

BC No: BC230304

SITE DETAILS:

6 DEMPSEY STREET
 KAIAPOI

LEGAL:
 LOT 235 DP 586745

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.

BC230304
Compacted Hardfill - pre DPM - Engineer to inspect excavation also. Building Location Certificate required.
Foundation / Floor Slab - Engineer to inspect also
Structure Pre Roof Pre Wrap -
Building Wrap & Sill Tape -
Cavity Battens & Flashings -
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.

Signature Homes Limited

NEW HOUSE

LOT 235 BEACH GROVE, KAIPOI

File Number 23008.067



ENGCO
Consulting Engineers

AUCKLAND ■ CHRISTCHURCH ■ NELSON ■ QUEENSTOWN

TC2 RIBRAFT DRAWINGS

Issue Register

Rev	Date	Description
-	29.03.2023	Consent Issue
A	19.01.2024	Consent Revision

Sheet List

Sheet No.	Rev	Date Issued	Sheet Title
S1	A	19.01.2024	General Notes
S2	A	19.01.2024	RibRaft Layout Foundation Plan
S3	A	19.01.2024	Typical Foundation Sections
S4	A	19.01.2024	Typical Foundation Sections
S5	A	19.01.2024	Typical Services Penetration Details

WAIMAKARI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
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BC230304 5/02/2024 Chrisk

Note: A BUILDING LOCATION CERTIFICATE (BLC)
is REQUIRED 2 Working Days BEFORE the PrePour
Inspection to verify the setout of the Finished Floor Level.
The builder is required to tie back this FFL to a
known LINZ Survey Mark (revised in January 2018).
Please check with your surveyor that referenced
Benchmark Datum heights are correct.

GENERAL

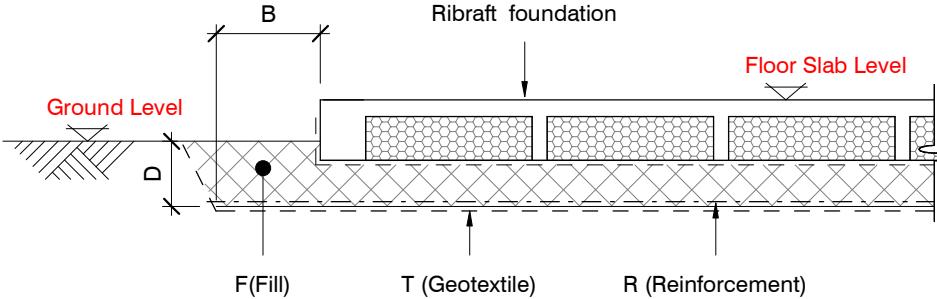
- These drawings are not to be used for construction until the plan (sheet S2) is signed by the main contractor.
- Do not scale. Refer any discrepancies to the Architect.
- These drawings are to be read in conjunction with the Architects drawings.
- The builder shall be responsible for any damage to 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: Tonkin & Taylor Ltd.
Beach Grove Subdivision, Kaiapoi
Scala Penetrometer Testing Stage 5A-B
Ref. No: 0053246.9000
Dated: 14 March 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 TC2 Dramix 4D 80/60 Fibre Mix Concrete)
G500E SE62 Ductile mesh on 50mm chairs

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

INSPECTIONS

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

INSPECTIONS REQUIRED

- Confirm bearing at excavation - by ENGCO.
- Pre-pour of slab - by ENGCO.

BUILDING PLATFORM TABLE:

B	500mm
D	Remove imported topsoil (200mm approximately).
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

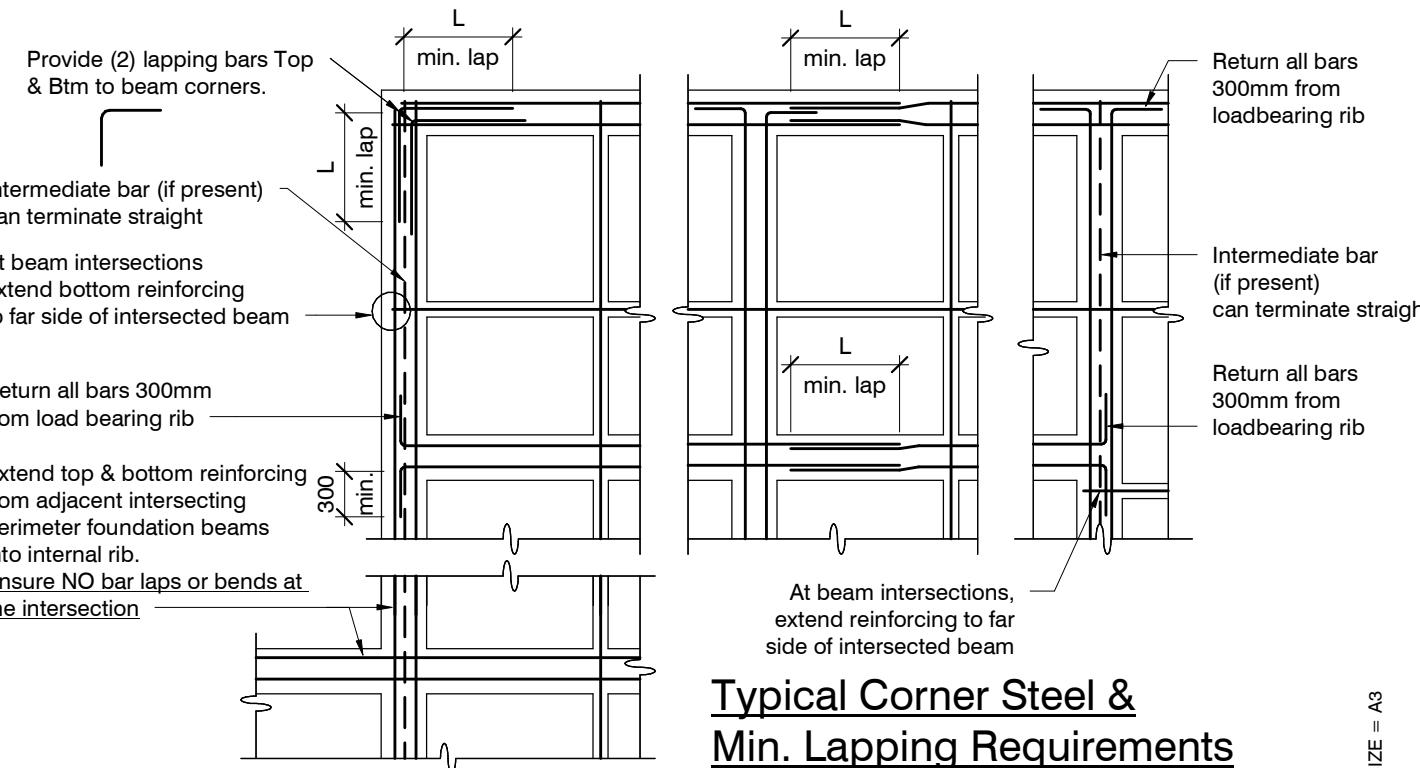
NEW HOUSE
LOT 235 BEACH GROVE, KAIAPOI

CONSENT ISSUED BC230304 - Page 4 of 31REINFORCEMENT

- 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).

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Typical Corner Steel & Min. Lapping Requirements

N.T.S.

revisions	-	29.03.2023	Consent Issue
	A	19.01.2024	Consent Revision

design W. HORNE
drawn C. DE MESA
appvd M. CUSIEL
date 29 MAR 2023

file 23008.067
dwg S1 rev. A

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.

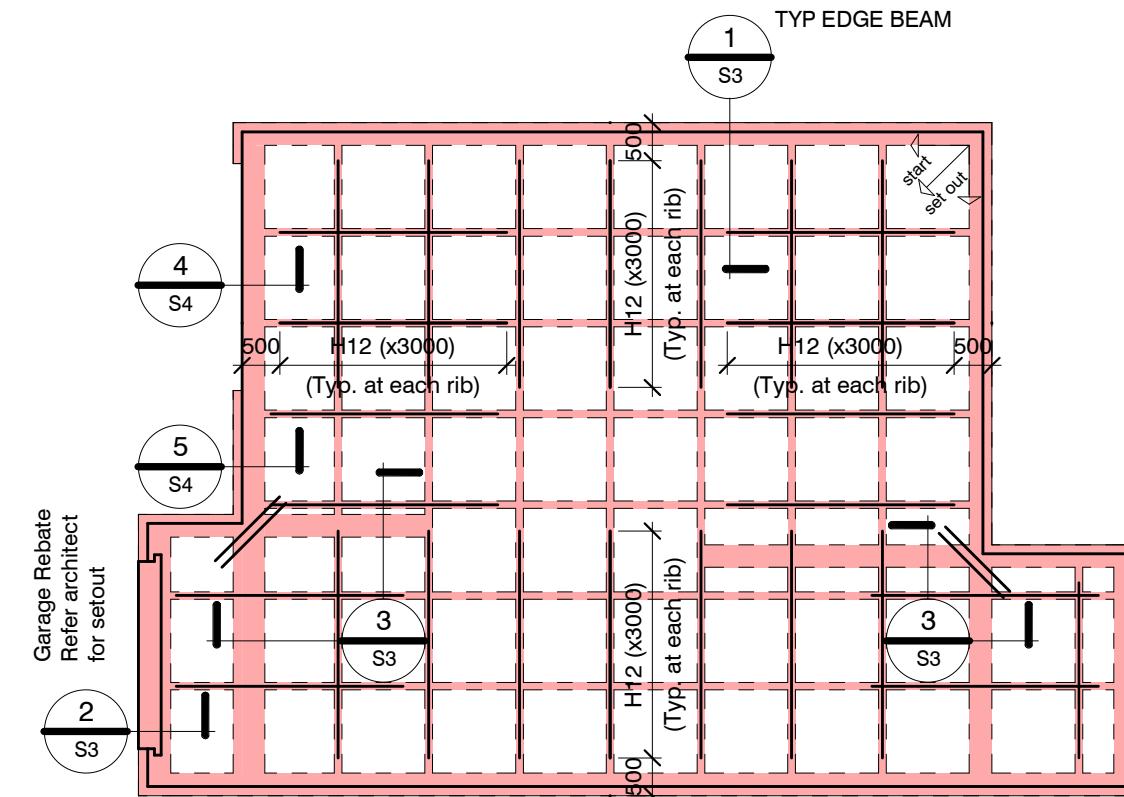
GENERAL NOTES:
Received 5/2/2024

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.

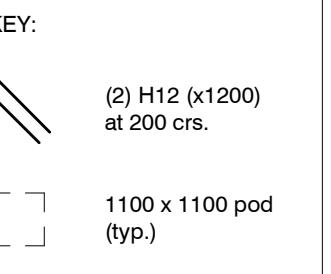
Under no circumstance should pipework for services be run longitudinally in 100mm ribs. Similarly they should not be run along perimeter foundations nor internal floor beam thickenings

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.



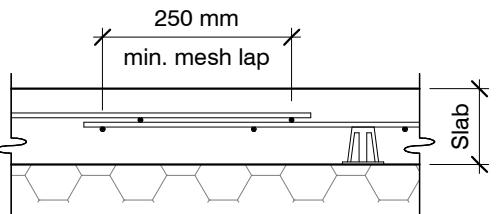
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100mm Floor Slab - 220mm pods
(25MPa TC2 Dramix 4D 80/60 Fibre Mix Concrete)
G500E SE62 Ductile mesh on 50mm chairs

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shall be 1.5 MPa & 1.0 MPa respectively.

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



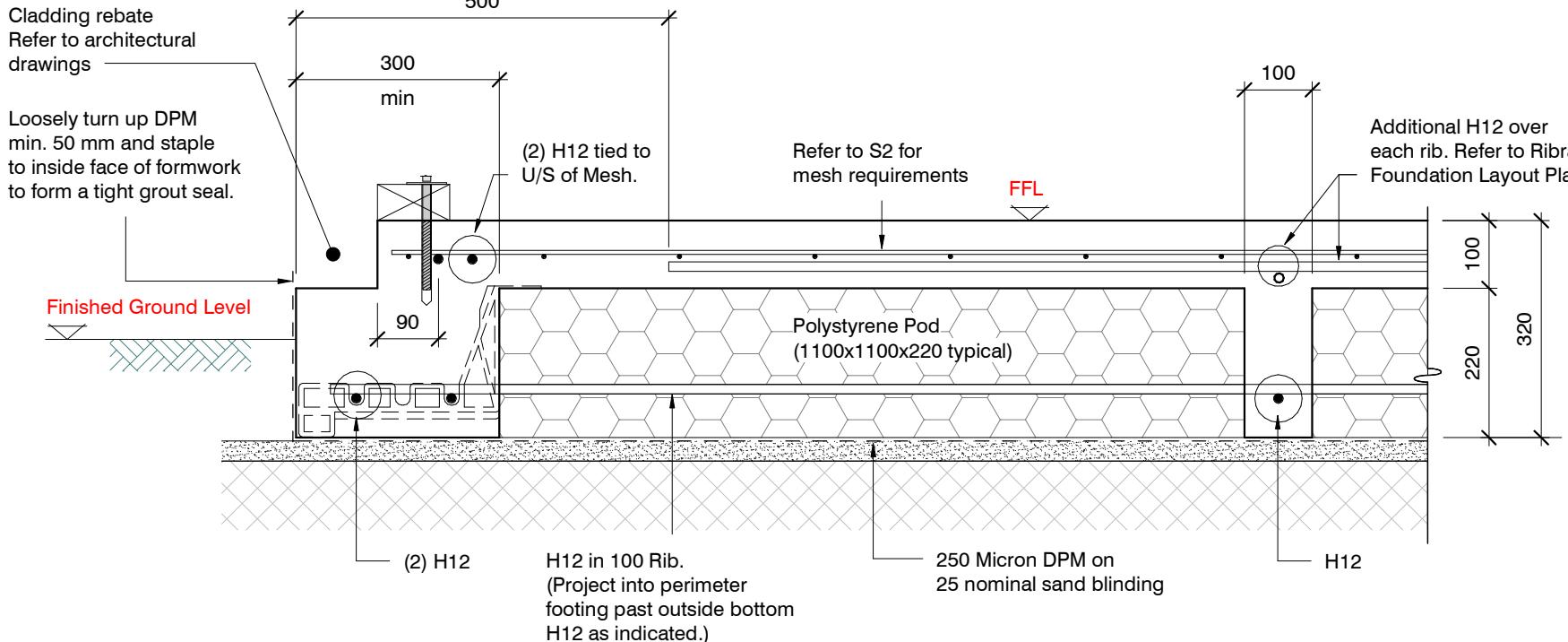
RIBRAFT FOUNDATION LAYOUT PLAN

1 : 100

Refer Architects drawings for slab dimensions

revisions

-	29.03.2023	Consent Issue
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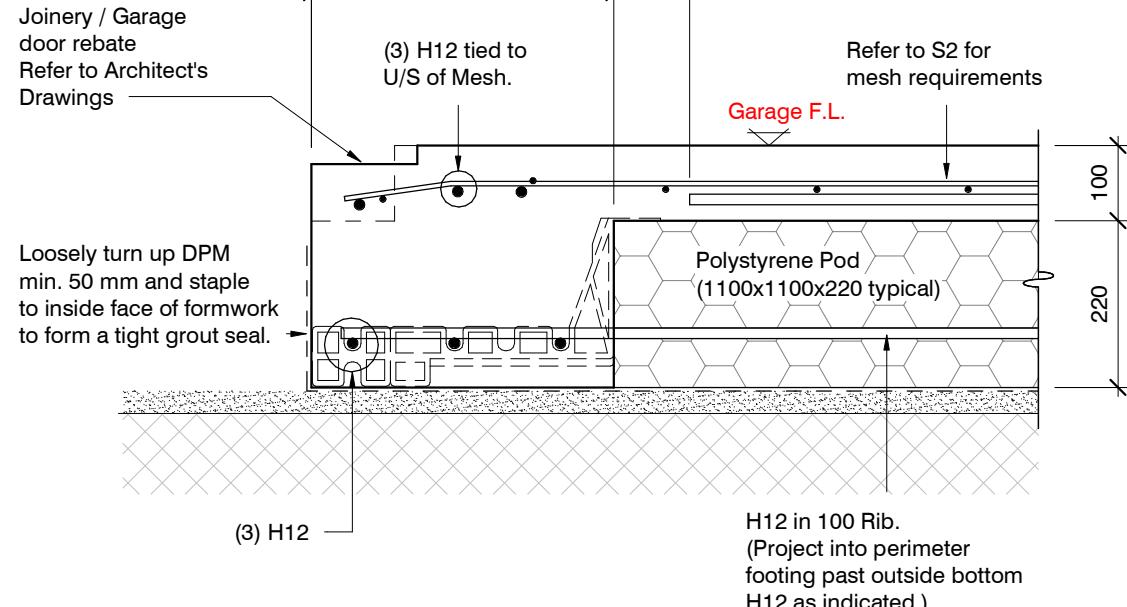
SECTION 1 TYPICAL 300 WIDE REBATED EDGE BEAM

1 : 10

S2

1 : 10

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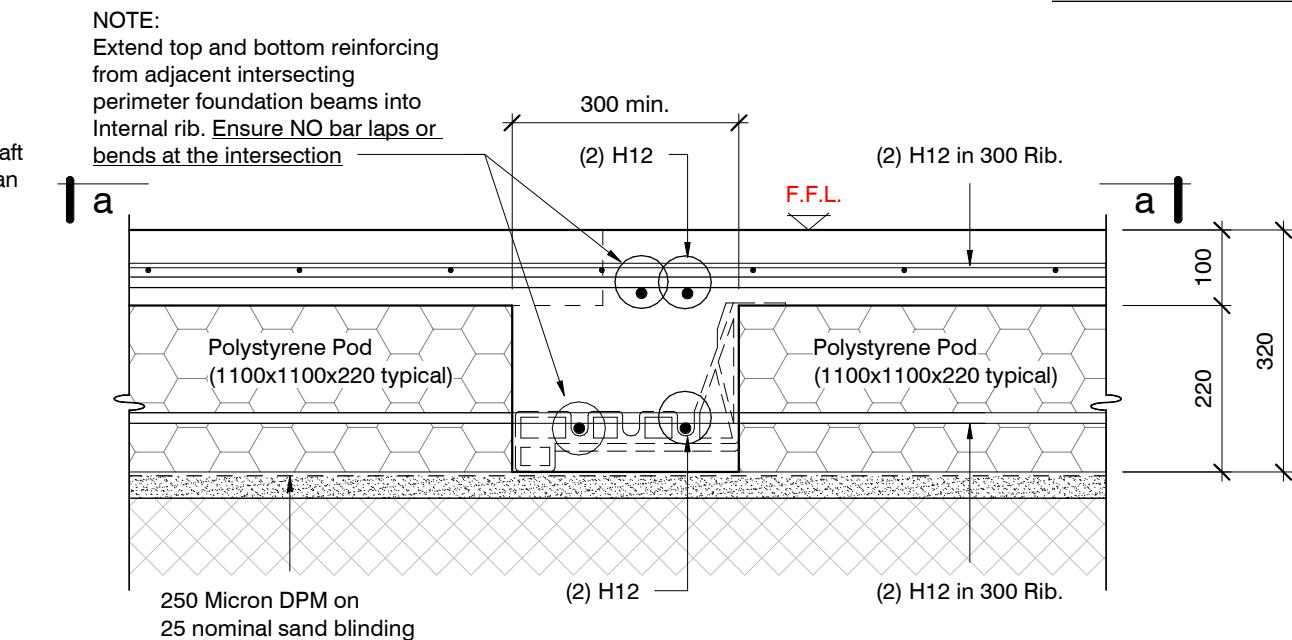


