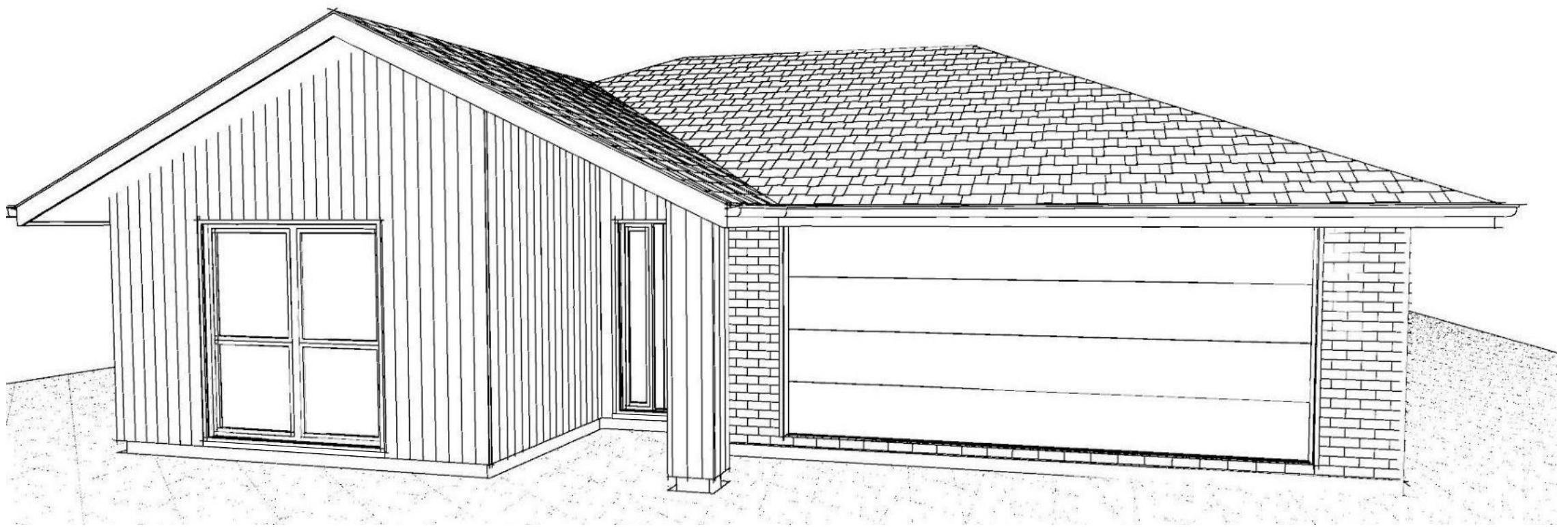


## Contents:

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 :	RibRaft Plan
Sheet 11 :	Drainage Plan
Sheet 12 :	Bracing Plan
Sheet 13 :	Lighting Plan
Sheet 14 :	Framing Details
Sheet 15 :	Framing Details
Sheet 16 :	Construction Details
Sheet 17 :	Construction Details
Sheet 18 :	Construction Details
Sheet 19 :	Construction Details
Sheet 20 :	Construction Details
Sheet 21 :	Construction Details
Sheet 22 :	Plumbing Details
Sheet 23 :	Bathroom Details
Sheet 24 :	Truss Design
Sheet 25 :	Truss Design



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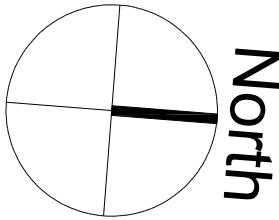
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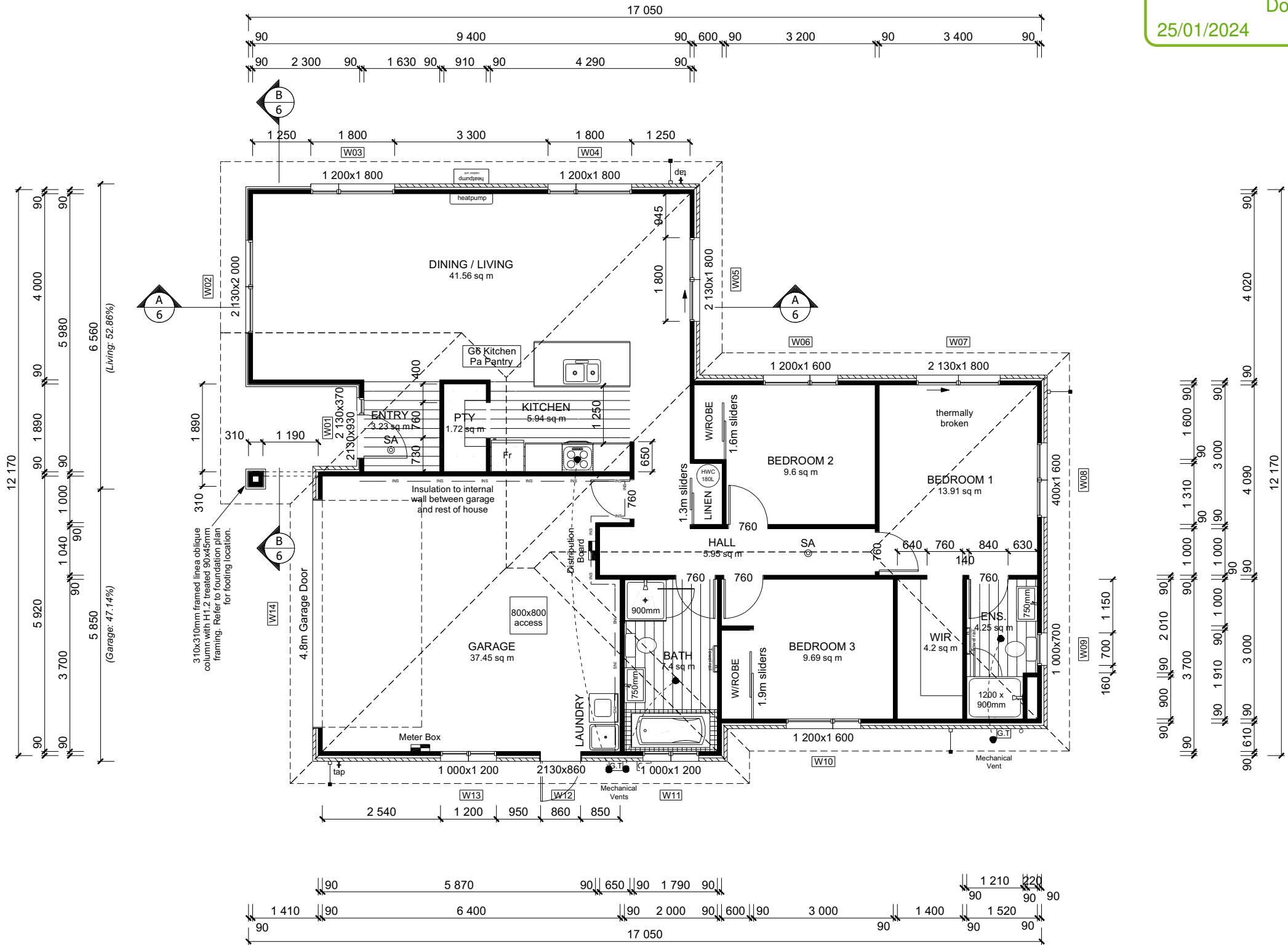
Timothy Orringe & Sheena Mandigal  
Lot 4011, DP 563760  
5 Ahaura Street  
Prestons Park, Christchurch

Job Number:	Original Plan:	Sheet Name:
<b>178182</b>	<b>Waxeye</b>	<b>COVER PAGE</b>
les:	Drawn: <b>M Glynn</b>	QS: <b>W Xian</b>





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Job Number:  
**178182**

Original Plan:  
***Waxeye***

# FLOOR PLAN

Sheet No.:  
3

of 25 sheets

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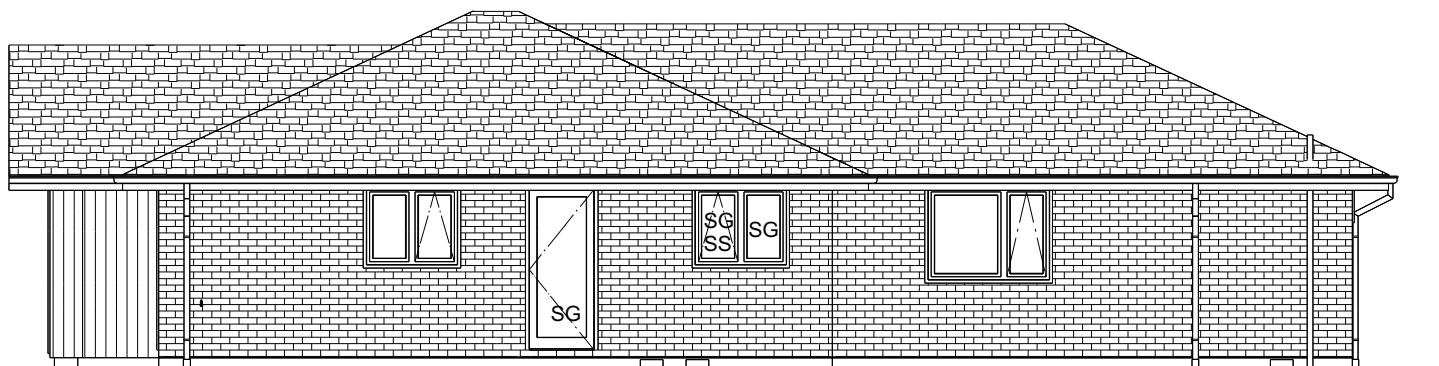
<b>ROOF &amp; WALL CLADDINGS</b>
Roof : 25° Pressed Metal Tiles
Walls : 70 Series Brick Veneer with a 50mm cavity
James Hardie Vertical Linea Oblique with a 20mm cavity

<b>ELEVATION LEGEND</b>
SS Safety Stays
SG Safety Glass
TV Terminal Vent

<b>ELEVATION NOTES</b>
Gutter : Coloured Steel Quad Gutter
Fascia : Coloured Steel 185 Fascia
Downpipes : Colorsteel Rectangular 75x55mm
Soffits : Hardiflex 4.5mm
Joinery : Low-E/4 double glazed joinery. Standard single glazing to Garage
W05 & W07 to be Thermally Broken joinery

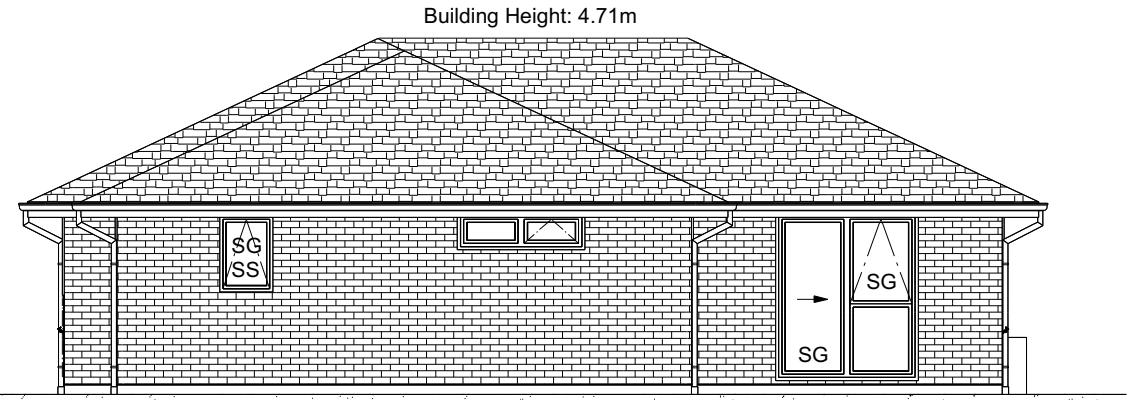
All egress points to have a maximum step down of 190mm.  
Access routes to have slip resistance surface in compliance with NZBC D1/AS1 Table 2 and to have a 1:100 fall away from the building

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



**ELEVATION A**

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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5 Ahaura Street  
Prestons Park, Christchurch

Job Number:  
**178182**

Original Plan:  
**Waxeye**

Sheet Name:  
**ELEVATIONS**

Sales: **D Ryan** Drawn: **M Glynn** QS: **W Xian** Print Date: **23/01/2024** Scale: **1:100 @ A3**

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No.	Date:	Reason:
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Sheet No.:  
**4**

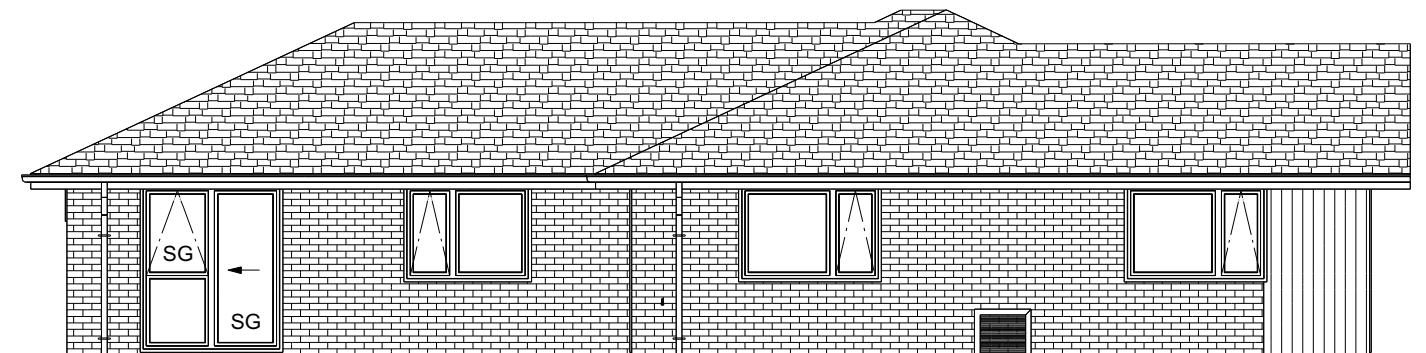
of 25 sheets

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

ELEVATION LEGEND		
SS	Safety Stays	
SG	Safety Glass	
TV	Terminal Vent	

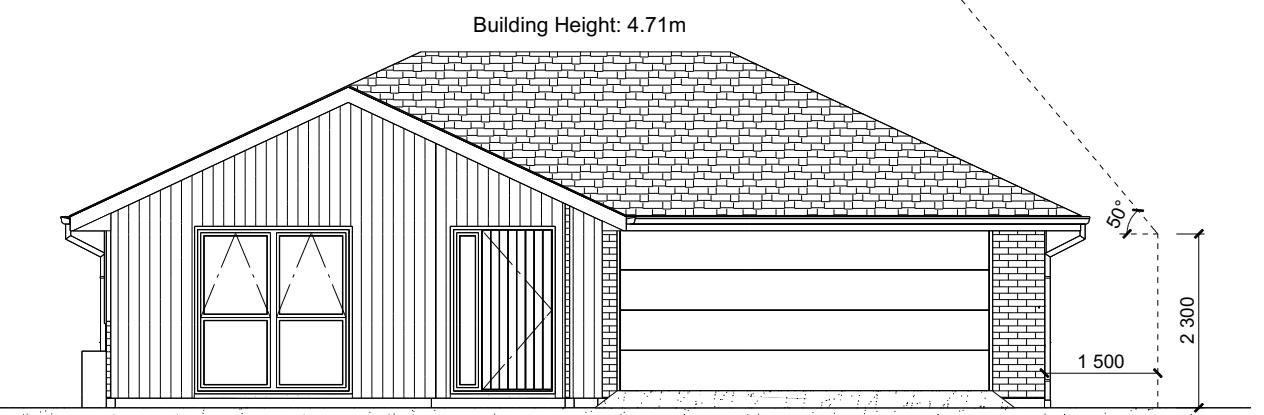
ELEVATION NOTES		
Gutter:	Coloured Steel Quad Gutter	
Fascia:	Coloured Steel 185 Fascia	
Downpipes:	Colorsteel Rectangular 75x55mm	
Soffits:	Hardiflex 4.5mm	
Joinery:	Low-E/4 double glazed joinery. Standard single glazing to Garage	
W05 & W07:	to be Thermally Broken joinery	
All egress points:	to have 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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5 Ahaura Street  
Prestons Park, Christchurch

Job Number:  
**178182**

Original Plan:  
**Waxeye**

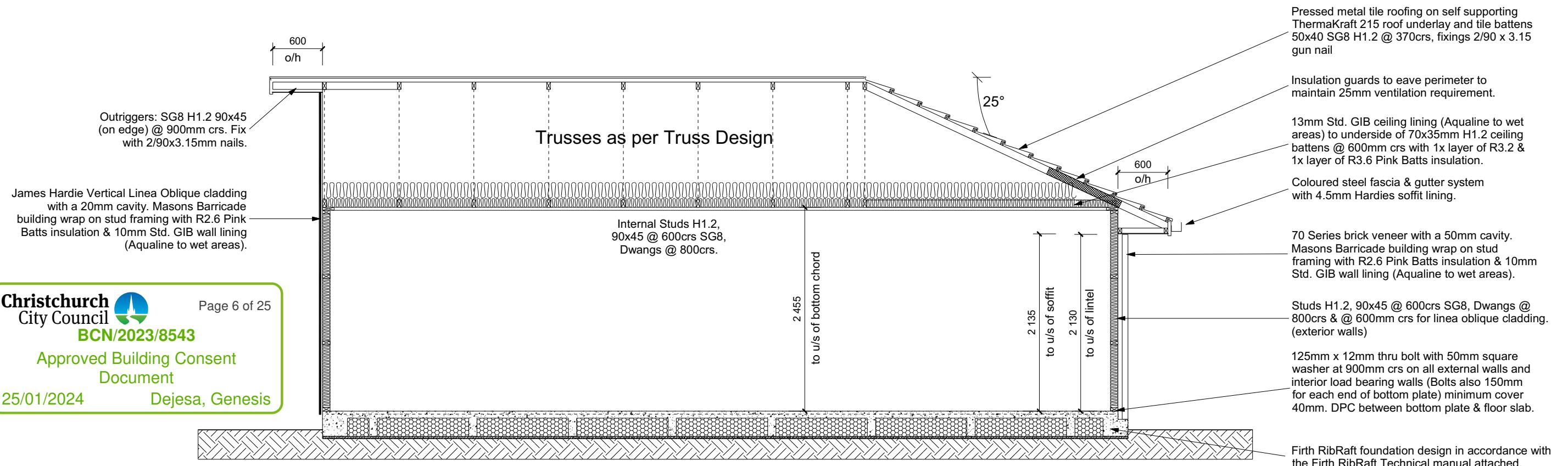
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**ELEVATIONS**

**CONSENT PLANS**

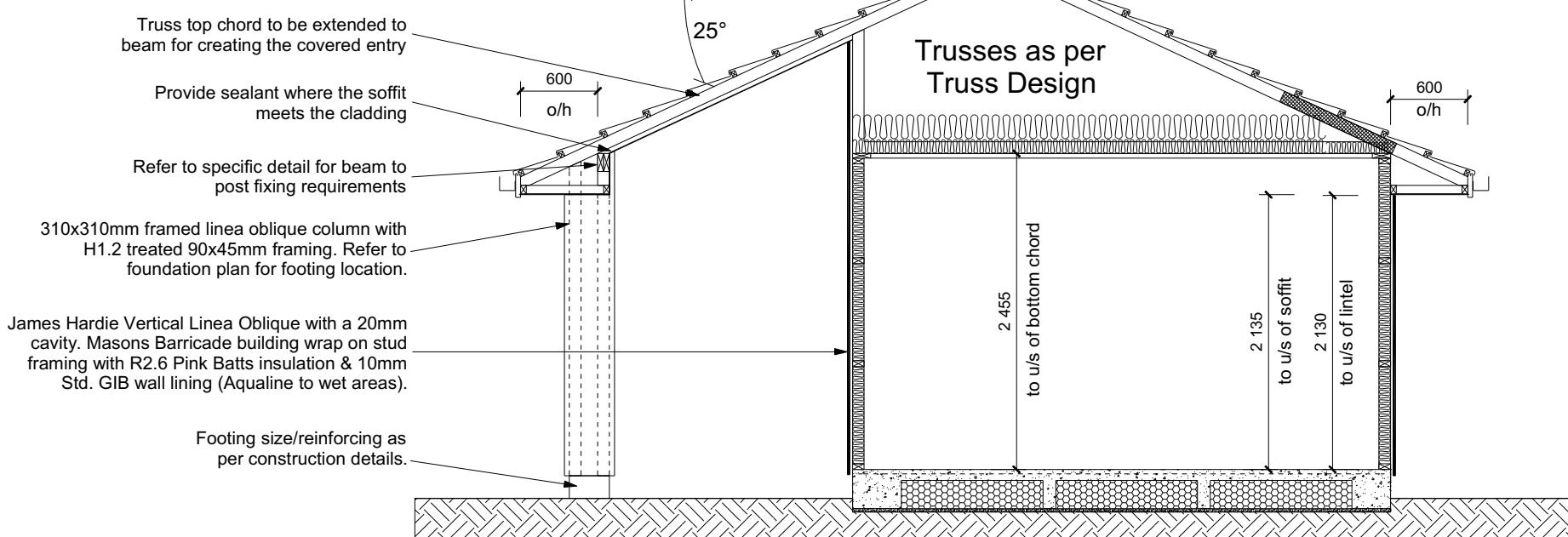
No.	Date:	Reason:
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**5**

