

Proposed New Dwelling for:
144 Rimu Street, Lakeside, Te Kauwhata
Lot:52 DP: 542256
Plan Type: "Ashton"

Building Admin
Date Received
8/11/2024

Waikato District Council
Building Consent
Amendment Number
BAMD 0085/25

APPROVED

Sheet Index	
No.	Layout Name
100	Cover Page
101	Information
102	Location Plan
103	Site Plan
104	Site Setout Plan
105	Drainage Plan
106	Earthworks Plan
201	Floor Plan
202	Foundation Plan
203	Roofing Plan
204	Bracing Plan
301	Elevations
401	Sections
501	Post / Foundation Details
502	Roof Details
503	Roof Details
504	Joinery Details
505	Cladding Details (Axon)
506	Cladding Details (Brick)
507	Cladding Details
508	Fixing Details
509	Wetroom Details
510	Site / Bracing Details
601	Window / Door Schedule
602	Lighting Plan



Scope of Works:

Single storey dwelling constructed with:

- Waffle Foundation
- Axon Panel & Brick Veneer Wall Cladding
- Trapezoidal Roofing

The dwelling consists of:

- Open living area
- 3 Bedrooms
- Bathroom & WC

REVISION 1: 27/02/2024

- * Engineered Foundation
- * Stud centres revised
- * Roof bracing added
- * Ridge detail added
- * TV Relocated

REVISION #2 (Amendment)

16/06/2024

- * Homestar additional changes removed.
- * Building wrap changed to FPS
- * Ecoply removed
- * Bracing updated
- * R7 ceiling insulation updated
- * Edge slab insulation removed
- * Thermally broken joinery updated
- * Roofing changed to TRS Longrun (The roofing store)
- * HWC updated
- * Billmac Investments Limited used as company.

REVISION #3 (Amendment)

04/11/2024

- * WC Removed
- * Ensuite Added
- * Shub removed, acrylic shower added
- * Drainage updated
- * Bracing updated
- * Garage side door added
- * Bathroom window amended
- * Acrylic shower detail added

The Copyright of these plans shall remain with Cambridge Homes Waikato (North).
Cambridge Homes Waikato (North) accepts no responsibility for any work undertaken that is not in strict accordance with these drawings.
All construction shall be in strict accordance with the New Zealand Building Code.
Contractor shall check and verify all dimensions, setouts, and levels on site, prior to commencing contract, and shall immediately notify Cambridge Homes Waikato (North) of any discrepancies or errors.

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 μ, 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
- Non-Load bearing external walls:
 - 2.4m Stud 90x45 @ 400crs
- Load bearing internal walls:
 - 2.4m Stud 90x45 @ 400crs
- 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 R2.6 to walls (excluding garage)
- Earthwool R7.0 to ceiling (excluding garage)
- Earthwool R3.6 to 500mm of the perimeter (as shown on sheet 203)

Cladding:

Cladding:

- 70 SERIES Brick Veneer (bagged & painted) with 50mm cavity
- Colour: Merino LRV = 72**
- Nogs @ 1200crs
- James Hardie Vertical Axon
- Colour: Guanlet LRV = 25**
- Nogs @ 1200crs
- H3.2 45x20mm treated timber cavity batten

Air Barrier:

- FPS Weathertight System Eurotop N35 / W35

Soffit Linings:

- 4.5mm Hardieflex

Roofing:

- The Roofing Store trapezoidal roof cladding
- Colour: Sandstone Grey LRV = 25**
- 35° & 4° roof pitch
- Colorcote 185 Multifit fascia
- Colour: Sandstone Grey LRV = 25**
- Colorsteel 1/4 round spouting
- Colour: Sandstone Grey LRV = 25**
- 80mm Dia. PVC downpipes
- Colour: Sandstone Grey LRV = 25**
- Soffit overhangs to be 150mm (unless stated)
- Verge overhangs to be 150mm (unless stated)

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
- 310 Metal batten system direct fixed with a pair of GIB grabber (32mm x 8g wafer head screws through the flange). Refer specifications for further information

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
- Thermally Broken joinery

Colour: Sandstone Grey LRV = 25

- 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: Sandstone Grey LRV = 25**

Plumbing Fixtures:

Bathroom:

- 1000 Corner arcylic shower
- 900mm single bowl vanity
- Standard WC

Ensuite:

- 1000 Corner arcylic shower
- 900mm single bowl vanity
- Standard WC

Hot water system:

- 180L External hot water cylinder

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

Revision 3

REVISION #3 (Amendment)

04/11/2024

- * Ensuite Added
- * Shub removed, acrylic shower added

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	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		13

REVISION 1: 27/02/2024

- * Stud centres revised

REVISION #2 (Amendment)

16/06/2024

- * Homestar additional changes removed.
- * Building wrap changed to FPS
- * Ecoply removed
- * R7 ceiling insulation updated
- * Foundation insulation removed
- * Thermally broken joinery updated
- * Roofing changed to TRS Longrun (The roofing store)
- * HWC updated

The Copyright of these plans shall remain with Billmac Investments Limited
Billmac Investments Limited accepts no responsibility for any work undertaken that is not in strict accordance with these drawings.
All construction shall be in strict accordance with the New Zealand Building Code.
Contractor shall check and verify all dimensions, setouts, and levels on site, prior to commencing contract, and shall immediately notify Billmac Investments Limited of any discrepancies or errors.

Billmac Investments Limited

Enquires: 021 932 038

Drawn By: JP Designs Ltd

SHEET TITLE:

Information

Plan Type "Ashton"

PROPOSED NEW RESIDENCE FOR:

144 Rimu Street, Lakeside, Te
Kauwhata

AT:

VERSION:	REVISION:	DATE:
1.0	Revision	27/02/2023
2.0	Revision	16/06/2023
3.0	Revision	04/11/2024

SCALE:

@A3

JOB NUMBER:

LS - 52

SHEET:

101

Waikato District Council
Building Consent
Amendment Number
BAMD 0085/25

APPROVED

Building Admin
Date Received
8/11/2024

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
Bathroom	basin	1	= DN40 trap/ DN50 waste
	shower /Bath	4	= DN40 trap/ DN50 waste
	WC	4	= DN80 trap/ DN80 waste
WC	WC	4	= DN80 trap/ DN80 waste
Laundry	tub/cw machine	5	= DN50 trap/ DN50 waste

PLAN MUST BE PRINTED IN COLOUR

Waikato District Council
Building Consent
Amendment Number
BAMD 0085/25

APPROVED

REVISION 1: 27/02/2024

* TV Relocated

REVISION #3 (Amendment)

04/11/2024

* WC Removed

* Ensuite Added

* Shub removed, acrylic shower added

* Drainage updated

The Copyright of these plans shall remain with Billmac Investments Limited.
Billmac Investments Limited accepts no responsibility for any work undertaken that is not in strict accordance with these drawings.
All construction shall be in strict accordance with the New Zealand Building Code.
Contractor shall check and verify all dimensions, setouts, and levels on site, prior to commencing contract, and shall immediately notify Billmac Investments Limited of any discrepancies or errors.

