

BC No: 240219

SITE DETAILS:

46 CHAMBERS AVENUE

WOODEND

LEGAL:

LOT 878

AS BUILT TRUSS LAYOUT REQUIRED –
This must be received by the Building Unit
AT LEAST 10 WORKING DAYS PRIOR to the
Structure Pre-Roof Pre-Wrap Inspection

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

Approved Building Consent Documents and Plans (Full set)

On Site Copy

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

Inspections

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

03 311 8906

or

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

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

BC240219 Building Name: New dwelling Location within Site: 4.920 m set back to front boundary Level/Unit Number: Single level detached dwelling
Compacted Hardfill - pre DPM - Engineer to also inspect excavation.
Foundation / Floor Slab - Engineer to inspect also.
Structure Pre Roof Pre Wrap -
Building Wrap & Sill Tape -
Mid Height Veneer -
Drains -
Preline & Plumbing -
Prestopping -
Final -

Please give at least 2-3 full working days' notice for the next required inspection, please be advised that it may not always be possible to carry out the inspection within the time frame you require.

Signature Homes Limited

New House

Lot 878 Ravenswood, Woodend
 File Number 24008.013



TC2 RIBRAFT DRAWINGS

Issue Register

Rev	Date	Description
1	06.03.2024	Consent

Sheet List

Sheet No.	Rev	Date Issued	Sheet Title
S1	1	06.03.2024	General Notes
S2	1	06.03.2024	RibRaft Layout Foundation Plan
S3	1	06.03.2024	Foundation Details
S5	1	06.03.2024	Typical Services Penetration Details

WAIMAKARIRI DISTRICT COUNCIL
 Plans and specifications APPROVED in accordance
 with the Building Act 2004, clause 49 and the Building
 Regulations 1992, Clause 3
 BC 240219 5/04/2024 steved

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.

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

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

CONCRETE

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

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

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

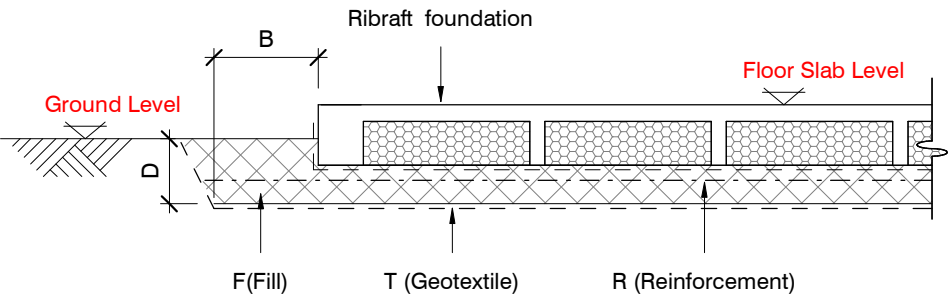
REINFORCEMENT

- All reinforcing shall be New Zealand sourced and conform to AS/NZS 4671 :2001 in grade 300 or grade 500E.
- All bends to be made cold without fracture.
- All reinforcing shall be deformed type unless otherwise stated.
- Grade 500E deformed bars shall be designated 'H', Grade 300 deformed bars shall be designated 'D' and Grade 300 round bars shall be designated 'R'.
- Minimum bar lap.

	H12 bars	H16 bars
L	720mm	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).

GEOTECHNICAL REFERENCE:

Refer: Davis Ogilvie
Geotechnical Assessment Report
Ref. No: 43918
Dated: 02-07-2023
Bearing: 200kPa



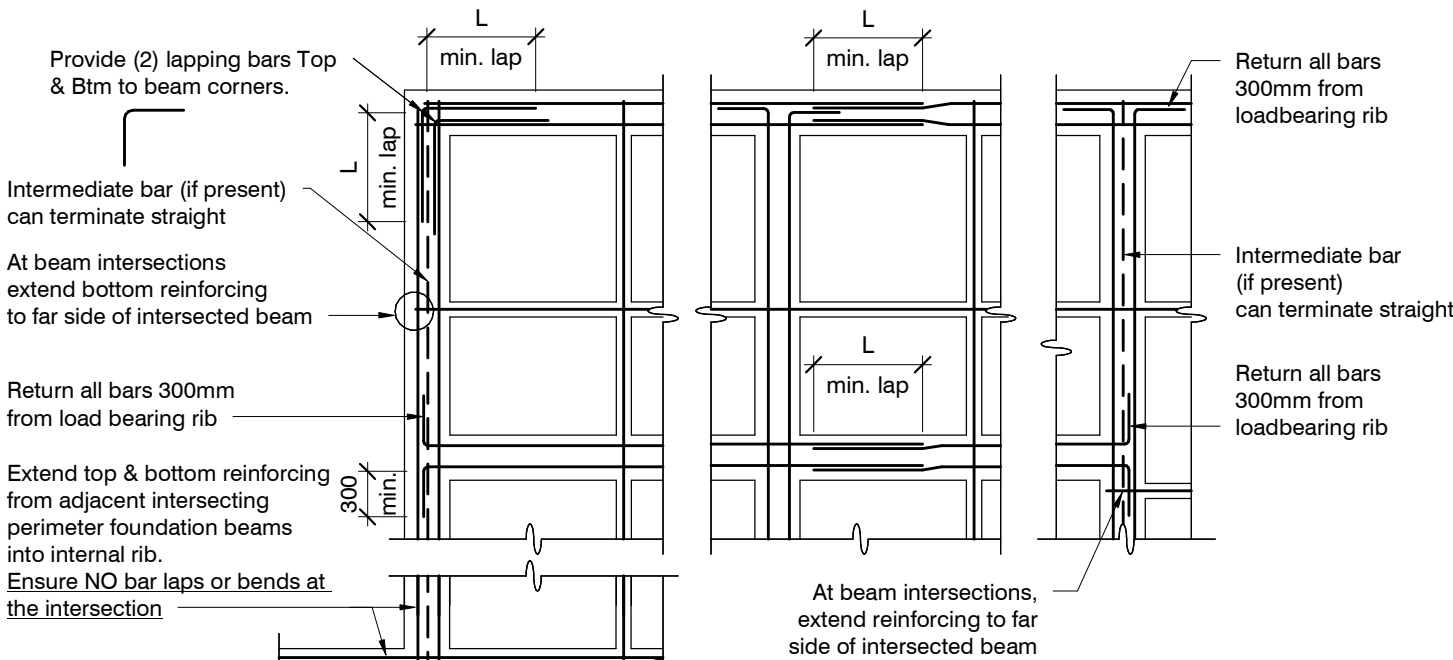
BUILDING PLATFORM

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BUILDING PLATFORM TABLE:

B	500mm
D	300-600mm bgl (approx.)
T	N/A
R	N/A
F	AP40 or AP65 fill - 95% Dry Density. Compact in 150mm layers max.

Refer Architectural drawings for Finished Floor Level



Typical Corner Steel & Min. Lapping Requirements

N.T.S.

ORIGINAL SIZE = A3

1	06.03.2024	Consent
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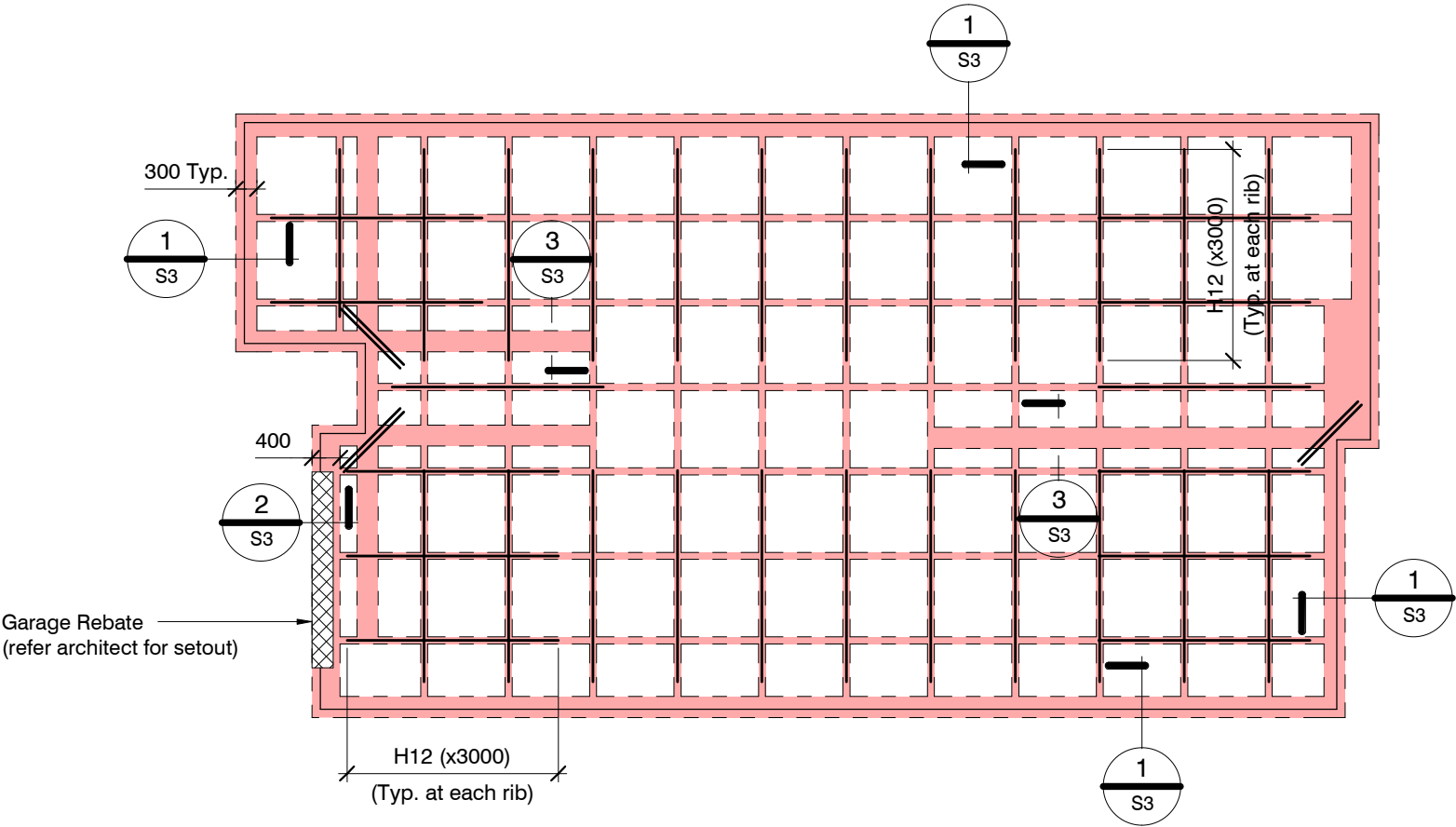
design B.Clark
drawn T.Guo
appvd M.Cusiell
date March 2024

file 24008.013
dwg S1
rev. 1

SLAB PLAN SETOUT:
Slab drawn to Architectural framing and DOES NOT ACCOUNT FOR ANY OVERHANG.
Use Architectural drawings for any framing overhang information which may affect slab dimensions.

OPTIONAL SHRINKAGE CRACKING CONTROL:

Control Joints, to control long term shrinkage cracking, if necessary, are shown on the drawing.
In addition to these, in order to minimise the potential for early shrinkage cracking where aesthetics is important, 25mm deep sawn joint may be positioned at major changes in the floor plan shape and at a maximum recommended spacing of 5.0m.
For more information, refer to Section 6.2 of the Firth Ribraft Technical Manual



RIBRAFT FOUNDATION LAYOUT PLAN

1 : 100

Refer Architects drawings for slab dimensions

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contractor shall verify all dimensions before commencing work

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 thickenings

Vertical or horizontal penetrations through the foundation edge beam or floor beam thickenings must be made through the middle third of the member. Vertical penetrations should not be made through 100 mm ribs.

Refer to Architects drawings for floor slab, set downs, steps, rebates, holding down bolts, cast-in componentry and the like.

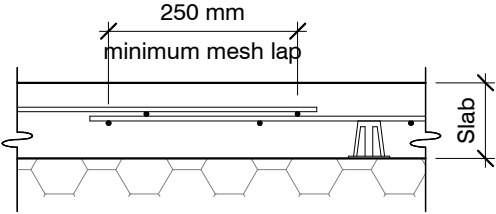
KEY:

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

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

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

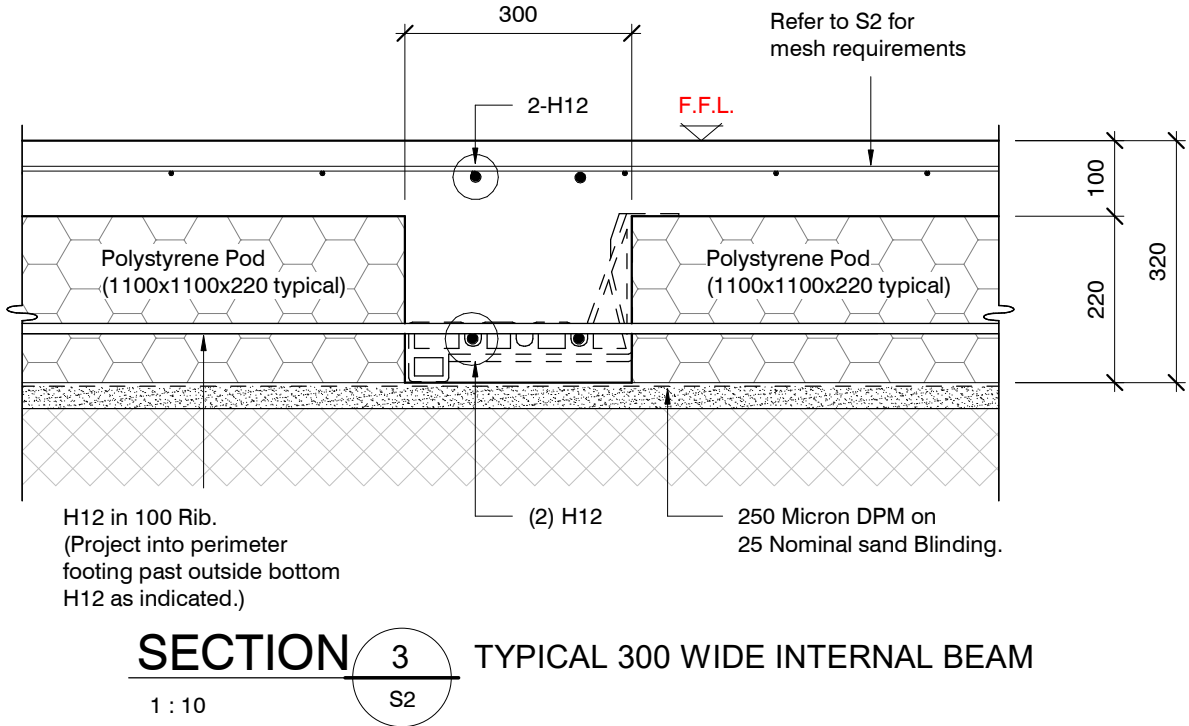
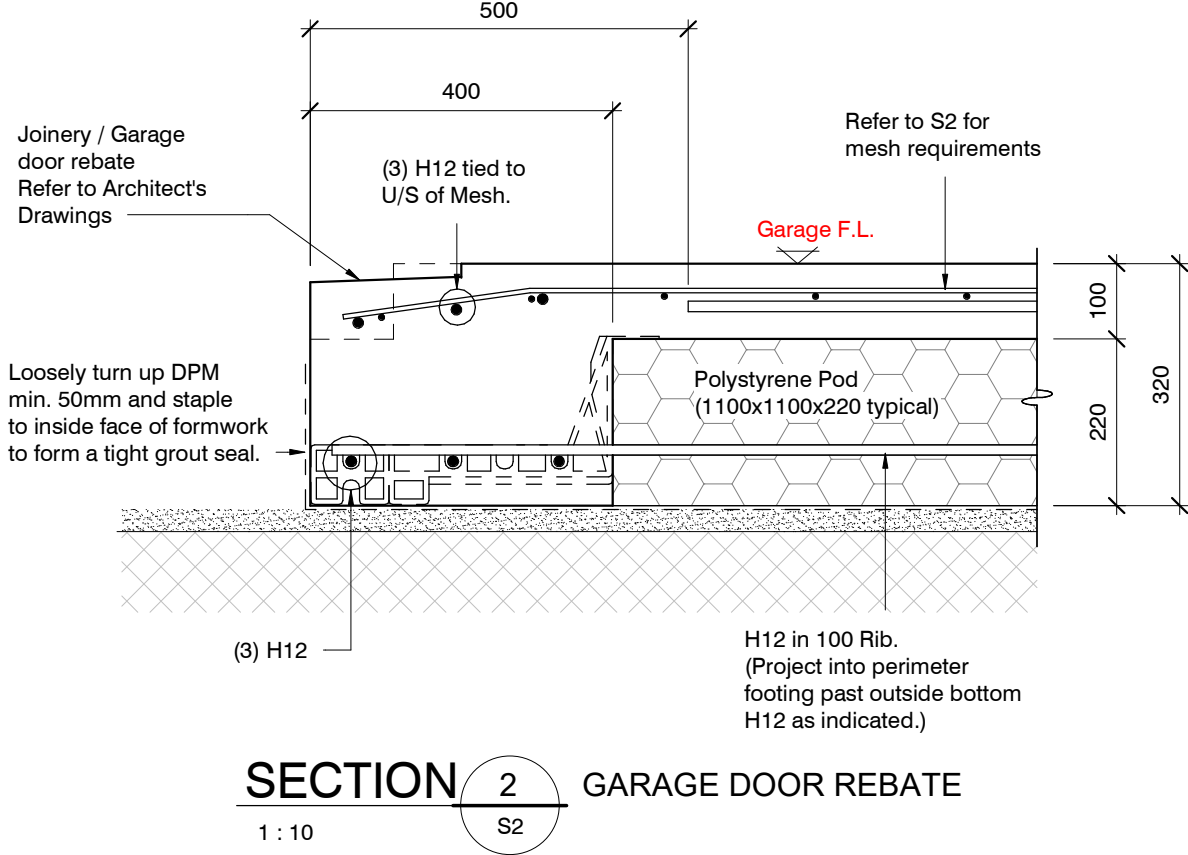
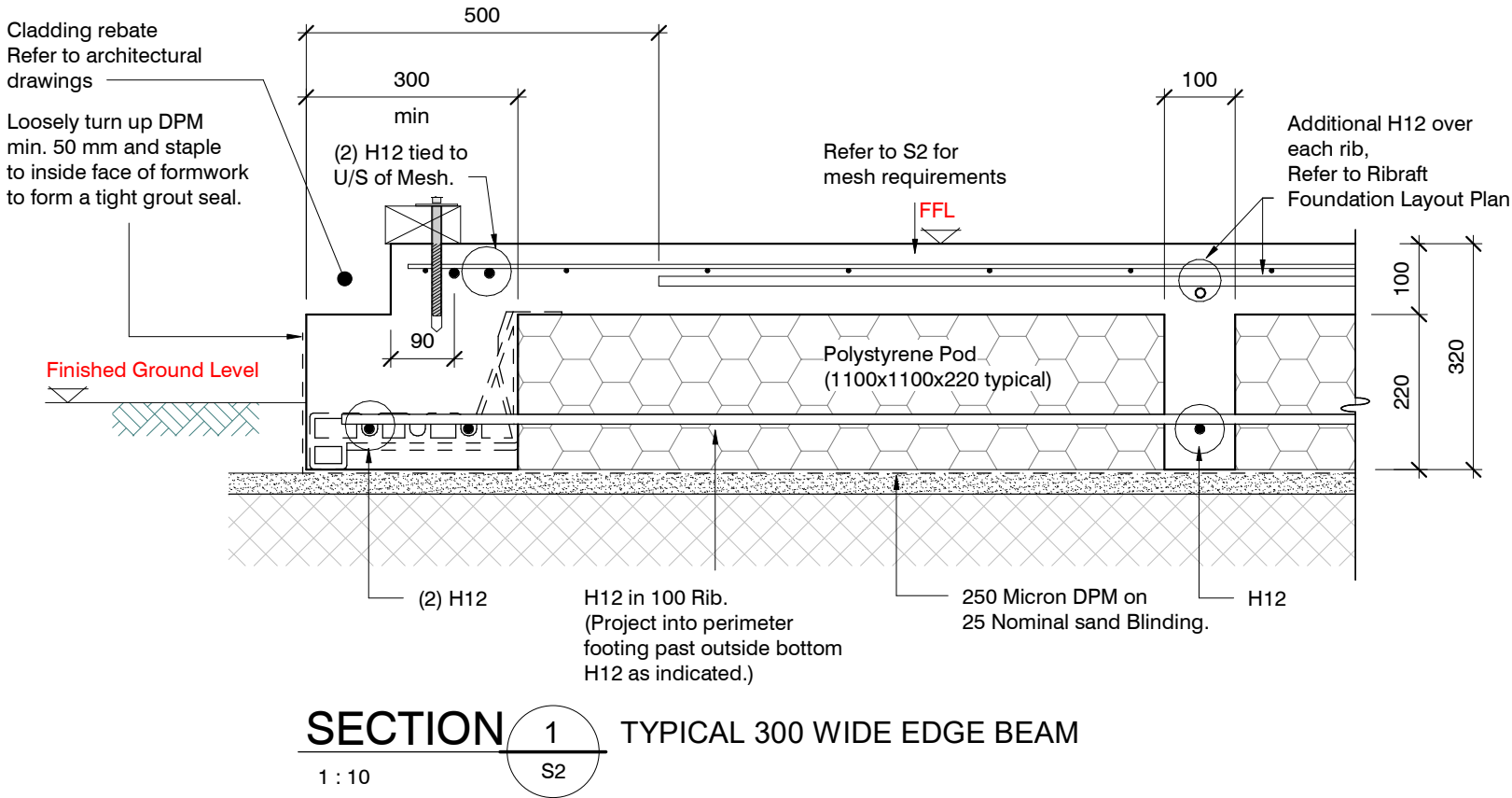
All Mesh shall lap a minimum of 250mm (end of extensions not included).



