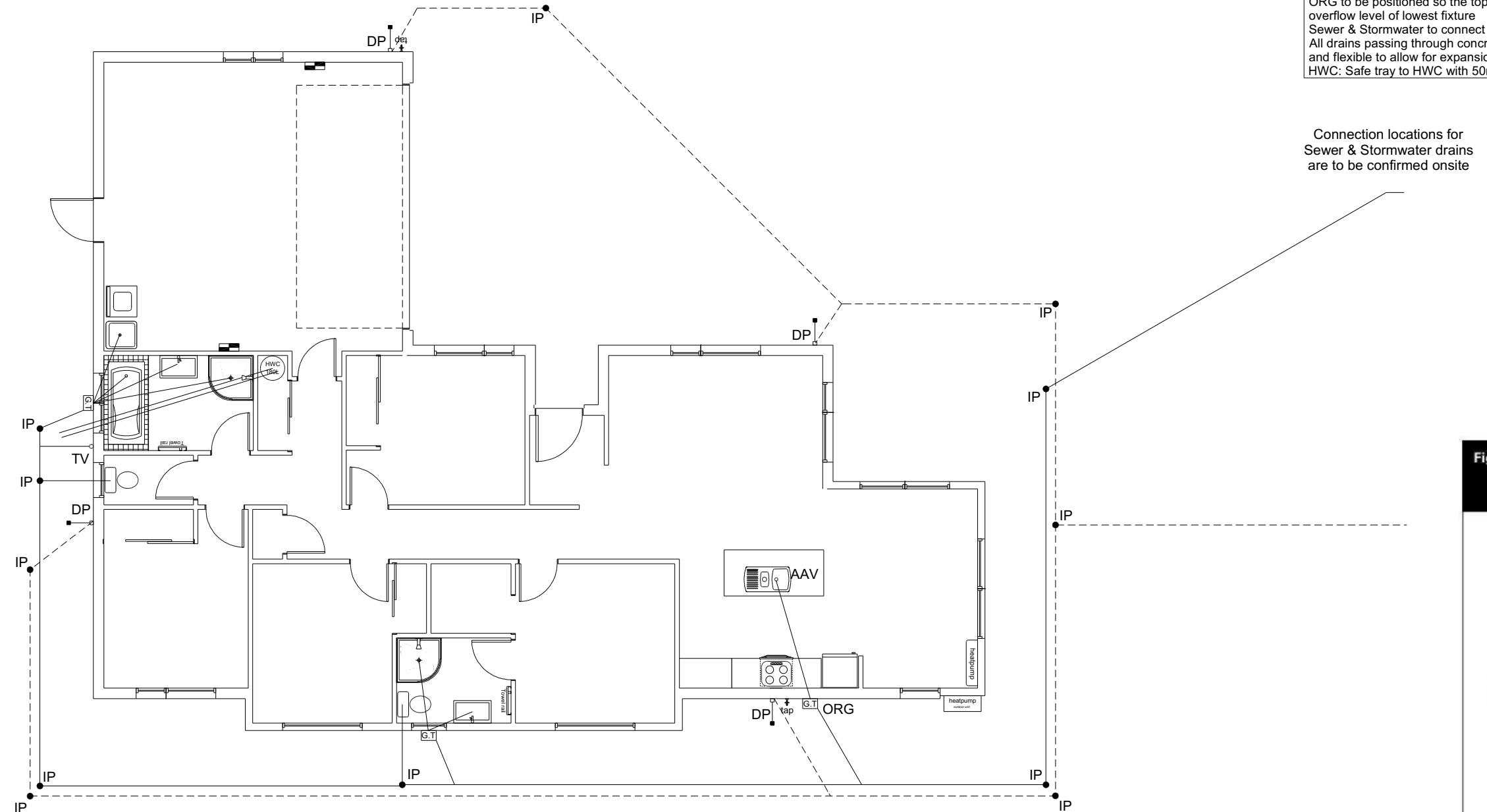
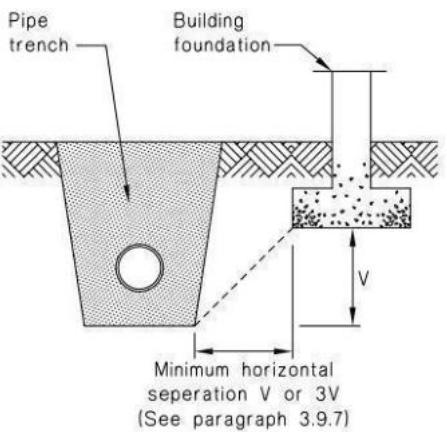


Figure 14: Relationship of Pipe Trench to Building Foundation
Paragraph 3.9.7



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Gareth & Deeanne Hobbs
Lot 957
45 Stackwood Avenue
Ravenswood, Woodend

Job Number:
145983

Original Plan:
DESIGN & BUILD

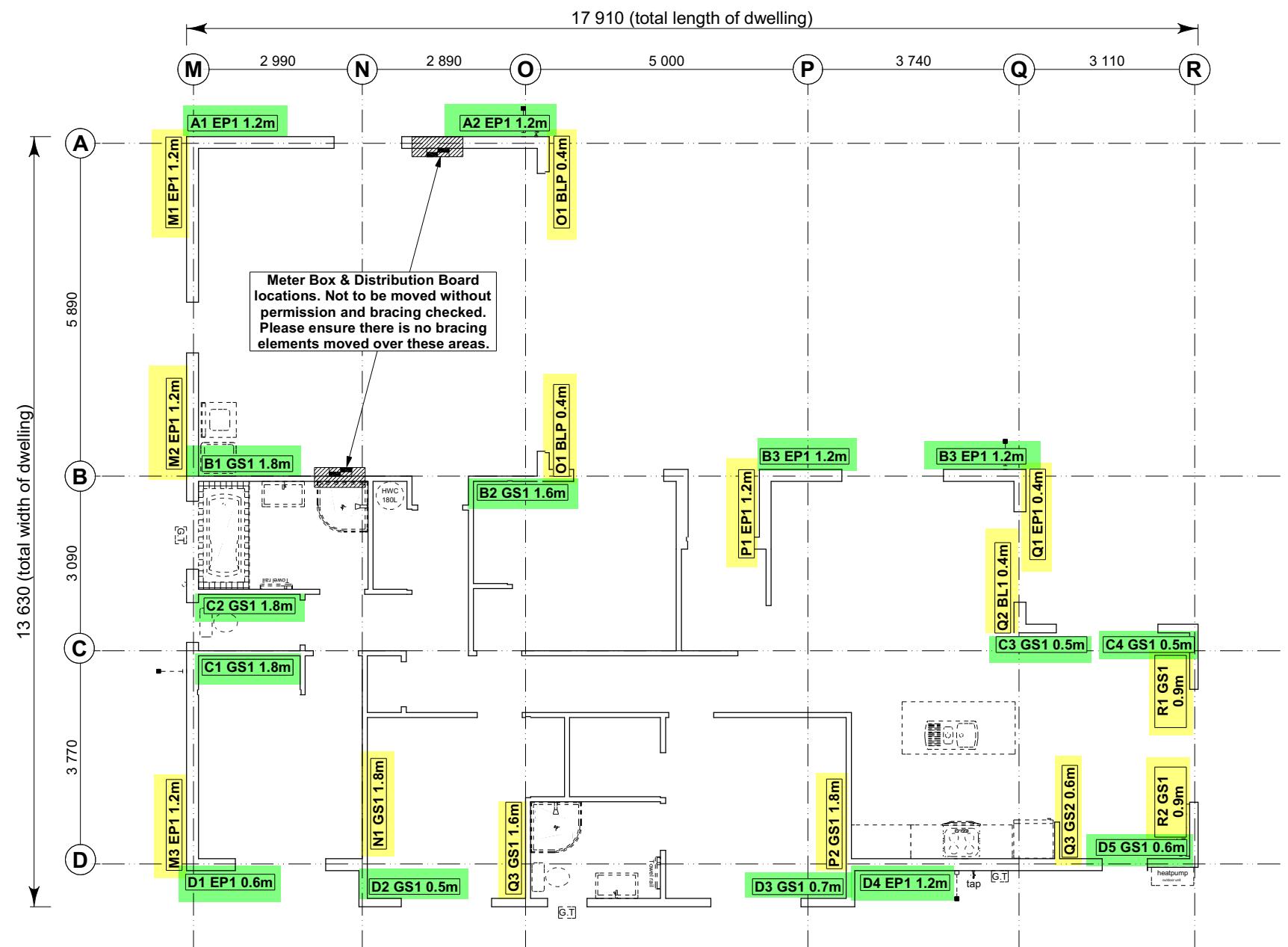
Sheet Name:
DRAINAGE PLAN

Sales: R Gould Drawn: M Glynn QS: W Xian Print Date: 27/09/2023 Scale: 1:100 @ A3

CONSENT PLANS

Sheet No.:
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of 24 sheets



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.

Building Consent BC230841
BRACING PLAN NOTES
Received 27.09.2023
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	Brace Length
EP1 1.2m	Brace Type
A1	Brace Number

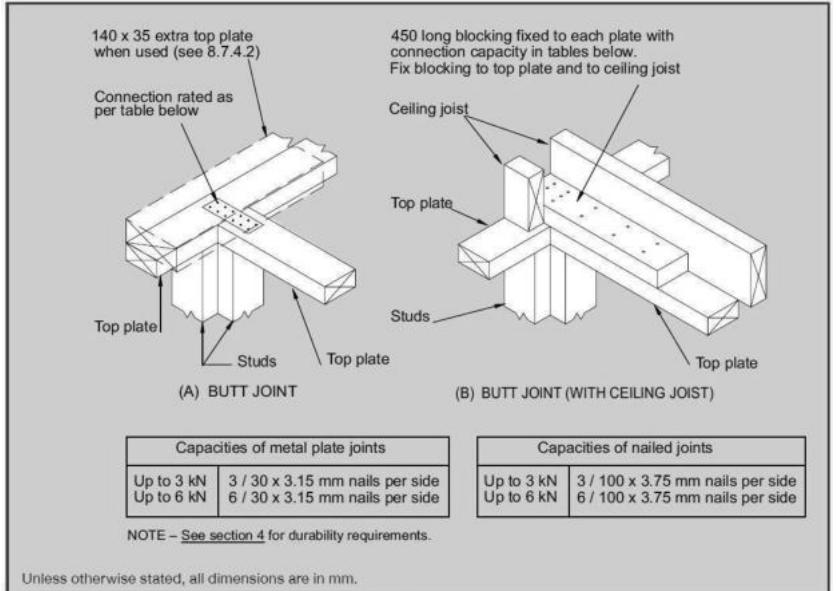


Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

Single Level Along Resistance Sheet

Job Name: Gareth & Deeanne Hobbs

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BU)	EQ (BU)	Achieved	
									Wind	EQ
									Demand	
A	1	1.20		2.4	EP1 1.2	Ecoply®	144	162	1418	151%
	2	1.20		2.4	EP1 1.2	Ecoply®	144	162	288 OK	324 OK
B	1	1.80		2.4	GS1-N	GIB®	124	108		
	2	1.60		2.4	GS1-N	GIB®	110	96		
	3	1.20		2.4	EP1 1.2	Ecoply®	144	162		
	4	1.20		2.4	EP1 1.2	Ecoply®	144	162	523 OK	528 OK
C	1	1.80		2.4	GS1-N	GIB®	124	108		
	2	1.80		2.4	GS1-N	GIB®	124	108		
	3	0.50		2.4	GS1-N	GIB®	26	29		
	4	0.50		2.4	GS1-N	GIB®	28	29	303 OK	274 OK
D	1	0.60		2.4	EP1 0.6	Ecoply®	57	63		
	2	0.50		2.4	GS1-N	GIB®	28	29		
	3	0.70		2.4	GS1-N	GIB®	41	41		
	4	1.20		2.4	EP1 1.2	Ecoply®	144	162	304 OK	330 OK
	5	0.60		2.4	GS1-N	GIB®	34	35		

Single Level Across Resistance Sheet

Job Name: Gareth & Deeanne Hobbs

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BU)	EQ (BU)	Achieved	
									Wind	EQ
									Demand	
M	1	1.20		2.4	EP1 1.2	Ecoply®	144	162	1260	1298
	2	1.20		2.4	EP1 1.2	Ecoply®	144	162	432 OK	486 OK
N	1	1.80		2.4	GS1-N	GIB®	124	108	124 OK	108 OK
O	1	0.40		2.4	BLP-H	GIB®	48	54		
	2	0.40		2.4	BLP-H	GIB®	48	54		
	3	1.60		2.4	GS1-N	GIB®	110	96	207 OK	204 OK
P	1	1.20		2.4	EP1 1.2	Ecoply®	144	162	268 OK	270 OK
Q	1	0.40		2.4	EP1 0.4	Ecoply®	32	38		
	2	0.40		2.4	BL1-H	GIB®	36	40		
	3	0.60		2.4	GS2-N	GIB®	48	43	115 OK	121 OK
R	1	0.90		2.4	GS1-N	GIB®	57	53	113 OK	107 OK

