

**Proposed House for  
Mr & Mrs Vos  
3a Wakeling Ave  
TE ATATU SOUTH**

**OTHER PROPERTY**

All building work including siteworks must be constructed in a way which protects other property from damage (including roads and street kerbs). Damage includes discharge of water onto other land, drains, watercourses etc.

**N.Z.B.C.**

All building work is to fully comply with the New Zealand Building Code, acceptable and/or alternative solutions.

**BOUNDARY PEGS ARE TO BE LOCATED AND FLAGGED PRIOR TO THE COMMENCEMENT OF WORK, OR A SURVEYORS CERTIFICATE CONFIRMING THE SETTING OUT OF THE BUILDING(S) IS TO BE AVAILABLE ON SITE AT THE TIME OF THE FOUNDATION INSPECTION**

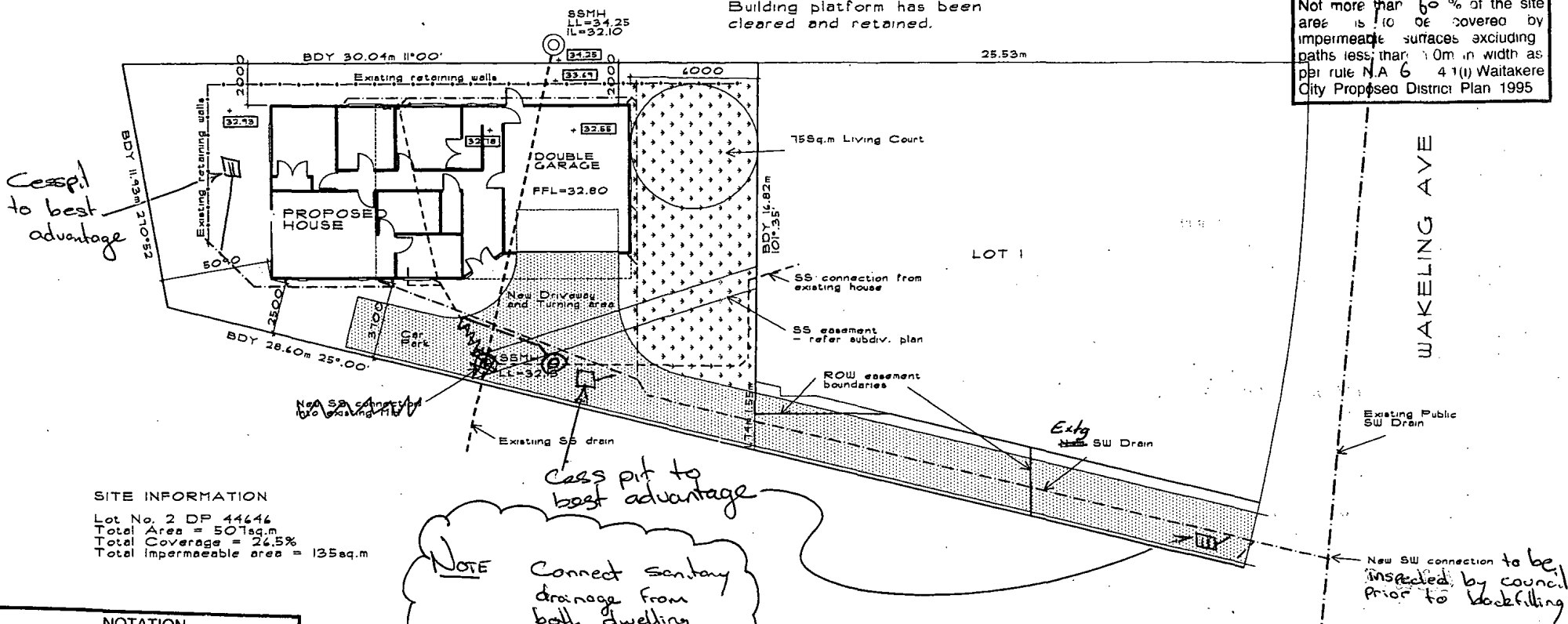
**THESE PLANS AND SPECIFICATIONS ARE APPROVED SUBJECT TO SUCH CONDITIONS AS ARE ENDORSED ON OR APPENDED TO THE BUILDING CONSENT**  
 CERTIFICATE NUMBER 99/671  
 DATE 22/4/99 SIGNED [Signature]  
 BUILDING CERTIFIER NUMBER **10**

**NOTATION**  
 Within 6.0m of the main glazing in any room, and any designated space required under rule H.E.L.9.0 a check or terrace is to be screened by planting as per rule H.E.L.8.1(a) Waitakere City Proposed District Plan 1995.

All reticulated services including power and phone, are to be laid underground.

**NOTE:**  
 Building platform has been cleared and retained.

**NOTATION**  
 Not more than 60% of the site area is to be covered by impermeable surfaces excluding paths less than 1.0m in width as per rule N.A.6.4.1(i) Waitakere City Proposed District Plan 1995



**SITE INFORMATION**  
 Lot No. 2 DP 44444  
 Total Area = 507sq.m  
 Total Coverage = 24.5%  
 Total impermeable area = 135sq.m

**NOTE**  
 Connect sanitary drainage from both dwelling units into existing dry chamber

**NOTATION**  
 Any artificial outdoor lighting must not have more than 10 lux spill (horizontal and vertical) of light as measured at the site boundary of any adjoining site and must be shielded so that light rays are emitted below a horizontal plane set at the centre line of the light source as per rule H.E.L.14.1(c) Waitakere City Proposed District Plan 1995.

Ensure no storm water run-off from paved surfaces discharges onto adjoining property. If so install cesspit(s) to best advantage

These Building Consent Plans/specifications are to be available on site for ALL Inspections

**NOTE:** Contractor to check and verify all dimensions and levels prior to commencing any work. All work to be in accordance with NZS 3604 and the Building Act 1991.

