

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

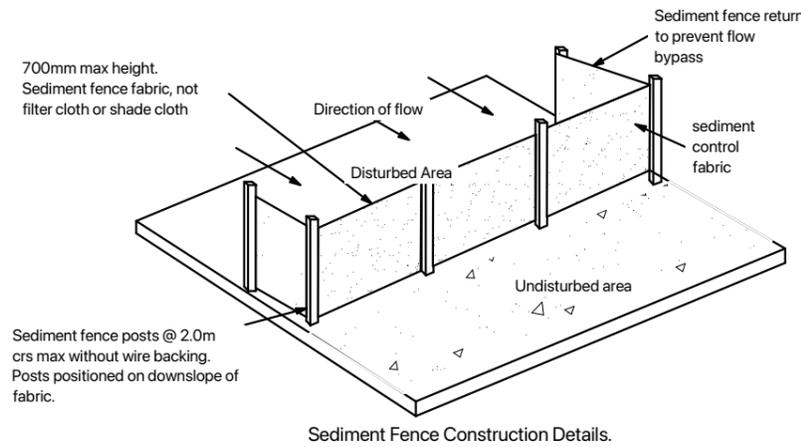
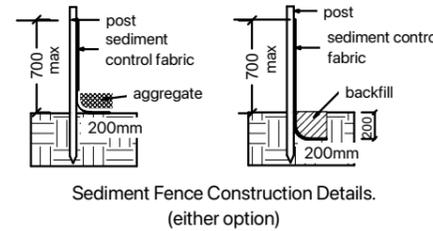
Building inspections and enquiries phone: 03 347 2839

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

Planning Approved
 28/02/2023 camerj

Site Details

Address	12 Lunn Crescent
Town-City	Leeston
Area	Selwyn
Lot	102
DP	
Land Area	663m ²
Plan Footprint	174m ²
Coverage	26%
Wind Zone	High
Wind Region	A
Earthquake Zone	2
Snow Zone	N4



Plan Directory	
Page	View
1	Site Plan
2	Floor Plan
3	Elevations
4	Bracing Layout Window & Door Sizes.
5	Cross Sections A, Framing Schedule.
6	Construction Details
7&8	Flashing Details
9	Wet Area Fixings.
10	Drainage Plan
11&12	Drainage Details
13	Electrical Layout Plan
14	Slab Dimensions
15&16	Roof Layout & Details

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

Sediment Fences to boundaries where runoff could occur.

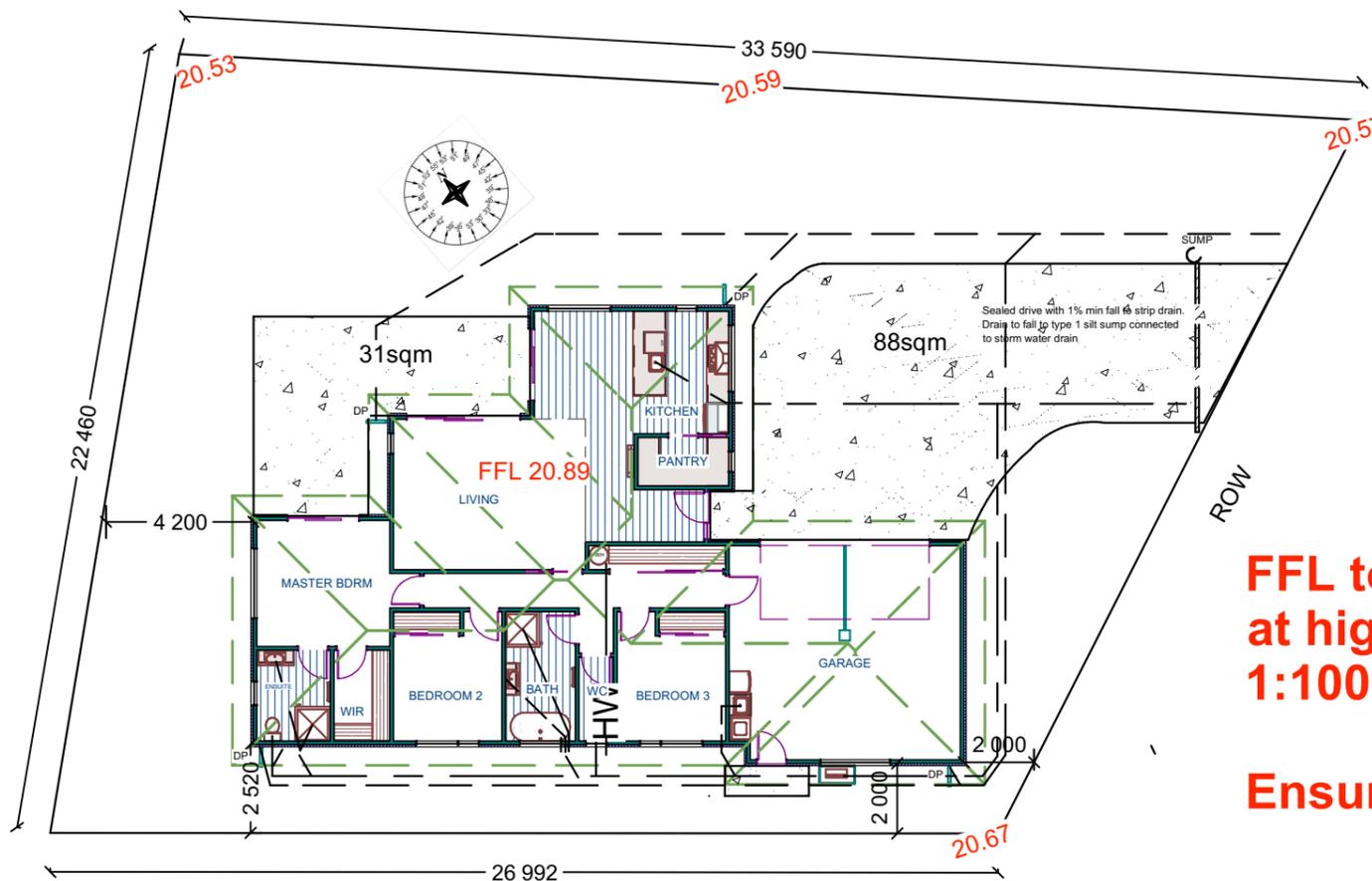
Boundary measurements to foundation

NOTE,
 Site levels to be confirmed before construction commences.
 Heights shown are in relation to LVD Datum

FFL to be a minimum of +225mm above FGL at highest point of site at foundation to meet 1:100 year flood event FFL = 20.89m LVD37

Ensure ground clearances are maintained

Site Plan.
 Scale 1-200



DT Design

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Proposed Residence For



BT Builders
 12 Lunn Crescent
 Woodbury Estate, Leeston

Date: 28/02/2023 Area:

Scale: 1-200 Plan #

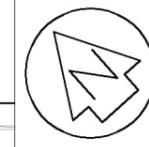
Drawn By: D Sowerby

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

SDC Approved Building Consent Document - BC230205 - Pg 3 of 18 - 8/03/2023 - camerj

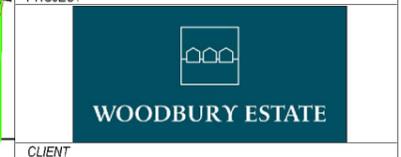


LEGEND:

- MAJOR CONTOUR (0.5m)
- - - MINOR CONTOUR (0.1m)
- 37.00 DESIGN FINISHED LEVEL

ORIGIN OF LEVELS: V 61 NO 2 (AF4R)
 REDUCED LEVEL: 32.256m
 DATUM: LVD 1937 (JAN 18)
 THE SITE DATUM IS: MN 1 DP 49479
 REDUCED LEVEL: 20.94m

REV	DATE	REVISION DETAILS	ISSUED
A	13/12/22	FOR INFORMATION	CWH



CLIENT
WOODBURY DEVELOPMENTS



4 Meadow Street, PO Box 5558, Papanui, Christchurch
 P 03 352 5599 AMBERLEY 03 314 9200
 F 03 352 5527 SHURBURTON 03 307 7021
 TOLL FREE 0508 787 887 DARFIELD 03 318 8151

DRAWING TITLE

**FINISHED LEVEL PLAN
 SHEET 1 OF 1
 STAGE B and E**

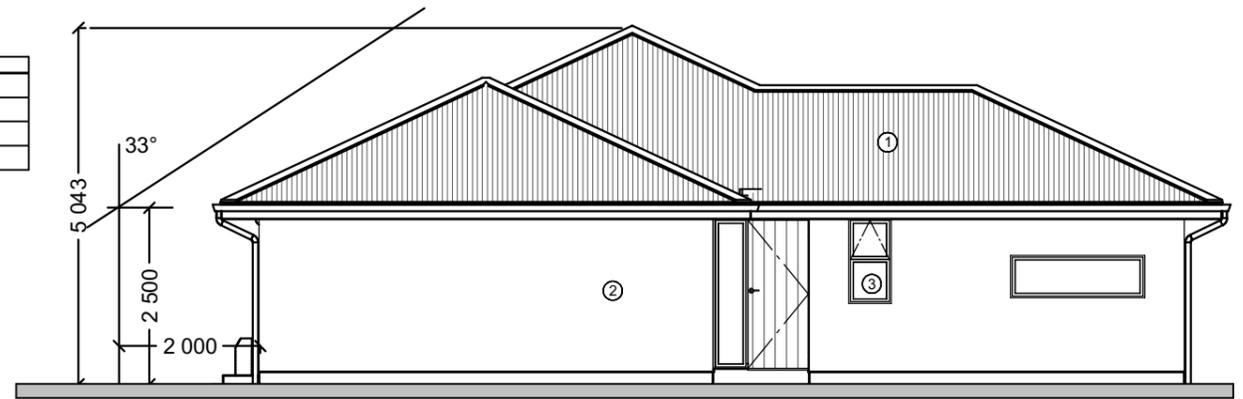
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FOR INFORMATION	1:500	A1

