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



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

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Alana Joe & Benno Kappers
Lot 40 - Kennedy's Green
30 Grovers Road
Halswell, Christchurch

Job Number:
146885
Original Plan:
Finch
Sheet Name:
COVER PAGE
Sales: R Gould Drawn: M Glynn QS: W Xian Print Date: 12/06/2023 Scale: @ A3

CONSENT PLANS

No.	Date:	Reason:
1	19-04-2023	Initial Consent Plans

Sheet No.:
1

of 27 sheets

SIGNATURE HOMES

JOE & KAPPERS HOUSE

LOT 40 KENNEDY'S GREEN, HALSWELL, CHRISTCHURCH

TC2 RIBRAFT DRAWINGS



ENGCO
Consulting Engineers

Christchurch
City Council



Page 2 of 35

BCN/2023/2224

Approved Building Consent
Document

15/06/2023

Dejesa, Genesis

File Number 23008.021

Sheet No.	Rev	Date Issued	Sheet Title
S1	A	14.06.2023	General Notes
S2	-	23.02.2023	RibRaft Layout Foundation Plan
S3	-	23.02.2023	Typical Foundation Sections
S4	-	23.02.2023	Typical Foundation Sections
S5	-	23.02.2023	Typical Foundation Sections
S6	-	23.02.2023	Typical Services Penetration Details

Issue Register

Date	Description
23.02.2023	Consent Issue
14.06.2023	Consent RFI

GENERAL

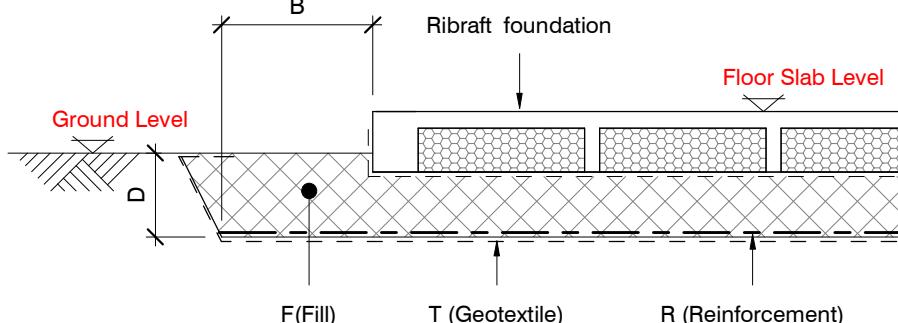
- These drawings are not to be used for construction until the plan (sheet S2) is signed by the main contractor.
- Do not scale. Refer any discrepancies to the Architect.
- These drawings are to be read in conjunction with the Architects drawings.
- The builder shall be responsible for any damage to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

FOUNDATIONS

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

GEOTECHNICAL REFERENCE:

Refer: ENGCO Consulting Engineers
Geotechnical Report
Ref. No: 23000.018
Dated: 18 February 2023
Bearing: 200kPa

BUILDING PLATFORMCONCRETE

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

100mm Floor Slab - 220mm pods
(25MPa TC2 Dramix 4D 80/60 Fibre Mix Concrete)
G500E SE-72 Ductile mesh on 50mm chairs

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

REINFORCEMENT

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

	H12 bars	H16 bars
L	720mm	900m
- All reinforcement to be fixed & tied where necessary in its specified position.
- Welding of steel is not permitted.
- Spacers:
 - Edge at 1200mm ctrs (one on edge & two on corners, typically).
 - Internal one on each side of pod (typically).
- All mesh shall comply with AS/NZS 4671 & shall conform with elongation requirements exceeding 10%.
- All mesh shall lap a minimum of 250mm (end extensions not included in lap length).

INSPECTIONS

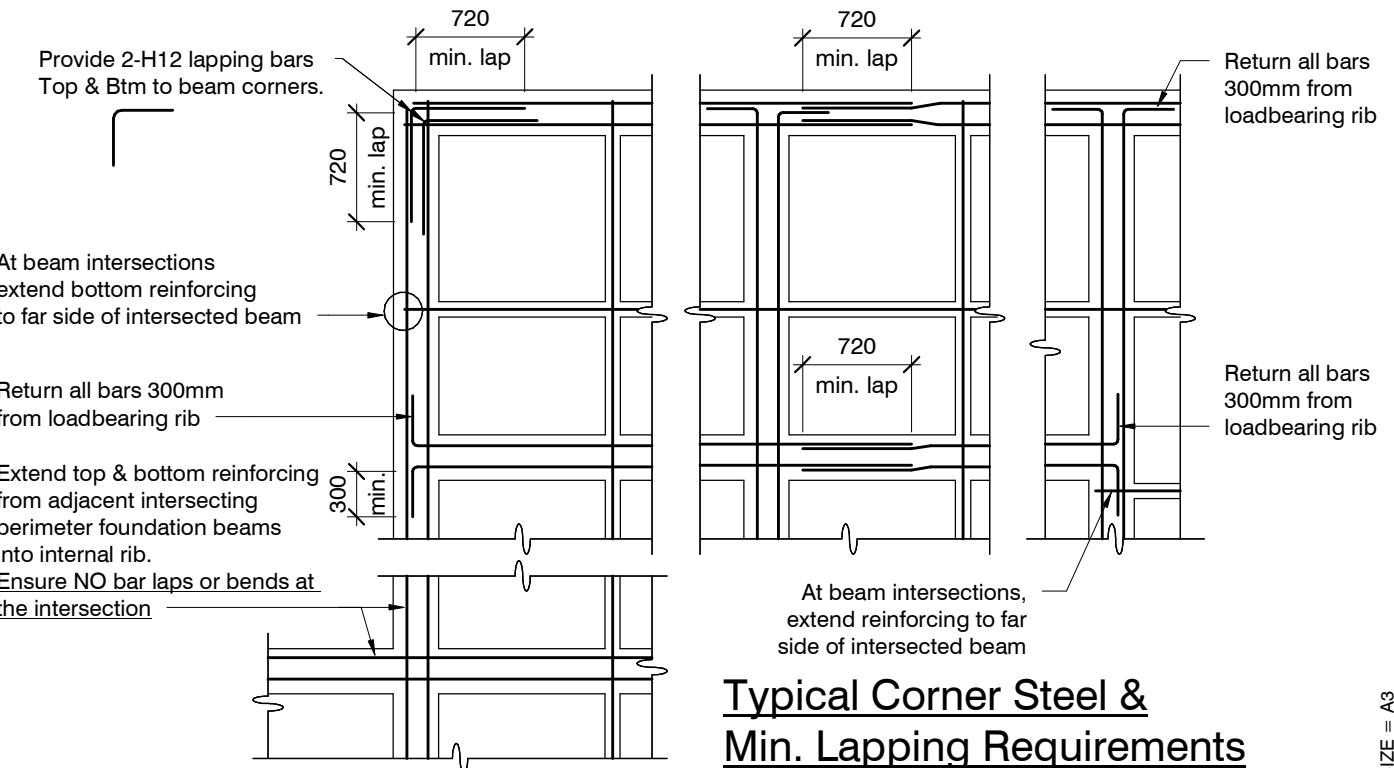
Inform ENGCO Consulting 48 hours in advance of any inspections required for code compliance certification.
Contact ENGCO - Ph. 03 366 7955 & quote ENGCO Ref. No.

INSPECTIONS REQUIRED

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

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

Refer Architectural drawings for Finished Floor Level



Typical Corner Steel & Min. Lapping Requirements

N.T.S.

revisions	-	23.02.2023	Consent Issue
	A	14.06.2023	Consent RFI

design	T. STEVENS	file	23008.021
drawn	C. DE MESA	dwg	S1
appvd	M. CUSIEL	rev.	A
date	23 FEB 2023		

Christchurch
GENERAL NOTES
City Council

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BCN/2023/2224

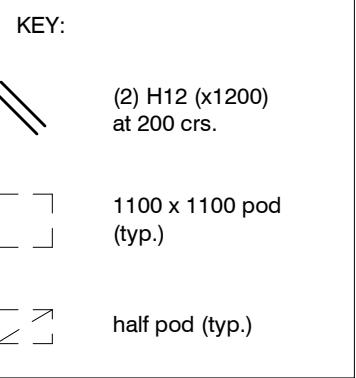
Approved Building Consent
Document1506/2023
Dejesa, Genesis

Locations shown of internal floor beam thickenings are indicative only. It shall be the responsibility of the Contractor to ensure that they are located centrally under the load bearing walls to which they pertain.

Under no circumstance should pipework for services be run longitudinally in 100mm ribs. Similarly they should not be run along perimeter foundations nor internal floor beam thickening

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

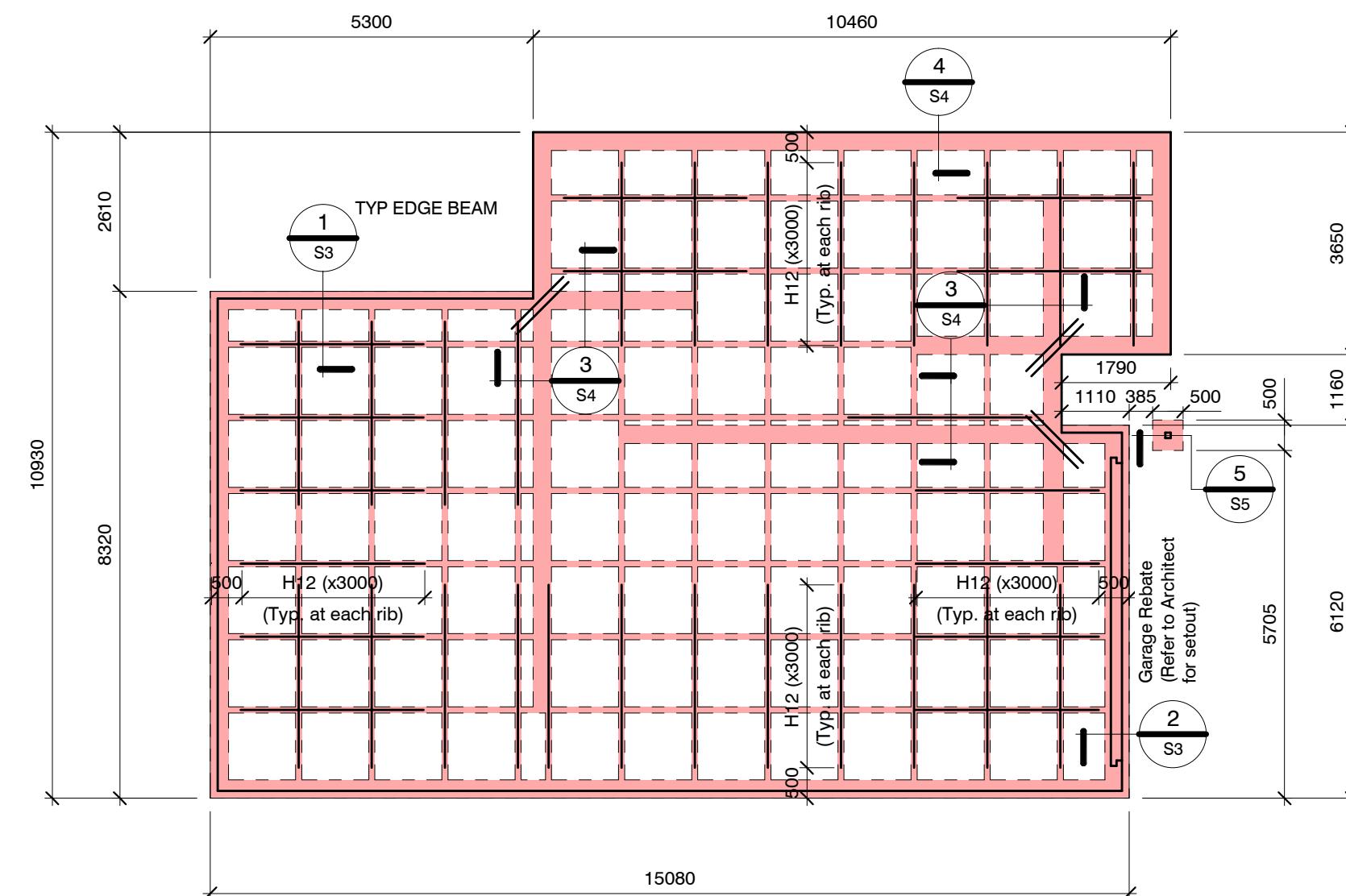
Refer to Architects drawings for floor slab, set downs, steps, rebates, holding down bolts, cast-in componentry and the like.



100mm Floor Slab - 220mm pods
(25MPa TC2 Dramix 4D 80/60 Fibre Mix Concrete)
G500E SE-72 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).



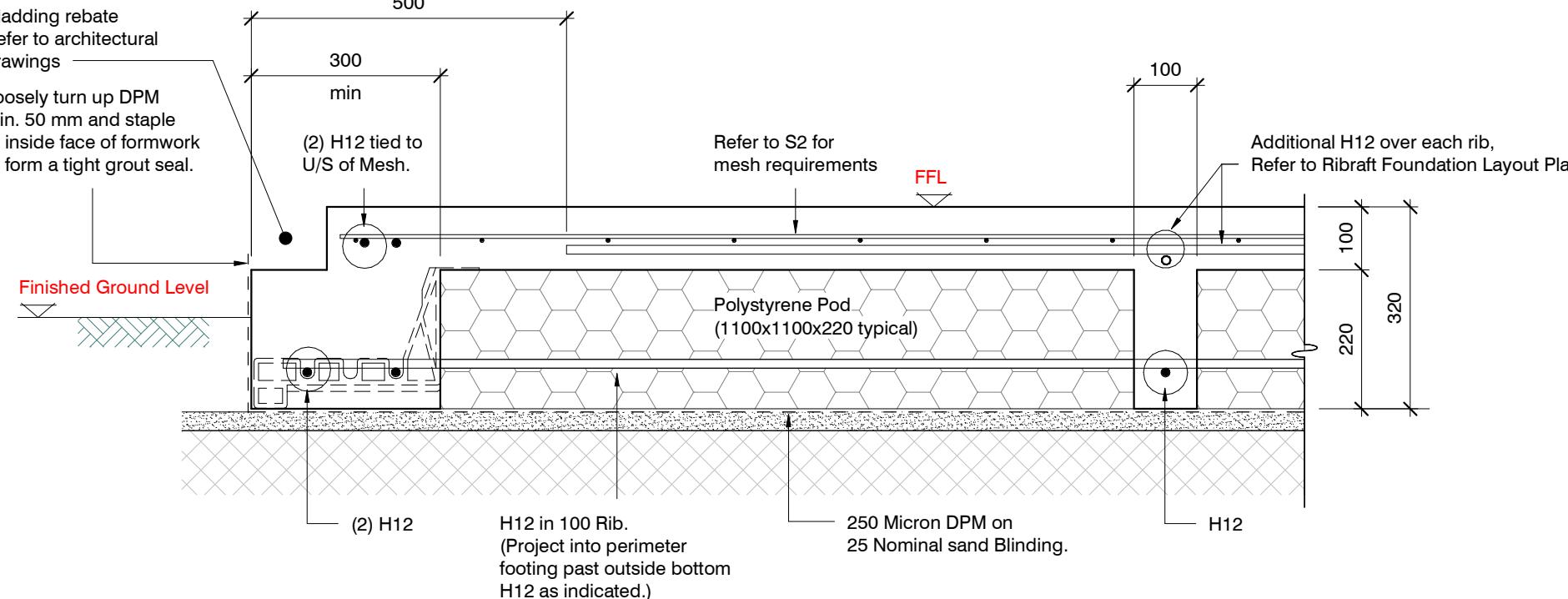
RIBRAFT FOUNDATION LAYOUT PLAN

1 : 100

Confirm all dimension with Architects drawings

revisions	-	23.02.2023	Consent Issue

ORIGINAL SIZE = A3

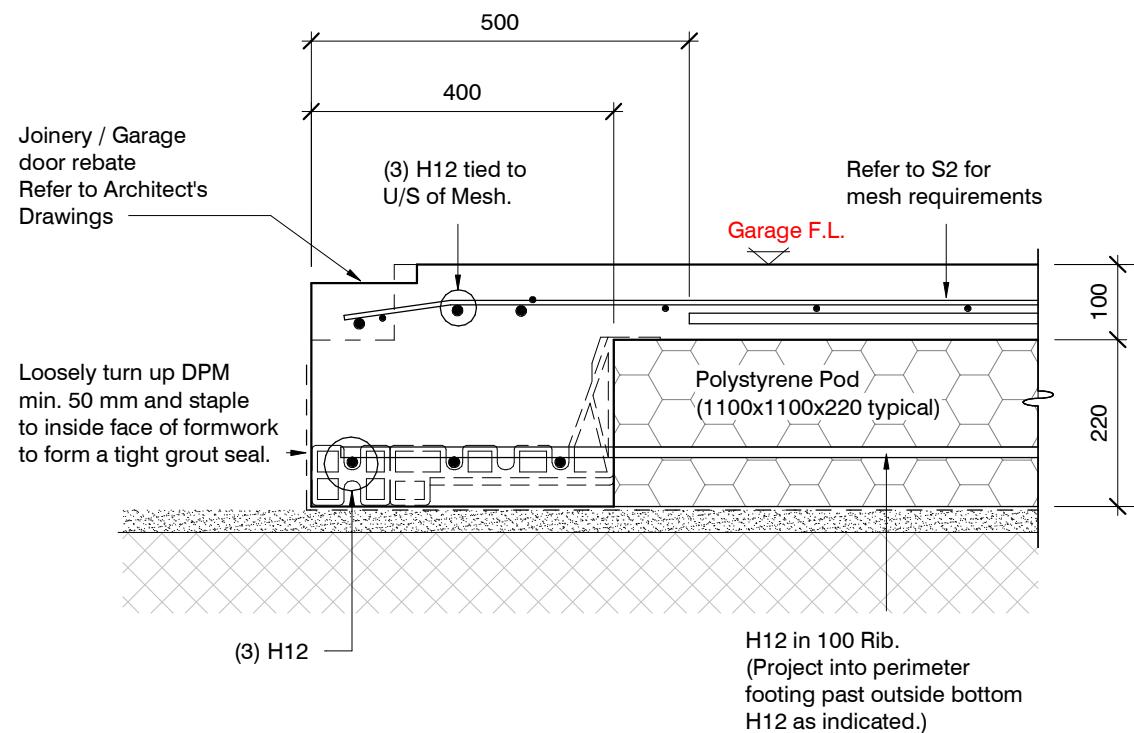


SECTION 1 TYPICAL 300 WIDE EDGE BEAM (with Rebate)