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**SPANLITE**  
 BUILDING SYSTEMS

Custom MODENA MD-8430-5+ © SPANLITE '96

**HOUSE for Mr & Mrs VOS**  
 3a Wakeling Ave  
 TE ATATU SOUTH

**CADman**  
 Architectural Design  
 Phone 410 3244  
 Fax 410 3254

Design: Spanlite  
 Drawn: Craig  
 Issued: Apr 99  
 Amended:

Ref: AM 101  
 SHEET: 1

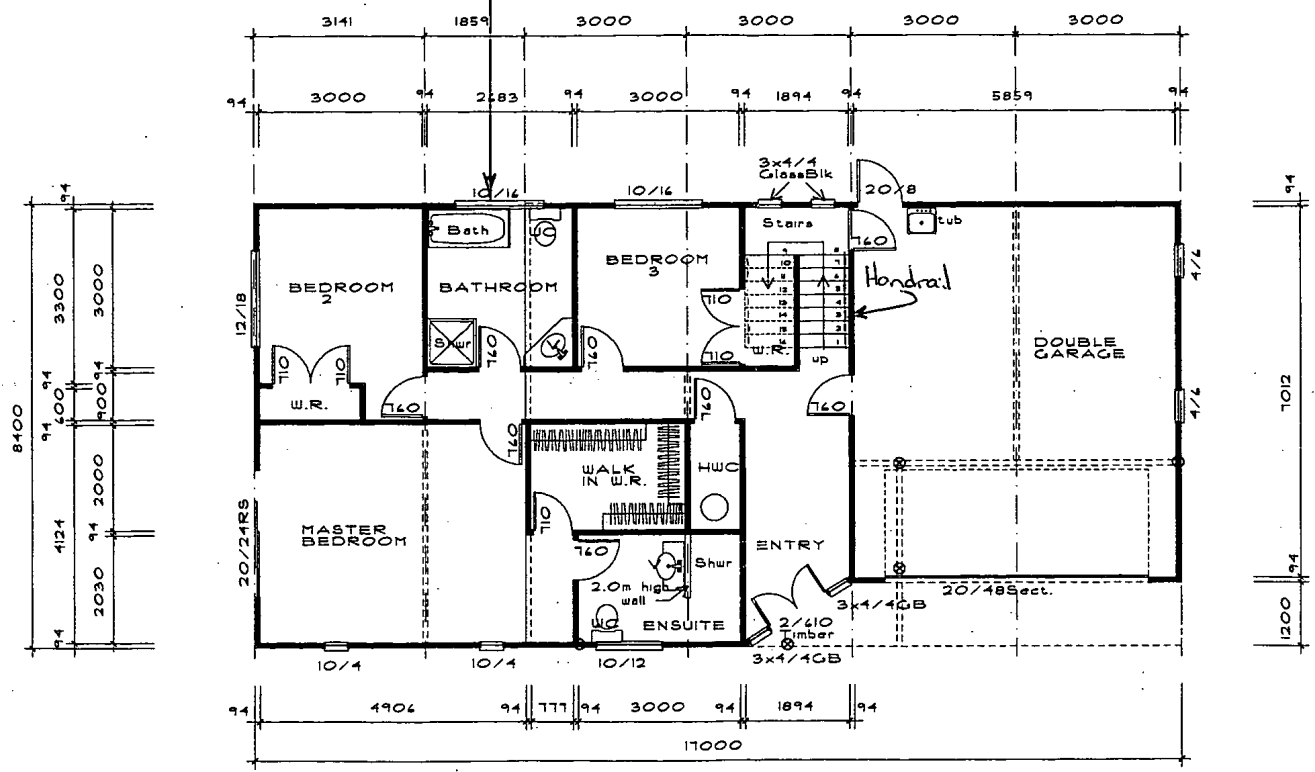
**RAMSET FIXINGS**  
bottom plates on concrete floor slabs

- Dyna Bolts** are not to be used with header blocks. DP16110's are to be used @ max 900mm centres for braced walls and 1400mm centres for non braced walls
- Trubofts** are not to be used with header blocks T12120's are to be used @ max 900mm centres for braced walls and 100mm centres for non braced walls
- Epcon** permitted to be used with header blocks M12180's @ max 1400mm for braced and non braced walls

**LEGEND**

⊗ - indicates Point Load  
DS - Double stud  
TS - Triple stud

*Safety glass to bathroom window*



**GROUND FLOOR PLAN**  
1:100 Floor Area 134.4sqm

ROB WOODGER BUILDING CERTIFIER  
27 EIGHT PLACE  
HOWICK AUCKLAND  
Ph: 537-5198 Fax: 537-5199 Mobile: (025) 918-780

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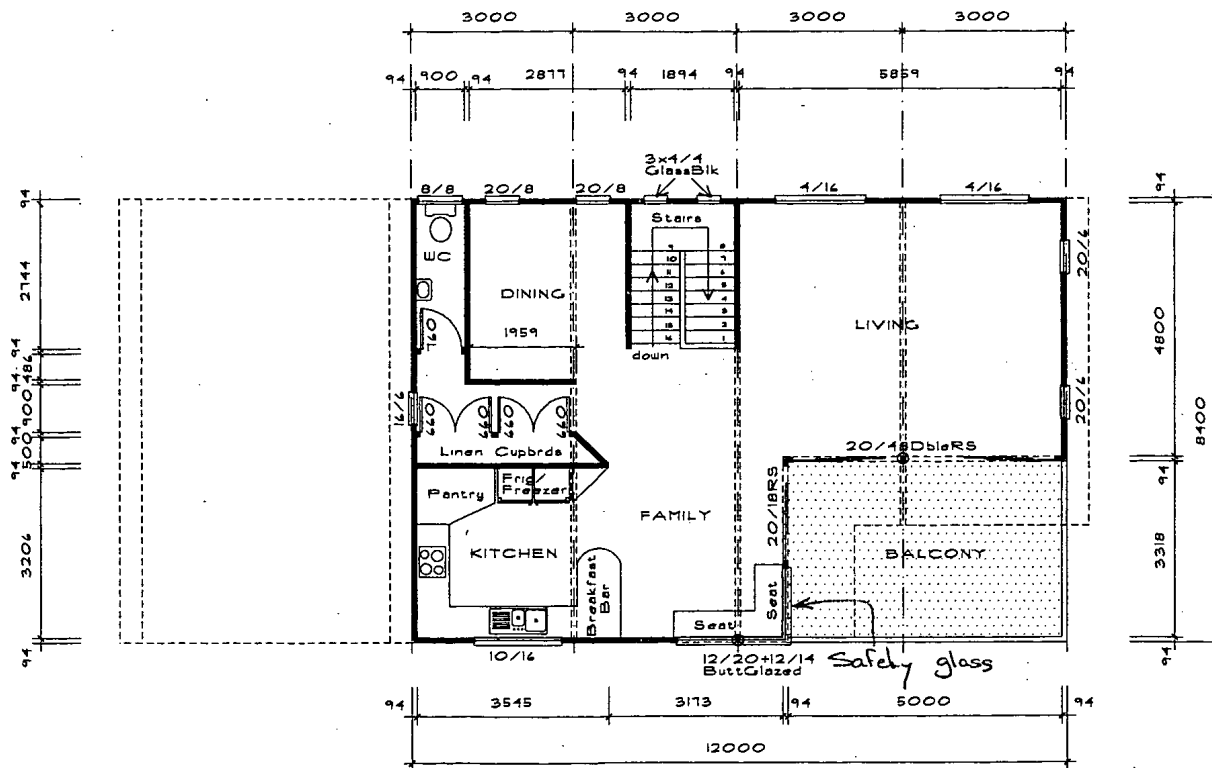
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Amended:

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SHEET: 2

**FLOOR JOISTS**  
**SOLID BLOCKING TO FLOOR JOISTS REQUIRED AS FOLLOWS:**  
 spans 0-2.5m one row mid span  
 spans 2.5-4.5m two rows evenly spaced  
 spans 4.5-plus three rows evenly spaced

**LEGEND**

- ⊗ - indicates Point Load
- DS - Double stud
- TS - Triple stud



**FIRST FLOOR PLAN**  
 1:100 Floor Area 83.8sqm  
 Balcony Area 17.4sq.m

ROB WOODGER BUILDING CERTIFIER  
 27 EIGER PLACE  
 HOWICK, AUCKLAND  
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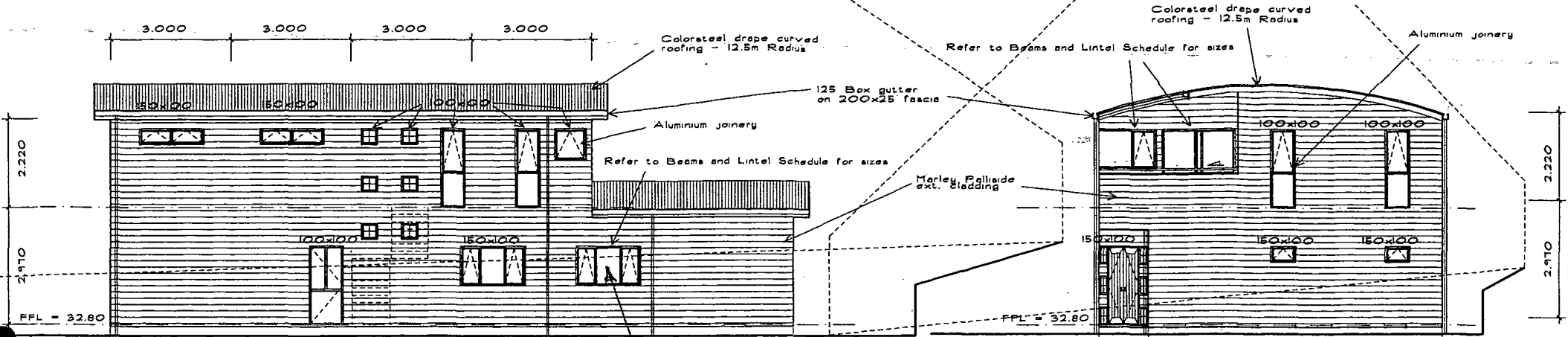
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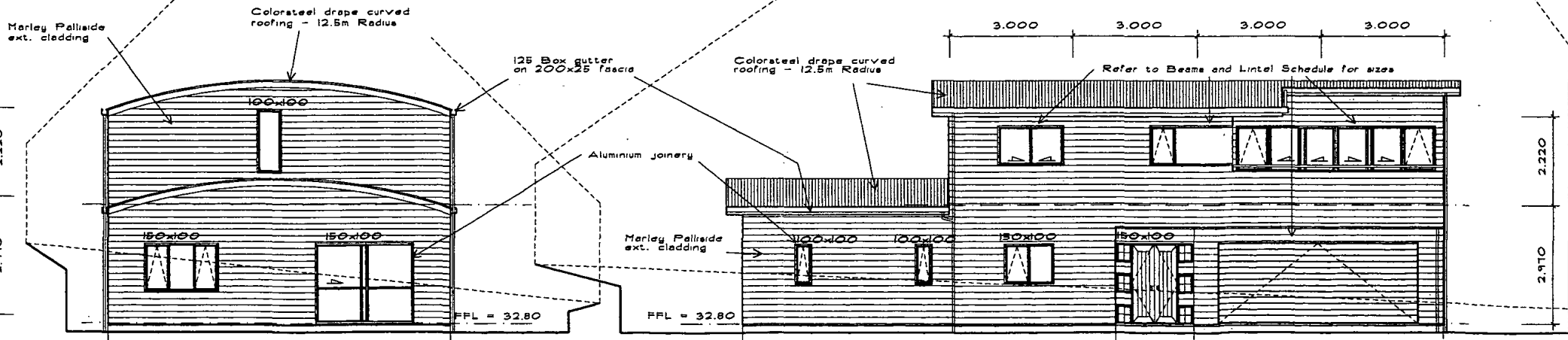
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WEST ELEVATION

1:100  
Safety glass to  
between windows

NORTH ELEVATION



SOUTH ELEVATION

EAST ELEVATION

1:100  
 REGISTERED BUILDING CERTIFIER  
 27 EIGER PLACE  
 HOWICK, AUCKLAND  
 Ph. 537-5198 Fax: 537-5197 Mobile: (025) 918-750

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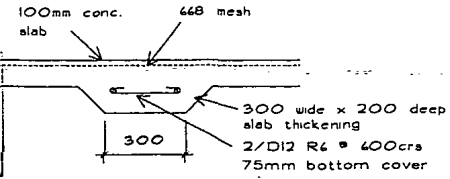
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**UPVC PIPES & FITTINGS**  
 Solvent jointing systems to be carried out in accordance with manufacturers installation details, which includes applying a primer fluid prior to applying solvent cement.



