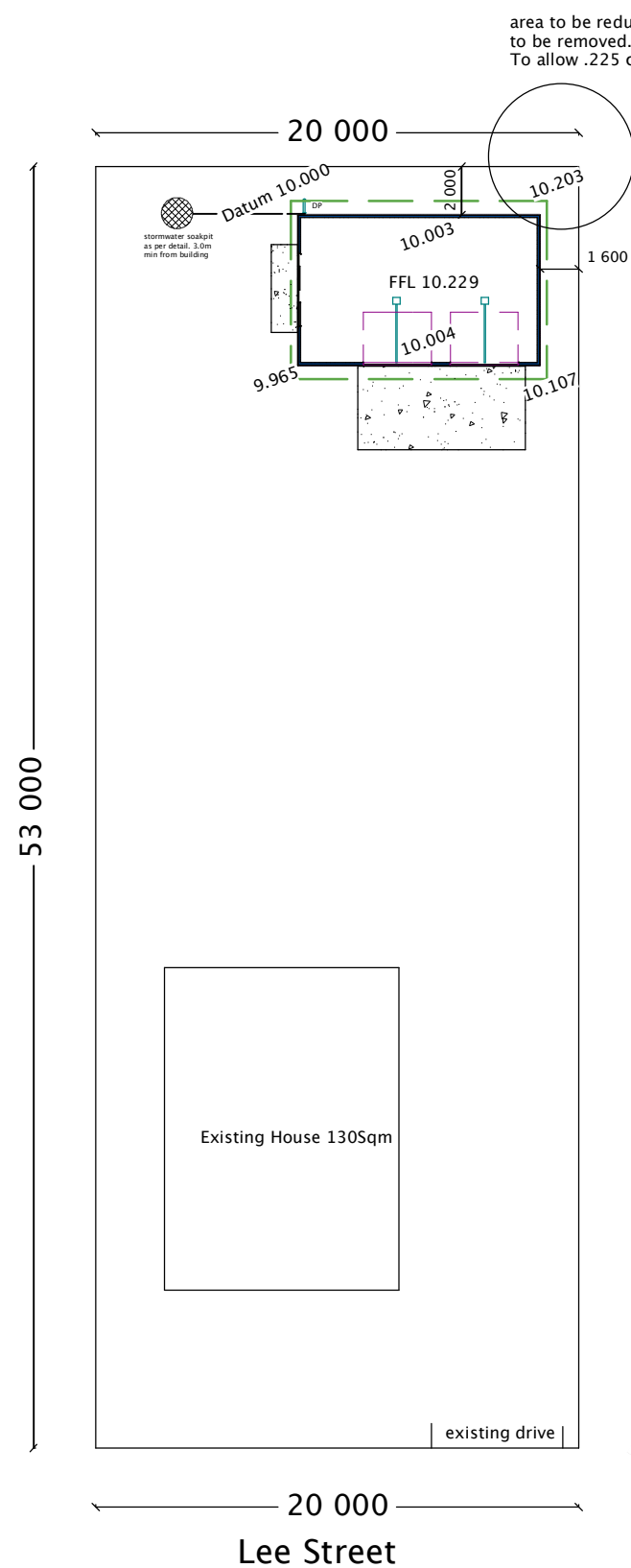


# Approved Building Consent Documents

**Please Note: A copy of the stamped approved documents must be available on site for all inspections.**

INSPECTION BOOKING TIMEFRAMES		
Telephone 03 347 2839		
Call received	<i>Before 3pm inspection will be done</i>	<i>After 3pm inspection will be done</i>
Monday	Wednesday	Thursday
Tuesday	Thursday	Friday
Wednesday	Friday	Monday
Thursday	Monday	Tuesday
Friday	Tuesday	Wednesday

Planning Approved

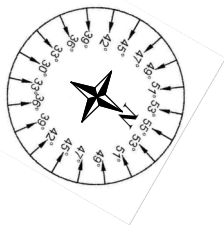


**SECURITY FENCING.**  
Security fences to be erected to unprotected boundaries to meet F5 of the building code. Lockable gates to entry.

This applies if the situation is one that the public or children could be at risk on site during construction.

**NOTE,**  
Site levels to be confirmed before construction commences.

FFL to be a minimum of 0.225mm above FGL at highest point of site at foundation.



Site Plan.  
Scale 1-300

Site Details

Address	14 Lee Street
Town-City	Southbridge
Area	Selwyn
Lot	2
DP	25923
Land Area	1055m <sup>2</sup>
Plan Footprint	60m <sup>2</sup>
Coverage	0.05%
Wind Zone	High
Wind Region	A
Earthquake Zone	2
Snow Zone	N4

DT Design

Mobile 022 101 8879  
email dtdesignnz@icloud.com

All measurements, distances from boundaries and other relevant details to be confirmed on site and with respective authorities before building commences. E&OE



DT DESIGN



Proposed  
Residence For

*Rickerby Residence*  
*14 Lee Street*  
*Southbridge*

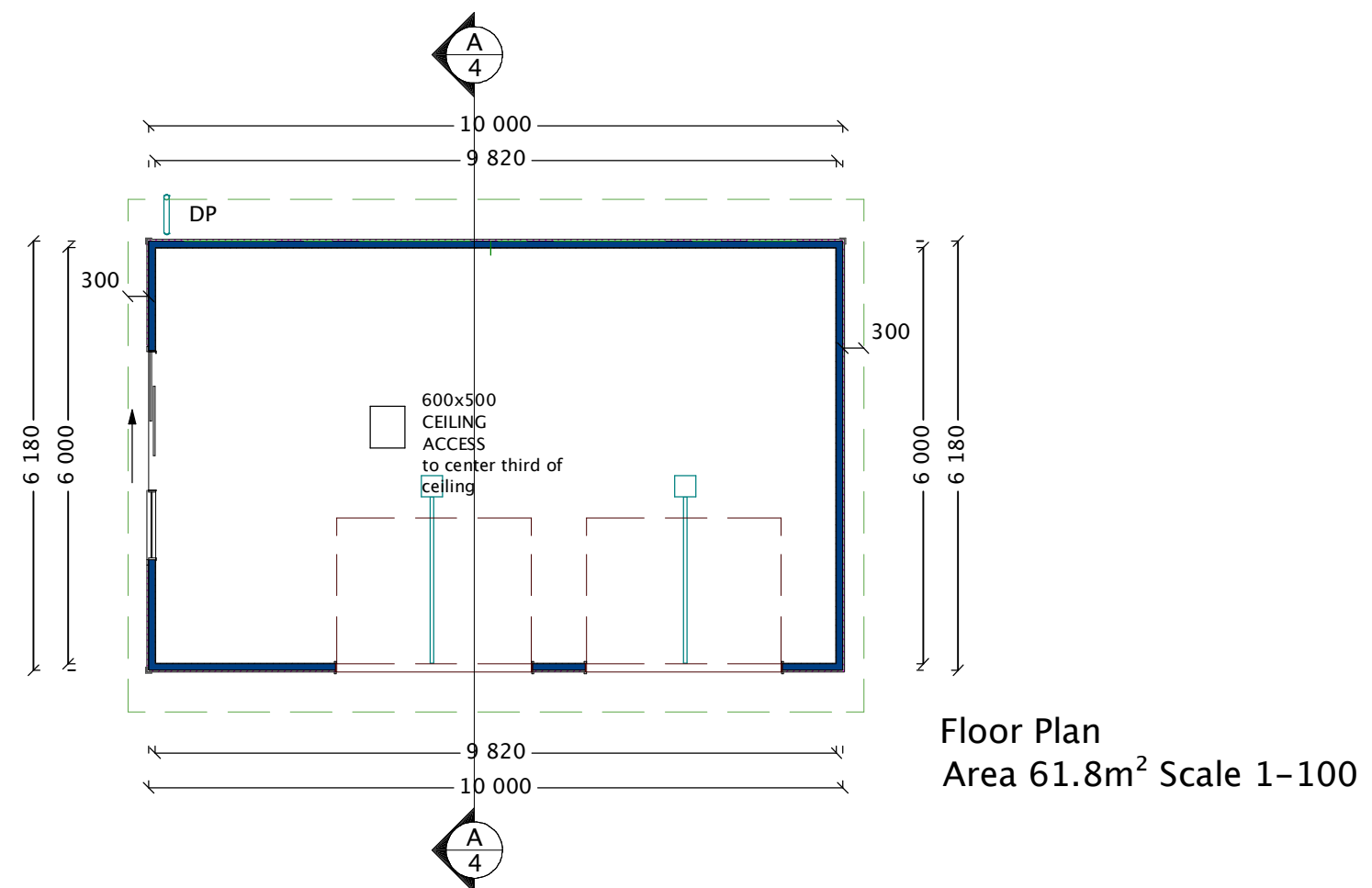
Date: 26/4/2018 Area:

