

ALTERATIONS TO RESIDENCE For M & W TUNNICLIFFE

149 Karaka Street, Wanganui

APPROVED
14 / 06 / 18
Consent No.

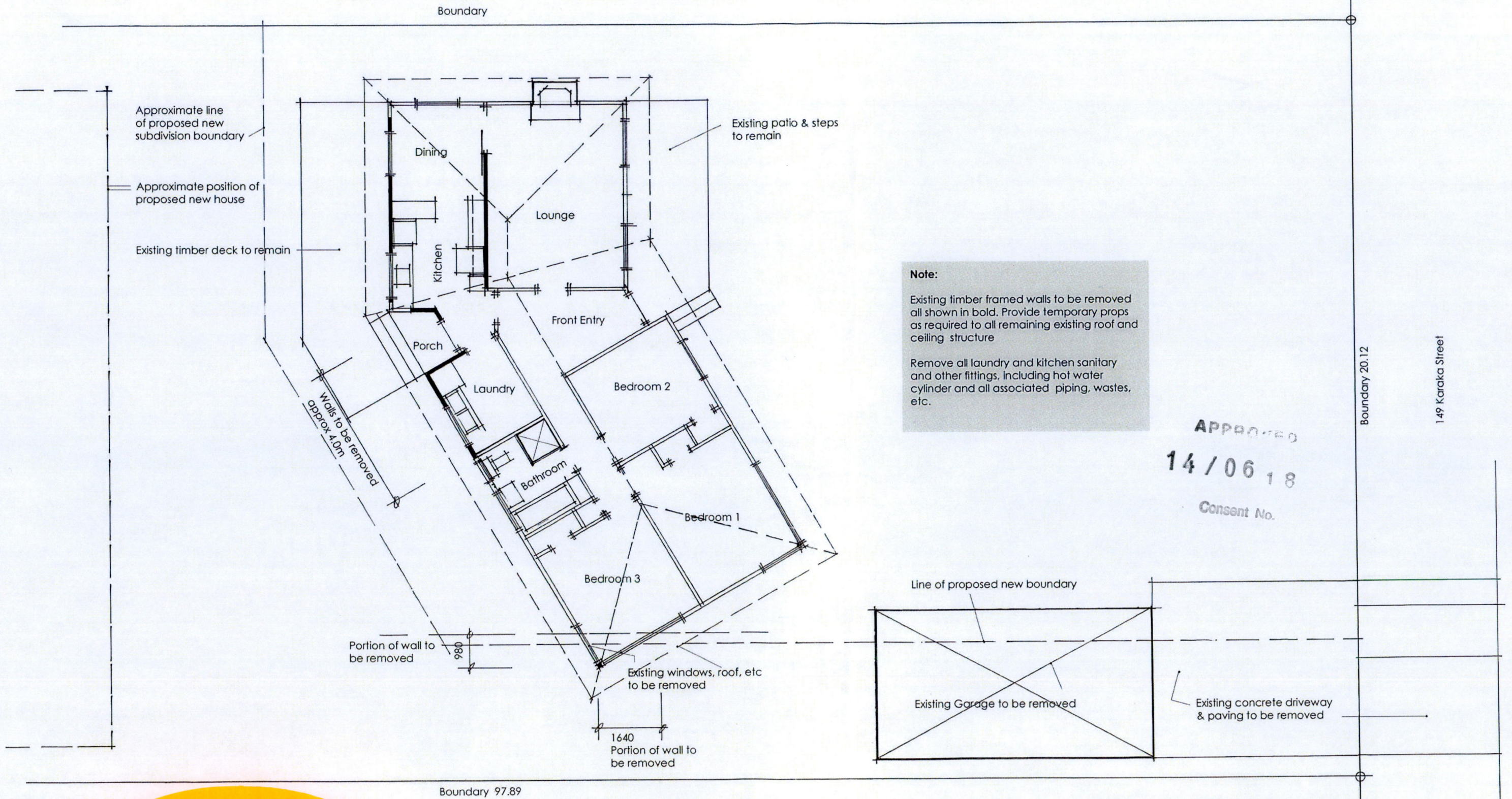
The Building Design Company Ltd

51 Taupo Quay, Wanganui
Mob: (027) 434 6788

Noel Mouldey

Licensed Building Practitioner





**APPROVED PLANS
TO BE KEPT ON-SITE**

**THESE MUST BE AVAILABLE FOR
VIEWING AT ALL TIMES**

No inspection will be made without these documents. A further inspection fee may be charged if plans are unavailable.

Existing Site & Floor Plan
Scale 1:100

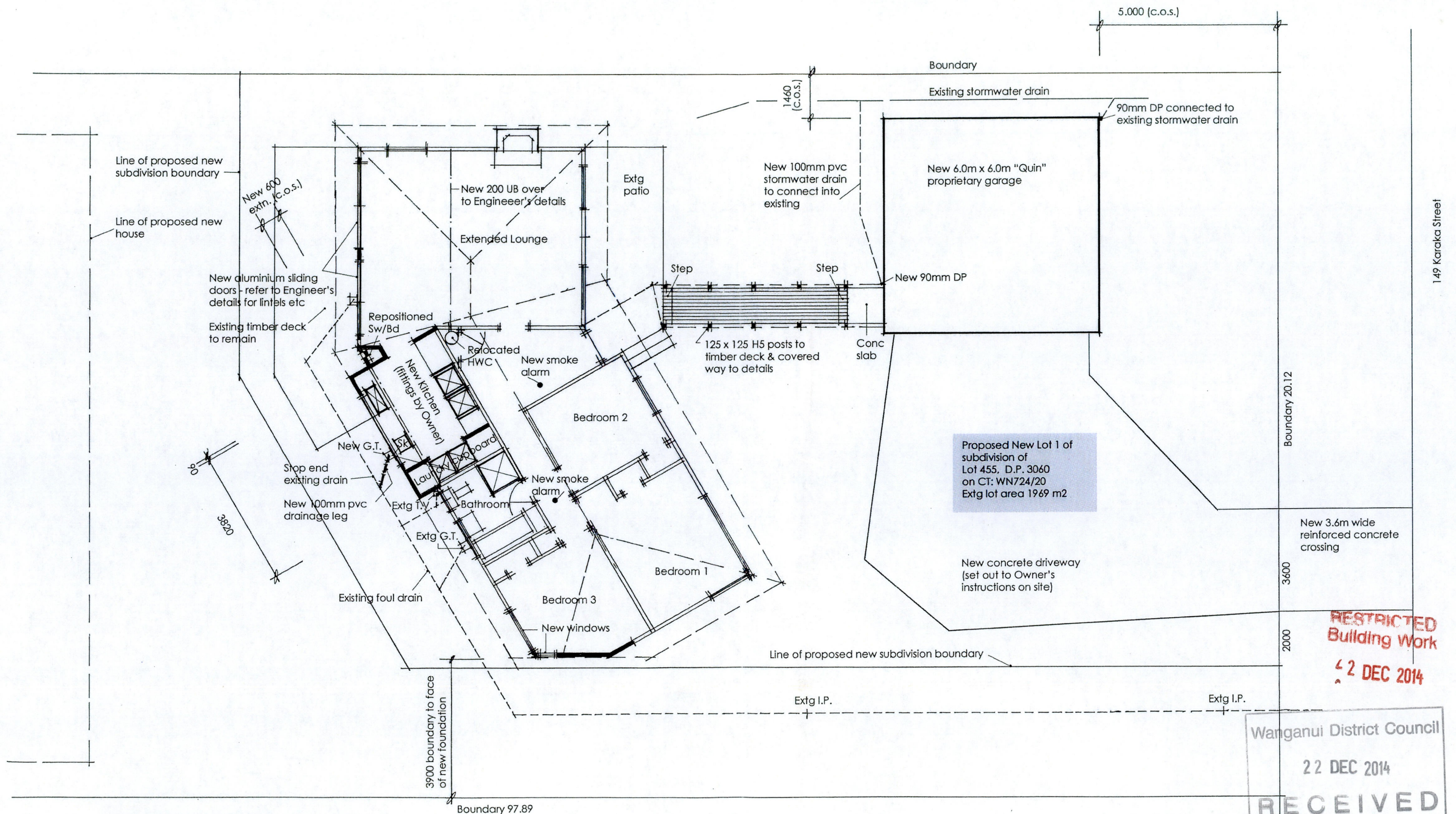
ALTERATIONS TO RESIDENCE
149 Karaka Street, Wanganui

THE BUILDING DESIGN COMPANY LTD
PO Box 227, Wanganui Ph: 027 434 6788

Designed & Drawn by:

NOEL MOULDEY
Licensed Building Practitioner





NOTE:

Provide new tempering valve to relocated hot water cylinder

Provide and fit new pvc waste pipes to kitchen sink and laundry tub. Run each with adequate fall to new gulley trap as shown above. Run wastes concealed in sub-floor space clipped back and supported as required.

Floors to new kitchen and laundry area are to be covered with selected vinyl flooring by Owner's approved contractor

New Site & Floor Plan

Scale 1:100

DRAWING AMENDED 19/12/14

APPR.

14/06/15

Con.

