

BC No: BC240075

SITE DETAILS:

3 HERRIDGE STREET
 WOODEND

LEGAL:
 LOT 978 DP 592095

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

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

Approved Building Consent Documents and Plans (Full set)

On Site Copy

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

Inspections

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

03 311 8906

or

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

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

BC240075

Building Name: New Dwelling

Location within Site: 5.810 m set back to front boundary

Level/Unit Number: Single level detached dwelling

Compacted Hardfill - pre DPM - Engineer to inspect also.

Foundation / Floor Slab - Engineer to inspect also.

Structure Pre Roof Pre Wrap -

Building Wrap & Sill Tape -

Mid Height Veneer -

Drains -

Preline & Plumbing -

Prestopping -

Final -

Please give at least 2-3 full working days' notice for the next required inspection, please be advised that it may not always be possible to carry out the inspection within the time frame you require.

Disclaimer: This document shall only be reproduced in full with approval from a Davis Ogilvie engineer

Contractor to locate all existing services & verify all dimensions before commencing work

Rev.	Date	Reason	Approved
C1	13/07/23	For Council	RB

AS BUILT

doDAVIS OGILVIE
ENGINEERS / SURVEYORS / PLANNERS

The information contained within this drawing is a true and accurate record.

Certified by:

Russell Thomas Benge

BSurv, PCApplSc, MNZIS, RPSurv, Assoc.NZPI,
Licensed Cadastral Surveyor

LEGEND:	
	Stage Boundary
	Construction Phase Boundary
	Proposed sewer pipe with diameter, material and gradient shown.
	Existing sewer pipe.
	Proposed sewer manhole with diameter, cover level and invert level shown.
	Existing sewer manhole

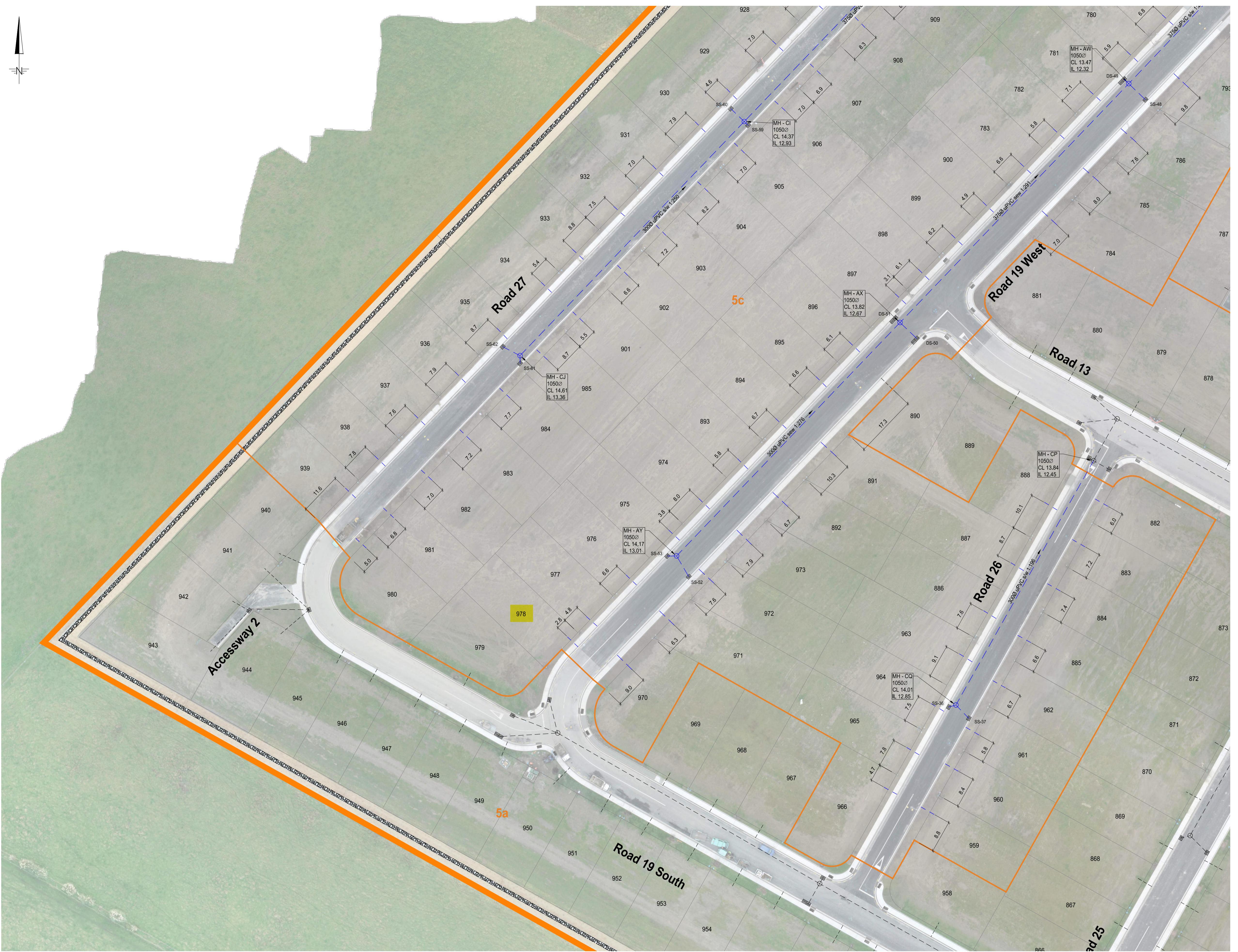
CAD ref: 41262.DwgSet2.Drainage

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AS BUILT



WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
BC 240075 28/02/2024 steved

do DAVIS OGILVIE
ENGINEERS / SURVEYORS / PLANNERS

The information contained within this drawing is a true and accurate record.

Certified by:



Russell Thomas Benge
BSurv, PCAppISc, MNZIS, RPSurv, Assoc.NZPI,
Licensed Cadastral Surveyor

LEGEND:	
	Stage Boundary
	Construction Phase Boundary
	Proposed stormwater pipe with diameter, material and gradient shown.
	Existing stormwater pipe.
	Proposed stormwater manhole with diameter, cover level and invert level shown.
	Existing stormwater manhole.

Signature Homes Ltd.

New Dwelling

Lot 978, 3 Herridge Street, Ravenswood

File Number 24008.001



ENGCO
Consulting Engineers

AUCKLAND ■ CHRISTCHURCH ■ NELSON ■ QUEENSTOWN

TC2 RIBRAFT DRAWINGS

Issue Register

Rev	Date	Description
-	23-01-24	Consent

Sheet List

Sheet No.	Rev	Date Issued	Sheet Title
S1	-	23-01-24	General Notes
S2	-	23-01-24	RibRaft Layout Foundation Plan
S3	-	23-01-24	Rib Raft Details
S4	-	23-01-24	Typical Services Penetration Details

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GENERAL

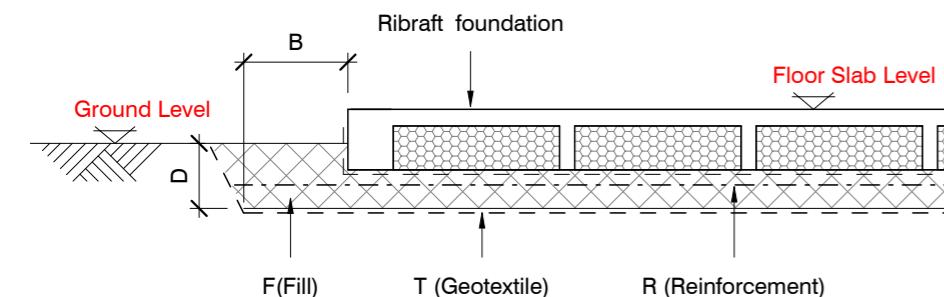
- These drawings are not to be used for construction until the plan (sheet S2) is signed by the main contractor.
- Do not scale. Refer any discrepancies to the Architect.
- These drawings are to be read in conjunction with the Architects drawings.
- The builder shall be responsible for any damage to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

FOUNDATIONS

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

GEOTECHNICAL REFERENCE:

Refer: Engco
Geotechnical Report
Ref. No: 43918
Dated: 05/07/2023
Bearing: 200KPa

BUILDING PLATFORMCONCRETE

- 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. Dramix 4D 80/60 Fibre Mix)
G500E SE-62 Ductile mesh on 50mm chairs

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

Building Consent BC 240075

Received 26/02/2024

REINFORCEMENT

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

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

INSPECTIONS

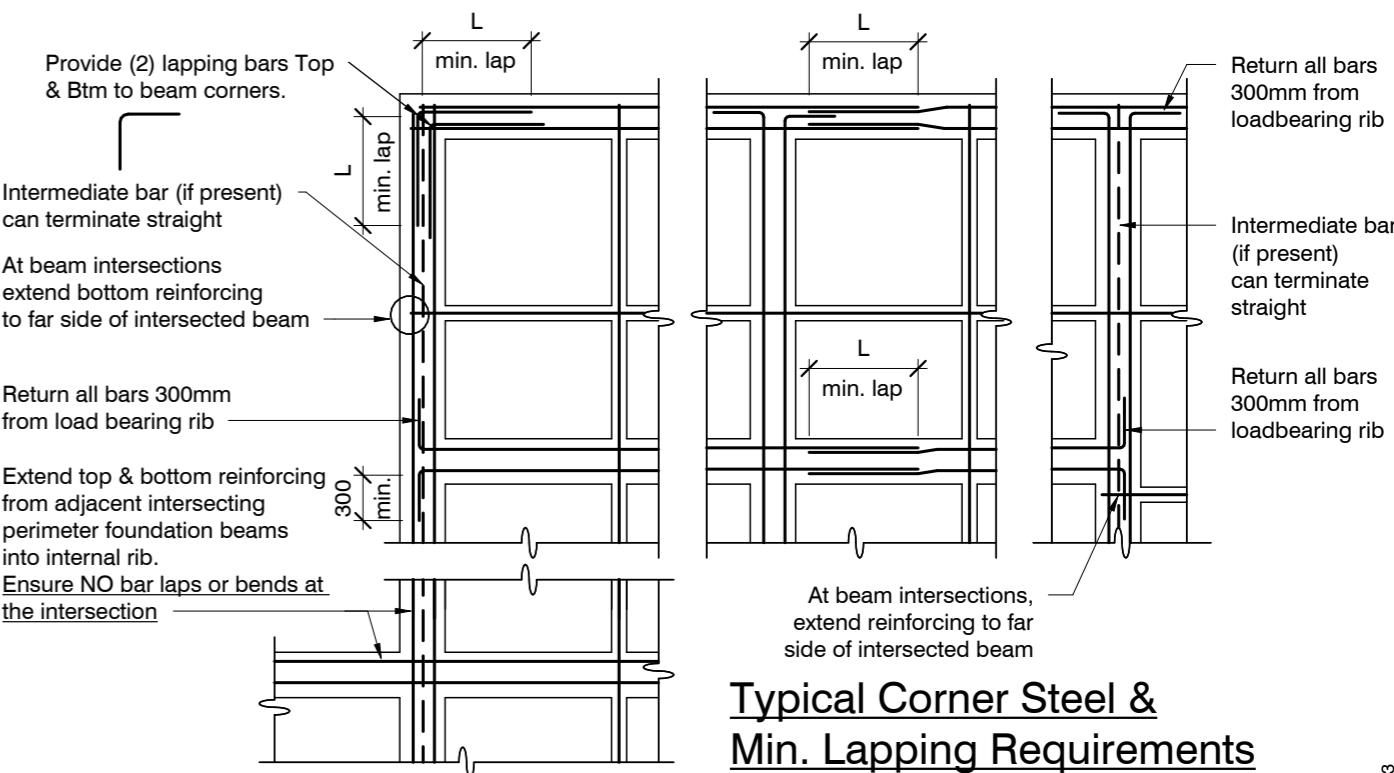
Inform ENGCO consulting 48 hours in advance of any inspections required for code compliance certification.
Contact ENGCO - Ph. 03 366 7955 & quote ENGCO Ref. No.

INSPECTIONS REQUIRED

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

BUILDING PLATFORM TABLE:	
B	500mm
D	Remove imported topsoil - approx.400mm
T	N/A
R	N/A
F	Ap40 or AP65 fill - 95% Dry Density. Compact in 150mm layers max.

Refer Architectural drawings for Finished Floor Level

Typical Corner Steel & Min. Lapping Requirements

N.T.S.

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revisions

-	23-01-24	Consent

New Dwelling
Lot 978, 3 Herridge Street, Ravenswood

General Notes

design	M. Cusiel	file	24008.001
drawn	J. Grant	dwg	S1
appvd	M. Cusiel	rev.	-
date	January 2024		

SLAB PLAN SETOUT:

Slab drawn to Architectural framing and DOES NOT ACCOUNT FOR ANY OVERHANG.
Use Architectural drawings for any framing overhang information which may affect slab dimensions.

GENERAL NOTES:

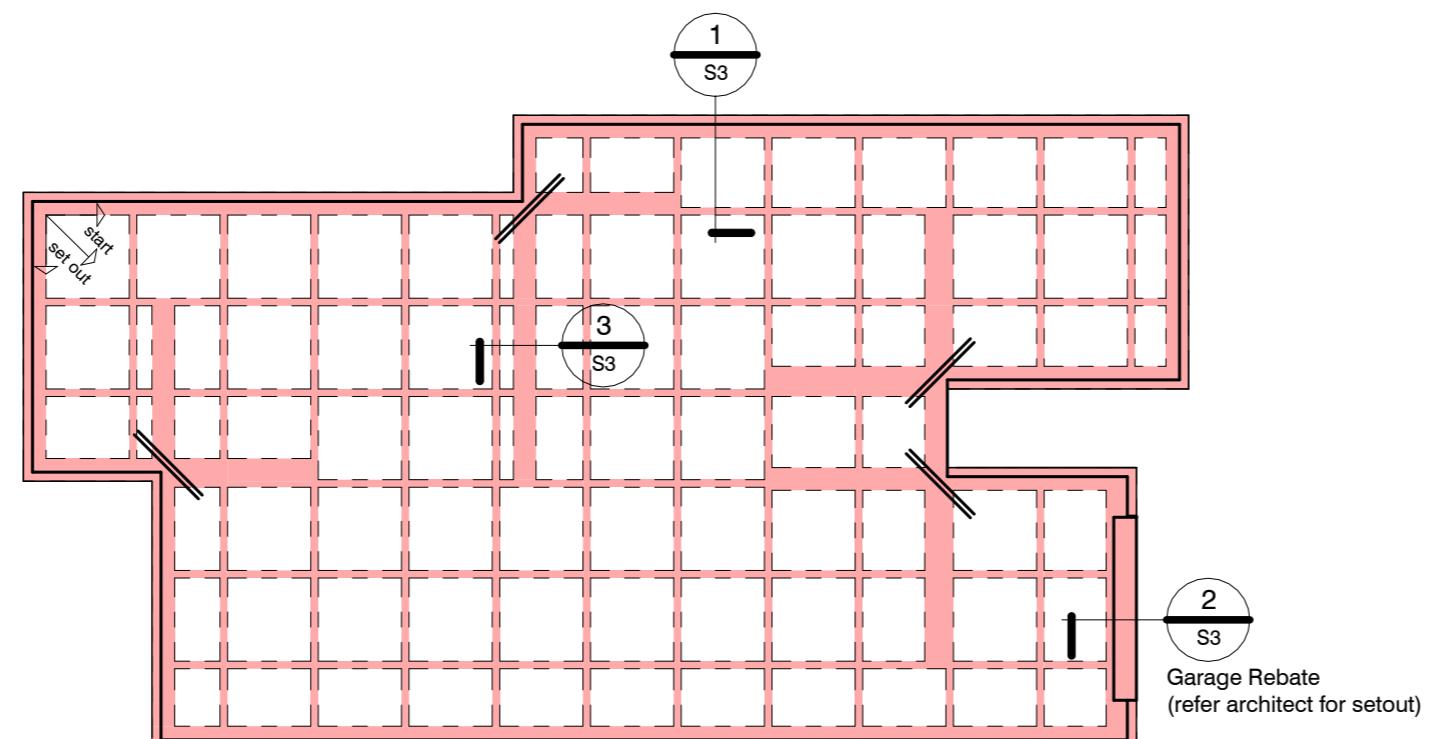
Locations shown of internal floor beam thickenings are indicative only. It shall be the responsibility of the Contractor to ensure that they are located centrally under the load bearing walls to which they pertain.

