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**All dimensions are to be checked and confirmed prior to any construction
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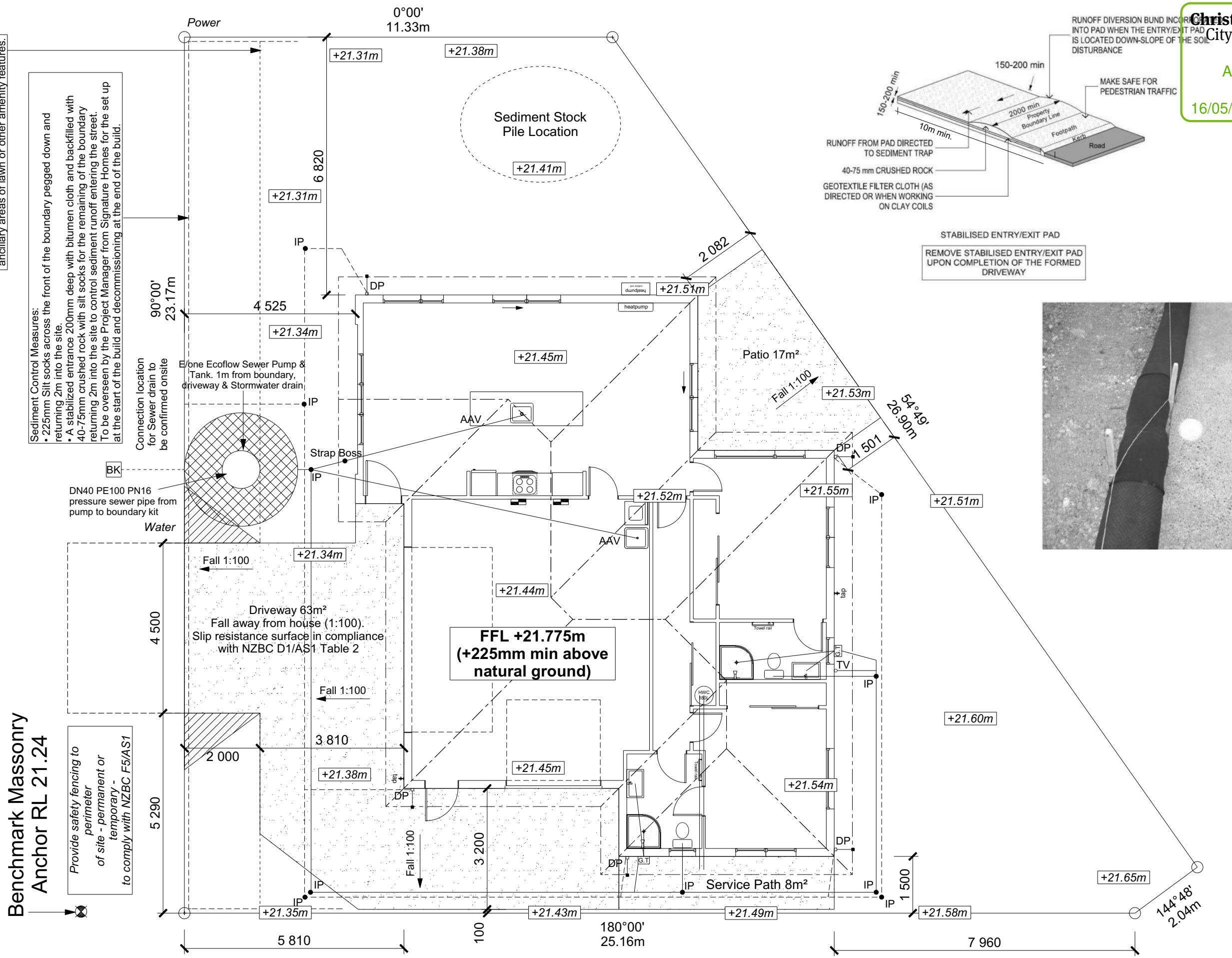
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Linda Sparks
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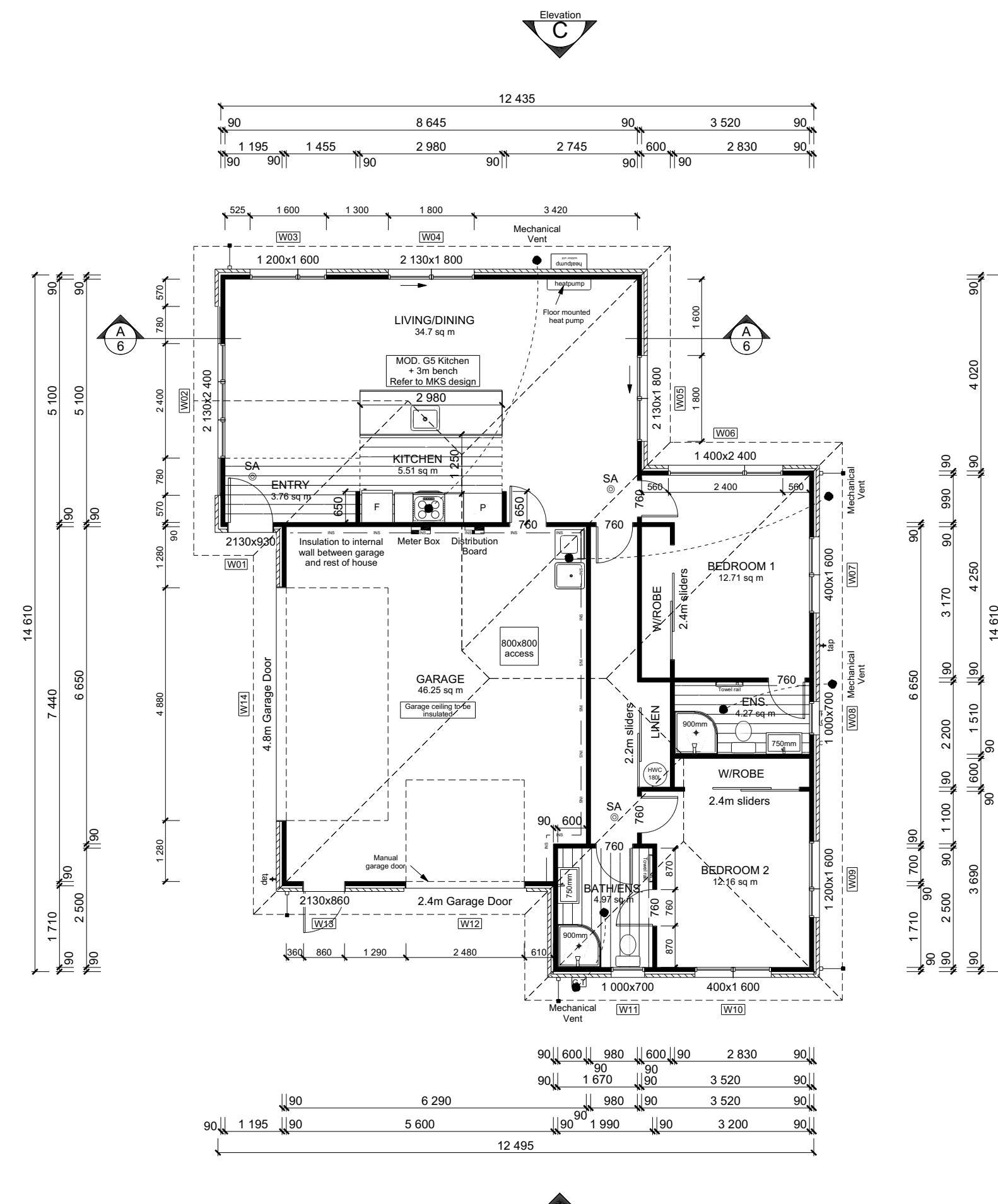
Job Number:	Original Plan:	Sheet Name:
169015	<i>Design & Build</i>	COVER PAGE
Sales: V Bhatia	Drawn: L Stephens	QS: W Xian

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2m landscaping strip to street front - full width to garage wall. Provision of predominantly trees and/or shrub plantings. It may include some ancillary areas of lawn or other amenity features.

PROPOSED ROAD





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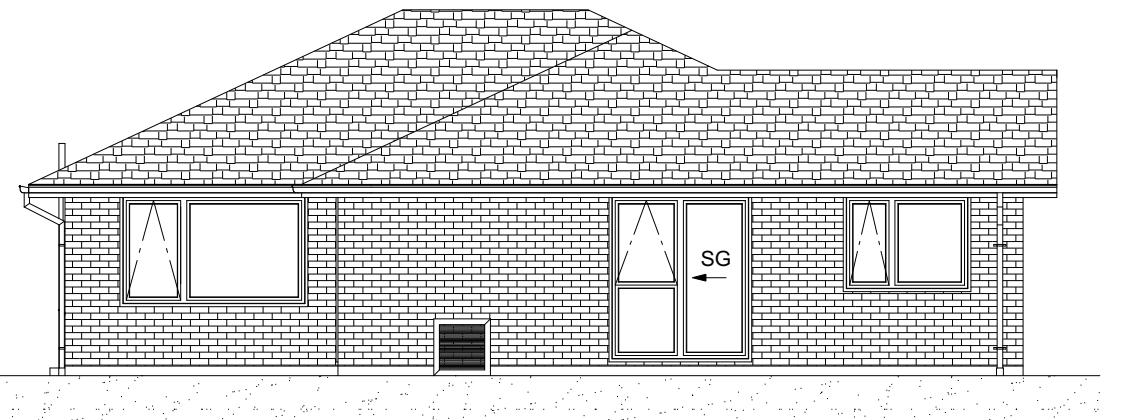
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FLOOR PLAN

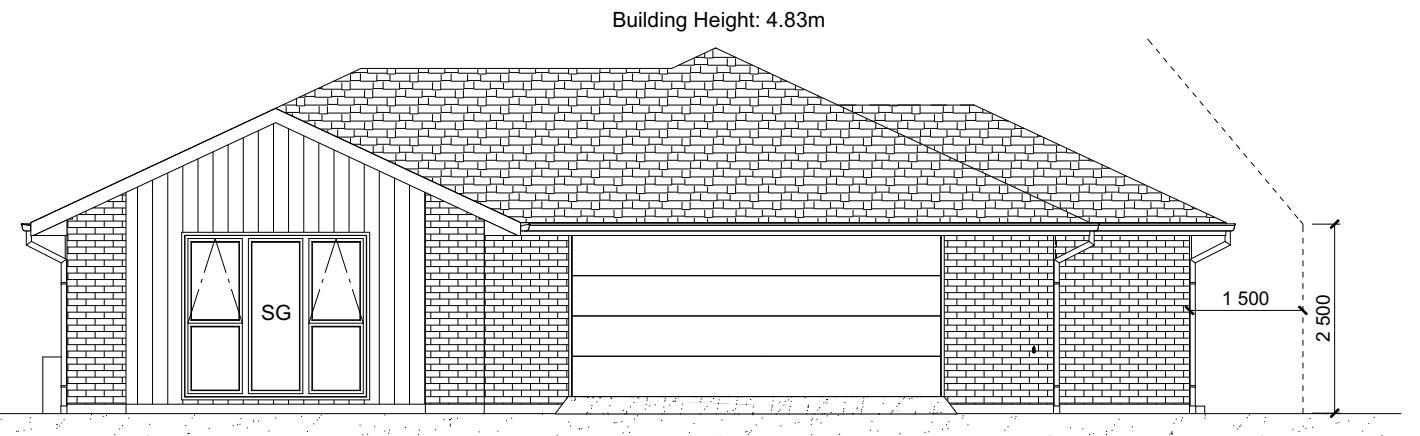
CONSENT PLANS

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	Medium	1
Decks & Balconies	Low	0
Total		3



ELEVATION D

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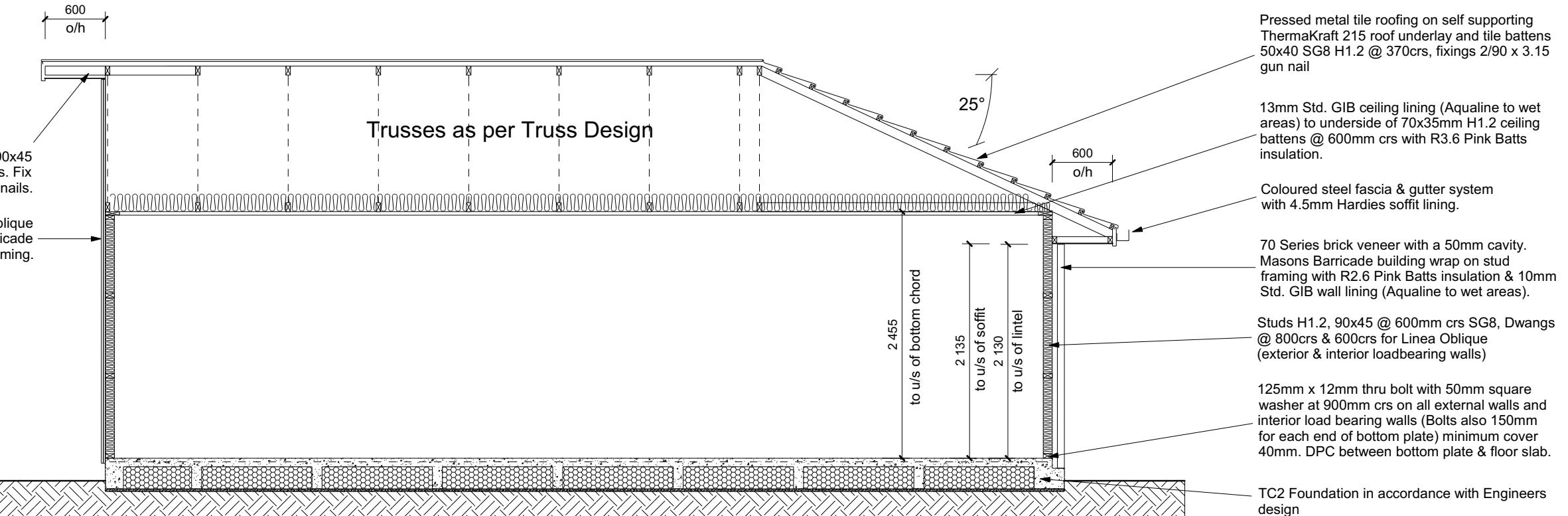
Job Number:
169015
Original Plan:
Design & Build
Sheet Name:
ELEVATIONS
Sales: V Bhatia Drawn: L Stephens QS: W Xian Print Date: 10-May-23 Scale: 1:100 @ A3

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CROSS SECTION A-A

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169015	<i>Design & Build</i>	CROSS SECTIONS
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DRAWING NOTES

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

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

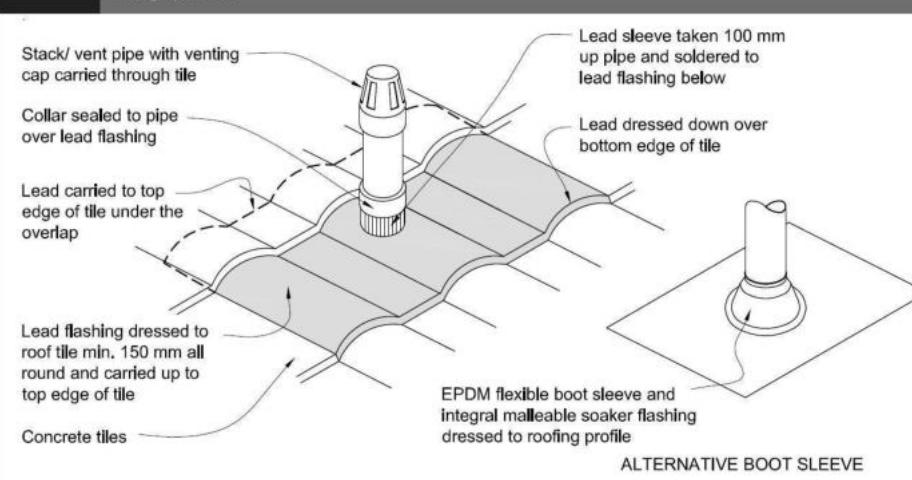
Refer to attached Specifications for further information.

