

Proposed New Dwelling for:

# Cambridge Homes North Waikato

At: 152 Rimu Street, Lakeside, Te Kauwhata

Lot:49 DP: 542256

Plan Type "Oakland"

Waikato District Council  
Building Consent Number  
BLD0440/24

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Scope of Works:

Single storey dwelling constructed with:

- Waffle Foundation
- JH Hardieflex Sheet & Battens Wall Cladding
- Trapezoidal Roofing

The dwelling consists of:

- Open living area
- 3 Bedrooms
- Bathroom & WC

REVISION 1: 10/12/2023

- \* Bottom plate fixing noted
- \* Lintel design noted updated

Additional Changes: 10/12/2023

- \* 7mm Ecoply rigid air barrier
- \* Detail updated
- \* Bracing updated
- \* Nogs to entire dwelling changed to 1200crs
- \* R8 Ceiling insulation added
- \* uPVC joinery change
- \* D003 Removed
- \* Truss heel heights increased

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General:

Smoke Alarms:

- ☹ = Smoke Alarm
- Shall be in accordance with NZBC clause F7/AS1.3.1.
- May be battery powered & shall be located at top of stairs, in every sleeping space, or within 3.0m of every sleeping space door.

Mechanical Ventilation:

- ☹ = Extractor Fan

Lighting:

- All downlights shall be CA rated, refer to specification.

Floor Surfaces:

- All floor surfaces on accessible routes & any vinyl or tiled surface shall comply with NZBC clause D1, section 2.1, such that they shall have a coefficient of friction  $\mu$ , of not less than 0.4 when tested in accordance with AS/NZS 3661.1.

Fixings:

- All brackets, bolts, washers and fixings sheltered or exposed to wetting or in contact with H3.2 & above to be of 304 stainless steel

Framing: VERY HIGH ZONE

- Internal & external walls to be kiln dried H1.2 SG8 (unless specified elsewhere). Stud height is 2420mm (2455mm over extra top plate)
- Studs centres as stated below

Load bearing external walls:

- 2.4m Stud 90x45 @ 400crs

Load bearing internal walls:

- 2.4m Stud 90x45 @ 600crs

Non load bearing internal walls:

- 2.4m Stud 90x45 @ 600crs

(nogs as stated under cladding section)

GIB Lining:

- 10mm GIB to wall
- 10mm Aqualine to wet area walls

- 13mm GIB to ceilings
- 13mm Aqualine to wet area ceilings

Insulation:

- Earthwool R2.8 to walls (excluding garage)
- Earthwool R8.0 to ceiling (excluding garage)
- Earthwool R3.6 to perimeter of ceiling as shown in cross sections - 500mm (refer sheet 203 for location of R3.6 insulation)
- 100mm H Grade Expol insulation under entire foundation
- Resene Duratherm Blue to foundation edge

Cladding:

Cladding:

- James Hardie Flex & Batten. Battens @ 400crs
- Colour: Gravel LRV = 12**
- H3.2 45x20mm treated timber cavity batten
- Nogs @ 1200crs

Air Barrier:

- 7mm Ecoply Barrier (Rigid)

Soffit Linings:

- 4.5mm Hardieflex

Roofing:

- Selected Trapezoidal roof cladding

**Colour: Flaxpod LRV = 6**

- 28° roof pitch
- Colorcote 185 Multifit fascia

**Colour: Flaxpod LRV = 6**

- Colorsteel 1/4 round spouting

**Colour: Flaxpod LRV = 6**

- 80mm Dia. pvc downpipes

**Colour: Flaxpod LRV = 6**

- Soffit overhangs to be 150mm (unless specified)

- Verge overhangs to be 150mm (unless specified)

Roofing Underlay:

- Thermakraft 215 Bituminous Self Supporting Roofing Underlay

Roof Framing:

- 70x45 H1.2 SG8 purlins
- End Spacing: 600crs
- Intermediate spacings: 900crs

Ceiling Framing:

- 35mm Rondo metal ceiling battens @ 600crs

Window & Doors:

- All dimensions are given as trim sizes & site measure MUST be done before joinery manufacturing

External Joinery:

- **2000mm** head height (unless stated otherwise)

- Joinery units are not rebated

- Starke uPVC joinery

**Colour: Flaxpod LRV = 6**

- Clear double glazed, Low E, Argon filled throughout (excluding garage)
- 19mm H3.1 pre-primed timber liners

- Safety & Obscure glass to all bathrooms & WC
- Safety glass to panels as shown on window schedule (refer sheet 601)

- Glazing must be installed as per NZS 4223
- Safety glass in glazing below 2000mm above FFL & in all bathroom & ensuite window joinery

- in accordance with NZS 4223.3
- flexible flashing tape around bottom and corners of window openings

Internal Joinery:

- 1980mm head height (unless stated otherwise)
- Sizes as per floor plan (refer sheet 201)

Garage Door:

- 2000mm head height

**Colour: Flaxpod LRV = 6**

Plumbing Fixtures:

Bathroom:

- 1700 Shub
- 900mm single bowl vanity
- Standard WC

WC:

- Standard WC

Hot water system:

- 190L Heat pump hot water cylinder (Ecospring)

Impervious Surfaces:

- 39mm Duroapl Laminate Bench tops
- Tiled splashback behind hob
- Tiled splashback behind sink (1 tile high)
- Wet Area walls to be painted with semi-gloss finish

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BUILDING ENVELOPE RISK MATRIX		
Worst Case Scenario		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		9

Additional Changes: 10/12/2023

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- \* Nogs to entire dwelling changed to 1200crs
- \* R8 Ceiling insulation added
- \* uPVC joinery change

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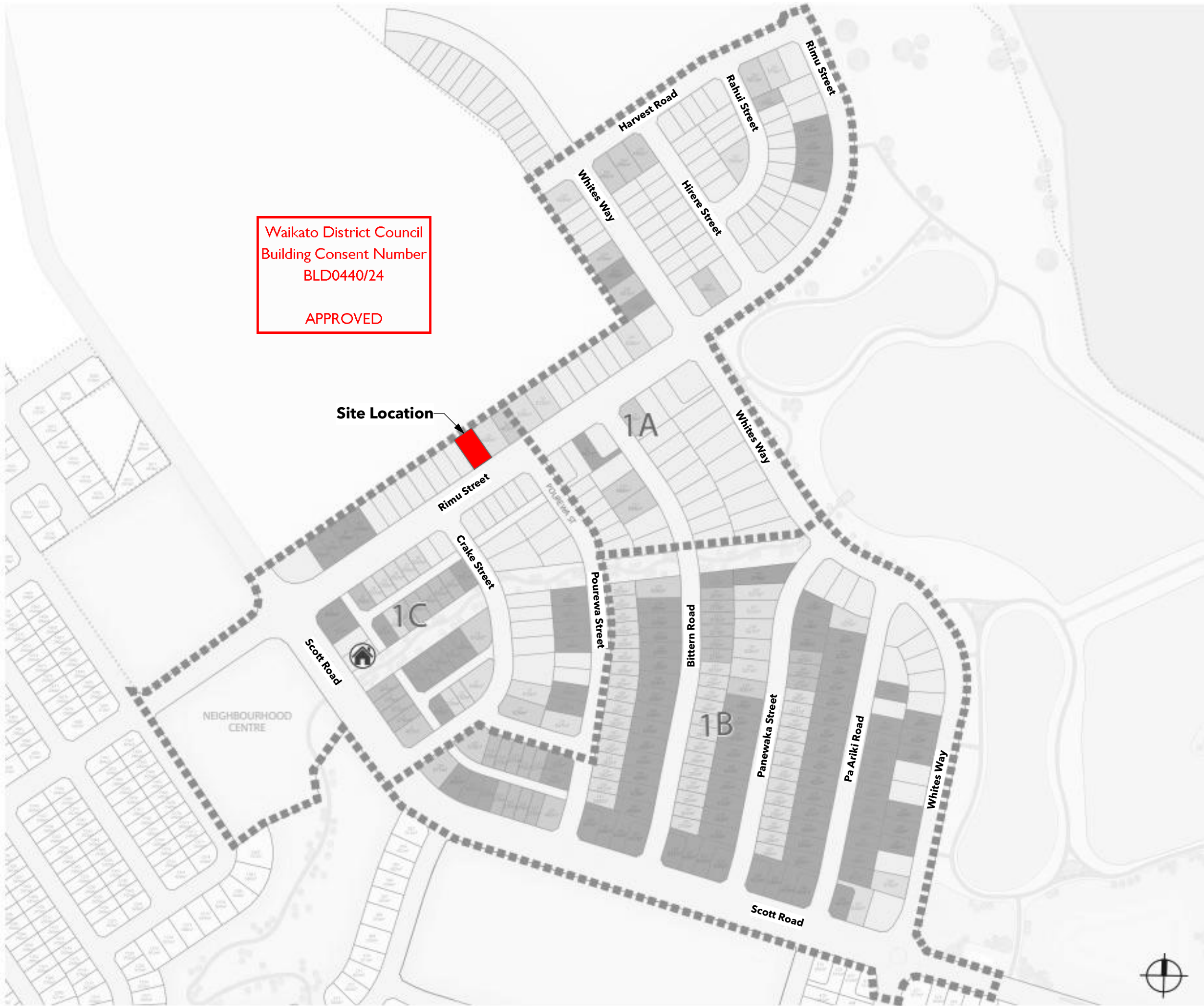


CAMBRIDGE HOMES

Enquires: 021 932 038  
Website: www.cambridgehomes.co.nz  
Drawn By: **JP Designs Ltd**

SHEET TITLE:		
Information		
Plan Type "Oakland"		
PROPOSED NEW RESIDENCE FOR:		
Cambridge Homes North Waikato		
AT:		
152 Rimu Street, Lakeside		
VERSION:	REVISION:	DATE:
1.0	Consent	21/10/2023
1.0	Revision	10/12/2023
SCALE:		
@A3		
JOB NUMBER:	SHEET:	
LS - 49	101	





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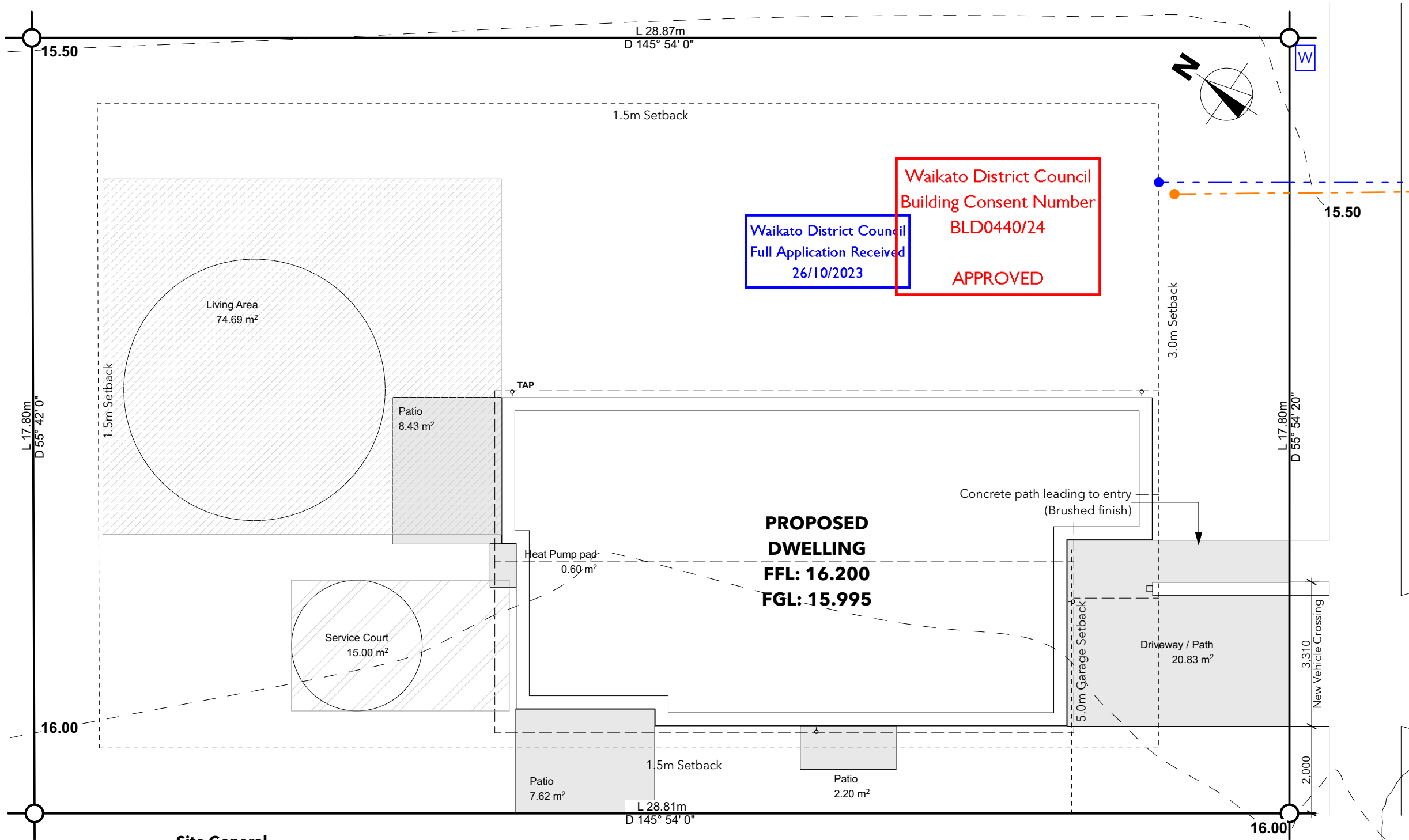


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Website: [www.cambridgehomes.co.nz](http://www.cambridgehomes.co.nz)  
Drawn By: **JP Designs Ltd**

SHEET TITLE:		
Location Plan		
Plan Type "Oakland"		
PROPOSED NEW RESIDENCE FOR:		
Cambridge Homes North Waikato		
AT:		
152 Rimu Street, Lakeside		
VERSION:	REVISION:	DATE:
1.0	Consent	21/10/2023
SCALE:		
@A3		
JOB NUMBER:	SHEET:	
LS - 49	102	





#### Site General

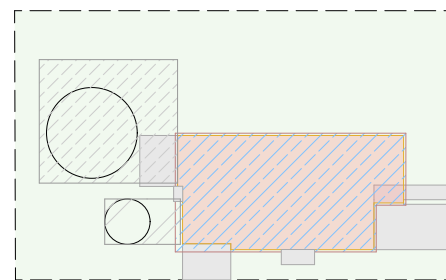
Area	m <sup>2</sup>	Fill
Living Area	74.69	
Service Area	15.00	

#### Coverage Information

Area	m <sup>2</sup>	Fill
Building Coverage	104.19	

#### Permeable Information

Area	m <sup>2</sup>	Fill
Concrete Impermeable	39.68	
Site Gross	513.35	



Permeability Plan 1:500



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SHEET TITLE:

## Site Plan

Plan Type "Oakland"

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AT:

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21/10/2023

SCALE:

1:100, 1:500 @A3

JOB NUMBER:

**LS - 49**

SHEET:

**103**

#### Site Information

Legal Description:

Lot 49, DP 542256

Site Area:

513m<sup>2</sup>

Property Location:

152 Rimu Street

Lakeside

Te Kauwhata

Council:

Waikato District Council

Zone:

General Residential

(Lakeside Te Kauwhata High Density Area)

Wind Zone:

Very High

Earthquake Zone:

1

Exposure Zone:

B

Snow loading:

N0

#### Building

Area Over Frame: 101.88m<sup>2</sup>

Area Over Foundations: 101.88m<sup>2</sup>

Roof Area: 113.66m<sup>2</sup>

#### Setbacks:

Side & Rear: 1.5m

Front: 3m

Front (Garage): 5m

Setback 500m from front facade - 1960mm

#### Garage Facade:

Garage Door no more than 50% of front facade - (2400mm of 7550mm - 31.79%)

#### Maximum Building Height:

8m from highest point to ground level

#### Height in relation to boundary:

3.5m @ 45° (within 20m from street frontage)

2.5m @ 45° (greater than 20m from street frontage)

#### Outdoor Living Area:

50m<sup>2</sup> containing a 6m Dia circle (minimum width of 2.5m)

