

Legal Description

Lot 878 DP 614784
 Site Area: 686m²

Planning

Area for Coverage: 327.9m²
 Coverage: 47.79%

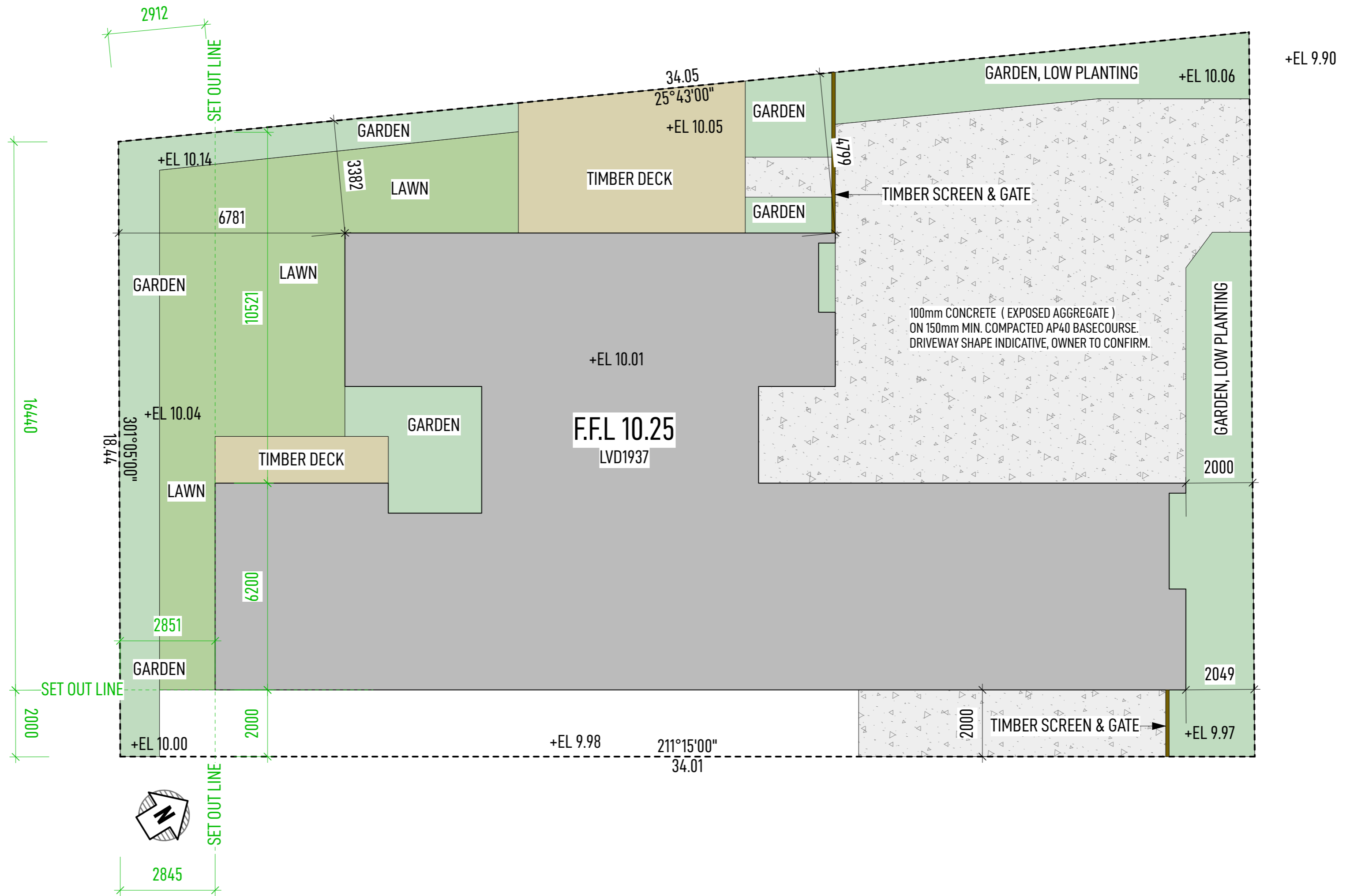
Notes:

