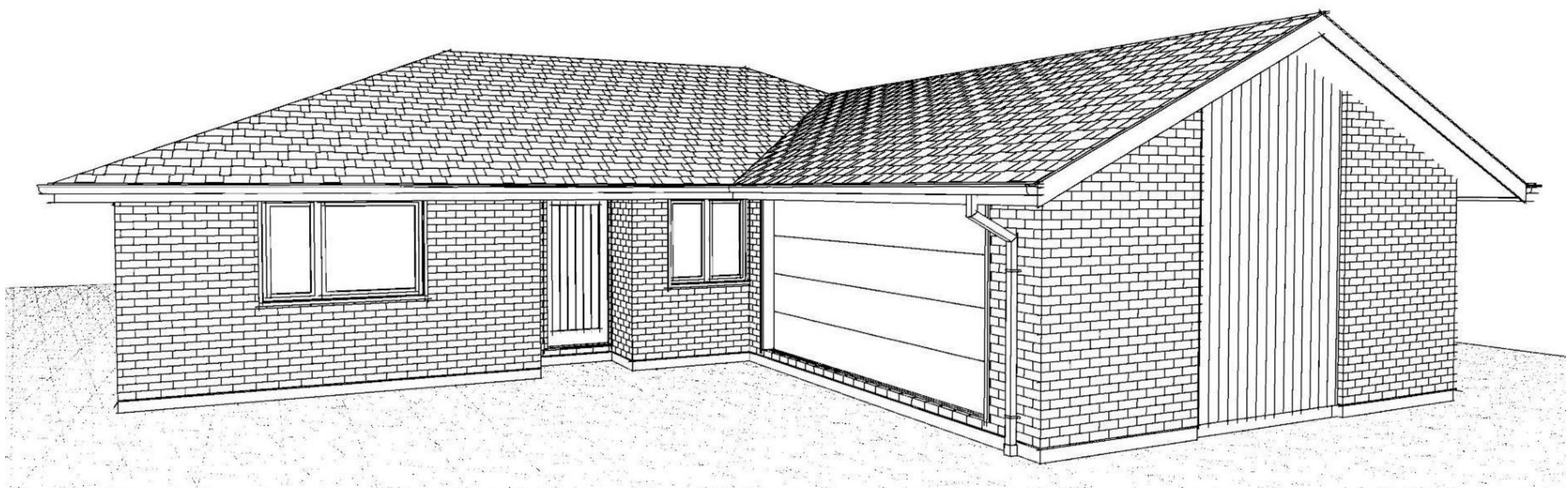


31/07/2023

Jose, Abby

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 :	RibRaft Plan
Sheet 11 :	Drainage Plan
Sheet 12 :	Bracing Plan
Sheet 13 :	Lighting Plan
Sheet 14 :	Framing Details
Sheet 15 :	Framing Details
Sheet 16 :	Construction Details
Sheet 17 :	Construction Details
Sheet 18 :	Construction Details
Sheet 19 :	Construction Details
Sheet 20 :	Construction Details
Sheet 21 :	Plumbing Details
Sheet 22 :	Bathroom Details
Sheet 23 :	Truss Design
Sheet 24 :	Truss Design



All dimensions are to be checked and confirmed prior to any construction
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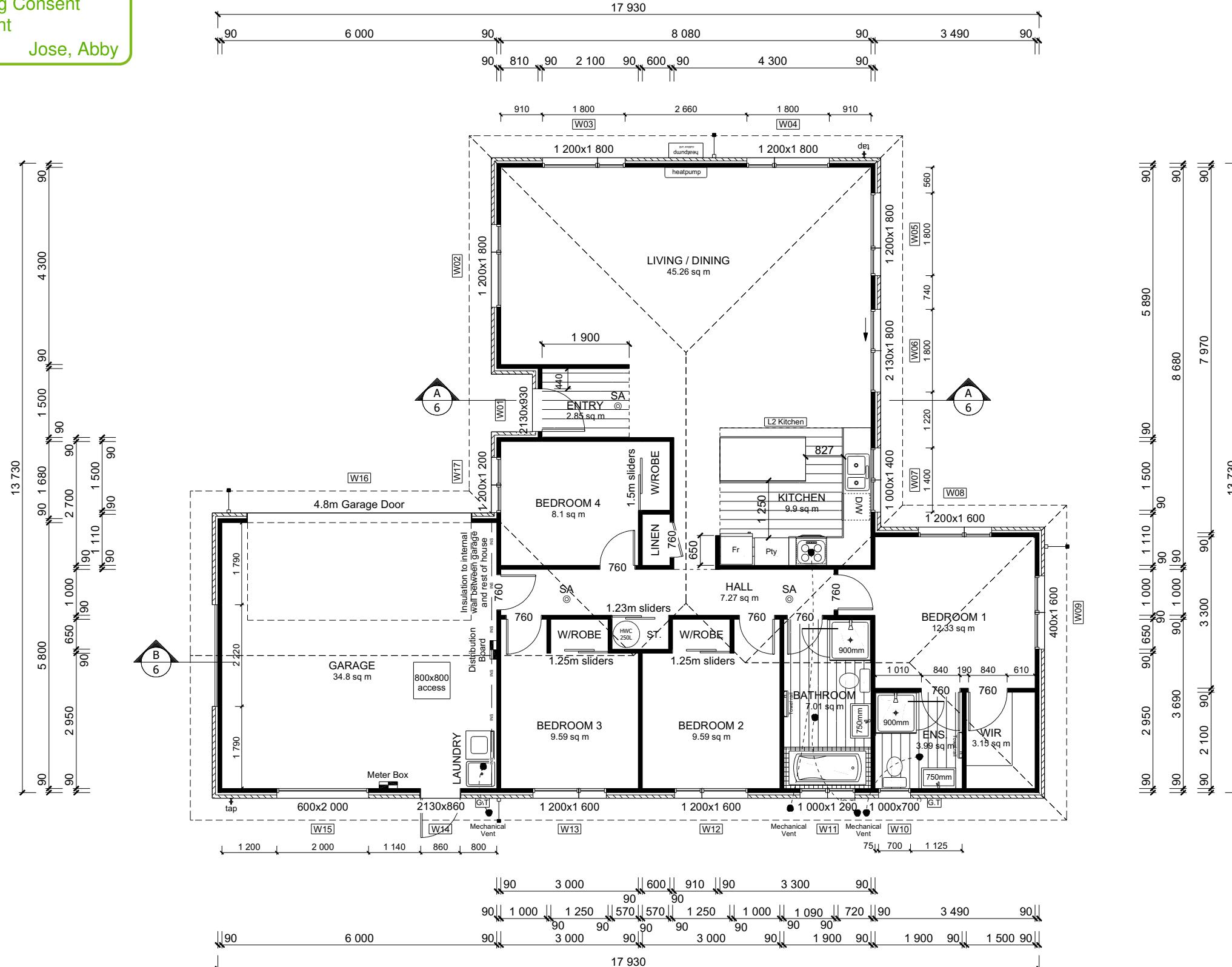
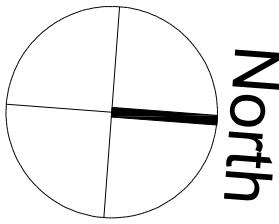
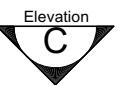
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Christchurch 84443

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13 Timara Crescent
Prestons Park, Christchurch

Job Number: 172866	Original Plan: Weka	Sheet Name: COVER PAGE
Sales: D Ryan	Drawn: M Glynn	QS: W Xian
		Print Date: 24/07/2023
Scale: @		



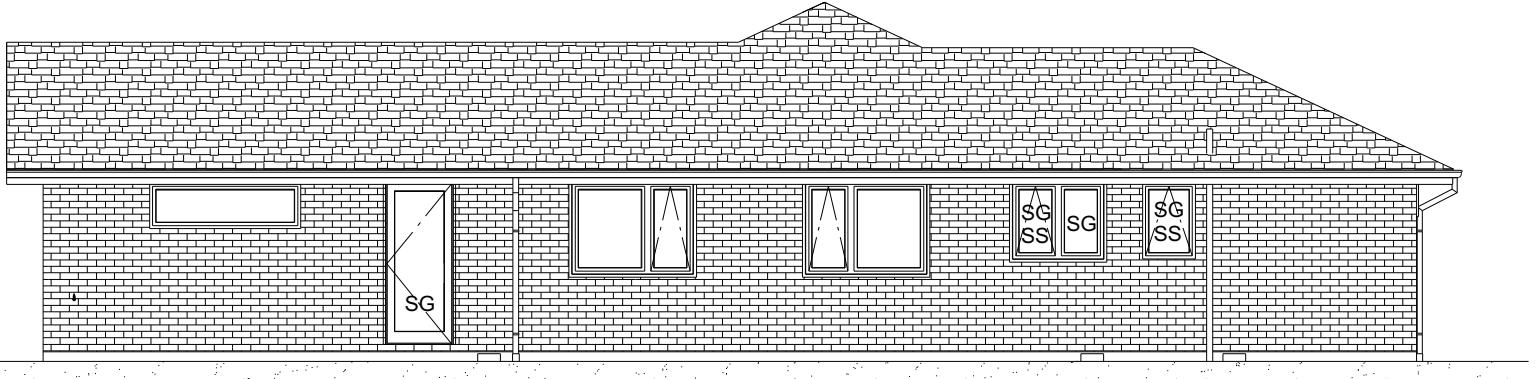
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Lot 1047, DP 576745
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1	22-06-2023	Initial Consent Plans																															
			<p>Sales: D Ryan</p>	<p>Drawn: M Glynn</p>	<p>QS: W Xian</p>	<p>Print Date: 24/07/2023</p>	<p>Scale: 1:100 @ A3</p>																										

Building Envelope Risk Matrix		
Elevation A		
Risk Criteria	Risk	Score
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	Medium	1
Building Envelope	Low	0
Decks & Balconies	Low	0
Total		2



ELEVATION A

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

ELEVATION LEGEND	
SS	Safety Stays
SG	Safety Glass
TV	Terminal Vent

ELEVATION NOTES	
Gutter :	Coloured Steel Quad Gutter
Fascia :	Coloured Steel 185 Fascia
Downpipes :	Colorsteel Rectangular 75x55mm
Soffits :	Hardiflex 4.5mm
Joinery :	Low-E4 double glazed Thermally Broken Aluminium Joinery 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



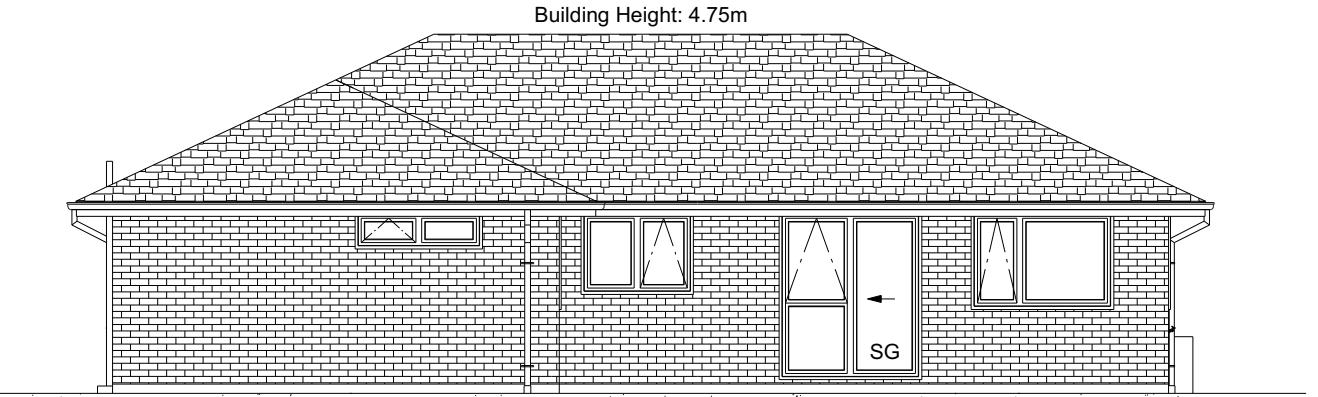
Page 4 of 24

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31/07/2023 Jose, Abby

Jose, Abby

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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Lot 1047, DP 576745
13 Timara Crescent
Prestons Park, Christchurch

Job Number:
172866

Original Plan:
Weka

Sheet Name:

ELEVATIONS

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



ELEVATION C

ROOF & WALL CLADDINGS

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

ELEVATION LEGEND	
SS	Safety Stays
SG	Safety Glass
TV	Terminal Vent

ELEVATION NOTES	
Gutter :	Coloured Steel Quad Gutter
Fascia :	Coloured Steel 185 Fascia
Downpipes :	Colorsteel Rectangular 75x55mm
Soffits :	Hardiflex 4.5mm
Joinery :	Low-E4 double glazed Thermally Broken Aluminium Joinery 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.



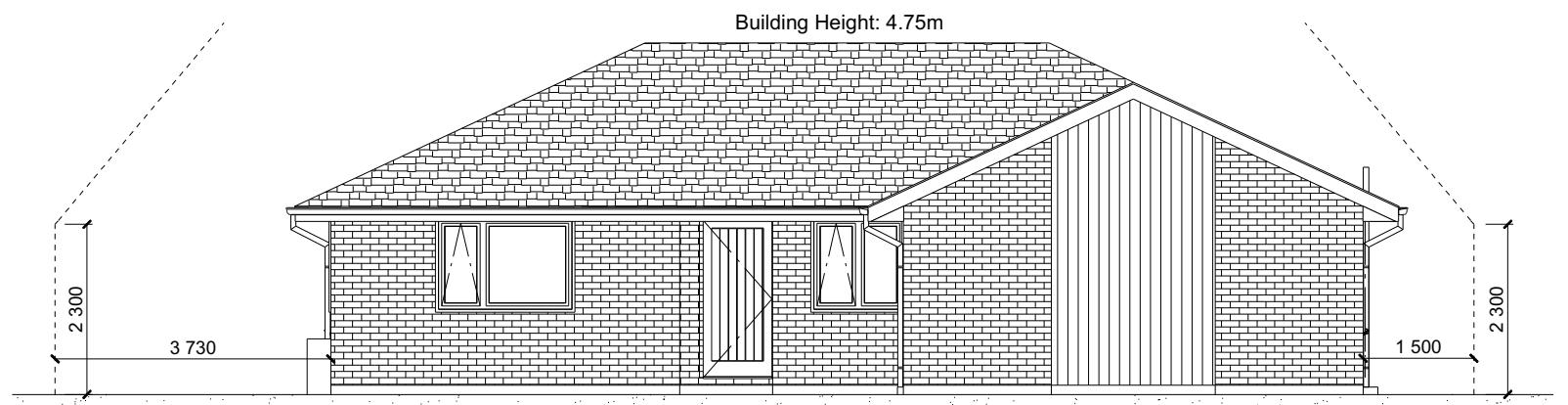
Page 5 of 24

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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		2



ELEVATION D

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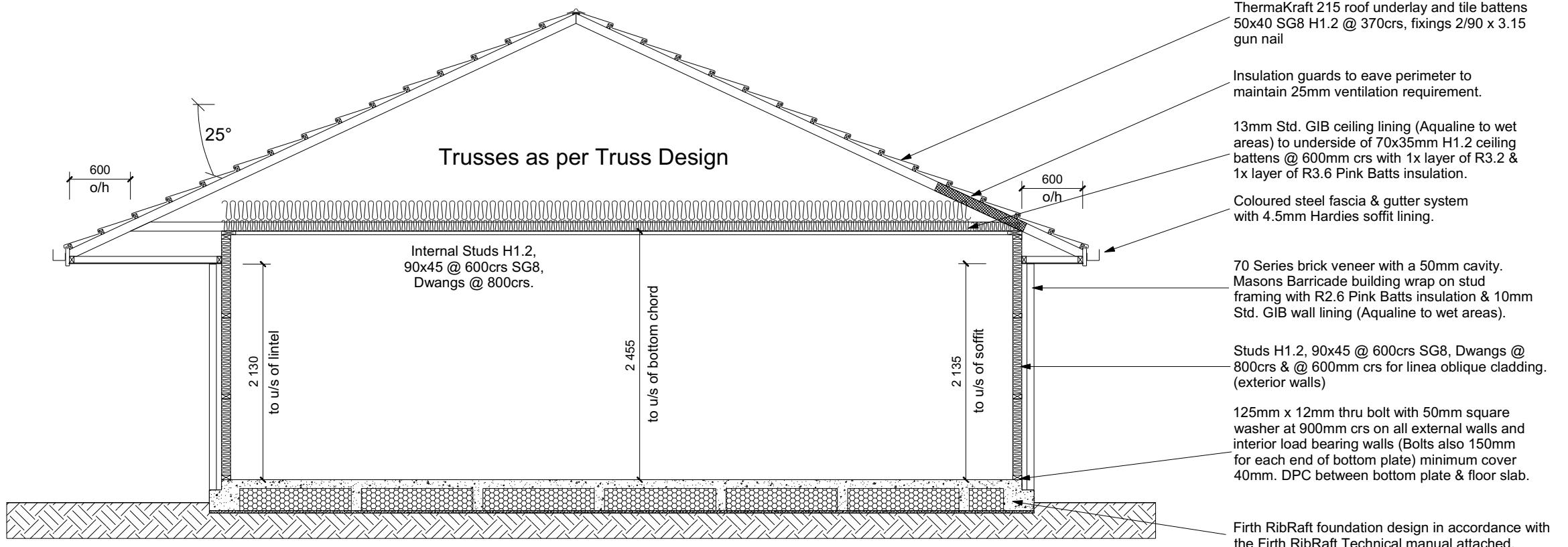
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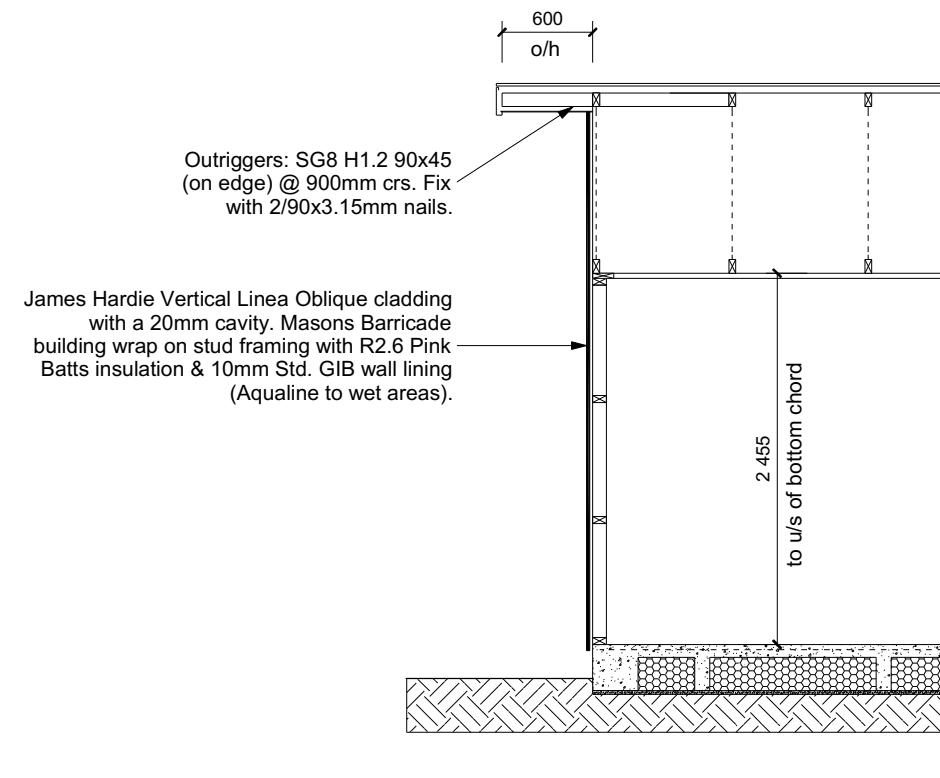
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Job Number:	Original Plan:		Sheet Name:	
172866	Weka		ELEVATIONS	
: an	Drawn: M.Givon	QS: W.Xian	Print Date: 24/07/2023	Scale: 1:100



CROSS SECTION A-A



CROSS SECTION B

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Prestons Park, Christchurch

Job Number:	Original Plan:	Sheet Name:
172866	Weka	CROSS SECTIONS
Sales: D Ryan	Drawn: M Glynn	QS: W Xian
		Print Date: 24/07/2023
		Scale: 1:50 @ A3

ROOF & WALL CLADDINGS

Roof : 25° Pressed Metal Tiles

Walls : 70 Series Brick Veneer
with a 50mm cavity

James Hardie Vertical Linea Oblique
with a 20mm cavity

CROSS SECTION NOTES

Building wrap is to comply with E2/AS1 & NZS 3604:2011.