1 : 10

S2

1 : 10

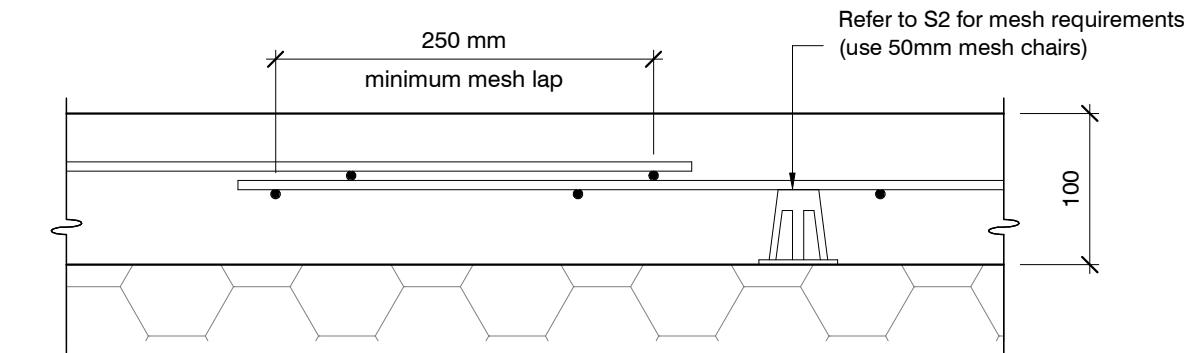


SECTION 2 GARAGE DOOR REBATE

1 : 10

S2

1 : 10



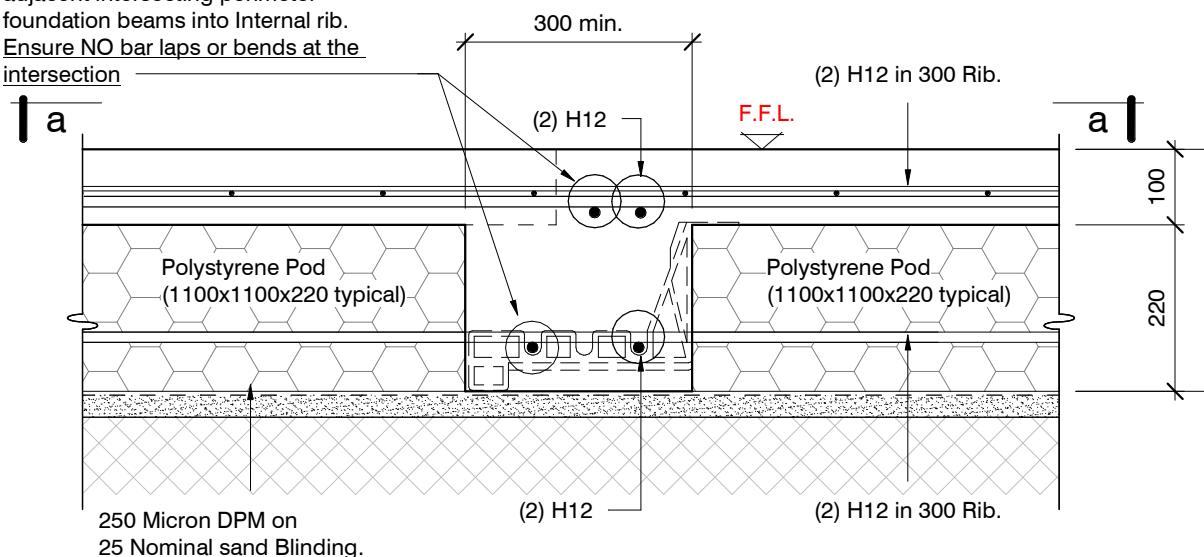
TYPICAL MESH LAP & CHAIR REQUIREMENTS

1:5

revisions

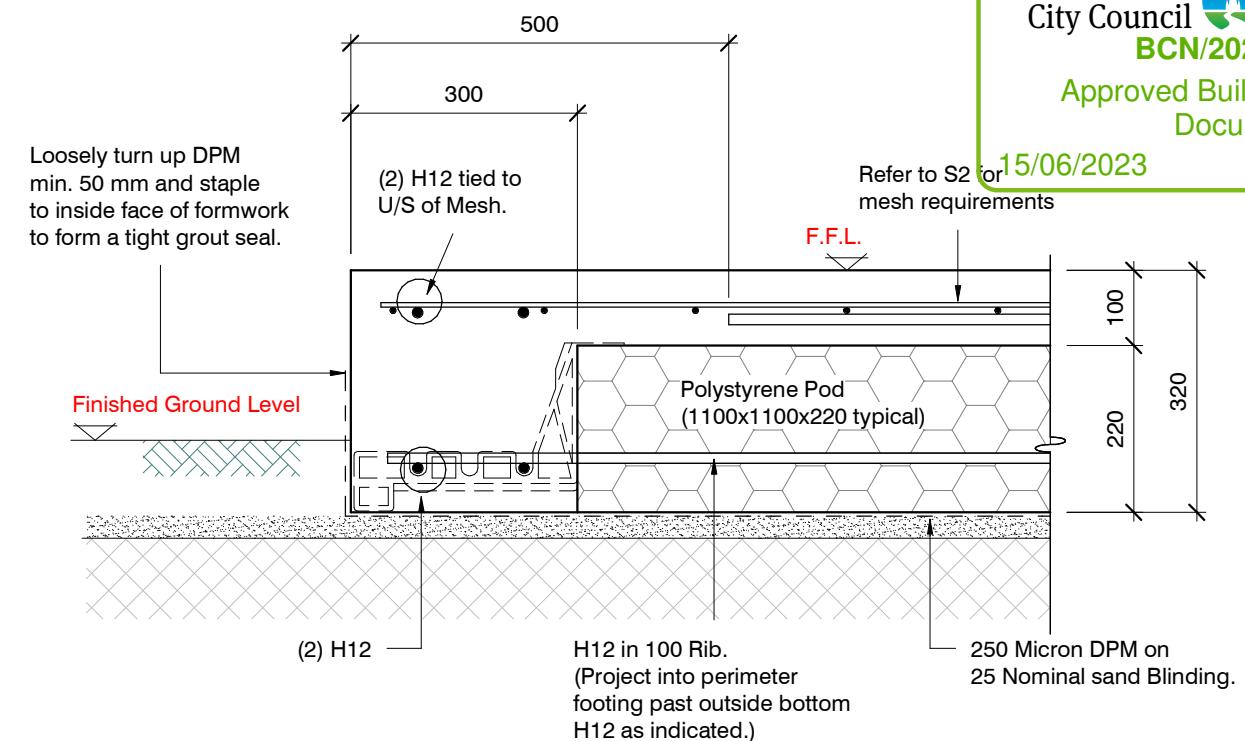
-	23.02.2023	Consent Issue

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



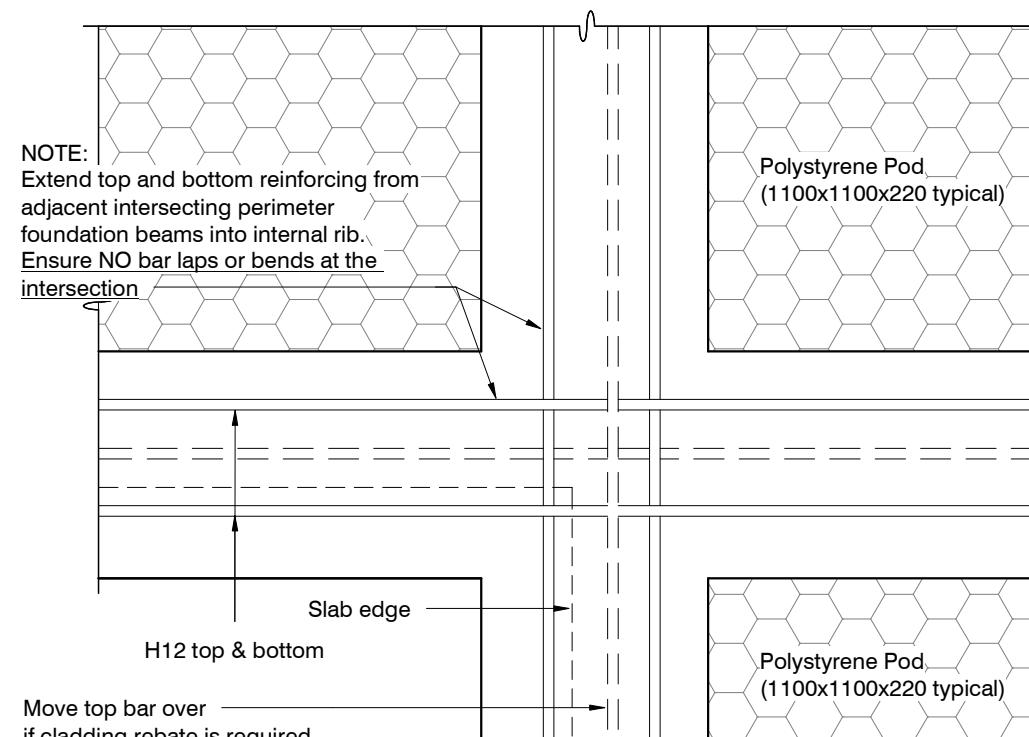
SECTION 3 TYPICAL 300 WIDE CORNER BEAM

1 : 10 S2

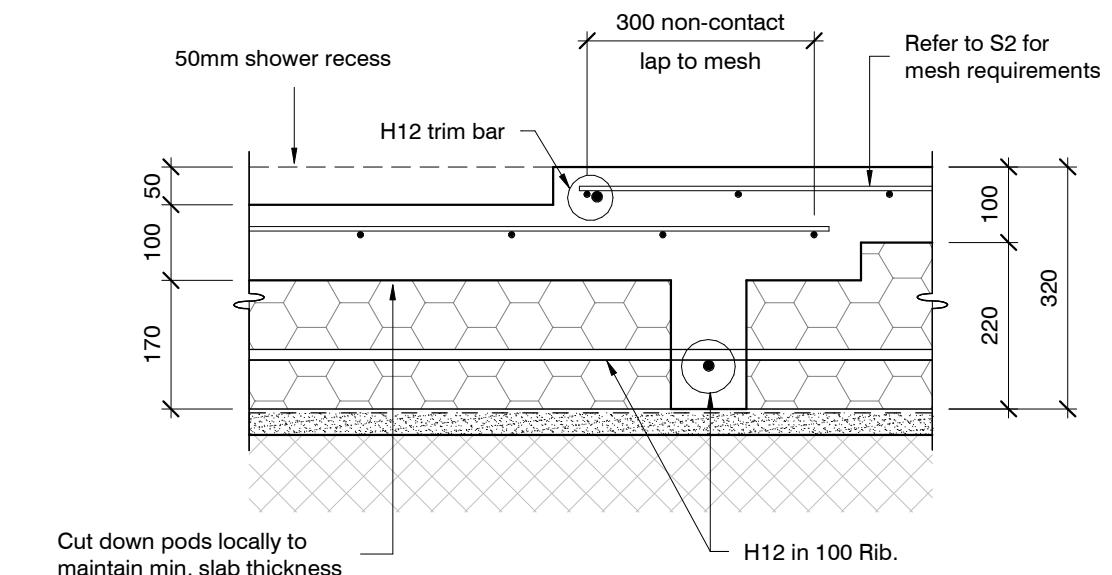


SECTION 4 TYPICAL 300 WIDE EDGE BEAM (no Rebate)

1 : 10 S2



a-a



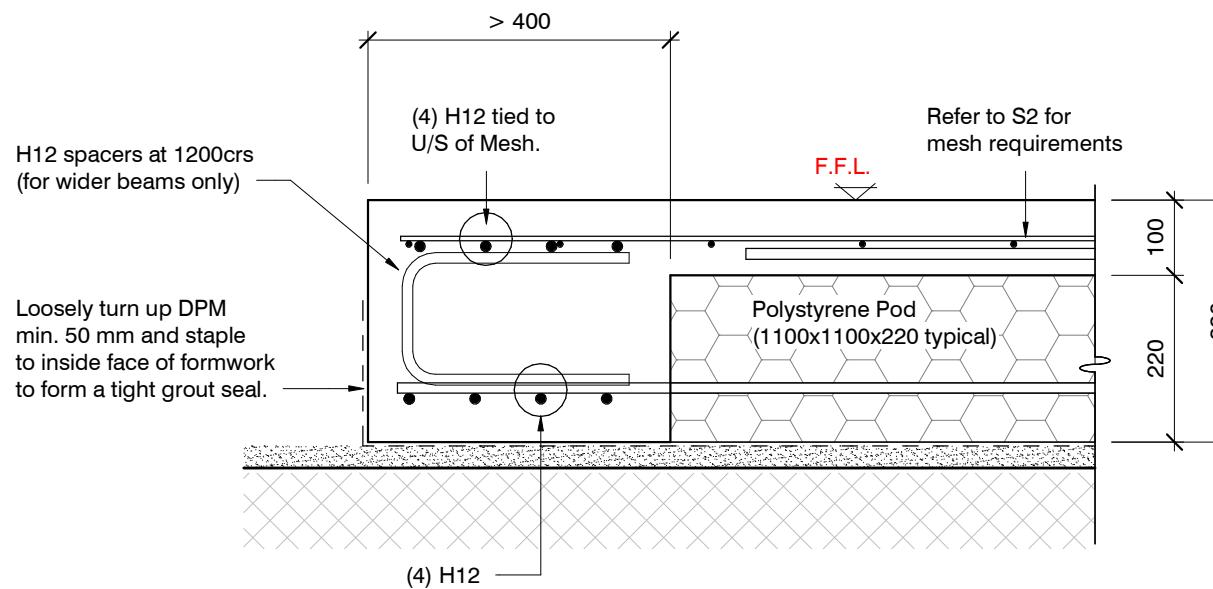
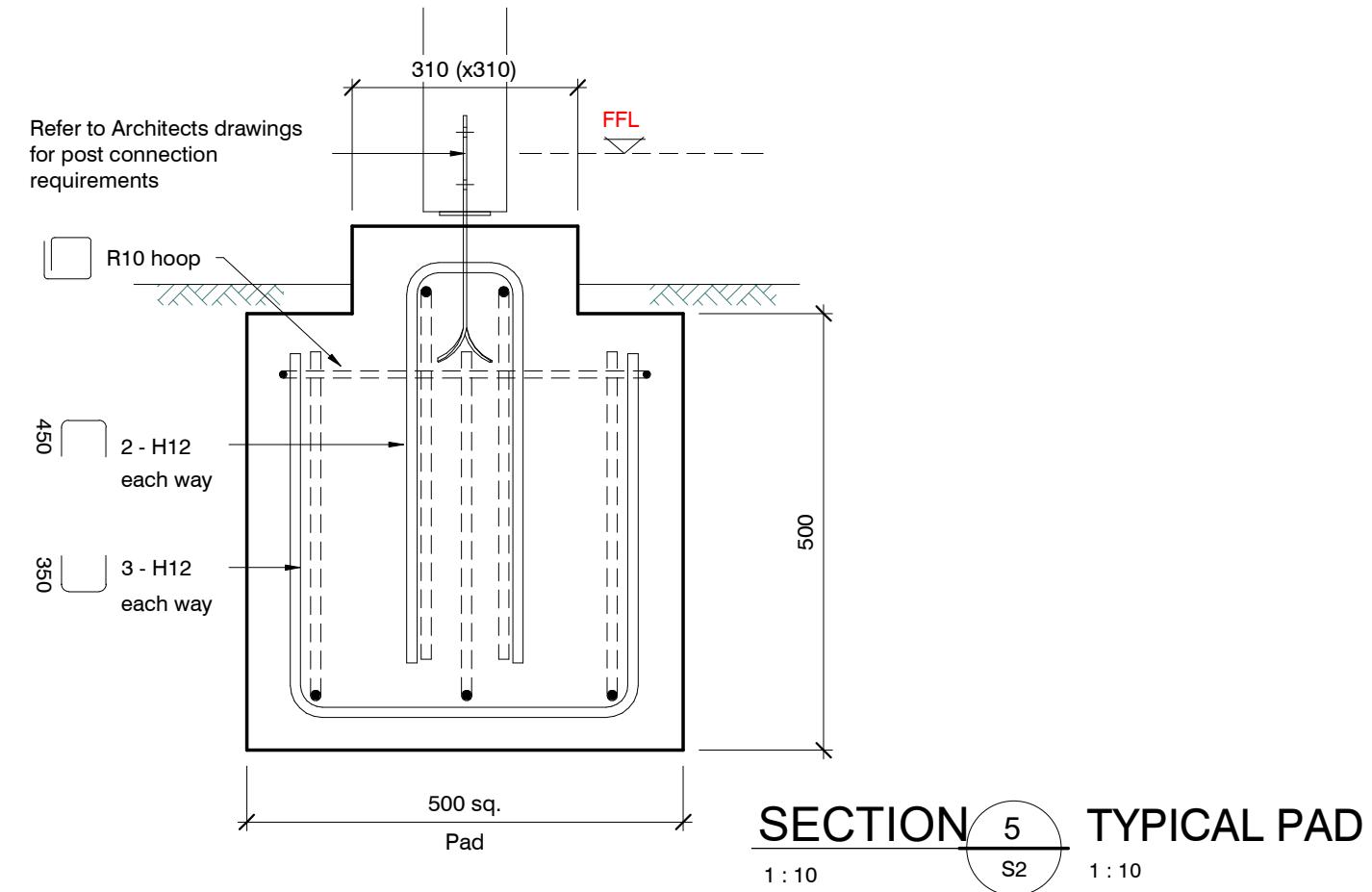
TYPICAL SHOWER RECESS (if needed)

1 : 10

revisions

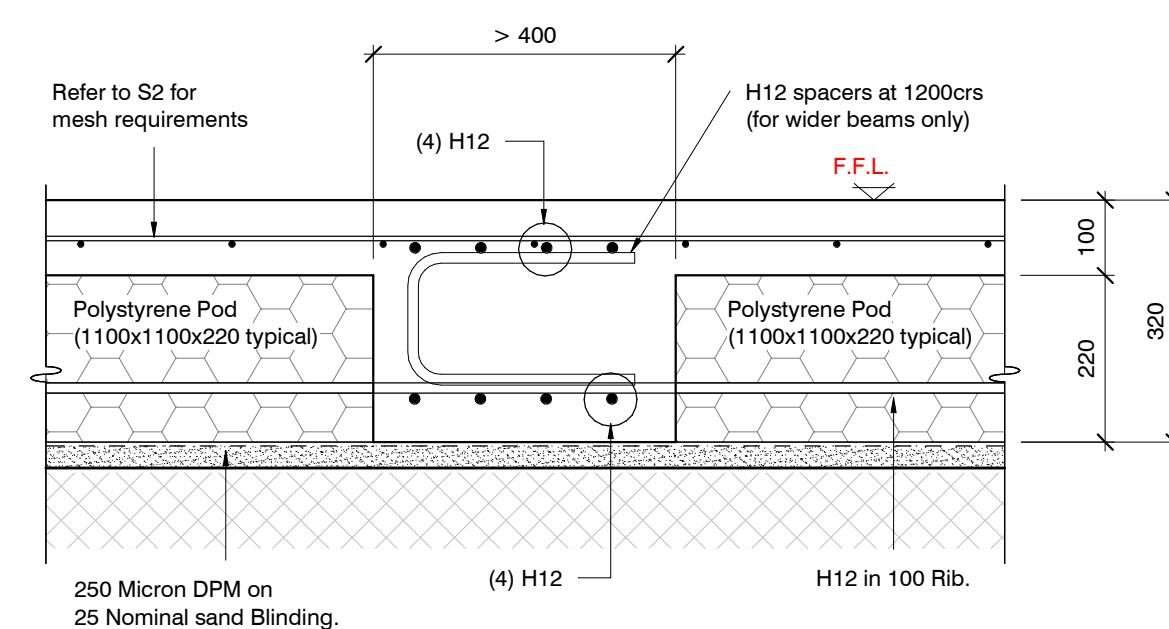
-	23.02.2023	Consent Issue

ORIGINAL SIZE = A3

**EDGE BEAM > 400mm IN WIDTH**

1:10

if required

**INTERNAL BEAM > 400mm IN WIDTH**

1:10

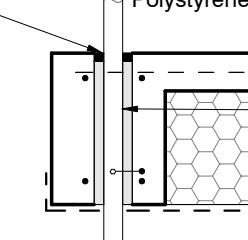
if required

revisions	-	23.02.2023	Consent Issue

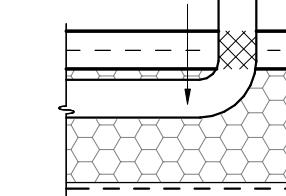
design	T. STEVENS	file	23008.021
drawn	C. DE MESA	dwg	S5
appvd	M. CUSIEL	rev.	-
date	23 FEB 2023		

Flexible Sealant as required
all round pipe perimeter

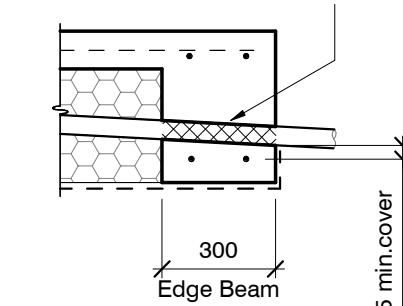
Sleeve 50 mm larger dia. than service pipe
Maximum sleeve dia. 150 mm
located in central part of beam.
Polystyrene packing all around pipe.



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



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

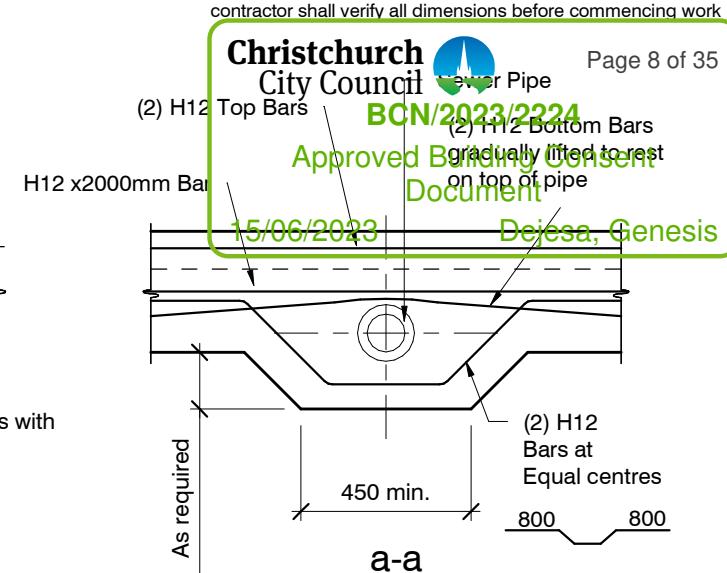
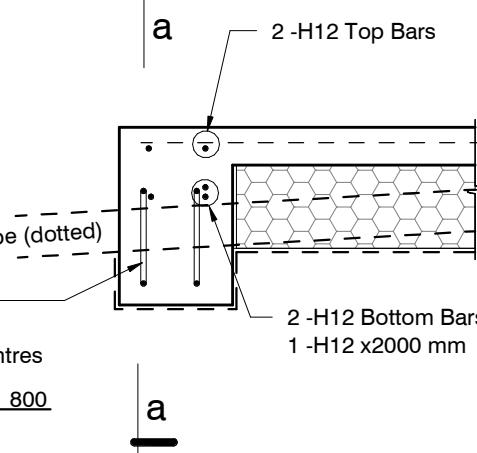
25 min. cover
to steel bars300
Edge Beam

2 -H12 Top Bars

Sewer pipe (dotted)

(2) H12
Bars at
Equal centres

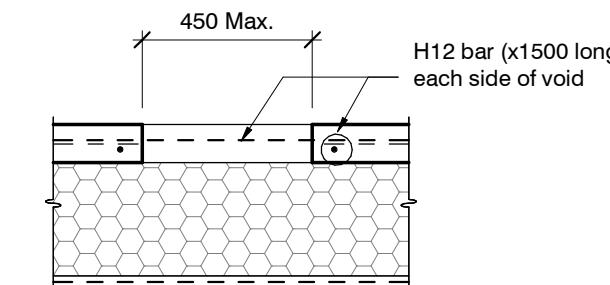
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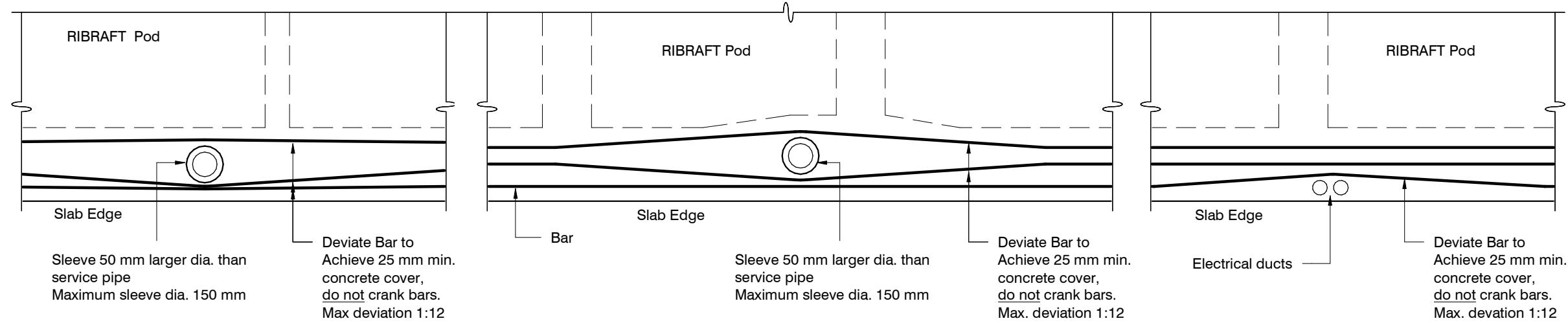
SLAB SERVICES PENETRATION DETAIL

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.

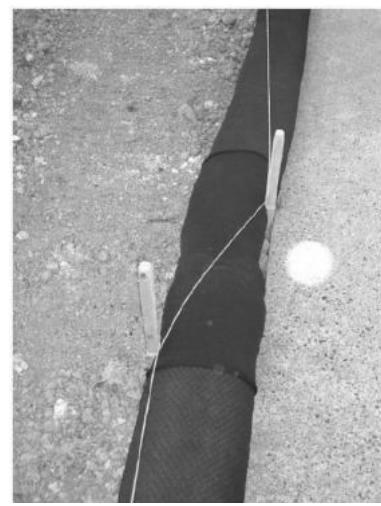
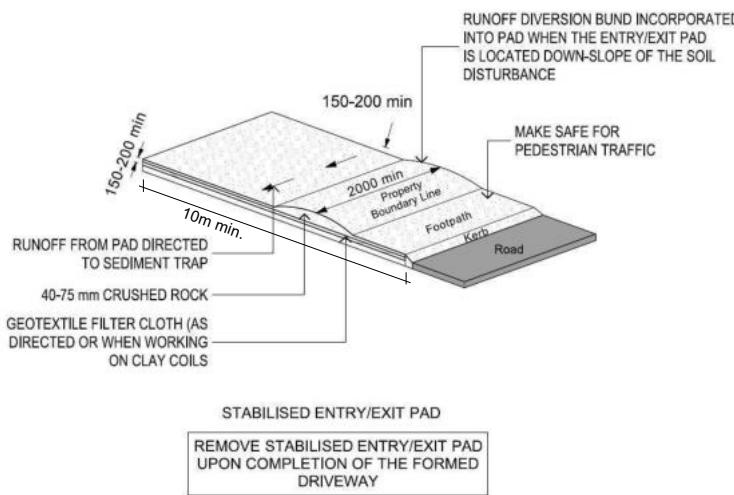
FOUNDATION SERVICES PENETRATION DETAILING.

Services shall not run along ribs or edge beams.