ALTERATIONS TO RESIDENCE

149 Karaka Street, Wanganui

THE BUILDING DESIGN COMPANY LTD

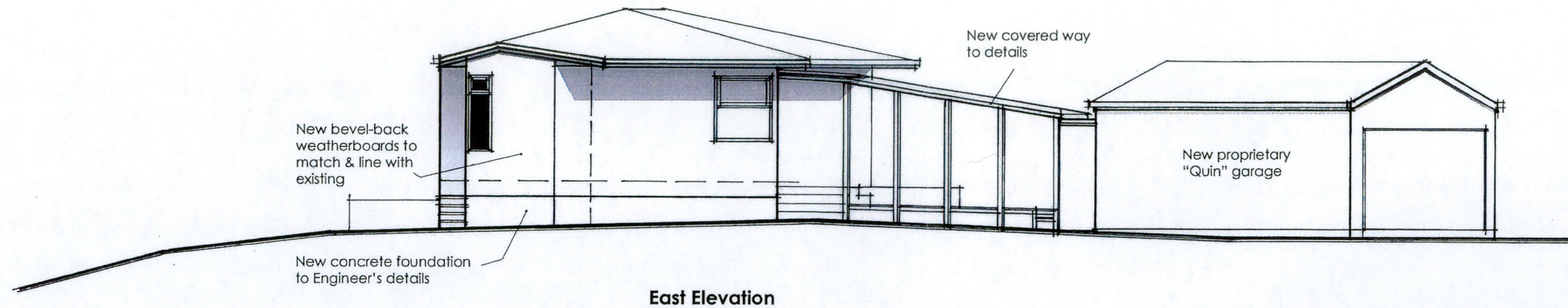
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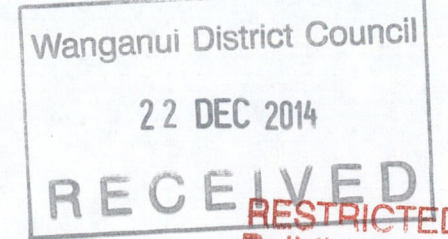
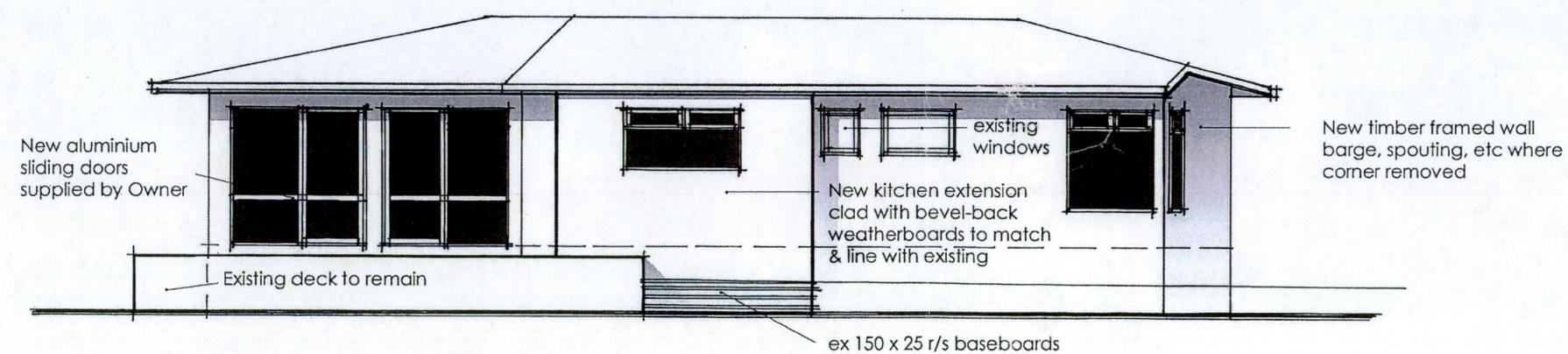
Licensed Building Practitioner





NOTE:

All new exterior timber framed walls are to be clad with "Ecoply" or similar approved, rigid air barrier to manufacturer's recommendations prior to fixing new bevelback weatherboarding



