

BC No: BC241008

SITE DETAILS:

32 DERBRIDGE STREET

WOODEND

LEGAL:

LOT 1257

AS BUILT TRUSS LAYOUT REQUIRED –

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

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

Approved Building Consent Documents and Plans (Full set)

On Site Copy

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

Inspections

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

03 311 8906

or

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

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

BC241008
Compacted Hardfill - pre DPM -
Foundation / Floor Slab -
Structure Pre Roof Pre Wrap -
Building Wrap & Sill Tape -
Cavity Battens & Flashings - Vert shiplap WB's
AAC-AAC Panel Part Installed - Resene Integra system
Pre Plaster & Flashings - Resene Integra system
Drains -
Preline & Plumbing -
Prestopping -
Wet Area Tanking - Ensuite Tiled shower
Final -

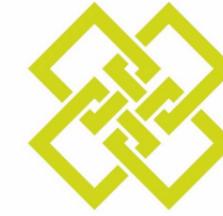
Please give at least 2-3 full working days' notice for the next required inspection, please be advised that it may not always be possible to carry out the inspection within the time frame you require.

Paul Croft

32 Dedridge Street, Woodend

Ravenswood, Woodend

File Number 24008.057



ENGCO
Consulting Engineers

AUCKLAND ■ CHRISTCHURCH ■ NELSON ■ QUEENSTOWN

TC2 RIBRAFT DRAWINGS

Issue Register

Rev	Date	Description
-	18.09.2024	Consent

Sheet List

Sheet No.	Rev	Date Issued	Sheet Title
S1	-	18.09.2024	General Notes
S2	-	18.09.2024	RibRaft Layout Foundation Plan
S3	-	18.09.2024	Ribrafft Details
S4	-	18.09.2024	Ribrafft Details
S5	-	18.09.2024	Typical Services Penetration Details

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
BC241008 22/11/2024 michaelmo

GENERAL

- Do not scale. Refer any discrepancies to the Architect.
- These drawings are to be read in conjunction with the Architects drawings.
- The builder shall be responsible for any damage to works during construction.
- The sand blinding layer shall be 20mm min. & 50mm max. to aid levelling & to prevent rocking of pods.
- Vapour barrier to be 0.25mm (250 micron) polythene complying with NZS 4229 / NZS 3604 .
- Finished ground level adjacent to slab to be protected from wind, water erosion and undermining.

FOUNDATIONS

- For assumed allowable bearing capacity refer to calculations/installer guide. Unless otherwise noted in documentation.
- If there is any doubt about the integrity of the material on which the slab is to be founded - Supervising Engineer must be notified immediately.

CONCRETE

- All workmanship & materials to conform to NZS 3109, NZS 4210 & local authority regulations.
- Minimum covers to reinforcement:
 - Exposed to earth - 75mm.
 - Protected by vapour barrier - 50mm.
 - Not exposed to weather except for a brief period during construction - 25mm.
- No holes or chases other than those specified are to be made in the slab without the approval of Engco.
- All concrete shall have 20mm nominal maximum aggregate size & 120mm slump & shall comply with NZS 3109.
- All concrete to be mechanically vibrated & carefully worked around the reinforcement & into the corners of the formwork.
- Ribraft make-up to be

100mm Floor Slab - 220mm pods
(20MPa min. TC2 Dramix 4D 80/60 Fibre Mix)
G500E SE-62 Ductile mesh on 50mm chairs

The design Fibre mix shall be supplied so that the residual flexural tensile stresses $f_{R,1}$ & $f_{R,4,K}$ shall be 1.5 MPa & 1.0 MPa respectively.

REINFORCEMENT

- All reinforcing shall be New Zealand sourced and conform to AS/NZS 4671 :2001 in grade 300E or grade 500E.
- All bends to be made cold without fracture.
- All reinforcing shall be deformed type unless otherwise stated.
- Grade 500E deformed bars shall be designated 'H', Grade 300E deformed bars shall be designated 'D' and Grade 300E round bars shall be designated 'R'.
- Minimum bar lap.

	H12 bars	H16 bars
L	720mm	900mm
- All reinforcement to be fixed & tied where necessary in its specified position.
- Welding of steel is not permitted.
- Spacers:
 - Edge at 1200mm ctrs (one on edge & two on corners, typically).
 - Internal one on each side of pod (typically).
- All mesh shall comply with AS/NZS 4671 & shall conform with elongation requirements exceeding 10%.
- All mesh shall lap a minimum of 250mm (end extensions not included in lap length).

GEOTECHNICAL REFERENCE:
Refer: Davis Ogilvie
Geotechnical Assessment Report
Ref. No: 41768
Dated: 15.05.2024
Bearing: 200kPa

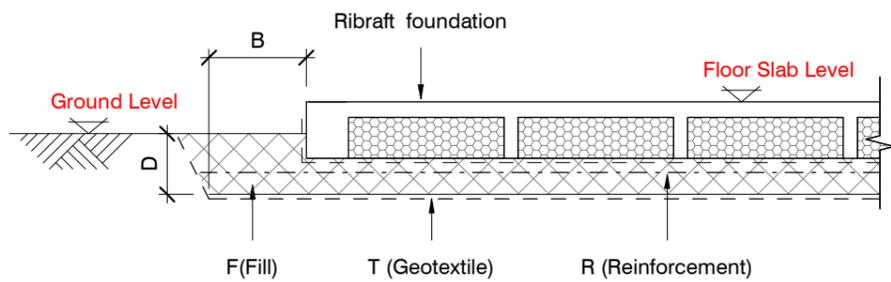
INSPECTIONS

Inform ENGCO consulting 48 hours in advance of any inspections required for code compliance certification.
Contact ENGCO - Ph. 03 366 7955 & quote ENGCO Ref. No.

INSPECTIONS REQUIRED

1. Confirm bearing at excavation - by ENGCO
2. Contractor to supply (4) N.D. Tests at finished compacted surface - if depth of fill is greater than 400mm.
3. Pre-pour of slab - by ENGCO

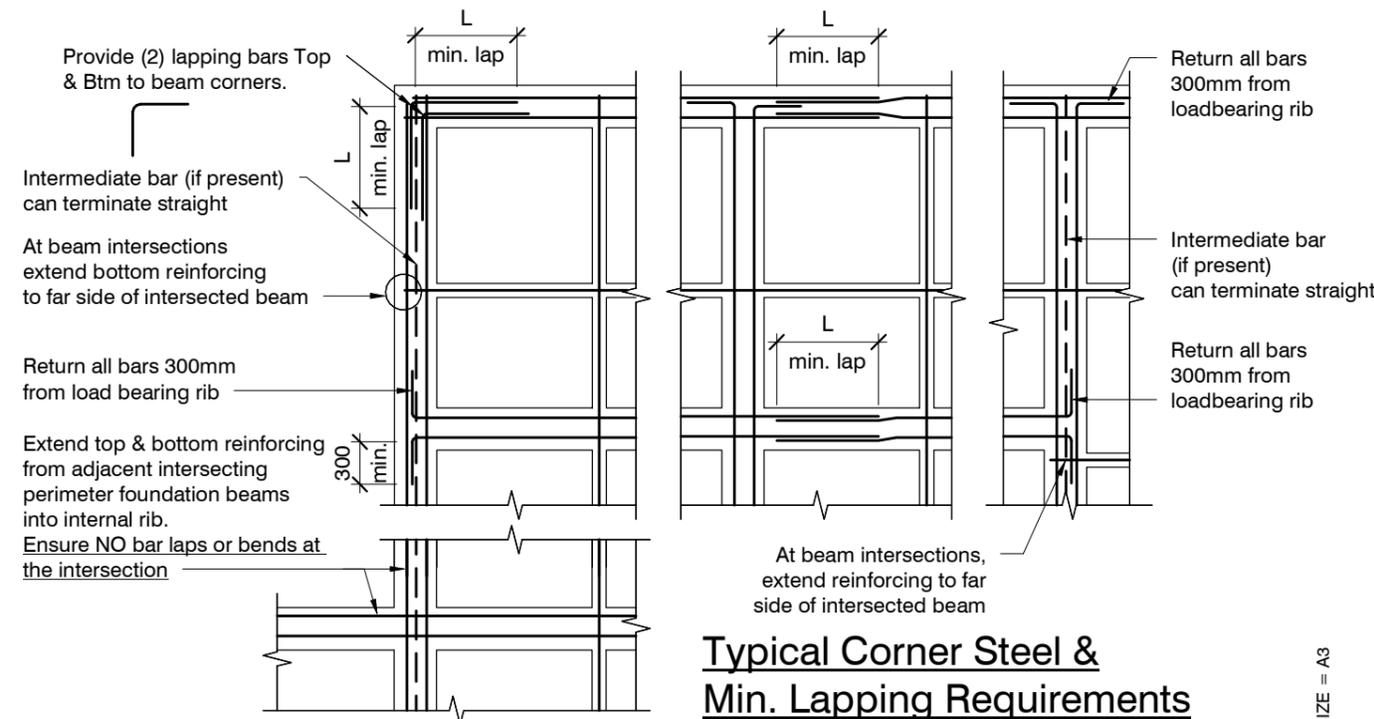
WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC241008 22/11/2024 michaelmo



BUILDING PLATFORM

BUILDING PLATFORM TABLE:	
B	500mm
D	Remove topsoil only - 400mm approx.
T	N/A
R	N/A
F	AP40 or AP65 fill - 95% Dry Density. Compact in 150mm layers max.

Refer Architectural drawings for Finished Floor Level



Typical Corner Steel & Min. Lapping Requirements

N.T.S.

ORIGINAL SIZE = A3

revisions	-	18.09.2024	Consent
-----------	---	------------	---------

ENGCO
Consulting Engineers
03 366 7955
office@engco.nz
www.engco.nz

32 Dedridge Street, Woodend
Ravenswood, Woodend

General Notes

design	B. Clark	file	24008.057
drawn	R. Houghton	dwg	S1
appvd	M.Cusiel	rev.	-
date	September 2024		

SLAB PLAN SETOUT:
 Slab drawn to Architectural framing and DOES NOT ACCOUNT FOR ANY OVERHANG.
 Use Architectural drawings for any framing overhang information which may affect slab dimensions.

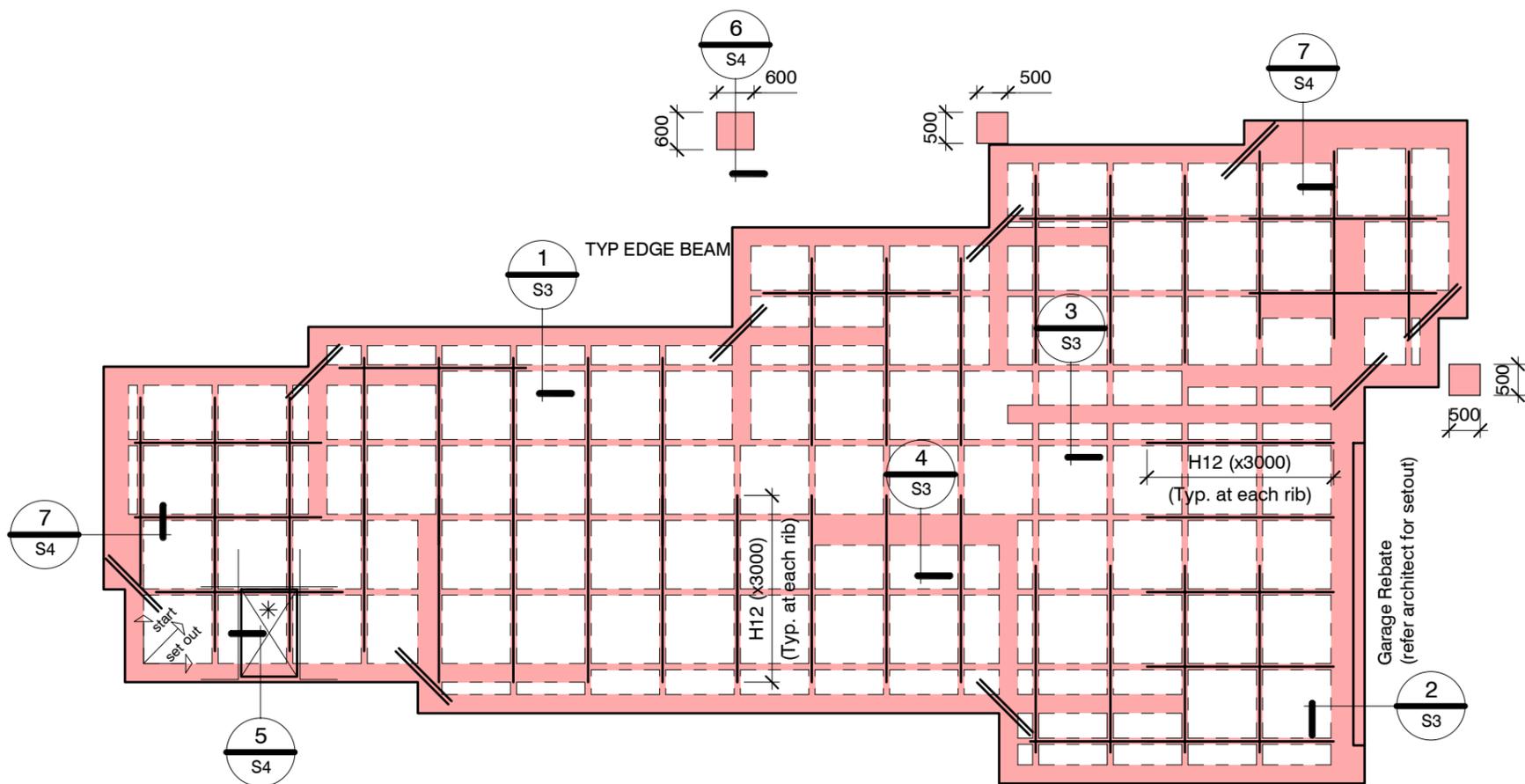
contractor shall verify all dimensions before commencing work
GENERAL NOTES: BC241008

Locations shown of internal floor beam thickenings are indicative only. It shall be the responsibility of the Contractor to ensure that they are located centrally under the load bearing walls to which they pertain.

Under no circumstance should pipework for services be run longitudinally in 100mm ribs. Similarly they should not be run along perimeter foundations nor internal floor beam thickenings

Vertical or horizontal penetrations through the foundation edge beam or floor beam thickenings must be made through the middle third of the member. Vertical penetrations should not be made through 100 mm ribs.

Refer to Architects drawings for floor slab, set downs, steps, rebates, holding down bolts, cast-in componentry and the like.



WAIMAKARIRI DISTRICT COUNCIL
 Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
 BC241008 22/11/2024 michaelmo

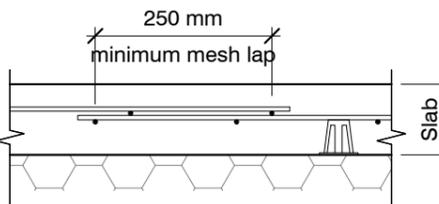
KEY:

- (2) H12 (x1200) at 200 crs.
- 1100 x 1100 pod (typ.)

100mm Floor Slab - 220mm pods (20MPa min. TC2 Dramix 4D 80/60 Fibre Mix) G500E SE-62 Ductile mesh on 50mm chairs

The design Fibre mix shall be supplied so that the residual flexural tensile stresses $f_{R,1}$ & $f_{R,4,K}$ shall be 1.5 MPa & 1.0 MPa respectively.

All Mesh shall lap a minimum of 250mm (end of extensions not included).



* 50mm shower rebate, maintain min. slab thickness Trim perimeter with H12. extending 750mm past (typ.) (or 300mm return) Refer to Architects drawings for setout dimensions

RIBRAFT FOUNDATION LAYOUT PLAN

1 : 100

Refer Architects drawings for slab dimensions

revisions	-	18.09.2024	Consent
-----------	---	------------	---------

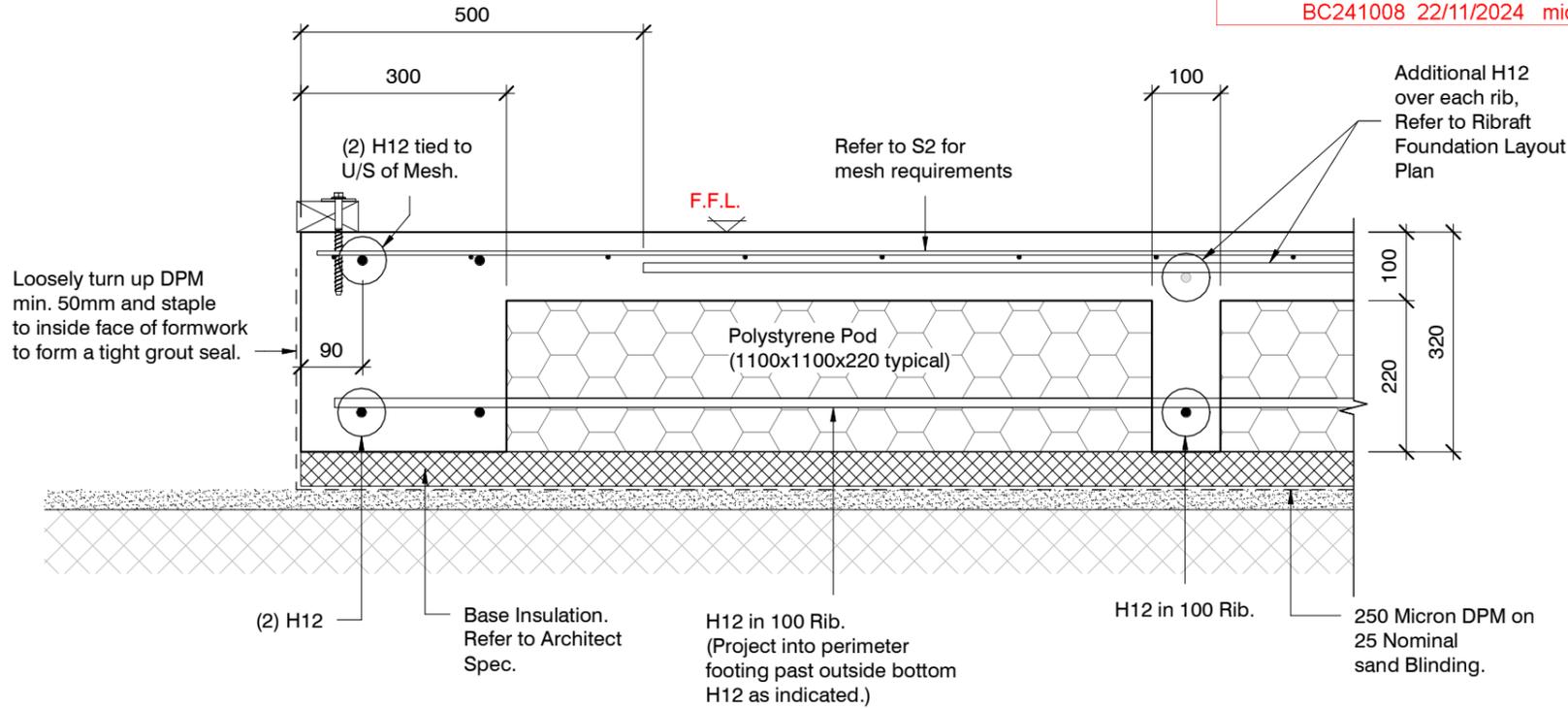
ENGCO Consulting Engineers
 03 366 7955
 office@engco.nz
 www.engco.nz