1	06.03.2024	Consent

design	B.Clark
drawn	T.Guo
appvd	M.Cusiel
date	March 2024

file	24008.013
dwg	S2
rev.	1



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ORIGINAL SIZE = A3



ENGCO
Consulting Engineers

03 366 7955
office@engco.nz
www.engco.nz

AUCKLAND | CHRISTCHURCH | NELSON | QUEENSTOWN



Signature
HOMES

YOUR HOME. YOUR WAY.

New House
Lot 878 Ravenswood, Woodend

Foundation Details

design B.Clark
drawn T.Guo
appvd M.Cusiel
date March 2024

file **24008.013**
dwg **S3** rev. **1**

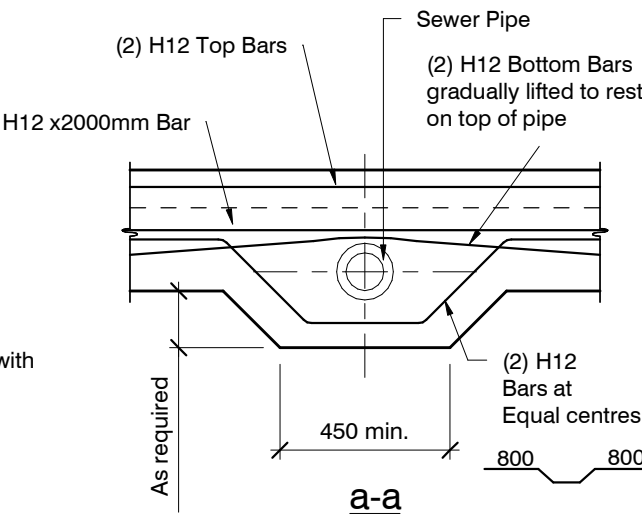
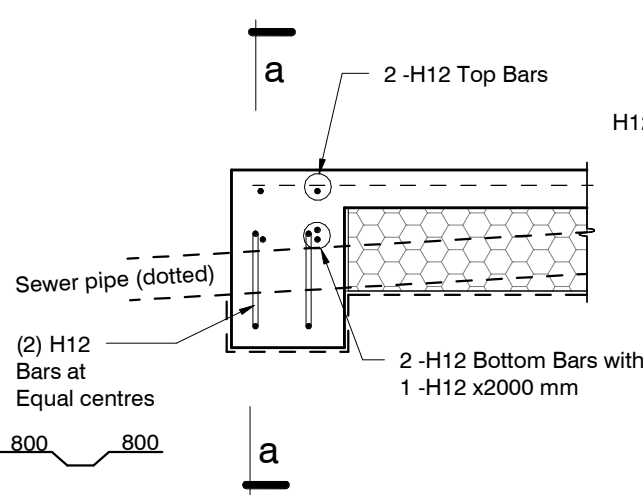
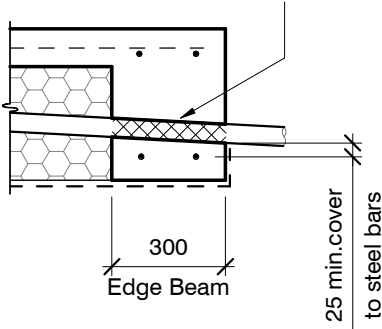
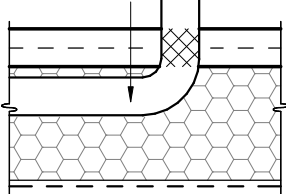
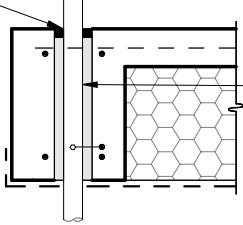
1	06.03.2024	Consent

Flexible Sealant as required
all round pipe perimeter

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

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

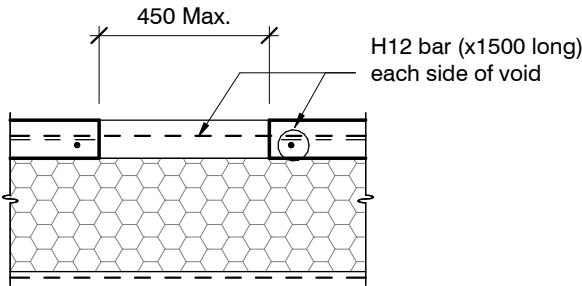
Pass pipe through edge beam
Avoid all reinforcing bars
(Sleeve not required)
Wrap in "Lagging" tape



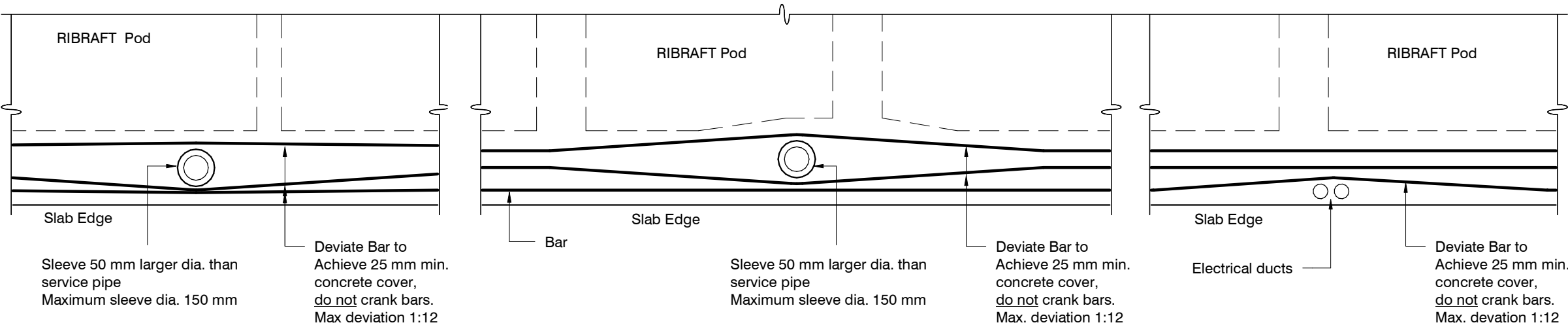
SLAB SERVICES PENETRATION DETAIL

PIPE NOTE:
No separation required where
pipes are fully contained within slab.
Sleeve all drains that pass through the
base of the slab.

PENETRATIONS NOTE:
Where penetrations through
Floor Slab exceed 450 mm Square,
Crack Control Bars will be required.



LARGE SLAB PENETRATION DETAIL



Do not cut longitudinal reinforcement bars.

FOUNDATION SERVICES PENETRATION DETAILING.

Services shall not run along ribs or edge beams.


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

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

	TKR Homes Ltd. 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443 P: +64 3 342 7788	These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail it required for construction and to demonstrate compliance with the current NZBC, a specific request should be made for the required detail to be supplied. No liability will be accepted for any detail or construction not covered in these drawings and/or carried out by persons other than the designer producing these documents.	Darryl Harris Lot 878, DP 589336 46 Chambers Avenue Ravenswood, Woodend	Job Number: 246623		Original Plan: <i>Kingfisher</i>	Sheet Name: COVER PAGE		CONSENT PLANS			Sheet No.: 1 of 22 sheets
									No.	Date:	Reason:	
									1	12-03-2024	Initial Consent Plans	
Sales: R Gould		Drawn: M Glynn	QS: W Xian	Print Date: 4/04/2024		Scale: @ A3						

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

LBP No.

-----	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

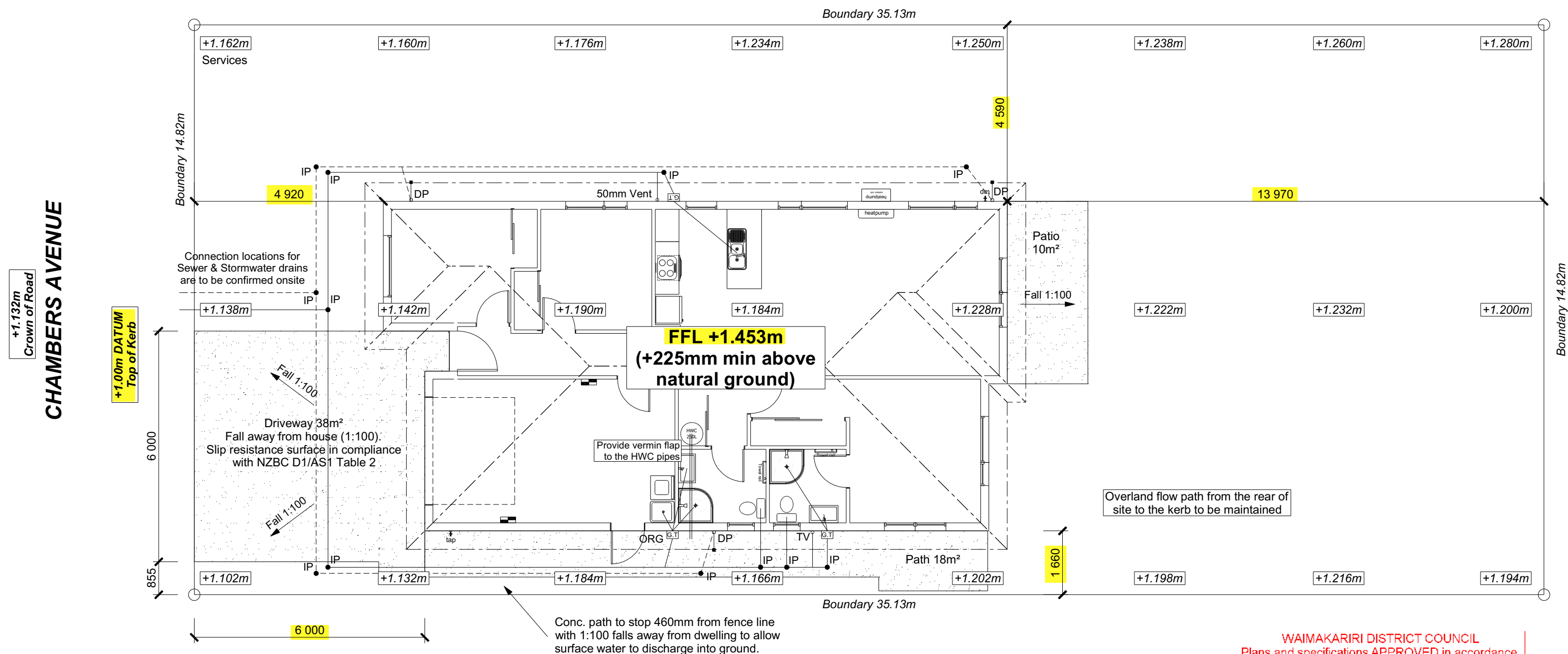
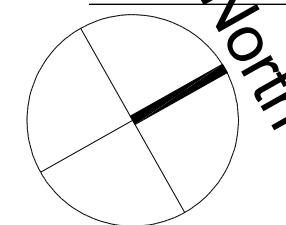
Provide safety fencing to perimeter of site - permanent or temporary - to comply with NZBC F5/AS1

Wind	High
Earthquake	2
Exposure	C
Snow	N 4 at 50m (up to 1kPa)

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

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

Building Consent BC 240219
Received 05/04/2024



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BC 240219 5/04/2024 stved

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31 Watts Road, Sockburn
PO BOX 11 351
Christchurch 8443

P: +64 3 342 7788

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Darryl Harris
Lot 878, DP 589336
46 Chambers Avenue
Ravenswood, Woodend

Job Number:
246623

Sales:	
R. Gould	

Drawn:
M Glynn

Original Plan:
Kingfisher

QS:	
W Xian	

Sheet Name:

SITE PLAN

Print Date:	4/04/2024
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Scale:
1:100 @ A3

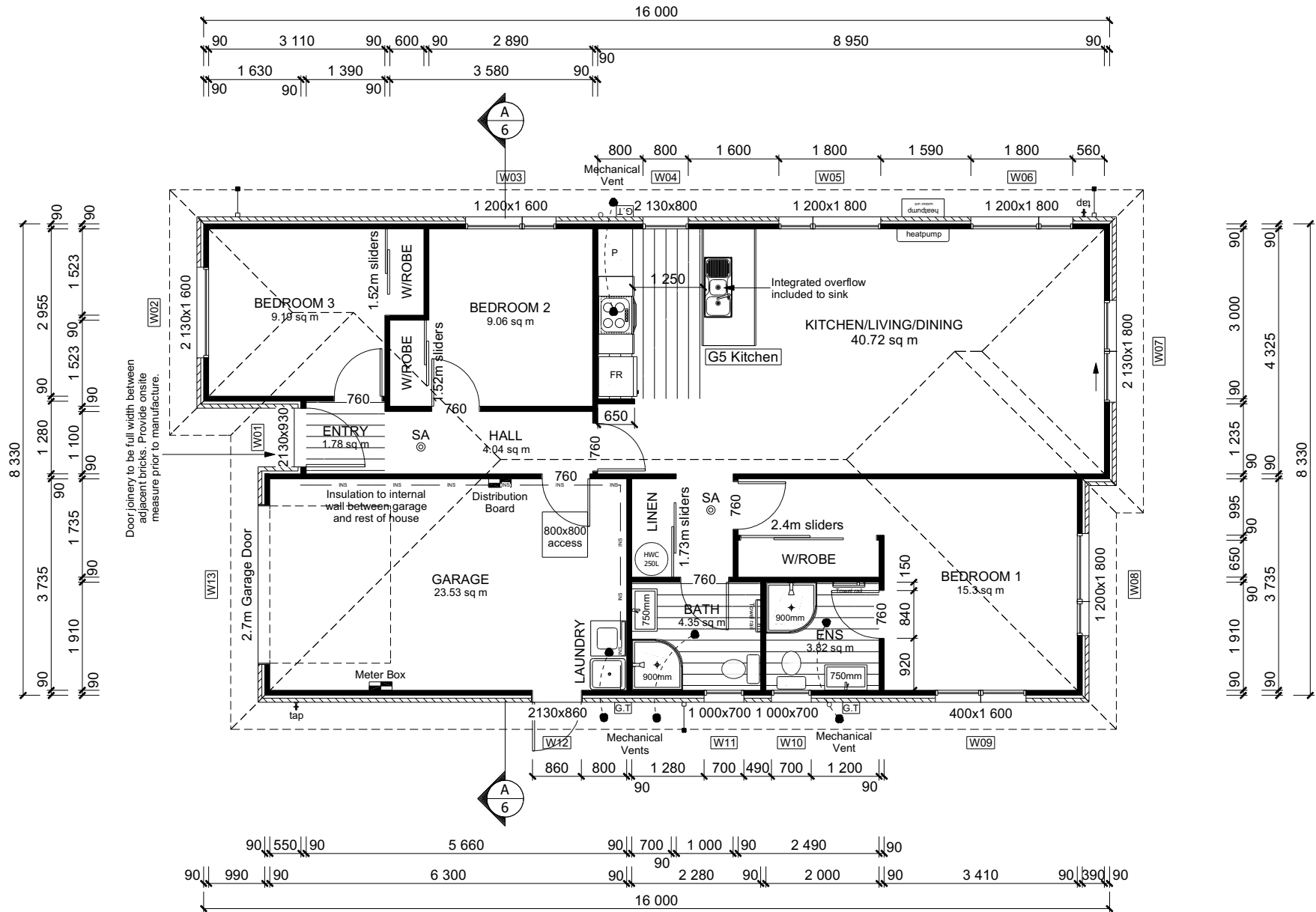
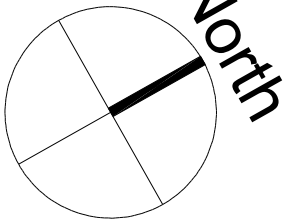
CONSENT PLANS

No.	Date:	Reason:
1	12-03-2024	Initial Consent Plans

Sheet No.:

2

of 22 sheets



ROOF & WALL CLADDINGS

Roof : 25° Pressed Metal Tiles
Walls : 70 Series Brick Veneer (clay)
with a 50mm cavity

DWELLING AREAS

Framing Area: 125.01m² (Perimeter: 49.94m)
Veneer Area: 131.06m² (Perimeter: 50.90m)
Roof Area: 156.47m² (Perimeter: 53.46m)

SMOKE ALARMS (hush type)

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

FLOOR PLAN NOTES

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

WALL FRAMING

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

FLOOR FINISHES

Carpet & Vinyl Sheet

KITCHEN HOB

Electric Hobs

DOORS

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

ALUMINIUM WINDOW JOINERY

Double Glazed Low-E/4 with Argon Gas and
Thermally Improved Spacers (R0.37)
Standard single glazing to Garage

INTERNAL TRIMS

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

SHELVING

Shelf & Rails to all wardrobes
4 shelves to Linen cupboard

DRAWING NOTES

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


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

Refer to attached Specifications for further
information.