Wind Zone: HIGH
 Earthquake Zone: 2
 Snow Zone: N4
 Corrosion Zone: C

SITE LEGEND

F.F.L. FINISHED FLOOR LEVEL
 G.L. GROUND LEVEL
 E.L. EXISTING LEVEL
 P.L. PROPOSED LEVEL
 L.I.D. LID LEVEL
 I.N.V. INVERT LEVEL
 D.P. DOWNPIPE

TEMPORARY CONSTRUCTION BARRIERS:
 -SHALL BE FENCES THAT EXTEND AT LEAST 2.0m IN HEIGHT FROM GROUND LEVEL
 -BE GALVANISED CHAINLINK NETTING HAVING A MAXIMUM SIZED GRID OF 50 X 50mm
 -POST SPACING SHALL BE A MAXIMUM OF 2.5m, AND THE GAP BETWEEN THE BOTTOM OF THE FENCE AND GROUND NO GREATER THAN 100mm
 -HAVE LOCKABLE GATES
 SPOT HEIGHTS AND COUNCIL CONNECTIONS PRELIMINARY ONLY, LOCATIONS TO BE CONFIRMED ON SITE



NOTES

DIMENSIONS

ALL DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE STATED.

LEGEND

DOMESTIC SMOKE ALARM COMPLYING WITH ANY OF THE FOLLOWING STANDARDS, BS EN 14604, AS3786M UL 217, CAN/ULC S531 OR ISO 12239 TO BE INTERCONNECTED.

DSA
 TYPE G = LINTEL FIXING TYPE
 140 x 90 = LINTEL SIZE
 1400 x 1800 = OPENING SIZE (H x W)

TIMBER FRAMING

UNLESS OTHERWISE STATED ALL WALLS TO BE FRAMED WITH 90 x 45 S68 STUDS. ALL WALL FRAMING SHALL BE PRESERVATIVE TREATED H12

SIMILARLY, UNLESS OTHERWISE STATED ALL OTHER FRAMING TIMBER (INCLUDING FLOOR, ROOF, DECK, ETC.) SHALL HAVE A MINIMUM GRADE OF S68

RAILPLATE TRUSSES

TRUSS MANUFACTURER SHALL PROVIDE A PRODUCER STATEMENT PRIOR TO FABRICATION

LINTELS

ALL LINTELS AND BEAMS TO BE S68 AND SHALL BE PRESERVATIVE TREATED "H12" UNLESS OTHERWISE SHOWN

FOR PREVENTION OF UPLIFT REFER TO "MITEK LUMBERLOK" LINTEL FIXING SCHEDULE FOR LINTEL FIXING "TYPE" DEFINITIONS

ALL LINTELS AND BEAMS TO BE DESIGNED IN ACCORDANCE WITH ROOF TRUSS DESIGN MANUFACTURER

LINTEL DESIGN CERTIFICATE AND TRUSS DESIGN CERTIFICATED TO BE PROVIDED PRIOR TO MANUFACTURE

RECESSED DOWNLIGHTS

ALL RECESSED LUMINAIRES TO BE I.C.A. RATED

HOT WATER CYLINDER

SOLAR READY ELECTRIC HOT WATER CYLINDER COMPLETE WITH PRESSURE REDUCING & RELIEF VALVES & TEMPERING VALVE 200 COPPER SLUDGE PIPE TO DISCHARGE OVER THE NEAREST GULLY TRAP SECURE WITH SEISMIC RESTRAINTS AS PER ACCEPTABLE SOLUTION G12/AS1 (WATER SUPPLIES) FIGURE 14.

WET AREAS WALL LININGS

WET AREAS WALL LININGS FINISHED WITH SEMI-GLOSS, OR GLOSS PAINT. AS PER ACCEPTABLE SOLUTION E3/AS1 3.1.2 WALLS (1).