32 Dedridge Street, Woodend
 Ravenswood, Woodend

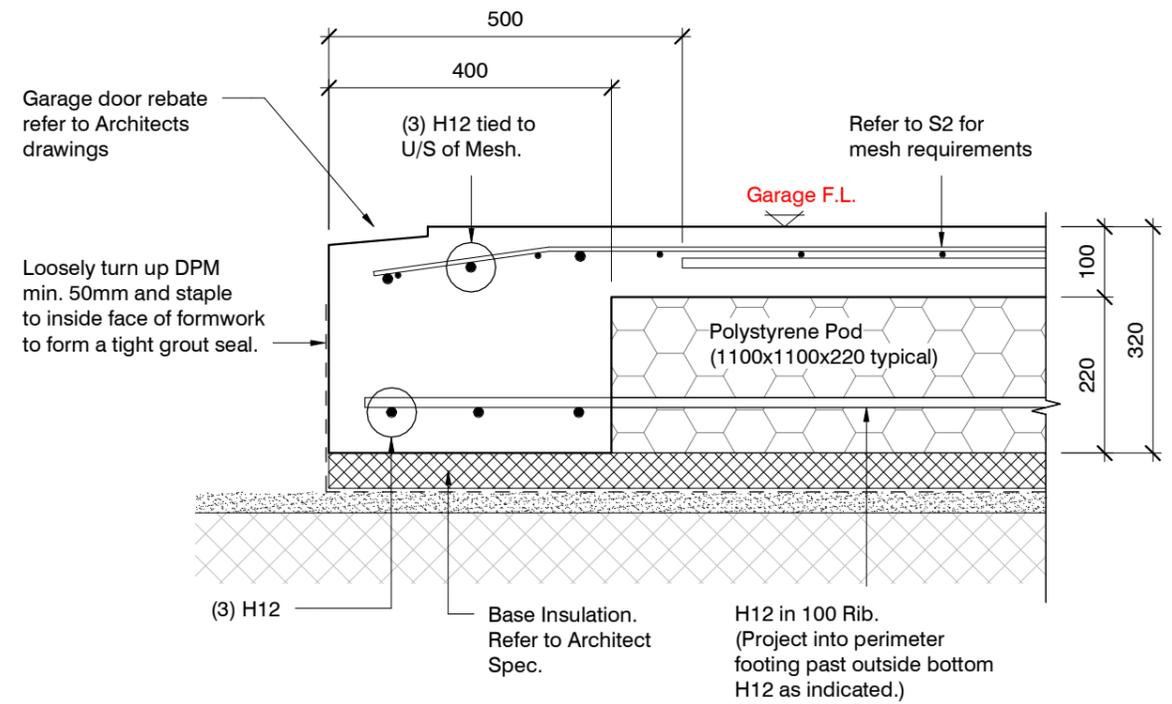
RibRaft Layout
Foundation Plan

design B. Clark
 drawn R. Houghton
 appvd M.Cusiel
 date September 2024

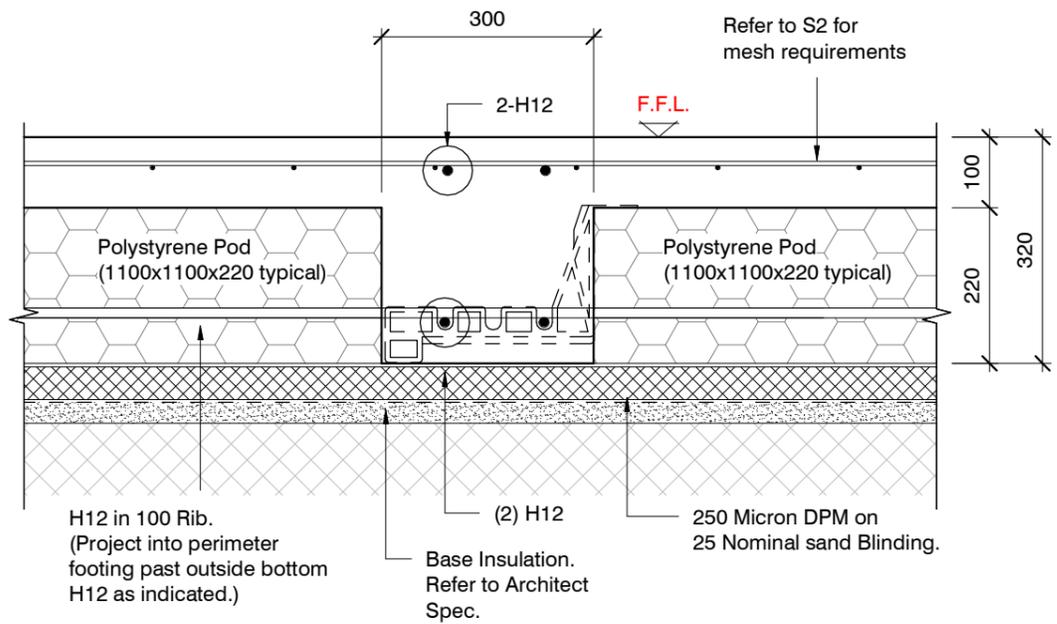
file **24008.057**
 dwg **S2** rev. -



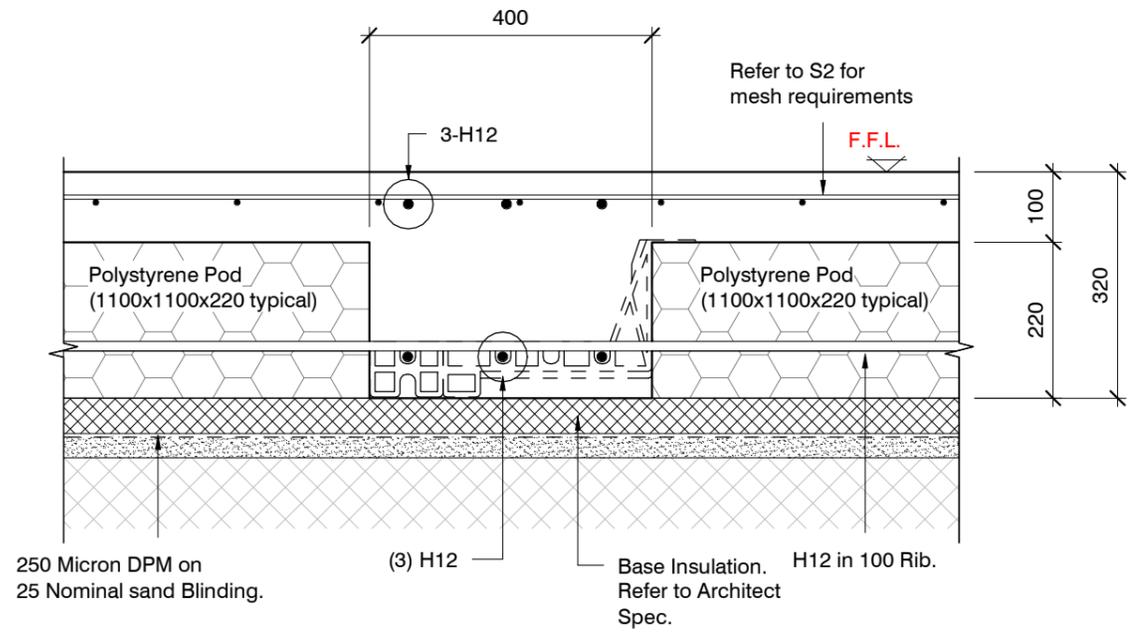
1 TYPICAL 300 WIDE EDGE BEAM
 S2 1:10



2 GARAGE DOOR REBATE
 S2 1:10

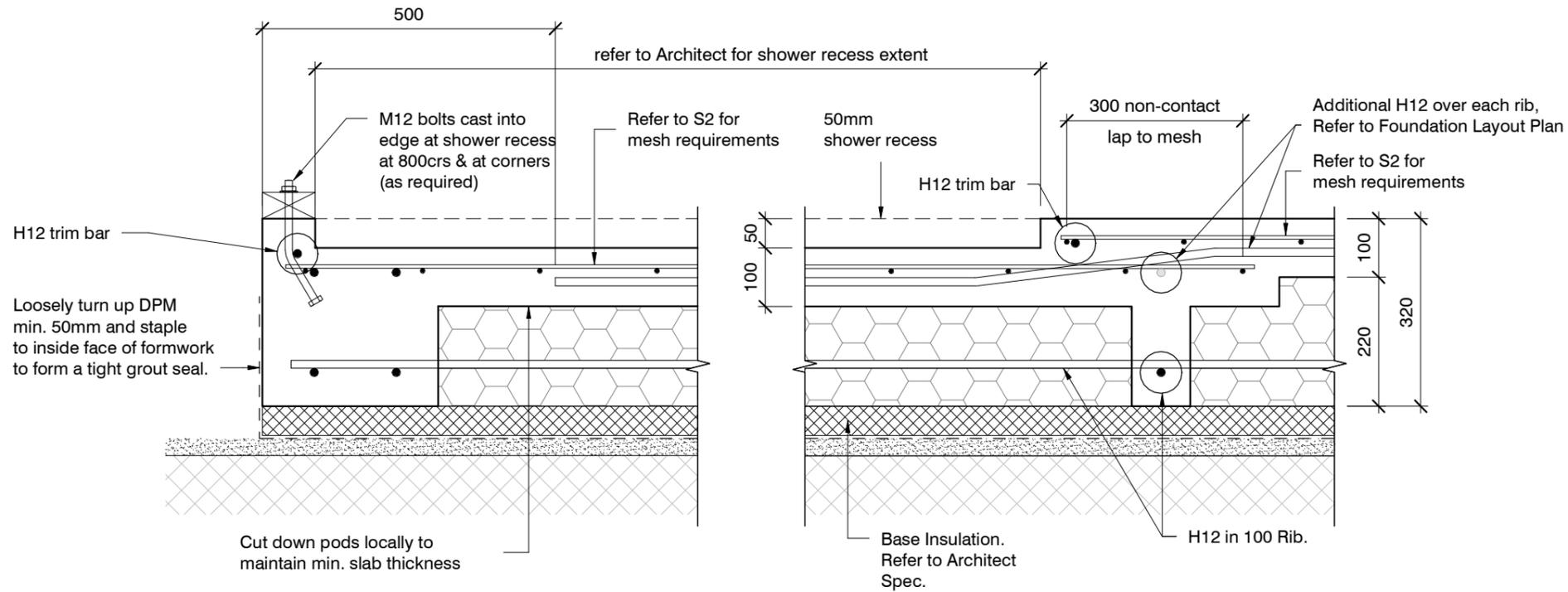


3 TYPICAL 300 WIDE INTERNAL BEAM
 S2 1:10



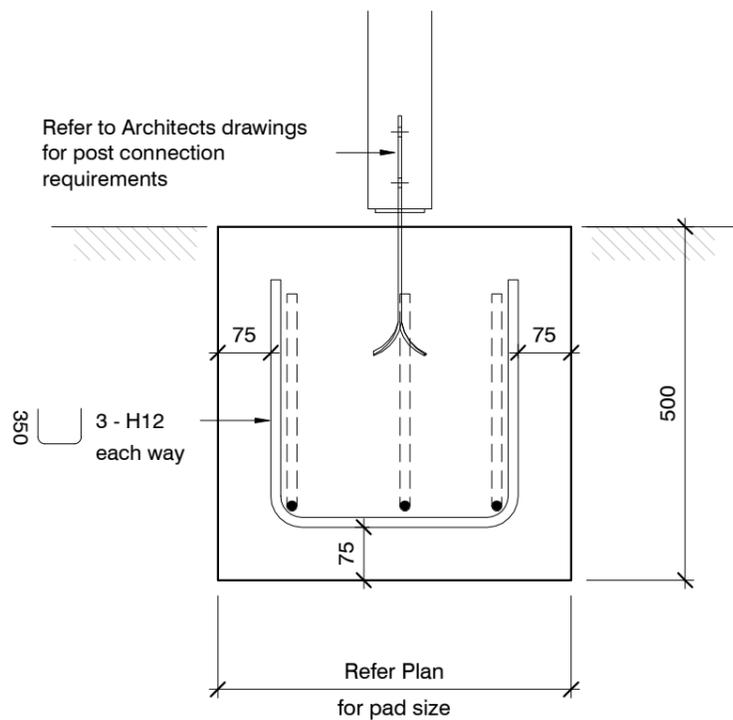
4 TYPICAL 400 WIDE INTERNAL BEAM
 S2 1:10

revisions	date	description
-	18.09.2024	Consent

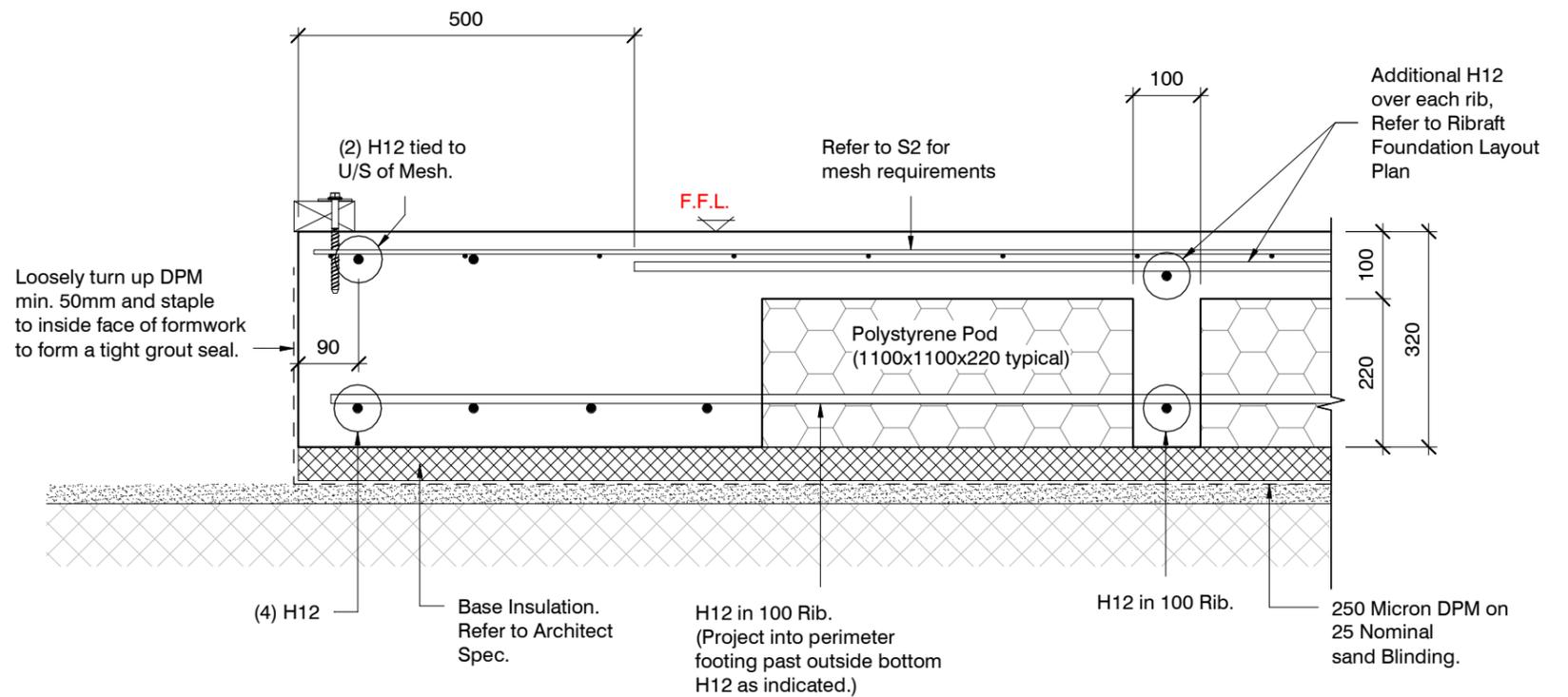


WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
BC241008 22/11/2024 michaelmo

5 TYPICAL SHOWER RECESS
S2 1:10



6 TYPICAL PAD
S2 1:10



7 WIDE EDGE BEAM
S2 1:10

revisions	-	18.09.2024	Consent

ENGCO
Consulting Engineers
03 366 7955
office@engco.nz
www.engco.nz

32 Dedridge Street, Woodend
Ravenswood, Woodend

Ribraft Details

design	B. Clark
drawn	R. Houghton
appvd	M. Cusiel
date	September 2024

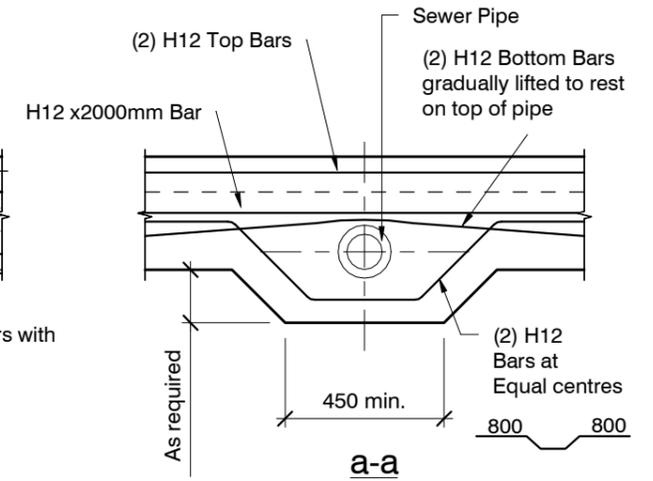
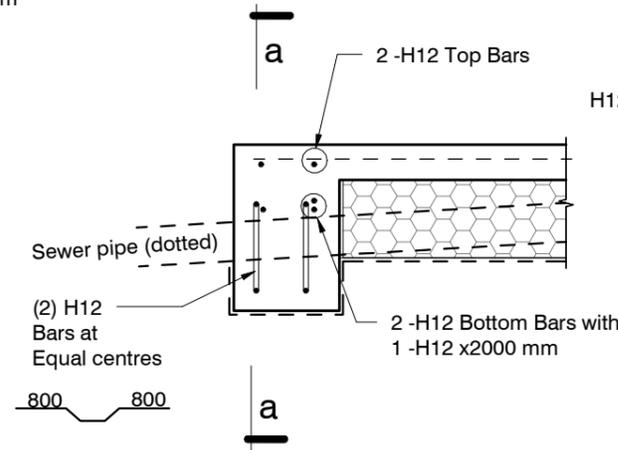
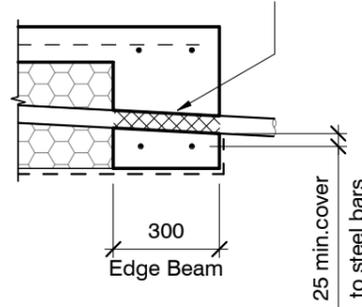
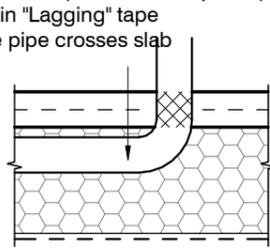
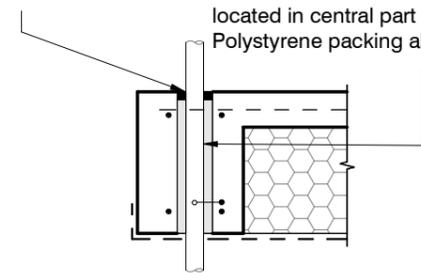
file	24008.057
dwg	S4
rev.	-

Flexible Sealant as required
all round pipe perimeter

Sleeve 50 mm larger dia. than service pipe
Maximum sleeve dia. 150 mm
located in central part of beam.
Polystyrene packing all around pipe.

