

BC No: 240589

SITE DETAILS:

982 A OXFORD ROAD

RANGIORA

LEGAL:

LOT 1

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.

BC240589
Pile Holes - Engineer to inspect also
Subfloor -
Structure Pre Roof Pre Wrap - Engineer to inspect also
Building Wrap & Sill Tape -
Cavity Battens & Flashings -
Sheet Cladding Exterior Early Installation -
Drains -
Effluent Field -
Preline & Plumbing - Engineer to inspect also
Prestopping -
Free Standing Fire / Boiler -
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.

Christchurch.
332 Durham Street.
Phone 03 365 3243,
Email chch@constructure.co.nz

STRUCTURAL DRAWING LIST

15286

Constructure

DWG No.	TITLE		
S.01	NEW HOUSE LAYOUT IN EXISTING SHED	0	1
S.02	NEW BRACING LAYOUT IN EXISTING SHED	0	1
S.03	ANCHOR PILE DETAILS	0	0
S.04	STRUCTURE TIMBER DETAILS	0	1
ISSUED TO:			
royfrew@gmail.com		A	B
		DATE	
		13-05-2024	02-07-2024

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Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
BC240589 22/08/2024 Chrisk



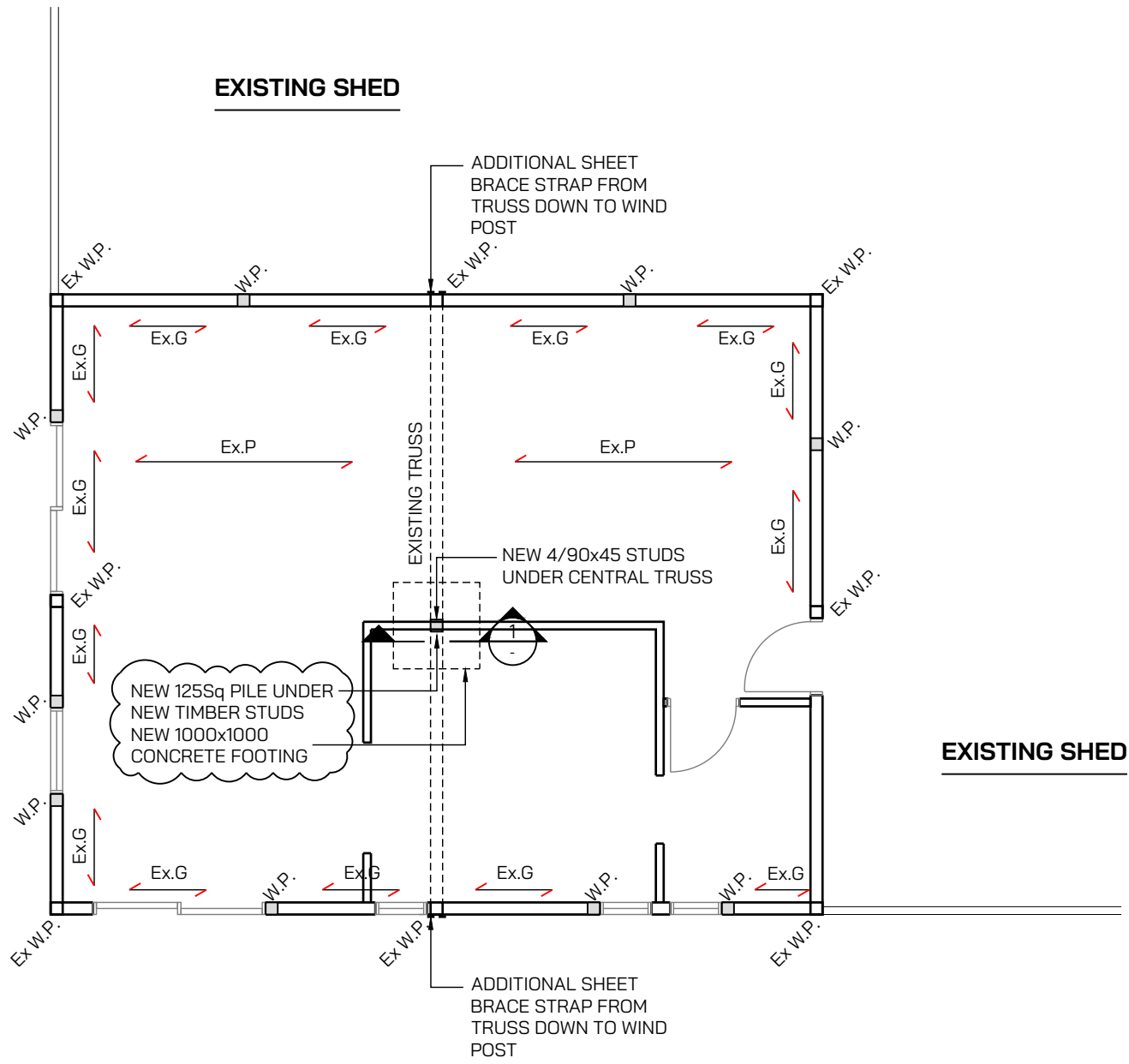
Shed Alterations
-
982A Oxford Road
Fernside.

SCHEDULE OF INSPECTIONS

No.	ITEM OF INSPECTION - TIMEFRAME	BY	DONE
1	BUILDING CONSENT CONDITIONS AND STAMPED BUILDING CONSENT DRAWINGS TO BE RECEIVED AND REVIEWED PRIOR TO SITE INSPECTIONS COMMENCING.	SE	<input type="checkbox"/>
2	PRECAST CONCRETE OR TIMBER PILES -PRE SURROUNDING CONCRETE POUR	SE	<input type="checkbox"/>
3	INTERNAL STRUCTURAL POSTS AND CONNECTIONS -WHILE ALL CONNECTIONS ARE CLEARLY VISIBLE, PRE-LINE AND PRIOR TO BUILDING IN TO SUCH AN EXTENT THAT REMEDIATION WORK COULD NOT BE CARRIED OUT.	SE	<input type="checkbox"/>
4	BRACING WALLS -PRE-LINING	SE	<input type="checkbox"/>
GEO -	DENOTES THE PROJECT GEOTECHNICAL ENGINEER IF APPLICABLE (GEOTECHNICAL ENGINNER)		
SE -	DENOTES THE PROJECT STRUCTURAL ENGINEER (CONSTRUCTURE CHRISTCHURCH)		
LSE -	DENOTES A LOCAL STRUCTURAL ENGINEER IF REQUIRED DUE TO SITE LOCATION (LOCAL STRUCTURAL ENGINEER)		

CONSTRUCTION ISSUE

LEGEND:	
W.P. ■	NEW 140x140 WIND POSTS TOP & BOTTOM FIXINGS TO BE CONFIRMED ONSITE
Ex W.P. □	EXISTING 140x140 WIND POSTS
Ex.P →	EXISTING PURLINS TO REMAIN. FIX TO TRUSSES WITH 2/90x3.15mm SKEW NAILS + 2 WIRE DOGS. ADD BLOCKING BETWEEN PURLINS
Ex.G →	CUT EXISTING GIRTS IN BETWEEN NEW WIND POSTS & TRIMMERS. FIX TO WIND POSTS WITH 2/CPC40



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NEW HOUSE LAYOUT IN EXISTING SHED
SCALE 1:75

CONSTRUCTION ISSUE

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS

	CLIENT ROY FREW	PROJECT TITLE 982A OXFORD ROAD FERNSIDE.	DRAWING TITLE NEW HOUSE LAYOUT IN EXISTING SHED	REV. 0	BY. K.M.	DATE: 13-05-2024	COMMENT: ISSUED FOR CONSTRUCTION	DESIGN. R.D.	JOB No. 15286	DRAWING No. S.01	REV. 1
				REV. 1	BY. K.M.	DATE: 02-07-2024	COMMENT: PILE AND CONCRETE FOOTING ADDED	DRAWN. K.M.	SCALE @ A3 1:75		

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BRACING KEY:

GS1-N: GIB STANDARD PLASTER BOARD ONE SIDE. FIXINGS AT 50, 100, 150, 225, 300mm FROM EACH CORNER AND AT 150mm Crs. THEREAFTER AROUND PERIMETER OF ELEMENT. INTERMEDIATE FIXING AT 300mm Crs.

BL1-H: GIB BRACELINE TO ONE SIDE. GIB HANDIBRAC END STUD HOLD-DOWN FIXINGS. FIXINGS AT 50, 100, 150, 225, 300mm FROM EACH CORNER AND AT 150mm Crs. THEREAFTER AROUND PERIMETER OF ELEMENT. INTERMEDIATE FIXING AT 300mm Crs.

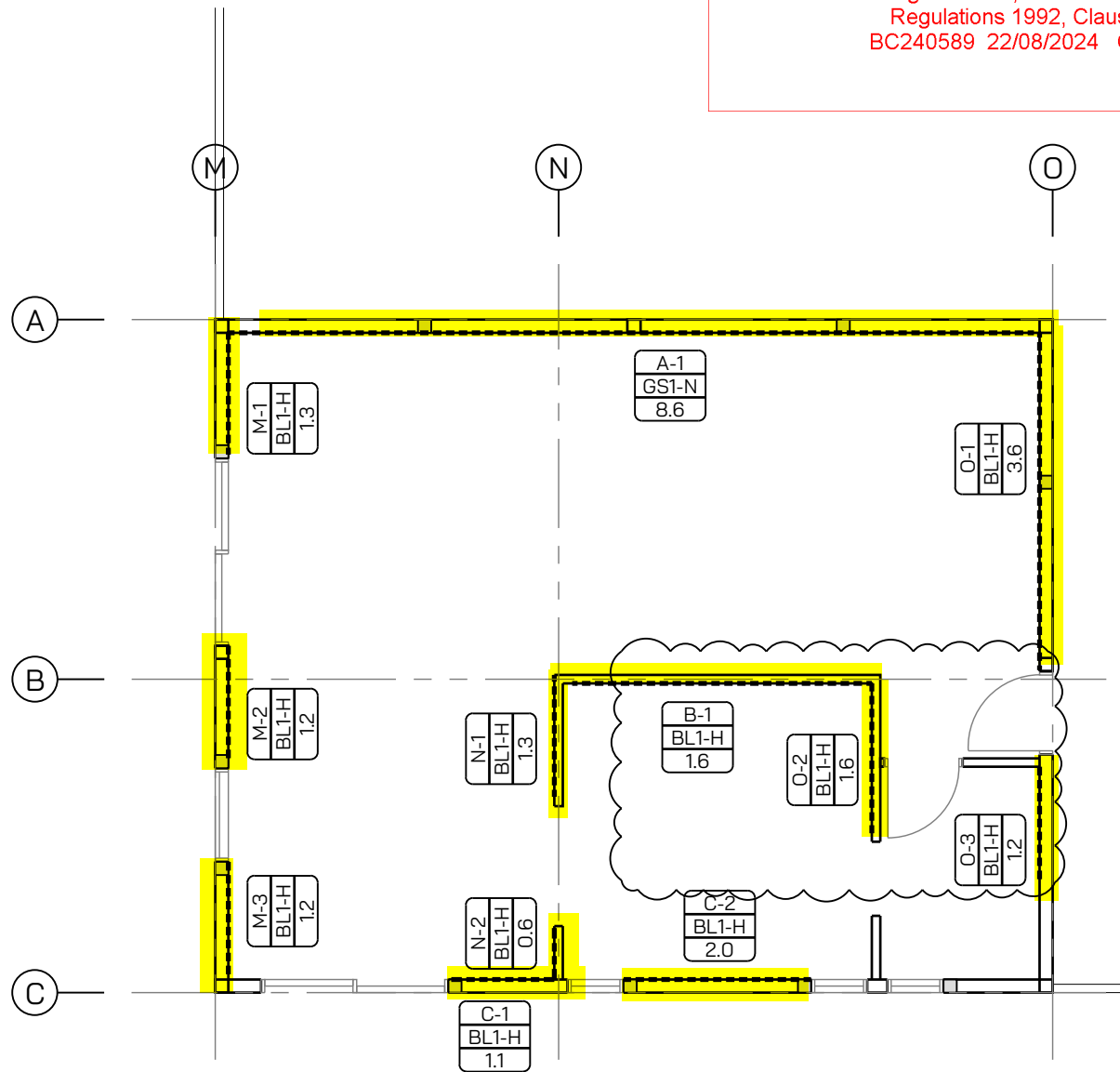
KEY:

- A-1 BRACING ELEMENT NUMBER.
- GS1-N BRACING SYSTEM.
- 2.0 ELEMENT LENGTH IN METRES.

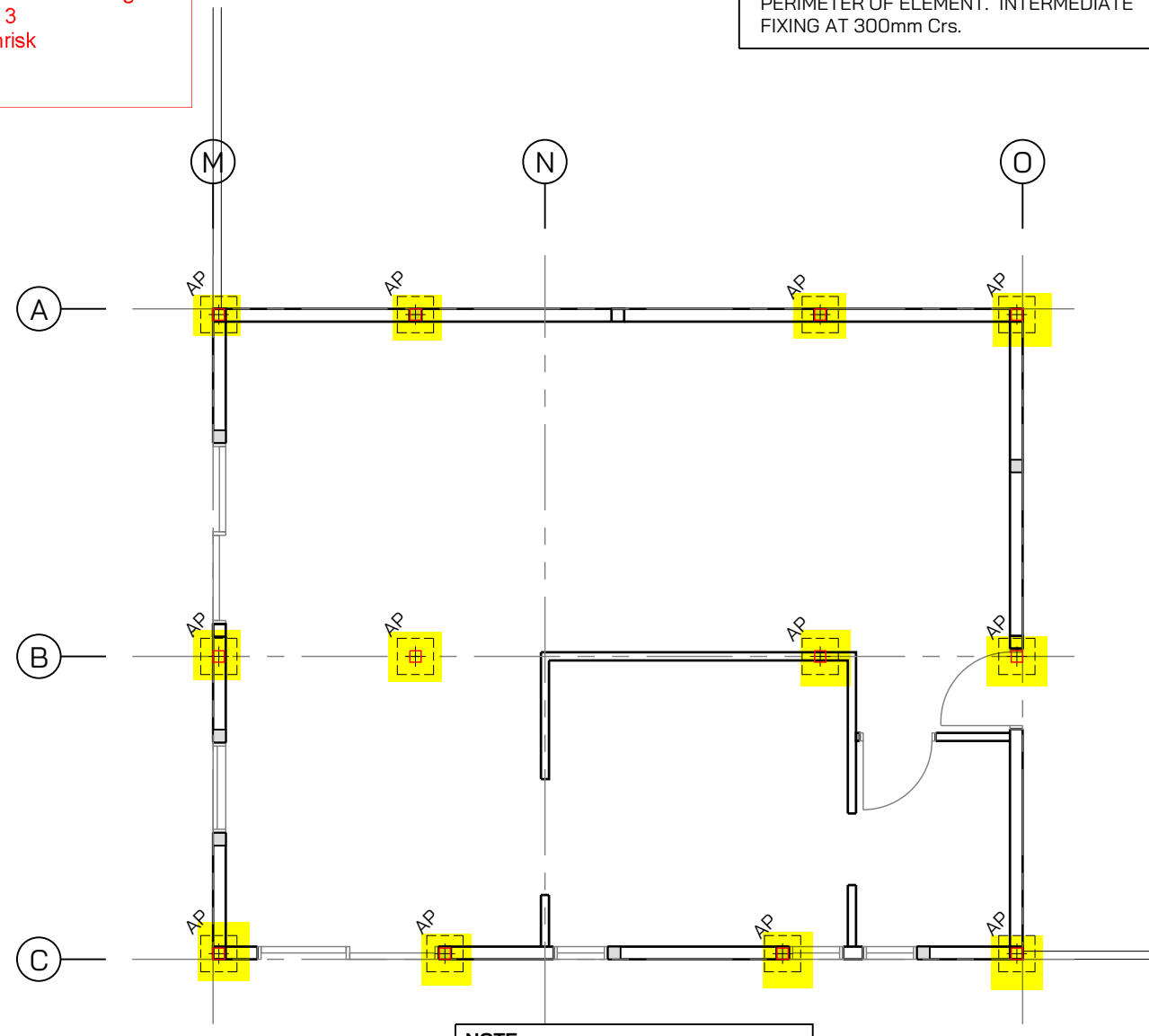
NEW 125 x 125 H5 TREATED ANCHOR PILE CAST INTO 4500 x 900 DEEP MASS CONCRETE FOOTING.
- FIX TO BEARERS WITH APPROVED 12kN CONNECTION.