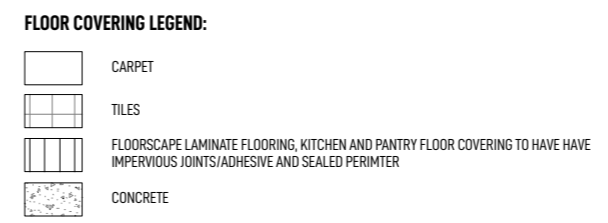
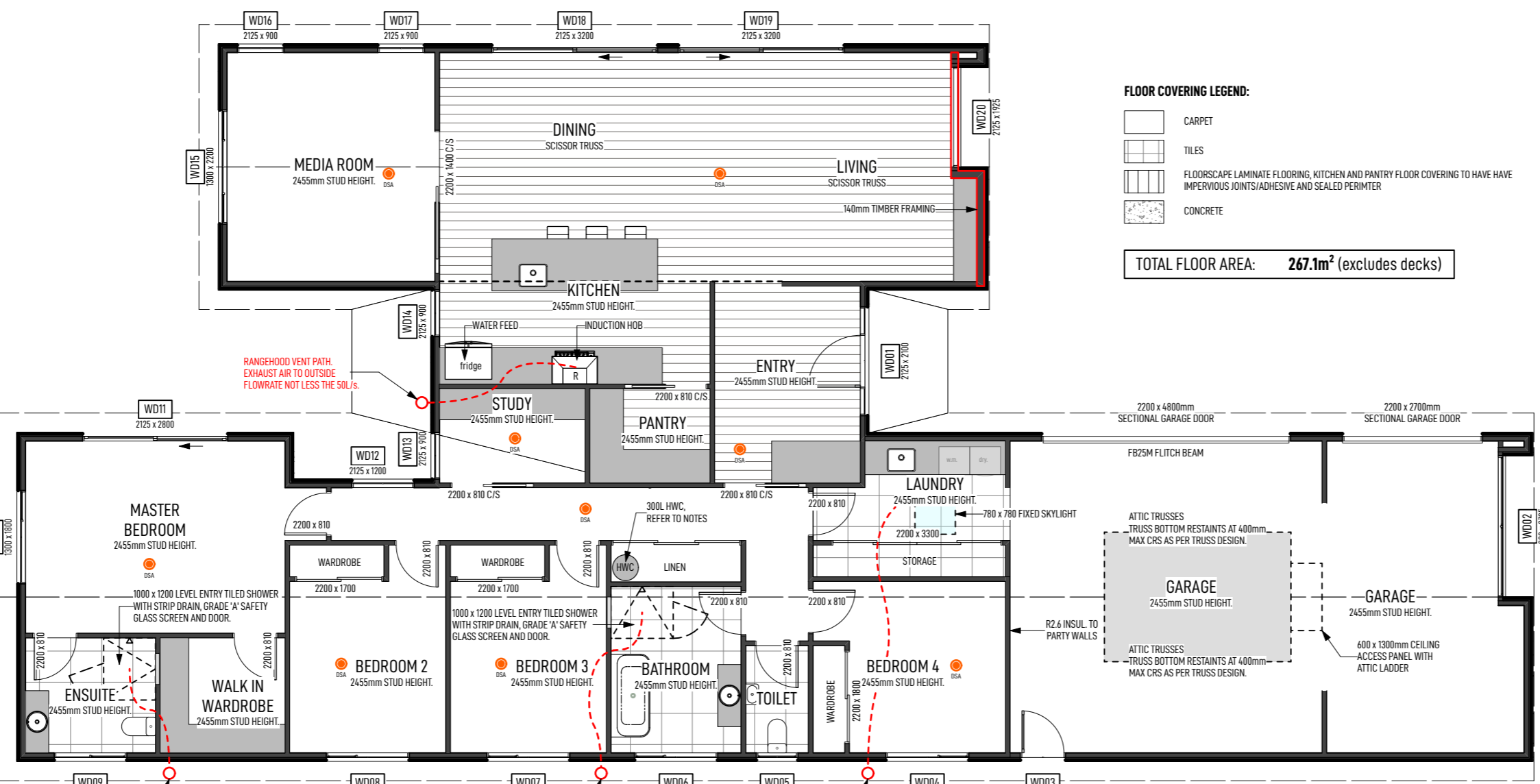
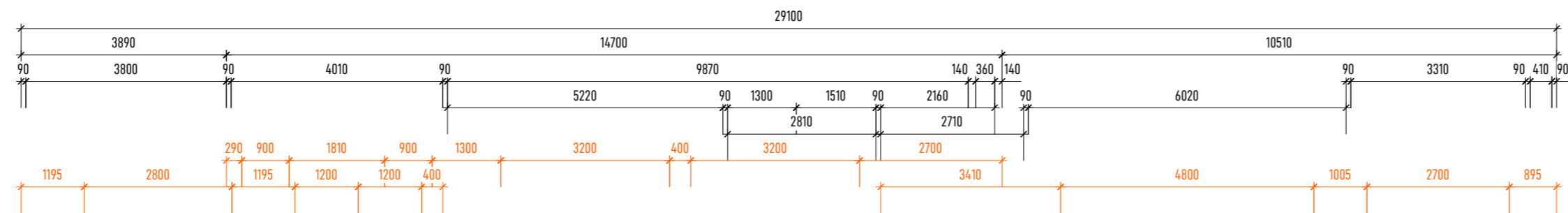
BATH TO HAVE 150mm HIGH CERAMIC OR STONE TILE SURROUNDING HAVING 4% MAXIMUM WATER ABSORPTION, WATERPROOF GROUTED JOINTS, AND BEDDED WITH AN ADHESIVE SPECIFIED BY THE TILE MANUFACTURER AS BEING SUITABLE FOR THE TILES, SUBSTRATE MATERIAL AND THE ENVIRONMENT OF USE.