**COPPER PIPES UNDER FLOOR SLABS**  
 To be either sleeved or wrapped (in a double layer of denso tape) for it's entire length under the slab

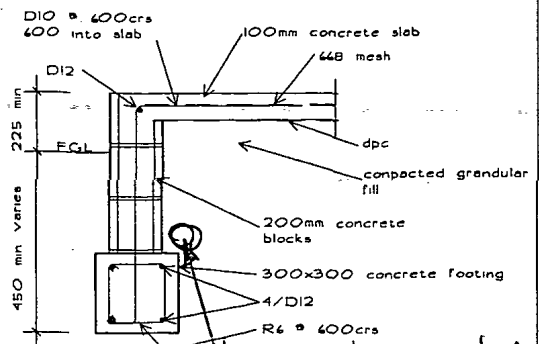
Typical Slab Thickening  
 Under load bearing wall  
 Detail No. 2

**STARTERS**  
 All starters to be tied to reinforcement reinforcing.

**REINFORCING MESH TO FLOOR SLABS**  
 668 & 665 MESH TO BE LAPPED MIN. 225MM

NOTE:  
 Max wall height 3 blocks.  
 For walls 3-5 blocks  
 D12 @ 400crs  
 600 into slab

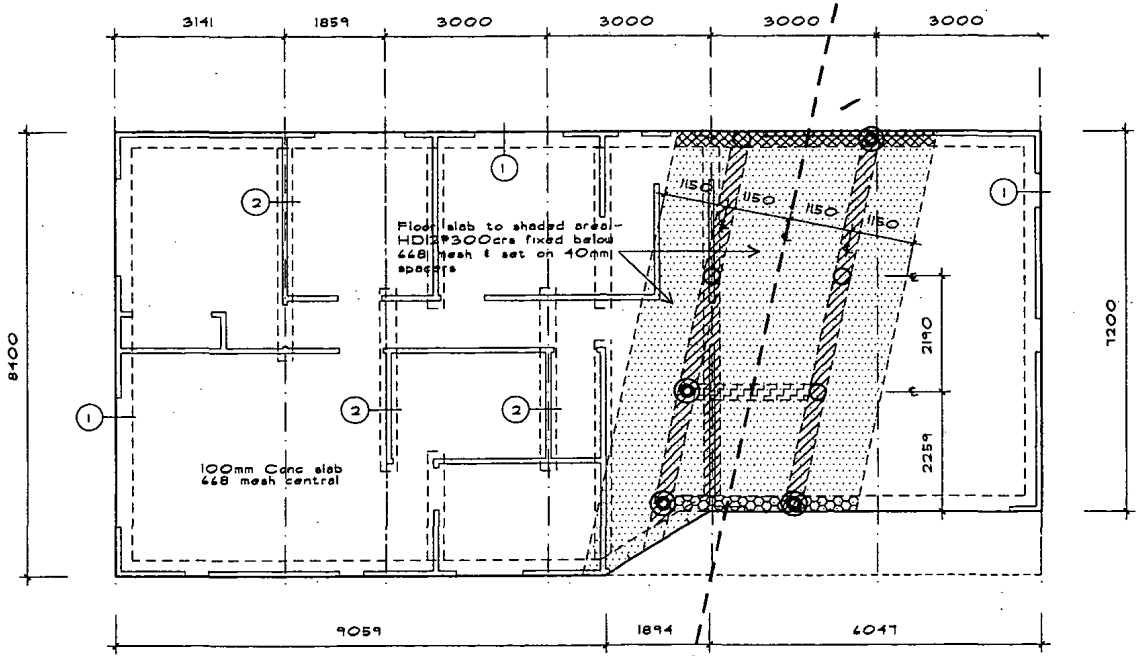
Note: Excavation shall be min 450mm into solid undisturbed ground below topsoil



drain coil connected to stormwater  
 Typical Foundation  
 Detail No. 1

**PILE TYPE LEGEND**

- 1 150mm dia x 2.4m deep 20MPa augered conc. piles reinf. with 4/HDI2; R6@300crs
- 2 300mm dia x 2.4m deep 20MPa augered conc. piles reinf. with 2/HDI6 bundled central



**CONC. BRIDGE LEGEND**

- Type 1 - Strip footing over piles 300x300; 4/HDI2; R6@200crs to area shown shaded
- Type 2 - Built into floor slab 300w x 400d; 4/HDI6; R6@200crs
- Type 3 - Strip footing over piles 300w x 400d; 4/HDI2; R10@200crs to area shown shaded
- Type 4 - Built into floor slab 300x300 4/HDI2; R6@200crs

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15/09/99  
 DATE  
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Sanitary Sewer drain - establish exact location on site before commencing any work. Measurements for bridging work are to be taken from SS location

FOUNDATION PLAN 1 : 100

ROB WOODGER BUILDING CERTIFIER  
 27 EIGER PLACE  
 HOWICK, AUCKLAND  
 Ph: 537-5198 Fax: 537-5199 E-mail: (025) 918-780

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## BEAMS AND LINTELS SCHEDULE

Lintel Beam 1 = 2/300x50. Notch to accommodate Rafters as required

Curved Roof Beam 2 = 270x90 cantilevered curved glulam beam with 10mm allowance for sag deflection in the curve of the main span

Lintel Beam 3 = 315x90 utility grade glulam with 15mm precamber

Curved Roof Beam 4 = 315x90 Glulam beam with a 15mm allowance for sag deflection (ie. upward camber of 15mm over and above the specified radius)

Lintel Beam 5 = 2/300x50. Will project into roof space so offset rafter to side of beam to accommodate

Curved roof Beam 6 = 225x90 curved Glulam Beam

Curved Roof Beam 7 = 270x90 curved Glulam beam

Floor Beam 8 = 200UB25.4 (under floor joists)

