

BC No: 231016

SITE DETAILS:

38 HERRIDGE STREET
 WOODEND

LEGAL:
 LOT 797

AS BUILT TRUSS LAYOUT REQUIRED –

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

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

Approved Building Consent

Documents and Plans

(Full set)

On Site Copy

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

Inspections

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

03 311 8906

or

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

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

Cross & Milford

Lot 797 Ravenswood

File Number 23008.123



ENGCO
Consulting Engineers

AUCKLAND ■ CHRISTCHURCH ■ NELSON ■ QUEENSTOWN

TC2 RIBRAFT DRAWINGS

Issue Register

Rev	Date	Description
-	07.08.2023	For Consent

Sheet List

Sheet No.	Rev	Date Issued	Sheet Title
S1	-	07.08.2023	General Notes
S2	-	07.08.2023	RibRaft Layout Foundation Plan
S3	-	07.08.2023	Typical Foundation Sections
S4	-	07.08.2023	Typical Foundation Sections
S5	-	07.08.2023	Typical Services Penetration Details

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

Signed Dated

Name

LBP No.

WAIMAKARI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
BC231016 27/11/2023 brennac

GENERAL

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

FOUNDATIONS

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

CONCRETE

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

100mm Floor Slab - 220mm pods
(20MPa min. ReadyMix TC2 Fibre Concrete)
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).

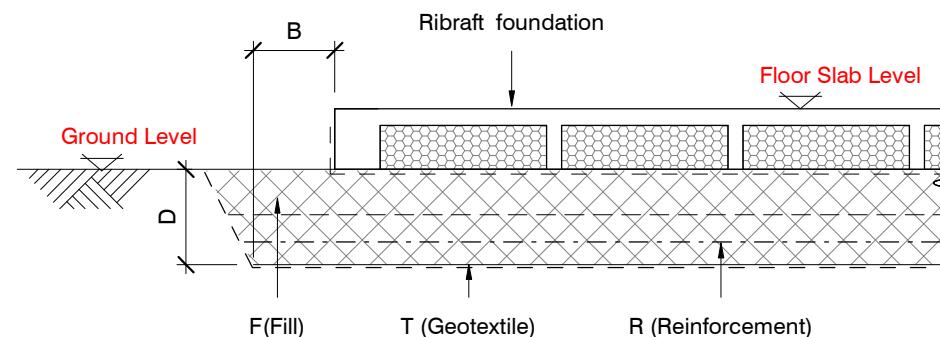
INSPECTIONS

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

INSPECTIONS REQUIRED

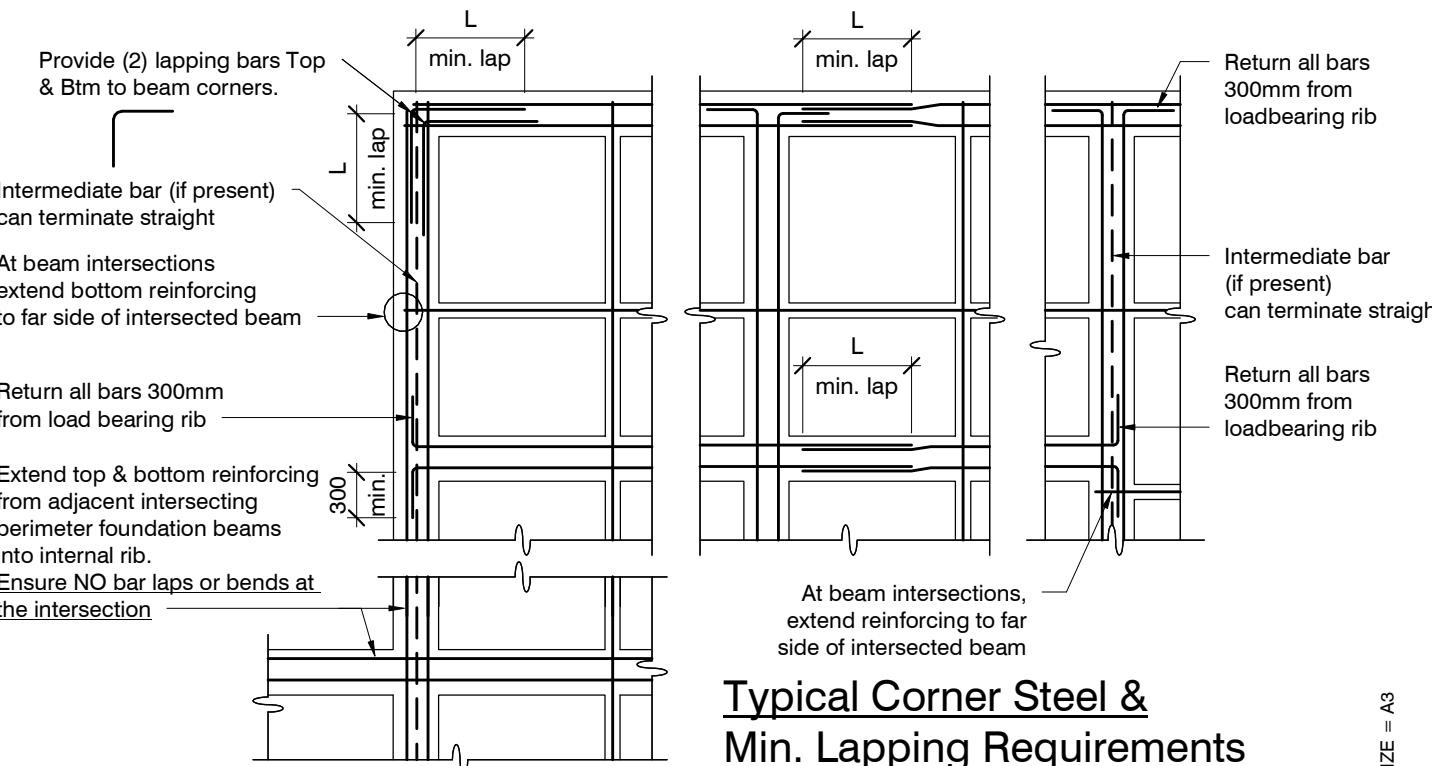
- Confirm Bearing at excavation - by ENGCO
- Contractor to supply (4) N.D. Tests at finished compacted surface - if depth of fill is greater than 400mm.
- Pre-pour of slab - by ENGCO

GEOTECHNICAL REFERENCE:	
Refer:	Davis Ogilvie Geotechnical Investigation and foundation recommendations: Lot 797, Stage 5C, Ravenswood Subdivision, Woodend
Ref. No:	43918
Dated:	04/07/2023
Bearing:	200kPa

BUILDING PLATFORM

BUILDING PLATFORM TABLE:	
B	500mm
D	350mm 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



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revisions	-	07.08.2023	For Consent

design	K. SYMMES	file	23008.123
drawn	S. MOULTON	dwg	
appvd	M. CUSIEL	rev.	
date	Aug 2023		

SLAB PLAN SETOUT:

Slab drawn to Architectural framing and DOES NOT ACCOUNT FOR ANY OVERHANG.

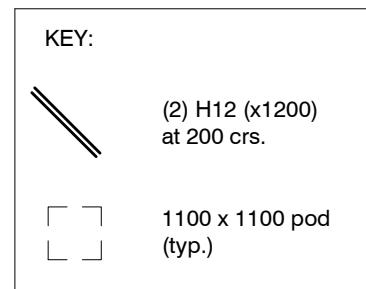
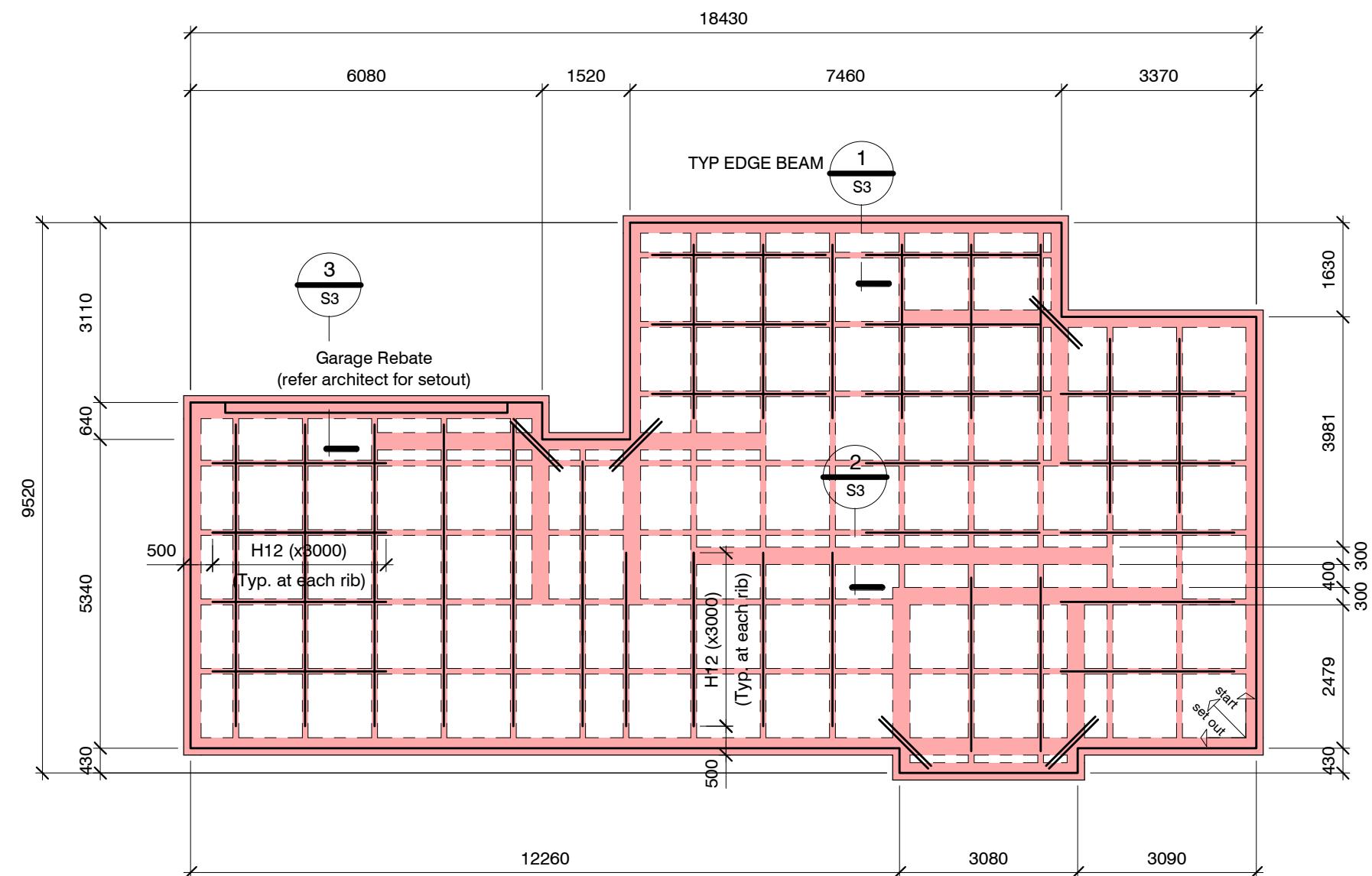
Use Architectural drawings for any framing overhang information which may affect slab dimensions.

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.

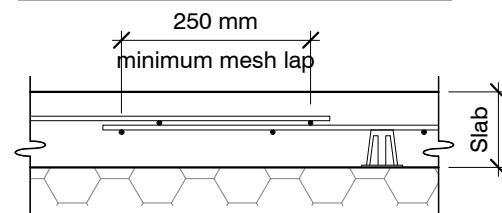
Refer to Architects drawings for floor slab, set downs, steps, rebates, holding down bolts, cast-in componentry and the like.



100mm Floor Slab - 220mm pods (20MPa min. ReadyMix TC2 Fibre Concrete) G500E SE-62 Ductile mesh on 50mm chairs

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

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



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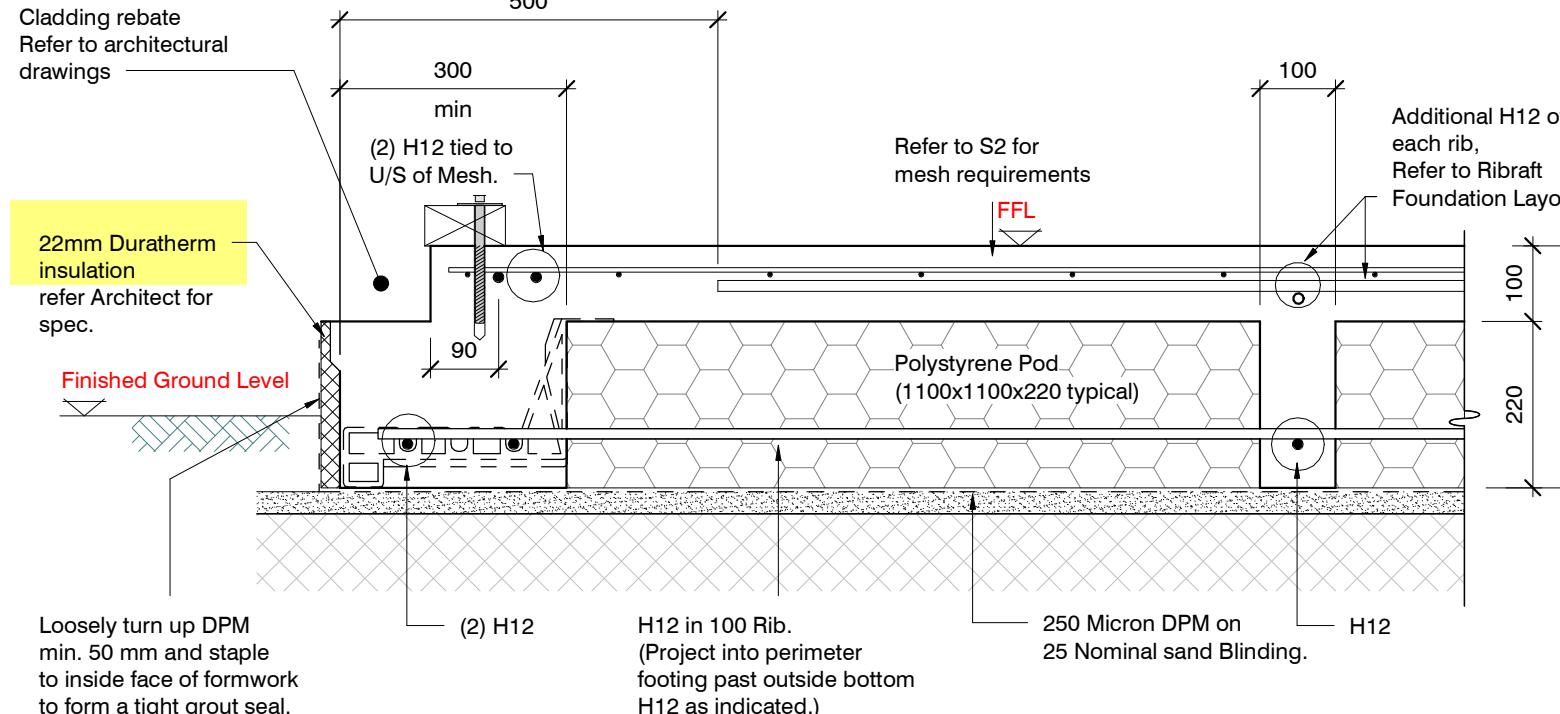
revisions	-	07.08.2023	For Consent

design	K. SYMMES	file	23008.123
drawn	S. MOULTON	dwg	
appvd	M. CUSIEL	rev.	
date	Aug 2023		

RIBRAFT FOUNDATION LAYOUT PLAN

1 : 100

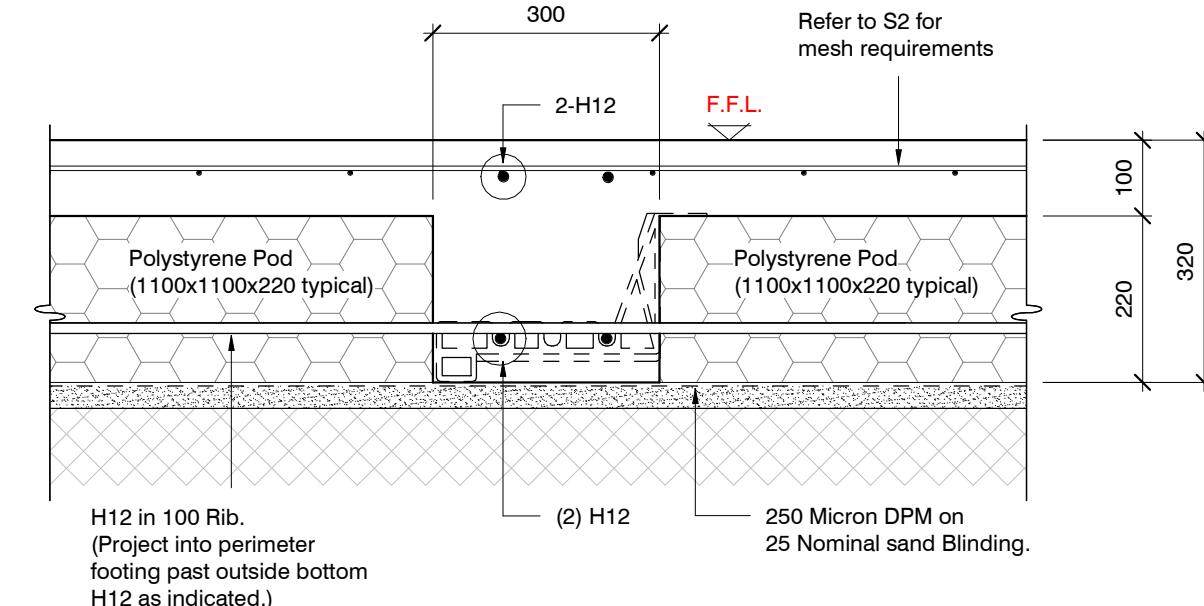
Refer Architects drawings for slab dimensions



