

BC No: 230421

SITE DETAILS:

34 HIGGINS STREET

WOODEND

LEGAL:

LOT 660

AS BUILT TRUSS LAYOUT REQUIRED –

This must be received by the Building Unit
AT LEAST 10 WORKING DAYS PRIOR to the
Structure Pre-Roof Pre-Wrap Inspection

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

Approved Building Consent Documents and Plans (Full set)

On Site Copy

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

Inspections

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

03 311 8906

or

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

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

Shaw and Anderson House

Higgins Street, Ravenswood (Lot 660)

TC2 RIBRAFT DRAWINGS



File Number 23000.054

Sheet No.	Rev	Date Issued	Sheet Title
S1	-	21/04/2023	General Notes
S2	-	21/04/2023	RibRaft Layout Foundation Plan
S3	-	21/04/2023	Typical Foundation Sections
S4	-	21/04/2023	Typical Foundation Sections
S5	-	21/04/2023	Typical Services Penetration Details

Issue Register

Date	Description
21/04/2023	For Consent

WAIMAKARIRI DISTRICT COUNCIL
 Plans and specifications APPROVED in accordance
 with the Building Act 2004, clause 49 and the Building
 Regulations 1992, Clause 3
 BC230421 24/05/2023 co-michaelmo

GENERAL

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

FOUNDATIONS

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

CONCRETE

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

85mm Floor Slab - 220mm pods
(25MPa min. TC2 Dramix 4D 80/60 Fibre Mix)
G500E SE-62 Ductile mesh on 40mm 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

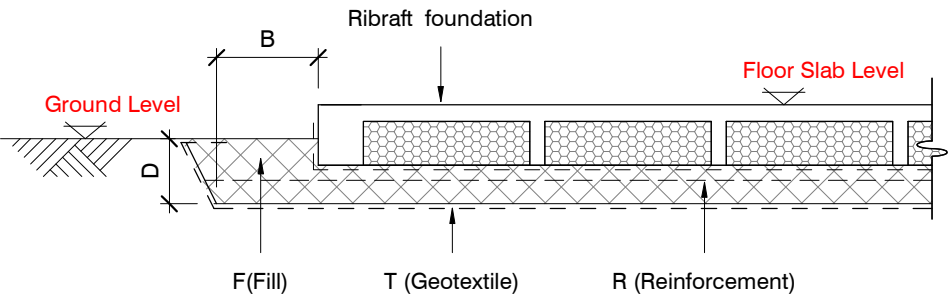
Inform ENGCO consulting 48 hours in advance of any inspections required for code compliance certification.
Contact ENGCO - Ph. 03 366 7955 & quote ENGCO Ref. No.

INSPECTIONS REQUIRED

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

GEOTECHNICAL REFERENCE:

Refer: ENGCO
Geotechnical Report
Ref. No: 23000.054
Dated: 4-Apr-23
Bearing: 200KPa



BUILDING PLATFORM

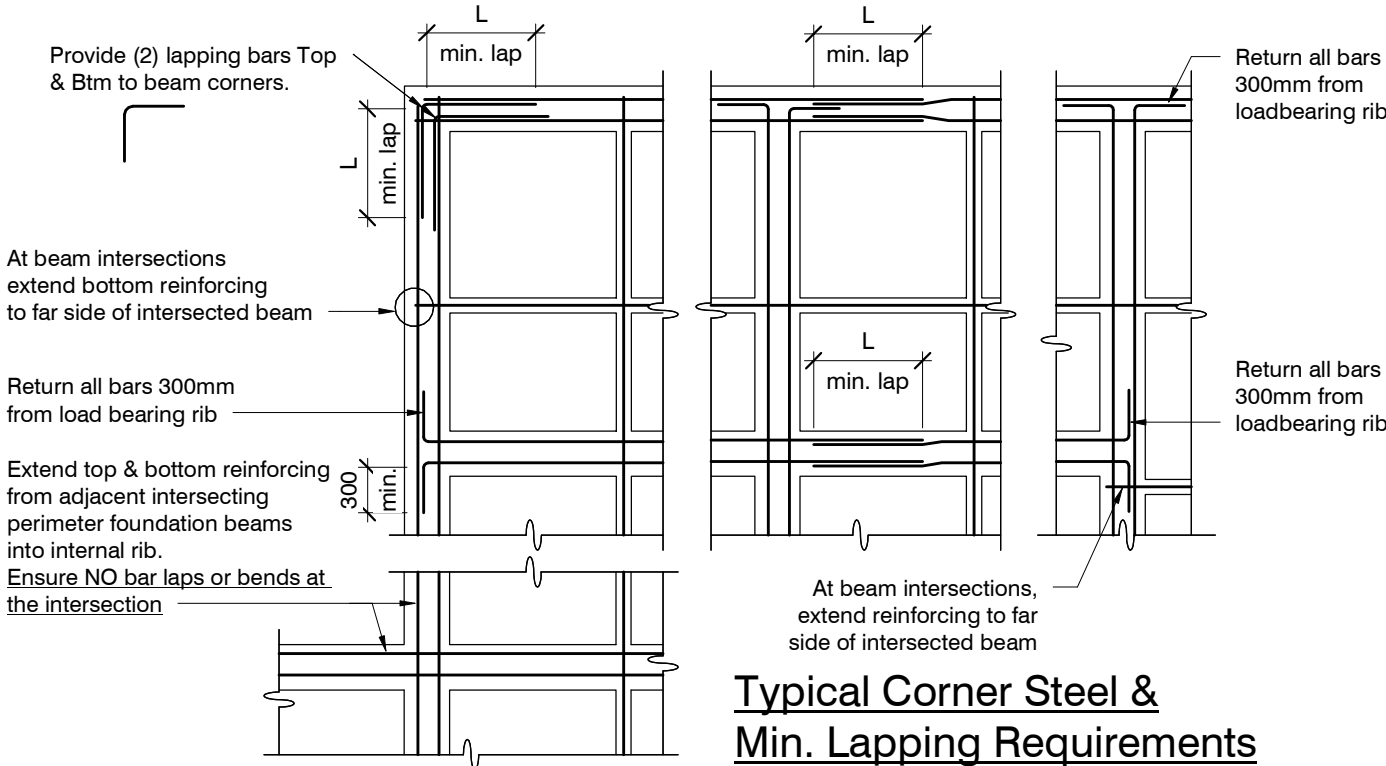
BUILDING PLATFORM TABLE:	
B	500mm
D	300 mm bgl (approx). Remove organic topsoil.
T	N/A
R	N/A
F	AP40 or AP65 fill - 95% Dry Density. Compact in 150mm layers max.

Refer Architectural drawings for Finished Floor Level

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).



Typical Corner Steel & Min. Lapping Requirements

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC230421 24/05/2023 co-michaelmo

-	21/04/2023	For Consent

design	A. Cayzer	file	23000.054
drawn	R. Maia	dwg	S1
appvd	M. Cusiel	rev.	-
date	21/04/23		



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.

KEY:

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

85mm Floor Slab - 220mm pods
(25MPa min. TC2 Dramix 4D 80/60 Fibre Mix)
G500E SE-62 Ductile mesh on 40mm 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.

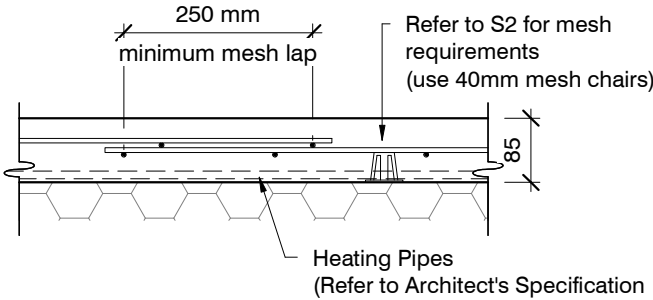
All Mesh shall lap a minimum of 250mm
(end of extensions not included.)

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC230421 24/05/2023 co-michaelmo

RIBRAFT FOUNDATION LAYOUT PLAN

1 : 100

Confirm all dimension with Architects drawings



TYPICAL MESH LAP & CHAIR REQUIREMENTS

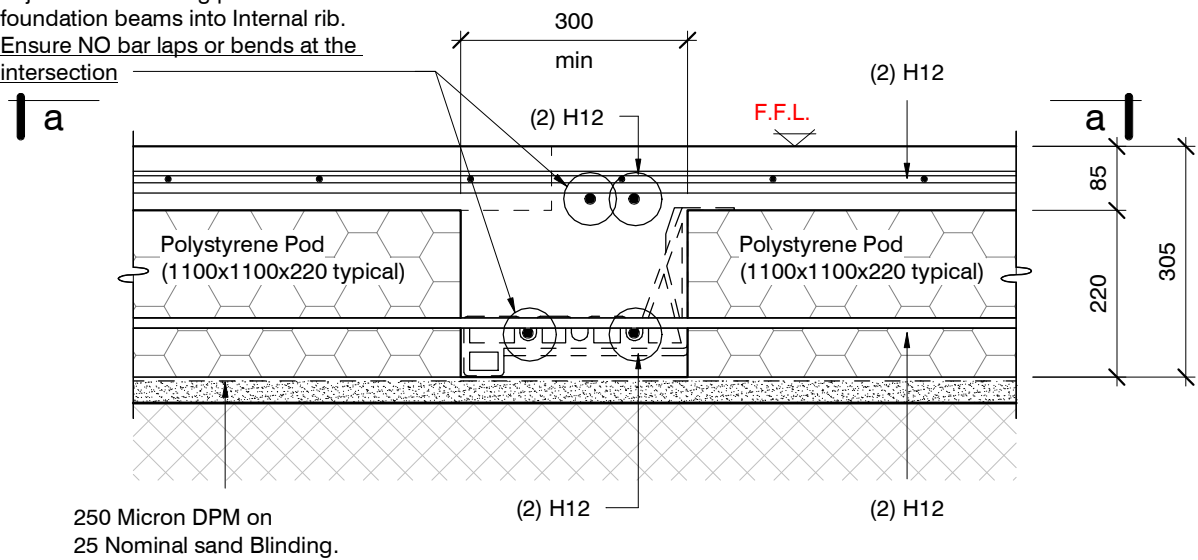
1:10

-	21/04/2023	For Consent

design	A. Cayzer
drawn	R. Maia
appvd	M. Cusiell
date	21/04/23

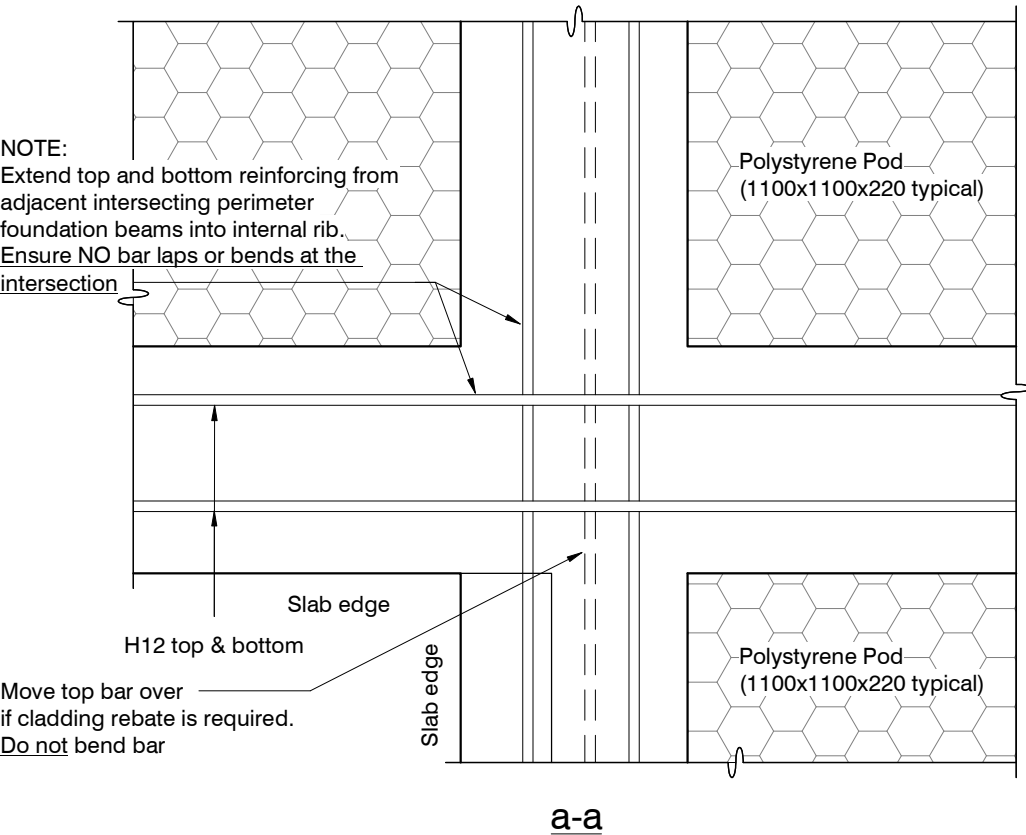
file	23000.054
dwg	S2
rev.	-

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

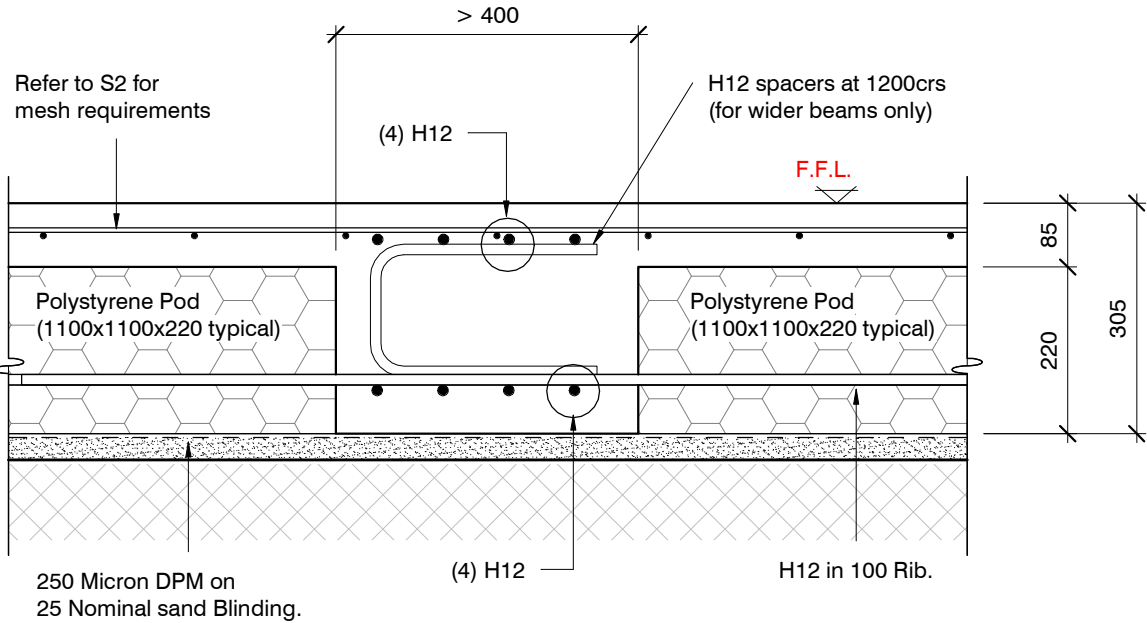


SECTION 5 TYPICAL 300mm wide INTERNAL BEAM
1 : 10 S2

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



SECTION 6 INTERNAL BEAM GREATER THAN 400 WIDE
1 : 10 S2



WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
BC230421 24/05/2023 co-michaelmo

revisions	-	21/04/2023	For Consent

design A. Cayzer
drawn R. Maia
appvd M. Cusiel
date 21/04/23

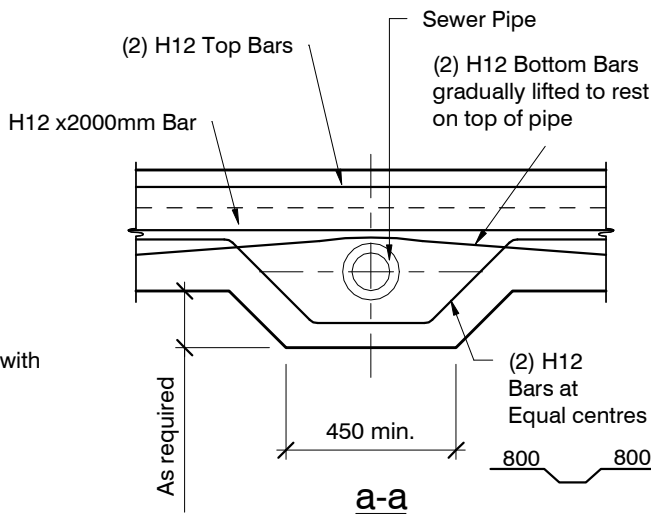
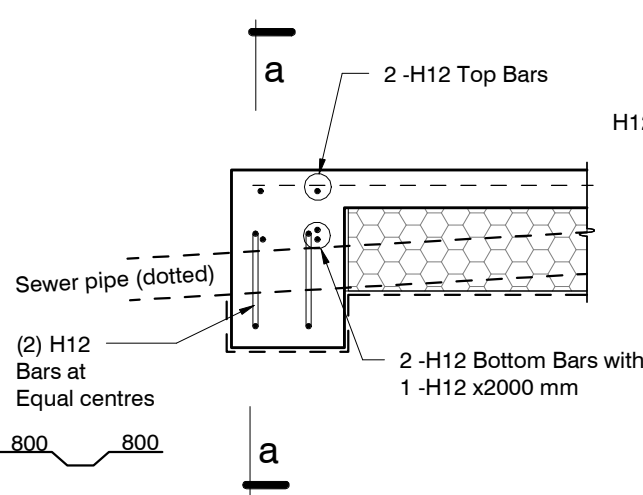
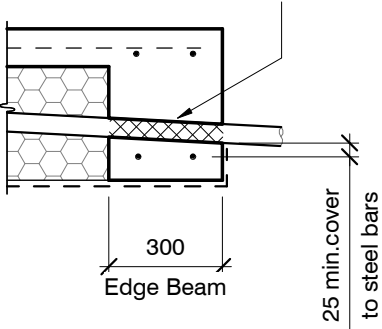
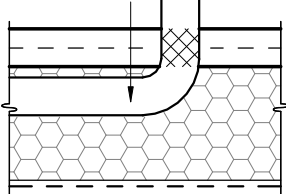
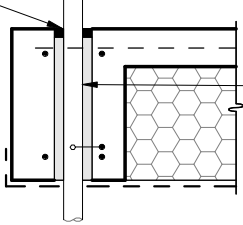
file 23000.054
dwg S4
rev. -

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

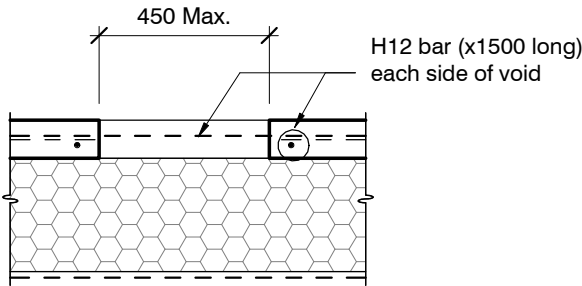
Pass pipe through edge beam
Avoid all reinforcing bars
(Sleeve not required)
Wrap in "Lagging" tape



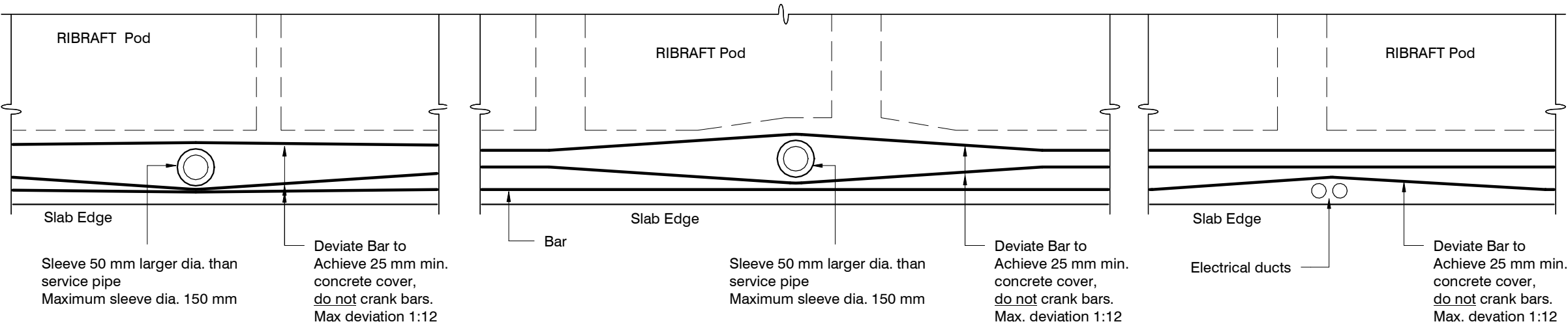
SLAB SERVICES PENETRATION DETAIL

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



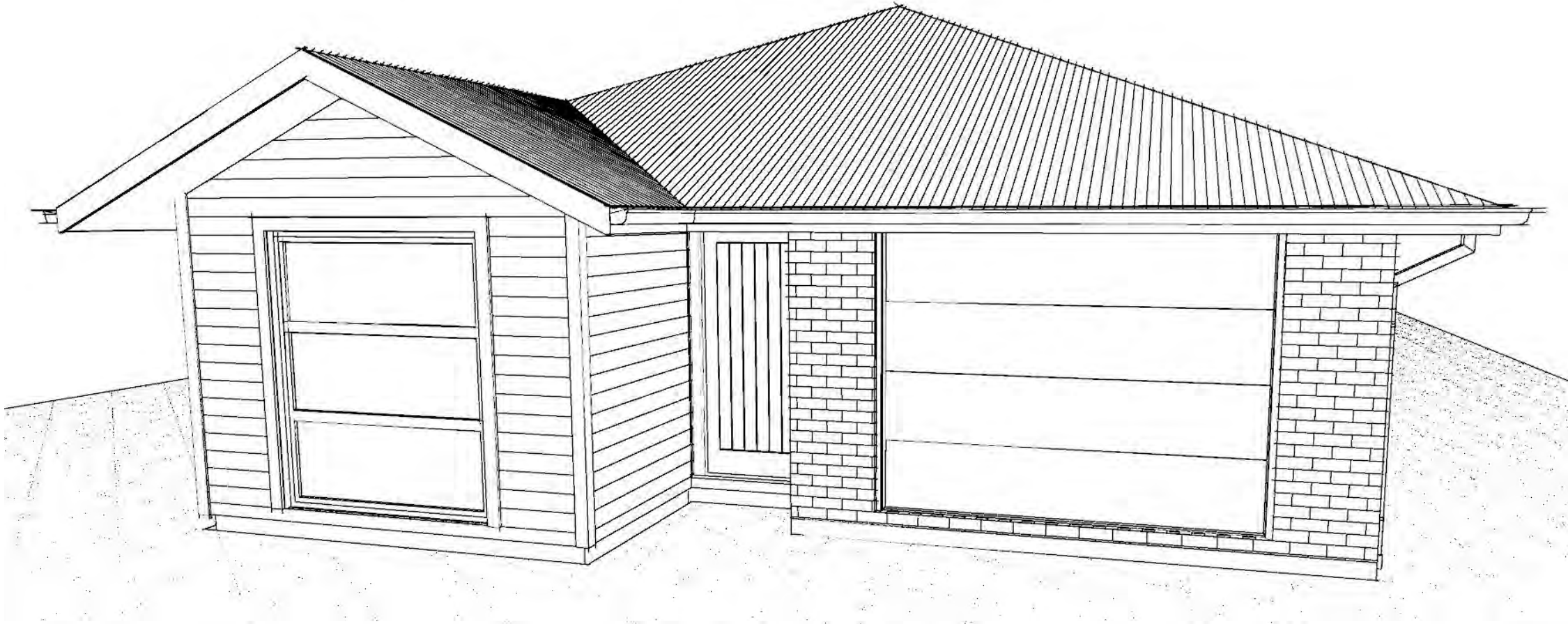
Do not cut longitudinal reinforcement bars.