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

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

Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3

Unless stated otherwise, timber members on drawings are to be a minimum of SG8 strength graded as per NZS3604:2011.

Joinery : Low-E4 double glazed Thermally Broken Aluminium Joinery.
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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Page 6 of 24

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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.

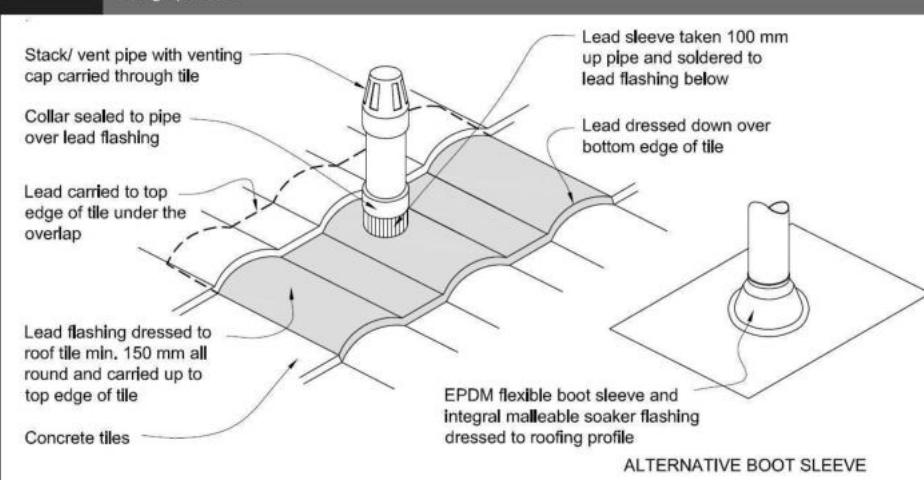
All work is to comply with the NZBC Acceptable Solutions, NZS 3604:2011 and Local Authority bylaws.

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

NT PLANS

Sheet No.:
6
of 24 sheets

Figure 29: Pipe penetration for masonry tile
Paragraph 8.2.7



Metal Tile Penetration Detail
Scale NTS

8.3.10 Roof penetrations

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

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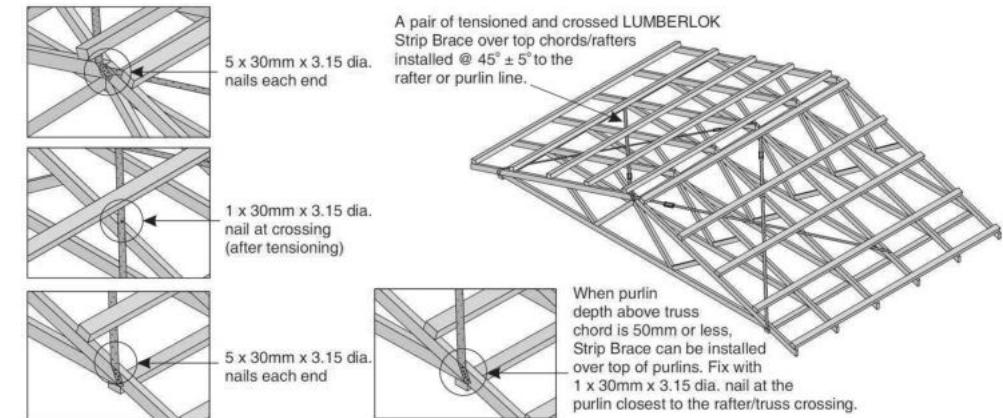
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31/07/2023

Page 7 of 24

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



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

ROOF PLAN NOTES

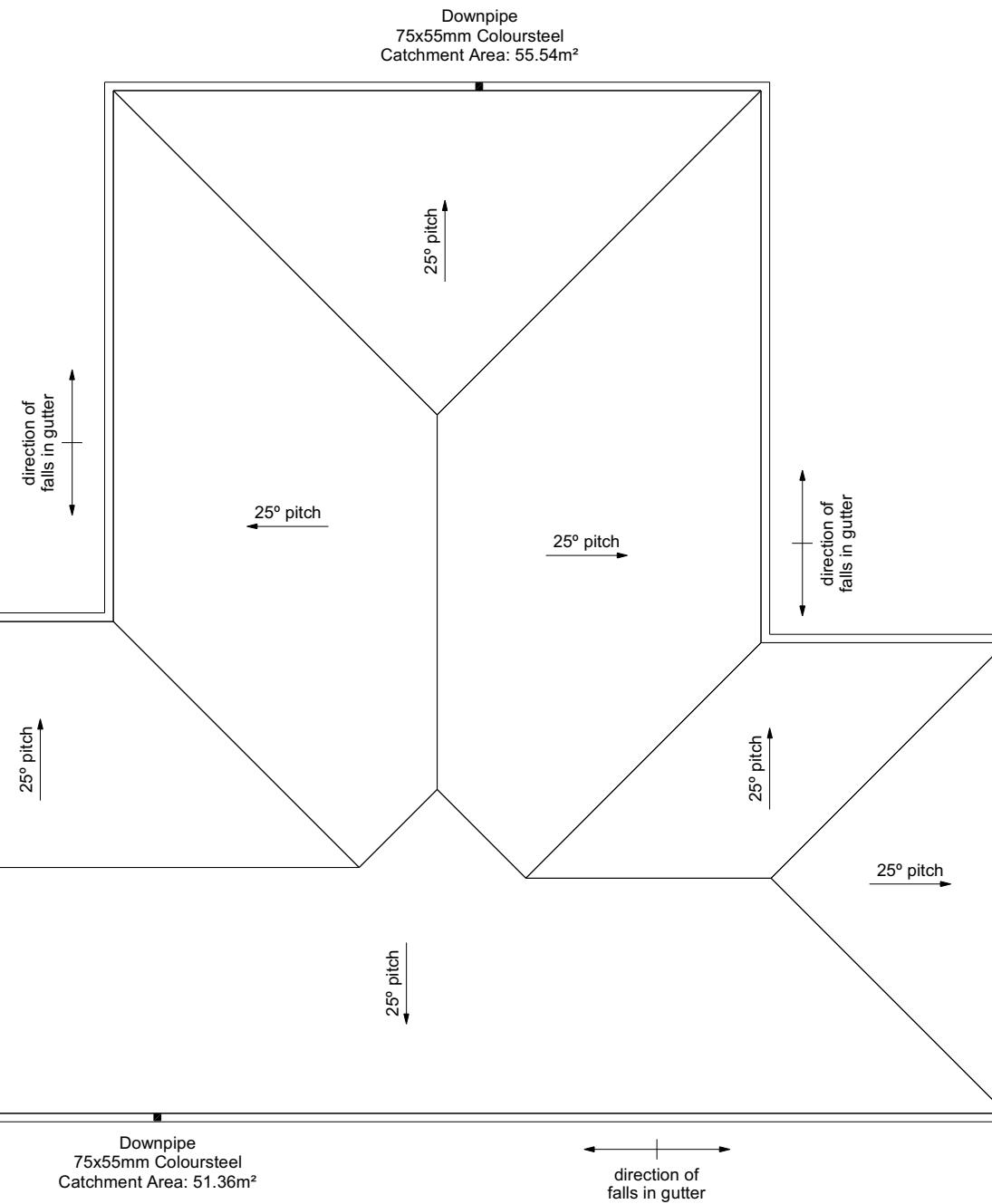
Gutter: Coloured Steel Quad Gutter
Fascia: Coloured Steel 185 Fascia
Downpipes: Colorsteel Rectangular 75x55mm
Soffits: Hardiflex 4.5mm

Underlay: Thermakraft 215 roof underlay

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

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

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



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Job Number:
172866

Original Plan:
Weka

Sheet Name:
ROOF PLAN

Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 24/07/2023 Scale: 1:100 @ A3

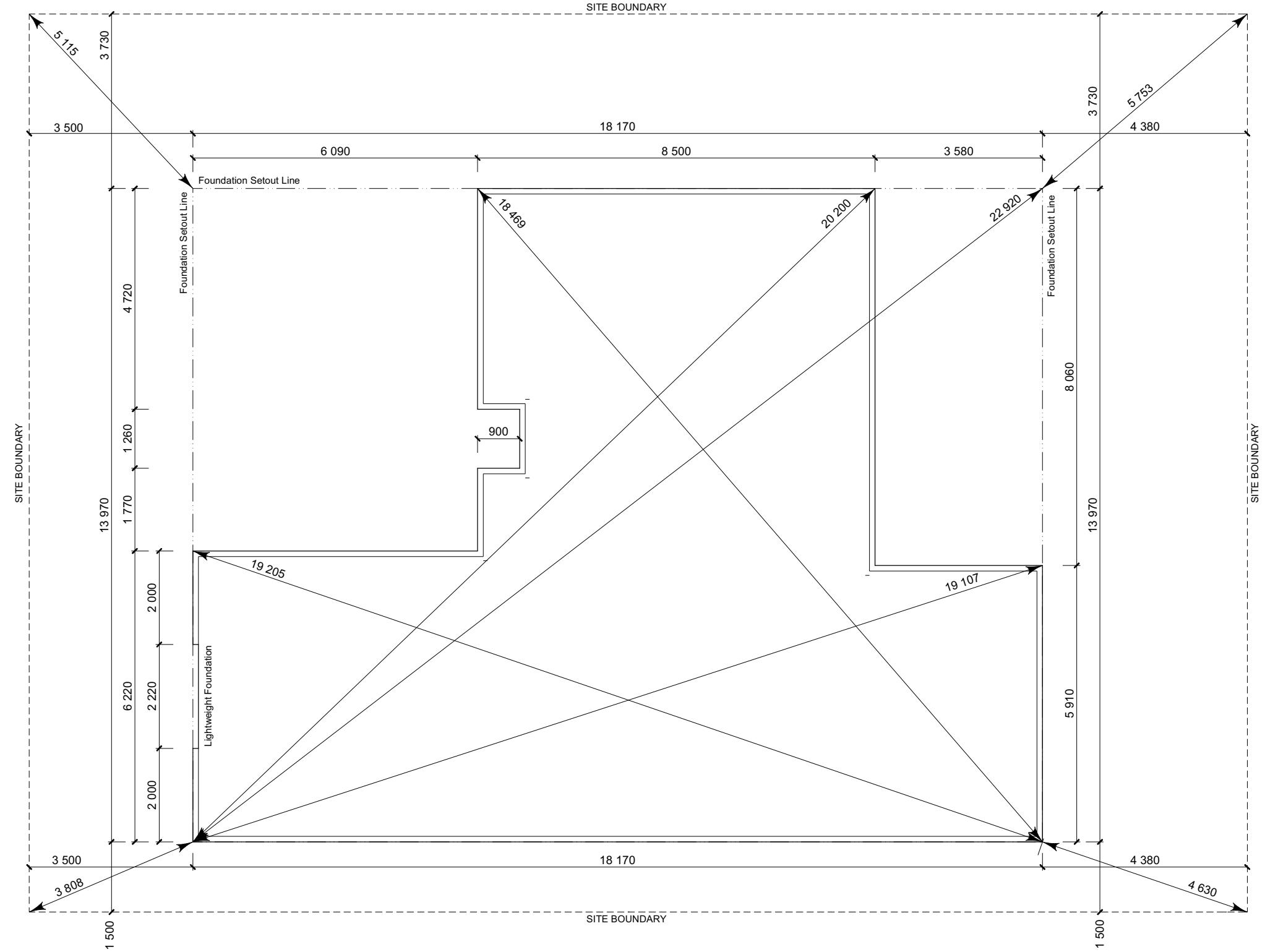
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7

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TIMARA CRESCENT



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Job Number:	Original Plan:	Sheet Name:
172866	Weka	SETOUT DIMENSION
Sales:	Drawn:	Print Date:
D Ryan	M Glynn	W Xian

SET OUT PLAN NOTES

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

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

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

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

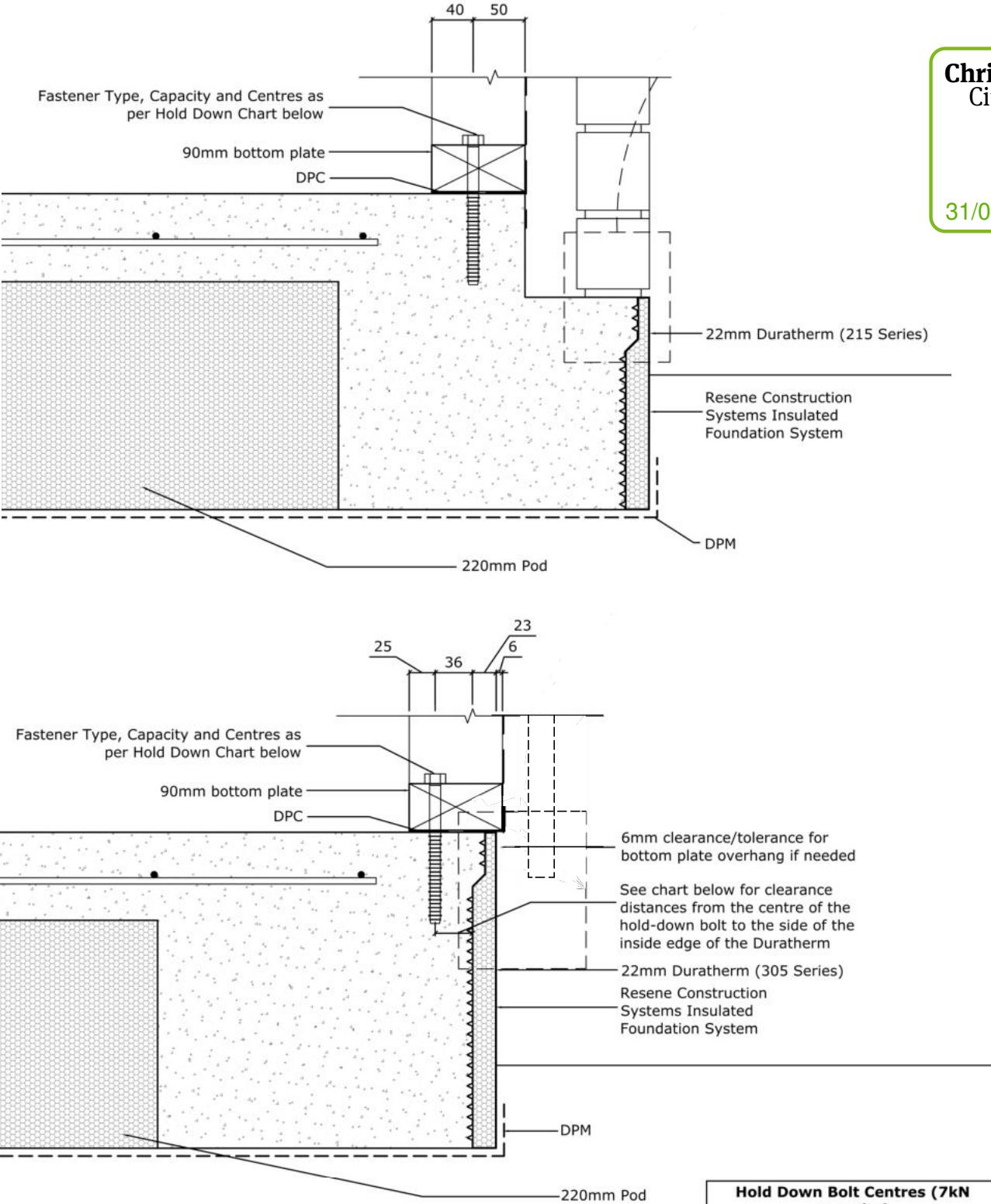
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Page 8 of 24