Scale: 1-300 Plan #

Drawn By: D Sowerby

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1



Note.  
Window lintel heights to be confirmed to window manufacturer.

Refer to truss design layout for confirmation  
Revels to be H3.1 treated

All bracing ply to be fixed with Hot dipped galvanized fixings.

WALL BRACING KEY

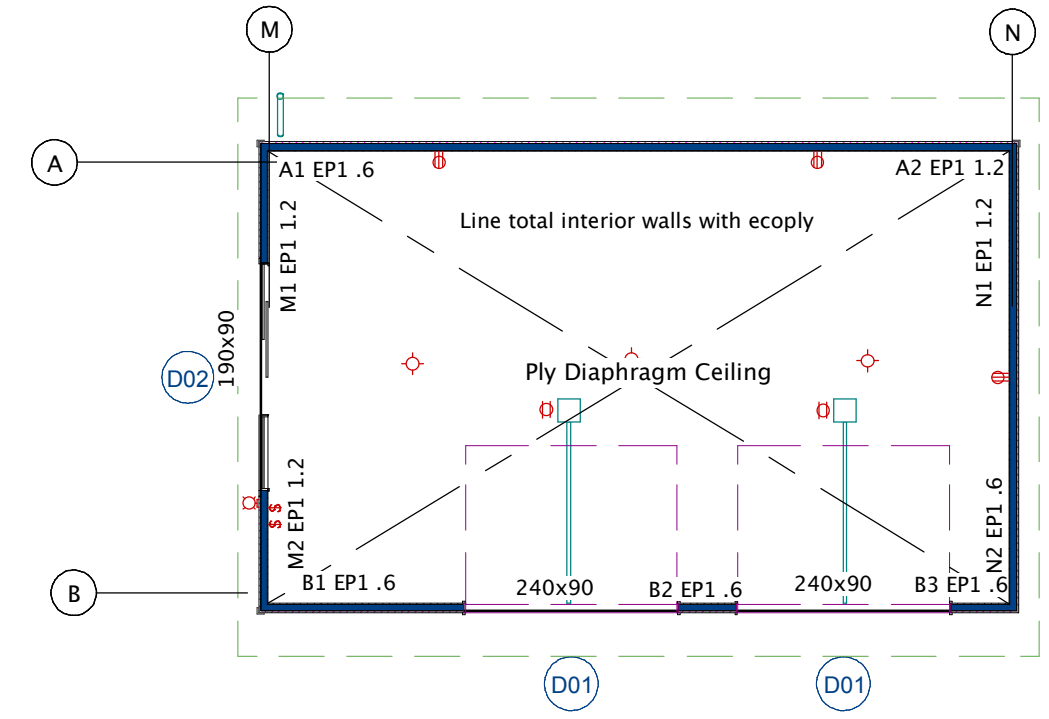
NO.	TYPE	LENGTH
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ELECTRICAL SCHEDULE

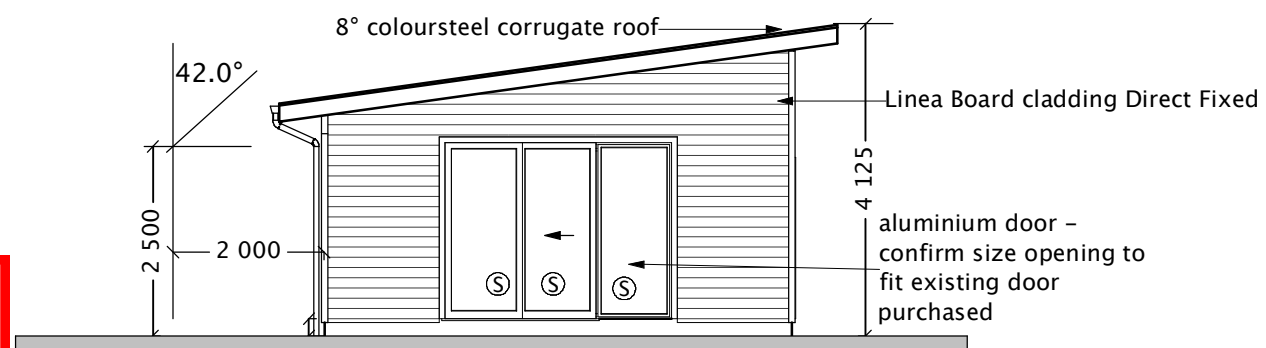
QTY	DESCRIPTION
3	BATTEN HOLDER
2	DOOR OPENER
3	DOUBLE PLUG
2	SINGLE POLE
1	OUTDOOR WALL LIGHT

