
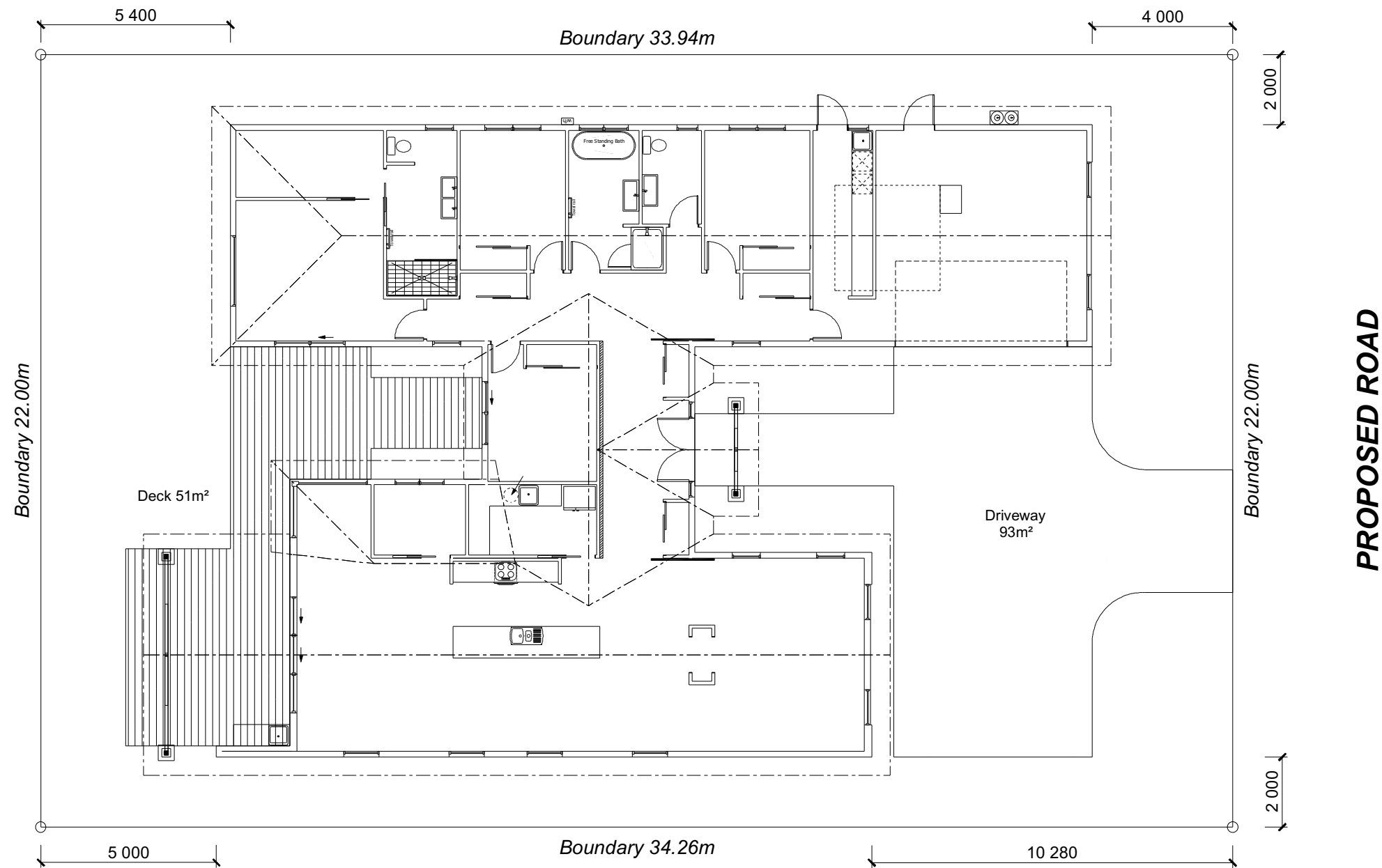
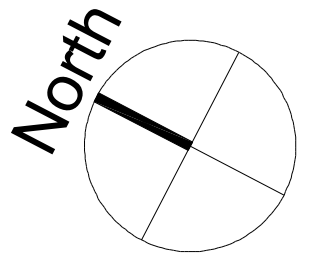




