

BC No: 221264

SITE DETAILS:

38 CROSSLEY AVENUE

WOODEND

LEGAL:

LOT 755

AS BUILT TRUSS LAYOUT REQUIRED –

This must be received by the Building Unit
AT LEAST 10 WORKING DAYS PRIOR to the
Structure Pre-Roof Pre-Wrap Inspection

Truss “As-Built” Designs may be sent to:
buildinginfo@wmk.govt.nz

Approved Building Consent Documents and Plans (Full set)

On Site Copy

- These plans and specifications must be kept on site during construction, and made available to the building officer on request. Failure to do so will mean an automatic failure of the building inspection and will necessitate re-booking the inspection at the applicant's expense.
- All boundary survey pegs must be located and flagged by the owner before work is commenced.

Inspections

For bookings or building enquiries please phone the **Building Unit** on:

03 311 8906

or

Email inspection bookings to: bcbooking@wmk.govt.nz

- Please refer to your inspection schedule for details of inspections to be carried out.
- At least 2-3 full working days' notice should be given when booking an inspection.
- Please be advised that it may not always be possible to carry out the inspection within the time frame you require.
- Provision is to be made to allow access.
- The Code Compliance Certificate will be issued once the:
 - Final inspection has been carried out and passed.
 - Audit of WDC building consent file has been completed.
 - Payment of any outstanding invoices is received.

GENERAL

1. Do not scale from drawings. These drawings are to be read in conjunction with the architectural drawings and all other related documents. Refer to architectural drawings for dimensions, rebates & recesses.
2. Contact the architect/engineer if any discrepancies are found.
3. Under no circumstances shall polystyrene spacers be used.
4. DPM shall be in accordance with NZS3604 (polyethylene sheet, min. 0.25mm). Do not use multiple layers. All penetrations through the DPM shall be sealed.
5. A layer of sand blinding or granular fines (GAP7) shall be placed, screeded and compacted over the building platform. The maximum thickness of this layer shall be no more than 50mm.
6. Polystyrene pods shall be 1100 x 1100 x 220mm.
7. Edge beams and/or thickenings may be wider than shown (as necessary to accommodate off-cuts/wastage etc.). Add an additional HD12 in the bottom for every 100mm of additional concrete width.

CONCRETE

1. All concrete work and materials shall conform to NZS3109 and applicable building consent authority regulations.
2. Cuts shall be made to the floor where shown on the drawings.
3. If desired, additional supplementary sawcuts no deeper than 15mm may be placed at 5m bays. Each bay length to width ratio shall be limited to 1.5:1.
4. Not recommended for fibre mix concrete to have polished finish.
5. Where underfloor heating is installed, floor topping shall be increased to 110mm. Close attention and careful planning shall be taken to ensure no damage to underfloor heating (e.g. layout avoiding load bearing wall, sawcuts, etc.).
6. Unless otherwise noted, concrete shall be:

Raft/floor: 20MPa minimum with Firth RP2019TC2 fibre mix (or 25MPa minimum with Firth RP2519TC2 fibre mix if in exposure zone D)

REINFORCEMENT

1. Unless otherwise specified, all reinforcement shall be Ductility Class E, in accordance with NZS 4671.
2. All bend diameters shall comply with NZS 3109. Re-bending of reinforcement is not permitted. 'Spot' welding of reinforcement is not permitted.
3. All mesh reinforcement shall be Ductility Class E as per NZS4671
4. Unless otherwise specified by proprietary product specifications, mesh shall be lapped a minimum of 250mm or by a grid plus 50mm, whichever is greater.
5. Unless otherwise specified on plans, minimum covers are:
exposed to earth: 75mm
exposed to edge: 50mm
protected by damp proofing: 50mm
6. Unless otherwise specified, reinforcement laps are:

Reinforcement Grade	Nomination	min. lap when less than 300mm of concrete below steel	min. lap when more than 300mm of concrete below steel	concrete strength (MPa)
300	'D'	40Ø or min. 600mm (whichever is greater)	52Ø or min. 600mm (whichever is greater)	all blockfill, 20 and 25
500	'HD'	70Ø	91Ø	all blockfill
500	'HD'	56Ø	73Ø	20
500	'HD'	50Ø	65Ø	25

*Note: for lap of vertical bars, use values for "when less than 300mm of concrete below steel"

CONSENT ISSUED BC221264 - Page 2 of 22

SITE CONDITIONS

1. Design based on soils report/assessment
By: Davis Ogilvie & Partners Ltd
Ref: 42361
Dated: 8 September 2022

Specifically: Design based on all unsuitable material removed (to approximate depth of 0.45m) and uniform non-expansive soils across building platform with a minimum ultimate bearing capacity of 200kPa, subject to engineer's confirmation. Design based on TC2 requirement as per MBIE Guidance 2012. **Design based on building platform founded on engineered fill. This shall be confirmed during site excavation.**

2. Building platform, where filled above natural Existing Ground Level (EGL), shall be extended min. 1000mm beyond the building footprint. Fill shall be placed and compacted in accordance to NZS 4431:1989. Fill exceeding 600mm deep above EGL shall be reviewed by author of geotechnical report or suitably qualified geotechnical engineer.

3. Where compacted fill (to replace excavated material) is required to form building platform, the excavation and backfill shall be extended past the building edge by at least the same depth that is being excavated or as per note 2 above, whichever is greater. Backfill shall be placed and compacted in accordance to NZS 4431:1989.

4. Confirm position & depth of all public pipes on the site, prior to any works. If different to the site plan then Wilton Joubert Ltd. shall be contacted.

5. Building foundation shall be outside of 45° influence line from the bottom of any public pipes, unless otherwise allowed for and shown in WJL Foundation Plan.

6. Building foundation shall be outside of 1V:1.5H influence line from the bottom of any retaining wall, unless otherwise allowed for and shown in WJL Foundation Plan.

7. Building foundation shall be outside of 1V:1.5H influence line from the bottom of any private underground tank and pumps, unless otherwise allowed for and shown in WJL Foundation Plan.

8. Any excavation done for private drainage trenches MUST be backfilled and recompacted strictly as per NZBC Acceptable Solution G13/AS2.

INSPECTIONS

1. Check the BUILDING CONSENT CONDITIONS for any inspections that are required by the Building Consent Authority (BCA).
2. It is increasingly common for building consent authorities to require a "PS4" for specifically designed structures. For Wilton Joubert Ltd. to issue this, we need to carry out inspections as per the building consent requirements. Ring Wilton Joubert Ltd. local office to arrange a booking.
NO INSPECTION EQUALS NO PS4 ISSUED.

3. Recommended Inspections:

- Site cut to suitable subgrade (*This may be carried out by Wilton Joubert Ltd. or by the author of the geotechnical report* *).

- Compaction and depth of fill (*This may be carried out by Wilton Joubert Ltd. or by the author of the geotechnical report* *).

- Concrete pre-pour of foundations (& any other structural elements).

****If geotechnical report was written by others, Wilton Joubert Ltd. shall be given the opportunity to review all available geotechnical reports and reserve the right to pass on any geotechnical inspections to author of geotechnical report.***

It is the building consent applicant's (or authorised agent) responsibility to ensure that Wilton Joubert Ltd. is notified in advance of the required inspection. We cannot issue PS4 for items we did not inspect. Bookings should be made 48 hours prior to the desired time of inspection. The following are required at the time of booking:

- Building consent number MUST be provided at time of booking.

- Building consent documentation and consent conditions MAY be requested for review prior to inspection, particularly for geotechnical inspection requests where geotechnical report was written by others.

- Building consent documentation and consent conditions MUST be available on site for inspection.

I hereby confirm that the building has been set out in accordance with consented site plans and the finished floor level complies with the minimum level indicated.

Signed Dated

Name

LBP No.

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC221264 20/01/2023 Chrisk

Designed for:



North Island:
Simon
027 205 9118
simon@rfl.co.nz

South Island:
Dayle
027 692 1624
southisland@rfl.co.nz

- Do not scale from Drawings.
- All structural drawings are to be read in conjunction with architectural and all other relevant documentation. Any discrepancies shall be notified prior to any construction or fabrication.
- Prior to any works, the position & depth of all public pipes on the site shall be confirmed by authorized/qualified personnel. If different to the plans provided, Wilton Joubert Ltd. shall be contacted for possible redesigns.

No.	DESCRIPTION	DATE
REVISION		



WILTON JOUBERT
Consulting Engineers
Northland: 09 945 4188 Christchurch: 021 824 063
Auckland: 09 527 0196 Southern Lakes: 03 443 62
www.wiltonjoubert.co.nz

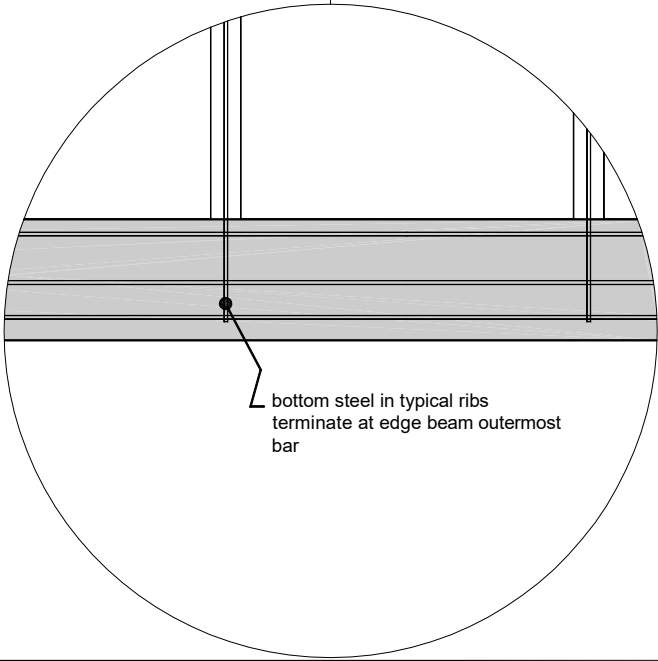
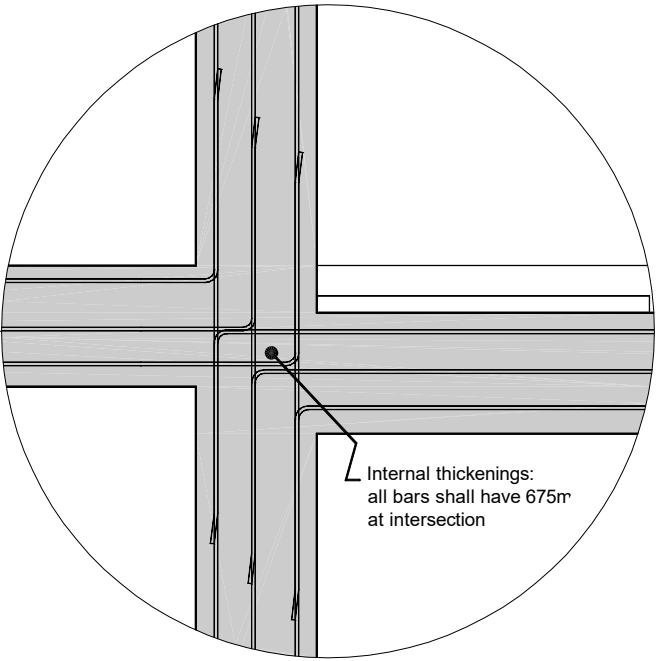
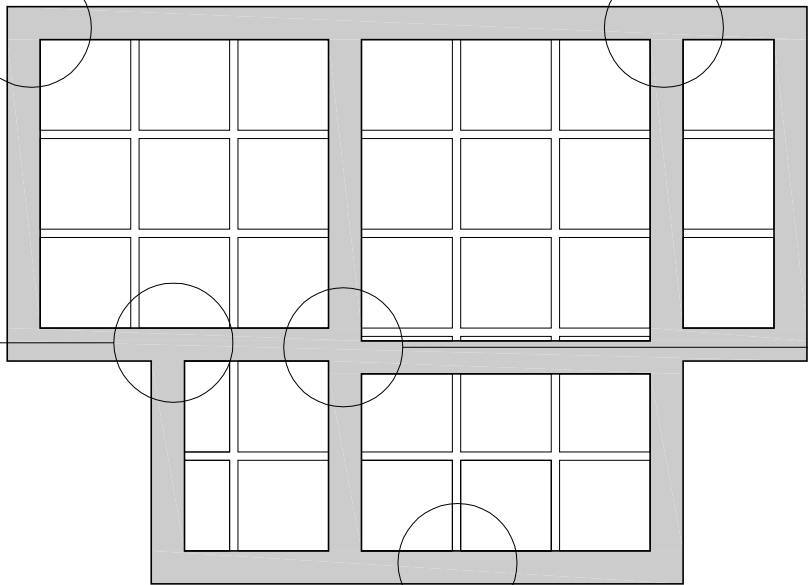
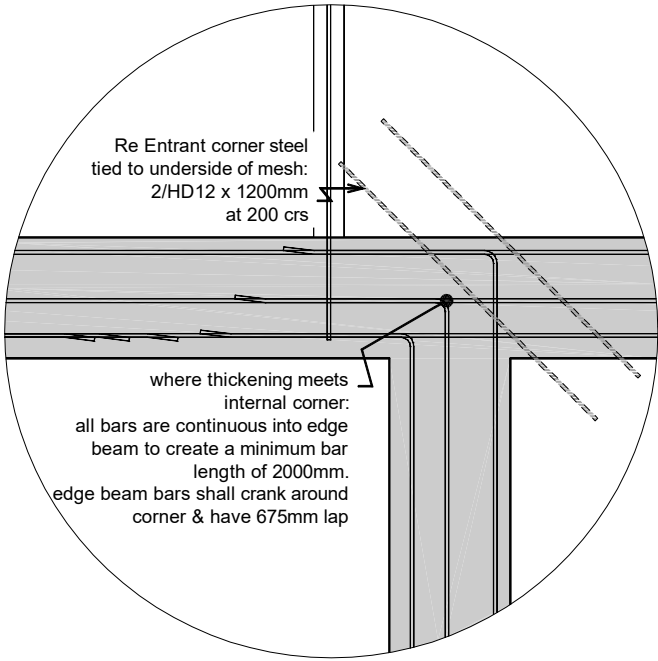
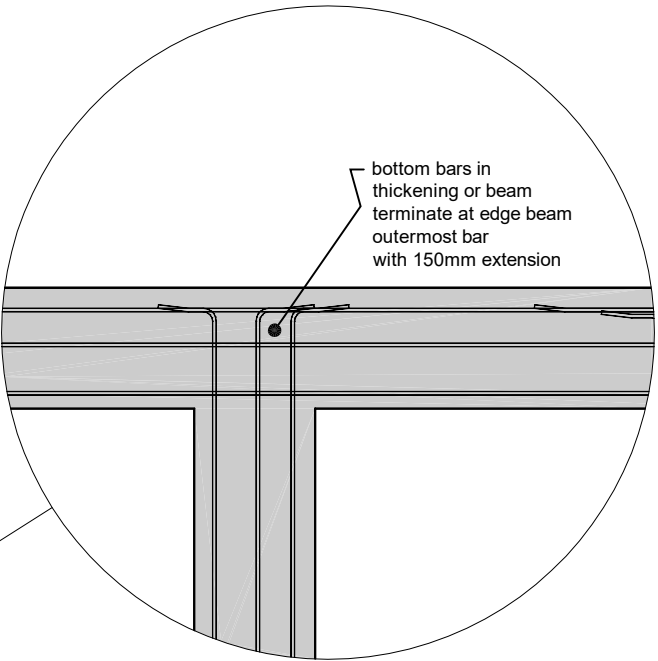
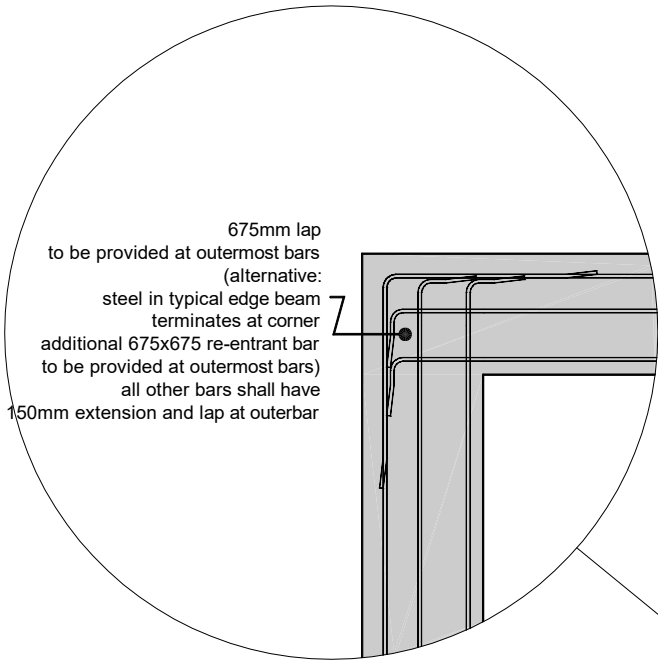
SITE ADDRESS:

Proposed Residence:
Lot 755
38 Crossley Avenue
Woodend
Canterbury

SHEET TITLE:

Cover Page

DESIGNED BY: RA	DRAWN BY: MH
CHECKED BY: DL	CHECKED BY: MH
DATE: 23-9-2022	OFFICE: Lunn Ave
DRAWING SCALE: 1:100	ORIGINAL DRAWING SIZE: A3
Original Job #: Job # 121032	Sheet #: S0.1
Revision Job #:	
COPYRIGHT - WILTON JOUBERT LIMITED	



WAIMAKARIRI DISTRICT COUNCIL
 Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
 BC221264 20/01/2023 Chrisk

Designed for:



North Island: Simon 027 205 9118 simon@rfl.co.nz
 South Island: Dayle 027 692 1624 southisland@rfl.co.nz

- Do not scale from Drawings.
 - All structural drawings are to be read in conjunction with architectural and all other relevant documentation. Any discrepancies shall be notified prior to any construction or fabrication.
 - Prior to any works, the position & depth of all public pipes on the site shall be confirmed by authorized/qualified personnel. If different to the plans provided, Wilton Joubert Ltd. shall be contacted for possible redesigns.

No.	DESCRIPTION	DATE



WILTON JOUBERT
 Consulting Engineers
 Northland: 09 945 4188 Christchurch: 021 824 063
 Auckland: 09 527 0196 Southern Lakes: 03 443 62
www.wiltonjoubert.co.nz

SITE ADDRESS:
Proposed Residence:
Lot 755
38 Crossley Avenue
Woodend
Canterbury

SHEET TITLE:
Typical Steel Detailing

DESIGNED BY:	RA	DRAWN BY:	MH
CHECKED BY:	DL	CHECKED BY:	MH
DATE:	23-9-2022	OFFICE:	Lunn Ave
DRAWING SCALE:	1:100 & 1:25	ORIGINAL DRAWING SIZE:	A3

Original Job #:	Job # 121032	Sheet #:	S0.2
Revision Job #:			

Designed for:



North Island:	South Island:
Simon	Dayle
027 205 9118	027 692 1624
simon@rfl.co.nz	southisland@rfl.co.nz

- Do not scale from Drawings.
- All structural drawings are to be read in conjunction with architectural and all other relevant documentation. Any discrepancies shall be notified prior to any construction or fabrication.
- Prior to any works, the position & depth of all public pipes on the site shall be confirmed by authorized/qualified personnel.