DOOR SCHEDULE

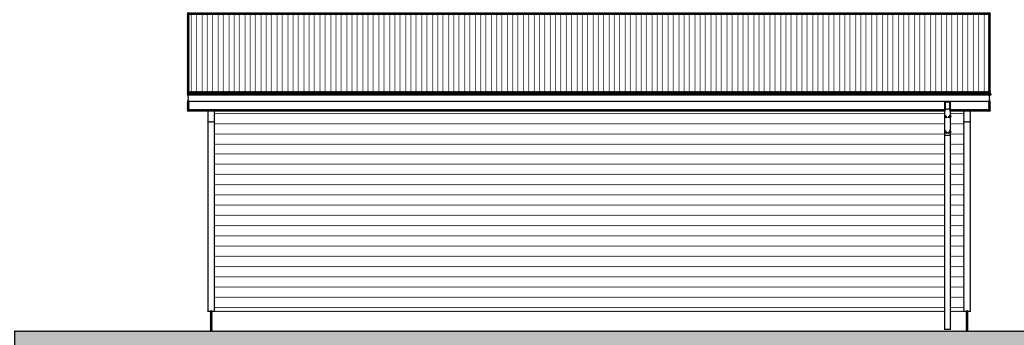
NUMBER	QTY	WIDTH	HEIGHT	DESCRIPTION
D01	2	2800	2100	GARAGE-SLAB
D02	1	3000	2330	MULLED UNIT



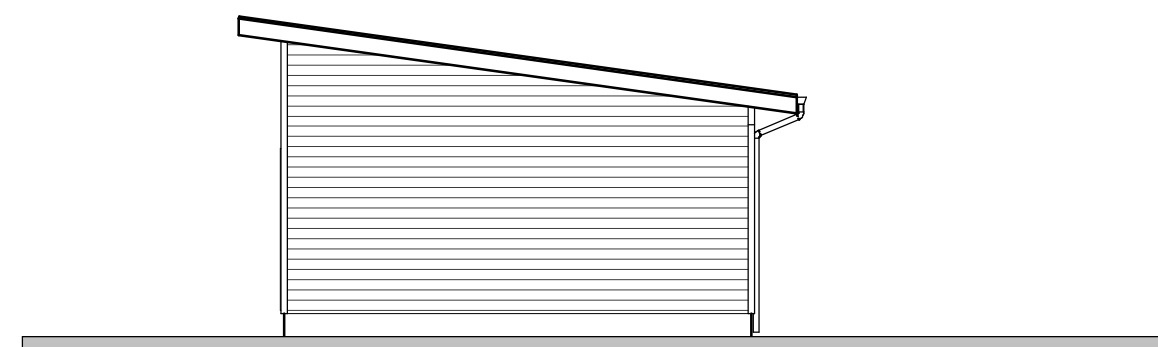
Bracing Layout, Electrical,  
Window, Door & Lintel Sizes



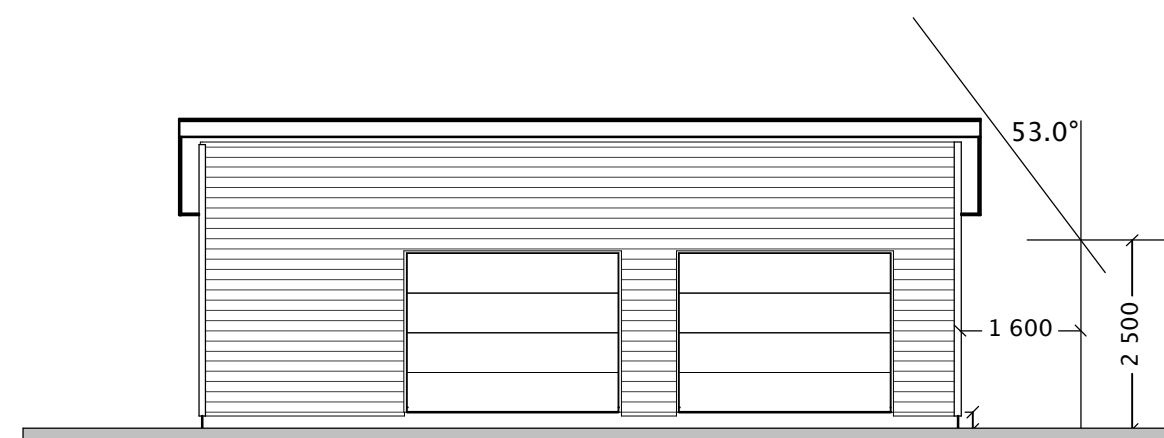
East Elevation



South Elevation



West Elevation



North Elevation

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Date: 26/4/2018 Area:

Scale: 1-100 Plan #

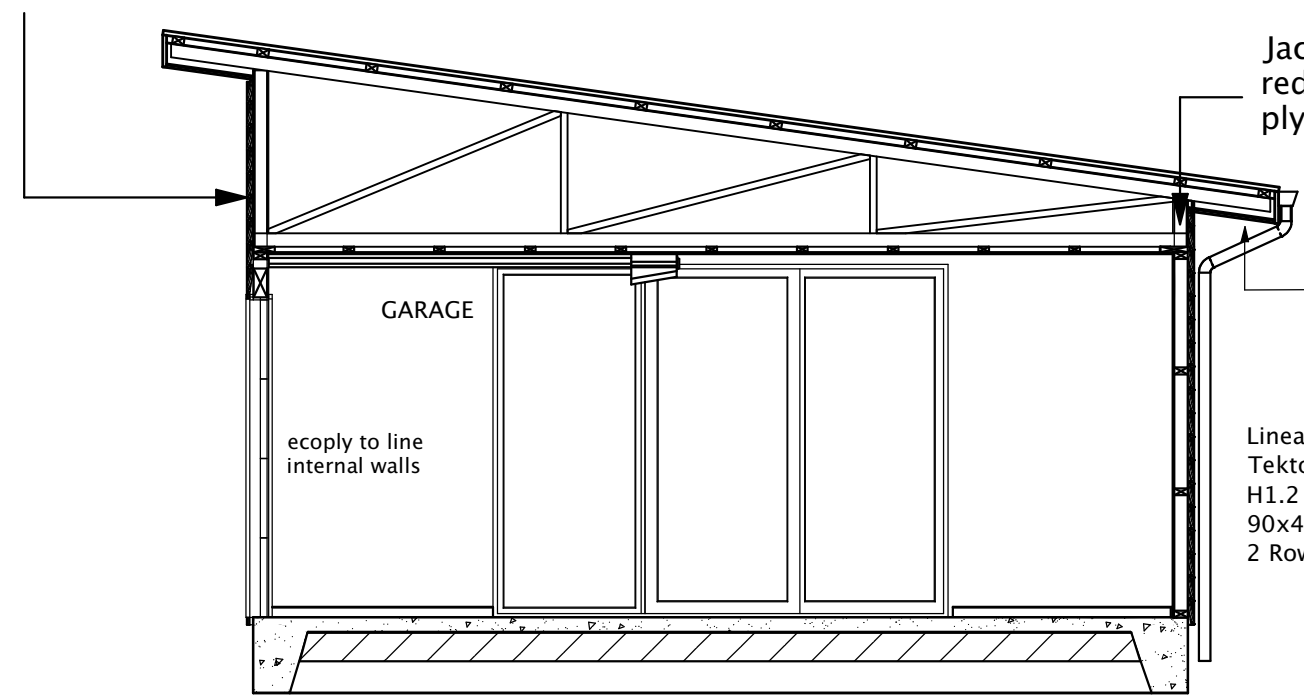
Drawn By: D Sowerby

Page:

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Jack studs @450crs  
reduce truss to allow 7mm gap for  
ply bracing

Roof pitch 8°.  
Longrun coloursteel roofing.  
Bitumac Roof underlay.  
75x50 Purlins @ 900cts. Top & bottom rows @ 600crs.  
Trusses @ 900cts to manufactures specifications.  
70x35 H1.2 Ceiling battens@ 600cts.  
9mm Ply Ceiling lining



Jack studs @450crs  
reduce truss to allow 7mm gap for  
ply bracing to heel

Eave width 600mm.  
Coloursteel fascia & gutter.  
Hardies soffits.