22 DEC 2014

Elevations
Scale 1:100

APPRO-

14 / 06 / 8

Consent No

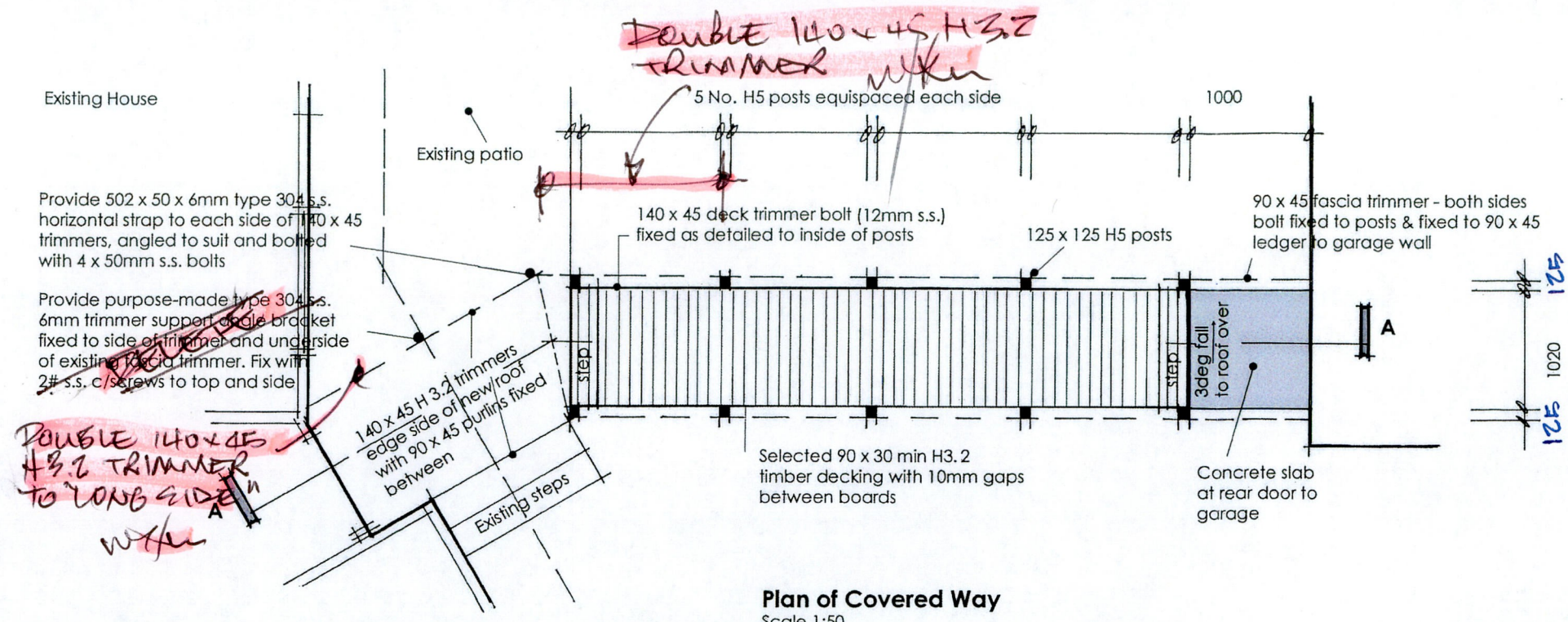
DRAWING AMENDED 19/12/14

ALTERATIONS TO RESIDENCE
149 Karaka Street, Wanganui

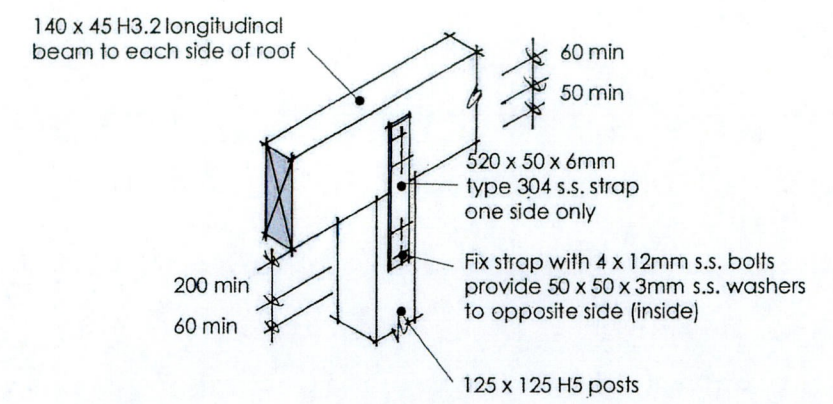
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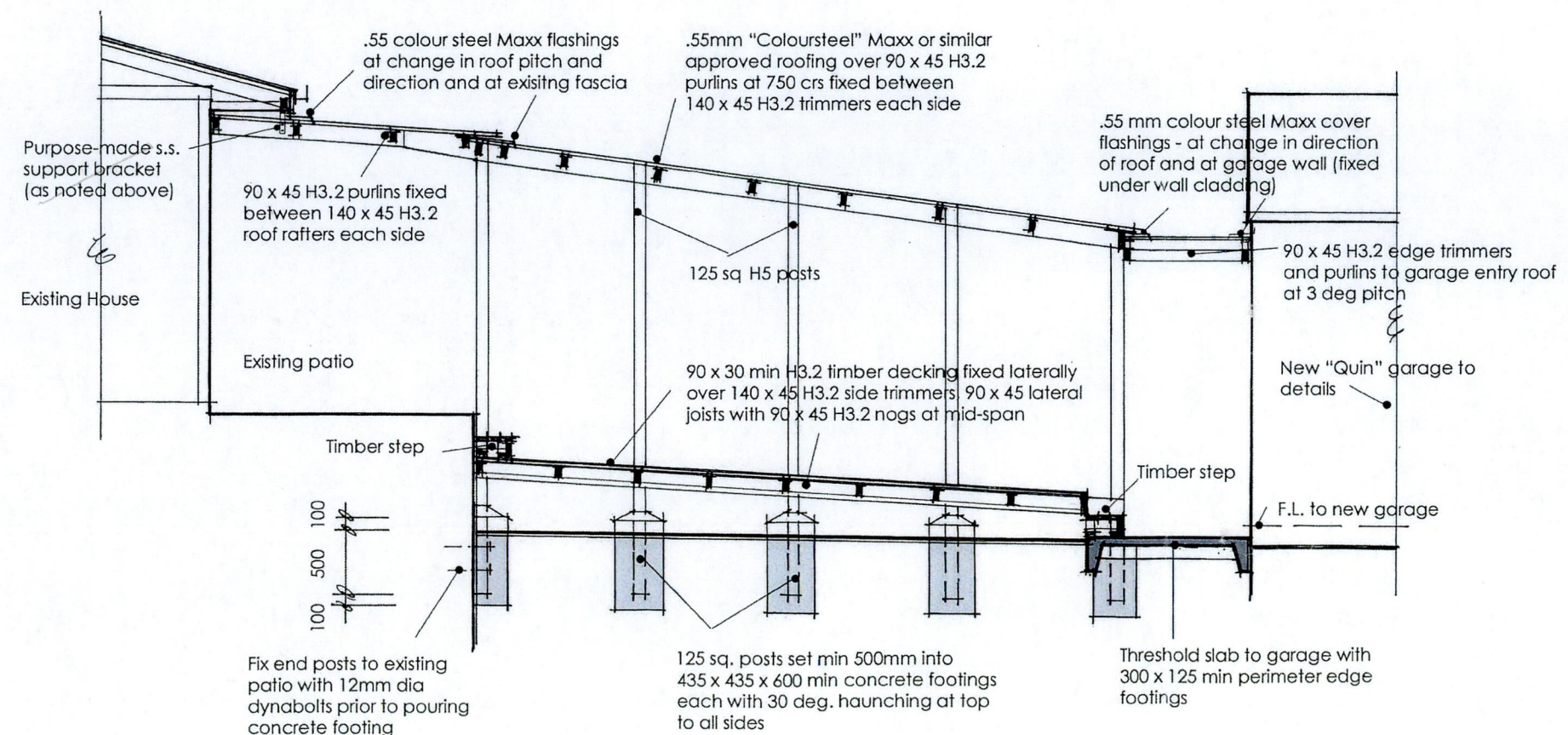


Plan of Covered Way
Scale 1:50



Typical Post to Roof Beam Bracket Detail
Not to Scale

Note: provide 2 x M12 galv bolts with 50 x 50 x 3mm galv washers each side at each post to deck edge beam



Long Section A - A through Covered Way
Scale 1:50

APPRO

14/06/14

Consent No

Wanganui District Council
22 DEC 2014
RECEIVED

DRAWING AMENDED 19/12/14

APPROVED
BUILDING WORK

22 DEC 2014

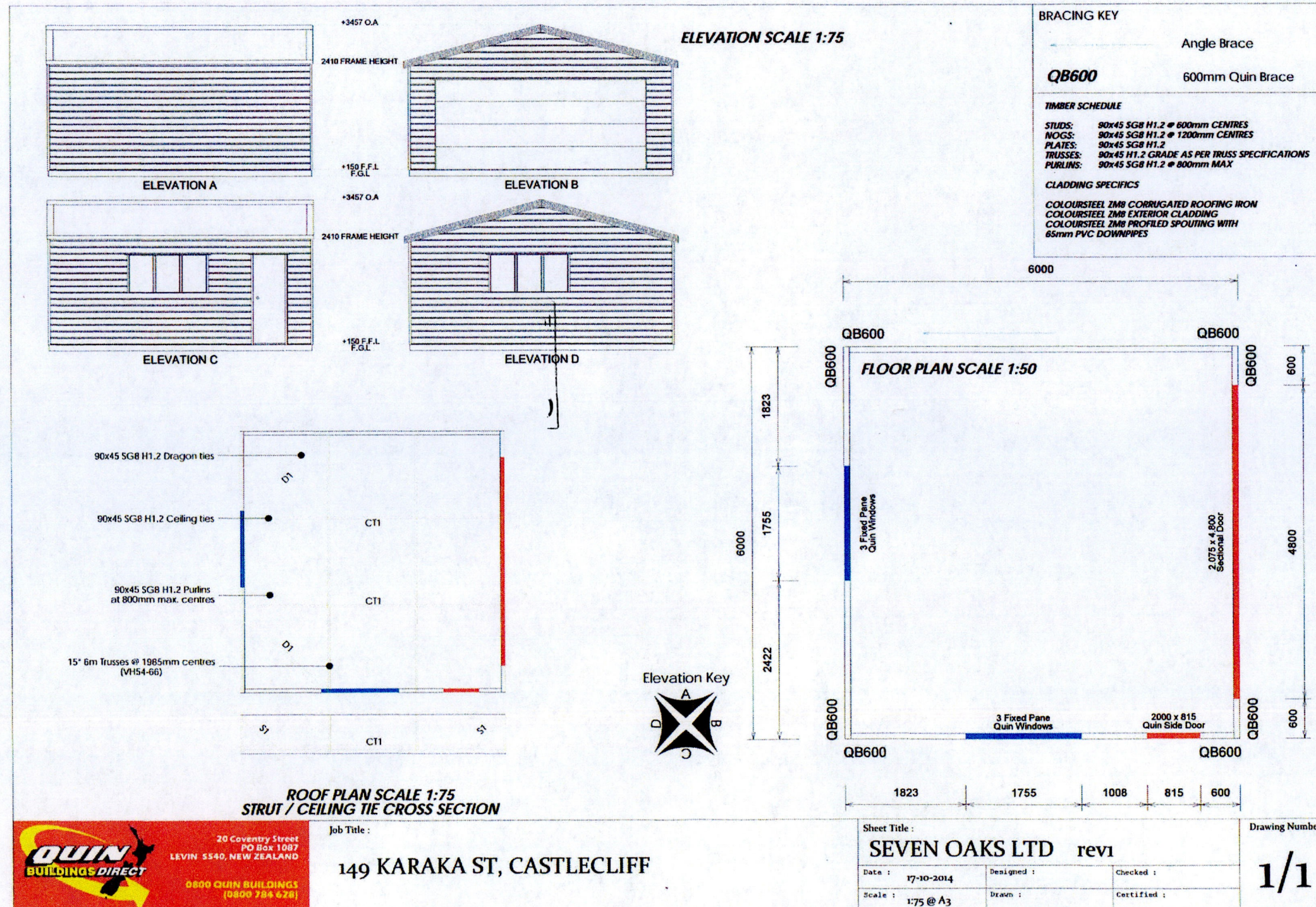
ALTERATIONS TO RESIDENCE
149 Karaka Street, Wanganui