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## CROSS SECTION A-A



## CROSS SECTION B

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

**CROSS SECTION NOTES**  
Building wrap is to comply with E2/AS1 & NZS 3604:2011.  
Flashing materials must be selected based on 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/4 double glazed joinery. Standard single glazing to Garage W05 & W07 to be Thermally Broken joinery

**INSULATION**  
Ceiling: Pink Batts R3.2 + R3.6 Ceiling Batts  
Wall: Pink Batts R 2.6 Wall Batts

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Job Number:  
**178182**

Original Plan:  
**Waxeye**

Sheet Name:  
**CROSS SECTIONS**

Sales: **D Ryan** Drawn: **M Glynn** QS: **W Xian** Print Date: **23/01/2024** Scale: **1:50 @ A3**

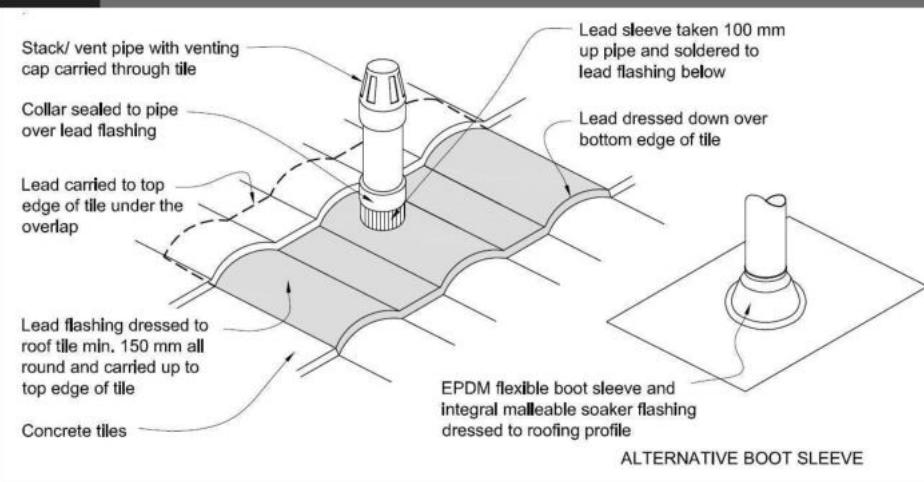
## CONSENT PLANS

No.	Date:	Reason:
1	13-12-2023	Initial Consent Plans

Sheet No.:  
**6**

of 25 sheets

**Figure 29:** Pipe penetration for masonry tile  
Paragraph 8.2.7

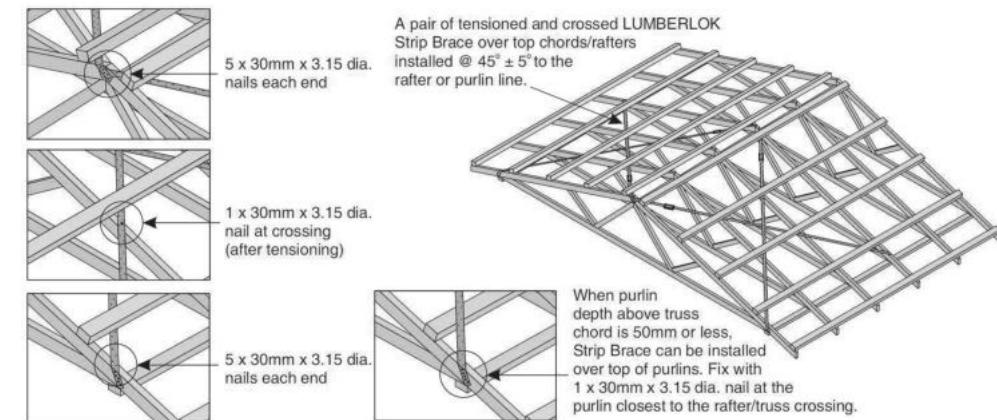


## Metal Tile Penetration Detail Scale NTS

### 8.3.10 Roof penetration

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**

## **ROOF PLAN NOTES**

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

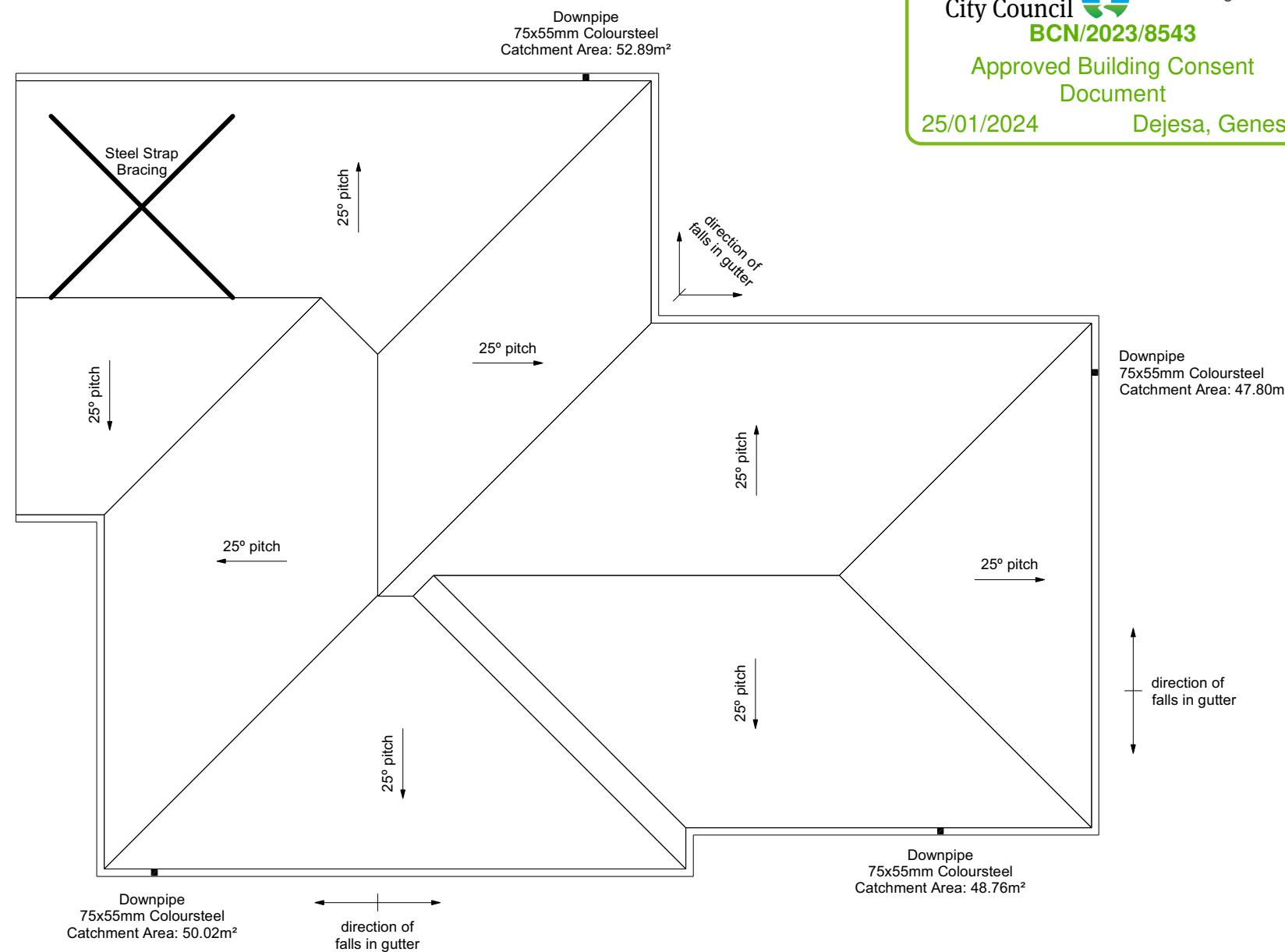
Underlay: Thermakraft 215 roof underlay

Downpipes: 75x55 Rectangle Colorsteel  
As per NZBC E1/AS1 Table 5 75x55  
down pipes can collect up to 60m<sup>2</sup> 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 5550mm<sup>2</sup> can collect up to 60m<sup>2</sup> of  
0-25° roof plan area. Refer to the  
specifications for exact calculations.

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

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**BCN/2023/8543**



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Job Number:	Original Plan:	Sheet Name:
<b>178182</b>	<b>Waxeye</b>	<b>ROOF PLAN</b>
Sales: <b>D Ryan</b>	Drawn: <b>M Glynn</b>	QS: <b>W Xian</b>
		Print Date: <b>23/01/2024</b>
		Scale: <b>1:100</b>

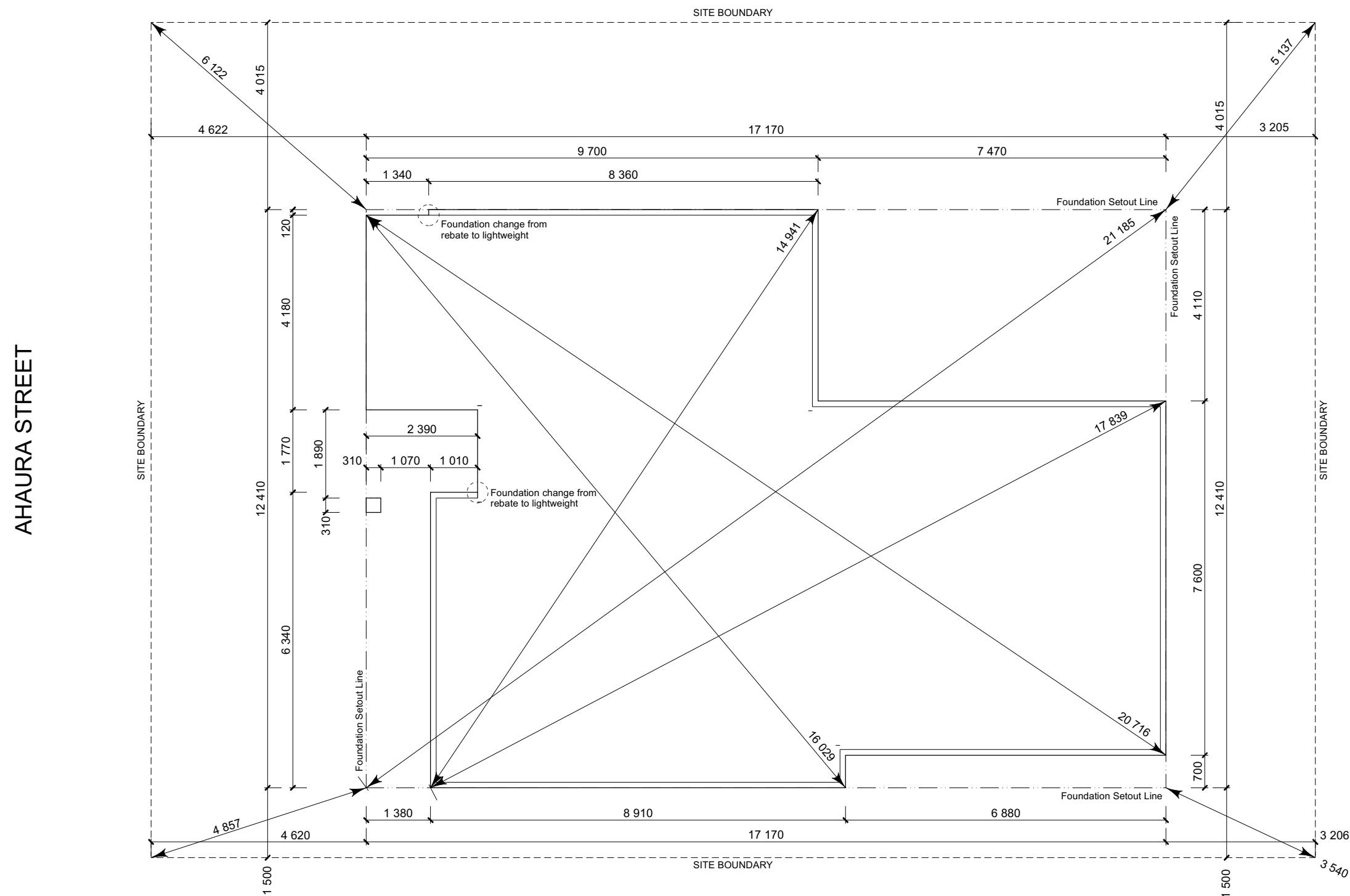
25/01/2024

Dejesa, Genesis

## **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  
**17818**

Original  
Wax

Sheet Name: **SETOUT DIMENSIONS**

25/01/2024

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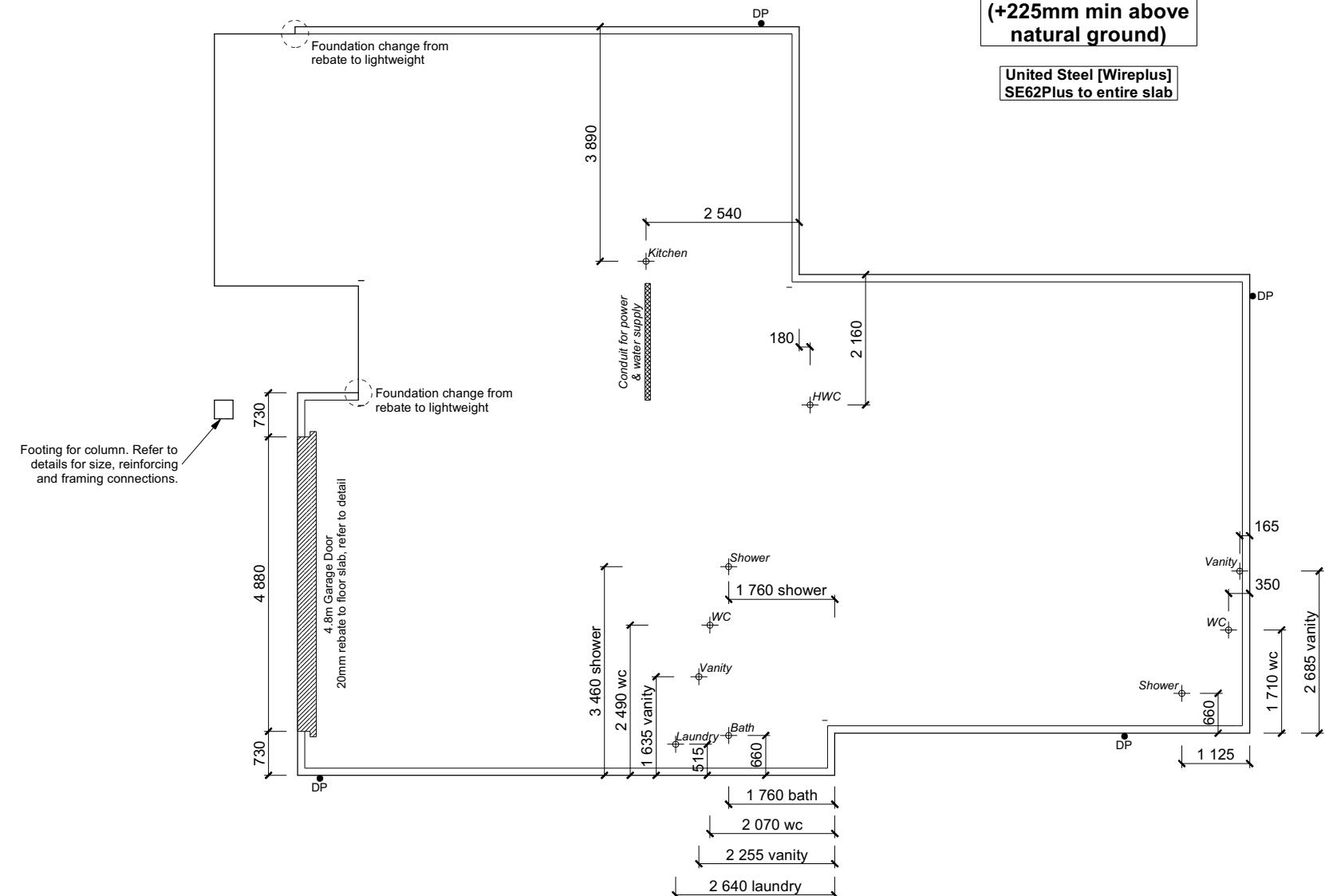
#### **FOUNDATION PLAN NOTES**

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.

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:	164.42m <sup>2</sup>
Perimeter:	61.18m
Ratio:	2.69



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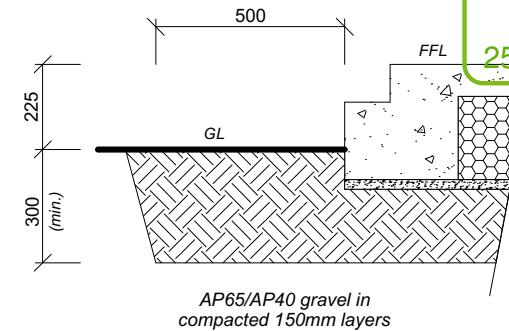
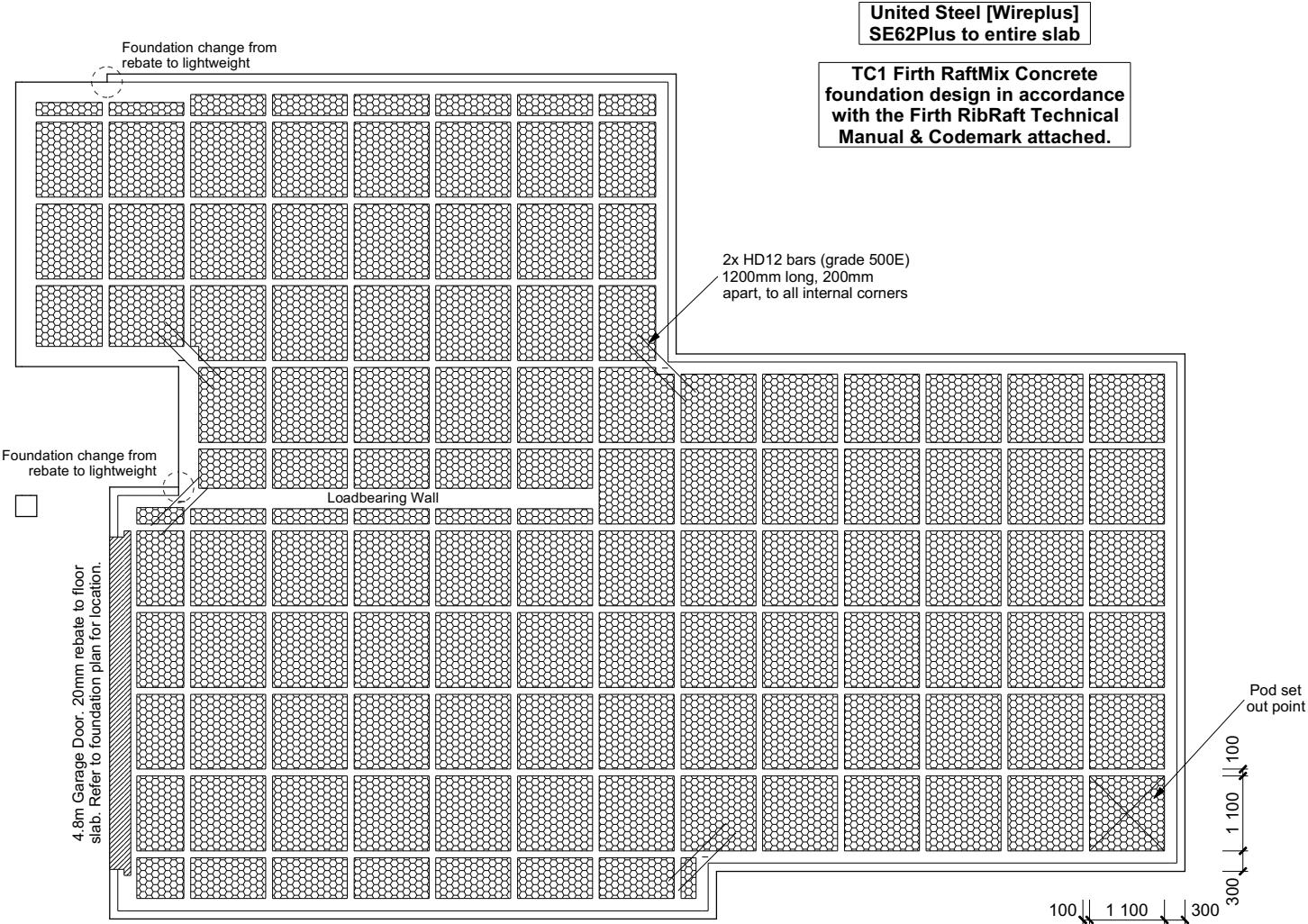
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# FOUNDATION PLAN

