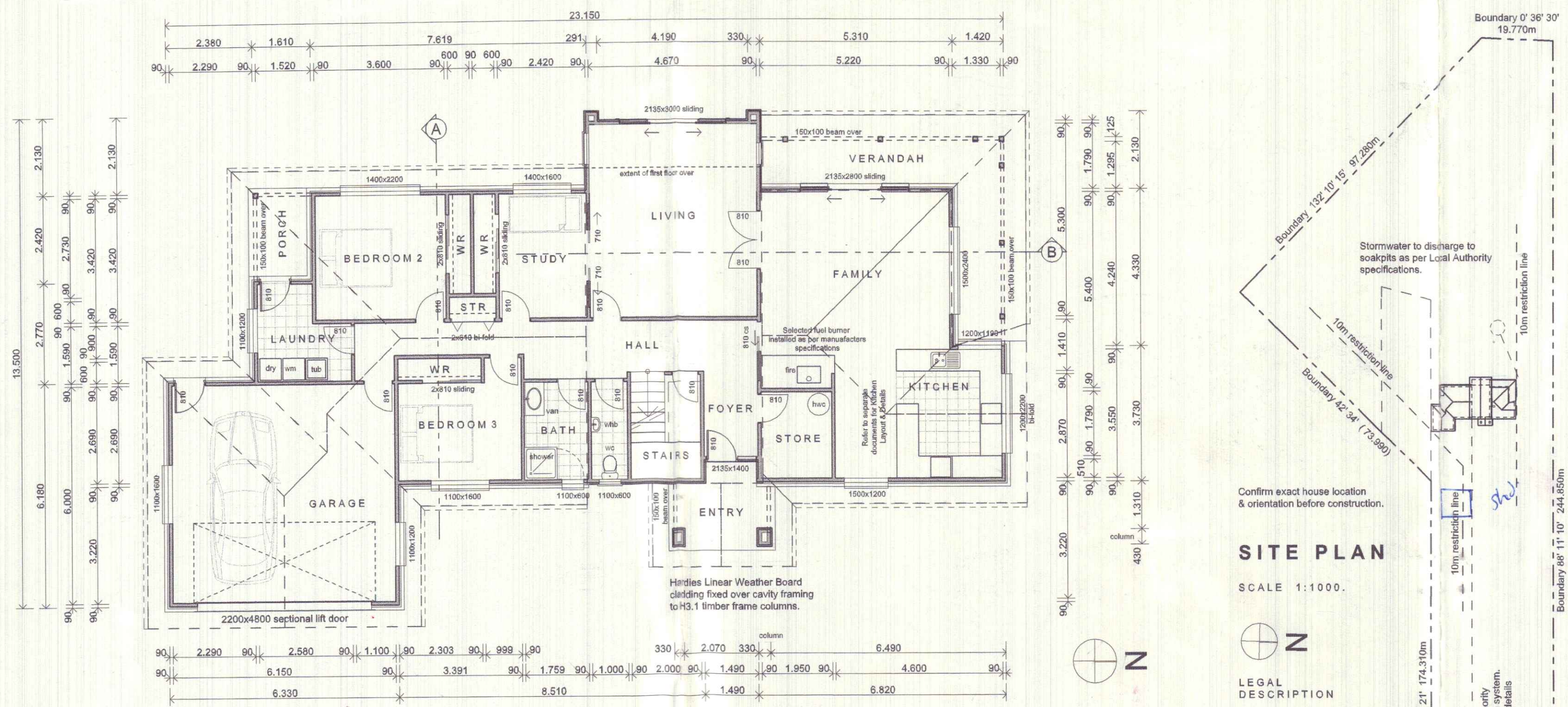




PROPOSED GROUND FLOOR PLAN.
SCALE 1:100.

Gross Over timber frame Grd Fl Living Area = 154.40 m²
Gross Over timber frame Grd Fl Garage Area = 39.12 m²
Gross Over timber frame First Fl Living Area = 41.90 m²
Total area = 235.42 m²
Gross over foundation area = 202.83 m²

This deck over lower interior space is to be generally constructed to details of E2 AS1 2004. Check details with Council before construction. Inspection is required before fixing deck ply or claddings.

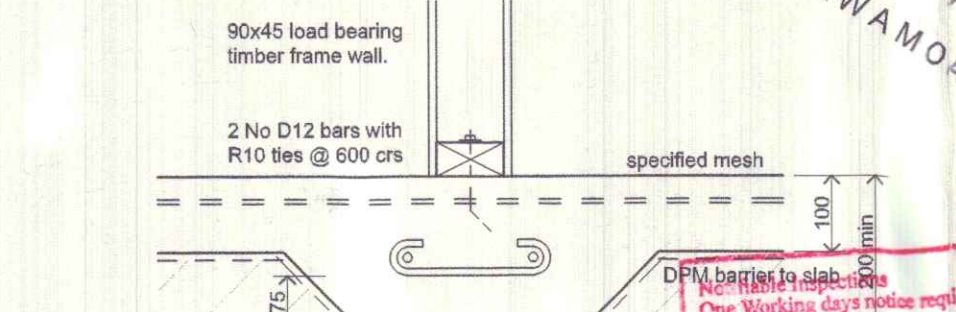
SITE PLAN
SCALE 1:1000.

LEGAL DESCRIPTION
Lot 4
DP 321410
1.3130 ha
Land District Otago

GENERAL NOTES.
1) All drainage is diagrammatical, drainage is to comply with local authority regulations, & constructed as per current best trade practices.
2) Drainlayer to determine on site location of downpipes. All downpipes are to drain to street connection as per local authority regulations.

Confirm boundary dimensions with site survey plan.
Form new driveway as per Local Authority requirements. Confirm location with clients.

LAYOUT DETAIL
1:20



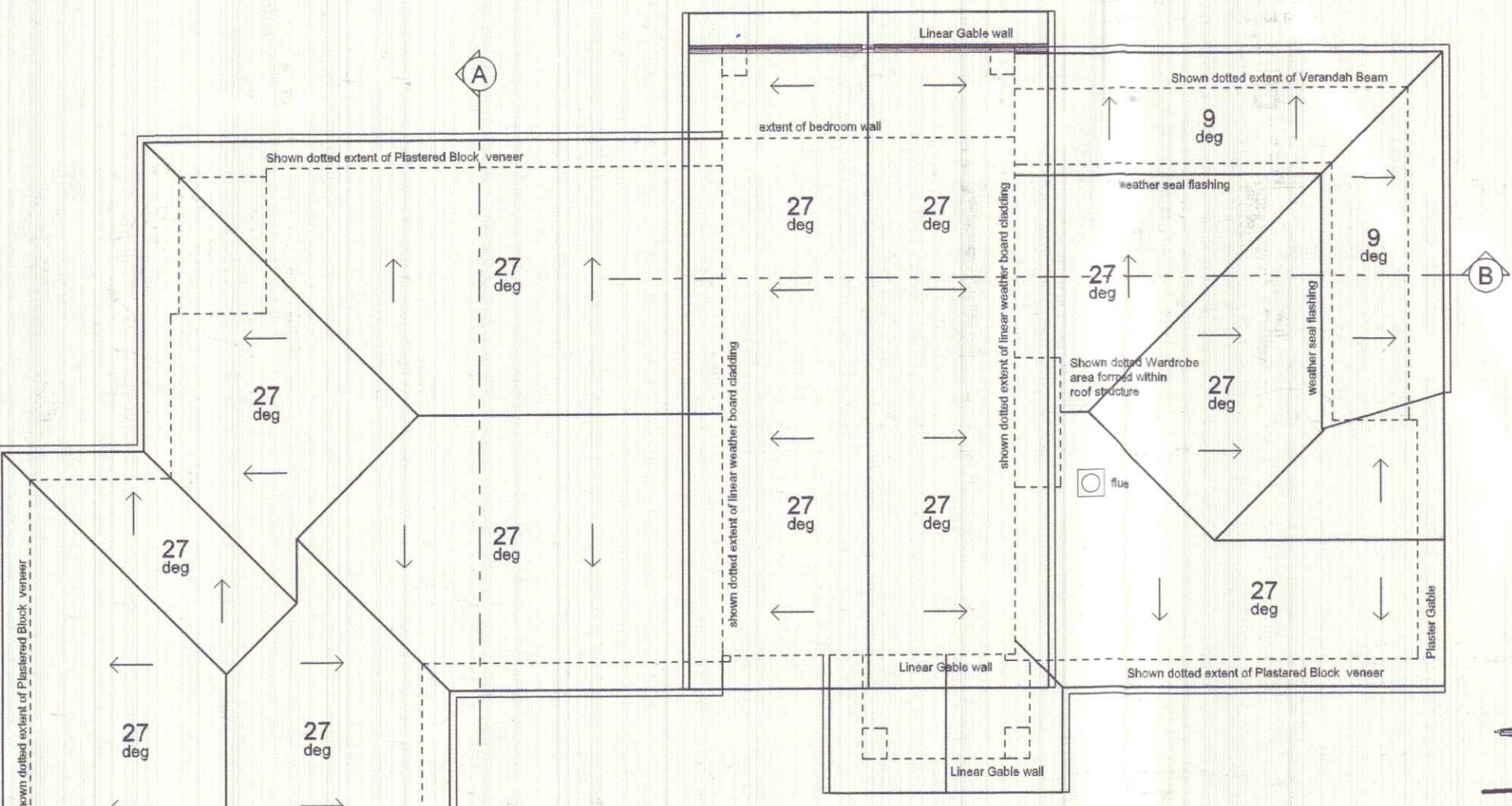
Load Bearing Internal Slab Detail
SCALE 1:10

