

Approved Building Consent Documents

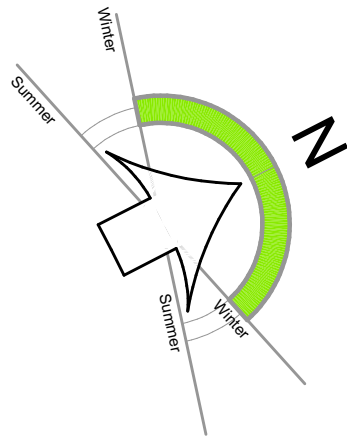
Please Note: A copy of the stamped approved documents must be available on site for all inspections.

Inspection booking timeframes

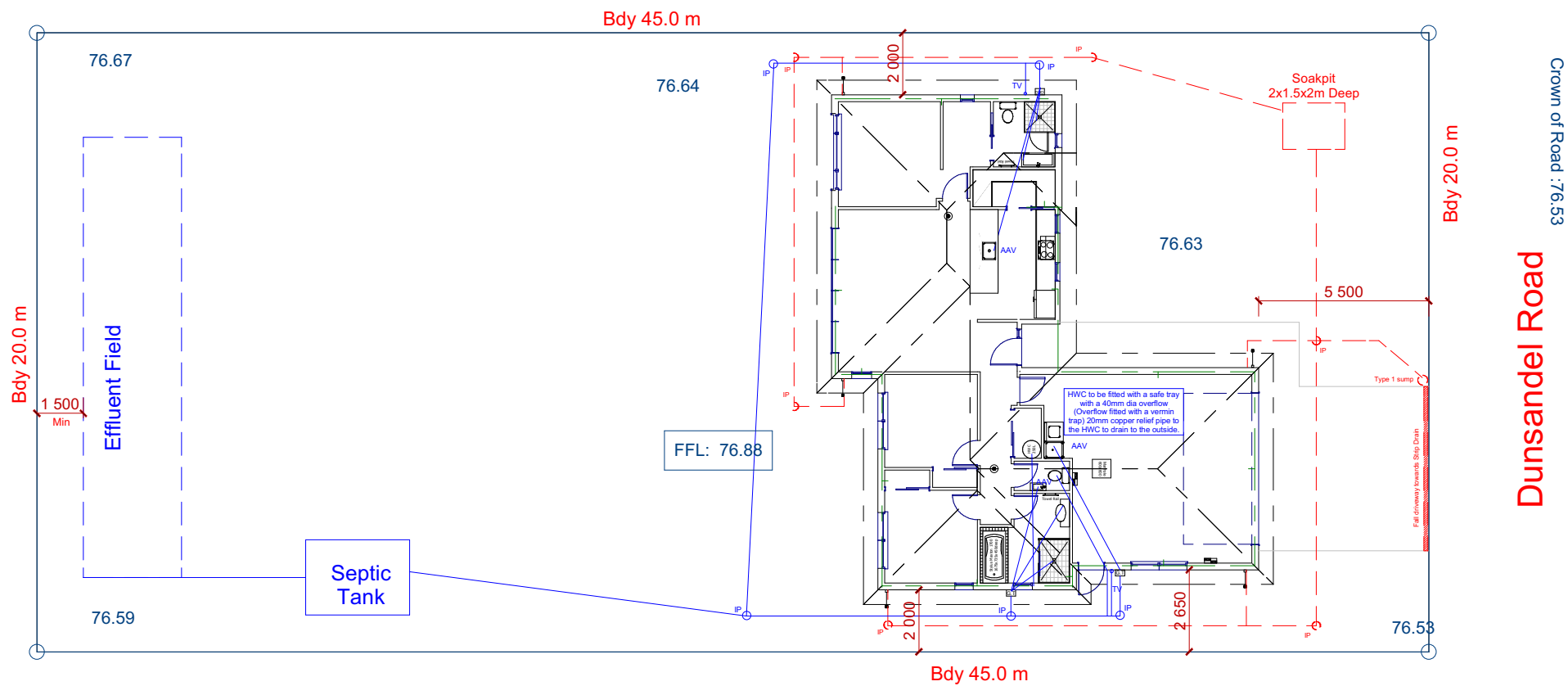
Call received	before 3pm inspection will be done	after 3pm inspection will be done
Monday	Wednesday	Thursday
Tuesday	Thursday	Friday
Wednesday	Friday	Monday
Thursday	Monday	Tuesday
Friday	Tuesday	Wednesday

Building inspections and enquiries phone: 03 347 2839

Please ensure all work for inspection is ready the day before. Incomplete work requiring re-inspection will incur an additional inspection fee.



Planning Approved
8/08/2022 hillsI



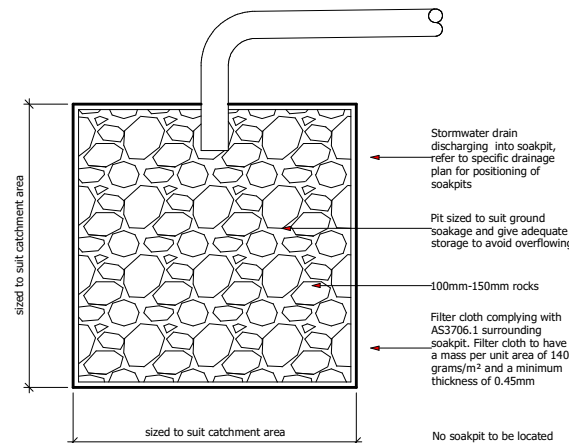
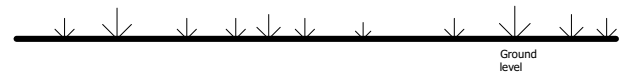
Crown of Road : 76.53
Dunsandel Road

LEGEND	
LEGEND.	
Sewer Pipe	—
S/W Pipe	- - - -
Down Pipe	DP
Gully Trap	GT
Terminal Vent	TV

SITE PLAN NOTES
Refer to Drainage Plan for specific drainage information
Refer to sediment control plan in specification and implement where required.
Convey surface water from sealed drive areas to an appropriate approved outfall.
Dimensions are shown to cladding face

SITE INFORMATION	
Zone	A
Wind	High
Earthquake	2
Durability	C
Snow	As Per Truss Design

BUILDING AREA AND SITE COVERAGE	
Net Site Area =	727.0 m ²
Building Area (O/V) =	150.0 m ²
Actual Site Coverage=	20.6 %

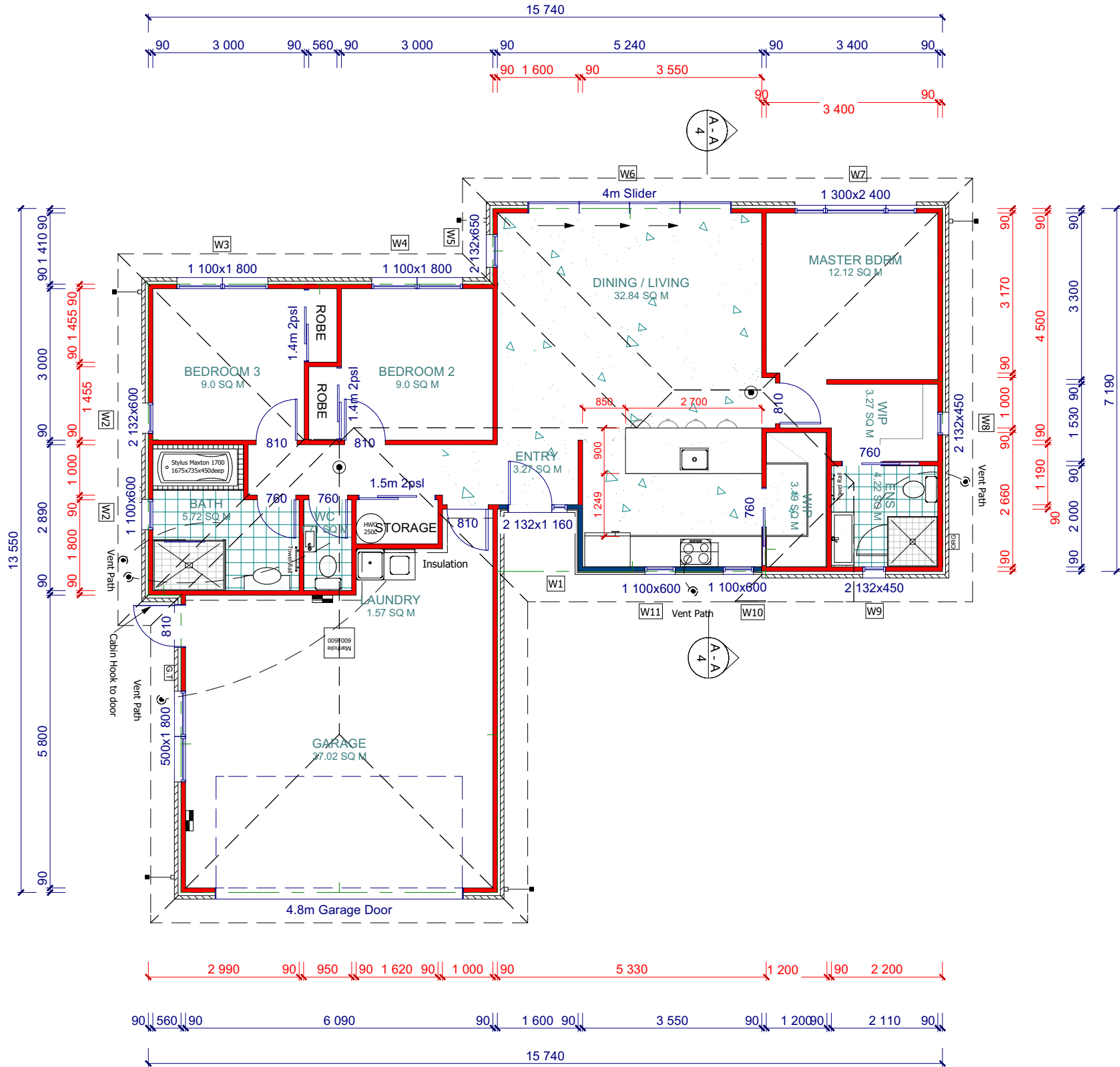


Rock Soakpit
scale 1:20
Soakpit design to comply with NZBC E1 "Surface Water" clause 9.0 figure 13



Key To Elevations

SDC - Approved Building Consent Document - BC 221476 - Pg 3 of 19 - 8/08/2022 - bohmed



ROOF & WALL CLADDING	
O/F -	148.55 m ²
Roof -	25° Corrugated Coloursteel Roof (Clay Bricks)
Walls -	70mm Brick veneer on a 50mm Cavity
Feature -	Weatherboard over cavity on a 20mm Cavity

GENERAL FLOOR PLAN NOTES	
SMOKE ALARMS Smoke Alarms to be fitted within 3.0m of sleeping areas and on Escape routes, as indicated on plan. Refer to Construction Schedule (Page 2 & 3) in the Specification for more information.	
MISCELLANEOUS: Dimensions shown are to the frame, GIB thickness not shown. Refer to Construction Schedule (Page 2 & 3 of Specification) for additional construction information. Entry through external doors Mechanical ventilation Air Seals to have PEF rod & low expansion foam All windows and doors centered in room unless shown otherwise	
FOUNDATION SYSTEM 3604 Single Pour Foundation WALL FRAMING -designed to high wind zone Stud Height: 2420 mm Exterior Walls: 90x45mm studs @ 400 mm crs Interior Loadbearing wall: 90x45mm studs @ 600 mm crs Dwangs Ext: 90x45 @ 800 crs Non loadbearing: 90x45mm studs @ 600 mm crs Dwangs Int: 90x45mm @ 1350mm crs max	
LINTELS AND BEAMS Lintels and beams can be found on the Truss Design	
BUILDING WRAP Watertight Building Wrap, refer to manufacturers specifications attached	
DOORS Internal Height: 1980mm	
INSULATION Wall - Pink Batts R2.4 Wall Batts Ceiling - Pink Batts R3.6 Ceiling Batts	
WALL AND CEILING LININGS Wall - Standard 10mm GIB (unless required for bracing) Ceiling - Standard 13mm GIB 13mm GIB Aqualine (bathrooms) Bathroom - 10mm GIB Aqualine Corner Finish - Square	
FLOOR FINISHES Carpet, Tiles , Vinyl (Polished Concrete to Entry/ Kitchen/Dining and Living Areas)	
INTERIOR AND EXTERIOR JOINERY Joinery - Double Glazed Vantage Standard Aluminium Joinery Interior - Shelf and rail to wardrobes	
WATER HEATING Electric Hot water system	
KITCHEN COOKTOP Electric Hobb	
ROOF CLADDING AND STRUCTURE Purlins - 70x45 SG8 H1.2 @ 900crs	
GUTTER/FASCIA/DOWNPINES/SOFFITS Gutter - Metalline Quad Gutter Fascia - Metalline 185 Fascia Downpipes - Marley 80mm Dia PVC Soffits - Hardiflex 4.5mm	



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Project: C and M Van Der Helm
Proposed Dwelling At:
Lot 18
Dunsandel Road, Dunsandel

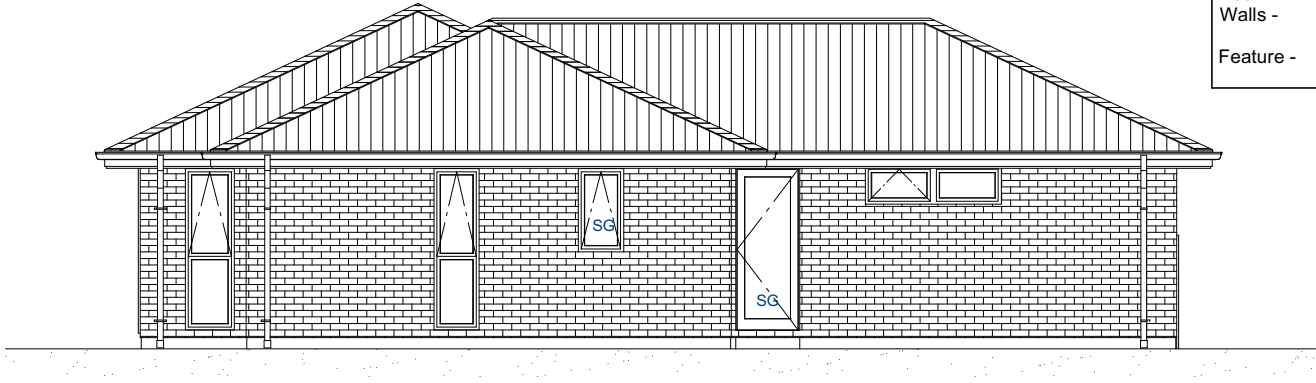
Plans
Consent Plans

Drawn:
Jeremy Harrison
LBP # 105491
Scale:
1:100

Job Number:
2315
Date:
8/08/2022

SHEET:
2
OF:
14

Risk Matrix Elevation A	Risk Factor				
		low	medium	high	Extra high
	Wind Zone			1	1
	No of Storeys	0			0
	Roof/Wall	0			0
	Eaves Width	0			0
	Building Envelope	0			0
	Decks & Balconies	0			0
	Total				1



ROOF & WALL CLADDING	
Roof -	25° Corrugated Coloursteel Roof
Walls -	70mm Brick veneer on a 50mm Cavity (Clay Bricks)
Feature -	Weatherboard over cavity on a 20mm Cavity

GENERAL ELEVATION NOTES
Air Barrier to unlined wall and gables, refer to the Construction Schedule in the Specification for type.
This sheet to be read in conjunction with the Risk Matrix in specification.
Driveway to fall from 20mm max below garage rebates (By Others).
Key SS: Security Stay SG: Safety Glass

