

L. Taratu and F. Muraahi New House Onsite Set - 13 Ross Road Building Consent

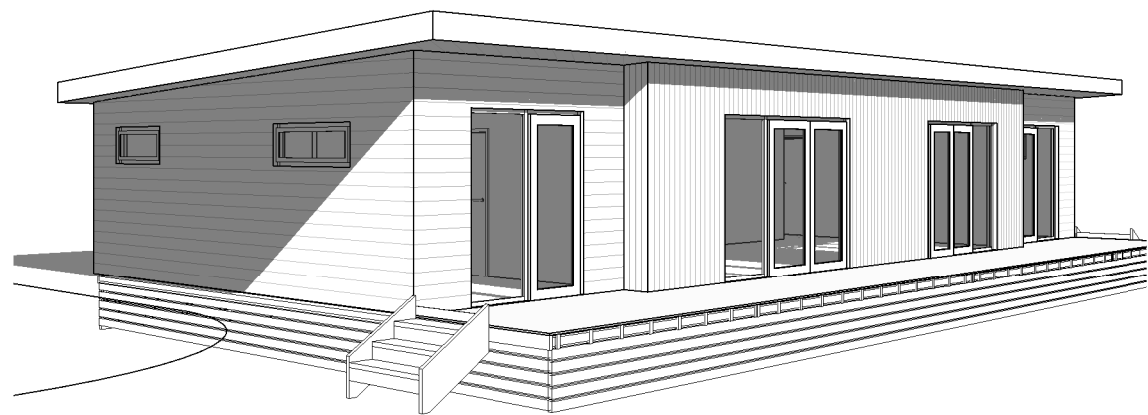
DATE: October 2024

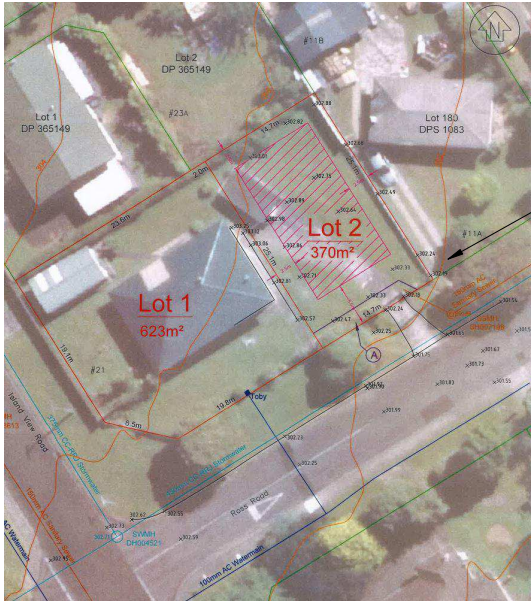
These Documents are to obtain Building Consent Onsite build Only

These items are:

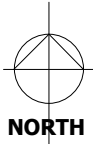
- Deck Foundations.
- House Foundations.
- House Plumbing & Drainage
- Site Services

A100	A	Site Plan
A101	A	Proposed Site Services Plan
A102	A	Proposed Foundation Plan
A103	A	Proposed Floor Plan
A104	A	Proposed Drainage Plan
A105	A	Elevations
A106	A	Construction Details
A107	A	Construction Details
A108	A	Construction Details





Location of Site



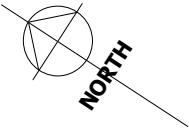
SITE INFORMATION:

Exposure Zone: Zone B
Legal Description: Lot 1 DPS 82761
Wind Zone: Very High
Earthquake Zone: Zone 1

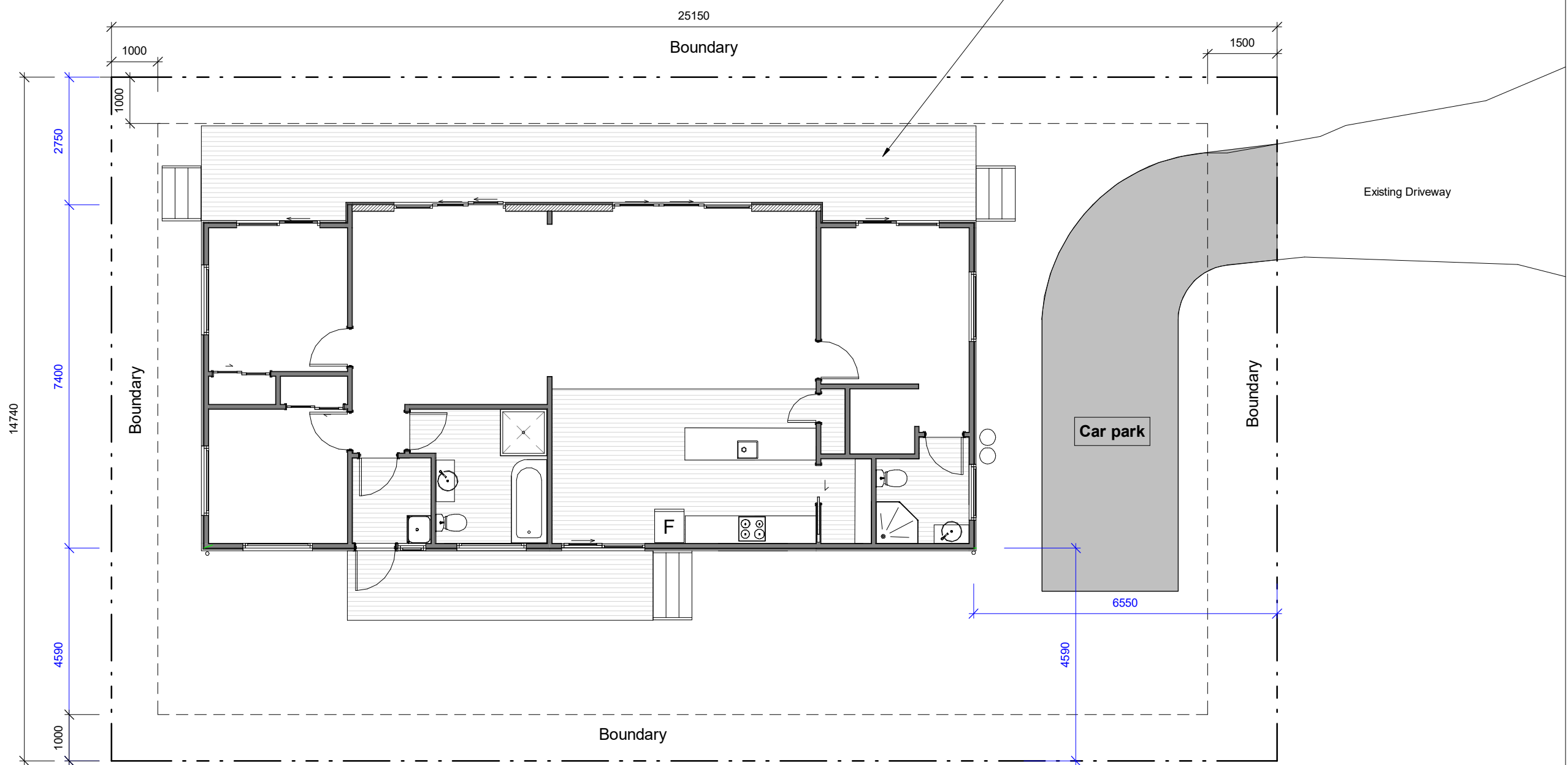
Contractors shall verify all dimensions on site before commencing work.
Do not scale from the drawings.
If in doubt ask.

