



LEGEND

- ◊ Public Toilet
- ◊ Medical Centre
- ◊ General Practice / Health Services
- ◊ Pharmacy
- ◊ School / Educational Institution
- ◊ Police Station
- ◊ Fire Station
- ◊ Fire Tank
- ◊ Surf Life Saving Club
- ◊ Retail
- ◊ Boat Ramp
- ◊ Boat Washdown
- ◊ Swimming Pool
- ◊ BMX Track
- ◊ Playground
- ◊ Skate Park / Bowl
- ◊ Library
- ◊ Waste Transfer / Recycling
- ◊ Cinema
- ◊ Courthouse
- ◊ Marae
- ◊ Public Hall
- ◊ Bus Stop
- ◊ Taxi Rank
- ◊ Train Station
- ◊ Visitor Centre
- ◊ Citizens Advice Bureau
- ◊ Council Office
- ◊ Te Awahou Nieuwe Stroom
- ◊ Te Takeretanga O Kura-hau-po
- ◊ WINZ
- ◊ Retirement Care
- ◊ Pensioner Housing
- ◊ Religious Centre
- ◊ Cemetery or Grave Site (non-Council)
- ◊ Cemetery (Council)
- ◊ Open Space - Dog Friendly
- ◊ Open Space - Garden
- ◊ Sportsground
- ◊ Motor Camp (non-Council)