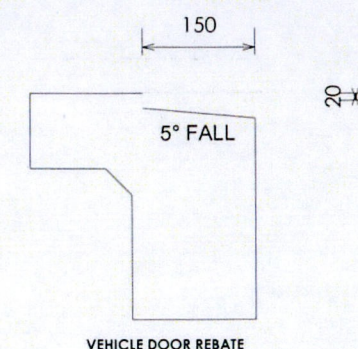
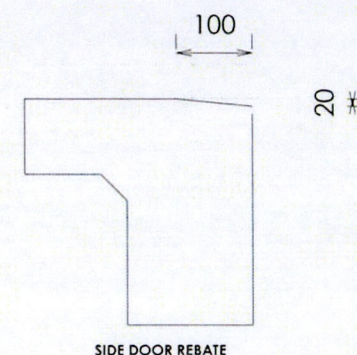
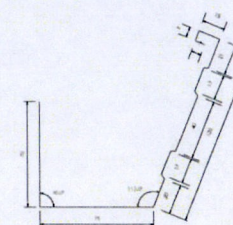
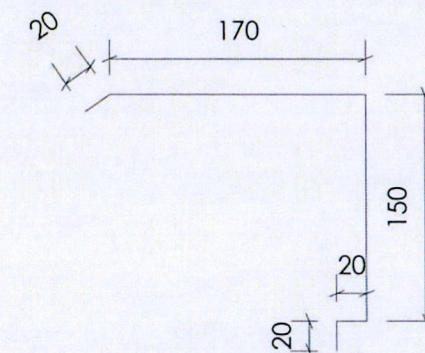
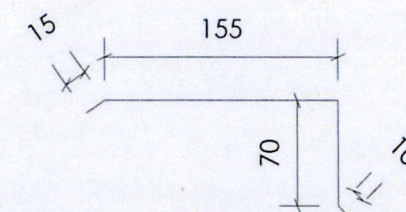
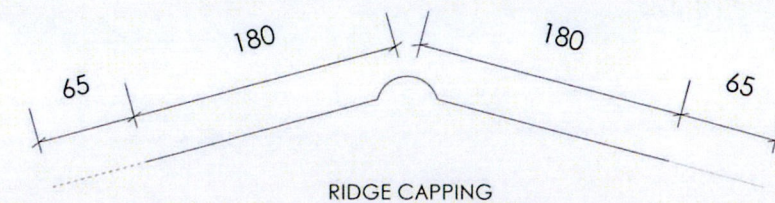
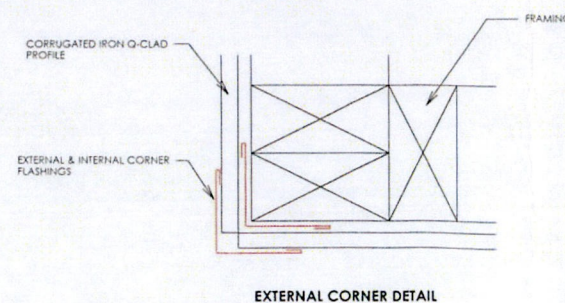
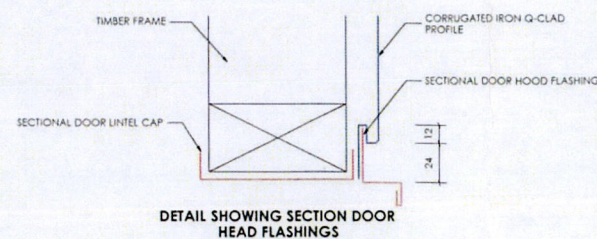
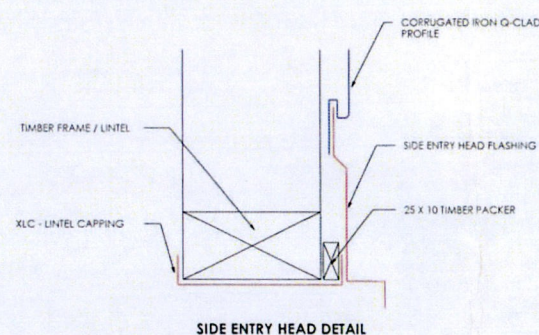
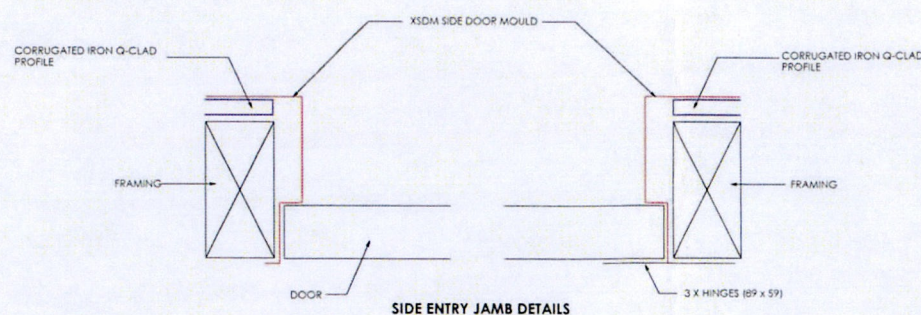
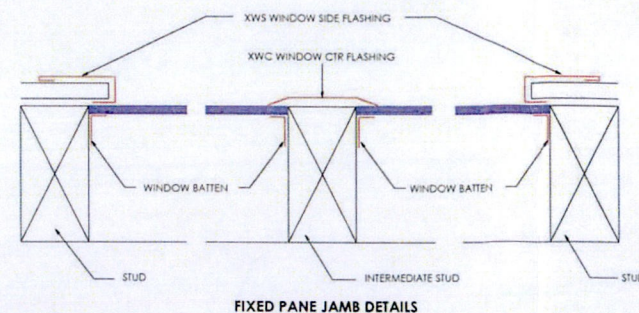
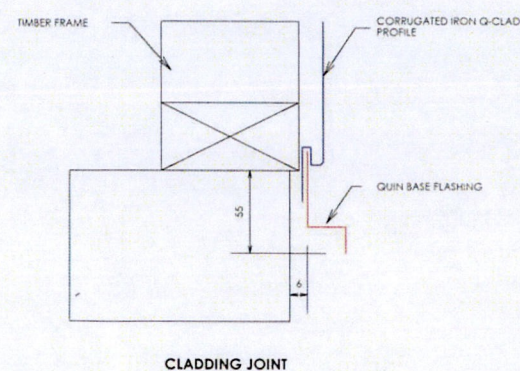
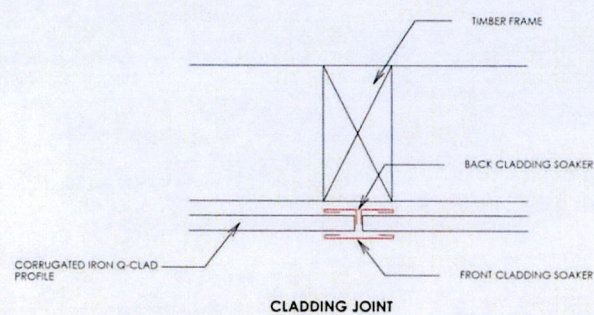
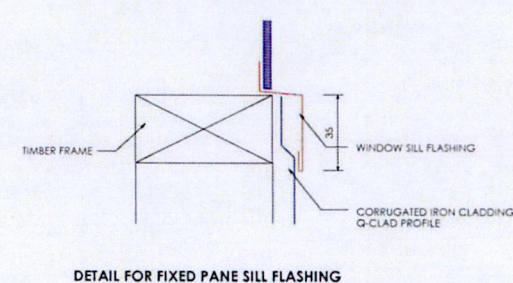
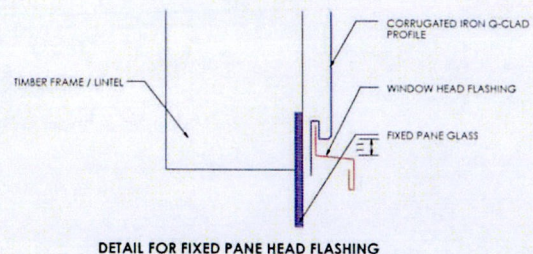
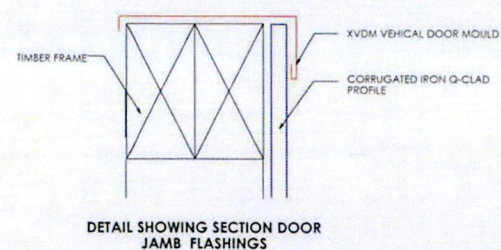
THE BUILDING DESIGN COMPANY LTD
PO Box 227, Wanganui Ph: 027 434 6788

Designed & Drawn by:
NOEL MOULDEY
Licensed Building Practitioner



RESTRICTED
Building Work
11 DEC 2014





APPROVED

14 / 06 18

Consent No.

Job Title :

Cladding Details

Sheet Title :

ROOF FLASHING / CLADDING FLASHINGS

Date : 01/01/2009

Designed :

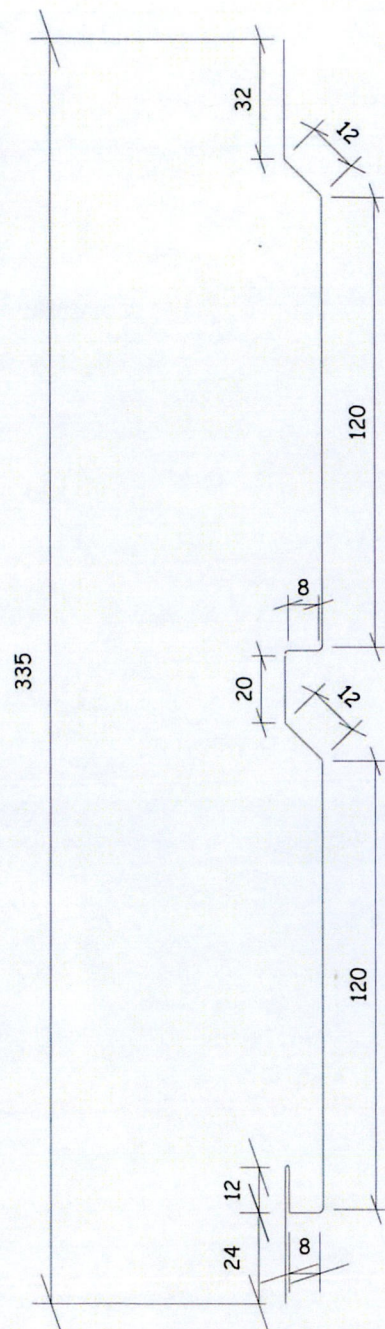
Checked :