SECTION 1 TYPICAL 300 WIDE EDGE BEAM

1 : 10

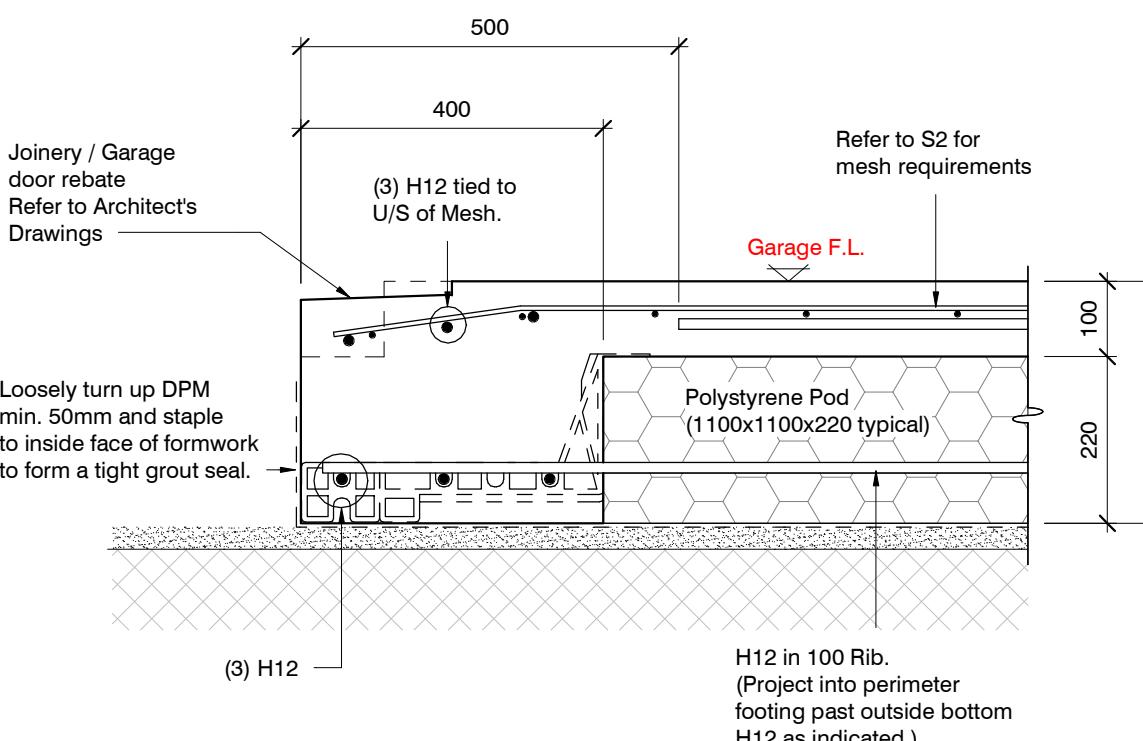
S2



SECTION 2 TYPICAL 300 WIDE INTERNAL BEAM

1 : 10

S2



SECTION 3 GARAGE DOOR REBATE

1 : 10

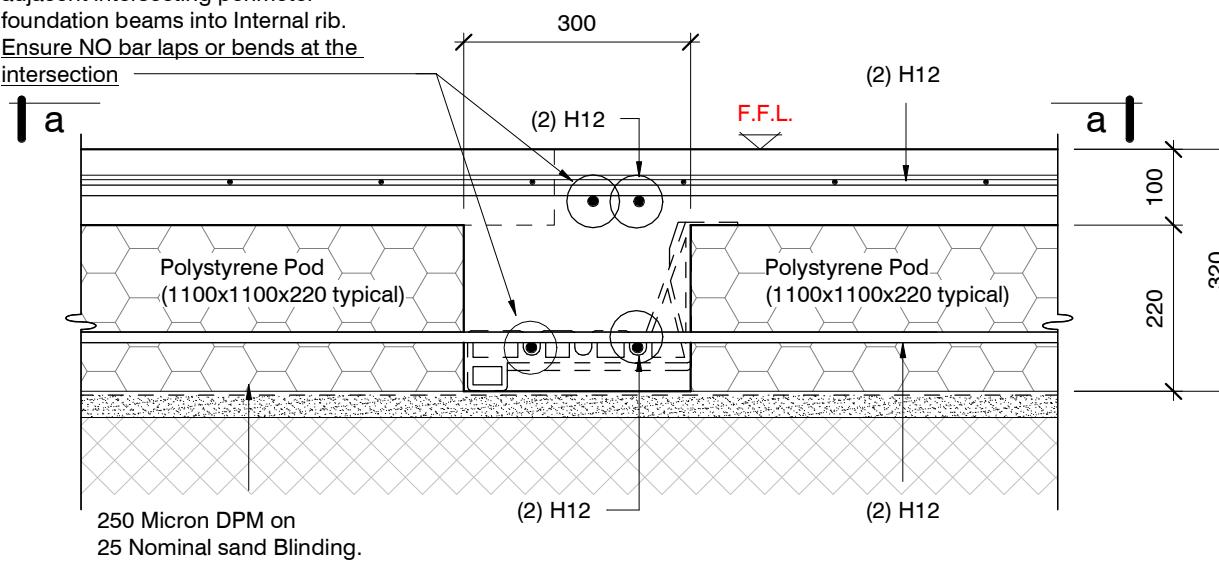
S2

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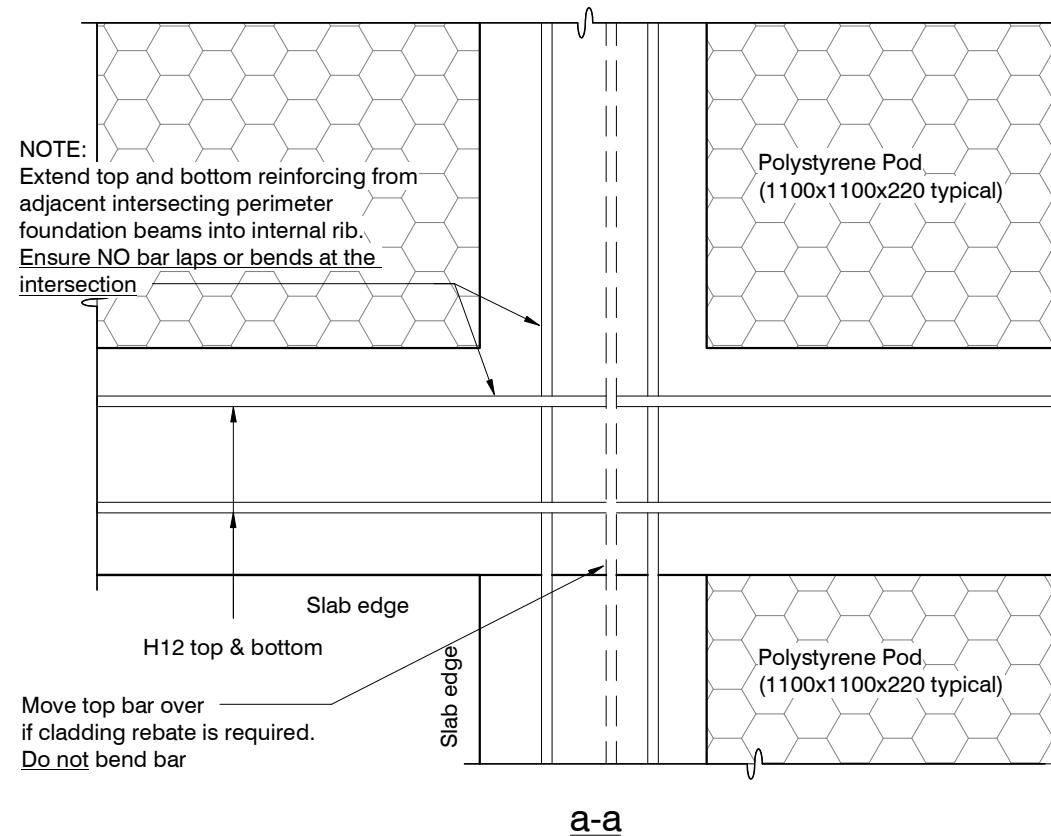
ORIGINAL SIZE = A3

revisions	-	07.08.2023	For Consent

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 4 TYPICAL 300 WIDE INTERNAL BEAM
1 : 10



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ORIGINAL SIZE = A3

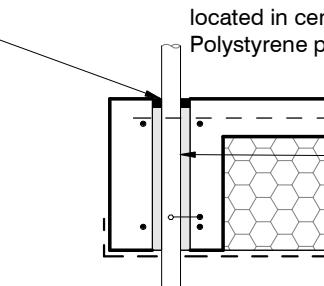
revisions	-	07.08.2023	For Consent

design	K. SYMMES	file	23008.123
drawn	S. MOULTON		
appvd	M. CUSIEL		
date	Aug 2023		

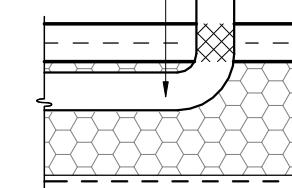
dwg	S4	rev.	-
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Flexible Sealant as required
all round pipe perimeter

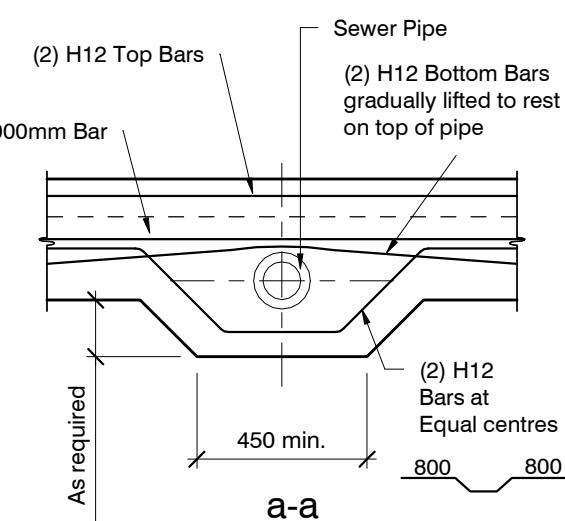
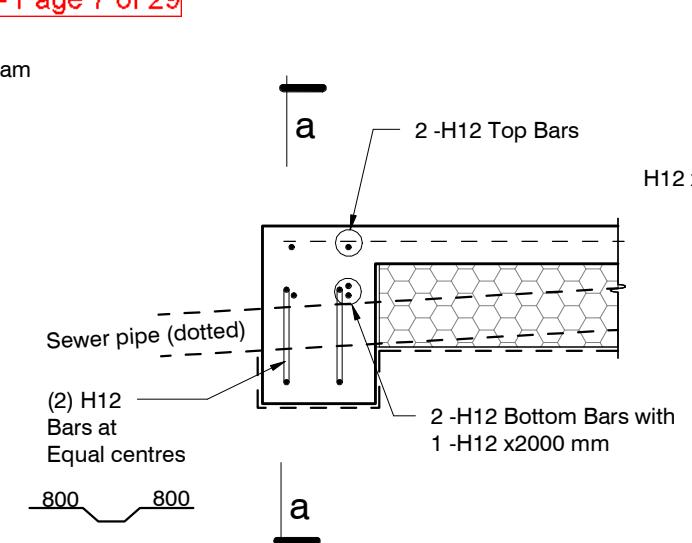
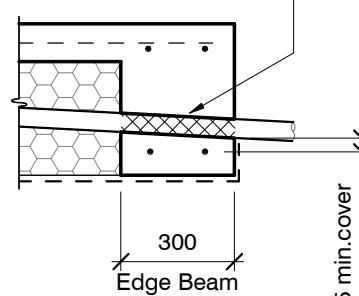
Sleeve 50 mm larger dia. than service pipe
Maximum sleeve dia. 150 mm
located in central part of beam.
Polystyrene packing all around pipe.



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



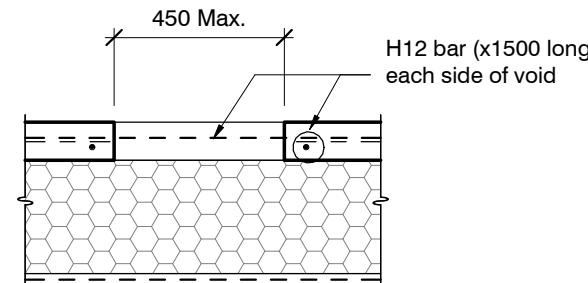
Pass pipe through edge beam
Avoid all reinforcing bars
(Sleeve not required)
Wrap in "Lagging" tape



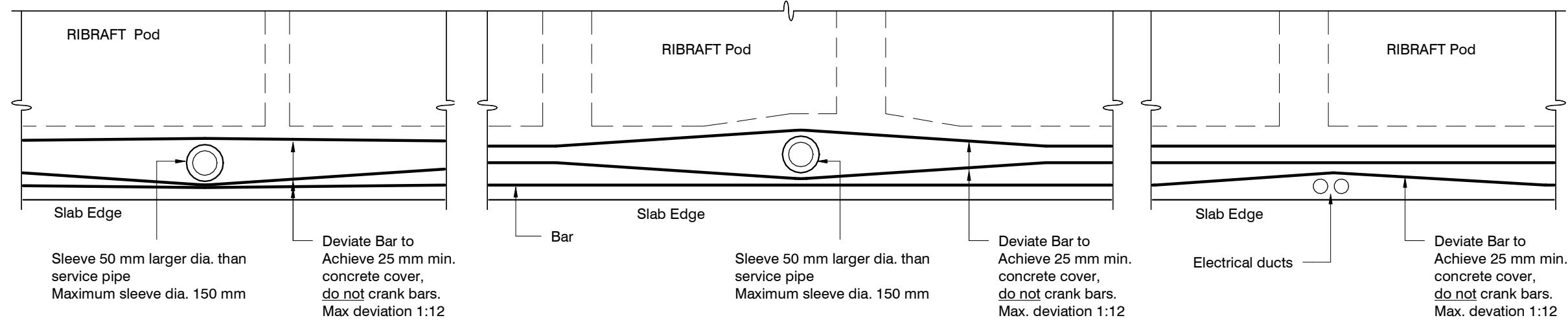
SLAB SERVICES PENETRATION DETAIL

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.

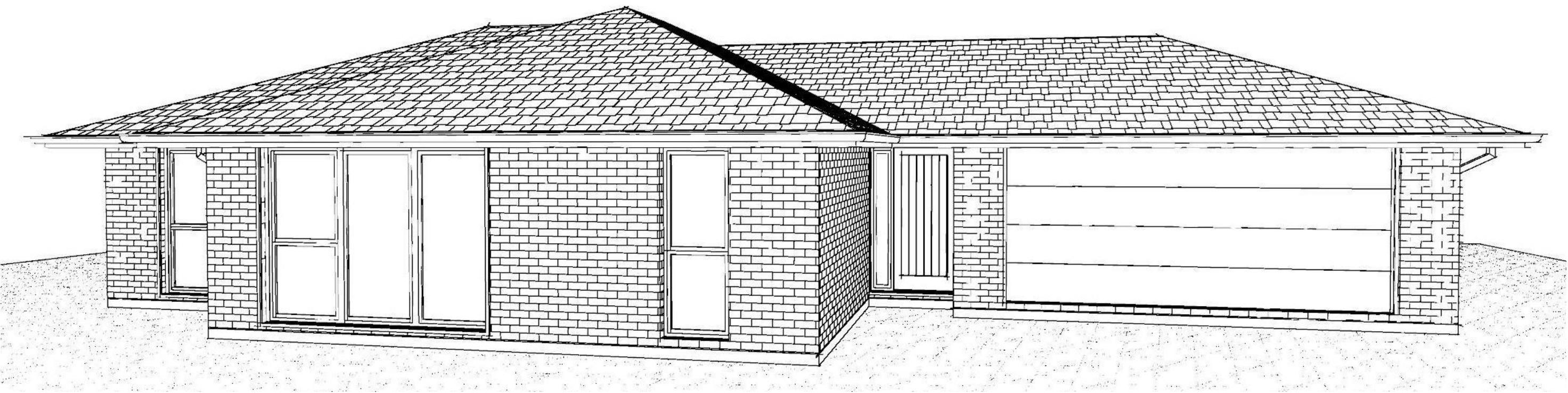
FOUNDATION SERVICES PENETRATION DETAILING.

Services shall not run along ribs or edge beams.

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ORIGINAL SIZE = A3

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



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

These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail is required for construction and to demonstrate compliance with the current NZBC, a specific request should be made for the required detail to be supplied. No liability will be accepted for any detail or construction not covered in these drawings and/or carried out by persons other than the designer producing these documents.

Justice Cross & Dylan Milford
Lot 797
38 Herridge Street
Ravenswood

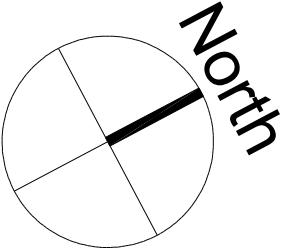
Job Number:
143241
Original Plan:
Silvereye
Sheet Name:
COVER PAGE
Sales: R Gould Drawn: M Glynn QS: W Xian Print Date: 20/11/2023 Scale: @ A3

CONSENT PLANS

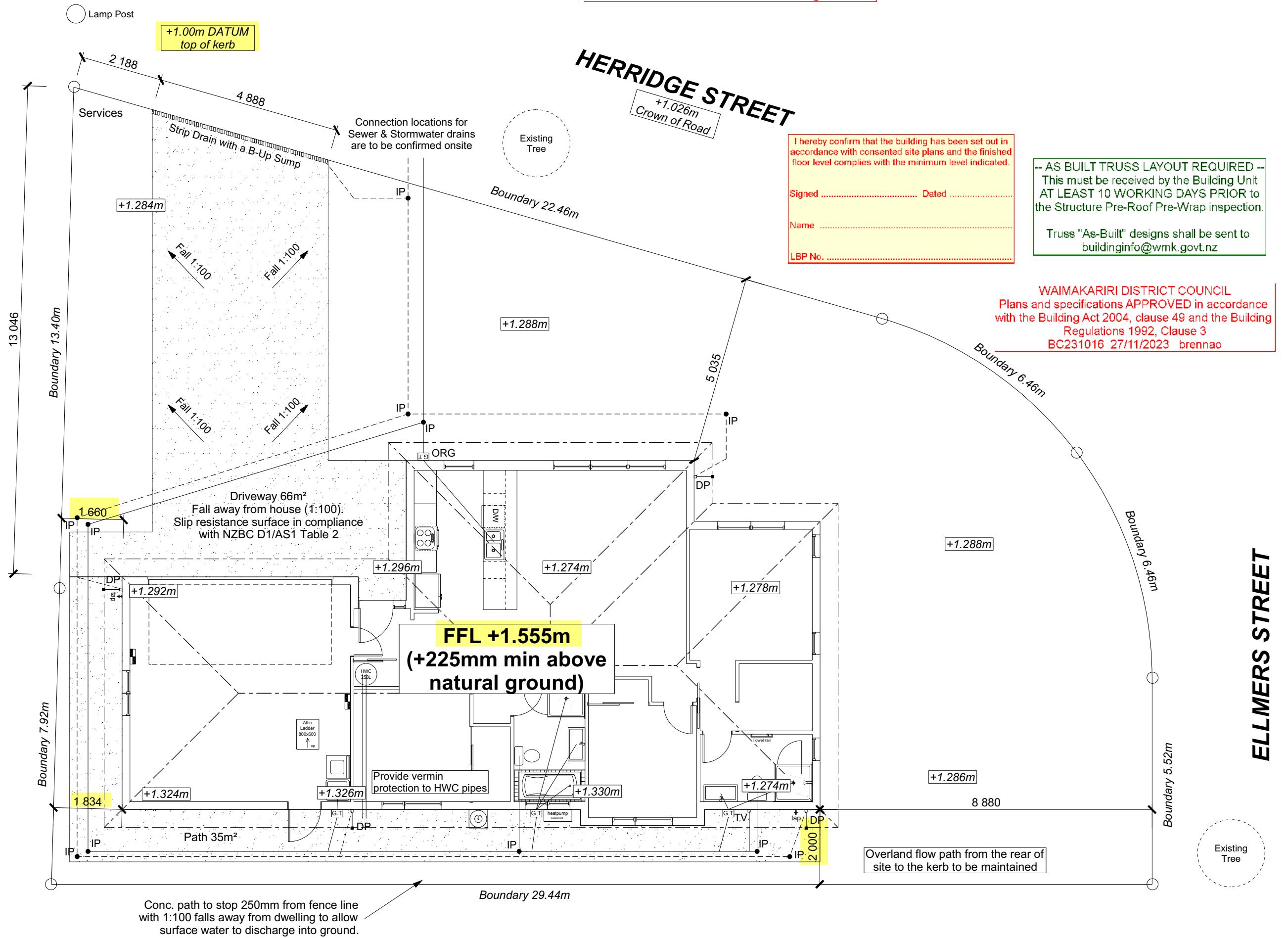
No.	Date:	Reason:
1	26-09-2023	Initial Consent Plans

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North



Conc. path to stop 250mm from fence line with 1:100 falls away from dwelling to allow surface water to discharge into ground.

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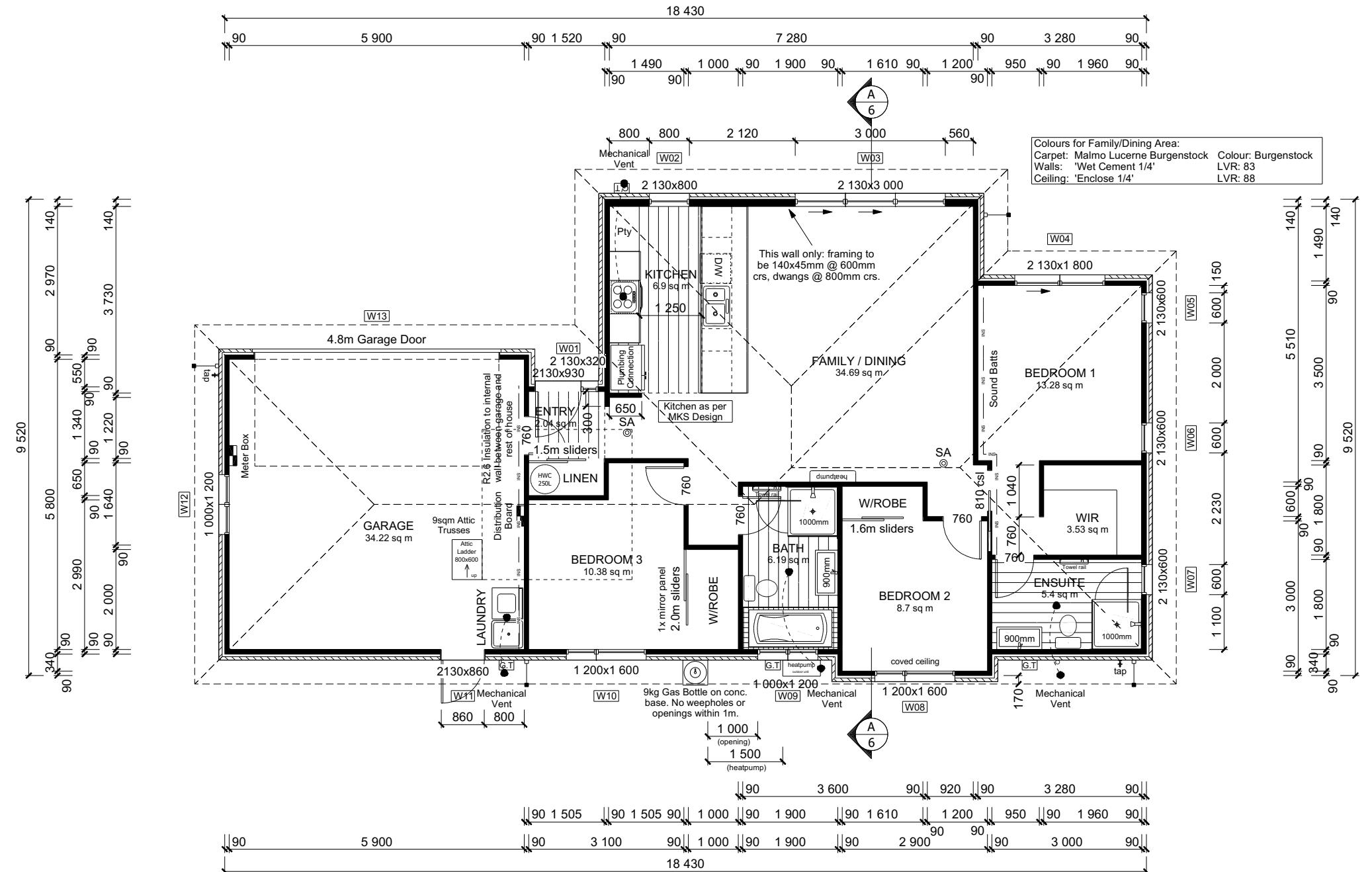
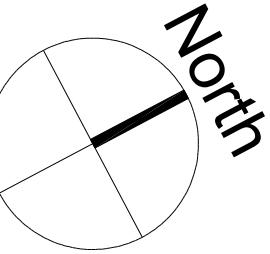
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143241