If different to the plans provided, Wilton Joubert Ltd. shall be contacted for possible redesigns.

No.	DESCRIPTION	DATE
REVISION		



Consulting Engineers
Northland: 09 945 4188 Christchurch: 021 824 063
Auckland: 09 527 0196 Southern Lakes: 03 443 62
www.wiltonjoubert.co.nz

SITE ADDRESS:

**Proposed Residence:
Lot 755
38 Crossley Avenue
Woodend
Canterbury**

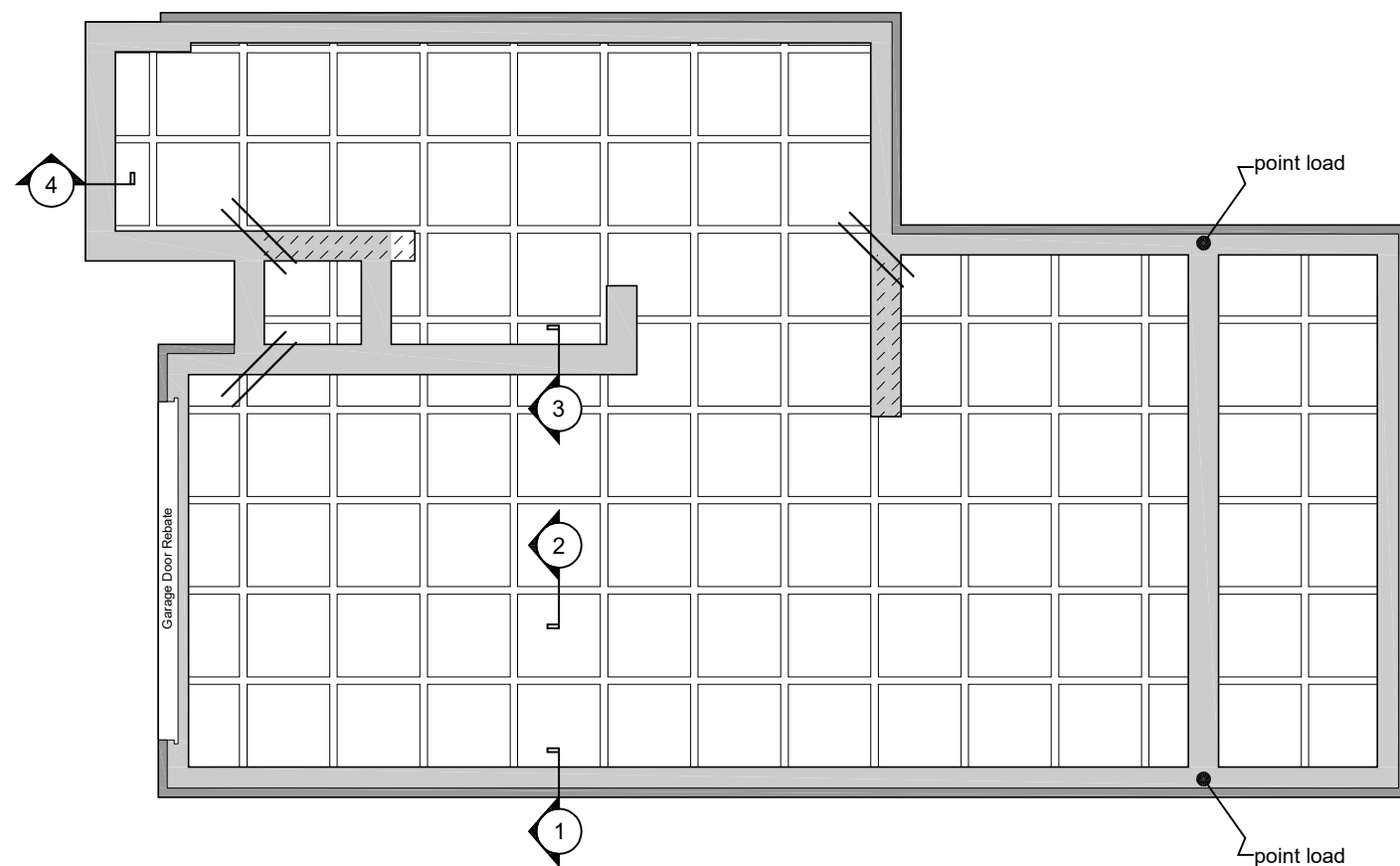
SHEET TITLE:

Raftfloor Plan

DESIGNED BY:	RA	DRAWN BY:	MH
CHECKED BY:	DL	CHECKED BY:	MH
DATE:	23-9-2022	OFFICE:	Lunn Ave
DRAWING SCALE:	1:100	ORIGINAL DRAWING SIZE:	A3

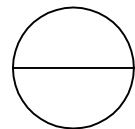
Original Job #:	Job # 121032	Sheet #:	S1.0
Revision Job #:			

COPYRIGHT - WILTON JOUBERT LIMITED

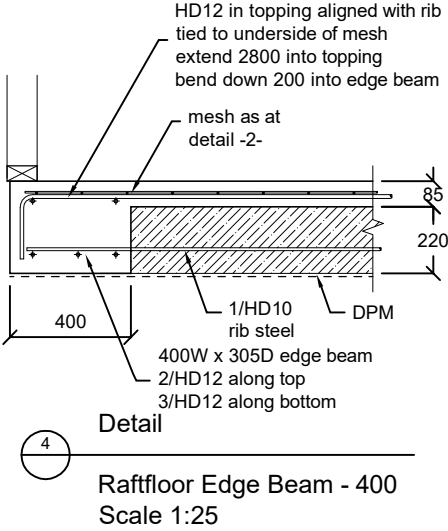
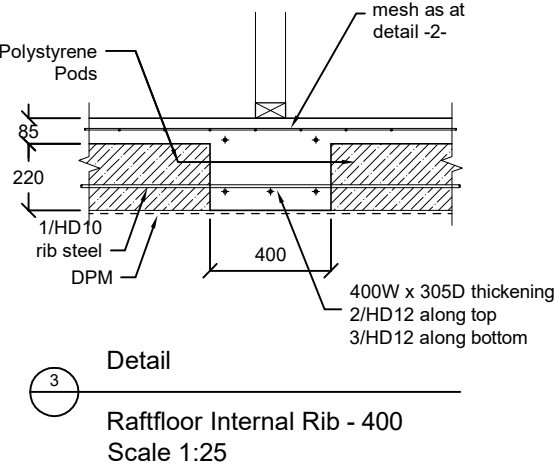
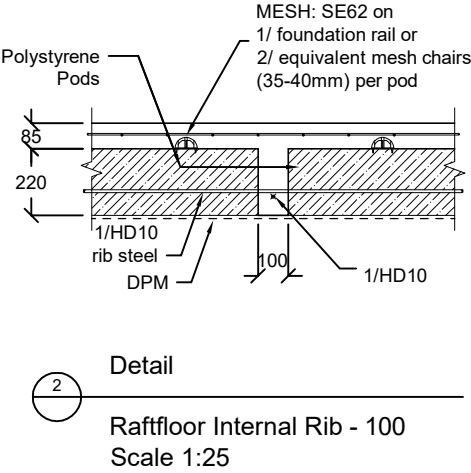
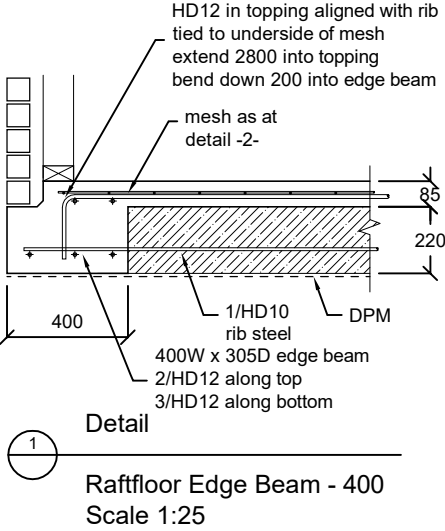


Raft Floor Plan

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
BC221264 20/01/2023 Chrisk



Designed for:



North Island: Simon 027 205 9118 simon@rfl.co.nz
 South Island: Dayle 027 692 1624 southisland@rfl.co.nz

- Do not scale from Drawings.
 - All structural drawings are to be read in conjunction with architectural and all other relevant documentation. Any discrepancies shall be notified prior to any construction or fabrication.
 - Prior to any works, the position & depth of all public pipes on the site shall be confirmed by authorized/qualified personnel. If different to the plans provided, Wilton Joubert Ltd. shall be contacted for possible redesigns.

No.	DESCRIPTION	DATE
REVISION		



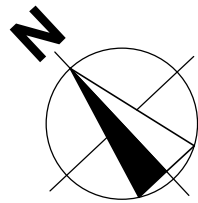
WILTON JOUBERT
Consulting Engineers
 Northland: 09 945 4188 Christchurch: 021 824 063
 Auckland: 09 527 0196 Southern Lakes: 03 443 62
www.wiltonjoubert.co.nz

SITE ADDRESS:
Proposed Residence:
Lot 755
38 Crossley Avenue
Woodend
Canterbury

SHEET TITLE:
Raftfloor Details

DESIGNED BY:	RA	DRAWN BY:	MH
CHECKED BY:	DL	CHECKED BY:	MH
DATE:	23-9-2022	OFFICE:	Lunn Ave
DRAWING SCALE:	1:25	ORIGINAL DRAWING SIZE:	A3
Original Job #:	Job # 121032		Sheet #:
Revision Job #:			S2.0
COPYRIGHT - WILTON JOUBERT LIMITED			

WAIMAKARIRI DISTRICT COUNCIL
 Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
 BC221264 20/01/2023 Chris



Markup
WJL# 121032

Lot 755
38 Crossley Avenue,
Ravenswood Subdivision
Woodend, Canterbury

**Plan/Details for keeping drainage
pipes within slab depth**

Unless otherwise indicated all other
pipes are as per Detail 01 on Sheet D1
(refer to table for more details)

Legend		BC221264
-----	Sewer Pipe	
-----	Stormwater Pipe	
d.p.	Downpipe	
o.r.g.	Overflow Relief Gully	
g.t.	Gully Trap	
i.p.	Inspection Point	
a.a.v.	Air Admittance Valve	
h.t.	Hose Tap	

**Plumbing Schedule
(NZBC G13)**

sink.	Sink	Ø50mm	@ 1:40
whb.	Basin	Ø40mm	@ 1:40
shr.	Shower	Ø40mm	@ 1:40
bath.	Bath	Ø40mm	@ 1:40
wc.	WC	Ø100mm	@ 1:60
hwc.	HWC	Ø40mm	@ 1:40
t.v.	Terminal Vent	Ø80mm	
v.	Branch Vent	Ø40mm	

HWC to be installed with a safety tray with Ø40mm uPVC overflow pipe and a Ø20mm copper relief drain pipe discharge onto visible ground. Vermin proof mesh to untrapped pipe.

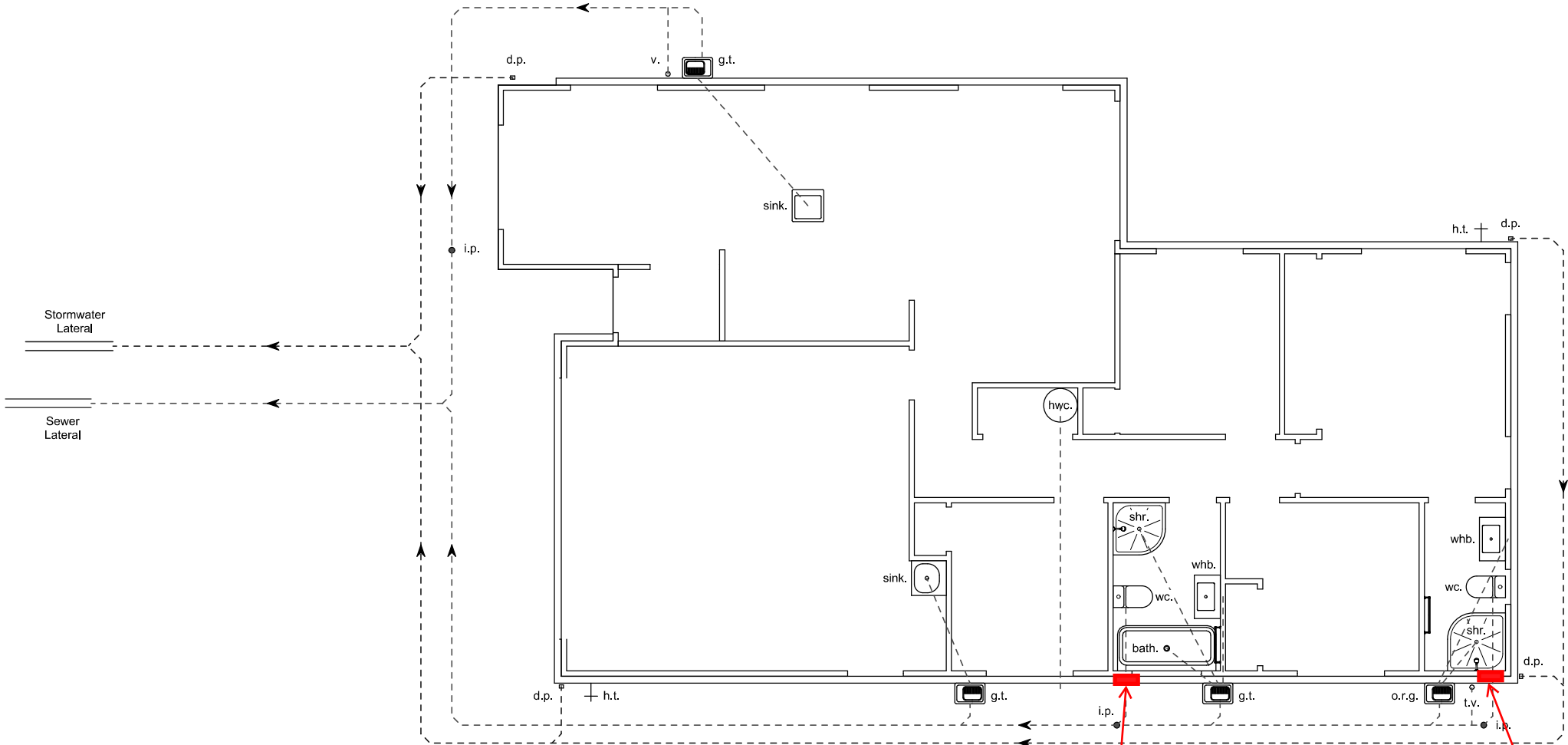
**Drainage Schedule
(NZBC G13)**

Sewer Drain	Ø100mm @ 1:60
Stormwater Drain	Ø100mm @ 1:60

Note: ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of the lowest fixture.

Plumbing General Note

Confirm all riser locations on site with manufacturers.



Local deepening of
slab/rib due to wc pipe
see Detail 2, Sheet D1

Local deepening of
slab/rib due to wc pipe
see Detail 2, Sheet D1

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
BC221264 20/01/2023 Chrisk



17 Goh Street, Lincoln
ey.archiplus@gmail.com
(03) 325 2068
021 0221 8868



W E N D E L B O R N
P R O P E R T Y L T D
LOT 755 RAVENSWOOD
38 CROSSLEY AVENUE WOODEND

Issue
Building Consent

This plan is developed for the purchaser
and is copyright to Stonewood Homes.

Drainage Plan

Scale 1:100 @ A3

Revision BC-1
Date 16/09/2022
File No. 22152 (SWH. 210525)

Sheet No.
1.03

Max. Length In Slab

max. concrete cover

305

Pipe with slope
see table for
information

85

Max. Length In Slab

Pipe with slope
see table for
information

100

max. concrete cover

405

NOTE:
Minimum lapping length of 600mm for HD12 bar if required

The diagram shows a cross-section of a reinforced concrete slab. The width of the slab is indicated as 400mm. The height of the slab is indicated as 305mm. The height of the reinforcement cage is indicated as 405mm. The reinforcement consists of two layers of bars, with the top layer having a diameter of 12mm (HD12). The bottom layer has a diameter of 10mm (HD10). The bars are spaced at 150mm. The diagram also shows the lap length of the bars, which is 600mm.

Diagram illustrating the maximum length of a pipe in a slab. The diagram shows a pipe with a slope passing through a slab. The maximum length in the slab is indicated by a dimension line. The pipe has a diameter of 85 mm. The maximum concrete cover is indicated as 100 mm.

Pipe with slope
see table for
information

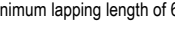
Max. Length In Slab

100

max. concrete cover

405

NOTE:
Minimum lapping length of 600mm for HD12 bar if required



The diagram shows a cross-section of a reinforced concrete slab. It has a total width of 400 units and a total depth of 405 units. The top reinforcement consists of two layers of bars. The bottom reinforcement consists of two layers of bars, with a central circular void. The bottom reinforcement is shown with a lap joint. Dimension lines indicate the width (400) and depth (405) of the slab, and a vertical dimension of 305 is shown for the upper portion of the slab.

Pipe with slope
see table for
information

100

Local deepen of rib

max. concrete cover

305

Depth to surface

length of deepened rib=3500mm (approx.)

DPM:
Minimum lapping length of 600mm for HD12 bar if required

The diagram illustrates the cross-section of a reinforced concrete beam. It shows the reinforcement layout, including the edge beam steel and the DPM (Development Length). The dimensions are specified as 305, 100 min, and 375. A note indicates 'Depth to suit'.

