



BCN/2023/4320
22/08/2023

Bailey, Gavin



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All dimensions are to be checked and confirmed prior to any construction
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Nidhi Taneja & Anshul Soman
Lot 130, DP 584756
19 Pitcaithly Street
Halswell, Christchurch

Job Number:
172991
Original Plan:
Dove
Sheet Name:
COVER PAGE
Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 16/08/2023 Scale: @ A3

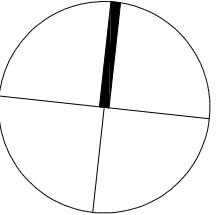
CONSENT PLANS

No.	Date:	Reason:
1	11-07-2023	Initial Consent Plans

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of 25 sheets

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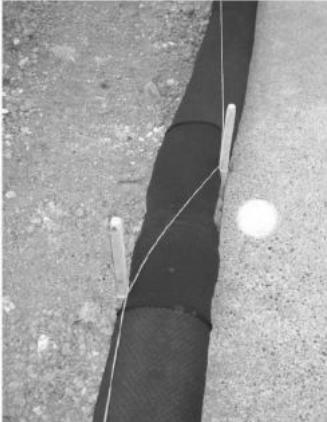
PITCAIRN STREET

The diagram illustrates a cross-section of a stabilised entry/exit pad. The pad is a thick, grey, layered structure. A road with a kerb and footpath leads to the pad. A property boundary line is marked on the slope above the pad. The pad has a sediment trap at its base. Labels include:

- RUNOFF DIVERSION BUND INCORPORATE INTO PAD WHEN THE ENTRY/EXIT PAD IS LOCATED DOWN-SLOPE OF THE SOIL DISTURBANCE**
- MAKE SAFE FOR PEDESTRIAN TRAFFIC**
- 150-200 min** (multiple labels)
- 2000 min** (label near the top of the slope)
- Property Boundary Line**
- Footpath**
- Road**
- 10m min.**
- RUNOFF FROM PAD DIRECTED TO SEDIMENT TRAP**
- 40-75 mm CRUSHED ROCK**
- TEXTILE FILTER CLOTH (AS DIRECTED OR WHEN WORKING ON CLAY COILS)**

STABILISED ENTRY/EXIT PAD

REMOVE STABILISED ENTRY/EXIT PAD UPON COMPLETION OF THE FORMED DRIVEWAY

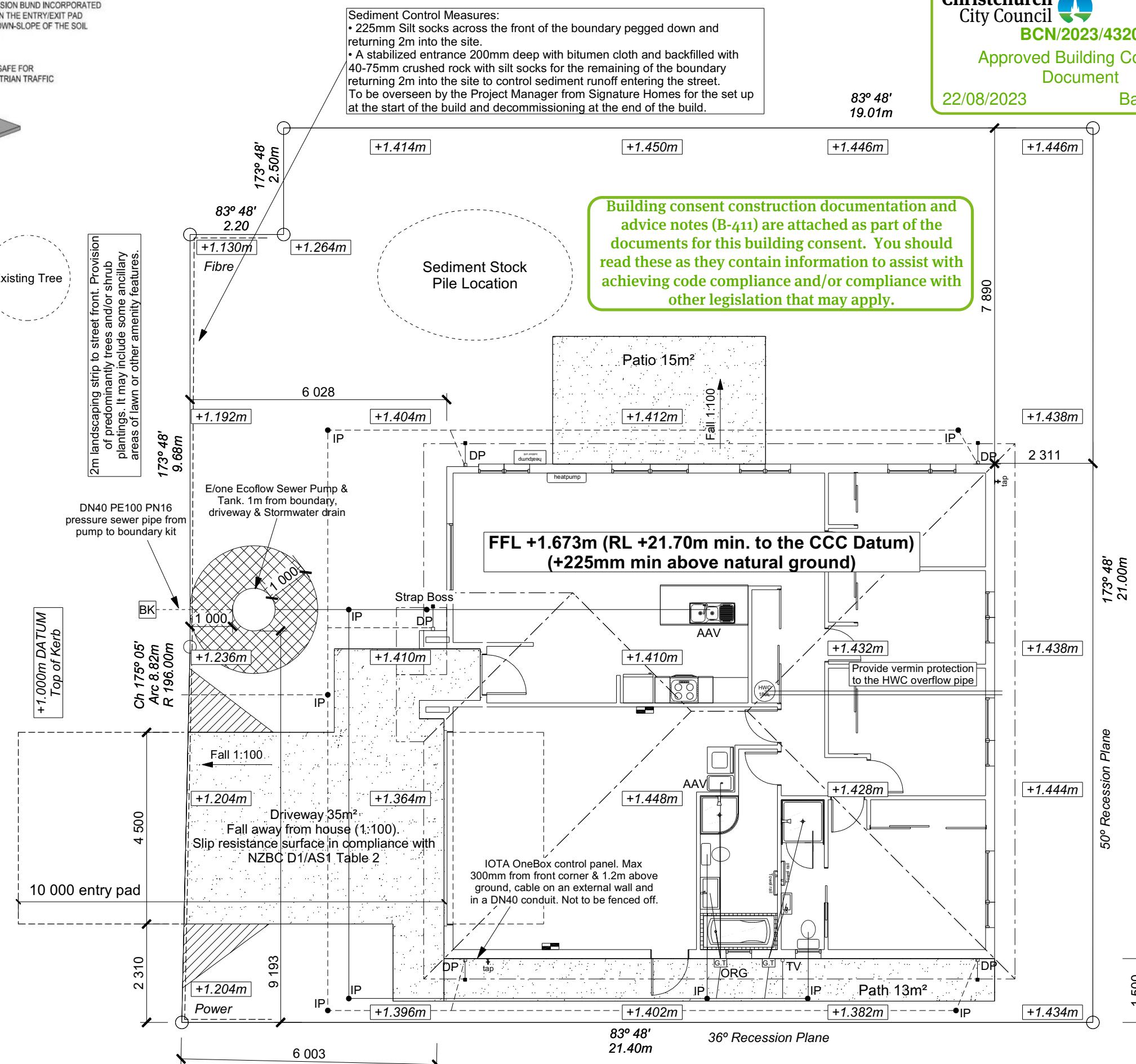


Silt sock joined using a sleeve and pegged and secured using bailing twine with 1 m overlapping joint (Source: Erosion Control Ltd)

Earthworks/vehicle crossings within
5m of trees shall be carried out
under the supervision of Tree Tech

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

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Sediment Control Measures:

- 225mm Silt socks across the front of the boundary pegged down and returning 2m into the site.
- A stabilized entrance 200mm deep with bitumen cloth and backfilled with 40-75mm crushed rock with silt socks for the remaining of the boundary returning 2m into the site to control sediment runoff entering the street.

To be overseen by the Project Manager from Signature Homes for the set up at the start of the build and decommissioning at the end of the build.

Building consent construction documentation and advice notes (B-411) are attached as part of the documents for this building consent. You should read these as they contain information to assist with achieving code compliance and/or compliance with other legislation that may apply.

SITE INFORMATION

Site Area : 440m²
Floor Area (VENEER) : 148.67m²
Site Coverage : 33.79%

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.

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

DRAWING NOTES

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

Refer to attached Specifications for further information.

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



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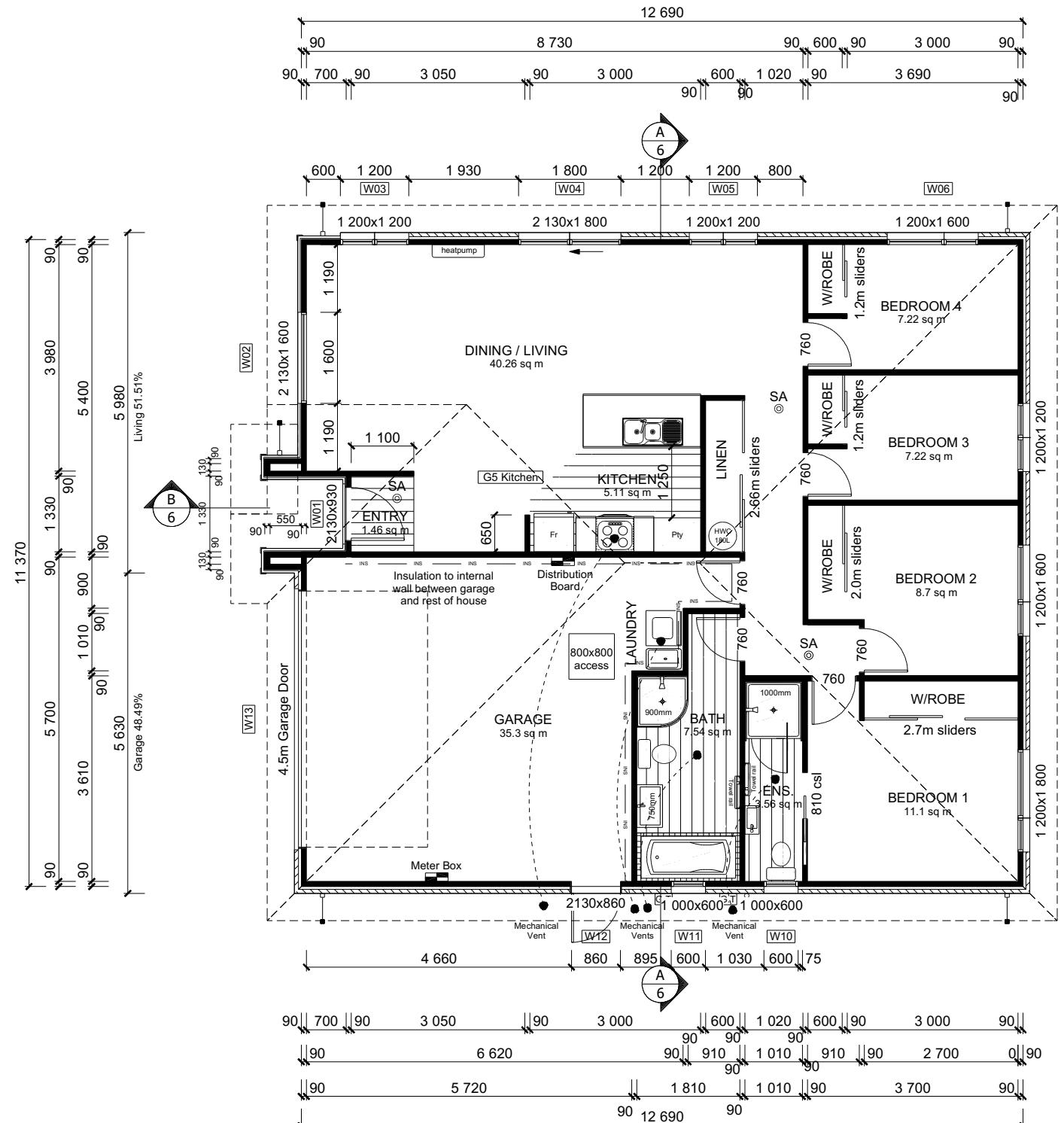
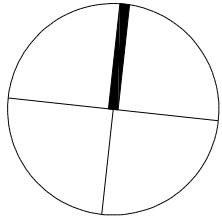
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Domestic Smoke Alarms complying with the building code clause F7 are required as part of this consent.

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CONSENT PLANS

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Nidhi Taneja & Anshul Soman
Lot 130, DP 584756
19 Pitcaithly Street
Halswell, Christchurch

Job Number:
172991

Original Plan: Sheet Name:
Dove **FLOOR PLAN**

Sheet Name:

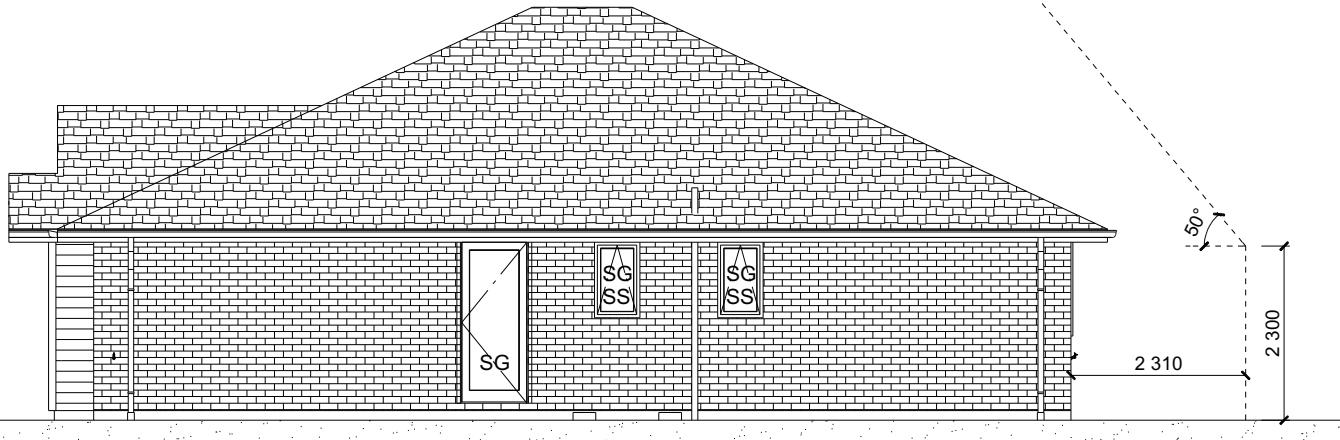
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ROOF & WALL CLADDINGS		
Roof:	25° Pressed Metal Tiles	
Walls:	70 Series Brick Veneer with a 50mm cavity	
	Linea Weatherboards (with facings) with a 20mm cavity	

ELEVATION LEGEND		
SS	Safety Stays	
SG	Safety Glass	
TV	Terminal Vent	

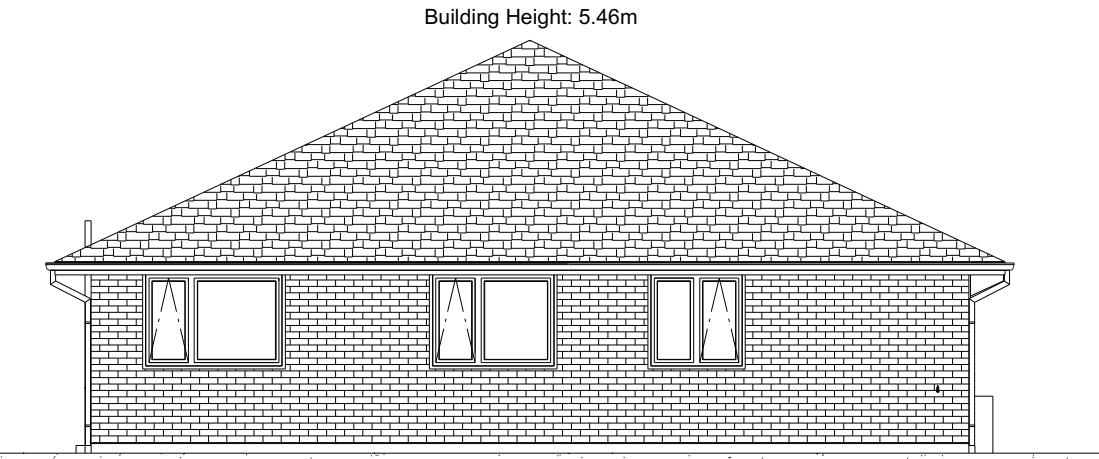
ELEVATION NOTES		
Gutter:	Coloured Steel Quad Gutter	
Fascia:	Coloured Steel 185 Fascia	
Downpipe:	Colorsteel Rectangular 75x55mm	
Soffits:	Hardiflex 4.5mm	
Joinery:	Low-E/4 Double Glazed Thermally Broken Aluminium Joinery Standard single glazing to Garage	
All egress points to have a maximum step down 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		
Glazing to comply with the requirements of NZS 4226.3 (2016).		

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



ELEVATION A

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



ELEVATION B

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Job Number:
172991

Original Plan:
Dove

Sheet Name:
ELEVATIONS

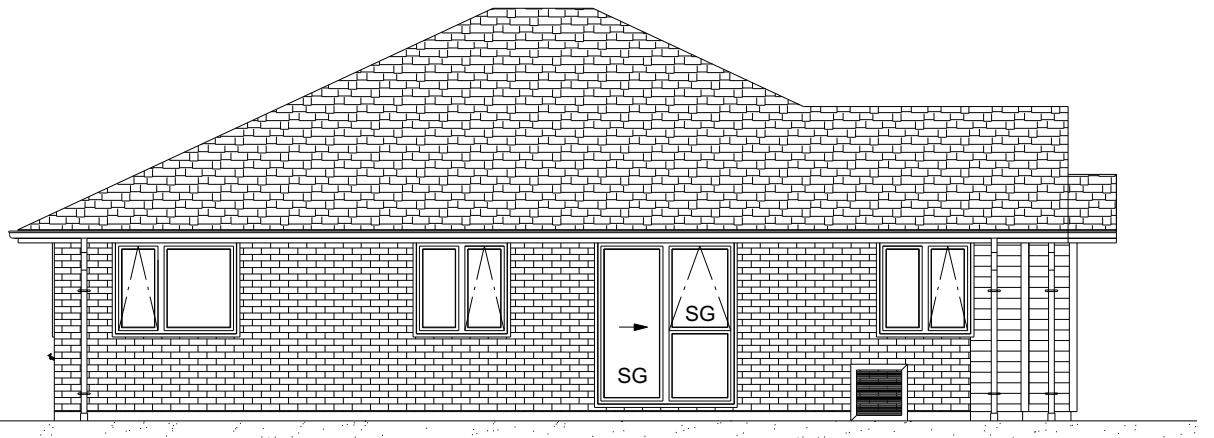
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CONSENT PLANS

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of 25 sheets

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° Pressed Metal Tiles
Walls :	70 Series Brick Veneer with a 50mm cavity Linea Weatherboards (with facings) with a 20mm cavity

ELEVATION LEGEND

SS	Safety Stays
SG	Safety Glass
TV	Terminal Vent

ELEVATION NOTES

Gutter : Coloured Steel Quad Gutter
Fascia : Coloured Steel185 Fascia
Downpipe Colorsteel Rectangular 75x55mm
Soffits : Hardiflex 4.5mm
Joinery : Low-E/4 Double Glazed
 Thermally Broken Aluminium Joinery
 Standard single glazing to Garage

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

Glazing to comply with the requirements of NZS 4226.3 (2016).

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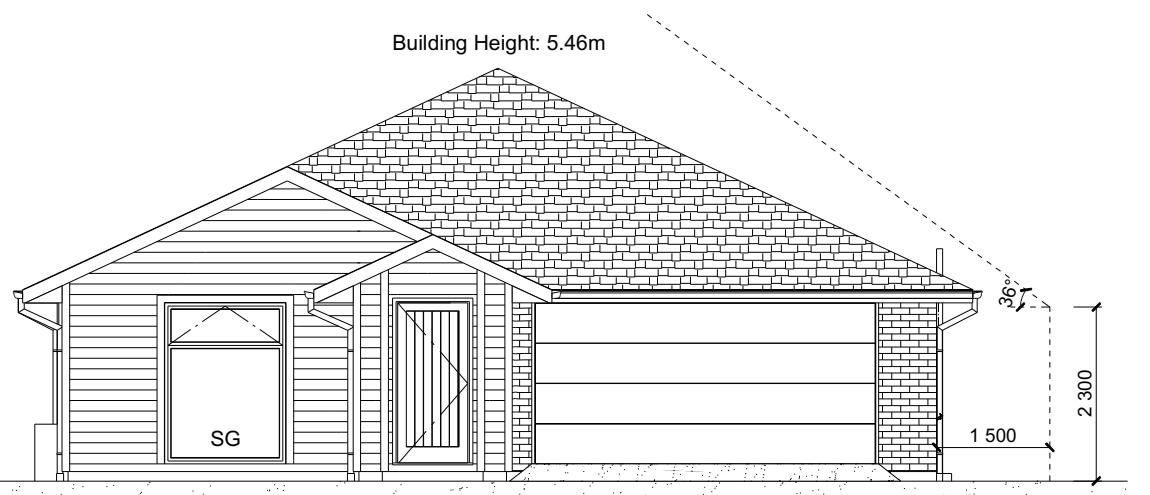
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22/08/2023

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



ELEVATION D

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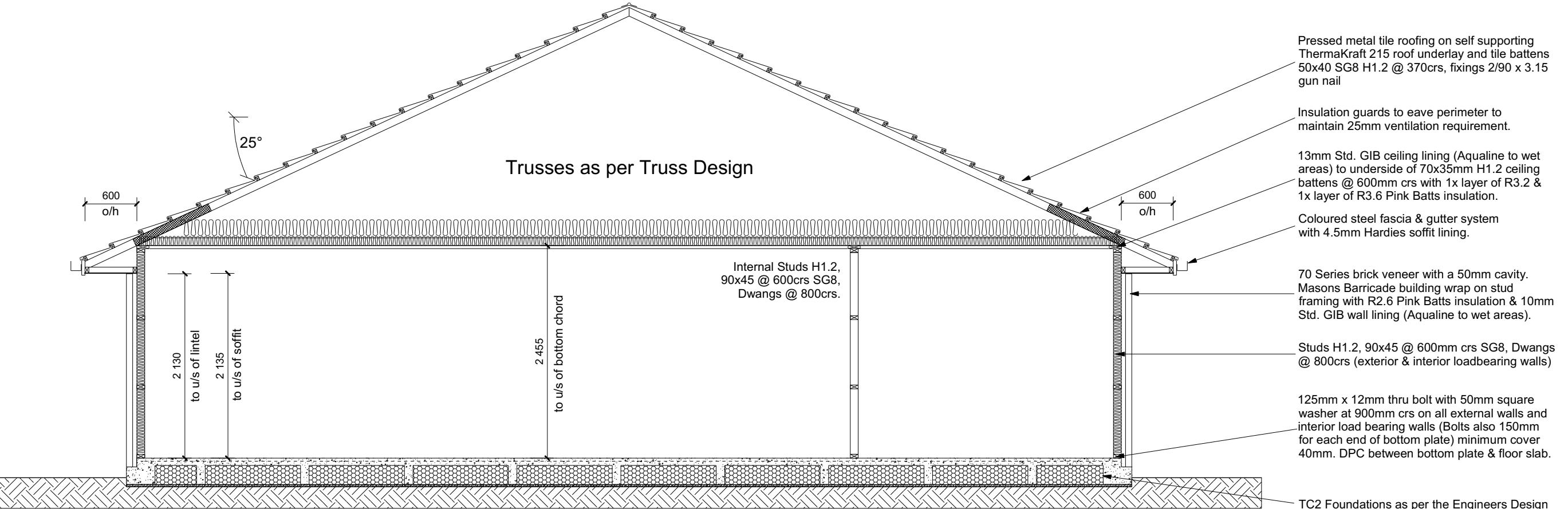
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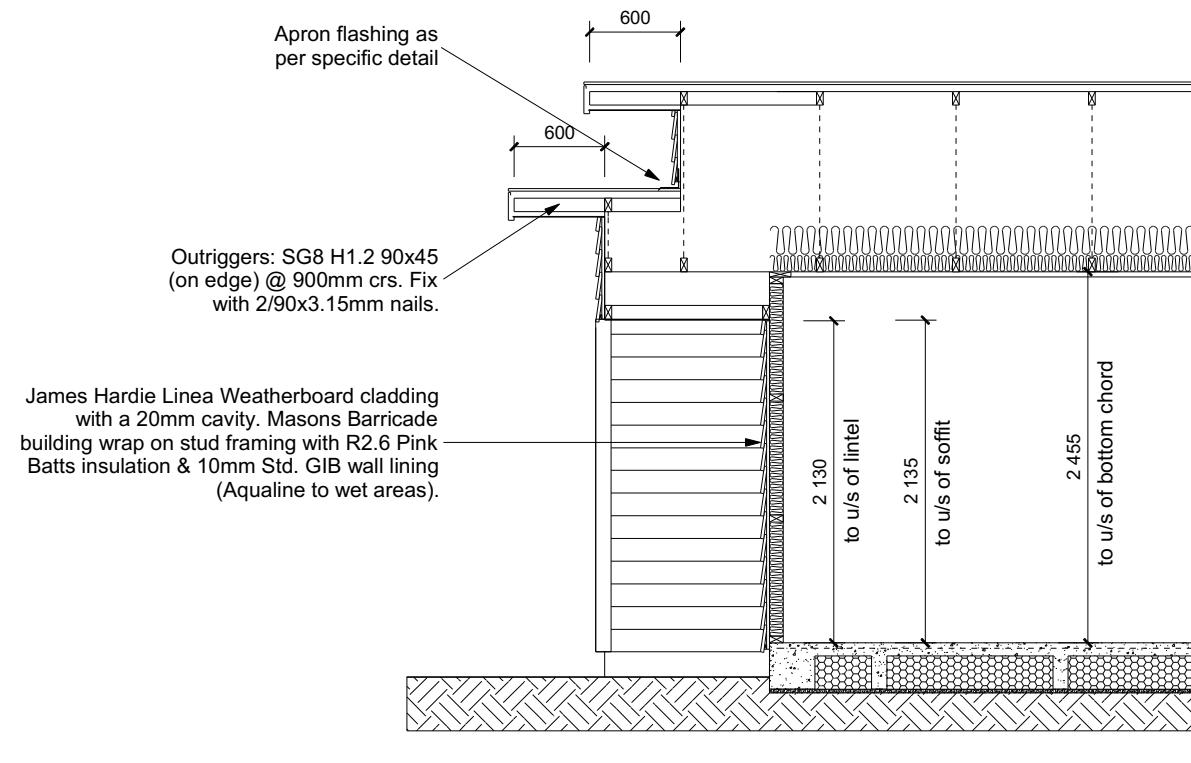
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Halswell, Christchurch

Job Number:	Original Plan:	Sheet Name:		
172991	Dove	ELEVATIONS		
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CROSS SECTION A-A



CROSS SECTION B

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BCN/2023/4320

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Document

22/08/2023

Bailey, Gavin

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ROOF & WALL CLADDINGS	
Roof :	25° Pressed Metal Tiles
Walls :	70 Series Brick Veneer with a 50mm cavity
	Linea Weatherboards (with facings) 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.	
Low-E/4 with Argon Gas Double Glazed Thermally Broken Aluminium Joinery Standard single glazing to Garage	

