

21 August 2018

Gayleen Clegg, Stephen Clegg
42 MacDonalds Lane
RD 3
Rangiora 7473

Dear Sir/Madam

RE: Building Consent Application No. BC160644
DWELLING WITH ATTACHED GARAGE 112 RANGIORA WOODEND ROAD
WOODEND LOT 4 DP 70132 RC155046 / RC155047
112 Rangiora Woodend Road WAIMAKARIRI DISTRICT
2161316101

Our records show that you have not yet applied for a Code Compliance Certificate for the project at 112 Rangiora Woodend Road WAIMAKARIRI DISTRICT

Notwithstanding this, we are required to decide if we will issue a Code Compliance Certificate (CCC) for your job, within 2 years of the date the building consent was granted. (As per Section 93 of the Building Act 2004)

Currently Council cannot ascertain the completion of your building work in accordance with the building consent, therefore we have decided a code compliance certificate cannot be issued at this time.

This decision does not in any way prevent you from completing building work, in fact it is advisable to do so as soon as possible.

We look forward to working with you in the future, towards the issue of your code compliance certificate.

You will not receive any further correspondence on this matter unless you contact us.

Yours faithfully



Code Compliance Administrator

93 Time in which building consent authority must decide whether to issue code compliance certificate

- (1) A building consent authority must decide whether to issue a code compliance certificate for building work to which a building consent relates within—
 - (a) 20 working days after the date specified in subsection (2); or
 - (b) any further period after the date specified in subsection (2) that may be agreed between the owner and the building consent authority concerned.
- (2) The date referred to in subsection (1)(a) and (b) is—
 - (a) the date on which an application for a code compliance certificate is made under [section 92](#); or
 - (b) if no application is made, the expiry of—
 - (i) 2 years after the date on which the building consent for the building work was granted; or
 - (ii) any further period that may be agreed between the owner and the building consent authority concerned.
- (3) Subsection (1) applies whether or not an application for a code compliance certificate is made under [section 92](#).
- (4) A building consent authority may, within the period specified in subsection (1), require further reasonable information in respect of the application for a code compliance certificate, and, if it does so, the period is suspended until it receives the information.

RES 3

SED FOUNDATION

AS BUILT TRUSS LAYOUT

~~Included with Submitted Documents~~

Required – from Truss Manufacturer at least

10 working days prior to Pre-Roof Inspection

SECTION 37 OF THE BUILDING ACT

RC: 165176

APPLIES TO THIS CONSENT ☒

Issued 

ADMIN TO NOTIFY JAMIE ☐

Date: 29/7/16

Scanned / Electronic

Entered in TRIM

Costing Sheet in TRIM / T1

Emailed to PIMs/ PIM/CH

Waiting for Deposit/Allocation

BC: NO

160644

WDC REC

13.05.2016

OWNER:

Stephen G Clegg, Gayleen R Clegg

PHONE:

0276033719

AGENT:

PHONE:

DESIGNER:

Wayne A J Worrall 033133744

SITE:

**112 Rangiora Woodend Road LOT 4
RC155046**

BUILDER:

Joseph S Clegg 027307335

TYPE:

DWELLING WITH ATTACHED GARAGE

Date Processed:

Processed By:

ENDORSEMENTS (Any special conditions/endorsements on the Building Consent and/or documents that must be drawn to the attention of the owners/subcontractors)

These are noted on the left inside page (see over)

Dwelling 4

[illegible]

PROJECT COMPLETE/ CCC APPROVED -

INSPECTOR'S SIGNATURE:

NAME:

DATE: _____

INSPECTION ISSUES

INSPECTION ISSUES NOTED DURING PROCESSING:

Sewer & S/W pipework already in ROW & easements ✓ checked. A.K. 26-1-18.

Variation to RC155046 +47 has been applied for - no approval to date - No Building work to proceed as setbacks differ

ALTERNATIVE SOLUTION/S:

AMENDMENTS (AFTER CONSENT ISSUE):

DATE: 30/3/18 0 Showers now tiled - On site variation (See permit notice)

ENGINEER TO INSPECT: Foundation Excavation
Prepour

SURVEYOR REQUIRED (PEGGING / FFL / RECESSION PLANE):

Building Location Cert req'd - no 223 to date

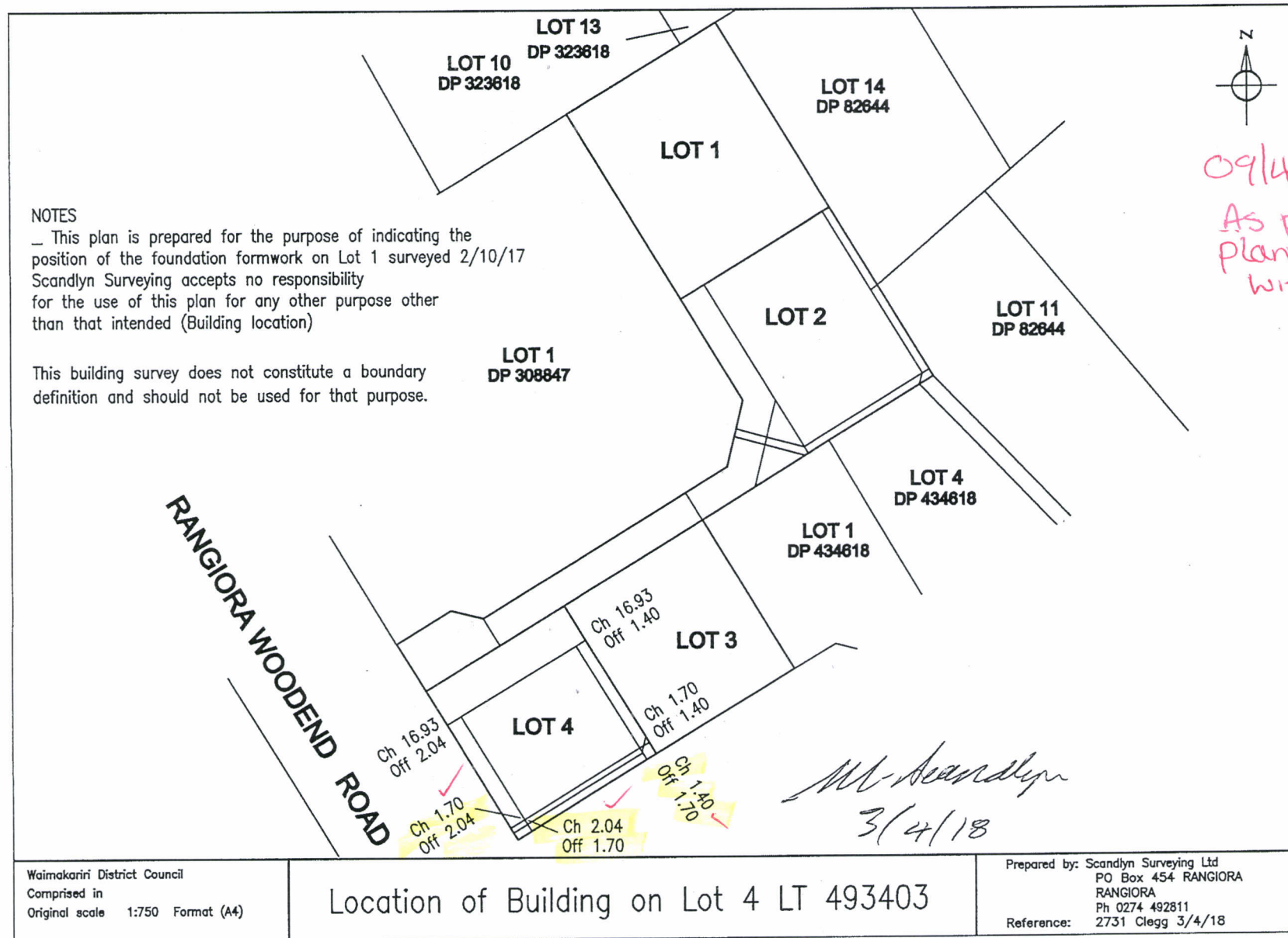
FIRE ENGINEER TO INSPECT:

ITEMS FOR COUNCIL TO INSPECT (SUCH AS EFFLUENT/POOL FENCING):

CONSTRUCTION REVIEWS REQUIRED TO SUPPORT PRODUCER STATEMENT DESIGN AND INSPECTION:

Bldg Location Cert Electrical Cert Gas Cert
PS4- Engineer Plumbing Pressure Test

BC160644



09/4/18.
 As per approved
 plans - consistent
 with setbacks.
 EPP.