SECTION 2 GARAGE DOOR REBATE

1 : 10

S2

1 : 10

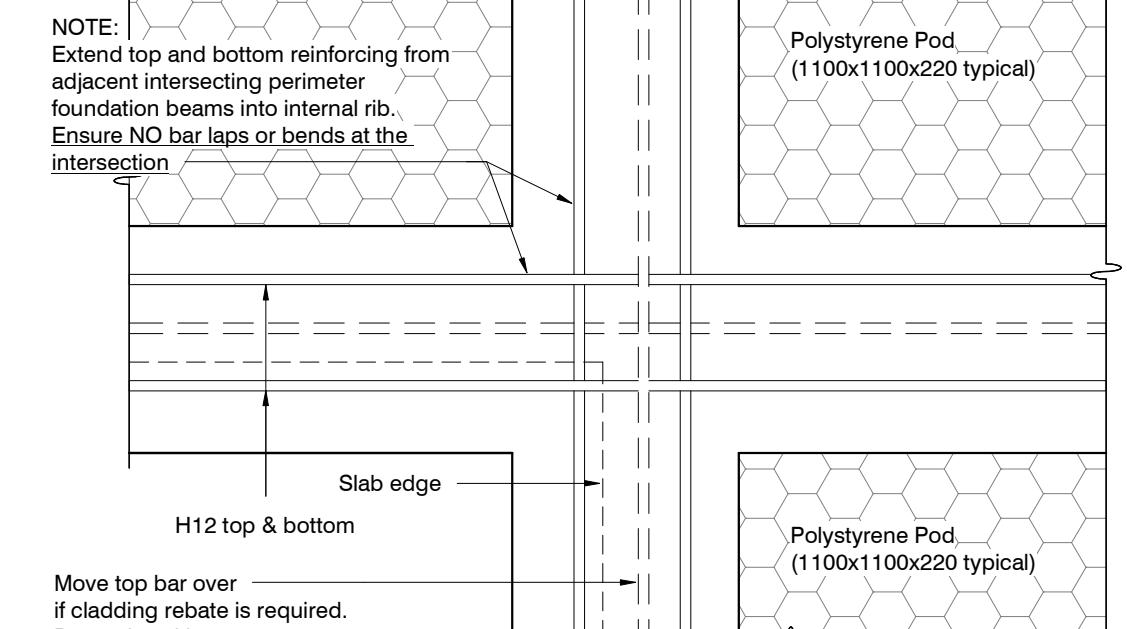


SECTION 3 TYPICAL 300 WIDE CORNER BEAM

1 : 10

S2

1 : 10

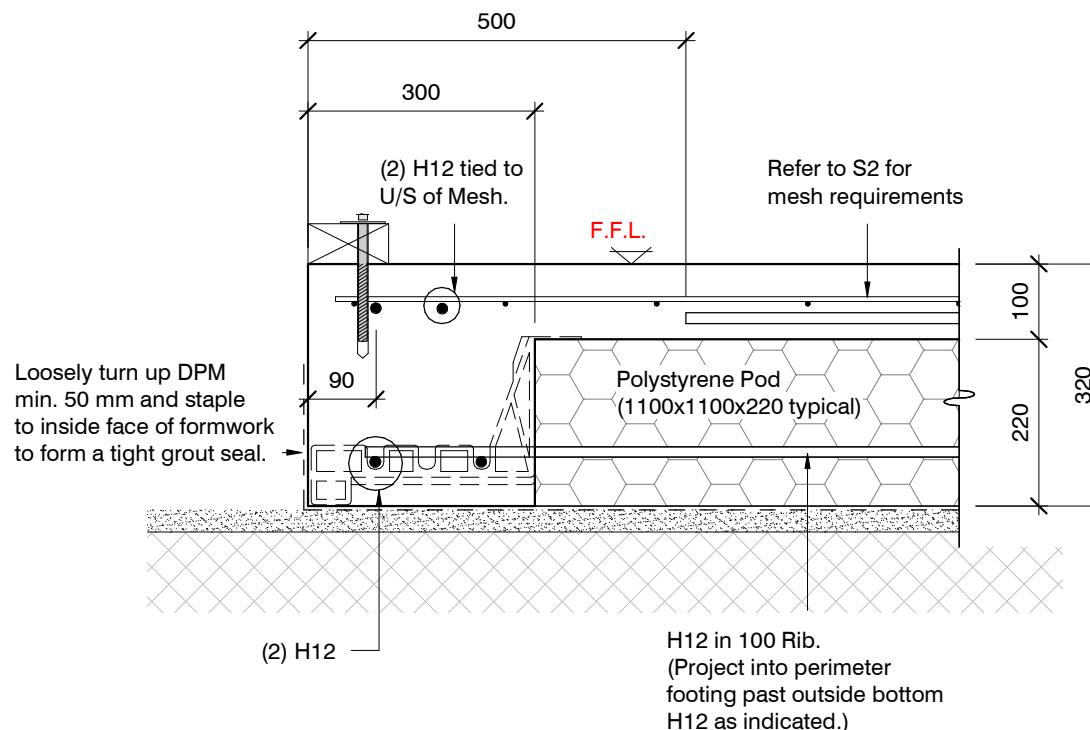


a-a

revisions

-	29.03.2023	Consent Issue
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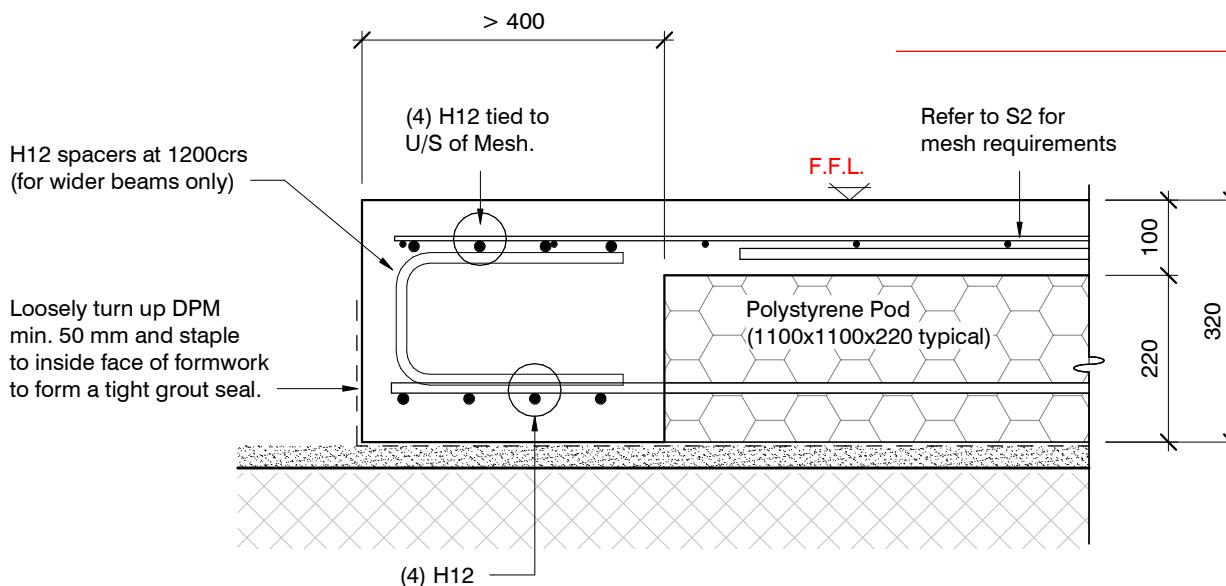
ORIGINAL SIZE = A3



SECTION 4 TYPICAL 300 WIDE EDGE BEAM

1 : 10 S2 1 : 10

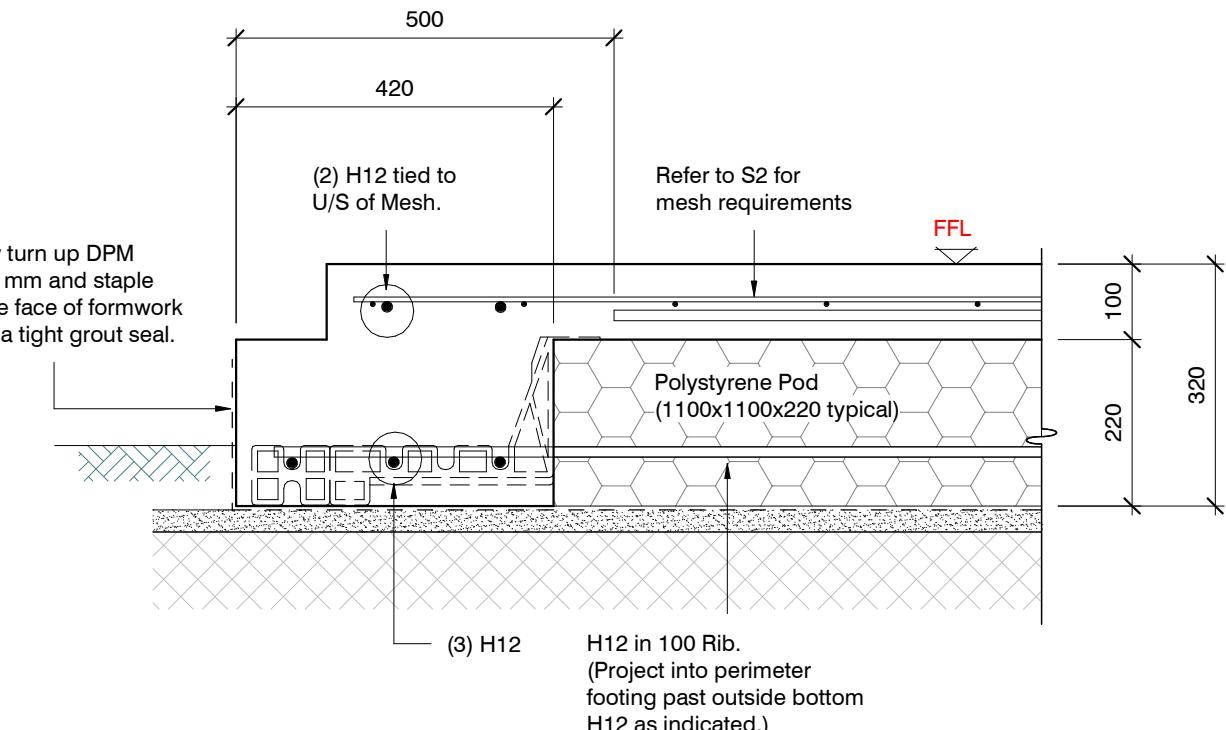
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EDGE BEAM > 400mm IN WIDTH

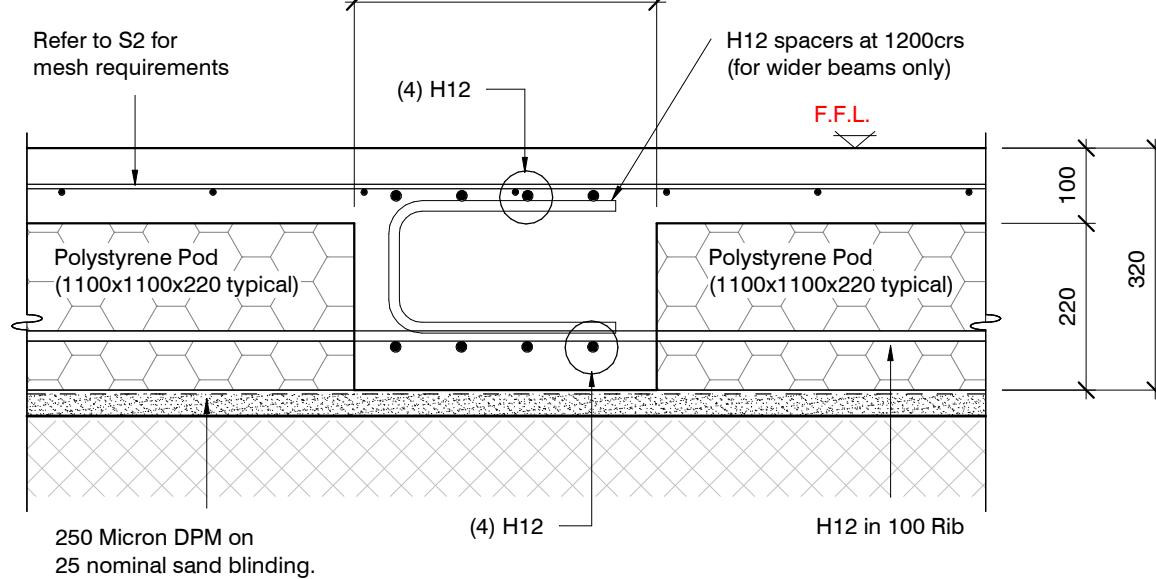
1:10

if required



SECTION 5 TYPICAL 420 WIDE EDGE BEAM

1 : 10 S2 1 : 10



INTERNAL BEAM > 400mm IN WIDTH

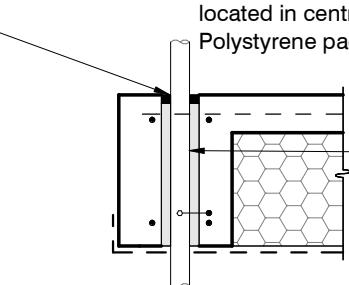
1:10

if required

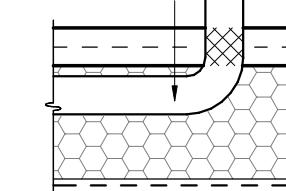
revisions	-	29.03.2023	Consent Issue
	A	19.01.2024	Consent Revision

Flexible Sealant as required
all round pipe perimeter

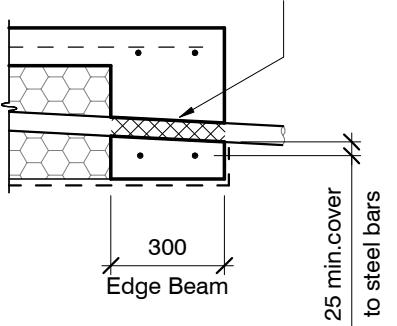
Sleeve 50 mm larger dia. than service pip
Maximum sleeve dia. 150 mm
located in central part of beam.
Polystyrene packing all around pipe.



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

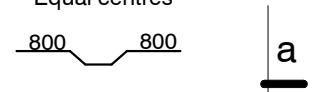


- Pass pipe through edge beam
- Avoid all reinforcing bars
(Sleeve not required)
- Wrap in "Lagging" tape



(2) H12 Bars at Equal centres

2 -H12 Bottom Bars with 1 -H12 x2000 mm



(2) H12 Top Bars

0mm Bar

(2) H12 Bottom Bars gradually lifted to rest on top of pipe

(2) H12 Bars at Equal centres

450 min.

a-a

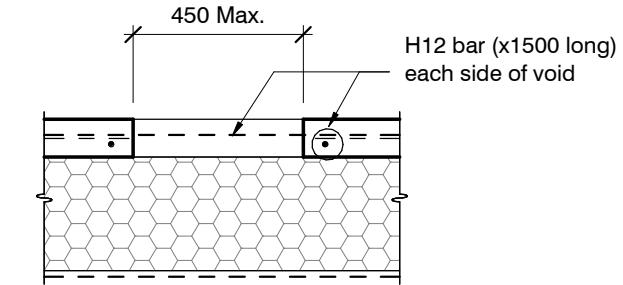
As required

800 800

SLAB SERVICES PENETRATION DETAILS

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

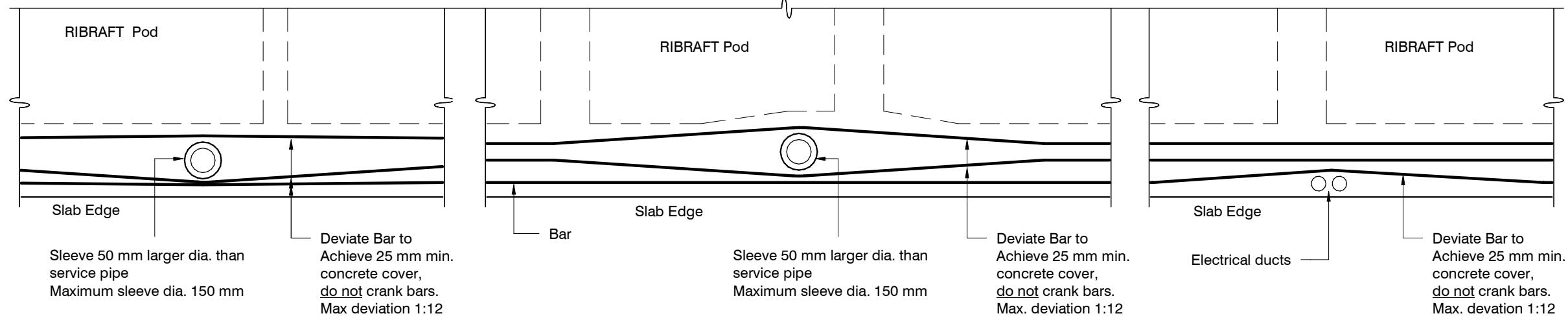


TYPICAL SECTION

LOCALISED DEEPENING OF FOUNDATION BEAM TO ACCOMMODATE TOILET WASTE PIPE

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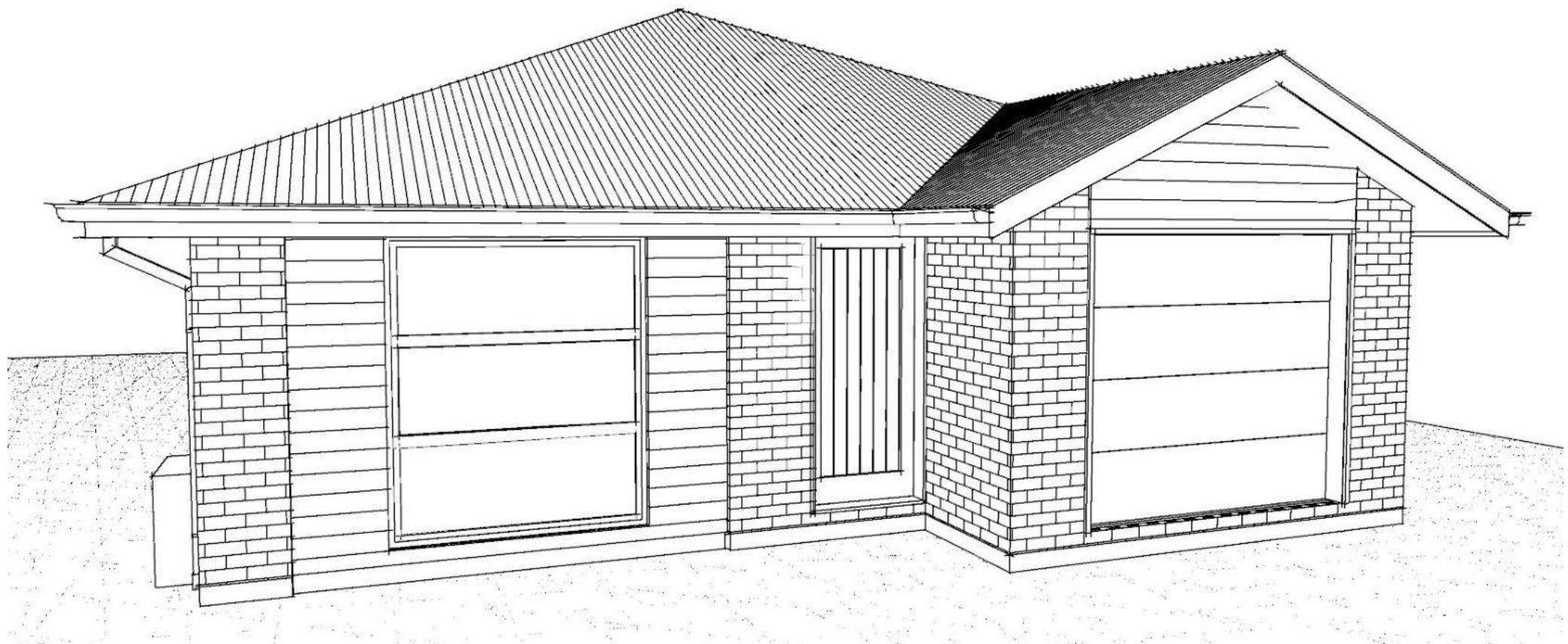
LARGE SLAB PENETRATION DETAIL



FOUNDATION SERVICES PENETRATION DETAILING.

Services shall not run along ribs or edge beams.

-	29.03.2023	Consent Issue
A	19.01.2024	Consent Revision



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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 :	Construction Details
Sheet 20 :	Bathroom Details
Sheet 21 :	Plumbing Details
Sheet 22 :	Truss Design
Sheet 23 :	Truss Design

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 235
6 Dempsey Street
Beach Grove, Kaiapoi

Job Number:
170705
Original Plan:
Design & Build
Sheet Name:
COVER PAGE
Sales: R Gould Drawn: M Glynn QS: E Gould Print Date: 1/02/2024 Scale: @ A3

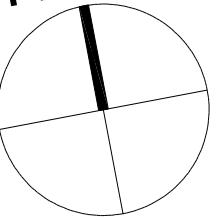
CONSENT PLANS

No.	Date:	Reason:
1	01-04-2023	Initial Consent Plans
2	01-02-2024	Revised Design

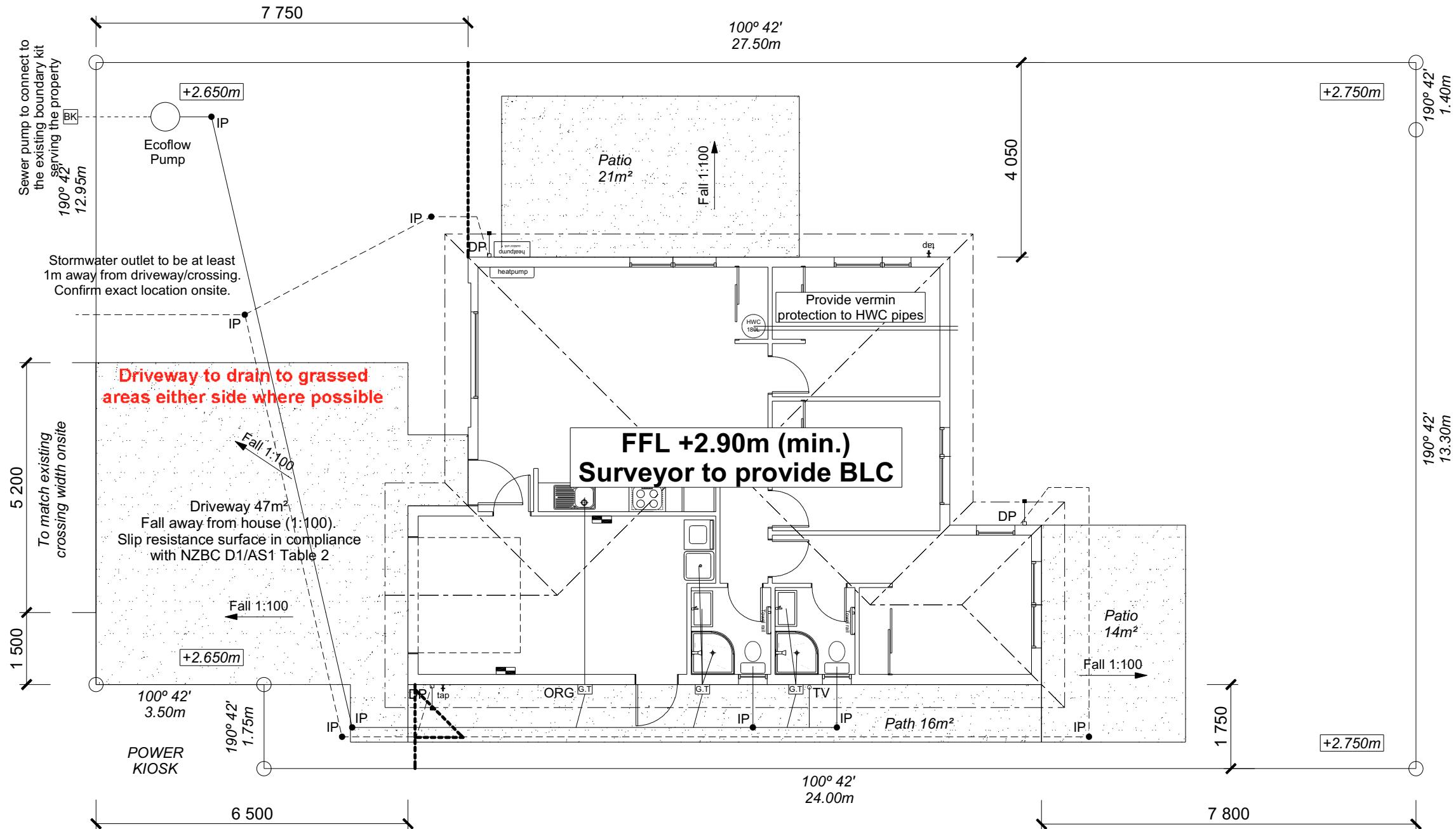
1

of 23 sheets

North



DEMPSEY STREET



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Lot 235
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Beach Grove, Kaiapoi