NOTE:
Minimum lapping length of 600mm for HD12 bar if required

375

305

100 min

Depth varies

Rib steel

DPM

Option	Pipe Diameter		Slope	Max. Concrete Cover	Max. Length in Slab (mm)				
	Internal Ø	Approx. External Ø			Detail 01	Detail 02	Detail 03	Detail 04	Detail 05
	(mm)	(mm)		(mm)	(mm)	(mm)	(mm)	(mm)	
A1	32	40	1:20	50	2600	4300	————	————	Depth to suite length of pipe
A2	40	50	1:30		3600	6150	————	————	
A3 (for shower recess)	40	50	1:40		————	————	800	4200	
A4			1:40		4800	8200	————	————	
A5	50	60	1:40		4400	7800	————	————	
A6	100	115	1:60	100	300	5400	————	————	

No.	DESCRIPTION	DATE
REVISION		



Northland: 09 945 4188 Christchurch: 021 824 063
Auckland: 09 527 0196 Wanaka: 03 443 6209

www.wiltonjoubert.co.nz

SITE ADDRESS:

SHEET TITLE:

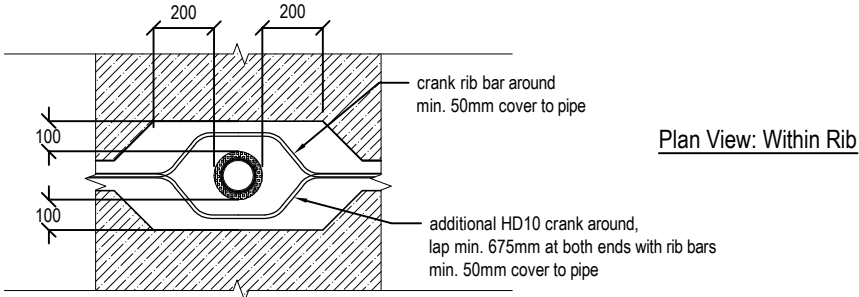
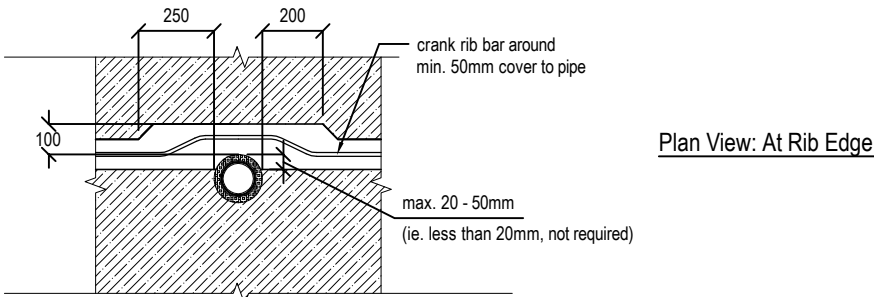
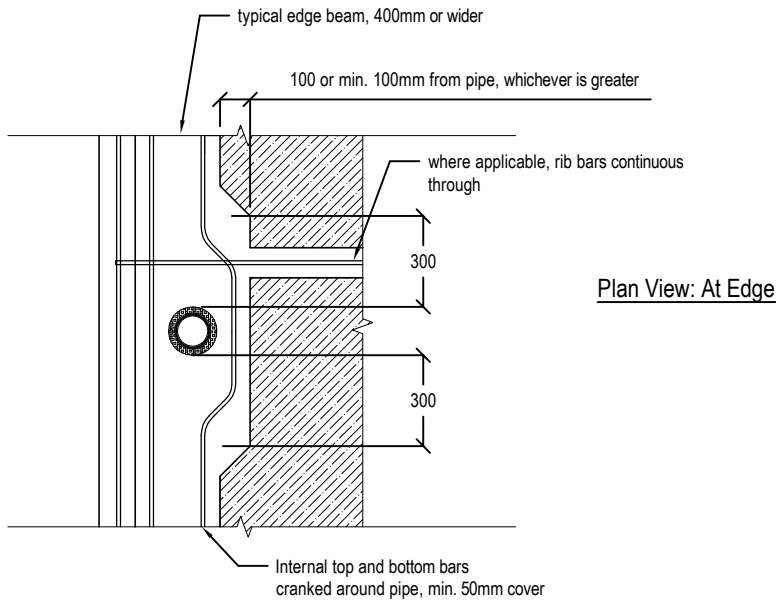
Optional Details for In-Slab Drainage Pipe

DESIGNED BY:	DRAWN BY: DL
CHECKED BY:	APPROVED BY: Wilton Joubert Ltd
DATE:	OFFICE: Lunn Avenue
DRAWING SCALE: 1:25	ORIGINAL DRAWING SIZE: A3

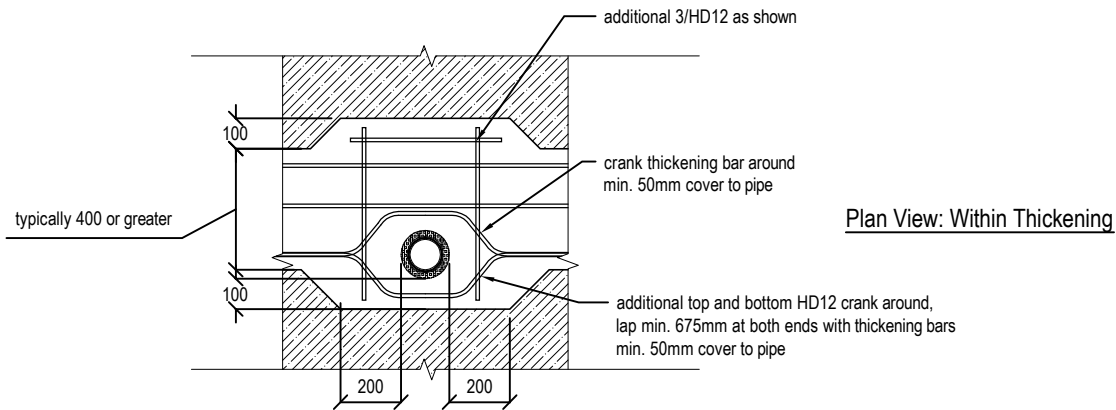
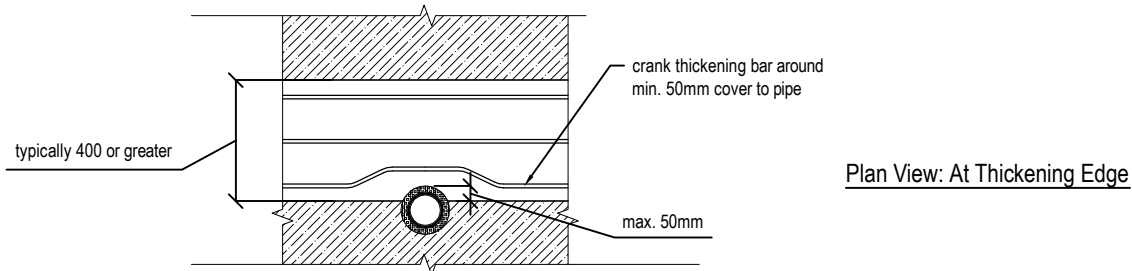
Original Job #:	Sheet #:
-----------------	----------

Revision Job #: **Job # 121032**

COPYRIGHT - WILTON JOUBERT LIMITED



Typical Detail Around Pipes
 Raftfloor Internal Ribs



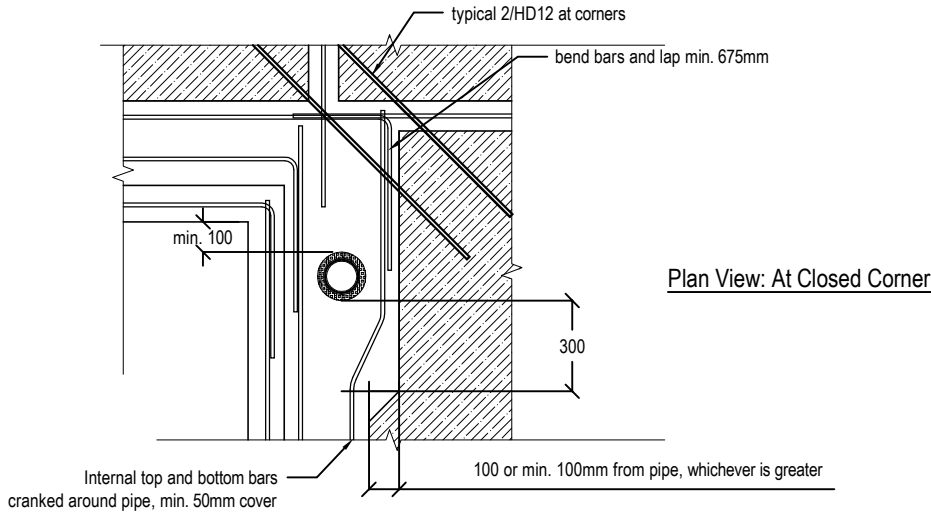
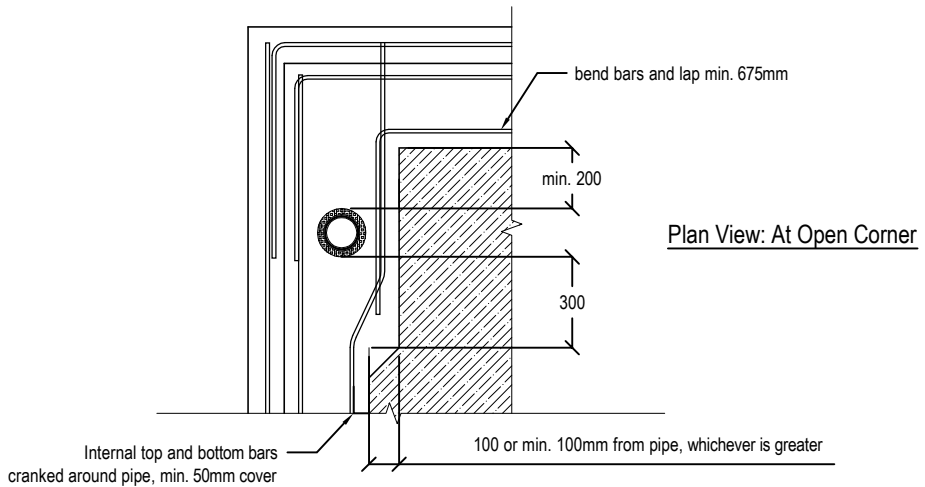
Typical Detail Around Pipes
 Raftfloor Internal Thickenings

NOTES:

Member sizes and reinforcing shown are indicative only, details shown on raftslab plan & details shall take precedence over the details shown here.

Also refer to separate details for pipes running within floor depth.

WAIMAKARIRI DISTRICT COUNCIL
 Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
 BC221264 20/01/2023 Chrisk



Typical Detail Around Pipes
 Raftfloor Edge Beam

No.	DESCRIPTION	DATE
REVISION		



Northland: 09 945 4188 Christchurch: 021 824 063
 Auckland: 09 527 0196 Wanaka: 03 443 6209

www.wiltonjoubert.co.nz

SITE ADDRESS:

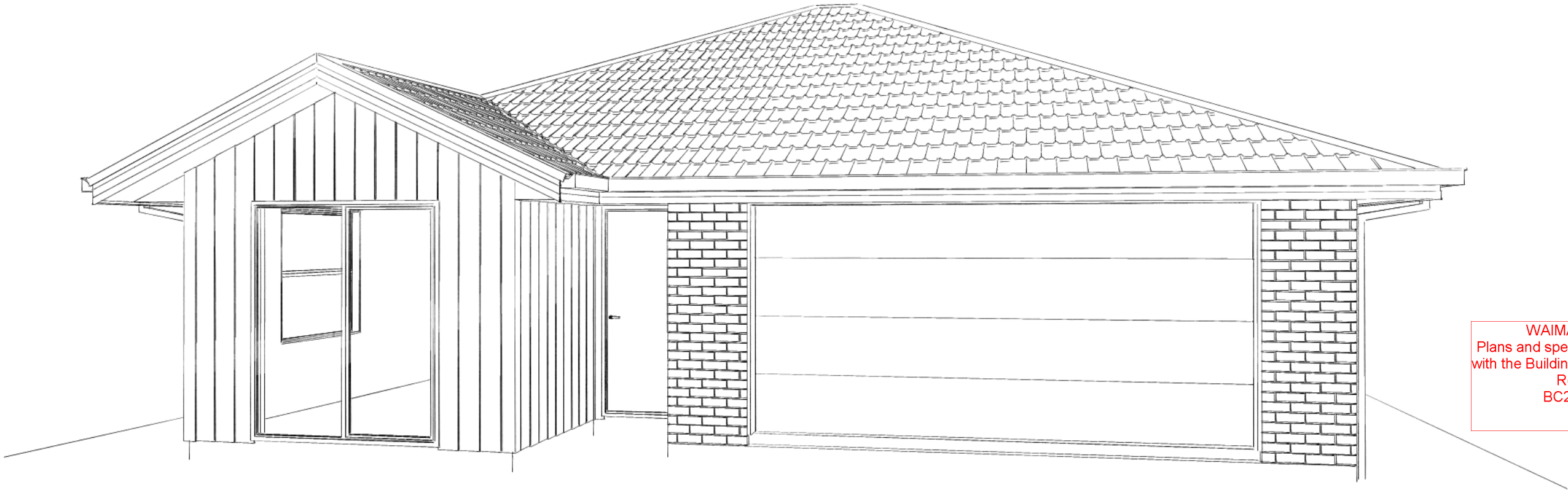
SHEET TITLE:
 Optional Details
 for In-Slab
 Drainage Pipe

DESIGNED BY:	DRAWN BY: DL
CHECKED BY:	APPROVED BY: Wilton Joubert Ltd
DATE:	OFFICE: Lunn Avenue
DRAWING SCALE: 1:25	ORIGINAL DRAWING SIZE: A3

Original Job #:	Sheet #:
Revision Job #:	D2
Job # 121032	

COPYRIGHT - WILTON JOUBERT LIMITED

Sheet No.	Drawing	Rev
0.01	General Notes	BC-1
1.01	Site Plan	BC-3
1.02	Foundation Plan	BC-1
1.03	Drainage Plan	BC-2
1.04	Plumbing & Drainage Details	BC-1
1.05	Floor Plan	BC-1
1.06	Bracing Plan	BC-1
1.07	Roof Plan	BC-1
2.01	Elevations	BC-1
3.01	Cross Section A-A	BC-1
4.01	Construction Details 1	BC-1
4.02	Construction Details 2	BC-1
4.03	Construction Details 3	BC-1



17 Goh Street, Lincoln
 ey.archiplus@gmail.com
 (03) 325 2068
 021 0221 8868



W E N D E L B O R N
P R O P E R T Y L T D
 LOT 755 RAVENSWOOD
 38 CROSSLEY AVENUE WOODEND

Issue
 Building Consent
 This plan is developed for the purchaser
 and is copyright to Stonewood Homes.

Index
 Scale @ A3

Revision BC-3
 Date 15/11/2022
 File No. 22152 (SWH. 210525)

Sheet No.
 0.00

General

No construction work is to commence until the related building consent has been obtained. All dimensions & service locations to be checked onsite before commencement of any work. Confirm all site levels, floor heights and site boundaries before commencement of earthworks. Ground bearing to be confirmed onsite after excavation and before building starts. Plans to be read in conjunction with project specification.

Work Site Barriers

If the work site is not completely enclosed, and unauthorized entry by children is likely, allow for site fencing when workers are absent from the immediate vicinity. Allow for 1.8m high fencing along all internal site boundaries with 2m high temporary site fencing located 300-400mm inside the front boundary over the duration of the construction in accordance with Compliance Document Clause F5 of the NZBC. Site fencing to run the full length of boundaries. All contractors to abide by main contractor's Safety plan. Allow for toeboards to access and storage platforms, toeboards to be 100 min above the platform height (10mm max gap between the platform & toeboard), and no lower than the materials stacked on them unless the materials are restrained from falling.

Access Route Slip Resistance

Allow for a finish to outdoor access route ie. driveway, decks & paths leading to main entrance of dwelling as listed below.
 Note: Where the surface of an access route is subject to wetting the surface shall have a cross fall of no less than 1 in 100 unless it is constructed to drain water such as timber decking. The surface of any access route shall not have a cross fall steeper than 1:50. Allow for 190mm max height from external ground level / walking surface to dwelling f.f.l. adjacent to dwelling access route.

1. Uncoated profiled timber run adjacent to direction of travel (allow for coated and sand / grit impregnated for stairs or sloping surfaces subject to wetting).
 2. Portland cement concrete with a broomed (class 5 or 6 complying with NZS 3114), wood float finish (class U2), a coated and sand / grit impregnated finish, exposed crushed aggregate finish or exposed rounded aggregate finish (to be tested for compliance) OR
 3. Asphalt concrete, marble & granite with flamed surface, sandstone or concrete pavers (test required for surface subject to wetting) OR
 4. Other code compliant finish to D1/AS1 2.0 Access Routes.
 Note: Finishes above cover sloping surfaces < 1:10 slope for wet or 1:8 for dry conditions, refer to AS4586 Appendix F for slip classification for walking surfaces otherwise.

General Construction Specification

All construction to comply with the current NZBC, NZS 3604:2011, NZ Metal Roof & Wall Cladding COP, manufacturers specifications, other relevant standards and local territorial authority requirements.

- Do not scale from these drawings.
 - All timber to be SG8 unless noted otherwise.
 - Allow for DPC seperation between all timber and concrete.
 - All sheltered wall and roof framing to be H1.2 treated.
 - All external finishing timber to be H3.1 treated and sealed with a protective paint finish.
 - Fibre cement external linings to have a protective paint finish.

Timber Framing:
External walls
 Studs - 90x45mm @ 600 crs.
 Dwangs - 90x45mm @ 800 crs.
 Dwangs - 90x45mm @ 600 crs. (JH Oblique Vert. WB)
Internal walls
 Studs - 90x45mm @ 600 crs.
 Dwangs - 90x45mm @ 800 crs.
Top plates
 90x45mm + 140x35mm.
Ceiling battens
 35mm Rondo battens direct fixed @ 600 crs.
Lintels
 Refer to Truss Design.
Trusses
 Refer to Truss Design.
Tile Battens
 50x40mm @ 370 crs (end span 330crs, top span 365crs).
Soffit framing
 70x45mm @ 600 crs.

Note: Where timber members are built up to achieve required thickness (eg. 2/140x45mm to achieve 140x90mm member), they shall be nailed in accordance with NZS 3604:2011 2.4.4.7. All steel flashing to be 0.55mm factory painted steel.

Impervious paint finish must be a quality paint system suitable for the material & environment of use, manufacturers specifications must be followed. Where a protective paint finish is required all surfaces including laps and end grains to be sealed by priming, followed by 2 coats of exterior grade paint to all exposed surfaces.

General Structural Fixings

(High Wind Zone)

1. Allow for Lumberlok bottom plate anchors to external walls with 150mm of ends of bottom plates and at 900 crs max installed to manufacturers specification.
 2. Fix internal wall bottom plates to slab with power driven 75mm concrete nails with 12mm discs @ 900 crs max.
 3. Fix top plates to walls and lintels supporting roof members at 600 crs with 2 / 90 x 3.15 end nails + 2 wire dogs or 4.7kN alternative fixings.
 4. Refer to truss manufacturers specification for truss fixings.
 5. Fix tile battens to roof framing with 2/90 x 3.15 gun nail, or 2.4kN alternative fixings.

External Joinery

All windows / doors to be double glazed minimum unless noted otherwise, joinery excluded from thermal envelope may be single glazed. External windows and doors shall comply with the requirement of NZS 4211, all joinery dimensions to be confirmed on site.

Air seals shall be provided between the reveal of frame and the wrapped opening for wall openings where specified. Installed over a closed cell polyethylene foam (PEF) backing rod or similar, made of self-expanding polyurethane foam or sealant complying with:
 1. Type F, Class 20LM or 25LM or ISO 11600, OR
 2. Low modulus Type II Class A or Federal Specification TT-S-00230C.

Flexible flashing tape shall comply with NZBC, be compatible with the building wrap / roof underlay and be used only in fully concealed applications. Sill support bars to comply with BRANZ evaluation method EM6, E2/VM1 and B2/AS1.

Joinery shall be fixed using pairs of 75 x 3.15mm galvanized jolt head nails or 8 gauge x 65mm stainless steel screws through reveals into surrounding framing at 450 max centers all around and within 150mm from reveal ends. Allow for packers between reveals and framing at all fixing points except between head reveals and lintels.

Joinery Glazing

All glazing to be in accordance with NZS 4223:2016.

Glass shelves, fittings & mirrors (unless hung from a hook, stand on a cabinet, fitted into a cabinet or fully adhered to a wall surface) to be safety glass.

Metal Pressed Tiles Roof Cladding

Allow for a 0.40mm pre-painted steel pressed tiles roof cladding, fixings as per manufacturers specification.