Lintel Beam 9 = 250PFC

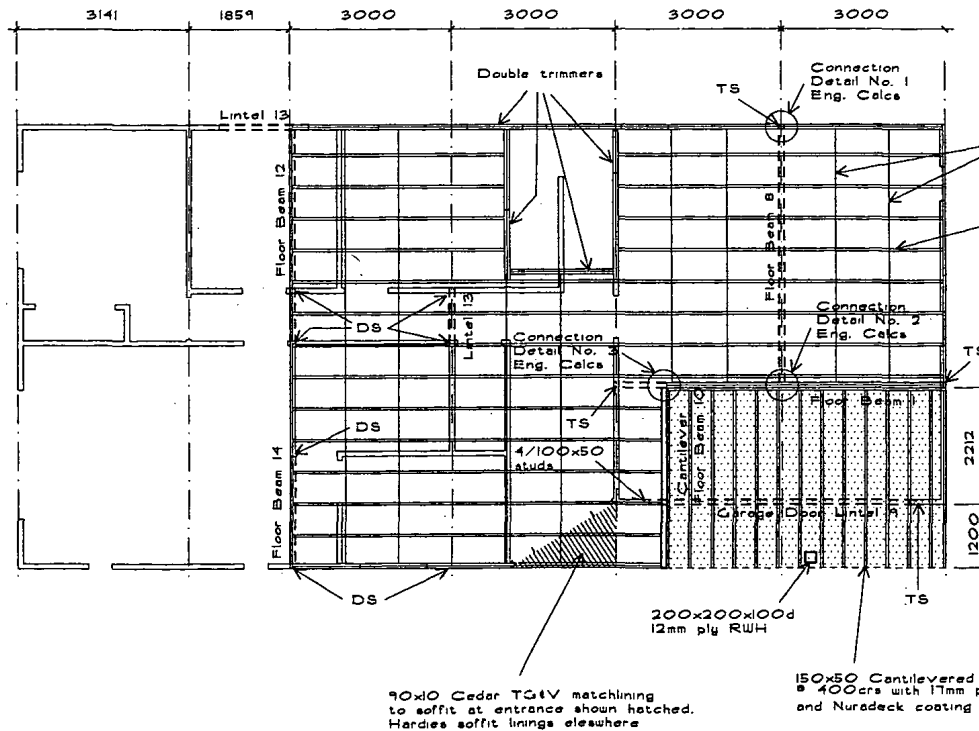
Cantilever Floor Beam 10 = 2/200x50 + 200x4 flitch plate within floor space - hang floor joists as required. M12's @ 400cra staggered 50mm from top and bottom edges of plate

Floor Beam 11 = 250UB37.3

Floor Beam 12 = 2/300x50

Lintel Beam 13 = 2/200x50

Floor Beam 14 = 2/250x50



**FLOOR JOISTS**  
**SOLID BLOCKING TO FLOOR JOISTS REQUIRED AS FOLLOWS:**  
 spans 0-2.5m one row mid span  
 spans 2.5-4.5m two rows evenly spaced  
 spans 4.5-plus three rows evenly spaced

**NOTE:**

- \* Wherever a point load does not fall directly on a joist, solid block as required
- \* Solid blocking @ 1.8m cra shall be provided along all subfloor lines of horizontal support.
- \* Where a non-load bearing wall is running parallel to the floor joists, and is not positioned directly above a joist, provide:- 100x50 (min.) solid blocking @ 1.2m cra max. beneath the length of the wall and at door openings and wall ends.
- \* Continuous solid blocking shall be provided where shown, which may be offset 50mm for ease of nailing.
- \* Wherever floor joists abutt another member without sufficient seating, provide joint hangers of the appropriate size to these connections

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15/04/99  
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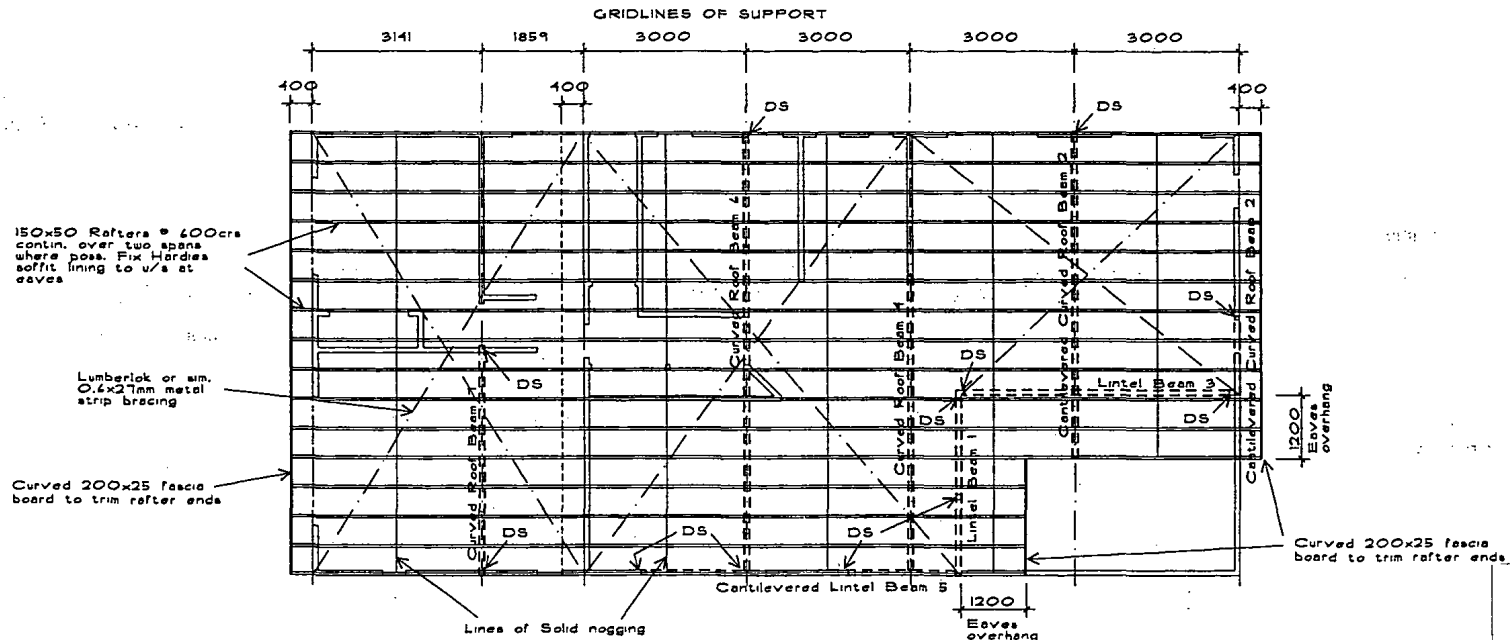
*[Signature]*  
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**FIRST FLOOR  
 FLOOR FRAMING PLAN**