Plumbing and Drainage Inspections

Pre-Installation	Inspected
Installation	Inspected
Post-Installation	Inspected
Completion	Inspected

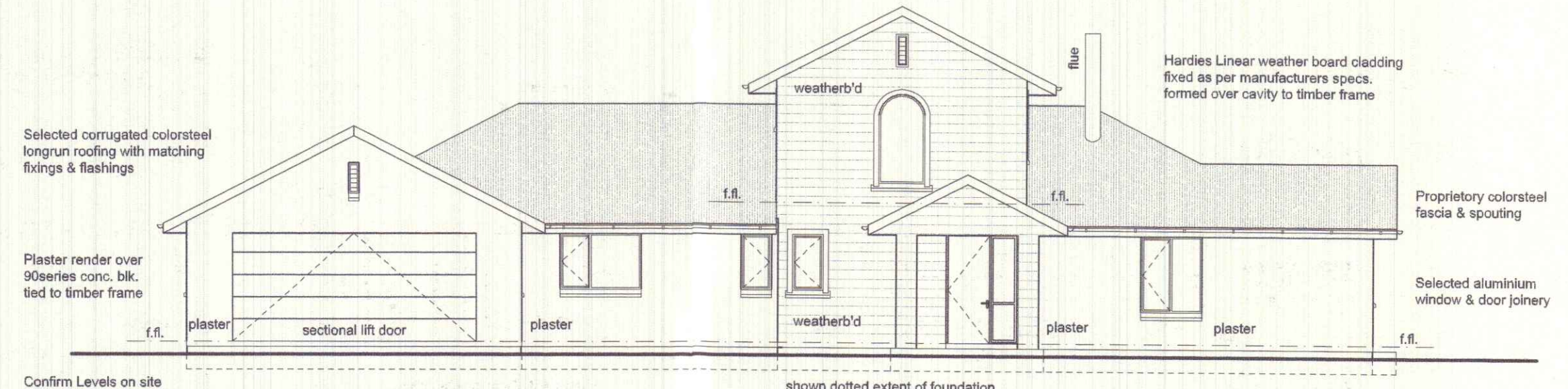
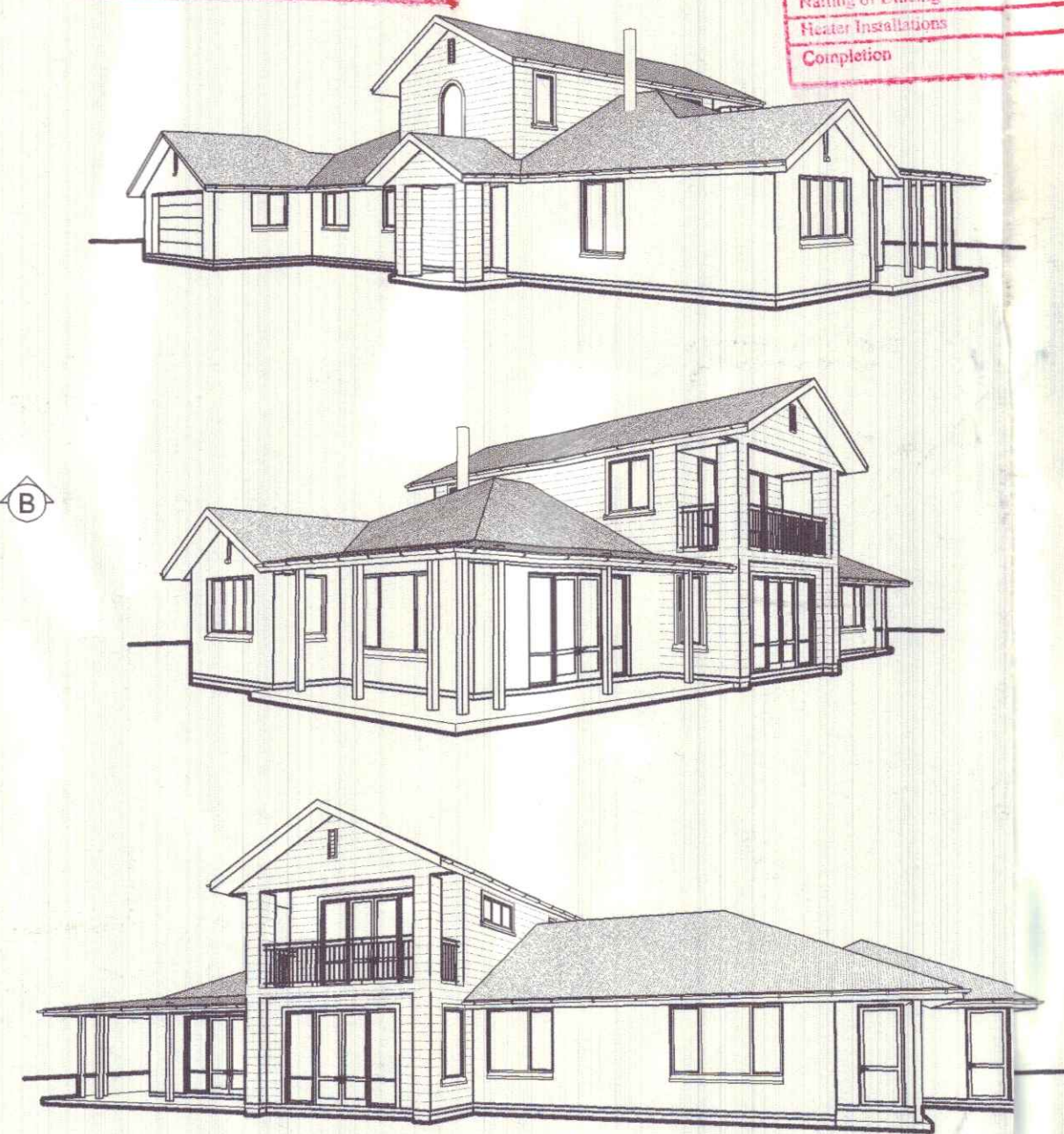
9/12/20 10:20 AM

PROPOSED FIRST FLOOR PLAN.
SCALE 1:100.



ROOF PLAN.
SCALE 1:100.

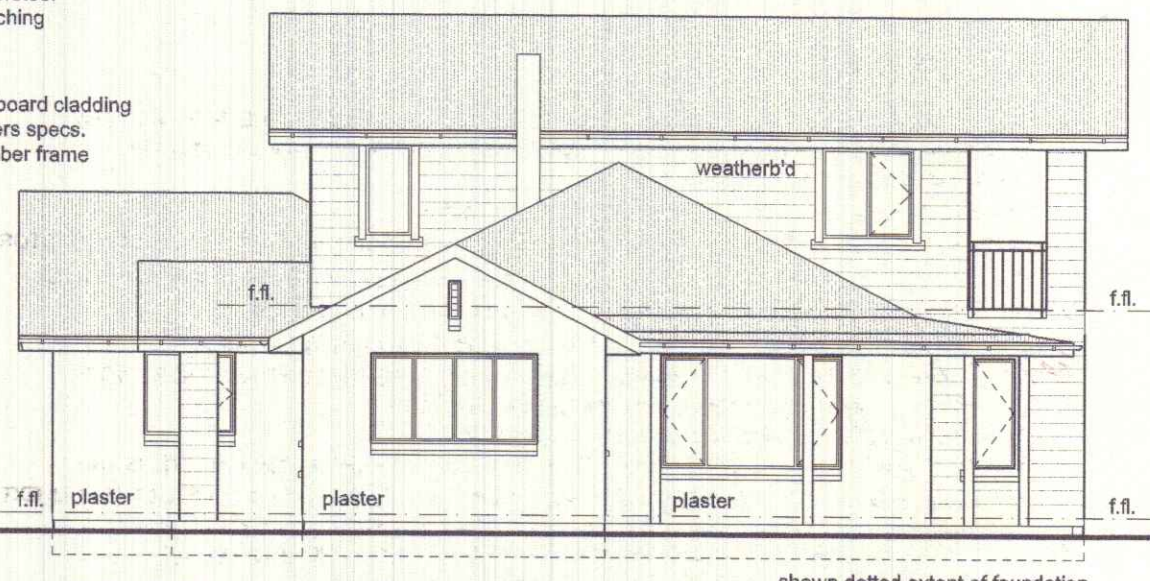
Specified Corrugated colorsteel roofing fixed as per manufacturers specifications with matching fixings & flashings