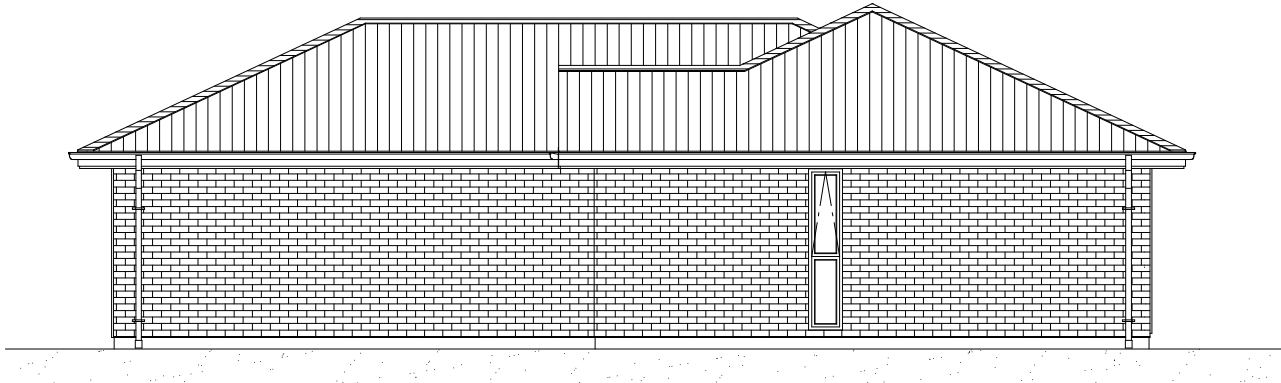
Elevation A



Risk Area 2 Elevation B	Risk Factor				
		low	medium	high	Extra high
	Wind Zone			1	1
	No of Storeys	0			0
	Roof/Wall	0			0
	Eaves Width		1		1
	Building Envelope			3	3
	Decks & Balconies	0			0
	Total				5

Elevation B

Risk Area 3 Elevation C	Risk Factor				
		low	medium	high	Extra high
	Wind Zone			1	1
	No of Storeys	0			0
	Roof/Wall	0			0
	Eaves Width	0			0
	Building Envelope	0			0
	Decks & Balconies	0			0
	Total				1



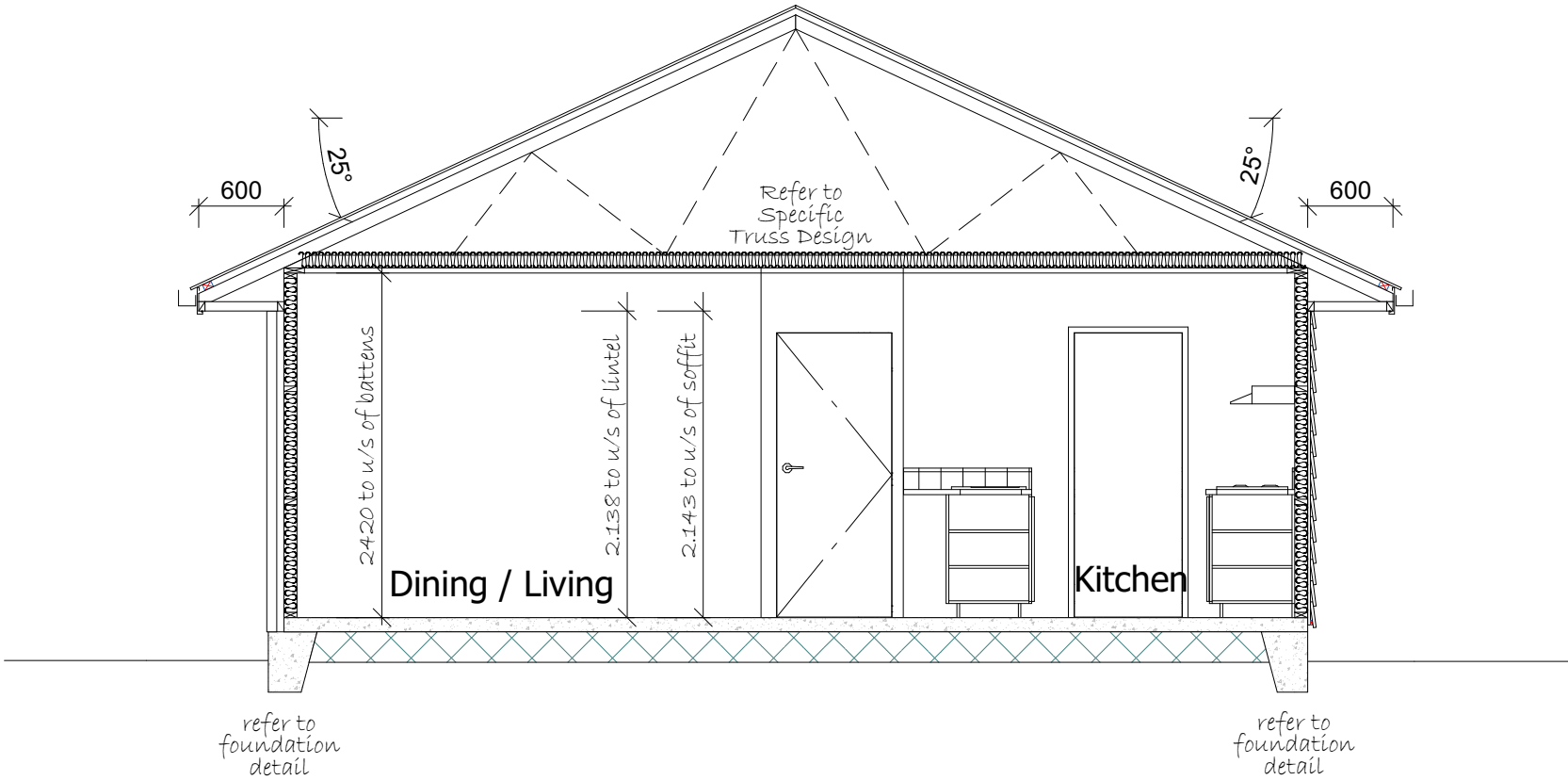
Elevation C



Risk Area 4 Elevation D	Risk Factor				
		low	medium	high	Extra high
	Wind Zone			1	1
	No of Storeys	0			0
	Roof/Wall	0			0
	Eaves Width	0			0
	Building Envelope	0			0
	Decks & Balconies	0			0
	Total				1

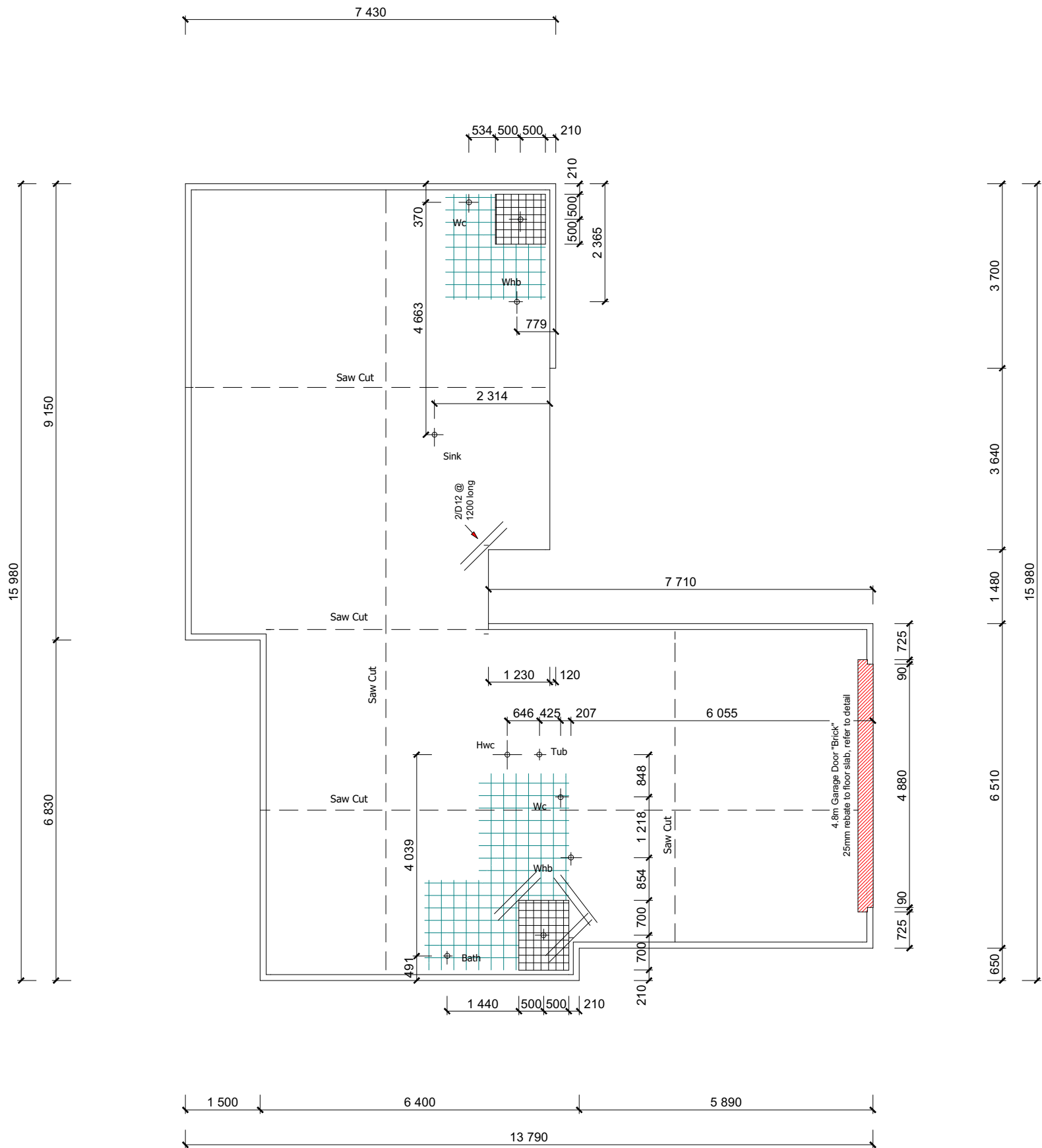
Elevation D

Note:
25mm Min Gap between the Roof underlay and the ceiling Insulation.



Cross Section A - A

LEGEND
Refer to the Construction Schedule (Page 2 & 3) in the Specification for sizing of Building Elements. General Notes:
1 - Corrugated Colorsteel roofing by Metalcraft on self supporting ThermoKraft 215 roof underlay on 70x45mm SG8 H1.2 Purlins @ 900crs fixings 1/10g self-drilling screw, 80mm long
2 - Metalcraft fascia & quad gutter system with 4.5mm Hardies soffit lining on 70x35mm H1.2 eaves bearers on edge fixed to ribbon board.
3 - 4.5mm Hardies Soffit lining
4 - 13mm Standard GIB ceiling lining to underside of Timber ceiling battens @ 600 crs with R3.6 Pink Batts insulation.
5 - 70 Series Brick Veneer on a 50mm cavity (refer to specification) Watergate Plus building wrap on stud framing with R2.4 Pink Batts insulation & 10mm Std. GIB wall lining (Aqualine to wet areas).
6 - Weatherboard with 20mm cavity (refer to manufacturers details). Watergate Plus building wrap on stud framing with R2.6 Pink Batts insulation & 10mm Std. GIB wall lining (Aqualine to wet areas).
7 - Bottom Plate fixings: Lumberlok bottom plate fixing anchors as per manufacturers spec's @ 900mm crs on all external walls and within 150mm of each end of the plate. 75mmx4mm 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 & floor slab (Refer to Mi Tek spec's attached for specific bottom plate fixing details required for bracing lintels)
8 - Studs 90x45 @ 600crs SG8, Dwangs @ 800crs. (exterior walls) unless otherwise stated
9 - Studs 90x45 @ 600crs SG8, Dwangs @ 800crs. 2 min. (interior loadbearing & non-loadbearing walls) unless otherwise stated



GENERAL FOUNDATION NOTES
1) All dimensions over foundation face. Allow (120mm rebate) 70mm veneer & 50mm cavity. 2) No construction joints / shrinkage control joints under marked tile areas where possible. 3) The maximum plan dimension of concrete between shrinkage control joints is 6m with mesh to slab. (Standard joint to be formed with 25mm min sawcut & free joint to be at 24m crs max & as per detail CON001AFL). 4) No saw cuts under length of load bearing and bracing walls. (As fixing may not achieve full strength if embedded in sawcuts). 5) Supplementary reinforcing to internal corners to comply with NZS 3604:2011 clause 7.5.8.6.4. 6) W/C location indicated on plan has assumed a 160mm offset from internal frame line, please consult manufacturer's documentation to confirm offset. Contractor to consult manufacturer's documentation to determine the correct location for all wastes positioned through floor slabs. 7) Gully trap positions indicated on ground floor plan. 8) Earth bar to be bonded to the reinforcing mesh 9) Refer to Truss design for exact location of slab thickenings 10) Flexible silicone bondage sealer to fill the saw cuts through vinyl floor areas.

BOTTOM PLATE FIXING
Bottom Plate fixings: Lumberlok bottom plate fixing anchors as per manufacturers spec's @ 900mm crs on all external walls and within 150mm of each end of the plate. 75mmx4mm 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 & floor slab (Refer to Mi Tek spec's attached for specific bottom plate fixing details required for bracing lintels)

REINFORCING
All reinforcing is to be Ductility Class E, in accordance with NZS 4671
PROTECTION OF FIXINGS
Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3
CONCRETE STRENGTH
All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2



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Project: C and M Van Der Helm
Proposed Dwelling At:
Lot 18
Dunsandel Road, Dunsandel

Foundation Plan

Consent Plans

Drawn:
Jeremy Harrison
LBP # 105491

Scale:
1:100

Job Number:
2315

Date:
24/07/2022

SHEET:
5

OF:
14

Drainage Schedule	NZBC G13	
(Drainage as per Schedule unless specified otherwise)		
Kitchen		
Sink:	Ø65mm @1:40	(3 discharge units)
Bathrooms		
Vanity:	Ø40mm @ 1:40	(1 discharge units per basin)
Shower:	Ø40mm @1:40	(2 discharge units)
Bath:	Ø40mm @1:40	(4 discharge units)
WC:	Ø100mm @1:40	(4 discharge units)
Laundry		
Sink:	Ø65mm @1:40 min	(5 discharge units)
Main Foulwater Drain	Ø100mm @1:60	
Stormwater Drain	Ø100mm @1:60 (1:120min)	
Terminal Vent	Ø80mm	
Vent	Ø50mm	

LEGEND:	
Sewer Pipe	_____
S/W Pipe	-----
Down Pipe	DP
Gully Trap	GT
Terminal Vent	TV
Vent	V
Inspection Point	IP
Air Admittance Valve	AAV