KITCHEN DESIGN

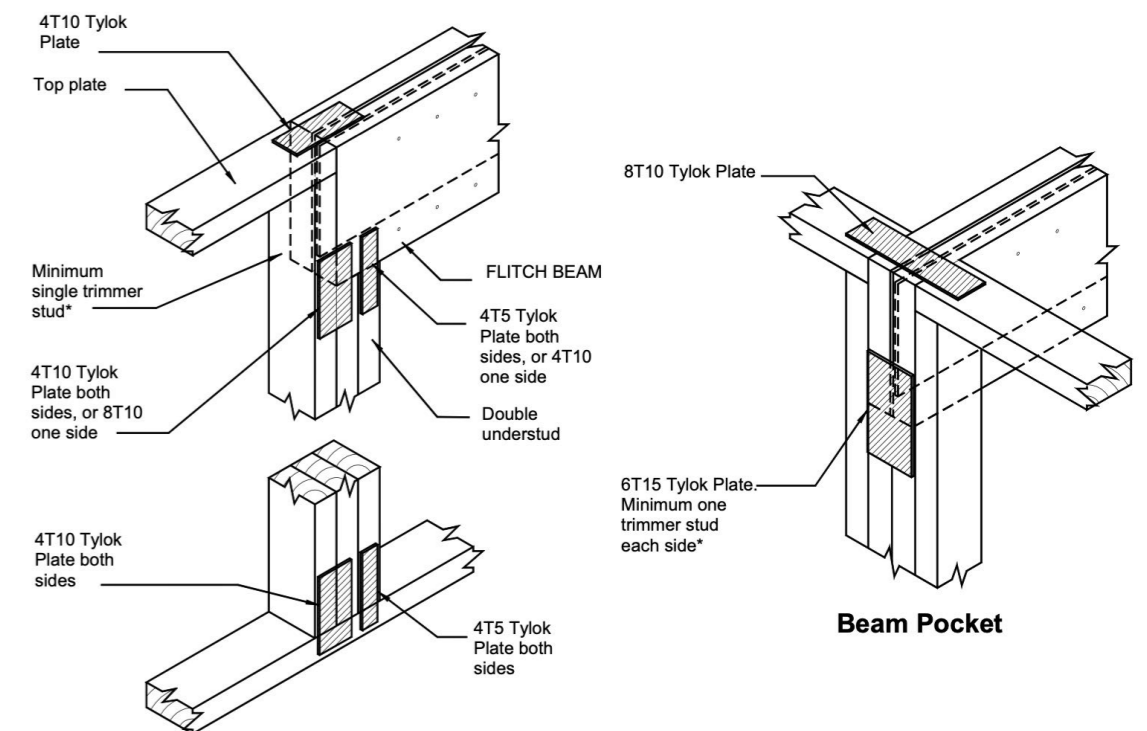
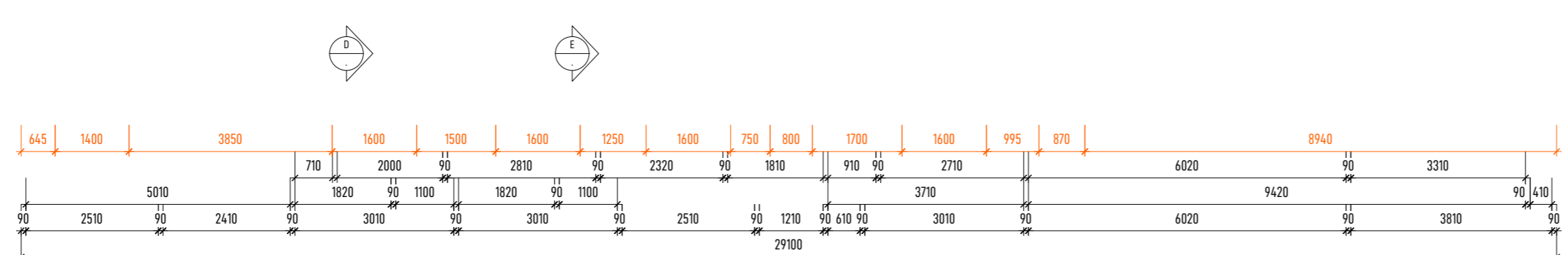
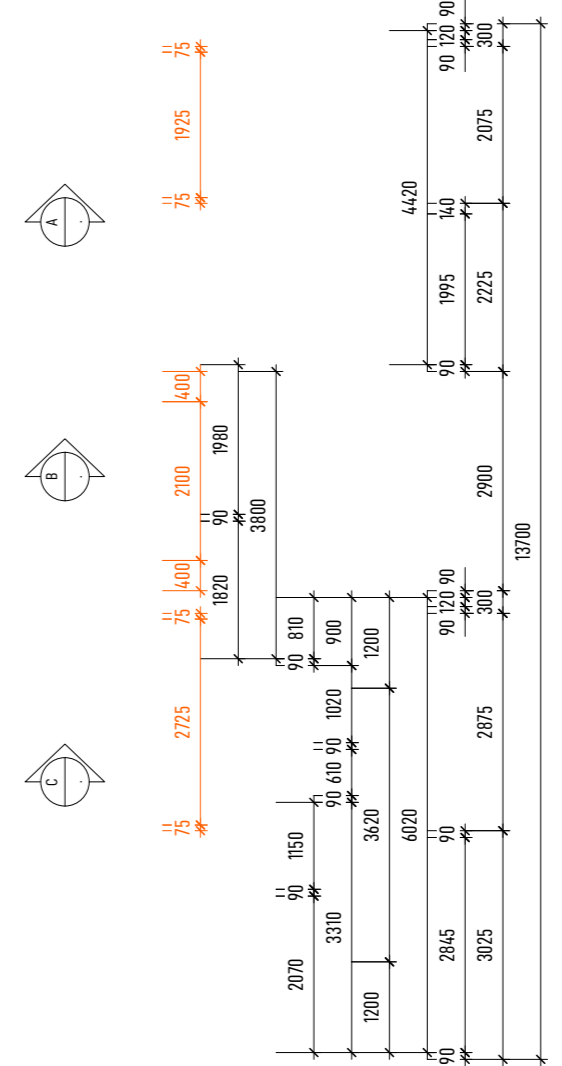