Pipes can be run in Pods under
slab panels. (Sleeve not required.)
Wrap in "Lagging" tape
where pipe crosses slab

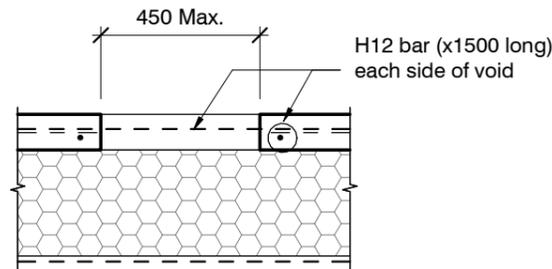
Pass pipe through edge beam
Avoid all reinforcing bars
(Sleeve not required)
Wrap in "Lagging" tape



SLAB SERVICES PENETRATION DETAIL

PIPE NOTE:
No separation required where
pipes are fully contained within slab.
Sleeve all drains that pass through the
base of the slab.

PENETRATIONS NOTE:
Where penetrations through
Floor Slab exceed 450 mm Square,
Crack Control Bars will be required.

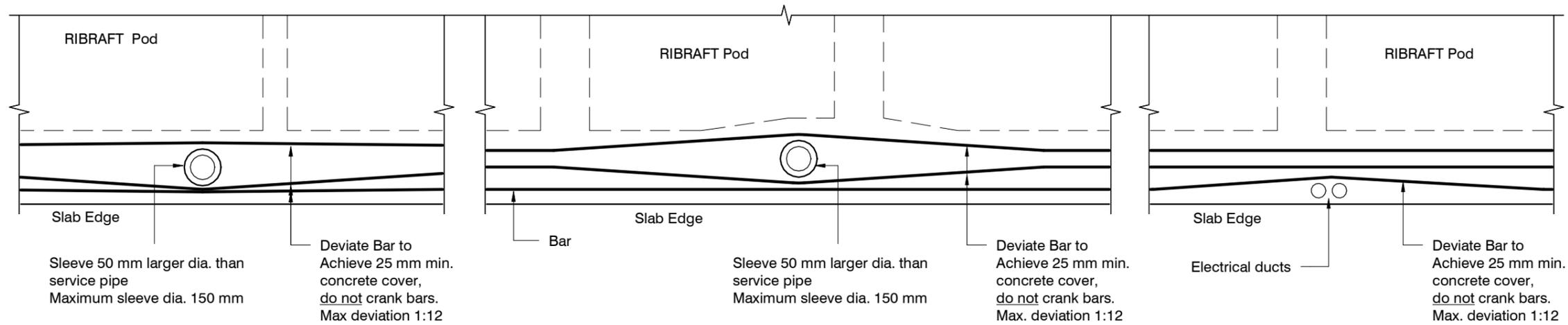


LARGE SLAB PENETRATION DETAIL

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
BC241008 22/11/2024 michaelmo

TYPICAL SECTION

**LOCALISED DEEPENING OF FOUNDATION BEAM
TO ACCOMMODATE TOILET WASTE PIPE**



Do not cut longitudinal reinforcement bars.

FOUNDATION SERVICES PENETRATION DETAILING.

Services shall not run along ribs or edge beams.

revisions	-	18.09.2024	Consent
-----------	---	------------	---------

ENGCO
Consulting Engineers
03 366 7955
office@engco.nz
www.engco.nz

32 Dedridge Street, Woodend
Ravenswood, Woodend

**Typical Services
Penetration Details**

design	B. Clark
drawn	R. Houghton
appvd	M. Cusiel
date	September 2024

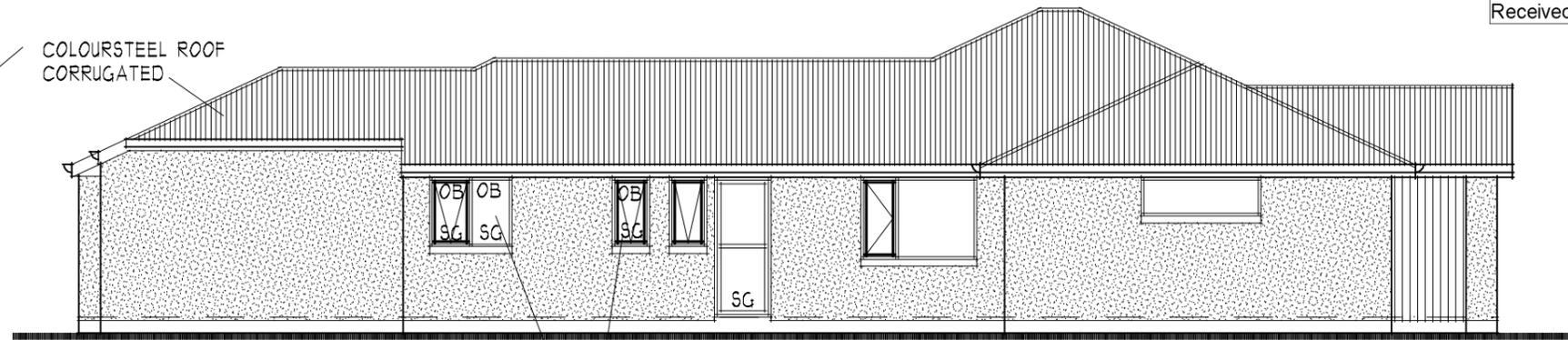
file	24008.057
dwg	S5
rev.	-

-BUILDING WRAP IS TO BE FIXED OVER SILLS AND OPENING STUDS
 -FLEXIBLE FLASHING TAPE IS REQUIRED TO LINTELS AND 250 MM DOWN OPENING STUDS AT EITHER END
 -FLEXIBLE FLASHING TAPE IS REQUIRED TO SILL TRIMERS AND 150 MM UP OPENING STUDS AT EITHER END
 - FLASHING TAPE IS ALSO REQUIRED 250 MM IN EITHER DIRECTION AT UPPER CORNERS OF WINDOWS AND DOORS
 - AS THE BUILDING WRAP / PAPER EXTENDS AROUND AND IS FIXED TO THE UNDERSIDE OF THE LINTEL THE HEAD FLASHINGS NEED TO BE SEALED TO THE BUILDING WRAP WITH 50 MM WIDE FLASHING TAPE

40° RECESSION PLANE

COLOURSTEEL ROOF CORRUGATED

2500



EAST ELEVATION 1:100

WANZ BARS
 - ADDITIONAL SILL SUPPORT TO ALL WINDOW / DOOR JOINERY IE WANZ BARS

OB OBSCURE GLAZING

SG SAFETY GLASS TO COMPLY WITH THE REQUIREMENTS OF NZS 4223.3:2016 2.1 AND TABLE 1

LARGE PANES OF GLASS ARE SAFETY GLASS IF WITHIN 800MM OF FLOOR AND EXCEED 500MM WIDE AND 1000MM HIGH. PLEASE ALSO CONFIRM THAT ALL GLAZING WITHIN 800MM OF THE FLOOR IS EITHER 5MM FLOAT GLASS OR SAFETY GLASS.

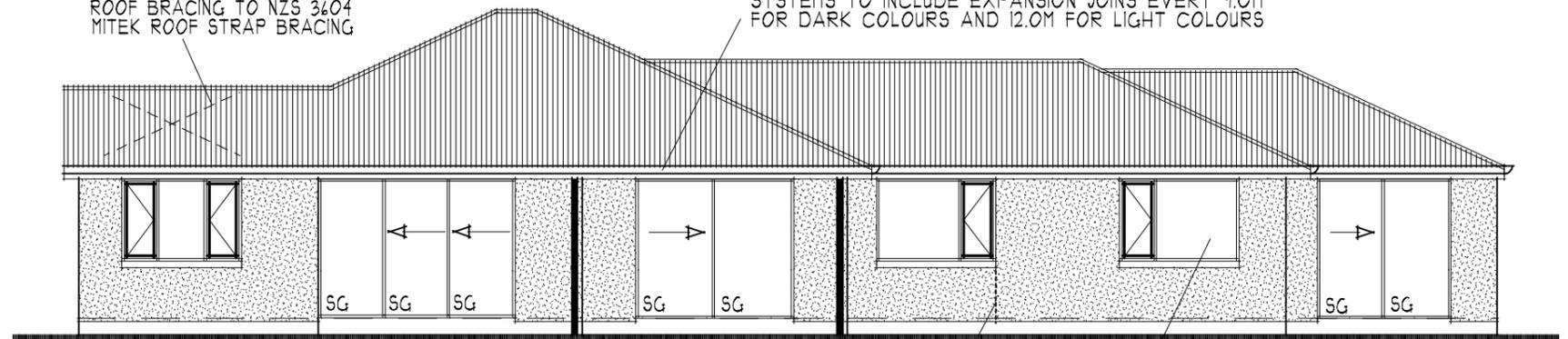
CORROSION ZONE B
 WIND ZONE - HIGH
 EARTHQUAKE ZONE - 2
 SNOW ZONE - N4 11.00 M

DOOR AND WINDOW GLAZING IS TO HAVE A MINIMUM R VALUE OF R0.5 MINIMUM.

WINDOW RESTRICTOR STAY TO OPENING WINDOW

ROOF BRACING TO NZS 3604 MITEK ROOF STRAP BRACING

METAL FASCIA AND GUTTER AND METAL FLASHING SYSTEMS TO INCLUDE EXPANSION JOINS EVERY 9.0M FOR DARK COLOURS AND 12.0M FOR LIGHT COLOURS



WEST ELEVATION 1:100

NORTH ELEVATION

RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH
WIND ZONE			1	
NUMBER OF STOREYS	0			
ROOF/WALL INTERSECTION DESIGN	0			
EAVES WIDTH		1		
ENVELOPE COMPLEXITY	0			
DECK DESIGN	0			
TOTAL RISK FACTOR	2			

SOUTH ELEVATION

RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH
WIND ZONE			1	
NUMBER OF STOREYS	0			
ROOF/WALL INTERSECTION DESIGN	0			
EAVES WIDTH				5
ENVELOPE COMPLEXITY			3	
DECK DESIGN	0			
TOTAL RISK FACTOR	9			

WEST ELEVATION

RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH
WIND ZONE			1	
NUMBER OF STOREYS	0			
ROOF/WALL INTERSECTION DESIGN	0			
EAVES WIDTH				5
ENVELOPE COMPLEXITY			3	
DECK DESIGN	0			
TOTAL RISK FACTOR	9			

EAST ELEVATION

RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH
WIND ZONE			1	
NUMBER OF STOREYS	0			
ROOF/WALL INTERSECTION DESIGN	0			
EAVES WIDTH	0	1		
ENVELOPE COMPLEXITY			3	
DECK DESIGN	0			
TOTAL RISK FACTOR	4			

WAIMAKARIRI DISTRICT COUNCIL
 Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
 BC241008 22/11/2024 michaelmo

51.5° RECESSION PLANE

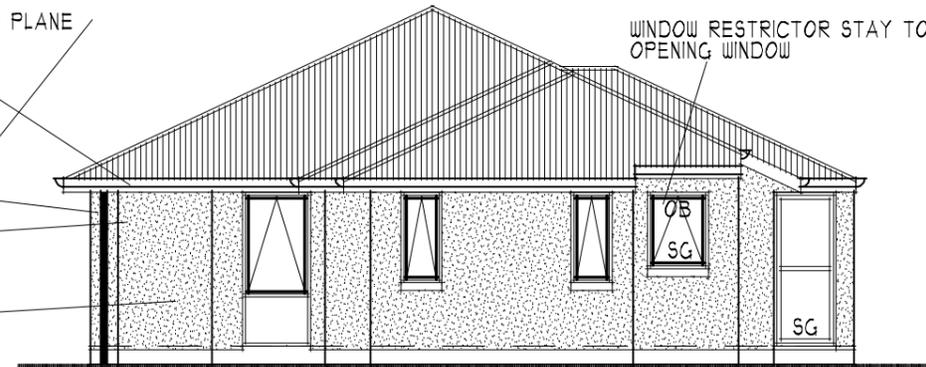
PROPRIETARY COLOURSTEEL FASCIA AND GUTTER SYSTEM

THE MINIMUM LIGHT REFLECTANCE VALUE (LRV) FOR RESENE INTEGRA SYSTEMS IS 25 %

PLASTER FINISH ON INTEGRA 50 MM PANEL ON CAVITY BATTENS ON BLG. WRAP

BLG. WRAP TEKTON

2500



SOUTH ELEVATION 1:100

45° RECESSION PLANE
 THERMAKRAFT 215 ROOFING UNDERLAY

WINDOW RESTRICTOR STAY TO OPENING WINDOW

VERTICAL CEDAR HP56 ON CAVITY BATTENS ON BLG. WRAP DWANGS AT 480 CRS

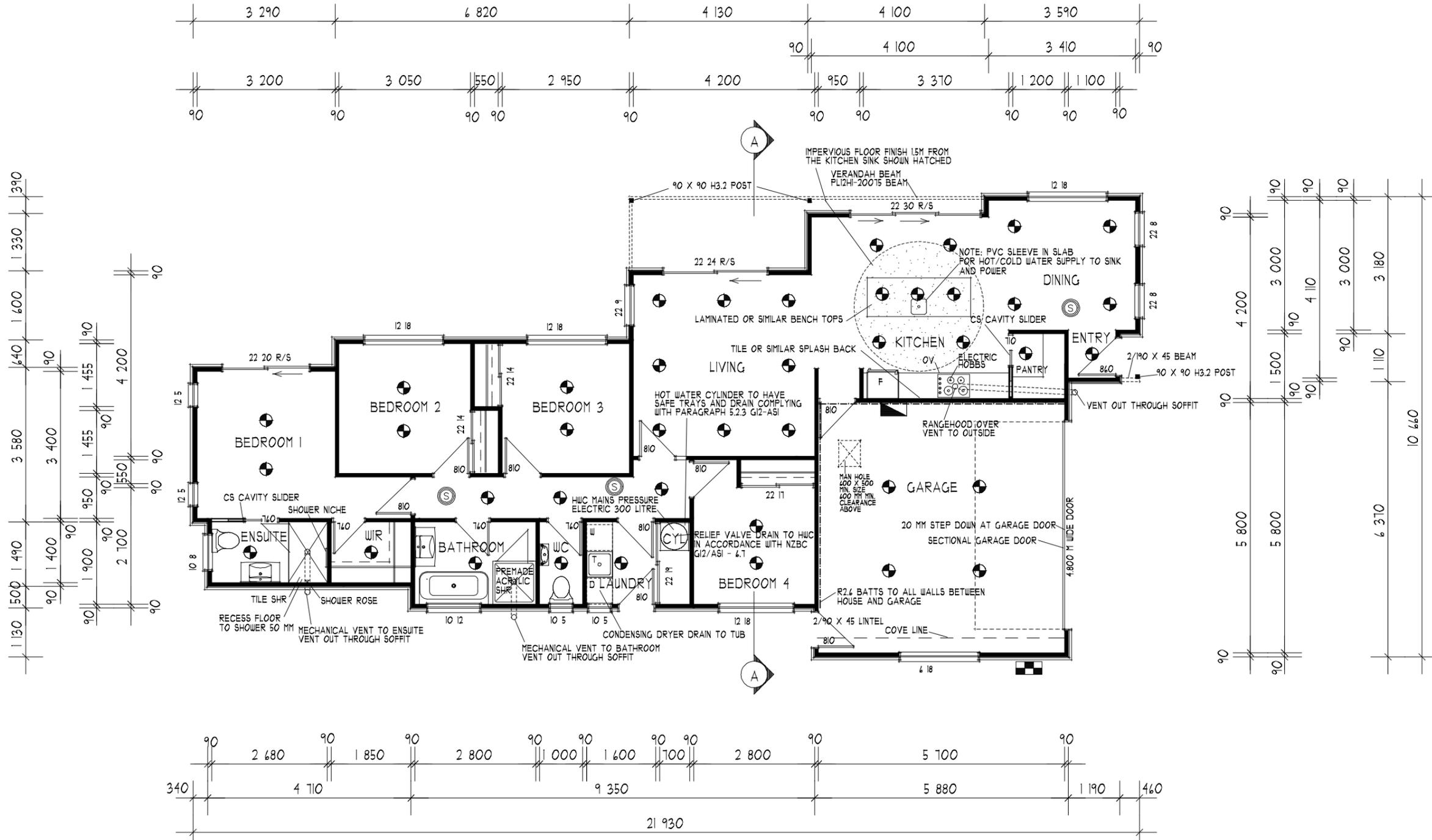
SELECTED SECTIONAL COLOURSTEEL GARAGE DOOR

2500



NORTH ELEVATION 1:100

EACH WINDOW IS 2.200 X 100 = 1.540 M² X 2 + 3.080 M²



FLOOR PLAN 1:100

LEGEND:

- SMOKE ALARM
- DOWNLIGHT
- TAP
- DISTRIBUTION BOARD
- METER BOX

SMOKE ALARM:
TO BE INSTALLED TO NZBC F1 AS1
3.1, 3.2, 3.3, 3.4 WITH HUSH FACILITY AND TEST BUTTONS
DOWNLIGHT FITTINGS SHALL BE IC OR IC-F FOR RESIDENTIAL INSTALLATIONS

LIGHT SWITCHES INSTALLED IN STAIRWAYS TO COMPLY WITH THE REQUIREMENTS OF D1/AS1 4.4.2

BATHROOM AND ENSUITE ARE REQUIRED TO HAVE MECHANICAL VENTILATION TO DEMONSTRATE COMPLIANCE WITH SECTION 12.5 (A) OF G4/AS1 WITH A LITRES PER SECOND OF 25 L/S. KITCHENS ARE REQUIRED TO HAVE 50 L/S.

1.4 DOWNLIGHTS

1.4) THE REQUIREMENTS FOR DOWNLIGHTS HAVE RECENTLY BEEN CHANGED AND THERE ARE DIFFERENT SPECIFICATIONS FOR COMMERCIAL AND RESIDENTIAL BUILDINGS. IN RESIDENTIAL BUILDINGS IT IS NOW NECESSARY TO INSTALL LUMINAIRES WITH THE RATINGS AS SPECIFIED; ALL OF THESE TYPES OF LUMINAIRE CAN BE ABUTTED WITH INSULATION AND SOME (IC) MAY BE COVERED, PROVIDING THE INSULATION IS ALSO SUITABLE FOR SUCH USE.

