WAIMAKARIRI
DISTRICT COUNCIL

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

BC No: 200635

SITE DETAILS:

33 TARA CRESCENT

WOODEND

LEGAL:

LOT 156 DP 525252

APPROVED BUILDING CONSENT DOCUMENTS AND PLANS

(FULL SET SUPPLIED)

- 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 3118906

or

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

- Please refer to your inspection schedule for details of inspections to be carried out.
- 2-3 working day's notice should be given and provision 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

Building Consent BC200635
Received 13/8/20

SITE PLAN KEY:

- 100MM UPVC STORMWATER
- EXISTING STORMWATER
- 100MM UPVC FOULWATER
- EXISTING FOULWATER
- MAINS POWER CABLE 600MM UNDERGROUND
- MB METERBOX
- DP 74MM Ø DOWNPIPES
- GT GULLY TRAP
- TV 80MM Ø TERMINAL VENT
- AAV AIR ADMITTANCE VALVE
- DRIVEWAY & PAVED AREA
- IP INSPECTION POINT
- \+ EXISTING GROUND LEVEL
- FFL 00.00M FINISHED FLOOR LEVEL
- RL 00.00M REDUCED GROUND LEVEL
- SUMP SUMP
- SP SOAK PIT
- DIRECTION OF FALL
- TAP
- PROPOSED ROOF LINE

FFL TO BE 200MM MIN ABOVE FGL FOR BRICK VENEER AND 225MM FOR WEATHERBOARD. BUILDER TO CONFIRM LEVELS ON SITE. CAN BE REDUCED TO 125MM & 150MM RESPECTIVELY IF FGL IS SEALED

BUILDING DESCRIPTION:

HOUSE FLOOR AREA:	126.9M²
GARAGE AREA:	33.1M²
TOTAL FLOOR AREA:	160.0M²
NETT SITE AREA:	408M²
SITE COVERAGE:	39.22 %

LEGAL DESCRIPTION:

LOT :	156
SITE AREA :	408M²
C.T.	
D.P.	525252
VAL. No.	2161500201

NOTES:

CONFIRM ALL PROPOSED WATER TAP LOCATIONS WITH OWNERS

ALL DOWNPIPES TO MATCH EITHER HOUSE OR GUTTER COLOUR. CONFIRM WITH OWNERS. REFER TO FLOOR PLAN ON PAGE 2 FOR VENT & DOWNPIPE LOCATIONS

TERMINATION OF ALL VENTS & DOWNPIPES TO BE LOCATED OUT OF SIGHT. CONFIRM WHERE STORM & FOULWATER LATERALS ENTER SITE BEFORE COMMENCING ANY DRAINLAYING.

THESE PLANS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPERS & KITCHEN DESIGNERS DRAWINGS & SPECIFICATIONS. CONSULT OWNERS FOR MATERIALS & LOCATIONS

DRIVEWAY & PAVED AREAS DRAWN ARE A GUIDE ONLY. CONFIRM WITH OWNERS ON SITE

PIPE NOTES:
WATER PIPE SIZES: 20MM TO HOT WATER CYLINDER, 15MM TO OTHERS.
FLOW RATES AS PER ATTACHED TABLES 3 AND 4 FROM NZBC G12 AS1

PIPE SUPPORT AND THERMAL MOVEMENT TO BE AS PER ATTACHED CLAUSES 6.2 AND 6.3 AND TABLE 7 FROM NZBC G13 AS1

GULLY TRAP NOTES:
GULLY TRAPS TO BE EMBEDDED AS PER NZBC G12 AS2 FIGURE 2. REFER TO ATTACHED DOCUMENTATION

BEDDING AND BACKFILLING:
BEDDING AND BACKFILLING TO FOULWATER AND STORMWATER PIPES TO BE AS PER THE ATTACHED DETAILS FROM NZBC.
FOR STORMWATER:
NZBC E1 AS1FIGURE 13
FOR FOULWATER:
NZBC G13 AS2 FIGURE 7

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 of NZBC FFL requirements.

Signed ..... Dated .....

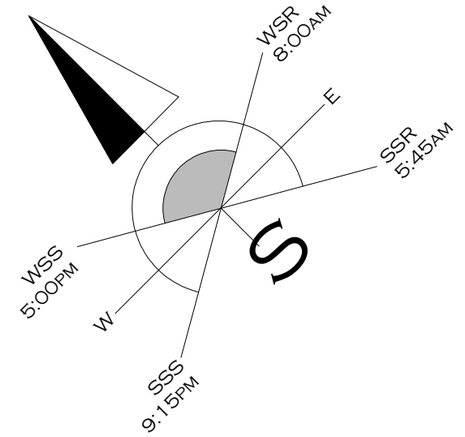
Name .....

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC200635 13/08/2020 nicolah

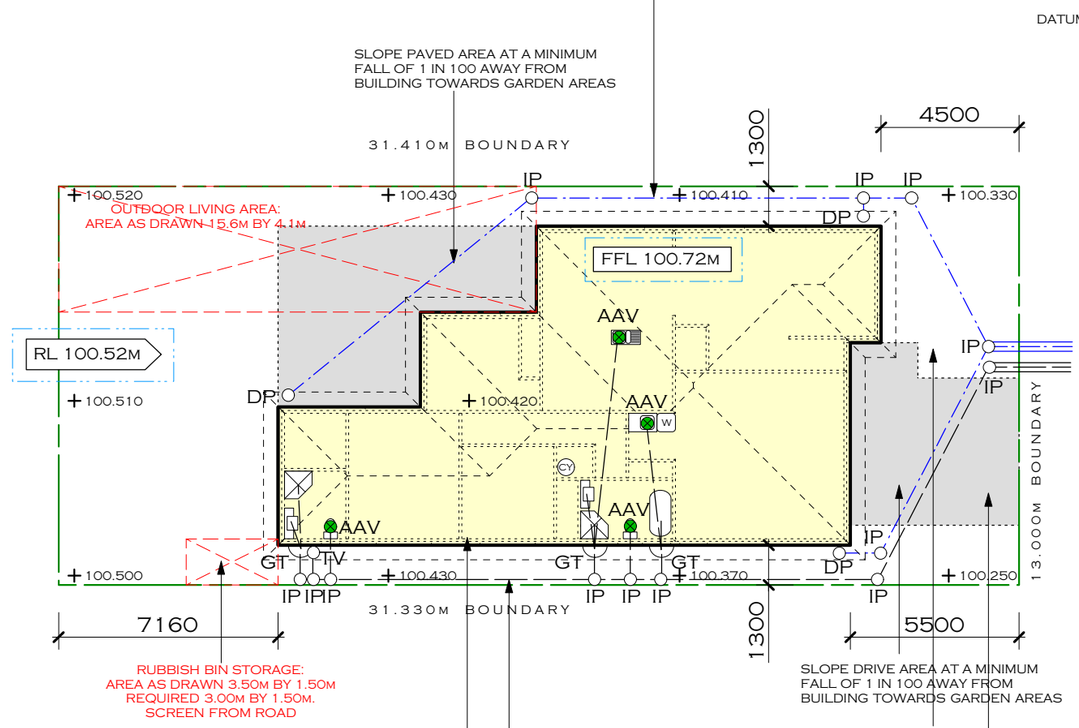
TO COMPLY WITH NZBC F5:
2000MM HIGH GALVANISED CHAIN LINK NETTING WITH MAX 50x50MM GRID. POSTS TO BE AT 2500MM CRS MAX. MAX 100MM GAP AT BASE OF FENCE TO GROUND LEVEL

DOWNPIPE NOTES :
TOTAL ROOF AREA 190M2, EACH 74MM DIAMETER DOWN PIPE CAN TAKE 70M2 SO 3 DOWNPIPES MIN ARE REQUIRED

EXTERIOR PATIOS:
EXPOSED AGGREGATE CONCRETE TO THE OUTDOOR LIVING PATIO AS PER TABLE 2 FROM NZBC D1 AS1. USE STRAW BALES TO CATCH CEMENT WASH BEFORE IT RUNS OFF SITE. DISPOSE OF AT THE LOCAL DUMP SITE



MIN STORMWATER GRADIENT 1 IN 100



GUTTER NOTE:
GUTTER TO HAVE A MINIMUM CROSS SECTIONAL AREA OF 7500MM2.

MIN FOULWATER GRADIENT 1 IN 60

EXPOSED AGGREGATE CONCRETE TO ENTRY PATIO AS PER TABLE 2 FROM NZBC D1 AS1. USE STRAW BALES TO CATCH CEMENT WASH BEFORE IT RUNS OFF SITE. DISPOSE OF AT THE LOCAL DUMP SITE

DASHED LINES INDICATE AREA OF DRIVEWAY. CONFIRM MATERIALS & LOCATIONS ON SITE WITH OWNERS & LANDSCAPE PLAN

REFER TO SCALE 1:100 SERVICES PLAN ON SHEET 4 FOR FURTHER SPECIFICATION TO THIS AREA

TARA CRESCENT

DRAWING TITLE :

PROPOSED RESIDENCE AT LOT 156 - 33 TARA CRESCENT WDC

NOTE:
ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED BEFORE ANY CONSTRUCTION COMMENCES. ALL WORK TO COMPLY WITH THE NZ BUILDING CODE & NZS 3604:2011

DATE:	24/06/2020
SCALES:	1 : 200
DRAWN:	LMA
SHEET TITLE :	PROPOSED SITE & SERVICES PLAN

SHEET No: 1 OF: 15 REV: A

Building Consent BC200635.02
Received 20/12/2021

CONSENT ISSUED BC200635 - Page 3 of 17

HOT WATER CYLINDER

300 LITRE CYLINDER WITH MAINS PRESSURE WATER SYSTEM & TEMPERING VALVE. VALVE KIT TO SUIT SELECTED HOT WATER CYLINDER. REFER TO THE ATTACHED DETAIL FROM NZBC G12 HOT WATER SYSTEM TO COMPLY WITH NZS 4305 WHICH SATISFYS THE NEEDS & REQUIREMENTS OF NZBC H1 1.3.4. I.E. TO LIMIT THE ENERGY LOST IN THE HEATING PROCESS & BE CONSTRUCTED TO LIMIT HEAT LOSSES FROM STORAGE VESSELS & FROM THE DISTRIBUTION SYSTEMS CONNECTED TO THE STORAGE VESSELS

G12 WATER SUPPLIES:

WHERE PIPES ARE LIKELY TO FREEZE AND INSULATION TO HOT WATER PIPES TO BE AS PER NZBC G12 CLAUSE 7.2 AND FIG 17. SEE ATTACHED DETAILS

NOTE: WHERE TERMINAL VENT EXITS THROUGH ROOFING, FLASHING TO BE INSTALLED AS PER THE ATTACHED FIGURE 53 FROM NZBC E2 AS1

G8 ARTIFICIAL LIGHT:

ALL LIGHTING TO COMPLY WITH NZBC G8 AS1 TABLE 1. SEE THE ATTACHED SPECIFICATIONS. MINIMUM 20 LUX AT FLOOR LEVEL

INSULATION:

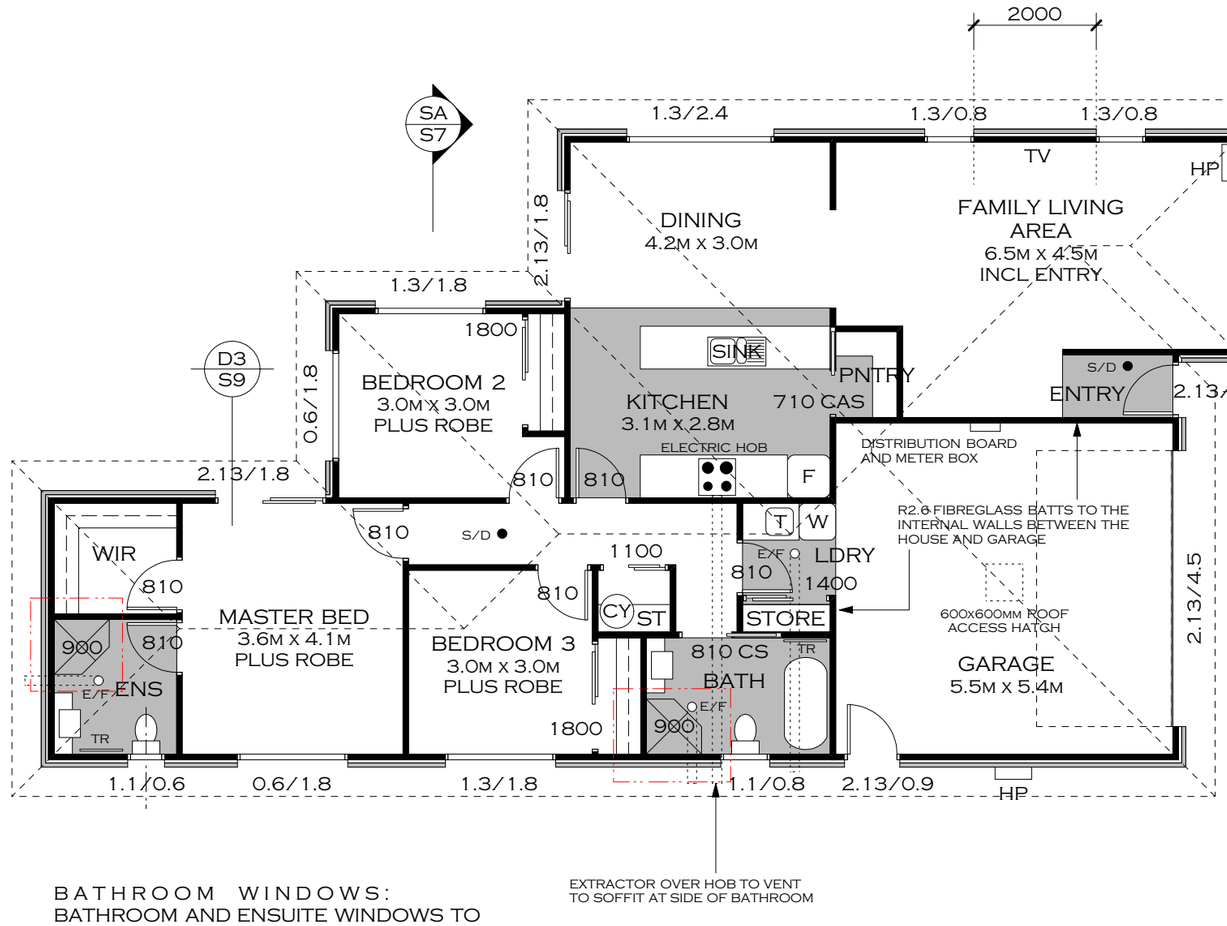
R3.6 BATTS TO CEILINGS
R2.6 BATTS TO EXTERIOR WALLS AND TO INTERNAL WALL BETWEEN HOUSE AND GARAGE.
100MM CONCRETE FLOOR SLAB

KITCHEN WET SURFACES:

KITCHEN, PANTRY & LAUNDRY BENCHES TO BE FORMICA BENCH TOP WITH MELAMINE CUPBOARDS. SPLASHBACK TO BE GLASS. ALL WALLS TO BE PAINTED WITH 2 COATS OF WATER PROOF ACRYLIC SEMI GLOSS PAINT

INTERNAL LININGS:

13MM GIB BOARD CEILING LINING ON 70x35 CEILING BATTENS AT 600MM CRS MAX.
10MM GIB BOARD WALL LININGS



BATHROOM WINDOWS:

BATHROOM AND ENSUITE WINDOWS TO HAVE OPAQUE PRIVACY GLAZING

AREA OVER VENEER AS DRAWN - 160.0M2

WAIMAKARIRI DISTRICT COUNCIL
AMENDED Plan and/or Specifications APPROVED
BC200635.02 23/12/2021 brendam
Change acrylic showers to tiled showers to both

TYPICAL NOTES:

REFER TO FOUNDATION PLAN ON PAGE 3 FOR ALL CONCRETE DIMENSIONS

REFER TO KITCHEN DESIGNERS DRAWINGS & SPECIFICATIONS FOR KITCHEN LAYOUT

2420MM HIGH CEILING TYPICAL THROUGHOUT UNLESS NOTED ON FLOOR PLAN.