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

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NT PLANS	Sheet No.:
nt Plans	6
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Figure 29: Pipe penetration for masonry tile
Paragraph 8.2.7

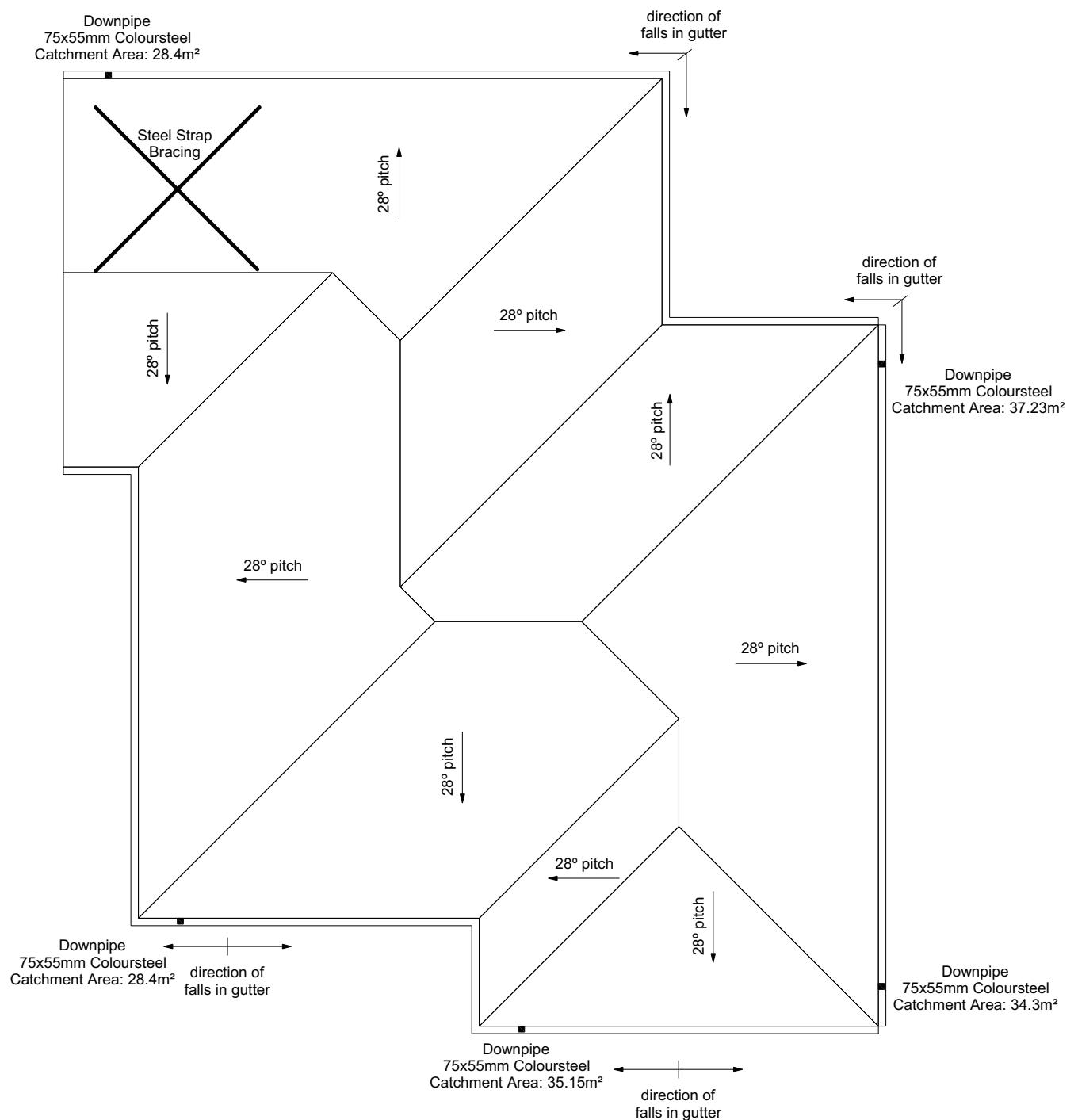
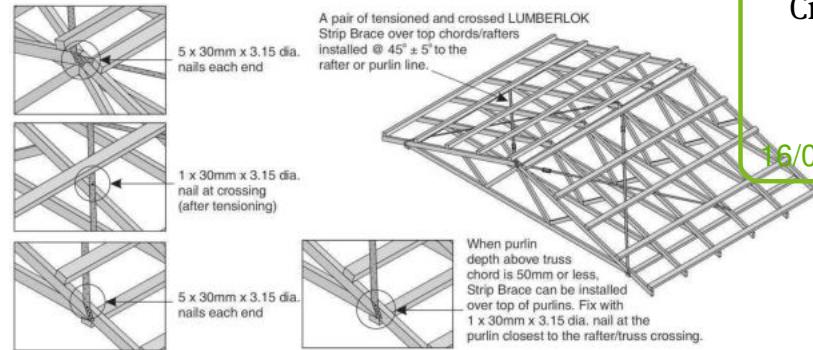


Metal Tile Penetration Detail Scale NTS

8.3.10 Roof penetration

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.



Christchurch City Council ROOF CLADDING
Expressed Metal Tiles 7 of 23
Tile Batters 7 of 23 SG8 H1.2 @ 370crs,
Mixings 2/90 x 3.15 gun nail
BCN/2023/2139

Approved Building Consent

PROOF PLAN NOTES

DOF PLAN NOTES
Document
Letter: Coloured Steel Quad Gutter
Sola: Coloured Steel 18mm Fascia
Downpipes: Colorsteel Rectangular 75x55mm

16/05/2020 Fascia: Coloured Steel 185mm x 55mm
Downpipes: Colorsteel Rectangular 75x55mm

fits: Hardiflex 4.5mm

Underlay: Thermakraft 215 roof underlay

wnpipes: 75x55 Rectangle Colorsteel

As per NZBC E1/AS1 Table 5 /5X55 down pipes can collect up to 60m² of 0-25° roof plan area.

e Coloured steel Quad Gutter
per NZ Metal Roof and Wall Cladding
Code of Practice Version 2 section 8 the
above gutter with a cross sectional area
of 5500mm² can collect up to 60m² of
25° roof plan area. Refer to the
specifications for exact calculations.

e Lumberlock top plate fixing chart
ached to the main specifications to
etermine top plate fixings.

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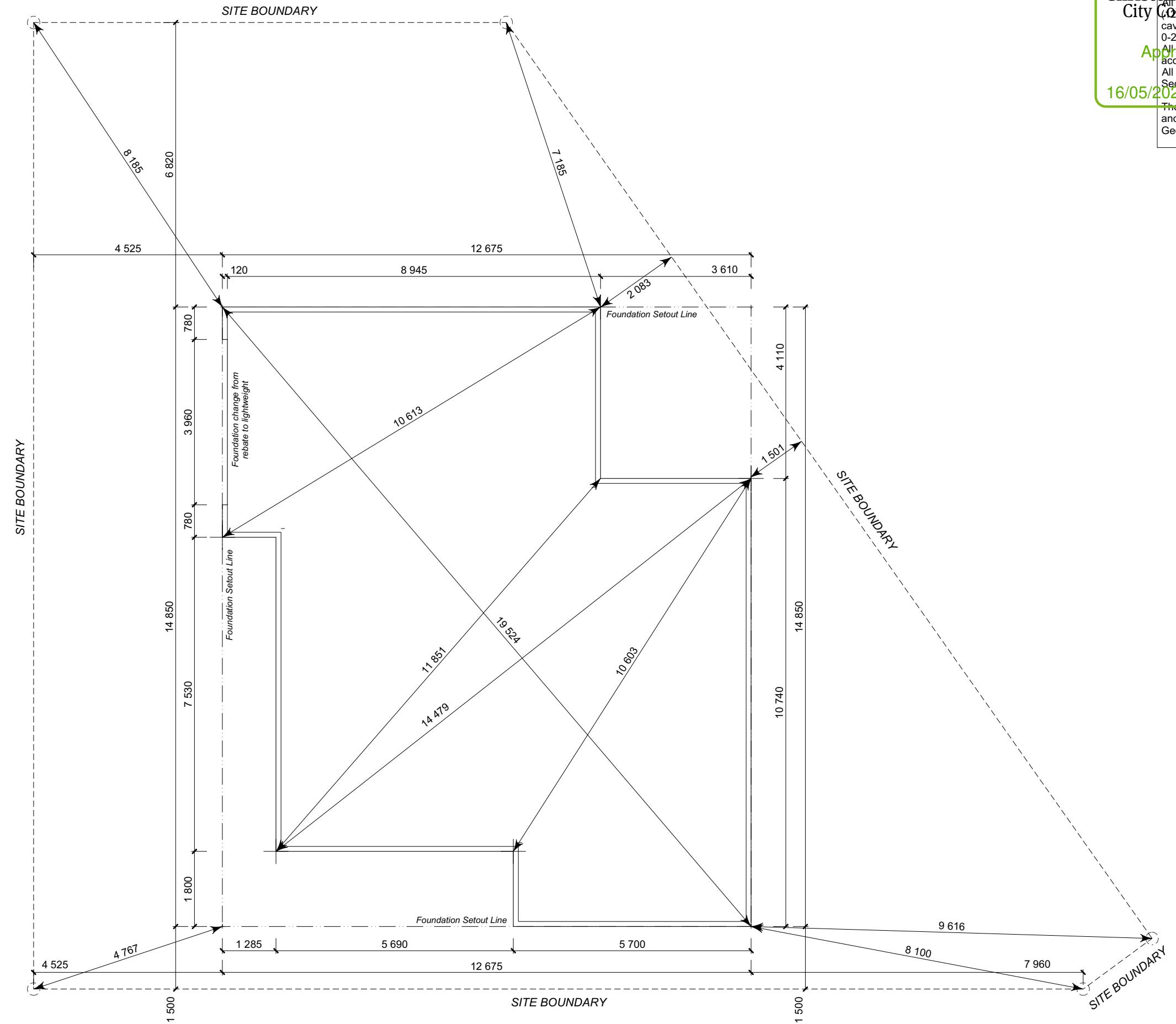
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Sales:	Drawn:	Print Date:
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Christchurch City Council SET OUT PLANS NOTES Page 8 of 23
 All dimensions to foundation face. Allow 7mm veneer & 50mm cavity fill to existing foundation face by 0-20mm max as per NZBC E2/AS1.
 All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2.
 All rebar to be ductility Class E, in accordance with NZS 4671.
BEN/2023/2393
Appliance of Consent Document
16/05/2023 Dejesa, Genesis
 These foundations are design to the findings and recommendations in the site specific Geotech report.



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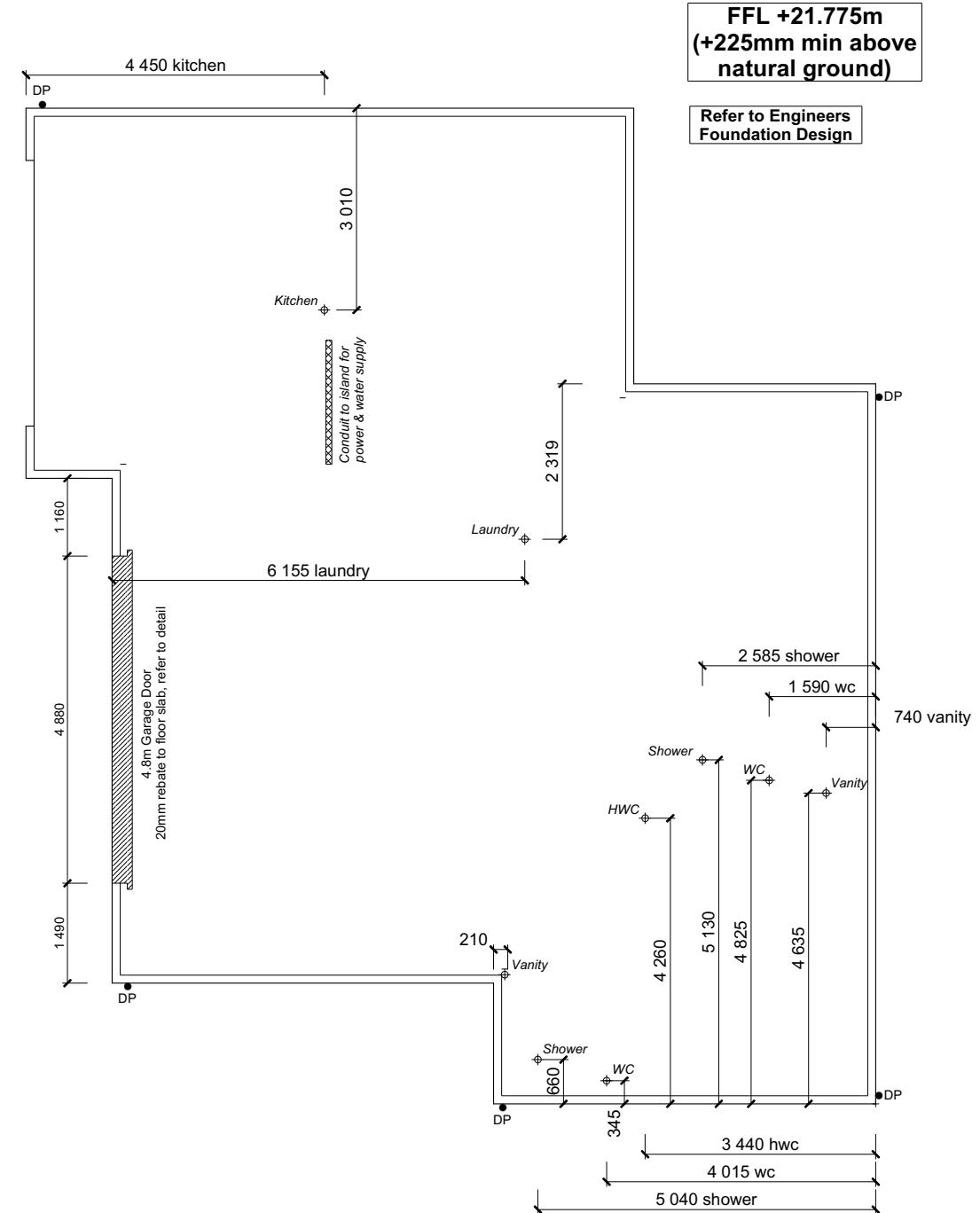
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Design & Build

Sheet Name:
SETOUT DIMENSIONS

Sales: V Bhatia Drawn: L Stephens QS: W Xian Print Date: 10-May-23 Scale: 1:100 @ A3