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 <b>Signature</b> <b>HOMES</b> EST. 1983 <b>YOUR HOME. YOUR WAY.</b>	<b>TKR Homes Ltd.</b> 31 Watts Road, Sockburn PO BOX 11 351 Christchurch 8443  P: +64 3 342 7788	These drawings are limited to and by the extent of the detail covered in the drawings 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.	<b>Adam &amp; Gabriella Robertson</b> Lot 12 Westwood Faringdon, Rolleston	Job Number:	Original Plan:	Sheet Name:	<b>CONCEPT PLANS</b>			Sheet No.:
				<b>134920</b>	<b>'Design &amp; Build'</b>	<b>COVER PAGE</b>	No.	Date:	Reason:	<b>1</b>
Sales:	Drawn:	QS:	Print Date:	Scale:				of 5 sheets		
<b>A McDonald</b>	<b>M Glynn</b>		<b>1/9/2021</b>	<b>@ A3</b>						



#### SITE INFORMATION

Site Area : 750m<sup>2</sup>  
Floor Area (FOUNDATION) : 291.74m<sup>2</sup>  
Site Coverage : 38.85%

Wind High  
Earthquake 2  
Exposure B  
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.

#### 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

#### DRAWING NOTES

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**Adam & Gabriella Robertson**  
Lot 12  
Westwood  
Faringdon, Rolleston

Job Number:  
**134920**  
Sales:  
**A McDonald**

Original Plan:  
**'Design & Build'**  
Drawn:  
**M Glynn**

QS:

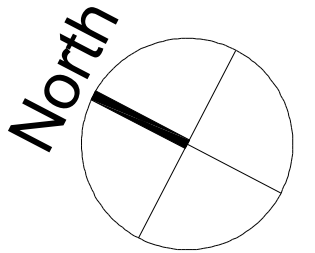
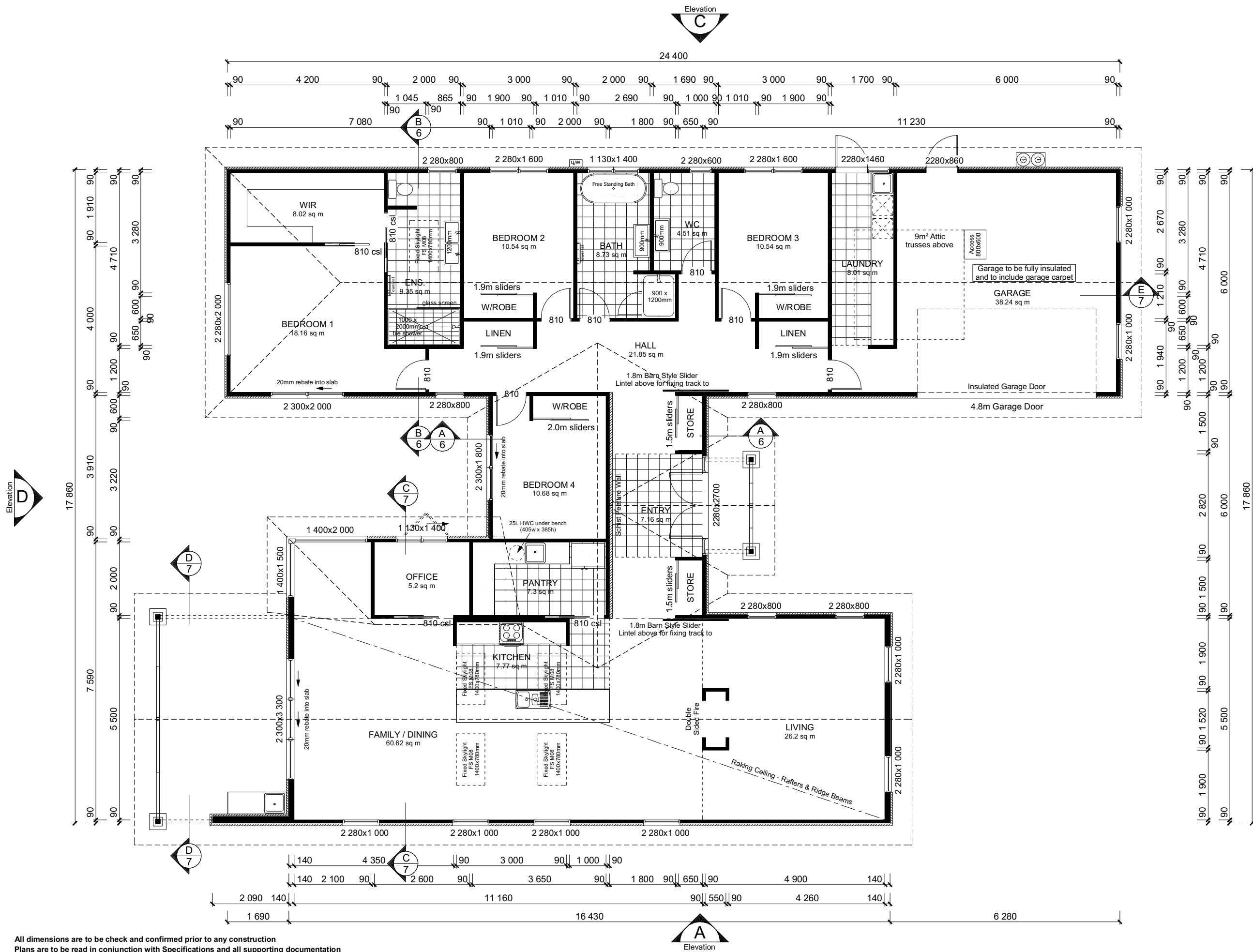
Sheet Name:  
**SITE PLAN**  
Print Date:  
**1/9/2021**