#### Service Court Area:

15m<sup>2</sup> containing a 3m Dia circle

**Building Coverage:** 104.19m<sup>2</sup>

(20.31%) **65% Max.**

**Impervious Surfaces:** 141.56m<sup>2</sup>

(27.60%) **70% Max.**

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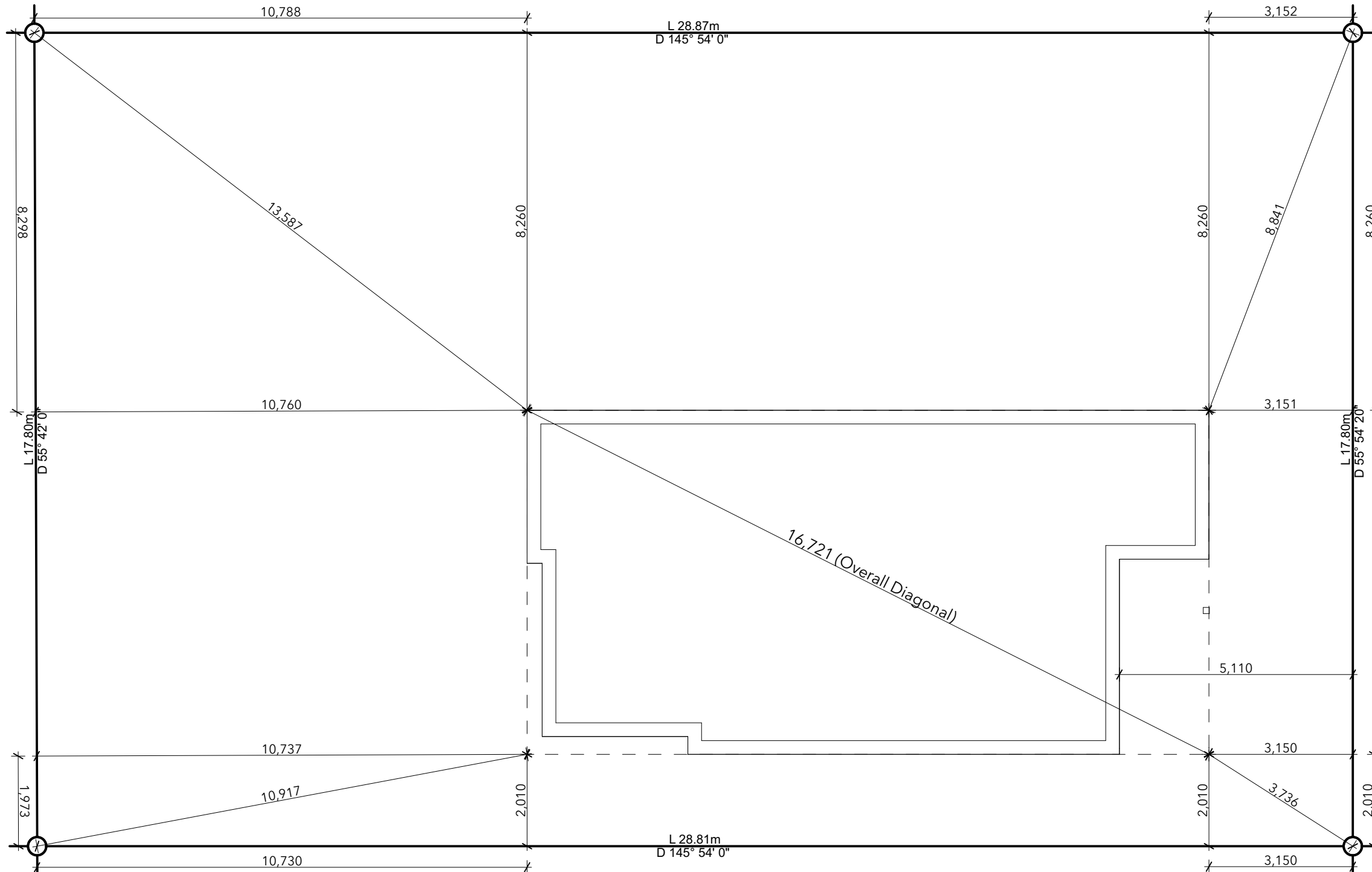
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Drawn By: **JP Designs Ltd**

SHEET TITLE:

Site Setout Plan

Plan Type "Oakland"

PROPOSED NEW RESIDENCE FOR:

**Cambridge Homes North Waikato**

AT:

152 Rimu Street, Lakeside

VERSION:	REVISION:	DATE:
1.0	Consent	21/10/2023

SCALE: 1:100 @A3

JOB NUMBER: LS - 49 SHEET: 104



Plumbing & Drainage:

All plumbing in accordance with NZBC G13

Waste Water Gradients:

Up to DN80 uPVC	= 1:40
Over DN80 uPVC	= 1:60

Stormwater Gradients

DN100 uPVC	= 1:100
------------	---------

Legend:

	=Slope Direction
	= Stormwater Drain
	= Wastewater Drain
DP	= 80mm uPVC Downpipe
IB	= Inspection Bend
IJ	= Inspection Junction
GT	= Gully Trap
ORG	= Overflow Relief Gully
TV	= Terminal Vent (80mm)
AAV	= Air Admission Valve
B	= Basin
S	= Sink
SHR	= Shower
TUB	= Laundry Tub
WC	= Water Closet

Plumbing Notes:

- Low flow fixtures to be installed when possible

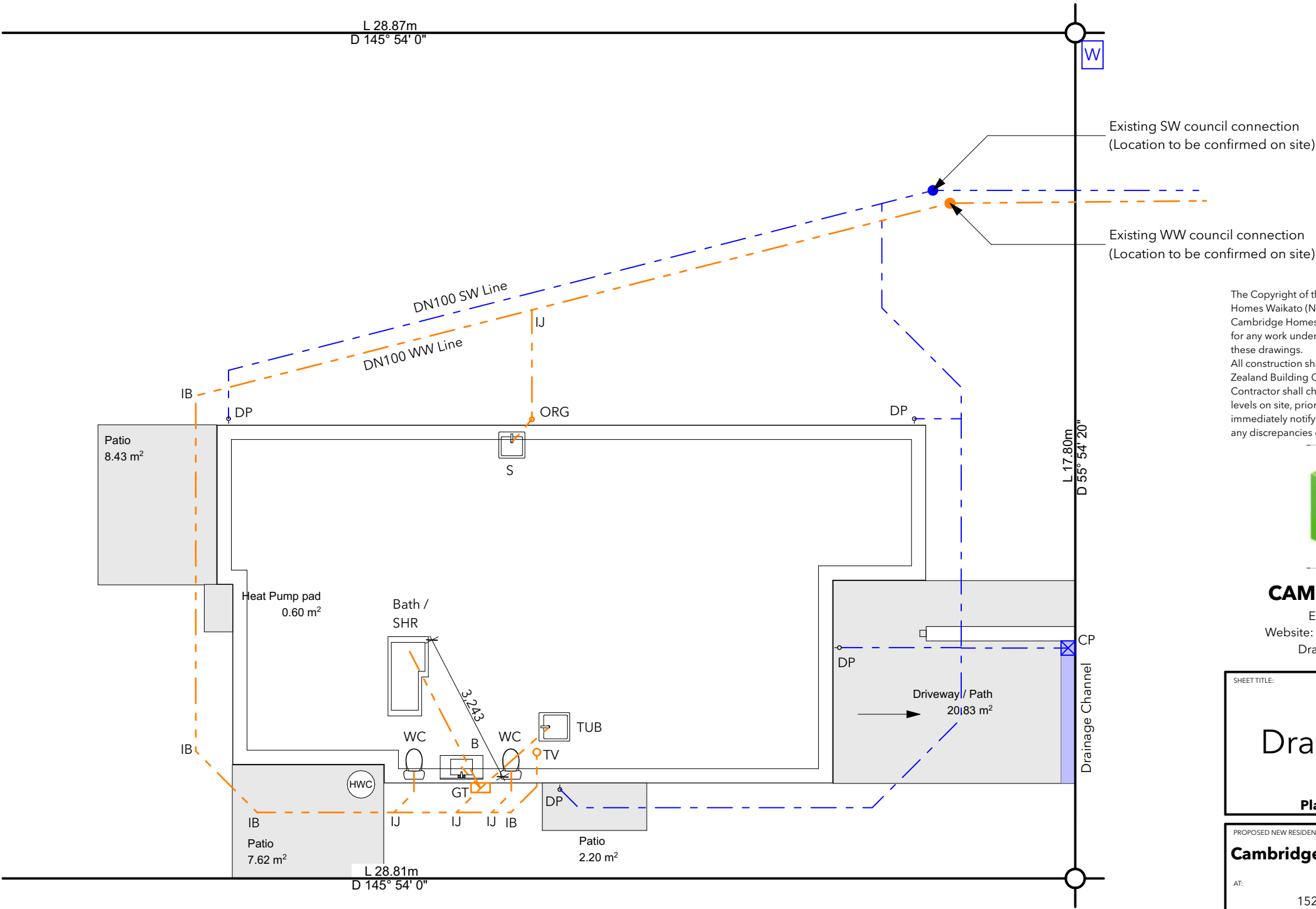
Plumbing Fixtures, Unit Ratings (UR), & Pipe Sizes (DN)

Kitchen	fixture	unit rating	trap & waste
sink with dishwasher	3		= DN50 trap/ DN50 waste
<b>Bathroom</b>			
basin	1		= DN40 trap/ DN50 waste
shower	2		= DN40 trap/ DN50 waste
WC	4		= DN80 trap/ DN80 waste
<b>WC</b>			
WC	4		= DN80 trap/ DN80 waste
<b>Laundry</b>			
tub/cw machine	5		= DN50 trap/ DN50 waste

PLAN MUST BE PRINTED IN COLOUR

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SHEET TITLE:

# Drainage Plan

Plan Type "Oakland"

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VERSION:	REVISION:	DATE:
1.0	Consent	21/10/2023

SCALE:	1:100 @A3
JOB NUMBER:	LS - 49
SHEET:	105

Waikato District Council  
Full Application Received  
26/10/2023



Key

- Fill Area
- Cut Area
- Building Platform Cut / Fill
- Battered Fill; Gradient 3h:1v
- Battered Cut; Gradient 2h:1v
- Driveway
- ×

Silt Fence

**Note:**

- Plans must be read in conjunction with Soil Investigation Report by Probase Engineering Limited (Ref P22085)
- All surface water must slope away from the dwelling

**Sediment Control Plan**

- Earthworks and sediment control to be in accordance with the district plan & regional plan
- Approximately 50m³ of soil to be stripped from building platform & Driveway and stockpiled on site.
- Approximately 55m³ of solid measure sand to be brought on to site
- Total volume of earth to be moved = 55m³
- Total area of earth to be moved = 185m²
- Earthworks shall be constructed to; remain safe and stable for the duration of the intended land use; be geographically sound; withstand and remain stable under loads
- All appropriate sediment and erosion control measures will be adopted to minimise any sediment leaving the site and entering any waterway
- All appropriate measures will be undertaken; that no earthworks shall obstruct and stormwater overland flow path; to keep roads clean and free from silt and sediment tracked from site; so as not to create a dust nuisance
- All construction noise shall comply with the provisions of NZ's 6803:1999
- All areas of bare earth shall be re-vegetated or re-grassed as soon as practical

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Datum (on road  
outside Lot 359)  
WWMH B/5  
LL = 14.23



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SHEET TITLE:

# Earthworks Plan

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152 Rimu Street, Lakeside

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SCALE:  
1:100 @A3

JOB NUMBER: **LS - 49** SHEET: **106**



**Natural Ventilation:**

Rooms require openings with a net openable area of no less than 5% of the floor area of the space

**Bathroom:**

Floor Area = 6.00m<sup>2</sup> (5% = 0.3m<sup>2</sup>)      Net openable area = 0.6m<sup>2</sup> (10.00%)

**WC:**

Floor Area = 1.91m<sup>2</sup> (5% = 0.0955m<sup>2</sup>)      Net openable area = 0.6m<sup>2</sup> (31.41%)

**Laundry / Garage:**

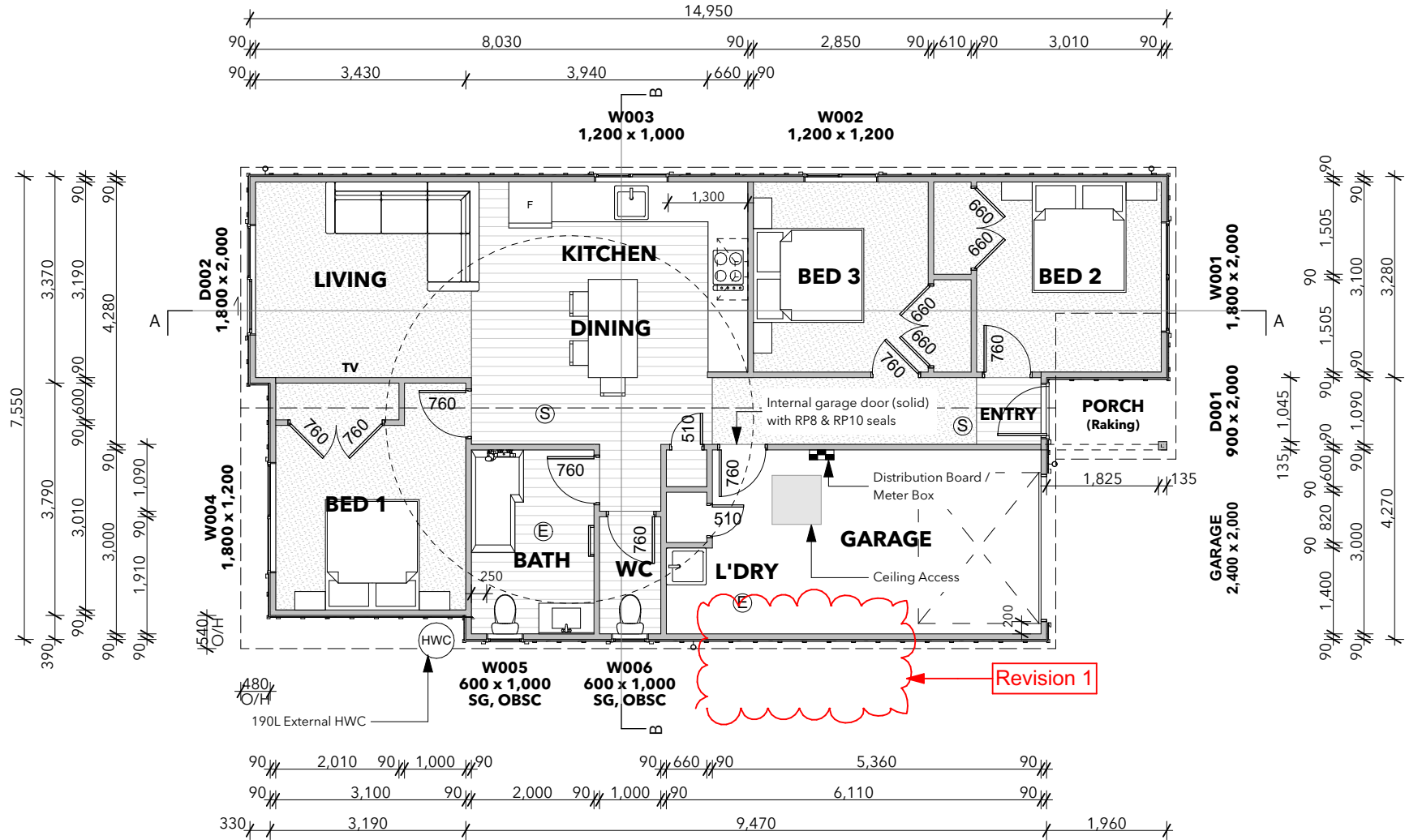
Floor Area = 17.13m<sup>2</sup> (5% = 0.86m<sup>2</sup>)      Net openable area = 1.8m<sup>2</sup> (10.50%)

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Additional Changes: 10/12/2023

\* D003 Removed



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SHEET TITLE:

Floor Plan

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152 Rimu Street, Lakeside

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1.0Consent21/10/2023

1.0Revision10/12/2023

SCALE:

1:100 @A3

JOB NUMBER:

LS - 49

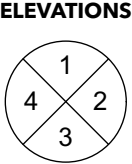
SHEET:

201

**Areas:**

Living Area:	83.24m <sup>2</sup>
Garage Area:	18.64m <sup>2</sup>
Total Area (O/Frame):	101.88m <sup>2</sup>
Total Area (O/Foundation):	101.88m <sup>2</sup>
Roof Area:	113.66m <sup>2</sup>
Porch Area:	2.31m <sup>2</sup>

FLOORING KEY	
	Carpet
	Concrete
	Planking





**Notes:**  
Plans must be read in conjunction with the following reports:  
- Soil report by Probase Consulting Engineers (REF P22085)

**Slab:**  
Firth Ribraft Floor. Refer drawings / specifications for further information  
Current Codemark certificate V3 and current Firth Ribraft 2020 Manual take precedence over general foundation details shown within plans

**Insulation:**  
- 100mm H Grade Expol insulation under entire foundation  
- Resene Duratherm Edge

**Sawcut** to be spaced @ 6m crs maximum

**NO LOAD BEARING INTERNAL WALLS**  
**NO INTERNAL SLAB THICKENINGS**

DPM to be Mitre 10 Trade 250mu laid underneath the waffle slab and on top of the sand pad