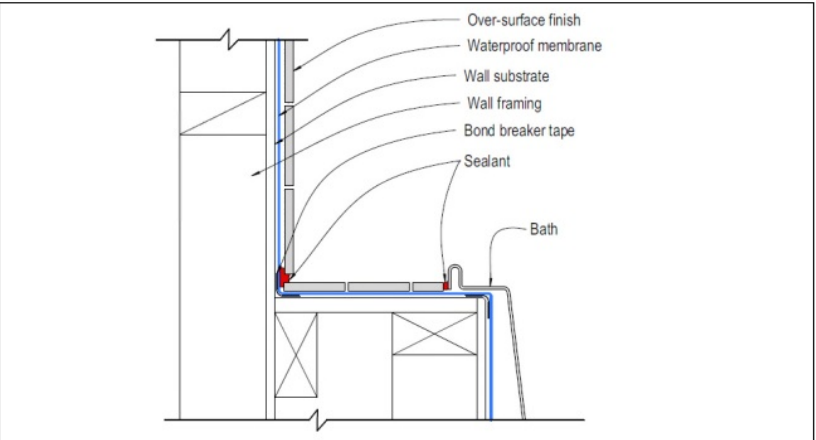
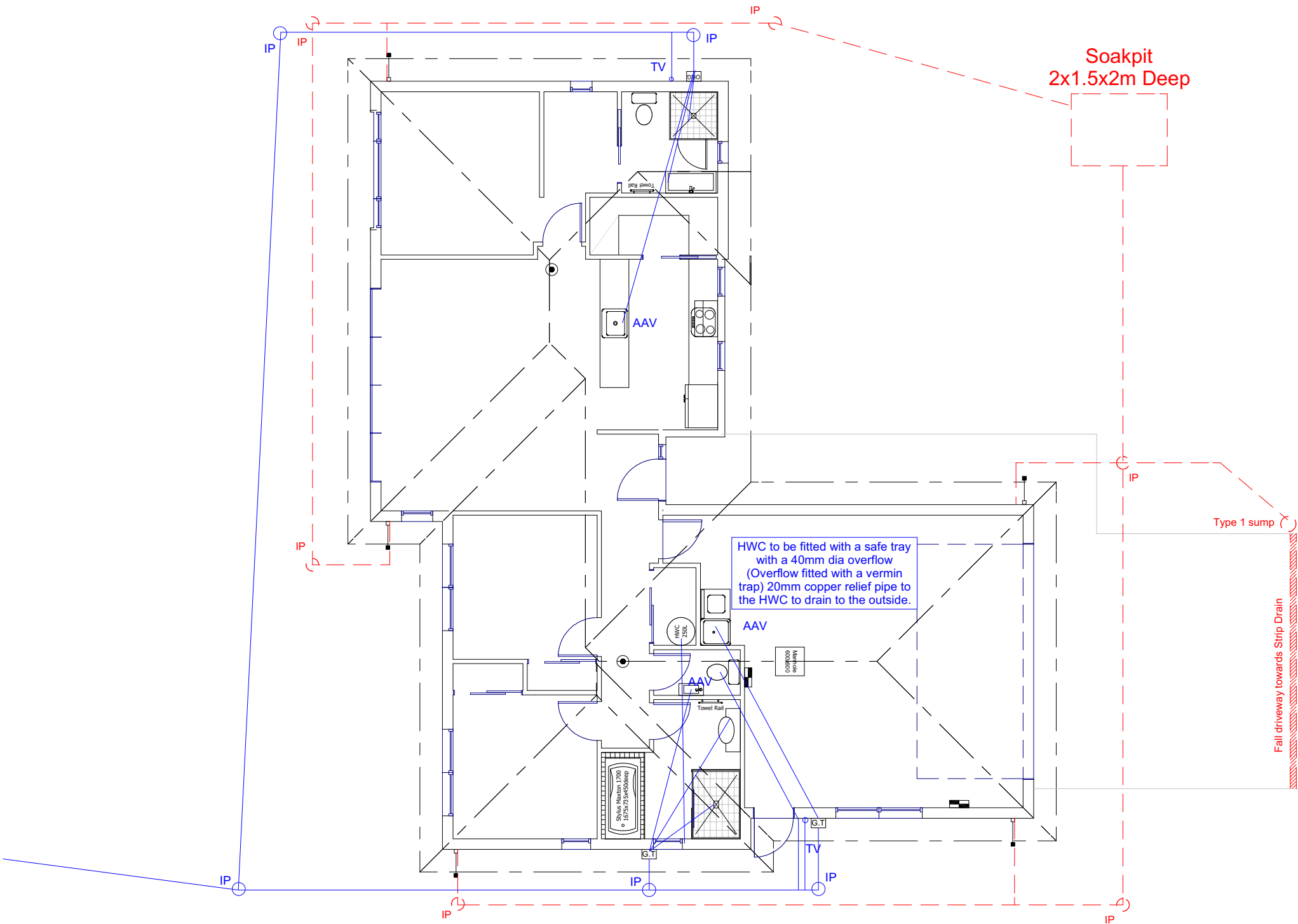
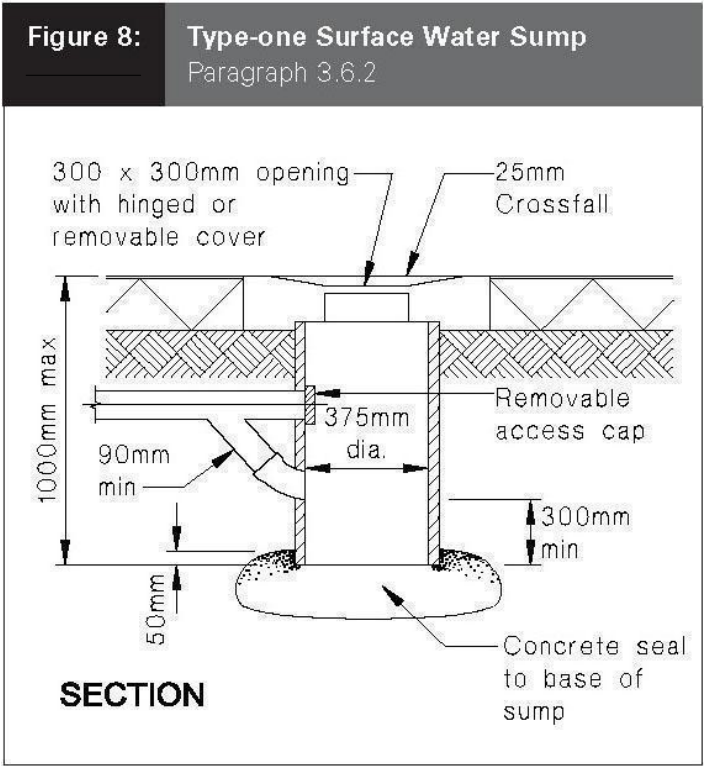


Figure 34: Bath with tiled surround



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Project: C and M Van Der Helm
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Dunsandel Road, Dunsandel

Drainage Plan

Consent Plans

Drawn:
Jeremy Harrison
LBP # 105491

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8/08/2022

SHEET:
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OF:
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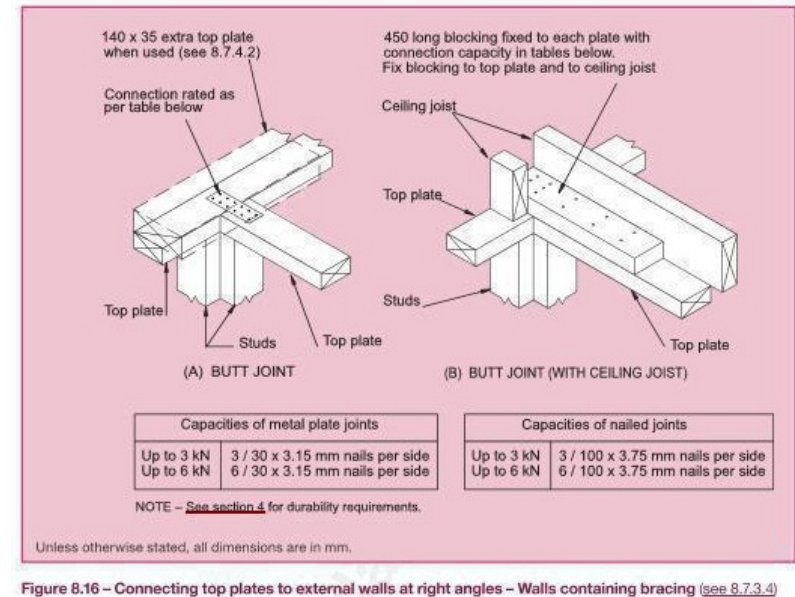
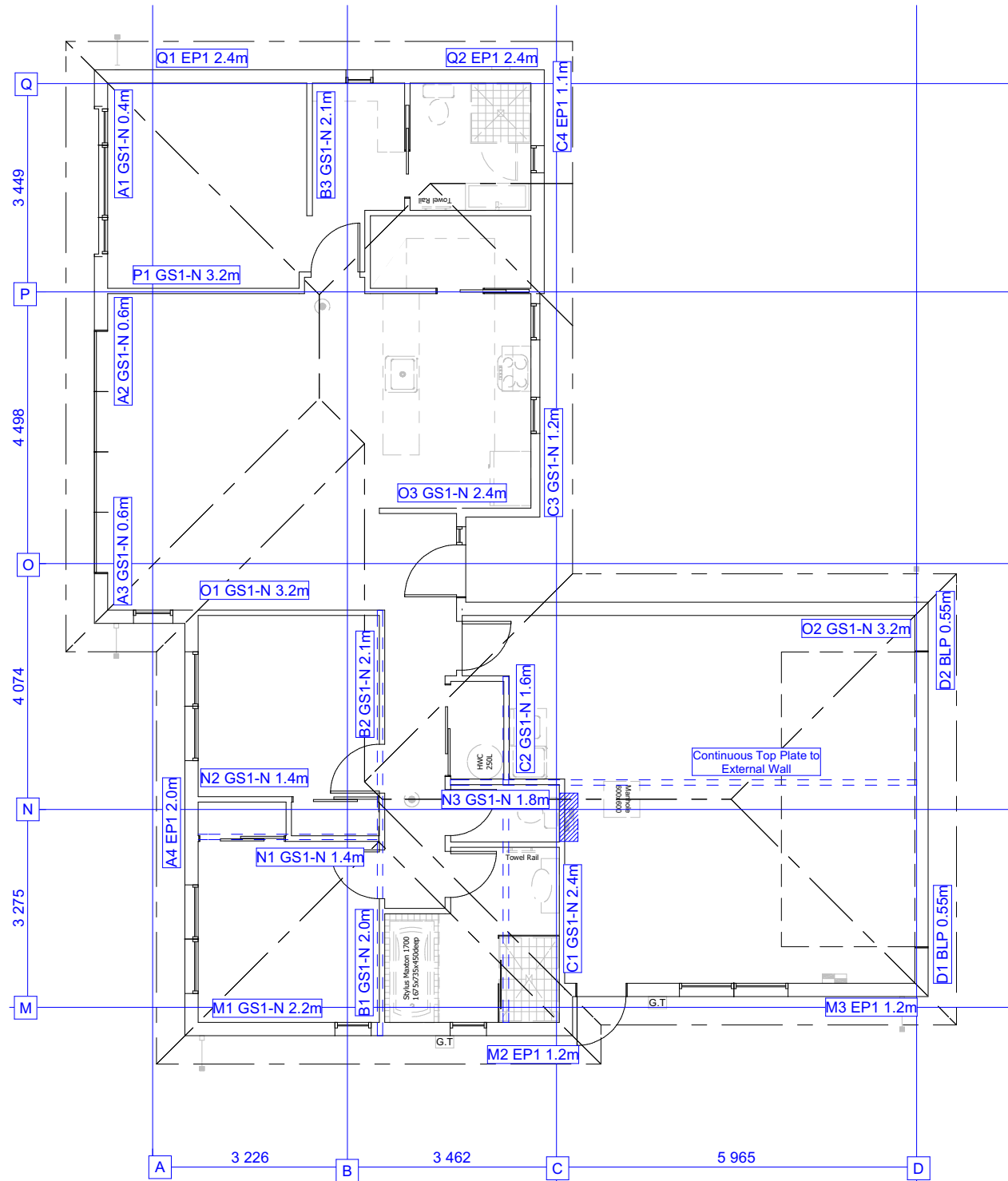


Figure 8.16 - Connecting top plates to external walls at right angles - Walls containing bracing (see 8.7.3.4)

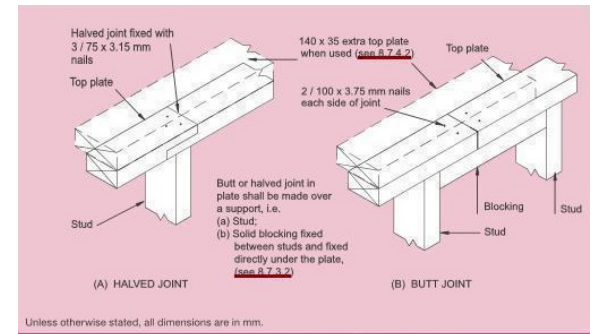


Figure 8.14 - Connecting top plates - Walls not containing bracing (see 8.7.3.2)

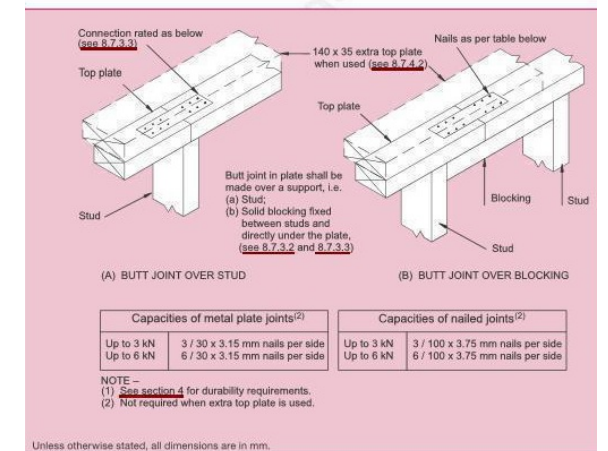


Figure 8.15 - Connecting top plates in line - Walls containing bracing (see 8.7.3.3)

LUMBERLOK® EASY-FIX

A SIMPLE ON-SITE GUIDE FOR 3kN, 6kN & 12kN LOADS AS SPECIFIED IN NZS 3604:2011

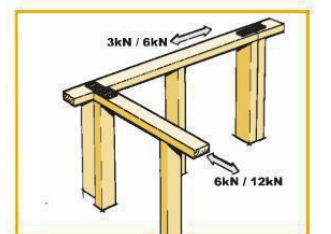
FIXING LOAD	CONNECTION TYPE			
	Top Plate Joint over Stud	Top Plate Joint	Hip Rafter & Ridge Board Joint	Ceiling Joist to Runner
3kN				
6kN				
12kN				

LUMBERLOK®

TOP PLATE JOINTING
AS PER CLAUSE 8.7.3 NZS 3604:2011

Top Plates at Right Angles	Connection capacity	LUMBERLOK Connector
3kN	1 x 60 x 110 OK 2 x 30mm nails	
6kN	2 x 60 x 110 OK 2 x 30mm nails	
12kN	2 x 60 x 110 OK 2 x 30mm nails	

Top Plates in Line	Connection capacity	LUMBERLOK Connector
3kN	1 x 60 x 110 OK 2 x 30mm nails	
6kN	1 x 60 x 110 OK 2 x 30mm nails	
12kN	1 x 60 x 110 OK 2 x 30mm nails	



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Project: C and M Van Der Helm
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Bracing Plan

