
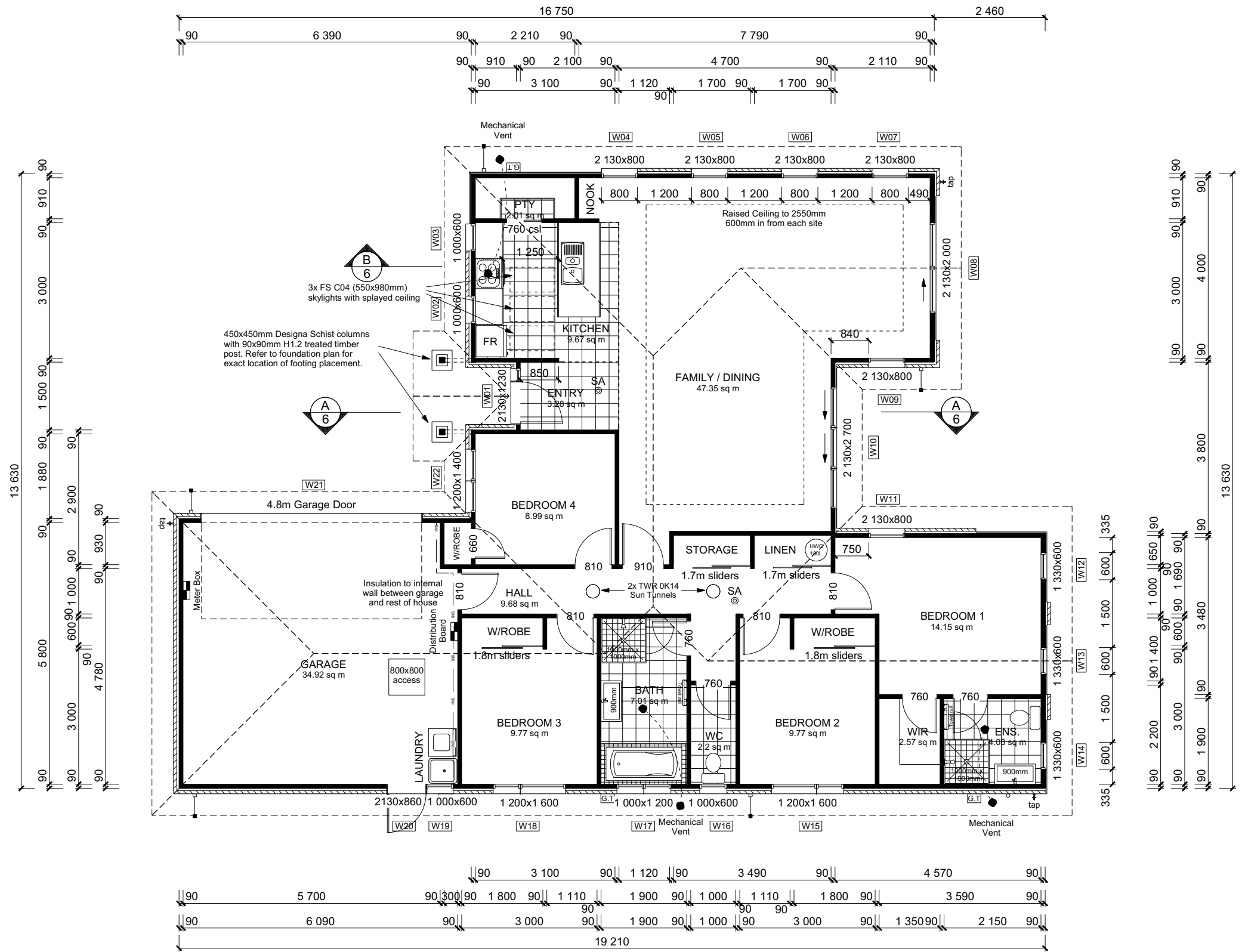
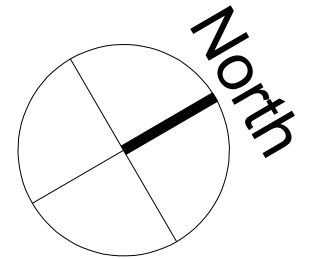


Contents:	
Sheet 1 :	Cover Sheet
Sheet 2 :	Site Plan
Sheet 3 :	Floor Plan
Sheet 4 :	Elevations
Sheet 5 :	Elevations
Sheet 6 :	Cross Sections
Sheet 7 :	Roof Plan
Sheet 8 :	Set Out Dimensions
Sheet 9 :	Foundation Plan
Sheet 10 :	Drainage Plan
Sheet 11 :	Bracing Plan
Sheet 12 :	Lighting Plan
Sheet 13 :	Framing Details
Sheet 14 :	Framing Details
Sheet 15 :	Construction Details
Sheet 16 :	Construction Details
Sheet 17 :	Construction Details
Sheet 18 :	Construction Details
Sheet 19 :	Construction Details
Sheet 20 :	Construction Details
Sheet 21 :	Construction Details
Sheet 22 :	Construction Details
Sheet 23 :	Bathroom Details
Sheet 24 :	Truss Design
Sheet 25 :	Truss Design