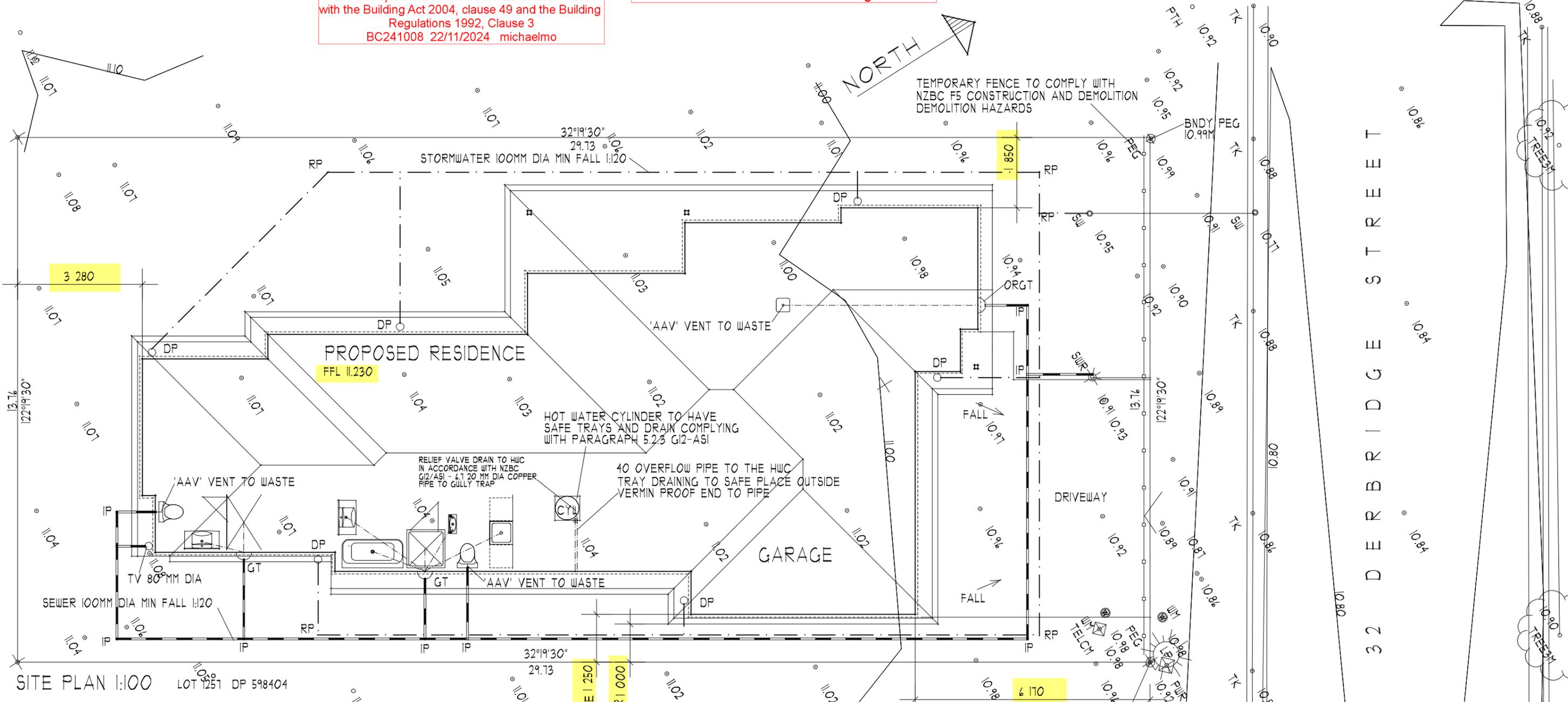
MEMBRANE REINFORCEMENT TO WALL AND FLOOR JUNCTION IN SHOWER TO COMPLY TO MANUFACTURERS APPROVED DETAILS
USE WATERPROOF MEMBRANE TO TILED AREAS (FLOOR AND WALLS) - IF FLOOR ONLY RETURN WATERPROOF MEMBRANE MIN 100 MM UP WALL
SLOPE FLOOR / SHR TO WASTE

WHERE THE SHOWER FLOOR HAS NO UPSTAND OR WHERE A WALL, SCREEN, DOOR OR CURTAIN IS OMITTED, THE FLOOR SHALL HAVE A FALL OF NO LESS THAN 150 TOWARDS THE FLOOR WASTE. THE FALL SHALL APPLY TO THE FLOOR AREA WITHIN A RADIUS OF 1500 MM TAKEN FROM A POINT VERTICALLY BELOW THE SHOWER ROSE, OR FROM ANY WALL WITHIN THAT RADIUS.

FLOOR FINISH

- ENSUITE FLOOR TILES
- BATHROOM FLOOR TILES
- W/C FLOOR TILES
- KITCHEN FLOOR TILES
- LAUNDRY FLOOR TILES

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC241008 22/11/2024 michaelmo



SITE PLAN 1:100 LOT 1251 DP 598404

MINIMUM REQUIREMENTS FOR WASTE PIPES G13/AS1

WASTE FITTINGS

KITCHEN WASTE PIPE: DN 50 GRADIENT 1:40
 BASIN WASTE PIPES: DN 32 GRADIENT 1:20
 SHOWER WASTE PIPES: DN40 GRADIENT 1:40
 BATH WASTE PIPES: DN 40 GRADIENT 1:40
 WC WASTE PIPES: DN 100 GRADIENT 1:40
 LAUNDRY TUB WASTE PIPES: DN 50 GRADIENT 1:40

'AAV' VENT TO WASTES OVER 3.500 M LONG
 ALL TOILETS TO BE VENTED IN ACCORDANCE WITH G13/AS1 TABLE 5

ORGT - GULLY TRAP 150 MM BELOW FFL
 MIN 100 MM ABOVE GROUND

DRAIN LEAK TEST IS TO BE CARRIED OUT AS REQUIRED BY CLAUSE 8.0 EI/ASI AND CLAUSE 6.0 G13/AS2.

NOTE: DRAINS LAID AT A GRADIENT OF 1:80 OR LESS A VARIABLE LEVELLING DEVICE SHALL BE USED TO ENSURE UNIFORM AND ACCURATE GRADIENTS. (G13/AS2 CLAUSE 5.22)

GROUND CLEARANCES TO GROUND:
 -TO PAVING, DRIVEWAY 150MM
 -NATURAL GROUND 225 MM

NOTE: " BEDDING " AND " BACKFILLING " OF DRAINS COMPLIANT WITH G13/AS2 FIG 1

NOTE: ALL DOWNPIPES 14 MM DIAMETER

DRAIN SCHEDULE

IP INSPECTION POINT
 DP DOWNPIPE
 RP RODDING POINT
 GT GULLY TRAP

AREAS:

PROPOSED SLAB 159.01 M²
 PROPOSED RESIDENCE OVER CLADDING 163.59 M²
 PROPOSED RESIDENCE OVER ROOF / GUTTER 199.58 M²
 LAND 409 M²
 SITE COVERAGE OVER CLADDING 39.99 %
 SITE COVERAGE OVER ROOF 48.79 %

NOTE: ALL ENTRIES AND EXITS TO COMPLY WITH N.Z.B.C., DI, ASI. TREAD MINIMUM 280 MM, RISER MAXIMUM 190 MM. NON-SLIP FINISH TO TREADS

NOTE: SLIP RESISTANCE FOR WALKING SURFACES TO BE COMPLIANT WITH DI - ASI TABLE 2, CLAUSE 2.1.1 AND COMMENTS 1 AND 2

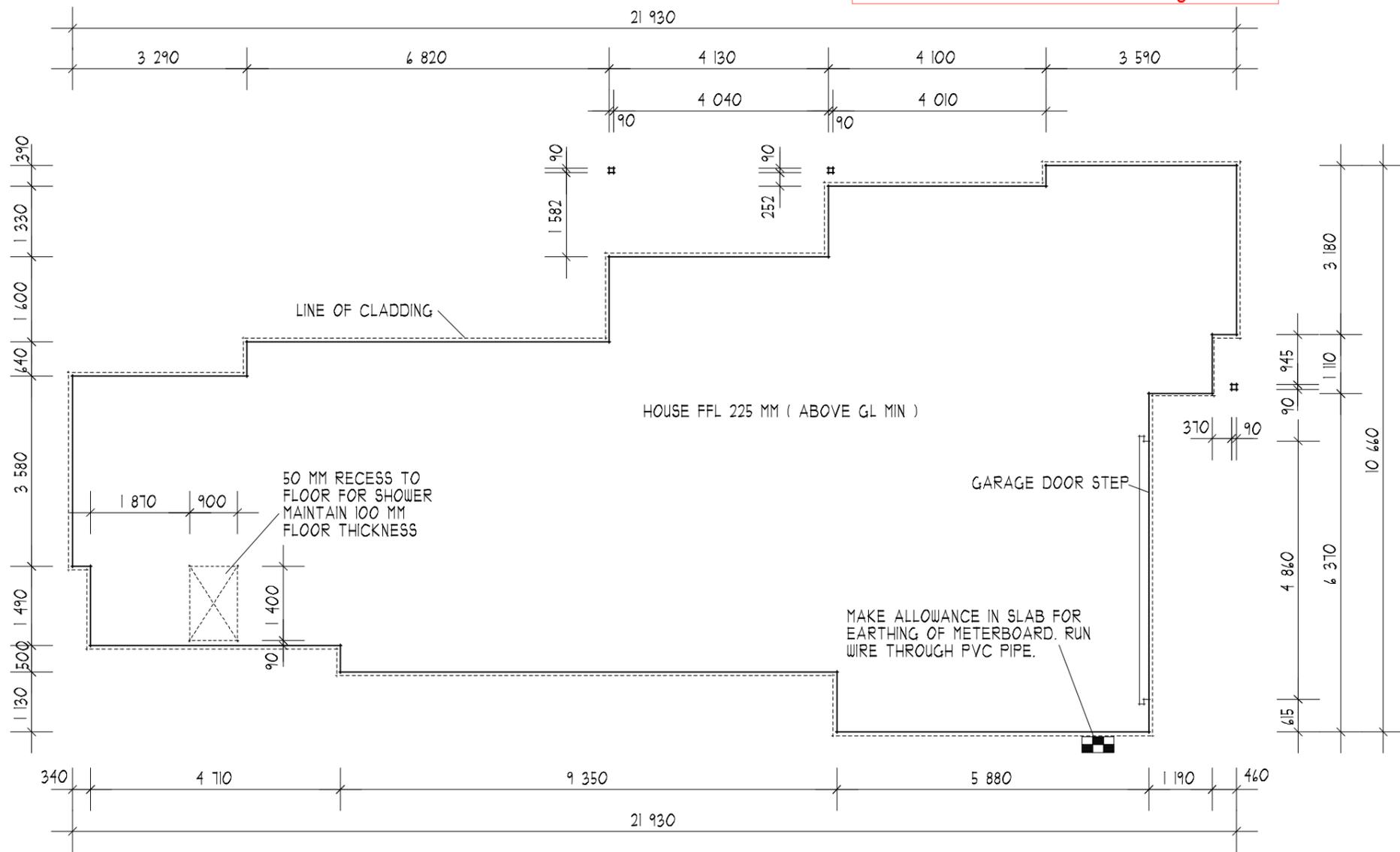
I hereby confirm that the building has been set out in accordance with consented site plans and the finished floor level complies with the minimum level indicated.

Signed Dated

Name

LBP No.

SURVEYED BY
 BUDGET SETOUTS LTD
 2-08-24
 HEIGHTS ARE IN TERMS OF
 NZ VERTICLE DATUM.



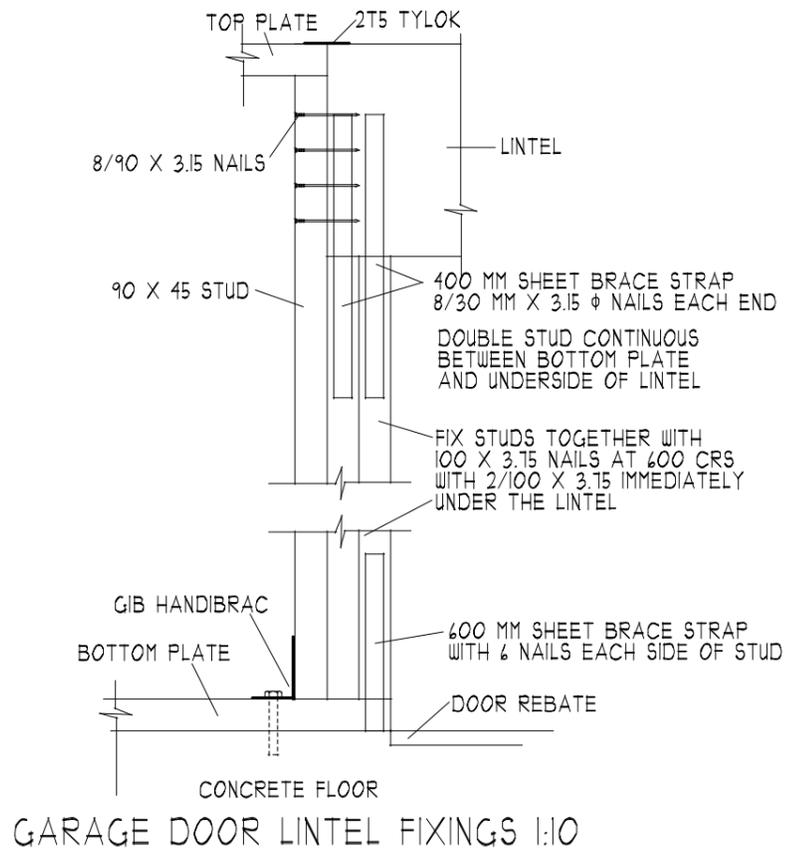
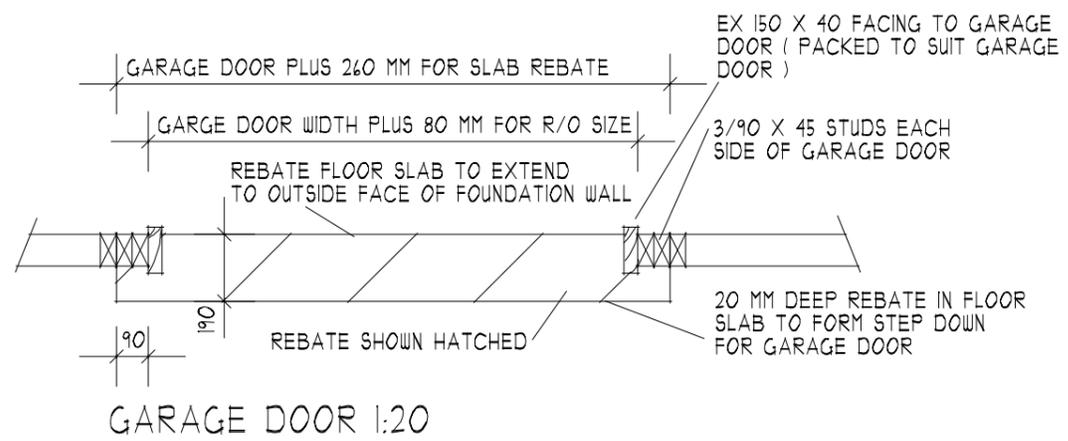
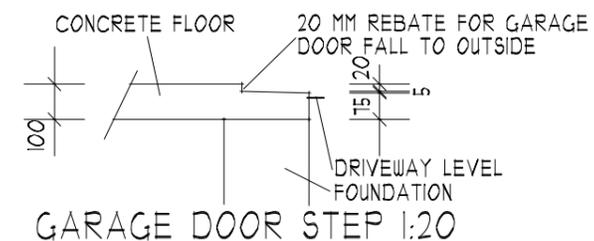
NOTE:
ALL DIMENSIONS OVER FOUNDATION FACE.
CONTRACTOR TO CONSULT MANUFACTURERS DOCUMENTATION TO DETERMINE THE CORRECT LOCATION FOR ALL WASTES POSITIONED THROUGH FLOOR SLABS.

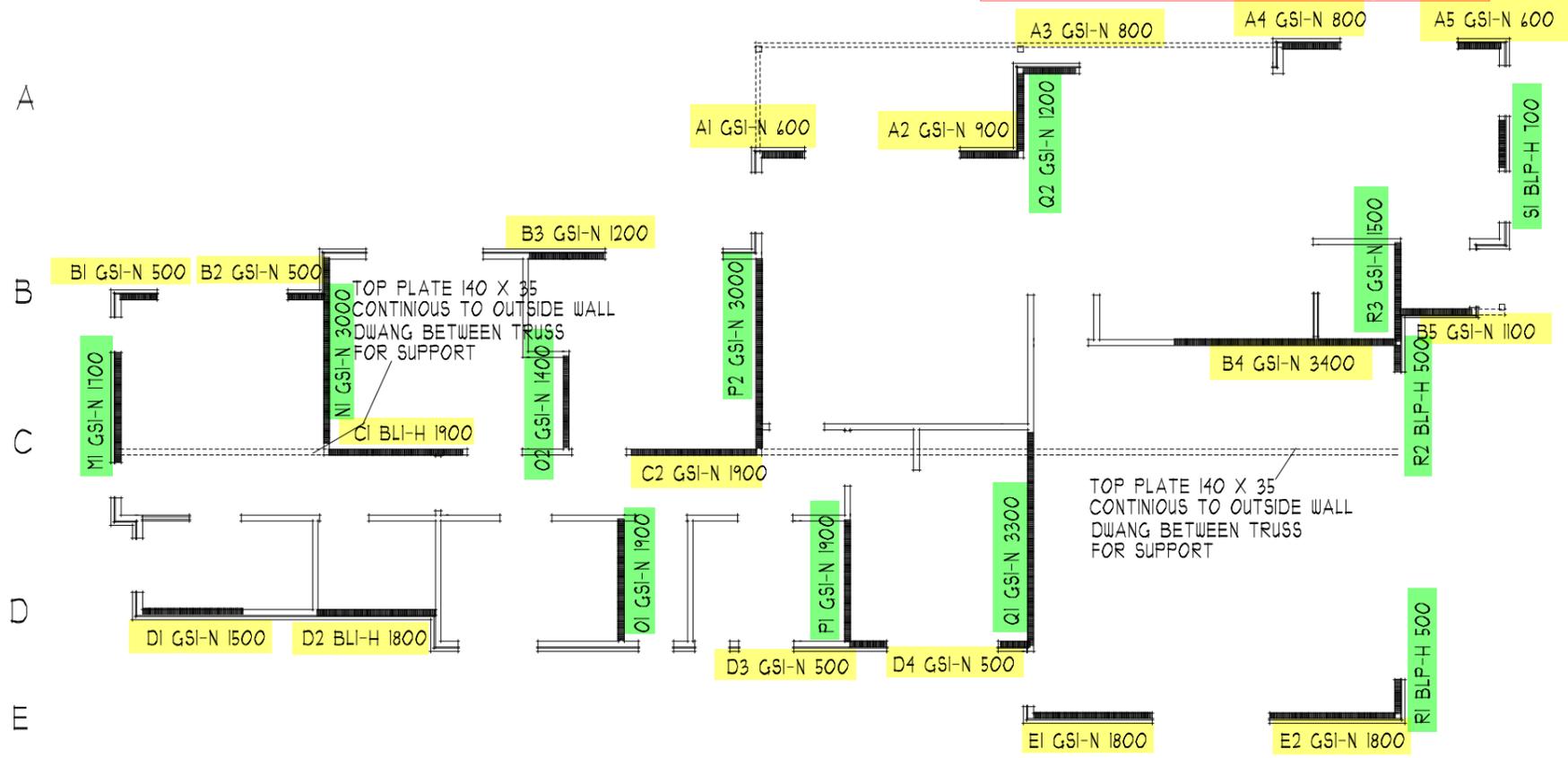
NOTE: ALL COPPER AND UPVC PIPES SHALL INCORPORATE EXPANSION JOINTS THE PROVISION DESCRIBED IN CHAPTER 8 OF NZS 7643 SHALL BE USED FOR UPVC PIPES. AT SUPPORTS, AND AT WALL AND FLOOR PENETRATIONS NOT INCORPORATING EXPANSION JOINTS, MOVEMENT SHALL BE ACCOMMODATED USING PIPE SLEEVES OR A DURABLE AND FLEXIBLE LAGGING MATERIAL

GROUND TO TOP OF FLOOR SLAB, AND PAVED TO FLOOR SLAB DIMENSIONS TO COMPLY WITH E2/AS1 AND OR NZS 3604

MESH IN SLAB TO BE EARTHED. EARTH WITH 16 MM REO ROD BROUGHT UP INTO GARAGE WALL BELOW METERBOX AND WIRED TO THE MESH. AT PREWIRE . CONNECT A CLAMP AND PIECE OF WIRE TO THE ROD AND EARTH IT TO THE METERBOX.