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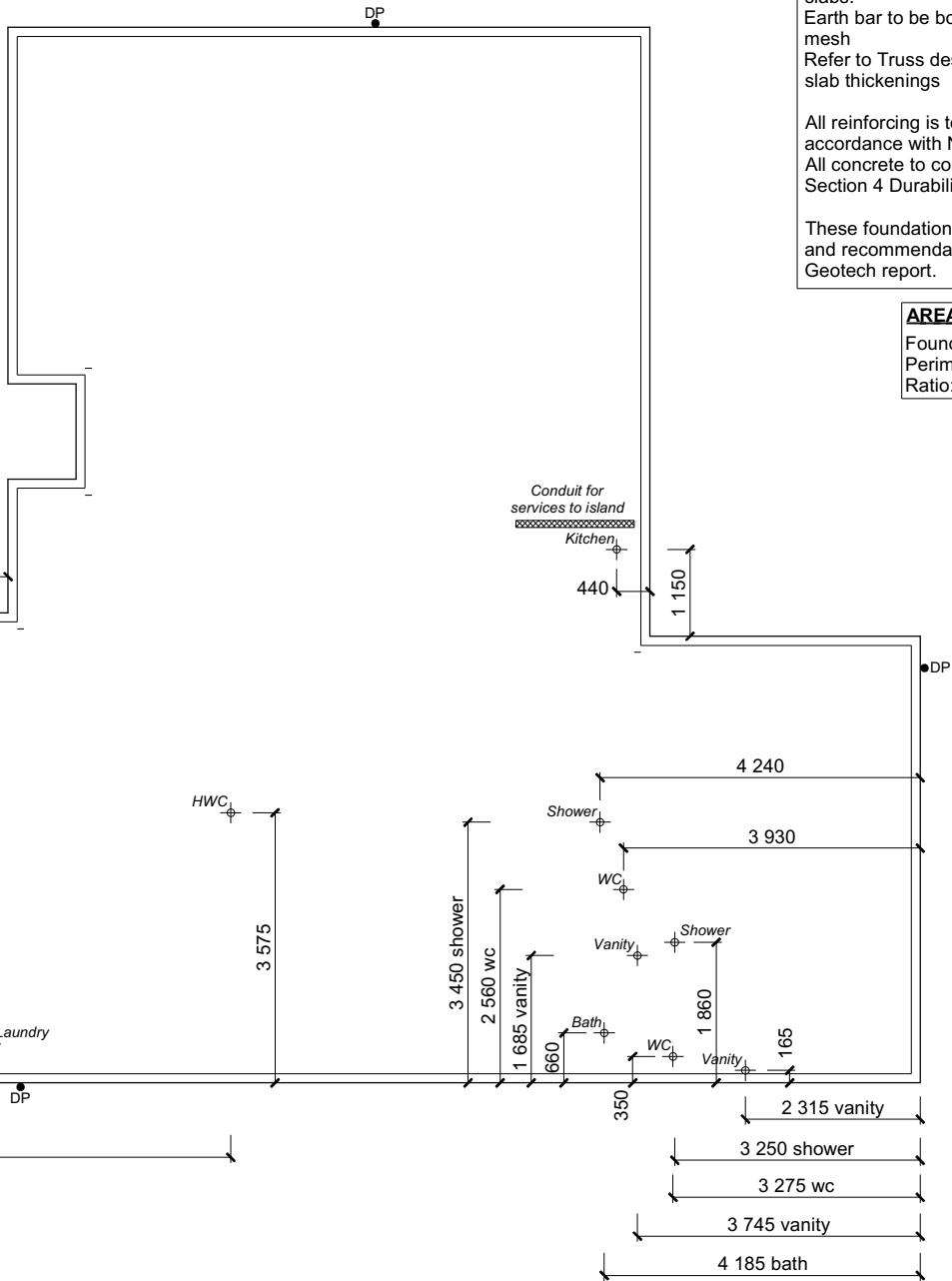
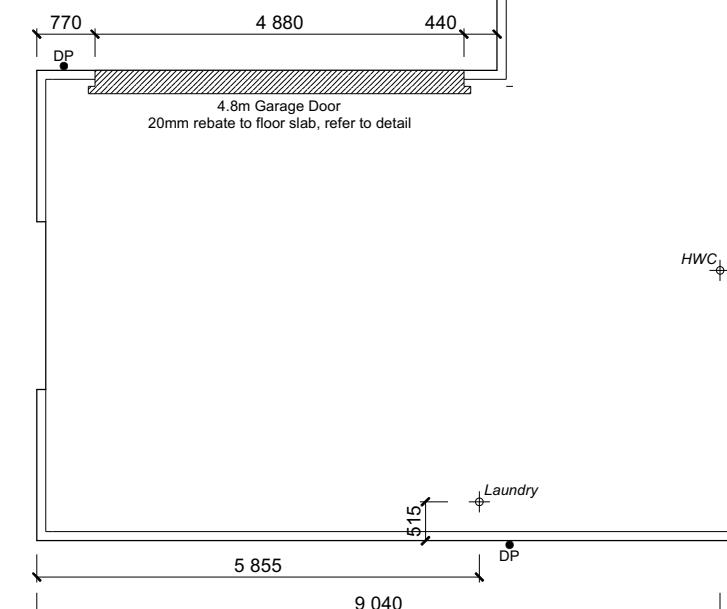
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Page 9 of 24

FFL +13.755m (+225mm min above natural ground)

United Steel [Wireplus] SE62Plus to entire slab

Provide DuraTherm slabsedge insulation to perimeter of foundation



FOUNDATION PLAN NOTES
All dimensions over foundation face. Allow (120mm rebate) 70mm veneer & 50mm cavity, Brick to overhang foundation face by 0-20mm max as per NZBC E2/AS1.
W/C location indicated on plan has assumed a 140mm offset from internal frame line, please consult manufacturer's documentation to confirm offset.
Contractor to consult manufacturer's documentation to determine the correct location for all wastes positioned through floor slabs.
Earth bar to be bonded to the reinforcing mesh
Refer to Truss design for exact location of slab thickenings

All reinforcing is to be Ductility Class E, in accordance with NZS 4671.
All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2.

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

AREA TO PERIMETER RATIO

Foundation Area: 176.38m²
Perimeter: 66.32m
Ratio: 2.65

- Fastener Type, Capacity and Centres as per Hold Down Chart below
- 90mm bottom plate
- DPC
- 22mm Duratherm (215 Series)
- Resene Construction Systems Insulated Foundation System
- DPM
- 220mm Pod
- 6mm clearance/tolerance for bottom plate overhang if needed
- See chart below for clearance distances from the centre of the hold-down bolt to the side of the inside edge of the Duratherm
- 22mm Duratherm (305 Series)
- Resene Construction Systems Insulated Foundation System
- DPM
- 220mm Pod

Hold Down Bolt Centres (7kN capacity)		
Slab Edge Clearance	Centres	Hold Down Bolt for 25MPa Concrete as per NZS3604:2011 7.5.12.2
36mm	550	Hilti HUS4-H Screw Anchor 130mmx10mm and Max capsule with 85mm embedment
40mm+	800	Hilti HUS4-H Screw Anchor 130mmx10mm and Max capsule with 85mm embedment
50mm +	900	M12 Bolt and 50x50x3mm Washer with 90mm embedment

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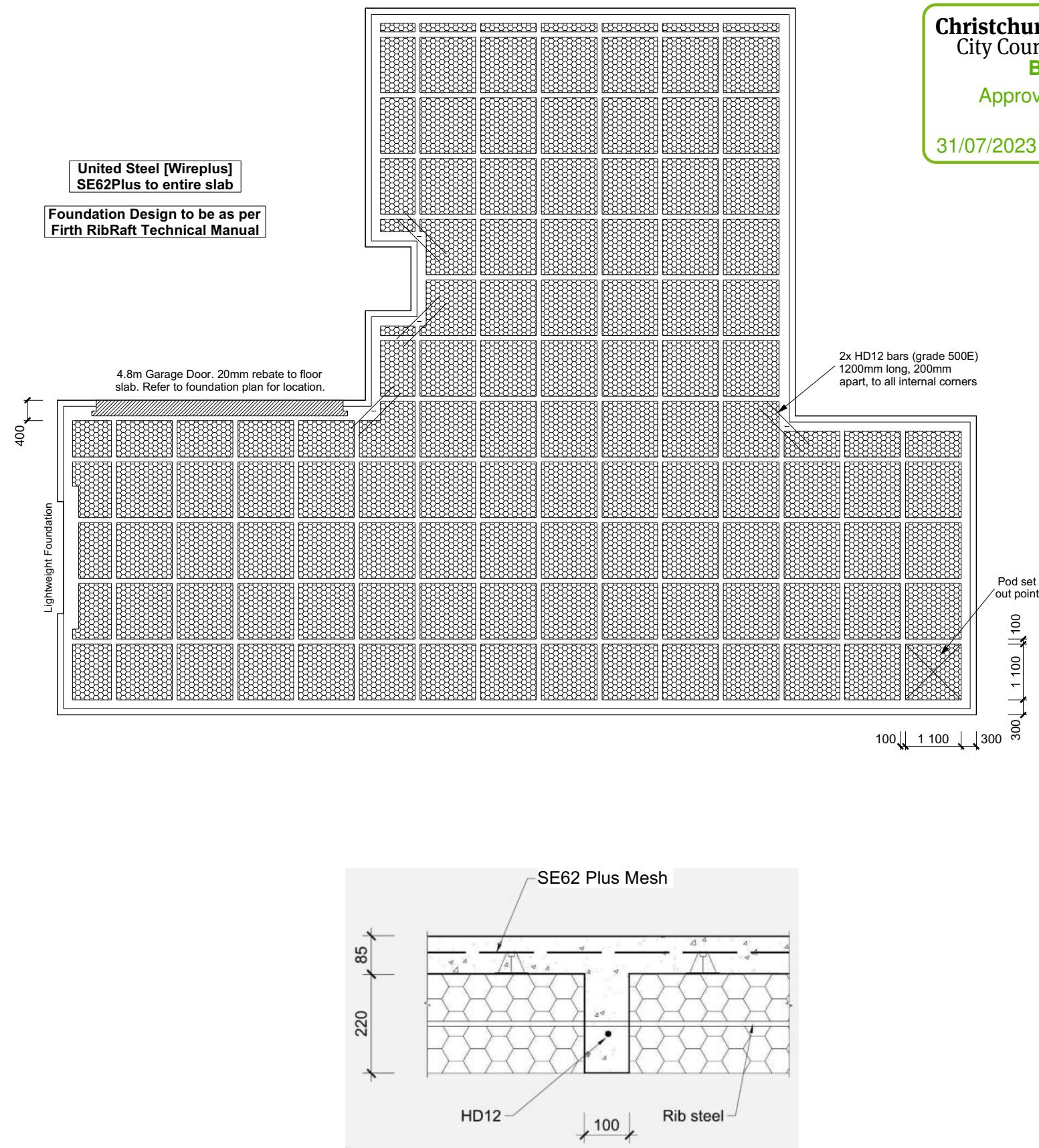
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Sales: **D Ryan** Drawn: **M Glynn** QS: **W Xian** Print Date: **24/07/2023** Scale: **1:100 @ A3**

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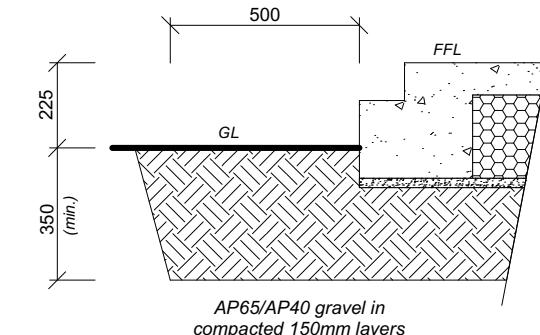
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1	22-06-2023	Initial Consent Plans

Sheet No.: **9**

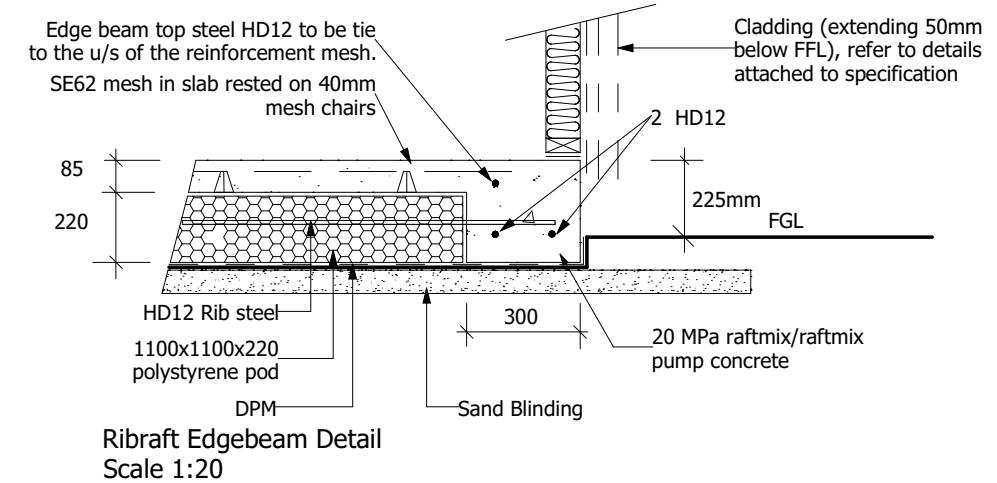
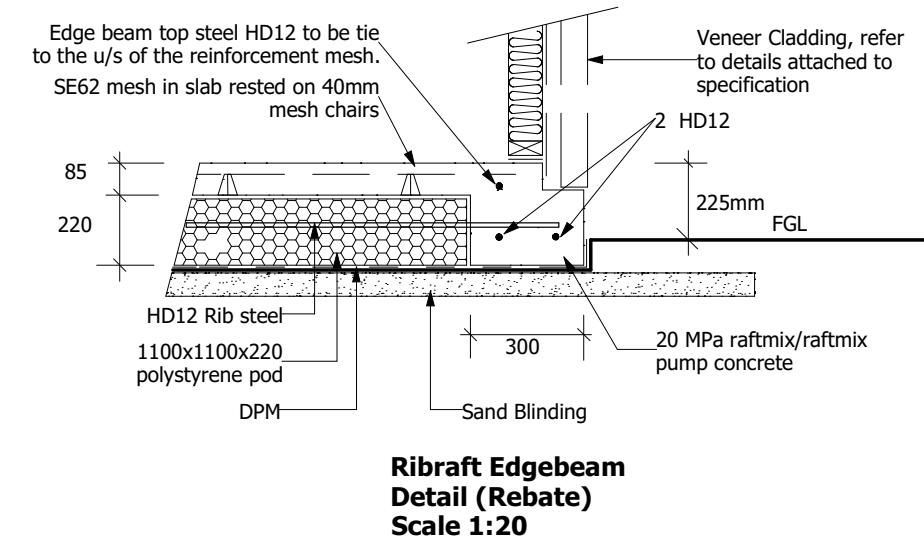
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BCN/2023/3925
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Excavation inspection to be carried out onsite by a suitability qualified Engineer from Engco Consultants



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Prestons Park, Christchurch

Job Number:
172866

Original Plan:
Weka

Sheet Name:
RIBRAFT PLAN

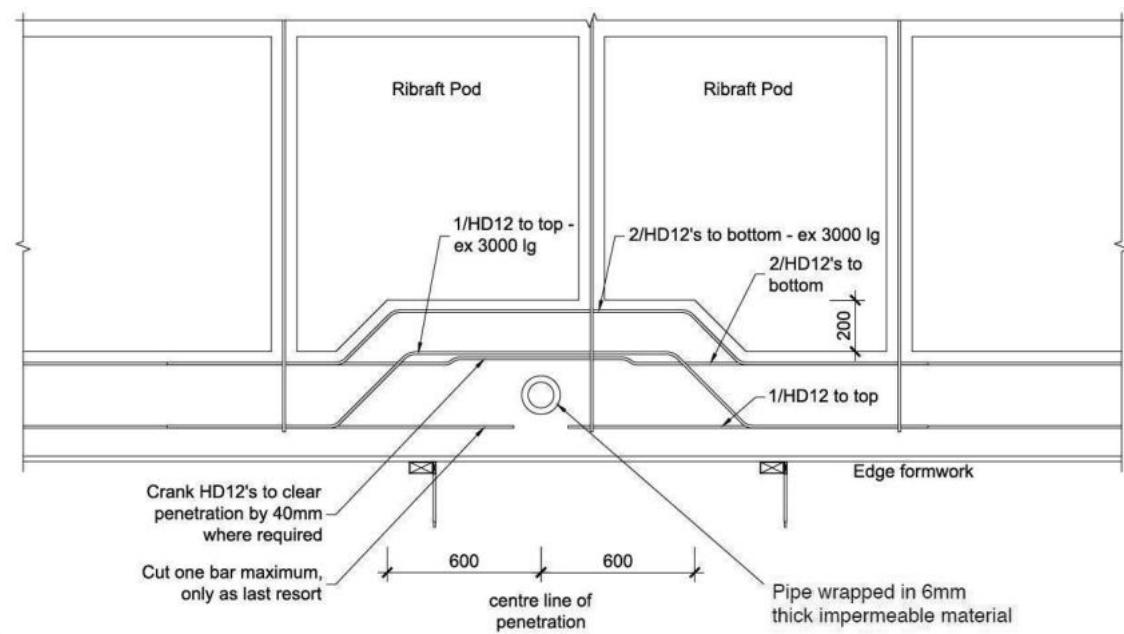
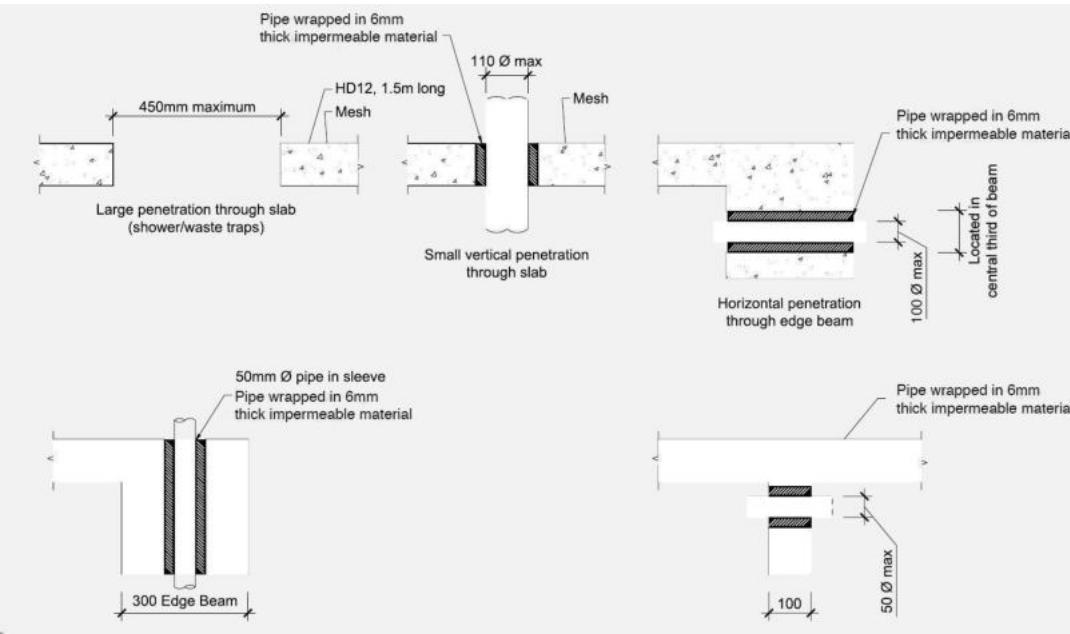
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CONSENT PLANS