CONSENT PLANS

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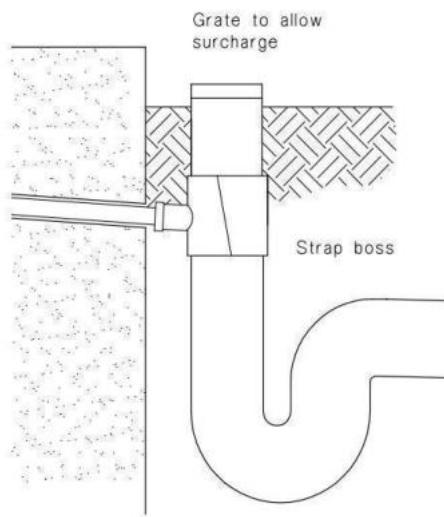
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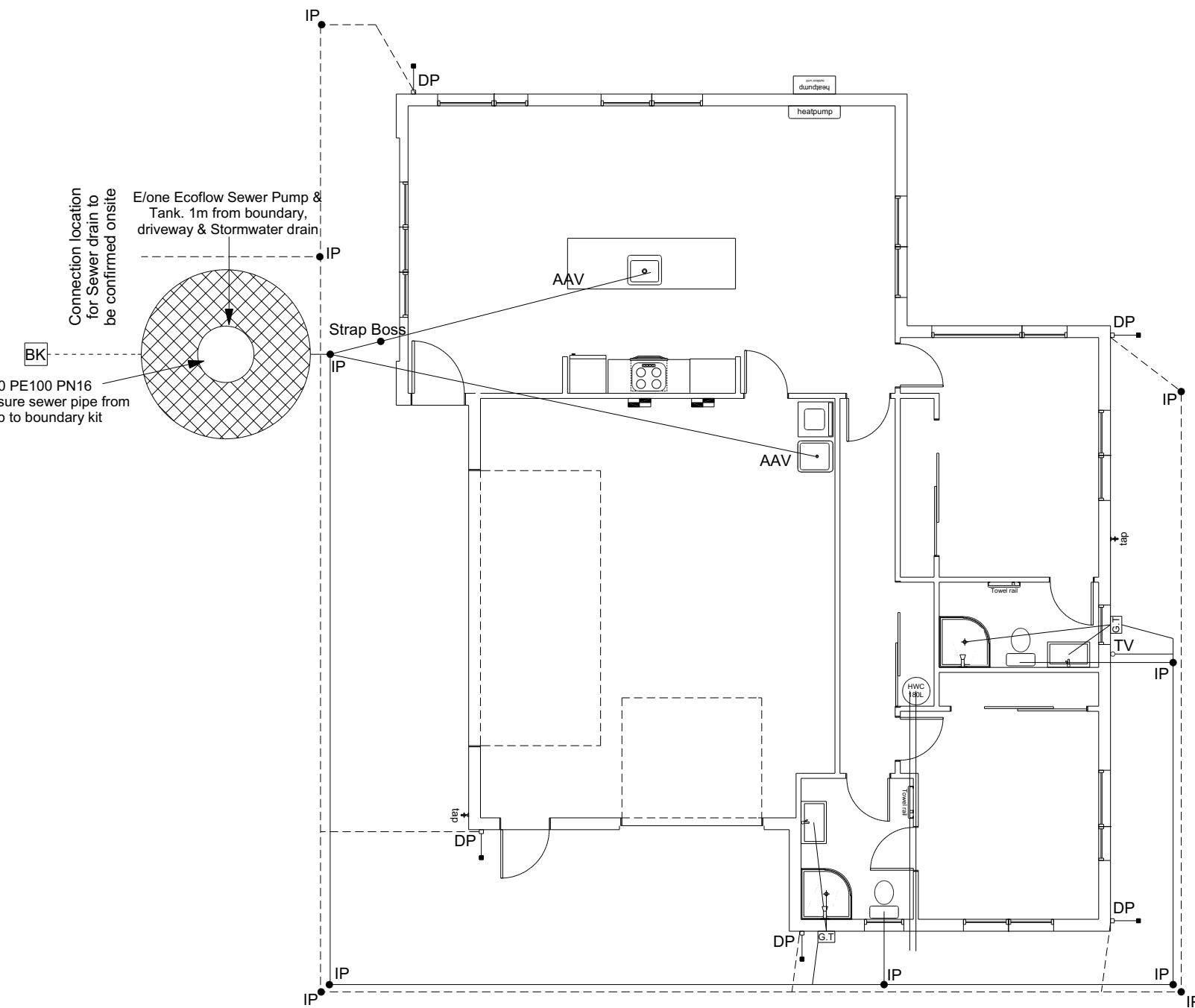
Job Number:	Original Plan:	Sheet Name:
169015	<i>Design & Build</i>	FOUNDATION PLAN
Sales:	Drawn:	Print Date:
V Bhatia	L Stephens	W Xian 10-May-23



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

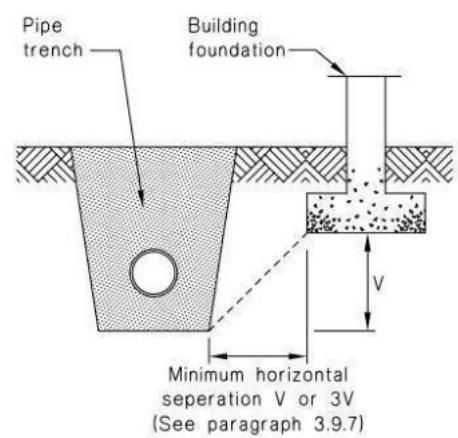
Notes:
All plumbing and drainage to comply with NZBC G13.
ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of lowest fixture.
Sewer & Stormwater to connect to existing connections.
All drains passing through concrete, provide sleeve or wrap in durable and flexible 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 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



c) Strap boss to riser

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



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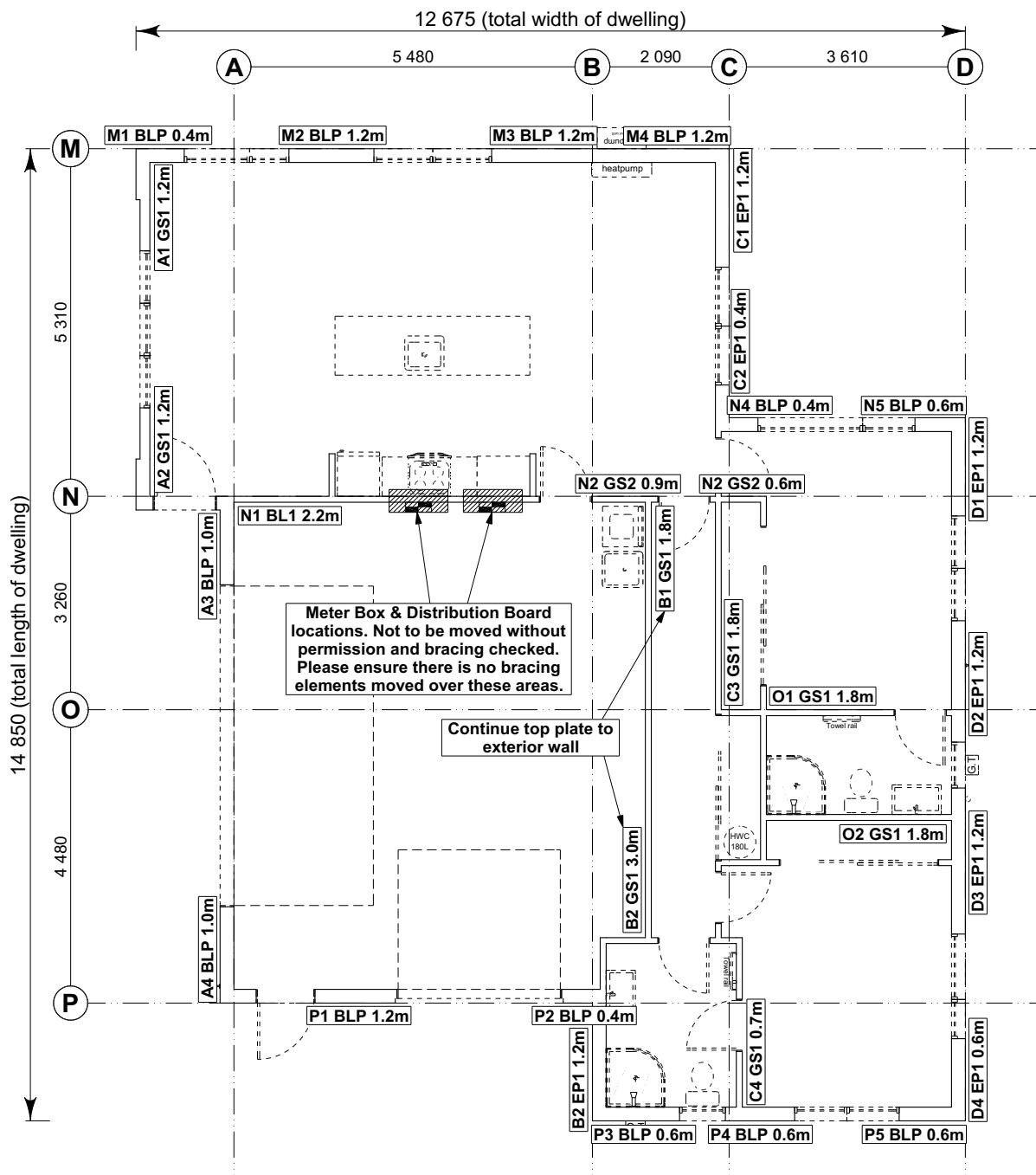
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Sales: **V Bhatia** Drawn: **L Stephens** QS: **W Xian** Print Date: **10-May-23** Scale: **1:100 @ A3**

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16/05/2023 Dejesa, Genesis



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 fixings(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.

Single Level Along Resistance Sheet

Job Name: Raymond & Sparks

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind		EQ	
							Demand		Achieved	
							Wind (BUs)	EQ (BUs)	Wind (BUs)	EQ (BUs)
A	1	1.20		2.4	GS1-N	GIB®	83	72		
	2	1.20		2.4	GS1-N	GIB®	83	72		
	3	1.00		2.4	BLP-H	GIB®	150	150		
	4	1.00		2.4	BLP-H	GIB®	150	150		
B	1	1.80		2.4	GS1-N	Ecoply®	124	108	466 OK	444 OK
	2	3.00		2.4	GS1-N	Ecoply®	207	180		
	3	1.20		2.4	EP1 1.2	Ecoply®	144	162	475 OK	450 OK
C	1	1.20		2.4	EP1 1.2	Ecoply®	144	162		
	2	0.40		2.4	EP1 0.4	Ecoply®	32	38		
	3	1.80		2.4	GS1-N	GIB®	124	108		
	4	0.70		2.4	GS1-N	GIB®	41	41	342 OK	349 OK
D	1	1.20		2.4	EP1 1.2	Ecoply®	144	162		
	2	1.20		2.4	EP1 1.2	Ecoply®	144	162		
	3	1.20		2.4	EP1 0.6	Ecoply®	144	162		
	4	0.60		2.4	EP1 0.6	Ecoply®	57	63	489 OK	549 OK

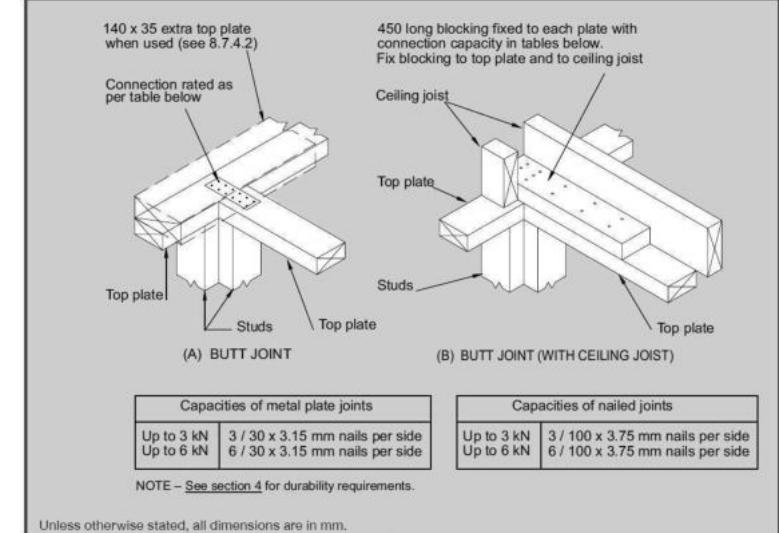


Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

Single Level Across Resistance Sheet

Job Name: Raymond & Sparks

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind		EQ	
							Demand		Achieved	
							Wind (BUs)	EQ (BUs)	Wind (BUs)	EQ (BUs)
M	1	0.40		2.4	BLP-H	GIB®	48	54		
	2	1.20		2.4	BLP-H	GIB®	180	180		
	3	1.20		2.4	BLP-H	GIB®	180	180		
	4	1.20		2.4	BLP-H	GIB®	180	180	588 OK	594 OK
N	1	2.20		2.4	BL1-H	GIB®	282	229		
	2	0.90		2.4	GS2-N	GIB®	80	71		
	3	0.60		2.4	GS2-N	GIB®	48	43		
	4	0.40		2.4	BLP-H	GIB®	48	54		
	5	0.60		2.4	BLP-H	GIB®	80	86	538 OK	482 OK
O	1	1.80		2.4	GS1-N	GIB®	124	108		
	2	1.80		2.4	GS1-N	GIB®	124	108		
	3	1.80		2.4	GS1-N	GIB®	124	108	373 OK	324 OK
P	1	1.20		2.4	BLP-H	GIB®	180	180		
	2	0.40		2.4	BLP-H	GIB®	48	54		
	3	0.60		2.4	BLP-H	GIB®	80	86		
	4	0.60		2.4	BLP-H	GIB®	80	86	389 OK	405 OK

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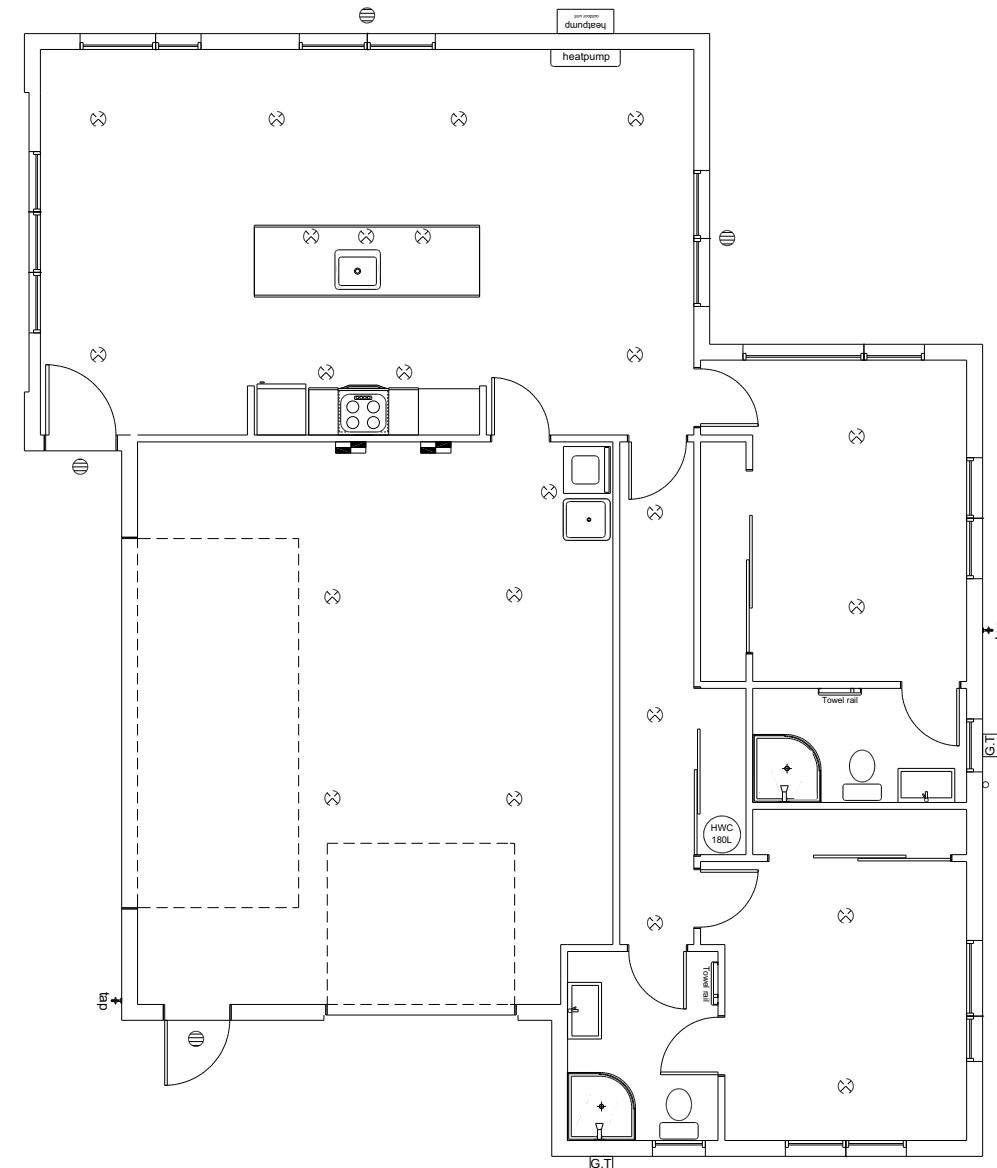
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BRACING PLAN
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LEGEND