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC241008 22/11/2024 michaelmo





M N O P Q R S
BRACING PLAN 1:100 (6KN) BRACING CONNECTION TO WALL AS SHOWN ABOVE

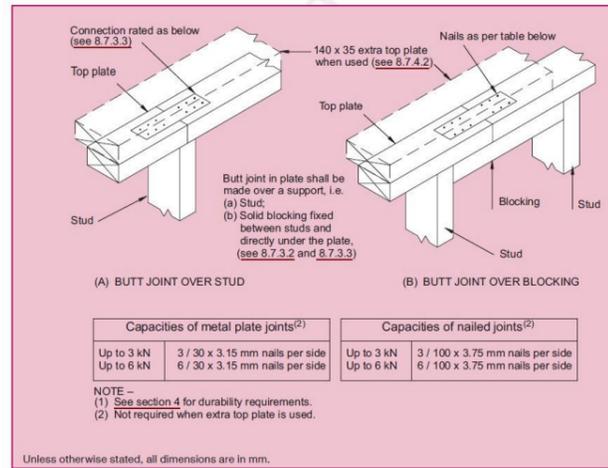
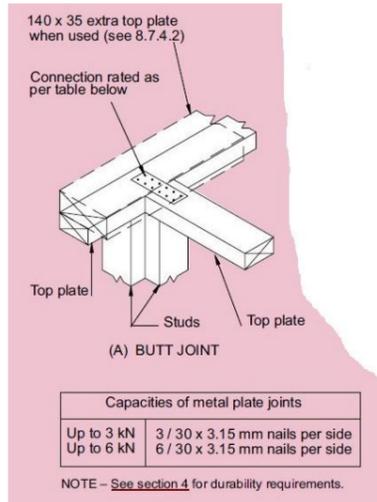


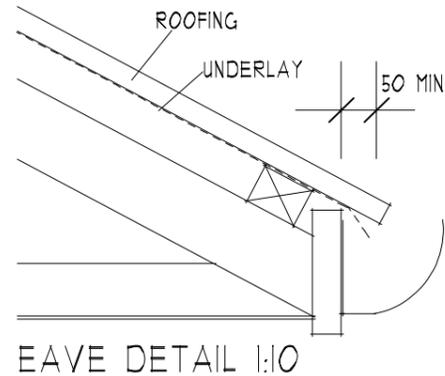
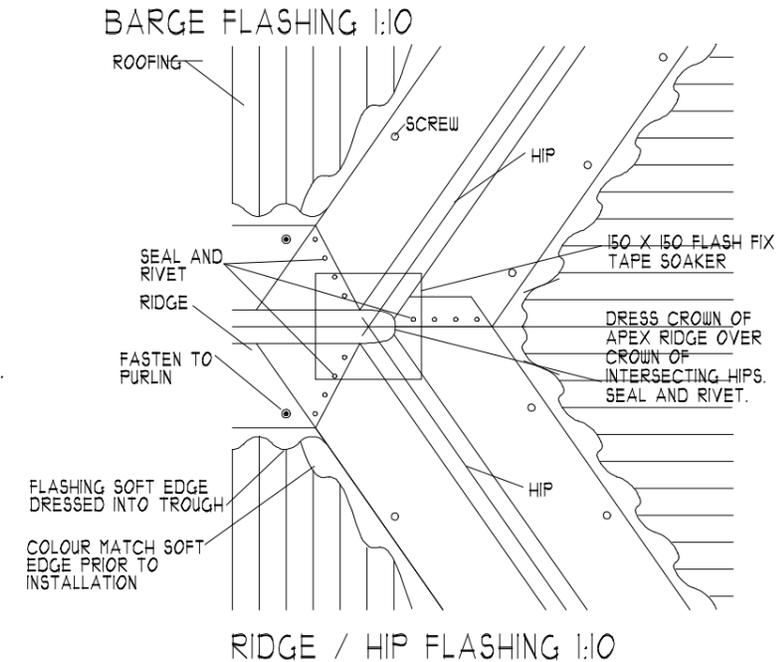
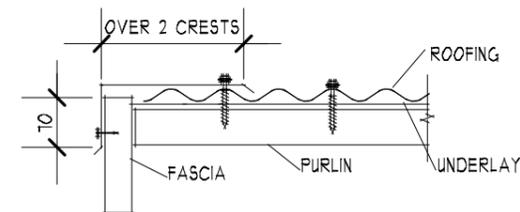
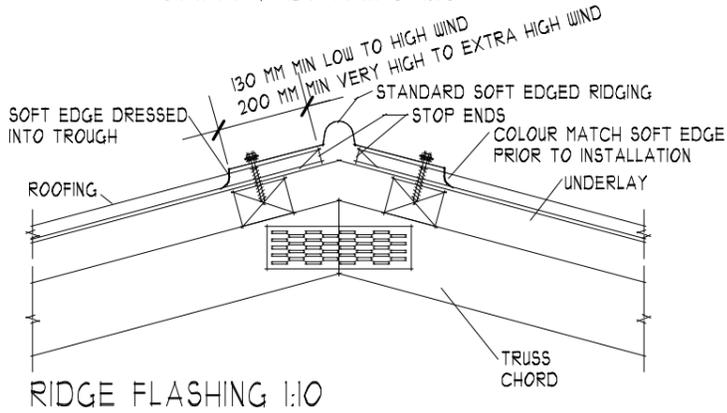
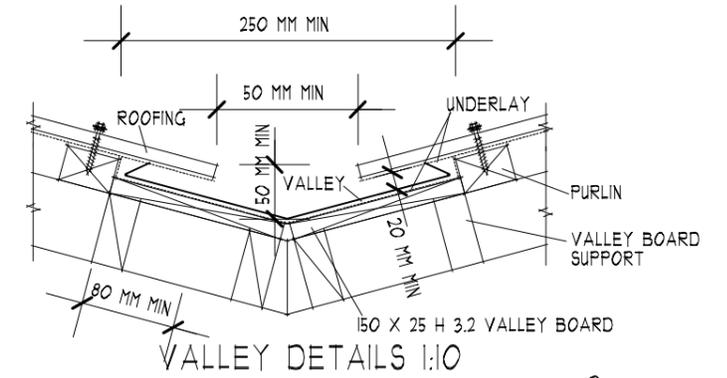
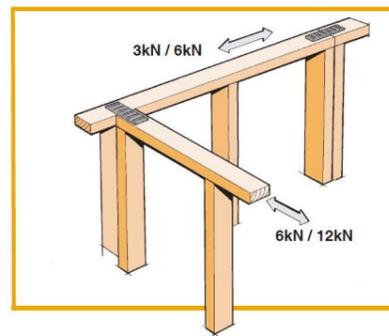
Figure 8.15 - Connecting top plates in line - Walls containing bracing (see 8.7.3.3)

Top Plates at Right Angles

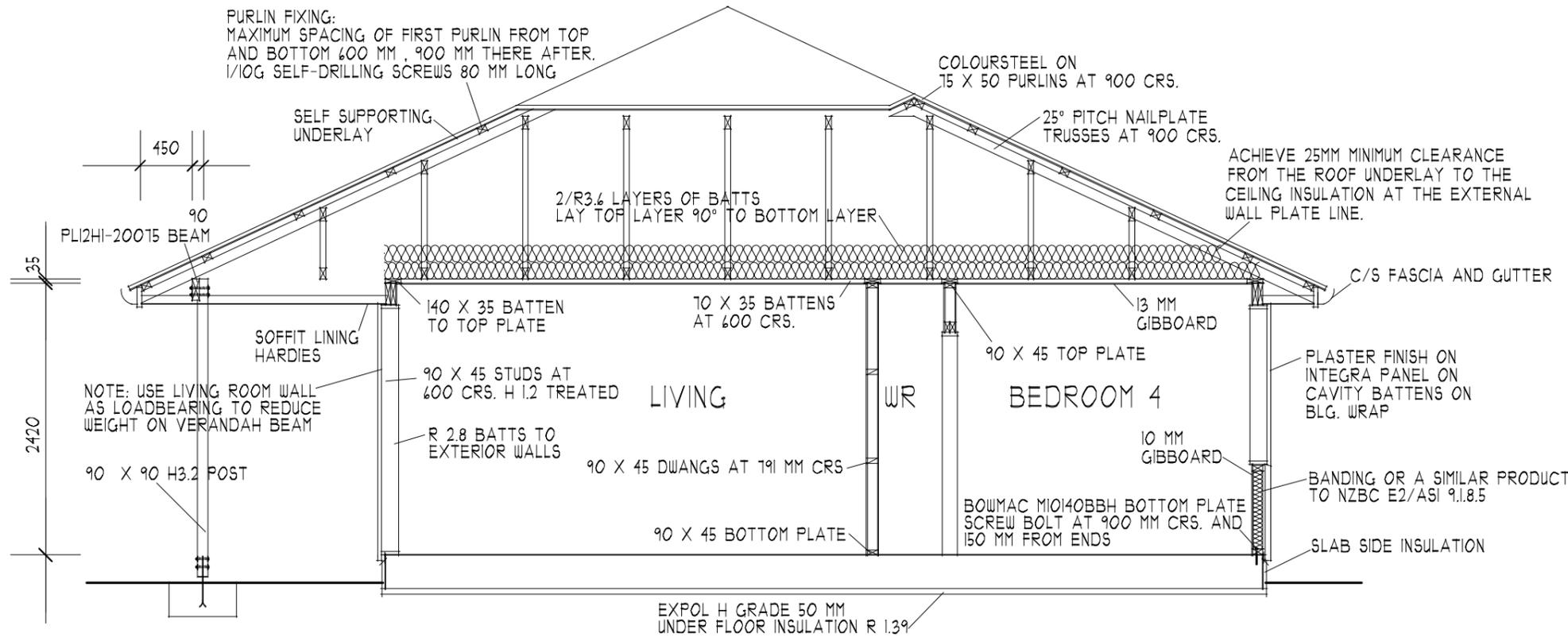
Connection capacity	LUMBERLOK Connector
6kN	Tylok 6T10 OR PLATE-LOK
12kN	2 x Sheet Brass Straps fixed with 6 x LUMBERLOK Product Nails 30mm x 3.15 dia. per end per strap (24 nails total)

Top Plates in Line

Connection capacity	LUMBERLOK Connector
3kN	Tylok 6T5 OR Strap Nail
6kN	Tylok 6T10 OR PLATE-LOK



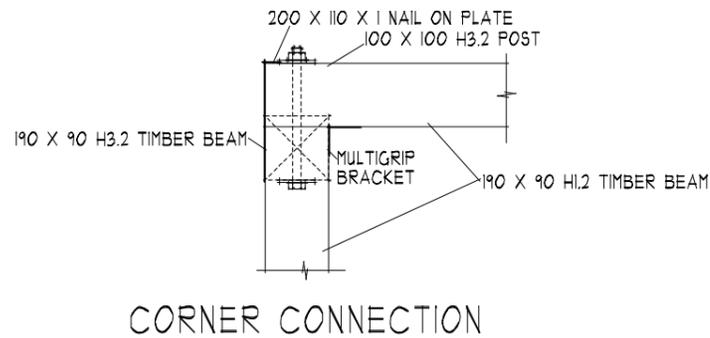
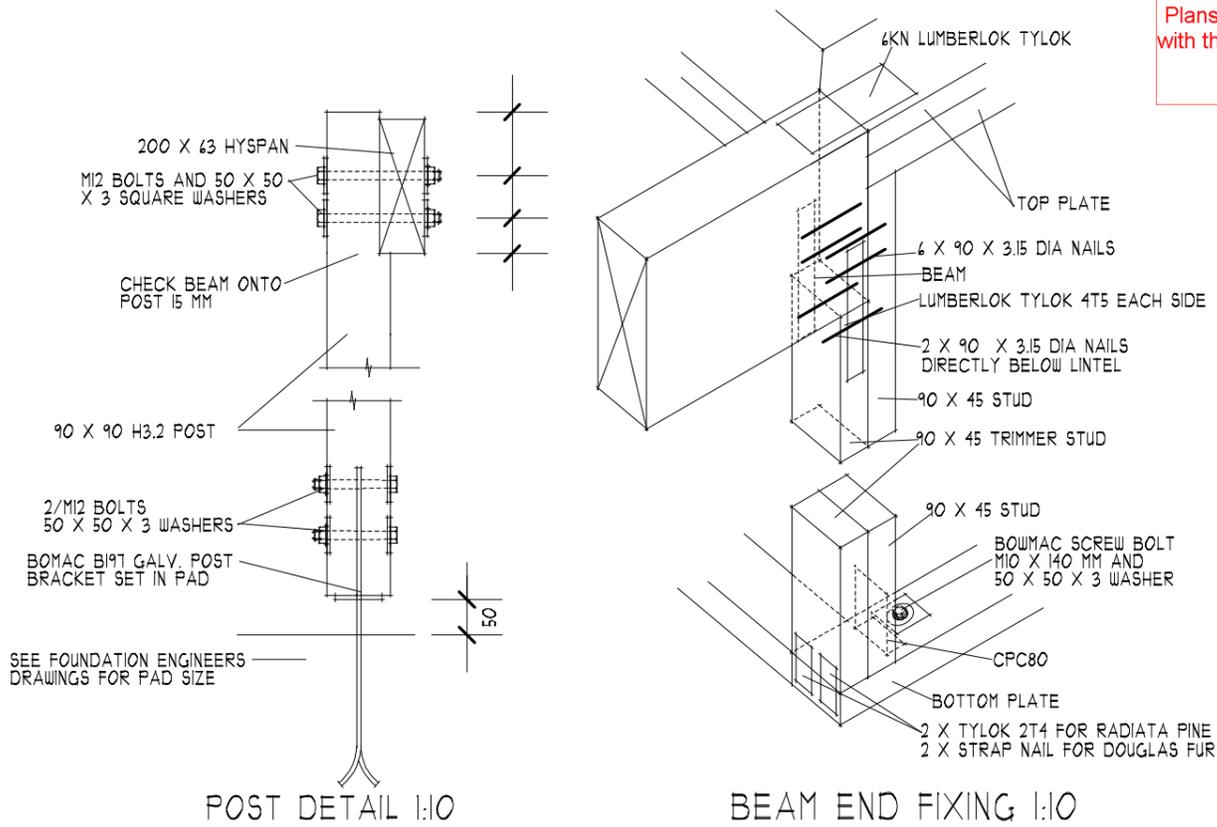
WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
BC241008 22/11/2024 michaelmo



TYPICAL CROSS SECTION 1:50

NOTE: SEE ENGINEERS DRAWINGS FOR SLAB AND FOUNDATIONS

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
BC241008 22/11/2024 michaelmo