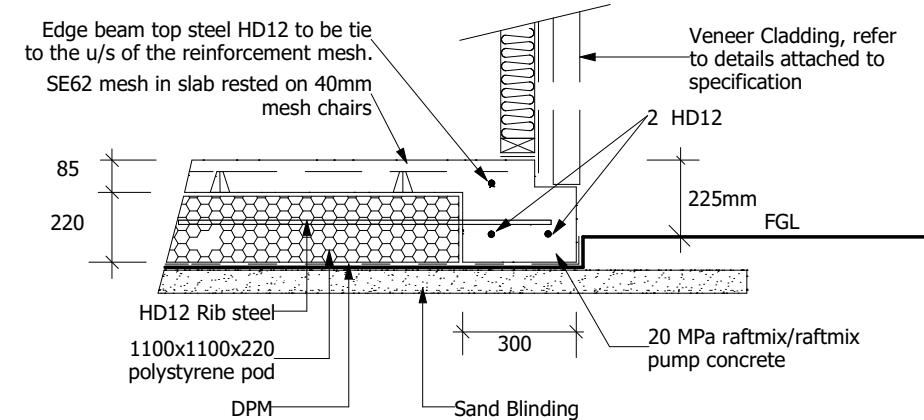
## **CONSENT PLANS**

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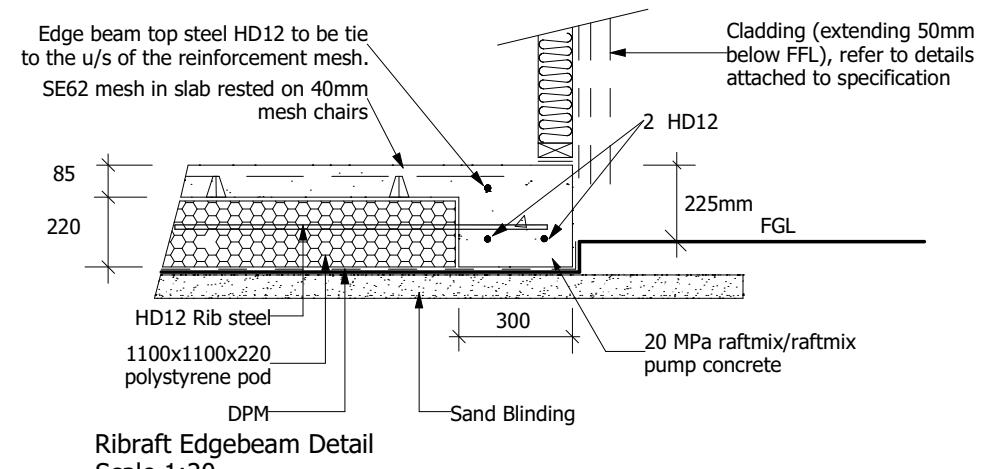
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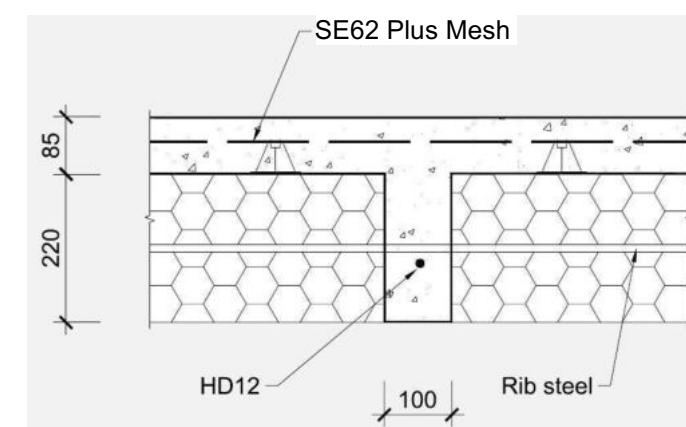
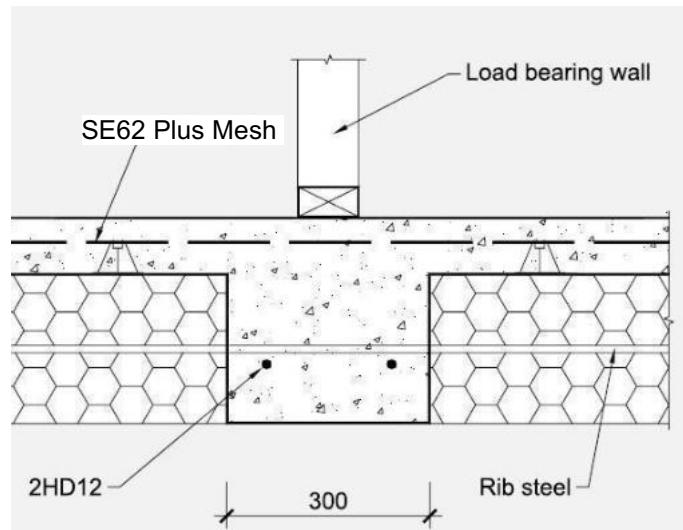
Excavation inspection to be carried out onsite by a suitability qualified Engineer from Engco Consultants



Ribraft Edgebeam Detail (Rebate)  
Scale 1:20



Ribraft Edgebeam Detail  
Scale 1:20



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Prestons Park, Christchurch

Job Number:  
**178182**

Original Plan:  
**Waxeye**

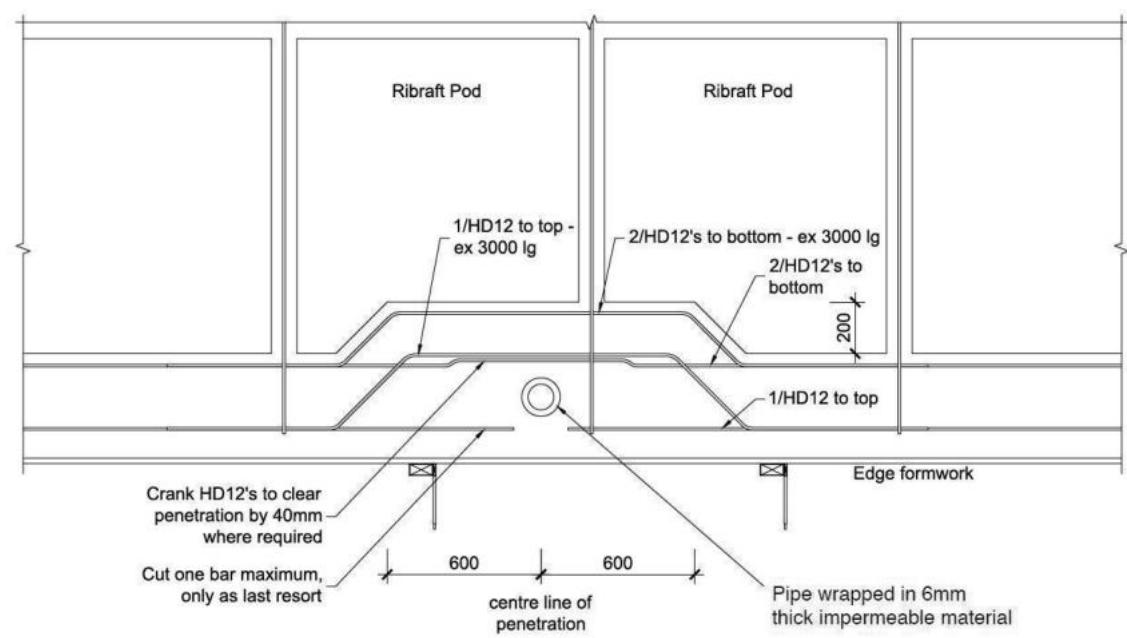
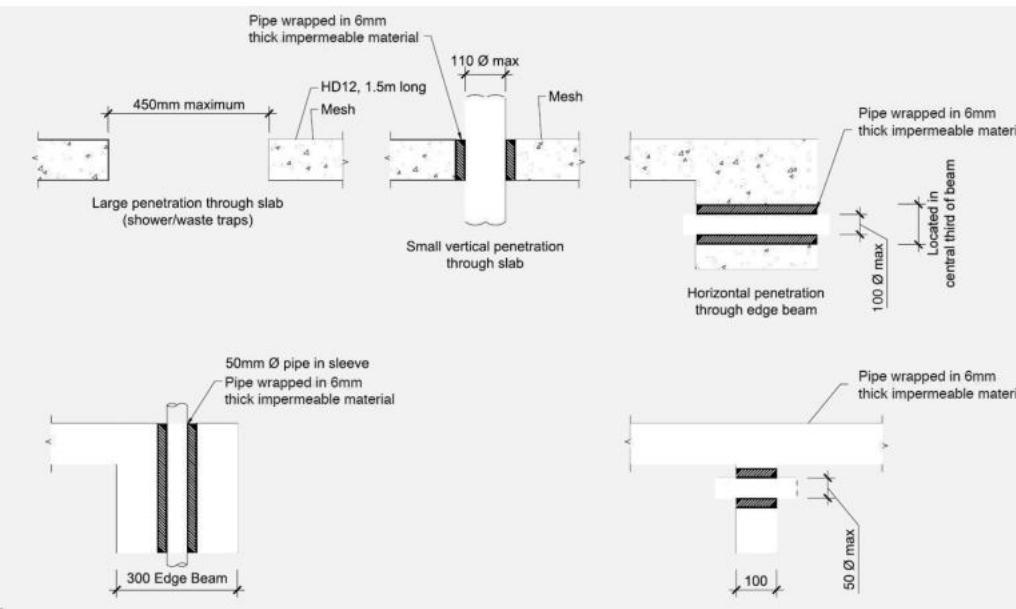
Sheet Name:  
**RIBRAFT PLAN**

Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 23/01/2024 Scale: 1:100 @ A3

**CONSENT PLANS**

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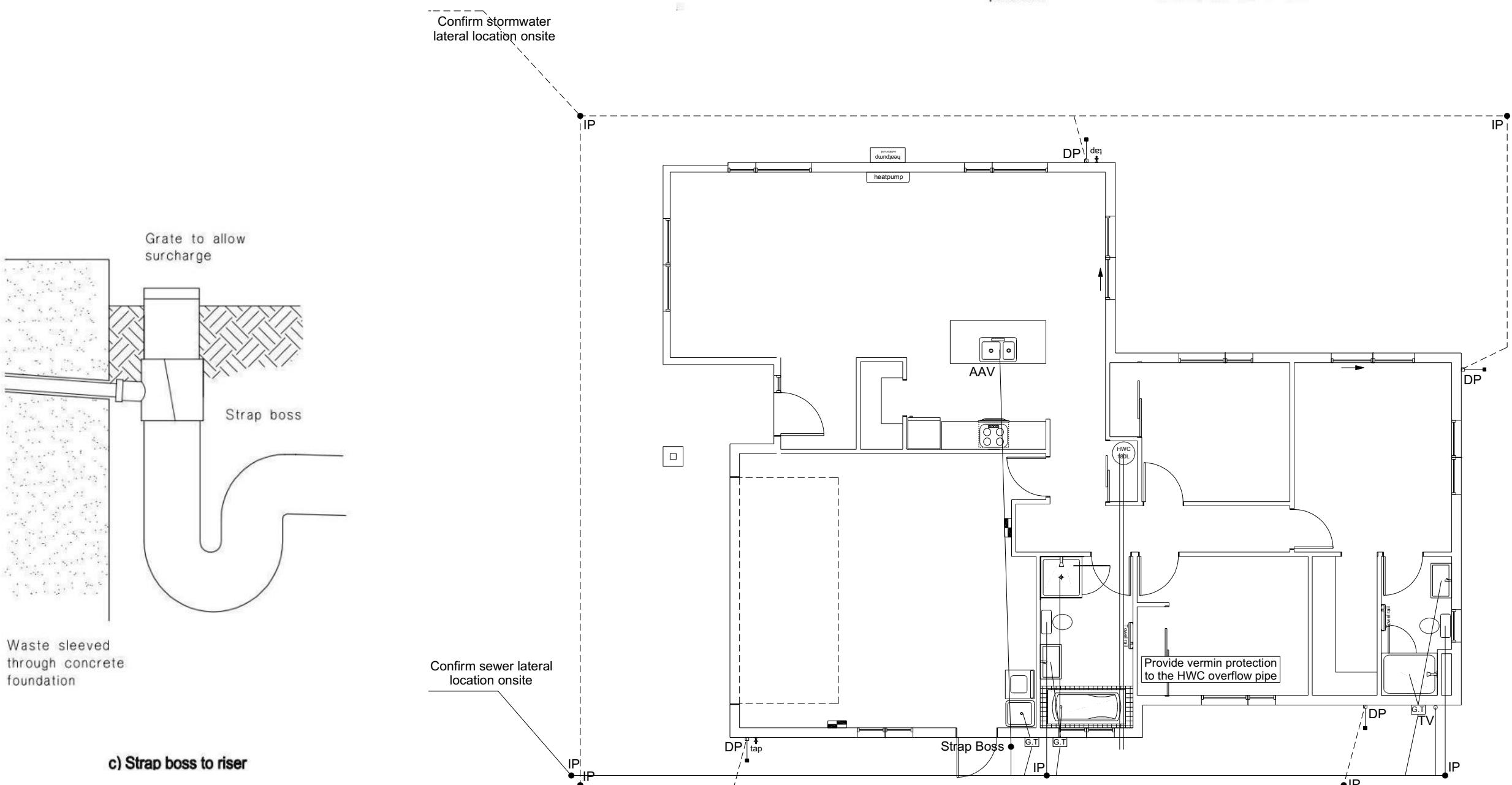
Sheet No.:  
**10**  
of 25 sheets



<b>Plumbing Schedule</b>	<b>NZBC G13</b>	
<b>Kitchen</b>		
Sink:	Ø50mm @1:40	(3 discharge units)
<b>Bathrooms</b>		
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)
<b>Drainage Schedule</b>	<b>NZBC G13</b>	
Main Foulwater		
Vented Drain	Ø100mm @1:60 (1:120max)	
Stormwater Drain	Ø90mm & Ø100mm @1:60 (1:120max)	
Terminal Vent	Ø80mm	
Heatpump	Drain over DP	
ORG	Overflow Relief Gully	
Hot water Cylinder	min 20mm Drain over GT	

**Notes:**  
ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of lowest fixture  
Sewer and Stormwater to connect to existing connections.  
All plumbing and drainage to comply with NZBC G13.  
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.

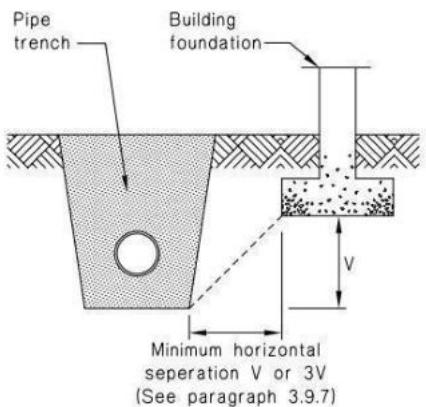
<b>DRAINAGE LEGEND</b>	
-----	Stormwater Drain uPVC
_____	Sewer Drain uPVC
DP	Downpipe
GT	Gully Trap
ORG	Overflow Relief Gully
TV	Terminal Vent
AAV	Air Admittance Valve
IP	Inspection Point



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**BCN/2023/8543**

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



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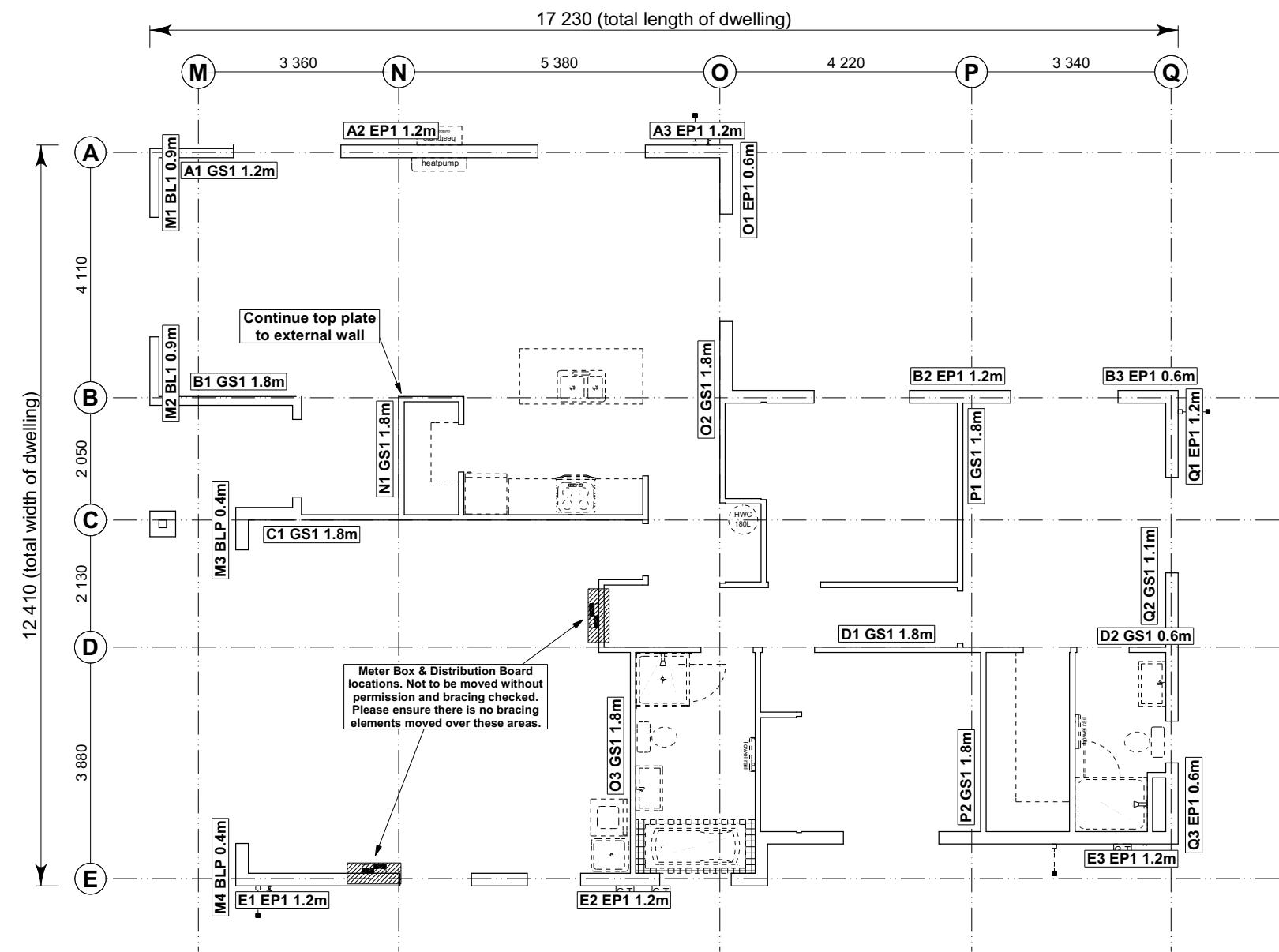


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Job Number:	Original Plan:	Sheet Name:		
<b>178182</b>	<i>Waxeye</i>	<b>DRAINAGE PLAN</b>		
Sales:	Drawn:	QS:	Print Date:	Scale:
D Ryan	M Glynn	W Xian	23/01/2024	1:100



**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 BL1 0.9m	Brace Length
A1 GS1 1.2m	Brace Type
A1 EP1 1.2m	Brace Number

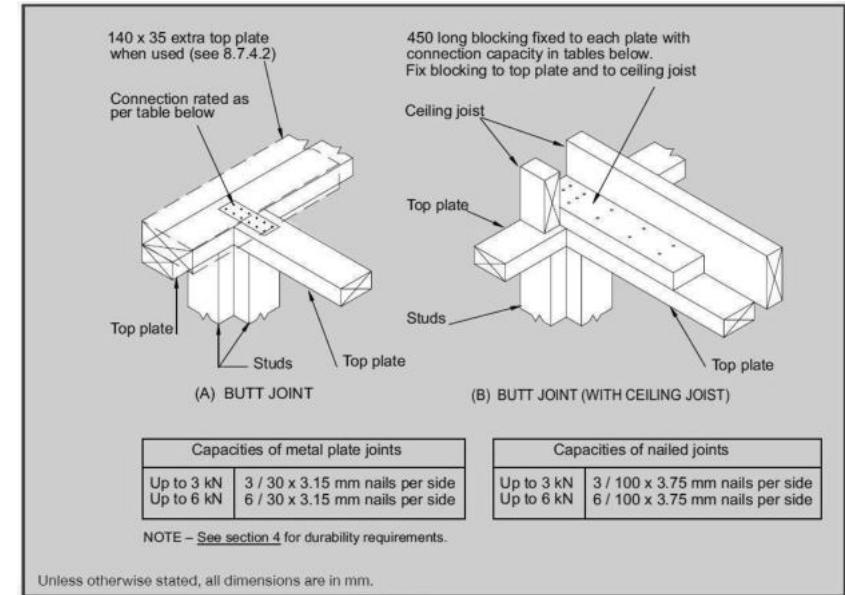


Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

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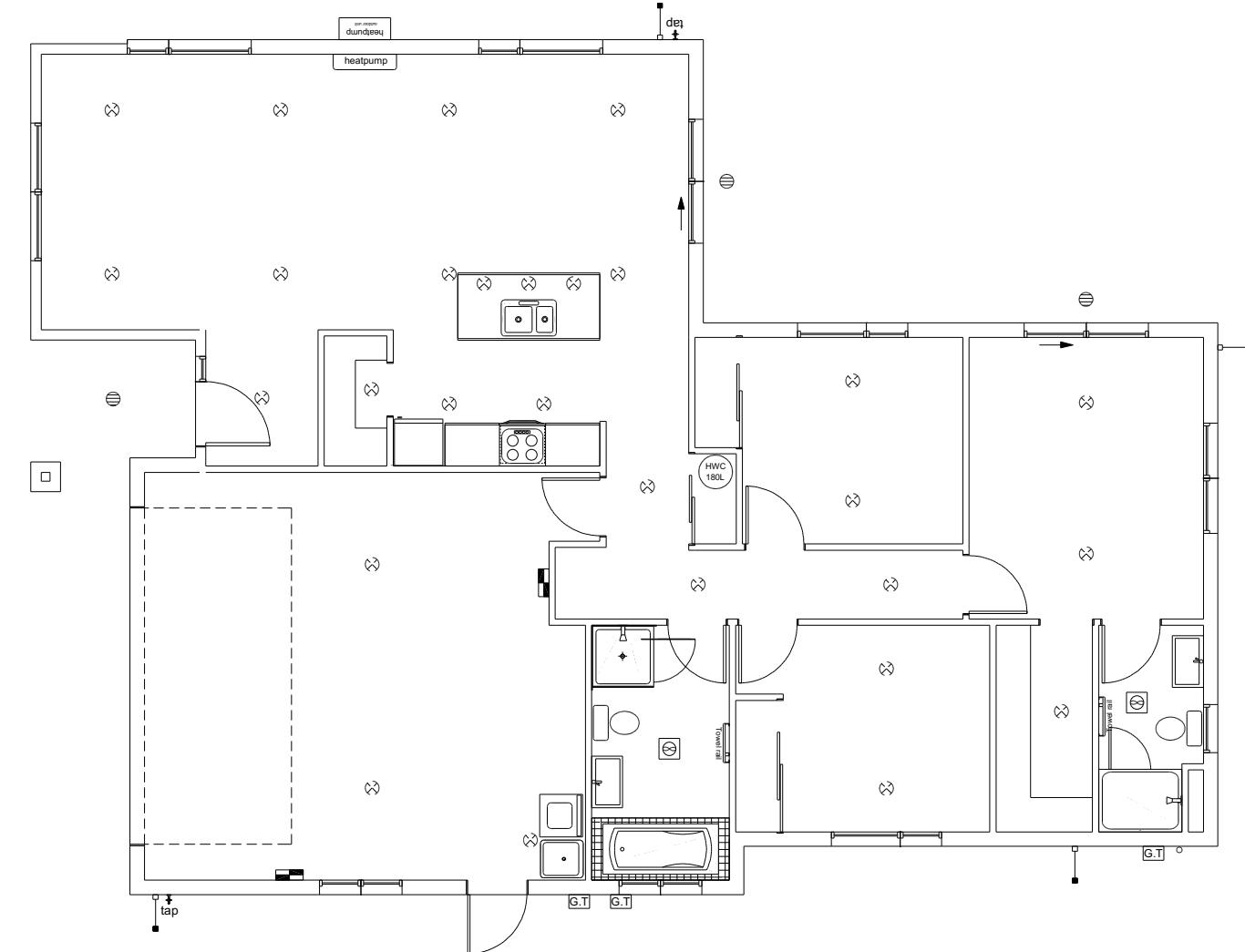
**Single Level Along Resistance Sheet**