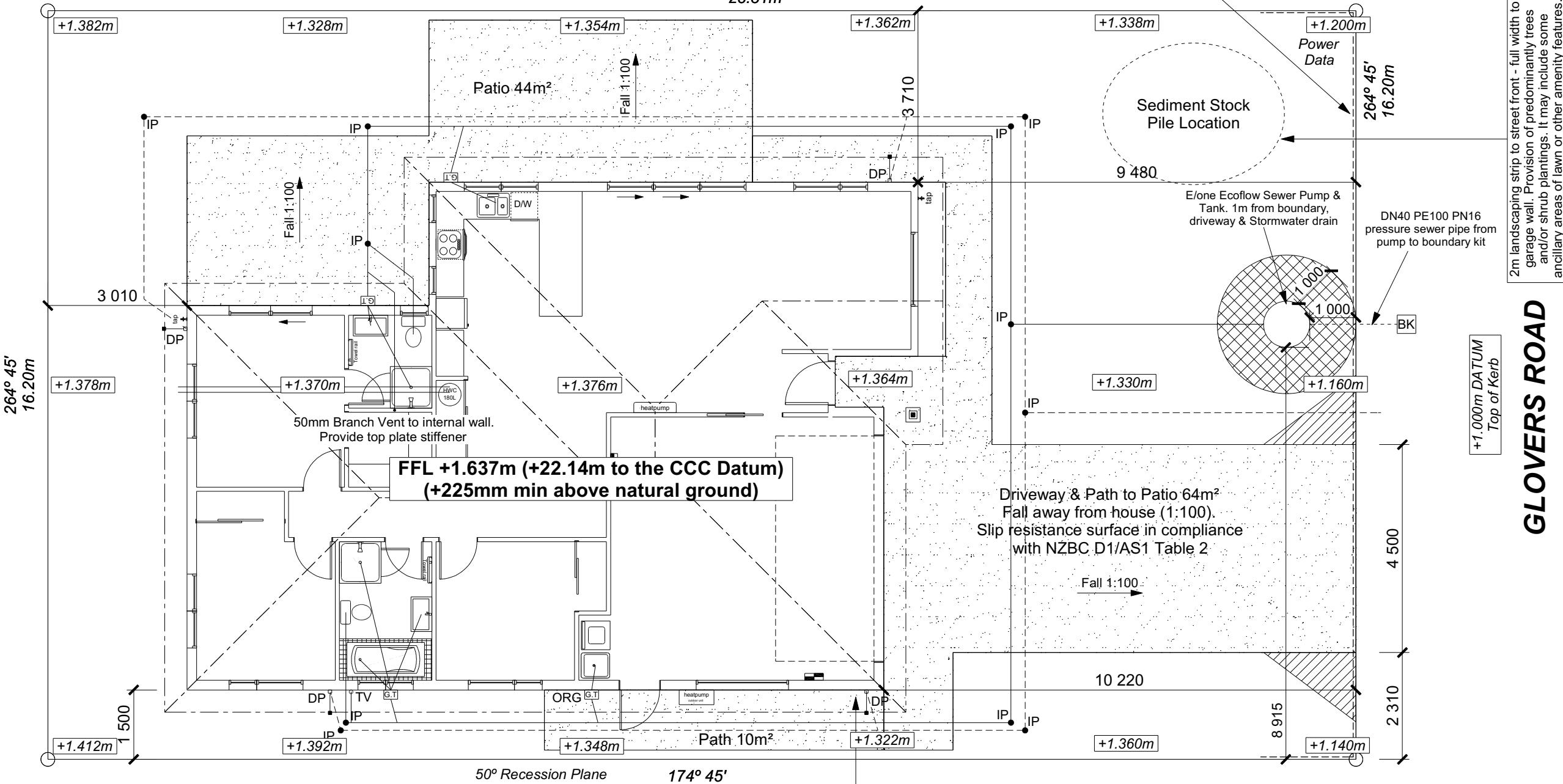
revisions

-	23.02.2023	Consent Issue

ORIGINAL SIZE = A3



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



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TKR Home



TKR Homes Ltd.
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Christchurch 8443

P: +64 3 342 7788

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Alana Joe & Benno Kappers
Lot 40 - Kennedy's Green
30 Glovers Road
Halswell, Christchurch

Job Number:
146885

Original Plan: *Finch*

Sheet Name:

Sheet No.:
2

of 27 sheets

Approved Building Consent Document

15/06/2023

Bejesa, Genesis
 Deejay Says
 Safety Glass
 Meter Box
 Terminal Vent

ELEVATION NOTES

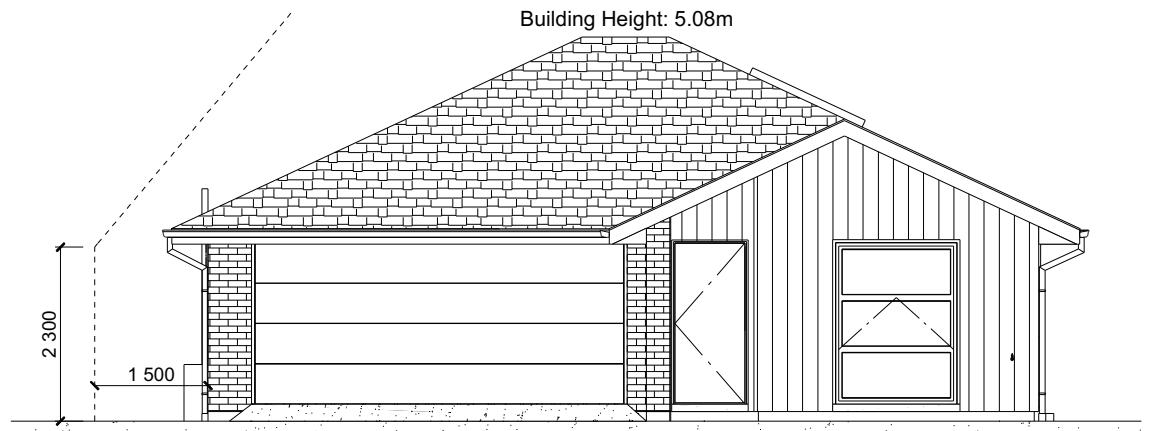
Gutter : Coloured Steel Quad Gutter
 Fascia : Coloured Steel 185 Fascia
 Downpipes : Colorsteel Rectangular 75x55mm
 Soffits : Hardiflex 4.5mm
 Joinery : Low-E, Argon Gas (level 4)
 Double glazed aluminium (including garage)
 All egress points to have a maximum step down of 190mm.
 Access routes to have slip resistance surface in compliance with NZBC D1/AS1 Table 2 and to have a 1:100 fall away from the building

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



ELEVATION A

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



ELEVATION B

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Alana Joe & Benno Kappers
 Lot 40 - Kennedy's Green
 30 Grovers Road
 Halswell, Christchurch

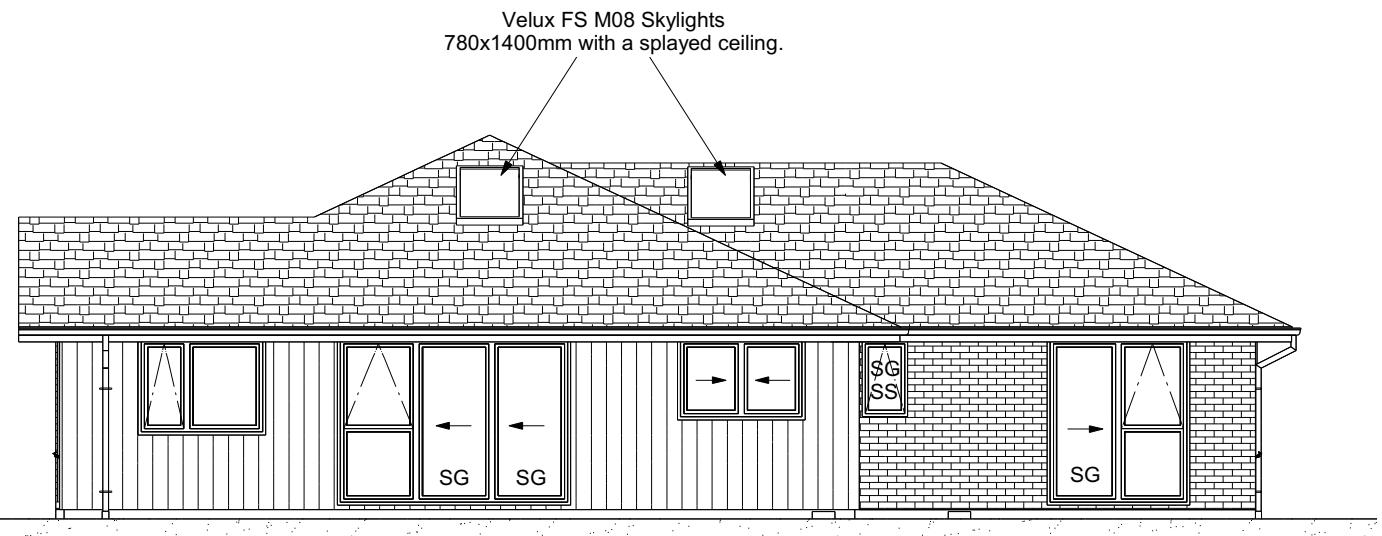
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146885
 Original Plan:
Finch
 Sheet Name:
ELEVATIONS
 Sales: R Gould Drawn: M Glynn QS: W Xian Print Date: 12/06/2023 Scale: 1:100 @ A3

CONSENT PLANS

No.	Date:	Reason:
1	19-04-2023	Initial Consent Plans

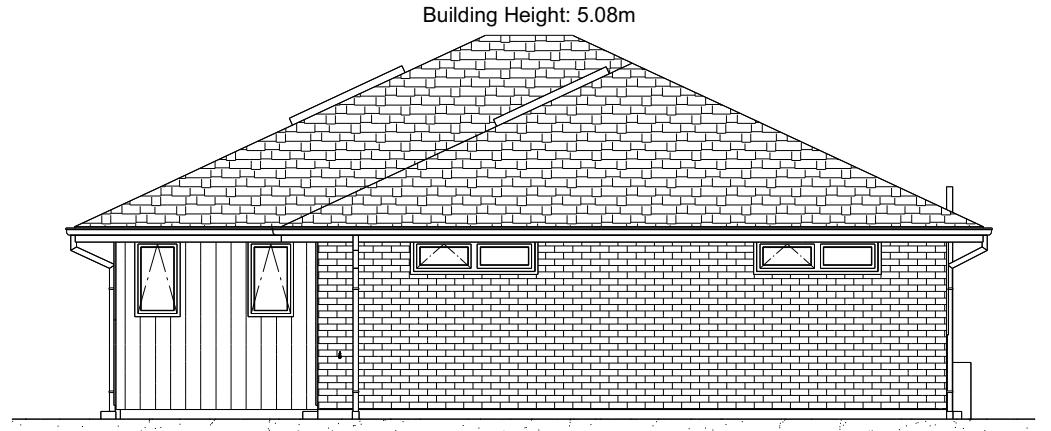
Sheet No.:
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 of 27 sheets

Building Envelope Risk Matrix		
Elevation C		
Risk Criteria	Risk	Score
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	Medium	1
Building Envelope	Medium	1
Decks & Balconies	Low	0
Total		3



ELEVATION C

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



ELEVATION D

**All dimensions are to be checked and confirmed prior to any construction
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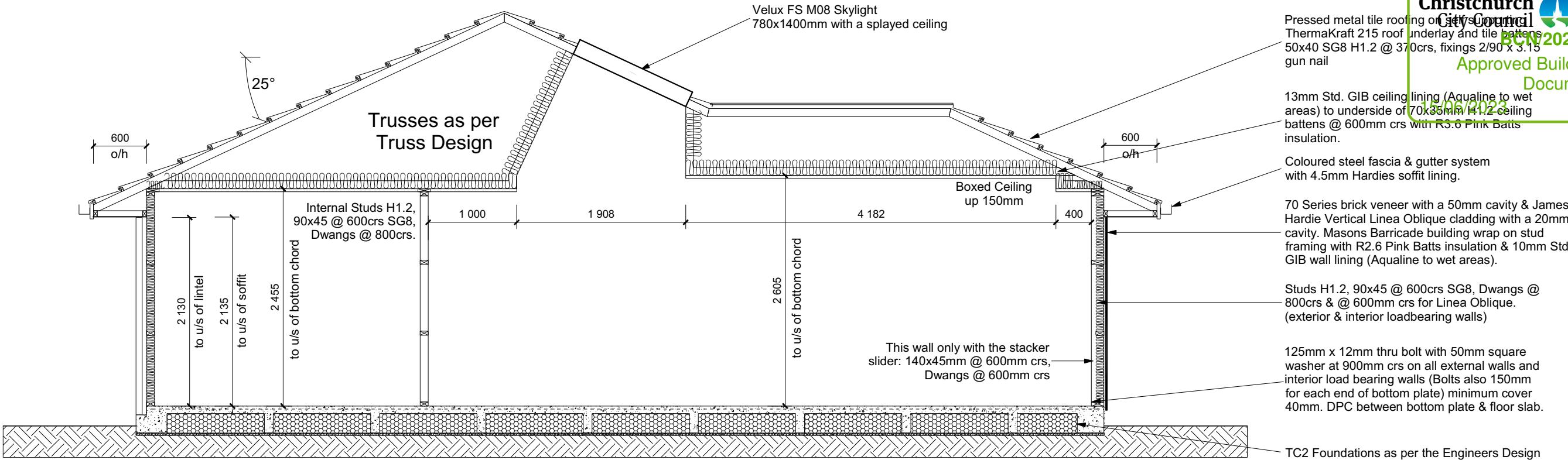
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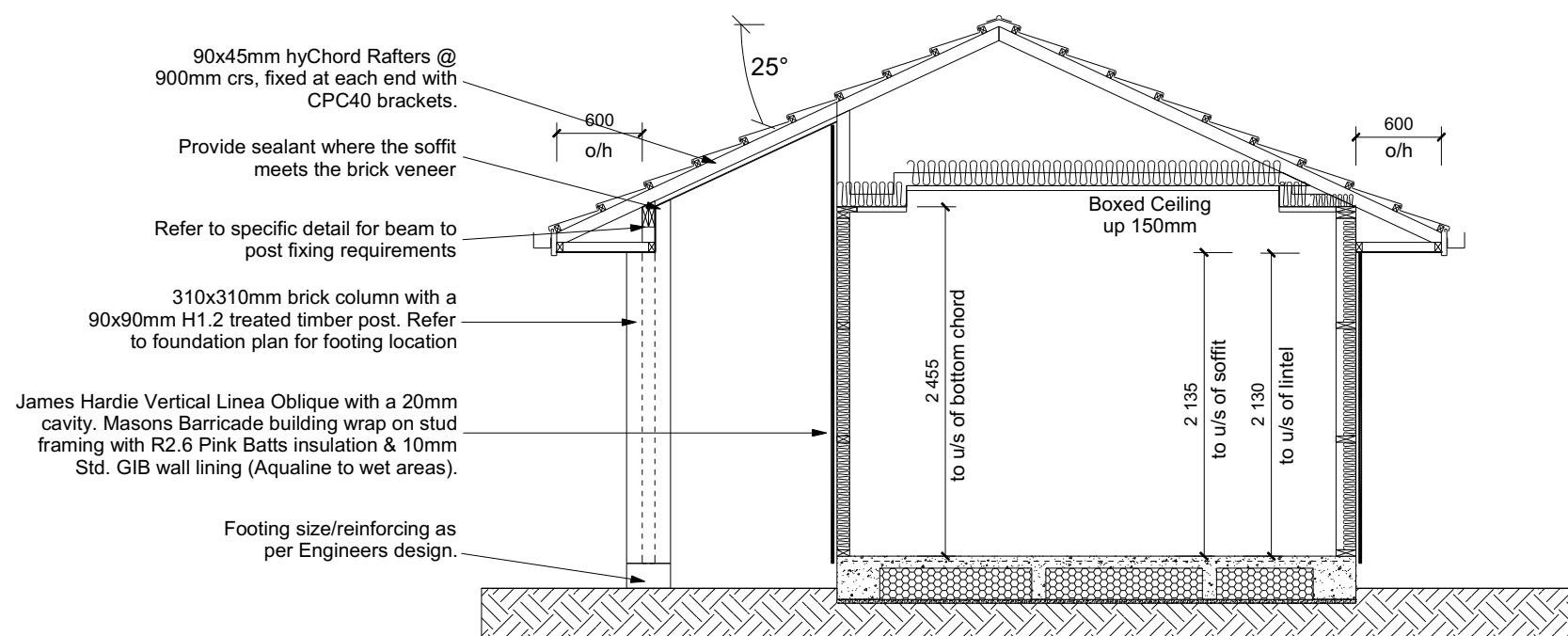
Alana Joe & Benno Kappers
Lot 40 - Kennedy's Green
30 Glovers Road
Halswell, Christchurch

Job Number:	Original Plan:	Sheet Name:
146885	<i>Finch</i>	ELEVATIONS
es:	Drawn:	Print Date:
ould	M Givnn	W Xian 12/06/2023
		Scale: 1:100 @ A3



CROSS SECTION A-A

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-E, Argon Gas (level 4)
Double glazed aluminium (including garage)

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

DRAWING NOTES
These drawings are subject to copyright and remain the property of Signature Homes Ltd.
Verify all dimensions, sizes and levels on site prior to commencing any work. Any discrepancies are to be confirmed with Signature Homes Ltd.
Refer to attached Specifications for further information.

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

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Job Number:
146885

Original Plan:
Finch

Sheet Name:
CROSS SECTIONS

Sales: R Gould Drawn: M Glynn QS: W Xian Print Date: 12/06/2023 Scale: 1:50 @ A3

CONSENT PLANS

No.	Date:	Reason:
1	19-04-2023	Initial Consent Plans

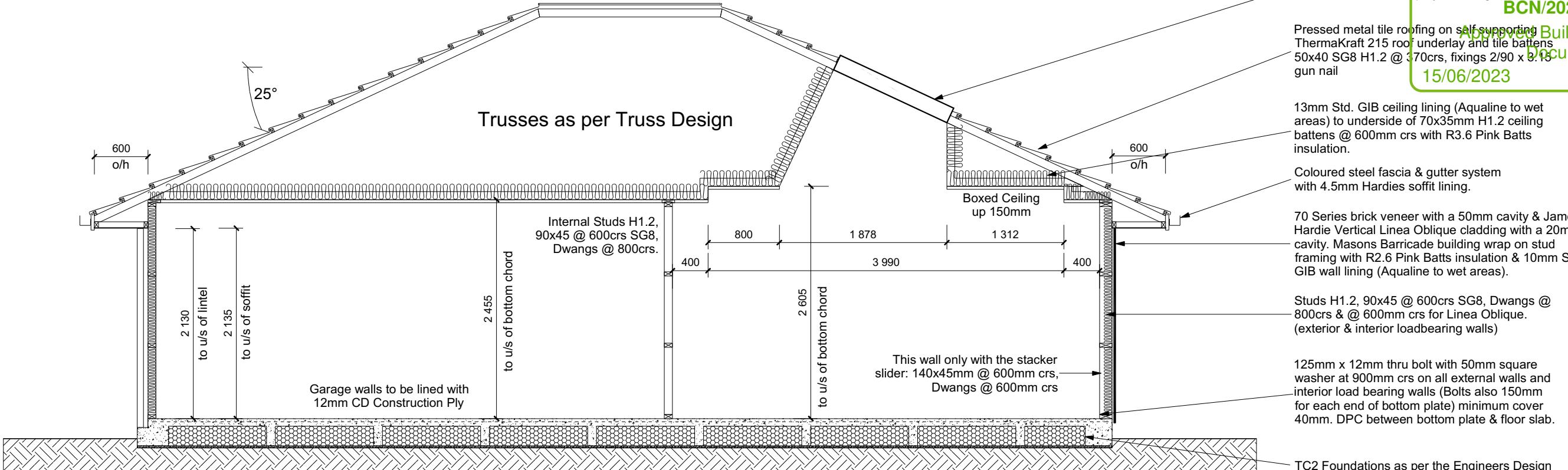
Sheet No.:
6

of 27 sheets

Approved Building Consent Document

5/06/2023

Dejesa, Genesis



CROSS SECTION C-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

CROSS SECTION NOTES

Building wrap is to comply with E2/AS1 & NZS 3604:2011.
Flashing materials must be selected based on environmental exposure. Refer to NZS 3604:2011 & table 20 of E2/AS1.
Flashing tape must have proven compatibility with the selected wrap & other materials with which it comes into contact as per table 21

of E2/AS1.
Fixings shall comply with NZS 3604:2011
Section 4 Durability Tables 4.1-4.3
Unless stated otherwise, timber members on
drawings are to be a minimum of SG8
strength graded as per NZS3604:2011.

Joinery : Low-E Double glazed aluminium

INSULATION
Ceiling: Pink Batts R3.6 Ceiling Batts

DRAWING NOTES

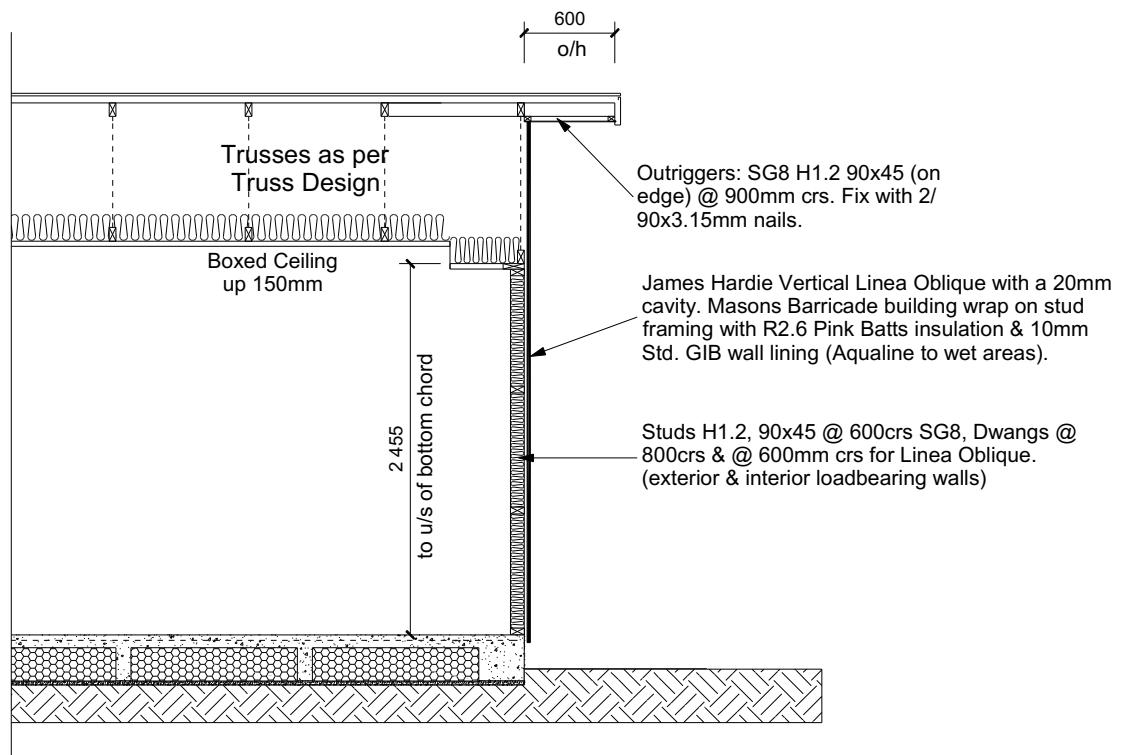
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Verify all dimensions, sizes and levels on site prior to commencing any work. Any

and 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.



CROSS SECTION D

**All dimensions are to be checked and confirmed prior to any construction
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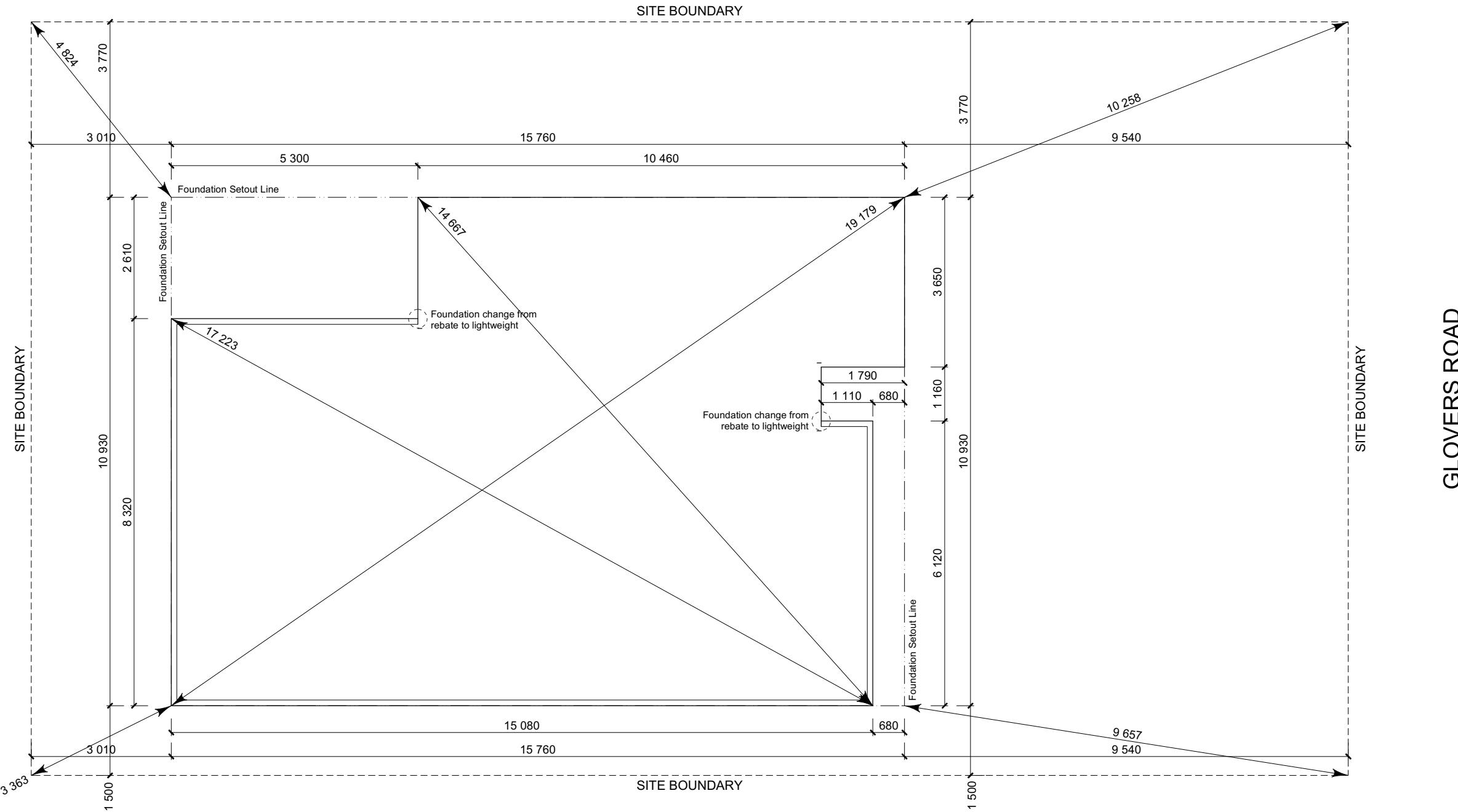
Job Number:
146885

Original Plan
Finch

Sheet Name:

CROSS SECTIONS

CONSENT PLANS



**All dimensions are to be checked and confirmed prior to any construction
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Christchurch City Council FOUNDATION PLAN NOTES Page 17 of 35 All dimensions above foundation face. Allow 10mm rebate, 5mm veneer & 50mm

B1H/2023/002
Appliance Installation
Document
/2023
Project Genesis

15/06/2023 to confirm offset. Dejesa, Genesis Contractor to consult manufacturer's instructions for specific recommendations.