Scale:  
**1:150 @ A3**

#### CONCEPT PLANS

No.	Date:	Reason:

Sheet No.:  
**2**  
of 5 sheets



#### ROOF & WALL CLADDINGS

Roof : 3°, 15° & 25° T-Rib Colorsteel  
Walls : 50mm AAC Plaster System  
Vertical Cedar Shiplap  
with a 20mm cavity

#### DWELLING AREAS

Framing/Foundation Area: 291.40m²  
Perimeter: 109.74m

#### 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

#### WALL FRAMING

Stud Height: 2550 mm  
(2605 to u/s of bottom chord)

#### FLOOR FINISHES

Carpet & Tiles

#### KITCHEN HOB

Gas Hobs with heat resistant splashback

#### DOORS

Internal Height: 2220mm (leaves)  
Type: Hollow core flush panel  
Front Door Type: Latitude Aluminium

#### INTERNAL TRIMS

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

#### SHELVING

Shelf & Rails to all wardrobes  
4 shelves to Linen cupboard

#### DRAWING NOTES

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Job Number:  
**134920**

Sales:  
**A McDonald**

Drawn:  
**M Glynn**

Original Plan:  
**'Design & Build'**

QS:

Sheet Name:

**FLOOR PLAN**

Print Date:  
**1/9/2021**

Scale:  
**1:100 @ A3**

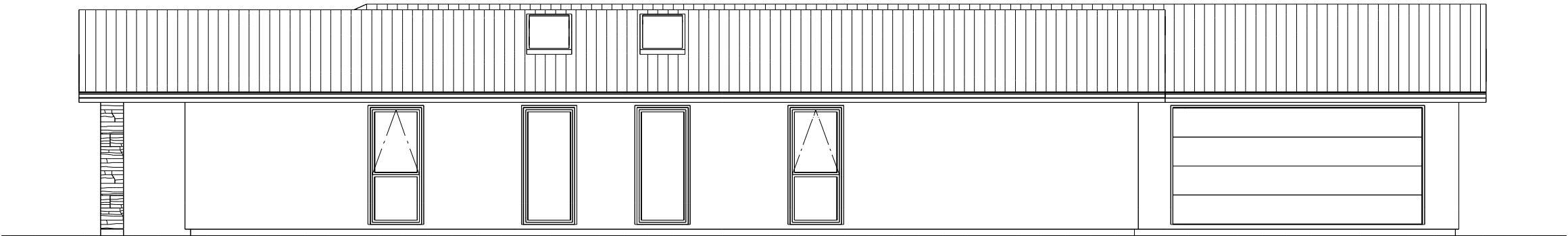
#### CONCEPT PLANS

No.	Date:	Reason:

Sheet No.:

**3**

of 5 sheets



ELEVATION A

ROOF & WALL CLADDINGS

Roof : 3°, 15° & 25° T-Rib Colorsteel  
Walls : 50mm AAC Plaster System  
Vertical Cedar Shiplap  
with a 20mm cavity