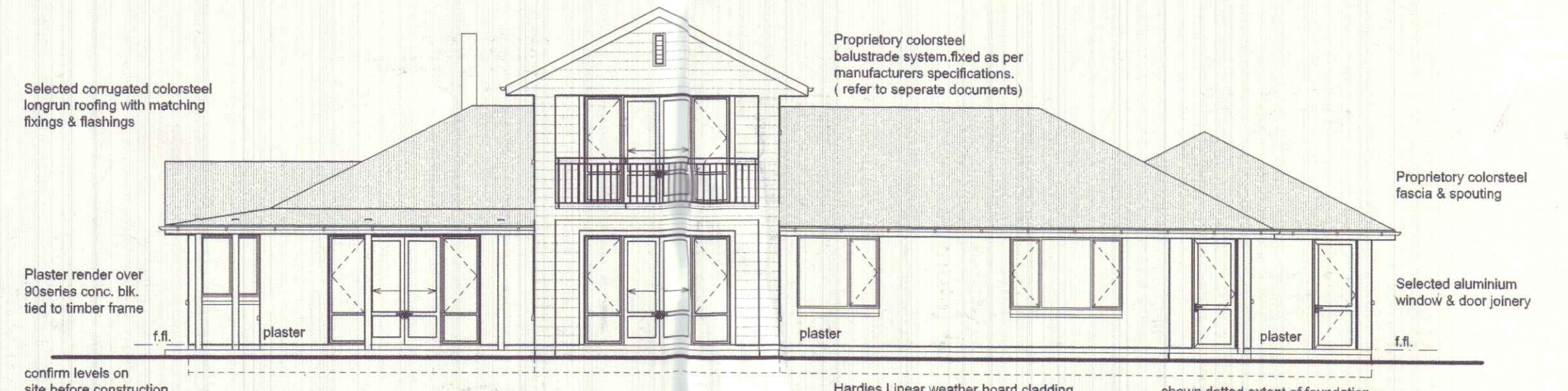
EAST ELEVATION
SCALE 1:100.

GENERAL NOTES

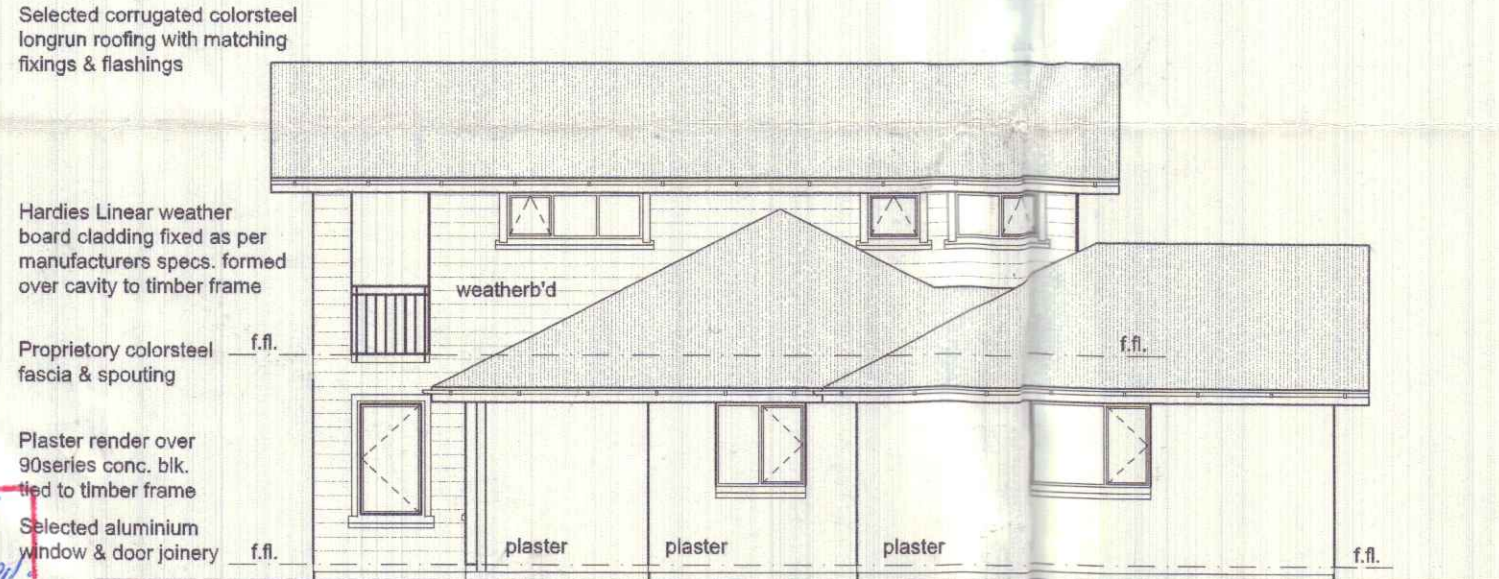
- 1) SPECIFIC BUILDING CONSTRUCTION AND SERVICES ARE TO COMPLY WITH THE PROVISIONS OF THE N.Z. BUILDING CODE. GENERAL CONSTRUCTION SHALL COMPLY WITH N.Z.S. 3604 1999
- 2) ALL DIMENSIONS ARE TO TIMBER FRAME.
- 3) CONFIRM ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION.
- 4) THESE DOCUMENTS HAVE BEEN PREPARED FOR BUILDING CONSENT PURPOSES ONLY. CONTRACTORS AND SUB-TRADES SHOULD CONFIRM ALL DETAILS WITH THE CLIENT OR THERE REPRESENTATIVE.
- 5) IT IS THE RESPONSIBILITY OF ALL TRADES PRICING THIS WORK TO CHECK THE EXISTING CONDITIONS AND ALLOW FOR ANY ITEMS THAT MAY AFFECT THEIR PRICE.
- 6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUALITY CONTROL OF SUBTRADES WORK.
- 7) THIS PLAN HAS BEEN PREPARED AS A GENERAL CONCEPT FOR RODGER GILCHRIST BUILDING SERVICES, SHOWING THE GENERAL INTENT OF WORK TO BE UNDER TAKEN AND IN NO WAY INFERS THAT ALL ITEMS ARE INDICATED OR SPECIFIED. THEREFORE TRADES PRICING THIS WORK SHOULD CONFIRM THE FULL EXTENT OF THEIR WORK WITH RODGER GILCHRIST BUILDING SERVICES BEFORE CONSTRUCTION.
- 8) LEVELS HAVE NOT BEEN TAKEN ON THIS SITE AND ARE SHOWN AS INDICATIVE ON THE ELEVATIONS. TRADES SHOULD SITE CHECK BEFORE PRICING.