**Bottom Plate Fixing:**

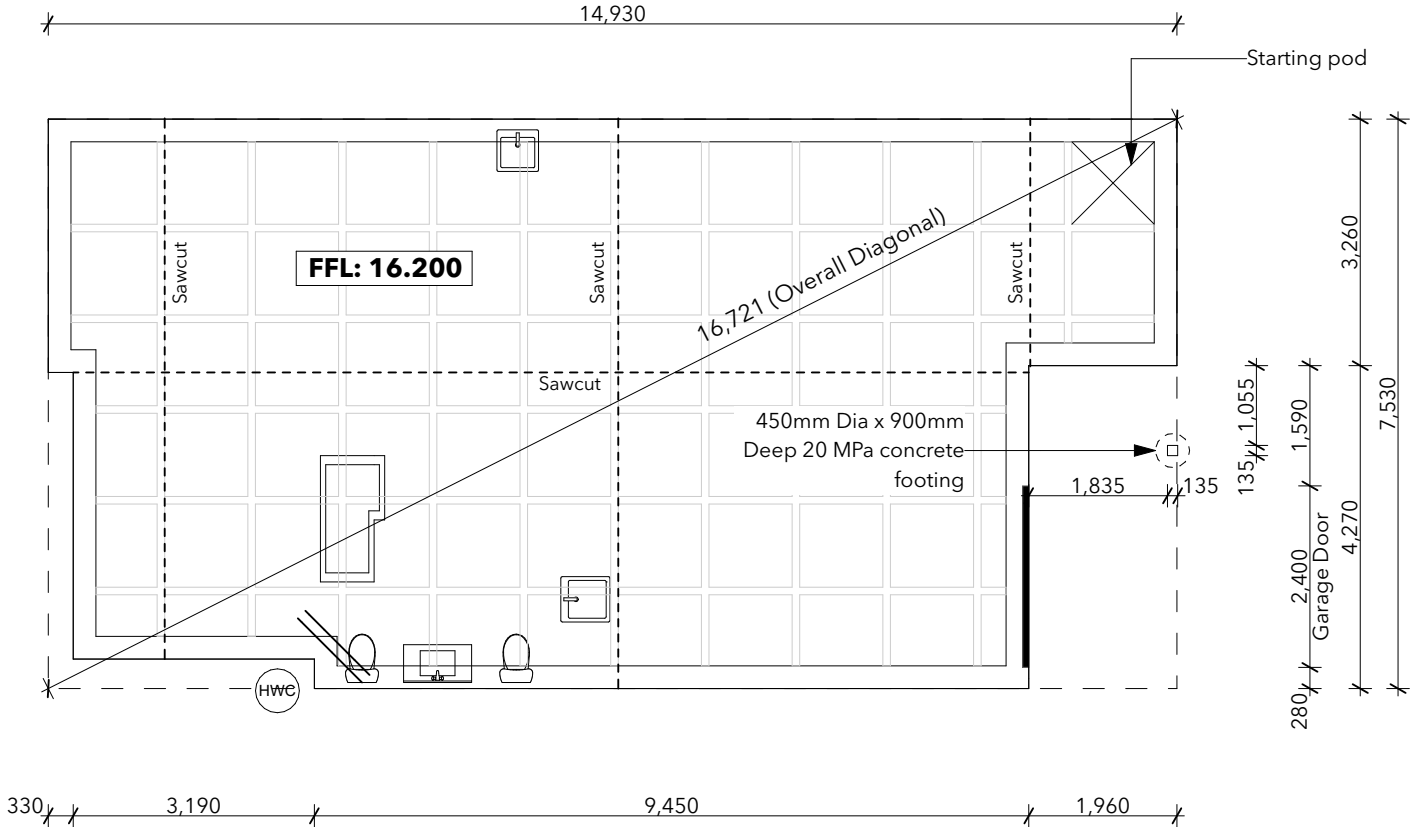
- M12 Anchor bolts with 50x50x3mm washers.
- Shall be set 150mm of each end of the plate
- Spaced @ 1200mm max. crs
- Bent to prevent turning
- 90mm min inset into concrete
- No closer than 50mm from slab edge

**Legend:**

- Sawcut
- 2 / D12 Internal reinforcing bars

Revision 1

3,350  
3,790  
390



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REVISION 1: 10/12/2023

\* Bottom plate fixing noted

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SHEET TITLE:		
Foundation Plan		
Plan Type "Oakland"		
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1.0	Consent	21/10/2023
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@A3		
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LS - 49	202	



## Very High Wind Zone Roof Pitch 28°

Refer to buildable truss layout by Mitre 10 (Waikato Frame & Truss).

**Lintel sizes and fixings are designed by Architectural Designer**

Job ref. 03775-P

Top plate fixing as per alternative fixing from  
lumberlok

B = 2/90 X 3.15 End nails & 2 wire dogs  
(All top plate fixings are B)

Verges

70x45 H1.2 SG8 cantilevers purlins (max. 300mm cantilever)

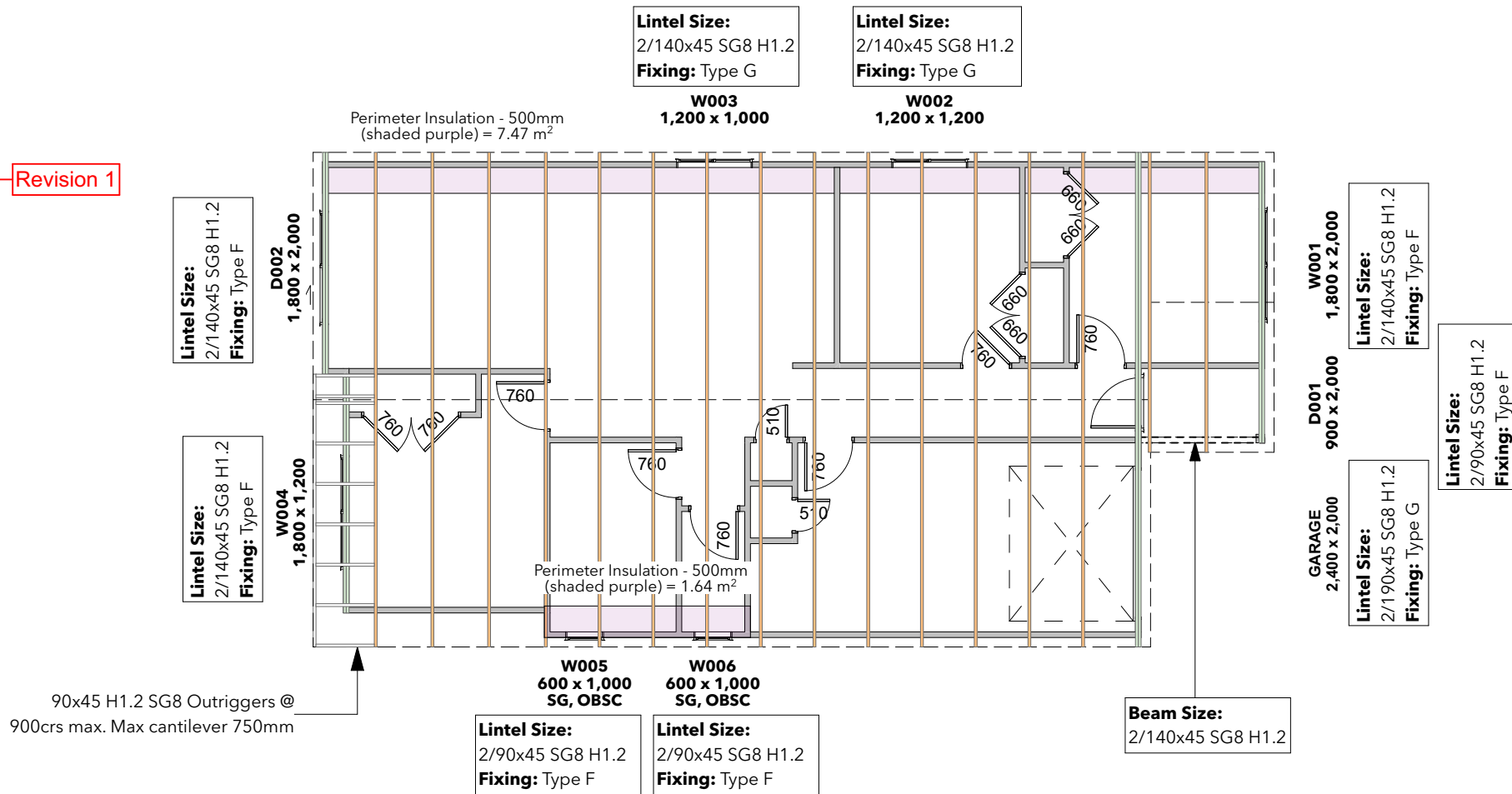
Purlins

70x45 H1.2 SG8 @ 900crs max.

End Span 600mm, Intermediate span 900crs with T1 fixing pattern

T1 fixing pattern = Fix every crest

Revision 1



## Roof Framing Plan 1:100

Waikato District Council  
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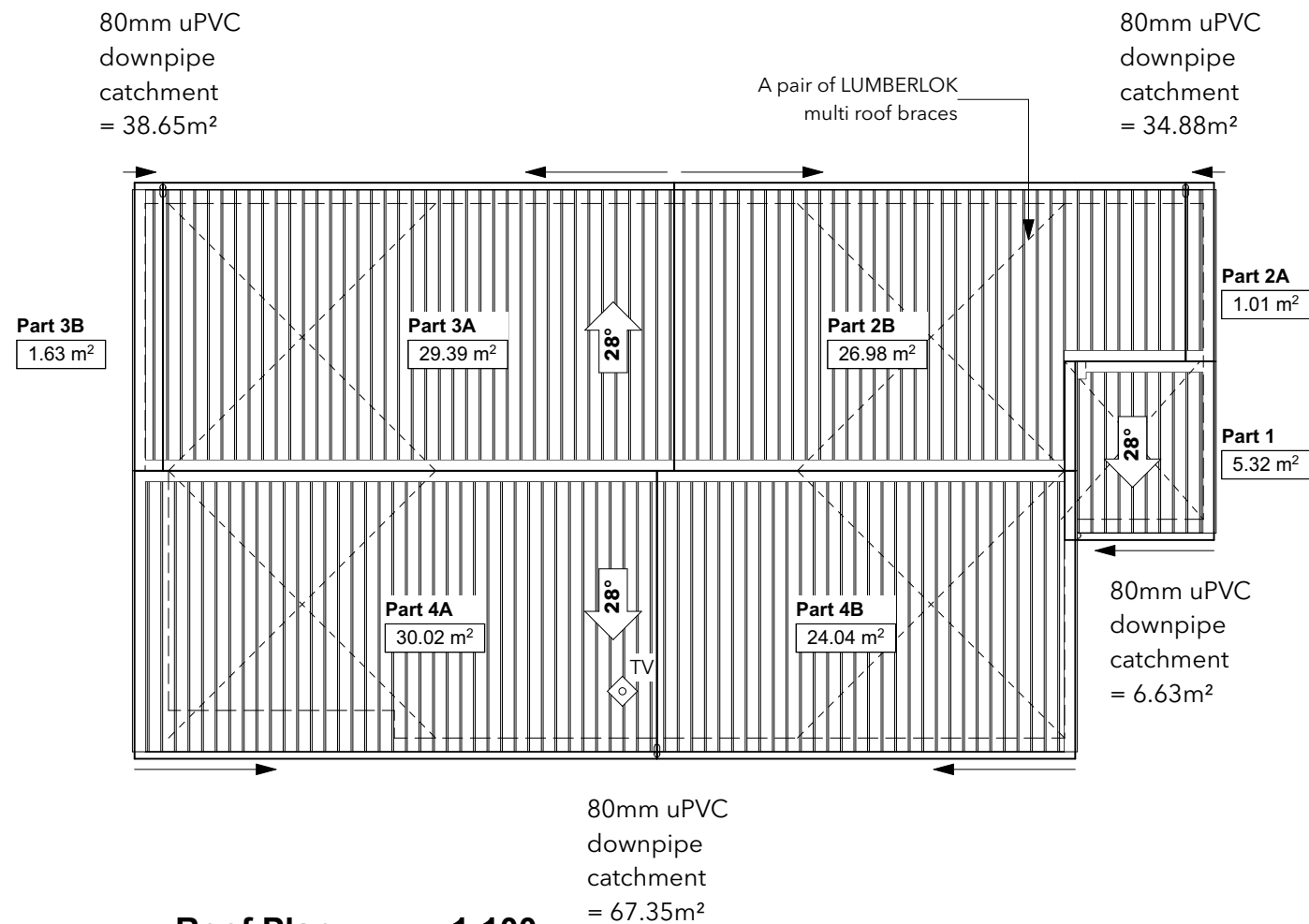
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**Spouting** = Steel & Tube Multiline

6850mm<sup>2</sup> cross sectional area

54m<sup>2</sup> max, roof area per outlet as per Steel and Tube specifications and building code E1. Figure 15

70m<sup>2</sup> max roof area per downpipe



## Roof Plan 1:100

**REVISION 1: 10/12/2023**

\* Lintel design noted updated

\* D003 Removed

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SHEET TITLE:

## Roofing Plan

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Revision 1

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BRACING CALCULATIONS			TABLE: Default	
Location of Storey	Single	Wind Zone	Very High	
Room in Roof Space	No	Earthquake Zone	1	
Roof Width (RW)	8.8m	Soil Class	E - Very Soft	
Roof Length (RL)	15.3m			
Gross Floor Area (GFA)	101.88m <sup>2</sup>	W along	71.5BU/m	
Floor Height to Apex	5m	W along x RW	625.6BU	
Roof Height Above Eaves	3m	W across	78.0BU/m	
Roof Pitch	26 - 45°	W across x RL	1,189.5BU	
Roof Style	Gable			
Double Top Plate	Yes	EQ	3.0BU/m <sup>2</sup>	
Floor Load	2kPa	EQ x GFA	305.6BU	
Cladding Weights:				
- Subfloor	Concrete Floor			
- Wall	Light			
- Roof	Light			
Calculations based on NZS3604:2011				

BRACING ALONG											
Required			Provided							Achieved	
Line	W BU	EQ BU	Brace Type		W BU/m	EQ BU/m	Length m	Height m	Angle	W BU	EQ BU
A	189.9	189.9	A-1	EPB1	120.0	135.0	1.2	2.4	-	144.0	162.0
			A-2	EPB1	120.0	135.0	1.2	2.4	-	144.0	162.0
			A-3	EPB1	120.0	135.0	1.2	2.4	-	144.0	162.0
										432.0	486.0
B	104.3	100.0	B-1	EPB1	120.0	135.0	1.2	2.4	-	144.0	162.0
			B-2	GS1-N	70.0	60.0	3.5	2.4	-	246.4	211.2
										390.4	373.2
C	224.3	224.3	C-1	EPB1	120.0	135.0	1.2	2.4	-	144.0	162.0
			C-2	EPB1	120.0	135.0	1.2	2.4	-	144.0	162.0
			C-3	EPB1	120.0	135.0	1.2	2.4	-	144.0	162.0
										432.0	486.0
Total									Achieved	1,254.4	1,345.2
									Required	625.6	305.6

BRACING ACROSS											
Required			Provided						Achieved		
Line	W BU	EQ BU	Brace Type		W BU/m	EQ BU/m	Length m	Height m	Angle	W BU	EQ BU
M	119.0	107.4	M-1	EPB1	95.0	105.0	0.7	2.4	-	61.8	68.3
			M-2	EPB1	95.0	105.0	0.7	2.4	-	61.8	68.3
			M-3	EPB1	80.0	95.0	0.6	2.4	-	44.4	52.7
										167.9	189.2
N	119.0	100.0	N-1	GS1-N	70.0	60.0	2.7	2.4	-	189.0	162.0
										189.0	162.0
O	119.0	100.0	O-1	BL1-H	125.0	105.0	3.1	2.4	-	387.5	325.5
			O-2	GS1-N	70.0	60.0	1.9	2.4	-	133.7	114.6
										521.2	440.1
P	119.0	100.0	P-1	GS1-N	70.0	60.0	1.5	2.4	-	105.4	90.3
			P-2	GS1-N	70.0	60.0	1.5	2.4	-	105.3	90.3
										210.7	180.6
Q	119.0	100.0	Q-1	EPB1	95.0	105.0	0.6	2.4	-	57.5	63.5
			Q-2	EPB1	95.0	105.0	0.6	2.4	-	57.5	63.5
			Q-3	EPB1	80.0	95.0	0.6	2.4	-	46.8	55.6
										161.8	182.6
Total								Achieved	1,250.5	1,154.5	
								Required	1,189.5	305.6	

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CAMBRIDGE HOMES

Enquires: 021 932 038  
Website: www.cambridgehomes.co.nz  
Drawn By: JP Designs Ltd

SHEET TITLE:  
  
Bracing Plan  
  
Plan Type "Oakland"

PROPOSED NEW RESIDENCE FOR:  
**Cambridge Homes North Waikato**  
AT:  
152 Rimu Street, Lakeside

VERSION: 1.0  
REVISION: Consent  
DATE: 21/10/2023  
1.0 Revision  
10/12/2023

SCALE:  
1:100 @A3  
JOB NUMBER: LS - 49  
SHEET: 204



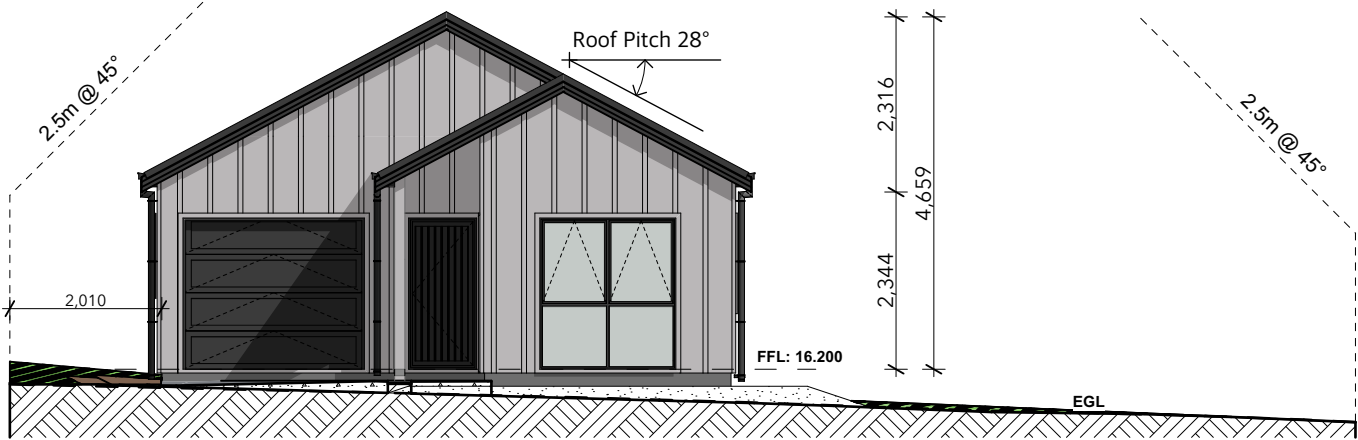
Additional Changes: 10/12/2023

\* D003 Removed

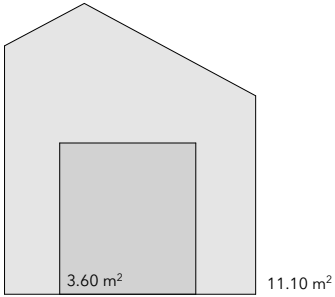
Waikato District Council  
Building Consent Number  
BLD0440/24  
  
