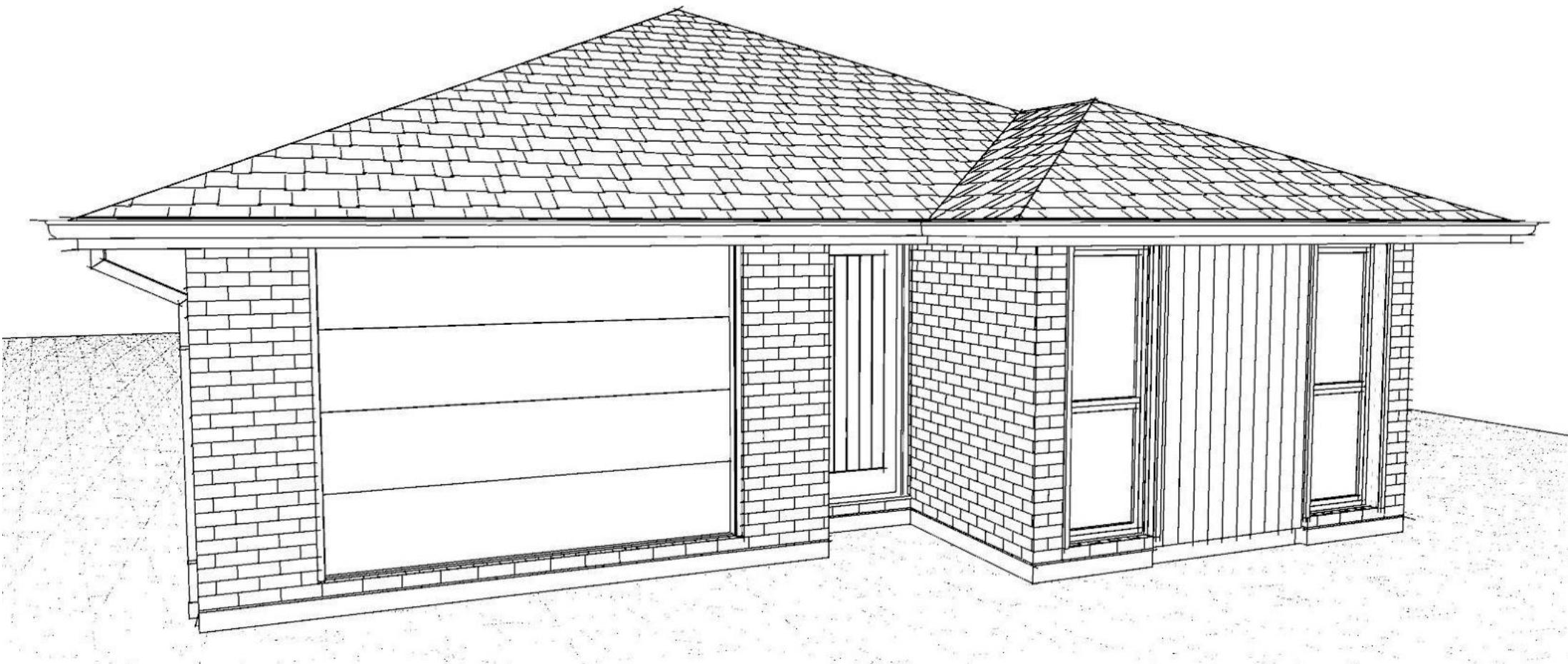


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Contents:

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
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Sheet 12 :	Lighting Plan
Sheet 13 :	Framing Details
Sheet 14 :	Framing Details
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Sheet 20 :	Bathroom Details
Sheet 21 :	Plumbing Details
Sheet 22 :	Truss Design
Sheet 23 :	Truss Design

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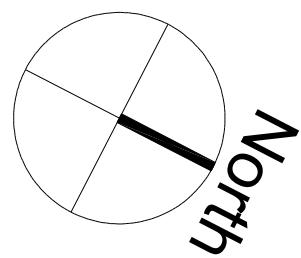
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Job Number: 168675	Original Plan: Snipe	Sheet Name: COVER PAGE		
Sales: V Bhatia	Drawn: M Glynn	QS: W Xian	Print Date: 17/05/2023	Scale: @

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: 4-2023	Reason: Initial Consent Plans	
		1
		of 23 sheets

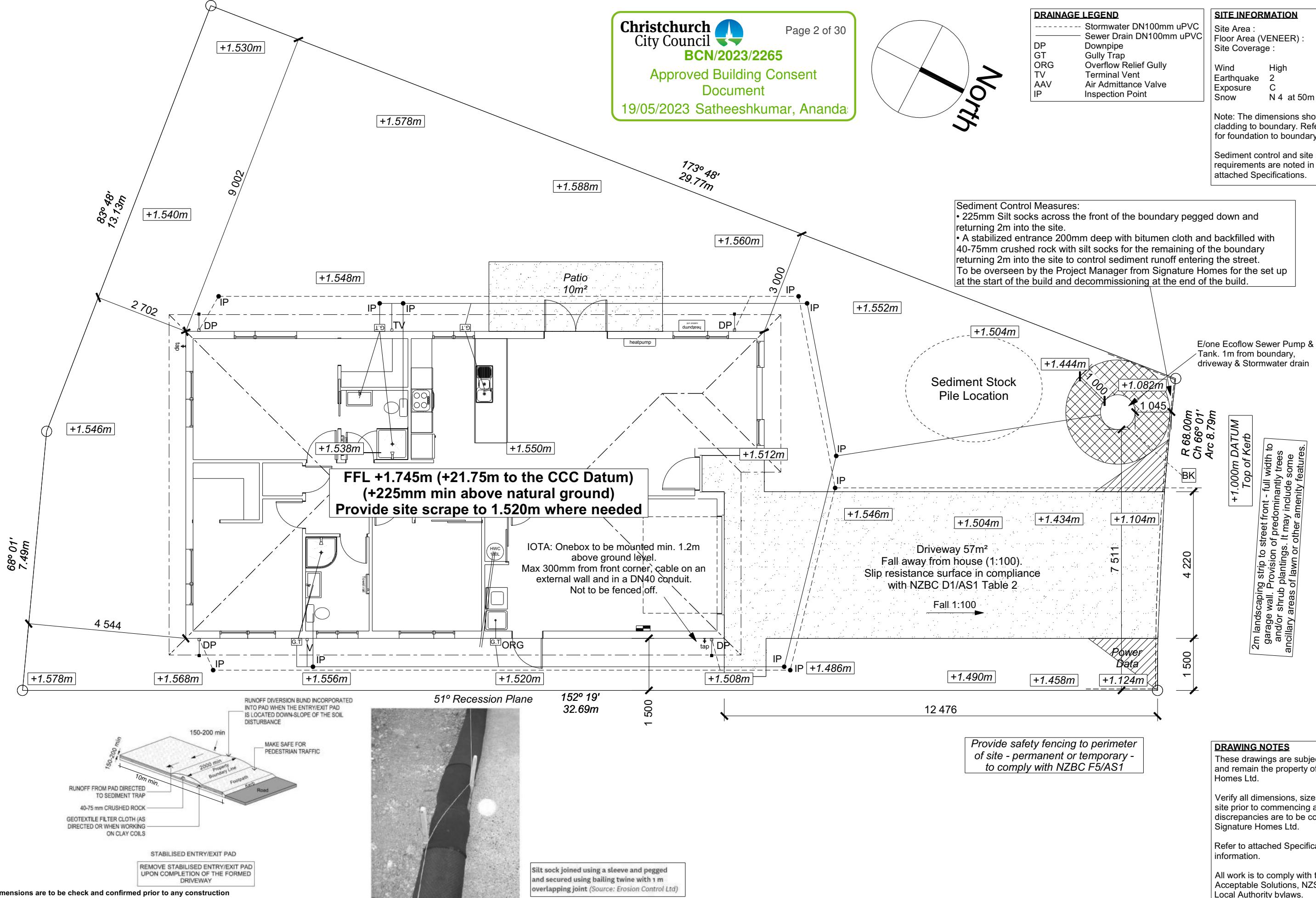


DRAINAGE LEGEND		
-----	Stormwater DN100mm uPVC	
—	Sewer Drain DN100mm uPVC	
DP	Downpipe	
GT	Gully Trap	
ORG	Overflow Relief Gully	
TV	Terminal Vent	
AAV	Air Admittance Valve	
IP	Inspection Point	

Site Area :	458m ²
Floor Area (VENEER) :	140.30m ²
Site Coverage :	30.63%
Wind	High
Earthquake	2
Exposure	C
Snow	N 4 at 50m (up to 1kPa)

Note: The dimensions shown are from cladding to boundary. Refer to sheet 8 for foundation to boundary dimensions.

Sediment control and site safety requirements are noted in the attached Specifications.



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Job Number:
168675

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Sheet Name:

SITE PLAN

Sales: **V Bhatia** Drawn: **M Glynn** QS: **W Xian** Print Date: **17/05/2023** Scale: **1:100 @ A3**

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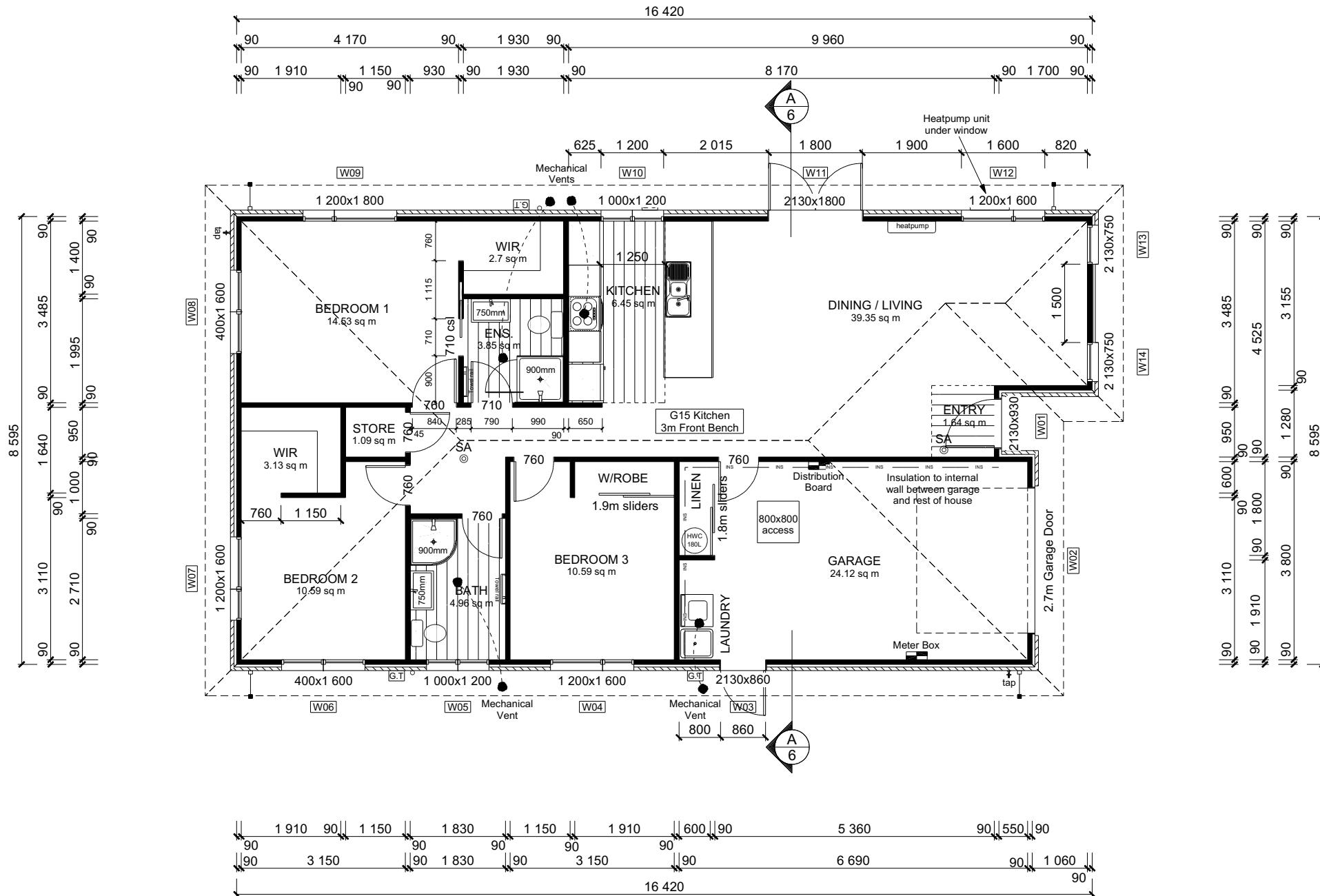
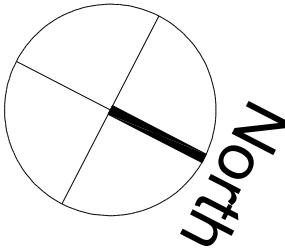
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Original Play
Snipe

Sheet Name:
FLOOR PLAN

CONSENT PLANS

	Reason:
2023	Initial Consent Plans

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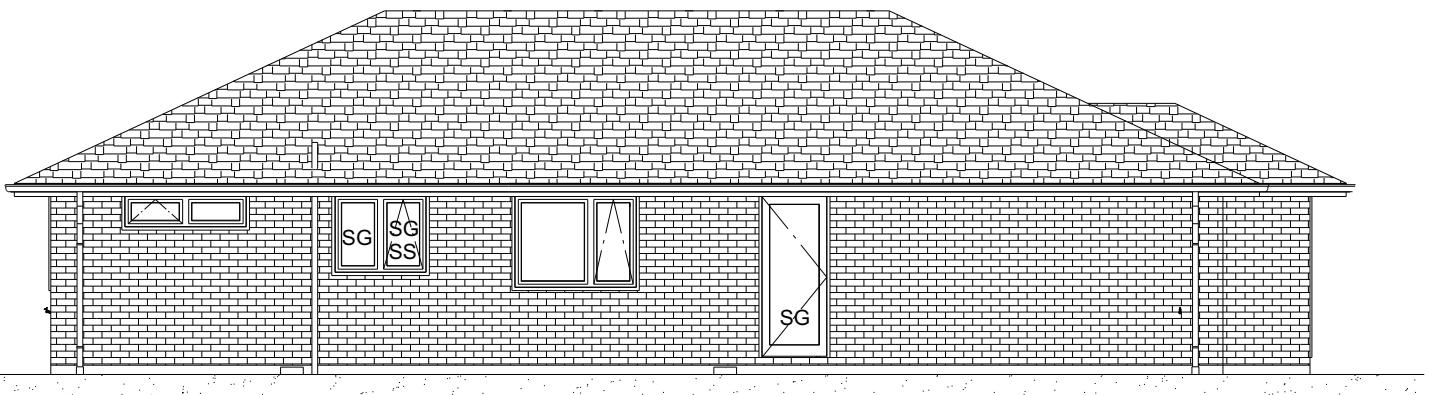
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ROOF & WALL CLADDINGS		
Roof:	25° Pressed Metal Tiles	
Walls:	70 Series Brick Veneer	
	with a 50mm cavity	
	James Hardie Vertical Linea Oblique	
	with a 20mm cavity	

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

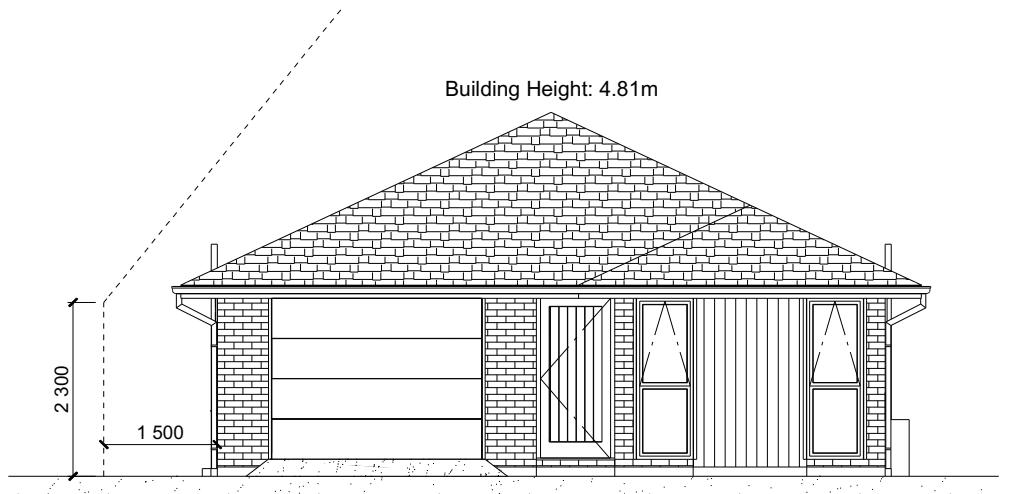
ELEVATION NOTES		
Gutter :	Coloured Steel Quad Gutter	
Fascia :	Coloured Steel 185 Fascia	
Downpipes :	Colorsteel Rectangular 75x55mm	
Soffits :	Hardiflex 4.5mm	
Joinery :	Low-E Double glazed aluminum	
All egress points to have a maximum step down of 190mm.		
Access routes to have slip resistance surface 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

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



ELEVATION B

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Job Number:
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Original Plan:
Snipe

Sheet Name:
ELEVATIONS

Sales: V Bhatia	Drawn: M Glynn	QS: W Xian	Print Date: 17/05/2023	Scale: 1:100	@ A3
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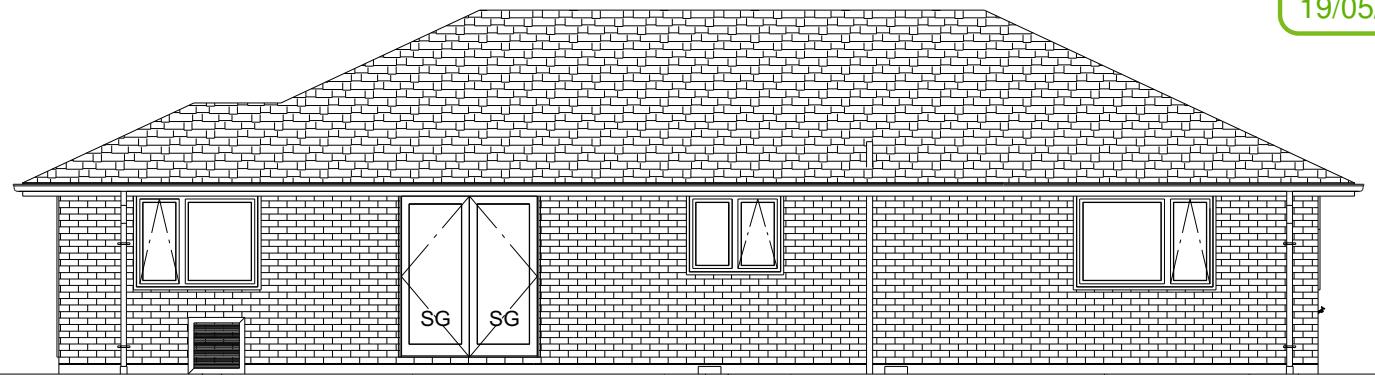


ROOF & WALL CLADDINGS		
Roof :	25° Pressed Metal Tiles	
Walls :	70 Series Brick Veneer	
	with a 50mm cavity	
	James Hardie Vertical Linea Oblique	
	with a 20mm cavity	

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

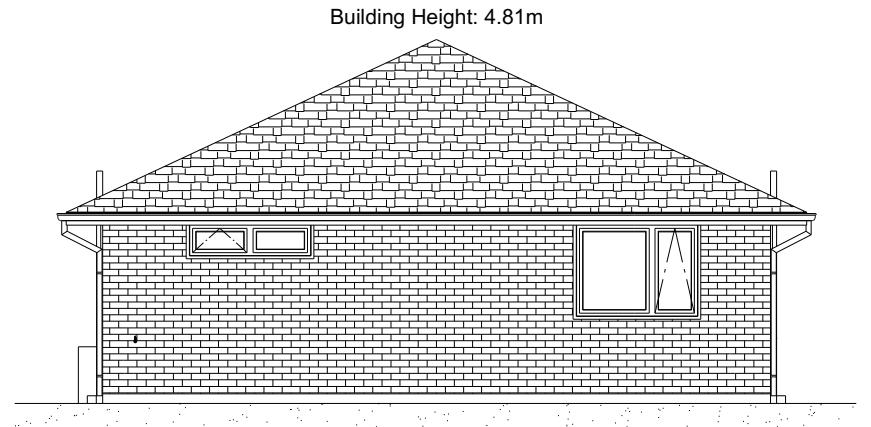
ELEVATION NOTES		
Gutter :	Coloured Steel Quad Gutter	
Fascia :	Coloured Steel 185 Fascia	
Downpipes :	Colorsteel Rectangular 75x55mm	
Soffits :	Hardiflex 4.5mm	
Joinery :	Low-E Double glazed aluminum	
All egress points to have a maximum step down of 190mm.		
Access routes to have slip resistance surface 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

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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Job Number:
168675
Original Plan:
Snipe
Sheet Name:
ELEVATIONS
Sales: **V Bhatia** Drawn: **M Glynn** QS: **W Xian** Print Date: **17/05/2023** Scale: **1:100 @ A3**

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No.	Date:	Reason:
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ROOF & WALL CLADDINGS