- ◊ Motor Camp
- ◊ Dump Station
- ◊ Parking
- ◊ Pathway
- Road Names
- Land Parcel
- ◊ Label - Address Number
- State Highway
- Roundabout
- Road Centreline
- Private Road
- Service Lane
- Accessway
- ◊ Photography 2019 (Urban)
- ◊ Photography 2016 (Urban & District)
- ◊ Railway
- River
- ◊ Open Space
- ◊ Developed Area
- ◊ Manawatu River
- ◊ Lake

and others map layers selected by user

THE ENGINEER SHALL SUPERVISE THE SPECIFIC ENGINEERING DESIGN SUBMIT A PS4 SITE NOTES ON COMPLETION BEFORE ISSUANCE OF THE CODE COMPLIANCE CERTIFICATE

JOB COPY THESE PLANS MUST BE RETAINED ON SITE

SITING TO BE CONFIRMED BY SURVEY PEGS

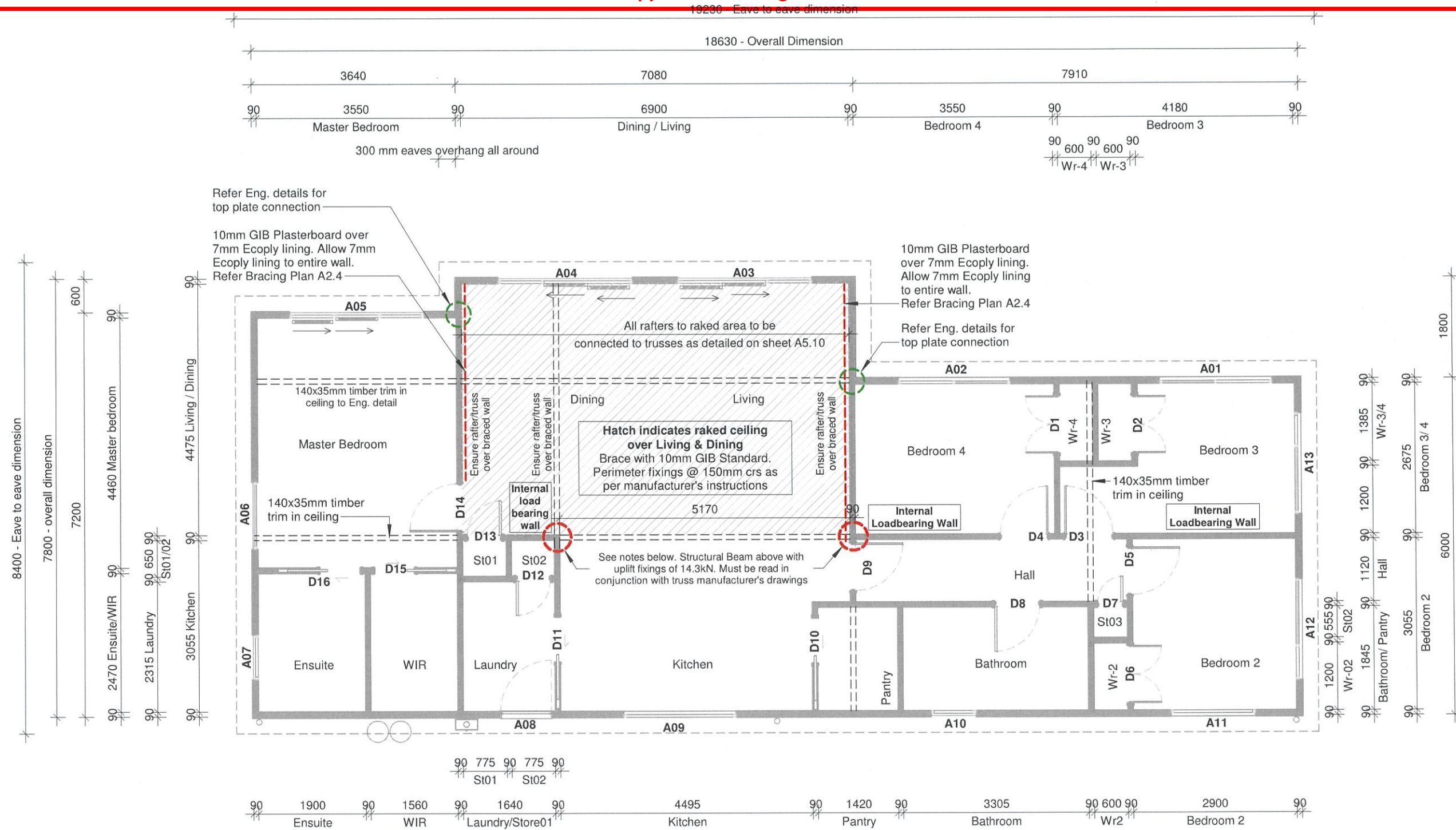
ALL WORK TO FULLY COMPLY WITH THE BUILDING CONSENT DOCUMENTS. ANY VARIATIONS SUBMITTED FOR CONSIDERATION AS AN AMENDMENT BEFORE COMMENCEMENT