All work is to comply with the NZBC
Acceptable Solutions, NZS 3604:2011 and
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BC 240219 5/04/2024 steved

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				246623	Kingfisher	FLOOR PLAN	No.	Date:	Reason:	3	
							1	12-03-2024	Initial Consent Plans		
Sales:	Drawn:	QS:	Print Date:	Scale:				of 22 sheets			
R Gould	M Glynn	W Xian	4/04/2024	1:100 @ A3							

Building Consent BC 240219
 Received 05/04/2024

ROOF & WALL CLADDINGS

Roof : 25° Pressed Metal Tiles
 Walls : 70 Series Brick Veneer (clay)
 with a 50mm cavity

ELEVATION LEGEND

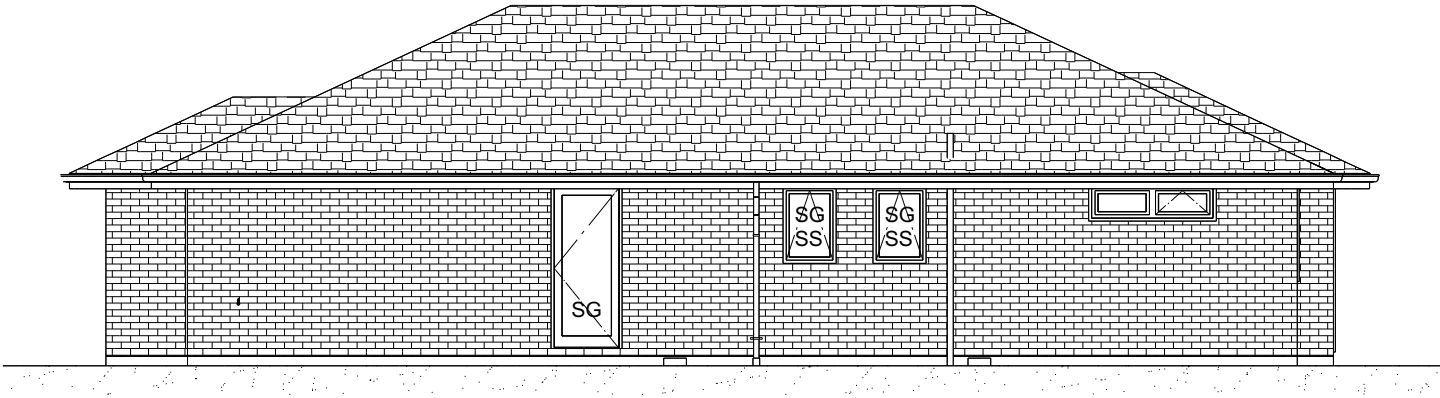
SS Safety Stays
 SG Safety Glass
 TV Terminal Vent

ELEVATION NOTES

Gutter : Coloured Steel Quad Gutter
 Fascia : Coloured Steel 185 Fascia
 Downpipes : Colorsteel Rectangular 75x55mm
 Soffits : Hardiflex 4.5mm
 Joinery : Low-E double glazed joinery
 Single glazing to Garage

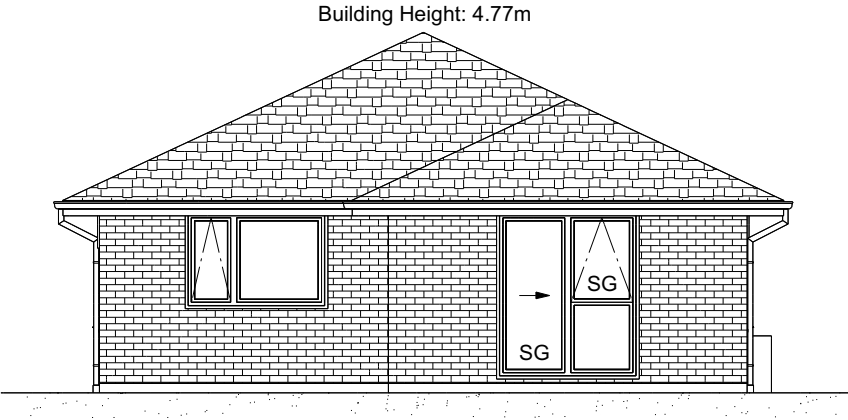
All egress points to have a maximum step
 down of 190mm.
 Access routs to have slip resistance surface
 in compliance with NZBC D1/AS1 Table 2
 and to have a 1:100 fall away from the building

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



ELEVATION A

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



ELEVATION B

WAIMAKARIRI DISTRICT COUNCIL
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 BC 240219 5/04/2024 steved

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<div>Signature HOMES</div> <div>YOUR HOME. YOUR WAY.</div>	TKR Homes Ltd. 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443 P: +64 3 342 7788	These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail it required for construction and to demonstrate compliance with the current NZBC, a specific request should be made for the required detail to be supplied. No liability will be accepted for any detail or construction not covered in these drawings and/or carried out by persons other than the designer producing these documents.	Darryl Harris Lot 878, DP 589336 46 Chambers Avenue Ravenswood, Woodend	Job Number: 246623		Original Plan: <i>Kingfisher</i>	Sheet Name: ELEVATIONS		CONSENT PLANS			Sheet No.: 4 of 22 sheets
				Sales: R Gould	Drawn: M Glynn	QS: W Xian	Print Date: 4/04/2024	Scale: 1:100 @ A3	No. 1	Date: 12-03-2024	Reason: Initial Consent Plans	

Building Consent BC 240219
 Received 05/04/2024

ROOF & WALL CLADDINGS

Roof : 25° Pressed Metal Tiles
 Walls : 70 Series Brick Veneer (clay)
 with a 50mm cavity

ELEVATION LEGEND

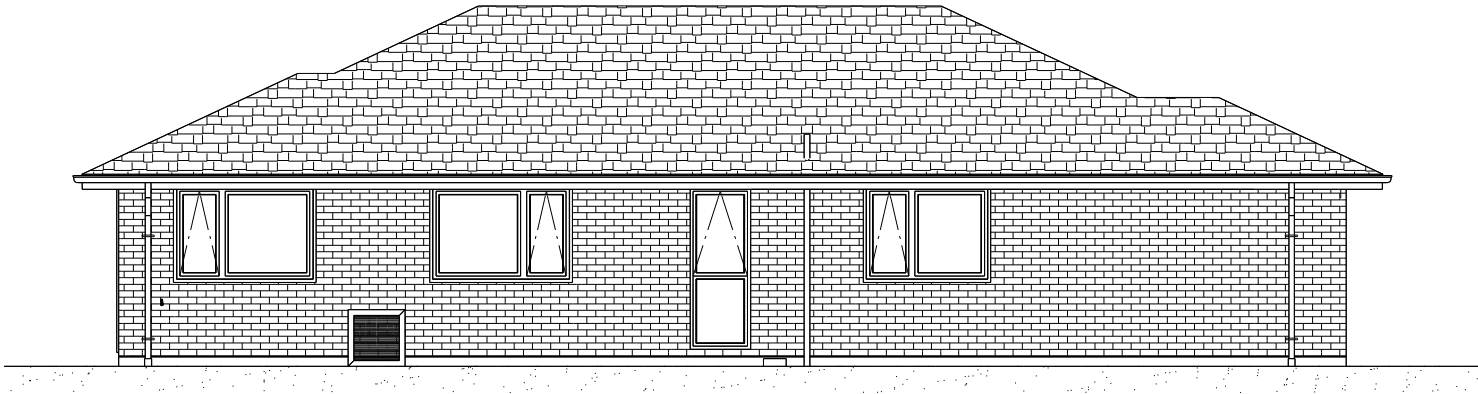
SS Safety Stays
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ELEVATION NOTES

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 Soffits : Hardiflex 4.5mm
 Joinery : Low-E double glazed joinery
 Single glazing to Garage

All egress points to have a maximum step
 down of 190mm.
 Access routs to have slip resistance surface
 in compliance with NZBC D1/AS1 Table 2
 and to have a 1:100 fall away from the building

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



ELEVATION C


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



ELEVATION D

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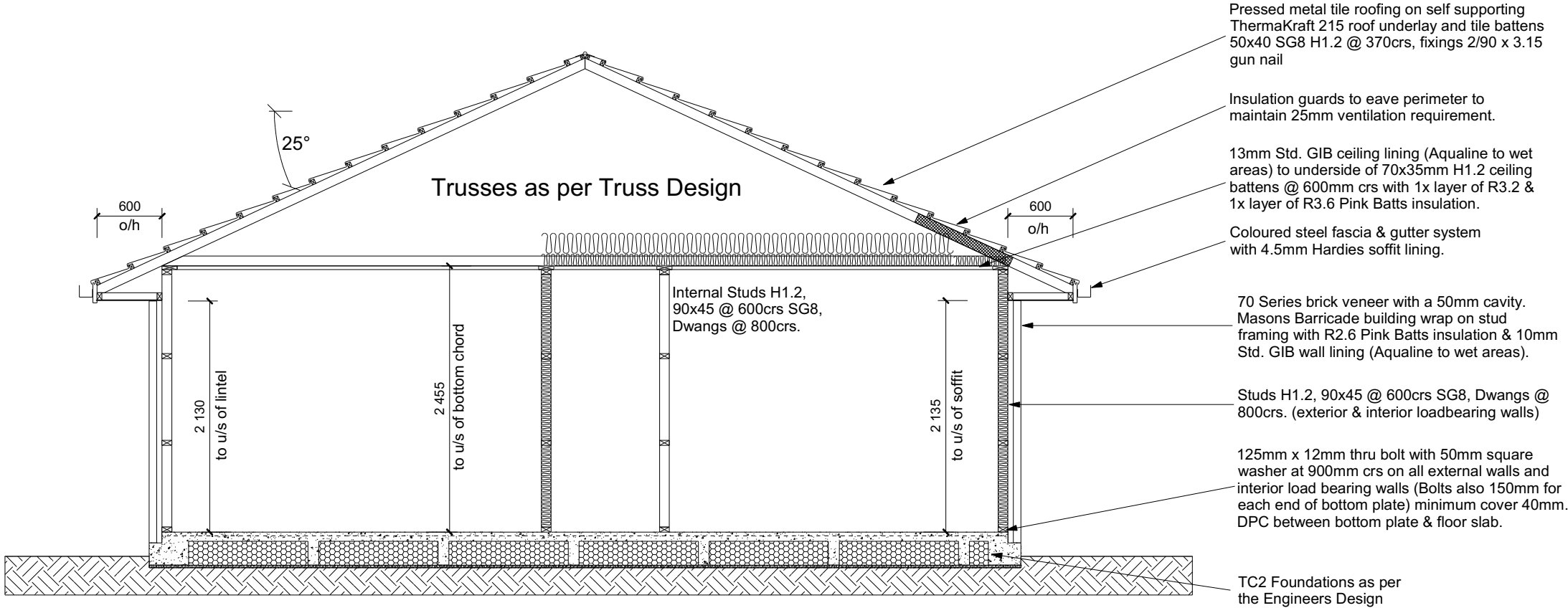
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							No.	Date:	Reason:	
							1	12-03-2024	Initial Consent Plans	
Sales: R Gould		Drawn: M Glynn	QS: W Xian	Print Date: 4/04/2024	Scale: 1:100 @ A3					

ROOF & WALL CLADDINGS
 Roof : 25° Pressed Metal Tiles
 Walls : 70 Series Brick Veneer (clay with a 50mm 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 contract as per table 21 of E2/AS1.
 Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3
 Unless stated otherwise, timber members on drawings are to be a minimum of SG8 strength graded as per NZS3604:2011.

 Joinery : Low-E double glazed Aluminium Joinery. Single glazing to Garage

INSULATION
 Ceiling: Pink Batts R3.2 + R3.6 Ceiling Batts
 Wall: Pink Batts R2.6 Wall Batts



CROSS SECTION A-A

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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 dimensions are to be check and confirmed prior to any construction
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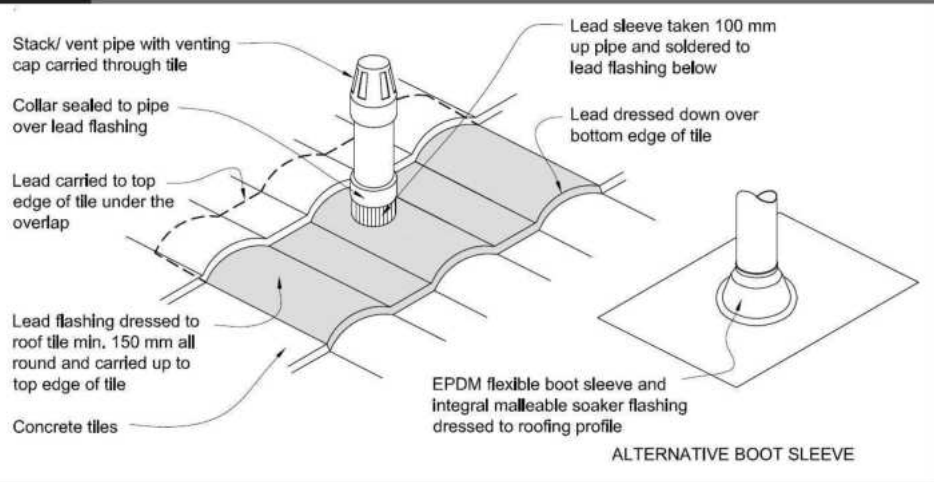
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				Sales: R Gould		Drawn: M Glynn	QS: W Xian	Print Date: 4/04/2024	Scale: 1:50 @ A3	No. 1	Date: 12-03-2024	Reason: Initial Consent Plans	

Figure 29: Pipe penetration for masonry tile
Paragraph 8.2.7

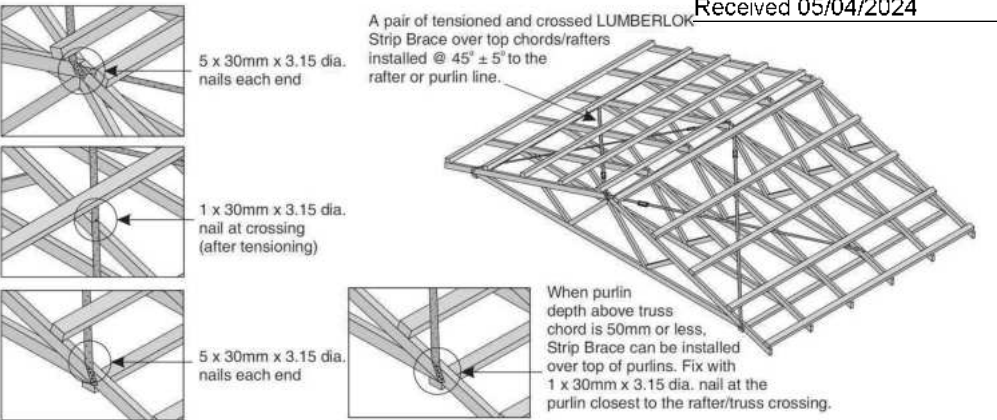


Metal Tile Penetration Detail
Scale NTS

8.3.10 Roof penetrations

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

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



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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

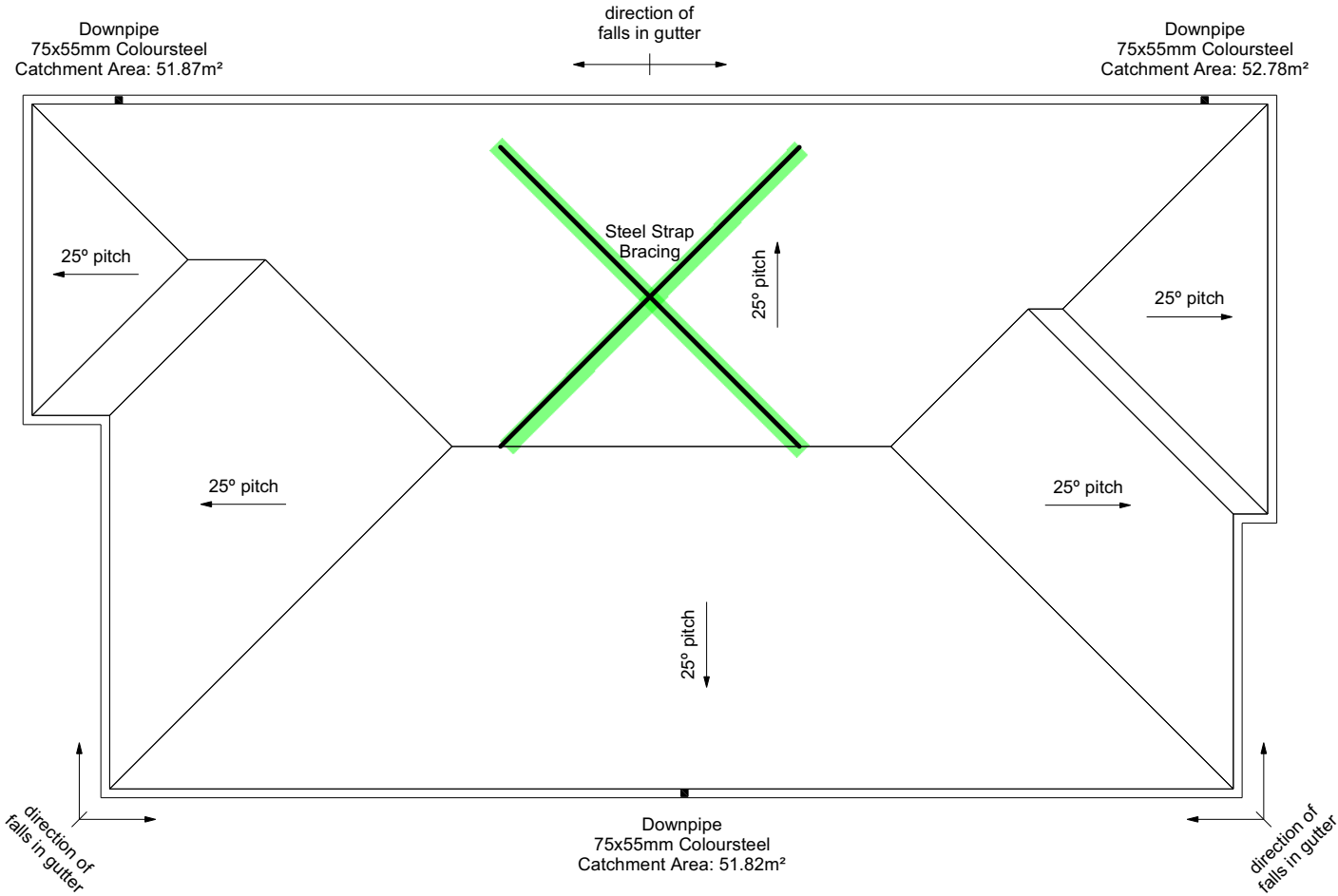
Underlay: Thermakraft 215 roof underlay

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.