Refer to Electrical Section in Specification
for further details

- Ceiling Pan
- ⊗ CA Approved Down Light
- ⊕ Exterior Bulkhead Light
- ◐ Exterior Wall Light
- Fluorescent Double
- ↶ Light Switch
- ↷ Two Way Light Switch
- ↶ Single Power Socket
- ↷ Double Power Socket
- ⌚ Outside Waterproof Plug
- ▼ Telephone/Data Outlet
- TV TV Jack
- SKY Sky Connection
- Bathroom Heater
- Bathroom Extractor/Light

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

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Job Number:
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Sheet Name:
LIGHTING PLAN

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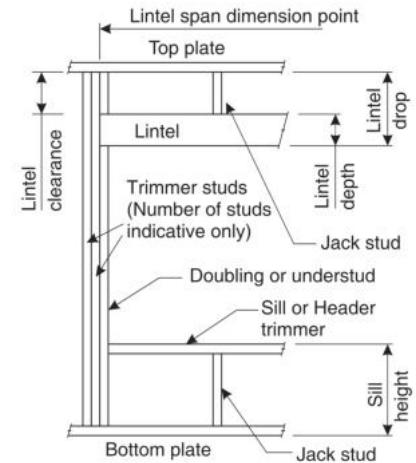
LINTEL FIXING SCHEDULE

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



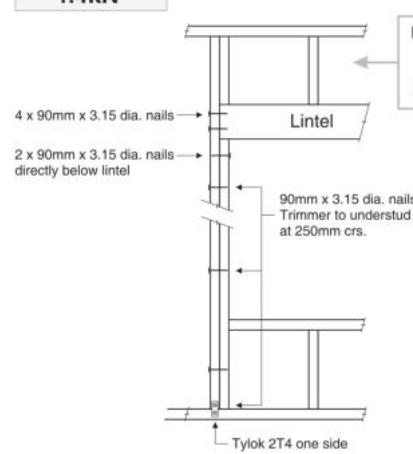
Roof Tributary Area	Light Roof			Heavy Roof		
	Wind Zone		Wind Zone			
	L	M	H	VH	EH	
8.6m ²	G	G	H	G	G	H
11.6m ²	G	H	H	G	G	H
12.1m ²	G	H	H	G	H	H
15.3m ²	H	H	-	G	H	H
19.1m ²	H	-	-	G	H	-
20.9m ²	H	-	-	H	H	-
21.8m ²	H	-	-	H	-	-
34.3m ²	-	-	-	H	-	-

NOTES:

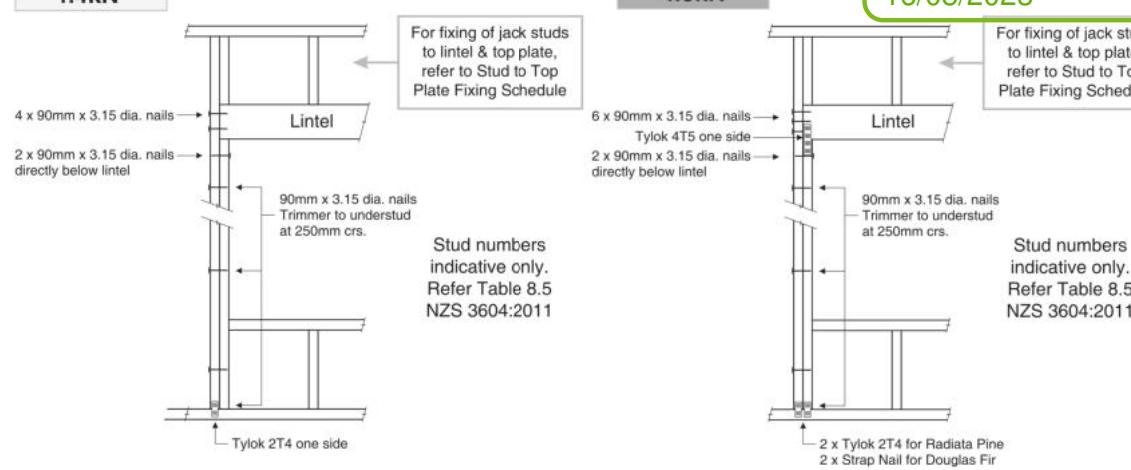
- Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
- Assumed girder truss is at mid-span or middle third span of lintel
- Use similar fixings for both ends of lintel
- All other cases require specific engineering design

LINTEL FIXING OPTIONS

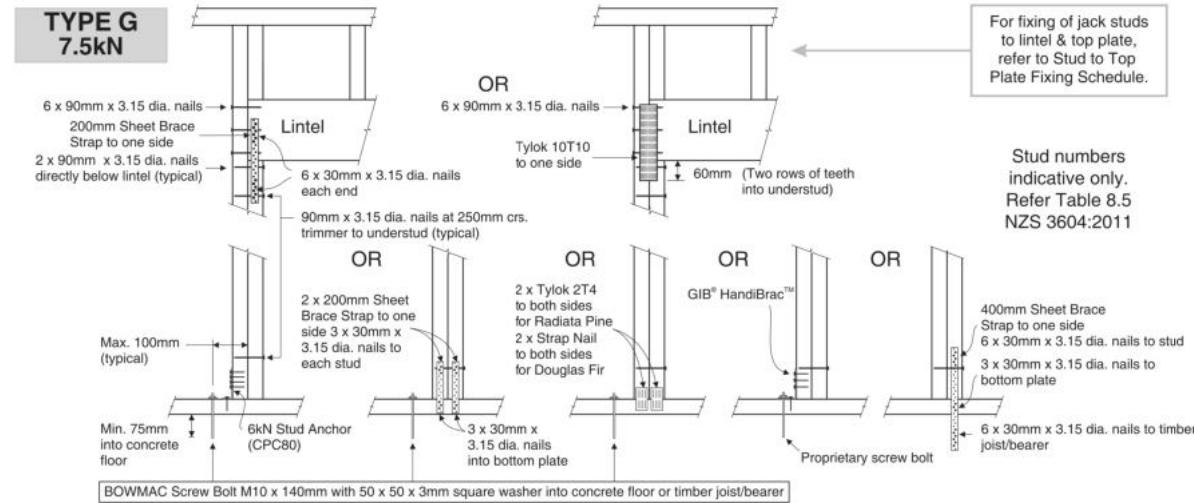
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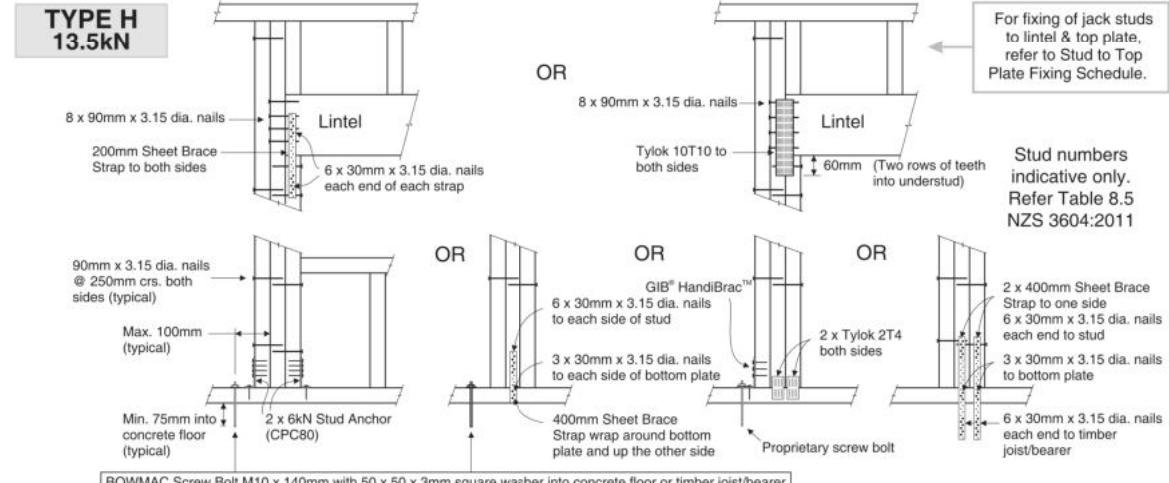
TYPE F
4.0kN



TYPE G
7.5kN



TYPE H
13.5kN



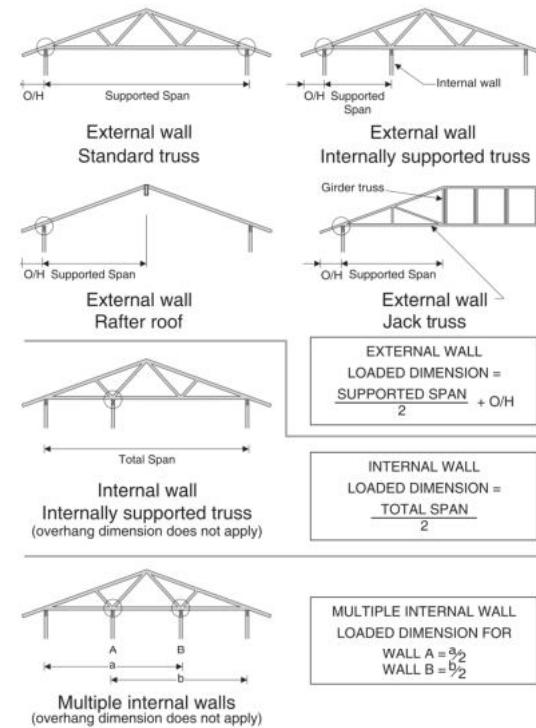


STUD TO TOP PLATE FIXING SCHEDULE ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

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



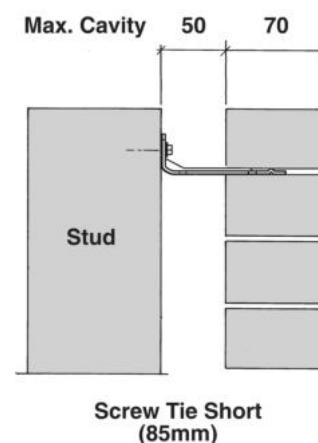
FIXING SELECTION CHART

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

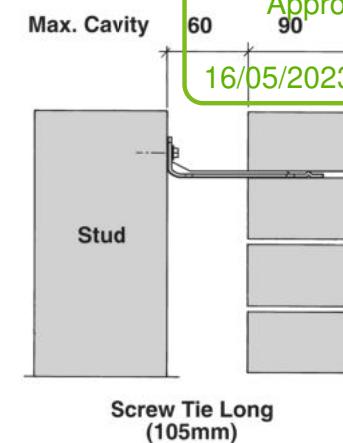
Loaded Dimension (m) Stud Centres			Light Roof Wind Zone						Heavy Roof Wind Zone					
300mm	400mm	600mm	L	M	H	VH	EH	L	M	H	VH	EH		
3.0	2.3	1.5	A	A	B	B	B	A	A	B	B	B		
4.0	3.0	2.0	A	A	B	B	B	A	A	B	B	B		
5.0	3.8	2.5	A	B	B	B	B	A	A	B	B	B		
6.0	4.5	3.0	A	B	B	B	B	A	A	B	B	B		
7.0	5.3	3.5	A	B	B	B	B	A	A	B	B	B	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

08/2017

70 SERIES BRICK



90 SERIES BRICK



Christchurch City Council BCN/2023/2139

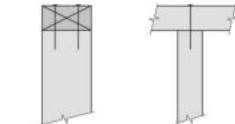
Approved Building Consent Document Dejesa, Genesis

Page 14 of 23

FIXING OPTIONS

FIXING TYPE A 0.7kN

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

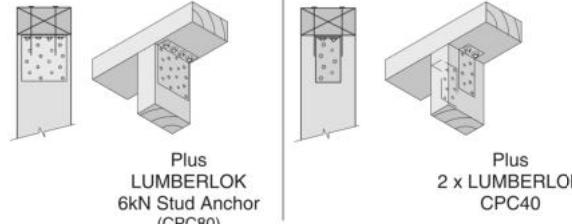


FIXING TYPE B 4.7kN

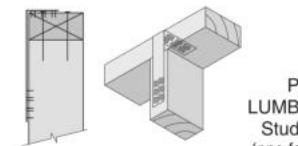
CHOOSE ANY OF THE 3 OPTIONS BELOW

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

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



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



NOTE:

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



SCAN FOR
INSTALLATION
VIDEO

<https://vimeo.com/117353604>

All dimensions are to be checked and confirmed prior to any construction
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Michael Raymond & Linda Sparks
Lot 62, Riverstone,
Halswell

Job Number:
169015

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Design & Build

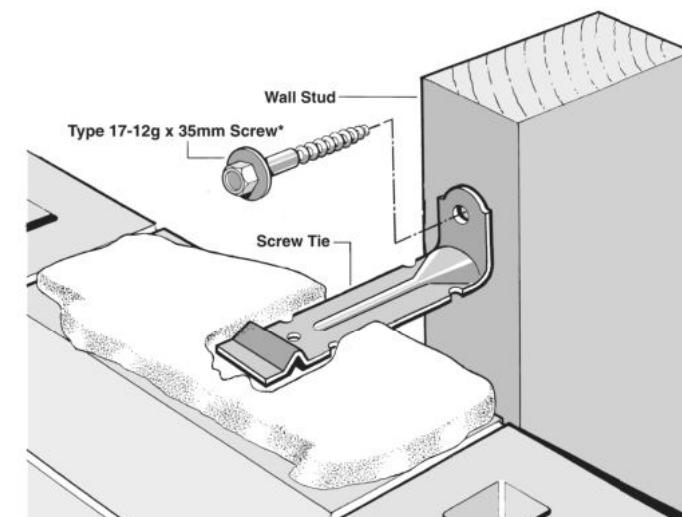
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FRAMING DETAILS

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No. Date: Reason:
1 5-04-2023 Initial Consent Plans

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14

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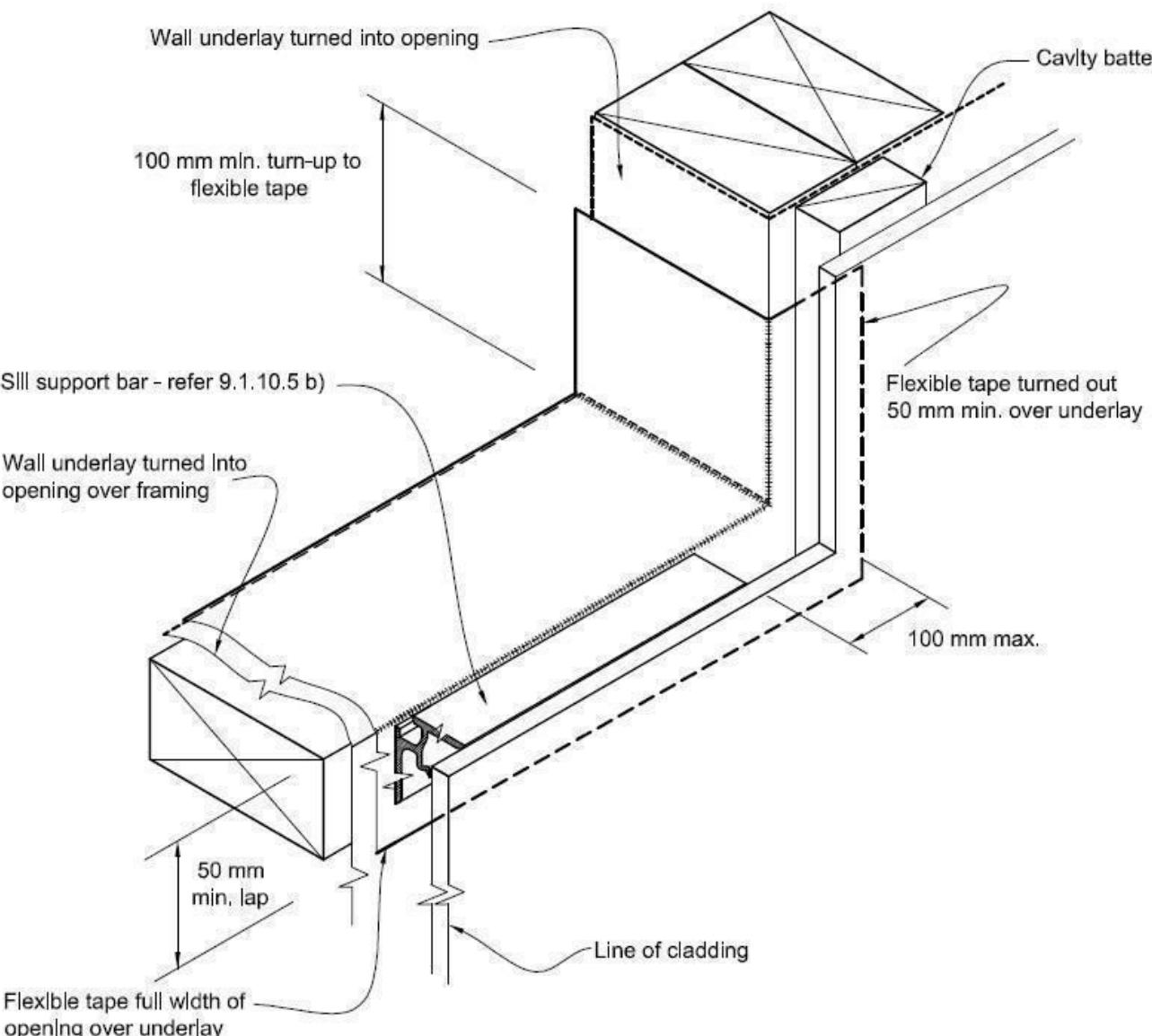
16/05/2023

