

**BC No: 230426**

**SITE DETAILS:**

21 HENSHAW STREET  
WOODEND

**LEGAL:**

LOT 632 DP 587359

**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](mailto: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](mailto: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.

# Hawthorne & Findlay House

Lot 632 Henshaw Street, Ravenswood



## TC2 RIBRAFT DRAWINGS

File Number 23000.052

Sheet No.	Rev	Date Issued	Sheet Title	Issue Register
				Date
				Description
S1	-	21/04/2023	General Notes	
S2	-	21/04/2023	RibRaft Layout Foundation Plan	
S3	-	21/04/2023	Typical Foundation Sections	
S4	-	21/04/2023	Typical Foundation Sections	
S5	-	21/04/2023	Typical Services Penetration Details	
				21/04/2023 For Consent

WAIMAKARI DISTRICT COUNCIL  
 Plans and specifications APPROVED in accordance  
 with the Building Act 2004, clause 49 and the Building  
 Regulations 1992, Clause 3  
 BC230426 1/06/2023 vladimirt

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

85mm Floor Slab - 220mm pods  
(25MPa min. TC2 Dramix 4D 80/60 Fibre Mix)  
G500E SE-62 Ductile mesh on 40mm 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

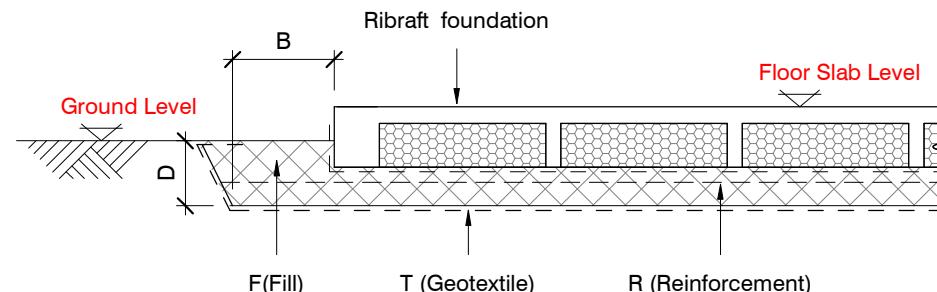
Inform ENGCO consulting 48 hours in advance of any inspections required for code compliance certification.

Contact ENGCO - Ph. 03 366 7955 & quote ENGCO Ref. No.

INSPECTIONS REQUIRED

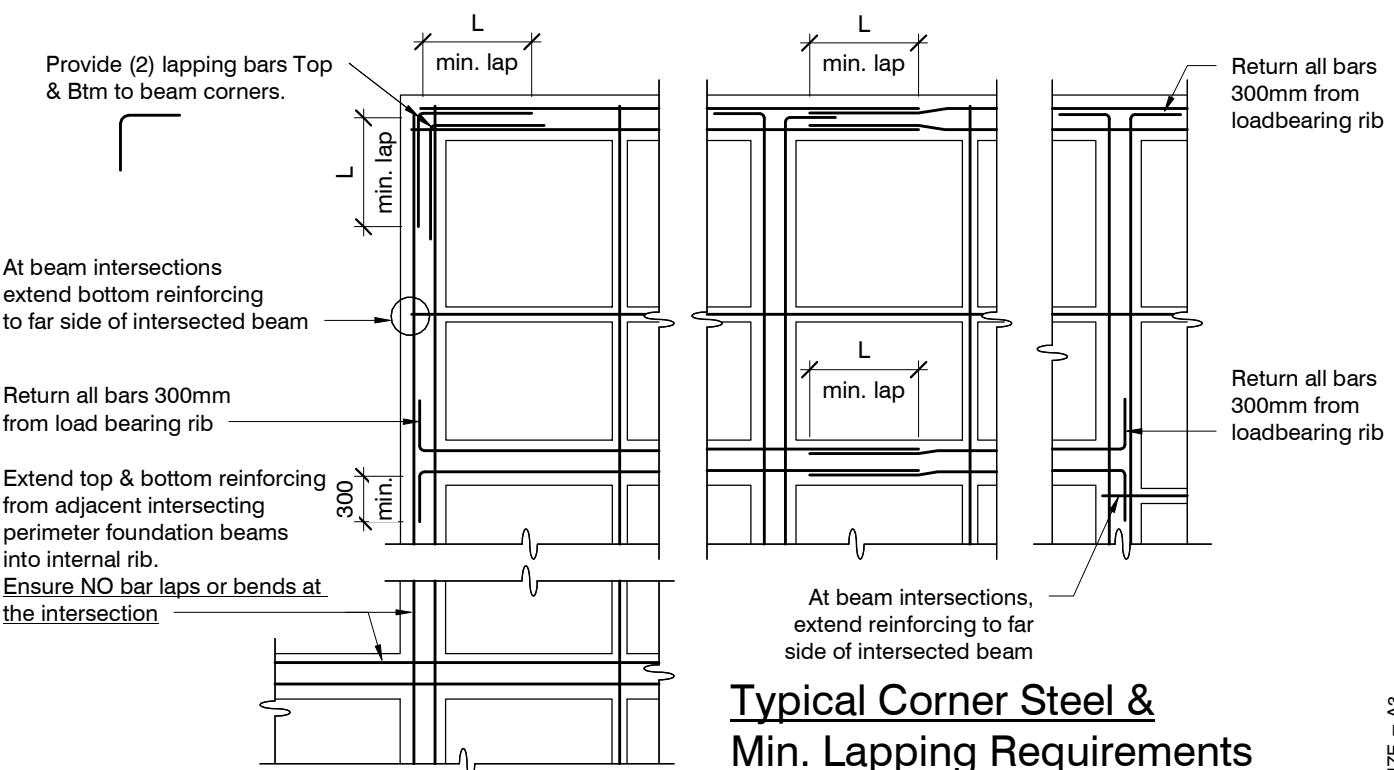
- Confirm bearing at excavation - by ENGCO
- Contractor to supply (4) N.D. Tests at finished compacted surface - if depth of fill is greater than 400mm.
- Pre-pour of slab - by Engco

GEOTECHNICAL REFERENCE:	
Refer:	ENGCO
	Geotechnical Report
Ref. No:	23000.052
Dated:	4-Apr-23
Bearing:	200KPa

BUILDING PLATFORM

BUILDING PLATFORM TABLE:	
B	500mm
D	200mm bgl (approx). 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

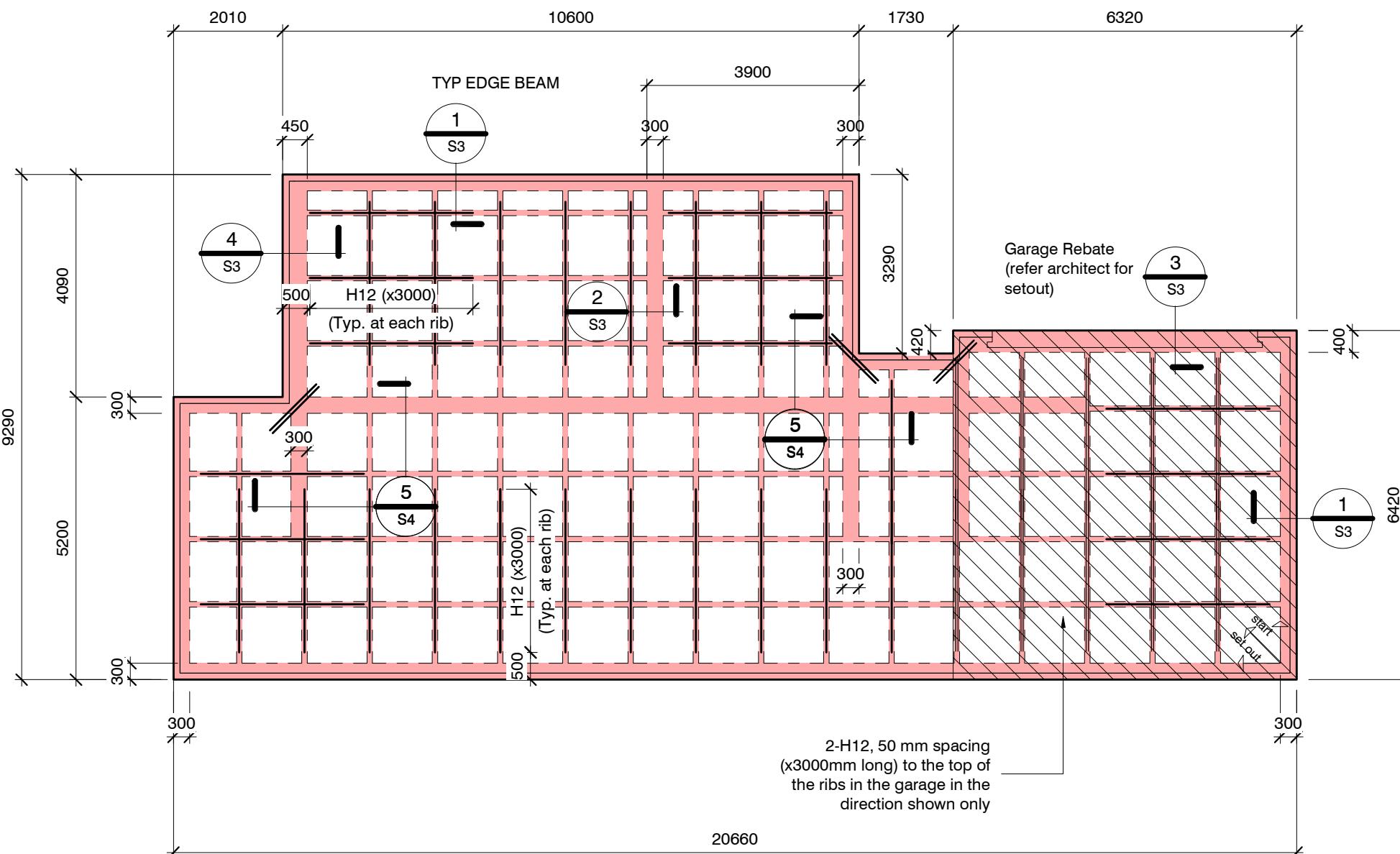


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BC230426 1/06/2023 vladimir

N.T.S.

revisions	-	21/04/2023	For Consent

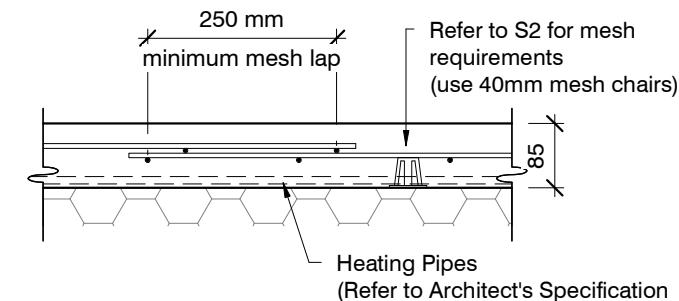
design	A. Cayzer	file	23000.052
drawn	R. Maia	dwg	
appvd	M. Cusiel	rev.	
date	21/04/23	S1	-



## RIBRAFT FOUNDATION LAYOUT PLAN

1 : 100

Confirm all dimension with Architects drawings

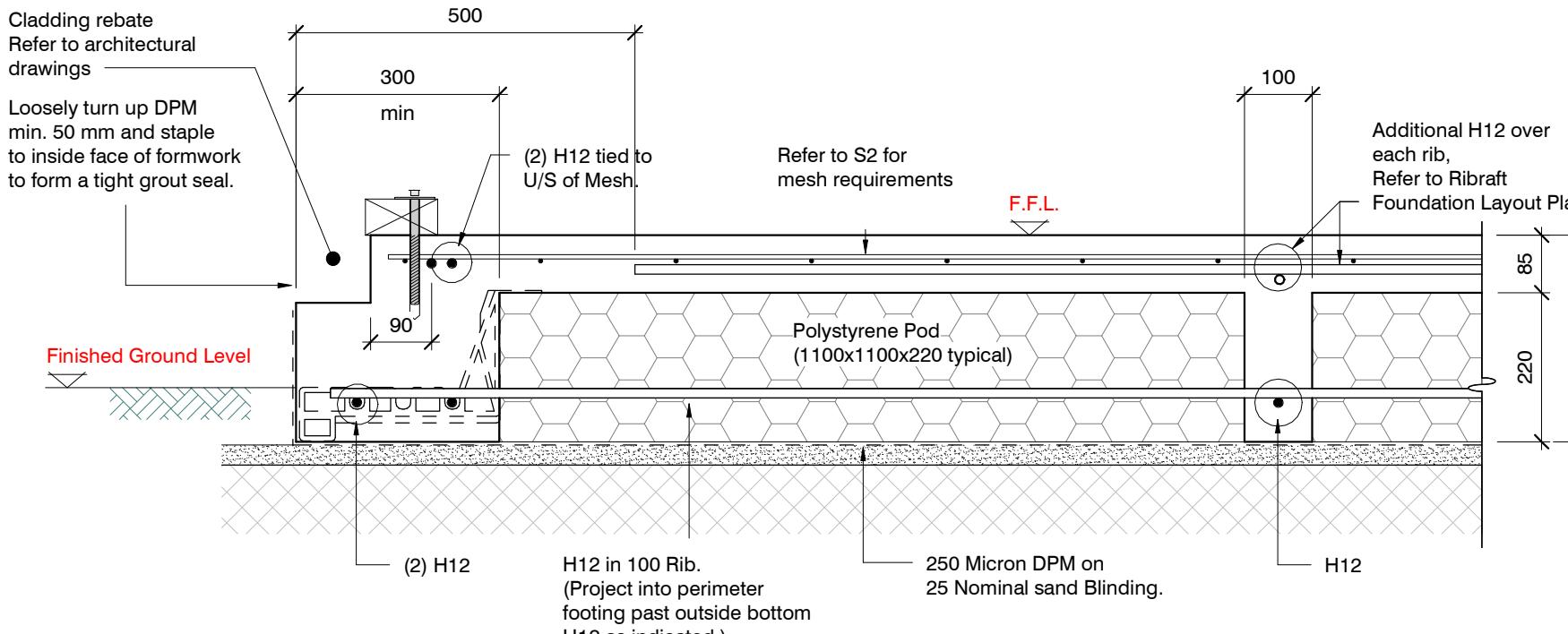


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## TYPICAL MESH LAP & CHAIR REQUIREMENTS