All dimensions are to be check 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.	TKR Developments Ltd. Lot 12 Highsted on Tulett Park Christchurch	Job Number: 87450	Sheet Name: COVER PAGE	CONSENT PLANS		Sheet No.: 1									
				Sales: R Gould	Drawn: M Glynn	Print Date: 29/11/2017	Scale: @ A3	<table border="1"> <tr> <th>No.</th> <th>Date:</th> <th>Reason:</th> </tr> <tr> <td>1</td> <td>29-11-2017</td> <td>Initial Consent Plans</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Date:	Reason:	1	29-11-2017	Initial Consent Plans			
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ROOF & WALL CLADDINGS
 Roof : 25° T-Rib Colorsteel
 Walls : 70 Series Brice Veneer with a 50mm cavity, 120mm rebate
 HP55 Cedar Vertical Shiplap with a 20mm cavity
 Designa Schist Columns

DWELLING AREAS
 Framing Area: 182.77m² (Perimeter: 72.08m)
 Veneer Area: 190.09m² (Perimeter: 73.52m)
 Roof Area: 229.75m² (Perimeter: 78.03m)

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: 2400 mm
 (2455mm to u/s of bottom chord)

FLOOR FINISHES
 Carpet, Tiles

KITCHEN HOB
 Electric Hobs

DOORS
 Internal Height: 1980mm (leaves)
 Type: Hollow core flush panel
 Front Door Type: Latitude Aluminium

INTERNAL TRIMS
 Scotia: 55mm GIB coving (including garage)
 Skirting: 60x12mm Pine, single bevel edge
 Architrave: N/A

SHELVING
 Shelf & Rails to all wardrobes
 4 shelves to Linen cupboard

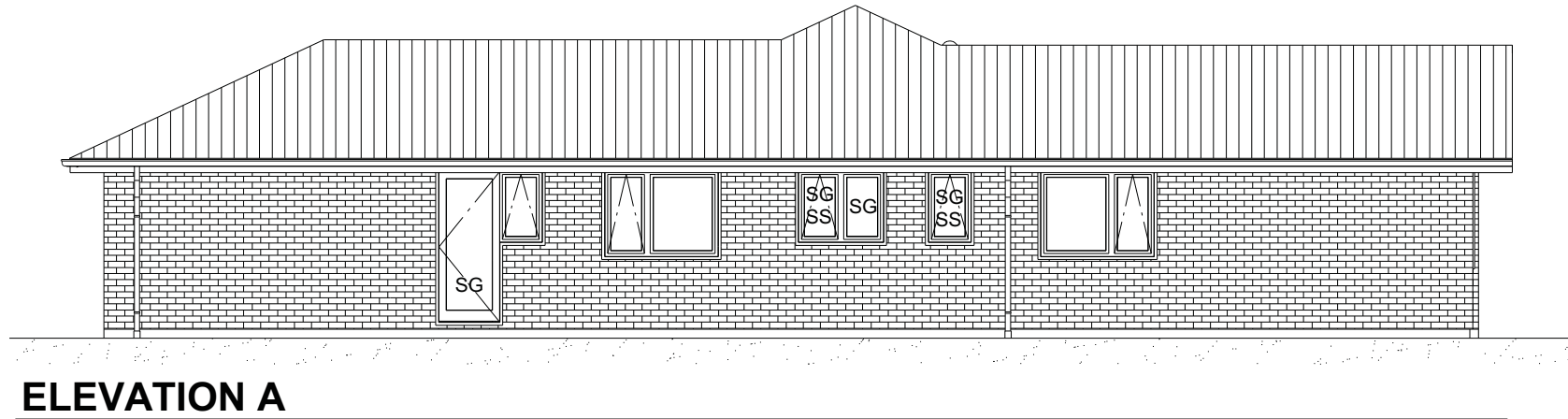
DRAWING NOTES
 These drawings are subject to copyright and remain the property of Signature Homes Ltd.
 Verify all dimensions, sizes and levels on site prior to commencing any work. Any discrepancies are to be confirmed with Signature Homes Ltd.
 Refer to attached Specifications for further information.
 All work is to comply with the NZBC Acceptable Solutions, NZS 3604:2011 and Local Authority bylaws.