FOUNDATION SERVICES PENETRATION DETAILING.

Services shall not run along ribs or edge beams.

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
BC230421 24/05/2023 co-michaelmo


ORIGINAL SIZE = A3

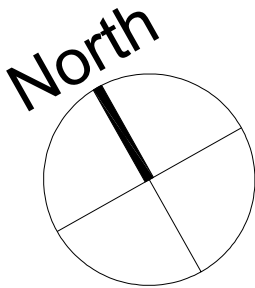


Contents:	
Sheet 1 :	Cover Sheet
Sheet 2 :	Site Plan
Sheet 3 :	Floor Plan
Sheet 4 :	Elevations
Sheet 5 :	Elevations
Sheet 6 :	Cross Sections
Sheet 7 :	Roof Plan
Sheet 8 :	Set Out Dimensions
Sheet 9 :	Foundation Plan
Sheet 10 :	Drainage Plan
Sheet 11 :	Bracing Plan
Sheet 12 :	Lighting Plan
Sheet 13 :	Framing Details
Sheet 14 :	Framing Details
Sheet 15 :	Construction Details
Sheet 16 :	Construction Details
Sheet 17 :	Construction Details
Sheet 18 :	Construction Details
Sheet 19 :	Construction Details
Sheet 20 :	Construction Details
Sheet 21 :	Bathroom Details
Sheet 22 :	Plumbing Details
Sheet 23 :	Truss Design
Sheet 24 :	Truss Design

WAIMAKARIRI DISTRICT COUNCIL
 Plans and specifications APPROVED in accordance
 with the Building Act 2004, clause 49 and the Building
 Regulations 1992, Clause 3
 BC230421 24/05/2023 co-michaelmo

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

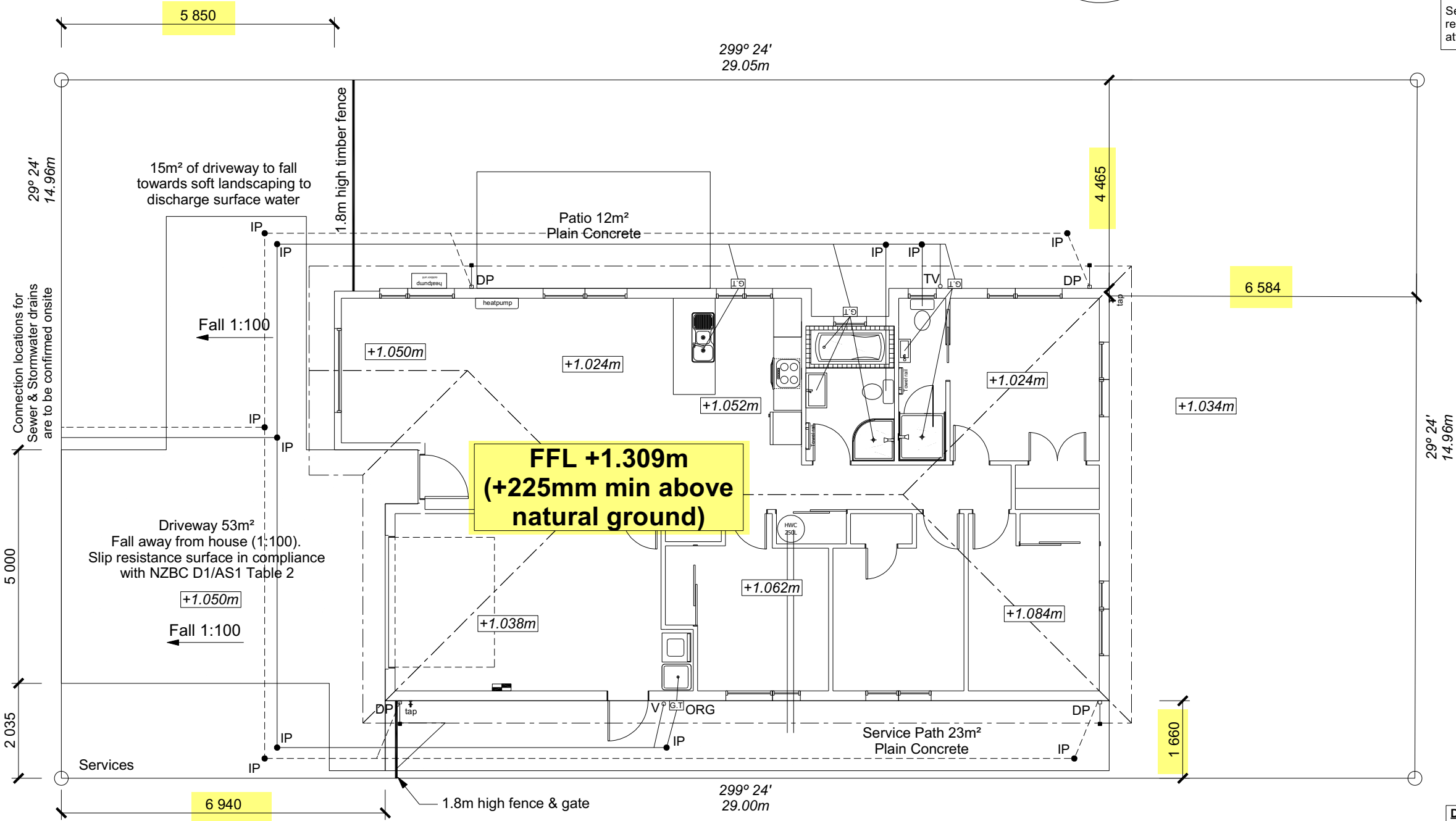
	TKR Homes Ltd. 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443 P: +64 3 342 7788	These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail it required for construction and to demonstrate compliance 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.	Penny Shaw & Stuart Anderson Lot 660 34 Higgins Street Ravenswood, Woodend	Job Number:	Original Plan:	Sheet Name:	CONSENT PLANS			Sheet No.:
				131371	Snipe	COVER PAGE	No.	Date:	Reason:	
							1	04-04-2023	Initial Consent Plans	
Sales:	Drawn:	QS:	Print Date:	Scale:				of 24 sheets		
R Gould	M Glynn	E Gould	4/04/2023	@ A3						



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 INFORMATION	
Site Area :	434m ²
Floor Area (veneer) :	138.50m ² / 31.91%
Roof Area :	166.48m ² / 38.36%
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.	

Building Consent BC230421
Received 24/05/2023



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

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

Signed Dated


Name

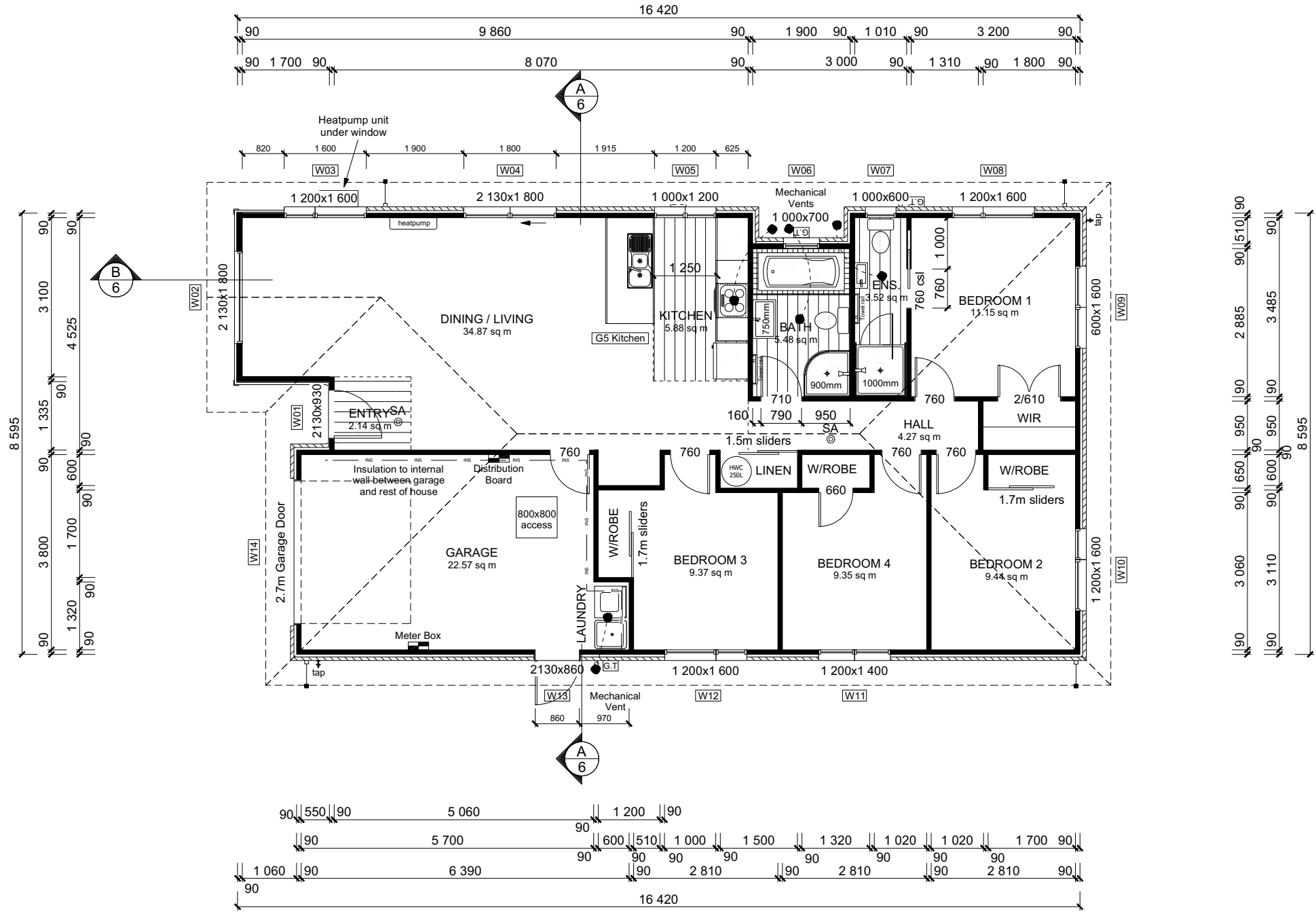
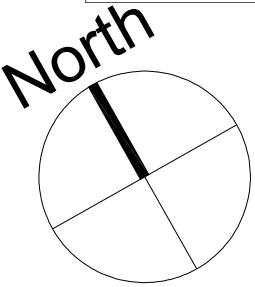
LBP No.

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC230421 24/05/2023 co-michaelmo

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.	

All dimensions are to be check 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 it 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.	Penny Shaw & Stuart Anderson Lot 660 34 Higgins Street Ravenswood, Woodend	Job Number: 131371	Original Plan: Snipe	Sheet Name: SITE PLAN	CONSENT PLANS			Sheet No.: 2 of 24 sheets
							No.	Date:	Reason:	
							1	04-04-2023	Initial Consent Plans	



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

DWELLING AREAS
Framing Area: 133.02m² (Perimeter: 52.51m)
Veneer Area: 138.50m² (Perimeter: 53.47m)
Roof Area: 166.48m² (Perimeter: 54.83m)

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: 50mm 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.

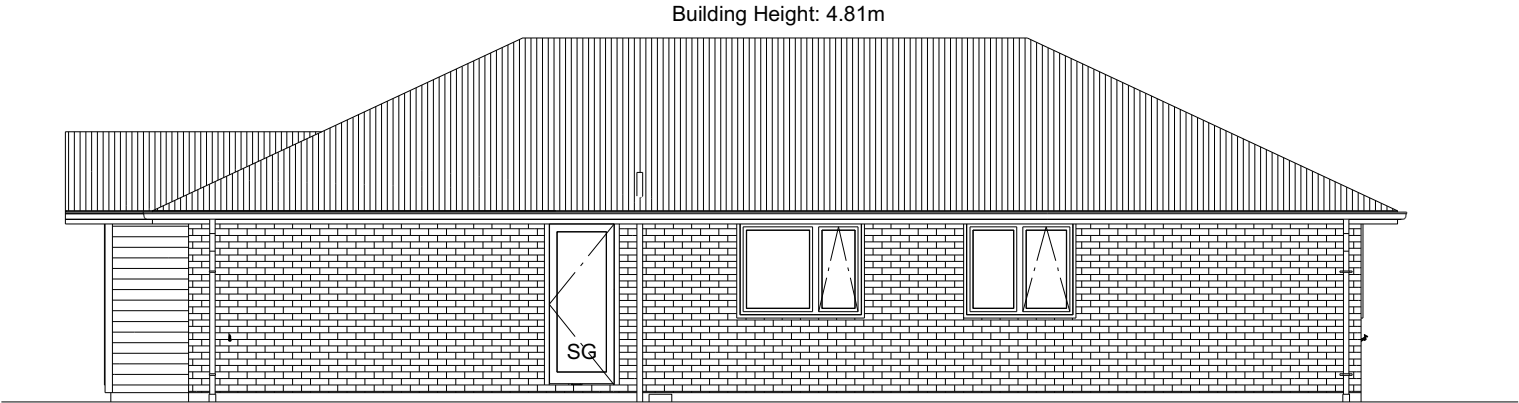
All work is to comply with the NZBC
Acceptable Solutions, NZS 3604:2011 and
Local Authority bylaws.

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
BC230421 24/05/2023 co-michaelmo

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

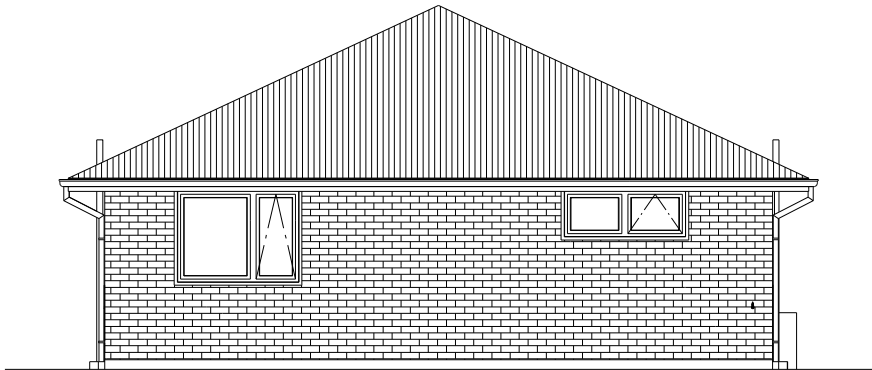
	TKR Homes Ltd. 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443 P: +64 3 342 7788	These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail it required for construction and to demonstrate compliance 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.	Penny Shaw & Stuart Anderson Lot 660 34 Higgins Street Ravenswood, Woodend	Job Number: 131371		Original Plan: Snipe	Sheet Name: FLOOR PLAN		CONSENT PLANS			Sheet No.: 3 of 24 sheets
				Sales: R Gould	Drawn: M Glynn	QS: E Gould	Print Date: 24/05/2023	Scale: 1:100 @ A3	No. 1	Date: 04-04-2023	Reason: Initial Consent Plans	

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



ELEVATION A

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



ELEVATION B


ROOF & WALL CLADDINGS	
Roof :	25° Corrugated Steel
Walls :	70 Series Brick Veneer with a 50mm cavity James Hardie Linea Weatherboards (facing boards) with a 20mm cavity

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

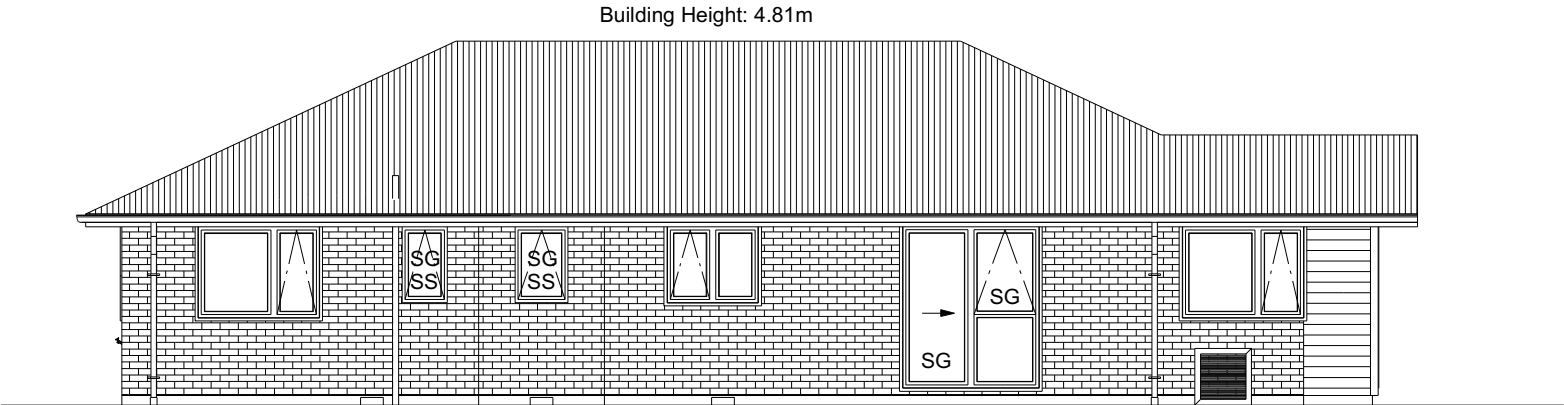
ELEVATION NOTES	
Gutter :	Coloured Steel Quad Gutter
Fascia :	Coloured Steel185 Fascia
Downpipes :	Colorsteel Rectangular 75x55mm
Soffits :	Hardiflex 4.5mm
Joinery :	Low-E Double glazed aluminum
All egress points to have a maximum step down of 190mm.	
Access routs to have slip resistance surface in compliance with NZBC D1/AS1 Table 2 and to have a 1:100 fall away from the building	

WAIMAKARIRI DISTRICT COUNCIL
 Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
 BC230421 24/05/2023 co-michaelmo

All dimensions are to be check 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 it 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.	Penny Shaw & Stuart Anderson Lot 660 34 Higgins Street Ravenswood, Woodend	Job Number: 131371	Original Plan: Snipe	Sheet Name: ELEVATIONS	CONSENT PLANS			Sheet No.: 4 of 24 sheets
							No.	Date:	Reason:	
				Sales: R Gould	Drawn: M Glynn	QS: E Gould	Print Date: 4/04/2023	Scale: 1:100 @ A3	1 04-04-2023 Initial Consent Plans	

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



ELEVATION C

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

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

ELEVATION NOTES	
Gutter :	Coloured Steel Quad Gutter
Fascia :	Coloured Steel185 Fascia
Downpipes :	Colorsteel Rectangular 75x55mm
Soffits :	Hardiflex 4.5mm
Joinery :	Low-E Double glazed aluminum
All egress points to have a maximum step down of 190mm.	
Access routs 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 Consent BC230421
 Received 24/05/2023


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

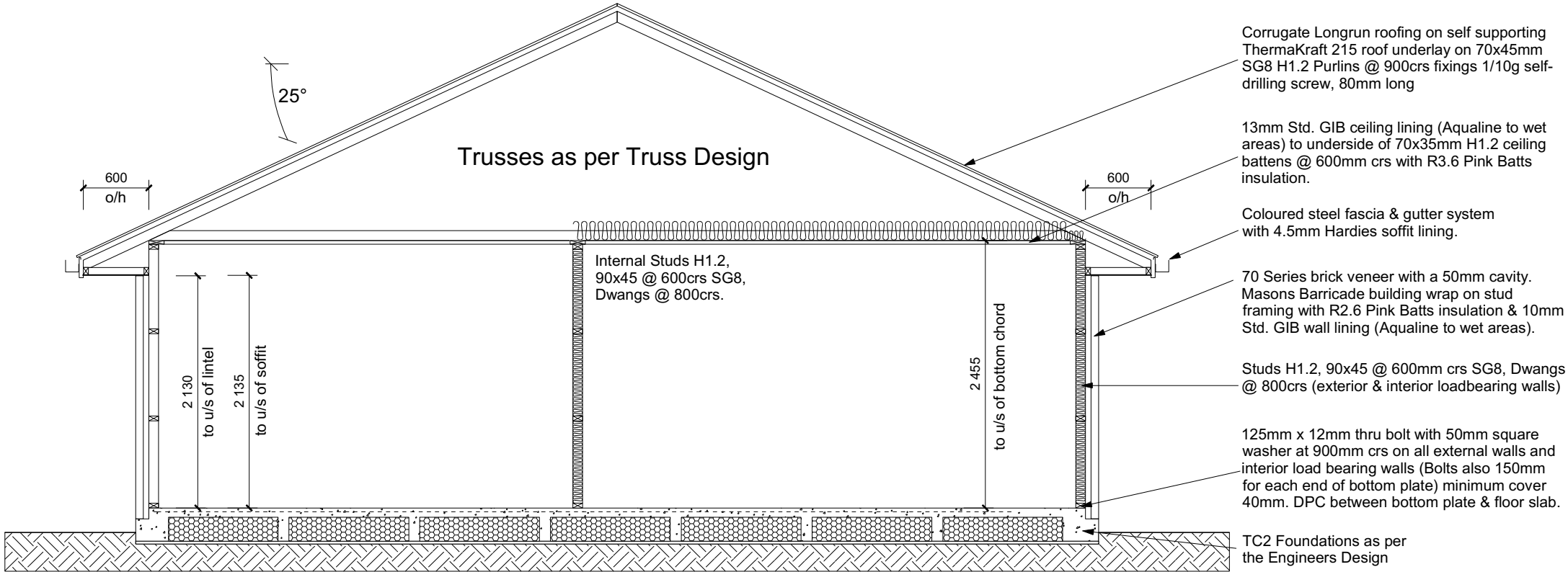


ELEVATION D

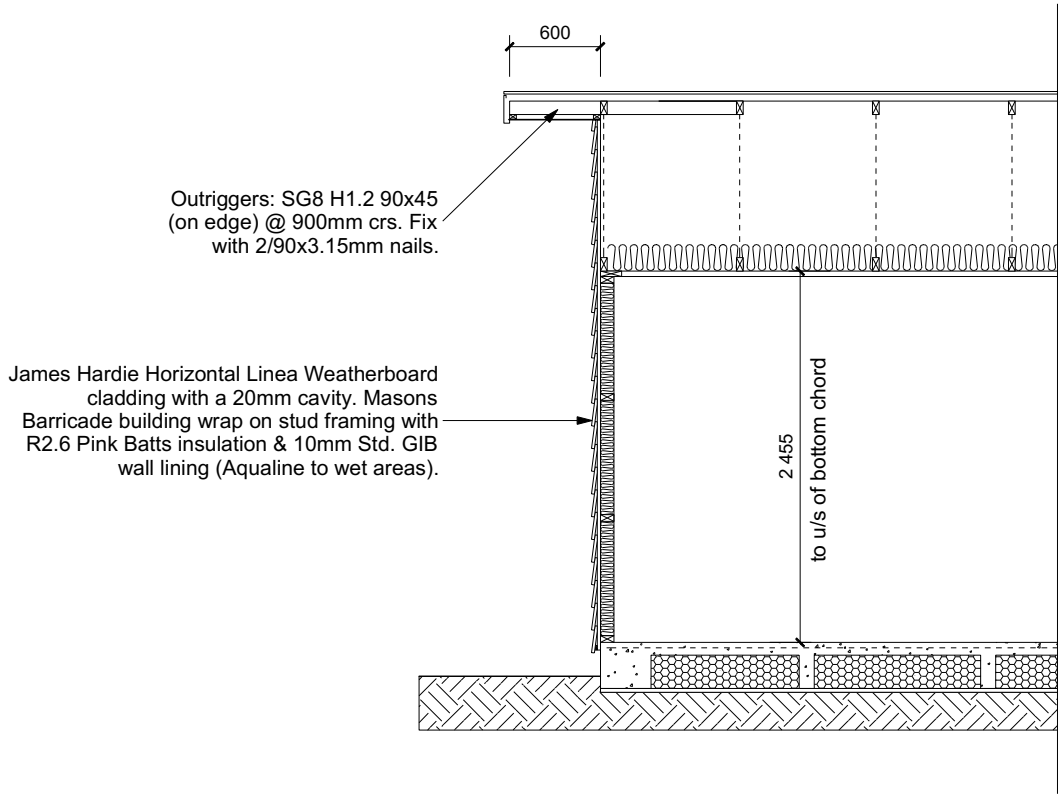
WAIMAKARIRI DISTRICT COUNCIL
 Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
 BC230421 24/05/2023 co-michaelmo

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

 Signature HOMES YOUR HOME. YOUR WAY.	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 it 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.	Penny Shaw & Stuart Anderson Lot 660 34 Higgins Street Ravenswood, Woodend	Job Number: 131371	Original Plan: Snipe	Sheet Name: ELEVATIONS	CONSENT PLANS			Sheet No.: 5 of 24 sheets
							No. 1	Date: 04-04-2023	Reason: Initial Consent Plans	
				Sales: R Gould	Drawn: M Glynn	QS: E Gould	Print Date: 24/05/2023	Scale: 1:100 @ A3		



CROSS SECTION A-A



CROSS SECTION B

ROOF & WALL CLADDINGS

Roof : 25° Corrugate Longrun roofing on self supporting ThermoKraft 215 roof underlay on 70x45mm SG8 H1.2 Purlins @ 900crs fixings 1/10g self-drilling screw, 80mm long
 Walls : 70 Series Brick Veneer with a 50mm cavity
 James Hardie Linea Weatherboards (facing boards) with a 20mm cavity

CROSS SECTION NOTES

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

Joinery : Low-E Double glazed aluminum

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

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.