Roof underlays shall be to Table 23 NZBC E2/AS1 & NZS 2295, and be either R1 heavy weight kraft supported by corrosion resistant material, or R2 self supporting kraft (1.2m max span between supports). Underlays shall be laid with minimum numbers of laps, with all side and end laps at 150mm min.

Flashings shall be screw fixed to the structure as specified above for roof fixing, or where fixed to flashings or other roofing with 4mm dia rivets to suit roof cladding type. Refer to NZBC E2 8.4.11.1.

Brick Veneer

Allow for 70 series brick veneer wall cladding with 50mm nom cavity over building wrap (permanently fixed with a 50 year durability) on timber framing as specified with nogs @ 800 crs max, install in accordance with NZBC E2/AS1. Pipes and services are not permitted to run within the cavity other than passing directly through the cavity to the exterior. The materials and workmanship of masonry veneer shall be in accordance with SNZ HB 4236, mortar and materials to comply with NZS 4210. Mortar less than 24 hours old shall not be subject to vibration, such as would result from the nailing of interior linings. Cavity to be drained and vented at the bottom of wall panels and above openings by open prepends 75 min in height x width of the mortar joint @ 800 crs, where 75 min height cannot be achieved decrease perpends spacing to achieve 1000mm²/meter of wall length vents. Allow for perpends under openings exceeding 2.4m in length at 1/3 points along opening excluding at opening ends (cantilevered sill bricks required for water ingress protection). Allow for vermin proofing where gaps greater than 13mm exist. Allow for brick ties & bricktor to every second course to junctions if veneer panel is < 230mm in length.

Sill and head flashings to be 1.5mm butyl rubber, 0.5mm pliable polyethylene or 2 ply asphaltic pliable water proofing membrane. Jamb flashings to be 0.5mm pliable polyethylene or 2 ply asphaltic pliable water proofing membrane complying with AS/NZS 2904. Allow for 150 min laps for flashings. Slab rebates to have damp proofing material as detailed, damp proofing material to be 1.0mm butyl rubber or bituminous sheet, rebates lower than ground floor level may have 2 coats of bituminous liquid in lieu.

Wall ties, their spacing and embedment to be in accordance with the requirements of NZS 4210 and must be screw fixed. Screw fixings to be a minimum 12 gauge, 35mm long hex washer faced screws. Wall ties to be sized to have an embedment of at least half the width of the veneer with an end cover of 15mm from the recessed depth of the mortar joint, wall ties to be installed to allow mortar cover above and below the tie. Placement of wall ties as outlined below:
 1. Unsupported panel sides and edges of openings - within 300mm of panel edge or side.
 2. Top of veneer panels & top of panels under openings - within 300mm or two courses (whichever is smaller) from top of veneer.
 3. Bottom of veneer panel in masonry rebate sealed with liquid applied damp proof course or supported on steel angle lintel - within 300mm or two courses (whichever is smaller) from bottom on veneer.
 4. Bottom of veneer panel in masonry rebate with membrane damp proof course - in each of the first two courses.

Ties to be type B veneer ties (manufactured to AS/NZS 2699.1) spaced @ 600 crs max horizontally and 400 crs max vertically with a medium strength for veneers up to 180kg/m² or high strength capacity for veneers up to 220 kg/m² (medium strength ties may be used where spacings are reduced to 400 crs max horizontally and 300 crs max vertically).

Wall ties and screws shall be 470g/m² galvanizing on mild steel, or 316, 316L, or 304 stainless steel.

Mechanical Ventilation

Install mechanical ventilation (extract fans) as showns on plan with minimum flow rate as specified below. Terminate to an external air space, ie. through soffit, external wall or roof to suit.

AS1668.2 Exhaust Rates:
 Bathroom/ Toilet 25l/s
 Laundry 20l/s
 Kitchen 50l/s

WAIMAKARIRI DISTRICT COUNCIL
 Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
 BC221264 20/01/2023 Chrisk



17 Goh Street, Lincoln
 ey.archiplus@gmail.com
 (03) 325 2068
 021 0221 8868



W E N D E L B O R N
 P R O P E R T Y L T D
 LOT 755 RAVENSWOOD
 38 CROSSLEY AVENUE WOODEND

Issue

Building Consent

This plan is developed for the purchaser and is copyright to Stonewood Homes.

General Notes

Scale @ A3

Revision BC-1
 Date 28/09/2022
 File No. 22152 (SWH. 210525)

Sheet No.

0.01

Notes

Site boundaries, bearings and north point subject to final title plan.

General Notes

All dimensions shown are to face of foundation unless noted otherwise.

Refer to Foundation Plan for foundation setout.

Refer to Drainage Plan for specific drainage info.

Refer to Sediment Control in Specification & implement where required.

All sealed driveway and patio areas to be min. 1:100 fall away from building.

When washing down the cement from the exposed aggregate, care must be taken to avoid the cement from entering the stormwater system. Best practise to direct it away from any stormwater inlets and onto the lawn/ landscape area. **Sump to be sealed.**

Site Info

Site Address	38 Crossley Avenue Woodend
Legal Description	Lot 755 LT 582033
Site Area	402m ²
Building Area	194.41m ²
Site Coverage	48.36%

Design Basis

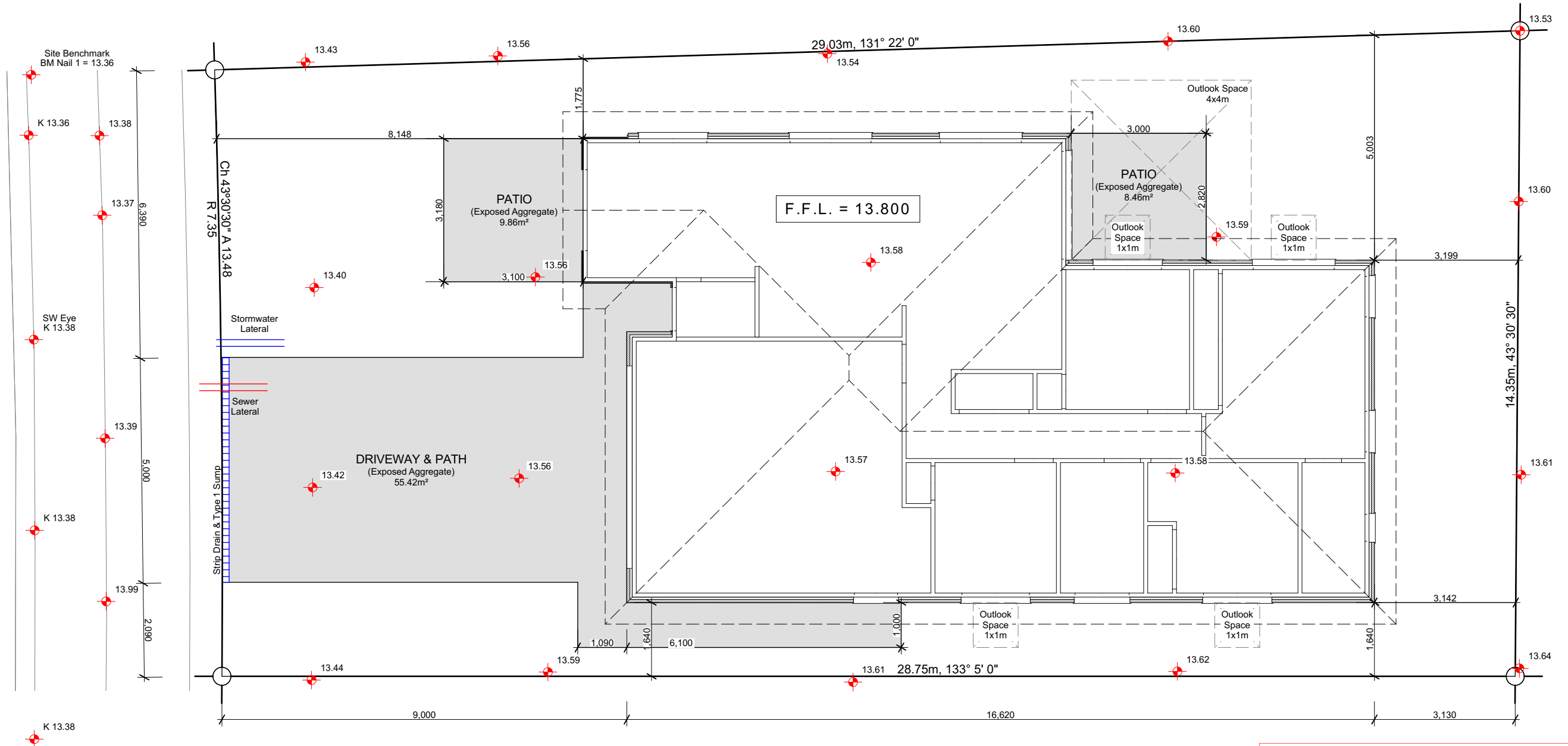
Wind Zone	High
Earthquake Zone	2
Snow Zone	N4 < 100m
Exposure Zone	C

I hereby confirm that the building has been set out in accordance with consented site plans and the finished floor level complies with the minimum level indicated.

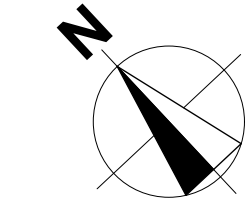
Signed Dated

Name

LBP No.



WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC221264 20/01/2023 Chrisk



CROSSLEY AVENUE



17 Goh Street, Lincoln
ey.archiplus@gmail.com
(03) 325 2068
021 0221 8868



W E N D E L B O R N
P R O P E R T Y L T D
LOT 755 RAVENSWOOD
38 CROSSLEY AVENUE WOODEND

Issue
Building Consent

This plan is developed for the purchaser and is copyright to Stonewood Homes.

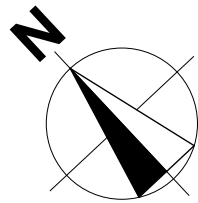
Site Plan

Scale 1:100 @ A3

Revision	BC-3
Date	15/11/2022
File No.	22152 (SWH. 210525)

Sheet No.

1.01



General Notes

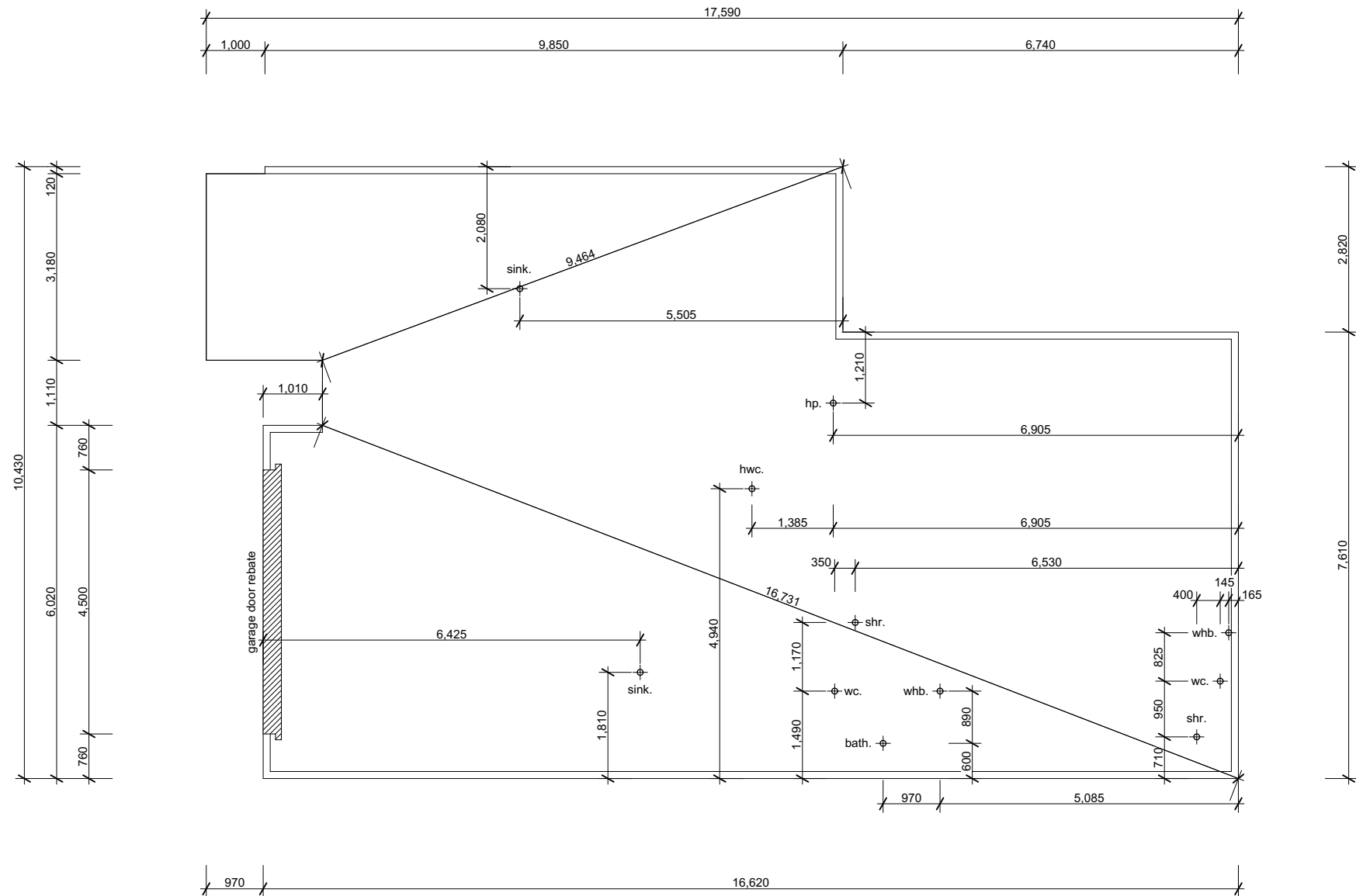
All dimensions over foundation face. Allow for 120mm rebate for brick veneer, no rebate for feature lightweight cladding.

No construction joints/ shrinkage control joints under tiled areas where possible.

The Foundation Plan to be read in conjunction with Engineer's Foundation Details & Specification.

Check all waste locations with manufacturers specifications, locations are indicative only, plumber to confirm dimensions onsite.

Refer to Kitchen Plan for sink waste locations.



WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
BC221264 20/01/2023 Chrisk



17 Goh Street, Lincoln
ey.archiplus@gmail.com
(03) 325 2068
021 0221 8868



W E N D E L B O R N
P R O P E R T Y L T D
LOT 755 RAVENSWOOD
38 CROSSLEY AVENUE WOODEND

Issue
Building Consent

This plan is developed for the purchaser
and is copyright to Stonewood Homes.

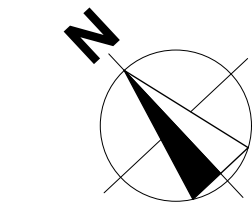
Foundation Plan

Scale 1:100 @ A3

Revision BC-1
Date 28/09/2022
File No. 22152 (SWH. 210525)

Sheet No.

1.02



Legend

---	Sewer Pipe
---	Stormwater Pipe
d.p.	Downpipe
o.r.g.	Overflow Relief Gully
g.t.	Gully Trap
i.p.	Inspection Point
a.a.v.	Air Admittance Valve
h.t.	Hose Tap

Plumbing Schedule
(NZBC G13)

sink.	Sink	Ø50mm	@ 1:40
whb.	Basin	Ø40mm	@ 1:40
shr.	Shower	Ø40mm	@ 1:40
bath.	Bath	Ø40mm	@ 1:40
wc.	WC	Ø100mm	@ 1:60
hwc.	HWC	Ø40mm	@ 1:40
t.v.	Terminal Vent	Ø80mm	
v.	Branch Vent	Ø40mm	

HWC to be installed with a safety tray with Ø40mm uPVC overflow pipe and a Ø20mm copper relief drain pipe discharge onto visible ground. Vermin proof mesh to untrapped pipe.

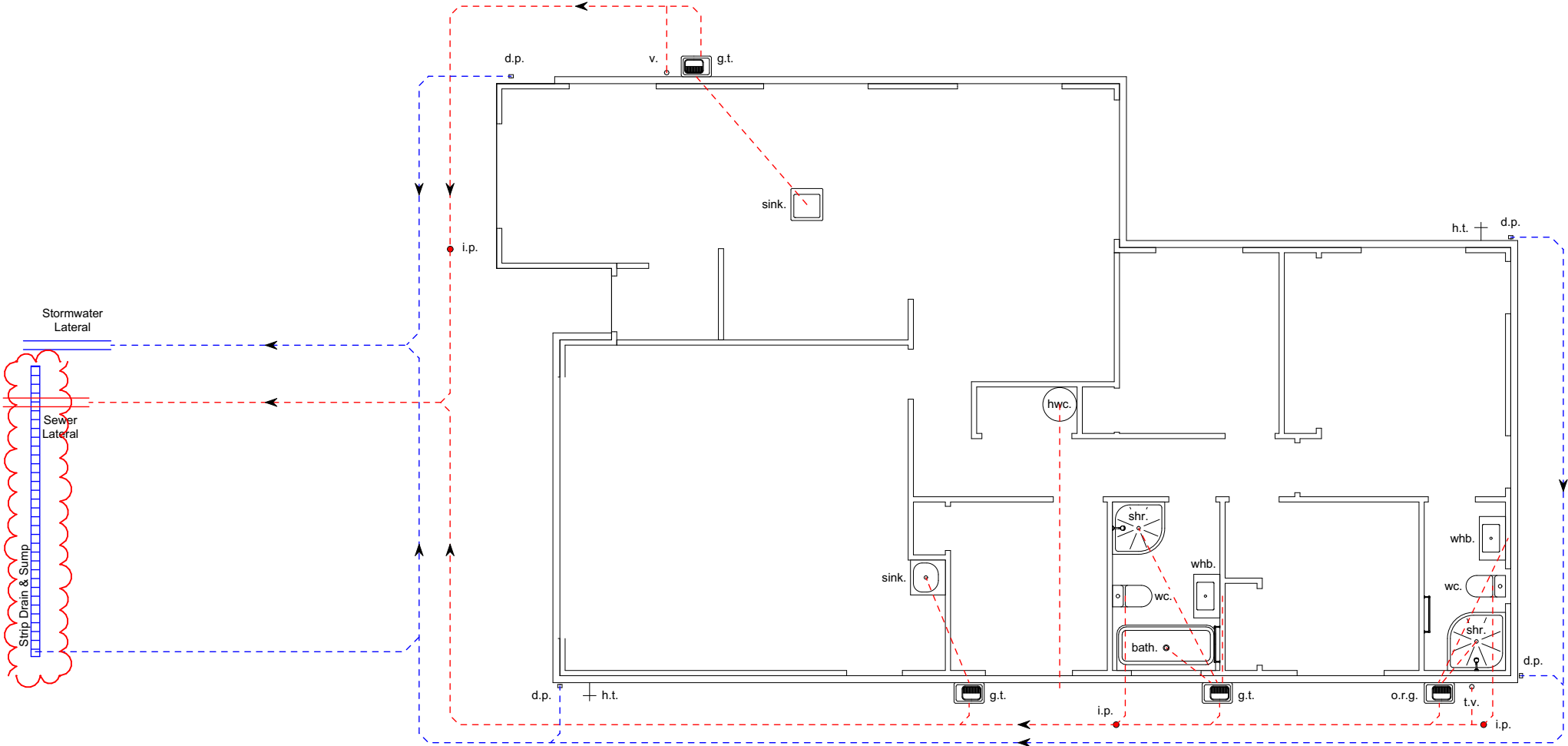
Drainage Schedule
(NZBC G13)

Sewer Drain	Ø100mm @ 1:60
Stormwater Drain	Ø100mm @ 1:60

Note: ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of the lowest fixture.