Job Number:
170705

Original Plan:
Design & Build

Sheet Name:
SITE PLAN

Sales:

Drawn:

QS:

E Gould

Print Date:

1/02/2024

Scale:

1:100 @ A3

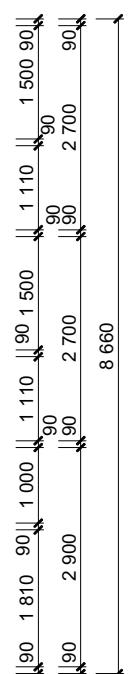
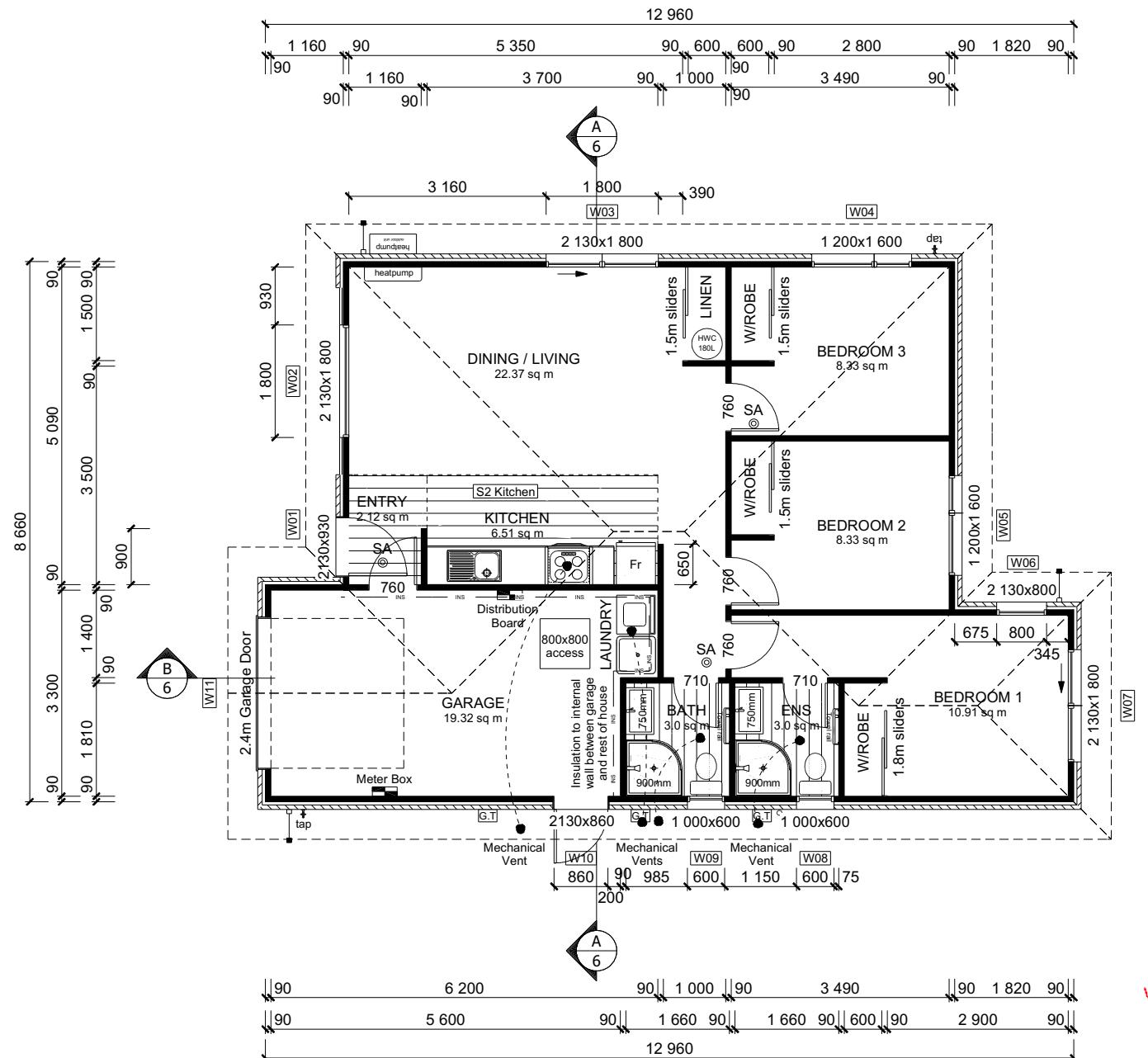
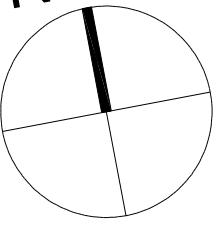
CONSENT PLANS

No.	Date:	Reason:
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Sheet No.:
2

of 23 sheets

North



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ROOF & WALL CLADDINGS
 Roof : 25° Corrugate Longrun
 Walls : 70 Series Brick Veneer
 with a 50mm cavity
 James Hardie Linea Weatherboards
 with a 20mm cavity

DWELLING AREAS
 Framing Area: 95.10m² (Perimeter: 43.24m)
 Veneer Area: 100.35m² (Perimeter: 44.20m)
 Roof Area: 122.48m² (Perimeter: 48.04m)

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

FLOOR PLAN NOTES
 Dimensions shown are to the frame,
 GIB thickness not shown.
 Mechanical ventilation to comply with G4/AS1
 Air Seals to have PEF rod & low expansion foam
 All windows and doors centered in room unless
 shown otherwise
 Laundering facilities provided complying
 with G2/SA1 1.0
 Provide sealant under skirting and paint
 to concrete around tub & W/M fixtures

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

FLOOR FINISHES
 Carpet & Vinyl

KITCHEN HOB
 Electric Hobs

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

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

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

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

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

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

Refer to attached Specifications for further
 information.

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

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



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 6 Dempsey Street
 Beach Grove, Kaiapoi

Job Number:
170705

Original Plan:
Design & Build

Sheet Name:
FLOOR PLAN

Sales: R Gould Drawn: M Glynn QS: E Gould Print Date: 1/02/2024 Scale: 1:100 @ A3

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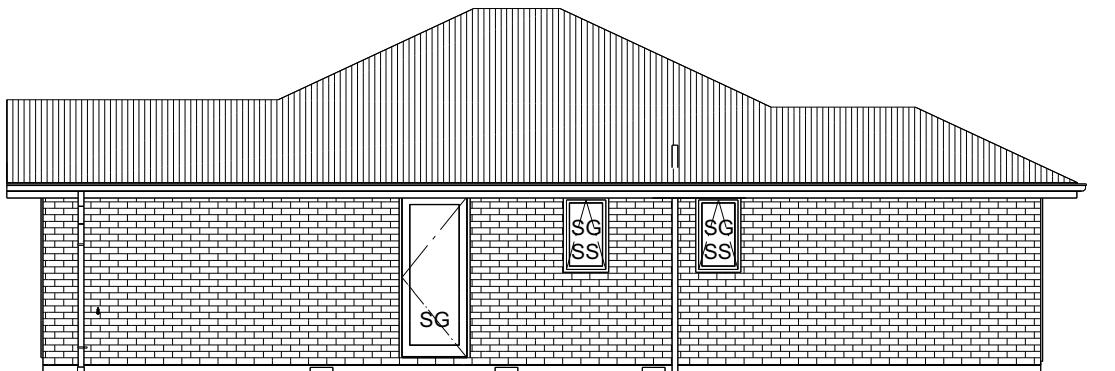
Sheet No.: **3**
 of 23 sheets

ROOF & WALL CLADDINGS		
Roof:	25° Corrugated Iron	Date Issued: 5/2/2024
Walls:	70 Series Brick Veneer with a 50mm cavity	James Hardie Linea Weatherboards with a 20mm cavity

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

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

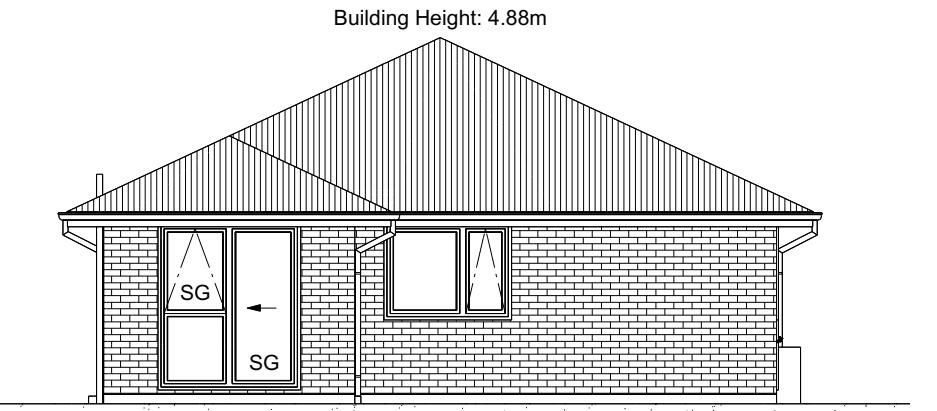
BUILDING ENVELOPE RISK MATRIX		
ELEVATION A		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	Medium	1
Building Envelope	Low	0
Decks & Balconies	Low	0
Total		2



ELEVATION A

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



ELEVATION B

All dimensions are to be checked and confirmed prior to any construction
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TKR Developments Limited
Lot 235
6 Dempsey Street
Beach Grove, Kaiapoi

Job Number:
170705
Original Plan:
Design & Build
Sheet Name:
ELEVATIONS
Sales: R Gould Drawn: M Glynn QS: E Gould Print Date: 1/02/2024 Scale: 1:100 @ A3

CONSENT PLANS

No.	Date:	Reason:
1	01-04-2023	Initial Consent Plans
2	01-02-2024	Revised Design

Sheet No.:
4

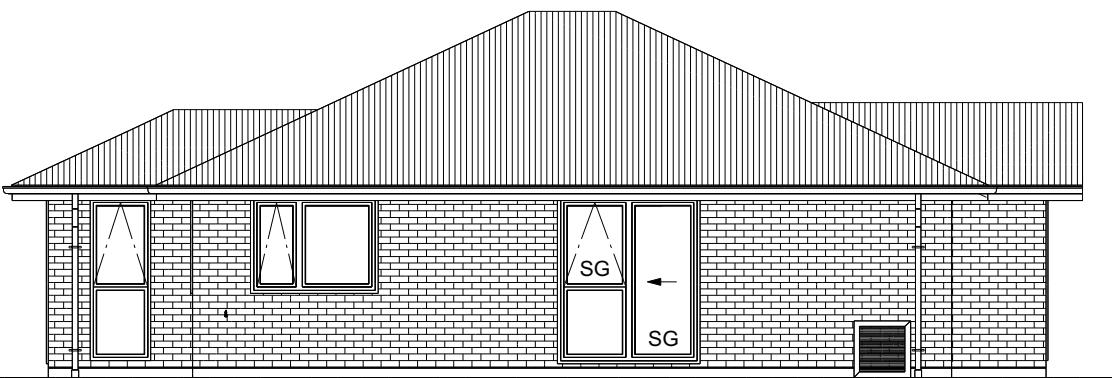
of 23 sheets

ROOF & WALL CLADDINGS		
Roof:	25° Corrugated Iron	Consent 230304
Walls:	70 Series Brick Veneer	Expiry 5/2/2024
	with a 50mm cavity	
	James Hardie Linea Weatherboards	
	with a 20mm cavity	

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

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

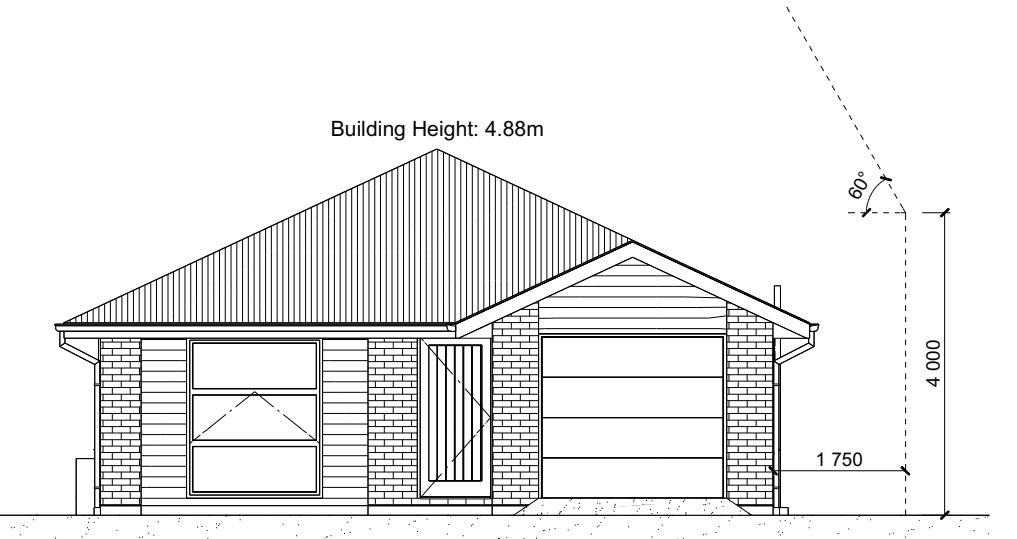
BUILDING ENVELOPE RISK MATRIX		
ELEVATION C		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	Medium	1
Building Envelope	Low	0
Decks & Balconies	Low	0
Total		2



ELEVATION C

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



ELEVATION D

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Job Number:
170705
Original Plan:
Design & Build
Sheet Name:
ELEVATIONS
Sales: R Gould Drawn: M Glynn QS: E Gould Print Date: 1/02/2024 Scale: 1:100 @ A3

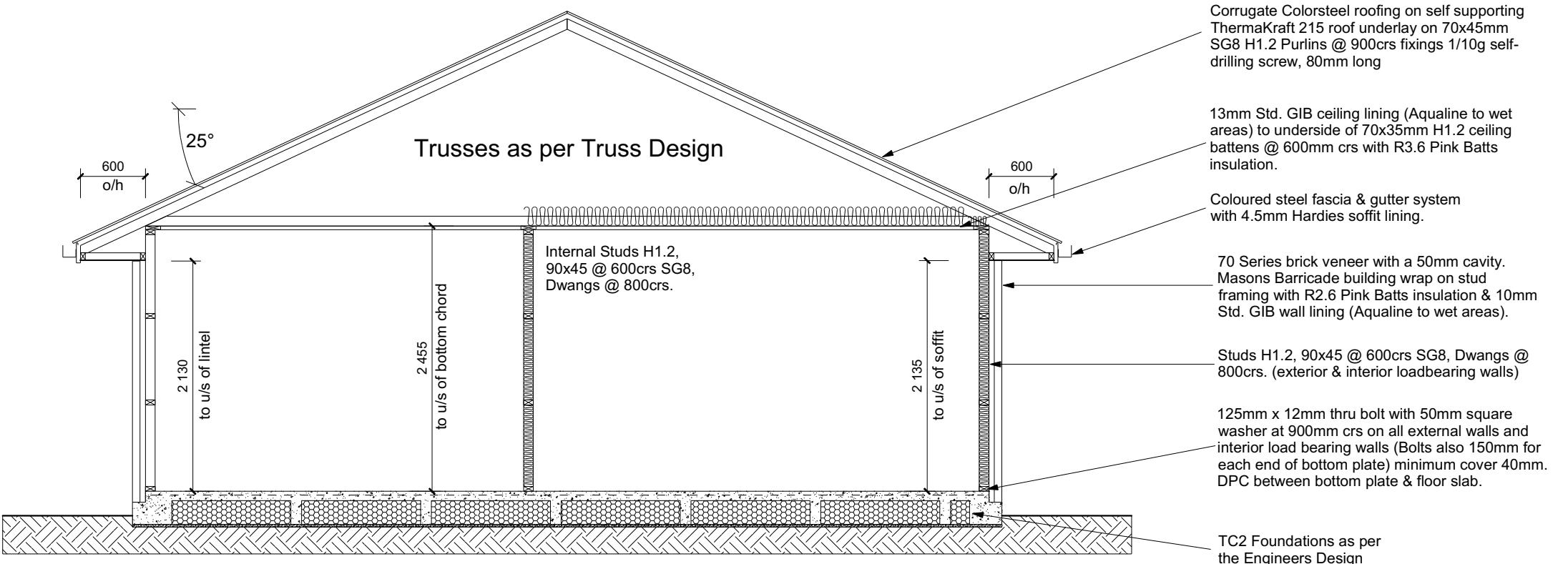
CONSENT PLANS

No.	Date:	Reason:
1	01-04-2023	Initial Consent Plans
2	01-02-2024	Revised Design

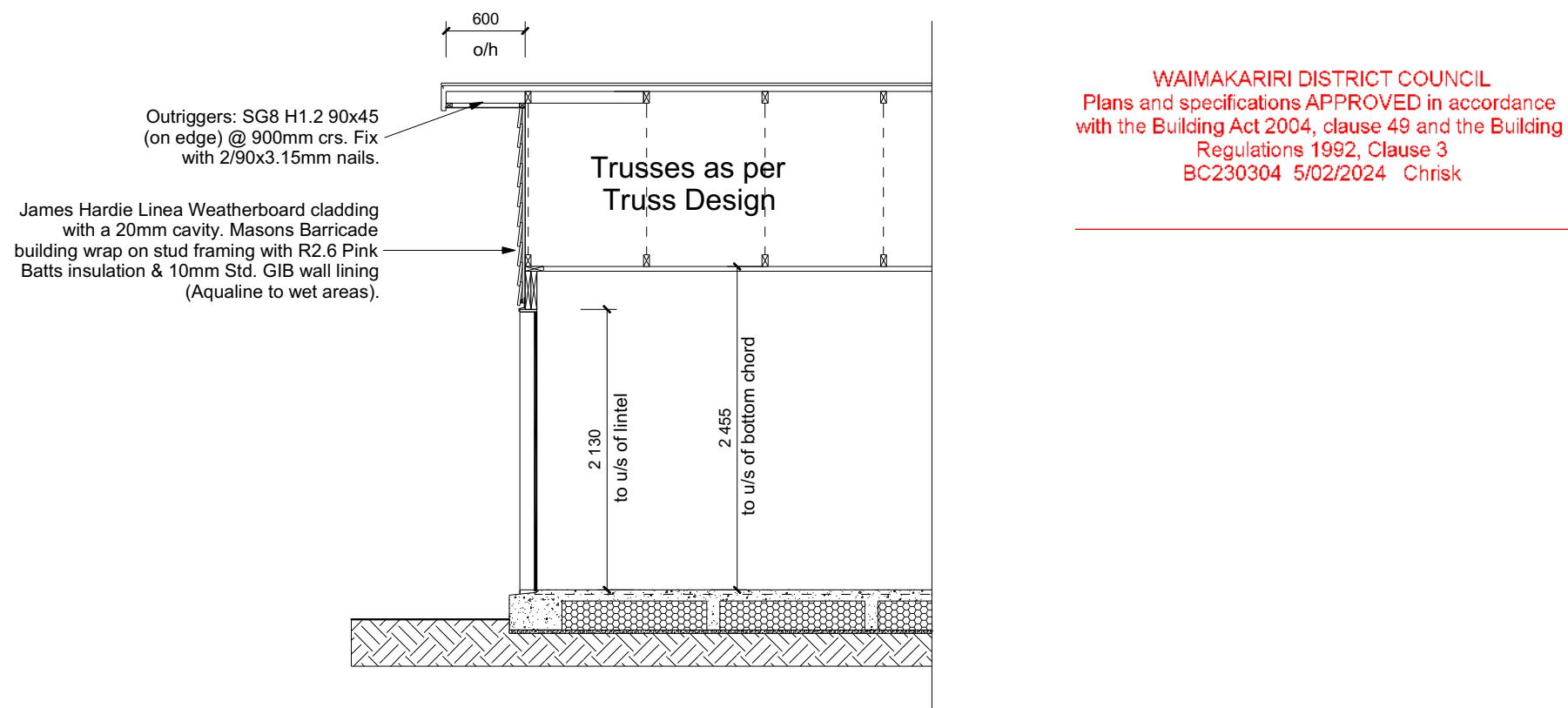
Sheet No.:
5

of 23 sheets

Building Consent 230304 ROOF & WALL CADDINGS Received 5/2/2024		
Roof : 25° Corrugated Colorsteel	Walls : 70 Series Brick Veneer	with a 50mm cavity James Hardie Linea Weatherboards with a 20mm cavity



CROSS SECTION A-A



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

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

Refer to attached Specifications for further information.