Lineaboard Cladding Direct Fixed  
Tekton Building Wrap to total exterior.  
H1.2 Framing.  
90x45 Studs @ 600crs.  
2 Rows dwangs

Cross Section A  
1-50

FRAMING SCHEDULE  
All framing to be graded SG8

Area over foundations	61m <sup>2</sup>
Roof & pitch	Longrun Coloursteel Corrugate 8° Pitch
Eave width	600mm
Stud height	2450mm
Exterior cladding.	Scyon Lineaboard Weatherboard Direct fixed
Framing Timbers.	
Exterior walls	90x45 H1.2 Radiata (Studs @ 600crs)
Ceiling Plates	140x35 H1.2 Radiata
Ceiling battens @ 600cts	70x35 H1.2
Roof Framing.	H1.2 Radiata,
Revels	H3.1 Radiata Pine
Wall Wrap	Tekton Building Wrap
Roof Underlay	Bitumac 750

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Proposed  
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*Southbridge*

Date: 26/4/2018 Area:

Scale: 1-50 Plan #

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SDC - Approved Building Consent Document - BC180811 - Pg 6 of 12 - 29/05/2018 - zhangt

Roof Pitch 8  
Long run coloursteel Corrugate iron on 75x50 purlins @ 900cts.  
Top & bottom purlins@ 600crs  
Trusses @ 900crs  
Bitumac 750 roof underlay

Metal fascia & spouting fixed to rafters with brackets as per manufacturer.  
4.5 Hardies Eaves

C S Fascia & Gutter  
4.5 Hardies Eaves.  
600 Wide eaves

Refer to Detail Window Sill Detail.  
Building wrap restrained by Polypropylene tape fixed horizontally @ 800crs over wrap

Linea Cladding Direct fixed Tekton building paper to total building  
90x45 H1.2 framing.  
Studs @ 600crs.  
2 Rows Dwangs  
ecoply to line internal walls

Lumberlock bottom plate fixing  
Anchors as per manufacturers specs @ 900mm crs on all external walls and within 150mm of each end of the plate. 75mmx 4mm dia shot fired fasteners @600mm crs and within 150mm of each end of the bottom plate to interior load bearing walls  
DPC between bottom plate and slab

Linea Cross Section Detail.  
Single pour foundation

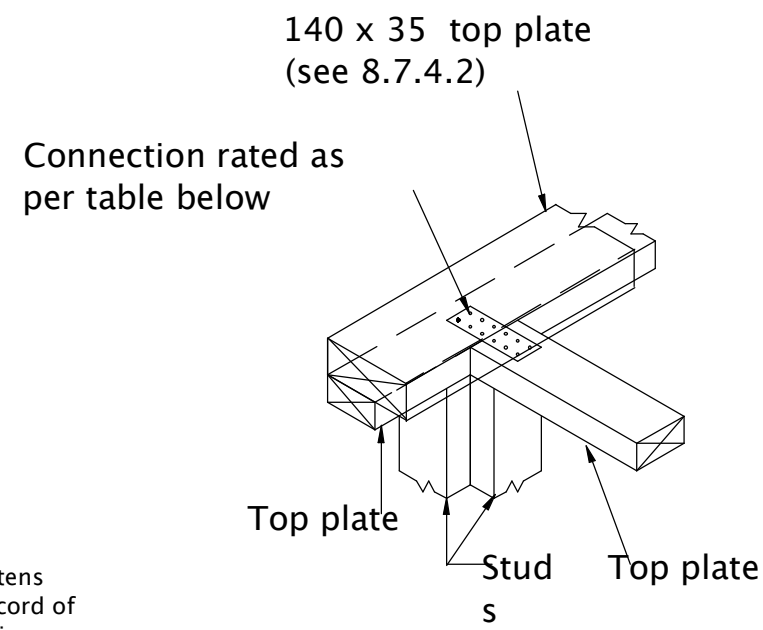
225  
500  
240

Double top plate  
Window lintel  
70x35 H1.2 ceiling battens direct fixed to bottom cord of truss @ 600cts. Ply ceiling

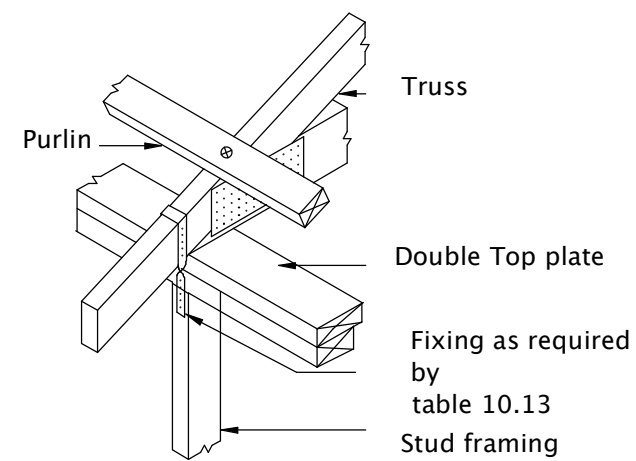
Building Wraps & Underlays  
Tekton House Wrap.  
Bitumac 750 Roof Underlay  
Protecto Window wrap system

External cover of reinforcing.  
Against ground 75mm  
Against formwork 50mm  
Top cover to mesh 30mm  
100mm 20 MPA concrete slab with DPM vapour barrier on compacted AP40 hardfill with 25mm sand blinding.  
2/D 16 Perimeter rods as per detail  
R10 started rods @ 600crs, bend & tie 400mm into floor reinforcing.  
Ductile SE62 500E grade mesh to all concrete floors