BRACING NOTES:

- LENGTHS SHOWN ARE MINIMUMS USED FOR CALCULATIONS. USE FULL WALL LENGTHS IN CONSTRUCTION WHERE PRACTICAL.
- REFER TO MANUFACTURERS SPECIFICATION FOR FASTENERS DETAILS FOR EACH BRACING SYSTEM.
- **TOP PLATE CONNECTIONS:** THE TOP PLATE OF A WALL THAT CONTAINS ONE OR MORE WALL BRACING ELEMENTS SHALL BE JOINED WITH 6kN CONNECTIONS (25x0.9mm GALVANISED MS STRAP AND SIX 30x2.5mm GALVANISED NAILS ON EACH END, A LUMBERLOK 'PLATELOCK' OR APPROVED SIMILAR).
- **TOP PLATE CONNECTIONS - INTERNAL WALL TO EXTERNAL WALLS FOR WALLS WITH LESS THAN 250BU's TOTAL:** THE TOP PLATE OF AN INTERNAL WALL THAT CONTAINS ONE OR MORE WALL BRACING ELEMENTS SHALL BE JOINED TO THE EXTERNAL WALL WITH 6kN CONNECTIONS (25x0.9mm GALVANISED MS STRAP AND SIX 30x2.5mm GALVANISED NAILS ON EACH END OR A LUMBERLOK 'PLATELOCK' OR APPROVED SIMILAR).
- **TOP PLATE CONNECTIONS - INTERNAL WALL TO EXTERNAL WALLS FOR WALLS WITH MORE THAN 250BU's TOTAL:** THE TOP PLATES OF AN INTERNAL WALL THAT CONTAINS ONE OR MORE WALL BRACING ELEMENTS SHALL BE JOINED TO TWO EXTERNAL WALLS WITH A 12kN CONNECTION (2No. 25x0.9mm GALVANISED MS STRAP WITH SIX 30x2.5mm GALVANISED NAILS ON EACH END).
- REFER TO NZS 3604:2011 FOR DURABILITY REQUIREMENTS OF ALL FIXINGS.



NEW BRACING LAYOUT IN EXISTING SHED
SCALE 1:75



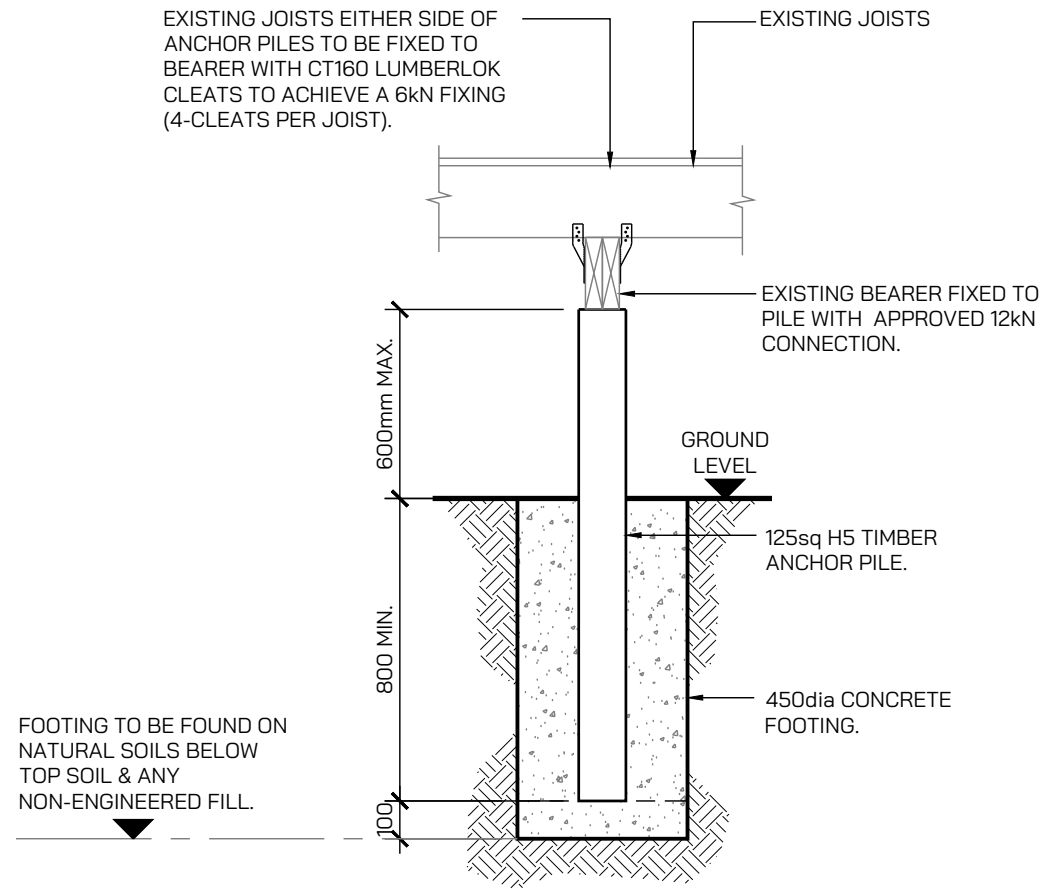
NOTE:
ALTERNATIVE TO EXTERIOR ANCHOR PILES IS TO USE PLY SUB FLOOR CLADDING AROUND THE PERIMETER

NEW SUB-FLOOR BRACING LAYOUT IN EXISTING SHED
SCALE 1:75

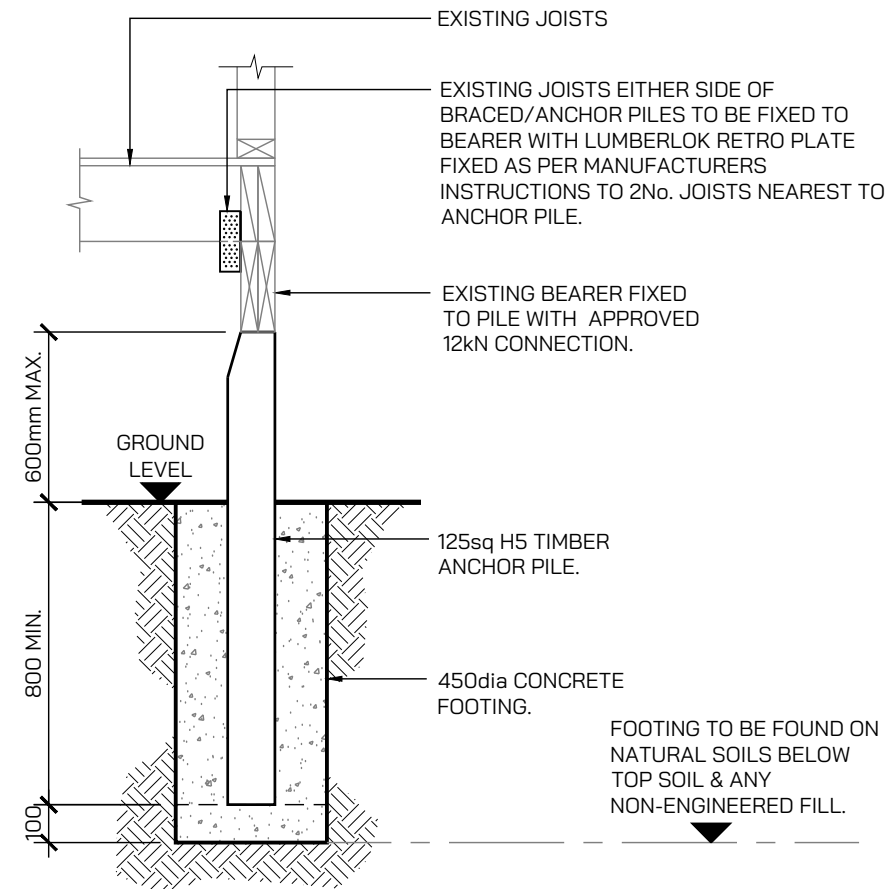
CONSTRUCTION ISSUE

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS

	CLIENT	PROJECT TITLE	DRAWING TITLE	REV.	BY.	DATE:	COMMENT:	DESIGN.	JOB No.	DRAWING No.	REV.
	ROY FREW	982A OXFORD ROAD FERNSIDE.	NEW BRACING LAYOUT IN EXISTING SHED	0	K.M.	13-05-2024	ISSUED FOR CONSTRUCTION	R.D.	15286	S.02	1
				1	K.M.	02-07-2024	BRACING REVISED	DRAWN.	SCALE @ A3		
								K.M.	1:75		



ANCHOR PILE - INTERNAL
SCALE 1:20



ANCHOR PILE - EXTERNAL
SCALE 1:20

GENERAL NOTES:

- CONCRETE STRENGTH AT 28 DAYS TO BE 20MPa.
- ALL BOLTS TO TIMBER TO HAVE 50x3mm SQUARE WASHERS.
- ALL FIXINGS WITHIN 600mm OF GROUND LEVEL TO BE STAINLESS STEEL.
- REFER TO NZS 3604:2011 FOR DURABILITY REQUIREMENTS OF ALL FIXINGS.
- NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES.

FOOTINGS TO BE FOUNDED AT DESIGN BEARING, 900mm MIN. BELOW EXISTING GROUND LEVEL (DESIGN BEARING IS 300kPa ULTIMATE).

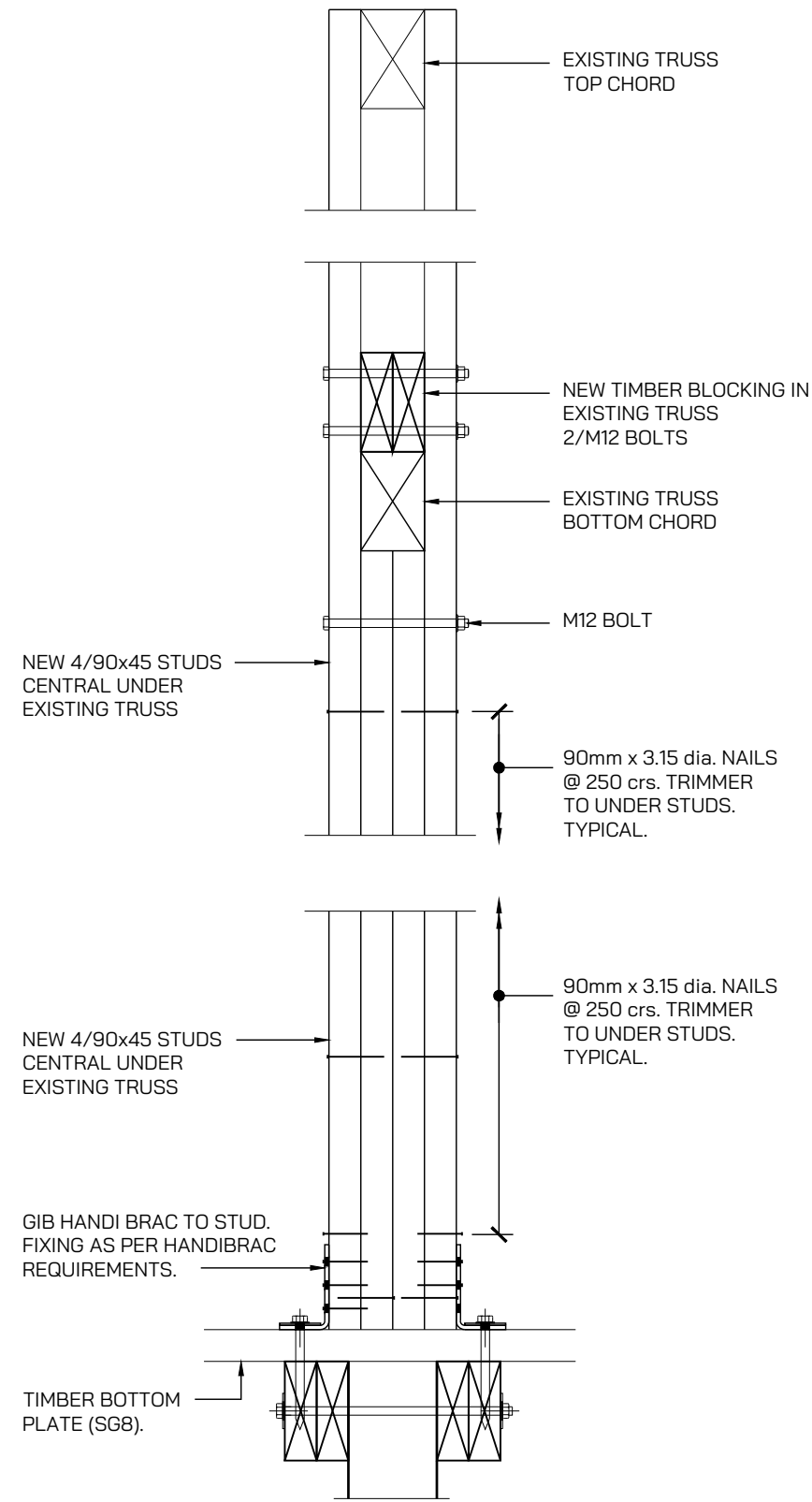
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BC240589 22/08/2024 Chrisk

CONSTRUCTION ISSUE

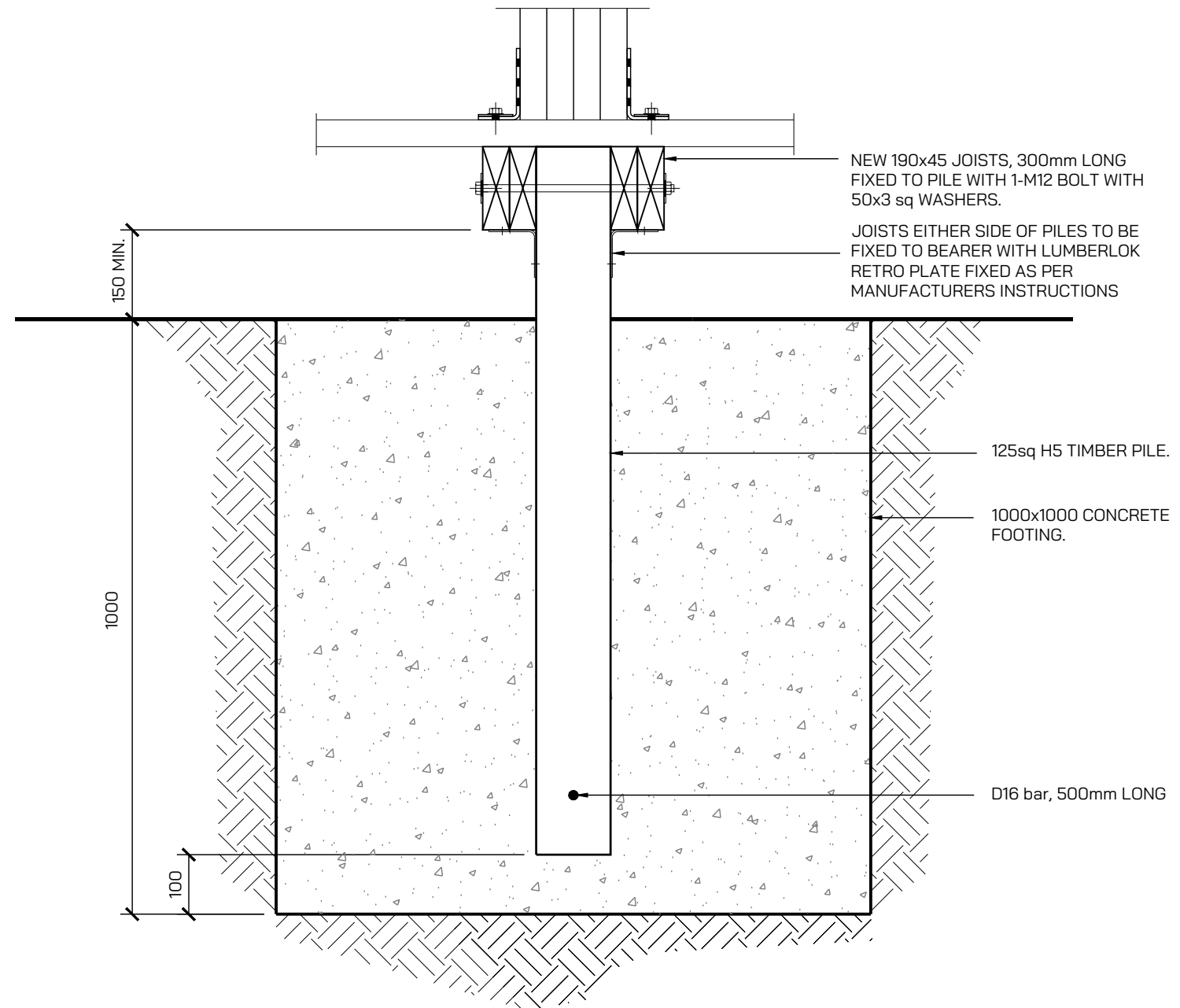
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS

	CLIENT	PROJECT TITLE	DRAWING TITLE	REV.	BY.	DATE:	COMMENT:	DESIGN.	JOB No.	DRAWING No.	REV.
	ROY FREW	982A OXFORD ROAD FERNSIDE.	ANCHOR PILE DETAILS	0	K.M.	13-05-2024	ISSUED FOR CONSTRUCTION	R.D.	15286	S.03	0
								DRAWN.	SCALE @ A3		
								K.M.	1:20		

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1 SECTION
SCALE 1:10



1 SECTION
SCALE 1:10

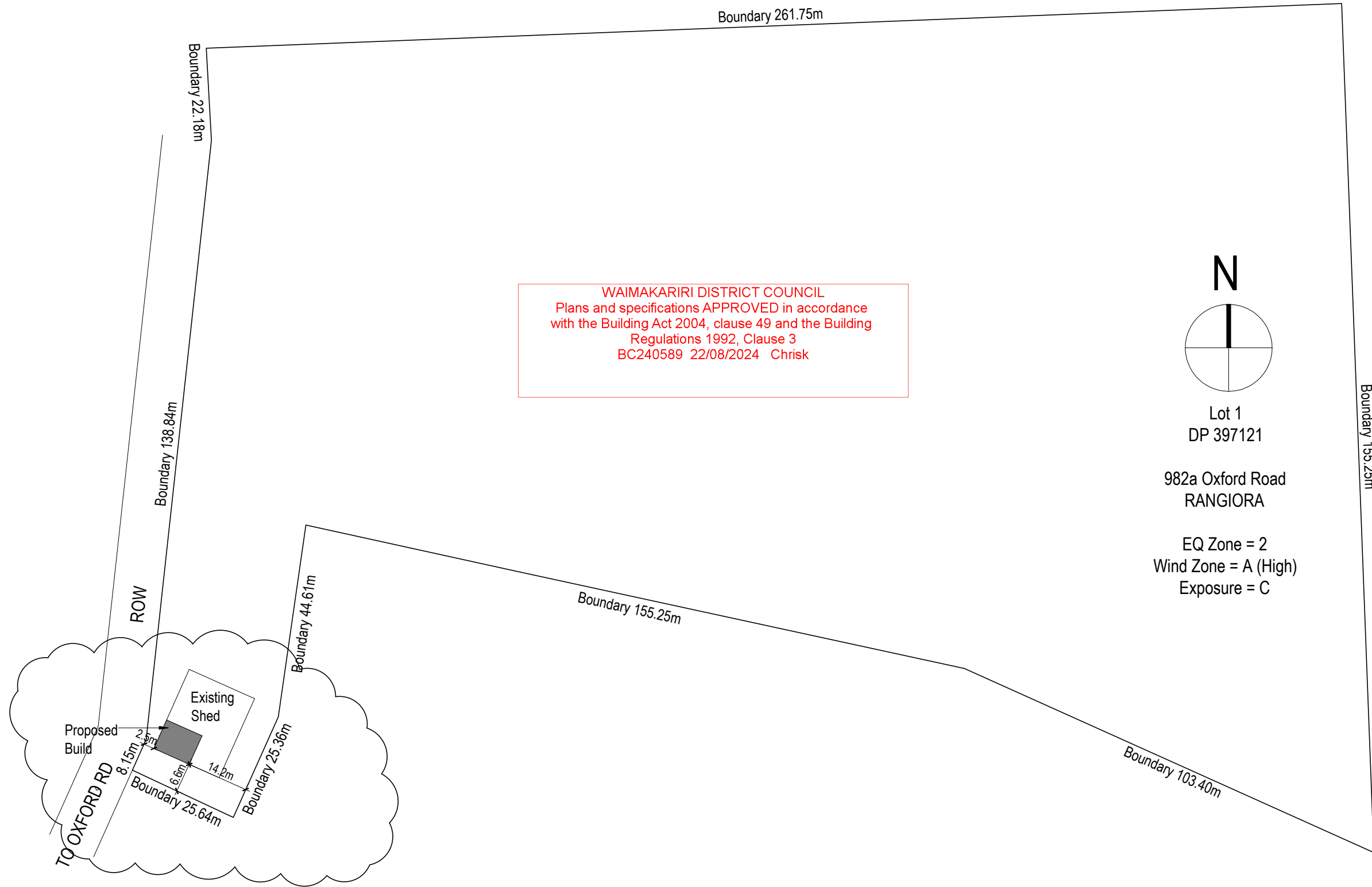
CONSTRUCTION ISSUE

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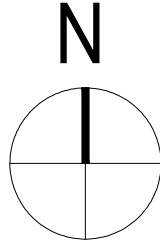
	CLIENT	PROJECT TITLE	DRAWING TITLE	REV.	BY.	DATE:	COMMENT:	DESIGN.	JOB No.	DRAWING No.	REV.
	ROY FREW	982A OXFORD ROAD FERNSIDE.	STRUCTURAL TIMBER DETAILS	0	K.M.	13-05-2024	ISSUED FOR CONSTRUCTION	R.D.	15286	S.04	1
				1	K.M.	02-07-2024	PILE DETAIL ADDED	DRAWN.	SCALE @ A3 1:20		
								K.M.			



<p>a . s . c . a . d . limited ascadltd@snap.net.nz 0272 838 775</p>	<p>job title: FREW HOUSE</p>	<p>drawing title: LOCATION PLAN</p>	<p>legal description: Lot 1 DP 397121 982a Oxford Road RANGIORA</p>	<p>WORKING DRAWINGS SUBJECT TO COUNCIL APPROVAL ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK DO NOT SCALE FROM DRAWINGS UNDER ANY CIRCUMSTANCES</p>	<p>scale: 1:1000 Job No.: -</p>	<p>page: 01 of: 10 DATE: 03/06/24</p>
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Lot 1
DP 397121
982a Oxford Road
RANGIORA
EQ Zone = 2
Wind Zone = A (High)
Exposure = C

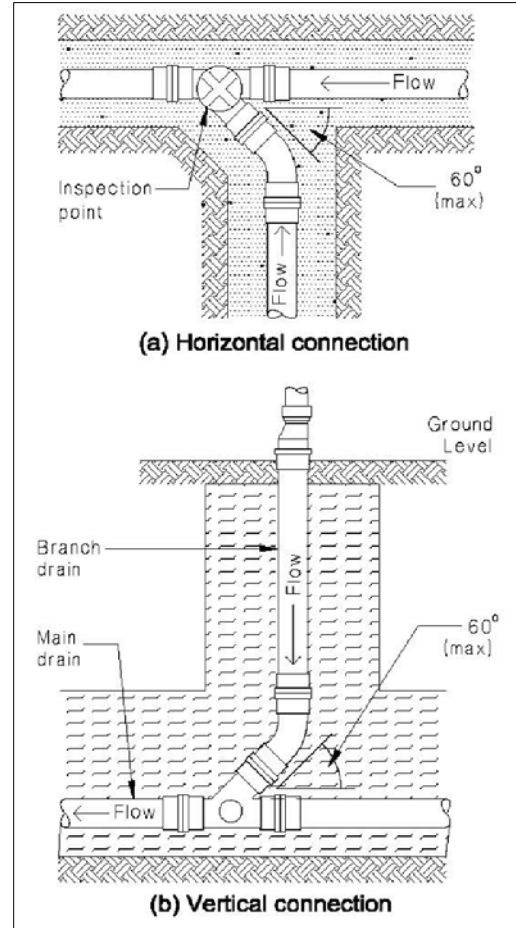
<p>a.s.c.a.d. limited ascadltd@snap.net.nz 0272 838 775</p>	<p>job title: FREW HOUSE</p>	<p>drawing title: SITE PLAN 03/07/24 REV A - Dimensions added</p>	<p>legal description: Lot 1 DP 397121 982a Oxford Road RANGIORA</p>	<p>WORKING DRAWINGS SUBJECT TO COUNCIL APPROVAL ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK DO NOT SCALE FROM DRAWINGS UNDER ANY CIRCUMSTANCES</p>	<p>scale: 1:1000 Job No.: -</p>	<p>page: 02a of: 10 DATE: 03/06/24</p>
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All pipes in Concrete to have Denso Tape (synthetic fabric based tape impregnated and coated with organic petroleum based compounds) applied

Pipes shall incorporate expansion joints in accordance with Chapter 8 of NZS7643

Hot water pipes to be sized according to NZBC G12 & NZS 4305. Mains Pressure: 15mm dia allows 12m max pipe length. Pipe length beyond this must be lagged

SANITARY FIXTURE	MIN PIPE DIA	MIN GRADE
Basin	32mm	1:20
Bath	40mm	1:40
Washing Machine	40mm	1:40
Kitchen Sink / Dish Washer	50mm	1:40
Laundry Sink	40mm	1:30
Shower	40mm	1:40
WC	100mm	1:60
SEWER PIPE	100mm	1:60
STORMWATER PIPE	100mm	1:120



All drains laid at 1:120 to be laid with a verifiable leveling device

Main Vent (MV) to terminate either:
 - 3.0m above ground level
 - 600mm above windows / openings
 - 150mm above roof
 - 600mm above eaves / parapets

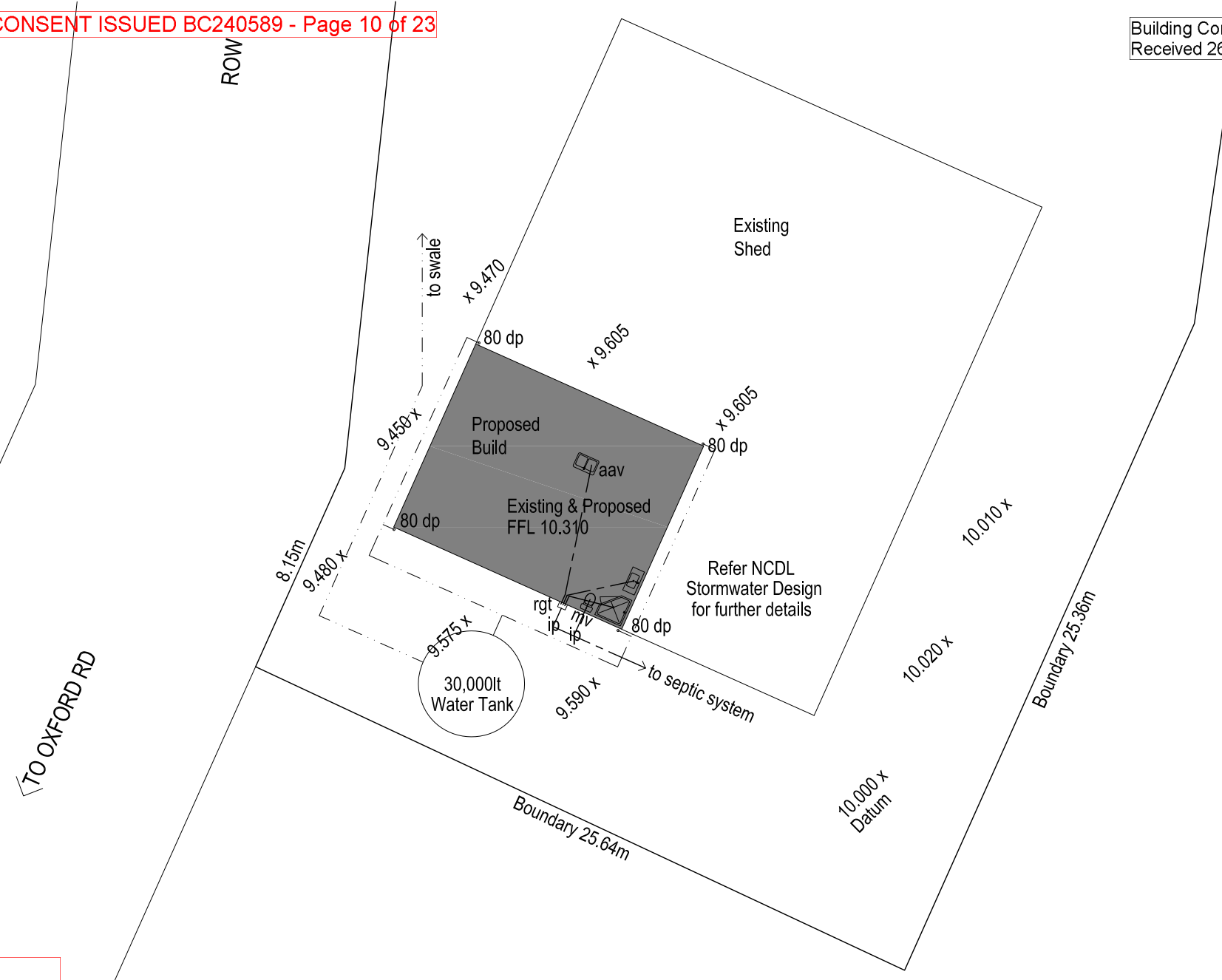
HWC Relief Drain = 20mm Copper Pipe

SANITARY FIXTURE	FLOW RATE/TEMP	PIPE DIAMETER
Bath	0.3 at 45°C	15mm
Sink	0.2 at 60°C (hot)	15mm
	0.2 (cold)	15mm
Laundry Tub	0.2 at 60°C (hot)	15mm
	0.2 (cold)	15mm
Basin	0.1 at 45°C	10mm
Shower	0.1 at 42°C	20mm

PIPE DIAMETER	MAXIMUM DISTANCE BETWEEN SUPPORTS (mm)	
	VERTICAL PIPE	GRADED PIPE
32 to 50	1000	500
65 to 100	1200	1000
Greater than 100	1800	1200

VENT PIPES:
 Discharge Pipes upto 40mm dia = 32mm Vent Pipe
 Discharge Pipes over 40mm dia = 40mm Vent Pipe
 Main Drain Vent Pipe = 80mm Vent Pipe

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NZBC F5: All Construction work on the building shall be performed in a manner that avoids the likelihood of:
 (a) Objects falling onto people on or off the site,
 (b) Objects falling on property off the site,
 (c) Other hazards arising on the site affecting people off the site and other property, and
 (d) Unauthorised entry of children to hazards on the site

ALLOW FOR STEPS OR LANDSCAPING TO ALL EXTERNAL DOORS SO STEP FROM FFL NO GREATER THAN 190mm (150mm min)

Anti-slip: on all access routes both internal & external, provide Anti-slip surface complying with NZBC D1/AS Table 2 (except surfaces in side Entry Doors of housing maybe considered dry areas)