Scale : NTS

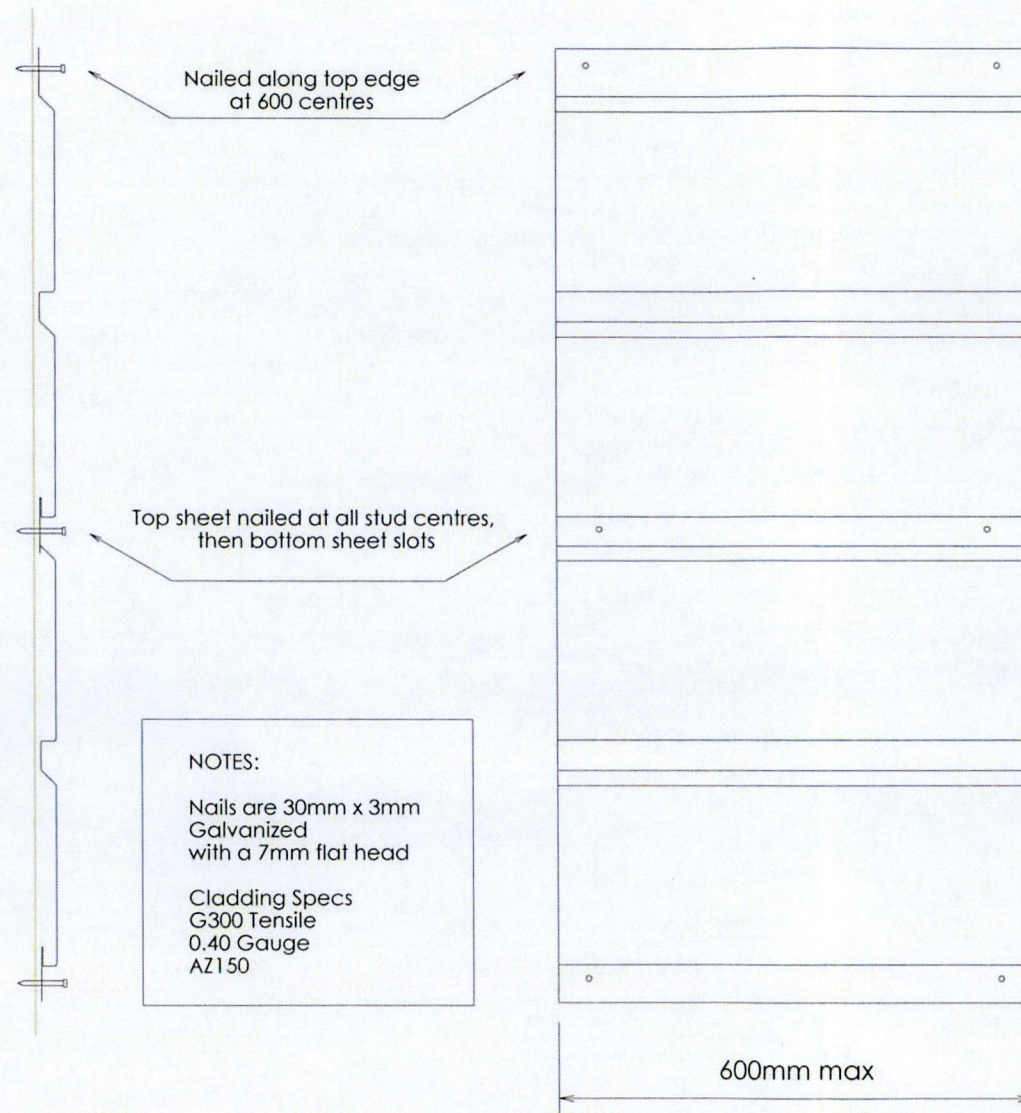
Drawn :

Certified :

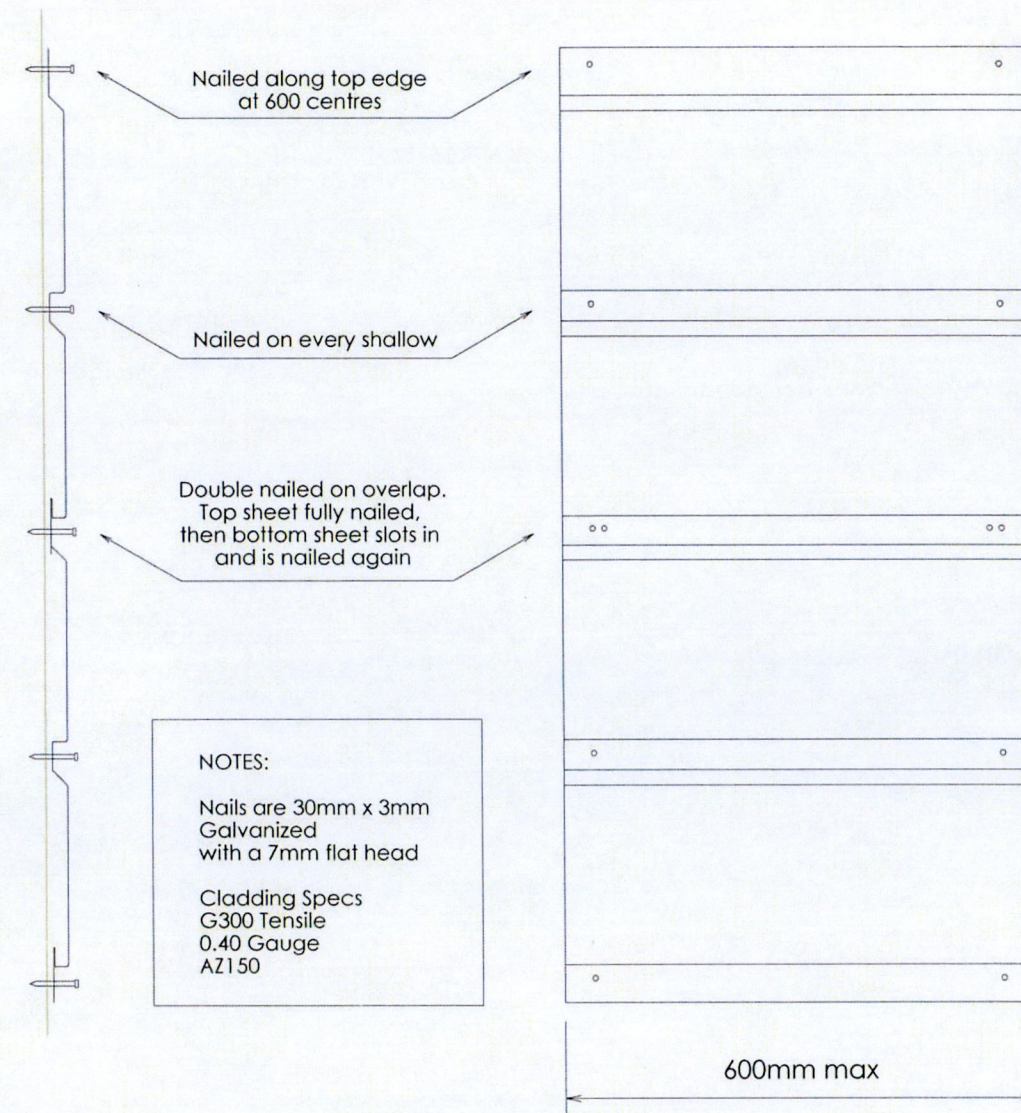
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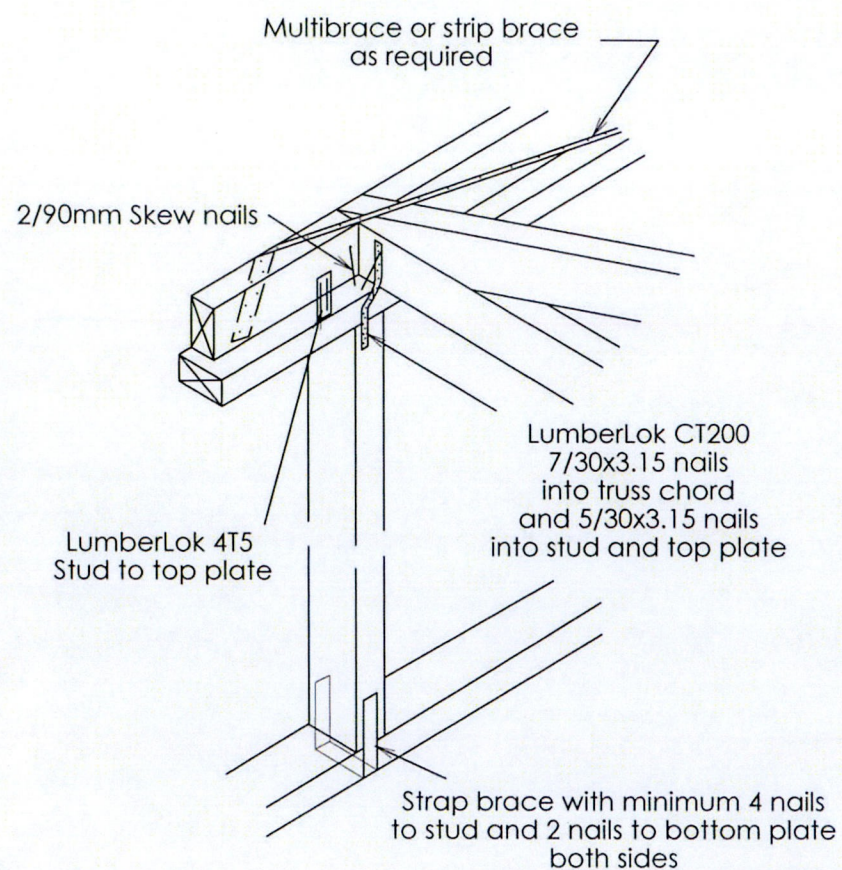
CLADDING PROFILE (NTS)