Job Name: Orringe & Mandigal

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	Demand		Achieved		
									Wind		EQ		
									625	987	1411	1466	
A	1	1.20		2.4	GS1-N	GIB®	83	72					
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162					
	3	1.20		2.4	EP1 1.2	Ecopy®	144	162					

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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

**All dimensions are to be checked and confirmed prior to any construction  
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Timothy Orringe & Sheena Mandigal  
Lot 4011, DP 563760  
5 Ahaura Street  
Prestons Park, Christchurch

Job Number:  
**178182**

**Original Plan:**

## **LIGHTING PLAN**

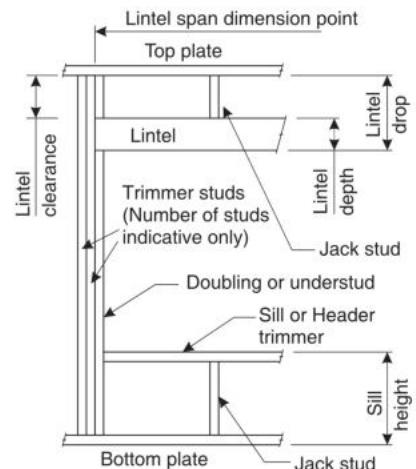
# LINTEL FIXING SCHEDULE

## 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 <sup>2</sup>	G	G	H	G	G	H
11.6m <sup>2</sup>	G	H	H	G	G	H
12.1m <sup>2</sup>	G	H	H	G	H	H
15.3m <sup>2</sup>	H	H	-	G	H	H
19.1m <sup>2</sup>	H	-	-	G	H	-
20.9m <sup>2</sup>	H	-	-	H	H	-
21.8m <sup>2</sup>	H	-	-	H	-	-
34.3m <sup>2</sup>	-	-	-	H	-	-

**NOTES:**

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

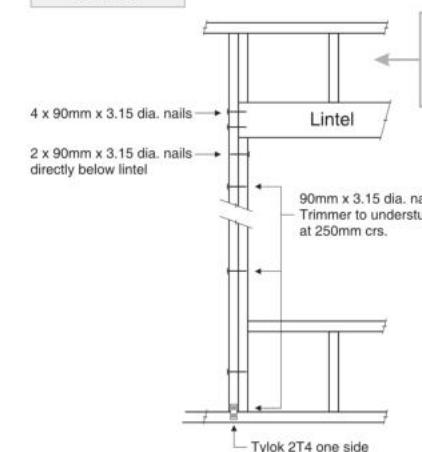
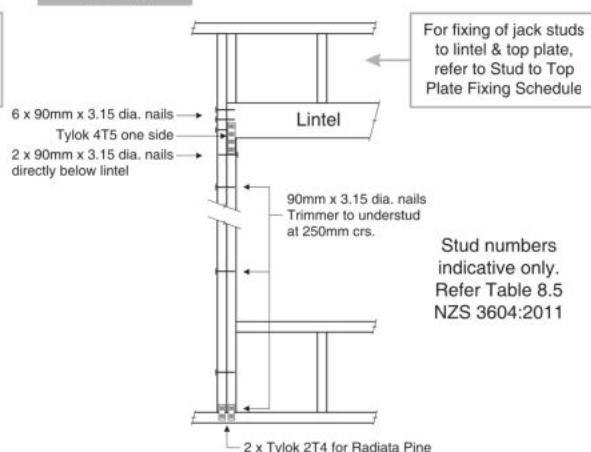
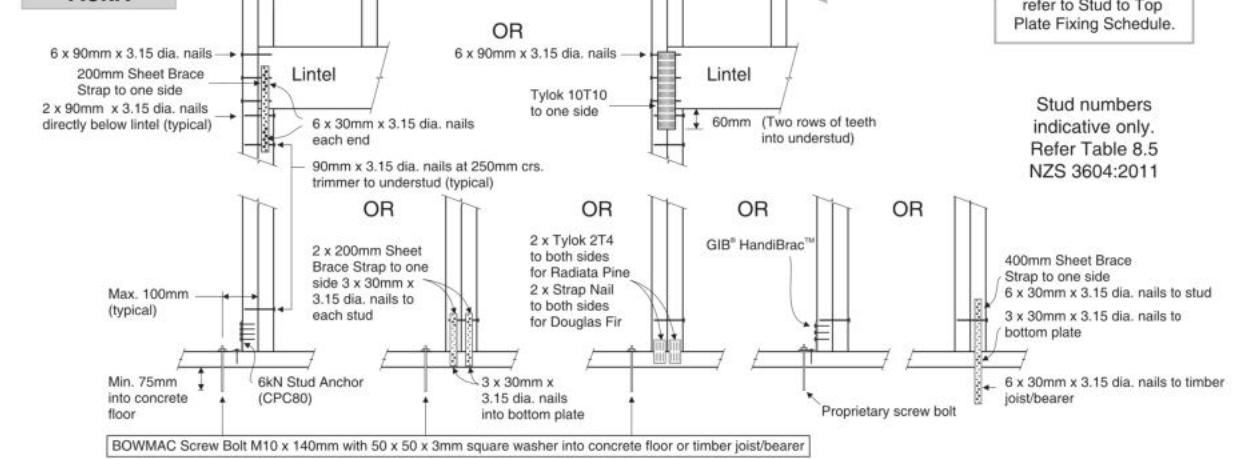
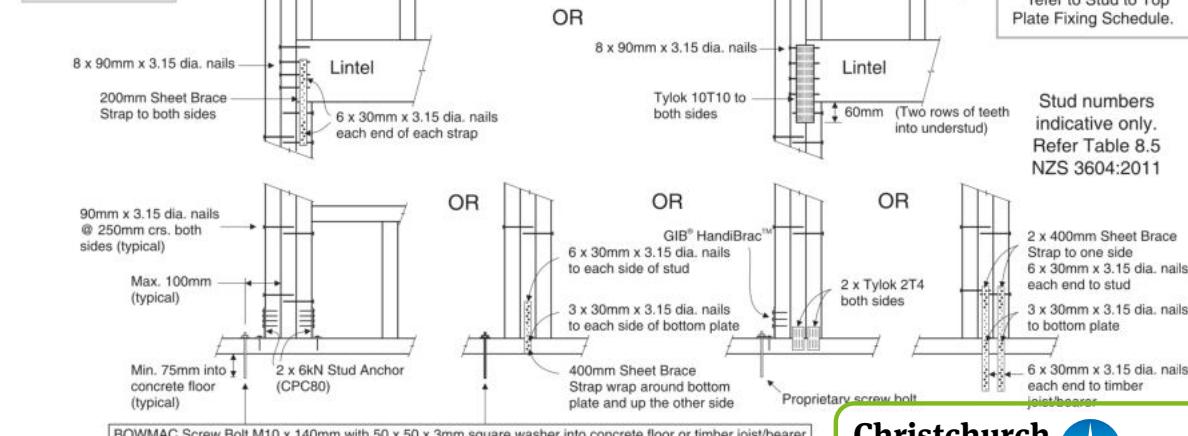
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**LINTEL FIXING OPTIONS**
**TYPE E**  
1.4kN

**TYPE F**  
4.0kN

**TYPE G**  
7.5kN

**TYPE H**  
13.5kN


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**CONSENT PLANS**

No.	Date:	Reason:
1	13-12-2023	Initial Consent Plans

Sheet No.:  
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of 25 sheets



08/2017

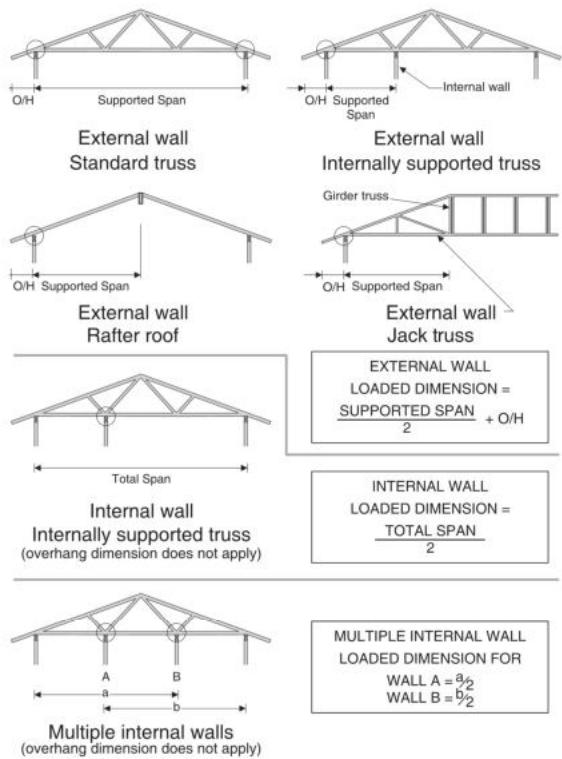
# STUD TO TOP PLATE FIXING SCHEDULE

## ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

### NOTE:

- All fixings are designed to resist vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20kPa.
- Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads.
- These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- For gable end walls where the adjacent rafter/truss is located within 1200mm and with a maximum verge overhang of 750mm, select stud to top plate fixing using a loaded dimension of 1.5m.
- All fixings assume top plate thickness of 45mm maximum.
- Wall framing arrangements under girder trusses are not covered in this schedule.
- All timber selections are as per NZS 3604:2011.

### LOADED DIMENSION DEFINITION



### FIXING SELECTION CHART

(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)  
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

Loaded Dimension (m) Stud Centres		Light Roof Wind Zone				Heavy Roof Wind Zone						
300mm	400mm	600mm	L	M	H	VH	EH	L	M	H	VH	EH
3.0	2.3	1.5	A	A	B	B	B	A	A	B	B	B
4.0	3.0	2.0	A	A	B	B	B	A	A	B	B	B
5.0	3.8	2.5	A	B	B	B	B	A	A	B	B	B
6.0	4.5	3.0	A	B	B	B	B	A	A	B	B	B
7.0	5.3	3.5	A	B	B	B	B	A	A	B	B	B
8.0	6.0	4.0	A	B	B	B	B	A	A	B	B	B
9.0	6.8	4.5	B	B	B	B	B	A	A	B	B	B
10.0	7.5	5.0	B	B	B	B	B	A	A	B	B	B
11.0	8.3	5.5	B	B	B	B	B	A	A	B	B	B
12.0	9.0	6.0	B	B	B	B	B	A	A	B	B	B

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**Timothy Orringe & Sheena Mandigal**  
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Prestons Park, Christchurch

Job Number:  
**178182**  
Original Plan:  
**Waxeye**  
Sheet Name:  
**FRAMING DETAILS**  
Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 23/01/2024 Scale: NTS @ A3

**CONSENT PLANS**  
No. Date: Reason:  
1 13-12-2023 Initial Consent Plans

Sheet No.:  
**15**  
of 25 sheets

Christchurch City Council  
BCN/2023/8543

Page 15 of 25

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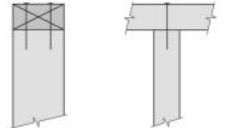
25/01/2024

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### FIXING OPTIONS

#### FIXING TYPE A 0.7kN

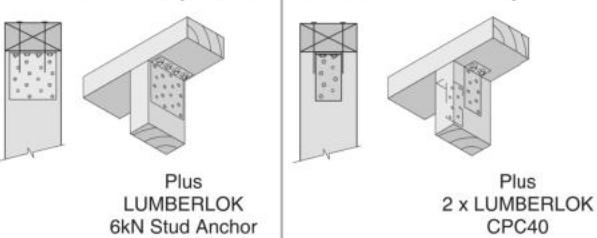
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



#### FIXING TYPE B 4.7kN

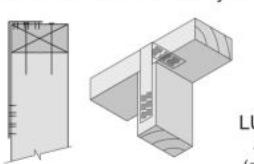
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Recommended for internal wall options to avoid lining issues

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.

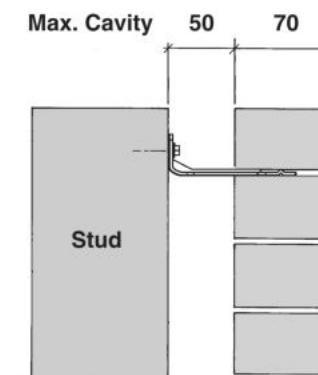


Plus  
LUMBERLOK  
Stud Strap  
(one face only)

SCAN FOR  
INSTALLATION  
VIDEO

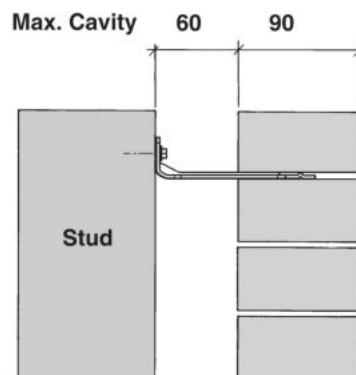
<https://vimeo.com/117353604>

### 70 SERIES BRICK



Screw Tie Short  
(85mm)

### 90 SERIES BRICK



Screw Tie Long  
(105mm)

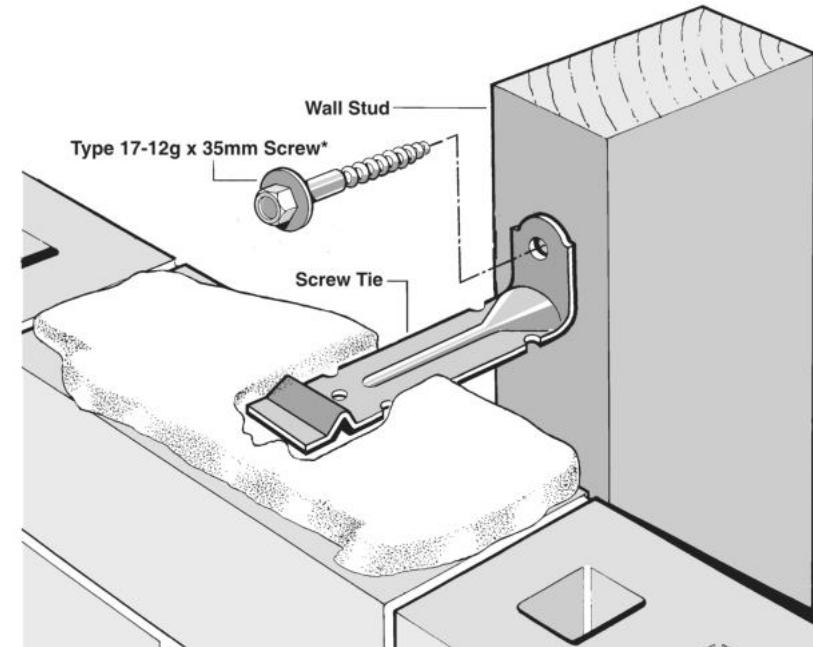
- All brick work must be constructed in accordance with NZS 4210:2001 Masonry Construction: Materials and Workmanship. Screw Ties must be applied accordingly and are not to be hammered into timber framing.
- Water shedding shoulder prevents transfer of the moisture from tie to building.
- Nail hole for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

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

Also available in Stainless Steel Grade 316 for Zone D.

### SCREW TIES FOR BRICK VENEER FIXING

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

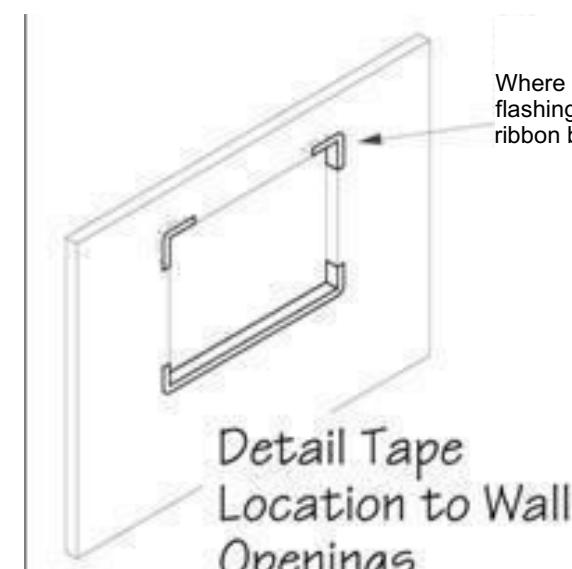
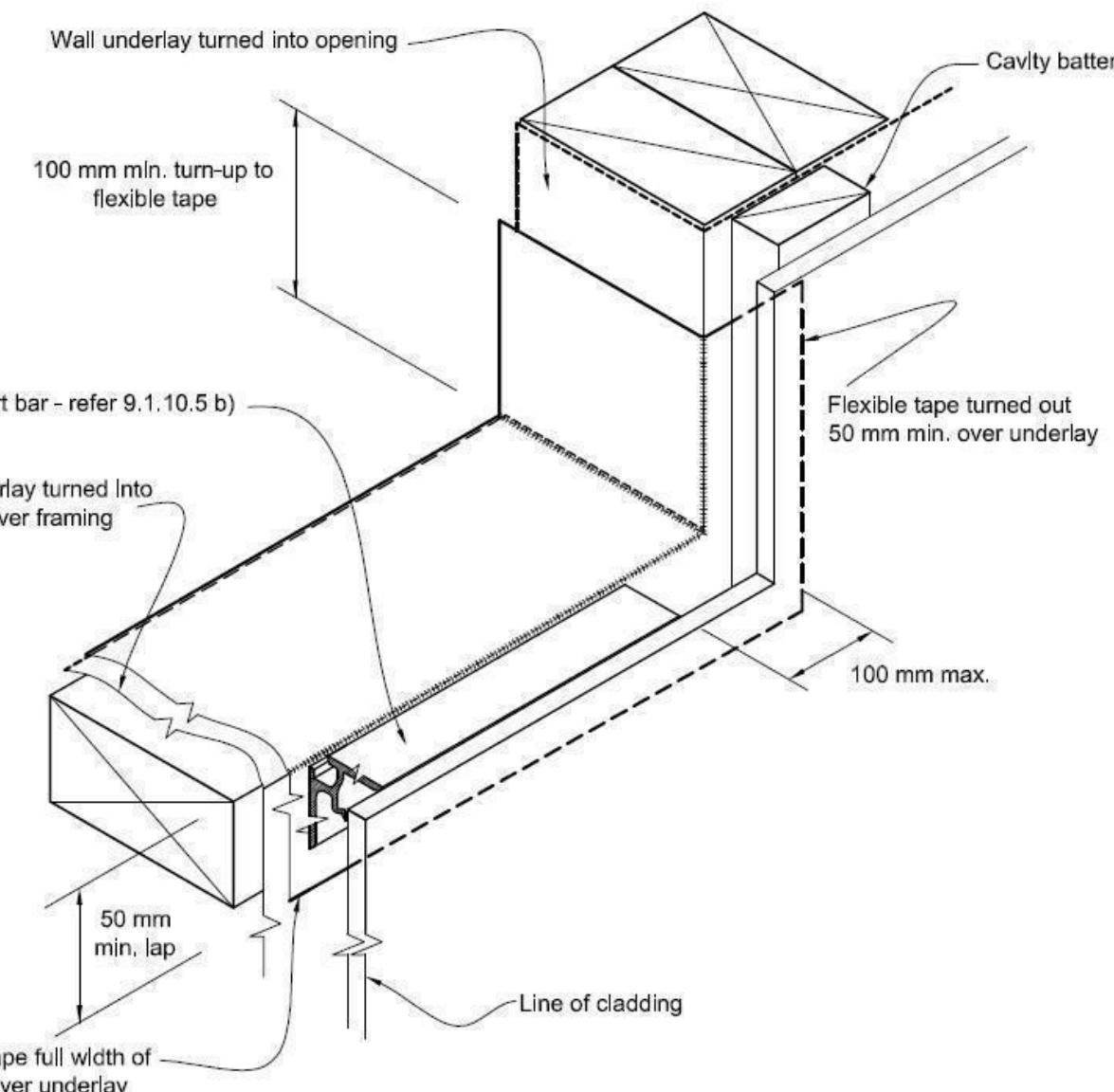


\*NOTE:  
Use longer screws for fixing through Rigid Air Barrier (RAB). Maintain 35mm embedment in studs.