SITE SAFETY
 Allow for and maintain
 - 2m high galv chainlink netting fencing to street front
 - where side fencing not in place use same 2m high fencing
 - where water hazards are present use same 2m high fencing

a.s.c.a.d.
 limited
 ascadtd@snap.net.nz
 0272 838 775

job title:
FREW HOUSE

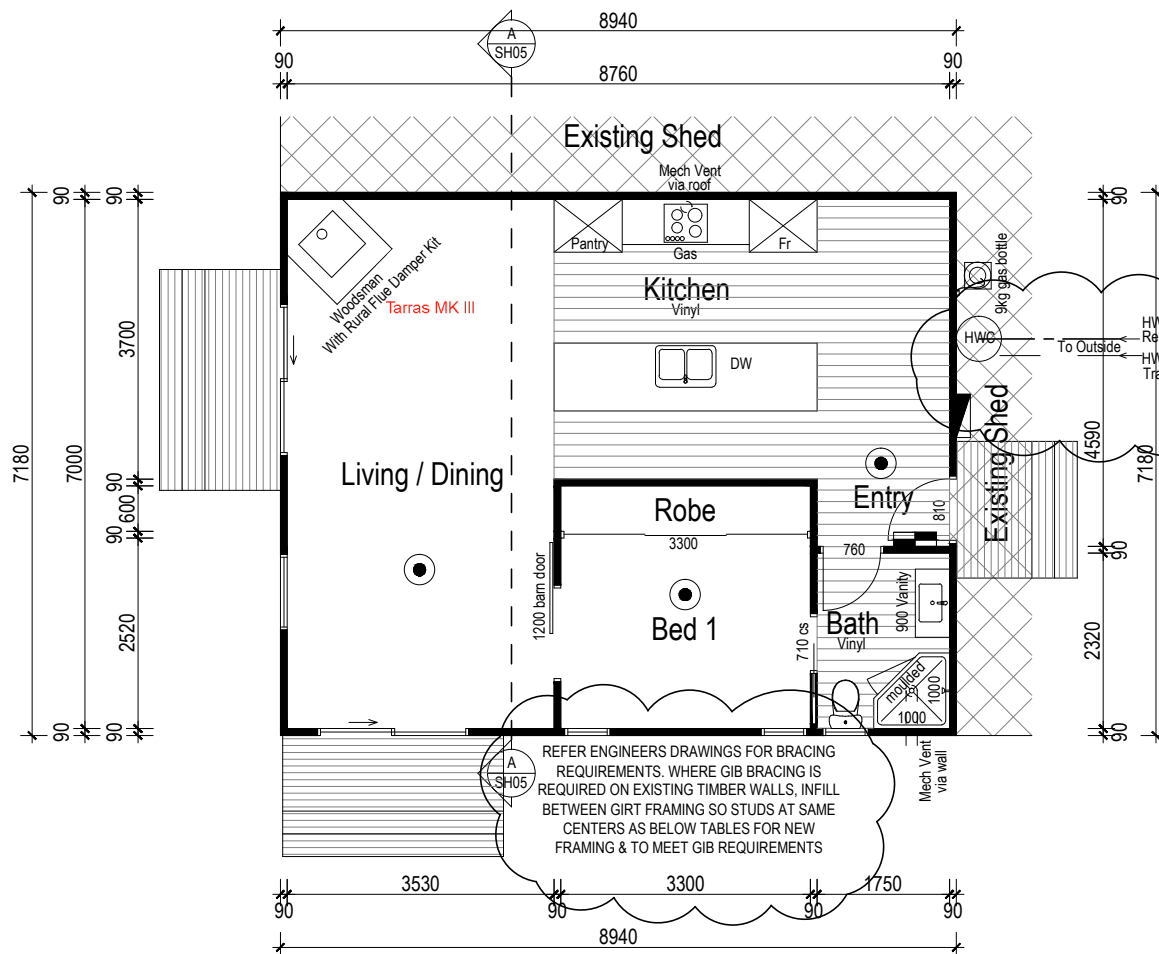
drawing title:
SERVICES PLAN
 19/07/24 REV B - Levels added
 24/07/24 REV C - Stormwater added

legal description:
 Lot 1 DP 397121
 982a Oxford Road
 RANGIORA

WORKING DRAWINGS
 SUBJECT TO COUNCIL APPROVAL
 ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK
 DO NOT SCALE FROM DRAWINGS UNDER ANY CIRCUMSTANCES

scale:
1:200
 Job No.:
 -

page:
03c
 of: 10
 DATE: 03/06/24



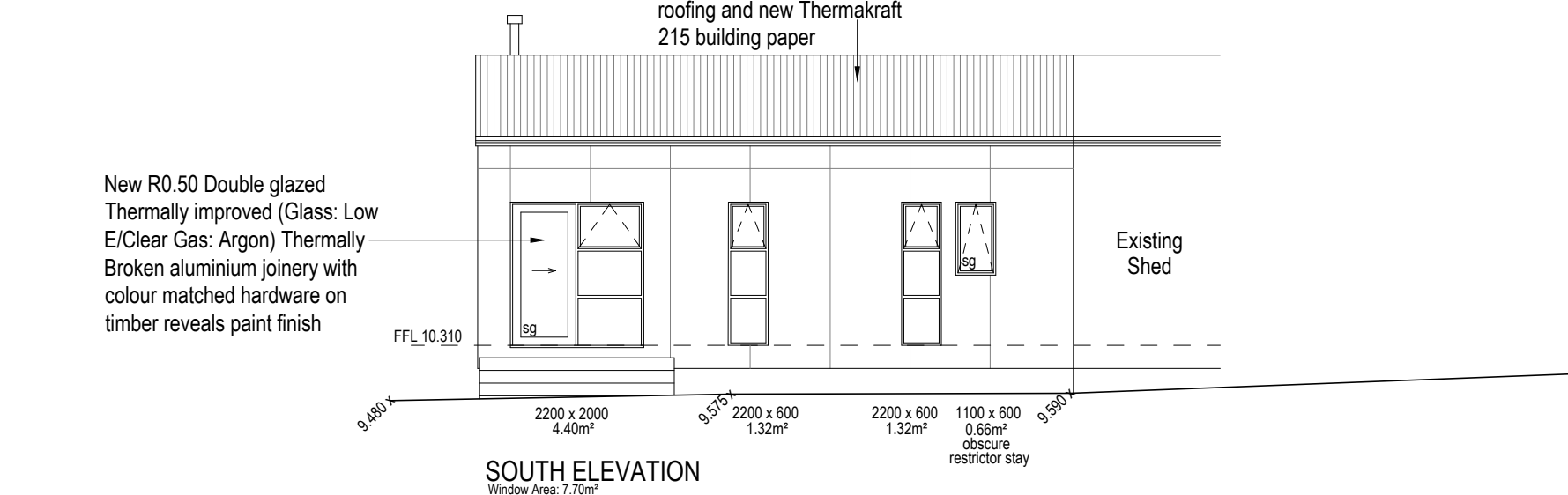
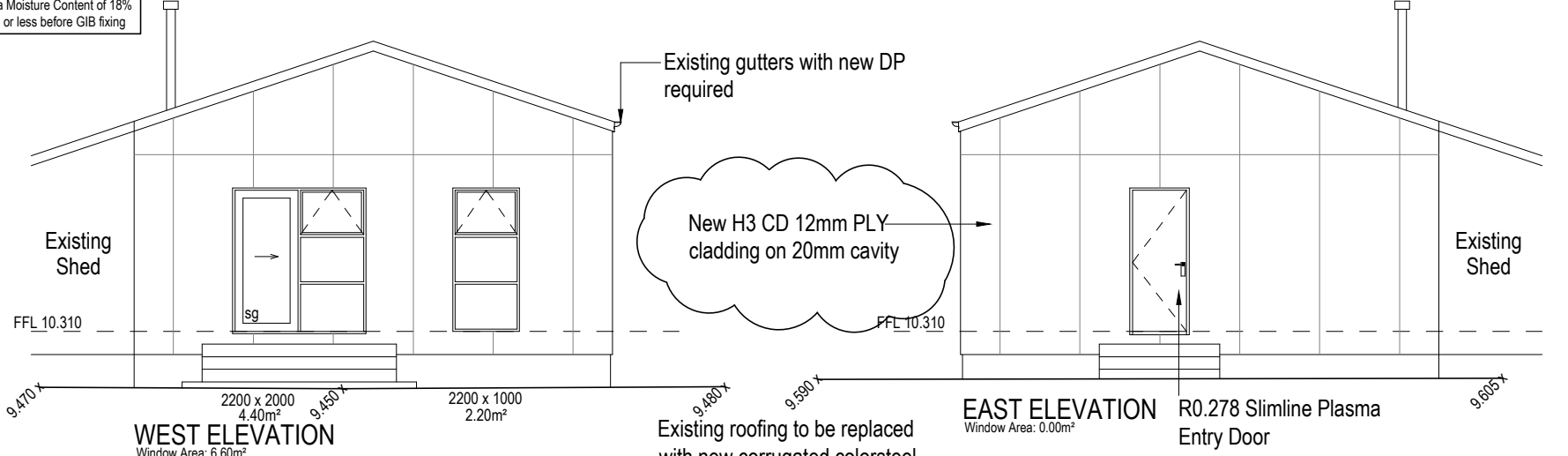
- Meter Board
- Distribution Board
- All downlights to be IC Rated throughout. Installation of luminaire is in accordance with AS/NZS 60598.2.2.
- Roof Access via end wall
- Interconnecting Type 1 smoke alarm to comply with NZBC clause F7, with Hush & Test facilities
- All Lintels SG8 unless otherwise stated
- All downlights to be IC Rated throughout
- GIB to all wet wall areas with 2 Coat Enamel
- All Mech vents to terminate outside as per manufactures specifications
- Mechanical Vents:
Bath = 25l/s min
Kitchen = 50l/s min
- Timber Wall Framing to have a Moisture Content of 18% or less before GIB fixing

CURTAINS MAY NEED TO BE RESTRAINED at window/door joinery unit by the solid fuel heating unit to maintain clearances from combustibles

REFER ENGINEERS DRAWINGS FOR BRACING REQUIREMENTS. WHERE GIB BRACING IS REQUIRED ON EXISTING TIMBER WALLS, INFILL BETWEEN GIRT FRAMING SO STUDS AT SAME CENTERS AS BELOW TABLES FOR NEW FRAMING & TO MEET GIB REQUIREMENTS

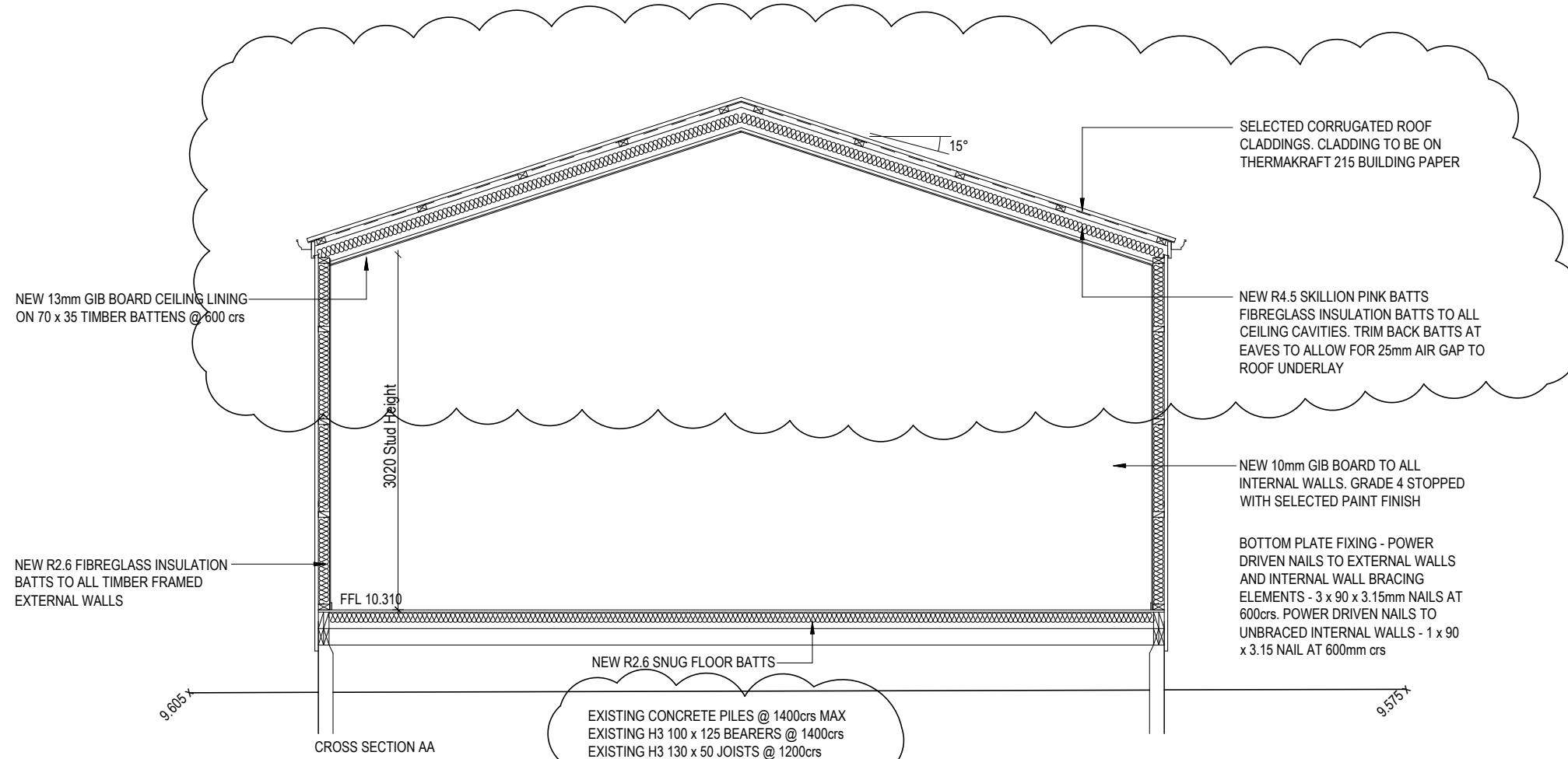
Loaded Dimension of Wall	SINGLE OR TOP STOREY SG8 STUDS TO LOAD BEARING WALLS INTERNAL WALLS Light & Heavy Roof Wind Zone = All				SINGLE OR TOP STOREY SG8 STUDS TO LOAD BEARING WALLS Light & Heavy Roof Wind Zone = High					
	3.0m @ 600crs	3.6m @ 300crs	4.2m @ 400crs	4.8m @ 400crs	2.4m @ 600crs	2.7m @ 400crs	3.0m @ 300crs	3.6m @ 300crs	4.2m @ 300crs	4.8m @ 400crs
2.0	90 x 45	90 x 45	90 x 90	140 x 45	90 x 45	90 x 45	90 x 45	90 x 90	140 x 45	140 x 90
4.0	90 x 45	90 x 45	90 x 90	140 x 45	90 x 45	90 x 45	90 x 45	90 x 90	140 x 45	140 x 90
6.0	90 x 45	90 x 45	90 x 90	140 x 45	90 x 45	90 x 45	90 x 45	90 x 90	140 x 45	140 x 90

Note: Dwangs @ 800crs max

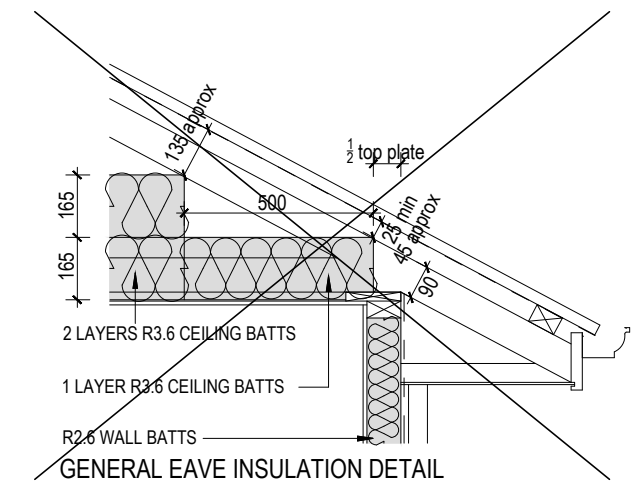


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a.s.c.a.d. limited ascadltd@snap.net.nz 0272 838 775	job title:	drawing title:	legal description:	WORKING DRAWINGS SUBJECT TO COUNCIL APPROVAL ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK DO NOT SCALE FROM DRAWINGS UNDER ANY CIRCUMSTANCES	scale: 1:100 Job No.: -	page: 04b of: 10 DATE: 03/06/24
	FREW HOUSE	FLOOR PLAN & ELEVATIONS 03/07/24 REV A - Notes added 19/07/24 REV B - Notes added	Lot 1 DP 397121 982a Oxford Road RANGIORA			



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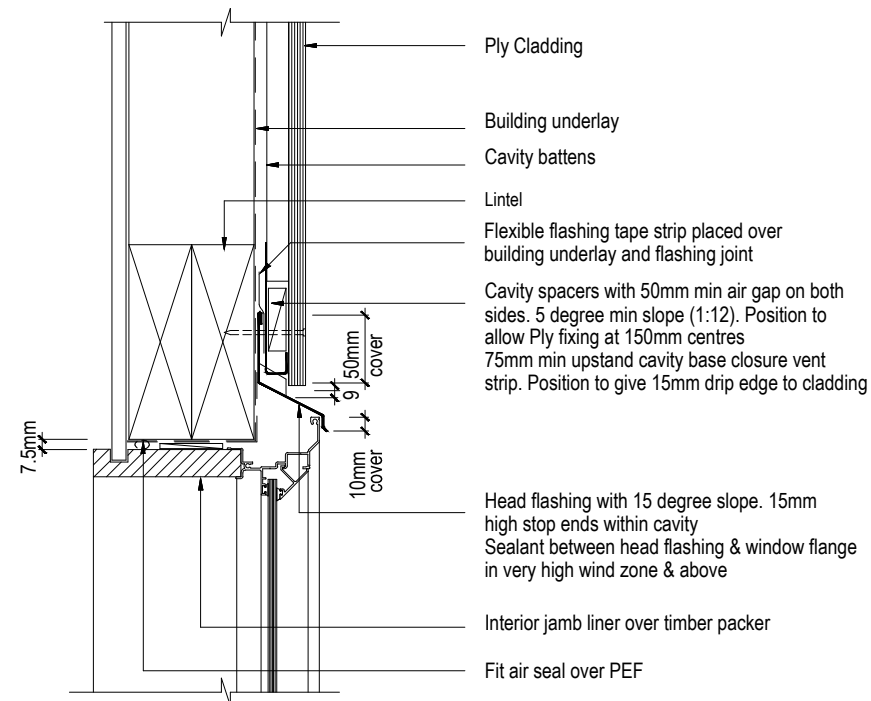
STEEL PROTECTION FOR FIXINGS & FASTENINGS - ZONE B & C