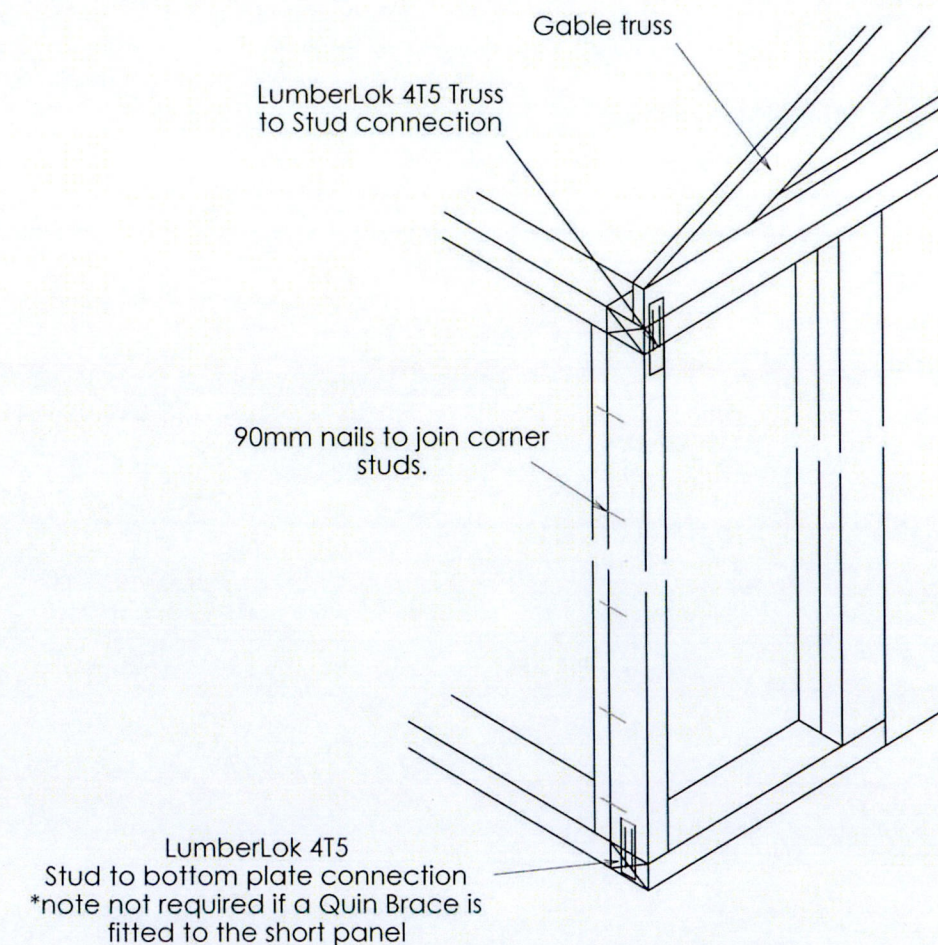
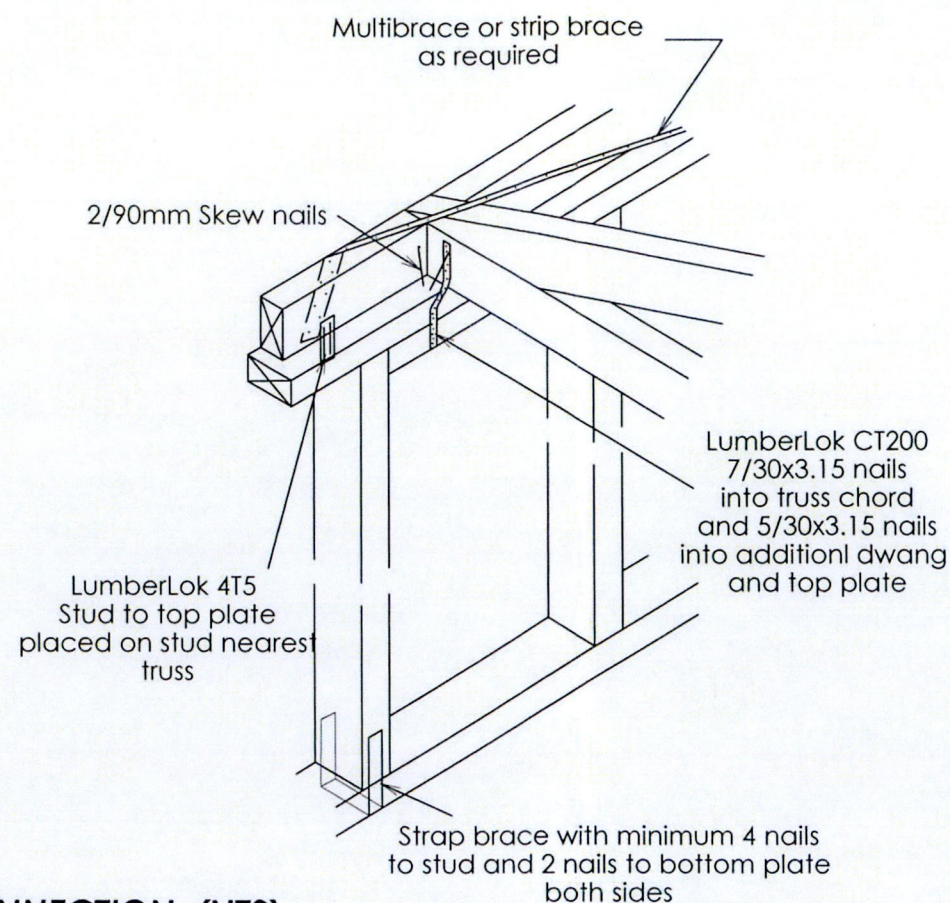
TYPICAL NAILING (NTS)



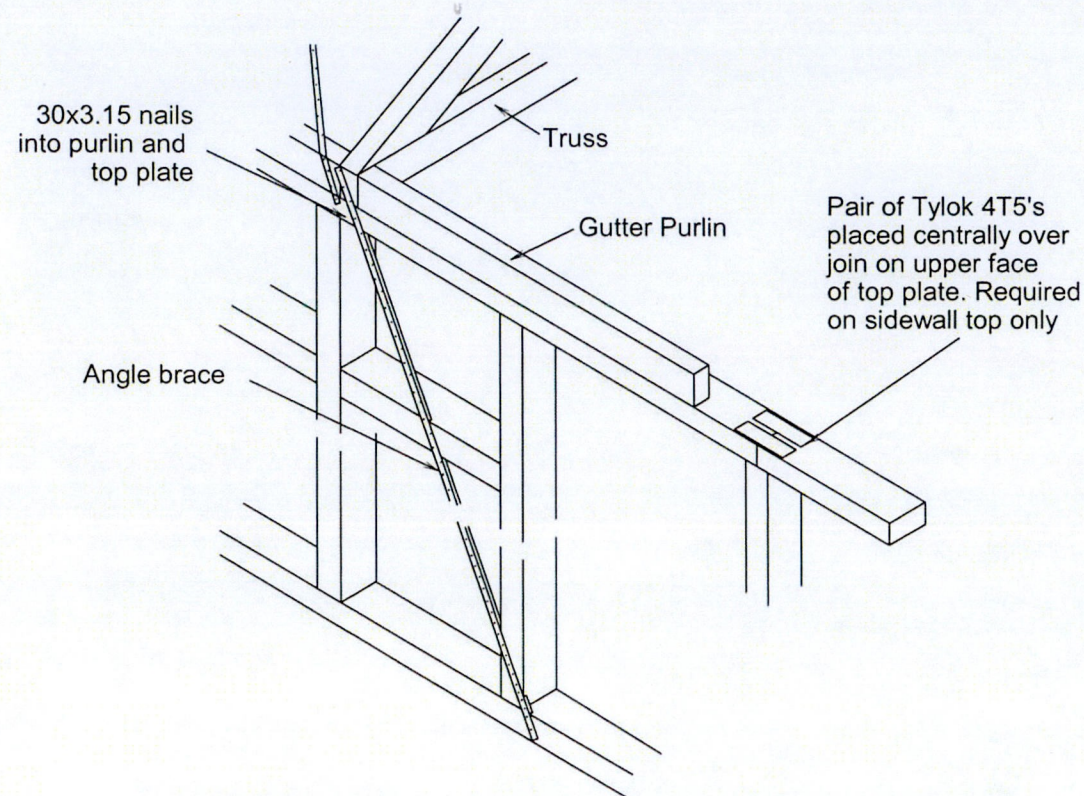
SHORT WALL NAILING (NTS)



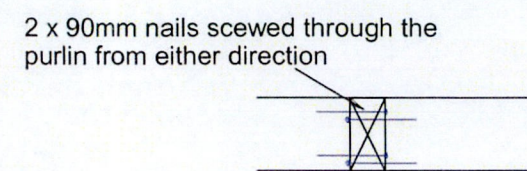
TRUSS / WALL CONNECTION (NTS)



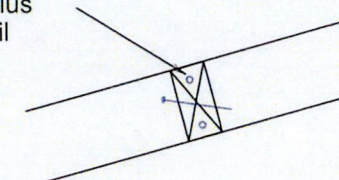
GABLE TRUSS / WALL CONNECTION (NTS)



WALL / WALL CONNECTION (NTS)



2 x 90mm nails into end of purlin through the truss plus 1 x 90mm skew nail



PURLIN CONNECTIONS (NTS)

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14 / 06 18

Consent No.