THE WOODBURN BUILDING CENTER  
 27 EIGER PLACE  
 HOWICK AUCKLAND  
 Ph: 537-5198 Fax: 537-5199 Mobile: (025) 918-780

## BEAMS AND LINTELS SCHEDULE

- |   |  |
|---|--|
| <p>Lintel Beam 1 = 2/300x50. Notch to accommodate Rafters as required</p> <p>Curved Roof Beam 2 = 270x90 cantilevered curved Glulam beam with 10mm allowance for sag deflection in the curve of the main span</p> <p>Lintel Beam 3 = 315x90 utility grade Glulam with 15mm preamber</p> <p>Curved Roof Beam 4 = 315x90 Glulam beam with a 15mm allowance for sag deflection (ie. upward camber of 15mm over and above the specified radius)</p> <p>Lintel Beam 5 = 2/300x50. Will project into roof space so offset rafter to side of beam to accommodate</p> <p>Curved roof Beam 6 = 225x90 curved Glulam Beam</p> <p>Curved Roof Beam 7 = 270x90 curved Glulam beam</p> | <p>Floor Beam 8 = 200UB25.4 (under floor joists)</p> <p>Lintel Beam 9 = 250PFC</p> <p>Cantilever Floor Beam 10 = 2/200x50 + 200x6 flitch plate within floor space - hang floor joists as required. MID's @ 400cra staggered 50mm from top and bottom edges of plate</p> <p>Floor Beam 11 = 250UB37.3 (under floor joists)</p> <p>Floor Beam 12 = 2/300x50</p> <p>Lintel Beam 13 = 2/200x50</p> <p>Floor Beam 14 = 2/250x50</p> |
|---|--|



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## ROOF FRAMING PLAN 1 : 100

ROB WOODGER BUILDING CERTIFIER  
27 EIGER PLACE  
HOWICK, AUCKLAND  
Ph: 537-5198 Fax: 537-5199 Mobile: (025) 918-780

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TE ATATU SOUTH

**CADman**  
Architectural Design  
Phone 410 3244  
Fax 410 3254

Design: Spanlite  
Drawn: Craig  
Issued: Apr 99  
Amended:

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**UPVC PIPES & FITTINGS**

Solvent jointing systems to be carried out in accordance with manufacturers installation details, which includes applying a primer fluid prior to applying solvent cement.

**COPPER PIPES UNDER FLOOR SLABS**

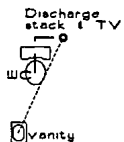
To be either sleeved or wrapped (in a double layer of denso tape) for it's entire length under the slab

**P & D INDEX**

- 100MM Sewer Drain
- 100mm Stormwater drain
- Waste pipes
- dp ○ Downpipe
- gt □ Gully Trap
- ht Hose Tap
- Discharge Stack and TV
- ▣ cp Cesspit yardsump