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

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Job Number:
172991

Original Plan:
Dove

Sheet Name:
CROSS SECTIONS

Sales: D Ryan	Drawn: M Glynn	QS: W Xian	Print Date: 16/08/2023	Scale: 1:50 @ A3
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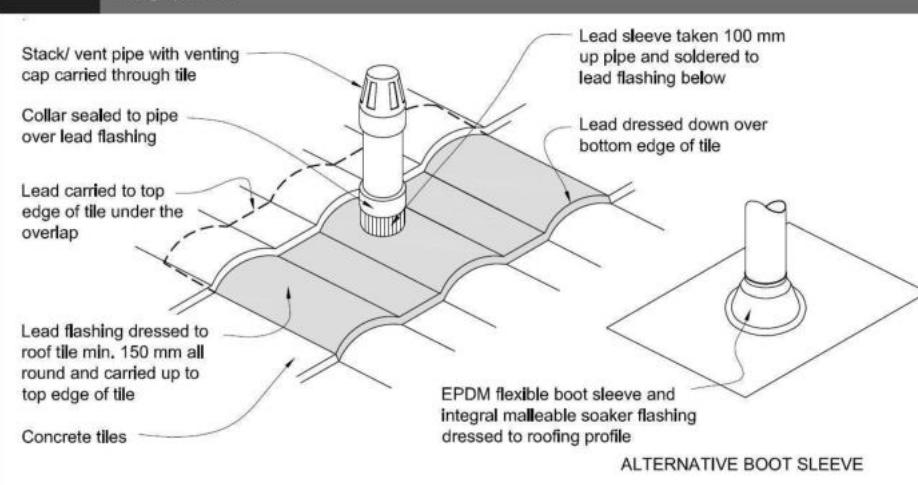
CONSENT PLANS

No.	Date:	Reason:
1	11-07-2023	Initial Consent Plans

Sheet No.: **6**

of 25 sheets

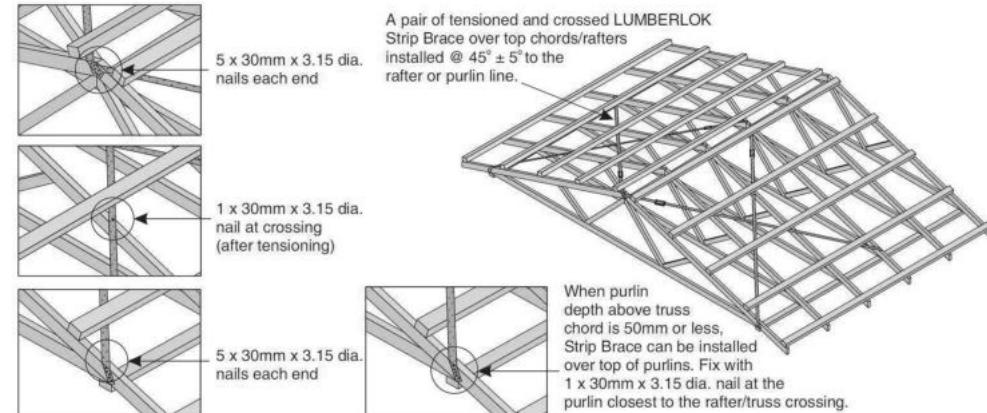
Figure 29: Pipe penetration for masonry tile
Paragraph 8.2.7



8.3.10 Roof penetrations

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

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



ROOF CLADDING

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

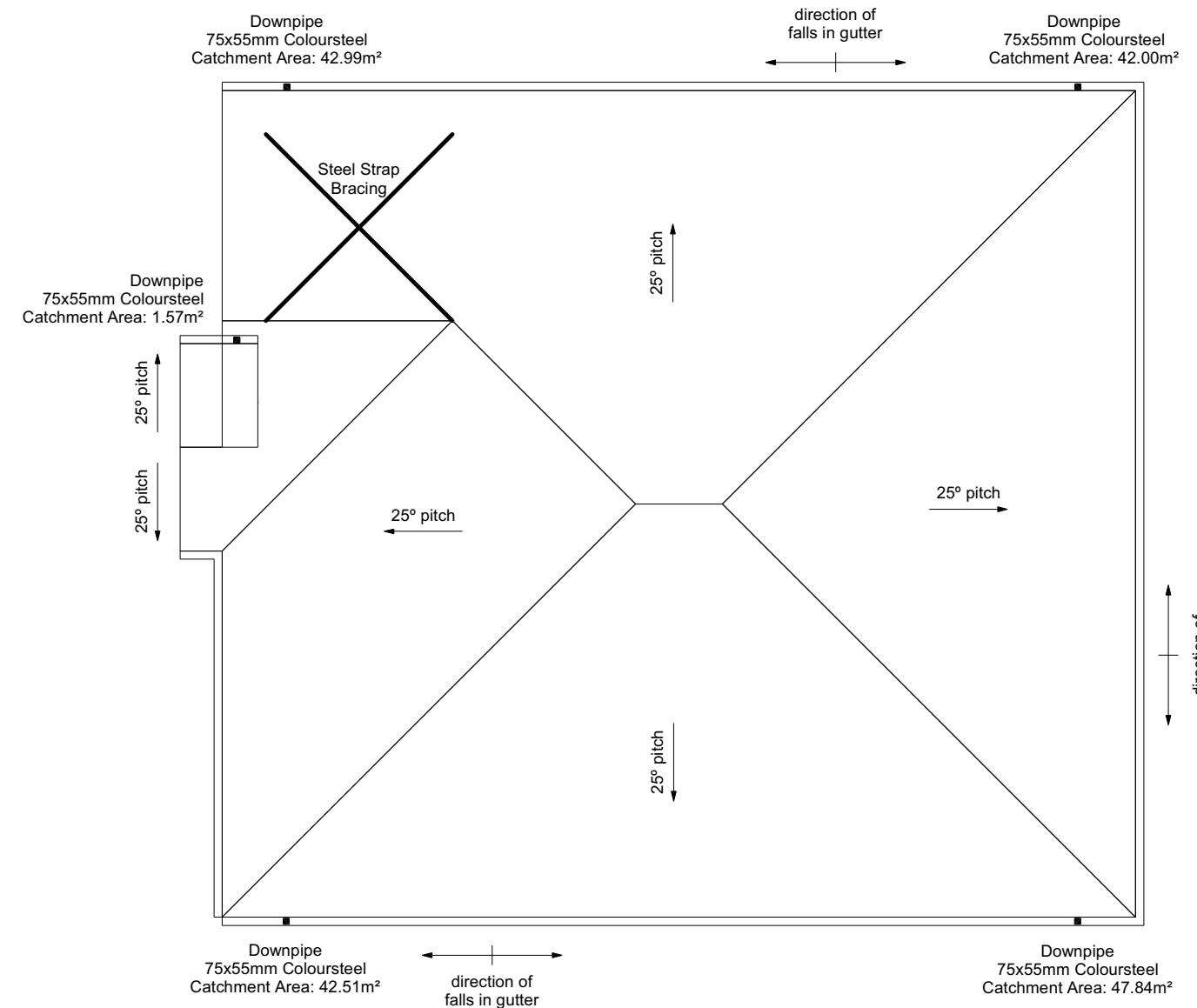
Underlay: Thermakraft 215 roof underlay

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.

Metal Tile Penetration Detail Scale NTS



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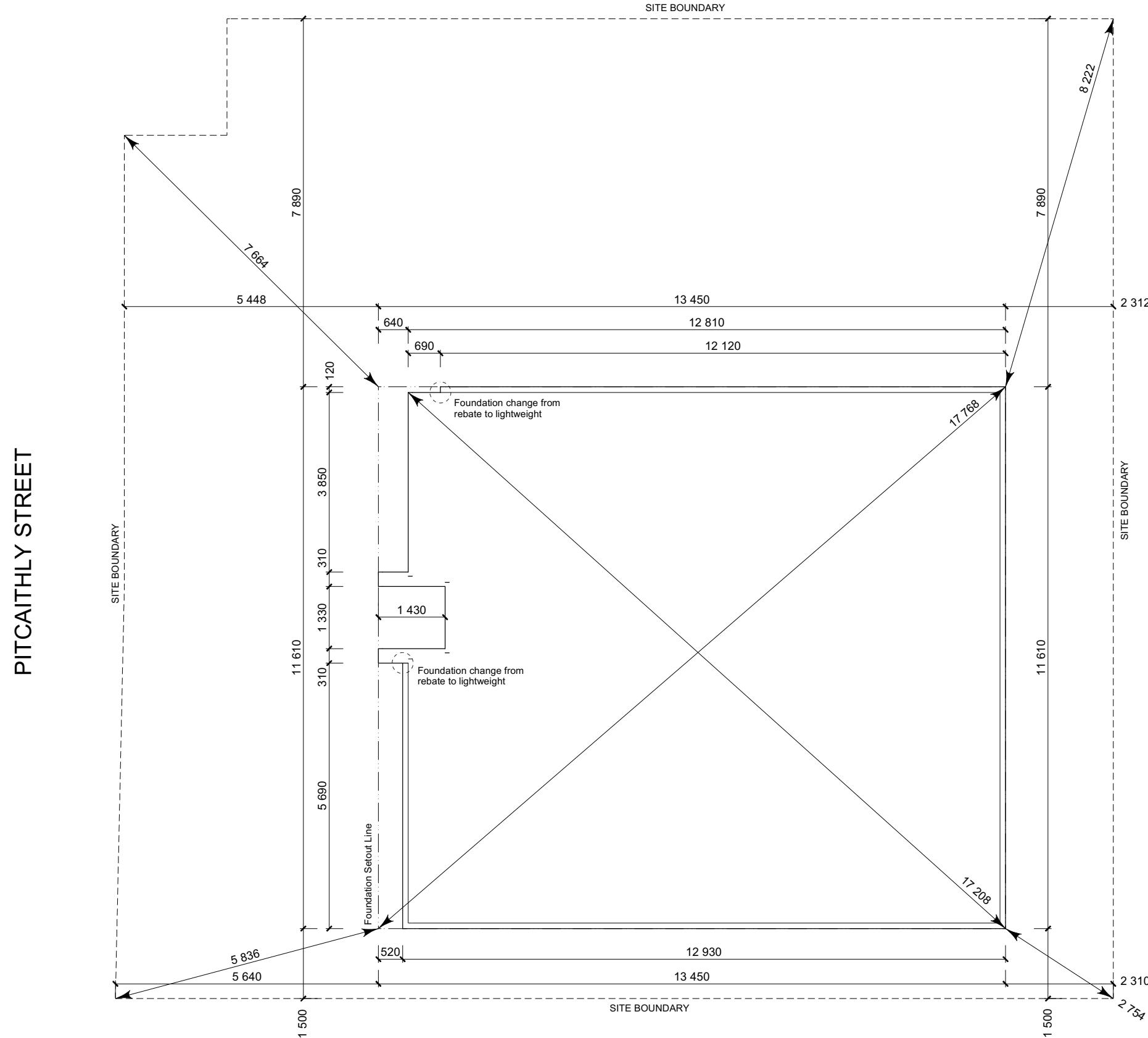
Nidhi Taneja & Anshul Soman
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19 Pitcaithly Street
Halswell, Christchurch

Job Number:	Original Plan:	Sheet Name:
172991	Dove	ROOF PLAN
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SET OUT PLAN NOTES

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

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



Christchurch
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22/08/2023

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PITCAITHLY STREET

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SETOUT DIMENSIONS

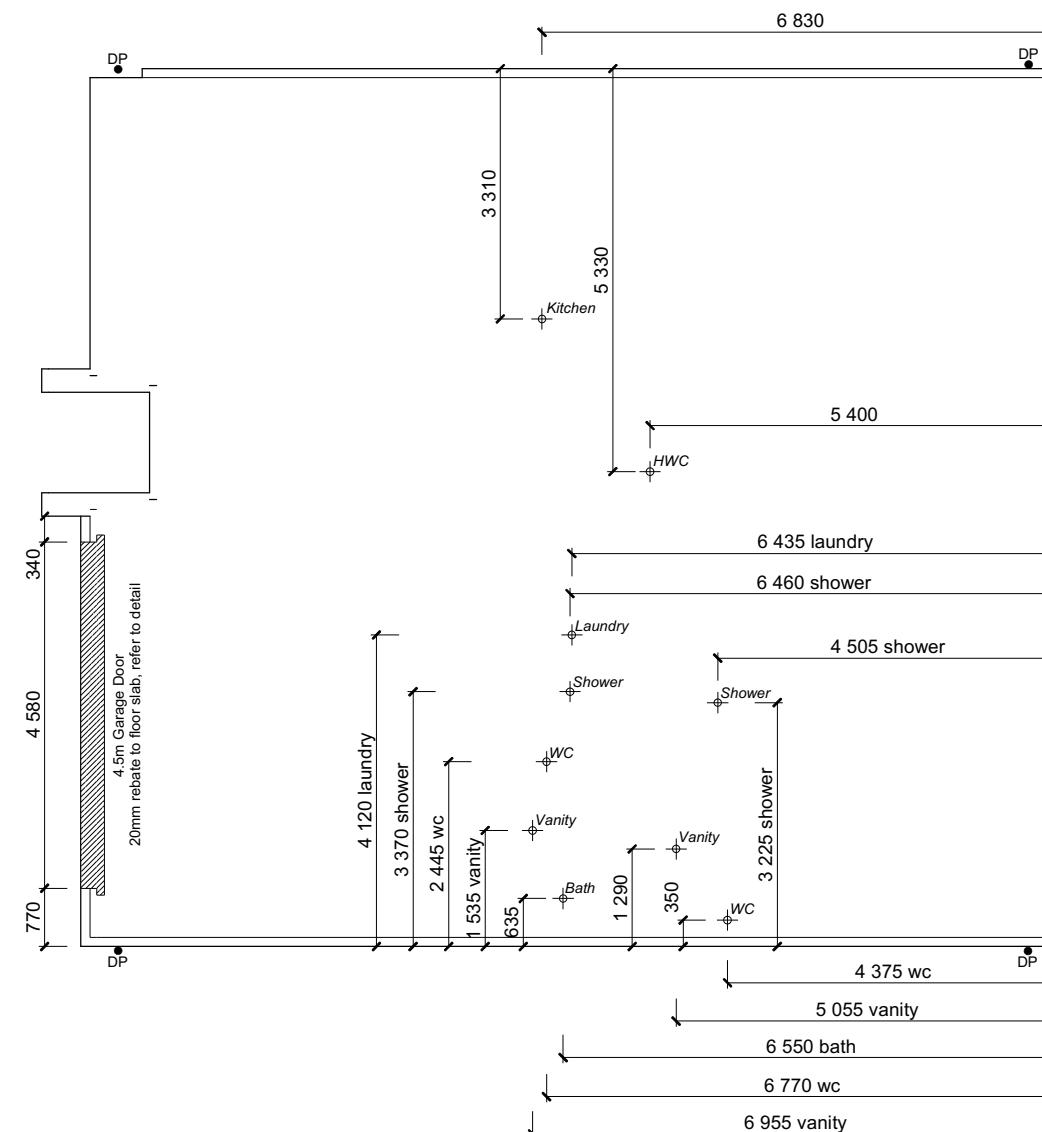
CONSENT PLANS

22/08/2023

Bailey, Gavin

**FFL +1.673m (RL +21.70m min. to the CCC Datum)
(+225mm min above natural ground)**

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

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:	148.67m ²
Perimeter:	52.98m
Ratio:	2.81
Construction R-Value:	R1.60

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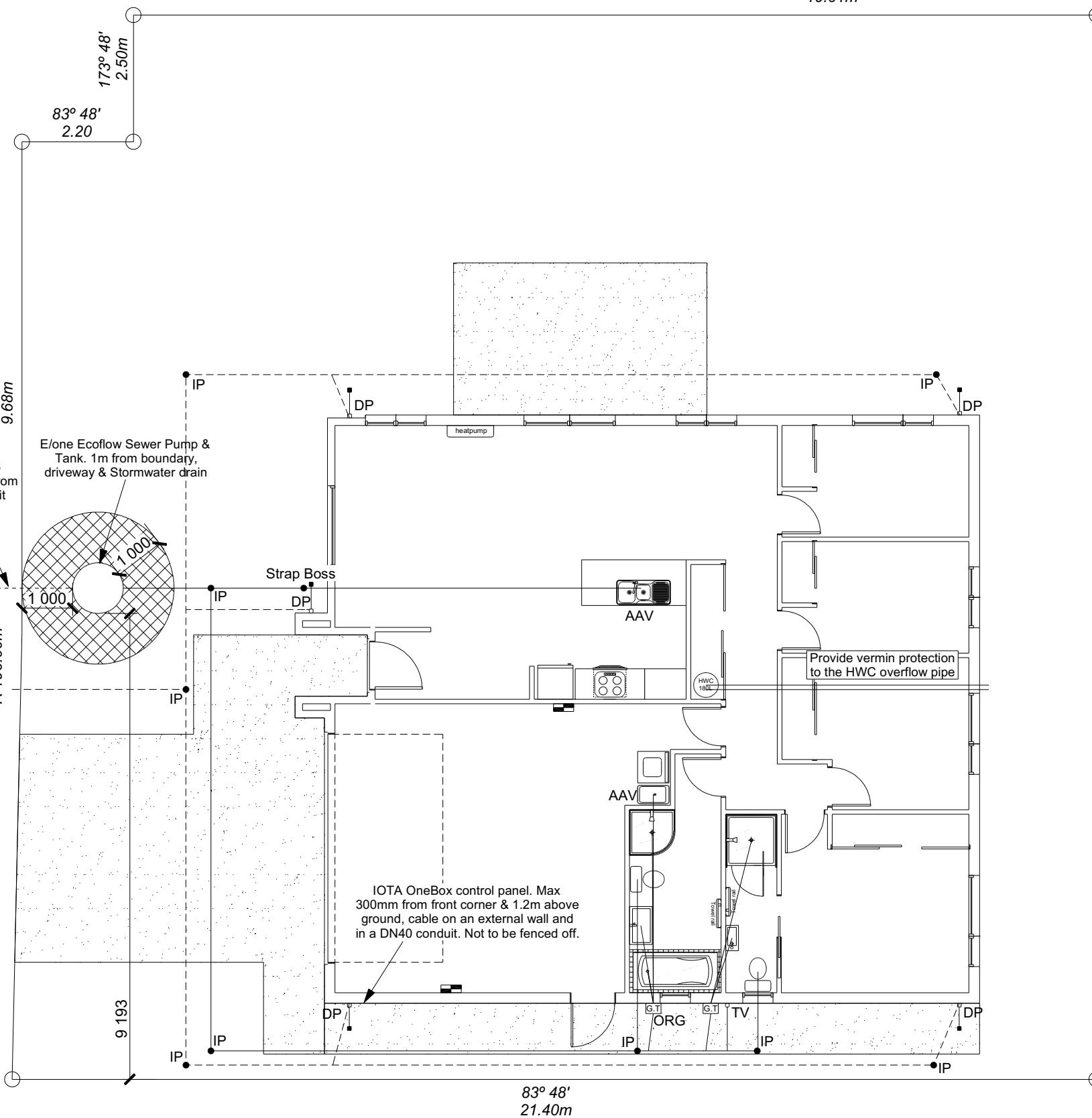
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FOUNDATION PLAN

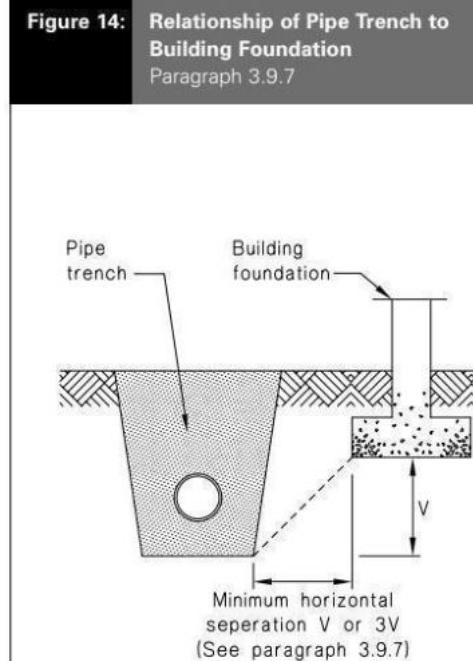
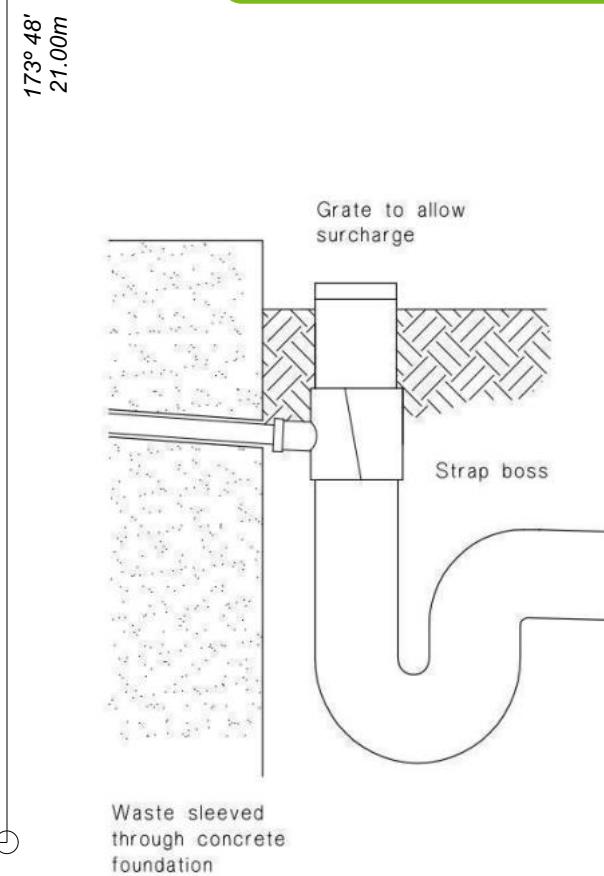
CONSENT PLANS



Plumbing Schedule	NZBC G13
Kitchen	
Sink:	Ø50mm @1:40 (3 discharge units)
Bathrooms	
Vanity:	Ø40mm @1:40 (1 discharge units per basin)
Shower:	Ø40mm @1:40 (2 discharge units)
Bath:	Ø40mm @1:40 (4 discharge units)
WC:	Ø100mm @1:40 (4 discharge units)
Laundry Sink:	Ø40mm @1:30 (5 discharge units)
Drainage Schedule	NZBC G13
Main Foulwater	
Vented Drain	Ø100mm @1:60
Stormwater Drain	Ø100mm @1:60 (1:120max)
Terminal Vent	Ø80mm
Vent	Ø50mm
Heatpump	Drain over GT
ORG	Overflow Relief Gully
Hot water Cylinder	min 20mm Drain over GT
Notes:	All plumbing and drainage to comply with NZBC G13.
	ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of lowest fixture.
	Sewer & Stormwater to connect to existing connections.
	All drains passing through concrete, provide sleeve or wrap in durable and flexible to allow for expansion and contraction. (as per G13/AS2 5.8.1)
	HWC: Safe tray to HWC with 50mm overflow drain to exterior to comply with G12/AS1.

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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



c) Strap boss to riser

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Halswell, Christchurch

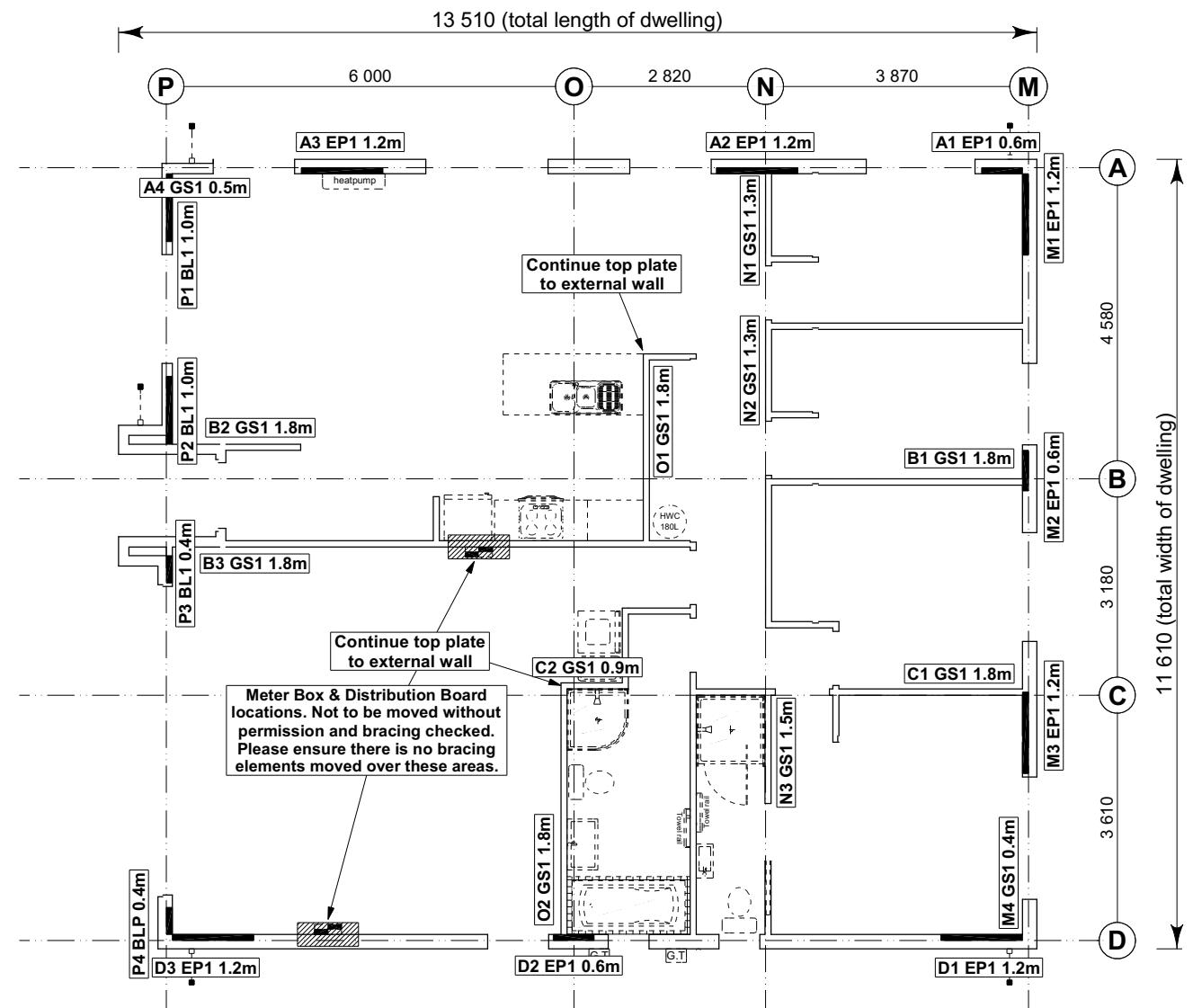
Job Number: **172991** Original Plan: **Dove** Sheet Name: **DRAINAGE PLAN**
Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 16/08/2023 Scale: 1:100 @ A3

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 fixing(s) of the capacity in tension or compression along the line of the wall bracing element are given as follows:

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

BRACING PLAN NOTES
Wall bracing designed in accordance with NZS 3604:2011 & GIB Ezybrace system
Refer to attached calculations.