WAIMAKARIRI DISTRICT COUNCIL
 Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
 BC230421 24/05/2023 co-michaelmo

All dimensions are to be check 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 it 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.	Penny Shaw & Stuart Anderson Lot 660 34 Higgins Street Ravenswood, Woodend	Job Number: 131371	Original Plan: Snipe	Sheet Name: CROSS SECTIONS	CONSENT PLANS			Sheet No.: 6 of 24 sheets
							No. 1	Date: 04-04-2023	Reason: Initial Consent Plans	
Sales: R Gould		Drawn: M Glynn		QS: E Gould		Print Date: 4/04/2023	Scale: 1:50 @ A3			

Figure 43: Ridge to hip flashings
 Paragraphs 8.4.11 and 8.4.12

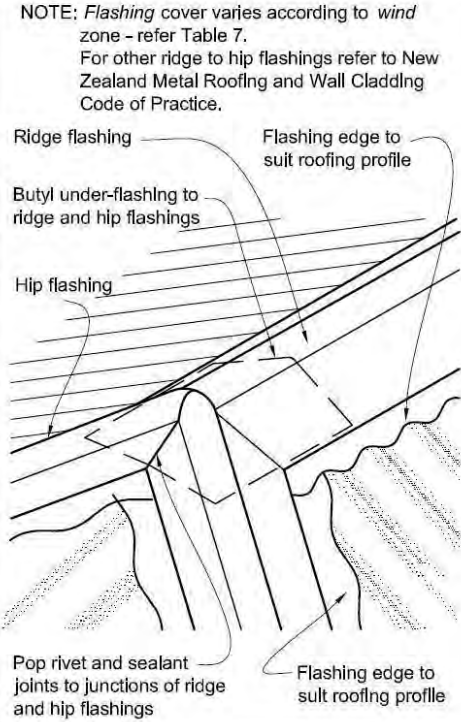
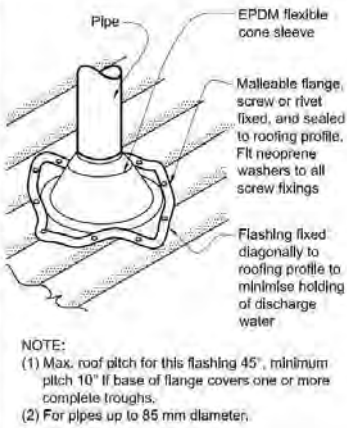
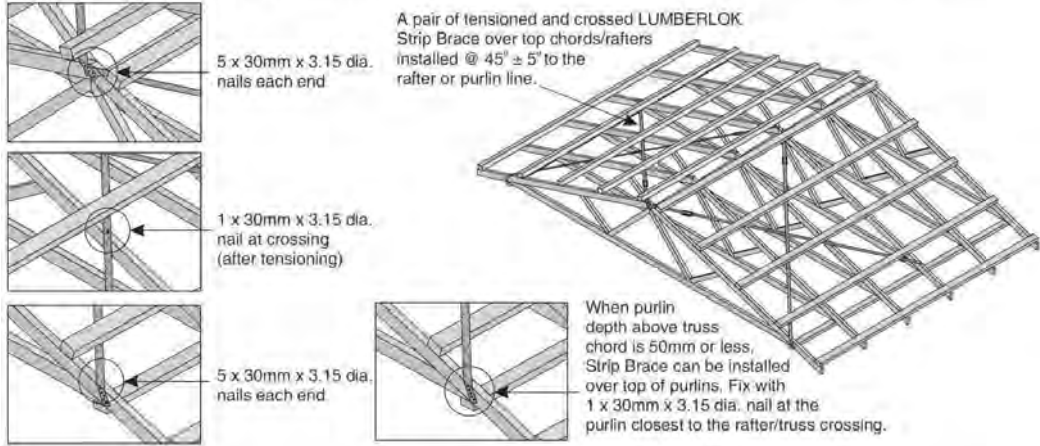


Figure 53: Flashing for small pipes
 Paragraphs 8.3.10, 8.4.17, 9.6.8.5 and 9.6.8.6



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



ROOF CLADDING
 Roofing : 25° Corrugate Longrun
 Purlins : 70x45 SG8 H1.2 @ 900crs, 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

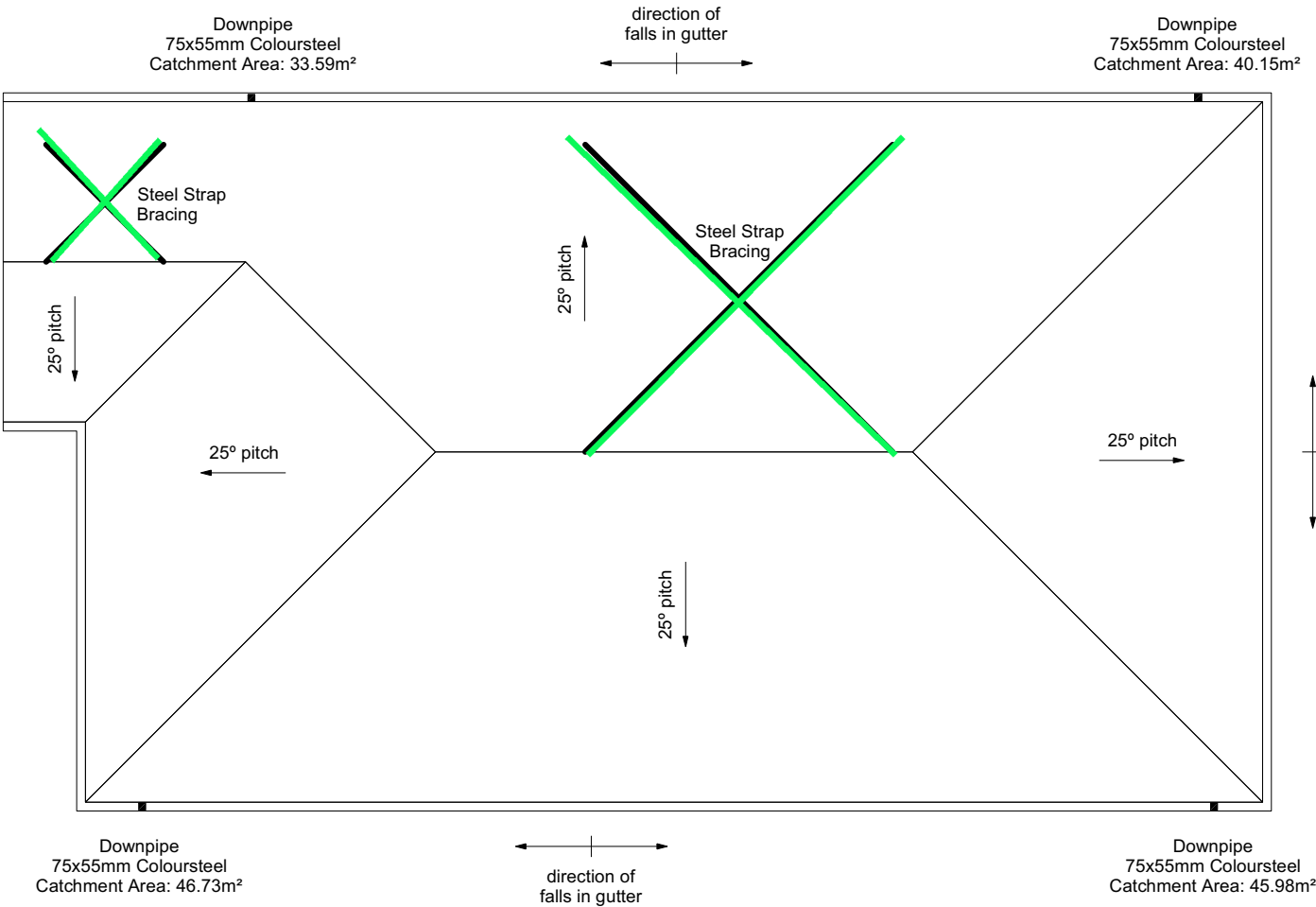
Underlay: Thermakraft 215 roof underlay

Roof Bracing: Diagonally opposed pair 25x1mm galv straps with 8Kn tension capacity.
 After tensioning strap, fix to each rafter with 2/ 60x3.15mm nails.
 Fold down strap and fix with 3/ 60x3.15mm nails each into the top chord and into the top plate.

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.



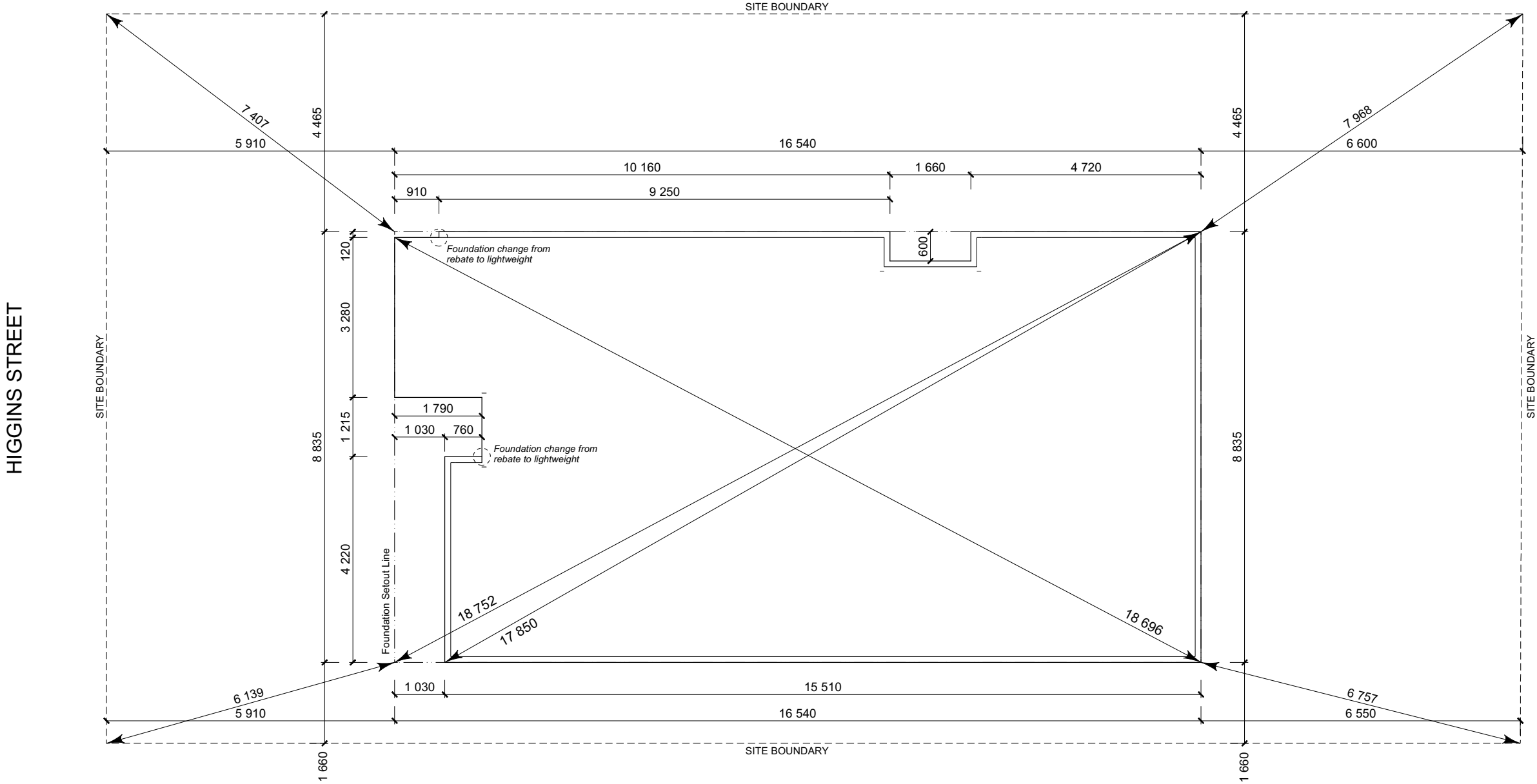
WAIMAKARIRI DISTRICT COUNCIL
 Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
 BC230421 24/05/2023 co-michaelmo

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

 Signature HOMES YOUR HOME. YOUR WAY.	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 it 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.	Penny Shaw & Stuart Anderson Lot 660 34 Higgins Street Ravenswood, Woodend	Job Number: 131371	Original Plan: Snipe	Sheet Name: ROOF PLAN	CONSENT PLANS			Sheet No.: 7 of 24 sheets														
				<table><tr><td>No.</td><td>Date:</td><td>Reason:</td></tr><tr><td>1</td><td>04-04-2023</td><td>Initial Consent Plans</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>			No.	Date:	Reason:	1	04-04-2023	Initial Consent Plans												
				No.	Date:	Reason:																		
				1	04-04-2023	Initial Consent Plans																		
<table><tr><td>Sales:</td><td>Drawn:</td><td>QS:</td><td>Print Date:</td><td>Scale:</td></tr><tr><td>R Gould</td><td>M Glynn</td><td>E Gould</td><td>4/04/2023</td><td>1:100 @ A3</td></tr></table>			Sales:	Drawn:	QS:	Print Date:	Scale:	R Gould	M Glynn	E Gould	4/04/2023	1:100 @ A3												
Sales:	Drawn:	QS:	Print Date:	Scale:																				
R Gould	M Glynn	E Gould	4/04/2023	1:100 @ A3																				


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.

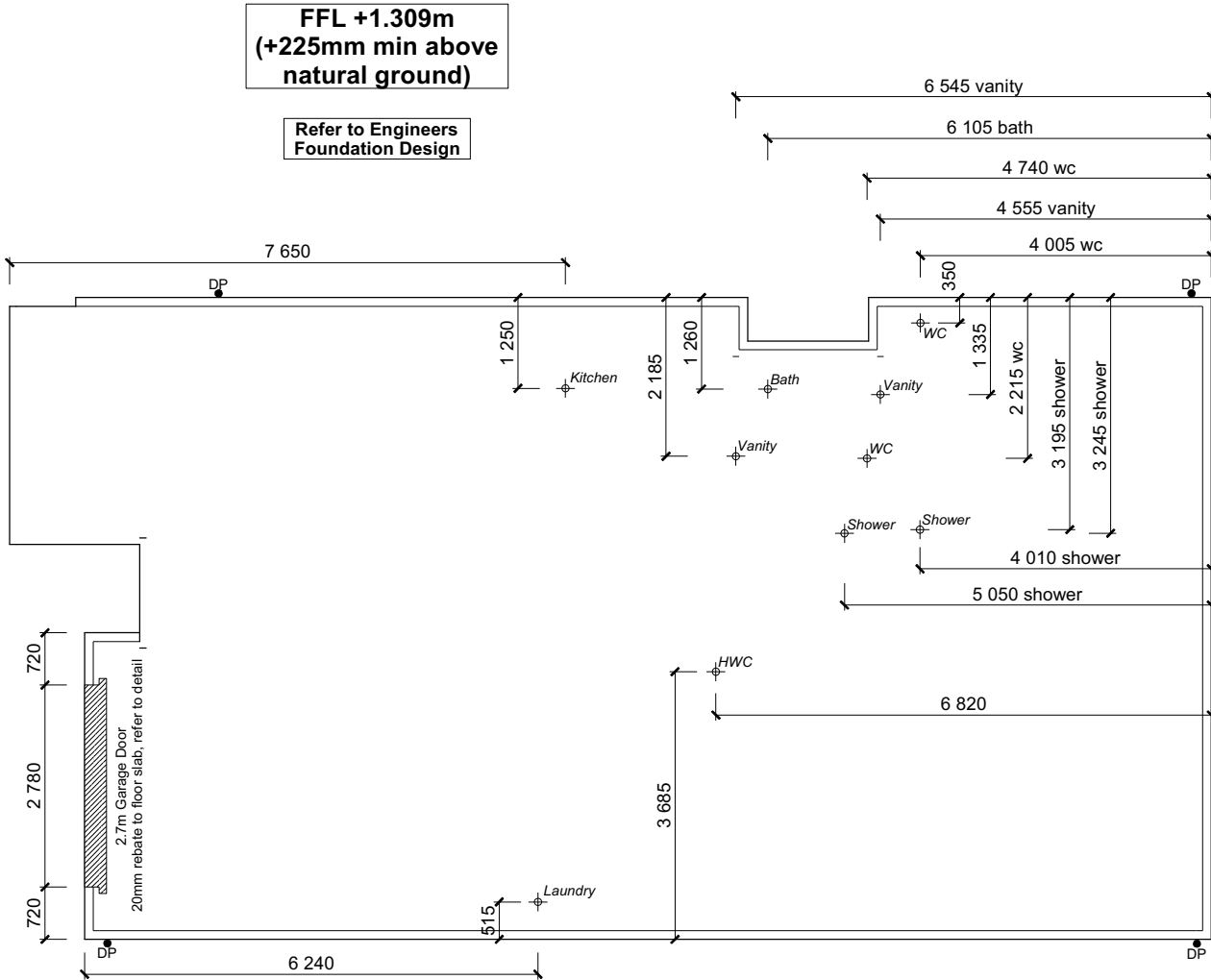
These foundations are design to the findings and recommendations in the site specific Geotech report.



WAIMAKARIRI DISTRICT COUNCIL
 Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
 BC230421 24/05/2023 co-michaelmo

All dimensions are to be check 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 it 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.	Penny Shaw & Stuart Anderson Lot 660 34 Higgins Street Ravenswood, Woodend	Job Number: 131371	Original Plan: Snipe	Sheet Name: SETOUT DIMENSIONS	CONSENT PLANS			Sheet No.: 8 of 24 sheets
							No.	Date:	Reason:	
							1	04-04-2023	Initial Consent Plans	
Sales: R Gould		Drawn: M Glynn	QS: E Gould	Print Date: 4/04/2023	Scale: 1:100 @ A3					



FOUNDATION PLAN 24/05/23

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:	138.50m²
Perimeter:	53.47m
Ratio:	2.59

WAIMAKARIRI DISTRICT COUNCIL
 Plans and specifications APPROVED in accordance
 with the Building Act 2004, clause 49 and the Building
 Regulations 1992, Clause 3
 BC230421 24/05/2023 co-michaelmo

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

 Signature HOMES YOUR HOME. YOUR WAY.	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 it 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.	Penny Shaw & Stuart Anderson Lot 660 34 Higgins Street Ravenswood, Woodend	Job Number: 131371	Original Plan: Snipe	Sheet Name: FOUNDATION PLAN	CONSENT PLANS			Sheet No.: 9 of 24 sheets
							No.	Date:	Reason:	
							1	04-04-2023	Initial Consent Plans	
				Sales: R Gould	Drawn: M Glynn	QS: E Gould	Print Date: 4/04/2023	Scale: 1:100 @ A3		

Plumbing Schedule	NZBC G13	BC230421
Kitchen		
Sink:	Ø50mm @1:40	(3 discharge units)
Bathrooms		
Vanity:	Ø40mm @ 1:40	(1 discharge units per basin)
Shower:	Ø40mm @1:40	(2 discharge units)
Bath:	Ø40mm @1:40	(4 discharge units)
WC:	Ø100mm @1:40	(4 discharge units)
Laundry Sink:	Ø40mm @1:30	(5 discharge units)
Drainage Schedule	NZBC G13	
Main Foulwater		
Vented Drain	Ø100mm @1:60	
Stormwater Drain	Ø100mm @1:60 (1:120max)	
Terminal Vent	Ø80mm	
Heatpump	Drain over DP	
ORG	Overflow Relief Gully	

Notes:

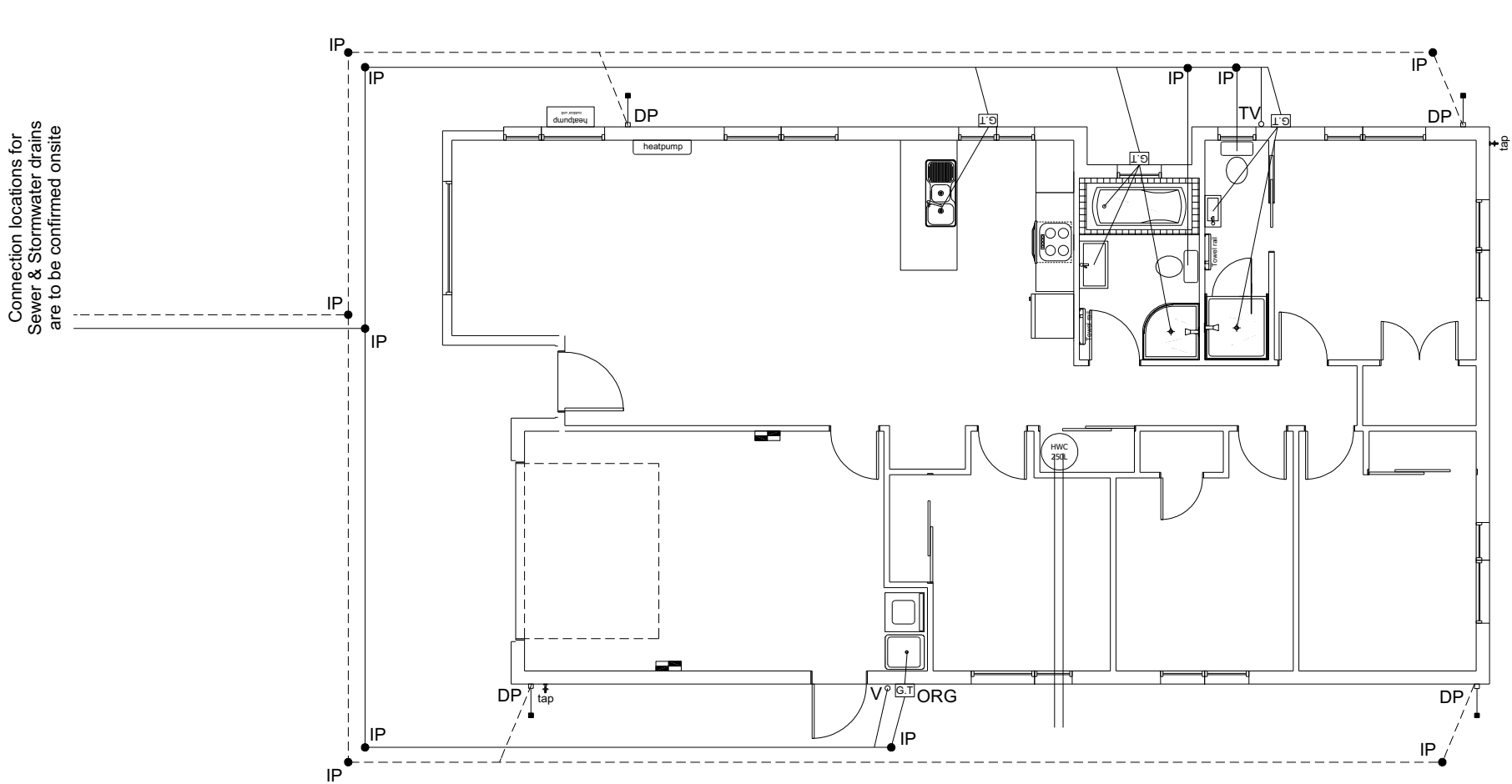
ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of lowest fixture

Sewer and Stormwater to connect to existing connections.