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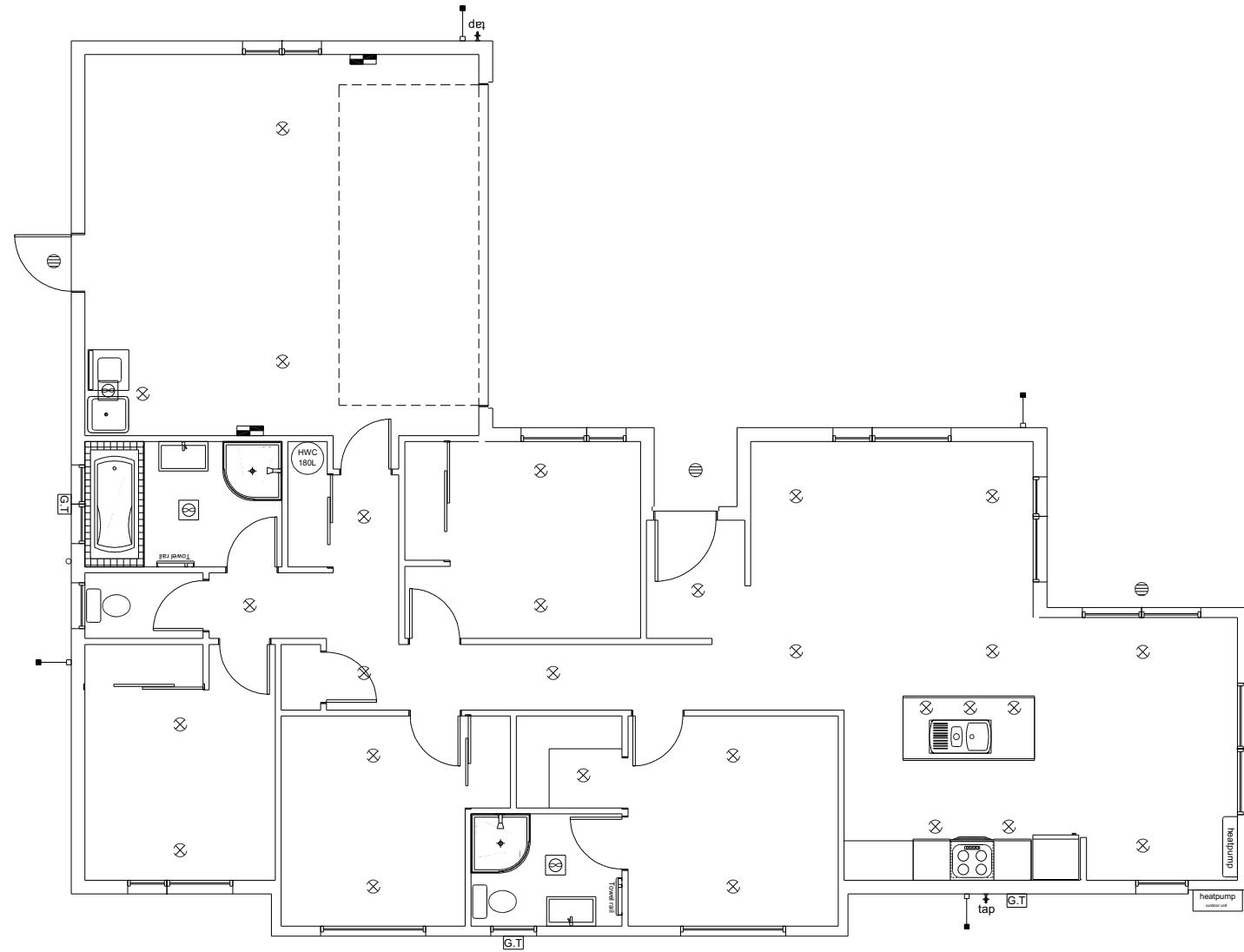
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Gareth & Deeanne Hobbs
Lot 957
45 Stackwood Avenue
Ravenswood, Woodend

Job Number: 145983
Original Plan: DESIGN & BUILD
Sheet Name: BRACING PLAN
Sales: R Gould Drawn: M Glynn QS: W Xian
Print Date: 27/09/2023 Scale: 1:100 @ A3

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Sheet No.: 11
of 24 sheets



LEGEND	
Refer to Electrical Section in Specification for further details	
○	Ceiling Pan
⊗	CA Approved Down Light 100w Down light (CA80 or CA135)
⊖	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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Gareth & Deeanne Hobbs
Lot 957
45 Stackwood Avenue
Ravenswood, Woodend

Job Number:
145983
Original Plan:
DESIGN & BUILD
Sheet Name:
LIGHTING PLAN
Sales: R Gould Drawn: M Glynn QS: W Xian Print Date: 27/09/2023 Scale: 1:100 @ A3

CONSENT PLANS

No.	Date:	Reason:
1	11-08-2023	Initial Consent Plans

Sheet No.:
12

of 24 sheets

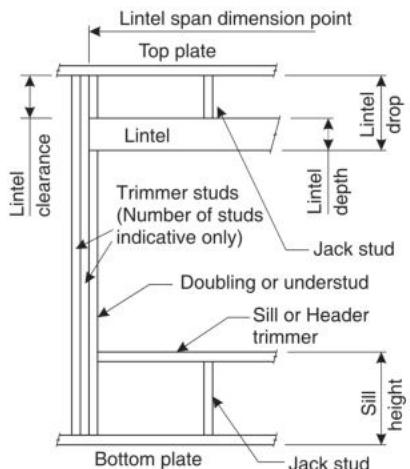


LINTEL FIXING SCHEDULE ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

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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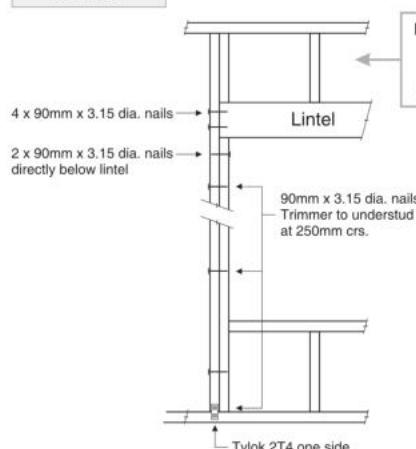
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Christchurch 8443
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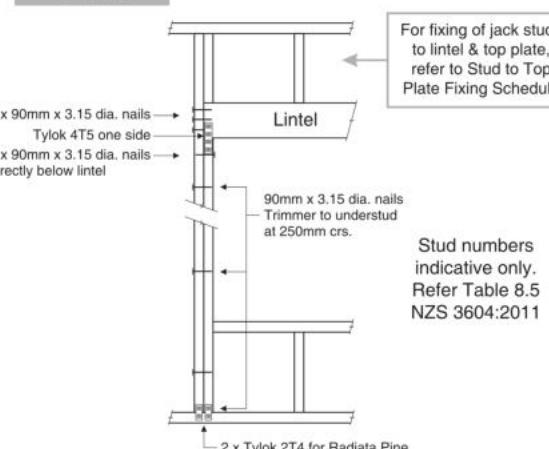
LINTEL FIXING OPTIONS

TYPE E 1.4kN



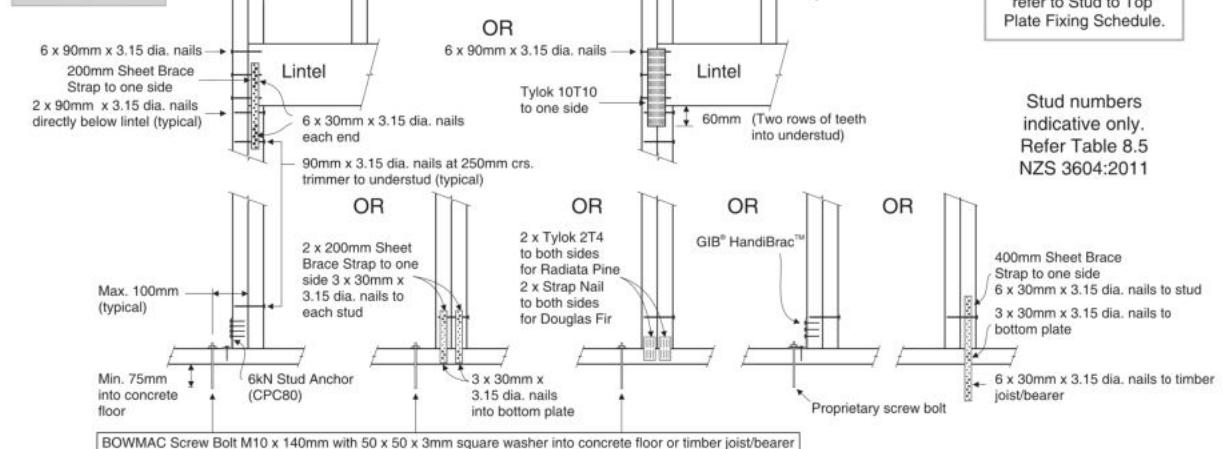
For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule

TYPE F 4.0kN



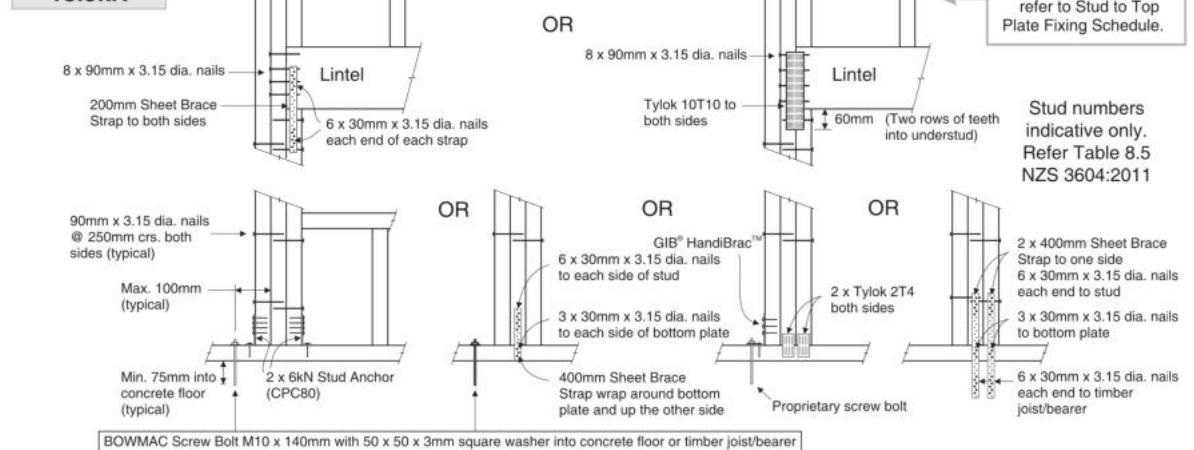
For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule

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

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Gareth & Deeanne Hobbs
Lot 957
45 Stackwood Avenue
Ravenswood, Woodend

Job Number:
145983

Original Plan:
DESIGN & BUILD

Sheet Name:
FRAMING DETAILS

CONSENT PLANS

No.	Date:	Reason:
1	11-08-2023	Initial Consent Plans

Sheet No.:
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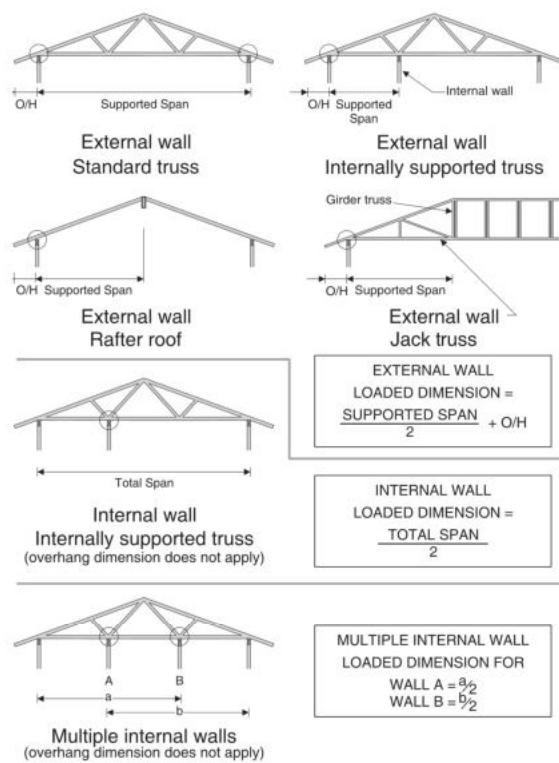


STUD TO TOP PLATE FIXING SCHEDULE ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

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	

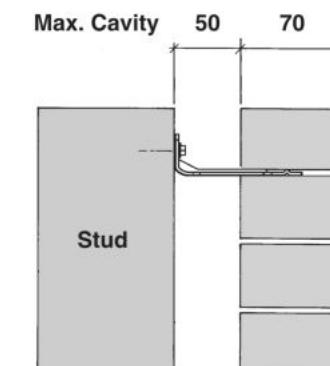
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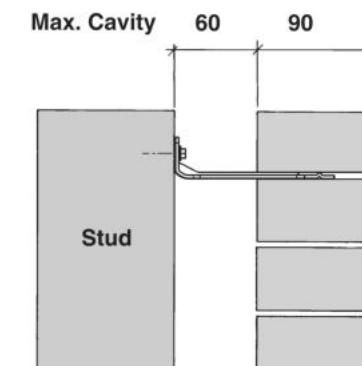


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Screw Tie Short
(85mm)



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.