Dejesa, Genesis

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

NOTE

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



Detail Tape
Location to Wall
Openings

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

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

Sill tape to be continuous along entire sill

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

Sill Tape Flashing Detail

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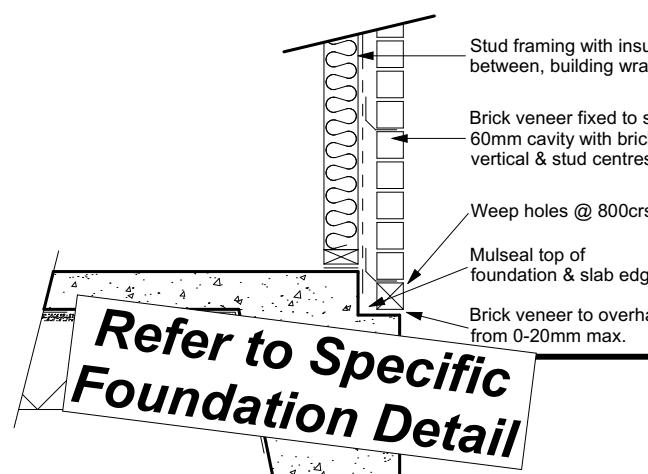
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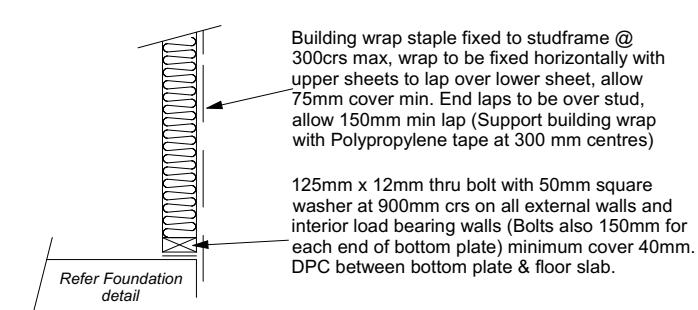
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Halswell

Job Number: 169015	Original Plan: <i>Design & Build</i>	Sheet Name: CONSTRUCTION DETAILS
Sales: V Bhatia	Drawn: L Stephens	QS: W Xian

CONSENT PLANS



Brick Veneer Foundation
Scale 1:20



Stud framing to slab
Scale 1:20

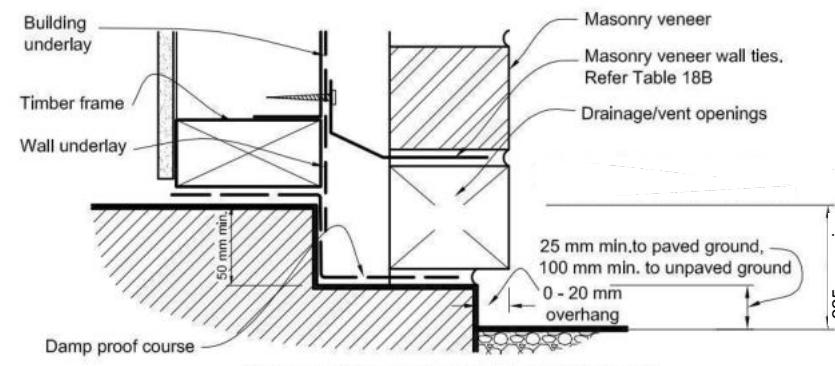


Figure 65: Levels and garage openings
Paragraphs 9.1.3, 9.1.3.4, 9.2.5,
Table 18

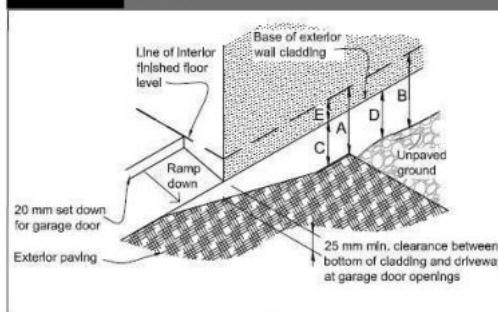
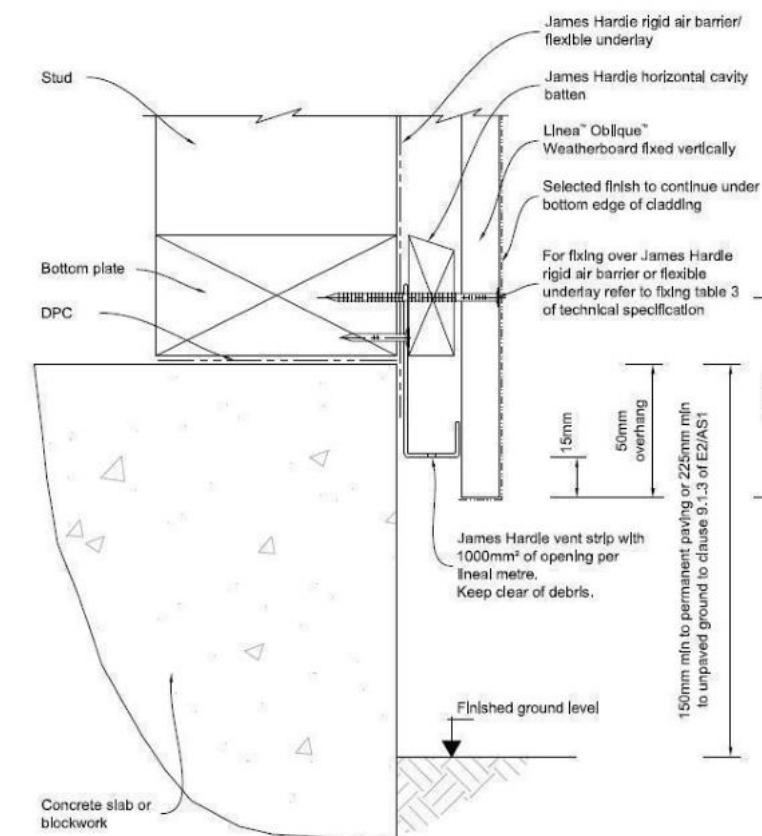


Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2,
9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

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

NOTE: 1) Refer to NZS 3604 for requirements.

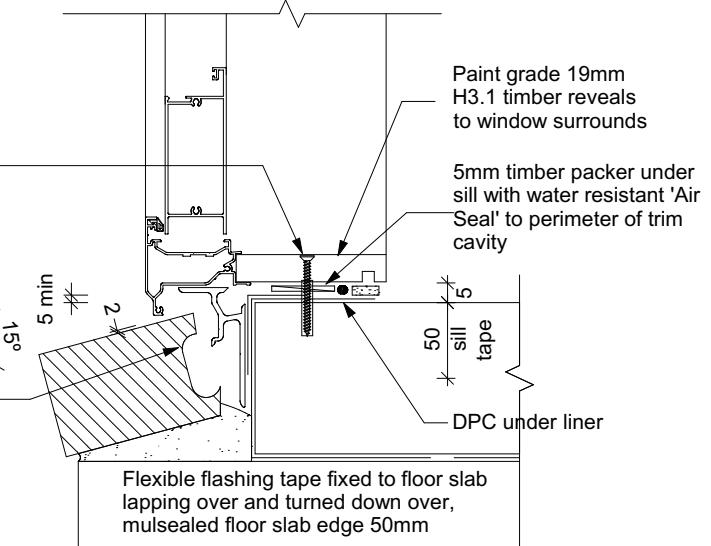
2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.



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

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

Coat bricks, if flat, with waterproofing agent



Door Sill to Slab Detail
Scale 1:20

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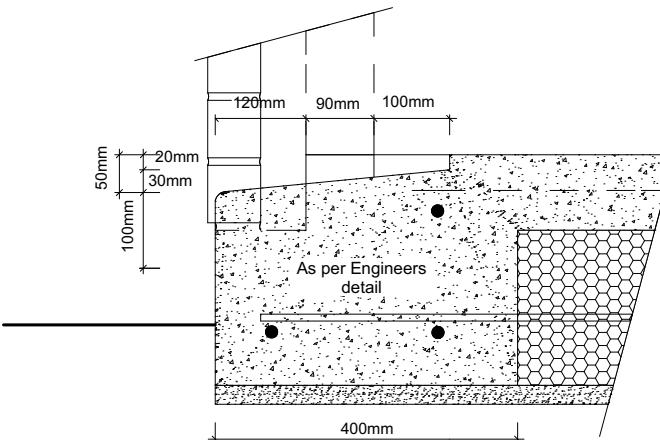
Sheet Name:
CONSTRUCTION DETAILS

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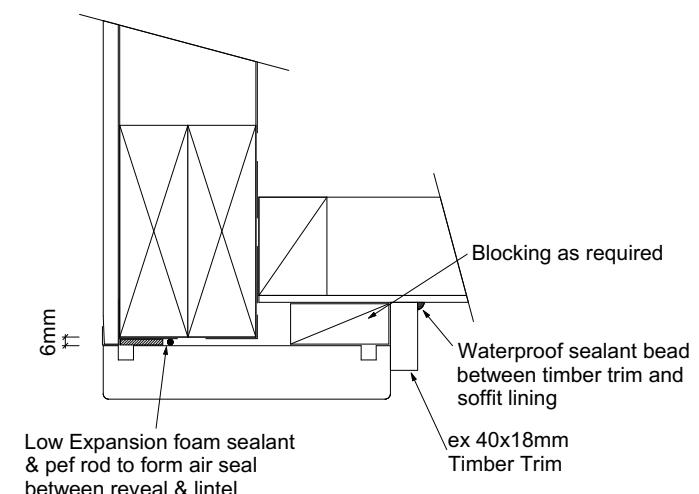
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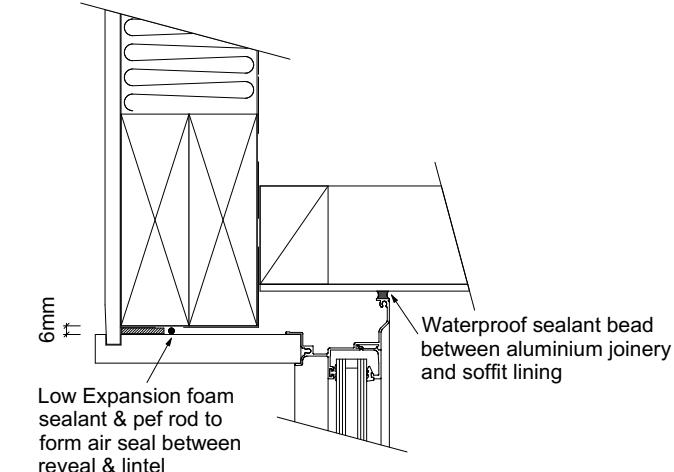
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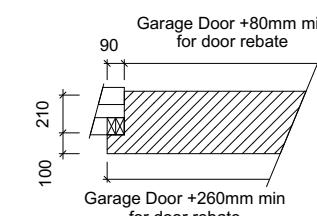
Garage Door Rebate Details
Scale 1:10



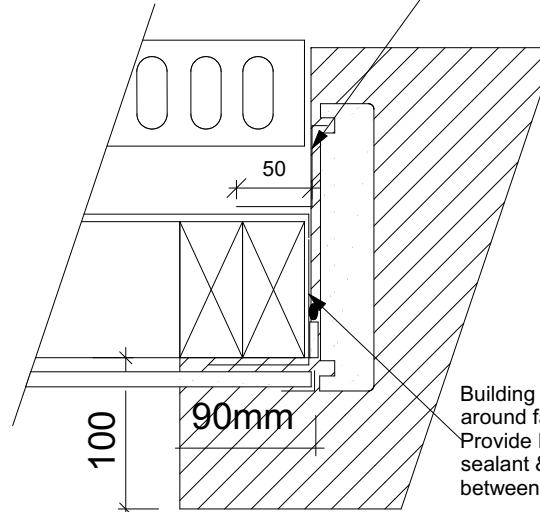
Garage Door Head to Soffit Detail
Scale 1:5



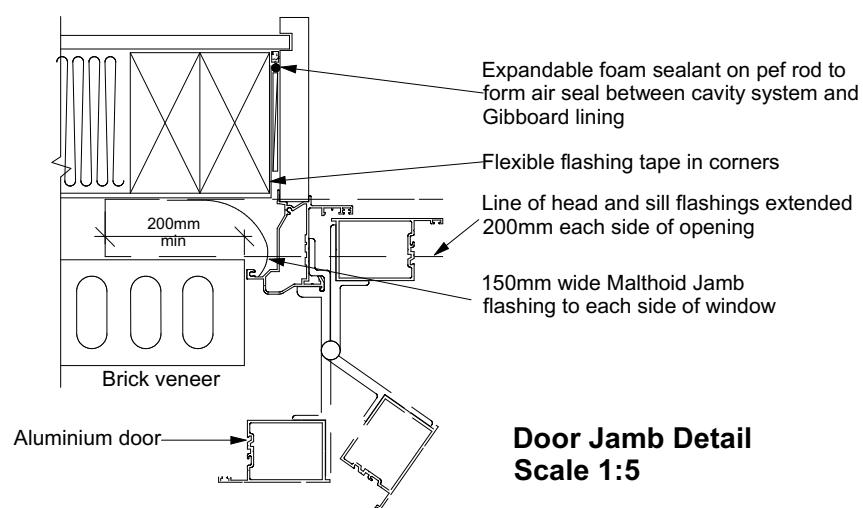
Window Head to Soffit Detail
Scale 1:5



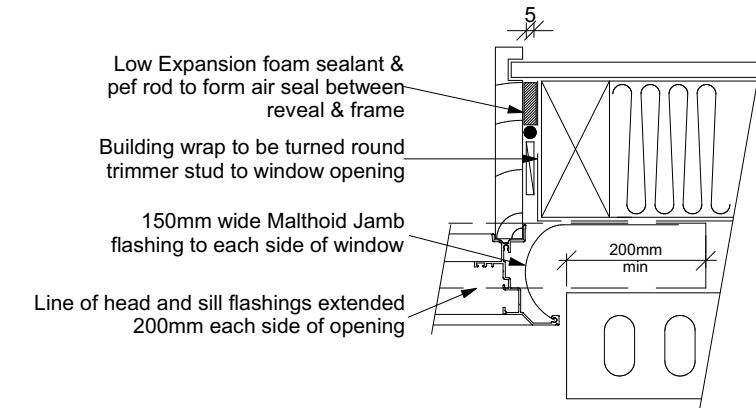
Masons Window sealing Tape to tape flashing to garage door reveal/brick veneer junction, Detail tape flashing to be returned into reveal rebate.