All plumbing and drainage to comply with NZBC G13.

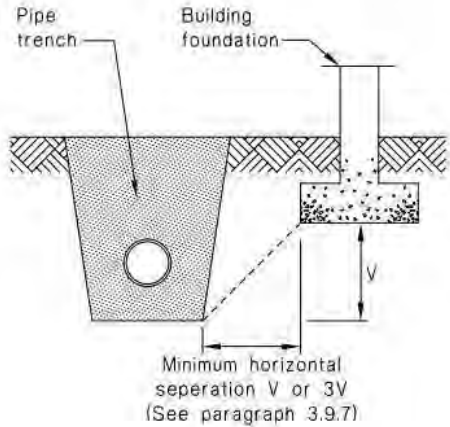
All drains passing through concrete, provide sleeve or wrap in durable and flexible to allow for expansion and contraction. (as per G13/AS2 5.8.1)

HWC: Safe tray to HWC with 50mm overflow drain to exterior to comply with G12/AS1.




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

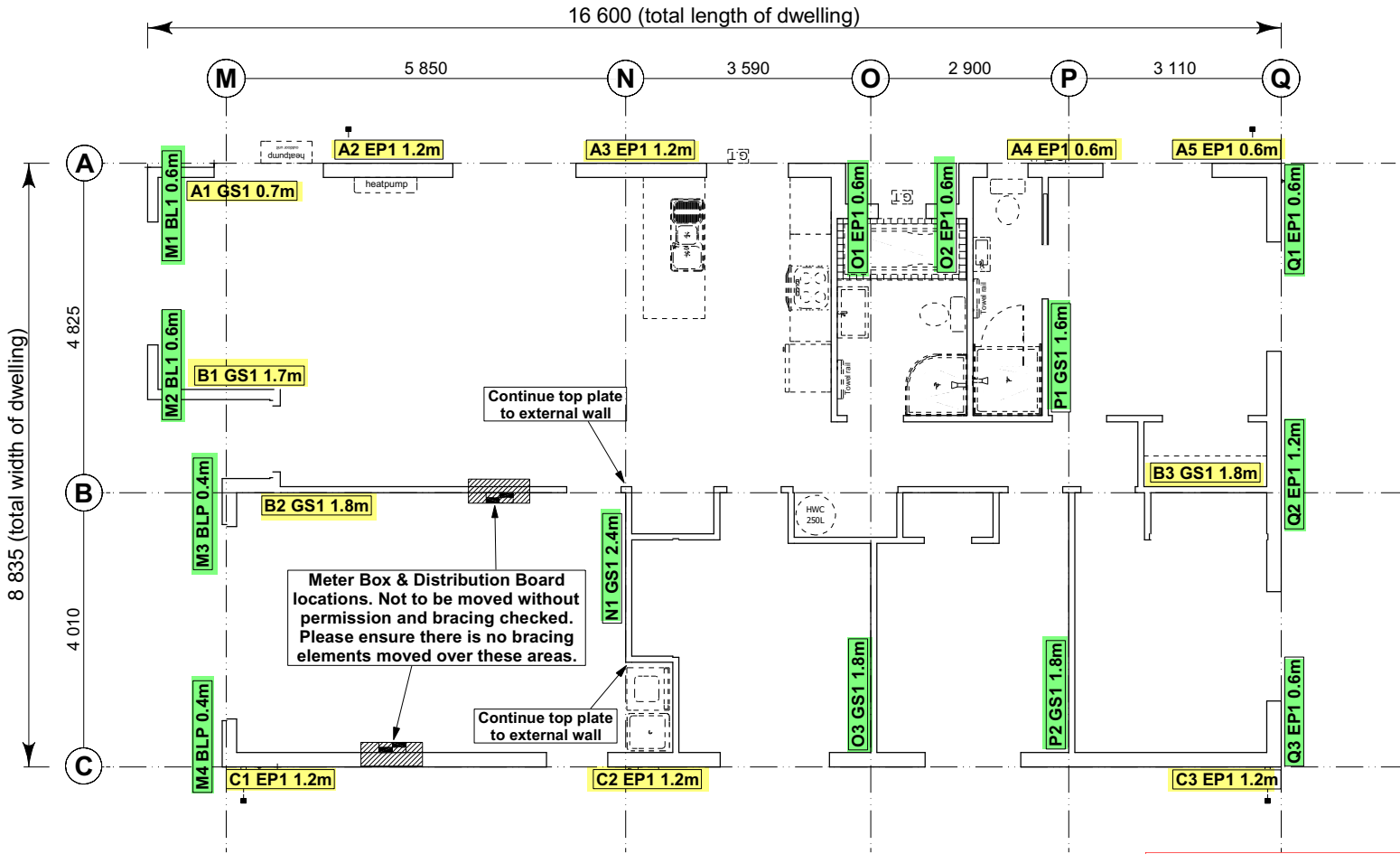
Figure 14: Relationship of Pipe Trench to Building Foundation
 Paragraph 3.9.7



WAIMAKARIRI DISTRICT COUNCIL
 Plans and specifications APPROVED in accordance
 with the Building Act 2004, clause 49 and the Building
 Regulations 1992, Clause 3
 BC230421 24/05/2023 co-michaelmo

All dimensions are to be check 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 it 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.	Penny Shaw & Stuart Anderson Lot 660 34 Higgins Street Ravenswood, Woodend	Job Number: 131371		Original Plan: Snipe	Sheet Name: DRAINAGE PLAN		CONSENT PLANS			Sheet No.: 10 of 24 sheets
								No. 1	Date: 04-04-2023	Reason: Initial Consent Plans		
				Sales: R Gould	Drawn: M Glynn	QS: E Gould	Print Date: 4/04/2023	Scale: 1:100 @ A3				



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:

(a) 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;

(b) 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;

(c) 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
1.1m ← Brace Length
A1 GS1 1.1m ← Brace Type
A1 ← Brace Number

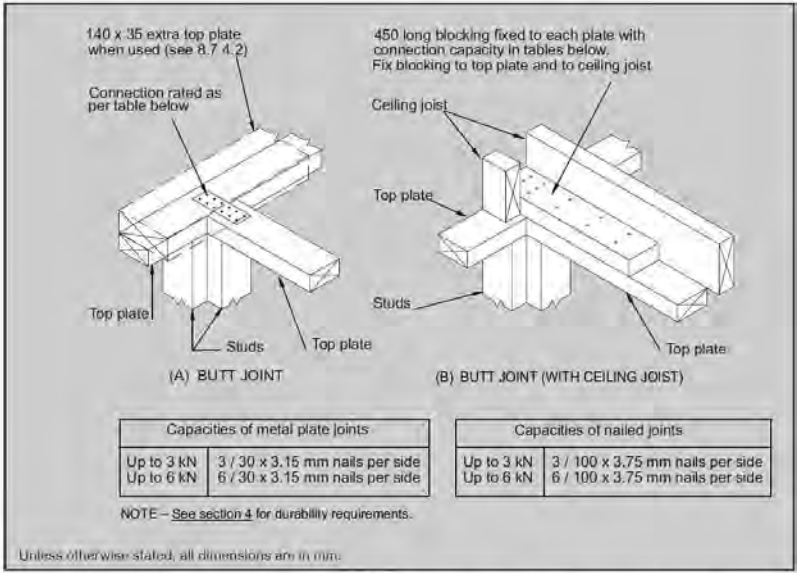


Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

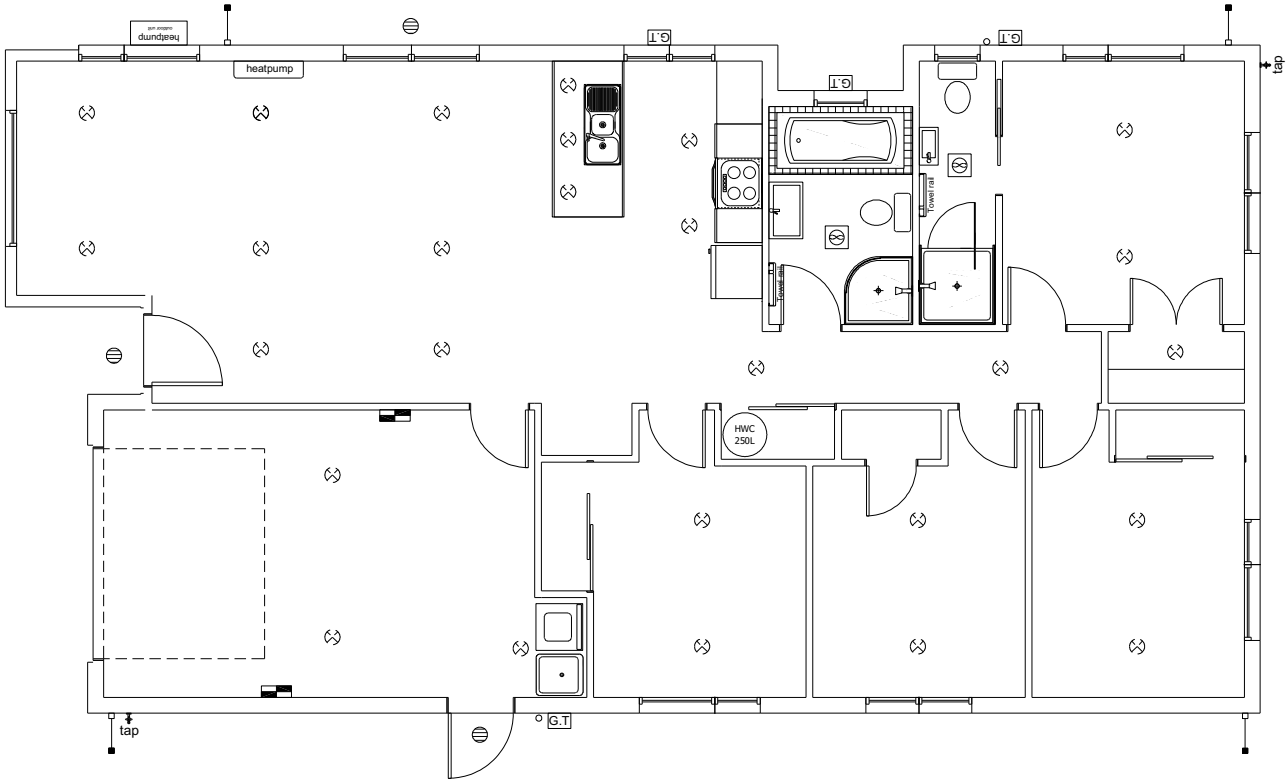
WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC230421 24/05/2023 co-michaelmo

Single Level Along Resistance Sheet													
Job Name: Shaw & Anderson										Wind		EQ	
										Demand			
										455		833	
										Achieved			
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	1241 273%	1295 155%			
A	1	0.70		2.4	GS1-N	GIB®	41	41					
	2	1.20		2.4	EP1 1.2	Ecoply®	144	162					
	3	1.20		2.4	EP1 1.2	Ecoply®	144	162					
	4	0.60		2.4	EP1 0.6	Ecoply®	57	63					
	5	0.60		2.4	EP1 0.6	Ecoply®	57	63					
											443 OK	491 OK	
B	1	1.70		2.4	GS1-N	GIB®	117	102					
	2	1.80		2.4	GS1-N	GIB®	124	108					
	3	1.80		2.4	GS1-N	GIB®	124	108					
											366 OK	318 OK	
C	1	1.20		2.4	EP1 1.2	Ecoply®	144	162					
	2	1.20		2.4	EP1 1.2	Ecoply®	144	162					
	3	1.20		2.4	EP1 1.2	Ecoply®	144	162					
											432 OK	486 OK	

Single Level Across Resistance Sheet										
Job Name: Shaw & Anderson									Wind	EQ
									Demand	
									547	833
									Achieved	
Line	Element	Length (m)	Angle (degrees)	Stud Ht (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	1112 131%	1099 132%
M	1	0.60		2.4	BL1-H	GIB®	59	61		
	2	0.60		2.4	BL1-H	GIB®	59	61		
	3	0.40		2.4	BLP-H	GIB®	48	54		
	4	0.40		2.4	BLP-H	GIB®	48	54		
									215 OK	229 OK
N	1	2.40		2.4	GS1-N	GIB®	166	144		
									166 OK	144 OK
O	1	0.60		2.4	EP1 0.6	Ecoply®	57	63		
	2	0.60		2.4	EP1 0.6	Ecoply®	57	63		
	3	1.80		2.4	GS1-N	GIB®	124	108		
									238 OK	234 OK
P	1	1.60		2.4	GS1-N	GIB®	110	96		
	2	1.80		2.4	GS1-N	GIB®	124	108		
									235 OK	204 OK
Q	1	0.60		2.4	EP1 0.6	Ecoply®	57	63		
	2	1.20		2.4	EP1 1.2	Ecoply®	144	162		
	3	0.60		2.4	EP1 0.6	Ecoply®	57	63		
									258 OK	288 OK

All dimensions are to be check 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 it 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.	Penny Shaw & Stuart Anderson Lot 660 34 Higgins Street Ravenswood, Woodend	Job Number: 131371	Original Plan: Snipe	Sheet Name: BRACING PLAN	CONSENT PLANS			Sheet No.: 11 of 24 sheets
							No.	Date:	Reason:	
							1	04-04-2023	Initial Consent Plans	



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 in indicative only and is to be confirmed onsite with electrician and client

WAIMAKARIRI DISTRICT COUNCIL
 Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
 BC230421 24/05/2023 co-michaelmo

All dimensions are to be check 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 it 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.	Penny Shaw & Stuart Anderson Lot 660 34 Higgins Street Ravenswood, Woodend	Job Number: 131371		Original Plan: Snipe	Sheet Name: LIGHTING PLAN		CONSENT PLANS			Sheet No.: 12 of 24 sheets
				Sales: R Gould	Drawn: M Glynn	QS: E Gould	Print Date: 4/04/2023	Scale: 1:100 @ A3	No. 1	Date: 04-04-2023	Reason: Initial Consent Plans	



LINTEL FIXING SCHEDULE

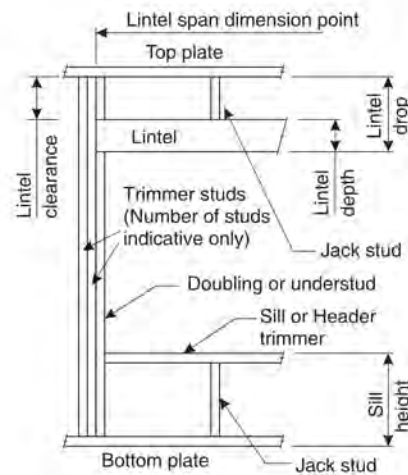
ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12

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	Lintel Supporting Girder Trusses					
	Light Roof			Heavy Roof		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6m ²	G	G	H	G	G	H
11.6m ²	G	H	H	G	G	H
12.1m ²	G	H	H	G	H	H
15.3m ²	H	H	-	G	H	H
19.1m ²	H	-	-	G	H	-
20.9m ²	H	-	-	H	H	-
21.8m ²	H	-	-	H	-	-
34.3m ²	-	-	-	H	-	-

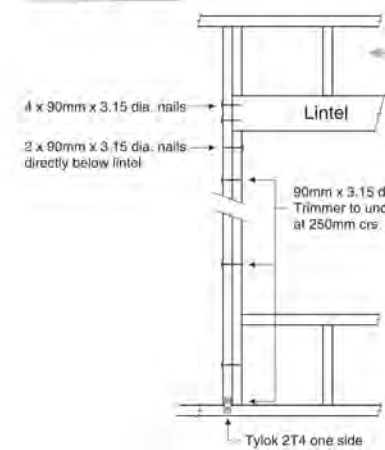
NOTES:

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

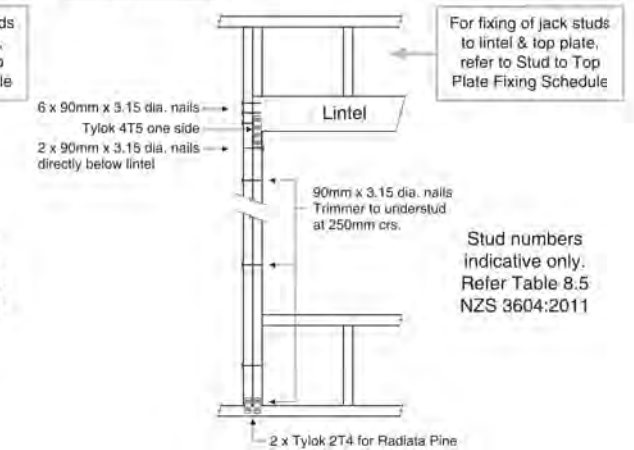
Lintel Span (m)	Loaded Dimension (m) (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone					Heavy Roof Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
1.0	2.0	E	E	E	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	G	G	E	F	F	F	G
	5.0	E	F	F	G	G	E	F	F	F	G
	6.0	E	F	F	G	G	E	F	F	F	G
1.2	2.0	E	E	F	F	F	E	E	F	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	G	G	E	F	F	F	G
	5.0	E	F	F	G	G	E	F	F	F	G
	6.0	F	F	G	G	H	E	F	F	G	G
1.5	2.0	E	E	F	F	F	E	E	F	F	F
	3.0	E	F	F	G	G	E	F	F	F	G
	4.0	E	F	F	G	G	E	F	F	F	G
	5.0	F	F	G	G	H	E	F	F	G	G
	6.0	F	F	G	G	H	E	F	F	G	H
2.0	2.0	E	F	F	F	G	E	F	F	F	G
	3.0	E	F	F	G	G	E	F	F	F	G
	4.0	F	F	G	G	H	E	F	F	G	G
	5.0	F	F	G	G	H	E	F	F	G	H
	6.0	F	G	G	H	H	E	F	G	H	H
2.4	2.0	E	F	F	G	G	E	F	F	F	G
	3.0	F	G	G	H	H	E	F	G	H	H
	4.0	F	G	G	H	H	E	F	G	H	H
	5.0	F	G	G	H	H	E	F	G	H	H
	6.0	F	G	H	-	-	E	F	G	H	-
3.0	2.0	F	F	G	G	H	E	F	G	H	-
	3.0	F	G	G	H	H	E	F	G	H	-
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	F	G	H	-	-	E	F	G	H	-
	6.0	G	H	H	-	-	E	F	H	-	-
3.6	2.0	F	F	G	G	H	E	F	G	G	-
	3.0	F	G	H	-	-	E	F	G	H	-
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	F	G	H	-	-	E	F	G	H	-
	6.0	G	H	H	-	-	E	F	H	-	-
4.2	2.0	F	F	G	G	H	E	F	G	G	-
	3.0	F	G	H	-	-	E	F	G	H	-
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.5	2.0	F	F	G	G	H	E	F	G	H	-
	3.0	F	G	H	-	-	E	F	G	H	-
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.8	2.0	F	F	G	G	H	E	F	G	H	-
	3.0	F	G	H	-	-	E	F	G	H	-
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
5.1	2.0	F	F	G	G	H	E	F	G	H	-
	3.0	F	G	H	-	-	E	F	G	H	-
	4.0	G	G	H	-	-	E	F	H	-	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
5.4	2.0	F	F	G	G	H	E	F	G	H	-
	3.0	F	G	H	-	-	E	F	G	H	-
	4.0	G	H	-	-	-	E	F	H	-	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-

LINTEL FIXING OPTIONS

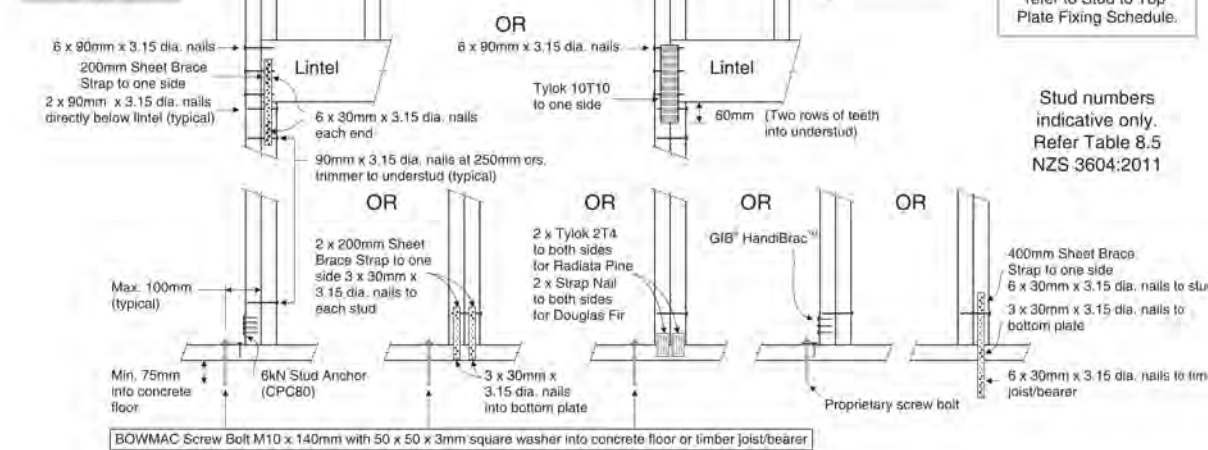
TYPE E 1.4kN



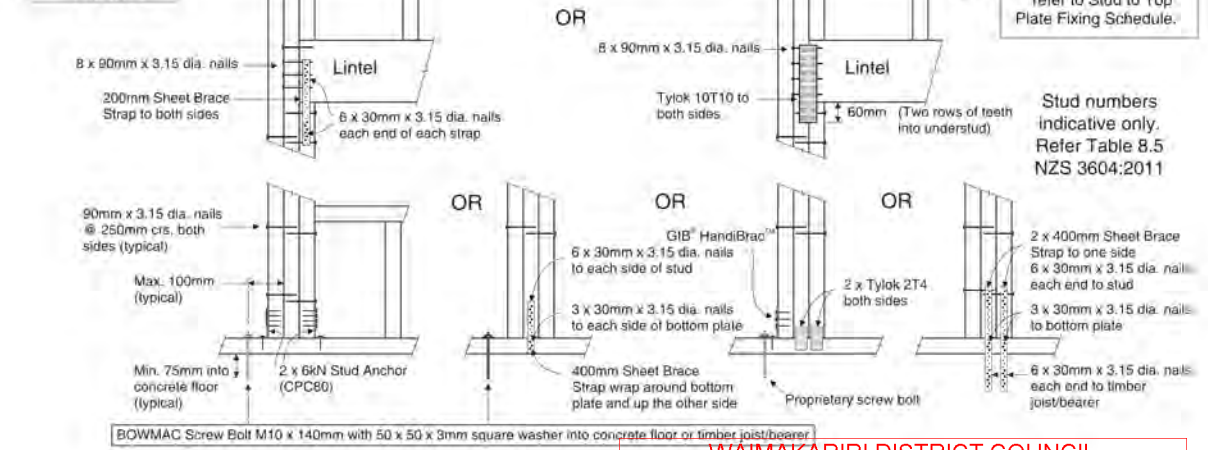
TYPE F 4.0kN



TYPE G 7.5kN




TYPE H 13.5kN



WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
BC230421 24/05/2023 co-michaelmo

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

 Signature HOMES YOUR HOME. YOUR WAY.	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.	Penny Shaw & Stuart Anderson Lot 660 34 Higgins Street Ravenswood, Woodend	Job Number: 131371		Original Plan: Snipe	Sheet Name: FRAMING DETAILS		CONSENT PLANS			Sheet No.: 13 of 24 sheets	
				Sales: R Gould		Drawn: M Glynn	QS: E Gould	Print Date: 4/04/2023	Scale: NTS @ A3	No. 1	Date: 04-04-2023		Reason: Initial Consent Plans

08/2017

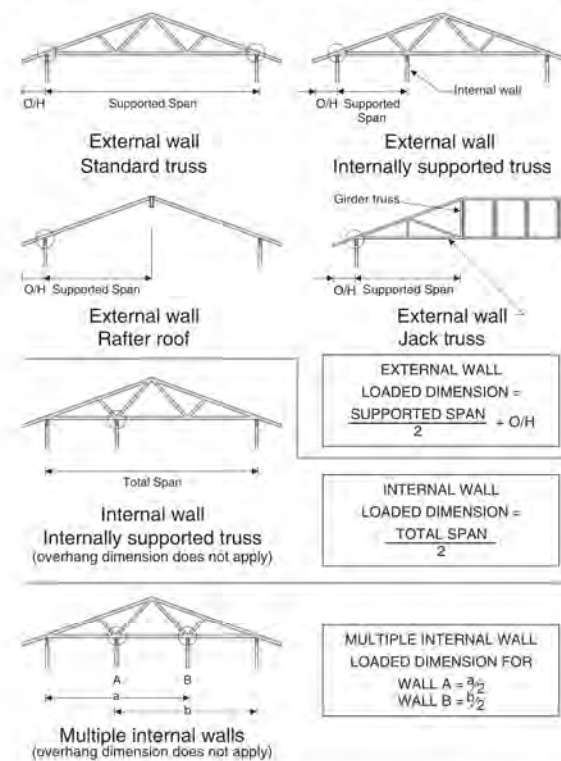


STUD TO TOP PLATE FIXING SCHEDULE ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

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

FIXING OPTIONS

FIXING TYPE A 0.7kN

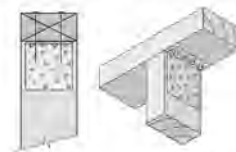
2 x 90mm x 3.15 dia. plain steel
wire nails driven vertically into stud.