As per NZ Roofing COP, provide expansion joints to fascia & gutter every 9m for dark colours & 12m for light colours.



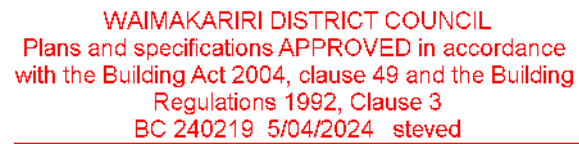
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				246623	Kingfisher	ROOF PLAN	No.	Date:	Reason:	7	
							1	12-03-2024	Initial Consent Plans		
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All dimensions over foundation face. Allow (120mm rebate) 70mm veneer & 50mm cavity, Brick to overhang foundation face by 10-20mm 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.



All dimensions are to be check and confirmed prior to any construction
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<div><p>Signature HOMES EST. 1993</p><p>YOUR HOME. YOUR WAY.</p></div>	<p>TKR Homes Ltd. 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443</p>	<p>These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail is required for construction and to demonstrate compliance with the current NZBC, a specific request should be made for the required detail to be supplied. No liability will be accepted for any detail or construction not covered in these drawings and/or carried out by persons other than the designer producing these documents.</p>	<p>Darryl Harris Lot 878, DP 589336 46 Chambers Avenue Ravenswood, Woodend</p>	<p>Job Number: 246623</p>	<p>Original Plan: Kingfisher</p>	<p>Sheet Name: SETOUT DIMENSIONS</p>	<table><tr><th colspan="3">CONSENT PLANS</th></tr><tr><th>No.</th><th>Date:</th><th>Reason:</th></tr><tr><td>1</td><td>12-03-2024</td><td>Initial Consent Plans</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>			CONSENT PLANS			No.	Date:	Reason:	1	12-03-2024	Initial Consent Plans																			<p>Sheet No.: 8</p>
	CONSENT PLANS																																				
	No.	Date:	Reason:																																		
	1	12-03-2024	Initial Consent Plans																																		
<p>P: +64 3 342 7788</p>	<p>Sales: R Gould</p>	<p>Drawn: M Glynn</p>	<p>QS: W Xian</p>	<p>Print Date: 4/04/2024</p>	<p>Scale: 1:100 @ A3</p>	<p>of 22 sheets</p>																															

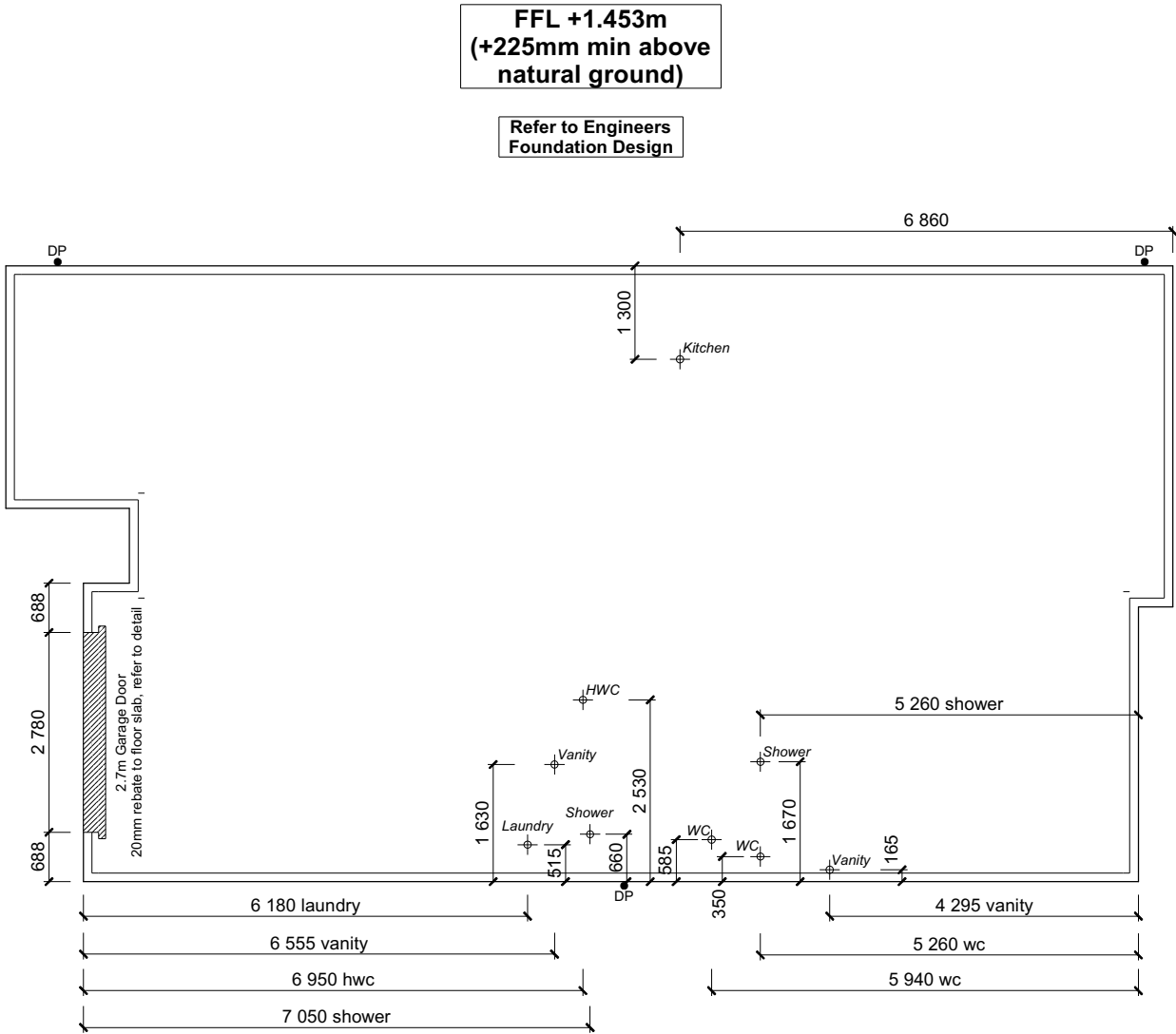
Building Consent BC 240219
 Received 05/04/2024

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:	131.06m²
Perimeter:	50.90m
Ratio:	2.57



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				Sales: R Gould	Drawn: M Glynn	QS: W Xian	Print Date: 4/04/2024	Scale: 1:100 @ A3	<table><tr><th>No.</th><th>Date:</th><th>Reason:</th></tr><tr><td>1</td><td>12-03-2024</td><td>Initial Consent Plans</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	No.	Date:	Reason:	1	12-03-2024	Initial Consent Plans																
	No.	Date:	Reason:																												
	1	12-03-2024	Initial Consent Plans																												

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

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 (1:120max)	
Stormwater Drain	Ø90mm & 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.

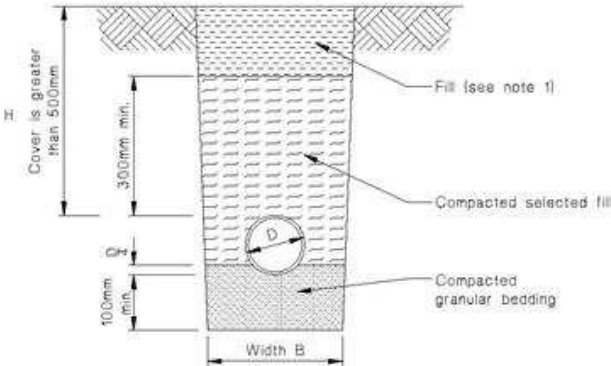
ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of lowest fixture

Sewer & Stormwater to connect to existing connections.

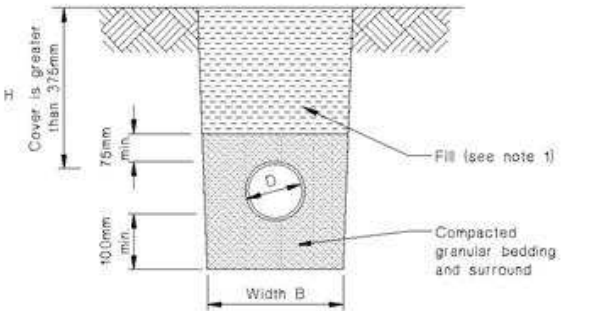
All drains passing through concrete, provide sleeve or wrap in durable and flexible to allow for expansion and contraction. (as per G13/AS2 5.8.1)

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

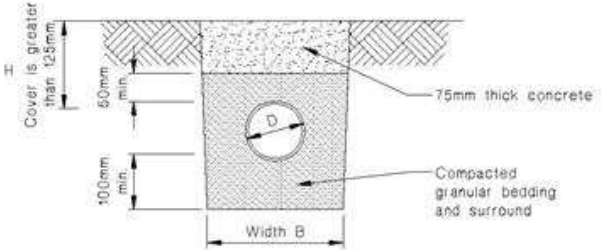
Figure 7: Bedding and backfilling
Paragraphs 5.2.1, 5.3.1 and 5.4.1



(a) Bedding type 'B' of NZS 7643
Cover greater than 500mm



(b) Bedding type 'D' of NZS 7643
Cover greater than 375mm



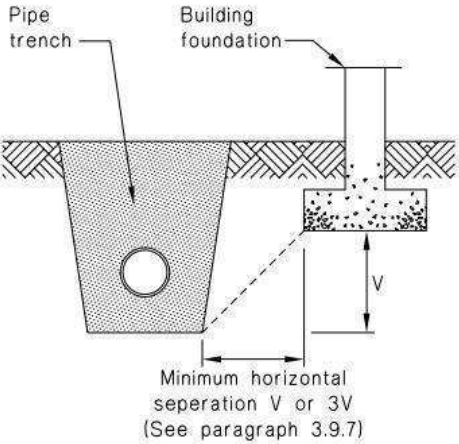
(c) Cover between 125mm and 375mm

NOTE:

1. Fill shall be:

- Ordinary fill where drains are located below gardens and open country.
- Compacted selected fill where the drains are located below residential driveways and similar areas subject to light traffic.

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



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Darryl Harris
Lot 878, DP 589336
46 Chambers Avenue
Ravenswood, Woodend

Job Number:
246623

Original Plan:
Kingfisher

Sheet Name:
DRAINAGE PLAN

CONSENT PLANS

No.	Date:	Reason:
1	12-03-2024	Initial Consent Plans

Sheet No.:

10

of 22 sheets

Sales:

R Gould

Drawn:

M Glynn

QS:

W Xian

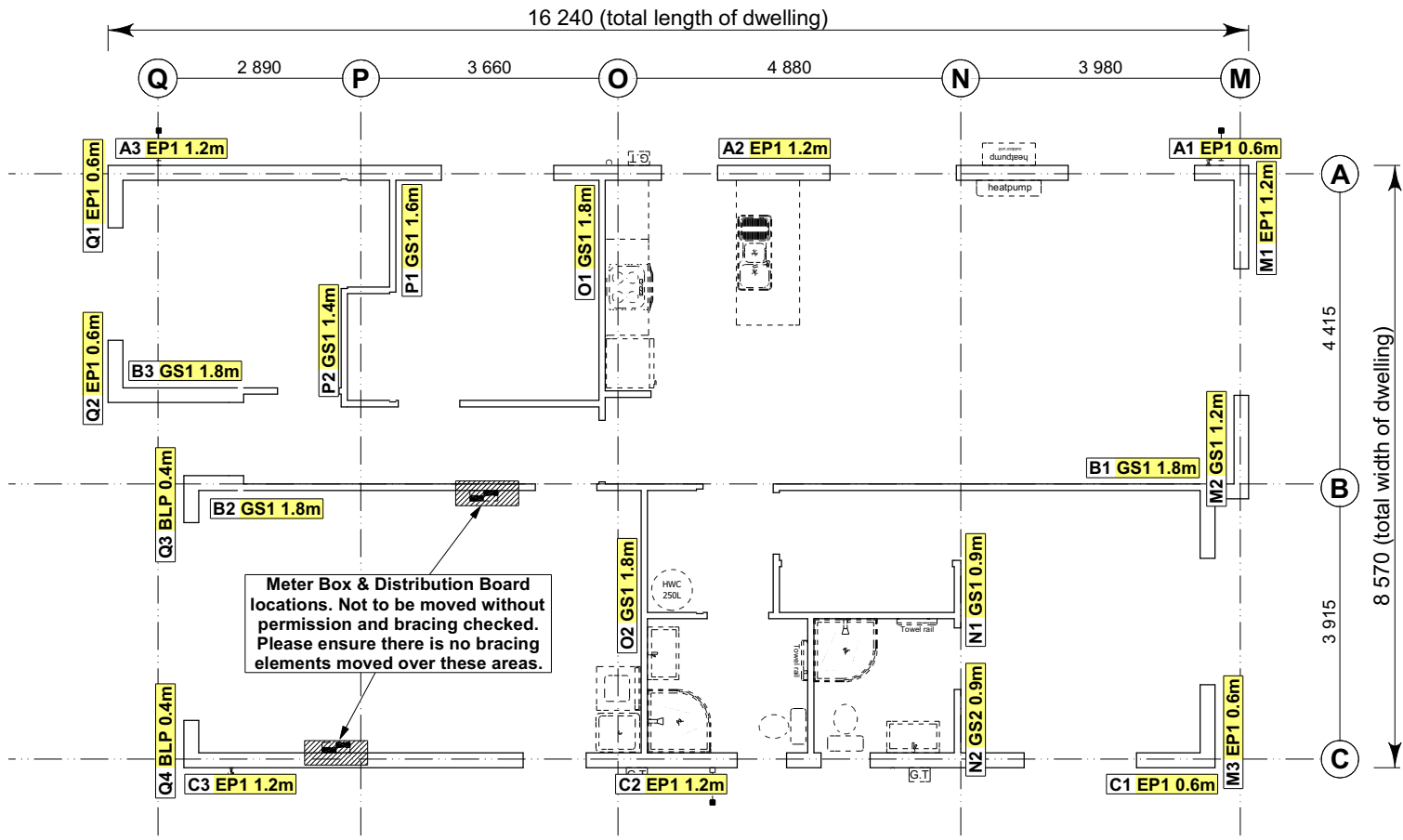
Print Date:

4/04/2024

Scale:

1:100

@ A3



8.7.3.4

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

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

BRACING PLAN NOTES

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

Bracing Designed to:
Wind: High
Earthquake: 2

BRACING LEGEND

- A ← Brace Line Label
1.1m ← Brace Length
GS1 ← Brace Type
A1 ← Brace Number

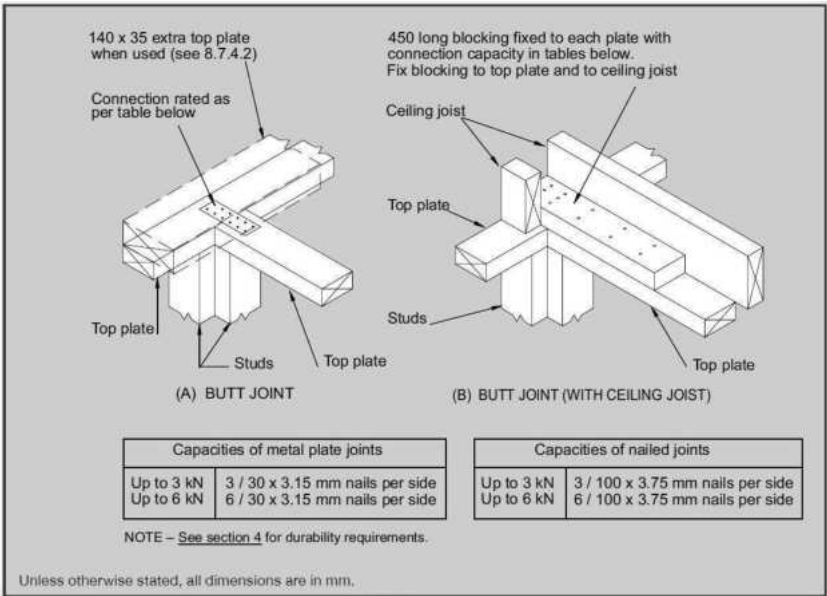


Figure 8.16 - Connecting top plates to external walls at right angles - Walls containing bracing (see 8.7.3.4)