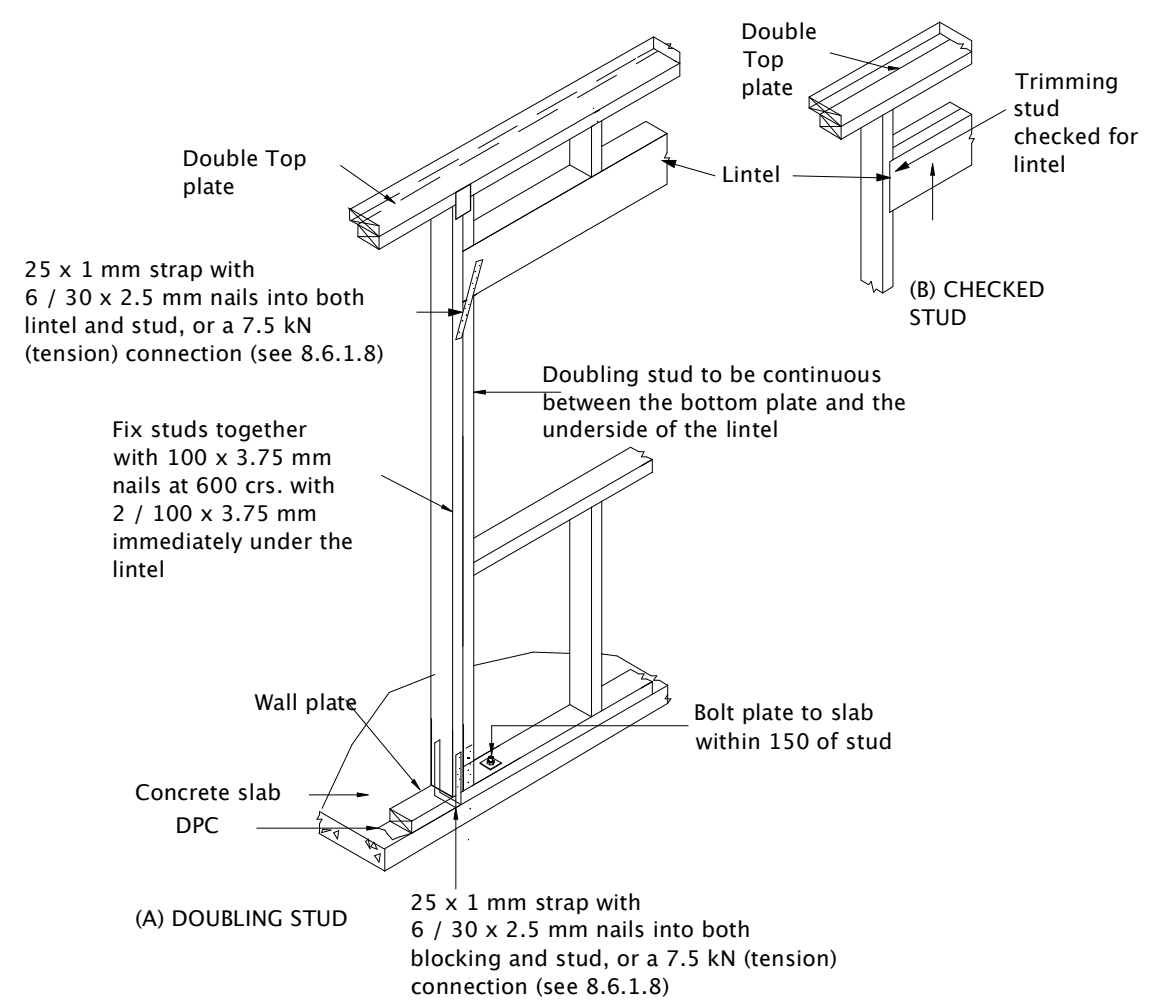
Compacted AP 40 with 25mm sand blinding  
D16 perimeter rods  
R10 @ 600crs tied into slab 400mm



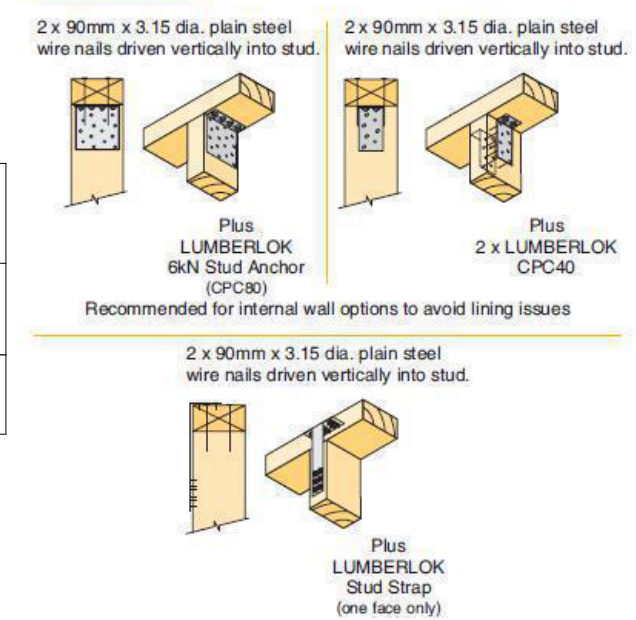
Capacities of metal plate joints	
Up to 3 kN	3 / 30 x 3.15 mm nails per side
Up to 6 kN	6 / 30 x 3.15 mm nails per side



Fixing type	Fixing to resist uplift.	Alternative fixing capacity
Truss E	2/90 x 3.15 skewed nails + 2 wire dogs	(kN) 4.7
Purlins T	1/10g Self drilling screw	(kN) 2.4

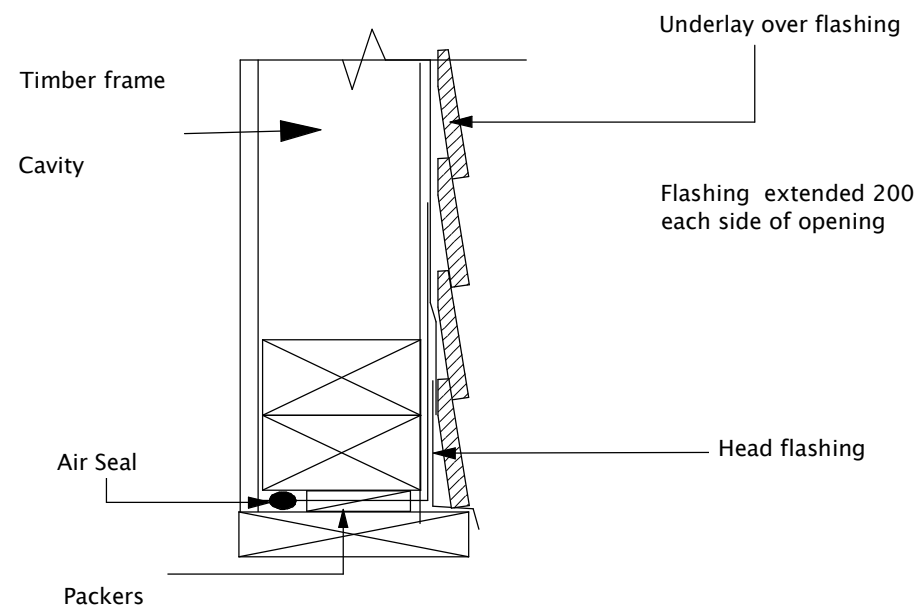
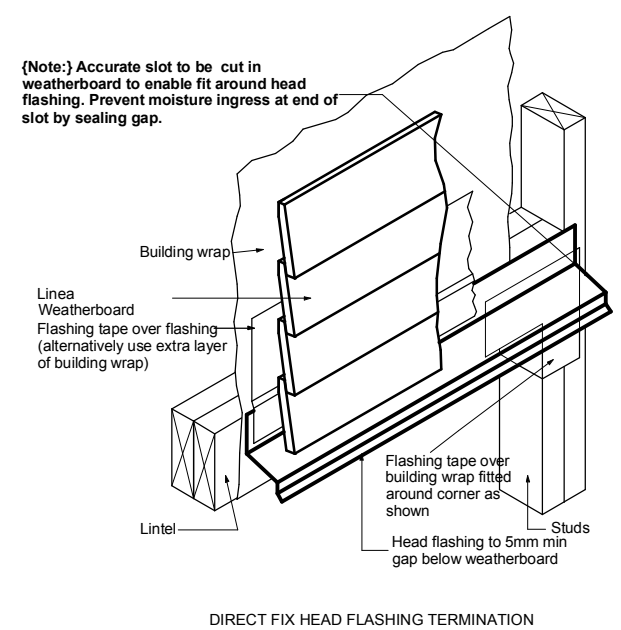