ALL FLOOR COVERINGS DRAWN ARE INDICATIVE ONLY. CONFIRM WITH OWNERS.

LINTEL HEIGHT 2130MM TO EXTERNAL DOORS & WINDOWS UNLESS NOTED
GARAGE DOOR LINTEL 2130MM
INTERNAL LINTEL HEIGHT 2000MM
1.6/0.9 = DOOR/WINDOW HEIGHT/WIDTH

ALL BATHS TO BE A TILED CRADLE. BOTH SHOWERS TO BE TILED WALLS & FLOORS WITH 6MM GRADE A SAFETY GLASS SCREENS AND DOORS

VERTICAL V GROOVE INTERNAL DOORS. PAINT GRADE FINISH TO TIMBER REVEALS

FREESTANDING DRYER TO LAUNDRY VENTED THROUGH WALL. BUILDER TO PROVIDE BLOCKING FOR FIXINGS.

CONSULT OWNERS FOR ALL ROBE & STORE SHELVING LAYOUTS

BUILDER TO PROVIDE BLOCKING FOR FIXINGS FOR TOILET ROLL HOLDERS, TOWEL RAILS ETC

REFERENCE KEY:

D10 / S10 — DETAIL, VIEW OR SECTION No. SHEET No.

DRAWING KEY:

- OUTLINE OF ROOF & OVERHANG
- BEAMS & OR LINTELS WITH DOUBLE STUD SUPPORT
- ● S/D SMOKE DETECTOR LOCATION WITH HUSH AND TEST FACILITIES

EF = EXTRACTOR FAN. CONFIRM LOCATION ON CEILING WITH OWNERS. EXTRACTOR FAN VENTS TO DISCHARGE TO EXTERIOR THROUGH SOFFITS

SP = SELECTED SOUNDPROOFING TO WALLS. CONFIRM WITH OWNERS REFER TO DETAILS IN SPECIFCATION

HP = INTERNAL & EXTERNAL HEAT PUMP LOCATIONS. CONFIRM SIZES WITH OWNERS ON SITE

METAL FIXINGS : ALL METAL FIXINGS TO BE HOT DIP GALVANISED STEEL EXCEPT THOSE USED WITHIN CLOSED IN DRY INTERNAL LOCATIONS

DOWNLIGHTS

ALL DOWNLIGHTS TO BE CA 80 OR 135 RATED

WATER SPLASH

ALL WET AREA WALLS AND CEILINGS TO BE 10 & 13MM GIB AQUALINE RESPECTIVELY. VINYL FLOORING TO FLOORS OF WET AREAS AS PER NZBC E3 AS1

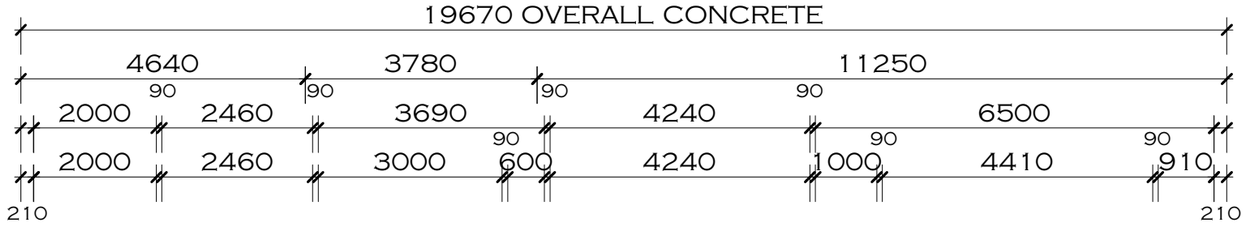
DRAWING TITLE :

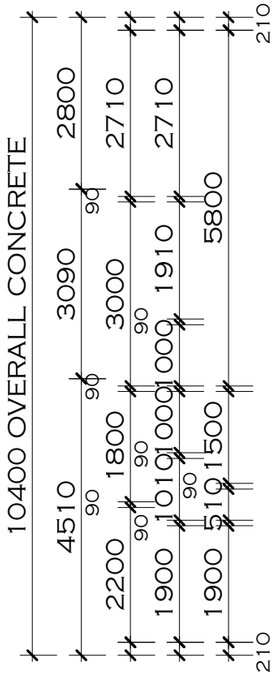
PROPOSED RESIDENCE AT LOT 156 - 33 TARA CRESCENT WDC

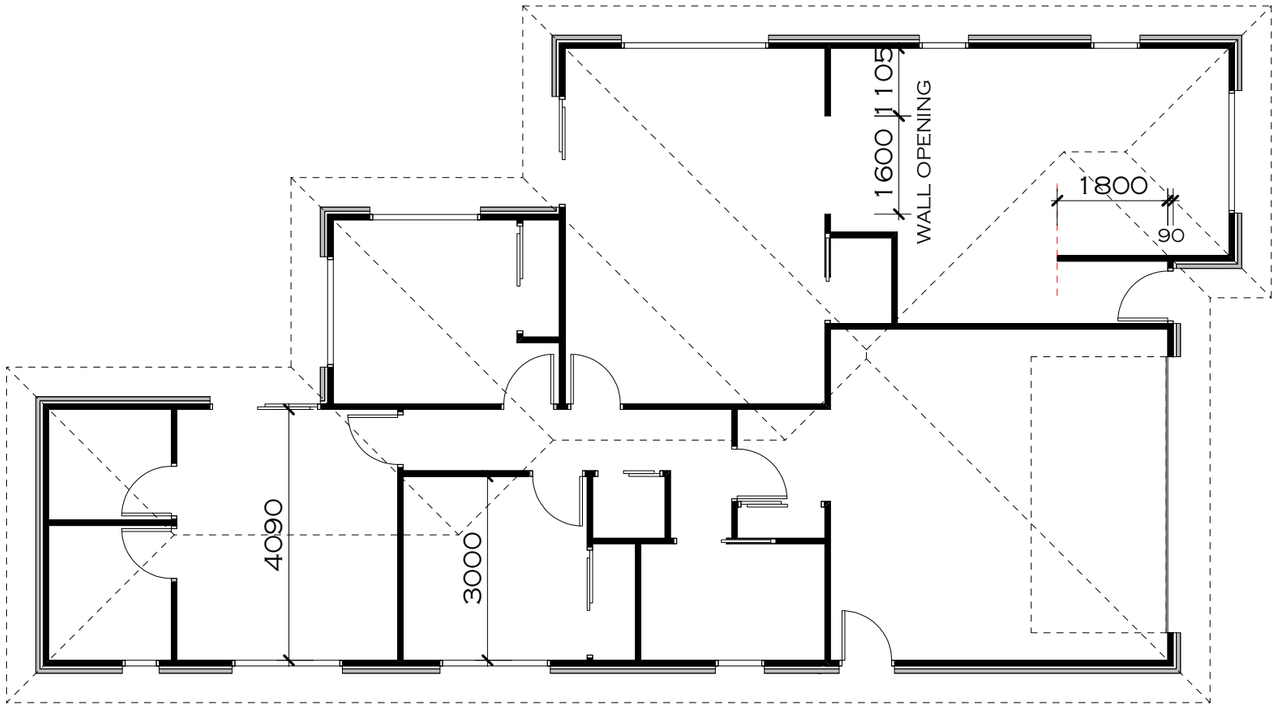
NOTE:
ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED BEFORE ANY CONSTRUCTION COMMENCES. ALL WORK TO COMPLY WITH THE NZ BUILDING CODE & NZS 3604:2011

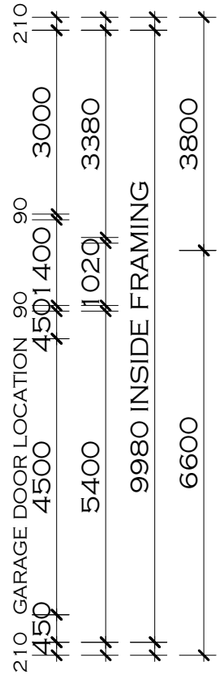
DATE:	24/06/2020
SCALES:	1 : 100
DRAWN:	LMA
SHEET TITLE :	PROPOSED HOUSE FLOOR PLAN

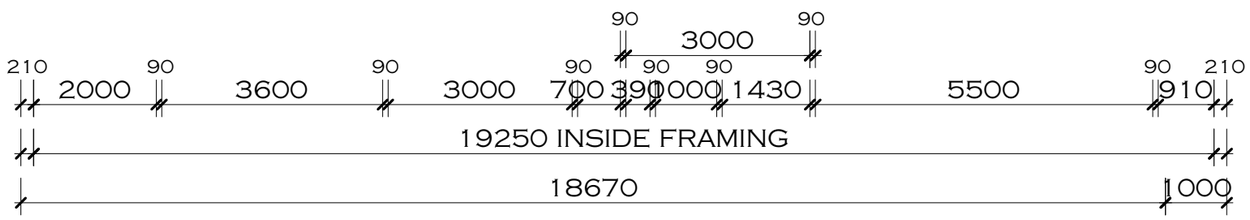
SHEET No: 2 OF: 15 REV: A











WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC200635 13/08/2020 nicolah

DRAWING TITLE :

PROPOSED RESIDENCE AT LOT 156 - 33 TARA CRESCENT WDC

NOTE:
ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED BEFORE ANY CONSTRUCTION COMMENCES. ALL WORK TO COMPLY WITH THE NZ BUILDING CODE & NZS 3604:2011