Single Level Along Resistance Sheet

Job Name: Harris

Job Name: Harris

									Wind	EQ
									Demand	
									437	787
									Achieved	
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	1063 243%	1098 140%
A	1	0.60		2.4	EP1 0.6	Ecoply®	57	63		
	2	1.20		2.4	EP1 1.2	Ecoply®	144	162		
	3	1.20		2.4	EP1 1.2	Ecoply®	144	162		
									345 OK	387 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	0.60		2.4	EP1 0.6	Ecoply®	57	63		
	2	1.20		2.4	EP1 1.2	Ecoply®	144	162		
	3	1.20		2.4	EP1 1.2	Ecoply®	144	162		
									345 OK	387 OK


Single Level Across Resistance Sheet

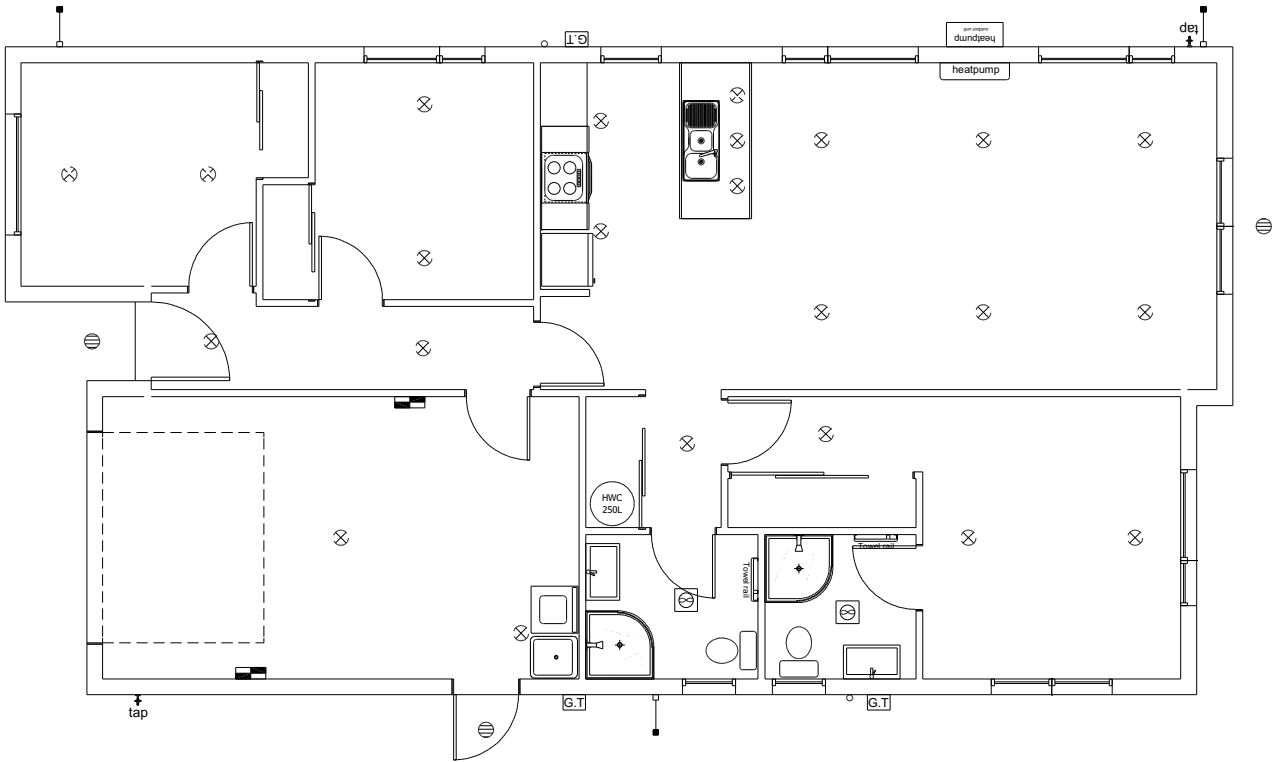
Job Name: Harris

Job Name: Harris									Wind		EQ					
									Demand							
									816		787					
									Achieved							
Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	1086 133%	1051 134%						
M	1	1.20		2.4	EP1 1.2	Ecoply®	144	162								
	2	1.20		GS1-N	GIB®	83	72									
	3	0.60		EP1 0.6	Ecoply®	57	63									
							284 OK	297 OK								
N	1	0.90		2.4	GS1-N	GIB®	57	53								
	2	0.90		GS2-N	GIB®	80	71									
							136 OK	124 OK								
O	1	1.80		2.4	GS1-N	GIB®	124	108								
	2	1.80		GS1-N	GIB®	124	108									
							248 OK	216 OK								
P	1	1.60		2.4	GS1-N	GIB®	110	96								
	2	1.40		GS1-N	GIB®	97	84									
							207 OK	180 OK								
Q	1	0.60		2.4	EP1 0.6	Ecoply®	57	63								
	2	0.60		EP1 0.6	Ecoply®	57	63									
	3	0.40		BLP-H	GIB®	48	54									
	4	0.40		BLP-H	GIB®	48	54									
							211 OK	234 OK								

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				Sales: R Gould		Drawn: M Glynn		QS: W Xian		Print Date: 4/04/2024		Scale: 1:100 @ A3		No.	Date:	Reason:	
														1	12-03-2024	Initial Consent Plans	



LEGEND

Refer to Electrical Section in Specification for further details

○

Ceiling Pan

⊗

CA Approved Down Light

⊖

Exterior Bulkhead Light

●

Exterior Wall Light

—

Fluorescent Double

⌂

Light Switch

↕

Two Way Light Switch

⌋

Single Power Socket

⌋

Double Power Socket

⌋

Outside Waterproof Plug

▼

Telephone/Data Outlet

TV

TV Jack

SKY

Sky Connection

■

Bathroom Heater


■

Bathroom Extractor/Light

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

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				Sales: R Gould	Drawn: M Glynn	QS: W Xian	Print Date: 4/04/2024	Scale: 1:100 @ A3	No.	Date:	Reason:	
									1	12-03-2024	Initial Consent Plans	

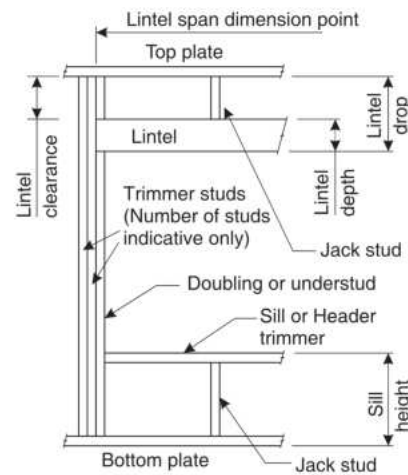


LINTEL FIXING SCHEDULE ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

NOTE:

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

DEFINITIONS



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

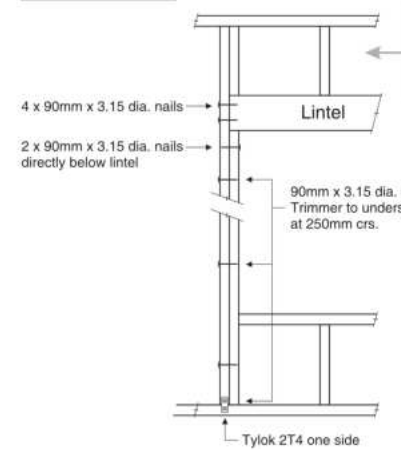
NOTES:

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

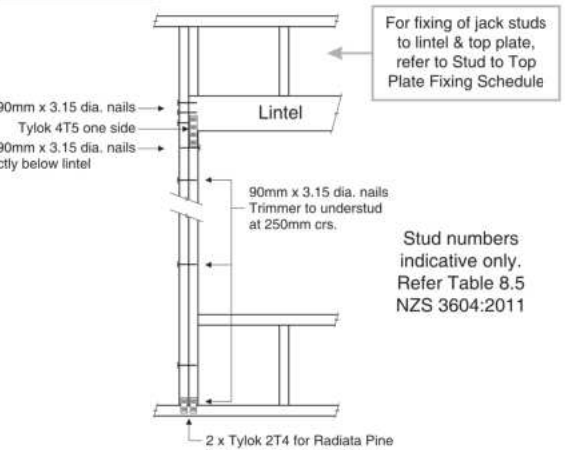
Lintel Span (m)	Loaded Dimension (m) (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone					Heavy Roof Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
1.0	2.0	E	E	E	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
1.2	2.0	E	E	F	F	F	E	E	F	F	F
	3.0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

LINTEL FIXING OPTIONS

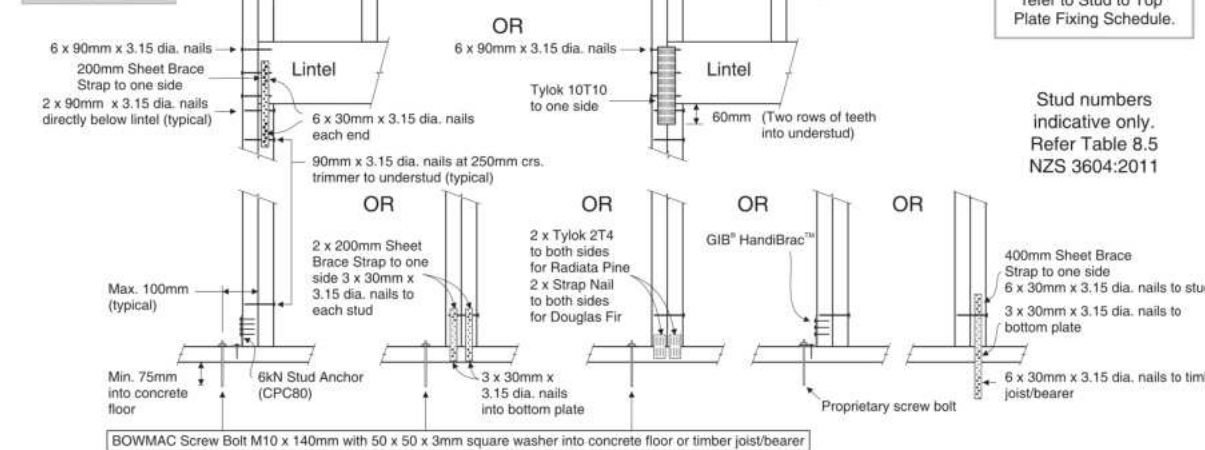
TYPE E 1.4kN



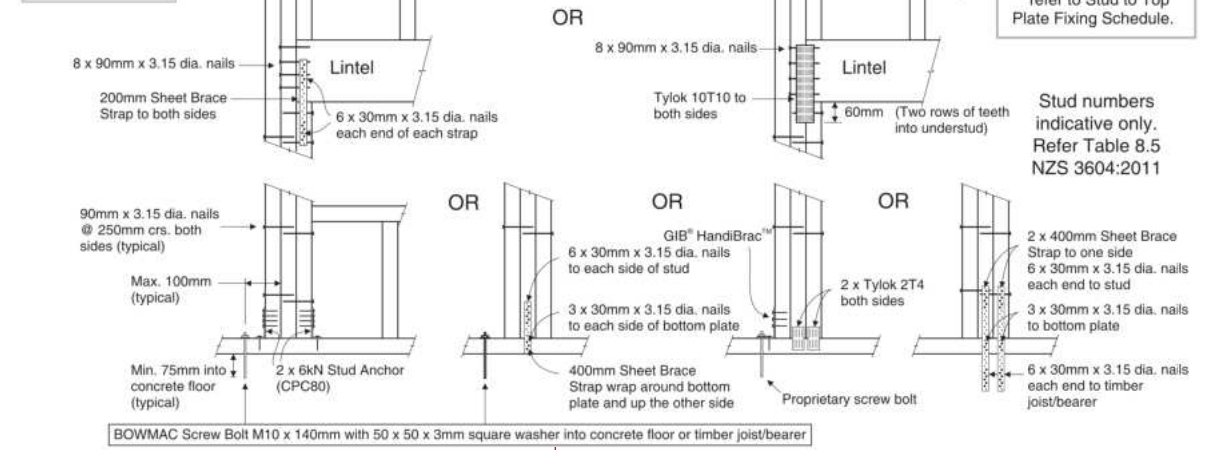
TYPE F 4.0kN



TYPE G 7.5kN




TYPE H 13.5kN



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				246623	Kingfisher	FRAMING DETAILS	No.	Date:	Reason:		
							1	12-03-2024	Initial Consent Plans		
Sales: R Gould	Drawn: M Glynn	QS: W Xian	Print Date: 4/04/2024	Scale: NTS @ A3							

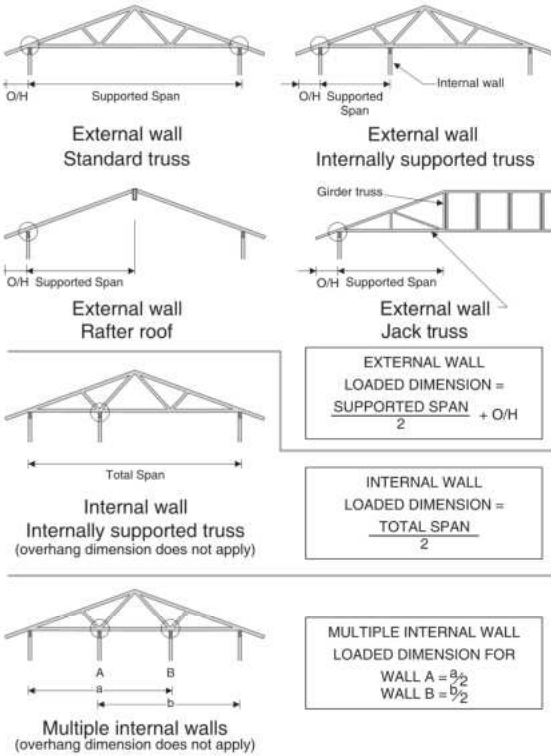


STUD TO TOP PLATE FIXING SCHEDULE ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

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

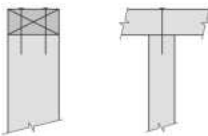
(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

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

FIXING OPTIONS

FIXING TYPE A 0.7kN

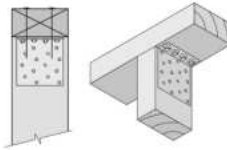
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



FIXING TYPE B 4.7kN

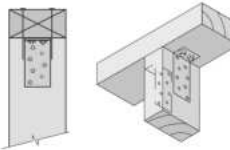
CHOOSE ANY OF THE 3 OPTIONS BELOW

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



Plus LUMBERLOK 6kN Stud Anchor (CPC80)

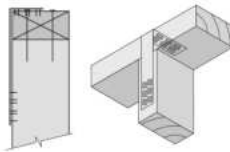
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus 2 x LUMBERLOK CPC40

Recommended for internal wall options to avoid lining issues

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



Plus LUMBERLOK Stud Strap (one face only)

NOTE:

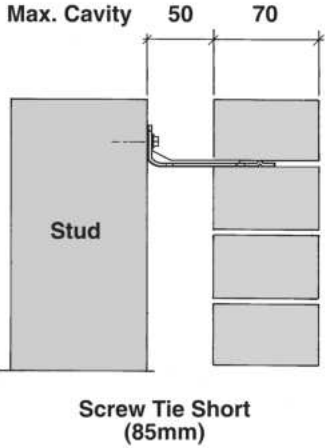
To calculate the number of B type fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.



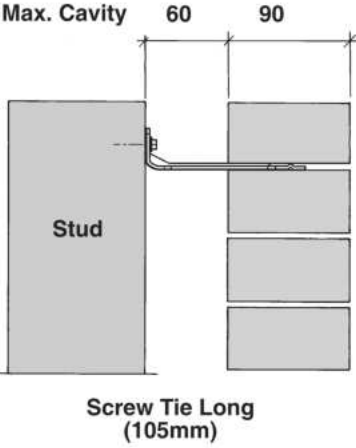
SCAN FOR
INSTALLATION
VIDEO

<https://vimeo.com/117353604>

70 SERIES BRICK



90 SERIES BRICK



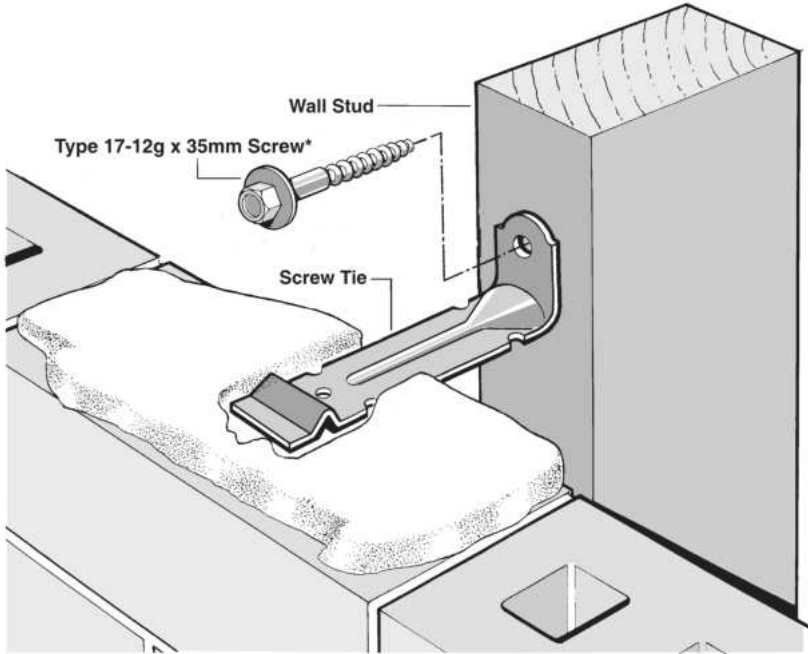
- ★ All brick work must be constructed in accordance with NZS 4210:2001 Masonry Construction: Materials and Workmanship. Screw Ties must be applied accordingly and are not to be hammered into timber framing.
- ★ Water shedding shoulder prevents transfer of the moisture from tie to building.
- ★ Nail 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. Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3 BC 240219 5/04/2024 steved