Billmac Investments Limited

Enquires: 021 932 038

Drawn By: JP Designs Ltd

Drainage Plan

Plan Type "Ashton"

PROPOSED NEW RESIDENCE FOR:

144 Rimu Street, Lakeside

AT:

VERSION:

1.0

REVISION:

Consent

DATE:

30/10/2023

SCALE:

1:100 @A3

JOB NUMBER:

LS - 52

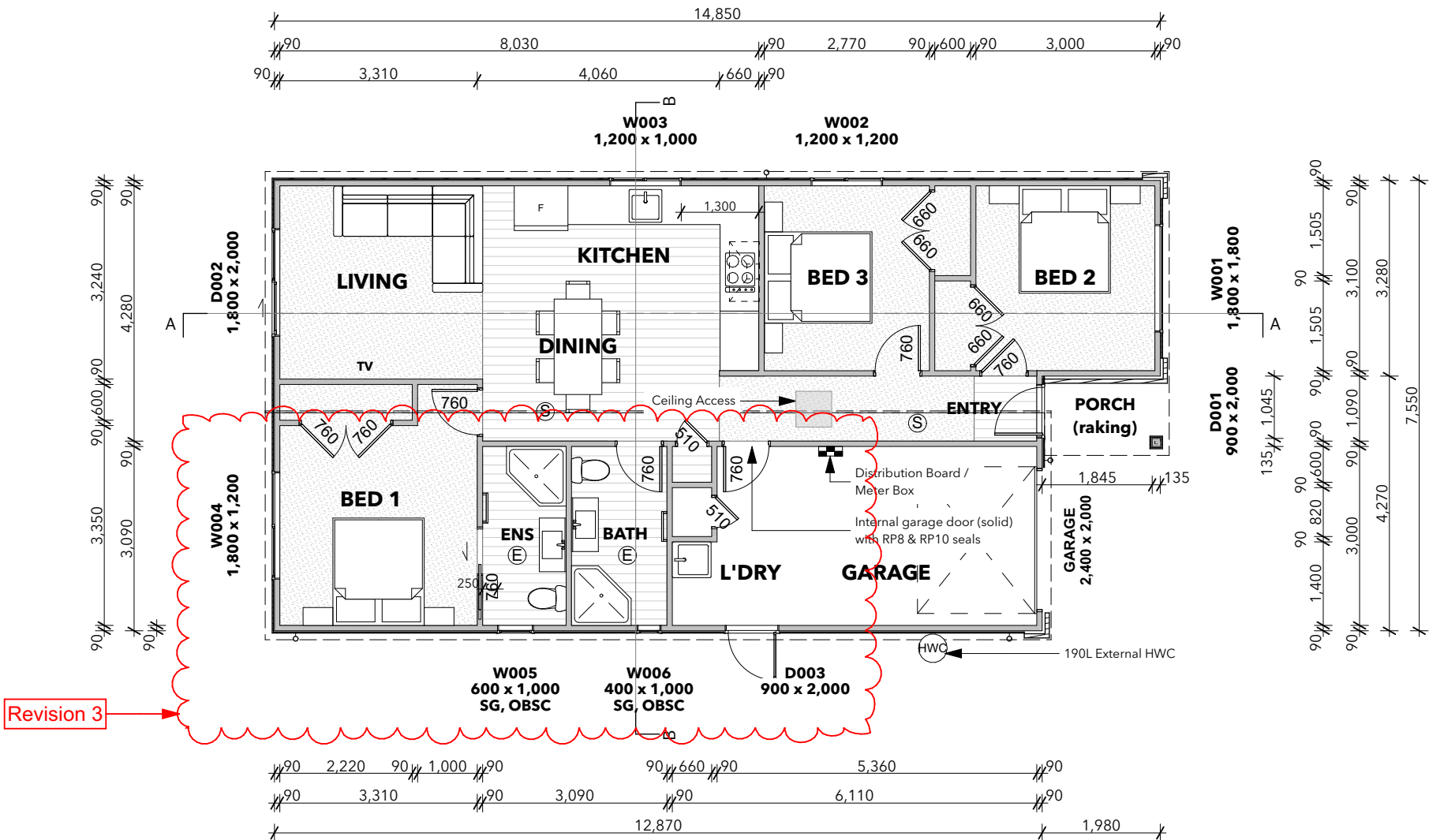
SHEET:

105

REVISION #3 (Amendment)

04/11/2024

- * WC Removed
- * Ensuite Added
- * Shub removed, acrylic shower added
- * Garage side door added
- * Bathroom window amended

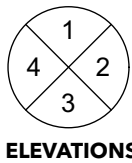


Revision 3

Building Admin
Date Received
8/11/2024

Waikato District Council
Building Consent
Amendment Number
BAMD 0085/25

APPROVED



FLOORING KEY	
	Carpet
	Concrete
	Planking

Areas:

Living Area:	85.03m ²
Garage Area:	18.63m ²
Total Area (O/Frame):	103.66m ²
Total Area (O/Foundation):	104.12m ²
Roof Area:	112.82m ²
Porch Area:	2.10m ²

The Copyright of these plans shall remain with Billmac Investments Limited
Billmac Investments Limited accepts no responsibility for any work undertaken that is not in strict accordance with these drawings.
All construction shall be in strict accordance with the New Zealand Building Code.
Contractor shall check and verify all dimensions, setouts, and levels on site, prior to commencing contract, and shall immediately notify Billmac Investments Limited of any discrepancies or errors.