Plumbing General Note

Confirm all riser locations on site with manufacturers.



WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
BC221264 20/01/2023 Chrisk



17 Goh Street, Lincoln
ey.archiplus@gmail.com
(03) 325 2068
021 0221 8868



W E N D E L B O R N
P R O P E R T Y L T D
LOT 755 RAVENSWOOD
38 CROSSLEY AVENUE WOODEND

Issue

Building Consent

This plan is developed for the purchaser
and is copyright to Stonewood Homes.

Drainage Plan

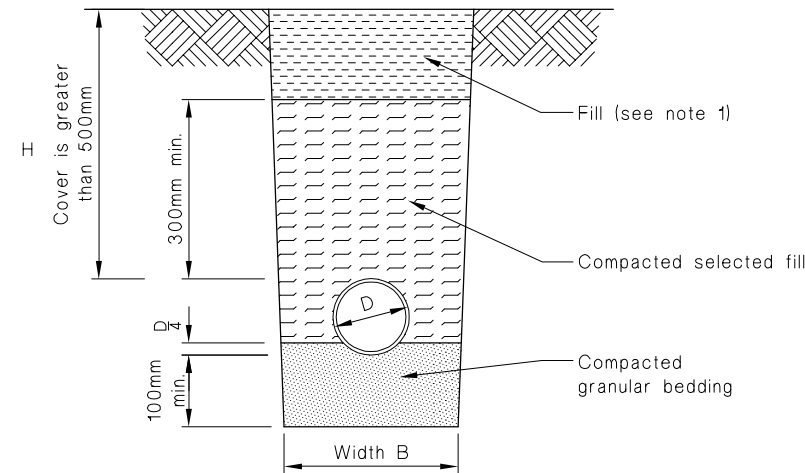
Scale 1:100 @ A3

Revision	BC-2
Date	10/11/2022
File No.	22152 (SWH. 210525)

Sheet No.

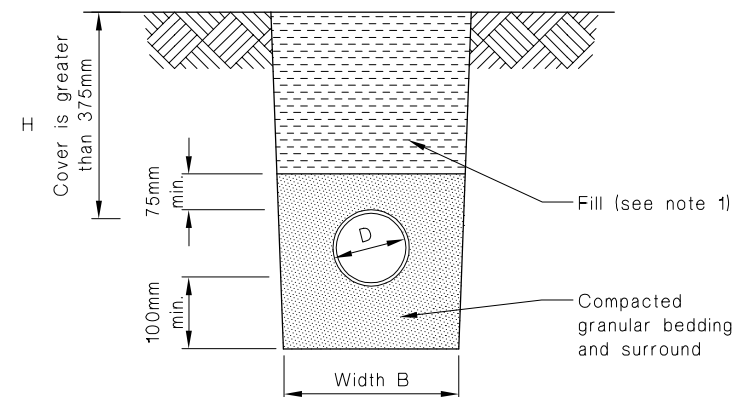
1.03

Figure 7: Bedding and backfilling
Paragraphs 5.2.1, 5.3.1 and 5.4.1



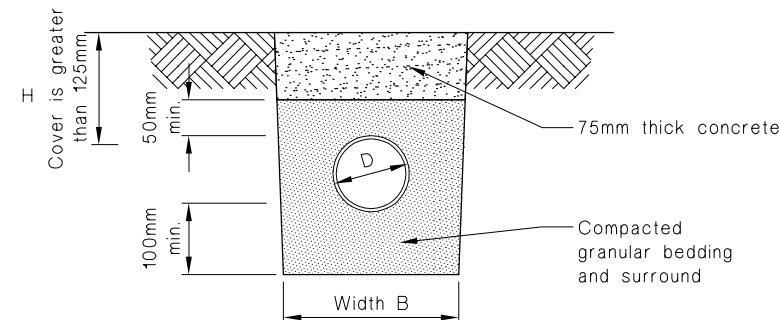
(a) Bedding type 'B' of NZS 7643

Cover greater than 500mm



(b) Bedding type 'D' of NZS 7643

Cover greater than 375mm

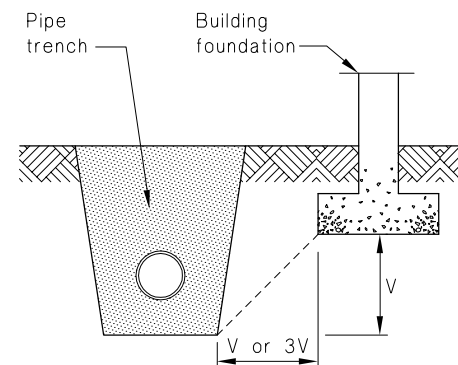


(c) Cover between 125mm and 375mm

NOTE:

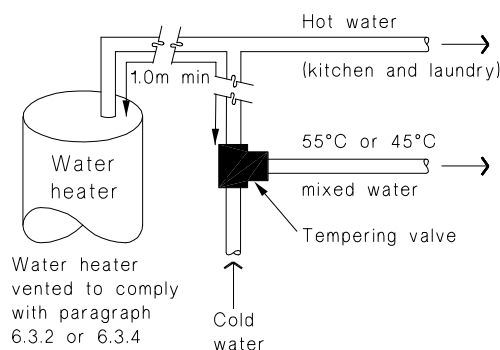
1. Fill shall be:
 - Ordinary fill where drains are located below gardens and open country.
 - Compacted selected fill where the drains are located below residential driveways and similar areas subject to light traffic.

Figure 8: Relationship of pipe trench to building foundation
Paragraph 5.6.1

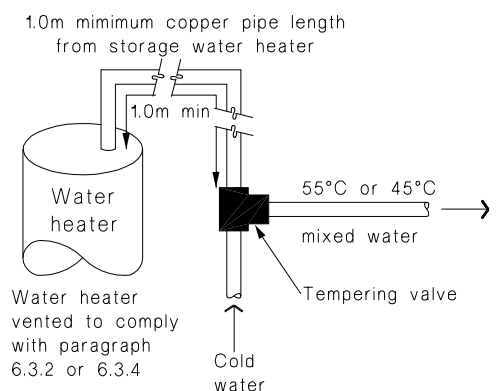


Minimum horizontal separation shall be V or 3V dependant on length of time trench open, see Paragraph 5.6.1

Figure 16: Tempering Valve Installation
Paragraph 6.14.2 a)



(a) With untempered water to laundry and kitchen fixtures and appliances



(b) Where all hot water is tempered

Note:

1. For optimum system efficiency the tempering valve, for other than a mains pressure system, may be located as low as practicable to achieve the manufacturer's recommended head, at the tempering valve.
2. 1.0m minimum copper pipe length from storage water heater.

Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4

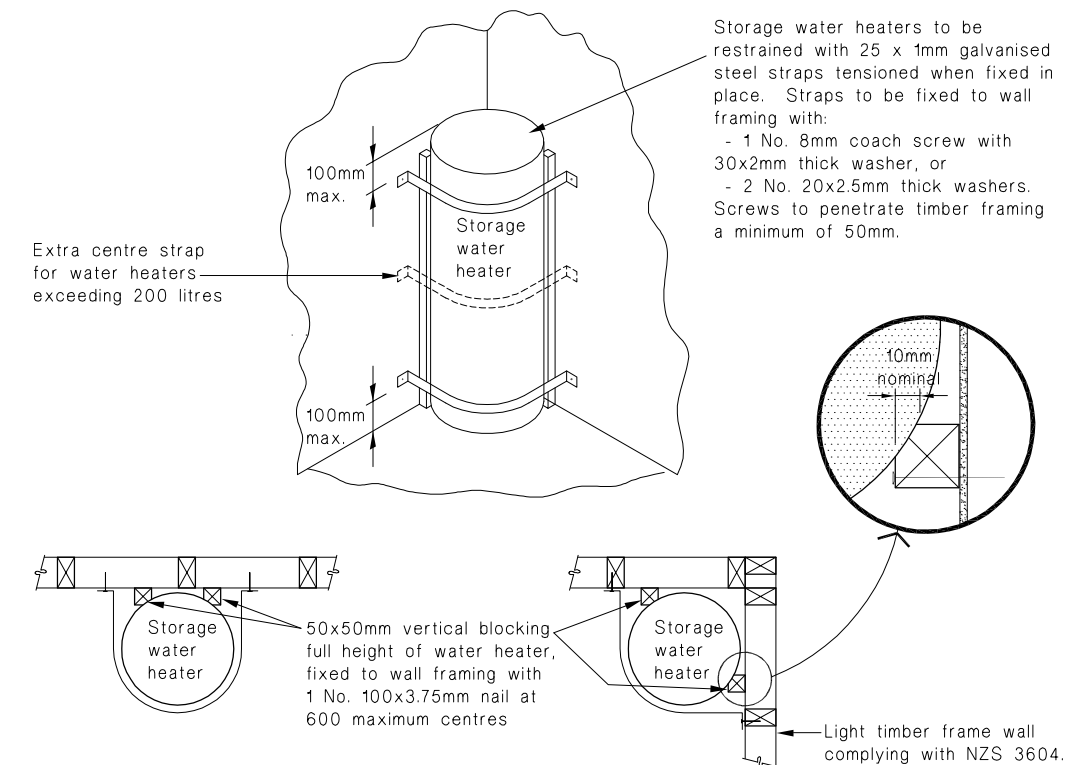
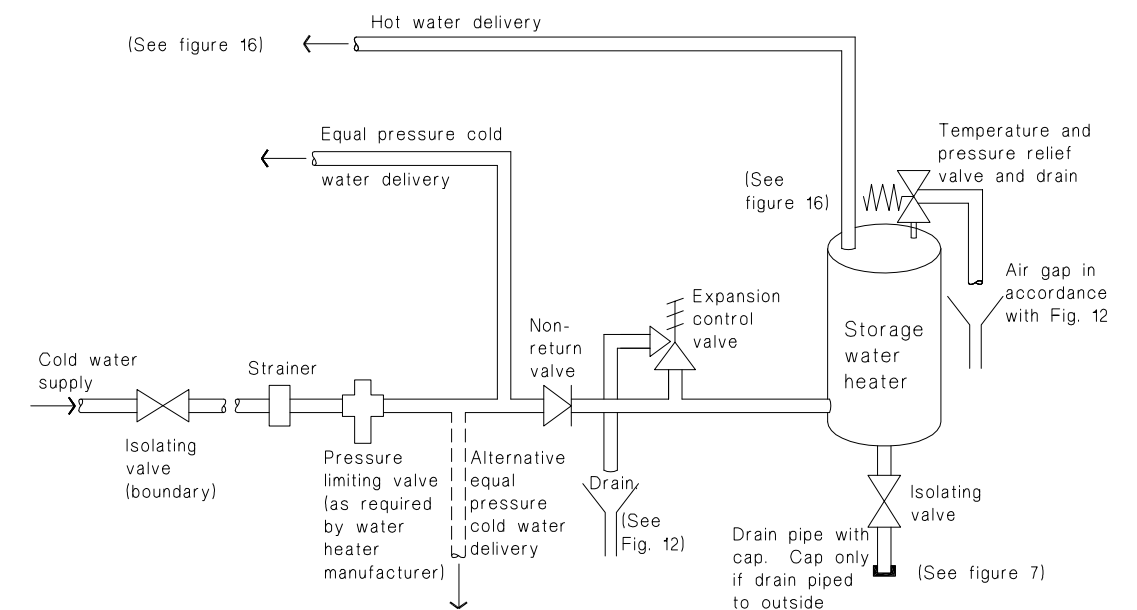


Figure 8: Mains Pressure Storage Water Heater System (unvented)
Paragraphs 6.1.2 and 6.2.1 b)



WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC221264 20/01/2023 Chrisk

Building AreaBC221264

Over Frame	150.28m²
Perimeter	57.10m
Over Cladding	156.56m²
Perimeter	58.06m
Roof Area*	194.41m²
Perimeter	60.84m
*Roof area includes fascia & gutter	

General

Main Cladding	70s Brick
Feature Cladding	JH Oblique Vert. WB (200mm)
Roof Pitch	25°
Roofing	Pressed Metal Tiles (Corona Shake)
Stud Height	2.42m
Internal Door	1.98m High
Wardrobe Door	2.20m High
Cooktop	Ceramic Cooktop

Note: Kitchen layout indicative only, refer to Kitchen Design for details.

Legend

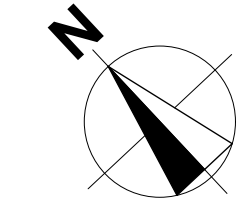
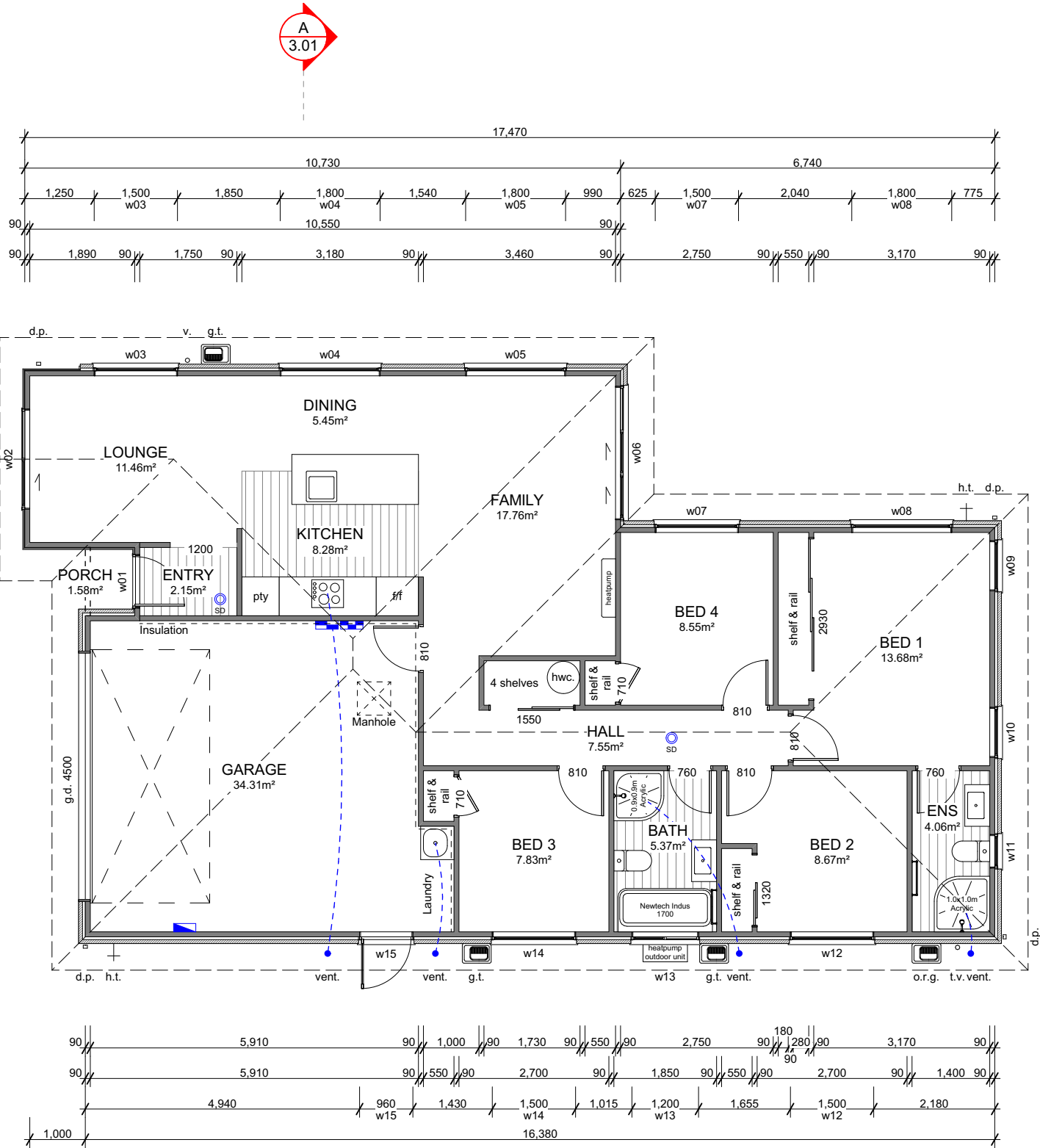
	Smart Meter Box
	Distribution Board
	Data Box
	Smoke Detector with test and hush buttons to comply with NZBC F7/AS1

Floor Covering

	Carpet (excl. Garage)
	Vinyl Plank

WINDOW SCHEDULE		
ID	H	W
w01	2,130	960
w02	2,130	1,800
w03	1,400	1,500
w04	1,400	1,800
w05	1,400	1,800
w06	2,130	2,400
w07	1,400	1,500
w08	1,400	1,800
w09	1,400	900
w10	1,400	900
w11	1,100	600
w12	1,400	1,500
w13	1,100	1,200
w14	1,400	1,500
w15	2,130	960

WAIMAKARIRI DISTRICT COUNCIL
 Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
 BC221264 20/01/2023 Chrisk



17 Goh Street, Lincoln
 ey.archiplus@gmail.com
 (03) 325 2068
 021 0221 8868



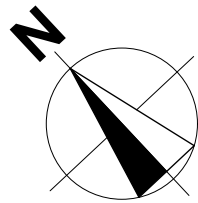
W E N D E L B O R N
 P R O P E R T Y L T D
 LOT 755 RAVENSWOOD
 38 CROSSLEY AVENUE WOODEND

Issue
 Building Consent
 This plan is developed for the purchaser and is copyright to Stonewood Homes.