No.	Date:	Reason:
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Sheet No.:
10

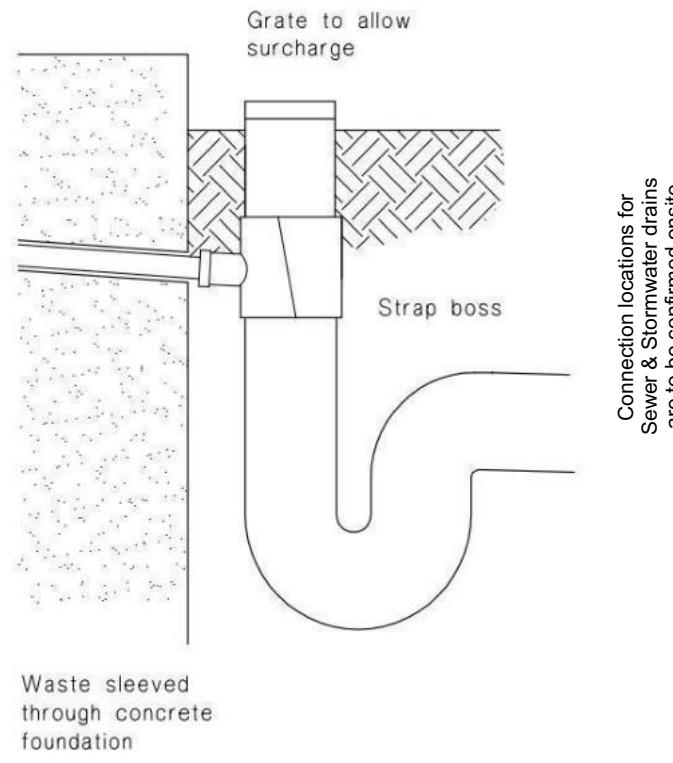
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Plumbing Schedule		NZBC G13
Kitchen	Ø50mm @1:40	(3 discharge units)
Sink:	Ø40mm @1:40	(1 discharge units per basin)
Bathrooms	Ø40mm @1:40	(2 discharge units)
Vanity:	Ø40mm @1:40	(4 discharge units)
Shower:	Ø100mm @1:40	(4 discharge units)
Bath:	Ø40mm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

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 Drain uPVC
—	Sewer Drain 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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Allan Kibblewhite
Lot 1047, DP 576745
13 Timara Crescent
Prestons Park, Christchurch

Job Number:
172866

Original Plan:
Weka

Sheet Name:
DRAINAGE PLAN

Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 24/07/2023 Scale: 1:100 @ A3

CONSENT PLANS

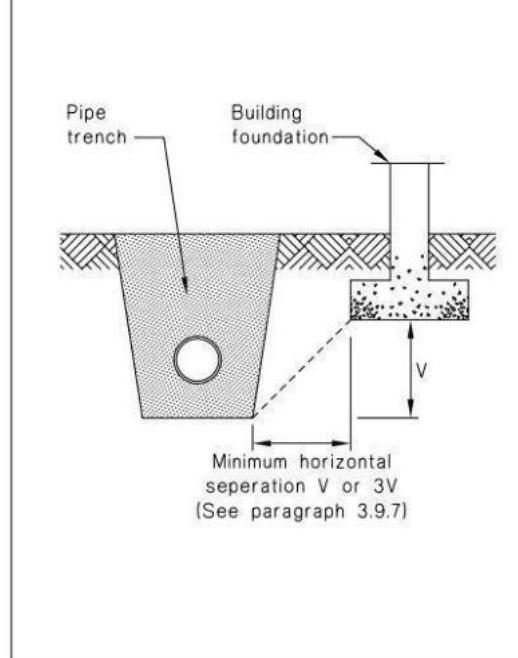
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1	22-06-2023	Initial Consent Plans

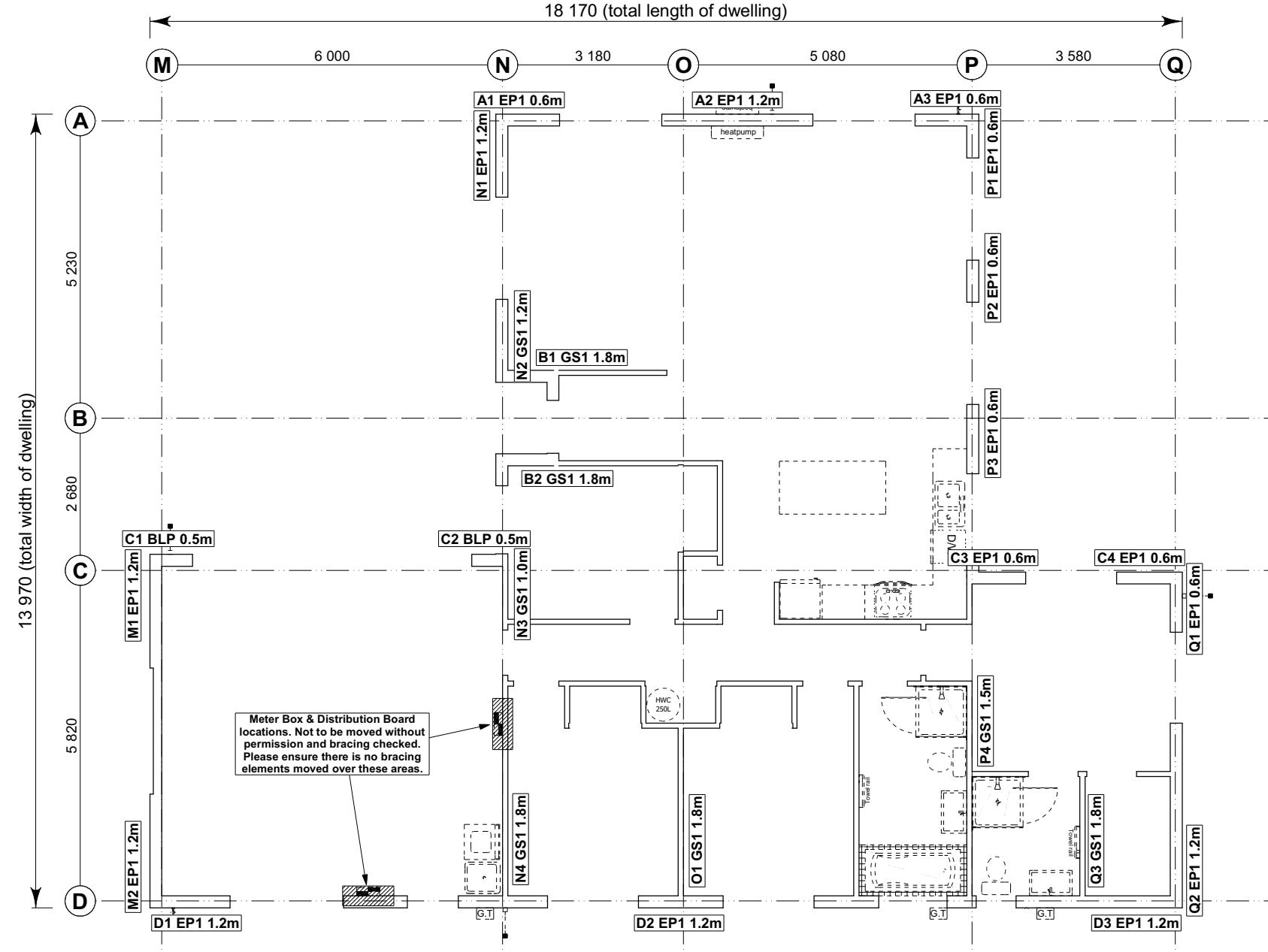
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11

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





Single Level Along Resistance Sheet

Job Name: Kibblewhite

Job Name: Ribblewhite								Wind	EQ	
								Demand		
								709	1059	
								Achieved		
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	1180 166%	1255 118%
A	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
B	1	1.80		2.4	GS1-N	GIB®	124	108		
	2	1.80		2.4	GS1-N	GIB®	124	108	248 OK	216 OK
C	1	0.50		2.4	BLP-H	GIB®	64	69		
	2	0.50		2.4	BLP-H	GIB®	64	69		
	3	0.60		2.4	EP1.0.6	Ecoply®	57	63		
	4	0.60		2.4	EP1.0.6	Ecoply®	57	63	241 OK	265 OK
D	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

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Allan Kibblewhite
Lot 1047, DP 576745
13 Timara Crescent
Prestons Park, Christchurch

Job Number:	Original Plan:	Sheet Name:
172866	Weka	BRACING PLAN
les:	Drawn:	Print Date:
Ryan	M Glynn	W Xian 24/07/2023

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

A1 GS1.1.m ← Brace Line Label
← Brace Length
← Brace Type
← Brace Number

8734

4.1.1 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.

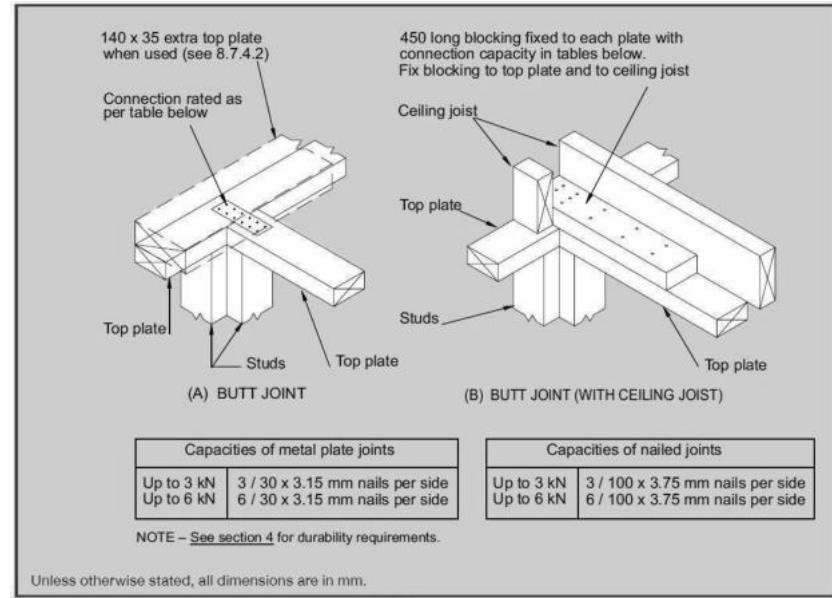


Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

Page 12 of 24

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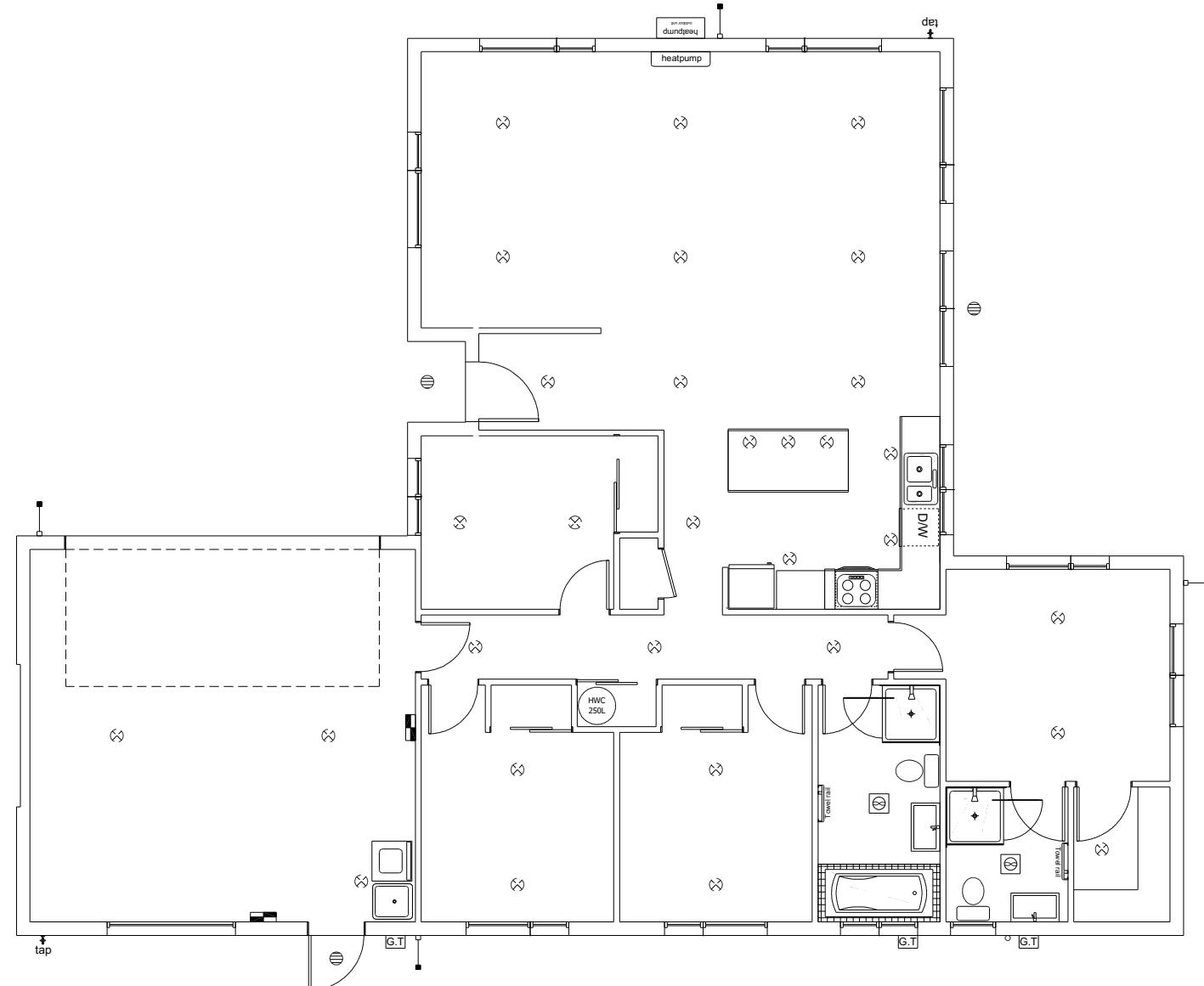
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Jose, Abby

Single Level Across Resistance Sheet

Job Name: Kibblewhite



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

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

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Job Number:
172866
Original Plan:
Weka
Sheet Name:
LIGHTING PLAN
Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 24/07/2023 Scale: 1:100 @ A3

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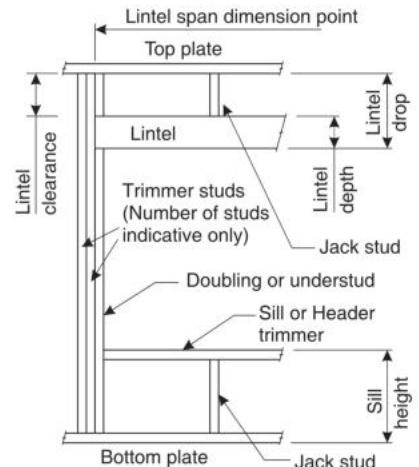
LINTEL FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12

NZS 3604:2011

NOTE:

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

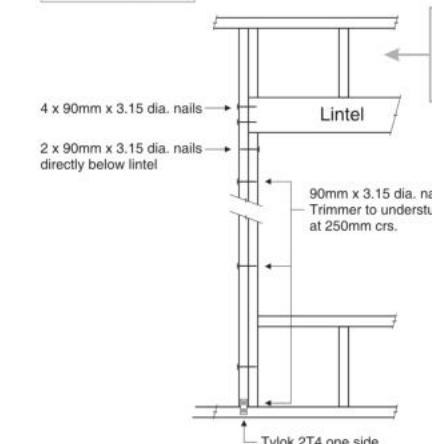
DEFINITIONS


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

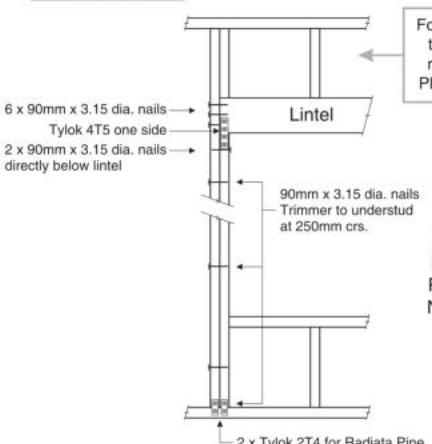
NOTES:

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

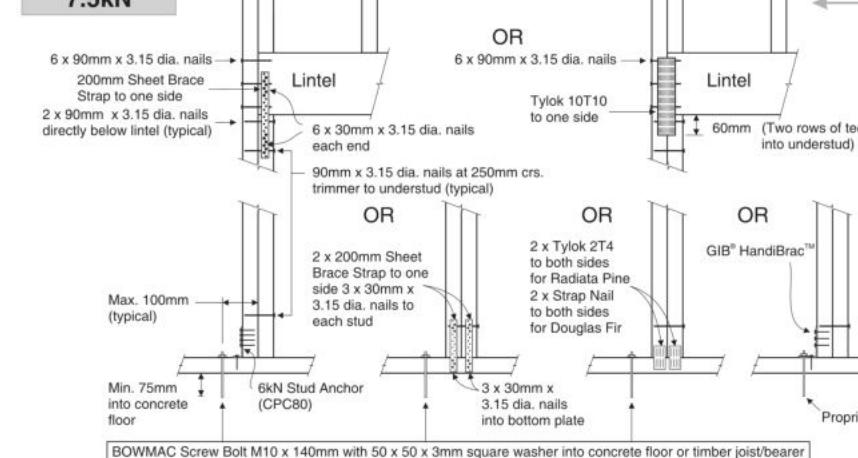
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LINTEL FIXING OPTIONS
**TYPE E
1.4kN**