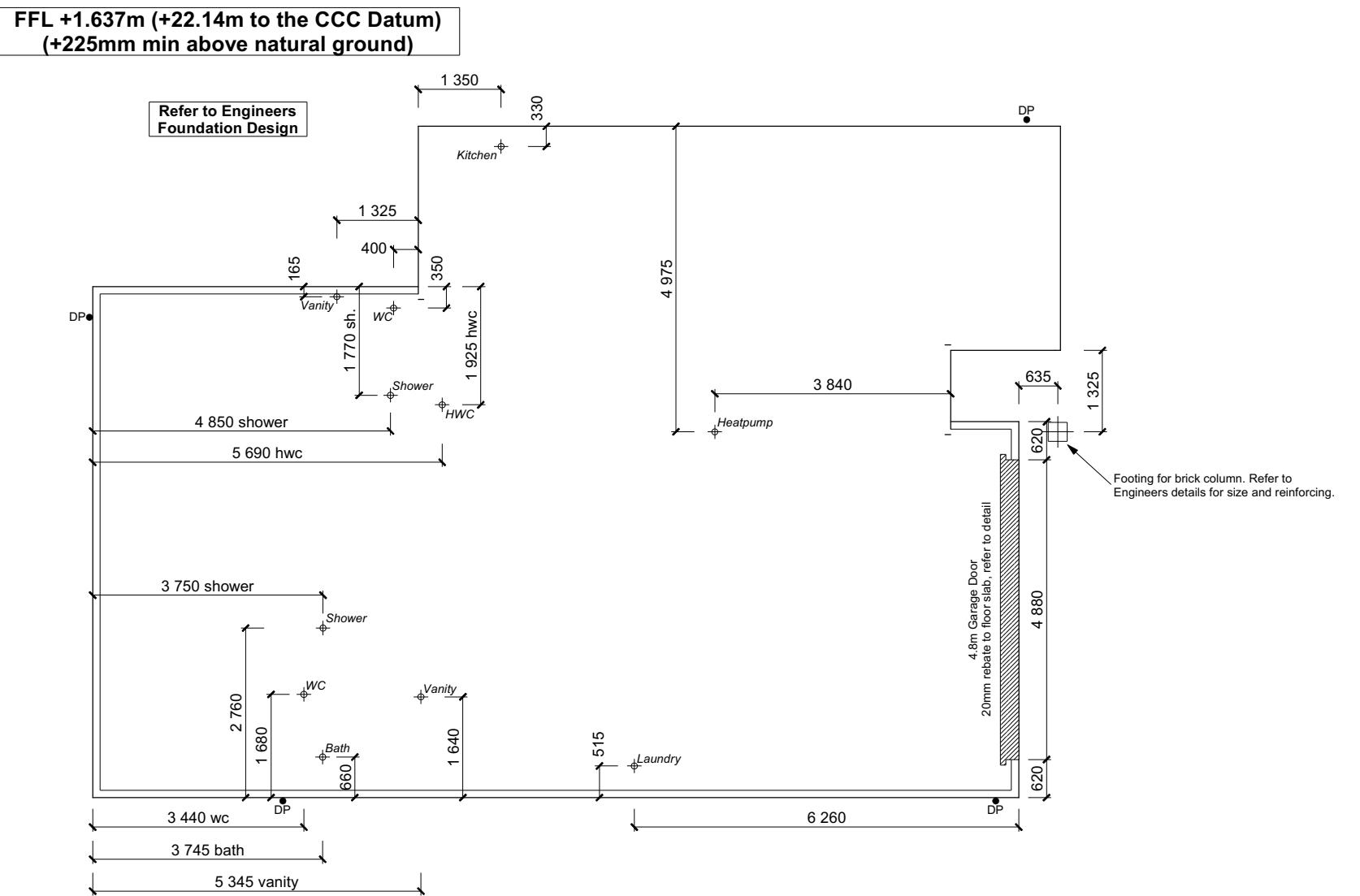
documentation to determine the correct location for all wastes positioned through floor slabs.
Earth bar to be bonded to the reinforcing mesh
Refer to Truss design for exact location of slab thickenings

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

These foundations are designed to the findings and recommendations in the site specific geotech report.

AREA TO PERIMETER RATIO

Foundation Area: 152.19m²
Perimeter: 55.60m
Ratio: 2.73



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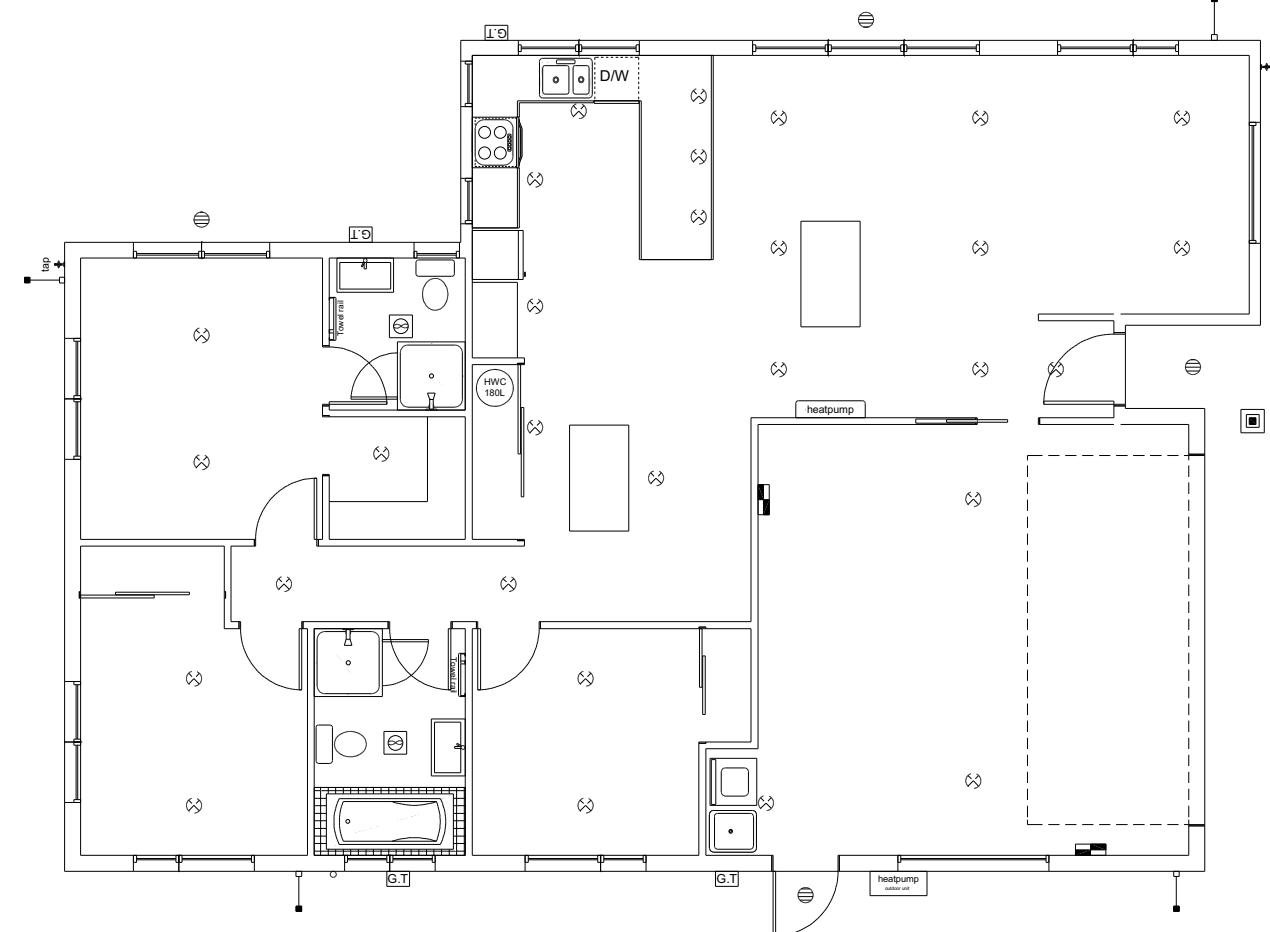
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146885	<i>Finch</i>	FOUNDATION PLAN
es:	Drawn:	QS:
Gould	M Glynn	W Xian

15/06/2023

Dejesa, Genesis



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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LIGHTING PLAN

Sheet Name:

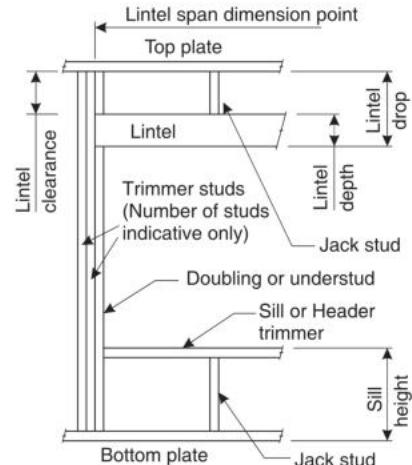
LINTEL FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12

NZS 3604:2011

NOTE:

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

DEFINITIONS

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

NOTES:

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

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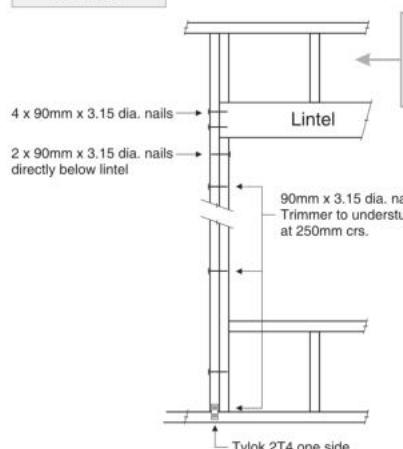
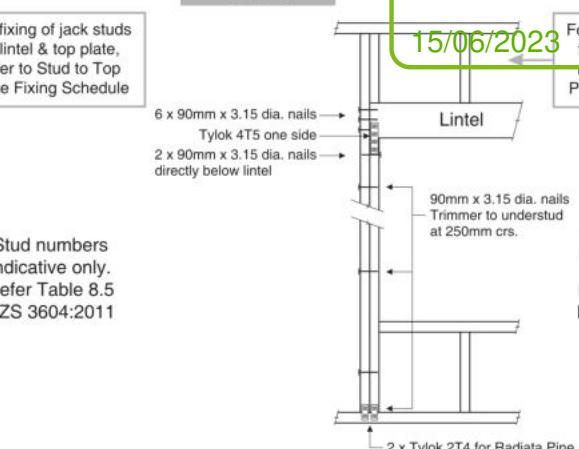
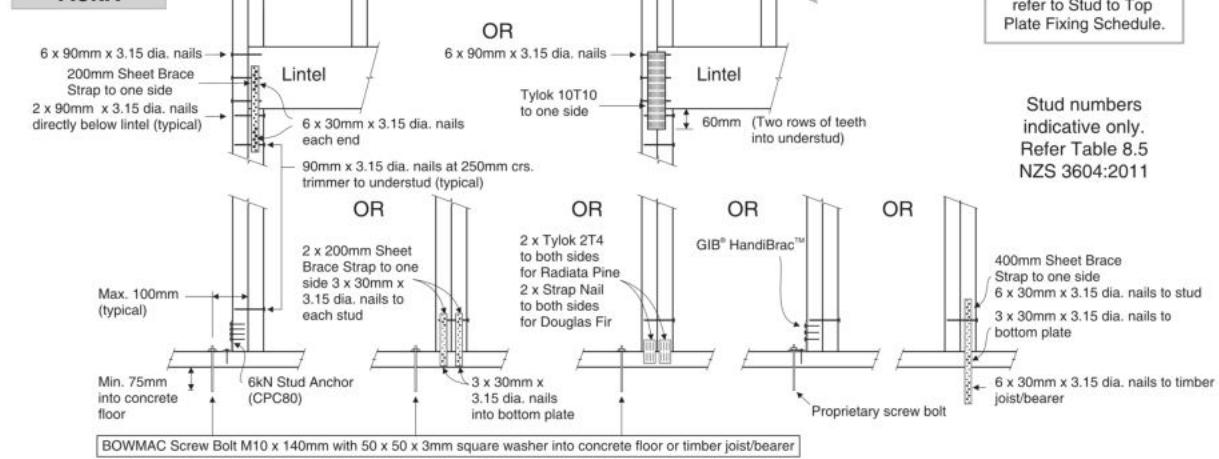
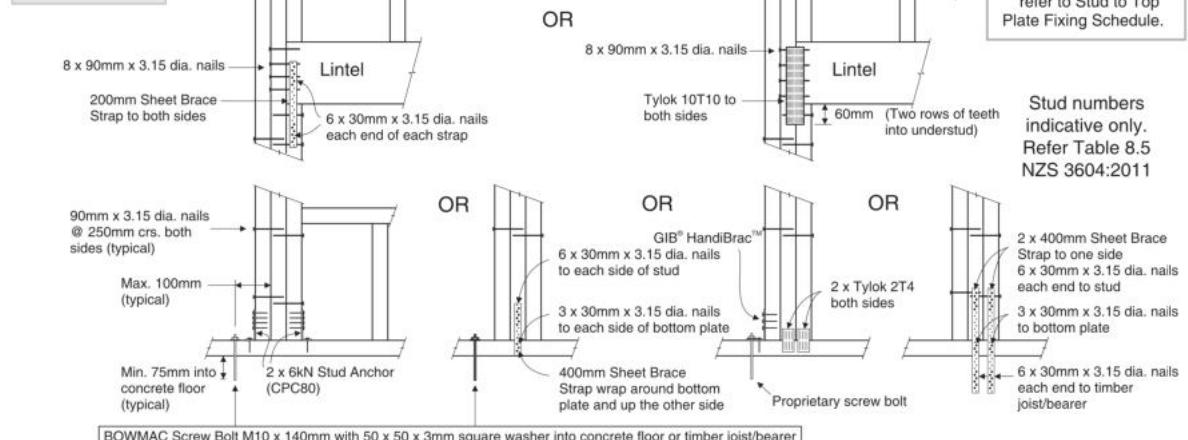
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FRAMING DETAILS

Sales: R Gould Drawn: M Glynn QS: W Xian Print Date: 12/06/2023 Scale: NTS @ A3

LINTEL FIXING OPTIONS**TYPE E 1.4kN****TYPE F 4.0kN****TYPE G 7.5kN****TYPE H 13.5kN****CONSENT PLANS**

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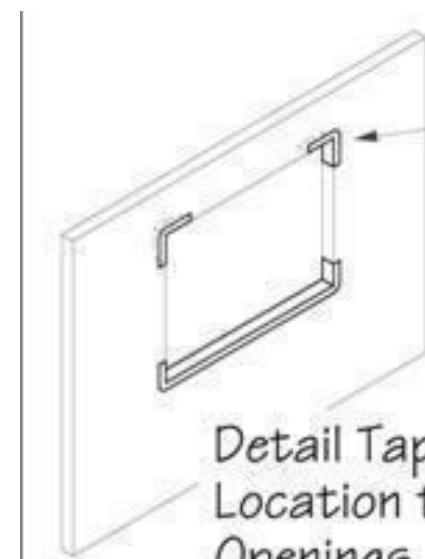
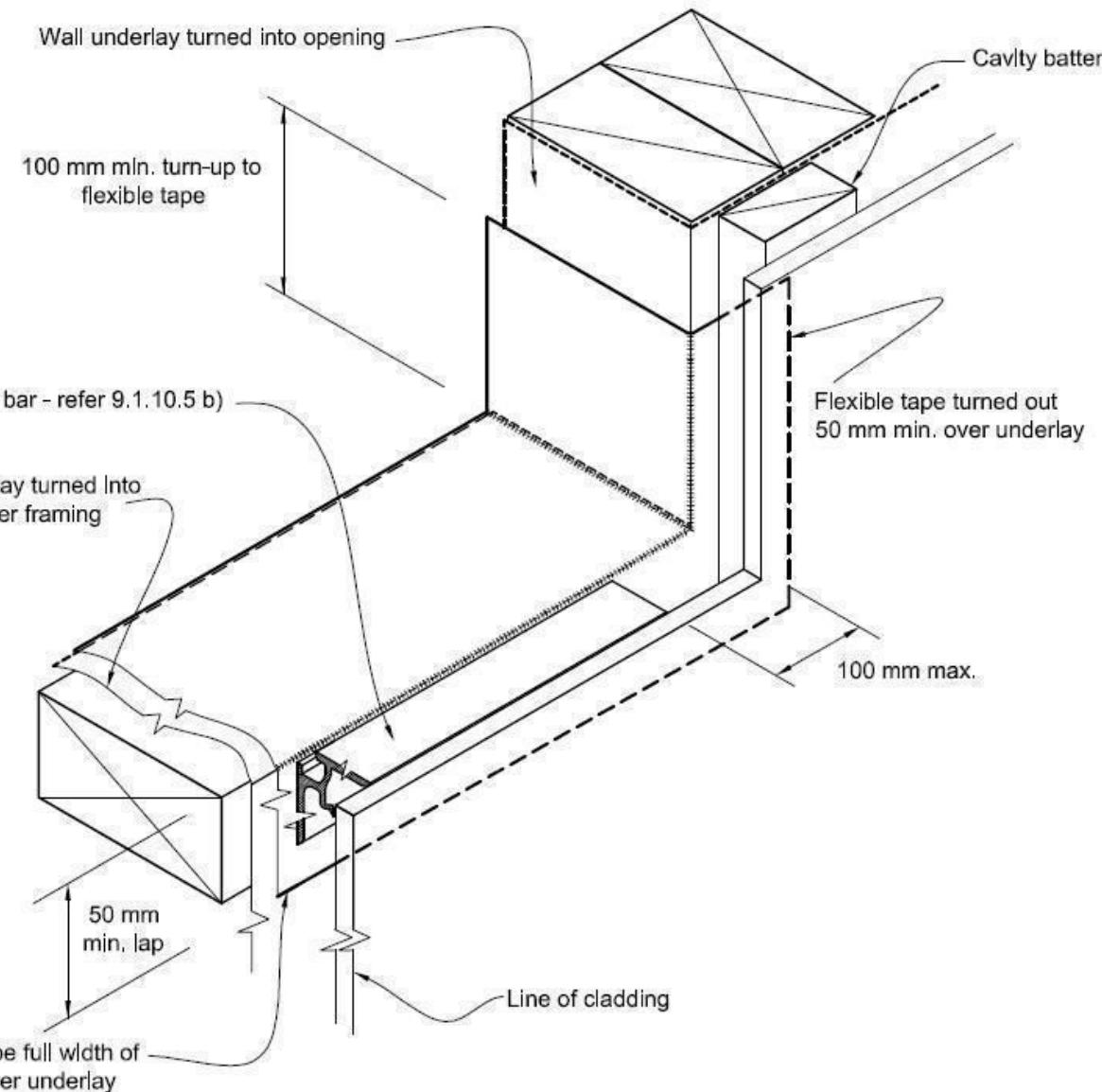
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Figure 72B: General window and door opening with drainage cavity

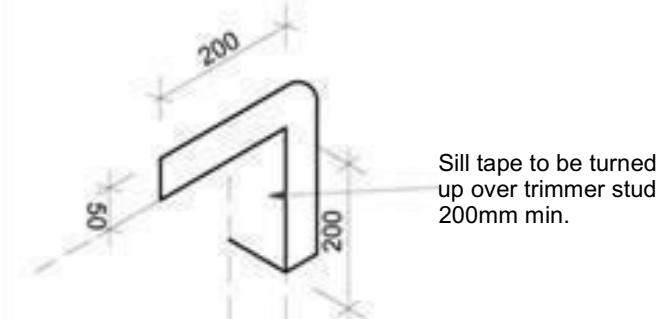
Paragraphs 9.1.5, 9.1.9.3, 9.1.10.2, Figures 73C, 76, 85, 86, 91, 99, 116 and 128

NOTE:

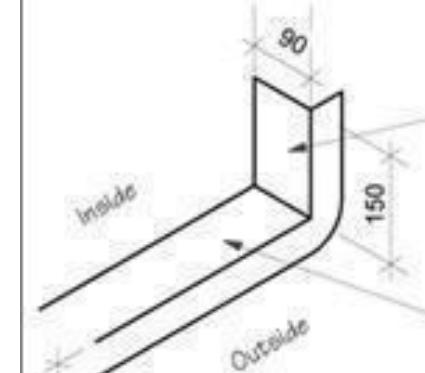
- (1) Detailed cladding omitted for clarity, refer to specific claddings.
- (2) Head to be treated similarly with continuous wall underlay and flexible tape at corners.
- (3) Refer individual cladding details for jamb flashings.



Detail Tape Location to Wall Openings



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



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

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

Sill Tape Flashing Detail

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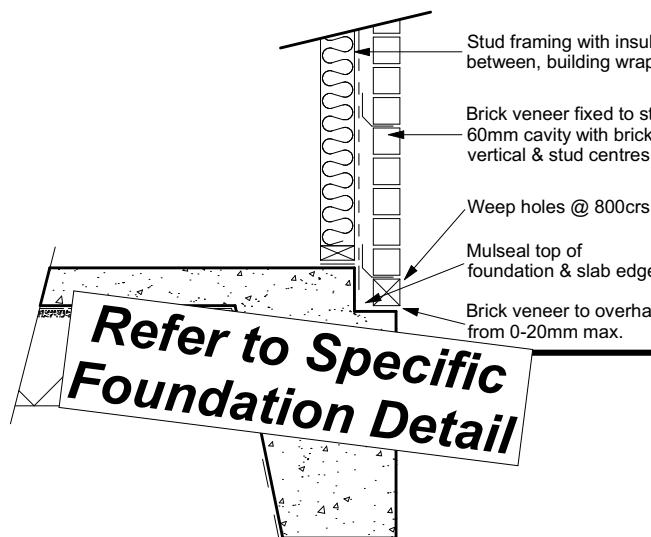
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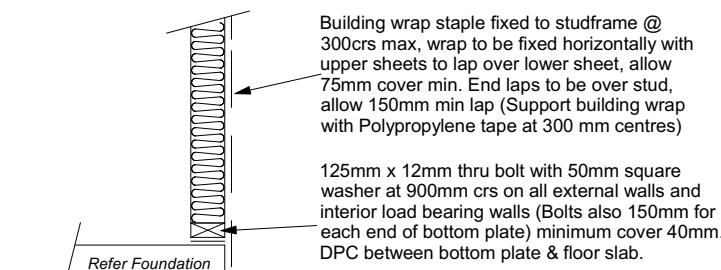
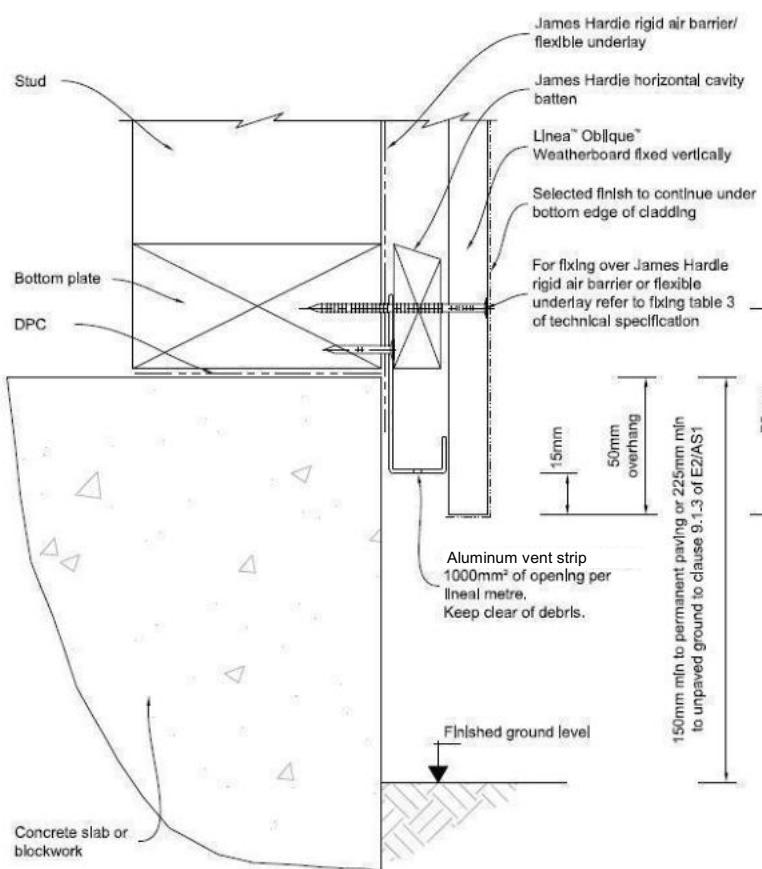
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Brick Veneer Foundation
Scale 1:20