Original Plan:
Silvereye

Sheet Name:

SITE PLAN

CONSENT ISSUED BC231016 - Page 10 of 29



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Job Number:
143241

Original Plan:	Sheet Name:
<i>Silvereye</i>	FLOOR PLAN

QS: Print Date: Scale:
W Xian **20/11/2023** **1:100** @ A3

CONSENT PLANS

Reason:
3 Initial Consent Plans

Sheet No.:
3

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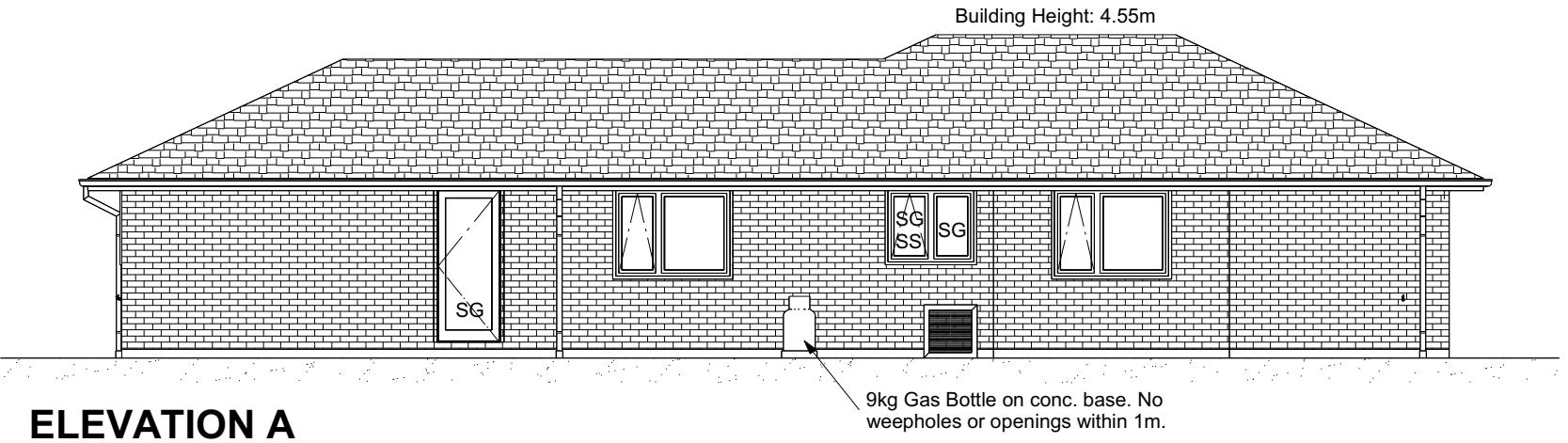
ROOF & WALL CLADDINGS
Roof : 25° Pressed Metal Tiles
Walls : 70 Series Brick Veneer
with a 50mm cavity

ELEVATION LEGEND
SS Safety Stays
SG Safety Glass
TV Terminal Vent

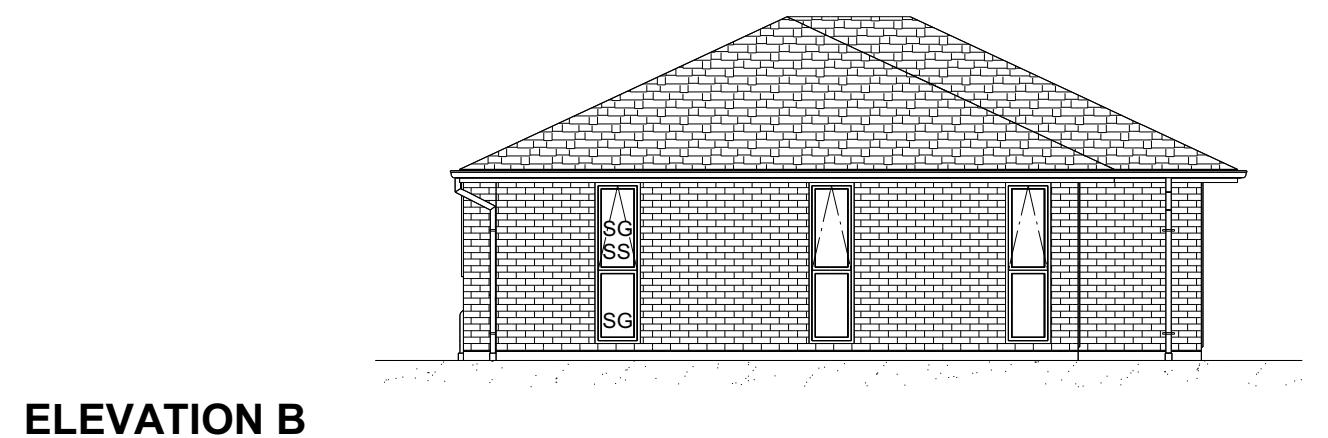
ELEVATION NOTES
Gutter : Coloured Steel Quad Gutter
Fascia : Coloured Steel 185 Fascia
Downpipes : Colorsteel Rectangular 75x55mm
Soffits : Hardiflex 4.5mm
Joinery : Low-E4 double glazed Thermally
Broken Aluminium Joinery
R0.5
Single glazing to Garage

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

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	High	2
Building Envelope	Low	0
Decks & Balconies	Low	0
Total		3

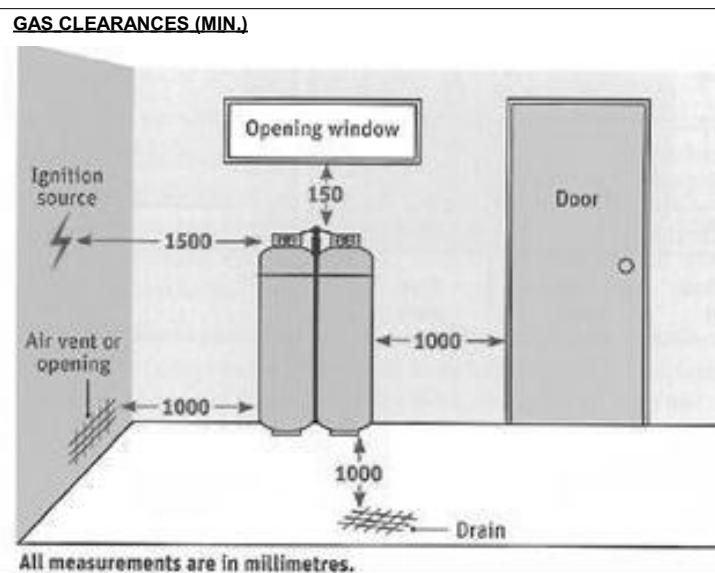


BUILDING ENVELOPE RISK MATRIX		
ELEVATION B		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	Medium	1
Building Envelope	Low	0
Decks & Balconies	Low	0
Total		2



Façade Wall = 22.40m²
Combined Glazing = 2.48m²
Windows to Street = 11.07%

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Job Number:
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Original Plan:
Silvereye

Sheet Name:
ELEVATIONS

Sales: **R Gould** Drawn: **M Glynn** QS: **W Xian** Print Date: **20/11/2023** Scale: **1:100 @ A3**

CONSENT PLANS

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ROOF & WALL CLADDINGS
 Roof : 25° Pressed Metal Tiles
 Walls : 70 Series Brick Veneer
 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-E4 double glazed Thermally
R0.5 Broken Aluminium Joinery
 Single glazing to Garage

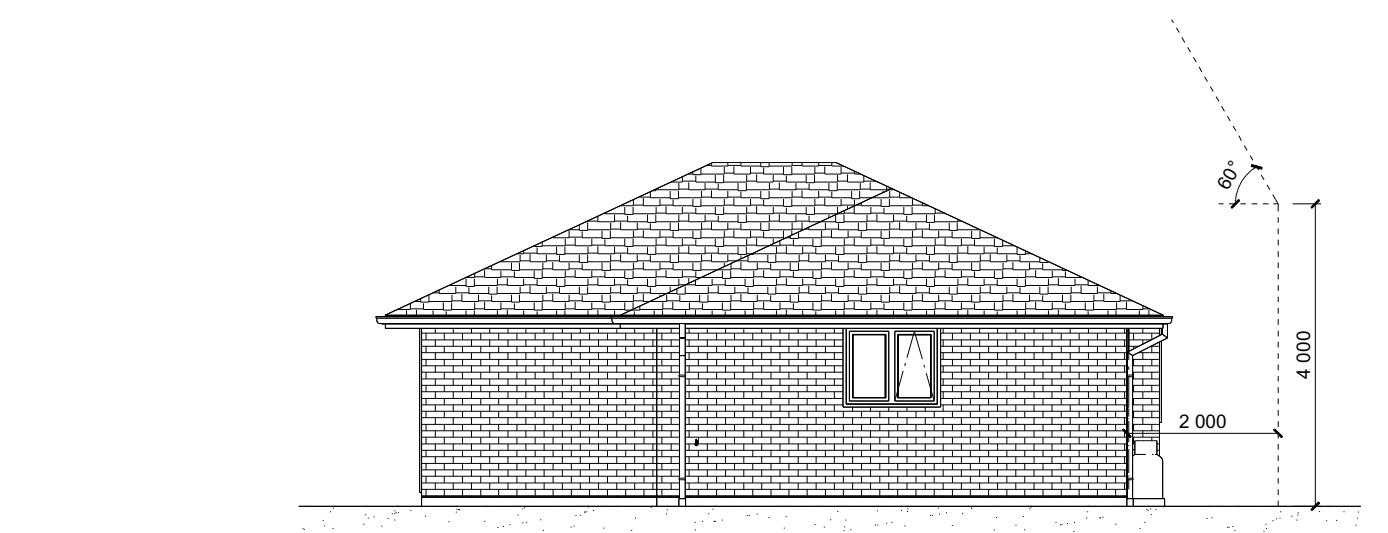
All egress points to have a maximum step down of 190mm.
 Access routes to have slip resistance surface in compliance with NZBC D1/AS1 Table 2 and to have a 1:100 fall away from the building

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



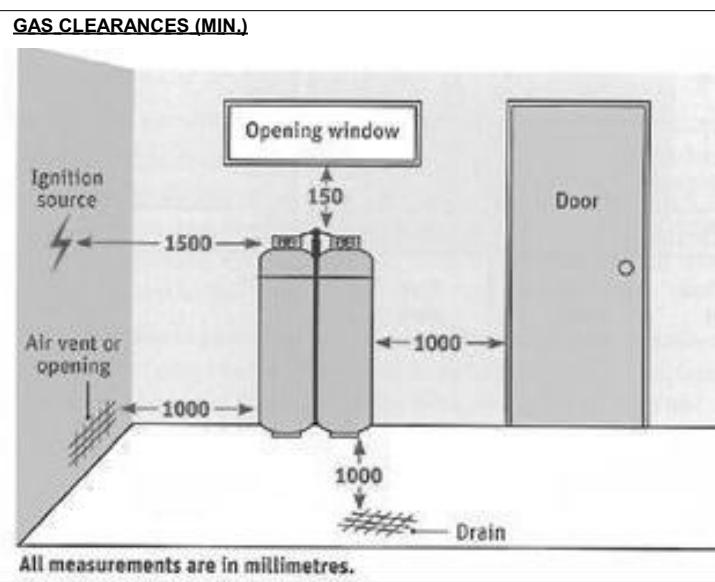
ELEVATION C

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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 Sheet Name:
ELEVATIONS

Sales: **R Gould** Drawn: **M Glynn** QS: **W Xian** Print Date: **20/11/2023** Scale: **1:100 @ A3**

CONSENT PLANS

No.	Date:	Reason:
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ROOF & WALL CLADDINGS

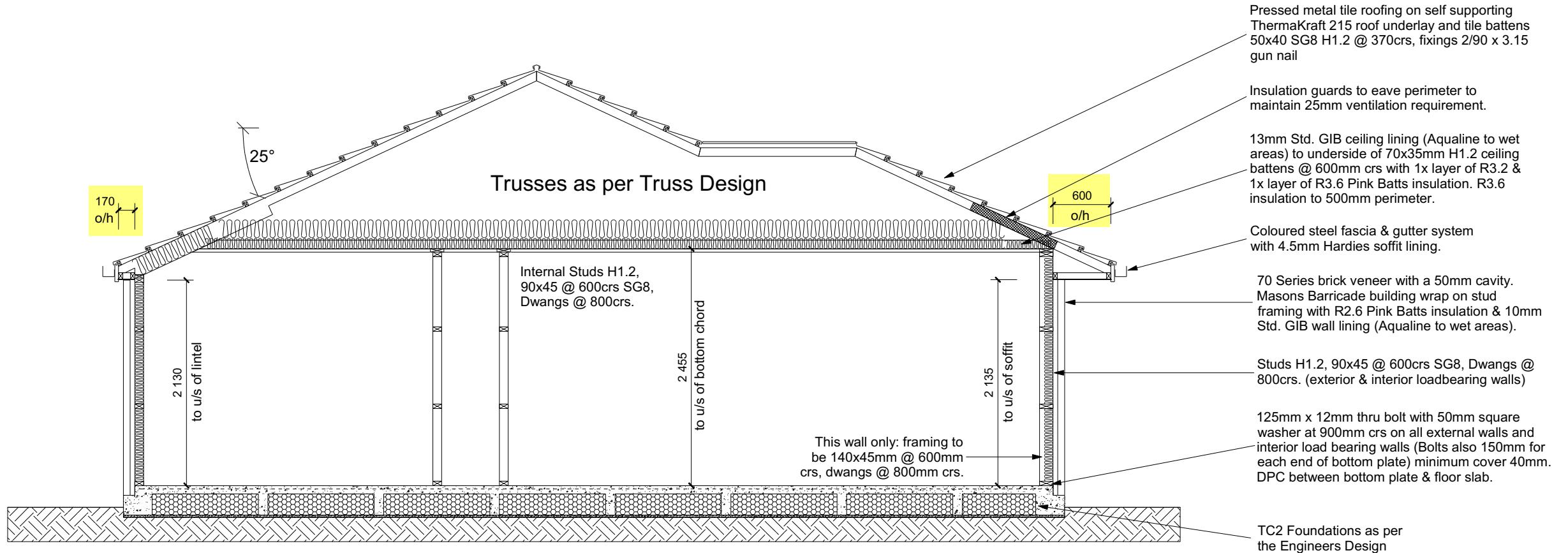
Roof : 25° Pressed Metal Tiles
Walls : 70 Series Brick Veneer
with a 50mm cavity

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 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.

INSULATION

Ceiling: Pink Batts R3.2 + R3.6 Ceiling Batts
R3.6 Batts to 500mm perimeter of ceiling.
Wall: Pink Batts R2.6 Wall Batts



CROSS SECTION A-A

WAIMAKARIRI DISTRICT COUNCIL
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DRAWING NOTES

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

Refer to attached Specifications for further information.

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

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



TKR Homes Ltd.
31 Watts Road, Sockburn
PO BOX 11 351
Christchurch 84443

P: +64 3 342 7788

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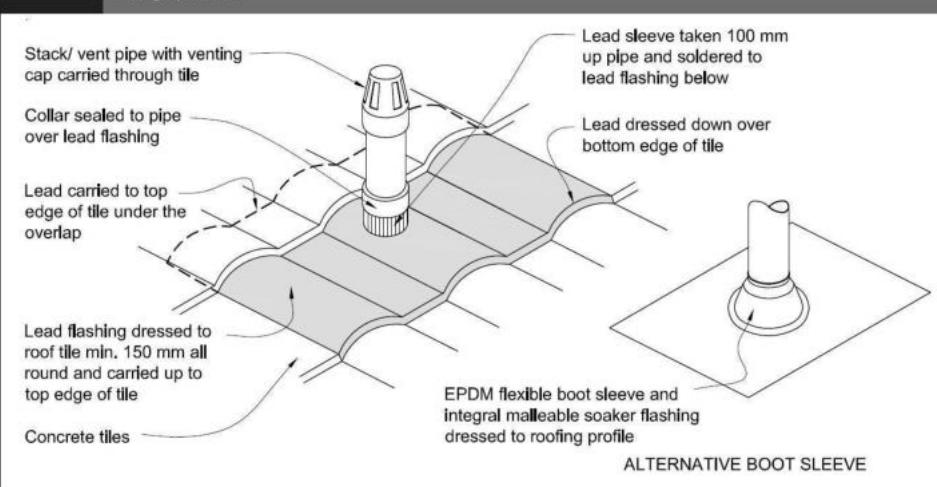
Justice Cross & Dylan Milford
Lot 797
38 Herridge Street
Ravenswood

Job Number:
143241

Original Plan:
Silvereye

CROSS SECTIONS

Figure 29: Pipe penetration for masonry tile
Paragraph 8.2.7



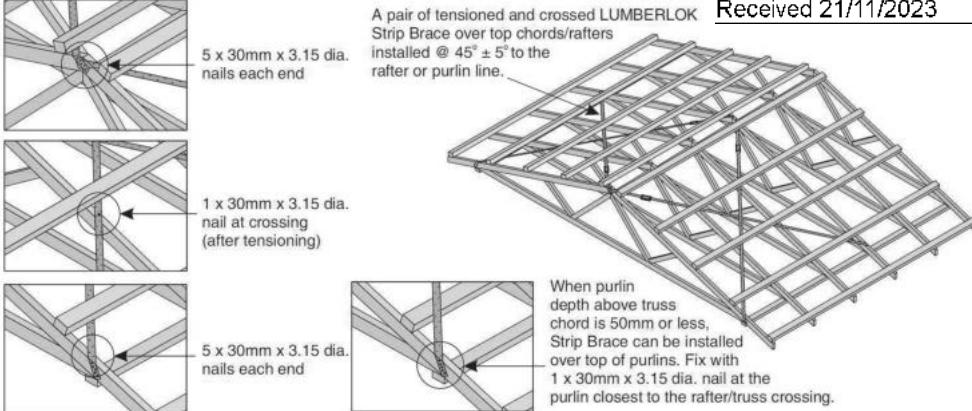
Metal Tile Penetration Detail Scale NTS

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.

Building Consent BC23101
Received 21/11/2023



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

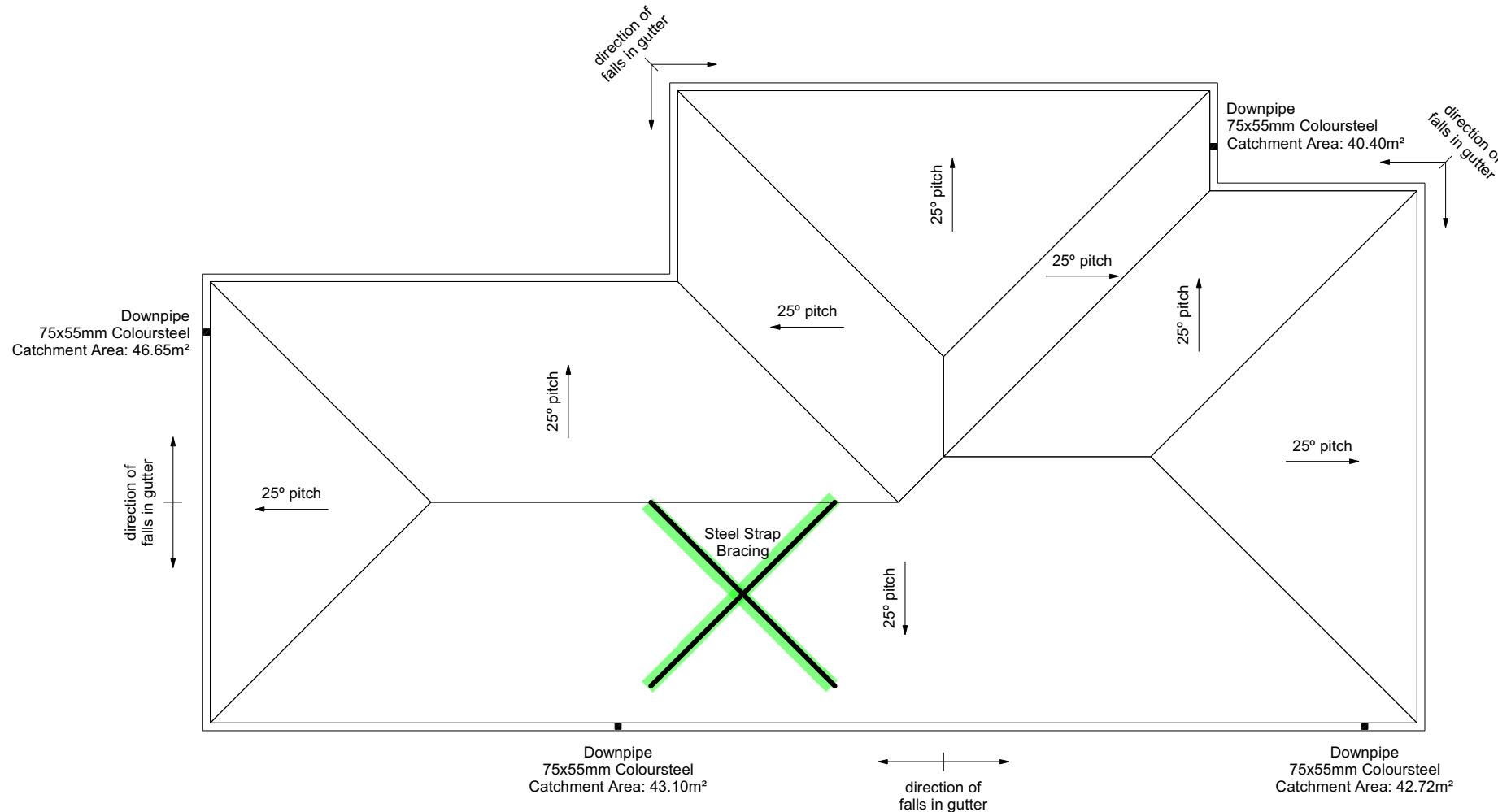
Gutter: Coloured Steel Quad Gutter
Fascia: Coloured Steel 185 Fascia
Downpipes: Colorsteel Rectangular 75x55mm
Soffits: Hardiflex 4.5mm