PROJECT NO	DRAWING NO	REVISION
15024	AB-04	A

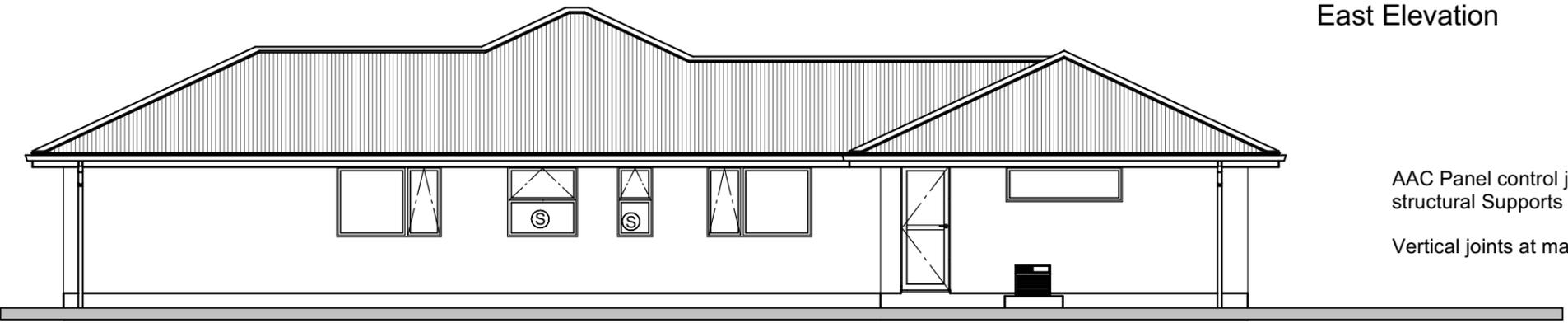


North Elevation

NOTE SCHEDULE	
①	25° COLOURSTEEL CORRUGATE ROOF
②	XTHERM GOLD WITH PLASTER FINISH
③	DOUBLE GLAZED, ALUMINIUM WINDOWS & DOORS R0.37
④	SECTIONAL GARAGE DOOR

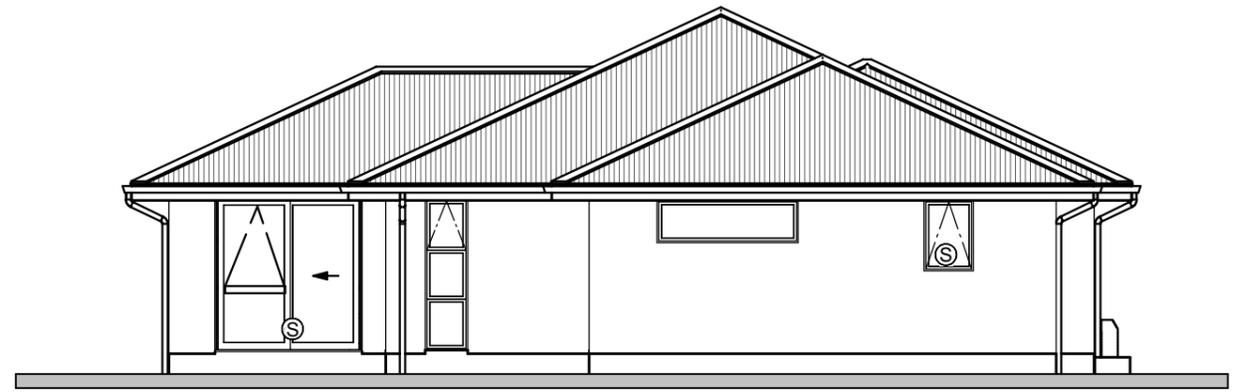


East Elevation



South Elevation

AAC Panel control joints to be located over structural Supports as per sec 9.1 Branz appraisal
Vertical joints at max 8.0m crs



West Elevation

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DOOR SCHEDULE				
NUMBER	QTY	WIDTH	HEIGHT	DESCRIPTION
D01	1	1340	2120	MULLED UNIT
D02	2	1800	2100	SLIDER-SLAB
D04	2	2000	2135	EXT. SLIDER-GLASS PANEL
D05	1	3200	2100	SLIDER-SLAB
D06	1	3200	2135	EXT. 0+3-PANEL SLIDER-GLASS PANEL
D07	1	4800	2100	GARAGE-SLAB
D08	1	810	2135	EXT. HINGED-GLASS PANEL
D09	8	810	1980	HINGED-SLAB
D10	2	810	1980	POCKET-SLAB

WINDOW SCHEDULE				
NUMBER	QTY	WIDTH	HEIGHT	DESCRIPTION
W01	1	1200	1200	DOUBLE AWNING-T
W02	1	600	2135	DOUBLE AWNING-T
W03	1	1900	600	FIXED GLASS
W04	1	1800	1200	DOUBLE AWNING-T
W05	2	1800	1200	MULLED UNIT
W06	2	2000	600	FIXED GLASS
W07	1	700	1000	SINGLE AWNING
W08	2	600	1200	DOUBLE AWNING-T
W09	1	600	2135	TRIPLE AWNING-T

Note.

Window lintel heights to be confirmed to window manufacturer.
Windows & Exterior doors finish under soffit.

All window & door lintels to be specified by truss manufacturer.
Refer to truss design layout for confirmation
Revels to be H3.1 treated

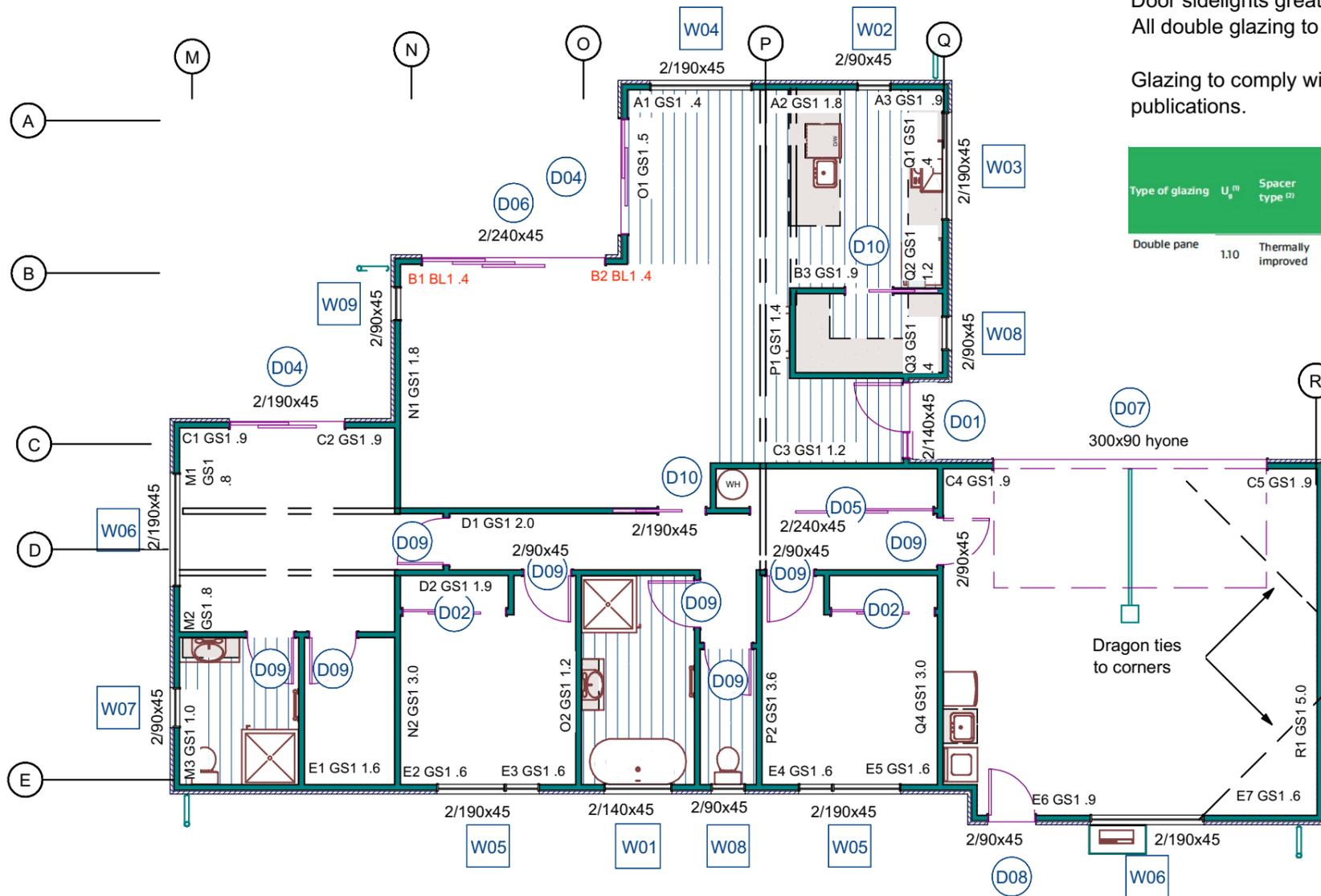
NOTE.

A Grade Safety Glass shall apply to all bath room and ensuite windows.
Double glazed doors over 0.75m² safety glass required
Door sidelights greater than 0.75m² to be safety glass
All double glazing to have minimum rating of R0.37

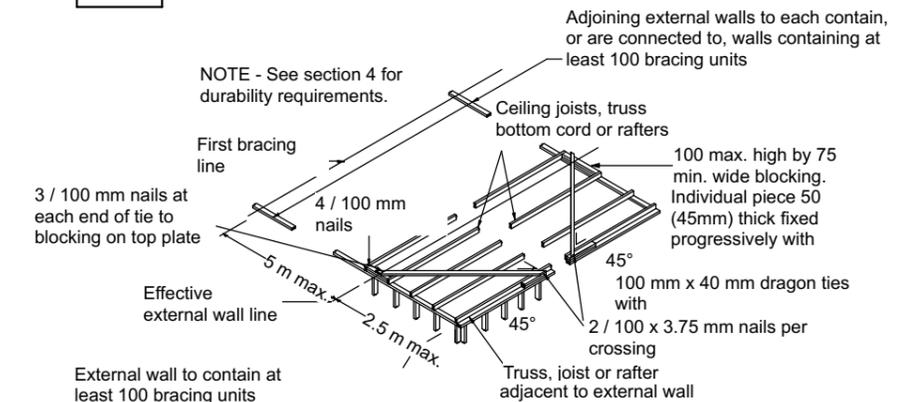
Glazing to comply with NZS 3604/AS 3715/ NZS 4223.3:2016 and current WANZ publications.