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.

TYP EDGE BEAM

**RIBRAFT FOUNDATION LAYOUT PLAN**

1 : 100

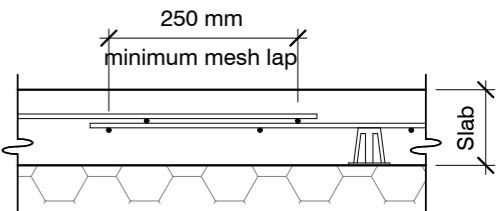
Refer Architects drawings for slab dimensions

KEY:(2) H12 (x1200)
at 200 crs.1100 x 1100 pod
(typ.)

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

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

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

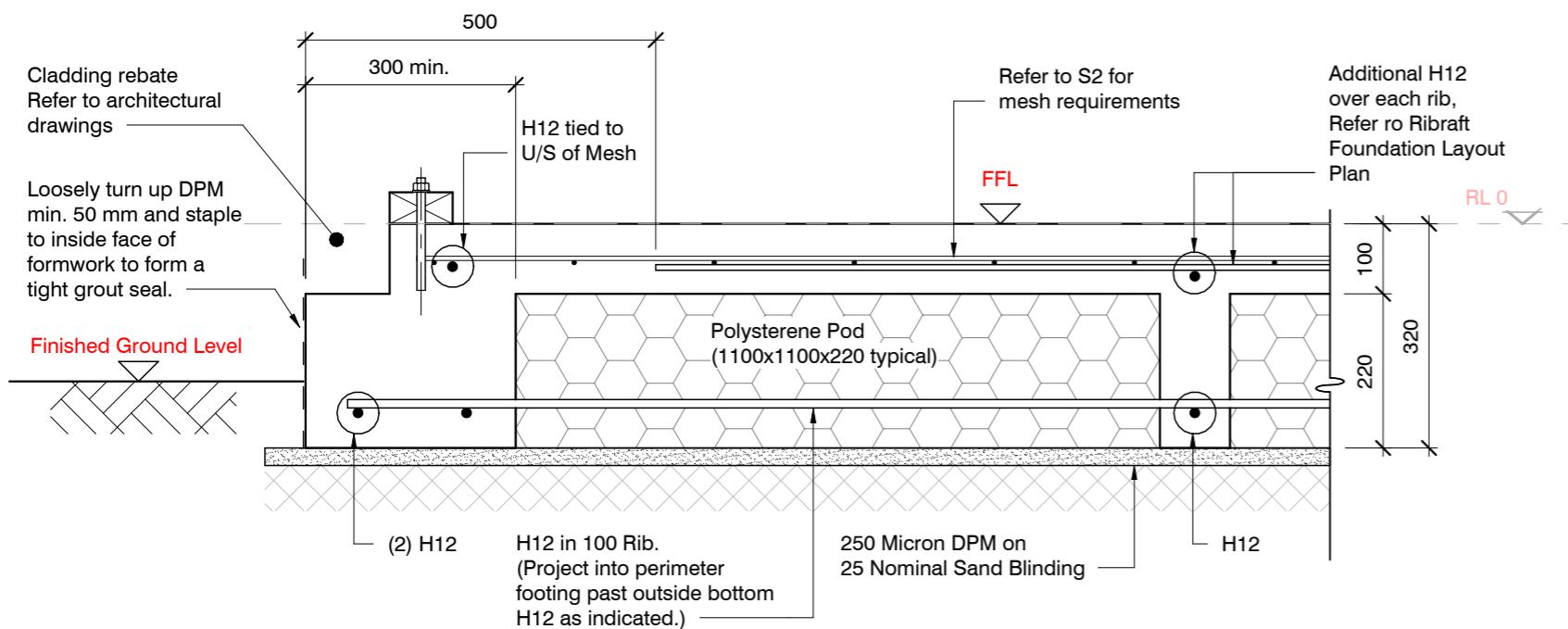


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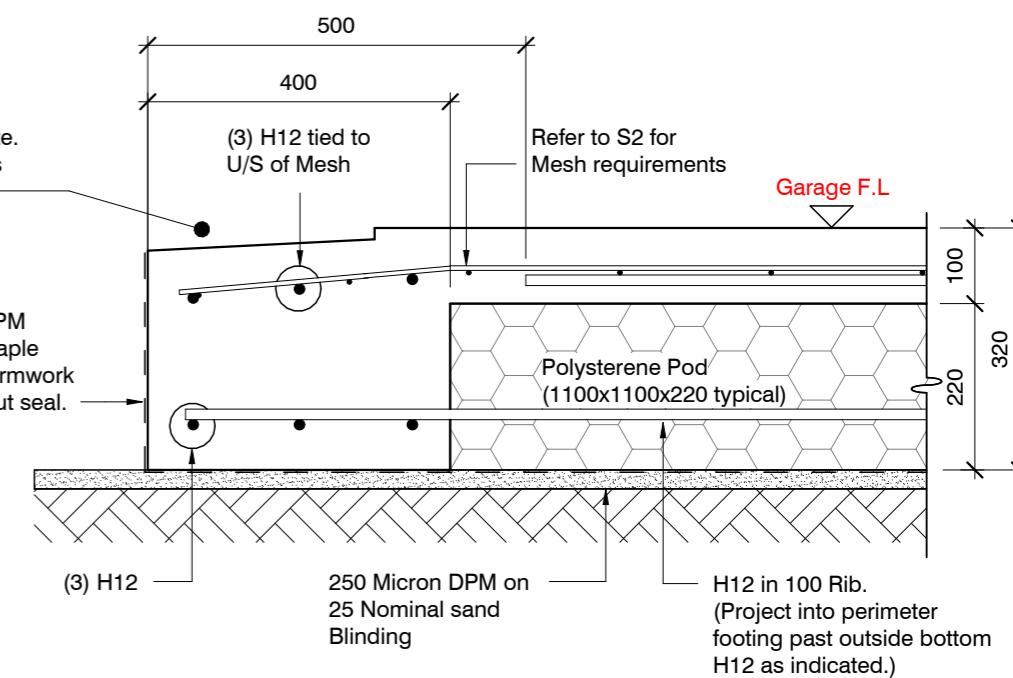
revisions

-	23-01-24	Consent

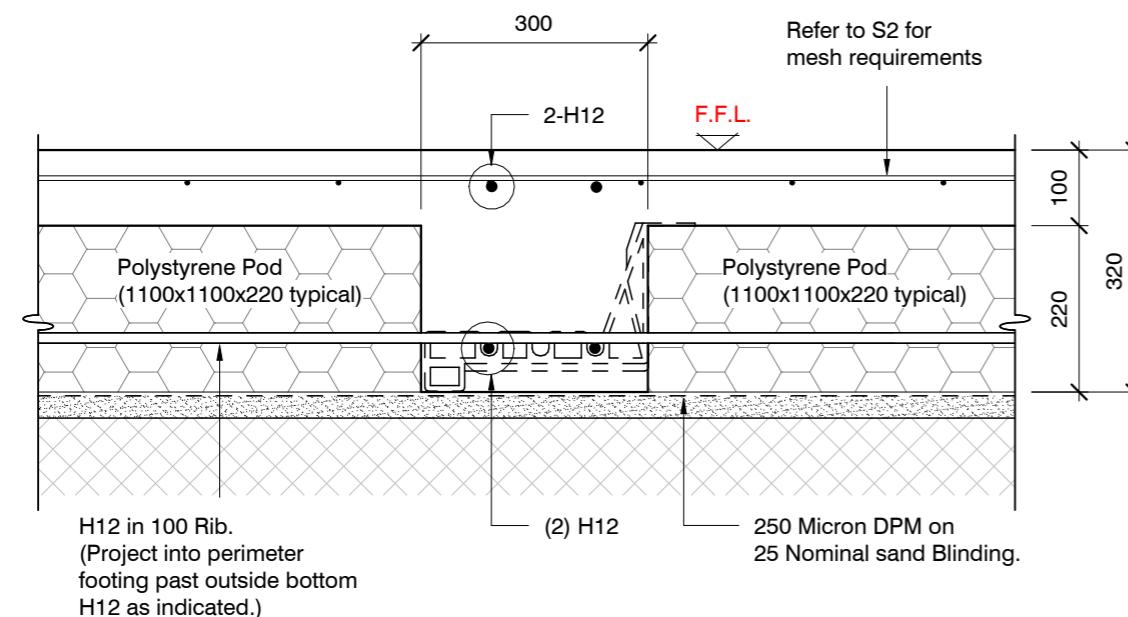
design	M. Cusiel	file	24008.001
drawn	J. Grant	dwg	S2
appvd	M. Cusiel	rev.	-
date	January 2024		



SECTION 1 TYPICAL 300 WIDE EDGE BEAM
1 : 10 S2



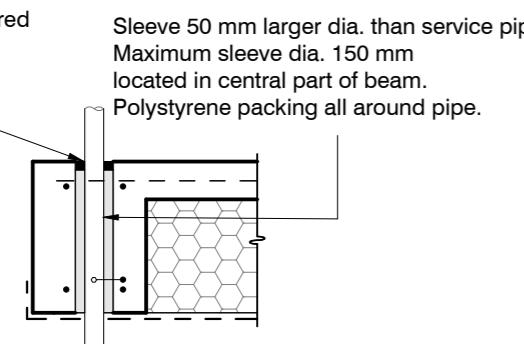
SECTION 2 GARAGE DOOR REBATE
1 : 10 S2



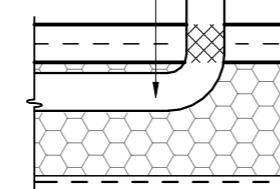
SECTION 3 300mm INTERNAL BEAM
1 : 10 S2

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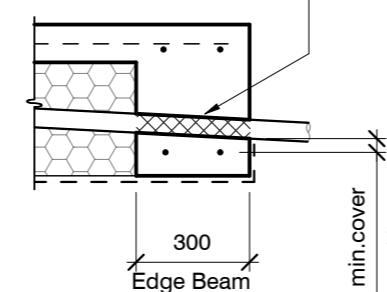
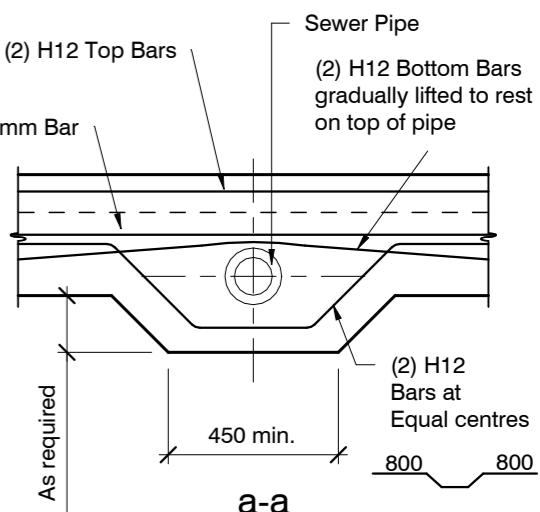
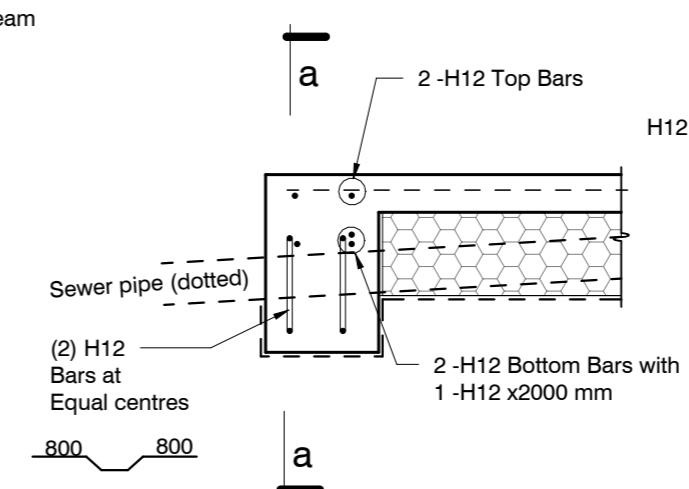
Flexible Sealant as required
all round pipe perimeter



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



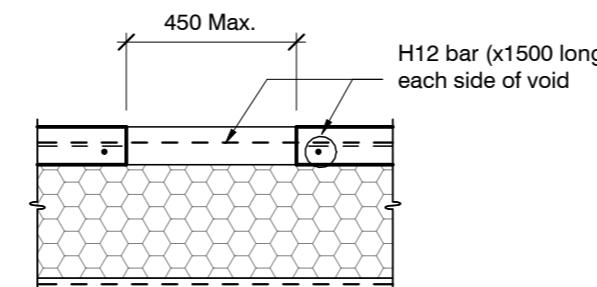
Pass pipe through edge beam
Avoid all reinforcing bars
(Sleeve not required)
Wrap in "Lagging" tape

25 min.cover
to steel bars

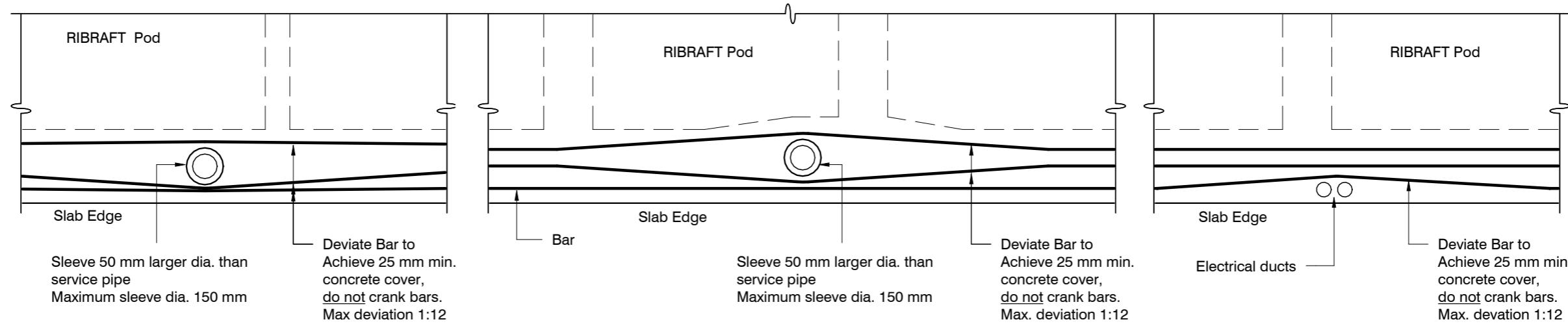
SLAB SERVICES PENETRATION DETAIL

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

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



LARGE SLAB PENETRATION DETAIL



FOUNDATION SERVICES PENETRATION DETAILING.

Services shall not run along ribs or edge beams.

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ORIGINAL SIZE = A3

revisions	-	23-01-24	Consent



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

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



TKR Homes Ltd.
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.