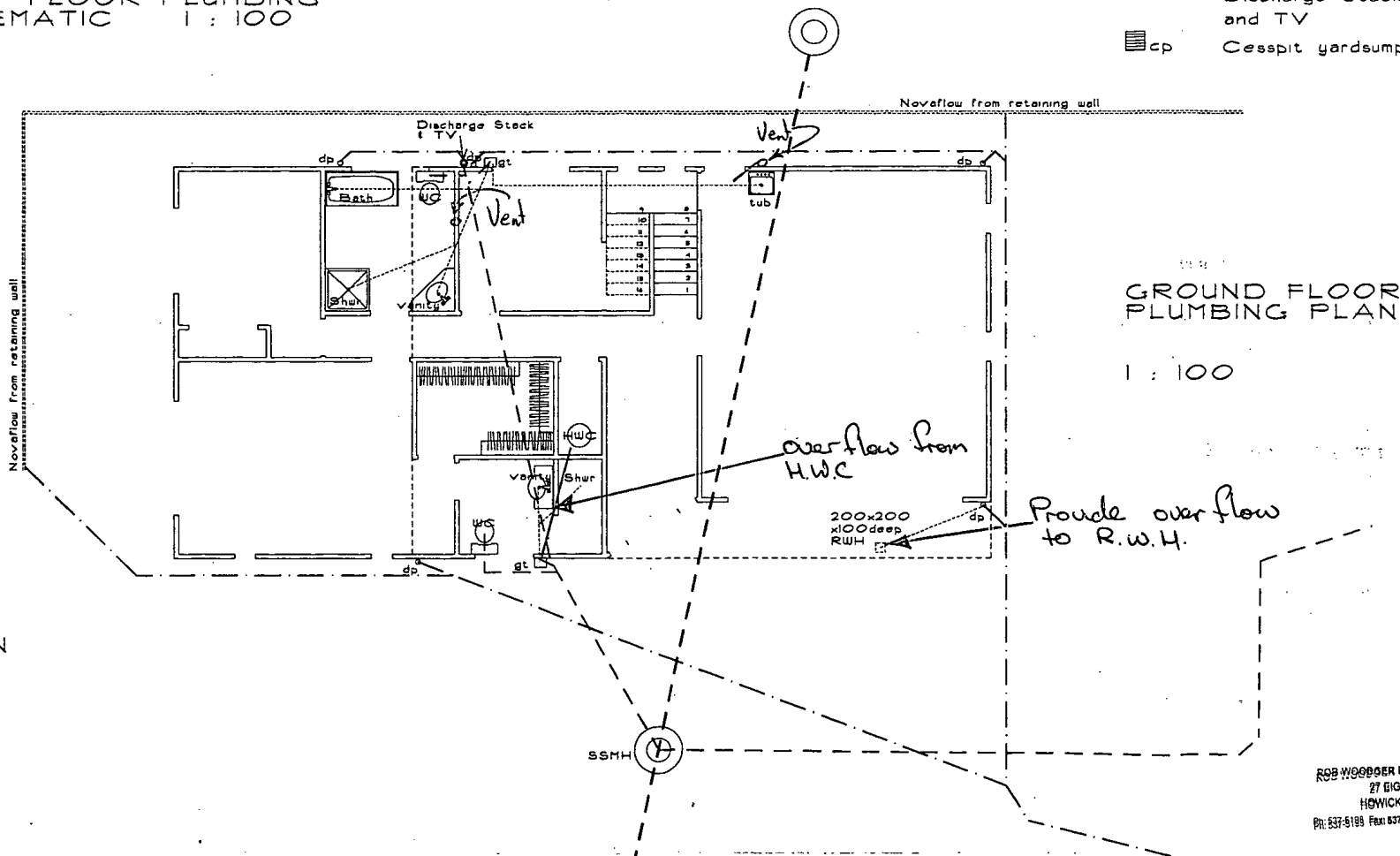


**FIRST FLOOR PLUMBING SCHEMATIC 1 : 100**



**FIRST FLOOR PLUMBING PLAN 1 : 100**

1 : 100



**GROUND FLOOR PLUMBING PLAN 1 : 100**

1 : 100

ROB WOODGER BUILDING CERTIFIER  
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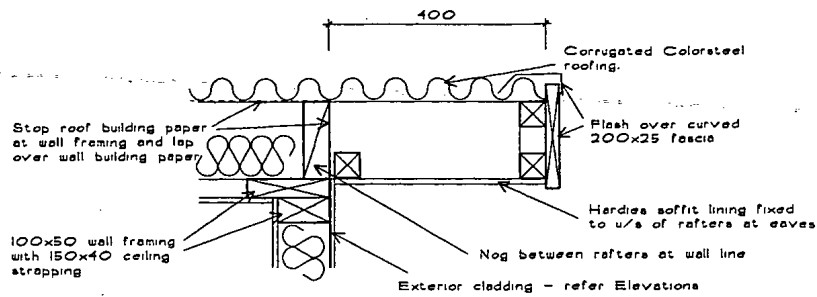
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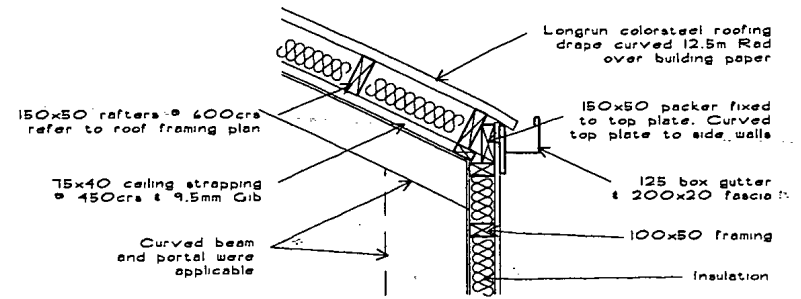
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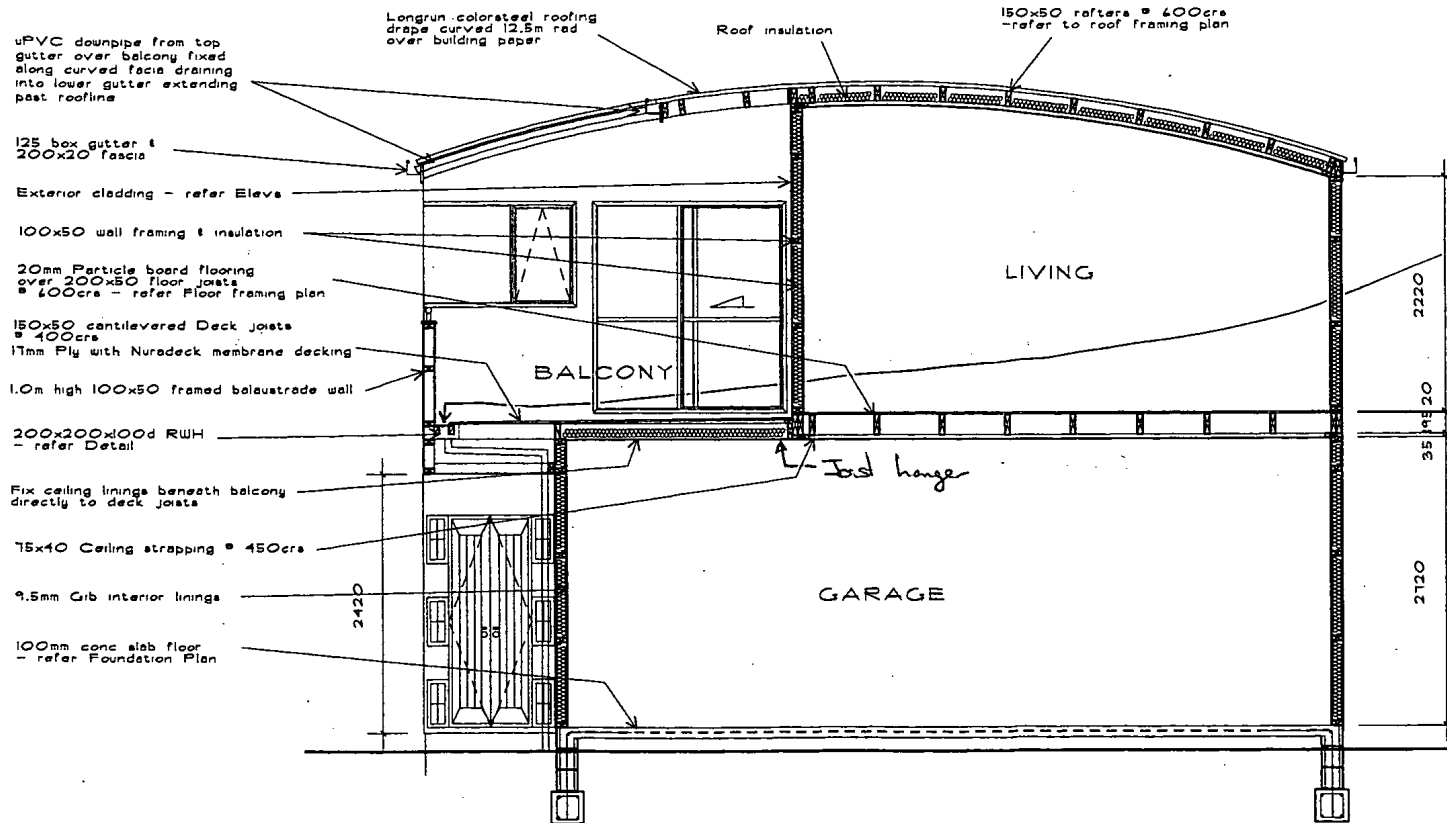
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TYPICAL EAVE DETAIL 1 : 10