APPROVED



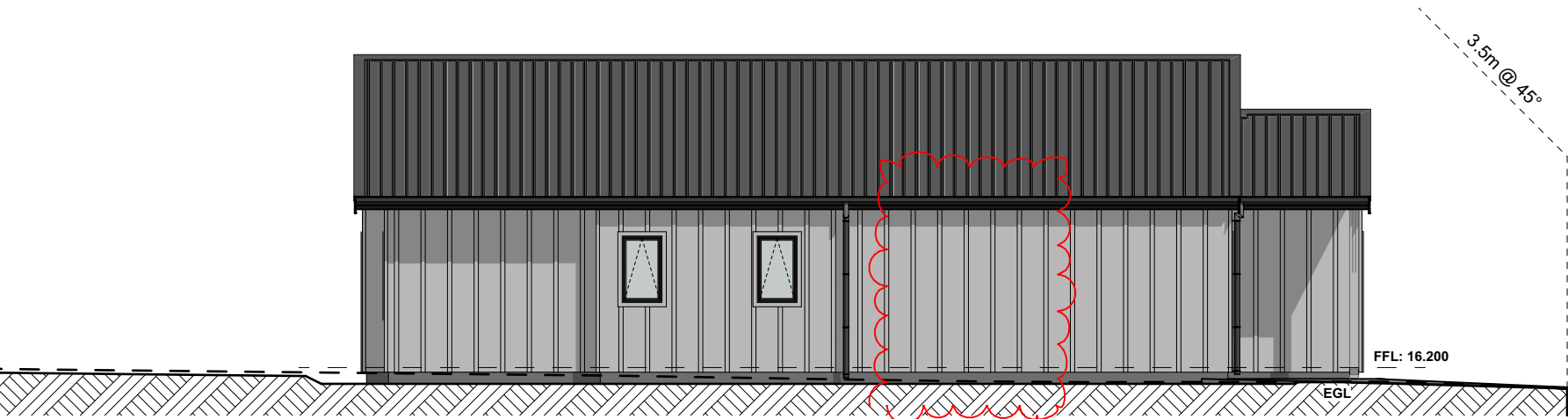
Elevation 1 1:100



Elevation 2 1:100

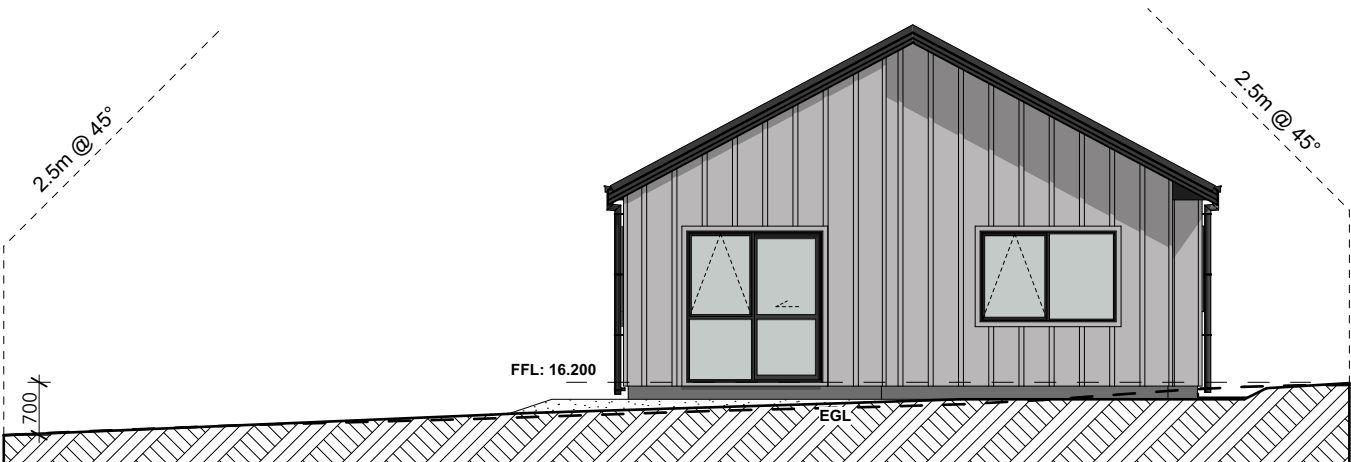


**Front Glazing**  
Total front wall Area: 11.10m²  
Window Area: 3.60m² (32.43%)



Elevation 3 1:100

Revision 1



Elevation 4 1:100

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**CAMBRIDGE HOMES**

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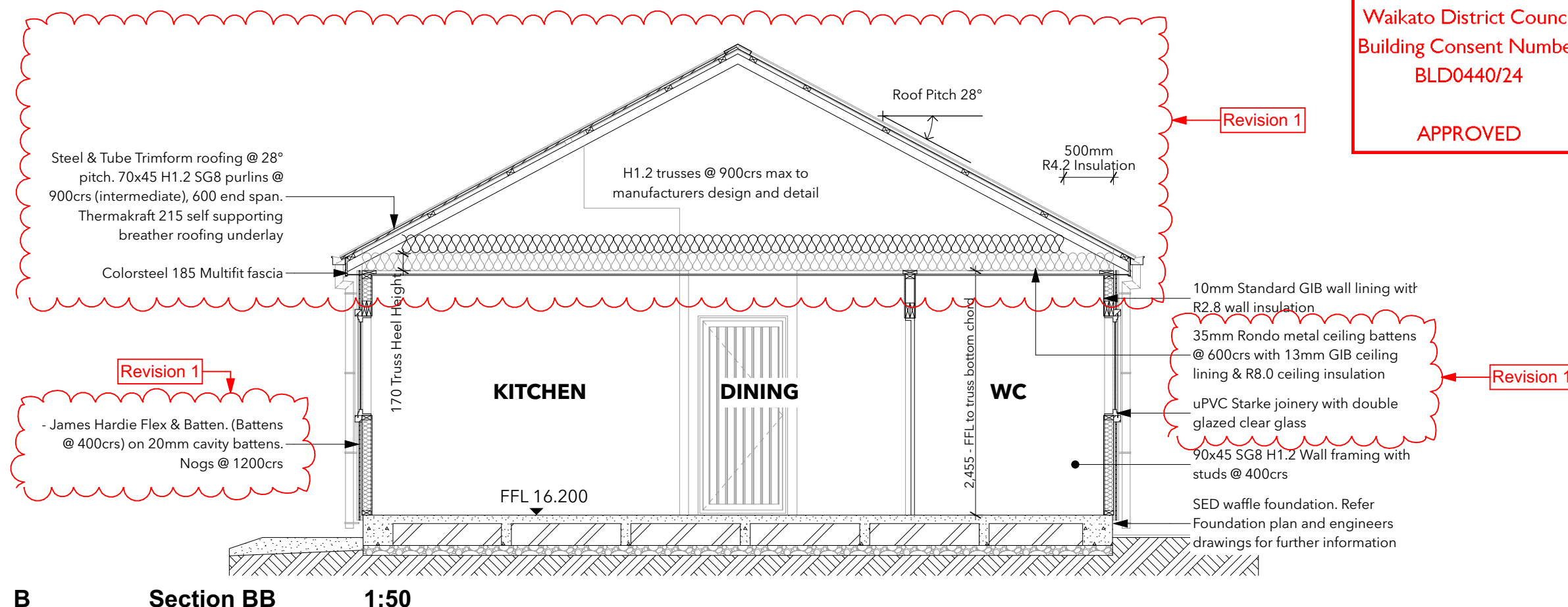
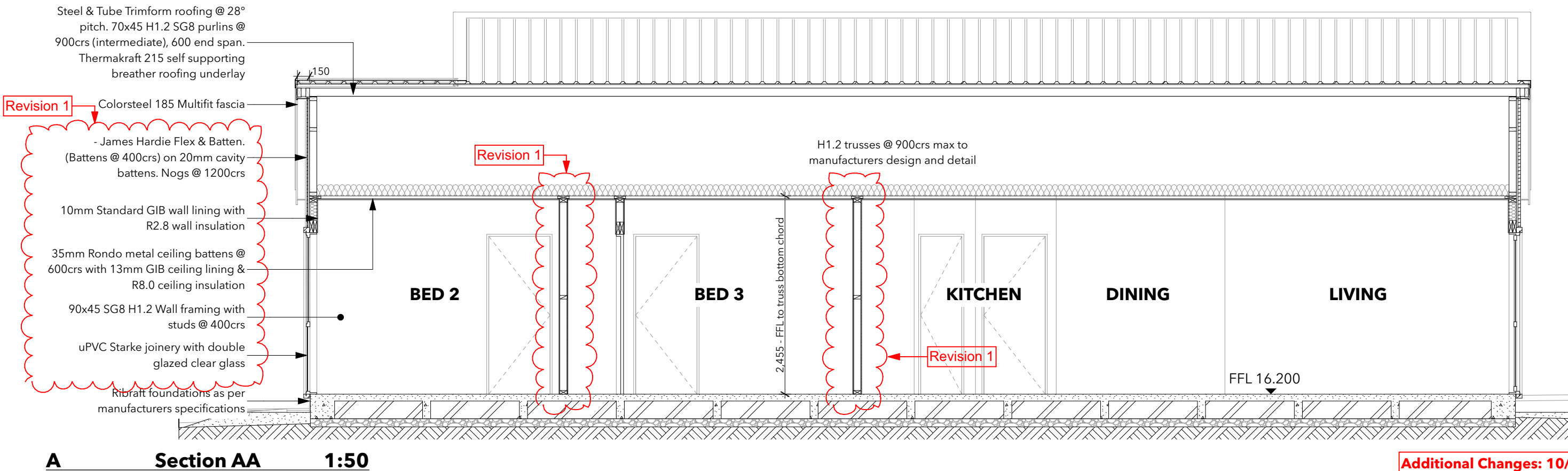
SHEET TITLE:  
  
**Elevations**  
  
**Plan Type "Oakland"**

PROPOSED NEW RESIDENCE FOR:  
**Cambridge Homes North Waikato**  
AT:  
152 Rimu Street, Lakeside

VERSION:	REVISION:	DATE:
1.0	Consent	21/10/2023
1.0	Revision	10/12/2023

SCALE:  
1:100 @A3  
JOB NUMBER: **LS - 49** SHEET: **301**





Waikato District Council  
Building Consent Number  
BLD0440/24

APPROVED

**Additional Changes: 10/12/2023**

- \* Nogs to entire dwelling changed to 1200crs
- \* R8 Ceiling insulation added
- \* uPVC joinery change
- \* Truss Heel height increased

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**CAMBRIDGE HOMES**  
Enquires: 021 932 038  
Website: www.cambridgehomes.co.nz  
Drawn By: **JP Designs Ltd**

SHEET TITLE:

**Sections**

Plan Type "Oakland"

PROPOSED NEW RESIDENCE FOR:

**Cambridge Homes North Waikato**

AT:

152 Rimu Street, Lakeside

VERSION:	REVISION:	DATE:
1.0	Consent	21/10/2023
1.0	Revision	10/12/2023

SCALE:

1:50 @A3

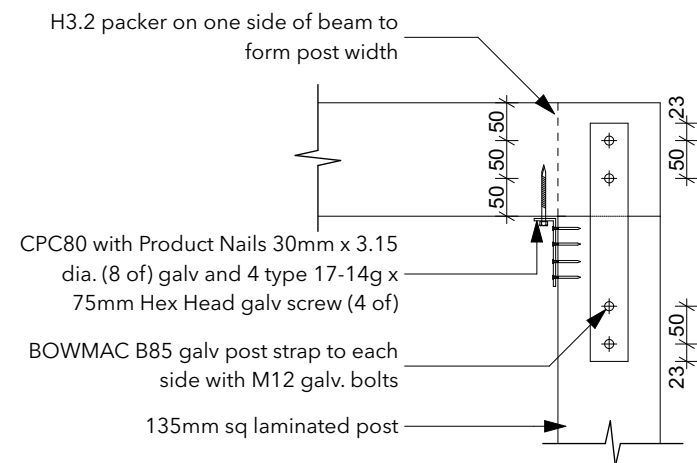
JOB NUMBER:

**LS - 49**

SHEET:

**401**



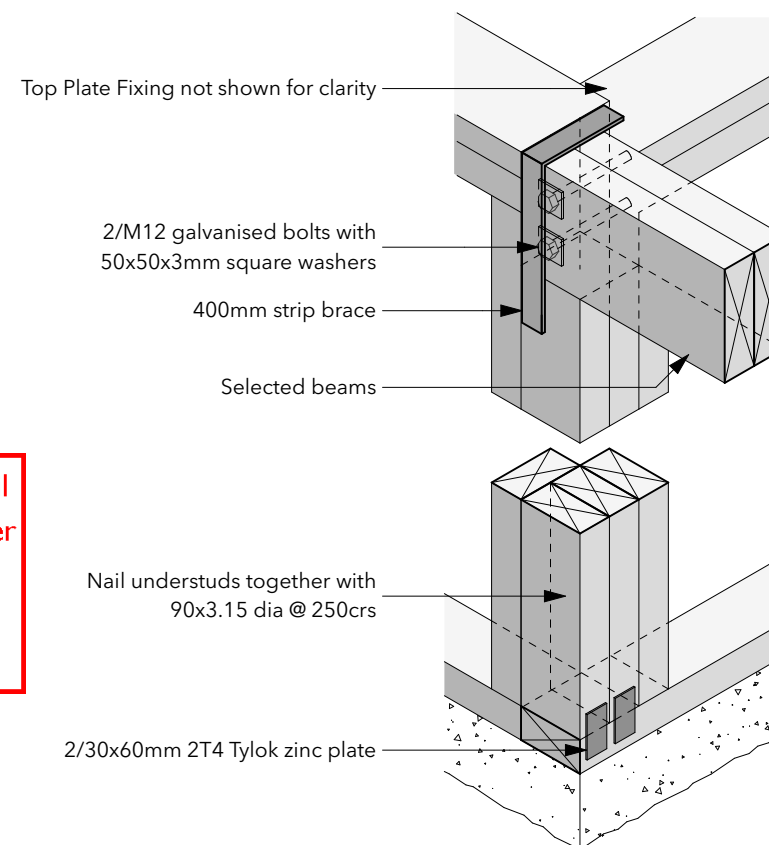


## POST / BEAM DETAIL

SCALE 1:10

Waikato District Council  
Building Consent Number  
BLD0440/24

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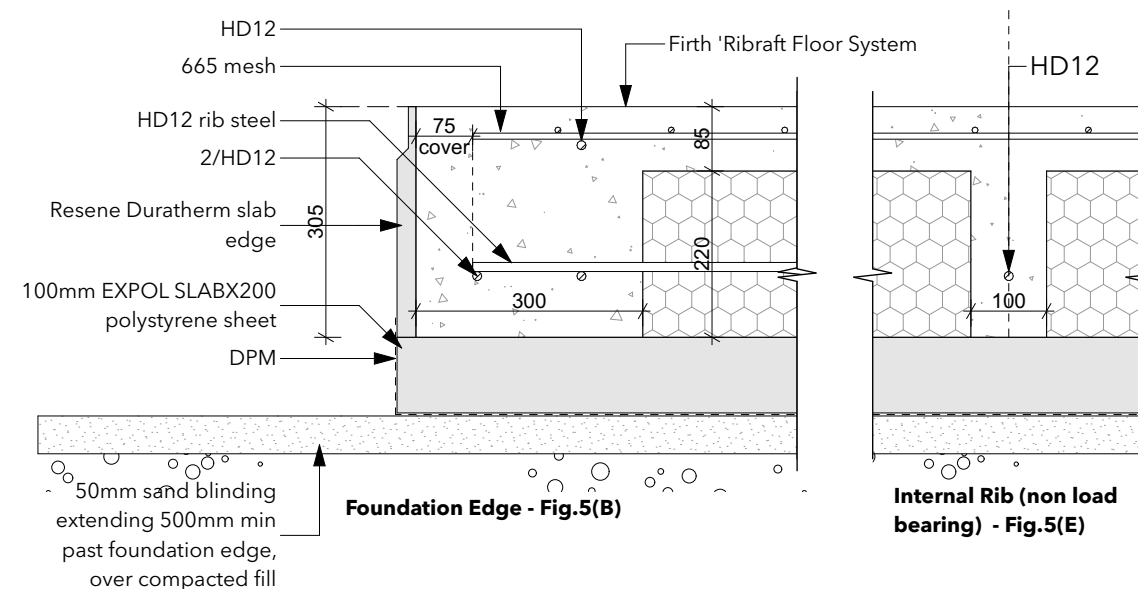


## BEAM TO FRAME DETAIL

SCALE 1:10

### Note:

- Use Raftmix or Raftmix Pump 20MPa concrete typically, or Raftmix25 or Raftmix Pump25 25MPa concrete in exposure zone 'D'
- Refer to Ribraft technical manual for further information



## FIRTH 'RIBRAFT' FOUNDATION ELEMENTS

SCALE 1:10

Waikato District Council  
Full Application Received  
26/10/2023

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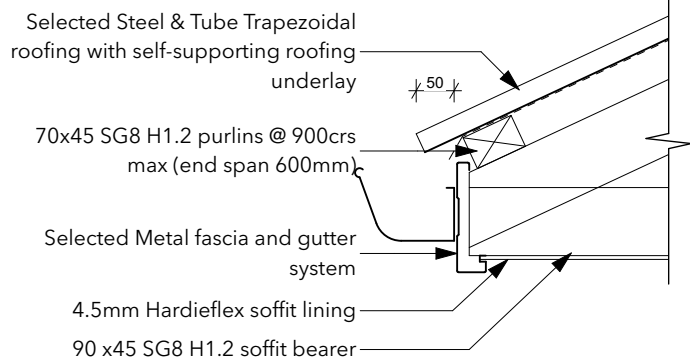