Bracing Designed to:
Wind: High
Earthquake: 2

BRACING LEGEND

[A]	Brace Line Label
[B1 BL1 1.0m]	Brace Length
[A1 GS1 1.8m]	Brace Type
[A1 EP1 1.2m]	Brace Number
[A1 GS1 0.5m]	GIB Handibrac Locations

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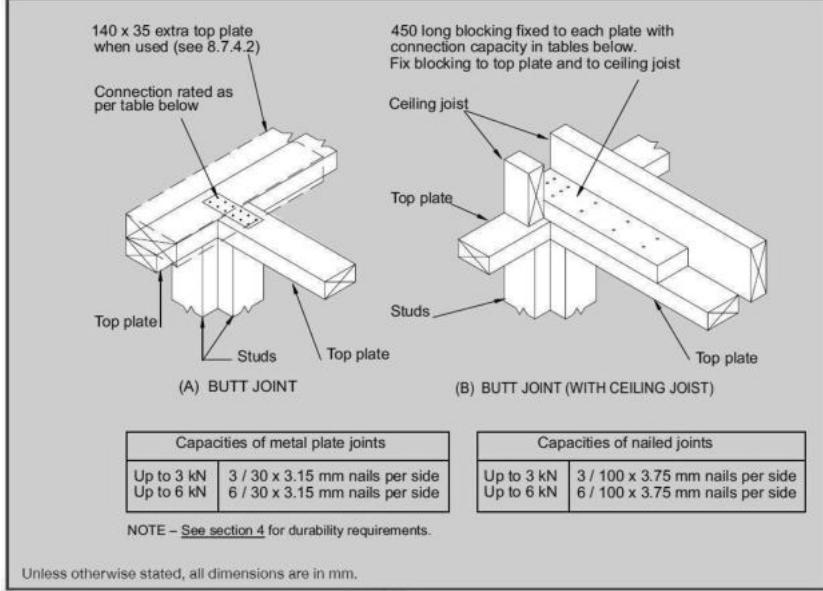


Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

Single Level Along Resistance Sheet

Job Name: Taneja & Soman

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind		EQ	
							Demand		Achieved	
							682	896	1271	1288
							186%	144%	186%	144%
A	1	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	3	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	4	0.50		2.4	GS1-N	GIB®	28	29		
							373 OK	416 OK		
B	1	1.80		2.4	GS1-N	GIB®	124	108		
	2	1.80		2.4	GS1-N	GIB®	124	108		
	3	1.80		2.4	GS1-N	GIB®	124	108		
							373 OK	324 OK		
C	1	1.80		2.4	GS1-N	GIB®	124	108		
	2	0.90		2.4	GS1-N	GIB®	57	53		
							181 OK	161 OK		
D	1	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	2	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	3	1.20		2.4	EP1 1.2	Ecopy®	144	162		
							345 OK	387 OK		

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Nidhi Taneja & Anshul Soman
Lot 130, DP 584756
19 Pitcaithly Street
Halswell, Christchurch

Job Number: 172991
Original Plan: Dove
Sheet Name: BRACING PLAN
Sales: D Ryan Drawn: M Glynn QS: W Xian
Print Date: 16/08/2023 Scale: 1:100 @ A3

CONSENT PLANS

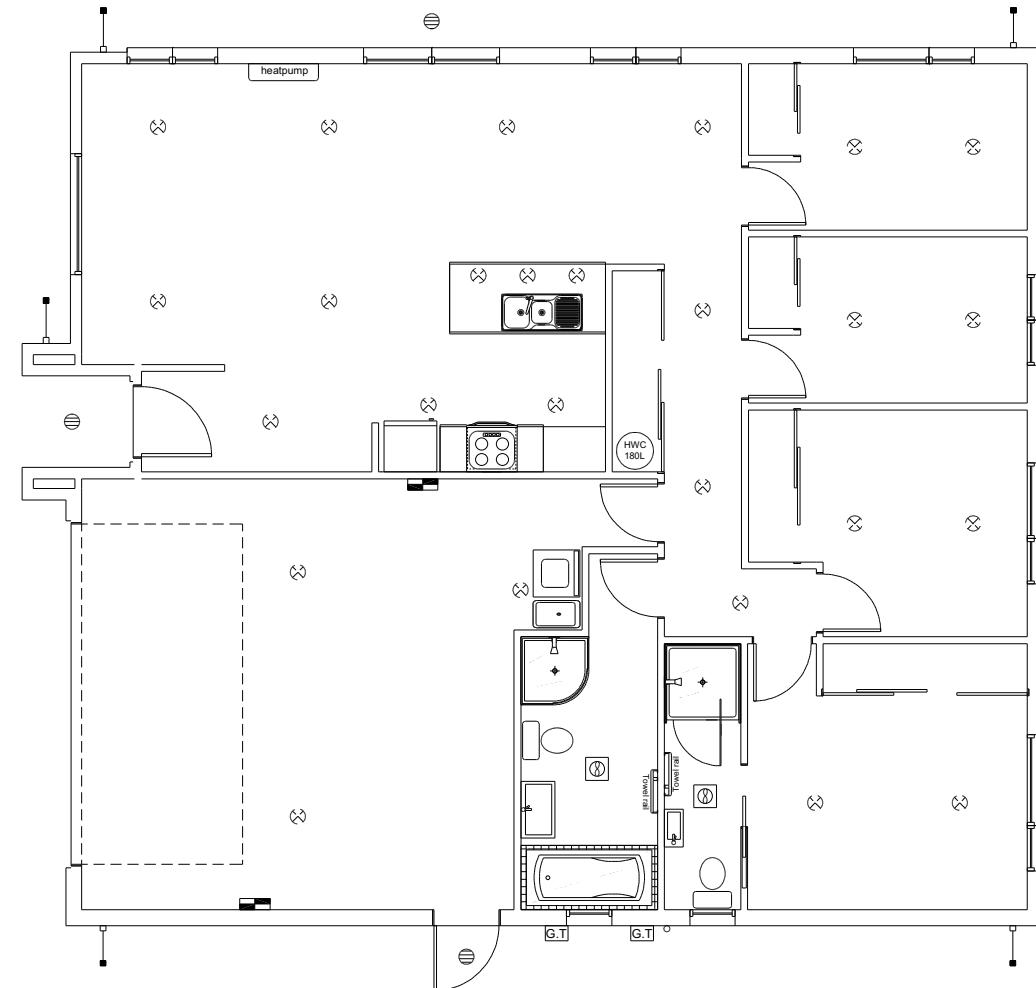
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22/08/2023

Bailey, Gavin



LEGEND

Refer to Electrical Section in Specification
for further details

- Ceiling Pan
 - ⊗ CA Approved Down Light
 - ⊖ Exterior Bulkhead Light
 - ⌚ Exterior Wall Light
 - Fluorescent Double
 - ↷ Light Switch
 - ↷ Two Way Light Switch
 - ↶ Single Power Socket
 - ↷ Double Power Socket
 - ⌚ Outside Waterproof Plug
 - ▼ Telephone/Data Outlet
 - [TV] TV Jack
 - [SKY] Sky Connection
 - [■] Bathroom Heater
 - [■] Bathroom Extractor/Light

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

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Halswell, Christchurch

Job Number:
172991

Original Plan:

Sheet Name:
LIGHTING PLAN

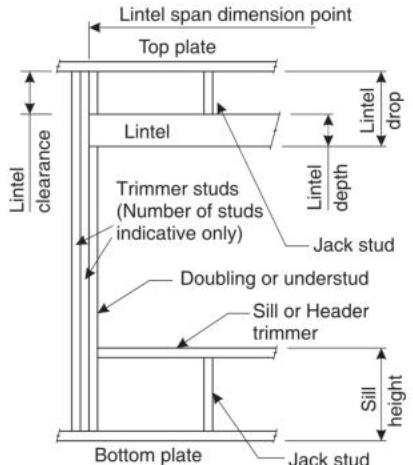
LINTEL FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12

NZS 3604:2011

NOTE:

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

DEFINITIONS


Roof Tributary Area	Light Roof			Heavy Roof		
	Wind Zone			Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6m 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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Nidhi Taneja & Anshul Somanı
Lot 130, DP 584756
19 Pitcaithly Street
Halswell, Christchurch

Job Number:	Original Plan:	Sheet Name:	CONSENT PLANS			Sheet No.:
			FRAMING DETAILS			
172991	Dove		Sales: D Ryan	Drawn: M Glynn	QS: W Xian	Print Date: 16/08/2023 Scale: NTS @ A3



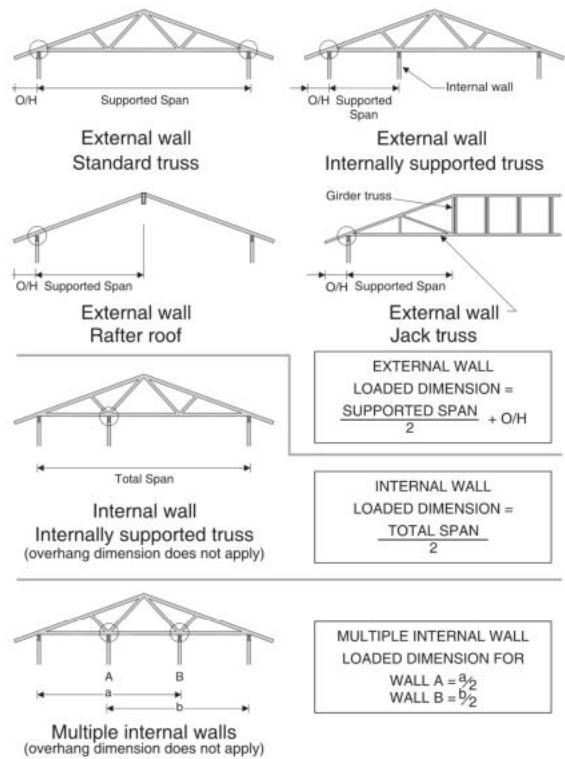
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STUD TO TOP PLATE FIXING SCHEDULE ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

NOTE:

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

LOADED DIMENSION DEFINITION



FIXING SELECTION CHART

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

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

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Lot 130, DP 584756
19 Pitcaithly Street
Halswell, Christchurch

Job Number:
172991

Original Plan: Dove	Sheet Name: FRAMING DETAILS
Sales: D Ryan	Drawn: M Glynn
QS: W Xian	Print Date: 16/08/2023
Scale: NTS	@ A3

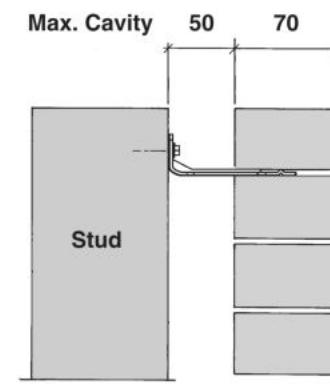
CONSENT PLANS

No.	Date:	Reason:
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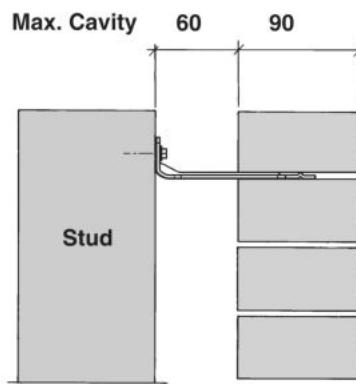
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70 SERIES BRICK



Screw Tie Short
(85mm)

90 SERIES BRICK



Screw Tie Long
(105mm)

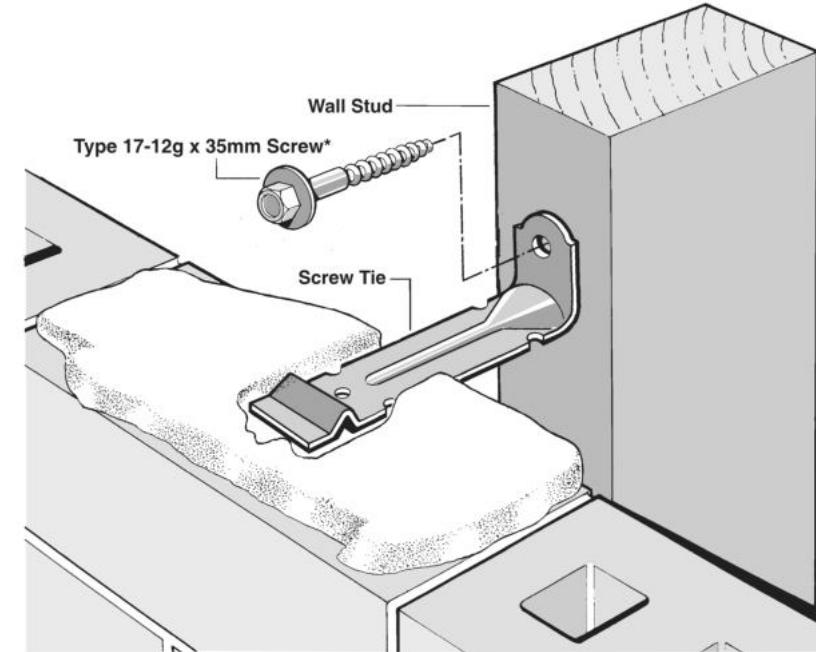
- ★ All brick work must be constructed in accordance with NZS 4210:2001 Masonry Construction: Materials and Workmanship. Screw Ties must be applied accordingly and are not to be hammered into timber framing.
- ★ Water shedding shoulder prevents transfer of the moisture from tie to building.
- ★ Nail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

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

Also available in Stainless Steel Grade 316 for Zone D.

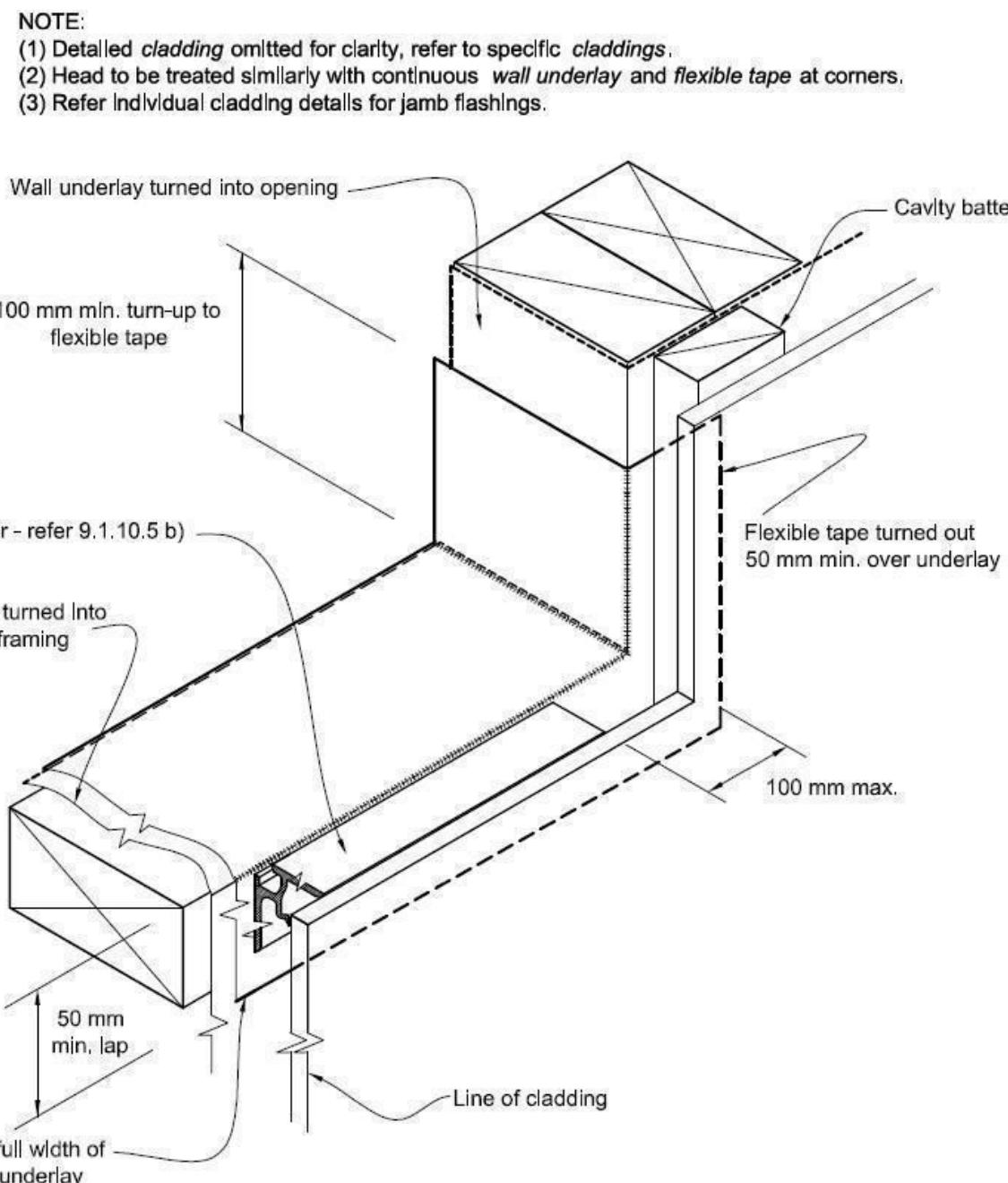
SCREW TIES FOR BRICK VENEER FIXING

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



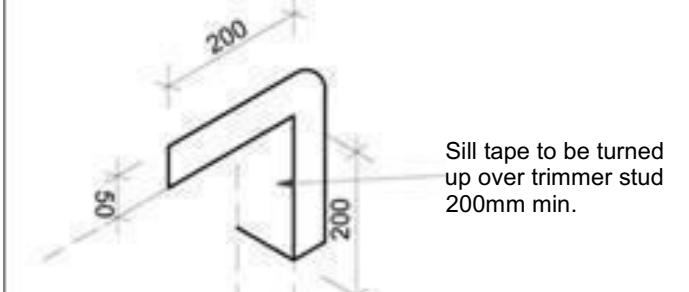
*NOTE:
Use longer screws for fixing through Rigid Air Barrier (RAB). Maintain 35mm embedment in studs.

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

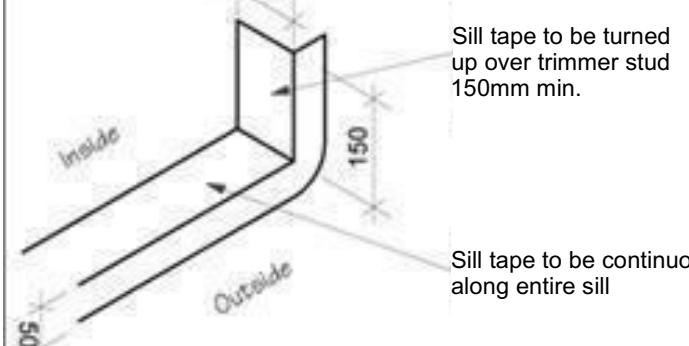


Where windows extend to soffit, flashing tape is to be fixed prior to ribbon board being fixed to framing.

Detail Tape Location to Wall Openings



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



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

Sill tape to be continuous along entire sill

Sill Tape Flashing Detail

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

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Job Number:
172991

Original Plan:
Dove

Sheet Name:
CONSTRUCTION DETAILS

CONSENT PLANS

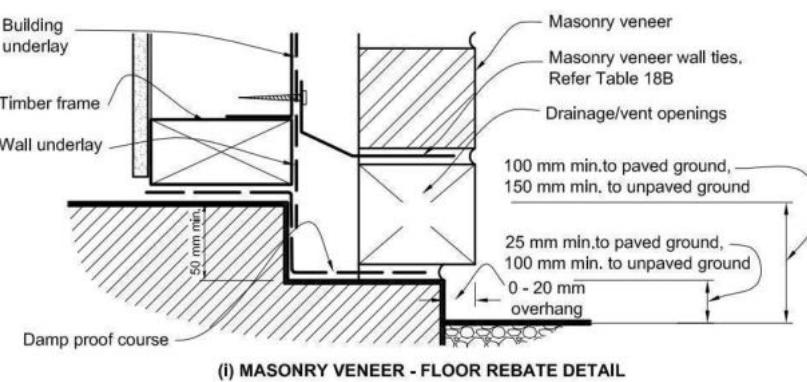
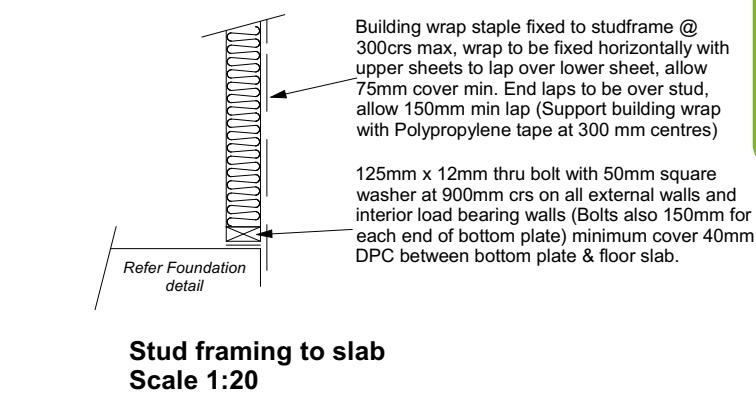
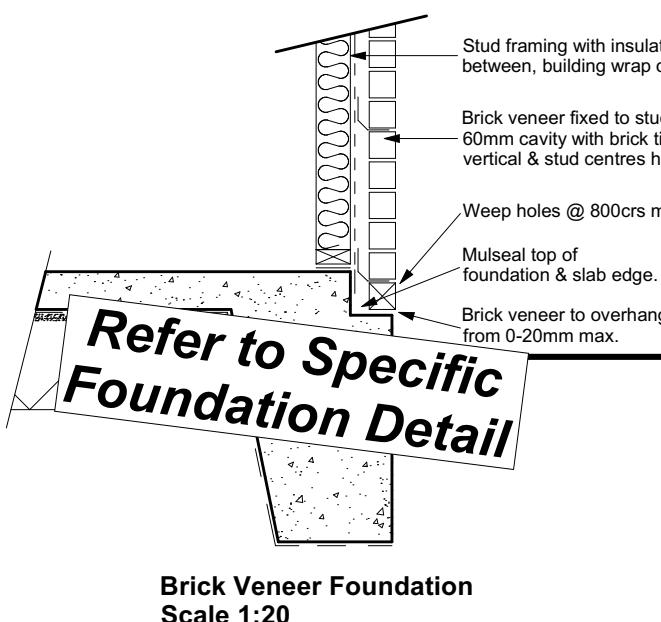
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50mm screw fixing to window sill, no more than 150mm from all corners and then 450crs spacings, allow for extra fixings at mullions, transoms & door strikers, all screws driven below sill surface and filled and sanded prior to painting

WANZ support bar under joinery
WANZ bar cover cap

Flexible flashing tape fixed to floor slab lapping over and turned down over slab edge 50mm

Paint grade 19mm H3.1 timber reveals to window surrounds.

5mm timber packer under sill with water resistant 'Air Seal' to perimeter of trim cavity.

Refer to SED foundation design & details attached

Sill to Slab Detail
Scale 1:20

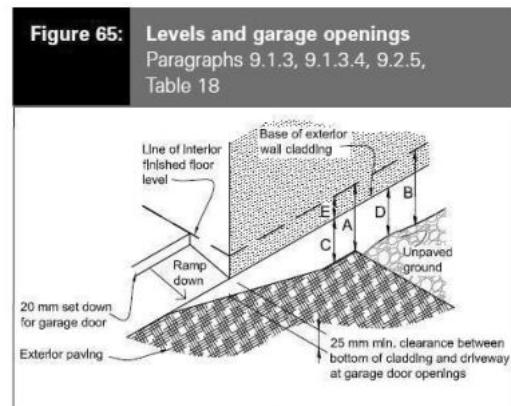
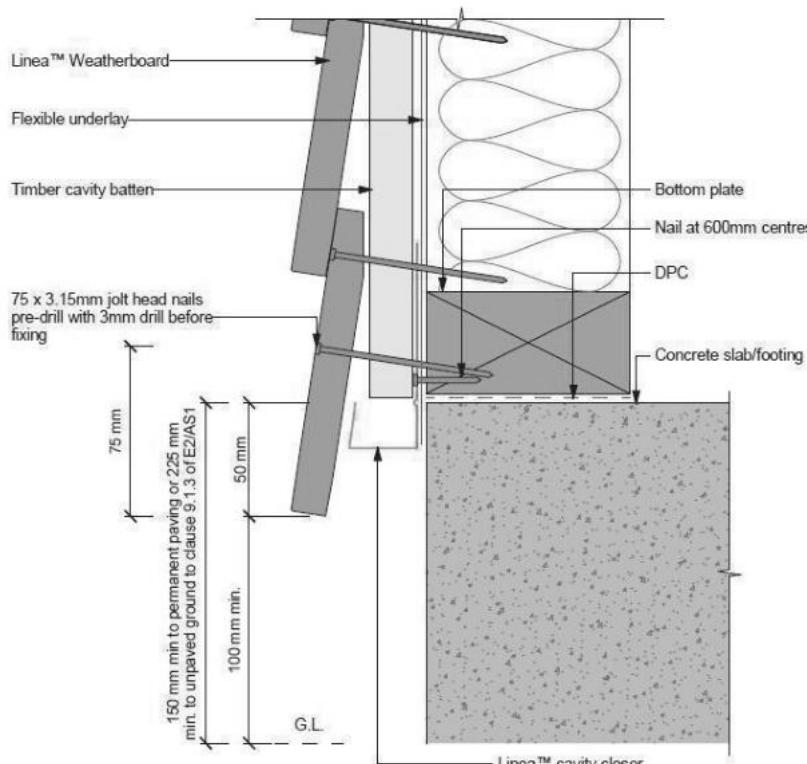


Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

Minimum clearances (mm)	Masonry veneer		Other claddings				
	A	B	A	B	C		
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

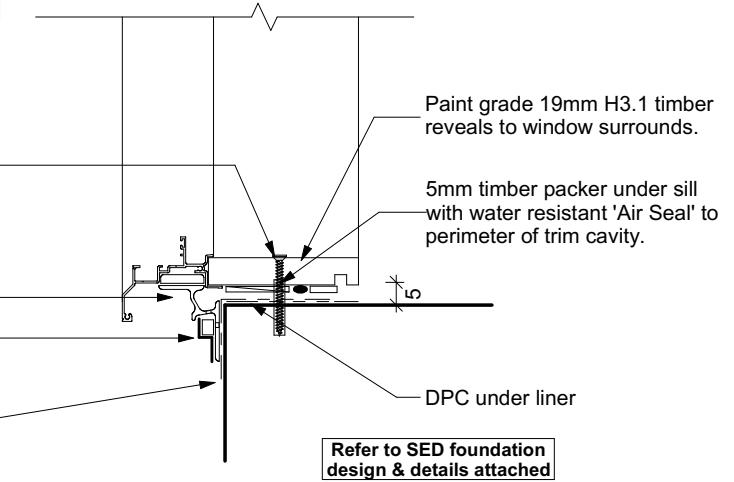
Coat bricks, if flat, with waterproofing agent

Paint grade 19mm H3.1 timber reveals to window surrounds.