- Datum/Finished floor level:
- FFL of previous dwelling +600mm
 - FFL of new relocated dwelling +700mm

Scale
1:250

Water tank and soak pit plan

Horowhenua District Council provides this map as a representation of information where its location is known. All reasonable efforts are taken to ensure the accuracy of the information, but confirmation is recommended before initiating any work.

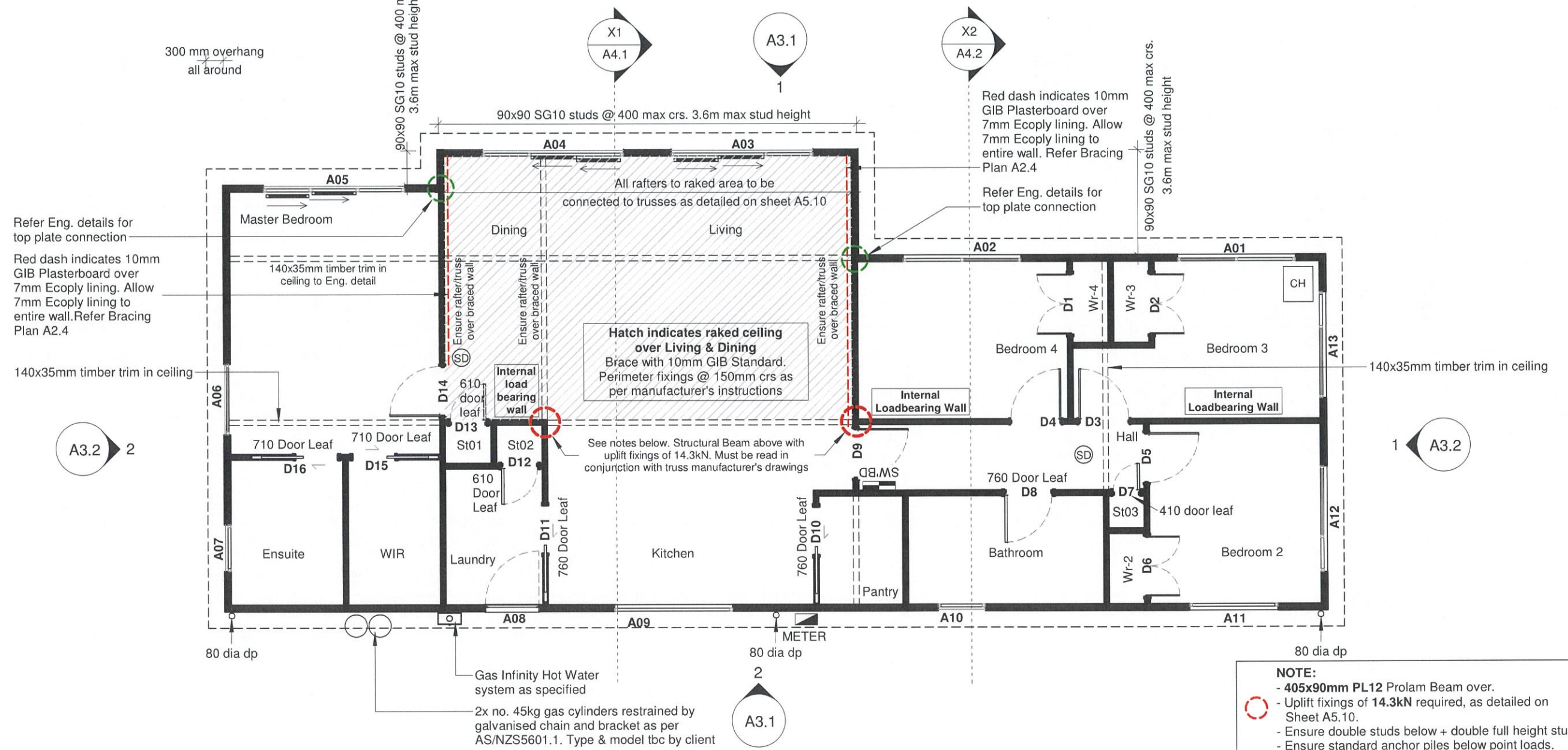


NOTE:

- 405x90mm PL12 Prolam Beam over.
- Uplift fixings of 14.3kN required, as detailed on Sheet A5.10.
- Ensure double studs below + double full height studs
- Ensure standard anchor piles below point loads.

Dimensions

All dimensions are to timber framing.



NOTE:
 - 405x90mm PL12 Prolam Beam over.
 - Uplift fixings of 14.3kN required, as detailed on Sheet A5.10.
 - Ensure double studs below + double full height studs
 - Ensure standard anchor piles below point loads.