DATE:	24/06/2020
SCALES:	1 : 100
DRAWN:	LMA
SHEET TITLE :	PROPOSED HOUSE FRAMING PLAN

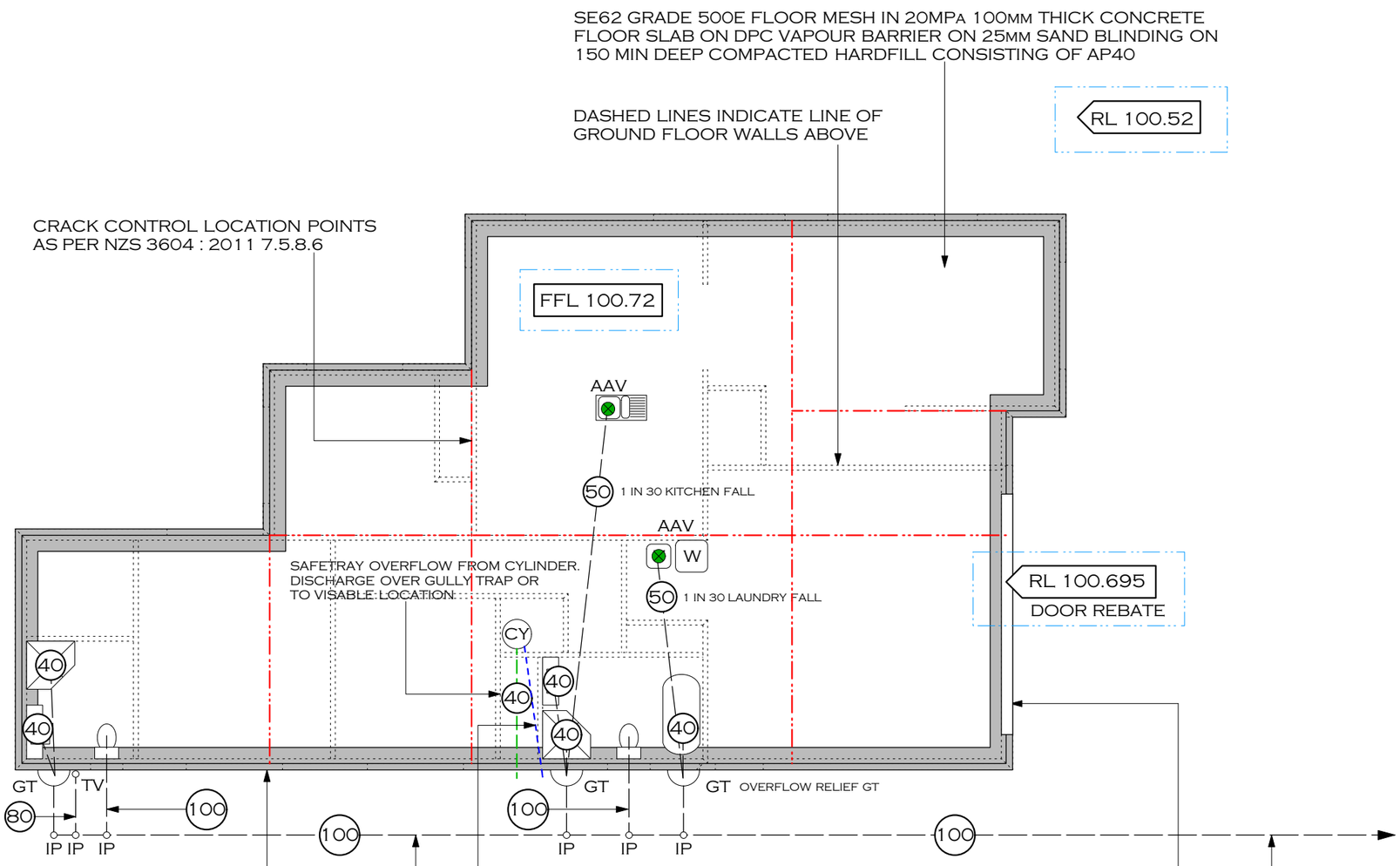
SHEET No: 3 OF: 15 REV: A

CONSENT ISSUED BC200635 - Page 5 of 17

Building Consent BC200635
Received 13/8/20

7.5.3.1. HARDFILL NOTE:
GRANULAR FILL MATERIAL COMPLYING WITH NZS 3604:2011 7.5.3.2 SHALL BE PLACED AND COMPACTED IN LAYERS OF 150MM MAXIMUM THICKNESS, OVER THE AREA BENEATH THE PROPOSED GROUND SLAB SO THAT THE TOTAL THICKNESS OF GRANULAR BASE IS NOT LESS THAN 75MM NOR MORE THAN 600MM. COMPACT EACH LAYER UNTIL THE MATERIAL IS TIGHTLY BOUND TOGETHER AND DOES NOT VISIBLY DEFORM UNDER THE PRESSURE OF A PRESSED ADULT HEEL. SED IS REQUIRED IF FILLING I IN EXCESS OF 600MM.
7.5.3.2. GRANULAR FILL: GRANULAR FILL MATERIAL SHALL BE COMPOSED OF CRUSHED ROCK, SCORIA OR APPROVED MATERIAL (A) NOT MORE THAN 5% SHALL PASS THROUGH A 2.2MM SIEVE (B) 100% SHALL PASS THROUGH EITHER: (I) A 19MM SEIVE FOR ANY FILL THICKNESS; OR (II) A 37.5MM SEIVE FOR A FILL THICKNESS EXCEDDING 100MM

REINFORCING STEEL & FLOOR MESH NOTE:
ALL REINFORCING STEEL & FLOOR MESH TO SLAB TO BE CLASS E (HIGH DUCTILITY FOR EARTHQUAKE PRONE REGIONS) IN ACCORDANCE WITH NZS 4671.
USE SE62 GRADE 500E FLOOR MESH. REINFORCING STEEL TO BE GRADE 300E



TYPICAL CONCRETE FOUNDATION:
250MM MIN WIDE CONCRETE FOUNDATION WITH 2/D16 BARS & D10 FLOOR TIES AT 600CRS. EXTEND 600MM INTO FLOOR SLAB. FOUNDATION CONCRETE TO BE 20 MPA

DASHED LINES FROM CYLINDER INDICATES COPPER OVERFLOW RELIEF DISCHARGE PIPE FOR HWC. PIPE TO TERMINATE JUST BESIDE GULLY TRAP

KEY:

- CONCRETE FOUNDATION
- POINT TO POINT DIMENSION
- RUNNING CONCRETE DIMENSION
- INTERNAL SLAB THICKENING
- GT — APPROXIMATE GULLY TRAP LOCATIONS
- APPROX FOULWATER LINE
- AAV — AIR ADMITTANCE VALVE
- ○TV — 80MM DIA TERMINAL VENT
- ○IP — INSPECTION POINT
- 80 — PIPE DIAMETERS
- FFL 10.000 — FINISHED FLOOR LEVEL
- RL 9.850 — REDUCED GROUND LEVEL

NOTES:

PROVIDE SHRINKAGE CONTROL JOINTS COMPLYING WITH N.Z.S. 3604 : 2011. FOR REINFORCED CONCRETE SLABS REF 7.5.8.6.4. & FIGURE 7.18

CONFIRM ALL EXTERNAL STEPS FROM FLOOR TO GROUND LEVEL, & THEIR SIZES & LOCATIONS WITH OWNERS

WASTE NOTES:

ALL 100 & 80MM Ø PIPES TO FALL AT A MINIMUM GRADIENT OF 1 IN 60 COMPLYING WITH TABLE 4 NZBC G13 AS1

ALL 40MM Ø PIPES TO FALL AT A MINIMUM GRADIENT OF 1 IN 40 COMPLYING WITH TABLE 4 NZBC G13 AS1

SAWCUTS:

ALL SAWCUTS TO SLAB AS PER NZS 3604 CLAUSE 7.5.8.6.1 AND FIG. 7.18. CUTS TO BE QUARTER SLAB DEPTH SO 25MM THICK

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC200635 13/08/2020 nicolah

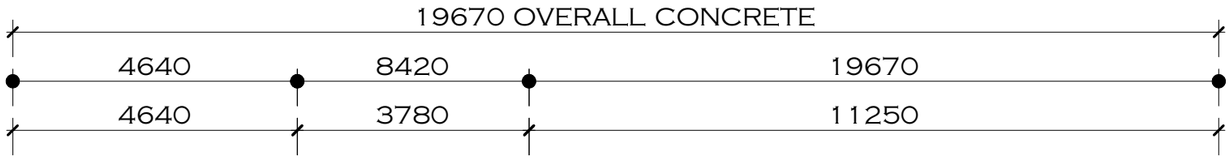
DRAWING TITLE :

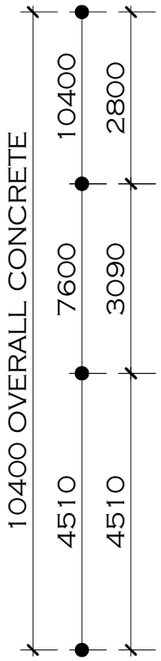
PROPOSED RESIDENCE AT LOT 156 - 33 TARA CRESCENT WDC

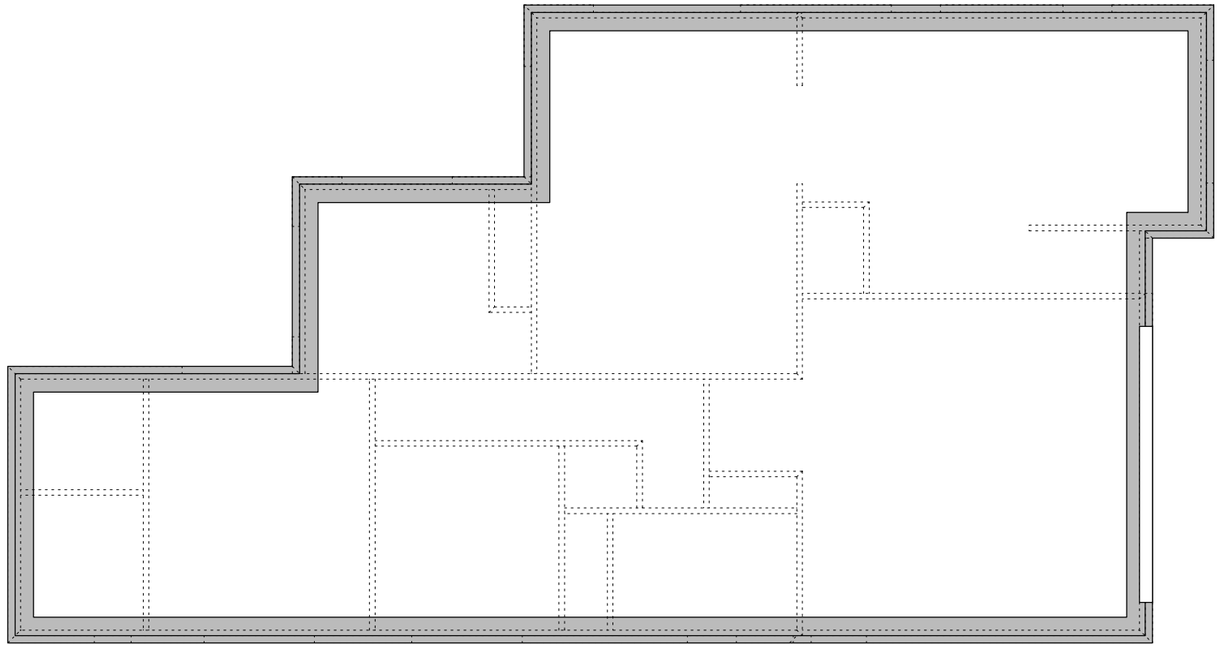
NOTE:
ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED BEFORE ANY CONSTRUCTION COMMENCES. ALL WORK TO COMPLY WITH THE NZ BUILDING CODE & NZS 3604:2011

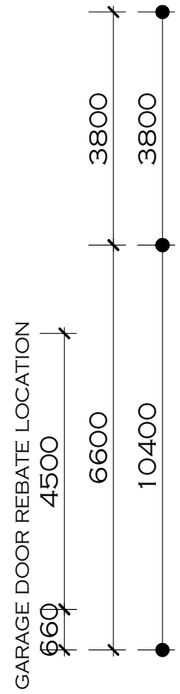
DATE:	24/06/2020
SCALES:	1 : 100
DRAWN:	LMA
SHEET TITLE :	FOUNDATION SLAB & SERVICES PLAN

SHEET No: 4
OF: 15 REV: A

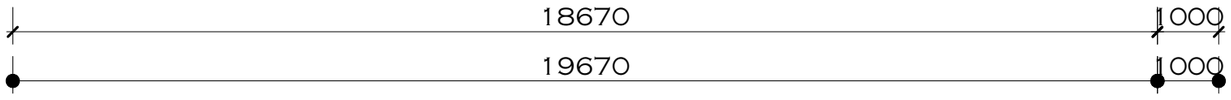








WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC200635 13/08/2020 nicolah



DRAWING TITLE :

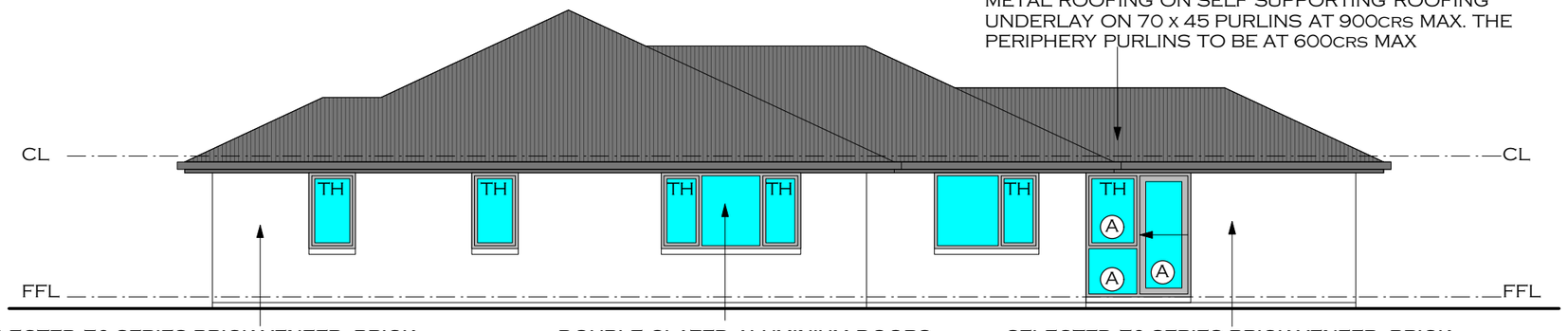
PROPOSED RESIDENCE AT LOT 156 - 33 TARA CRESCENT WDC

NOTE:
ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED BEFORE ANY CONSTRUCTION COMMENCES. ALL WORK TO COMPLY WITH THE NZ BUILDING CODE & NZS 3604:2011

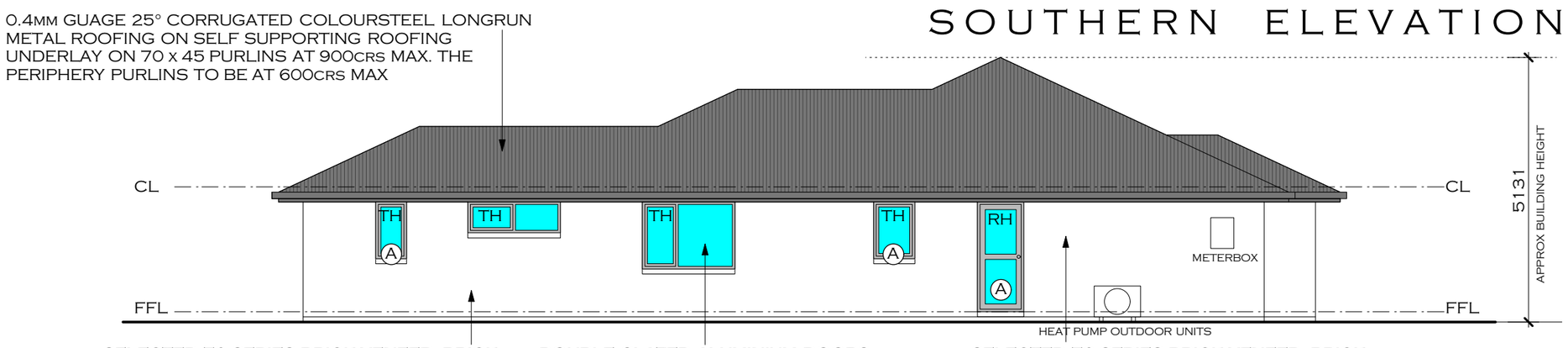
DATE:	24/06/2020
SCALES:	1 : 100
DRAWN:	LMA
SHEET TITLE :	FOUNDATION SLAB DIMENSION PLAN

SHEET No: 5 OF: 15 REV: A

NORTHERN ELEVATION



SOUTHERN ELEVATION



DOOR & WINDOW KEY:

TH - TOP HUNG WINDOWS

LH - WINDOWS OR DOORS HUNG ON THE LEFT HAND SIDE

RH - WINDOWS OR DOORS HUNG ON THE RIGHT HAND SIDE

WINDOWS & DOORS ARE VIEWED FROM THE INSIDE LOOKING OUT TO DETERMINE WHICH SIDE THEY ARE HUNG FROM

TYPICAL NOTES:

2420MM HIGH CEILING TYPICAL THROUGH OUT UNLESS NOTED ON FLOOR PLAN.