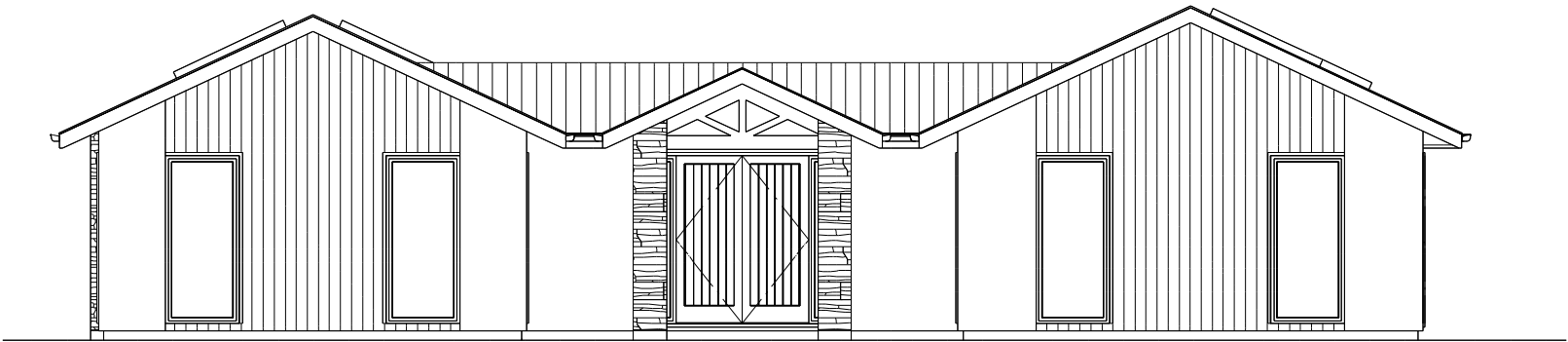
ELEVATION LEGEND

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

ELEVATION NOTES


Gutter : Coloured Steel Quad Gutter  
Fascia : Coloured Steel185 Fascia  
Downpipes : Colorsteel Rectangular 75x55mm  
Soffits : Hardiflex 4.5mm  
Joinery : Double glazed aluminum

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



ELEVATION B

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				<b>134920</b>	<b>'Design &amp; Build'</b>	<b>ELEVATIONS</b>	No.	Date:	Reason:	<b>4</b>	
Sales:	Drawn:	QS:	Print Date:	Scale:				of 5 sheets			
<b>A McDonald</b>	<b>M Glynn</b>		<b>1/9/2021</b>	<b>1:100 @ A3</b>							

ROOF & WALL CLADDINGS

Roof : 3°, 15° & 25° T-Rib Colorsteel  
Walls : 50mm AAC Plaster System  
Vertical Cedar Shiplap  
with a 20mm cavity

ELEVATION LEGEND

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

ELEVATION NOTES

Gutter : Coloured Steel Quad Gutter  
Fascia : Coloured Steel185 Fascia  
Downpipes : Colorsteel Rectangular 75x55mm  
Soffits : Hardiflex 4.5mm  
Joinery : Double glazed aluminum

All egress points to have a maximum step  
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Access routs to have slip resistance surface  
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and to have a 1:100 fall away from the building