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

Truss "As-Built" designs shall be sent to
buildinginfo@wmk.govt.nz

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TKR Homes Ltd.
31 Watts Road, Sockburn
PO BOX 11 351
Christchurch 8443

P: +64 3 342 7788

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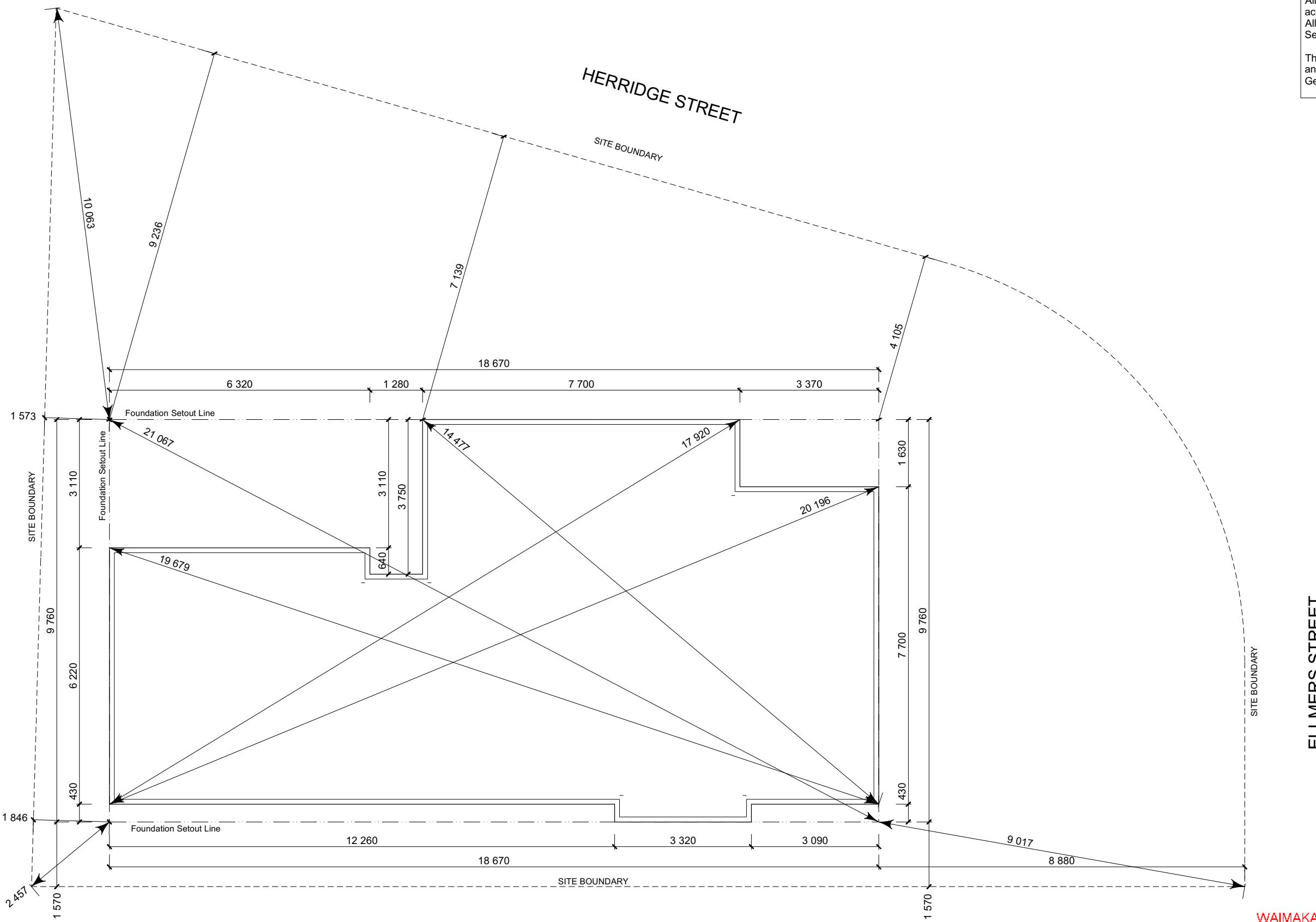
Justice Cross & Dylan Milford
Lot 797
38 Herridge Street
Ravenswood

Job Number:	Original Plan:	Sheet Name:
143241	<i>Silvereye</i>	ROOF PLAN
les: Gould	Drawn: M Glynn	QS: W Xian
		Print Date: 20/11/2023
		Scale: 1:100

SET OUT PLAN NOTES

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

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



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Justice Cross & Dylan Milford
Lot 797
38 Herridge Street
Ravenswood

Job Number:

Original Plan:
Silvereye

Sheet Name: **SETOUT DIMENSIONS**

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

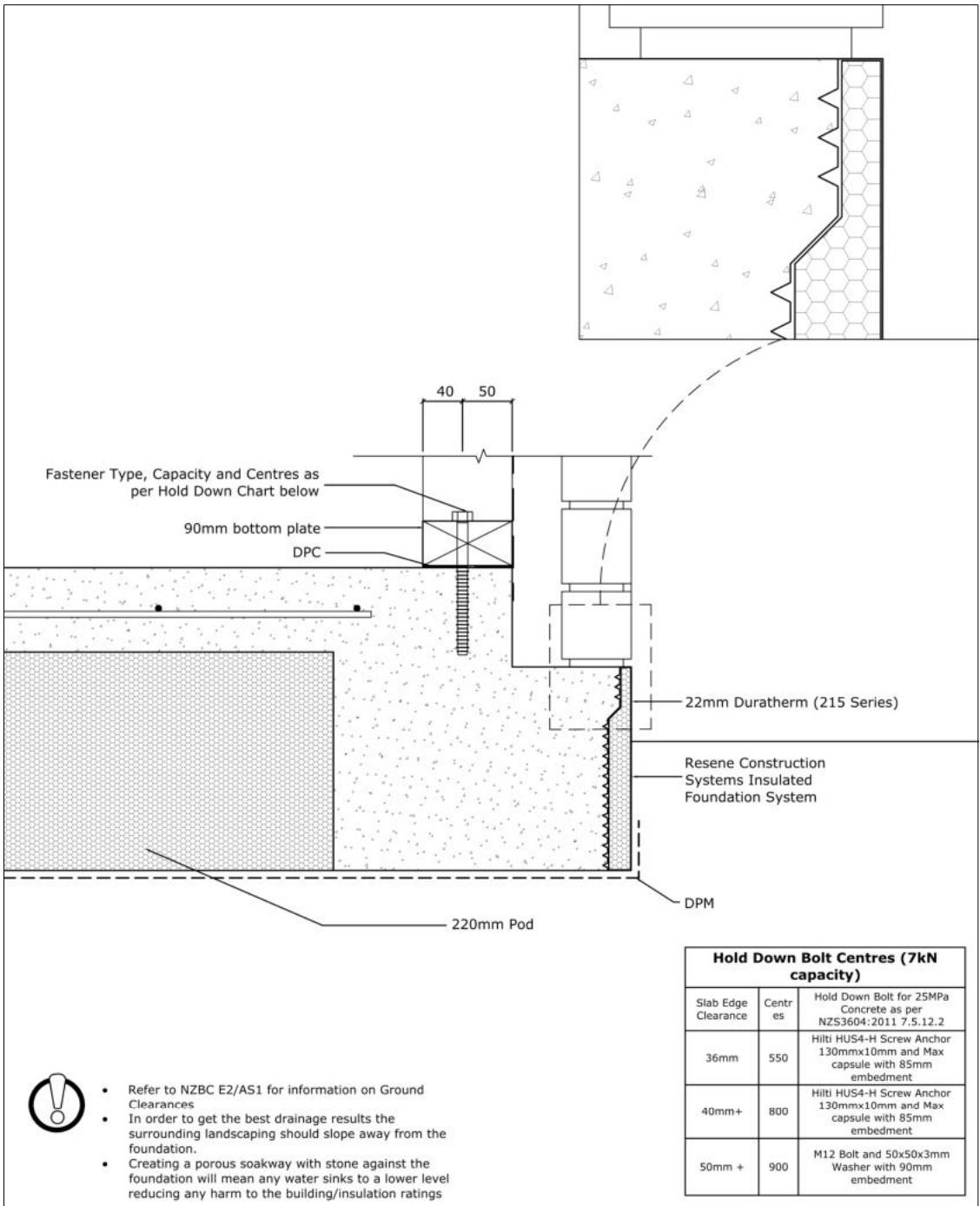
Refer to Truss design for exact location of slab thickenings

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.

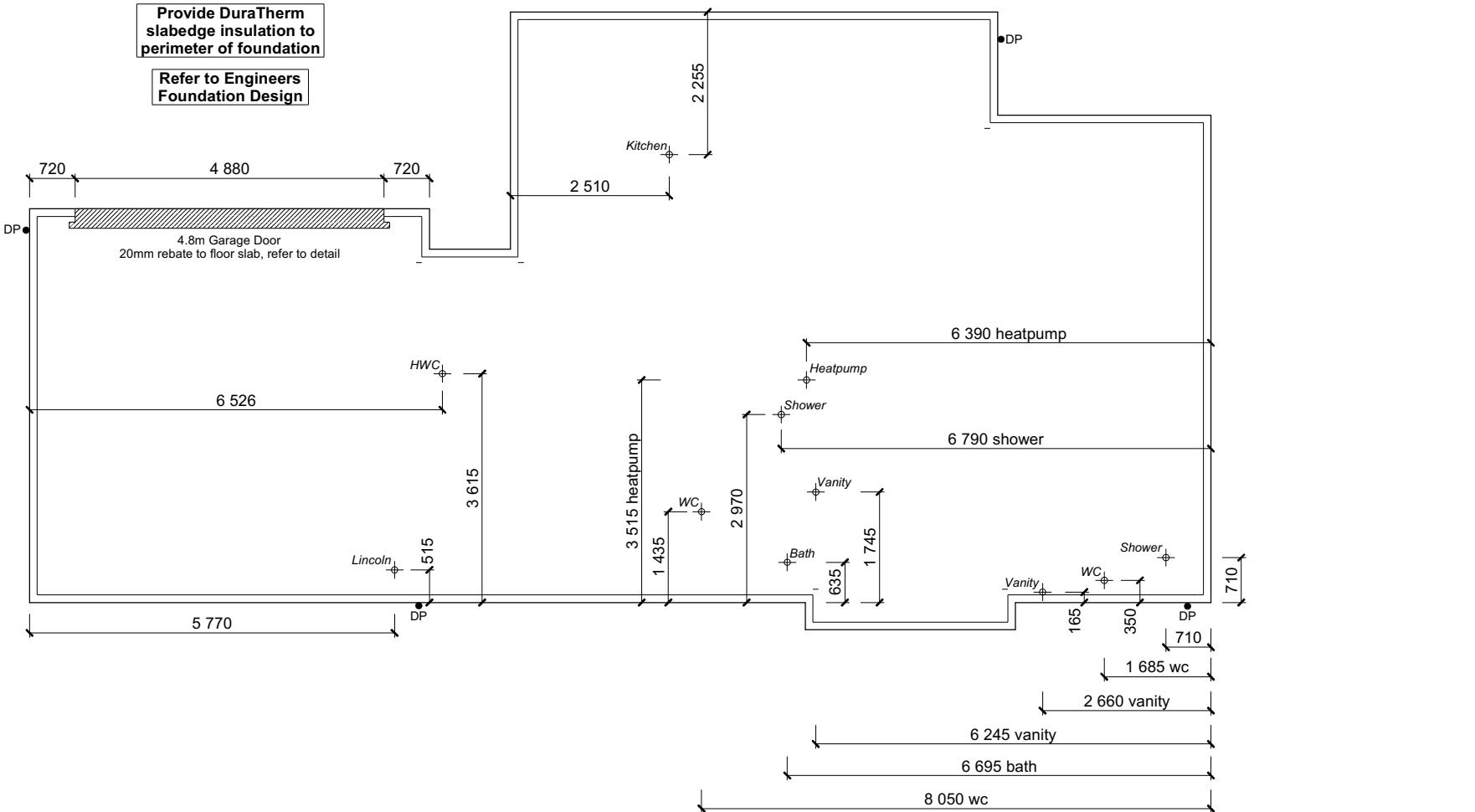
These foundations are design to the findings and recommendations in the site specific Geotech report.

AREA TO PERIMETER RATIO		
Foundation Area:	145.67m ²	
Perimeter:	58.14m	
Ratio:	2.51	



**FFL +1.555m
(+225mm min above natural ground)**

Provide DuraTherm slabedge insulation to perimeter of foundation
Refer to Engineers Foundation Design



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38 Herridge Street
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Job Number:
143241

Original Plan:
Silvereye

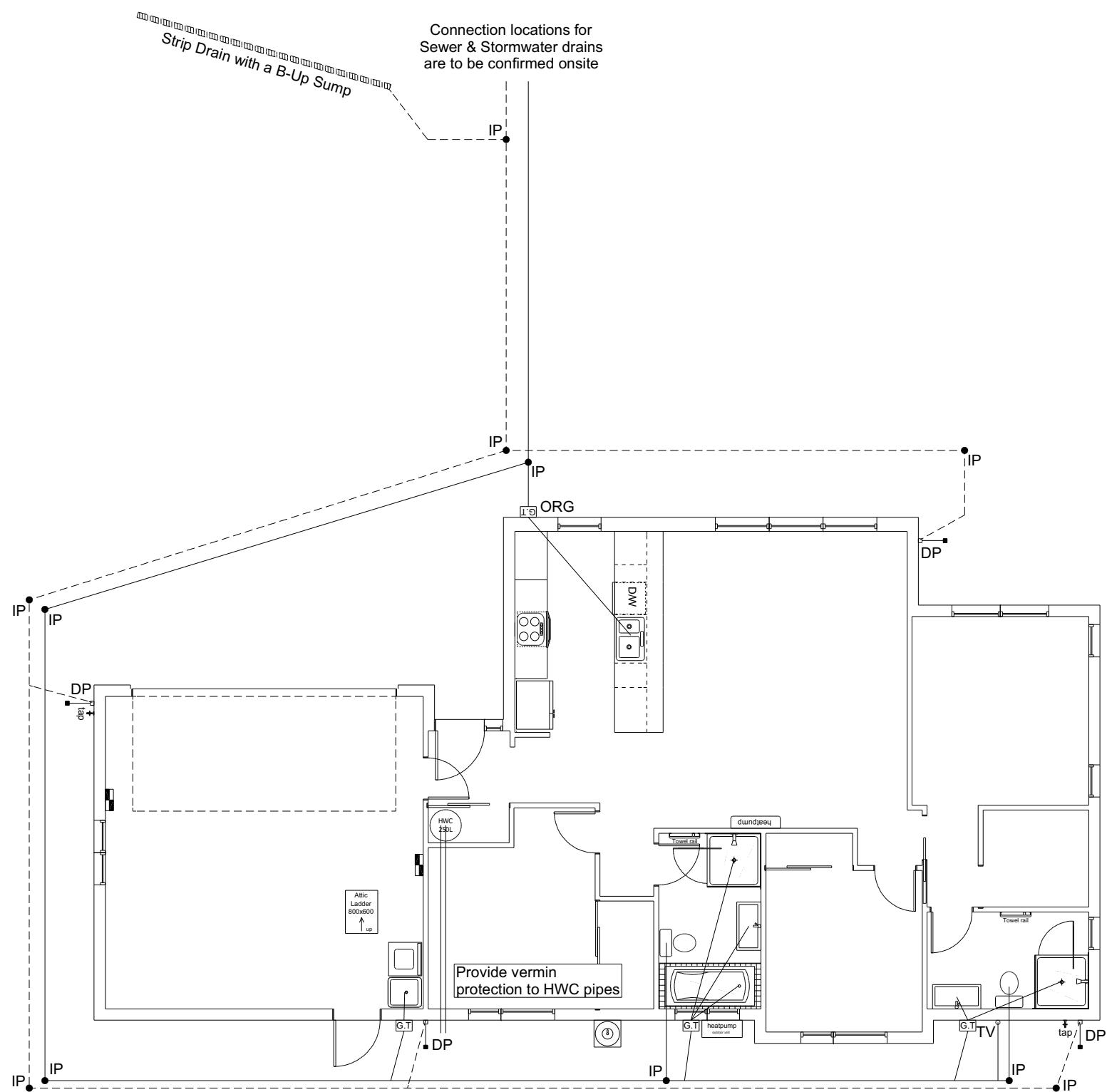
Sheet Name:
FOUNDATION PLAN

CONSENT PLANS

No.	Date:	Reason:
1	26-09-2023	Initial Consent Plans

Sheet No.:
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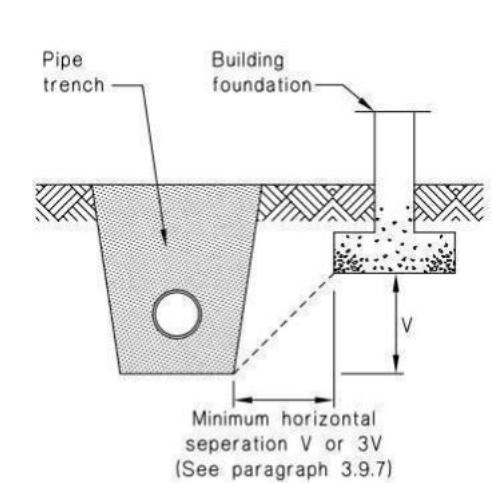


Plumbing Schedule	NZBC G13	
Kitchen	Ø50mm @1:40	(3 discharge units)
Sink:	Ø40mm @1:40	(1 discharge units per basin)
Bathrooms	Ø40mm @1:40	(2 discharge units)
Vanity:	Ø40mm @1:40	(4 discharge units)
Shower:	Ø100mm @1:40	(4 discharge units)
Bath:	Ø40mm @1:30	(5 discharge units)
WC:	Ø50mm @1:60 (1:120min)	
Laundry Sink:	Ø100mm @1:60 (1:120min)	
Drainage Schedule	Ø80mm	
Main Foulwater	Ø50mm	
Vented Drain	Drain over GT	
Stormwater Drain	Overflow Relief Gully	
Terminal Vent	min 20mm Drain over GT	
Vent	HWC: Safe tray to HWC with 50mm overflow drain to exterior to comply with G12/AS1.	
Heatpump		
ORG		
Hot water Cylinder		

Notes:
All plumbing and drainage to comply with NZBC G13.
ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of lowest fixture.
Sewer & Stormwater to connect to existing connections.
All drains passing through concrete, provide sleeve or wrap in durable and flexible to allow for expansion and contraction. (as per G13/AS2 5.8.1)
HWC: Safe tray to HWC with 50mm overflow drain to exterior to comply with G12/AS1.