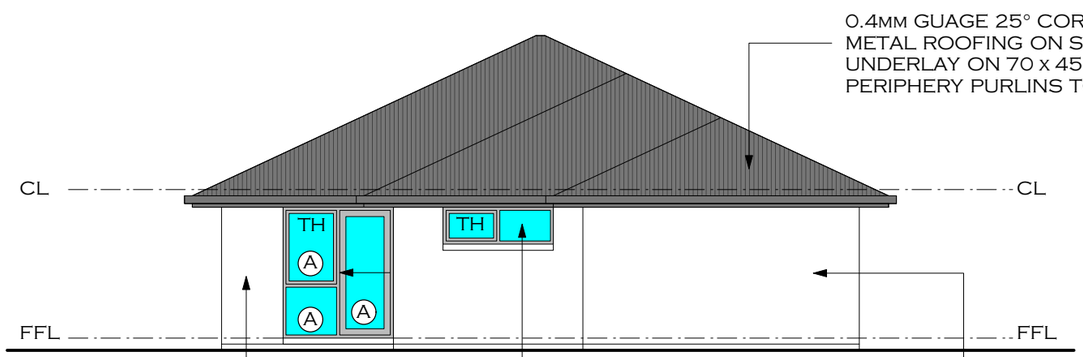
LINTEL HEIGHT 2130MM TO EXTERNAL DOORS & WINDOWS UNLESS NOTED
GARAGE DOOR LINTEL 2130MM
INTERNAL LINTEL HEIGHT 2000MM

GRADE A SAFETY GLASS TO DOORS & WINDOWS INDICATED WITH AN (A)

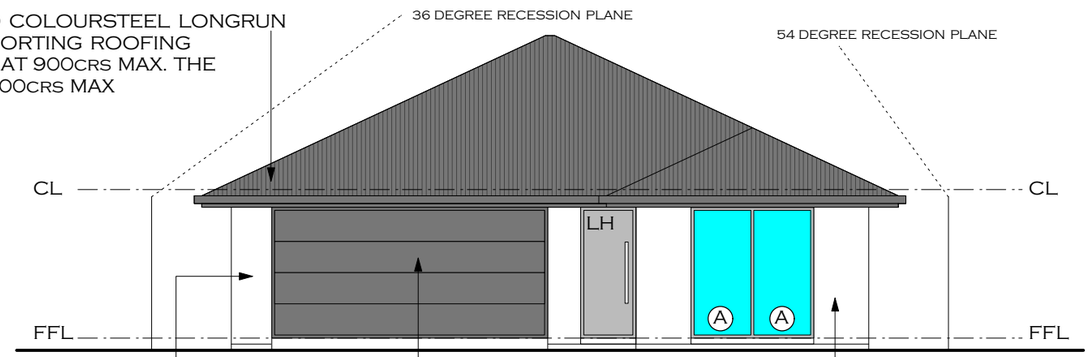
ALL ELEVATIONS	
WIND ZONE:	1
NUMBER OF STOREYS:	0
ROOF/WALL INTERSECTION DESIGN:	0
EAVES WIDTH:	1
ENVELOPE COMPLEXITY:	1
DECK DESIGN:	0
REFER TO NZBC E2 AS1: TABLES 1,2 & 3	3

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC200635 13/08/2020 nicolah

WESTERN ELEVATION



EASTERN ELEVATION



DRAWING TITLE :

PROPOSED RESIDENCE AT LOT 156 - 33 TARA CRESCENT WDC

NOTE:
ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED BEFORE ANY CONSTRUCTION COMMENCES. ALL WORK TO COMPLY WITH THE NZ BUILDING CODE & NZS 3604:2011

DATE:	24/06/2020
SCALES:	1 : 100
DRAWN:	LMA
SHEET TITLE :	ELEVATIONS AND RISK MATRIX

SHEET No: 6
OF: 15 REV: A

CONSENT ISSUED BC200635 - Page 8 of 17

Building Consent BC200635
Received 13/8/20

BUILDING ELEMENT	TREATMENT LEVEL
ALL TIMBER SHALL BE SG8 UNLESS STATED ON THE WORKING DRAWINGS	
	UNTREATED KILN DRIED SG8 RADIATA PINE
EXTERIOR WALL FRAMING, TRUSSES ROOF PURLINS, INTERIOR FRAMING, CEILING JOISTS	H1.2 TREATED KILN DRIED SG8 RADIATA PINE
ALUMNIUM JOINERY REVEALS,	H3 TREATED KILN DRIED RADIATA PINE
EXTERNAL CLADDING CAVITY BATTENS	H3.1 TREATED KILN DRIED SG8 RADIATA PINE

PLATE FIXINGS:

TO FIX TOP PLATES TO STUDS USE 2/90X3.15MM END NAILS AND 2 WIRE DOGS. ALTERNATIVE FIXINGS REQUIRE 4.7KN FIXINGS.

TO FIX BOTTOM PLATES TO STUDS: FOR HAND DRIVEN NAILS USE 2 END NAILED 100X3.75MM NAILS OR 4 SKEWED 75X3.15MM NAILS. FOR POWER DRIVEN NAILS USE 4 SKEW NAILED 75X3.06MM NAILS OR 3 END NAILED 90X3.15MM NAILS.
TO FIX BOTTOM PLATES TO CONCRETE USE M12 BOLTS SET WITHIN 150MM OF EACH END OF THE PLATE AND SPACED AT 1200CRS MAXIMUM, BENT TO PREVENT TURNING AND PROJECTING SUFFICIENTLY TO ALLOW A WASHER AND FULLY THREADED NUT ABOVE THE TIMBER. FOR INTERNAL AND EXTERNAL WALLS, WHERE THE SLAB EDGE IS FORMED WITH INSITU CONCRETE, ANCHORS SHALL BE SET NOT LESS THAN 90MM INTO THE CONCRETE, MAINTAINING A MINIMUM EDGE DISTANCE OF 50MM.
POST FIXED ANCHORS: PROPRIETARY ANCHORS SHALL BE WITHIN 150MM OF EACH END OF THE PLATE AND BE SPACED AT A MAXIMUM OF 900MM CRS.

NOTES:

ALL STEEL OTHER THAN FLOOR MESH HAS BEEN OMITTED FOR CLARITY

GIB AQUALINE WALL & CEILING LININGS TO ALL WET AREAS. CONFIRM LOCATIONS WITH OWNERS.

ALL LINTELS TO BE SIZED IN ACCORDANCE WITH NZS 3604 : 2011 SECTION 15

CONSTRUCTION R VALUES:

GLAZING:	R0.26
FLOOR SLAB:	R1.30
WALLS (BRICK):	R2.23
CEILING:	R3.37
BUILDING AREA:	126.9M2
BUILDING PERIMETER:	60.14M
AREA/PERIMETER:	1 TO 2.110

PURLIN FIXINGS:

SG8 70X45 PURLINS AT 900CRS MAX ON FLAT.
ROOF FIXINGS REQUIRE 2.4KN FIXING CAPACITY
(AS PER TABLE 15.9 FROM NZS 3604:2011)
TO ACHIEVE 2.4KN FIXING CAPACITY, USE THE FOLLOWING:
1/10G SELF DRILLING SCREW, 80MM LONG

TRUSS FIXINGS:

TO FIX TRUSSES TO TOP PLATES USE 2/100X3.75MM SKEWED NAILS AND 2 WIRE DOGS. ALTERNATIVE FIXINGS REQUIRE 4.7KN FIXINGS.

ROOF VALLEYS:

ALL ROOF VALLEY TIMBER SUPPORTS TO BE H3.2 TREATED. VALLEY BOARDS TO BE H3.2 TREATED 140X25MM BOARDS

PURLIN SPACINGS:

TYPICAL PURLIN SPACINGS 900MM
END PURLIN SPACINGS 600MM

TOP & BOTTOM PLATES:

ALL TOP AND BOTTOM PLATES TO BE H1.2 TREATED SG8 90X45 PLATES COMPLYING WITH NZS 3604 : 2011

CONSTRUCTION MOISTURE:

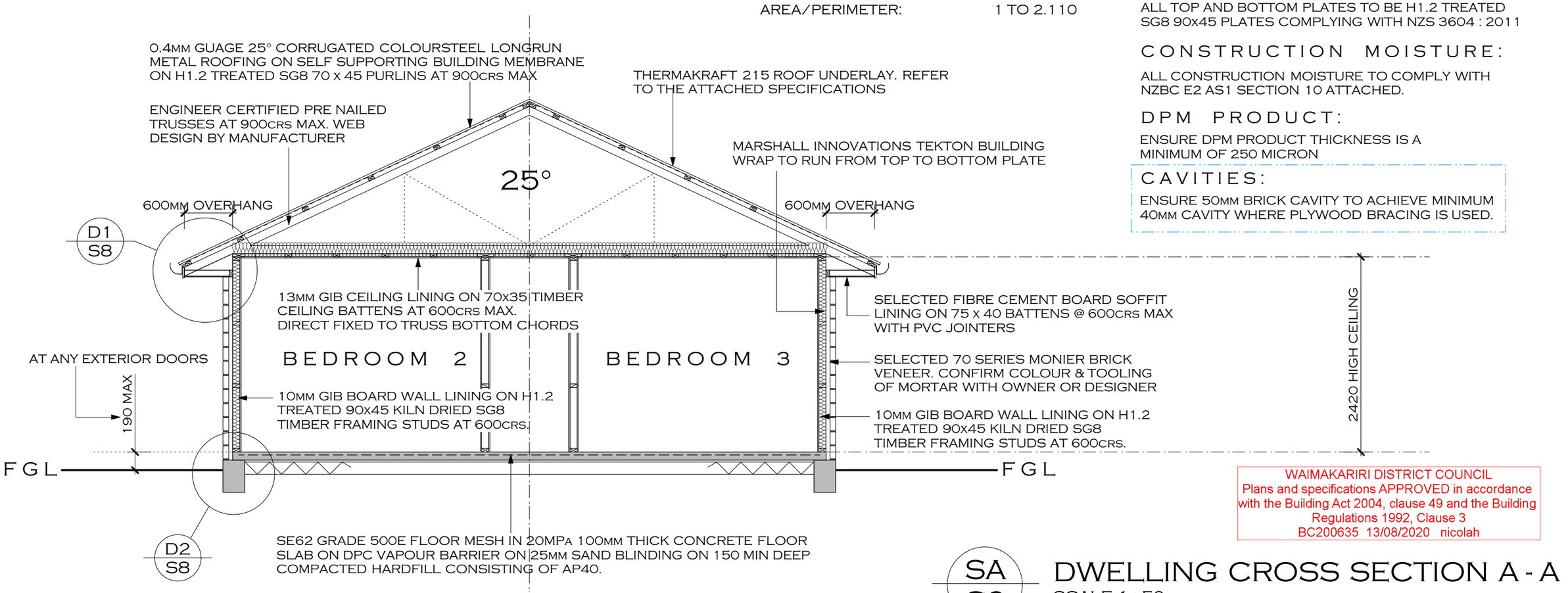
ALL CONSTRUCTION MOISTURE TO COMPLY WITH NZBC E2 AS1 SECTION 10 ATTACHED.

DPM PRODUCT:

ENSURE DPM PRODUCT THICKNESS IS A MINIMUM OF 250 MICRON

CAVITIES:

ENSURE 50MM BRICK CAVITY TO ACHIEVE MINIMUM 40MM CAVITY WHERE PLYWOOD BRACING IS USED.



WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC200635 13/08/2020 nicolah

SA / S2

DWELLING CROSS SECTION A - A

SCALE 1 : 50

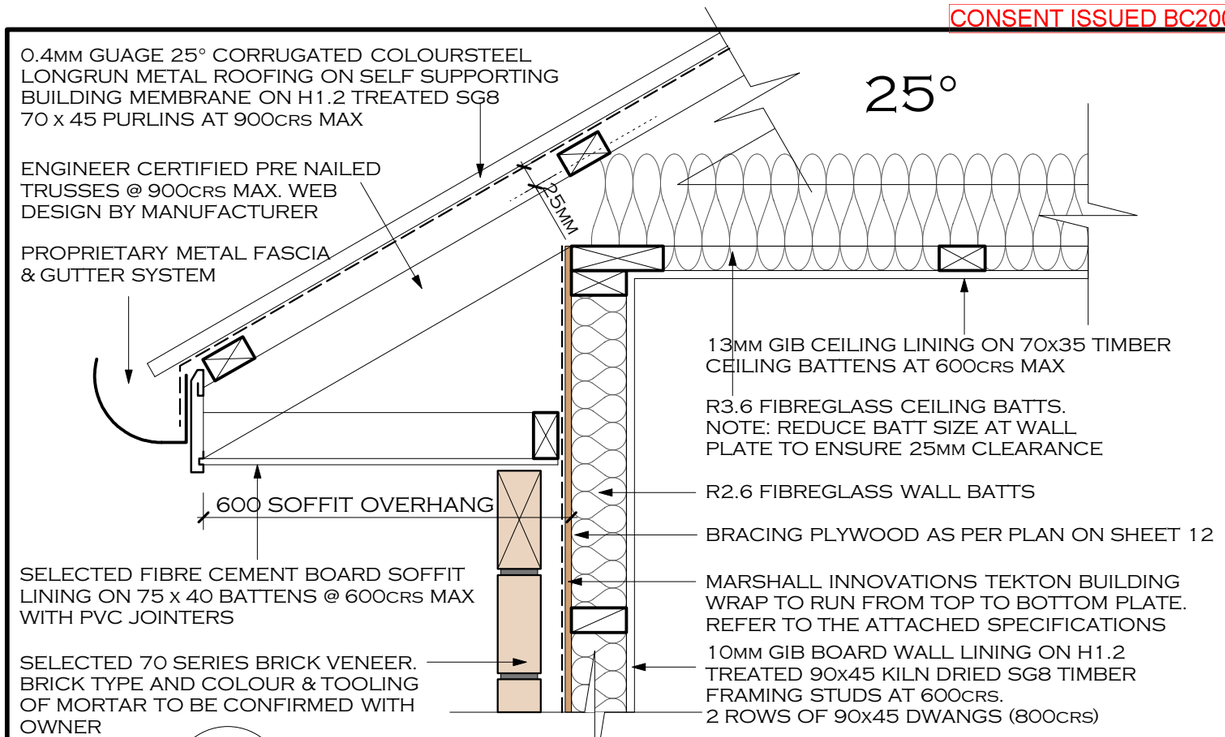
DRAWING TITLE :