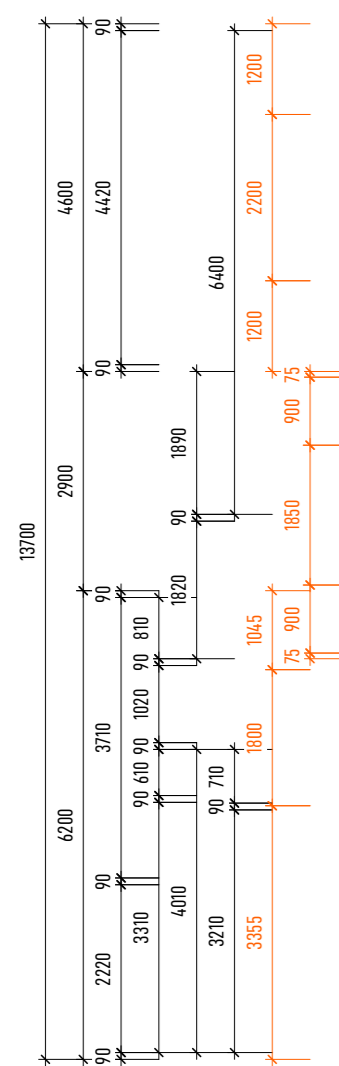
KITCHEN DESIGN SHALL BE IN ACCORDANCE WITH SEPARATE KITCHEN PLANS. CONFIRM POSITION OF WASTE PIPES PRIOR TO POURING THE FLOOR SLAB.