1:10

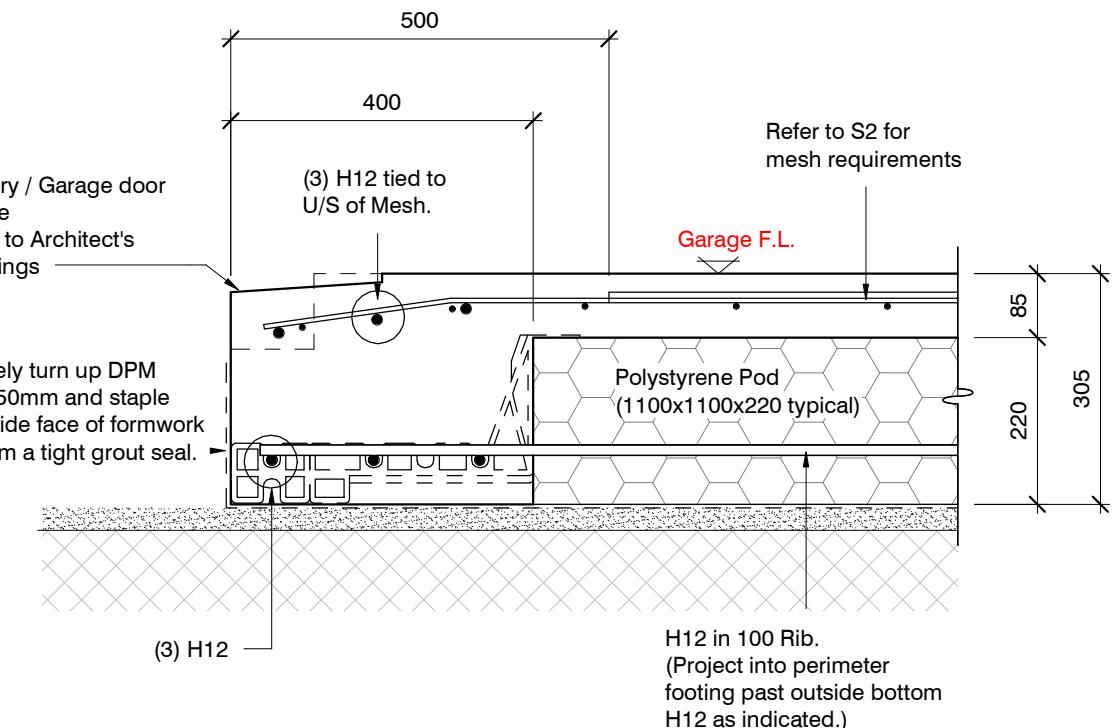
revisions	-	21/04/2023	For Consent



**SECTION 1** TYPICAL 300 WIDE EDGE BEAM

1 : 10

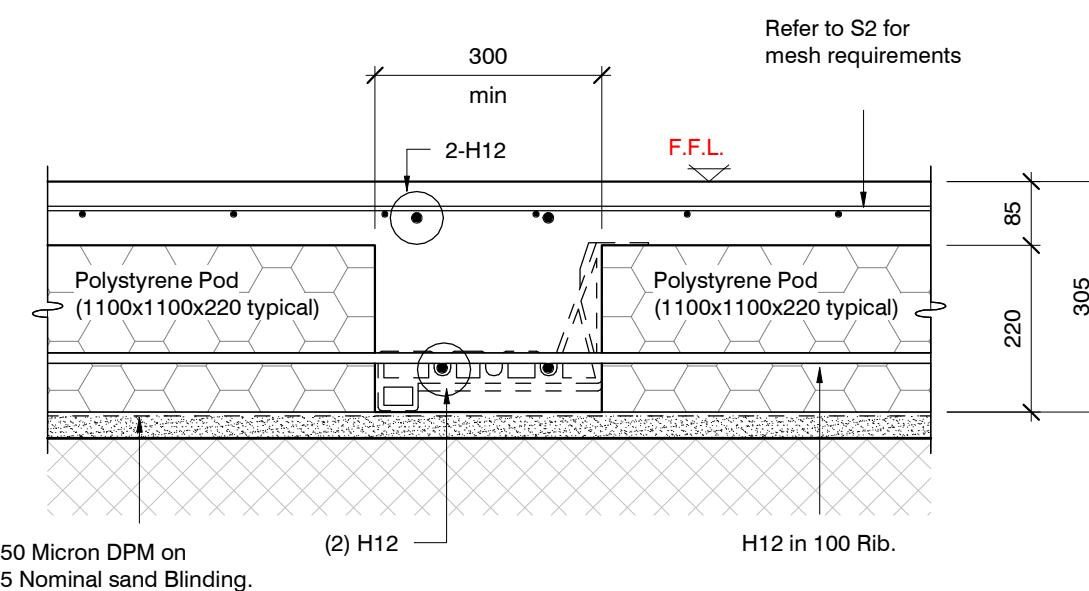
S2



**SECTION 3** GARAGE DOOR REBATE

1 : 10

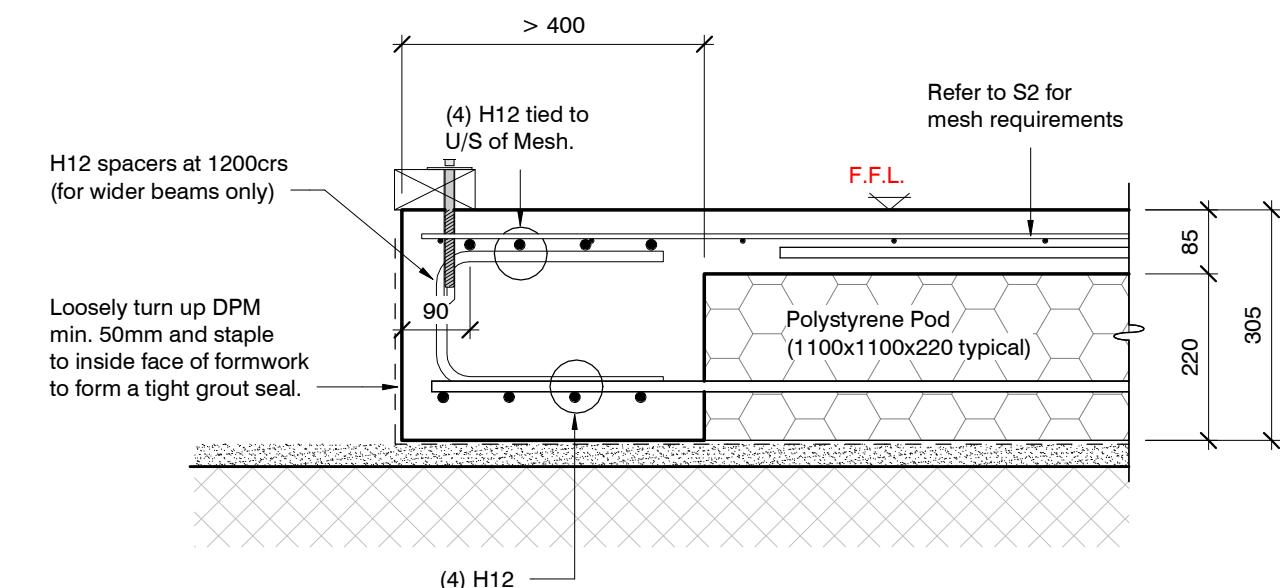
S2



**SECTION 2** TYPICAL 300mm wide INTERNAL BEAM

1 : 10

S2



**SECTION 4** EDGE BEAM GREATER THAN 400 WIDE

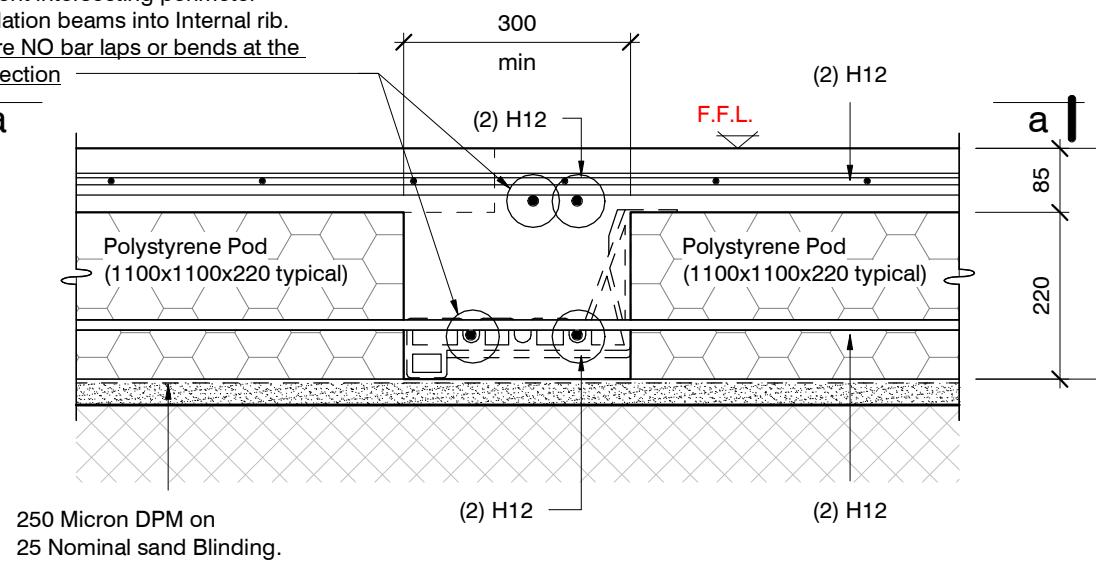
1 : 10

S2

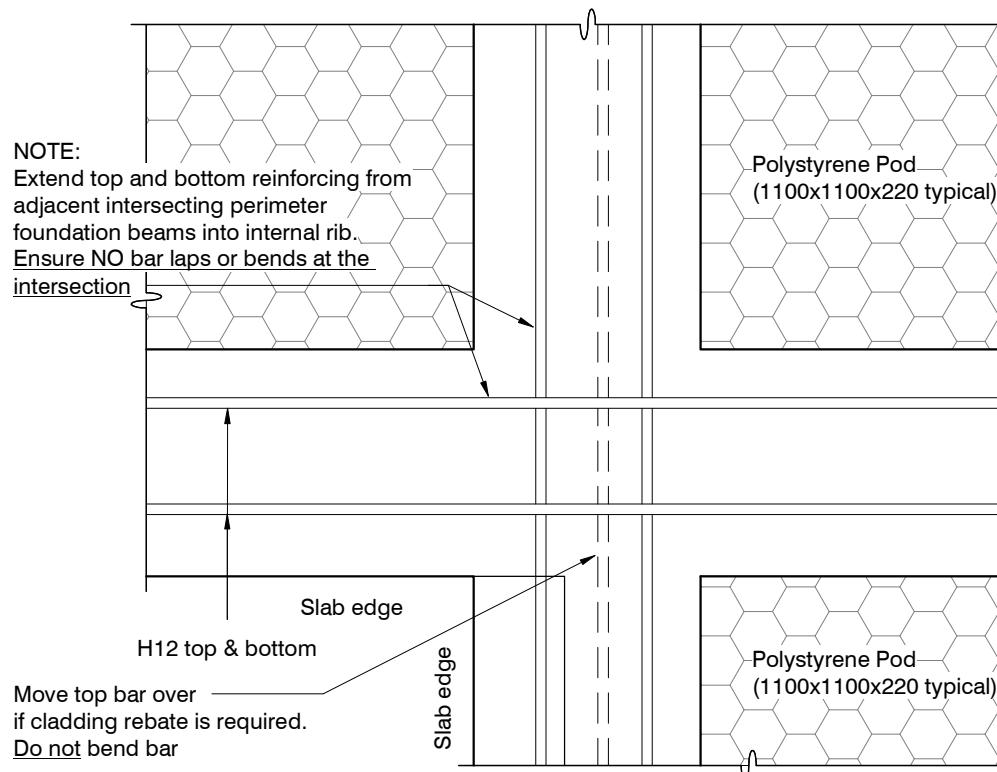
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**NOTE:**  
Extend top and bottom reinforcing from adjacent intersecting perimeter foundation beams into Internal rib.  
Ensure NO bar laps or bends at the intersection



**SECTION 5** TYPICAL 300mm wide INTERNAL BEAM  
1 : 10 S2



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ORIGINAL SIZE = A3

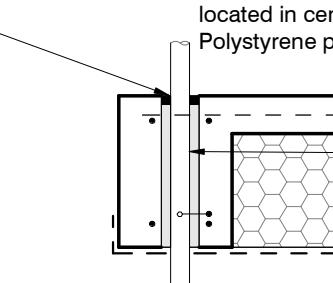
revisions	-	21/04/2023	For Consent

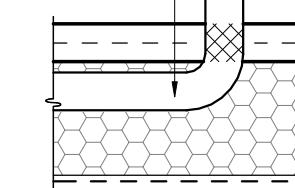
design	A. Cayzer	file	23000.052
drawn	R. Maia	dwg	S4
appvd	M. Cusiel	rev.	-
date	21/04/23		

Flexible Sealant as required  
all round pipe perimeter

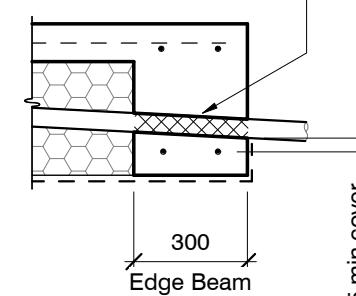
Sleeve 50 mm larger dia. than service pipe  
Maximum sleeve dia. 150 mm  
located in central part of beam.  
Polystyrene packing all around pipe.



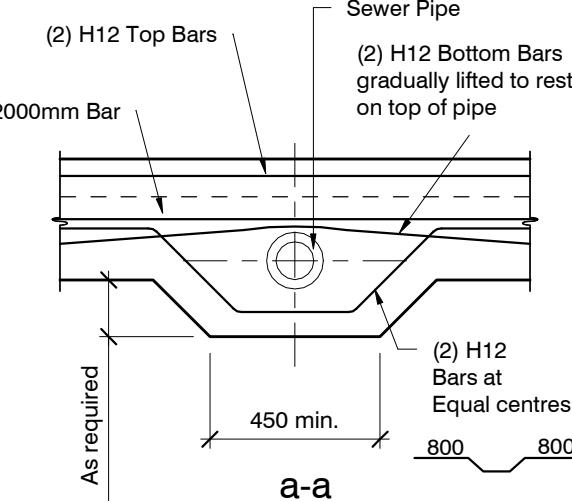
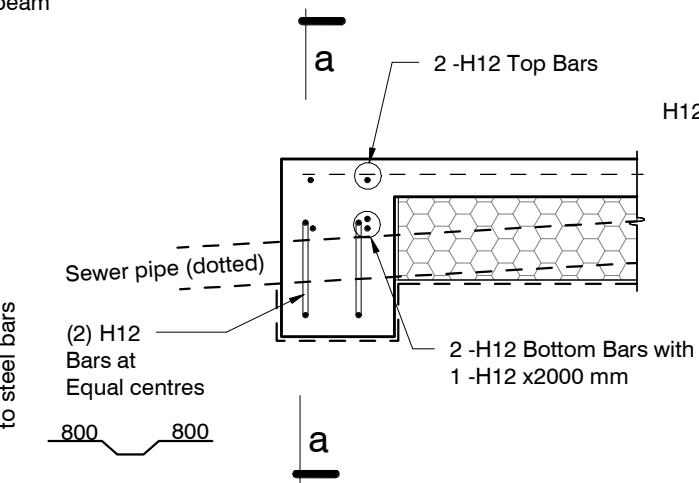
Pipes can be run in Pods under  
slab panels. (Sleeve not required.)  
Wrap in "Lagging" tape  
where pipe crosses slab



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

25 min. cover  
to steel bars

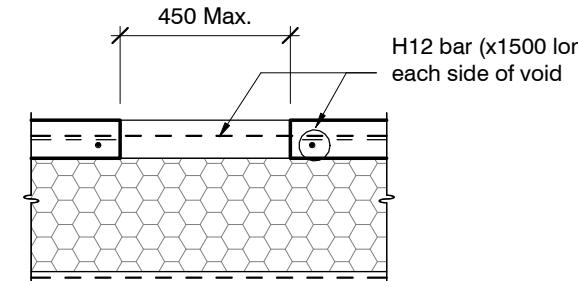
Sewer pipe (dotted)  
(2) H12  
Bars at  
Equal centres  
800 800



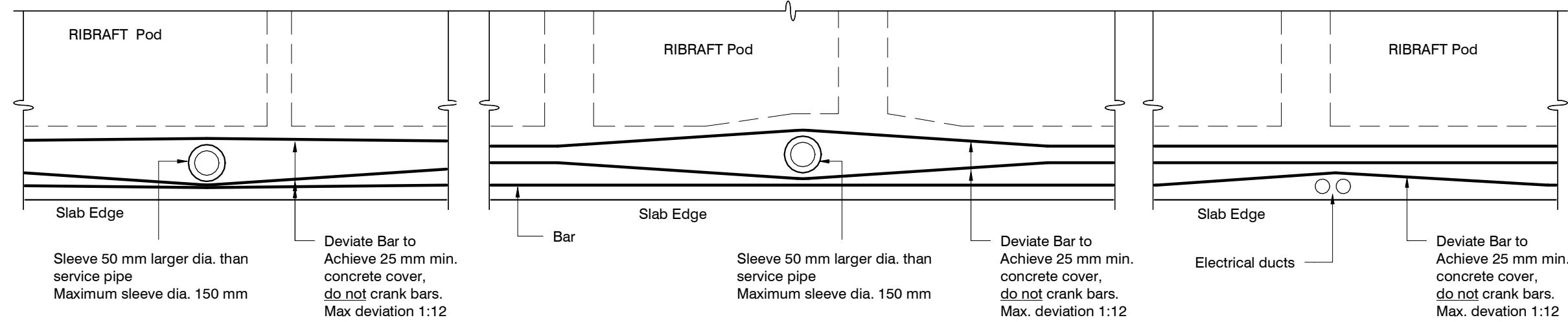
### SLAB SERVICES PENETRATION DETAIL

**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



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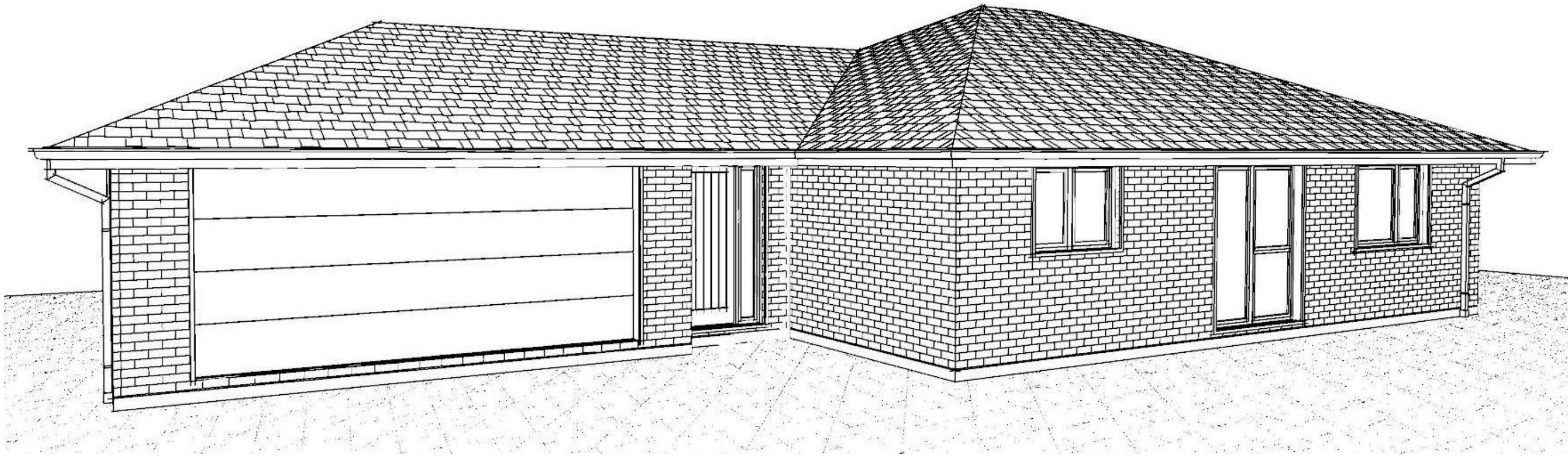
Do not cut longitudinal reinforcement bars.

### FOUNDATION SERVICES PENETRATION DETAILING.

Services shall not run along ribs or edge beams.

revisions	-	21/04/2023	For Consent

ORIGINAL SIZE = A3



## Contents:

Sheet 1 :	Cover Sheet
Sheet 2 :	Site Plan
Sheet 3 :	Floor Plan
Sheet 4 :	Elevations
Sheet 5 :	Elevations
Sheet 6 :	Cross Sections
Sheet 7 :	Roof Plan
Sheet 8 :	Set Out Dimensions
Sheet 9 :	Foundation Plan
Sheet 10 :	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 :	Bathroom Details
Sheet 20 :	Truss Design
Sheet 21 :	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.