PROPOSED RESIDENCE AT LOT 156 - 33 TARA CRESCENT WDC

NOTE:
ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED BEFORE ANY CONSTRUCTION COMMENCES. ALL WORK TO COMPLY WITH THE NZ BUILDING CODE & NZS 3604:2011

DATE:	24/06/2020
SCALES:	1 : 50
DRAWN:	LMA
SHEET TITLE :	CROSS SECTION & FIXING NOTES

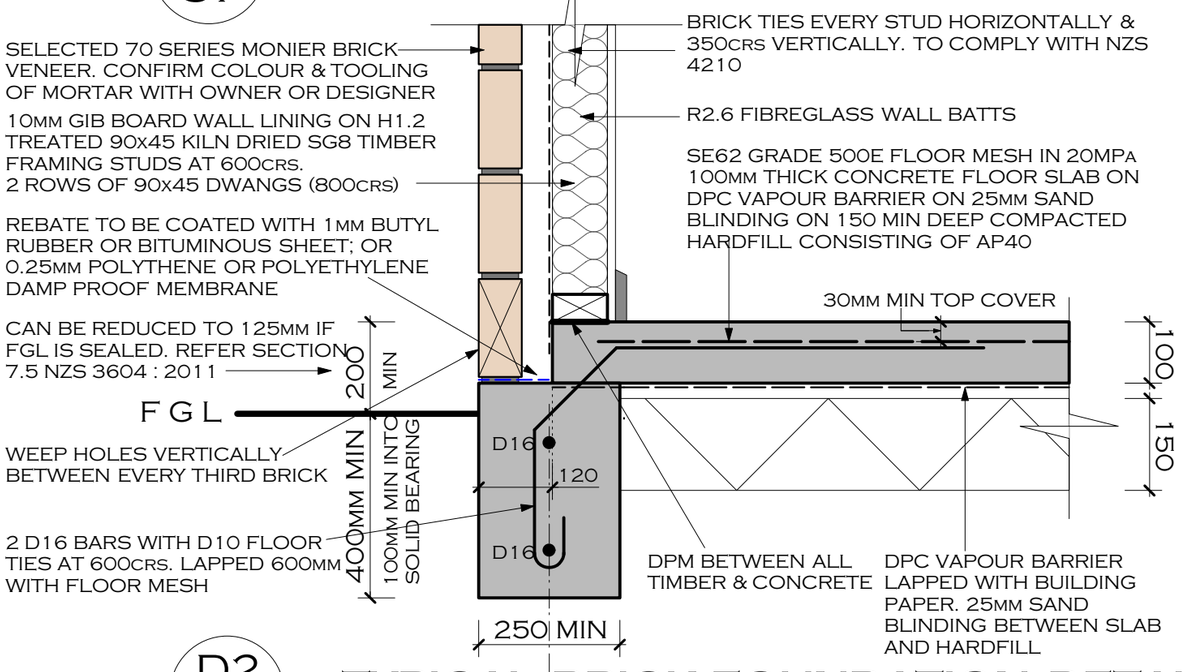
SHEET No: 7
OF: 15 REV: A



D1 / S7

TYPICAL EAVE OVERHANG DETAIL

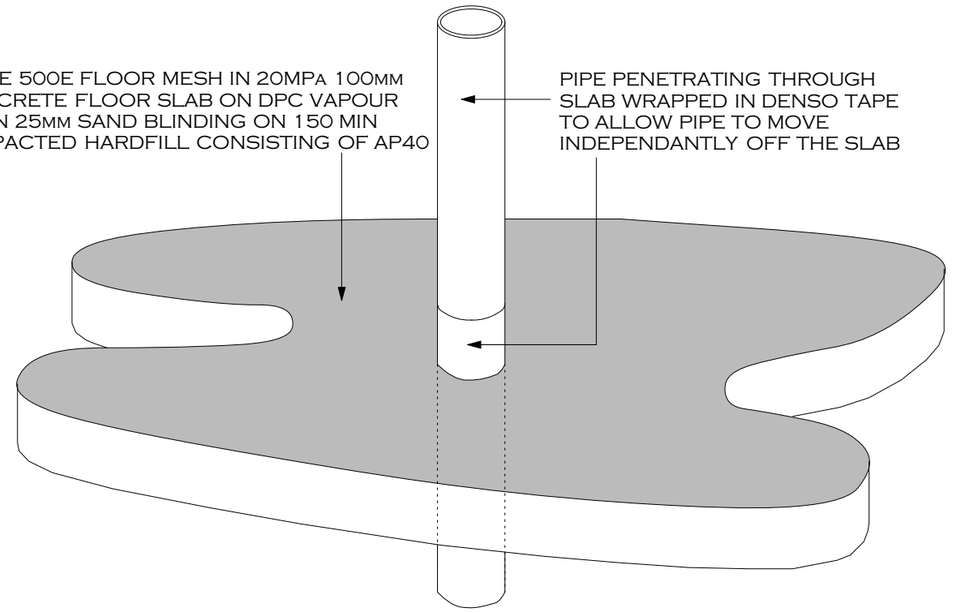
SCALE 1 : 10



D2 / S7

TYPICAL BRICK FOUNDATION DETAIL

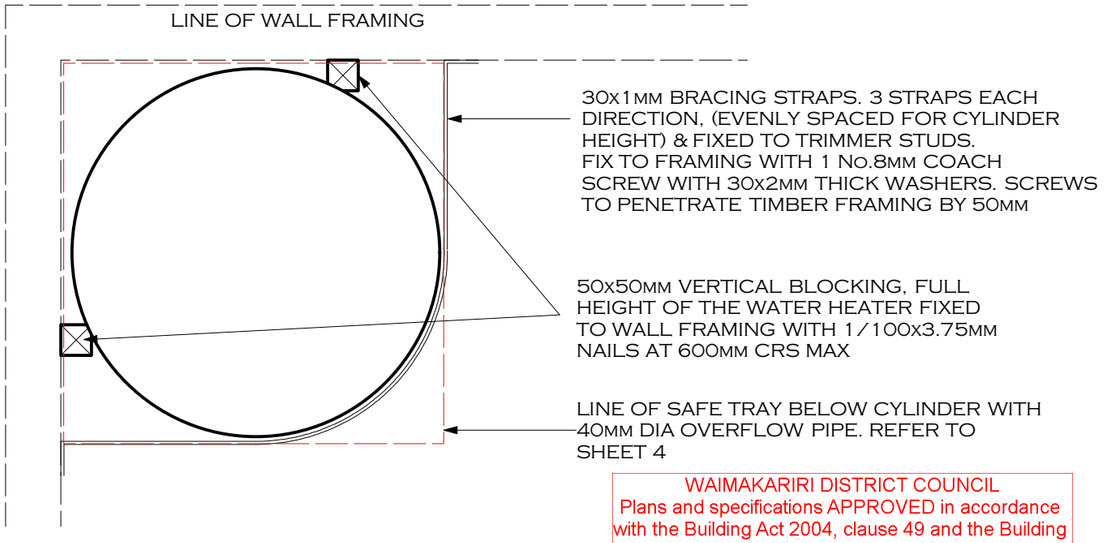
SCALE 1 : 10



PIPE PENETRATION THROUGH FLOOR SLAB

SCALE : NOT TO SCALE

CONCRETE COVER:
MINIMUM 30MM COVER TO FLOOR MESH.
MINIMUM 50MM TOP AND SIDE COVER TO REINFORCING STEEL.
MINIMUM 75MM BOTTOM COVER TO REINFORCING STEEL.



HOT WATER CYLINDER HOLD DOWN DETAILS

SCALE 1 : 10

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC200635 13/08/2020 nicolah

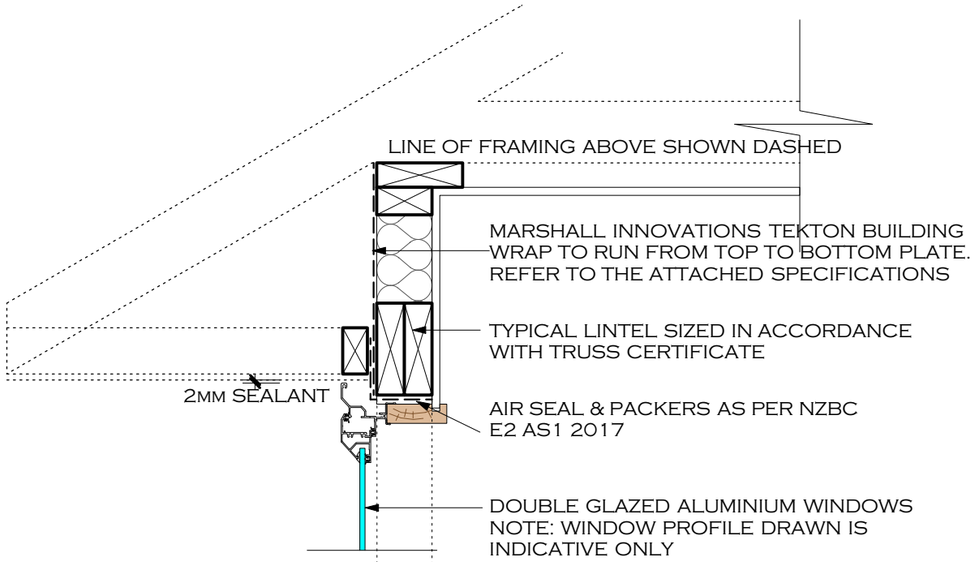
DRAWING TITLE :

PROPOSED RESIDENCE AT LOT 156 - 33 TARA CRESCENT WDC

NOTE:
ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED BEFORE ANY CONSTRUCTION COMMENCES. ALL WORK TO COMPLY WITH THE NZ BUILDING CODE & NZS 3604:2011

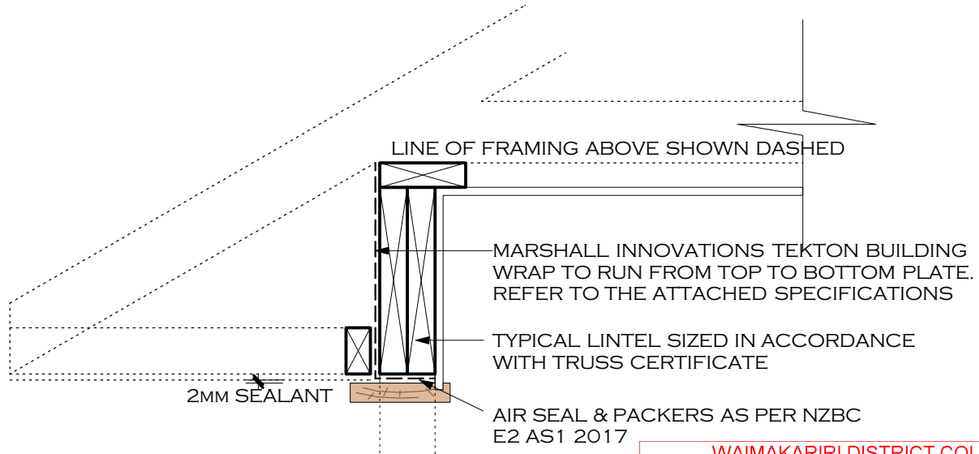
DATE:	24/06/2020
SCALES:	1 : 10
DRAWN:	LMA
SHEET TITLE :	FOUNDATION SLAB & EAVE DETAILING