5mm timber packer under sill with water resistant 'Air Seal' to perimeter of trim cavity.

Refer to SED foundation design & details attached

Sill to Slab Detail (Brick)
Scale 1:20



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Dove

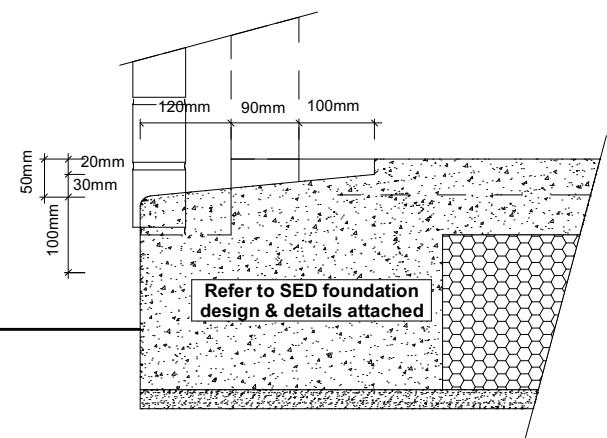
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CONSTRUCTION DETAILS

CONSENT PLANS

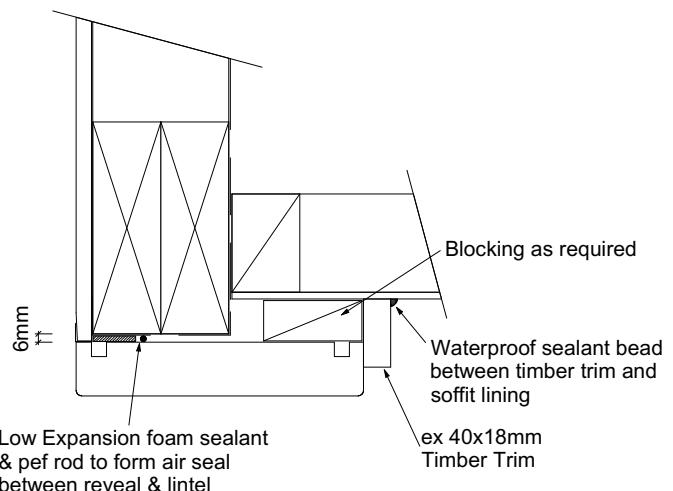
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1	11-07-2023	Initial Consent Plans

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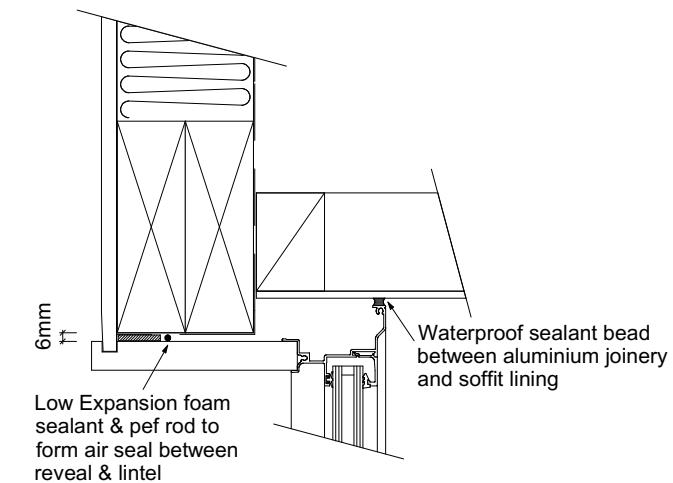
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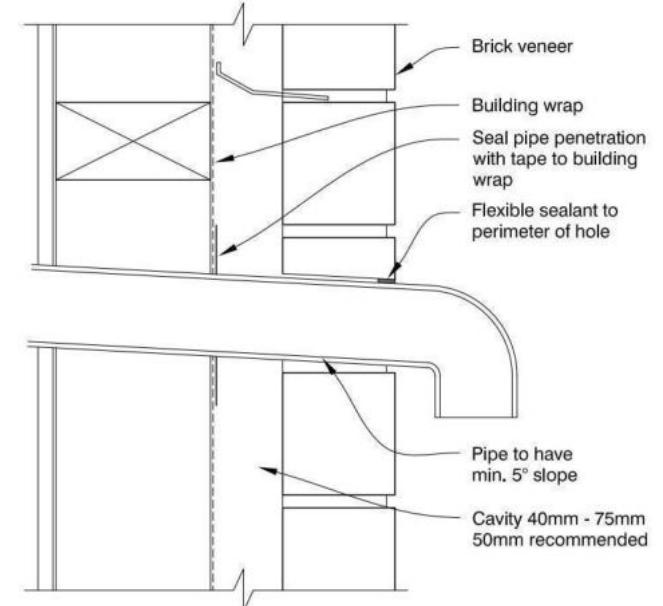
Garage Door Rebate Details
Scale 1:10



Garage Door Head to Soffit
Scale 1:5



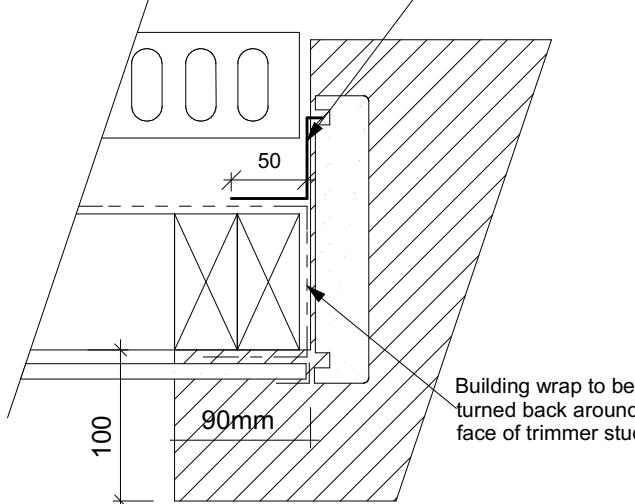
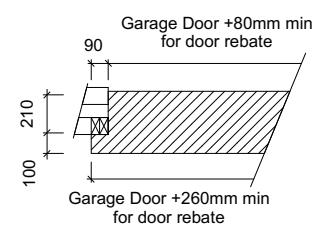
Window Head to Soffit Detail
Scale 1:5



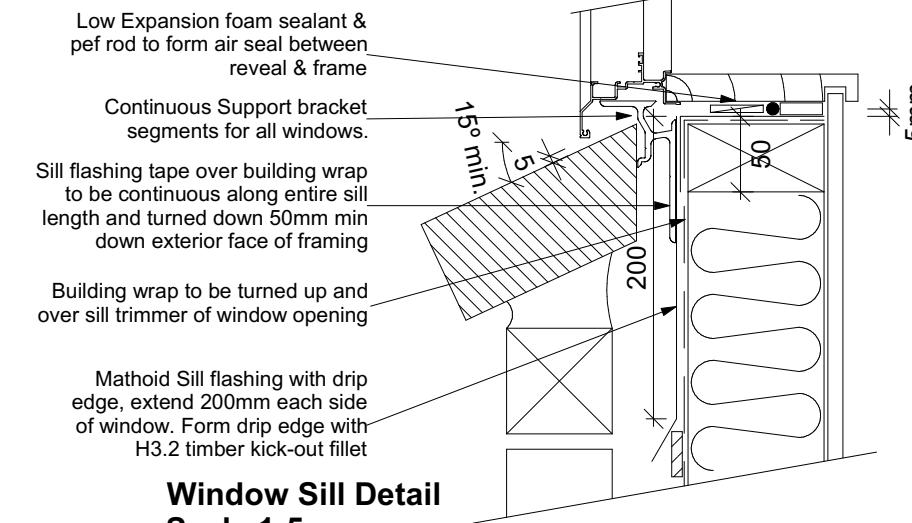
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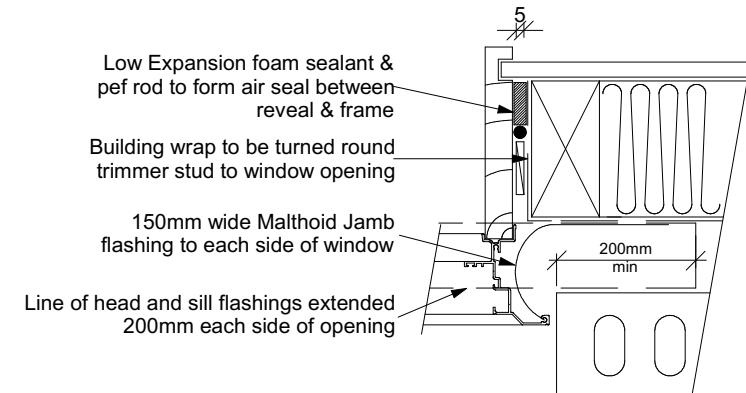
Bailey, Gavin



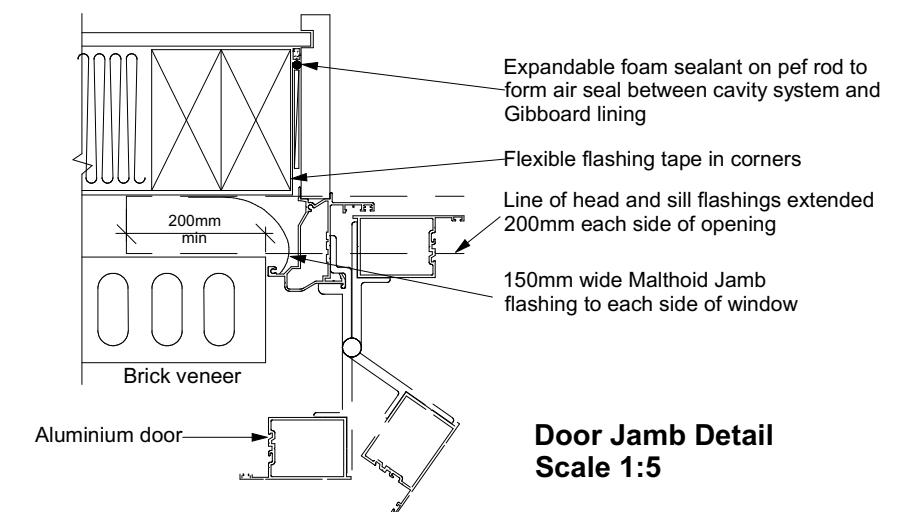
Garage Door Jamb Detail
Scale 1:5



Window Sill Detail
Scale 1:5



Window Jamb Detail
Scale 1:5



Door Jamb Detail
Scale 1:5

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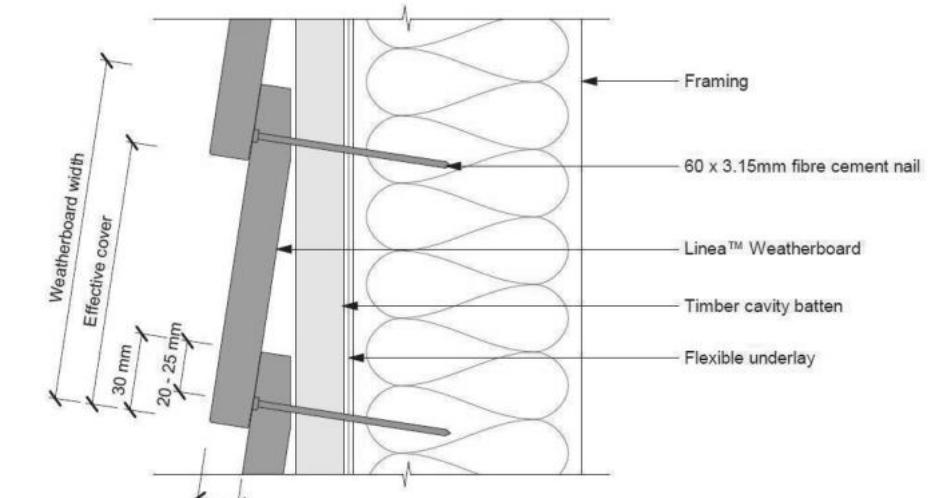
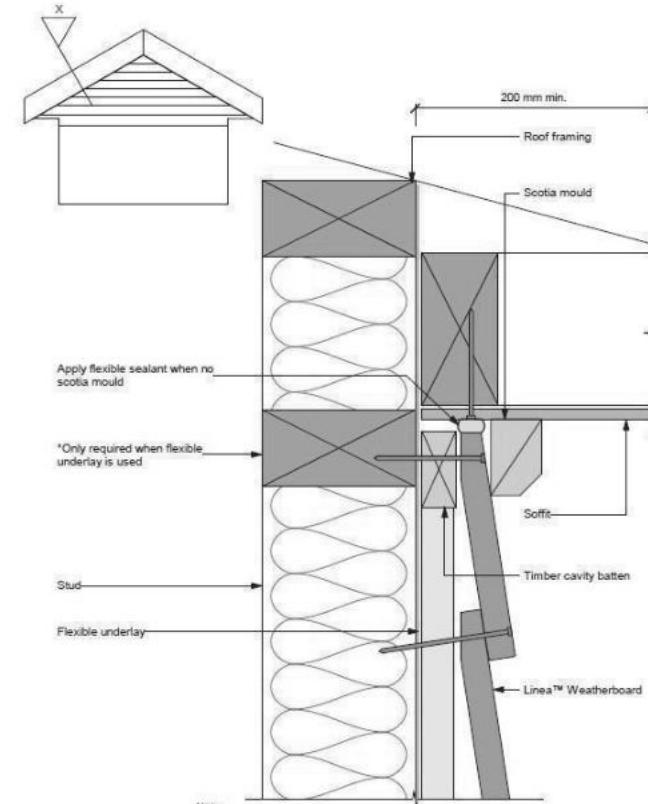
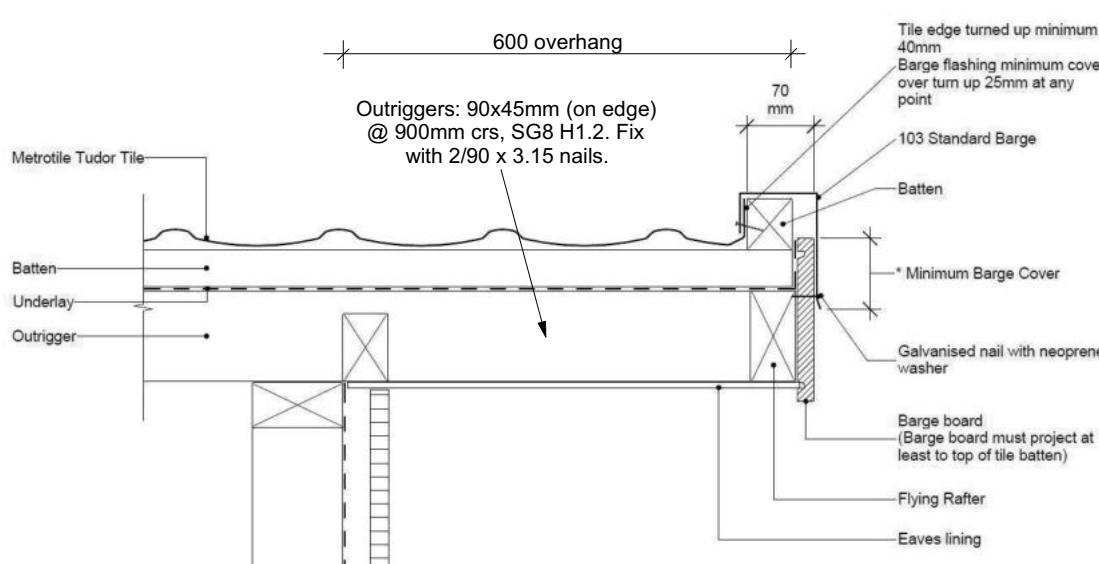
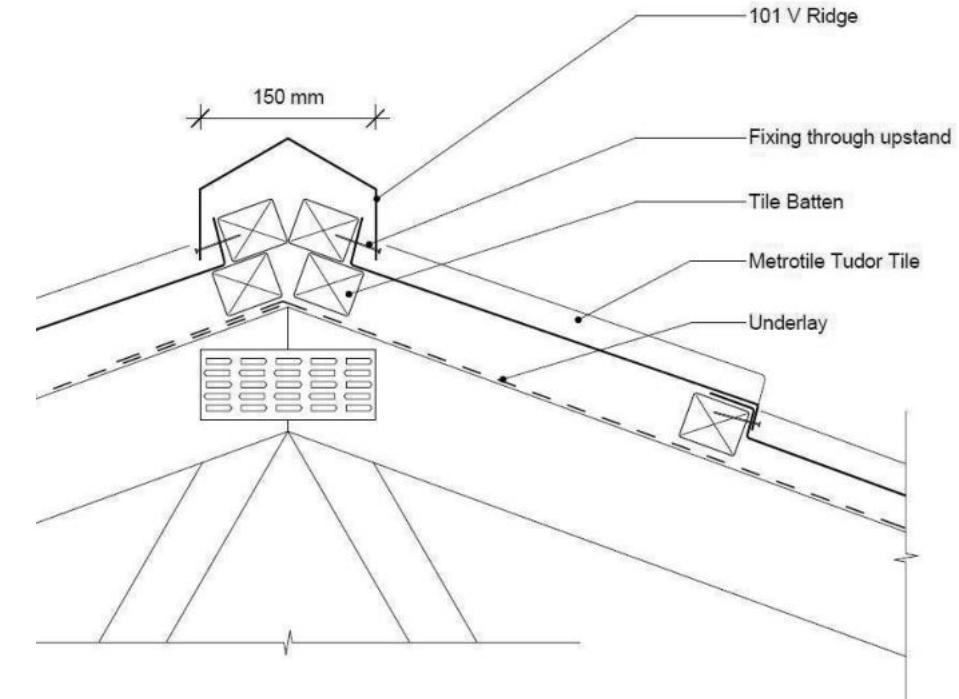
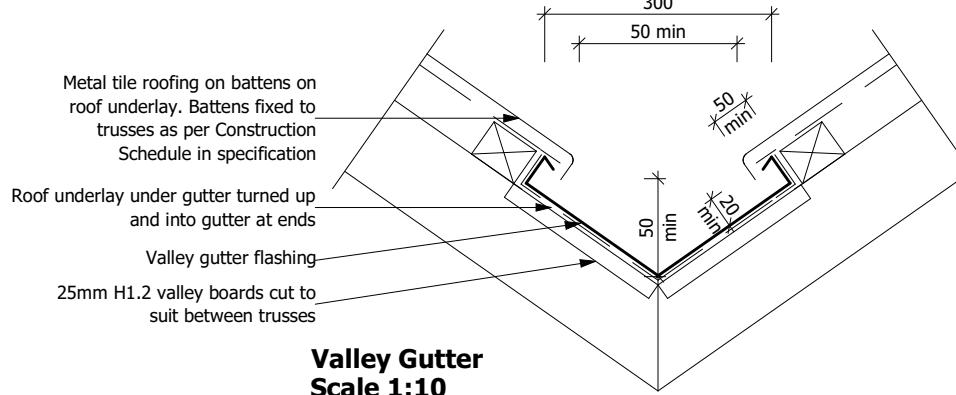
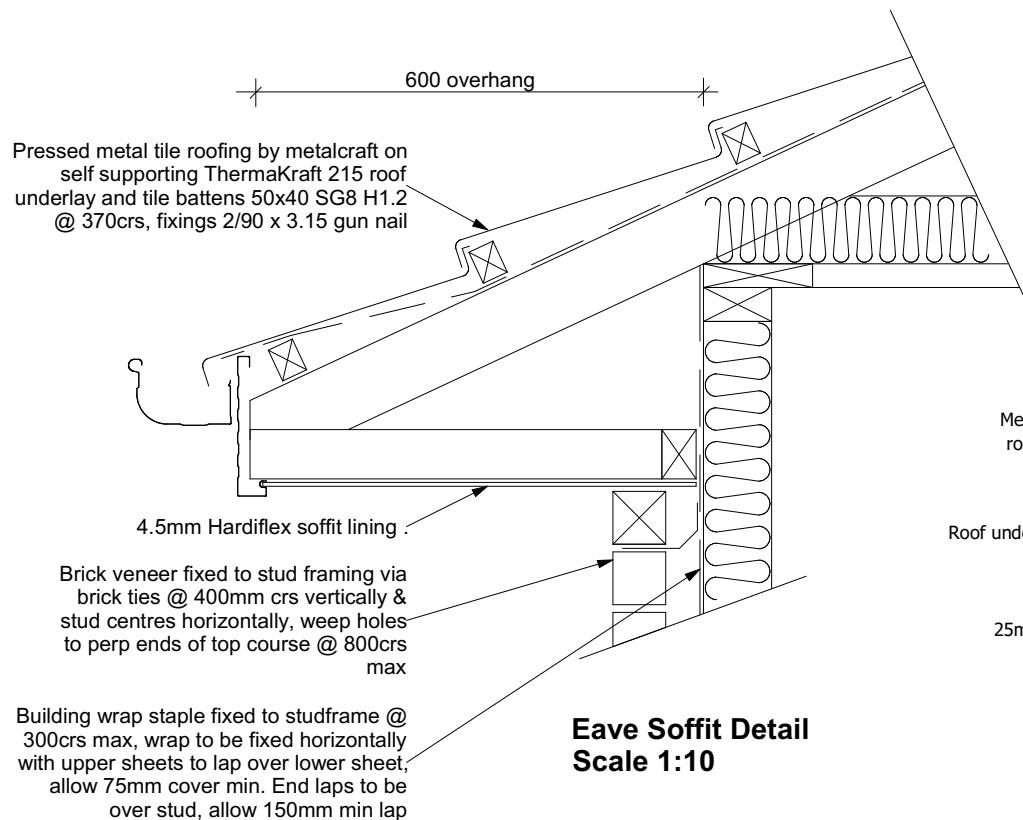
Sheet No.:
17

of 25 sheets

22/08/2023

Bailey, Gavin

Page 18 of 33



Linea™ Weatherboards to be face fixed at corners and down window and door openings using jolt head nails at 90° to face, punch 2mm below surface and fill. Refer to fixing table 4

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

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

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

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Nidhi Taneja & Anshul Soman
Lot 130, DP 584756
19 Pitcaithly Street
Halswell, Christchurch

Job Number:
172991

Original Plan:
Dove

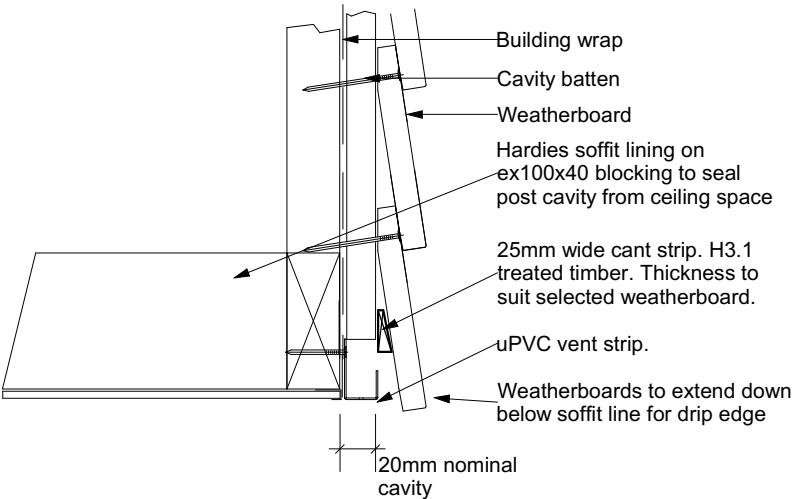
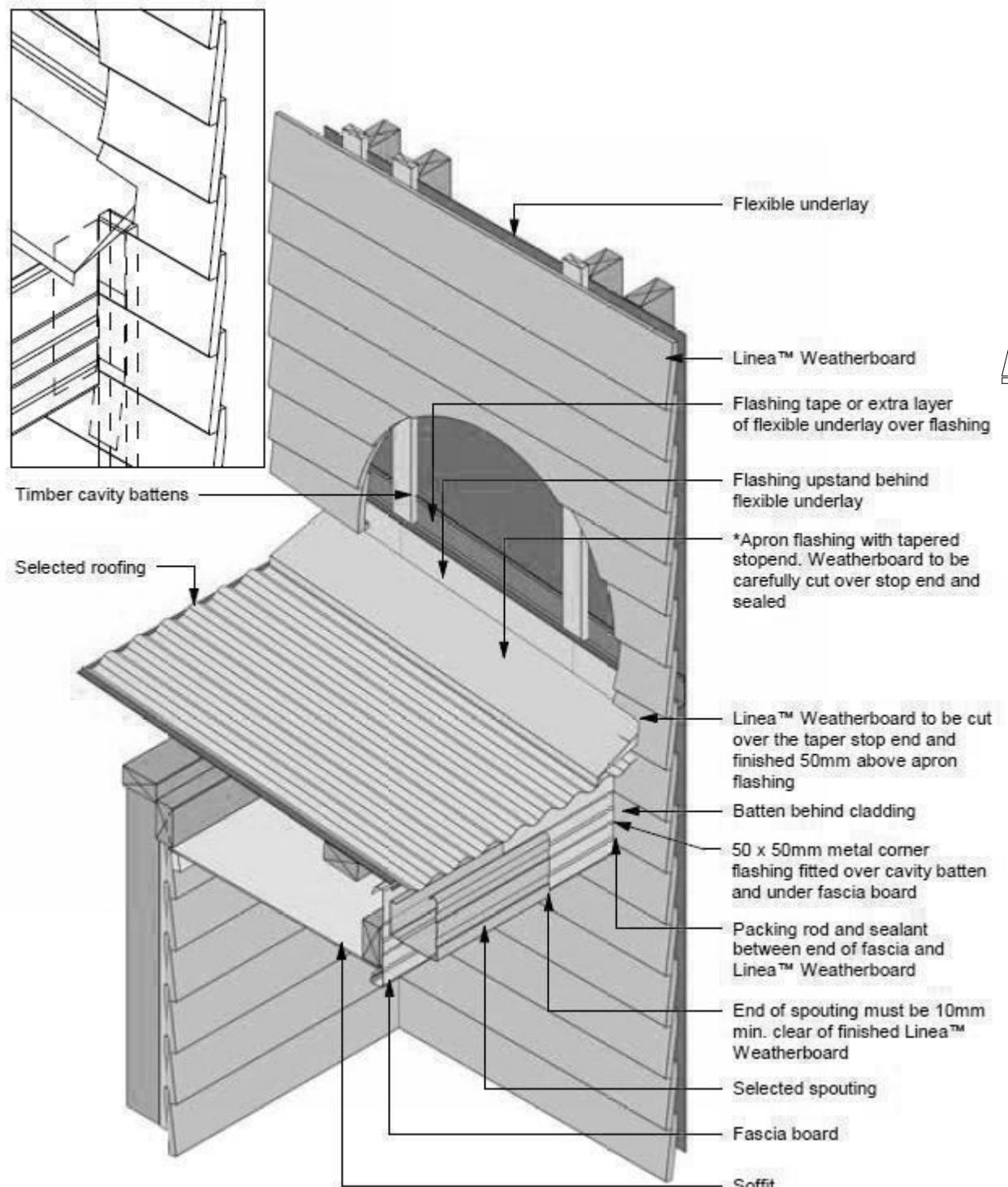
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CONSTRUCTION DETAILS