FIXING FASTENING	ENVIRONMENT	MATERIAL	
Nail Plates	Closed & Roof Space	Continuously coated galv steel	
Wire Dogs & Bolts	Closed & Roof Space	Hot-dipped galv steel	
All strutural fixings	Sheltered	Hot-dipped galv steel	
	Exposed	Type 304 stainless steel	
Nail/Screw for bracing	Closed & Roof Space	Galv steel	
Nail/Screw for non-structural cladding		Galv steel	
Nail/Screw for framing		Sheltered	Mild steel
		Exposed	Galv steel

SPECIFIC SCHEDULE OF TIMBER TREATMENT			
ELEMENT	SPECIES	TREATMENT	ELEMENT
ROOF FRAMING, TRUSSES	KILN DRIED & GAUGED RADIATA PINE	H1.2	- ALL TIMBER USED IS TO BE TREATED AS REQUIRED BY NZS3602:2003, THIS TABLE IS INTENDED AS A SUMMARY OF THESE REQUIREMENTS ONLY.
INTERIOR WALL FRAMING	KILN DRIED & GAUGED PINUS SPECIES	H1.2	
EXTERIOR WALL FRAMING (REFER TO NZS3602:2003 FOR CLARIFICATION)	RADIATA PINE	H1.2	
WALL CAVITY BATTENS	RADIATA PINE	H3.1	- TREATMENT LEVELS SHOWN ARE THE MINIMUM LEVEL REQUIRED. HIGHER TREATMENT LEVELS MAY BE USED IF APPROPRIATE.
ALUMINIUM WINDOW REVEALS	RADIATA PINE	H3.1	

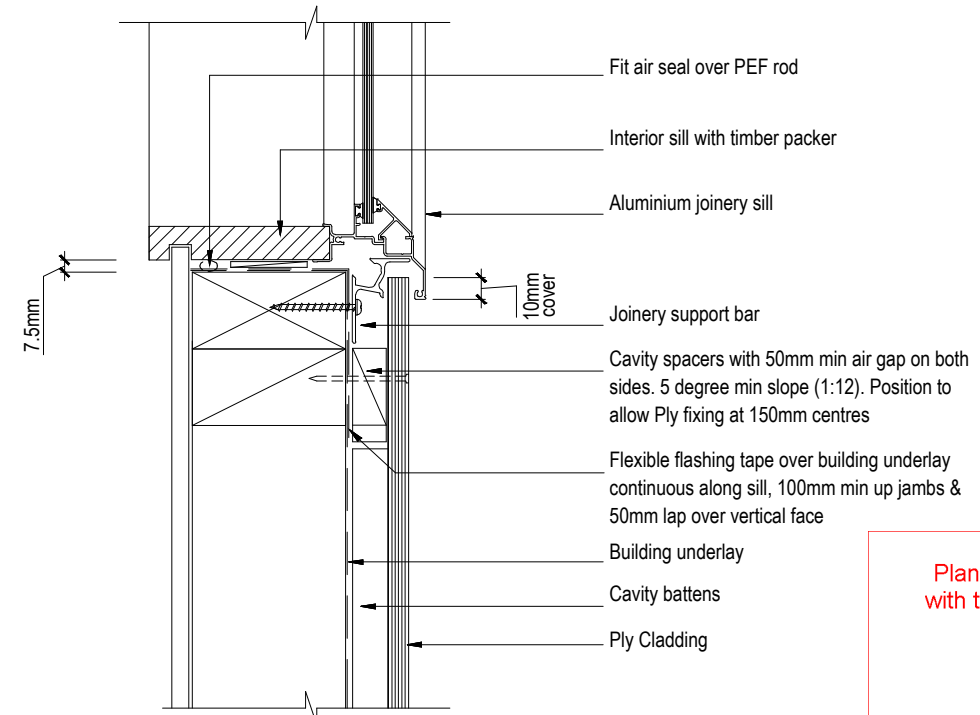
TIMBER TYPE:
EXTERIOR & LOAD
BEARING FRAMING = SG 8
INTERIOR NON LOAD
BEARING FRAMING = SG 8
LINTELS = SG 8
TRUSSES = SG 8

<p>a.s.c.a.d. limited ascadltd@snap.net.nz 0272 838 775</p>	<p>job title: FREW HOUSE</p>	<p>drawing title: SECTION AA 03/07/24 REV A - Notes added 19/07/24 REV B - Notes added</p>	<p>legal description: Lot 1 DP 397121 982a Oxford Road RANGIORA</p>	<p>WORKING DRAWINGS SUBJECT TO COUNCIL APPROVAL ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK DO NOT SCALE FROM DRAWINGS UNDER ANY CIRCUMSTANCES</p>	<p>scale: 1:50 Job No.: -</p>	<p>page: 05b of: 10 DATE: 03/06/24</p>
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- Note:
1. Treat all cut edges with Holdfast® Metalex® Clear
 2. Stop ends to head flashing terminations

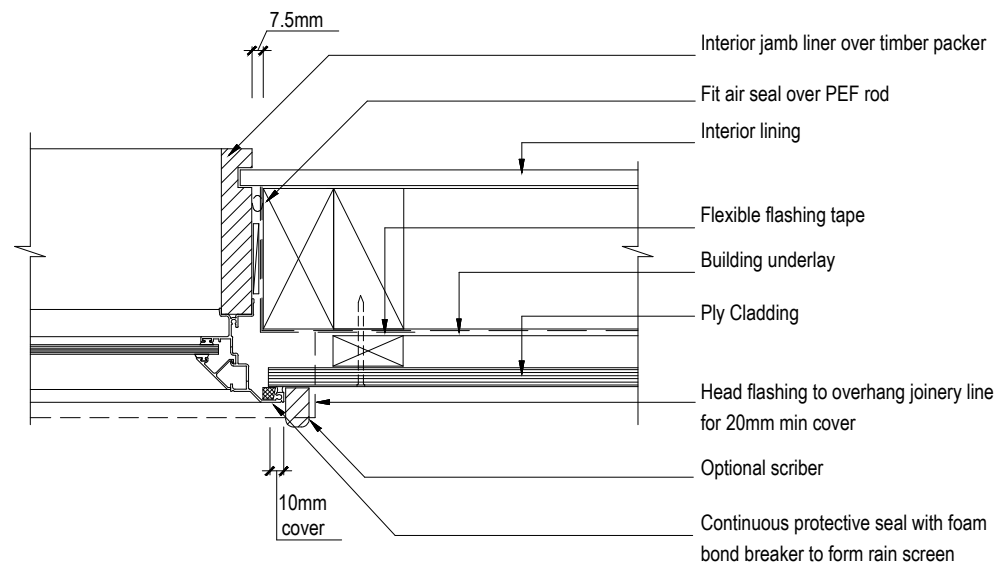
01 Window Head Detail (Cavity)



- Note:
1. Treat all cut edges with Holdfast® Metalex® Clear

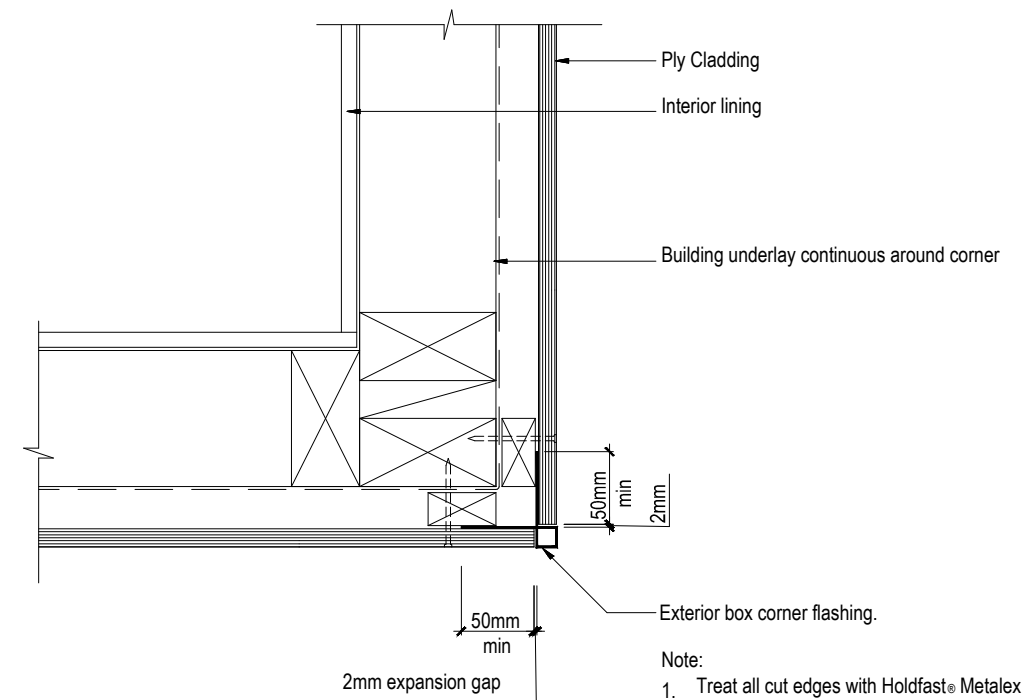
02 Window Sill Detail (Cavity)

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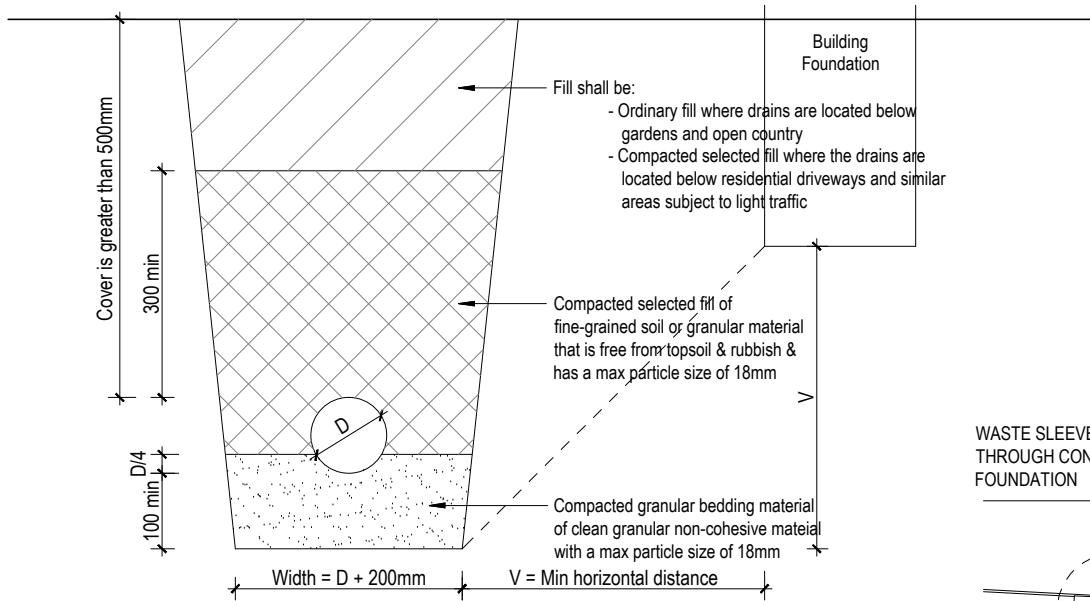
- Note:
1. Treat all cut edges with Holdfast® Metalex® Clear
 2. 50mm strip of neutral cure silicon sealant must be provided at the termination point of all Z flashings at windows, corner boxes, etc.

03 Jamb Detail (Cavity)

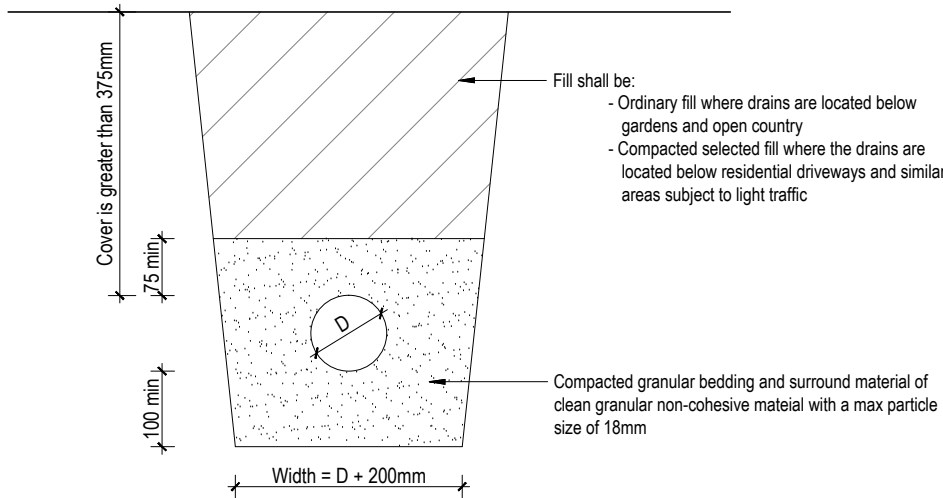


04 External Corner with External Box Flashing (Cavity)

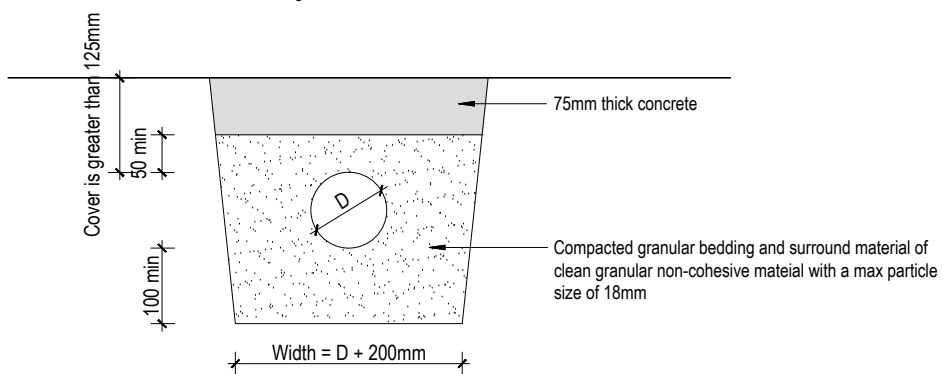
<p>a . s . c . a . d . limited ascadltd@snap.net.nz 0272 838 775</p>	<p>job title: FREW HOUSE</p>	<p>drawing title: DETAILS 19/07/24 REV B - Detail updated</p>	<p>legal description: Lot 1 DP 397121 982a Oxford Road RANGIORA</p>	<p>WORKING DRAWINGS SUBJECT TO COUNCIL APPROVAL ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK DO NOT SCALE FROM DRAWINGS UNDER ANY CIRCUMSTANCES</p>	<p>scale: 1:5 Job No.: -</p>	<p>page: 06b of: 10 DATE: 03/06/24</p>
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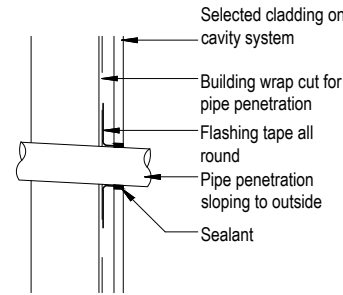
09 BEDDING TYPE 'B' OF NZS7643
Cover greater than 500mm



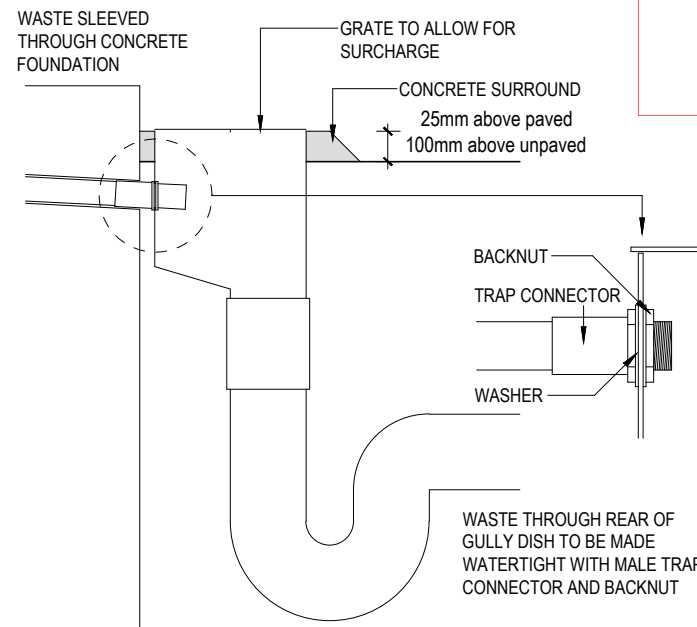
10 BEDDING TYPE 'D' OF NZS7643
Cover greater than 375mm