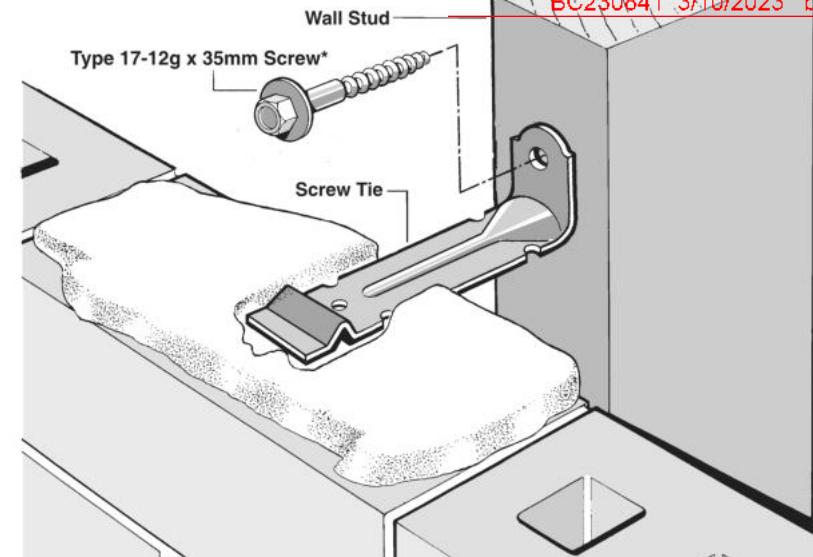
Material: 1.2mm NZCC-SD Hot Dip Galvanised Steel
Screws: Type 17-12g x 35mm Hex Head Hot Dip Galvanised Screws
Packed: 250 ties per box including screws

Also available in Stainless Steel Grade 316 for Zone D.

SCREW TIES FOR BRICK VENEER FIXING

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

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



SCAN FOR
INSTALLATION
VIDEO

<https://vimeo.com/117353604>

Gareth & Deeanne Hobbs
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145983

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R Gould

Drawn:
M Glynn

QS:
W Xian

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27/09/2023

Scale:
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@ A3

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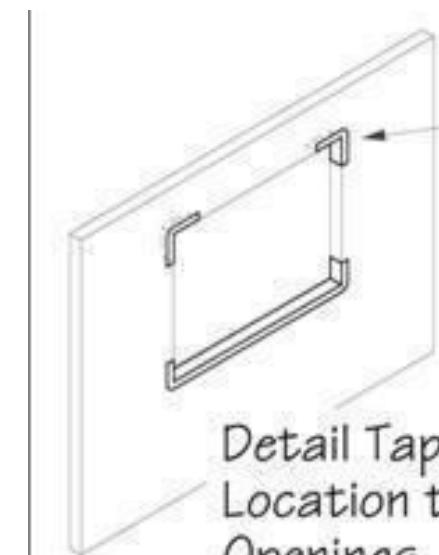
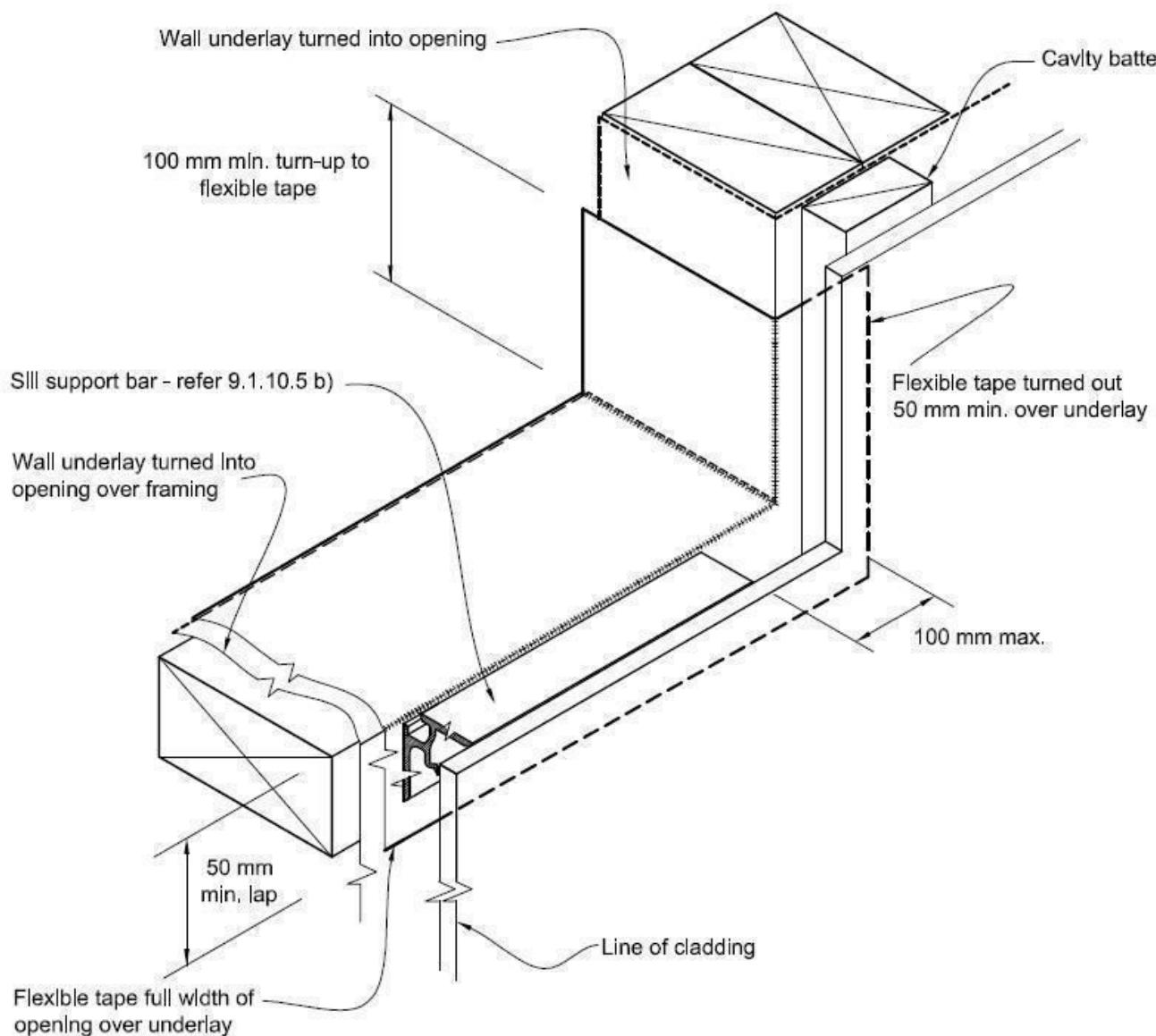
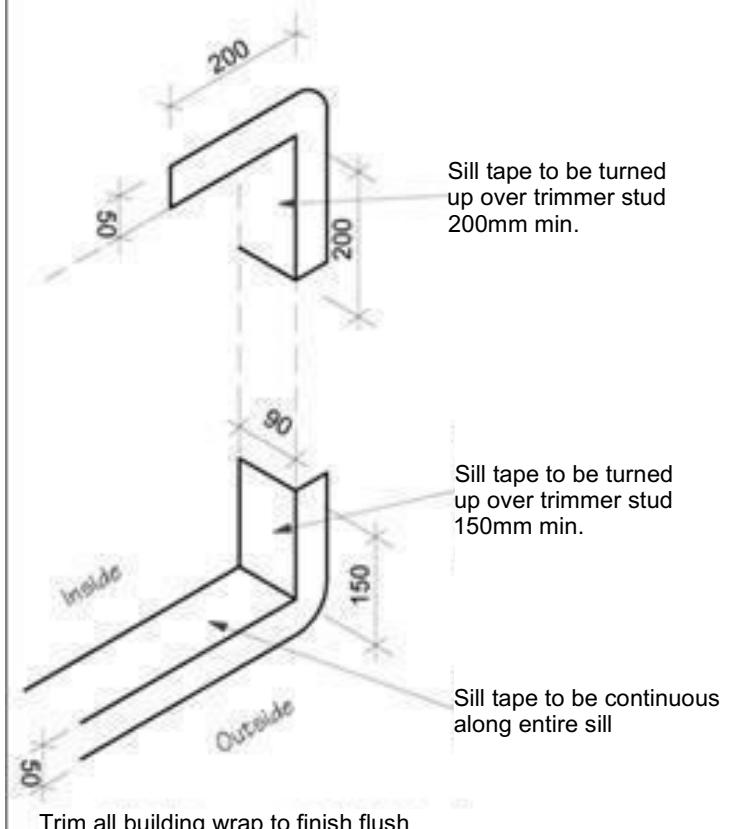
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Figure 72B: General window and door opening with drainage cavity

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.

**Detail Tape Location to Wall Openings****Sill Tape Flashing Detail**

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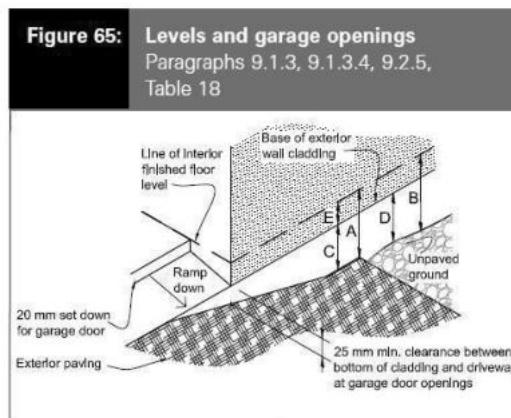
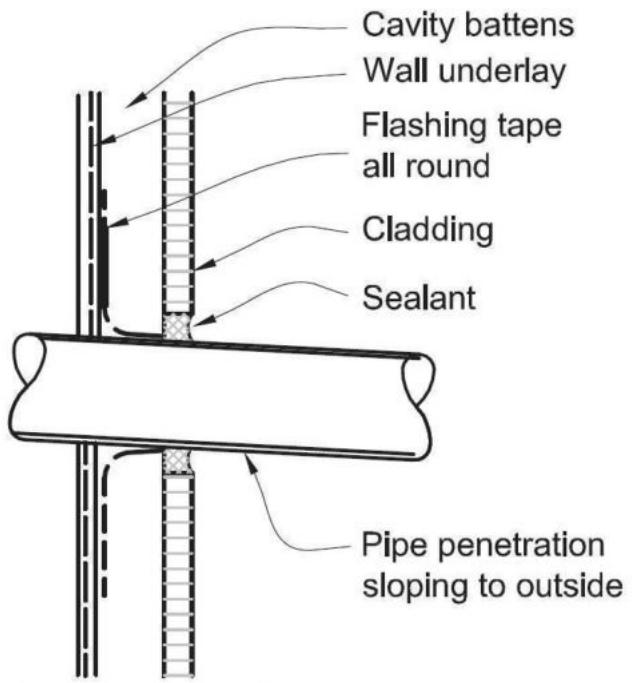
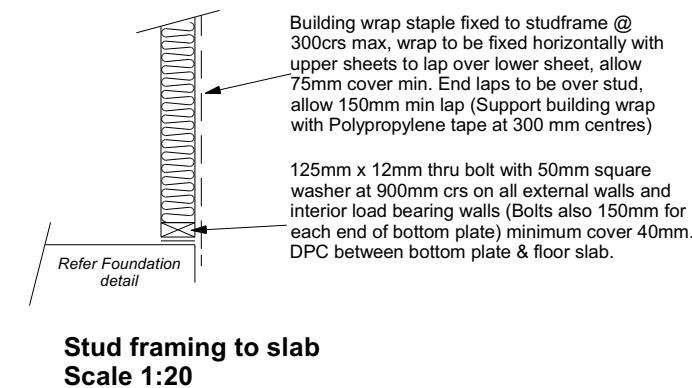
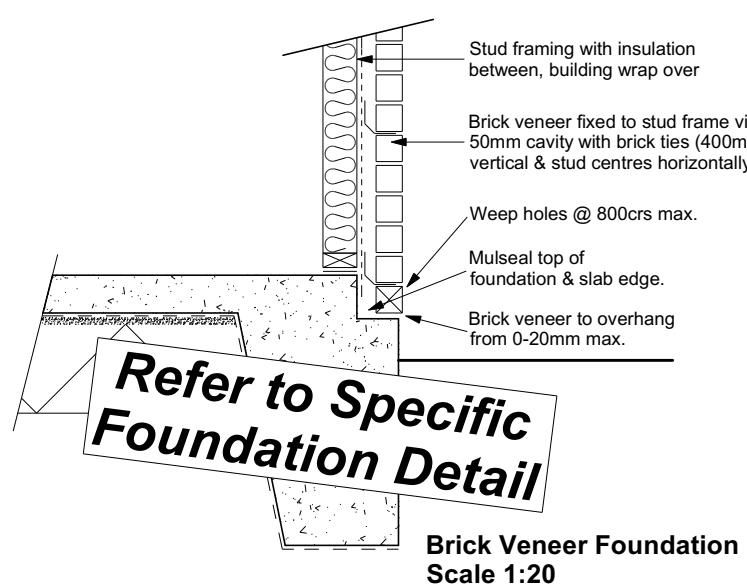
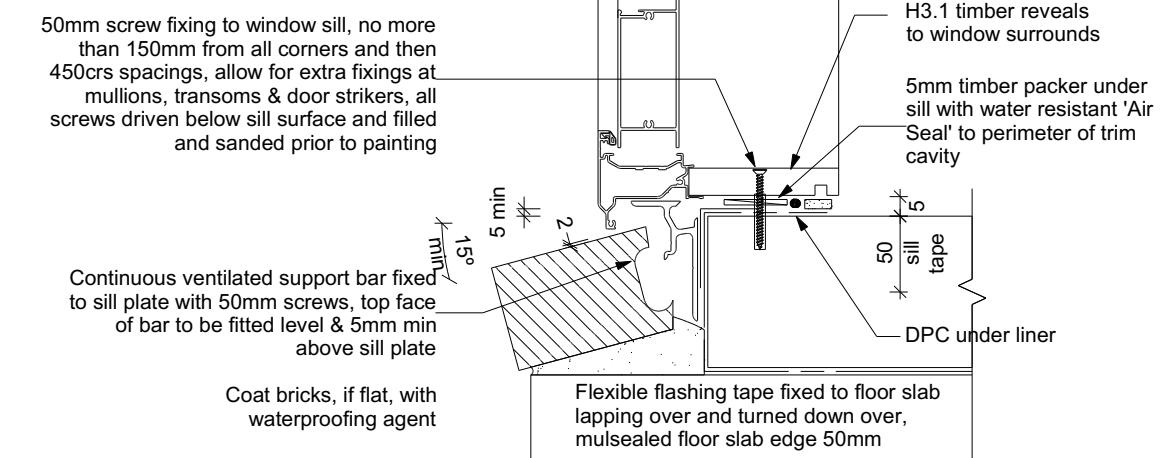
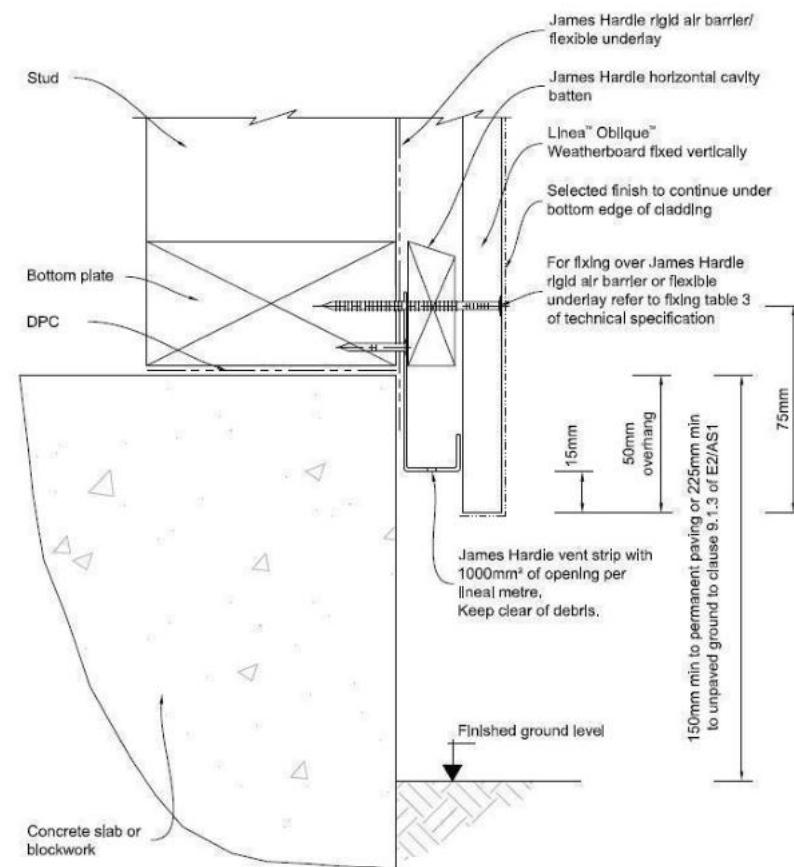


Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

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

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



Door Sill to Slab Detail
Scale 1:20

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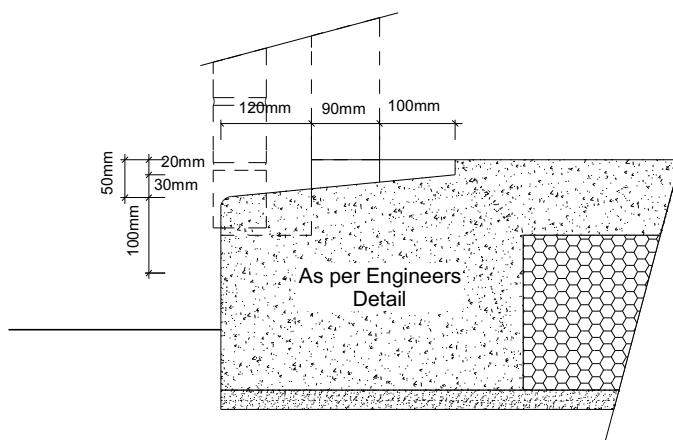
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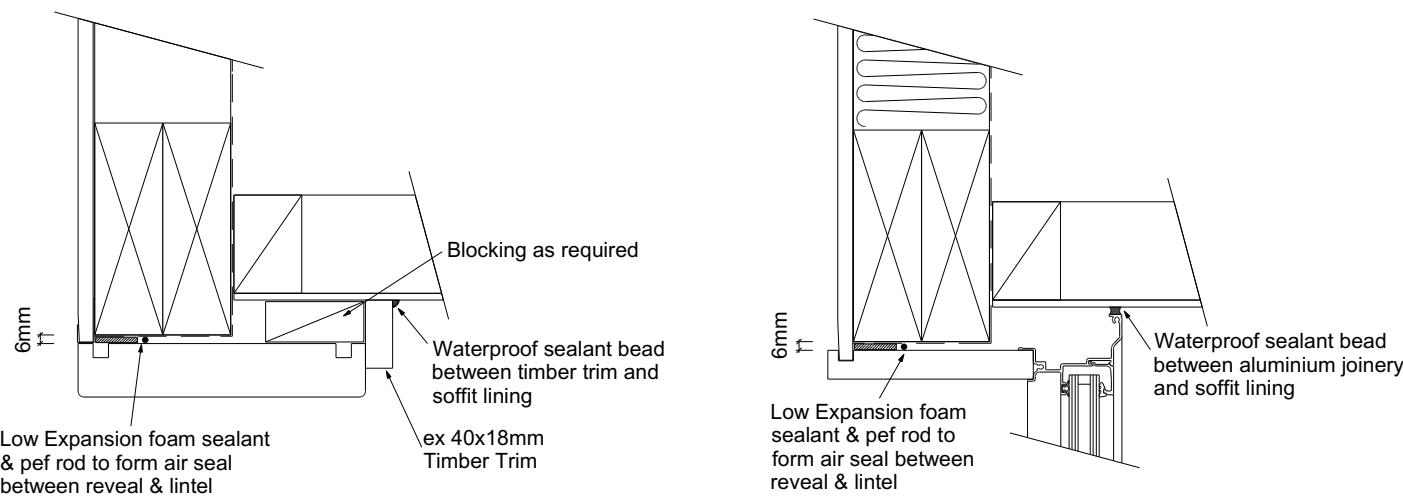
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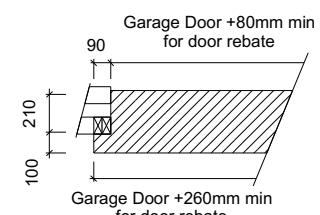


Garage Door Rebate Details
Scale 1:10

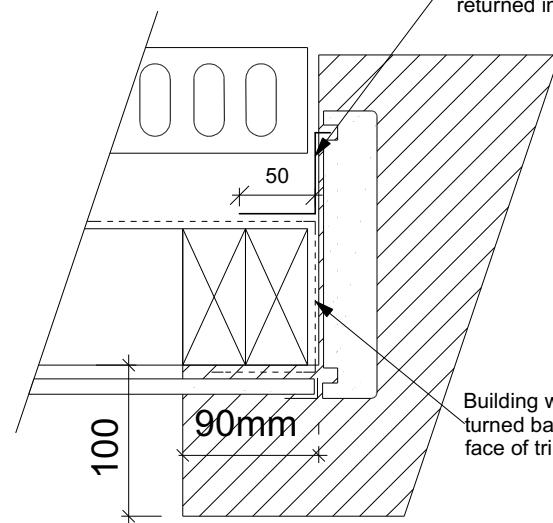


Garage Door Head to Soffit
Scale 1:5

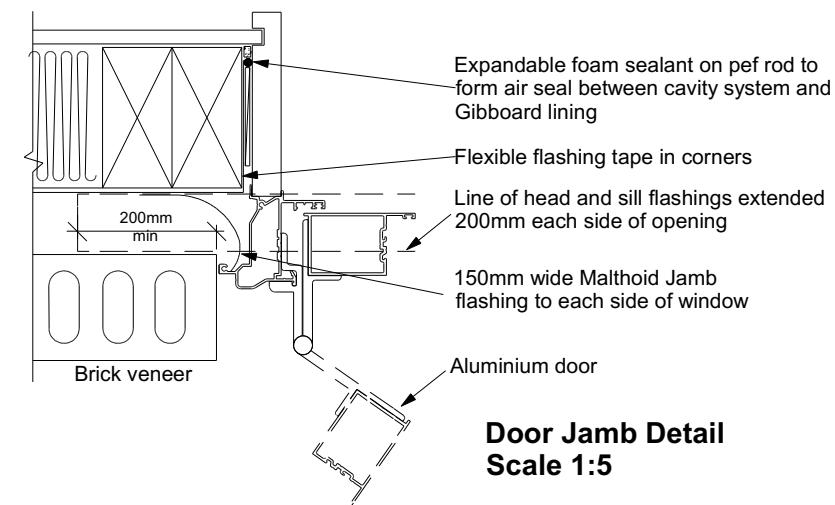
Window Head to Soffit Detail
Scale 1:5



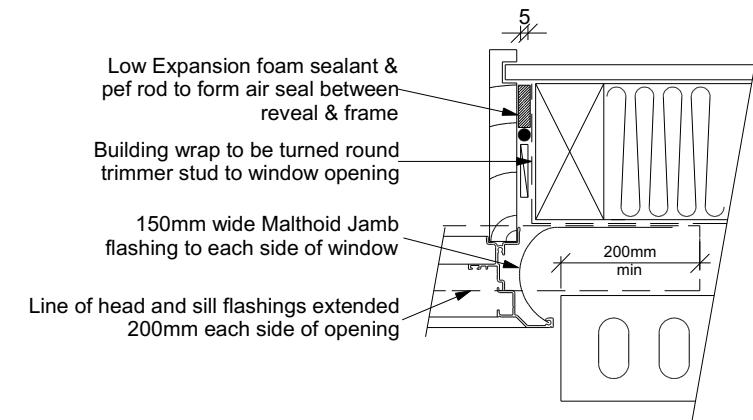
Masons 40 Below flashing tape to garage door reveal/brick veneer junction, Detail tape flashing to be returned into reveal rebate.