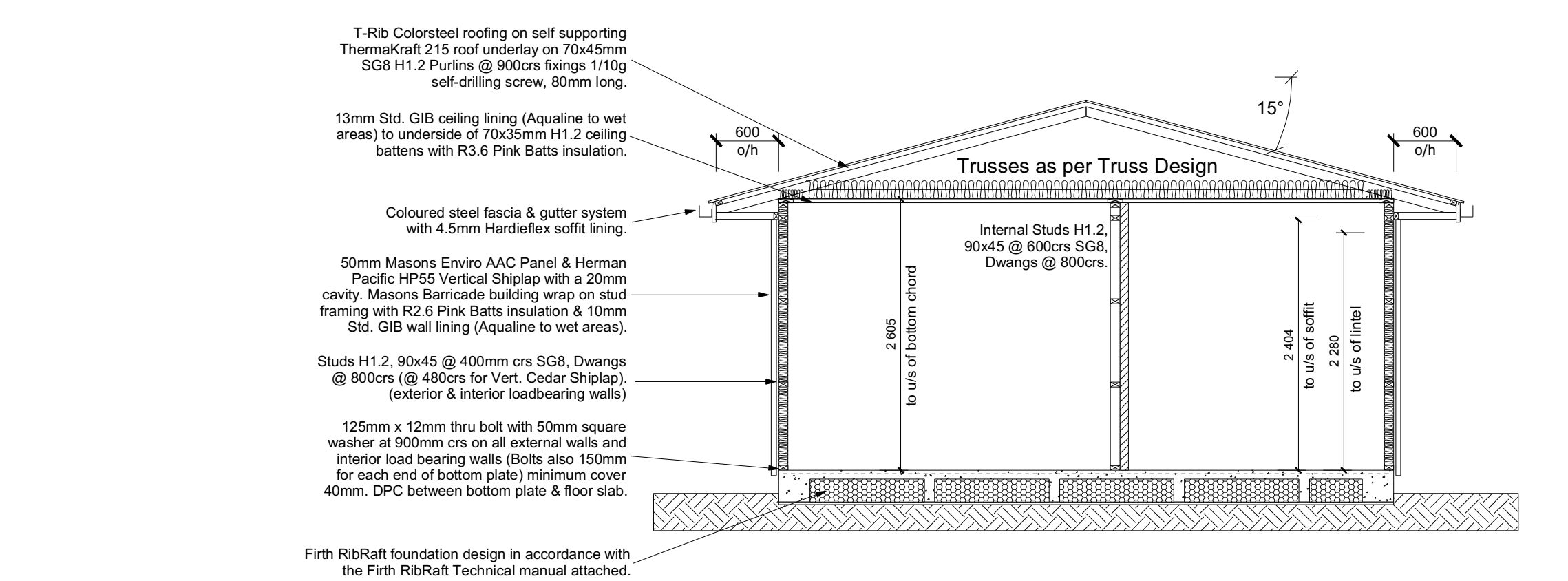
ELEVATION C



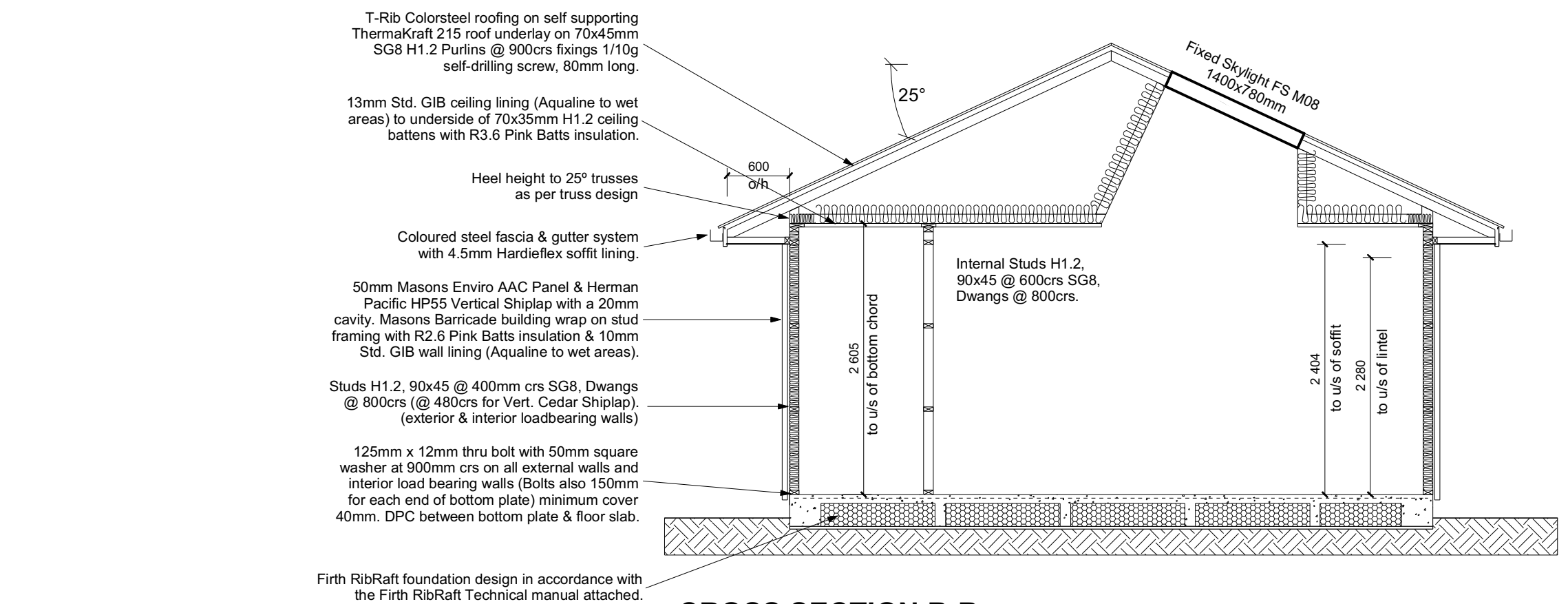
ELEVATION D

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Sales: <b>A McDonald</b>		Drawn: <b>M Glynn</b>		QS:	Print Date: 1/9/2021		Scale: 1:100 @ A3					



CROSS SECTION A-A




CROSS SECTION B-B

ROOF & WALL CLADDINGS	
Roof :	3°, 15° & 25° T-Rib Colorsteel
Walls :	50mm AAC Plaster System Vertical Cedar Shiplap with a 20mm cavity