SHEET No: 8 OF: 15 REV: A



BRICK DOOR/WINDOW HEAD DETAIL

SCALE 1 : 10

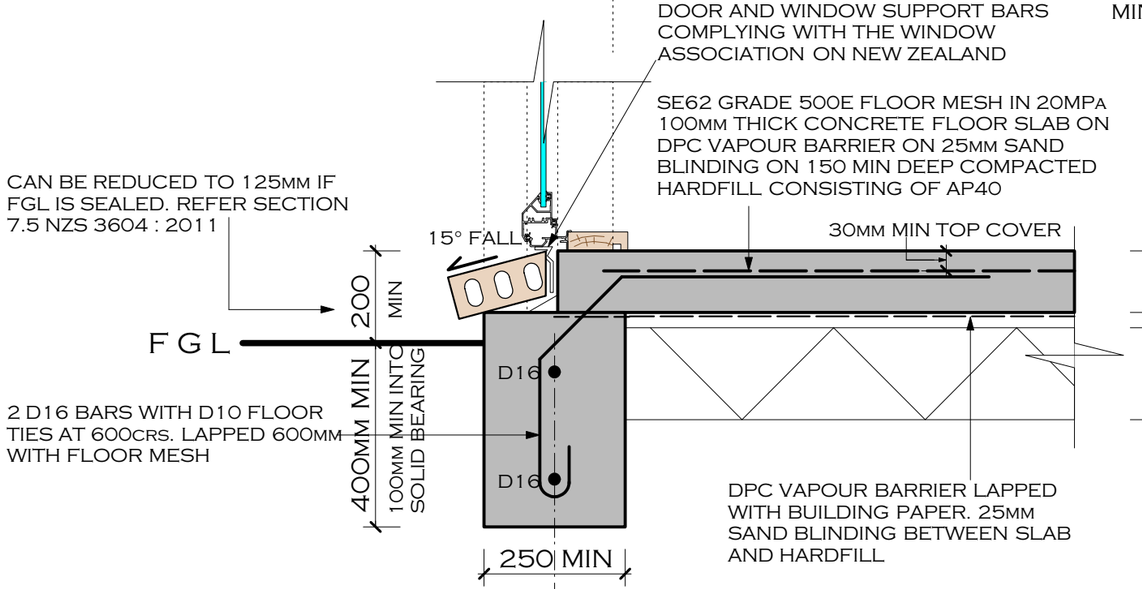


WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC200635 13/08/2020 nicolah

GARAGE DOOR HEAD DETAIL TO SOFFIT

SCALE 1 : 10

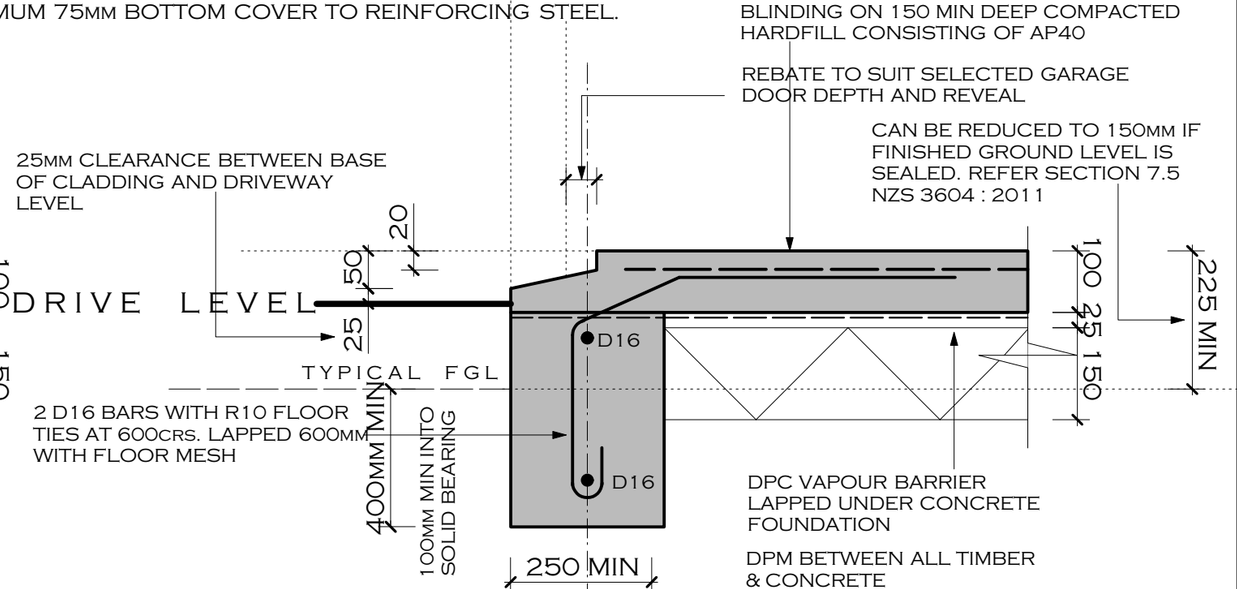
CONCRETE COVER:
MINIMUM 30MM COVER TO FLOOR MESH.
MINIMUM 50MM TOP AND SIDE COVER TO REINFORCING STEEL.
MINIMUM 75MM BOTTOM COVER TO REINFORCING STEEL.



D3
S2

BRICK DOOR & WINDOW SILL DETAIL

SCALE 1 : 10



GARAGE DOOR SILL DETAIL

SCALE 1 : 10

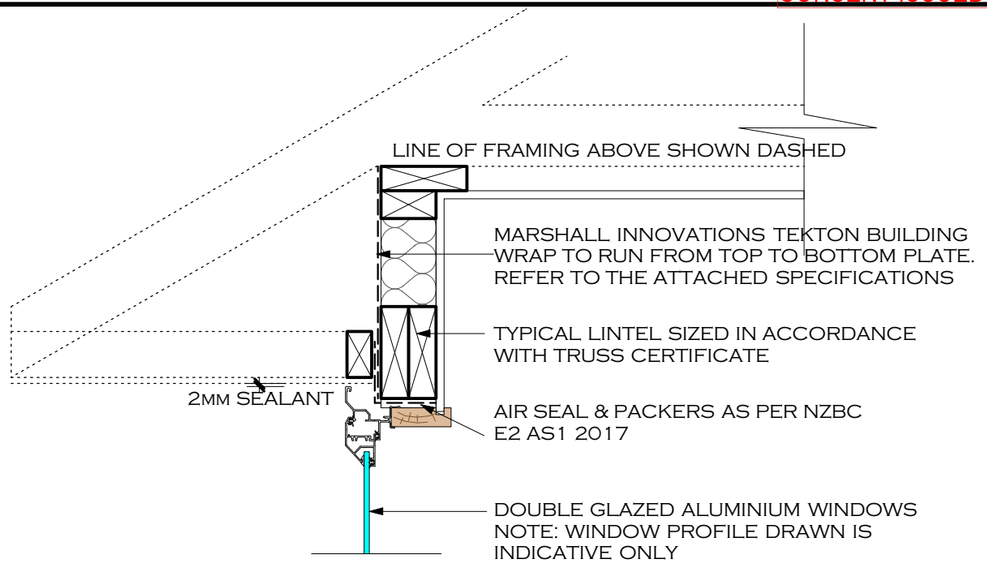
DRAWING TITLE :

PROPOSED RESIDENCE AT LOT 156 - 33 TARA CRESCENT WDC

NOTE:
ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED BEFORE ANY CONSTRUCTION COMMENCES. ALL WORK TO COMPLY WITH THE NZ BUILDING CODE & NZS 3604:2011

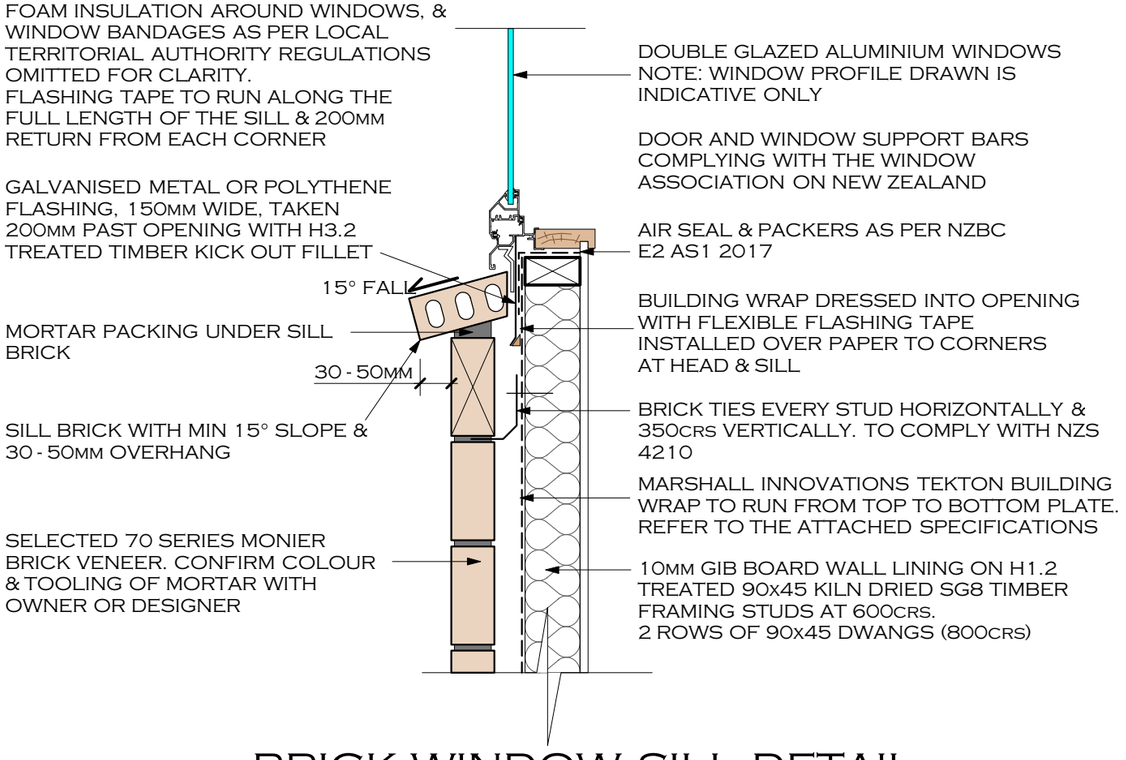
DATE:	24/06/2020
SCALES:	1 : 10
DRAWN:	LMA
SHEET TITLE :	FOUNDATION SLAB & EAVE DETAILING

SHEET No: 9 OF: 15 REV: A



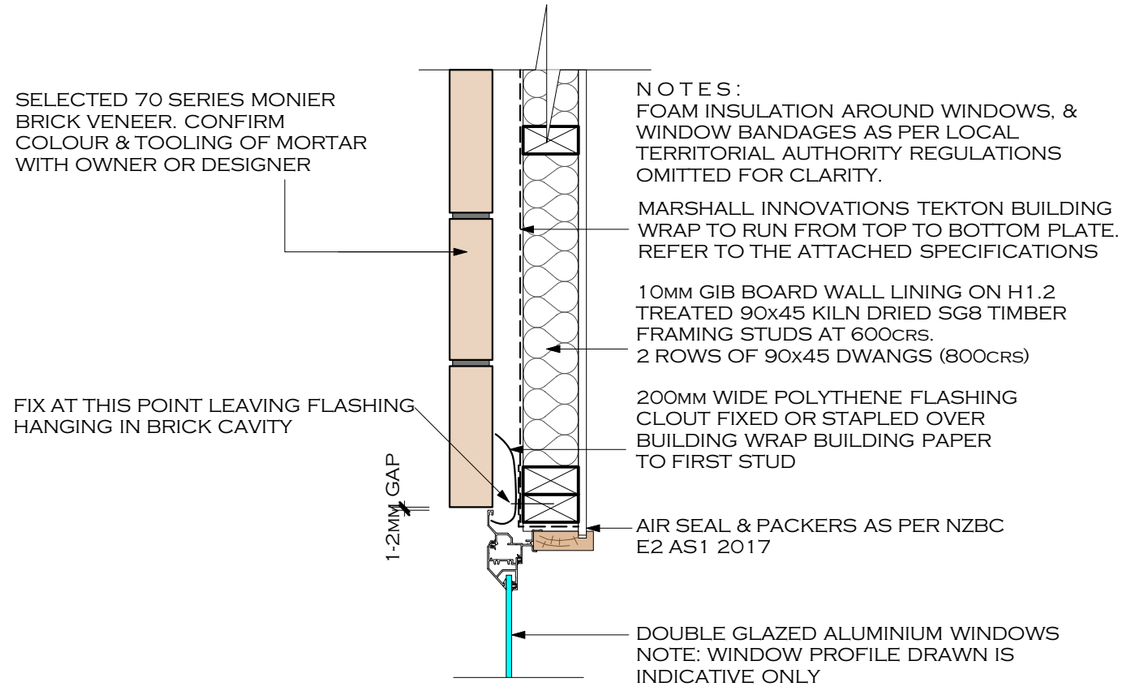
BRICK DOOR/WINDOW HEAD DETAIL

SCALE 1 : 10



BRICK WINDOW SILL DETAIL

SCALE 1 : 10



BRICK DOOR/WINDOW JAMB DETAIL SCALE 1 : 10

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC200635 13/08/2020 nicolah

DRAWING TITLE :

PROPOSED RESIDENCE AT LOT 156 - 33 TARA CRESCENT WDC

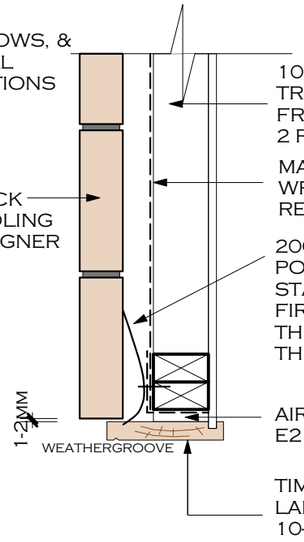
NOTE:
ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED BEFORE ANY CONSTRUCTION COMMENCES. ALL WORK TO COMPLY WITH THE NZ BUILDING CODE & NZS 3604:2011

DATE:	24/06/2020
SCALES:	1 : 10
DRAWN:	LMA
SHEET TITLE :	WALL OPENING & CLADDING DETAILS

SHEET No: 10 OF: 15 REV: A

NOTES:
FOAM INSULATION AROUND WINDOWS, & WINDOW BANDAGES AS PER LOCAL TERRITORIAL AUTHORITY REGULATIONS & NZBC E2 AS1 2011 FIG 72.
OMITTED FOR CLARITY.