Floor Plan
 Scale 1:100 @ A3

Revision BC-1
 Date 28/09/2022
 File No. 22152 (SWH. 210525)

Sheet No.
 1.05



General Notes

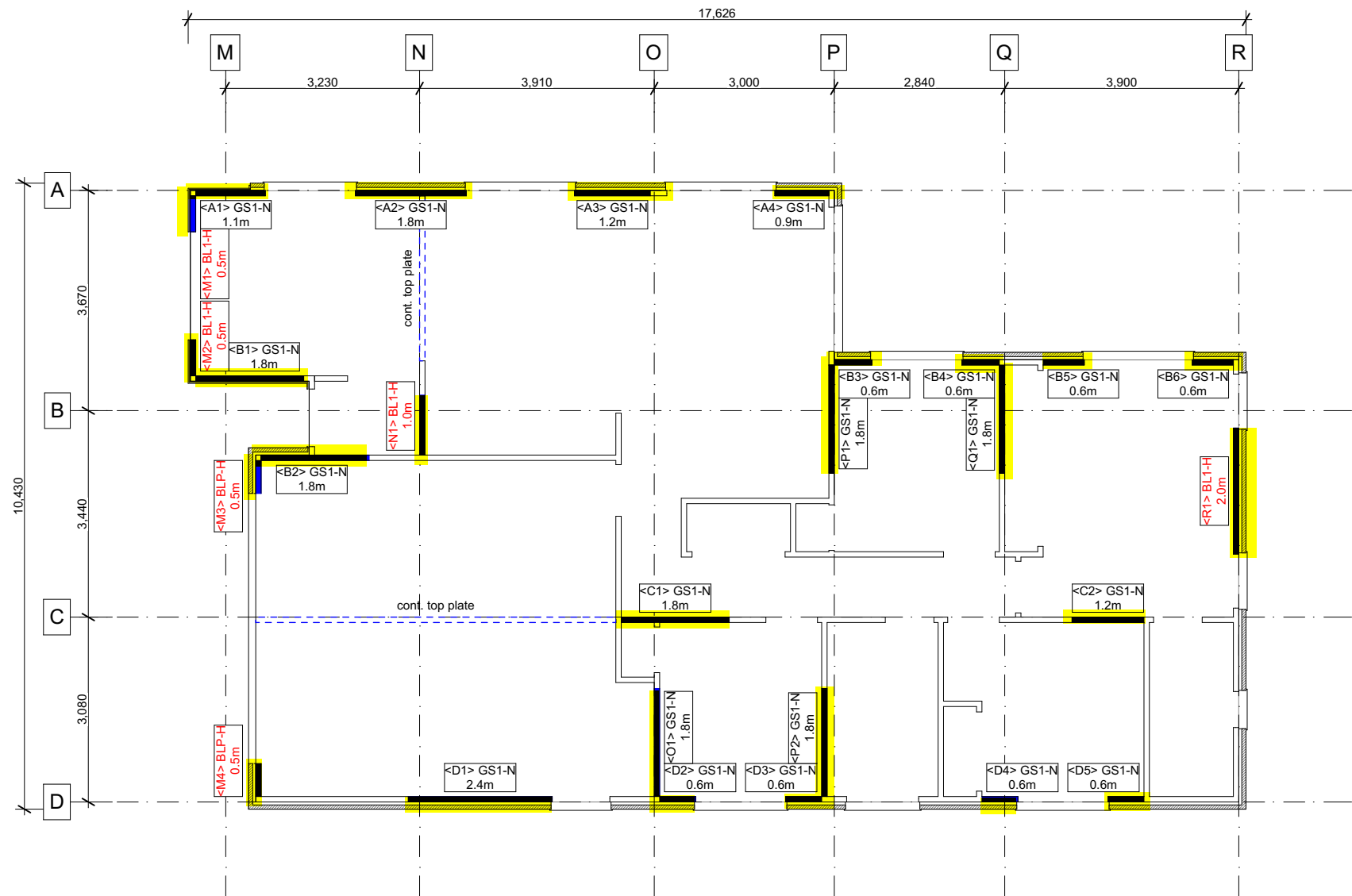
Wall bracing designed in accordance with NZS 3604:2011, GIB Ezybrace Bracing System.

Internal braced walls shall have continuous top plates connected to external walls.

Bracing Plan to be read in conjunction with supplementary bracing calculations & manufacturers specification.

Lintels sizes and fixings to be read in conjunction with Truss Design.

Refer to Specification & Appendix for purlin / batten fixing, truss fixing, stud to top plate fixing & lintel fixing schedules.



WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
BC221264 20/01/2023 Chrisk



17 Goh Street, Lincoln
ey.archiplus@gmail.com
(03) 325 2068
021 0221 8868



W E N D E L B O R N
P R O P E R T Y L T D
LOT 755 RAVENSWOOD
38 CROSSLEY AVENUE WOODEND

Issue
Building Consent

This plan is developed for the purchaser
and is copyright to Stonewood Homes.

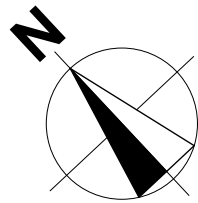
Bracing Plan

Scale 1:100 @ A3

Revision BC-1
Date 28/09/2022
File No. 22152 (SWH. 210525)

Sheet No.

1.06



Roof Cladding

25° Pressed metal tiles roofing over Thermakraft 215 roof underlay.

Fascia & Gutter

Colorsteel Quad gutter supported on 185mm Colorsteel fascia.

Downpipes

75x55mm Colorsteel downpipes with wall brackets.

Roof Penetrations

Seal all pipe penetrations with Dektite flashing kit as per specification.

Downpipe Catchment (Plan Area)

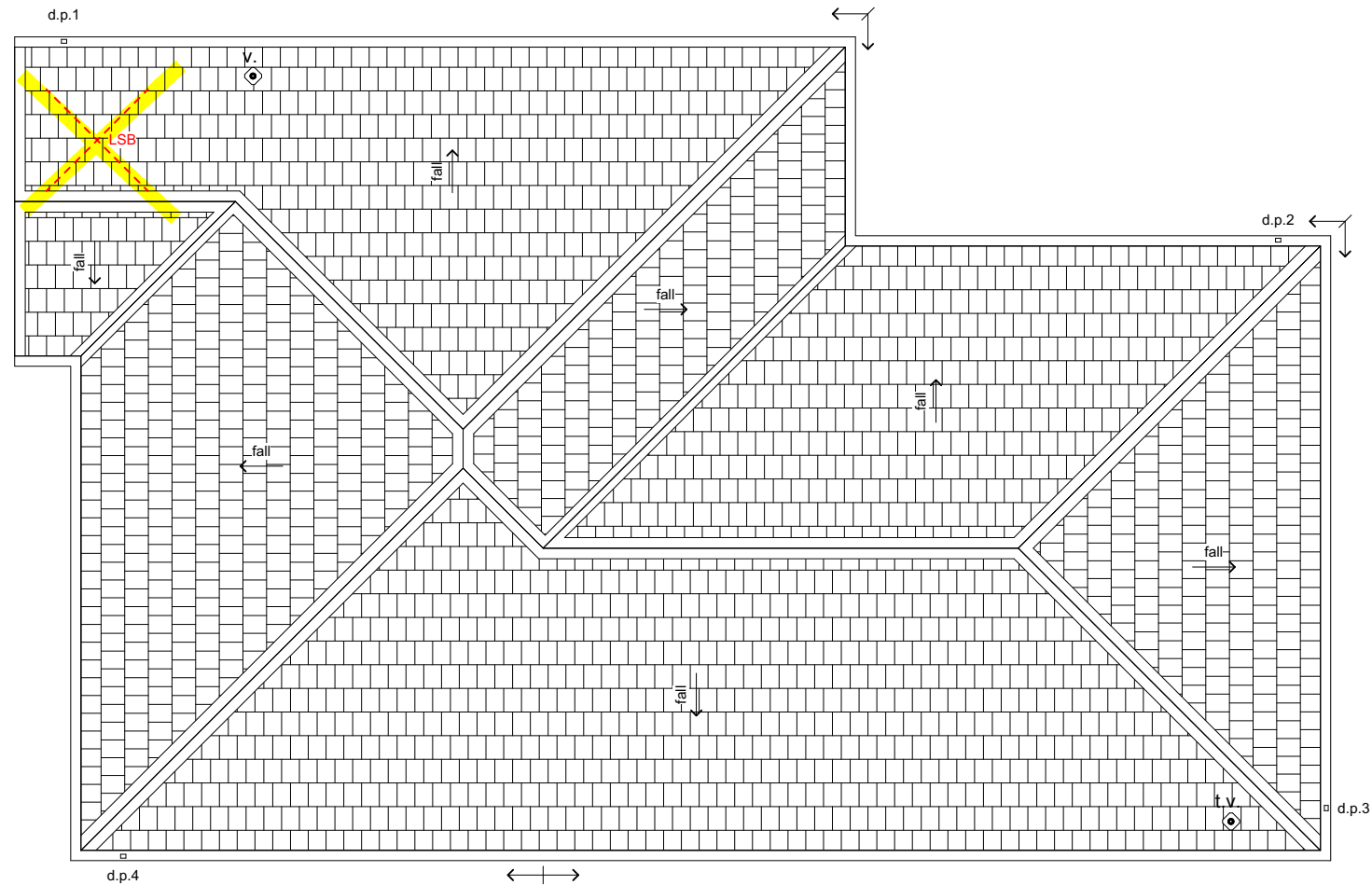
d.p.1	34m ²
d.p.2	43m ²
d.p.3	56m ²
d.p.4	52m ²

Roof Bracings

RPB - Roof Plane Bracing as per NZS 3604 Figure 10.22

RSB - Roof Space Bracing as per NZS 3604 Figure 10.23

LSB - Lumberlok Strip Bracing as per Lumberlok Roof Bracing Specification



WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
BC221264 20/01/2023 Chrisk



17 Goh Street, Lincoln
ey.archiplus@gmail.com
(03) 325 2068
021 0221 8868



W E N D E L B O R N
P R O P E R T Y L T D
LOT 755 RAVENSWOOD
38 CROSSLEY AVENUE WOODEND

Issue
Building Consent

This plan is developed for the purchaser
and is copyright to Stonewood Homes.

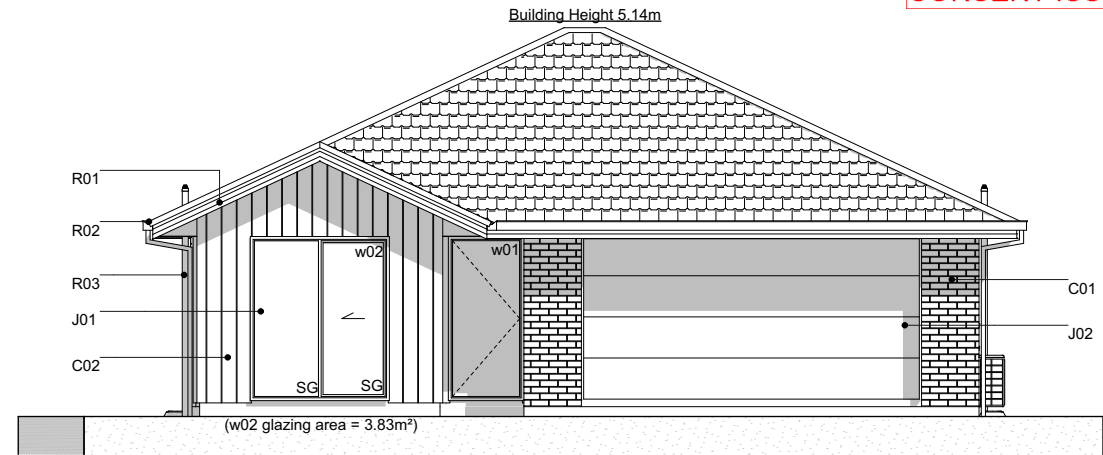
Roof Plan

Scale 1:100 @ A3

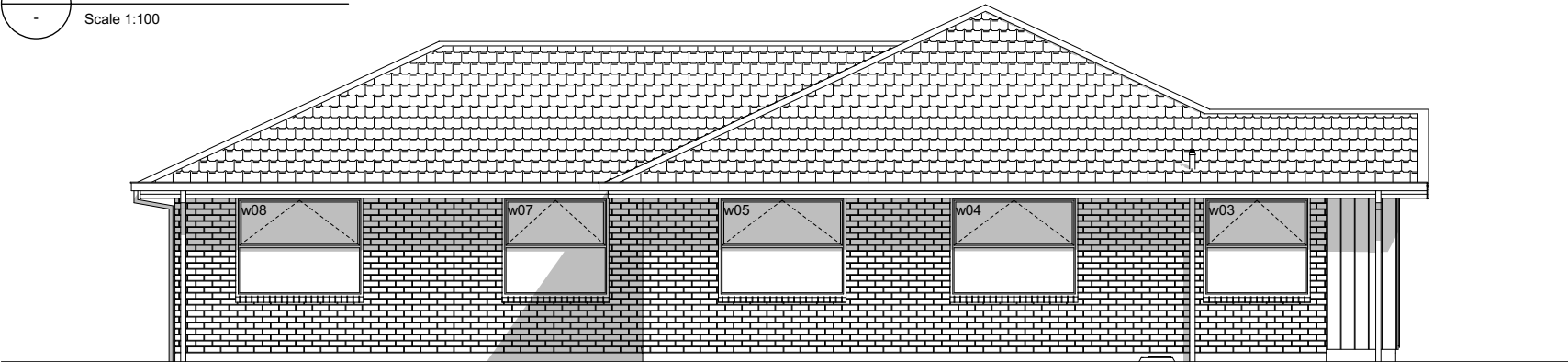
Revision BC-1
Date 28/09/2022
File No. 22152 (SWH. 210525)

Sheet No.

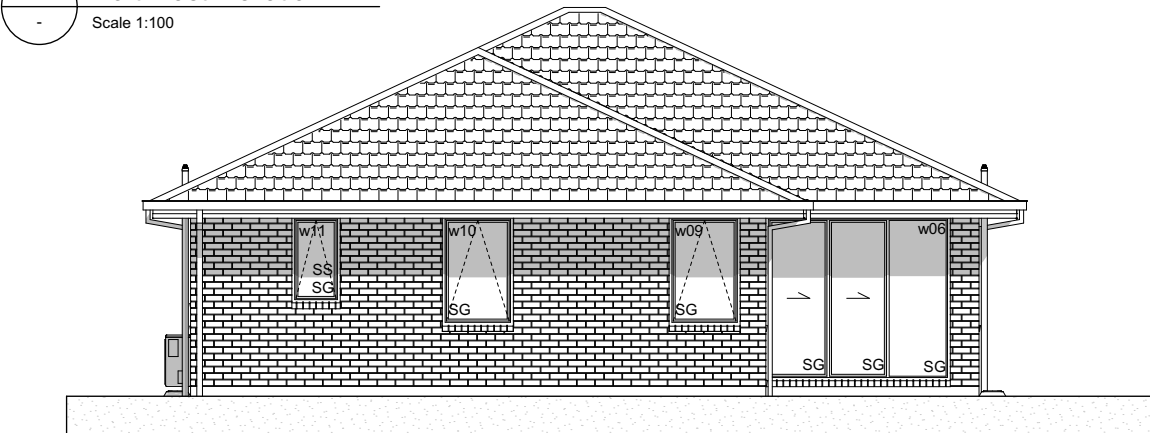
1.07



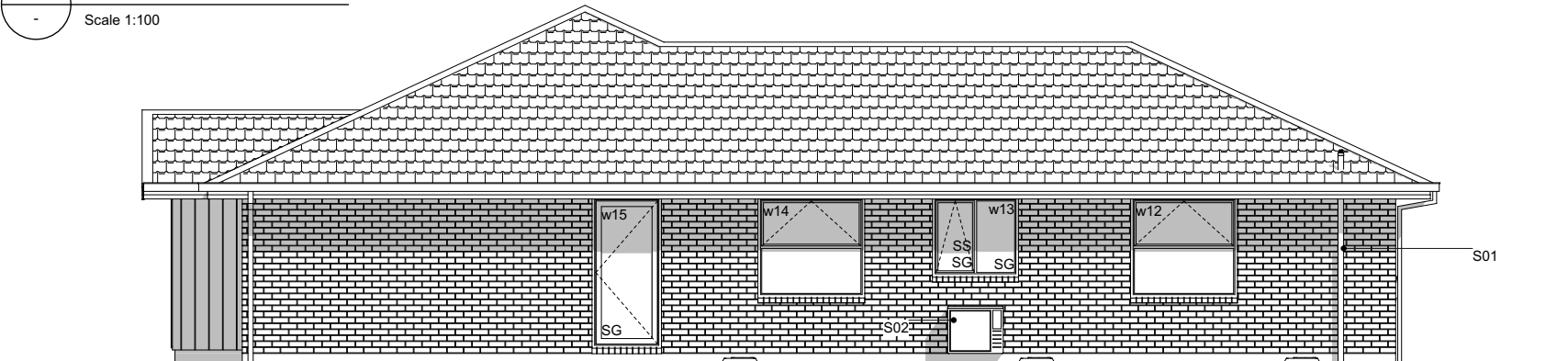
E-01 NorthWest Elevation
 Scale 1:100



E-02 NorthEast Elevation
 Scale 1:100



E-03 SouthEast Elevation
 Scale 1:100



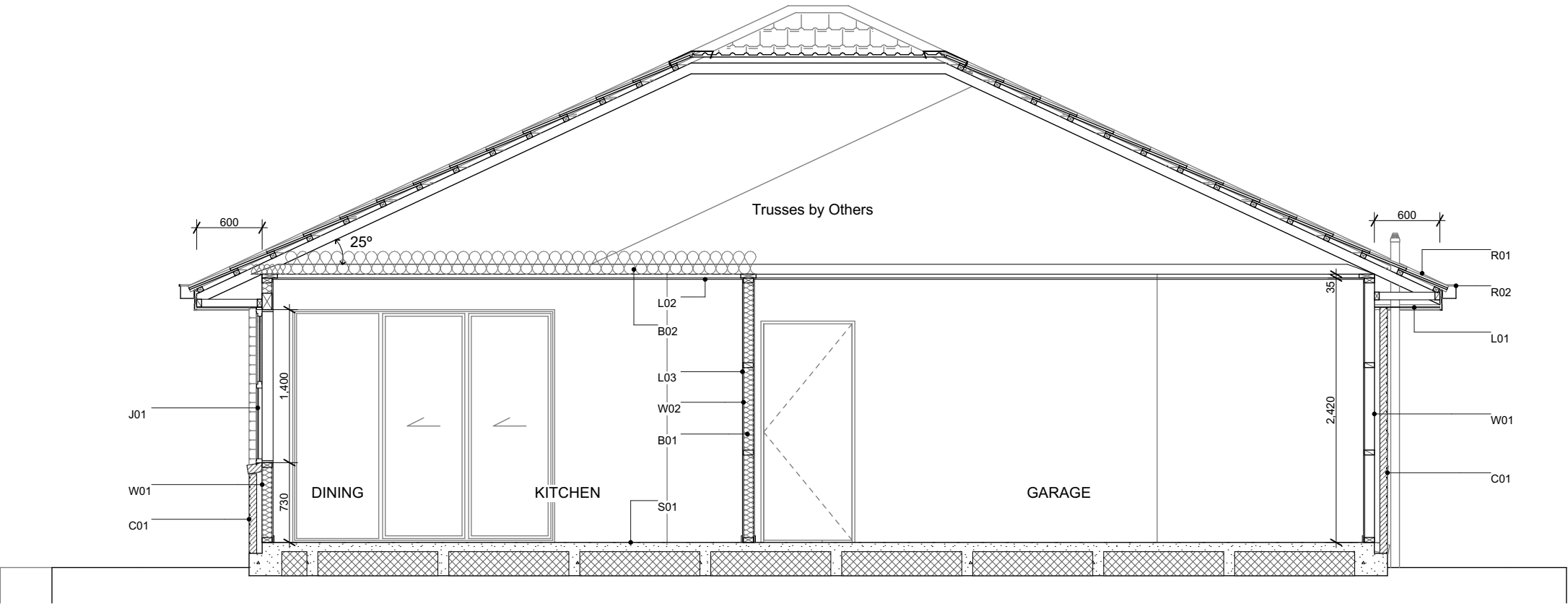
E-04 SouthWest Elevation
 Scale 1:100

Elevation Keys	
C01	70 series brick veneer over 50mm cavity.
C02	JH Oblique vertical WB on 20mm cavity battens.
R01	Pressed metal tiles roofing.
R02	Colorsteel Quad gutter supported by Colorsteel 185mm fascia.
R03	Colorsteel 75x55mm downpipes.
J01	Double glazed windows in powder coated aluminium frames.
J02	Sectional garage door.
S01	Drainage vent pipe.
S02	Heatpump outdoor unit on wall bracket.