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

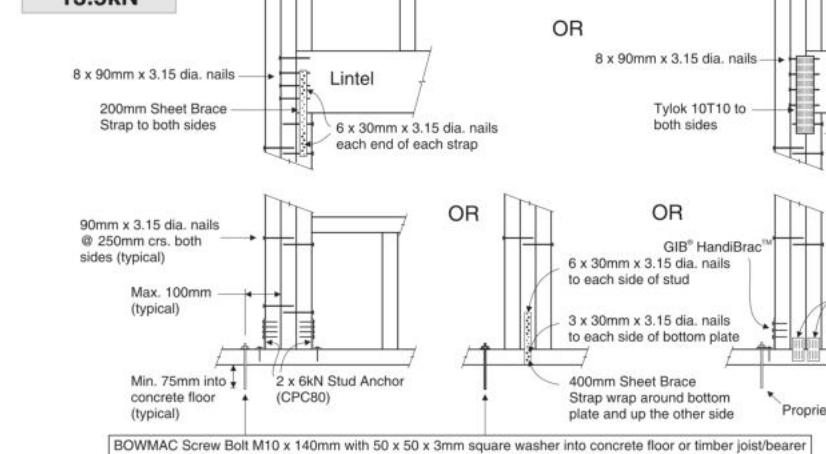
**TYPE F
4.0kN**


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

**TYPE G
7.5kN**


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

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

**TYPE H
13.5kN**


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

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

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Lot 1047, DP 576745
13 Timara Crescent
Prestons Park, Christchurch

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172866
Original Plan:
Weka
Sheet Name:
FRAMING DETAILS
Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 24/07/2023 Scale: NTS @ A3

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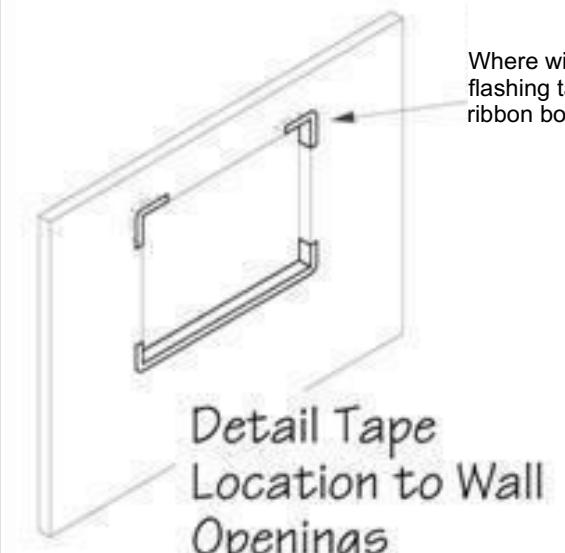
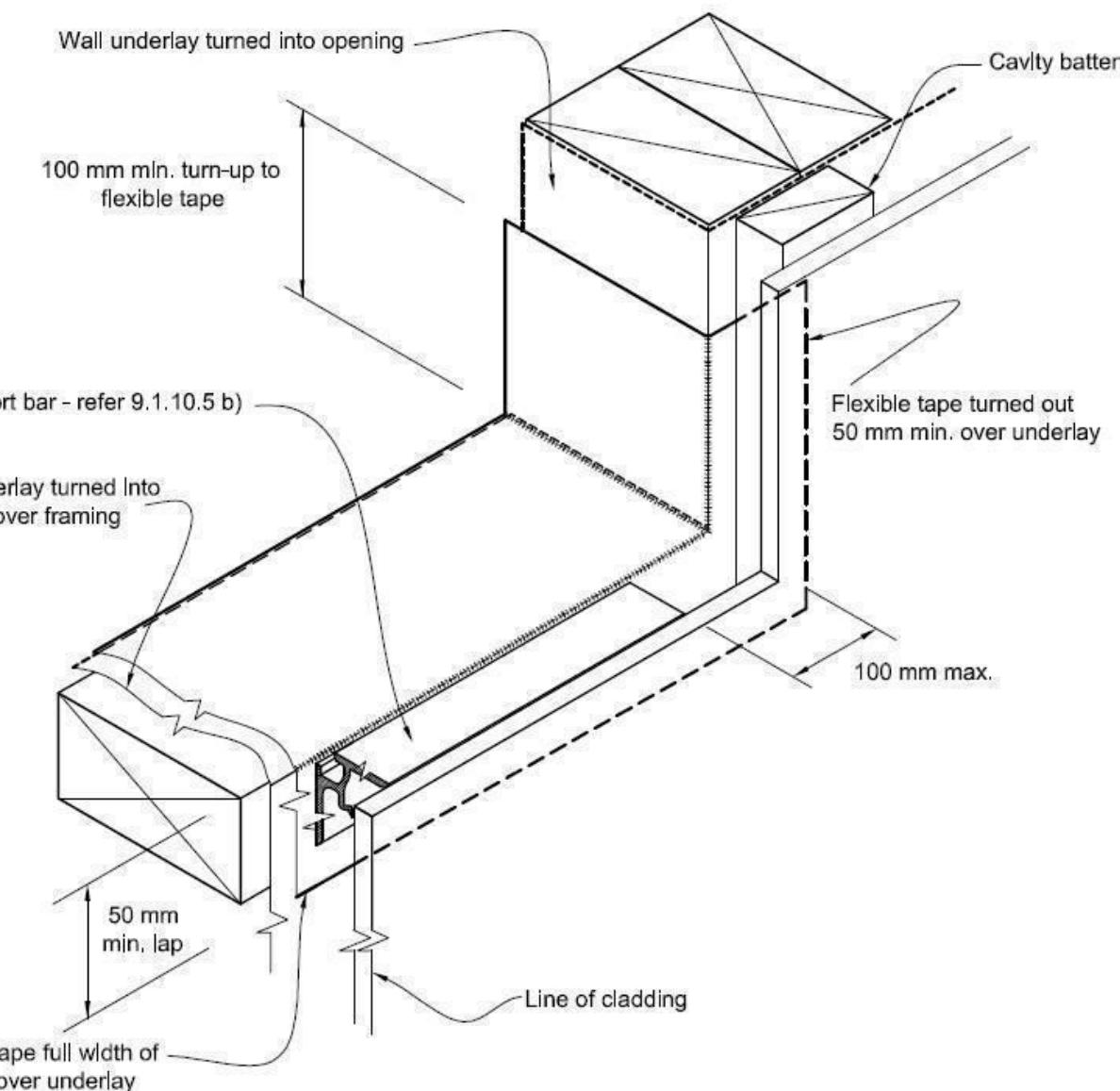
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Figure 72B: General window and door opening with drainage cavity
Paragraphs 9.1.5, 9.1.9.3, 9.1.10.2, Figures 73C, 76, 85, 86, 91, 99, 116 and 128

NOTE:

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



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

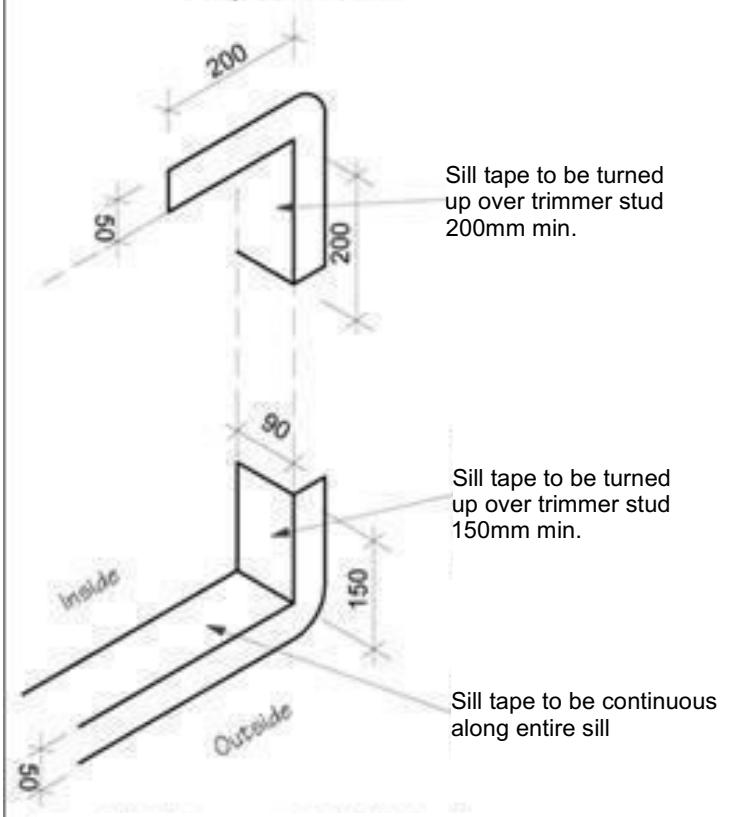
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Page 16 of 24

Jose, Abby



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

Sill Tape Flashing Detail

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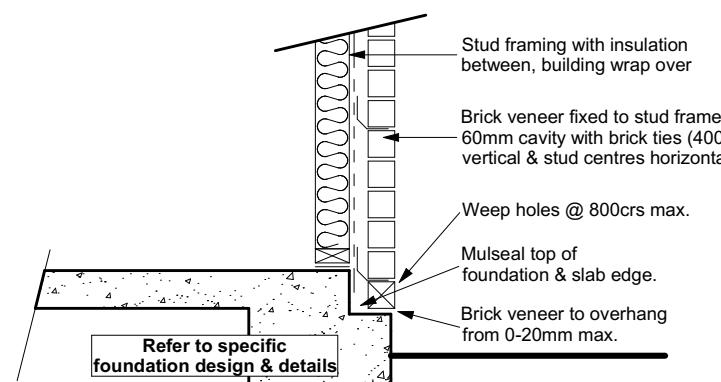
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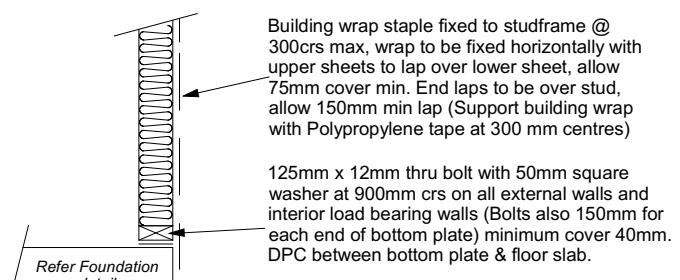
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Brick Veneer Foundation
Scale 1:20



Stud framing to slab
Scale 1:20

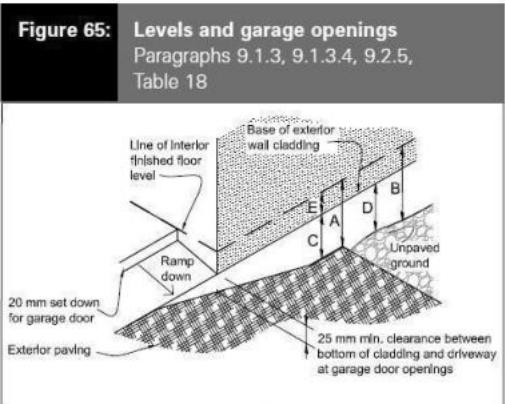
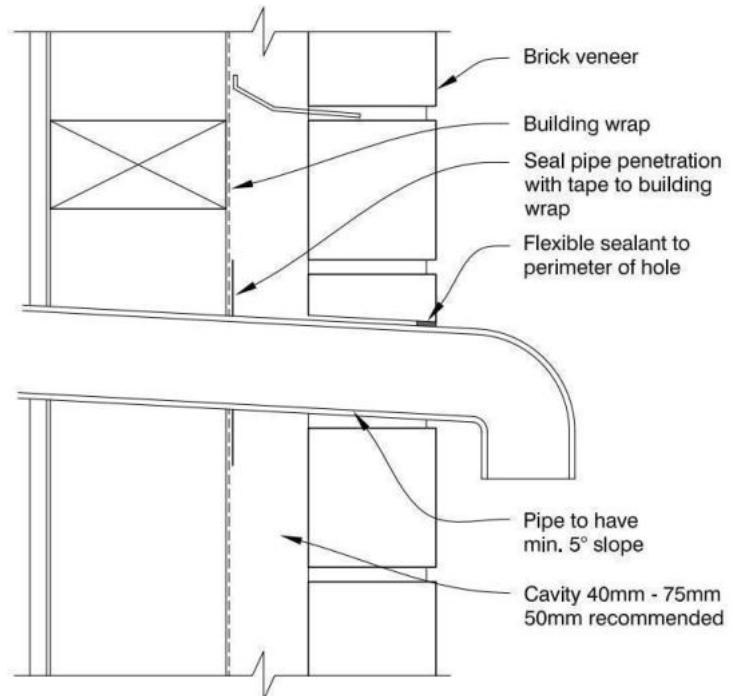
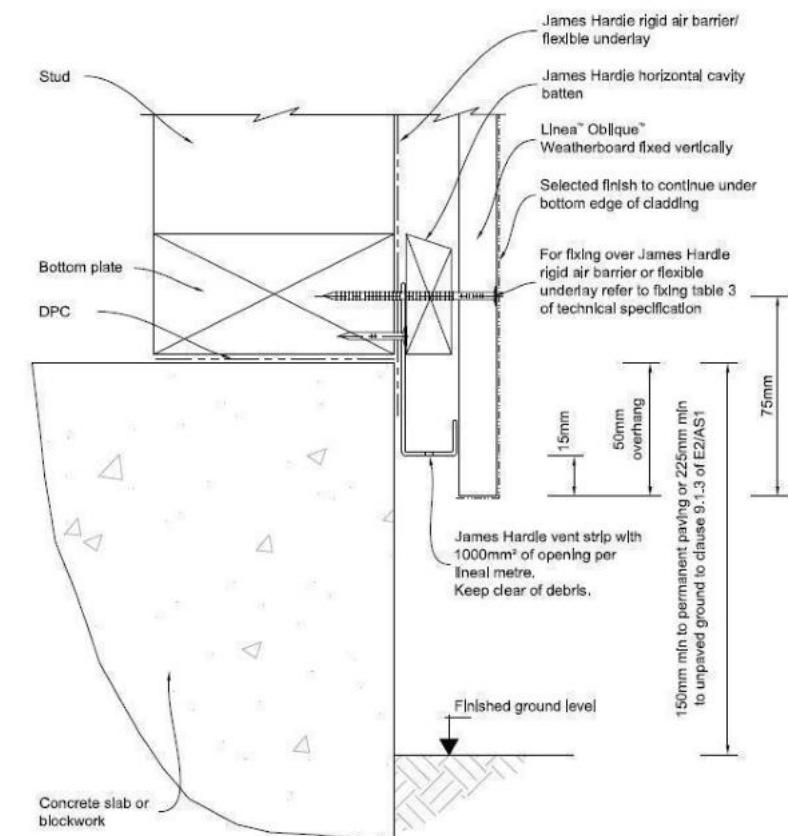
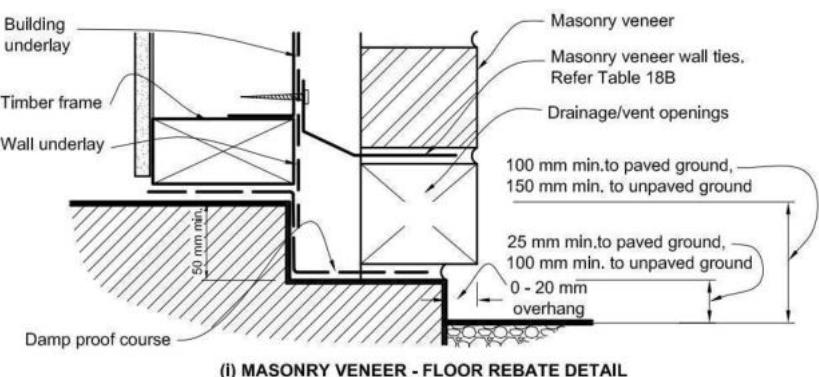


Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

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.