SELECTED 70 SERIES MONIER BRICK VENEER. CONFIRM COLOUR & TOOLING OF MORTAR WITH OWNER OR DESIGNER



10MM GIB BOARD WALL LINING ON H1.2 TREATED 90x45 KILN DRIED SG8 TIMBER FRAMING STUDS AT 600CRS.
2 ROWS OF 90x45 DWANGS (800CRS)

MARSHALL INNOVATIONS TEKTON BUILDING WRAP TO RUN FROM TOP TO BOTTOM PLATE. REFER TO THE ATTACHED SPECIFICATIONS

200MM WIDE PERMATHENE BLACK BUILDERS POLYTHENE FLASHING, CLOUT FIXED OR STAPLED OVER THE BUILDING WRAP TO THE FIRST STUD. LEAVE THE FLASHING HANGING IN THE CAVITY. DRESSED INTO A CHASE CUT INTO THE BACK FACE OF THE TIMBER DOOR REVEAL

AIR SEAL & PACKERS AS PER NZBC E2 AS1 2017 FIG 72

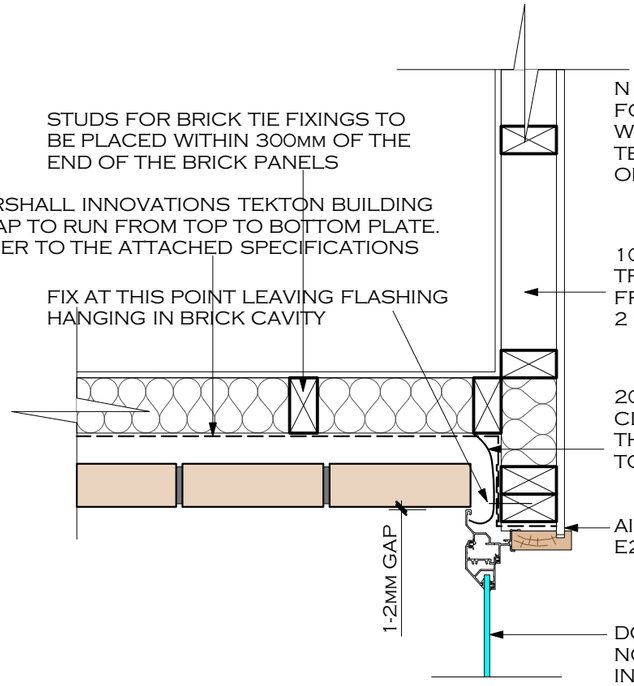
TIMBER GARAGE DOOR REVEAL TO LAP OVER FACE OF BRICK VENEER BY 10-20MM MINIMUM

GARAGE DOOR JAMB DETAIL TO BRICK
SCALE 1 : 10

STUDS FOR BRICK TIE FIXINGS TO BE PLACED WITHIN 300MM OF THE END OF THE BRICK PANELS

MARSHALL INNOVATIONS TEKTON BUILDING WRAP TO RUN FROM TOP TO BOTTOM PLATE. REFER TO THE ATTACHED SPECIFICATIONS

FIX AT THIS POINT LEAVING FLASHING HANGING IN BRICK CAVITY



NOTES:
FOAM INSULATION AROUND WINDOWS, & WINDOW BANDAGES AS PER LOCAL TERRITORIAL AUTHORITY REGULATIONS OMITTED FOR CLARITY.

10MM GIB BOARD WALL LINING ON H1.2 TREATED 90x45 KILN DRIED SG8 TIMBER FRAMING STUDS AT 600CRS.
2 ROWS OF 90x45 DWANGS (800CRS)

200MM WIDE POLYTHENE FLASHING CLOUT FIXED OR STAPLED OVER THERMAKRAFT WATERGATE PLUS WRAP TO FIRST STUD

AIR SEAL & PACKERS AS PER NZBC E2 AS1 2017

DOUBLE GLAZED ALUMINIUM WINDOWS
NOTE: WINDOW PROFILE DRAWN IS INDICATIVE ONLY

BRICK DOOR/WINDOW JAMB DETAIL WITH NO BRICK RETURN SCALE 1 : 10

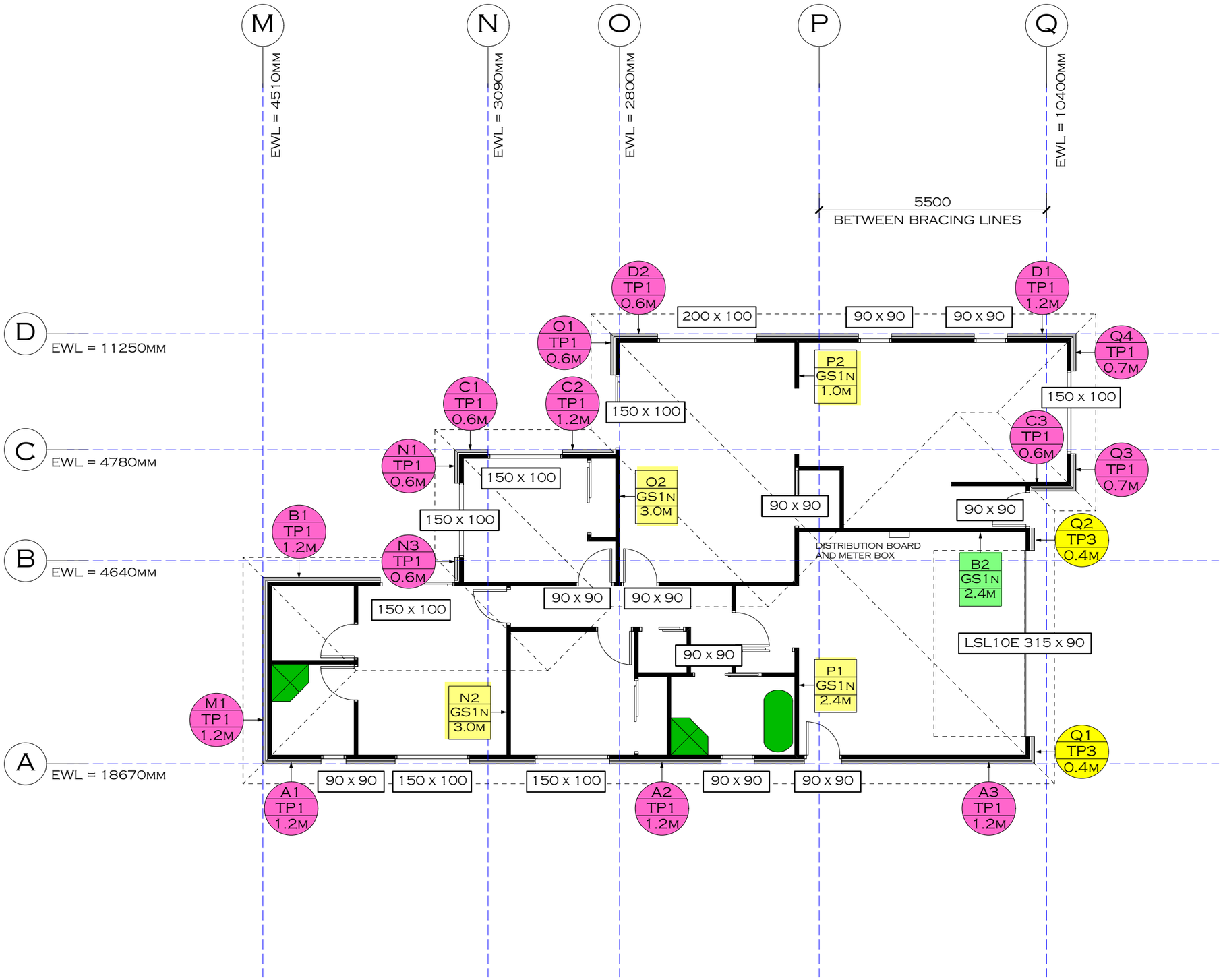
WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC200635 13/08/2020 nicolah

DRAWING TITLE :
PROPOSED RESIDENCE AT LOT 156 - 33 TARA CRESCENT WDC

NOTE:
ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED BEFORE ANY CONSTRUCTION COMMENCES. ALL WORK TO COMPLY WITH THE NZ BUILDING CODE & NZS 3604:2011

DATE:	24/06/2020
SCALES:	1 : 10
DRAWN:	LMA
SHEET TITLE :	WALL OPENING & CLADDING DETAILS

SHEET No: 11 OF: 15 REV: A



TIMBER LINTEL KEY:

240 x 90	TIMBER LINTEL SIZE TO NZS 3604
240 x 90	LINTEL BY TRUSS DETAILER

REFER TO THE TRUSS CERTIFICATE & LAYOUT PLAN FOR ALL LINTEL SIZES

BRACING KEY:

R1 / BR5 / 1.2M
- -BRACING ELEMENT No.
- -ELEMENT TYPE
- -ELEMENT PLAN LENGTH

NOTES:

FOR BRACING KEY, FIXING DETAILS & CALCULATIONS REFER TO SPECIFICATION

BRACE LENGTHS SHOWN ARE MINIMUMS. FIXINGS TO REST OF WALL LENGTH (UNBRACED SECTION) TO BE AS PER BRACE FIXINGS FOR ASTHETICS. CONFIRM WITH BUILDER

EWL = BRACE LINE EXTERNAL WALL LENGTH

WIND ZONE - HIGH
EARTHQUAKE ZONE - 2
SNOW LOADING - 0.90 KPA

LOT 156
DP525252

BUILDING 160.0M2
19.67M BY 10.40M
5130MM BUILDING OVERALL HEIGHT
2800MM ROOF ABOVE EAVES

TRUSS AS BUILT:

TRUSS AS BUILT PLAN PROVIDED TO COUNCIL TO INCLUDE:
1. ALL LINTELS AND HOLD DOWN FIXINGS
2. ALL TOP PLATE TO STUD FIXINGS

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC200635 13/08/2020 nicolah

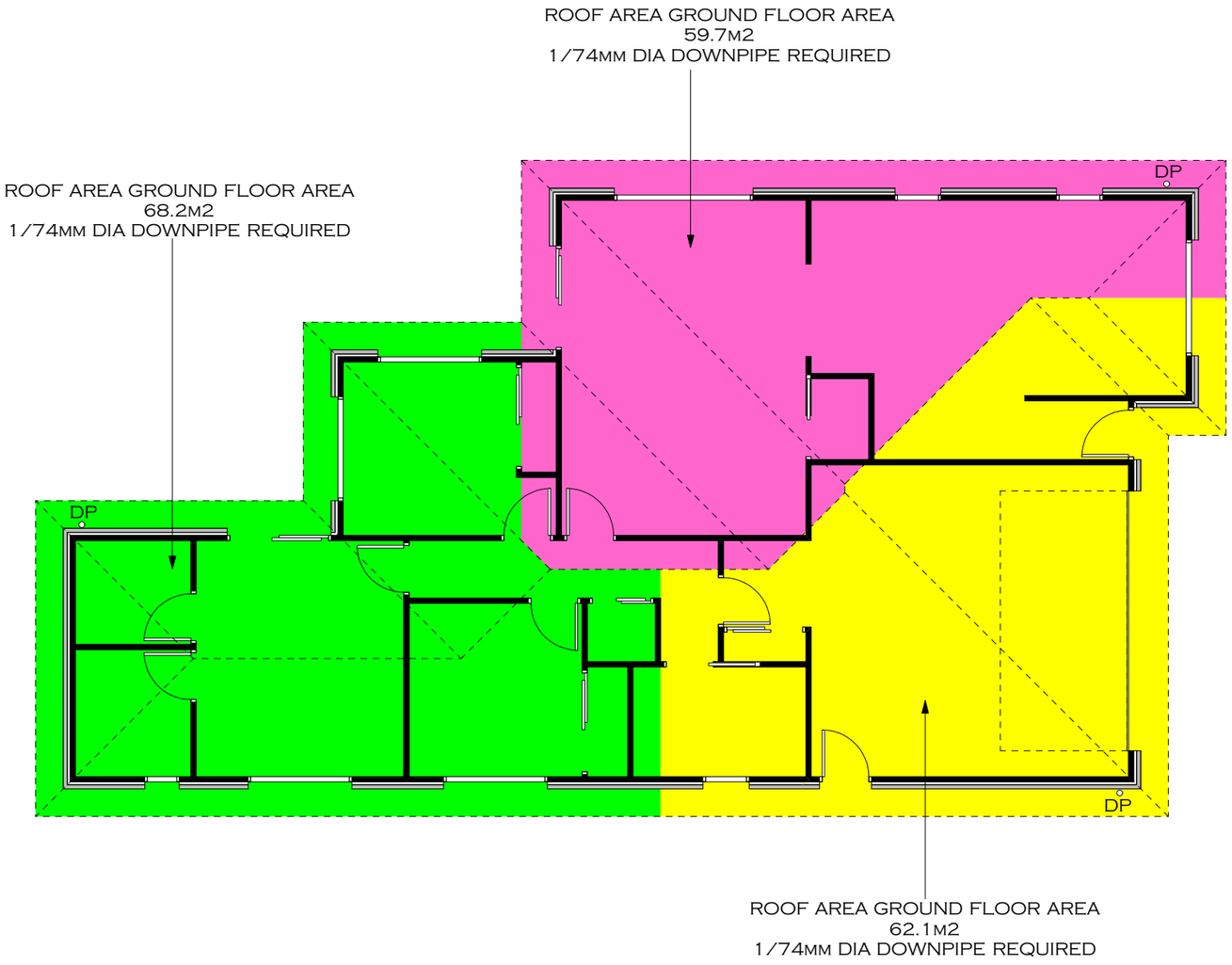
DRAWING TITLE :

PROPOSED RESIDENCE AT LOT 156 - 33 TARA CRESCENT WDC

NOTE:
ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED BEFORE ANY CONSTRUCTION COMMENCES. ALL WORK TO COMPLY WITH THE NZ BUILDING CODE & NZS 3604:2011

DATE:	24/06/2020
SCALES:	1 : 100
DRAWN:	LMA
SHEET TITLE :	BRACING & LINTEL LAYOUT PLAN

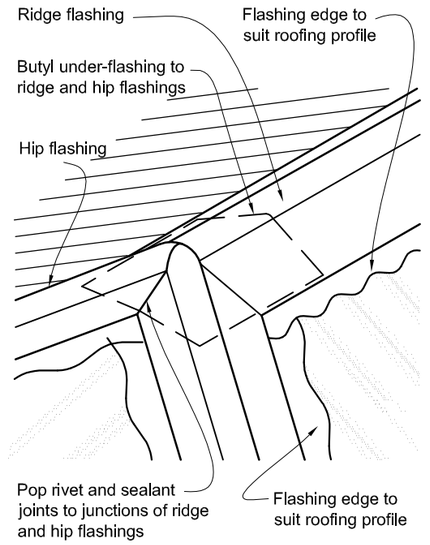
SHEET No: 12 OF: 15 REV: A



DP & ROOF AREA CALCULATION PLAN
SCALE 1 : 100

Figure 43: **Ridge to hip flashings**
Paragraphs 8.4.11 and 8.4.12

NOTE: *Flashing* cover varies according to *wind* zone - refer Table 7.
For other ridge to hip flashings refer to New Zealand Metal Roofing and Wall Cladding Code of Practice.