Proposed Floor area - 128.89 sqm

Notes

Windzone - Very High
 Exposure zone - Zone B
 Earthquake zone - Zone 3

Dimensions

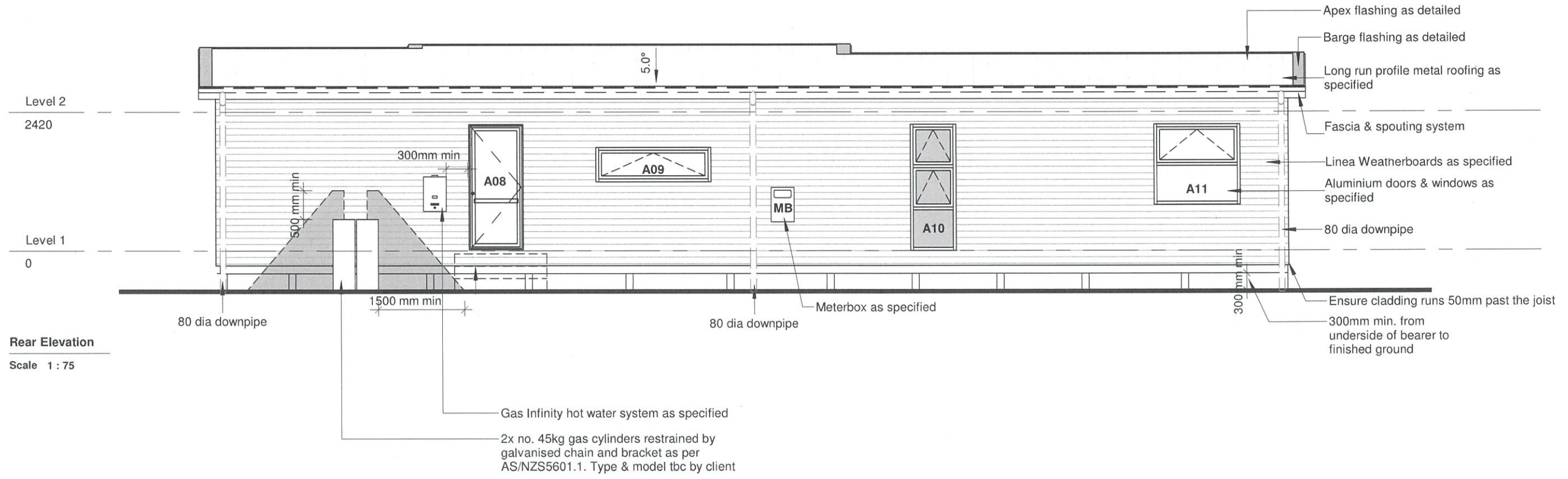
All dimensions are to timber framing