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

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



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PO BOX 11 351
Christchurch 8443
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Lot 797
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Ravenswood

Job Number:
143241

Original Plan:
Silvereye

Sheet Name:
DRAINAGE PLAN

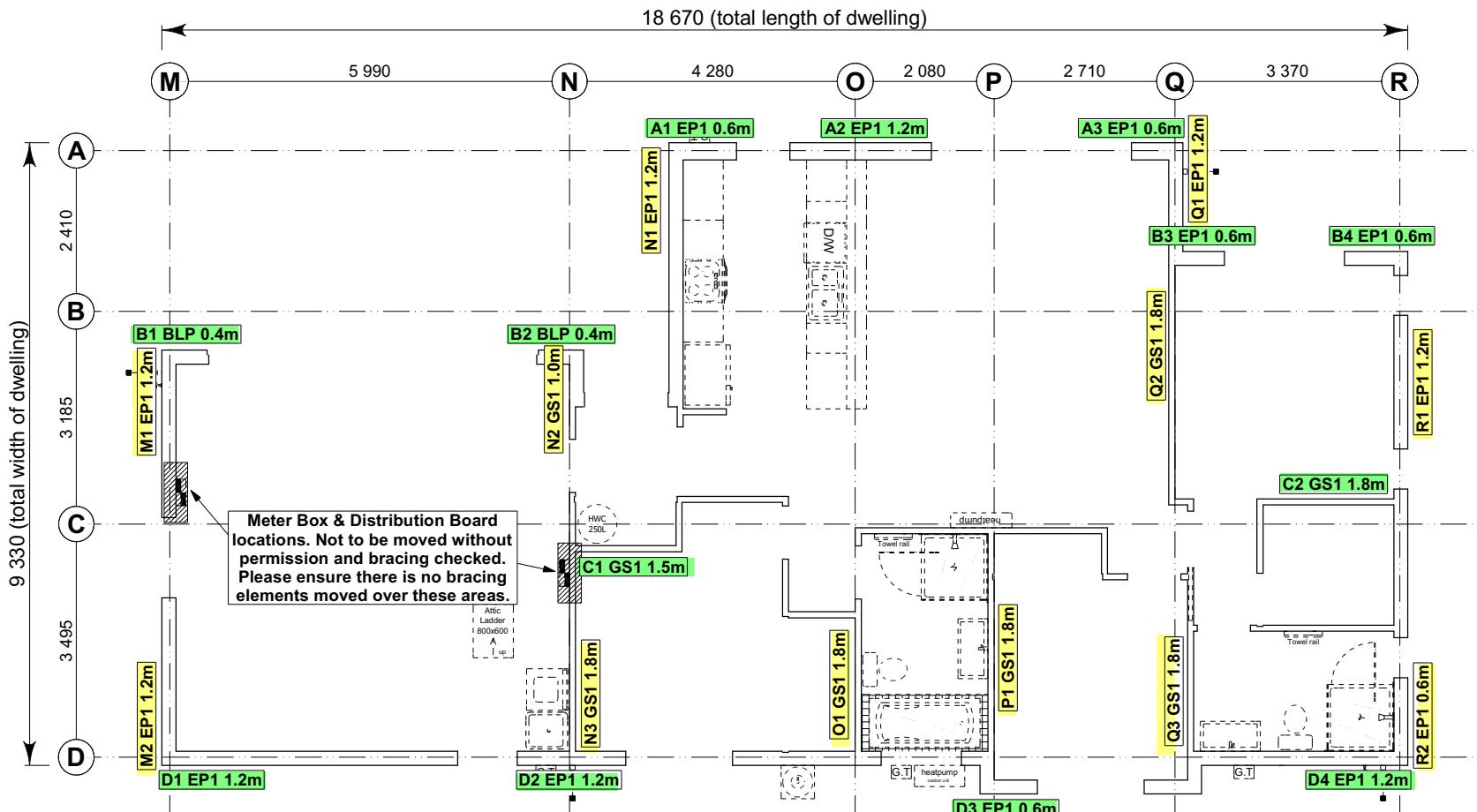
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8.7.3.4

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

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

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

Bracing Designed to:
Wind: High
Earthquake: 2

BRACING LEGEND

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

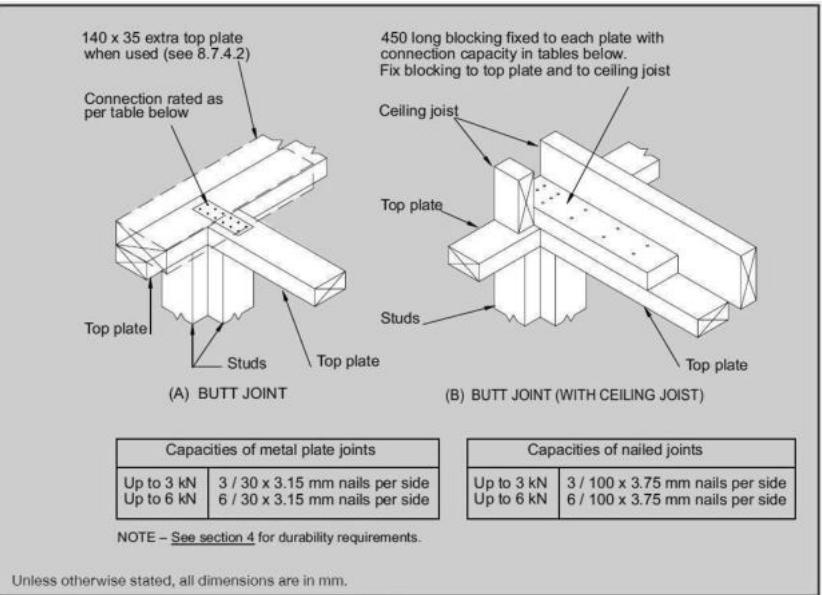


Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

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Single Level Along Resistance Sheet

Job Name: Cross & Milford

Wind EQ

Demand

453 1024

Achieved

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	1186	1269
A	1	0.60		2.4	EP1 0.6	Ecopy®	57	63	262% 124%	258 OK 288 OK
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	3	0.60		2.4	EP1 0.6	Ecopy®	57	63		
B	1	0.40		2.4	BLP-H	GIB®	48	54	211 OK 234 OK	211 OK 234 OK
	2	0.40		2.4	BLP-H	GIB®	48	54		
	3	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	4	0.60		2.4	EP1 0.6	Ecopy®	57	63		
C	1	1.50		2.4	GS1-N	GIB®	104	90	228 OK 198 OK	228 OK 198 OK
	2	1.80		2.4	GS1-N	GIB®	124	108		
D	1	1.20		2.4	EP1 1.2	Ecopy®	144	162	489 OK 549 OK	489 OK 549 OK
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	3	0.60		2.2	EP1 0.6	Ecopy®	57	63		
	4	1.20		2.4	EP1 1.2	Ecopy®	144	162		

Single Level Across Resistance Sheet

Job Name: Cross & Milford

Wind EQ

Demand

850 1024

Achieved

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	1463	1473
M	1	1.20		2.4	EP1 1.2	Ecopy®	144	162	172% 144%	288 OK 324 OK
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162		
N	1	1.20		2.4	EP1 1.2	Ecopy®	144	162	333 OK 330 OK	333 OK 330 OK
	2	1.00		2.4	GS1-N	GIB®	65	60		
	3	1.80		2.4	GS1-N	GIB®	124	108		
O	1	1.80		2.4	GS1-N	GIB®	124	108	124 OK 108 OK	124 OK 108 OK
	2	1.80		2.4	GS1-N	GIB®	124	108		
P	1	1.80		2.4	GS1-N	GIB®	124	108	124 OK 108 OK	124 OK 108 OK
	2	1.80		2.4	EP1 1.2	Ecopy®	144	162		
	3	1.80		2.4	GS1-N	GIB®	124	108		
Q	1	1.20		2.4	EP1 1.2	Ecopy®	144	162	392 OK 378 OK	392 OK 378 OK
	2	1.80		2.4	GS1-N	GIB®	124	108		
R	1	1.20		2.4	EP1 1.2	Ecopy®	144	162	201 OK 225 OK	201 OK 225 OK
	2	0.60		2.4	EP1 0.6	Ecopy®	57	63		

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PO BOX 11 351
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P: +64 3 342 7788

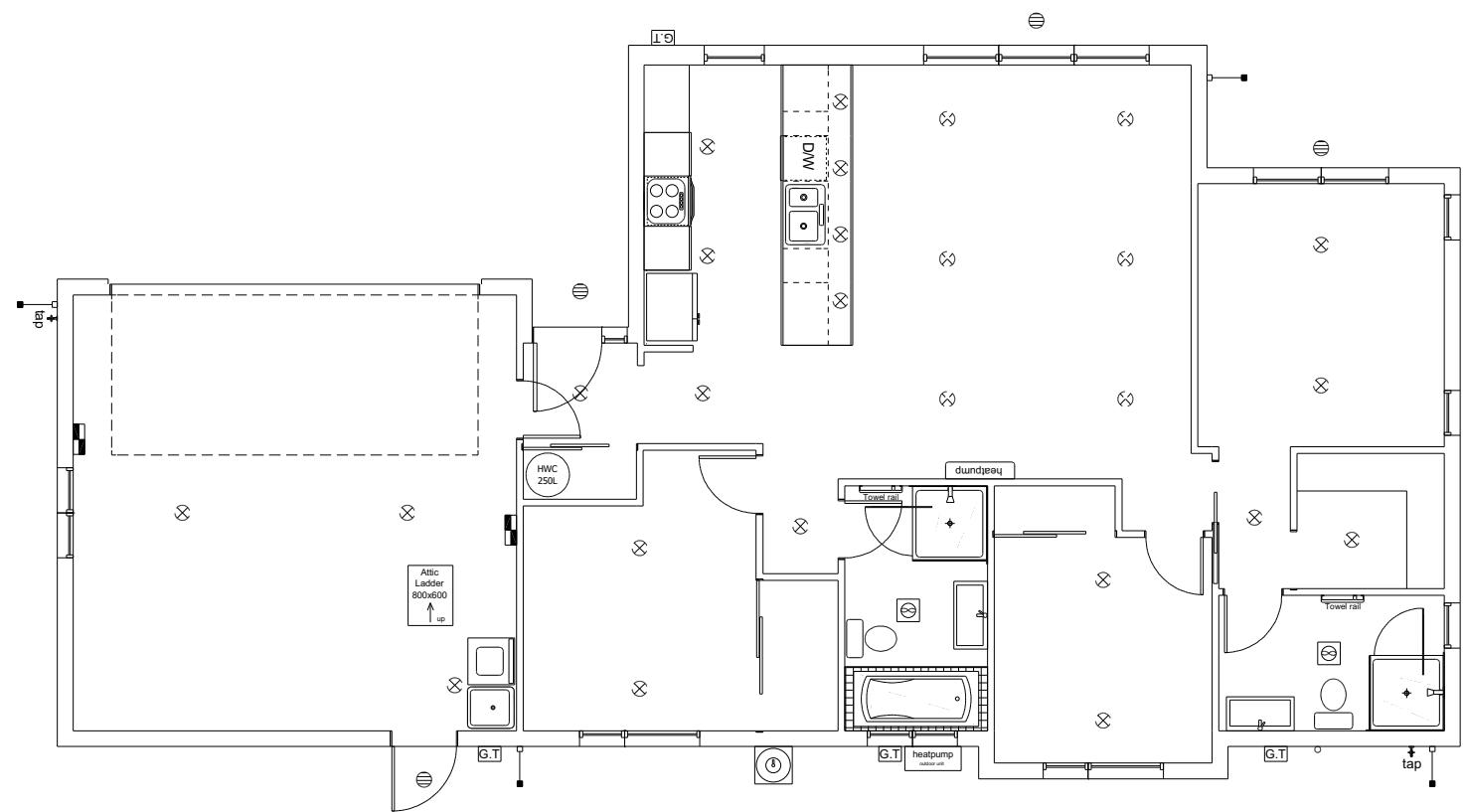
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Justice Cross & Dylan Milford
Lot 797
38 Herridge Street
Ravenswood

Job Number: 143241
Original Plan: Silvereye
Sheet Name: BRACING PLAN
Sales: R Gould Drawn: M Glynn QS: W Xian Print Date: 20/11/2023 Scale: 1:100 @ A3

CONSENT PLANS
No. Date Reason:
1 26-09-2023 Initial Consent Plans

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of 22 sheets



LEGEND	
Refer to Electrical Section in Specification for further details	
○	Ceiling Pan
⊗	CA Approved Down Light 100w Down light (CA80 or CA135)
⊕	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

CA Approved Down Lights
Layout shown is indicative only. Final layout to be confirmed between owner and electrician.
Refer to electrical section in the specifications for additional info.

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BC231016 27/11/2023 brennac

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Lot 797
38 Herridge Street
Ravenswood

Job Number:
143241

Original Plan:
Silvereye

Sheet Name:
LIGHTING PLAN

Sales: R Gould Drawn: M Glynn QS: W Xian Print Date: 20/11/2023 Scale: 1:100 @ A3

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No.	Date:	Reason:
1	26-09-2023	Initial Consent Plans

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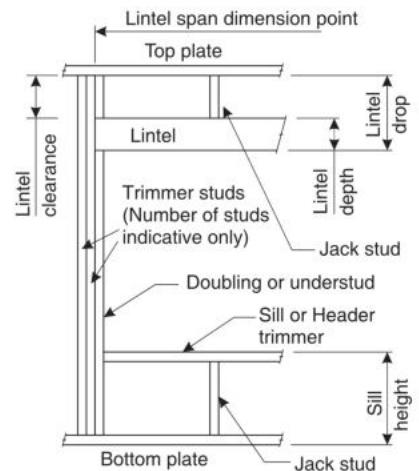


LINTEL FIXING SCHEDULE ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

NOTE:

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

DEFINITIONS



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

NOTES:

- 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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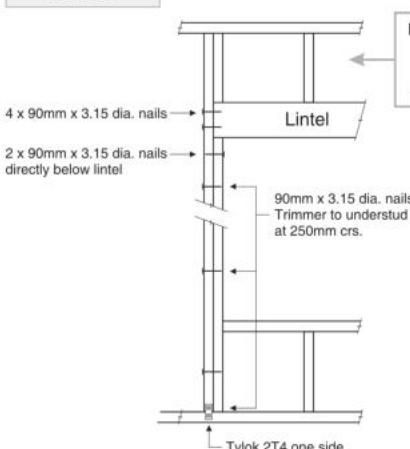


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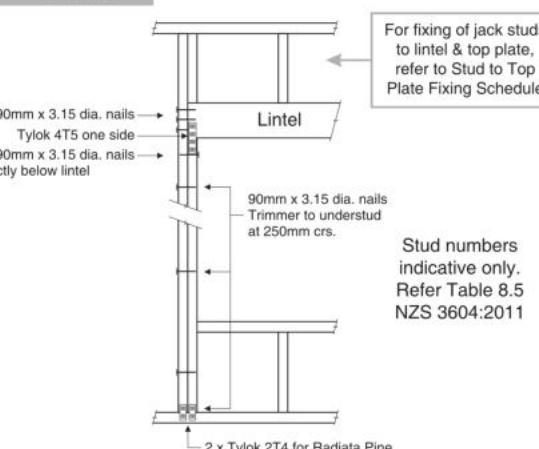
LINTEL FIXING OPTIONS

TYPE E 1.4kN



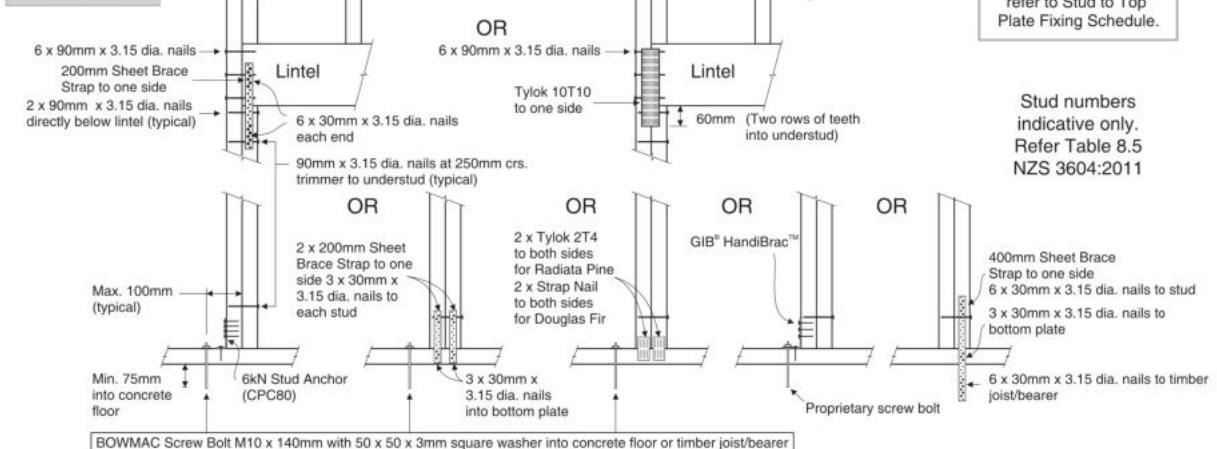
For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule

TYPE F 4.0kN



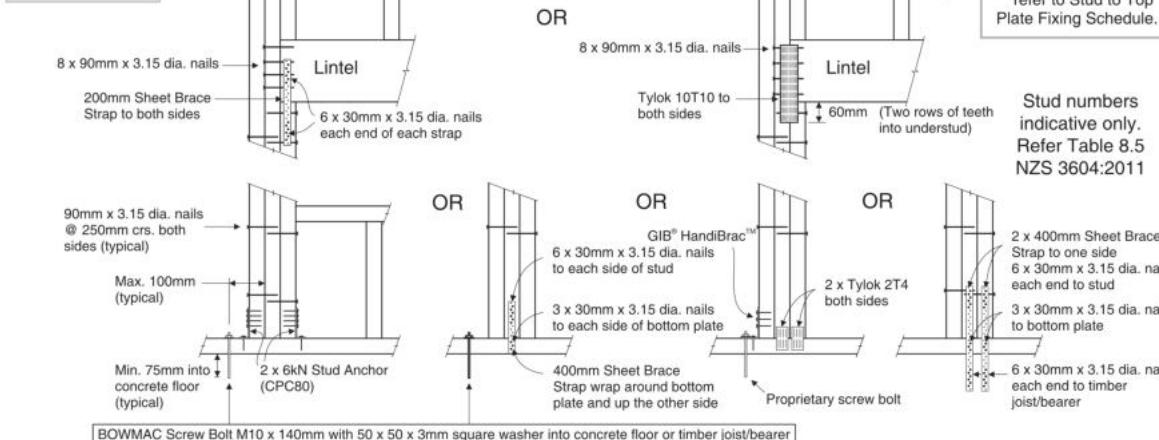
For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule

TYPE G 7.5kN



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

TYPE H 13.5kN



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

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Justice Cross & Dylan Milford
Lot 797
38 Herridge Street
Ravenswood

Job Number:
143241

Original Plan:
Silvereye

Sheet Name:
FRAMING DETAILS

CONSENT PLANS

No.	Date:	Reason:
1	26-09-2023	Initial Consent Plans

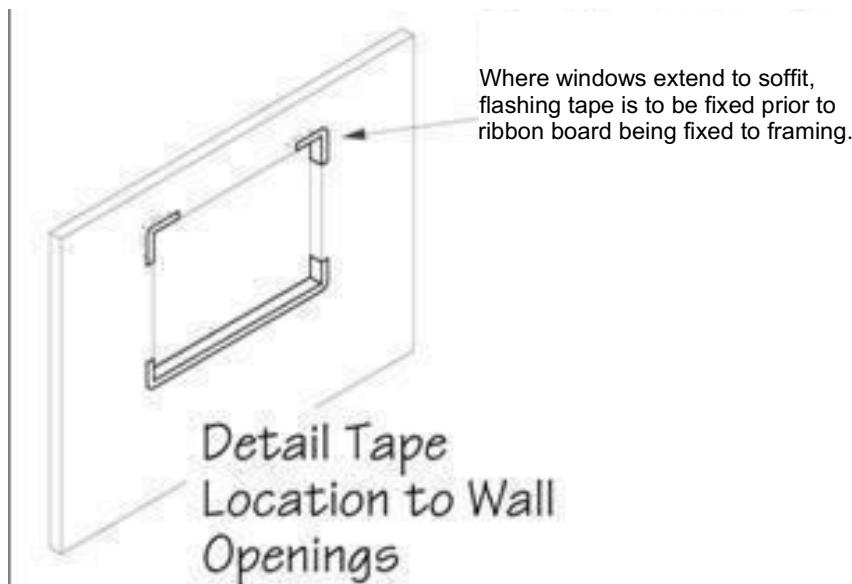
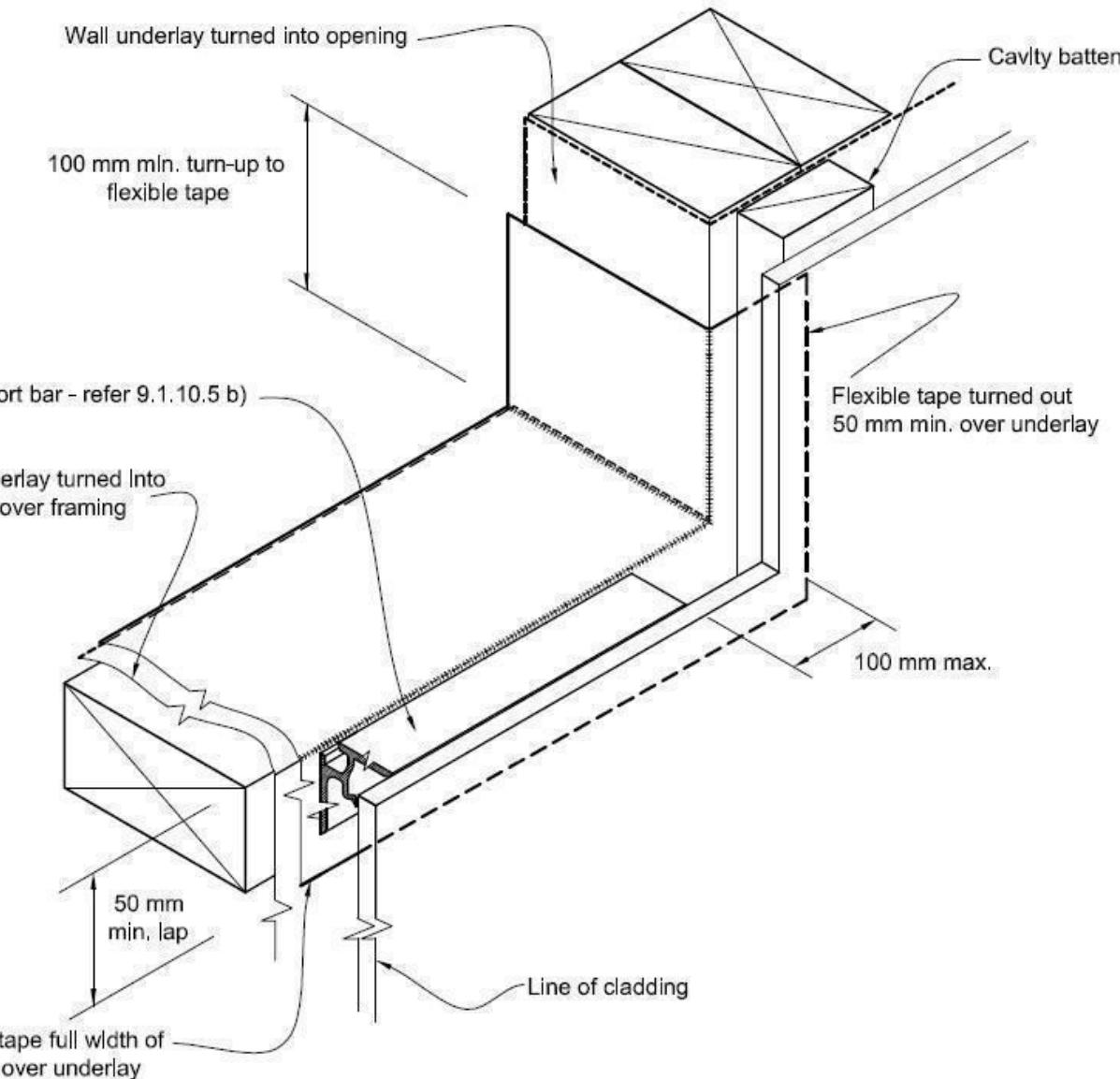
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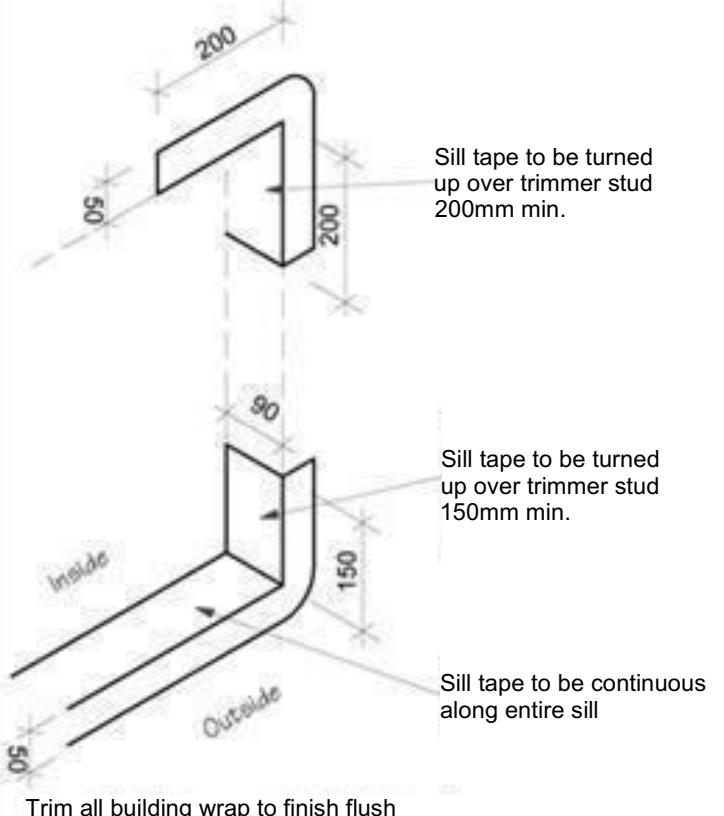
Figure 72B: General window and door opening with drainage cavity
Paragraphs 9.1.5, 9.1.9.3, 9.1.10.2, Figures 73C, 76, 85, 86, 91, 99, 116 and 128