A100 Rev.A

L. Taratu and F. Muraahi
New House
13 Ross Road
Onsite Set



1 Location Plan 2000
SCALE @ A3 - 1 : 1000



Location of Proposed Dwelling

Floor Area: 120m²

Wind Zone: **Very High**
Earthquake Zone: **1**
Durability Zone: **B**

House Onsite plans are part of this Consent, this includes House Subfloor, Deck, Drainage & Site Services

Site Plan

ROSS ROAD

A Building consent 24-10-24
NO. DESCRIPTION DATE

SCALE @ A3. As indicated
PROJECT No. L735
PLOT DATE. 24/10/2024 8:02:37 pm

Building Consent



SITE INFORMATION:

Exposure Zone: Zone B
Legal Description: Lot 1 DPS 82761
Wind Zone: Very High
Earthquake Zone: Zone 1

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A101 Rev.A

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New House
13 Ross Road
Onsite Set

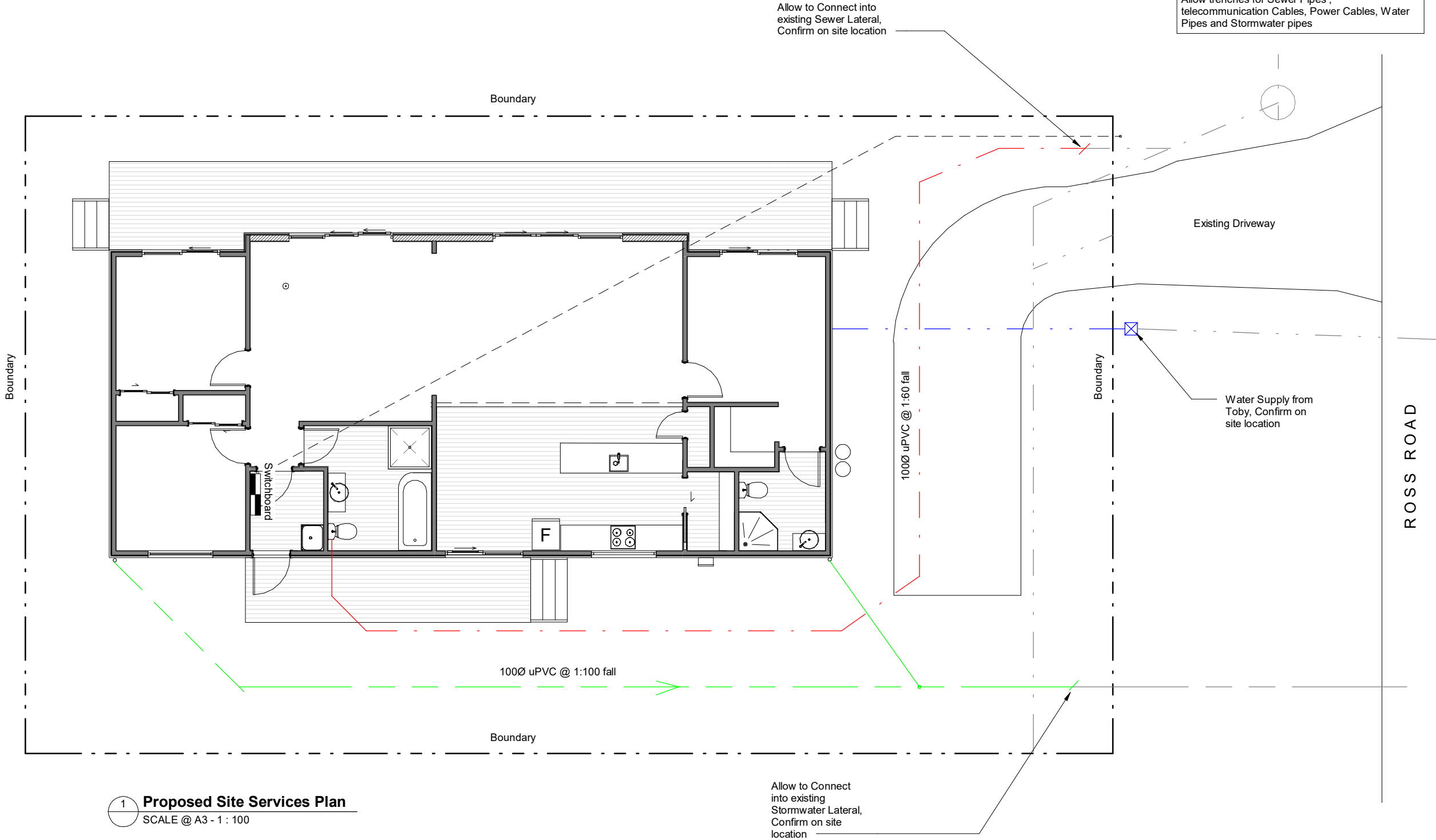


SITE LEGEND

- Existing Sewer
- New Sewer
- New water
- New Stormwater
- Land Contours

Note: Site Services shown only. House Services omitted for Clarity. Refer to other services plans for locations.
Allow trenches for Sewer Pipes , telecommunication Cables, Power Cables, Water Pipes and Stormwater pipes

Allow to Connect into existing Sewer Lateral, Confirm on site location



Floor Area: 120m²

Wind Zone: **Very High**
Earthquake Zone: **1**
Durability Zone: **B**

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Proposed Site Services Plan

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New House
13 Ross Road
Onsite Set



SUBFLOOR LEGEND

-  Dwelling Anchor Pile (AP): H5 125x125
Anchor Piles Foundation:
 - 400Øx1500-1700mm Deep
 - 25MPa Concrete
-  Deck Anchor Pile (AP): H5 125x125
Anchor Piles Foundation:
 - 400Øx1500-1700min Deep
 - 25MPa Concrete
-  Deck Ordinary Pile (AP): H5 125x125
Anchor Piles Foundation:
 - 400Øx1500-1700min Deep
 - 25MPa Concrete

FIXINGS:

ALL FIXING TO BE MIN 304 STAINLESS STEEL

Bearer Fixing to House Anchor Pile: 12kN s/s nail plate each side

Bearer Fixing to Deck Anchor Pile: 6kN s/s nail plate each side

Bearer Fixing to Deck Ordinary Pile: 2/4.9mm Wire dogs together with 2/100 x 3.75 skewed nails

ENSURE TO BE READ INCONJUNCTION WITH
- GEOTECH REPORT
- LEISURECOM HOMES FACTORY PLANS
- ENGINEERS DRAWINGS AND PS1

SUBFLOOR INSULATION :

R2.8 Mammoth Underfloor

SUBFLOOR VENTILATION :

Ensure all new foundation walls have subfloor ventilation in compliance with NZBC:E2/AS1 3,500mm2 for every 1m2 of new building area. Builder to allow for subfloor ventilation and hinged subfloor door to allow for subfloor access for maintenance. Subfloor access location to be confirm with owner on site

Floor Area: 120m²

Wind Zone: **Very High**
Earthquake Zone: **1**
Durability Zone: **B**

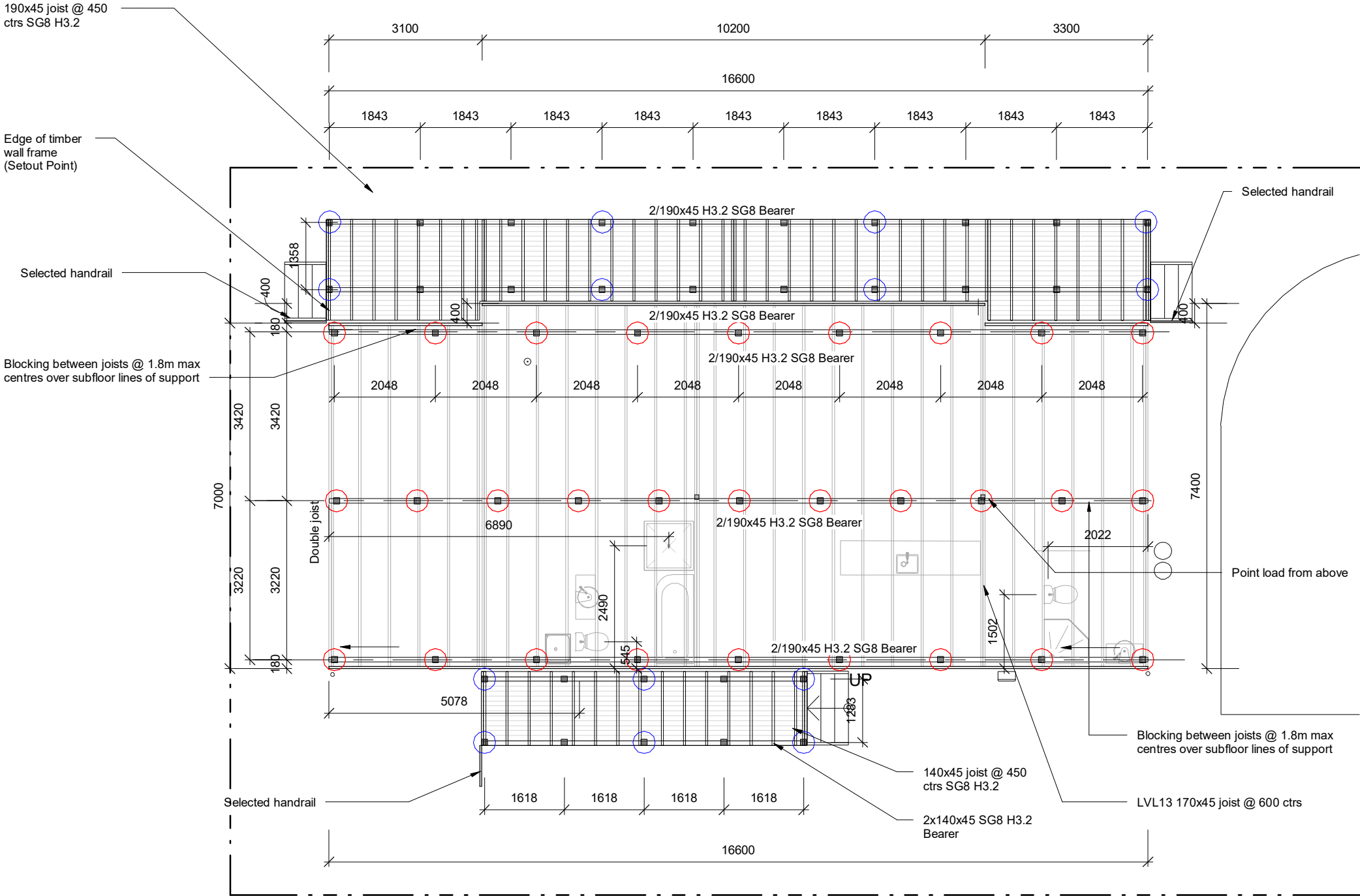
House Onsite plans are part of this Consent, this includes House Subfloor, Deck, Drainage & Site Services

Proposed Foundation Plan

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1 Proposed Subfloor Plan
SCALE @ A3 - 1 : 100

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Leisurecom
HOMES



Contractors shall verify all dimensions on site before commencing work.
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New House
13 Ross Road
Onsite Set

LEGEND Sanitary Plumbing & Drainage

NZBC G12/AS1 Water Supplies & G13/AS1 Foul Water

Proposed Sewer

Basin:	40mm (t.w)
WC:	110mm
Shower:	40mm (tw)
Tub	50mm (tw)
Bath	40mm (tw)
Sink	40mm (tw)
(t.w)	Trapped waste
GT	Gully trap
TV	Terminal Vent
IP	Inspection point
AAV	Air Admittance Valve

Plumbing Outline Specification

All waste and vent pipe sizes shall comply to G13/AS1 Table 2 and Table 6 respectively.

Where the developed length of the waste from the trap of the fitting to the gully trap exceeds 3.5 meters the waste shall be vented in an approved manner.

1. Water Supplies to G12/AS1

All water supply pipes to be sized in accordance with G12/AS1 Table 4

The delivered hot water temperature at any sanitary fixture used for personal hygiene shall not exceed 55°C

2. Pipework materials:

All drains wastes and vents in UPVC
All hot and cold water services in polybutylene or copper. Copper pipework shall be installed for hot water 1 meter to and from the hot water heater to comply with G12/AS1.