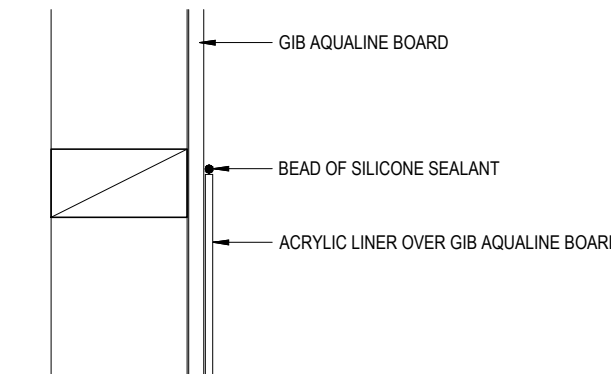
11 COVER BETWEEN 125 & 375mm



12 GENERAL PIPE PENETRATION

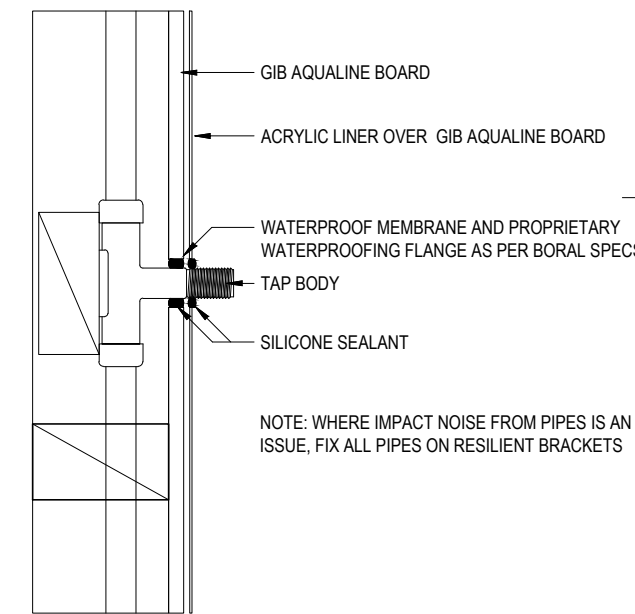


13 WASTE DISCHARGING TO REAR OF GT

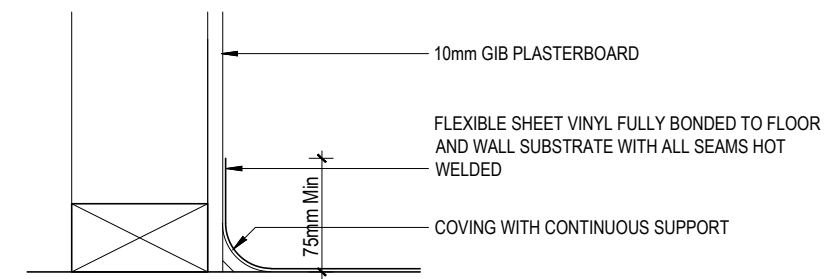


14 TOP OF SHOWER TO WALL JUNCTION

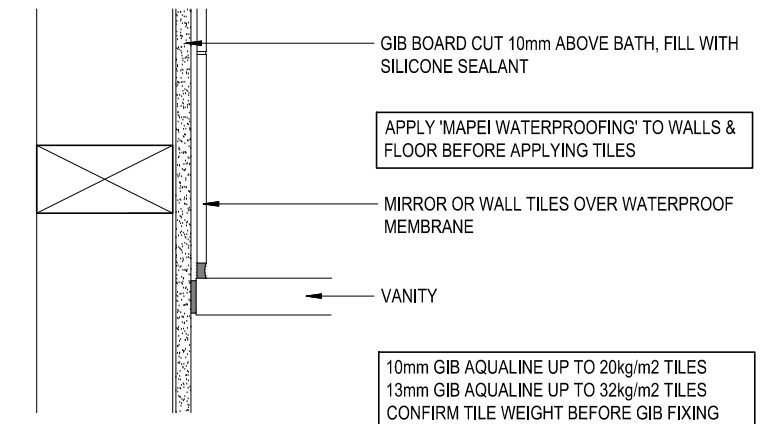
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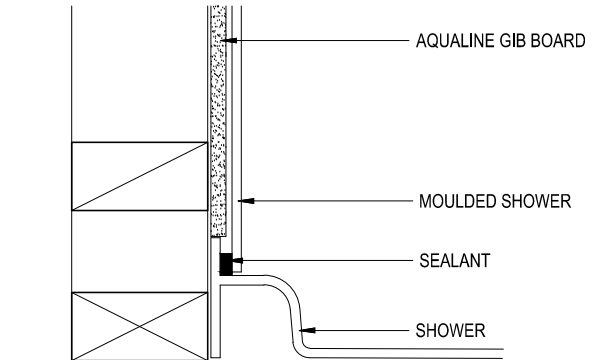
15 SHOWER PIPE PENETRATION



16 VINYL - WALL TO FLOOR JUNCTION

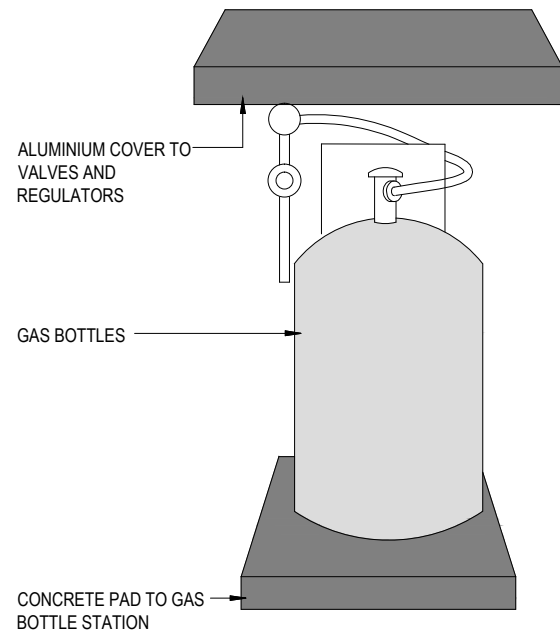


17 VANITY TO WET WALL DETAIL

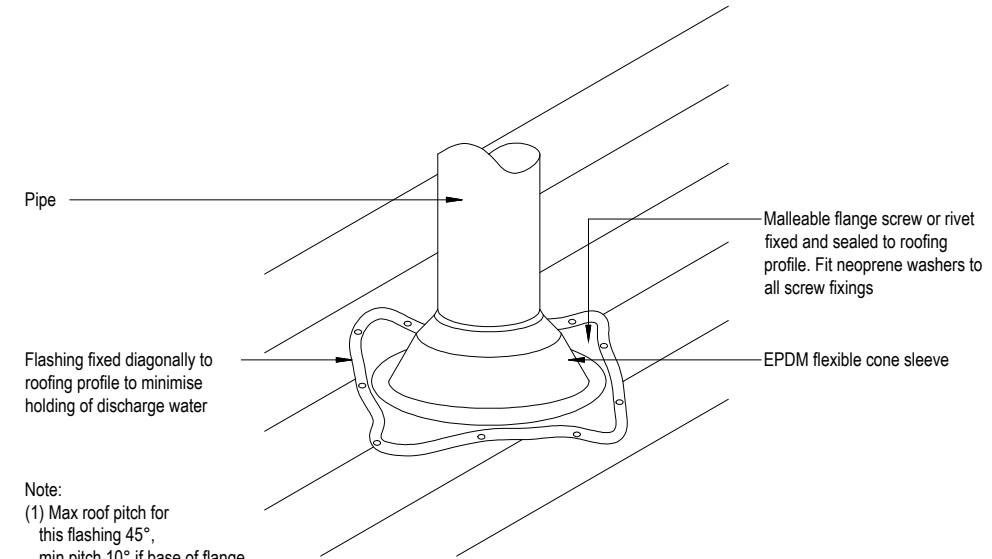


18 WALL TO SHOWER JUNCTION

<p>a.s.c.a.d. limited ascadltd@snap.net.nz 0272 838 775</p>	<p>job title: FREW HOUSE</p>	<p>drawing title: DETAILS</p>	<p>legal description: Lot 1 DP 397121 982a Oxford Road RANGIORA</p>	<p>WORKING DRAWINGS SUBJECT TO COUNCIL APPROVAL ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK DO NOT SCALE FROM DRAWINGS UNDER ANY CIRCUMSTANCES</p>	<p>scale: 1:10 Job No.: -</p>	<p>page: 08 of: 10 DATE: 03/06/24</p>
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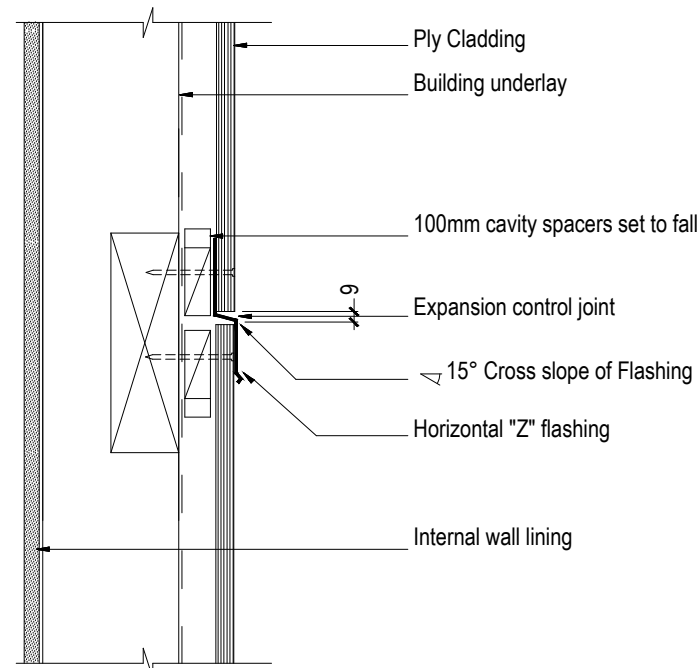
19 GAS BOTTLES STATION



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

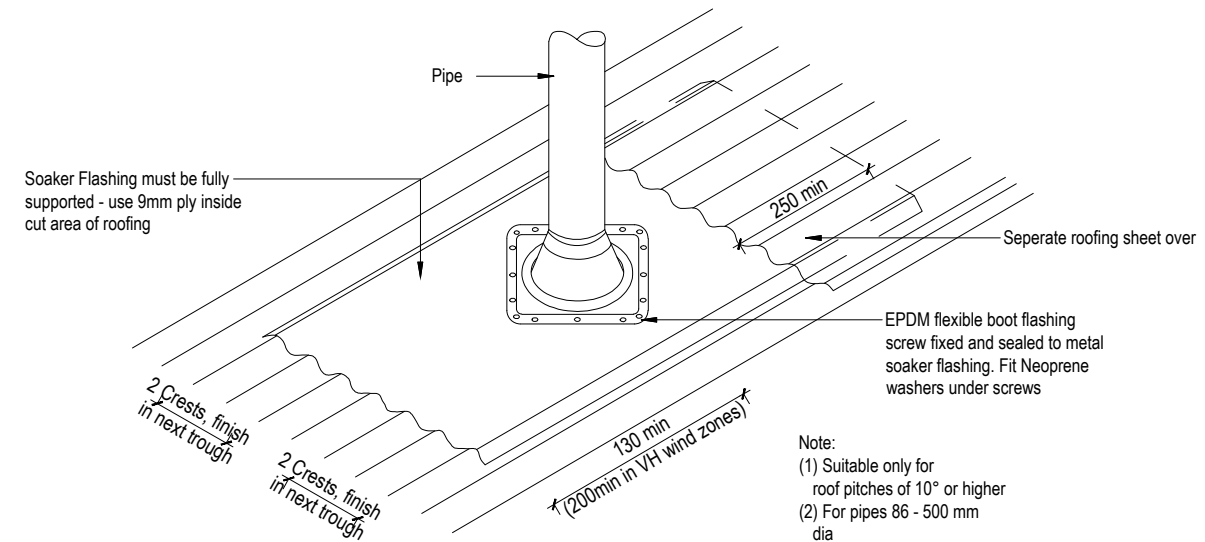
20 PENETRATION DETAIL

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BC240589 22/08/2024 Chris



Horizontal Joint (Cavity)