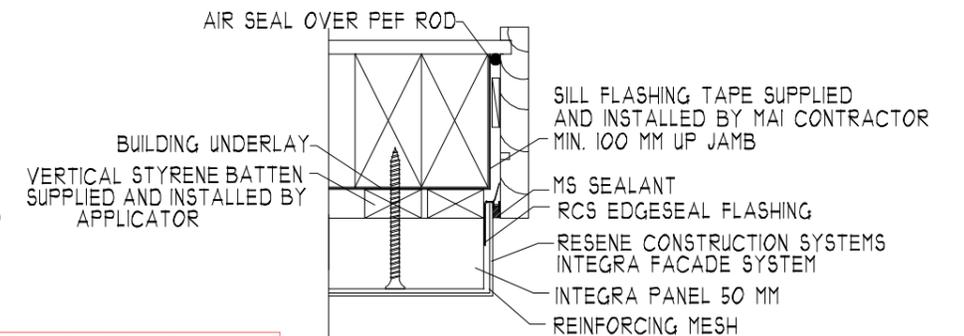
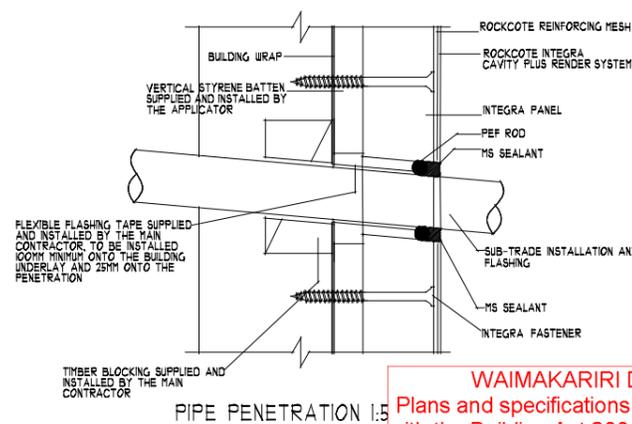
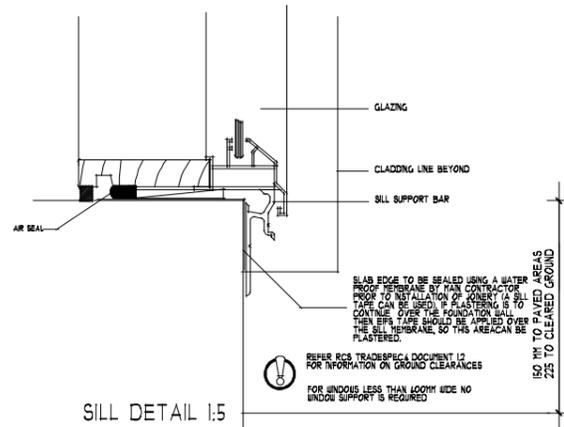
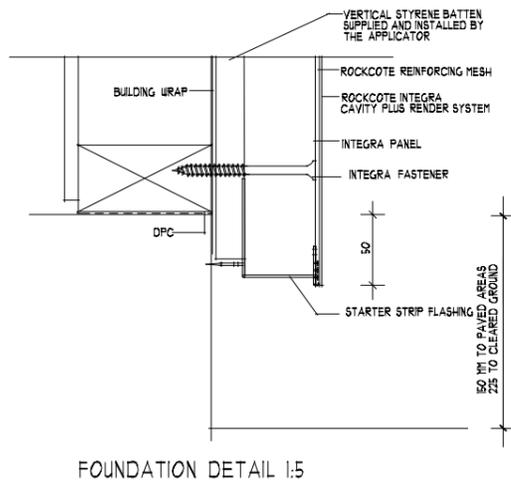
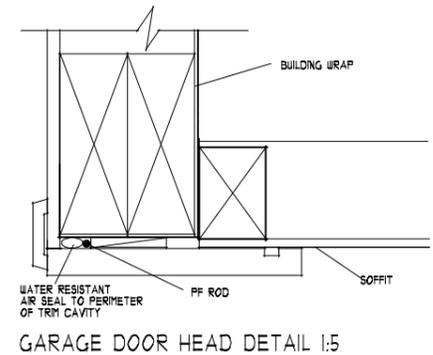
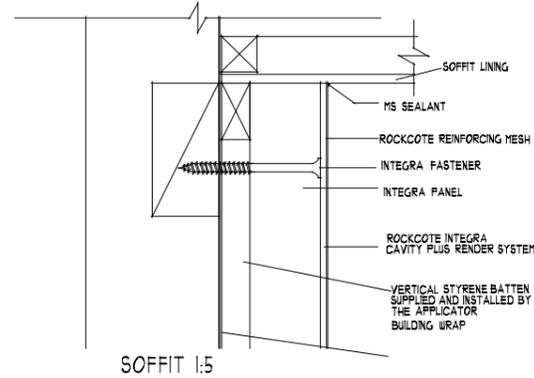
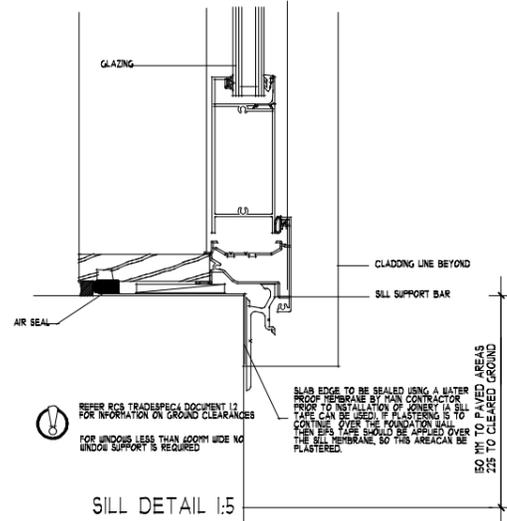
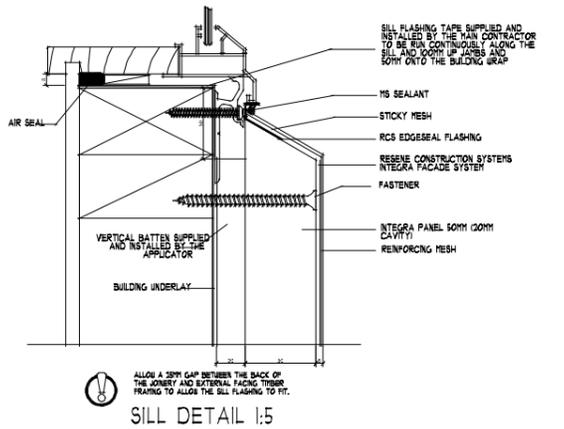
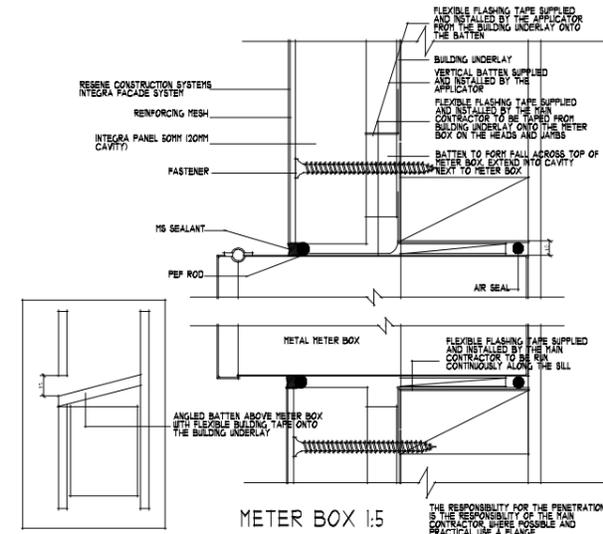
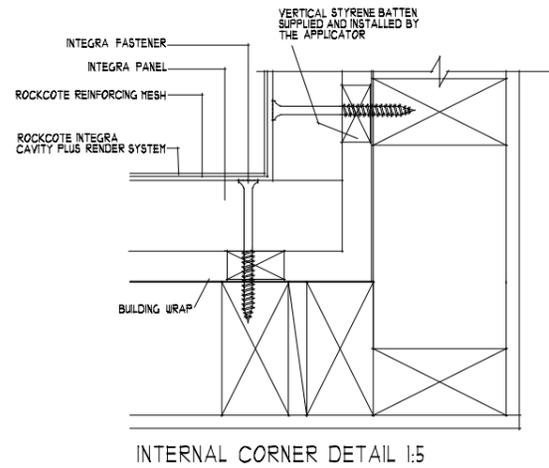
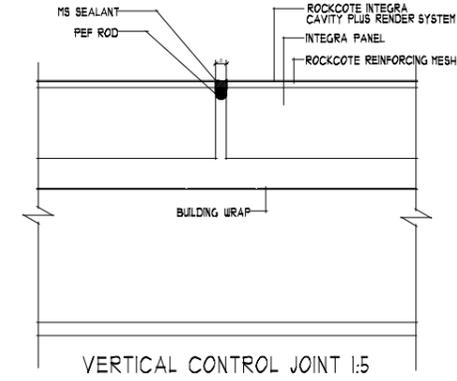
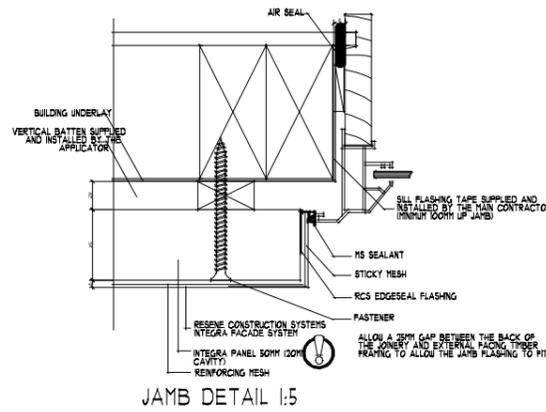
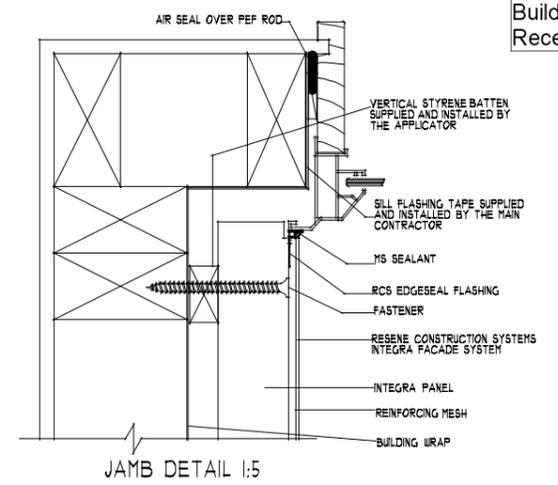
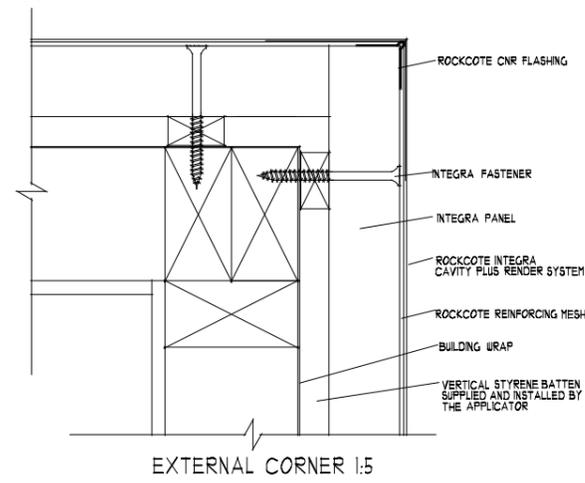
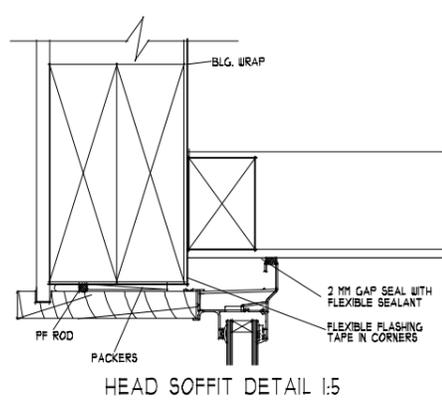
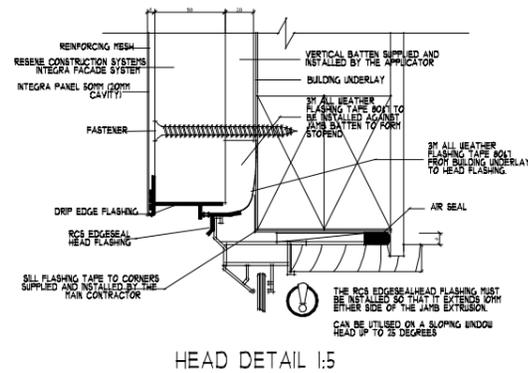
GENERAL SCHEDULE OF TIMBER TREATMENT		
ELEMENT	TREATMENT , SPECIES	
INTERIOR WALL FRAMING		RADIATA PINE OR DOUGLAS FIR
ROOF FRAMING , TRUSSES , CEILING JOISTS		H 1.2
EXTERIOR WALL FRAMING (REFER TO NZS 3602 FOR CLARIFICATION)		
ENCLOSED SKILLION ROOF		
PURLINS		
VALLEY BOARDS , BOX GUTTERS THAT SUPPORT FLASHINGS		
WALL CAVITY BATTS		H 3.1
ALUMINIUM WINDOW REVELS		
GARAGE DOOR JAMBS		H 3.2
EXPOSED STRUCTURAL ELEMENTS		
ALL TIMBER USED IS TO BE TREATED AS REQUIRED BY NZS 3602 THIS TABLE IS INTENDED AS A SUMMARY OF THESE REQUIREMENTS ONLY. TREATMENT LEVELS SHOWN ARE THE MINIMUM LEVEL REQUIRED. HIGHER TREATMENT LEVELS MAY BE USED IF APPROPRIATE		

MAXIMUM ACCEPTABLE MOISTURE CONTENTS	
THE MAXIMUM MOISTURE CONTENTS SHALL BE:	
A) FOR TIMBER FRAMING AT THE TIME OF INSTALLING INTERIOR LININGS, THE MAXIMUM ACCEPTABLE MOISTURE CONTENT SHALL BE THE LESSER OF: I) 18% FOR INSULATED BUILDINGS, 18% FOR NON-INSULATED BUILDINGS, OR II) AS SPECIFIED IN NZS 3602,	
B) FOR TIMBER WEATHERBOARDS AND EXTERIOR JOINERY, 20% AT THE TIME OF PAINTING,	
C) FOR RECONSTITUTED WOOD PRODUCTS, 18% AT ALL TIMES, AND	
D) FOR CONCRETE FLOORS, SUFFICIENTLY DRY TO GIVE A RELATIVE HUMIDITY READING OF LESS THAN 15% AT THE TIME OF LAYING FIXED FLOOR COVERINGS.	

ALL TIMBER MEMBERS TO BE USED ARE SG8 UNLESS OTHERWISE SPECIFIED

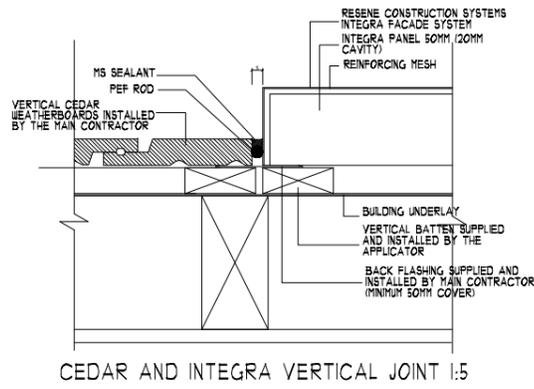
NOTE: FOR STUD TO TOP PLATE FIXING AND LINTEL FIXING SEE LUMBERLOK FIXING SCHEDULE IN SPECIFICATIONS



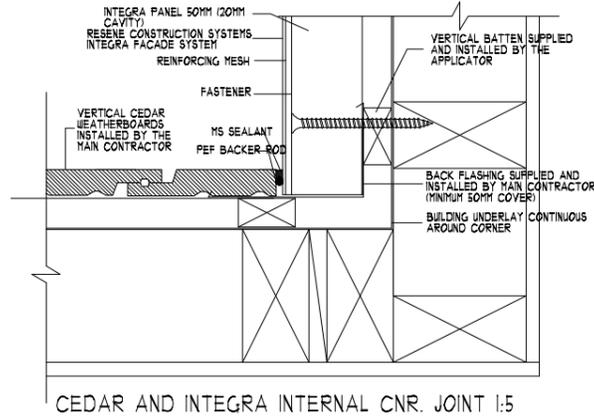


WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
BC241008 22/11/2024 michaelmo

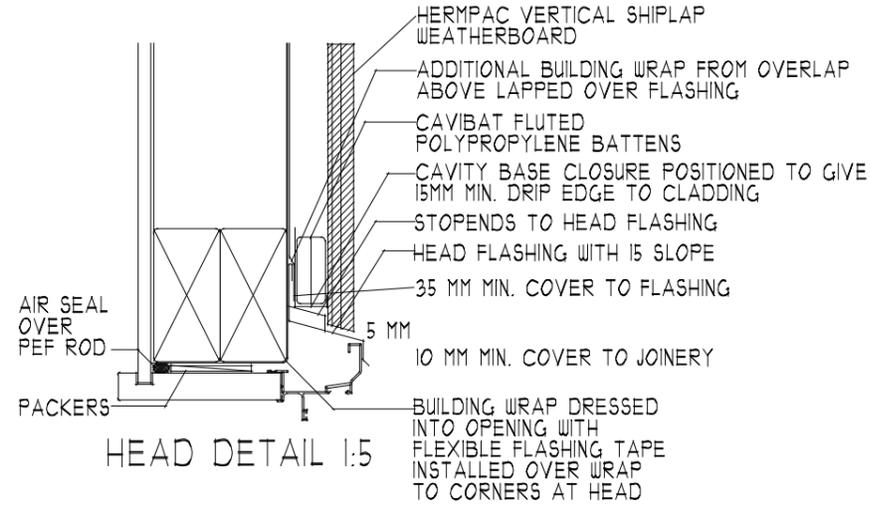




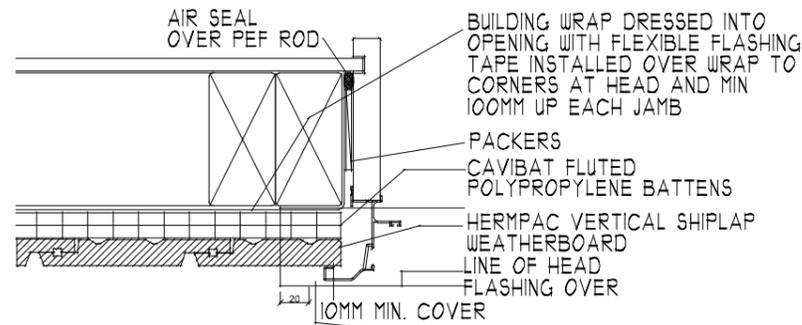
CEDAR AND INTEGRA VERTICAL JOINT 1:5



CEDAR AND INTEGRA INTERNAL CNR. JOINT 1:5

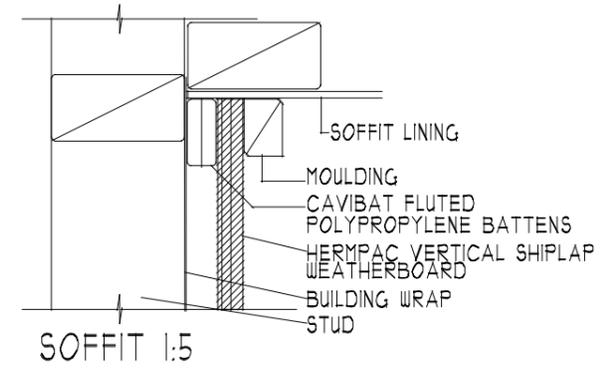


HEAD DETAIL 1:5

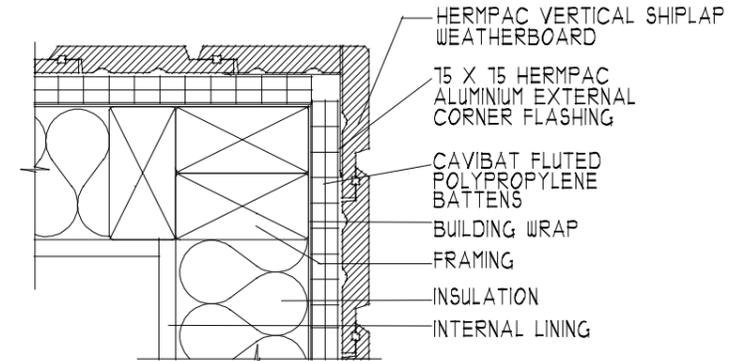


JAMB DETAIL 1:5

NOTE:
1. WINDOW PROFILE TO BE SELECTED TO ACHIEVE COVER SHOWN IN DETAILS.
2. MAKE ALLOWANCES BETWEEN PACKER AT SILLS FOR SUPPORT BRACKETS FOR LARGE WINDOWS. SUCH BRACKETS REQUIRE SPECIFIC DESIGN, AND SHALL BE SUPPLIED BY THE WINDOW MANUFACTURER.