Stud framing to slab
Scale 1:20

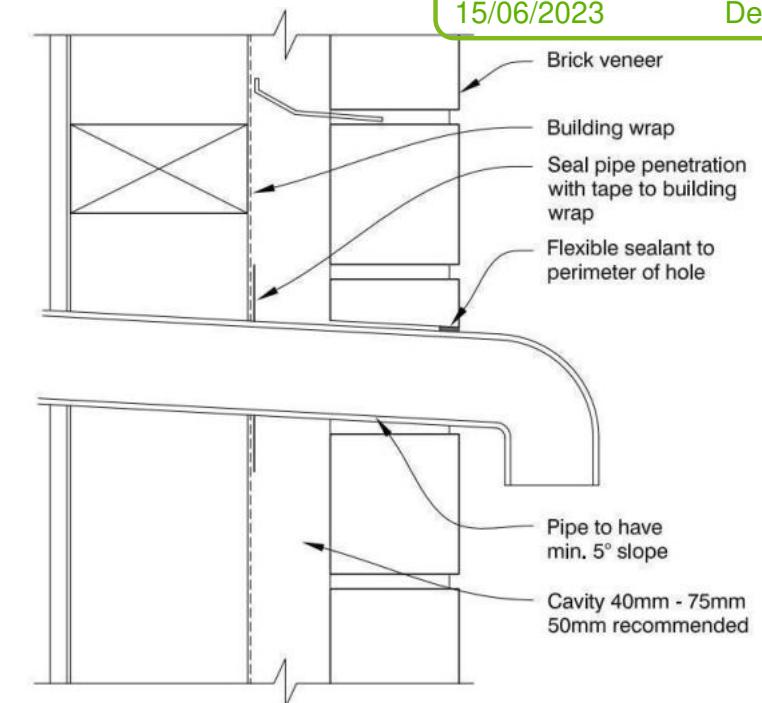
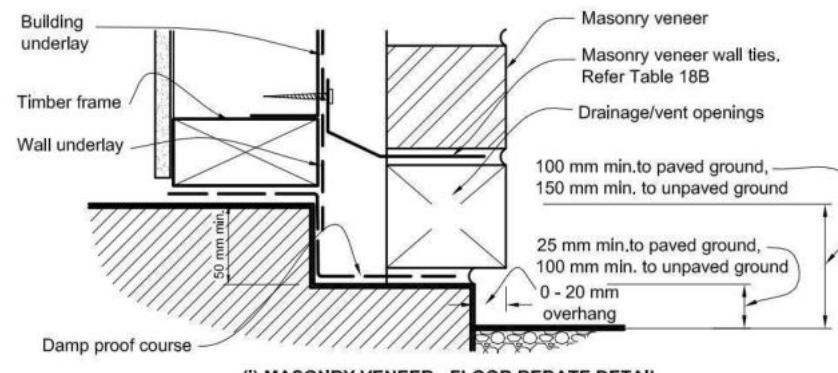


Figure 65: Levels and garage openings
Paragraphs 9.1.3, 9.1.3.4, 9.2.5, Table 18

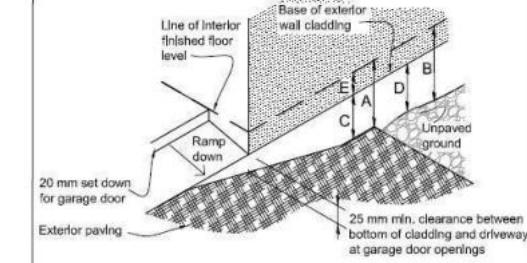


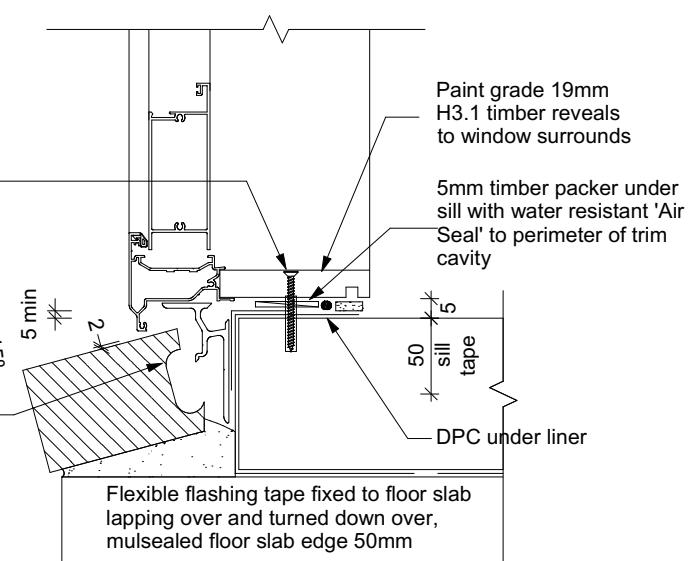
Table 18: Minimum clearances					
Minimum clearances (mm)	Masonry veneer		Other claddings		
	A	B	A	B	C
Concrete slab	100	150	150	225	100
Timber floor (Refer Note 1)			100	175	502

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

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

Continuous ventilated support bar fixed to sill plate with 50mm screws, top face of bar to be fitted level & 5mm min above sill plate

Coat bricks, if flat, with waterproofing agent



Door Sill to Slab Detail
Scale 1:20

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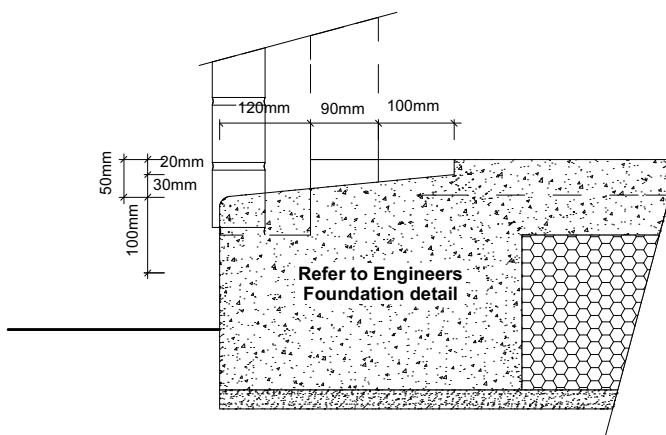
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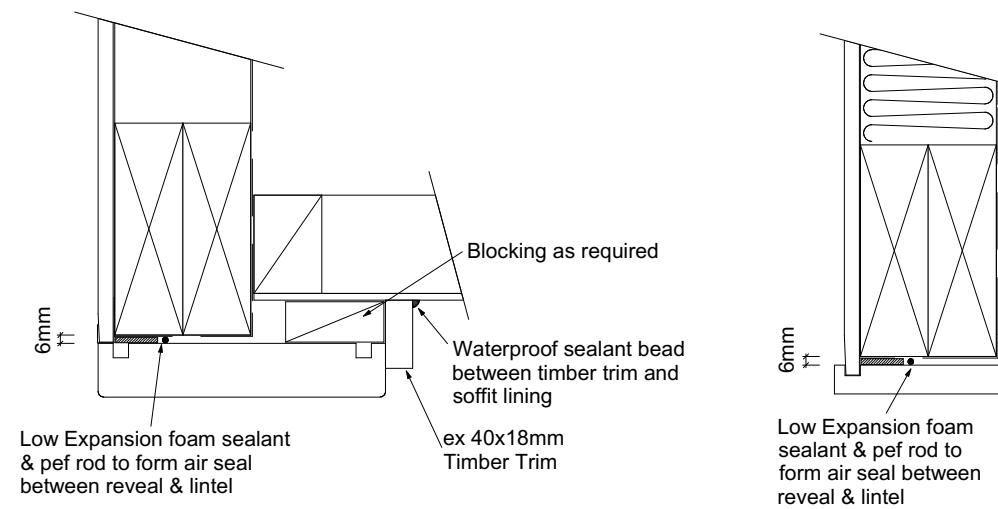
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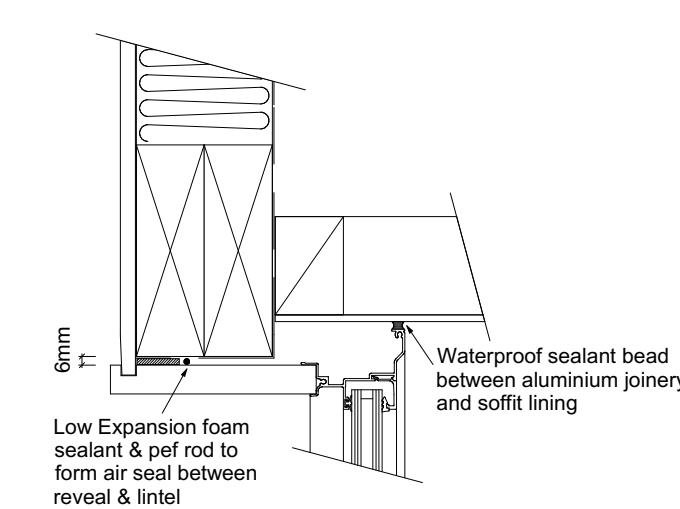
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Garage Door Rebate Details
Scale 1:10



Garage Door Head to Soffit
Scale 1:5



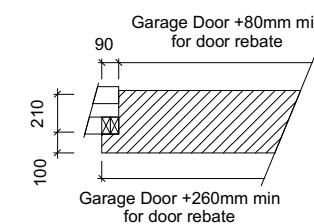
Window Head to Soffit Detail
Scale 1:5

9.1.10.8 Attachments for windows and doors

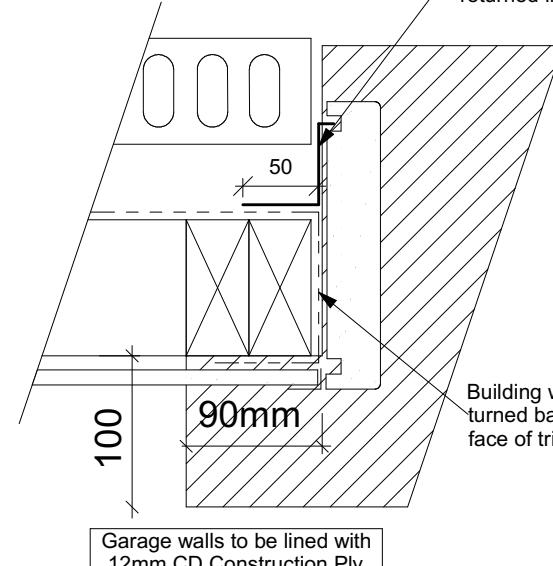
Install windows and doors using pairs of minimum 75 x 3.15 galvanised jolt head nails or 8 gauge x 65 mm stainless steel screws, through reveals into surrounding framing at:

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

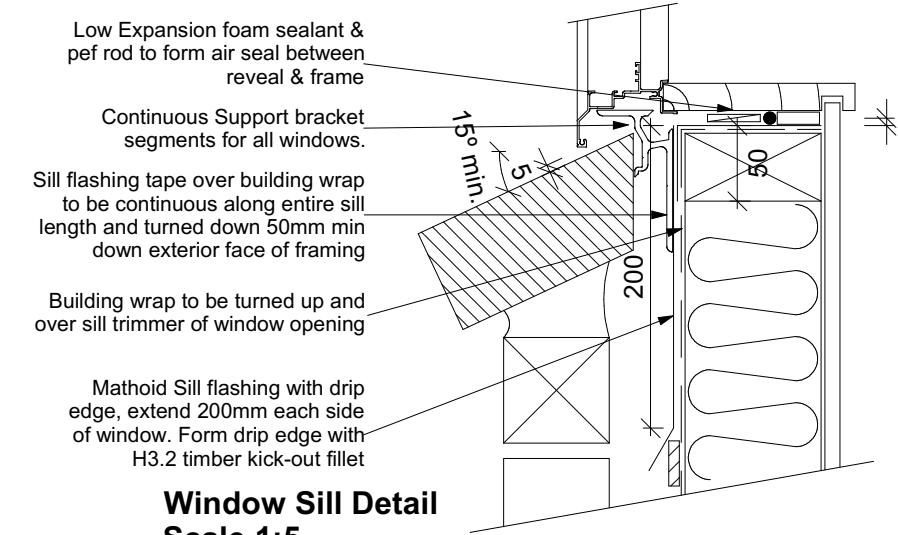
Install packers between reveals and framing at all fixing points, except between head reveals and lintels.



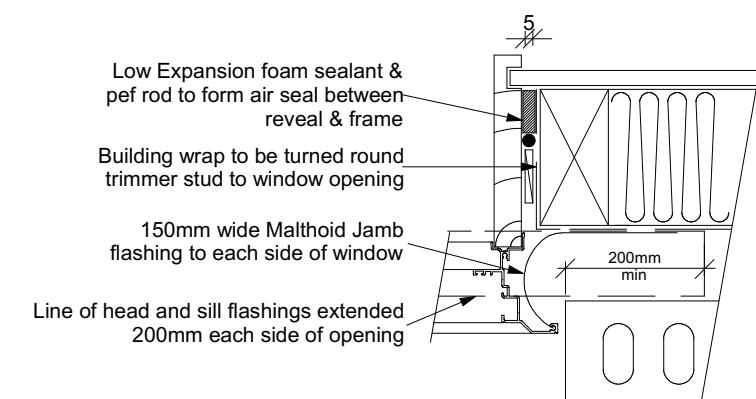
Masons 40 Below flashing tape to garage door reveal/brick veneer junction, Detail tape flashing to be returned into reveal rebate.



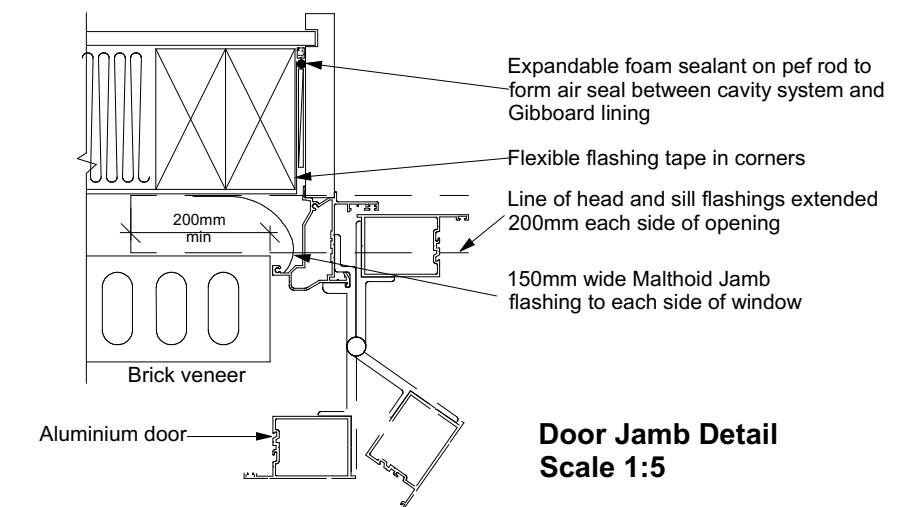
Garage Door Jamb Detail
Scale 1:5



Window Sill Detail
Scale 1:5



Window Jamb Detail
Scale 1:5



Door Jamb Detail
Scale 1:5

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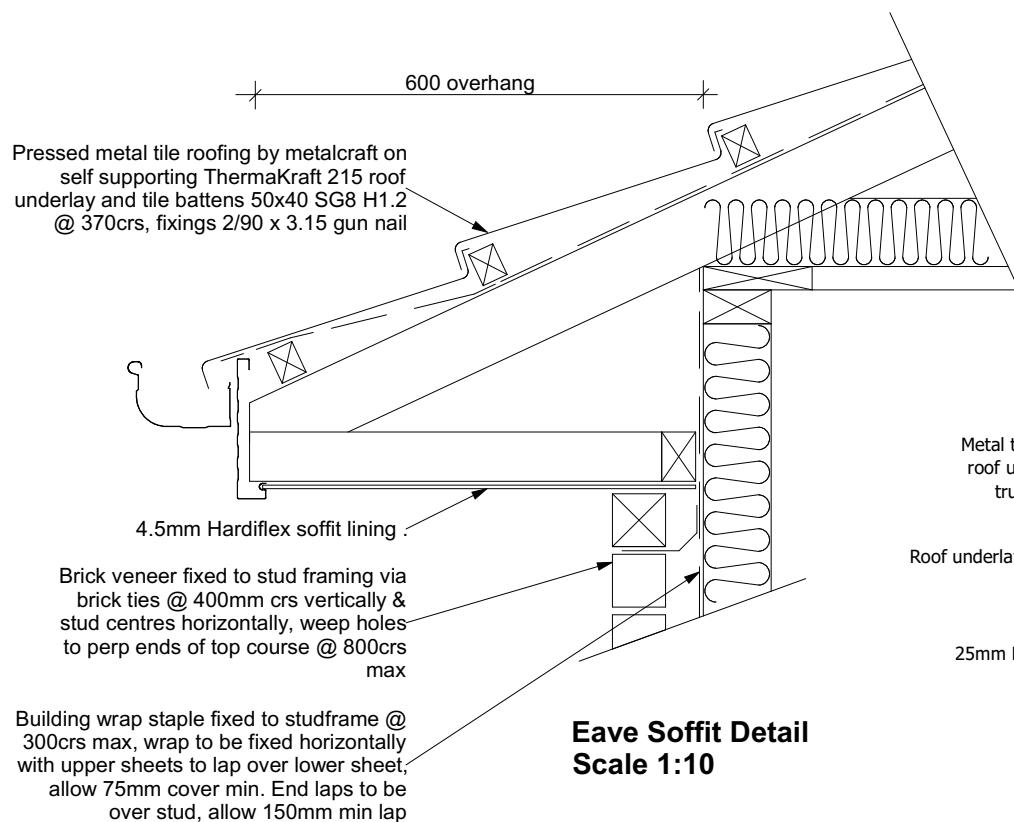
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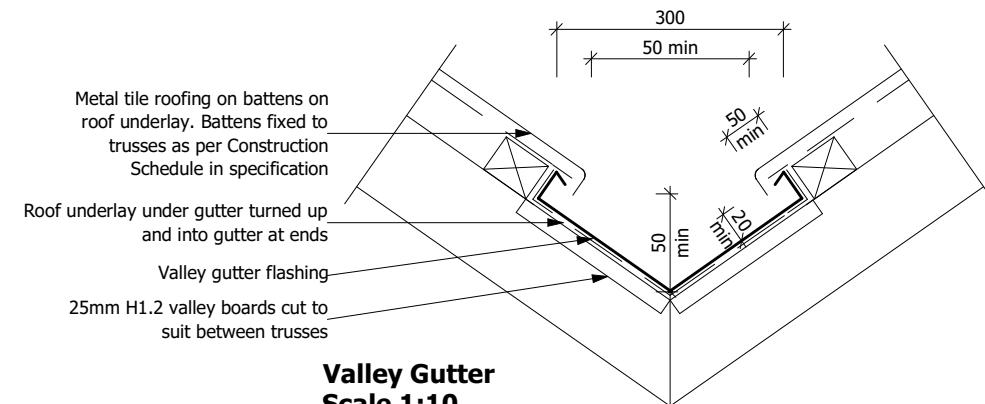
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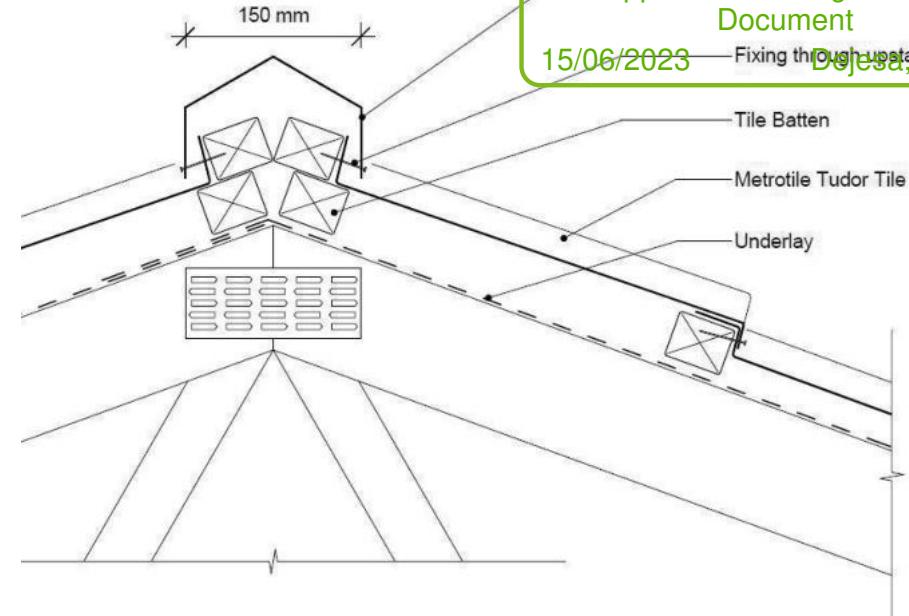
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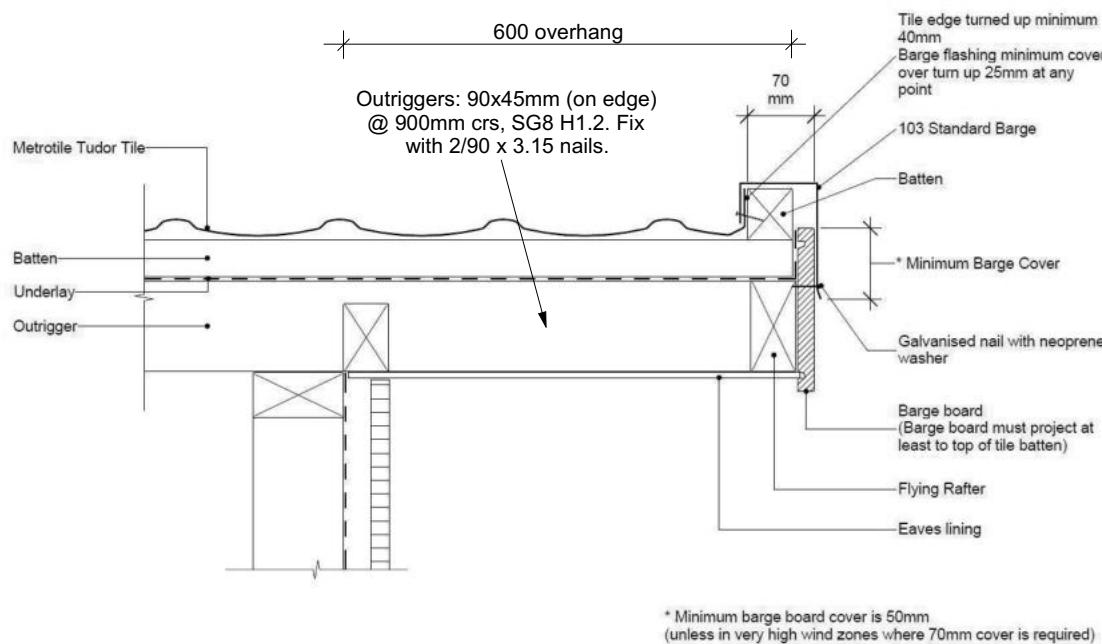
Eave Soffit Detail Scale 1:10