Rebecca Hawthorne & Corban Findlay  
Lot 632  
21 Henshaw Street  
Ravenswood, Woodend

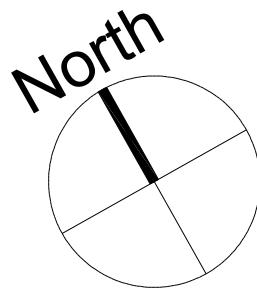
Job Number:  
**134900**      Original Plan:  
**Kiwi**      Sheet Name:  
**COVER PAGE**  
Sales: D Ryan      Drawn: M Glynn      QS: A Villanueva      Print Date: 29/05/2023      Scale: @ A3

**CONSENT PLANS**

No.	Date:	Reason:
1	17-04-2023	Initial Consent Plans

Sheet No.:  
**1**

of 22 sheets

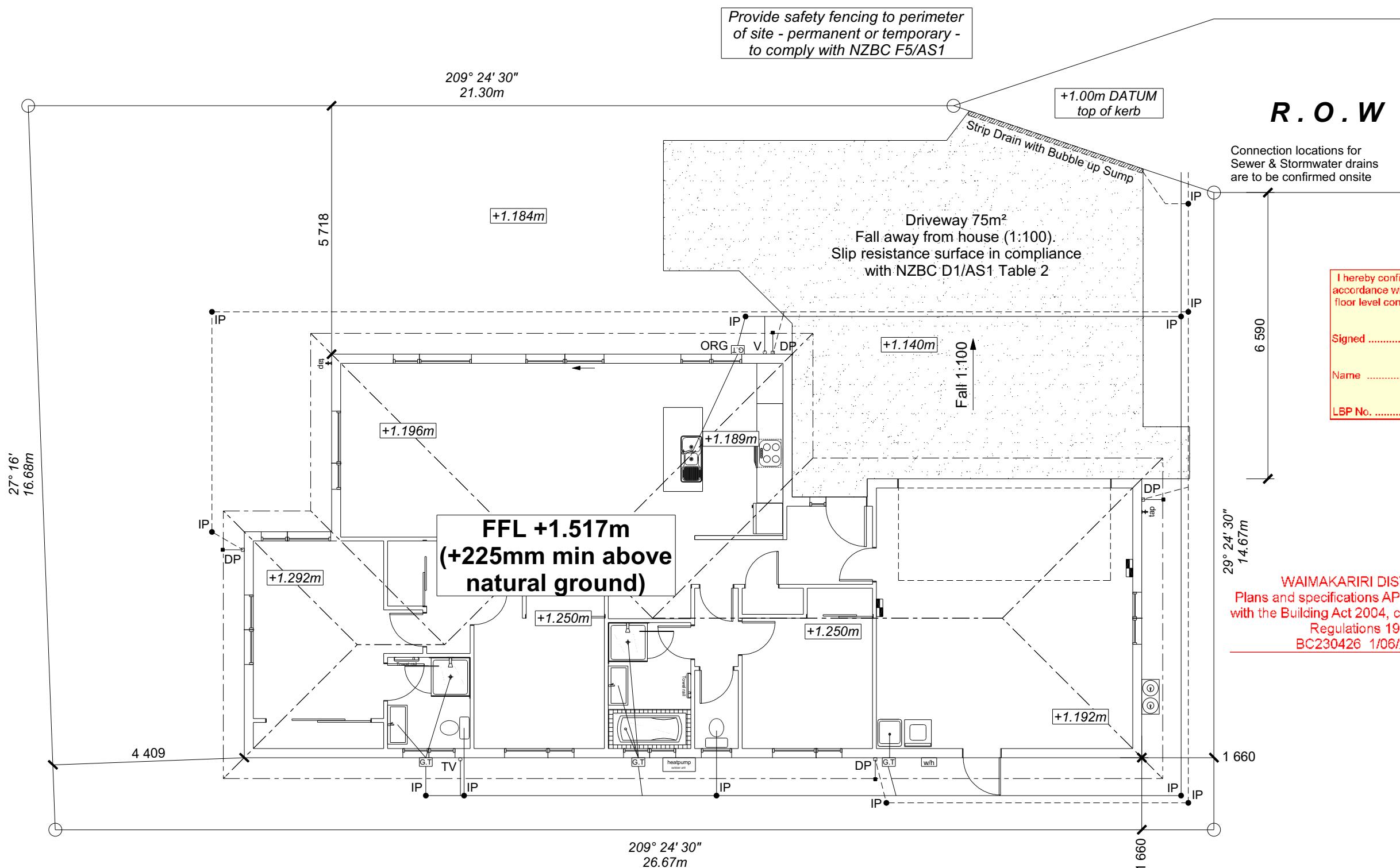


DRAINAGE LEGEND	
-----	Stormwater DN100mm uPVC
-----	Sewer Drain DN100mm uPVC
DP	Downpipe
GT	Gully Trap
ORG	Overflow Relief Gully
TV	Terminal Vent
AAV	Air Admittance Valve
IP	Inspection Point

SITE INFORMATION Application BC230426	
Site Area :	Received 29/05/2023
Floor Area (veneer) :	159.88m <sup>2</sup> / 36.09%
Roof Area :	190.28m <sup>2</sup> / 42.95%
Wind	High
Earthquake	2
Exposure	C
Snow	N 4 at 50m (up to 1kPa)

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

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



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Lot 632  
21 Henshaw Street  
Ravenswood, Woodend

Job Number:  
**134900**

Original Plan:  
**Kiwi**

Sheet Name:  
**SITE PLAN**

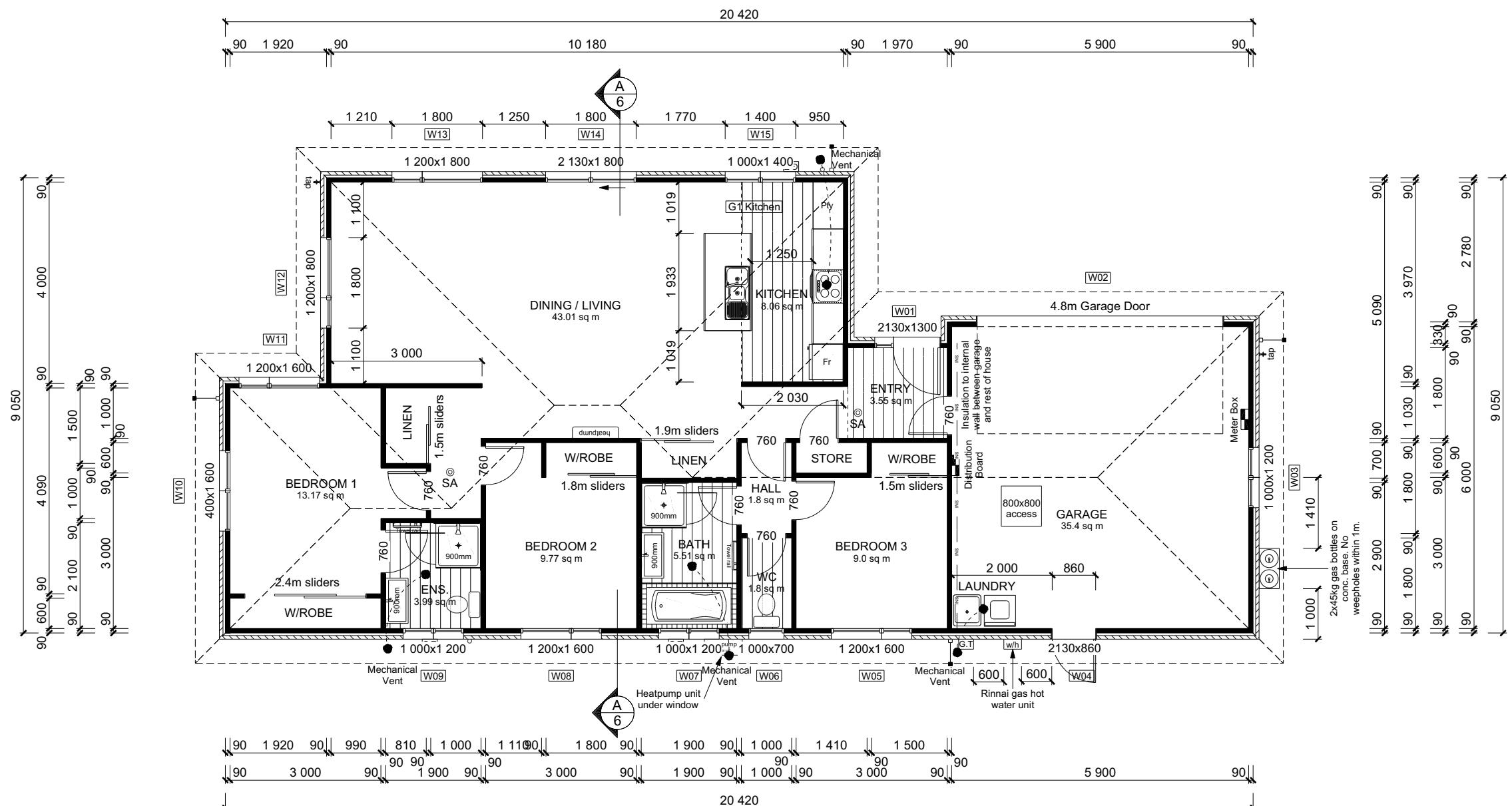
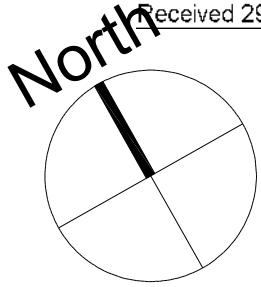
Sales: D Ryan	Drawn: M Glynn	QS: A Villanueva	Print Date: 29/05/2023	Scale: 1:100 @ A3
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#### CONSENT PLANS

No.	Date:	Reason:
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Sheet No.:  
**2**

of 22 sheets



**WAIMAKARIRI DISTRICT COUNCIL**  
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BC230426 1/06/2023 vladimirf

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Job Number:	Original Plan:	Sheet Name:
<b>134900</b>	<i>Kiwi</i>	<b>FLOOR PLAN</b>
ales:	Drawn:	QS:
Ryan	M Glynn	A Villanueva
		Print Date:
		29/05/2023
		Scale:
		1:100
		@

**ROOF & WALL CLADDINGS**

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

**DWELLING AREAS**  
Framing Area: 152.65m<sup>2</sup> (Perimeter: 59.78m)  
Veneer Area: 159.88m<sup>2</sup> (Perimeter: 60.74m)  
Roof Area: 190.28m<sup>2</sup> (Perimeter: 63.74m)

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

**FLOOR PLAN NOTES**

Dimensions shown are to the frame,  
GIB thickness not shown.

Mechanical ventilation to comply with G4/AS1

Air Seals to have PEF rod & low expansion foam

All windows and doors centered in room unless  
shown otherwise

Laundering facilities provided complying  
with G2/SA1 1.0

Provide sealant under skirting and paint  
to concrete around tub & W/M fixtures

**Elevation**  
WALL FRAMING  
Stud Height: 2400 mm  
(2455mm to u/s of bottom chord)

## FLOOR FINISHES

### Carpet & Vinyl

Gas hobs with heat resistant splashback  
**DOORS**  
Internal Height: 1980mm (leaves)  
Leaf widths as shown on the plan (R/O +80mm)  
Type: Hollow core flush panel

**WINDOW JOINERY**  
Low-E Double glazed aluminum  
Standard single glazing to Garage

**INTERNAL TRIMS**  
Scotia: 50mm GIB Coving (excluding garage)  
Skirting: 60x12mm Pine, single bevel edge

**SHELVING**  
Shelf & Rails to all wardrobes  
4 shelves to both Linen cupboards

**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.

ROOF & WALL CLADDINGS		
Roof:	25° Pressed Steel Metal Tiles	dated 29/05/2023

Walls: 70 Series Brick Veneer  
with a 50mm cavity

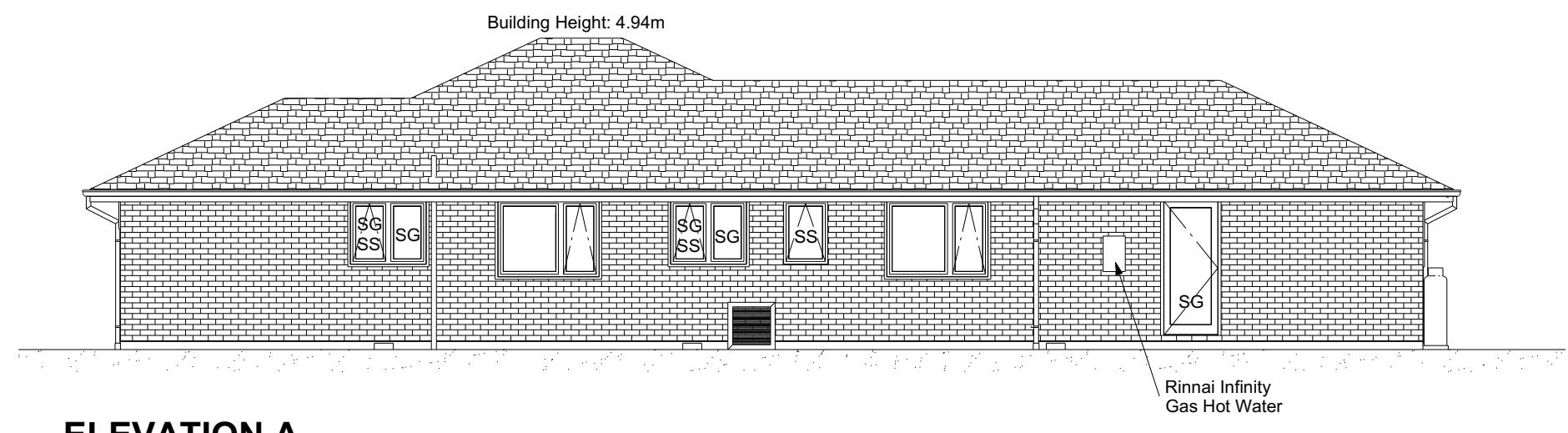
**ELEVATION LEGEND**

SS	Safety Stays
SG	Safety Glass
MB	Meter Box
TV	Terminal Vent

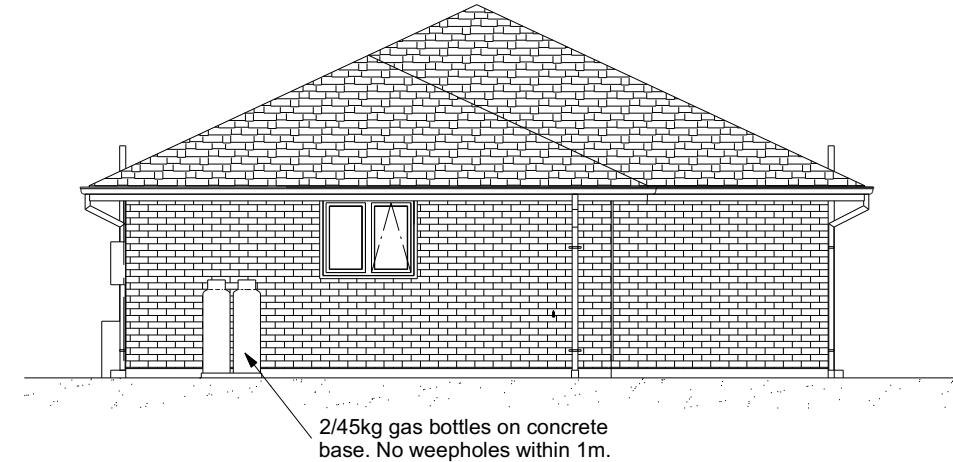
**ELEVATION NOTES**

Gutter : Coloured Steel Quad Gutter  
Fascia : Coloured Steel 185 Fascia  
Downpipes : Colorsteel Rectangular 75x55mm  
Soffits : Hardiflex 4.5mm  
Joinery : Low-E Double glazed aluminum  
  
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	Low	0
Decks & Balconies	Low	0
Total		2

**ELEVATION A**

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

**ELEVATION B**

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Job Number:  
**134900**  
Original Plan:  
**Kiwi**  
Sheet Name:  
**ELEVATIONS**  
Sales: D Ryan Drawn: M Glynn QS: A Villanueva Print Date: 29/05/2023 Scale: 1:100 @ A3

**CONSENT PLANS**

No.	Date:	Reason:
1	17-04-2023	Initial Consent Plans

Sheet No.:  
**4**

of 22 sheets

ROOF & WALL CLADDINGS		
Roof :	25° Pressed Steel Metal Tiles	dated 29/05/2023

Walls : 70 Series Brick Veneer  
with a 50mm cavity

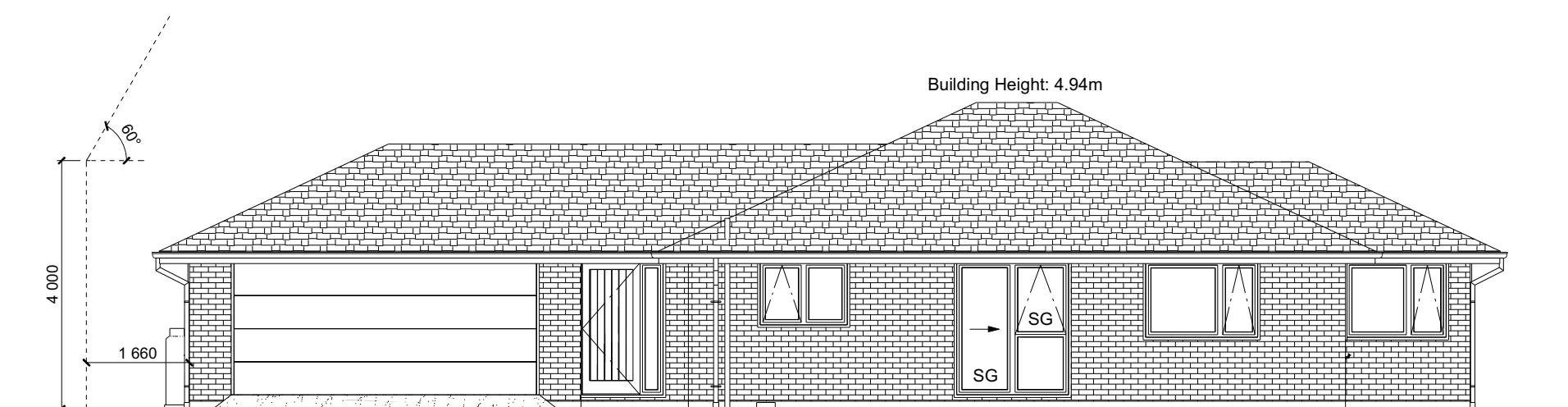
**ELEVATION LEGEND**

SS	Safety Stays
SG	Safety Glass
MB	Meter Box
TV	Terminal Vent

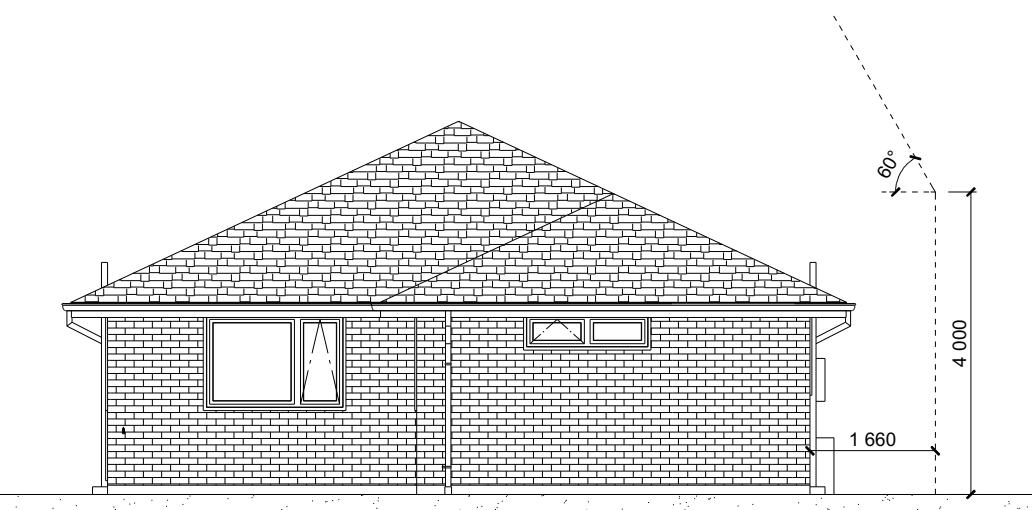
**ELEVATION NOTES**

Gutter : Coloured Steel Quad Gutter  
Fascia : Coloured Steel 185 Fascia  
Downpipes : Colorsteel Rectangular 75x55mm  
Soffits : Hardiflex 4.5mm  
Joinery : Low-E Double glazed aluminum  
  
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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Plans and specifications APPROVED in accordance  
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BC230426 1/06/2023 vladimir

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

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**Rebecca Hawthorne & Corban Findlay**  
Lot 632  
21 Henshaw Street  
Ravenswood, Woodend

Job Number:  
**134900**  
Original Plan:  
**Kiwi**  
Sheet Name:  
**ELEVATIONS**  
Sales: D Ryan Drawn: M Glynn QS: A Villanueva Print Date: 29/05/2023 Scale: 1:100 @ A3