Consent Plans

Drawn:
Jeremy Harrison
LBP # 105491

Scale:
1:100

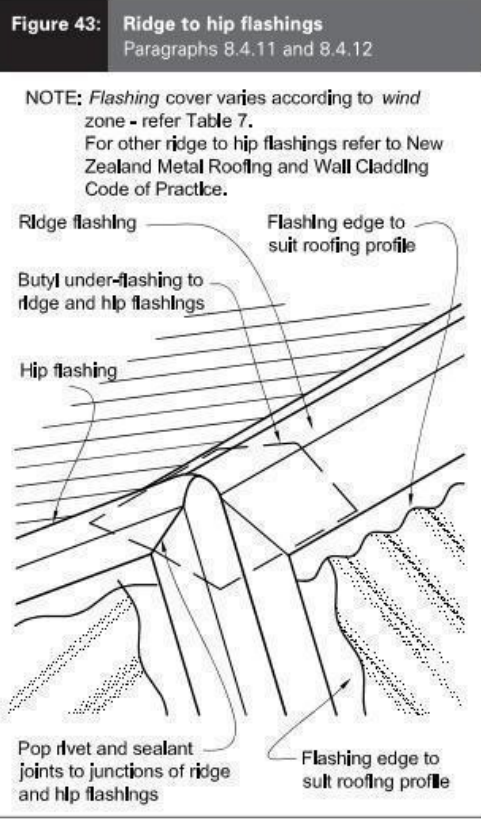
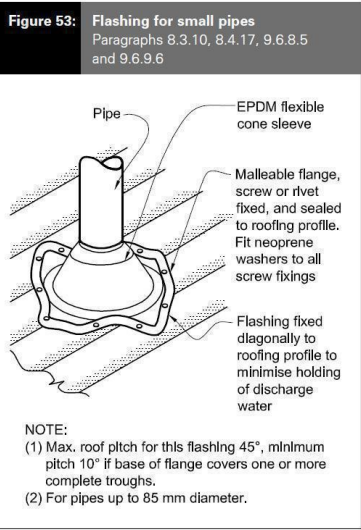
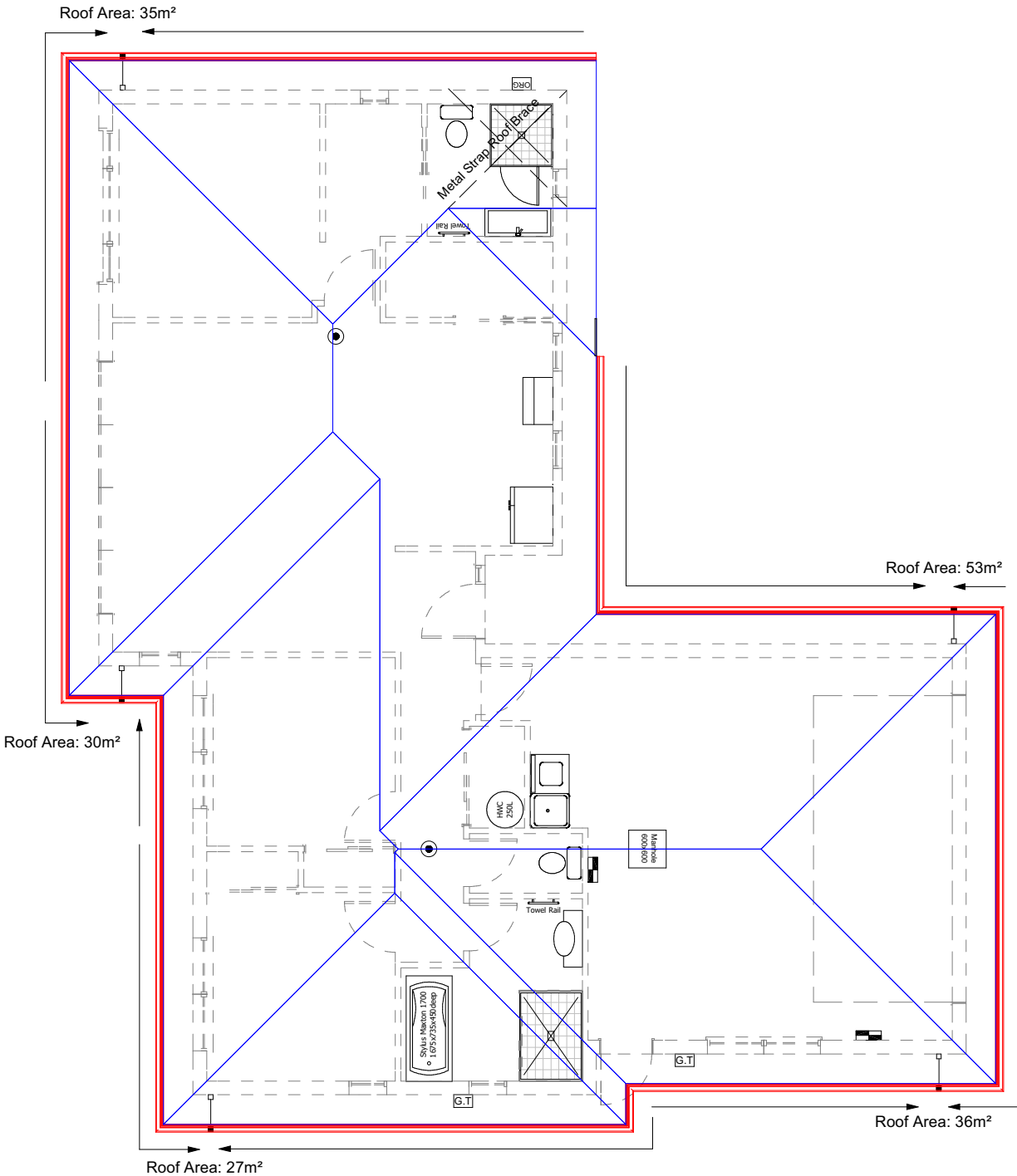
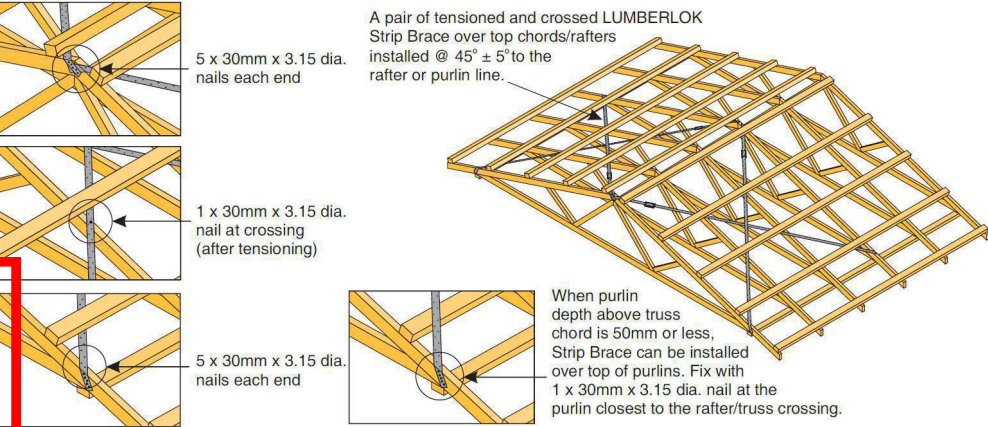
Job Number:
2315

Date:
10/06/2022

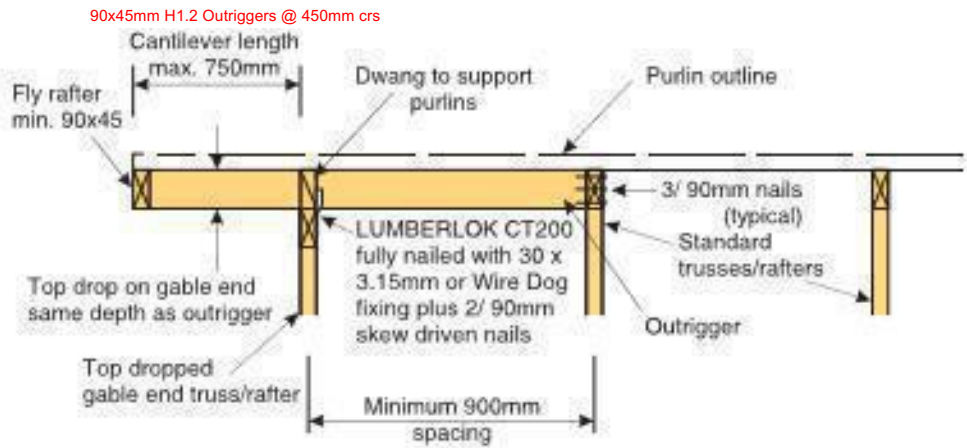
SHEET:
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OF:
14

- A pair of tensioned and crossed LUMBERLOK Strip Brace running continuously from ridge to top plate installed as detailed below.



GENERAL ROOF PLAN NOTES	
Refer to the Construction Schedule (Page 2 & 3) in the Specification and the manufacturer's specification attached for the gutter and down pipe rainfall catchment area calculations.	
LSB - Lumberlok Strip bracing as per Lumberlok Roof Bracing Specification	
ROOF CLADDING	
Roof -	25° Corrugated Colorsteel Profile on Thermakraft 215 roof underlay
TRUSS FIXINGS	
Refer to the Truss design for truss fixings	
PURLINS OR BATTENS	
Purlins: 70x45 SG8 H1.2 @ 900crs, fixings 1/10g self-drilling screw, 80mm long End span of purlins to be 600 crs as per E2 Table 11	
TOP PLATE FIXING	
Use Lumberlock top plate fixing chart attached to the main specifications to determine top plate fixings	
TIMBER GRADE	
Timber members specified on these drawings are to be a minimum of strength of SG8 graded as per NZS3604:2011	
PROTECTION OF FIXINGS	
Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3	
VALLEY BOARDS	
Thickness:	19mm
Timber Treatment:	H1.2



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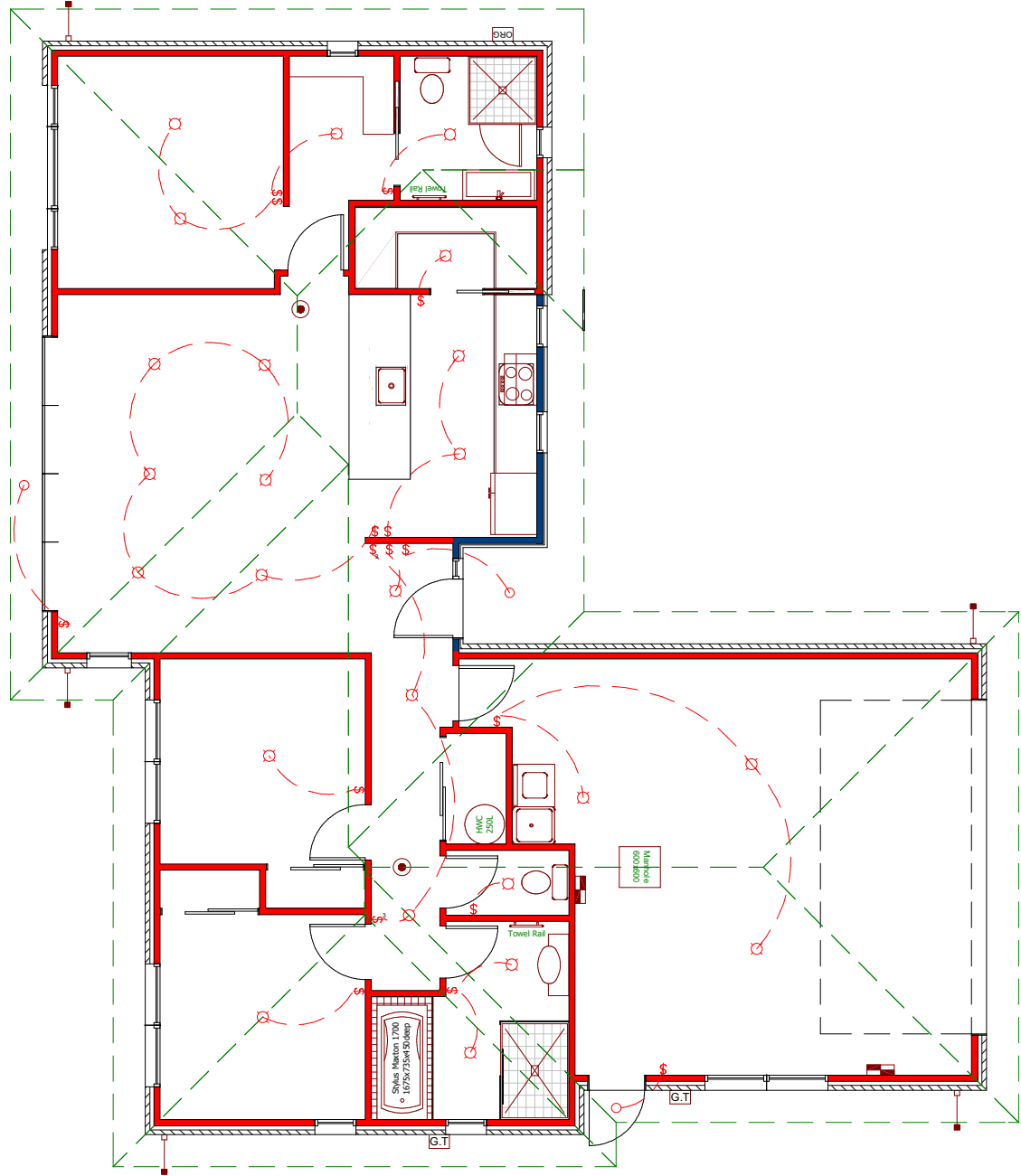
Project: **C and M Van Der Helm**
Proposed Dwelling At:
Lot 18
Dunsandel Road, Dunsandel



Roof Plan
Consent Plans

Drawn:
Jeremy Harrison
LBP # 105491
Scale:
1:100

Job Number:
2315
Date:
10/06/2022

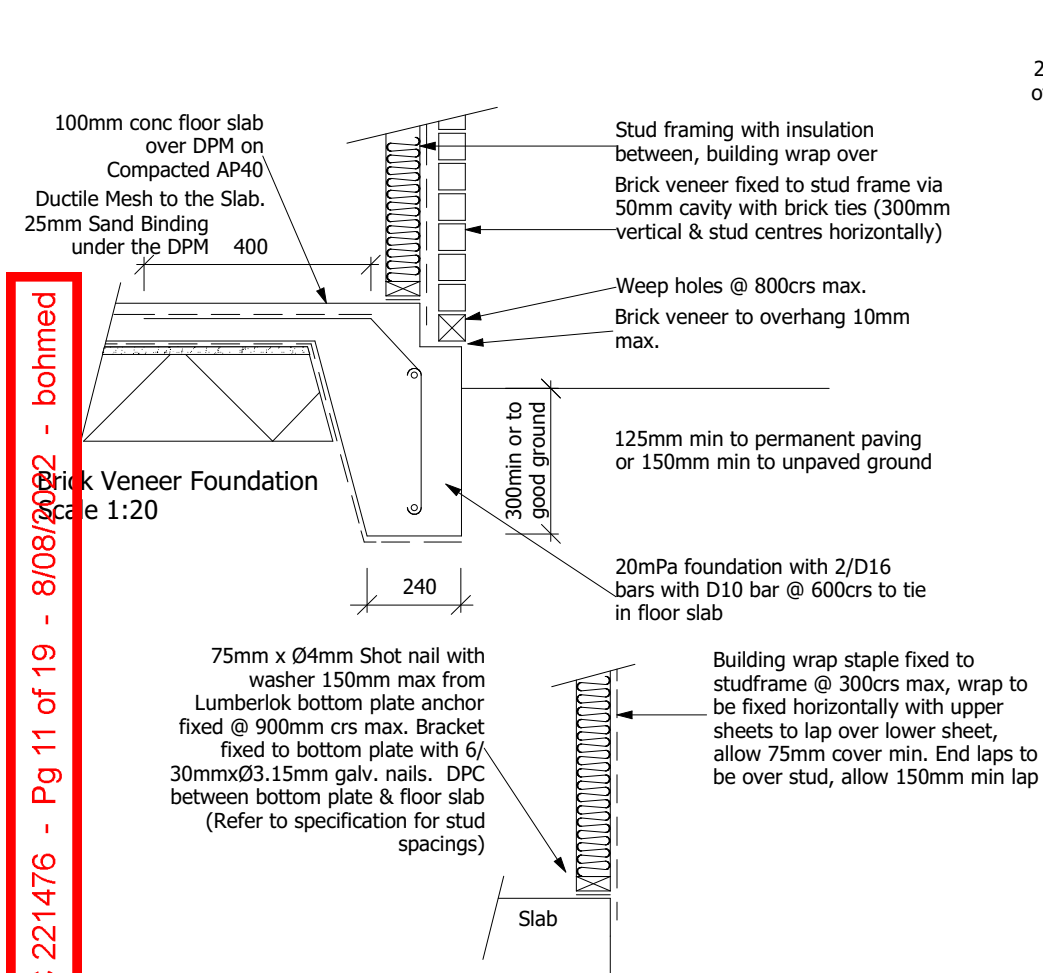
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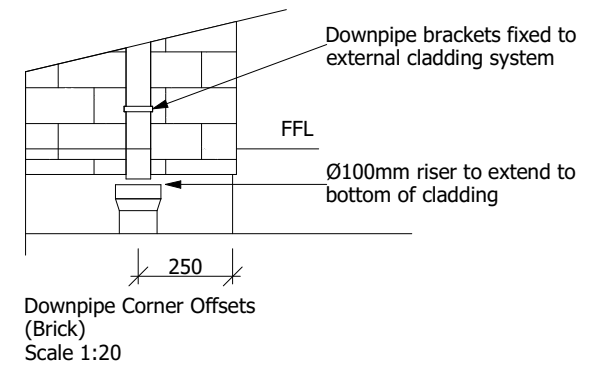
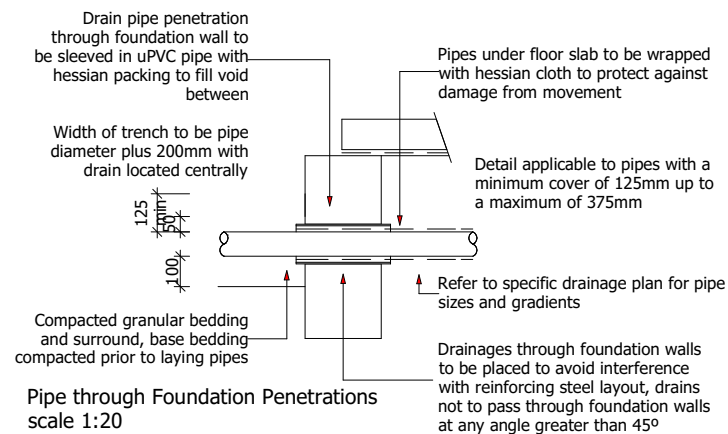
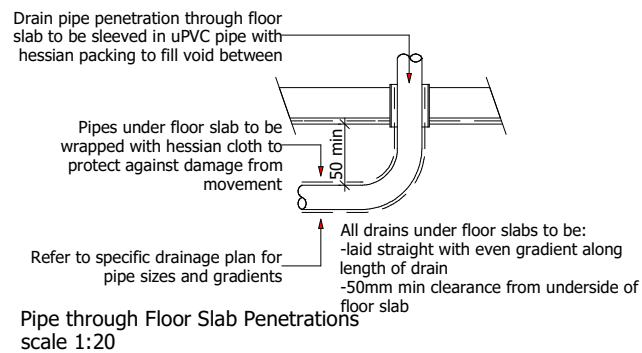
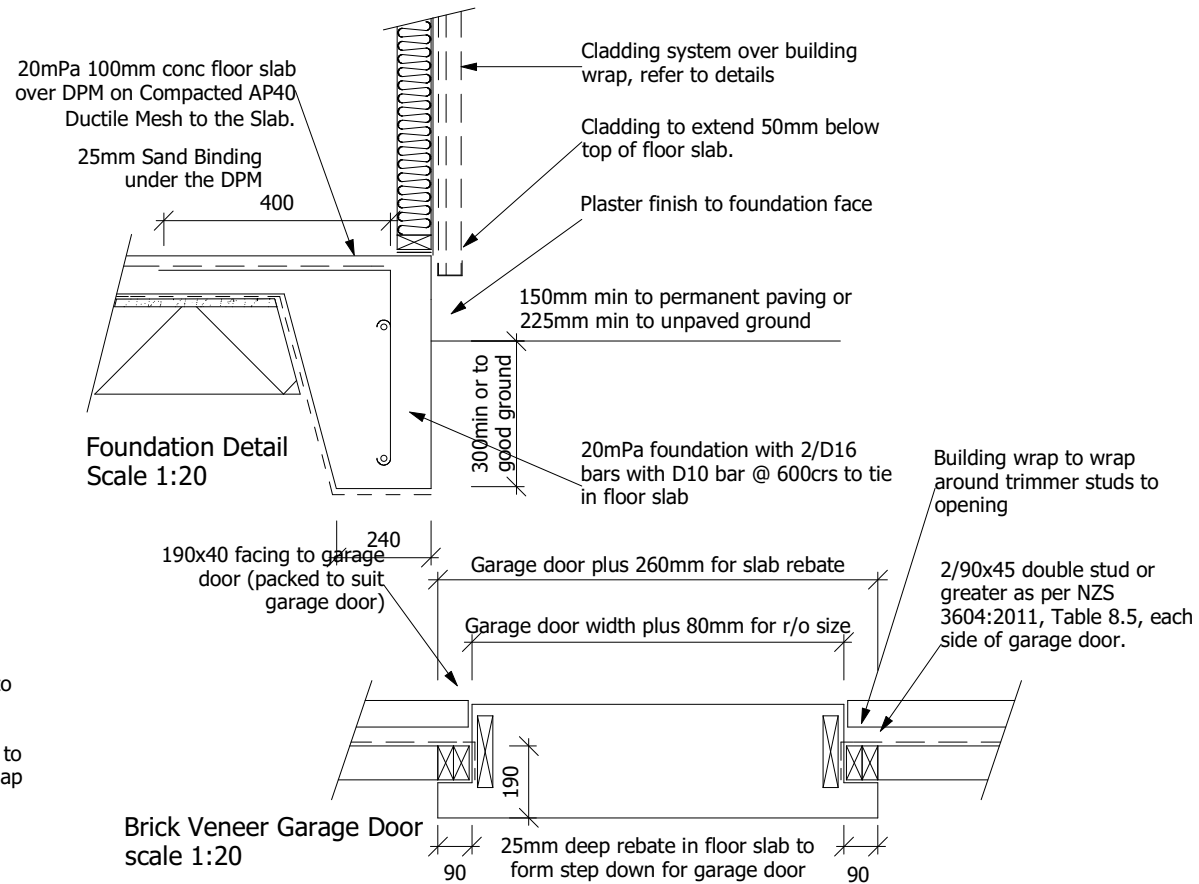
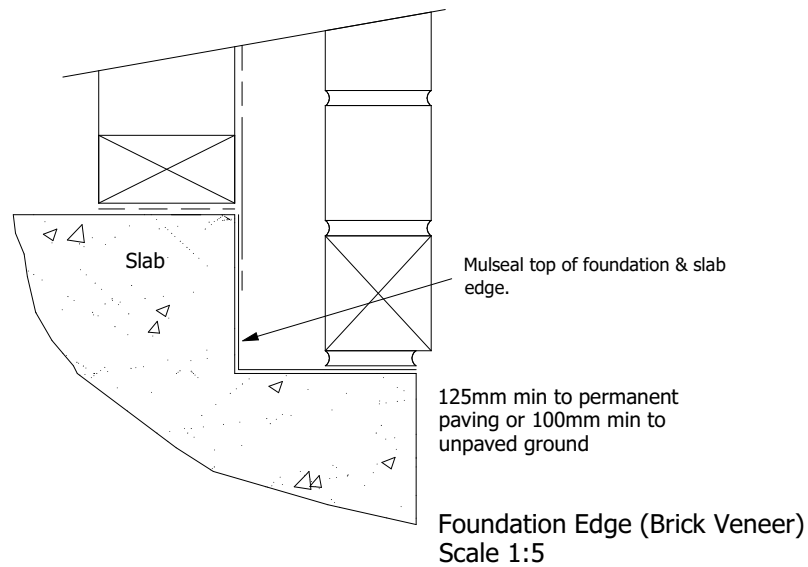
LEGEND	
Refer to Electrical Section in Specification for further details	
	CA Approved Down Light
	Light Switch