(SD) Cavius smoke detectors

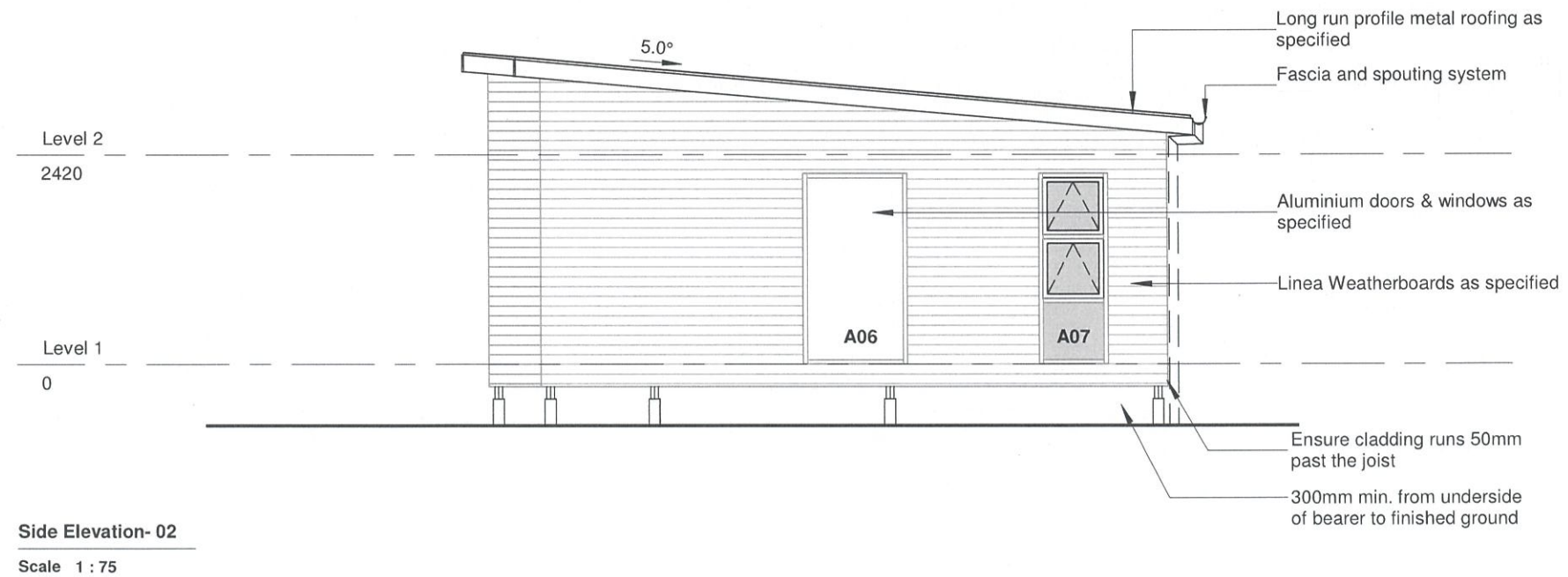
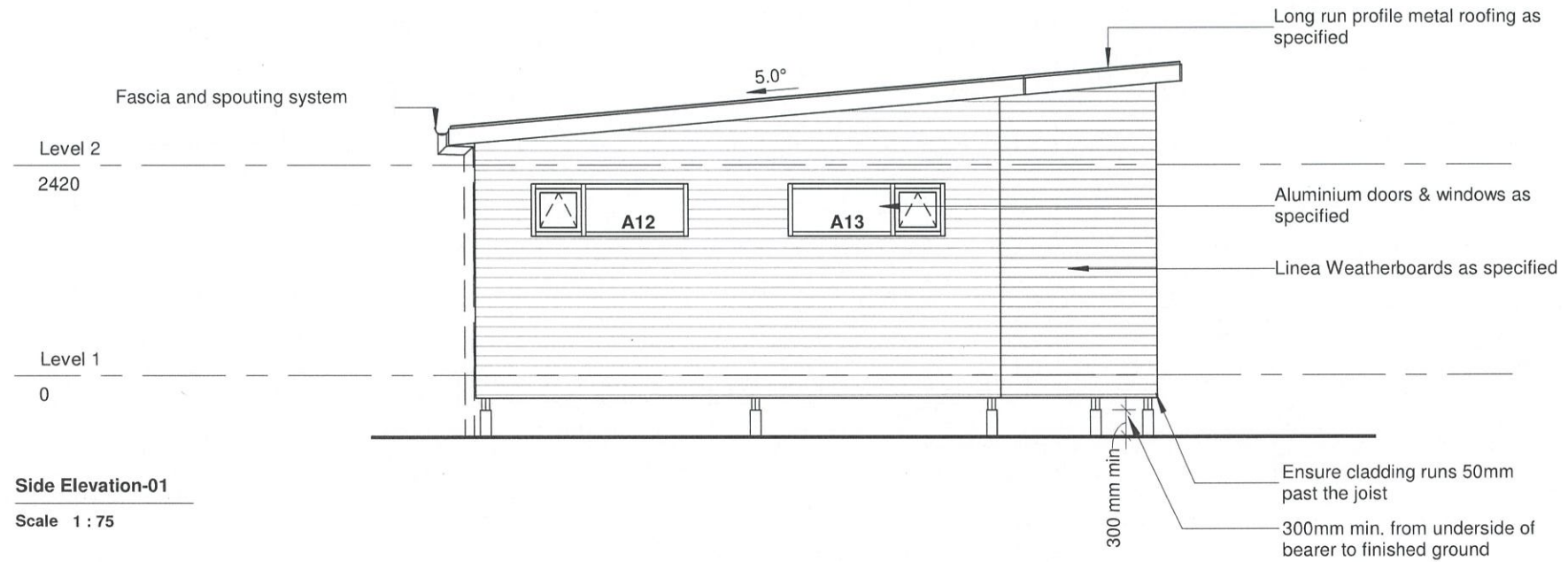
(CH) Ceiling Hatch- Proprietary 600 x 500 'the hatch'. Ceiling access hatch as specified