**CONSENT PLANS**

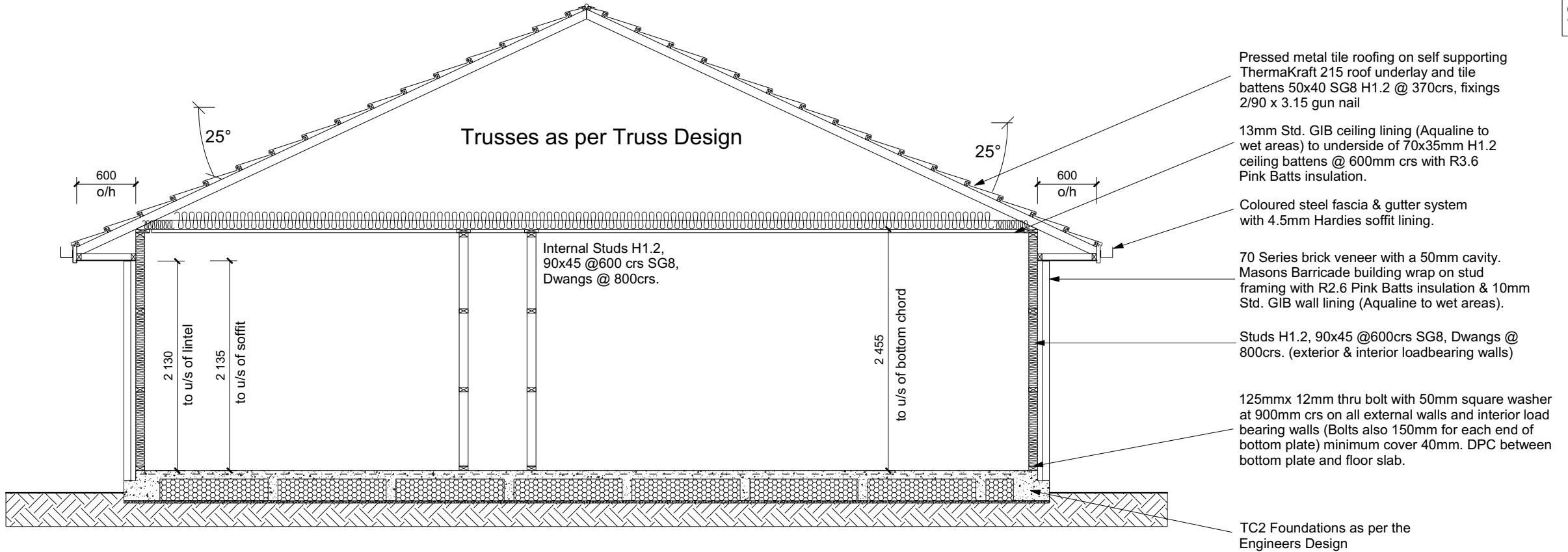
No.	Date:	Reason:
1	17-04-2023	Initial Consent Plans

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**5**

of 22 sheets

ROOF & WALL CLADDINGS	Application BC230426	Received 29/05/2023	
Roof :	25° Pressed Steel Metal Tiles		
Walls :	70 Series Brick Veneer with a 50mm cavity		

<b>CROSS SECTION NOTES</b>			
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 aluminum			
<b>INSULATION</b>			
Ceiling: Pink Batts R3.6 Ceiling Batts			
Wall: Pink Batts R 2.6 Wall Batts			



## CROSS SECTION A-A

WAIMAKARIRI DISTRICT COUNCIL  
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BC230426 1/06/2023 vladimir

**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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**Rebecca Hawthorne & Corban Findlay**  
Lot 632  
21 Henshaw Street  
Ravenswood, Woodend

Job Number:  
**134900**

Original Plan:  
**Kiwi**

Sheet Name:  
**CROSS SECTIONS**

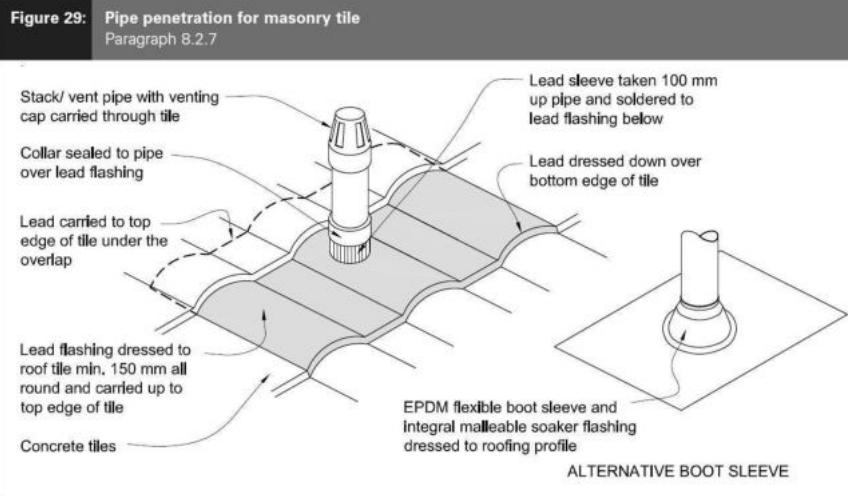
Sales: D Ryan	Drawn: M Glynn	QS: A Villanueva	Print Date: 29/05/2023	Scale: 1:50 @ A3
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## CONSENT PLANS

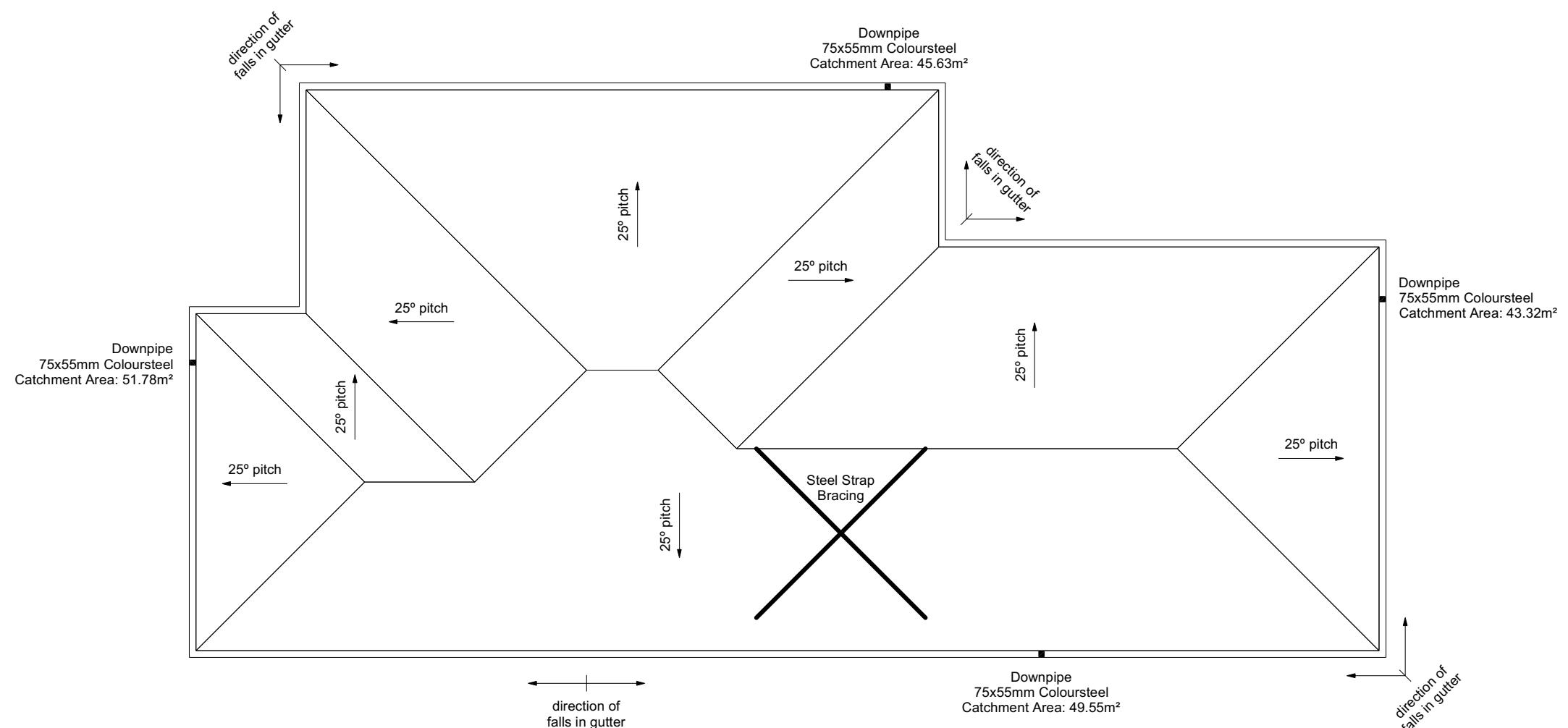
No.	Date:	Reason:
1	17-04-2023	Initial Consent Plans

Sheet No.: **6**  
of 22 sheets

Figure 29: Pipe penetration for masonry tile  
Paragraph 8.2.7



Metal Tile Penetration Detail  
Scale NTS



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BC230426 1/06/2023 vladimir

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**Rebecca Hawthorne & Corban Findlay**  
Lot 632  
21 Henshaw Street  
Ravenswood, Woodend

Job Number:  
**134900**

Original Plan:  
**Kiwi**

Sheet Name:  
**ROOF PLAN**

Sales: D Ryan	Drawn: M Glynn	QS: A Villanueva	Print Date: 29/05/2023	Scale: 1:100 @ A3
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**ROOF CLADDING** Application BC230426  
Received 29/05/2023  
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

Roof Bracing: Diagonally opposed pair 25x1mm galv straps with 8Kn tension capacity.  
After tensioning strap, fix to each rafter with 2/ 60x3.15mm nails.  
Fold down strap and fix with 3/ 60x3.15mm nails each into the top chord and into the top plate.

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.

Sheet No.:  
**7**  
of 22 sheets

**SET OUT PLAN NOTES**

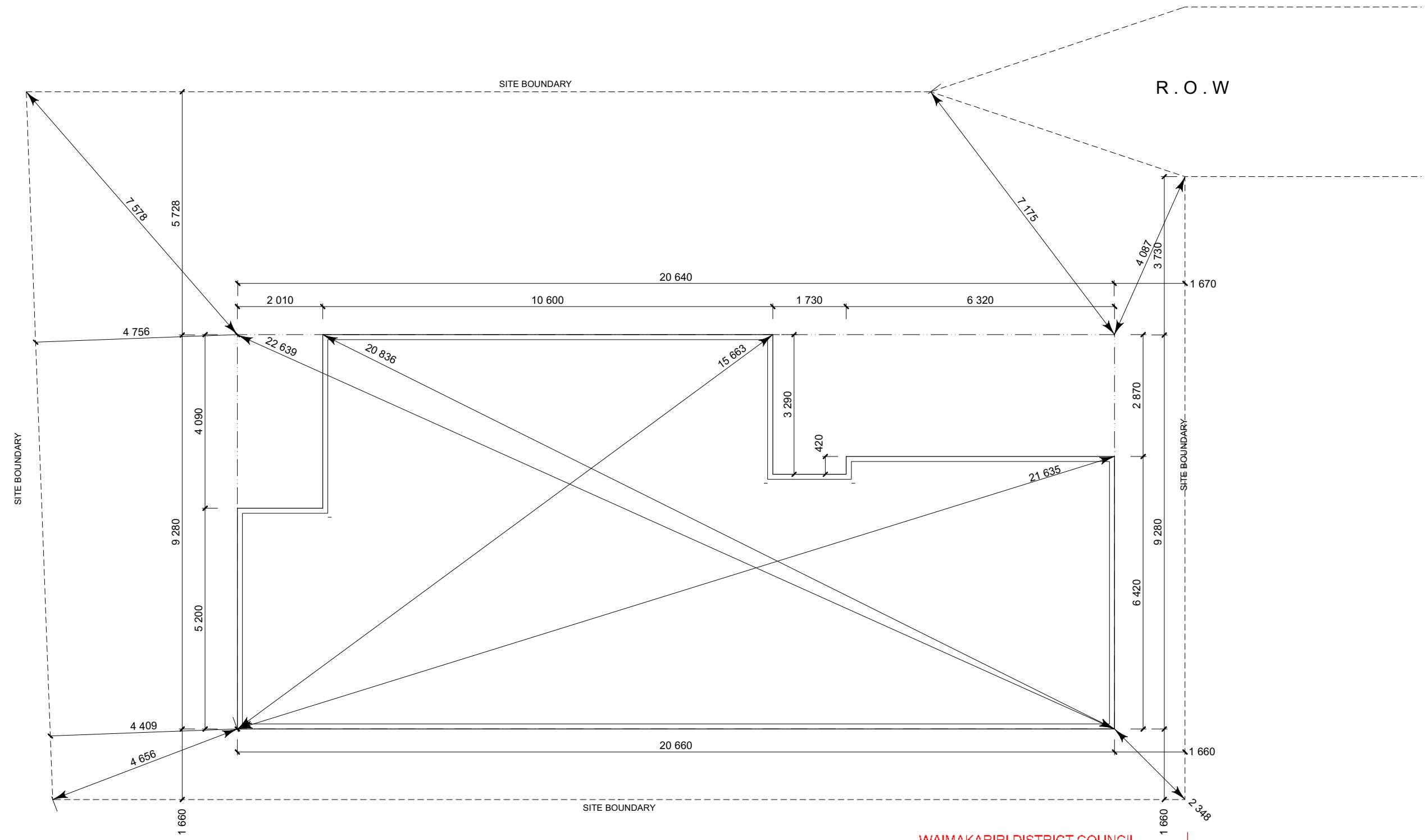
Received 29/05/2023

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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**Rebecca Hawthorne & Corban Findlay**  
Lot 632  
21 Henshaw Street  
Ravenswood, Woodend

Job Number: **134900** Original Plan: **Kiwi** Sheet Name: **SETOUT DIMENSIONS**  
Sales: D Ryan Drawn: M Glynn QS: A Villanueva Print Date: 29/05/2023 Scale: 1:100 @ A3

**CONSENT PLANS**

Sheet No.:

**8**

of 22 sheets

**FOUNDATION PLAN NOTES**

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

C location indicated on plan has assumed  
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

bar to be bonded to the reinforcing mesh

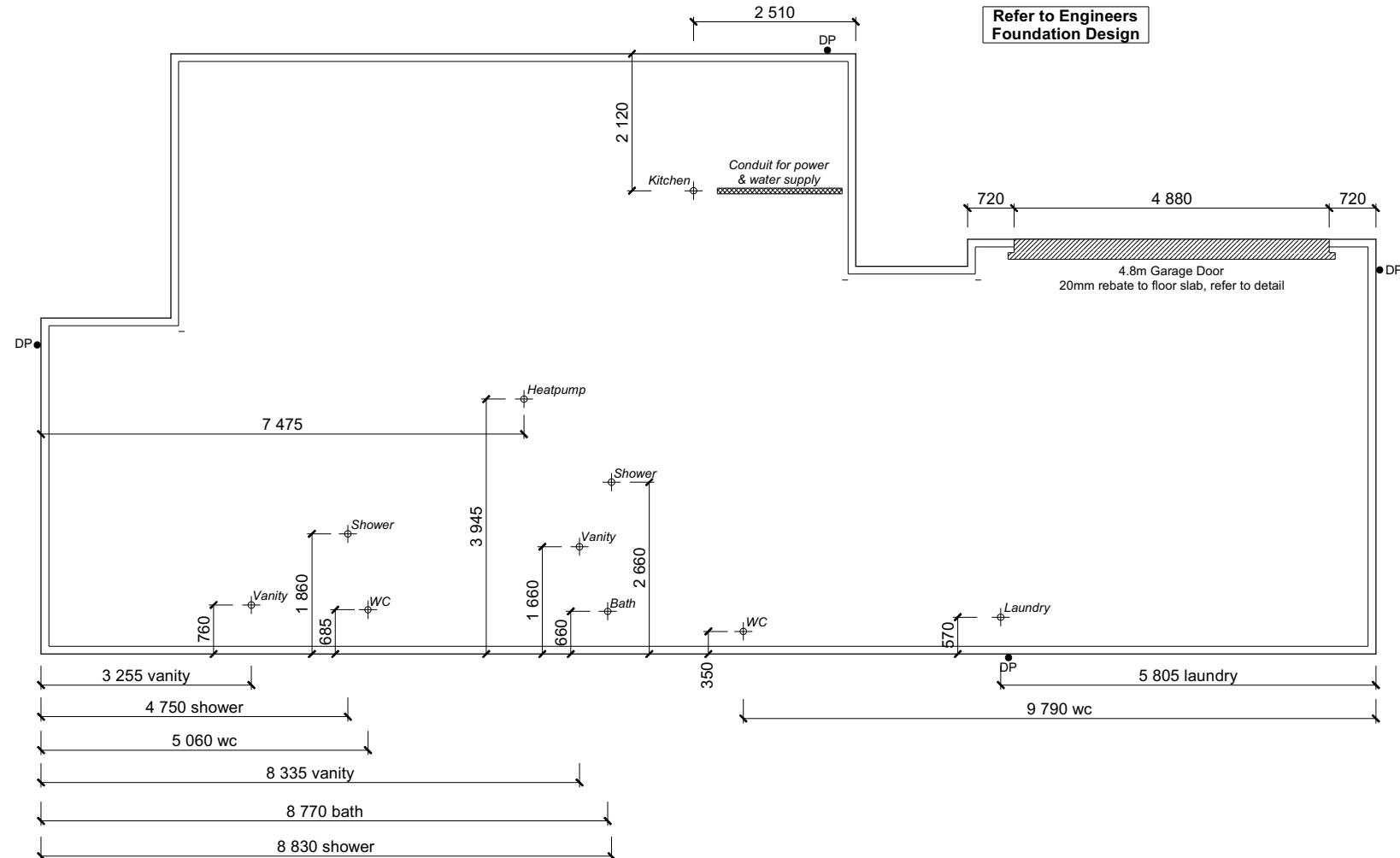
Refer to Truss design for exact location of  
ab thickenings

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

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

**FFL +1.517m  
(+225mm min above  
natural ground)**

Refer to Engineers  
Foundation Design



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**Regulations 1992, Clause 3**