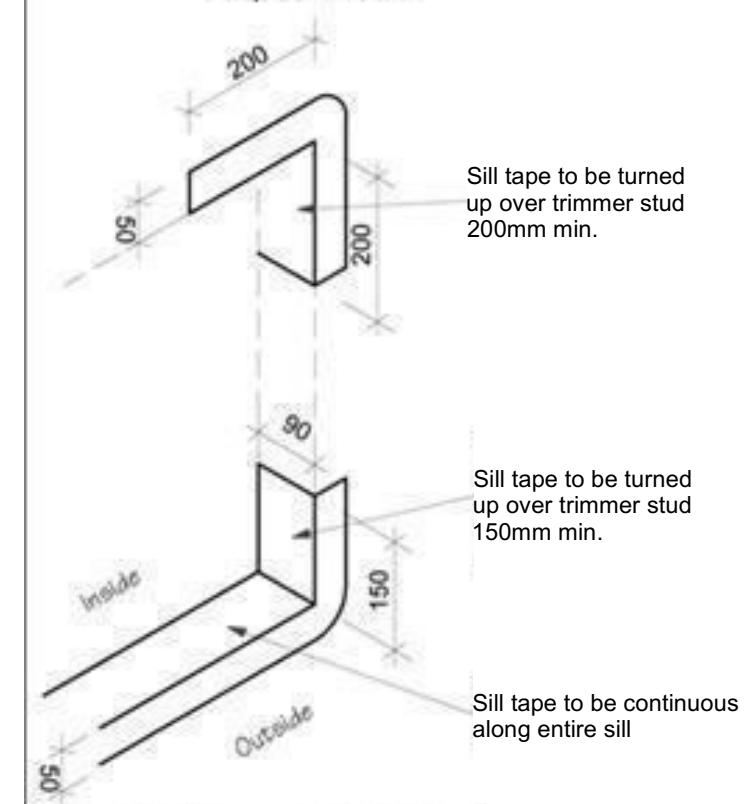
**Figure 72B: General window and door opening with drainage cavity**  
Paragraphs 9.1.5, 9.1.9.3, 9.1.10.2, Figures 73C, 76, 85, 86, 91, 99, 116 and 128

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.



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



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Prestons Park, Christchurch

Job Number:  
**178182**

Original Plan:  
**Waxeye**

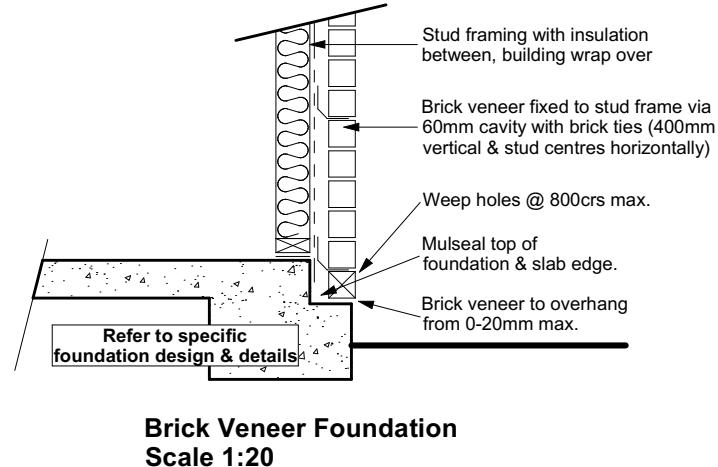
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**CONSENT PLANS**

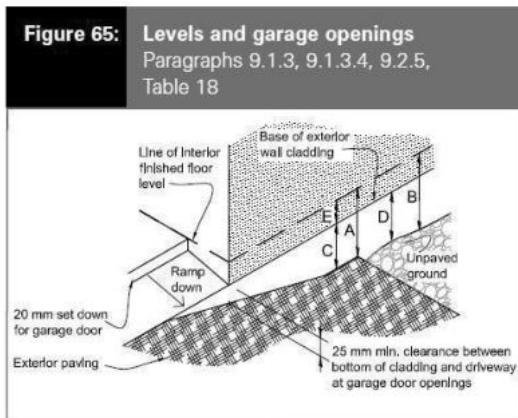
No.	Date:	Reason:
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**16**

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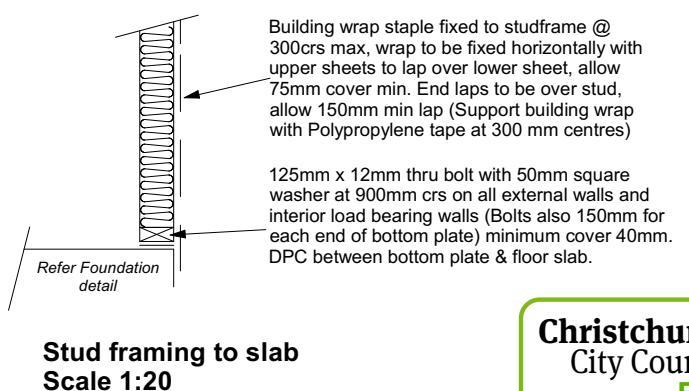
**Brick Veneer Foundation**  
Scale 1:20



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

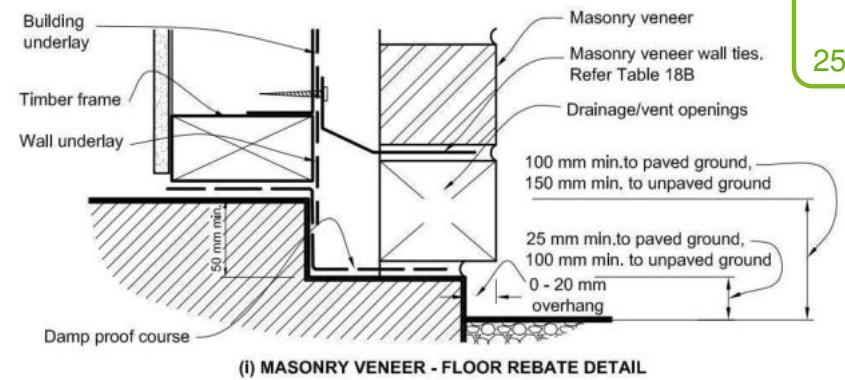
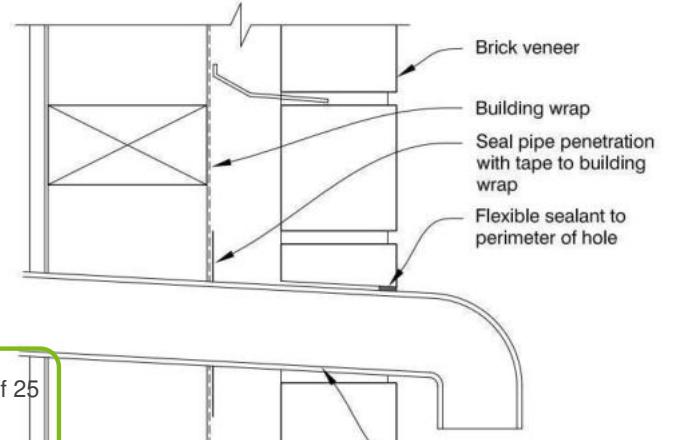
Minimum clearances (mm)	Masonry veneer		Other claddings				
	A	B	A	B	C	D	E
Concrete slab	100	150	150	225	100	175	50
Timber floor (Refer Note 1)			100	175	502		

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



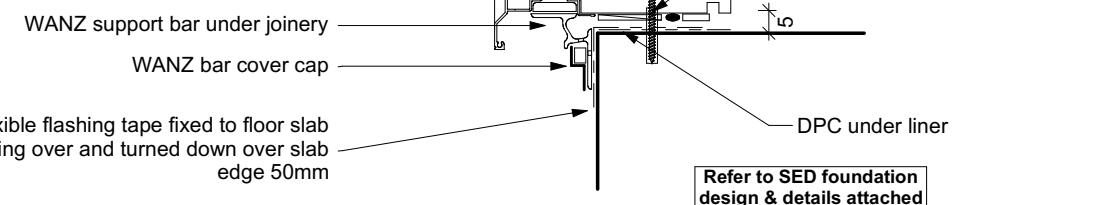
**Stud framing to slab**  
Scale 1:20

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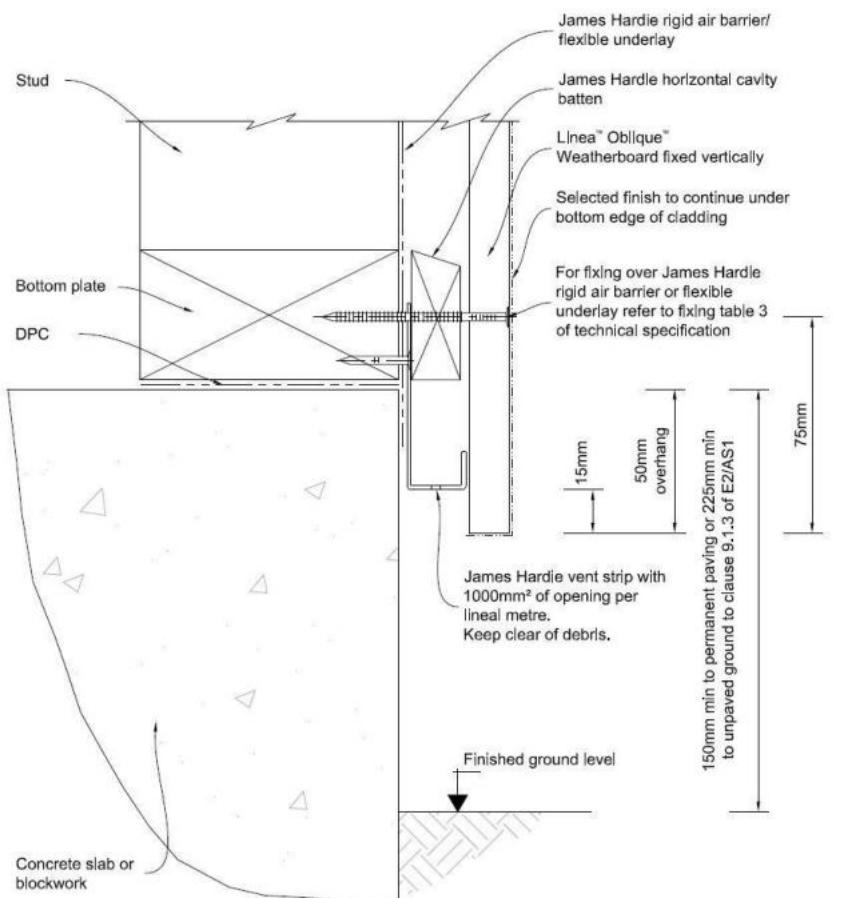


(i) MASONRY VENEER - FLOOR REBATE DETAIL

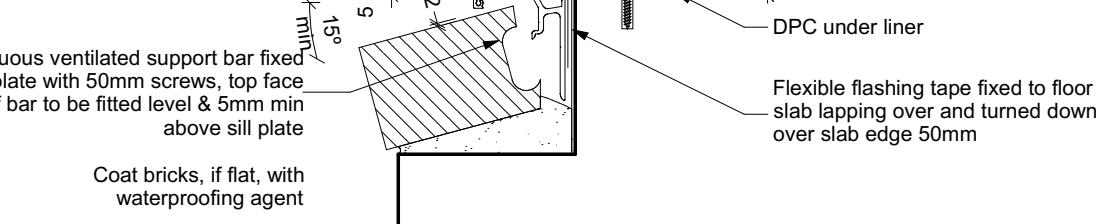
50mm screw fixing to window sill, no more than 150mm from all corners and then 450crs spacings, allow for extra fixings at mullions, transoms & door strikers, all screws driven below sill surface and filled and sanded prior to painting



**Sill to Slab Detail**  
Scale 1:20



50mm screw fixing to window sill, no more than 150mm from all corners and then 450crs spacings, allow for extra fixings at mullions, transoms & door strikers, all screws driven below sill surface and filled and sanded prior to painting



**Door Sill to Slab Detail**  
Scale 1:20

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5 Ahaura Street  
Prestons Park, Christchurch

Job Number:  
**178182**

Original Plan:  
**Waxeye**

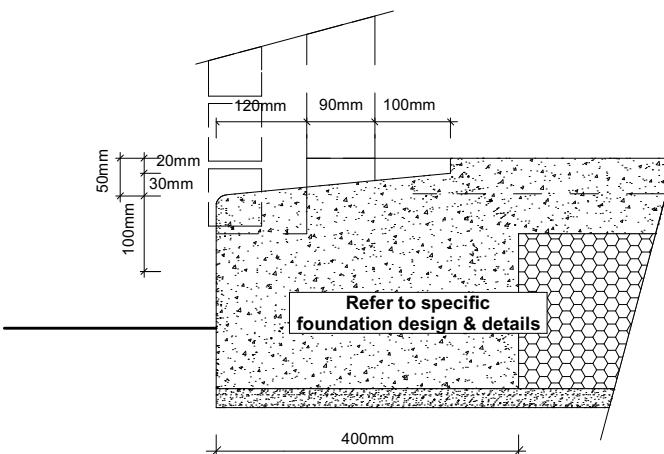
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**CONSTRUCTION DETAILS**

### CONSENT PLANS

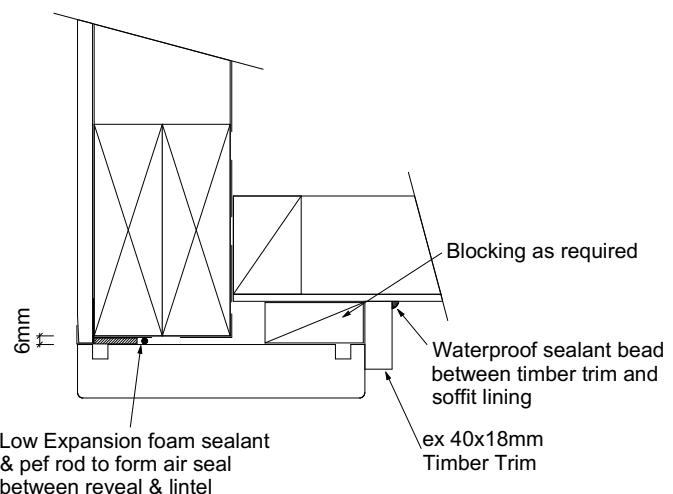
No.	Date:	Reason:
1	13-12-2023	Initial Consent Plans

Sheet No.:  
**17**

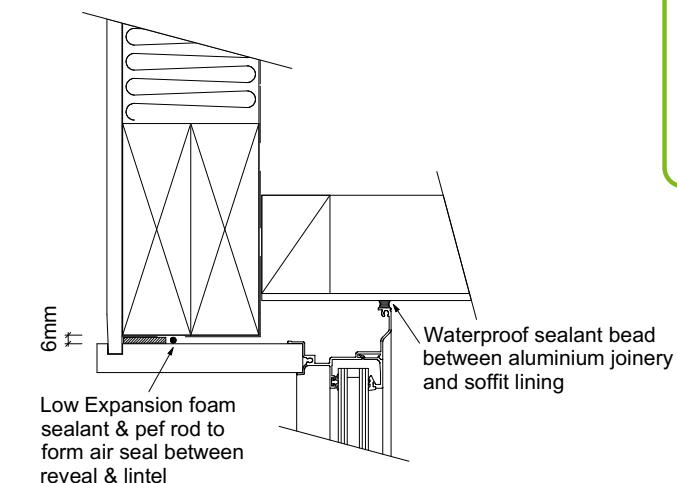
of 25 sheets



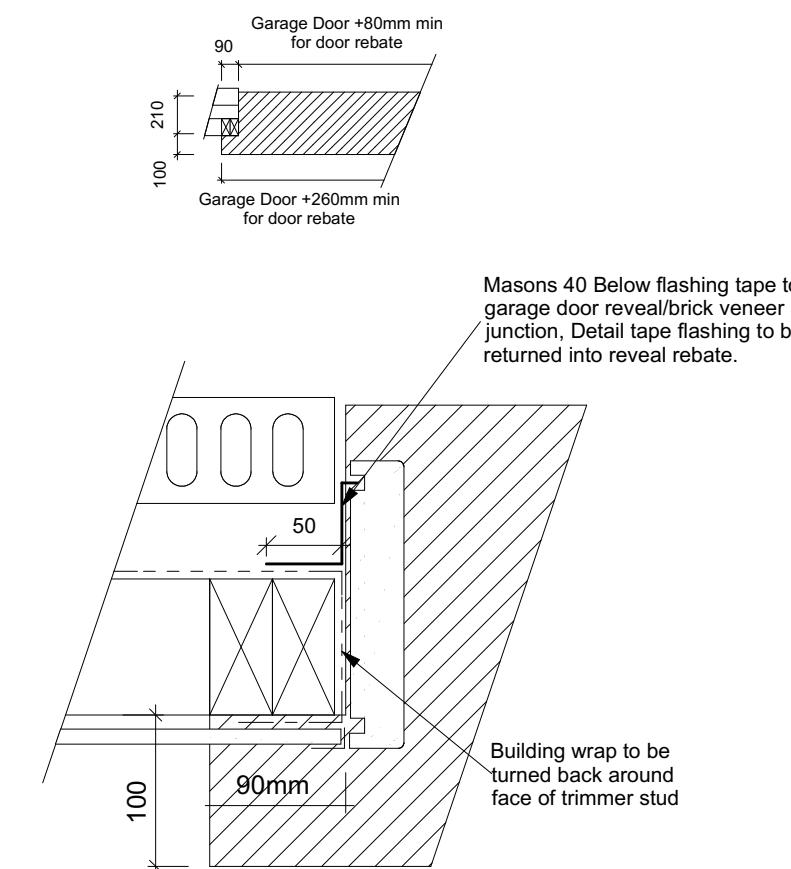
**Garage Door Rebate Details**  
Scale 1:10



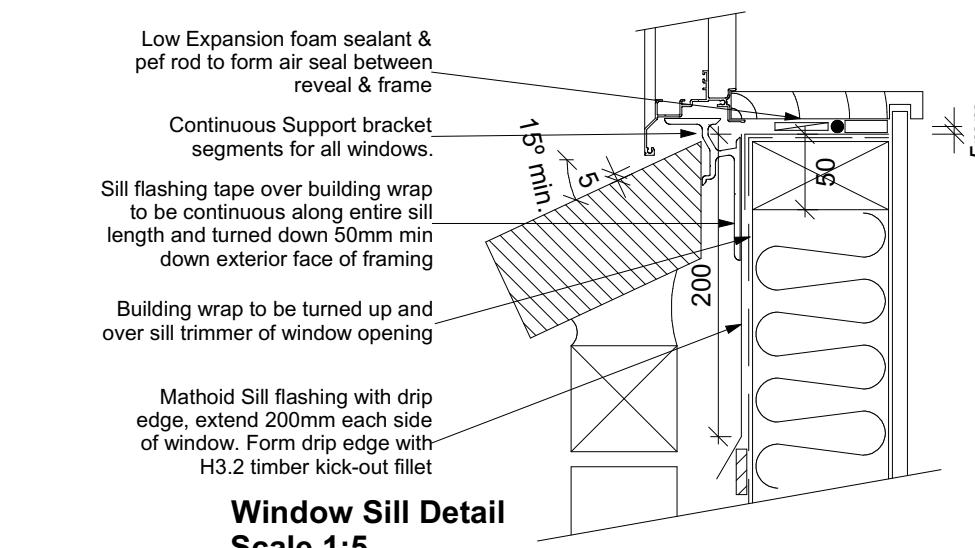
**Garage Door Head to Soffit**  
Scale 1:5



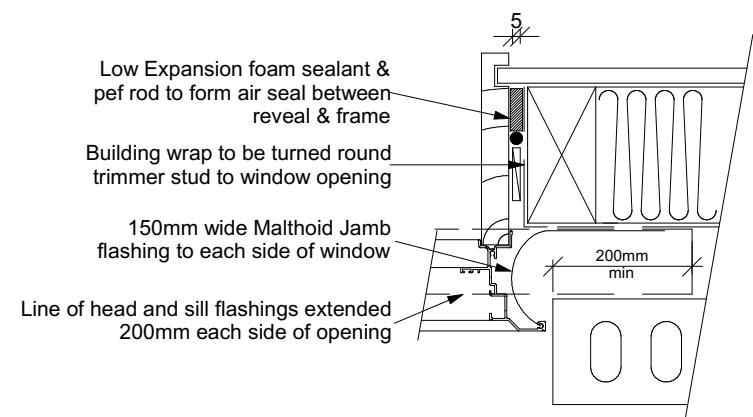
**Window Head to Soffit Detail**  
Scale 1:5



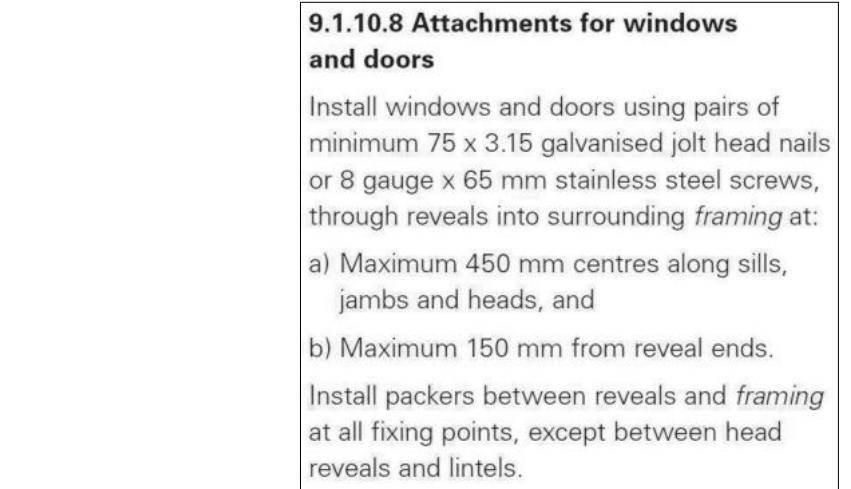
**Garage Door Jamb Detail**  
Scale 1:5



**Window Sill Detail**  
Scale 1:5



**Window Jamb Detail**  
Scale 1:5

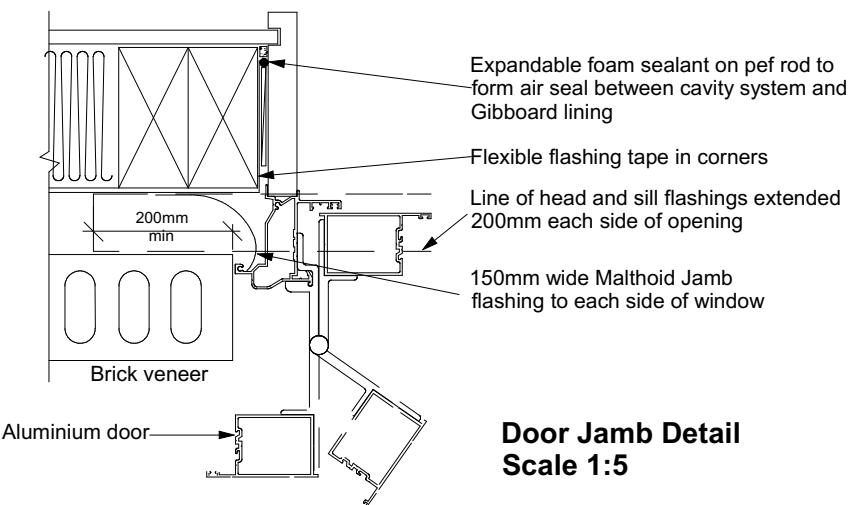


#### 9.1.10.8 Attachments for windows and doors

Install windows and doors using pairs of minimum 75 x 3.15 galvanised jolt head nails or 8 gauge x 65 mm stainless steel screws, through reveals into surrounding framing at:

- Maximum 450 mm centres along sills, jambs and heads, and
- Maximum 150 mm from reveal ends.