FIXING TYPE B 4.7kN

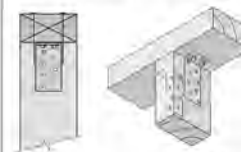
CHOOSE ANY OF THE 3 OPTIONS BELOW

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



Plus
LUMBERLOK
6kN Stud Anchor
(CPC80)

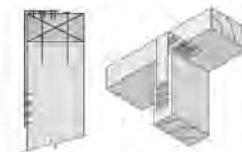
2 x 90mm x 3.15 dia. plain steel
wire nails driven vertically into stud.



Plus
2 x LUMBERLOK
CPC40

Recommended for internal wall options to avoid lining issues.

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



Plus
LUMBERLOK
Stud Strap
(one face only)

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
BC230421 24/05/2023 co-michaelmo

NOTE:

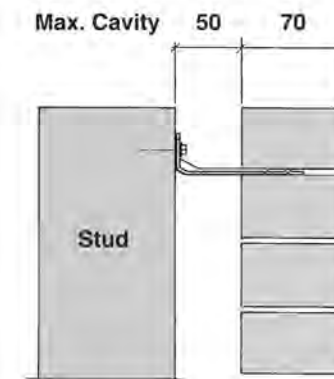
To calculate the number of B type fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.



SCAN FOR
INSTALLATION
VIDEO

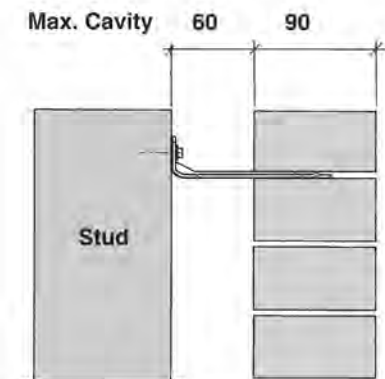
<https://vimeo.com/117353604>

70 SERIES BRICK



Screw Tie Short
(85mm)

90 SERIES BRICK



Screw Tie Long
(105mm)

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

Material: 1.2mm NZCC-SD Hot Dip Galvanised Steel

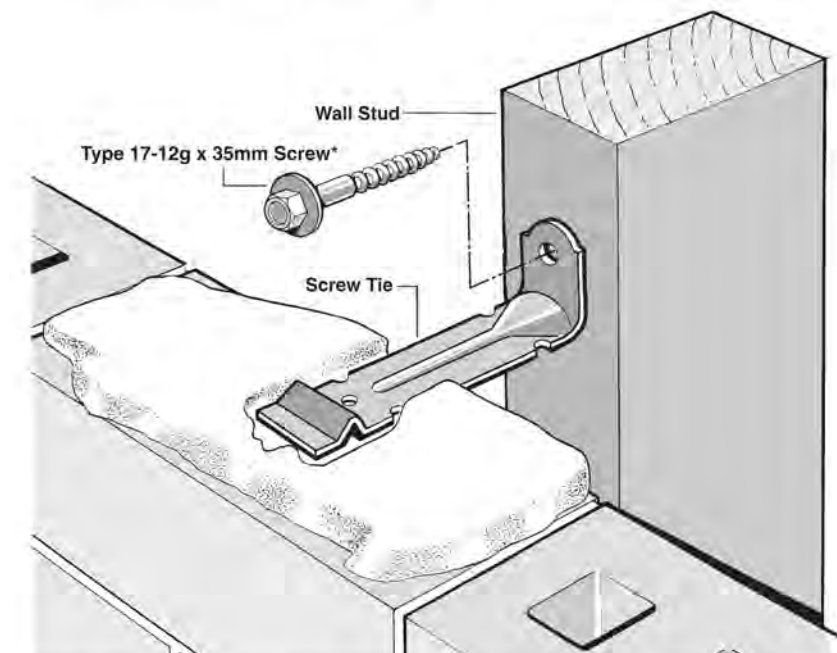
Screws: Type 17-12g x 35mm Hex Head Hot Dip Galvanised Screws

Packed: 250 ties per box including screws

Also available in Stainless Steel Grade 316 for Zone D.

SCREW TIES FOR BRICK VENEER FIXING

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



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

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


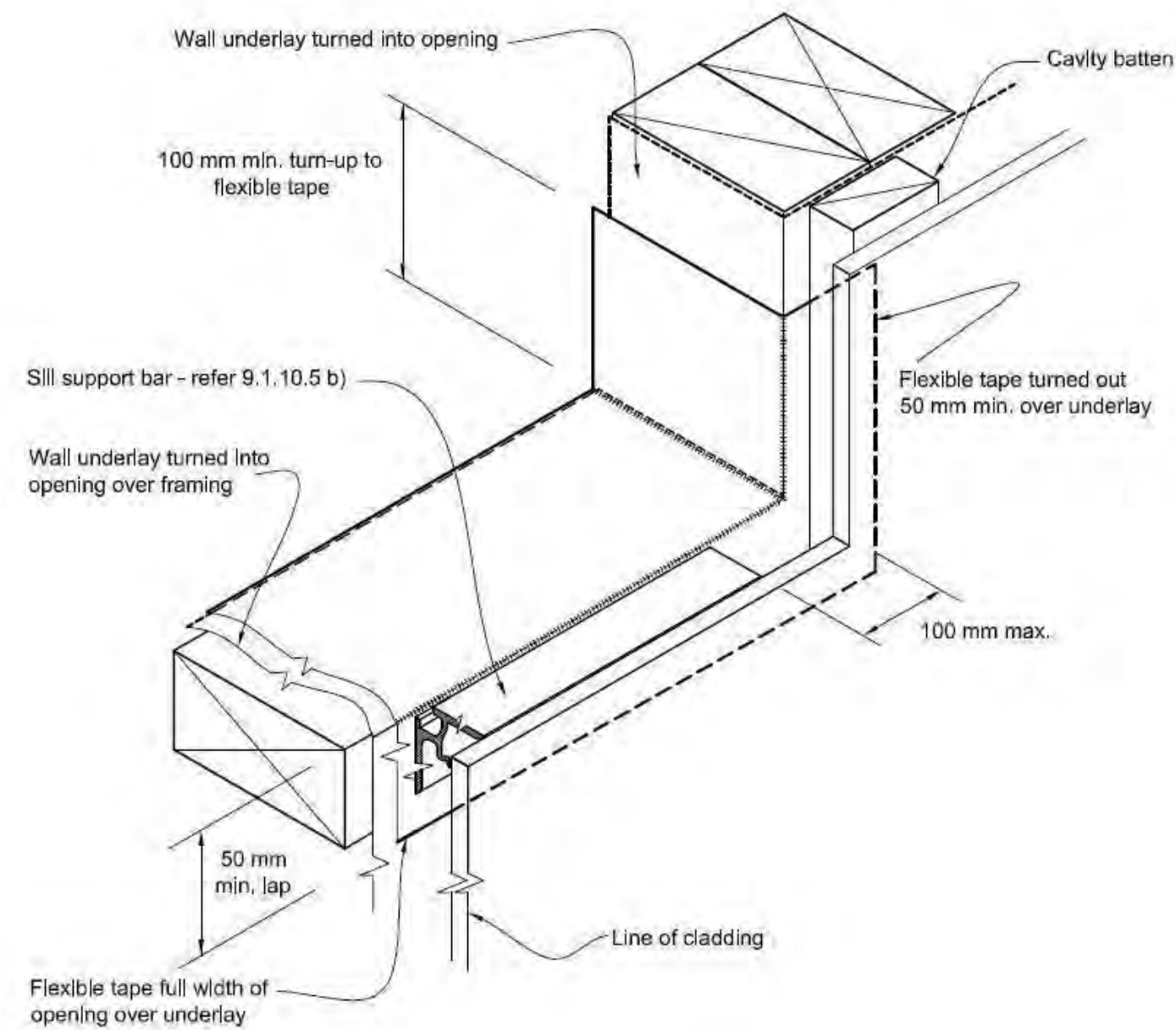
 Signature HOMES YOUR HOME. YOUR WAY.	TKR Homes Ltd. 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443 P: +64 3 342 7788	These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail is required for construction 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.	Penny Shaw & Stuart Anderson Lot 660 34 Higgins Street Ravenswood, Woodend	Job Number:	Original Plan:	Sheet Name:	CONSENT PLANS			Sheet No.:
				131371	Snipe	FRAMING DETAILS	No.	Date:	Reason:	14
							1	04-04-2023	Initial Consent Plans	
Sales:	Drawn:	QS:	Print Date:	Scale:						
R Gould	M Glynn	E Gould	4/04/2023	NTS @ A3				of 24 sheets		

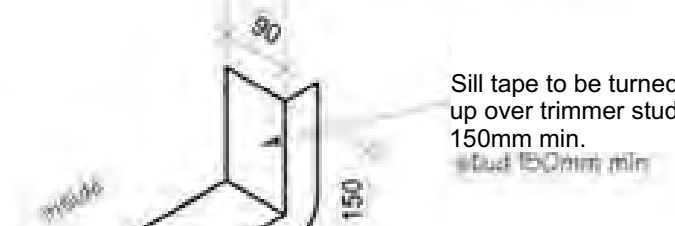
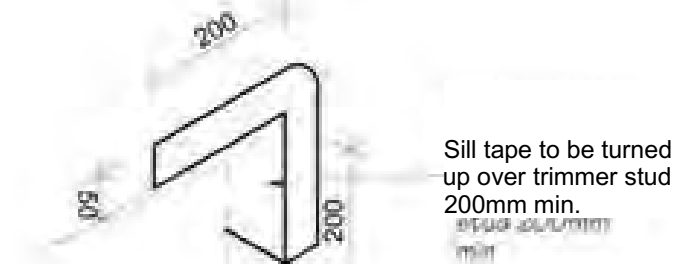
Figure 72B: General window and door opening with drainage cavity
 Paragraphs 9.1.5, 9.1.9.3, 9.1.10.2, Figures 73C, 76, 85, 86, 91, 99, 116 and 128

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



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

Detail Tape Location to Wall Openings




Sill tape to be continuous along entire sill

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

Sill Tape Flashing Detail

WAIMAKARIRI DISTRICT COUNCIL
 Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
 BC230421 24/05/2023 co-michaelmo

All dimensions are to be check 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 it 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.	Penny Shaw & Stuart Anderson Lot 660 34 Higgins Street Ravenswood, Woodend	Job Number: 131371	Original Plan: Snipe	Sheet Name: CONSTRUCTION DETAILS	CONSENT PLANS			Sheet No.: 15 of 24 sheets	
				Sales: R Gould	Drawn: M Glynn	QS: E Gould	Print Date: 4/04/2023	Scale: As Shown @ A3	No. 1	Date: 04-04-2023	Reason: Initial Consent Plans

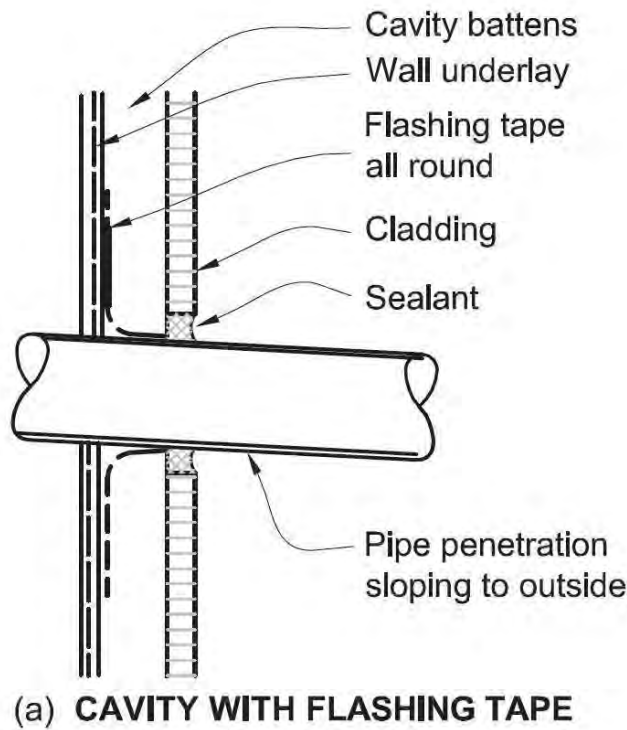
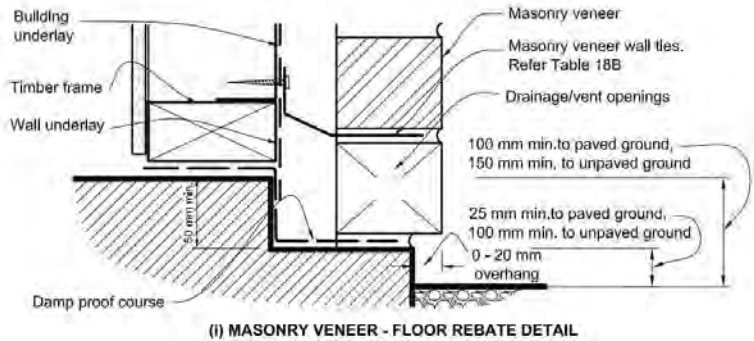
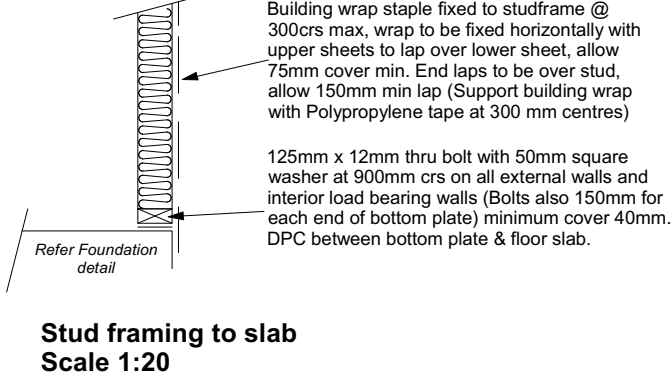
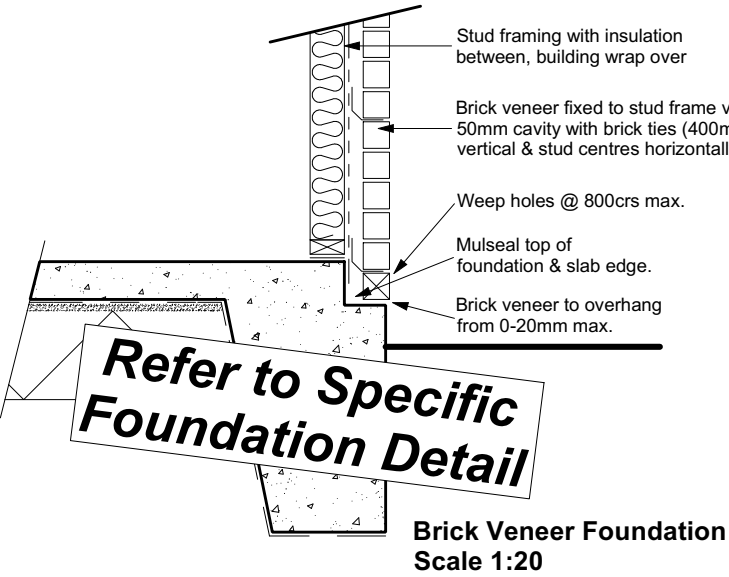


Figure 65: Levels and garage openings
Paragraphs 9.1.3, 9.1.3.4, 9.2.5, Table 18

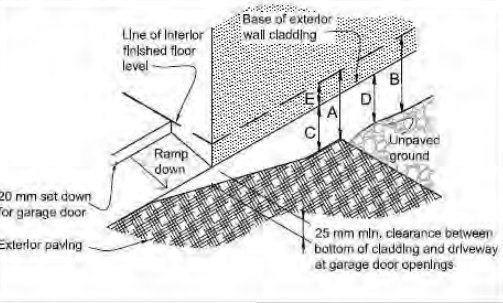
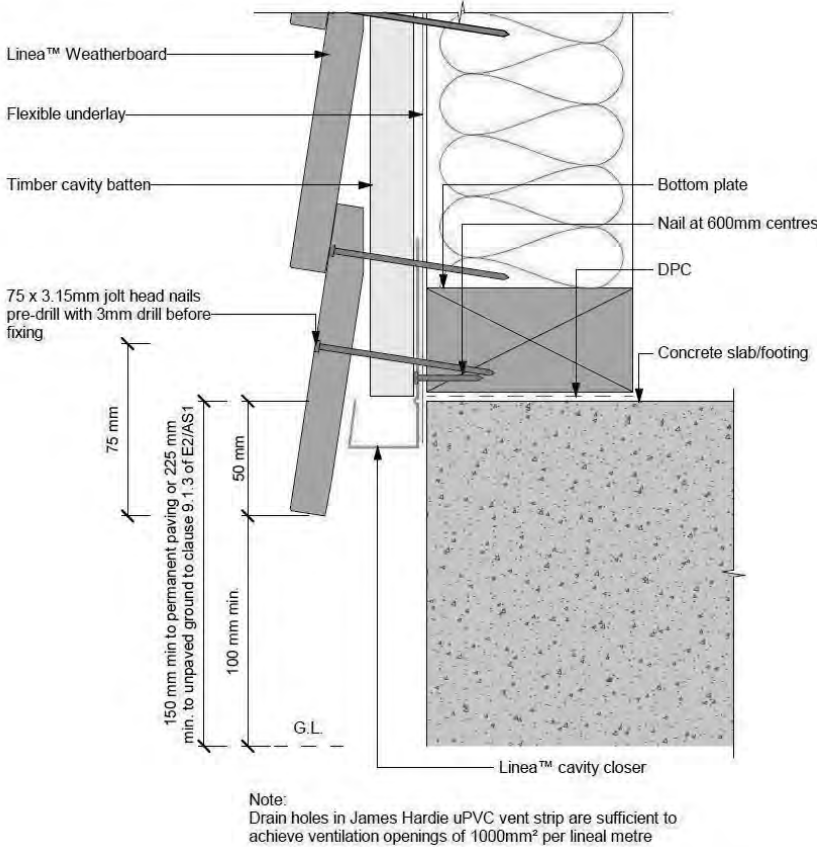


Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

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

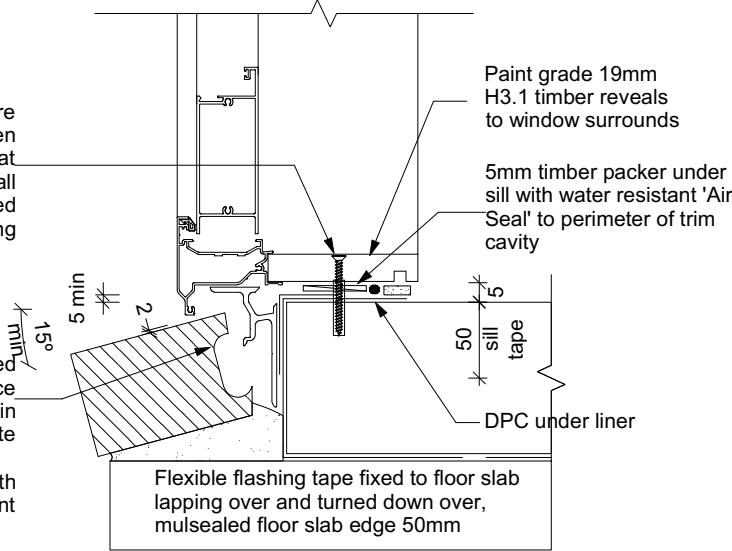
NOTE: 1) Refer to NZS 3604 for requirements.
2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.



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

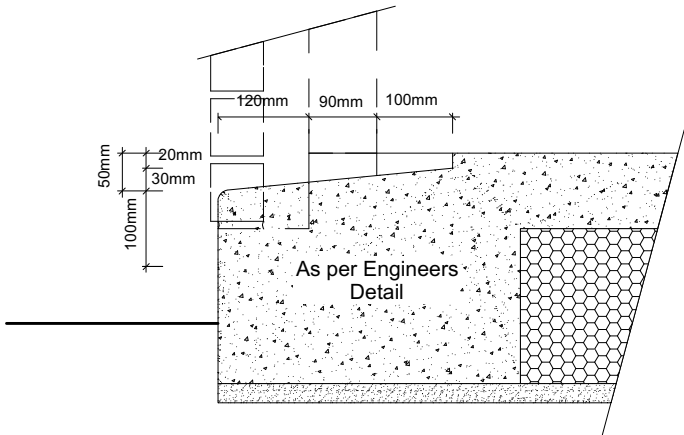


Door Sill to Slab Detail Scale 1:20

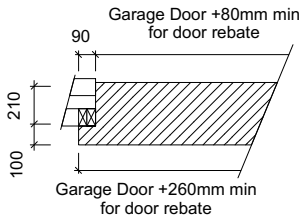
AIMA KARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC230421 24/05/2023 co-michaelmo

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

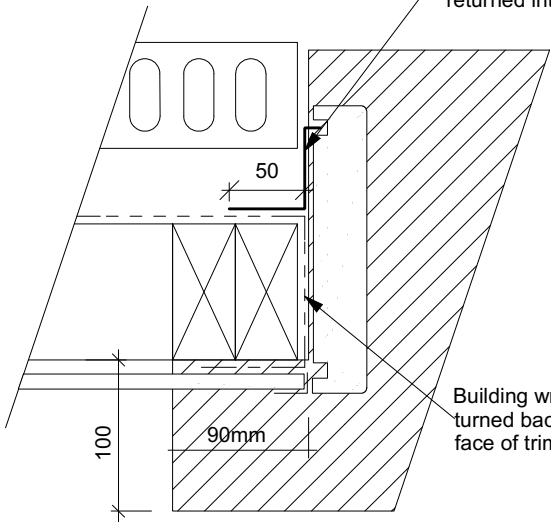
	TKR Homes Ltd. 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443 P: +64 3 342 7788	These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail is required for construction and to demonstrate compliance 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.	Penny Shaw & Stuart Anderson Lot 660 34 Higgins Street Ravenswood, Woodend	Job Number: 131371	Original Plan: Snipe	Sheet Name: CONSTRUCTION DETAILS	CONSENT PLANS			Sheet No.: 16 of 24 sheets																	
				Sales: R Gould	Drawn: M Glynn	QS: E Gould	Print Date: 4/04/2023	Scale: As Shown @ A3	<table><tr><th>No.</th><th>Date:</th><th>Reason:</th></tr><tr><td>1</td><td>04-04-2023</td><td>Initial Consent Plans</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	No.	Date:	Reason:	1	04-04-2023	Initial Consent Plans												
	No.	Date:	Reason:																								
	1	04-04-2023	Initial Consent Plans																								



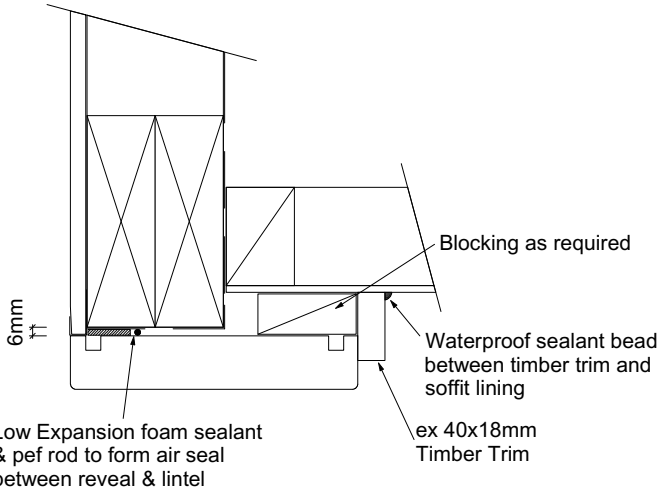
Garage Door Rebate Details
 Scale 1:10



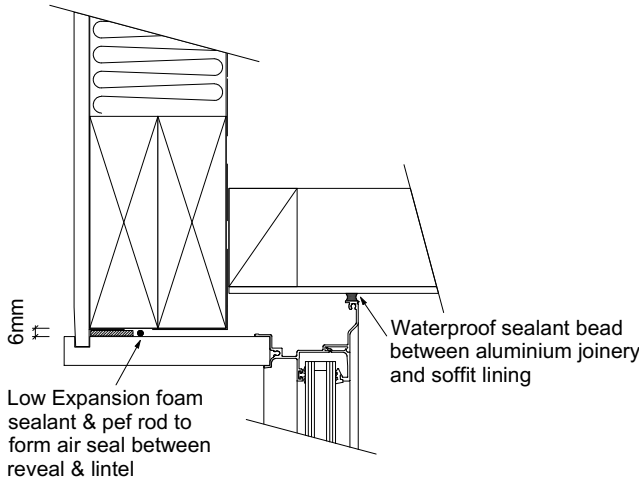
Masons 40 Below flashing tape to garage door reveal/brick veneer junction, Detail tape flashing to be returned into reveal rebate.