## CAMBRIDGE HOMES

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Drawn By: **JP Designs Ltd**

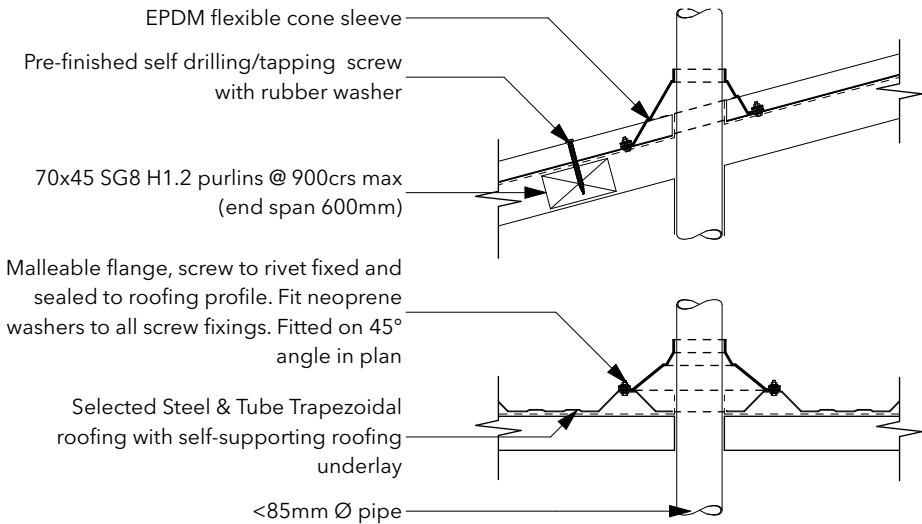
SHEET TITLE:		
Post / Porch Details		
Plan Type "Oakland"		
PROPOSED NEW RESIDENCE FOR:		
Cambridge Homes North Waikato		
AT:		
152 Rimu Street, Lakeside		
VERSION:	REVISION:	DATE:
1.0	Consent	21/10/2023
SCALE:		
1:10 @A3		
JOB NUMBER:	SHEET:	
LS - 49	501	





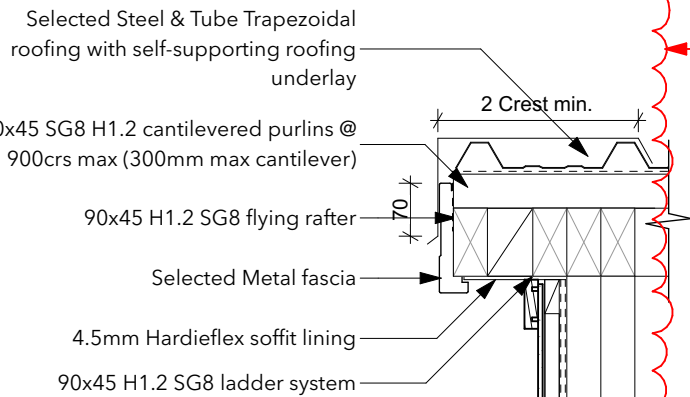
## FASCIA DETAIL

STEEL & TUBE - TRAPEZOIDAL  
SCALE: 1:10



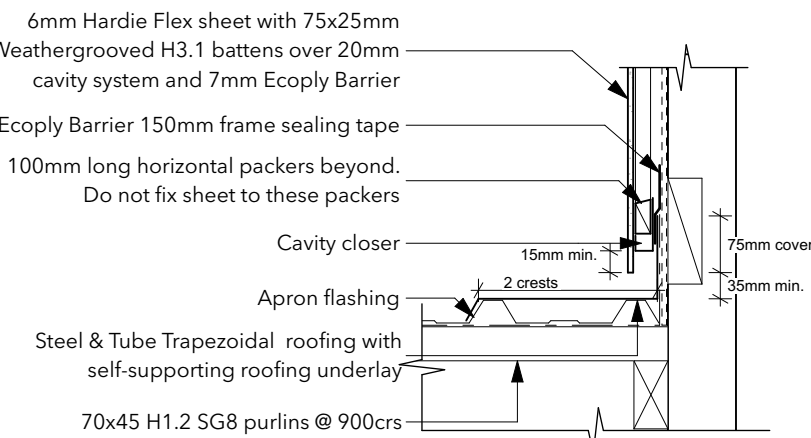
## <85mmØ PIPE PENETRATION DETAIL

STEEL & TUBE - TRAPEZOIDAL  
SCALE: 1:10



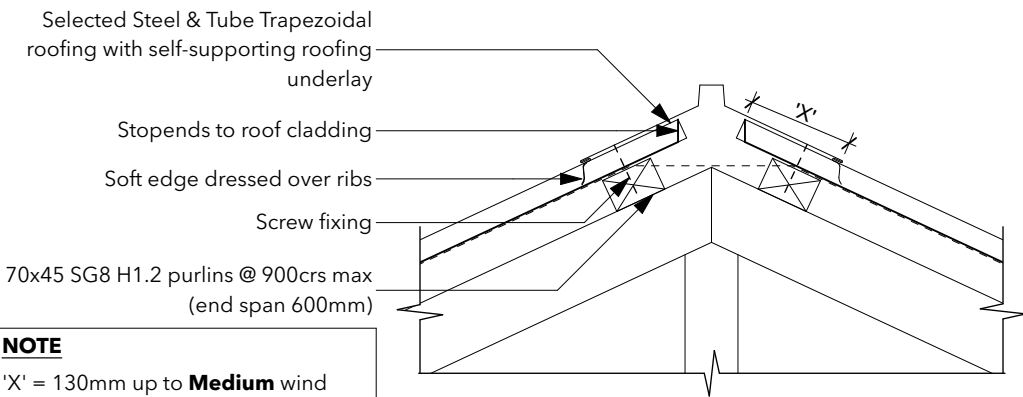
## BARGE DETAIL

STEEL & TUBE - TRAPEZOIDAL  
SCALE: 1:10



## PARALLEL APRON DETAIL

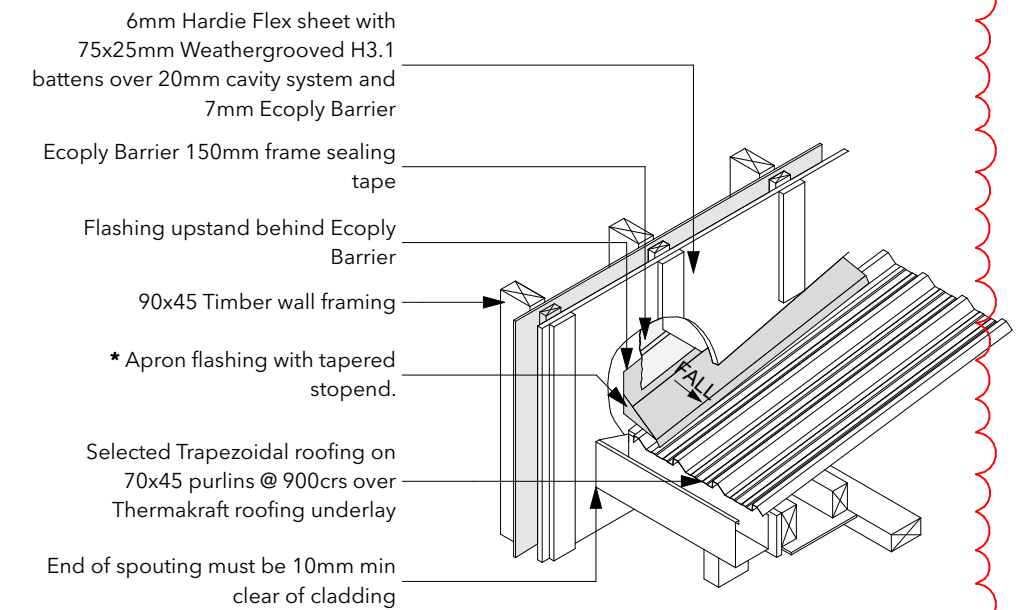
STEEL & TUBE - TRAPEZOIDAL  
Scale: 1:10



## HIP/RIDGE DETAIL

STEEL & TUBE - TRAPEZOIDAL  
SCALE: 1:10

**NOTE**  
'X' = 130mm up to **Medium** wind zones with roof pitches over 10°  
'X' = 200mm for **High, Very High & Extra High** wind zones & roof pitches 10° and under with wind zone up to **High**



## 3D APRON FLASHING

HARDIE FLEX SHEET & BATTENS  
SCALE: 1:20

When 50 year durability for \* flashing is required, refer to NZBC, E2/AS1 Table 20

**Additional Changes: 10/12/2023**

- \* 7mm Ecoply rigid air barrier
- \* Details updated

Waikato District Council  
Building Consent Number  
BLD0440/24

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**CAMBRIDGE HOMES**

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Drawn By: **JP Designs Ltd**

SHEET TITLE:

## Roof Details

Plan Type "Oakland"

PROPOSED NEW RESIDENCE FOR:

**Cambridge Homes North Waikato**

AT:

152 Rimu Street, Lakeside

VERSION:

1.0

REVISION:

Consent

DATE:

21/10/2023

1.0

Revision

10/12/2023

SCALE:

1:10, 1:20 @A3

JOB NUMBER:

**LS - 49**

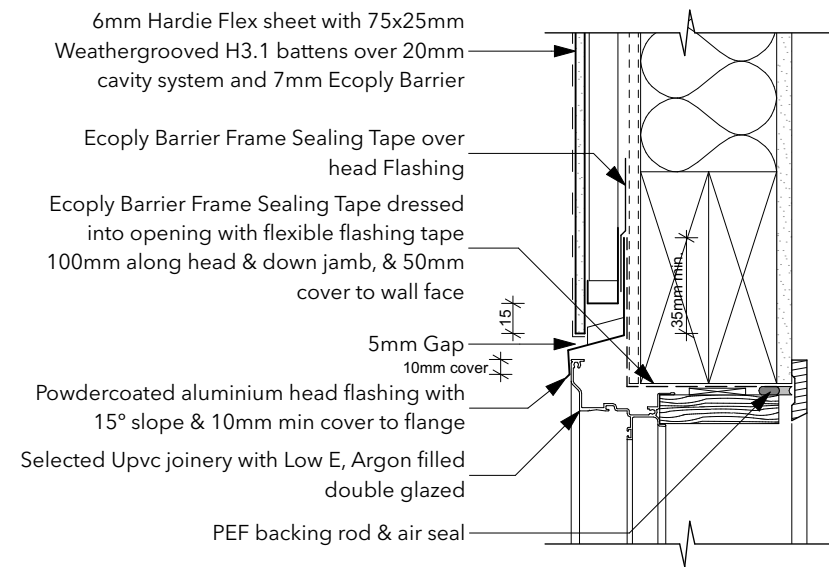
SHEET:

**502**



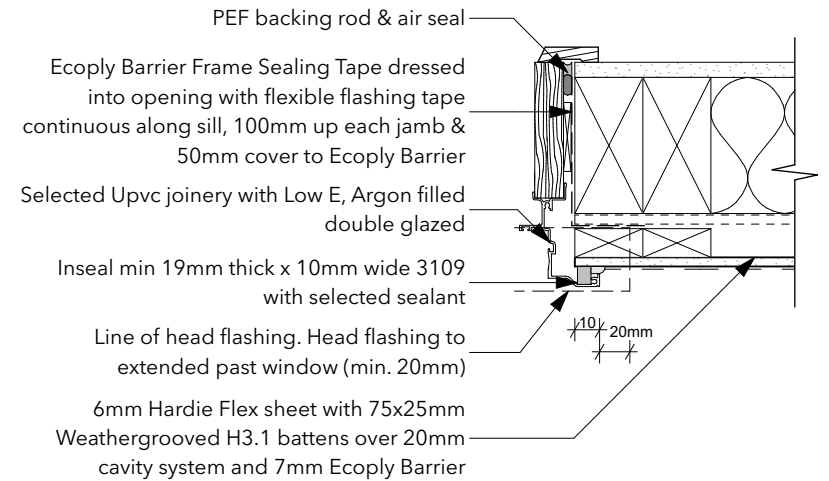
Additional Changes: 10/12/2023

- \* 7mm Ecoply rigid air barrier
- \* Details updated



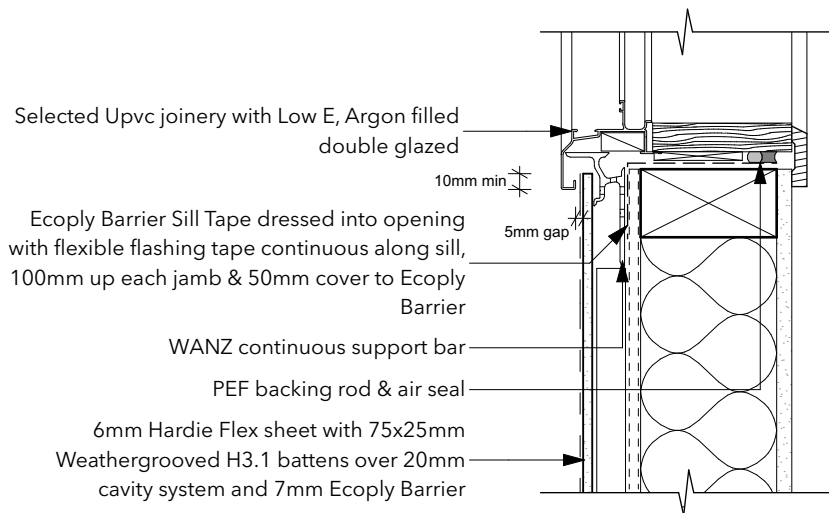
WINDOW HEAD DETAIL

HARDIE FLEX SHEET & BATTENS  
SCALE 1:5



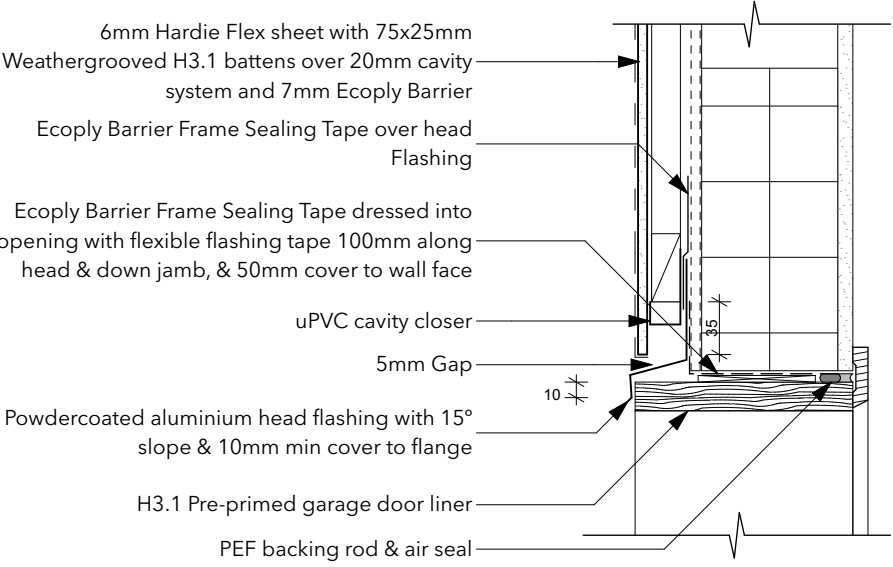
WINDOW JAMB DETAIL

HARDIE FLEX SHEET & BATTENS  
SCALE 1:5



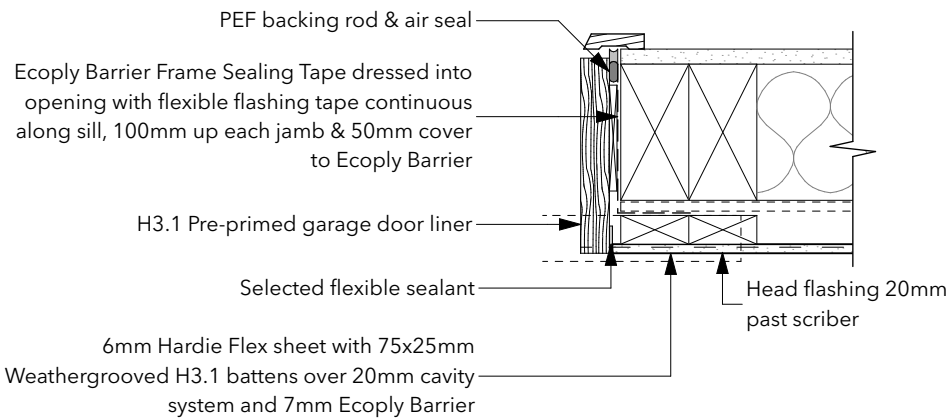
WINDOW SILL DETAIL

HARDIE FLEX SHEET & BATTENS  
SCALE 1:5



GARAGE DOOR HEAD DETAIL

HARDIE FLEX SHEET & BATTENS  
SCALE 1:5



GARAGE DOOR JAMB DETAIL

HARDIE FLEX SHEET & BATTENS  
SCALE 1:5

Waikato District Council  
Building Consent Number  
BLD0440/24

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Revision 1

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CAMBRIDGE HOMES

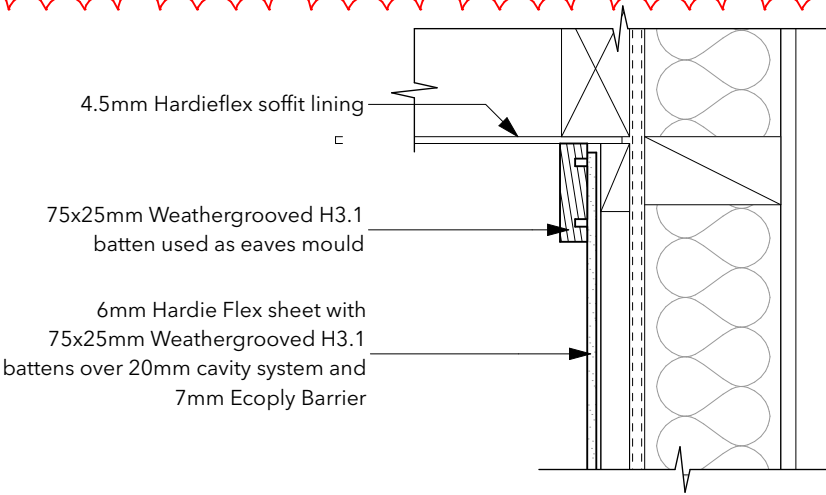
Enquires: 021 932 038  
Website: [www.cambridgehomes.co.nz](http://www.cambridgehomes.co.nz)  
Drawn By: **JP Designs Ltd**