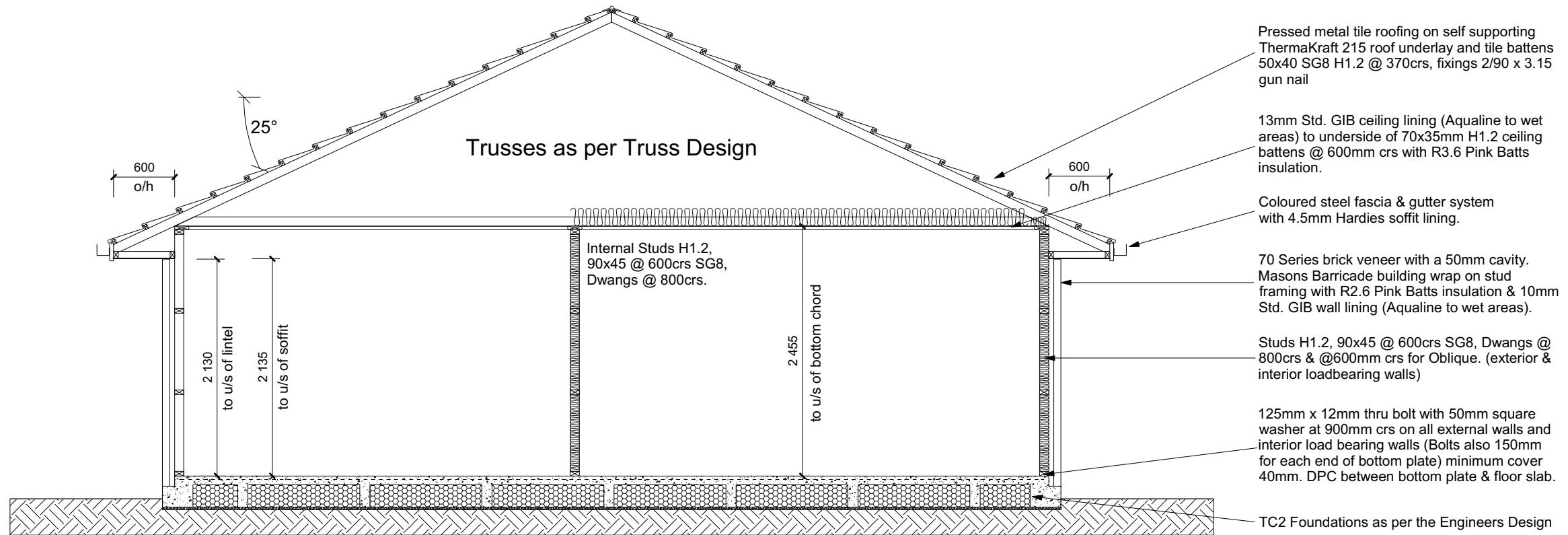
Roof : 25° Pressed Metal Tiles
Walls : 70 Series Brick Veneer
with a 50mm cavity
James Hardie Vertical Linea Oblique
with a 20mm cavity

CROSS SECTION NOTES

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

INSULATION

INSULATION
Ceiling: Pink Batts R3.6 Ceiling Batts
Wall: Pink Batts R 2.6 Wall Batts



CROSS SECTION A-A

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Job Number:	Original Plan:	Sheet Name:
168675	<i>Snipe</i>	CROSS SECTIONS
Sales: V Bhatia	Drawn: M Glynn	QS: W Xian
		Print Date: 17/05/2023
		Scale: 1:50 @ A3

DRAWING NOTES

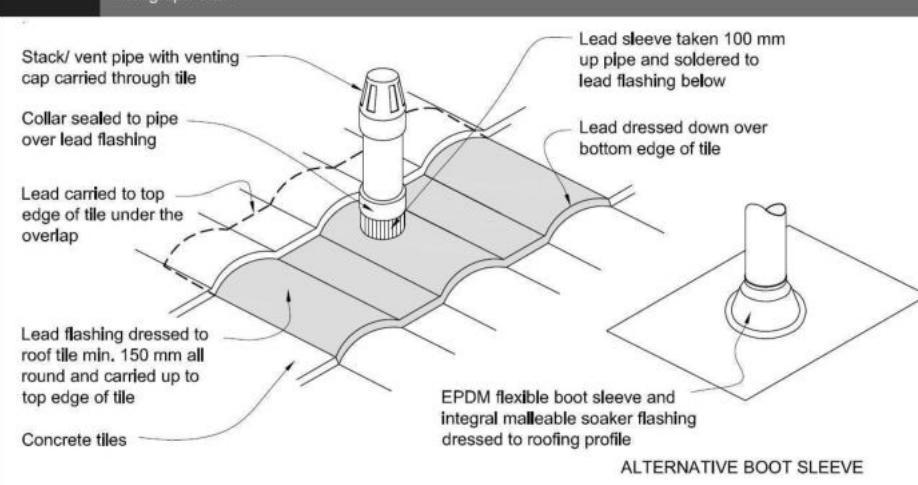
These drawings are subject to copyright
and remain the property of Signature
Homes Ltd.

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.

Figure 29: Pipe penetration for masonry tile
Paragraph 8.2.7



Metal Tile Penetration Detail Scale NTS

8.3.10 Roof penetration

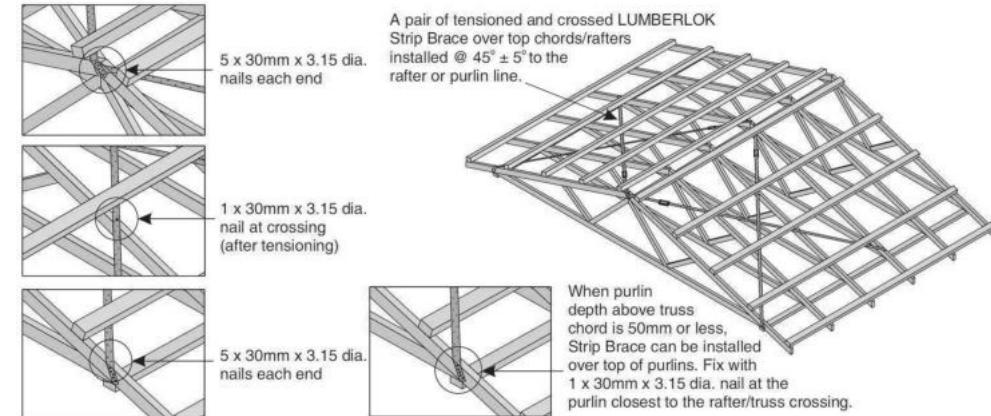
Pipe penetrations shall be flashed using *EPDM flashings* similar to that shown for masonry tiles, Figure 29.

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



ROOF CLADDING

Roofing : 25° Pressed Metal Tiles
Tile Battens : 50x40 SG8 H1.2 @ 370crs,
fixings 2/90 x 3.15 gun nail

ROOF PLAN NOTES

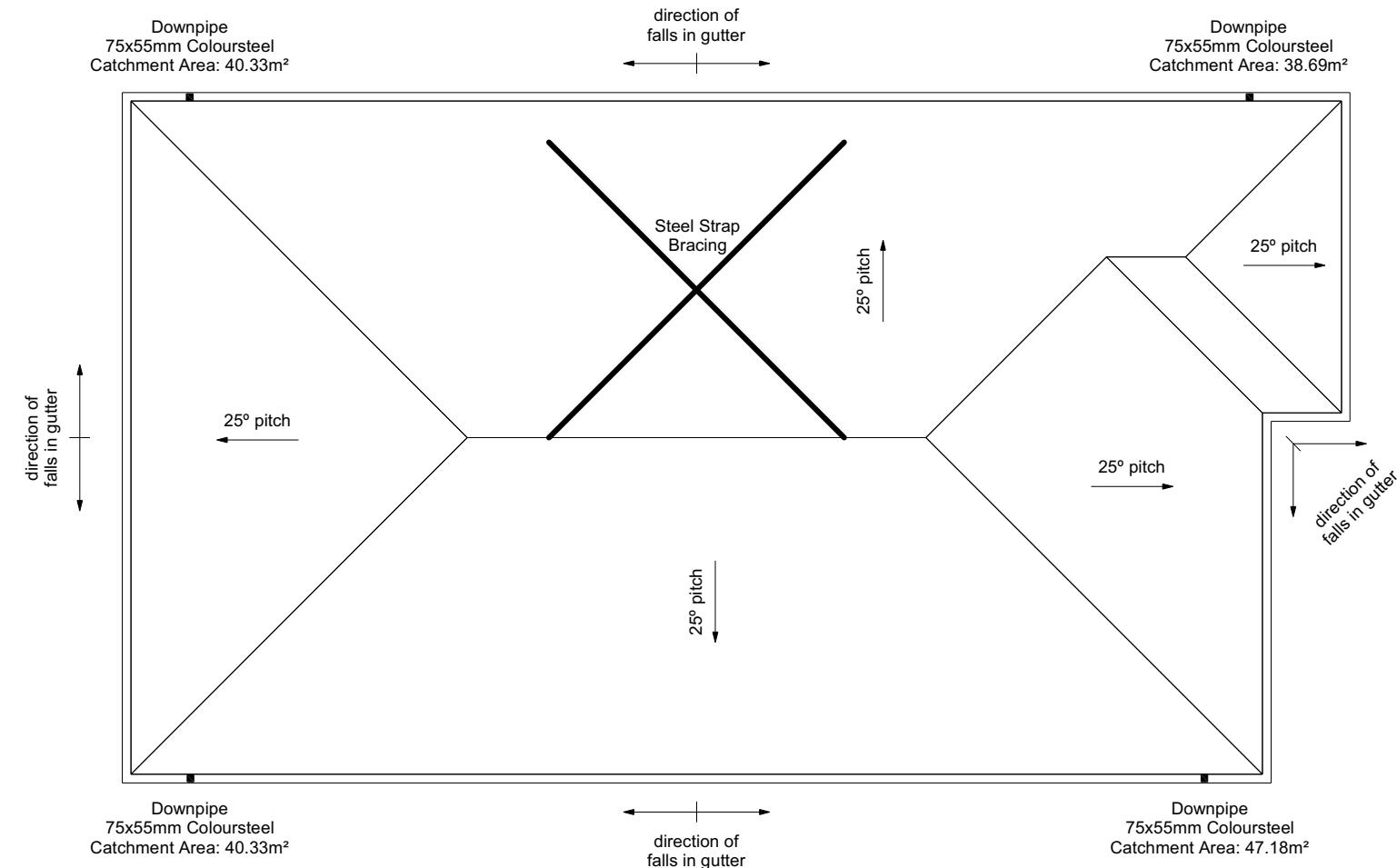
Gutter: Coloured Steel Quad Gutter
Fascia: Coloured Steel 185 Fascia
Downpipes: Colorsteel Rectangular 75x55mm
Soffits: Hardiflex 4.5mm

Underlay: Thermakraft 215 roof underlay

Downpipes: 75x55 Rectangle Colorsteel
As per NZBC E1/AS1 Table 5 75x55
down pipes can collect up to 60m² of
0-25° roof plan area.

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

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



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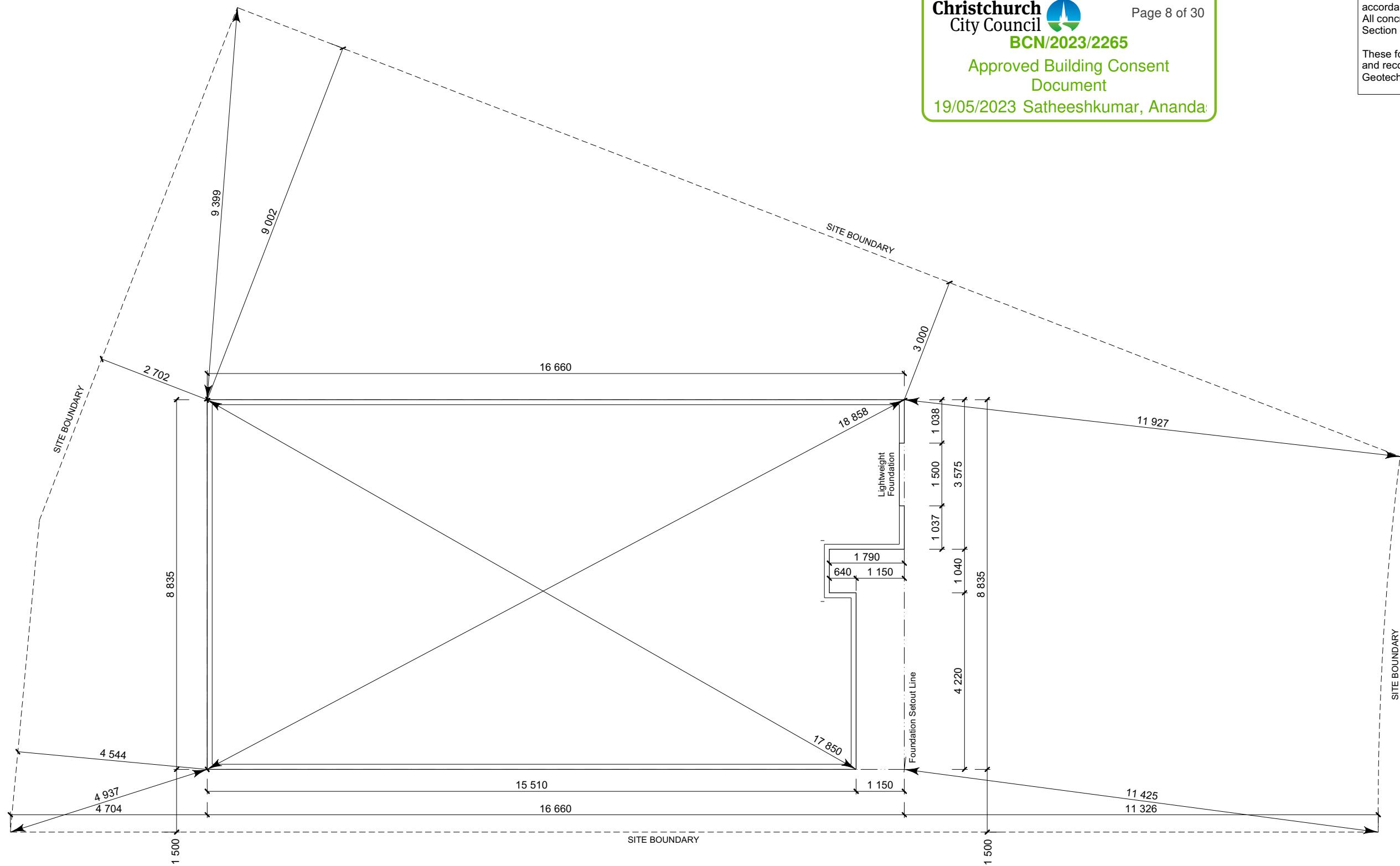
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Job Number:	Original Plan:	Sheet Name:
168675	Snipe	ROOF PLAN
Sales:	Drawn:	QS:
V Bhatia	M Glynn	W Xian
		Print Date:
		17/05/2023
		Scale:
		1:100

CONSENT PLANS

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:
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Original Plan:
Snipe

Sheet Name:
SETOUT DIMENSIONS

Sales:

Drawn:

QS:

Print Date:
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Scale:
 1:100 @ A3

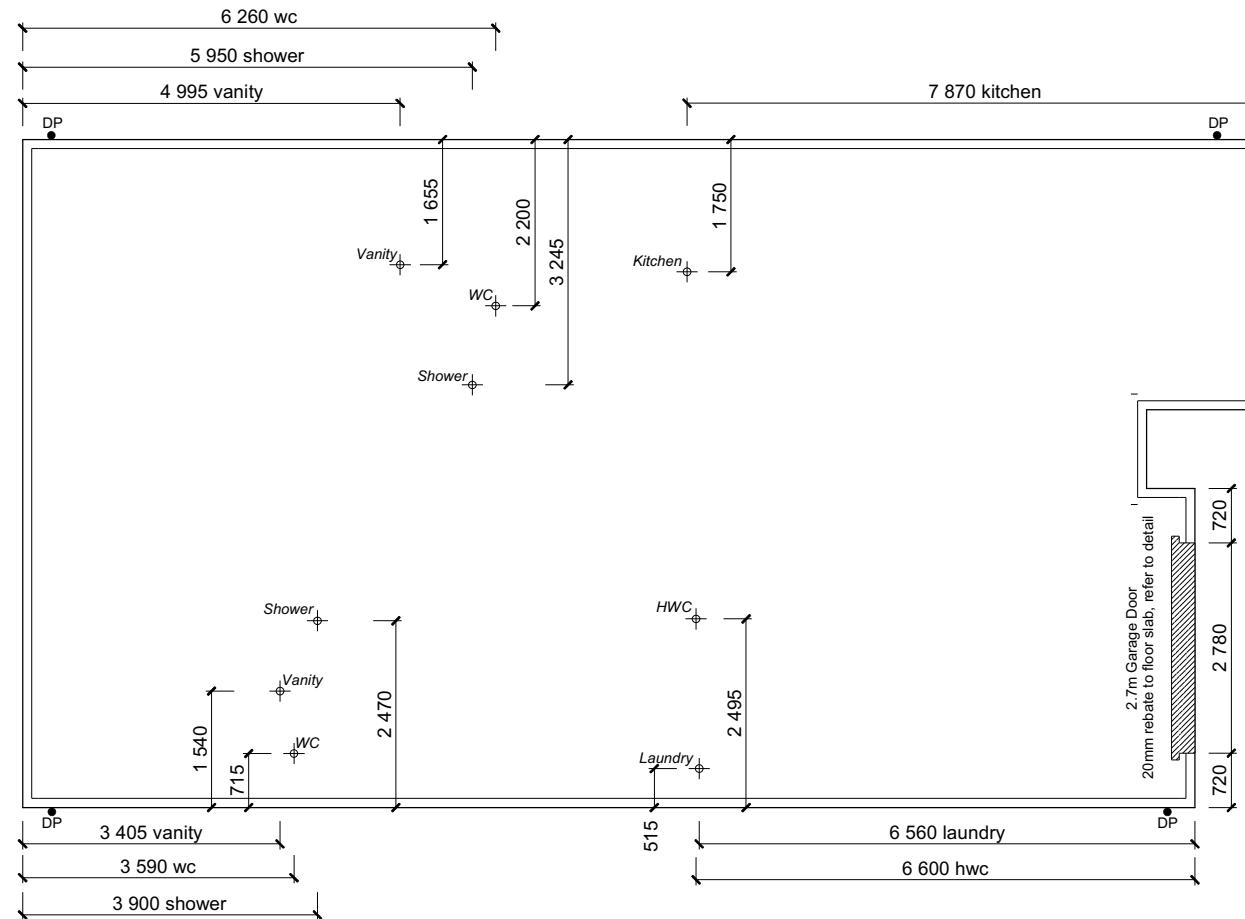
CONSENT PLANS

Sheet No.:
8
 of 23 sheets

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**FFL +1.745m (+21.75m to the CCC Datum)
(+225mm min above natural ground)**
Provide site scrape to 1.520m where needed

Refer to Engineers
Foundation Design



FOUNDATION PLAN NOTES

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

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

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

Earth bar to be bonded to the reinforcing mesh

Refer to Truss design for exact location of slab thickenings

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

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

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

AREA TO PERIMETER RATIO

Foundation Area: 140.30m²
Perimeter: 52.51m
Ratio: 2.67

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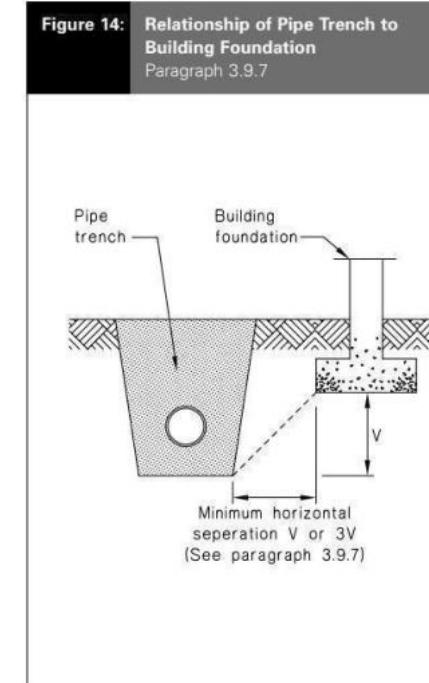
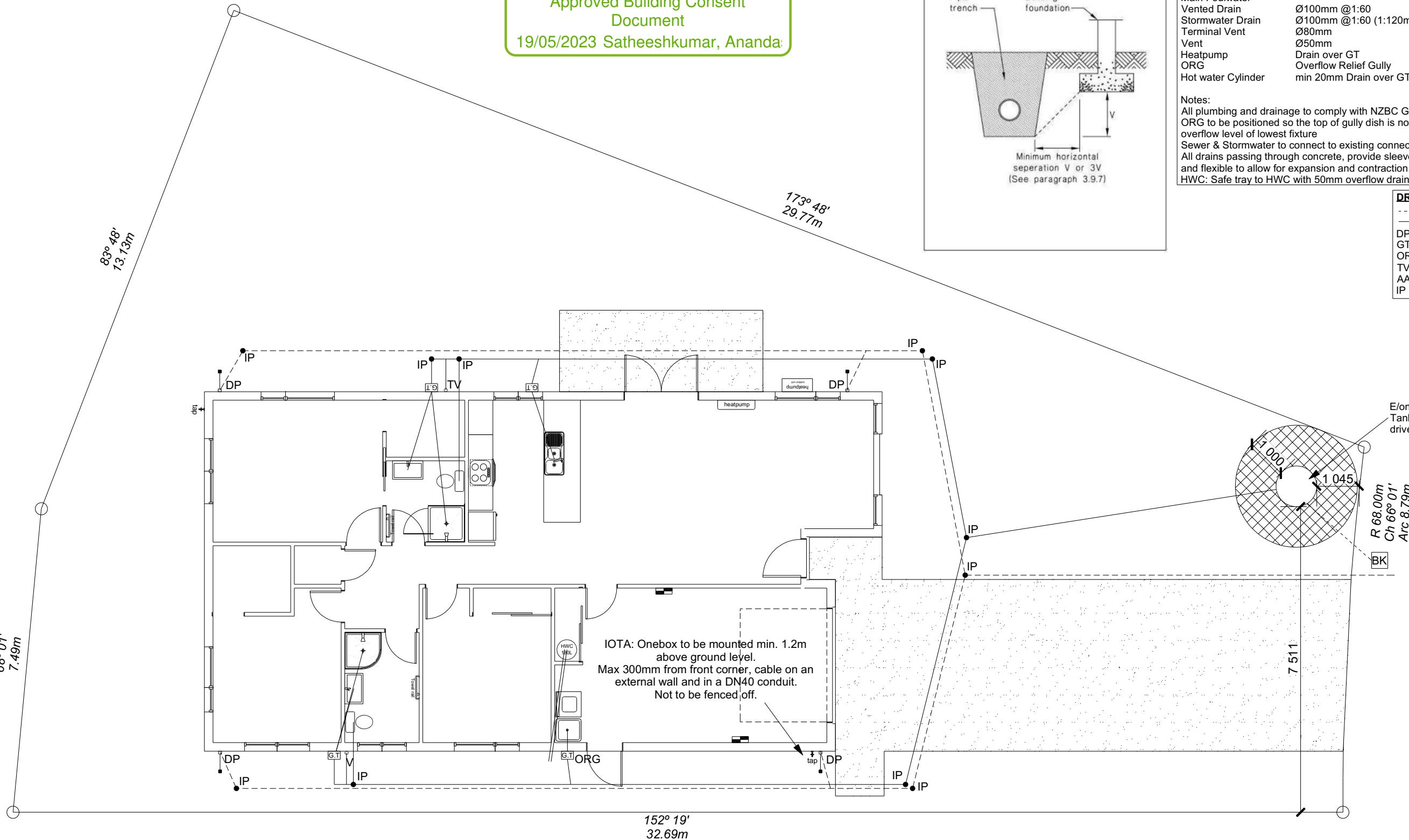
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Job Number:
168675