LEGAL:

SHOULD THERE BE ANY OMISSION, DOUBT OR AMBIGUITY AS TO THE MEANING OF ANY PART OF THE DRAWINGS AND SPECIFICATIONS, CONTACT THE DESIGNER BEFORE CONTINUING FURTHER WORK.



TOTAL FLOOR AREA: 267.1m² (excludes decks)



Simply Supported Beam
 * Refer NZS3604:1999 Section 8.5.2 for trimming stud requirements.

ANDERSON ARCHITECTURE
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ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
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4 BEDROOM DWELLING
BELLCHAMBER
38 WAKEMAN DRIVE

GROUND FLOOR PLAN

SCALE: 1:100 (A2) DRAWN: JASON DATE: 19-09-2025

CONSENT PLANS

REV	DATE	AMENDMENT	JOB NO:
			25121
			DWG NO:
			REV
			B01

NOTES

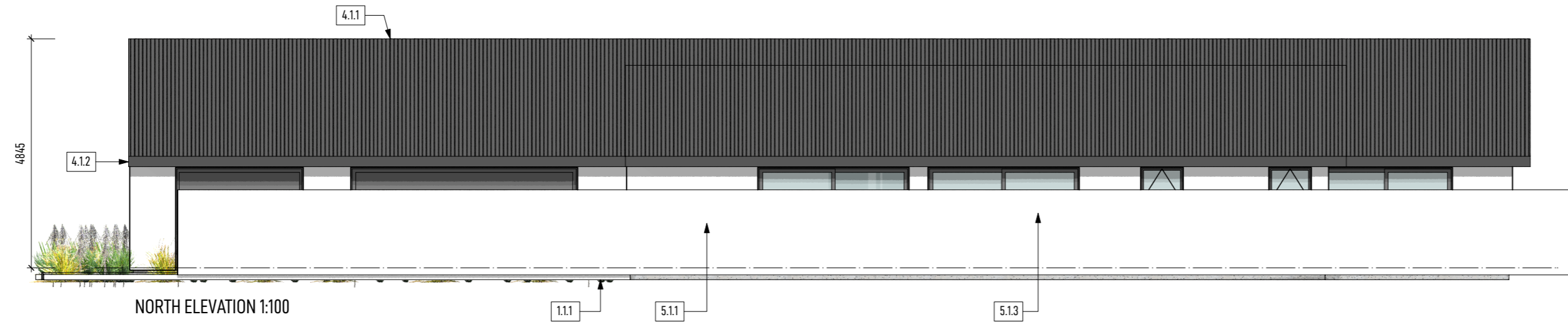
ROOF BRACING

ALL GABLE ROOFS SHALL HAVE 1 PAIR OF DIAGONALLY OPPOSED 25 x 0.6mm GALVANISED MILD STEEL STRAPS WITH 8KN TENSIONER FOR EVERY 50m² - REFER TO SPECS FOR DETAILS