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

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Job Number: **170705** Original Plan: **Design & Build** Sheet Name: **CROSS SECTIONS**
Sales: **R Gould** Drawn: **M Glynn** QS: **E Gould** Print Date: **1/02/2024** Scale: **1:50 @ A3**

CONSENT PLANS

No.	Date:	Reason:
1	01-04-2023	Initial Consent Plans
2	01-02-2024	Revised Design

Sheet No.: **6**
of 23 sheets

Figure 43: Ridge to hip flashings
Paragraphs 8.4.11 and 8.4.12

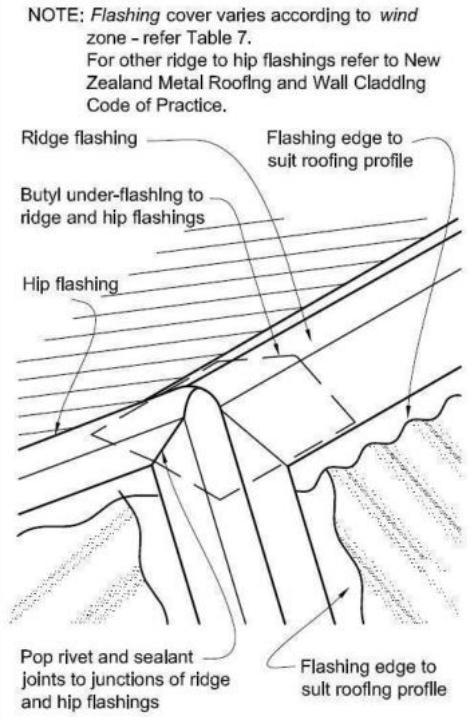
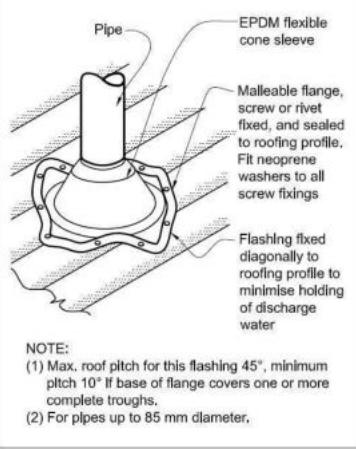
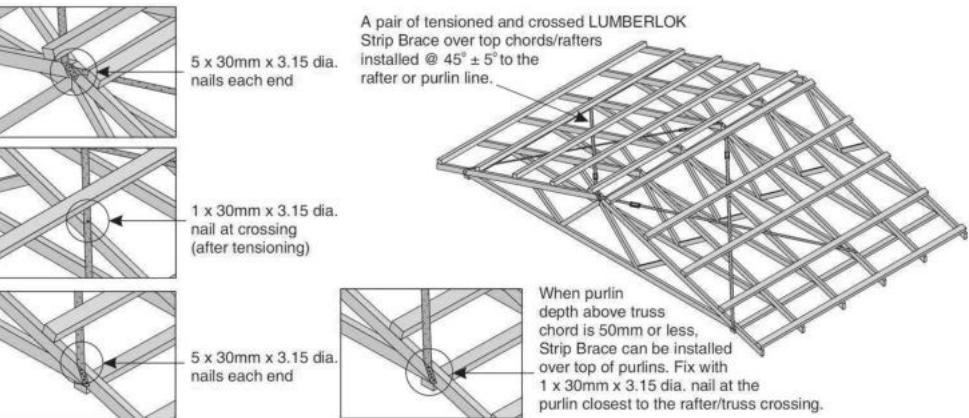


Figure 53: Flashing for small pipes
Paragraphs 8.3.10, 8.4.17, 9.6.8.5 and 9.6.9.6



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



ROOF CLADDING Building Consent 230304
Roofing : 25° Corrugated Longspan 2/2024
Purlins : 70x45 SCW H12 @ 600mm fixings
1/10g self-drilling screw, 80mm long.
End span of purlins to be 600crs as per E2 Table 11.

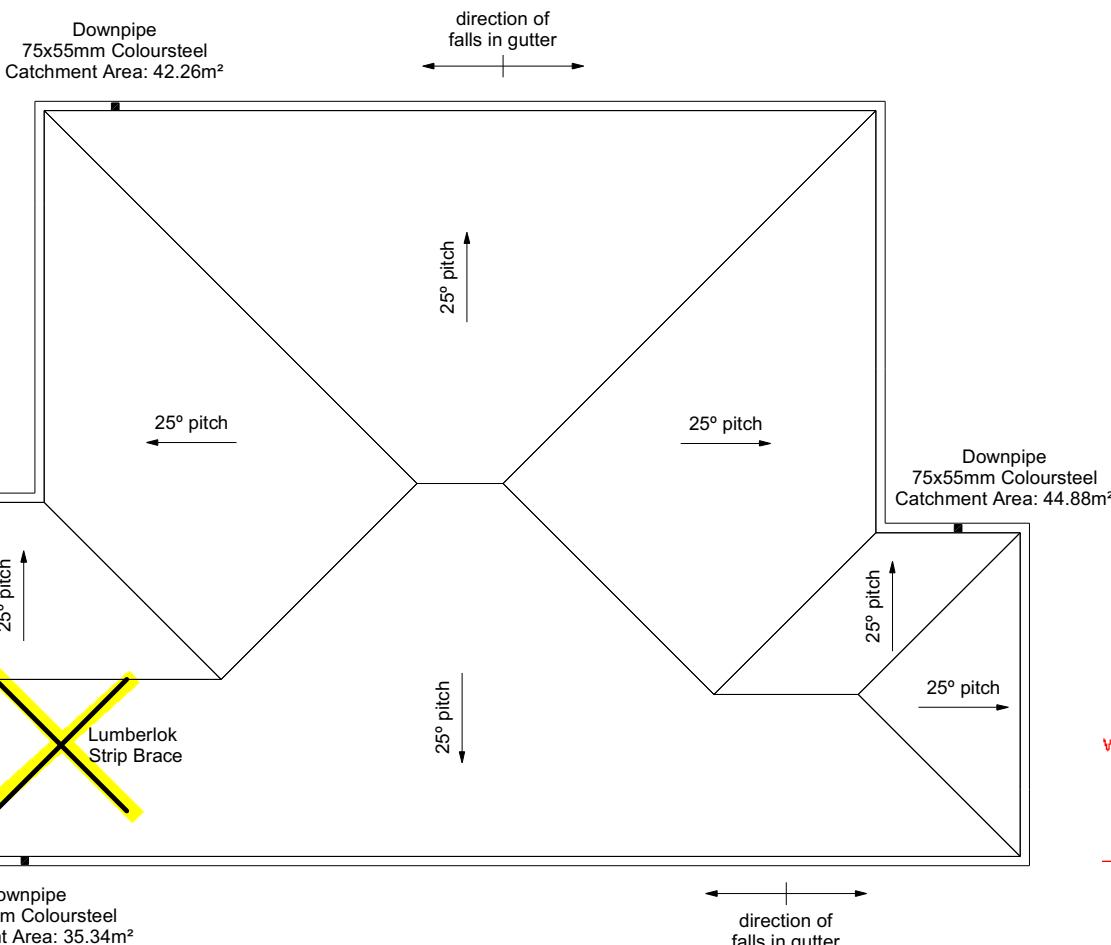
ROOF PLAN NOTES
Gutter: Coloured Steel Quad Gutter
Fascia: Coloured Steel 185 Fascia
Downpipes: Colorsteel Rectangular 75x55mm
Soffits: Hardiflex 4.5mm

Underlay: Thermakraft 215 roof underlay

Downpipes: 75x55 Rectangle Colorsteel
As per NZBC E1/A51 Table 5 75x55 down pipes can collect up to 60m² of 0-25° roof plan area.

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

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



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Job Number: **170705**
Original Plan: **Design & Build**
Sheet Name: **ROOF PLAN**
Sales: R Gould Drawn: M Glynn QS: E Gould Print Date: 1/02/2024 Scale: 1:100 @ A3

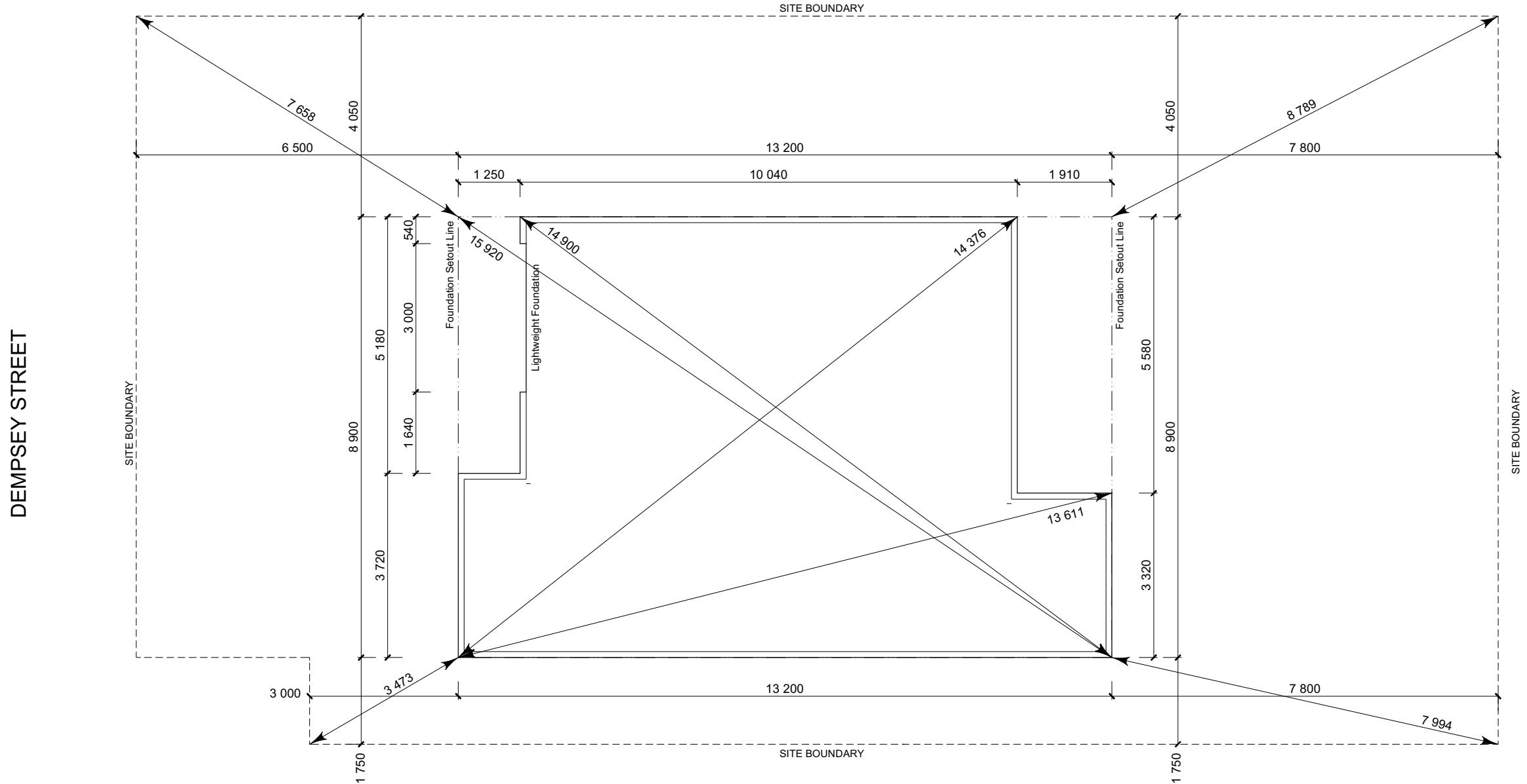
CONSENT PLANS

No.	Date:	Reason:
1	01-04-2023	Initial Consent Plans
2	01-02-2024	Revised Design

Sheet No.: **7**
of 23 sheets

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: **170705** Original Plan: **Design & Build** Sheet Name: **SETOUT DIMENSIONS**
 Sales: R Gould Drawn: M Glynn QS: E Gould Print Date: 1/02/2024 Scale: 1:100 @ A3

CONSENT PLANS

No.	Date:	Reason:
1	01-04-2023	Initial Consent Plans
2	01-02-2024	Revised Design

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 of 23 sheets

FOUNDATION PLAN NOTES

Received 5/2/2024

All dimensions over foundation face. Allow (120mm rebate) 70mm veneer & 50mm cavity, Brick to overhang foundation face by 0-20mm max as per NZBC E2/AS1.

W/C location indicated on plan has assumed a 140mm offset from internal frame line, please consult manufacturer's documentation to confirm offset.

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

Earth bar to be bonded to the reinforcing mesh

Refer to Truss design for exact location of slab thickening

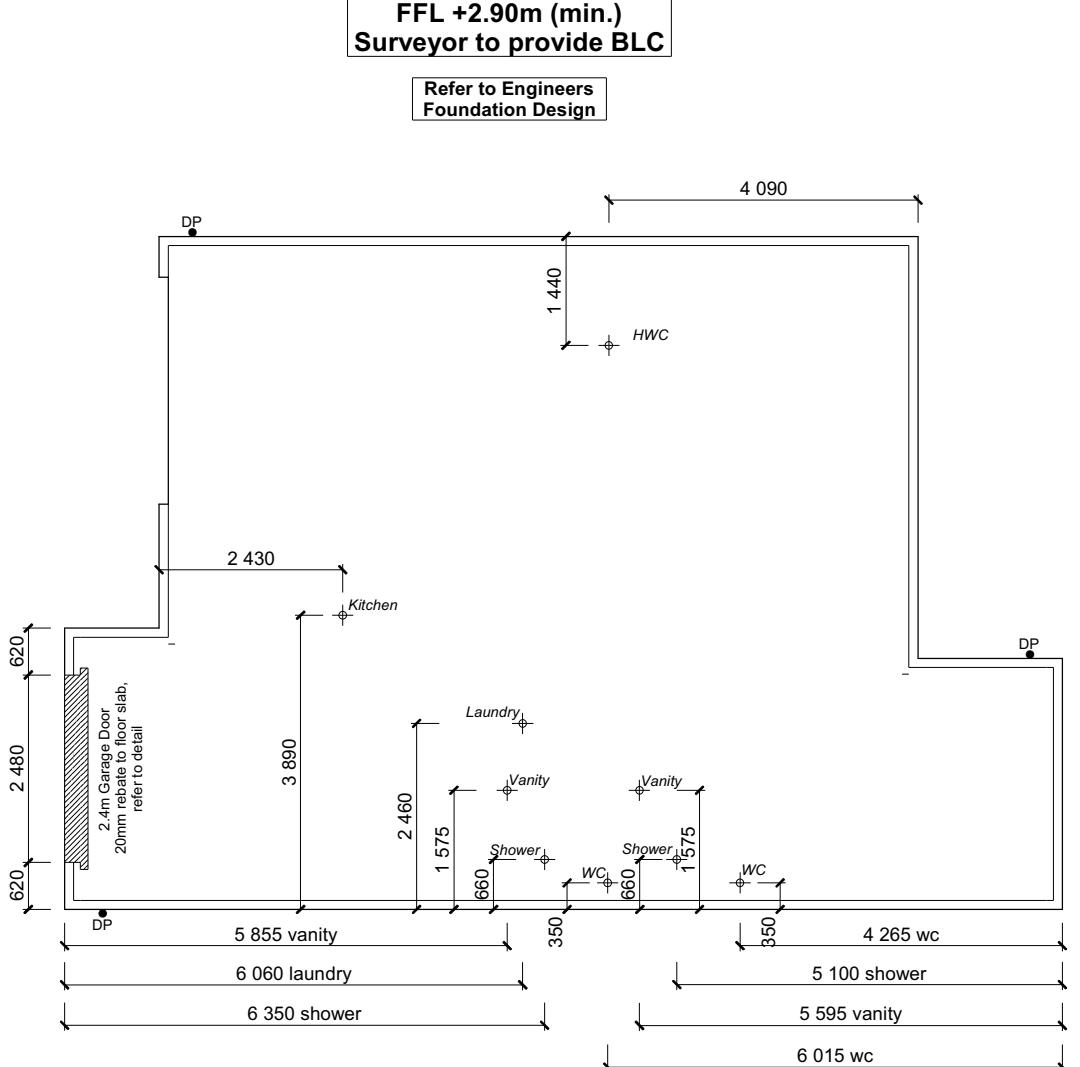
All reinforcing is to be Ductility Class E, in accordance with NZS 4671.

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

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

AREA TO PERIMETER RATIO

Foundation Area: 100.35m²
Perimeter: 44.20m
Ratio: 2.27



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Lot 235
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Job Number:
170705
Original Plan:
Design & Build
Sheet Name:
FOUNDATION PLAN

Sales: R Gould	Drawn: M Glynn	QS: E Gould	Print Date: 1/02/2024	Scale: 1:100 @ A3
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CONSENT PLANS

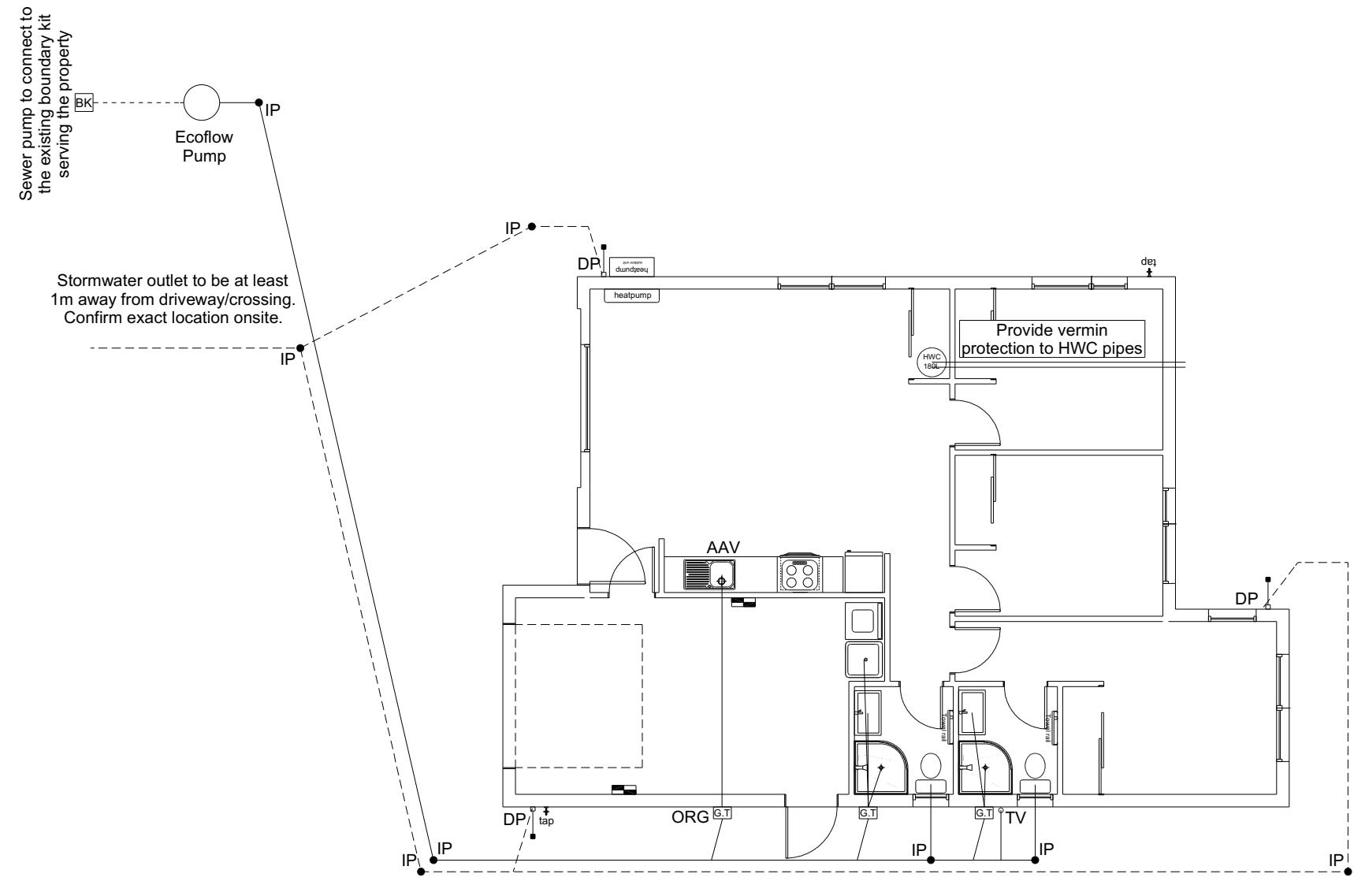
No.	Date:	Reason:
1	01-04-2023	Initial Consent Plans
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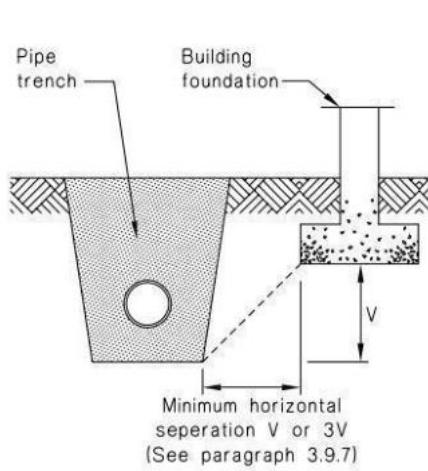
Plumbing Schedule	NZBC G13	Building Consent 230304
Kitchen	Ø50mm @1:40	Received 5/2/2024
Sink:	(3 discharge units)	
Bathrooms	Ø40mm @1:40	(1 discharge units per basin)
Vanity:	Ø40mm @1:40	(2 discharge units)
Shower:	Ø40mm @1:40	(4 discharge units)
Bath:	Ø100mm @1:40	(4 discharge units)
WC:	Ø40mm @1:30	(5 discharge units)
Laundry Sink:		
Drainage Schedule		
Main Foulwater	Ø100mm @1:60 (1:120min)	
Vented Drain	Ø90mm & Ø100mm @1:60 (1:120min)	
Stormwater Drain		
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.