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



**Door Jamb Detail**  
Scale 1:5

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Job Number:  
**178182**

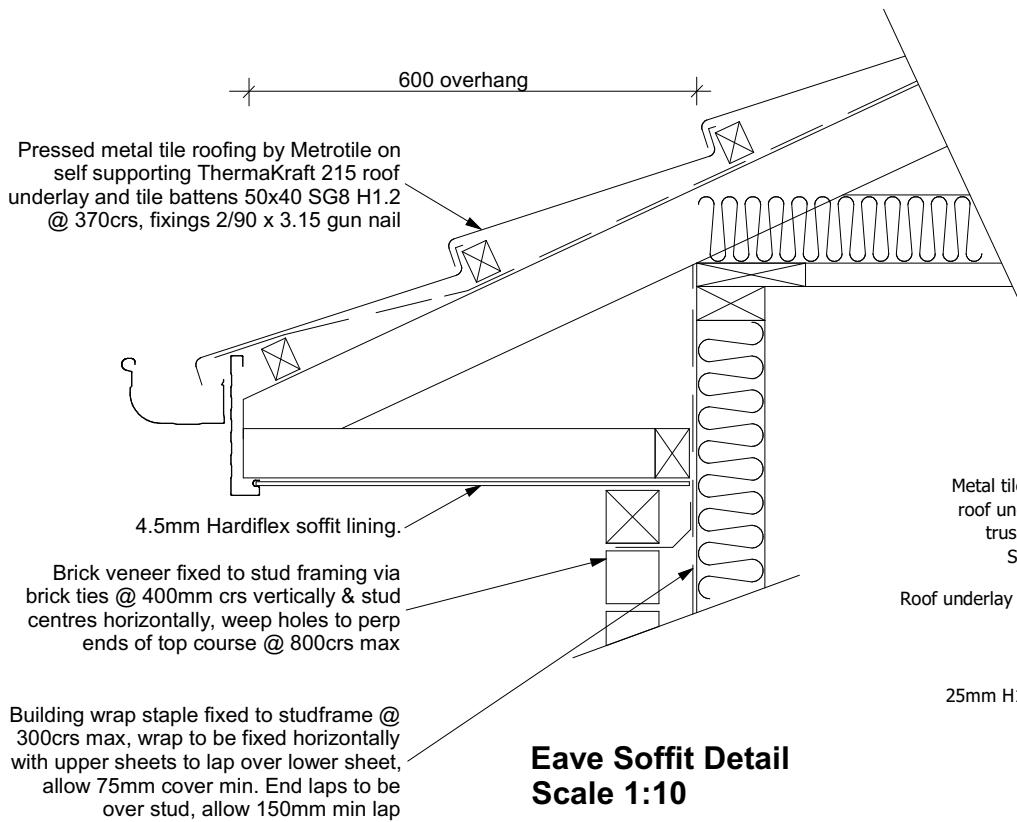
Original Plan:  
**Waxeye**

Sheet Name:  
**CONSTRUCTION DETAILS**

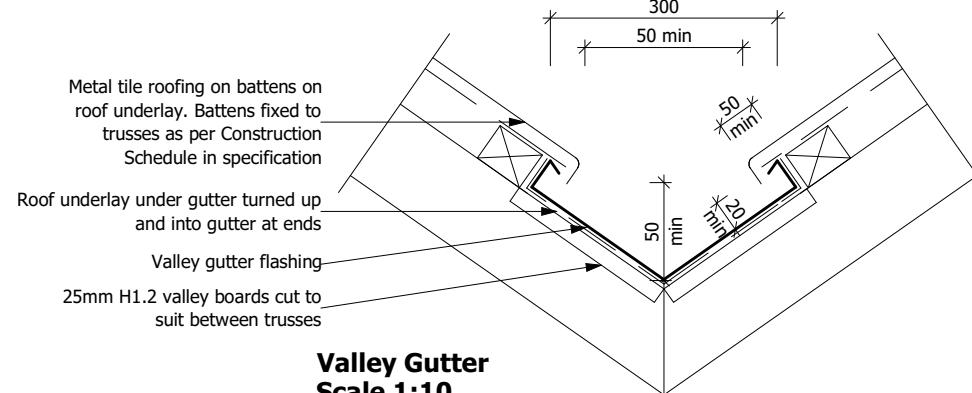
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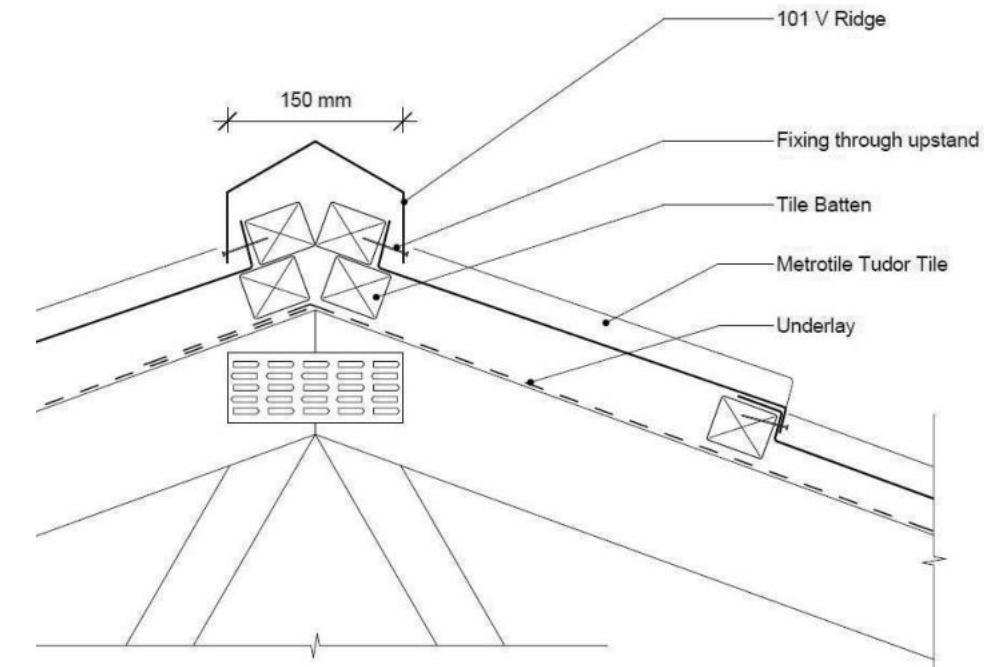
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of 25 sheets



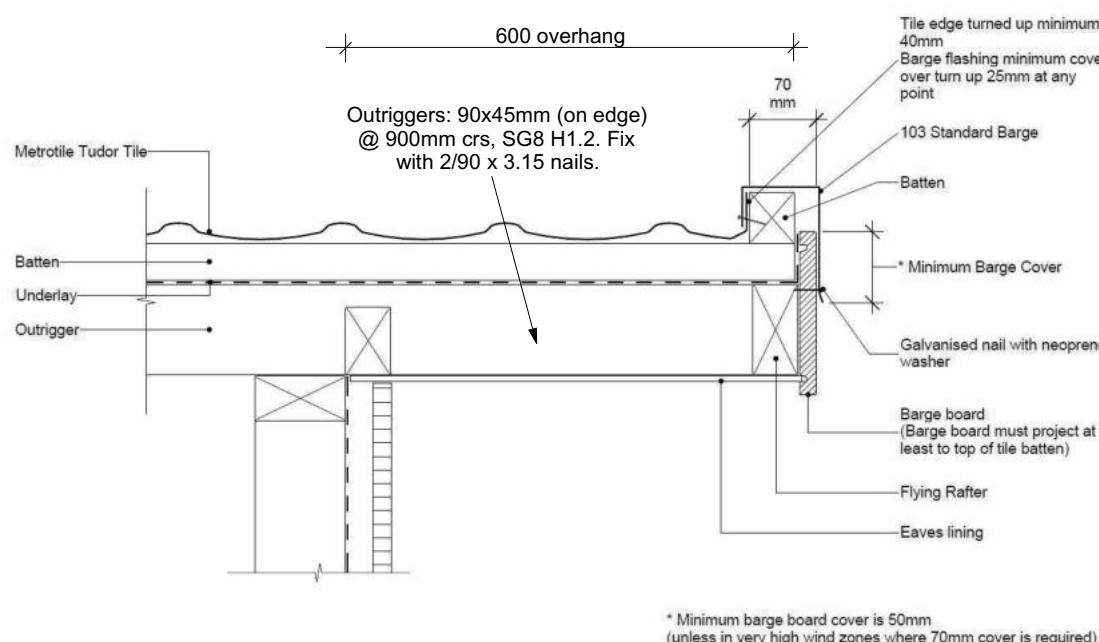
**Eave Soffit Detail**  
Scale 1:10



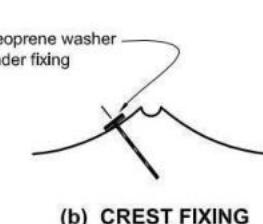
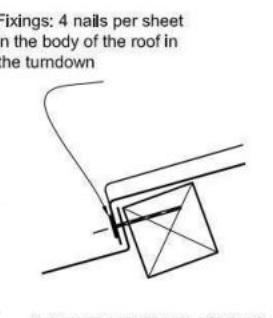
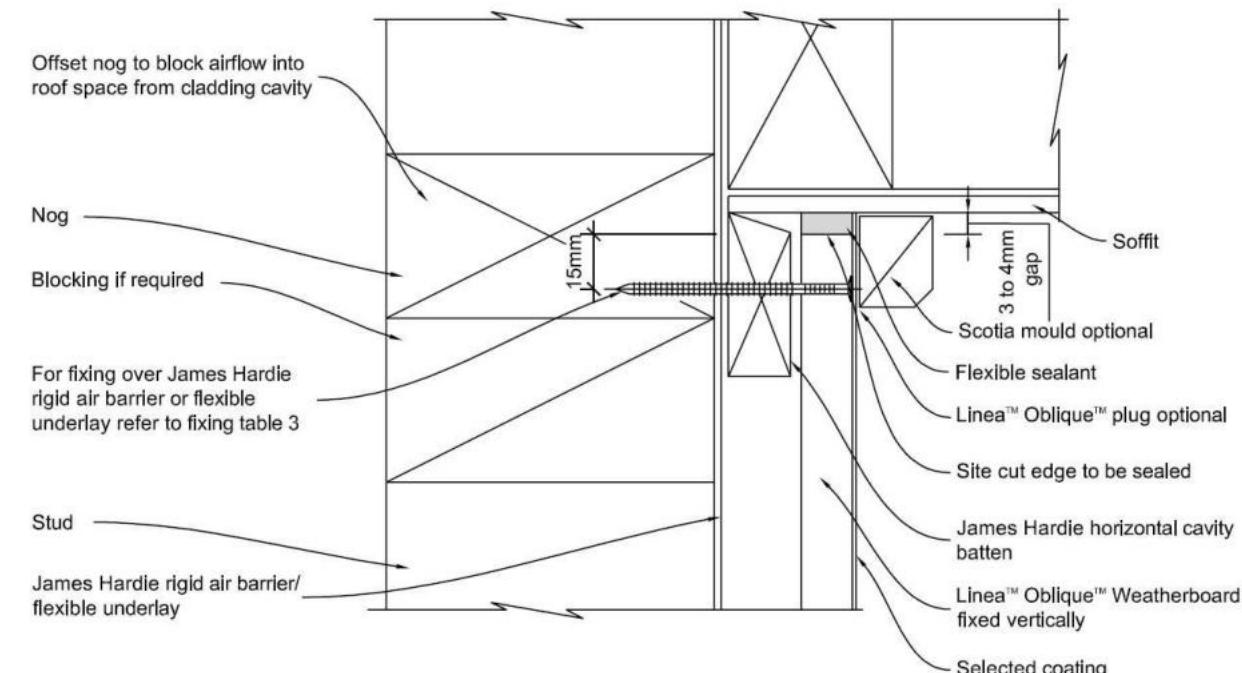
**Valley Gutter**  
Scale 1:10



**Metal Tile Angle Ridge Detail**  
Scale NTS



**Metal Tile Gable Detail**  
Scale NTS



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Lot 4011, DP 563760  
5 Ahaura Street  
Prestons Park, Christchurch

Job Number:  
**178182**

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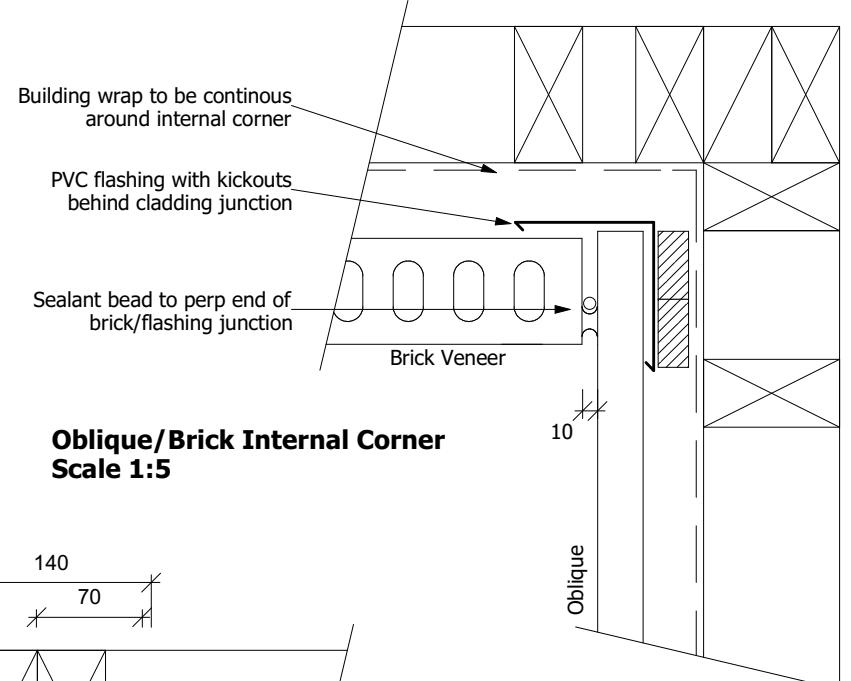
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**CONSENT PLANS**

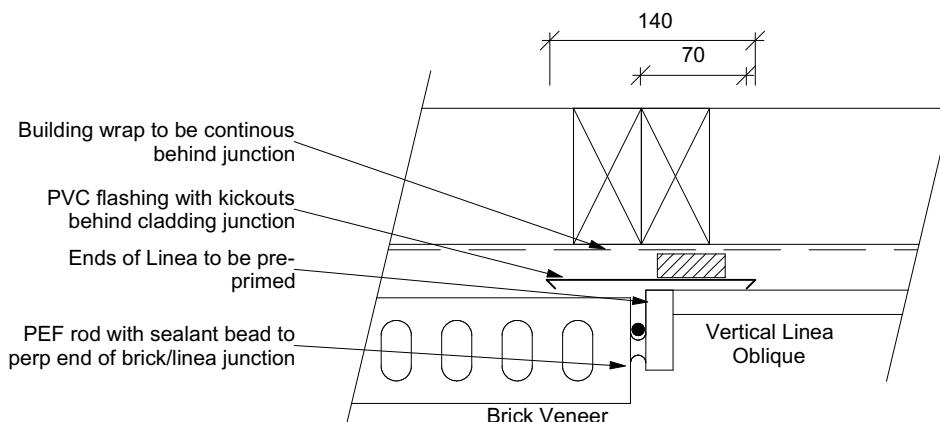
No.	Date:	Reason:
1	13-12-2023	Initial Consent Plans