29 May 2017

Gayleen Clegg, Stephen Clegg
42 MacDonalds Lane
RD 3
Rangiora 7473

RE: Lapse of Building Consent
BC160644
DWELLING WITH ATTACHED GARAGE 112 RANGIORA WOODEND ROAD
WOODEND LOT 4 DP 70132 RC155046 / RC155047

Dear Gayleen, Stephen,

Following your application for a time extension for Building Consent No. BC160644 we are pleased to advise that you have been granted an extension of one year

Your time extension expires on 29 May 2018

Please note you will need to pay the enclosed invoice to validate this extension.

Yours sincerely,

[signature]

Sarah Smith
Consent Administrator

Ph: 03 311 8900 x 8744
Mob: 027 453 8142
Email: sarah.smith@wmk.govt.nz

1) Section 52(b) Building Act 2004

26.5.17

Spoken to owner
1 year extension
Sarah

23 May 2017

Gayleen Clegg, Stephen Clegg
42 MacDonalds Lane
RD 3
Rangiora 7473

RE: Lapse of Building Consent
BC160644
DWELLING WITH ATTACHED GARAGE 112 RANGIORA WOODEND ROAD
WOODEND LOT 4 DP 70132 RC155046 / RC155047
29 July 2016

Dear Gayleen, Stephen

The building consent BC160644 outlined above is due to lapse on 29/07/2017. After that date the building consent will be considered invalid.

Should you wish to do so, the Council may agree to a time extension on this consent. If the work has started or is imminent, please contact me prior to 20/06/2017 so that we can consider a time extension.

If I don't hear from you prior to this date, your consent will lapse in accordance with the Building Act 2004 and any unused fees will be refunded.

If you have any queries or concerns please don't hesitate to contact me.

Yours sincerely,



pp.
Sarah Smith
Code Compliance Administrator
sarah.smith@wmk.govt.nz

Ph: 03 311 8900 x 8744
Mob: 027 453 8142
Email: sarah.smith@wmk.govt.nz

1) Section 52(2) Building Act 2004

PROJECT INSPECTION REPORT

JOB NAME: Foundation design

JOB No.: 157027

JOB ADDRESS: _____

ISSUED TO: Joe cless

DATE: 18/12/17

CONTRACTOR: Joe cless

TIME: 11.45am

PROJECT INSPECTION REPORT - CHECK LIST

INSPECTION REPORT NO: 1

INSPECTION TYPE

1. FOUNDATIONS	2. CONCRETE / MASONRY WORK	3. STEELWORK	4. TIMBERWORK / PRE-LINING
FOUNDATIONS & FOOTINGS ☒	CONCRETE - General ☒	STEELWORK - General ☐	TIMBERWORK - General ☐
GROUND FLOOR SLABS ☐	MASONRY BLOCK ☐	STEEL FRAMES ☐	LATERAL STABILITY / BRACING ☐
RETAINING WALLS ☐	SUSPENDED FLOORS/TOPPING SLAB ☐	STEEL STAIRS & PLATFORMS ☐	STAIRS & BALUSTRADES ☐
FILL - HARDFILL/TAILINGS ☒	PRE-CAST WORK ☐	STEEL PURLINS & GIRTS ☐	FIRE LININGS & STOPPING ☐

ITEMS CHECKED

1.01 Excavations (Bearing / Depth / Stability) ☒	2.01 Reinforcing Location & Centres ☒	3.01 Steelwork - Member Sizes & Grades ☐	4.01 Timberwork - Member Sizes ☐
1.02 Foundation Dimensions / Locations ☒	2.02 Reinforcing Cover ☒	3.02 Steelwork - Location, Setout & Height ☐	4.02 Timberwork - Locations & Setout ☐
1.03 Foundation Reinforcing Location ☒	2.03 Reinforcing Type (Grade 300/500) ☒	3.03 Portal Frames, K-Braces & Wall Frames ☐	4.03 Timberwork - Grades & Treatment ☐
1.04 Floor Starter Bars (Position & Size) ☒	2.04 Reinforcing Laps Lengths and Splices ☒	3.04 Cleats / Plates / Stiffeners ☐	4.04 Glulam / LVL - Beams & Frames ☐
1.05 Wall Starter Bars (Position & Size) ☒	2.05 Reinforcing Starter Bars ☒	3.05 Bolts & Bolt grades / Washers ☐	4.05 Engineered Trusses & Specialist Items ☐
1.06 Reinforcing Type (Grade 300/500) ☒	2.06 Cast-in Bolts / Fixings / Ducts / Inserts ☒	3.06 Base Plates and Hold-down Bolts ☐	4.06 Fabricated Steel Plates & Bolts ☐
1.07 Reinforcing Cover ☒	2.07 Masonry Block Type and Size ☒	3.07 Welds General (GP) ☐	4.07 Bolts, Screws & Nails - Setout / Locations / Crs. ☐
1.08 Damp Proof Membrane ☒	2.08 Masonry Block Cleanouts / Cavities Clean ☒	3.08 Weld Certification & Procedures (SP) ☐	4.08 Gib Bracing - Location / Type / Hold-down / Length ☐
1.09 Cast in Bolts / Fixings / Ducts etc. ☒	2.09 Fill - High(3.6+add.)High(3.6/1.2)Low(1.2)High(2.4+c.) ☒	3.09 Steel Tension Braces & Connections ☐	4.09 Gib Diaphragms - Length / Fixings / Penetrations ☐
1.10 Tailings ☒	2.10 Slumps Tests as required ☒	3.10 Dry Pack Mortar where required ☐	4.10 Ply Bracing - Location / Type / Hold-down / Length ☐
1.11 Hardfill (compacted) ☒	2.11 Weld Plates, Connector Plates, etc. ☒	3.11 Steel Panels Cleats ☐	4.11 Ply Diaphragms - Length / Fixings / Penetrations ☐
1.12 Filter cloths / Geo-textial fabrics etc. ☒	2.12 Precast Panels - Grout & Sealants ☒	3.12 Steel Balustrades & Stairs ☐	4.12 Balustrades & Connections ☐
1.13 Floor Slabs, Sawcuts, Control Joints ☒	2.13 Precast Panels - Grout Under Panels ☒	3.13 DHS/HST Purlins - Sizes / Setout / Bracing ☐	4.13 Fire Ratings - Correct Lining / Stopping ☐
1.14 Piles & Pile Caps ☒	2.14 Concrete Stairs - Precast / Insitu ☒	3.14 Galvanizing / Painting / Coatings ☐	4.14 ☐
1.15 Specific items not included above ☒	2.15 Specific items not included above ☐	3.15 Specific items not included above ☐	4.15 Specific items not included above ☐