WALL BRACING KEY
NO. TYPE LENGTH

140x35 continuous top plate or ceiling batten
= = =



Type of glazing	U _s ⁽¹⁾	Spacer type ⁽²⁾	Example IGU ^{(3),(4)} (informative)	R _{Window} (m ² -K/W) for different frames			
				Aluminium frame	Thermally broken aluminium frame	uPVC frame	Timber frame
Double pane	1.10	Thermally improved	Glass: Low E _s /Clear Gas: Argon	R0.37	R0.50	R0.69	R0.77



NZS3604 fig 8.1
Dragon Tie
Detail

Bracing Layout.
Window, Door & Lintel Sizes
Scale 1-100

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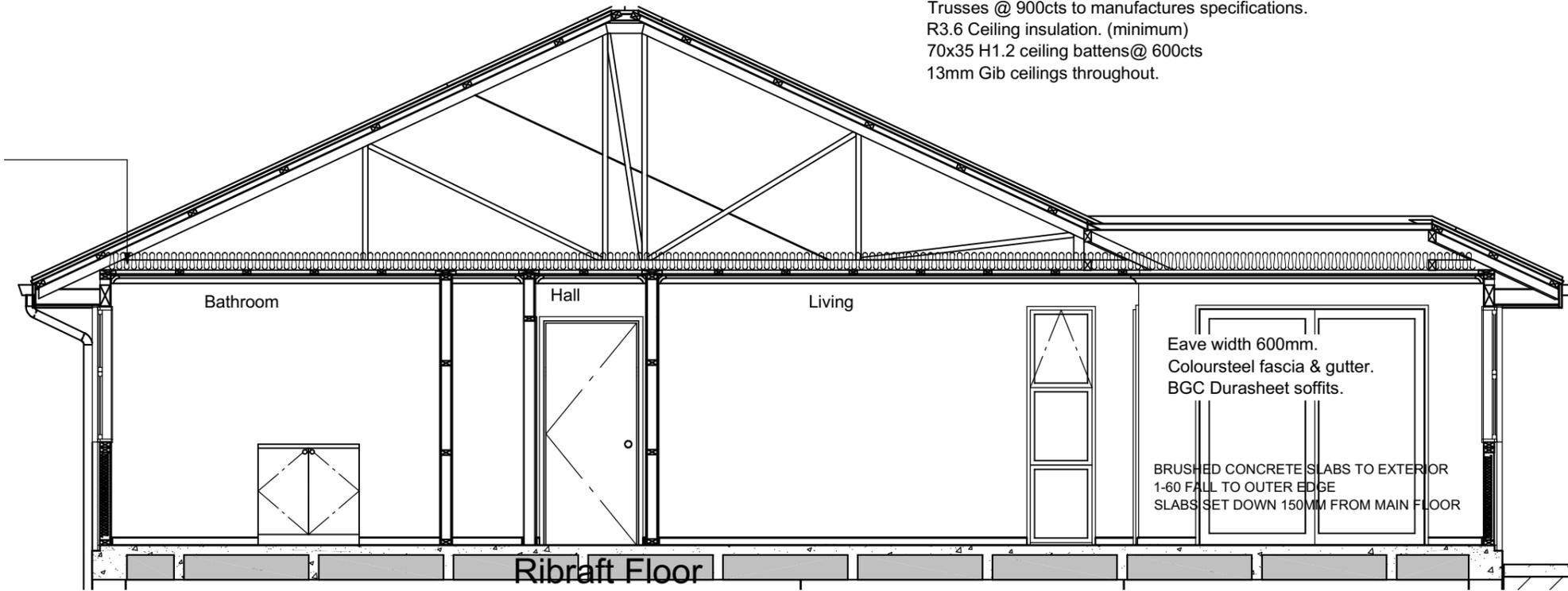
All measurements, distances from boundaries and other relevant details to be confirmed on site and with respective authorities before building commences. E&OE

Roof pitch 25°.
 Corrugate coloursteel roofing.
 Bitumac Roof underlay.
 75x50 Purlins @ 900cts. Top & bottom rows @ 600crs.
 Trusses @ 900cts to manufactures specifications.
 R3.6 Ceiling insulation. (minimum)
 70x35 H1.2 ceiling battens@ 600cts
 13mm Gib ceilings throughout.

Champher outer edge of insulation to give 25mm clearance to roofing underlay.

Xtherm Gold Cladding with plaster finish
 20mm Cavity
 Barricade Building wrap.
 Exterior. 90x45 H1.2 Radiata Frame.
 Interior. 90x45 H1.2 Radiata Frame
 Studs & 600cts. 2 Rows dwangs.
 R2.6 Insulation.
 10mm Gib wall linings throughout.

Cross Section A
 1-50



Eave width 600mm.
 Coloursteel fascia & gutter.
 BGC Durasheet soffits.
 BRUSHED CONCRETE SLABS TO EXTERIOR
 1-60 FALL TO OUTER EDGE
 SLABS SET DOWN 150MM FROM MAIN FLOOR

FRAMING SCHEDULE
 All framing to be graded SG8

Area over foundations	174m ²
Roof & pitch	Corrugate Coloursteel 25° Pitch
Eave width	600mm
Stud height	2455mm
Exterior cladding.	Xtherm Gold Cladding with plaster finish
Framing Timbers.	
Exterior walls	90x45 H1.2 Radiata (Studs @ 600crs)
Interior walls	90x45 H1.2 Radiata (studs @ 600crs)
Cavity Battens	H3.2 Radiata Pine (or manufacturer)
Ceiling Plates	140x35 H1.2 Radiata
Ceiling battens @ 600cts	70x35 H1.2
Roof Framing.	H1.2 Radiata,
Valley Boards	Radiata Pine H3.1
Window Revels	H3.1 Radiata Pine
Wall Wrap	Barricade Building Wrap
Roof Underlay	Bitumac 750
Ceiling Insulation	R3.6
Wall Insulation	R2.6

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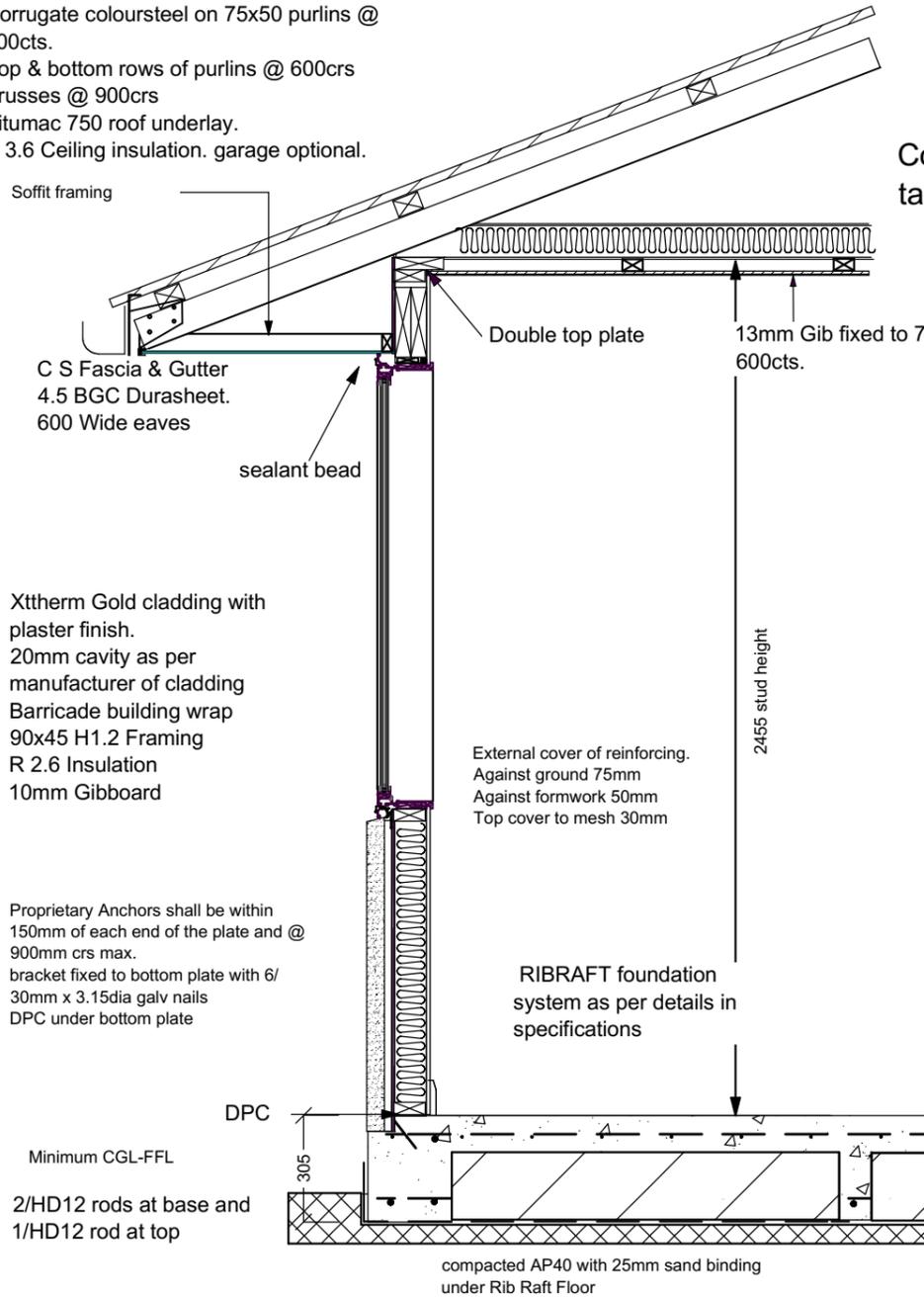
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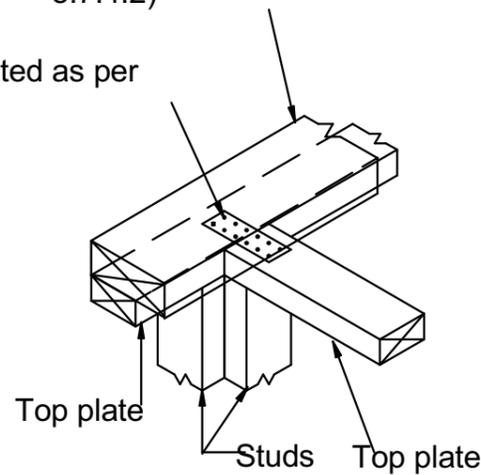
Roof Pitch as per cross sections
 Corrugate coloursteel on 75x50 purlins @ 900cts.
 Top & bottom rows of purlins @ 600crs
 Trusses @ 900crs
 Bitumac 750 roof underlay.
 R 3.6 Ceiling insulation. garage optional.