Billmac Investments Limited

Enquires: 021 932 038

Drawn By: JP Designs Ltd

SHEET TITLE:		
Floor Plan		
Plan Type "Ashton"		
PROPOSED NEW RESIDENCE FOR:		
144 Rimu Street, Lakeside, Te Kauwhata		
AT:		
VERSION:	REVISION:	DATE:
1.0	Revision	27/02/2023
2.0	Revision	16/06/2023
3.0	Revision	04/11/2024
SCALE:		
1:100 @A3		
JOB NUMBER:	SHEET:	
LS - 52	201	

Notes:

Plans must be read in conjunction with the following reports:
- Soil report by Probase Consulting Engineers (REF P22088)
- Structural Engineering by Probase Consulting Engineers (REF P22088)

Slab:
SED Waffle Foundations. Refer engineers drawings and report for further information. Engineers documentation takes precedence over general foundation details shown within plans

Sawcut to be spaced @ 6m crs maximum

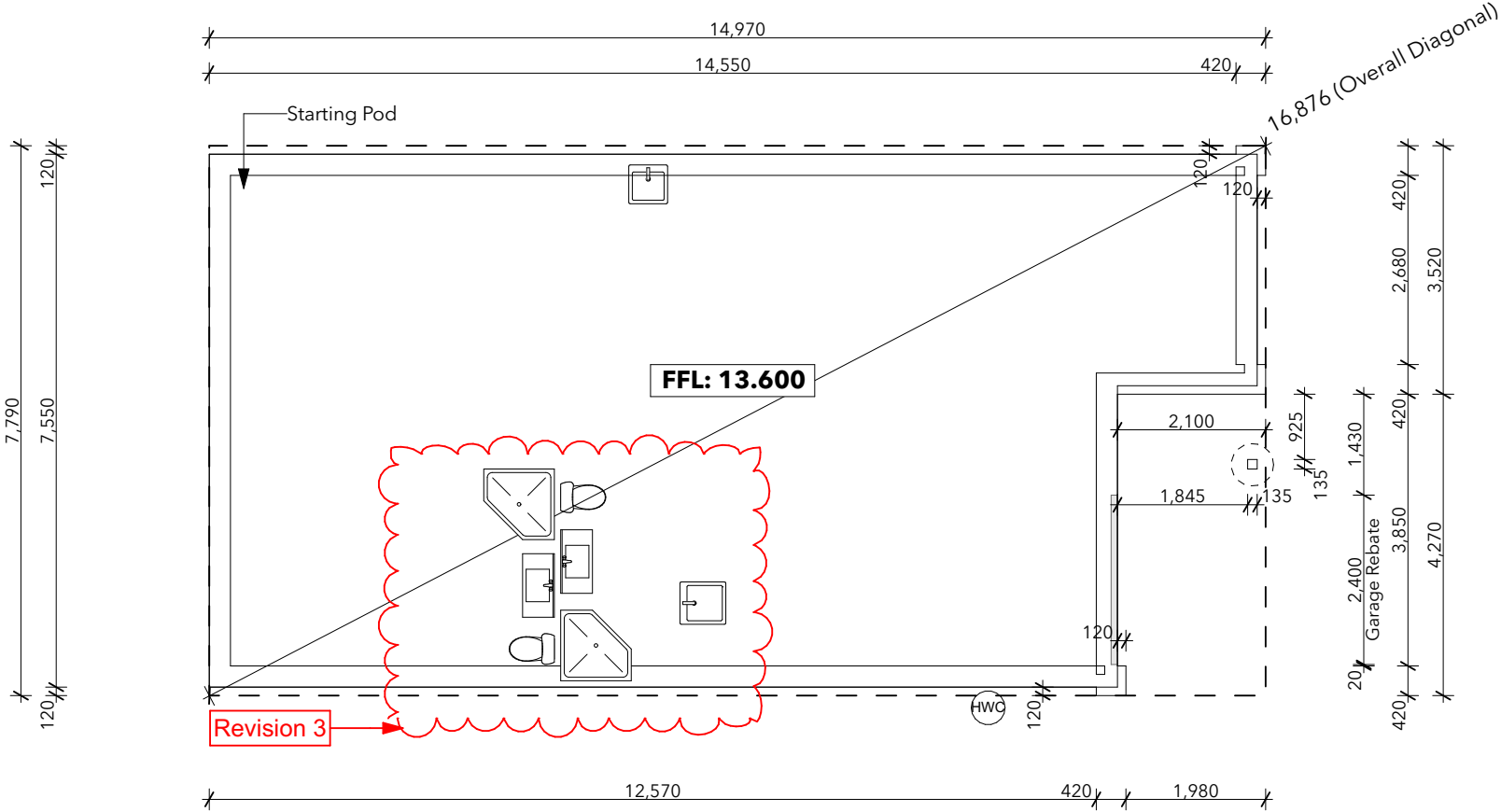
DPM to be Mitre 10 Trade 250mu laid underneath the waffle slab and on top of the sand pad

Bottom Plate Fixing:

- M12 anchors shall be:
- set within 150mm of each end of the plate
 - spaced at 1200mm crs max.
 - Bent to prevent turning
 - projecting sufficiently to allow a washer and fully threaded nut above the timber

Legend:

- Sawcut
- Slab Thickening
- 2 / D12 Internal Reinforcing



REVISION 1: 27/02/2024

* Engineered Foundation

REVISION #2 (Amendment)

16/06/2024

* Slab insulation removed

* Dimensions Updated

REVISION #3 (Amendment)

04/11/2024

* WC Removed

* Ensuite Added

* Shub removed, acrylic shower added

The Copyright of these plans shall remain with Billmac Investments Limited
Billmac Investments Limited accepts no responsibility for any work undertaken that is not in strict accordance with these drawings.
All construction shall be in strict accordance with the New Zealand Building Code.
Contractor shall check and verify all dimensions, setouts, and levels on site, prior to commencing contract, and shall immediately notify Billmac Investments Limited of any discrepancies or errors.

Billmac Investments Limited

Enquires: 021 932 038

Drawn By: JP Designs Ltd

SHEET TITLE:

Foundation Plan

Plan Type "Ashton"

PROPOSED NEW RESIDENCE FOR:

144 Rimu Street, Lakeside, Te Kauwhata

AT:

VERSION:	REVISION:	DATE:
1.0	Revision	27/02/2023
2.0	Revision	16/06/2023
3.0	Revision	04/11/2024

SCALE: 1:100, 1:10 @A3

JOB NUMBER: LS - 52 SHEET: 202

Very High Wind Zone
Roof Pitch 35° & 4°

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

Lintel sizes and fixings are designed by truss manufacture

Job ref. 03779-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)

Spouting = Steel & Tube Multiline

6850mm² cross sectional area
54m² max, roof area per outlet as per Steel and Tube specifications and building code E1. Figure 15
70m² max roof area per downpipe