ITEM COMMENTS & ISSUES ACTION REQUIRED

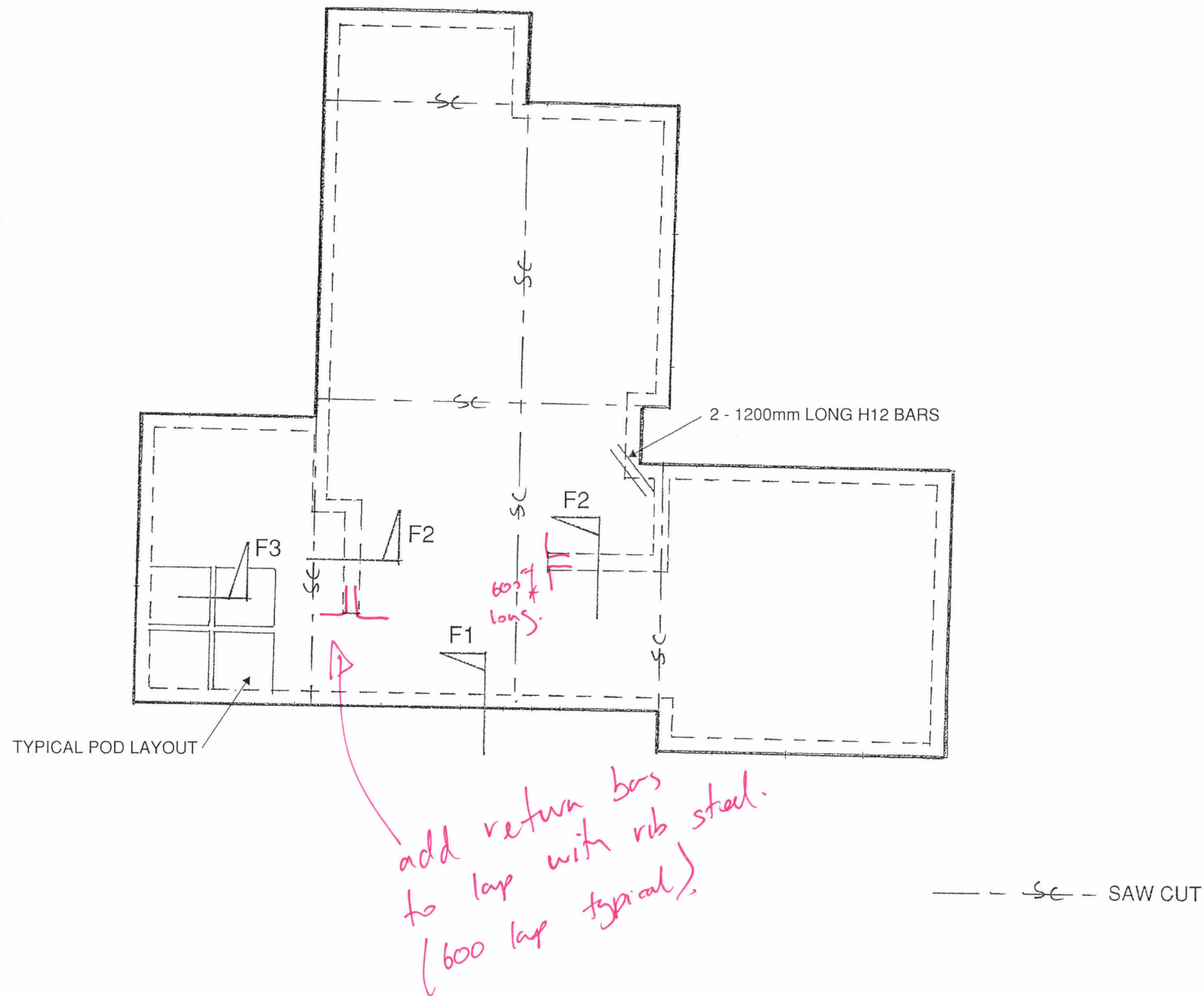
1.)	Add 2x H12 return bars to the slab thickenings shown on plan - As discussed on site.	Yes-
	All ok otherwise	

The construction of the above items have been carried out generally in accordance with the drawings and specifications, with the exception to any comments and issues above.

- ☐ Construction can continue
☒ Construction can continue once the items listed above have been corrected
☐ Construction is to stop until further notice from the Design Engineer

REVIEWER: nick macindoe
SIGNATURE: [Signature]

Compliance with the structural drawings and specifications are the sole responsibility of the Contractor. The Engineer accepts no liability for construction practices not carried out in accordance with the Engineers (or Architectural co-ordination) drawings and specifications. This inspection is a general construction review with the intent to check the construction works are generally in accordance with Kirk Roberts Consulting Engineers Ltd's drawings and specifications and does not remove the Contractors responsibility to meet all requirements of the Engineer's documentation. Unless otherwise noted above, the Engineer has not checked the setout dimensions of any items - this is the responsibility of the Contractor.



NOTES:

- Kirk Roberts drawings are NOT to be used as Shop Drawings.
- Shop Drawings are to be provided for all Precast panels and Structural steelwork for review prior to fabrication.
- Kirk Roberts takes no responsibility for the setout and dimensions when Shop drawings have not been provided.
- All Structural Drawings are to be read in conjunction with Architectural and all other Project Documentation, any discrepancies shall be notified prior to any construction or fabrication

Contractor to verify:

- All structural drawings are the latest construction issue
- All dimensions on site prior to commencing any work

1	04/12/2015	PRELIM	MLF
No.	Date	Revision	By
KIRK ROBERTS CONSULTING ENGINEERS LTD Level 1, 337 St Asaph Street P.O. Box 35320 - Christchurch 8640 New Zealand P - (03) 379 8600 F - (03) 379 8605 E - info@kirkroberts.co.nz Christchurch - Tauranga - Auckland www.kirkroberts.co.nz			
Project			
FOUNDATION DESIGN AT 112 AND 116 RANGIORA-WOODEND ROAD			
Client			
STEVEN & GAYLEEN CLEGG			
Title			
FOUNDATION PLAN - LOT 4			
Reviewed by		04/12/2015	
Designed by	NDM	Scale	1:100
Drawn by	MLF	Job No.	157027
This drawing is the property and copyright of KIRK ROBERTS CONSULTING ENGINEERS LTD and shall not be copied, reproduced or communicated to a third party without written consent (c) 2015		Drawing No.	Rev.
		S1d	1

31 Sonter Road
PO Box 11-178
Sockburn
Christchurch



Ph. 348-3401
Fax 348-3402
Email: sales@westlake.co.nz
www.westlake.co.nz

AS BUILT DOCUMENTATION

DATE: 25/01/2018

WITH REGARDS TO CONSENT NO

BC160644

Westlake Timber Ltd can confirm that the above project has been fabricated and supplied in accordance with the previously submitted AGREEMENT LETTER.

Please find attached the following.

- 1: As built truss layout and producer statement.
2. Truss to truss and truss to top plate fixings.
- 3: Roof Bracing requirements as per NZS3604:2011
4. Stud to top plate and lintel fixings.

Additional information:

Please make this information available to your inspectors for their on site inspection visits.

PAUL STOCKFORD
MANAGER
WESTLAKE TIMBER LTD



Correspondence from : **AUCKLAND**
40 Neales Road, East Tamaki 2013
PO Box 58-014, Botany 2163
Phone: 09 274 7109
Fax: 09 274 7100

CHRISTCHURCH
14 Pilkington Way, Wigram 8042
PO Box 8387, Riccarton 8440
Phone: 03 348 8691
Fax: 03 348 0314

www.mitek.nz.co.nz

ek 20/20 Engineering 4.7.105.0

Printed: 09:26:59 25 Jan 20

PRODUCER STATEMENT for MiTek 20/20[®] TRUSS DESIGN - Version 4.7

SUED BY: **MiTek New Zealand Limited**

TO: **Westlake Timber**

IN RESPECT OF: **MiTek[®] Truss Designs**

This producer statement covers the MiTek 20/20[®] truss design and the structural performance of the GANG-NAIL[®] connector plate for the job reference **15723** and may be used by a Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

The MiTek 20/20[®] truss design program has been developed by MiTek New Zealand Limited for the design of MiTek[®] timber roof, floor and attic trusses in New Zealand. The truss designs computed by MiTek 20/20[®] are prepared using sound and widely accepted engineering principles, and in accordance with compliance documents of the New Zealand Building Code and Verification Method B1/VM1; and internationally accepted standard ANSI/TPI 1 - 2002 as an alternative solution, to satisfy the requirements of Clauses B1 and B2 of the New Zealand Building Code.