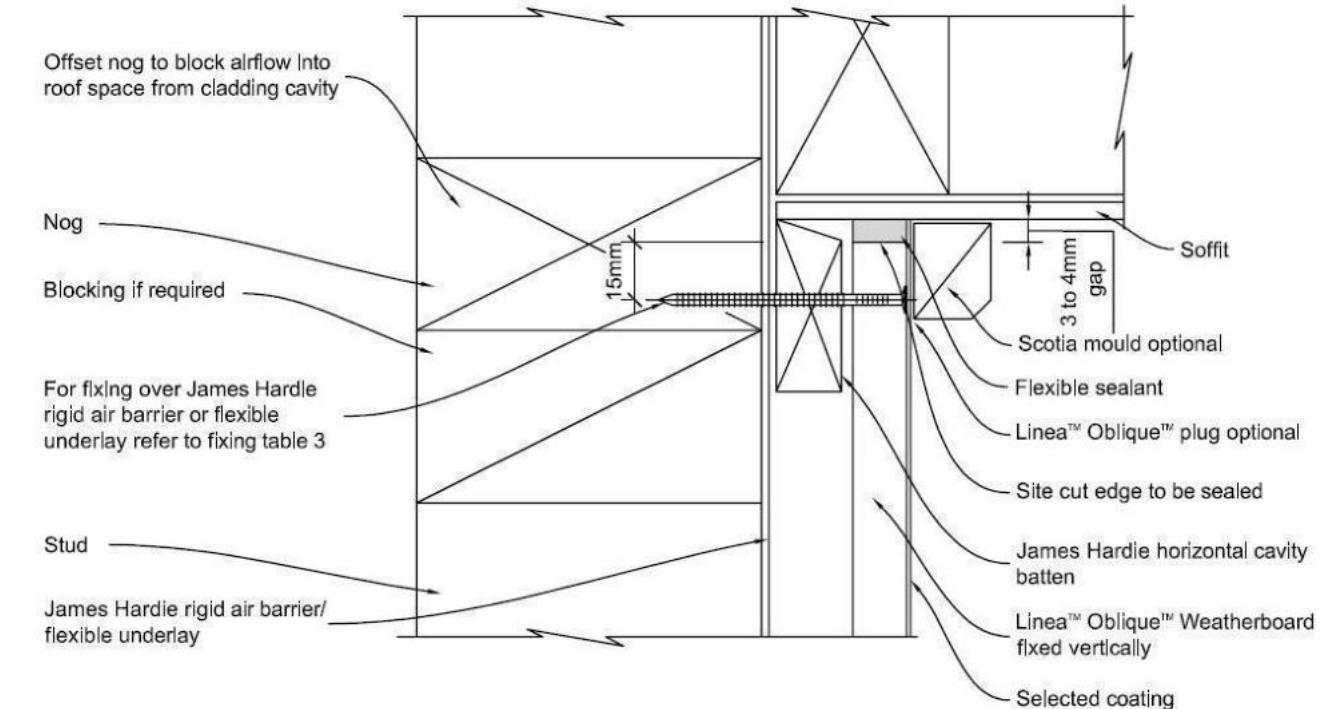
Valley Gutter Scale 1:10



Metal Tile Angle Ridge Detail Scale NTS



Metal Tile Gable Detail Scale NTS



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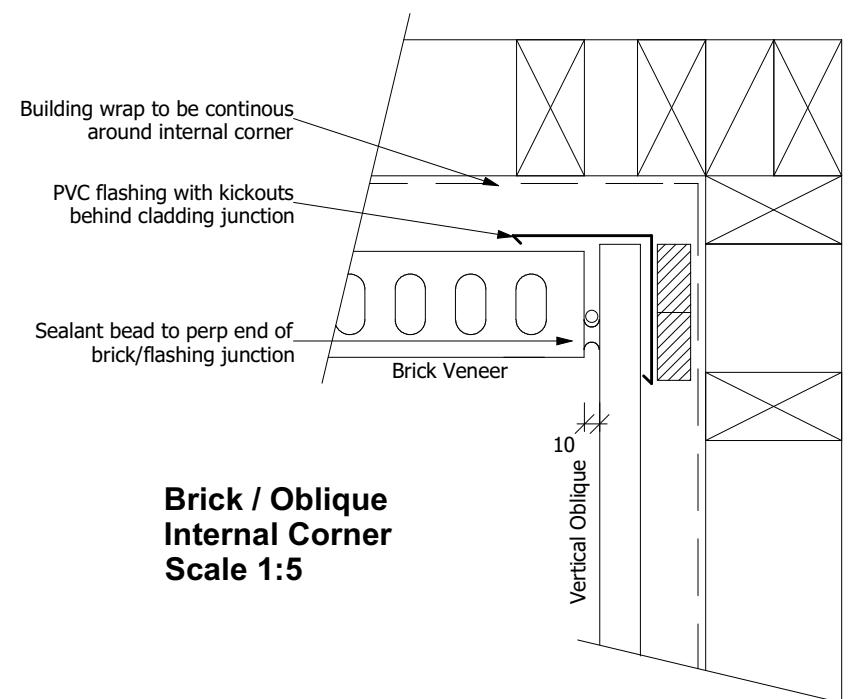
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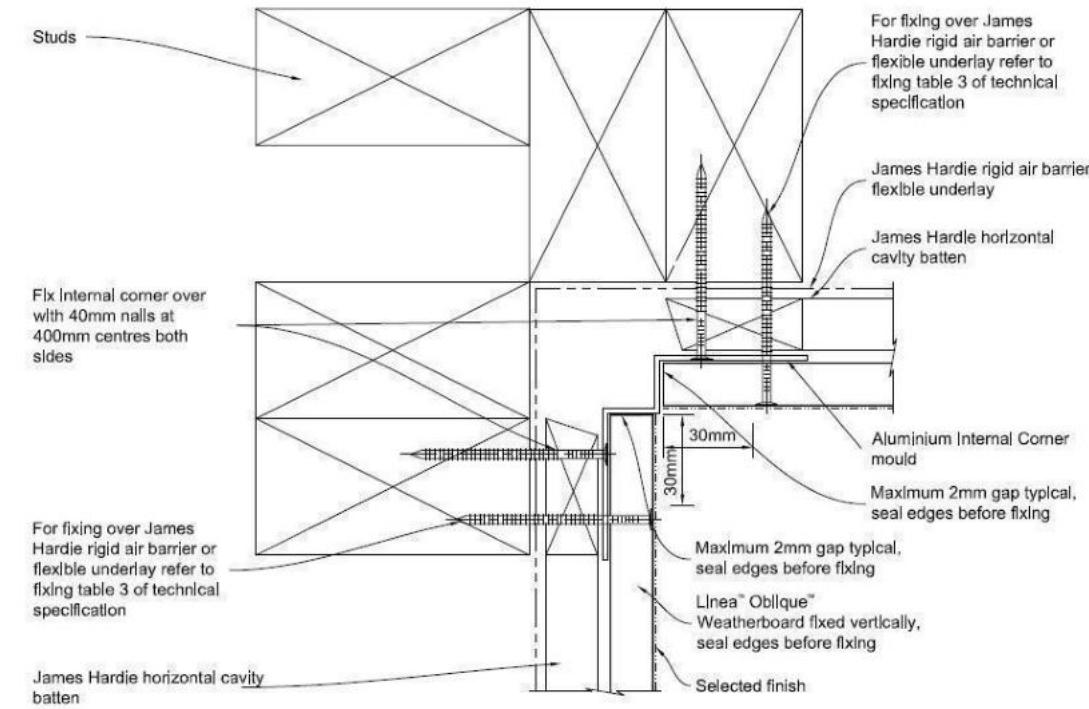
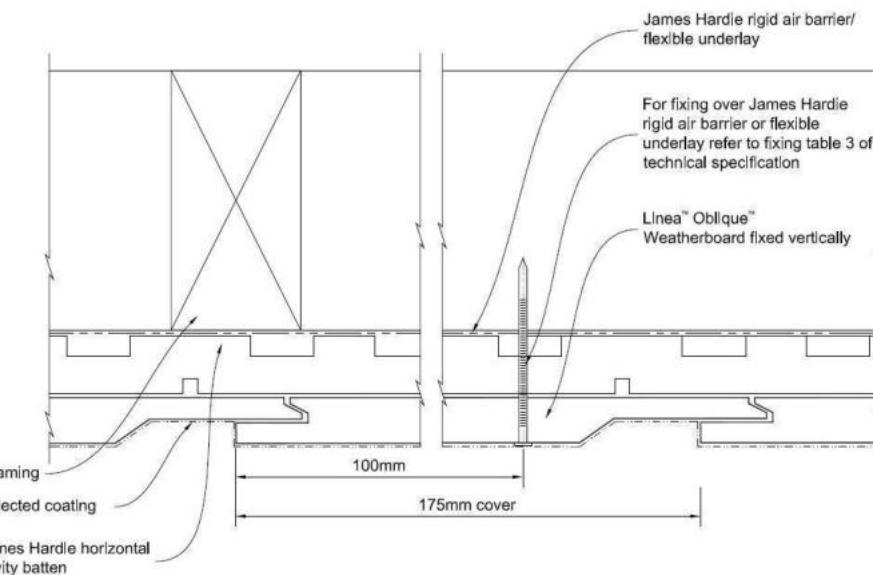
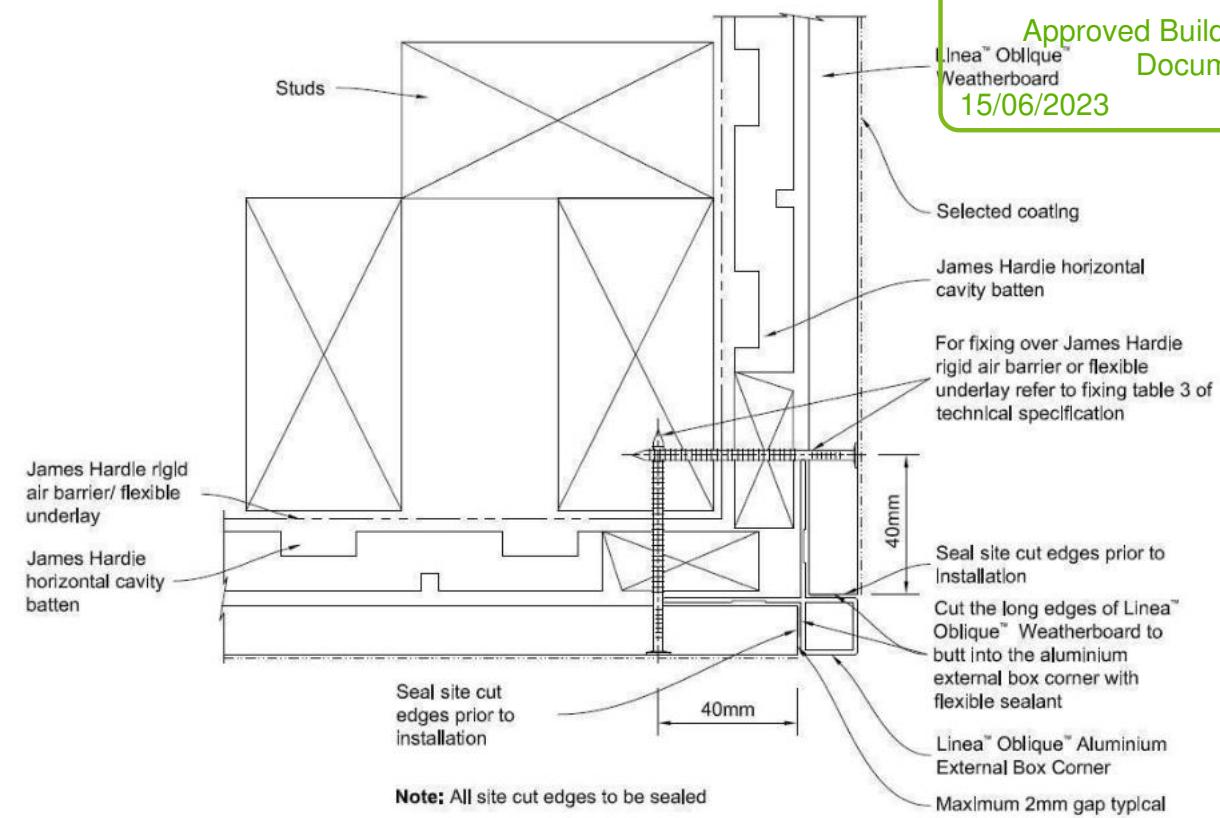
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Brick / Oblique Internal Corner
Scale 1:5



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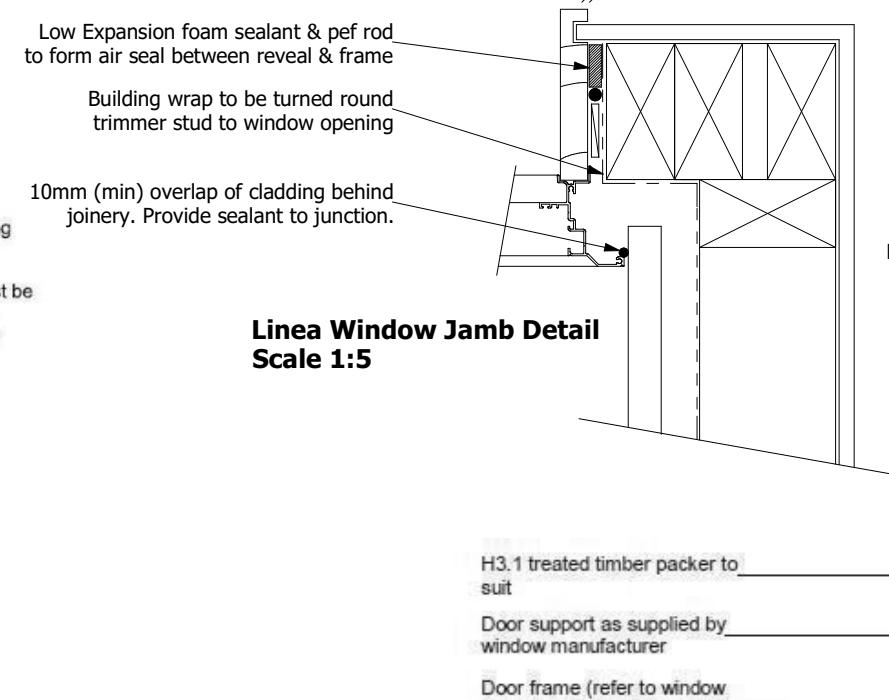
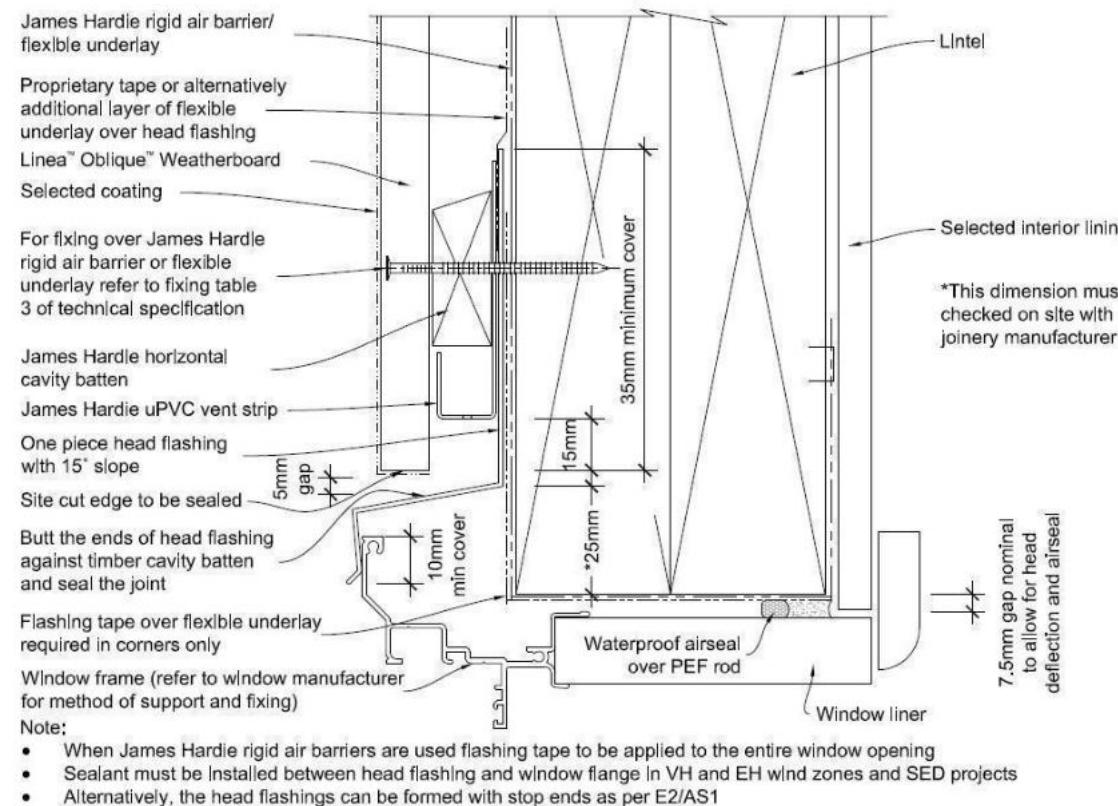
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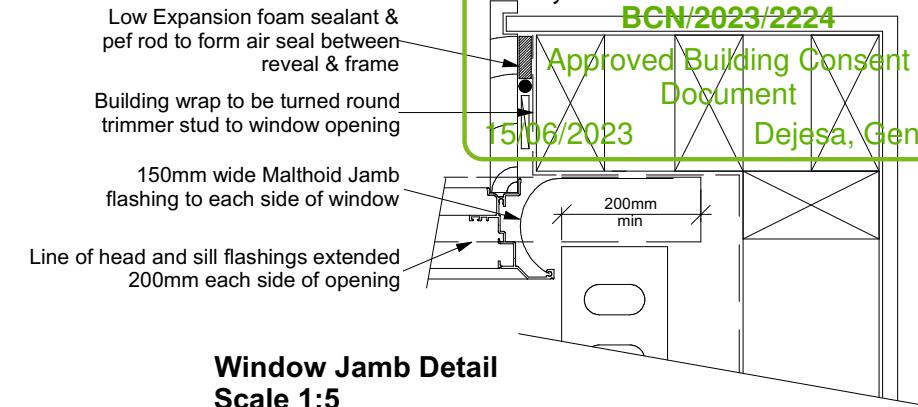
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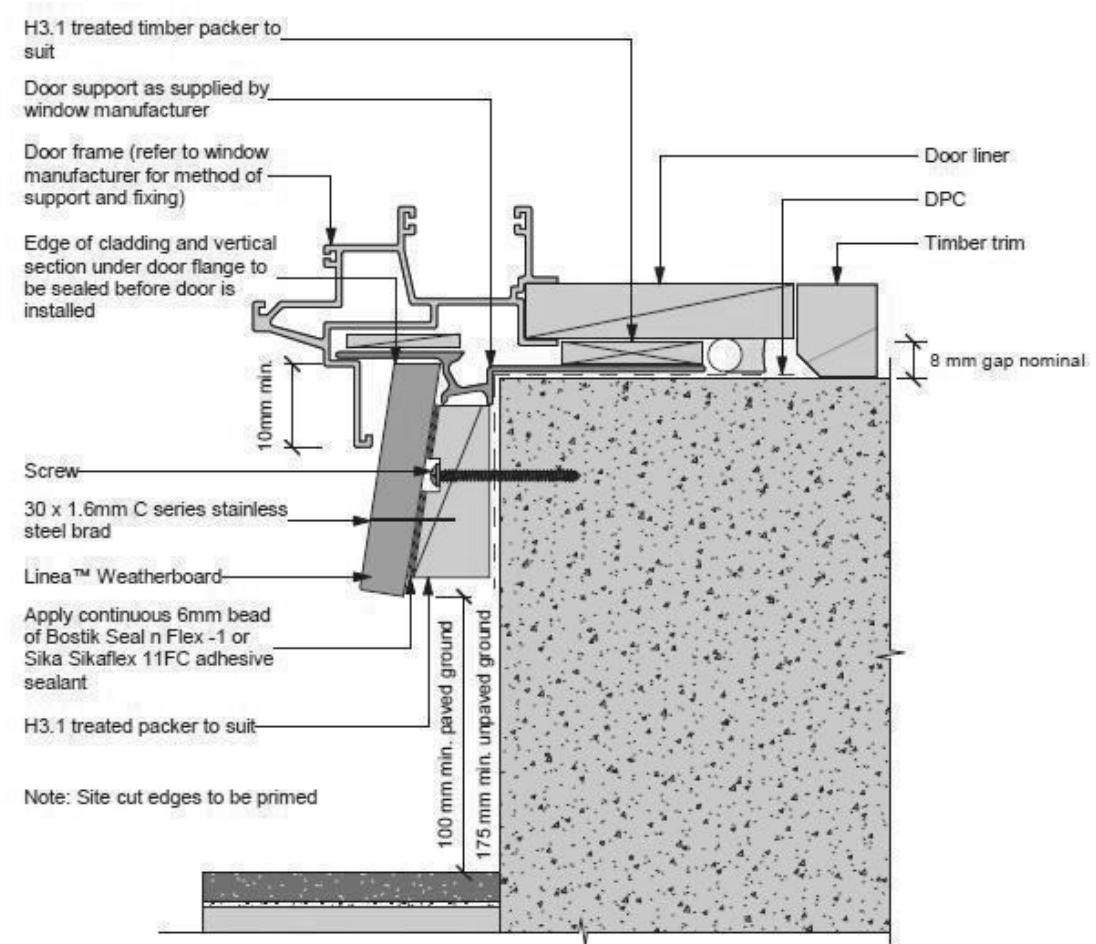
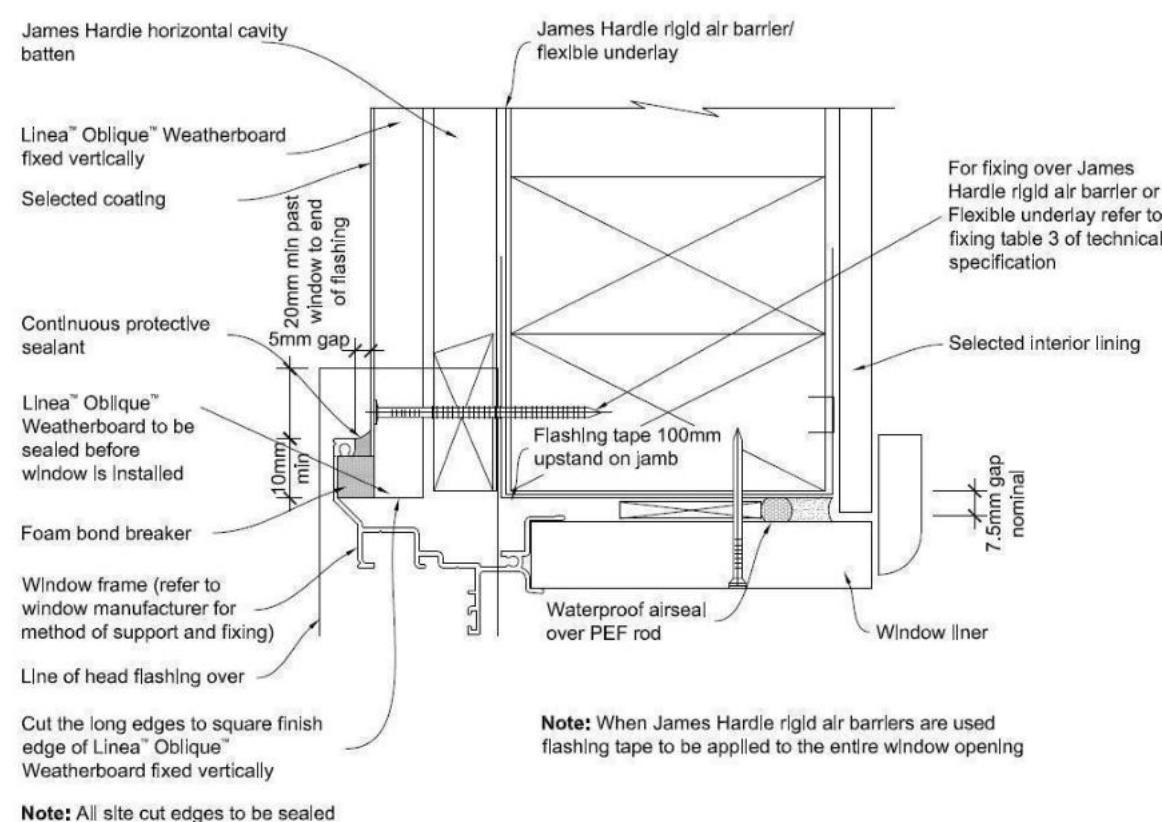
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Linea Window Jamb Detail
Scale 1:5