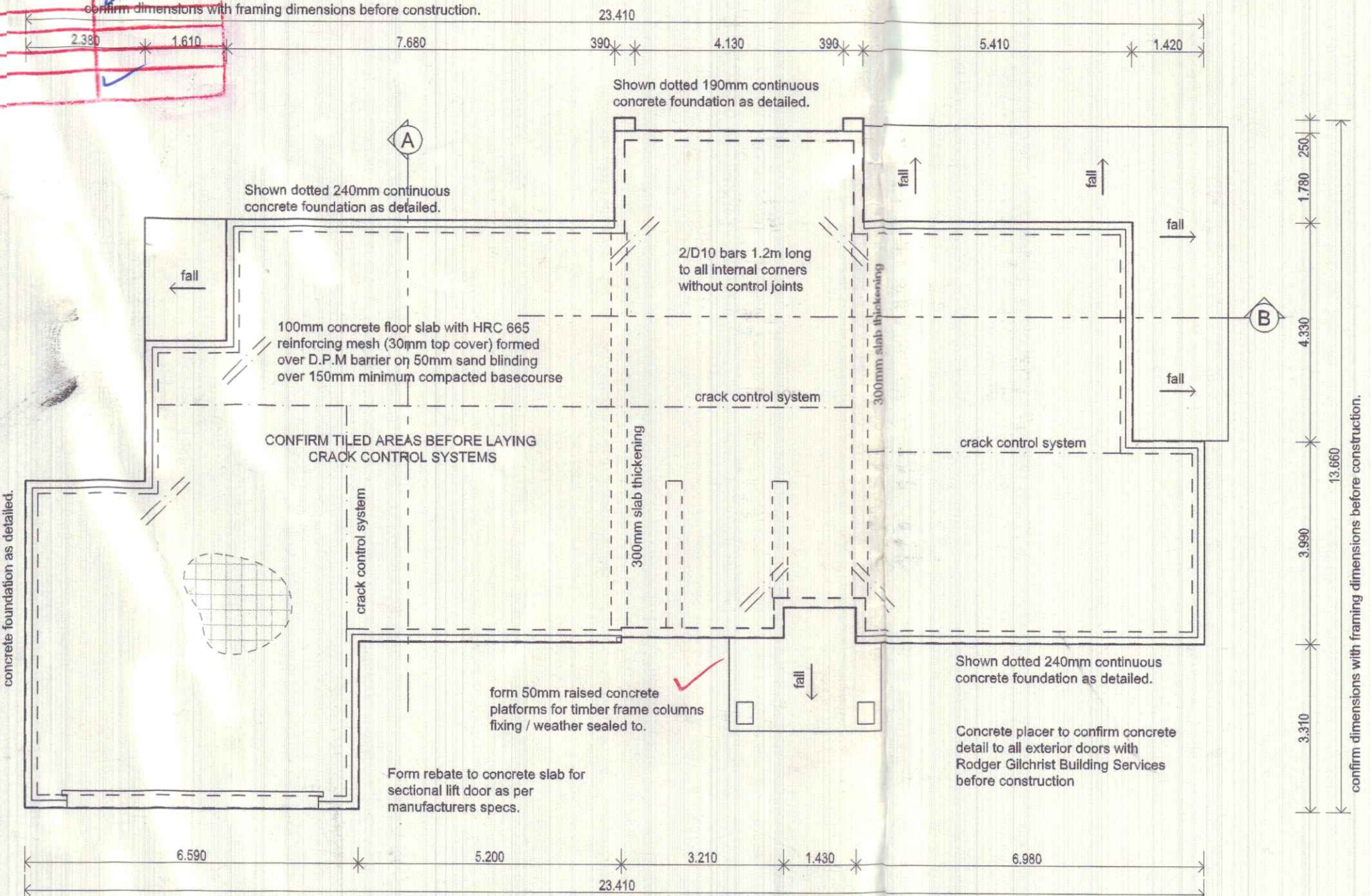
NORTH ELEVATION
SCALE 1:100.



WEST ELEVATION
SCALE 1:100.



SOUTH ELEVATION
SCALE 1:100.



FOUNDATION PLAN.
SCALE 1:100.

All workmanship and materials shall be in accordance with New Zealand Standards 3504:1999 and the Building Act 1991. All non specific Construction shall be in accordance with the provisions of the New Zealand Building Code. The Contractor shall verify all dimensions on site before commencing work. Written dimensions are to take priority over scaled dimensions. All plans are to be read in conjunction with the specifications and Engineer's details.

Client:
Proposed New Residence for: ERIK & BEV BADCOCK
Awamoa Road.
Oamaru

Drawn:
Design: Rodger Gilchrist.
Date: December 2004
Scales: As Indicated
Job No:

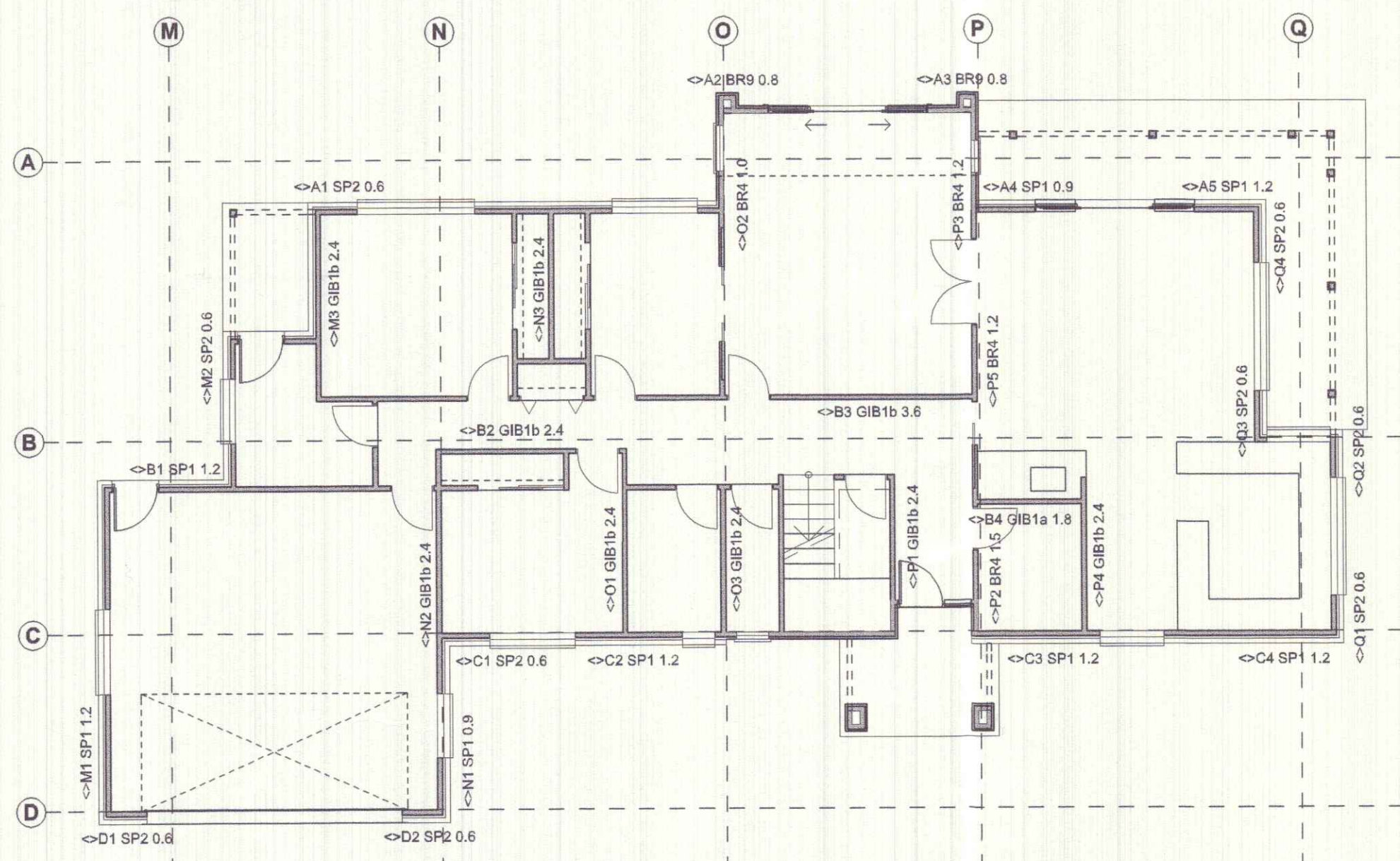
Drawing Title:
CONSTRUCTION DRWGS

General Notes / Comments:

Client Approval	
Cad File Reference	
Revision No	
Sheet No	1
Set of	2

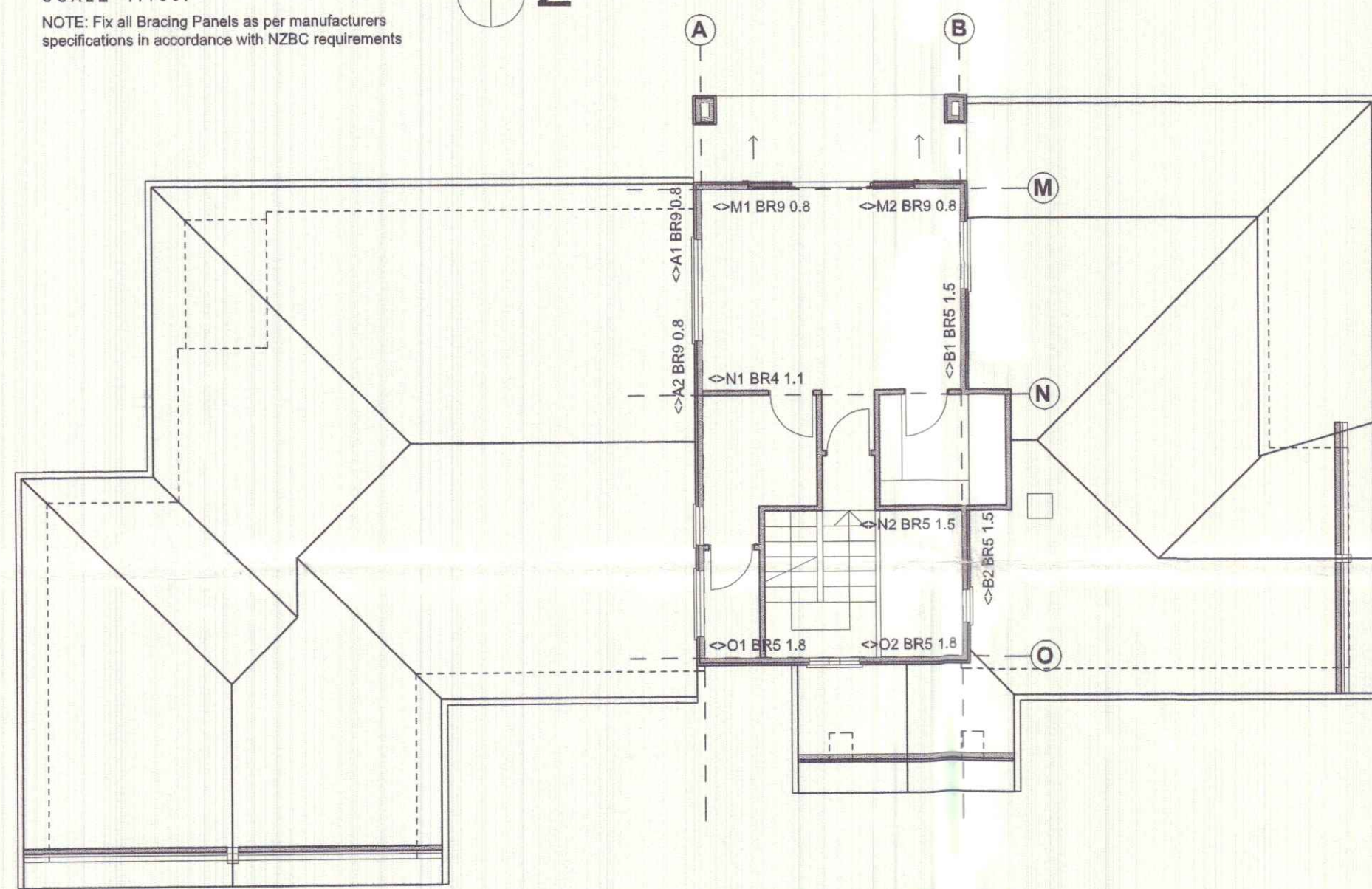
roger gilchrist
building services ltd
ph 434 1001 0272428436

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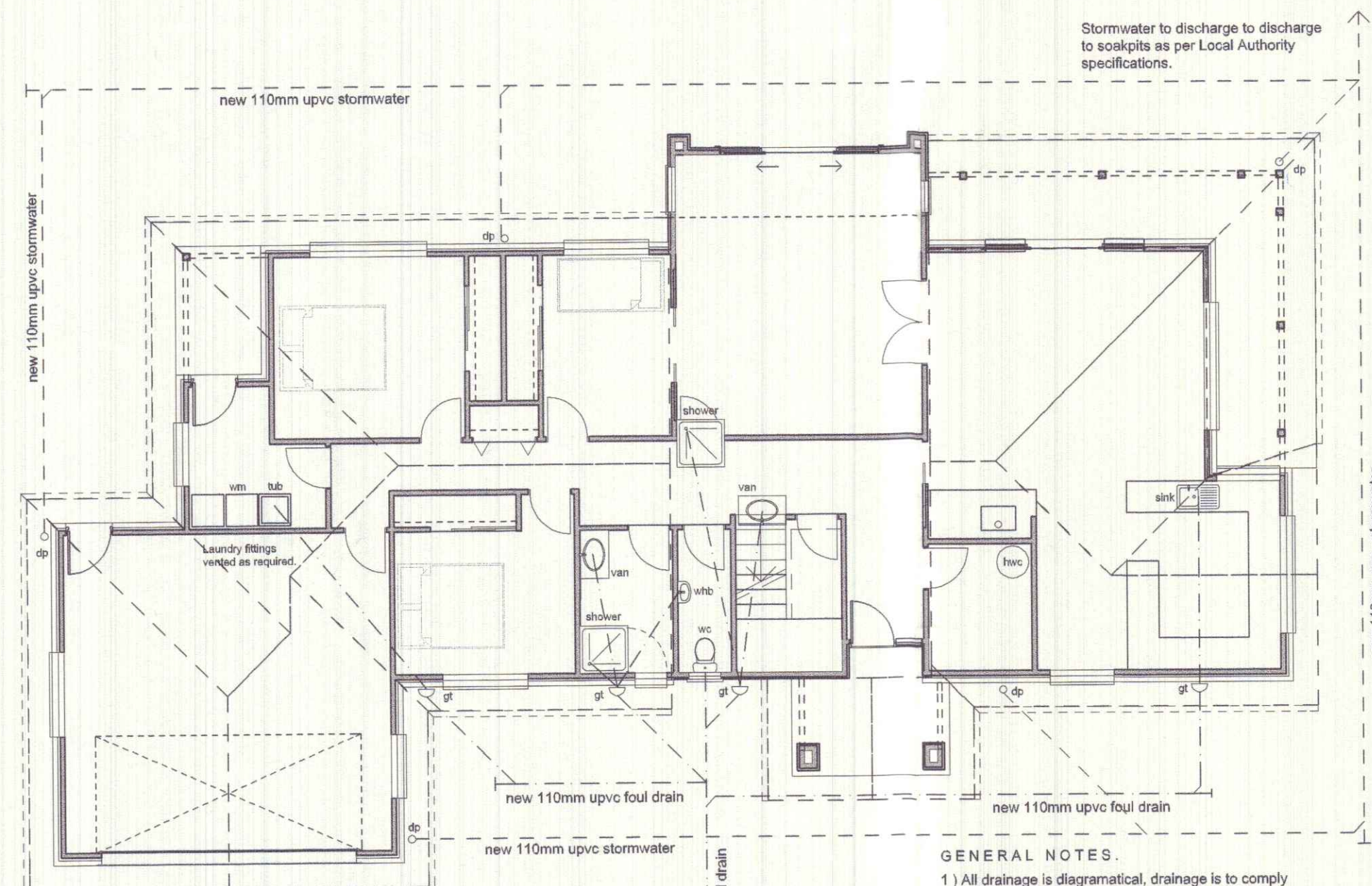
BRACING PLAN
SCALE 1:100

NOTE: Fix all Bracing Panels as per manufacturers specifications in accordance with NZBC requirements



BRACING PLAN
SCALE 1:100

NOTE: Fix all Bracing Panels as per manufacturers specifications in accordance with NZBC requirements