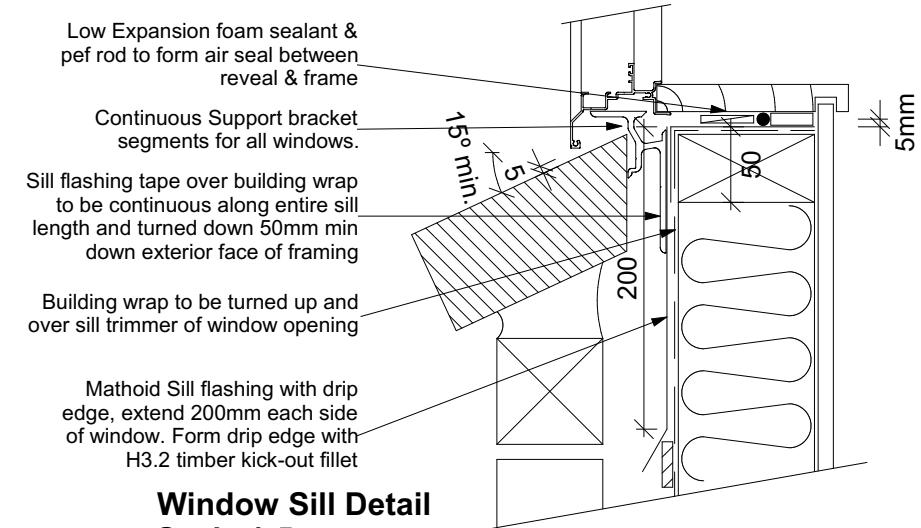
Garage Door Jamb Detail
Scale 1:5



Door Jamb Detail
Scale 1:5



Window Jamb Detail
Scale 1:5



Window Sill 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.

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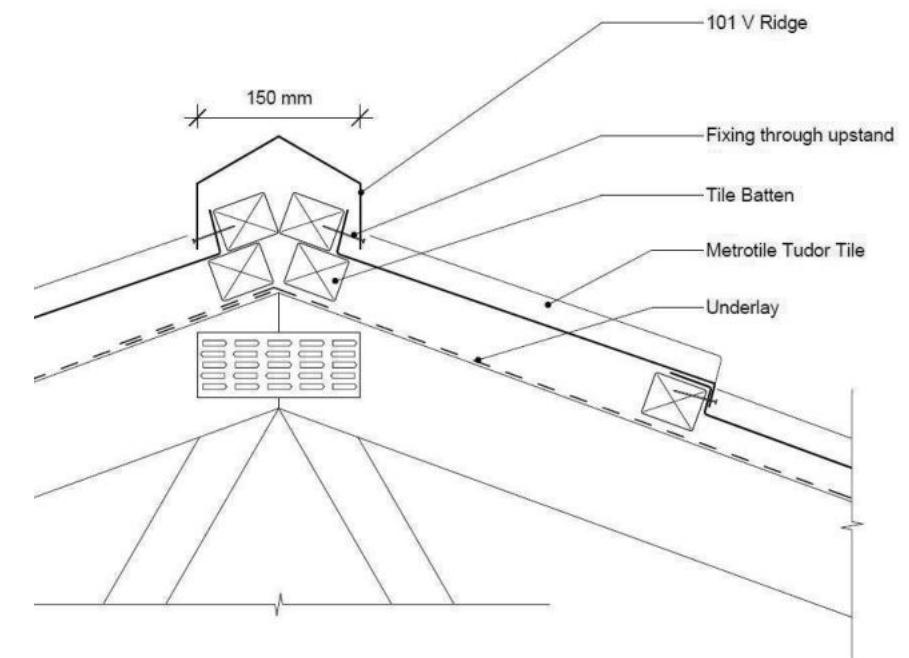
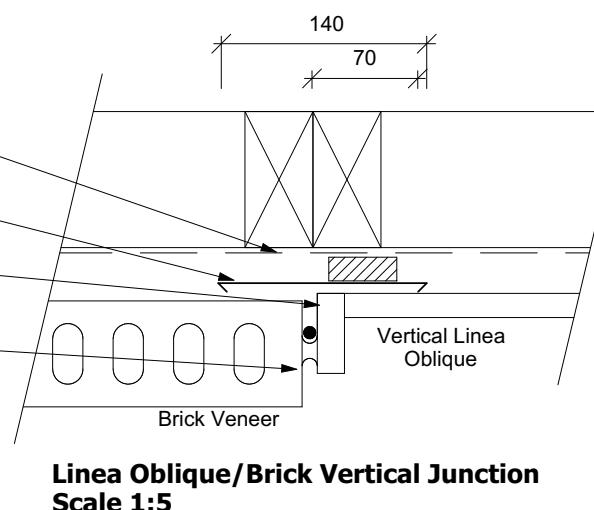
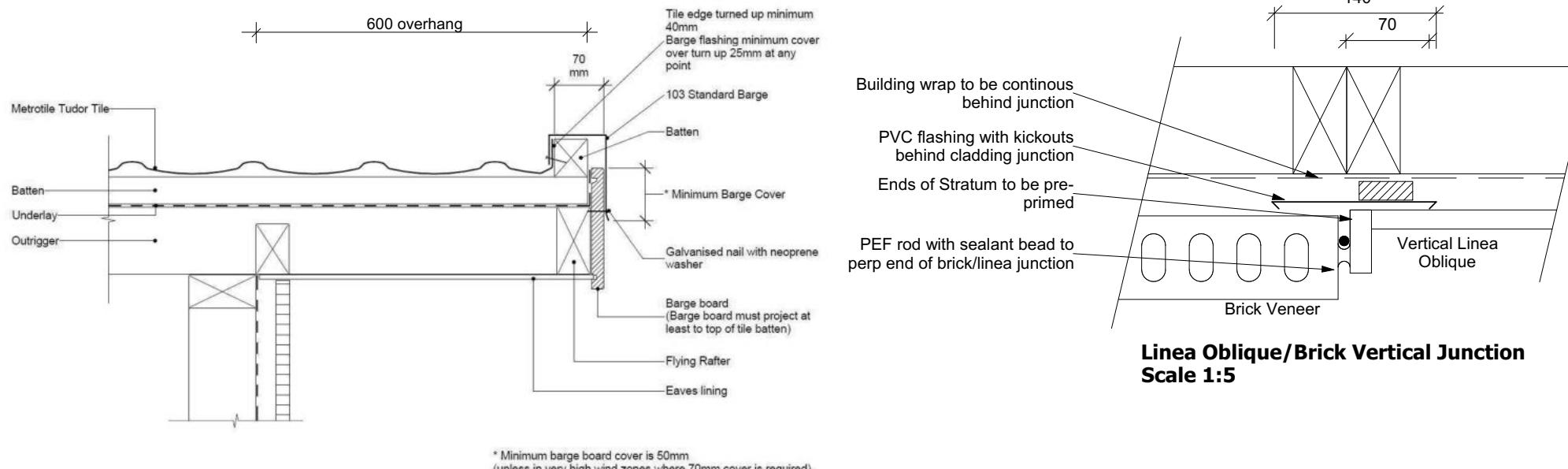
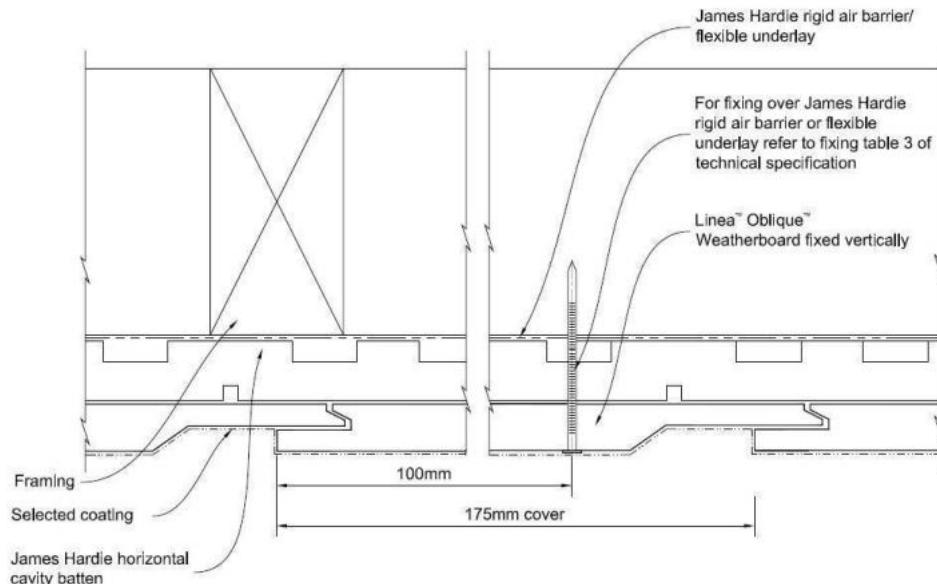
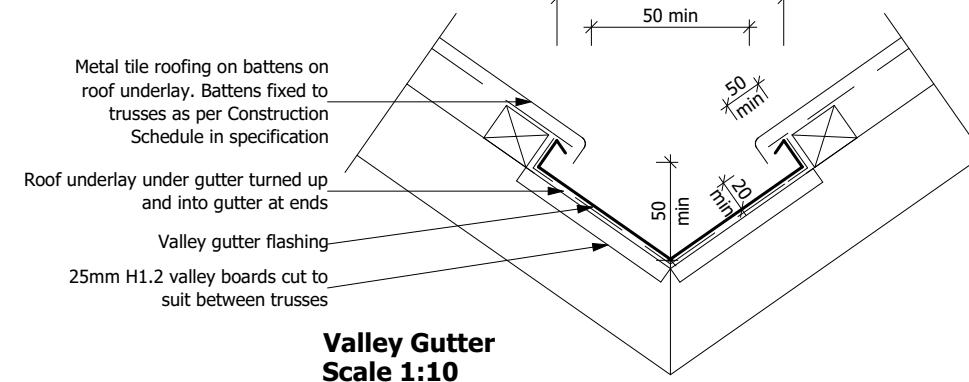
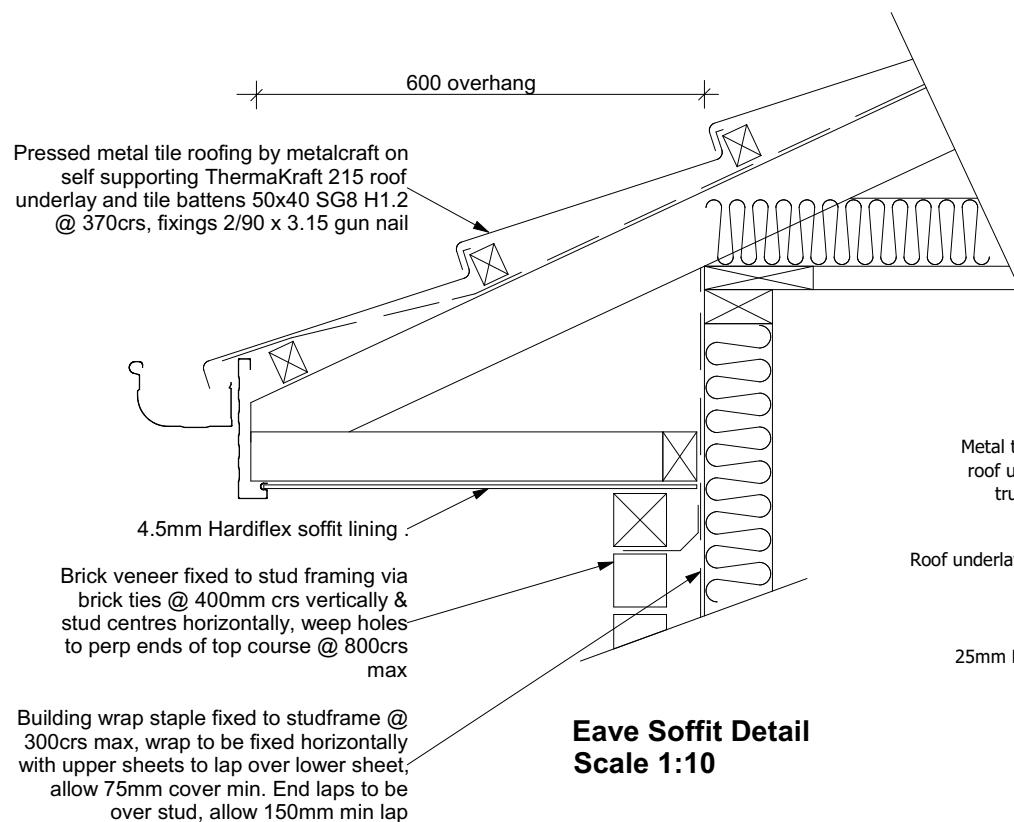
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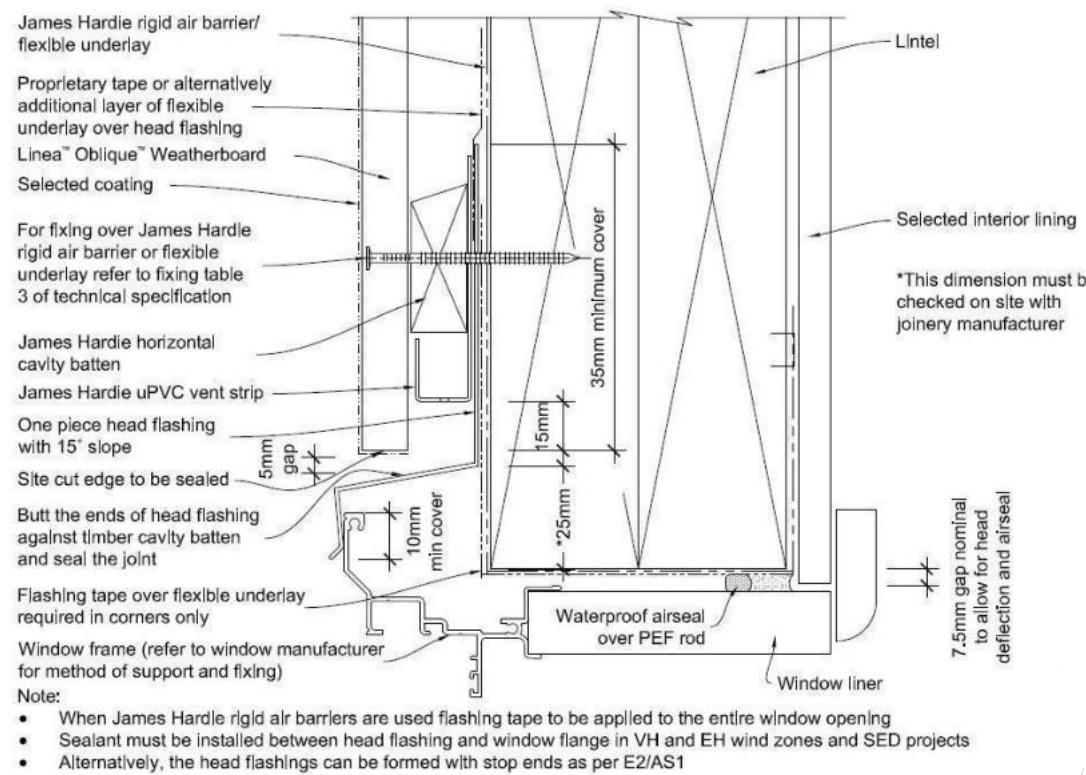
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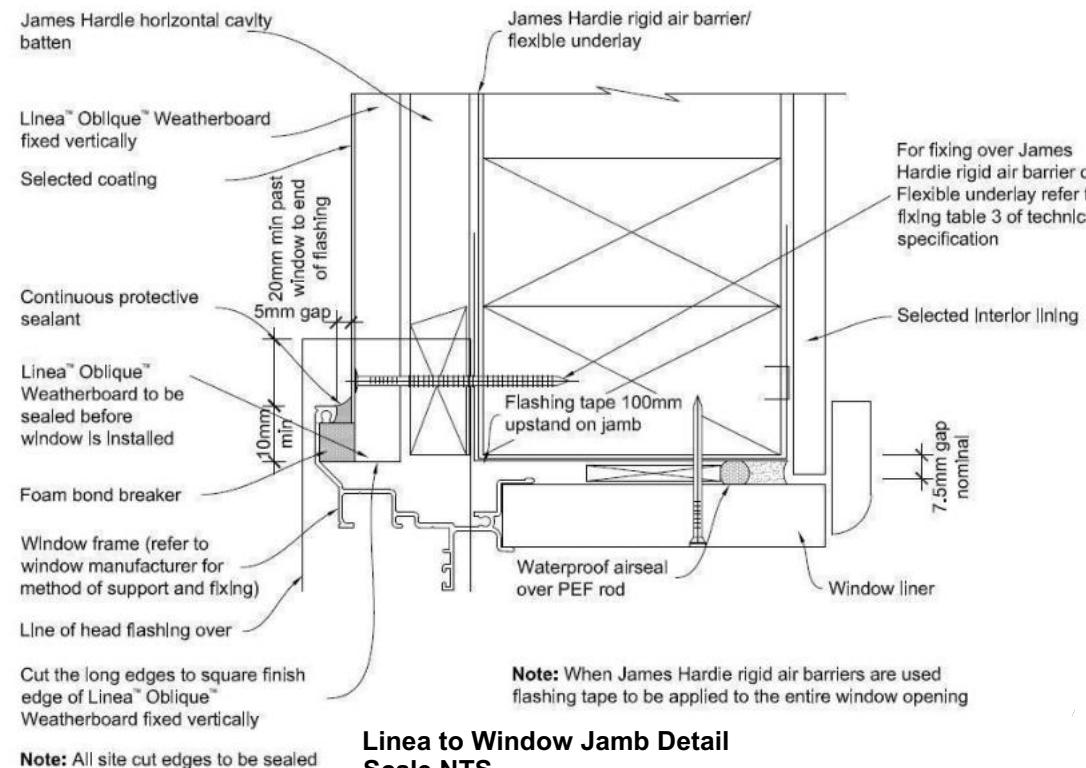
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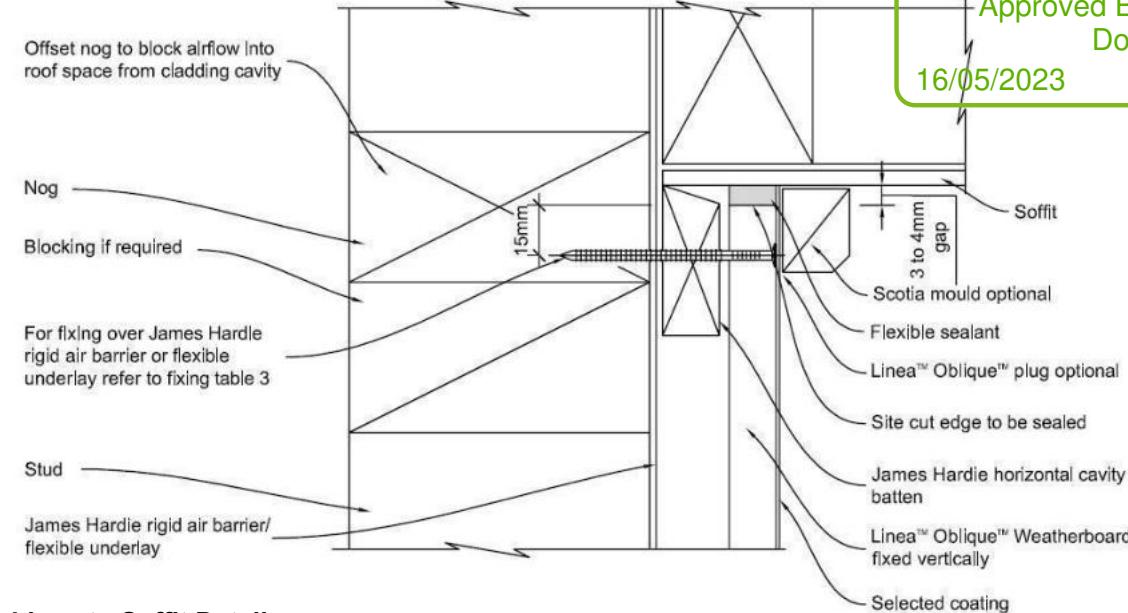
Dejesa, Genesis