All gas pipework in accordance with current requirements of NZS 5261.
All new hot water to be thermally insulated to comply with H1/As1

Foulwater Gradients

40Ø and 50Ø foul waste pipes to have a minimum fall of 1:40, refer to NZBC G13 table 4
100Ø wastes pipes to have a minimum fall of 1:60*

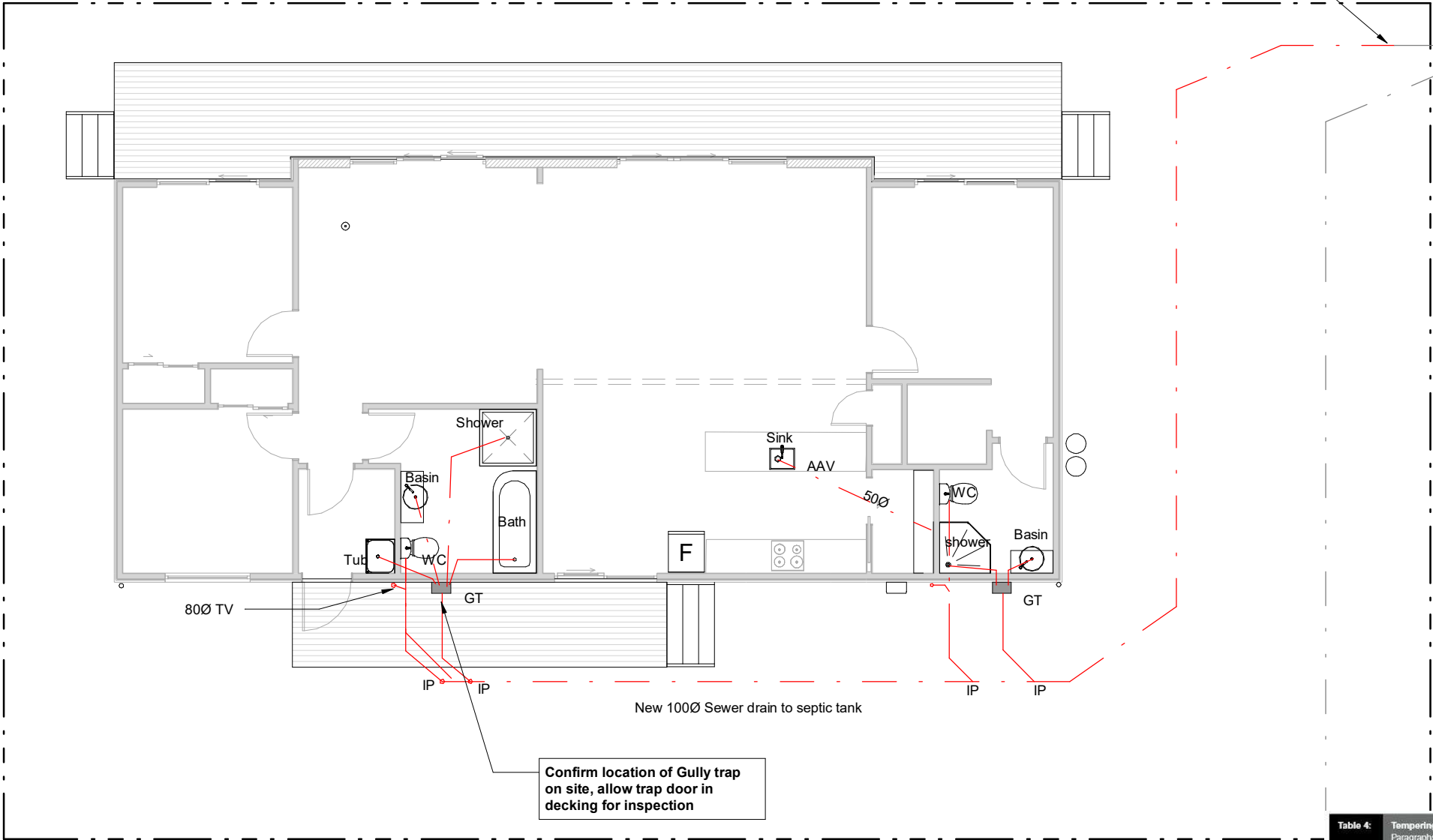
*Where drains are laid at gradients of 1:80 or less, verifiable levelling devices shall be used to ensure uniform and accurate gradients

Table 4: Tempering Valve and Nominal Pipe Diameters
Paragraphs 5.3.1 and 6.12.1

	Low pressure (i.e. header tank supply or low pressure)	Low and medium pressure unvented (valve vented) and open vented	Mains pressure
Pressure of water at tempering valve (kPa)	20 – 30	30 – 120	over 300
Metres head (m)	2 – 3	>3 – 12	over 30
Minimum tempering valve size	25 mm	20 mm	15 mm
Pipes to tempering valve	25 mm (see Note 3)	20 mm	20 mm (15 mm optional) (see Note 1)
Pipes to shower	20 mm	20 mm (see Note 4)	20 mm (see Note 5) (15 mm optional) (see Note 1)
Pipes to sink/laundry (see Note 2)	20 mm	20 mm	15 mm
Pipes to bath (see Note 2)	20 mm	20 mm	15 mm
Pipes to basins (see Note 2)	15 mm	15 mm	10 mm

Notes:
1. If supplied by separate pipe from storage water heater to a single outlet.
2. This table is based on maximum pipe lengths of 20 metres.
3. 2 m maximum length from water heater outlet to tempering valve.
4. 15 mm if dedicated line to shower.
5. 10 mm if dedicated line to shower.
6. Table 3 pipe sizes have been calculated to deliver water simultaneously to the kitchen sink and one other fixture.

Allow to Connect into
existing Sewer Lateral,
Confirm on site location



Floor Area: 120m²

Wind Zone: **Very High**
Earthquake Zone: **1**
Durability Zone: **B**

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Site Services

Proposed Drainage Plan



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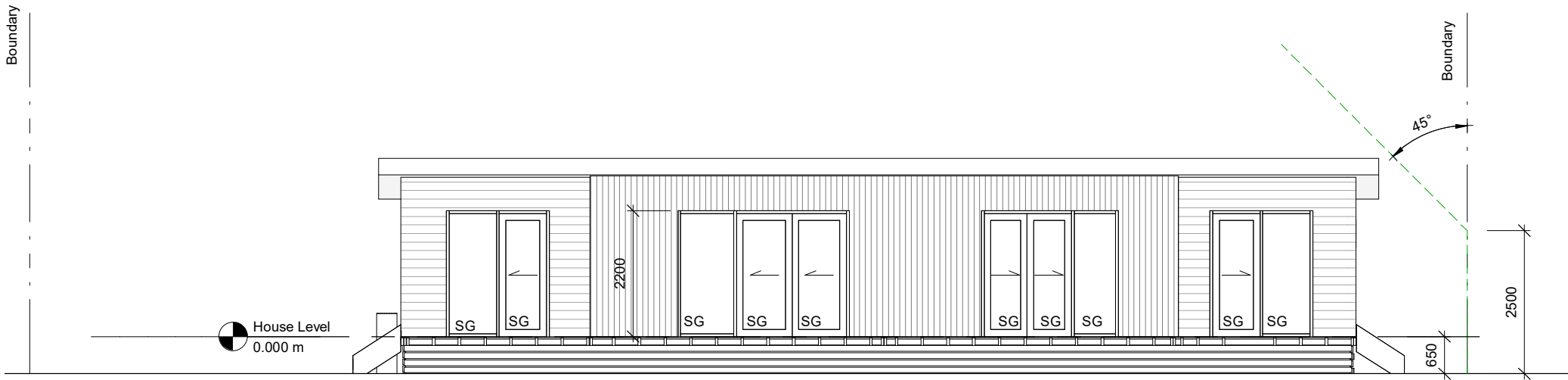
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13 Ross Road
Onsite Set

Keynote Legend	
Code	Description
M04	Install new continuous hot water rheem 26l integrity external unit with pipe cover shroud in accordance with manufacturers recommendations.