On behalf of **MiTek New Zealand Limited**, and subject to:

- i) All proprietary products meeting their performance specification requirements
- ii) The provision of adequate roof bracing and overall building stability
- iii) Correct selection and placement of GANG-NAIL connector plates
- iv) Correct input of Truss Design Data as shown in the Fabricator Design Statement for this job
- v) The design being undertaken by the accredited fabricator under the terms of the software licence
- vi) Timber is graded to the requirements of NZS 3603:1993
- vii) Minimum timber treatment for these MiTek[®] trusses shall be in accordance with B2/AS1 Table 1A and the relevant sections of NZS 3602:2003

I **believe on reasonable grounds** that the trusses, if constructed in accordance with the MiTek 20/20[®] truss design and shop drawings, will comply with the relevant provisions of the New Zealand Building Code.

MiTek New Zealand Limited holds a current policy of Professional Indemnity Insurance no less than \$500,000.

On behalf of **MiTek New Zealand Limited**,

Date: Thursday, 25 January 2018

Ling Ng, BE (Hons), CPEng, IntPE, MIPENZ (ID: 146585)
TECHNICAL SERVICES MANAGER, MiTek New Zealand Limited

MITEK FABRICATOR DESIGN STATEMENT

This statement is issued by MiTek accredited fabricator **Westlake Timber**, being licensed to use the MiTek 20/20® software, to the client listed above and may be used by the Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

Tek 20/20® TRUSS DESIGN DATA

This MiTek 20/20® computer design for this job is based on the following design parameters entered into the program. The Fabricator shall ensure that these job details are current and relevant to the project for the design of the MiTek® trusses.

Job Details**Roof Truss**

Timber Group: MSGx45_H1.2

Roof

Material: Galv Iron .5mm
Dead Load: 0.210 kPa
Restraints: 900 mm centres
Live Load: Q_{ur} = 0.250 kPa
Q_c = 1.100 kN

Importance Level: 2

Pitch: 25.000 deg

Ceiling

Material: Standard
Dead Load: 0.200 kPa
Restraints: 400 mm centres
Live Load: Q_c = 1.400 kN

Design Working Life: 50 years

Nominal Overhang: 600 mm

Wind

Area: High (44.0 m/s)
Pressure Coeff: C_{pe} = varies; C_{pi} = -0.30, 0.20

Snow

Location: Christchurch (N4) at 100 m
Open Ground Load: 0.900 kPa
Basic Roof Load: 0.441 kPa

A minimum timber treatment for these MiTek® trusses shall be in accordance with B2/AS1 Table 1A and the relevant sections of NZS 3602:2003. The timber for these MiTek® trusses shall be graded to the requirements of NZS 3603:1993. Proprietary fixings and timber connectors shall be selected in accordance with NZS3604:2011 Section 4 - Durability.

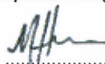
Tek® Truss List

Legend: * = detail only, ? = input only, ~~xxx~~ = failed design, Ø = non certified, Unmarked trusses = designed successfully, LB = lateral bracing required
GB = gable brace required

Iss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
7	1	6470	25.000	900	*HB06	1	3685	18.249	900	J04C	1	1912	25.000	900
3	1	6470	25.000	853	*HB06A	1	3685	18.249	900	J07	1	1795	25.000	900
5	1	7070	25.000	900	J08	1	3512	25.000	900	J07A	1	1795	25.000	900
9	1	7070	25.000	853	J09	1	3512	25.000	579	J07B	1	1795	25.000	900
9A	2	7070	25.000	853	J02	1	2867	25.000	900	J07C	1	1795	25.000	900
9B	1	7070	25.000	853	J02A	1	2867	25.000	900	J06	1	1712	25.000	900
02	1	7070	25.000	900	J03	1	2812	25.000	900	J06A	1	1712	25.000	900
305	1	5816	18.249	900	J03A	1	2812	25.000	900	*R03	2	1680	25.000	900
1	1	5780	25.000	900	J03B	1	2812	25.000	900	*R04	1	1625	25.000	900
01	1	5780	25.000	900	J05	1	2612	25.000	900	*R04A	1	1625	25.000	900
1	3	3512	25.000	900	J05A	1	2612	25.000	900	*HB08	1	1596	18.249	900
4	1	5670	25.000	900	J05B	1	2612	25.000	900	*R06	1	1508	25.000	900
4A	1	5670	25.000	900	J05C	1	2612	25.000	900	*R06A	1	1508	25.000	900
301	3	4904	18.249	900	*HB04	1	2444	18.249	900	*R05	1	1425	25.000	900
303	2	4825	18.249	900	J01	1	1967	25.000	900	V01	1	1258	25.000	900
2	1	4810	25.000	900	J01A	1	1967	25.000	900	*HB07	1	1172	18.249	900
2A	1	4810	25.000	900	J01B	2	1967	25.000	900	V02	1	1141	25.000	900
3	1	3512	25.000	900	J01C	2	1967	25.000	900	*R01	1	1080	25.000	900
3A	1	3512	25.000	900	J01D	1	1967	25.000	900	V03	1	1057	25.000	900
3	3	2867	25.000	802	J04	1	1912	25.000	900	*R02	8	913	25.000	900
03	1	3980	25.000	900	J04A	1	1912	25.000	900	*R02A	8	913	25.000	900
3	2	2612	25.000	900	J04B	1	1912	25.000	900	*HB02	1	677	18.248	900

Total quantity : 92

The computer design input has been carried out by:

Signed: 

Name of Detailer: Michael Horn

On behalf of:

Westlake Timber

Date: ...Thursday, 25 January 2018...

Qualifications and Title: Detailer





Lot 4
112 Rangiora Woodend Road
Woodend
112 Rangiora Woodend Road, Woodend

BC160644

Road Asbuilt

Date : 24 Jan 2018

Drawn : Michael Horn

System : MiTek 20/20

Roof Pitch	: 25.00deg
Roof Material	: Galv Iron .5mm
Ceiling Material	: Standard
Wind Zone	: High
Roof Snow Load	: 0.441kPa

Truss Centres : 900mm
Roof Live Load : 0.250kPa
Floor Live Load :
Wind Speed : 44m/s
Overhang : 600mm



15723

Sheet :

1

Revision Number :

NO INTERNAL LOAD BEARING WALLS

All Lintels have been resized using
Mitek Ganglam Manual and Mitek
Beam Program. Lintels Superseede
Truss Design supplied by Akarana
Timber QCH1551



31 Sonter Road, Wigram
PO Box 11-178, Sockburn
Christchurch 8443

Phone: (03) 348 3401
Fax: (03) 348 3402
Email: sales@westlake.co.nz

Site Address :

Lot 4
112 Rangiora Woodend Road
Woodend
112 Rangiora Woodend Road, Woodend

Sheet Title :

BC160644
Asbuilt

Date : 24 Jan, 2018
Scale: 1:100

Drawn : Michael Horn
System : MiTek 20/20

Job Details:

Roof Pitch : 25.00deg
Roof Material : Galv Iron .5mm
Ceiling Material : Standard
Wind Zone : High
Roof Snow Load : 0.441kPa

Truss Centres : 900mm
Roof Live Load : 0.250kPa
Floor Live Load :
Wind Speed : 44m/s
Overhang : 600mm

PrimeCad v4.7.105

Job Title :

15723

Sheet :

2

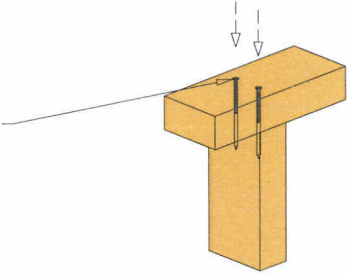
Revision Number :



LUMBERLOK
STUD TO TOP PLATE

TYPE A
0.7 kN

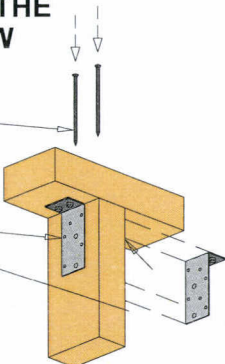
2 x 90mm x 3.15 Ø plain
steel wire nails driven
vertically into stud.