GENERAL ELECTRICAL PLAN NOTES
Electrical Plan in indicative only and is to be confirmed onsite with electrician and client

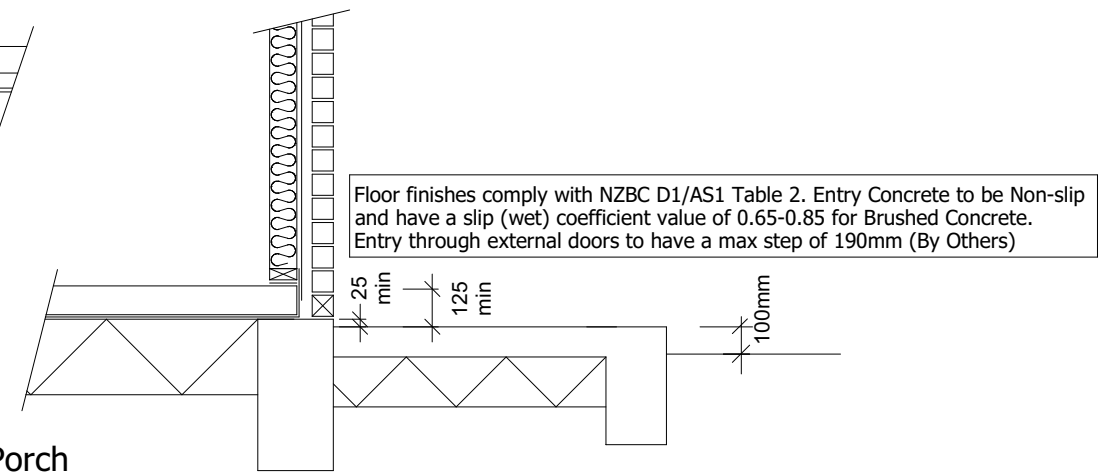
ELECTRICAL
Refer to Electrical section of the specification for items relating to NZBC G2, G3, G8 & G9.

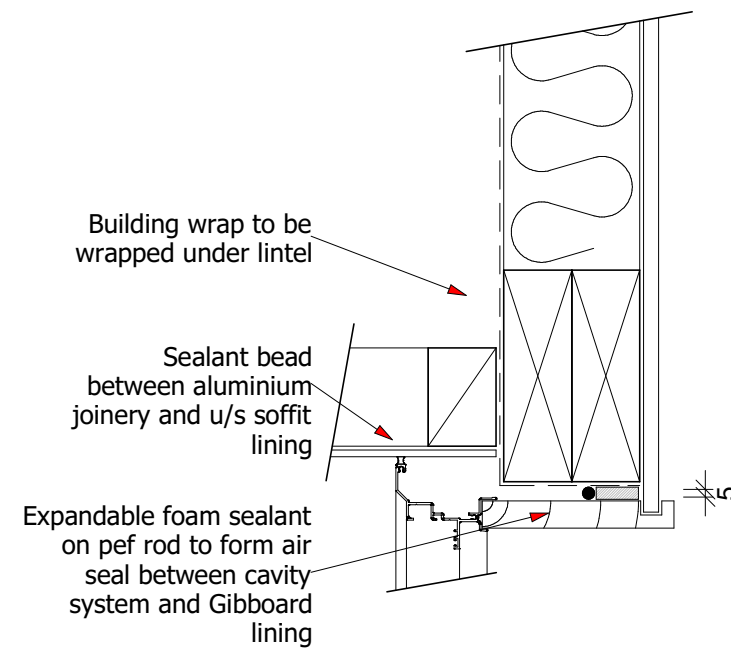


Exterior stud framing to slab
Scale 1:20

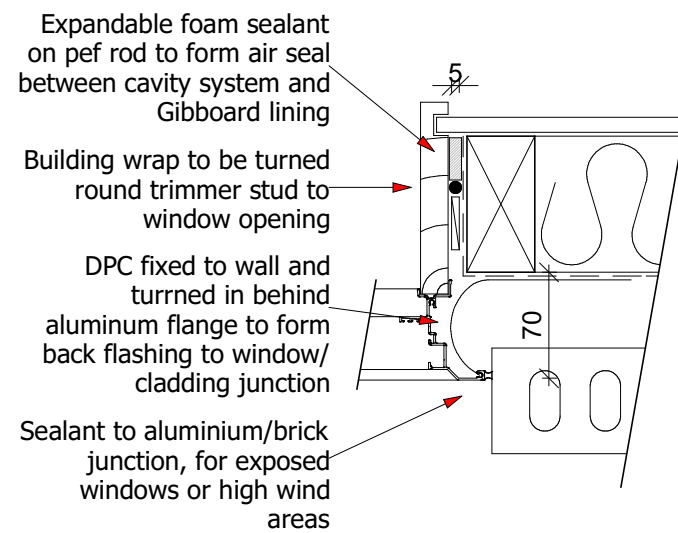


Entry Porch
scale 1:20

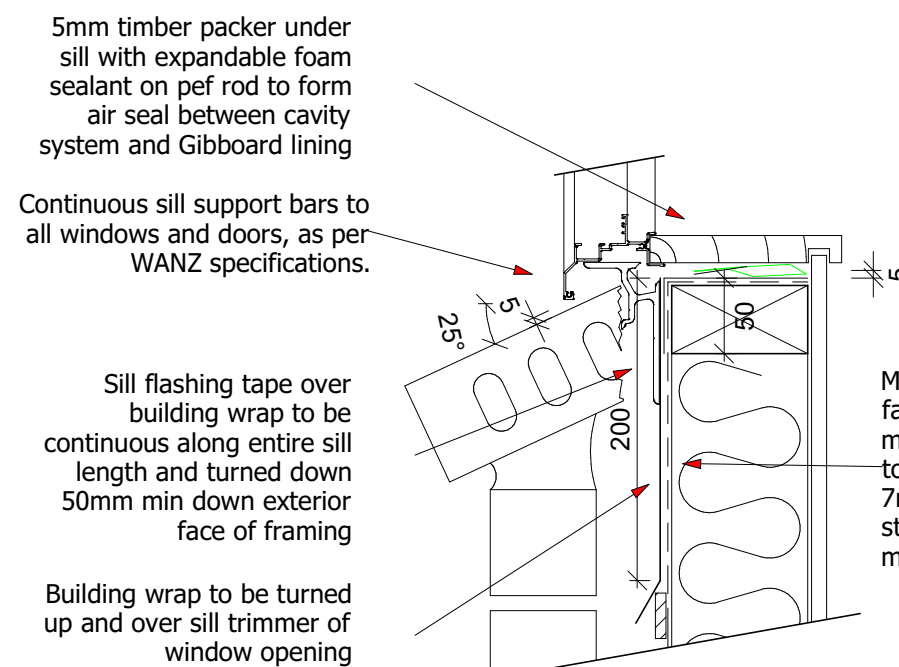
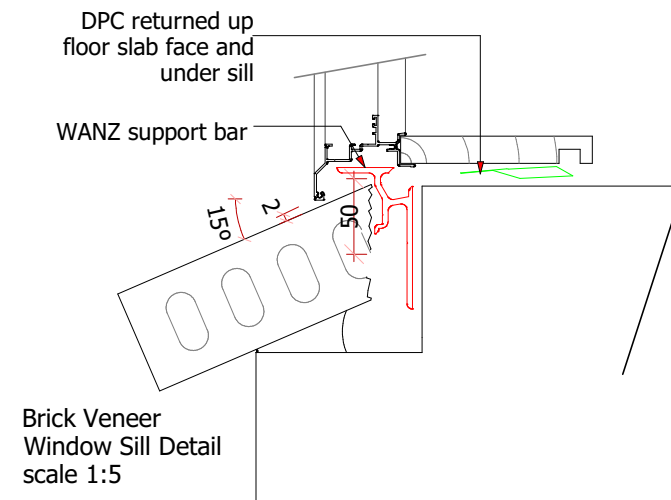




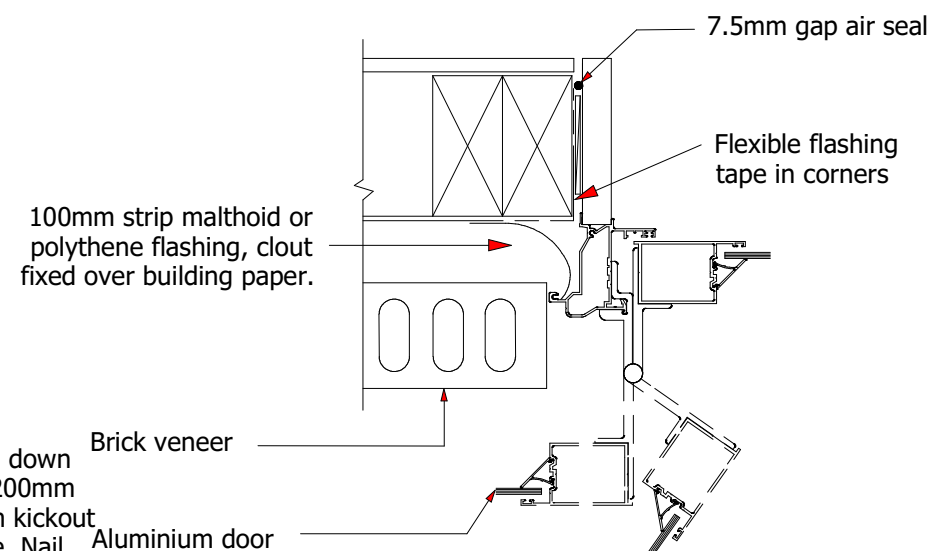
Brick Veneer Window Head to Soffit Detail scale 1:5