SCREW TIES FOR BRICK VENEER FIXING

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



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

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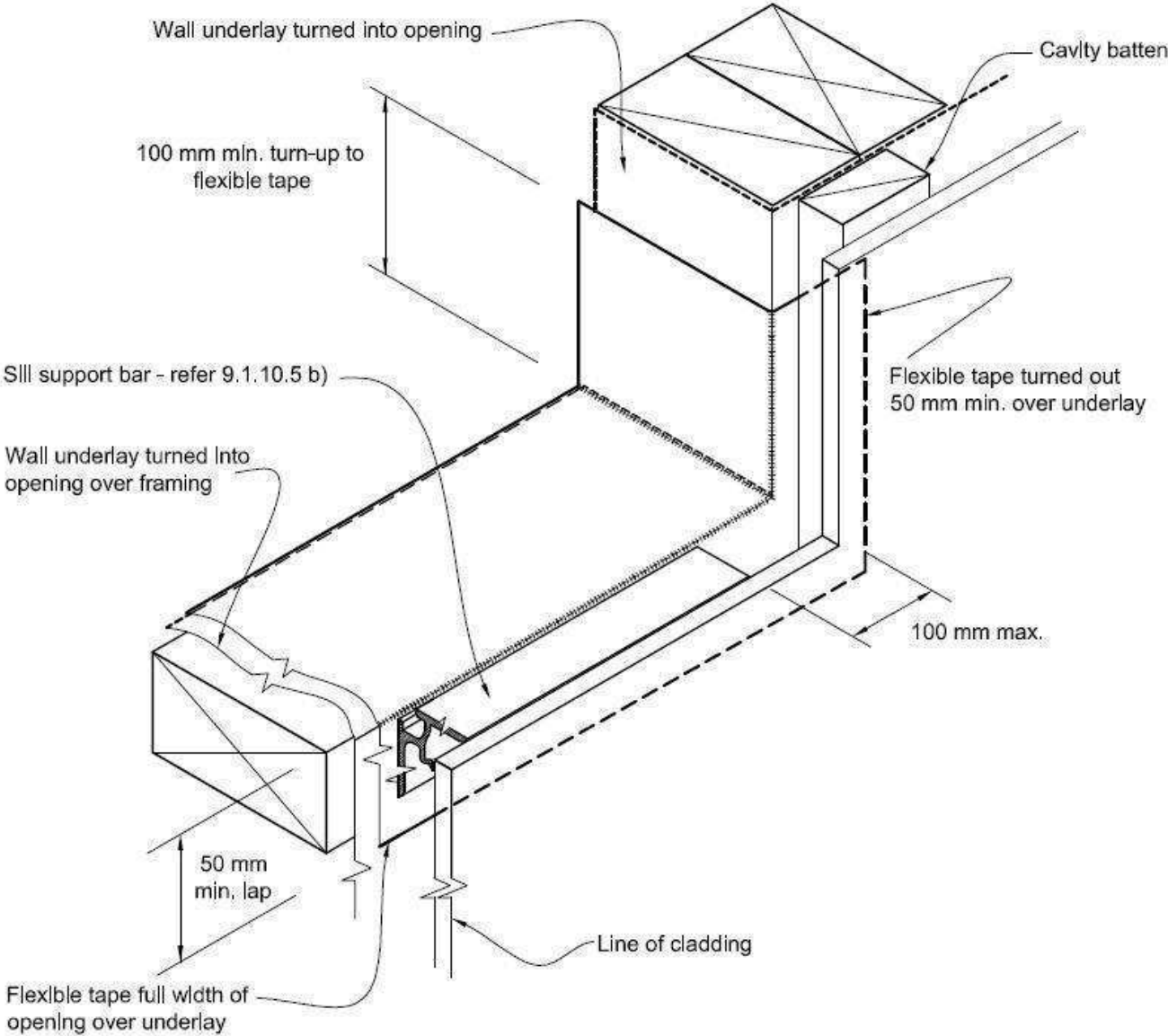
 <div>Signature HOMES EST. 1985 YOUR HOME. YOUR WAY.</div>	TKR Homes Ltd. 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443 P: +64 3 342 7788	These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail is required for construction and to demonstrate compliance with the current NZBC, a specific request should be made for the required detail to be supplied. No liability will be accepted for any detail or construction not covered in these drawings and/or carried out by persons other than the designer producing these documents.	Darryl Harris Lot 878, DP 589336 46 Chambers Avenue Ravenswood, Woodend	Job Number: 246623	Original Plan: Kingfisher	Sheet Name: FRAMING DETAILS	CONSENT PLANS			Sheet No.: 14 of 22 sheets
							No.	Date:	Reason:	
							1	12-03-2024	Initial Consent Plans	

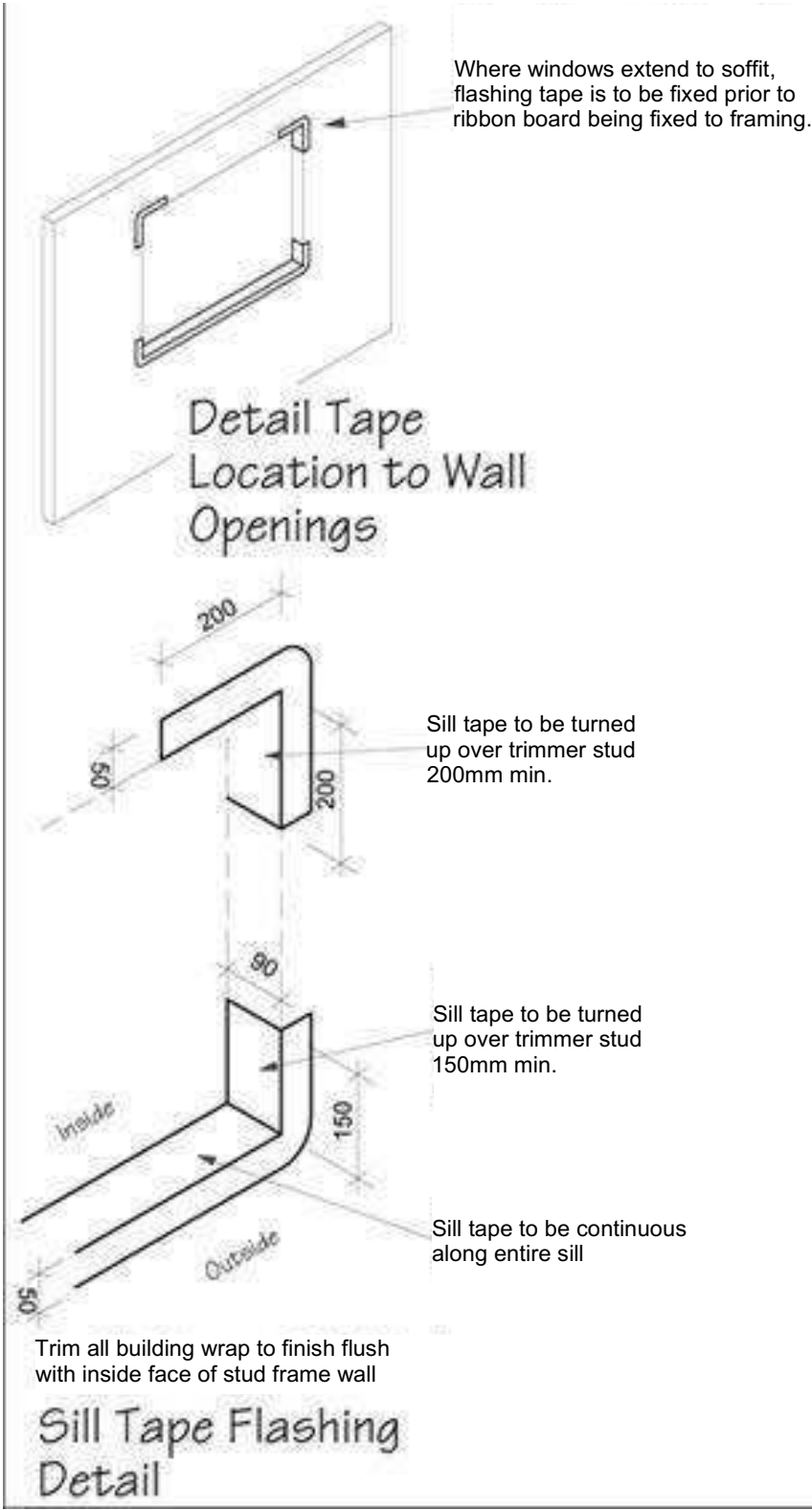
Figure 72B:

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


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

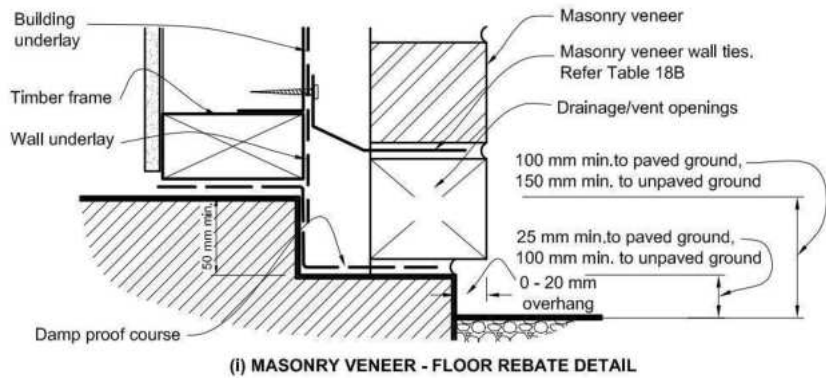
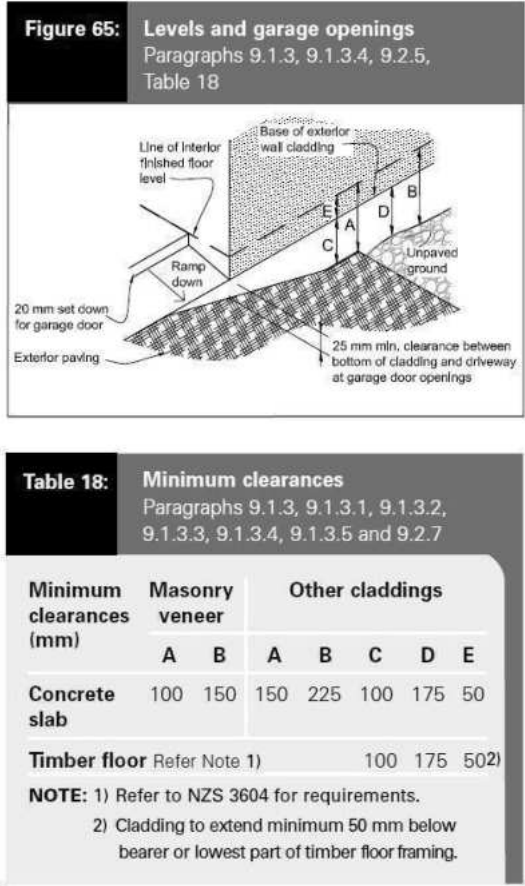
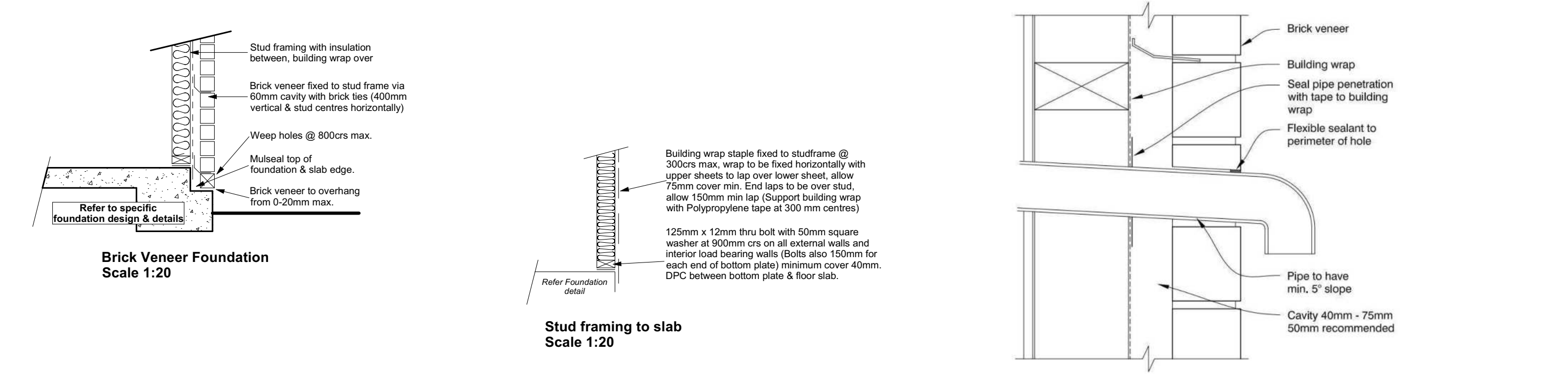


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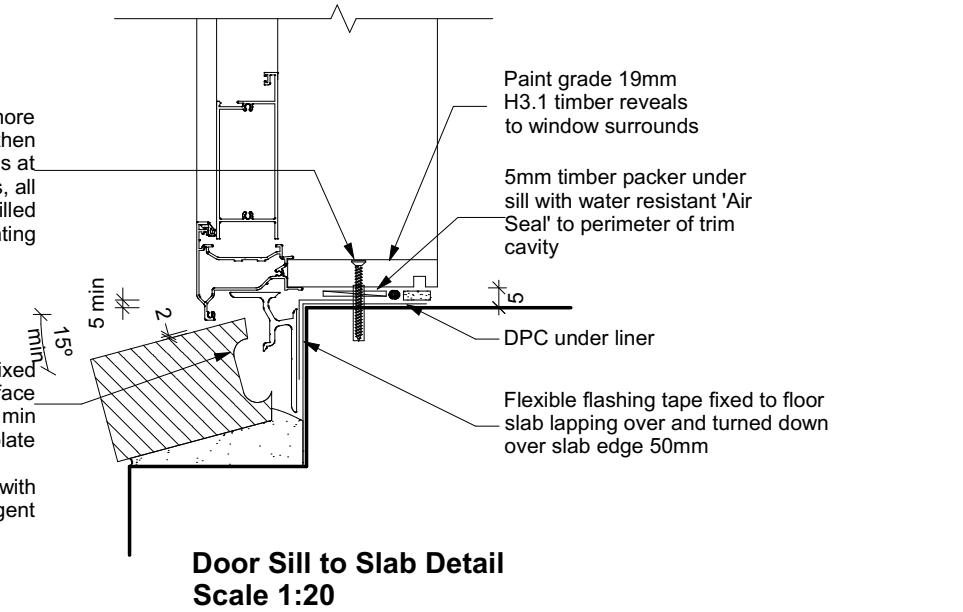
	TKR Homes Ltd. 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443 P: +64 3 342 7788	These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail is required for construction and to demonstrate compliance with the current NZBC, a specific request should be made for the required detail to be supplied. No liability will be accepted for any detail or construction not covered in these drawings and/or carried out by persons other than the designer producing these documents.	Darryl Harris Lot 878, DP 589336 46 Chambers Avenue Ravenswood, Woodend	Job Number: 246623	Original Plan: Kingfisher	Sheet Name: CONSTRUCTION DETAILS	CONSENT PLANS			Sheet No.: 15 of 22 sheets																		
				Sales: R Gould	Drawn: M Glynn	QS: W Xian	Print Date: 4/04/2024	Scale: As Shown @ A3	<table><tr><th>No.</th><th>Date:</th><th>Reason:</th></tr><tr><td>1</td><td>12-03-2024</td><td>Initial Consent Plans</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	No.	Date:	Reason:	1	12-03-2024	Initial Consent Plans													
	No.	Date:	Reason:																									
	1	12-03-2024	Initial Consent Plans																									



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

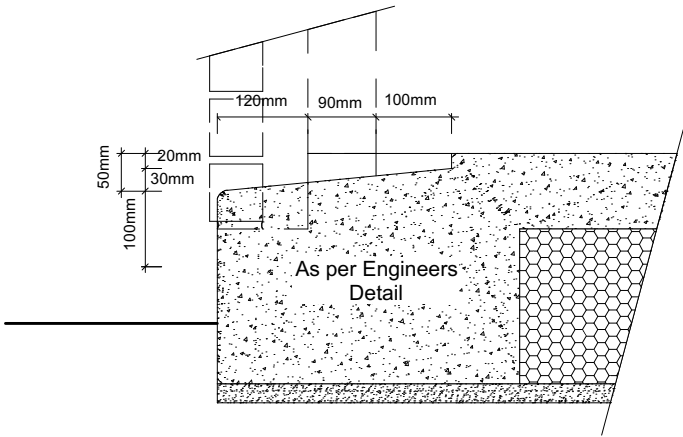
Coat bricks, if flat, with waterproofing agent



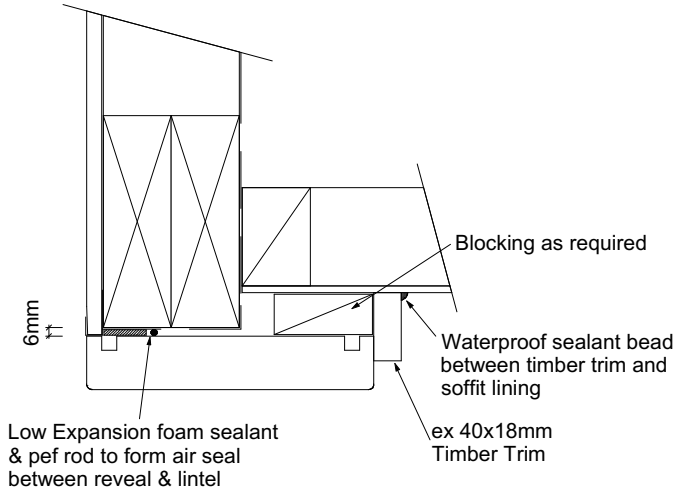
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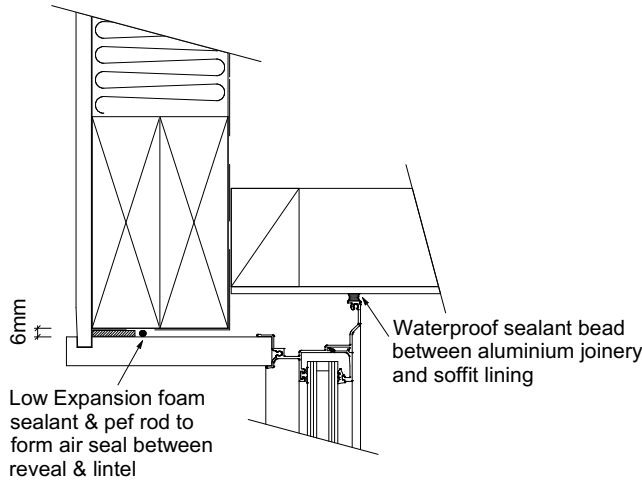
 <div>Signature HOMES EST. 1993 YOUR HOME. YOUR WAY.</div>	TKR Homes Ltd. 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443 P: +64 3 342 7788	These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail it required for construction and to demonstrate compliance with the current NZBC, a specific request should be made for the required detail to be supplied. No liability will be accepted for any detail or construction not covered in these drawings and/or carried out by persons other than the designer producing these documents.	Darryl Harris Lot 878, DP 589336 46 Chambers Avenue Ravenswood, Woodend	Job Number:		Original Plan:	Sheet Name:		CONSENT PLANS			Sheet No.: 16 of 22 sheets
				246623		Kingfisher	CONSTRUCTION DETAILS		No.:	Date:	Reason:	
									1	12-03-2024	Initial Consent Plans	
Sales:		Drawn:	QS:	Print Date:		Scale:						
R Gould		M Glynn	W Xian	4/04/2024		As Shown @ A3						