CONSENT PLANS

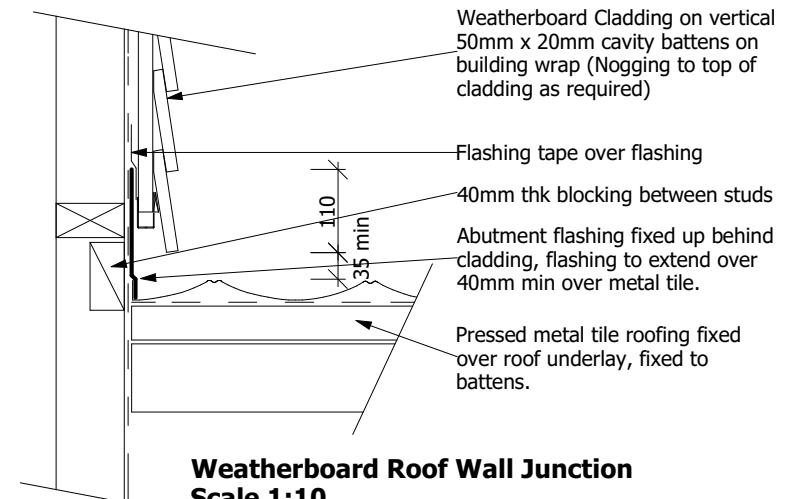
No.	Date:	Reason:
1	11-07-2023	Initial Consent Plans

Sheet No.:
18

of 25 sheets



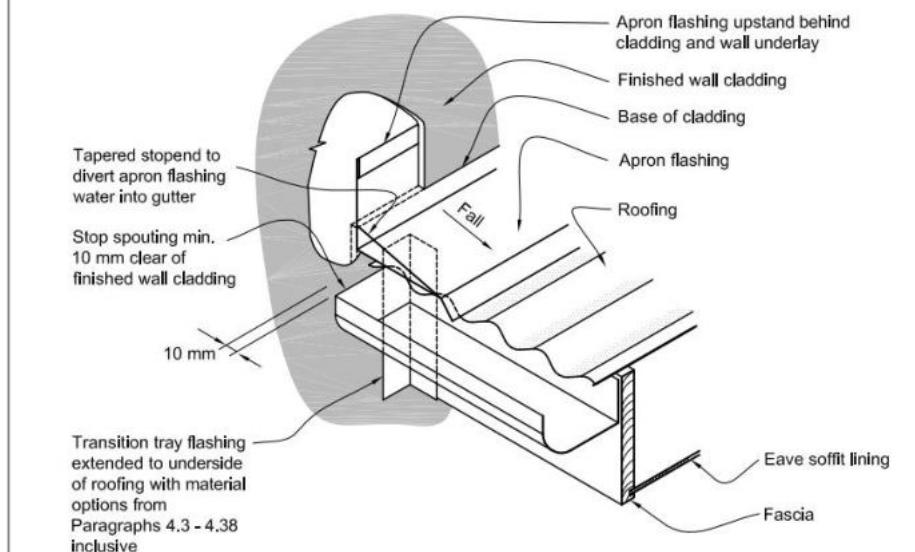
Gable edge soffit detail
Scale 1:5

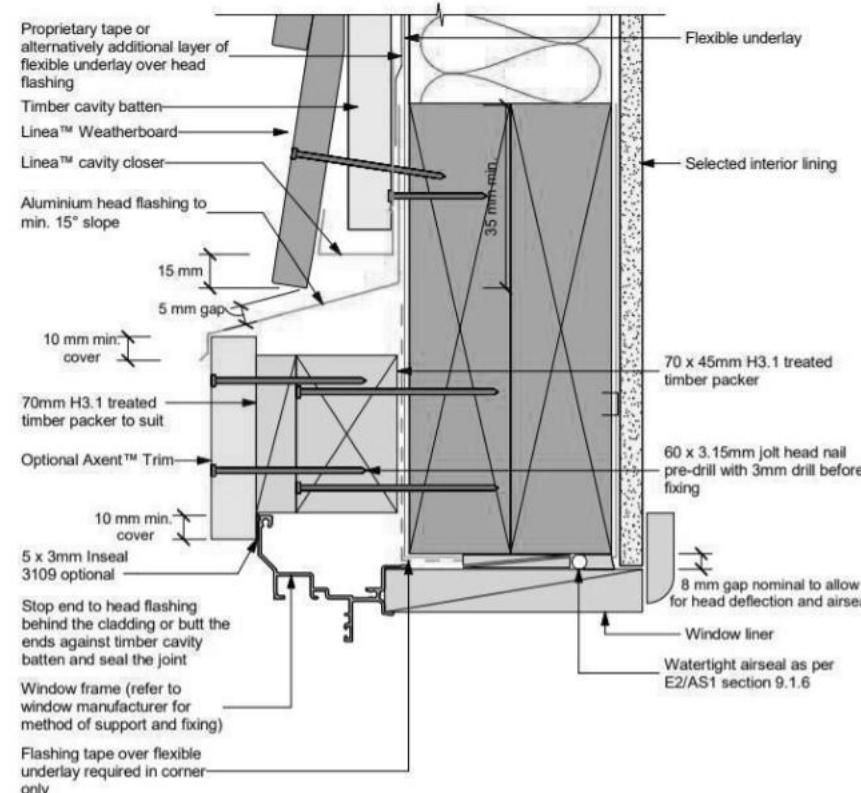


Weatherboard Roof Wall Junction
Scale 1:10

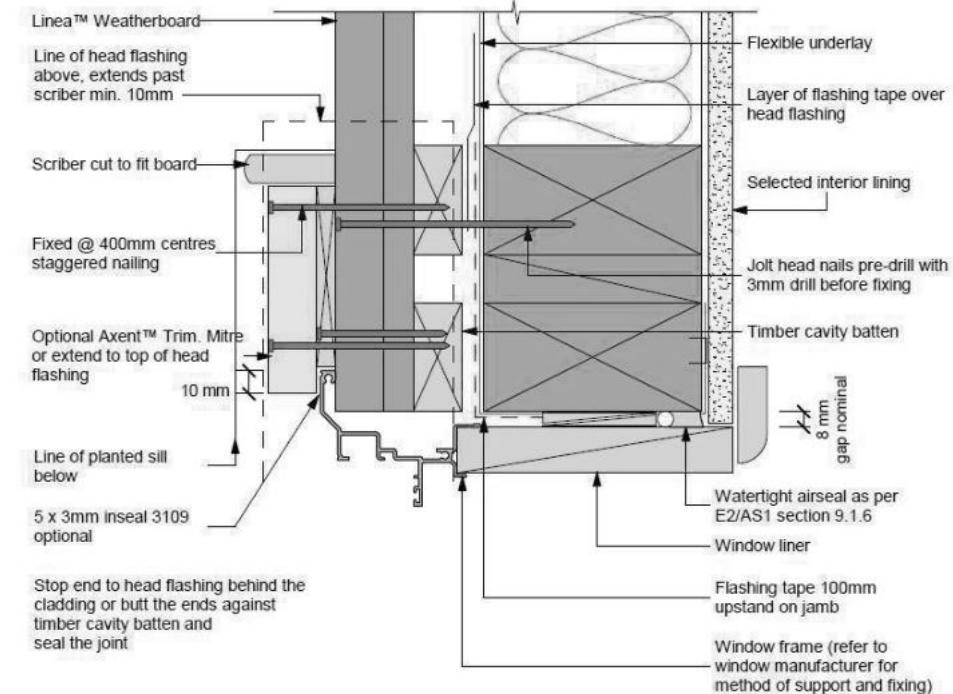
Figure 8B: Gutter/wall junction
Paragraphs 5.1 and 5.2

NOTE: (1) The upstand at the lower edge of the apron flashing may be preformed to a larger size and then trimmed on site to suit.
(2) The transition flashing bridges gap at the end of the fascia to protect the soffit framing.
(3) Wall underlay omitted for clarity.

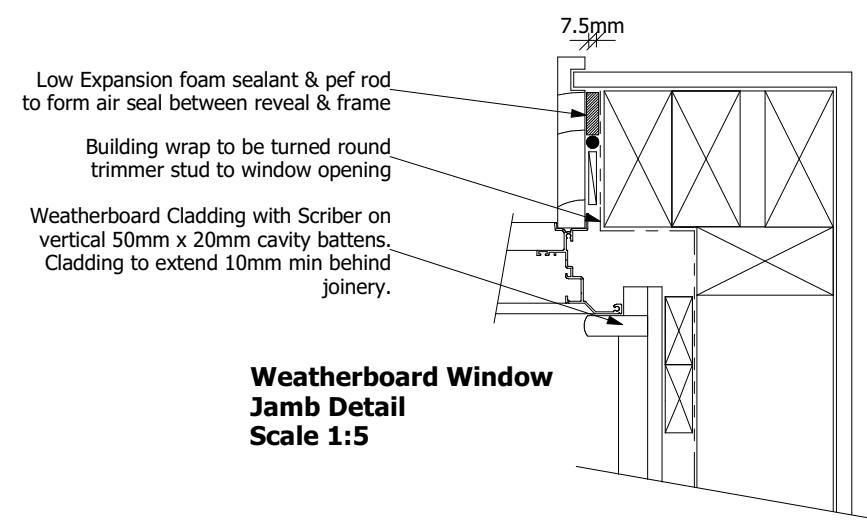




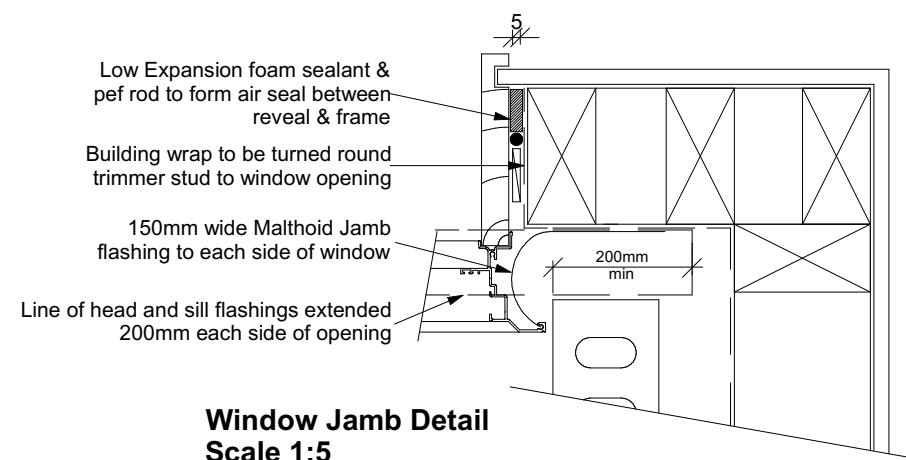
- Note:
- Sealant must be installed between head flashing and window flange in VH and EH wind zones and SED pressures
 - Alternatively, the head flashings can be formed with stop ends as per E2/AS1
 - Refer to Figure 22 for sealing end battens to head flashing



Note:
• Site cut edges to be primed



**Weatherboard Window
Jamb Detail**
Scale 1:5



Window Jamb Detail
Scale 1:5

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Lot 130, DP 584756
19 Pitcaithly Street
Halswell, Christchurch

Job Number:
172991

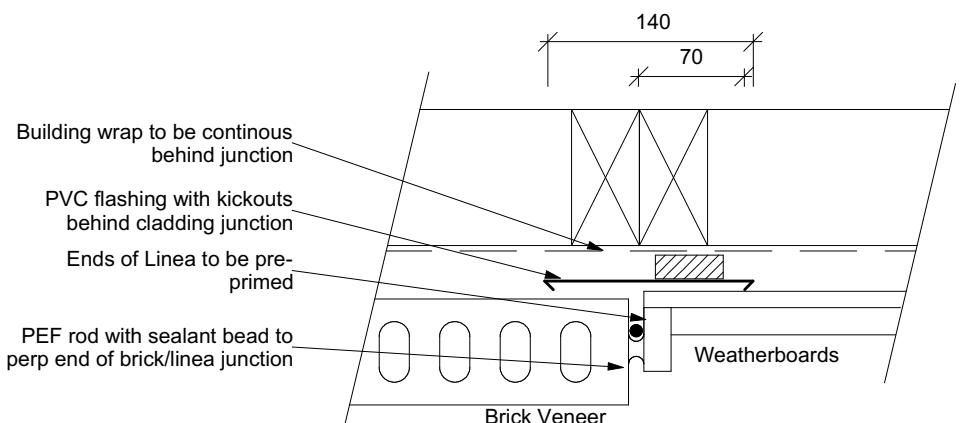
Original Plan:
Dove

Sheet Name:
CONSTRUCTION DETAILS

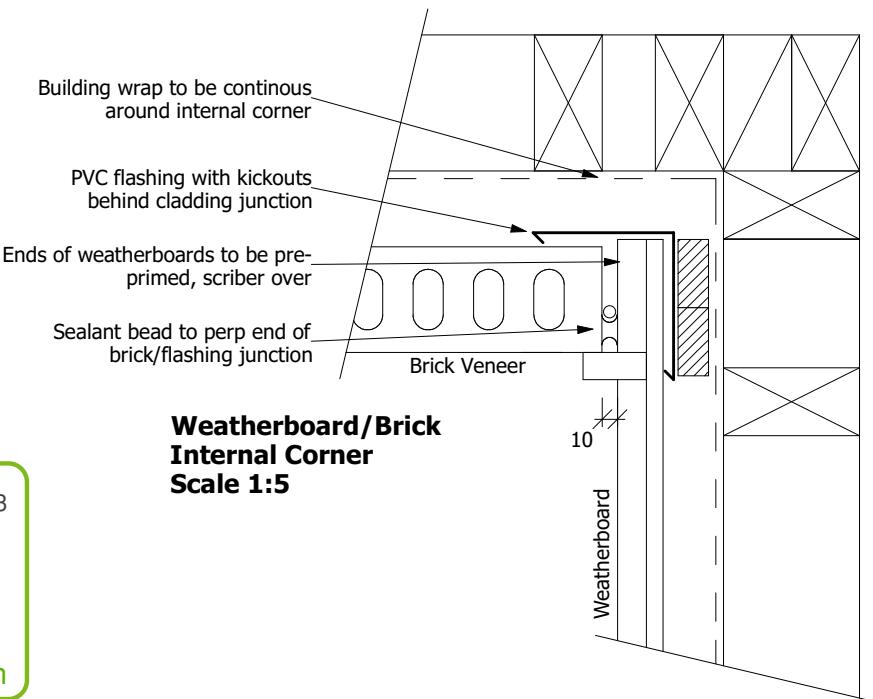
CONSENT PLANS

No.	Date:	Reason:
1	11-07-2023	Initial Consent Plans

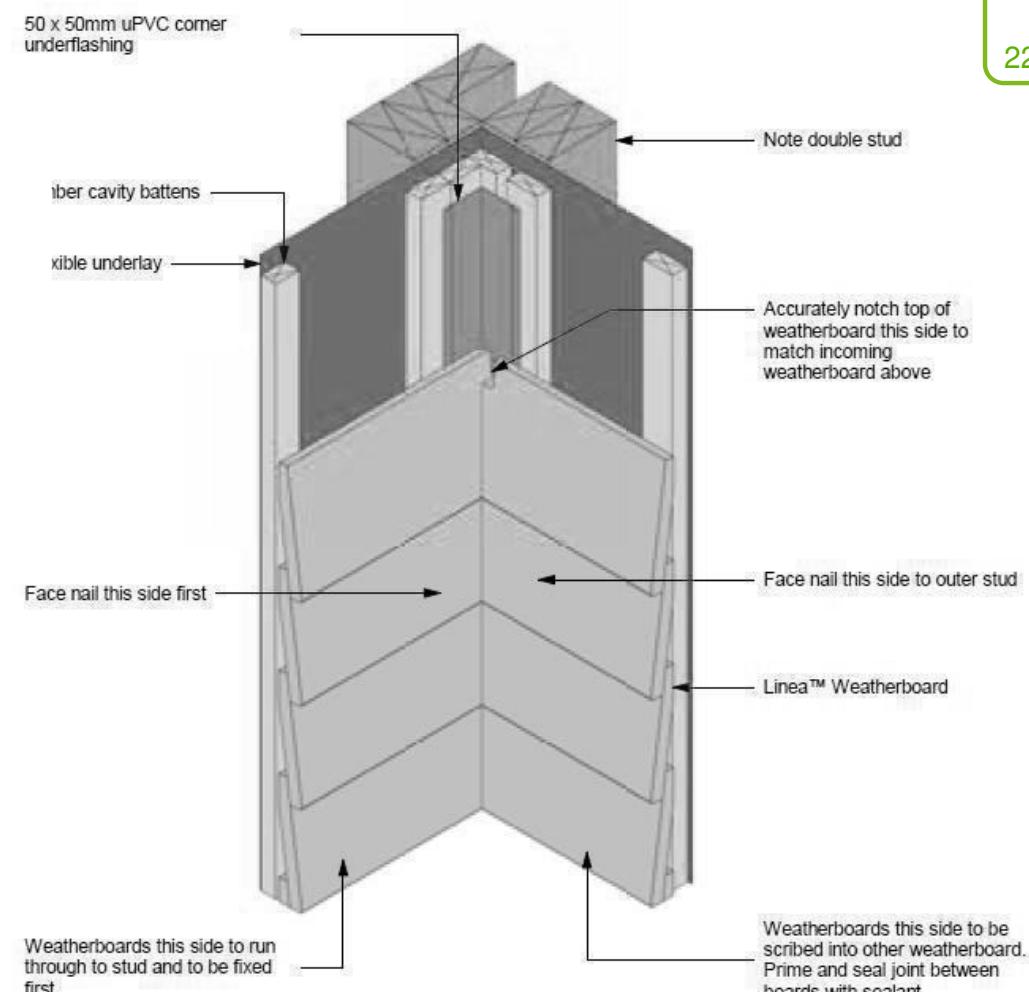
Sheet No.:
20
of 25 sheets



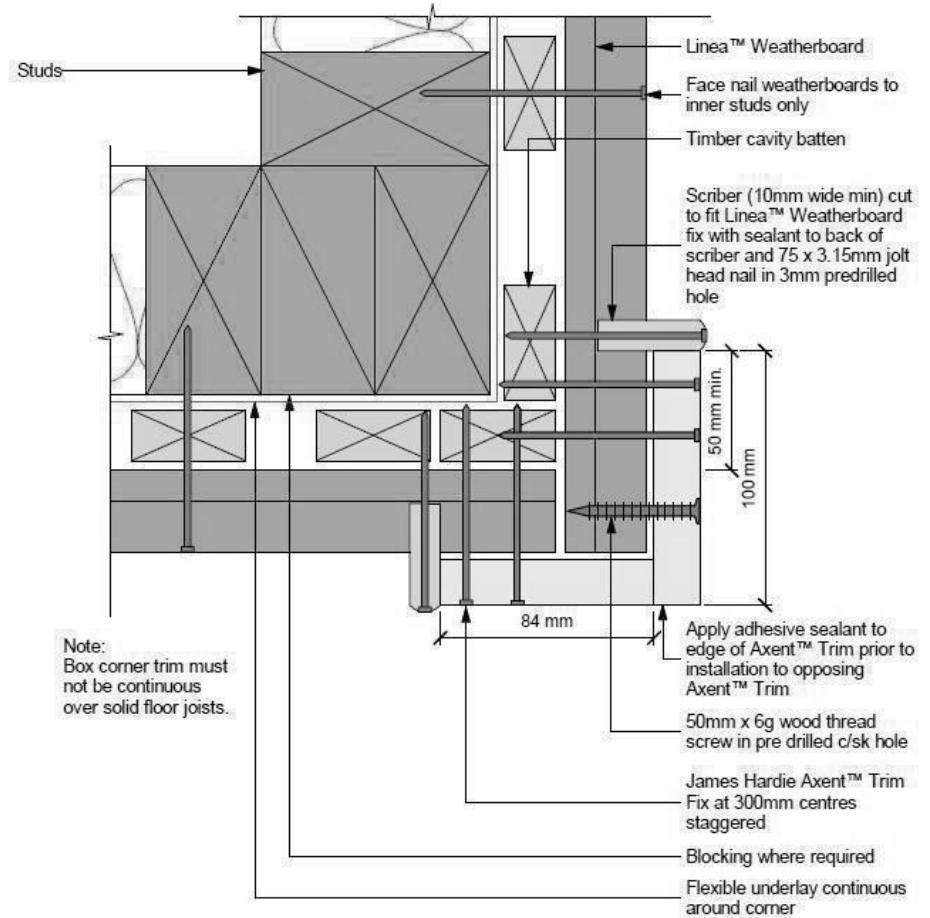
Weatherboard/Brick Vertical Junction
Scale 1:5



Weatherboard/Brick Internal Corner
Scale 1:5



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22/08/2023 Bailey, Gavin



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172991

Original Plan:
Dove

Sheet Name:
CONSTRUCTION DETAILS

CONSENT PLANS

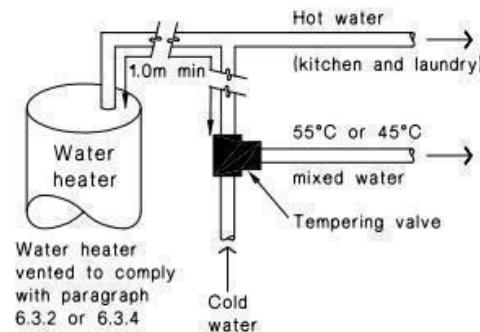
No. Date: Reason:

1 11-07-2023 Initial Consent Plans

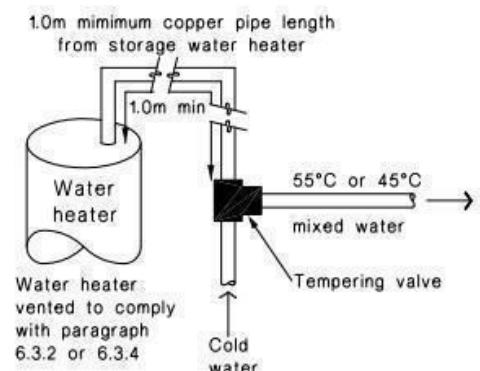
Sheet No.:
21

of 25 sheets

Figure 16: Tempering Valve Installation
Paragraph 6.14.2 a)



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



(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)