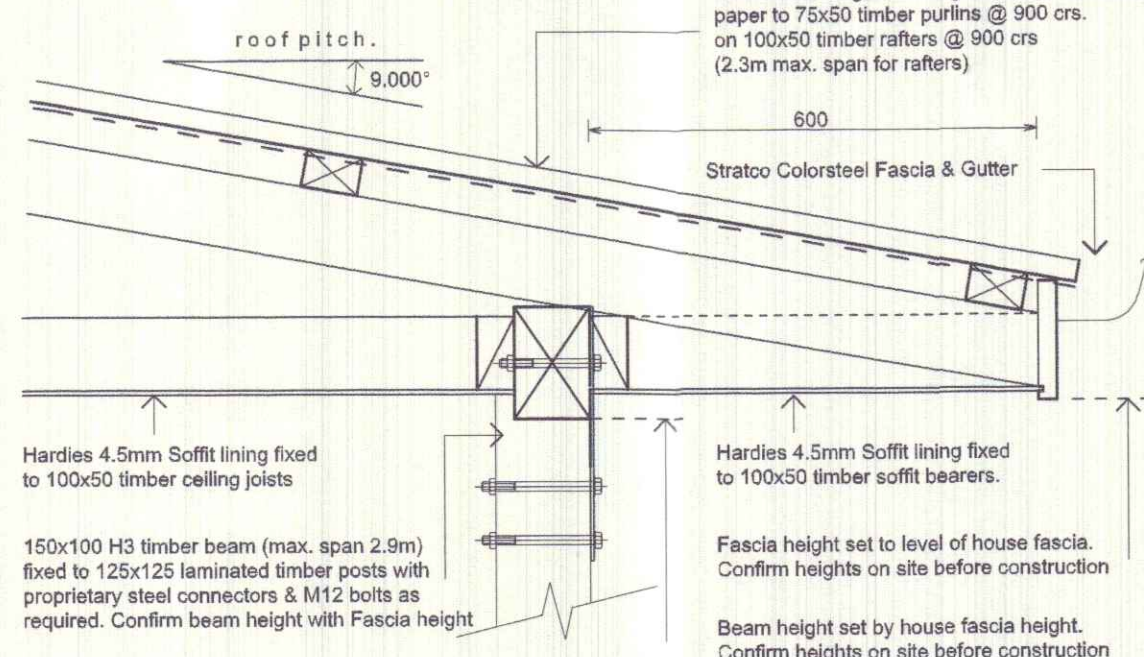


DRAINAGE PLAN
SCALE 1:100

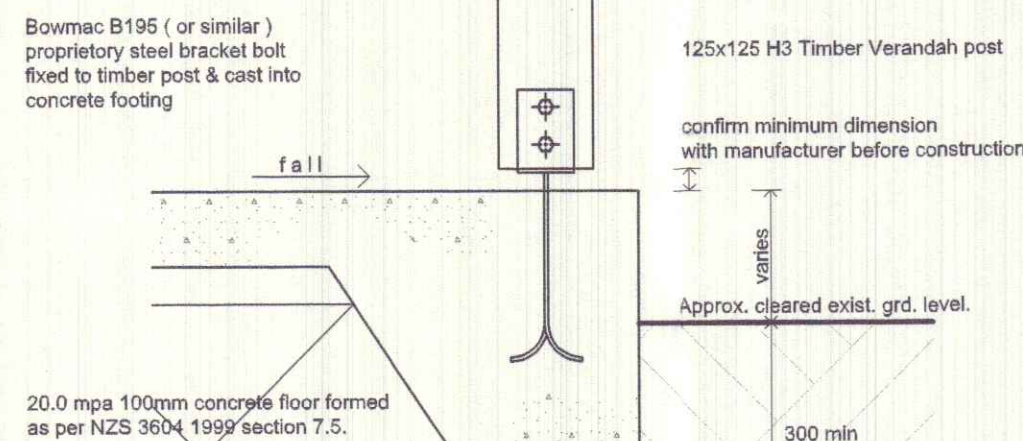
GENERAL NOTES

- 1) All drainage is diagrammatic, drainage is to comply with local authority regulations, & constructed as per current best trade practices.
- 2) Drainage to determine on site location of downpipes. All downpipes are to drain to street connection as per local authority regulations

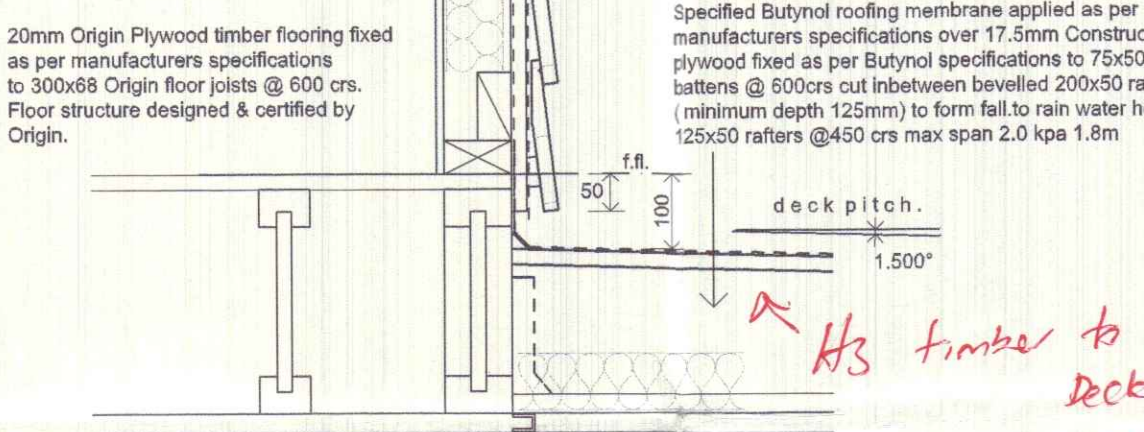
Foul drain to discharge to Local Authority
Approved connection point via pump system.
Refer to plumbers specifications for details



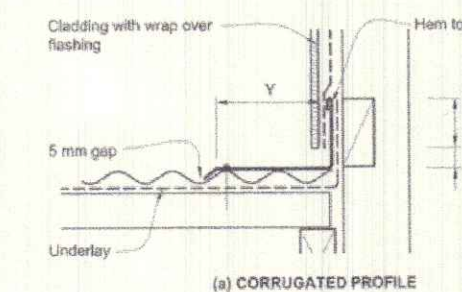
VERANDAH SOFFIT DETAIL
SCALE 1:10



POST / FOOTING DETAIL
SCALE 1:10



FLOOR JUNCTION DETAIL
SCALE 1:10



Non-Specific Std Cross Section

CROSS SECTION TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTATION

10mm GIB board wall lining screw fixed to as per manufacturers specs to 90x45mm timber frame walls. R 2.4 insulation to exterior wall cavities

REFER TO STANDARD DETAIL

Proprietary colorsteel fascia & spouting system fixed as per manufacturers specs

4.5mm Hardiflex soffit lining fixed as per manufacturers specs to 100x50 soffit bearers.

Selected plaster render applied over 90 series concrete block veneer tied to timber frame with proprietary ties. Specified build paper over fixed to 90x45mm timber frame as per NZS 3604 1999

13mm GIB board ceiling lining screw fixed as per manufacturers specs to proprietary steel ceiling battens @ 600cs. R 2.6 insulation fitted over

20mm Origin Plywood timber flooring fixed as per manufacturers specifications to 300x60 Origin floor joists @ 600cs. Floor structure designed & certified by Origin.

10mm GIB board wall lining screw fixed to as per manufacturers specs to 90x45mm timber frame walls. R 2.4 insulation to exterior wall cavities

100mm 20.0 MPA concrete floor slab with HRC 665 reinforcing mesh (30mm top cover) constructed as per NZS 3604 1999, laid over DPM barrier on 50mm sand blinding on 150mm compacted base course.

Selected Aluminium window & door joinery flashed & sealed into exterior cladding

Selected plaster render applied over 90 series concrete block veneer tied to timber frame with proprietary ties. Specified build paper over fixed to 90x45mm timber frame as per NZS 3604 1999

10mm GIB board wall lining screw fixed to as per manufacturers specs to 90x45mm timber frame walls. R 2.4 insulation to exterior wall cavities

100mm 20.0 MPA concrete floor slab with HRC 665 reinforcing mesh (30mm top cover) constructed as per NZS 3604 1999, laid over DPM barrier on 50mm sand blinding on 150mm compacted base course.

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10mm GIB board wall lining screw fixed to as per manufacturers specs to 90x45mm timber frame walls. R 2.4 insulation to exterior wall cavities