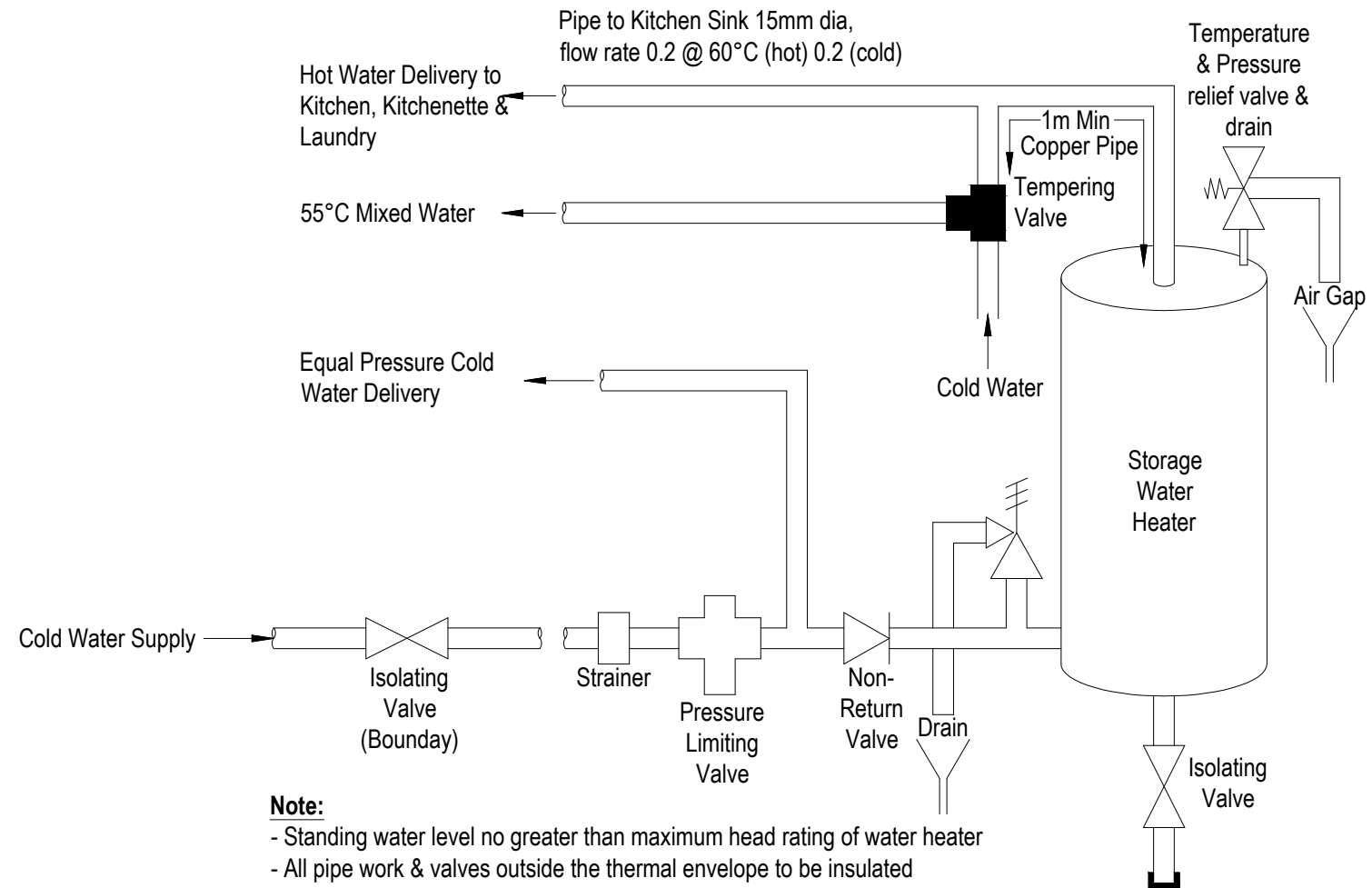
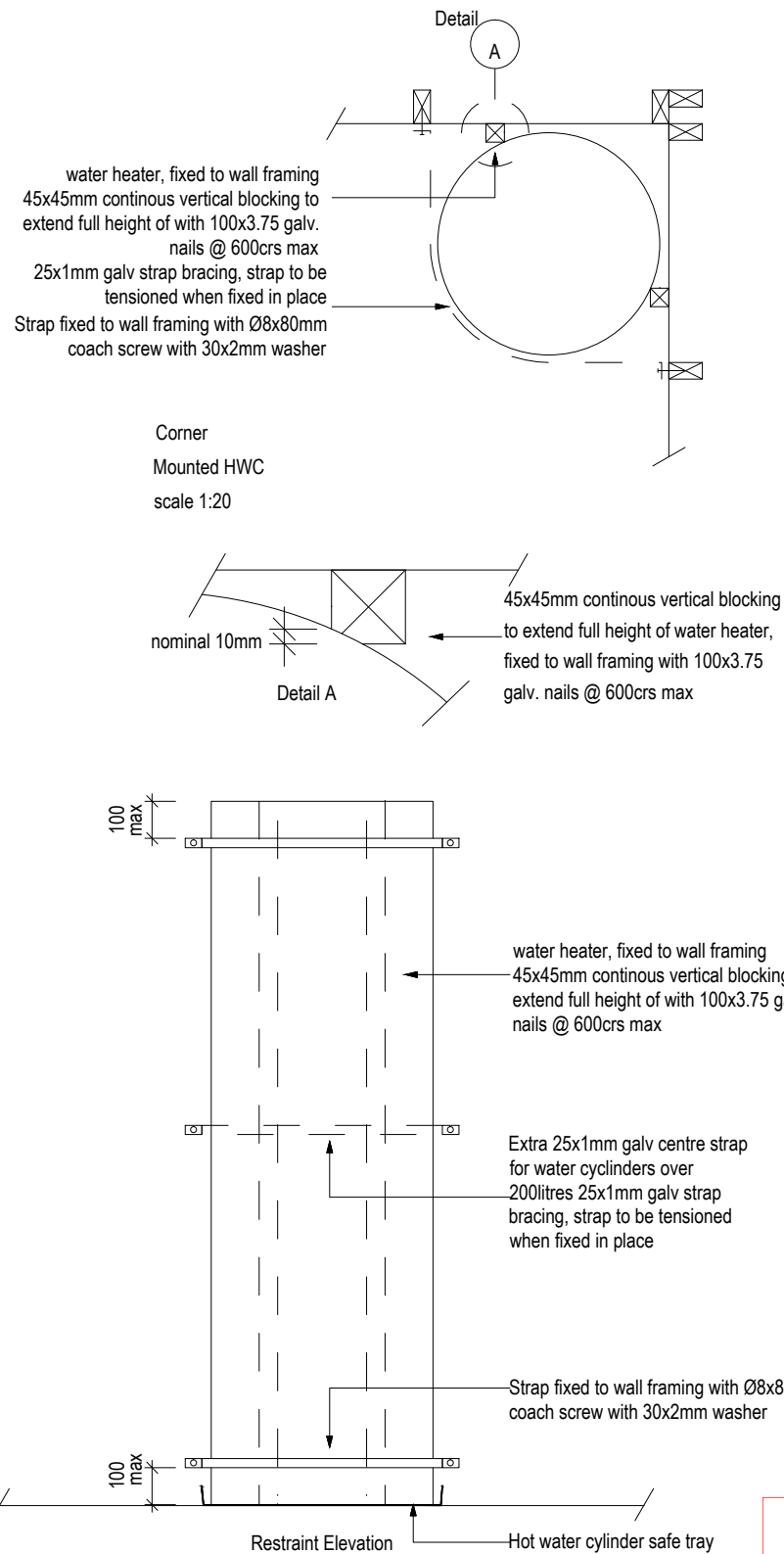
- Note:
- 50mm strip of neutral cure silicon sealant must be provided at the termination point of all Z flashings at windows, corner boxes, etc.
 - Detail is only suitable for drained cavities up to two storeys or 7m in height. For drained cavities over two storeys or 7m in height refer to detail SC018 Horizontal Joint - Non Continuous (Cavity)
 - Back flashings or 150mm overlap required at all horizontal flashing butt joints
 - Treat all Ply cut edges with Holdfast ● Metalex ● Clear



Note:
(1) Suitable only for roof pitches of 10° or higher
(2) For pipes 86 - 500 mm dia

21 PENETRATION DETAIL

<p>a.s.c.a.d. limited ascadltd@snap.net.nz 0272 838 775</p>	<p>job title: FREW HOUSE</p>	<p>drawing title: DETAILS 19/07/24 REV B - New added</p>	<p>legal description: Lot 1 DP 397121 982a Oxford Road RANGIORA</p>	<p>WORKING DRAWINGS SUBJECT TO COUNCIL APPROVAL ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK DO NOT SCALE FROM DRAWINGS UNDER ANY CIRCUMSTANCES</p>	<p>scale: 1:10 Job No.: -</p>	<p>page: 09b of: 10 DATE: 03/06/24</p>
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Note:

- Standing water level no greater than maximum head rating of water heater
- All pipe work & valves outside the thermal envelope to be insulated
- HWC thermostat to be set at a min 60°C
- Hot water pipe, under concrete slab to Island Sink to be sleeved and lagged polybutylene
- Allow for HWC Safe Tray to be fitted with 40mm PVC Overflow to discharge externally at a visible point and above any pathways or FGL. Provide vermin proof flap to end of overflow.
- HWC Copper overflow relief drain shall discharge in a visible position which does not present a hazard or damage to other building elements

Testing:

Before concealing pipework, subject the hot and cold system to a pressure of 1500kPa for a period of not less than 15mins and inspect the system to ensure that there are no leaks.

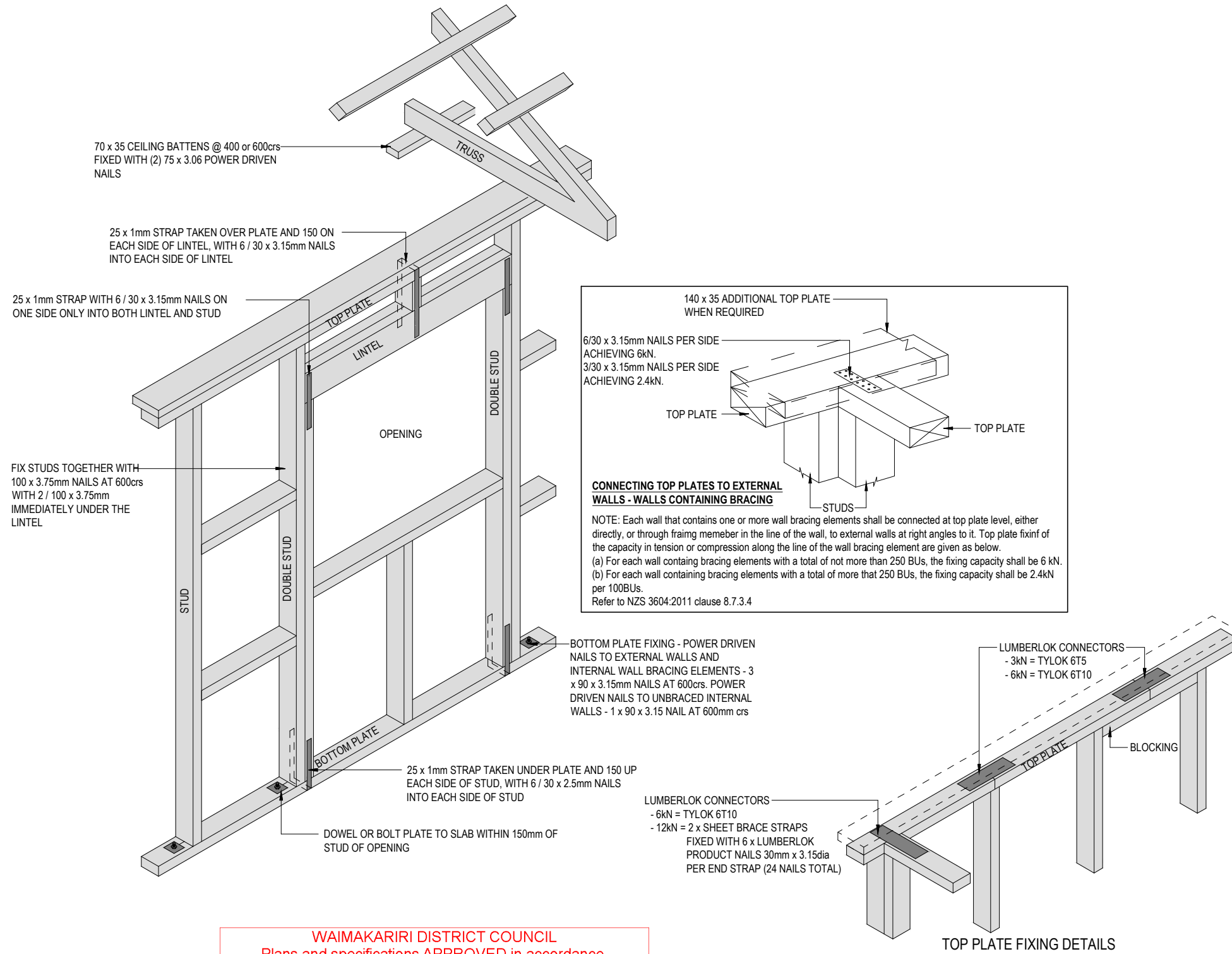
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23 HWC VALVES

22 HWC SEISMIC DETAILS

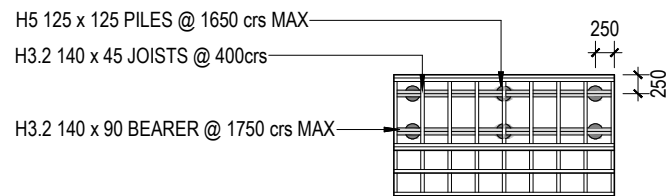
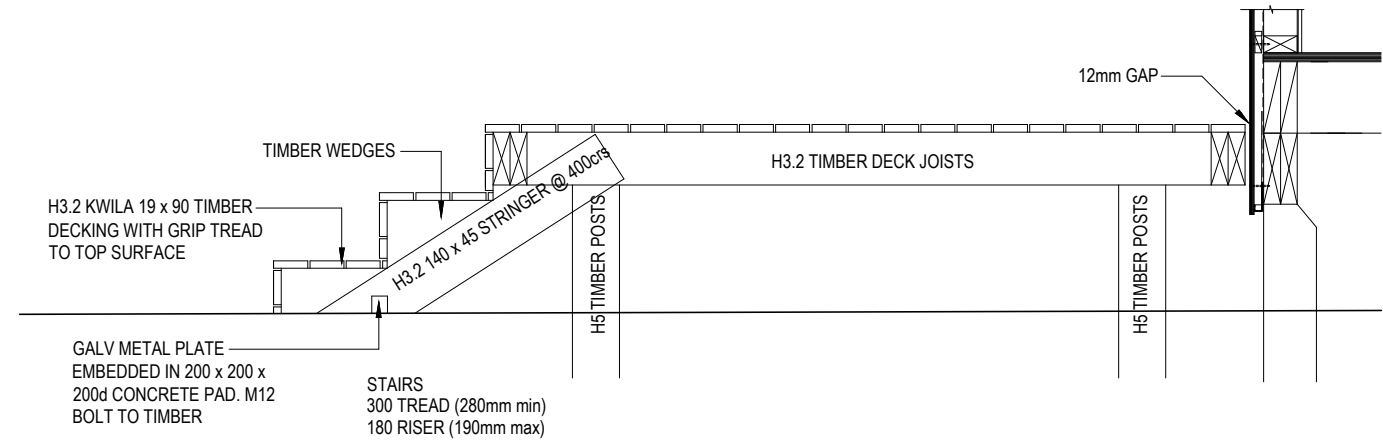
This detail to be read in conjunction with NZBC G12 figure 14 & paragraph 6.11.4

<p>a.s.c.a.d. limited ascadltd@snap.net.nz 0272 838 775</p>	<p>job title: FREW HOUSE</p>	<p>drawing title: DETAILS</p>	<p>legal description: Lot 1 DP 397121 982a Oxford Road RANGIORA</p>	<p>WORKING DRAWINGS SUBJECT TO COUNCIL APPROVAL ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK DO NOT SCALE FROM DRAWINGS UNDER ANY CIRCUMSTANCES</p>	<p>scale: 1:10 Job No.: -</p>	<p>page: 10 of: 10 DATE: 03/06/24</p>
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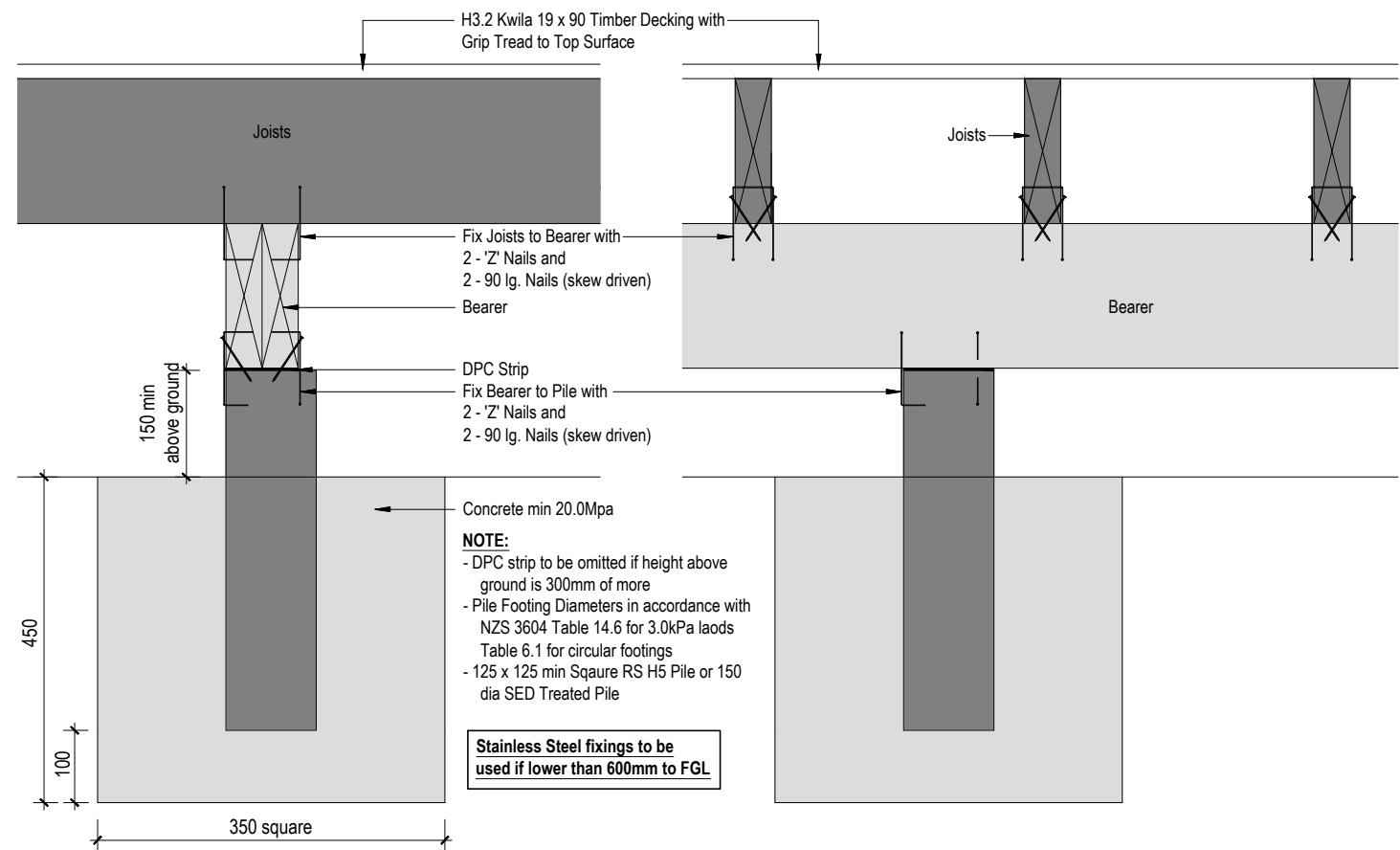