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 Flashing Detail

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

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Justice Cross & Dylan Milford
Lot 797
38 Herridge Street
Ravenswood

Job Number:
143241

Original Plan:
Silvereye

Sheet Name:
CONSTRUCTION DETAILS

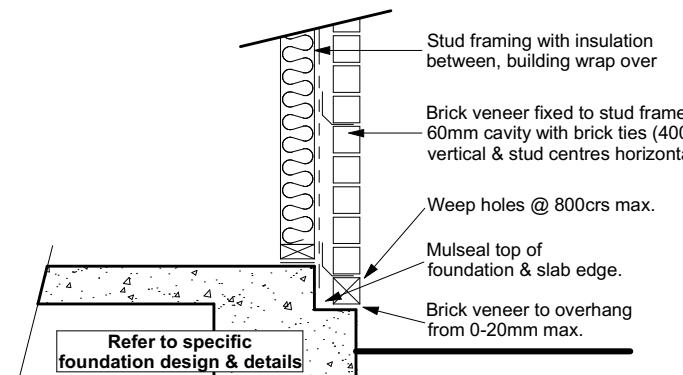
CONSENT PLANS

No.	Date:	Reason:
1	26-09-2023	Initial Consent Plans

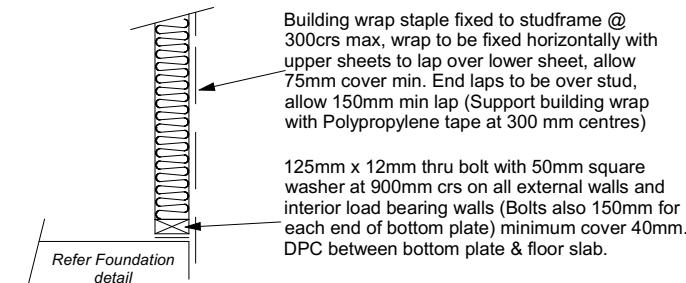
Sheet No.:
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Plans and specifications APPROVED in accordance
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Regulations 1992, Clause 3
BC231016 27/11/2023 brennac



Brick Veneer Foundation
Scale 1:20



Stud framing to slab
Scale 1:20

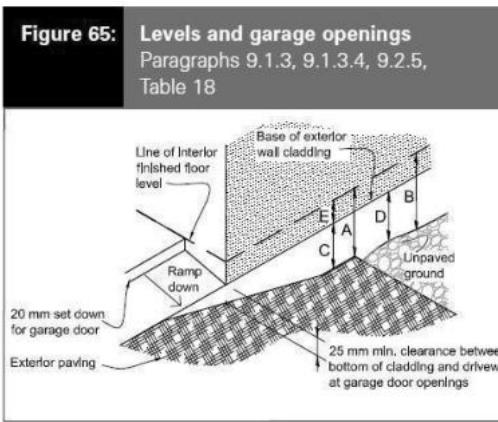
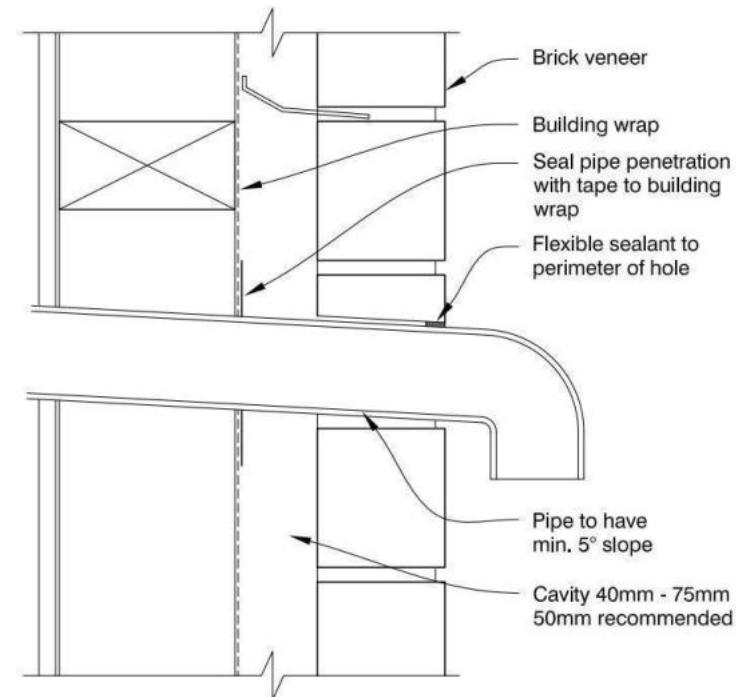
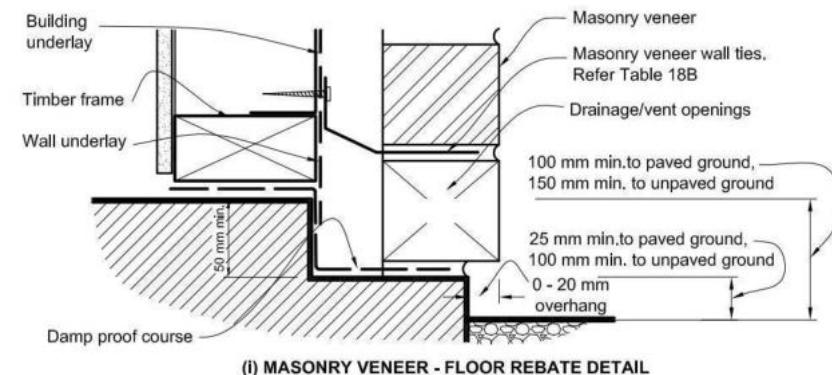


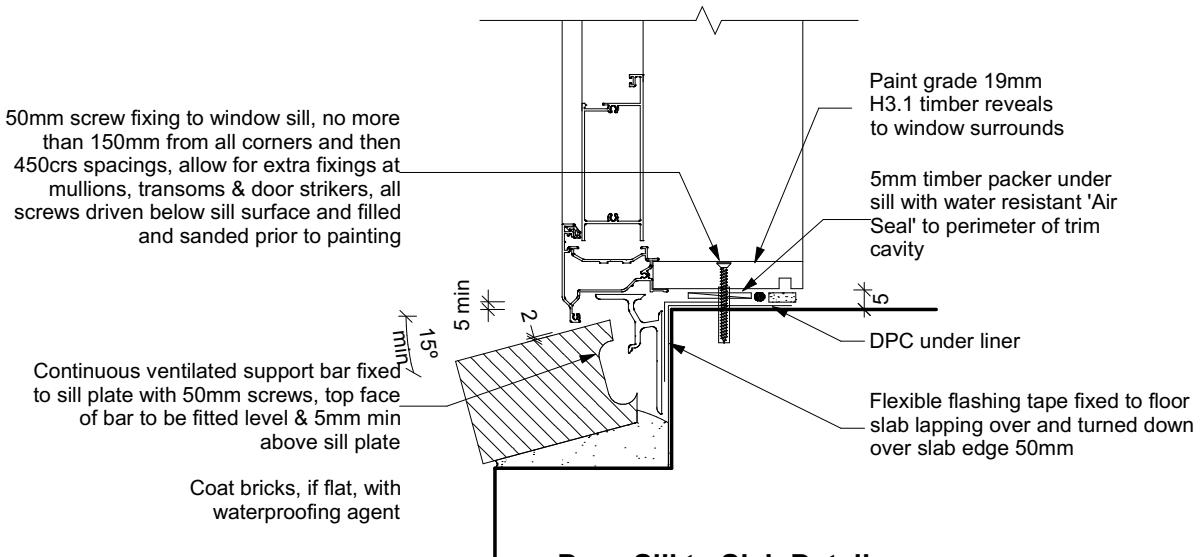
Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

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

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



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



Door Sill to Slab Detail
Scale 1:20

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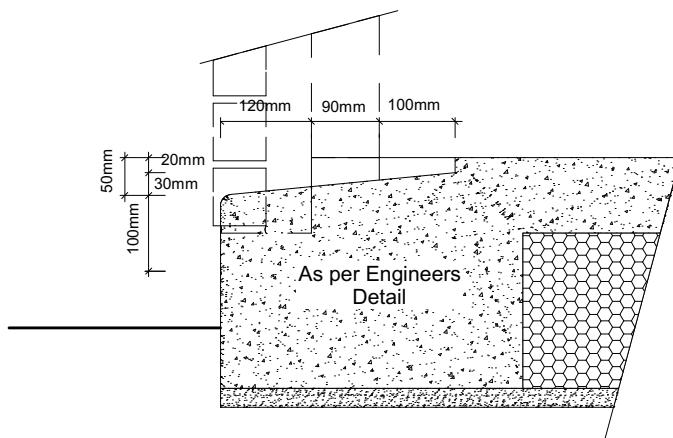
Original Plan:
Silvereye

Sheet Name:
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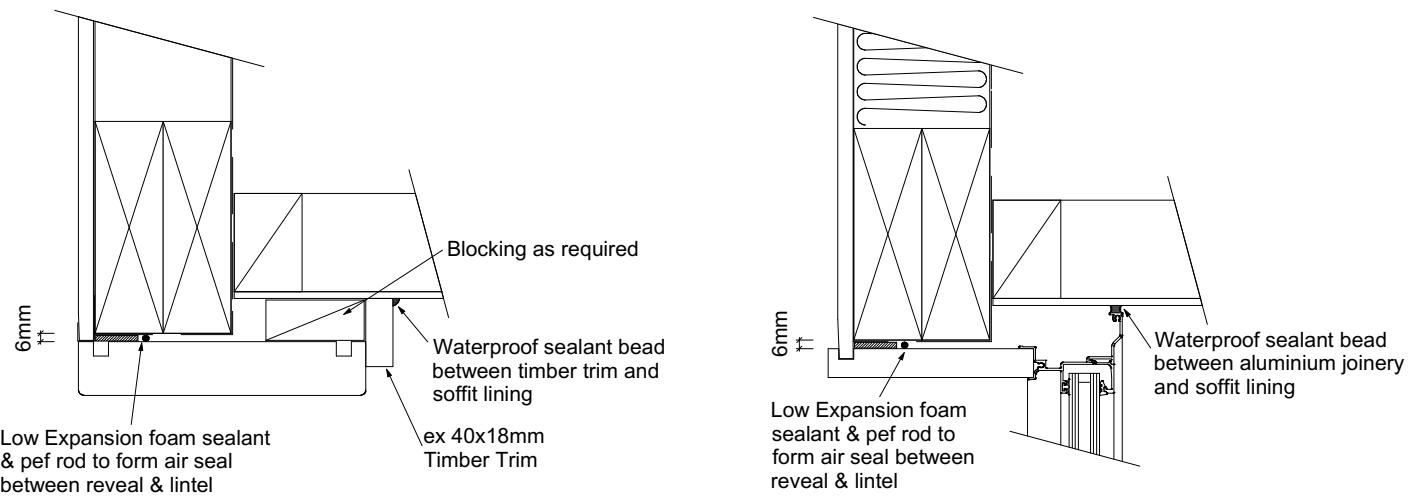
CONSENT PLANS

No.	Date:	Reason:
1	26-09-2023	Initial Consent Plans

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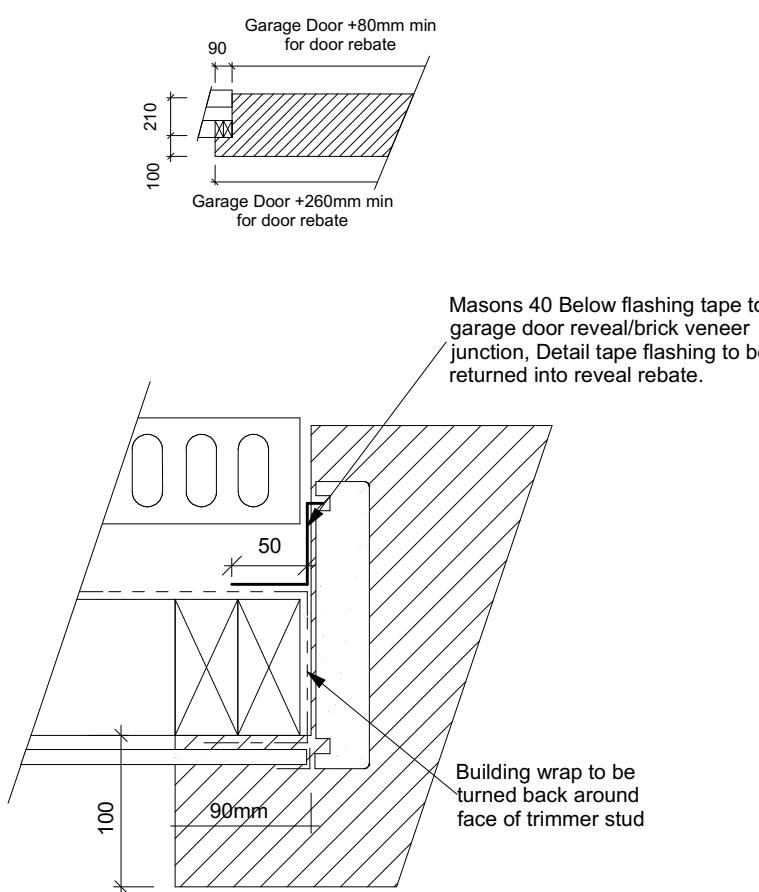


Garage Door Rebate Details
Scale 1:10

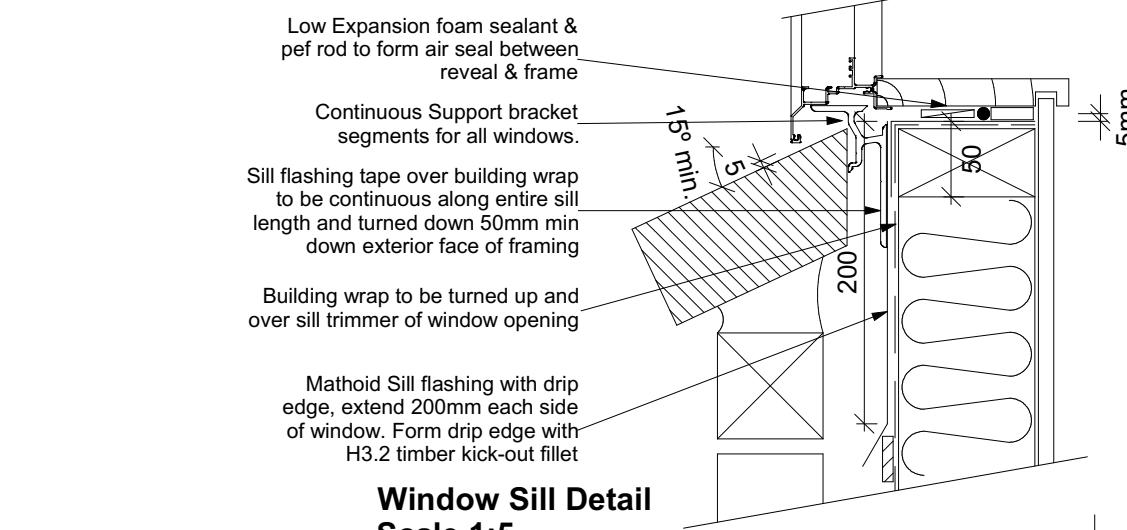


Garage Door Head to Soffit
Scale 1:5

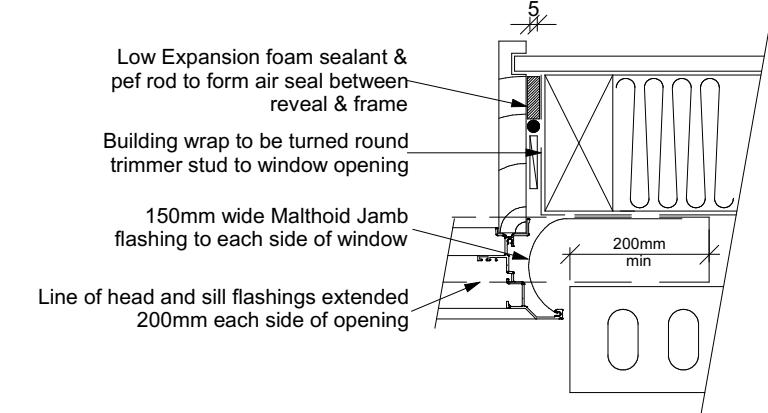
Window Head to Soffit Detail
Scale 1:5



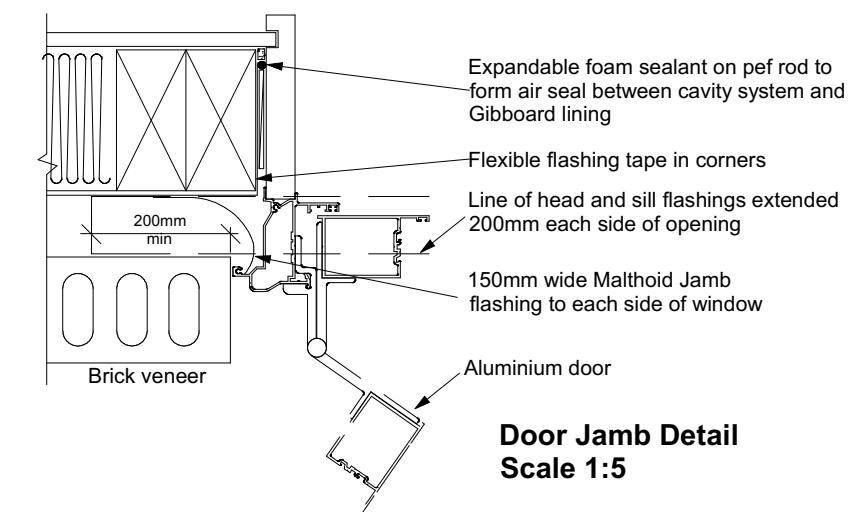
Garage Door Jamb Detail
Scale 1:5



Window Sill Detail
Scale 1:5



Window Jamb Detail
Scale 1:5



Door Jamb Detail
Scale 1:5

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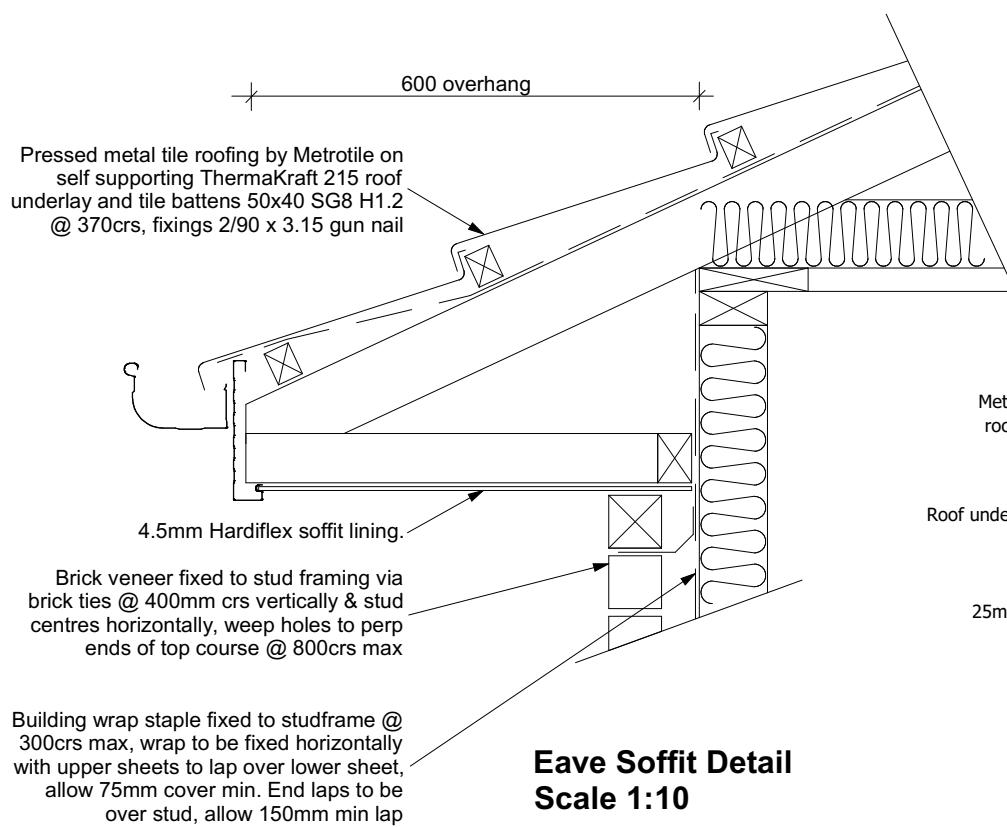
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CONSTRUCTION DETAILS