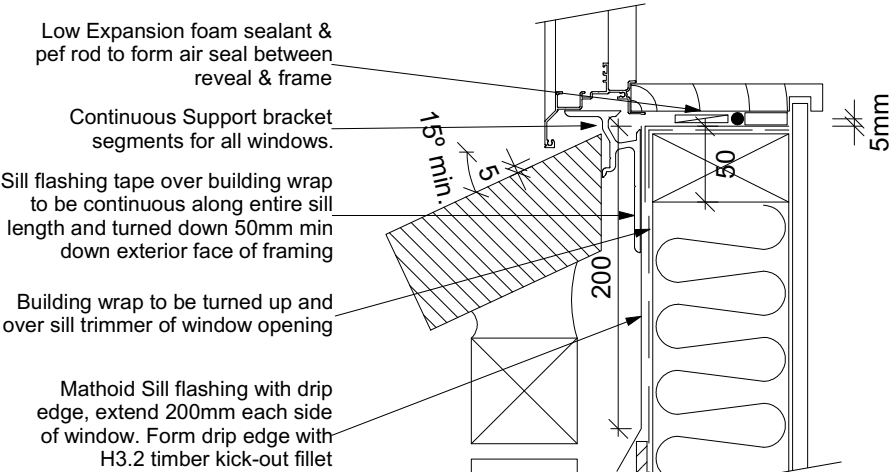
Garage Door Jamb Detail
 Scale 1:5



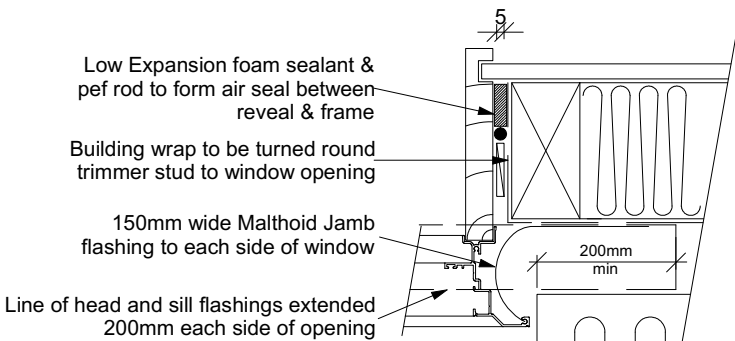
Garage Door Head to Soffit
 Scale 1:5



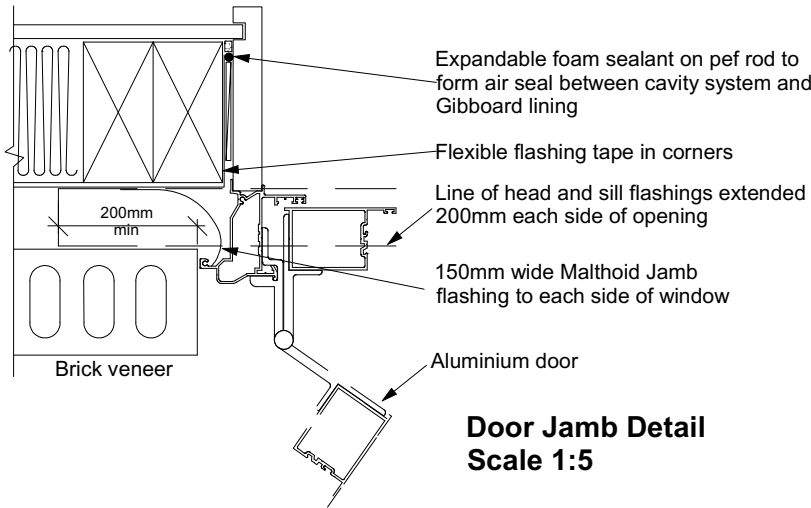
Window Head to Soffit Detail
 Scale 1:5



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:

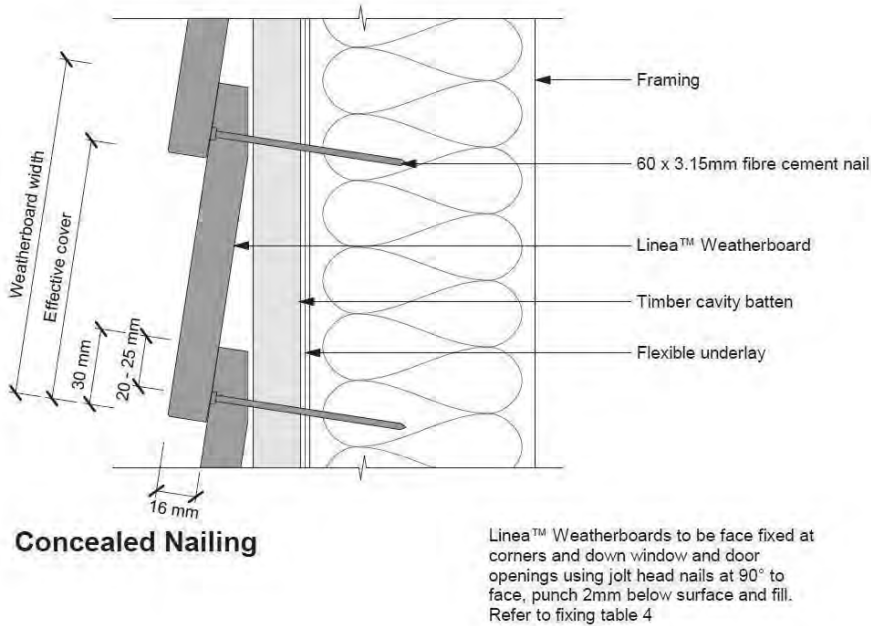
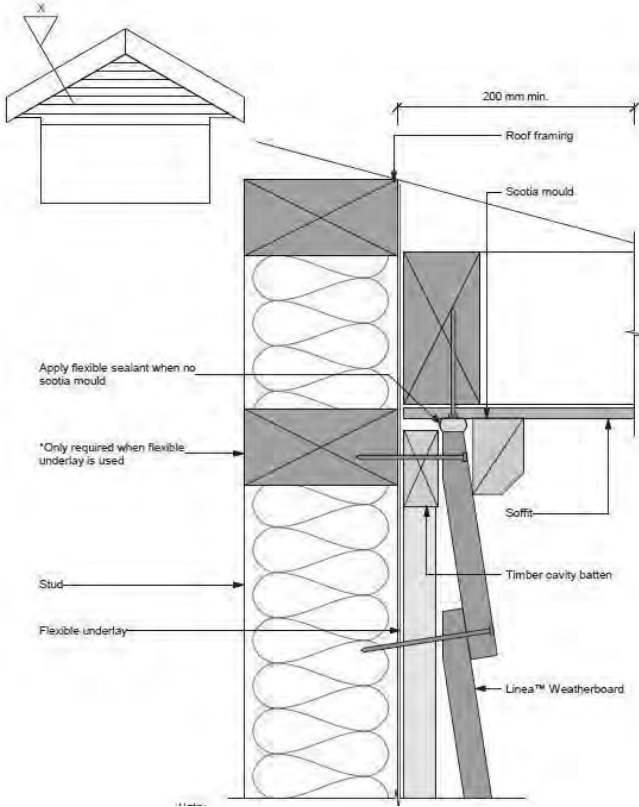
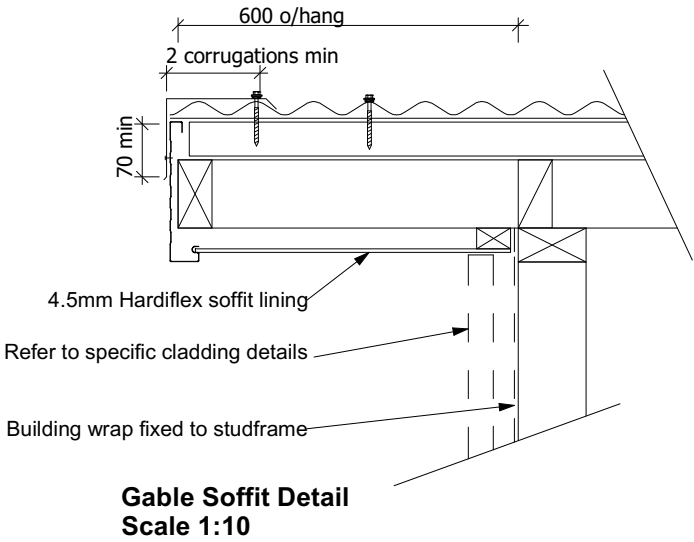
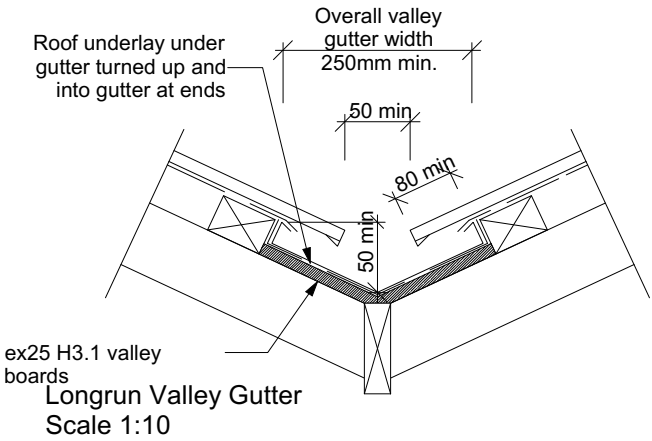
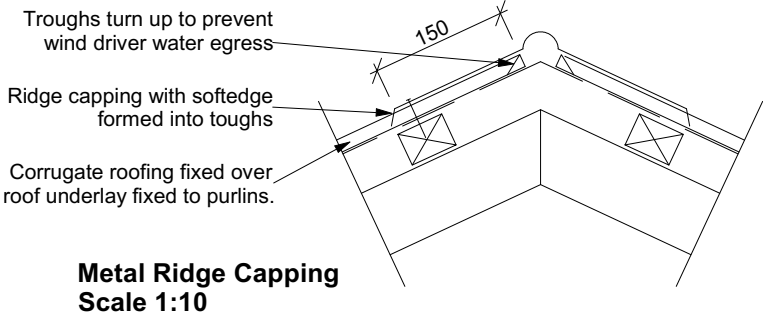
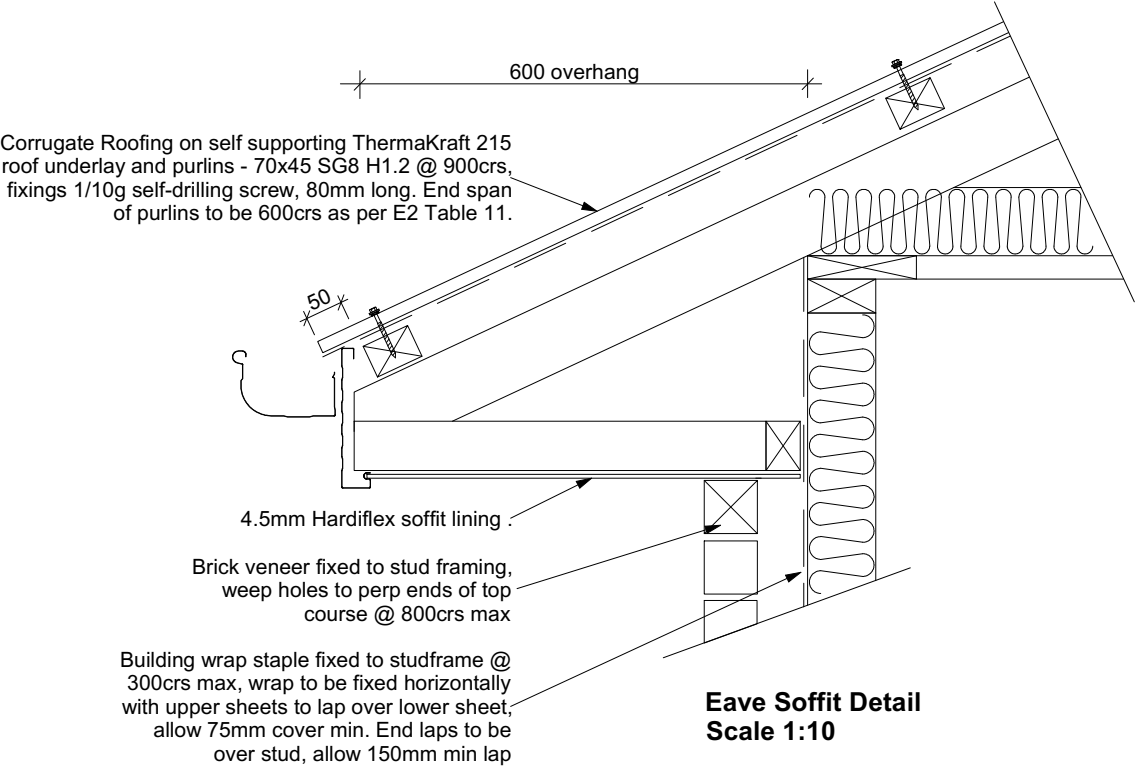
- a) Maximum 450 mm centres along sills, jambs and heads, and
- b) Maximum 150 mm from reveal ends.

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

WAIMAKARIRI DISTRICT COUNCIL
 Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
 BC230421 24/05/2023 co-michaelmo

All dimensions are to be check 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 it 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.	Penny Shaw & Stuart Anderson Lot 660 34 Higgins Street Ravenswood, Woodend	Job Number: 131371		Original Plan: Snipe	Sheet Name: CONSTRUCTION DETAILS		CONSENT PLANS			Sheet No.: 17 of 24 sheets
				Sales: R Gould	Drawn: M Glynn	QS: E Gould	Print Date: 4/04/2023	Scale: As Shown @ A3	No. 1	Date: 04-04-2023	Reason: Initial Consent Plans	




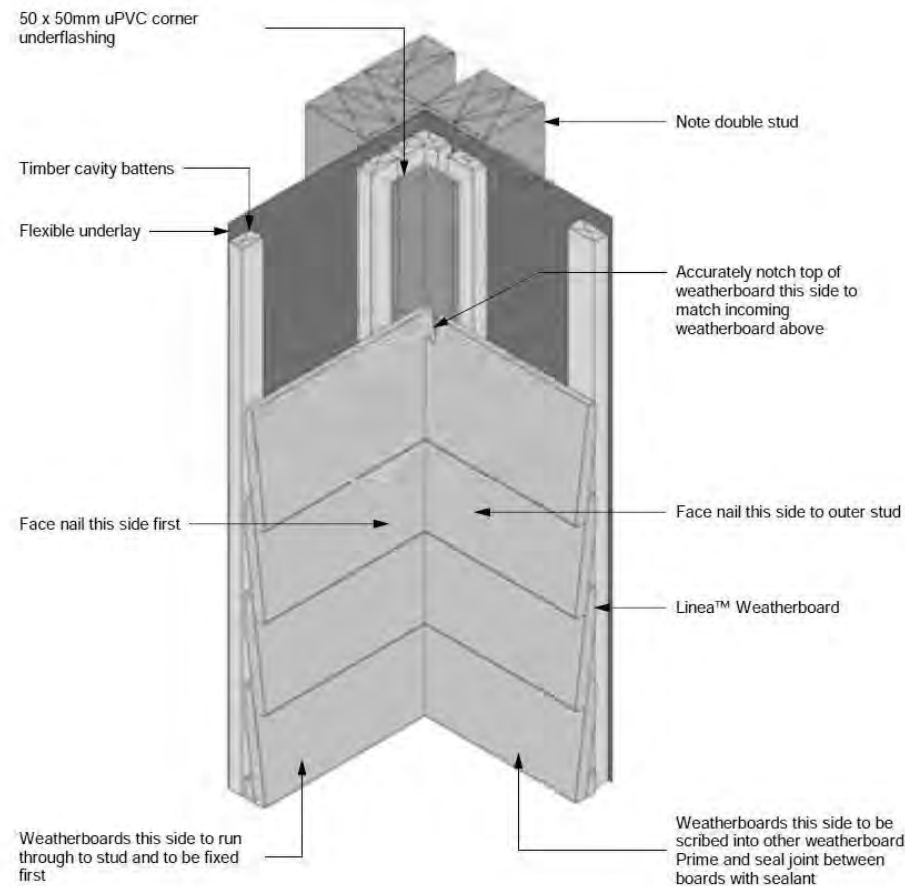
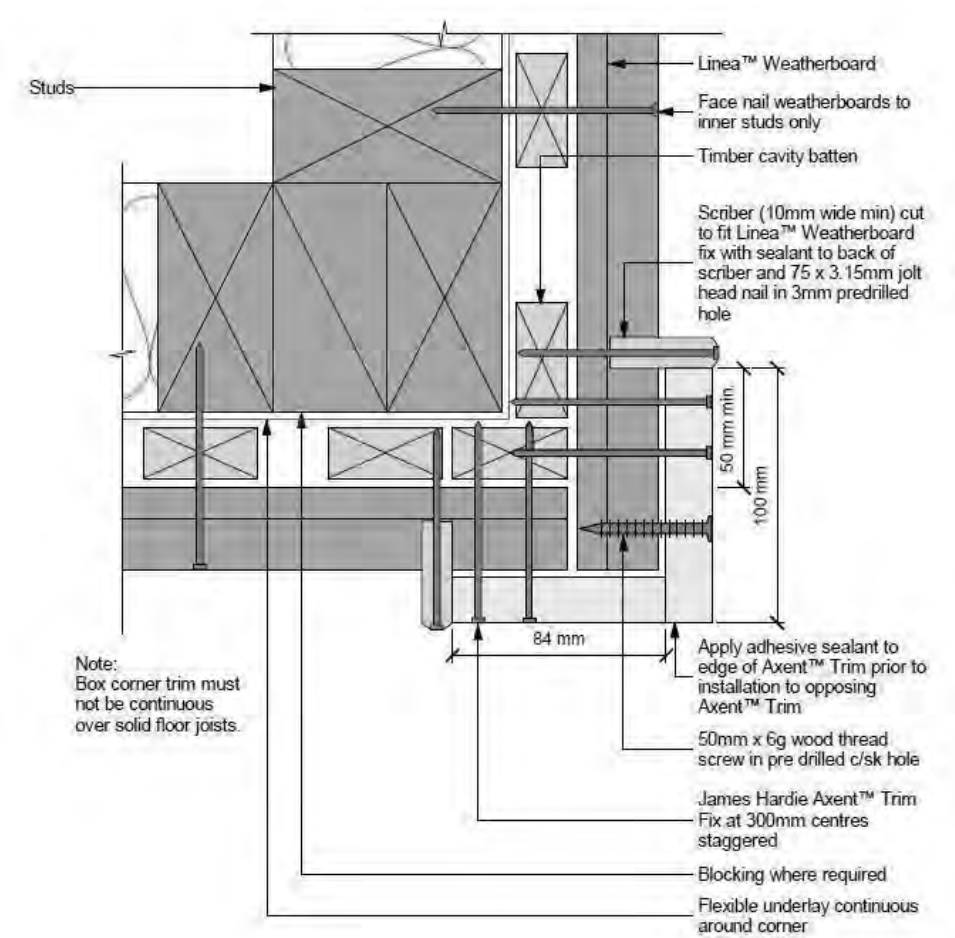
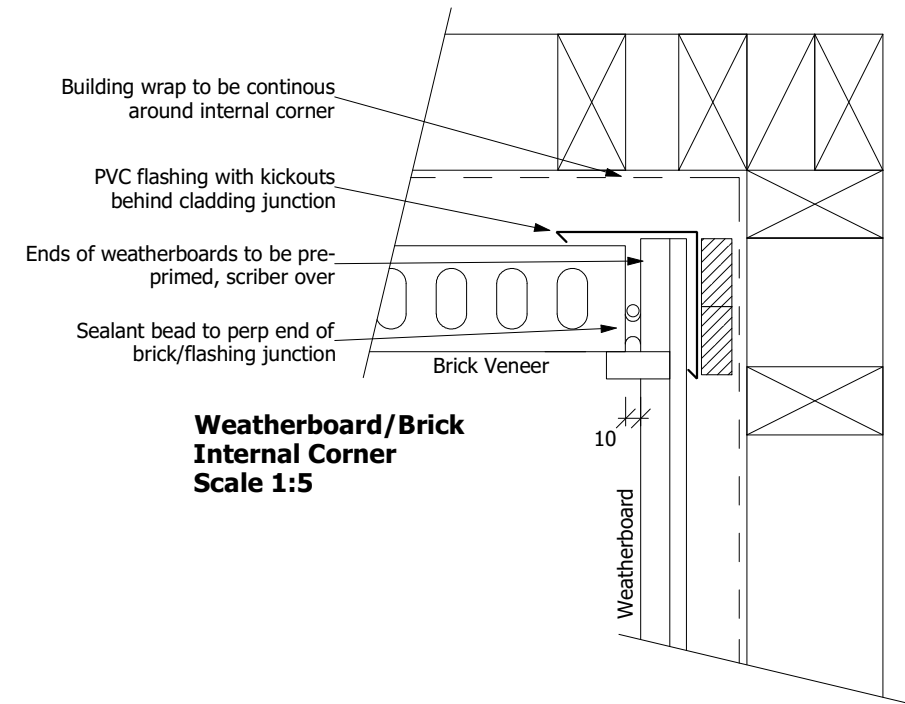
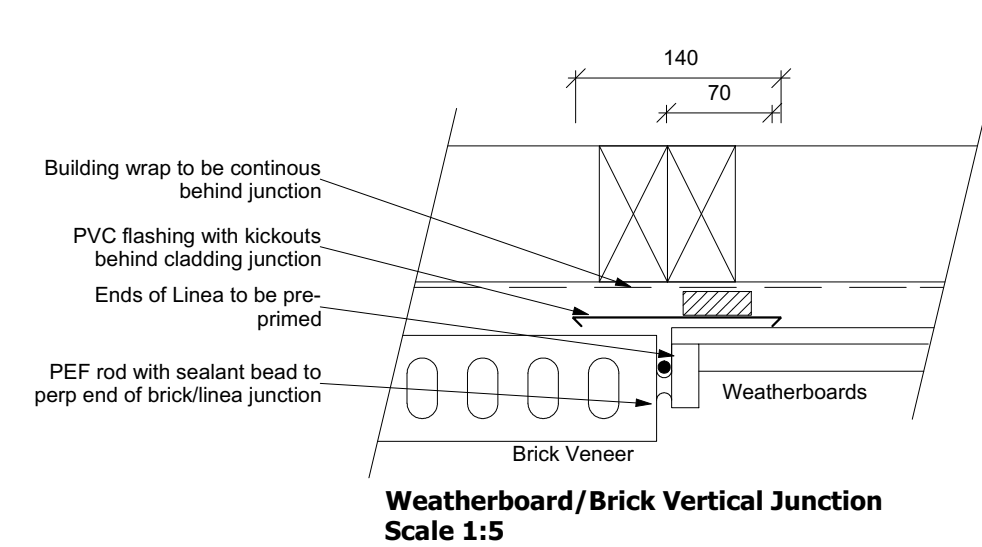
Note:
Alternatively the scotia can be scribed and sealed to Linea™ Weatherboard and the soffit lining