CROSS SECTION NOTES	
Building wrap is to comply with E2/AS1 & NZS 3604:2011.	
Flashing materials must be selected based on environmental exposure. Refer to NZS 3604:2011 & table 20 of E2/AS1.	
Flashing tape must have proven compatibility with the selected wrap & other materials with which it comes into contact as per table 21 of E2/AS1.	
Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3	
Unless stated otherwise, timber members on drawings are to be a minimum of SG8 strength graded as per NZS3604:2011.	
INSULATION	
Ceiling:	Pink Batts R3.6 Ceiling Batts
Wall:	Pink Batts R 2.6 Wall Batts

DRAWING NOTES	
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				Sales: <b>A McDonald</b>	Drawn: <b>M Glynn</b>	QS:	Print Date: <b>1/9/2021</b>	Scale: <b>1:50 @ A3</b>	No.	Date:	Reason:	

T-Rib Colorsteel roofing on self supporting  
ThermaKraft 215 roof underlay on 70x45mm  
SG8 H1.2 Purlins @ 900crs fixings 1/10g  
self-drilling screw, 80mm long.

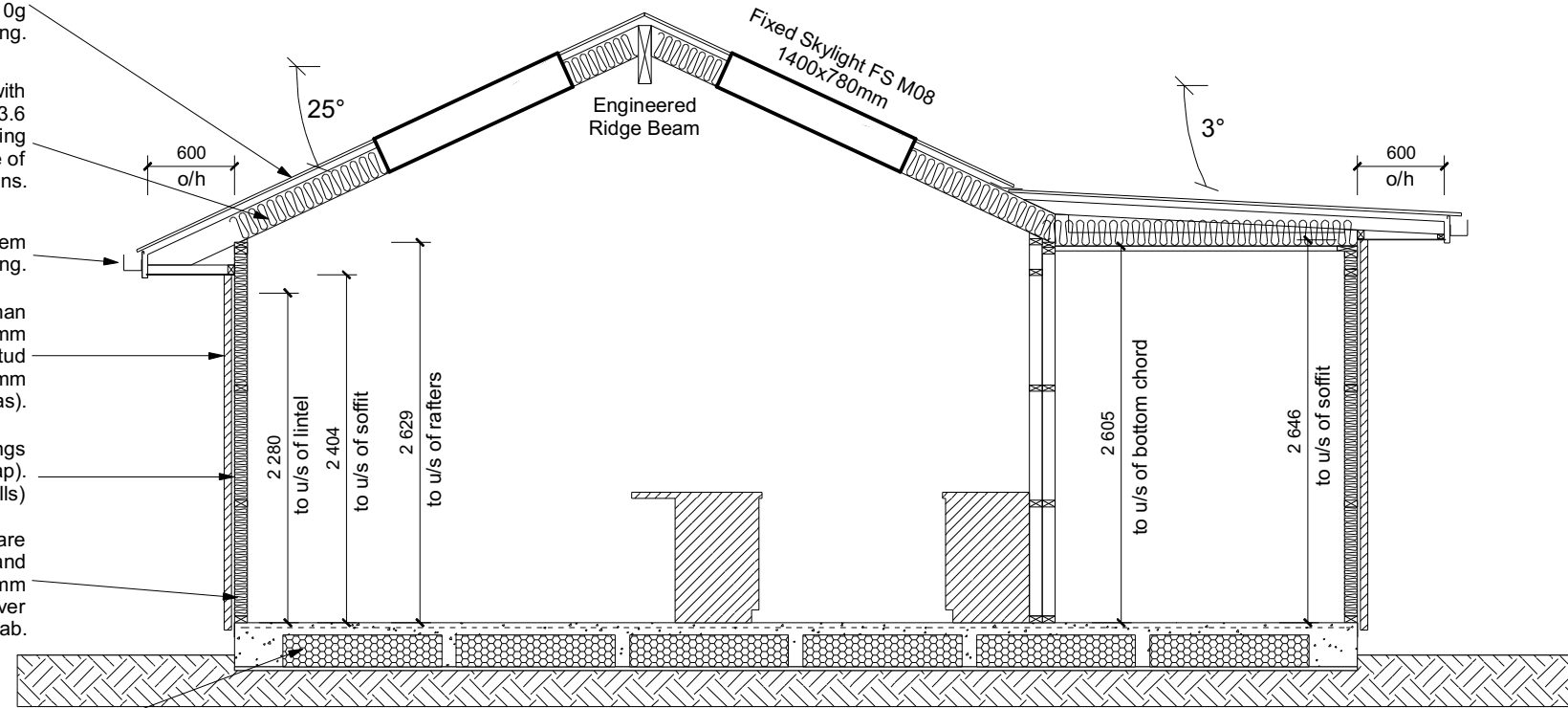
Rafters: 190x70 @ 900crs SG8 H1.2. Fix with  
2/90 x 3.15 skew nails + 2 wire dogs. R3.6  
Pink Batts insulation. 13mm Std. GIB ceiling  
lining (Aqualine to wet areas) to underside of  
70x35mm H1.2 ceiling battens.