Job Title :

Construction Details

Sheet Title :

Drawing Number :

Date : 01/01/2009

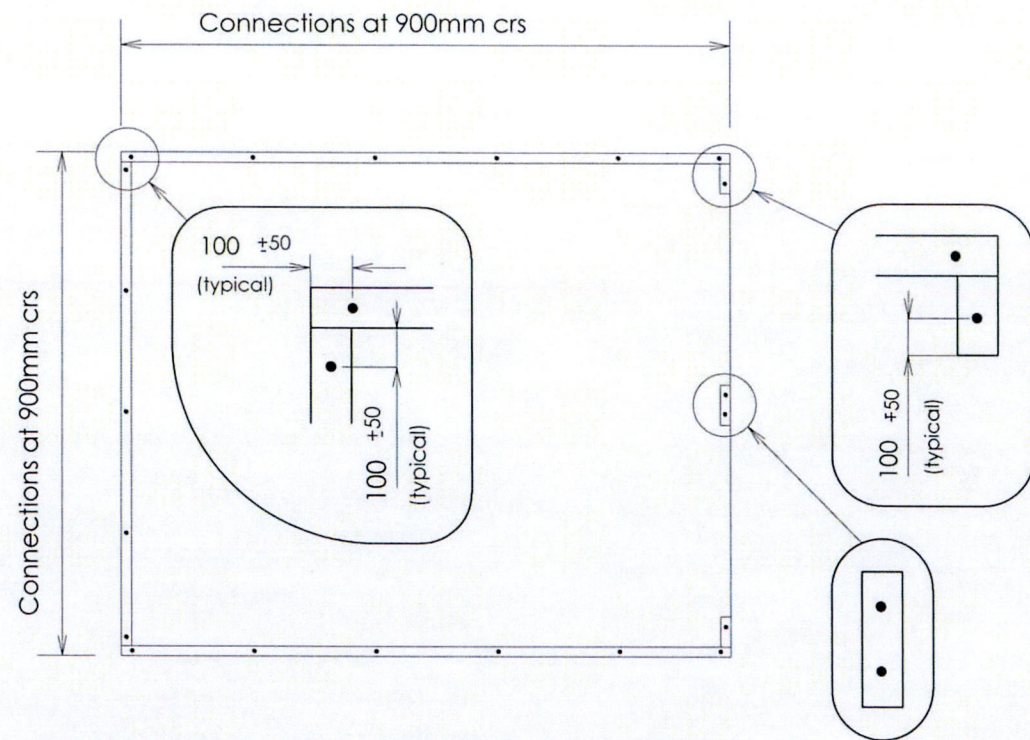
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Checked :

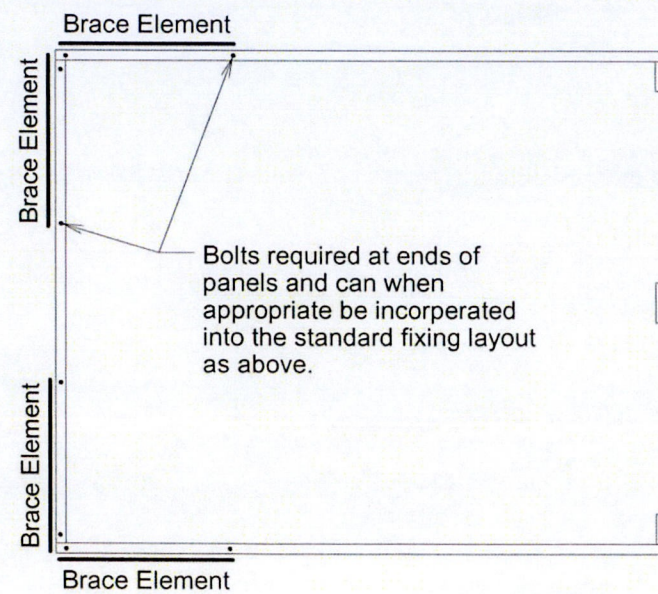
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Drawn :

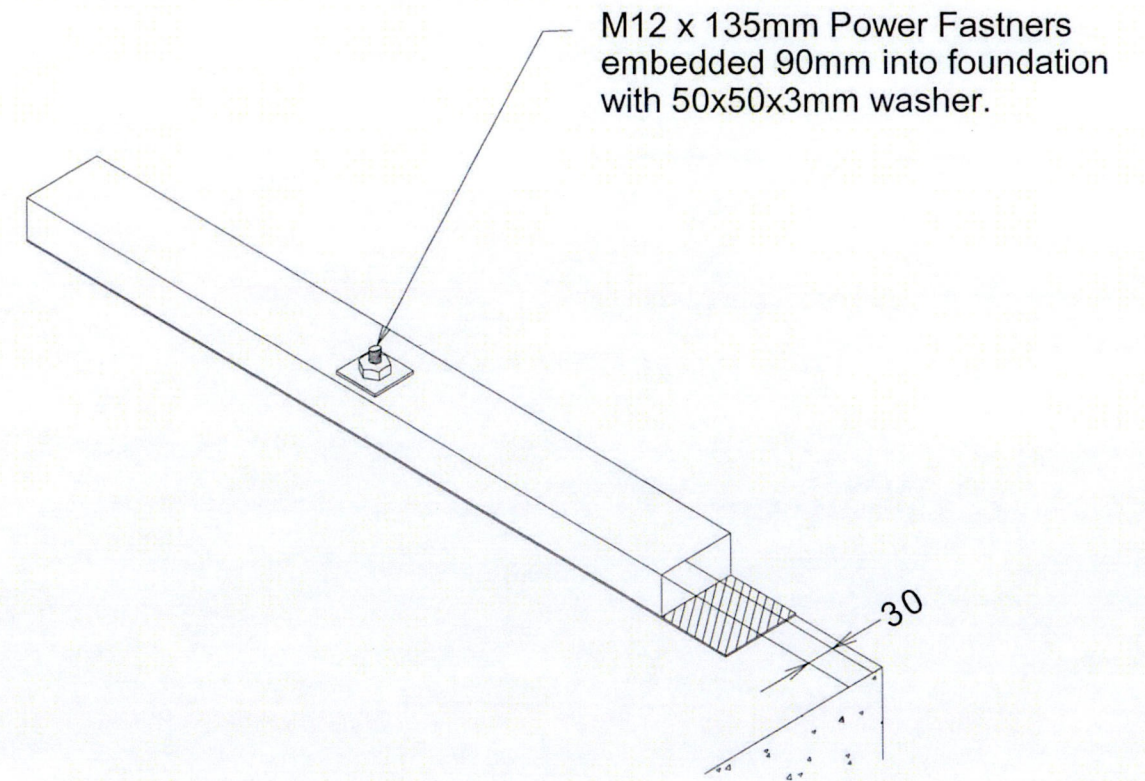
Certified :



BOTTOM PLATE FIXING CENTRES (NTS)