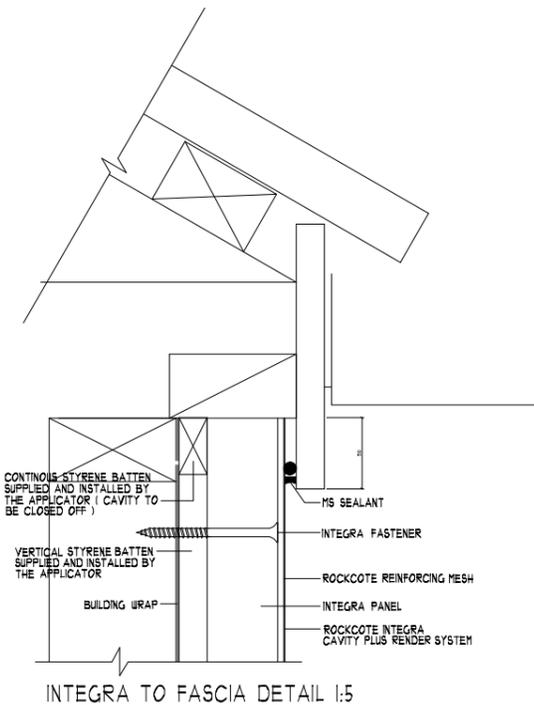


SOFFIT 1:5

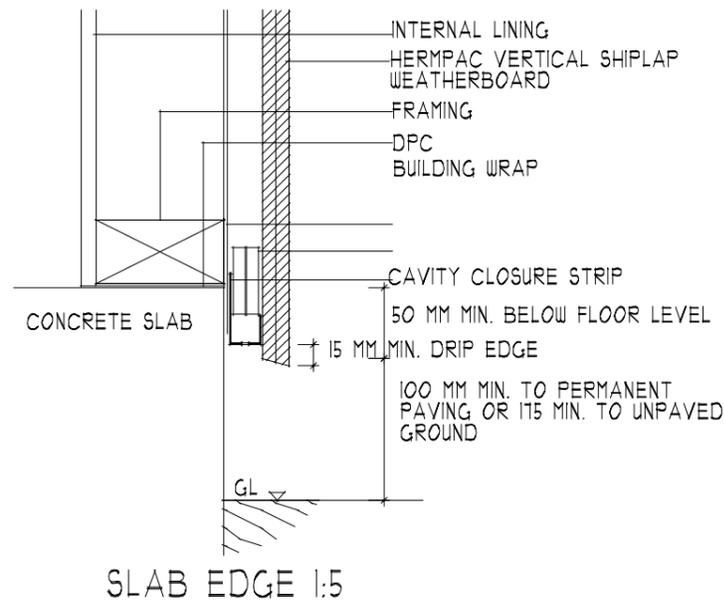


CEDAR EXTERNAL CORNER 1:5

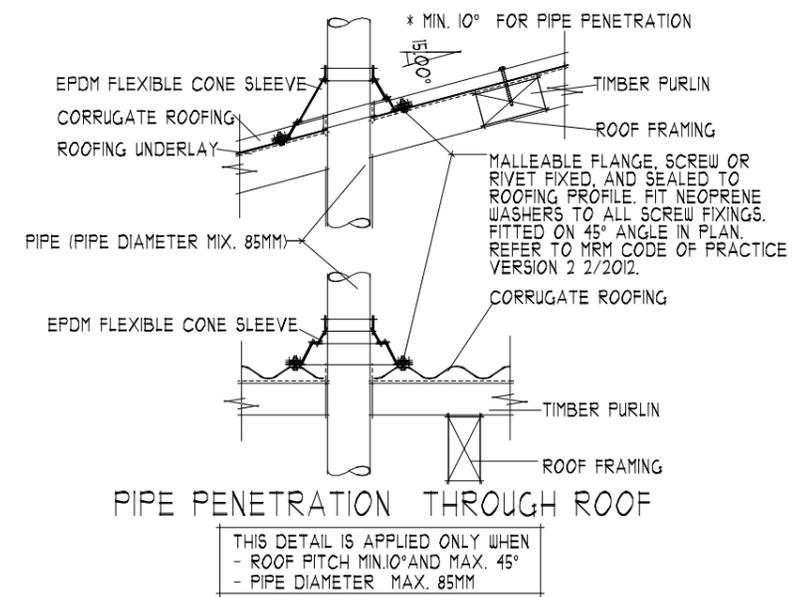
WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC241008 22/11/2024 michaelmo



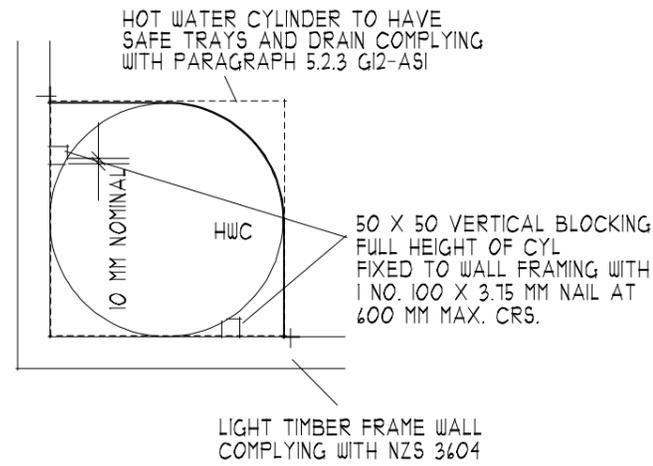
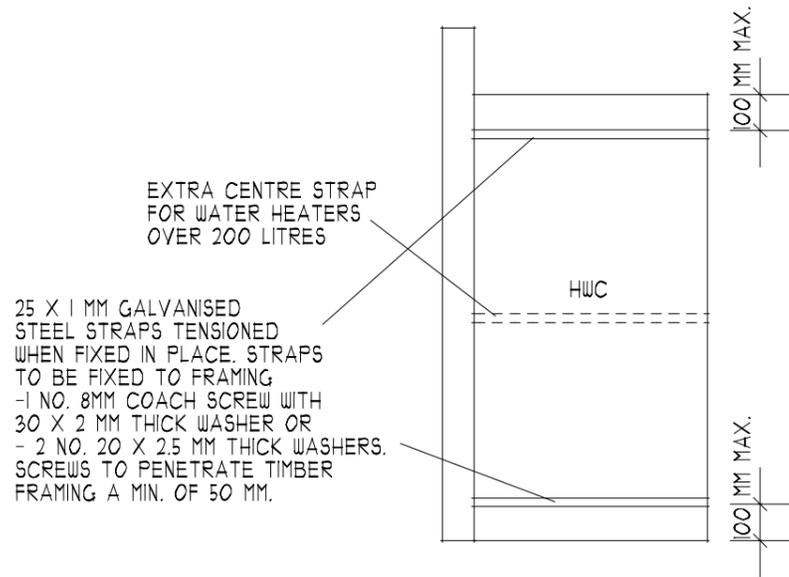
INTEGRA TO FASCIA DETAIL 1:5



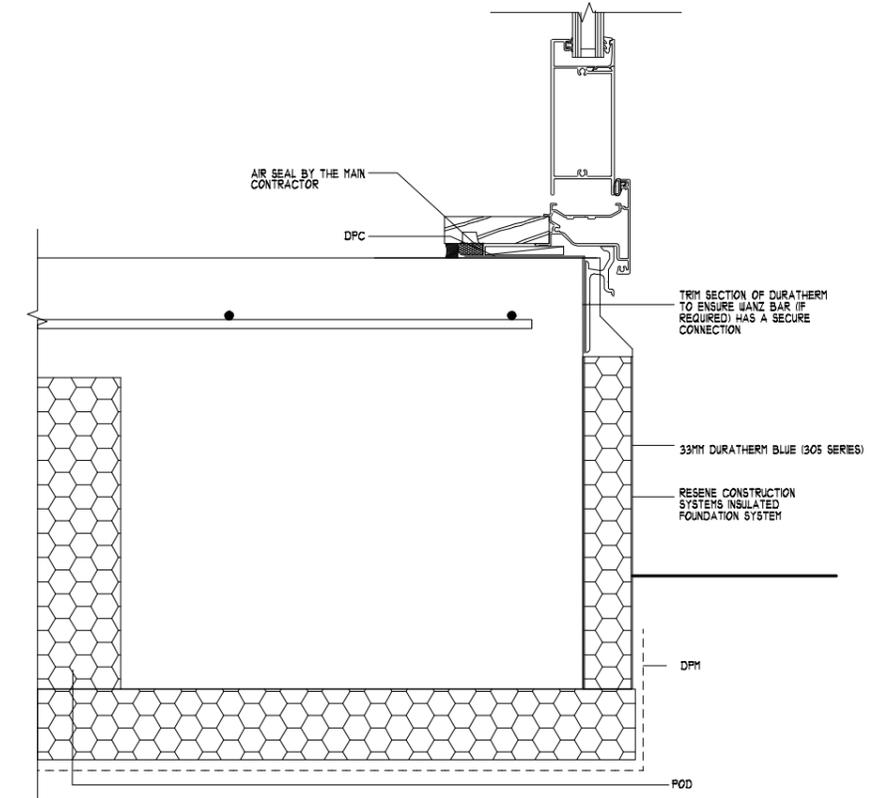
SLAB EDGE 1:5



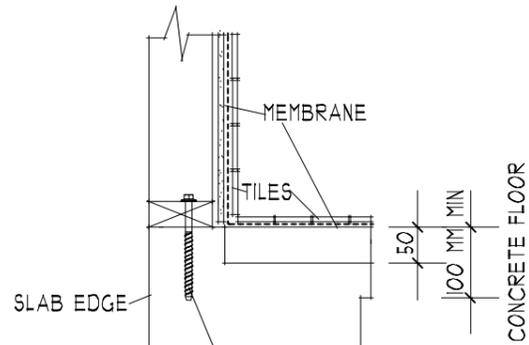
PIPE PENETRATION THROUGH ROOF



HOTWATER CYLINDER RESTRAINT 1:20
NOTE : SEISMIC RESTRAINTS AS PER G12/ASI FIG 14

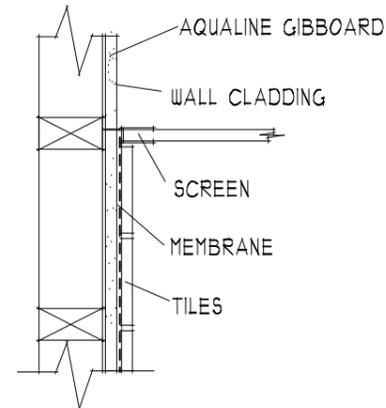


INSULATED EDGE FOUNDATION DETAIL 1:5

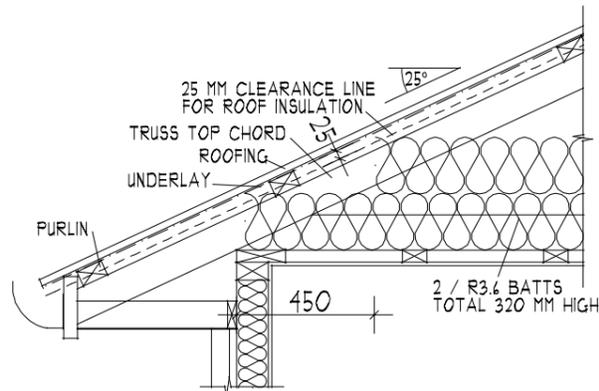


BOWMAC M10140BBH BOTTOM PLATE SCREW BOLT AT 400 MM CRS. AND 150 MM FROM ENDS

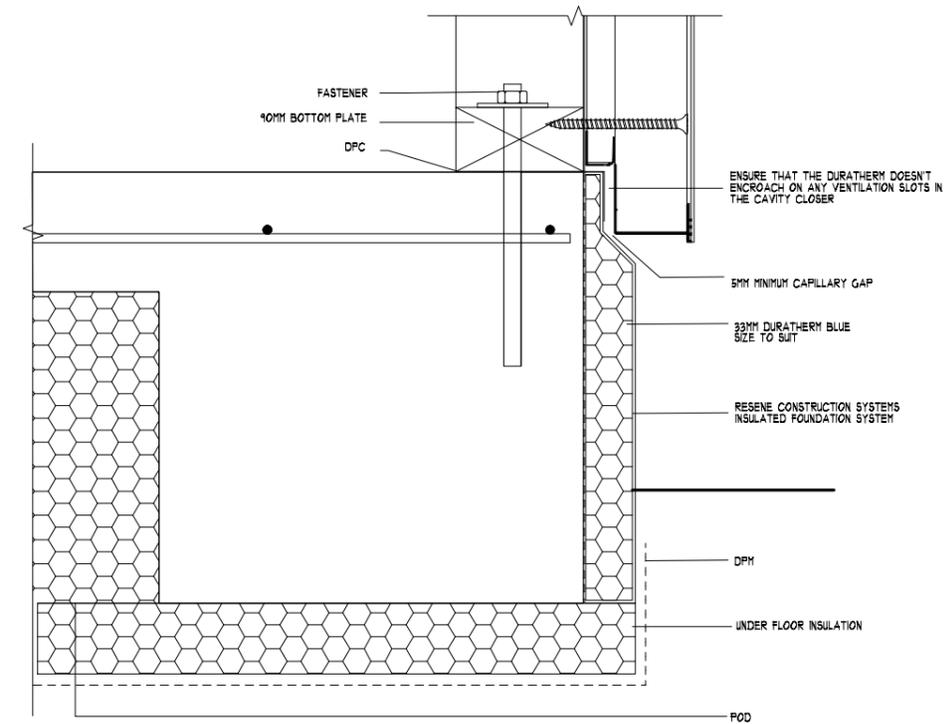
SLAB EDGE FIXING



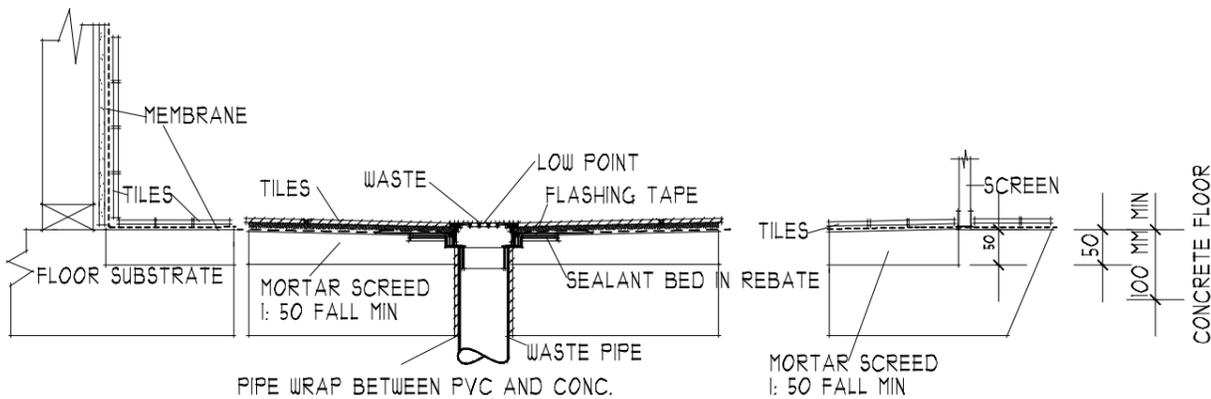
SCREEN TO WALL



INSULATION TO ROOF EDGE 1:20

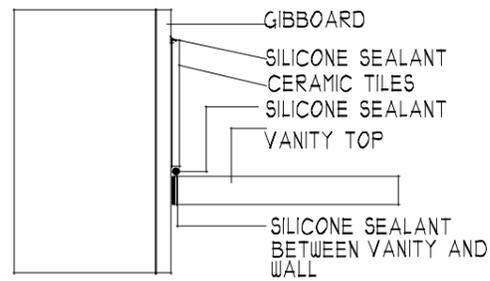


INSULATED EDGE FOUNDATION DETAIL 1:5

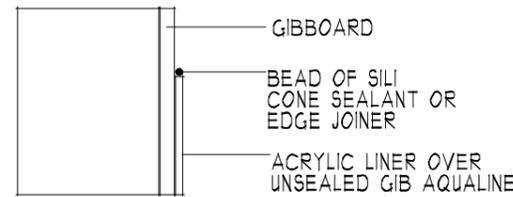


SHOWER FLOOR DETAIL

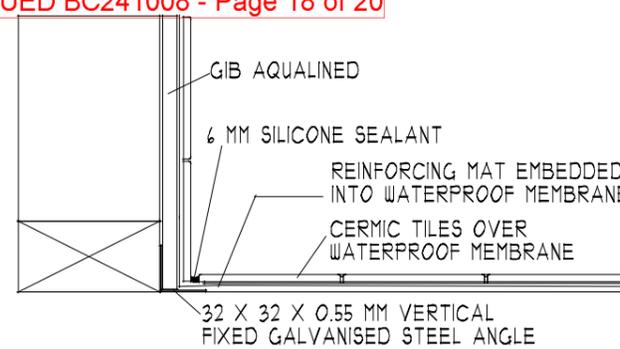
WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
BC241008 22/11/2024 michaelmo