Window Jamb Detail
Scale 1:5



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

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

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Original Plan:
Finch

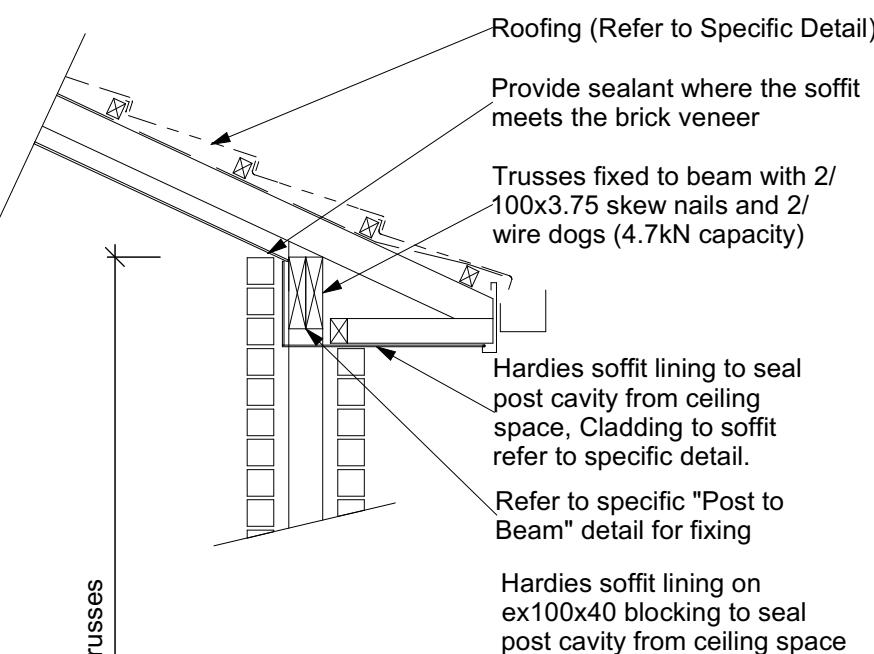
Sheet Name:
CONSTRUCTION DETAILS

CONSENT PLANS

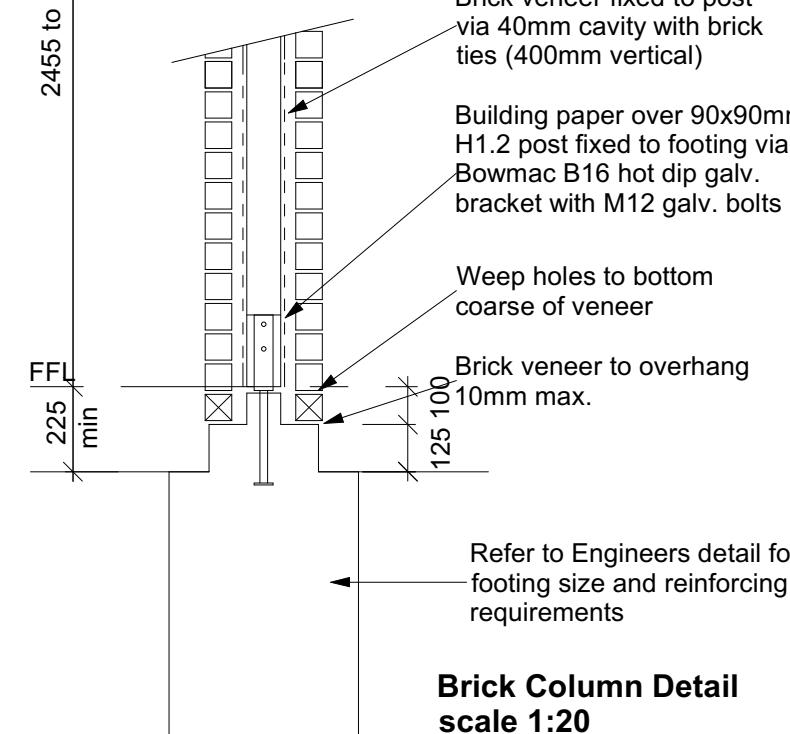
No.	Date:	Reason:
1	19-04-2023	Initial Consent Plans

Sheet No.:
21

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2455 to u/s of trusses



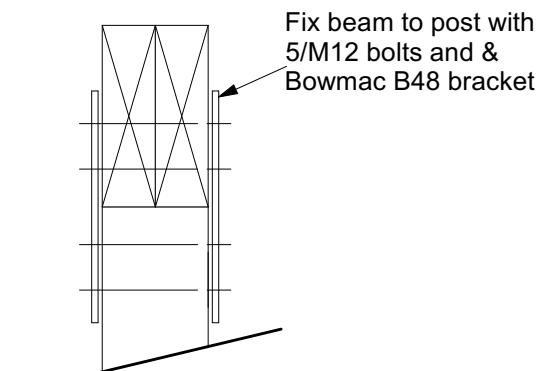
FFL min

225

125 100

Brick Column Detail scale 1:20

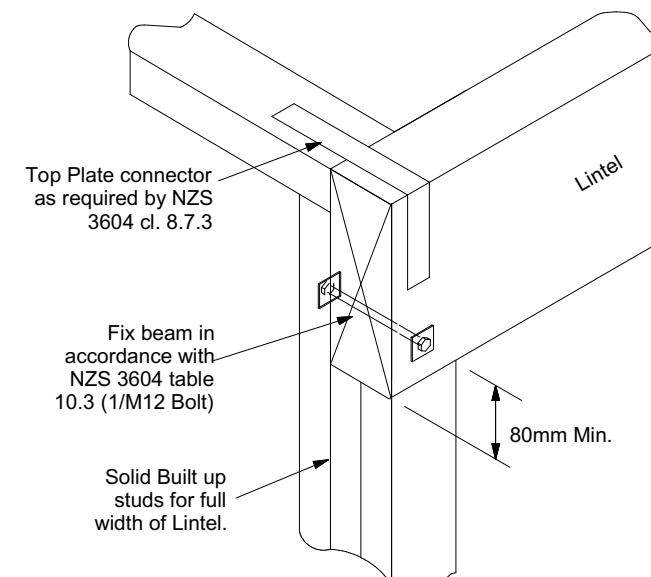
Note: This detail to be read in conjunction with foundation plan to determine locations



**Post to Lintel
Fixing Detail
scale 1:10**

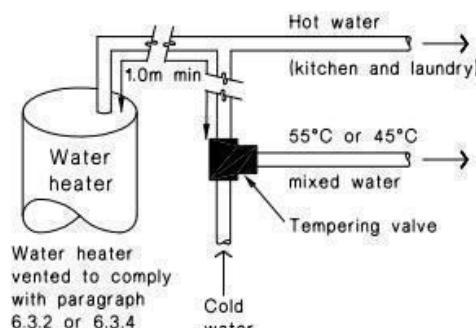


**Post to lintel detail
Scale NTS**



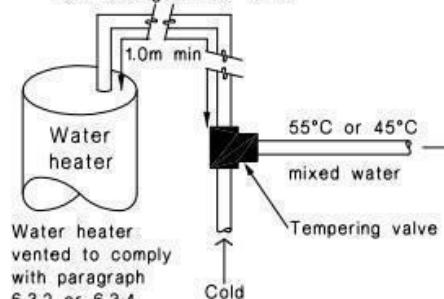
**Lintel to wall detail
Scale NTS**

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)

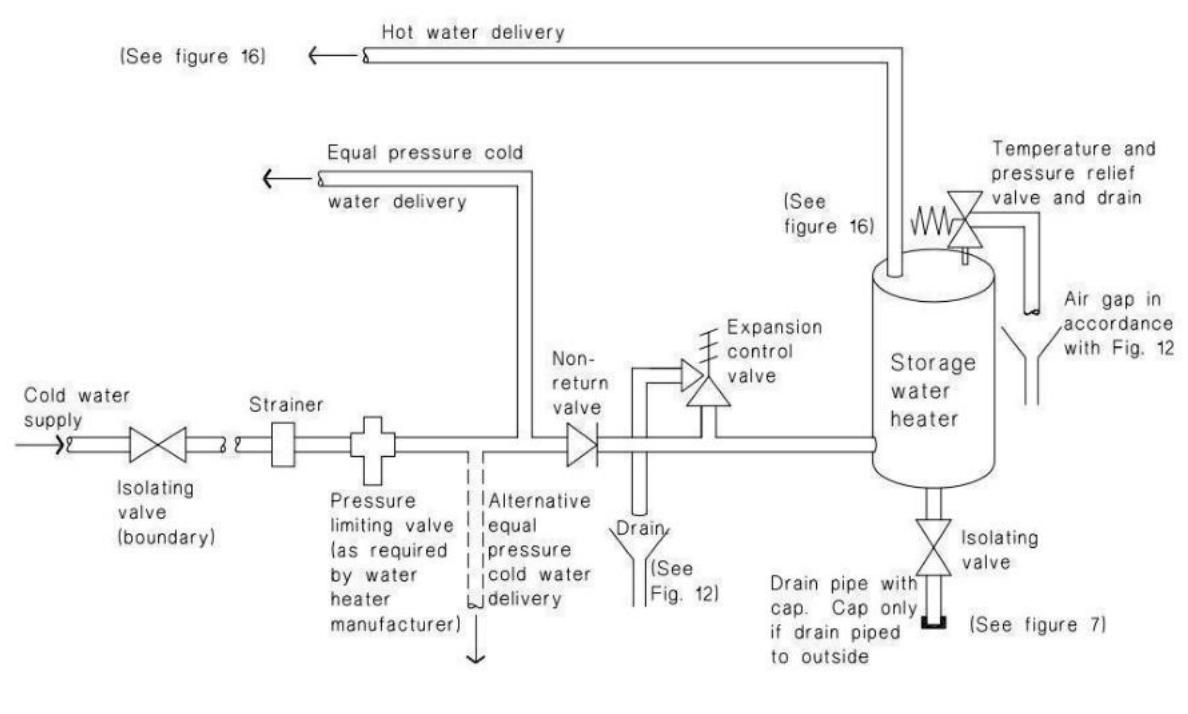
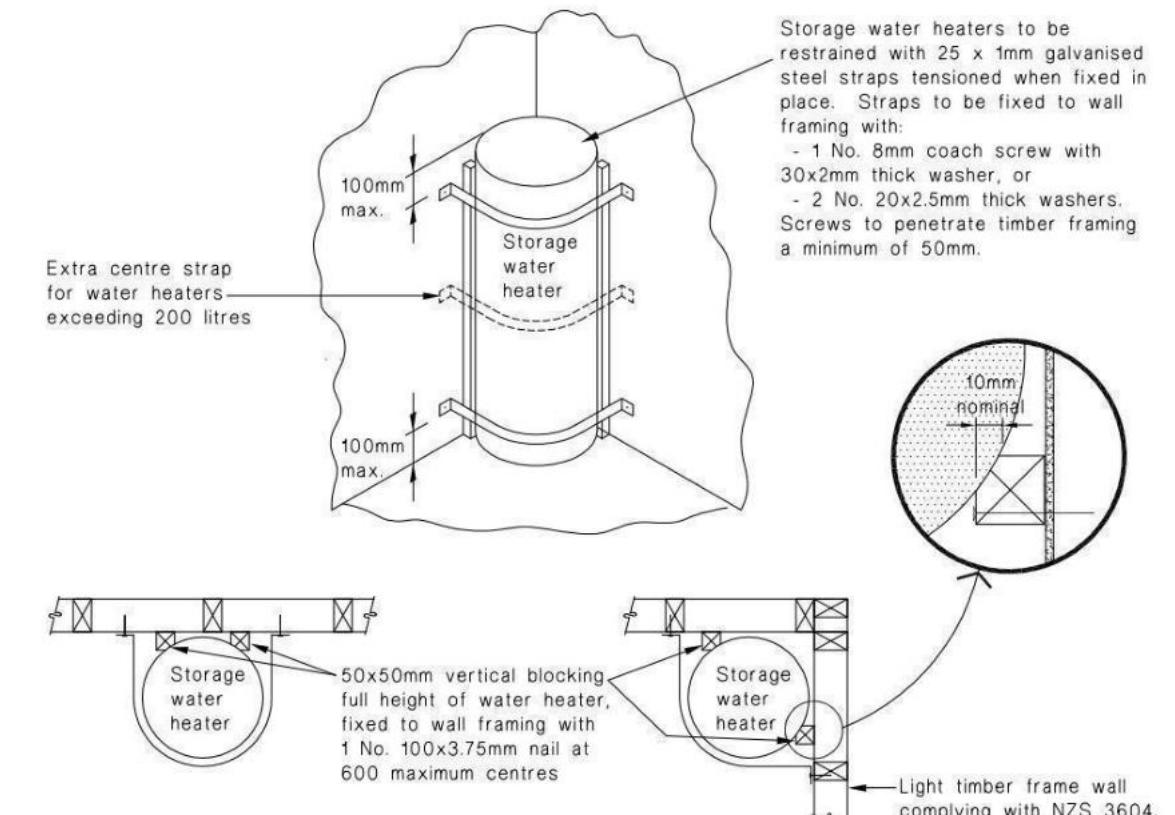
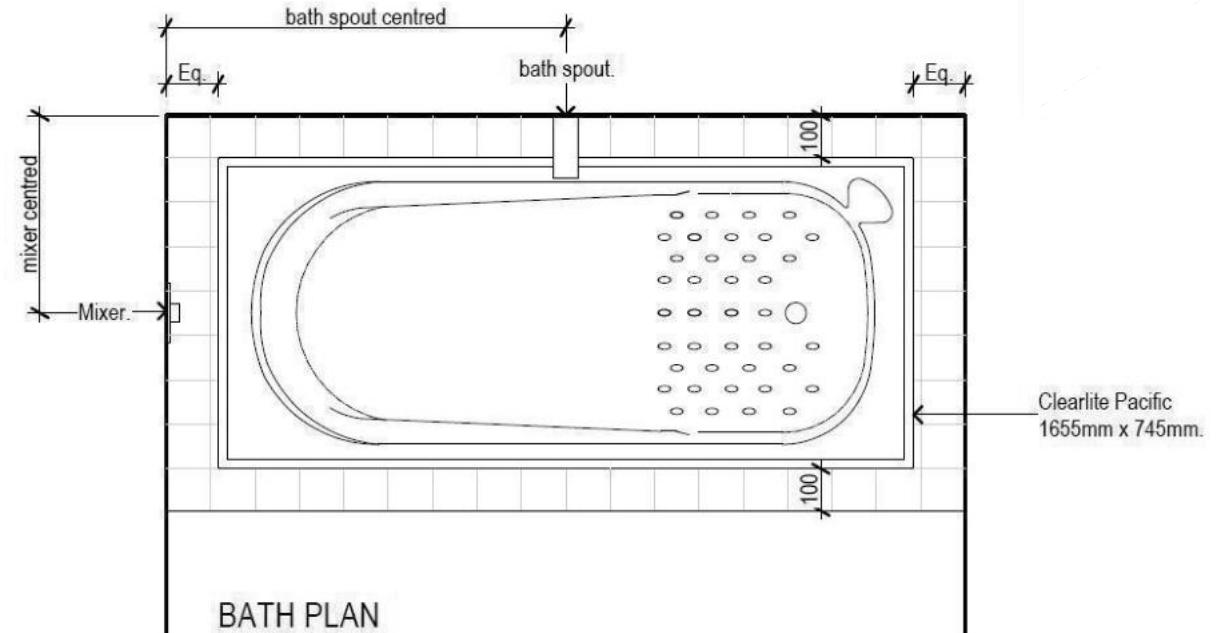
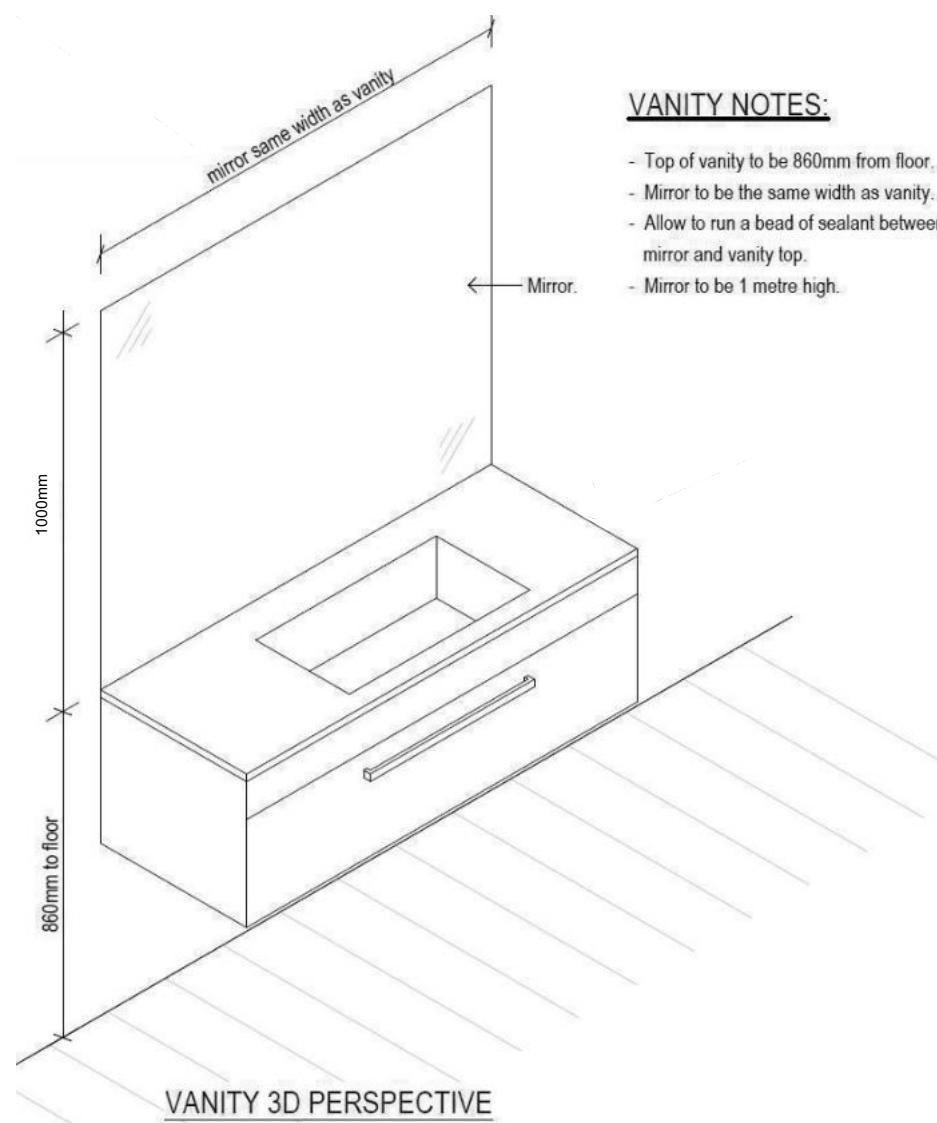


Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4





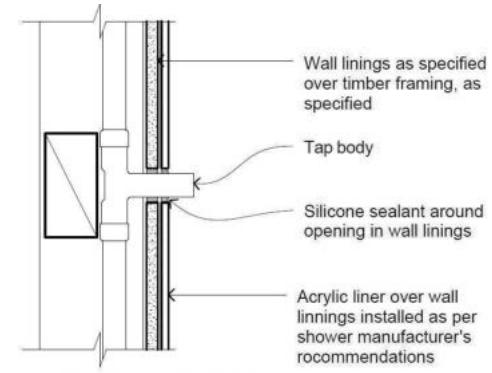
BATH PLAN



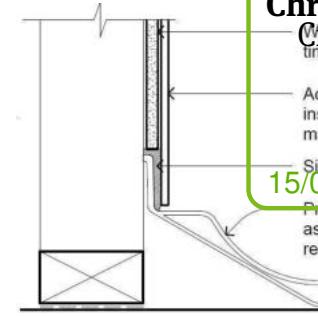
VANITY 3D PERSPECTIVE

VANITY NOTES

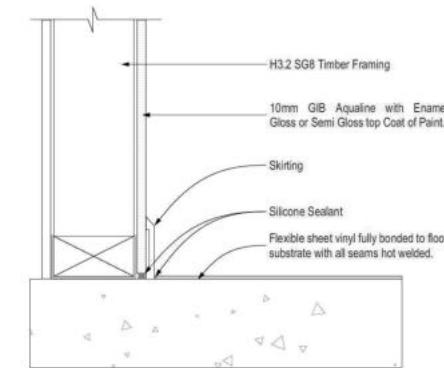
- Top of vanity to be 860mm from floor.
 - Mirror to be the same width as vanity.
 - Allow to run a bead of sealant between mirror and vanity top.
 - Mirror to be 1 metre high.



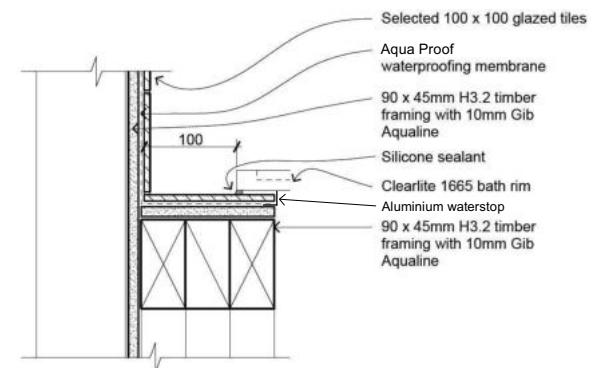
PENETRATION DETAIL



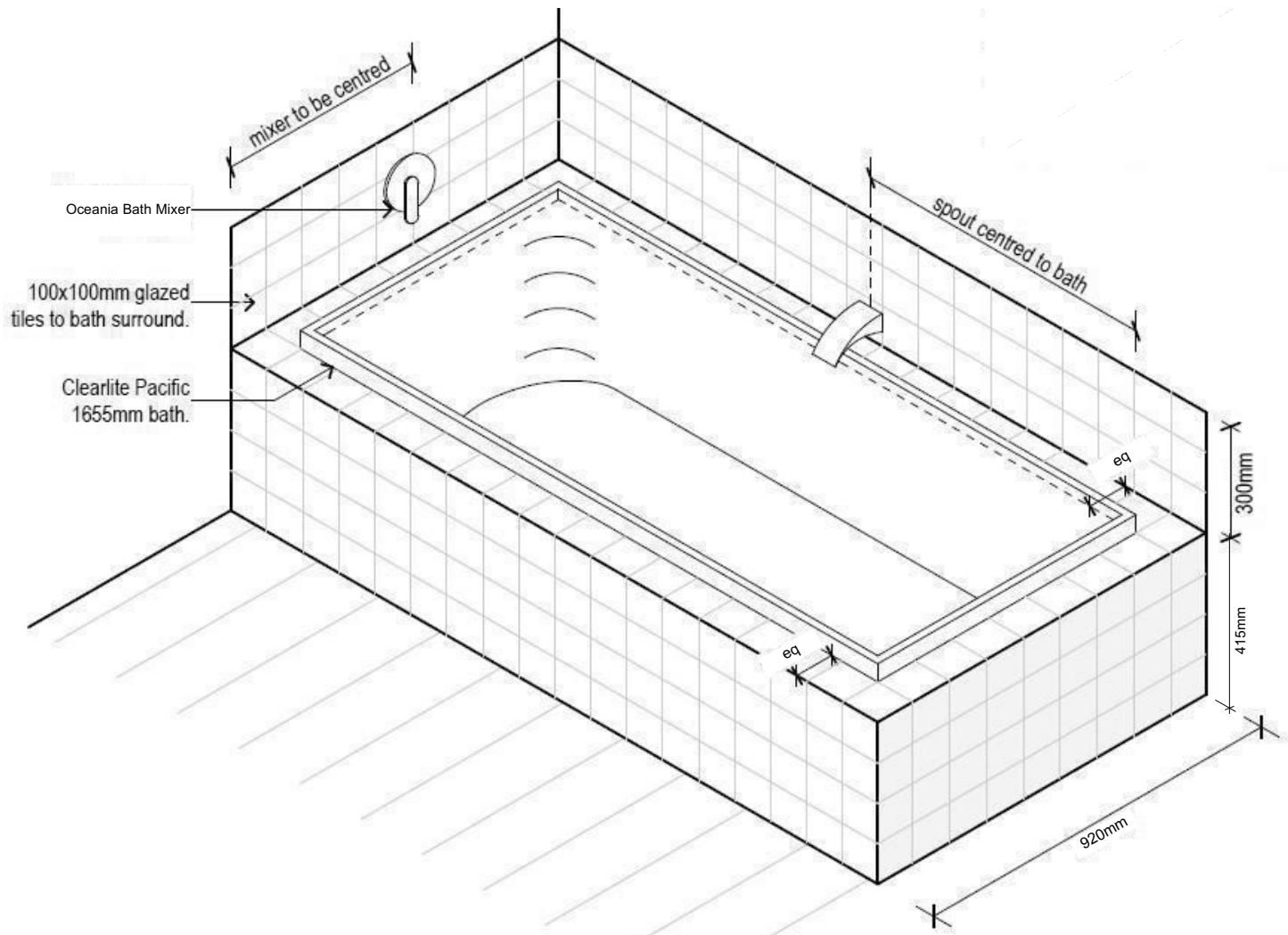
SHOWER TRAY DETAIL



GENERAL FLOOR/WALL DETAIL



BATH/WALL JUNCTION



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



TKR Homes Ltd.
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Alana Joe & Benno Kappers
Lot 40 - Kennedy's Green
30 Grovers Road
Halswell, Christchurch

Job Number: 146885	Original Plan: Finch	Sheet Name: BATHROOM DETAILS	CONSENT PLANS		
			No.	Date:	Reason:
			1	19-04-2023	Initial Consent Plans
Sales: R Gould	Drawn: M Glynn	QS: W Xian	Print Date: 12/06/2023	Scale: NTS @ A3	
of 27 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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Document

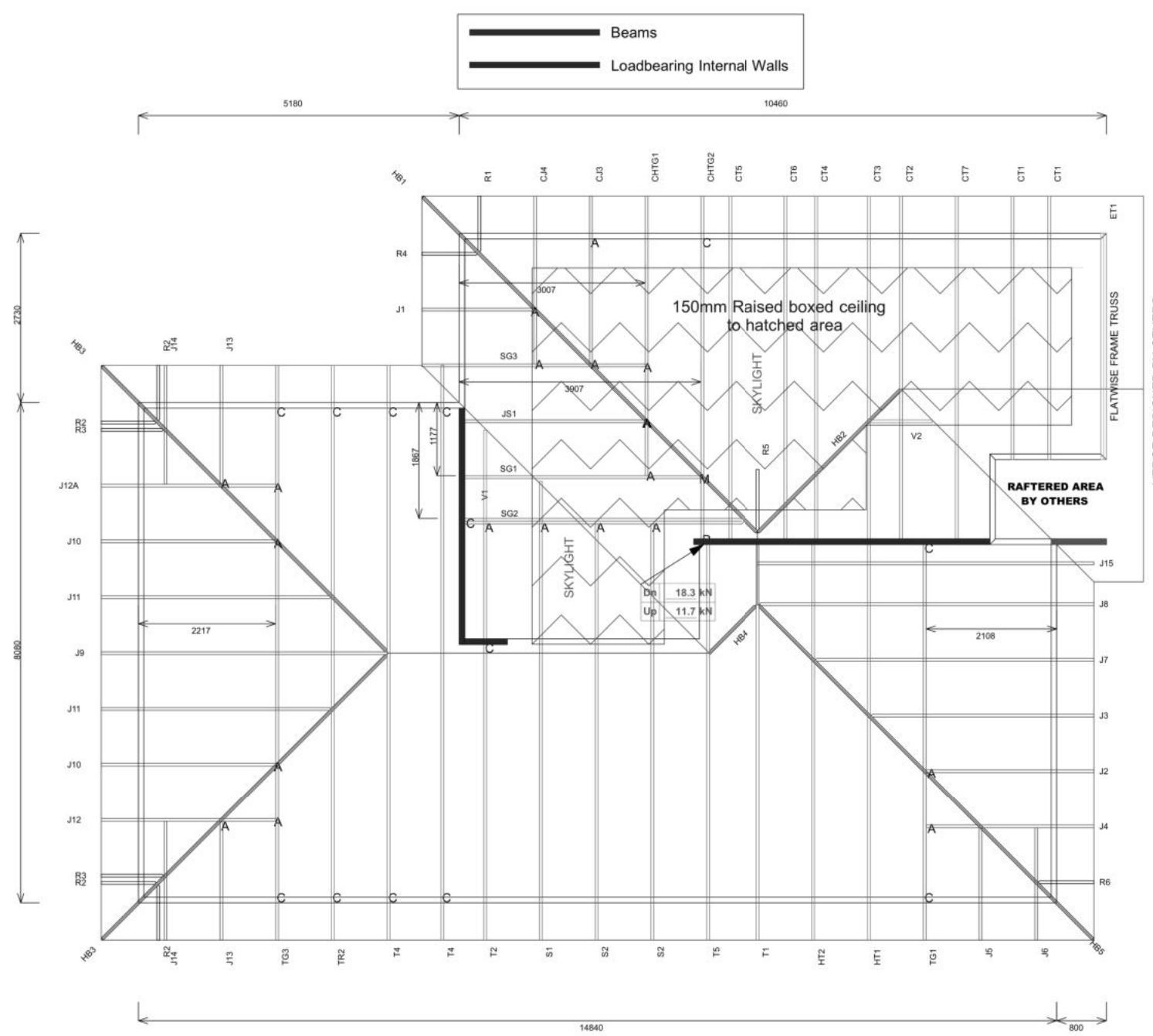
15/06/2023

Dejesa, Genesis

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

- Fix raking top chord to vertical web with Strutlok Sl125.
- Fix bottom chord to top plate with 3 x 90mm power driven nails near to each web (or @ 600 ctrs max.)
- Fix each vertical web to stud below with 400mm Sheet Brace Strap (SSB) - 6 rails (30 x 3.15 dia) each end and 2 nails per plate in between.