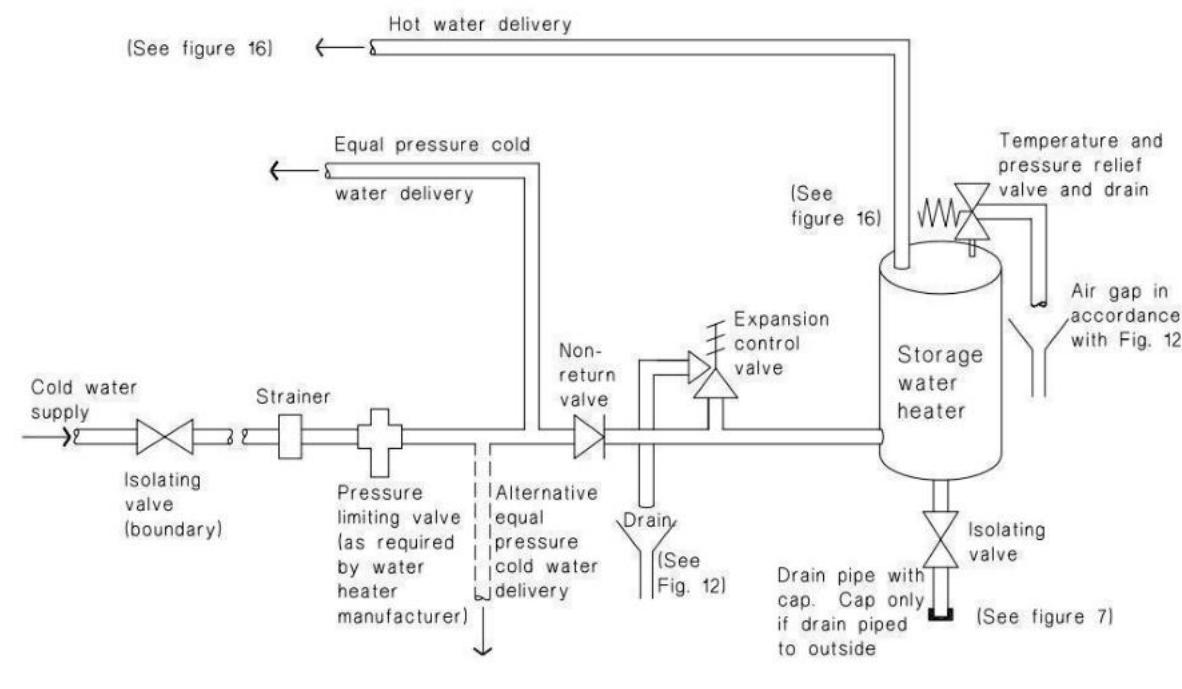
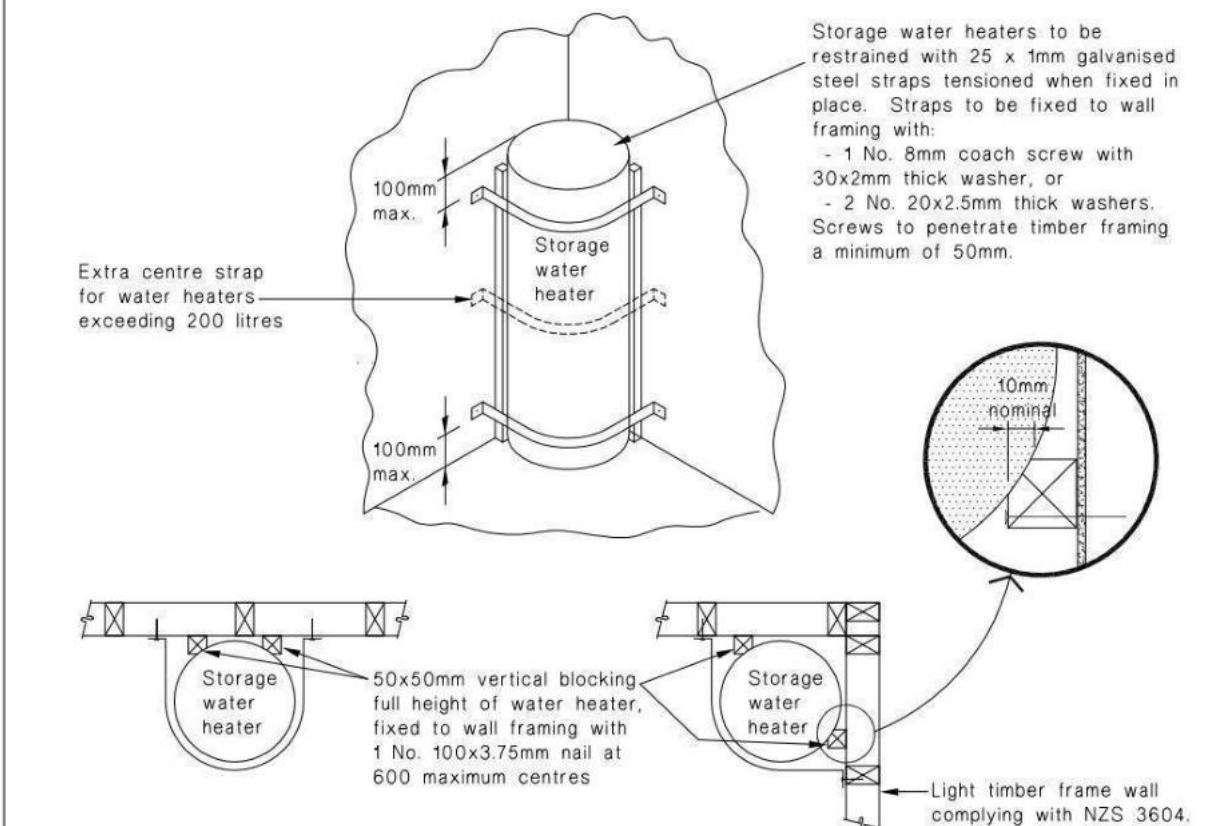
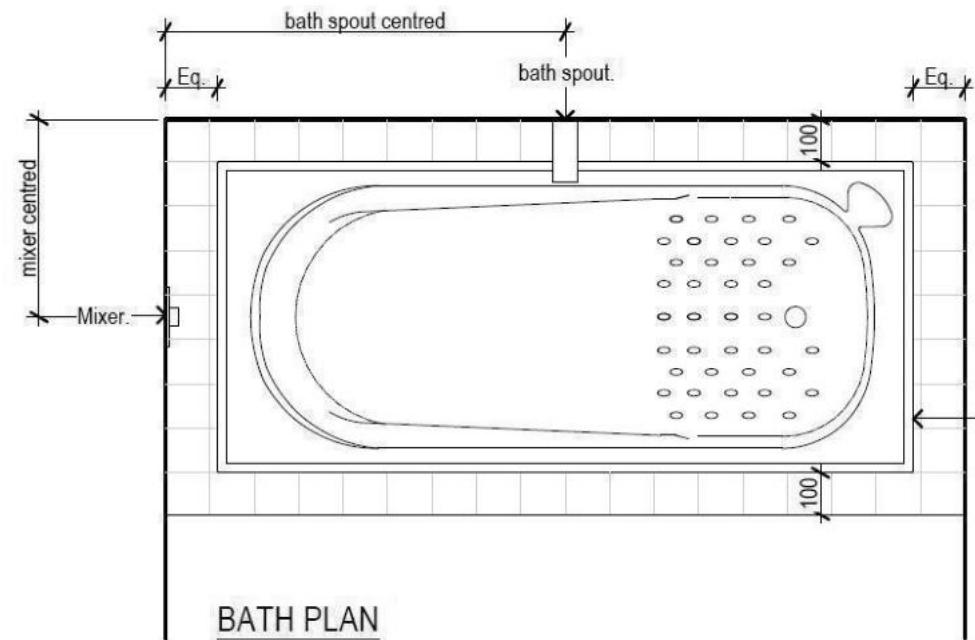
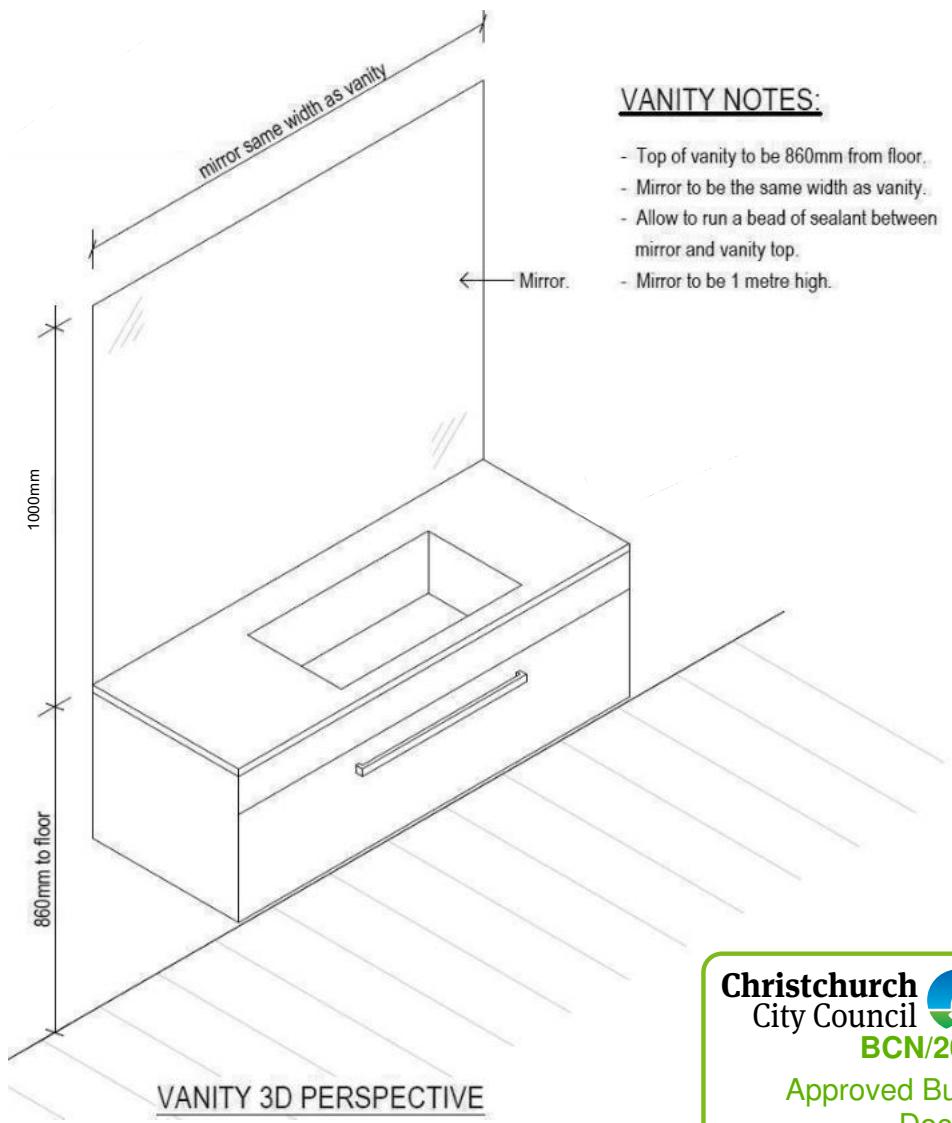
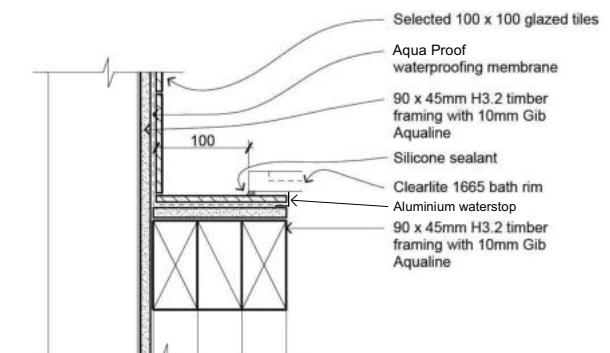
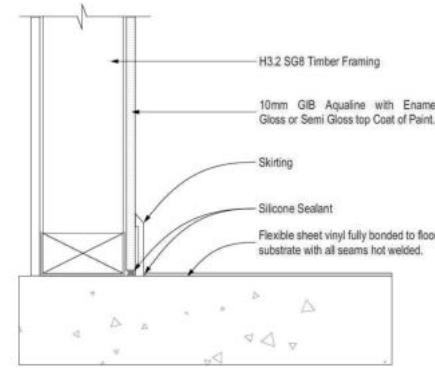
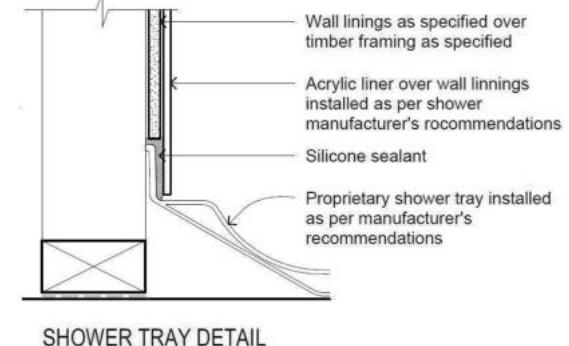
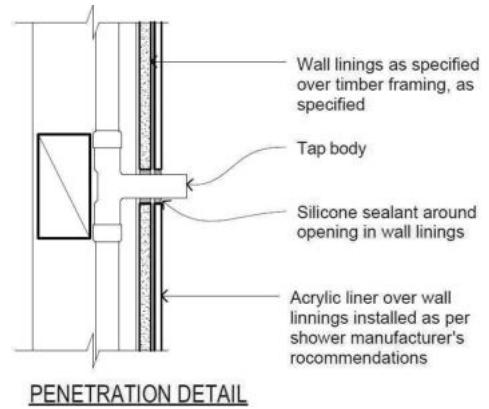


Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4



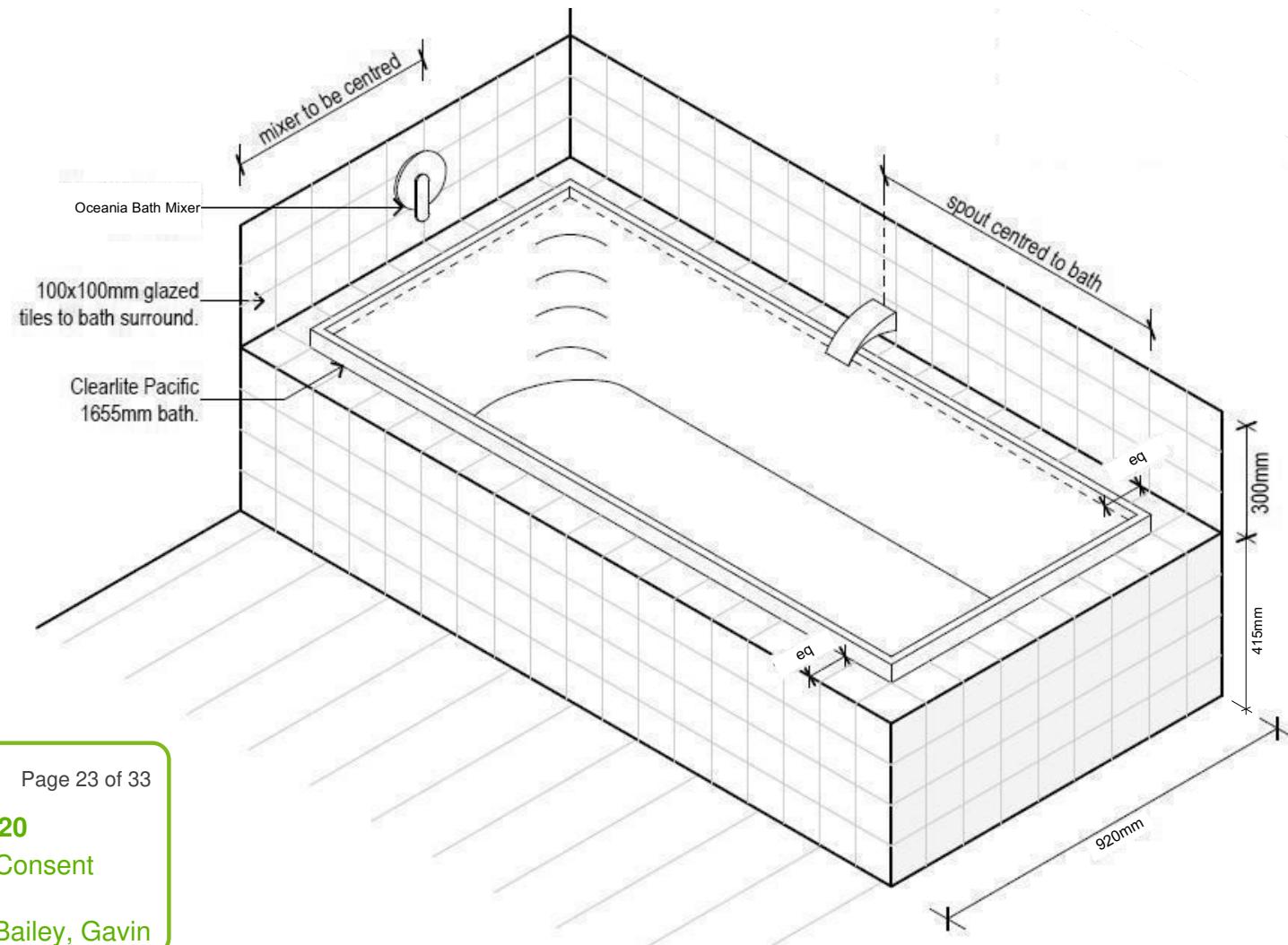


Clearlite Pacific
1655mm x 745mm.



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.



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BCN/2023/4320
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Nidhi Taneja & Anshul Soman
Lot 130, DP 584756
19 Pitcaithly Street
Halswell, Christchurch

Job Number:
172991

Original Plan:
Dove

Sheet Name:
BATHROOM DETAILS

CONSENT PLANS

No.	Date:	Reason:
1	11-07-2023	Initial Consent Plans

Sheet No.:
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of 25 sheets

Buildable Consent Layout

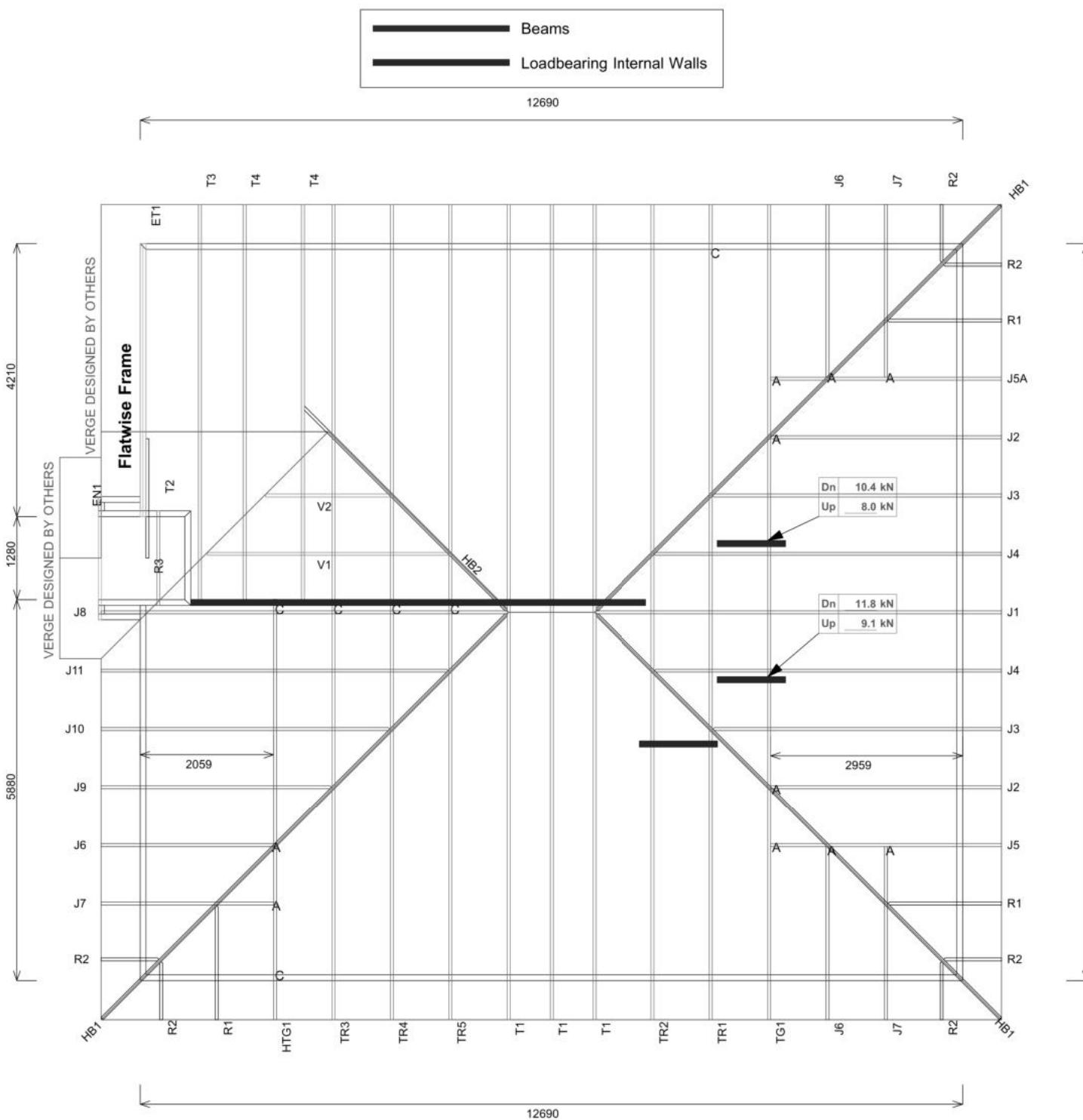


For valley/saddle truss fixing unless stated otherwise use a pair of wire dogs at 900mm centres for up to and including a very high wind zone. Or a pair of CT200's at 900mm centres for extra high wind zone. This fixing is to meet the minimum requirements as per NZS3604.

CARTERS

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- Fix raking top chord to vertical web with Studlock SL125.
- Fix bottom chord to top plate with 3 x 90mm power driven nails next to each web (or @ 600 crs max.)
- Fix each vertical web to stud below with 400mm Sheet Brace Strap (SBS) - 6 nails (30 x 3.15 dia) each end and 2 nails per plate in between.



Job No: **CH1389630C1**

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

Job Name: Taneja Somani Lot 130 Kennedys Green

Address: Lot 130 Kennedys Green
Halswell, Christchurch

Drawn: Bruce Barrow

Date: 12/06/2023

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Nidhi Taneja & Anshul Soman
Lot 130, DP 584756
19 Pitcaithly Street
Halswell, Christchurch

Job Number: **172991**
Original Plan: **Dove**
Sheet Name: **TRUSS DESIGN**
Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 16/08/2023 Scale: NTS @ A3

CONSENT PLANS		
No.	Date:	Reason:
1	11-07-2023	Initial Consent Plans

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22/08/2023

Bailey, Gavin

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 joins.

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

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

Snow Zone:	Christchurch (N4)
Wind Area:	High
TC Restraints:	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

Sheet No.:
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of 25 sheets

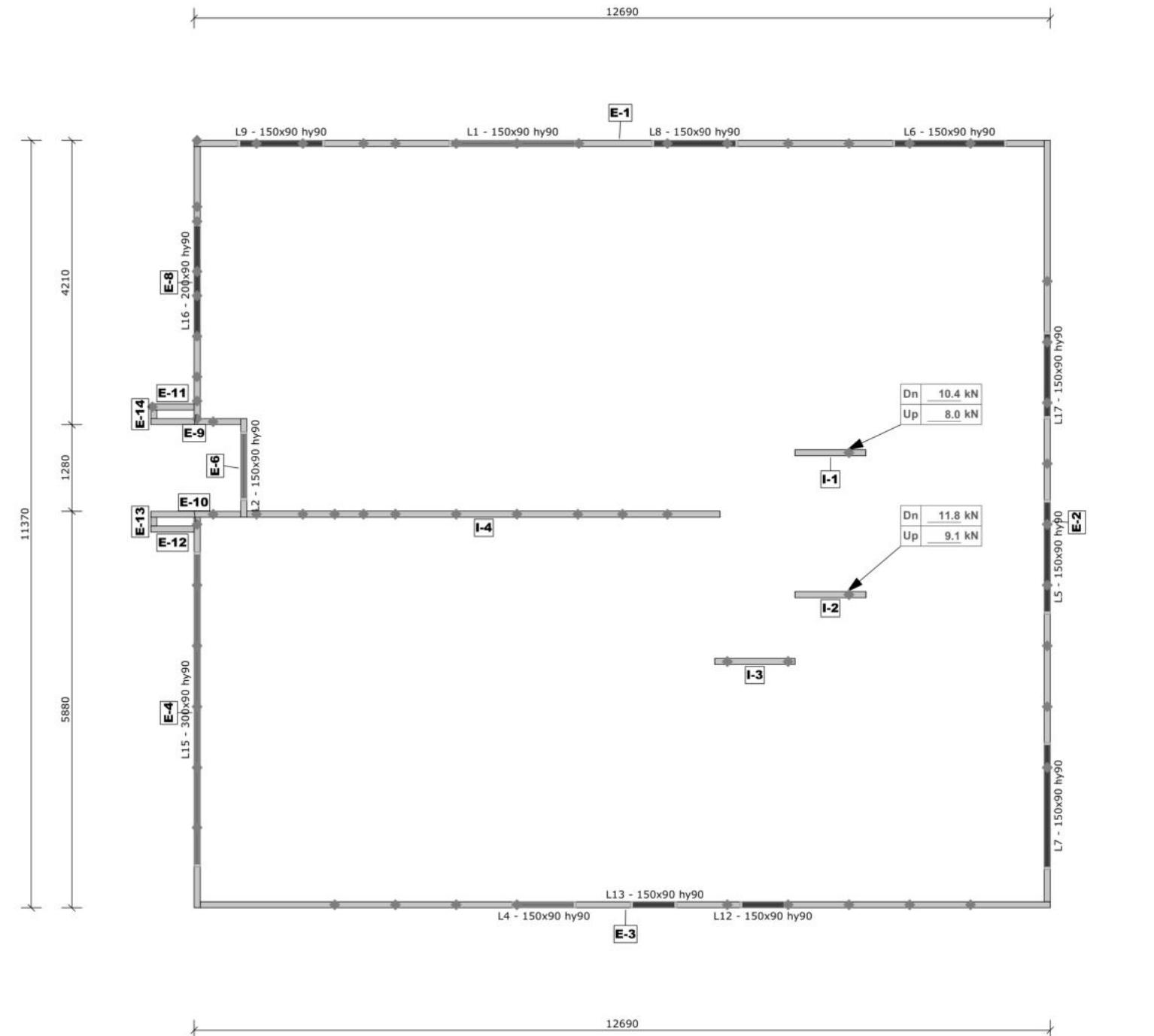
Buildable Consent Layout



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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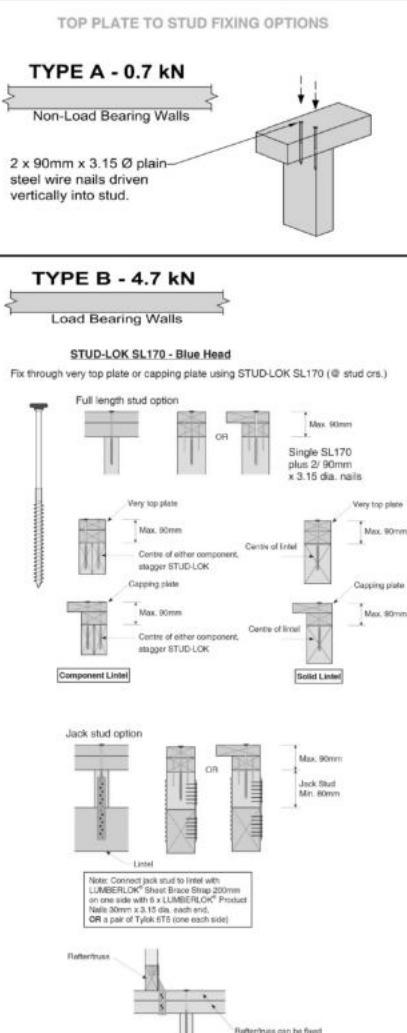


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Lintel Fixings are as per the included reports.