Coloured steel fascia & gutter system  
with 4.5mm Hardieflex soffit lining.

50mm Masons Enviro AAC Panel & Herman  
Pacific HP55 Vertical Shiplap with a 20mm  
cavity. Masons Barricade building wrap on stud  
framing with R2.6 Pink Batts insulation & 10mm  
Std. GIB wall lining (Aqualine to wet areas).

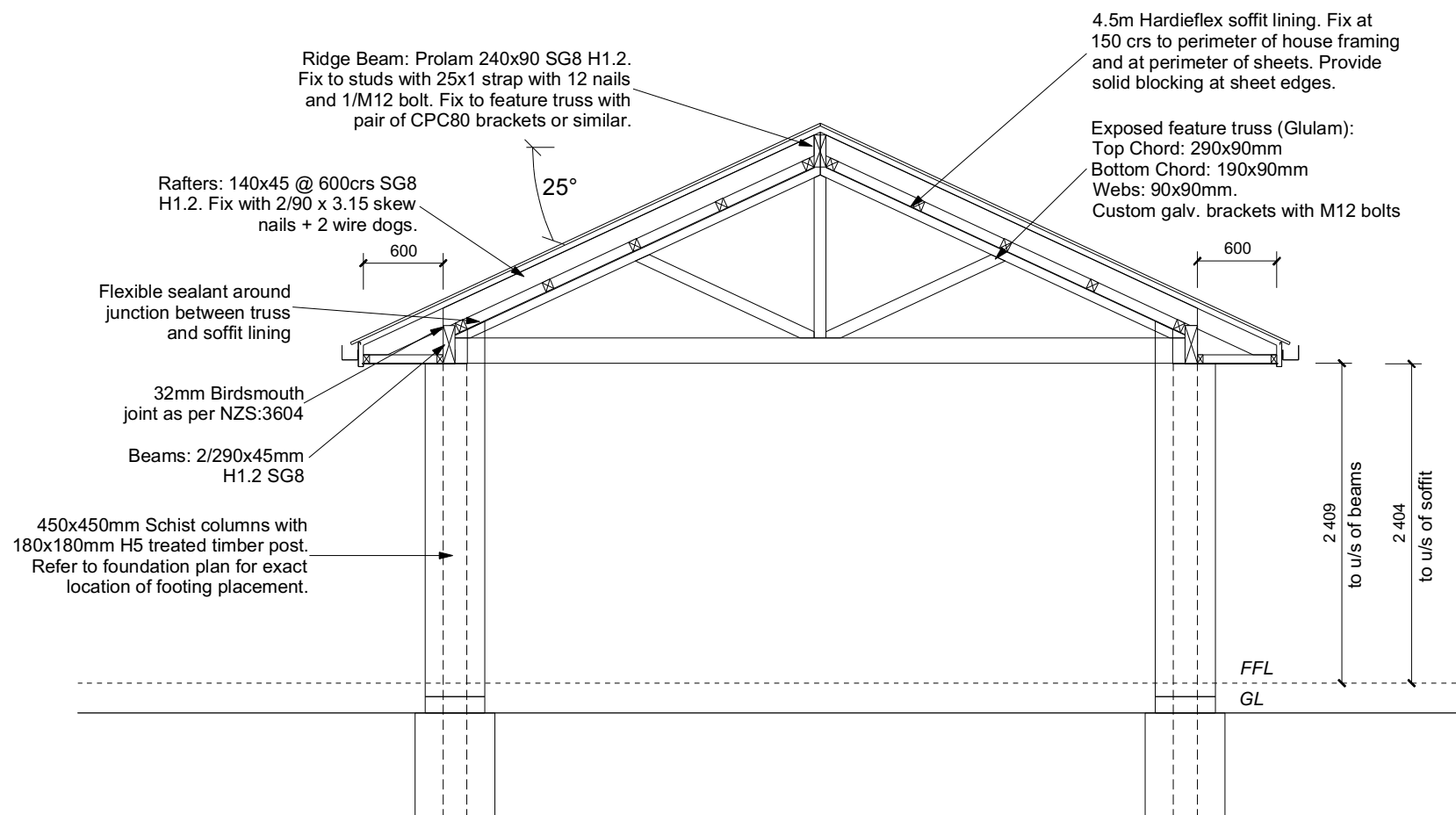
Studs H1.2, 90x45 @ 400mm crs SG8, Dwangs  
@ 800crs (@ 480crs for Vert. Cedar Shiplap).  
(exterior & interior loadbearing walls)