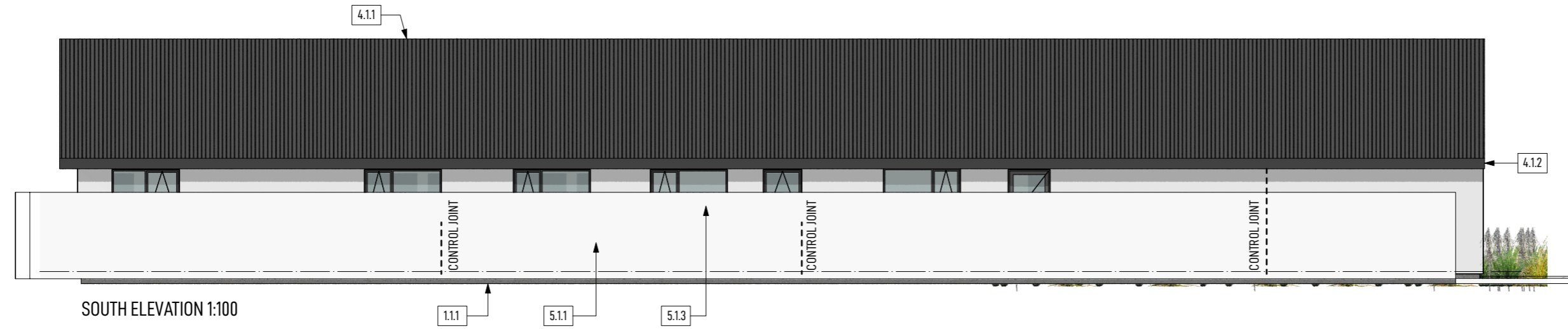
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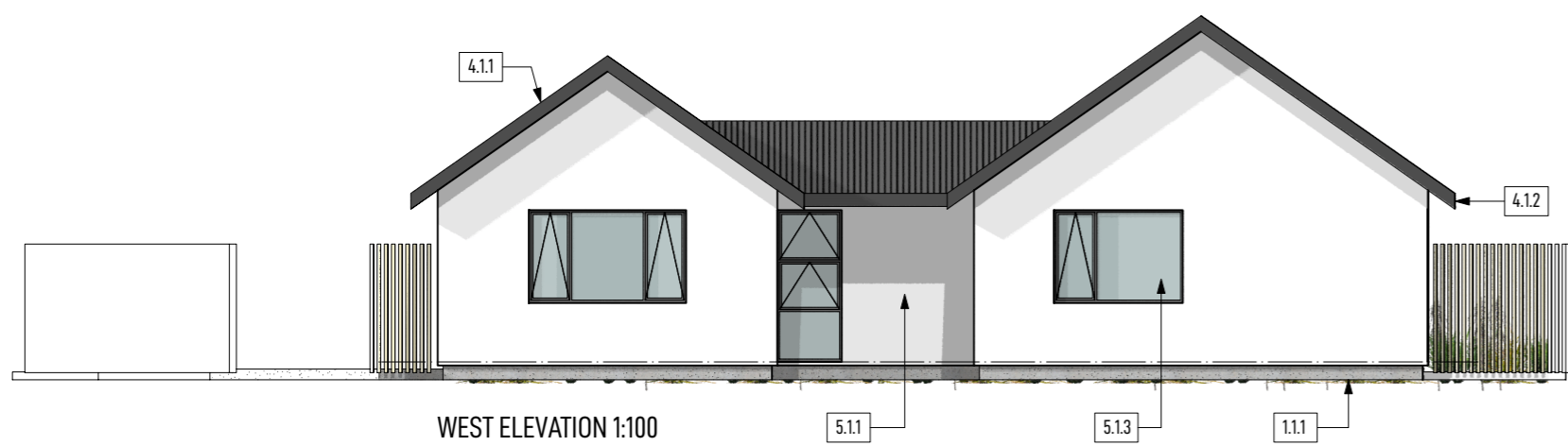
RISK FACTOR	RISK MATRIX - ALL FACES				
	LOW	MED	HIGH	VH	
Wind (NZS 3604)	0	0	1	2	1
Storeys	0	1	2	4	0
R/W Intersection	0	1	3	5	3
Eaves Width	0	1	2	5	5
Complexity	0	1	3	6	0
Deck Design	0	2	4	6	0
TOTAL RISK SCORE					9