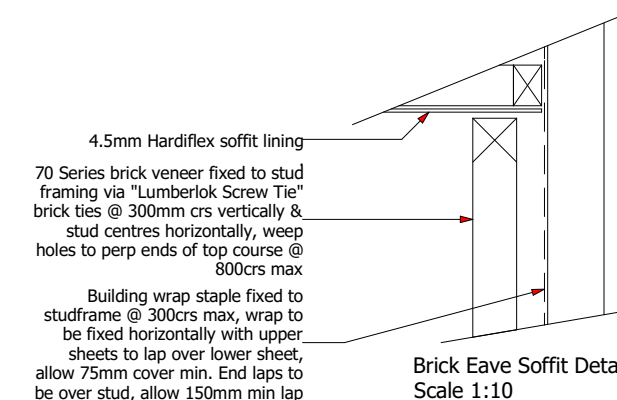
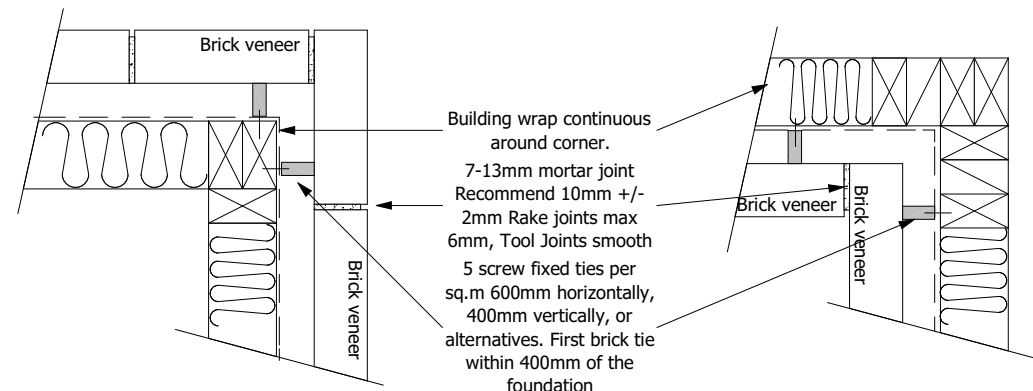
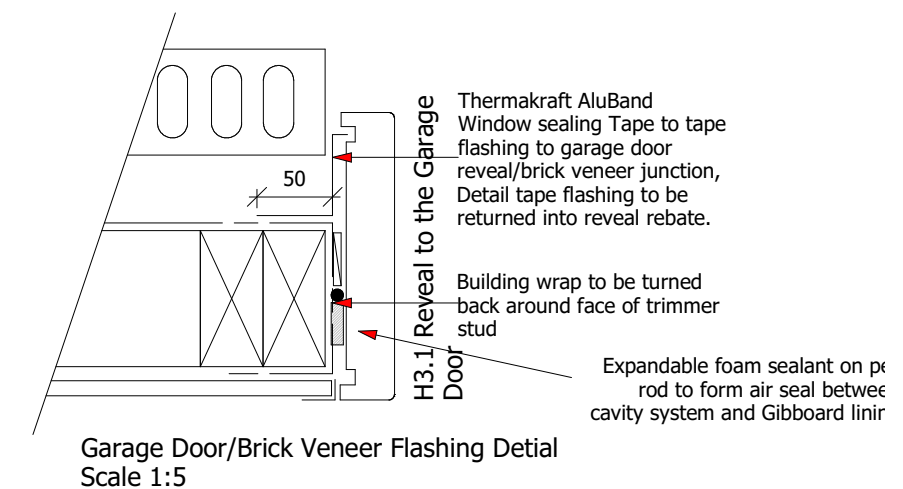
Brick Veneer Window Jamb Detail scale 1:5

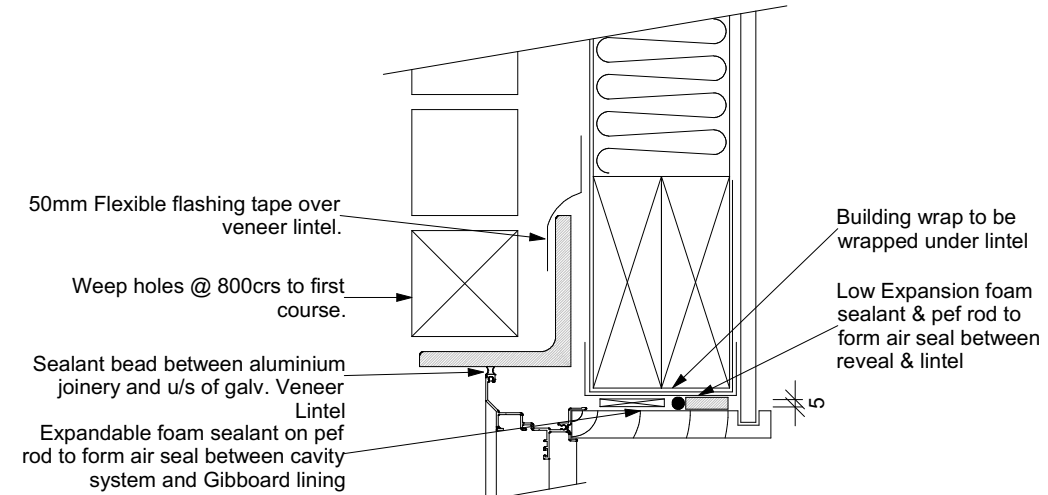
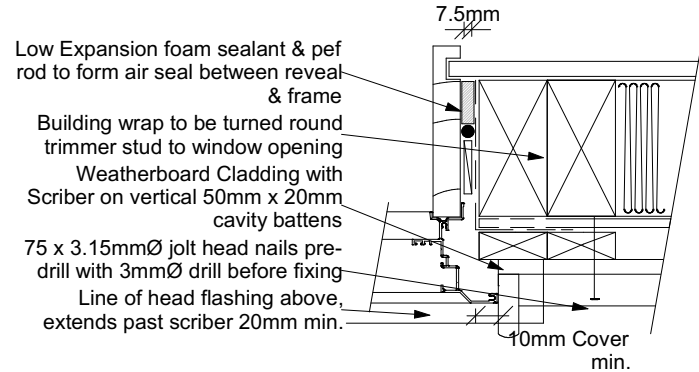
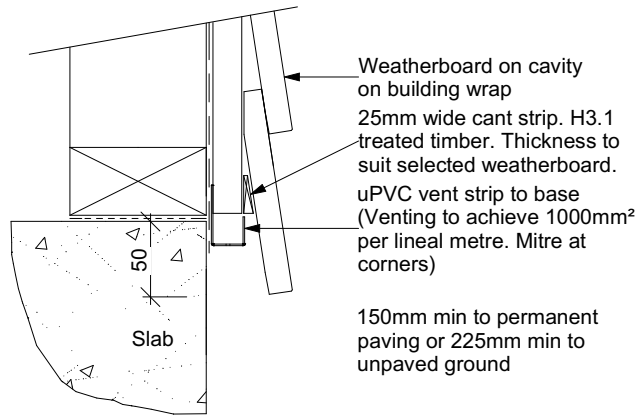


Brick Veneer Window Sill Detail scale 1:5

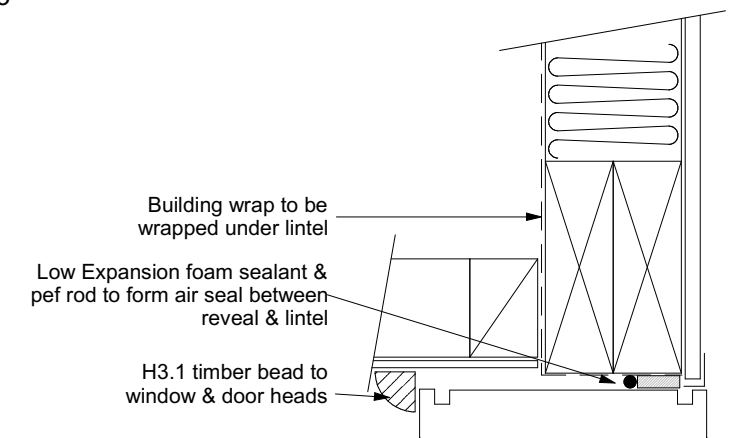
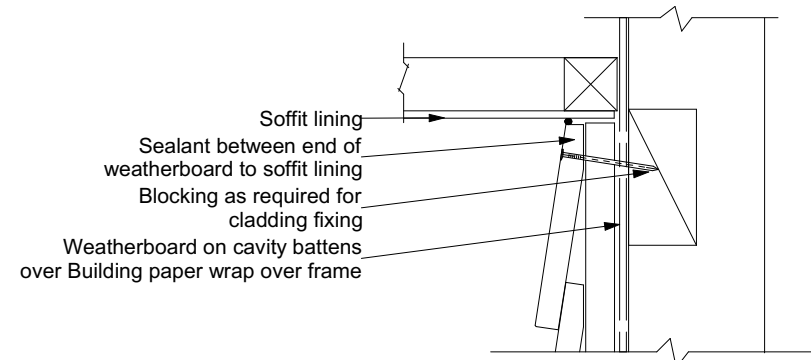
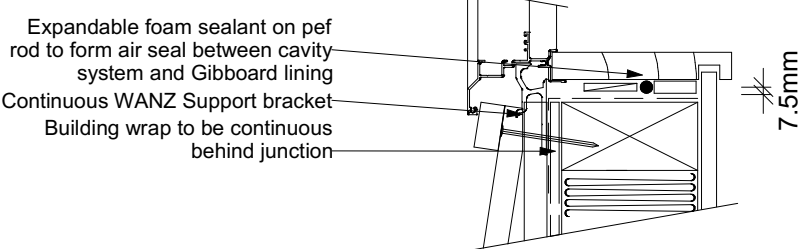
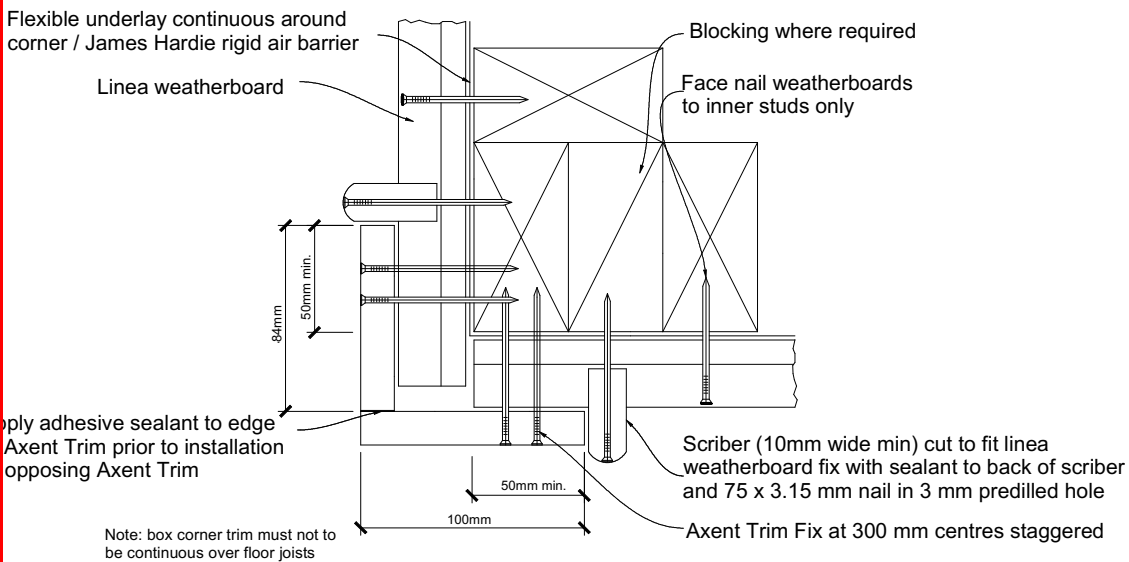


Brick Veneer Door Jamb Detail (Aluminium) scale 1:5

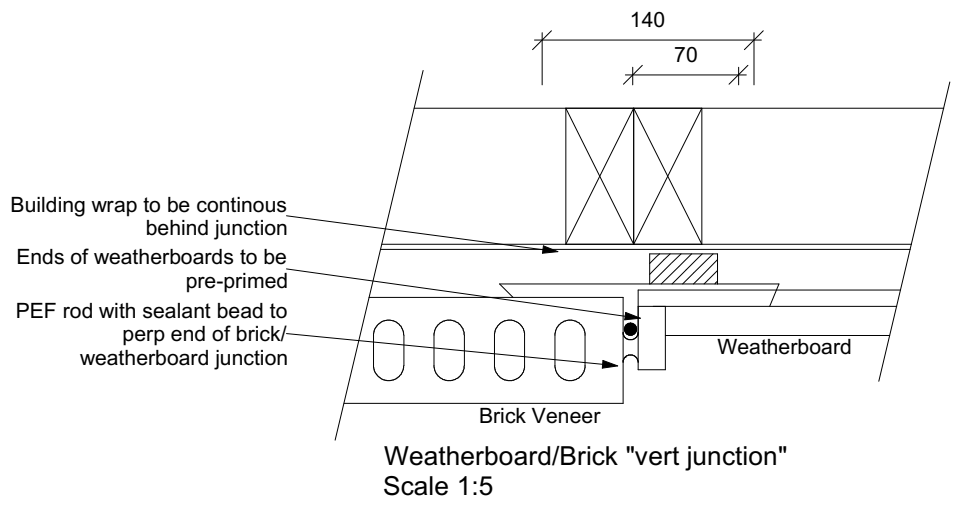
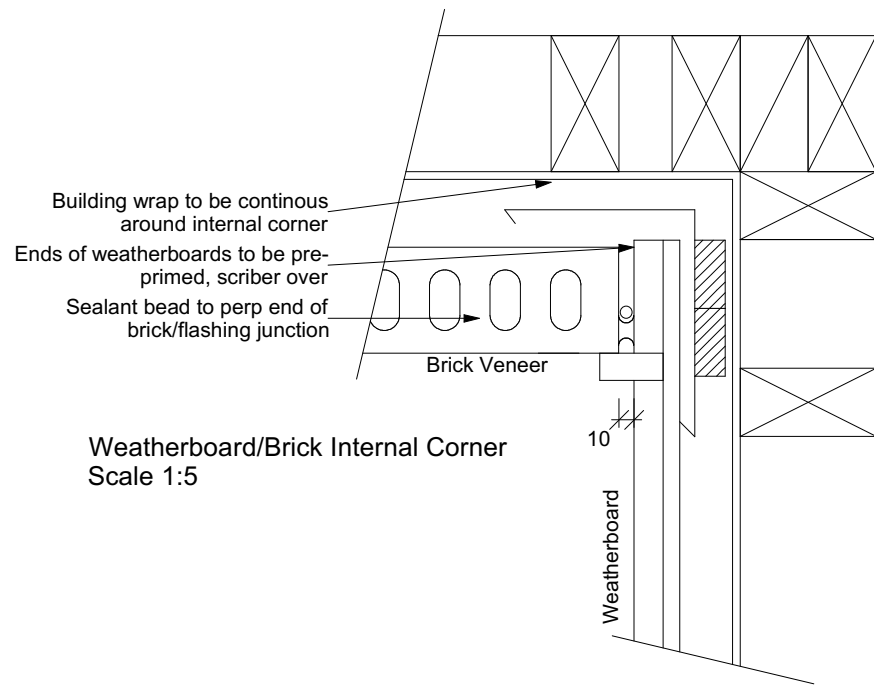