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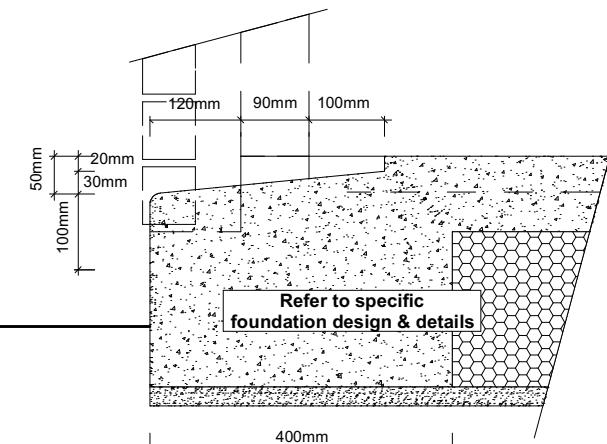
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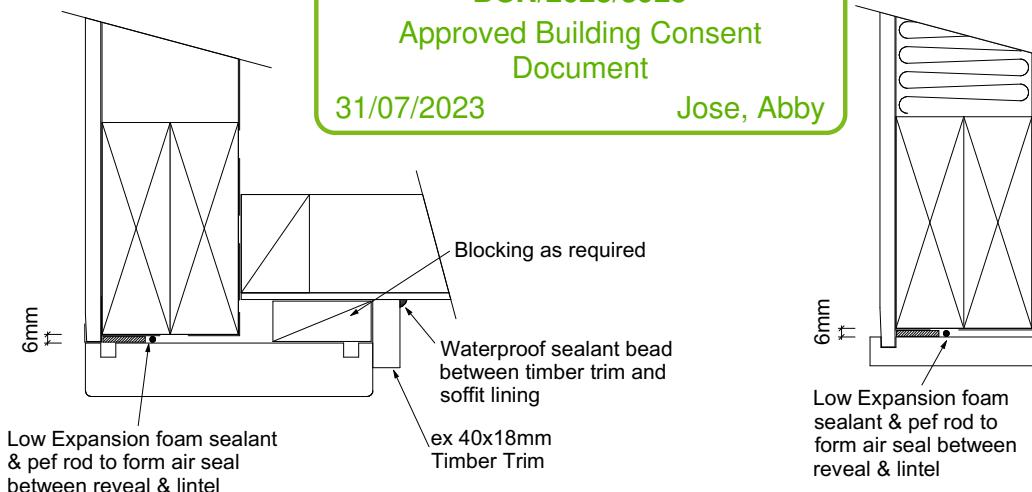
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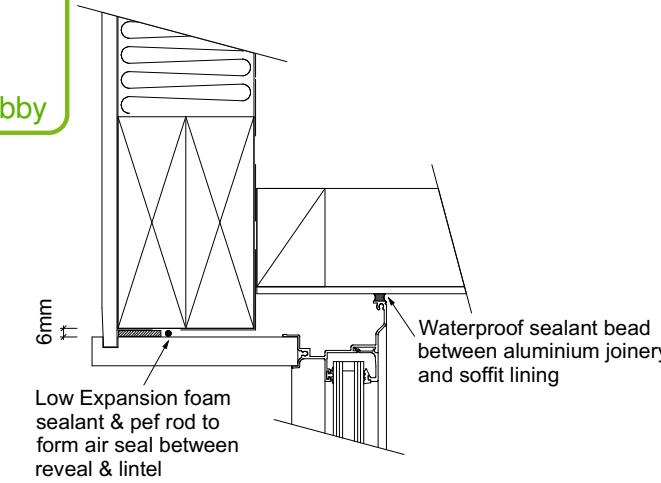
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Garage Door Rebate Details
Scale 1:10



Garage Door Head to Soffit Detail
Scale 1:5



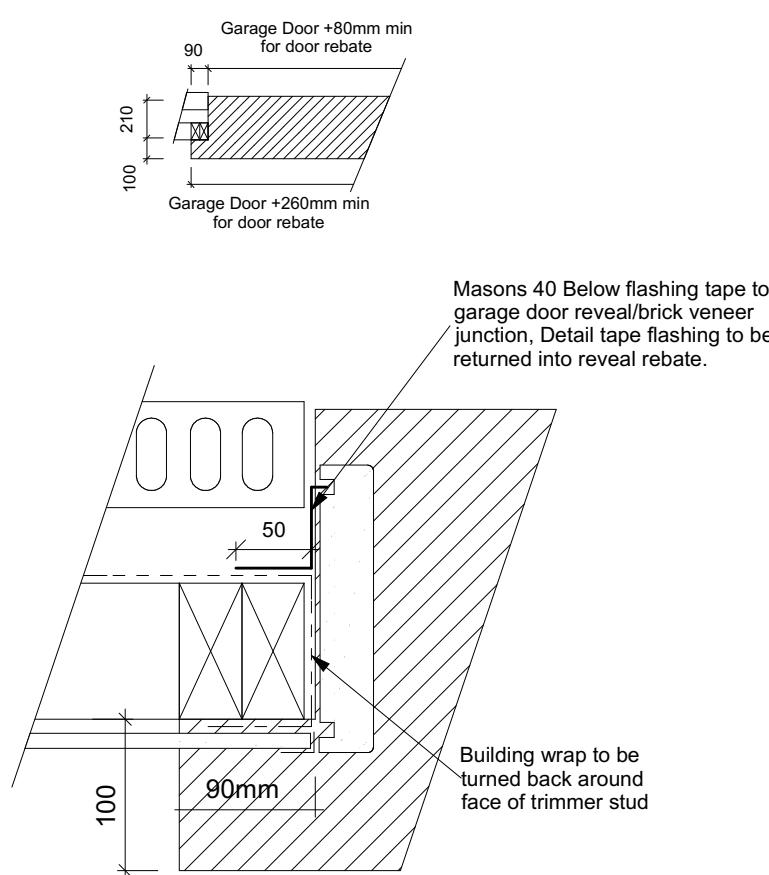
Window Head to Soffit Detail
Scale 1:5

9.1.10.8 Attachments for windows and doors

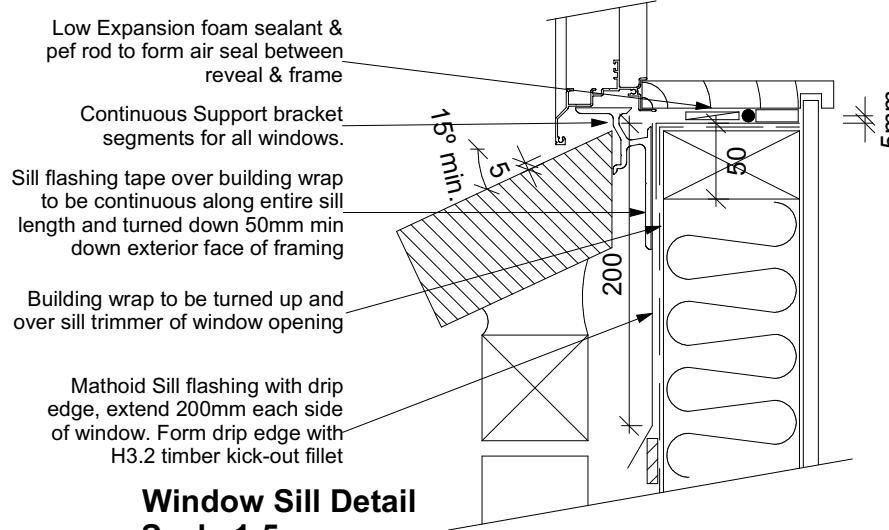
Install windows and doors using pairs of minimum 75 x 3.15 galvanised jolt head nails or 8 gauge x 65 mm stainless steel screws, through reveals into surrounding *framing* at:

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

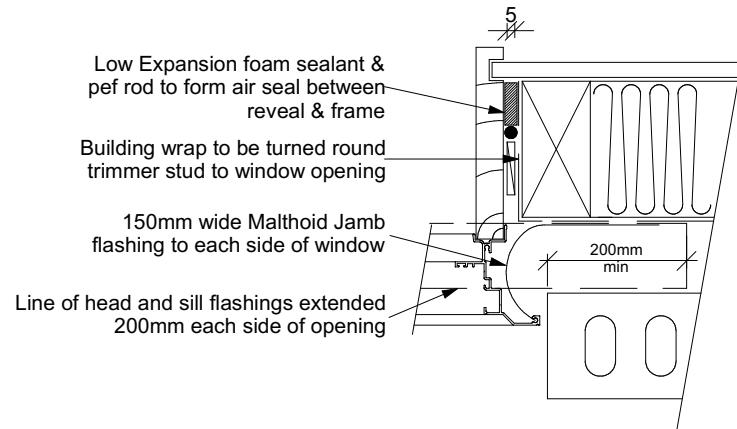
Install packers between reveals and *framing* at all fixing points, except between head reveals and lintels.



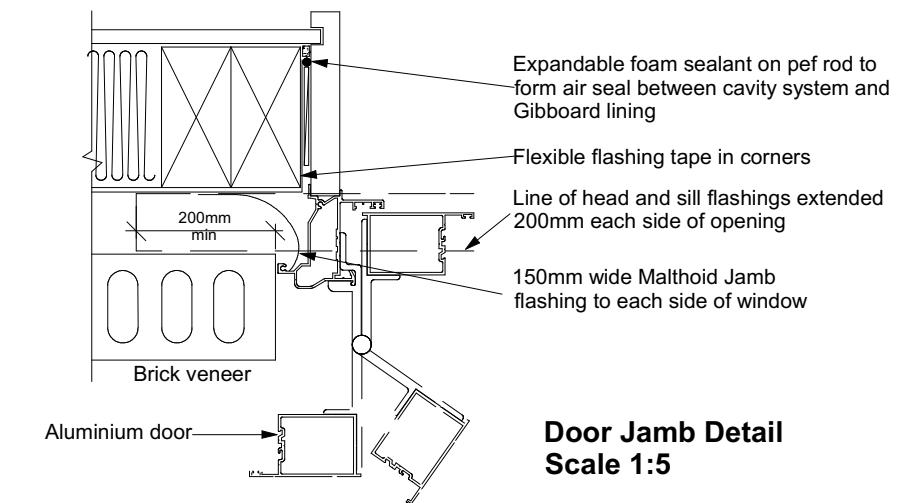
Garage Door Jamb Detail
Scale 1:5



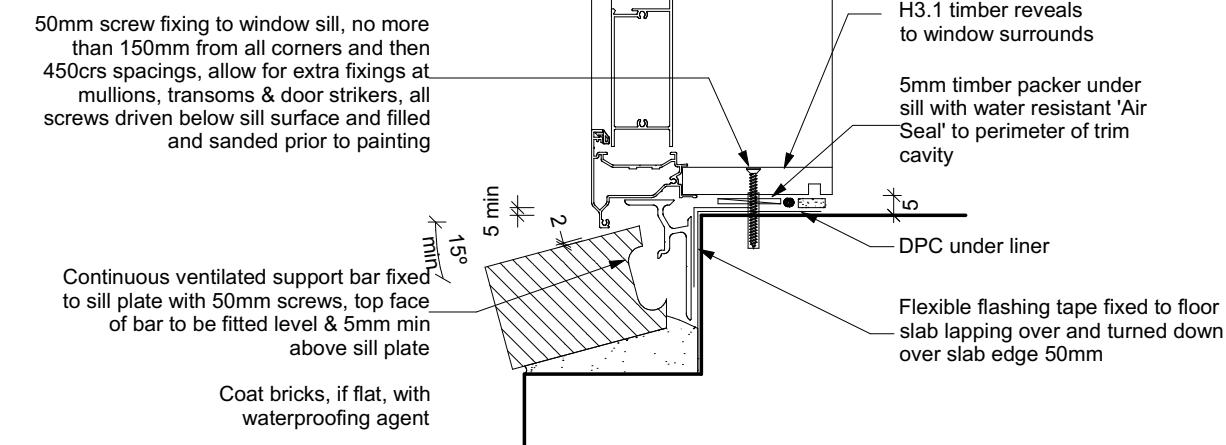
Window Sill Detail
Scale 1:5



Window Jamb Detail
Scale 1:5



Door Jamb Detail
Scale 1:5



Door Sill to Slab Detail
Scale 1:20

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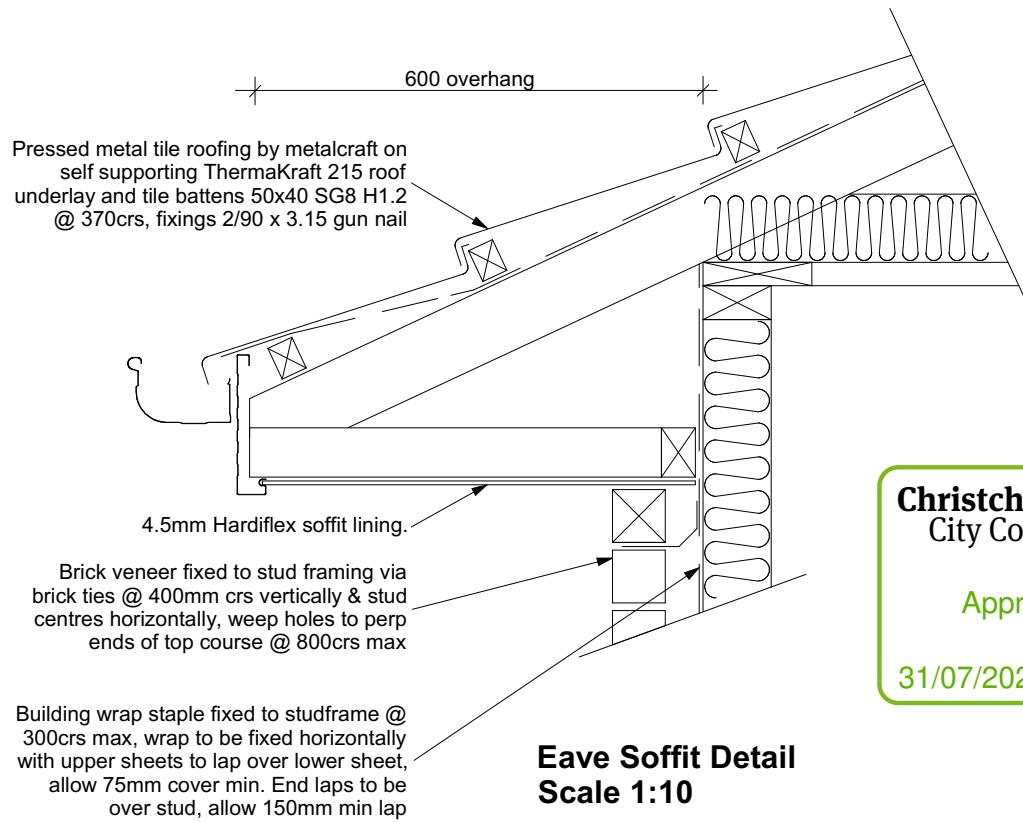
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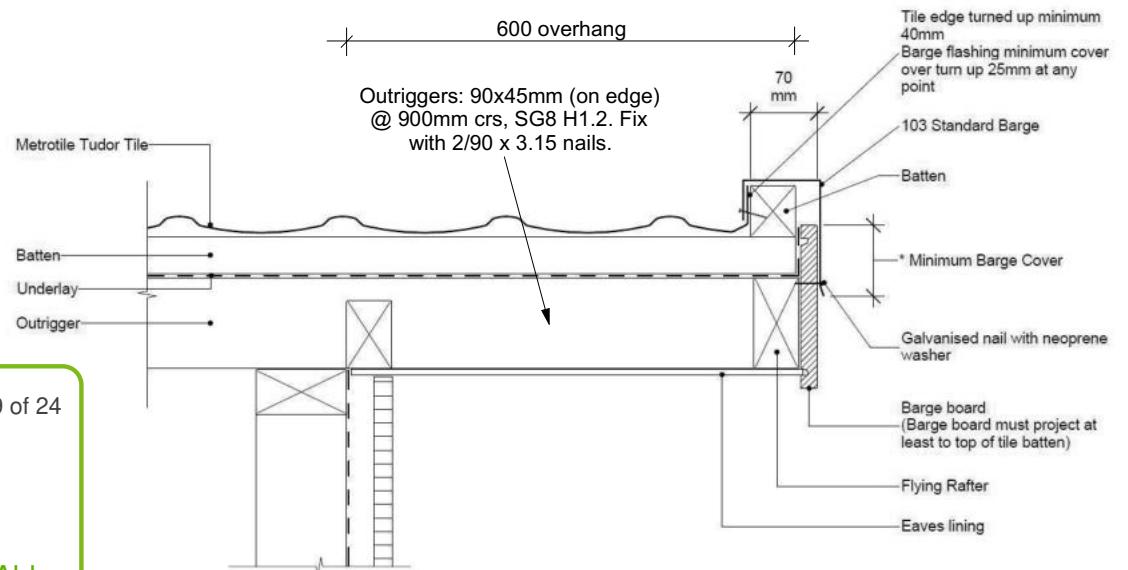
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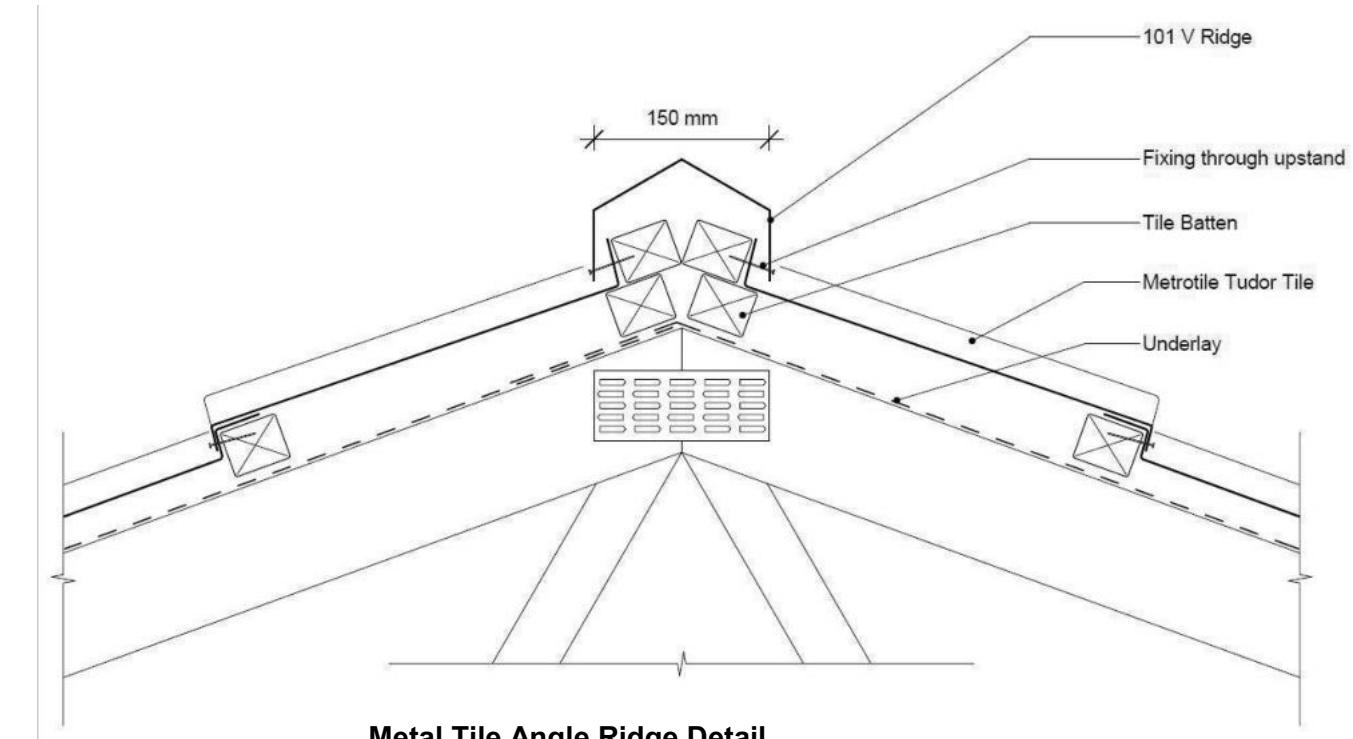
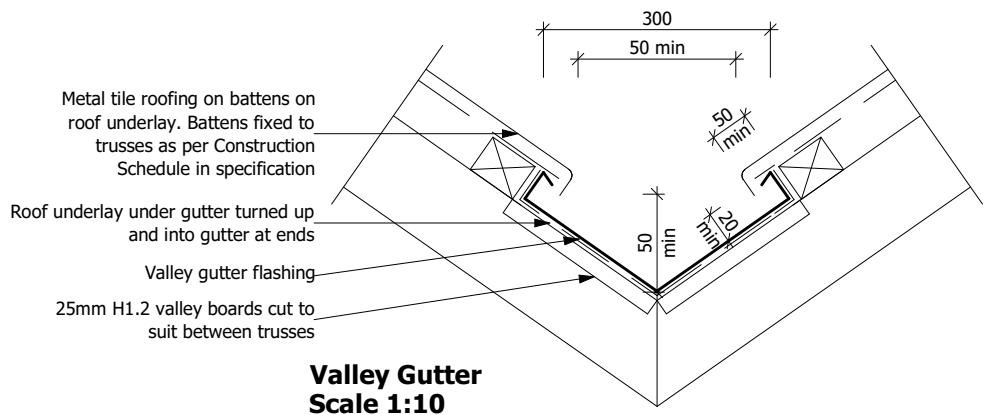
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* Minimum barge board cover is 50mm (unless in very high wind zones where 70mm cover is required)