NZ BUILDING CODE HIP TO RIDGE DETAIL SCALE 1 : 10

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC200635 13/08/2020 nicolah

DRAWING TITLE :
PROPOSED RESIDENCE AT LOT 156 - 33 TARA CRESCENT WDC

NOTE:
ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED BEFORE ANY CONSTRUCTION COMMENCES. ALL WORK TO COMPLY WITH THE NZ BUILDING CODE & NZS 3604:2011

DATE:	24/06/2020
SCALES:	1 : 100 ; 1 : 5
DRAWN:	LMA
SHEET TITLE :	DP & ROOF AREA CALCULATIONS

SHEET No: 13 OF: 15 REV: A

Figure 51: Valley gutters for profiled metal
Paragraphs 4.3, 4.5, 8.1.6.2 and 8.4.16

NOTE: (1) Refer to Table 8 for maximum roof catchment areas for *valley gutters*.
(2) Minimum width of *valley gutter* may reduce to 160 mm, providing roof catchment area is in accordance with Table 8. In this case, cover of roof cladding over gutter shall be reduced to 60 mm to provide a clearance gap of 40 mm.

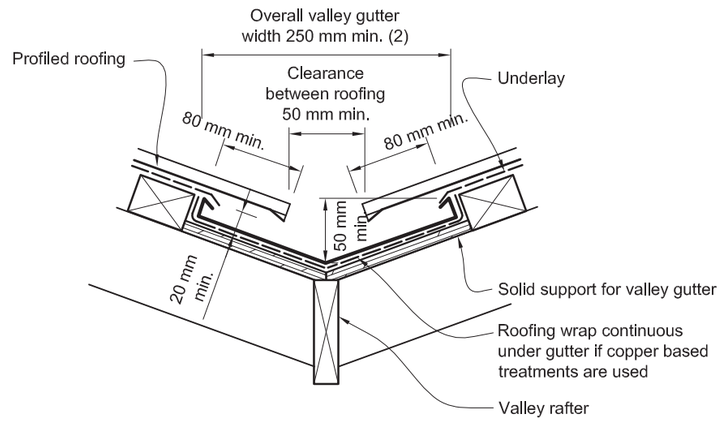
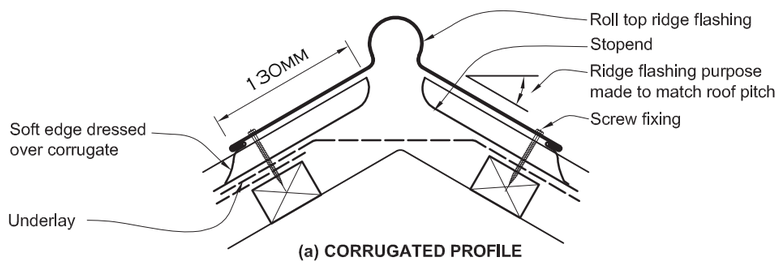


Figure 46: Ridge and hip flashings for profiled metal
Paragraphs 4.4, 4.5, 8.4.11, 8.4.12, Table 7



(a) CORRUGATED PROFILE

Figure 54: Soaker flashing for pipe penetrations
Paragraph 8.4.17

NOTE: (1) Suitable for pipes from 86 mm to 500 mm diameter.
(2) Suitable only for roof pitches of 10° or more.

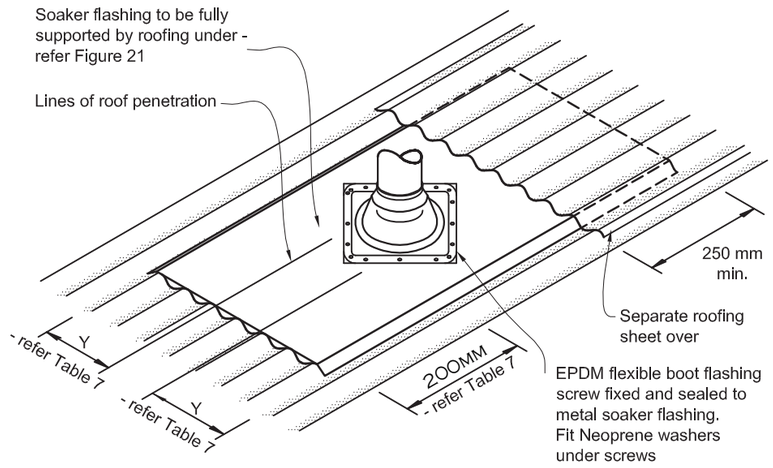
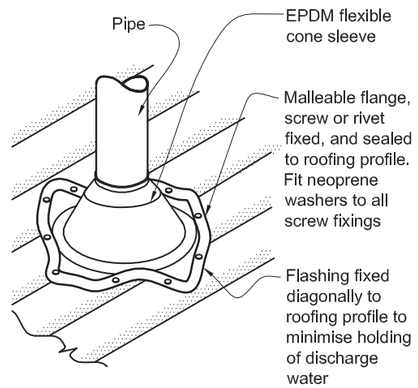


Figure 53: Flashing for small pipes
Paragraphs 8.3.10, 8.4.17, 9.6.8.5 and 9.6.9.6



NOTE:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.
(2) For pipes up to 85 mm diameter.

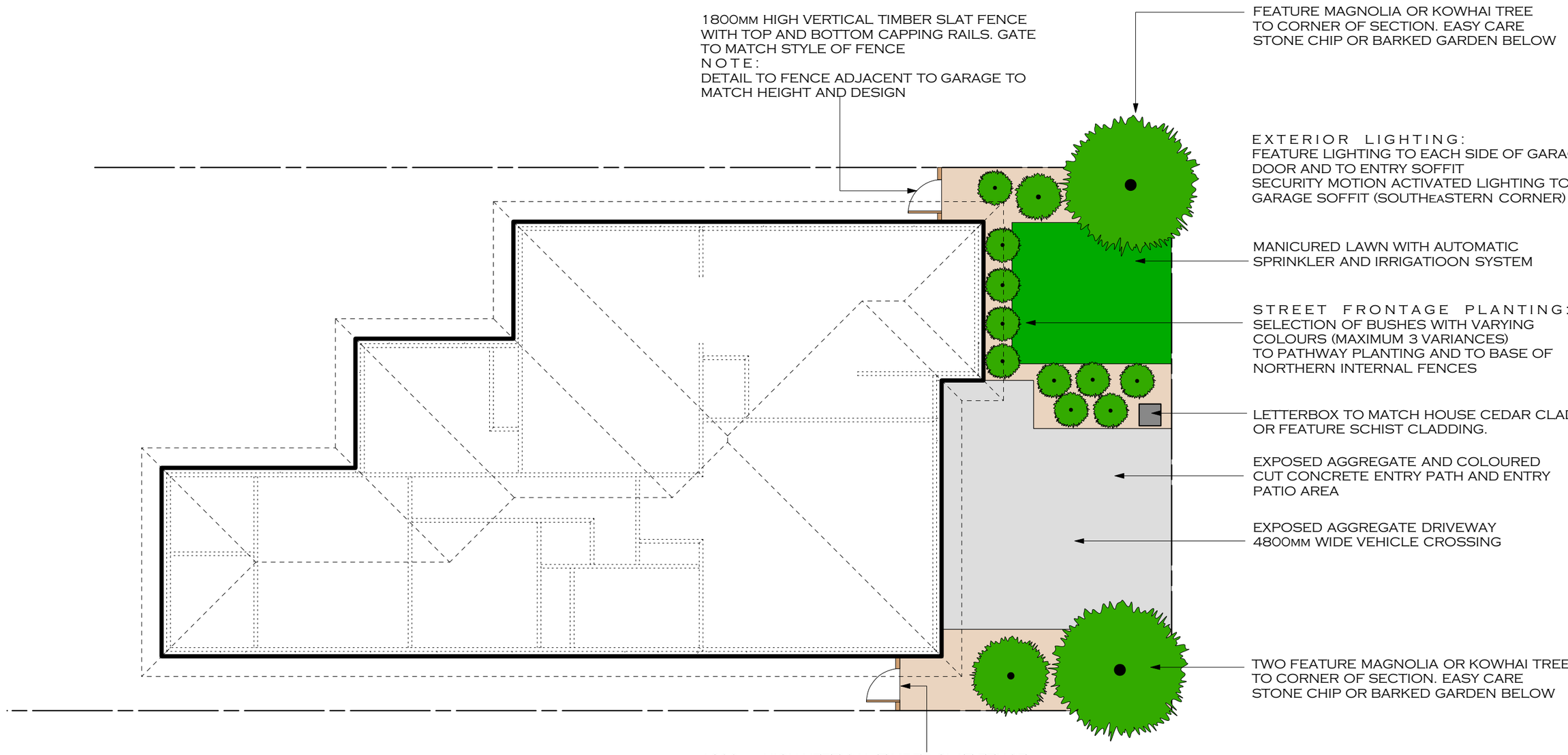
WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC200635 13/08/2020 nicolah

DRAWING TITLE :
PROPOSED RESIDENCE AT LOT 156 - 33 TARA CRESCENT WDC

NOTE:
ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED BEFORE ANY CONSTRUCTION COMMENCES. ALL WORK TO COMPLY WITH THE NZ BUILDING CODE & NZS 3604:2011

DATE:	24/06/2020
SCALES:	1 : 100
DRAWN:	LMA
SHEET TITLE :	NZ BUILDING CODE ROOFING DETAILS

SHEET No: 14 OF: 15 REV: A



WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC200635 13/08/2020 nicolah

DRAWING TITLE :

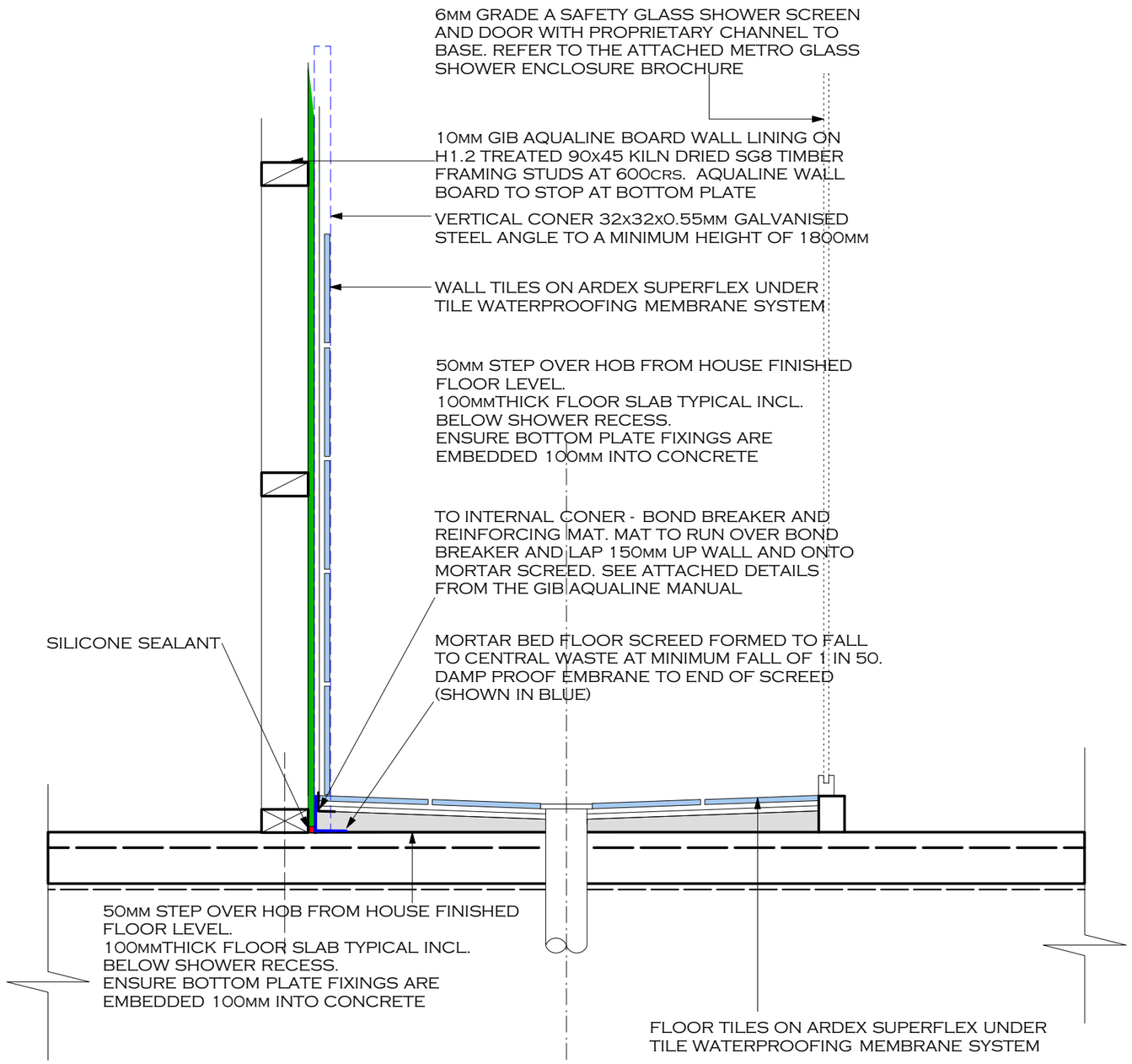
PROPOSED RESIDENCE AT LOT 156 - 33 TARA CRESCENT WDC

NOTE:
ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED BEFORE ANY CONSTRUCTION COMMENCES. ALL WORK TO COMPLY WITH THE NZ BUILDING CODE & NZS 3604:2011

DATE:	24/06/2020
SCALES:	1 : 100
DRAWN:	LMA
SHEET TITLE :	STREET FRONTAGE LANDSCAPE PLAN

SHEET No: 15 OF: 15 REV: A

Building Consent BC200635.02
Received 20/12/2021



TILED SHOWER CROSS SECTION

SCALE 1 : 10

WAIMAKARIRI DISTRICT COUNCIL
AMENDED Plan and/or Specifications APPROVED
BC200635.02 23/12/2021 brendam
Change acrylic showers to tiled showers to both

DRAWING TITLE :

PROPOSED RESIDENCE AT LOT 156 - 33 TARA CRESCENT WDC

NOTE:
ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED BEFORE ANY CONSTRUCTION COMMENCES. ALL WORK TO COMPLY WITH THE NZ BUILDING CODE & NZS 3604:2011

DATE:	24/06/2020
SCALES:	1 : 10
DRAWN:	LMA
SHEET TITLE :	TILED SHOWER & FLOOR DETAILING

SHEET No: 16
OF: 16 REV: A