TKR Developments Limited
Lot 978
3 Herridge Street
Ravenswood, Woodend

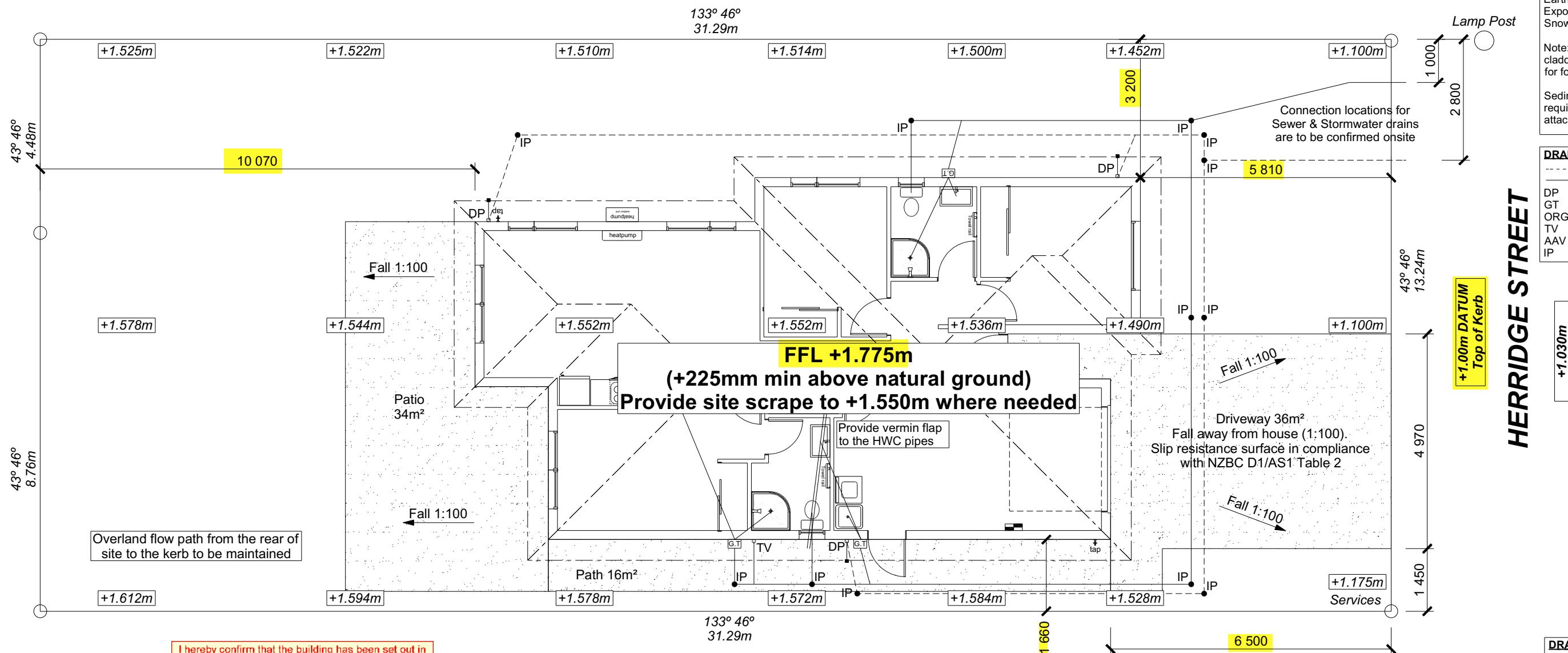
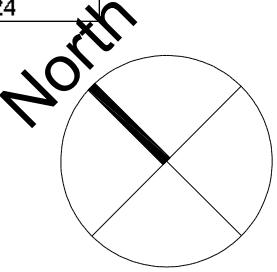
Job Number:
230355
Original Plan:
Duck 110
Sheet Name:
COVER PAGE
Sales: R Gould Drawn: M Glynn QS: E Gould Print Date: 26/02/2024 Scale: @ A3

CONSENT PLANS

No.	Date:	Reason:
1	19-01-2024	Initial Consent Plans

1

of 22 sheets



I hereby confirm that the building has been set out in accordance with consented site plans and the finished floor level complies with the minimum level indicated.

Signed Dated

Name _____

| BP No

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

DRAWING NOTES

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.

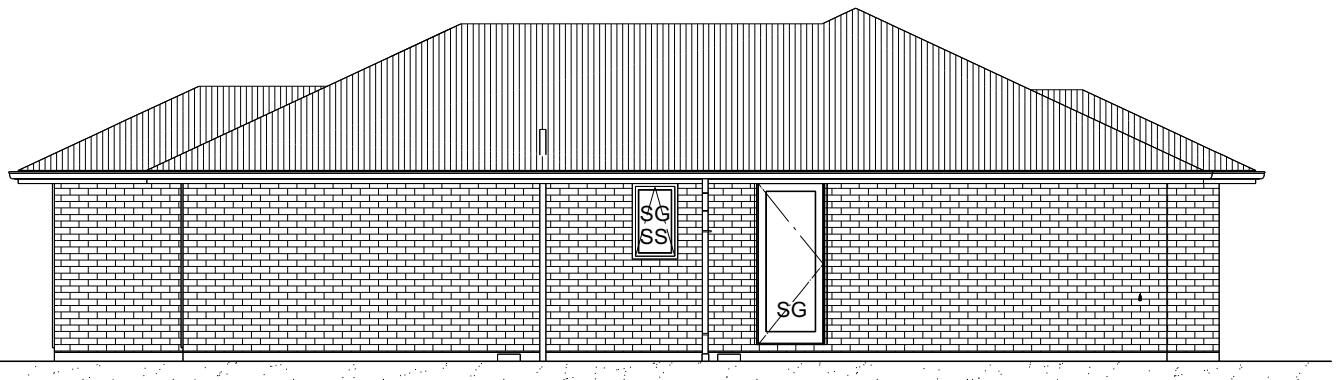
All work is to comply with the NZBC Acceptable Solutions, NZS 3604:2011 and Local Authority bylaws.

ROOF & WALL CLADDINGS BC 240075
 Roof : 25° Corrugate Longrun
 Walls : 70 Series Brick Veneer (clay)
 with a 50mm cavity

ELEVATION LEGEND		
SS	Safety Stays	
SG	Safety Glass	
TV	Terminal Vent	

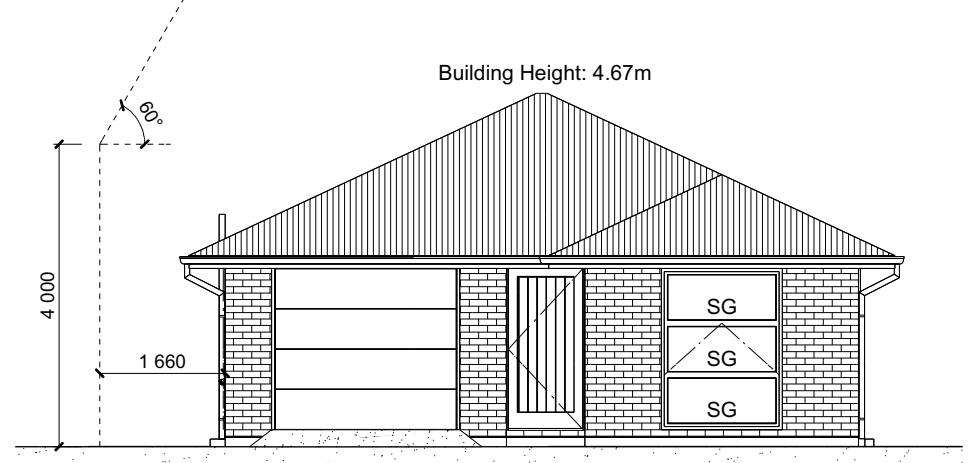
ELEVATION NOTES	
Gutter :	Coloured Steel Quad Gutter
Fascia :	Coloured Steel 185 Fascia
Downpipes :	Colorsteel Rectangular 75x55mm
Soffits :	Hardiflex 4.5mm
Joinery :	Low-E/4 double glazed joinery W05 & W06 to be Thermally Broken joinery
All egress points to have a maximum step down of 190mm.	
Access 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	Low	0
Decks & Balconies	Low	0
Total		2



ELEVATION A

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



ELEVATION B

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TKR Developments Limited
 Lot 978
 3 Herridge Street
 Ravenswood, Woodend

Job Number:
230355
 Original Plan:
Duck 110
 Sheet Name:
ELEVATIONS
 Sales: **R Gould** Drawn: **M Glynn** QS: **E Gould**
 Print Date: **26/02/2024** Scale: **1:100 @ A3**

CONSENT PLANS

No.	Date:	Reason:
1	19-01-2024	Initial Consent Plans

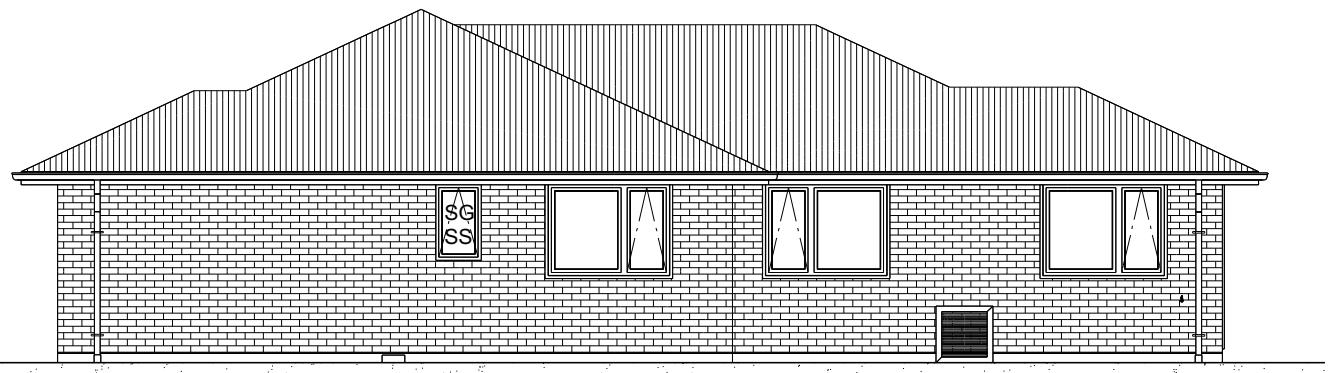
4

of 22 sheets

ELEVATION LEGEND		
SS	Safety Stays	
SG	Safety Glass	
TV	Terminal Vent	

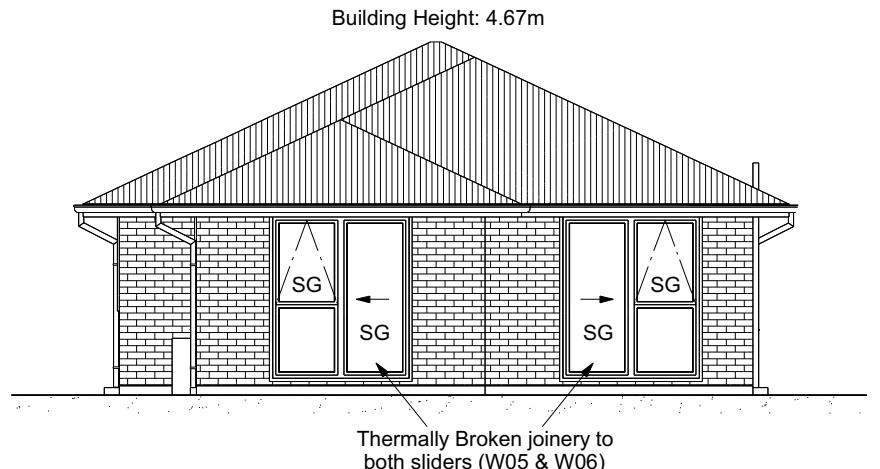
ELEVATION NOTES	
Gutter:	Coloured Steel Quad Gutter
Fascia:	Coloured Steel 185 Fascia
Downpipes:	Colorsteel Rectangular 75x55mm
Soffits:	Hardiflex 4.5mm
Joinery:	Low-E4 double glazed joinery W05 & W06 to be Thermally Broken joinery
All egress points to have a maximum step down of 190mm.	
Access routes 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	Low	0
Decks & Balconies	Low	0
Total		2



ELEVATION C

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



ELEVATION D

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TKR Developments Limited
Lot 978
3 Herridge Street
Ravenswood, Woodend

Job Number:
230355
Original Plan:
Duck 110
Sheet Name:
ELEVATIONS
Sales: R Gould Drawn: M Glynn QS: E Gould Print Date: 26/02/2024 Scale: 1:100 @ A3

CONSENT PLANS

No.	Date:	Reason:
1	19-01-2024	Initial Consent Plans

Sheet No.:
5

of 22 sheets

CROSS SECTION NOTES

building wrap is to comply with E2/AS1 &

ZS 3604:2011.
Washing materials must be selected based on environmental exposure. Refer to NZS 3604:2011 & table 20 of E2/AS1.

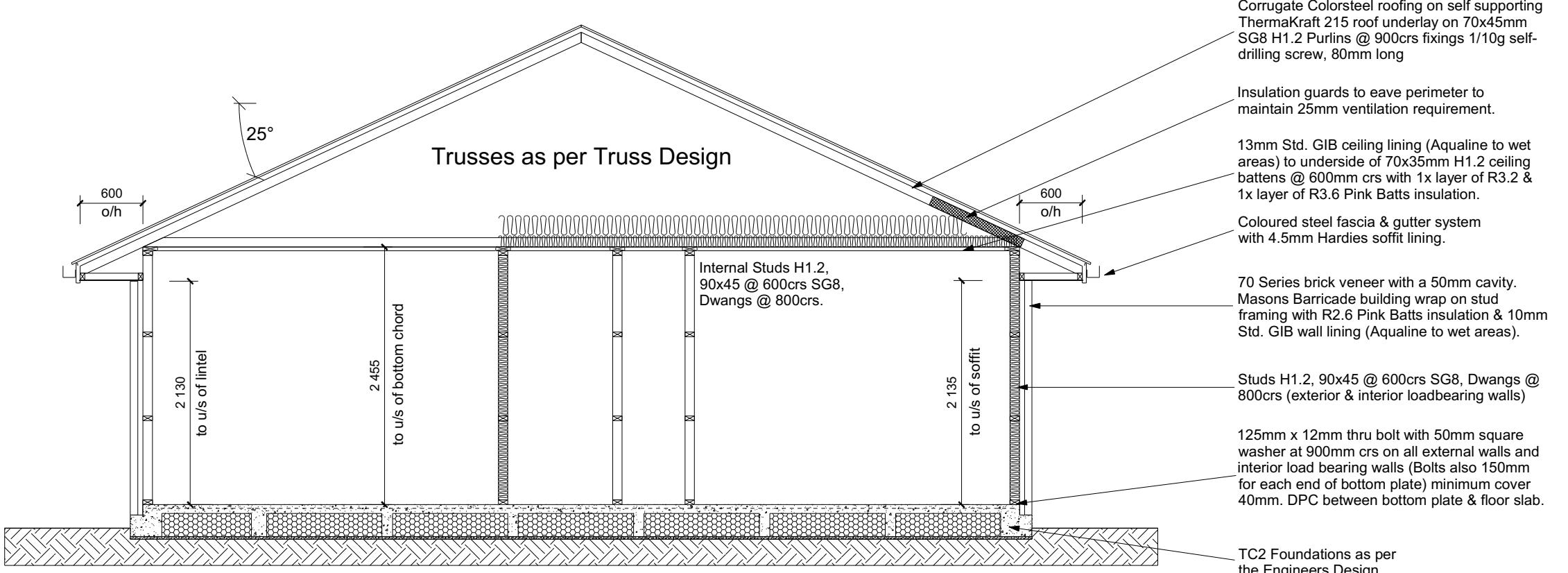
Washing tape must have proven compatibility with the selected wrap & other materials with which it comes into contact as per table 21 E2/AS1.

xings shall comply with NZS 3604:2011
ection 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 Aluminium
W05 & W06 to be Thermally Broken joinery

ISULATION

Ceiling: Pink Batts R3.2 + R3.6 Ceiling Batts
3.6 Batts to 500mm perimeter of ceiling.
Wall: Pink Batts R2.6 Wall Batts



CROSS SECTION A-A

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Lot 978
3 Herridge Street
Ravenswood, Woodend

Job Number:	Original Plan:	Sheet Name:
230355	Duck 110	CROSS SECTIONS
Sales: P Gould	Drawn: M Glynn	QS: E Gould

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.