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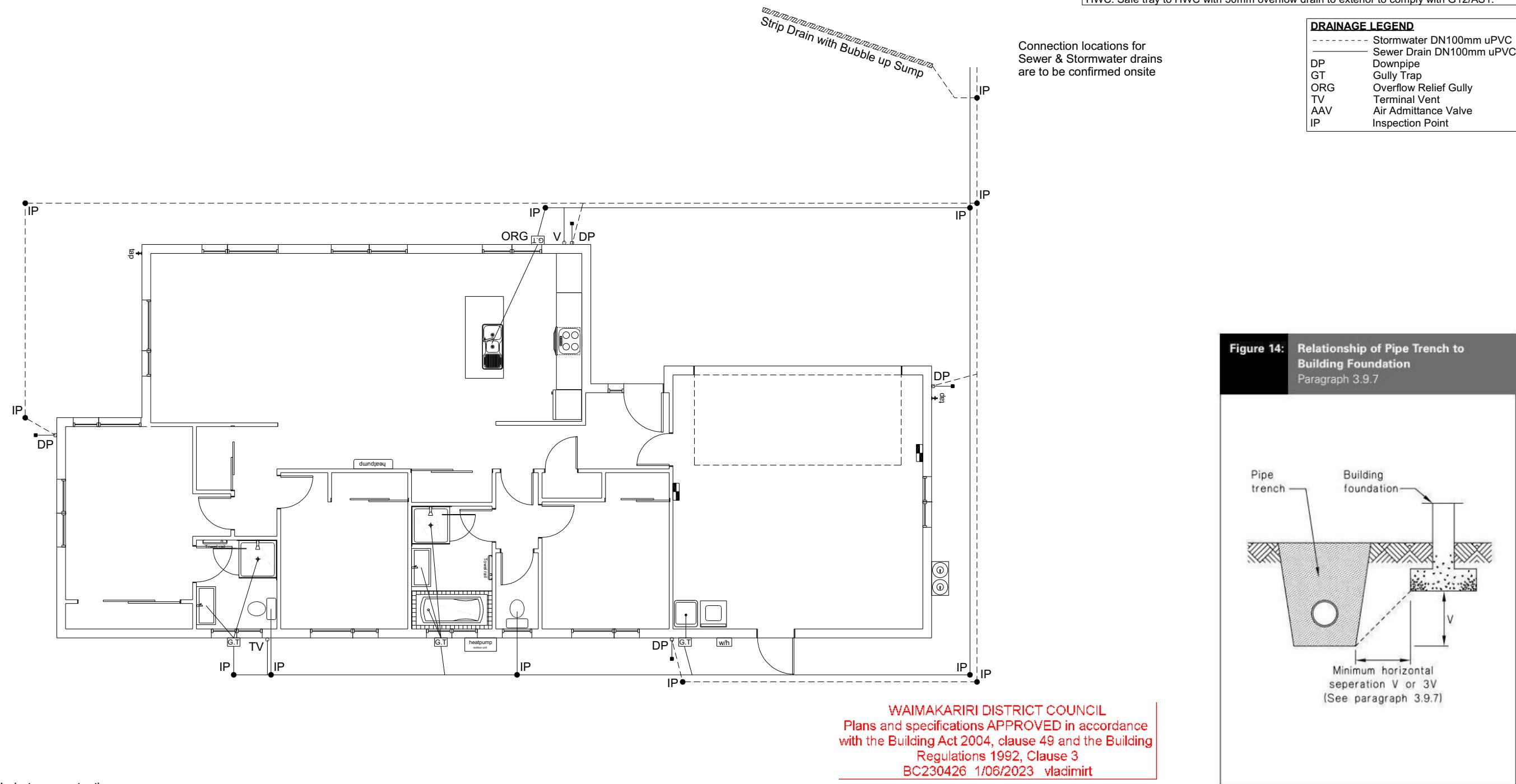
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Rebecca Hawthorne & Corban Findlay  
Lot 632  
21 Henshaw Street  
Ravenswood, Woodend

Job Number:	Original Plan:	Sheet Name:
<b>134900</b>	<i>Kiwi</i>	<b>FOUNDATION PLAN</b>
Sales: <b>D Ryan</b>	Drawn: <b>M Glynn</b>	QS: <b>A Villanueva</b>
		Print Date: <b>29/05/2023</b>
		Scale: <b>1:100</b> @ A3

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

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



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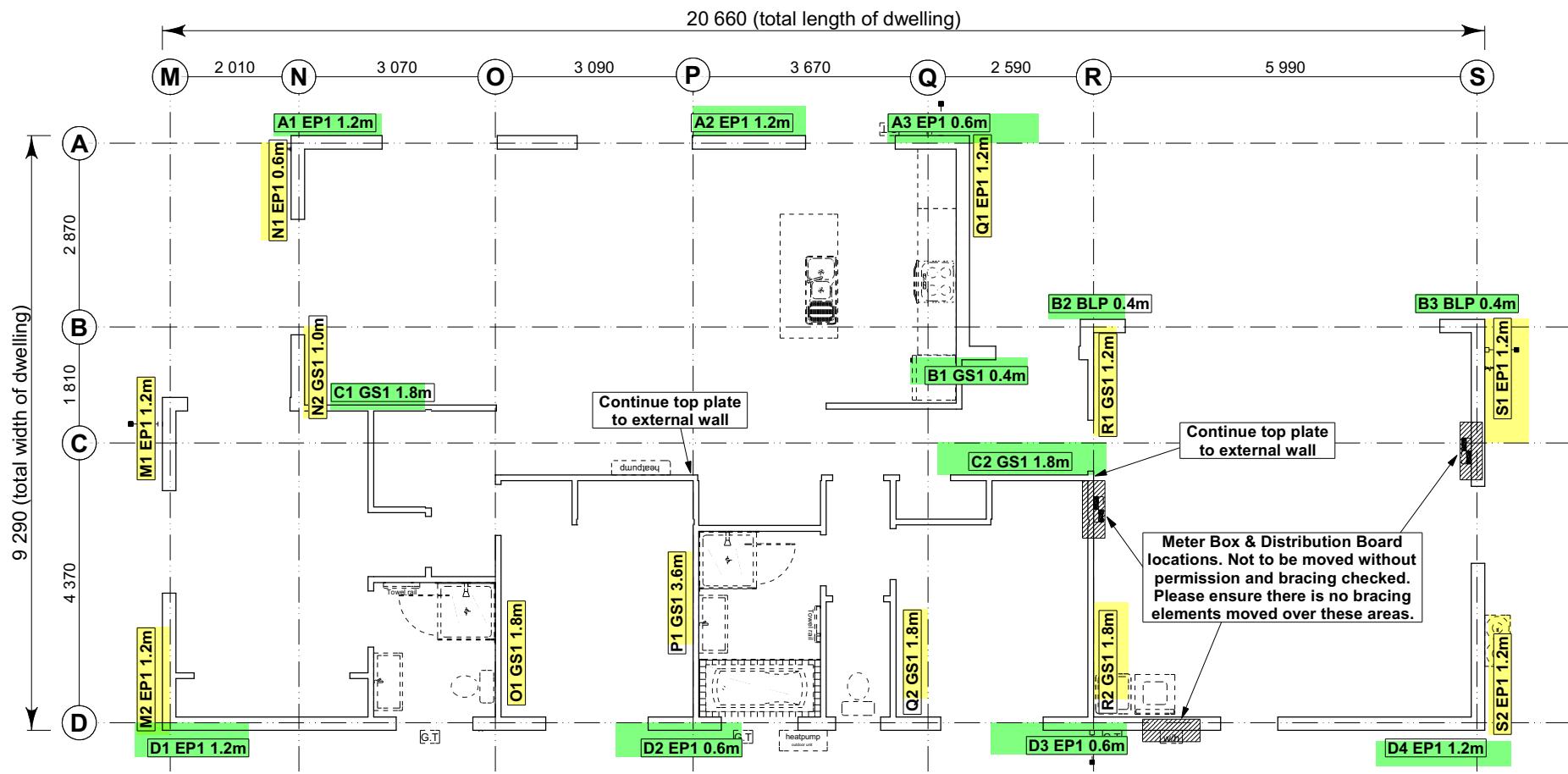
Job Number: **134900** Original Plan: **Kiwi** Sheet Name: **DRAINAGE PLAN**  
Sales: D Ryan Drawn: M Glynn QS: A Villanueva Print Date: 29/05/2023 Scale: 1:100 @ A3

### CONSENT PLANS

No.	Date:	Reason:
1	17-04-2023	Initial Consent Plans

Sheet No.: **10**

of 22 sheets



**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**

[Brace Line Label]	Brace Line Label
[Brace Length]	Brace Length
[Brace Type]	Brace Type
[Brace Number]	Brace Number

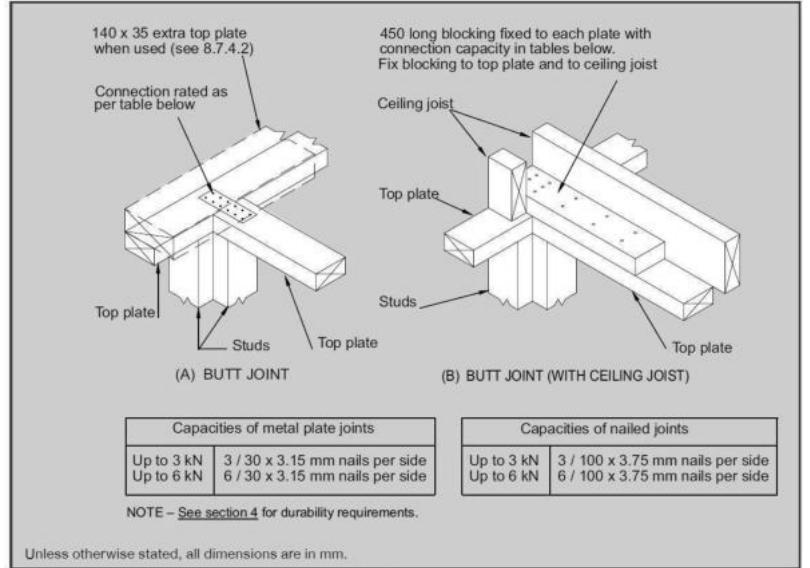


Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

### Single Level Along Resistance Sheet

Job Name: Hawthorne &amp; Findlay

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	Demand	
									Achieved	
									Wind	EQ
									1200	1283
A	1	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	2	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	3	0.60		2.4	EP1 0.6	Ecopy®	57	63	345 OK	387 OK
B	1	0.40		2.4	GS1-N	GIB®	21	23		
	2	0.40		2.4	BLP-H	GIB®	48	54		
	3	0.40		2.4	BLP-H	GIB®	48	54	118 OK	131 OK
C	1	1.80		2.4	GS1-N	GIB®	124	108		
	2	1.80		2.4	GS1-N	GIB®	124	108	248 OK	216 OK
D	1	1.20		2.4	EP1 1.2	Ecopy®	144	162		
	2	0.60		2.4	EP1 0.6	Ecopy®	57	63		
	3	1.20		2.4	EP1 1.2	Ecopy®	144	162	489 OK	549 OK
	4	1.20		2.4	EP1 1.2	Ecopy®	144	162		

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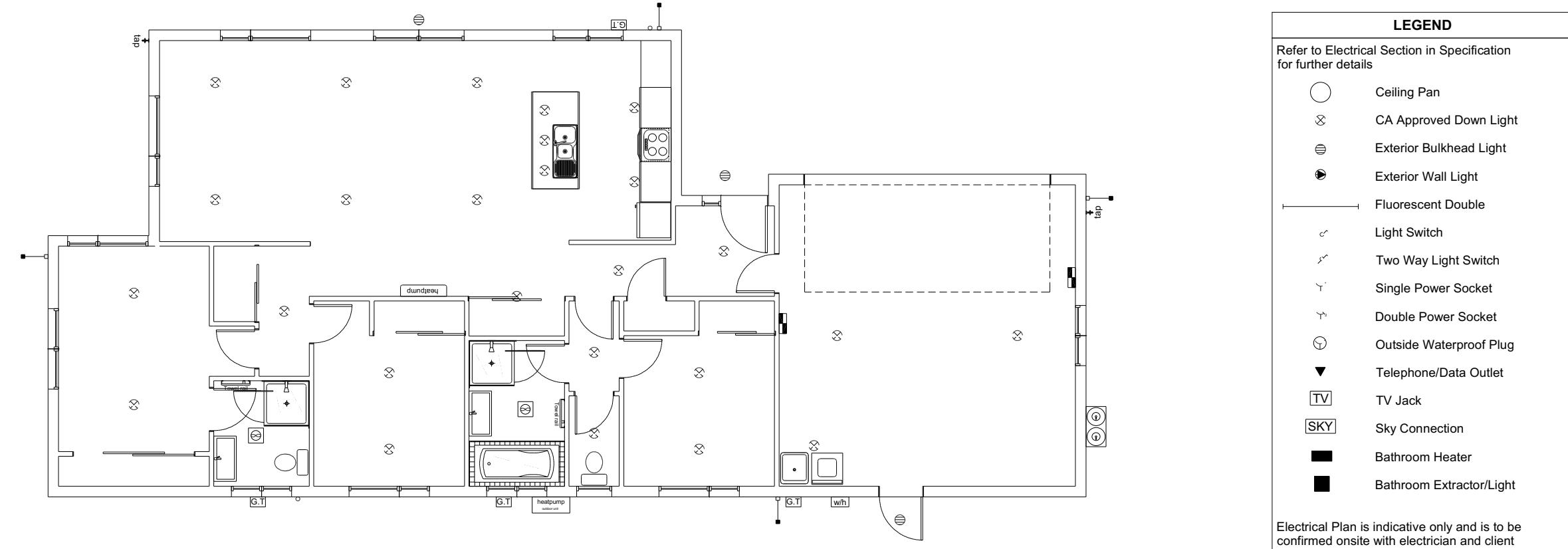
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Rebecca Hawthorne & Corban Findlay  
 Lot 632  
 21 Henshaw Street  
 Ravenswood, Woodend

Job Number: 134900  
 Original Plan: Kiwi  
 Sheet Name: BRACING PLAN  
 Sales: D Ryan Drawn: M Glynn QS: A Villanueva Print Date: 29/05/2023 Scale: 1:100 @ A3

**CONSENT PLANS**  
 No. Date: Reason:  
 1 17-04-2023 Initial Consent Plans

Sheet No.: 11  
 of 22 sheets



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**Rebecca Hawthorne & Corban Findlay**  
Lot 632  
21 Henshaw Street  
Ravenswood, Woodend

Job Number:  
**134900**      Original Plan:  
**Kiwi**      Sheet Name:  
**LIGHTING PLAN**  
Sales: D Ryan      Drawn: M Glynn      QS: A Villanueva      Print Date: 29/05/2023      Scale: 1:100 @ A3

### CONSENT PLANS

No.	Date:	Reason:
1	17-04-2023	Initial Consent Plans

Sheet No.: **12**  
of 22 sheets



# LINTEL FIXING SCHEDULE

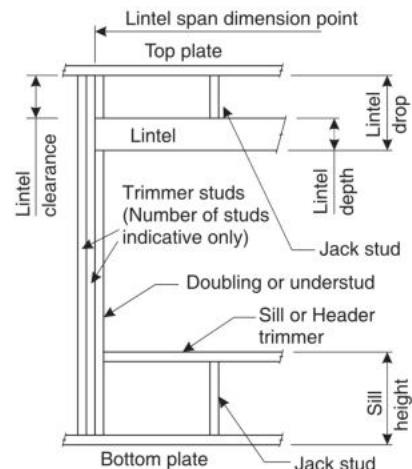
## ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12

### 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 <sup>2</sup>	G	G	H	G	G	H
11.6m <sup>2</sup>	G	H	H	G	G	H
12.1m <sup>2</sup>	G	H	H	G	H	H
15.3m <sup>2</sup>	H	H	-	G	H	H
19.1m <sup>2</sup>	H	-	-	G	H	-
20.9m <sup>2</sup>	H	-	-	H	H	-
21.8m <sup>2</sup>	H	-	-	H	-	-
34.3m <sup>2</sup>	-	-	-	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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**Rebecca Hawthorne & Corban Findlay**  
Lot 632  
21 Henshaw Street  
Ravenswood, Woodend

Job Number: **134900** Original Plan: **Kiwi** Sheet Name: **FRAMING DETAILS**  
Sales: D Ryan Drawn: M Glynn QS: A Villanueva Print Date: 29/05/2023 Scale: NTS @ A3

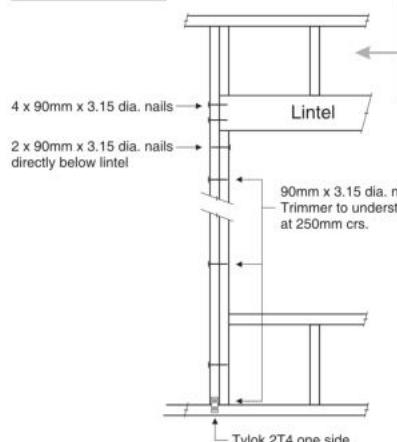
**CONSENT PLANS**  
No. Date: Reason:  
1 17-04-2023 Initial Consent Plans