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



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 Beach Grove, Kaiapoi

Job Number: **170705** Original Plan: **Design & Build** Sheet Name: **DRAINAGE PLAN**
 Sales: R Gould Drawn: M Glynn QS: E Gould Print Date: 1/02/2024 Scale: 1:100 @ A3

CONSENT PLANS

No.	Date:	Reason:
1	01-04-2023	Initial Consent Plans
2	01-02-2024	Revised Design

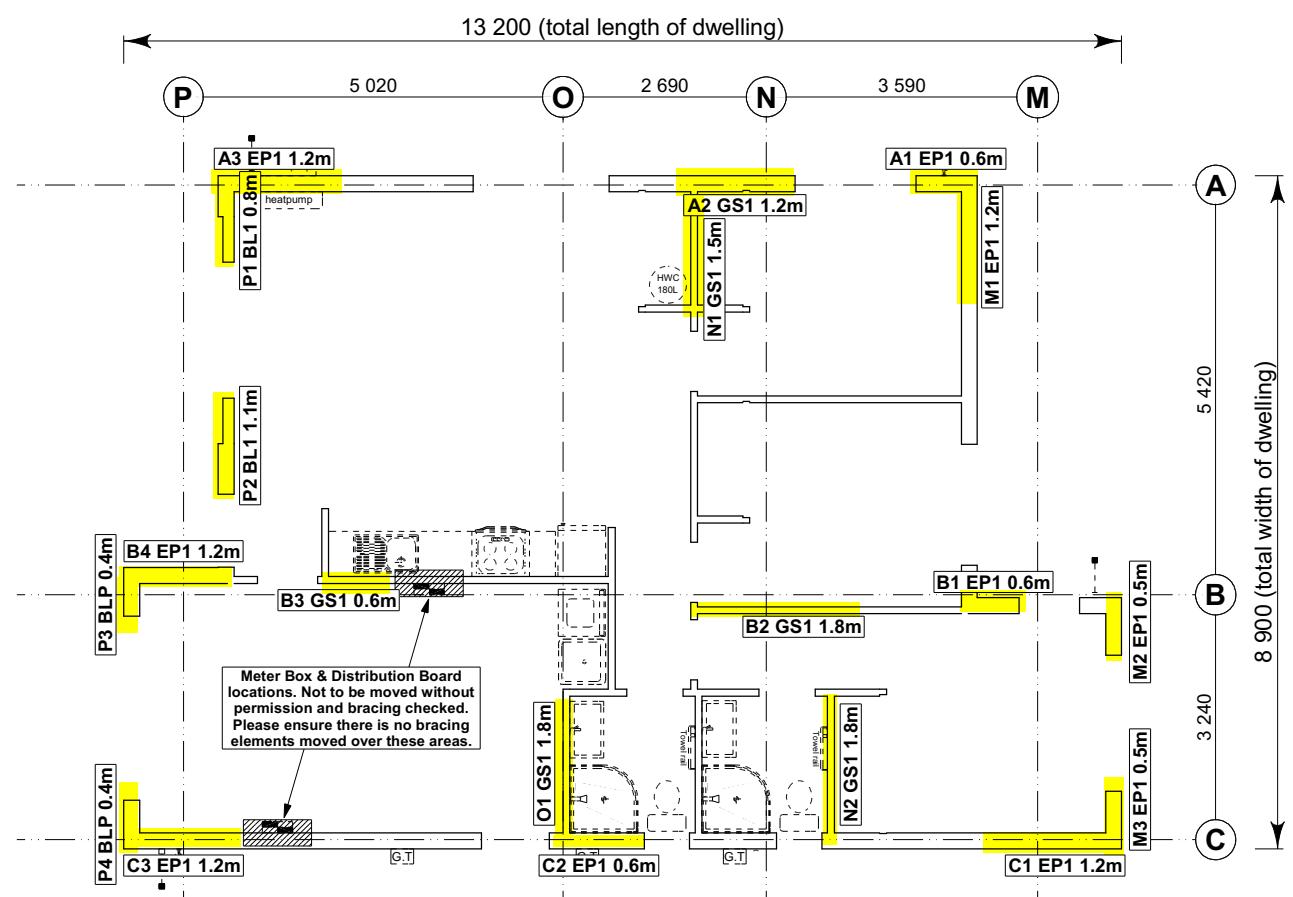
Sheet No.: **10**
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BRACING PLAN NOTES
Received 5/2/2024
Wall bracing designed in accordance with
NZS 3604:2011 & GIB Ezybrace system
Refer to attached calculations.

Bracing Designed to:
Wind: High
Earthquake: 2

BRACING LEGEND

- [A] ← Brace Line Label
- [B] ← Brace Length
- [C] ← Brace Type
- [D] ← Brace Number



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.

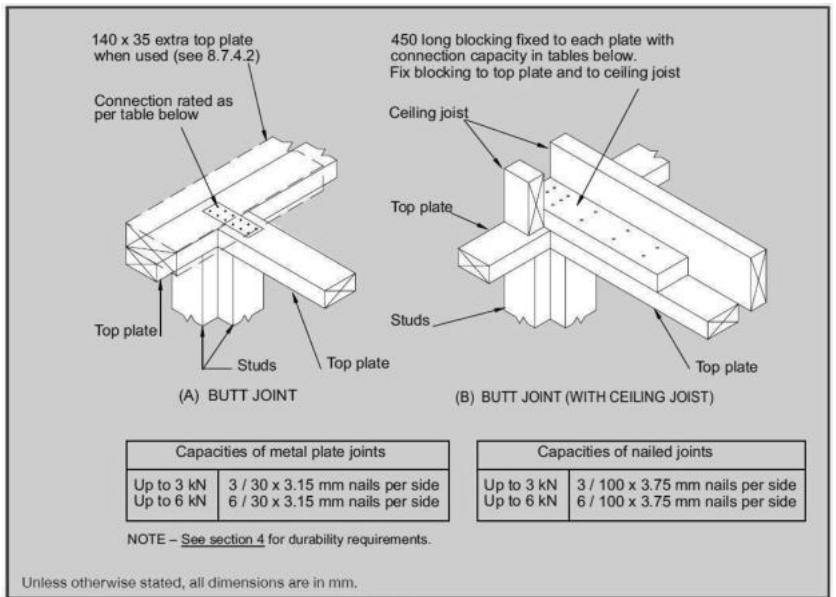


Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

Single Level Along Resistance Sheet

Job Name: TKR Developments Ltd.

Wind EQ

Demand

Achieved

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	988	213%	1052
A	1	0.60		2.4	EP1 0.6	Ecopy®	57	63			
	2	1.20		2.4	GS1-N	GIB®	83	72			
	3	1.20		2.4	EP1 1.2	Ecopy®	144	162			
B	1	0.60		2.4	EP1 0.6	Ecopy®	57	63			
	2	1.80		2.4	GS1-N	GIB®	124	108			
	3	0.60		2.4	GS1-N	GIB®	34	35			
	4	1.20		2.4	EP1 1.2	Ecopy®	144	162			
C	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			

Single Level Across Resistance Sheet

Job Name: TKR Developments Ltd.

Wind EQ

Demand

Achieved

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	895	130%	866
M	1	1.20		2.4	EP1 1.2	Ecopy®	144	162			
	2	0.50		2.4	EP1 0.4	Ecopy®	40	48			
	3	0.50		2.4	EP1 0.4	Ecopy®	40	48			
N	1	1.50		2.4	GS1-N	GIB®	104	90			
	2	1.80		2.4	GS1-N	GIB®	124	108			
O	1	1.80		2.4	GS1-N	GIB®	124	108			
	2	0.80		2.4	BL1-H	GIB®	87	82			
P	1	1.10		2.4	BL1-H	GIB®	135	114			
	2	0.40		2.4	BLP-H	GIB®	48	54			
	3	0.40		2.4	BLP-H	GIB®	48	54			
	4	0.40							319 OK	303 OK	

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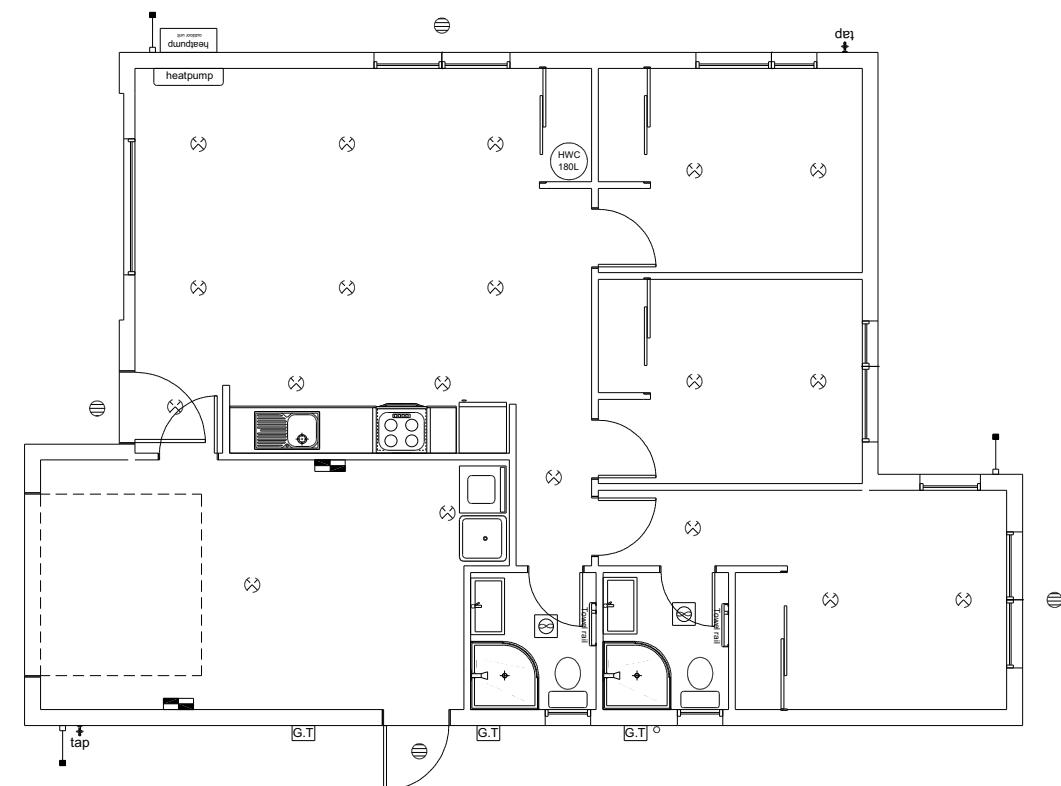
TKR Developments Limited
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Beach Grove, Kaiapoi

Job Number: **170705**
Original Plan: **Design & Build**
Sheet Name: **BRACING PLAN**
Sales: R Gould Drawn: M Glynn QS: E Gould Print Date: 1/02/2024 Scale: 1:100 @ A3

CONSENT PLANS

No.	Date:	Reason:
1	01-04-2023	Initial Consent Plans
2	01-02-2024	Revised Design

Sheet No.: **11**
of 23 sheets



LEGEND	
Refer to Electrical Section in Specification for further details	
○	Ceiling Pan
⊗	CA Approved Down Light
⊖	Exterior Bulkhead Light
●	Exterior Wall Light
—	Fluorescent Double
↶	Light Switch
↷	Two Way Light Switch
↶↑	Single Power Socket
↷↑	Double Power Socket
◎	Outside Waterproof Plug
▼	Telephone/Data Outlet
[TV]	TV Jack
[SKY]	Sky Connection
■	Bathroom Heater
■	Bathroom Extractor/Light

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

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Job Number:
170705
Original Plan:
Design & Build
Sheet Name:
LIGHTING PLAN
Sales: R Gould Drawn: M Glynn QS: E Gould Print Date: 1/02/2024 Scale: 1:100 @ A3

CONSENT PLANS

No.	Date:	Reason:
1	01-04-2023	Initial Consent Plans
2	01-02-2024	Revised Design

Sheet No.:
12

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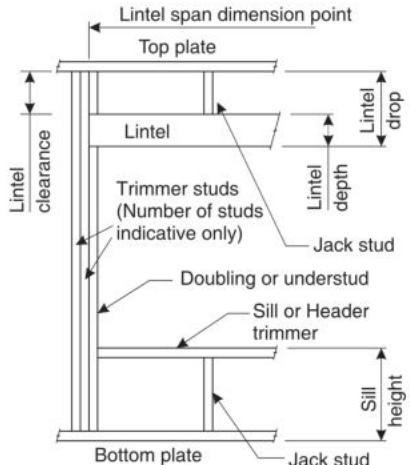
LINTEL FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12

NZS 3604:2011

NOTE:

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

DEFINITIONS

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

NOTES:

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

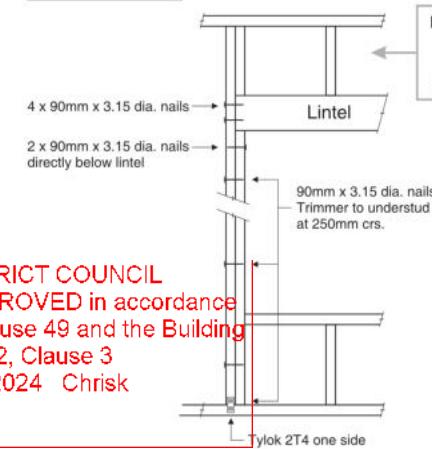
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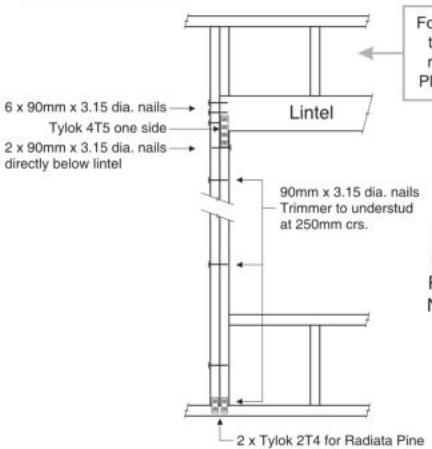
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LINTEL FIXING OPTIONS**TYPE E**
1.4kN

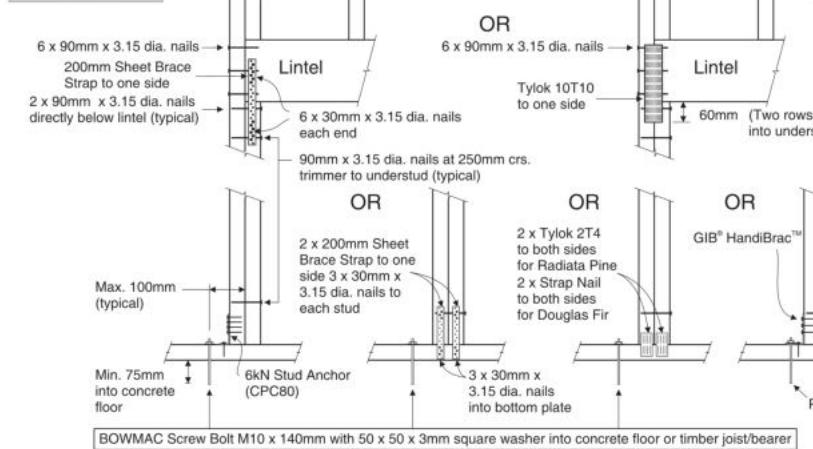
For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule

TYPE F
4.0kN

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

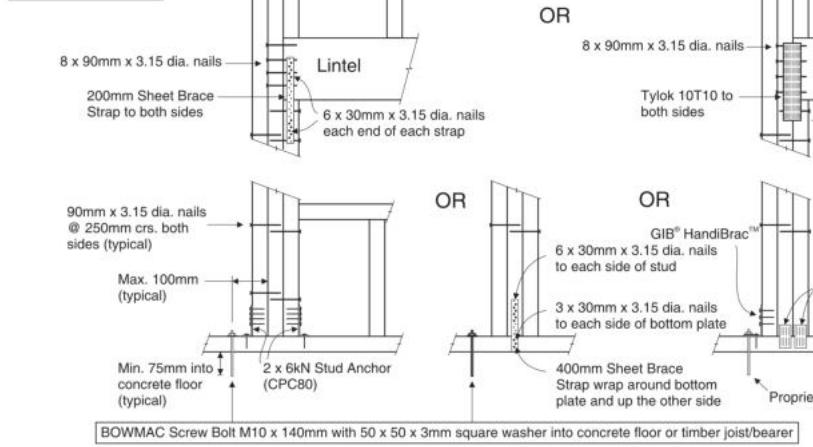
Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

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

TYPE G
7.5kN

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

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

TYPE H
13.5kN

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

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

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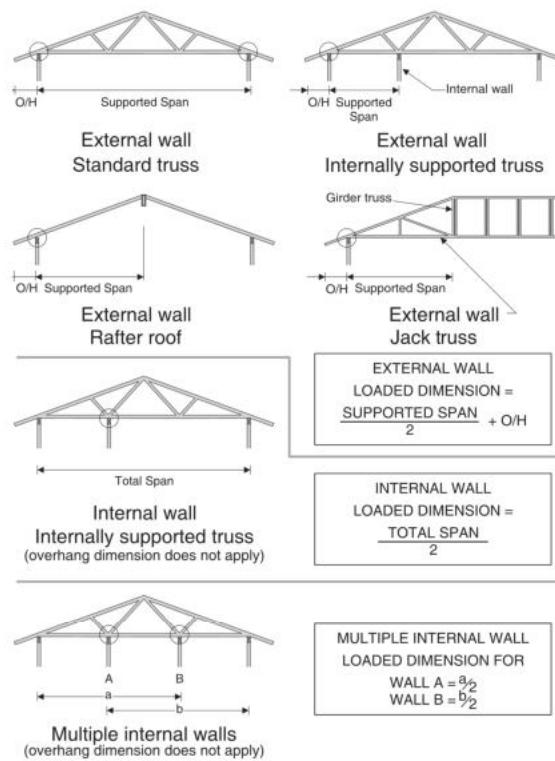
STUD TO TOP PLATE FIXING SCHEDULE

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



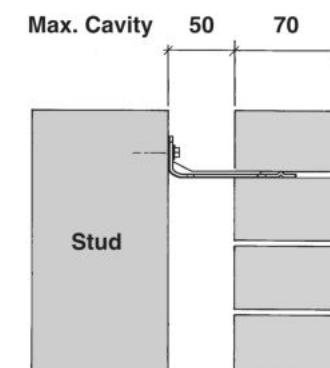
FIXING SELECTION CHART

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

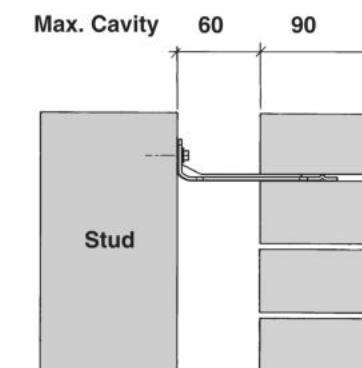
Loaded Dimension (m) Stud Centres		Light Roof Wind Zone						Heavy Roof Wind Zone					
300mm	400mm	600mm	L	M	H	VH	EH	L	M	H	VH	EH	
3.0	2.3	1.5	A	A	B	B	B	A	A	B	B	B	
4.0	3.0	2.0	A	A	B	B	B	A	A	B	B	B	
5.0	3.8	2.5	A	B	B	B	B	A	A	B	B	B	
6.0	4.5	3.0	A	B	B	B	B	A	A	B	B	B	
7.0	5.3	3.5	A	B	B	B	B	A	A	B	B	B	
8.0	6.0	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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Screw Tie Short
(85mm)



Screw Tie Long
(105mm)

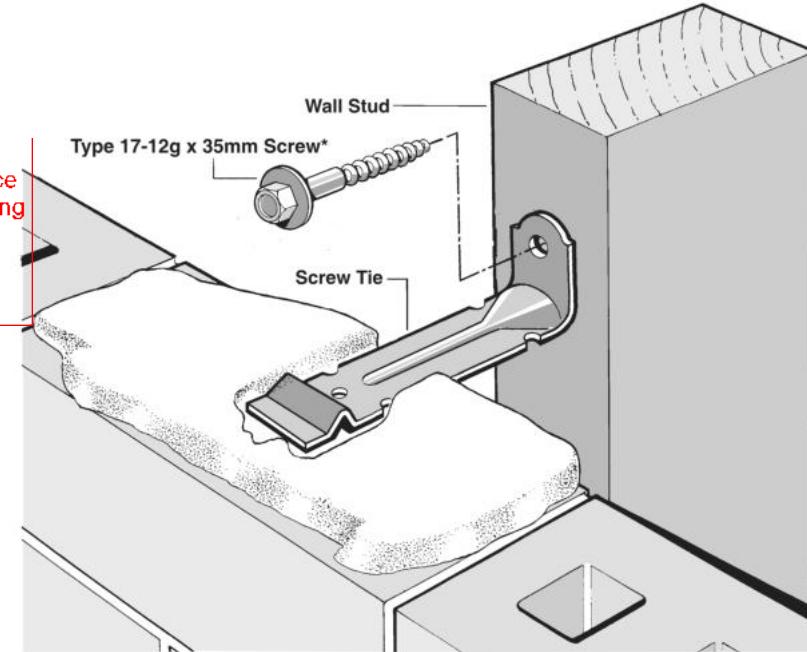
- All brick work must be constructed in accordance with NZS 4210:2001 Masonry Construction: Materials and Workmanship. Screw Ties must be applied accordingly and are not to be hammered into timber framing.
- Water shedding shoulder prevents transfer of the moisture from tie to building.
- Nail hole for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

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

Also available in Stainless Steel Grade 316 for Zone D.