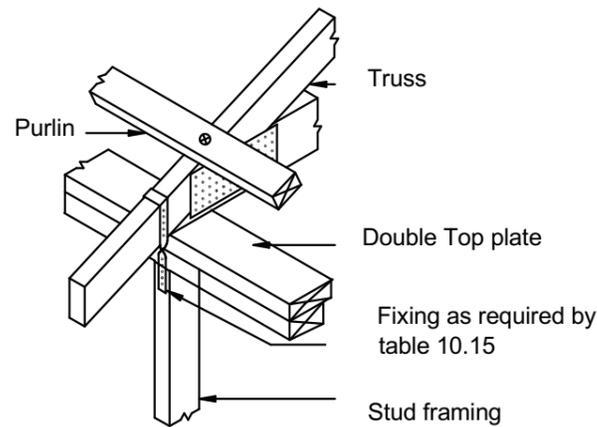
AAC Panel Cross Section Detail
Rib-Raft Floor

140 x 35 top plate (see 8.7.4.2)

Connection rated as per table below

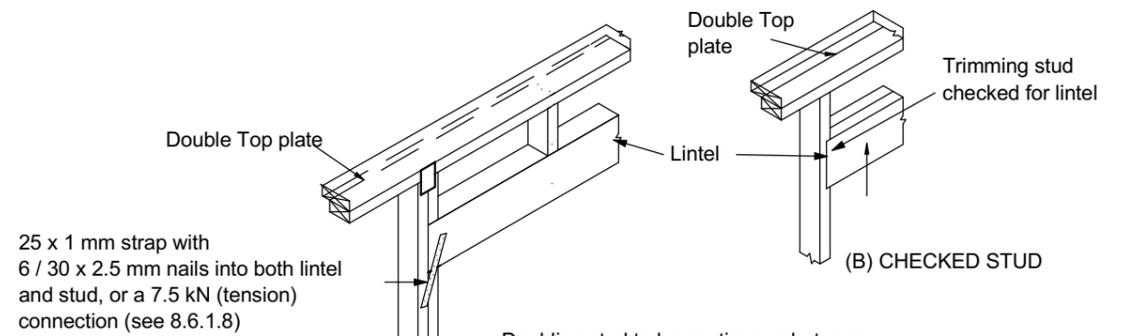


Capacities of metal plate joints	
Up to 3 kN	3 / 30 x 3.15 mm nails per side
Up to 6 kN	6 / 30 x 3.15 mm nails per side

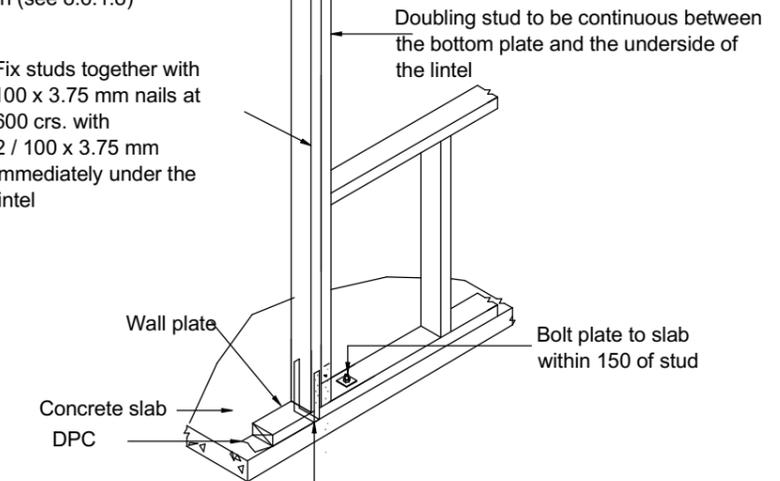


Truss - Purlin Fixing

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

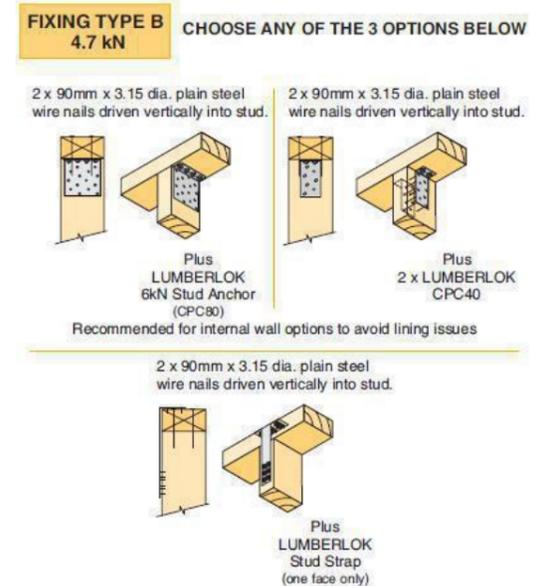


Fix studs together with 100 x 3.75 mm nails at 600 crs. with 2 / 100 x 3.75 mm immediately under the lintel



25 x 1 mm strap with 6 / 30 x 2.5 mm nails into both blocking and stud, or a 7.5 kN (tension) connection (see 8.6.1.8)

Fixing of lintels to prevent uplift.



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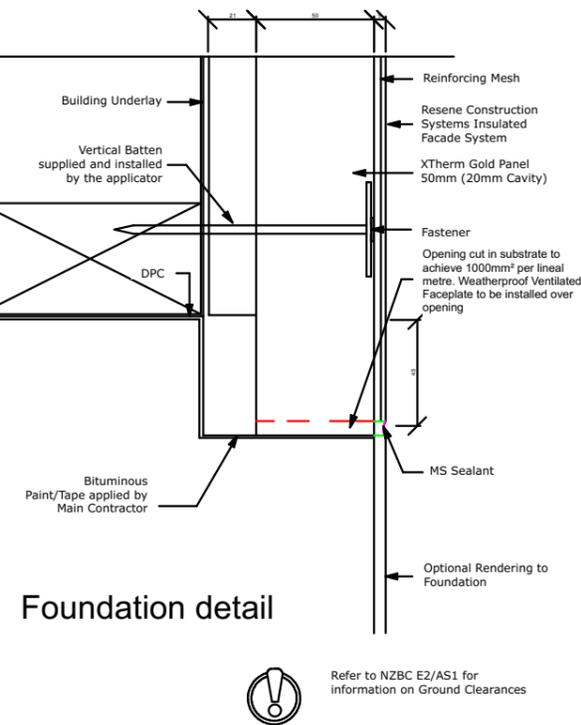
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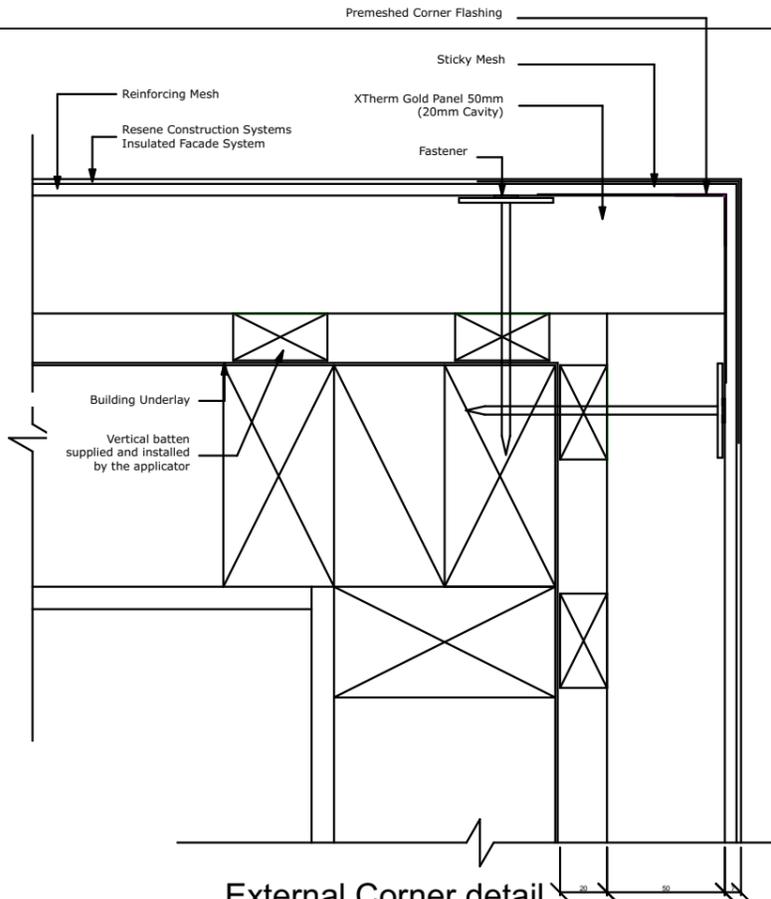
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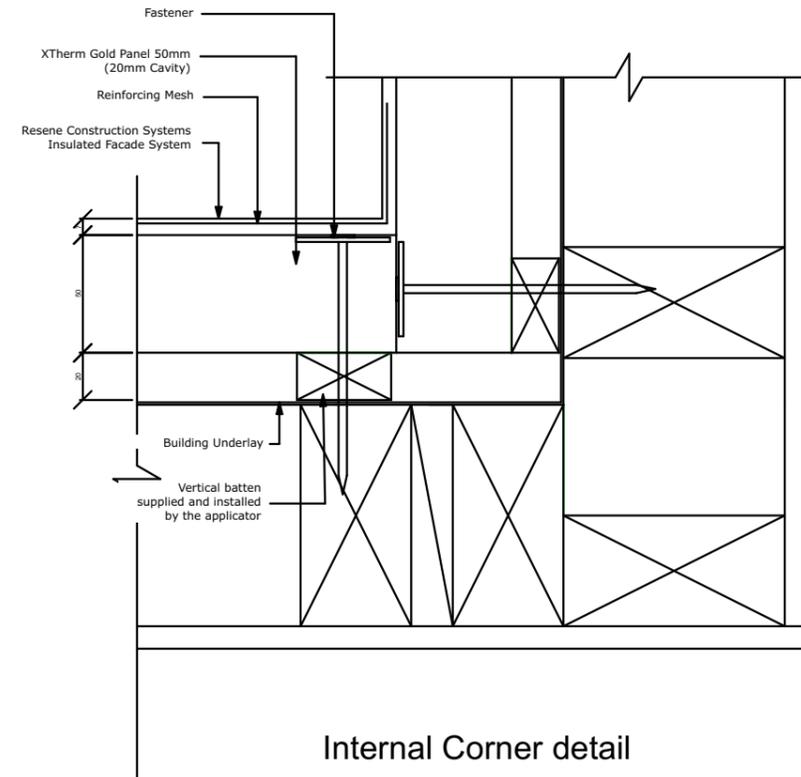
Foundation detail