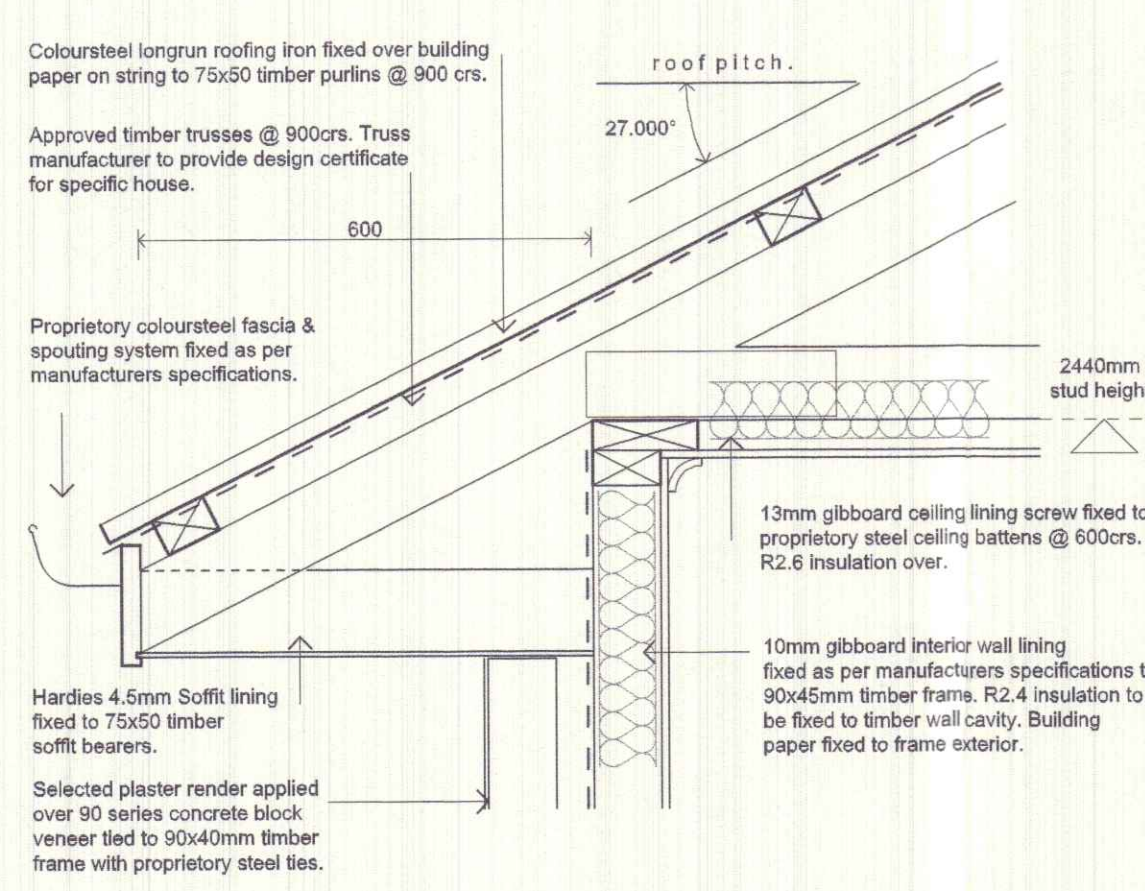
100mm 20.0 MPA concrete floor slab with HRC 665 reinforcing mesh (30mm top cover) constructed as per NZS 3604 1999, laid over DPM barrier on 50mm sand blinding on 150mm compacted base course.

Selected Aluminium window & door joinery flashed & sealed into exterior cladding

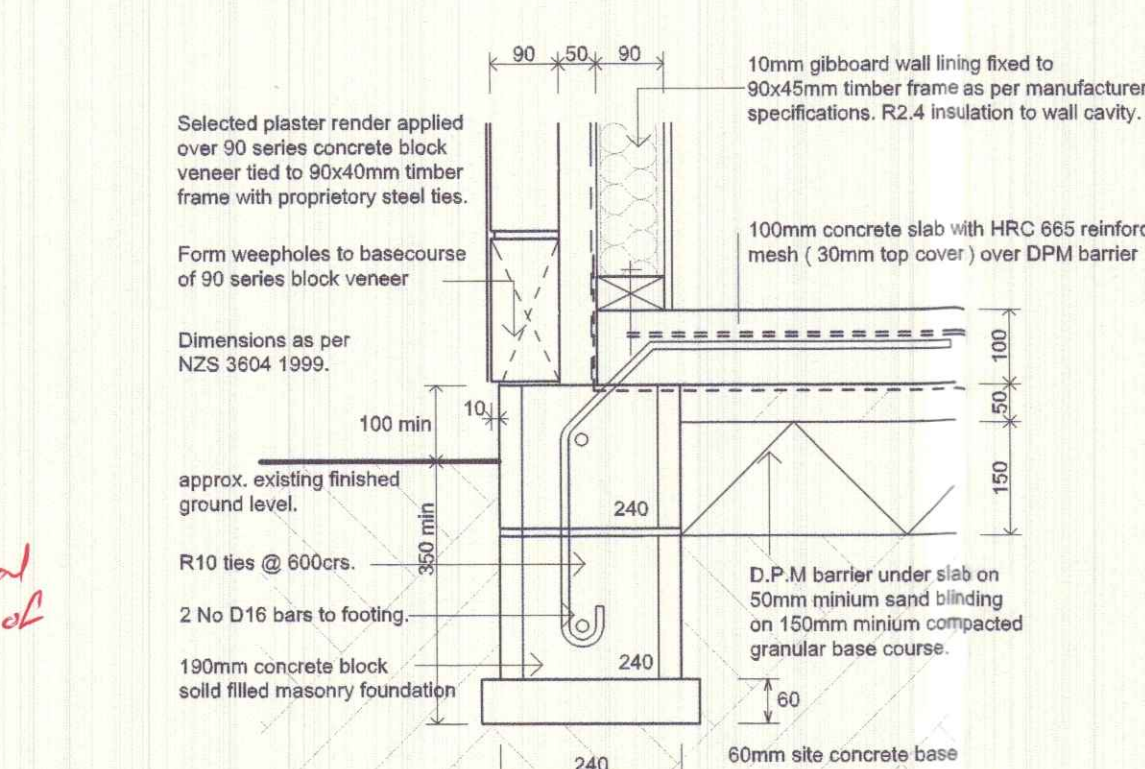
Selected plaster render applied over 90 series concrete block veneer tied to timber frame with proprietary ties. Specified build paper over fixed to 90x45mm timber frame as per NZS 3604 1999

10mm GIB board wall lining screw fixed to as per manufacturers specs to 90x45mm timber frame walls. R 2.4 insulation to exterior wall cavities

100mm 20.0 MPA concrete floor slab with HRC 665 reinforcing mesh (30mm top cover) constructed as per NZS 3604 1999, laid over DPM barrier on 50mm sand blinding on 150mm compacted base course.



TYPICAL SOFFIT DETAIL
SCALE 1:10



TYPICAL FOUNDATION DETAIL
SCALE 1:10

FOUNDATION DETAIL TO BE CONSTRUCTED AS PER NZS 3604 1999 OR AS PER AN APPROVED ACCEPTABLE SOLUTION

10mm GIB board wall lining fixed to 90x45mm timber frame as per manufacturers specifications. R 2.4 insulation to wall cavity.

100mm concrete slab with HRC 665 reinforcing mesh (30mm top cover) over DPM barrier

Form weepholes to basecourse of 90 series block veneer

Dimensions as per NZS 3604 1999.

approx. existing finished ground level.

R10 ties @ 600cs.

2 No D16 bars to footing

190mm concrete block solid filled masonry foundation

60mm site concrete base

D.P.M barrier under slab on 50mm minimum sand blinding on 150mm minimum compacted granular base course

Holes half the diameter of the pipe

Block both ends of pipe

Downpipe

T-junction

NOTE: (1) Hole positions to avoid joints in roofing. (2) When downpipe is located in corner, spreader to be L-shaped.

Specified colorsteel longrun roofing fixed as per manufacturers specs over specified build, paper to 75x50 timber purlins (on flat) @ 900cs fixed to approved timber trusses @ 900cs

13mm GIB board ceiling lining screw fixed as per manufacturers specs to proprietary steel ceiling battens @ 600cs. R 2.6 insulation fitted over

Selected Aluminium window & door joinery flashed & sealed into exterior cladding

Selected plaster render applied over 90 series concrete block veneer tied to timber frame with proprietary ties. Specified build paper over fixed to 90x45mm timber frame as per NZS 3604 1999

10mm GIB board wall lining screw fixed to as per manufacturers specs to 90x45mm timber frame walls. R 2.4 insulation to exterior wall cavities

100mm 20.0 MPA concrete floor slab with HRC 665 reinforcing mesh (30mm top cover) constructed as per NZS 3604 1999, laid over DPM barrier on 50mm sand blinding on 150mm compacted base course.