Original
Snip

Sheet Name:



Plumbing Schedule		NZBC G13
Kitchen		
Sink:	Ø50mm @1:40	(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:	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	Ø100mm @1:60	
Vented Drain	Ø100mm @1:60 (1:120max)	
Stormwater Drain	Ø80mm	
Terminal Vent	Ø50mm	
Vent	Ø50mm	
Heatpump	Drain over GT	
ORG	Overflow Relief Gully	
Hot water Cylinder	min 20mm Drain over GT	

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

DRAINAGE LEGEND	
-----	Stormwater DN100mm uPVC
—	Sewer Drain DN100mm uPVC
DP	Downpipe
GT	Gully Trap
ORG	Overflow Relief Gully
TV	Terminal Vent
AAV	Air Admittance Valve
IP	Inspection Point

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6 Songpa Street
Halswell, Christchurch

Job Number:
168675

Original Plan:
Snipe

Sheet Name:
DRAINAGE PLAN

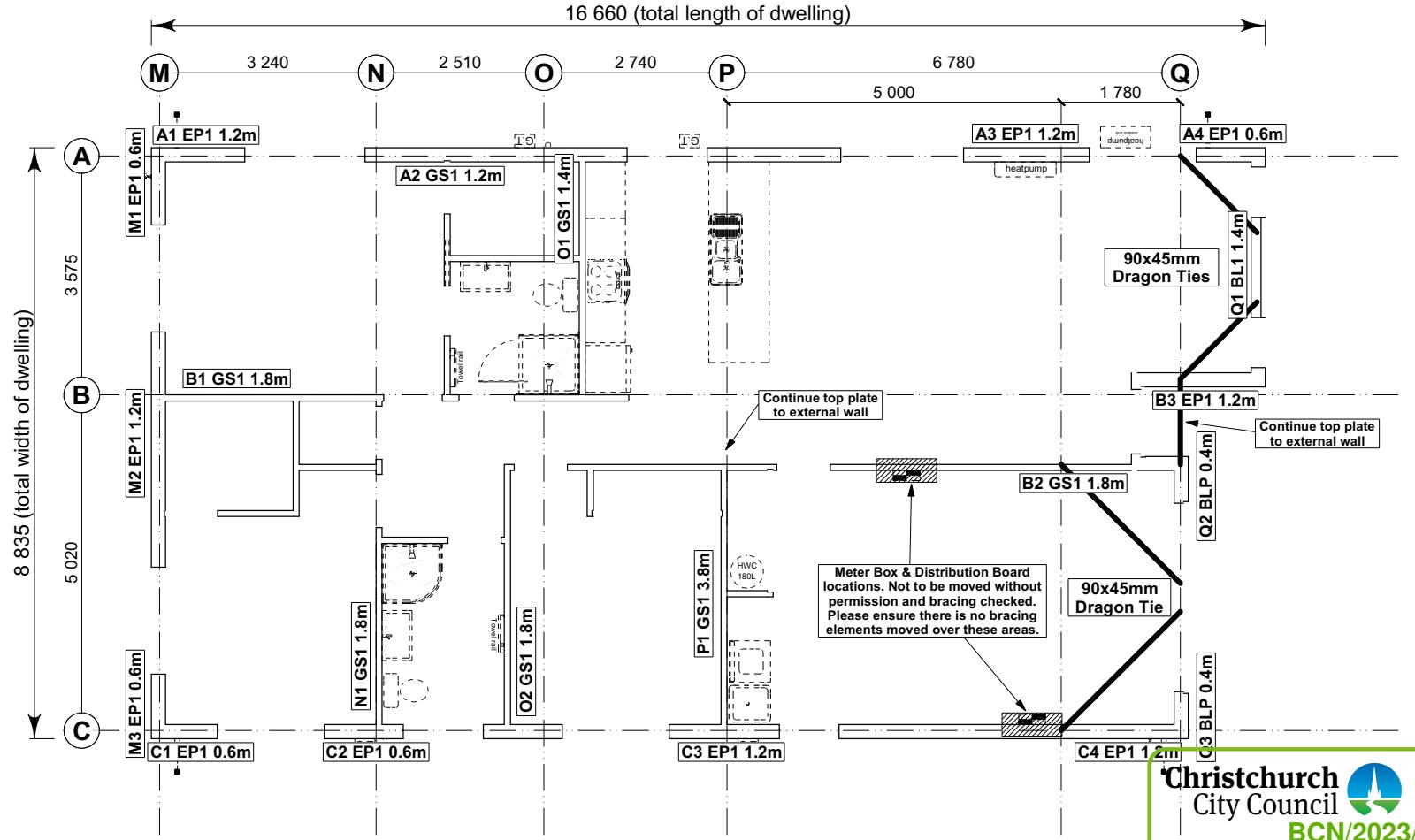
Sales: V Bhatia	Drawn: M Glynn	QS: W Xian	Print Date: 17/05/2023	Scale: 1:100 @ A3
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CONSENT PLANS

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8.7.3.4

Each wall that contains one or more wall bracing elements shall be connected at the top plate level, either directly, or through a framing member in the line of the wall, to external walls at right angles to it. Top plate fixings(s) of the capacity in tension or compression along the line of the wall bracing element are given as follows:

- For each wall containing wall bracing elements with a total bracing capacity of not more than 125 bracing units: to at least one such external wall by a fixing as shown in figure 8.16 of 6 kN capacity;
- For each wall containing wall bracing elements with a total bracing capacity of not more than 250 bracing units: to at least 2 external walls by fixings as shown in figure 8.16 each of 6 kN capacity;
- For each wall containing wall bracing elements with a total bracing capacity of more than 250 bracing units: to at least 2 external walls by fixings as shown in figure 8.16 each having a rating of not less than 2.4 kN per 100 bracing units.

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
[A1]	Brace Length
[A1 GS1 1.1m]	Brace Type
[A1 GS1 1.1m]	Brace Number

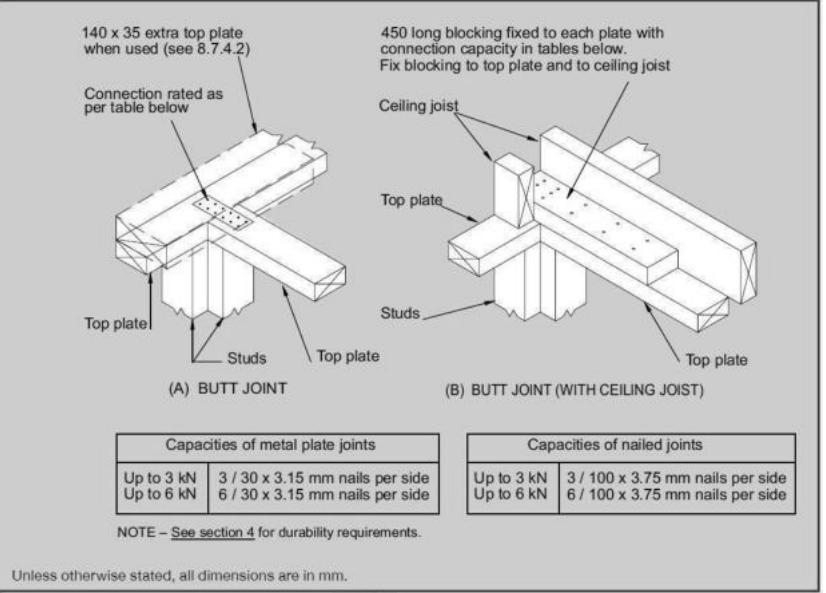


Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)



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Single Level Along Resistance Sheet

Job Name: Brown

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	Demand		Achieved	
									Demand			
									454	844		
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				
	4	0.60		2.4	EP1 0.6	Ecopy®	57	63				
B	1	1.80		2.4	GS1-N	GIB®	124	108				
	2	1.80		2.4	GS1-N	GIB®	124	108				
	3	1.20		2.4	EP1 1.2	Ecopy®	144	162				
									341 OK	360 OK		
C	1	0.60		2.4	EP1 0.6	Ecopy®	57	63				
	2	0.60		2.4	EP1 0.6	Ecopy®	57	63				
	3	1.20		2.4	EP1 1.2	Ecopy®	144	162				
	4	1.20		2.4	EP1 1.2	Ecopy®	144	162				
									402 OK	450 OK		

Single Level Across Resistance Sheet

Job Name: Brown

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	Demand		Achieved	
									Demand			
									850	844		
M	1	0.60		2.4	EP1 0.6	Ecopy®	57	63				
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162				
	3	0.60		2.4	EP1 0.6	Ecopy®	57	63				
									258 OK	288 OK		
N	1	1.80		2.4	GS1-N	GIB®	124	108				
									124 OK	108 OK		
O	1	1.40		2.4	GS1-N	GIB®	97	84				
	2	1.80		2.4	GS1-N	GIB®	124	108				
P	1	3.80		2.4	GS1-N	GIB®	262	228				
									262 OK	228 OK		
Q	1	1.40		2.4	BL1-H	GIB®	179	146				
	2	0.40		2.4	BLP-H	GIB®	48	54				
	3	0.40		2.4	BLP-H	GIB®	48	54				
									276 OK	254 OK		

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Christchurch 8443
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Nanette & Gary Brown
Lot 158 - Kennedys Grean
6 Songpa Street
Halswell, Christchurch

Job Number:
168675

Original Plan:
Snipe

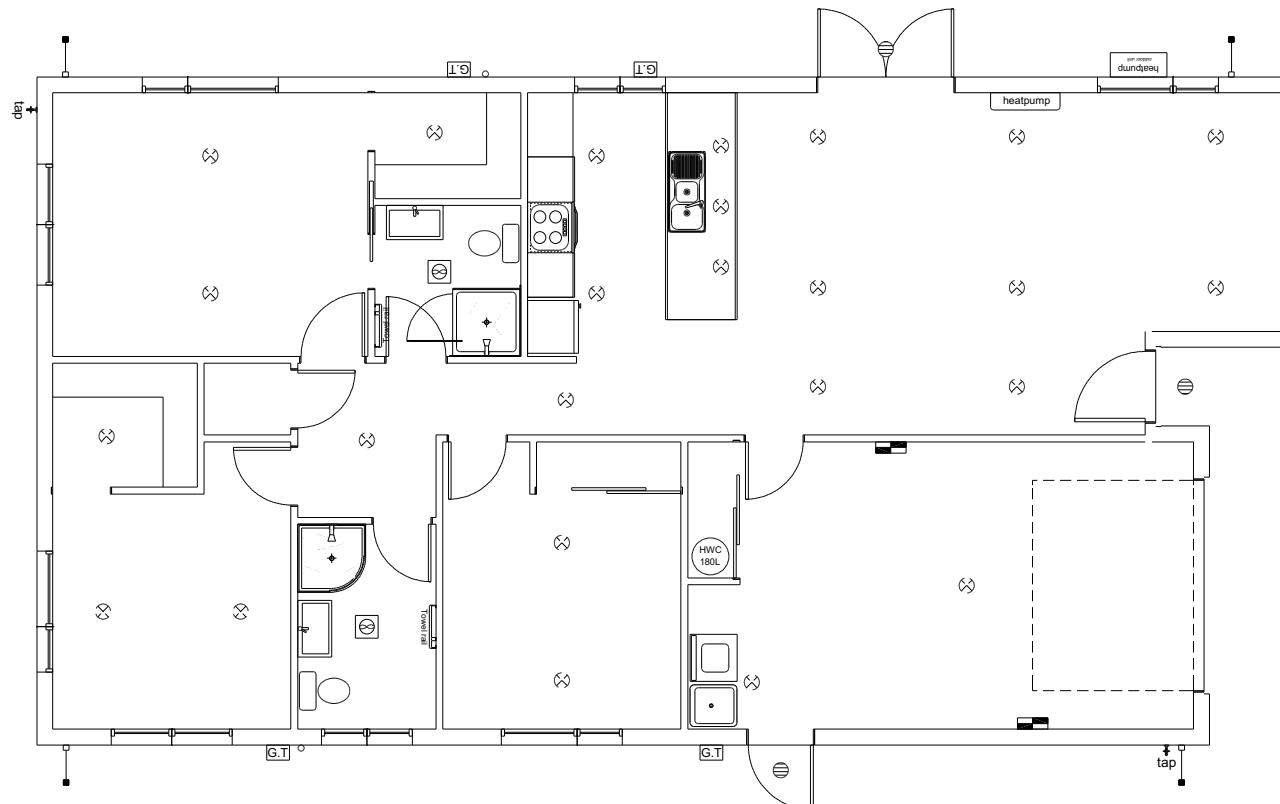
Sheet Name:
BRACING PLAN

CONSENT PLANS

No.	Date:	Reason:
1	20-04-2023	Initial Consent Plans

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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 Jack
	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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Nanette & Gary Brown
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Job Number:
168675

Original Plan:
Snipe

Sheet Name:
LIGHTING PLAN

Sales: V Bhatia Drawn: M Glynn QS: W Xian Print Date: 17/05/2023 Scale: 1:100 @ A3

CONSENT PLANS

No.	Date:	Reason:
1	20-04-2023	Initial Consent Plans

Sheet No.:
12

of 23 sheets

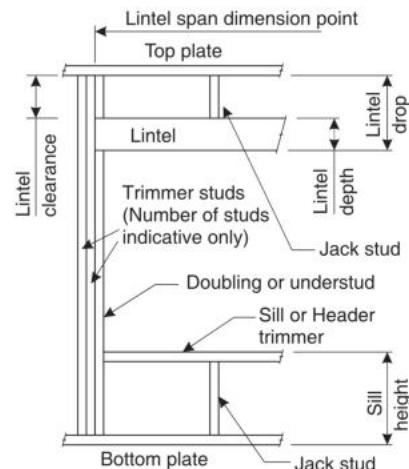
LINTEL FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12

NZS 3604:2011

NOTE:

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

DEFINITIONS

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

NOTES:

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

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Nanette & Gary Brown
Lot 158 - Kennedys Grean
6 Songpa Street
Halswell, Christchurch

Job Number: **168675** Original Plan: **Snipe** Sheet Name: **FRAMING DETAILS**
Sales: **V Bhatia** Drawn: **M Glynn** QS: **W Xian** Print Date: **17/05/2023** Scale: **NTS @ A3**

Christchurch City Council BCN/2023/2265 LUMBERLOK®
Approved Building Consent Document
19/05/2023 Satheeshkumar, Ananda



08/2017

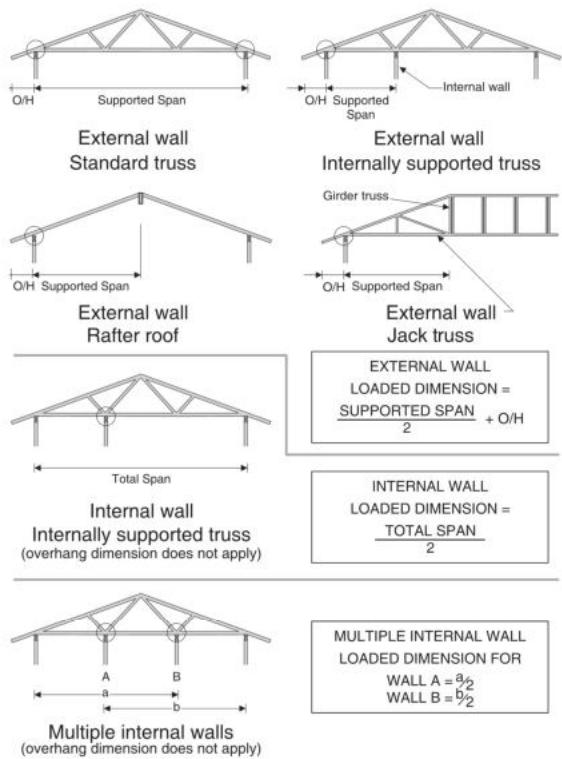
STUD TO TOP PLATE FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

NOTE:

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

LOADED DIMENSION DEFINITION



FIXING SELECTION CHART

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

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

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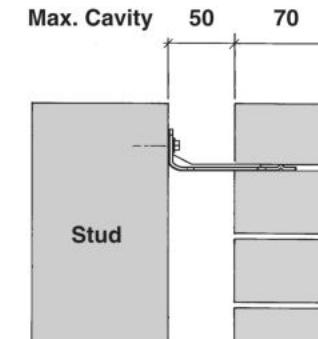
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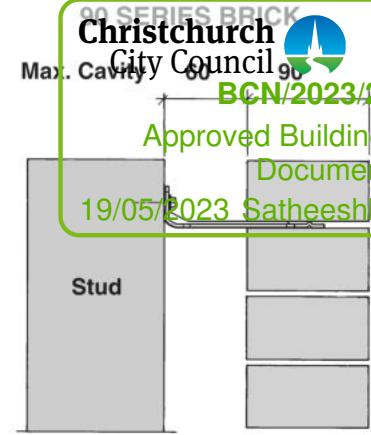
SCAN FOR
INSTALLATION
VIDEO

<https://vimeo.com/117353604>

70 SERIES BRICK



Screw Tie Short
(85mm)



Screw Tie Long
(105mm)

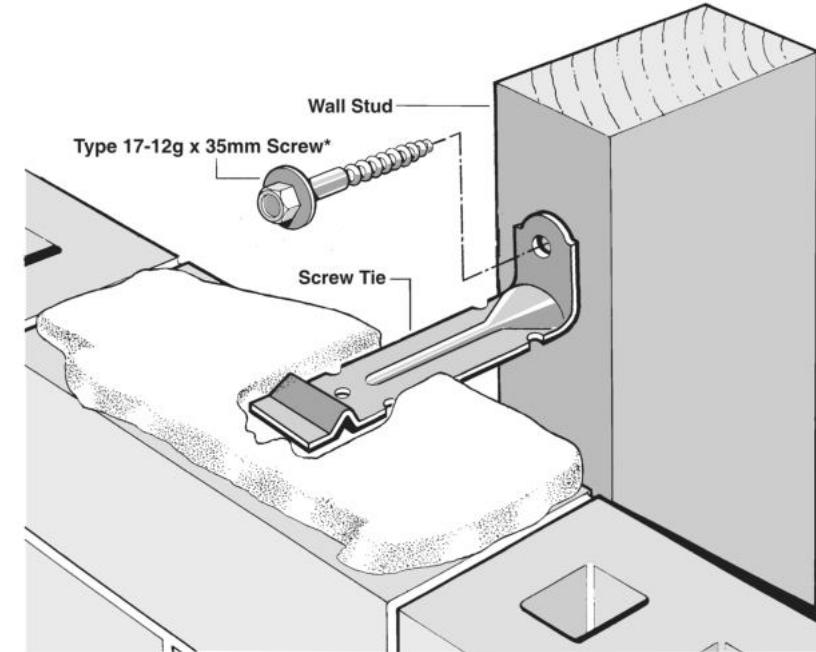
- All brick work must be constructed in accordance with NZS 4210:2001 Masonry Construction: Materials and Workmanship. Screw Ties must be applied accordingly and are not to be hammered into timber framing.
- Water shedding shoulder prevents transfer of the moisture from tie to building.
- Nail hole for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

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

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.