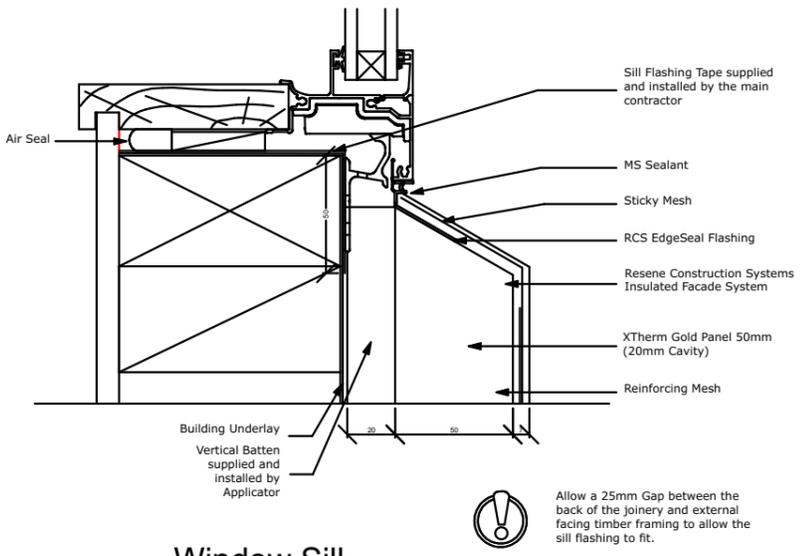
External Corner detail



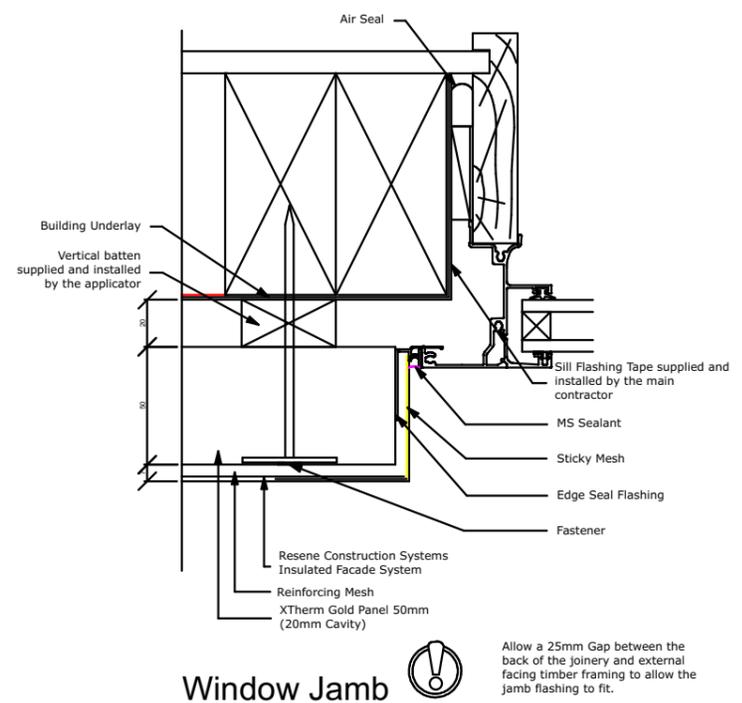
Internal Corner detail



Window Sill



Window Jamb



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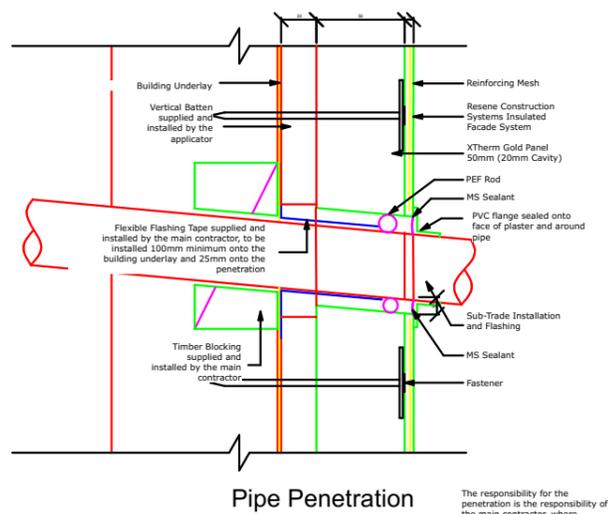
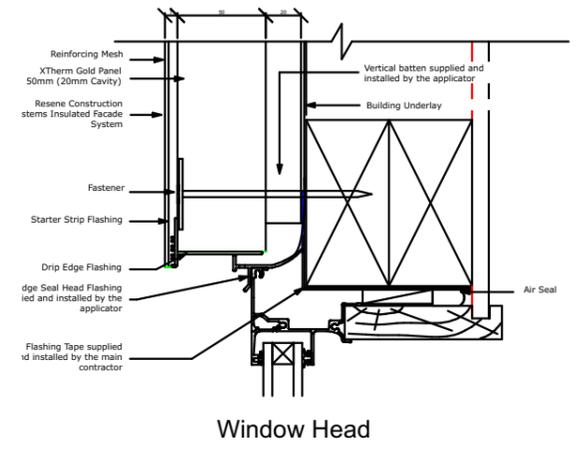
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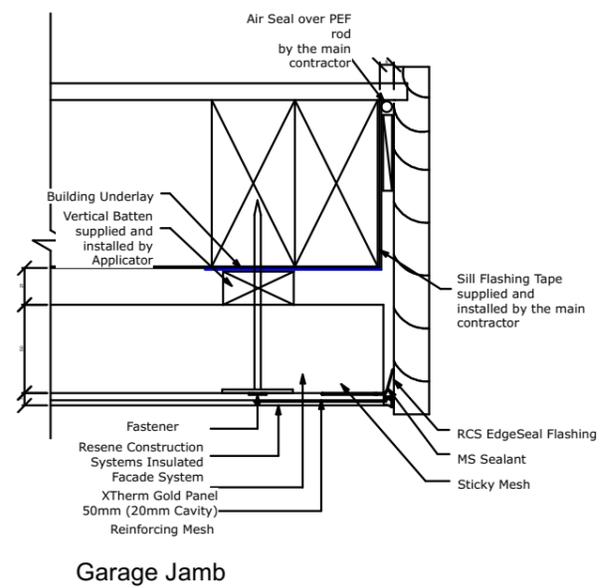
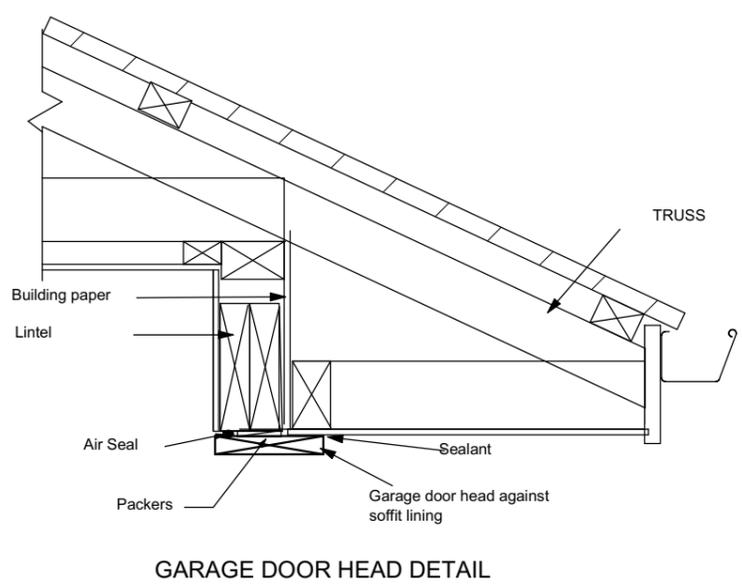
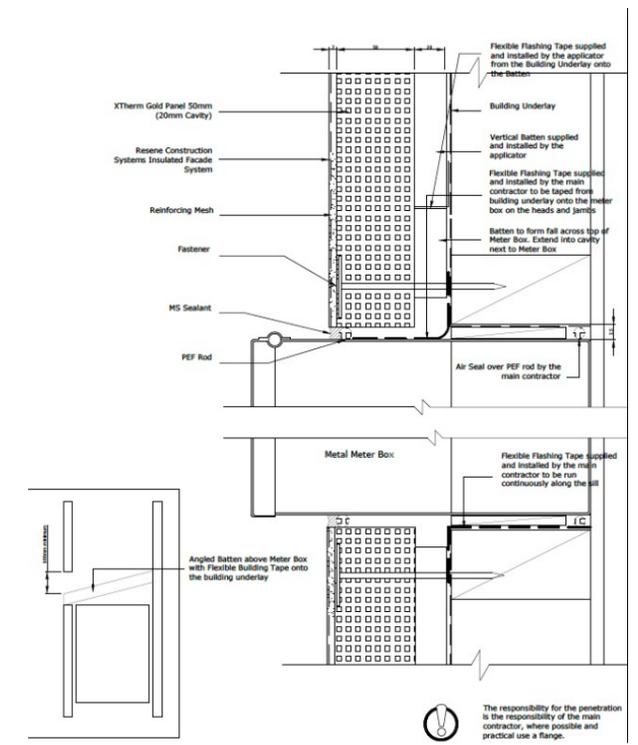
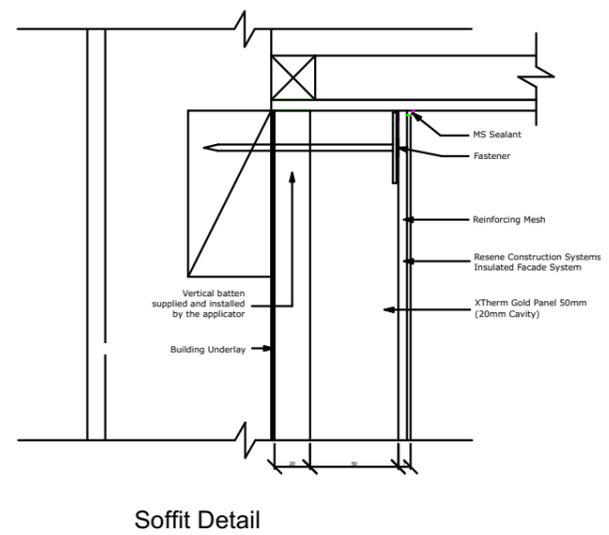
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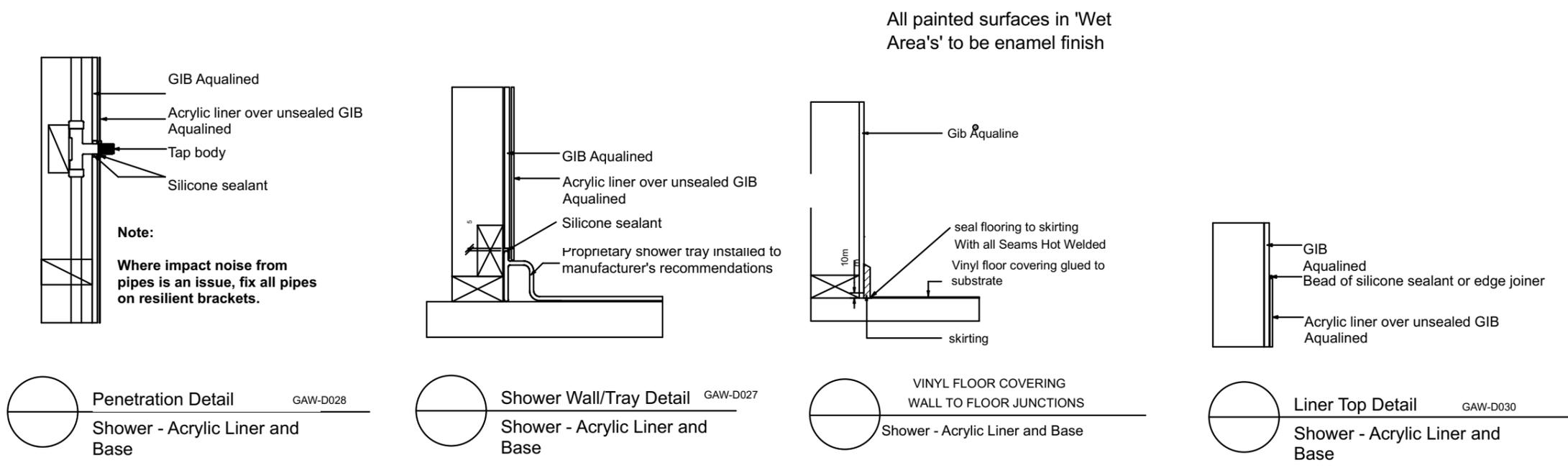
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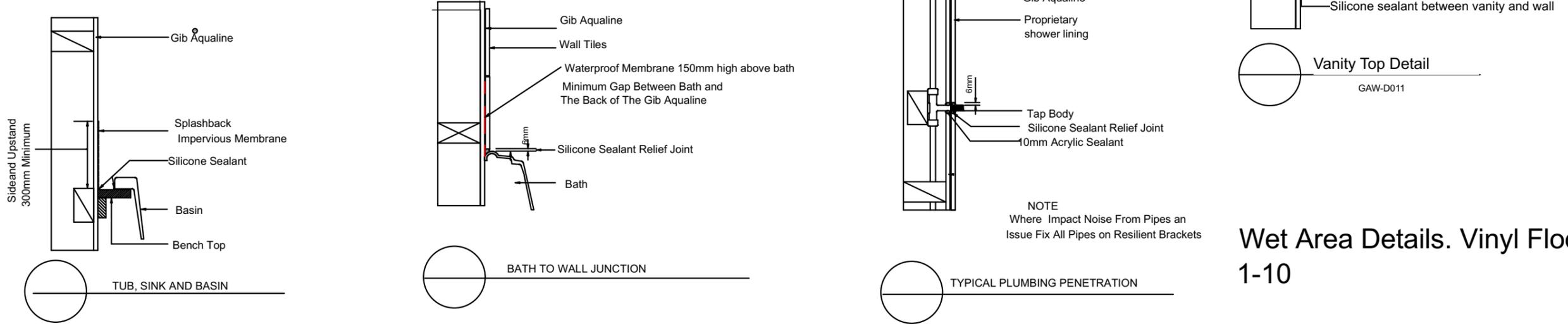
The responsibility for the penetration is the responsibility of the main contractor, where possible and practical use a flange. It is important that there is adequate support for the penetration in the form of timber packing. The penetration should be angled slightly away from the cladding so any moisture is diverted away from the cladding.