**FIXING TYPE B 4.7 kN** CHOOSE ANY OF THE 3 OPTIONS BELOW

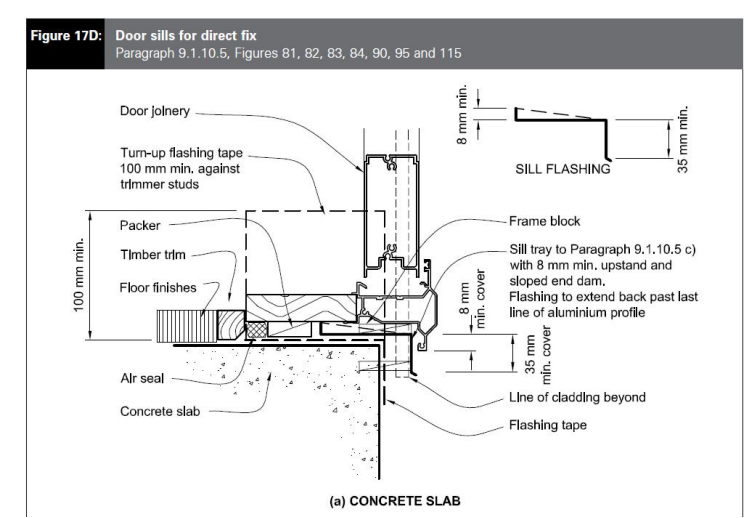
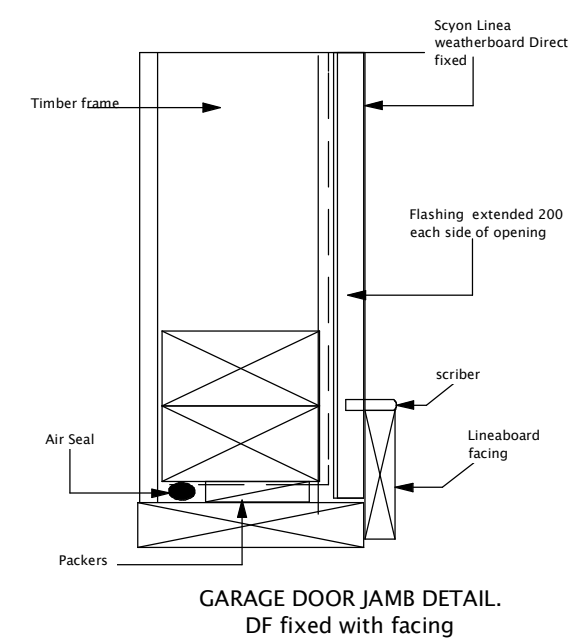








GARAGE DOOR HEAD DETAIL



**DT Design**

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DT DESIGN



Proposed  
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14 Lee Street  
Southbridge*

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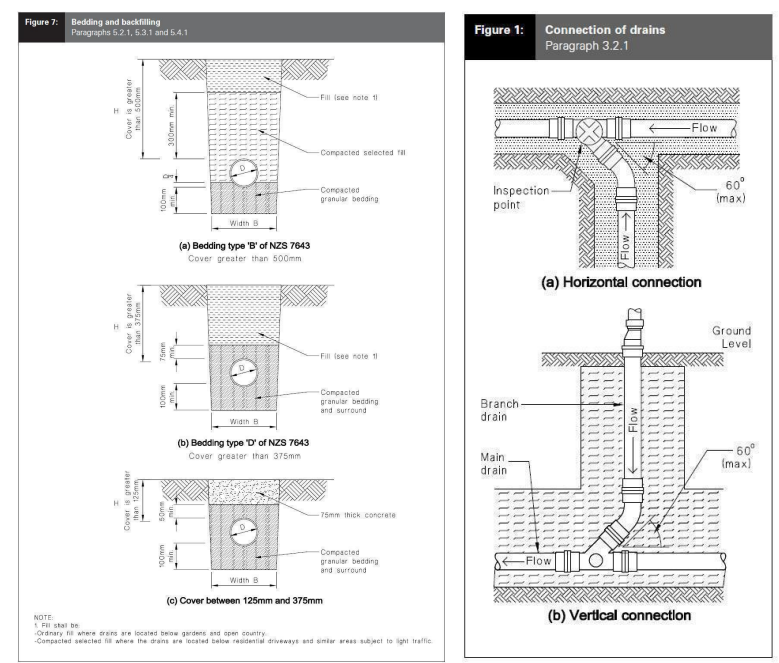
Scale: 1-10 Plan #

Drawn By: D Sowerby

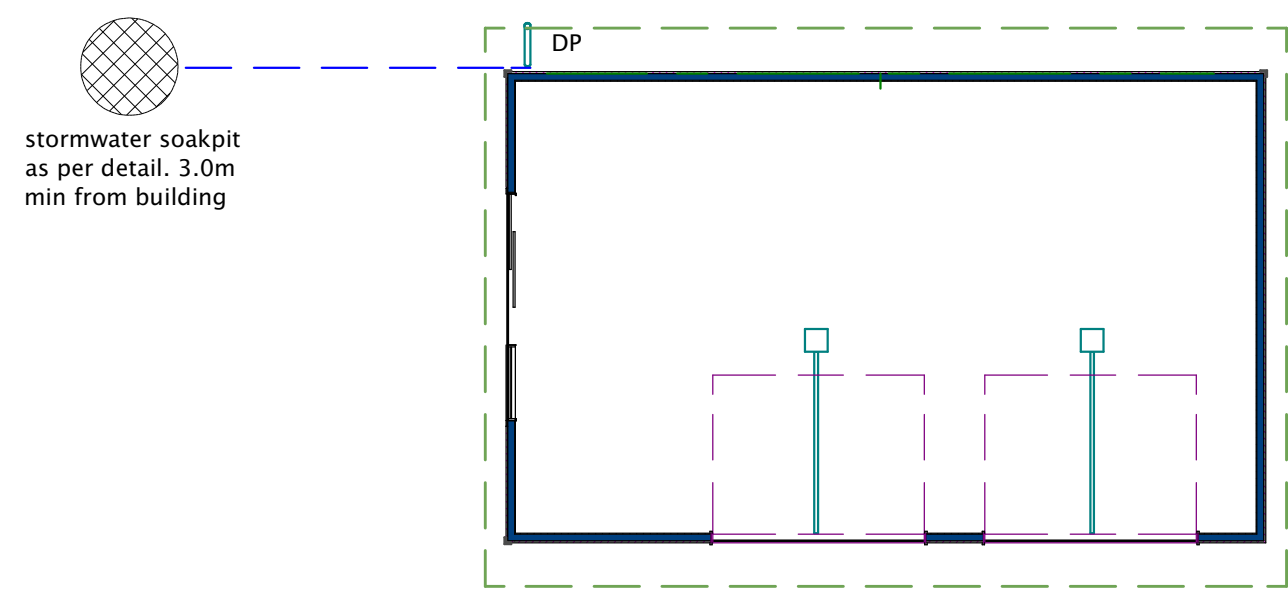
Page:

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Roof Pitch 8°, Roof area 83m<sup>2</sup> /max catchment area per down pipe 85m<sup>2</sup> = 1 down pipes required.