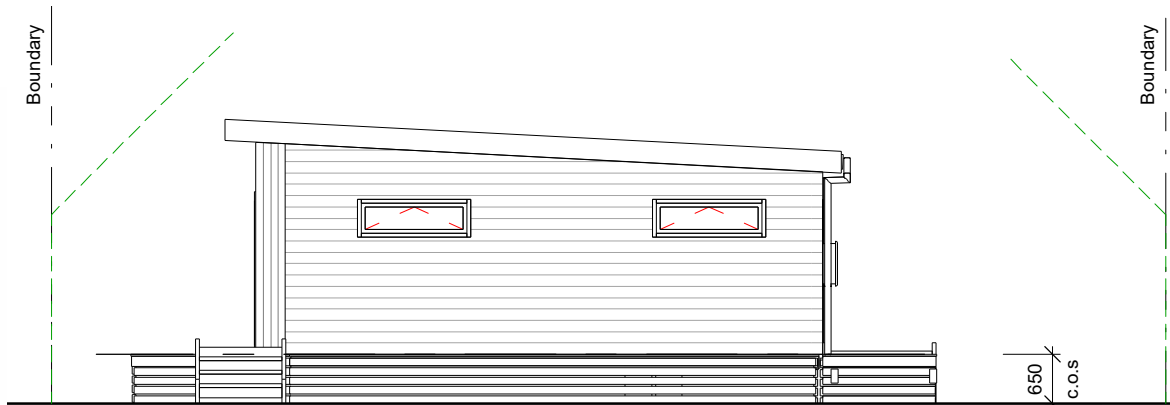
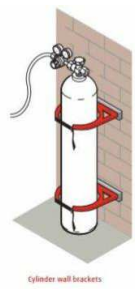
4 **Front Elevation**
A103 SCALE @ A3 - 1 : 100



3 **Side Elevation A**
A103 SCALE @ A3 - 1 : 100

Allow to install 6mm Fibre cement sheet behind baseboards minimum 1.0m each side as shown hatched

Subfloor Access hatch



1 **Side elevation B**
A103 SCALE @ A3 - 1 : 100

Floor Area: 120m²

- Wind Zone: **Very High**
Earthquake Zone: **1**
Durability Zone: **B**

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Elevations



2 **Rear Elevation**
A103 SCALE @ A3 - 1 : 100

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Building Consent



Contractors shall verify all dimensions on site before commencing work.
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L. Taratu and F. Muraahi
New House
13 Ross Road
Onsite Set

Floor Area: 120m²

Wind Zone: **Very High**
Earthquake Zone: **1**
Durability Zone: **B**

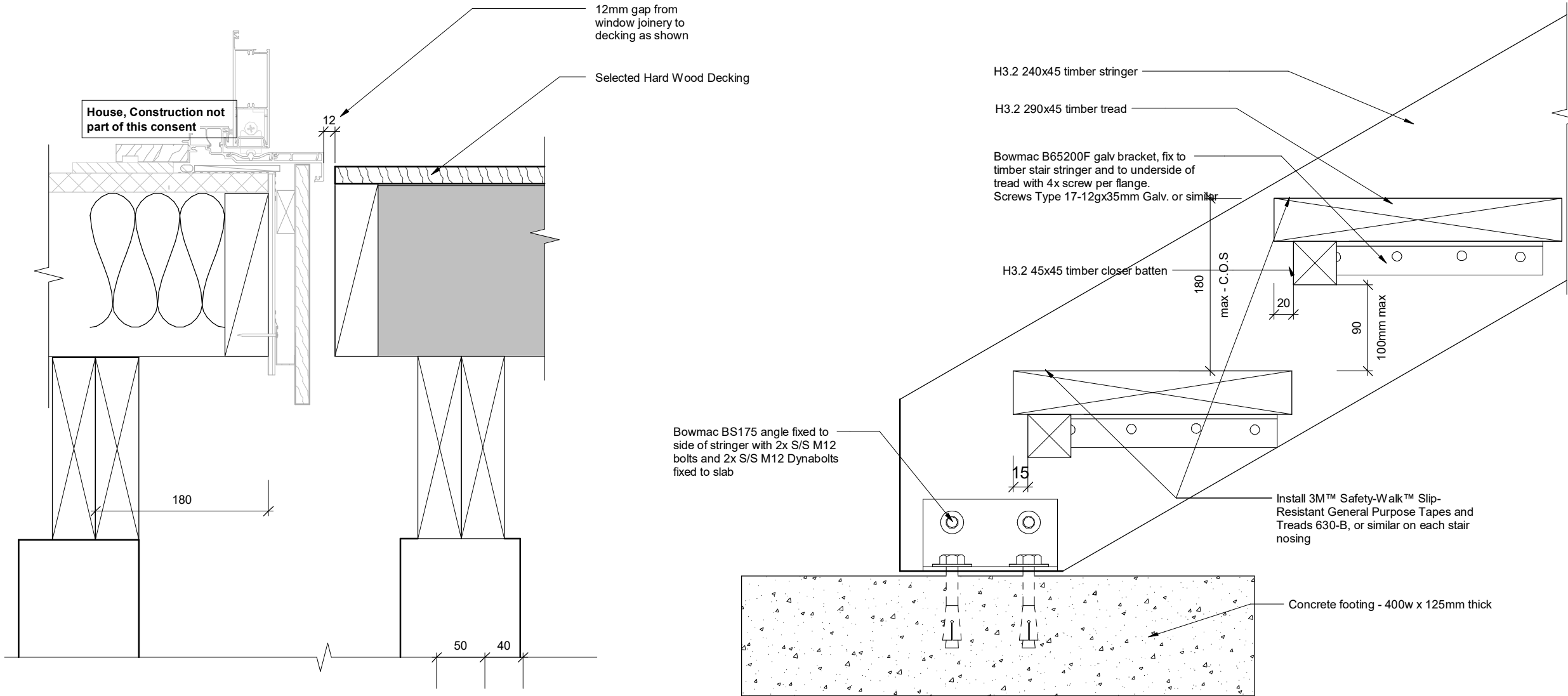
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Construction Details