Design Parameters

Wind Zone (experimental) : Very High
 Exposure Zone : Zone B
 Earthquake Zone : Zone 3
 Climate Zone : Zone 2
 Snow Zone : N1 - up to 1Kpa



For Building Consent

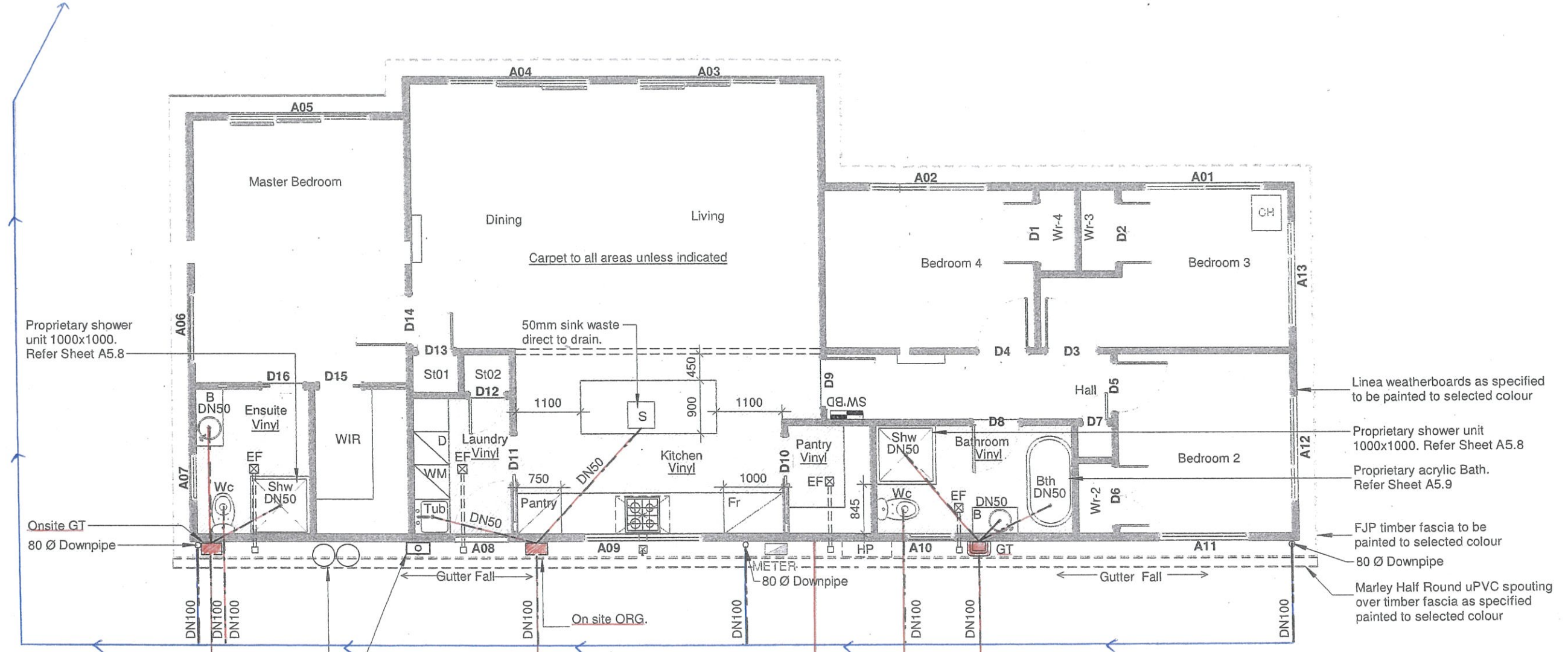


For Building Consent

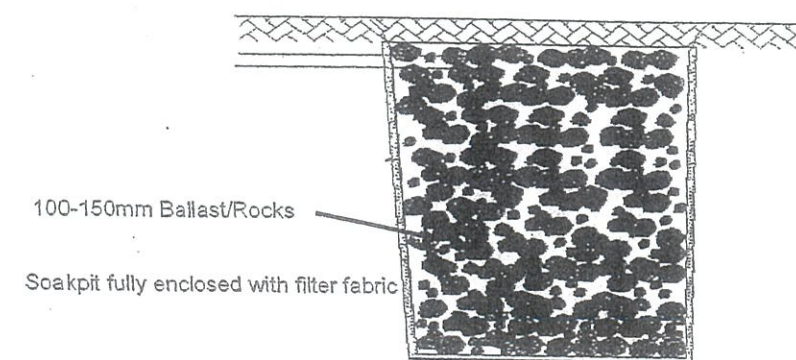
Design Parameters

Wind Zone (experimental) : Very High
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 Snow Zone : N1 - up to 1Kpa

TO ONSITE WATER TANKS, OVERFLOW TO SOAK PIT



TO ONSITE W/WATER SYSTEM



Plumbing and Drainage

- TV = 80mm terminal vent
- GT = Gully Trap
- ORG = Overflow relief gully
- IP = Inspection Point
- IB = Inspection Bend
- IJ = Inspection Junction
- DP = Downpipes 80mm

Foul water to comply With G13/AS1 & G13/AS2

All waste sizes and drains To comply with G13/AS1

Stormwater pipe to be 100mm PVC Fall 1:100

Wastewater pipe from 100mm PVC Fall 1:60

Water Line 25mm PE Blue line to comply with G12/AS1

All fittings with branch drains Exceeding 3.5m shall be fitted With air admittance valves