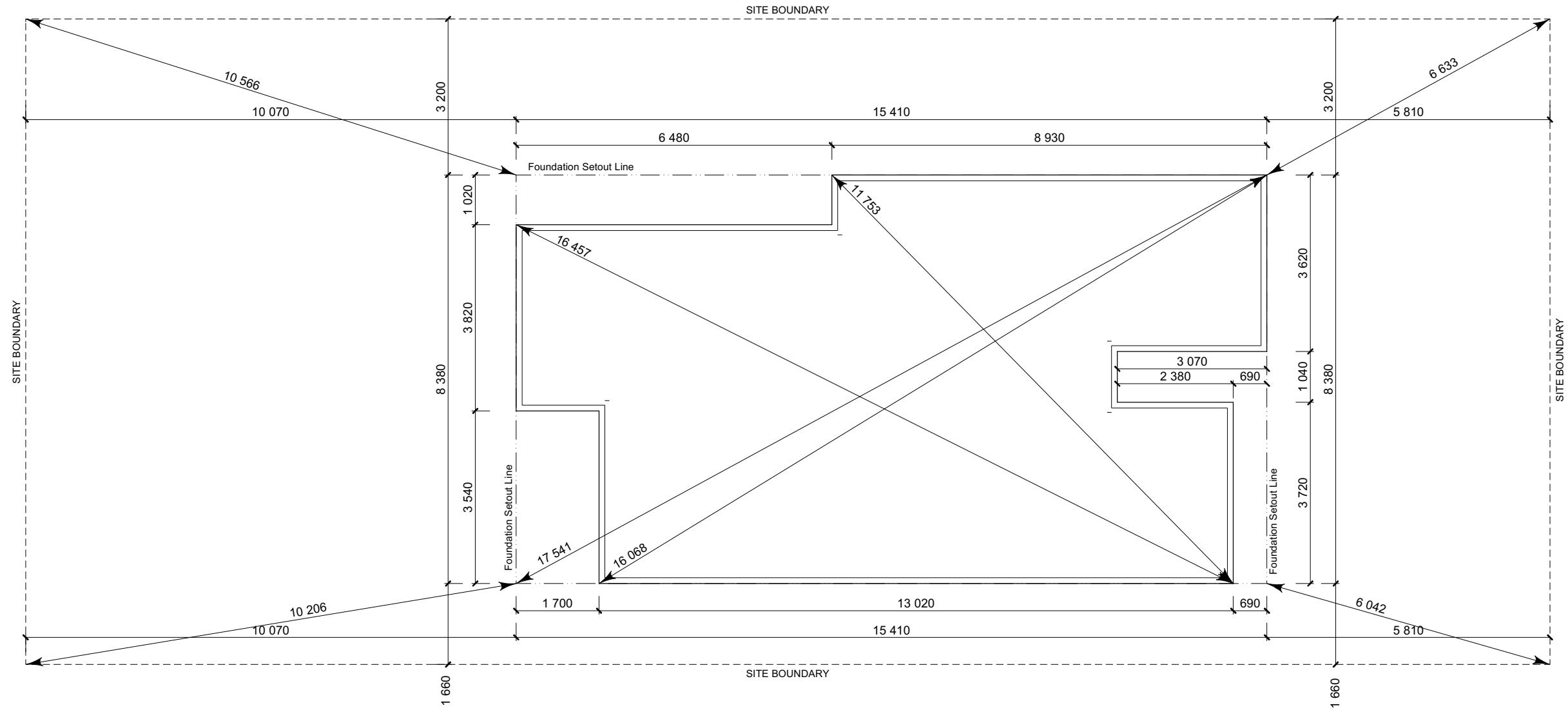
All work is to comply with the NZBC Acceptable Solutions, NZS 3604:2011 and Local Authority bylaws.

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SET OUT PLAN NOTES

All dimensions over foundation face. Allow (120mm rebate) 70mm veneer & 50mm cavity, Brick to overhang foundation face by 0-20mm max as per NZBC E2/AS1.
All reinforcing is to be Ductility Class E, in accordance with NZS 4671.
All concrete to comply with NZS3604:2011
Section 4 Durability Clause 4.5.2.

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



HERRIDGE STREET

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31 Watts Road, Sockburn
PO BOX 11 351
Christchurch 8443

P: +64 3 342 7788

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TKR Developments Limited
Lot 978
3 Herridge Street
Ravenswood, Woodend

Job Number
23035

Original Plan

Sheet Name: **SETOUT DIMENSIONS**

CONSENT PLANS

FOUNDATION PLAN NOTES

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

bar to be bonded to the reinforcing mesh

Refer to Truss design for exact location of slab thickening

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

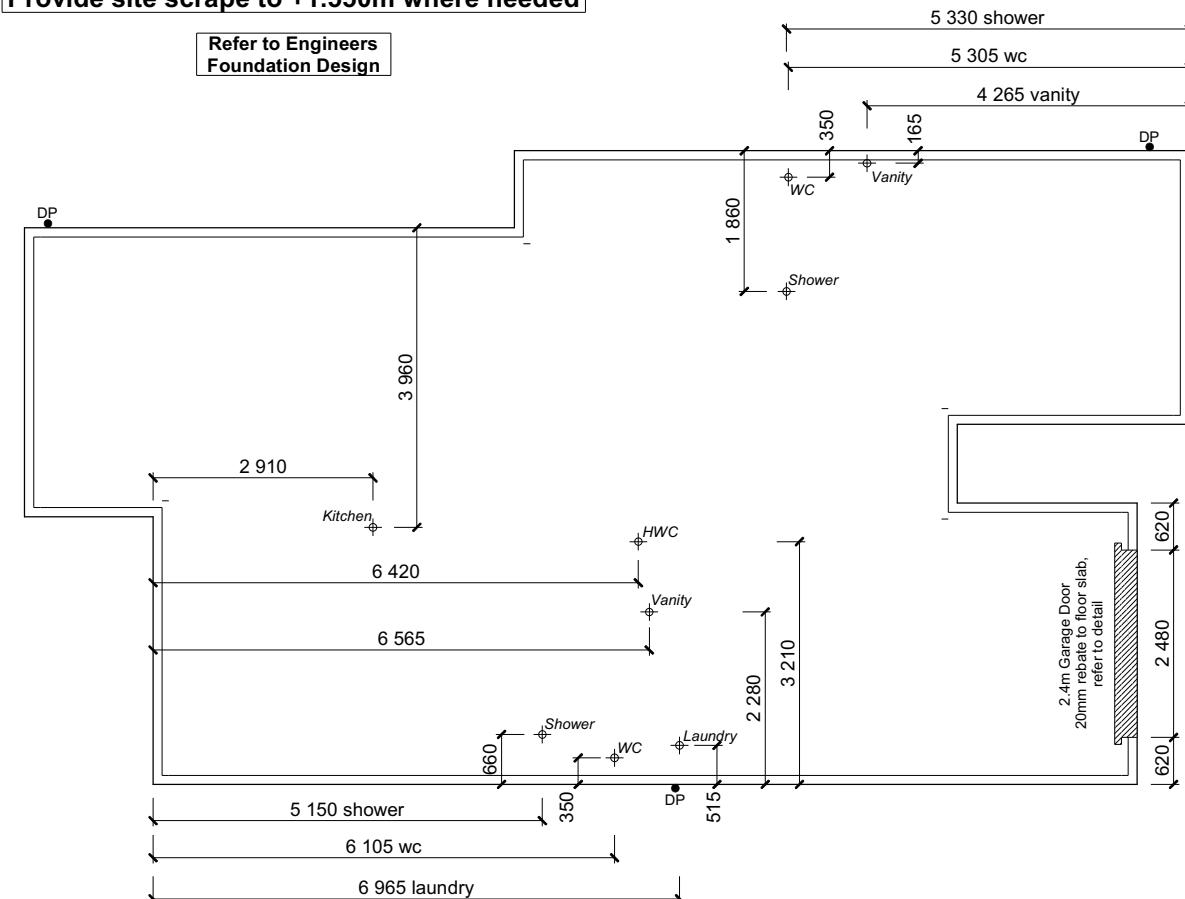
These foundations are design to the findings and recommendations in the site specific geotech report.

AREA TO PERIMETER RATIO

Foundation Area: 100.40m^2
Perimeter: 47.42m
Ratio: 2.12

**FFL +1.775m
(+225mm min above natural ground)
Provide site scrape to +1.550m where needed**

Refer to Engineers
Foundation Design



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Lot 978
3 Herridge Street
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Job Number:
230355

Original Plan:
Duck 110

Sheet Name: N
FOUNDATION PLAN

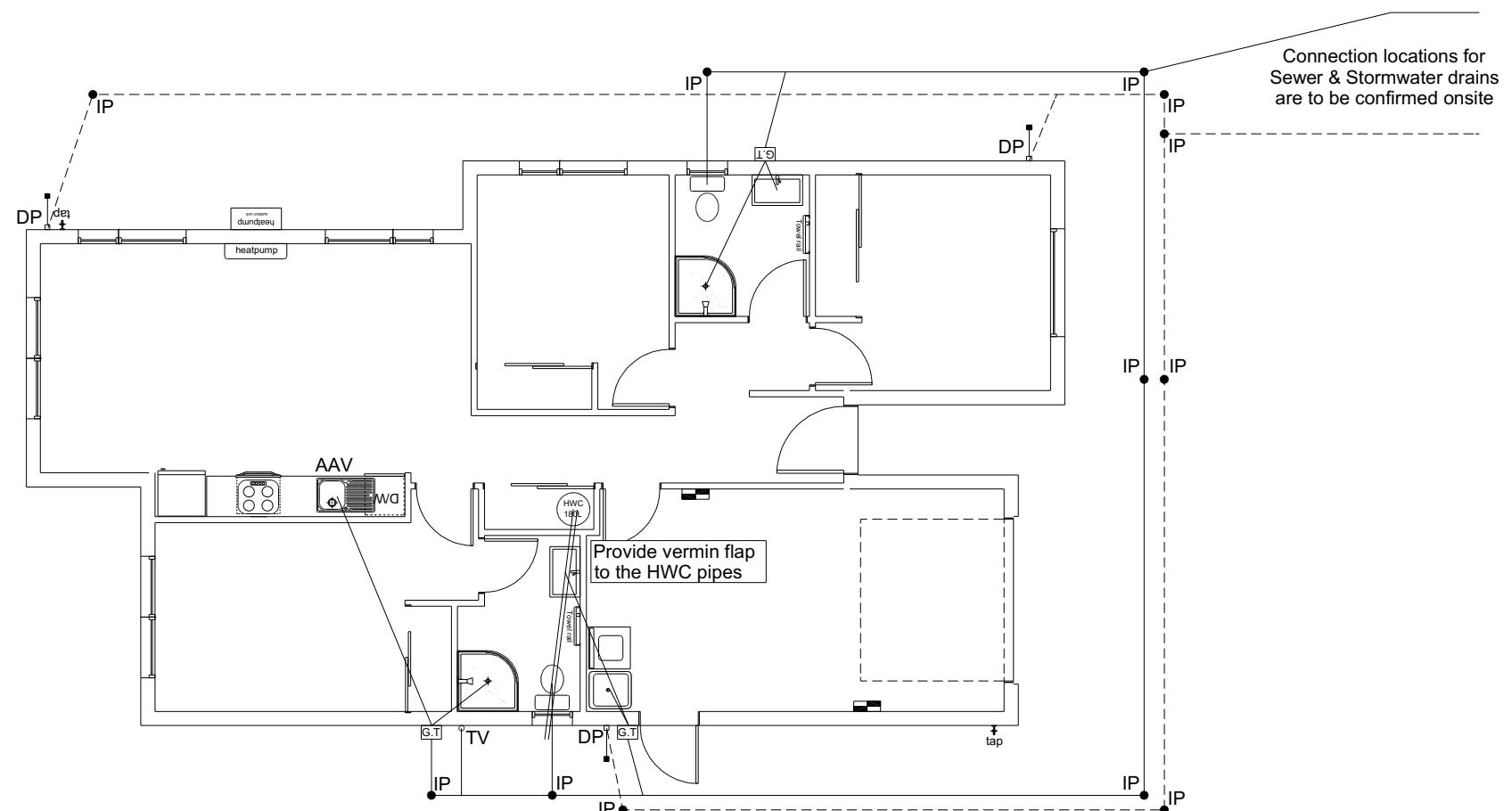
CONSENT PLANS

Building Consent BC 240075
Received 26/02/2024

BC 240075

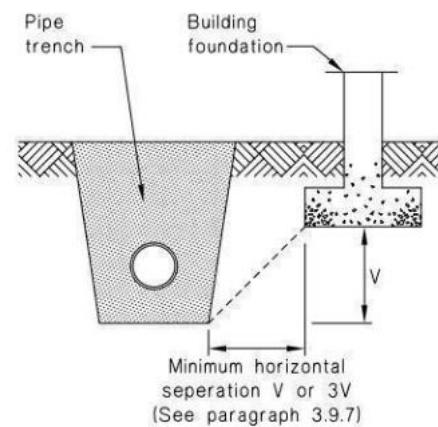
Plumbing Schedule	NZBC G13
Kitchen Sink	Ø50mm @1:40 (3 discharge units)
Bathrooms Vanity	Ø40mm @1:40 (1 discharge units per basin)
Shower	Ø40mm @1:40 (2 discharge units)
Bath	Ø40mm @1:40 (4 discharge units)
WC	Ø100mm @1:40 (4 discharge units)
Laundry Sink	Ø40mm @1:30 (5 discharge units)
Drainage Schedule	NZBC G13
Main Foulwater Vented Drain	Ø100mm @1:60 (1:120min)
Stormwater Drain	Ø90mm & Ø100mm @1:60 (1:120min)
Terminal Vent	Ø80mm
Vent	Ø50mm
Heatpump	Drain over GT
ORG	Overflow Relief Gully
Hot water Cylinder	min 20mm Drain over GT

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



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

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



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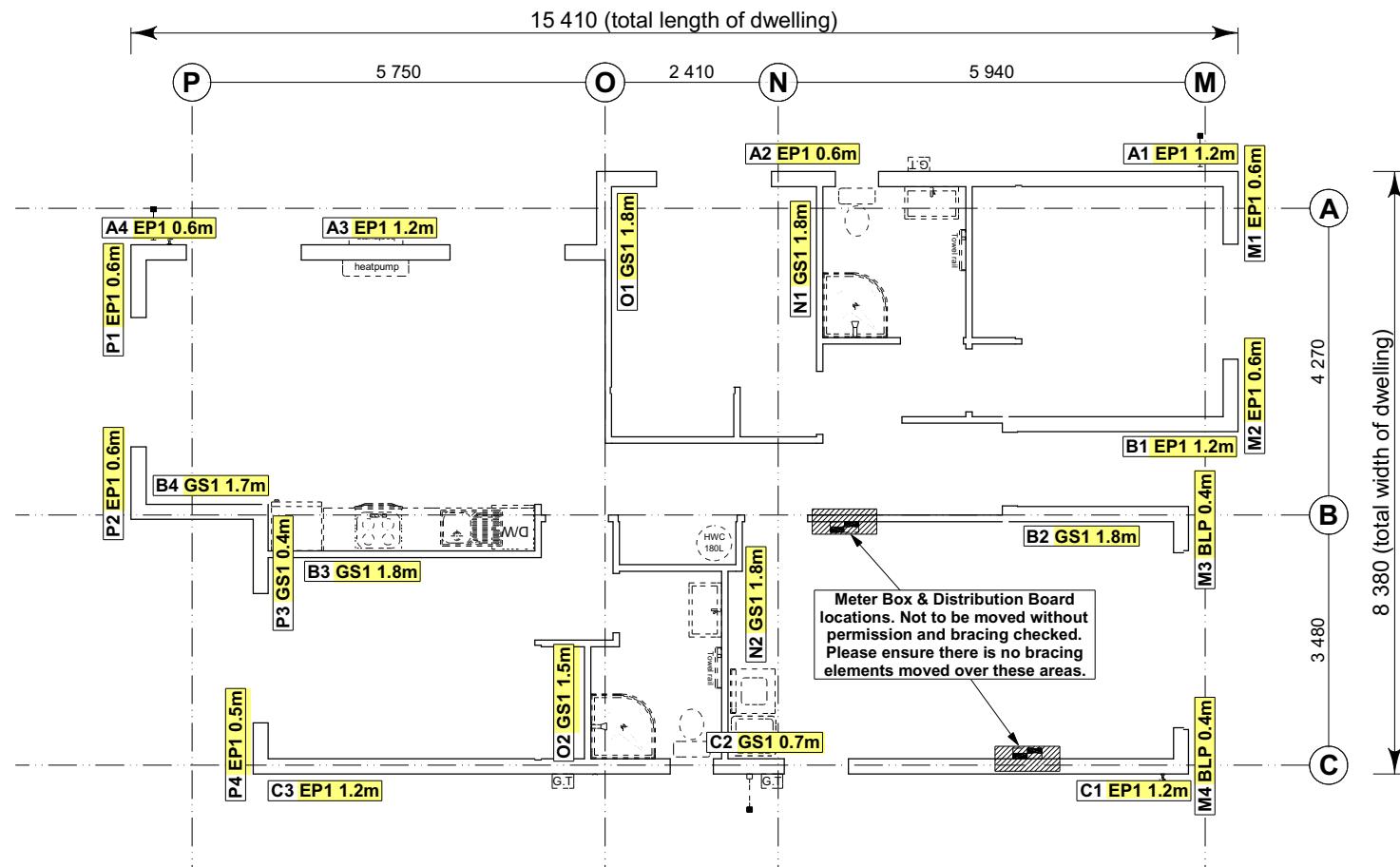
TKR Developments Limited
Lot 978
3 Herridge Street
Ravenswood, Woodend