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

 MiTek SAPPHIRE™ Every Facet an Advantage.	Job No: CH1389630C1
	Customer: TKR Homes Limited T/A Signature Homes Canterbury
	Job Name: Taneja Somani Lot 130 Kennedys Green
	Address: Lot 130 Kennedys Green Halswell, Christchurch

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Nidhi Taneja & Anshul Somani
Lot 130, DP 584756
19 Pitcaithly Street
Halswell, Christchurch

Job Number: **172991**
Original Plan: **Dove**
Sheet Name: **TRUSS DESIGN**
Sales: **D Ryan** Drawn: **M Glynn** QS: **W Xian**
Print Date: **16/08/2023** Scale: **NTS @ A3**

CONSENT PLANS

No.	Date:	Reason:
1	11-07-2023	Initial Consent Plans

Sheet No.:
25
of 25 sheets

Signature Homes

New Dwelling

Lot 130 Kennedys Green



ENGCO
Consulting Engineers

TC2 RIBRAFT DRAWINGS

File Number 23000.065

Sheet No.	Rev	Date Issued	Sheet Title
S1	-	22.06.2023	General Notes
S2	-	22.06.2023	RibRaft Layout Foundation Plan
S3	-	22.06.2023	Ribraft Details
S4	-	22.06.2023	Ribraft Details
S5	-	22.06.2023	Ribraft Details
S6	-	22.06.2023	Typical Services Penetration Details

Issue Register

Date Description

22.06.2023 For Consent

GENERAL

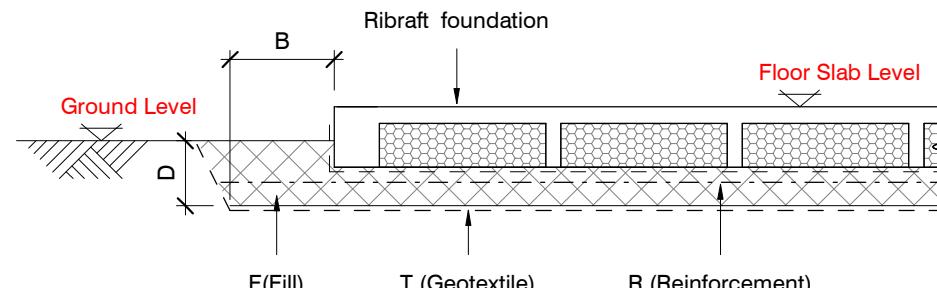
- These drawings are not to be used for construction until the plan (sheet S2) is signed by the main contractor.
- Do not scale. Refer any discrepancies to the Architect.
- These drawings are to be read in conjunction with the Architects drawings.
- The builder shall be responsible for any damage to 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: 23000.065
Dated: 29 May 2023
Bearing: 200KPa

BUILDING PLATFORMCONCRETE

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

100mm Floor Slab - 220mm pods
(25MPa TC2 Dramix 4D 80/60 Fibre Mix)
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.

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 mid height and finished compacted surface - if depth of fill is greater than 400mm
- Pre-pour of slab - by ENGCO

BUILDING PLATFORM TABLE:	
B	500mm
D	400mm bgl (approx) across building platform.
T	N/A
R	N/A
F	AP40 or AP65 - 95% Dry Density. Compact in 150mm layers max.

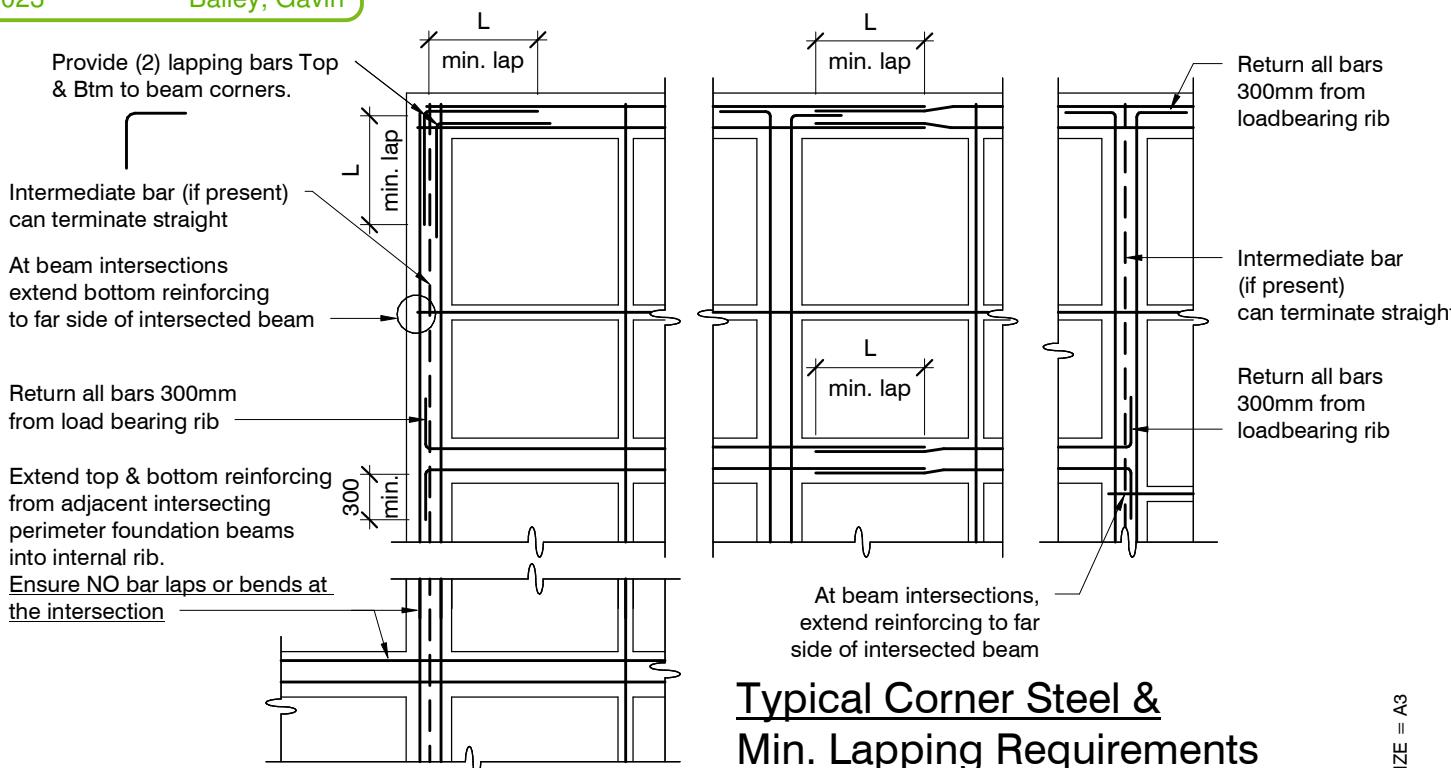
Refer Architectural drawings for Finished Floor Level

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

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Typical Corner Steel & Min. Lapping Requirements

N.T.S.

revisions	-	22.06.2023	For Consent

design	W. Horne	file	23000.065
drawn	C. Andrews	dwg	S1
appvd	M. Cusiel	rev.	-
date	22.06.2023		

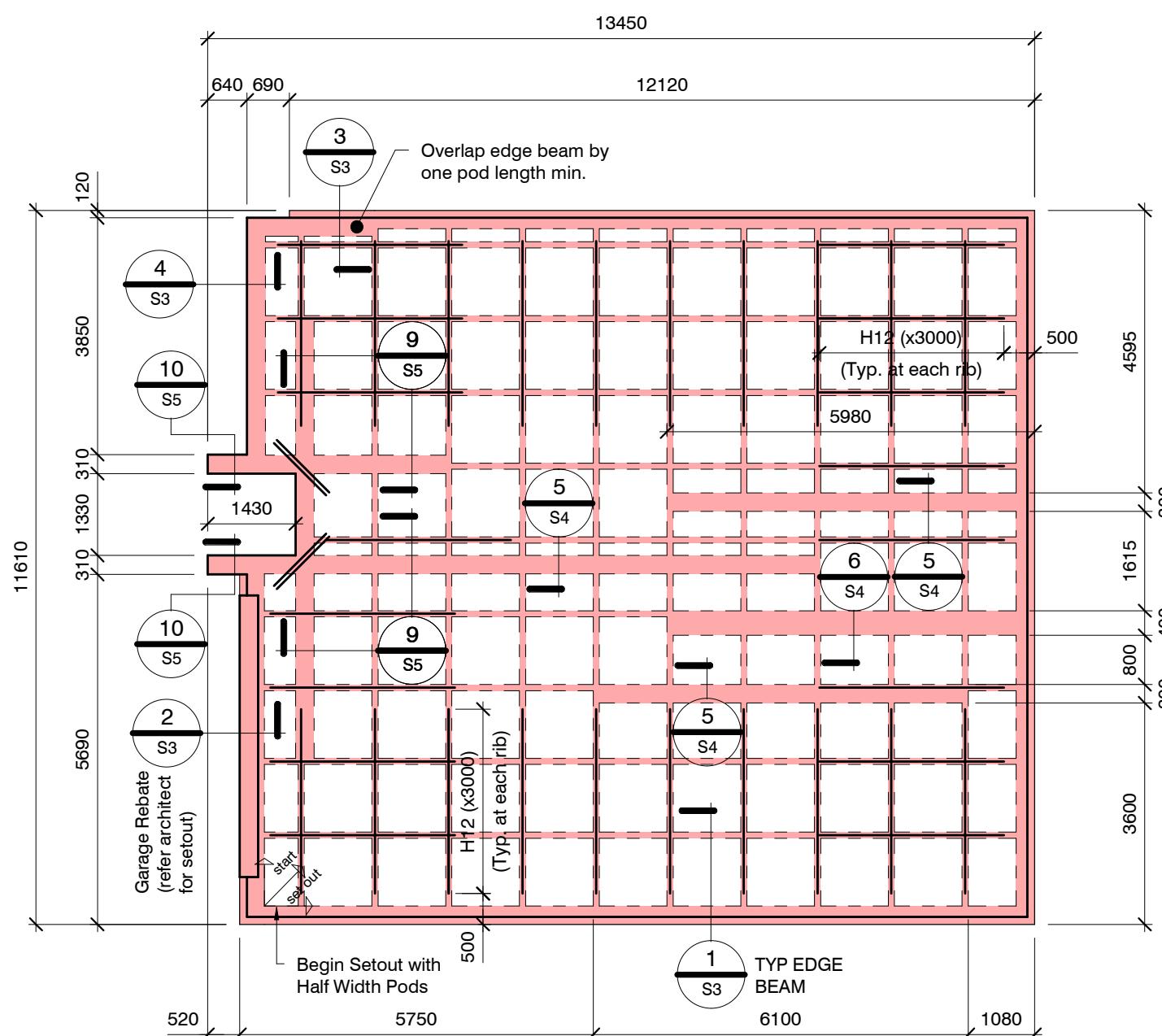
GENERAL NOTES:

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.



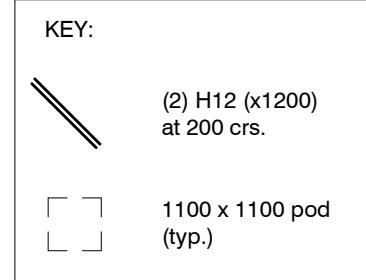
RIBRAFT FOUNDATION LAYOUT PLAN

1 : 100

Confirm all dimensions with Architects drawings

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22/08/2023 Bailey, Gavin

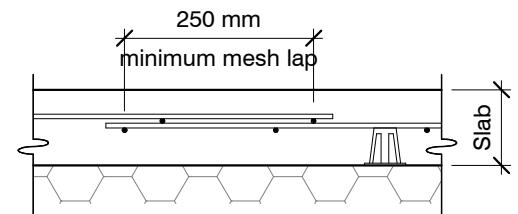
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100mm Floor Slab - 220mm pods (25MPa TC2 Dramix 4D 80/60 Fibre Mix) G500E SE-62 Ductile mesh on 50mm chairs

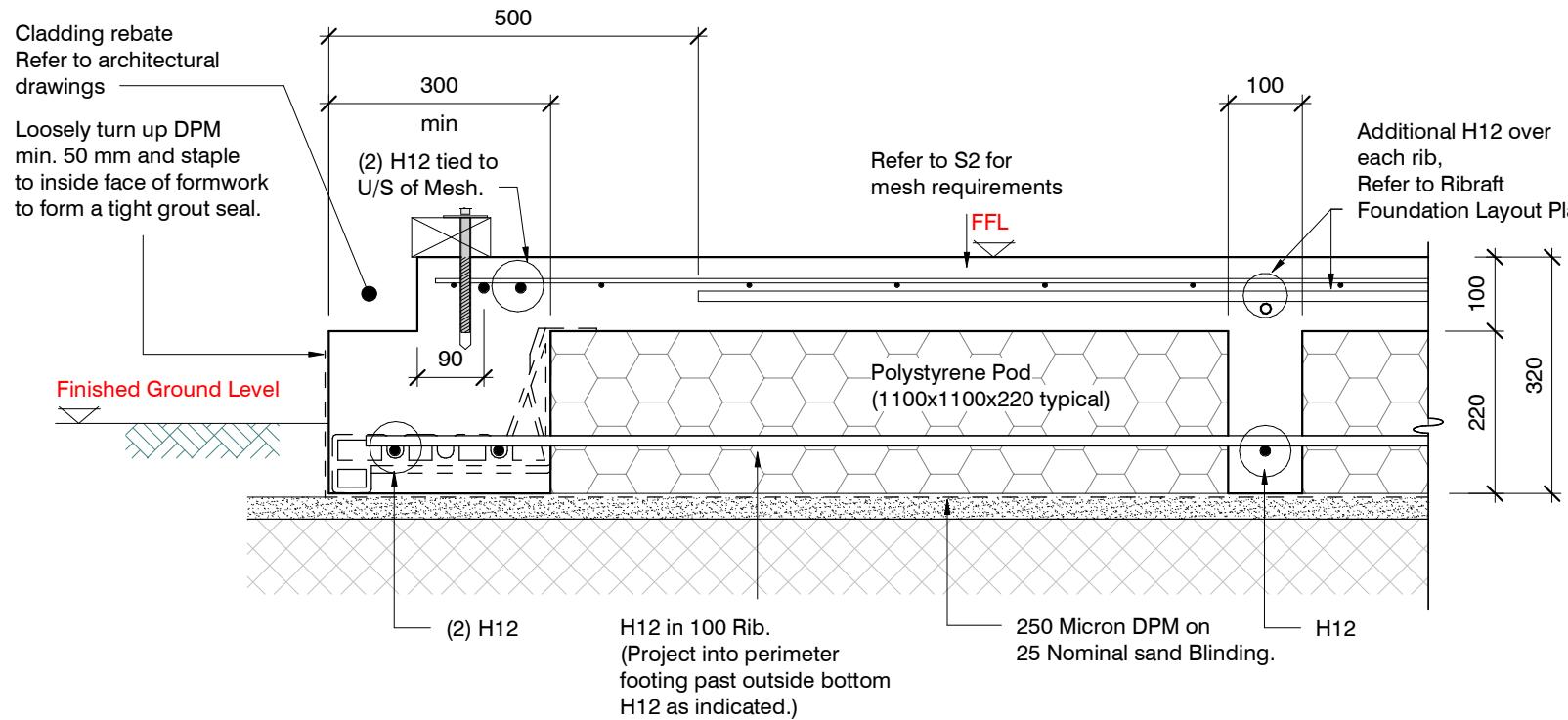
The design Fibre mix shall be supplied so that the residual flexural tensile stresses $f_{R,1}$ & $f_{R4,K}$ shall be 1.5 MPa & 1.0 MPa respectively.

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



-	22.06.2023	For Consent

design	W. Horne	file	23000.065
drawn	C. Andrews	dwg	S2
appvd	M. Cusiel	rev.	-
date	22.06.2023		

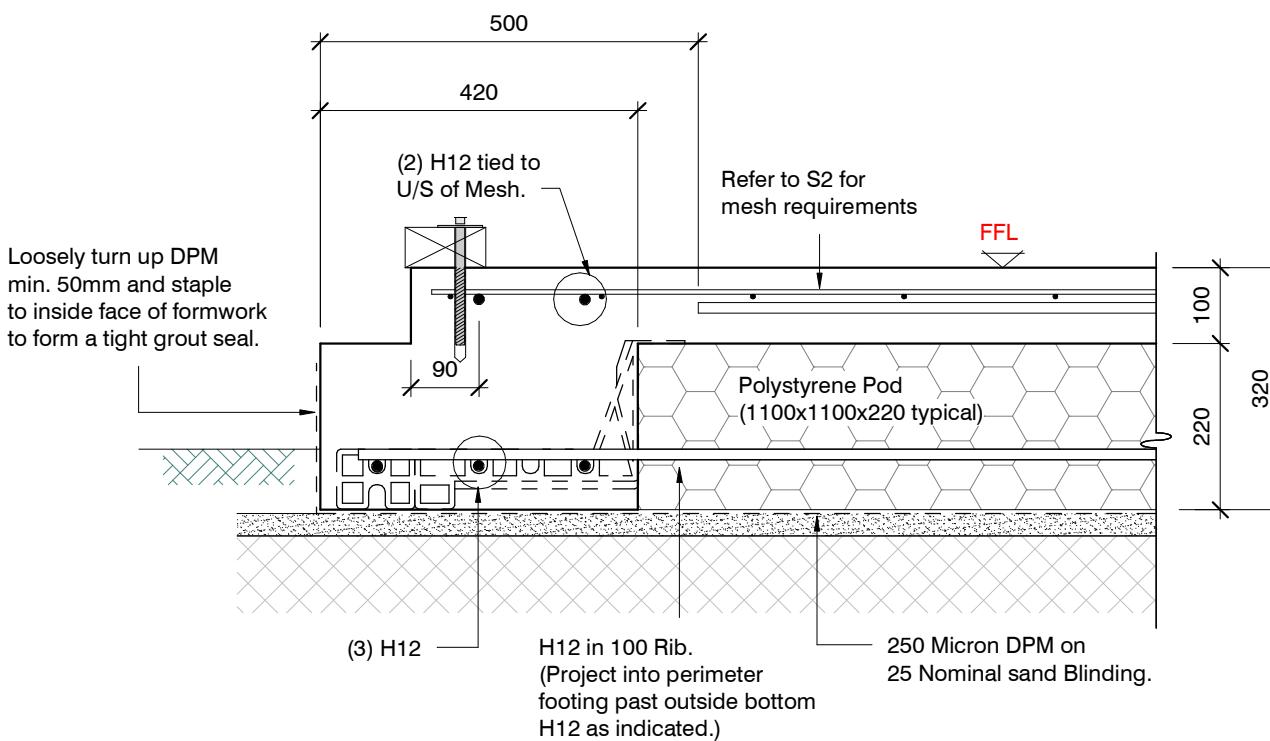


SECTION 1 TYPICAL 300 WIDE EDGE BEAM

1 : 10

S2

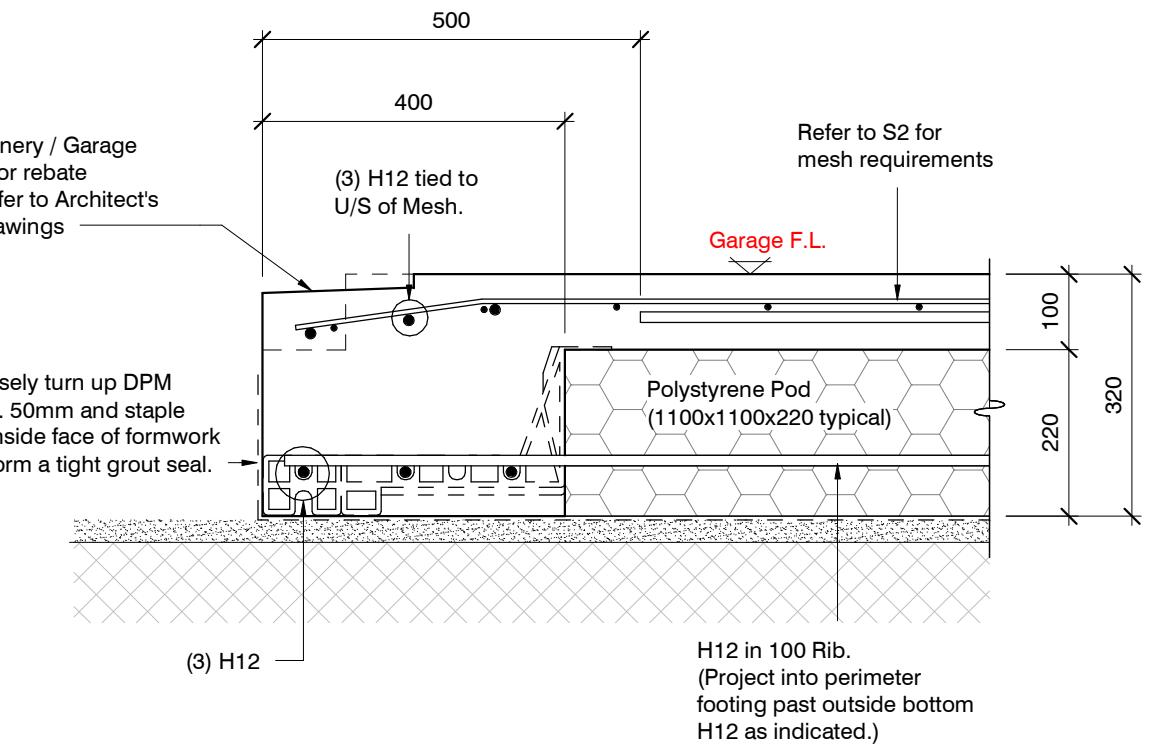
Christchurch City Council BCN/2023/4320
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SECTION 3 TYPICAL 420 WIDE EDGE BEAM