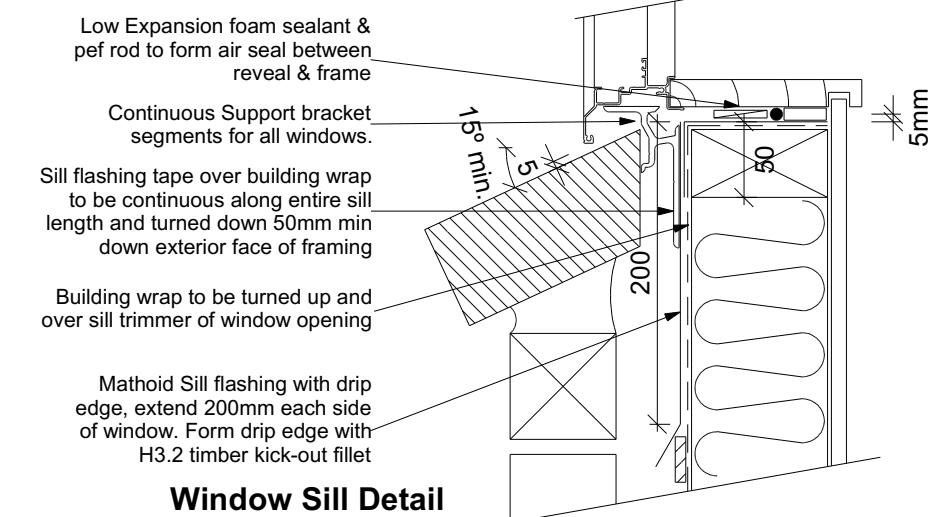
Garage Door Jamb Detail
Scale 1:5



Door Jamb Detail
Scale 1:5



Window Jamb Detail
Scale 1:5



Window Sill Detail
Scale 1:5

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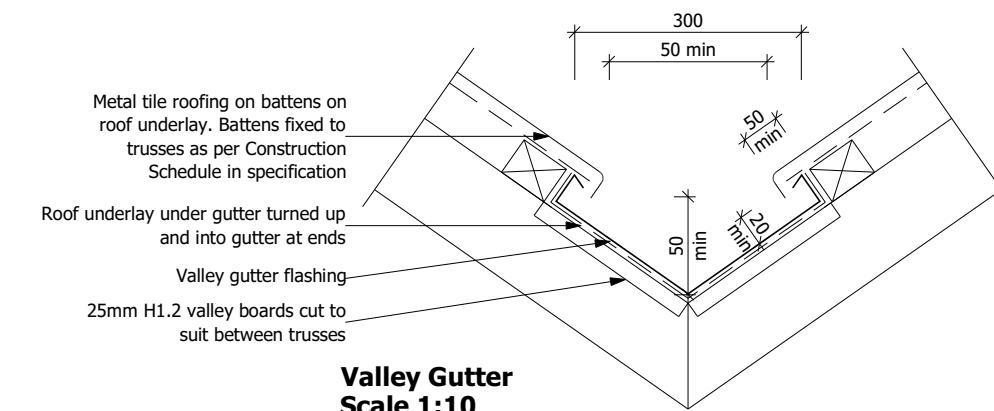
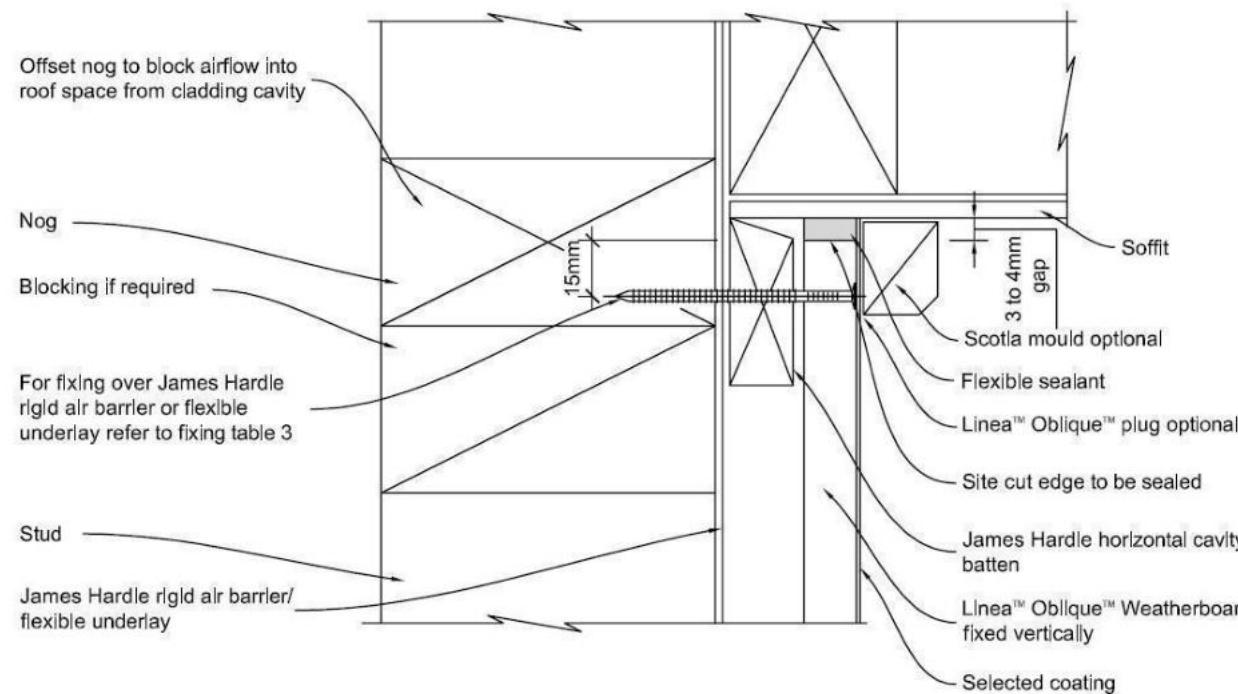
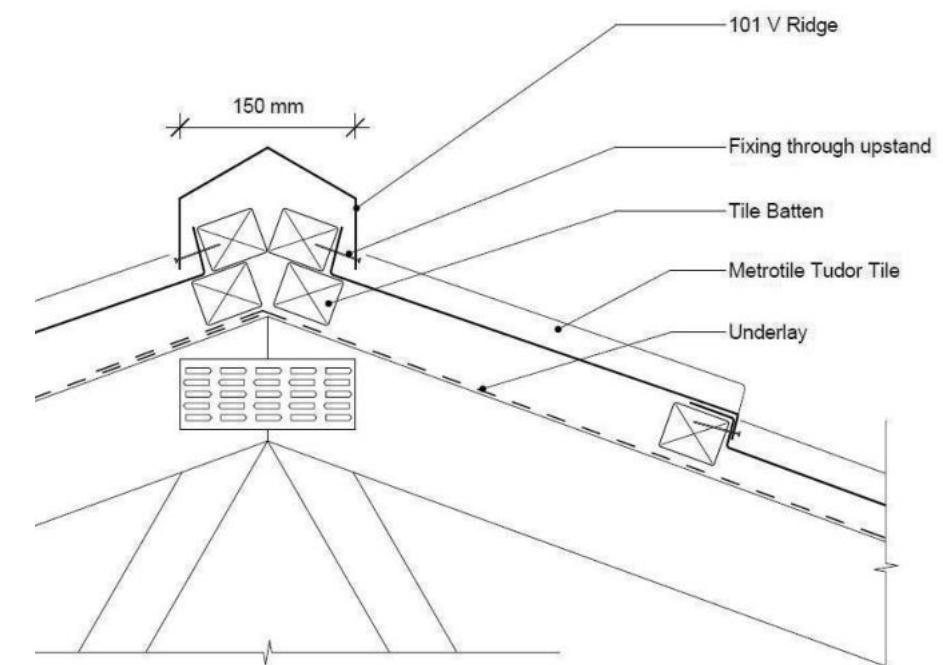
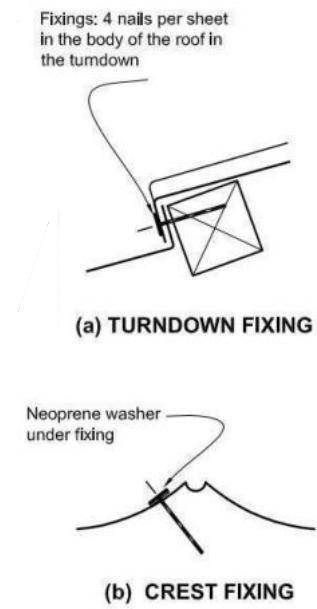
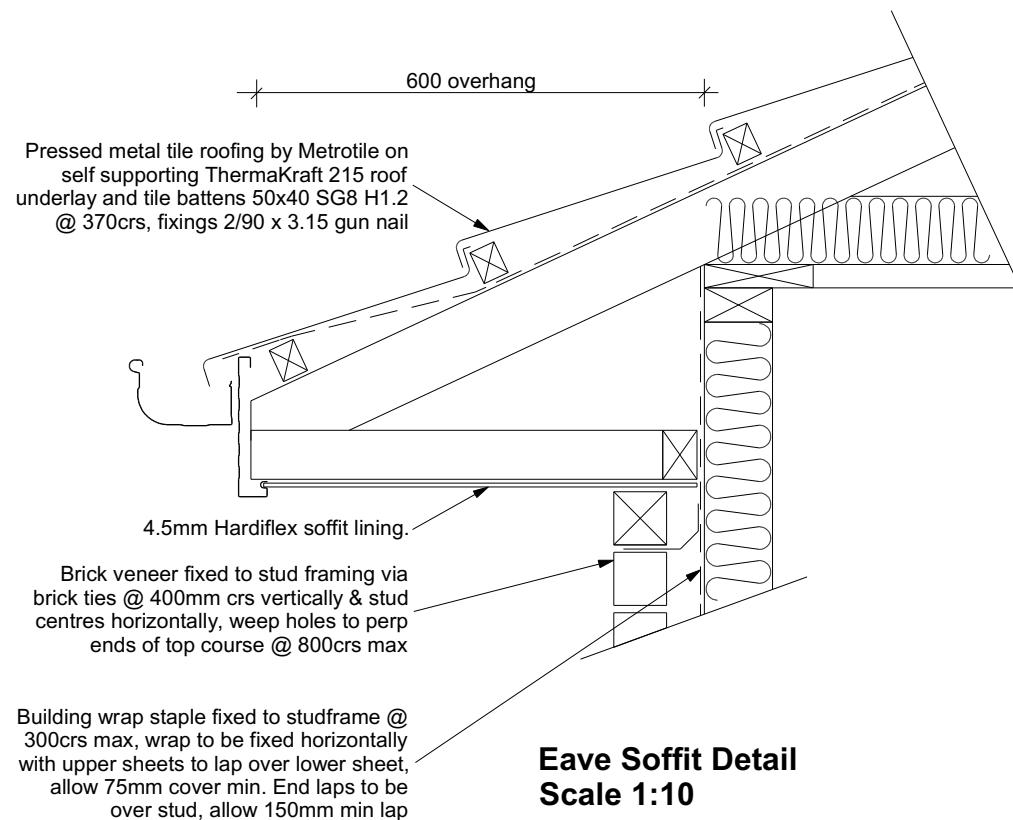