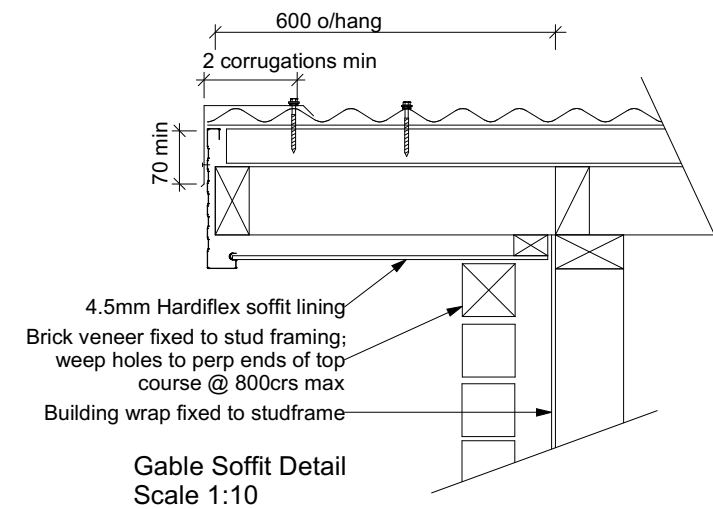
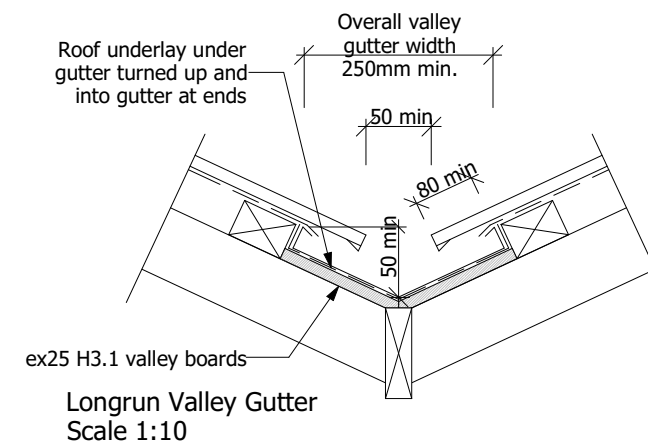
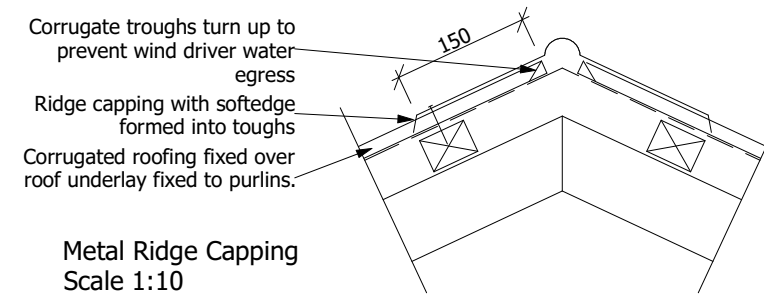
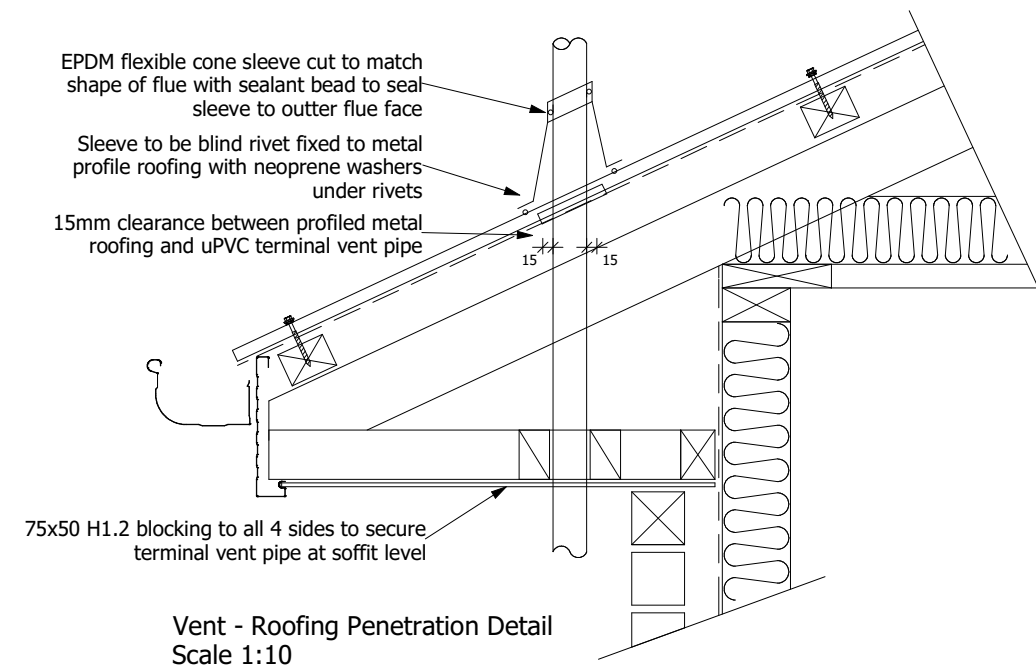
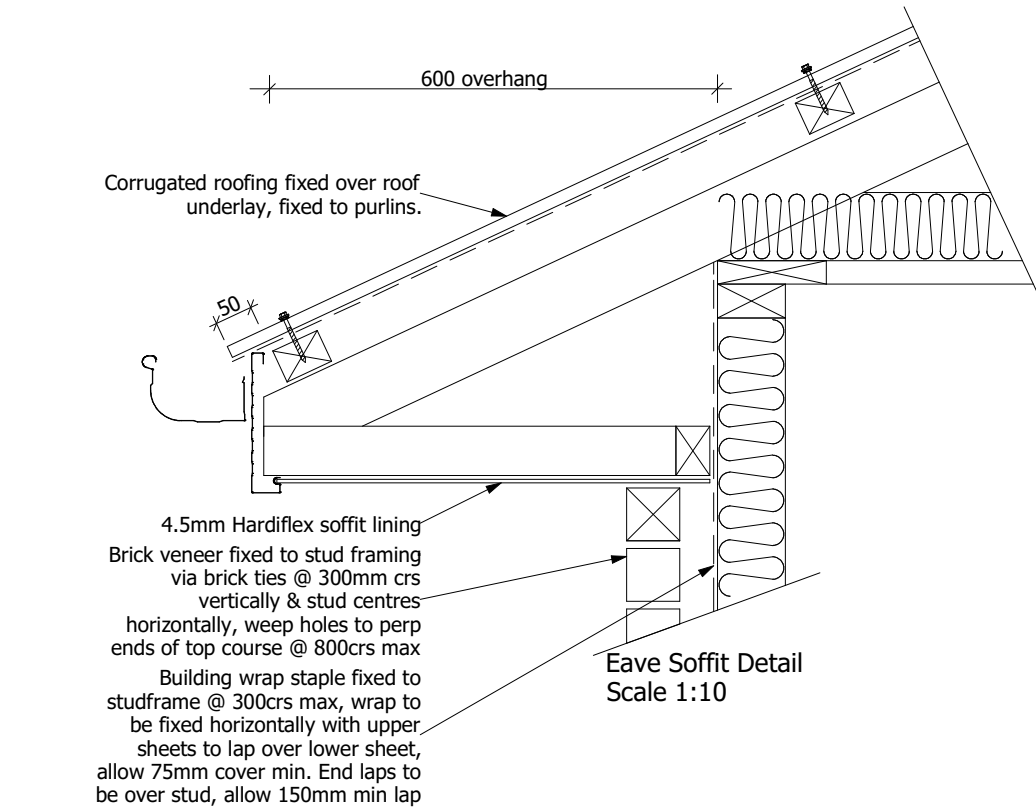


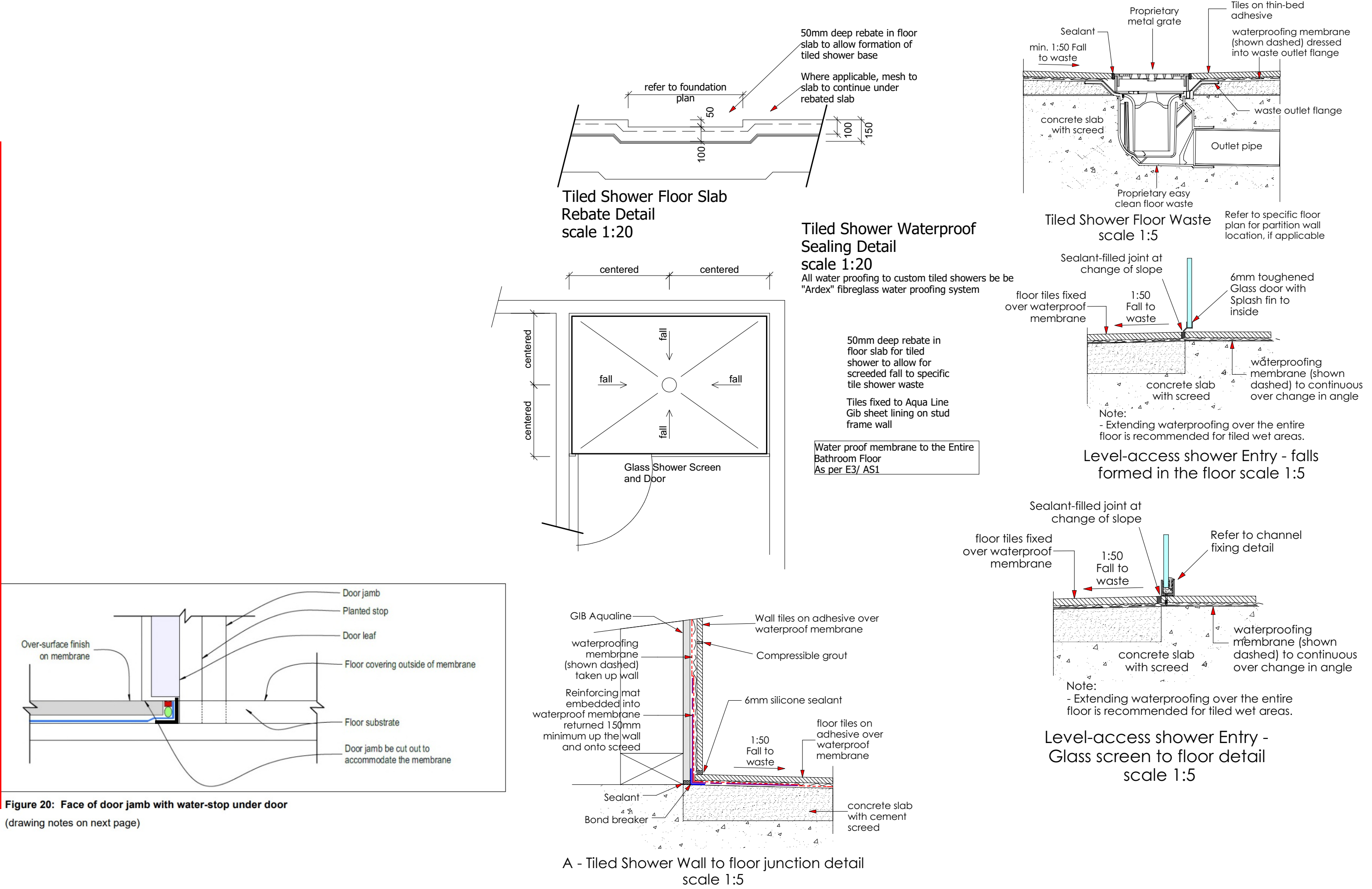
Brick Veneer Window Head to Veneer Lintel
Scale 1:5

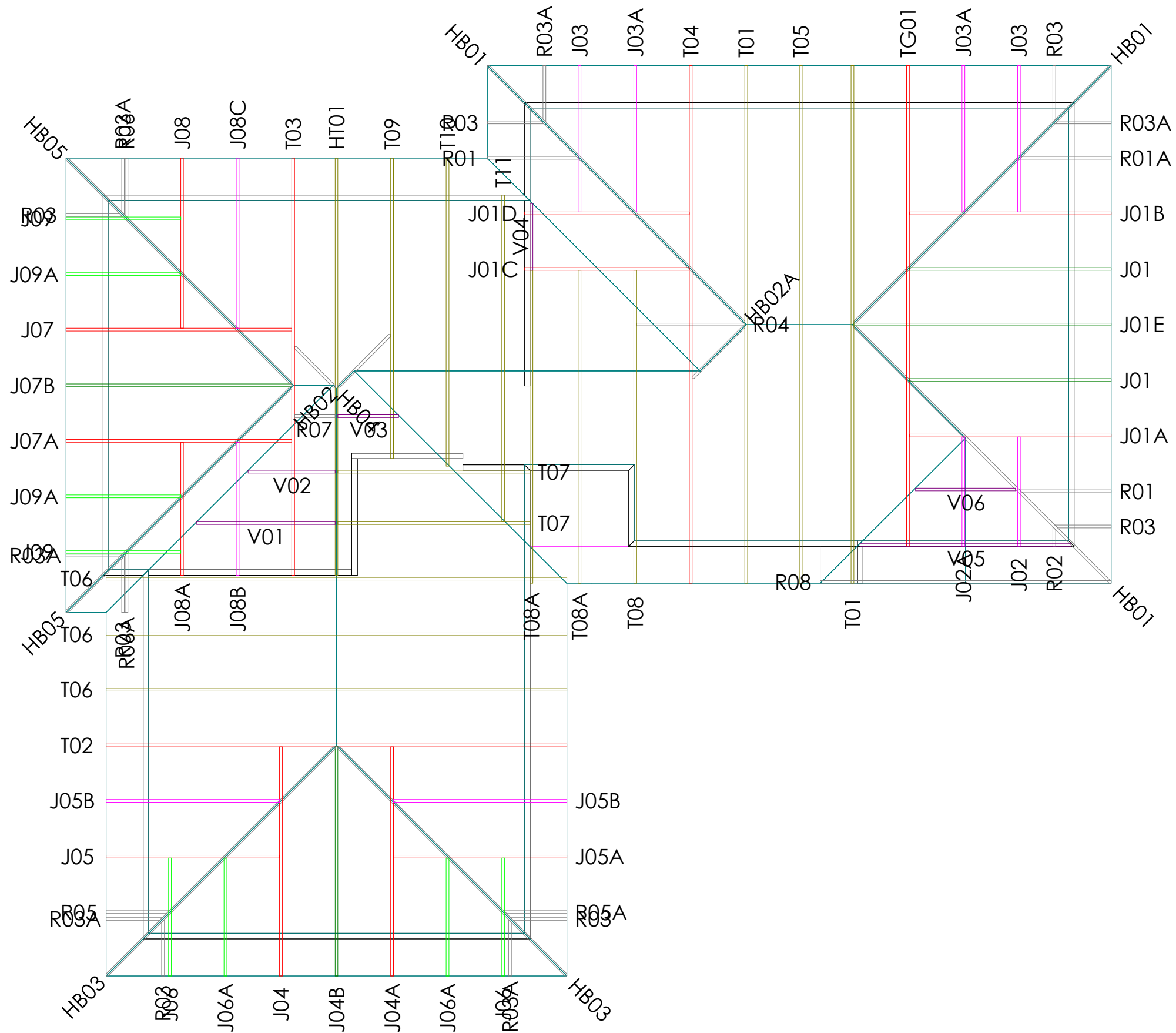


Garage Door Head to Soffit Detail
scale 1:5



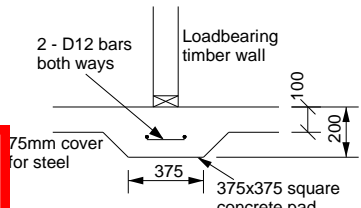




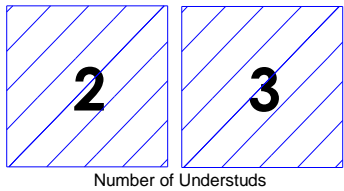


Slab Thickening Details

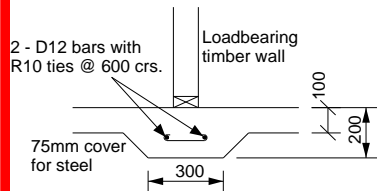
SDC Approved Building Consent Document - BC-221476 - Pg 17 of 19 - 8/08/2022 - bohmed