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6 Songpa Street
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Job Number:
168675

Original Plan:
Snipe

Sheet Name:

FRAMING DETAILS

CONSENT PLANS

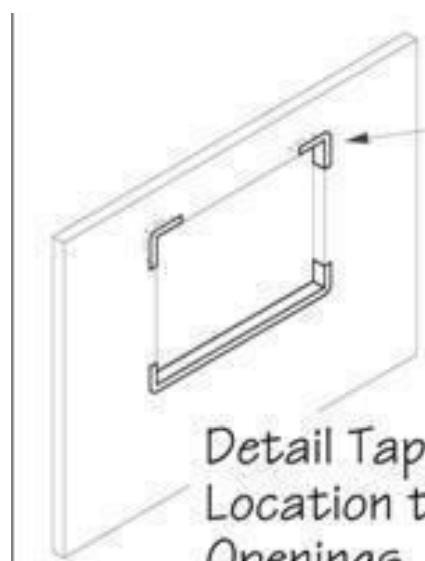
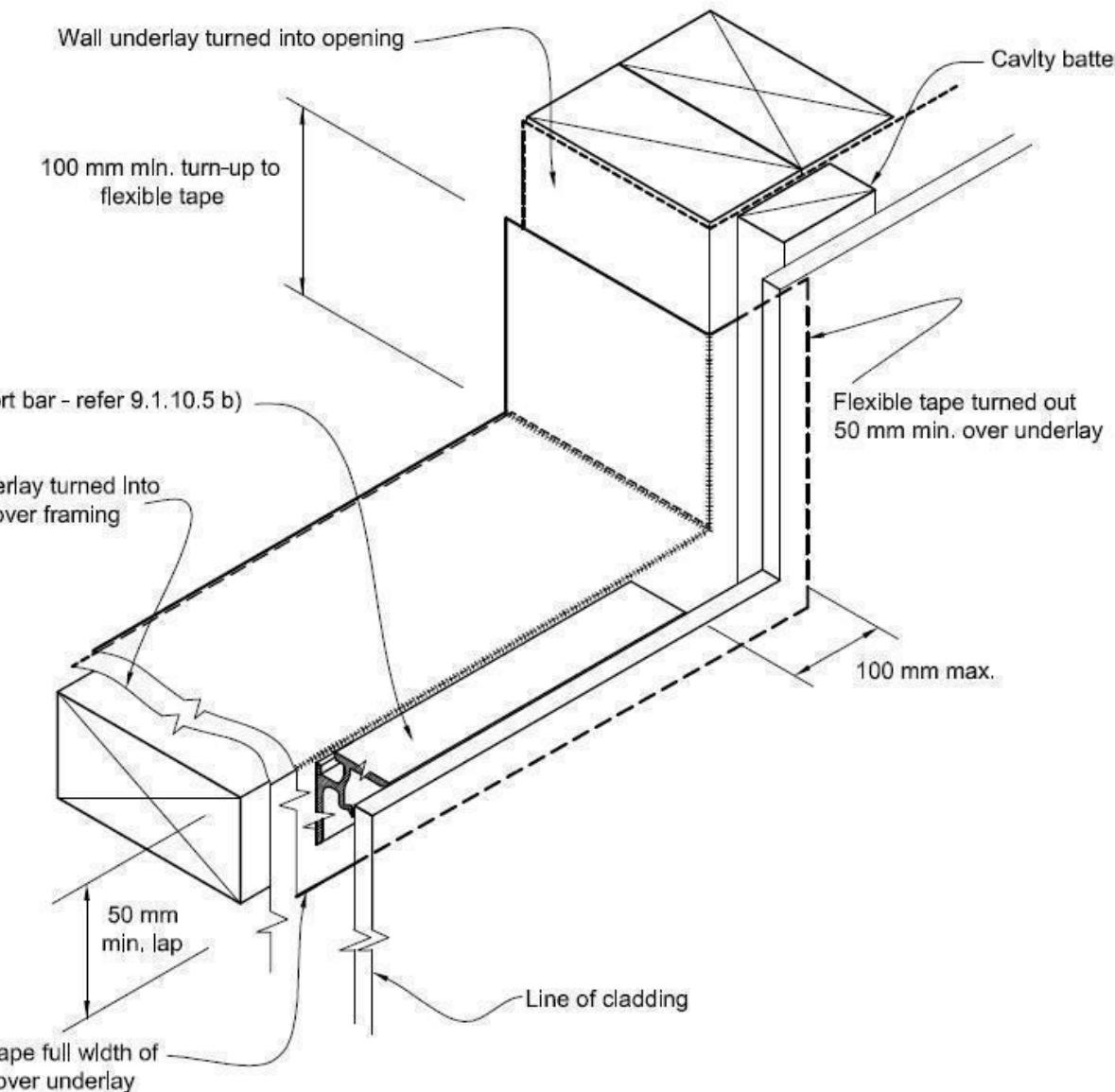
No.	Date:	Reason:
1	20-04-2023	Initial Consent Plans

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

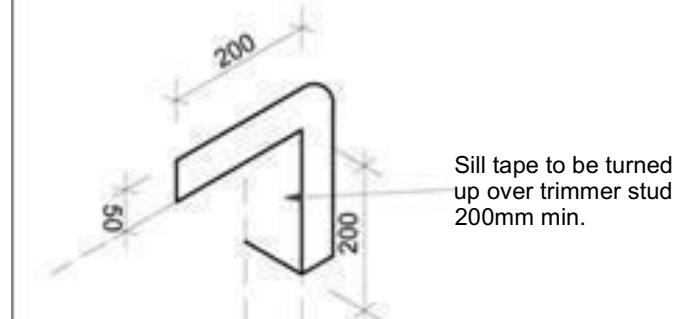
Paragraphs 9.1.5, 9.1.9.3, 9.1.10.2, Figures 73C, 76, 85, 86, 91, 99, 116 and 128

NOTE:

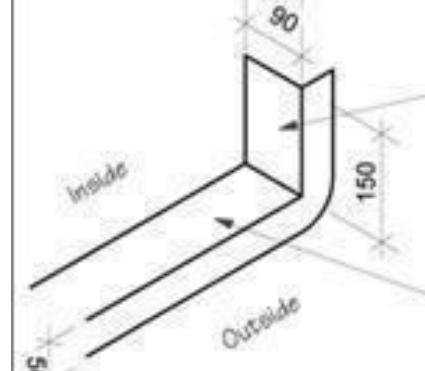
- (1) Detailed cladding omitted for clarity, refer to specific claddings.
- (2) Head to be treated similarly with continuous wall underlay and flexible tape at corners.
- (3) Refer individual cladding details for jamb flashings.



Detail Tape Location to Wall Openings



Sill tape to be turned up over trimmer stud 200mm min.



Sill tape to be turned up over trimmer stud 150mm min.

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

Sill Tape Flashing Detail

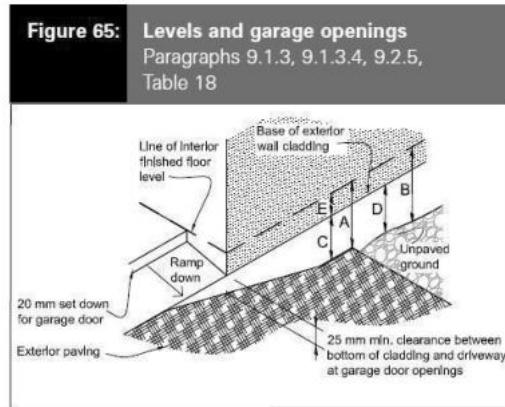
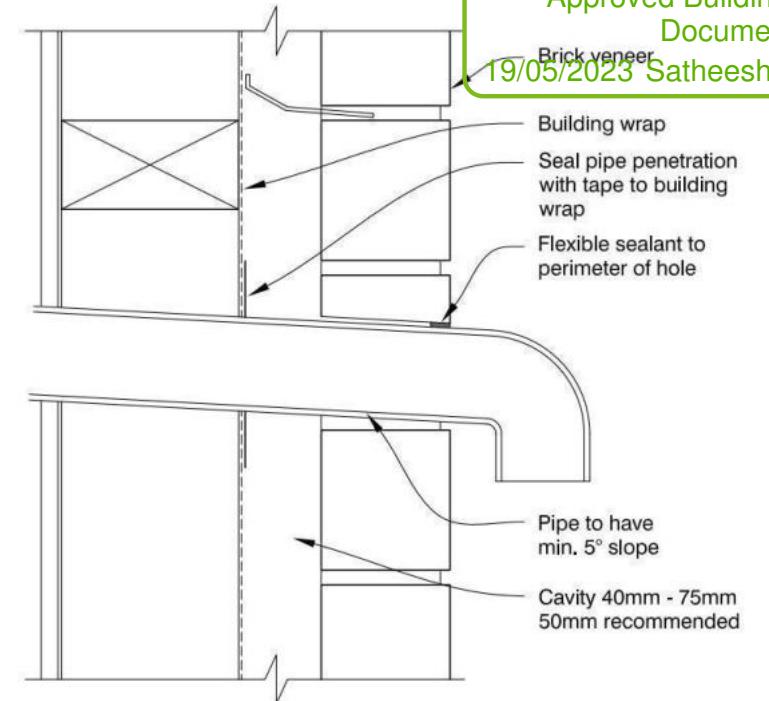
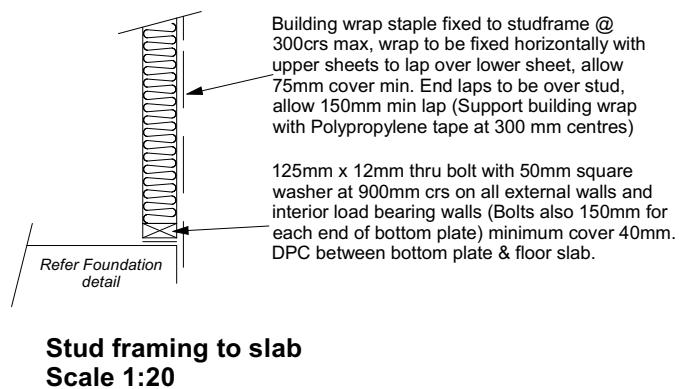
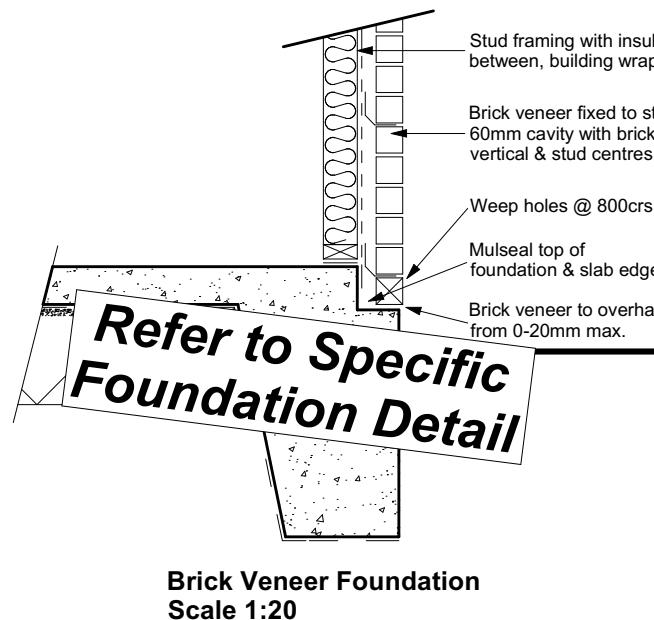
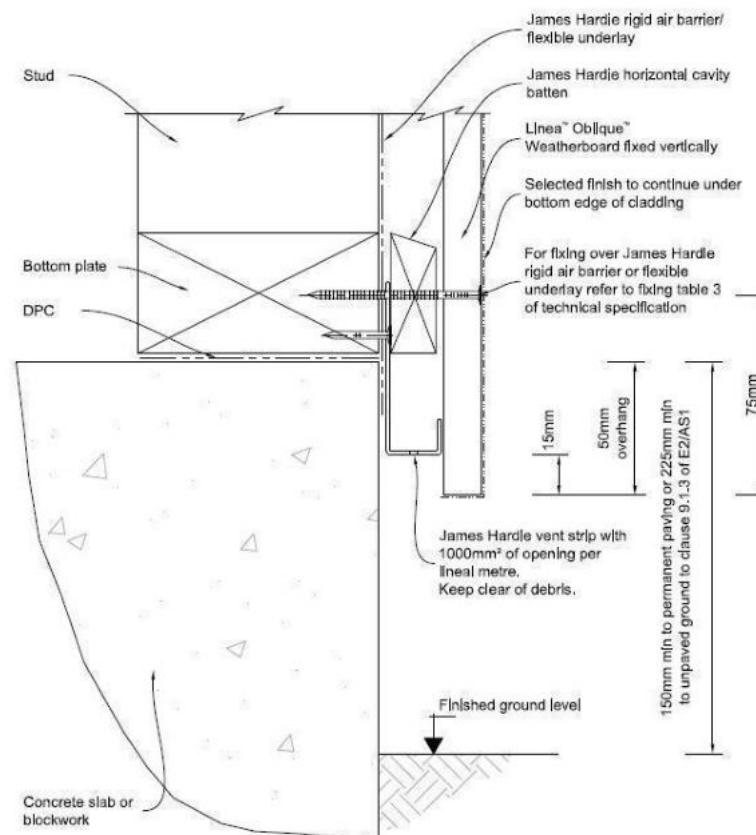


Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

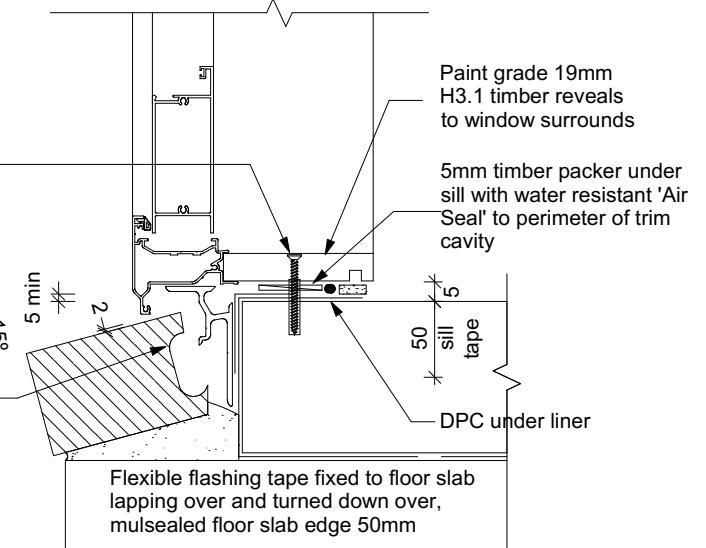
Minimum clearances (mm)	Masonry veneer		Other claddings				
	A	B	A	B	C		
Concrete slab	100	150	150	225	100	175	50
Timber floor Refer Note 1			100	175	502		

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



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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Christchurch 8443
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Nanette & Gary Brown
Lot 158 - Kennedys Grean
6 Songpa Street
Halswell, Christchurch

Job Number:
168675

Original Plan:
Snipe

Sheet Name:
CONSTRUCTION DETAILS

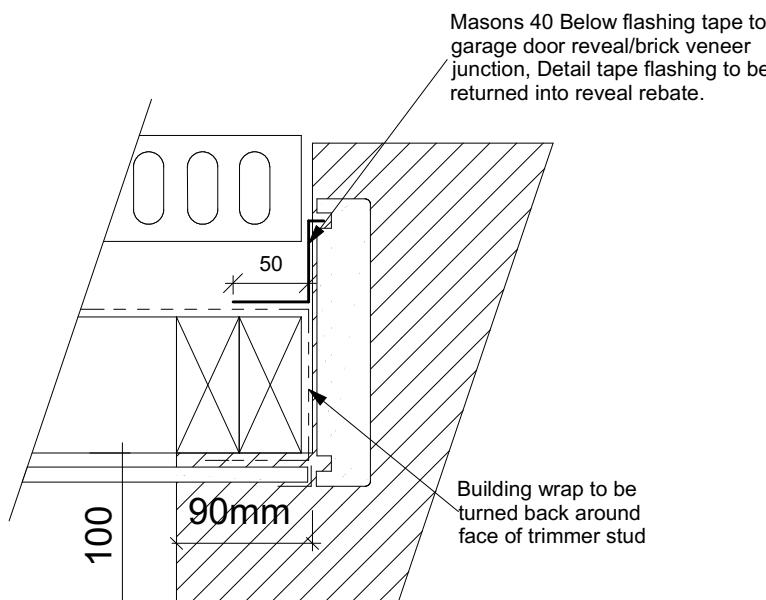
Sales: **V Bhatia** Drawn: **M Glynn** QS: **W Xian** Print Date: **17/05/2023** Scale: **As Shown @ A3**

CONSENT PLANS

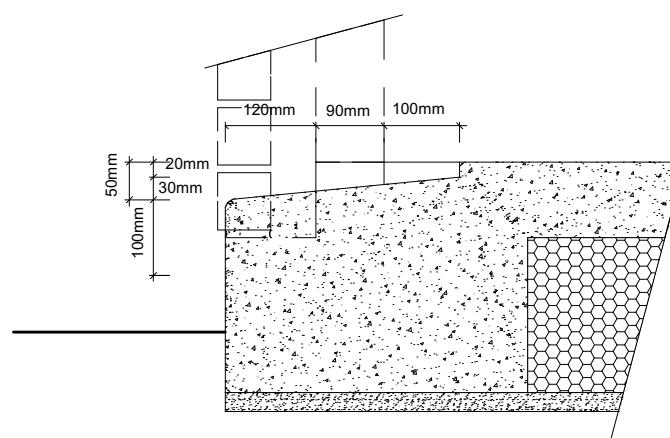
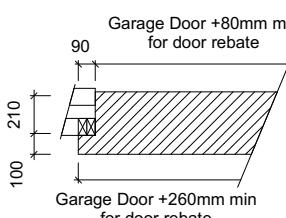
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1 20-04-2023 Initial Consent Plans

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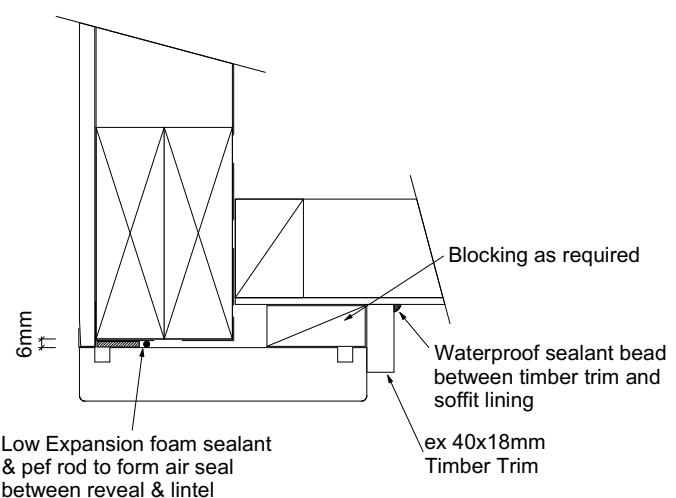
of 23 sheets