TYPICAL EAVE DETAIL 1 : 20



CROSS SECTION 1 : 50

BALCONY GUTTER & R.W.H. DETAIL 1 : 20

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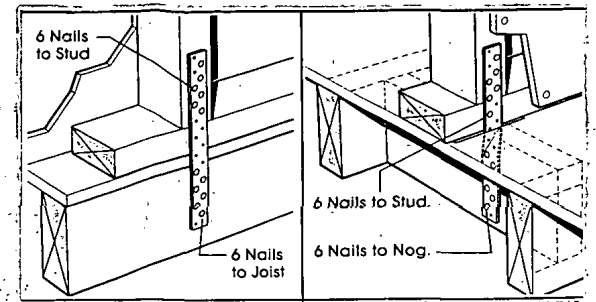
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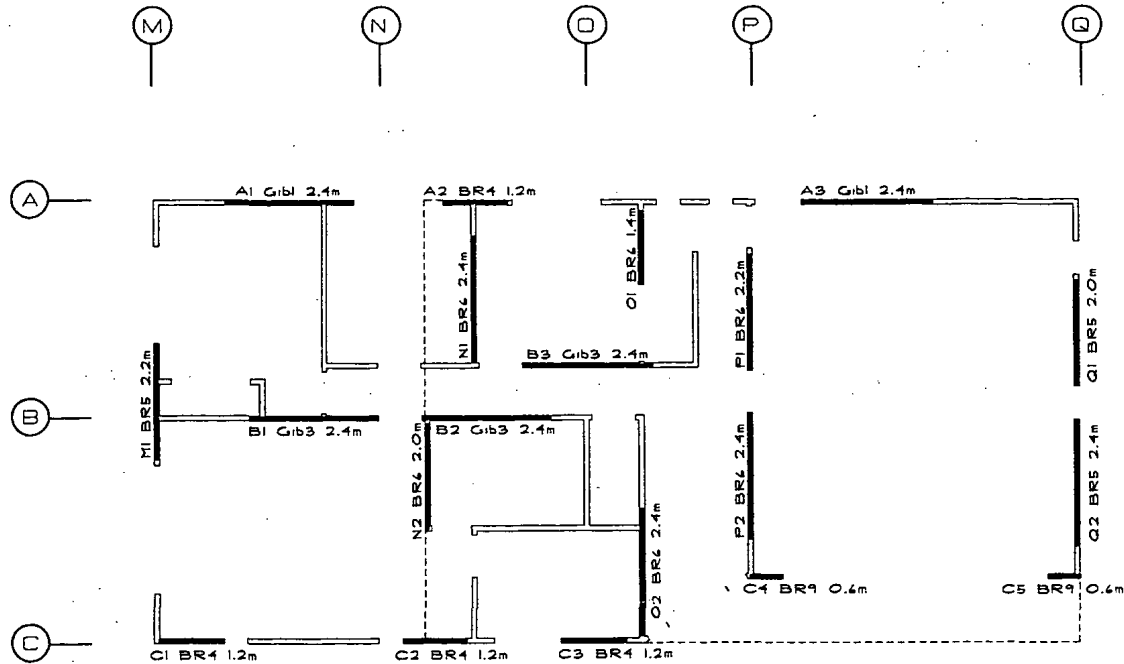
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typical brace 4 & 5 detail



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*[Signature]*  
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GROUND FLOOR BRACING PLAN 1 : 100

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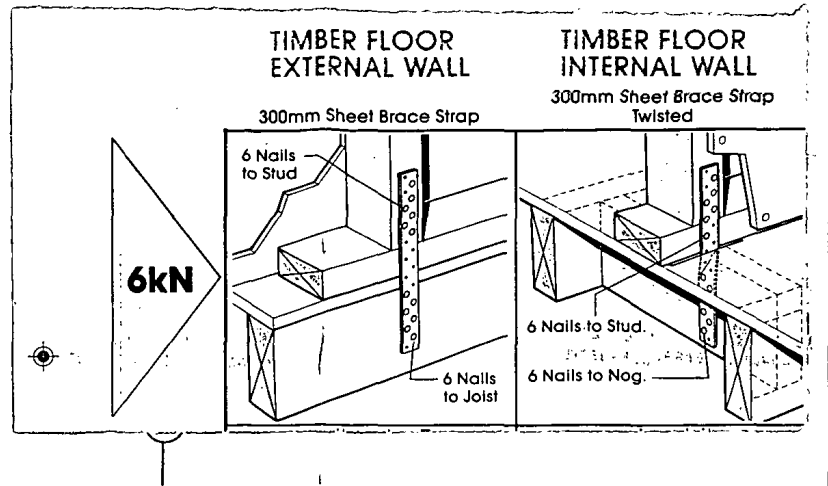
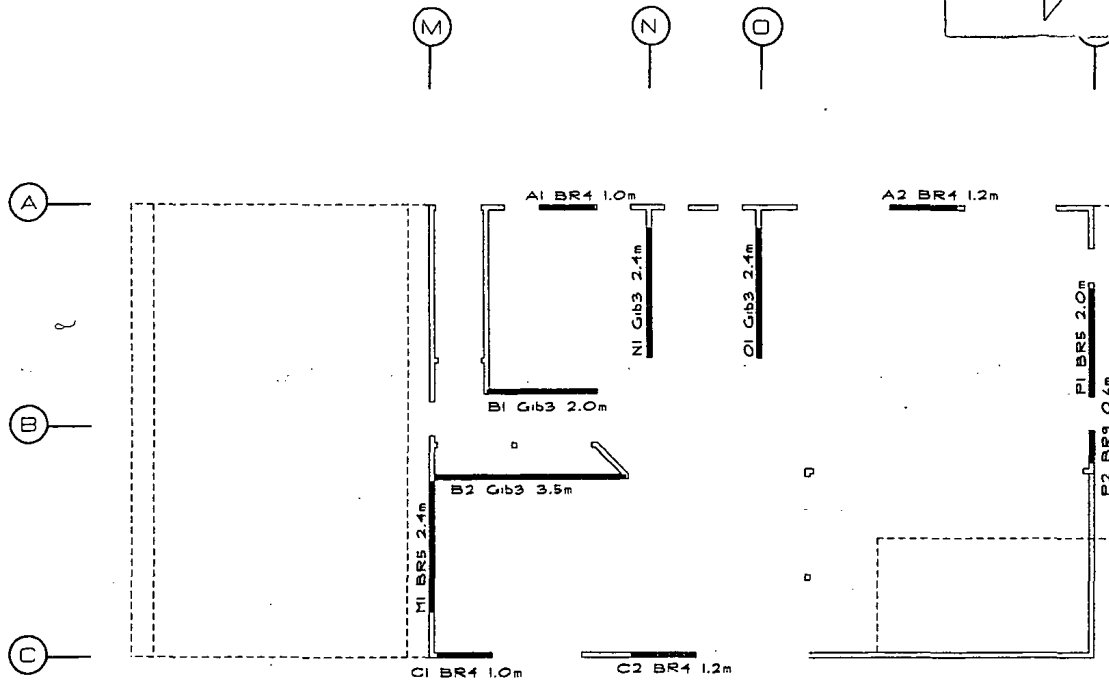
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*[Signature]*  
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FIRST FLOOR BRACING PLAN 1 : 100

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