SHEET TITLE:		
Joinery Details		
Plan Type "Oakland"		
PROPOSED NEW RESIDENCE FOR:		
Cambridge Homes North Waikato		
AT:		
152 Rimu Street, Lakeside		
VERSION:	REVISION:	DATE:
1.0	Consent	21/10/2023
1.0	Revision	10/12/2023
SCALE:		
1:5 @A3		
JOB NUMBER:	SHEET:	
LS - 49	503	



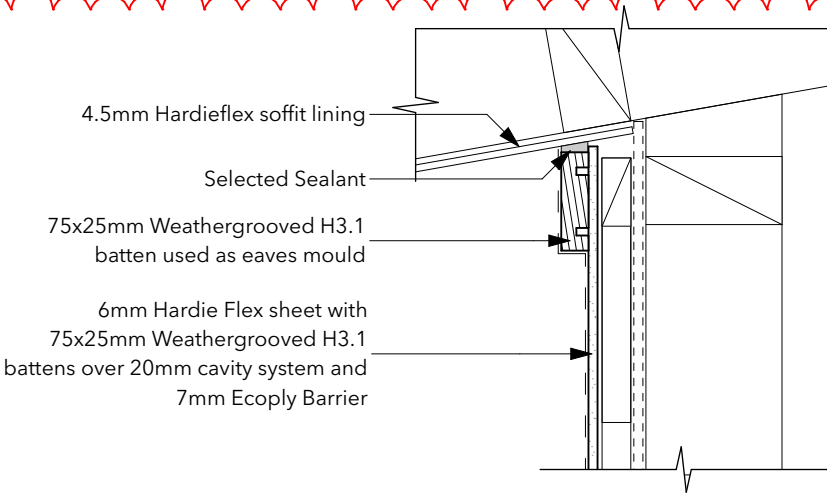
Additional Changes: 10/12/2023

- \* 7mm Ecoply rigid air barrier
- \* Details updated



**SOFFIT DETAIL**

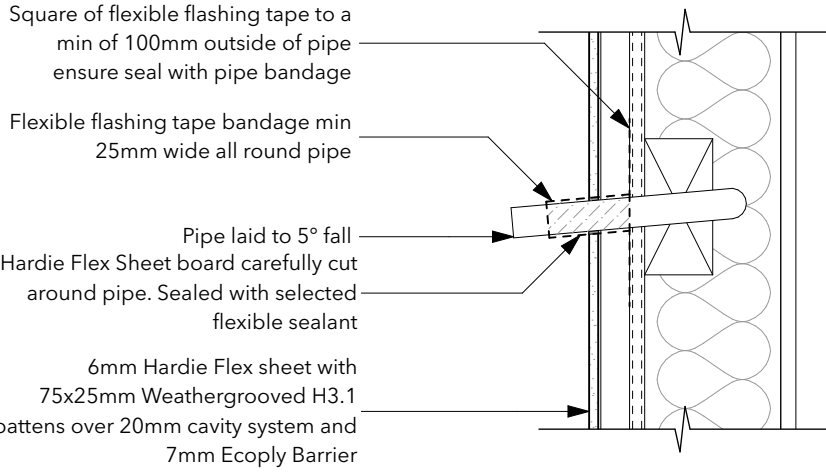
HARDIE FLEX SHEET & BATTENS  
SCALE 1:5



**BOTTOM RAKING SOFFIT DETAIL**

HARDIE FLEX SHEET & BATTENS  
SCALE 1:5

Revision 1



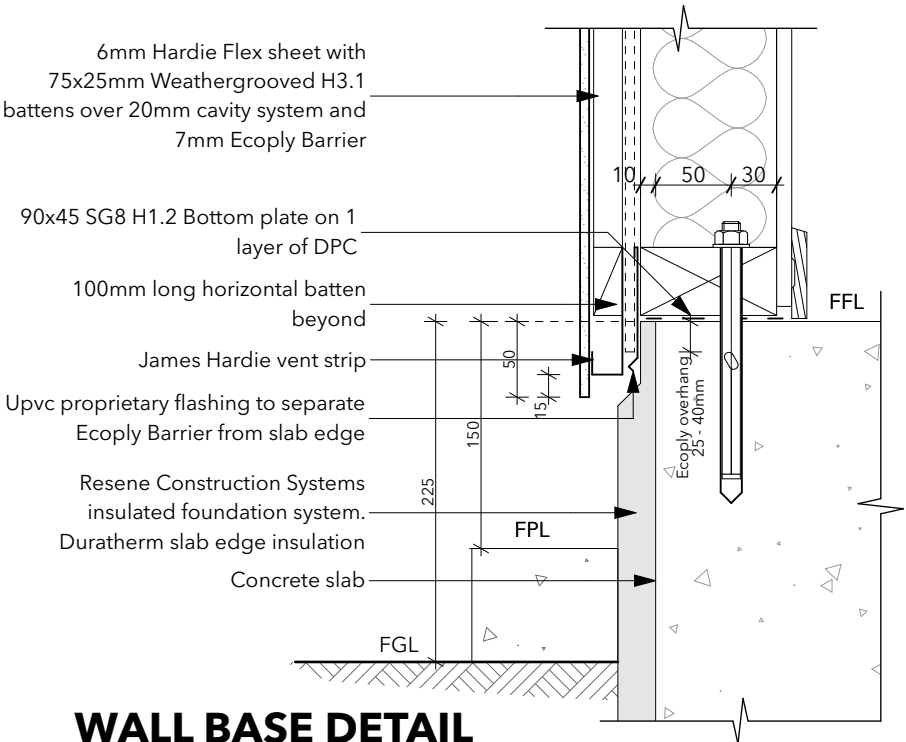
**PIPE PENETRATION DETAIL**

HARDIE FLEX SHEET & BATTENS  
SCALE 1:5

**Note:**  
Detail must be read in conjunction with Ecoply Structural Rigid Air Barrer specification & installation guide (Sep 2020). Technical maunal takes precedence over architectural details

Waikato District Council  
Building Consent Number  
BLD0440/24

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**WALL BASE DETAIL**

HARDIE FLEX SHEET & BATTENS  
SCALE 1:5

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Enquires: 021 932 038  
Website: [www.cambridgehomes.co.nz](http://www.cambridgehomes.co.nz)  
Drawn By: **JP Designs Ltd**

SHEET TITLE:

**Cladding Details**

**Plan Type "Oakland"**

PROPOSED NEW RESIDENCE FOR:

**Cambridge Homes North Waikato**

AT:

152 Rimu Street, Lakeside

VERSION:	REVISION:	DATE:
1.0	Consent	21/10/2023
1.0	Revision	10/12/2023

SCALE:

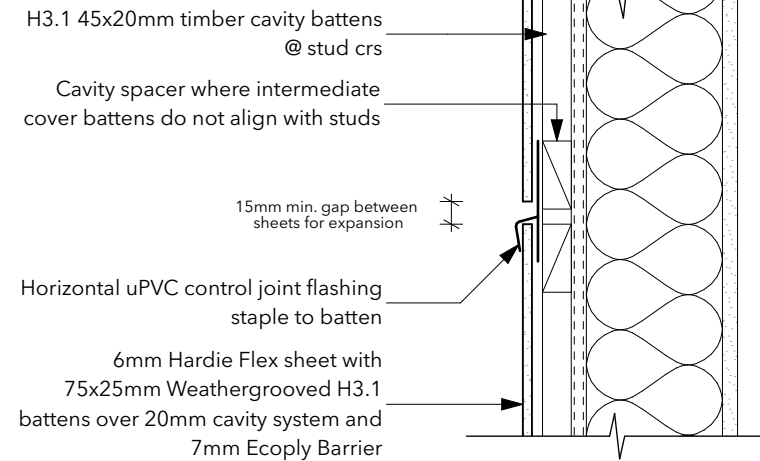
1:5 @A3

JOB NUMBER: **LS - 49** SHEET: **504**



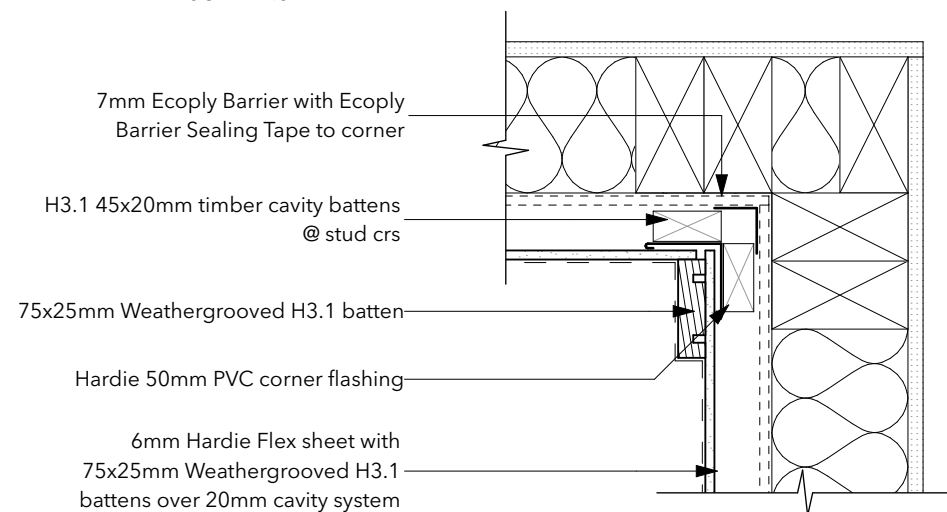
Additional Changes: 10/12/2023

- \* 7mm Ecoply rigid air barrier
- \* Details updated



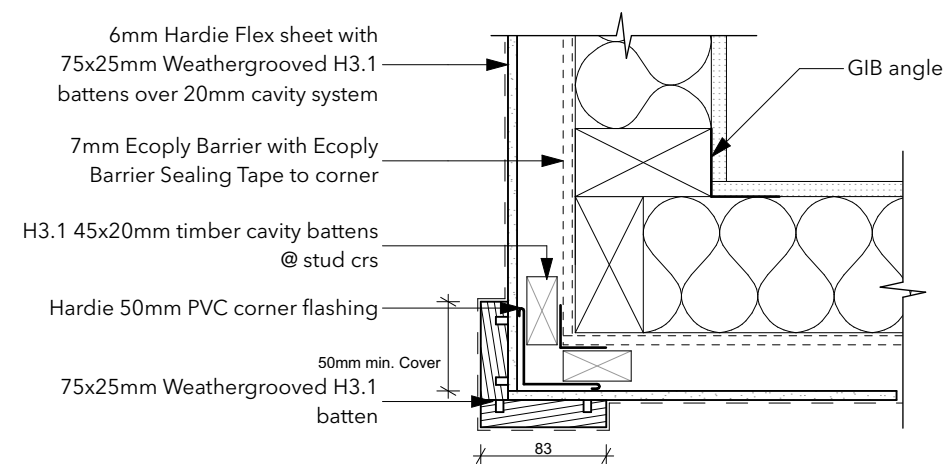
## HORIZONTAL JOINT DETAIL

HARDIE FLEX SHEET & BATTENS  
SCALE 1:5



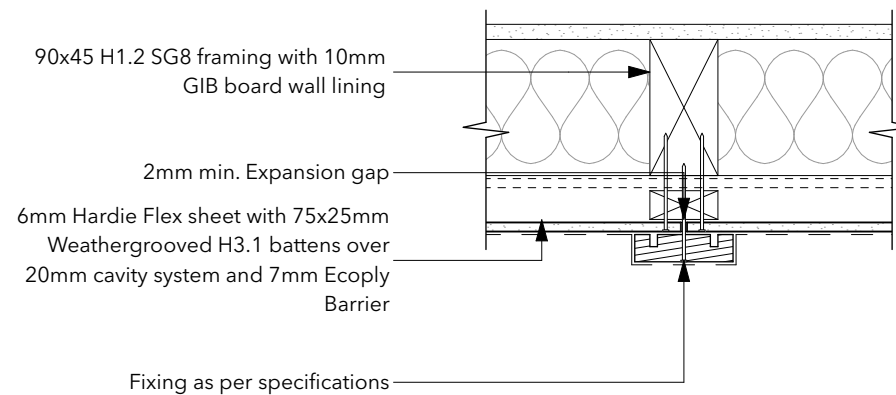
## INTERNAL CORNER JUNCTION

HARDIE FLEX SHEET & BATTENS  
SCALE 1:5



## EXTERNAL CORNER JUNCTION

HARDIE FLEX SHEET & BATTENS  
SCALE 1:5



## VERTICAL JOINT DETAIL

HARDIE FLEX SHEET & BATTENS  
SCALE 1:5

### Note:

Detail must be read in conjunction with Ecoply Structural Rigid Air Barrer specification & installation guide (Sep 2020). Technical maunal takes precedence over architectural details

Waikato District Council  
Building Consent Number  
BLD0440/24

APPROVED

Revision 1

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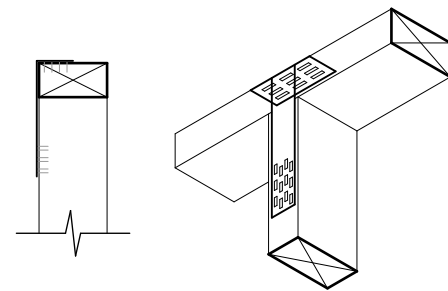
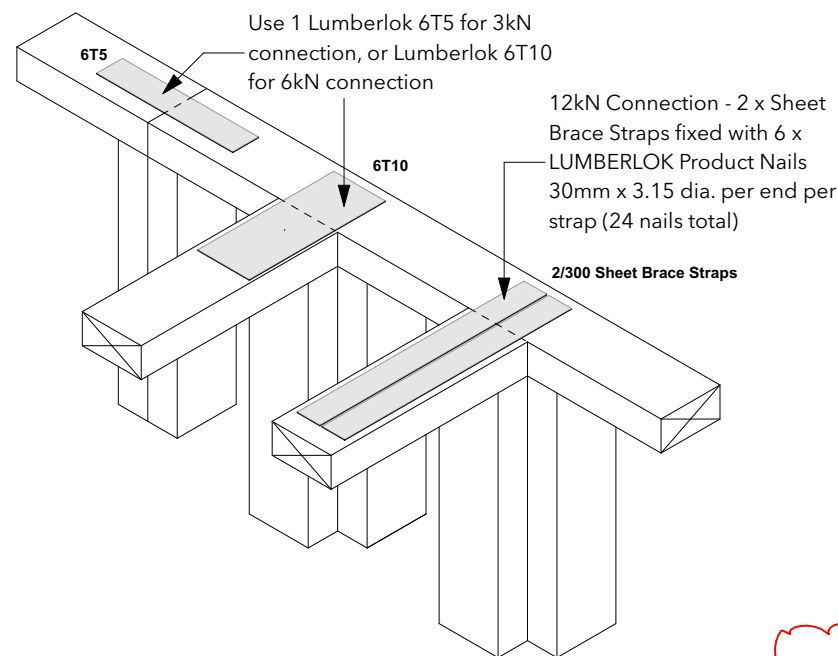


**CAMBRIDGE HOMES**

Enquires: 021 932 038  
Website: [www.cambridgehomes.co.nz](http://www.cambridgehomes.co.nz)  
Drawn By: **JP Designs Ltd**

SHEET TITLE:		
Cladding Details		
Plan Type "Oakland"		
PROPOSED NEW RESIDENCE FOR:		
Cambridge Homes North Waikato		
AT:		
152 Rimu Street, Lakeside		
VERSION:	REVISION:	DATE:
1.0	Consent	21/10/2023
1.0	Revision	10/12/2023
SCALE:		
1:5 @A3		
JOB NUMBER:	SHEET:	
LS - 49	505	

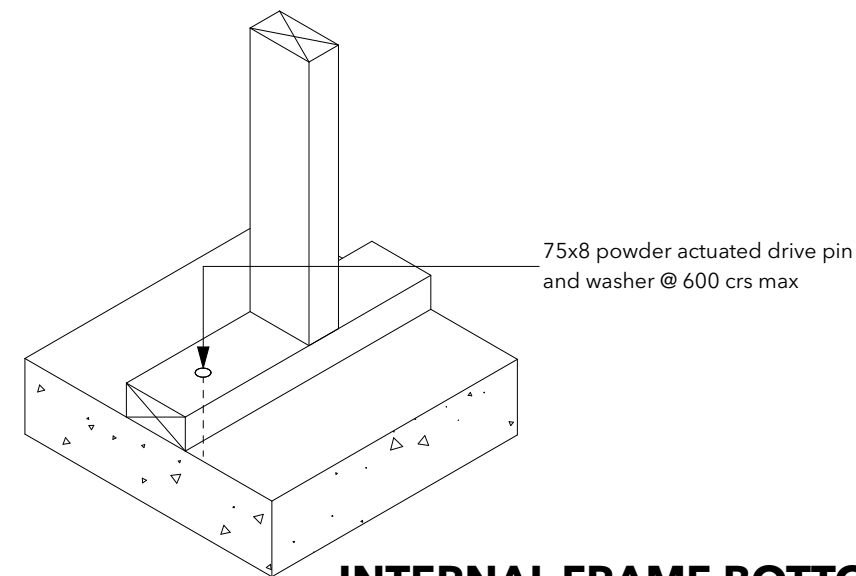




2 x 90mm x 3.15 dia. plain steel wire nails  
driven vertically into stud

## STUD TO TOP PLATE FIXING

LUMBERLOK FIXING TYPE B - 4.7kN  
SCALE: 1:10



## INTERNAL FRAME BOTTOM PLATE FIXING

Scale 1:10

The top plate of a wall that contains one or more wall bracing elements shall be jointed according to the rating of the highest-rated individual wall bracing element as follows:

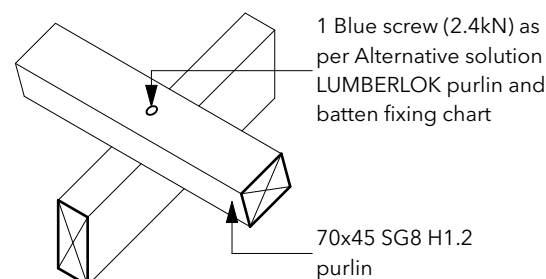
- A) Rating not exceeding 100 bracing units: a 3kN connection as shown or by alternative fixing of 3kN capacity in tension or compression along plate;  
B) Rating exceeding 100 bracing units: A 6kN connection as shown or by alternative fixing of 6kN capacity in tension or compression along plate.