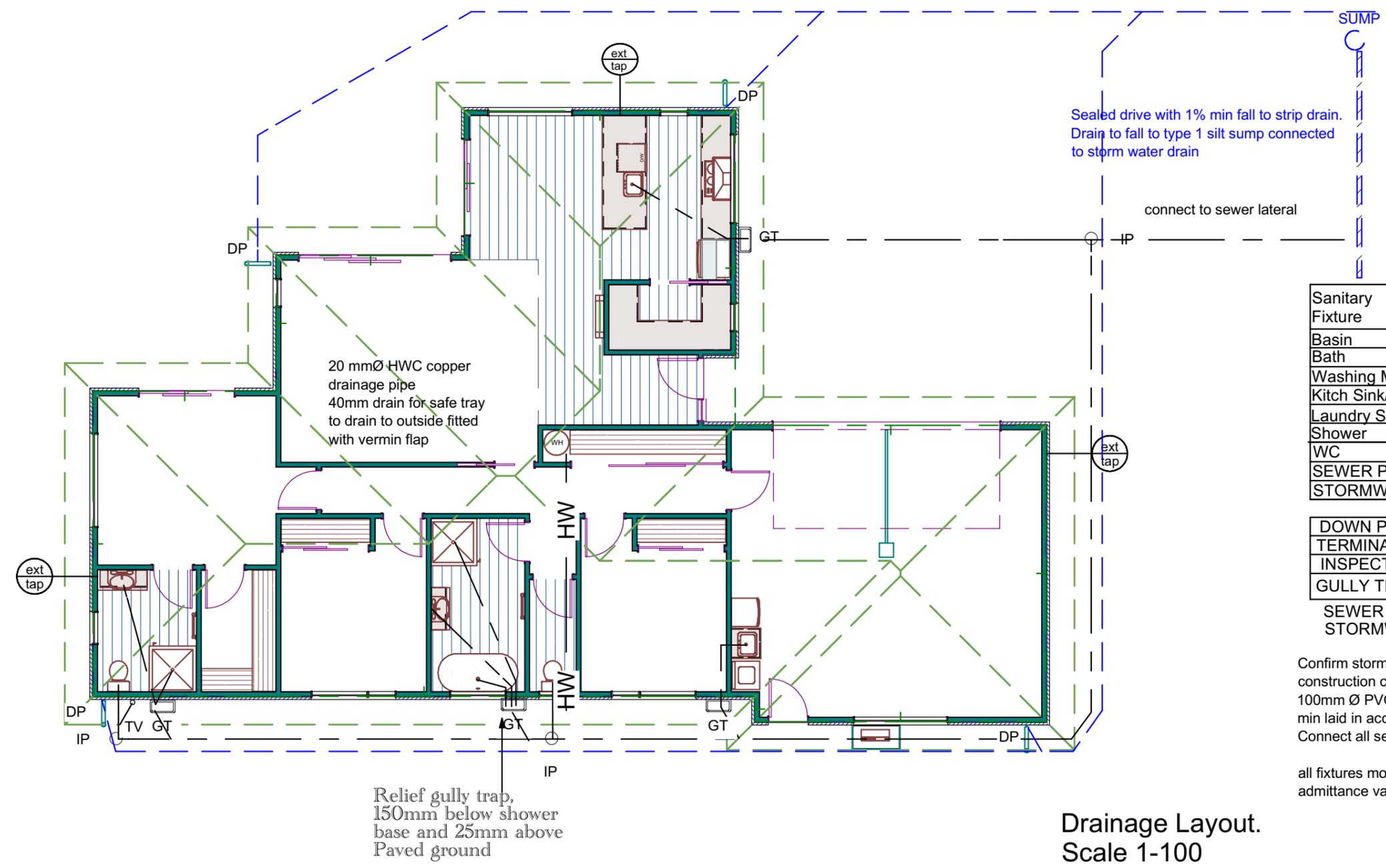
All painted surfaces in 'Wet Area's' to be enamel finish

Shower- Acrylic Liner & Base



Wet Area Details. Vinyl Floors 1-10

Roof Pitch 25°, Roof area 226m² /max catchment area per down pipe
 70m² = 4 down pipes required.
 Minimum Gutter Cross Section 6200m²



Drainage Legend

Sanitary Fixture	MIN PIPE DIA	MIN GRADE
Basin	40mm	1:40
Bath	40mm	1:40
Washing Machine	40mm	1:40
Kitch Sink/Dishwasher	50mm	1:40
Laundry Sink	40mm	1:30
Shower	40mm	1:40
WC	100mm	1:40
SEWER PIPE	100mm	1:60
STORMWATER PIPE	100mm	1:60

DOWN PIPE	80mm	DP
TERMINAL VENT	80mm	TV
INSPECTION POINT		IP
GULLY TRAP		GT
SEWER		
STORMWATER		

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

all fixtures more than 3.5m from gully traps shall be fitted with air admittance valves.

Drainage Layout.
 Scale 1-100

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Figure 8: Mains Pressure Storage Water Heater System (unvented)
Paragraphs 6.1.2 and 6.2.1 b)

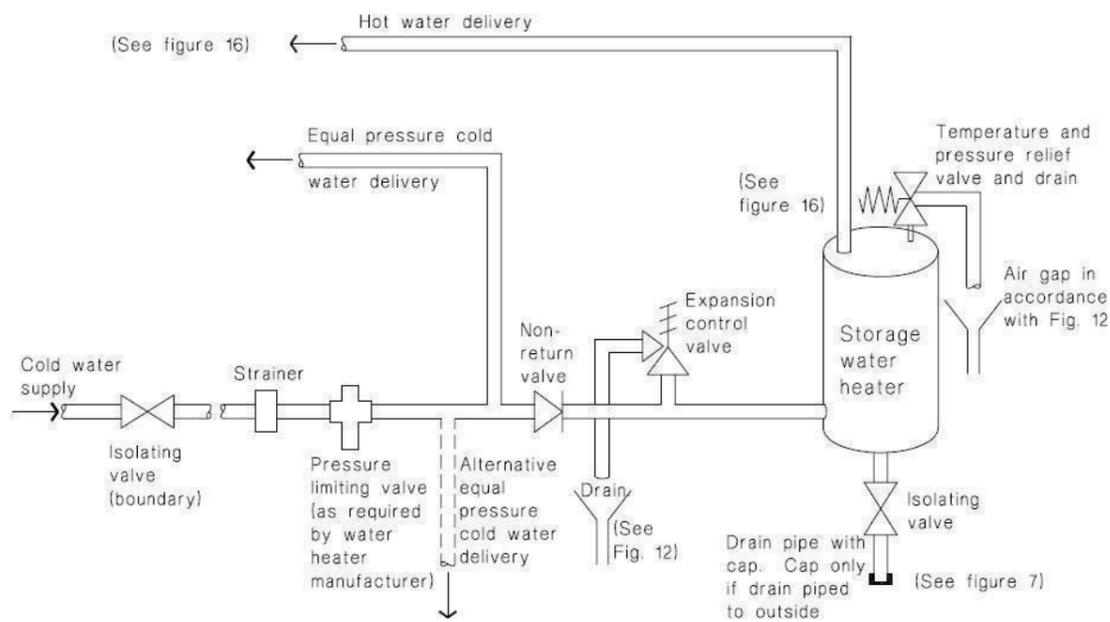


Table 3: Diameters for floor waste discharge pipes
Paragraph 3.4.4

Number of floor wastes	Diameter of waste outlet (mm)	Discharge stack size (mm)
1 – 3	40	40
4 – 6	40	50
1 – 3	50	50
4 – 6	50	80