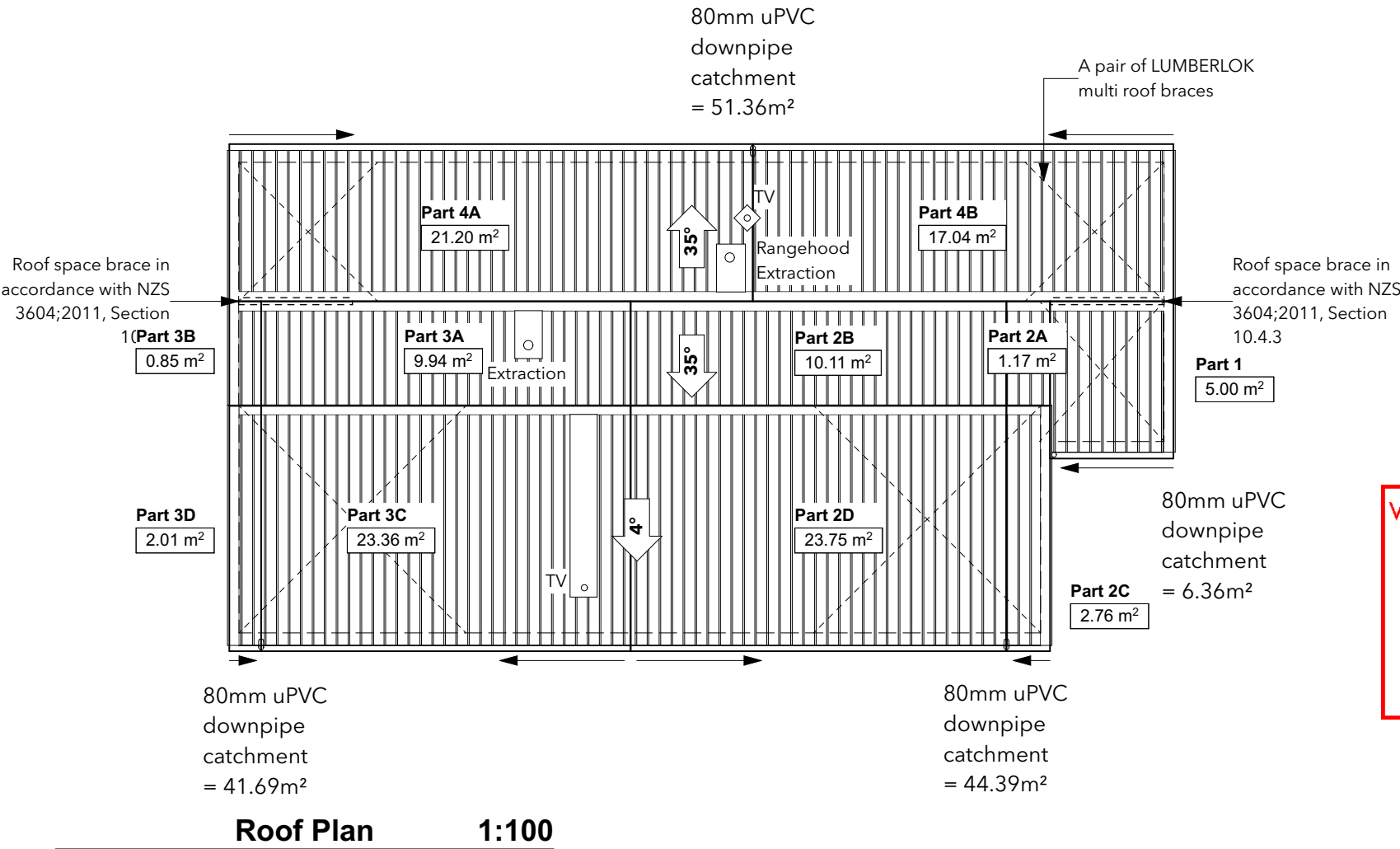
Building Admin
Date Received
8/11/2024

NOTES:

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

Gable Ends
Gable end truss are to have the webs @ 400crs with nogging @ 800crs



REVISION 1: 27/02/2024

- * Roof bracing added
- * TV Relocated

REVISION #3 (Amendment)

04/11/2024

- * WC Removed
- * Ensuite Added

Waikato District Council
Building Consent
Amendment Number
BAMD 0085/25

APPROVED

The Copyright of these plans shall remain with Billmac Investments Limited
Billmac Investments Limited accepts no responsibility for any work undertaken that is not in strict accordance with these drawings.
All construction shall be in strict accordance with the New Zealand Building Code.
Contractor shall check and verify all dimensions, setouts, and levels on site, prior to commencing contract, and shall immediately notify Billmac Investments Limited of any discrepancies or errors.

Billmac Investments Limited

Enquires: 021 932 038
Drawn By: JP Designs Ltd

SHEET TITLE:

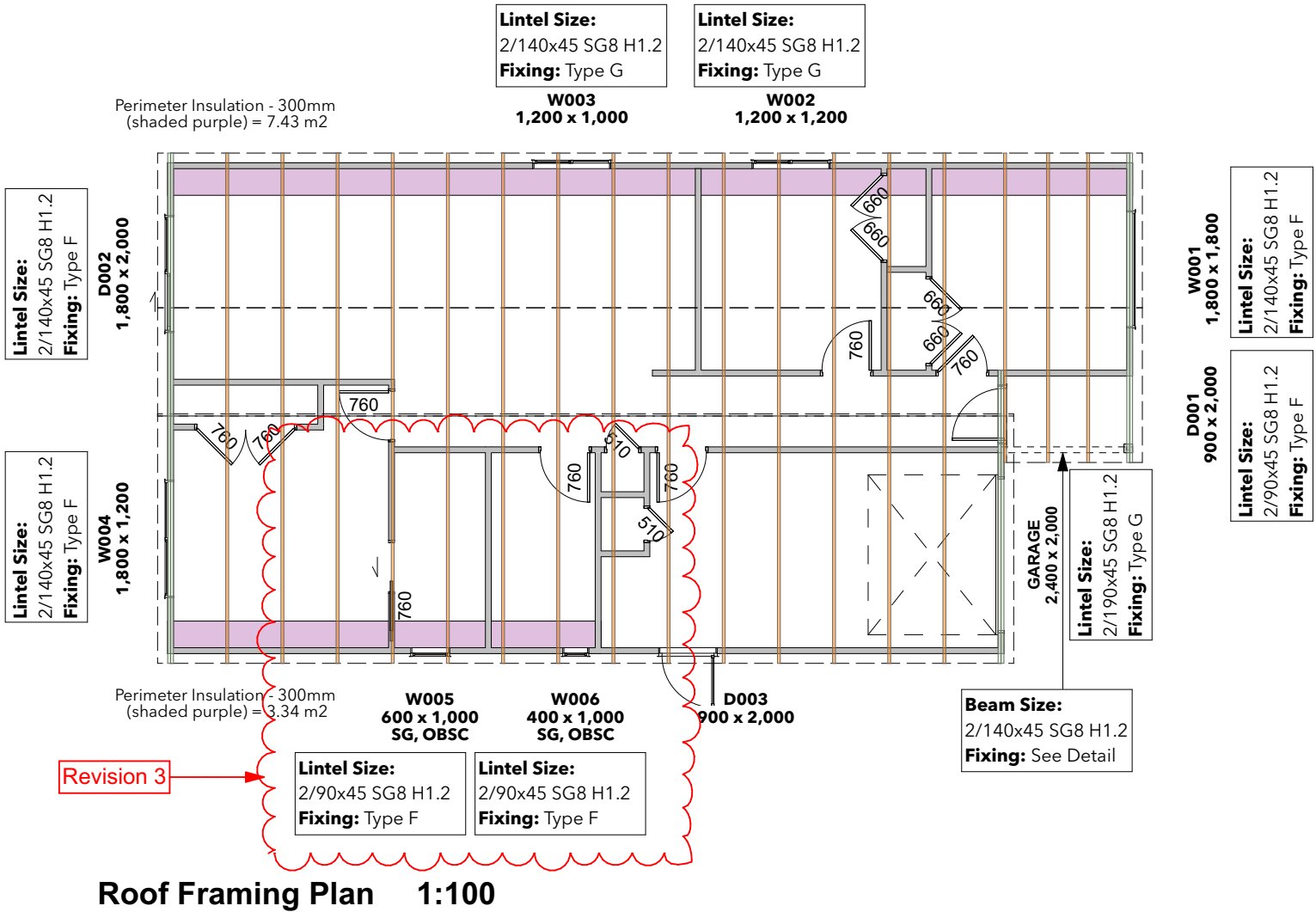
Roofing Plan

Plan Type "Ashton"

PROPOSED NEW RESIDENCE FOR:
144 Rimu Street, Lakeside, Te Kauwhata
AT:

VERSION:	REVISION:	DATE:
1.0	Revision	27/02/2023
2.0	Revision	16/06/2023
3.0	Revision	04/11/2024

SCALE:
1:100 @A3
JOB NUMBER: LS - 52
SHEET: 203





Building Admin
Date Received
8/11/2024

BRACING ALONG

BRACING ACROSS

Revision 3

BL1-H	GIB Braceline® one side. Panel hold-down fixings. GIB 2016
EPB1	Ecoply Barrier one side
GS1-N	GIB® Standard plasterboard one side. GIB 2016

* Bathroom window amended

Drawn By: **JP Designs Ltd**

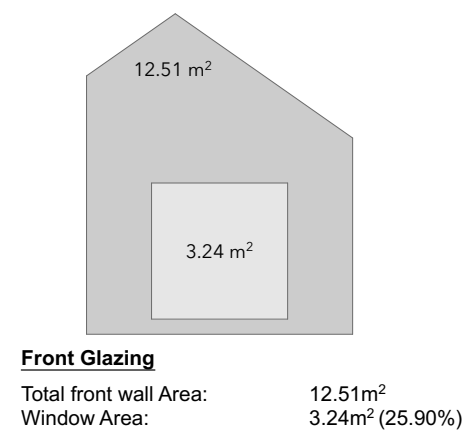
Plan Type "Ashton"

AT:

JOB NUMBER: **LS - 52** SHEET: **204**



Elevation 2 1:100



Waikato District Council
Building Consent
Amendment Number
BAMD 0085/25

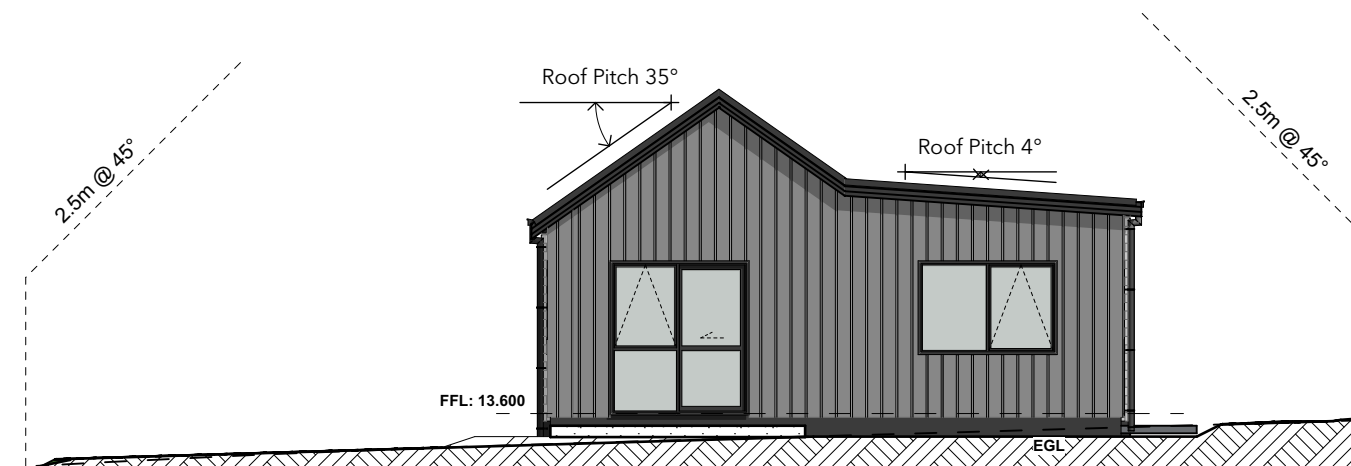
APPROVED



Elevation 3 1:100

Revision 3

Building Admin
Date Received
8/11/2024



Elevation 4 1:100



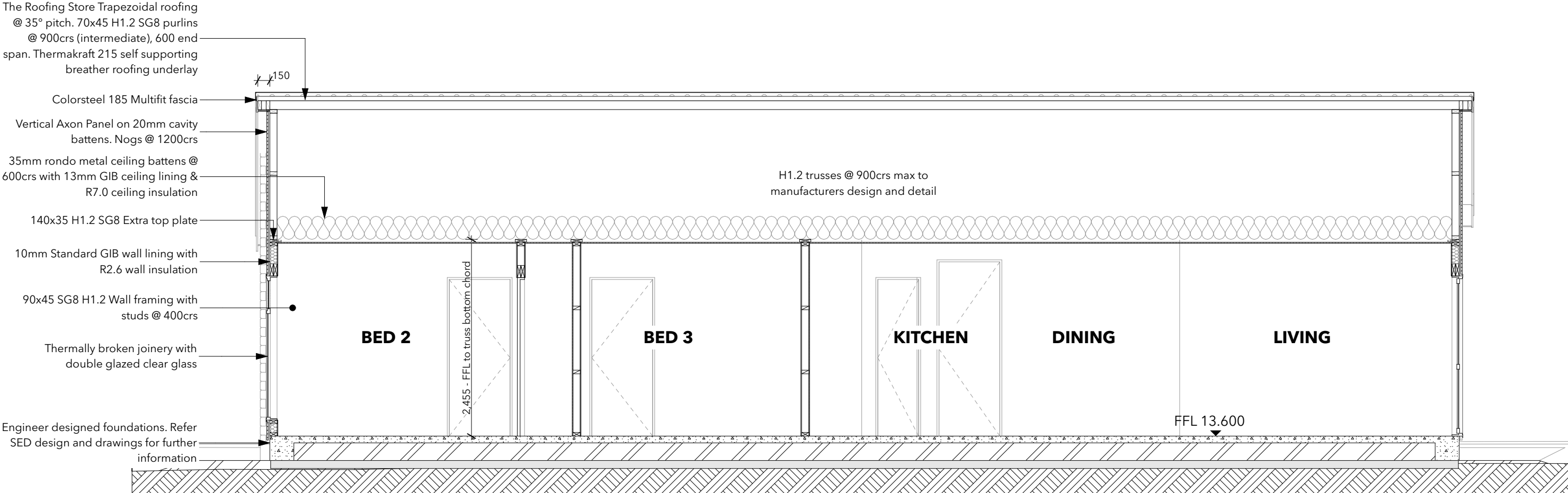
Elevation 1 1:100

REVISION #3 (Amendment)
04/11/2024
* Garage side door added
* Bathroom window amended

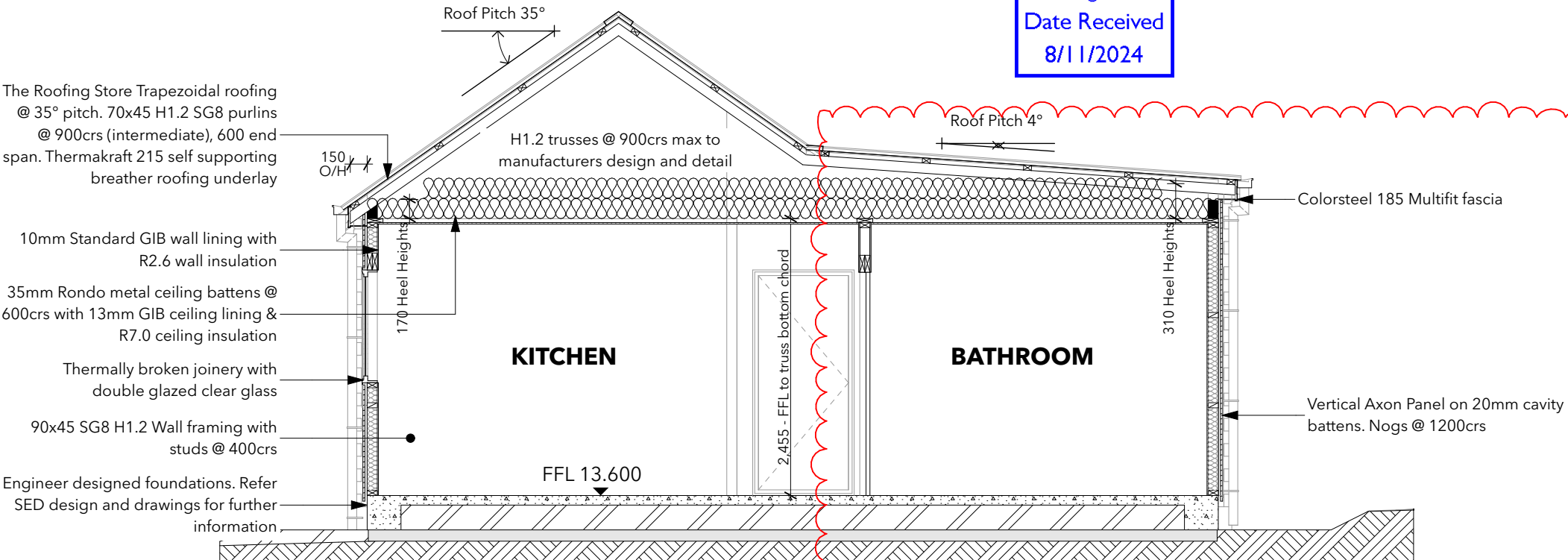
The Copyright of these plans shall remain with Billmac Investments Limited
Billmac Investments Limited accepts no responsibility for any work undertaken that is not in strict accordance with these drawings.
All construction shall be in strict accordance with the New Zealand Building Code.
Contractor shall check and verify all dimensions, setouts, and levels on site, prior to commencing contract, and shall immediately notify Billmac Investments Limited of any discrepancies or errors.

Billmac Investments Limited
Enquires: 021 932 038
Drawn By: **JP Designs Ltd**

SHEET TITLE:		
Elevations		
Plan Type "Ashton"		
PROPOSED NEW RESIDENCE FOR:		
144 Rimu Street, Lakeside, Te Kauwhata		
AT:		
VERSION:	REVISION:	DATE:
1.0	Revision	27/02/2023
2.0	Revision	16/06/2023
3.0	Revision	04/11/2024
SCALE:		
1:100 @A3		
JOB NUMBER:	SHEET:	
LS - 52	301	



A Section AA 1:50



B Section BB 1:50

Building Admin
Date Received
8/11/2024

Waikato District Council
Building Consent
Amendment Number
BAMD 0085/25

APPROVED

REVISION 1: 27/02/2024
* Engineered Foundation

REVISION #2 (Amendment)
16/06/2024
* Homestar additional changes removed.
* R7 ceiling insulation updated
* Thermally broken joinery updated
* Roofing changed to TRS Longrun (The roofing store)

REVISION #3 (Amendment)
04/11/2024
* WC Removed
* Ensuite Added

Revision 3

The Copyright of these plans shall remain with Billmac Investments Limited.
Billmac Investments Limited accepts no responsibility for any work undertaken that is not in strict accordance with these drawings.
All construction shall be in strict accordance with the New Zealand Building Code.
Contractor shall check and verify all dimensions, setouts, and levels on site, prior to commencing contract, and shall immediately notify Billmac Investments Limited of any discrepancies or errors.