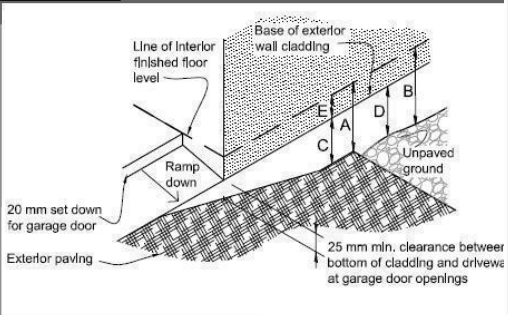
**Drainage Legend**

stormwater (100mmØ1-60 fall)	— — — — —
power cable	— — — — —
downpipe	DP
inspection point	○ IP

**Notes:**  
Confirm stormwater connections on site before construction commences.  
100mm Ø PVC stormwater pipes with gradient of 1-60 min laid in accordance with G13.  
Connect all services to appropriate connections.  
Downpipes 80mm PVC

Drainage Layout.  
Scale 1-100

**Figure 65: Levels and garage openings**  
Paragraphs 9.1.3, 9.1.3.4, 9.2.5,  
Table 18



**Table 18: Minimum clearances**  
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2,  
9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

Minimum clearances (mm)	Masonry veneer		Other claddings				
	A	B	A	B	C	D	E
Concrete slab	100	150	150	225	100	175	50
Timber floor	Refer Note 1)				100	175	502)

**NOTE:** 1) Refer to NZS 3604 for requirements.  
2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.

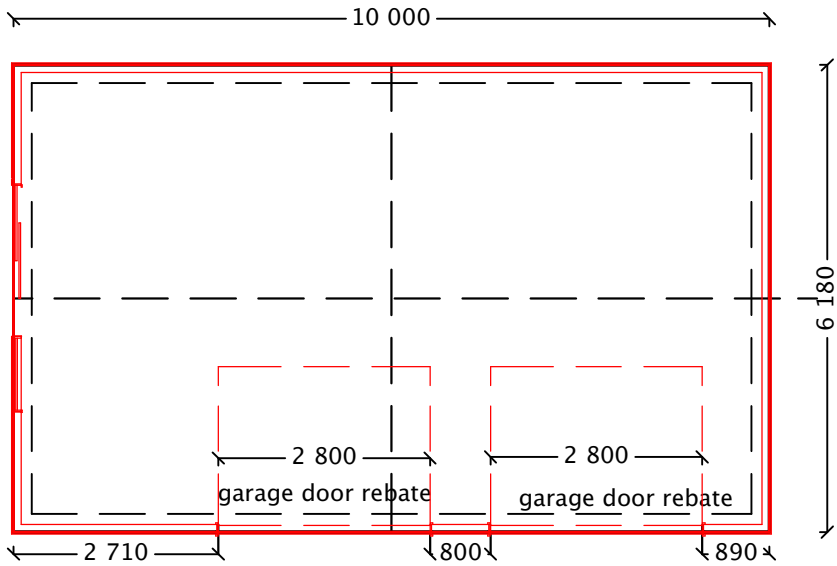
Slab Area 61m<sup>2</sup>  
FFL = CGL + 225mm  
Floor 20MPa concrete.  
Foundation 20MPa concrete  
100 mm Concrete Slab.  
Foundation Reinforcing Grade E300.  
Slab Mesh Grade SE62 500E Ductile  
Polythene DPM on AP40 compacted with 25mm sand blinding.  
Slab cuts as shown.

Exterior Slab Finish.  
Slabs set down 150mm from main floor.  
Fall of slabs to outer edge 1-60.  
Slabs to have minimum of brushed finish for anti-slip

ANTI-SLIP:  
On all access routes (both external & internal). Provide anti-slip surfaces complying with NZBC D1/AS1/Table 2 (except surfaces inside entry doors of housing may be considered as dry area's)

Slab Cuts    —    —

Slab Placement Dimensions  
Scale 1-100



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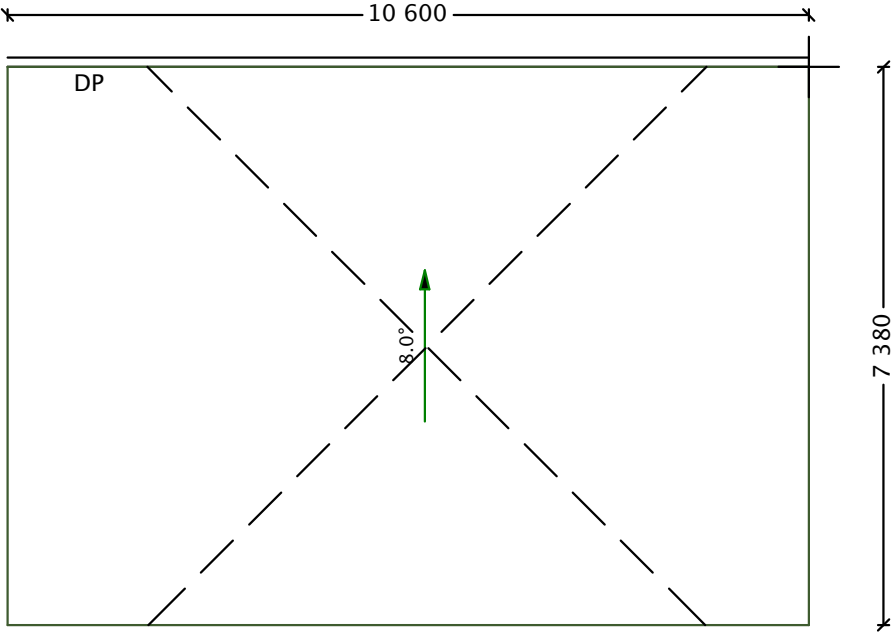
Scale: 1-10 Plan #

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single tensioned crossed LUMBERLOK  
strip brace over top cord.  
fixed each end with 5/30x3.15 nails and  
at cord crossing with 1/30 3.15 nail