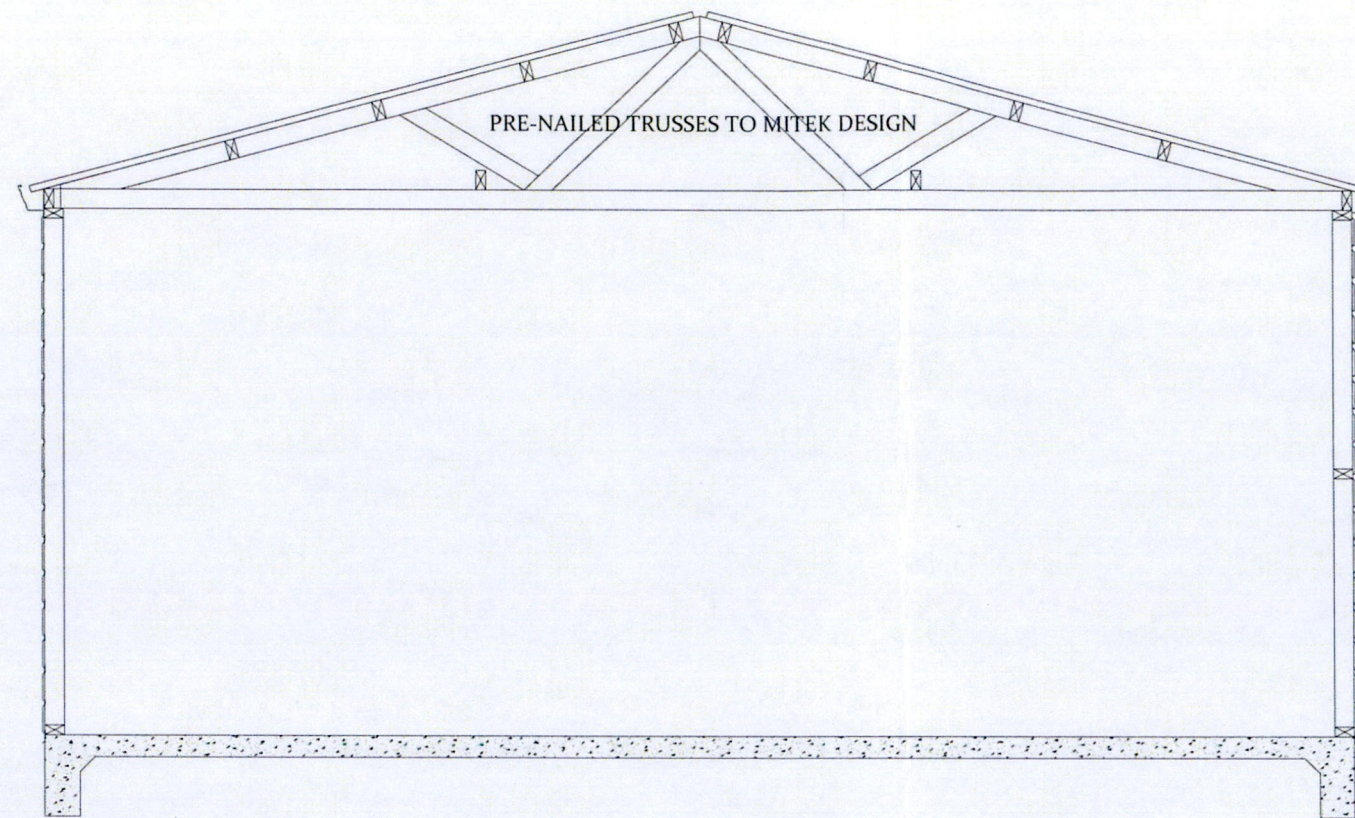
BOTTOM PLATE FIXING AT BRACE ELEMENTS (NTS)



MaxTruss Span or Building Width of 9m in all wind zones

BOTTOM PLATE / FOUNDATION CONNECTION (NTS)

DETAILS ARE INDICATIVE ONLY, PLEASE REFER TO BRACING LAYOUT PLAN FOR LOCATION OF BRACING FOR THE PROPOSED CONSTRUCTION



ROOF:

COLORSTEEL PROFILED SPOUTING
0.40 GAUGE COLORSTEEL CORRUGATED ROOFING IRON
HEAVYWEIGHT BREATHER TYPE BUILDING PAPER
OVER WIRE NETTING
TRUSSES DESIGN AND MANUFACTURED AS PER ATTACHED
MITEK SPECIFICATIONS

WALLS:

COLORSTEEL Q-CLAD EXTERIOR LINING
90 X 45 MSG8 H1.2 FRAMING WITH STUDS @ 600CTRS MAX
90 X 45 MSG8 H1.2 NOGS @ 1200CTRS MAX

FOUNDATIONS

CONCRETE FOUNDATION DESIGN AS PER ATTACHED
PS1 DESIGN SUPPLIED BY PRYOR CONSULTANTS

APPROVED

14 / 06 18

Job Title :

GARAGE CROSS SECTION

Sheet Title :

Q-CLAD EXTERIOR CLADDING

Date : 01-08-2013

Designed :

Checked :

Scale : NTS

Drawn :

Certified :

Drawing Number :

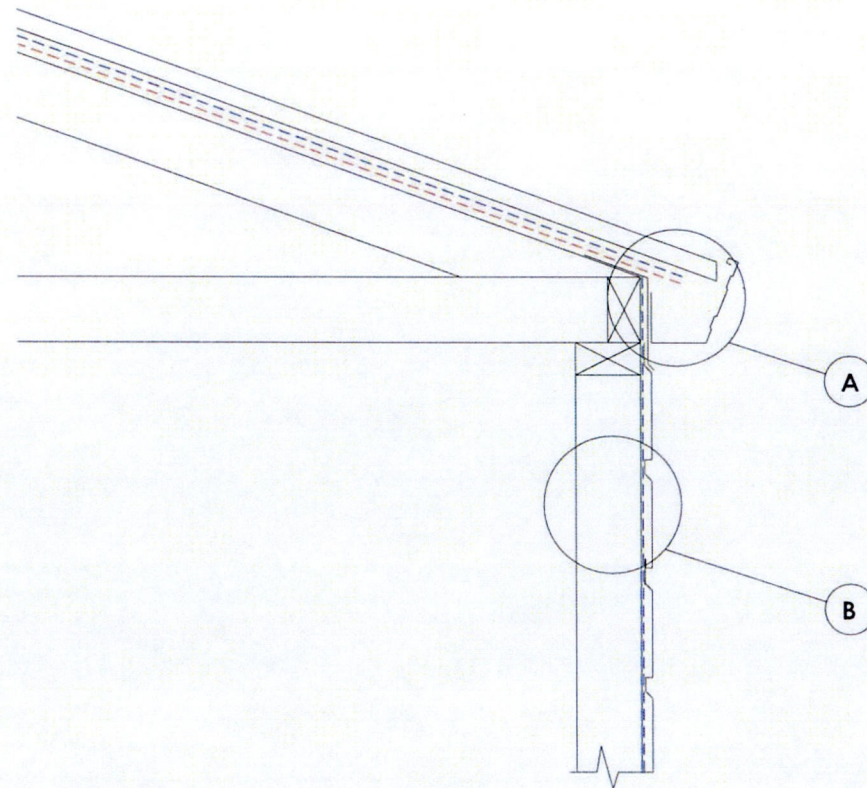
Wanganui District Council RESTRICTED BUILDING WORK

12/11/2014

QUIN BUILDINGS DIRECT

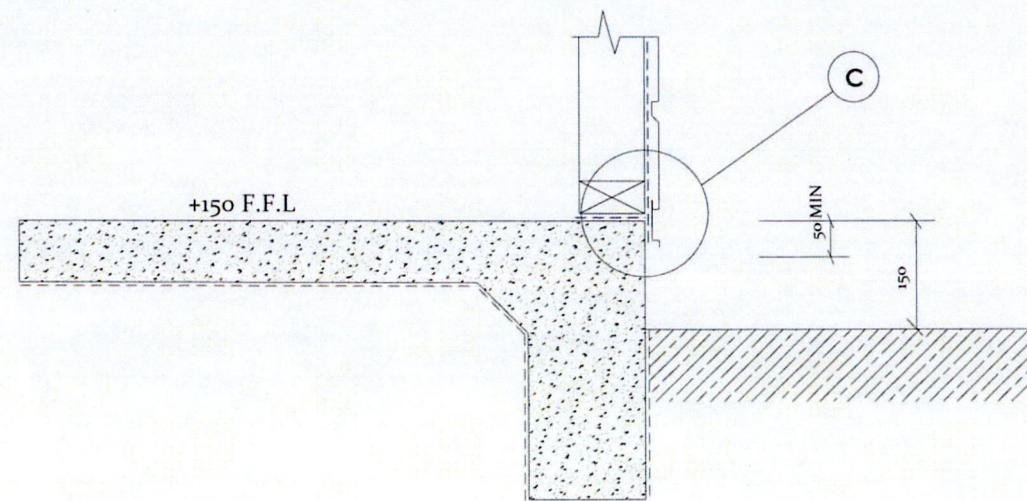
20 Coventry Street
PO Box 1087
LEVIN 5540, NEW ZEALAND

0800 QUIN BUILDINGS
(0800 784 628)



NOTES FOR DETAIL 1/2

- A: SPOUTING FLASHING FITTED OVER TOP OF CLADDING
METAL PROFILED SPOUTING FITTED TO SPOUTING BRACKETS
- B: Q-CLAD EXTERIOR CLADDING DIRECT FIXED TO TIMBER
FRAME



NOTES FOR DETAIL 2/2

- E: Q-CLAD EXTERIOR CLADDING DIRECT FIXED TO TIMBER
FRAME
BASE FLASHING TO COVER FOUNDATION BY 50mm
DPC BELOW BOTTOM PLATE, HOLD DOWNS AS PER MANUFACTURERS
SPECIFICATIONS

Job Title :

GARAGE SECTION

APPROVED

14 / 06 18

Consent No

Sheet Title :

PARTIAL SECTION

Date : 01-08-2013

Designed :

Checked :

Scale : 1:15 @ A4

Drawn :

Certified :

Drawing Number :

2 / 12/11/2014