Sheet No.: **13**  
of 22 sheets

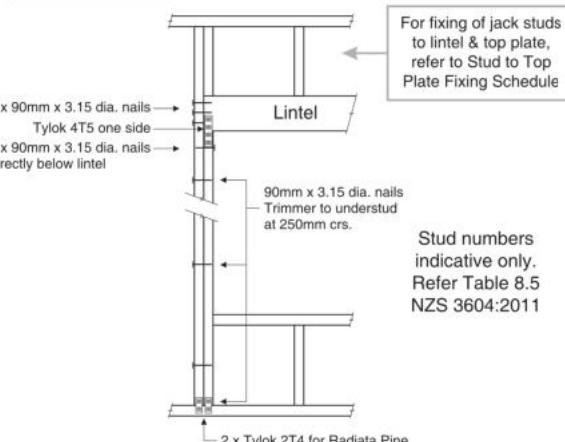


#### LINTEL FIXING OPTIONS

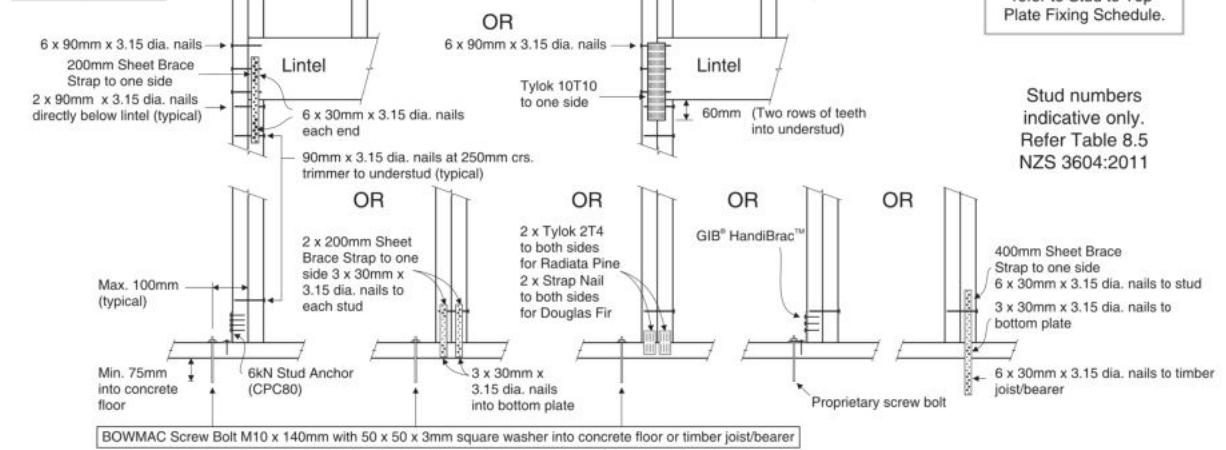
##### TYPE E 1.4kN



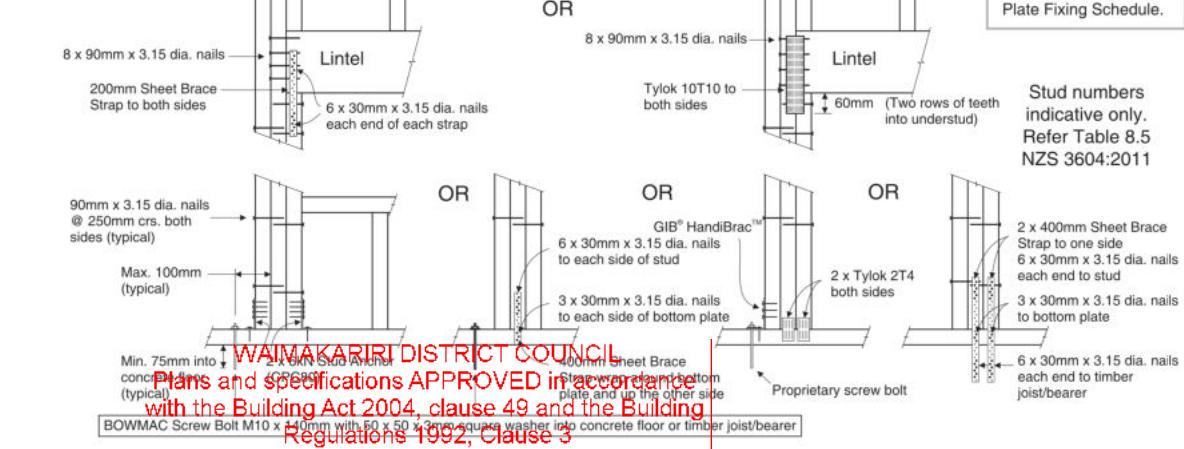
##### TYPE F 4.0kN



##### TYPE G 7.5kN



##### TYPE H 13.5kN





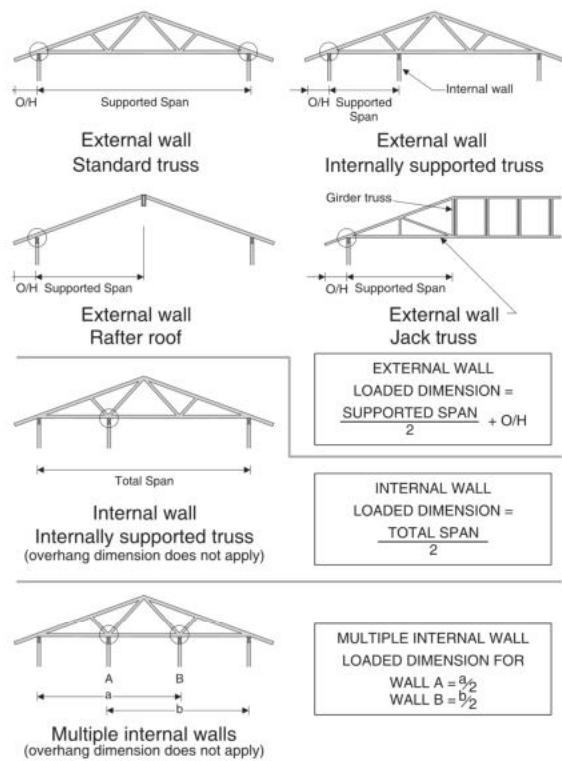
# **STUD TO TOP PLATE FIXING SCHEDULE**

## **ALTERNATIVE TO TABLE 8.18 NZS 3604:2011**

**NOTE:**

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

## LOADED DIMENSION DEFINITION



## FIXING SELECTION CHART

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

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

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

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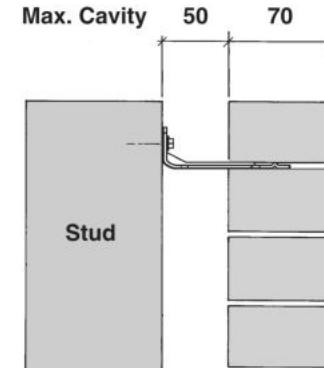
**SCAN FOR  
INSTALLATION  
VIDEO**

<https://vimeo.com/117353604>

08/2011

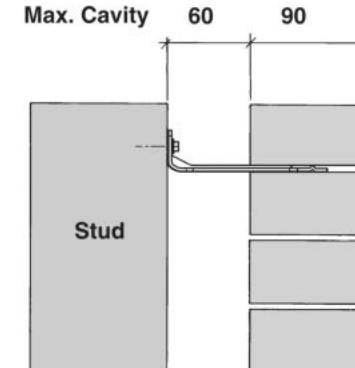
08/2017

## 70 SERIES BRICK



Screw Tie Short  
(85mm)

90 SERIES BRICK



**Screw Tie Long  
(105mm)**

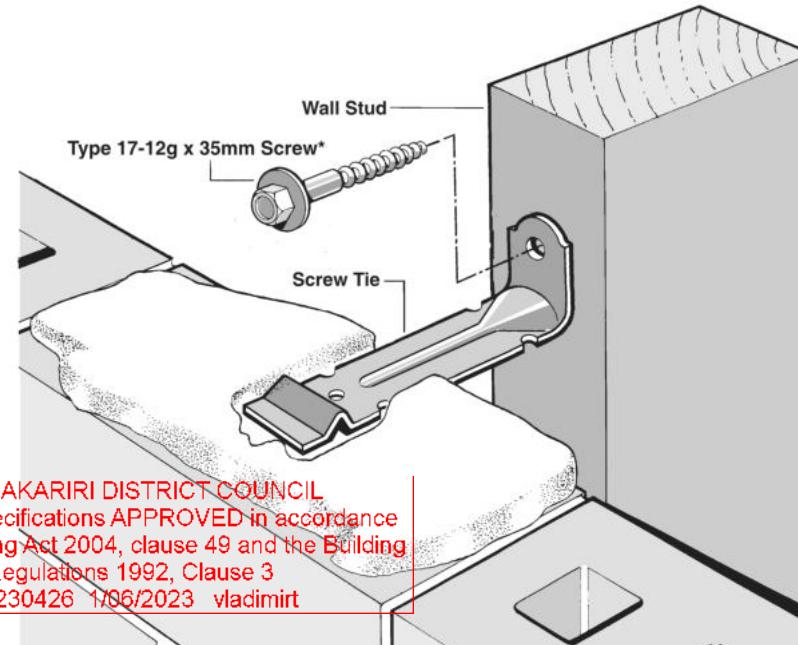
- ★ All brick work must be constructed in accordance with NZS 4210:2001 Masonry Construction:Materials and Workmanship. Screw Ties must be applied accordingly and are not to be hammered into timber framing.
  - ★ Water shedding shoulder prevents transfer of the moisture from tie to building.
  - ★ Nail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

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

Also available in Stainless Steel Grade 316 for Zone D.

# SCREW TIES FOR BRICK VENEER FIXING

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



**WAIMAKARIRI DISTRICT COUNCIL**  
**Plans and specifications APPROVED in accordance**  
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**Regulations 1992, Clause 3**  
**BC230426 1/06/2023 vladimirf**

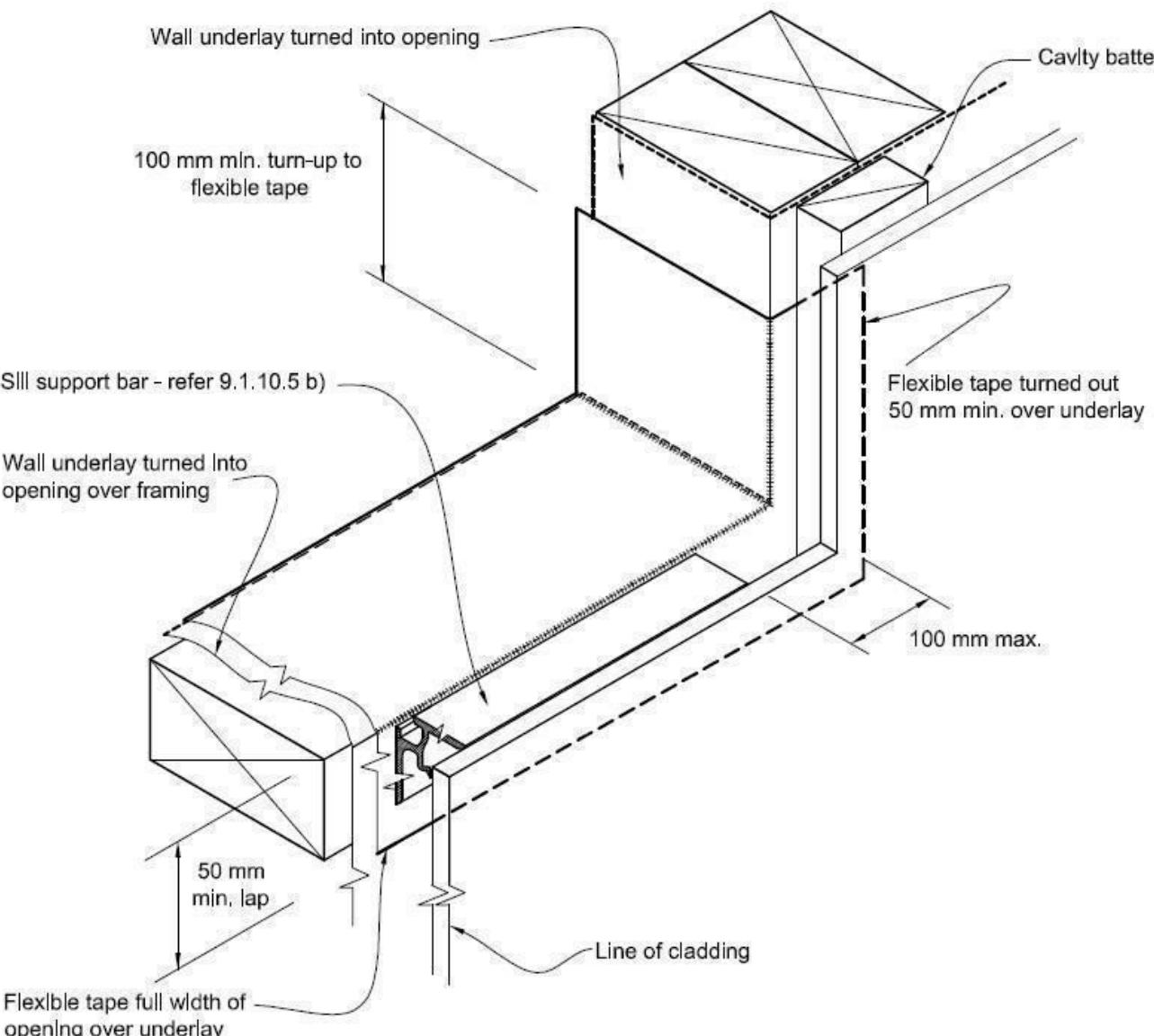
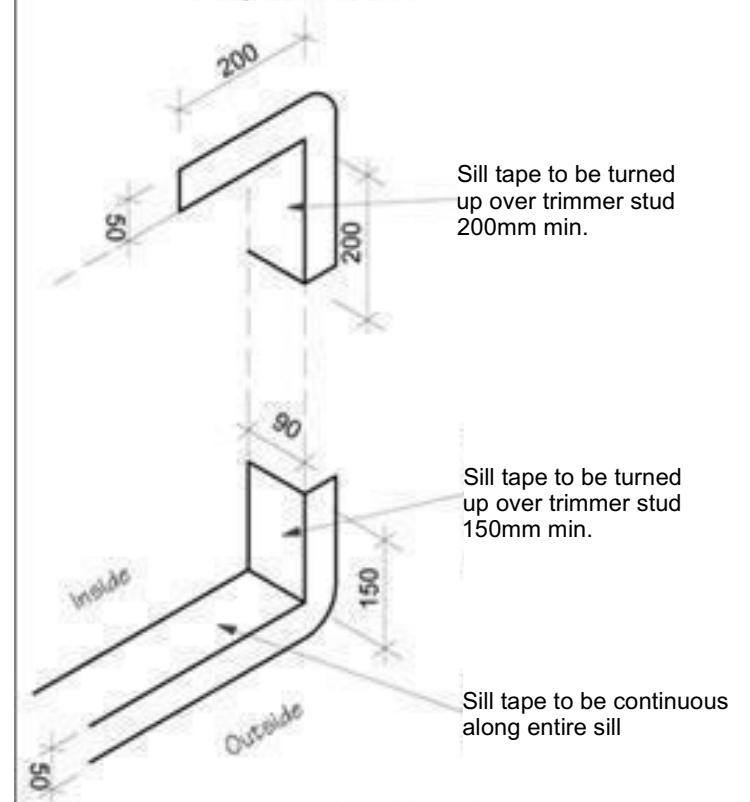
**\*NOTE:**  
Use longer screws for fixing through Rigid Air Barrier (RAB). Maintain 35mm embedment in studs.

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

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

**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**  
WAIMAKARIRI DISTRICT COUNCIL  
Plans and specifications APPROVED in accordance  
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BC230426 1/06/2023 vladimir

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

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**Rebecca Hawthorne & Corban Findlay**  
Lot 632  
21 Henshaw Street  
Ravenswood, Woodend

Job Number:  
**134900**

Original Plan:  
**Kiwi**

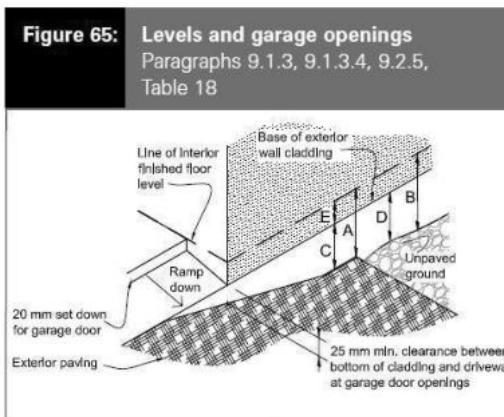
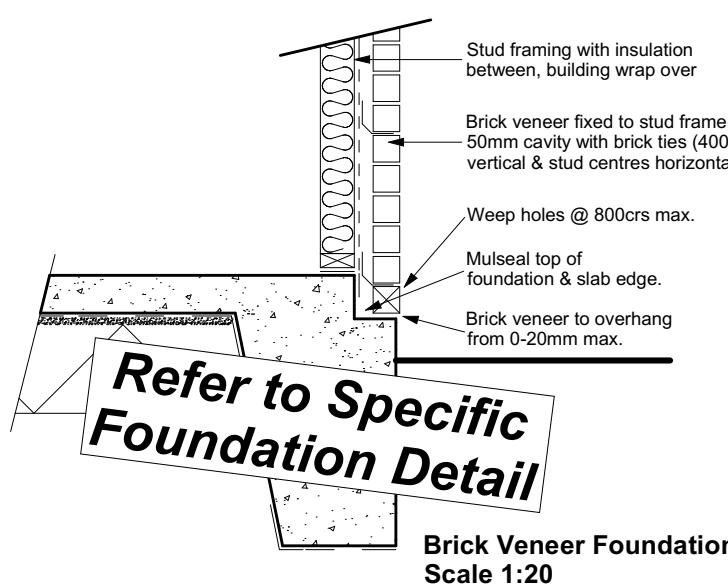
Sheet Name:  
**CONSTRUCTION DETAILS**

**CONSENT PLANS**

No.	Date:	Reason:
1	17-04-2023	Initial Consent Plans

Sheet No.:  
**15**

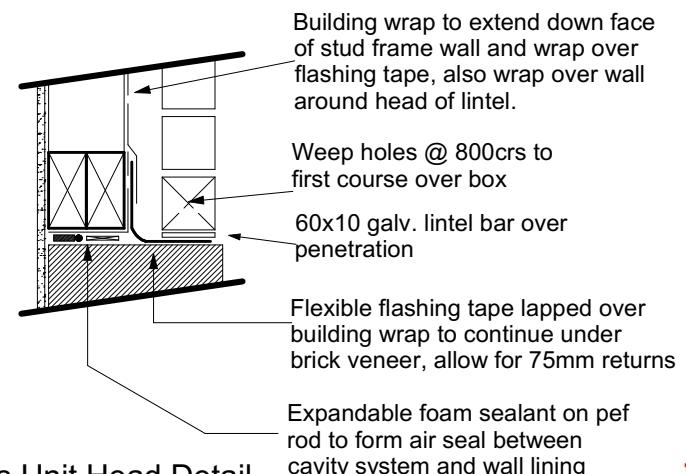
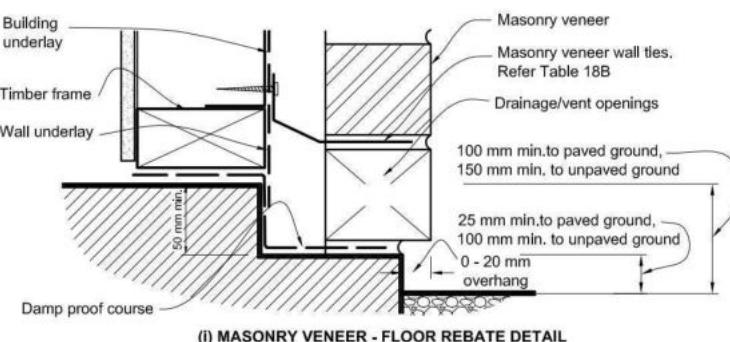
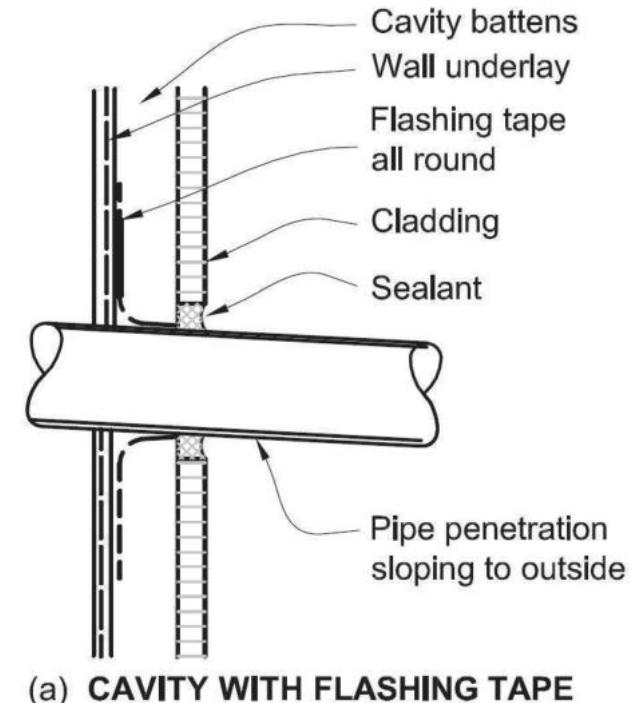
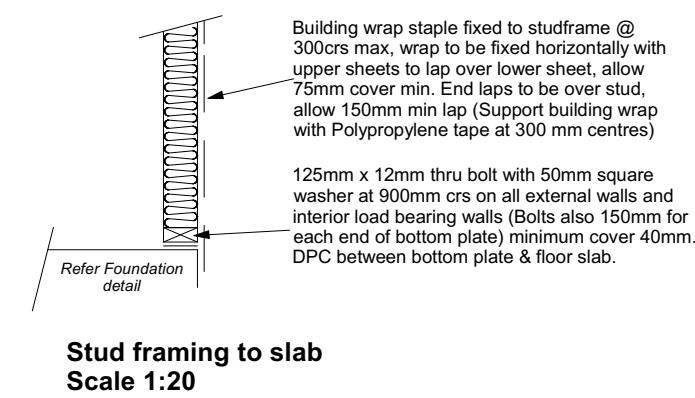
of 22 sheets



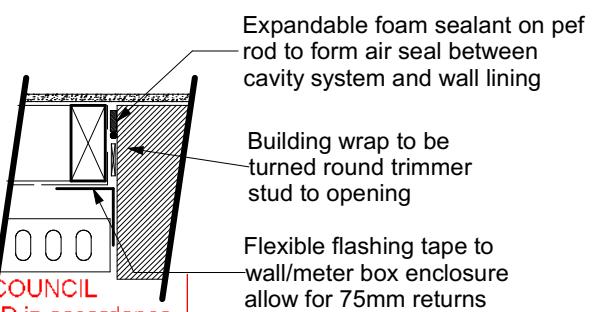
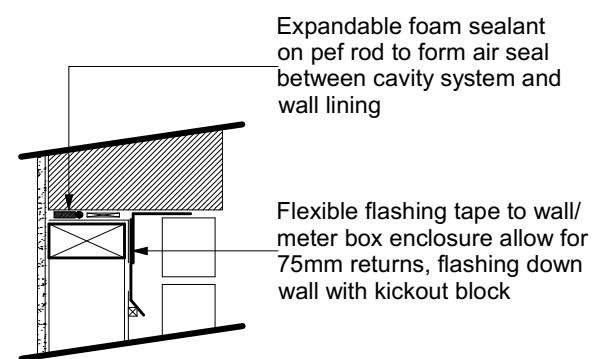
**Table 18: Minimum clearances**  
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

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.