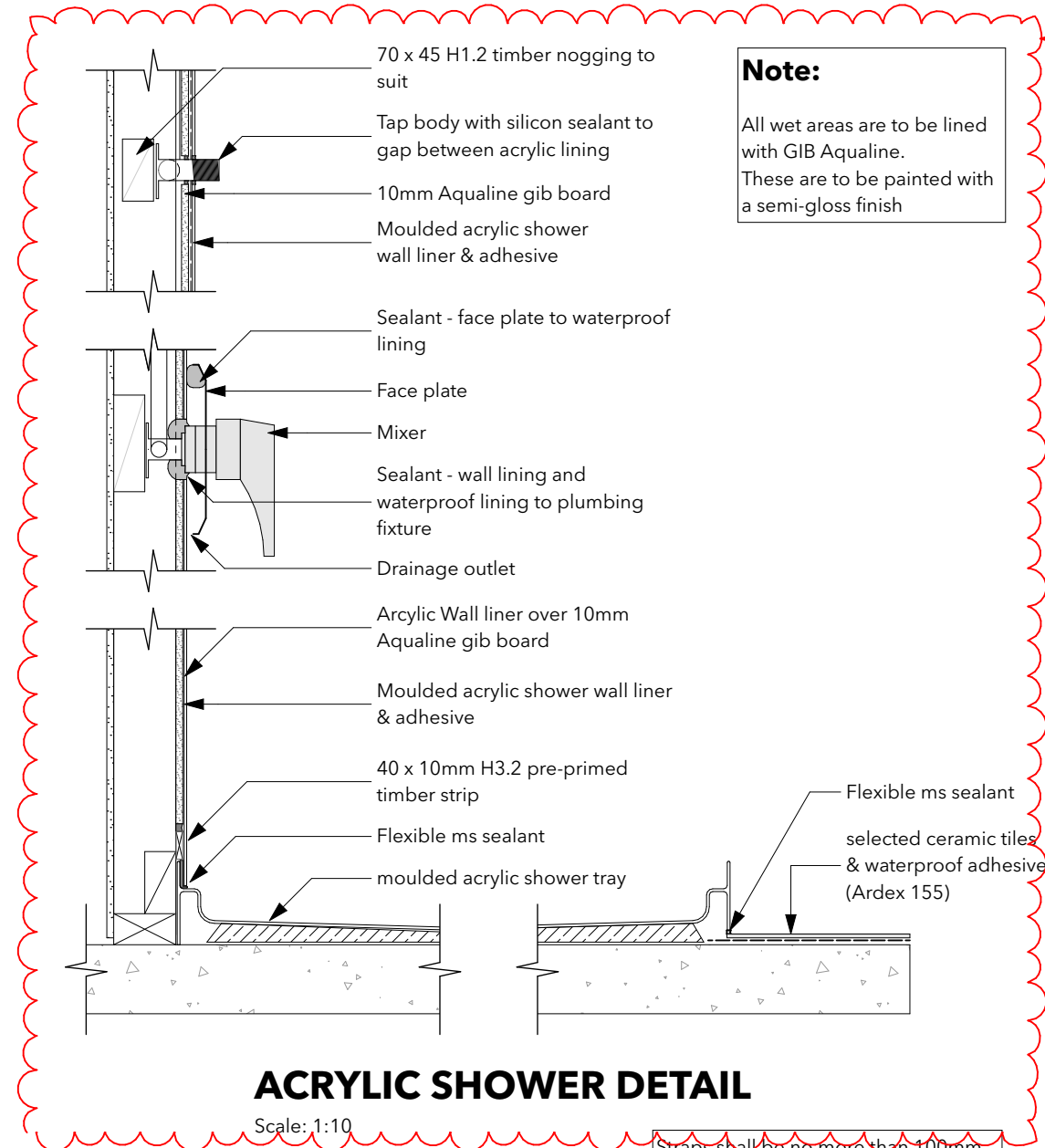
Billmac Investments Limited
Enquires: 021 932 038
Drawn By: **JP Designs Ltd**

SHEET TITLE:
Sections
Plan Type "Ashton"

PROPOSED NEW RESIDENCE FOR:
144 Rimu Street, Lakeside
AT:

VERSION: 1.0
REVISION: Consent
DATE: 30/10/2023

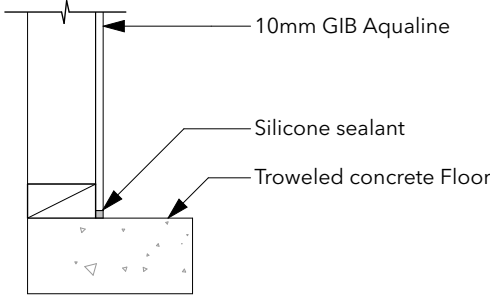
SCALE: 1:50 @A3
JOB NUMBER: **LS - 52**
SHEET: **401**



Note:

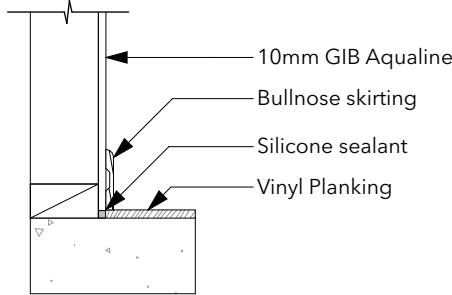
All wet areas are to be lined with GIB Aqualine. These are to be painted with a semi-gloss finish

Revision 3



WALL/FLOOR DETAIL

SCALE 1:10



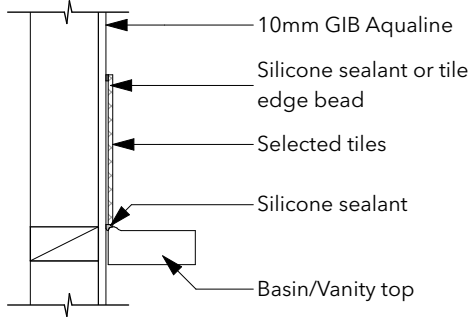
WALL/FLOOR DETAIL

SCALE 1:10

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

Building Admin
Date Received
8/11/2024



BASIN / VANITY DETAIL

SCALE: 1:10

REVISION #2 (Amendment)

16/06/2024

* HWC updated

REVISION #3 (Amendment)

04/11/2024

* Acrylic shower detail added

The Copyright of these plans shall remain with Billmac Investments Limited
Billmac Investments Limited accepts no responsibility for any work undertaken that is not in strict accordance with these drawings.
All construction shall be in strict accordance with the New Zealand Building Code.
Contractor shall check and verify all dimensions, setouts, and levels on site, prior to commencing contract, and shall immediately notify Billmac Investments Limited of any discrepancies or errors.