Garage Door Rebate Details
 Scale 1:10



Garage Door Head to Soffit
 Scale 1:5



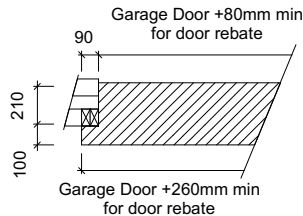
Window Head to Soffit Detail
 Scale 1:5

9.1.10.8 Attachments for windows and doors

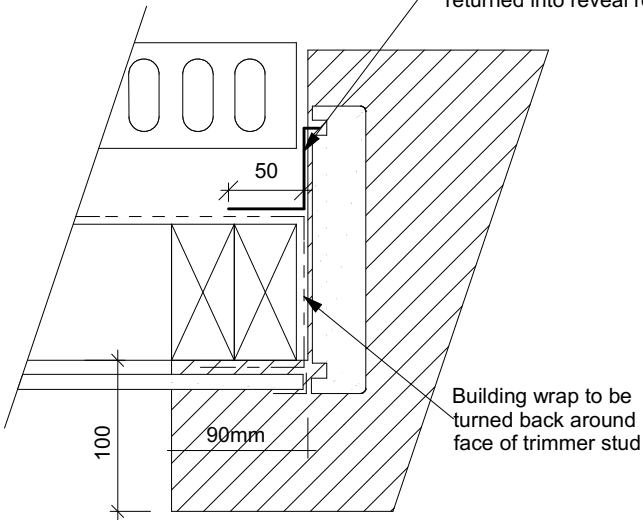
Install windows and doors using pairs of minimum 75 x 3.15 galvanised jolt head nails or 8 gauge x 65 mm stainless steel screws, through reveals into surrounding *framing* at:

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

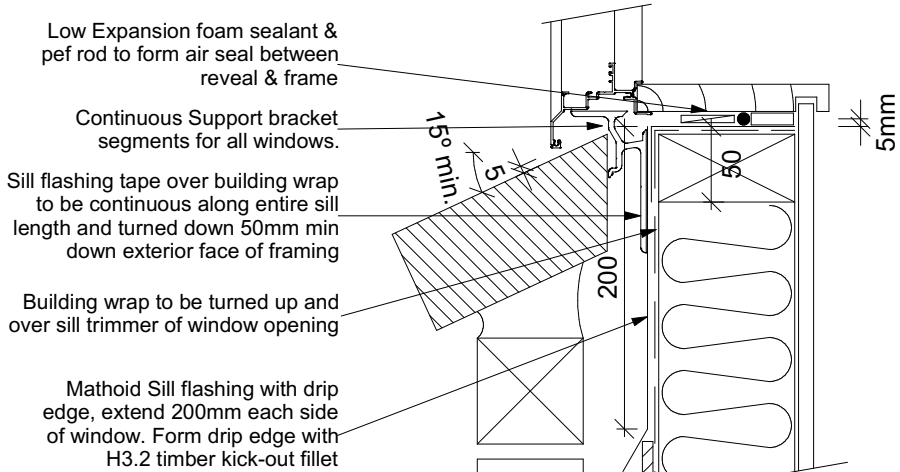
Install packers between reveals and *framing* at all fixing points, except between head reveals and lintels.



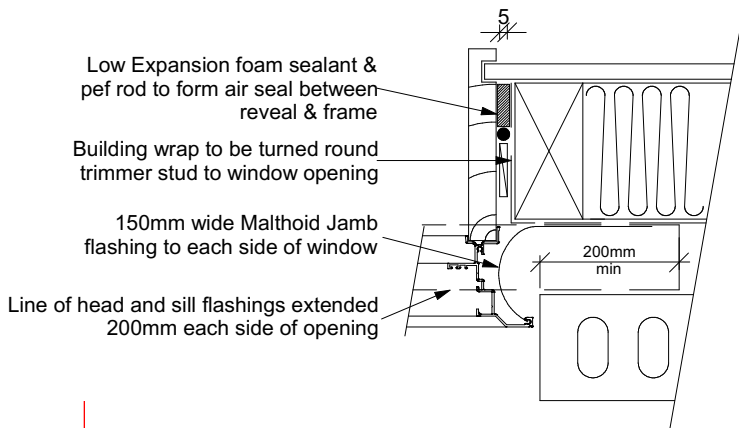
Masons 40 Below flashing tape to garage door reveal/brick veneer junction, Detail tape flashing to be returned into reveal rebate.



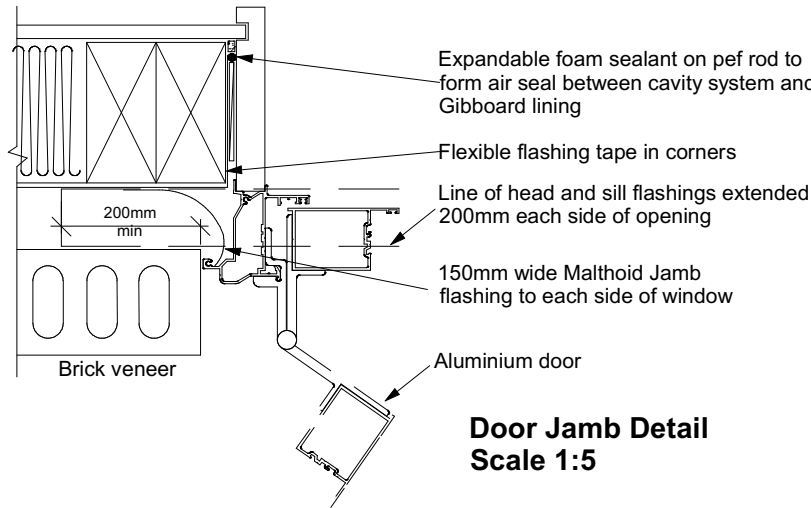
Garage Door Jamb Detail
 Scale 1:5



Window Sill Detail
 Scale 1:5




Window Jamb Detail
 Scale 1:5

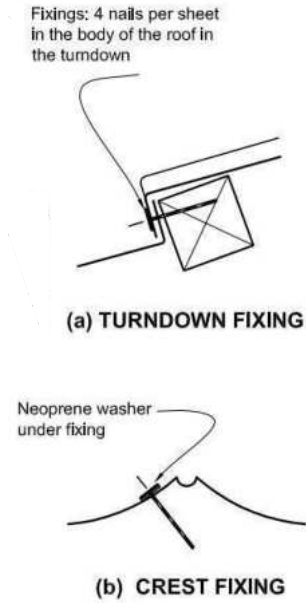
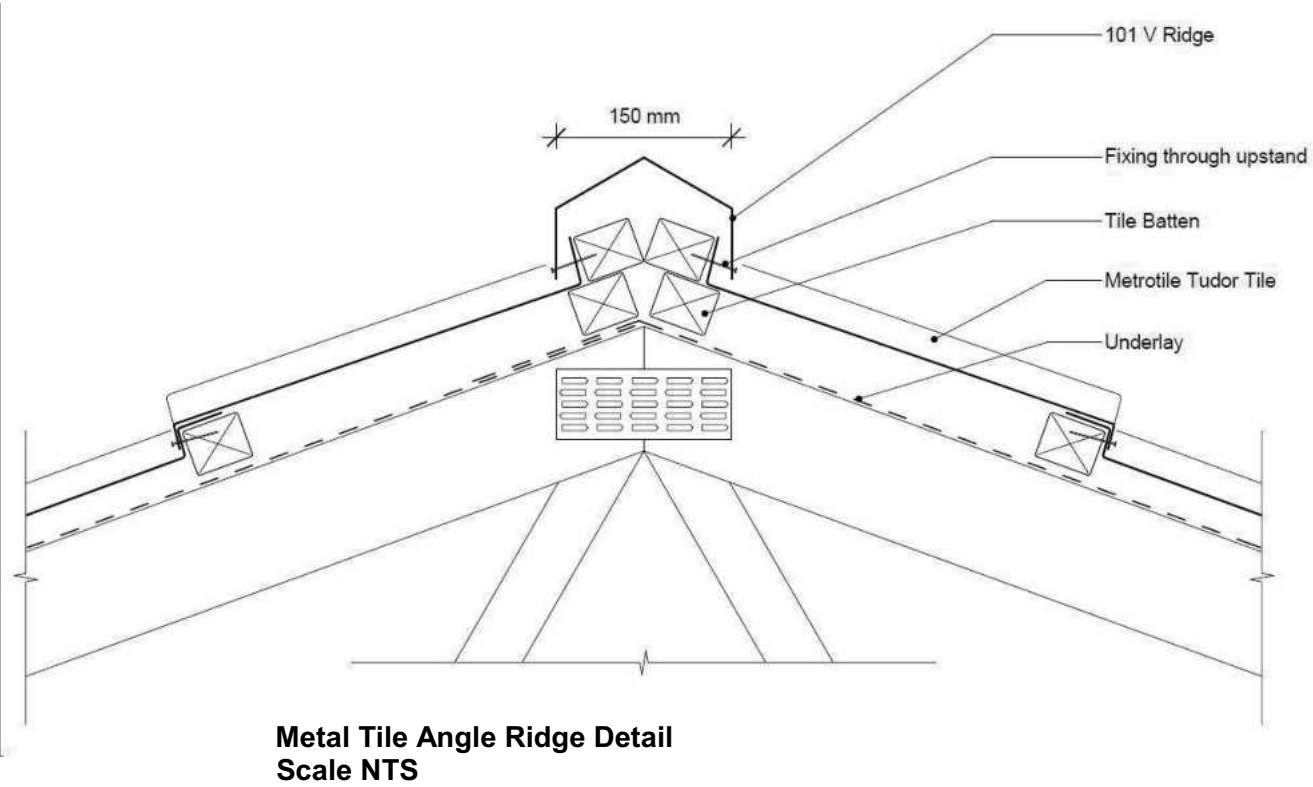
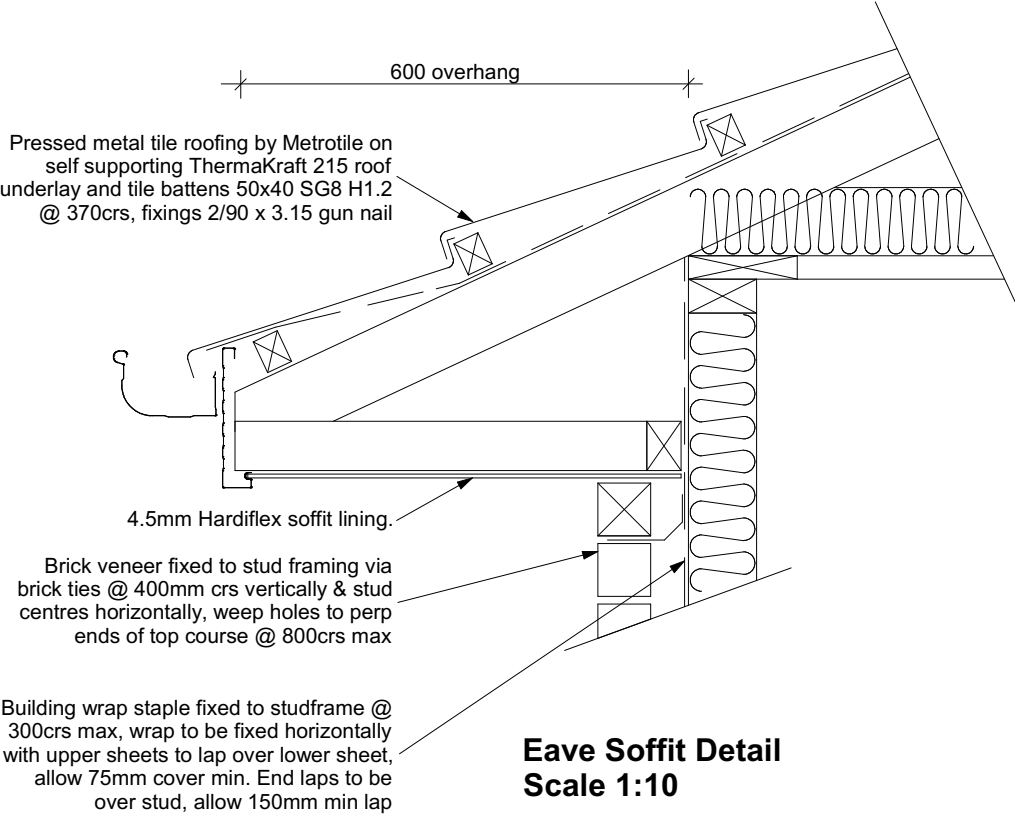


Door Jamb Detail
 Scale 1:5

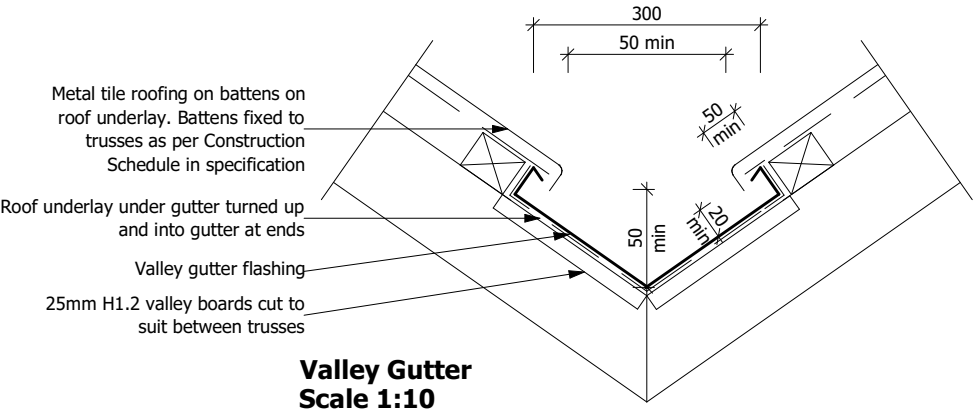
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				Sales: R Gould	Drawn: M Glynn	QS: W Xian	Print Date: 4/04/2024	Scale: As Shown @ A3	<table><tr><th>No.</th><th>Date:</th><th>Reason:</th></tr><tr><td>1</td><td>12-03-2024</td><td>Initial Consent Plans</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	No.	Date:	Reason:	1	12-03-2024	Initial Consent Plans													
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Metal Tile Fixing Detail
 Scale NTS



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														1	12-03-2024	Initial Consent Plans	

Figure 16: Tempering Valve Installation
 Paragraph 6.14.2 a)

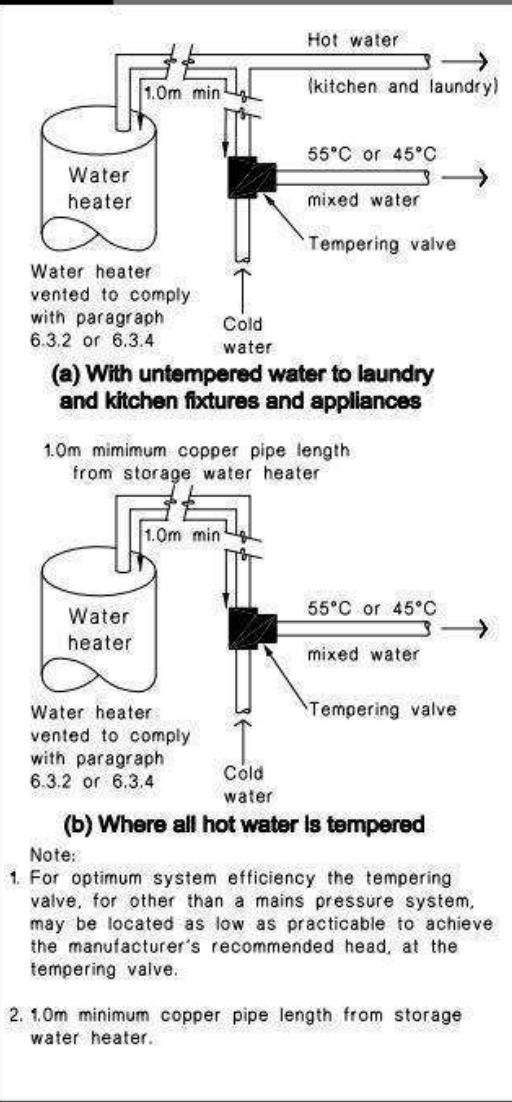


Figure 8: Mains Pressure Storage Water Heater System (unvented)
 Paragraphs 6.1.2 and 6.2.1 b)