Roof details.  
Pitch 8°  
Longrun Corrugate  
Coloursteel.  
Fascia Coloursteel.  
Spouting Coloursteel.  
Downpipes 80mmØ.  
Snow straps optional but  
recommended

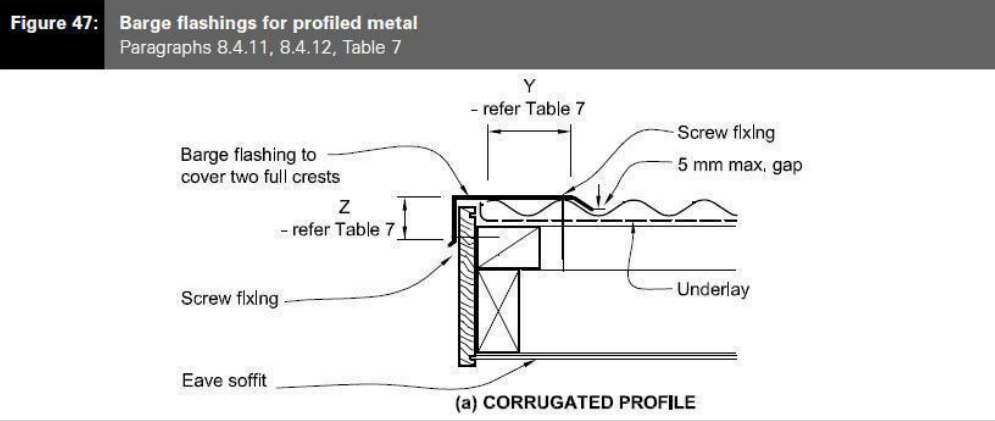
Roof Layout Plan.  
Scale 1-100

Table 11: Steel corrugate profiled roofing – 0.4 mm BMT and minimum profile height 16.5 mm Maximum spans and fixing patterns. Refer to Paragraph 8.4.6				
Purlin spacings (metres)		Wind zones		
End span	Intermediate span	Low and Medium	High and Very High	Extra High
0.4	0.6	C2	C2	C2
0.6	0.9	C2	C2	C1
0.8	1.2	C2	C1	C1

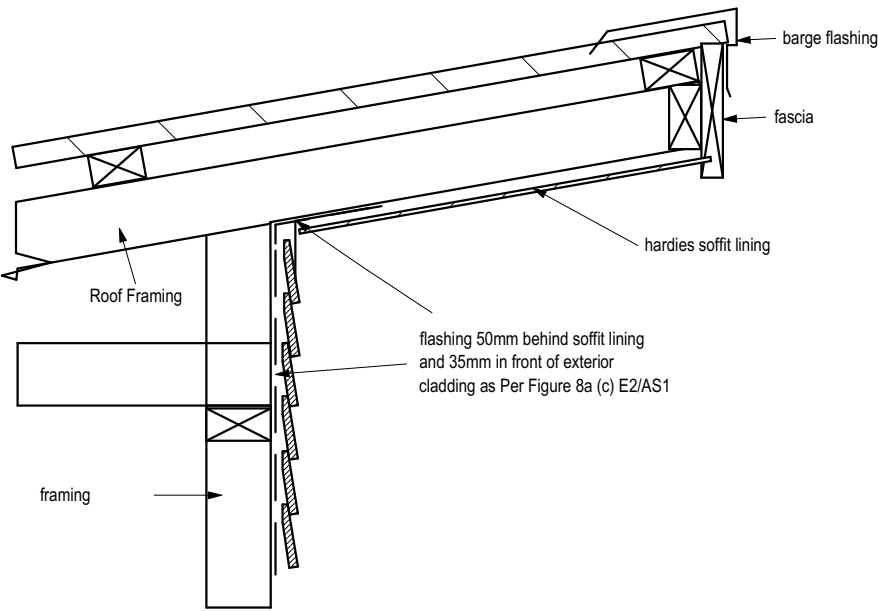
NOTE: C1 fixing pattern is – Hit 1, miss 1...  
C2 fixing pattern is – Hit 1, miss 1, hit 1, miss 2...

NOTE:  
Top and bottom row of purlins spaced @ 600crs. Balance @ 900crs

X = 200mm  
Y = 2 crests, finish in next trough.  
Z = 50mm



Roof Flashing Details



Linea Soffit Detail  
1-5

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Scale: 1-100 Plan #

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10.2.1.15 Gable verges

10.2.1.15.1

Gable verges shall be framed by either:




- (a) Purlins extending as cantilevers beyond their end supports as shown in figure 10.16 for a distance not exceeding that given by 10.2.1.15.2; or
- (b) Outriggers complying with 10.2.1.15.3 and as shown in figure 10.16.

10.2.1.15.2

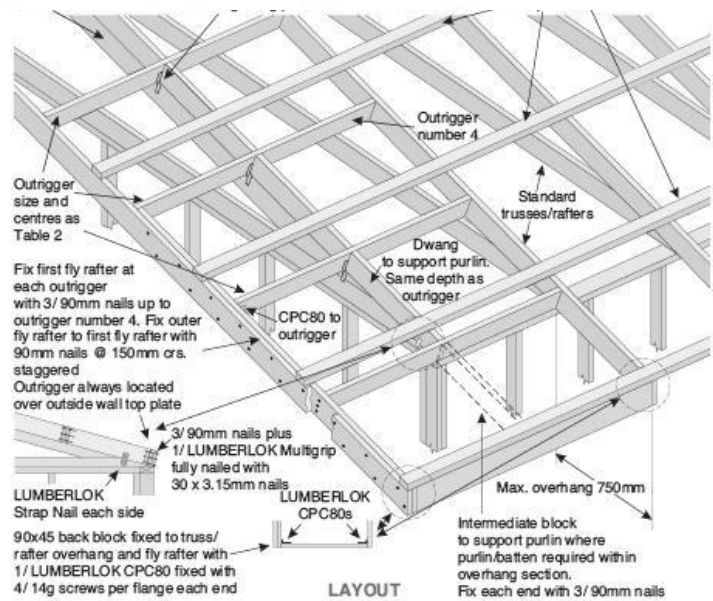
Purlins with a back span over at least 3 rafters may extend as cantilevers beyond their end supports for a distance not exceeding:

- (a) Laid on their flat:
  - (i) Light and heavy roofs at no more than 900 mm spacing
  - (ii) 70 mm x 45 mm purlins: 300 mm
  - (iii) 90 mm x 45 mm purlins: 450 mm
- (b) Laid on their edge, light and heavy roofs, in accordance with table 10.8(a).

Table 10.9 – Outriggers – SG 8 (see 10.2.1.15.3)

Outrigger size and orientation (mm)	Maximum outrigger spacing for a maximum cantilever of: (mm)		Boundary / Fly rafter size (mm)
	600	750	
70 x 45 	900	600	70 x 45 (on edge)
90 x 45 	1200	900	90 x 45 (on edge)
45 x 90 	600	400	90 x 45 (on edge)

NOTE – All joints fixed using a minimum of 2 / 90 x 3.15 mm nails.



Gable Verges Details

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