SCREW TIES FOR BRICK VENEER FIXING

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



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



SCAN FOR
INSTALLATION
VIDEO

<https://vimeo.com/117353604>



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FRAMING DETAILS
Sales: R Gould Drawn: M Glynn QS: E Gould Print Date: 1/02/2024 Scale: NTS @ A3

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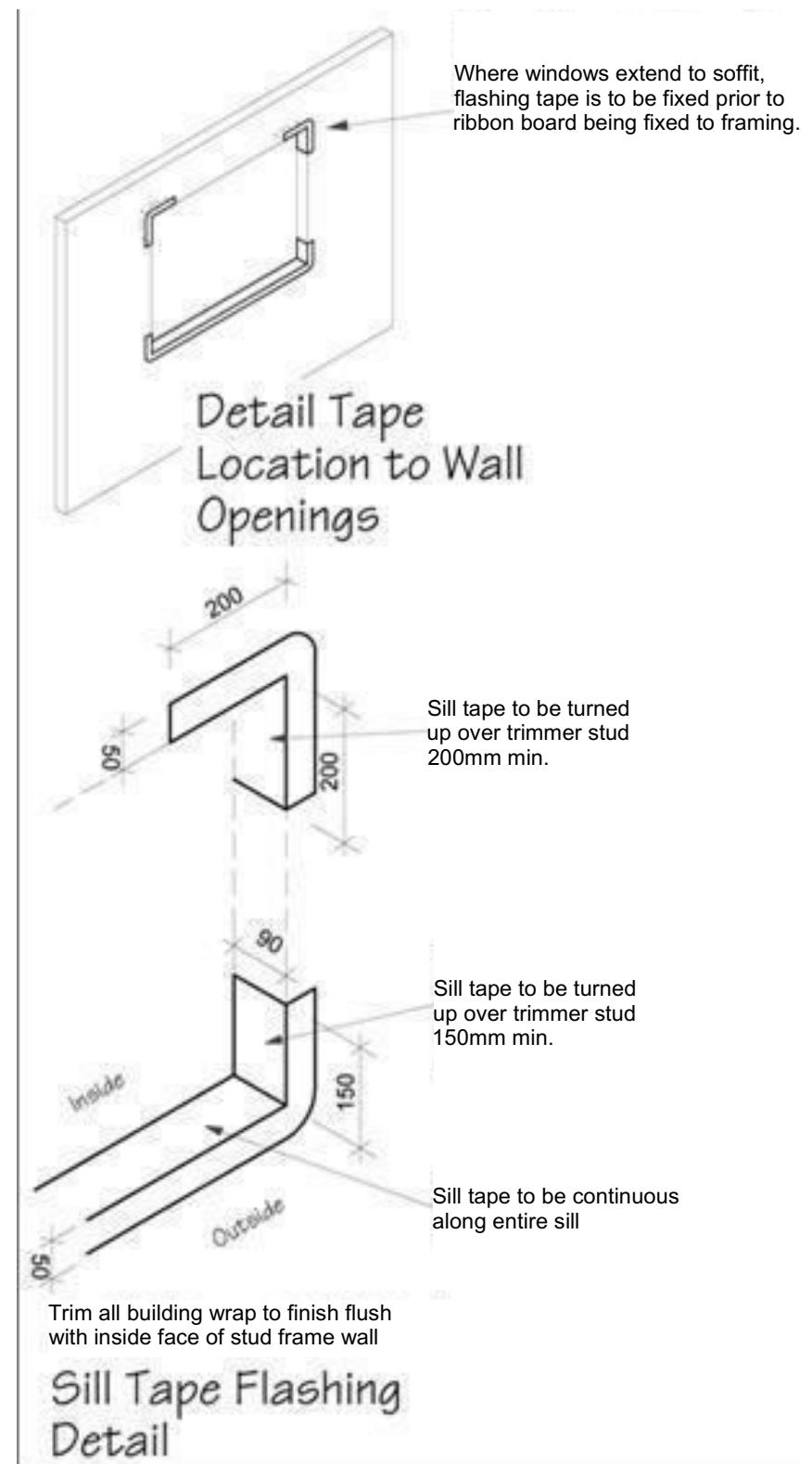
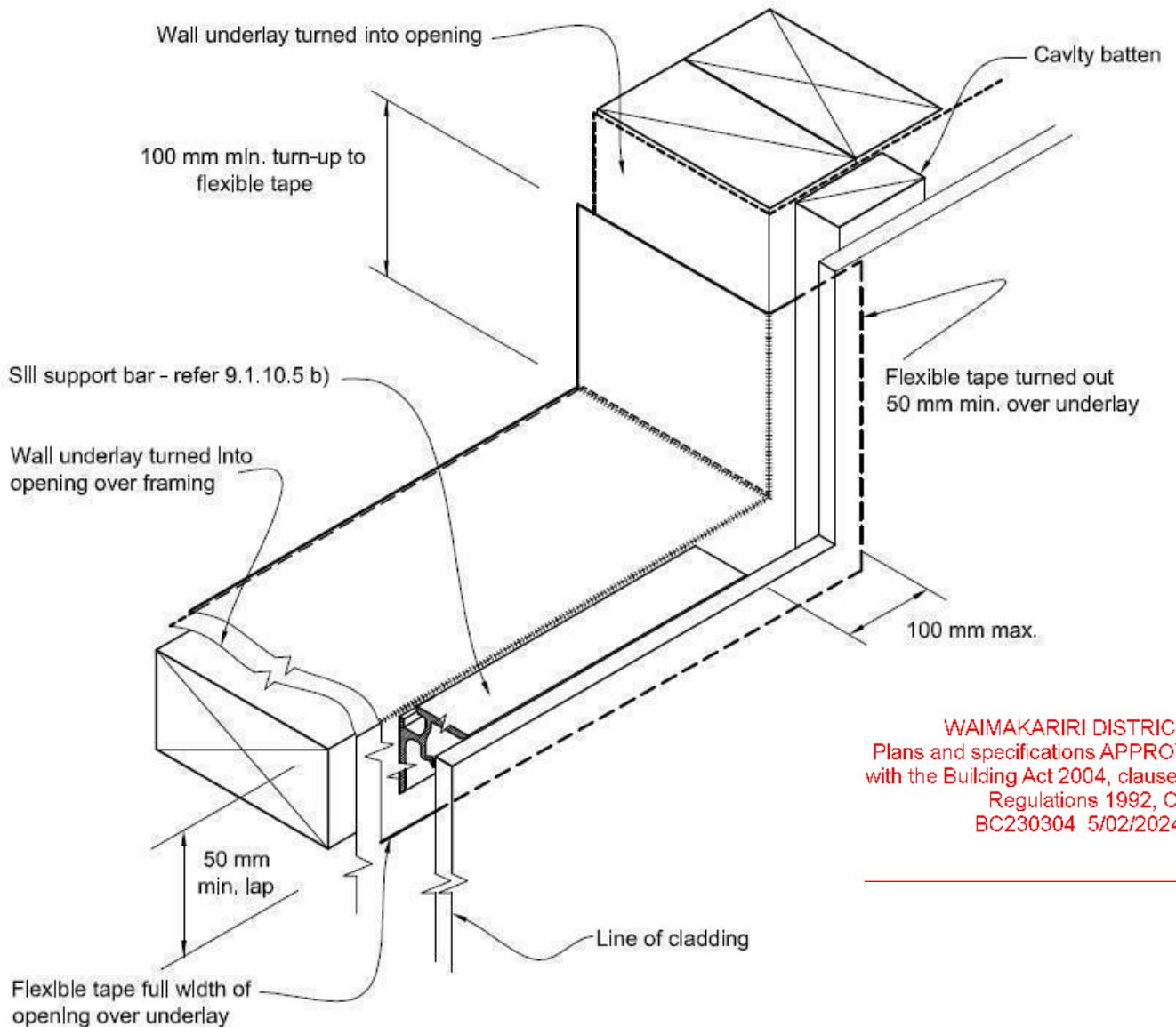
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Figure 72B: General window and door opening with drainage cavity
Paragraphs 9.1.5, 9.1.9.3, 9.1.10.2, Figures 73C, 76, 85, 86, 91, 99, 116 and 128

NOTE:

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



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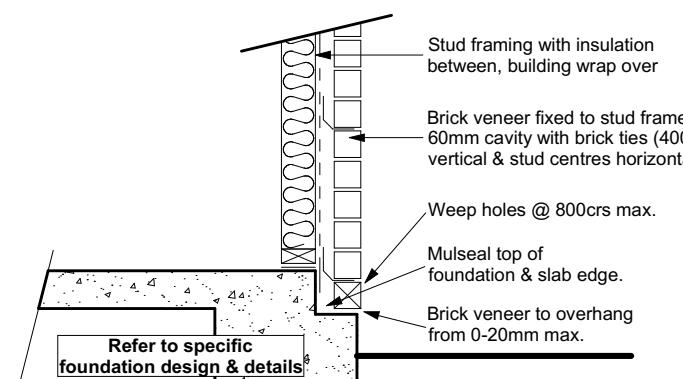
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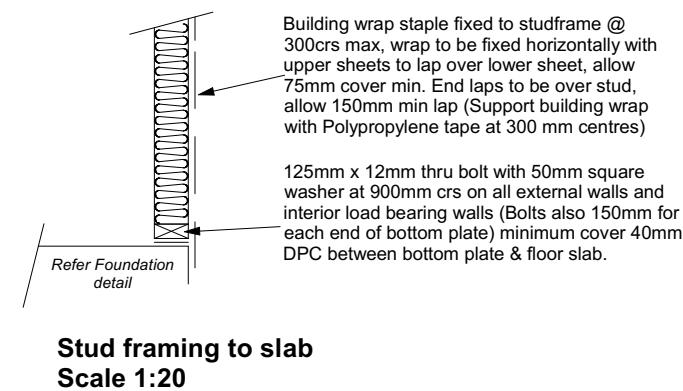
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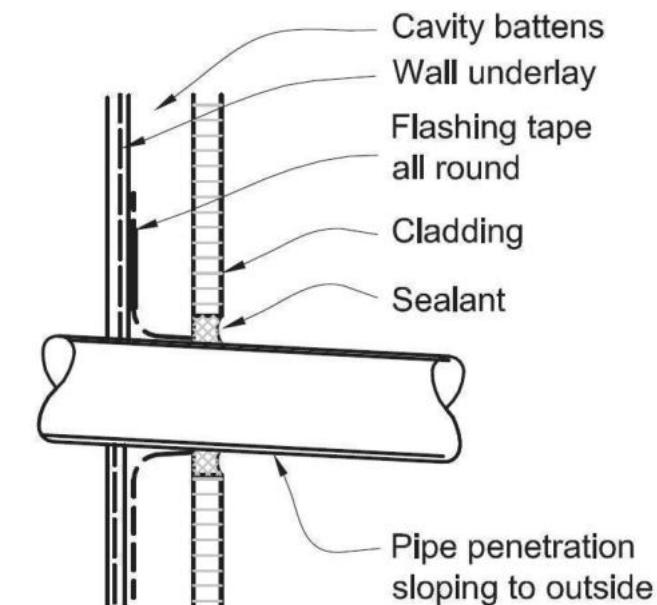
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Brick Veneer Foundation
Scale 1:20



Stud framing to slab
Scale 1:20



(a) CAVITY WITH FLASHING TAPE

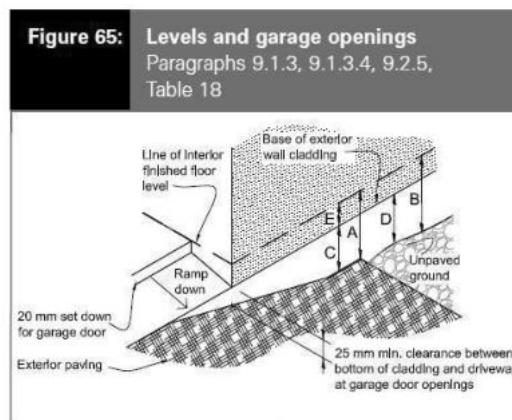
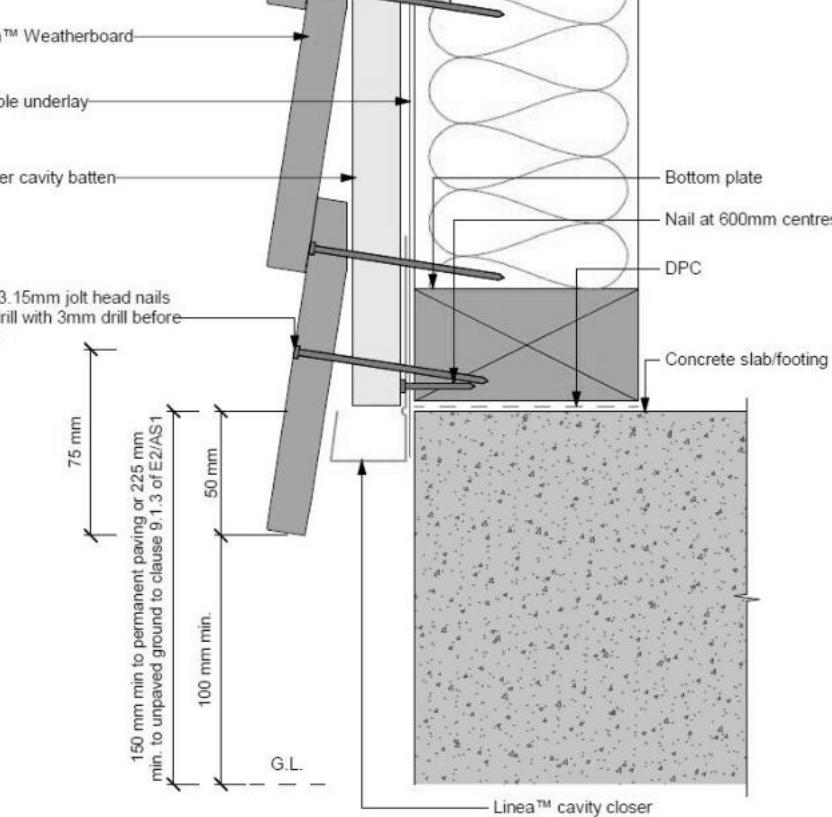


Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

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.

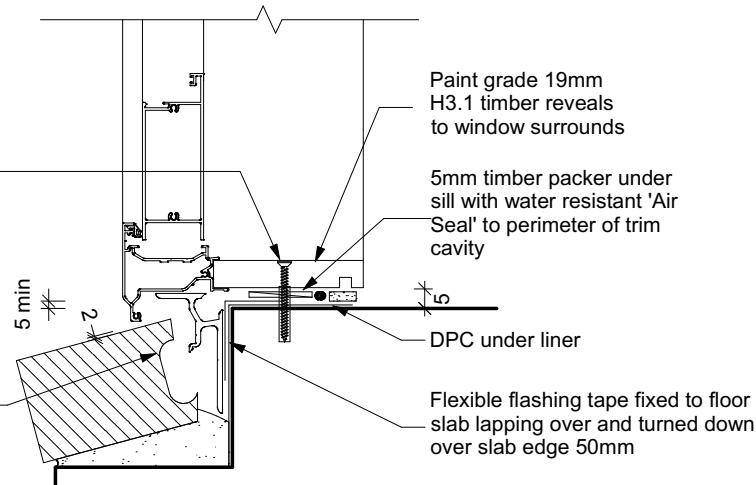


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50mm screw fixing to window sill, no more than 150mm from all corners and then 450crs spacings, allow for extra fixings at mullions, transoms & door strikers, all screws driven below sill surface and filled and sanded prior to painting

Continuous ventilated support bar fixed to sill plate with 50mm screws, top face of bar to be fitted level & 5mm min above sill plate

Coat bricks, if flat, with waterproofing agent



Door Sill to Slab Detail
Scale 1:20

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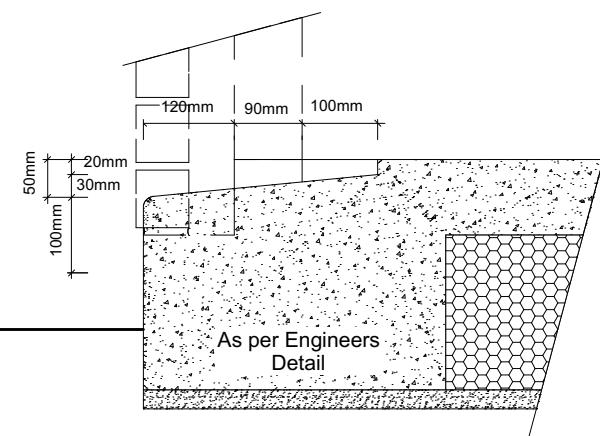
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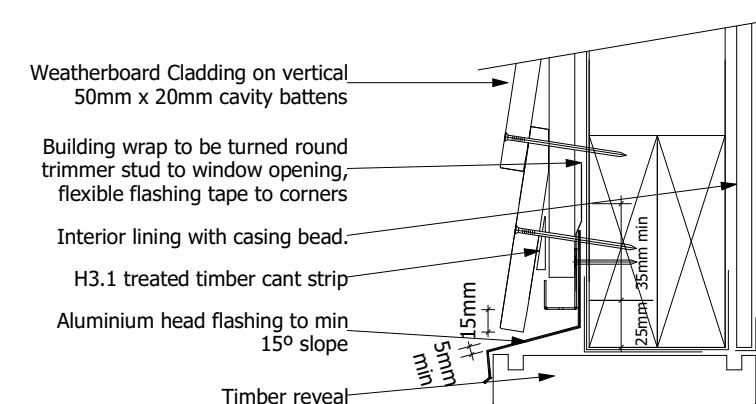
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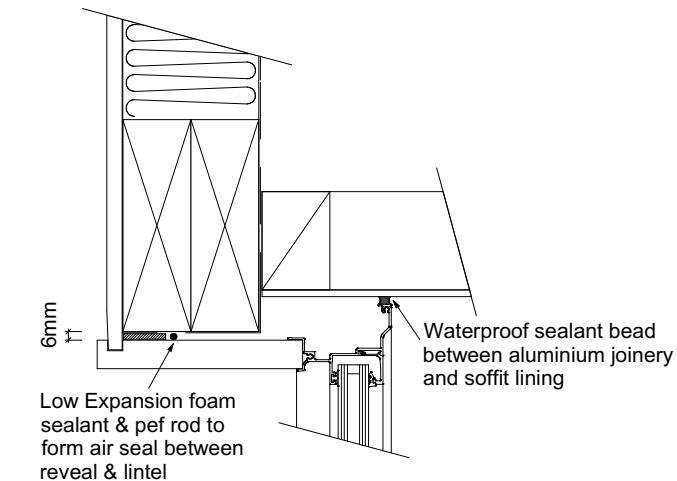
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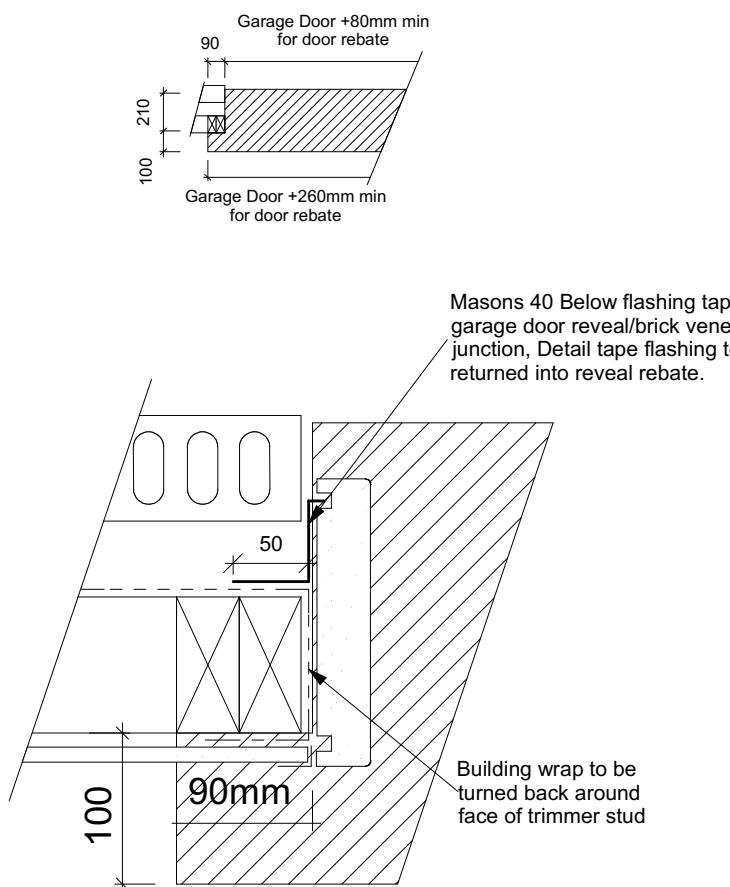
Garage Door Rebate Details
Scale 1:10



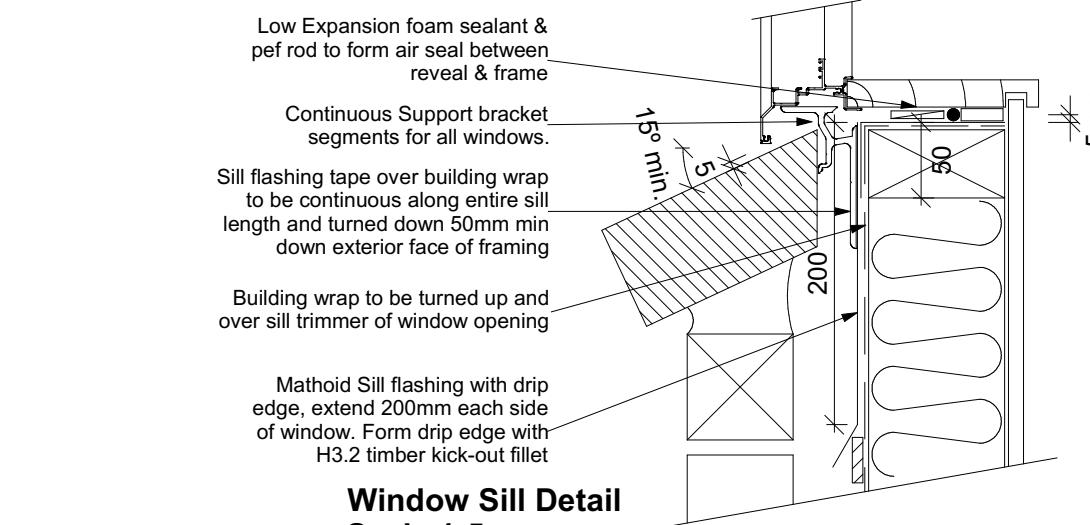
Garage Door Head Detail
Scale 1:5



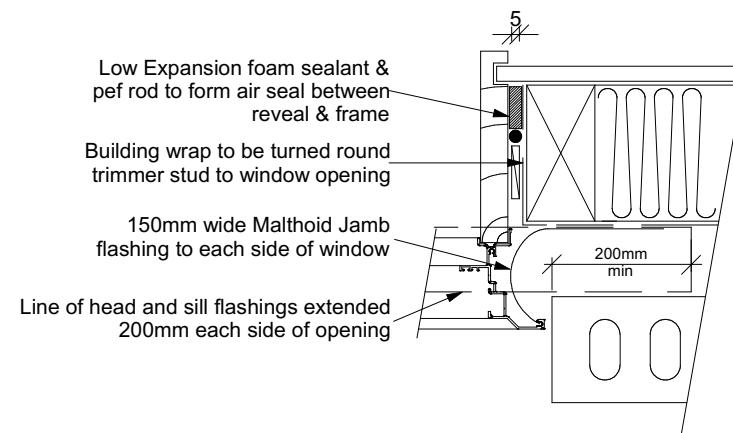
Window Head to Soffit Detail
Scale 1:5



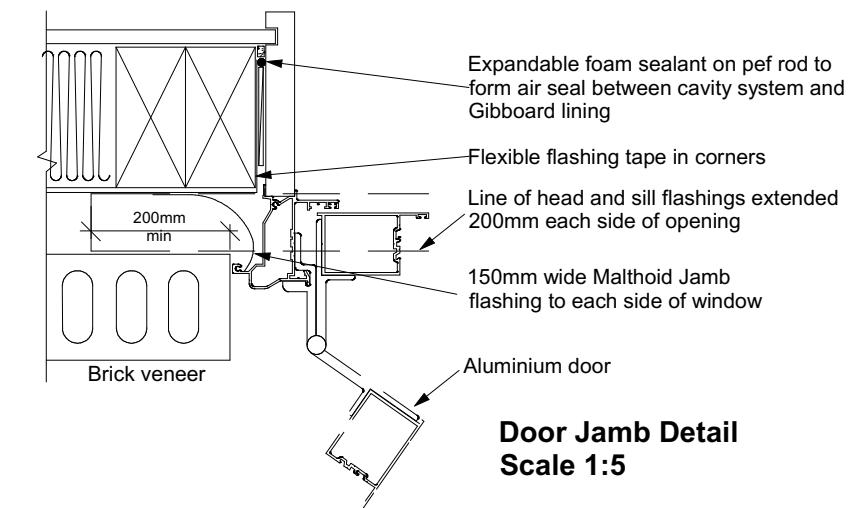
Garage Door Jamb Detail
Scale 1:5



Window Sill Detail
Scale 1:5



Window Jamb Detail
Scale 1:5



Door Jamb Detail
Scale 1:5

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.