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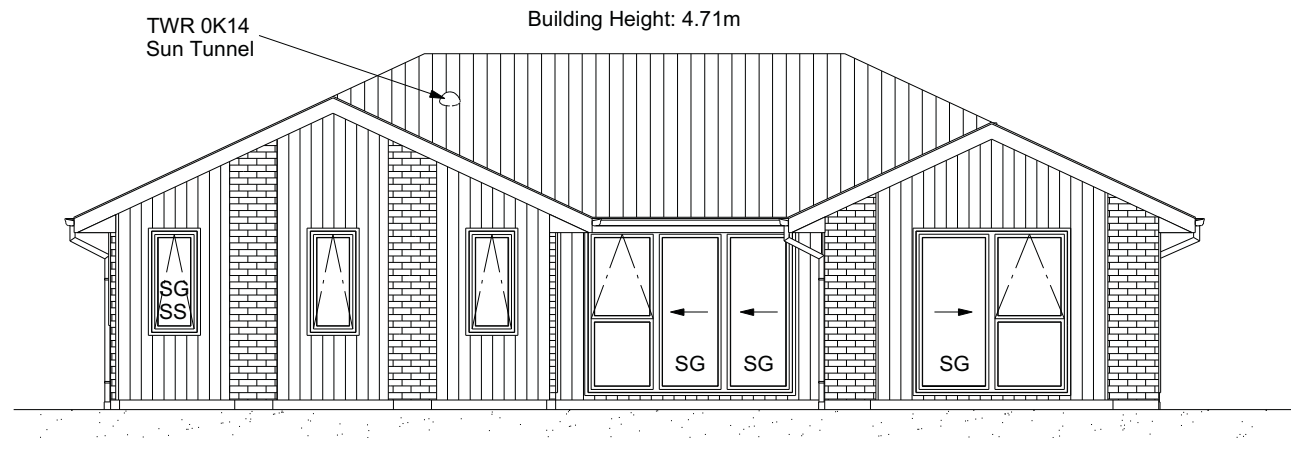
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				Sales: R Gould	Drawn: M Glynn	Print Date: 29/11/2017	Scale: 1:100 @ A3	<table border="1"> <tr> <th>No.</th> <th>Date</th> <th>Reason</th> </tr> <tr> <td>1</td> <td>29-11-2017</td> <td>Initial Consent Plans</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Date	Reason	1	29-11-2017	Initial Consent Plans			
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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




ROOF & WALL CLADDINGS	
Roof :	25° T-Rib Colorsteel
Walls :	70 Series Brice Veneer with a 50mm cavity, 120mm rebate HP55 Cedar Vertical Shiplap with a 20mm cavity Designa Schist Columns
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 : 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 B		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	Medium	1
Building Envelope	Medium	1
Decks & Balconies	Low	0
Total		3



ELEVATION B

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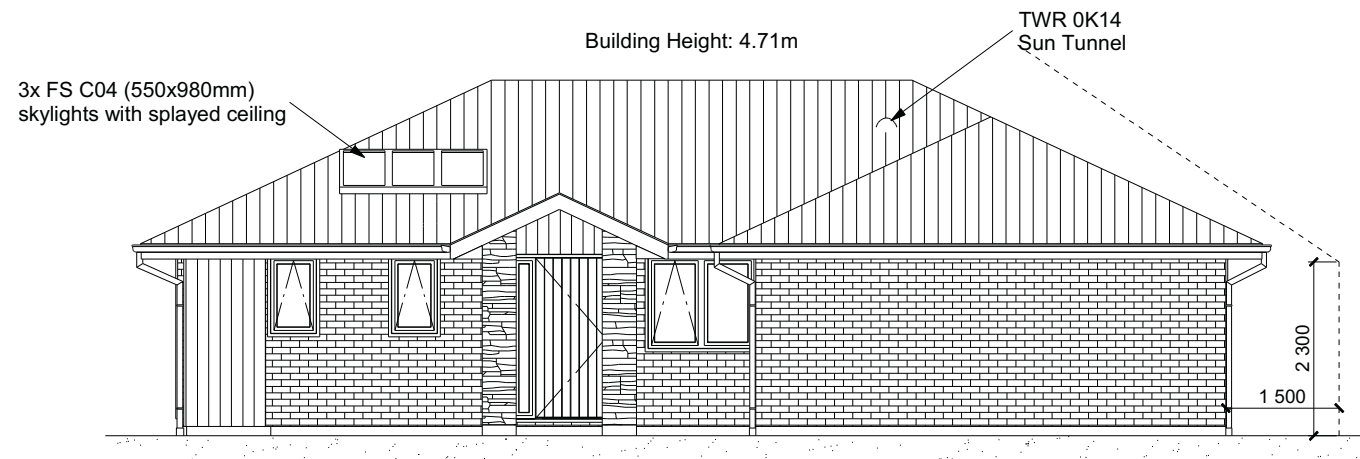
BUILDING ENVELOPE RISK MATRIX		
ELEVATION C		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	Medium	1
Building Envelope	Medium	1
Decks & Balconies	Low	0
Total		3



ELEVATION C


ROOF & WALL CLADDINGS	
Roof :	25° T-Rib Colorsteel
Walls :	70 Series Brice Veneer with a 50mm cavity, 120mm rebate HP55 Cedar Vertical Shiplap with a 20mm cavity Designa Schist Columns
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 : 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 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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