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

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC230421 24/05/2023 co-michaelmo


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

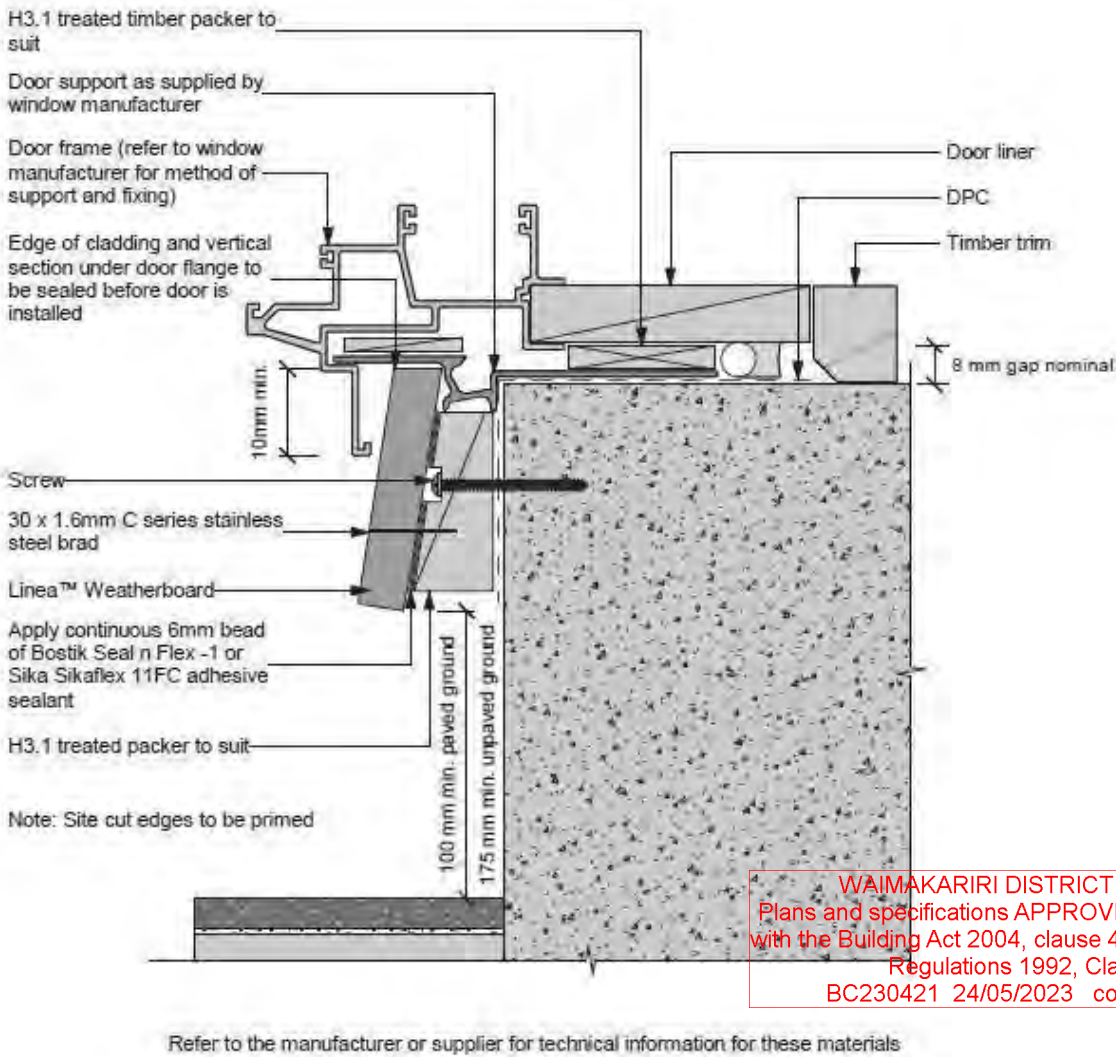
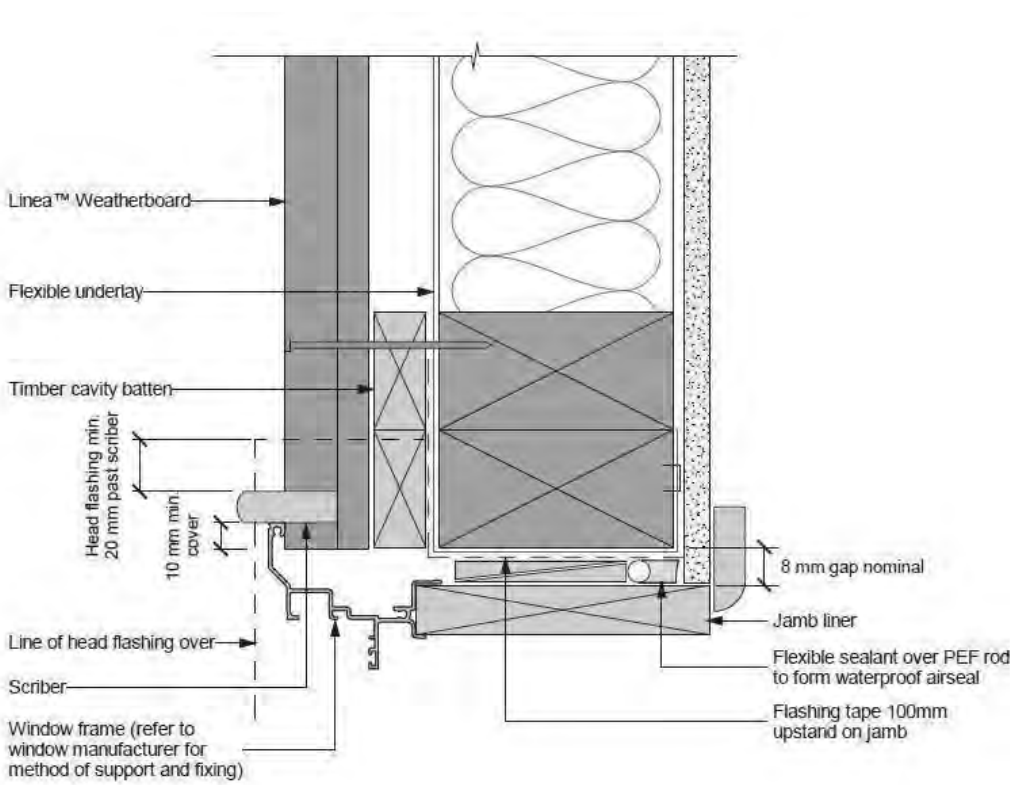
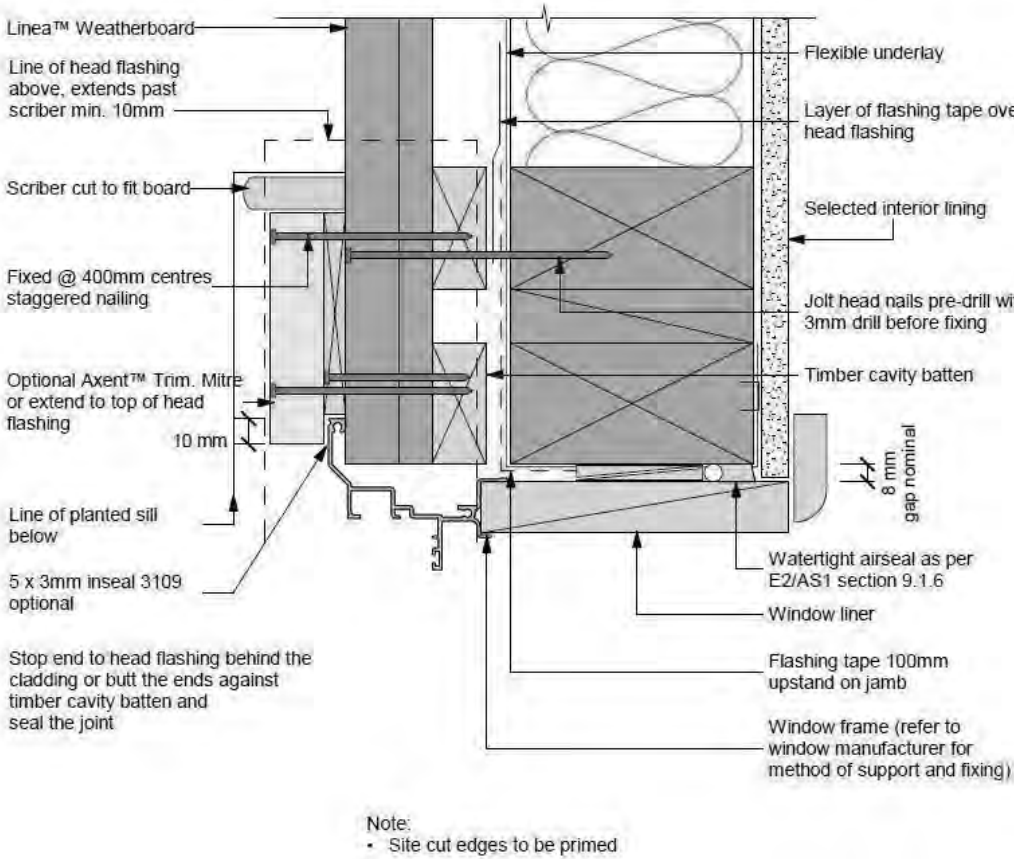
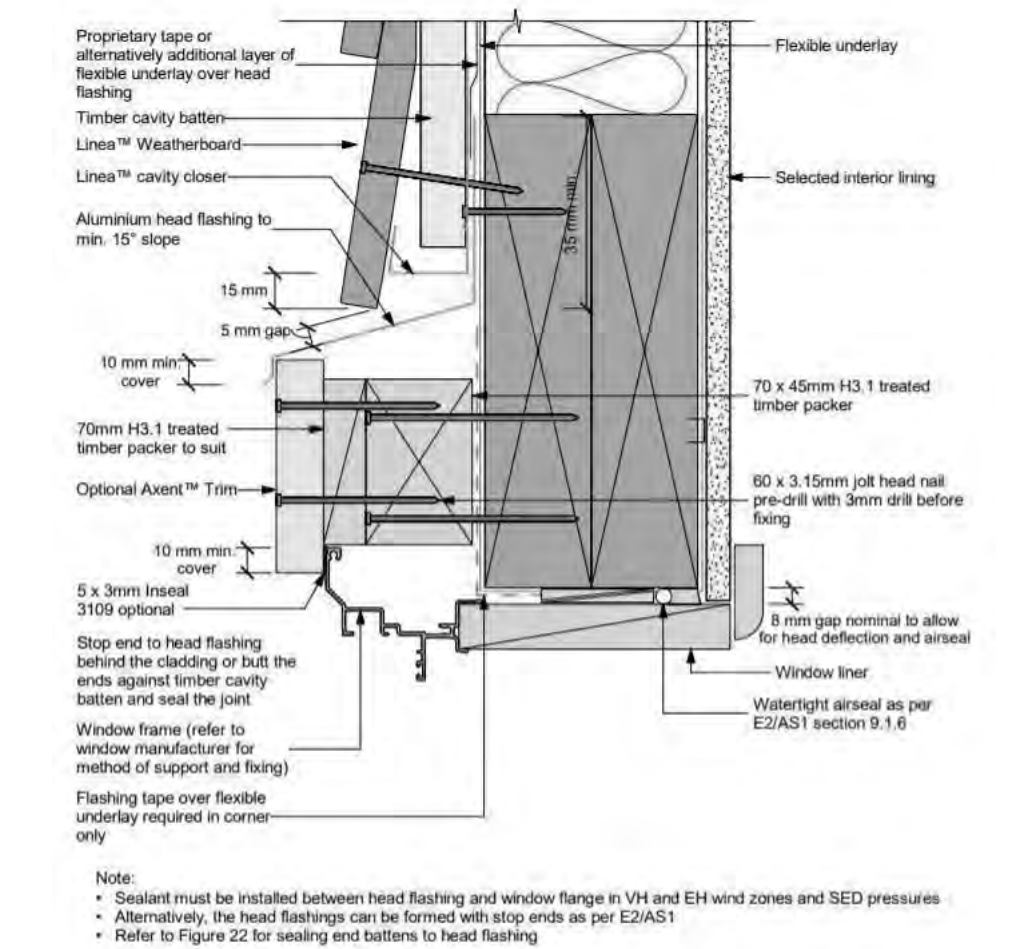
	TKR Homes Ltd. 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443 P: +64 3 342 7788	These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail it required for construction and to demonstrate compliance 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.	Penny Shaw & Stuart Anderson Lot 660 34 Higgins Street Ravenswood, Woodend	Job Number: 131371	Original Plan: Snipe	Sheet Name: CONSTRUCTION DETAILS	CONSENT PLANS			Sheet No.: 18 of 24 sheets																		
				Sales: R Gould	Drawn: M Glynn	QS: E Gould	Print Date: 4/04/2023	Scale: As Shown @ A3	<table><tr><th>No.</th><th>Date:</th><th>Reason:</th></tr><tr><td>1</td><td>04-04-2023</td><td>Initial Consent Plans</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	No.	Date:	Reason:	1	04-04-2023	Initial Consent Plans													
	No.	Date:	Reason:																									
	1	04-04-2023	Initial Consent Plans																									



WAIMAKARIRI DISTRICT COUNCIL
 Plans and specifications APPROVED in accordance
 with the Building Act 2004, clause 49 and the Building
 Regulations 1992, Clause 3
 BC230421 24/05/2023 co-michaelmo


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

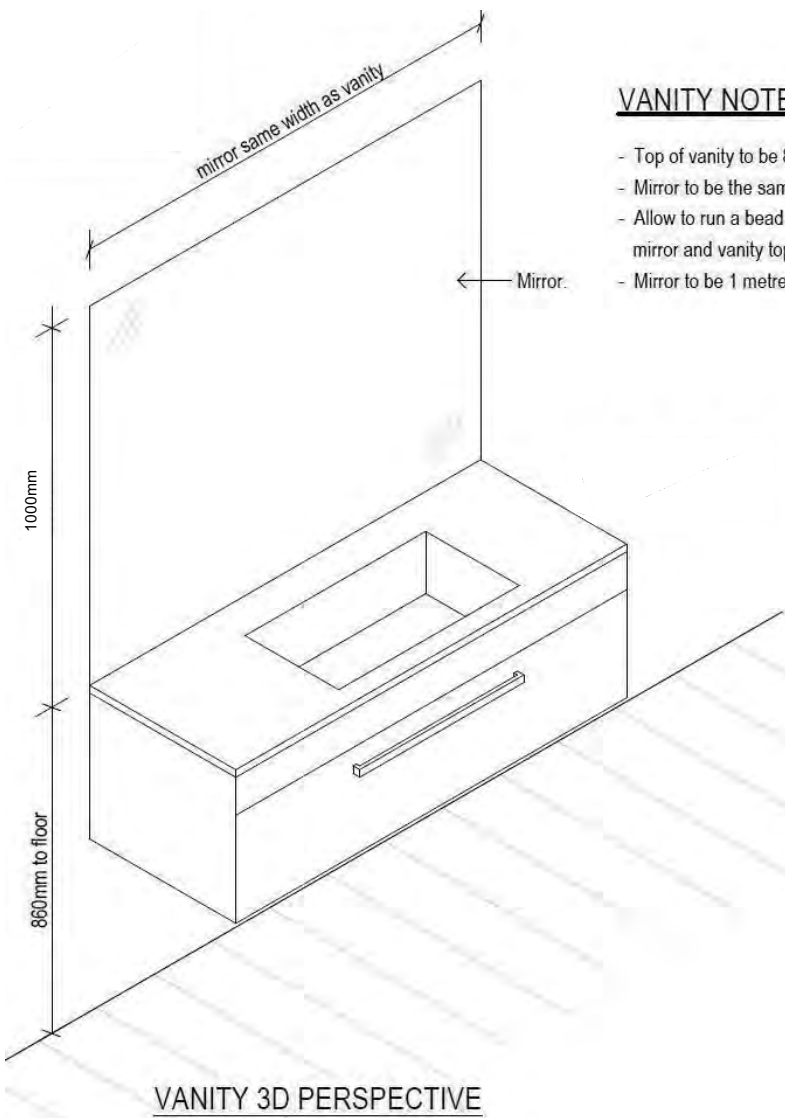
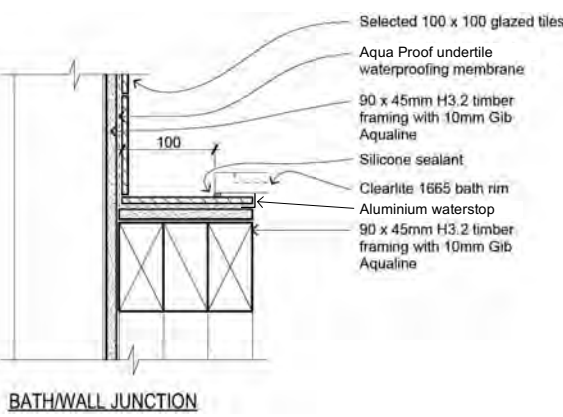
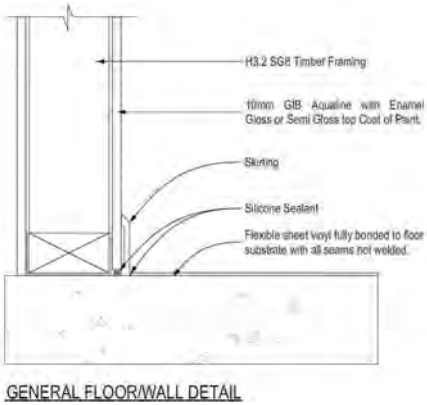
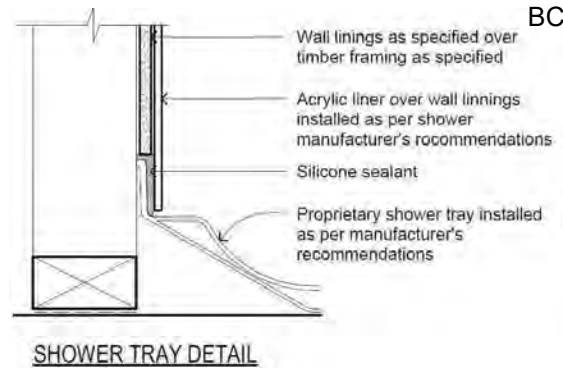
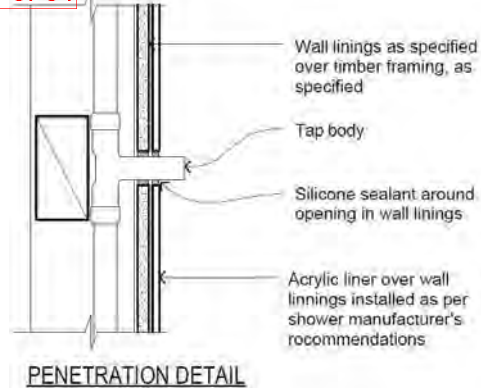
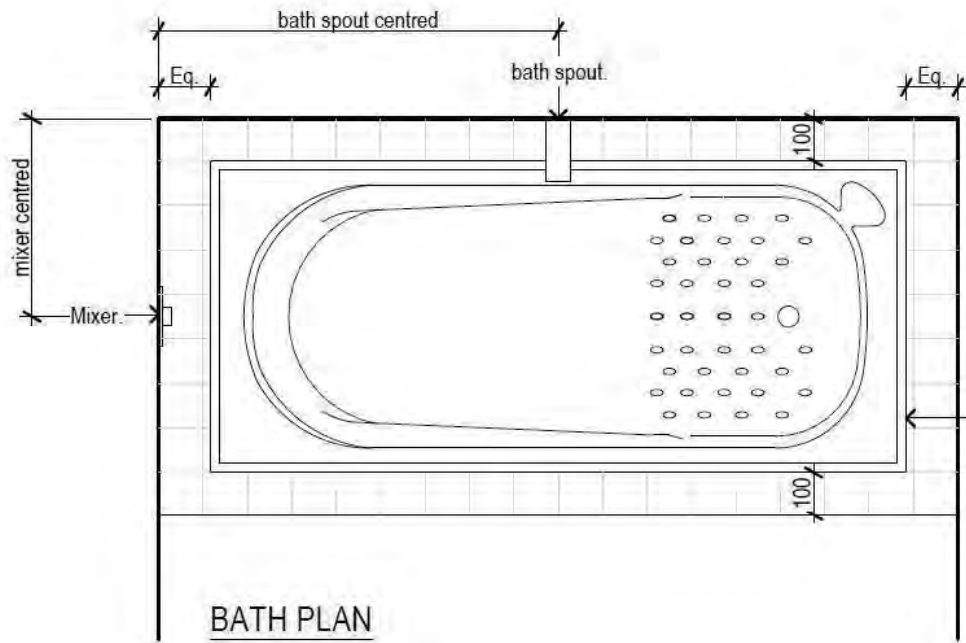
	TKR Homes Ltd. 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443 P: +64 3 342 7788	These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail it required for construction and to demonstrate compliance 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.	Penny Shaw & Stuart Anderson Lot 660 34 Higgins Street Ravenswood, Woodend	Job Number: 131371	Original Plan: Snipe	Sheet Name: CONSTRUCTION DETAILS	CONSENT PLANS			Sheet No.: 19 of 24 sheets	
				Sales: R Gould	Drawn: M Glynn	QS: E Gould	Print Date: 4/04/2023	Scale: As Shown @ A3	No. 1	Date: 04-04-2023	Reason: Initial Consent Plans



WAIMAKARIRI DISTRICT COUNCIL
 Plans and specifications APPROVED in accordance
 with the Building Act 2004, clause 49 and the Building
 Regulations 1992, Clause 3
 BC230421 24/05/2023 co-michaelmo