Job Number: **230355** Original Plan: **Duck 110** Sheet Name: **DRAINAGE PLAN**
Sales: **R Gould** Drawn: **M Glynn** QS: **E Gould** Print Date: **26/02/2024** Scale: **1:100 @ A3**

CONSENT PLANS

No.	Date:	Reason:
1	19-01-2024	Initial Consent Plans

Sheet No.: **10**
of 22 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 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
M	Brace Length
A1	Brace Type
A1 GS1 1.1m	Brace Number

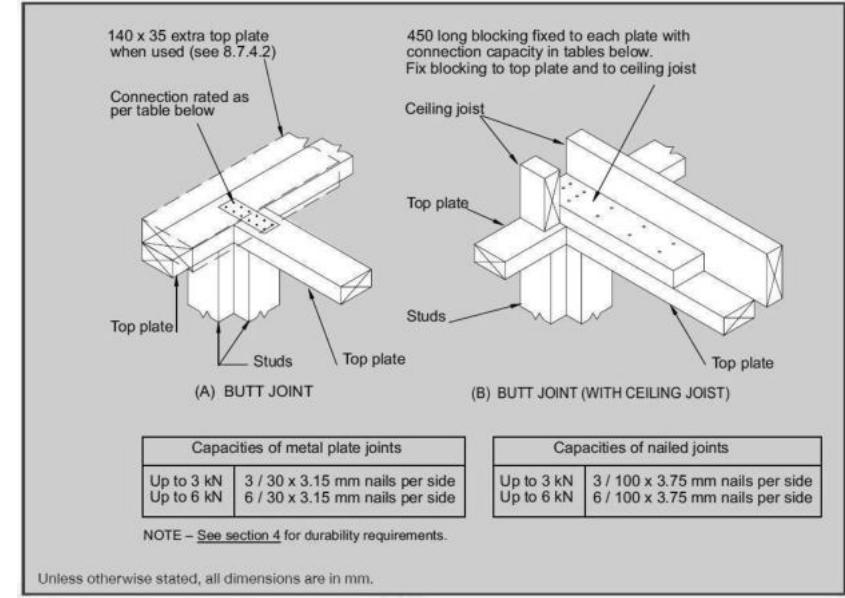


Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

Single Level Along Resistance Sheet

Job Name: TKR Developments Ltd

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	Wind	EQ
									Demand	
									418	666
									Achieved	
							1241	1295	297%	194%
A	1	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	2	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	3	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	4	0.60		2.4	EP1 0.6	Ecopy®	57	63		
							402 OK	450 OK		
B	1	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	2	1.80		2.4	GS1-N	GIB®	124	108		
	3	1.80		2.4	GS1-N	GIB®	124	108		
	4	1.70		2.4	GS1-N	GIB®	117	102		
							510 OK	480 OK		
C	1	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	2	0.70		2.4	GS1-N	GIB®	41	41		
	3	1.20		2.4	EP1 1.2	Ecopy®	144	162		
							329 OK	365 OK		

Single Level Across Resistance Sheet

Job Name: TKR Developments Ltd

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	Wind	EQ
									Demand	
									740	666
									Achieved	
							862	845	116%	127%
M	1	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	2	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	3	0.40		2.4	BLP-H	GIB®	48	54		
	4	0.40		2.4	BLP-H	GIB®	48	54		
							211 OK	234 OK		
N	1	1.80		2.4	GS1-N	GIB®	124	108		
	2	1.80		2.4	GS1-N	GIB®	124	108		
							248 OK	216 OK		
O	1	1.80		2.4	GS1-N	GIB®	124	108		
	2	1.50		2.4	GS1-N	GIB®	104	90		
							228 OK	198 OK		
P	1	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	2	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	3	0.40		2.4	GS1-N	GIB®	21	23		
	4	0.50		2.4	EP1 0.4	Ecopy®	40	48		
							175 OK	197 OK		

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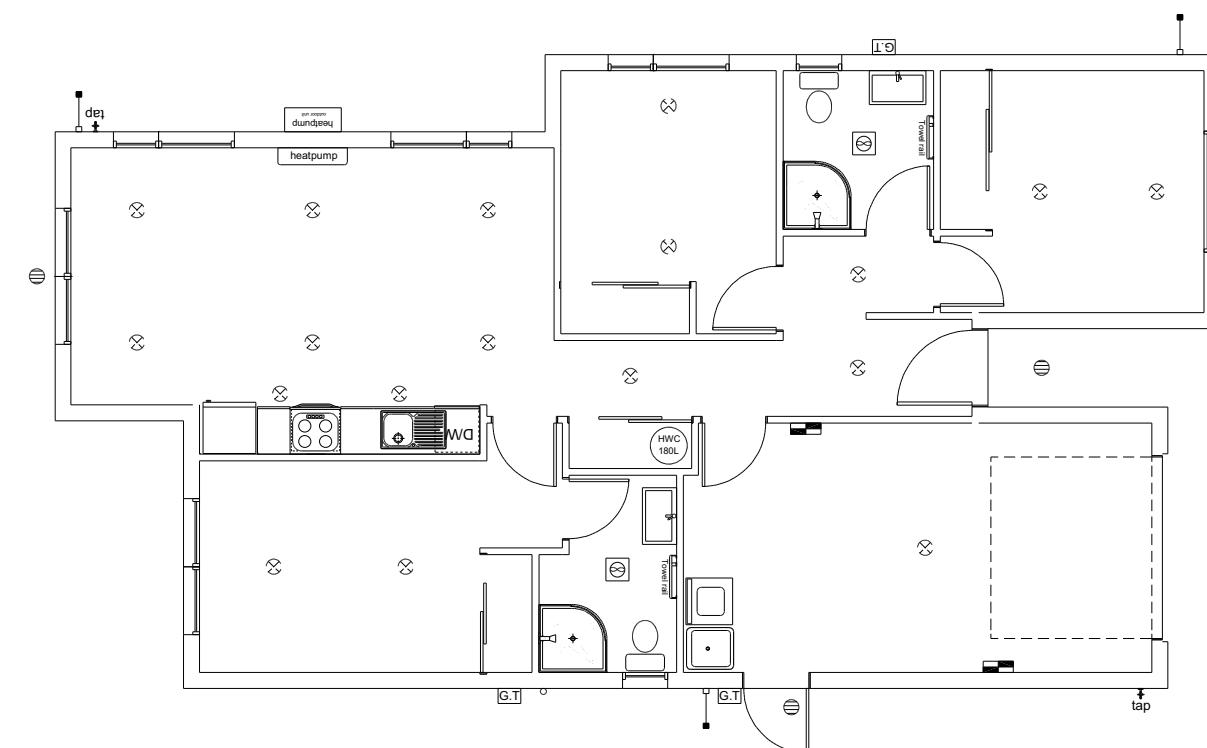
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Ravenswood, Woodend

Job Number: 230355
Original Plan: Duck 110
Sheet Name: BRACING PLAN
Sales: R Gould
Drawn: M Glynn
QS: E Gould
Print Date: 26/02/2024
Scale: 1:100 @ A3

CONSENT PLANS
No. Date Reason:
1 19-01-2024 Initial Consent Plans

Sheet No.: 11
of 22 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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Job Number:
230355
Original Plan:
Duck 110
Sheet Name:
LIGHTING PLAN
Sales: R Gould Drawn: M Glynn QS: E Gould Print Date: 26/02/2024 Scale: 1:100 @ A3

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Sheet No.:
12

of 22 sheets



LINTEL FIXING SCHEDULE

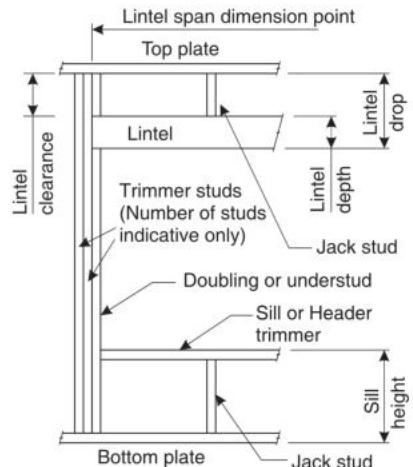
ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12

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



Lintel Supporting Girder Trusses

Roof Tributary Area	Light Roof			Heavy Roof		
	Wind Zone			Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6m ²	G	G	H	G	G	H
11.6m ²	G	H	H	G	G	H
12.1m ²	G	H	H	G	H	H
15.3m ²	H	H	-	G	H	H
19.1m ²	H	-	-	G	H	-
20.9m ²	H	-	-	H	H	-
21.8m ²	H	-	-	H	-	-
34.3m ²	-	-	-	H	-	-

NOTES:

1. Roof Tributary Area = approx. $1/2 \times$ (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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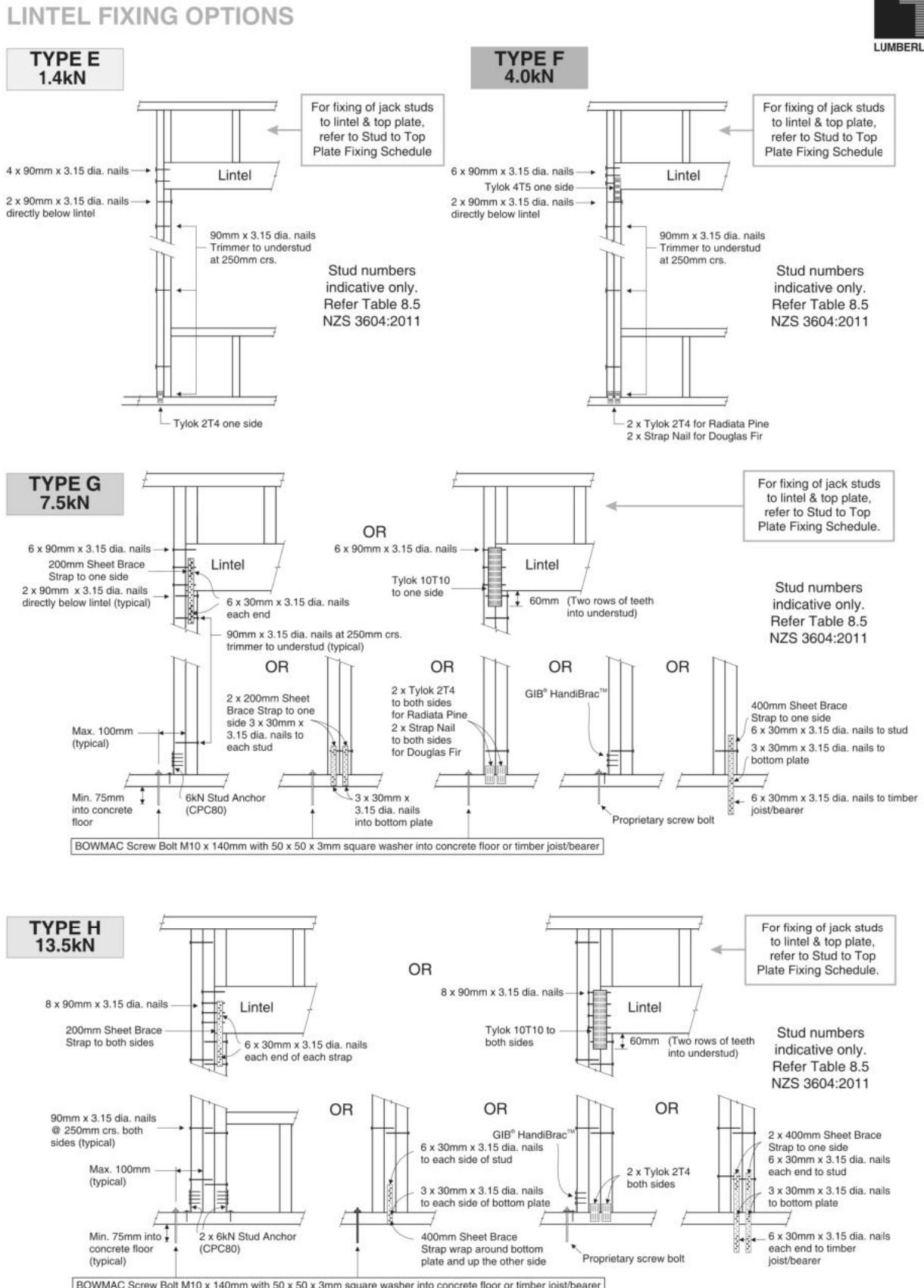
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Sheet Name:

FRAMING DETAILS

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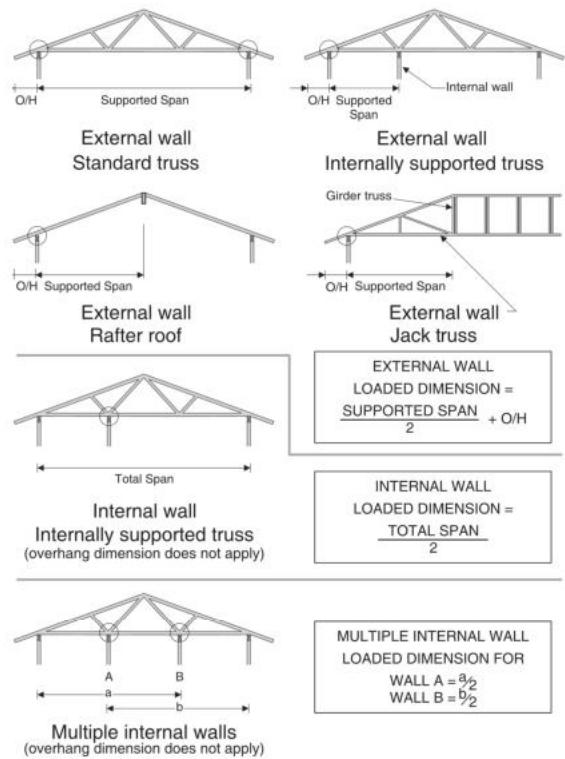
STUD TO TOP PLATE FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

NOTE:

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

LOADED DIMENSION DEFINITION



FIXING SELECTION CHART

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

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

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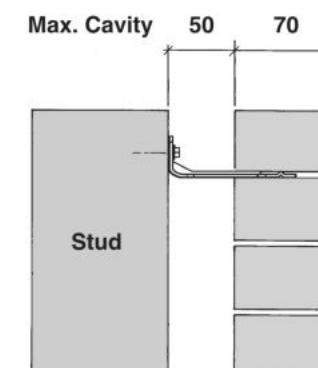
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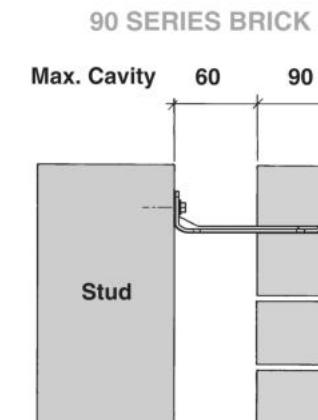
CONSENT ISSUED BC240075 - Page 2 of 3

08/2017

70 SERIES BRICK



Screw Tie Short
(85mm)



Screw Tie Long
(105mm)

BC 240075

- 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.