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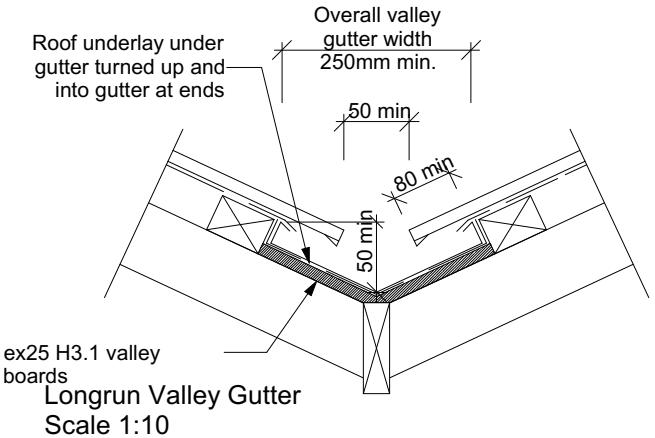
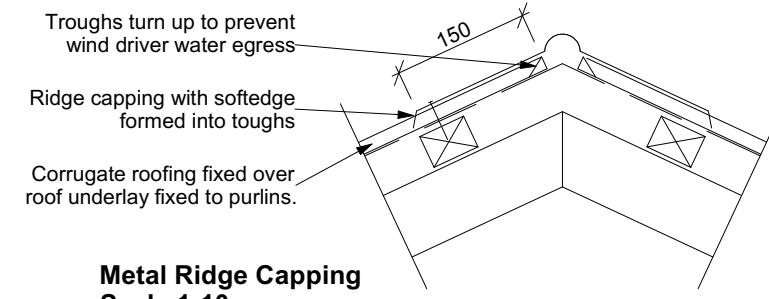
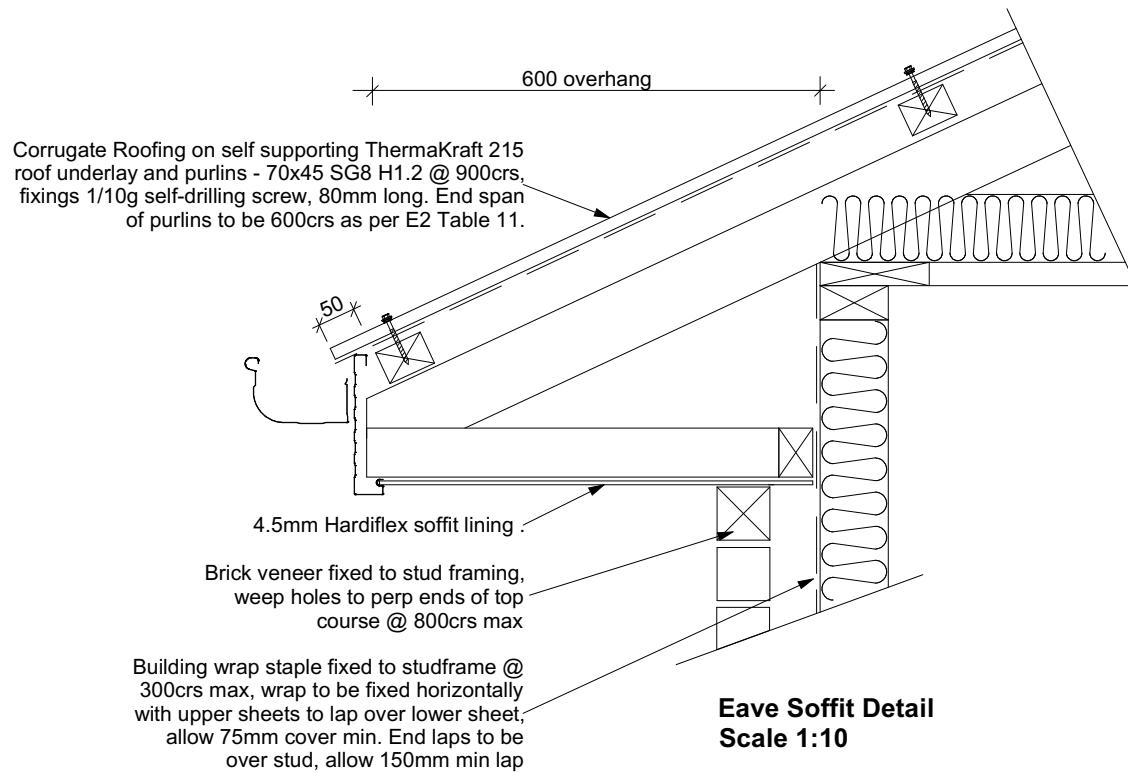
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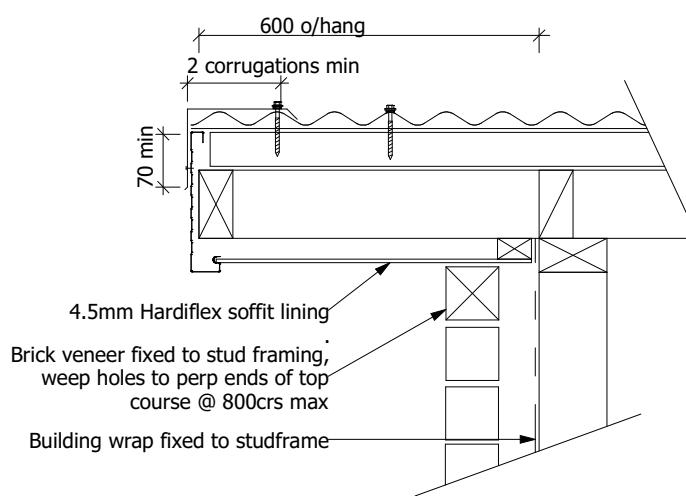
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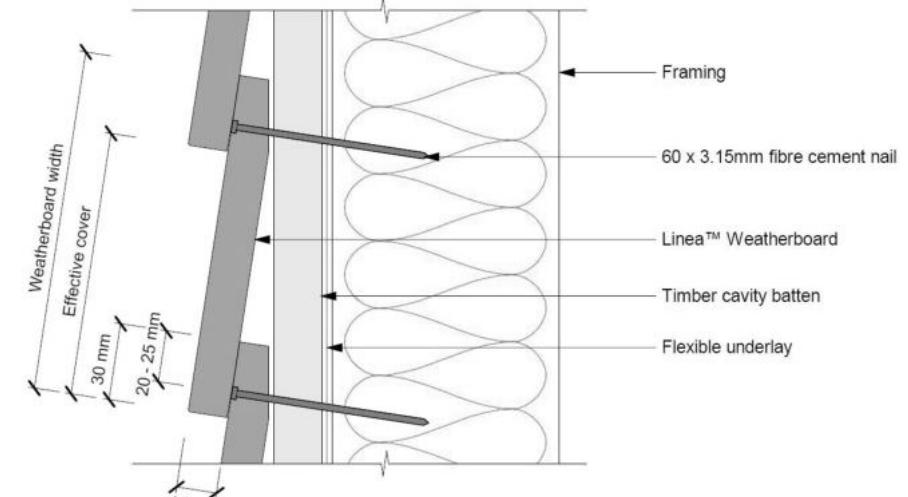
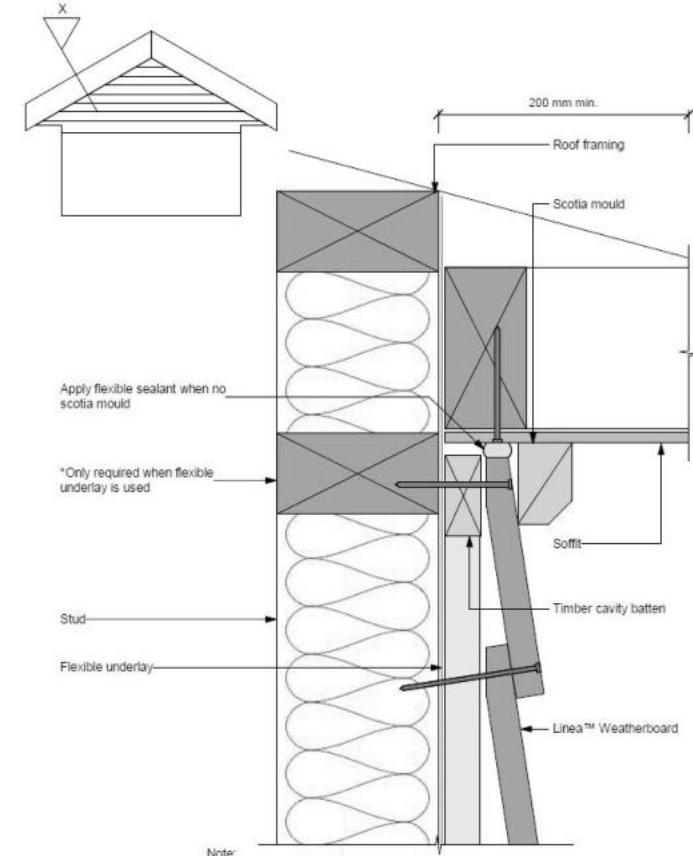
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Gable Soffit Detail
Scale 1:10



Note:
Alternatively the scotia can be scribed and sealed to Linea™ Weatherboard and the soffit lining

For soffits more than 200mm the Linea™ Weatherboard can be neat cut and silicone sealed to angle of soffit

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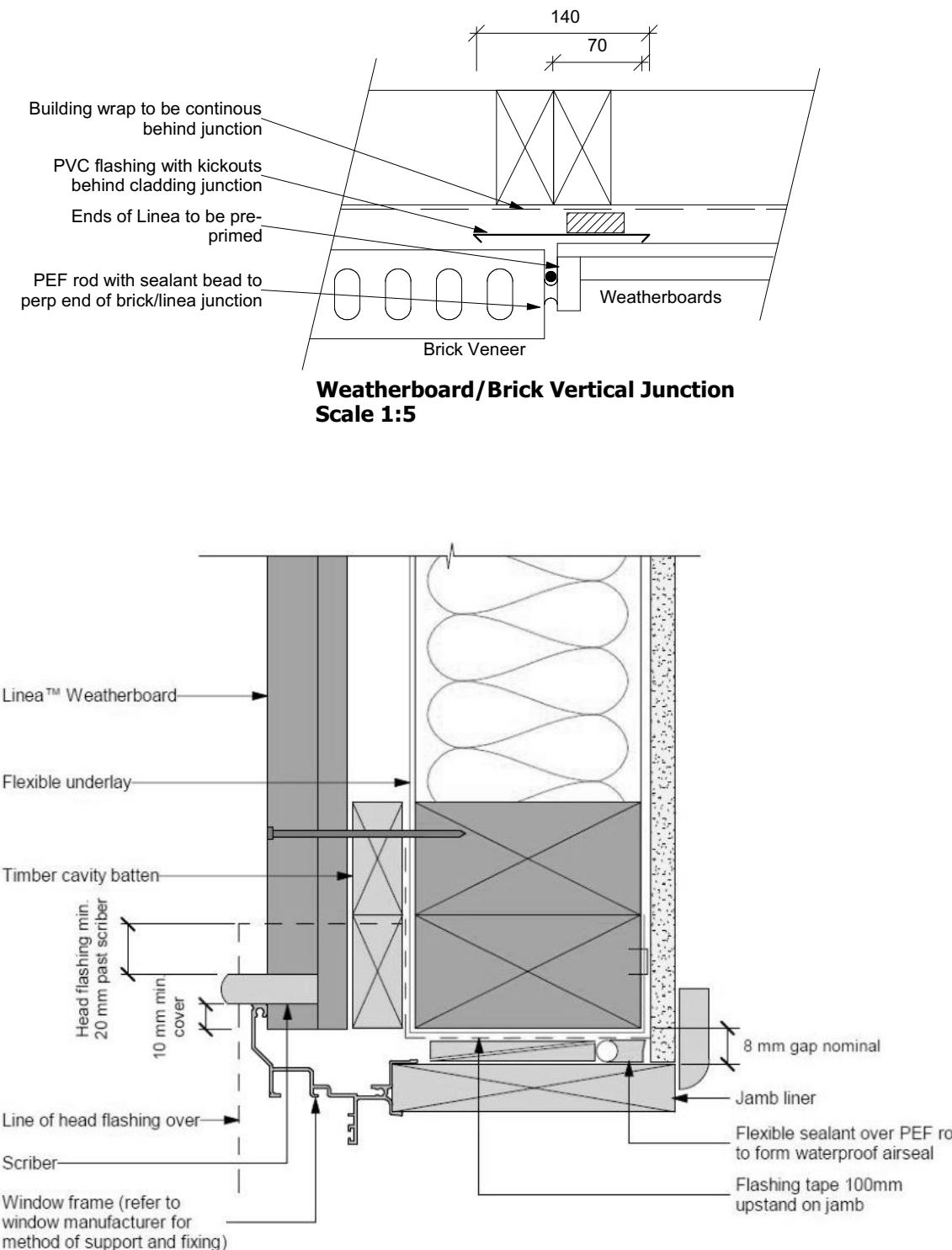
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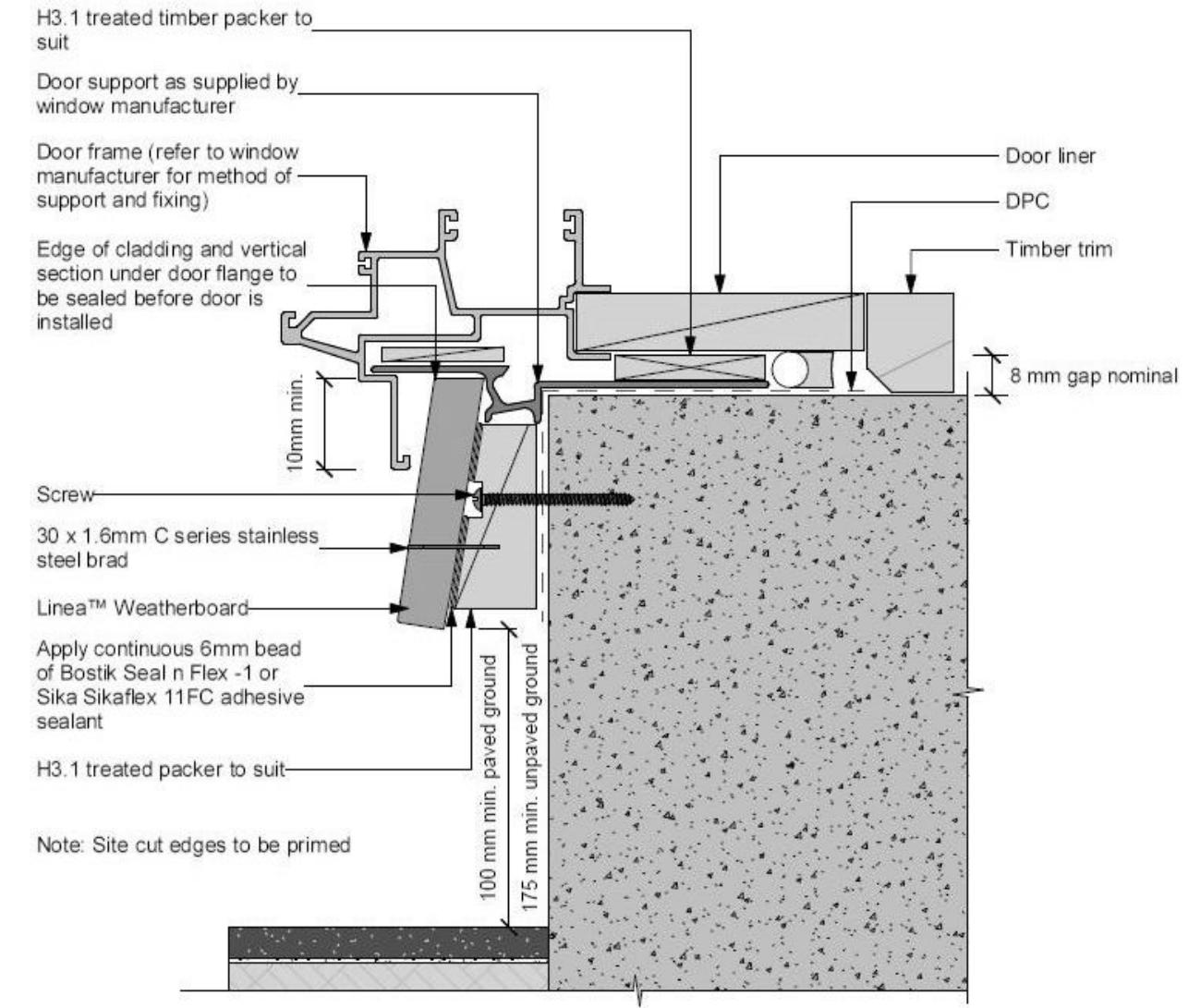
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General notes for materials selection
1. Flexible underlay must comply with acceptable solution E2/AS1
2. Flashing tape must have proven compatibility with the selected flexible underlay and other materials with which it comes into contact
3. Linea™ Weatherboard to have sealed butt joint over batten at each corner of opening

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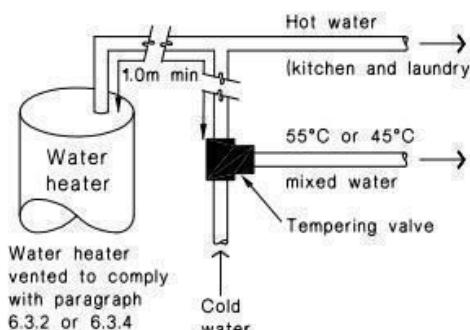
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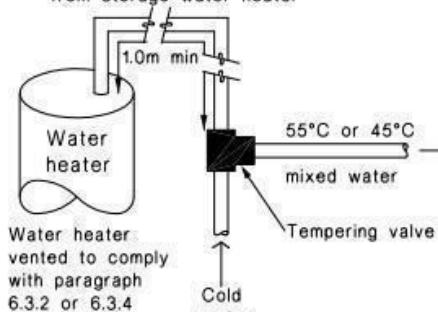
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Figure 16: Tempering Valve Installation
Paragraph 6.14.2 a)