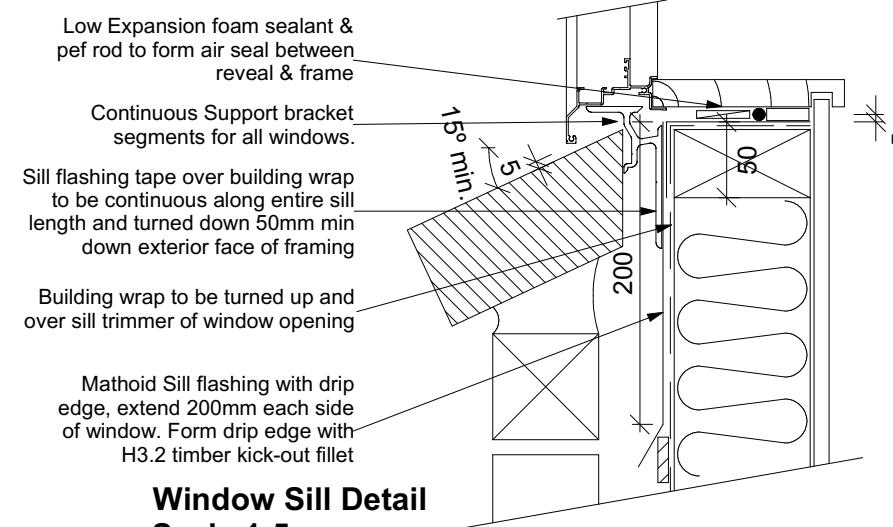
Garage Door Jamb Detail
Scale 1:5



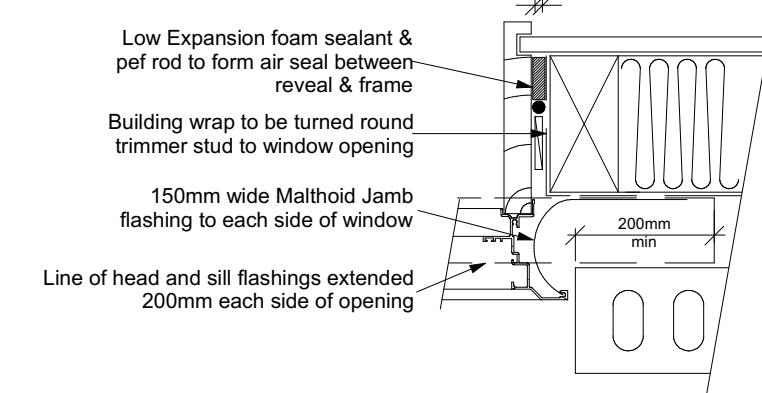
Garage Door Rebate Details
Scale 1:10



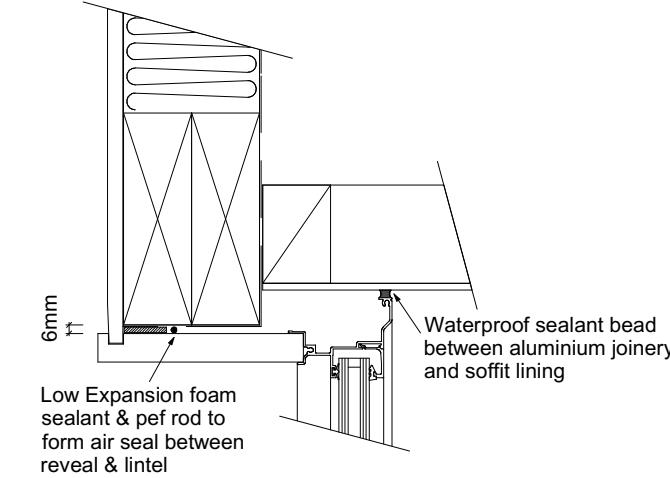
Garage Door Head to Soffit
Scale 1:5



Window Sill Detail
Scale 1:5



Window Jamb Detail
Scale 1:5



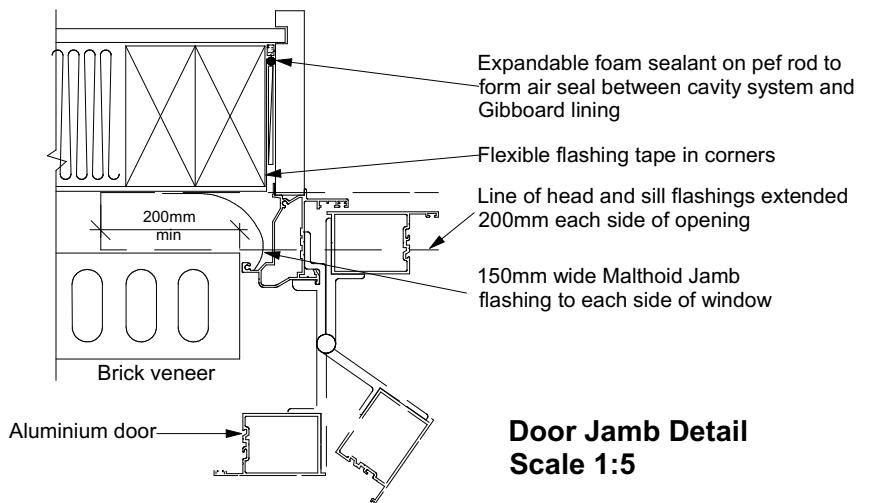
Window Head to Soffit Detail
Scale 1:5

9.1.10.8 Attachments for windows and doors

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

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

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



Door Jamb Detail
Scale 1:5

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Snipe

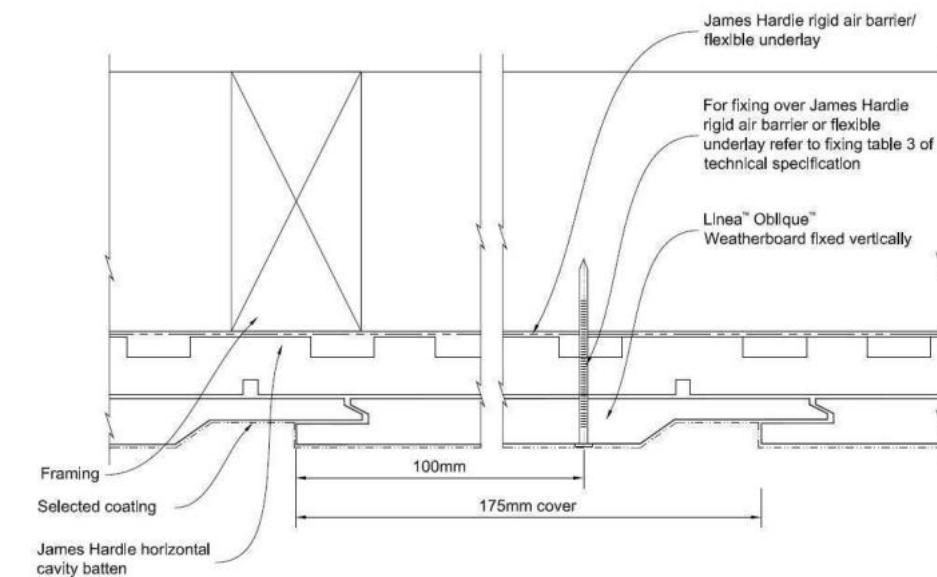
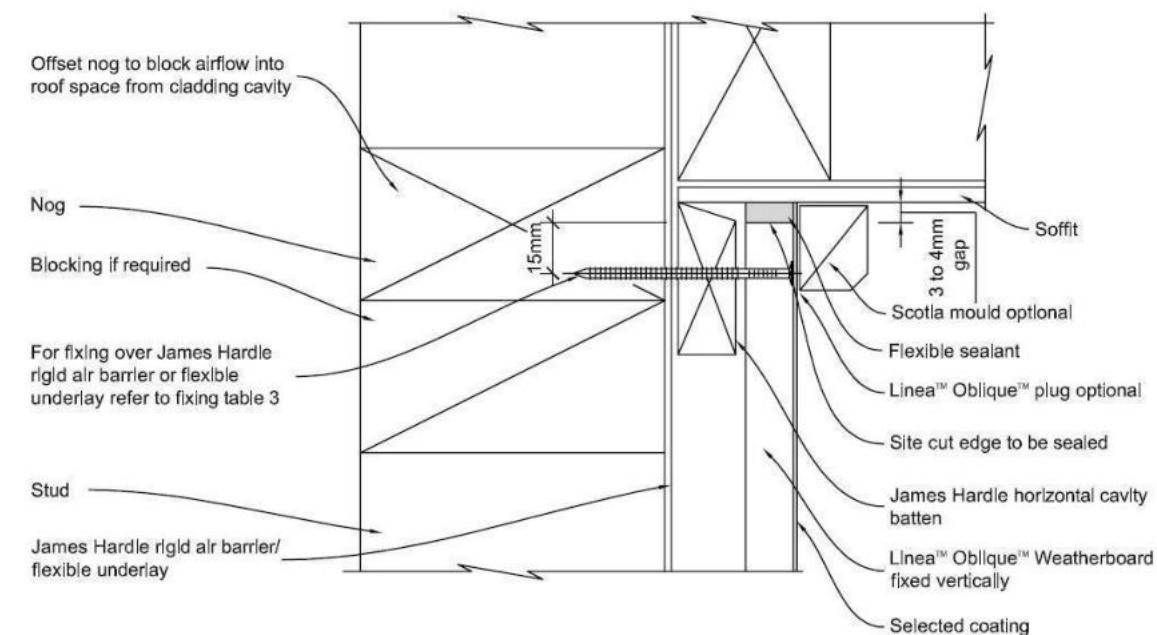
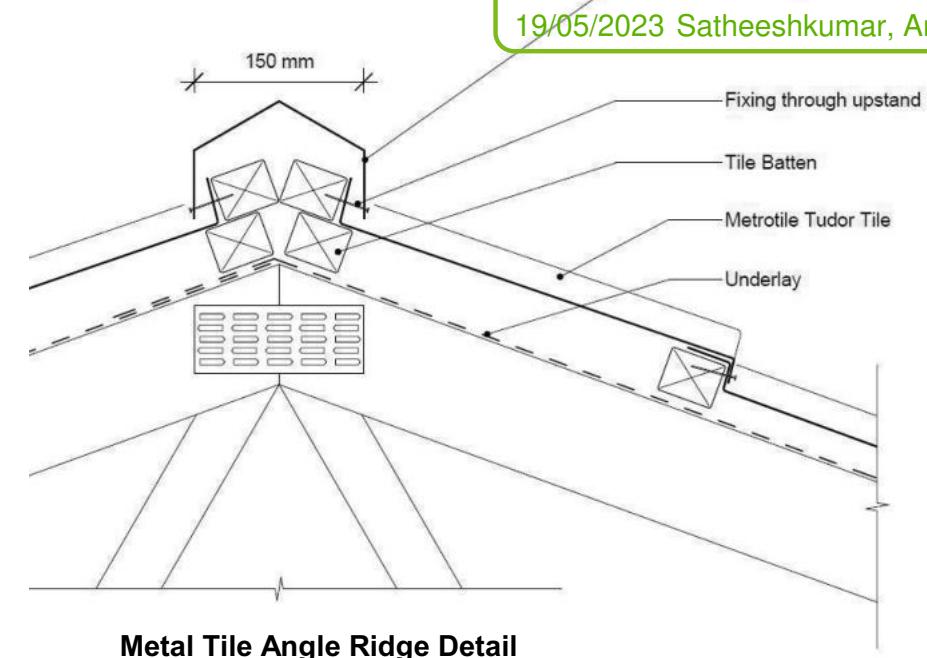
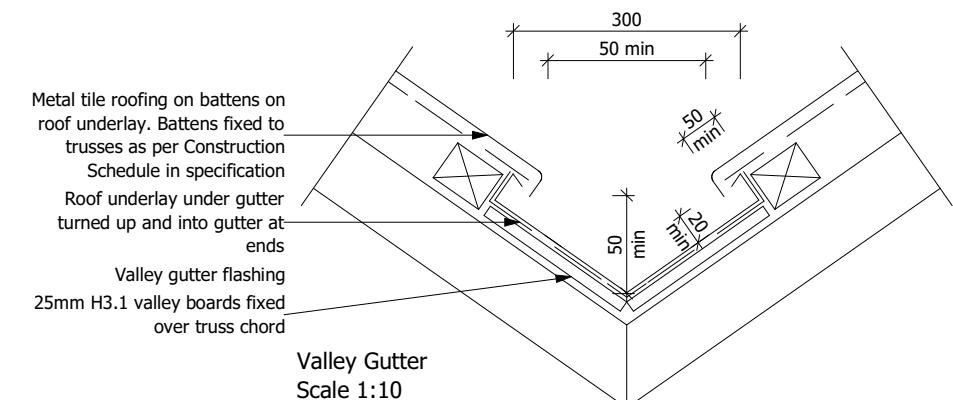
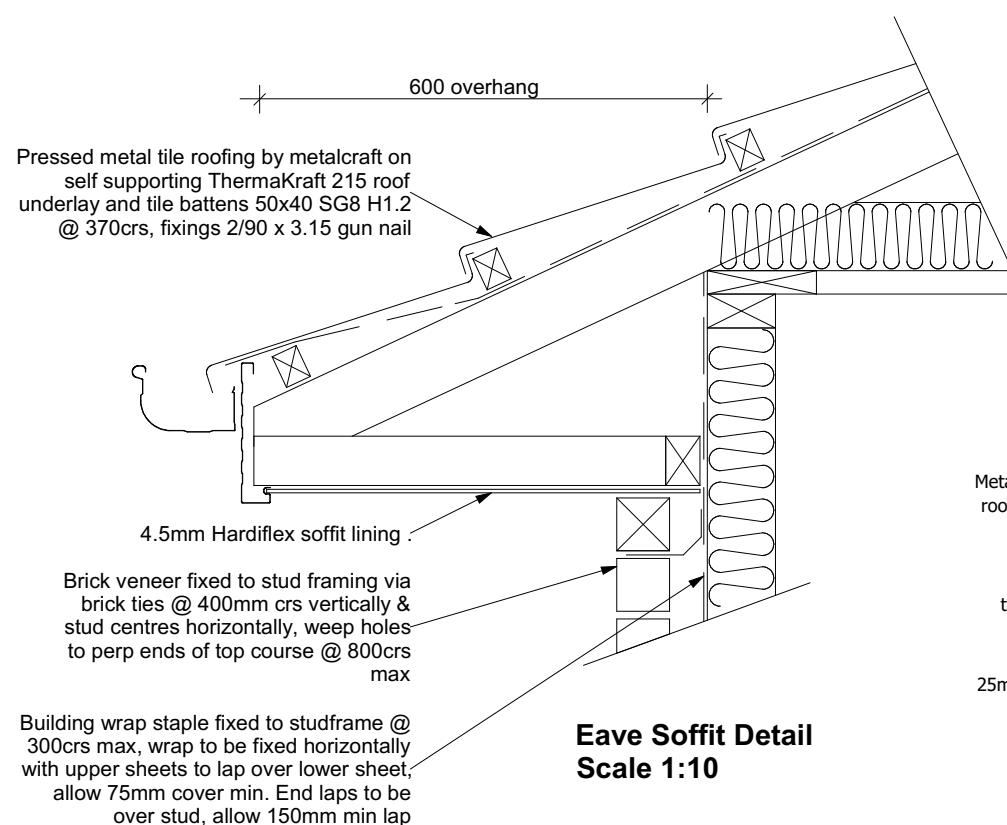
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CONSTRUCTION DETAILS

CONSENT PLANS

No.	Date:	Reason:
1	20-04-2023	Initial Consent Plans

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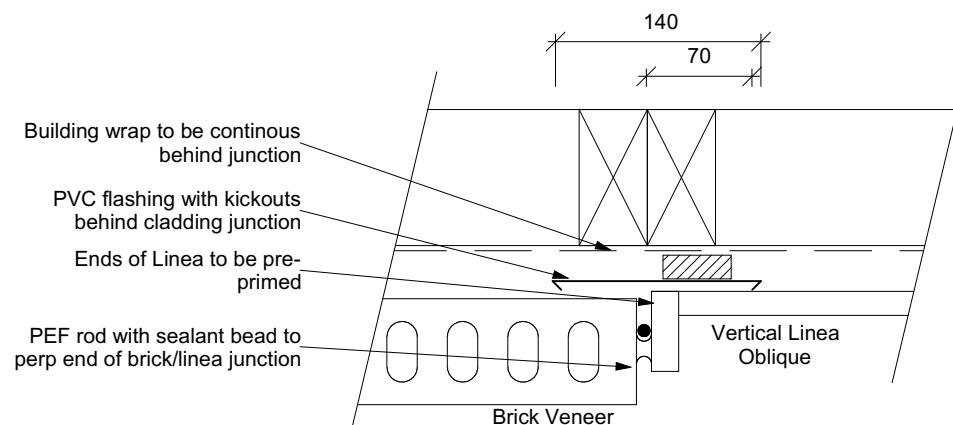
CONSENT PLANS

No.	Date:	Reason:
1	20-04-2023	Initial Consent Plans

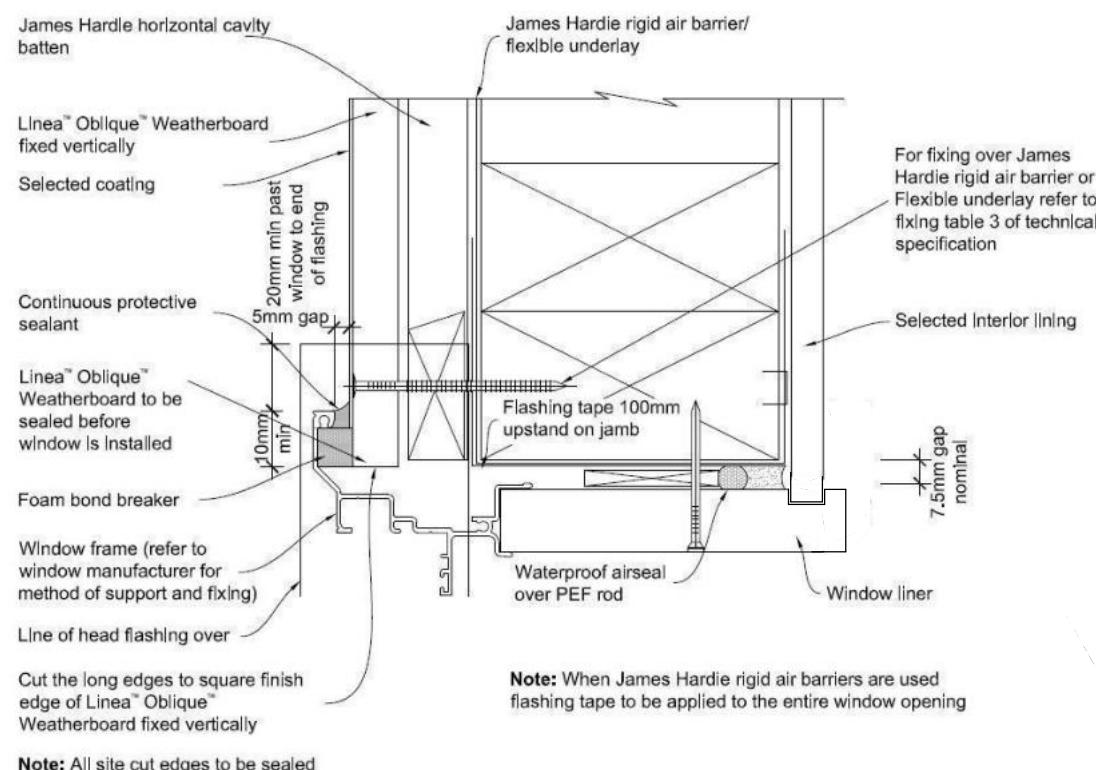
Sheet No.:
18

of 23 sheets

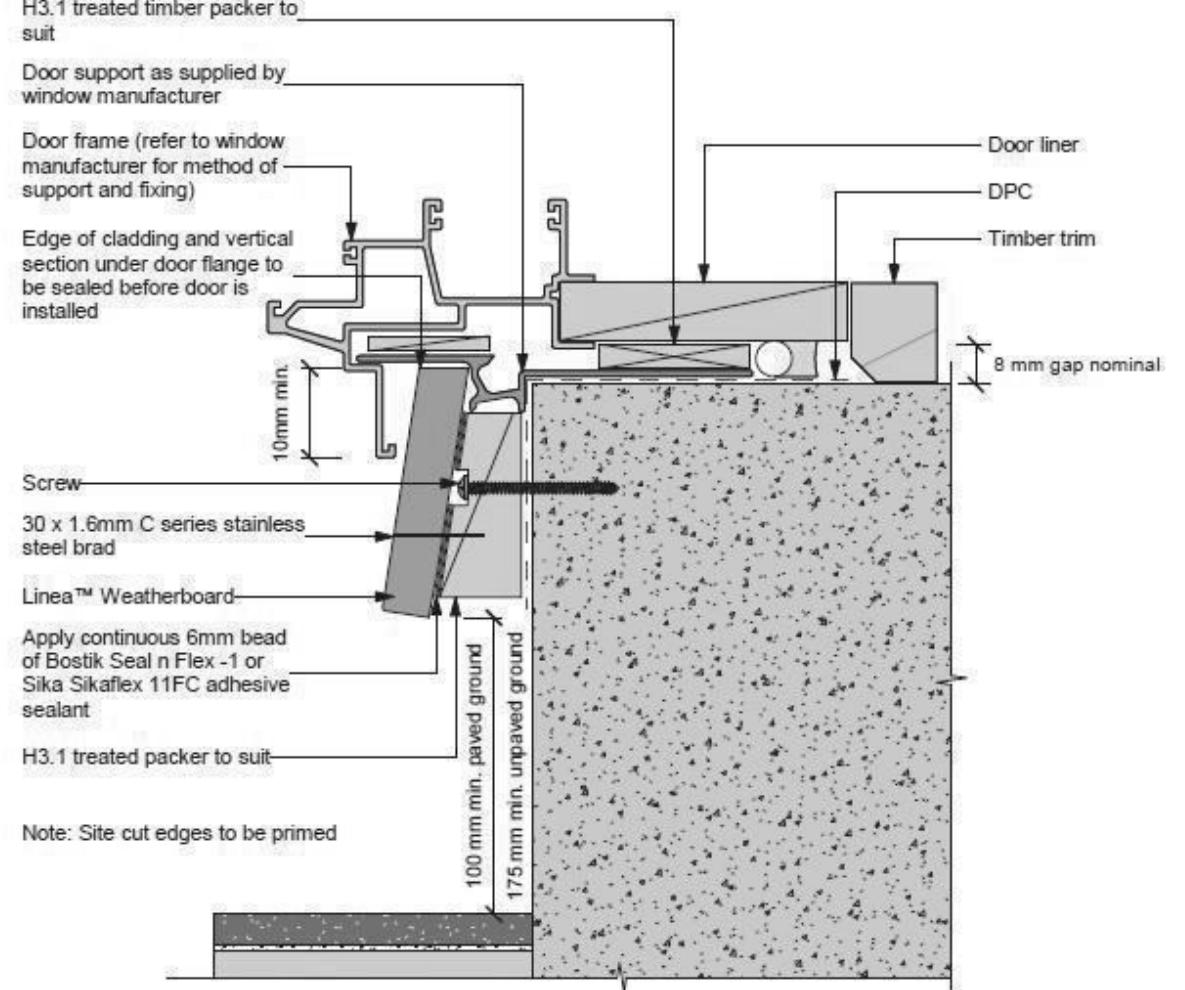
19/05/2023 Satheeshkumar, Ananda



Linea Oblique/Brick Vertical Junction Scale 1:5



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



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

General notes for materials selection

1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of the NZBC E2/AS1
 2. Flexible underlay must comply with acceptable solution E2/AS1
 3. Flashing tape must have proven compatibility with the selected flexible underlay and other materials with which it comes into contact
 4. Linea™ Weatherboard to have sealed butt joint over batten at each corner of opening

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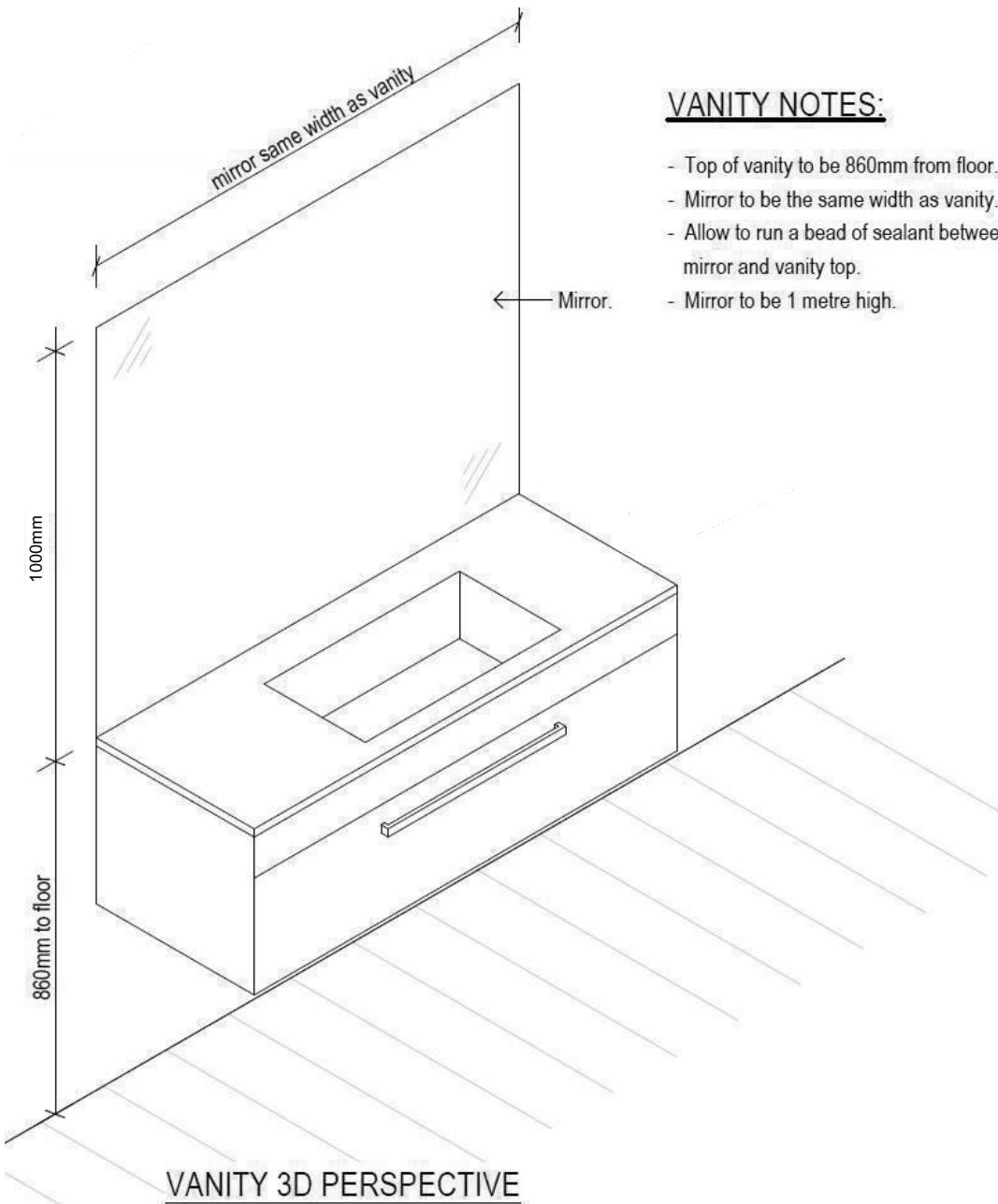
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168675