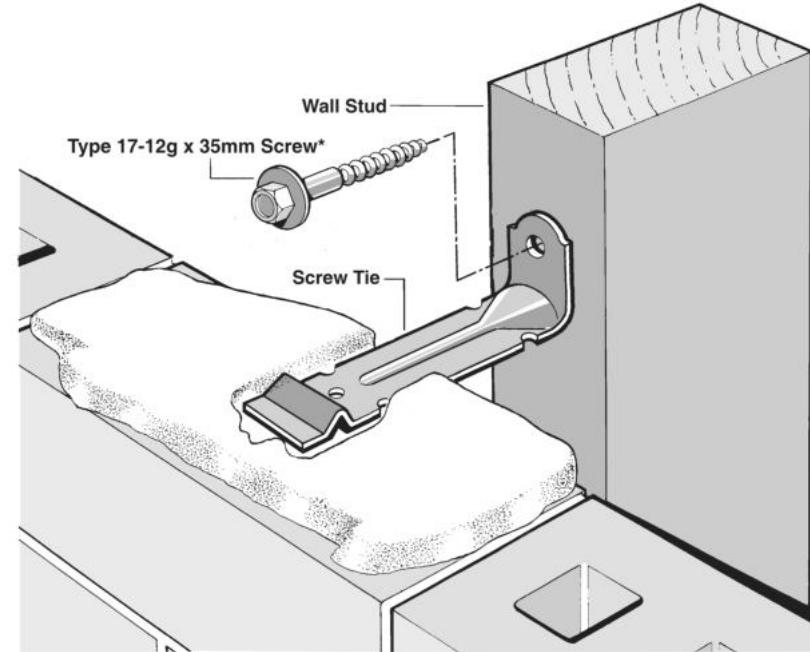
Material: 1.2mm NZCC-SD Hot Dip Galvanised Steel
Screws: Type 17-12g x 35mm Hex Head Hot Dip Galvanised Screws
Packed: 250 ties per box including screws

Also available in Stainless Steel Grade 316 for Zone D.

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SCREW TIES FOR BRICK VENEER FIXING

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



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

CONSENT PLANS		
No.	Date:	Reason:
1	19-01-2024	Initial Consent Plans

Sheet No.:
14

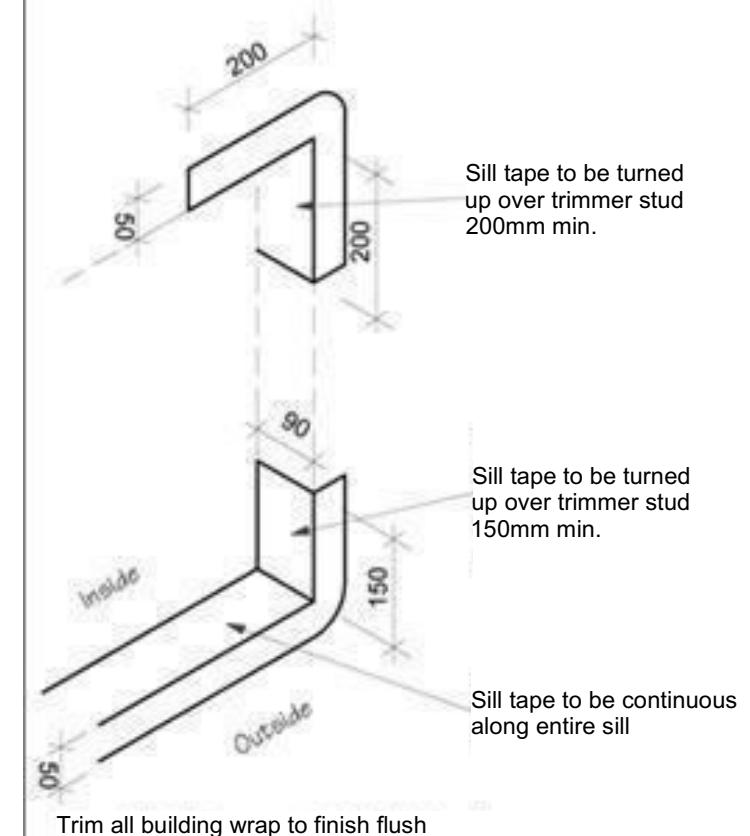
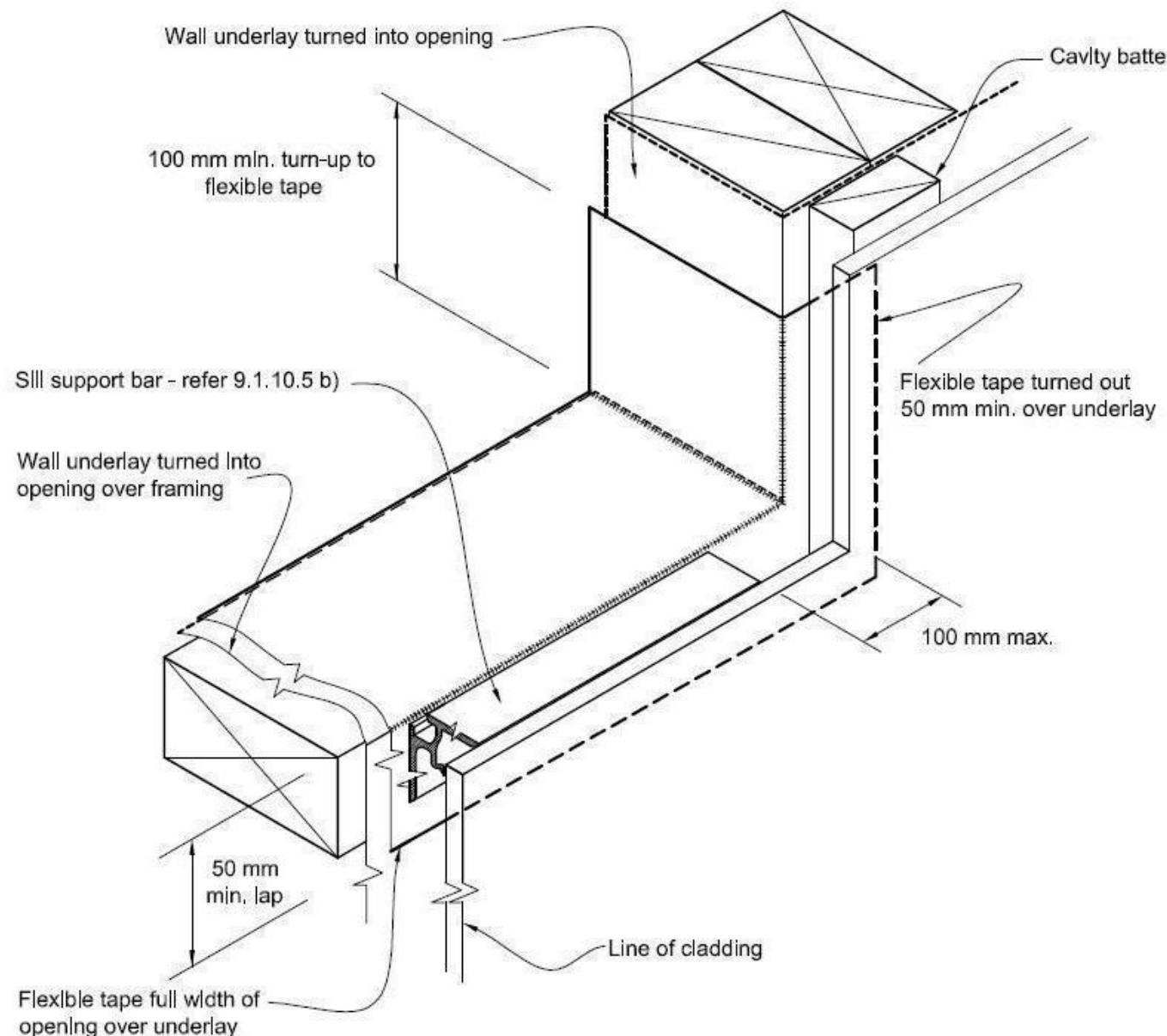
of 22 sheets

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

Paragraphs 9.1.5, 9.1.9.3, 9.1.10.2, Figures 73C, 76, 85, 86, 91, 99, 116 and 128

NOTE:

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

**Sill Tape Flashing Detail**

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TKR Developments Limited
Lot 978
3 Herridge Street
Ravenswood, Woodend

Job Number:
230355

Original Plan:
Duck 110

Sheet Name:
CONSTRUCTION DETAILS

Sales:
R Gould

Drawn:
M Glynn

QS:
E Gould

Print Date:
26/02/2024

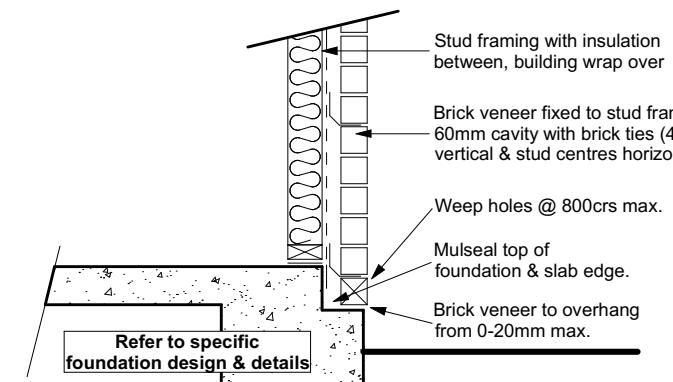
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CONSENT PLANS

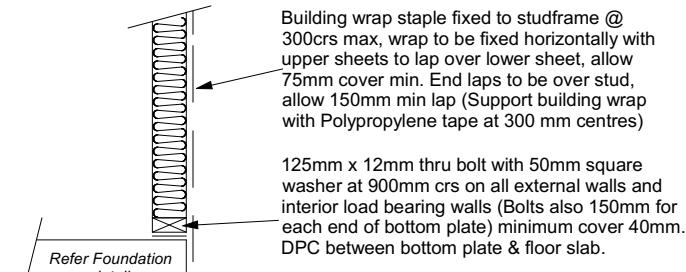
No.	Date:	Reason:
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15

of 22 sheets



**Brick Veneer Foundation
Scale 1:20**



Stud framing to slab
Scale 1:20

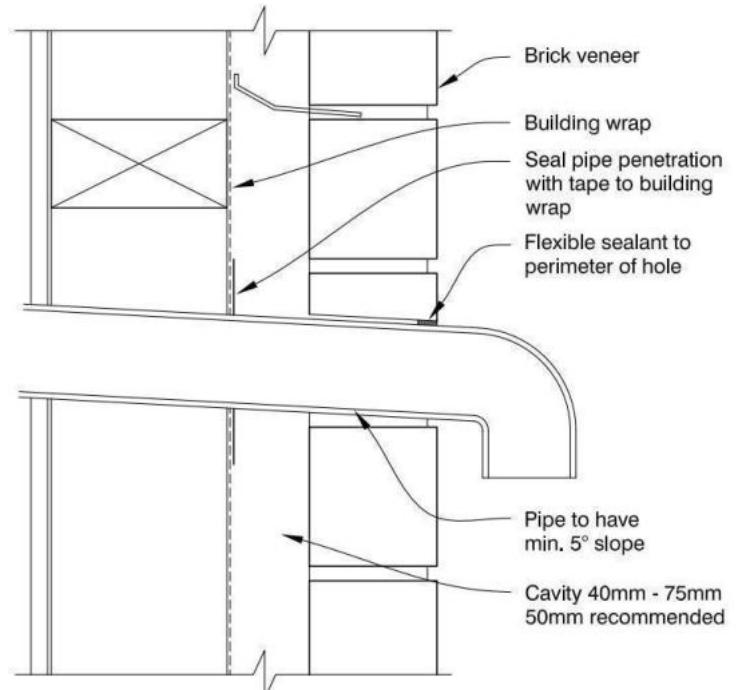


Figure 65: Levels and garage openings
Paragraphs 9.1.3, 9.1.3.4, 9.2.5
Table 18

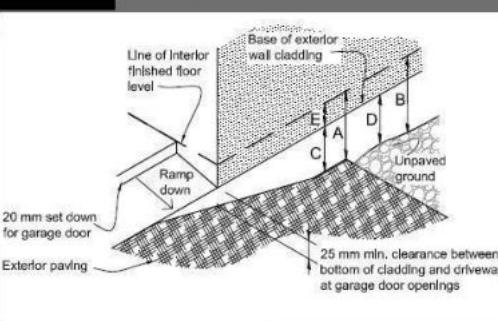
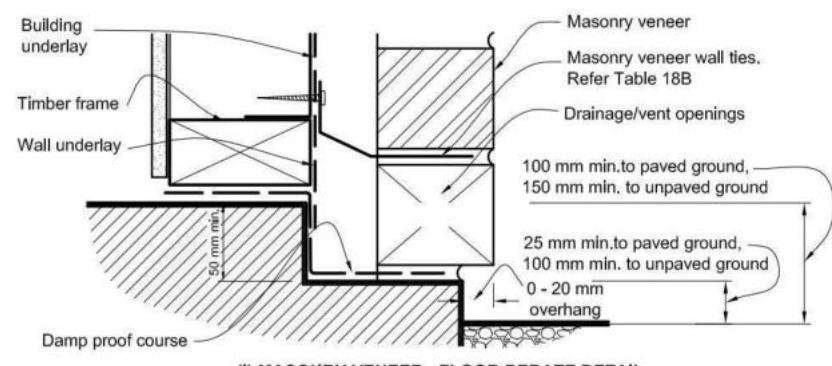


Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2,
9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

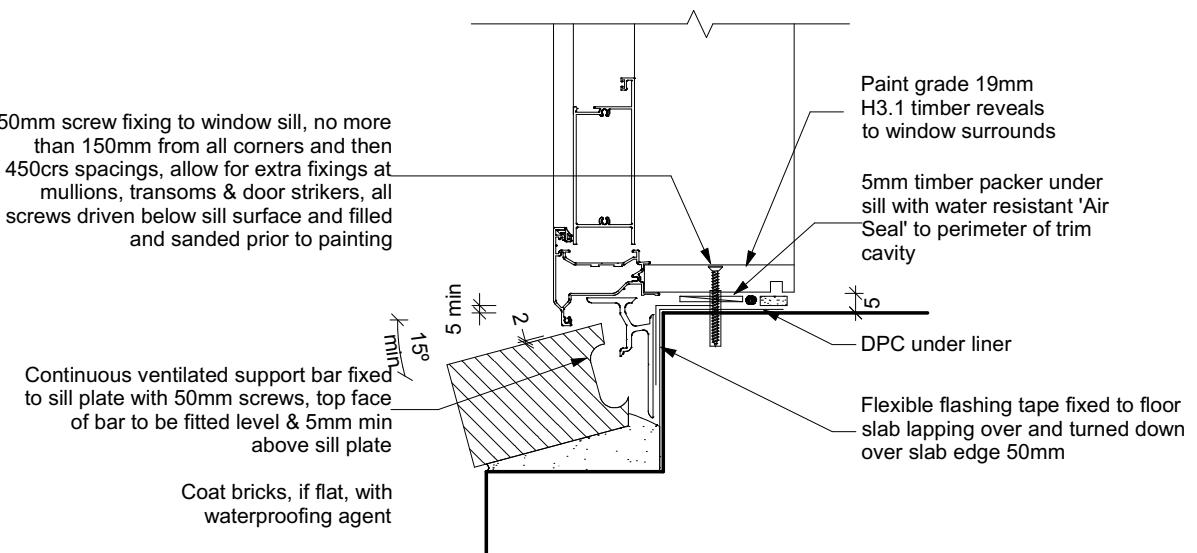
Minimum clearances (mm)	Masonry veneer		Other claddings				
	A	B	A	B	C	D	E
Concrete slab	100	150	150	225	100	175	50

NOTE: 1) Refer to NZS 3604 for requirements.