5.2.3 Performance E3.3.2 states that: Free water from accidental overflow from sanitary fixtures or sanitary appliances must be disposed of in a way that avoids loss of amenity or damage to household units or other property an acceptable method of preventing water damages is to locate a safe tray below the water tank. the safe tray shall incorporate a drain with a minimum diameter of 40mm Where the tank overflow discharges into the safe tray, the diameter of the safe tray drain shall be greater than the overflow pipe from the tank and comply with Paragraph 5.2.2

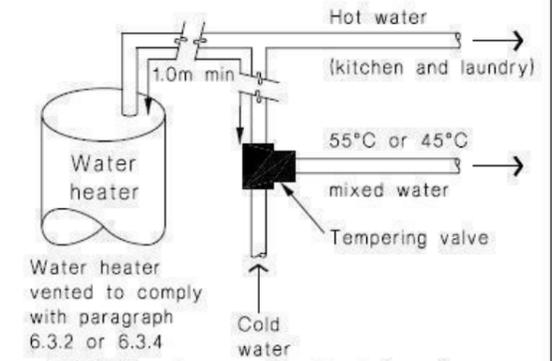
5.0 Hot Water Systems

5.0.1 Hot water systems complying with NZS 4305 satisfy the requirements of NZBC H1.3.4 for the provision of hot water to sanitary fixtures and sanitary appliances.

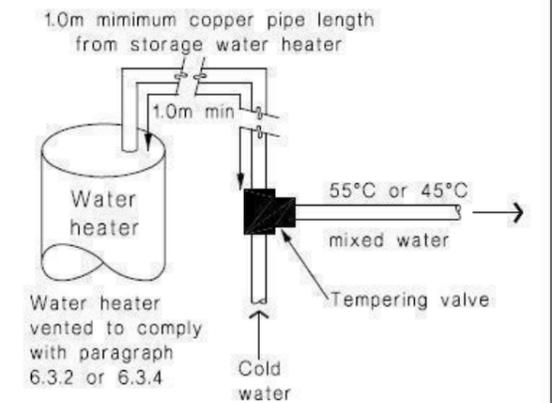
Pipe sizes water heater to outlet

Nominal Pipe Size (mm)	10	15	20
Length (m)	25	12	7

Figure 16: Tempering Valve Installation
Paragraph 6.14.2 a)



(a) With untempered water to laundry and kitchen fixtures and appliances



(b) Where all hot water is tempered

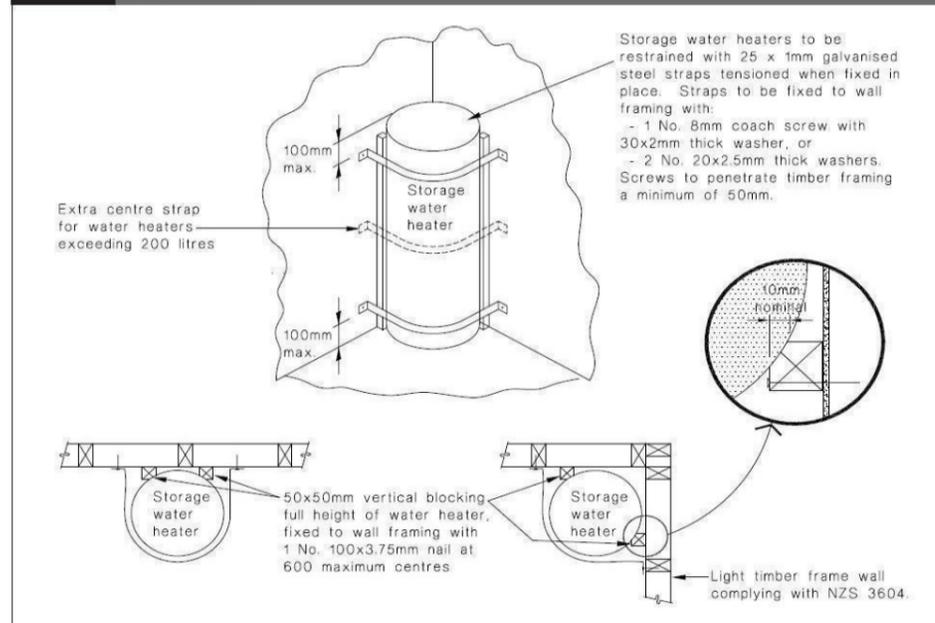
- Note:
- For optimum system efficiency the tempering valve, for other than a mains pressure system, may be located as low as practicable to achieve the manufacturer's recommended head, at the tempering valve.
 - 1.0m minimum copper pipe length from storage water heater.

Table 4: Tempering Valve and Nominal Pipe Diameters
Paragraphs 5.3.1 and 6.12.1

	Low pressure (i.e. header tank supply or low pressure)	Low and medium pressure unvented (valve vented) and open vented	Mains pressure
Pressure of water at tempering valve (kPa)	20 – 30	30 – 120	over 300
Metres head (m)	2 – 3	>3 – 12	over 30
Minimum tempering valve size	25 mm	20 mm	15 mm
Pipes to tempering valve	25 mm (see Note 3)	20 mm	20 mm (15 mm optional) (see Note 1)
Pipes to shower	20 mm	20 mm (see Note 4)	20 mm (see Note 5) (15 mm optional) (see Note 1)
Pipes to sink/laundry (see Note 2)	20 mm	20 mm	15 mm
Pipes to bath (see Note 2)	20 mm	20 mm	15 mm
Pipes to basins (see Note 2)	15 mm	15 mm	10 mm

- Notes:
- If supplied by separate pipe from storage water heater to a single outlet.
 - This table is based on maximum pipe lengths of 20 metres.
 - 2 m maximum length from water heater outlet to tempering valve.
 - 15 mm if dedicated line to shower.
 - 10 mm if dedicated line to shower.
 - Table 3 pipe sizes have been calculated to deliver water simultaneously to the kitchen sink and one other fixture.

Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4



**Drainage & Piping Details.
HWC Restraints**

6.14.3 Legionella bacteria

Irrespective of whether a mixing device is installed, the storage water heater control thermostat shall be set at a temperature of not less than 60°C to prevent the growth of Legionella bacteria.

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Protection from freezing

7.2.1 Where there is the likelihood of freezing, hot and cold water supply systems shall be protected in the following manner

a) piping outside of the building thermal envelope shall be insulated

b) Piping buried in the ground shall be insulated or installed below a level affected by freezing, and

c) Storage water heater vent pipes shall be insulated

7.2.2 In climates where freezing temperatures are likely for a period of greater than 24 hours an expansion control valve is required in addition to vent pipe insulation.