CONSENT PLANS

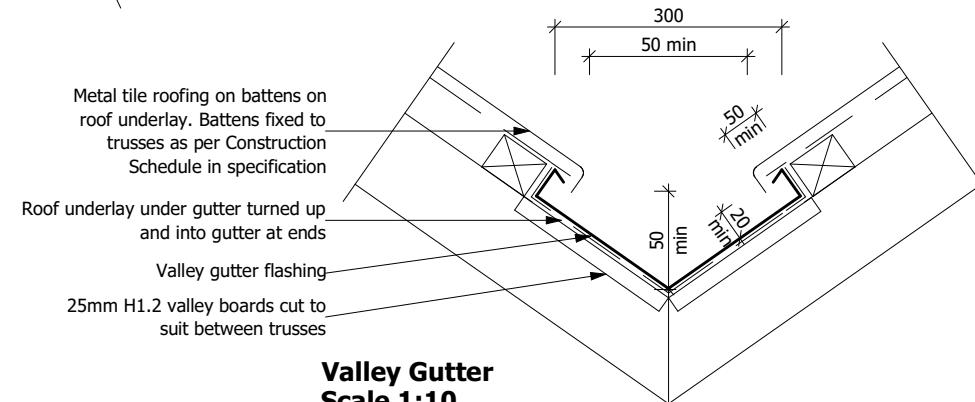
No.	Date:	Reason:
1	26-09-2023	Initial Consent Plans

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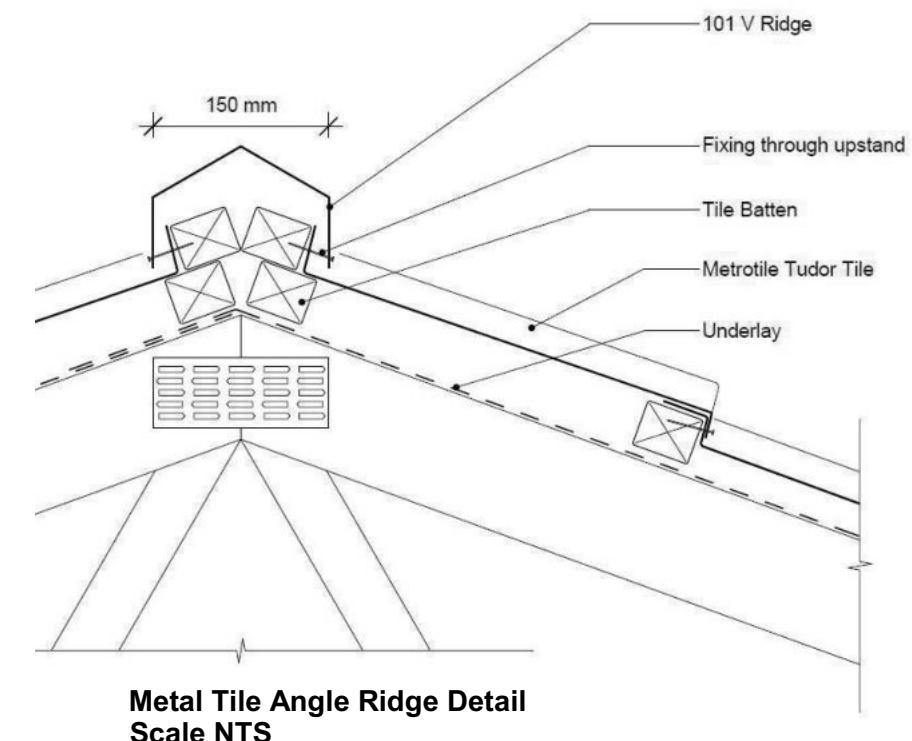
of 22 sheets



Eave Soffit Detail
Scale 1:10



Valley Gutter
Scale 1:10



Metal Tile Angle Ridge Detail
Scale NTS

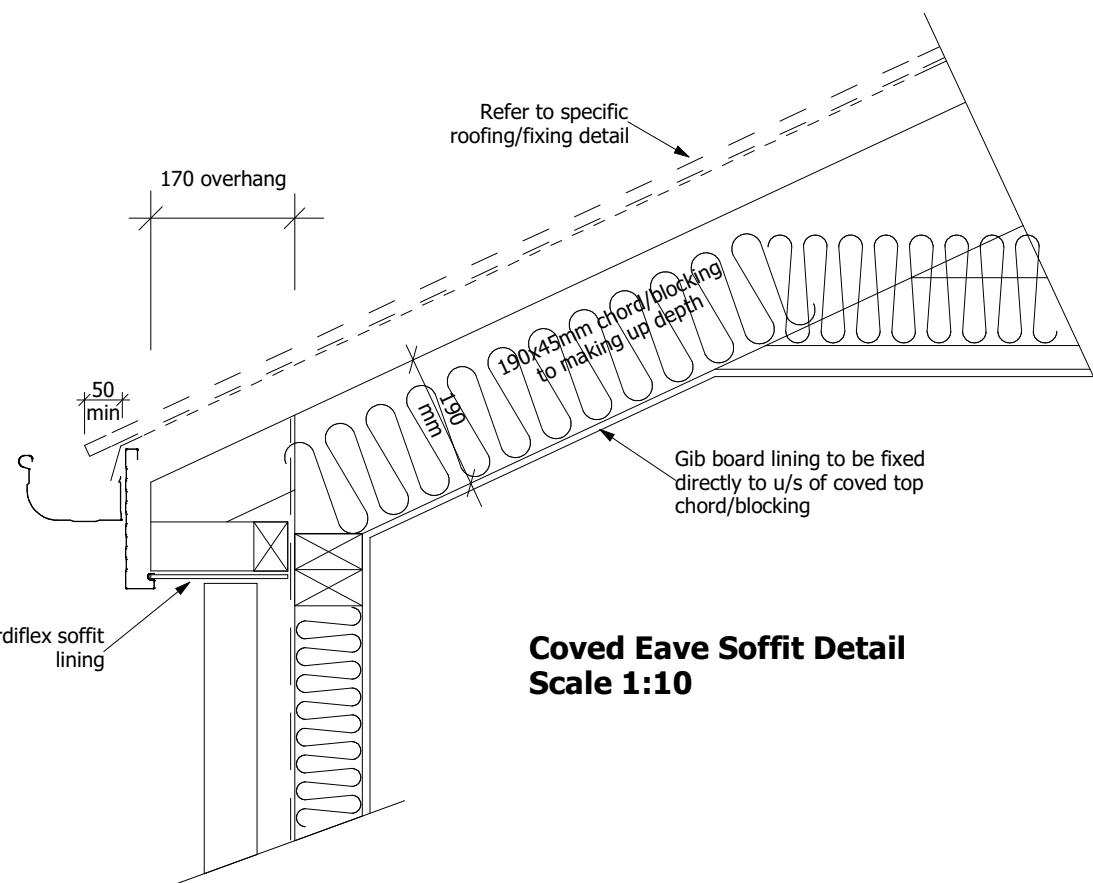
Fixings: 4 nails per sheet in the body of the roof in the turndown

(a) TURNDOWN FIXING

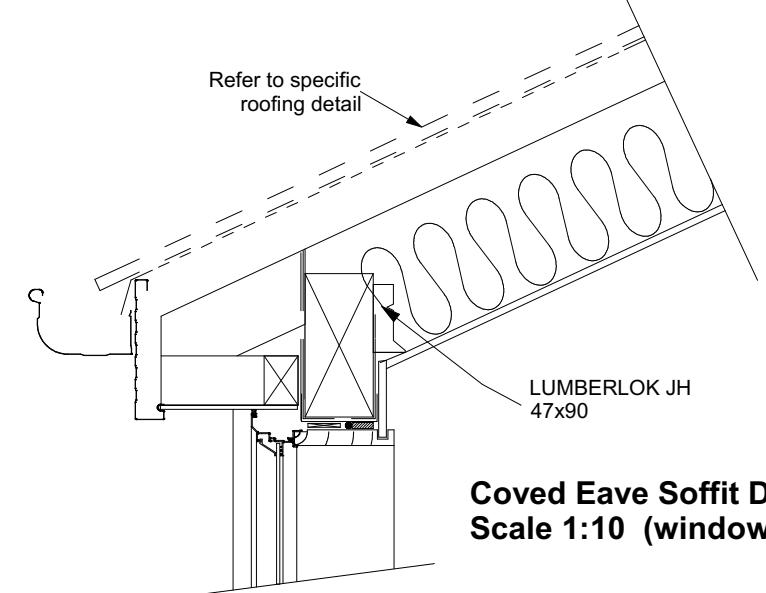
Neoprene washer under fixing

(b) CREST FIXING

Metal Tile Fixings Detail
Scale NTS



Coved Eave Soffit Detail
Scale 1:10



Coved Eave Soffit Detail
Scale 1:10 (window)

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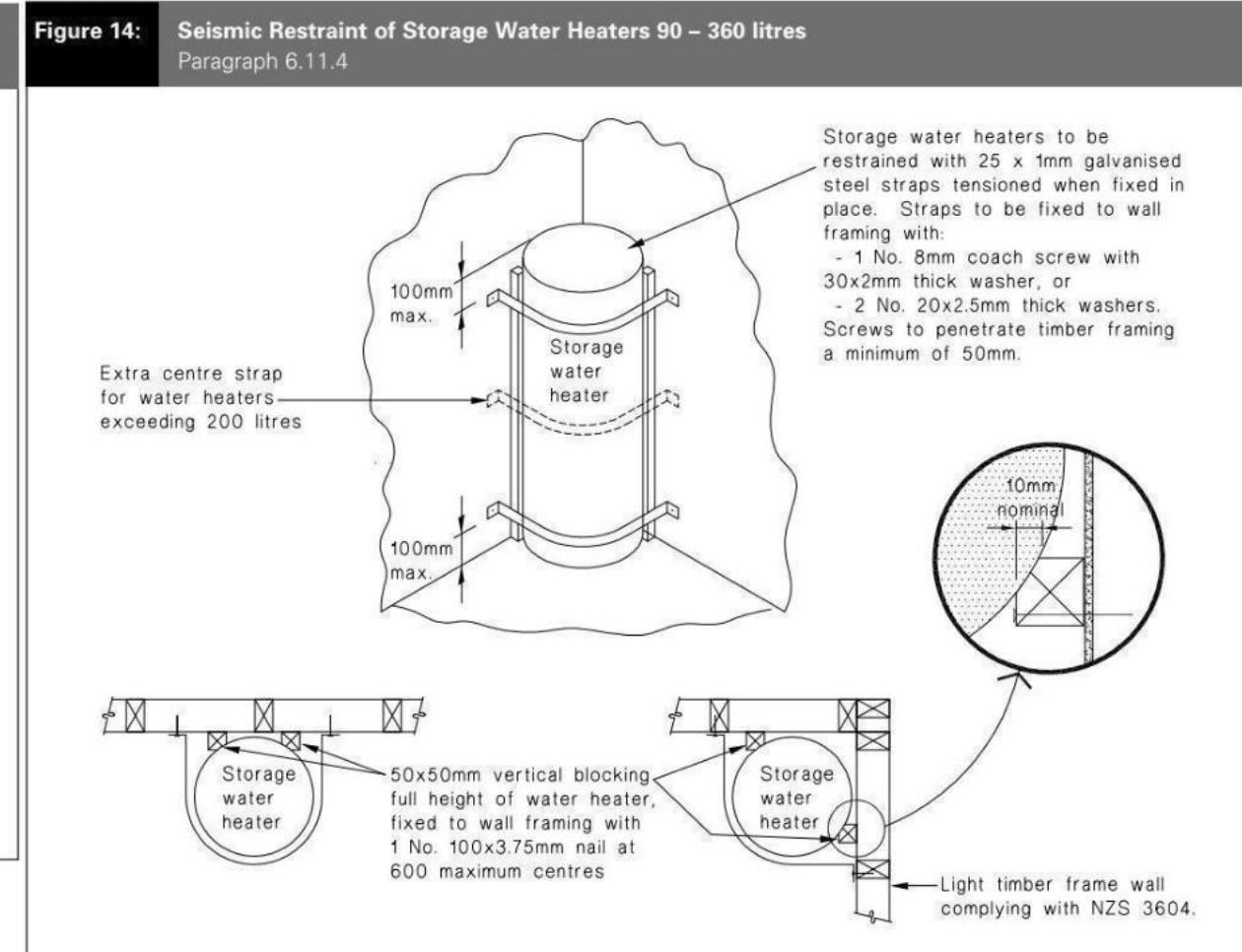
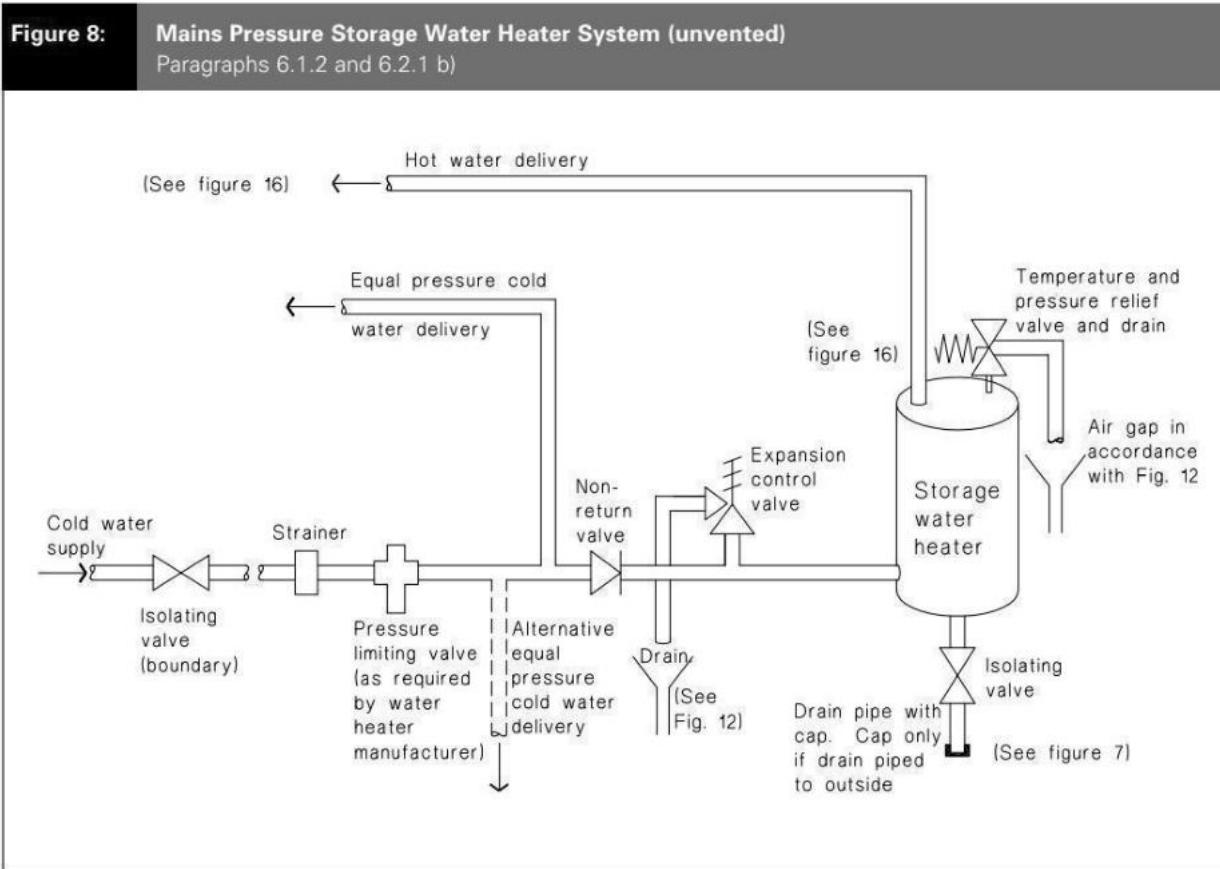
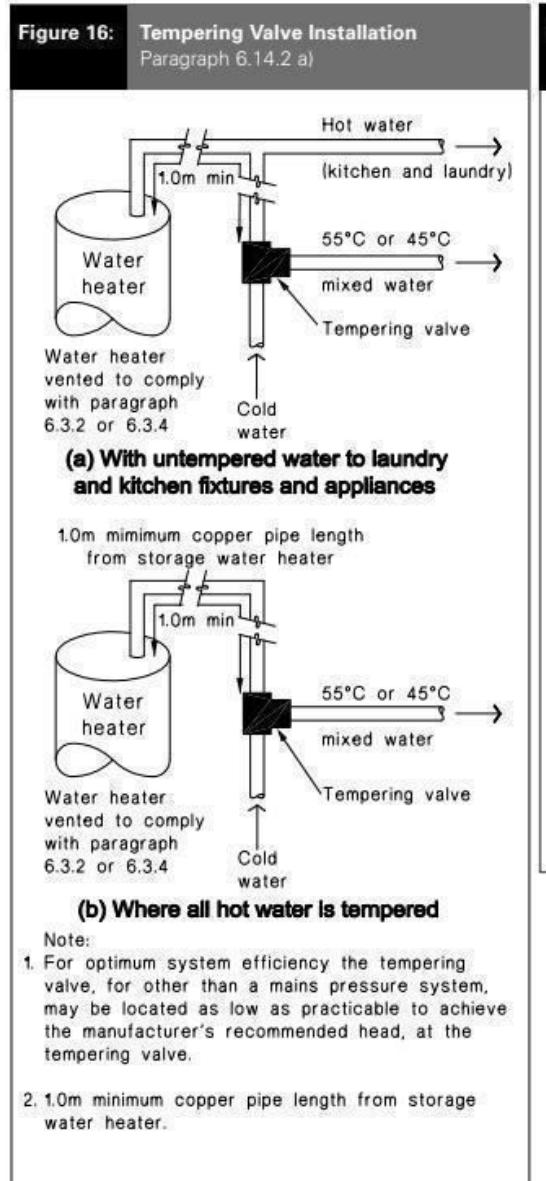
Sheet Name:
CONSTRUCTION DETAILS

CONSENT PLANS

No.	Date:	Reason:
1	26-09-2023	Initial Consent Plans

Sheet No.:
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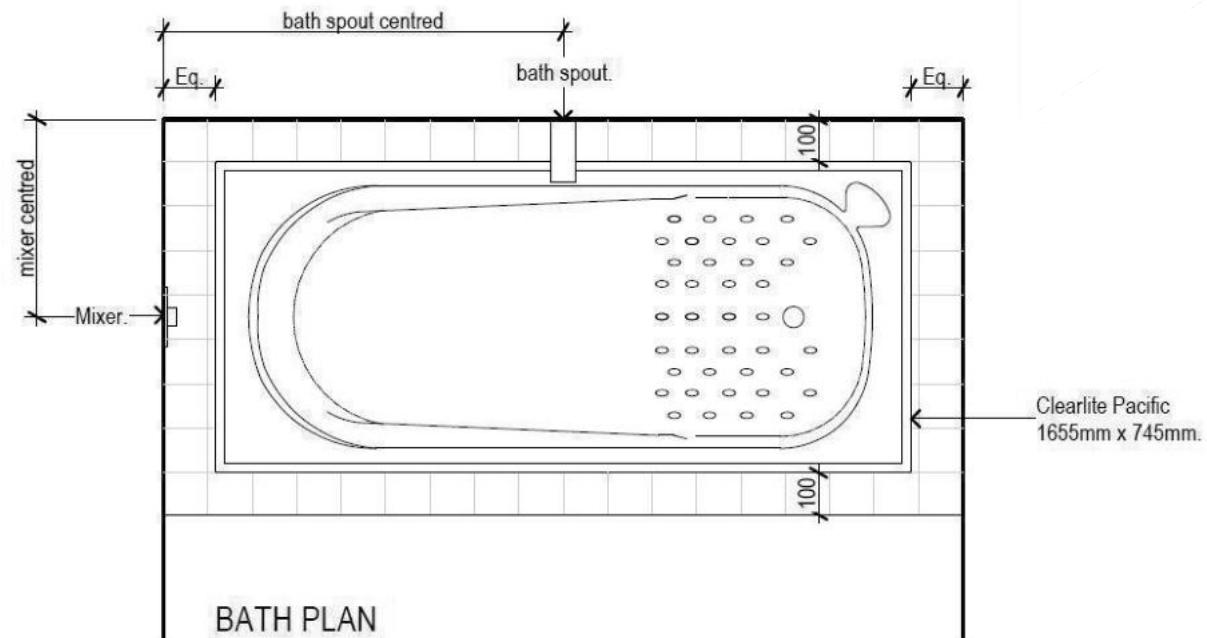
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PLUMBING DETAILS