TYPE B
4.7 kN **CHOOSE ANY OF THE**
3 OPTIONS BELOW

2 x 90mm x 3.15 Ø plain steel wire
nails driven vertically into stud.

2 x LUMBERLOK
CPC40

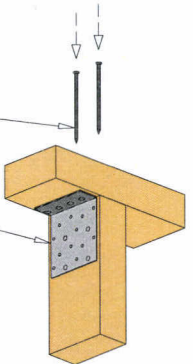


Recommended for internal wall
options to avoid lining issues

OR

2 x 90mm x 3.15 Ø plain steel wire
nails driven vertically into stud.

1 x LUMBERLOK 6 kN Stud Anchor
(CPC80)

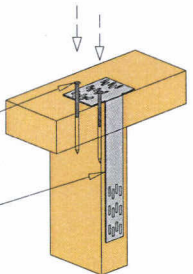


Recommended for internal wall
options to avoid lining issues

OR

2 x 90mm x 3.15 Ø plain
steel wire nails driven
vertically into stud.

1 x LUMBERLOK
Stud Strap



CPC80
Installation



Stud Strap
Installation

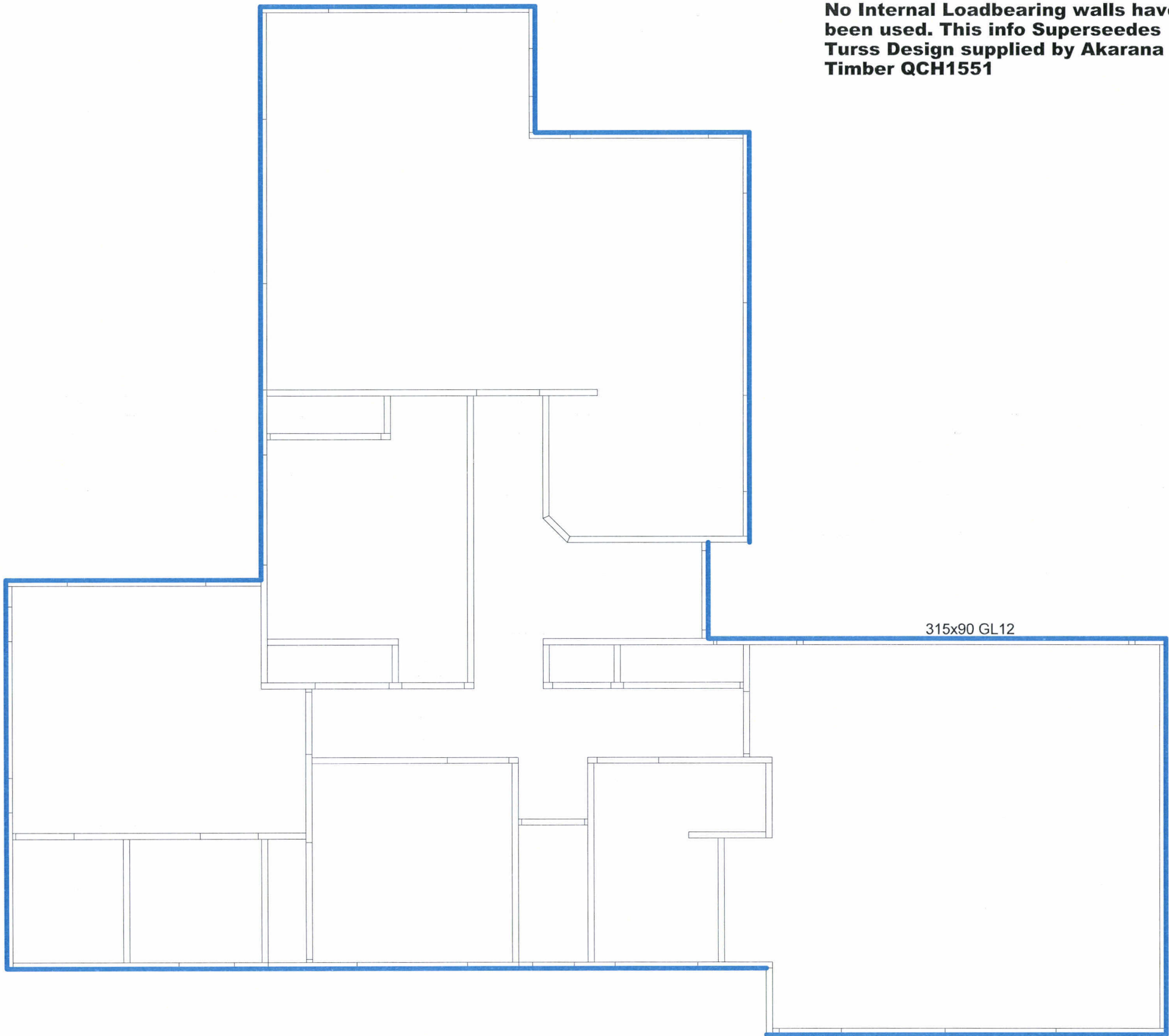


Plate to Top
Plate Fixing
Schedule



Refer to:
LUMBERLOK Stud to Top Plate Fixing Selection Chart 09/2011
MiTek Structural Fixings **On-Site Guide** for Building
Code Compliance
(Alternative to NZS 3604:2011 Table 8.18)

NO INTERNAL LOAD BEARING WALLS
No Internal Loadbearing walls have
been used. This info Superseeds
Turss Design supplied by Akarana
Timber QCH1551



31 Sonter Road, Wigram
PO Box 11-178, Sockburn
Christchurch 8443
Phone: (03) 348 3401
Fax: (03) 348 3402
Email: sales@westlake.co.nz

Site Address :
Lot 4
112 Rangiora Woodend Road
Woodend
112 Rangiora Woodend Road, Wood

Sheet Title :
BC160644
Asbuilt

Date : 24 Jan 2018
Scale : 1:100
Drawn : Michael Horn
System : MiTek 20/20

Job Details:
Roof Pitch : 25.00deg
Roof Material : Galv Iron .5mm
Ceiling Material : Standard
Wind Zone : High
Roof Snow Load : 0.441kPa

Truss Centres : 900mm
Roof Live Load : 0.250kPa
Floor Live Load :
Wind Speed : 44m/s
Overhang : 600mm



Job Title :
15723
Sheet :
4
Revision Number :