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Lot 632  
21 Henshaw Street  
Ravenswood, Woodend

Job Number:  
**134900**

Original Plan:  
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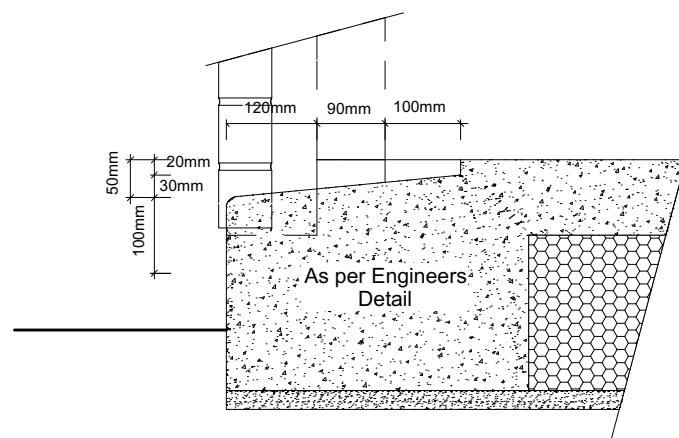
Sheet Name:  
**CONSTRUCTION DETAILS**

### CONSENT PLANS

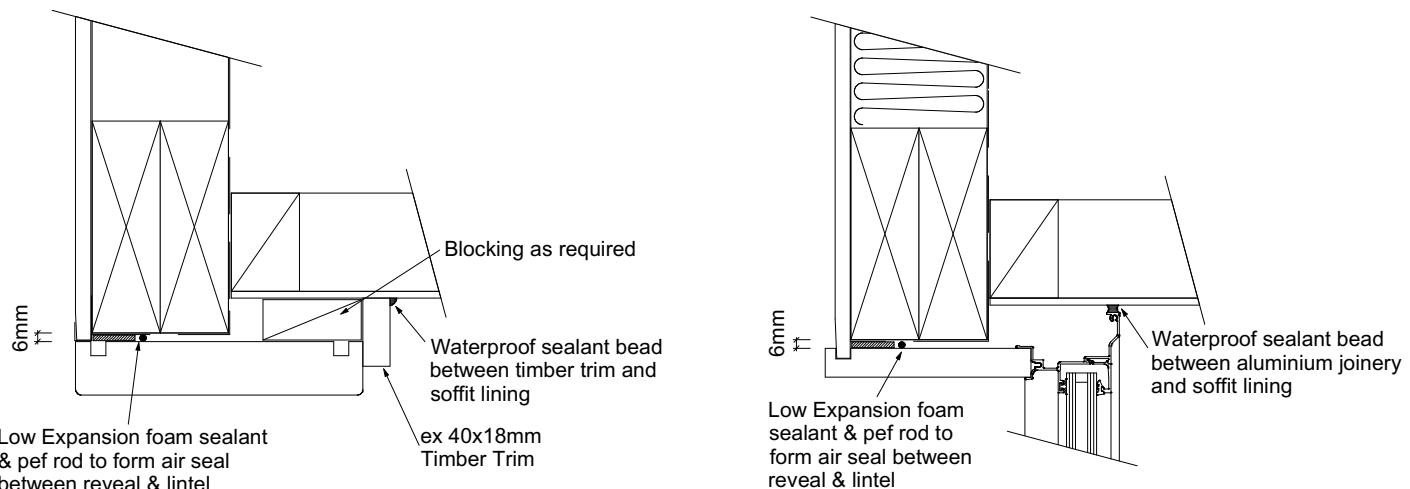
No.	Date:	Reason:
1	17-04-2023	Initial Consent Plans

Sheet No.:  
**16**

of 22 sheets



**Garage Door Rebate Details**  
Scale 1:10



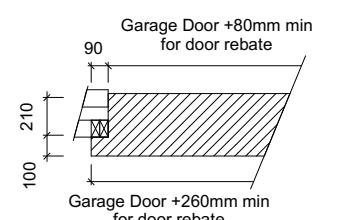
**Window Head to Soffit Detail**  
Scale 1:5

**9.1.10.8 Attachments for windows and doors**

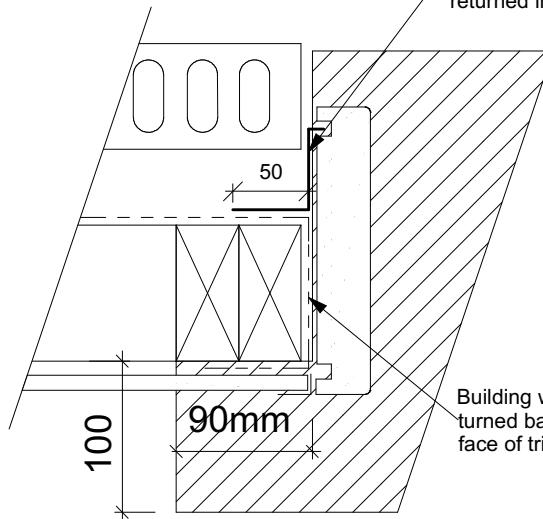
Install windows and doors using pairs of minimum 75 x 3.15 galvanised jolt head nails or 8 gauge x 65 mm stainless steel screws, through reveals into surrounding framing at:

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

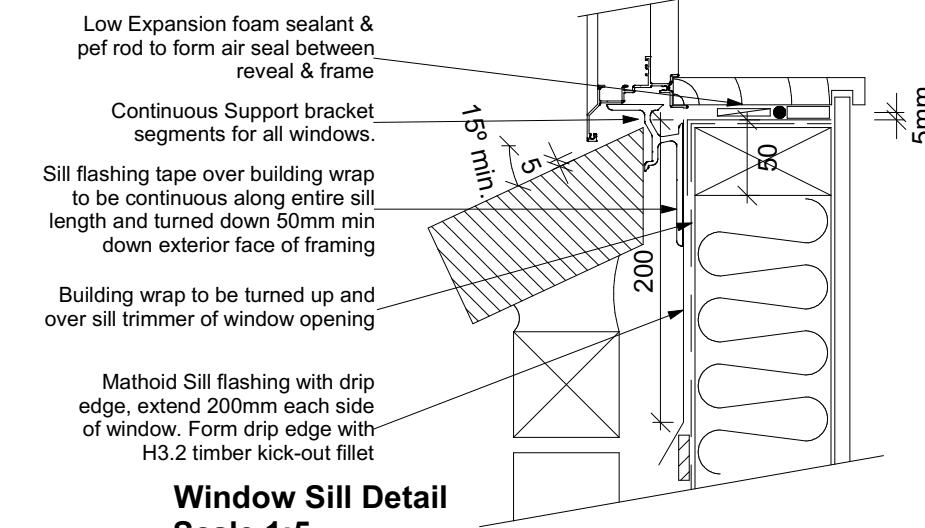
Install packers between reveals and framing at all fixing points, except between head reveals and lintels.



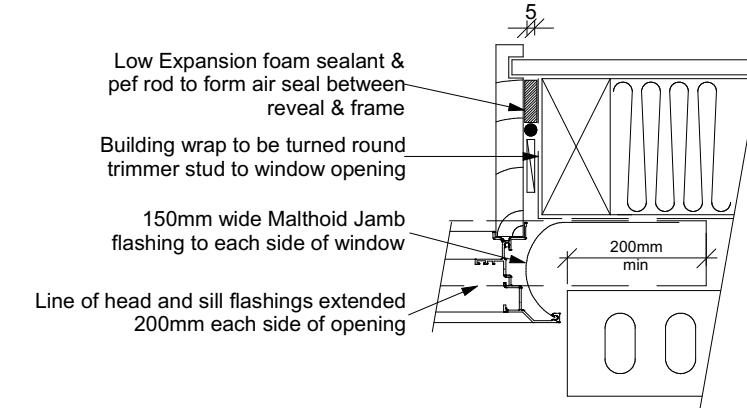
Masons 40 Below flashing tape to garage door reveal/brick veneer junction, Detail tape flashing to be returned into reveal rebate.



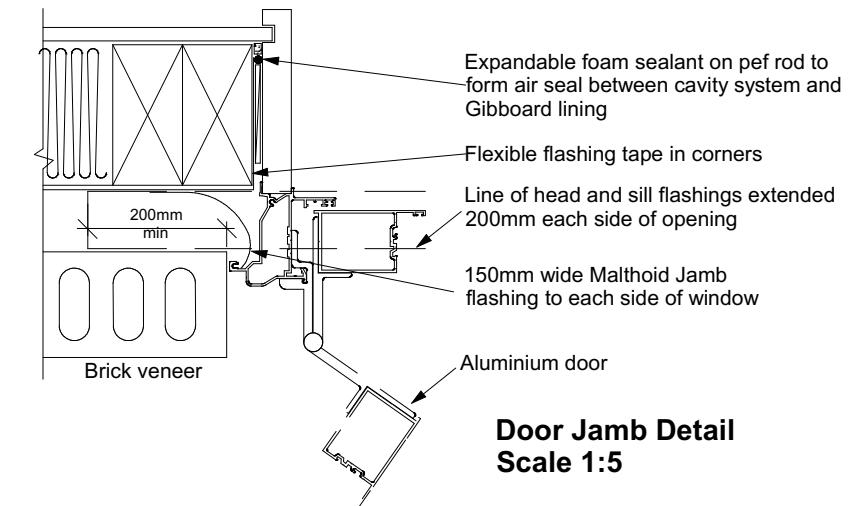
**Garage Door Jamb Detail**  
Scale 1:5



**Window Sill Detail**  
Scale 1:5



**Window Jamb Detail**  
Scale 1:5

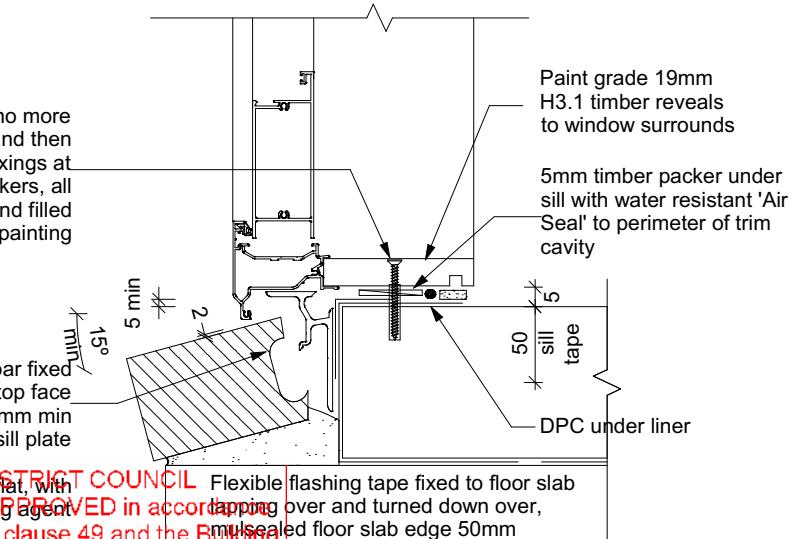


**Door Jamb Detail**  
Scale 1:5

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

WAIMAKARIRI DISTRICT COUNCIL Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3 BC230426 1/06/2023 vladimir



**Door Sill to Slab Detail**  
Scale 1:20

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**Rebecca Hawthorne & Corban Findlay**  
Lot 632  
21 Henshaw Street  
Ravenswood, Woodend

Job Number:  
**134900**

Original Plan:  
**Kiwi**

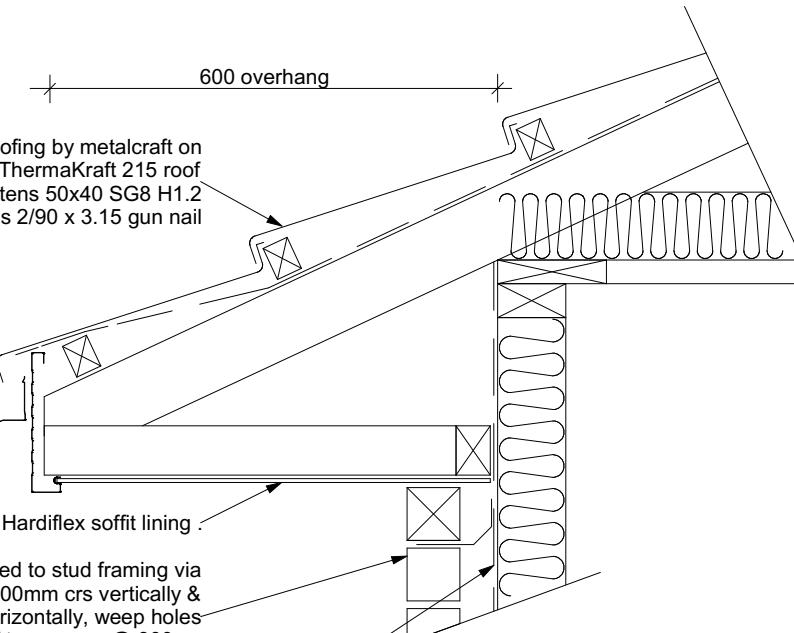
Sheet Name:  
**CONSTRUCTION DETAILS**

**CONSENT PLANS**

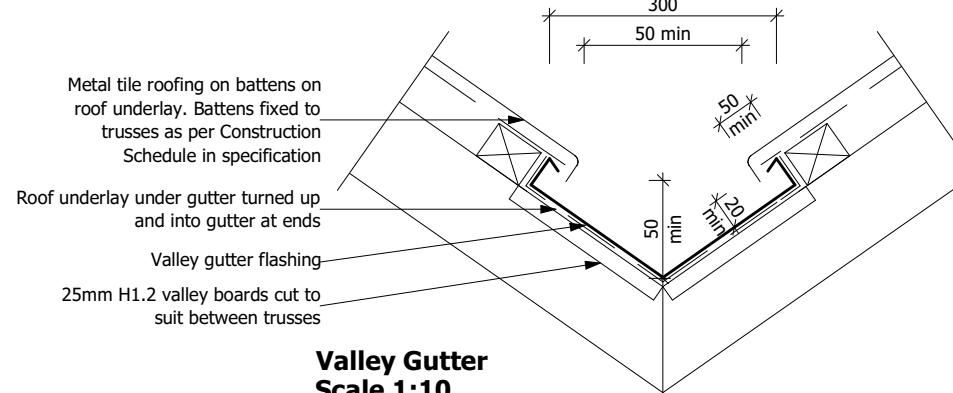
No.	Date:	Reason:
1	17-04-2023	Initial Consent Plans

Sheet No.:  
**17**

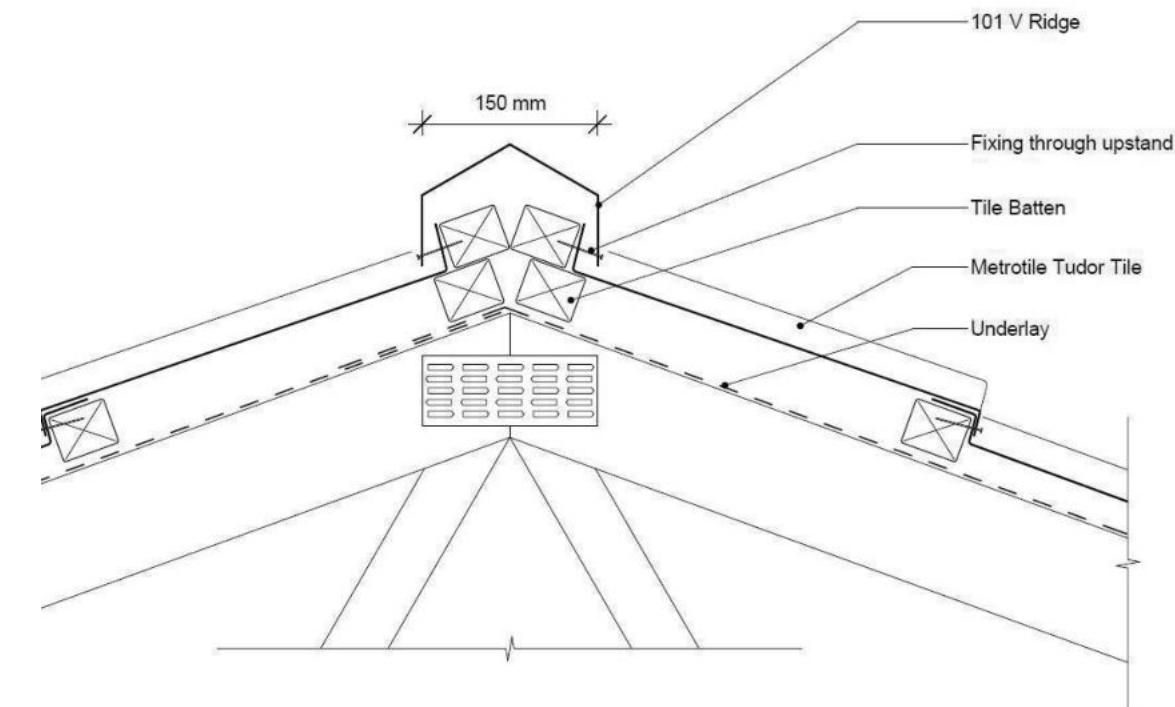
of 22 sheets



Eave Soffit Detail  
Scale 1:10



**Valley Gutte  
Scale 1:10**



Metal Tile Angle Ridge Detail  
WAIMAKARIRI DISTRICT COUNCIL

**Scale NTS** WAITAKIRI DISTRICT COUNCIL  
Plans and specifications APPROVED in accordance  
with the Building Act 2004, clause 49 and the Building  
Regulations 1992, Clause 3  
BC230426 1/06/2023 vladimirt