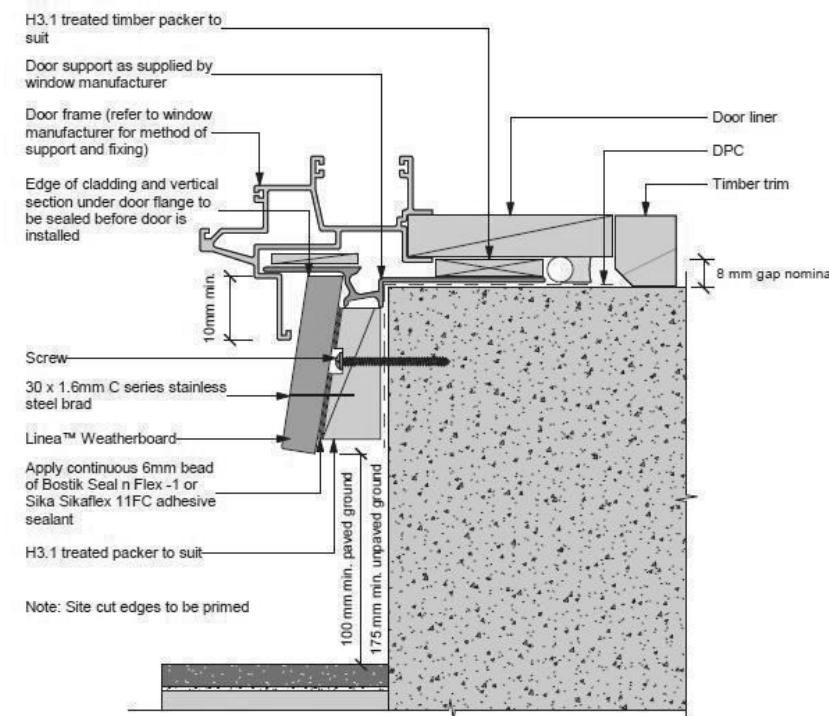
Linea to Window Head Detail
Scale NTS



Linea to Window Jamb Detail
Scale NTS



Linea to Soffit Detail
Scale NTS



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

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

Linea Sill to Slab Detail
Scale NTS

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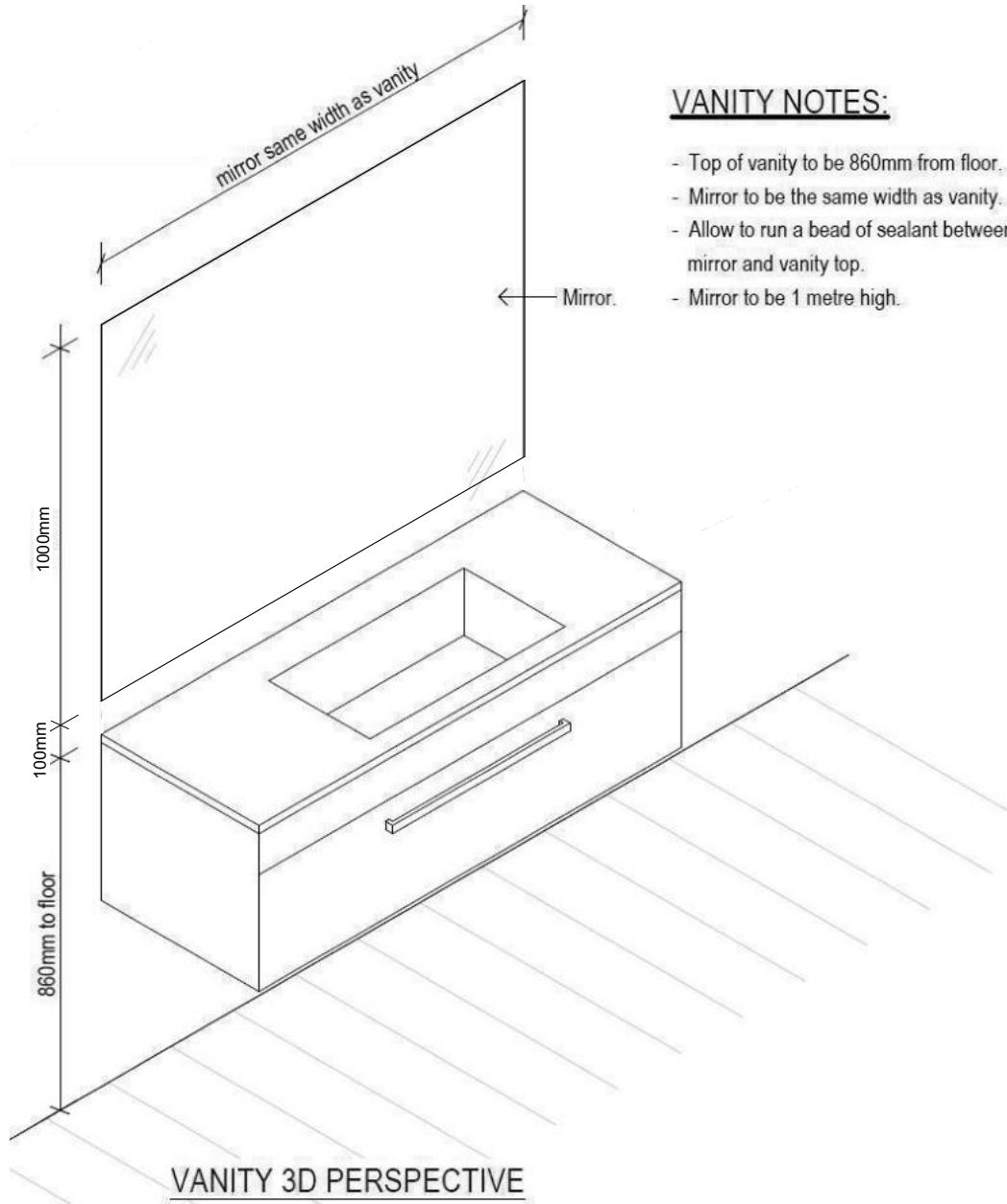
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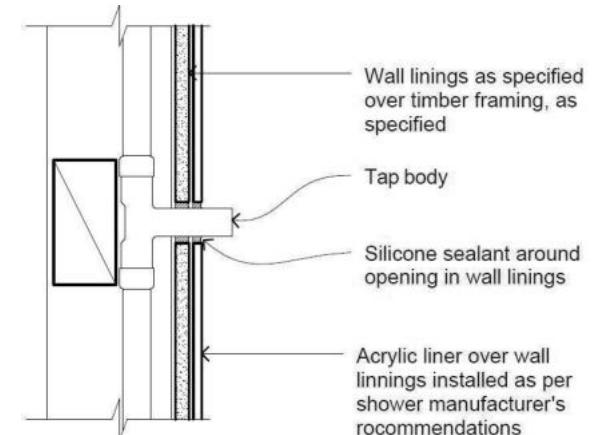
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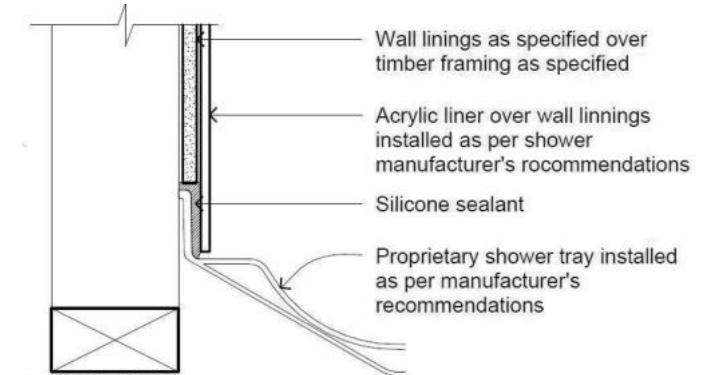


VANITY NOTES

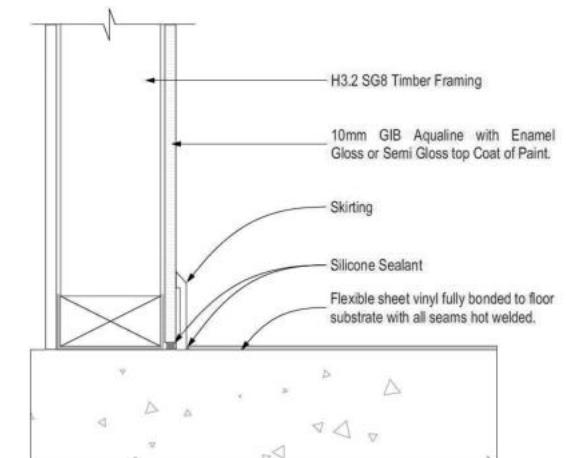
- Top of vanity to be 860mm from floor.
 - Mirror to be the same width as vanity.
 - Allow to run a bead of sealant between mirror and vanity top.
 - Mirror to be 1 metre high.



PENETRATION DETAIL



SHOWER TRAY DETAIL



GENERAL FLOOR/WALL DETAIL

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169015	<i>Design & Build</i>	BATHROOM DETAILS
Sales: V Bhatia	Drawn: L Stephens	QS: W Xian
		Print Date: 10-May-23
		Scale: NTS @ A3

Buildable Consent Layout

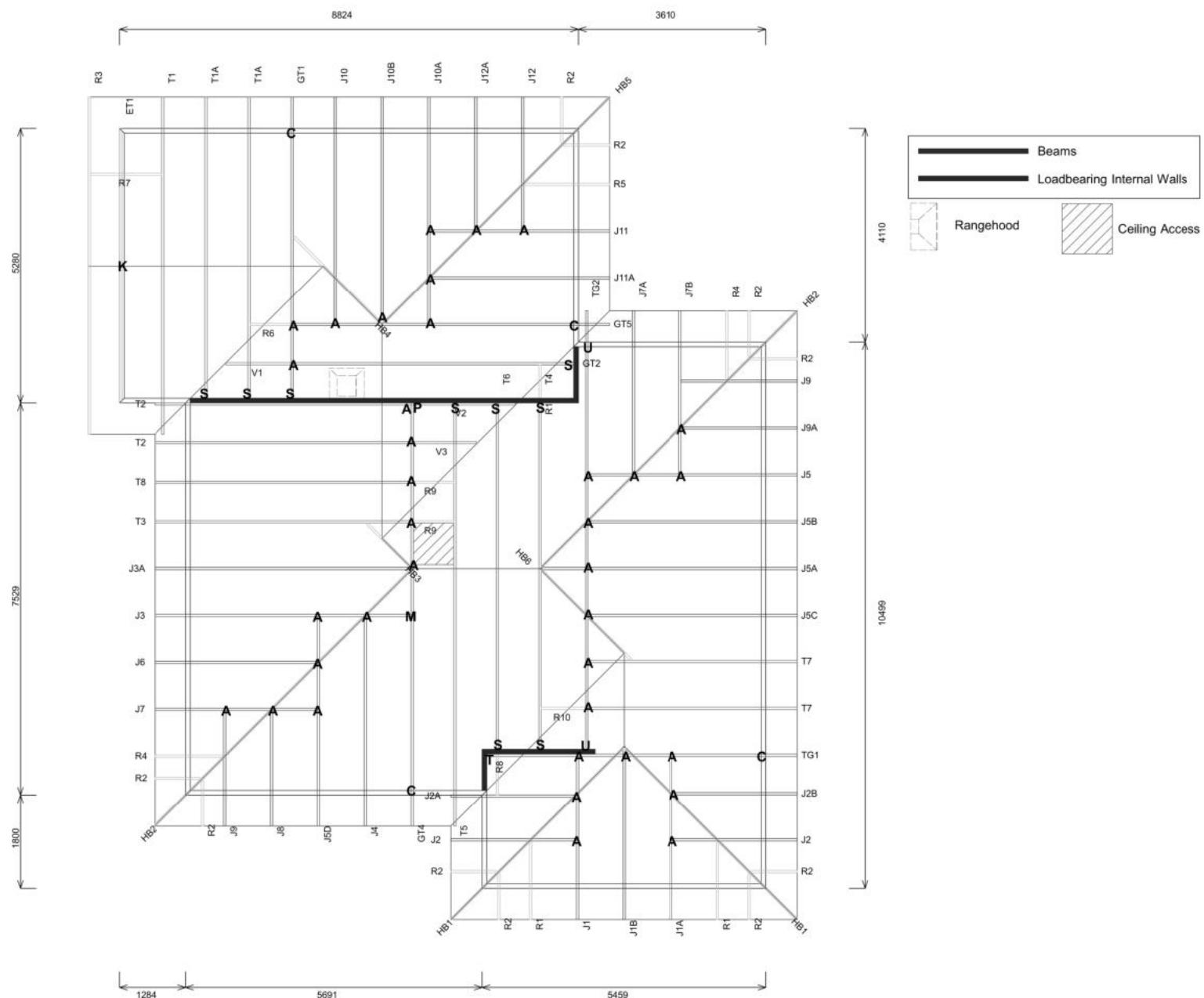


For valley/saddle truss fixing unless stated otherwise use a pair of wire dogs at 900mm centres for up to and including a very high wind zone. Or a pair of CT200's at 900mm centres for extra high wind zone. This fixing is to meet the minimum requirements as per NZS3604.