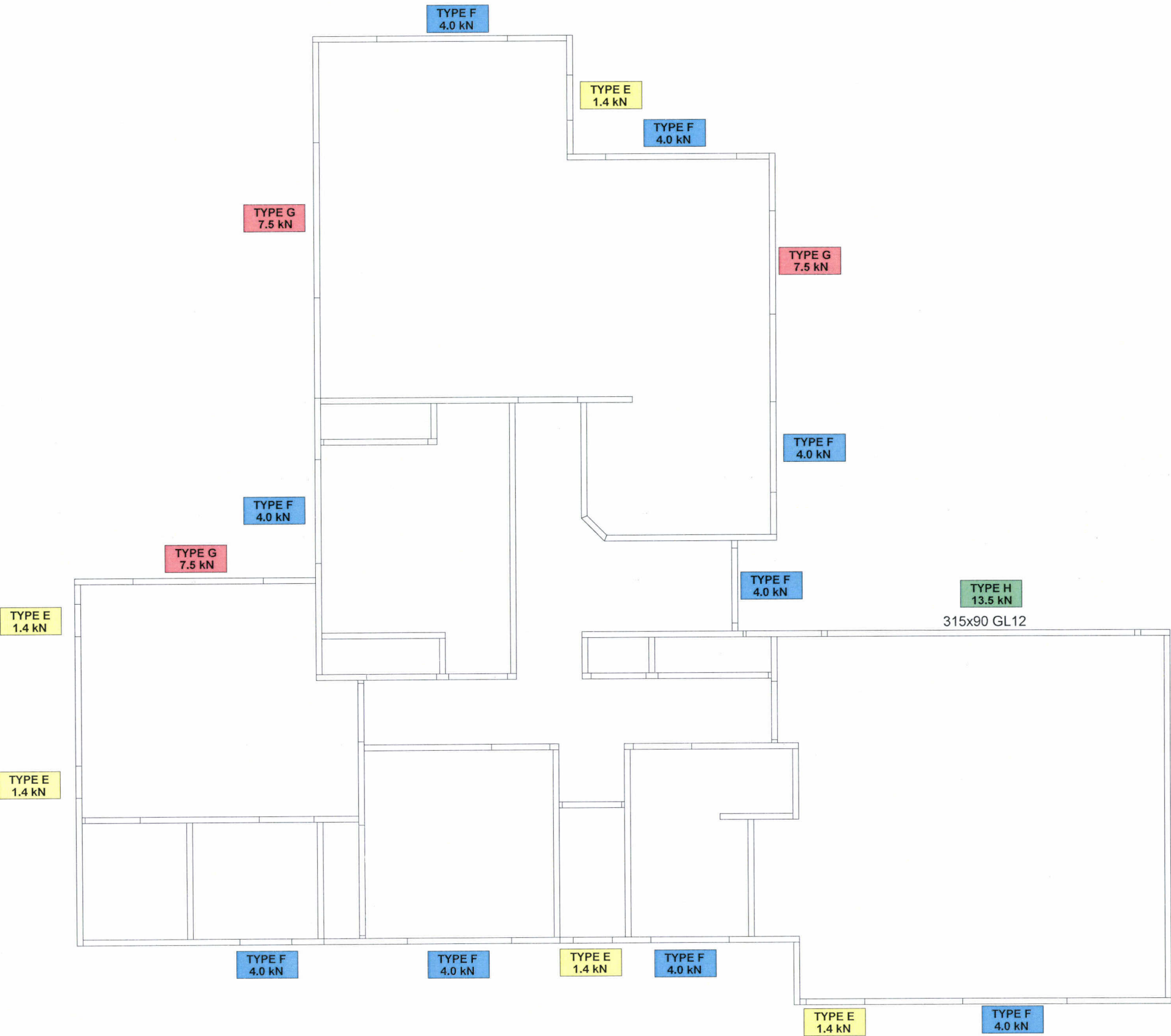
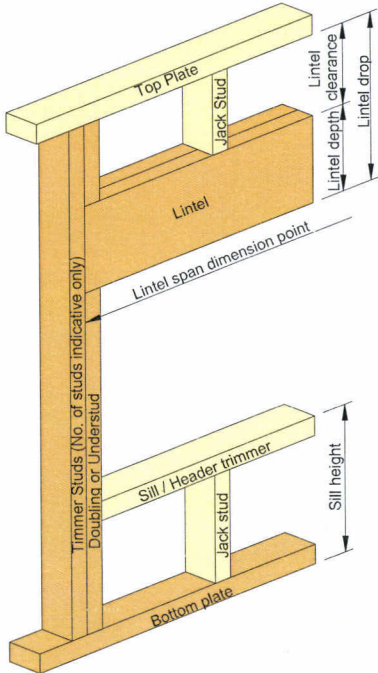
LUMBERLOK
LINTEL FIXING OPTIONS

TYPE E
1.4 kN

TYPE F
4.0 kN

TYPE G
7.5 kN

TYPE H
13.5 kN



Refer to:
LUMBERLOK Lintel Fixing Schedule 10/2011
MiTek Structural Fixings **On-Site Guide** for Building Code Compliance
(Alternative to Table 8.14 & Figure 8.12 NZS 3604:2011)



31 Sonter Road, Wigram
PO Box 11-178, Sockburn
Christchurch 8443

Phone: (03) 348 3401
Fax: (03) 348 3402
Email: sales@westlake.co.nz

Site Address :
Lot 4
112 Rangiora Woodend Road
Woodend
112 Rangiora Woodend Road, Woodend

Sheet Title :
BC160644

Asbuilt

Date : 24 Jan 2018
Drawn : Michael Horn
System : MiTek 20/20

Job Details:
Roof Pitch : 25.00deg
Roof Material : Galv Iron .5mm
Ceiling Material : Standard
Wind Zone : High
Roof Snow Load : 0.441kPa

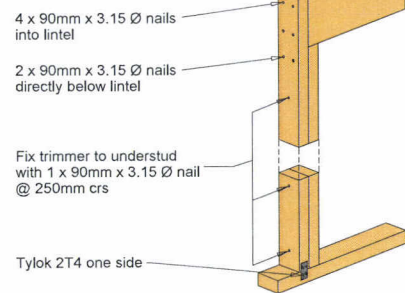
Truss Centres : 900mm
Roof Live Load : 0.250kPa
Floor Live Load :
Wind Speed : 44m/s
Overhang : 600mm



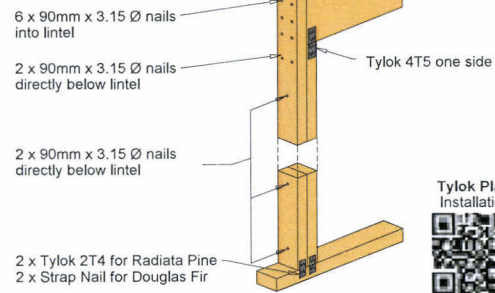
Job Title :
15723
Sheet :
3
Revision Number :

LUMBERLOK LINTEL FIXING OPTIONS

**TYPE E
1.4 kN**



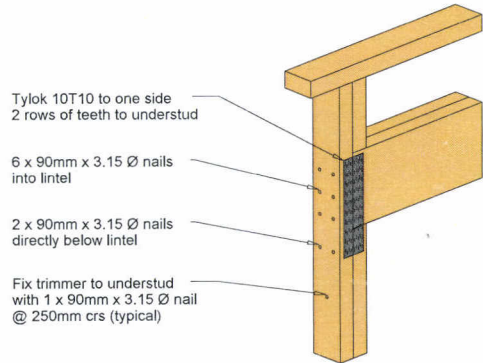
**TYPE F
4.0 kN**



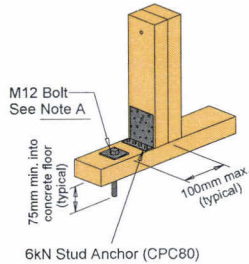
Notes:
For fixing of jack studs to lintel and top plate, refer to Stud to Top Plate Fixing Schedule
Stud numbers indicative only.
Refer to Table 8.5 NZS 3604:2011

LUMBERLOK Lintel Fixing Schedule 10/2011.
MiTek Structural Fixings On-Site Guide for Building Code Compliance
(Alternative to Table 8.14 & Figure 8.12 NZS 3604:2011)

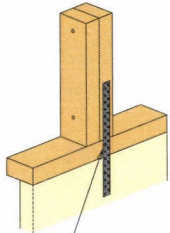
**TYPE G
7.5 kN**



Note A:
M12 proprietary concrete fixing bolt with 50x50x3mm square washer
Or
M12 x 150mm coach screw with 50x50x3mm square washer into timber joist/bearer

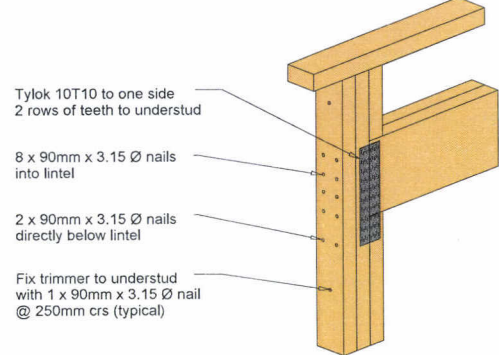


OR

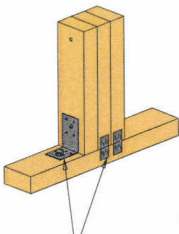


400mm Sheet Brace Strap to one side.
6 x 30mm x 3.15 Ø nails into stud.
3 x 30mm x 3.15 Ø nails into bottom plate.
6 x 30mm x 3.15 Ø nails into timber joist/bearer