A	Building consent	24-10-24
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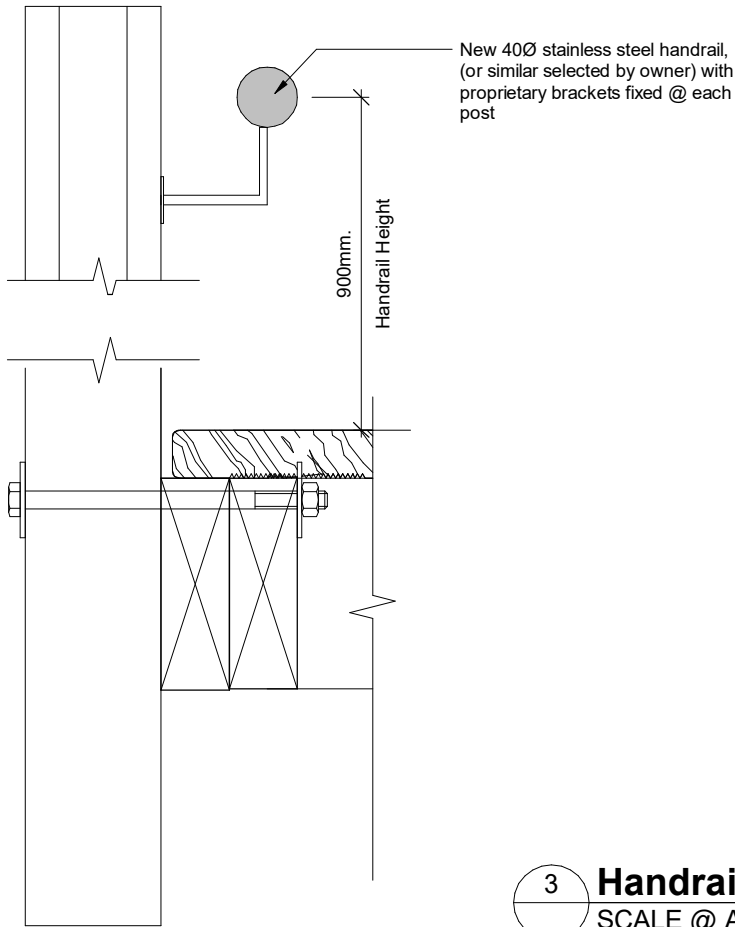
SCALE @ A3. 1 : 5
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2 Deck to House Detail
SCALE @ A3 - 1 : 5

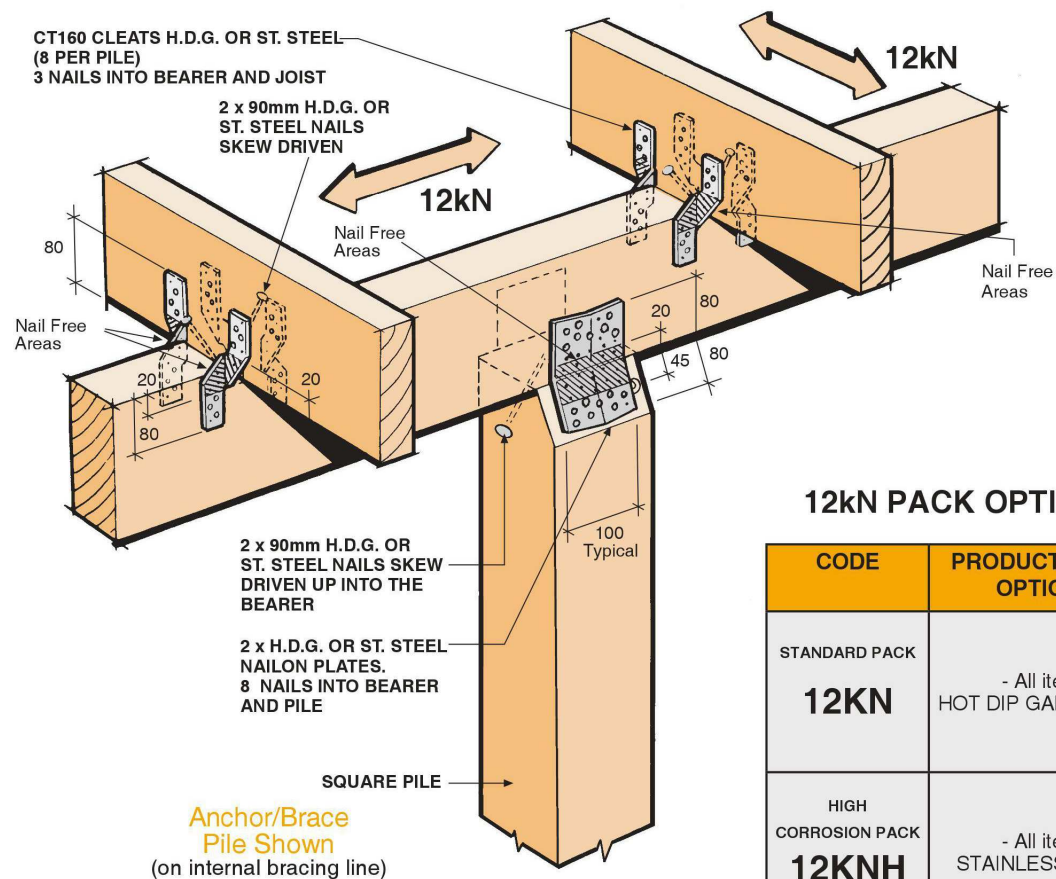
1 Stair Detail
SCALE @ A3 - 1 : 5



3 Handrail Detail
SCALE @ A1 - 1 : 5

12kN PILE FIXING FOR BRACED PILES OR ANCHOR PILES

- ★ The 12kN Pile Fixing must be installed in accordance with this brochure
- ★ Auckland University Tested. Test Ref. 4613
- ★ All subfloor construction must be in accordance with NZS 3604:2011
- ★ NZS 3604 requires lines of lateral support to floor joists within 300mm of bearer or bracing lines, refer to Clause 7.1.2
- ★ Joists deeper than 150mm require solid hogging over braced or anchor pile



12kN PACK OPTIONS

CODE	PRODUCT FINISH OPTIONS
STANDARD PACK 12KN	- All items HOT DIP GALVANISED
HIGH CORROSION PACK 12KNH	- All items STAINLESS STEEL

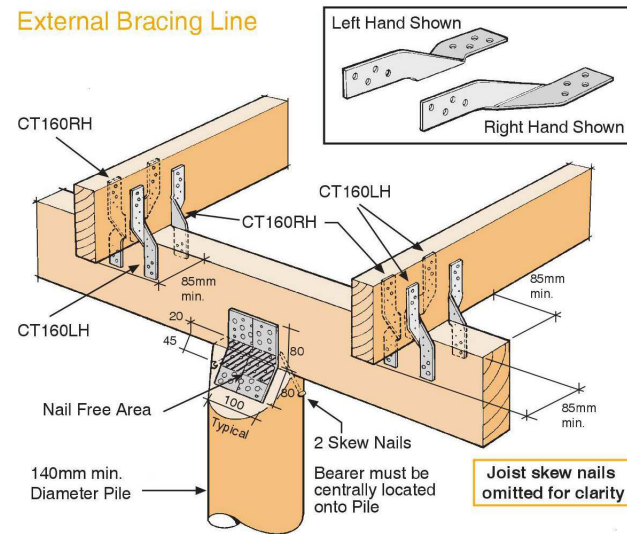
★ See Over For Corrosion Table.