2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing



(i) MASONRY VENEER - FLOOR REBATE DETAIL



Door Sill to Slab Detail

Scale 1:20

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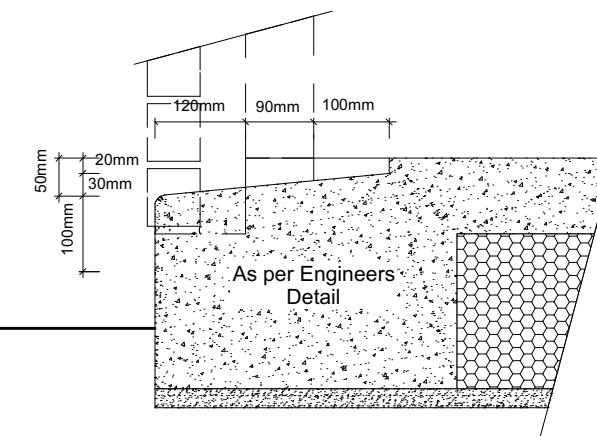


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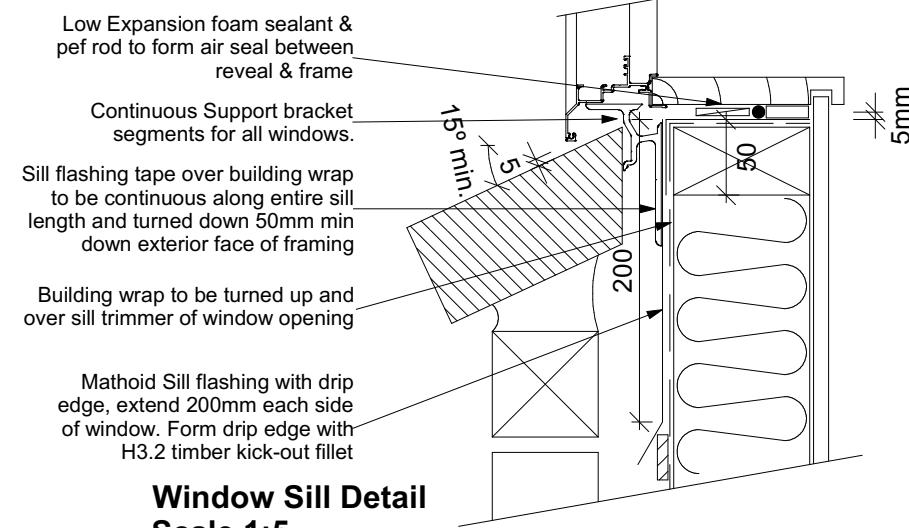
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Garage Door Rebate Details
Scale 1:10

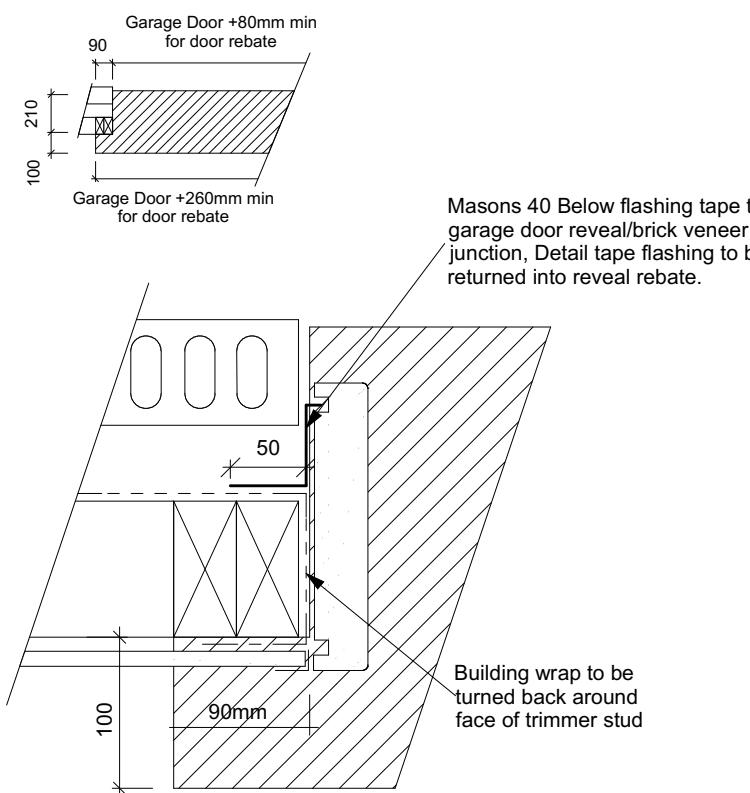


9.1.10.8 Attachments for windows and doors

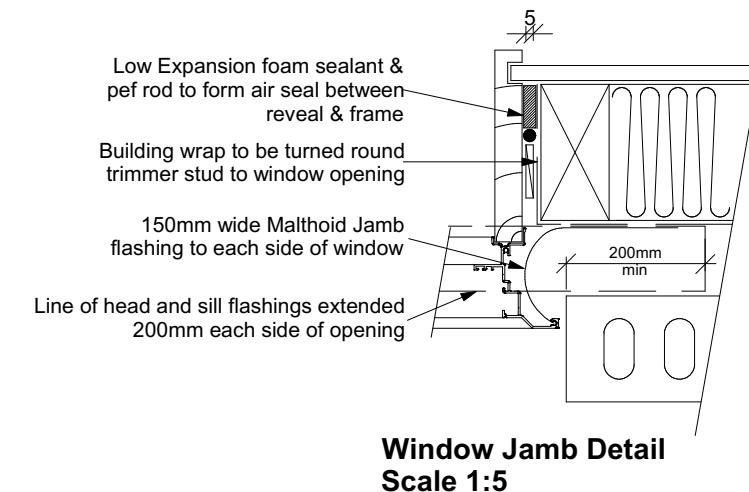
Install windows and doors using pairs of minimum 75 x 3.15 galvanised jolt head nails or 8 gauge x 65 mm stainless steel screws, through reveals into surrounding framing at:

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

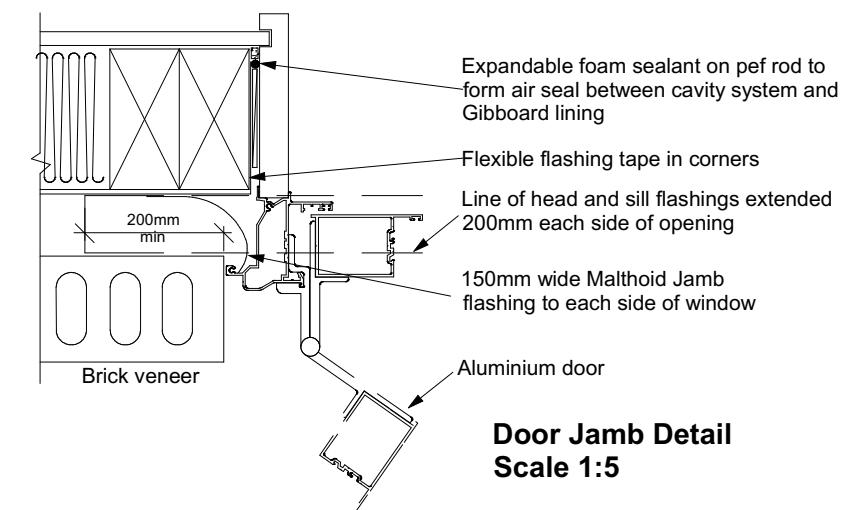
Install packers between reveals and framing at all fixing points, except between head reveals and lintels.



Garage Door Jamb Detail
Scale 1:5



Window Jamb Detail
Scale 1:5



Door Jamb Detail
Scale 1:5

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Christchurch 8443
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Job Number:
230355

Original Plan:
Duck 110

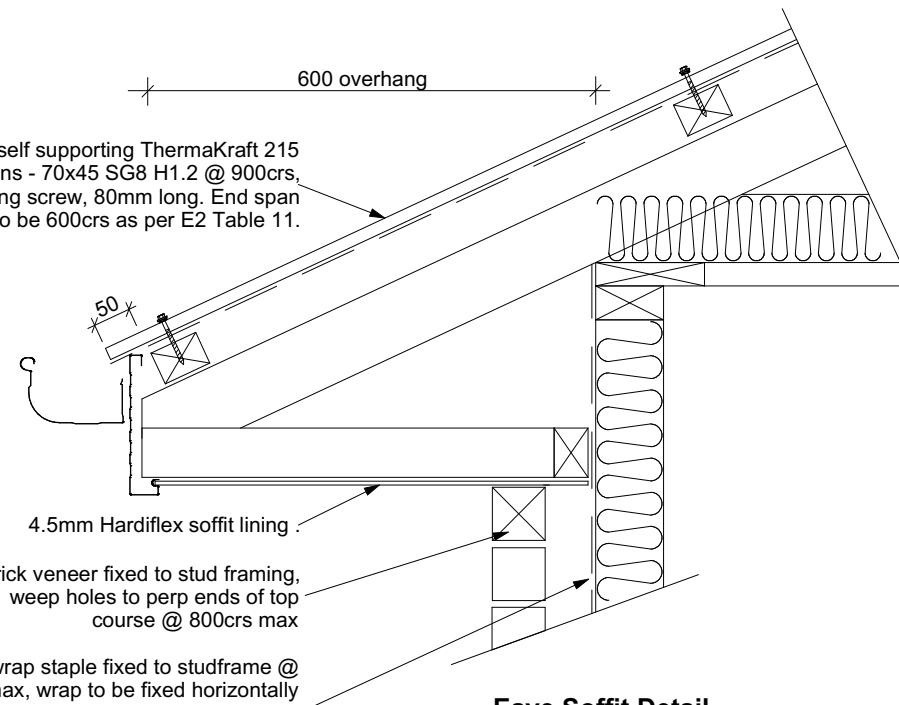
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CONSTRUCTION DETAILS

CONSENT PLANS

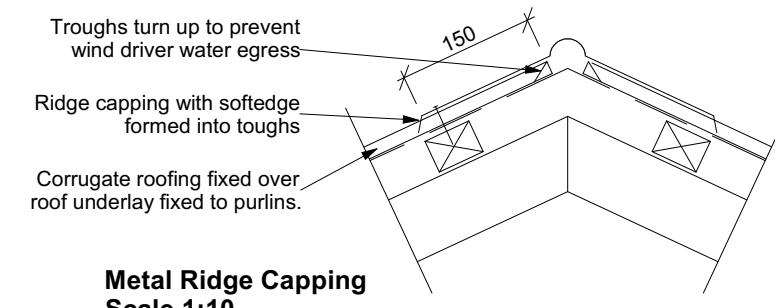
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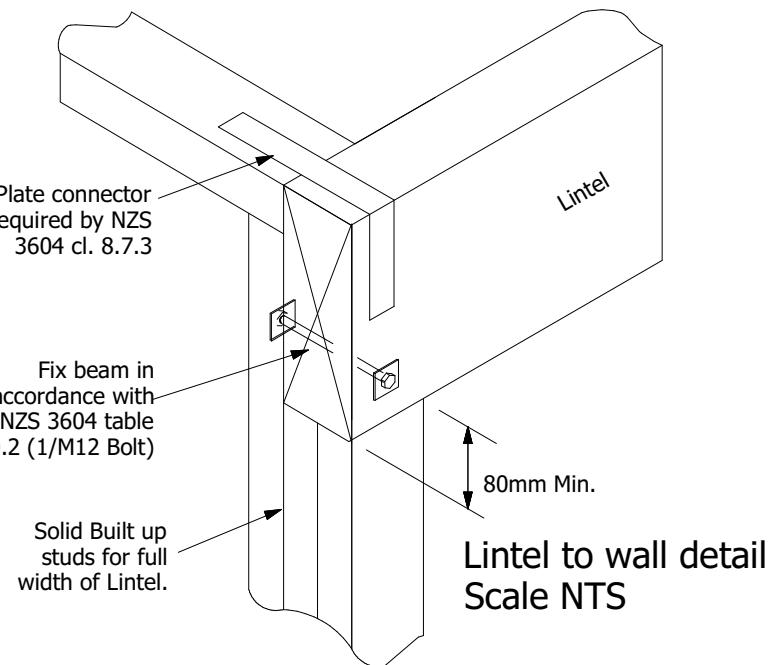
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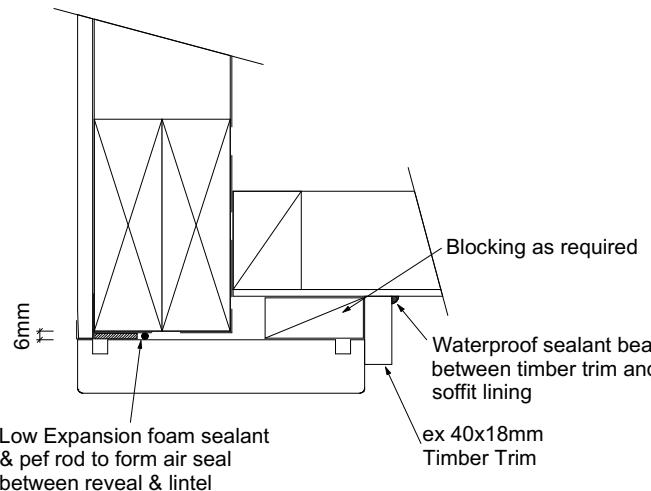
Eave Soffit Detail
Scale 1:10