**TYPE H
13.5 kN**



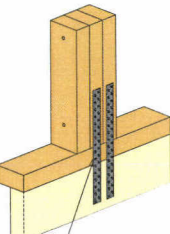
Note A:
M12 proprietary concrete fixing bolt with 50x50x3mm square washer
Or
M12 x 150mm coach screw with 50x50x3mm square washer into timber joist/bearer



GIB ® HandiBrac M and 2 x Tylok 2T4 both sides



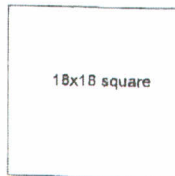
OR



2 x 400mm Sheet Brace Strap to one side.
6 x 30mm x 3.15 Ø nails into stud.
3 x 30mm x 3.15 Ø nails into bottom plate.
6 x 30mm x 3.15 Ø nails into timber joist/bearer

NOTES

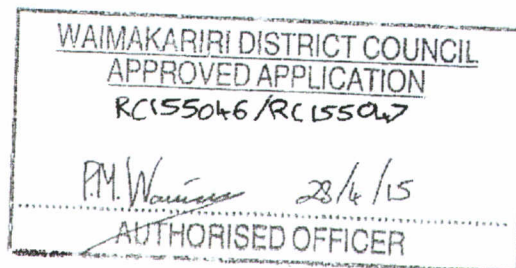
- Subdivision proposal plan only.
- Areas and dimensions subject to final survey.
- Plan prepared for the purpose of obtaining a Resource Consent.
- Note: Scandlyn Surveying accepts no responsibility for the use of this plan for any other purpose other than that intended (obtaining a Resource Consent).



18x18 square

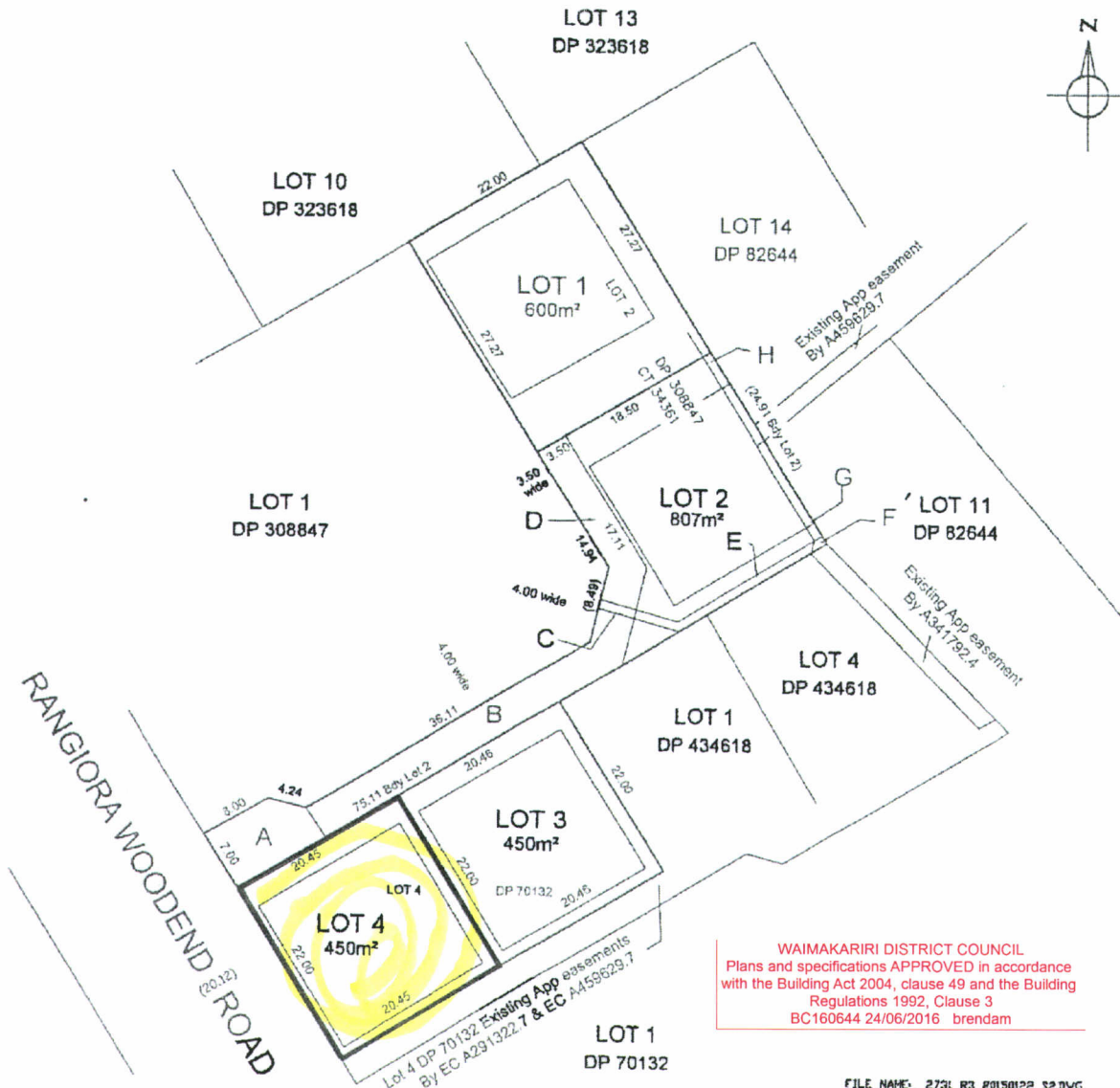
Lot 1 Total Area 600m², net area 600m²

Lot 2 Total Area 807m², net area 495m², access 312m²



MEMORANDUM OF EASEMENTS			
Nature	Servient Tenement Lot	Tenement Shown	Dominant Tenement
Right of way, right to drain water and sewage, right to convey water, electricity, telecommunications and computer media	2	A,B,C,D	Lots 1,3,4
Right to drain water	2	F,G,H	Lots 1,3,4
Right to drain sewage	3	F,G,H	Lots 1,3,4

EXISTING EASEMENTS			
Nature	Servient Tenement Lot	Tenement Shown	Document
Right to drain water	2	C,E,F	□ 5516533.4
Right of Way		A	



WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC160644 24/06/2016 - brendan

FILE NAME: 2731_R3_20150122_S2.DWG
Dwg Date: 2007, 01/22/15
PATH: D:\Survey\Jobs\2731\dwgs\

Waimakariri District Council
Comprised in 34361, CB400/343
Original scale 1: 500 Format (A3)

Lots 1-4 being a proposed subdivision of
Lot 4 DP 70132 & Lot 2 DP 308847

Prepared by: Scandlyn Surveying Ltd
BOX 454, RANGIORA
18 Durham Street
Ph 3131272, Fax 3131274
murray@scandlyn.co.nz
Reference: 2731 R3 22 Jan 2015