Selected Aluminium window & door joinery flashed & sealed into exterior cladding

Selected plaster render applied over 90 series concrete block veneer tied to timber frame with proprietary ties. Specified build paper over fixed to 90x45mm timber frame as per NZS 3604 1999

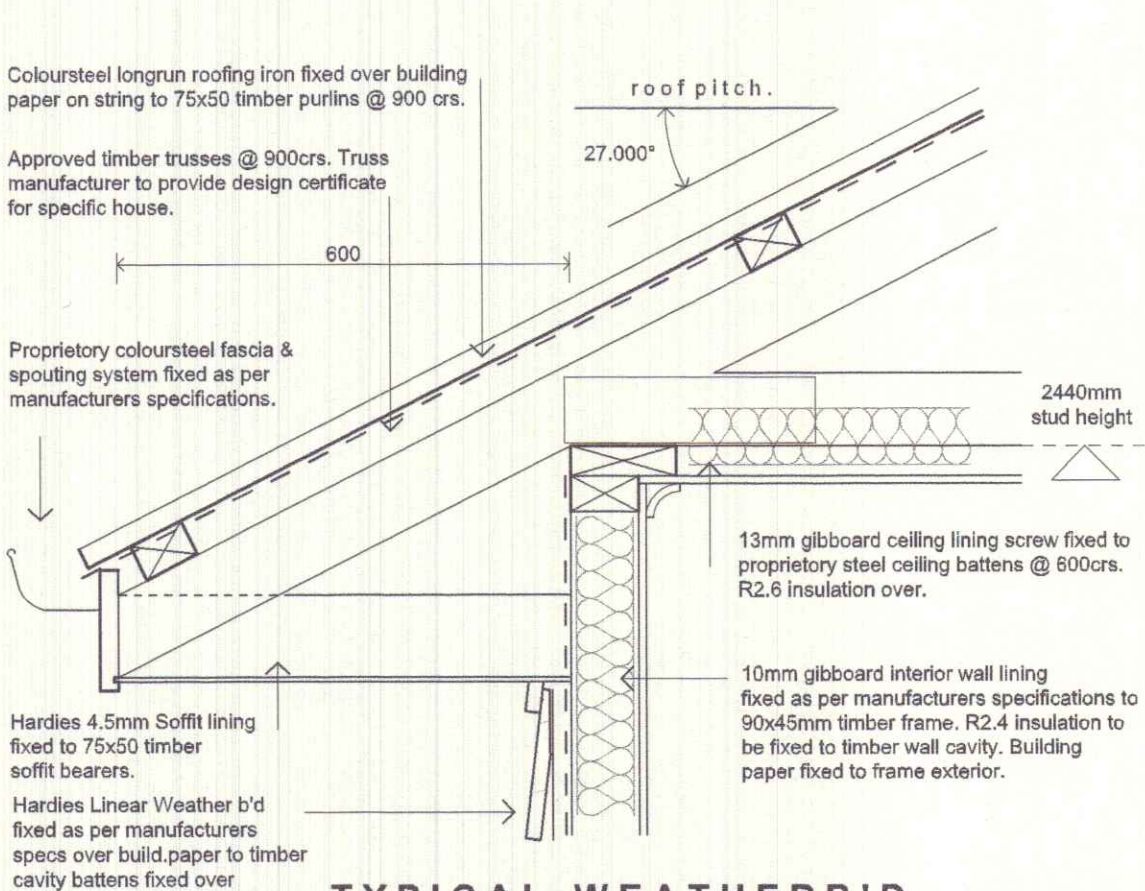
10mm GIB board wall lining screw fixed to as per manufacturers specs to 90x45mm timber frame walls. R 2.4 insulation to exterior wall cavities

100mm 20.0 MPA concrete floor slab with HRC 665 reinforcing mesh (30mm top cover) constructed as per NZS 3604 1999, laid over DPM barrier on 50mm sand blinding on 150mm compacted base course.

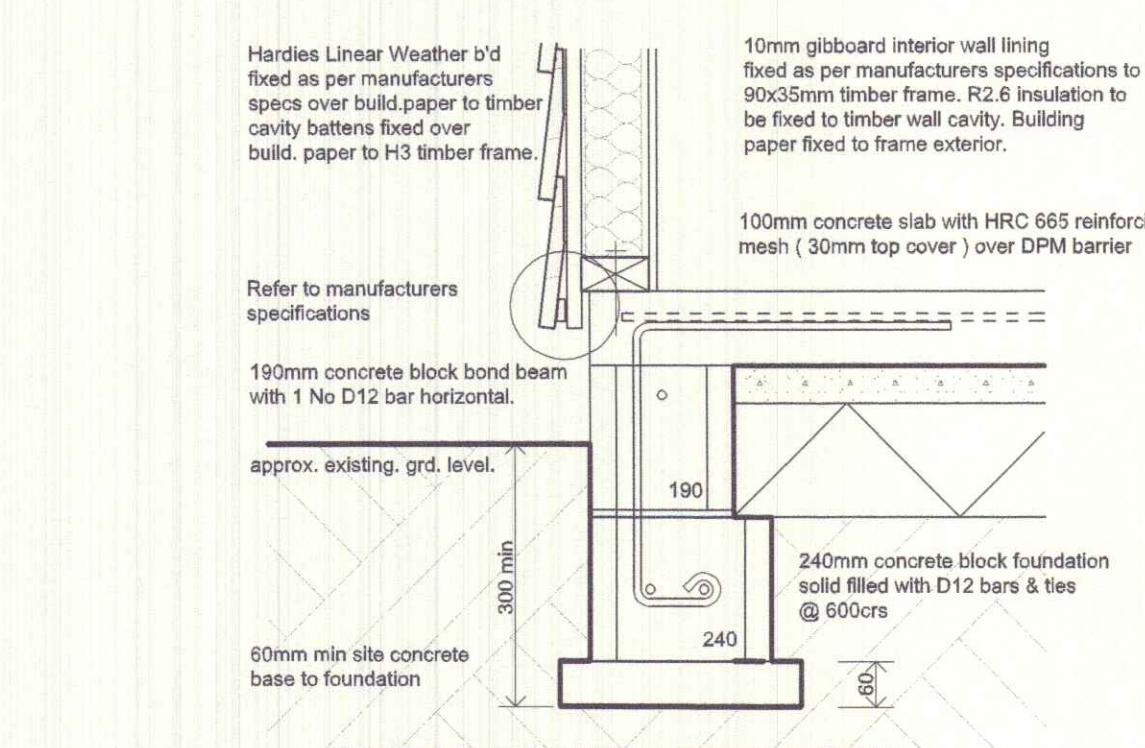
Selected Aluminium window & door joinery flashed & sealed into exterior cladding

Selected plaster render applied over 90 series concrete block veneer tied to timber frame with proprietary ties. Specified build paper over fixed to 90x45mm timber frame as per NZS 3604 1999

10mm GIB board wall lining screw fixed to as per manufacturers specs to 90x45mm timber frame walls. R 2.4 insulation to exterior wall cavities



TYPICAL WEATHERB'D SOFFIT DETAIL
SCALE 1:10



TYPICAL WEATHERB'D FOUNDATION DETAIL
SCALE 1:10

FOUNDATION DETAIL TO BE CONSTRUCTED AS PER NZS 3604 1999 OR AS PER AN APPROVED ACCEPTABLE SOLUTION

10mm GIB board interior wall lining fixed as per manufacturers specifications to 90x45mm timber frame. R 2.4 insulation to be fixed to timber wall cavity. Building paper fixed to frame exterior.

100mm concrete slab with HRC 665 reinforcing mesh (30mm top cover) over DPM barrier

Refer to manufacturers specifications

190mm concrete block bond beam with 1 No D12 bar horizontal.

approx. existing, grd. level.

60mm min site concrete base to foundation

240mm concrete block foundation solid filled with D12 bars & ties @ 600cs

Holes half the diameter of the pipe

Block both ends of pipe

Downpipe

T-junction

NOTE: (1) Hole positions to avoid joints in roofing. (2) When downpipe is located in corner, spreader to be L-shaped.

Specified colorsteel longrun roofing fixed as per manufacturers specs over specified build, paper to 75x50 timber purlins (on flat) @ 900cs fixed to approved timber trusses @ 900cs

13mm GIB board ceiling lining screw fixed as per manufacturers specs to proprietary steel ceiling battens @ 600cs. R 2.6 insulation fitted over

Selected Aluminium window & door joinery flashed & sealed into exterior cladding

Selected plaster render applied over 90 series concrete block veneer tied to timber frame with proprietary ties. Specified build paper over fixed to 90x45mm timber frame as per NZS 3604 1999

10mm GIB board wall lining screw fixed to as per manufacturers specs to 90x45mm timber frame walls. R 2.4 insulation to exterior wall cavities

100mm 20.0 MPA concrete floor slab with HRC 665 reinforcing mesh (30mm top cover) constructed as per NZS 3604 1999, laid over DPM barrier on 50mm sand blinding on 150mm compacted base course.

Selected Aluminium window & door joinery flashed & sealed into exterior cladding

Selected plaster render applied over 90 series concrete block veneer tied to timber frame with proprietary ties. Specified build paper over fixed to 90x45mm timber frame as per NZS 3604 1999

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Client:
Proposed New Residence for: ERIK & BEV BADCOCK
Awamoa Road.
Oamaru

Drawn: Rodger Gilchrist.
Date: December 2004
Scales: As indicated
Job No:

Drawing Title:
CONSTRUCTION DRWGS

General Notes / Comments:

Client Approval	
Cad File Reference	
Revision No	
Sheet No	2
Set of	2

roger gilchrist
building services ltd
ph 434 1001 0272428636

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