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<p>a.s.c.a.d. limited ascadltd@snap.net.nz 0272 838 775</p>	<p>job title: FREW HOUSE</p>	<p>drawing title: DETAILS 03/07/24 REV A - New sheet</p>	<p>legal description: Lot 1 DP 397121 982a Oxford Road RANGIORA</p>	<p>WORKING DRAWINGS SUBJECT TO COUNCIL APPROVAL ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK DO NOT SCALE FROM DRAWINGS UNDER ANY CIRCUMSTANCES</p>	<p>scale: 1:10 Job No.: -</p>	<p>page: 11a of: 10 DATE: 03/06/24</p>
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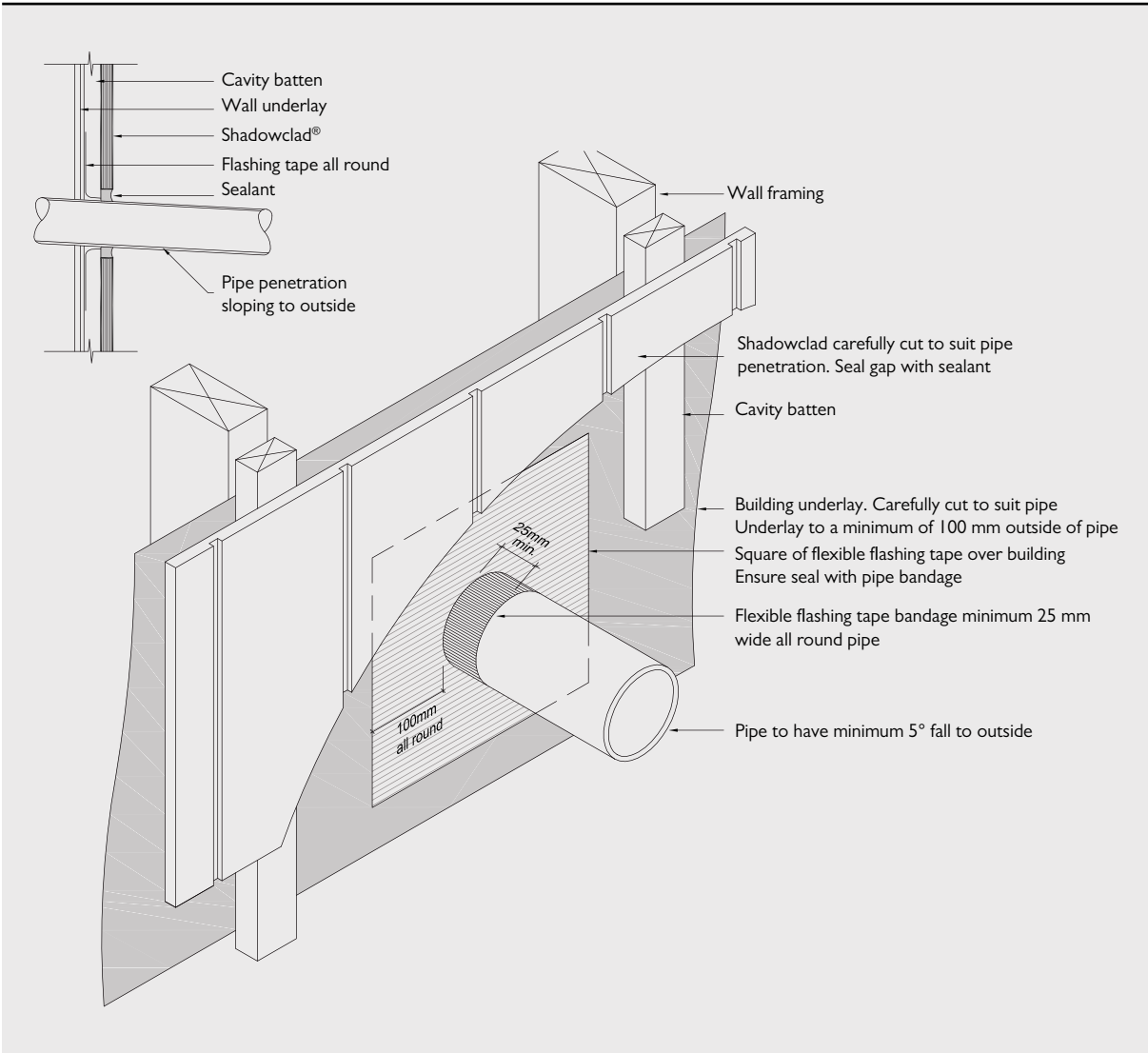
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TYPICAL ORDINARY TIMBER PILE

<p>a.s.c.a.d. limited ascadltd@snap.net.nz 0272 838 775</p>	<p>job title: FREW HOUSE</p>	<p>drawing title: DETAILS 19/07/24 REV B - New sheet</p>	<p>legal description: Lot 1 DP 397121 982a Oxford Road RANGIORA</p>	<p>WORKING DRAWINGS SUBJECT TO COUNCIL APPROVAL ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK DO NOT SCALE FROM DRAWINGS UNDER ANY CIRCUMSTANCES</p>	<p>scale: 1:10 Job No.: -</p>	<p>page: 12b of: 10 DATE: 03/06/24</p>
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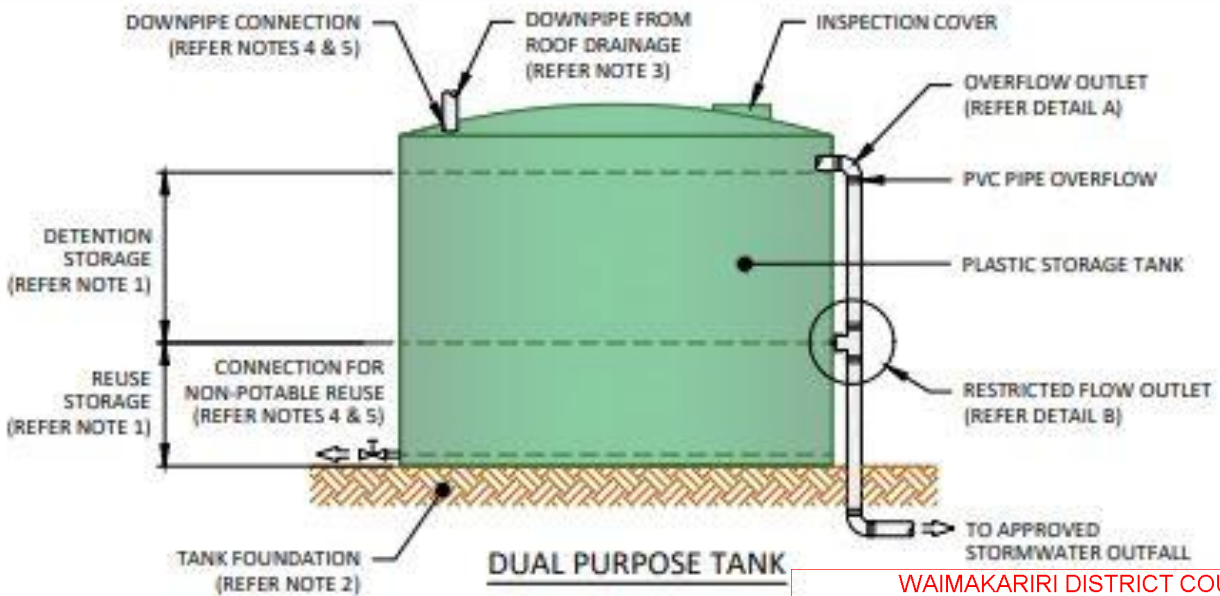
SC040: Shadowclad Pipe Penetration (Cavity)



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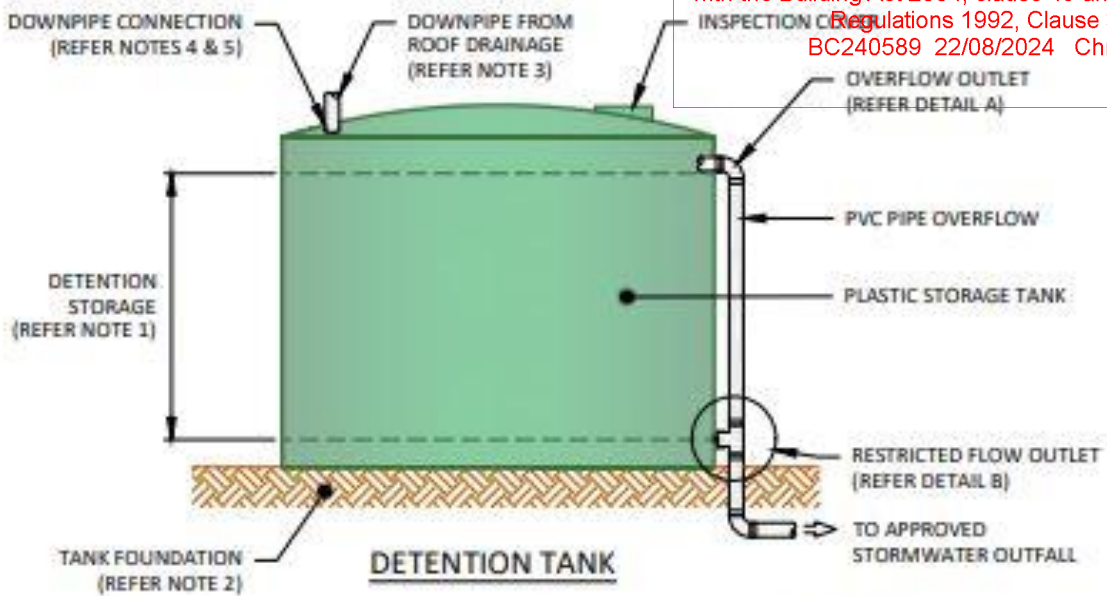


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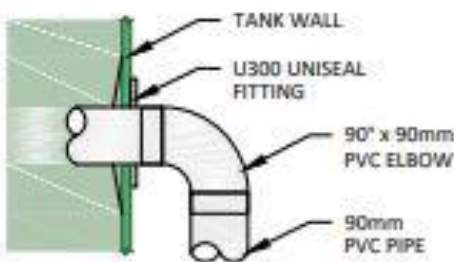


DUAL PURPOSE TANK

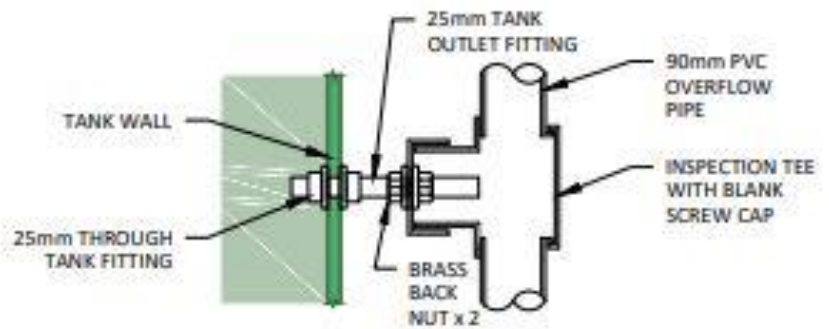
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DETECTION TANK



DETAIL A



DETAIL B

NOTES:

1. TANK SIZE BASED ON PROVIDING A DETENTION STORAGE VOLUME OF 2m³ PER 100m² OF ROOF AREA. REUSE STORAGE VOLUME IS TYPICALLY HALF THE DETENTION STORAGE VOLUME.
2. TANK FOUNDATION AND FIXING TO GROUND TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
3. DEBRIS DIVERTER/LEAF GUARD TO BE INSTALLED ON DOWNPIPES IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
4. FIT UNISEAL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
5. HOLES DRILLED THROUGH TANK WALL TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.



PROJECT TITLE
ONSITE STORMWATER TANKS

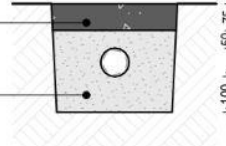
SHEET TITLE
STANDARD DRAWINGS

SHEET
251
ISSUE B PLAN No. 600

BEDDING & BACK FILLING 125mm - 375mm COVER

75mm 17.5 MPa THICK CONCRETE COVER TO PIPE

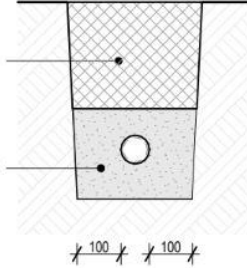
COMPACTED GRANULAR BEDDING AND SURROUND, BEDDING COMPACTED PRIOR TO LAYING PIPES.



BEDDING & BACK FILLING 375mm - 500mm COVER

FILL SHALL BE:
ORDINARY FILL WHERE DRAINS ARE LOCATED BELOW GARDENS AND OPEN COUNTRY COMPACTED SELECTED FILL WHERE DRAINS ARE LOCATED BELOW RESIDENTIAL DRIVEWAYS AND SIMILAR AREAS SUBJECT TO LIGHT TRAFFIC.

COMPACTED GRANULAR BEDDING AND SURROUND, BEDDING COMPACTED PRIOR TO LAYING PIPES.

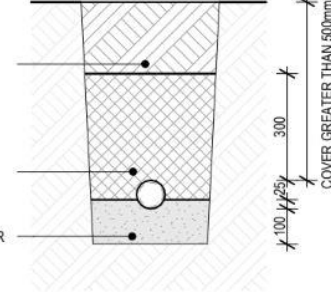


BEDDING & BACK FILLING 500mm OR MORE COVER

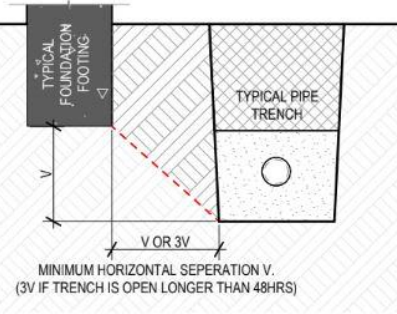
FILL SHALL BE:
ORDINARY FILL WHERE DRAINS ARE LOCATED BELOW GARDENS AND OPEN COUNTRY COMPACTED SELECTED FILL WHERE DRAINS ARE LOCATED BELOW RESIDENTIAL DRIVEWAYS AND SIMILAR AREAS SUBJECT TO LIGHT TRAFFIC.

COMPACTED SELECTED FILL.

COMPACTED GRANULAR BEDDING AND SURROUND, BEDDING COMPACTED PRIOR TO LAYING PIPES.

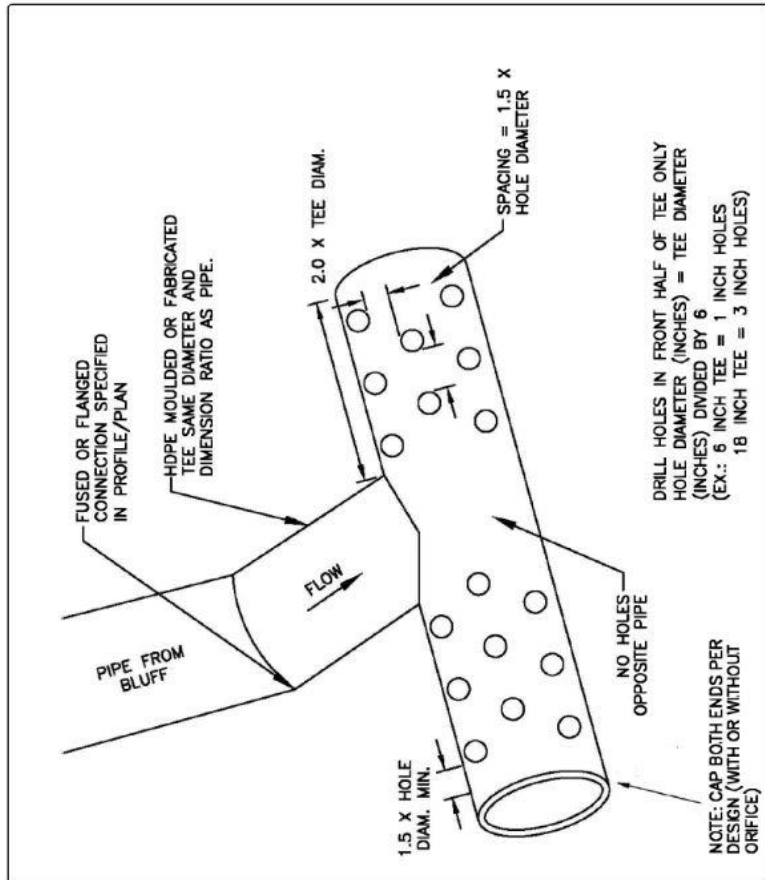


RELATIONSHIP OF PIPE TRENCH TO BUILDING FOUNDATION



DRAINAGE : BEDDING & BACKFILLING

1:20



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