Legend	
w01	Window ID
SS	Security Stay
SG	Safety Glass

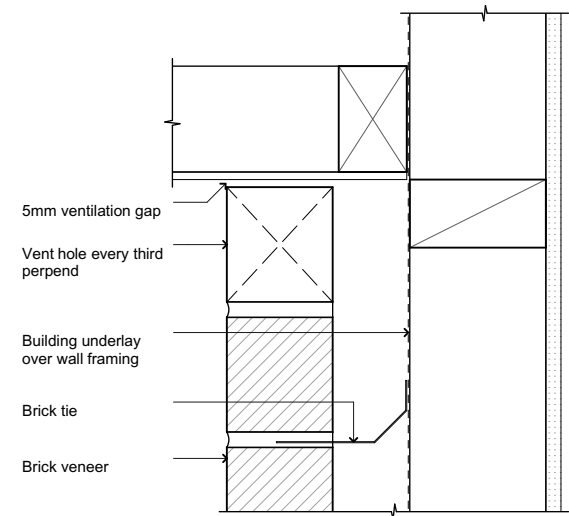
General Notes
 Driveway to fall from 20mm max. below garage rebate.

WAIMAKARIRI DISTRICT COUNCIL
 Plans and specifications APPROVED in accordance
 with the Building Act 2004, clause 49 and the Building
 Regulations 1992, Clause 3
 BC221264 20/01/2023 Chrisk

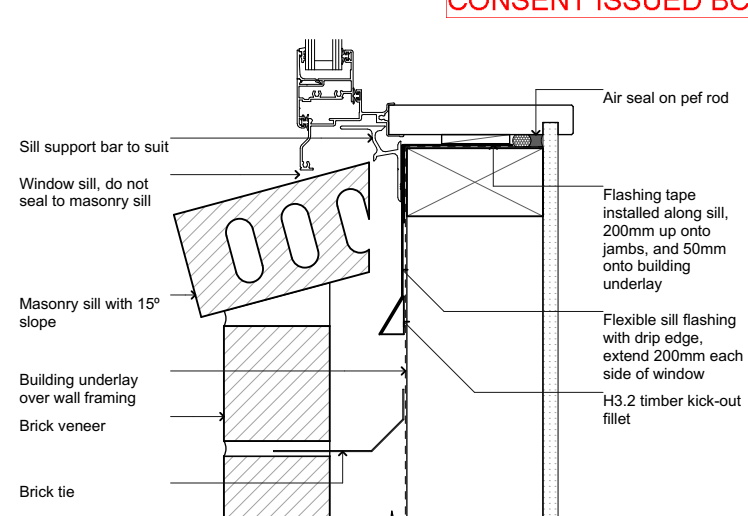


Section Keys		BC221264
C01	70 series brick on 50mm cavity over building wrap on timber framing.	
C02	JH Oblique vertical weatherboard on 20mm cavity battens over building wrap on timber framing.	
W01	External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs. (Dwangs @ 600mm crs for Oblique vert. WB) Top plates 90x45 + 140x35mm.	
W02	Internal walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs.	
S01	SED Ribraft Foundation.	
T01	Roof trusses as per Truss Design.	
R01	Pressed metal tiles roofing on 50x40mm timber battens over self-supported roof underlay on trusses.	
R02	Colorsteel Quad gutter on 185mm Colorsteel fascia.	
R03	75x55mm Colorsteel downpipes with wall brackets.	
J01	Double glazed windows in powder coated aluminium frames. H3.1 timber reveals for painted finish.	
J02	Sectional garage door. H3.1 timber reveals for painted finish.	
B01	R2.4 wall insulation batts.	
B02	R4.0 ceiling insulation batts.	
L01	4.5mm Hardie soffit linings for painted finish.	
L02	13mm Gib ceiling linings supported by 35mm Rondo ceiling battens @ 600mm crs. Stopped smooth for painted finish. (Wet area ceiling 13mm Gib Aqualine)	
L03	10mm Gib wall linings stopped smooth for painted finish. (Wet area wall 10mm Gib Aqualine)	

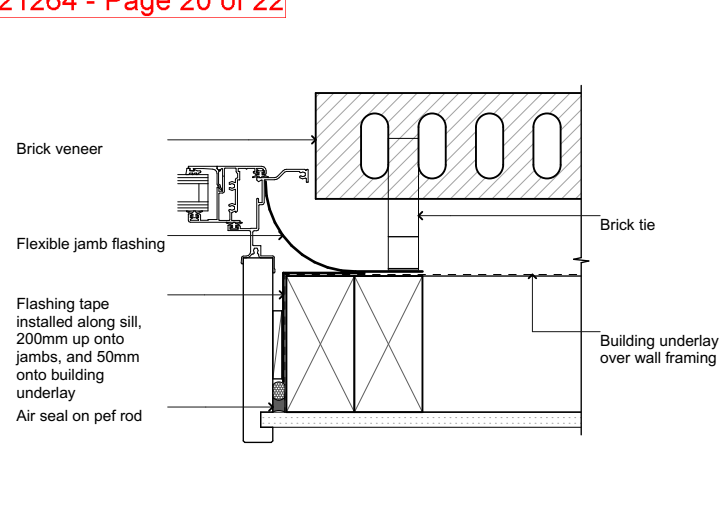
WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC221264 20/01/2023 Chrisk



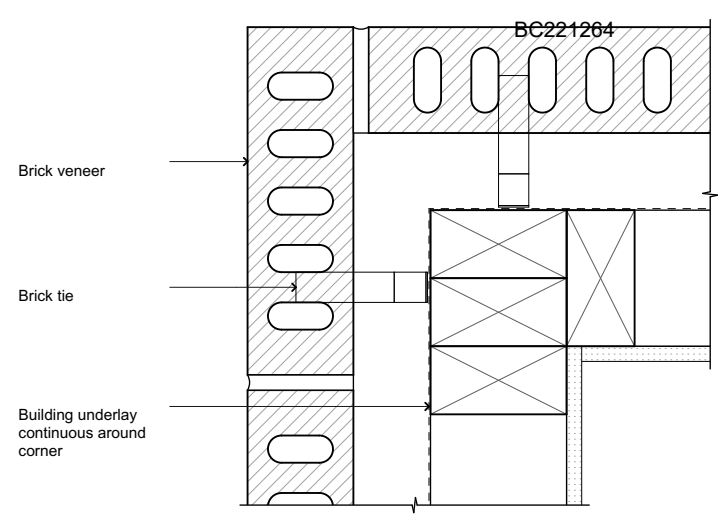
D-01 Brick - Soffit Junction
 - Scale 1:5



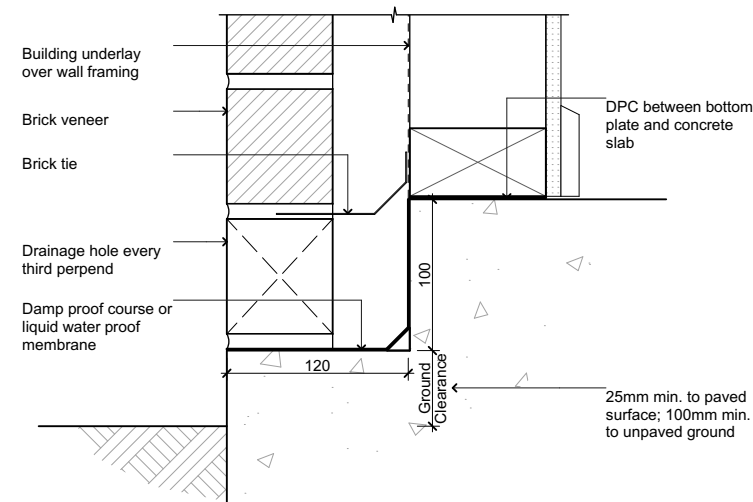
D-04 Brick - Window Sill
 - Scale 1:5



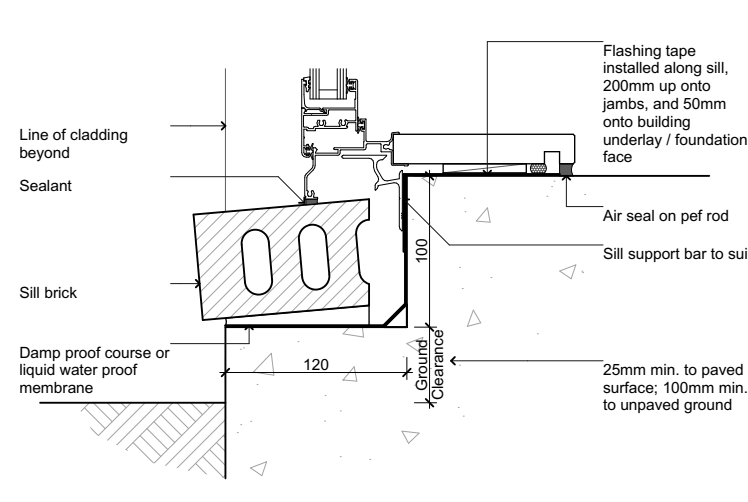
D-07 Brick - Window Jamb
 - Scale 1:5



D-10 Brick - External Corner
 - Scale 1:5

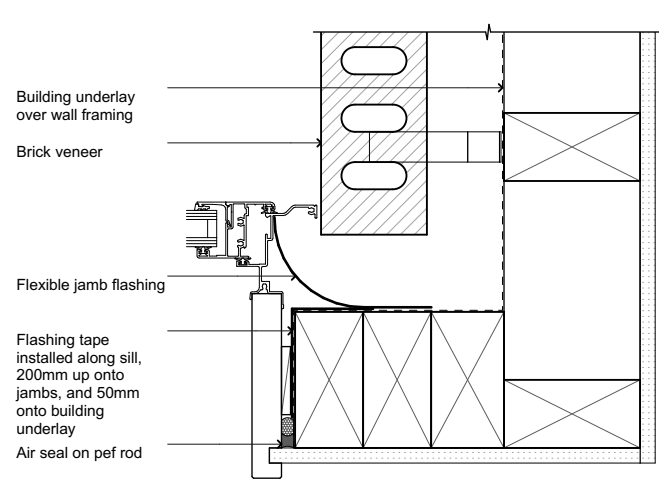


D-02 Brick - Foundation Edge
 - Scale 1:5

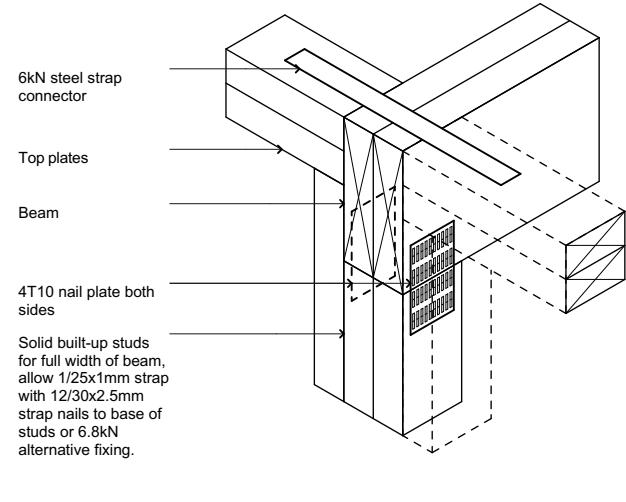


D-05 Brick - Window Sill to Slab
 - Scale 1:5

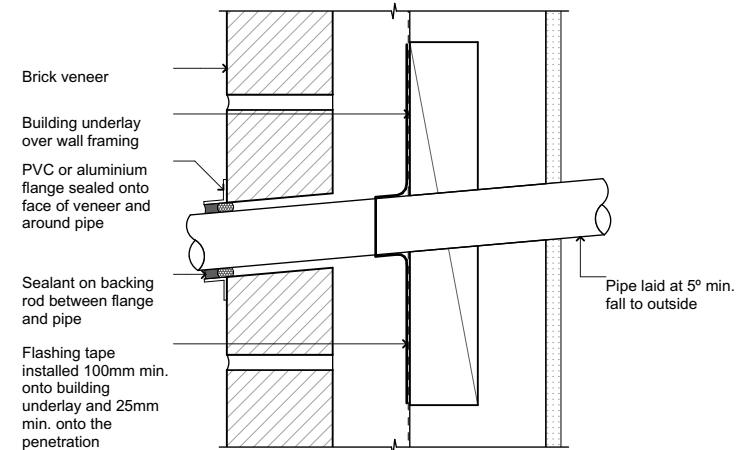
WAIMAKARIRI DISTRICT COUNCIL
 Plans and specifications APPROVED in accordance
 with the Building Act 2004, clause 49 and the Building
 Regulations 1992, Clause 3
 BC221264 20/01/2023 Chrisk



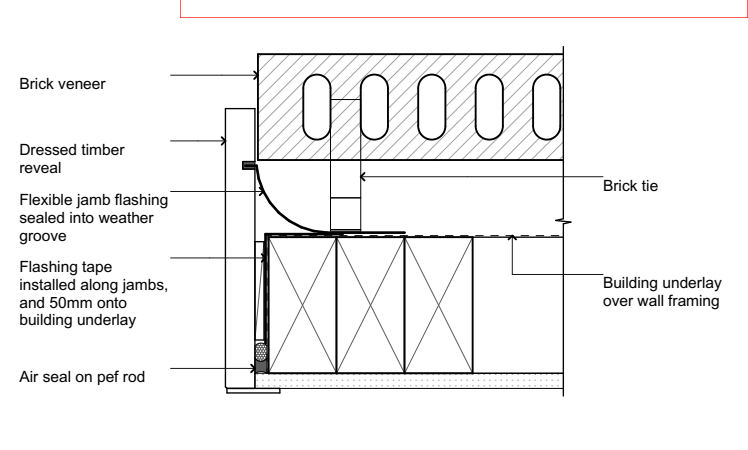
D-08 Brick- Window Jamb to Internal Corner
 - Scale 1:5



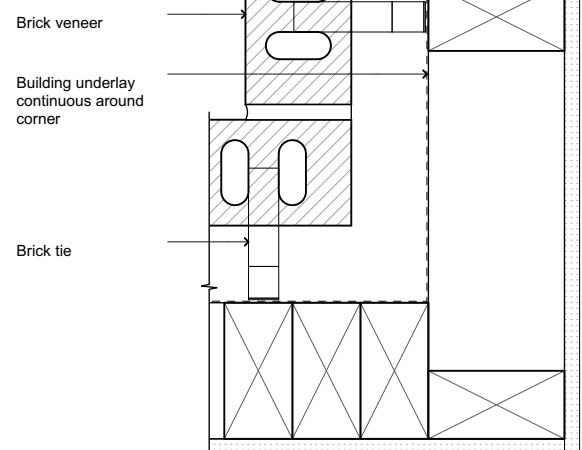
D-11 Beam to Flat Wall
 - Scale 1:5



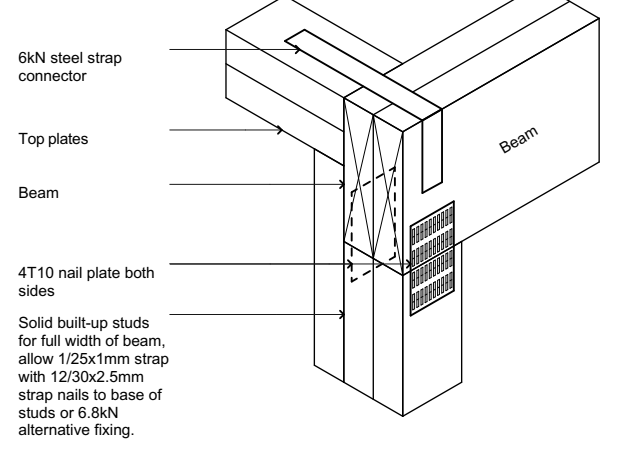
D-03 Brick - Pipe Penetration
 - Scale 1:5



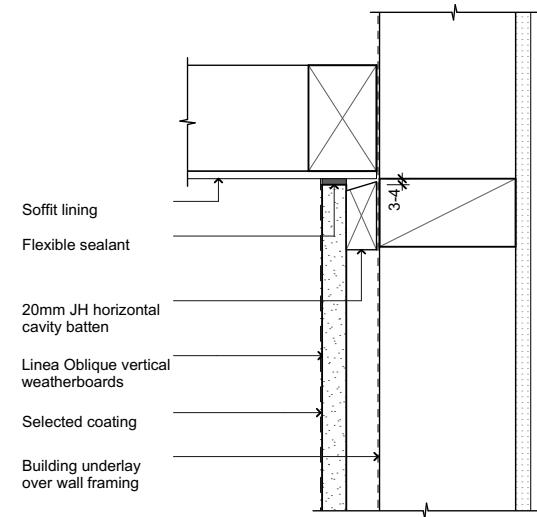
D-06 Brick - Garage Door Jamb
 - Scale 1:5



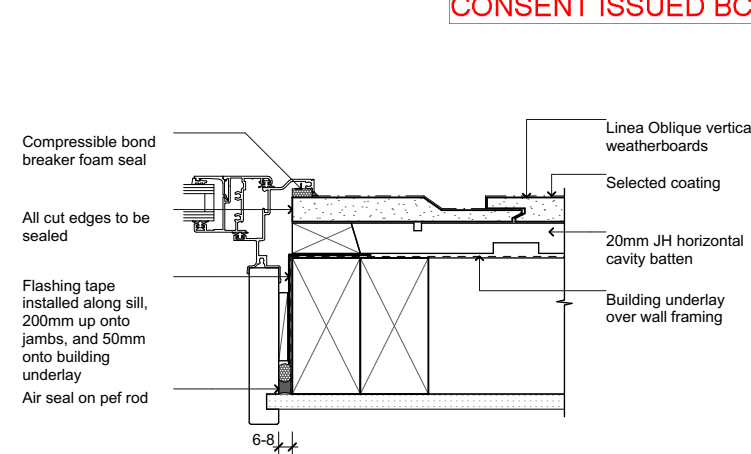
D-09 Brick - Internal Corner
 - Scale 1:5