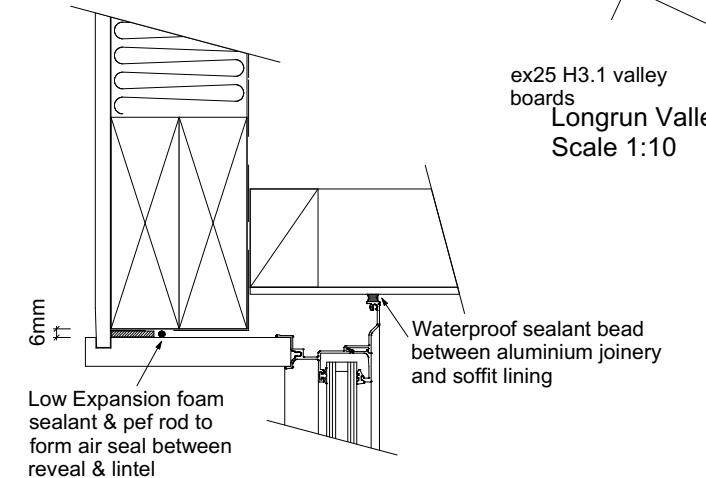
Metal Ridge Capping
Scale 1:10



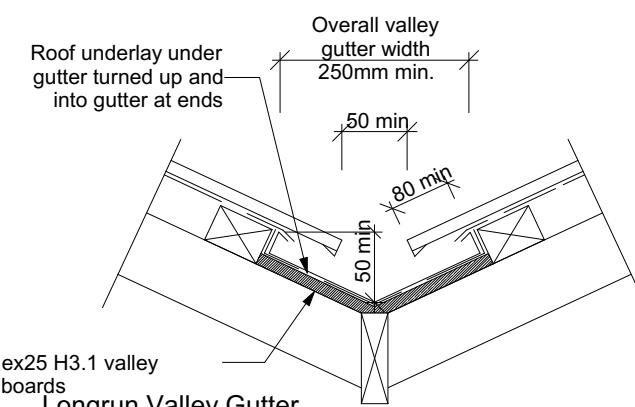
Lintel to wall detail
Scale NTS



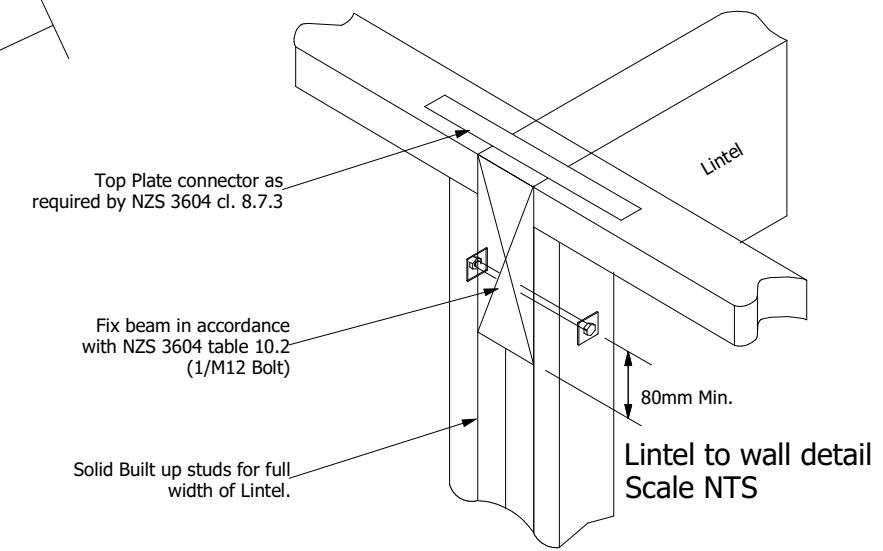
Garage Door Head to Soffit
Scale 1:5



Window Head to Soffit Detail
Scale 1:5



Longrun Valley Gutter
Scale 1:10



Lintel to wall detail
Scale NTS

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Christchurch 8443
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Sheet Name:
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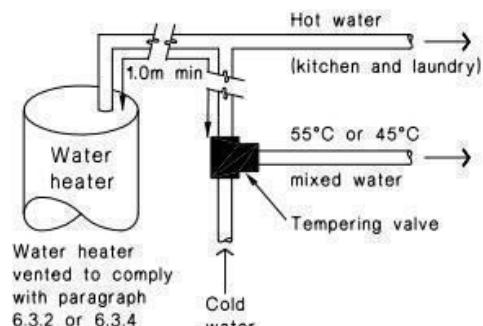
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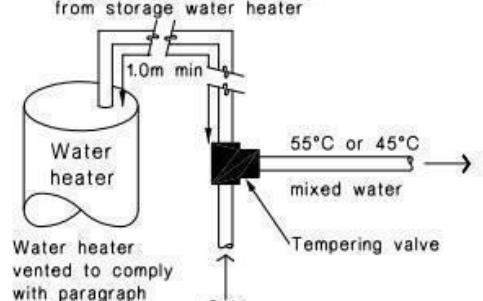
of 22 sheets

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:

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

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

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

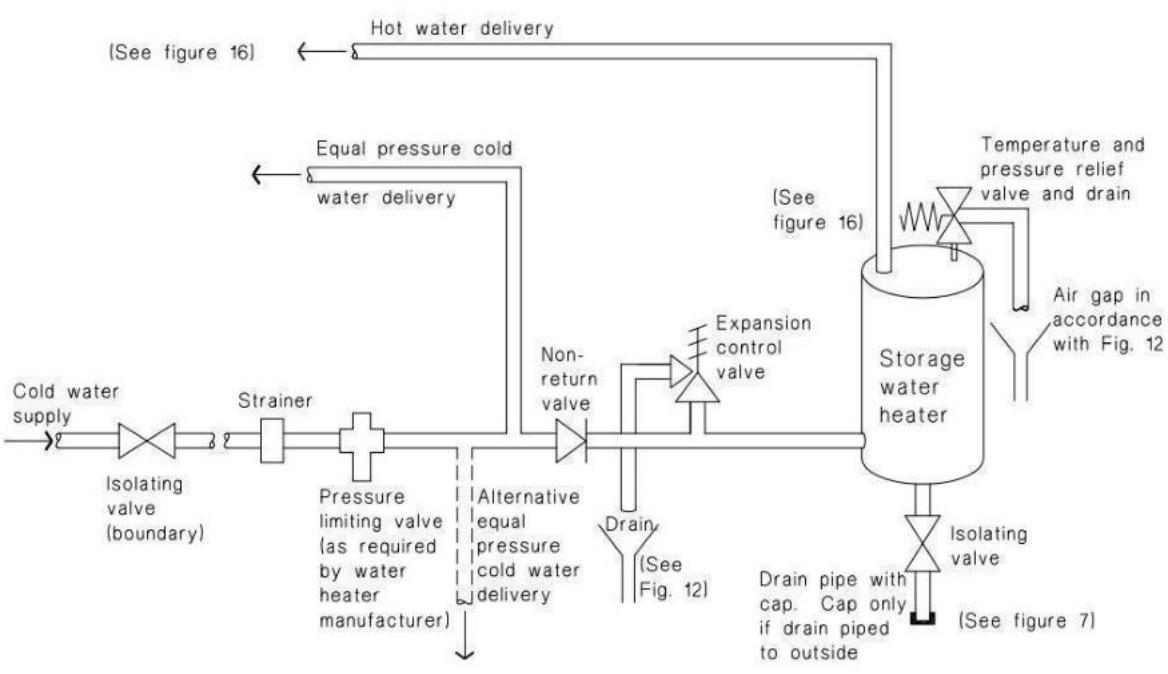
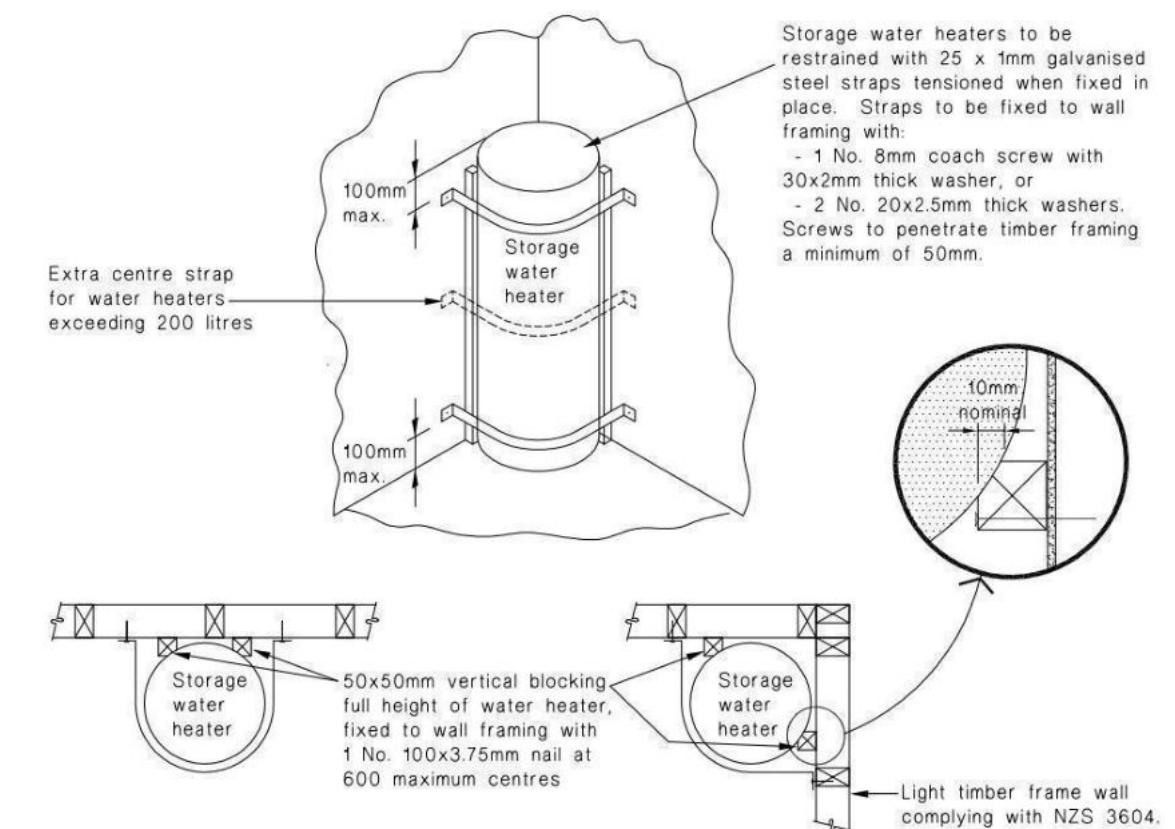


Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4



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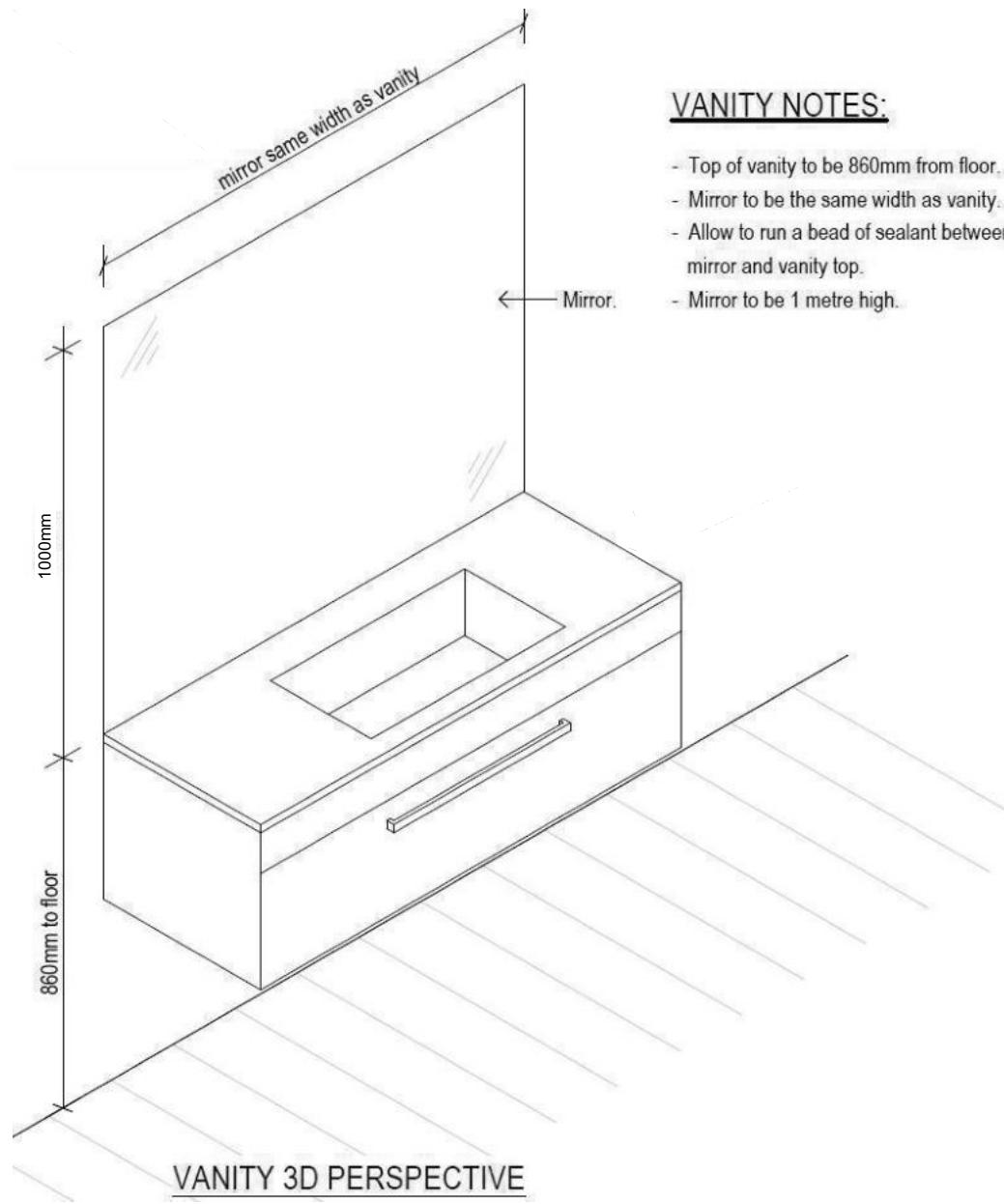
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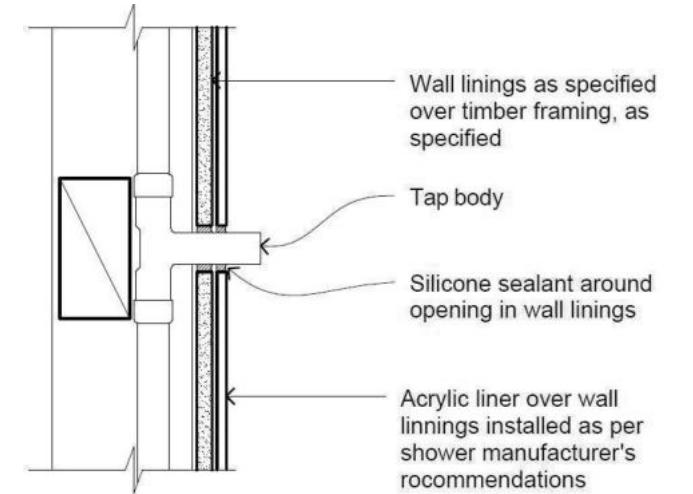
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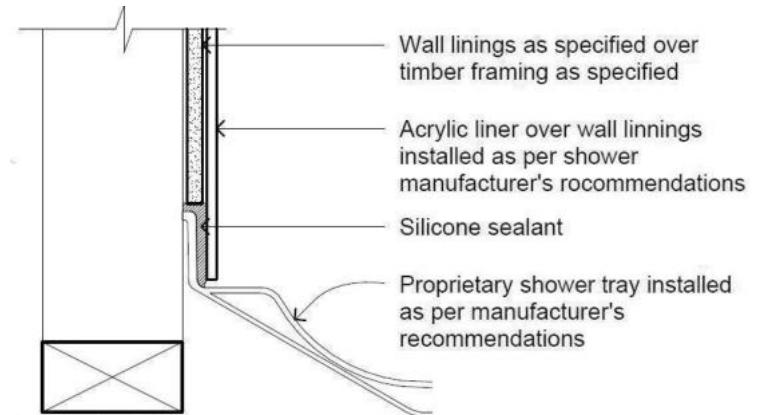


VANITY NOTES

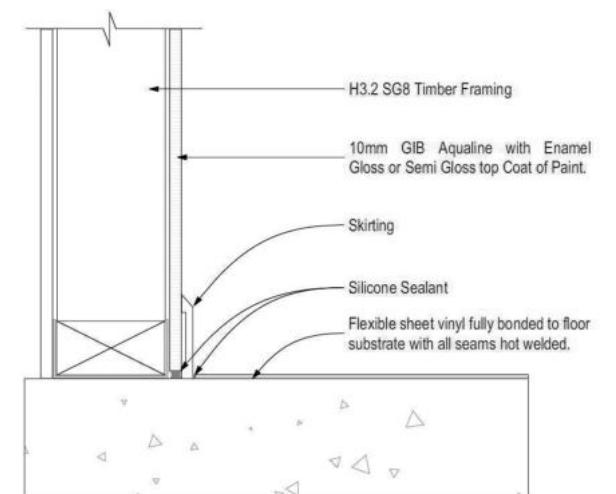
- Top of vanity to be 860mm from floor.
 - Mirror to be the same width as vanity.
 - Allow to run a bead of sealant between mirror and vanity top.
 - Mirror to be 1 metre high.



PENETRATION DETAIL



SHOWER TRAY DETAIL



GENERAL FLOOR/WALL DETAIL

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