Each internal wall that contains one or more bracing elements must be connected to external walls at right angles. Top plate fixing(s) of the capacity in tension or compression along the line of the wall bracing element are given as follows:

- A) For each wall containing wall bracing elements with a total of not more than 125 BU's. Must be connected to one external wall by a fixing as shown in NZS 3604;2011 - figure 8.16 of 6kN capacity  
B) For each wall containing wall bracing elements with a total of not more than 250 BU's. Must be connected to two external wall by a fixing as shown in NZS 3604;2011 - figure 8.16 of 6kN capacity  
C) For each wall containing wall bracing elements with a total of more than 250 BU's. Must be connected to two external wall by a fixing as shown in NZS 3604;2011 - figure 8.16 each having a rating of not less than 2.4kN per 100 bracing units

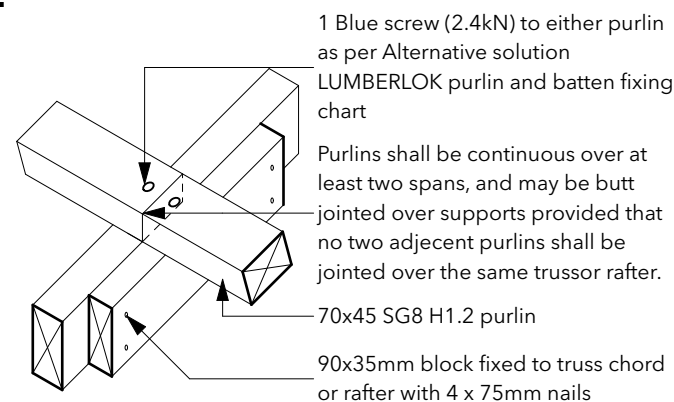
## TOP PLATE JOINTING DETAIL

SCALE: 1:10



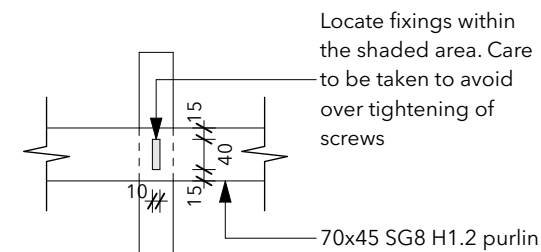
## PURLIN FIXING - UP TO VH WIND ZONE

LUMBERLOK FIXING TYPE C - 2.4kN  
SCALE: 1:10



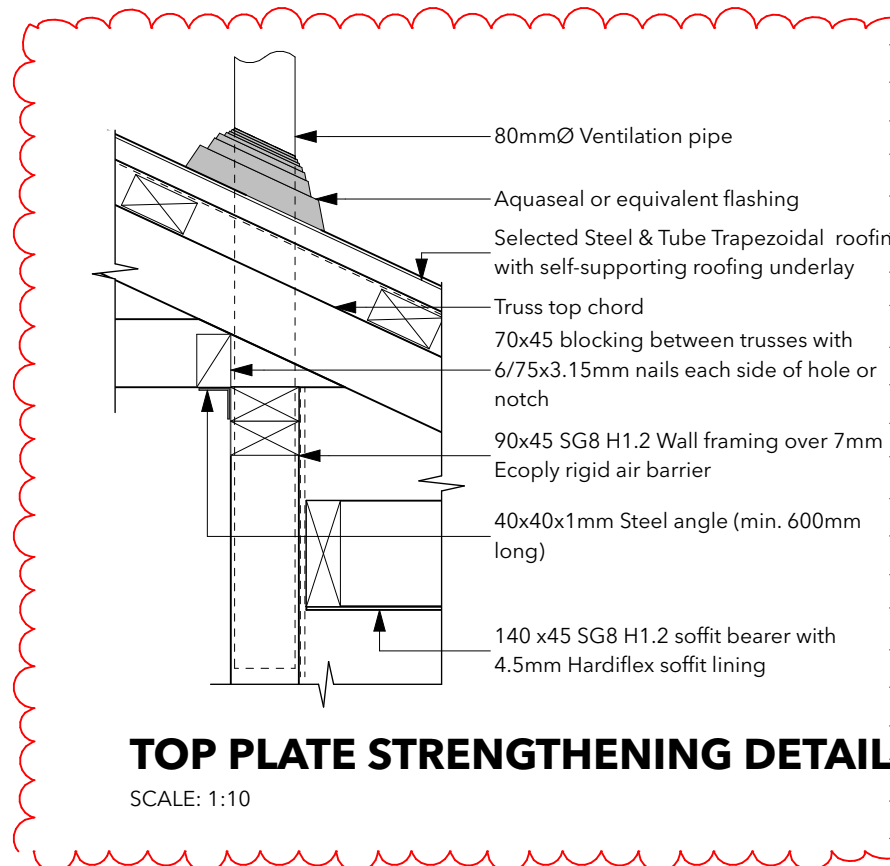
## PURLIN SPLICE FIXING - UP TO VH WIND ZONE

LUMBERLOK FIXING TYPE C - 2.4kN  
SCALE: 1:10



## PURLIN FIXING TOLERANCE

SCALE: 1:10



## TOP PLATE STRENGTHENING DETAIL

SCALE: 1:10

Revision 1

Waikato District Council  
Building Consent Number  
BLD0440/24

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Additional Changes: 10/12/2023

- \* 7mm Ecoply rigid air barrier
- \* Details updated

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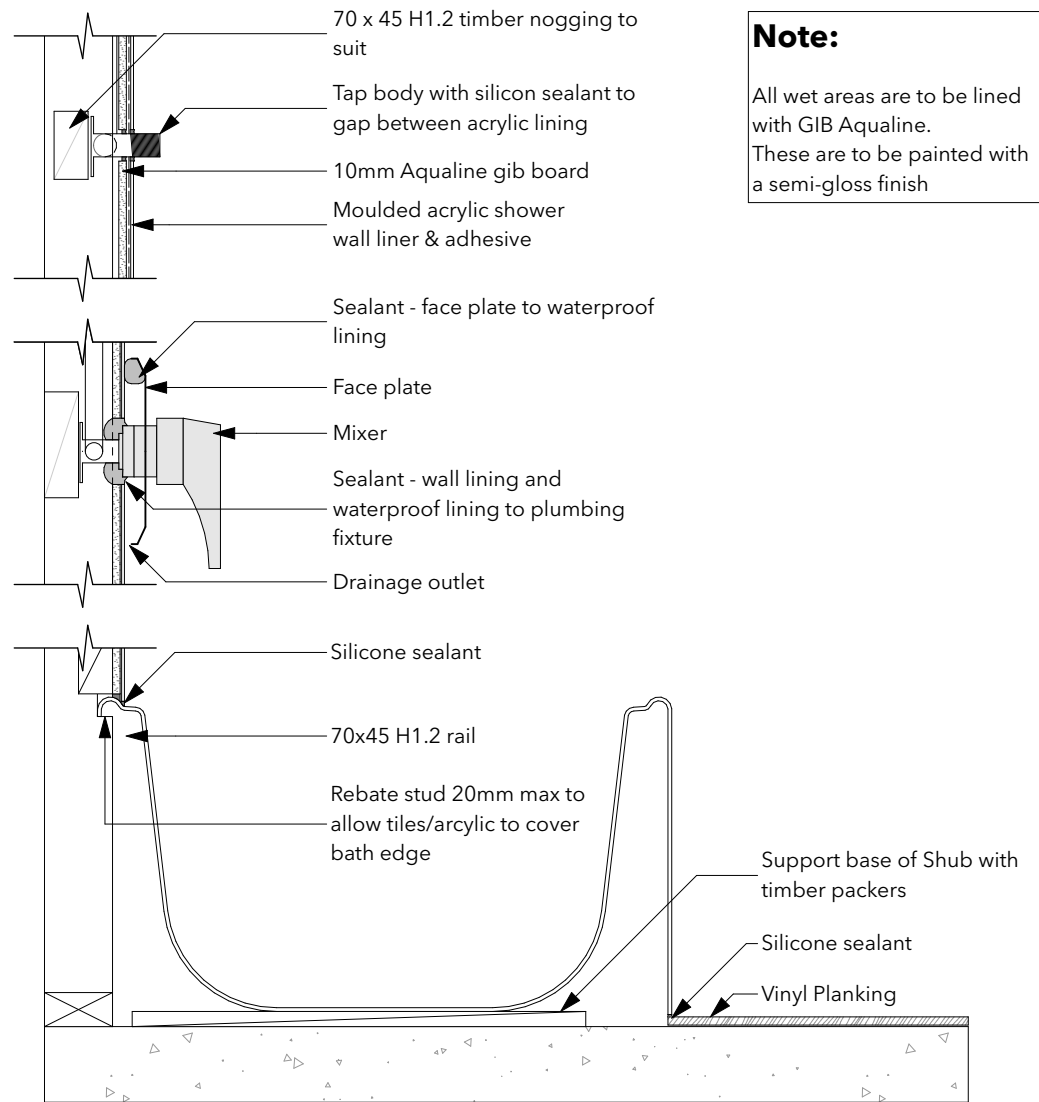


**CAMBRIDGE HOMES**

Enquires: 021 932 038  
Website: www.cambridgehomes.co.nz  
Drawn By: **JP Designs Ltd**

SHEET TITLE:		
Fixing Details		
Plan Type "Oakland"		
PROPOSED NEW RESIDENCE FOR:		
Cambridge Homes North Waikato		
AT:		
152 Rimu Street, Lakeside		
VERSION:	REVISION:	DATE:
1.0	Consent	21/10/2023
1.0	Revision	10/12/2023
SCALE:		
1:10 @A3		
JOB NUMBER:		
LS - 49		
SHEET:		
506		

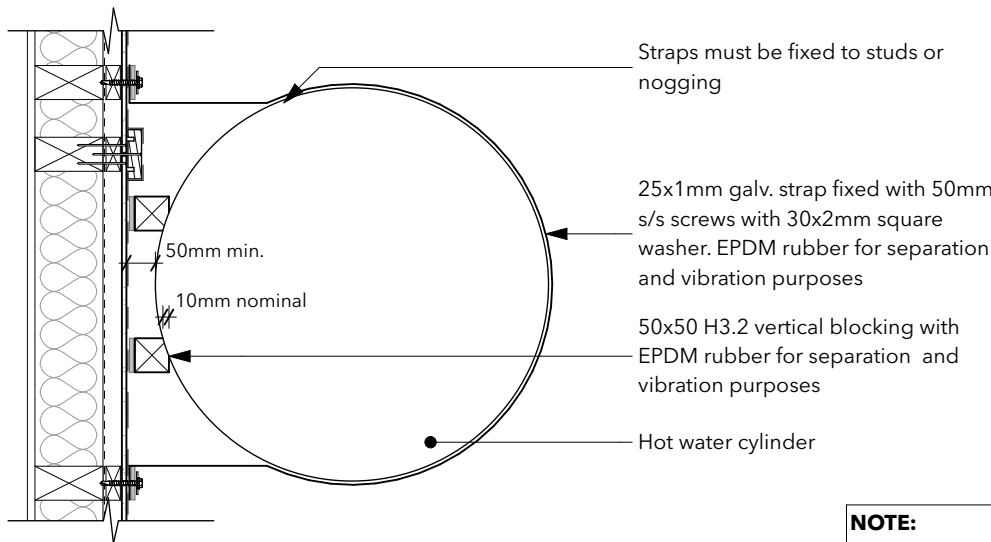




## SHUB DETAIL

Scale: 1:10

Straps shall be no more than 100mm from the top & base of the cylinder. Extra center strap for water heaters exceeding 200 litres



## HOTWATER CYLINDER DETAIL

SCALE: 1:10

Pipe lagging comply with H/AS1 section

### Note:

All wet areas are to be lined with GIB Aqualine. These are to be painted with a semi-gloss finish

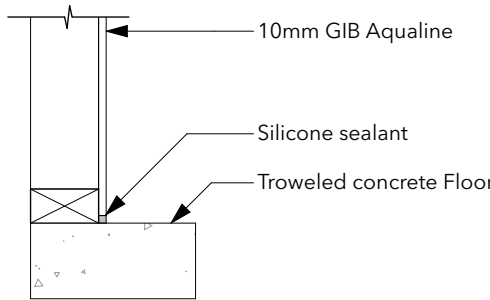
### Note:

The sealant to be used around the flooring is to be as per flooring specifications  
"Hydrokit Water resistant sealing"  
The sealer between timber or laminate floor joints must be "Clicseal joint sealer"  
Application recommendations are to be as per flooring specifications

Waikato District Council  
Full Application Received  
26/10/2023

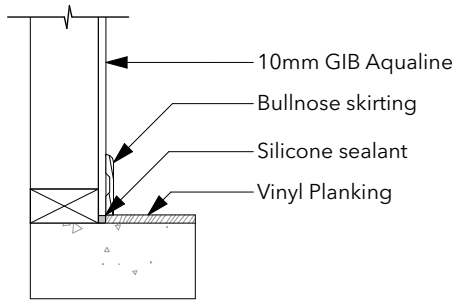
Waikato District Council  
Building Consent Number  
BLD0440/24

APPROVED



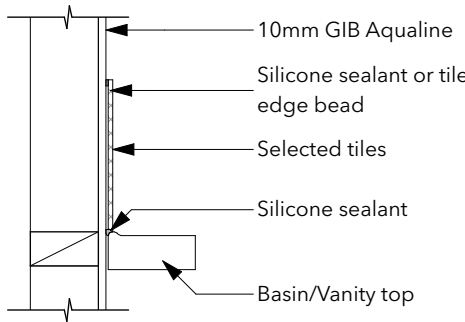
## WALL/FLOOR DETAIL

SCALE 1:10



## WALL/FLOOR DETAIL

SCALE 1:10



## BASIN / VANITY DETAIL

SCALE: 1:10

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## CAMBRIDGE HOMES

Enquires: 021 932 038  
Website: [www.cambridgehomes.co.nz](http://www.cambridgehomes.co.nz)  
Drawn By: **JP Designs Ltd**

SHEET TITLE:

## Wetroom Details

Plan Type "Oakland"

PROPOSED NEW RESIDENCE FOR:

**Cambridge Homes North Waikato**

AT:

152 Rimu Street, Lakeside

VERSION:

1.0

REVISION:

Consent

DATE:

21/10/2023

SCALE:

1:10 @A3

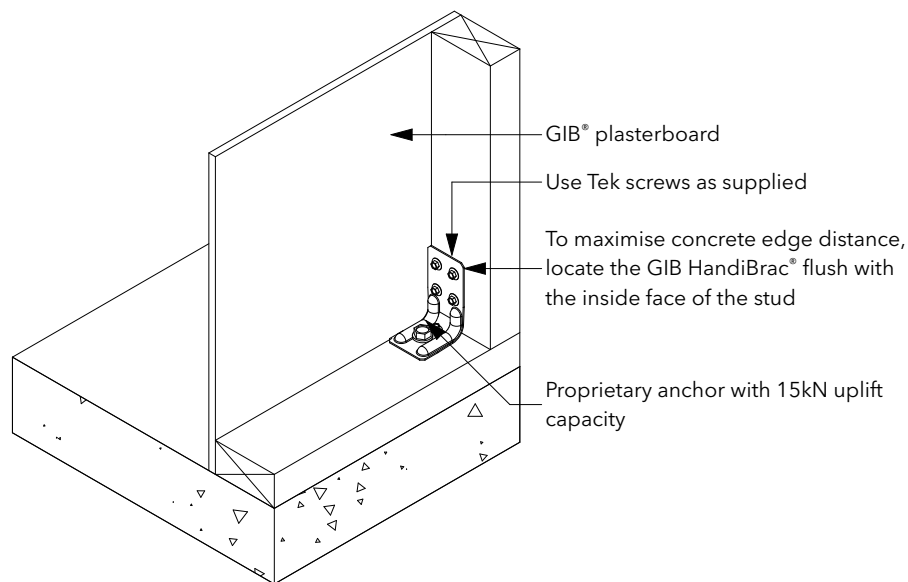
JOB NUMBER:

**LS - 49**

SHEET:

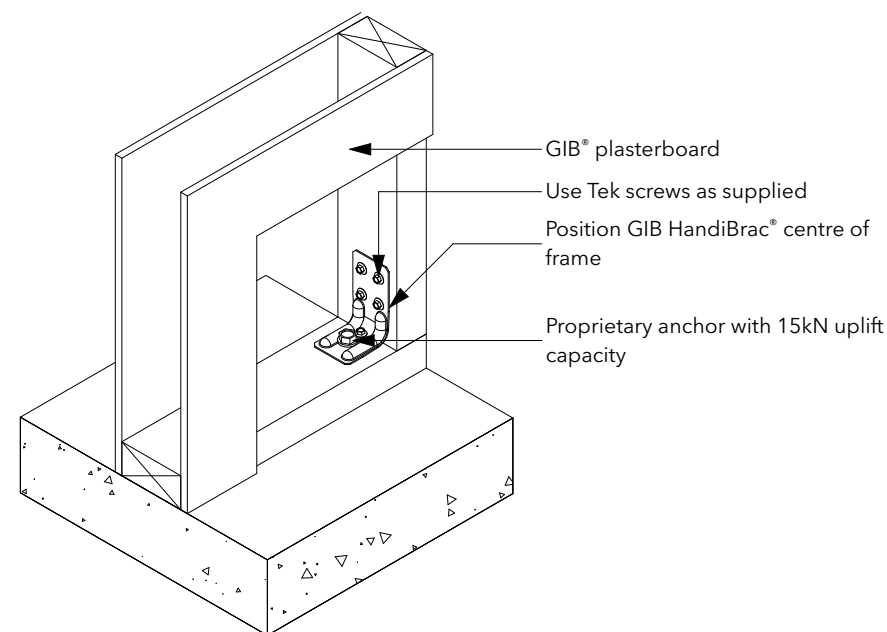
**507**





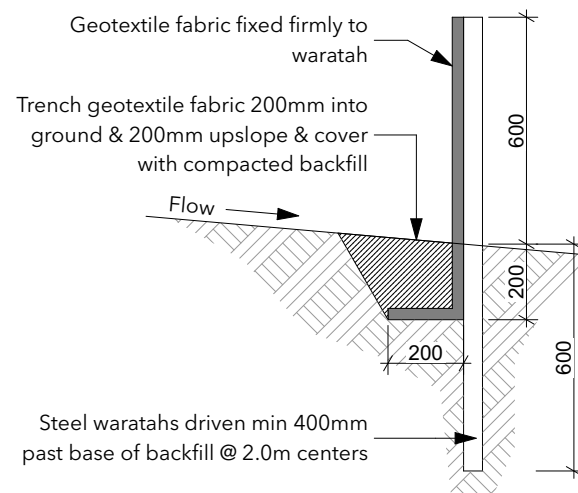
## BRACING HOLD DOWN FIXING

GIB HandiBrac® Concrete Floor - External Wall  
SCALE: 1:10



## BRACING HOLD DOWN FIXING

GIB HandiBrac® Concrete Floor - Internal Wall  
SCALE: 1:10



## SILT FENCE DETAIL

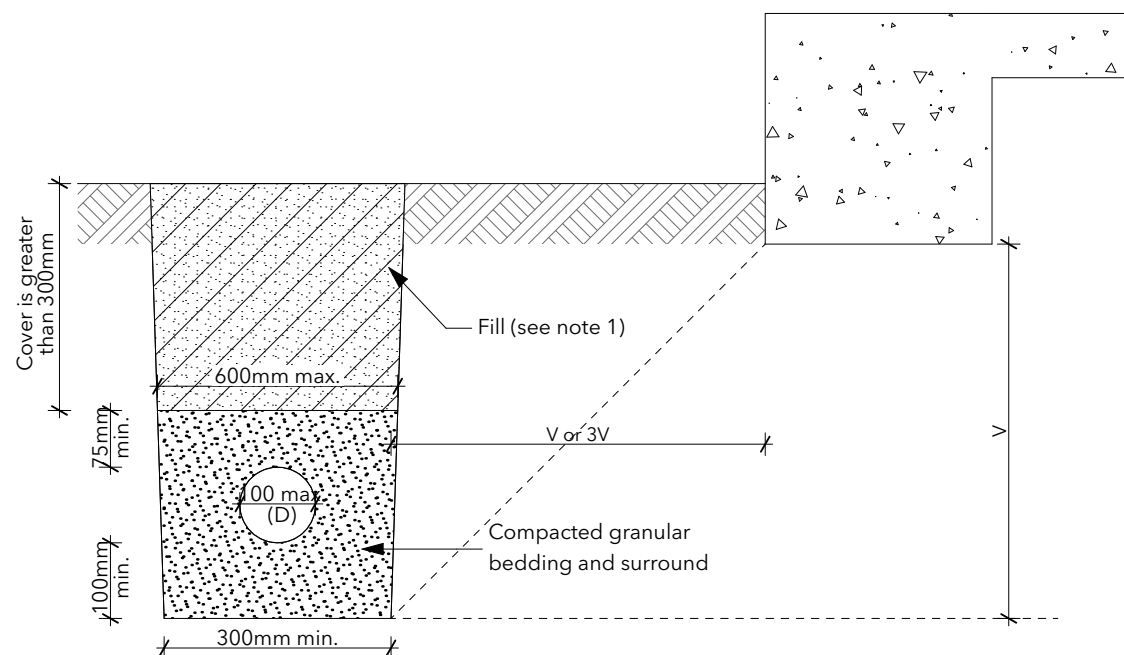
SCALE 1:20

### Sediment Control Plan

- Earthworks and sediment control to be in accordance with the district plan & Waikato regional plan
- Install a Silt Fence and Contour Drain to positions indicated on plan, in accordance with Enviroment Waikato Technical Report No.2009/02; erosion & sediment control Guidelines for Soil Disturbing Activities
- Contour Drain shall be inspected daily, after each rainfall, and during prolonged rainfall
- Silt Fence shall be inspected weekly, after each rainfall, and during prolonged rainfall
- Any required maintenance of the Contour Drain or Silt Fence shall be undertaken as soon as practicable, and as priority work.

Waikato District Council  
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## BEDDING & BACKFILL DETAIL

(Cover greater than 375mm)  
Scale: 1:10

### 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 simllar areas subjected to light weight traffic
2. All drains to install before construction of dwelling slab
3. For both surface and foulwater drains in accordance with NZBC clause E1 and G13

### 5.6 Proximity of trench to building

5.6.1 For light timber framed and concrete masonry buildings constructed to NZS 3604 or NZS 4229 in accordance with B1/AS1 pipe trenches which are open for no longer than 48 hours shall be located no closer than V to the underside of any building foundation, as shown in Figure 8. Where the trench is to remain open for periods longer than 48 hours the minimum horizontal separation shall increase to 3V in all ground except rock.

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## CAMBRIDGE HOMES

Enquires: 021 932 038  
Website: [www.cambridgehomes.co.nz](http://www.cambridgehomes.co.nz)  
Drawn By: **JP Designs Ltd**

SHEET TITLE:  
**Bracing & Site Details**  
**Plan Type "Oakland"**

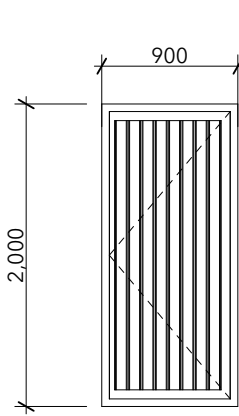
PROPOSED NEW RESIDENCE FOR:  
**Cambridge Homes North Waikato**  
AT:  
152 Rimu Street, Lakeside

VERSION: 1.0  
REVISION: Consent  
DATE: 21/10/2023

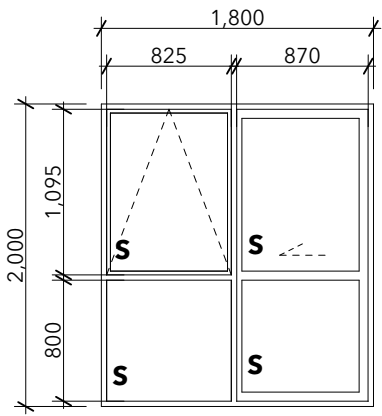
SCALE: 1:10, 1:20 @A3  
JOB NUMBER: **LS - 49**  
SHEET: **508**

Waikato District Council  
Full Application Received  
26/10/2023

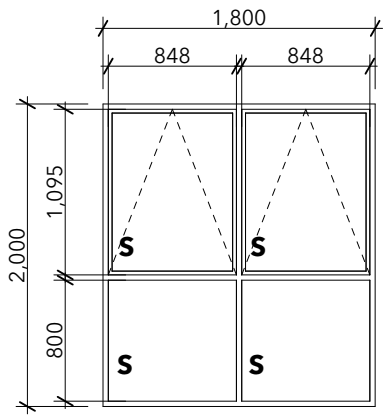




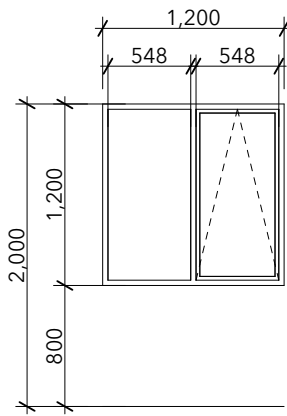
D001



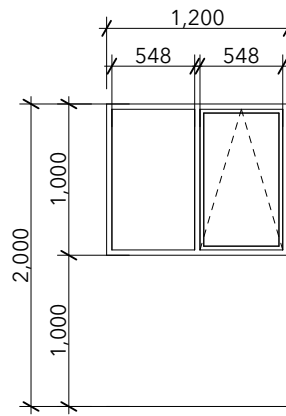
D002



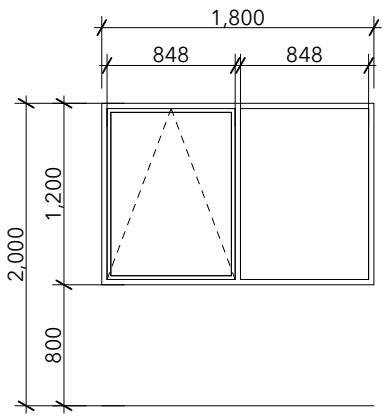
W001



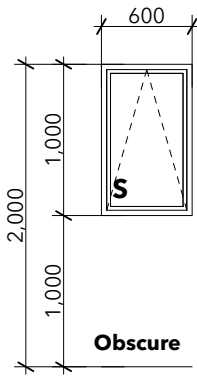
W002



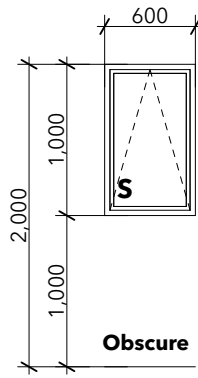
W003



W004



W005



W006

Waikato District Council  
Building Consent Number  
BLD0440/24  
  
APPROVED

Additional Changes: 10/12/2023  
\* D003 Removed

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CAMBRIDGE HOMES

Enquires: 021 932 038  
Website: [www.cambridgehomes.co.nz](http://www.cambridgehomes.co.nz)  
Drawn By: **JP Designs Ltd**

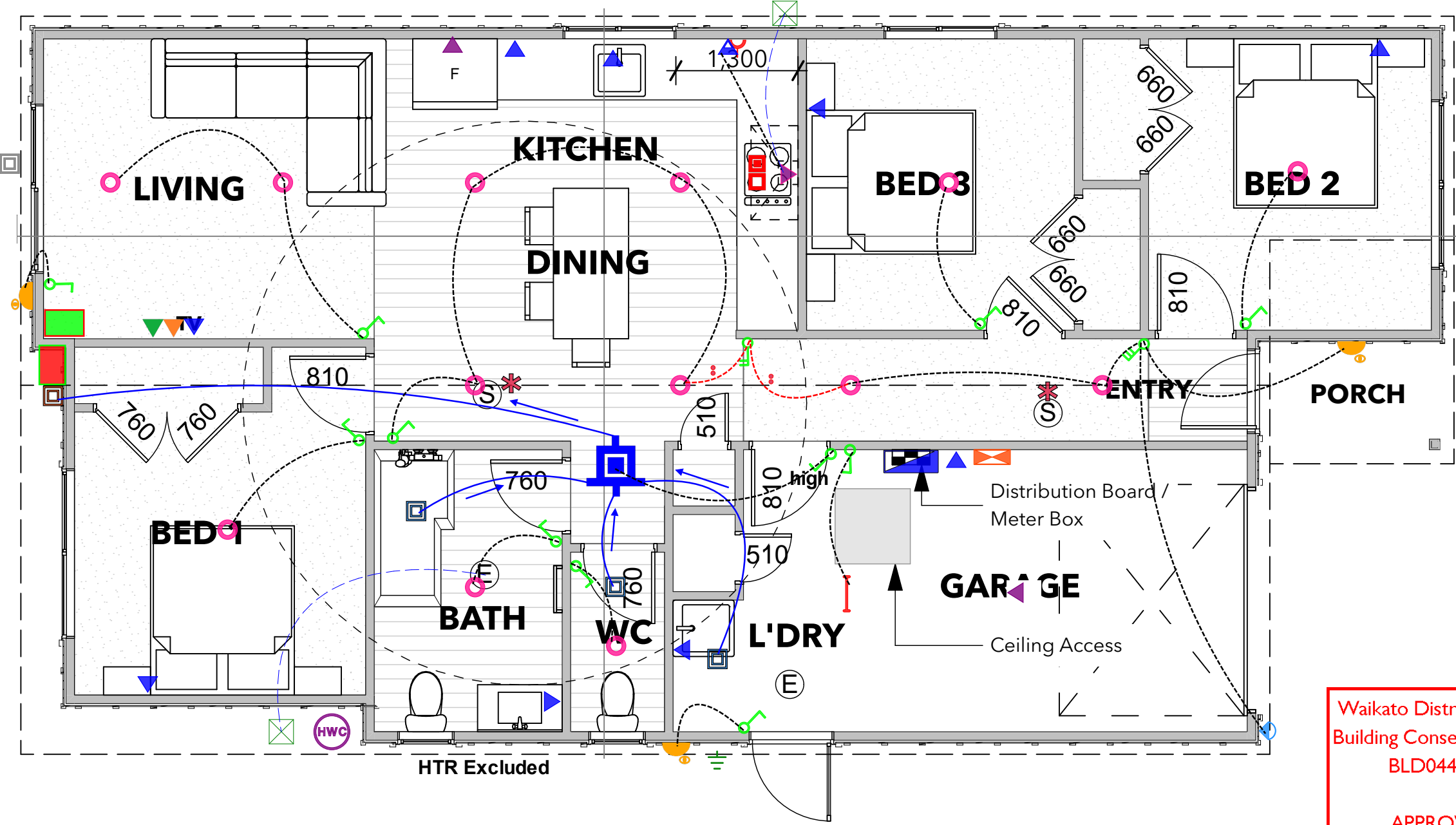
SHEET TITLE:  <h1>Window / Door Schedule</h1> <b>Plan Type "Oakland"</b>		
PROPOSED NEW RESIDENCE FOR: <b>Cambridge Homes North Waikato</b>		
AT:  152 Rimu Street, Lakeside		
VERSION:	REVISION:	DATE:
1.0	Consent	21/10/2023
1.0	Revision	10/12/2023
SCALE:  1:50 @A3		
JOB NUMBER:	SHEET:	
<b>LS - 49</b>	<b>601</b>	

**Note:**  
- Check & confirm with elevations & window manufacturers schedule for window configuration  
**S = Safety Glass**



Waikato District Council  
Full Application Received  
26/10/2023

**Note:**  
Rangehood is a Comfee Canopy with an airflow rate of 430m<sup>3</sup>/hr.  
Refer specifications for further information.  
Extractor Fans are Simx Multi vent Continuous with an airflow rate of 572m<sup>3</sup>



Electrical Items		
	Meter dist board 24way deep- Jumbo	1 EA
	Main Earth & Bonding	1 EA
	Double power point- Vynco	9 EA
	Double power point with extra switch for Rangehood- Vynco	1 EA
	Single power point - Vynco	2 EA
	Rangehood power point	1 EA
	Electric hot water cylinder connection- Exterior	1 EA
	Oven/hob isolator	1 EA
	Electric Oven & Hob- Vynco (not induction)	1 EA
	1gang light switch- Vynco	11 EA
	2gang light switch - Vynco	1 EA
	3gang light switch - Vynco	1 EA
	2way light switching	2 EA
	"A" Downlight LED 3-4K WH 90mm	13 EA
	Ceiling light 18W 600mm	1 EA
	Sensor Bulkhead	3 EA
	"K" Sensor light LED 2x10W White- Vynco(soffit or wall)	1 EA
	Fan kit Multivent 3in- Vynco	1 EA
	Dist board Data/TV/Phone	1 EA
	TV 1g & Data 1g- Vynco	1 EA
	Smoke 10yr Cavius- Battery	2 EA
	Rangehood ducting	1 EA
	Mitsubishi Heat pump hi-wall 5.0/5.8kW	1 EA
	Heat Pump Outdoor	1 EA
	125mm intake	3 EA
	150mm exhaust	1 EA

Waikato District Council  
Building Consent Number  
BLD0440/24  
  
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Note:  
- Exact position of all lights, power outlets and switch locations to be discussed on site between client and electrician



Name     Oakland  
  
Date        31/07/23  
Quote      30401