Original Plan:

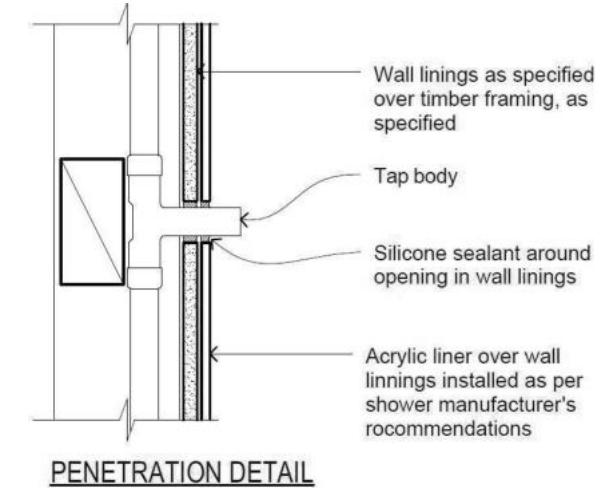
Sheet Name:
**CONSTRUCTION
DETAILS**

19/05/2023 Satheeshkumar, Ananda

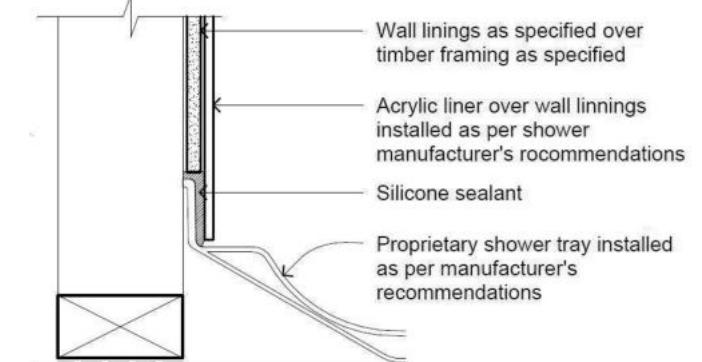


VANITY NOTES

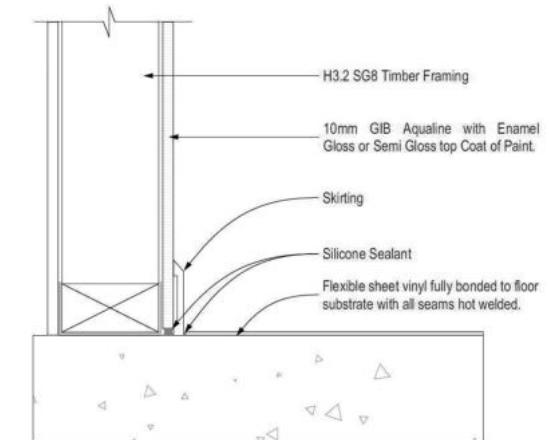
- Top of vanity to be 860mm from floor
 - Mirror to be the same width as vanity
 - Allow to run a bead of sealant between mirror and vanity top.
 - Mirror to be 1 metre high.



PENETRATION DETAIL



SHOWER TRAY DETAIL



GENERAL FLOOR/WALL DETAIL

**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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31 Watts Road, Sockburn
PO BOX 11 351
Christchurch 8443

P: +64 3 342 7788

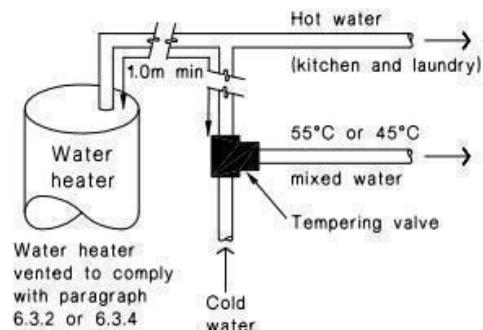
These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail is required for construction and to demonstrate compliance with the current NZBC, a specific request should be made for the required detail to be supplied.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

Nanette & Gary Brown
Lot 158 - Kennedys Grean
6 Songpa Street
Halswell, Christchurch

Job Number:	Original Plan:	Sheet Name:
168675	<i>Snipe</i>	BATHROOM DETAILS
Sales: V Bhatia	Drawn: M Glynn	QS: W Xian
Print Date: 17/05/2023	Scale: NTS	@ A3

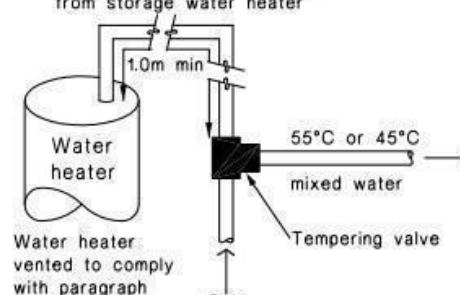
CONSENT PLANS		Sheet No.:
Re:	Reason:	
04-2023	Initial Consent Plans	
		20
		of 23 sheets

Figure 16: Tempering Valve Installation
Paragraph 6.14.2 a)



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

1.0m minimum copper pipe length from storage water heater



(b) Where all hot water is tempered

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

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

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

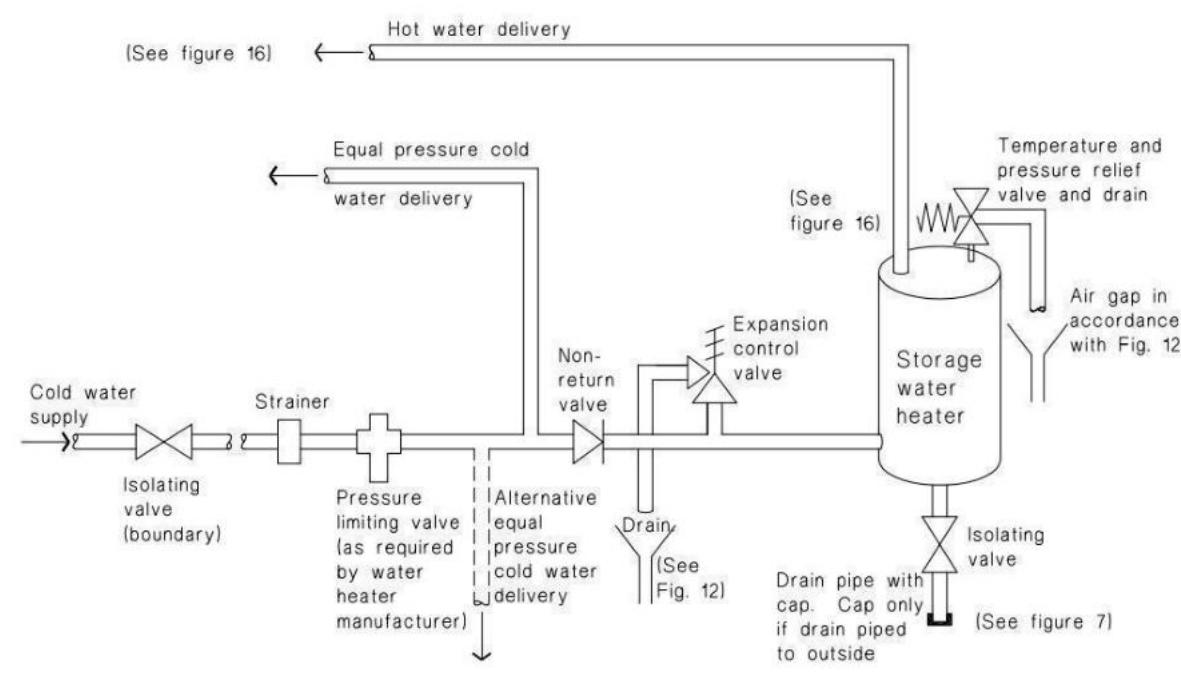
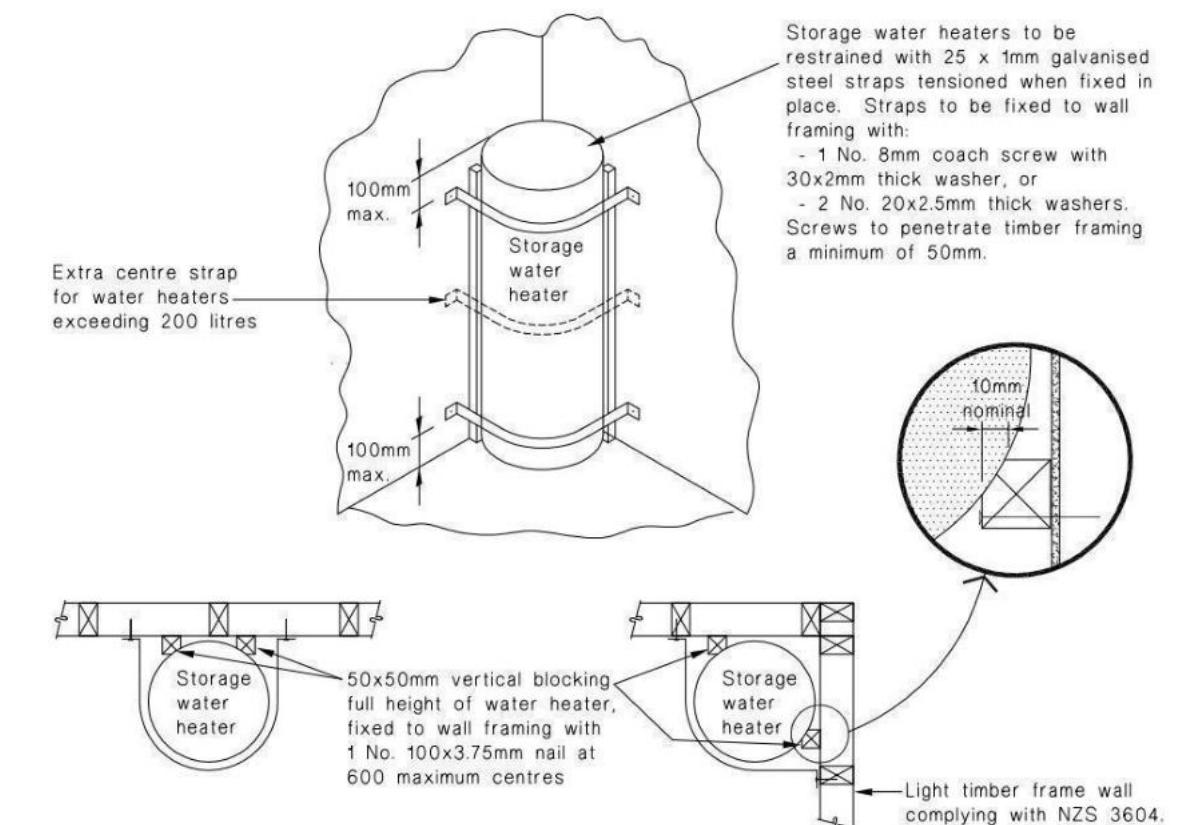


Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4



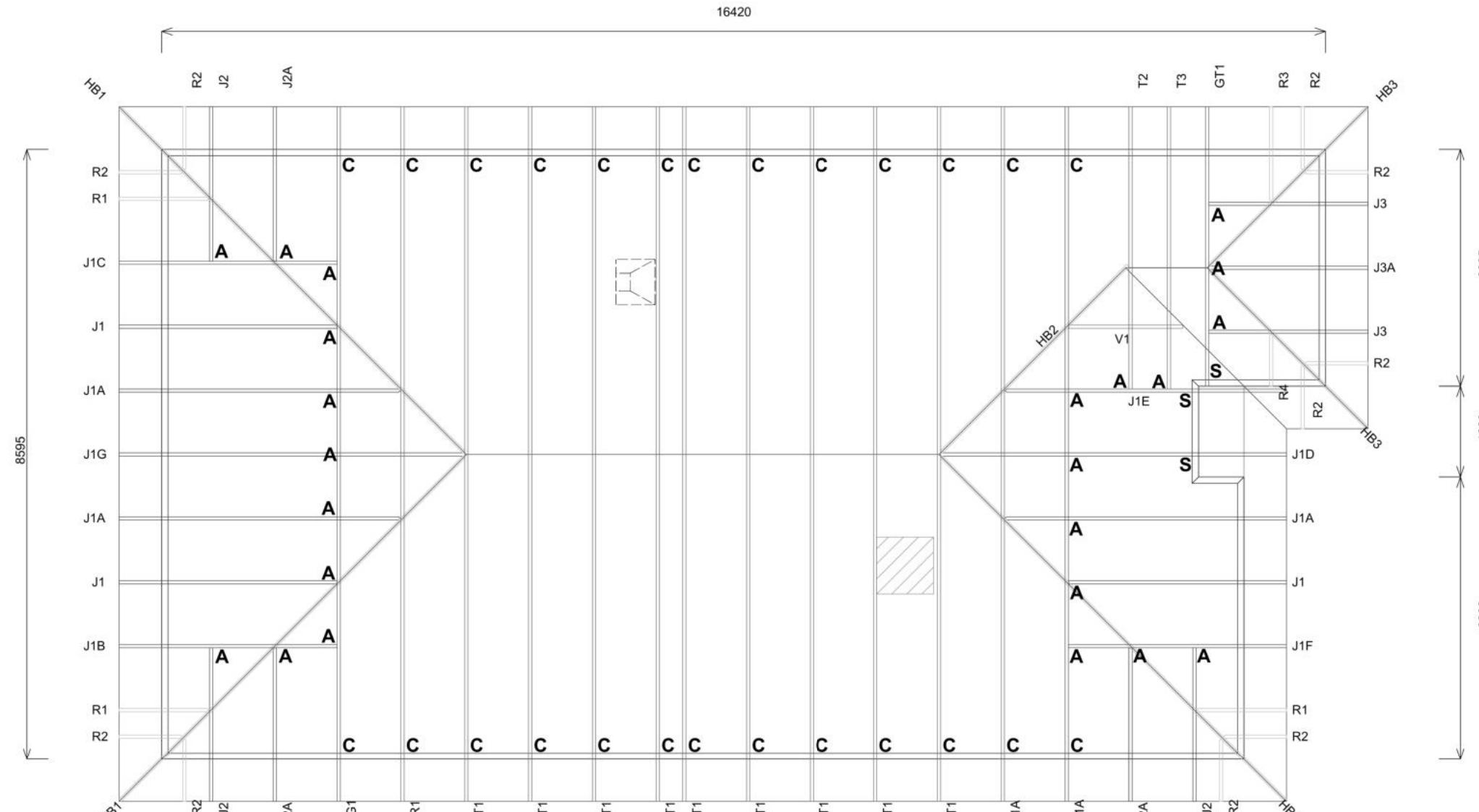
Buildable Consent Layout



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

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Truss Fixings

- A = 47x90 Joist Hanger
- B = 47x120 Joist Hanger
- C = CT200 (pair)
- D = 47x190 Joist Hanger
- E = 95x165 Joist Hanger
- F = SH-140 Split Hanger
- G = SH-180 Split Hanger
- H = SH-220 Split Hanger
- J = 2x6kN Strap (12kN)
- K = 6kN Strap
- L = Multigrip (single)
- M = Multigrips (pair)
- N = Nylon Plate (240x110x1)
- P = 16kN Pack
- Q = 9kN Pack
- S = CPC 40 Single Cleat
- T = CPC 40 Short (pair)
- U = CPC 80 Single Cleat
- V = 16kN Uplift
- Z = Engineers Design

Unless otherwise indicated, all specified truss fixings are to use L-Lok product nail fasteners or Type 17 - 14g Hex Head Screws (as per the MiTek On-site Guide)

All truss to frame fixings require 2 additional 2/90x3.15dia skew nails.

All truss fixings not indicated as above must have 2 wire dogs for cross joints and 2/90x3.15dia nails for butt joints.

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

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

Snow Zone:	Christchurch (N4)
Wind Area:	High
TC Restraints:	400 mm
Roof Material:	Metal Tiles
Roof Pitch:	25.00 °
Snow Altitude:	100.000 m
Design Wind Speed:	44.0 m/s
BC Restraints:	600 mm
Ceiling Material:	Standard Plaster Board 13mm
Ground Snow Load:	0.900 kPa
Truss Centres:	900 mm

Christchurch City Council
BCN/2023/2265

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19/05/2023 Satheeshkumar, Ananda



Job No: CH1386448C1

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

Job Name: Brown Lot 158 Kennedys Green Halswell

Address: Lot 158

Kennedys Green Halswell,

If a gable truss requires a windbeam brace, the type of MiTek brace will be noted as such on the layout.

The truss fixings can be substituted for other fixings of the same or greater capacity.

All verge framing to be fixed according to the MiTek On-Site Guide if not covered by NZS3604.

If bottom chord restrains are 35mm Metal battens, then they must be fixed with either two nails or screws.

If the metal battens are fixed with a single nail or screw then 90x45mm bottom chords restrains will be required at 1800mm centres

All loads shown on this page regarding the truss fixings are characteristic loads

All dimensions are to be checked and confirmed prior to any construction

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



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

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Nanette & Gary Brown
Lot 158 - Kennedys Green
6 Songpa Street
Halswell, Christchurch

Job Number: 168675
Original Plan: Snipe
Sheet Name: TRUSS DESIGN
Sales: V Bhatia
Drawn: M Glynn
QS: W Xian
Print Date: 17/05/2023
Scale: NTS @ A3

CONSENT PLANS

No.	Date:	Reason:
1	20-04-2023	Initial Consent Plans

Sheet No.: 22

of 23 sheets

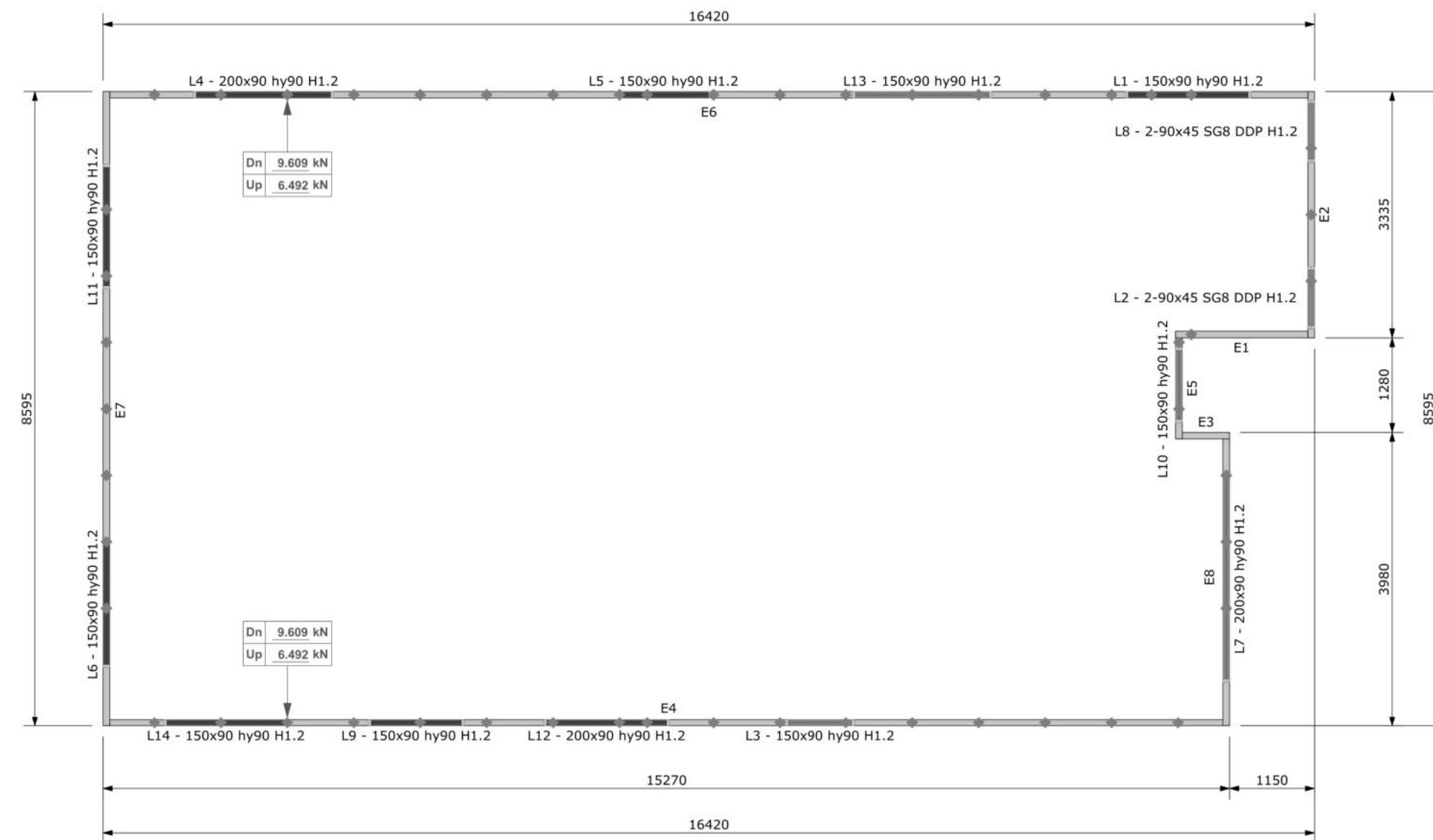
Buildable Consent Layout



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

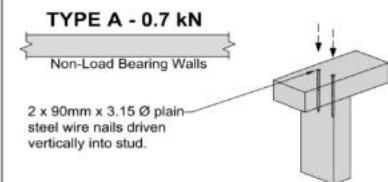
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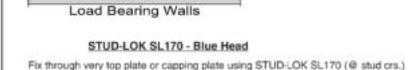


Lintel Fixings are as per the included reports.