CARTERS

**Christchurch
City Council** 
BCN/2023/2
Approved Building

Page 21 of 23



The logo for MiTek SAPPHIRE. It features a dark gray hexagonal icon on the left, followed by the word "MiTek" in a small, light gray sans-serif font. To the right of "MiTek" is a large, bold, light gray font spelling "SAPPHIRE". A trademark symbol (TM) is located at the top right corner of the "SAPPHIRE" text. Below the main title, the slogan "Every Facet an Advantage." is written in a smaller, light gray sans-serif font.

Job No: CH1385000C1
Customer: TKR Homes Limited | T/A Signature Homes Canterbury
Job Name: Raymond Sparks Lot 62 Riverstone Halswell
Address: Lot 62 Riverstone Halswell,

If a gable truss requires a windbeam brace, the type of MiTek brace will be noted as such on the layout.
The truss fixings can be substituted for other fixings of the same or greater capacity.
All verge framing to be fixed according to the MiTek On-Site Guide if not covered by NZS3604.
If bottom chord restraints are 35mm Metal battens, then they must be fixed with either two nails or screws.
If the metal battens are fixed with a single nail or screw then 90x45mm bottom chords restraints will be required at 1800mm centres

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

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

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 joins.	
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.	
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

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Job Number:	Original Plan:	Sheet Name:
169015	<i>Design & Build</i>	TRUSS DESIGN
Sales: V Bhatia	Drawn: I. Stephens	QS: W Xian

Buildable Consent Layout



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

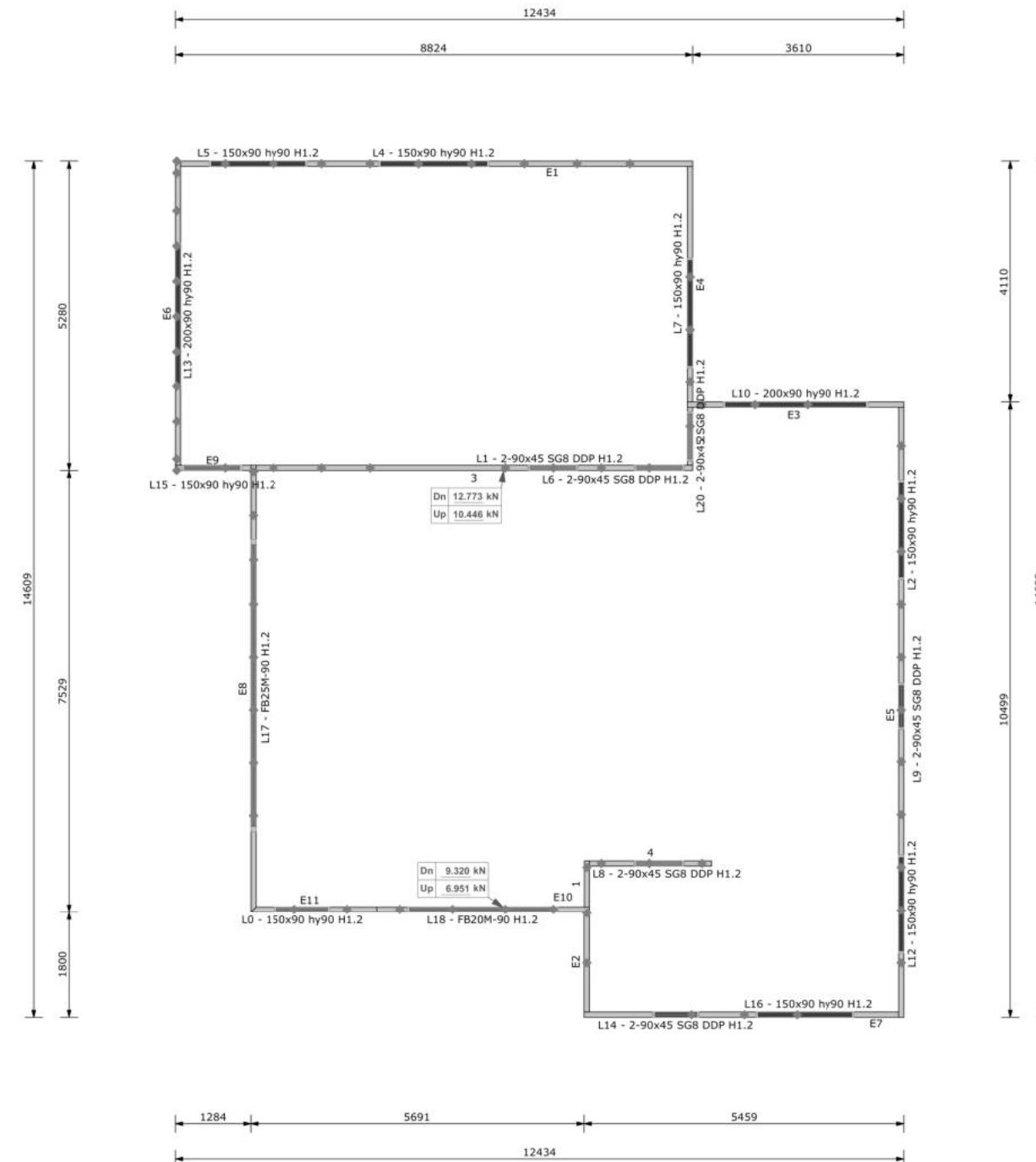
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BCN/2023/2139
Approved Building Consent Document

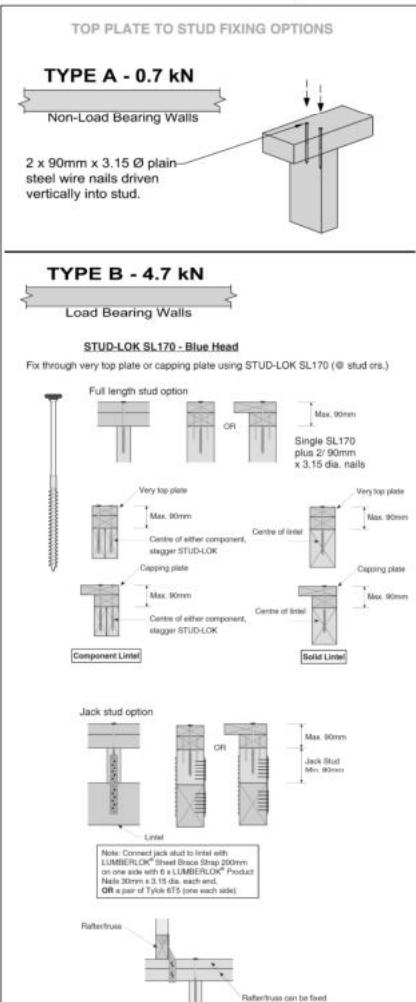
16/05/2023

Dejesa, Genesis

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Lintel Fixings are as per the included reports.



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

MiTek SAPPHIRE™ Every Facet an Advantage.
Drawn: Vita Mae Pacanan Date: 21/03/2023

Job No:

CH1385000C1

Customer: TKR Homes Limited | T/A Signature Homes Canterbury
Job Name: Raymond Sparks Lot 62 Riverstone Halswell

Address: Lot 62 Riverstone Halswell,

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.
The lintels have not been designed to support brick shelf angles. The Architect or Engineer is required to design all lintels supporting brick shelf angles.

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

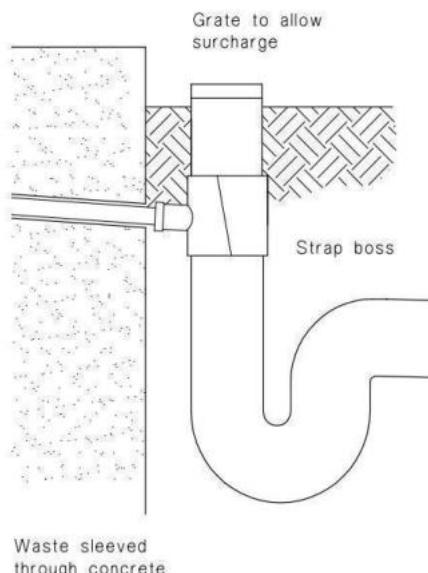
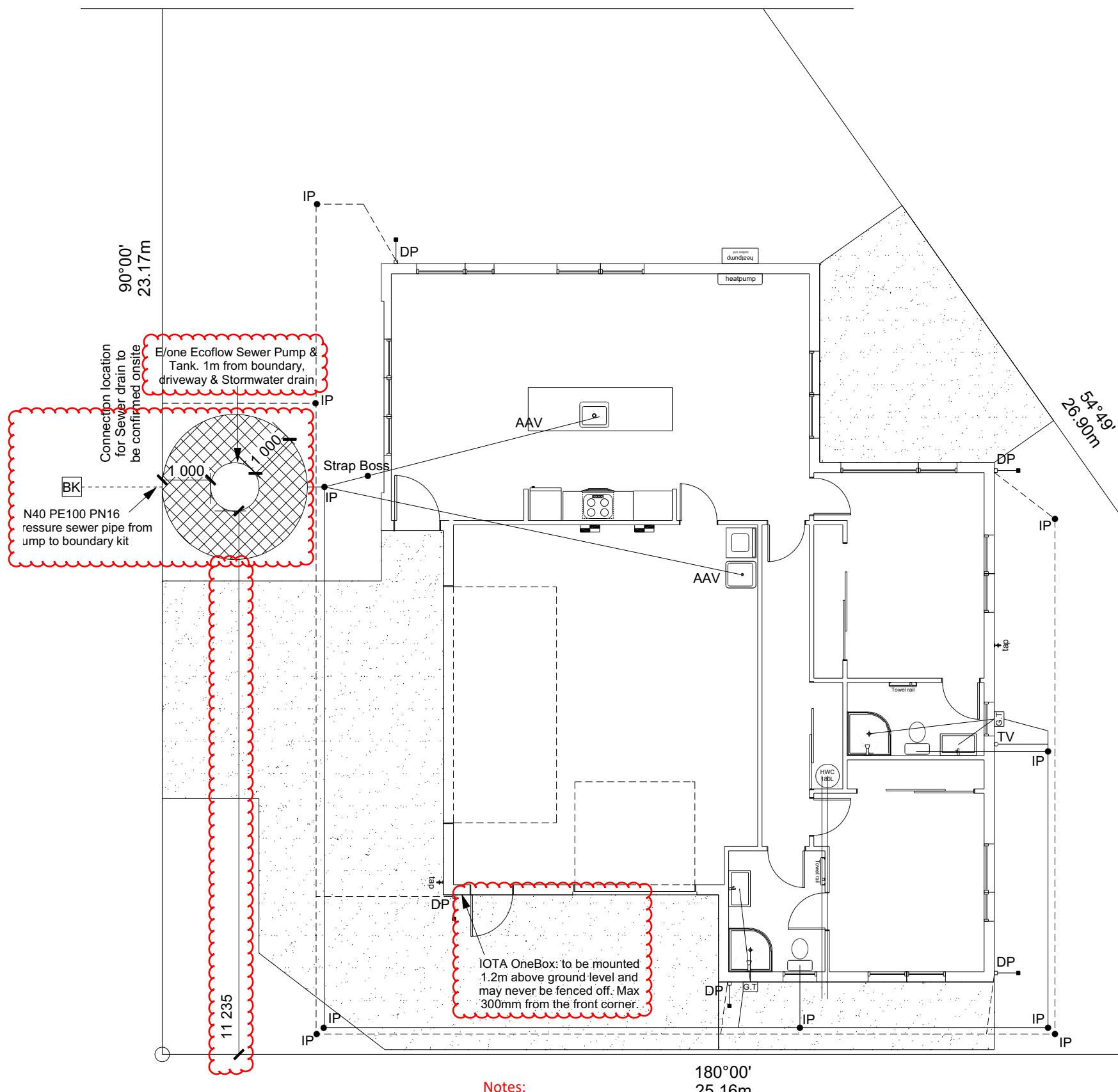
These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where detail is required for construction and to demonstrate compliance with the current NZBC, a specific request should be made for the required detail to be supplied. 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.

Michael Raymond & Linda Sparks
Lot 62, Riverstone,
Halswell

Job Number: **169015**
Original Plan: **Design & Build**
Sheet Name: **TRUSS DESIGN**
Sales: V Bhatia Drawn: L Stephens QS: W Xian Print Date: 10-May-23 Scale: NTS @ A3

CONSENT PLANS
No. Date: Reason:
1 5-04-2023 Initial Consent Plans
[Blank rows for additional entries]

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of 22 sheets



Plumbing Schedule	NZBC G13
Kitchen	Ø50mm @1:40 (3 discharge units)
Sink:	Ø40mm @1:40 (2 discharge units)
Bathrooms	Ø40mm @1:40 (4 discharge units)
Vanity:	Ø100mm @1:40 (4 discharge units)
Shower:	Ø40mm @1:30 (5 discharge units)
Bath:	
WC:	
Laundry Sink:	
Drainage Schedule	
Main Foulwater	
Vented Drain	
Stormwater Drain	
Terminal Vent	
Vent	
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 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

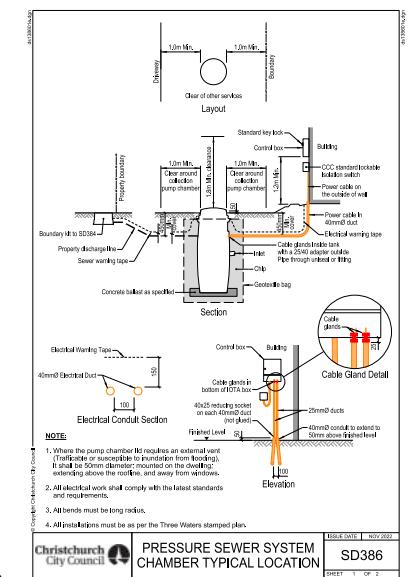
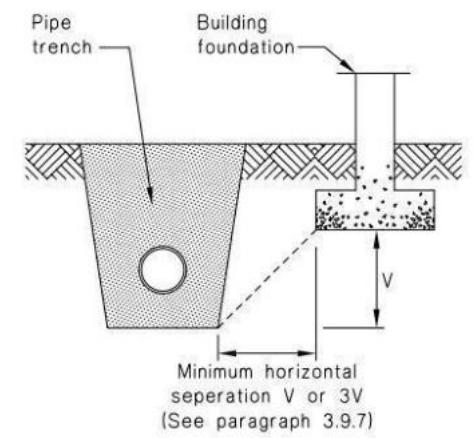


Figure 14: Relationship of Pipe Trench to Building Foundation
Paragraph 3.9.7



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Michael Raymond & Linda Sparks
Lot 62, Riverstone,
Halswell

Job Number:
169015

Original Plan:
Design & Build

Sheet Name:
DRAINAGE PLAN

Sales: V Bhatia Drawn: L Stephens QS: W Xian Print Date: 05-May-23 Scale: 1:100 @ A3

CONSENT PLANS

No.	Date:	Reason:
1	5-04-2023	Initial Consent Plans

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of 22 sheets