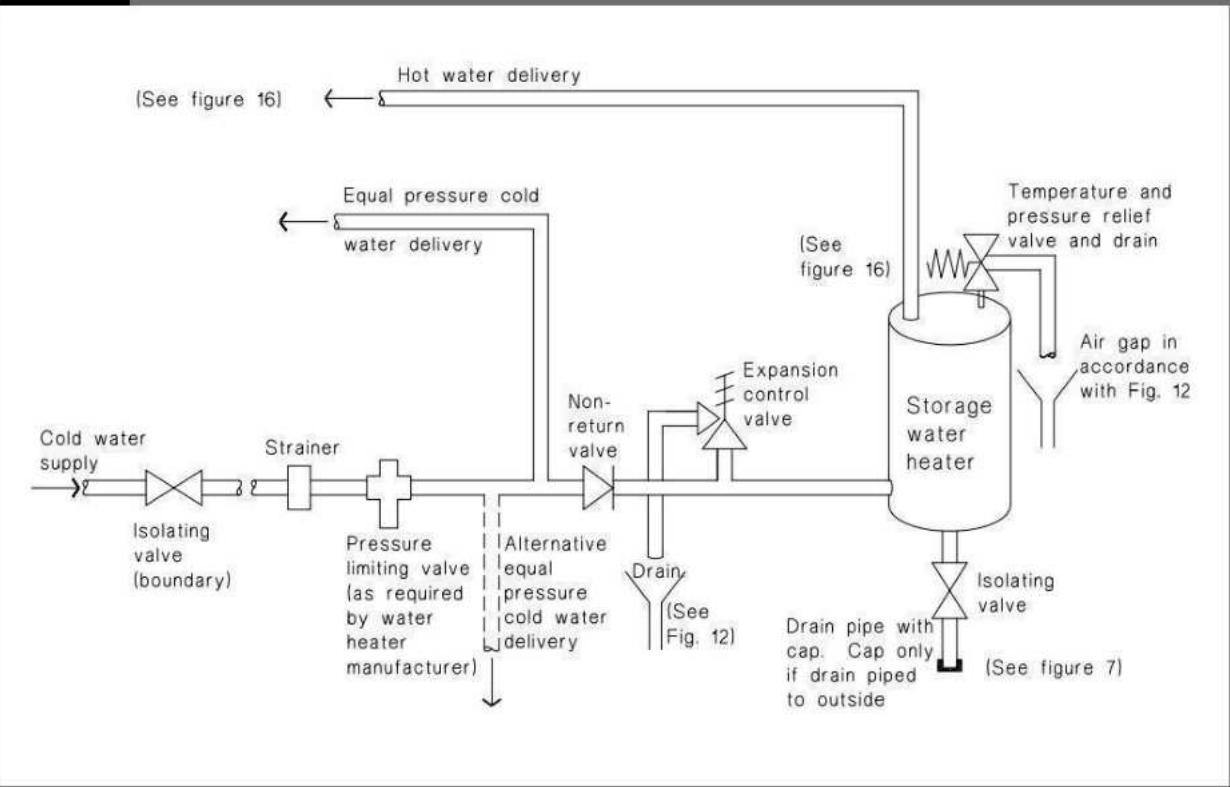
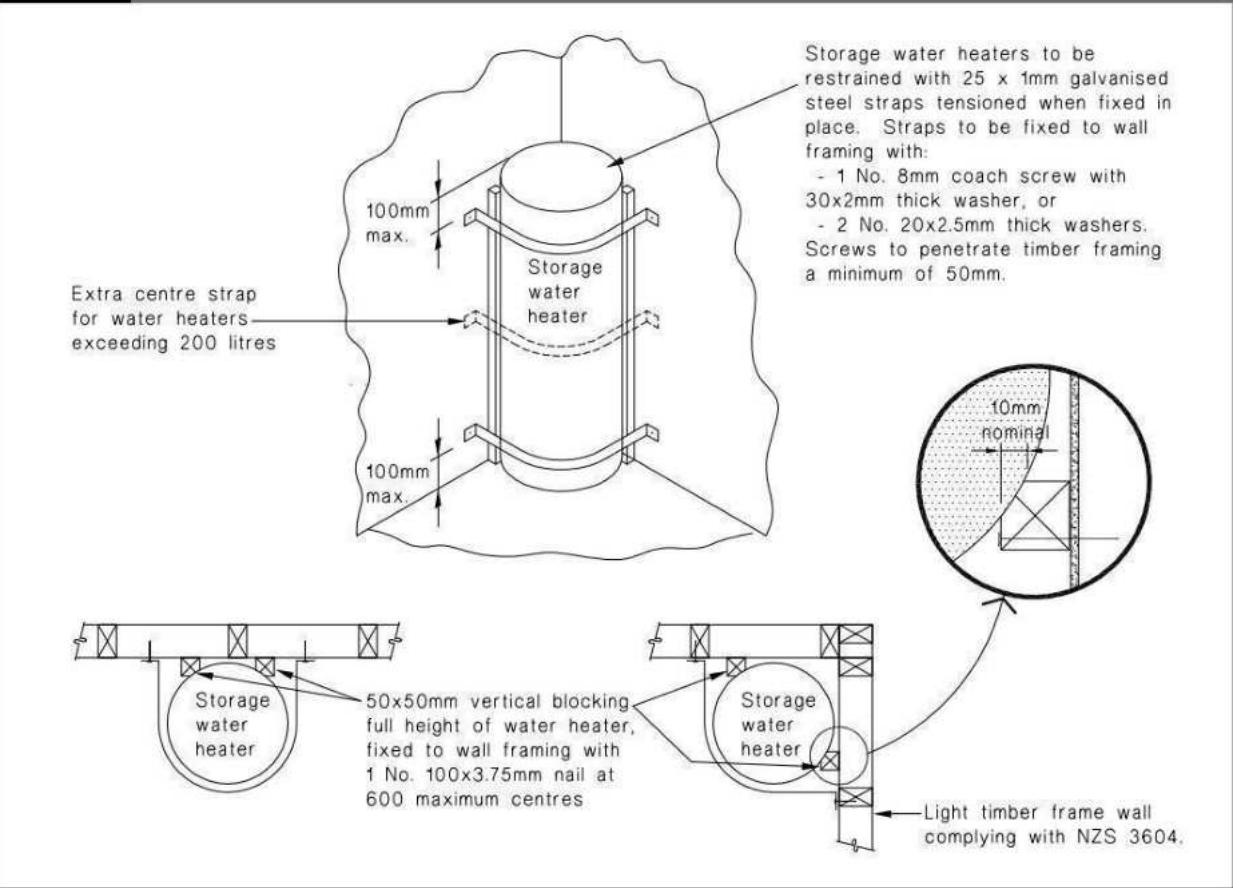



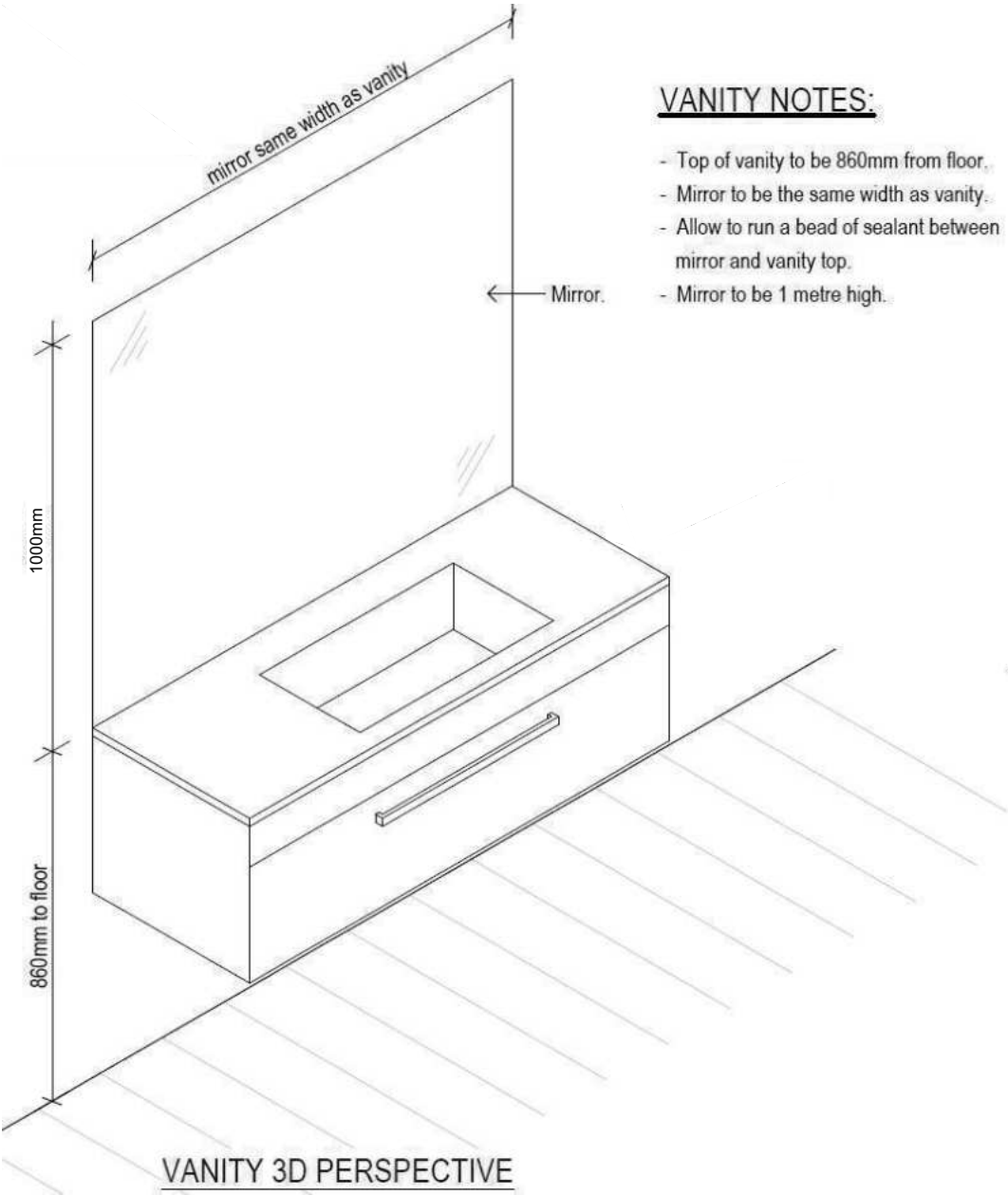
Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
 Paragraph 6.11.4



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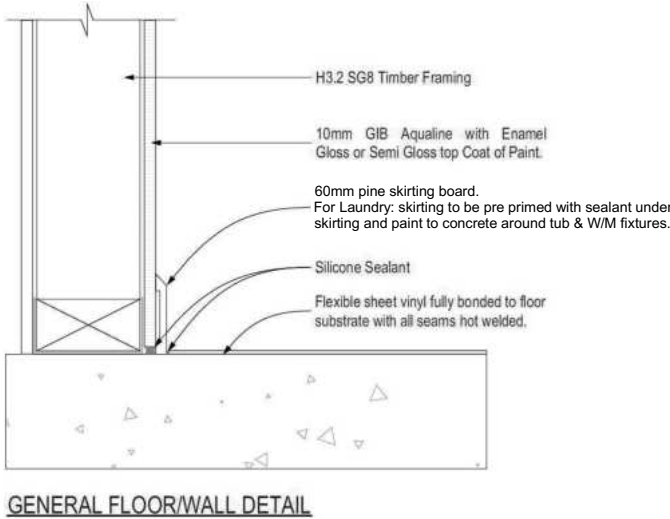
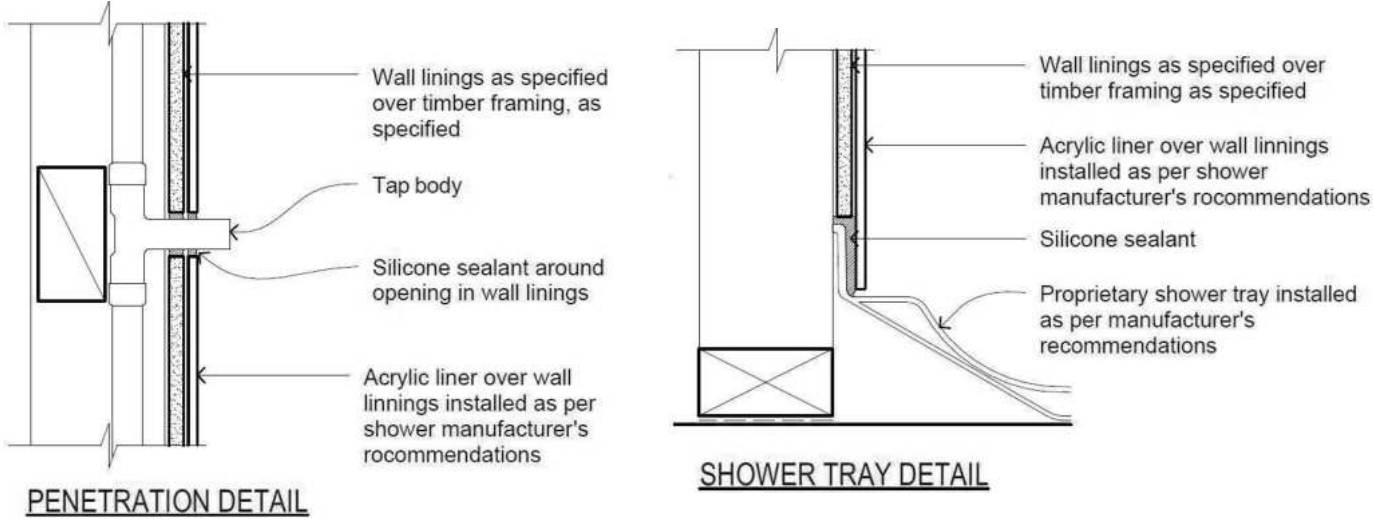
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				Sales: R Gould	Drawn: M Glynn	QS: W Xian	Print Date: 4/04/2024	Scale: NTS @ A3	<table><tr><th>No.</th><th>Date:</th><th>Reason:</th></tr><tr><td>1</td><td>12-03-2024</td><td>Initial Consent Plans</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	No.	Date:	Reason:	1	12-03-2024	Initial Consent Plans										
	No.	Date:	Reason:																						
	1	12-03-2024	Initial Consent Plans																						




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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Buildable Consent Layout



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

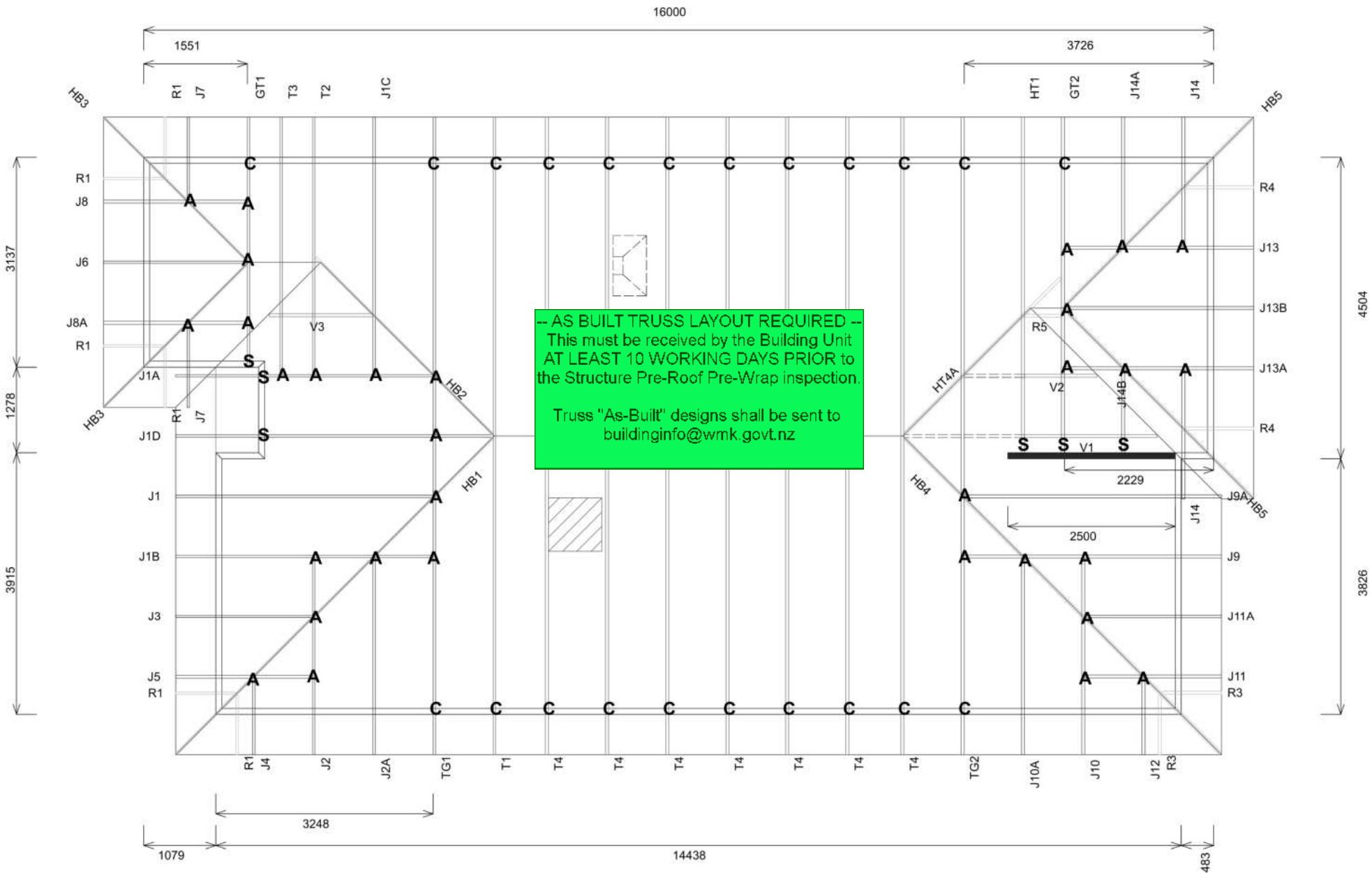


Your Building Partner

Building Consent BC 240219
Received 05/04/2024

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC 240219 5/04/2024 steved

Note/s:
- Dotted lines show top chords continuing up to hip board (No bottom chord below).



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: **RG1405424C1**
Customer: TKR Homes Limited | T/A Signature Homes Canterbury
Job Name: Harris Lot 878
Address: 46 CHAMBERS AVENUE
Woodend, WOODEND 7691

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

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 Signature HOMES <small>EST. 1983</small> YOUR HOME. YOUR WAY.	TKR Homes Ltd. 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443 P: +64 3 342 7788	These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail is required for construction and to demonstrate compliance with the current NZBC, a specific request should be made for the required detail to be supplied. No liability will be accepted for any detail or construction not covered in these drawings and/or carried out by persons other than the designer producing these documents.	Darryl Harris Lot 878, DP 589336 46 Chambers Avenue Ravenswood, Woodend	Job Number: 246623		Original Plan: Kingfisher		Sheet Name: TRUSS DESIGN		CONSENT PLANS			Sheet No.: 21 of 22 sheets																																			
				Sales: R Gould		Drawn: M Glynn		QS: W Xian		Print Date: 4/04/2024		Scale: NTS @ A3		<table><tr><td>No.</td><td>Date:</td><td>Reason:</td></tr><tr><td>1</td><td>12-03-2024</td><td>Initial Consent Plans</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	No.	Date:	Reason:	1	12-03-2024	Initial Consent Plans																												
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