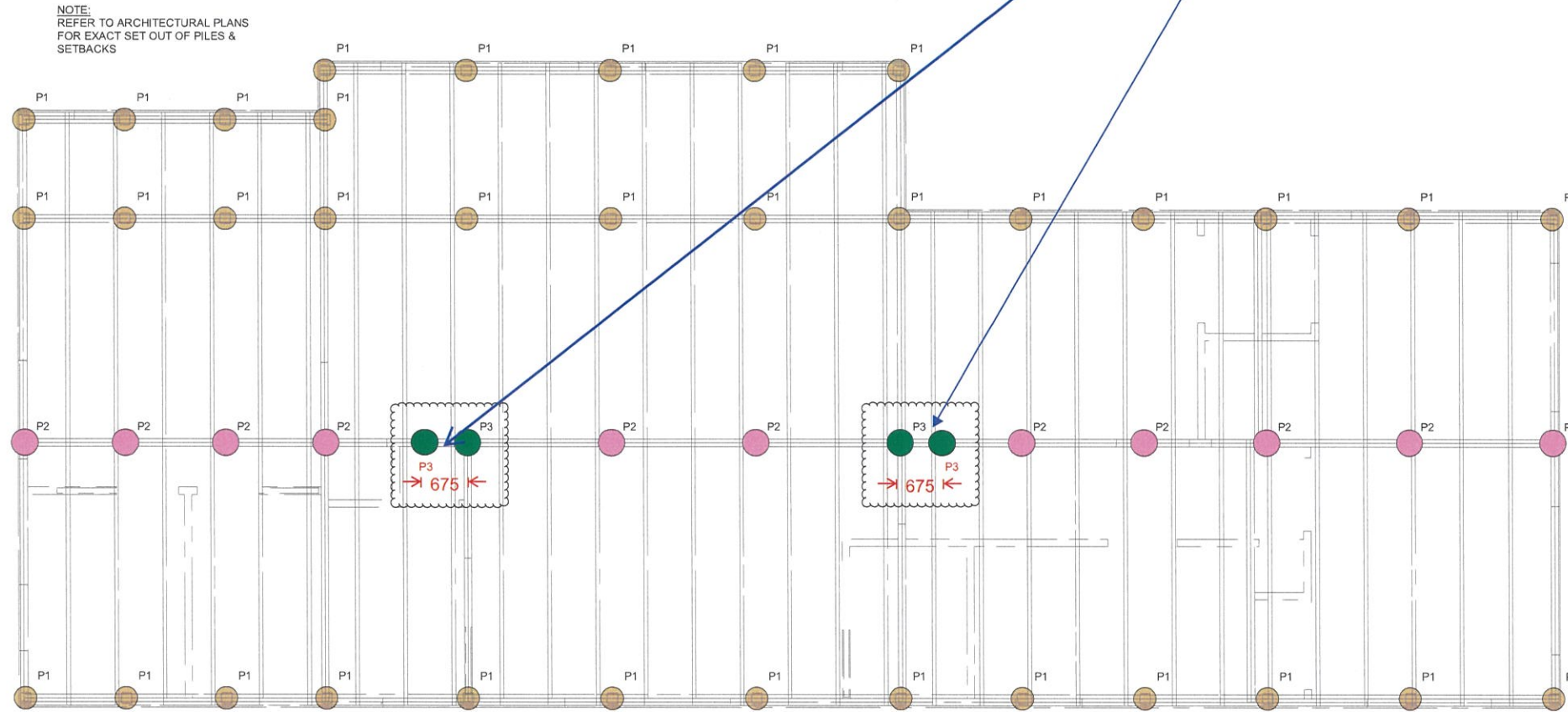
Waste Pipes & Grades

WC	- 100mm dia	- 1 in 60
Bath /Tub /Shower/Sink	- 50mm dia	- 1 in 40
Basin	- 50mm dia	- 1 in 20
Minimum pipe size in slab/FWG	- 65mm dia	- 1 in 40

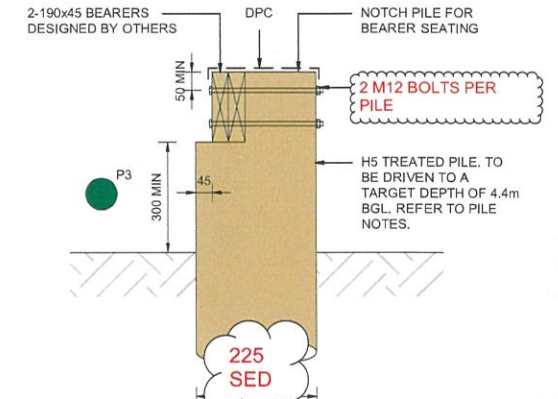


- GENERAL NOTES**
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 2. VERIFY ALL DIMENSIONS ON SITE.
 3. DO NOT SCALE FROM DRAWINGS.
 4. THE ADEQUACY OF THE DESIGN INCORPORATED ON THE PLANS IS SUBJECT TO THE REQUIREMENTS INCLUDED IN THE SPECIFICATION FOR THE WORKS AND THE DESIGN ASSUMPTIONS INCORPORATED IN THE CALCULATIONS AND REPORTS FOR THE PROJECT.