R. O. W.

Building Consent BC160644
Received 22/06/2016

20450

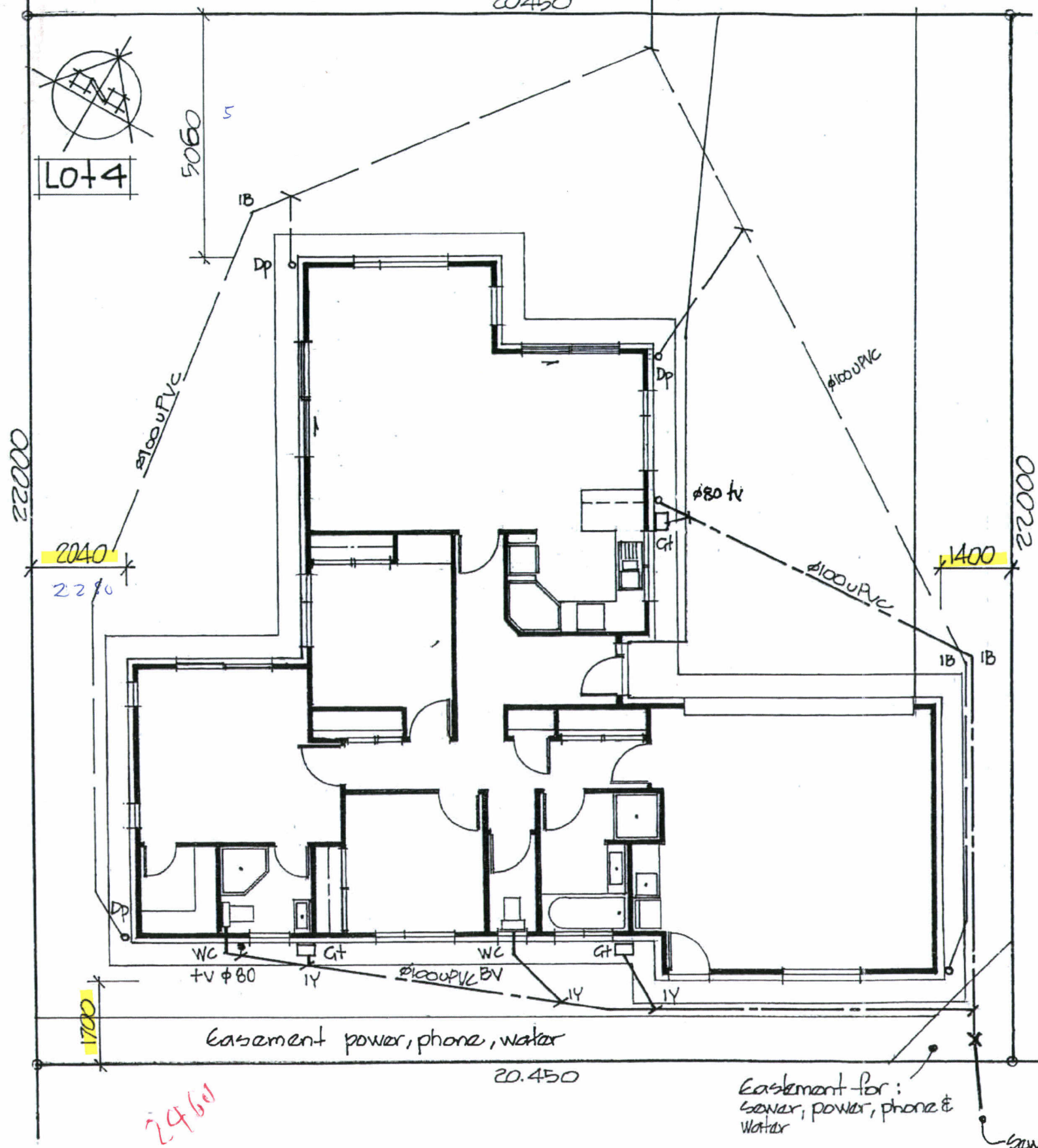
St/Water lateral

Lot 3

Section area: 450 m²
Site coverage: 155.79/450 = 34.62%
FFL

- Sewer & stormwater pipes: $\phi 100$ uPVC, min. gradient (1:120)
- " " " laterals existing in easement
- Finished floor level 320 above finished gnd level

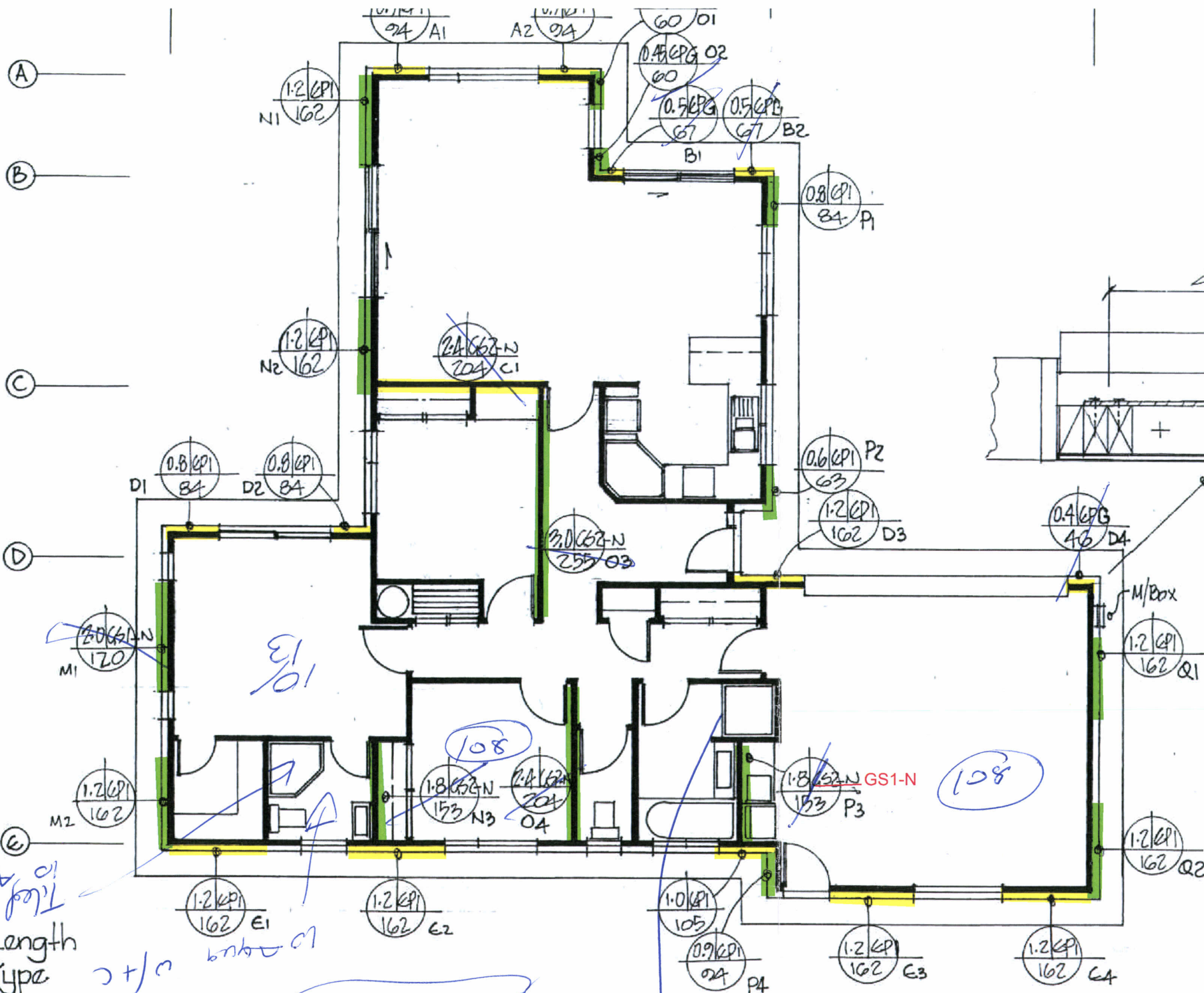
RAUGIORA/WOODEND RD.



SITE PLAN
Scale 1:100

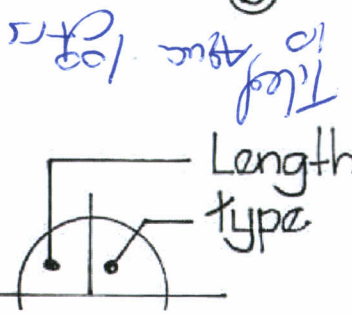
WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
BC160644 24/06/2016 brendan

CLEGG RESIDENCE: RANGIORA/WOODEND RD. (Lot 4) Drn: W. Worrell 6



WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
BC160644 24/06/2016 brendam

3249m for tiles



Now tiled x2

No Brackets
or flecks
walls or ceiling