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.

All 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: CH1378559C1

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

Job Name: Joe Kappers Lot 40 Kennedys Green

Address: Lot 40 Kennedys Green
Halswell, 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



Every Facet an Advantage.

Drawn: Bruce Barrow
Date: 17/11/2022

All dimensions are to be checked and confirmed prior to any construction
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Alana Joe & Benno Kappers
Lot 40 - Kennedy's Green
30 Grovers Road
Halswell, Christchurch

Job Number: 146885
Original Plan: Finch
Sheet Name: TRUSS DESIGN
Sales: R Gould
Drawn: M Glynn
QS: W Xian
Print Date: 12/06/2023
Scale: NTS @ A3

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Sheet No.: 25

of 27 sheets

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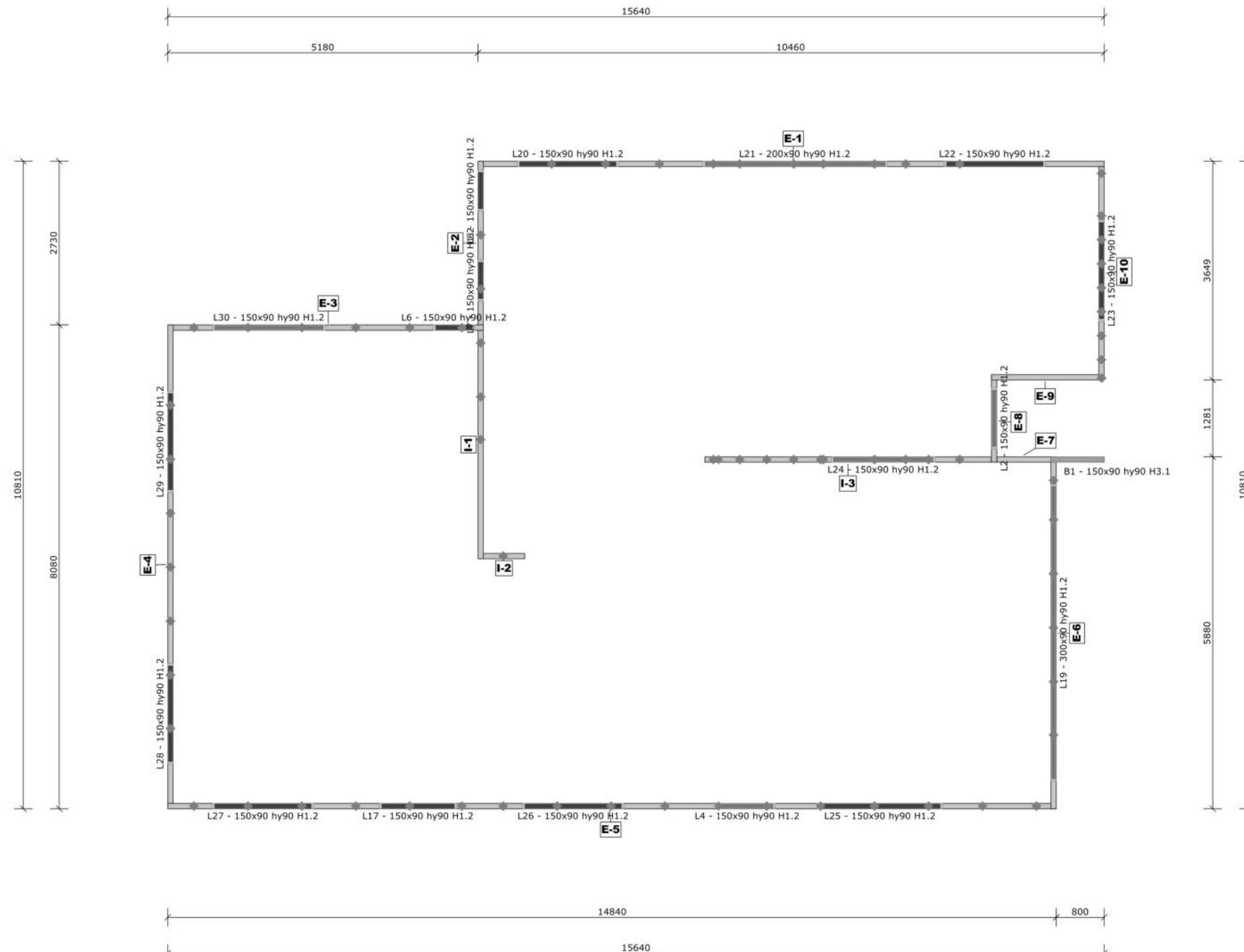


All internal walls shown on this layout are considered to be loadbearing
Lintel fixing specification remains the responsibility of the architect / draughtsperson

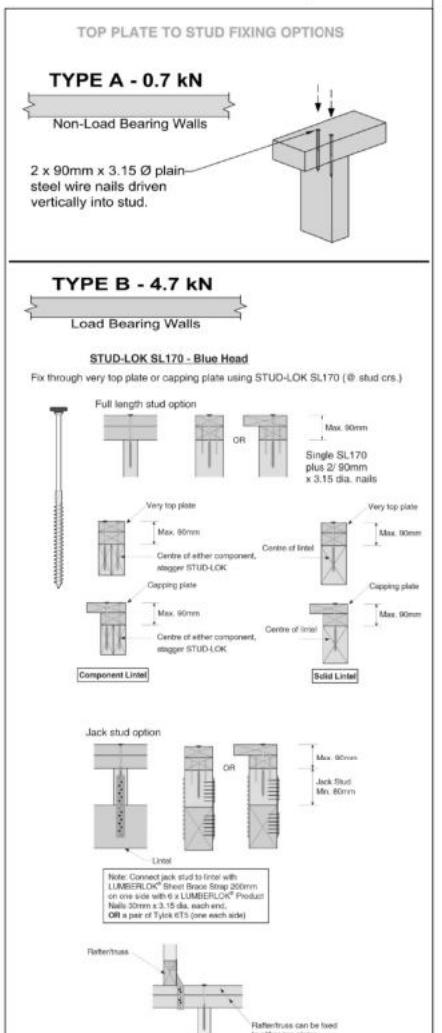
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Lintel Fixings are as per the included reports.



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



Job No: CH1378559C1

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

Job Name: Joe Kappers Lot 40 Kennedys Green

Address: Lot 40 Kennedys Green
Halswell, Christchurch

Drawn: Bruce Barrow
Date: 17/11/2022

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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Lot 40 - Kennedy's Green
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Halswell, Christchurch

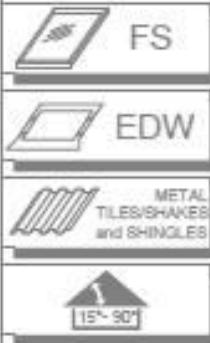
Job Number: **146885**
Original Plan: **Finch**
Sheet Name: **TRUSS DESIGN**
Sales: R Gould Drawn: M Glynn QS: W Xian Print Date: 12/06/2023 Scale: NTS @ A3

CONSENT PLANS

No.	Date:	Reason:
1	19-04-2023	Initial Consent Plans

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ELEVATION

Christchurch
City Council

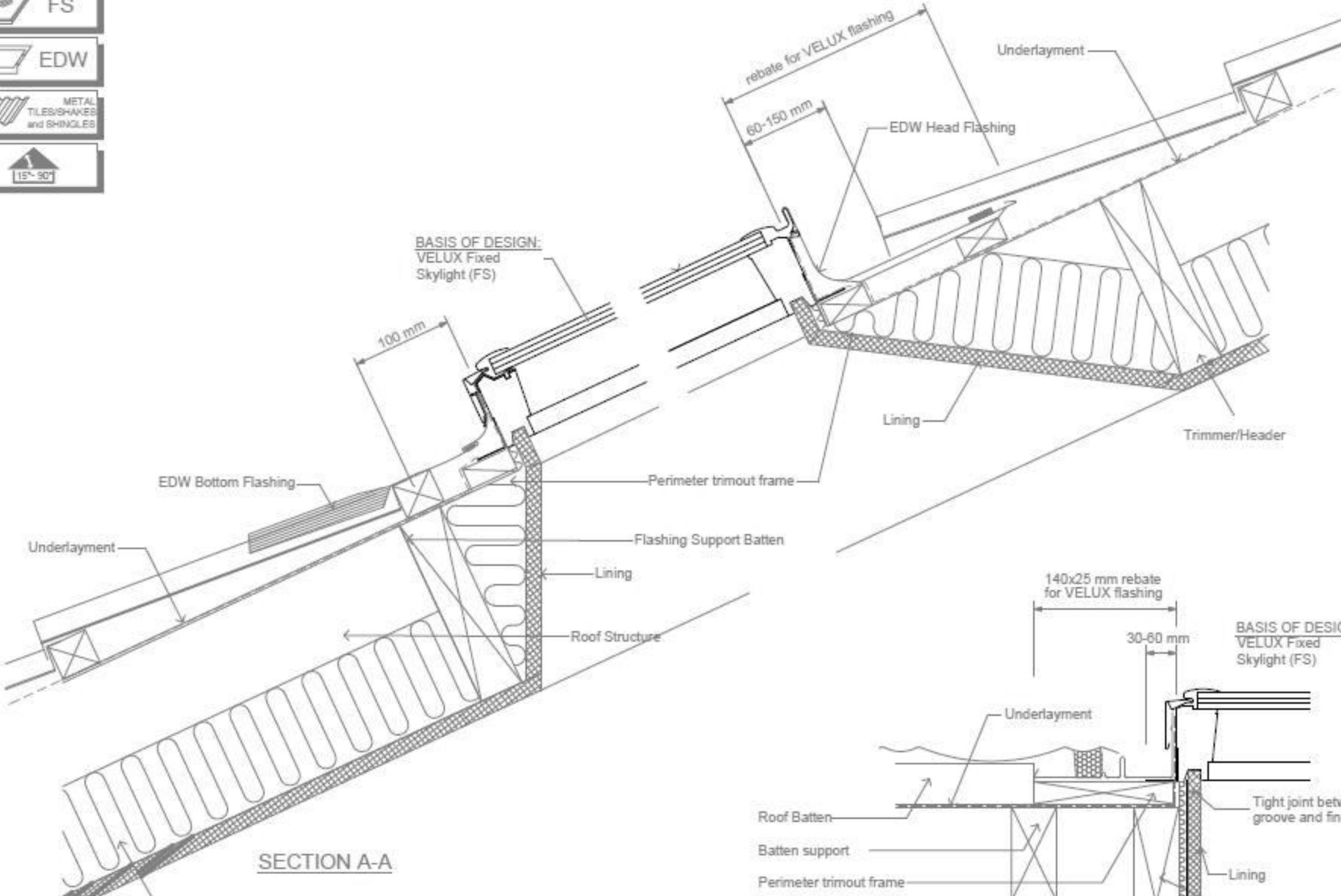
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BCN/2023/2224

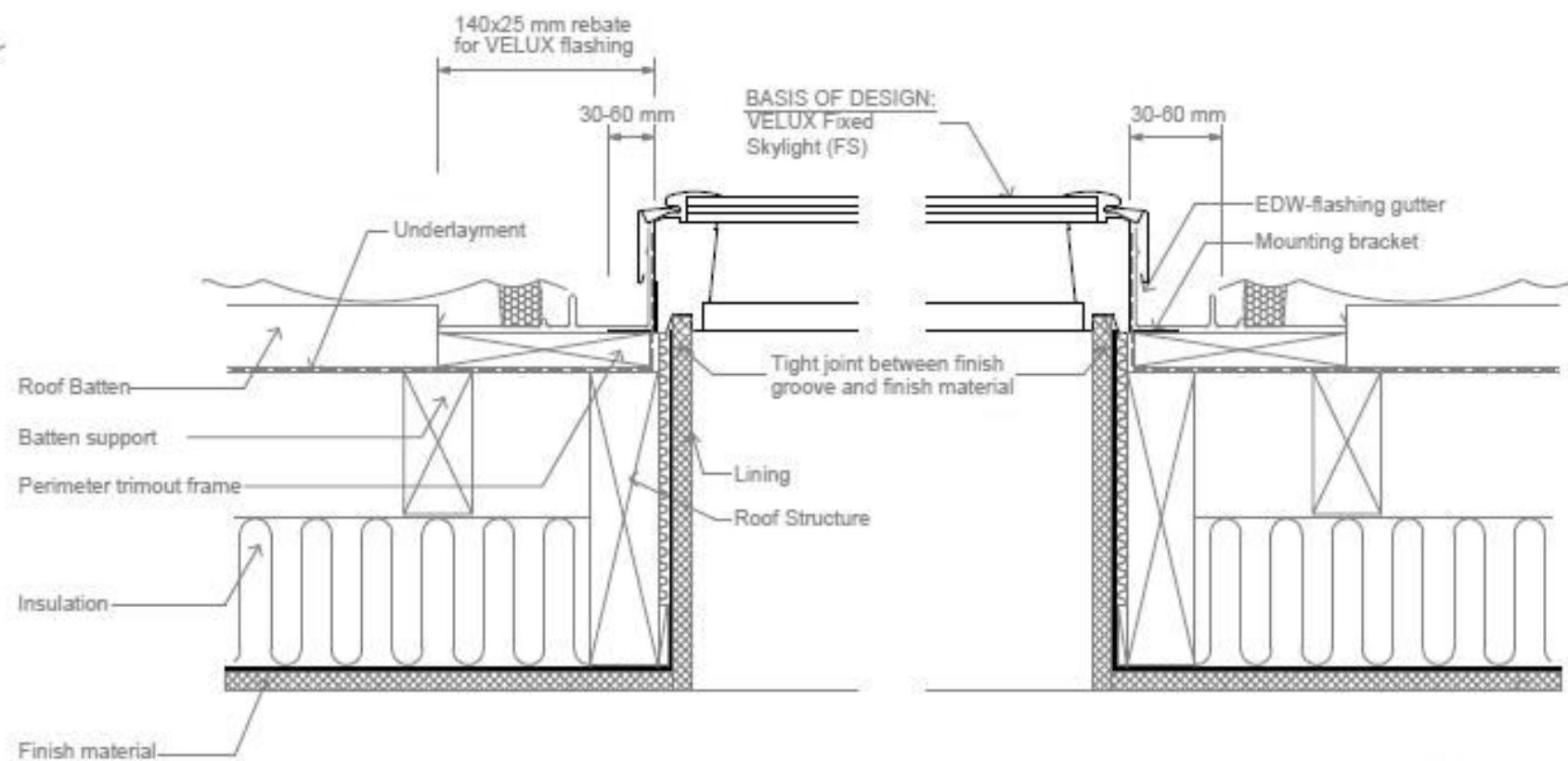
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Document

15/06/2023

Dejesa, Genesis



SECTION A-A



SECTION B-B

FS - Fixed Skylight and EDW Flashing
in Profile Metal Tile Roofs

VELUX
Sky-Product Management

NEW ZEALAND LTD.
0800 650 445

Drawn by	Name	Date
Checked by		Jan 18
Drawing No.		

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Alana Joe & Benno Kappers
Lot 40 - Kennedy's Green
30 Grovers Road
Halswell, Christchurch

Job Number:
146885
Original Plan:
Finch
Sheet Name:
SKYLIGHT DESIGN
Sales: R Gould Drawn: M Glynn QS: W Xian Print Date: 12/06/2023 Scale: NTS @ A3

CONSENT PLANS

No.	Date:	Reason:
1	19-04-2023	Initial Consent Plans

Sheet No.:
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174° 45'
28.31m

Notes:

- Engineering acceptance for location of Council vested Aquatec or E/One pressure sewer tank and IOTA OneBox Control Panel. Neither may be fenced off or relocated.
- IOTA OneBox must be within visible access, mounted against external wall of dwelling, accessible, min. 1.2 m above ground.
- Aquatec or E/One pressure sewer tank system must be installed by a Council Authorized Drainlayer with category approval for 'Pressure Sewer Tanks'.
- Please provide 48 hours' notice (2 working days) prior to commencing with installation of the pressure sewer tank. (Email George.Chapman@ccc.govt.nz).

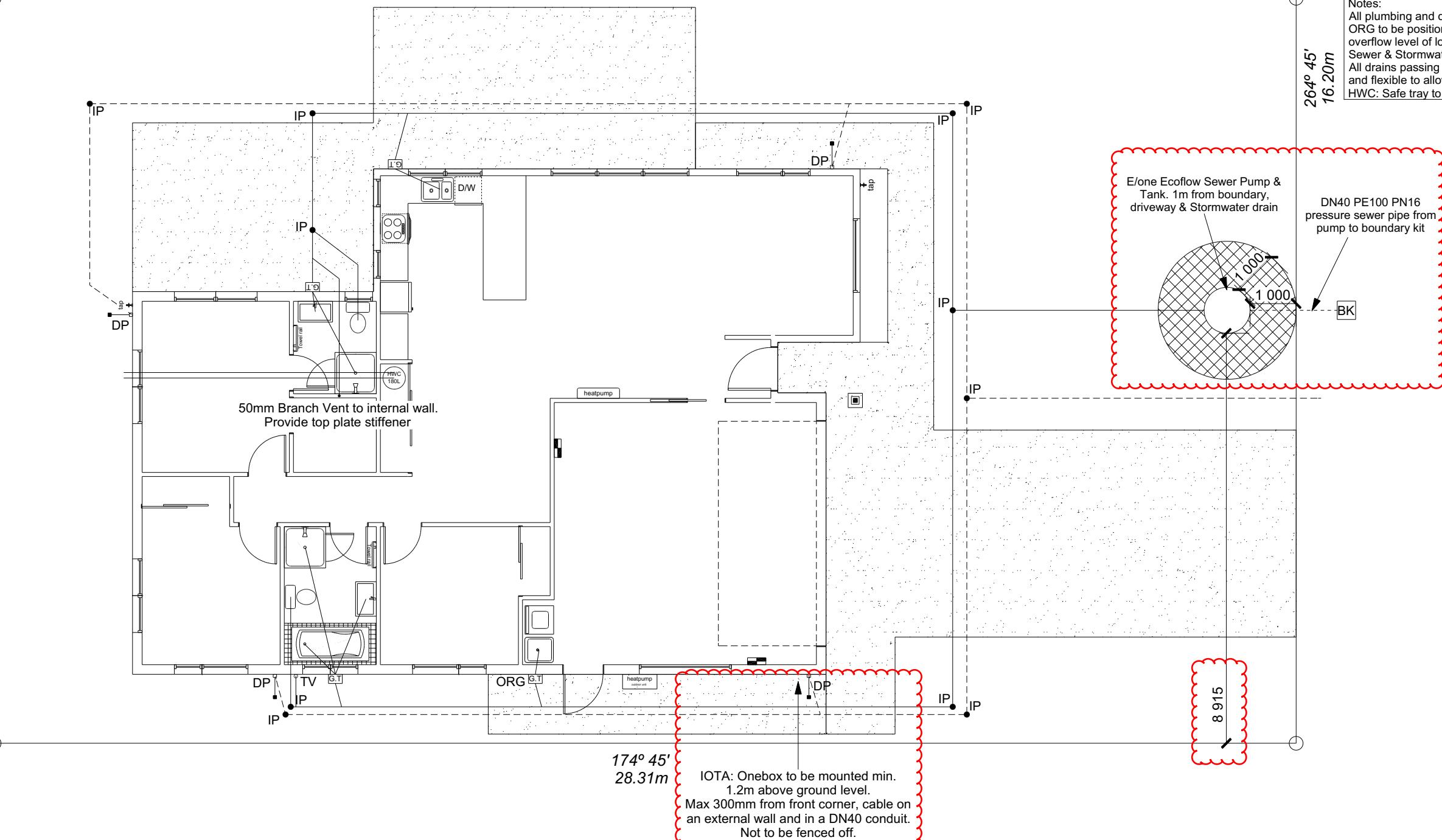
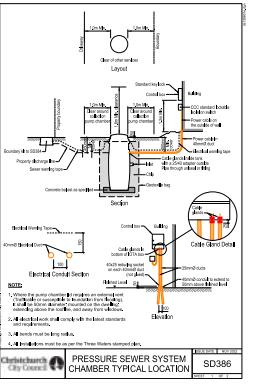
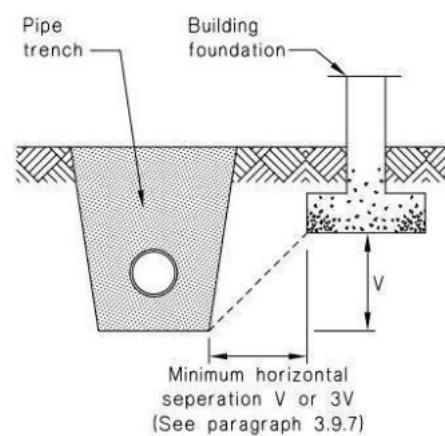


Figure 14: Relationship of Pipe Trench to Building Foundation
Paragraph 3.9.7



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Alana Joe & Benno Kappers
Lot 40 - Kennedy's Green
30 Grovers Road
Halswell, Christchurch

Job Number:
146885

Original Plan:
Finch

Sheet Name:
DRAINAGE PLAN

Sales:
R Gould

Drawn:
M Glynn

QS:
W Xian

Print Date:
09-May-23

CONSENT PLANS

Sheet No.:
11

of 27 sheets