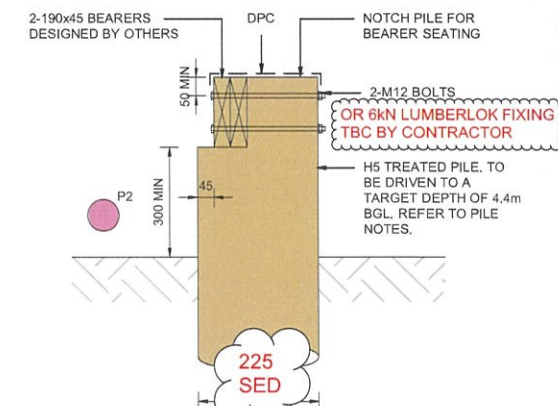
BOTTOM PLATE STRENGTHENING REQUIRED. DETAIL TO FOLLOW IN NTC-002



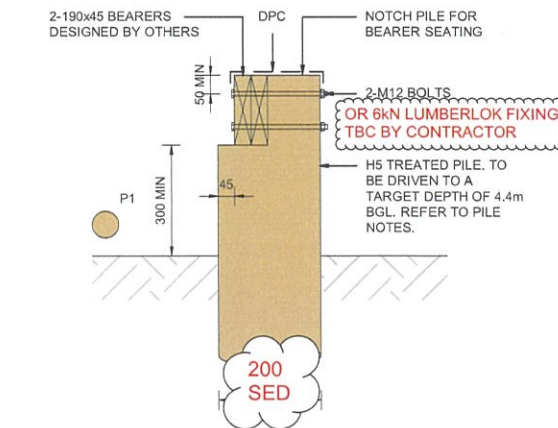
PILE LAYOUT
SCALE 1:75 A3



TYPICAL P3 CONNECTION DETAIL
SCALE 1:20 A3



TYPICAL P2 CONNECTION DETAIL
SCALE 1:20 A3



TYPICAL P1 CONNECTION DETAIL
SCALE 1:20 A3

- PILE NOTES:**
1. GEOTECHNICAL ENGINEER TO WITNESS A SAMPLE OF PILE INSTALLATION COVERING THE ENTIRE FLOORPLAN.
 2. TIMBER PILES ARE TO BE DRIVEN TO A TARGET DEPTH OF 4.4m BGL. HOWEVER, THE CONTRACTOR IS TO NOTIFY THE ENGINEER IF THIS DEPTH CANNOT BE ACHIEVED.
 3. IF THE SITE IS LOCATED WITHIN 50m OF A GEOTHERMAL AREA, ALL FIXINGS ARE TO BE UPGRADED TO STAINLESS STEEL AS PER ARCHITECTURAL DRAWINGS.
 4. THE PILES SPECIFIED ON THE DRAWINGS REFERS TO THE SMALL END DIAMETER (SED). ALL CUT ENDS OF PILES SHALL BE PAINTED WITH 'ENSELE' OR SIMILAR APPROVED SITE TIMBER PRESERVATIVE.
 5. REFER TO ARCHITECTURAL DRAWING SHEET A2.3 FOR MAXIMUM PILE SPACINGS.
 6. 600kPa GEOTECHNICAL ULTIMATE BEARING CAPACITY AT 4.4m BGL TO BE CONFIRMED ON SITE

- PILE DRIVING REQUIREMENTS:**
- PILES ARE TO BE DRIVEN TO A MINIMUM OF 4.4m BGL AND MEETING THE FOLLOWING SET: (USING A 400kg DROP HAMMER WITH A 1.2m DROP HEIGHT):
- P1 (200 SED) - 21 mm
 - P2 (225 SED) - 20 mm
- THE ENGINEER IS TO BE NOTIFIED OF ANY CHANGES TO THE ABOVE.

Office: Christchurch filename: W:\CGW STAFF Folders\Nadezda Stanojevic\2018\78 Tamatarau Road\REV\2018\78 Tamatarau Road-STL_R21.rvt

Plot Date: 12/04/2022 3:42:03 pm

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CLIENT
ELIZABETH LORD

JOB TITLE
78 TAMATARAU ROAD, TOKOMARU

DRAWING TITLE:
PILES LAYOUT AND DETAILS

DESIGNED BY:
RYAN D'SOUZA

DRAFTED BY:
NADEZDA STANOJEVIC

FOR CONSENT			
SCALE	As indicated		SIZE
			A3
PROJECT NO	TYPE	SHEET	REV
220187	DWG	SK01	A

12.04.22 FOR CONSENT

KR RC

CHD APD