TOP PLATE TO STUD FIXING OPTIONS

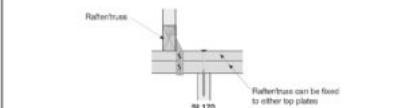
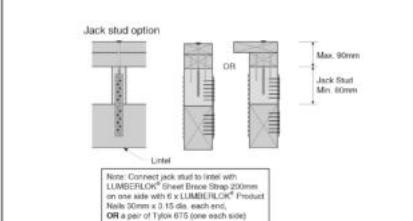
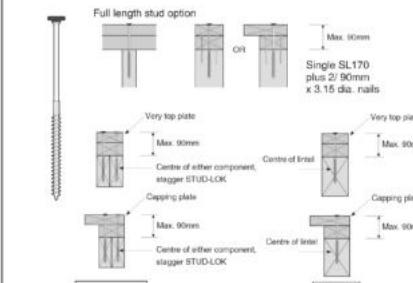


TYPE B - 4.7 kN



STUD-LOK SL170 - Blue Head

Fix through very top plate or capping plate using STUD-LOK SL170 (@ stud crs.)



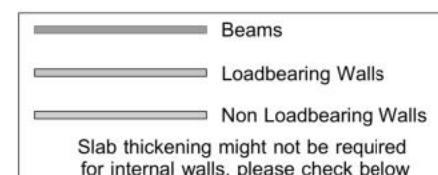
Note: These top plate to stud fixing options do not apply to walls under floors, just walls with trusses or rafters attached.



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Job No: CH1386448C1

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

Job Name: Brown Lot 158 Kennedys Green Halswell

Address: Lot 158

Kennedys Green Halswell,

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.

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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Nanette & Gary Brown
Lot 158 - Kennedys Green
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Print Date: 17/05/2023
Scale: NTS @ A3

CONSENT PLANS

No.	Date:	Reason:
1	20-04-2023	Initial Consent Plans

Sheet No.:
23

of 23 sheets



New Dwelling

Lot 158 Kennedys Green, Halswell



ENGCO
Consulting Engineers

TC2 RIBRAFT DRAWINGS

File Number 23000.032

Sheet No.	Rev	Date Issued	Sheet Title	Issue Register
S1	-	13/04/2023	General Notes	
S2	-	13/04/2023	RibRaft Layout Foundation Plan	
S3	-	13/04/2023	Typical Foundation Sections	
S4	-	13/04/2023	Typical Foundation Sections	
S5	-	13/04/2023	Typical Services Penetration Details	

Date Description

13/04/2023 For Consent

GENERAL

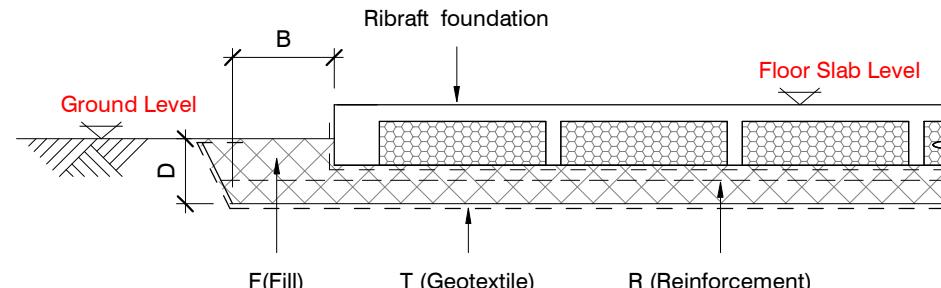
- These drawings are not to be used for construction until the plan (sheet S2) is signed by the main contractor.
- Do not scale. Refer any discrepancies to the Architect.
- These drawings are to be read in conjunction with the Architects drawings.
- The builder shall be responsible for any damage to 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: 23000.032
Dated: 7-Mar-23
Bearing: 300KPa

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. TC2 Dramix 4D 80/60 Fibre Mix)
G500E SE-62 Ductile mesh on 50mm chairs

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

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.

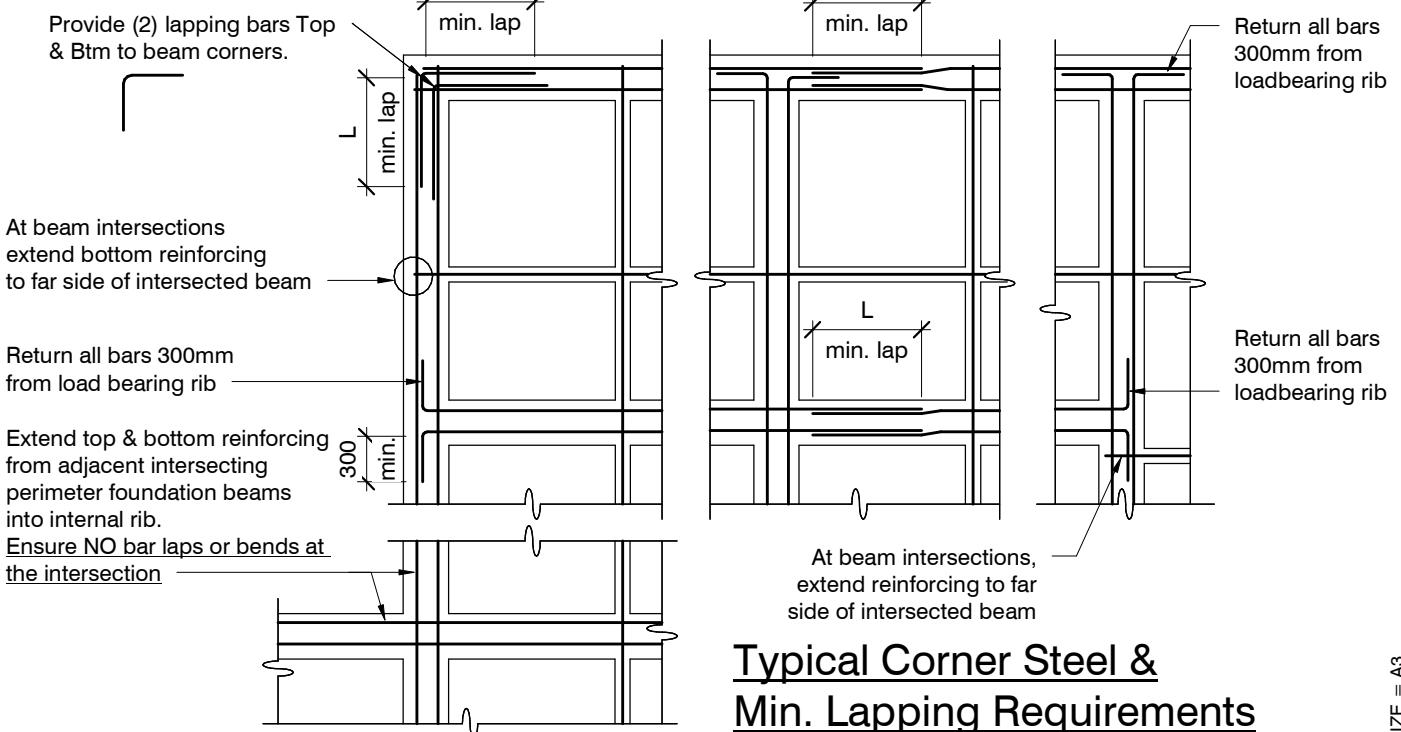
	H12 bars	H16 bars
L	720mm	900m
- All reinforcement to be fixed & tied where necessary in its specified position.
- Welding of steel is not permitted.
- Spacers:
 - Edge at 1200mm ctrs (one on edge & two on corners, typically).
 - Internal one on each side of pod (typically).
- All mesh shall comply with 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.

ORIGINAL SIZE = A3

BUILDING PLATFORM TABLE:	
B	500mm
D	350mm bgl (topsoil)
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

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 thickening

Vertical or horizontal penetrations through the foundation edge beam or floor beam thickening 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.

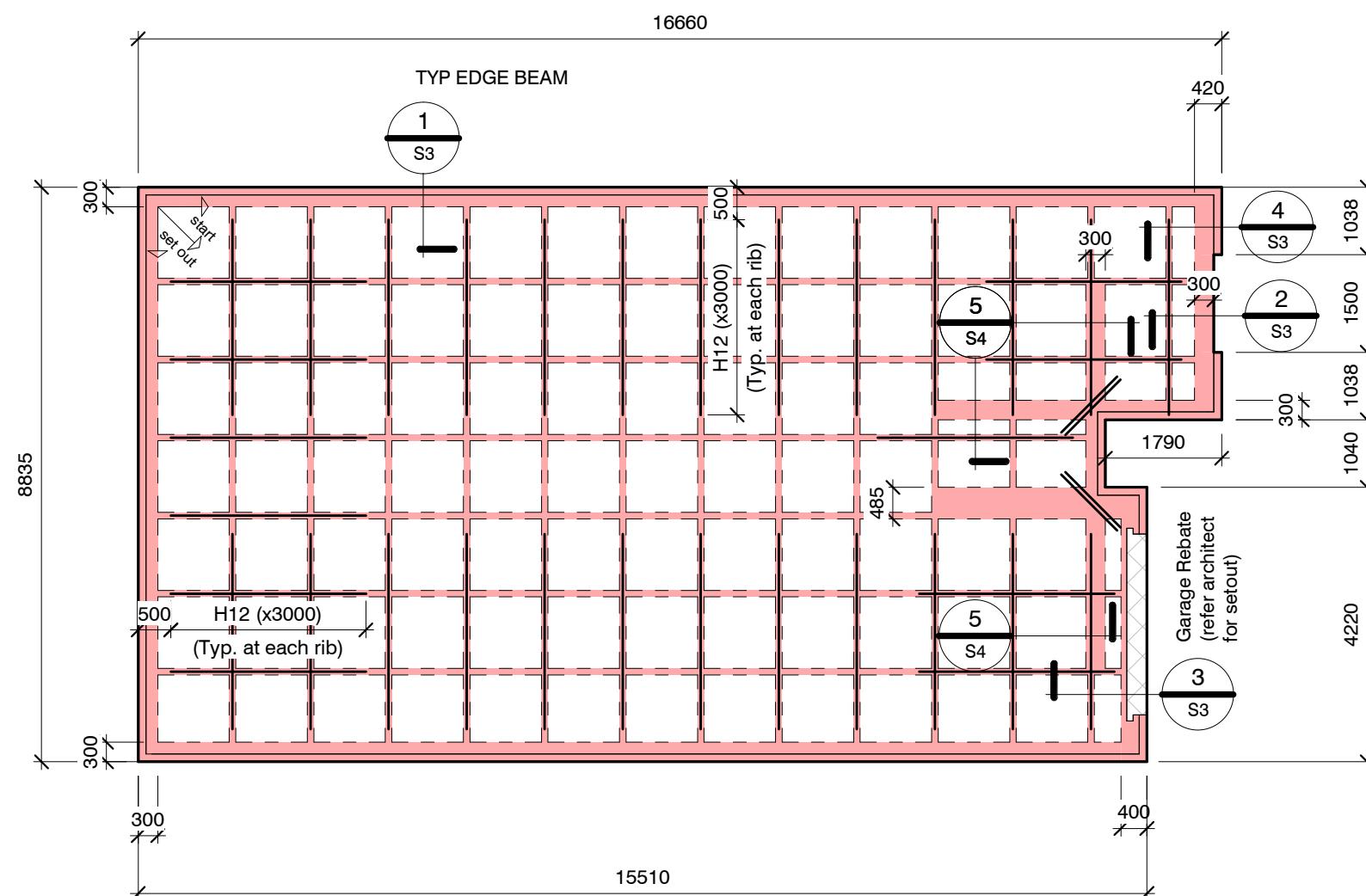
KEY:
(2) H12 (x1200) at 200 crs.
1100 x 1100 pod (typ.)

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

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

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

ORIGINAL SIZE = A3



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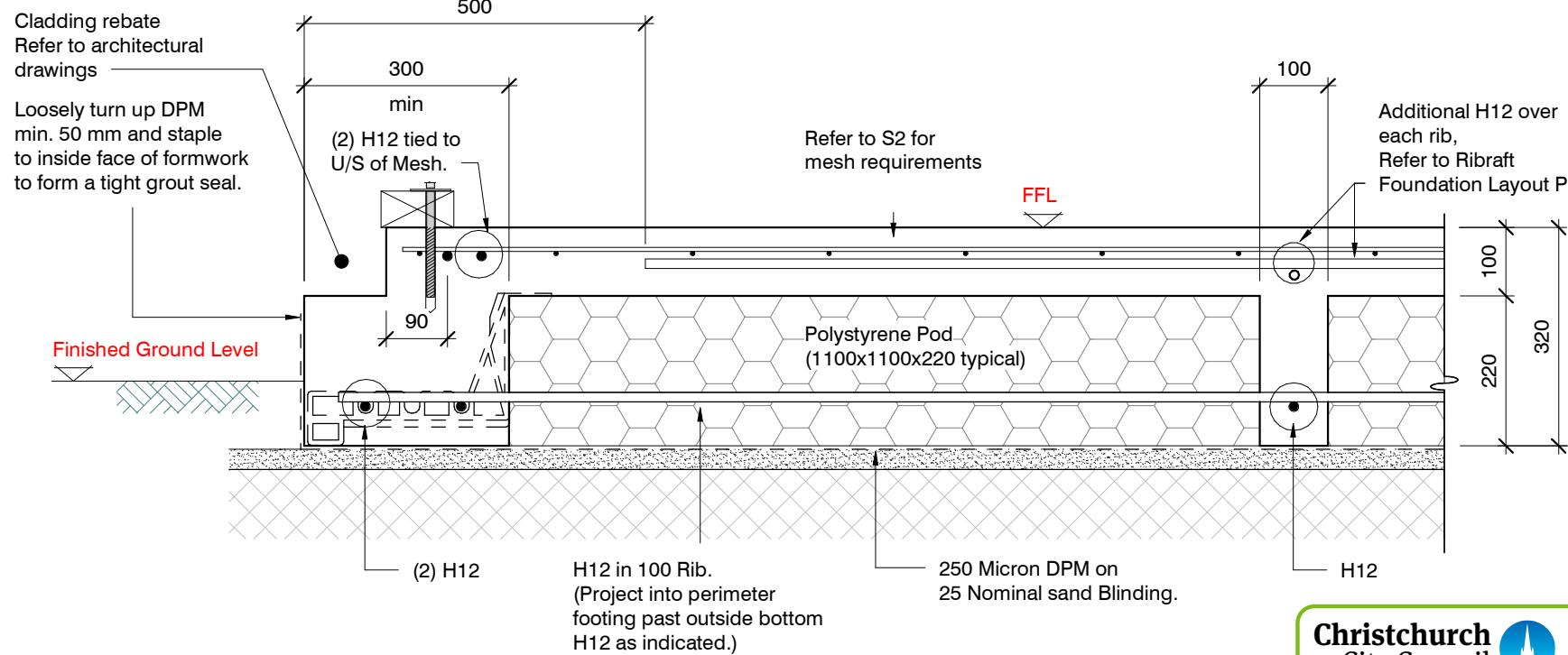
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RIBRAFT FOUNDATION LAYOUT PLAN

1 : 100

Confirm all dimension with Architects drawings



SECTION 1 TYPICAL 300 WIDE EDGE BEAM

1 : 10

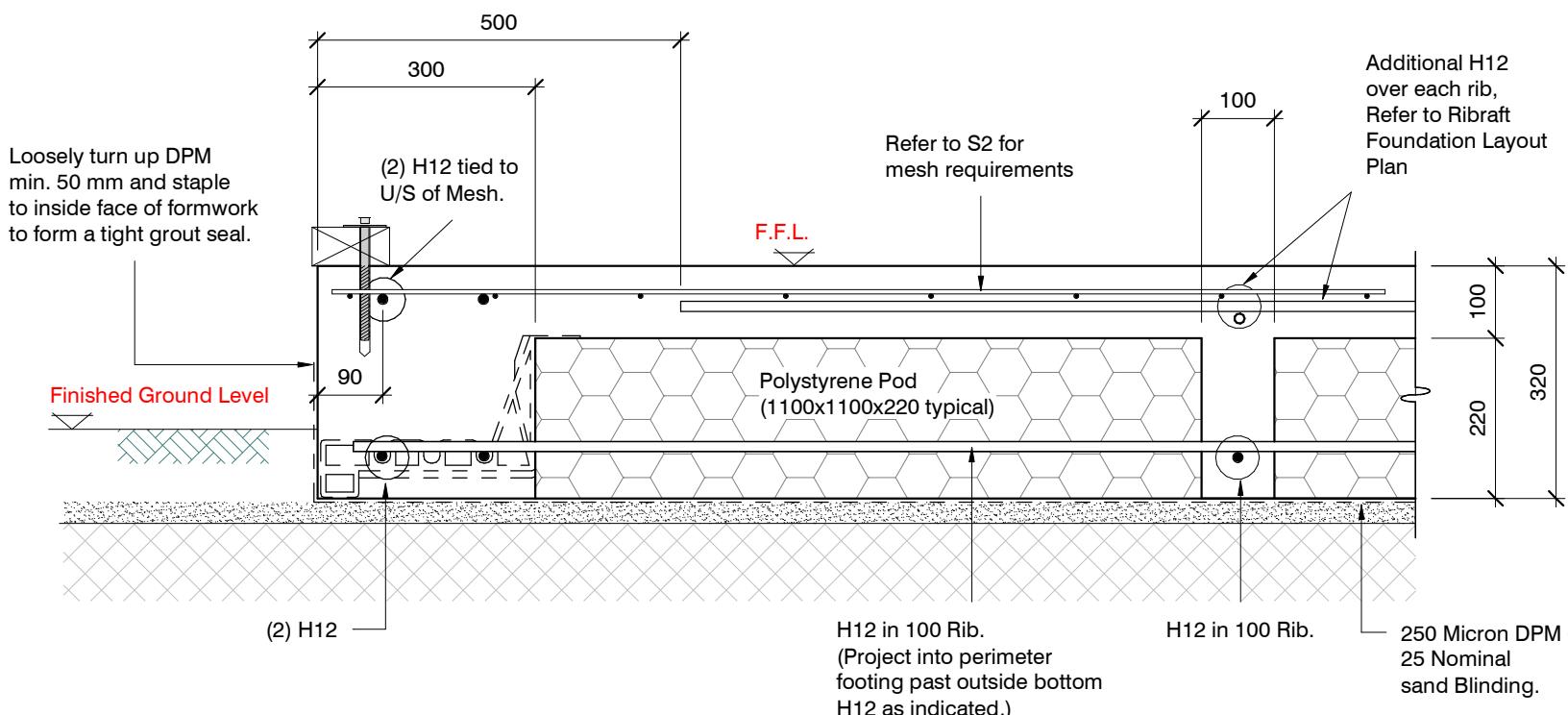
S2

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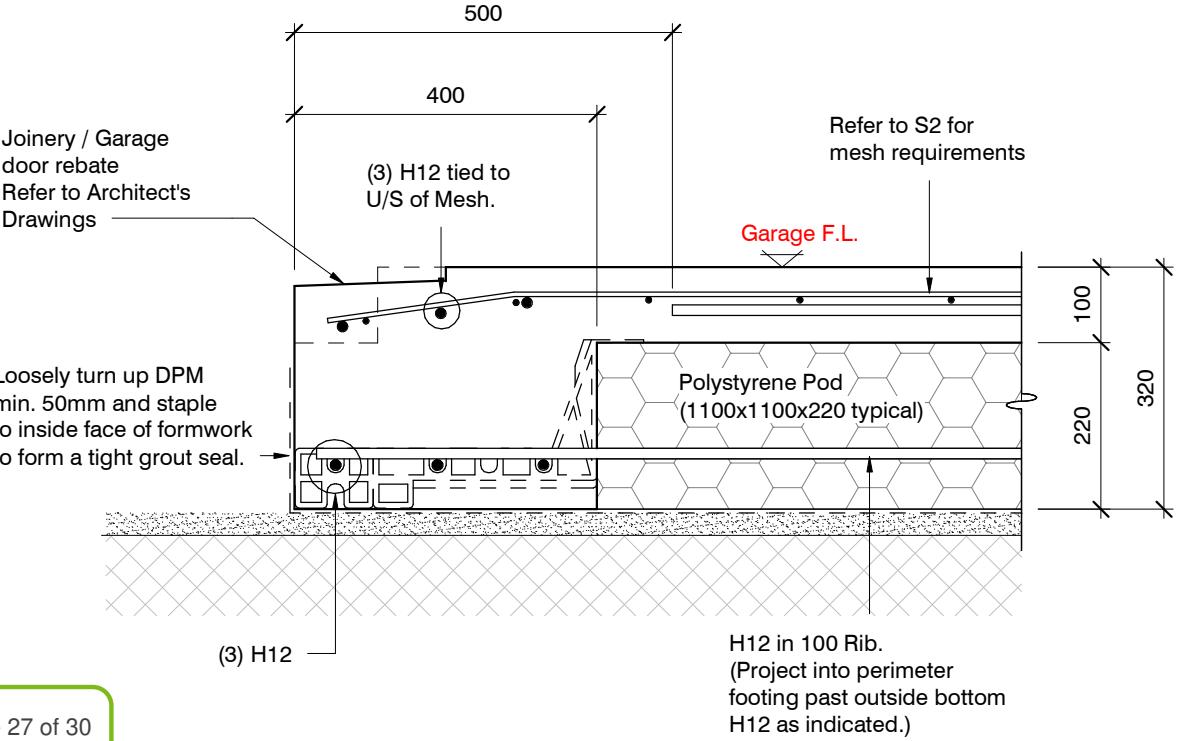
19/05/2023 Satheeshkumar, Ananda