VANITY TOP DETAIL 1:5

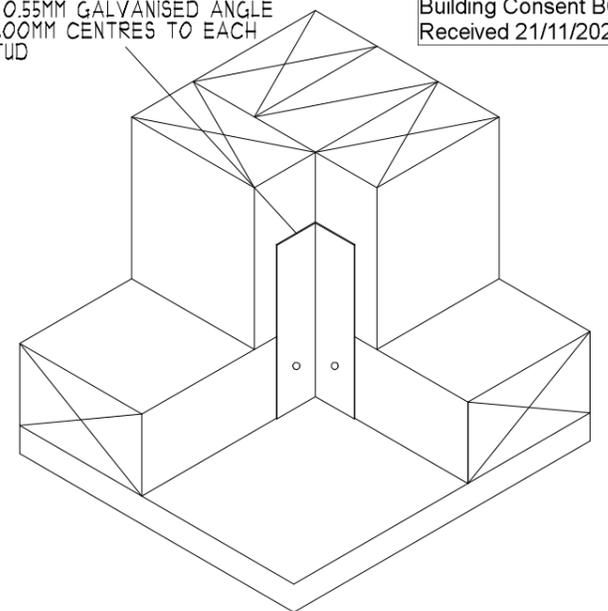


LINER TOP DETAIL 1:5
SHOWER

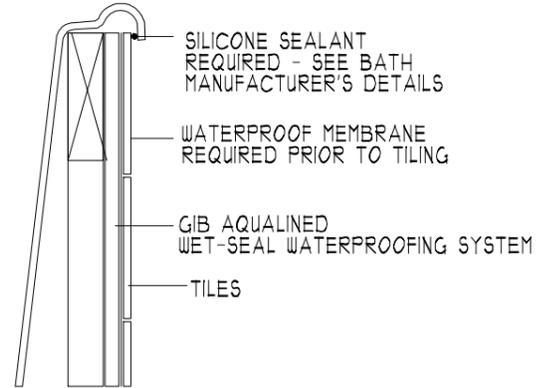


WALL/BATH/FLOOR DETAIL 1:5

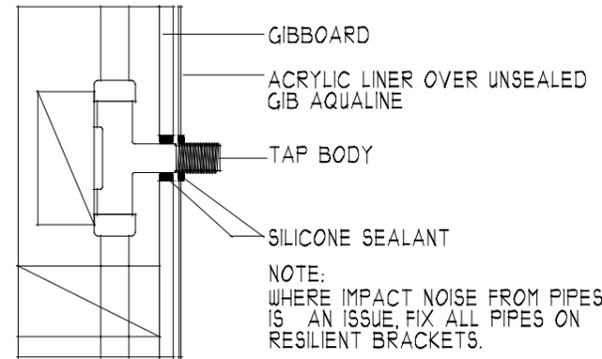
32 X 32 X 0.55MM GALVANISED ANGLE
FIXED AT 600MM CENTRES TO EACH
CORNER STUD



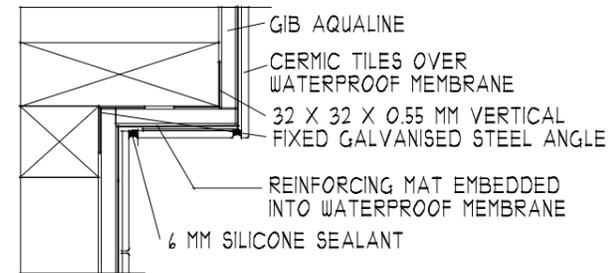
SHOWER CORNER DETAIL 1:5



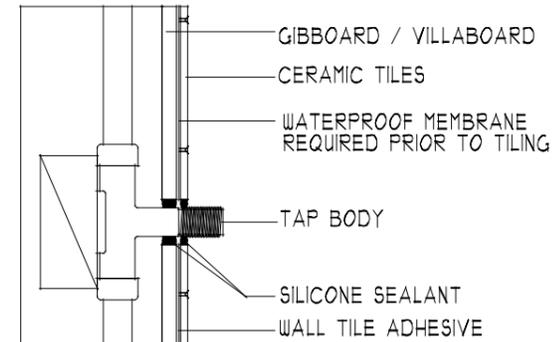
BATH EDGE DETAIL 1:5



PENETRATION DETAIL 1:5
SHOWER

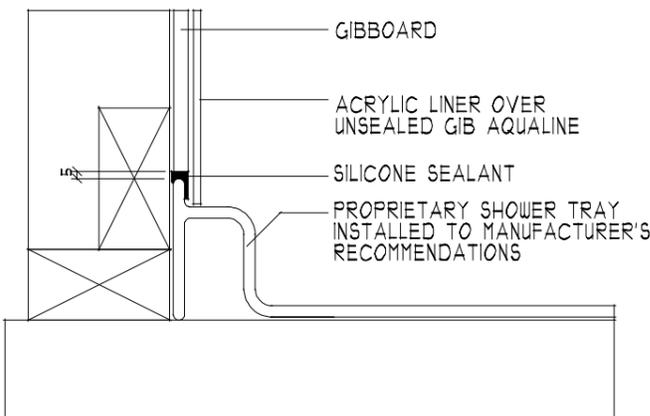


SHOWER WALL RECESS
HEAD 1:5

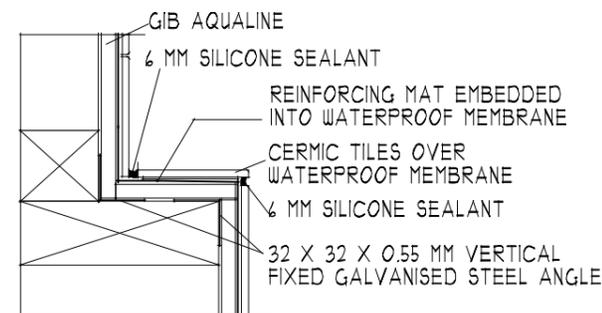


NOTE:
WHERE IMPACT NOISE FROM PIPES
IS AN ISSUE, FIX ALL PIPES ON
RESILIENT BRACKETS.

PENETRATION DETAIL 1:5

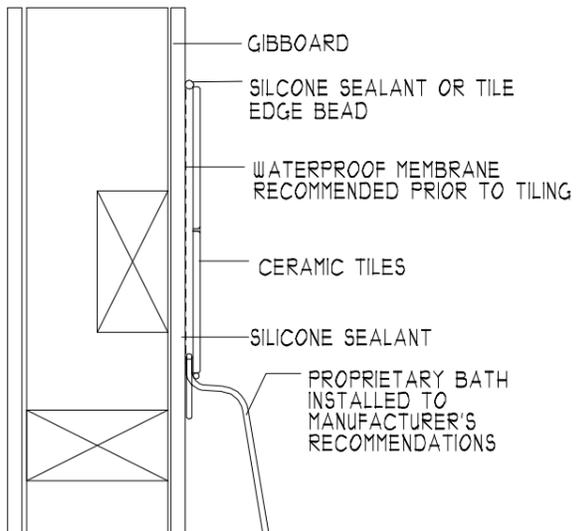


SHOWER WALL/TRAY DETAIL 1:5
SHOWER - ACRYLIC LINER AND BASE

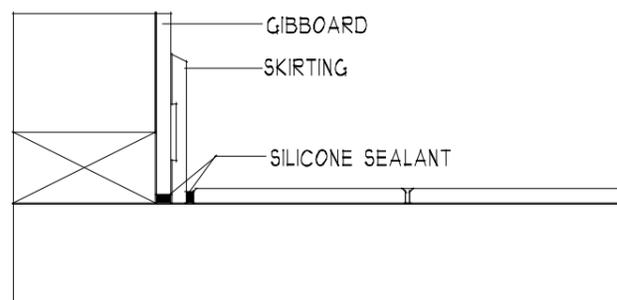


SHOWER WALL RECESS
JAMB 1:5

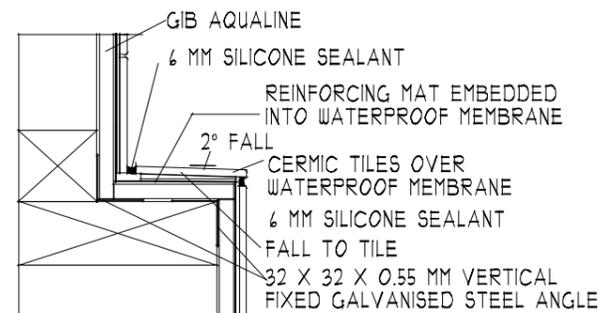
WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
BC241008 22/11/2024 michaelmo



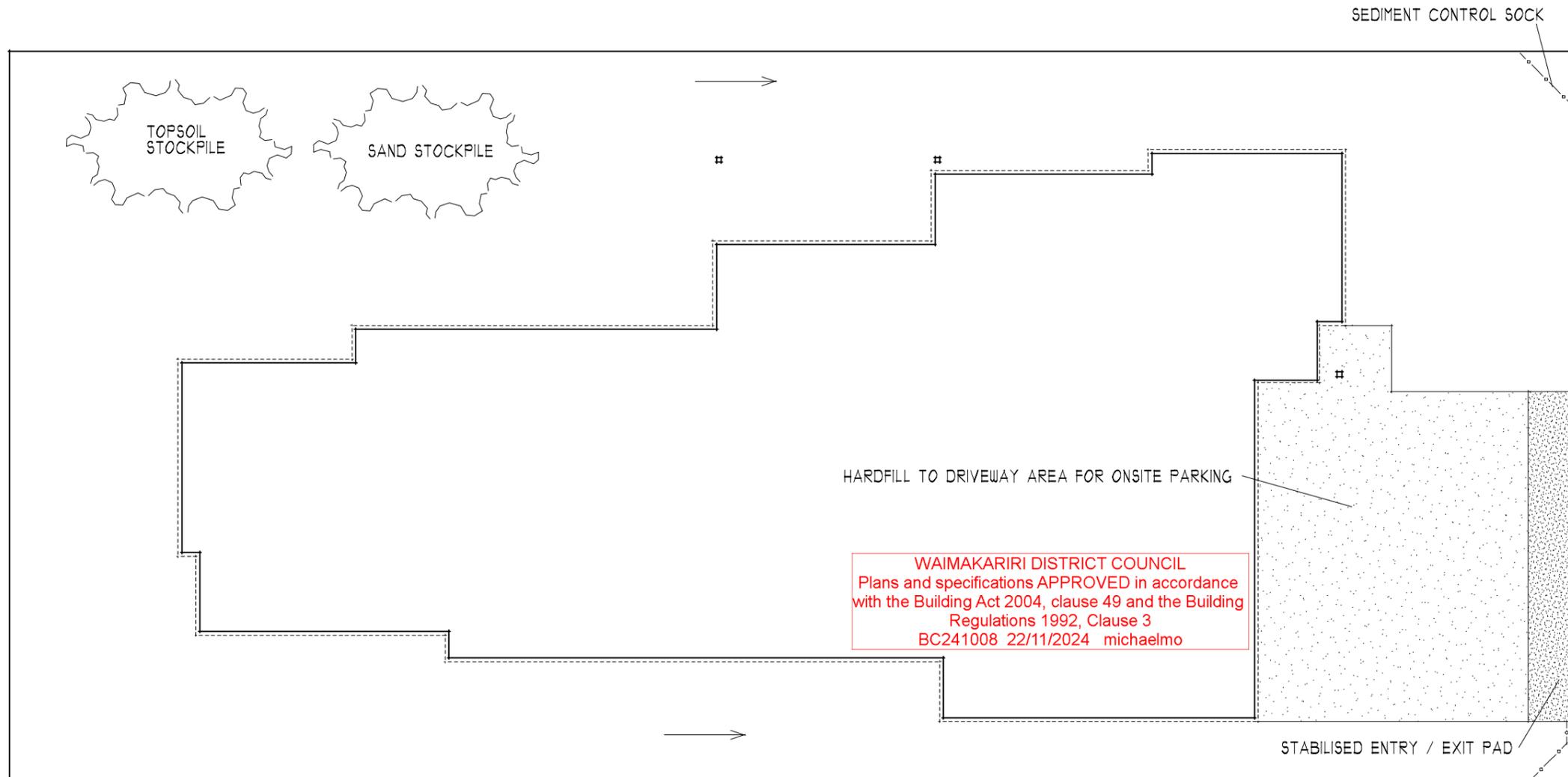
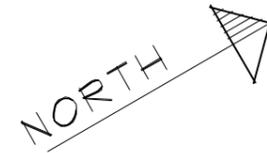
BATH/WALL DETAIL 1:5



WALL/FLOOR DETAIL 1:5

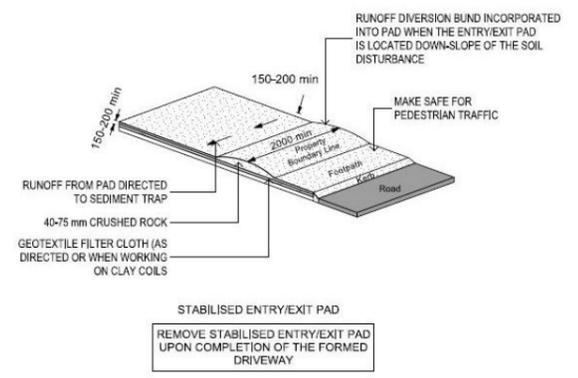


SHOWER WALL RECESS
SILL 1:5



32 DERBRIDGE STREET

1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER
2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE
3. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS
4. STOCKPILES OF CLAY MATERIALS TO BE COVERED WITH IMPERVIOUS SHEET
5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMANENT UNDERGROUND STORMWATER SYSTEM AS SOON AS PRACTICAL AFTER ROOF IS LAID
6. NO BUILDING WORK WILL BE STARTED ON THIS PROJECT UNTIL THE CONSTRUCTION OF AN APPROVED STORMWATER OUTFALL HAS BEEN COMPLETED FOR THIS PROPOSED LOT



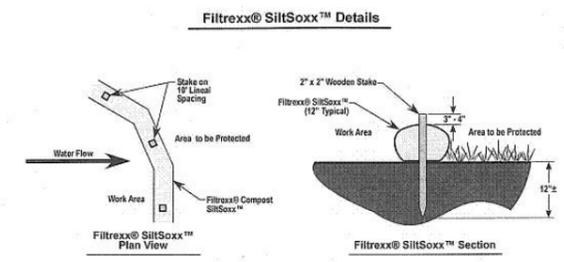
SITE PLAN 1:100

- MAINTAIN AND CAREFULLY DECOMMISSION CONTROL MEASURES AND STABILISE THE SITE
- THE SITE MANAGER (OWNER, BUILDER OR BUILDER'S REPRESENTATIVE) MUST CHECK THE OPERATION OF ALL EROSION, SEDIMENT AND WATER MANAGEMENT WORKS ON A DAILY BASIS AND INITIATE IMMEDIATE REPAIR, MAINTENANCE OR MODIFICATION AS REQUIRED.
- CONTROLS SHOULD BE CLEANED OUT IF THEY BECOME MORE THAN 20% FULL OF SEDIMENT, AND THIS SEDIMENT CAN BE RE-SPREAD OVER THE WORKS AREA
- REMOVE ALL ACCIDENTAL SPILLS OF SOIL OR OTHER MATERIALS ONTO THE ROAD OR GUTTER AT THE END OF EACH DAY'S WORK
- SWEEP MATERIALS FROM THE ROAD, NOT WASHING THEM DOWN THE NEAREST STORMWATER INLET
- HOLD SUBCONTRACTORS AND DELIVERY DRIVERS RESPONSIBLE FOR ANY DAMAGE CAUSED THROUGH THEIR ACTIONS OR NEGLIGENCE
- DECOMMISSION YOUR CONTROLS WITH CARE 1/2 THAT WAY YOU CAN SAVE MONEY BY REUSING MATERIALS LIKE SILT FENCING, WARATAHS AND STRAW BALES ON THE NEXT JOB
- REVEGETATE OR OTHERWISE STABILISE THE SITE.

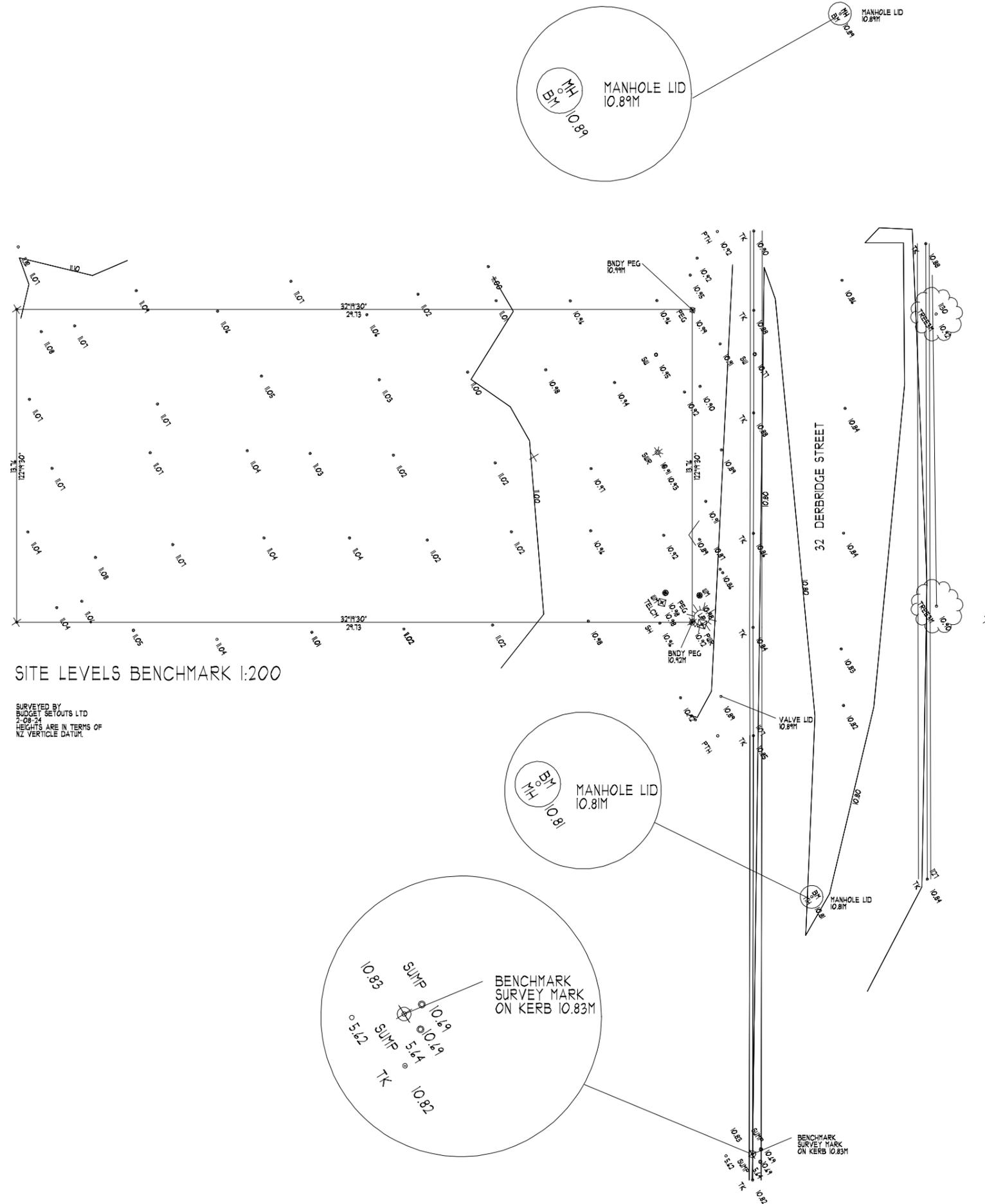
DETAILS OF CONTROLLING SEDIMENT RUN-OFF FROM BUILDING SITE
VEHICLE ACCESS WILL BE KEPT OFF SITE OR PAD PROVIDED.
EXCAVATED SOIL TO BE LEVELED ON SITE SEE OWNER
TEMPORARY DOWN PIPES TO BE INSTALLED ONCE ROOF IS ON
THE BUILDER IS RESPONSIBLE FOR CHECKING THAT SEDIMENT CONTROLS ARE PROPERLY MAINTAINED

EROSION AND SEDIMENT CONTROL:
LEGEND:

- GEOTEXTILE AND POST FENCE
- ▨ STABILISED ENTRY / EXIT PAD
- OVERLAND FLOW PATH



- Notes:**
1. All material to meet Filtraxx@ specifications.
 2. SiltSoxx™ composite soil/rock/wood fill to meet application requirements.
 3. SiltSoxx™ depicted is for minimum slopes. Greater slopes may require larger racks per the Engineer.
 4. Compost material to be dispersed on site, as determined by Engineer.



WAIMAKARIRI DISTRICT COUNCIL
 Plans and specifications APPROVED in accordance
 with the Building Act 2004, clause 49 and the Building
 Regulations 1992, Clause 3
 BC241008 22/11/2024 michaelmo

SITE LEVELS BENCHMARK 1:200

SURVEYED BY
BUDGET SETOUTS LTD
7-09-24
HEIGHTS ARE IN TERMS OF
NZ VERTICAL DATUM.