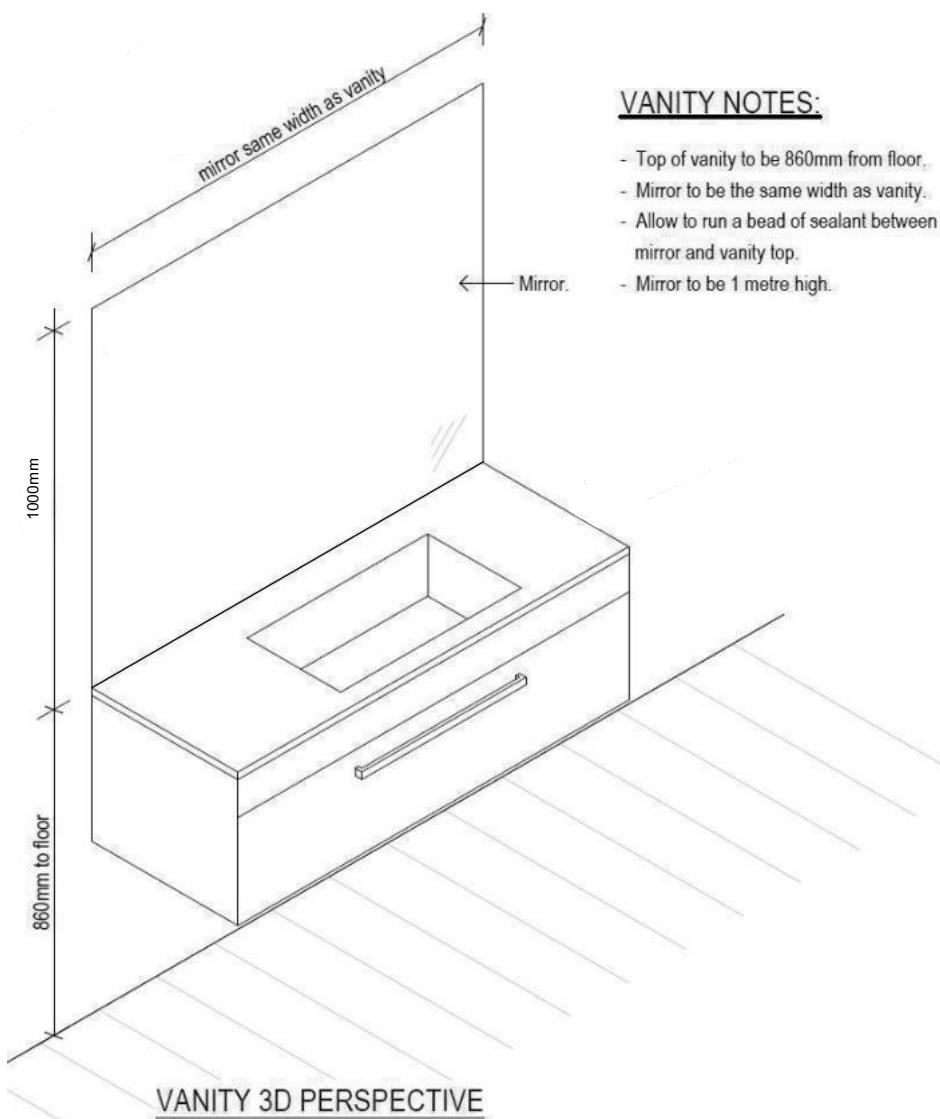
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Sheet No.:
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BATH PLAN



VANITY 3D PERSPECTIVE

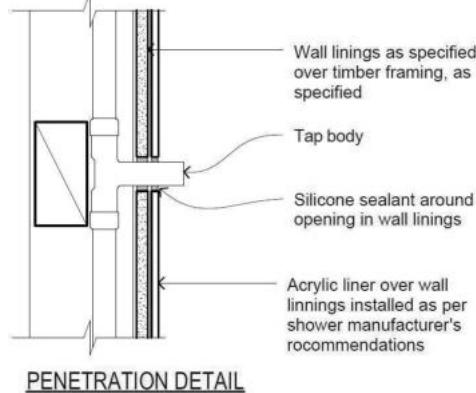
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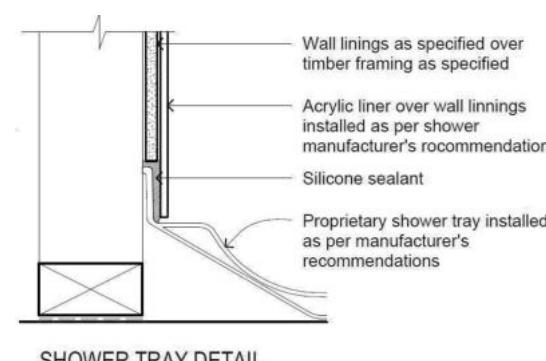
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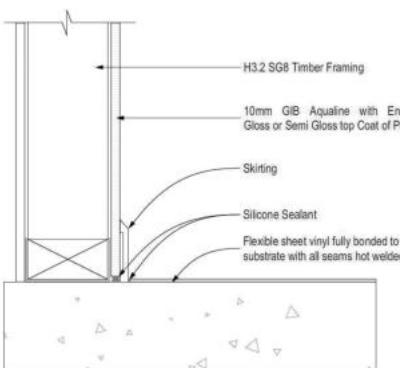
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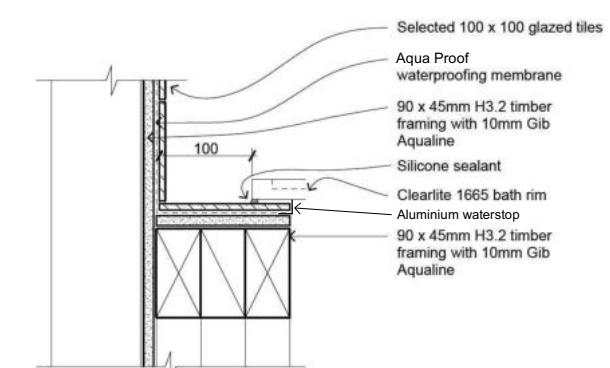
PENETRATION DETAIL



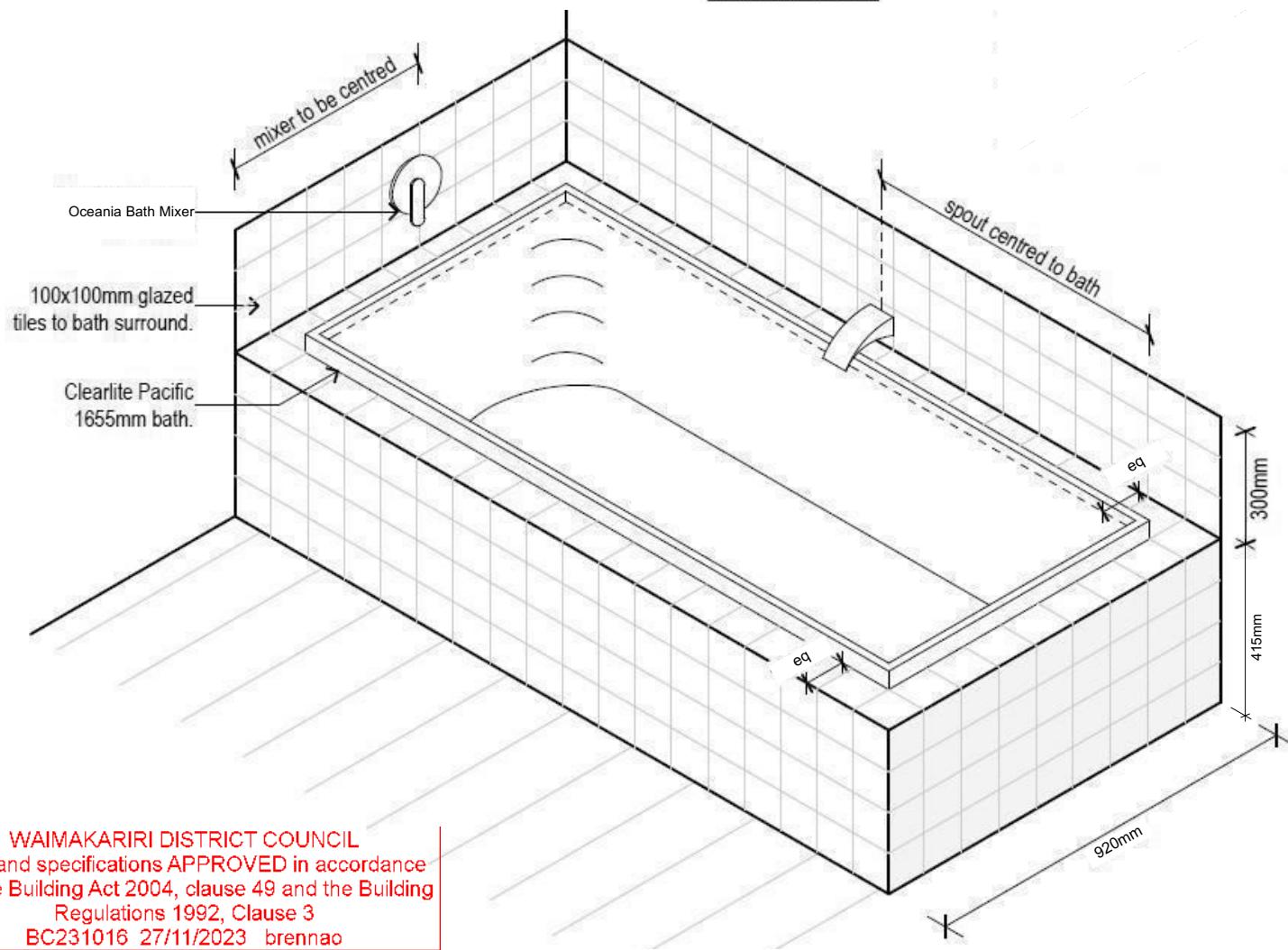
SHOWER TRAY DETAIL



GENERAL FLOOR/WALL DETAIL



BATH/WALL JUNCTION



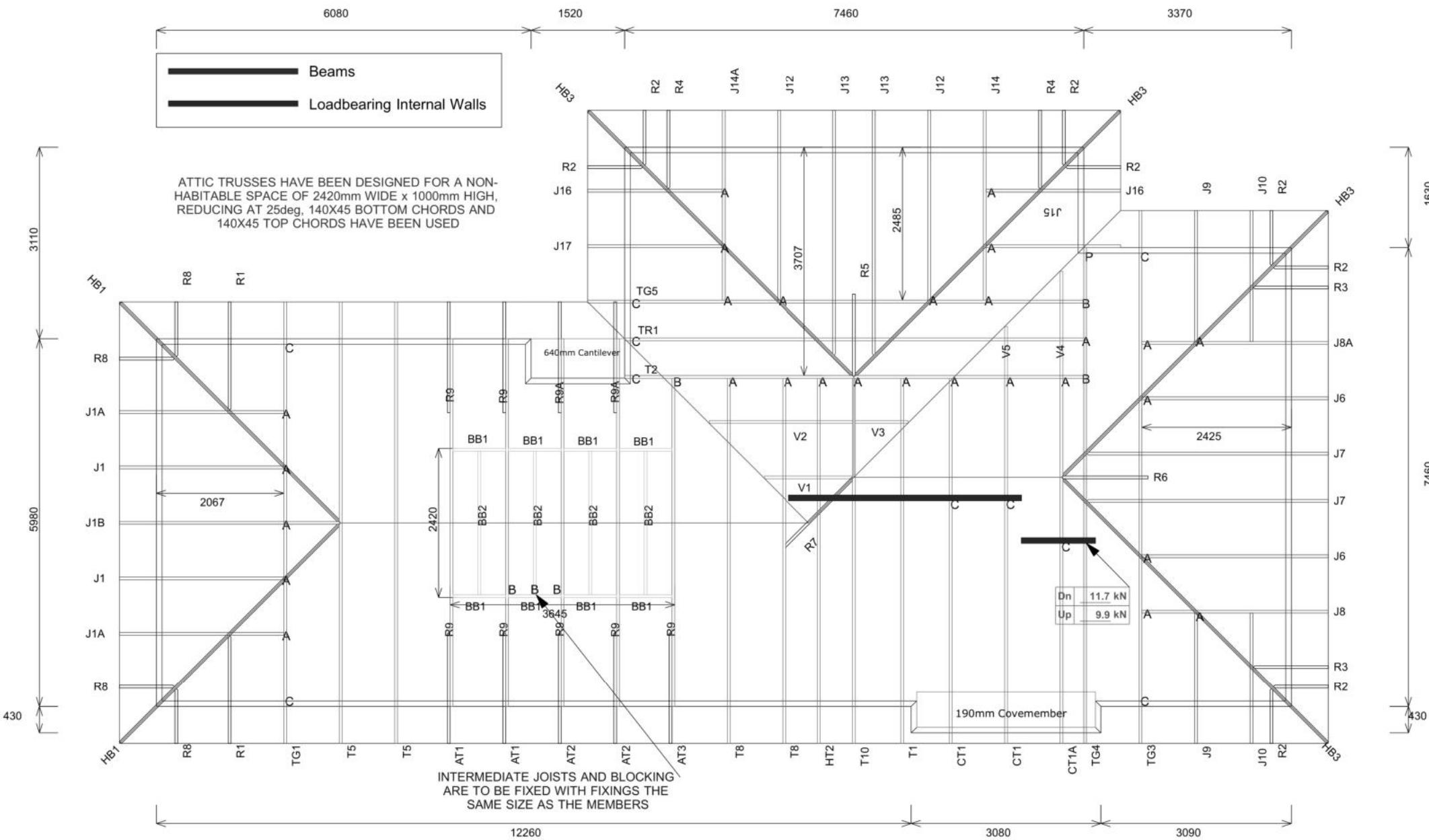
WAIMAKARIRI DISTRICT COUNCIL
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BC231016 27/11/2023 brennac

Buildable Consent Layout



CARTERS

Your Building Partner



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 / draughtsman is responsible for the design to transfer the loads to the ground.

Snow Zone:	Christchurch (N4)
Wind Area:	High
TC Restraints:	400 mm
Roof Material:	Metal Tiles
Roof Pitch:	25.00 °
Snow Altitude:	100.000 m
Design Wind Speed:	44.0 m/s
BC Restraints:	600 mm
Ceiling Material:	Standard Plaster Board 13mm
Ground Snow Load:	0.900 kPa
Truss Centres:	900 mm

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BC231016 27/11/2023 brennao

Job No: **RG1391915C1**

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

Job Name: Cross Milford Lot 797 Ravenswood

Address: Lot 797 Ravenswood
Woodend, Waimakariri District



Drawn: Bruce Barrow
Date: 7/07/2023

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 restrains 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 restrains will be required at 1800mm centres

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

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Ravenswood

Job Number: **143241**
Original Plan: **Silvereye**
Sheet Name: **TRUSS DESIGN**
Sales: R Gould Drawn: M Glynn QS: W Xian Print Date: 20/11/2023 Scale: NTS @ A3

CONSENT PLANS

No.	Date:	Reason:
1	26-09-2023	Initial Consent Plans

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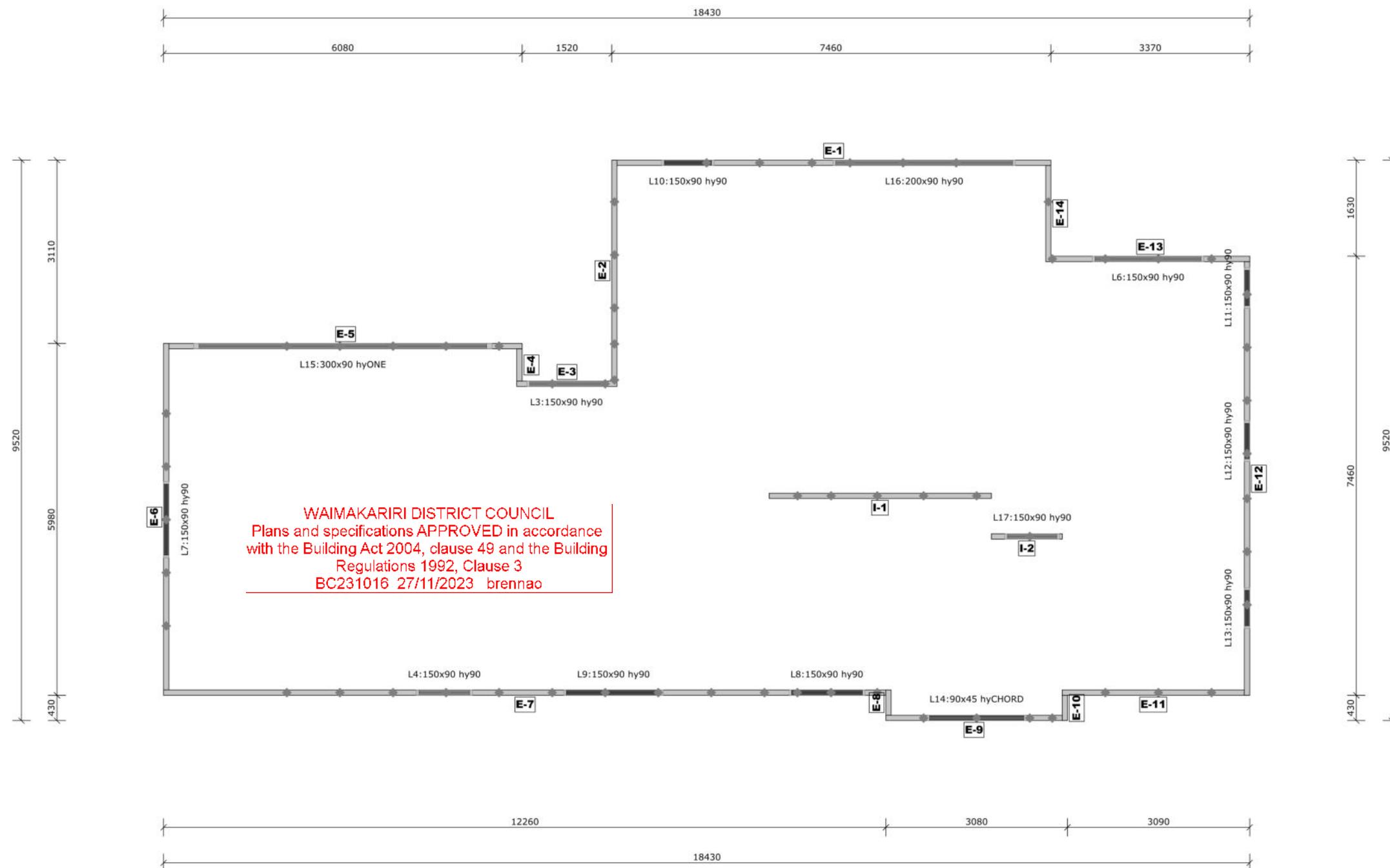
Buildable Consent Layout



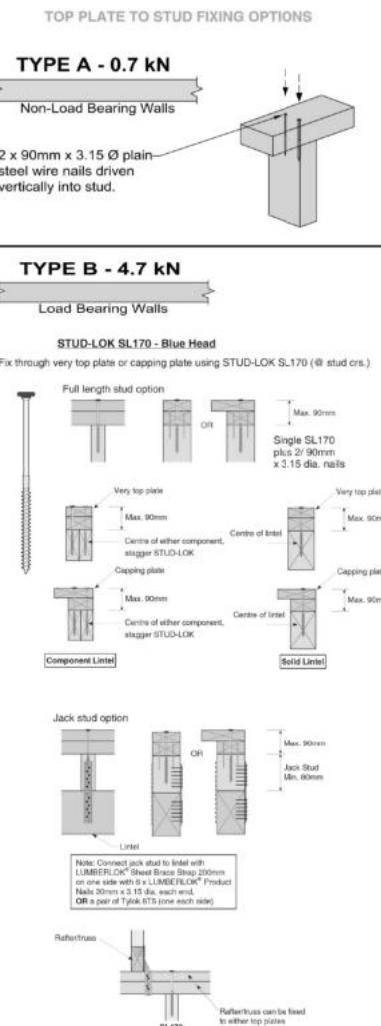
All internal walls shown on this layout are considered to be loadbearing
Lintel fixing specification remains the responsibility of the architect / draughtsperson



Your
Building Partner



Lintel Fixings are as per
the included reports.



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

	MiTek SAPPHIRE™ Every Facet an Advantage.
Drawn:	Bruce Barrow
Date:	7/07/2023

Job No: **RG1391915C1**

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Address: Lot 797 Ravenswood
Woodend, Waimakariri District

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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Sales: R Gould	Drawn: M Glynn	QS: W Xian	Print Date: 20/11/2023	Scale: NTS @ A3

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