1 : 10

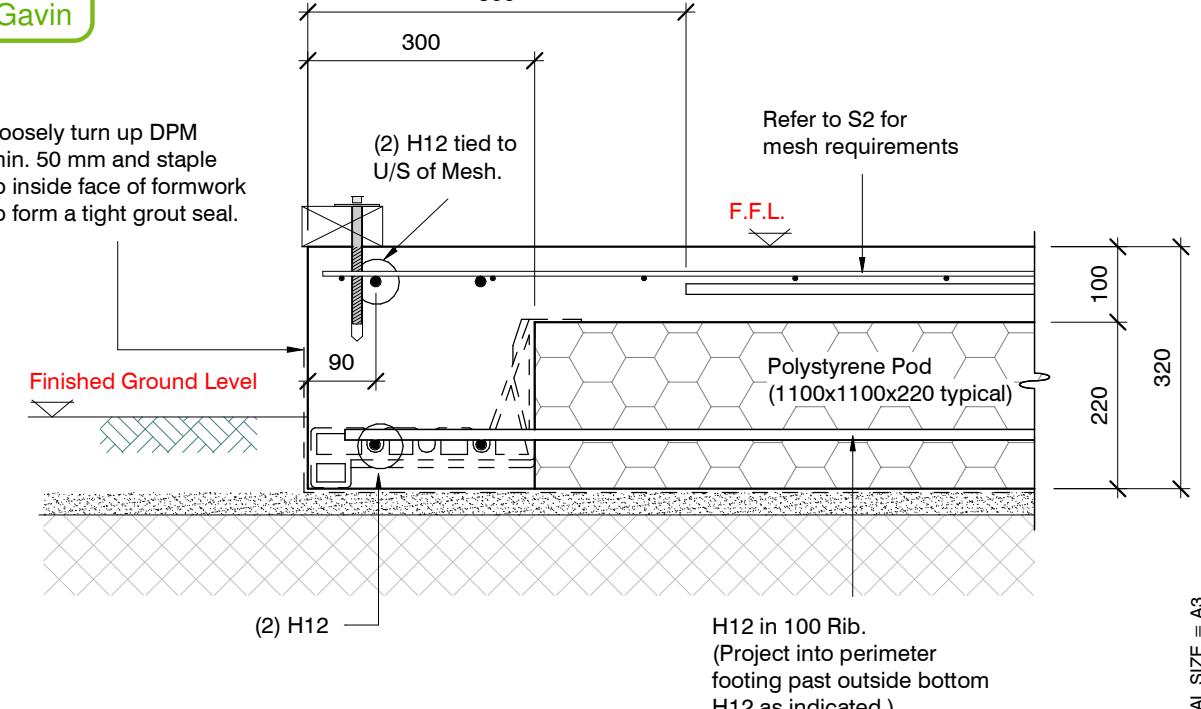
S2



SECTION 2 GARAGE DOOR REBATE

1 : 10

S2

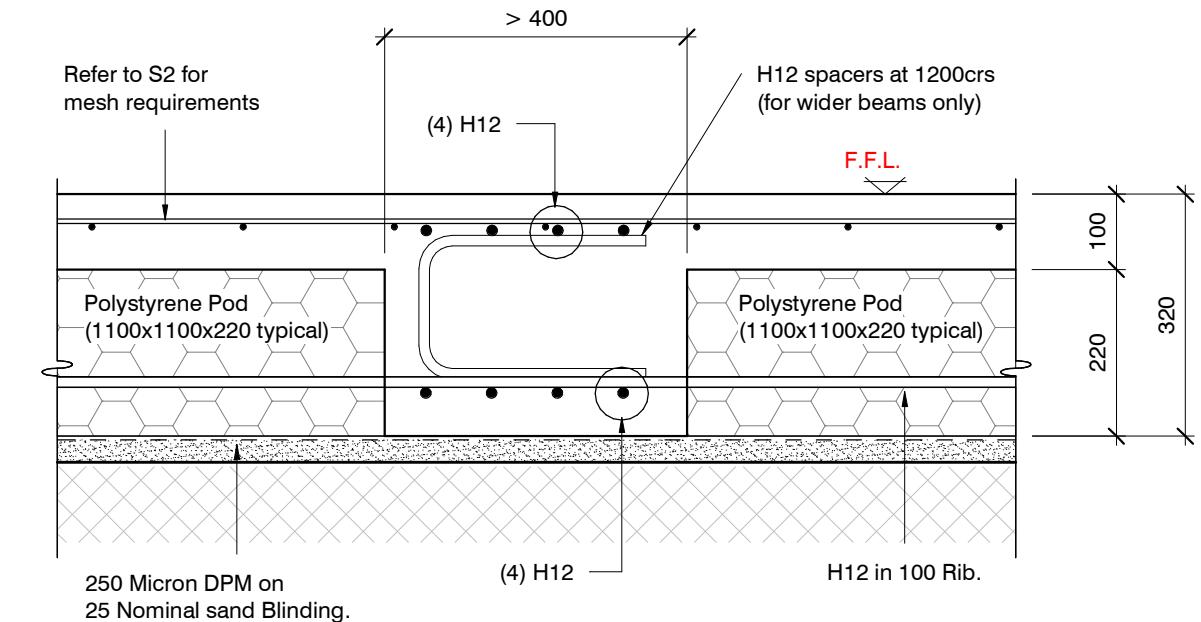
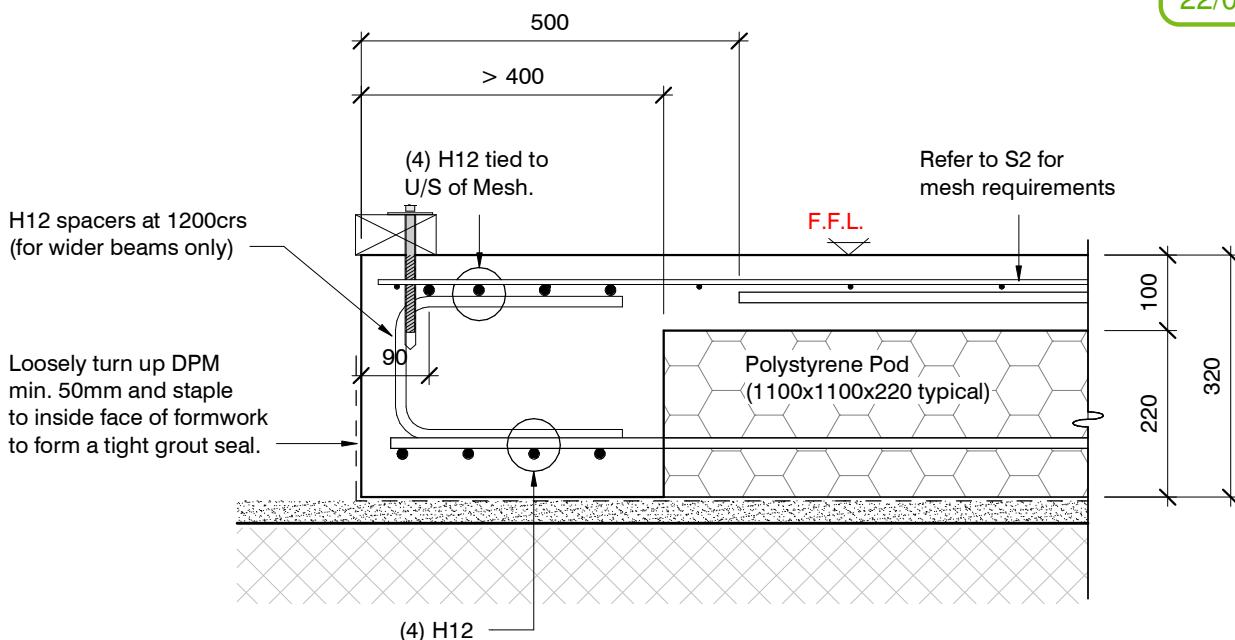
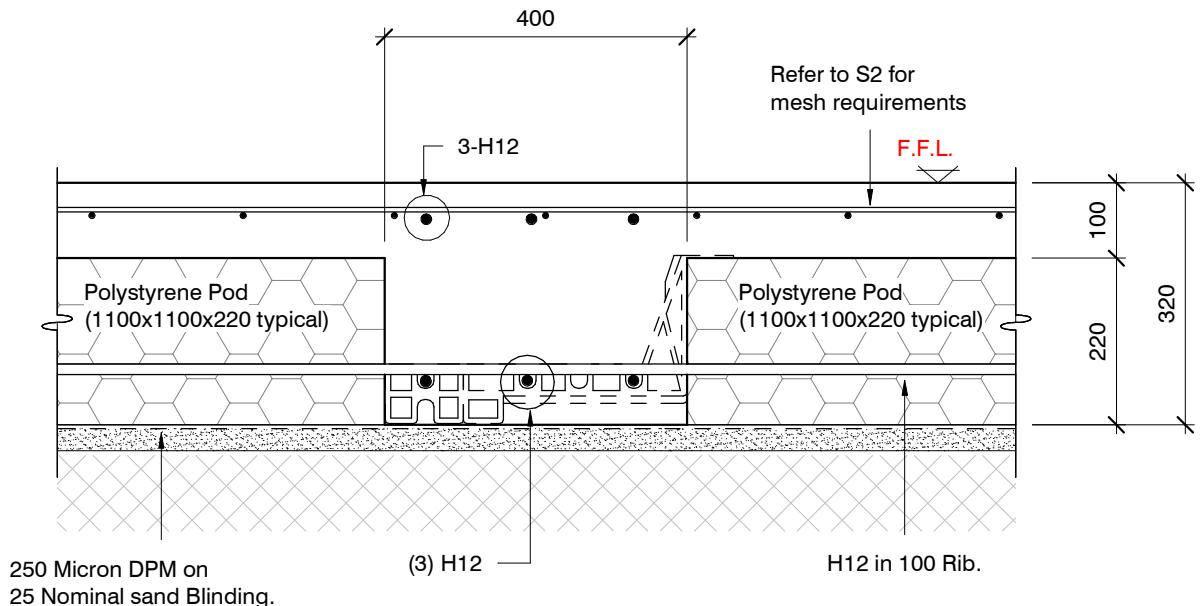
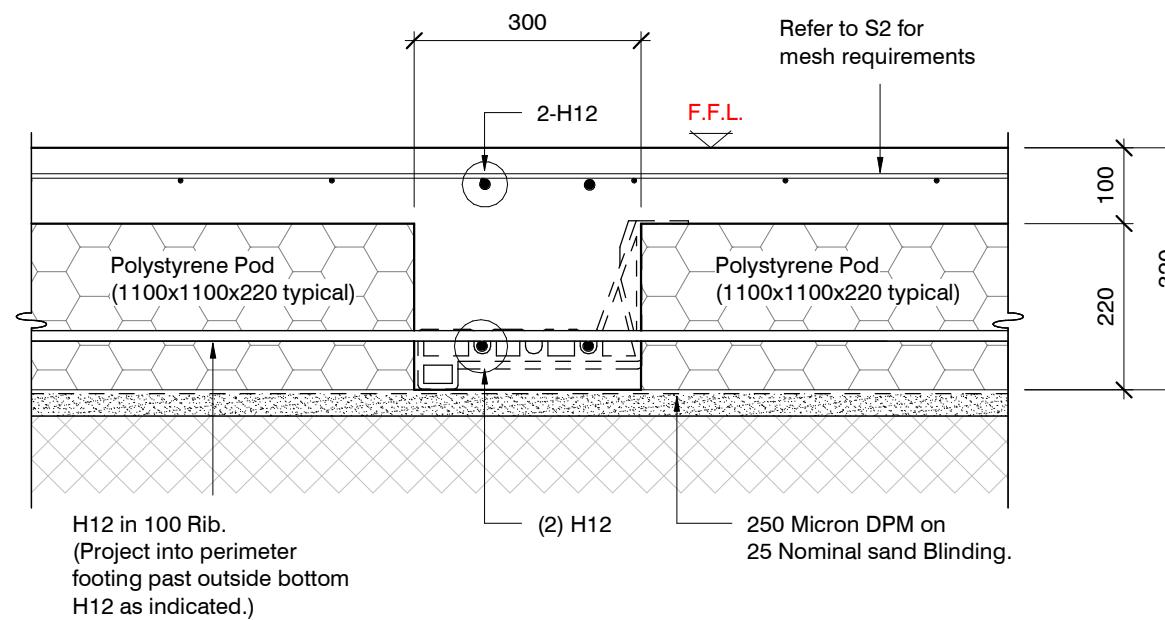


SECTION 4 TYPICAL 300 WIDE EDGE BEAM

1 : 10

S2

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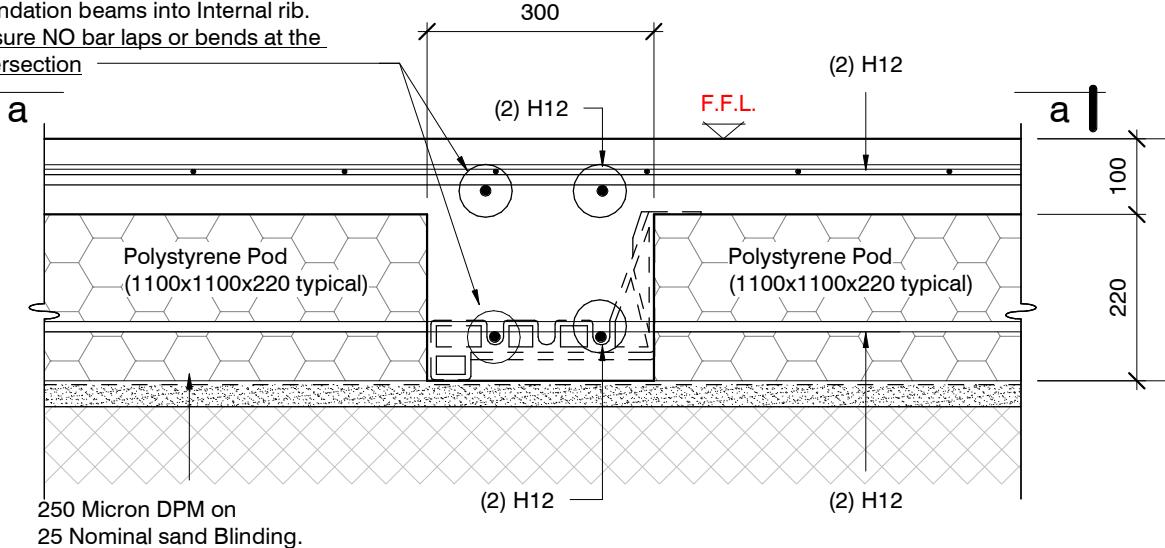


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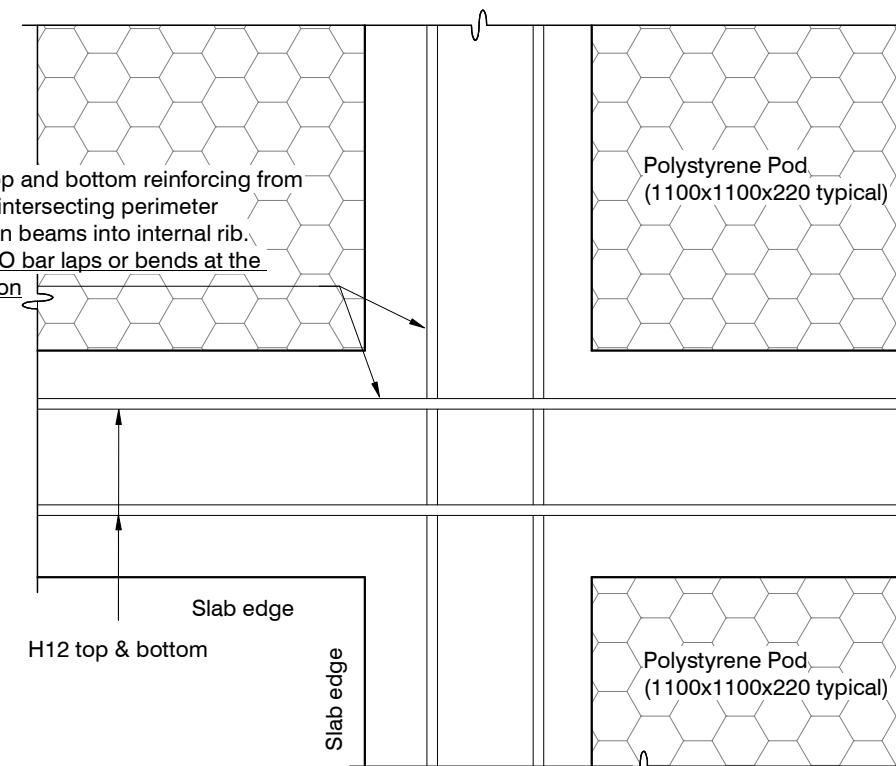
ORIGINAL SIZE = A3

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

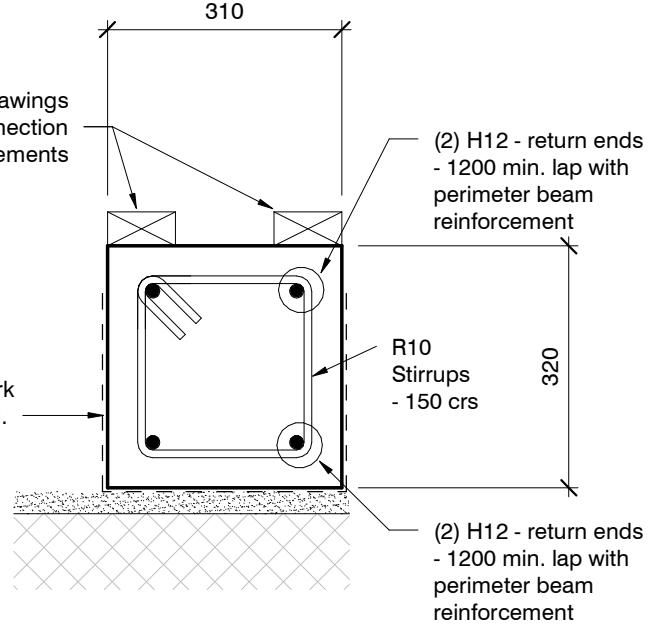


SECTION 9 TYPICAL 300 WIDE INTERNAL BEAM
1 : 10 S2

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

**a-a**

Refer to Architects drawings for Framing connection requirements



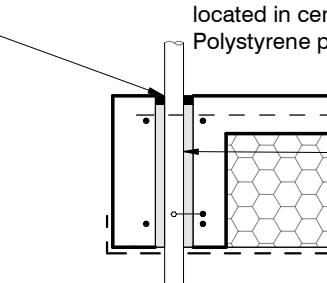
SECTION 10 TYPICAL WING WALL
1 : 10 S2

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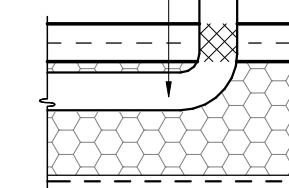
ORIGINAL SIZE = A3

Flexible Sealant as required
all round pipe perimeter

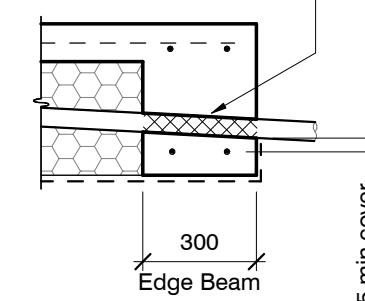
Sleeve 50 mm larger dia. than service pipe
Maximum sleeve dia. 150 mm
located in central part of beam.
Polystyrene packing all around pipe.



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

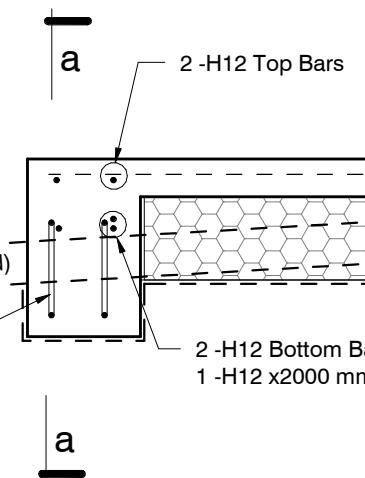


Pass pipe through edge beam
Avoid all reinforcing bars
(Sleeve not required)
Wrap in "Lagging" tape

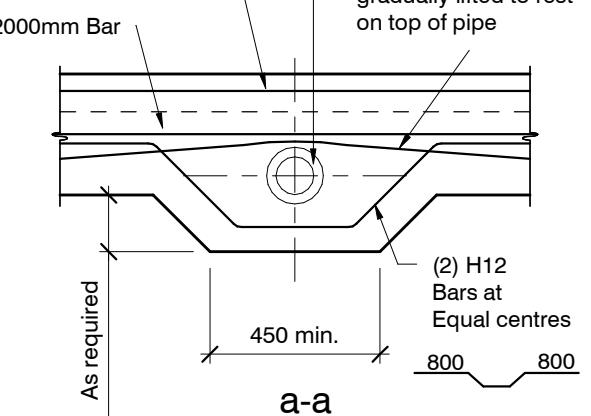


25 min. cover
to steel bars

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



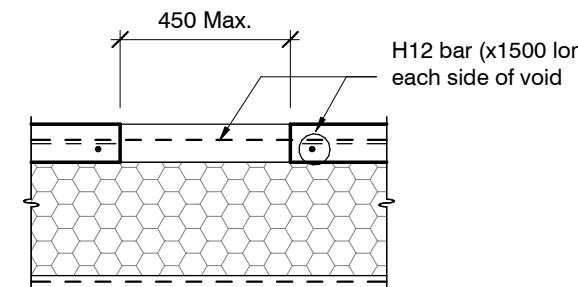
(2) H12 Top Bars
(2) H12 Bottom Bars gradually lifted to rest on top of pipe



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

TYPICAL SECTION LOCALISED DEEPENING OF FOUNDATION BEAM TO ACCOMMODATE TOILET WASTE PIPE

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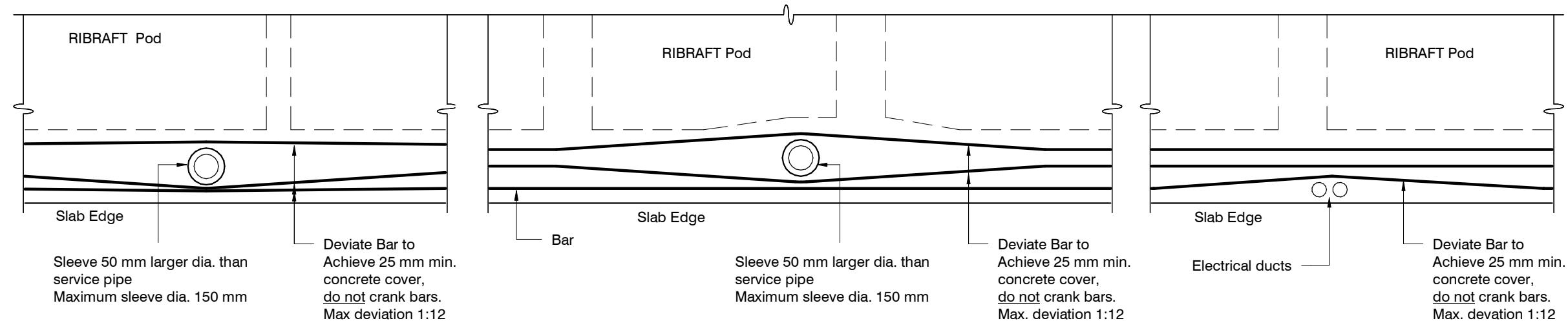
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22/08/2023

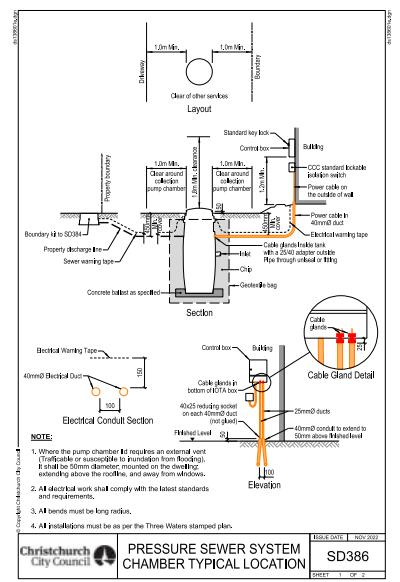
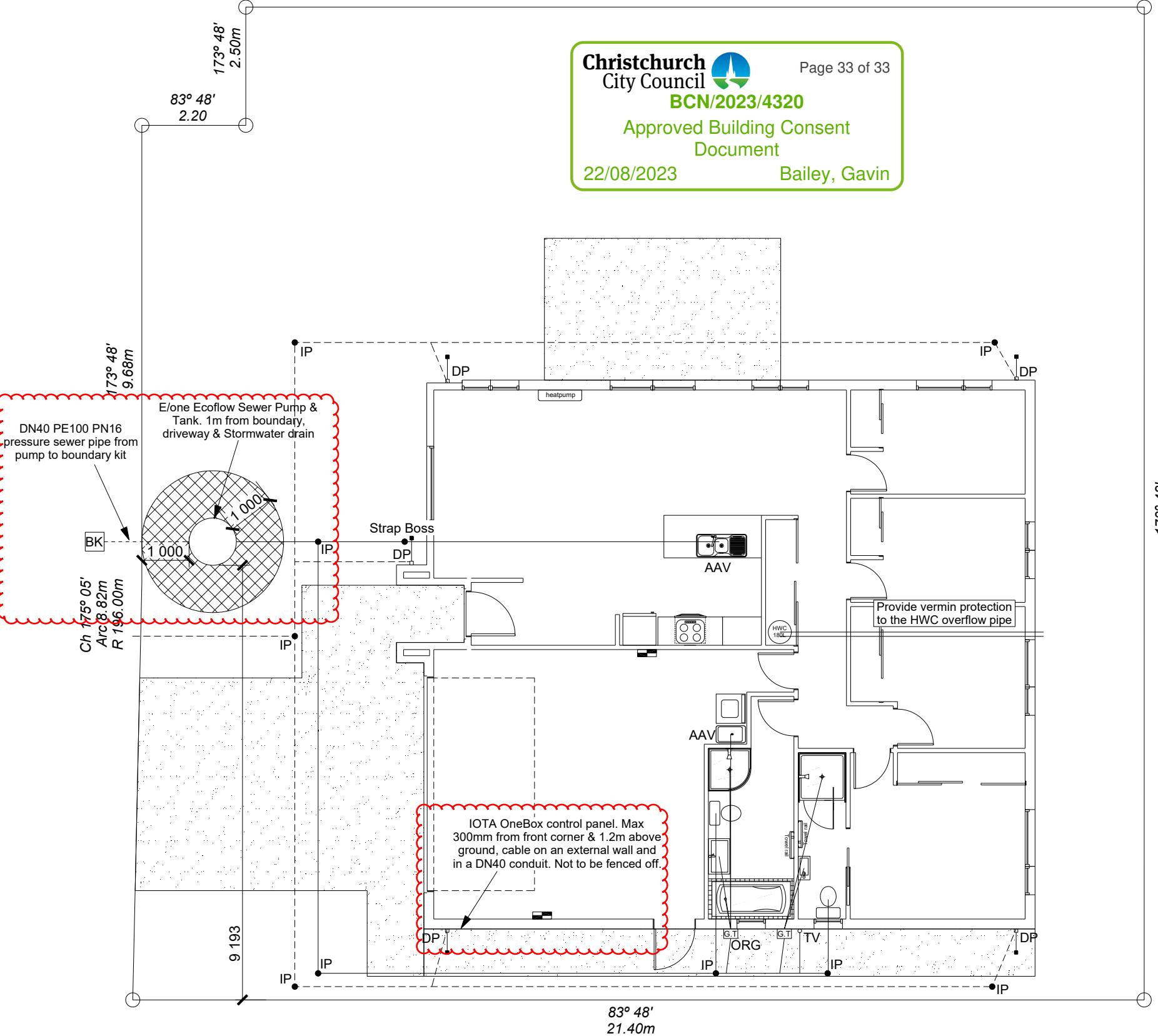
Bailey, Gavin



FOUNDATION SERVICES PENETRATION DETAILING.

Services shall not run along ribs or edge beams.

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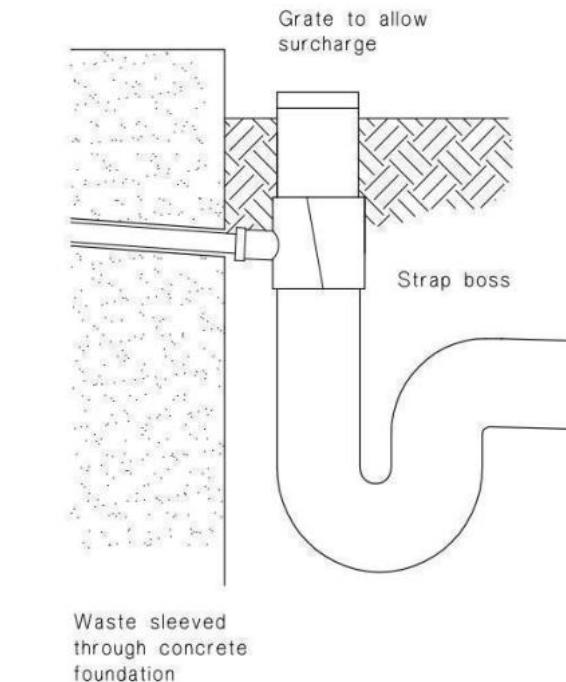


Plumbing Schedule NZBC G13		
Kitchen Sink	Ø50mm @1:40	(3 discharge units)
Bathrooms Vanity	Ø40mm @ 1:40	(1 discharge units per basin)
Shower	Ø40mm @ 1:40	(2 discharge units)
Bath	Ø40mm @ 1:40	(4 discharge units)
WC	Ø100mm @ 1:40	(4 discharge units)
Laundry Sink	Ø40mm @1:30	(5 discharge units)
Drainage 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		

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.

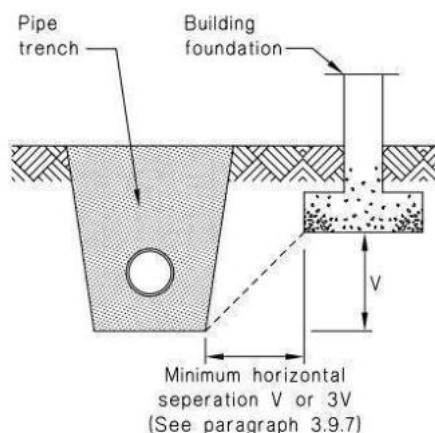
DRAINAGE LEGEND	
-----	Stormwater DN100mm uPVC
—	Sewer Drain DN100mm uPVC
DP	Downpipe
GT	Gully Trap
ORG	Overflow Relief Gully
TV	Terminal Vent
AAV	Air Admittance Valve
IP	Inspection Point

- Notes:
 - Engineering acceptance for location of Council vested Aquatec or E/One pressure sewer tank and IOTA OneBox Control Panel. Neither may be fenced off or relocated.
 - IOTA OneBox must be within visible access, mounted against external wall of dwelling, accessible, min. 1.2 m above ground.
 - Aquatec or E/One pressure sewer tank system must be installed by a Council Authorized Drainlayer with category approval for 'Pressure Sewer Tanks'.
 - Provide 5 working days notice prior to commencing pressure sewer tank install, to 'PressureTankinstalls@ccc.govt.nz'. Include BCN number, street address and stamped plan.



c) Strap boss to riser

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



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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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.

Nidhi Taneja & Anshul Somanji
Lot 130, DP 584756
19 Pitcaithly Street
Halswell, Christchurch

Job Number: 172991 Original Plan: Dove Sheet Name: DRAINAGE PLAN
Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 01-Aug-23 Scale: 1:100 @ A3

CONSENT PLANS

No.	Date:	Reason:
1	11-07-2023	Initial Consent Plans

Sheet No.: 10
of 25 sheets