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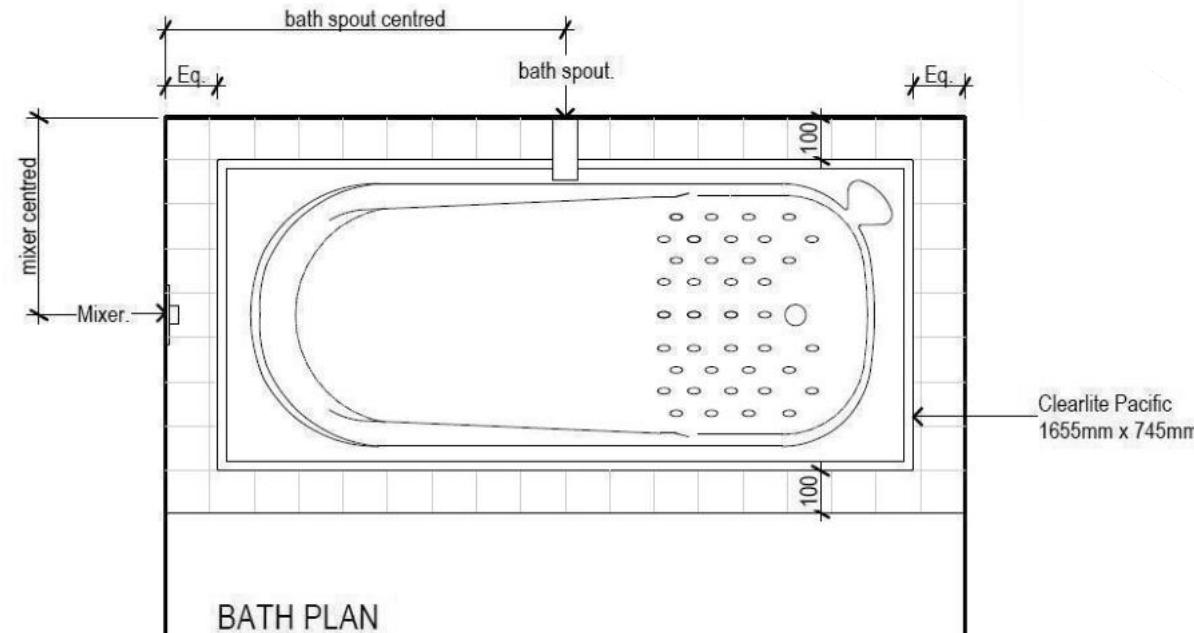


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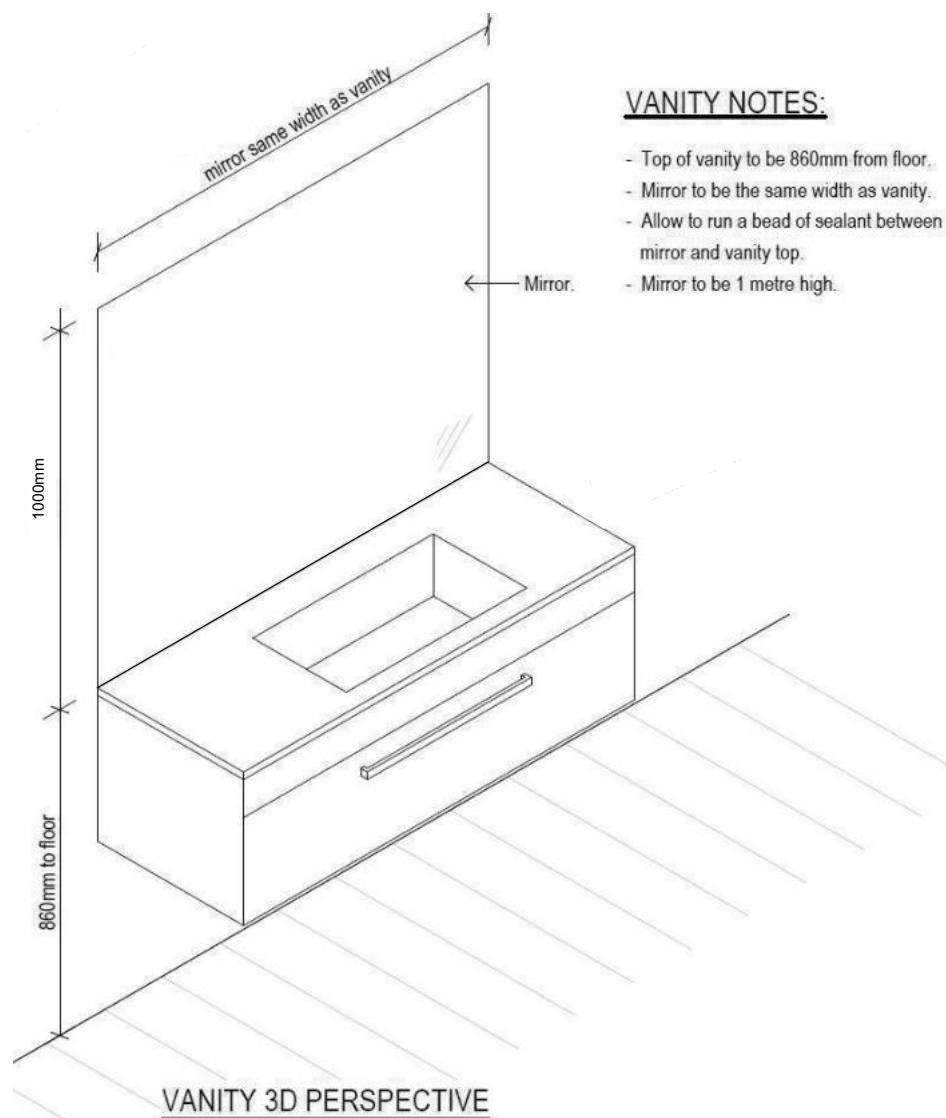
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Rebecca Hawthorne & Corban Findlay  
n  
by Lot 632  
21 Henshaw Street  
Ravenswood, Woodend

	Job Number: <b>134900</b>	Original Plan: <i>Kiwi</i>	Sheet Name: <b>CONSTRUCTION DETAILS</b>
Sales: <b>D Ryan</b>	Drawn: <b>M Glynn</b>	QS: <b>A Villanueva</b>	Print Date: <b>29/05/2023</b>



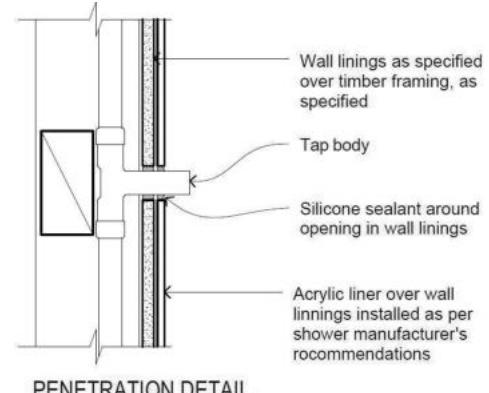
## BATH PLAN



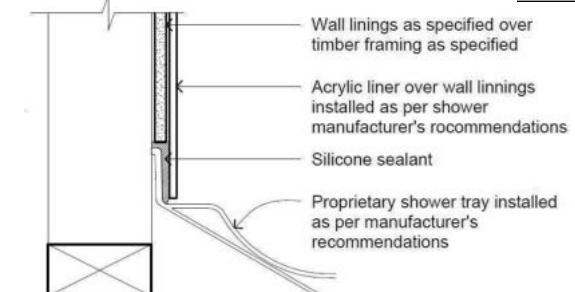
### VANITY 3D PERSPECTIVE

VANITY NOTES

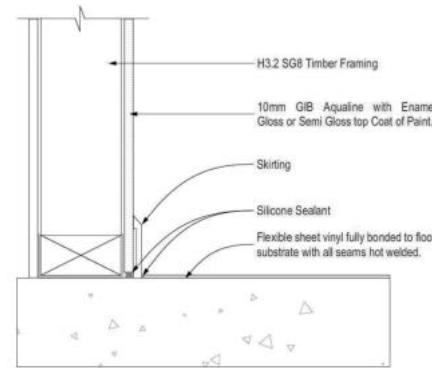
- Top of vanity to be 860mm from floor.
  - Mirror to be the same width as vanity.
  - Allow to run a bead of sealant between mirror and vanity top.
  - Mirror to be 1 metre high.



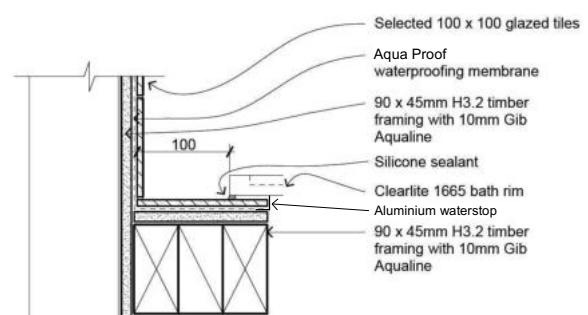
### PENETRATION DETAIL



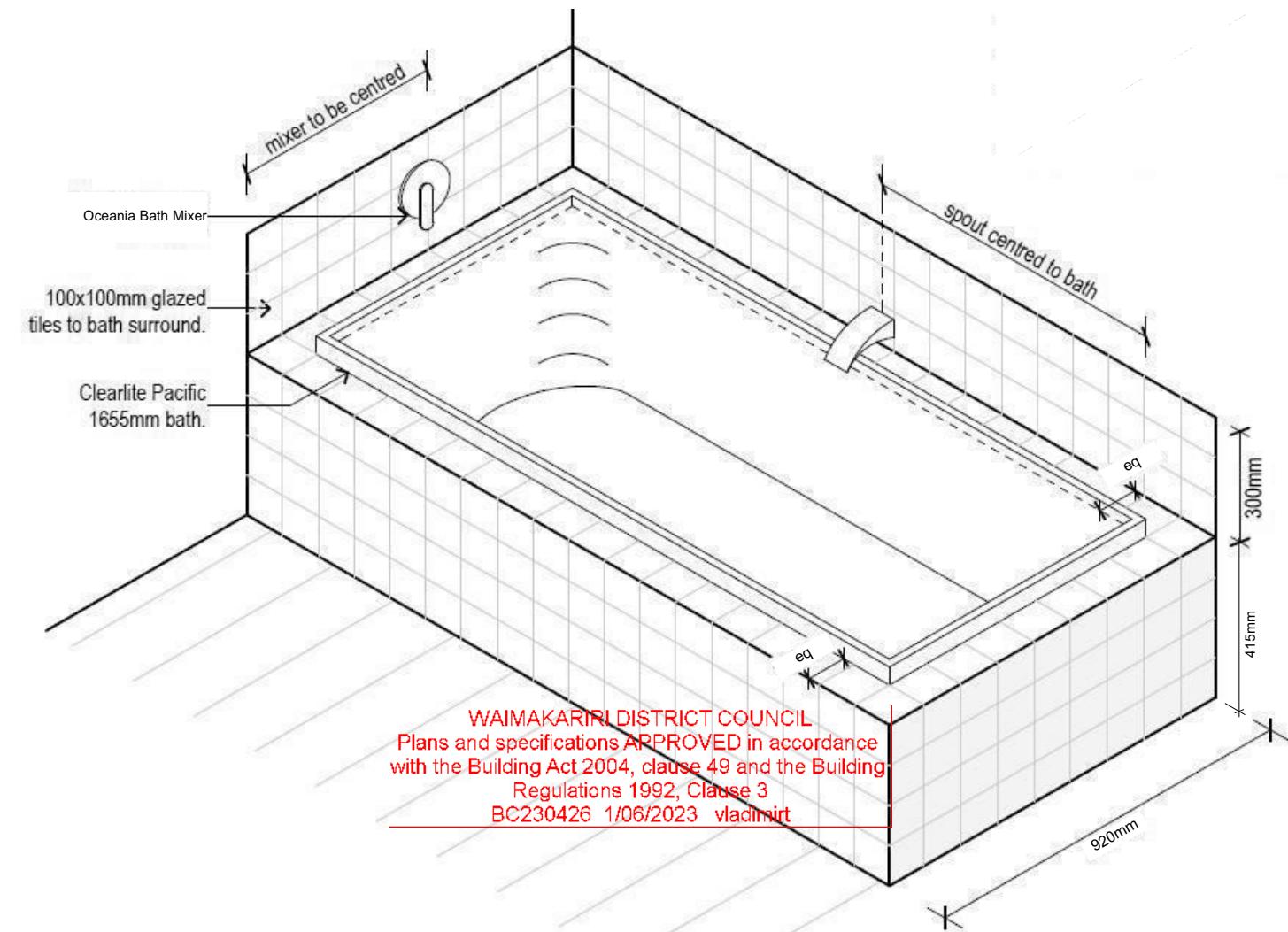
## SHOWER TRAY DETAIL



### GENERAL FLOOR/WALL DETAIL



#### BATH/WALL JUNCTION



**WAIMAKARIRI DISTRICT COUNCIL**  
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BC230426 1/06/2023 vladimir

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Rebecca Hawthorne & Corban Findlay  
Lot 632  
21 Henshaw Street  
Ravenswood, Woodend

Job Number:  
**134900**

Original

Sheet Name:

# BATHROOM DETAILS

Print Date: 29/05/2023 Scale: NTS @

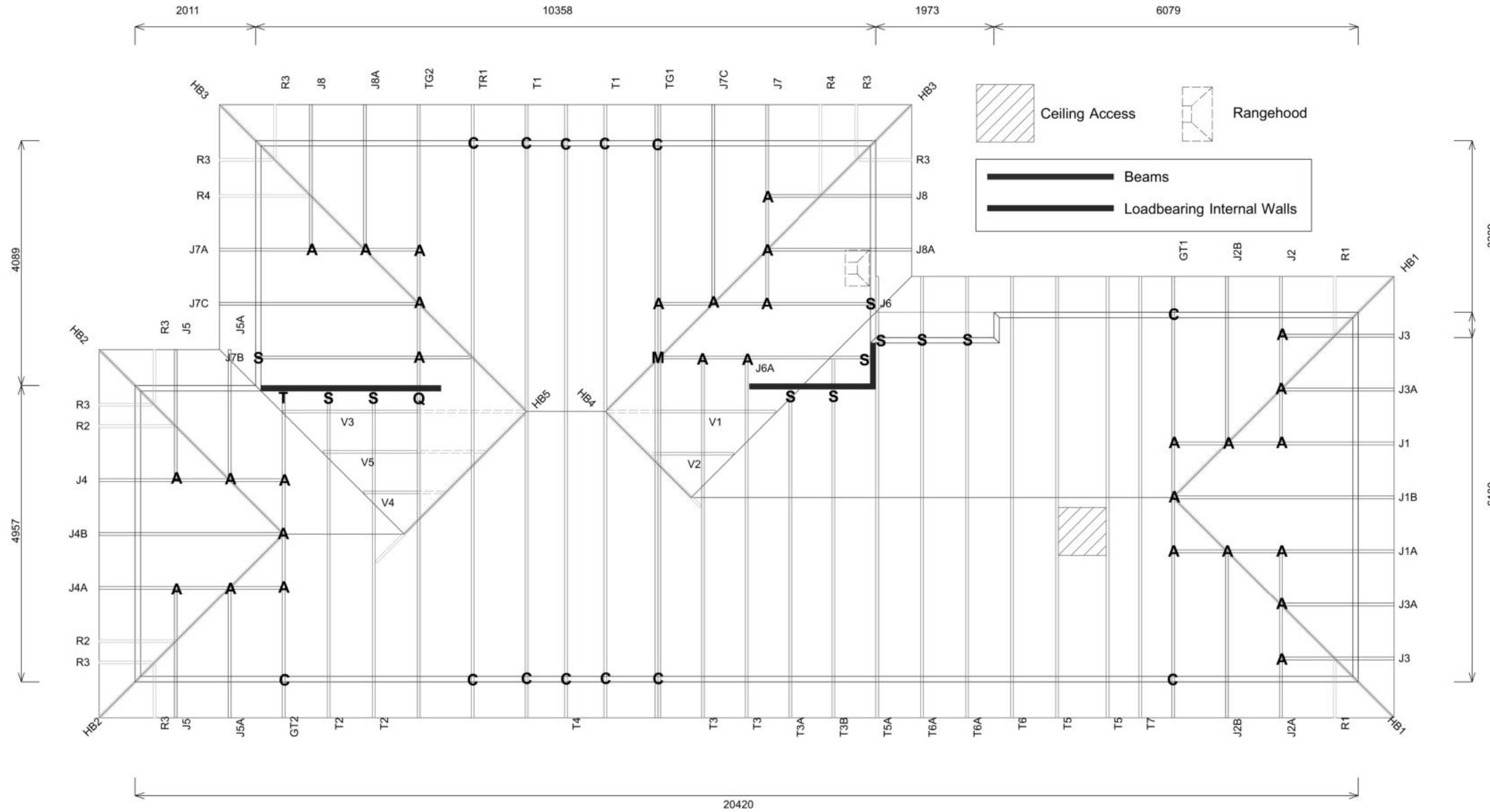
Sheet No.:  
**19**  
of 22 sheets

# Buildable Consent Layout



Note/s:

===== Dotted lines show top chords continuing up to hip board (No bottom chord below).



## Truss Fixings

- A = 47x90 Joist Hanger
- B = 47x120 Joist Hanger
- C = CT200 (pair)
- D = 47x190 Joist Hanger
- E = 95x165 Joist Hanger
- F = SH-140 Split Hanger
- G = SH-180 Split Hanger
- H = SH-220 Split Hanger
- J = 2x6kN Strap (12kN)
- K = 6kN Strap
- L = Multigrip (single)
- M = Multigrips (pair)
- N = Nailon Plate (240x110x1)
- P = 16kN Pack
- Q = 9kN Pack
- S = CPC 40 Single Cleat
- T = CPC 40 Short (pair)
- U = CPC 80 Single Cleat
- V = 16kN Uplift
- Z = Engineers Design

Unless otherwise indicated, all specified truss fixings are to use L/Lok product nail fasteners or Type 17 - 14g Hex Head Screws (as per the MiTek On-site Guide)

All truss to frame fixings require 2 additional 2/90x3.15dia skew nails.

All truss fixings not indicated as above must have 2 wire dogs for cross joints and 2/90x3.15dia nails for butt joints.

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

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

Snow Zone:	Christchurch (N4)
Wind Area:	High
TC Restraints:	900 mm
Roof Material:	Galv Iron 0.55mm
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

# CARTERS

## Your Building Partner



Job No: CH1385119C1

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

Job Name: Hawthorne Findlay Lot 632 Ravenswood

Address: Lot 632 Ravenswood

Drawn:

Janine Fababier

Date:

20/03/2023

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

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Rebecca Hawthorne & Corban Findlay  
Lot 632  
21 Henshaw Street  
Ravenswood, Woodend

Job Number: 134900  
Original Plan: Kiwi  
Sheet Name: TRUSS DESIGN  
Sales: D Ryan  
Drawn: M Glynn  
QS: A Villanueva  
Print Date: 29/05/2023  
Scale: NTS @ A3

## CONSENT PLANS

No.	Date:	Reason:
1	17-04-2023	Initial Consent Plans

Sheet No.:  
**20**

of 22 sheets