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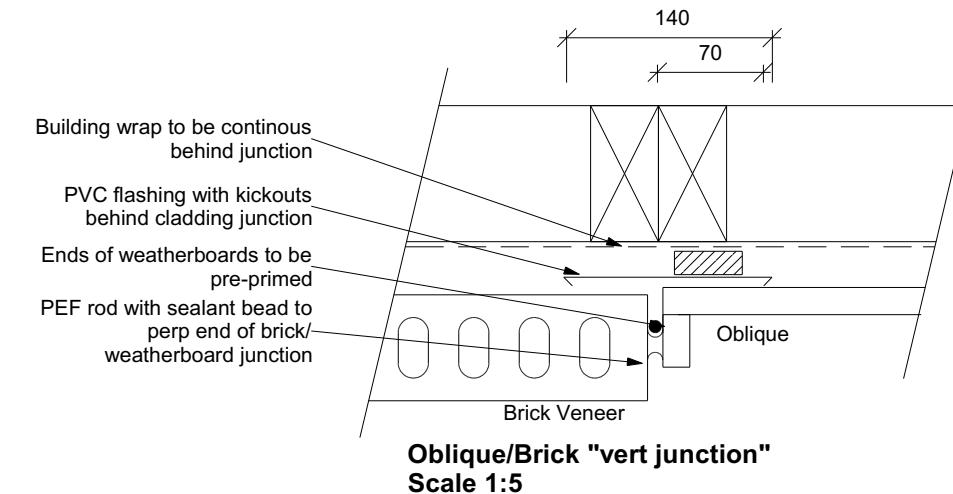
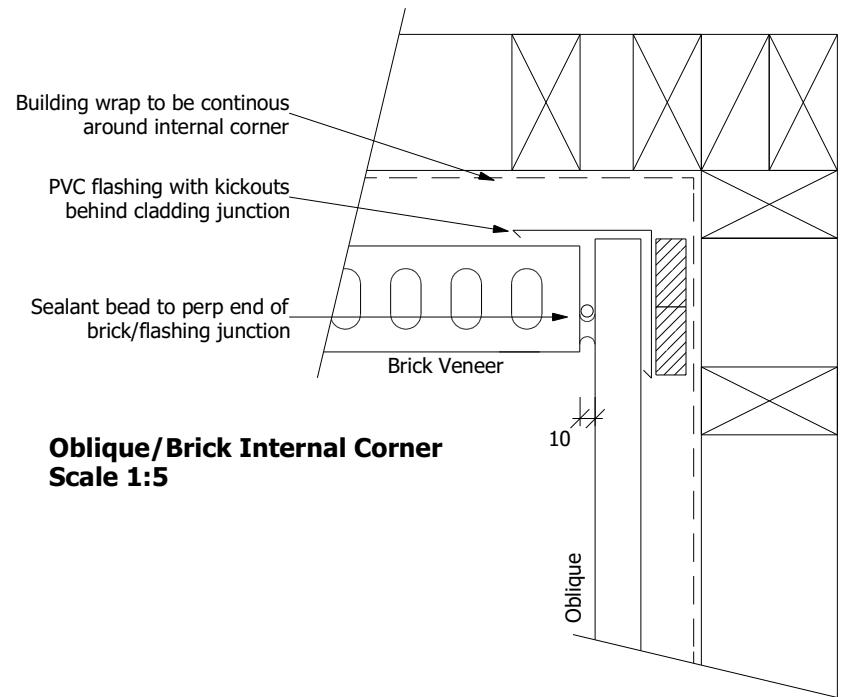
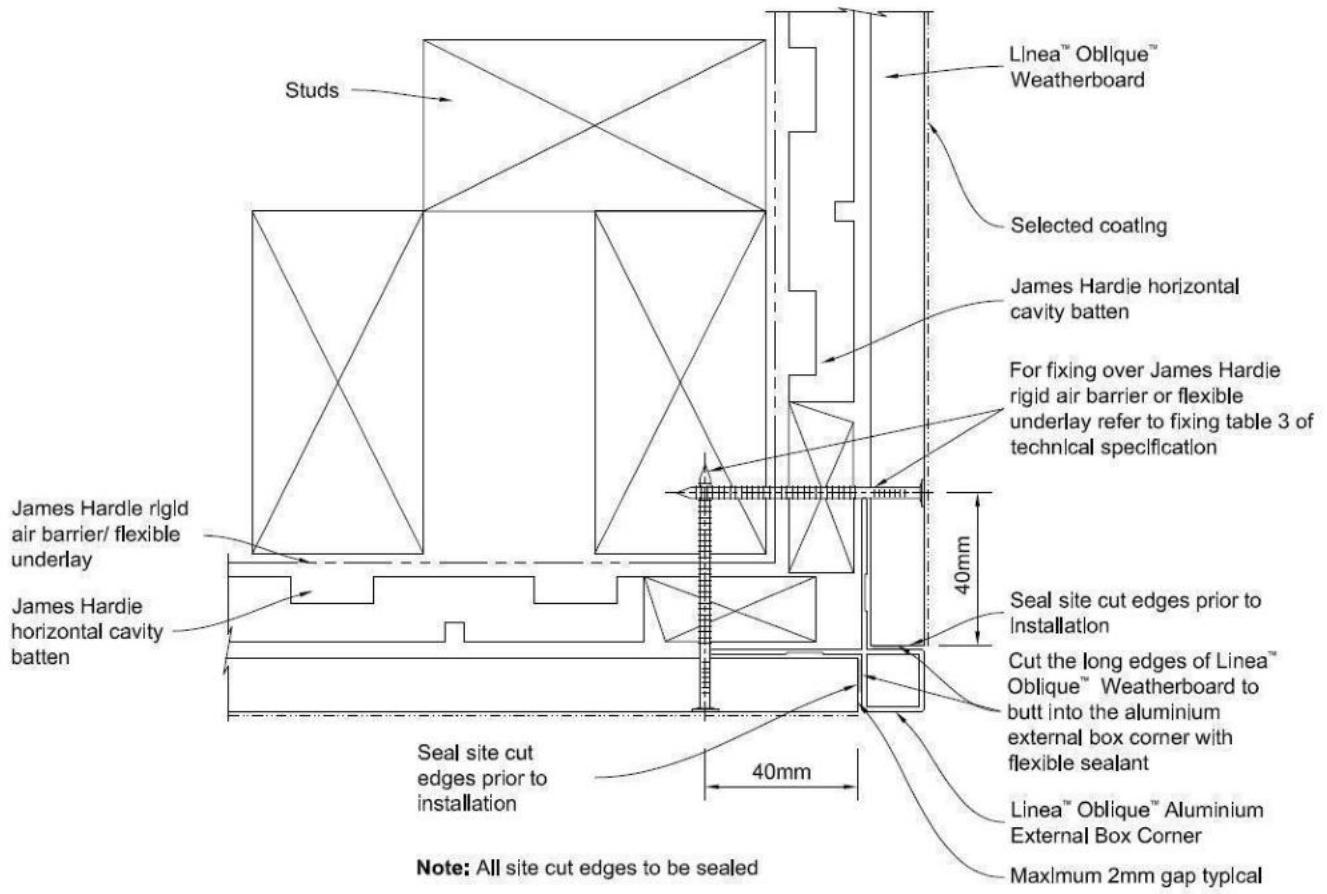
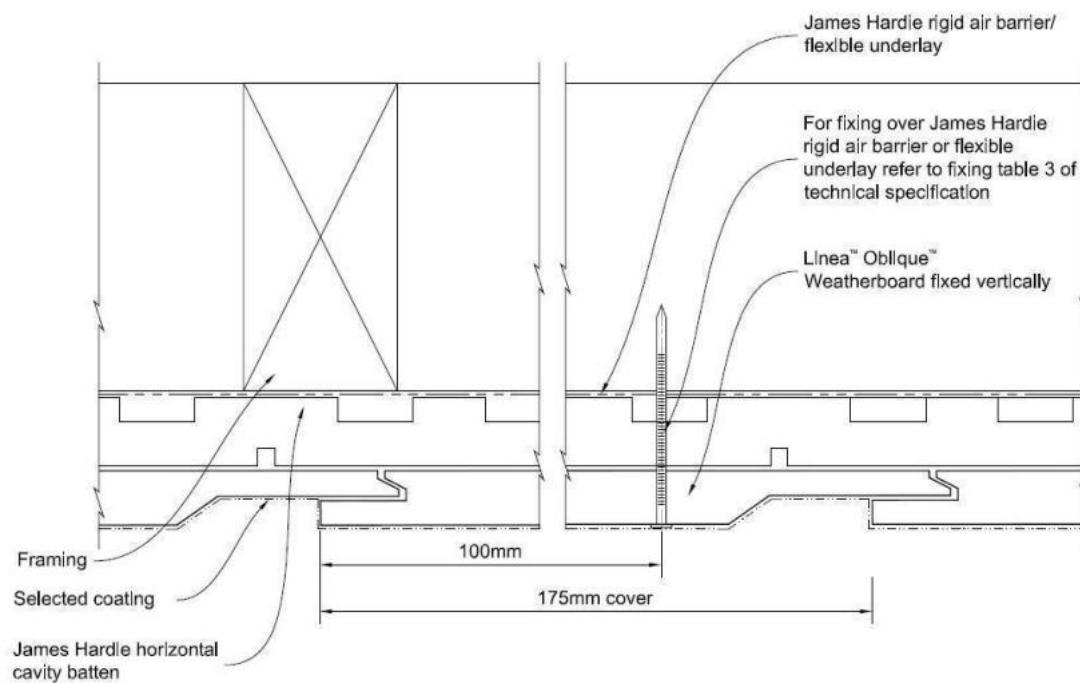
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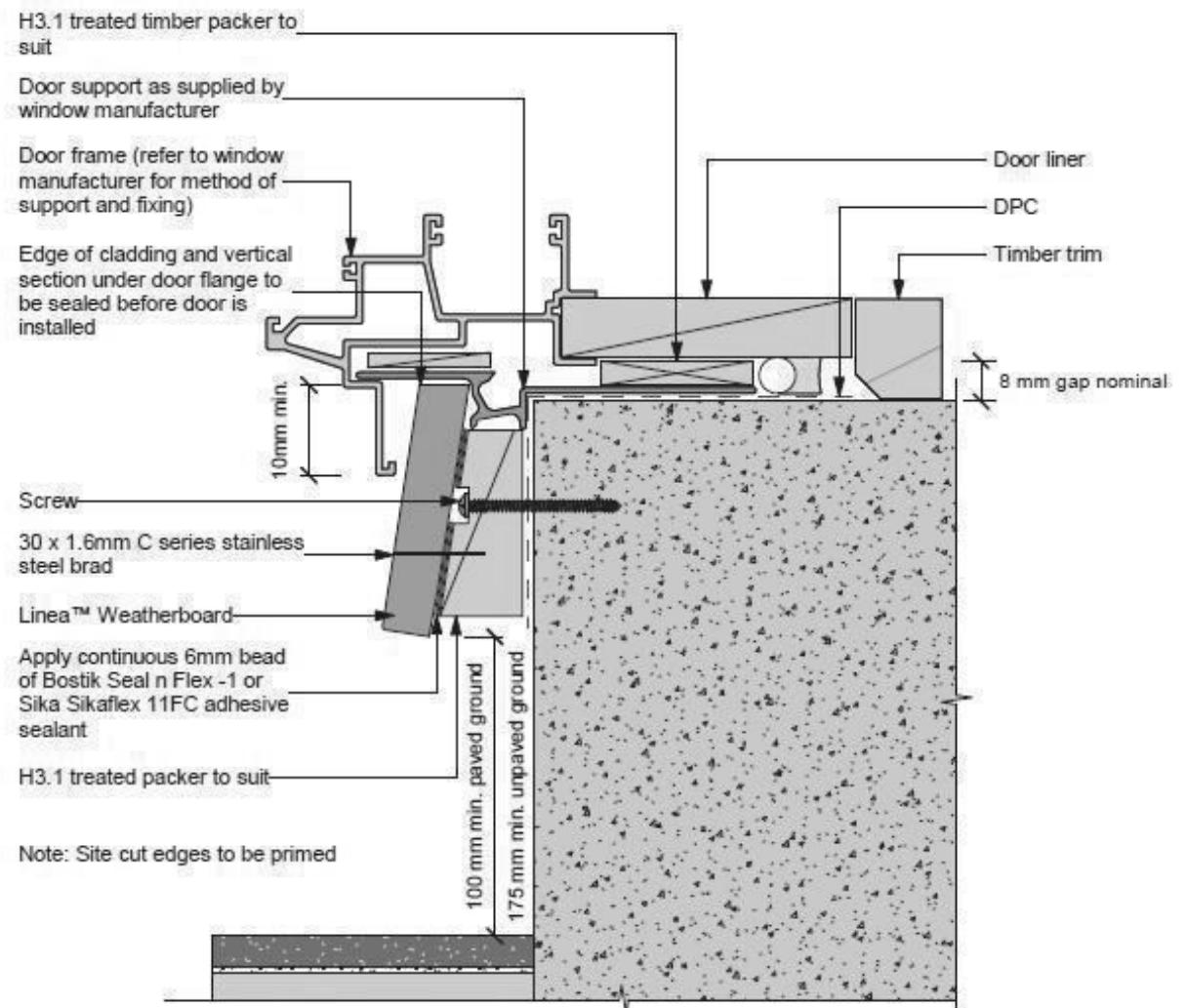
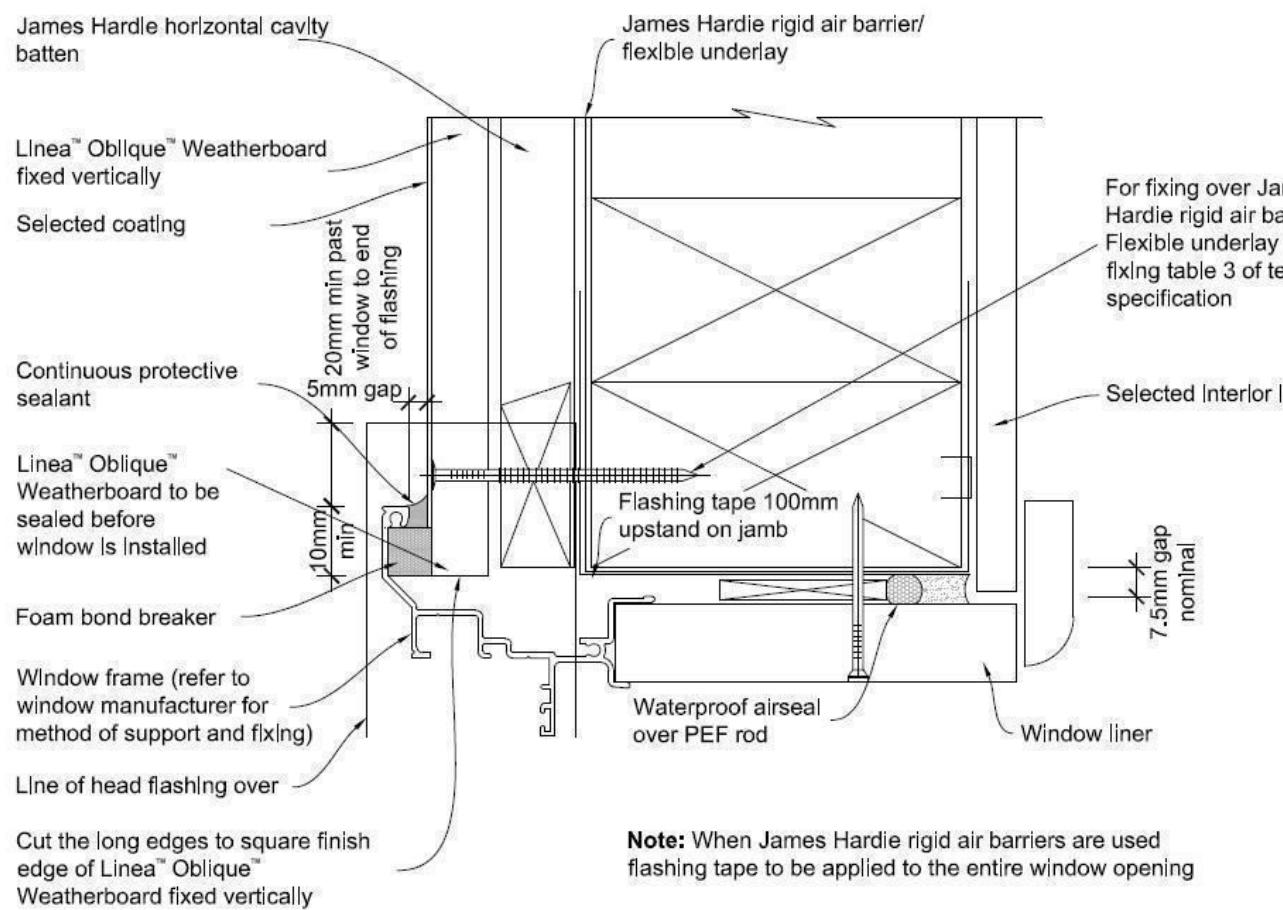
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Refer to the manufacturer or supplier for technical information for these materials.