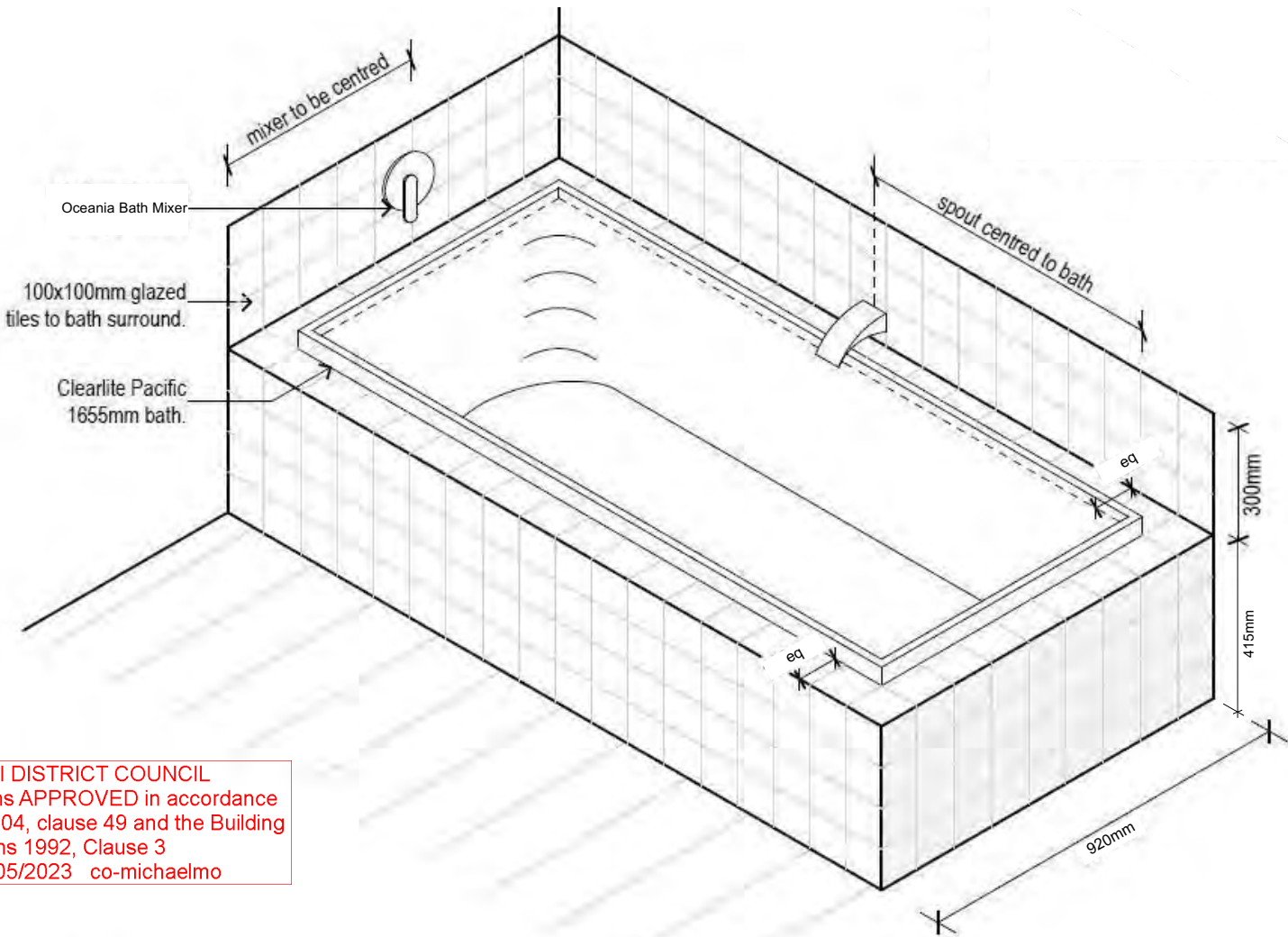
All dimensions are to be check and confirmed prior to any construction
 Plans are to be read in conjunction with Specifications and all supporting documentation

 <p>Signature HOMES</p> <p>YOUR HOME. YOUR WAY.</p>	<p>TKR Homes Ltd. 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443</p> <p>P: +64 3 342 7788</p>	<p>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 it 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.</p>	<p>Penny Shaw & Stuart Anderson Lot 660 34 Higgins Street Ravenswood, Woodend</p>	Job Number: 131371		Original Plan: Snipe	Sheet Name: CONSTRUCTION DETAILS		CONSENT PLANS			Sheet No.:																	
				<table><tr><td>No.</td><td>Date:</td><td>Reason:</td></tr><tr><td>1</td><td>04-04-2023</td><td>Initial Consent Plans</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>		No.	Date:	Reason:	1	04-04-2023	Initial Consent Plans										<table><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr></table>								20
						No.	Date:	Reason:																					
						1	04-04-2023	Initial Consent Plans																					
Sales: R Gould		Drawn: M Glynn	QS: E Gould	Print Date: 4/04/2023	Scale: As Shown @ A3																								



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
 BC230421 24/05/2023 co-michaelmo

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


 Signature HOMES YOUR HOME. YOUR WAY.	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 it 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.	Penny Shaw & Stuart Anderson Lot 660 34 Higgins Street Ravenswood, Woodend	Job Number: 131371		Original Plan: Snipe		Sheet Name: BATHROOM DETAILS		CONSENT PLANS			Sheet No.: 21 of 24 sheets				
				Sales: R Gould		Drawn: M Glynn		QS: E Gould		Print Date: 4/04/2023		Scale: NTS @ A3		No.	Date:	Reason:	
														1	04-04-2023	Initial Consent Plans	

Figure 16: Tempering Valve Installation
 Paragraph 6.14.2 a)

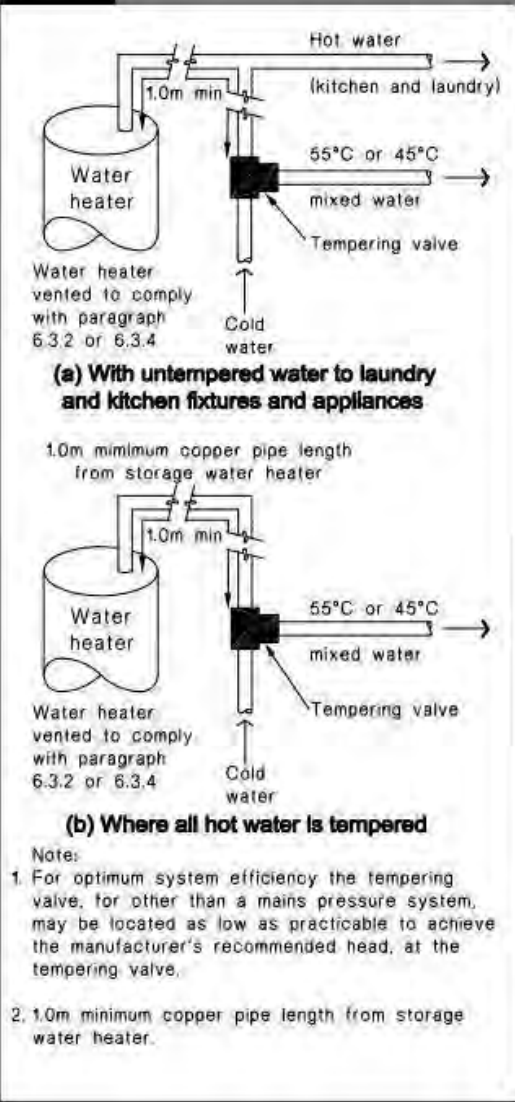


Figure 8: Mains Pressure Storage Water Heater System (unvented)
 Paragraphs 6.1.2 and 6.2.1 b)

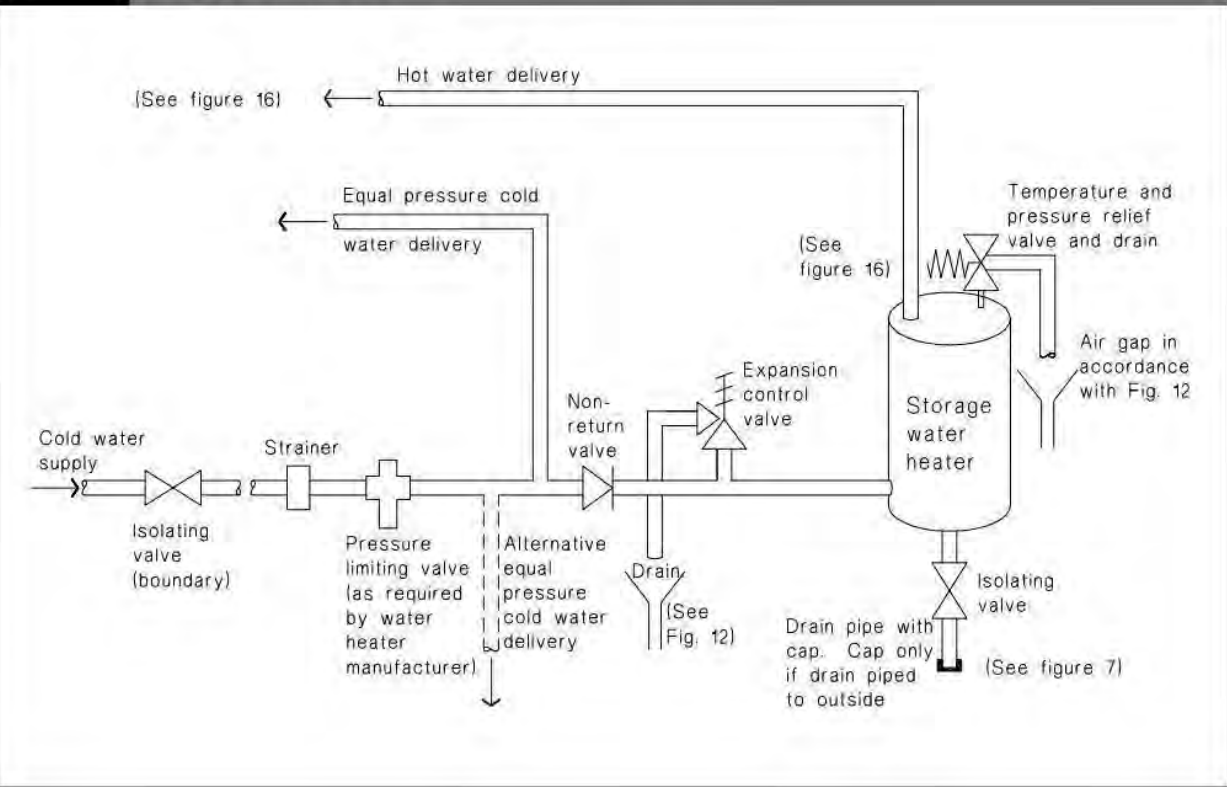
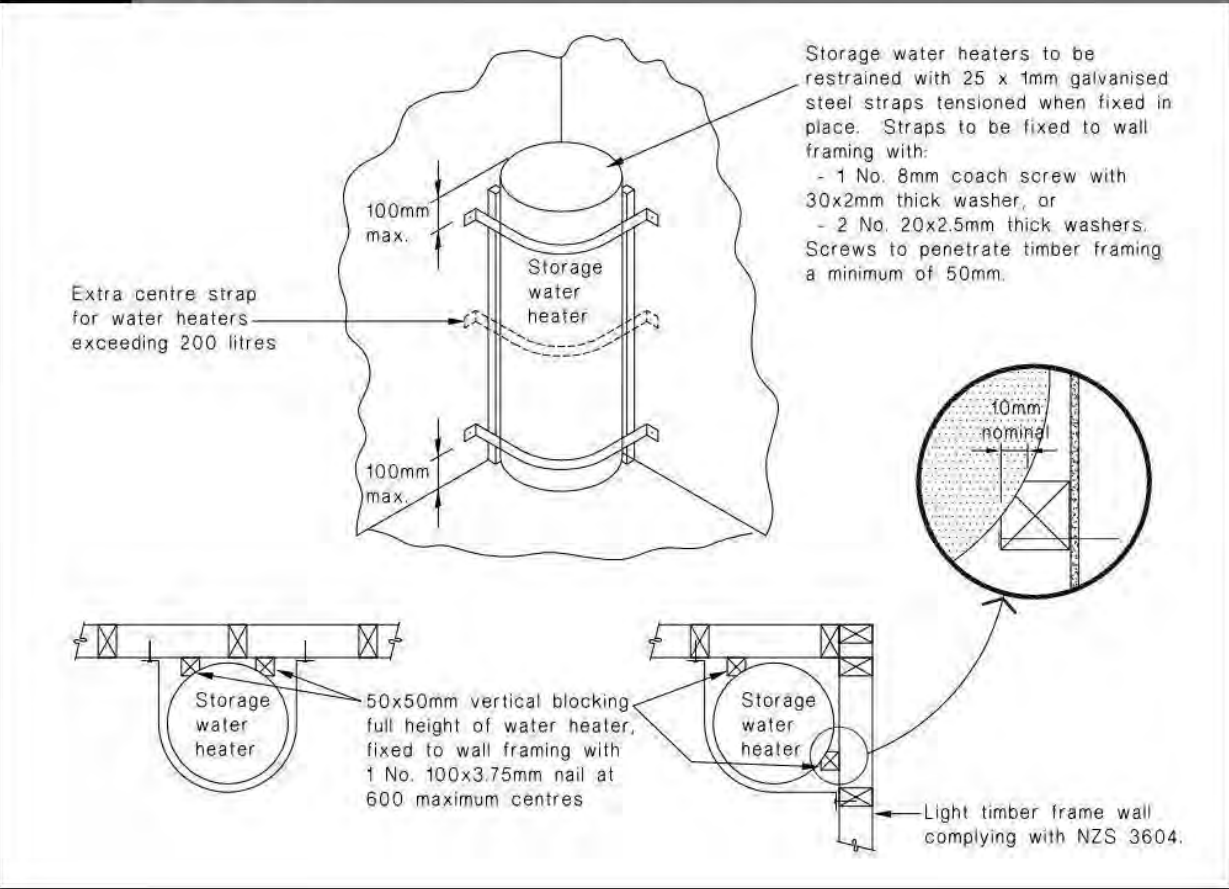



Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
 Paragraph 6.11.4



WAIMAKARIRI DISTRICT COUNCIL
 Plans and specifications APPROVED in accordance
 with the Building Act 2004, clause 49 and the Building
 Regulations 1992, Clause 3
 BC230421 24/05/2023 co-michaelmo

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

 <p>Signature HOMES YOUR HOME. YOUR WAY.</p>	<p>TKR Homes Ltd. 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443 P: +64 3 342 7788</p>	<p>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.</p>	<p>Penny Shaw & Stuart Anderson Lot 660 34 Higgins Street Ravenswood, Woodend</p>	<p>Job Number: 131371</p>	<p>Original Plan: Snipe</p>	<p>Sheet Name: PLUMBING DETAILS</p>	<p>CONSENT PLANS</p> <table><tr><th>No.</th><th>Date:</th><th>Reason:</th></tr><tr><td>1</td><td>04-04-2023</td><td>Initial Consent Plans</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>			No.	Date:	Reason:	1	04-04-2023	Initial Consent Plans																<p>Sheet No.: 22 of 24 sheets</p>
	No.	Date:	Reason:																												
	1	04-04-2023	Initial Consent Plans																												

Buildable Consent Layout

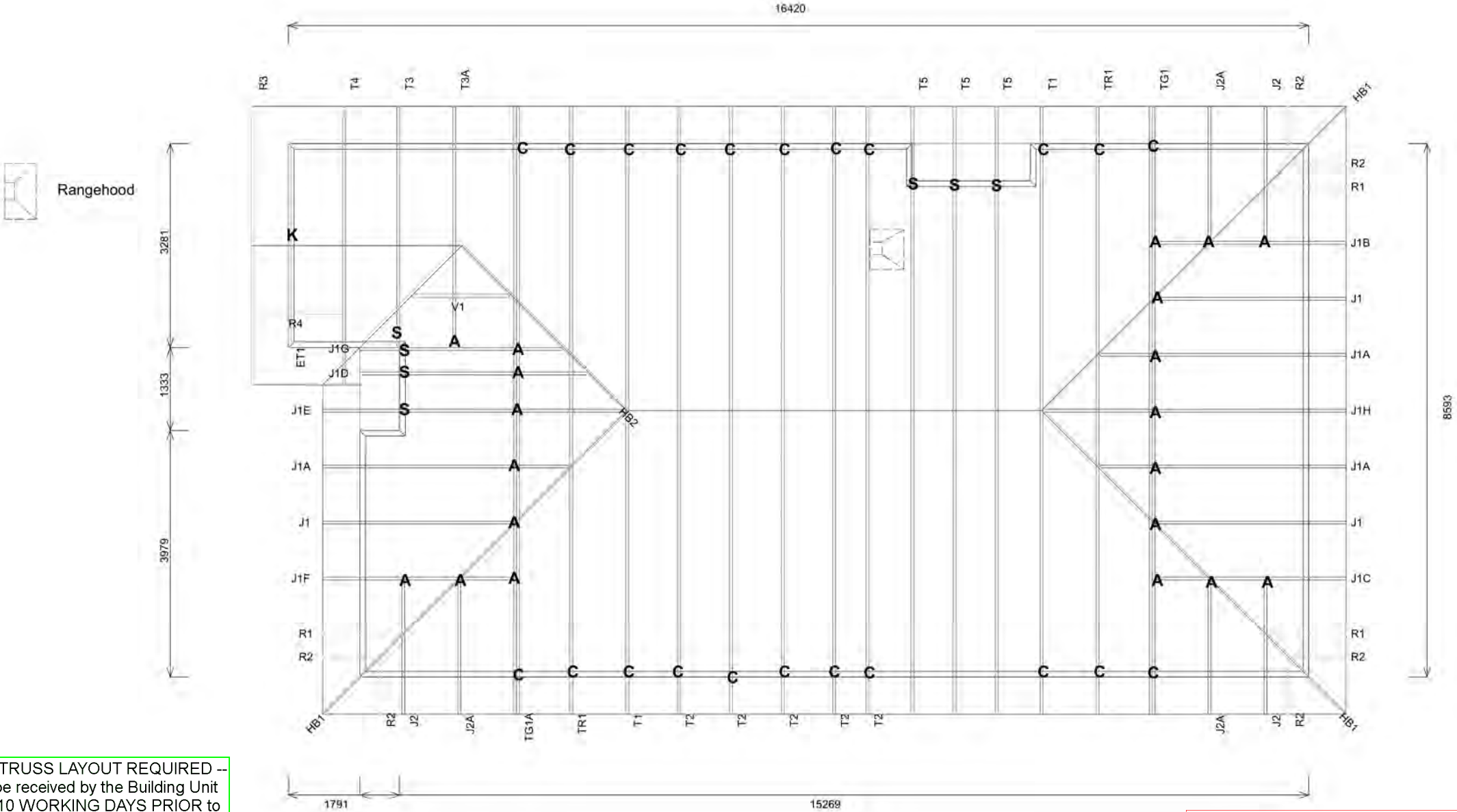


For valley/saddle truss fixing unless stated otherwise use a pair of wire dogs at 900mm centres for up to and including a very high wind zone. Or a pair of CT200's at 900mm centres for extra high wind zone. This fixing is to meet the minimum requirements as per NZS3604.



Your Building Partner

BC230421



Truss Fixings

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

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

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

All truss fixings not indicated as above must have 2 wire dogs for cross joints and 2/90x3.15dia nails for butt 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 / draughtsperson is responsible for the design to transfer the loads to the ground.

Snow Zone:	Christchurch (N4)
Wind Area:	High
TC Restraints:	900 mm
Roof Material:	Galv Iron 0.55mm
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:	0.90C kPa
Truss Centres:	900 mm

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC230421 24/05/2023 co-michaelmo

-- 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-Build" designs shall be sent to buildinginfo@wmk.govt.nz



Job No: CH1385142C1

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


Job Name: Shaw Anderson Lot 660 Ravenswood Wooden

Address: Lot 660 Ravenswood Wooden

If a gable truss requires a windbeam brace, the type of MiTek brace will be noted as such on the layout. The truss fixings can be substituted for other fixings of the same or greater capacity. All verge framing to be fixed according to the MiTek On-Site Guide if not covered by NZS3604. If bottom chord restraints are 35mm Metal battens, then they must be fixed with either two nails or screws. If the metal battens are fixed with a single nail or screw then 90x45mm bottom chords restraints will be required at 1800mm centres

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

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

 YOUR HOME. YOUR WAY.	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.	Penny Shaw & Stuart Anderson Lot 660 34 Higgins Street Ravenswood, Woodend	Job Number: 131371	Original Plan: Snipe	Sheet Name: TRUSS DESIGN	CONSENT PLANS			Sheet No.: 23 of 24 sheets
							No.	Date:	Reason:	
							1	04-04-2023	Initial Consent Plans	
					Sales: R Gould	Drawn: M Glynn	QS: E Gould	Print Date: 4/04/2023	Scale: NTS @ A3	

Buildable Consent Layout

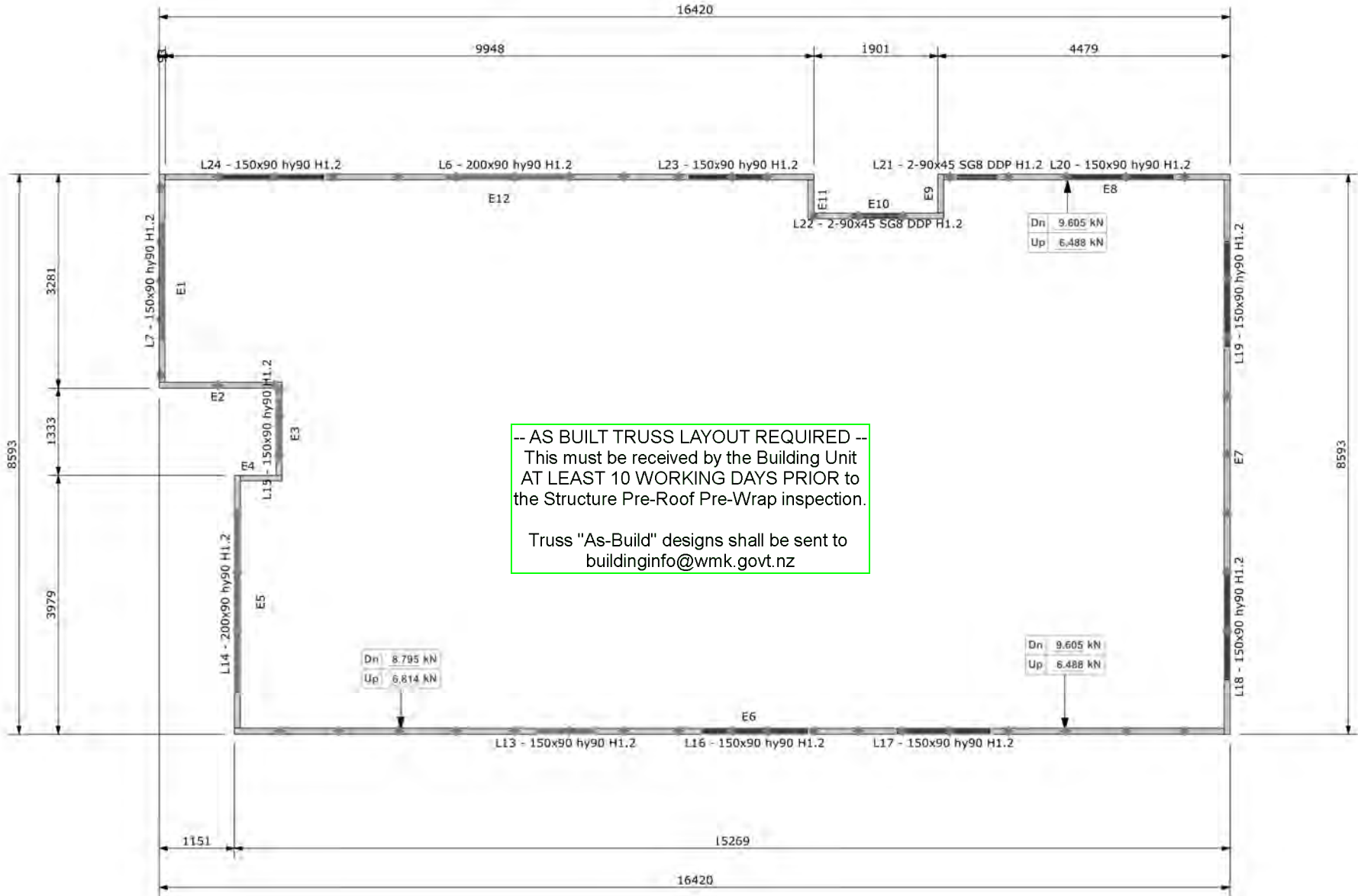


All internal walls shown on this layout are considered to be loadbearing
Lintel fixing specification remains the responsibility of the architect / draughtsperson



Your Building Partner

BC230421




-- 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 shall be sent to
buildinginfo@wmk.govt.nz


Lintel Fixings are as per
the included reports.



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

 Every Facet an Advantage.	Job No: CH1385142C1	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.
	Customer: TKR Homes Limited T/A Signature Homes Canterbury Job Name: Shaw Anderson Lot 660 Ravenswood Wooden Address: Lot 660 Ravenswood Wooden		
Drawn: Marinor Reyes Date: 21/03/2023			

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.	Penny Shaw & Stuart Anderson Lot 660 34 Higgins Street Ravenswood, Woodend	Job Number: 131371	Original Plan: Snipe	Sheet Name: TRUSS DESIGN	CONSENT PLANS			Sheet No.: 24 of 24 sheets
							No.	Date:	Reason:	
							1	04-04-2023	Initial Consent Plans	