SCAN FOR
INSTALLATION
VIDEO

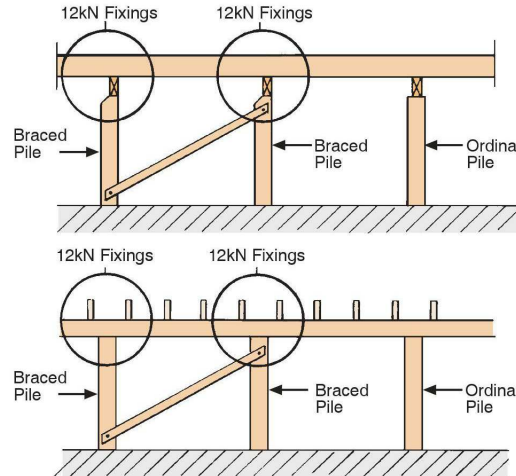
<https://vimeo.com/117350344>

External Bracing Line



CORROSION HAZARD USE TABLE

Standard Pack (12KN) - Zones B & C - All Fixings ABOVE 600mm from Ground level	All items Hot Dip Galvanised.
High Corrosion Pack (12KNH) - Zone D - All Fixings BELOW 600mm from Ground level	All items Stainless Steel (304).



Sample Subfloor Elevations

12kN Fixing - Pile to Bearer
12kN Fixing - Joists to Bearer

12kN Joint Fixing Schedule

- PILE TO BEARER
- Nailon Plate (2 per joint) 1mm x 100mm (Typical) x 160mm long
 - 8 Nails per Plate into Pile
 - 8 Nails per Plate into Bearer
 - 2 Skew Nails 90mm (1 per face)
- JOIST TO BEARER
- CT160 Cleats (4 per Joist) 160mm long
 - 3 Nails per Cleat into Joist
 - 3 Nails per Cleat into Bearer
 - 2 Skew Nails 90mm (1 per side)
- NAILS
- 80 x 45mm x 3.55 dia. Spiral Nails
 - 6 x 90mm x 4 dia. St. Steel Nails (12KNH Pack only)

12kN Pile Set Contents

Each set represents 1 x 12kN Pile Fixing
(packed 4 sets per carton)
2 x Nailon Plates 160mm long
8 x CT160 Cleats
80 x 45mm x 3.55 dia. Spiral Nails
90mm x 4 dia. St. Steel Angular Groove 6 - 12KNH Pack

90mm H.D.G. Nails
not included.

Refer front page
for Product
Finish Options

Contractors shall verify all dimensions on site before commencing work.
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If in doubt ask.

A107

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L. Taratu and F. Muraahi
New House
Factory Set - Waipa DC

House Factory plans are part of this Consent.
House Subfloor, Deck, Drainage & Site Services are part of a separate Consent.

Construction Details

A	Building consent	24-10-24
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SCALE @ A3. 1 : 50
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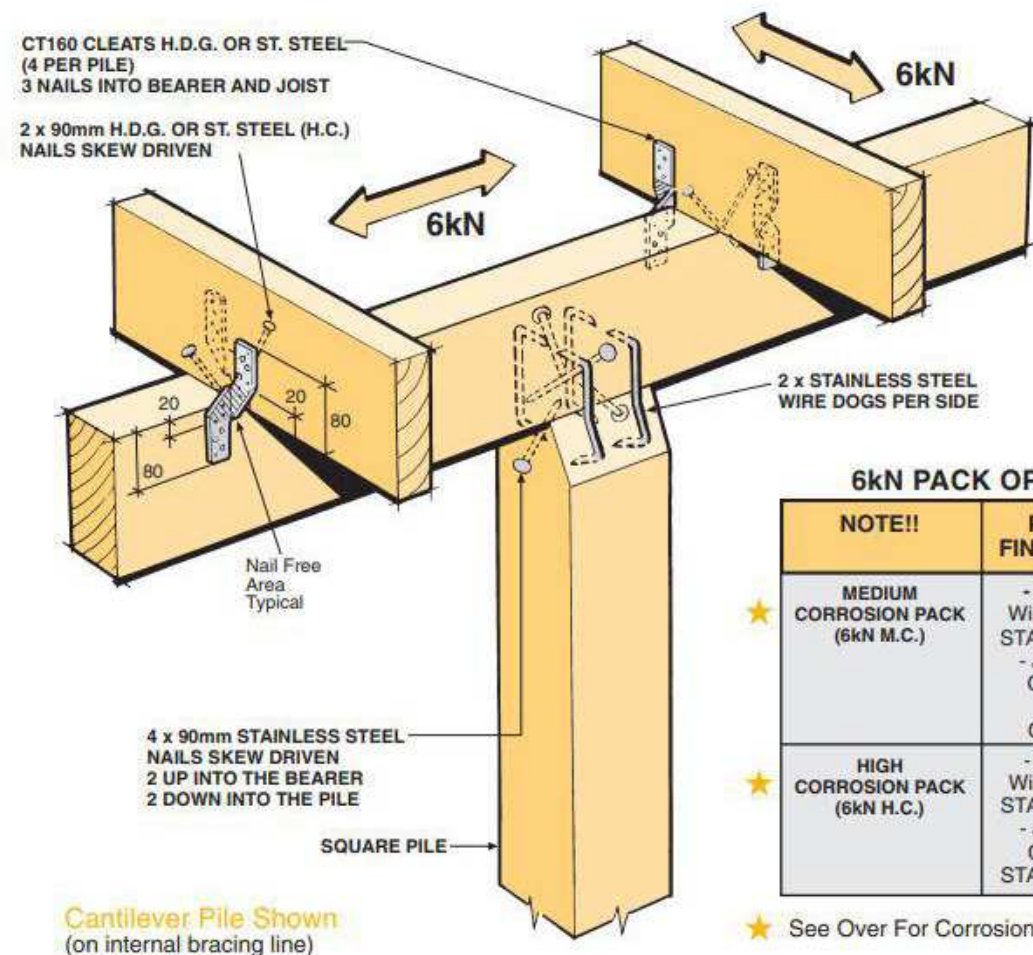
Building Consent



10/2011

6kN PILE FIXING FOR CANTILEVER PILES

- ★ The 6kN Pile Fixing must be installed in accordance with this brochure
- ★ Auckland University Tested. Test Ref. 4613
- ★ All subfloor construction must be in accordance with NZS 3604:2011
- ★ NZS 3604 requires lines of lateral support to floor joists within 300mm of bearer or bracing lines, refer to Clause 7.1.2



6kN PACK OPTIONS

NOTE!!	PRODUCT FINISH OPTIONS
★ MEDIUM CORROSION PACK (6kN M.C.)	- Pile to Bearer Wire Dogs & Nails STAINLESS STEEL - Joist to Bearer Cleats & Nails HOT DIP GALVANISED
★ HIGH CORROSION PACK (6kN H.C.)	- Pile to Bearer Wire Dogs & Nails STAINLESS STEEL - Joist to Bearer Cleats & Nails STAINLESS STEEL

★ See Over For Corrosion Table.