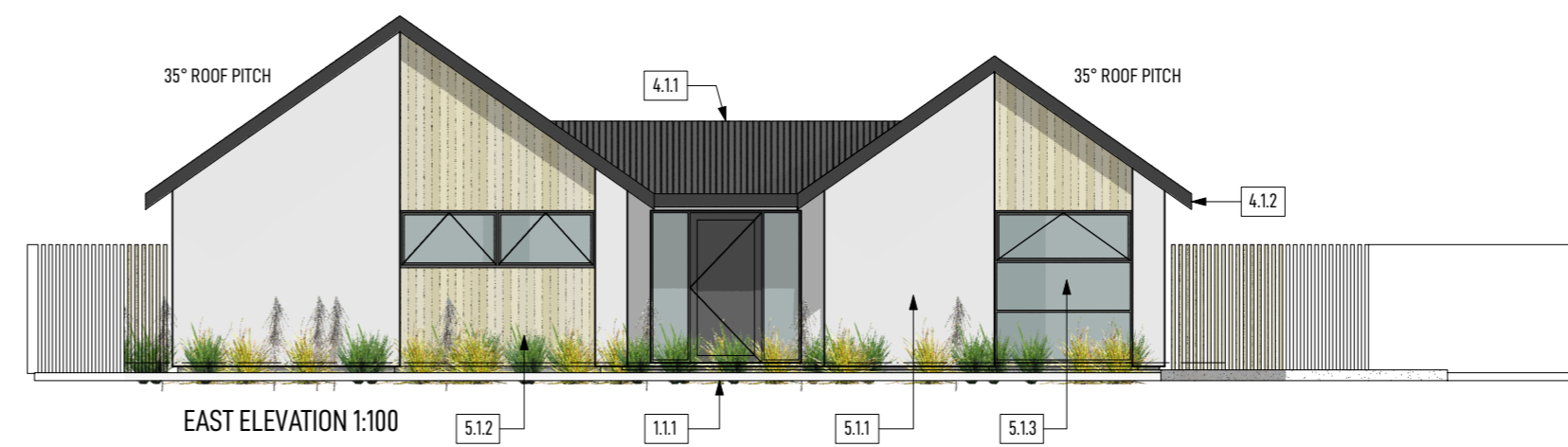
NORTH ELEVATION 1:100



SOUTH ELEVATION 1:100



WEST ELEVATION 1:100



EAST ELEVATION 1:100

- 1.11 RIB RAFT FOUNDATION WITH EDGE INSULATION, DESIGNED BY ENGINEER.
- 4.11 (HIGH WIND) TRAPEZOIDAL COLOUSTEEL, COLOUR COATED ROOFING FIXED OVER SELF SUPPORTING ROOF UNDERLAY TO 70 x 45 PURLINS AT MAX 900 CRS (MAX 600 AT RIDGE AND GUTTER) ROOFING FIXED WITH "T"FIXING PATTERN AS PER NZBC E2/ASI TABLE 14 (T1 FIXING PATTERN IS - FIX EVERY CREST.). PURLINS FIXED TO TRUSS/RAFTER WITH TYPE T AS PER NZS 3604 1/10g SELF DRILLING SCREW 80mm LONG. 90 x 45mm SG8 OUTRIGGERS AT 900mm MAX CRS FIXED TO FRAMING WITH 2/90x3.15mm GUN NAILS.
- 4.12 SELECTED COLOURSTEEL 125 QUARTER ROUND GUTTER & FASCIA SYSTEM
- 5.11 ROCKCOTE INTEGRA CAVITY PLUS RENDER SYSTEM. SUBSTRATE FIXED THROUGH 40x22mm POLYSTYRENE CAVITY BATTENS (AS1366 PART 3 CLASS H) AND BUILDING WRAP TO WALL FRAMING WITH FLAT-HEAD, HOT-DIPPED GALVANISED NAILS AND ROCKCOTE 40mm DIAMETER NYLON WASHERS. DWANGS AT 800mm MAX CRS.
- 5.12 VERTICAL HERMPAC HP51 CEDAR SHIPLAP WEATHERBOARDS FIXED OVER VERTIBAT "H3.2" CAVITY BATTENS SPACED @ 400mm MAX CRS OVER BUILDING WRAP VERTICAL SHIPLAP WEATHERBOARDS FIXED WITH 45mm HERMPAC RADE 316 STAINLESS STEEL STARCAP SCREW. MINIMUM FRAMING PENETRATION 21mm WITH DWANGS @ 480mm MAX CRS.
- 5.13 ALL POWDER COATED THERMALLY BROKEN ALUMINIUM JOINERY UNITS TO BE DOUBLE GLAZED LOW-E-XL WITH ARGON GAS AND SHALL COMPLY WITH NZS4223. ALL JOINERY TO BE TESTED AGAINST NZS421.

REV	DATE	AMENDMENT	JOB NO:
			25121
			DWG NO:
			REV
			C01