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

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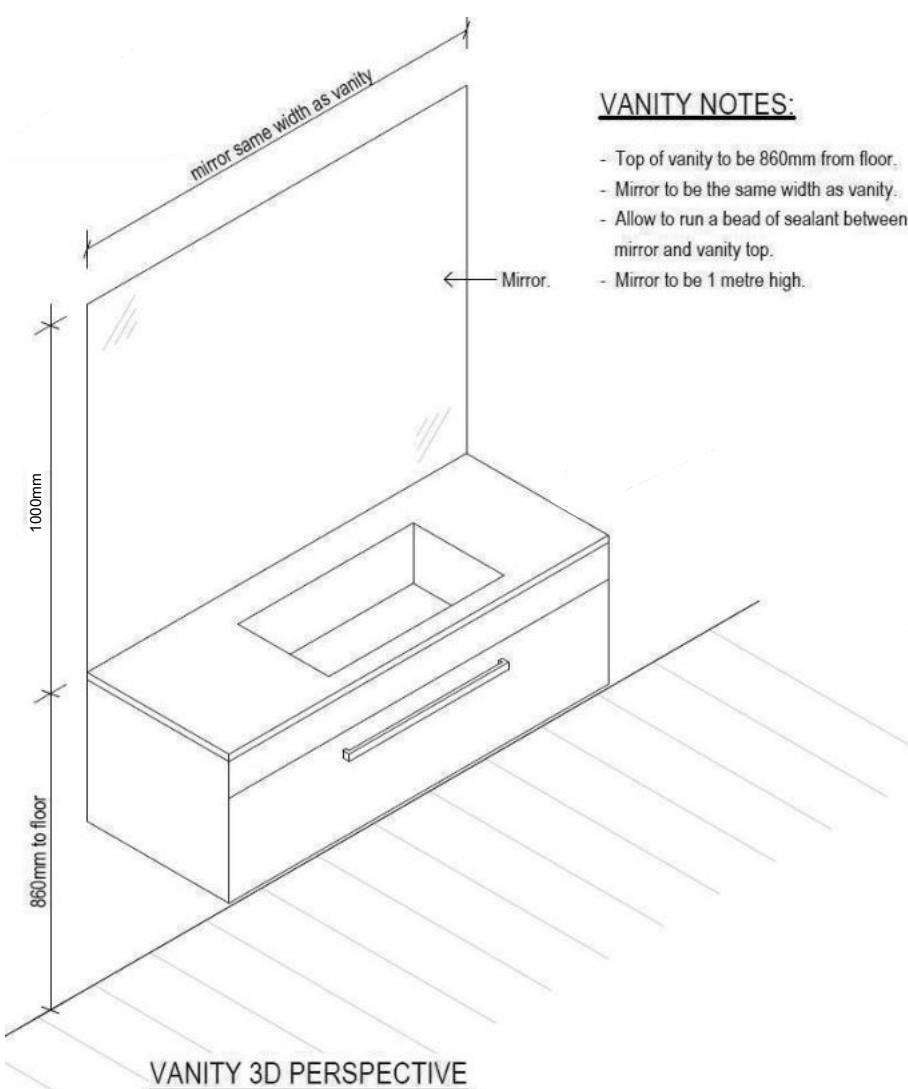
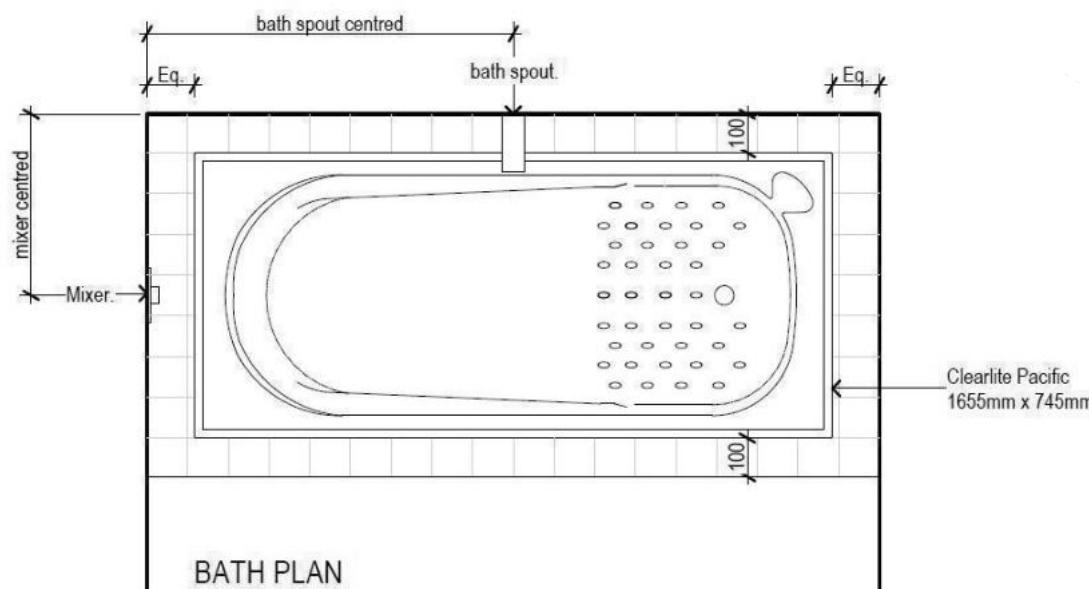
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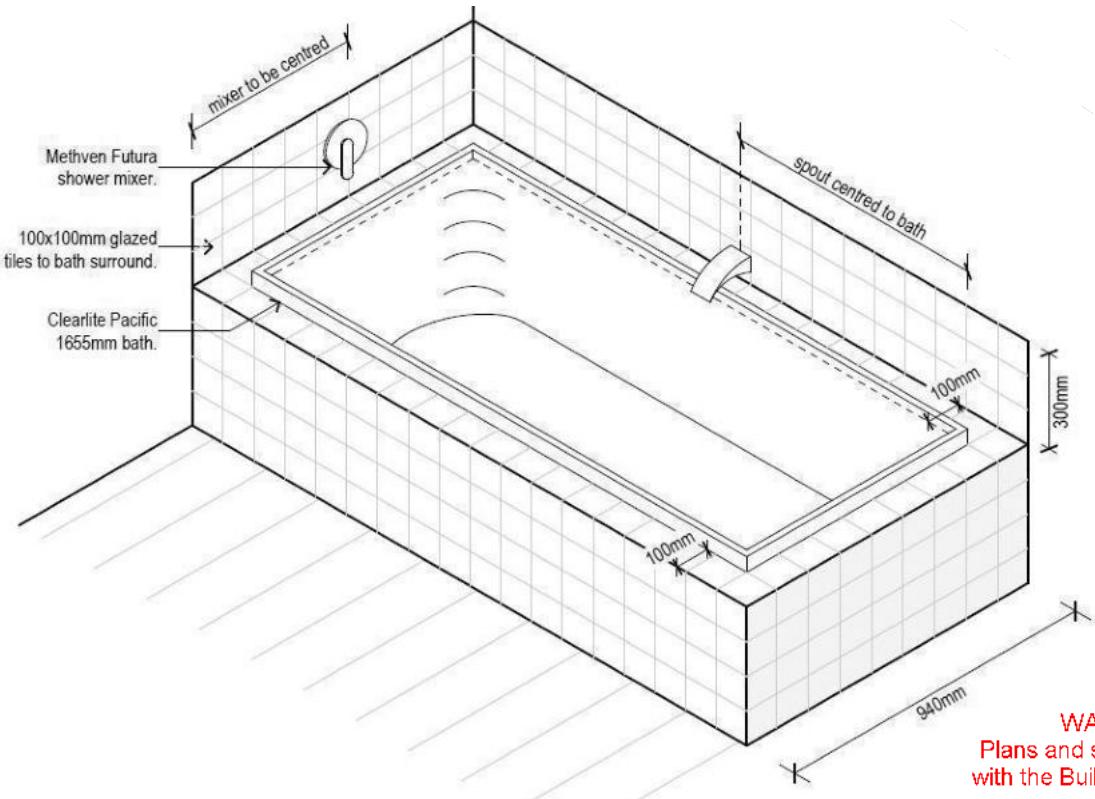
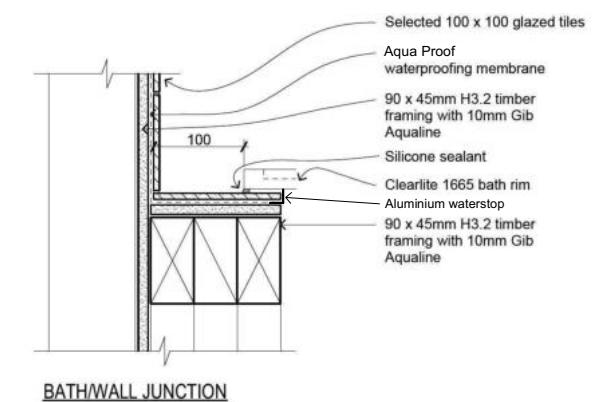
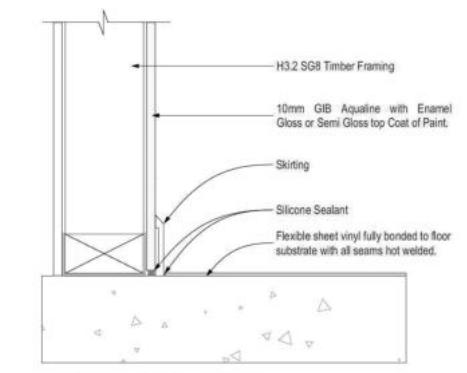
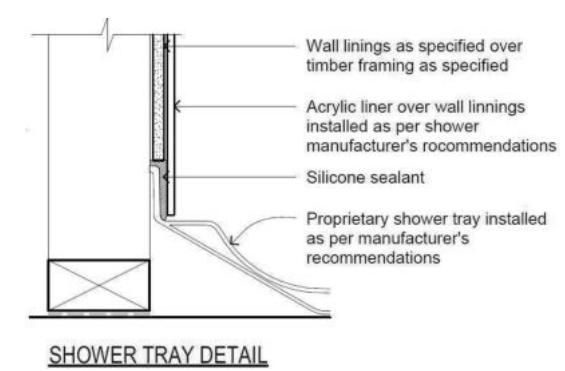
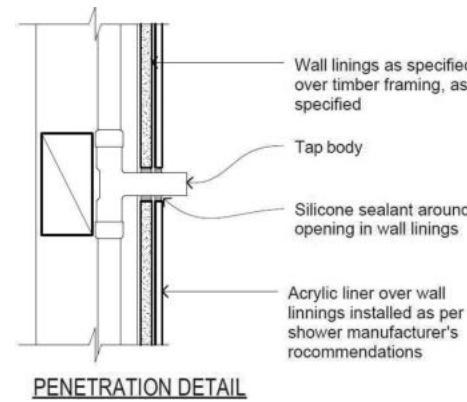
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**VANITY NOTES:**

- 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.



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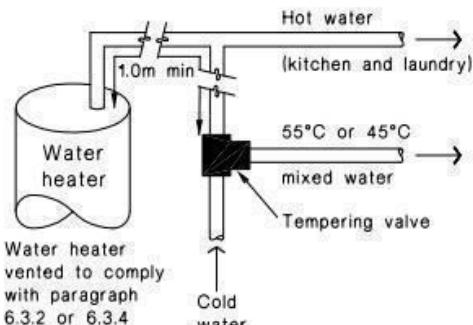
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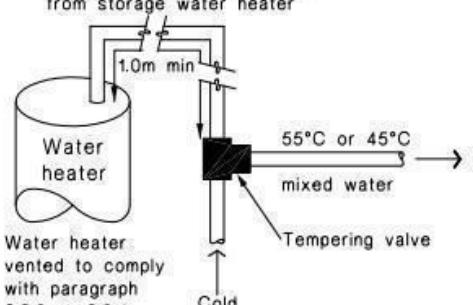
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Figure 16: Tempering Valve Installation
Paragraph 6.14.2 a)



(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)

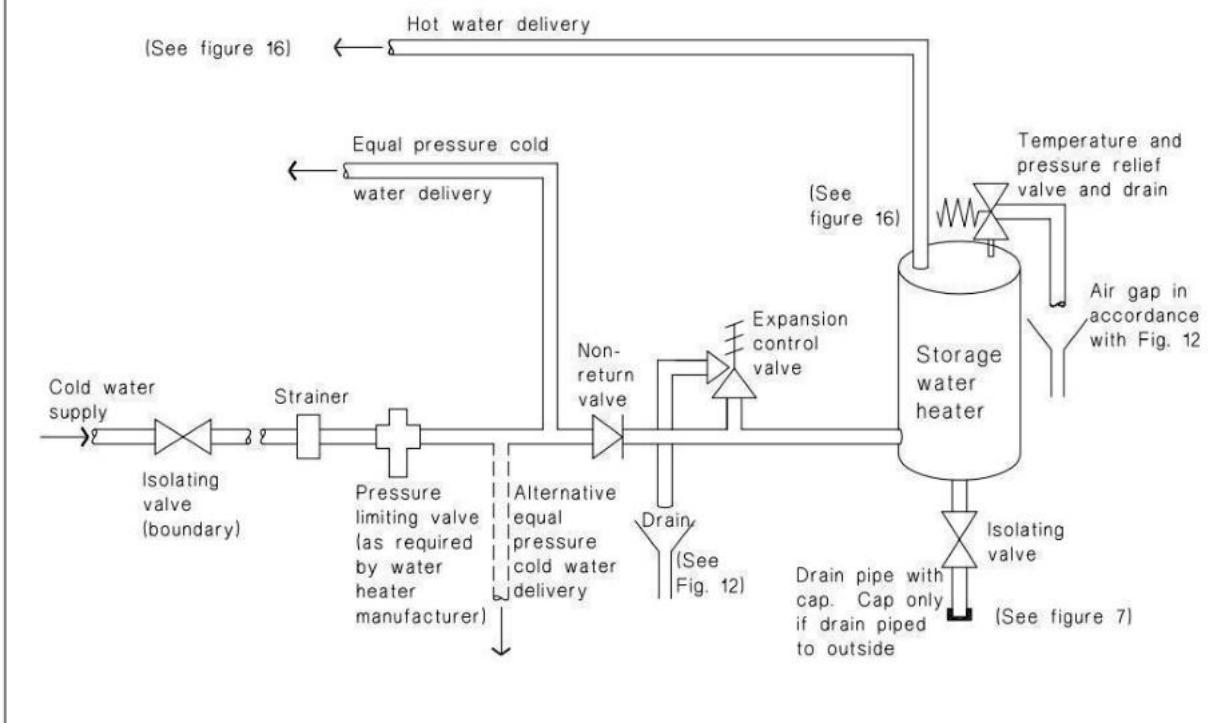
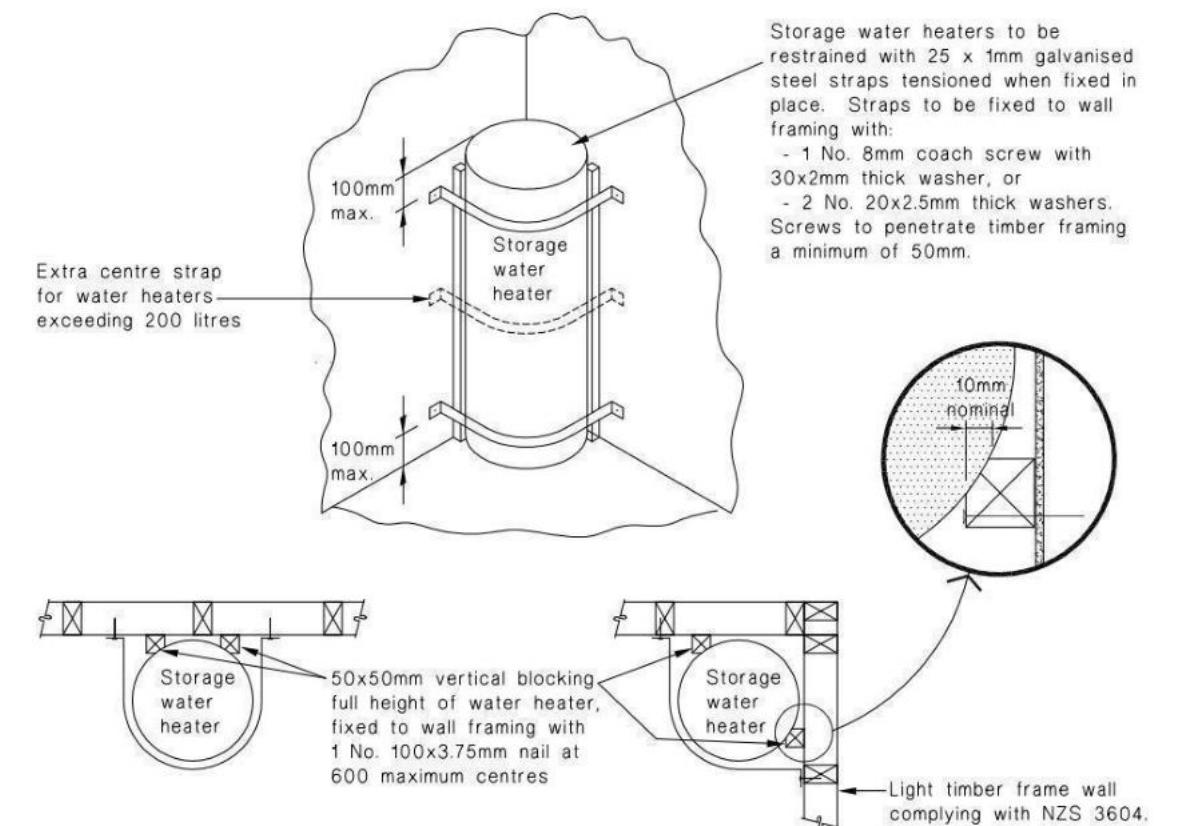


Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4



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Sheet Name:
PLUMBING DETAILS

CONSENT PLANS

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WAIMAKARI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
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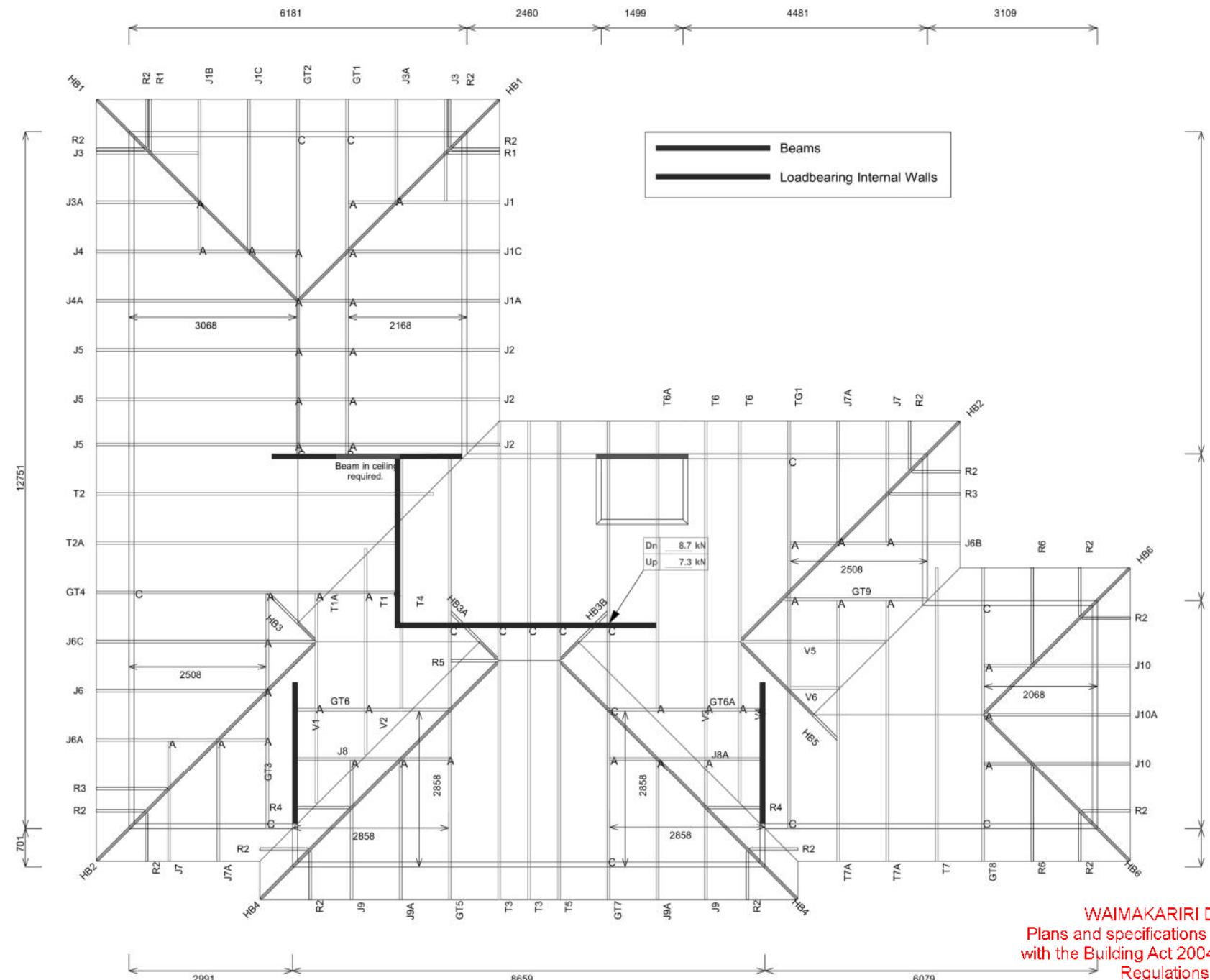
Buildable Consent Layout



For valley/saddle truss fixing unless stated otherwise use a pair of wire dogs at 900mm centres for up to and including a very high wind zone. Or a pair of CT200's at 900mm centres for extra high wind zone. This fixing is to meet the minimum requirements as per NZS3604.

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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 / draughtsman 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



Drawn: Bruce Barrow
Date: 14/06/2023

Job No: CH1389821C1
Customer: TKR Homes Limited | T/A Signature Homes Canterbury
Job Name: Hobbs Lot 957 Ravenswood
Address: Lot 957 Ravenswood
Woodend, Waimakariri District

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

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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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.

Gareth & Deeanne Hobbs
Lot 957
45 Stackwood Avenue
Ravenswood, Woodend

Job Number:
145983
Original Plan:
DESIGN & BUILD
Sheet Name:
TRUSS DESIGN
Sales: R Gould
Drawn: M Glynn
QS: W Xian
Print Date: 27/09/2023
Scale: NTS @ A3

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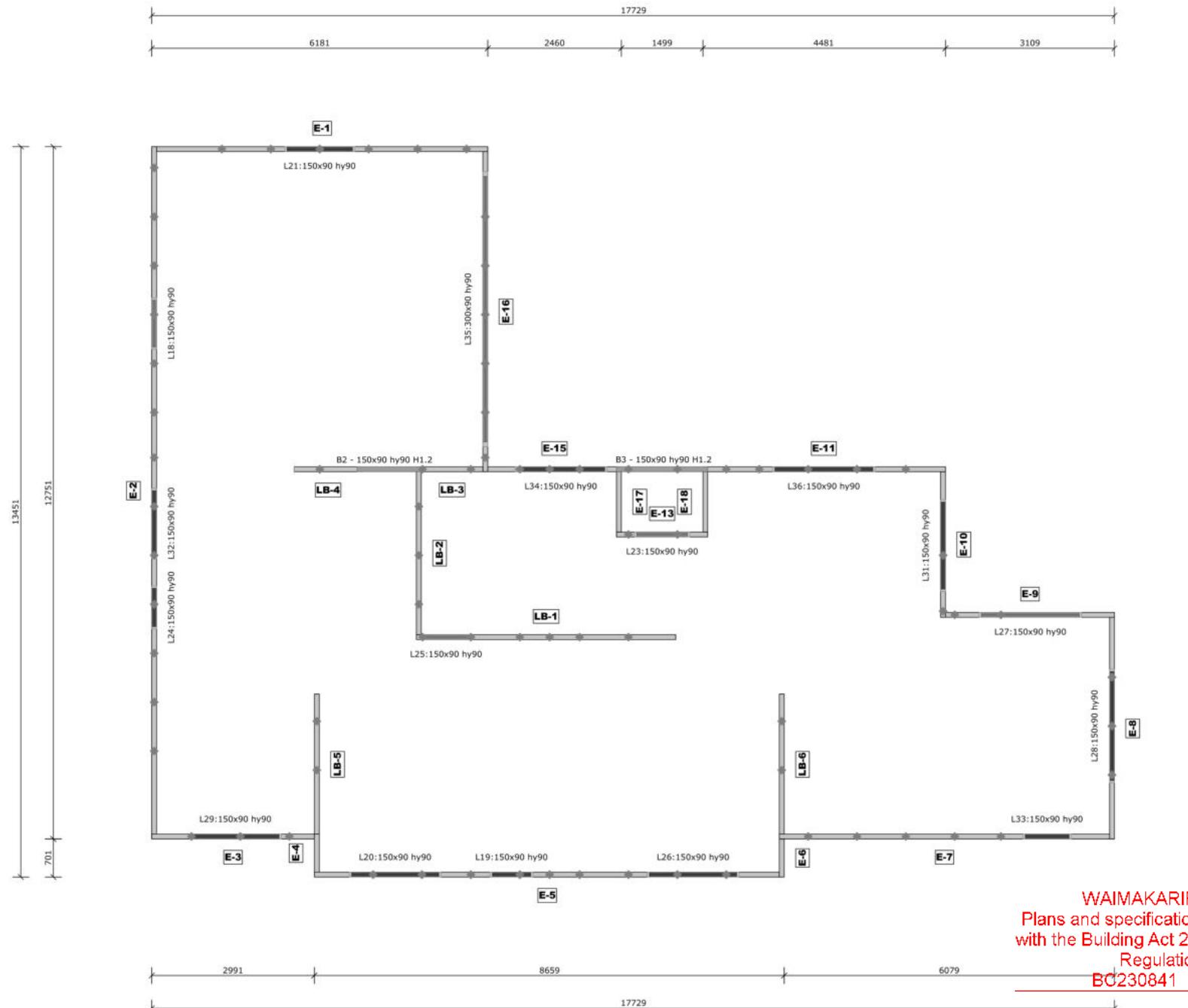
Buildable Consent Layout



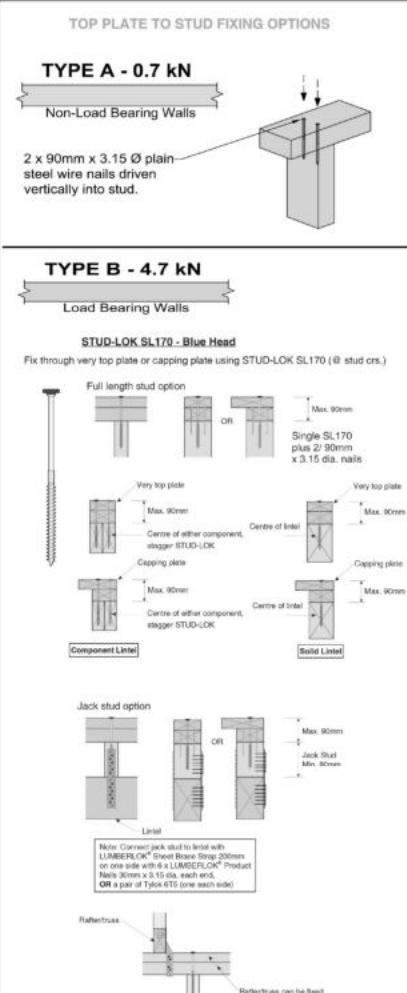
All internal walls shown on this layout are considered to be loadbearing
Lintel fixing specification remains the responsibility of the architect / draughtsperson

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Lintel Fixings are as per the included reports.



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

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Drawn:	Bruce Barrow
Date:	14/06/2023

Notification of point loaded linteis 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 linteis have been sized using one of the following:

The MiTek SAPPHIRE Component Design Software.

hy90, hyONE and hySPAN linteis 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 linteis is SG8. Linteis not shown are to be selected as per NZS3604: 2011 or designed by an engineer as required.

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Job Number: **145983**
Original Plan: **DESIGN & BUILD**
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