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**19**

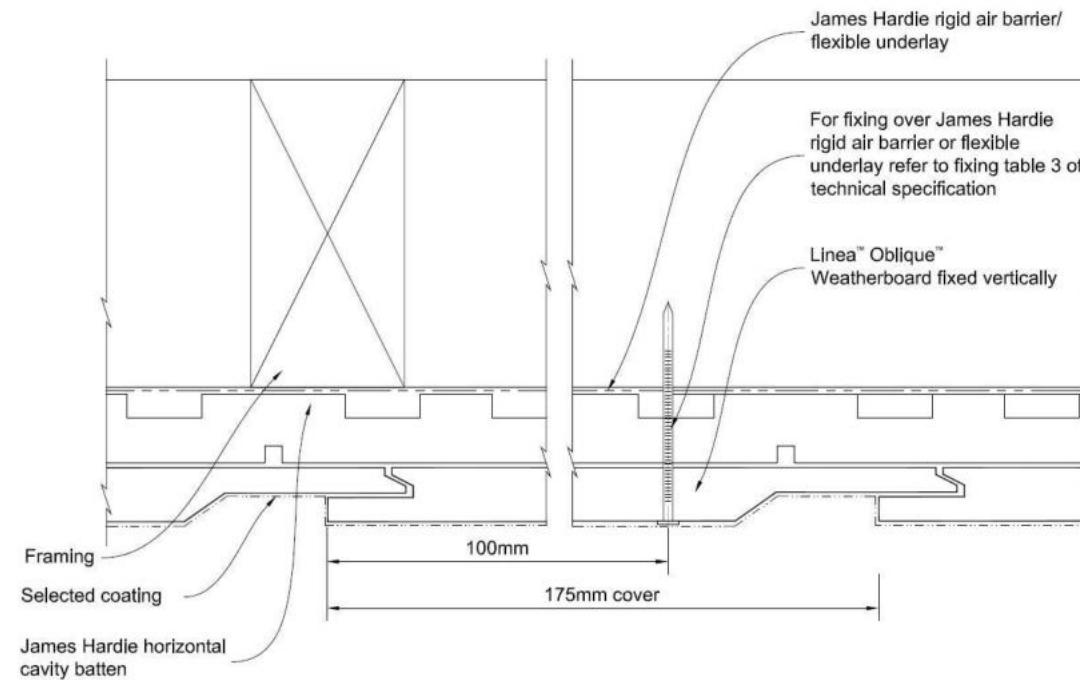
of 25 sheets



## **Oblique/Brick Internal Corner Scale 1:5**



## **Linea Oblique/Brick Vertical Junction Scale 1:5**



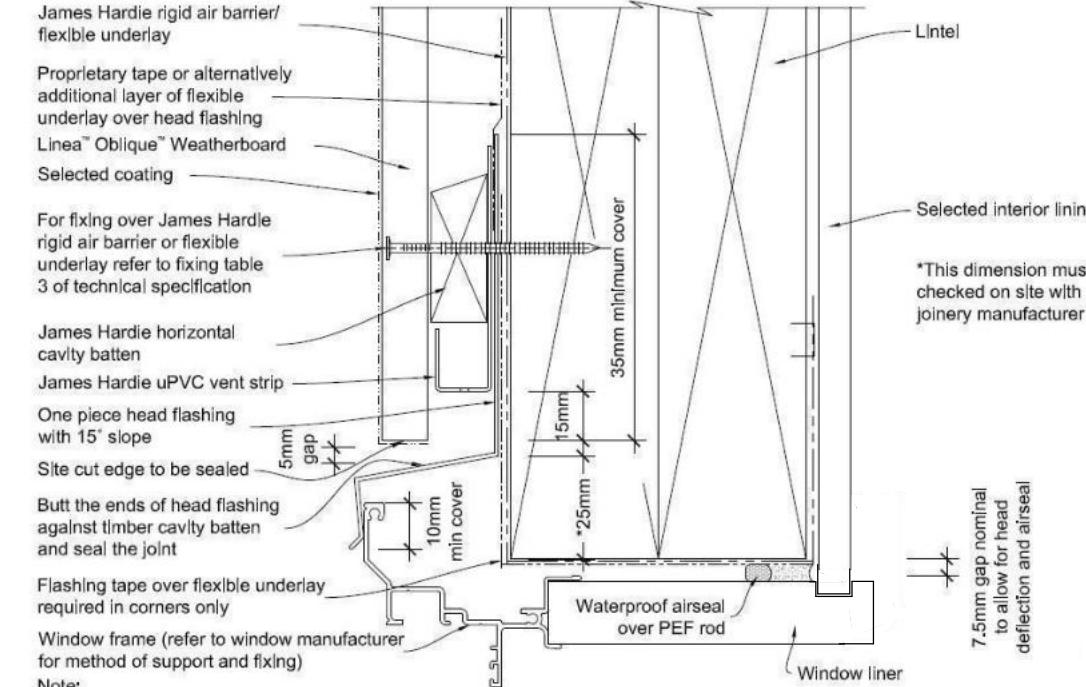
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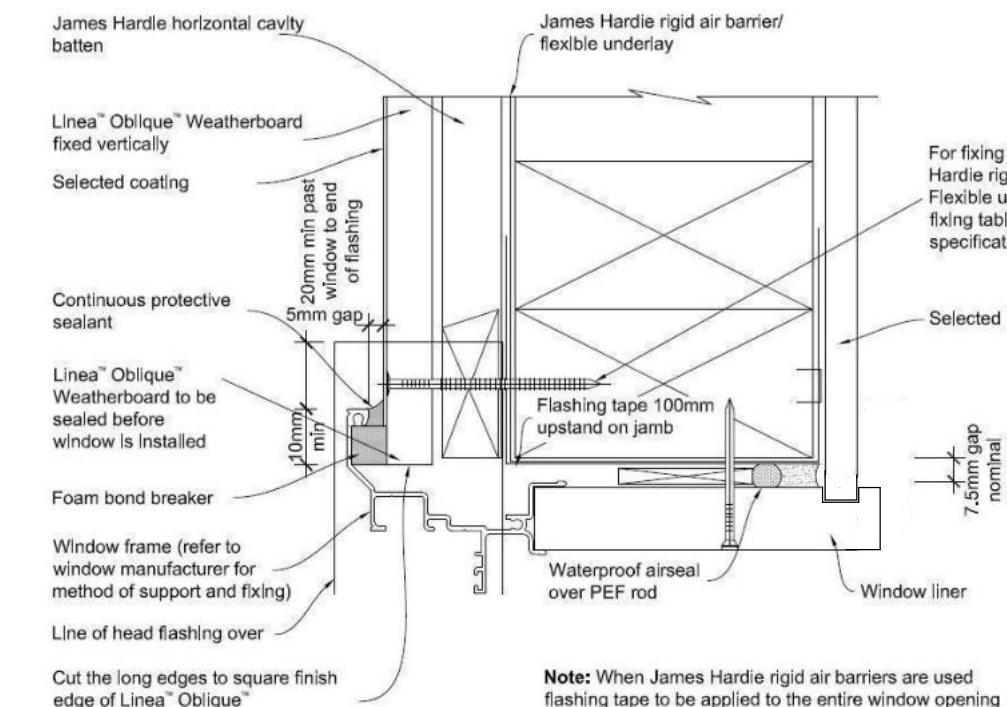
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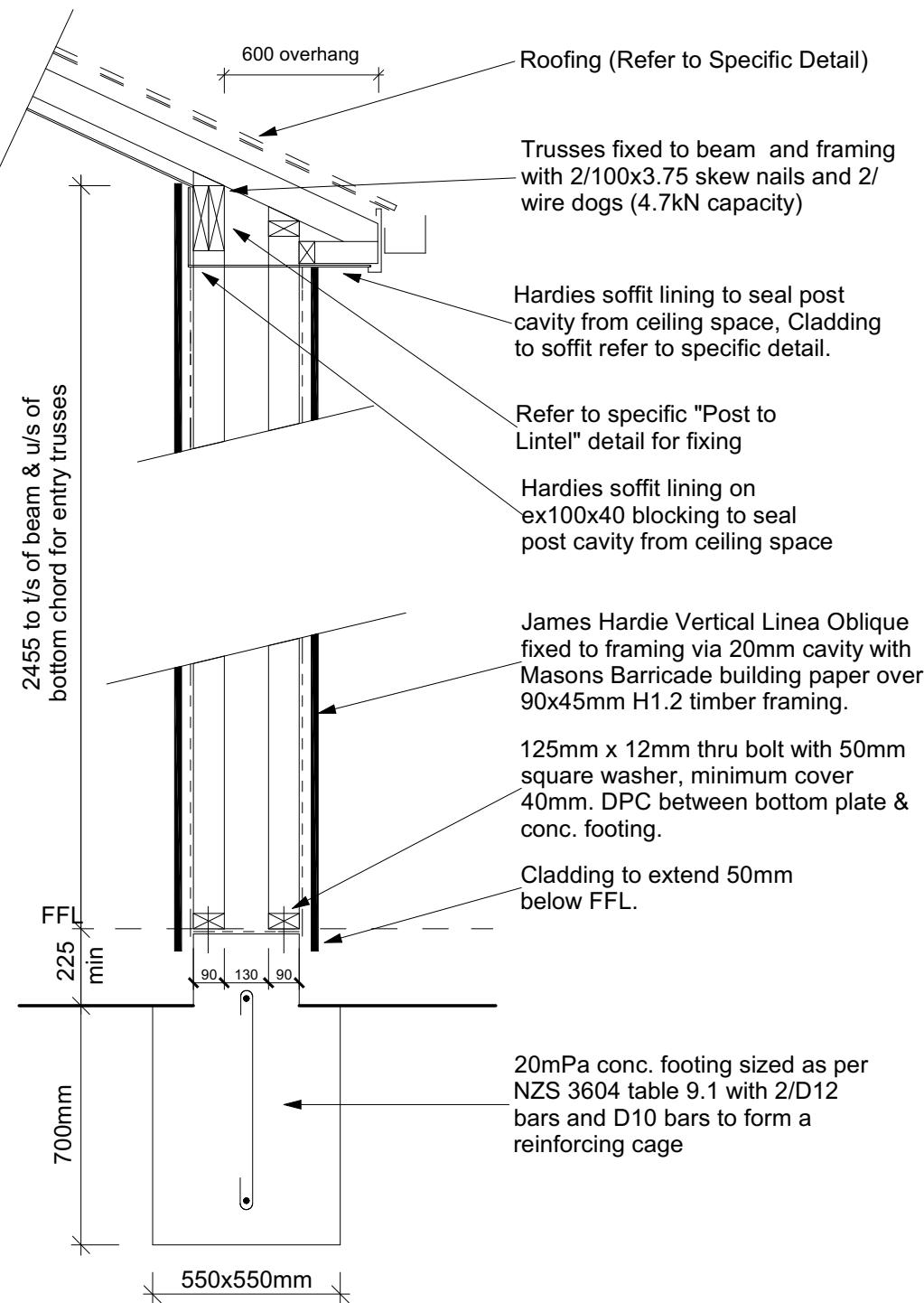


- When James Hardie rigid air barriers are used flashing tape to be applied to the entire window opening
- Sealant must be installed between head flashing and window flange in VH and EH wind zones and SED projects
- Alternatively, the head flashings can be formed with stop ends as per E2/AS1



**Note:** When James Hardie rigid air barriers are used  
flashing tape to be applied to the entire window opening

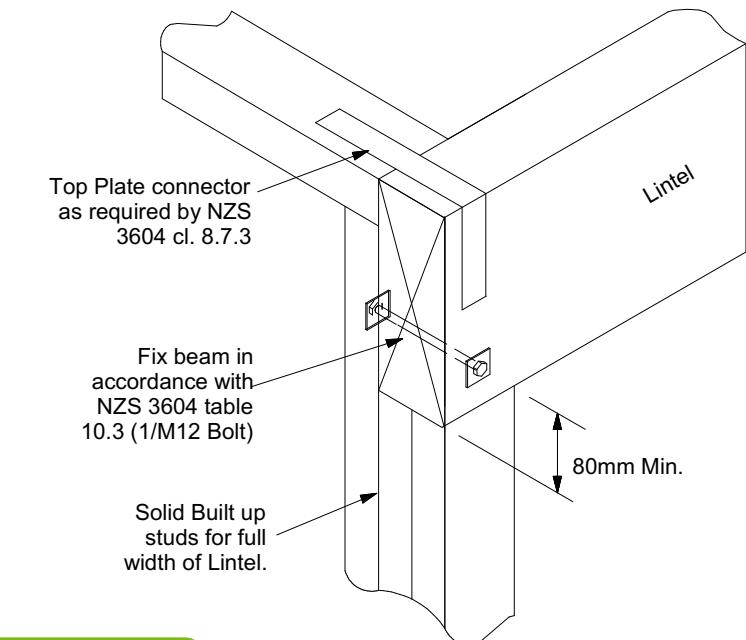
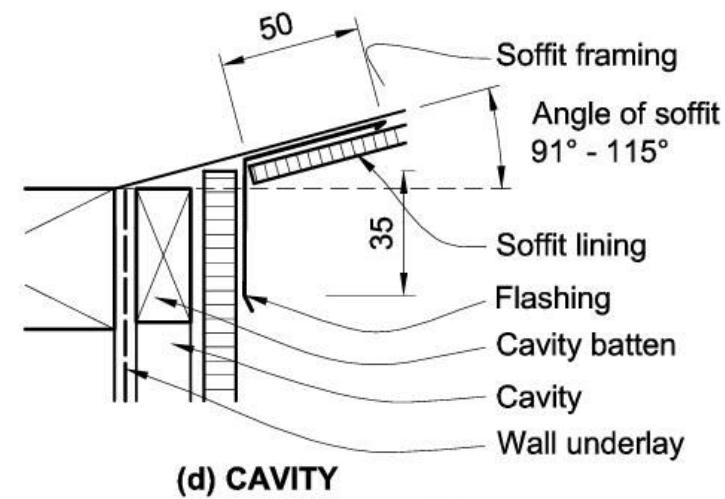
**Note:** All site cut edges to be sealed



### Entry Column Detail scale 1:20

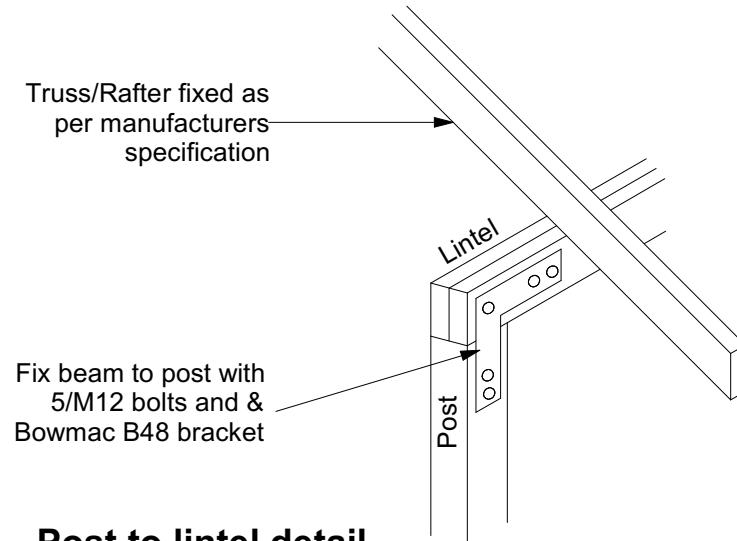
Note: This detail to be read in conjunction with foundation plan to determine location

Entry Column Footing:  
Roof Area supported: 2.53m<sup>2</sup>  
Vol. of concrete required to resist uplift: 0.20m<sup>3</sup>  
Vol. of concrete achieved to resist uplift: 0.21175m<sup>3</sup>

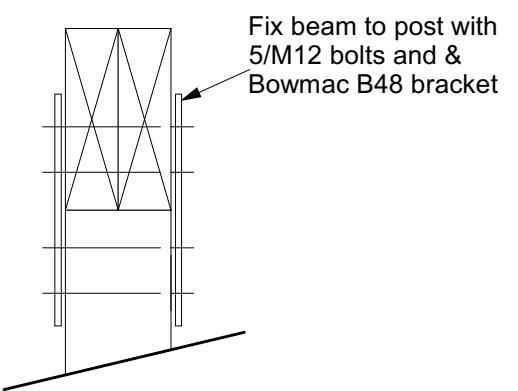


Lintel to wall detail  
Scale NTS

Christchurch City Council  
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Post to lintel detail  
Scale NTS



Post to Lintel  
Fixing Detail  
scale 1:10

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Prestons Park, Christchurch

Job Number:  
**178182**

Original Plan:  
**Waxeye**

Sheet Name:  
**CONSTRUCTION DETAILS**

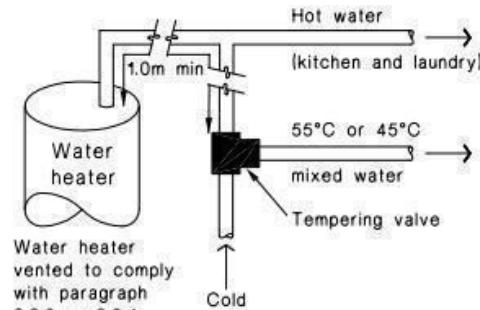
### CONSENT PLANS

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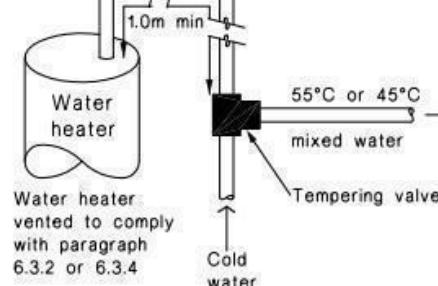
of 25 sheets

**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

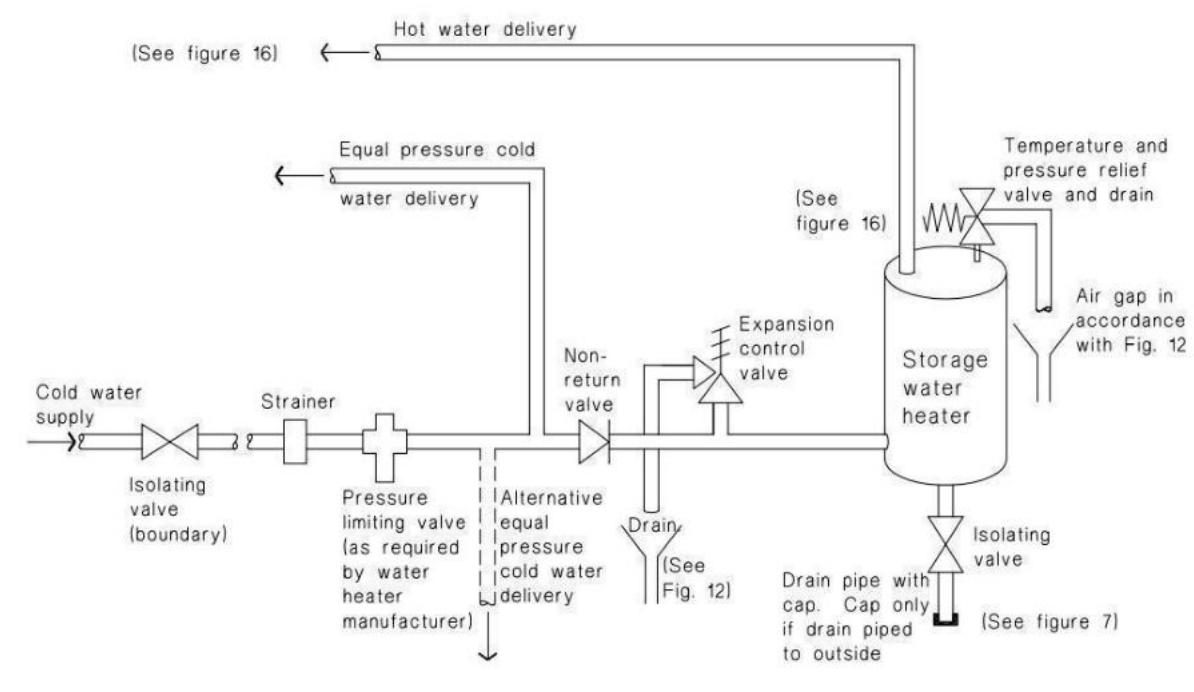


**(b) Where all hot water is tempered**

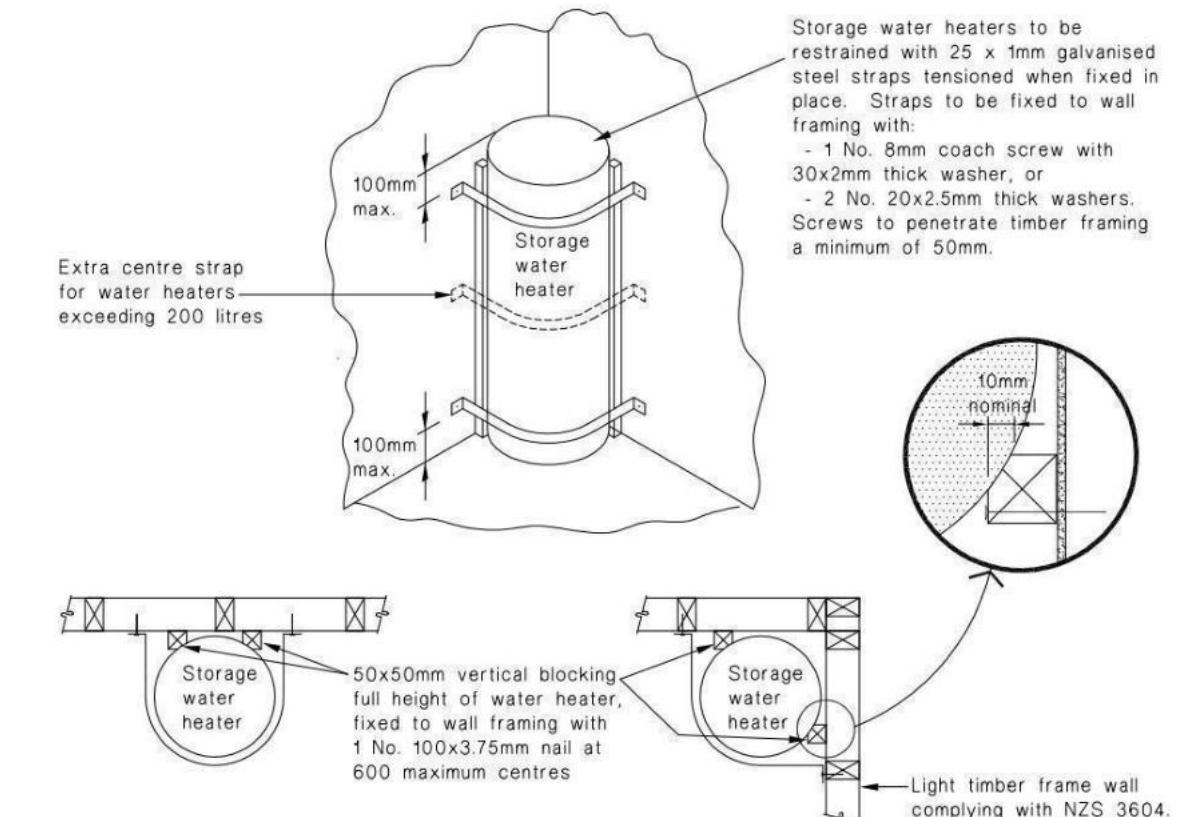
Note:  
1. For optimum system efficiency the tempering valve, for other than a mains pressure system, may be located as low as practicable to achieve the manufacturer's recommended head, at the tempering valve.