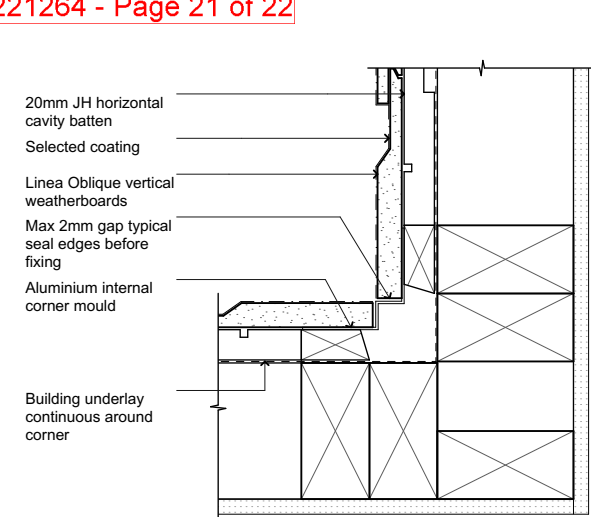
D-12 Beam to Corner Wall
 - Scale NTS



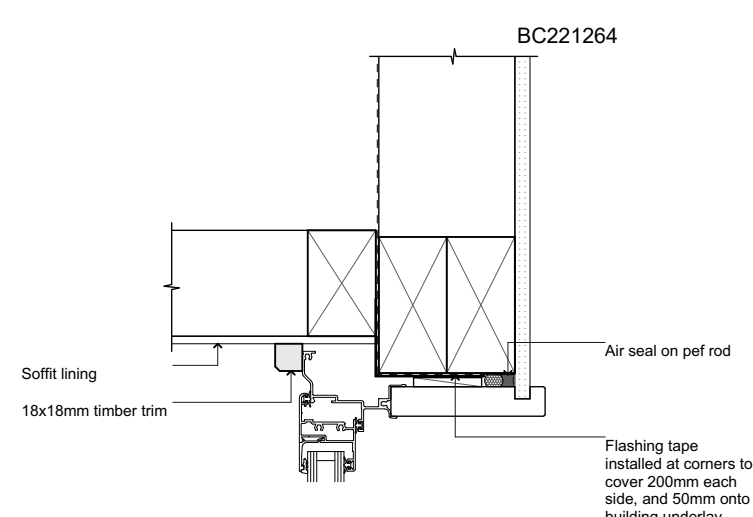
D-13 Oblique Vertical - Soffit Junction
 - Scale 1:5



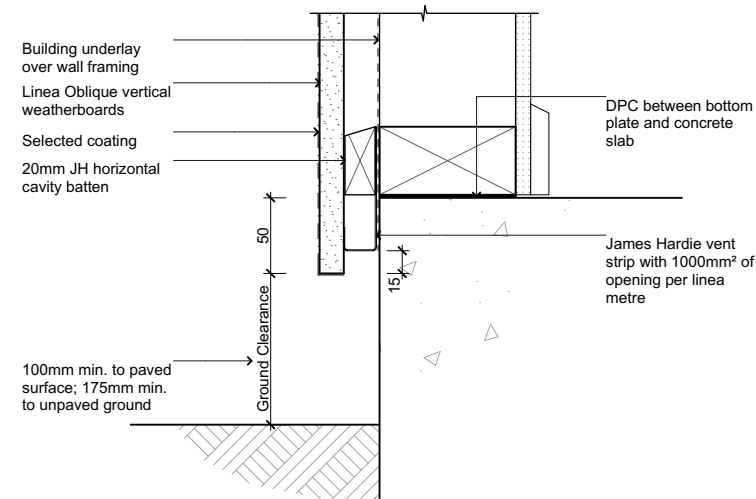
D-16 Oblique Vertical - Window Jamb
 - Scale 1:5



D-19 Oblique Vertical - Internal Corner
 - Scale 1:5

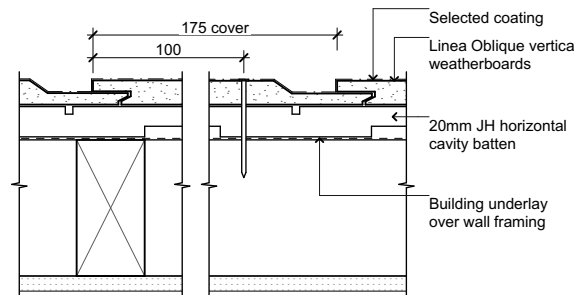


D-22 Window Head to Soffit
 - Scale 1:5

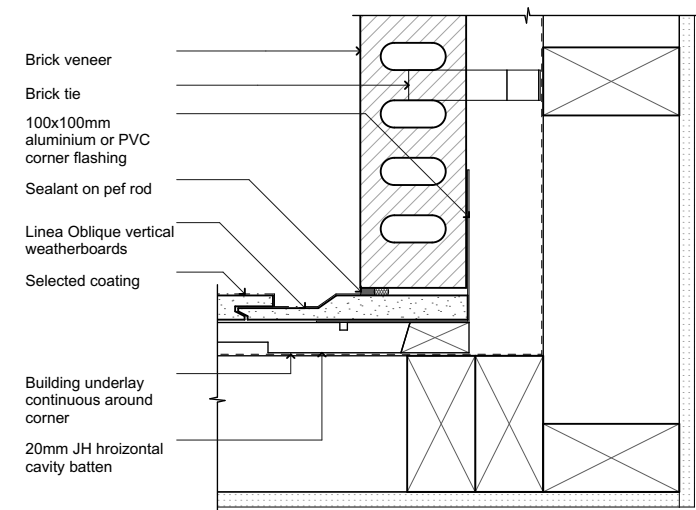


D-14 Oblique Vertical - Foundation Edge
 - Scale 1:5

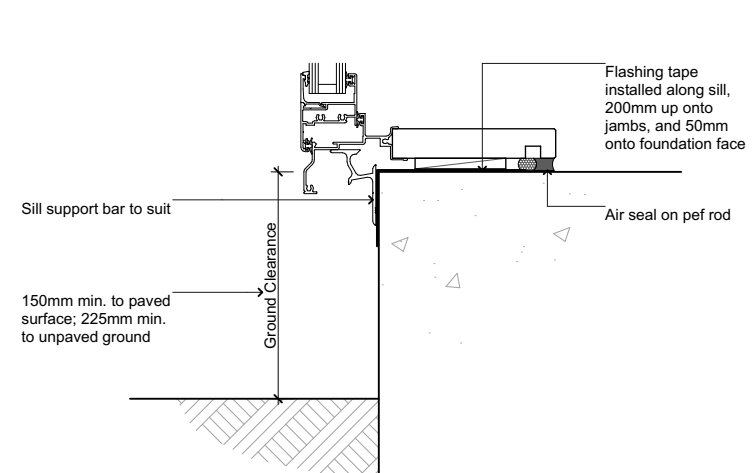
WAIMAKARIRI DISTRICT COUNCIL
 Plans and specifications APPROVED in accordance
 with the Building Act 2004, clause 49 and the Building
 Regulations 1992, Clause 3
 BC221264 20/01/2023 Chrisk



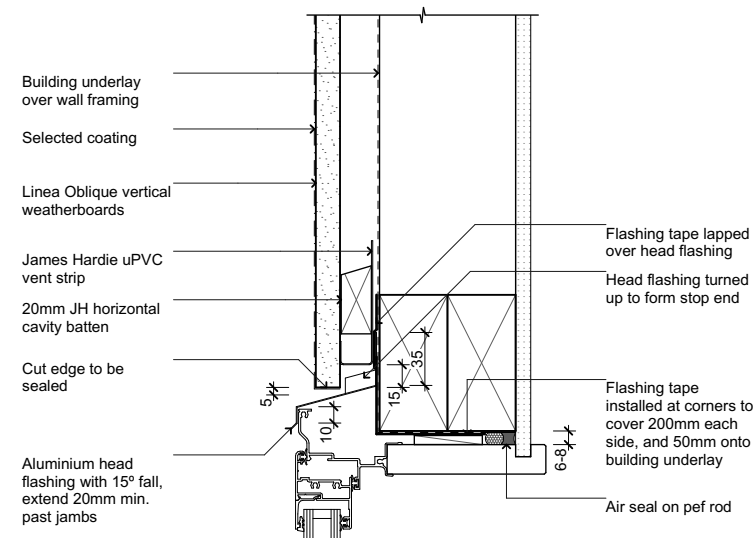
D-17 Oblique Vertical - Vertical Joint
 - Scale 1:5



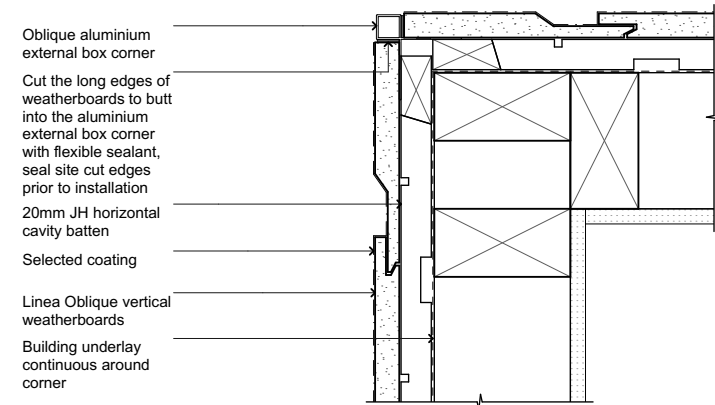
D-20 Oblique Vertical & Brick - Internal Corner
 - Scale 1:5



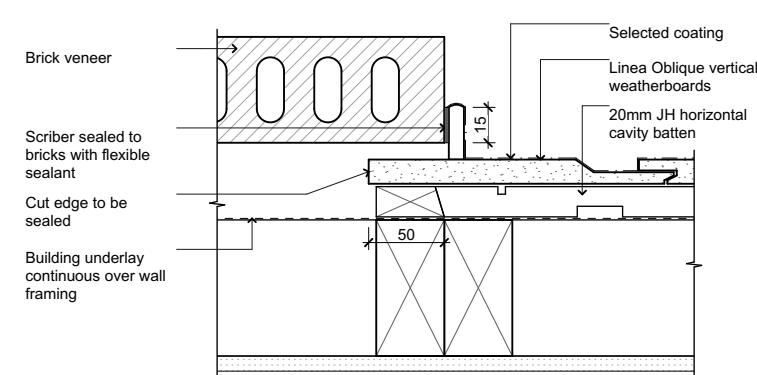
D-23 Window Sill to Slab (Lightweight Cladding)
 - Scale 1:5



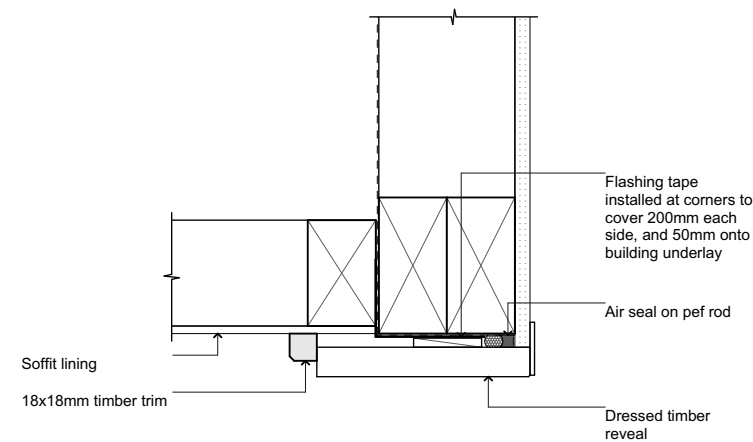
D-15 Oblique Vertical - Window Head
 - Scale 1:5



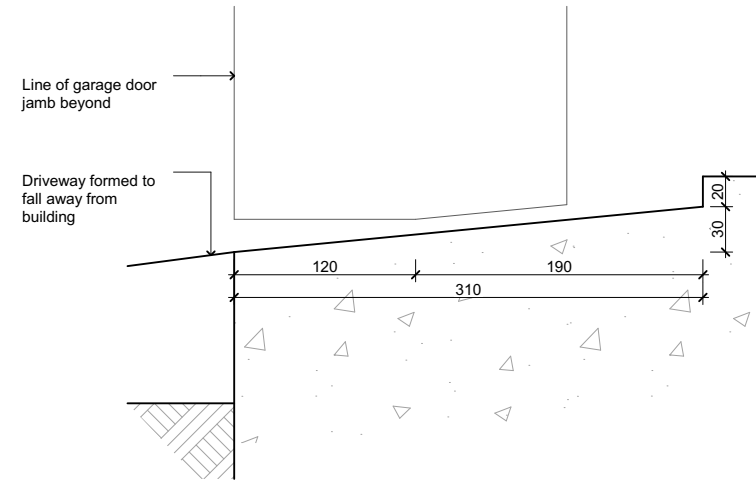
D-18 Oblique Vertical - External Corner
 - Scale 1:5



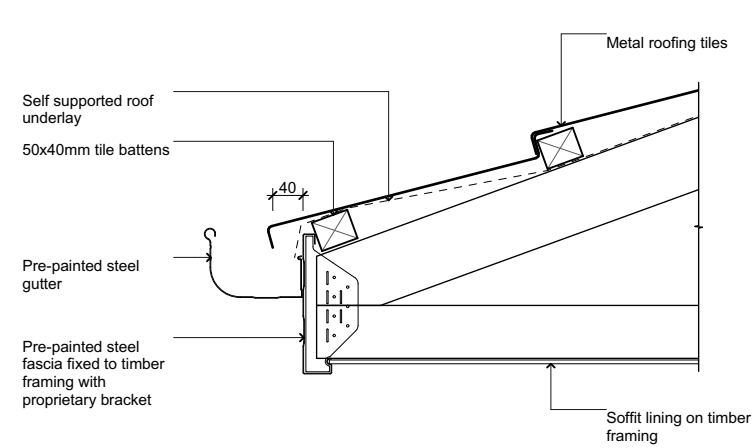
D-21 Oblique Vertical & Brick - Vertical Junction
 - Scale 1:5



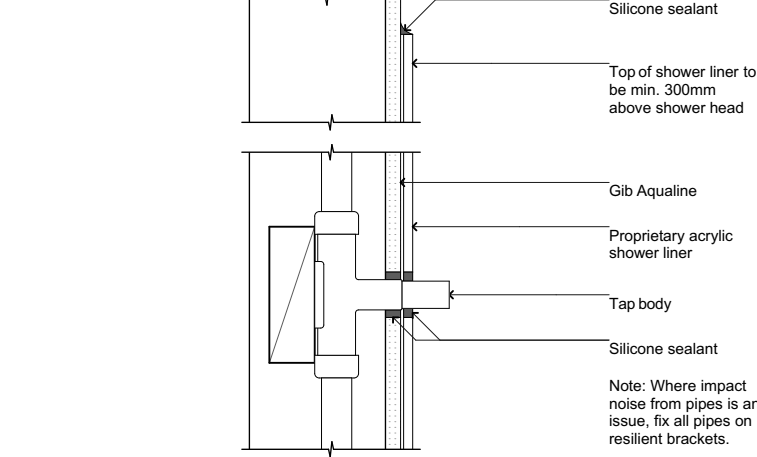
D-24 Garage Door Head to Soffit
 - Scale 1:5



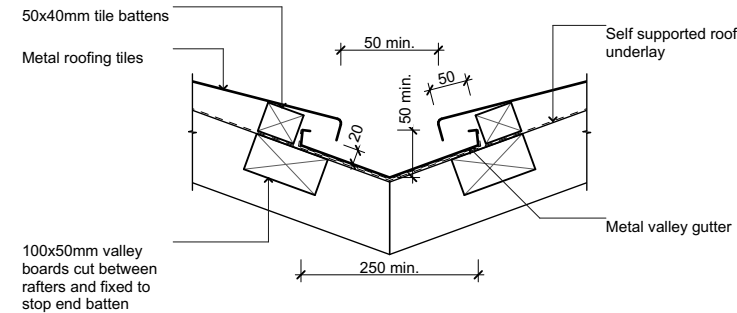
D-25 Garage Door Rebate
 - Scale 1:5



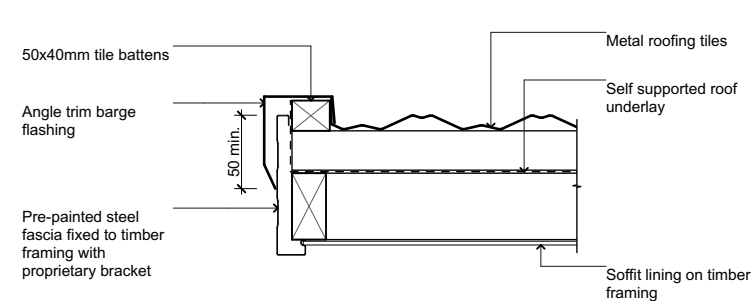
D-28 Metal Tile - Eave
 - Scale 1:10



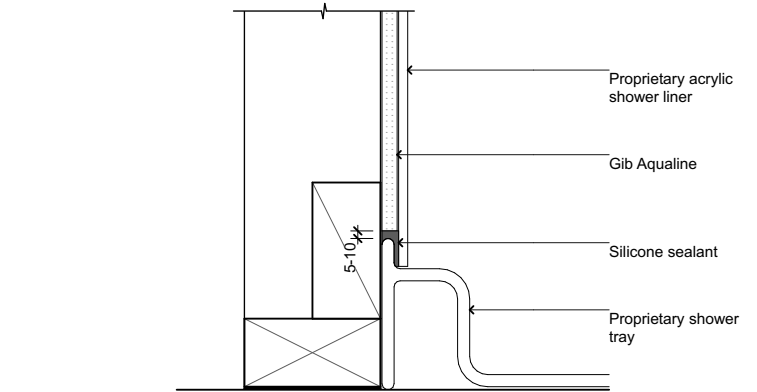
D-31 Acrylic Shower - Pipe Penetration
 - Scale 1:5



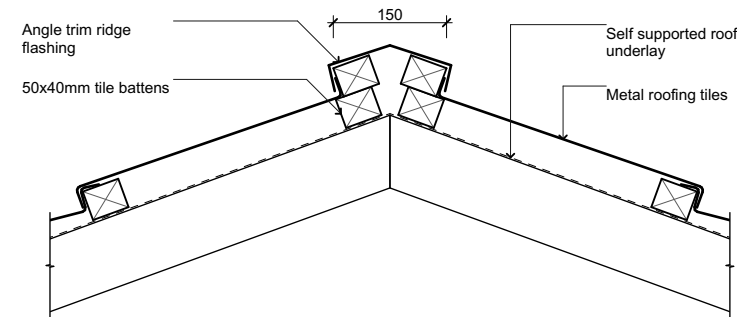
D-26 Metal Tile - Valley
 - Scale 1:10



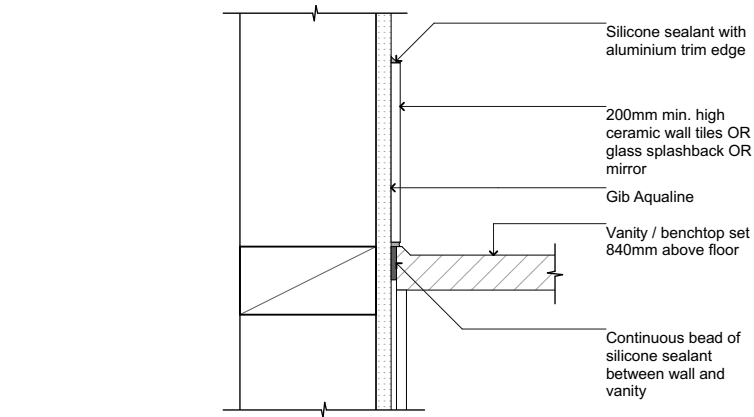
D-29 Metal Tile - Barge
 - Scale 1:10



D-32 Acrylic Shower - Base to Wall Junction
 - Scale 1:5



D-27 Metal Tile - Ridge
 - Scale 1:10



D-30 Vanity / Benchtop
 - Scale 1:5