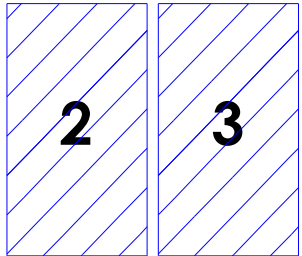
TYPE FP1 - 375x375mm Pad



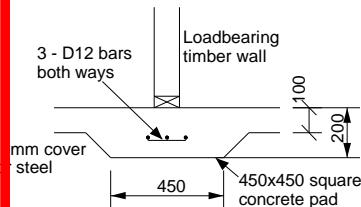
Number of Understuds



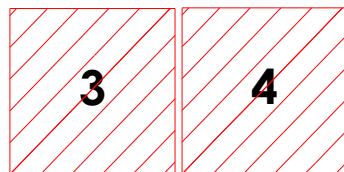
TYPE FS1 - 300mm Strip footing



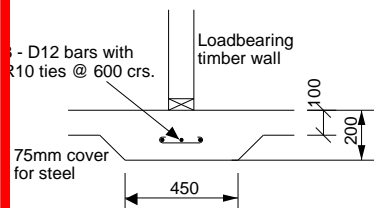
Number of Understuds



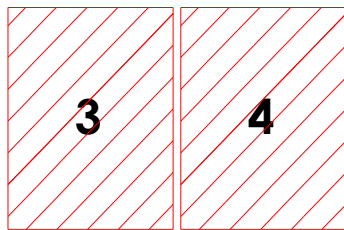
TYPE FP2 - 450x450mm Pad



Number of Understuds



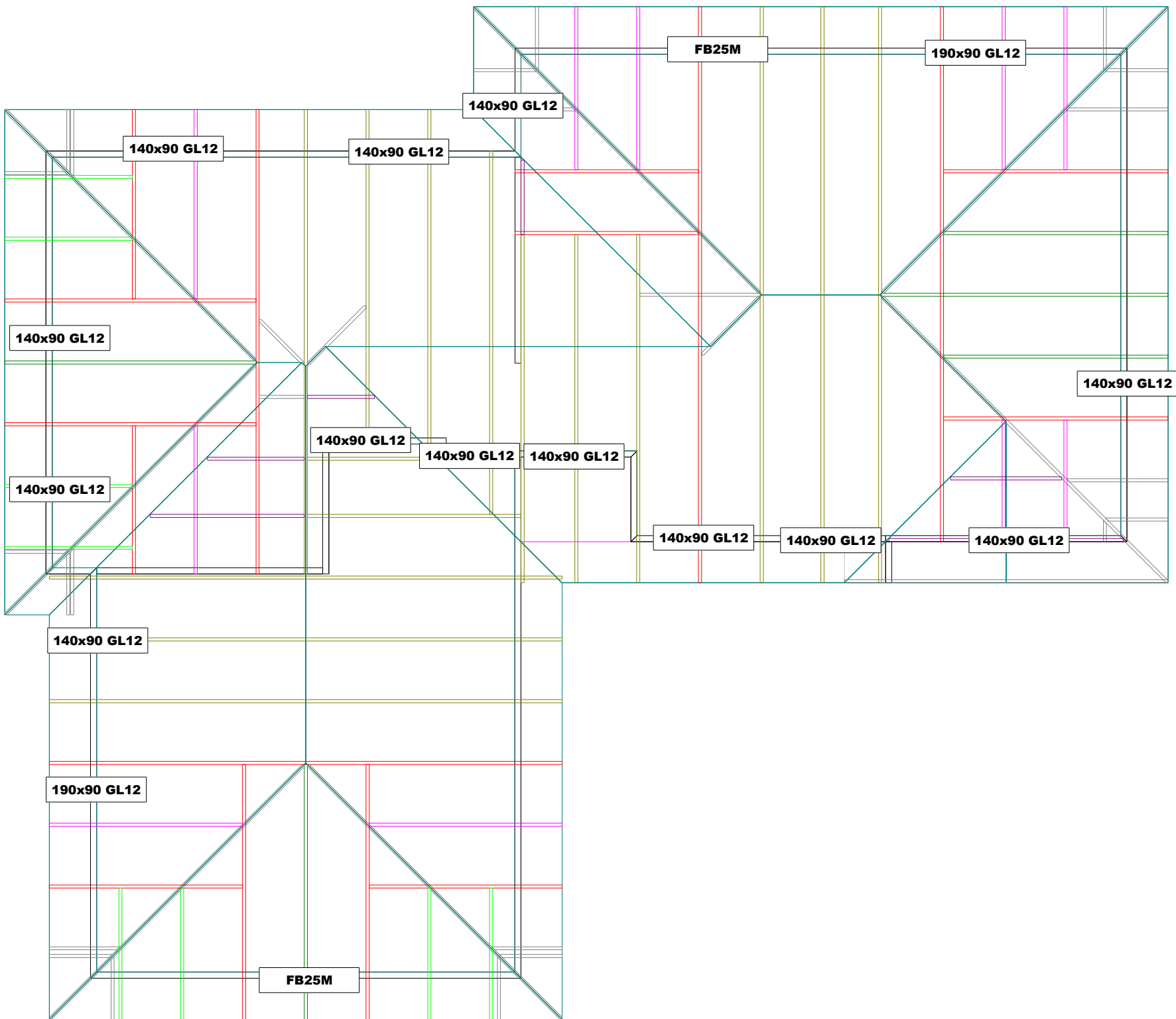
TYPE FS2 - 450mm Strip footing



Number of Understuds

NOTES:


The numbers found within the hatched area are the number of studs required below each truss.
Refer to:
GANG-NAIL Internal Load Bearing on Concrete Floor Slabs brochure 10/2011





NO SLAB THICKENING REQUIRED


SDC - Approved Building Consent Document - BC-221476 - Pg 18 of 19 - 8/08/2022 - bohmed


Truss Fixings


- 


A - LUMBERLOK JH47x90 Joist Hanger
- 


B - LUMBERLOK JH47x120 Joist Hanger
- 


D - LUMBERLOK JH47x190 Joist Hanger
- 


E - LUMBERLOK JH95x165 Joist Hanger
- 

C - Pair of LUMBERLOK CT200 Ceiling Ties
- 

M - Pair of LUMBERLOK Multi Grips
- 

NP - LUMBERLOK Nailon Plate
- 

N - LUMBERLOK N21 Diagonal Cleat
- 

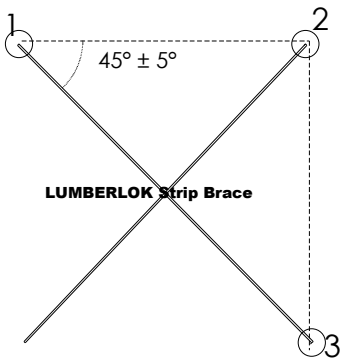
P - LUMBERLOK TTP 16kN Truss to Top Plate set
- 

Q - LUMBERLOK TTP 9kN Truss to Top Plate set

Roof Bracing

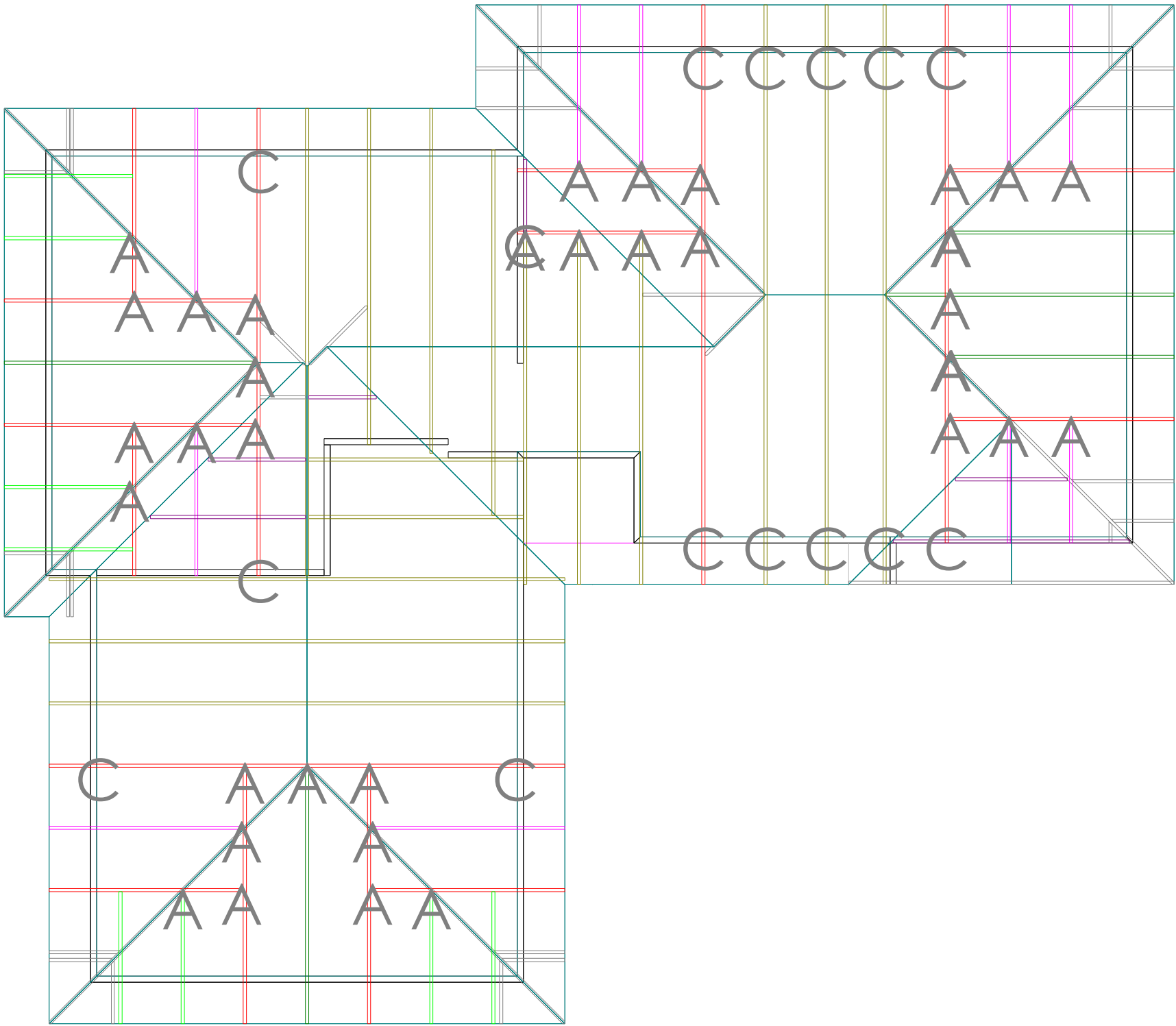
Refer to:
LUMBERLOK Roof Bracing Specifications
Brochure 08/2006 for end fixing details.

The brace must be located such that it forms an angle of 45° ± 5° to the wall



NOTES:
All other areas must have at the minimum
2/ 90x3.15mm skew nails + 2 wire dogs
for truss to top plate connections.

Refer to:
LUMBERLOK Timber Connectors Characteristic
Loadings Data brochure 03/4





Ph: 03 3477 818

Site Address :
GRANT PROPERTRY GROUP
LOT 18 DUNSANDEL RD
DUNSANDEL
CANTERBURY

Sheet Title :

**Buildable Design
Truss Fixings & Roof Bracing**

Date : 2 Aug,2022

Scale : 1: 100

Drawn : Matthew Hansen

System : MiTek 20/20

Job Details:

Roof Pitch : 25.00deg

Roof Material : Galv Iron 0.55mm

Ceiling Material : Gib Board 10mm

Wind Zone : High

Roof Snow Load : 0.441kPa


Truss Centres : 900mm

Roof Live Load : 0.250kPa

Floor Live Load :

Wind Speed : 44m/s

Overhang : 600mm



Job Title :
QCH0677

Sheet :
3

Revision Number :

LUMBERLOK®
LINTEL FIXING

- TYPE E

= 1.4kN
- TYPE F

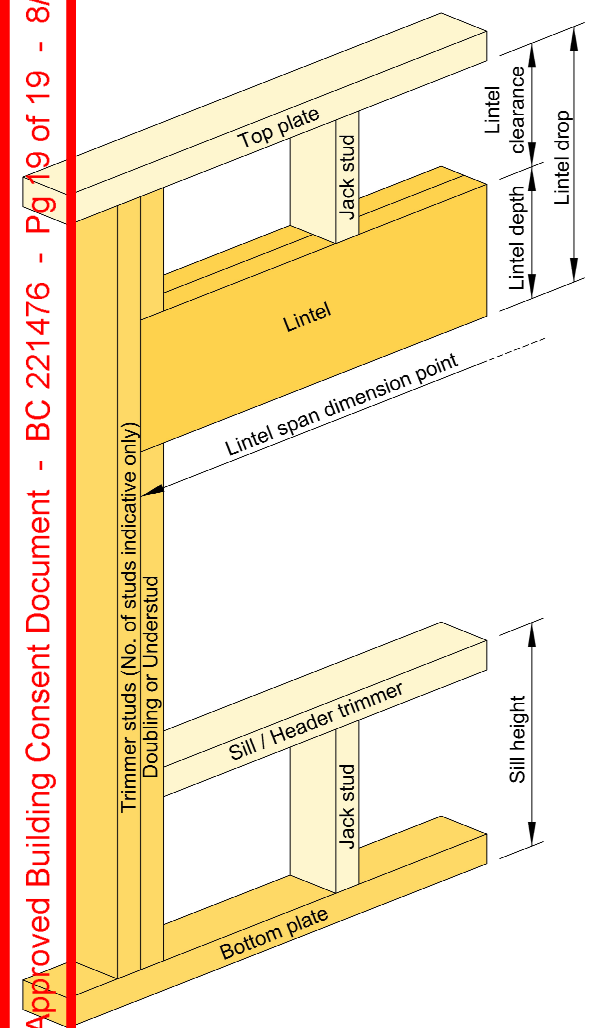
= 4.0kN
- TYPE G

= 7.5kN
- TYPE H

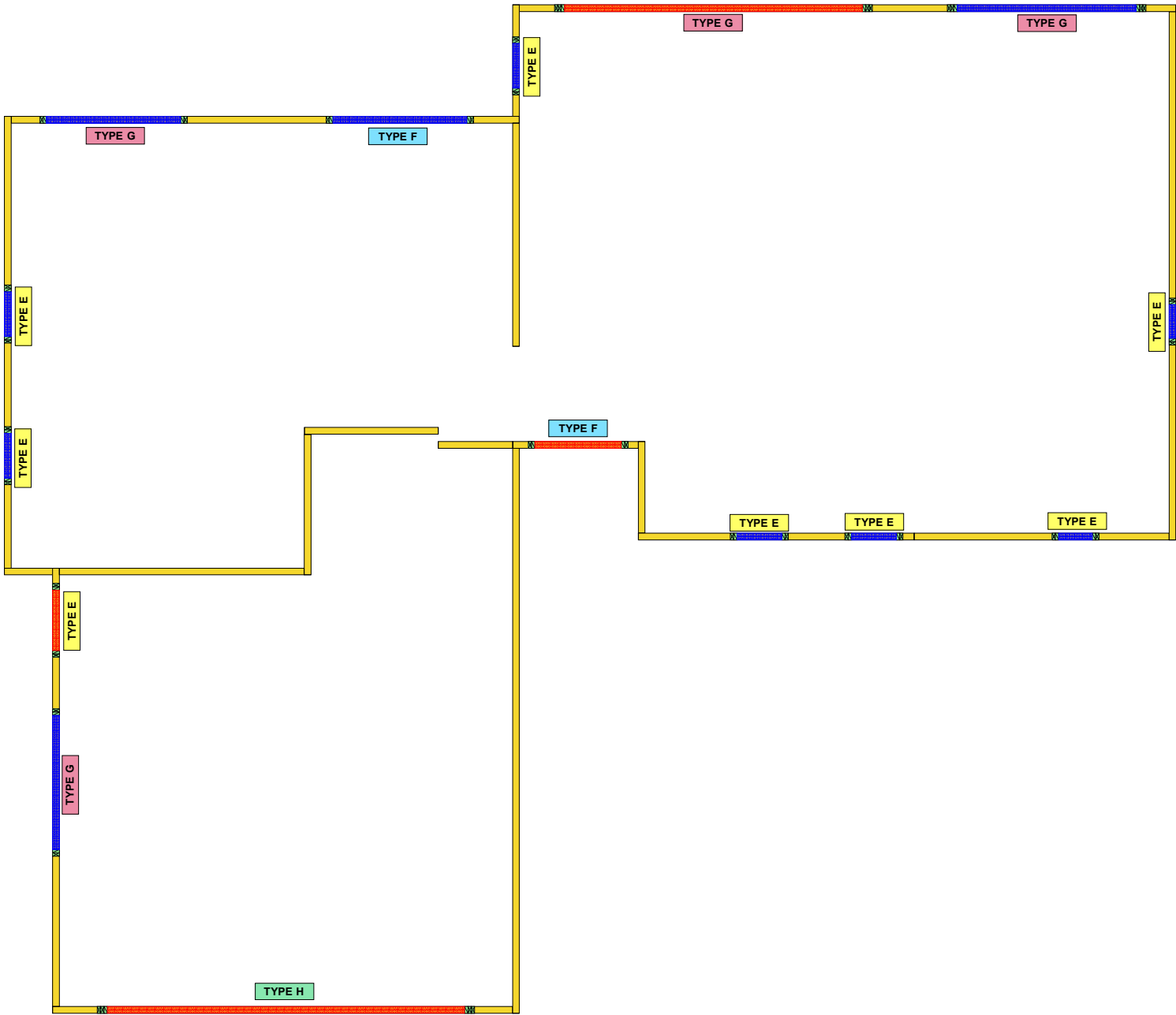
= 13.5kN
- SED

= Specific Engineering Design

BOC - Approved Building Consent Document - BC 221476 - Pg 19 of 19 - 8/08/2022 - bohmed



Refer to:
LUMBERLOK Lintel Fixing Schedule 10/2011,
MiTek Structural Fixings **On-Site Guide** for Building
Code Compliance
(Alternative to Table 8.14 & Figure 8.12 NZS 3604:2011)



Akarana

timbers

Phone: (03) 347 8845

18 Hynds Drive, i-zone Industrial Park,
Rolleston 7675, Canterbury

OT No.: **CON2200677-1**

Name: New Home

Address: Lot 18 Dunsandel Estate, Dunsandel
Canterbury

Sheet Title: Lintel Fixing Layout for Building Consent		Building Consent No.:
Snow Zone: Christchurch (N4)	Snow Altitude: 100.000 m	
Wind Area: High	Design Wind Speed: 44.0 m/s	
TC Restraints: 900 mm	BC Restraints: 600 mm	
Roof Material: Galv Iron 0.55mm	Ceiling Material: Standard Plaster Board 13mm	
Roof Live Load:	Ground Snow Load: 0.900 kPa	Structure / Model: 2200677-ST-08
Roof Pitch: 25.00 °	Truss Centres: 900 mm	Drawn By: Date: 2/08/2022

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