Billmac Investments Limited

Enquires: 021 932 038

Drawn By: **JP Designs Ltd**

SHEET TITLE:

Wetroom Details

Plan Type "Ashton"

PROPOSED NEW RESIDENCE FOR:

144 Rimu Street, Lakeside, Te
Kauwhata

AT:

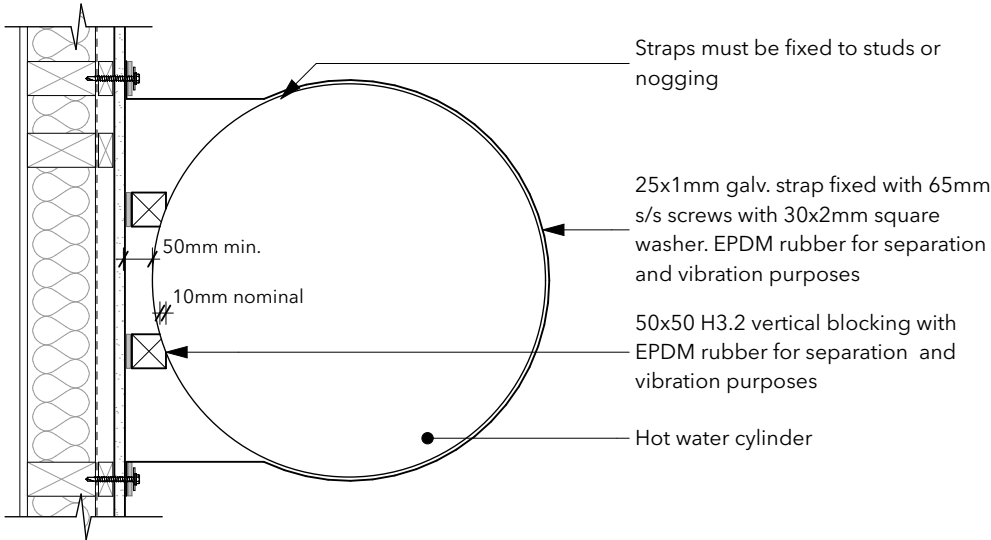
VERSION:	REVISION:	DATE:
1.0	Revision	27/02/2023
2.0	Revision	16/06/2023
3.0	Revision	04/11/2024

SCALE: 1:10 @A3

JOB NUMBER: **LS - 52** SHEET: **509**

Waikato District Council
Building Consent
Amendment Number
BAMD 0085/25

APPROVED

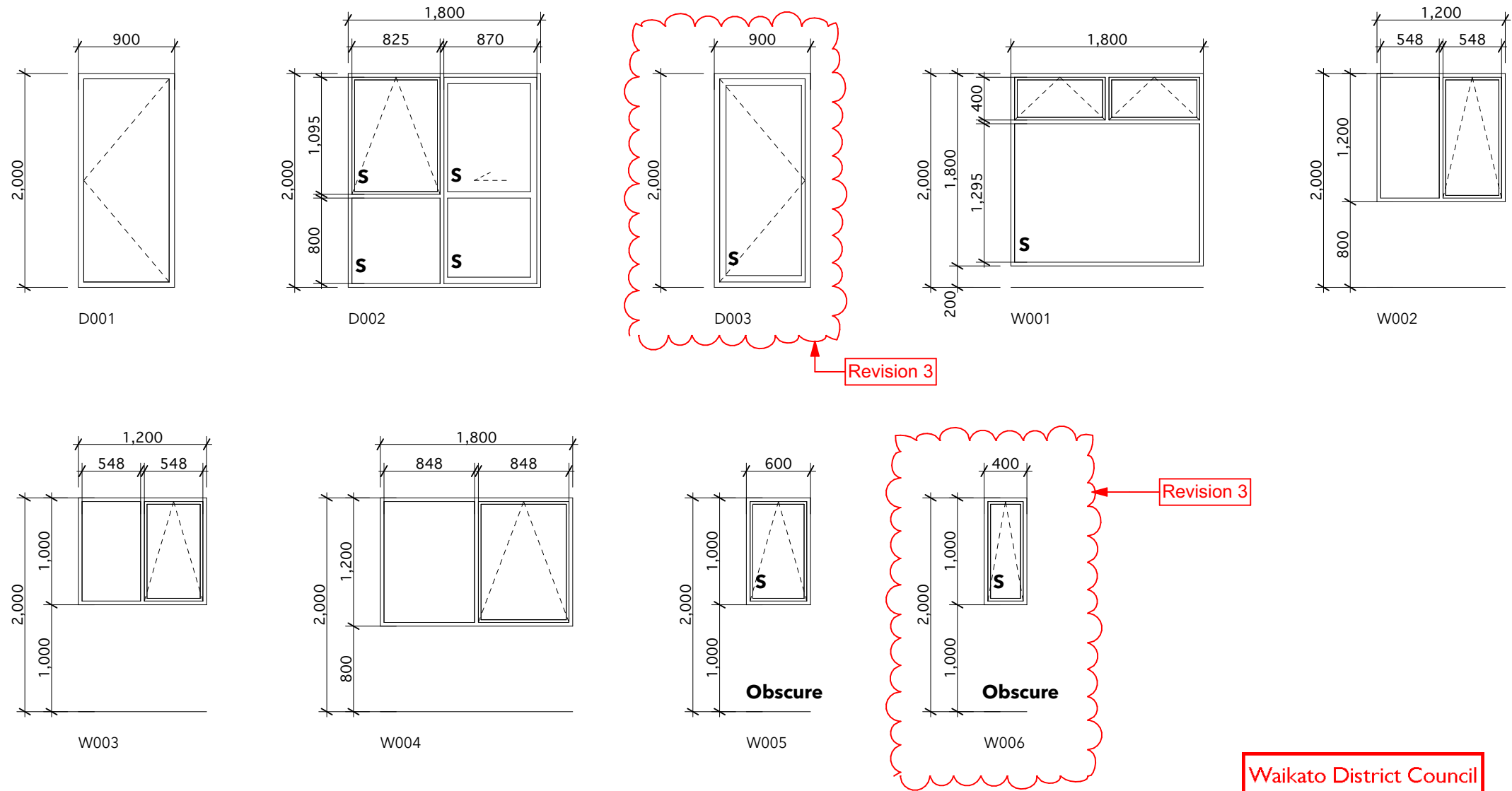


HOTWATER CYLINDER DETAIL

SCALE: 1:10

Pipe lagging comply with H/AS1 section

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



REVISION #3 (Amendment)

04/11/2024

- * Garage side door added
- * Bathroom window amended

The Copyright of these plans shall remain with Billmac Investments Limited
Billmac Investments Limited accepts no responsibility for any work undertaken that is not in strict accordance with these drawings.
All construction shall be in strict accordance with the New Zealand Building Code.
Contractor shall check and verify all dimensions, setouts, and levels on site, prior to commencing contract, and shall immediately notify Billmac Investments Limited of any discrepancies or errors.

Billmac Investments Limited

Enquires: 021 932 038

Drawn By: **JP Designs Ltd**

SHEET TITLE:

Window / Door Schedule

Plan Type "Ashton"

PROPOSED NEW RESIDENCE FOR:

144 Rimu Street, Lakeside, Te Kauwhata

AT:

VERSION:	REVISION:	DATE:
1.0	Revision	27/02/2023
2.0	Revision	16/06/2023
3.0	Revision	04/11/2024

SCALE: 1:50 @A3

JOB NUMBER: **LS - 52** SHEET: **601**

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