125mm x 12mm thru bolt with 50mm square  
washer at 900mm crs on all external walls and  
interior load bearing walls (Bolts also 150mm  
for each end of bottom plate) minimum cover  
40mm. DPC between bottom plate & floor slab.



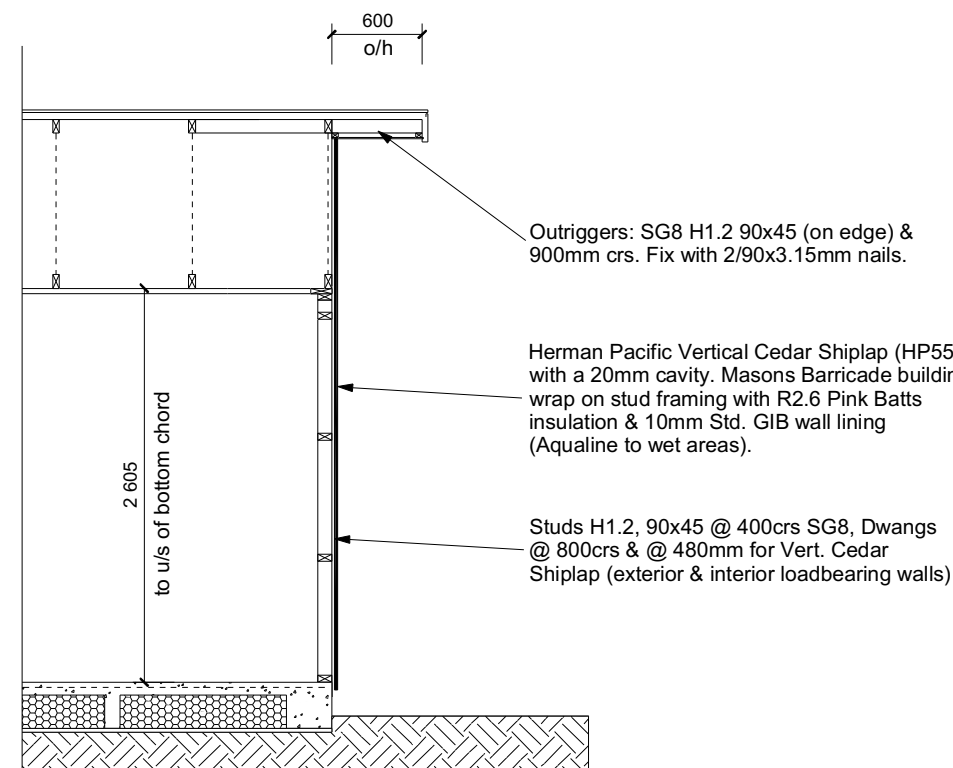
Firth RibRaft foundation design in accordance with  
the Firth RibRaft Technical manual attached.

## CROSS SECTION C-C



## CROSS SECTION D-D

All dimensions are to be checked and confirmed prior to any construction.  
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## CROSS SECTION E

### ROOF & WALL CLADDINGS

Roof : 3°, 15° & 25° T-Rib Colorsteel  
Walls : 50mm AAC Plaster System  
Vertical Cedar Shiplap  
with a 20mm cavity

### CROSS SECTION NOTES

Building wrap is to comply with E2/AS1 &  
NZS 3604:2011.  
Flashing materials must be selected based on  
environmental exposure. Refer to NZS  
3604:2011 & table 20 of E2/AS1.  
Flashing tape must have proven compatibility  
with the selected wrap & other materials with  
which it comes into contact as per table 21  
of E2/AS1.  
Fixings shall comply with NZS 3604:2011  
Section 4 Durability Tables 4.1-4.3  
Unless stated otherwise, timber members on  
drawings are to be a minimum of SG8  
strength graded as per NZS3604:2011.

### INSULATION

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

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Drawn:  
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**CROSS SECTIONS**

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### CONCEPT PLANS

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