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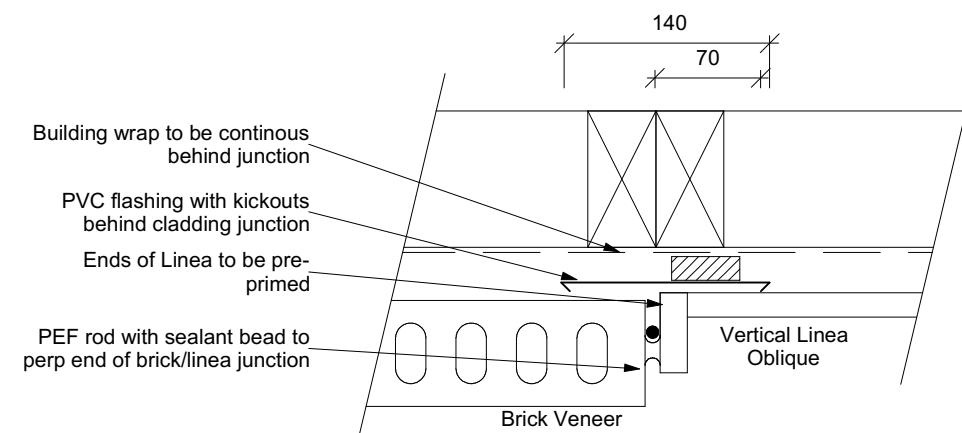
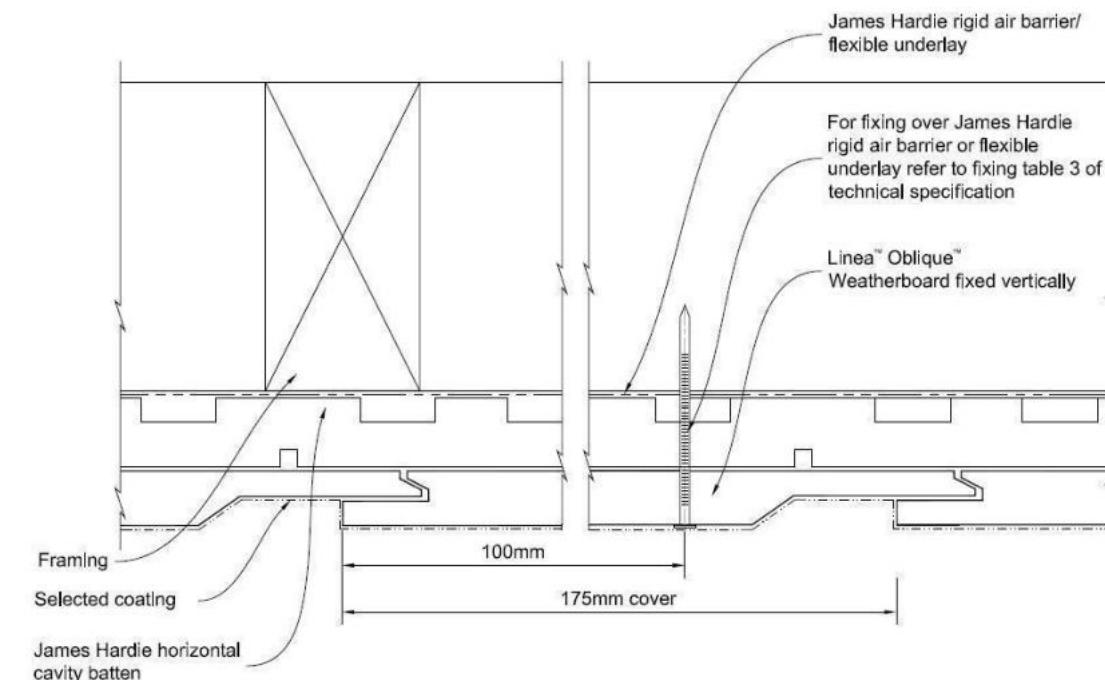
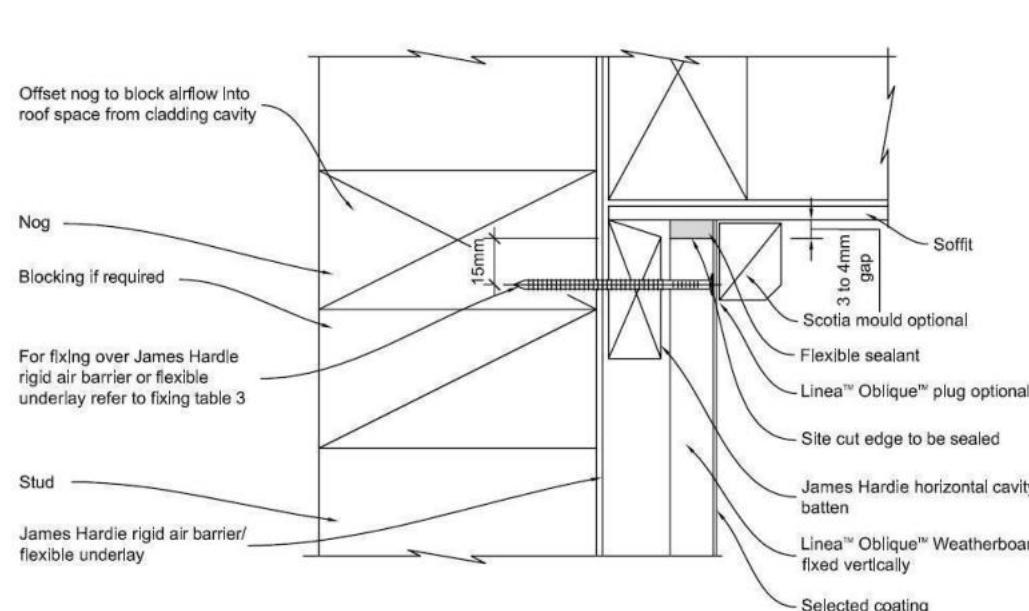
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1	22-06-2023	Initial Consent Plans

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Linea Oblique/Brick Vertical Junction
Scale 1:5

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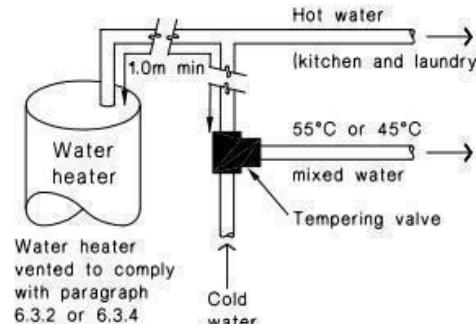
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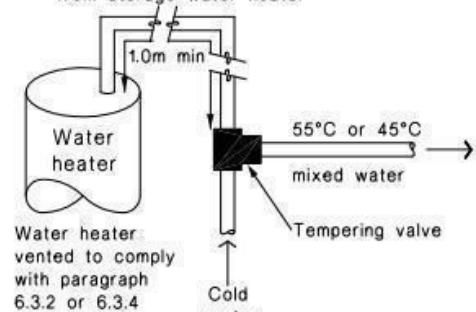
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Figure 16: Tempering Valve Installation
Paragraph 6.14.2 a)



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

1.0m minimum copper pipe length
from storage water heater



(b) Where all hot water is tempered

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

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

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

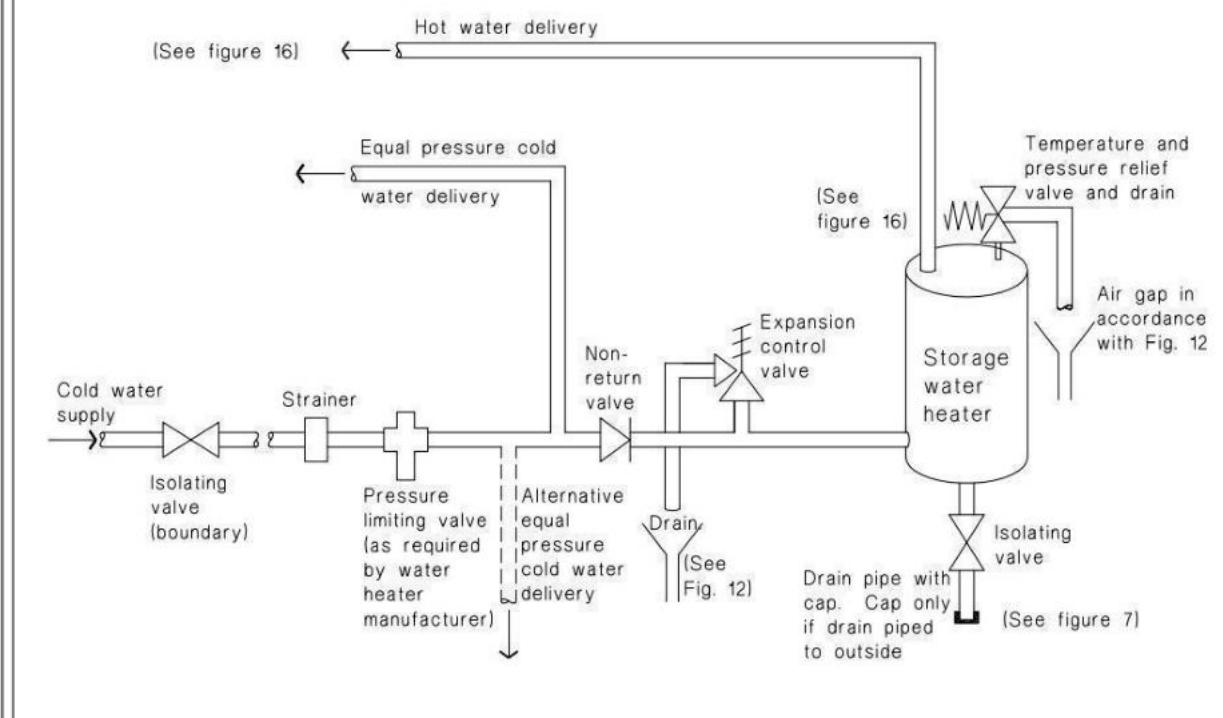
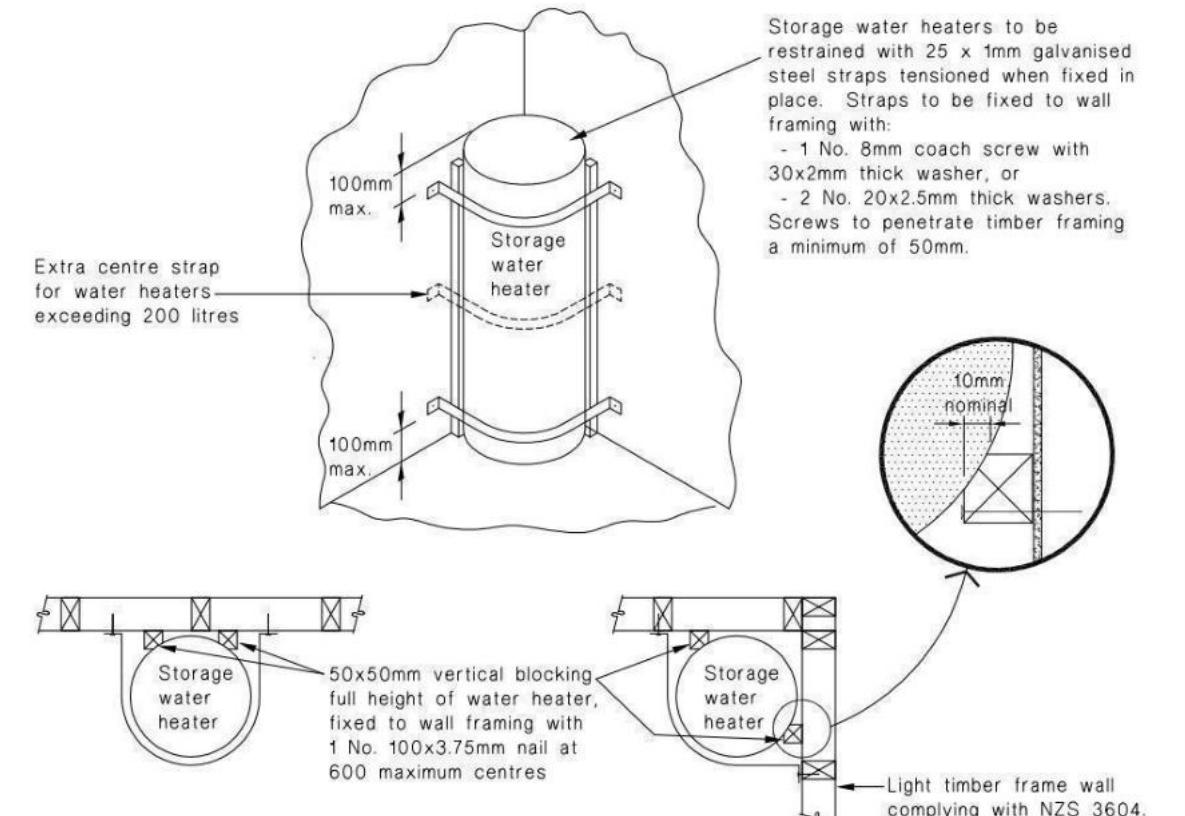


Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4



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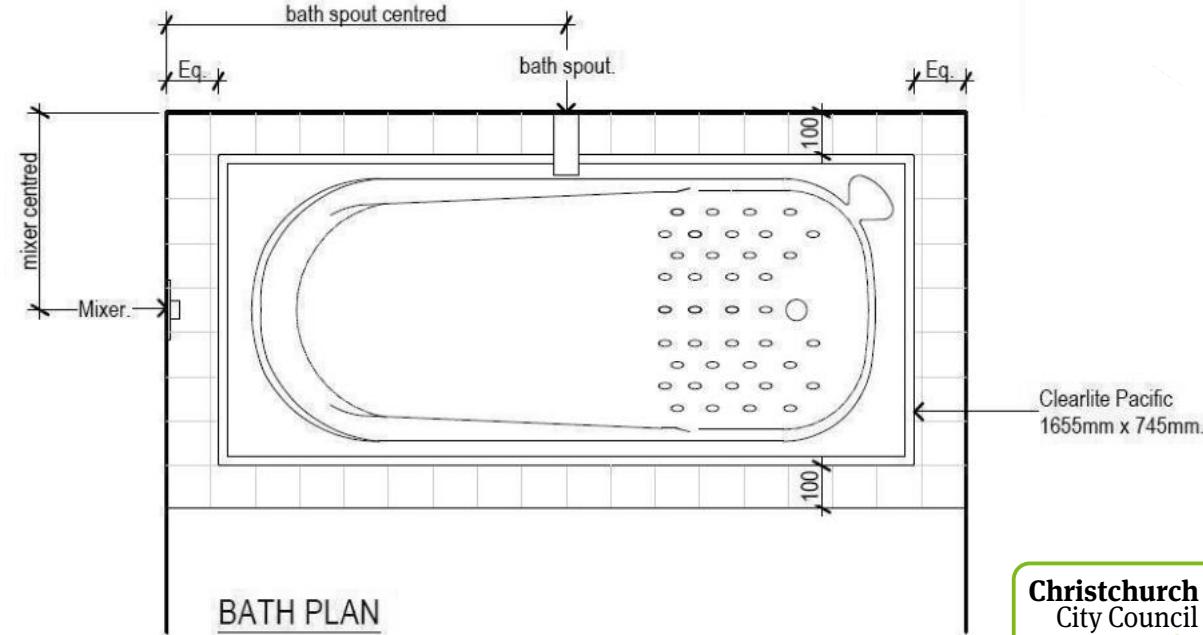
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Lot 1047, DP 576745
13 Timara Crescent
Prestons Park, Christchurch

Job Number:
172866

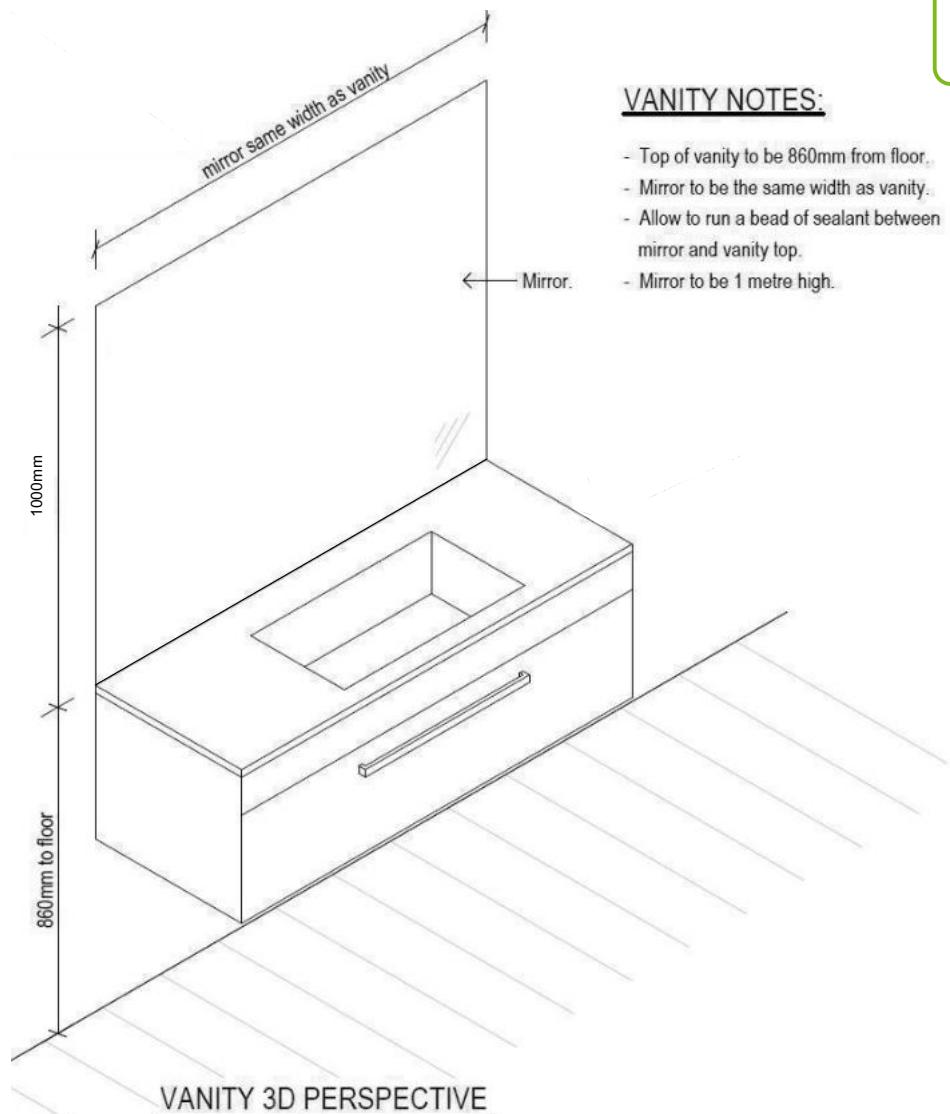
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Sheet Name: **PLUMBING DETAILS**