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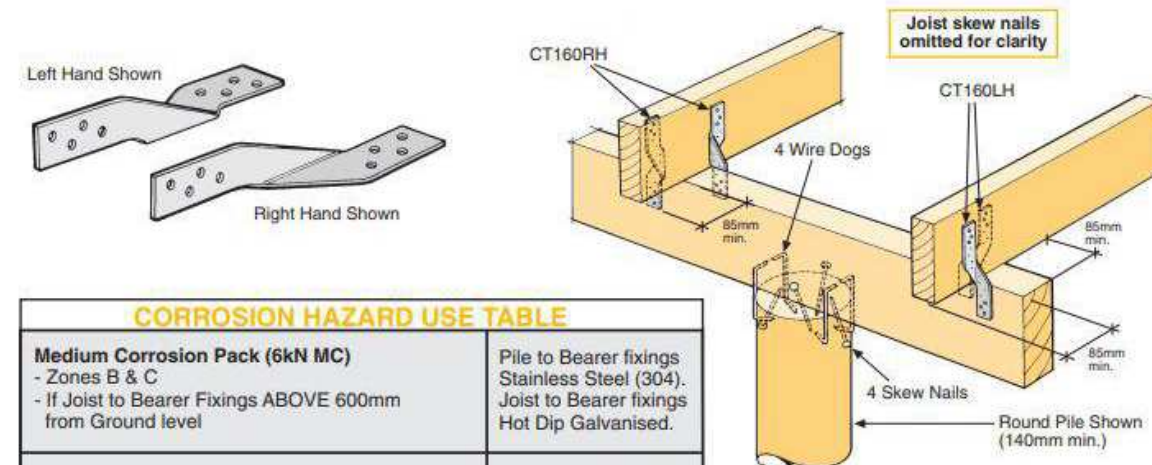
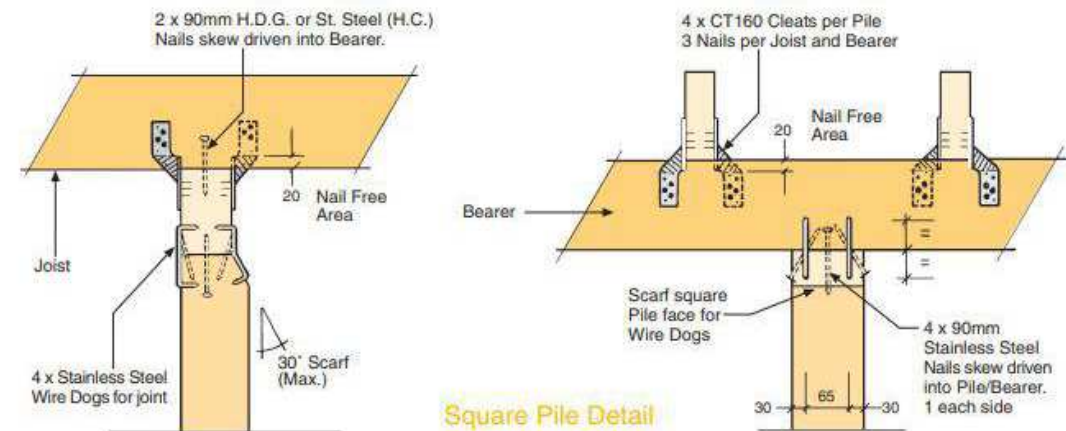


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L. Taratu and F. Muraahi
New House
13 Ross Road
Onsite Set



CORROSION HAZARD USE TABLE

Medium Corrosion Pack (6kN MC) - Zones B & C - If Joist to Bearer Fixings ABOVE 600mm from Ground level	Pile to Bearer fixings Stainless Steel (304). Joist to Bearer fixings Hot Dip Galvanised.
High Corrosion Pack (6kN HC) - Zone D - All Fixings BELOW 600mm from Ground level	All items Stainless Steel (304).

6kN Joint Fixing Schedule

PILE TO BEARER	- Wire Dog Staples (4 per joint) Stainless Steel - 4 x 90mm Skew Nails (1 per face) Stainless Steel
JOIST TO BEARER	- CT160 Cleats (4 per pile) 160mm long - 3 Nails per Cleat into Joist - 3 Nails per Cleat into Bearer - 2 Skew Nails 90mm (1 per side)
NAILS	- 24 x 45mm x 3.55 dia. Spiral Nails (for Joist to Bearer fixings) - 4 x 90mm x 4 dia. St. Steel Nails (M.C. Pack only) - 8 x 90mm x 4 dia. St. Steel Nails (H.C. Pack only)

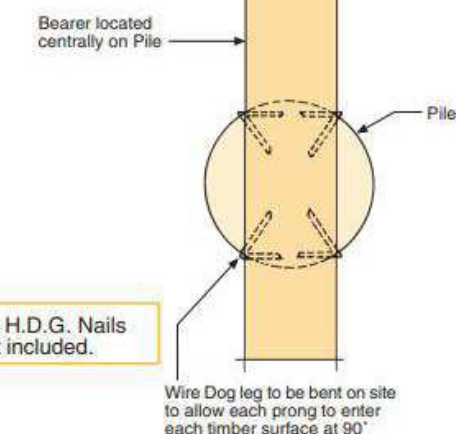
6kN Pile Set Contents Each set represents 1 x 6kN Pile Fixing (packed 10 sets per carton)

4 x Wire Dog Staples Stainless Steel
4 x CT160 Cleats
24 x 45mm x 3.55 dia. Spiral Nails
90mm St. Steel Nails to suit 4 - M.C. pack
8 - H.C. pack

Refer front page for Product Finish Options

90mm H.D.G. Nails not included.

External Bracing Line



Floor Area: 120m²

Wind Zone: **Very High**
Earthquake Zone: **1**
Durability Zone: **B**

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Construction Details

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