SECTION 2 TYPICAL 300 WIDE EDGE BEAM

1 : 10

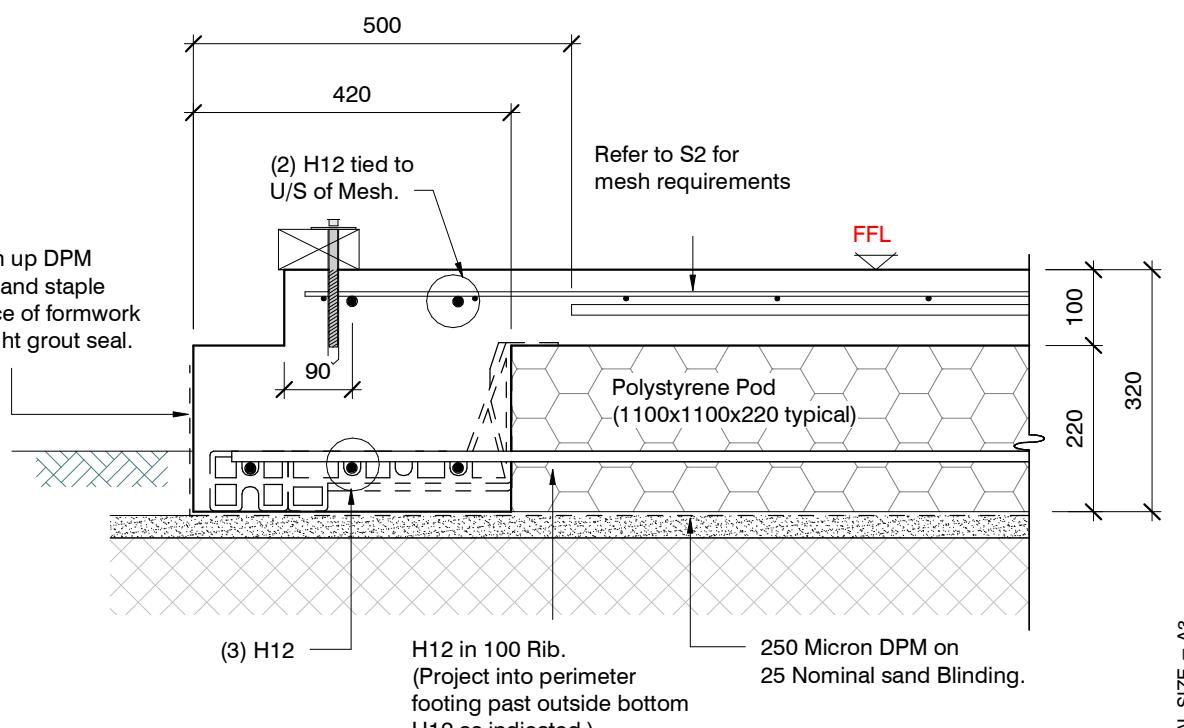
S2



SECTION 3 GARAGE DOOR REBATE

1 : 10

S2



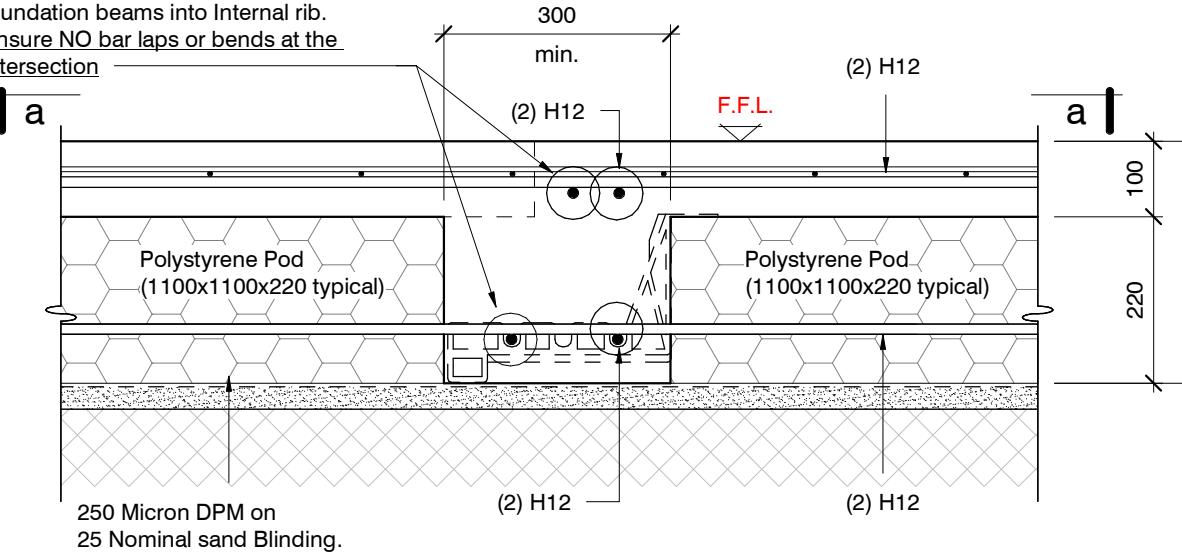
SECTION 4 TYPICAL 420 WIDE EDGE BEAM

1 : 10

S2

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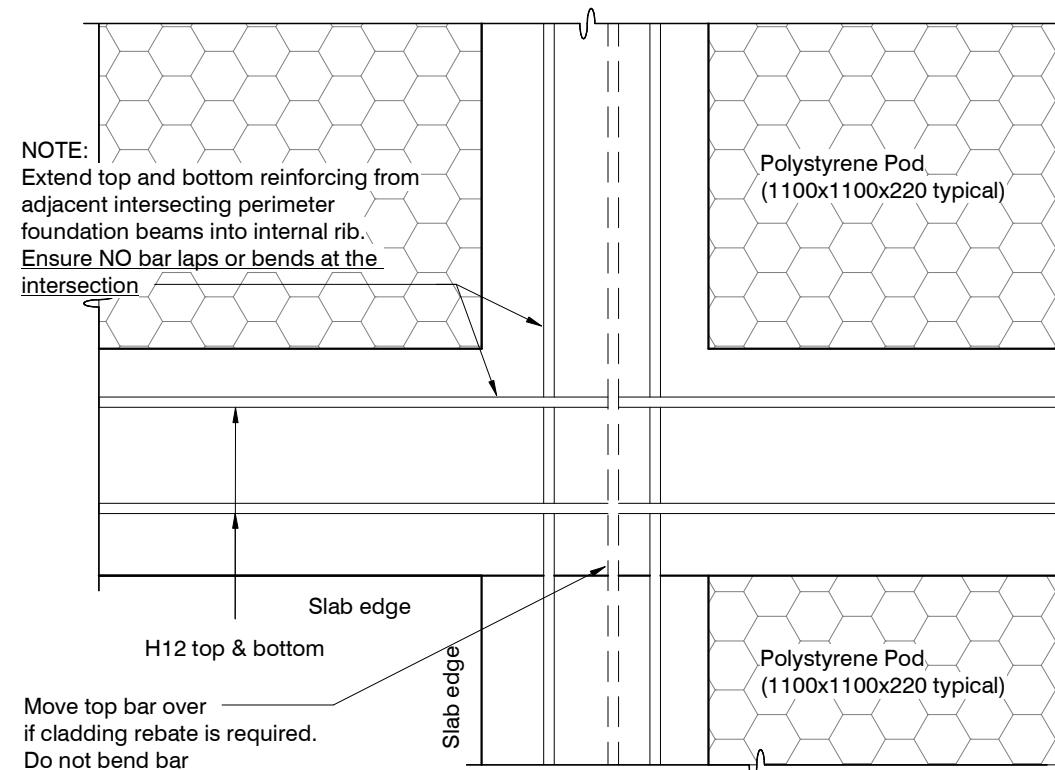
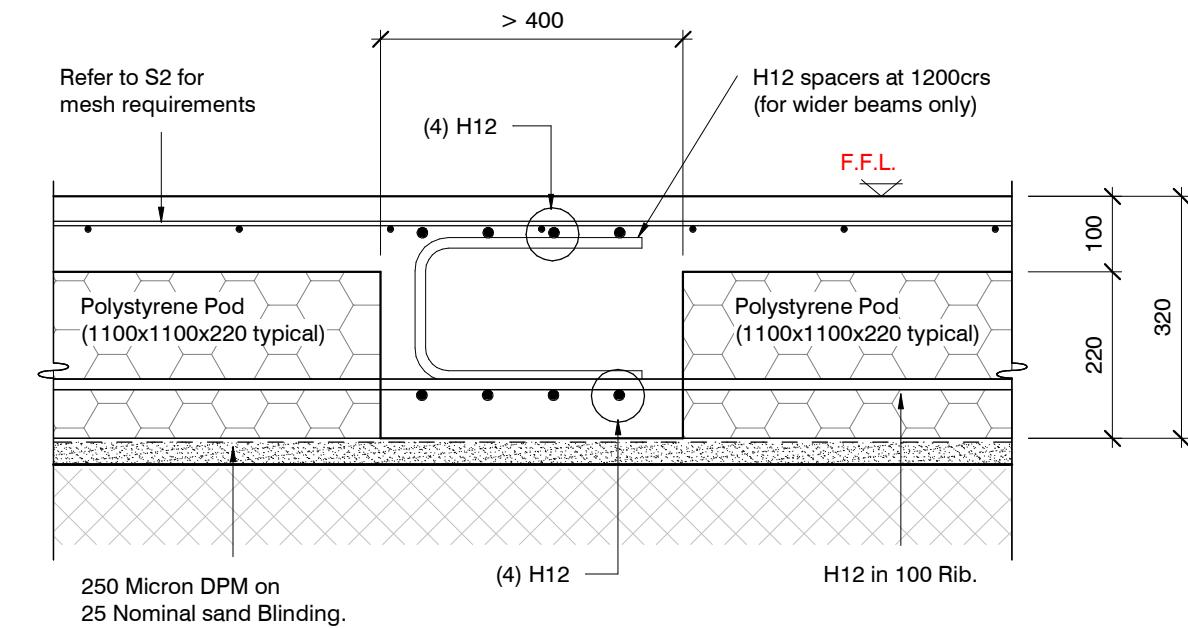
NOTE:
Extend top and bottom reinforcing from adjacent intersecting perimeter foundation beams into Internal rib.
Ensure NO bar laps or bends at the intersection



SECTION 5 TYPICAL 300 WIDE INTERNAL BEAM

1 : 10

S2

a-a

INTERNAL BEAM GREATER THAN 400 WIDE

1 : 10

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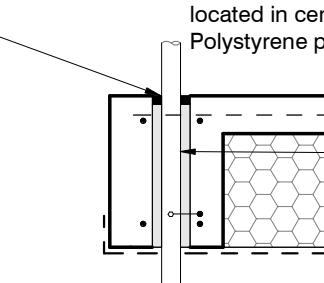
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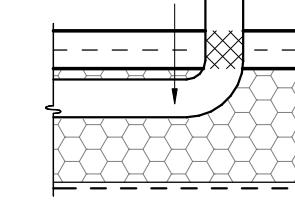
ORIGINAL SIZE = A3

Flexible Sealant as required
all round pipe perimeter

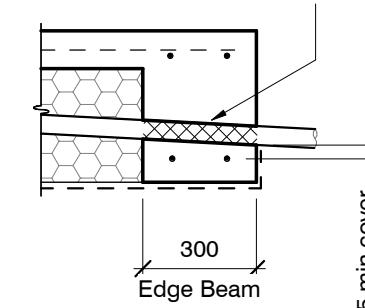
Sleeve 50 mm larger dia. than service pipe
Maximum sleeve dia. 150 mm
located in central part of beam.
Polystyrene packing all around pipe.



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



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



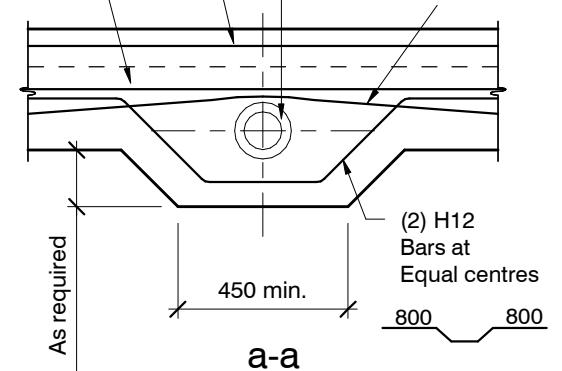
25 min. cover
to steel bars

2 - H12 Top Bars
H12 x2000mm Bar
Sewer pipe (dotted)
(2) H12 Bars at Equal centres
2 - H12 Bottom Bars with 1 - H12 x2000 mm

a

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

H12 x2000mm Bar

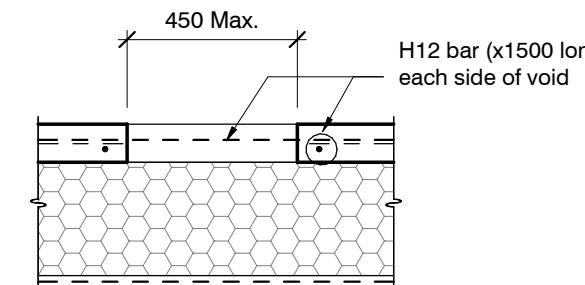


a-a

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

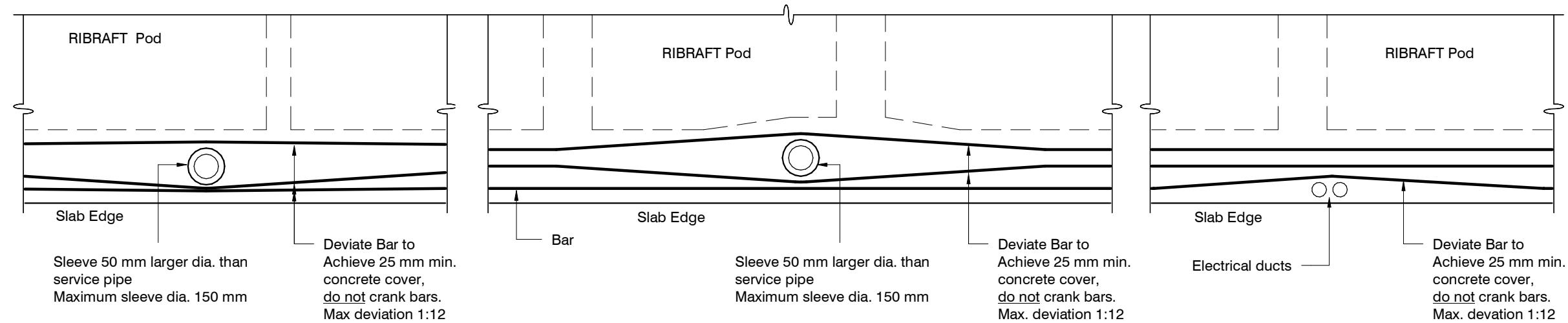
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FOUNDATION SERVICES PENETRATION DETAILING.

Services shall not run along ribs or edge beams.

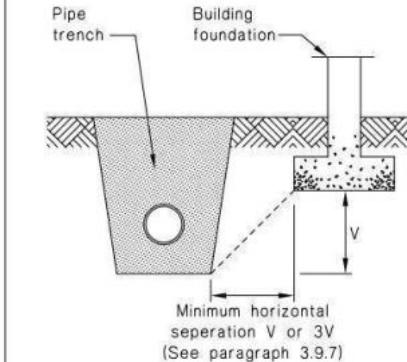
revisions

-	13/04/2023	For Consent

ORIGINAL SIZE = A3



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

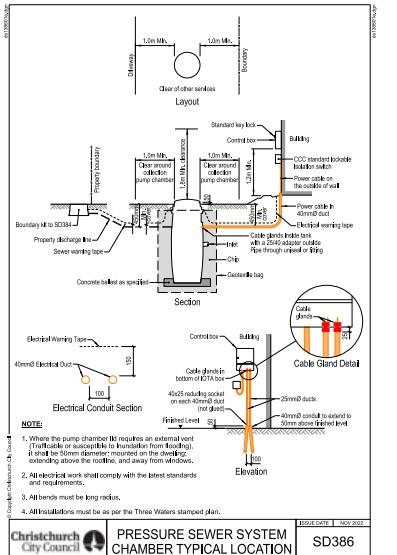
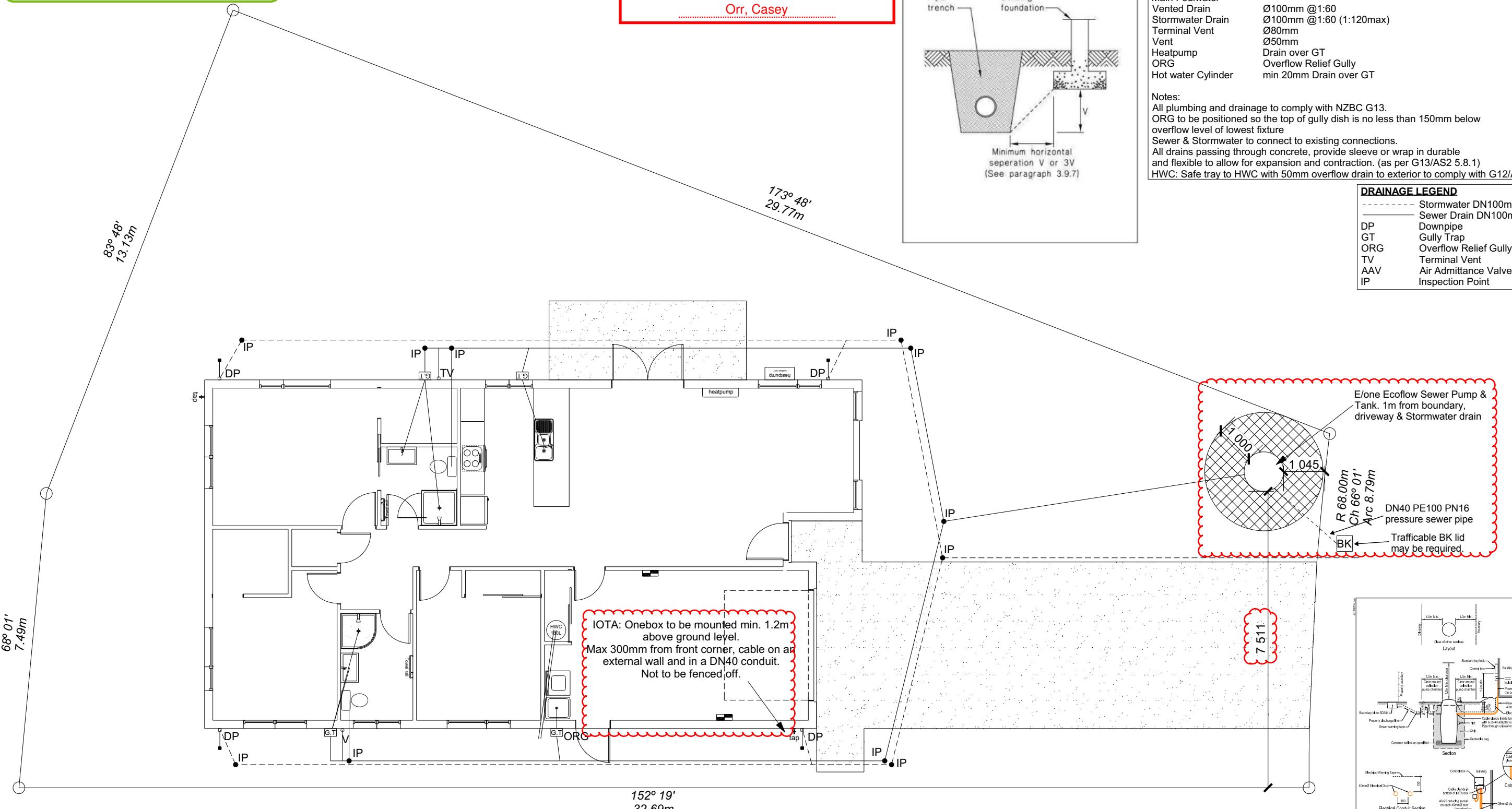


Plumbing Schedule	NZBC G13
Kitchen Sink	Ø50mm @1:40 (3 discharge units)
Bathrooms Vanity	Ø40mm @1:40 (1 discharge units per basin)
Shower:	Ø40mm @1:40 (2 discharge units)
Bath:	Ø40mm @1:40 (4 discharge units)
WC:	Ø100mm @1:40 (4 discharge units)
Laundry Sink:	Ø40mm @1:30 (5 discharge units)
Drainage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

Pipe trench	Building foundation
V	
Minimum horizontal separation V or 3V (See paragraph 3.9.7)	

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 DN100mm uPVC
—	Sewer Drain DN100mm uPVC
DP	Downpipe
GT	Gully Trap
ORG	Overflow Relief Gully
TV	Terminal Vent
AAV	Air Admittance Valve
IP	Inspection Point



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.

Nanette & Gary Brown
Lot 158 - Kennedys Grean
6 Songpa Street
Halswell, Christchurch

Job Number:
168675

Original Plan:
Snipe

Sheet Name:
DRAINAGE PLAN

Sales:
V Bhatia

Drawn:
M Glynn

QS:
W Xian

Print Date:
09-May-23

Scale:
1:100 @ A3

CONSENT PLANS

No.	Date:	Reason:
1	20-04-2023	Initial Consent Plans

Sheet No.:
10

of 23 sheets