CONSENT PLANS



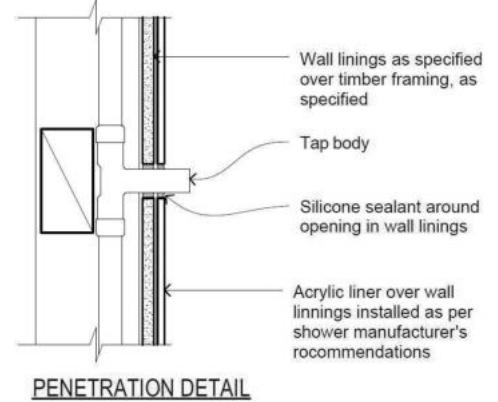
BATH PLAN



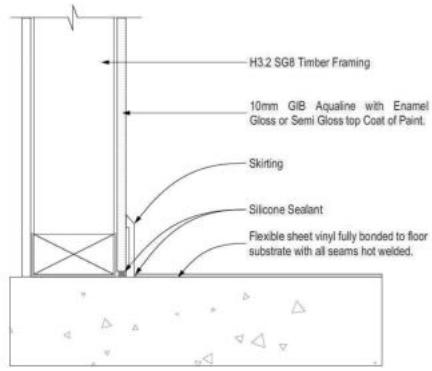
VANITY 3D PERSPECTIVE

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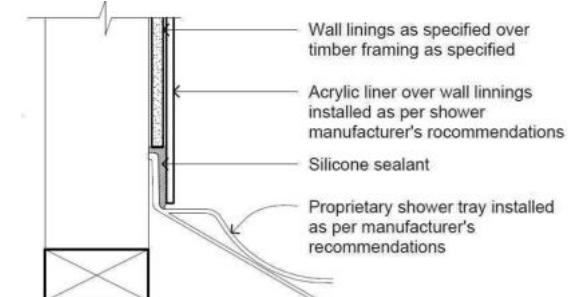
Page 22 of 24



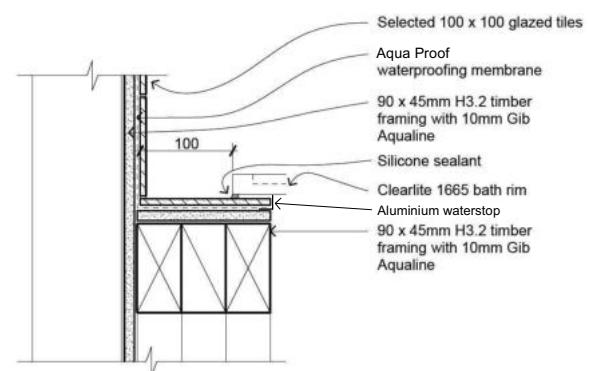
PENETRATION DETAIL



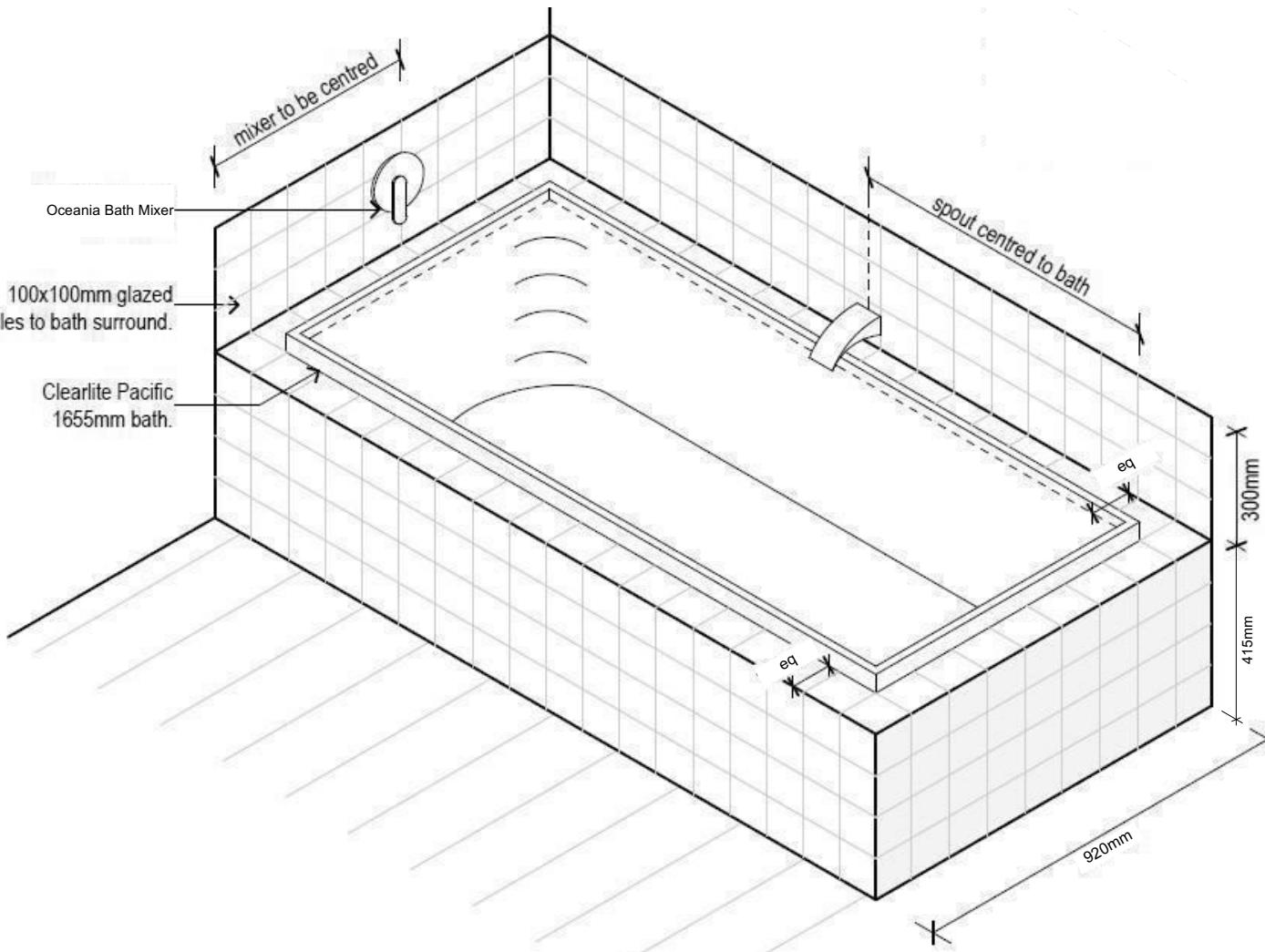
GENERAL FLOOR/WALL DETAIL



SHOWER TRAY DETAIL



BATH/WALL JUNCTION



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Job Number:
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Original Plan:
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Sheet Name:
BATHROOM DETAILS

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No.	Date:	Reason:
1	22-06-2023	Initial Consent Plans

Sheet No.:
22

of 24 sheets

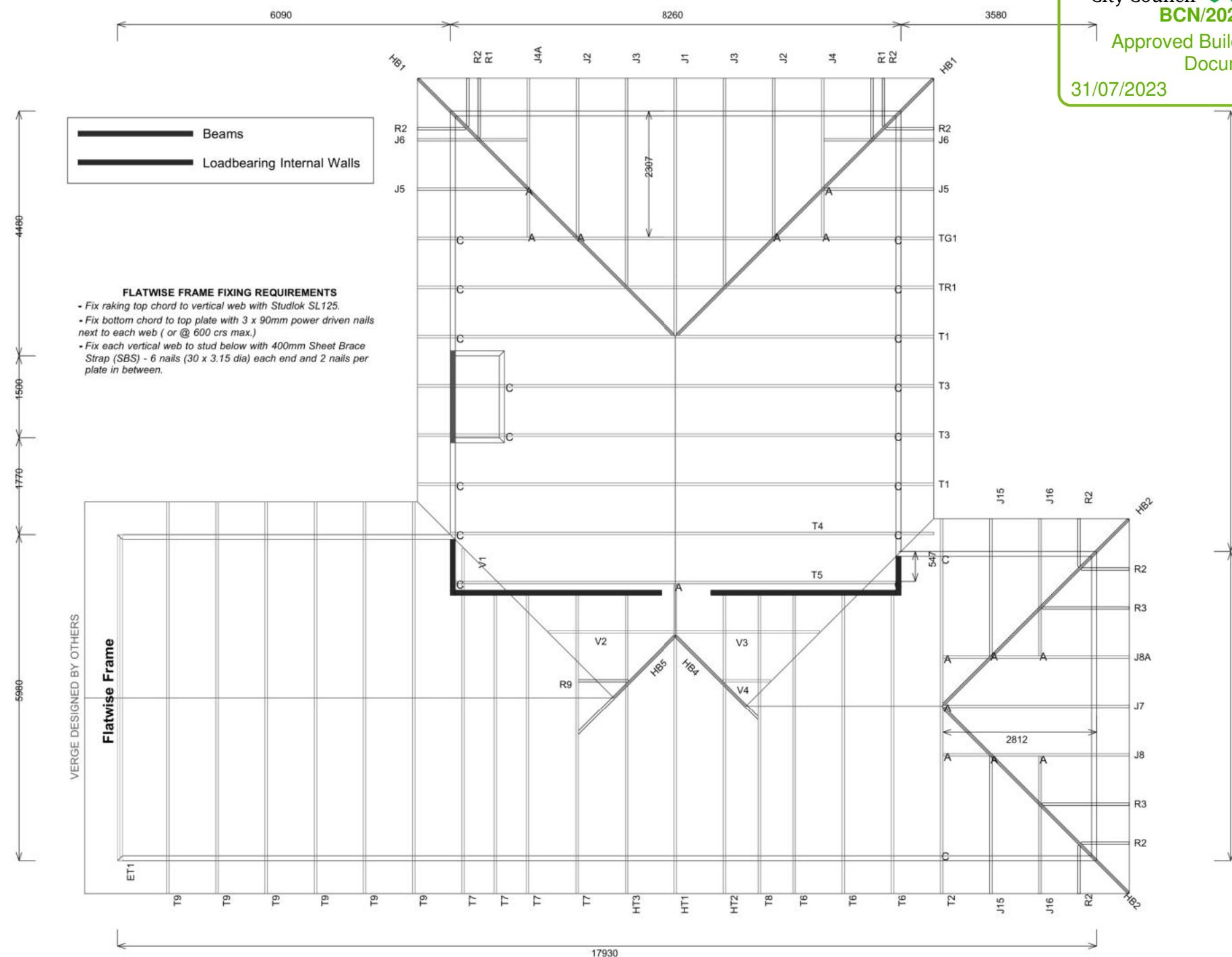
Buildable Consent Layout



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.

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BCN/2023/3925
Approved Building Consent Document
31/07/2023
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Page 23 of 24

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:	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

Job No: CH1390186C1

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

Job Name: Kibblewhite Lot 1047 Prestons Park

Address: Lot 1047 Prestons Park
Marshland, Christchurch

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



Drawn: Bruce Barrow
Date: 16/06/2023

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Allan Kibblewhite
Lot 1047, DP 576745
13 Timara Crescent
Prestons Park, Christchurch

Job Number: 172866
Original Plan: Weka
Sheet Name: TRUSS DESIGN
Sales: D Ryan
Drawn: M Glynn
QS: W Xian
Print Date: 24/07/2023
Scale: NTS @ A3

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No.	Date:	Reason:
1	22-06-2023	Initial Consent Plans

Sheet No.: 23
of 24 sheets

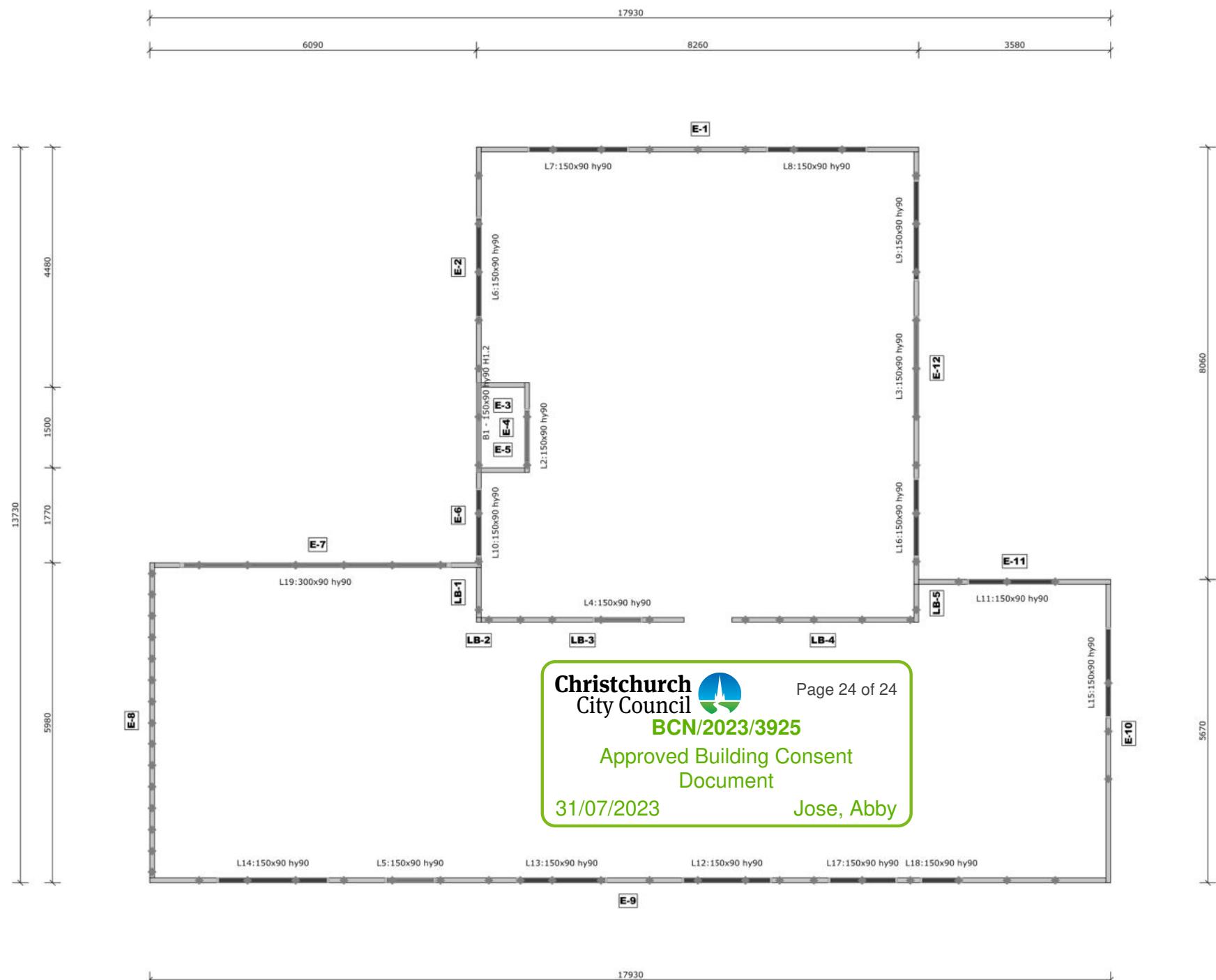
Buildable Consent Layout



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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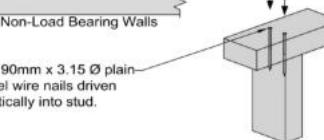
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Lintel Fixings are as per the included reports.

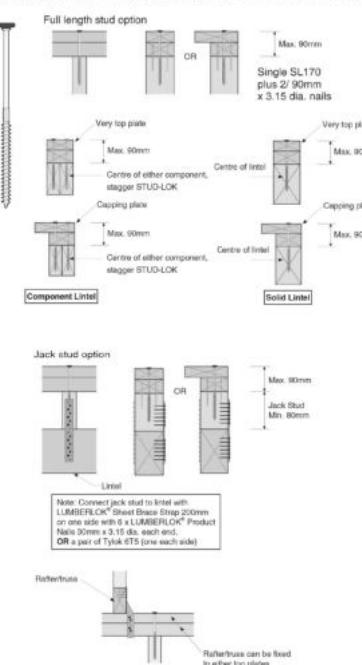
TOP PLATE TO STUD FIXING OPTIONS

TYPE A - 0.7 kN



TYPE B - 4.7 kN

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



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

MiTek SAPPHIRE™ Every Facet an Advantage.
Drawn: Bruce Barrow
Date: 16/06/2023

Job No: **CH1390186C1**
Customer: TKR Homes Limited | T/A Signature Homes Canterbury
Job Name: Kibblewhite Lot 1047 Prestons Park
Address: Lot 1047 Prestons Park
Marshland, Christchurch

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.

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Sheet Name:
TRUSS DESIGN

Sales: D Ryan Drawn: M Glynn QS: W Xian Print Date: 24/07/2023 Scale: NTS @ A3

CONSENT PLANS

No.	Date:	Reason:
1	22-06-2023	Initial Consent Plans

Sheet No.:
24

of 24 sheets