(a) With untempered water to laundry and kitchen fixtures and appliances

1.0m minimum copper pipe length from storage water heater



(b) Where all hot water is tempered

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

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

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

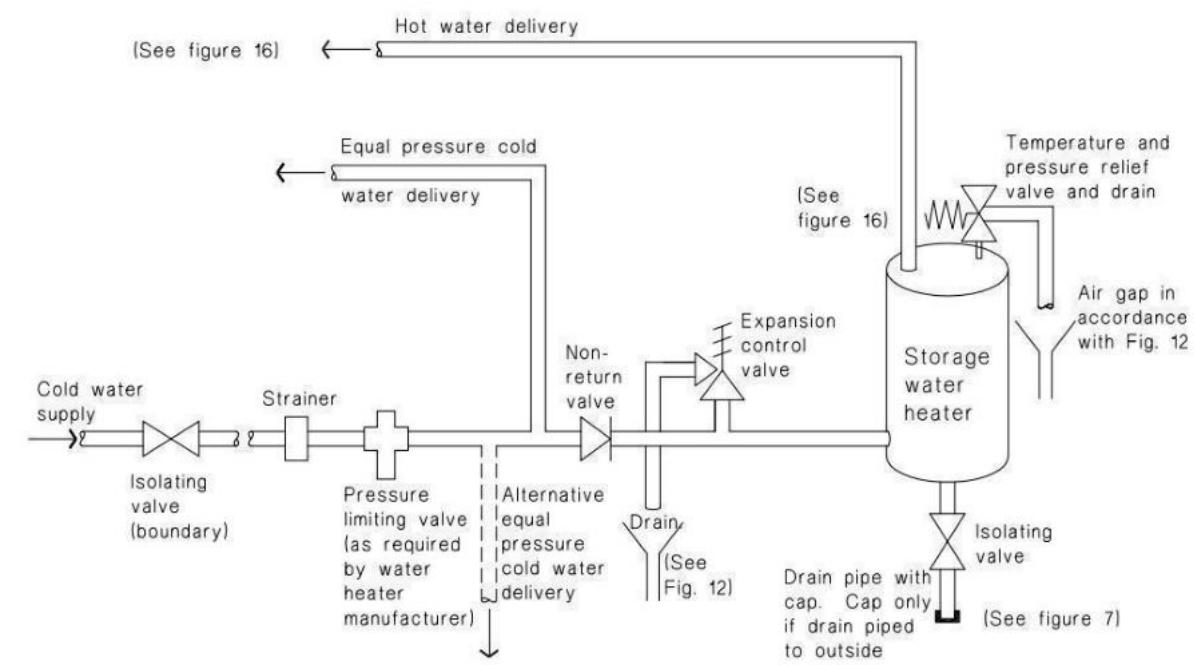
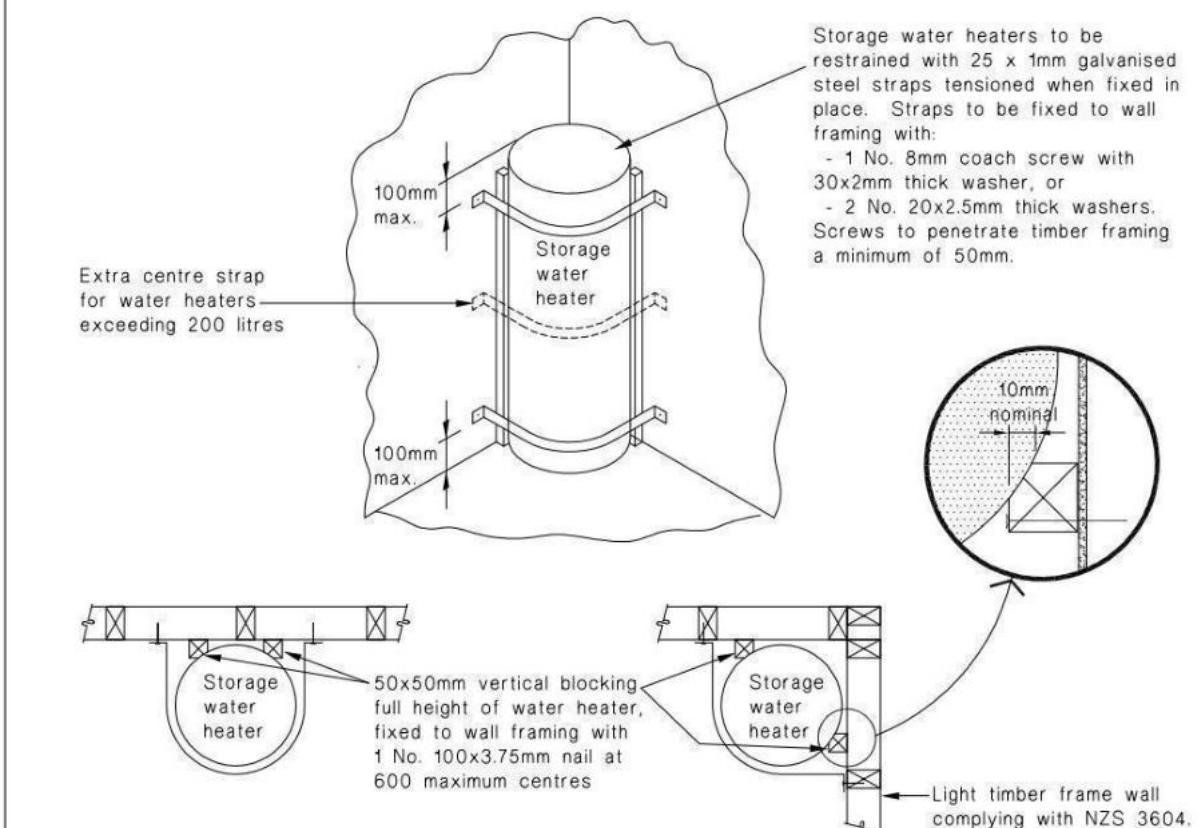


Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4



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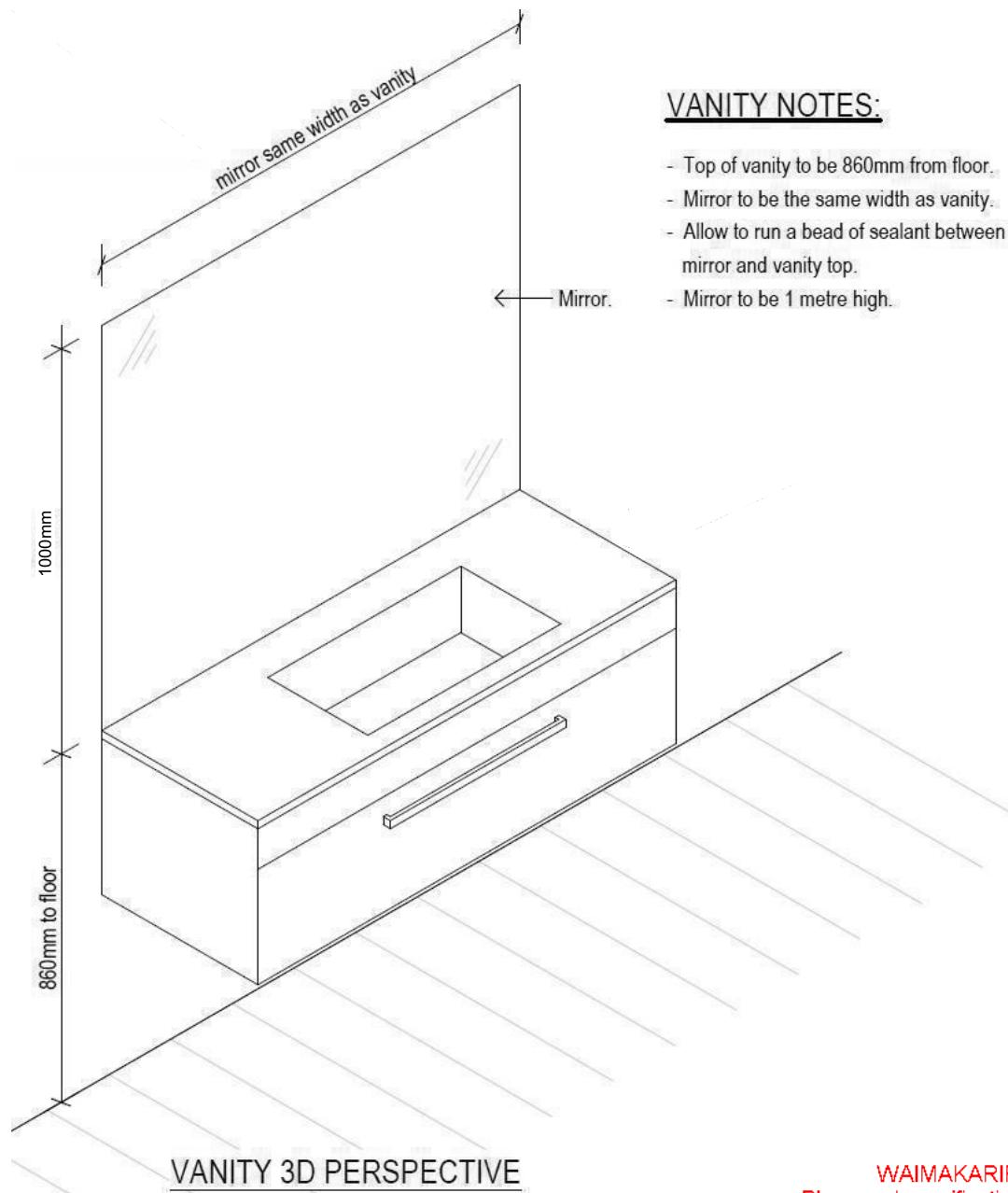
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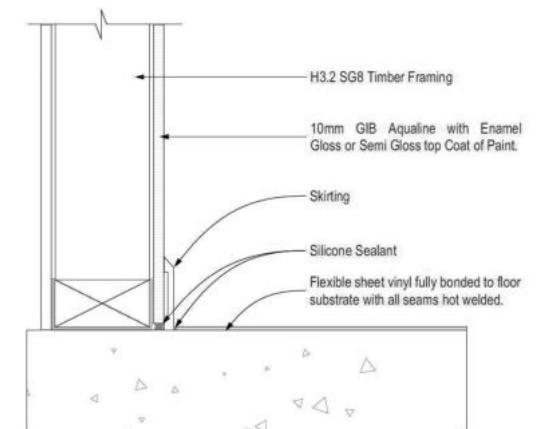
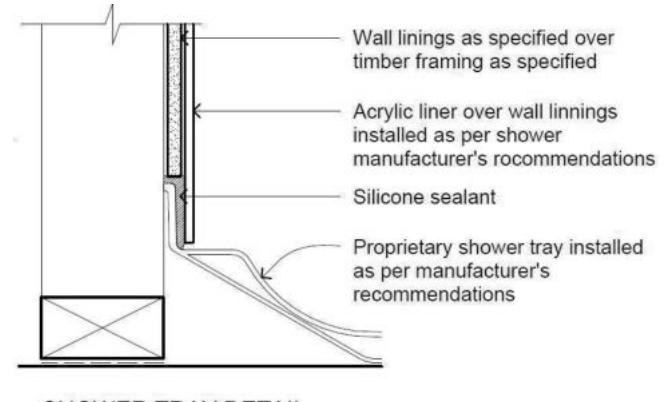
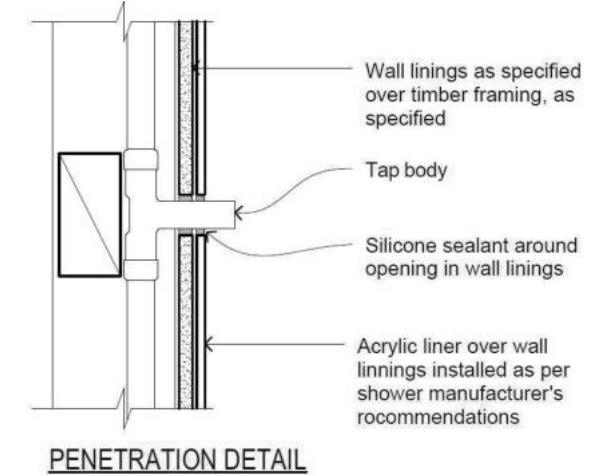
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2	01-02-2024	Revised Design

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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.



WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
BC230304 5/02/2024 Chrisk

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
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TKR Developments Limited
Lot 235
6 Dempsey Street
Beach Grove, Kaiapoi

Job Number:
170705

Original Plan:
Design & Build

Sheet Name:

BATHROOM DETAILS

Sales:
R Gould

Drawn:
M Glynn

QS:
E Gould

Print Date:
1/02/2024

Scale:
NTS @ A3

CONSENT PLANS

No.	Date:	Reason:
1	01-04-2023	Initial Consent Plans
2	01-02-2024	Revised Design

Sheet No.:
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of 23 sheets

Buildable Consent Layout



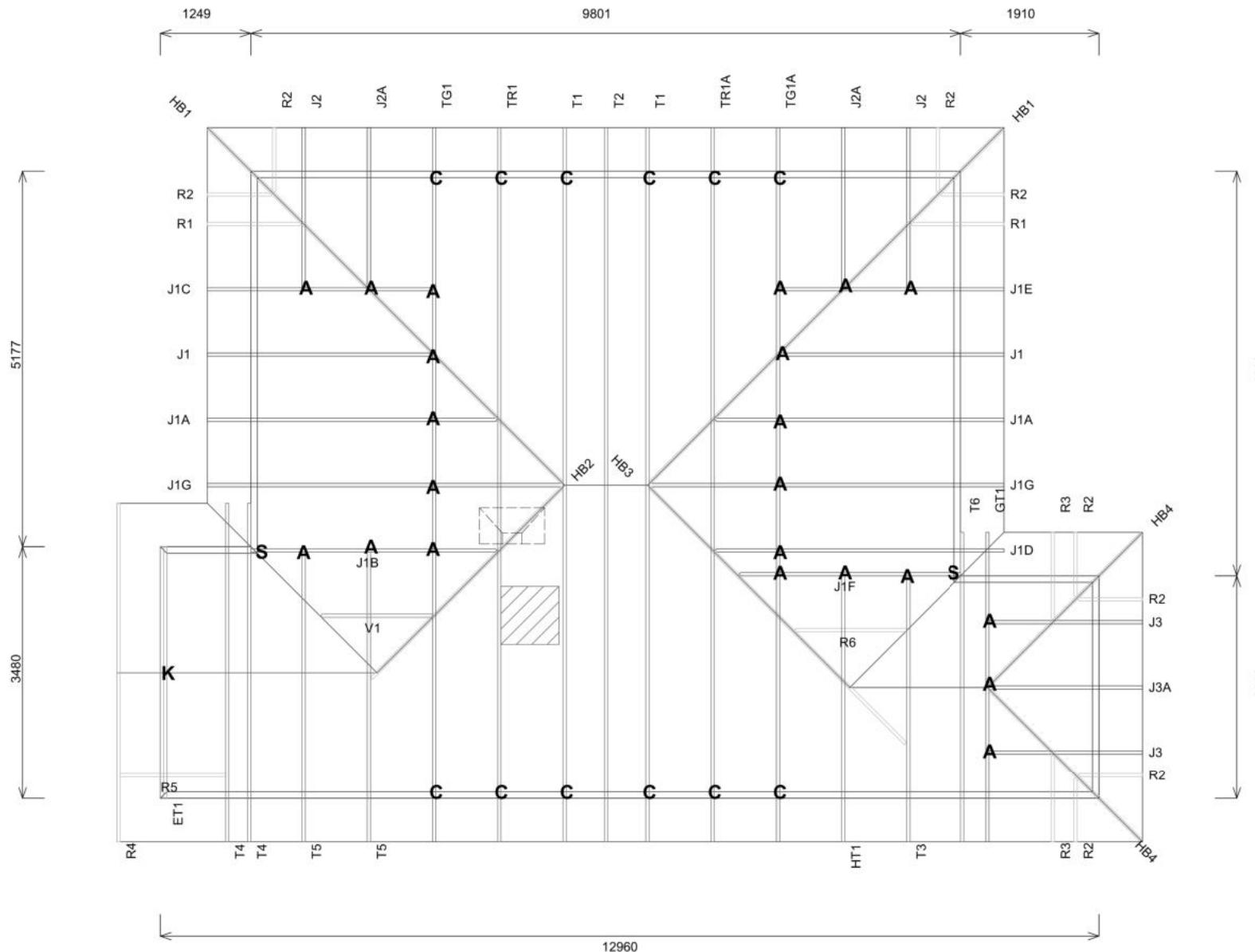
CONSENT ISSUED BC230304 - Page 30 of 31

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

CARTERS

Your Building Partner

Building Consent 230304
Received 5/2/2024



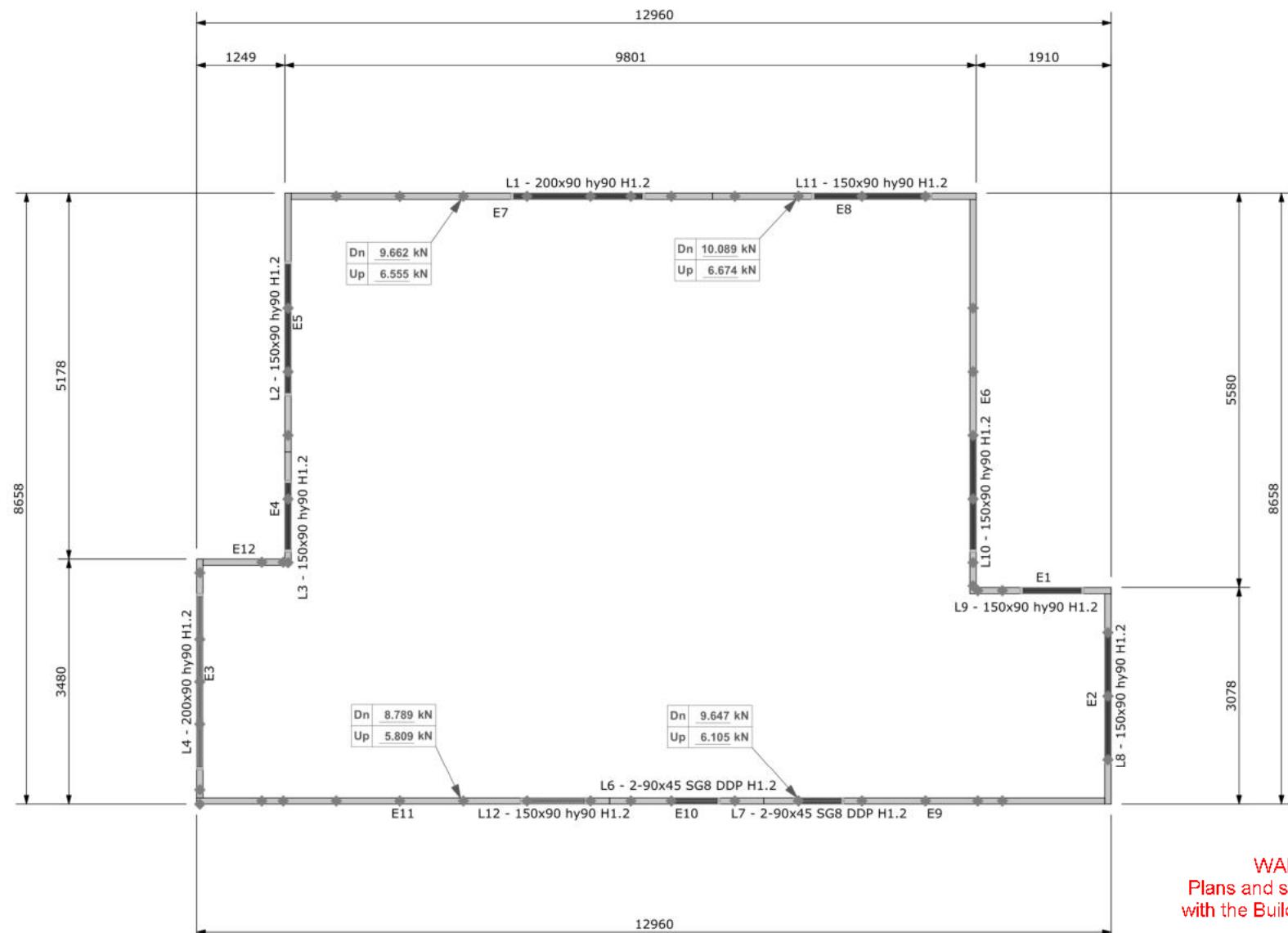
Buildable Consent Layout



CARTERS

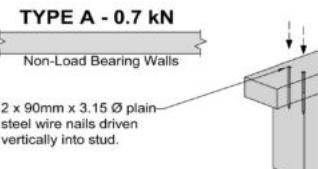
Your Building Partner

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



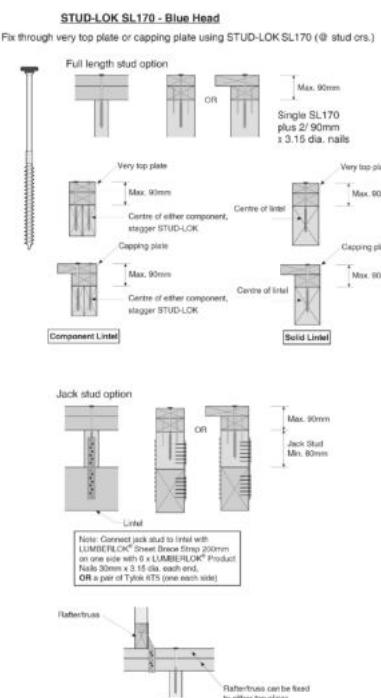
Lintel Fixings are as per the included reports.

TOP PLATE TO STUD FIXING OPTIONS



TYPE B - 4.7 kN

Load Bearing Walls



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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Job No: RG1384571C2

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

Job Name: TKR Developments

Address: Lot 235 Beach Grove Kaiapoi

Lot 235 Beach Grove Kaiapoi,

Drawn: Lynnette Velasco
Date: 10/01/2024

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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TKR Developments Limited
Lot 235
6 Dempsey Street
Beach Grove, Kaiapoi

Job Number: 170705
Original Plan: Design & Build
Sheet Name: TRUSS DESIGN
Sales: R Gould
Drawn: M Glynn
QS: E Gould
Print Date: 1/02/2024
Scale: NTS @ A3

CONSENT PLANS

No.	Date:	Reason:
1	01-04-2023	Initial Consent Plans
2	01-02-2024	Revised Design

Sheet No.:
23

of 23 sheets