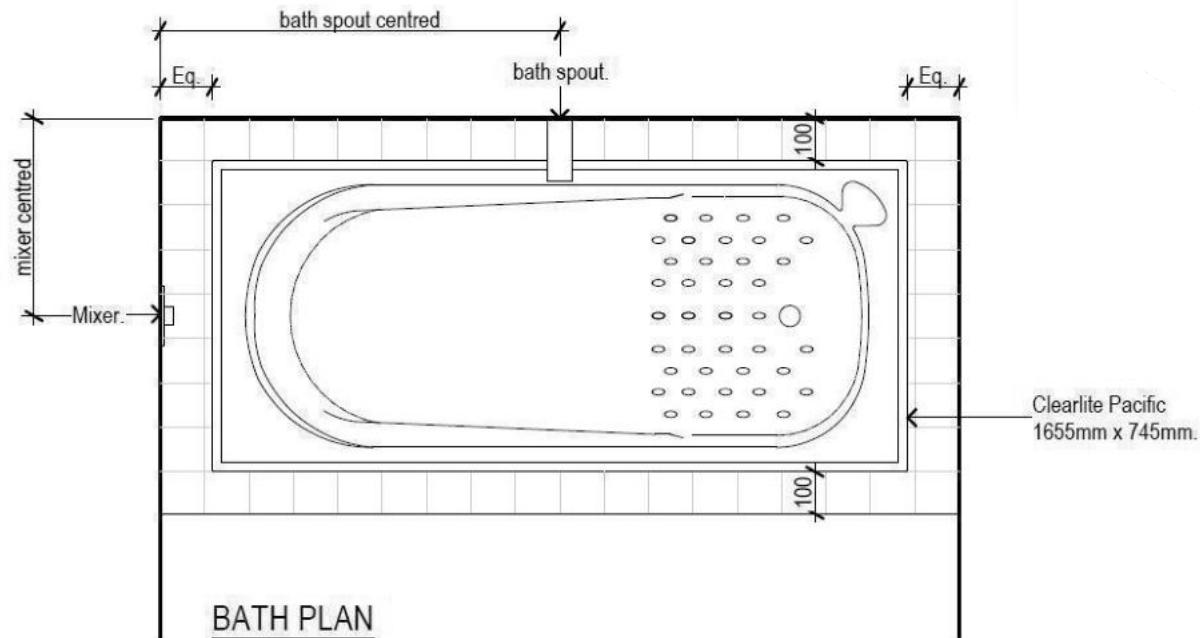
2. 1.0m minimum copper pipe length from storage water heater.

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

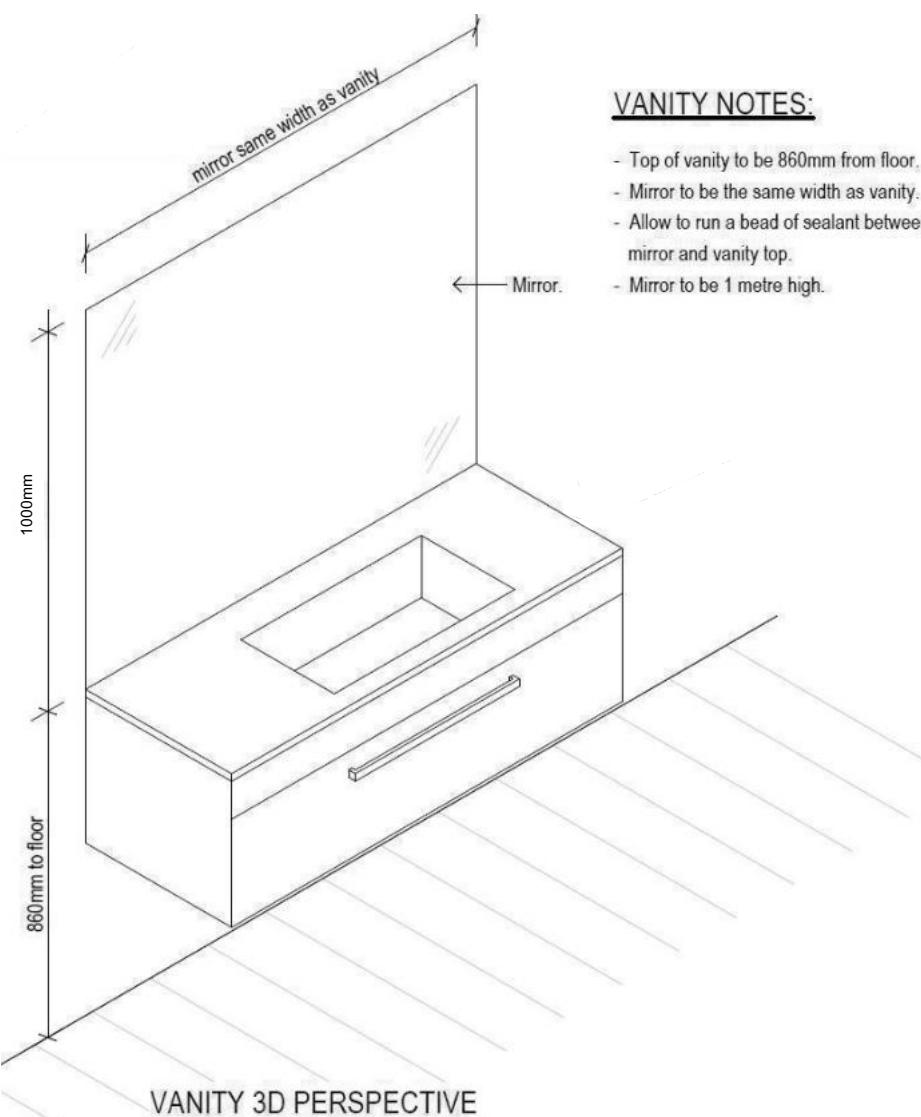


**Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres**  
Paragraph 6.11.4



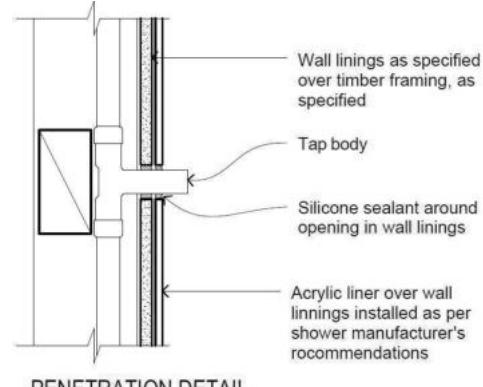


**BATH PLAN**

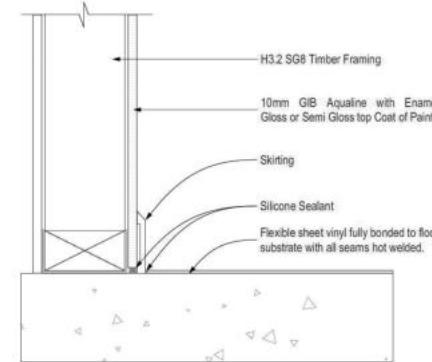


**VANITY NOTES:**

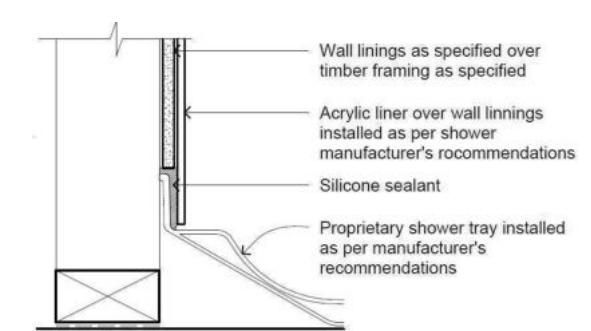
- Top of vanity to be 860mm from floor.
- Mirror to be the same width as vanity.
- Allow to run a bead of sealant between mirror and vanity top.
- Mirror to be 1 metre high.



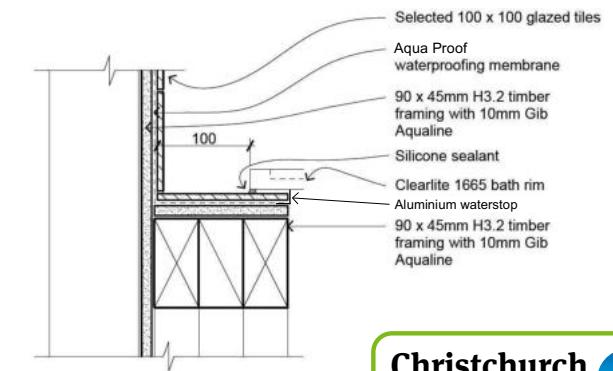
**PENETRATION DETAIL**



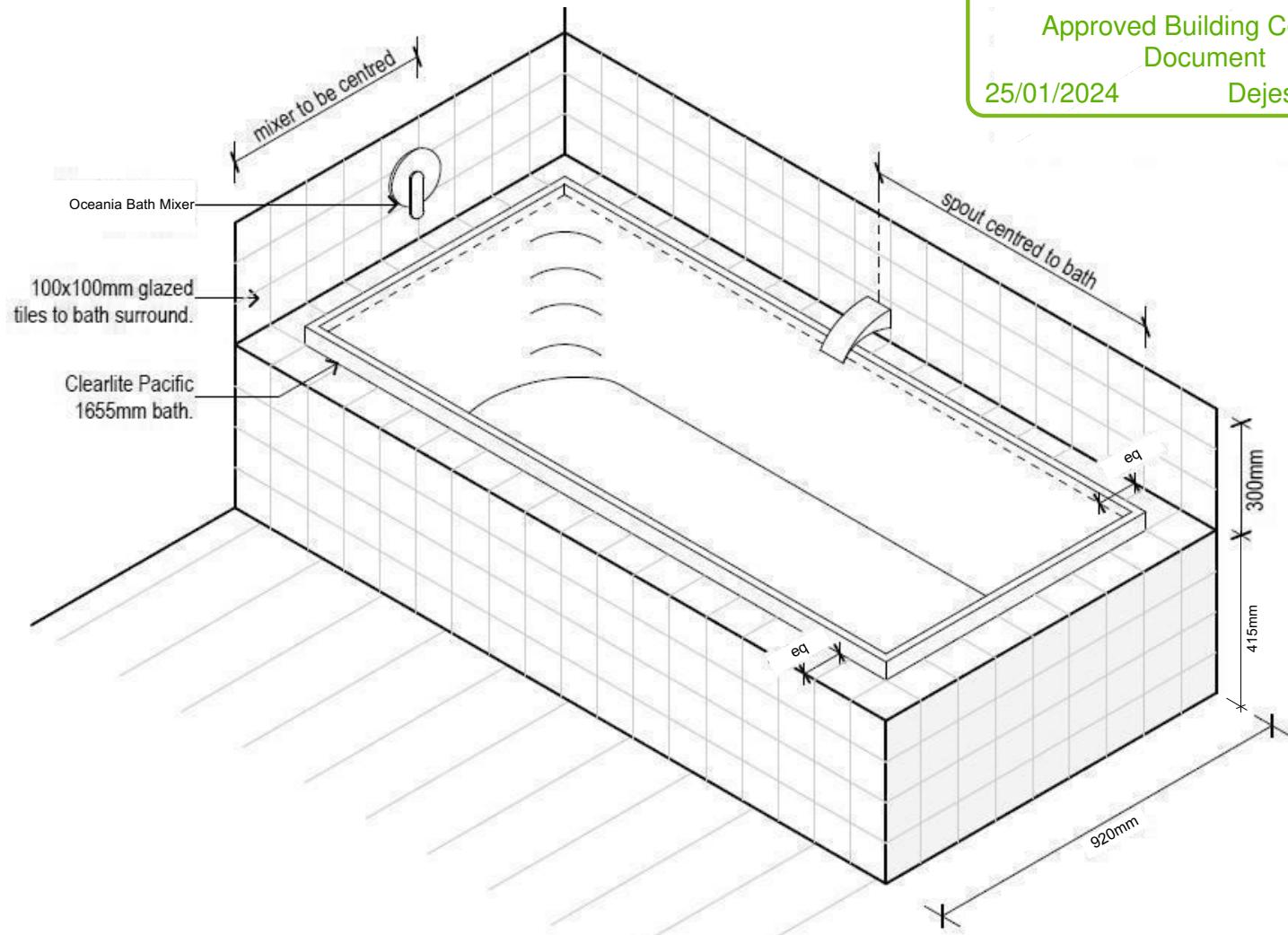
**GENERAL FLOOR/WALL DETAIL**



**SHOWER TRAY DETAIL**



**BATH/WALL JUNCTION**



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Prestons Park, Christchurch

Job Number:  
**178182**

Original Plan:  
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Sheet Name:  
**BATHROOM DETAILS**

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# Buildable Consent Layout



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Dejesa, Genesis

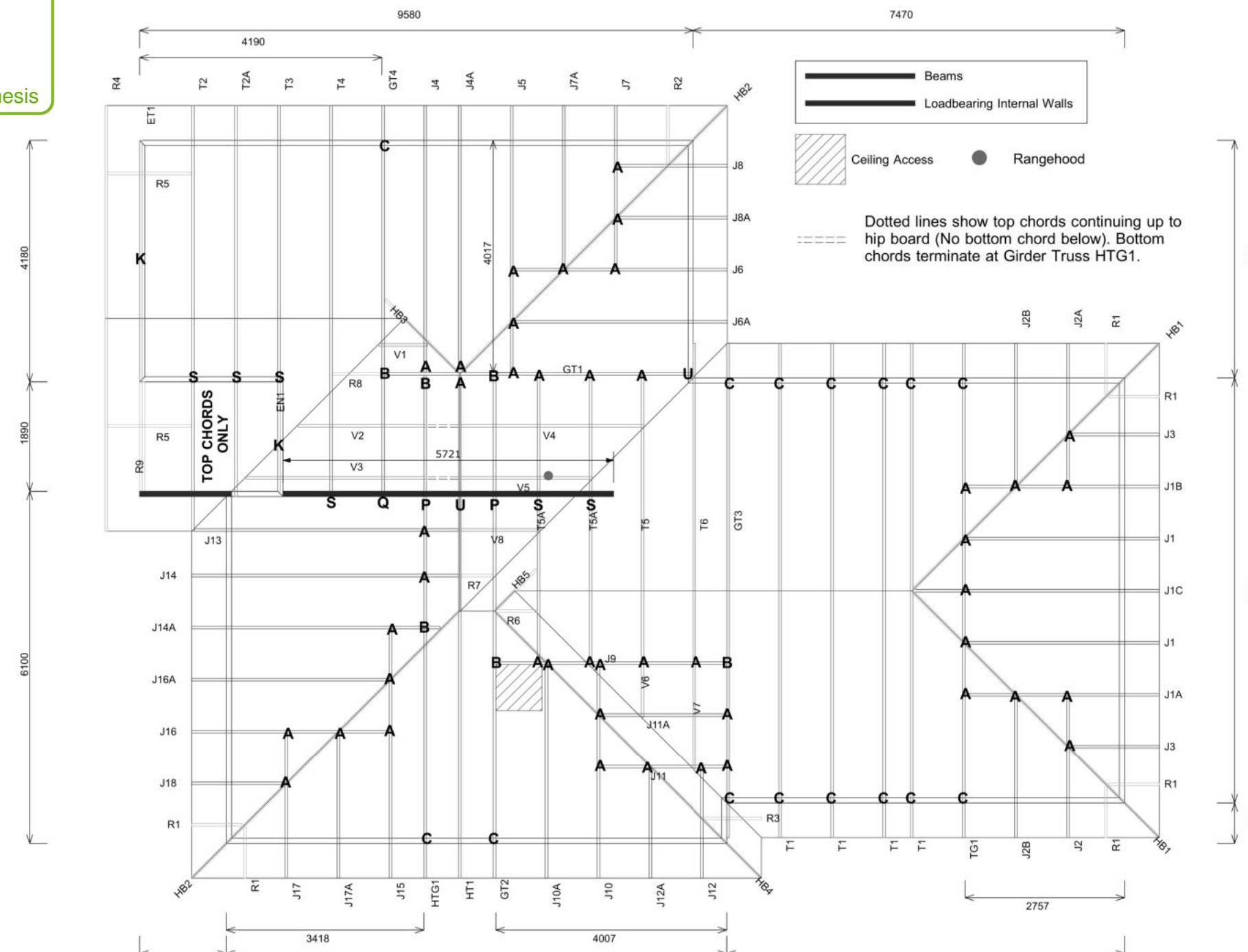
25/01/2024



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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**Note/s:**

- The gable end trusses have been designed to support the weight of the gable end cladding, and the gable end trusses have vertical and horizontal members as required by the cladding manufacturer to allow for the required cladding fixings.

	MiTek <b>SAPPHIRE™</b> Every Facet an Advantage.
Drawn:	Roy Jucutan
Date:	2/11/2023

Job No: **CH1398797C1**

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

Job Name: Orringe Mandigal Lot 4011 5 Ahaura St Prestons Prk

Address: 5 Ahaura Street

Marshland, CHRISTCHURCH 8083

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

## 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 joins.

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

Any roof loads as stated on this layout over 16kN lift are outside the scope of NZS3604, and the architect / draughtsman is responsible for the design to transfer the loads to the ground.

Snow Zone:	Christchurch (N4)
Wind Area:	High
TC Restraints:	370 mm
Roof Material:	Metal Tiles
Roof Pitch:	25.00 °
Snow Altitude:	100.000 m
Design Wind Speed:	44.0 m/s
BC Restraints:	600 mm
Ceiling Material:	Standard Plaster Board 13mm
Ground Snow Load:	0.900 kPa
Truss Centres:	900 mm

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**TRUSS DESIGN**

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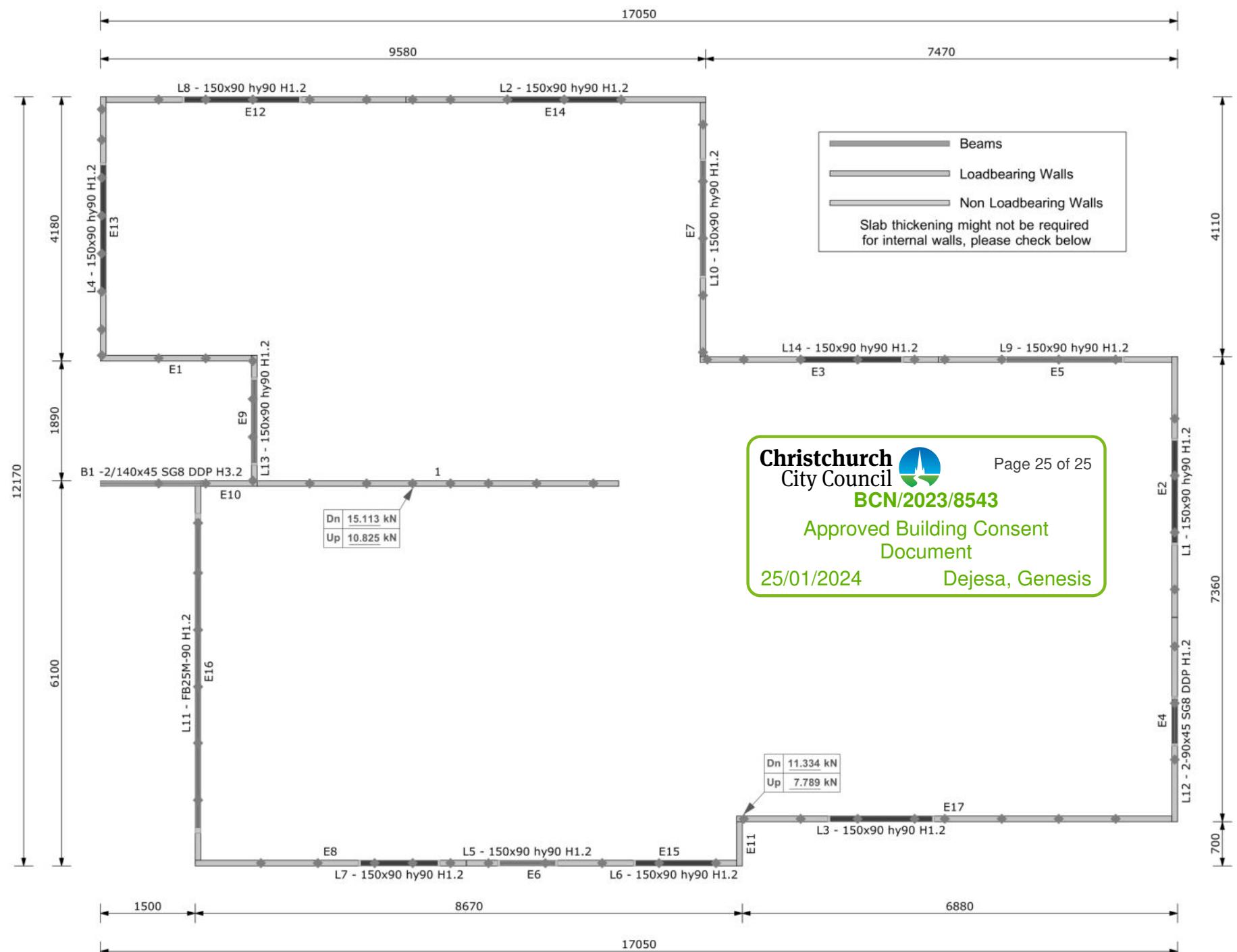
# Buildable Consent Layout



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:	Roy Jucutan
Date:	2/11/2023

Job No: **CH1398797C1**

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

Job Name: Orringe Mandigal Lot 4011 5 Ahaura St Prestons Prk

Address: 5 Ahaura Street

Marshland, CHRISTCHURCH 8083

Notification of point loaded lintels or point loads on internal walls where the downward load is higher than 8kN (85mm raft type slab) or 10kN (100mm standard slab), or the upward load is greater than 10kN. These loads are Ultimate Limit State Loads  
If no loads are shown, no thickening is required.

The lintels have been sized using one of the following:

The MiTek SAPPHIRE Component Design Software.  
hy90, hyONE and hySPAN lintels have been sized using the designIT for houses - New Zealand series 6 software.  
GANGLAM and FLITCH BEAMS have been sized using the MiTek Beam Program V1.10 June 2011.

Unless otherwise stated the timber grade for all lintels is SG8. Lintels not shown are to be selected as per NZS3604: 2011 or designed by an engineer as required.  
The lintels have not been designed to support brick shelf angles. The Architect or Engineer is required to design all lintels supporting brick shelf angles.

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Job Number:  
**178182**

Original Plan:  
**Waxeye**

Sheet Name:  
**TRUSS DESIGN**

Sales:  
D Ryan

Drawn:  
M Glynn

QS:  
W Xian

Print Date:  
23/01/2024

Scale:  
NTS @ A3

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