5.8 Additional Requirements for drains installed under buildings

5.8.1 Drains installed under buildings shall be:

a) straight and of even gradient,

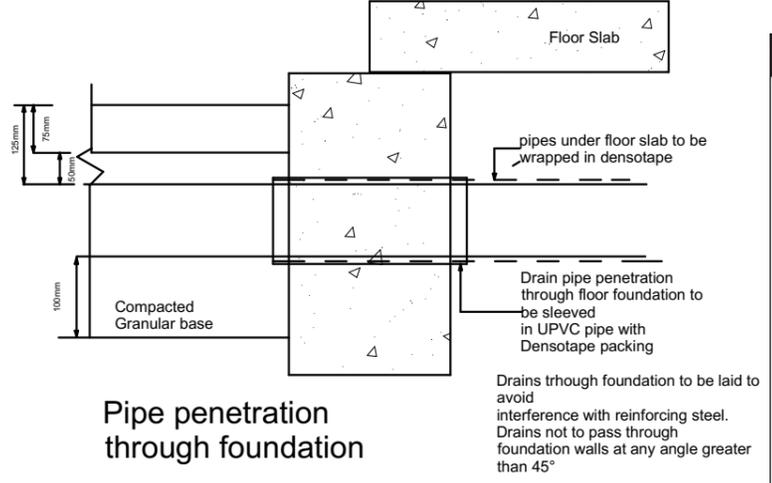
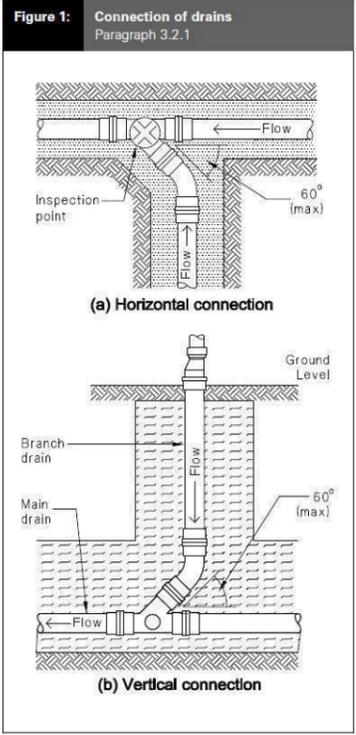
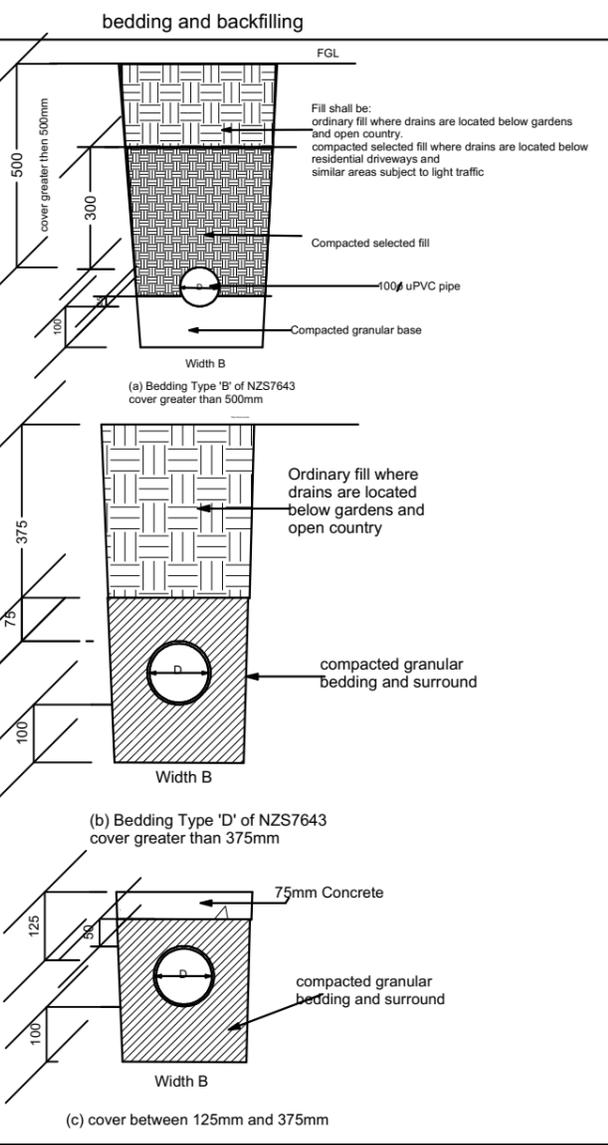
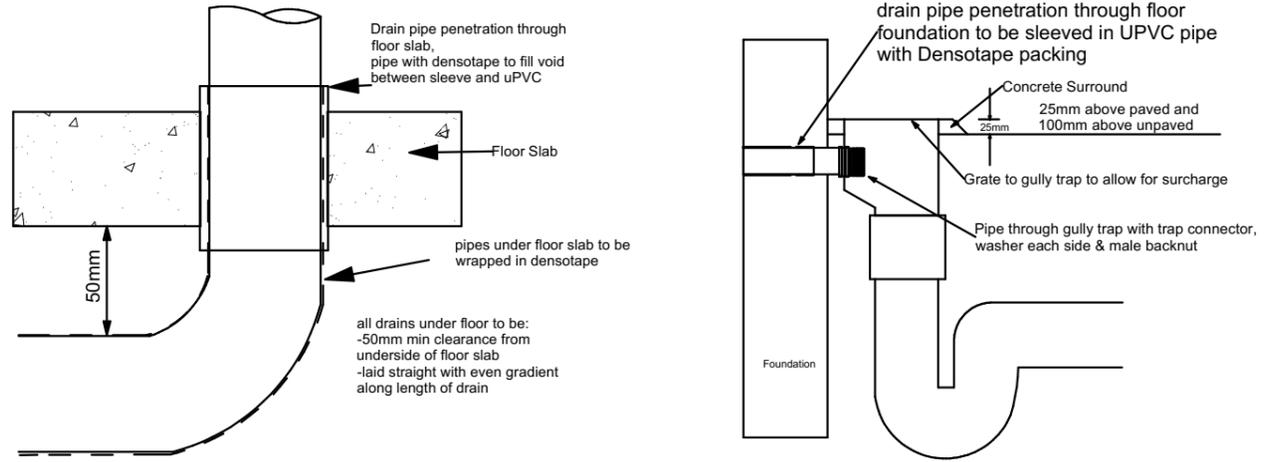
B) separated from the building foundation by at least 25mm and

C) When passing through concrete, sleeved or wrapped in a durable and flexible material to allow for expansion and contraction

5.8.2 Drains passing beneath buildings with a concrete slab on the ground floor shall have in addition to paragraph 5.8.1

A) 50mm clearance from the top of the pipe to the underside of the slab and

B) junctions beneath the building joining at an angle of not more than 45°

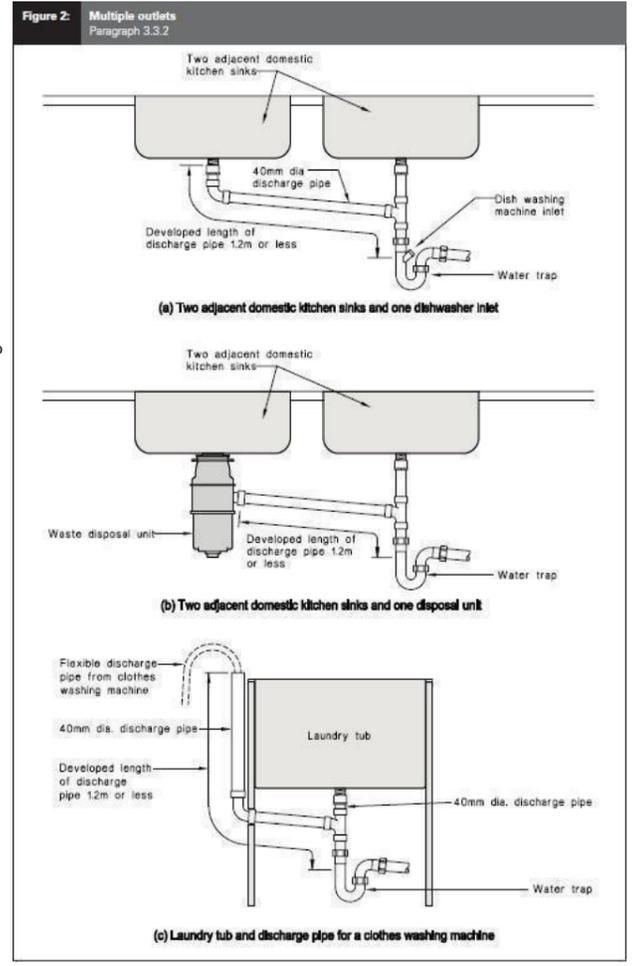


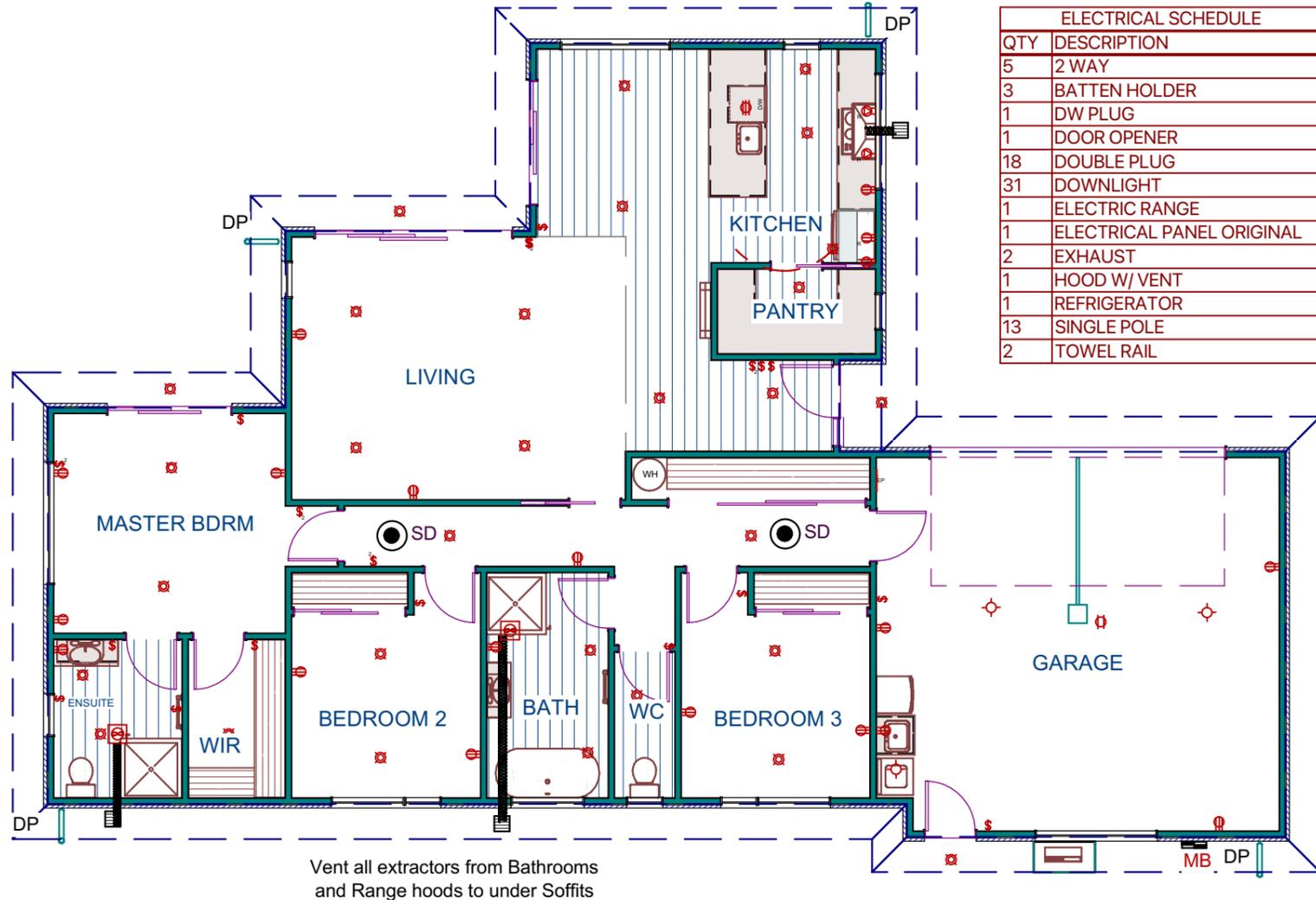
Pipe penetration through foundation

Thermal movement

The plumbing system shall accommodate without failure the expected longitudinal movement in pipes resulting from temperature changes. All copper and uPVC pipes shall incorporate expansion joints. The provisions described in Chapter 8 of NZS 7643 shall be used for uPVC pipes.

At supports, and at wall and floor penetrations not incorporating expansion joints, movement shall be accommodated using pipe sleeves or a durable and flexible lagging material.





ELECTRICAL SCHEDULE	
QTY	DESCRIPTION
5	2 WAY
3	BATTEN HOLDER
1	DW PLUG
1	DOOR OPENER
18	DOUBLE PLUG
31	DOWNLIGHT
1	ELECTRIC RANGE
1	ELECTRICAL PANEL ORIGINAL
2	EXHAUST
1	HOOD W/ VENT
1	REFRIGERATOR
13	SINGLE POLE
2	TOWEL RAIL



Smoke Alarm. Complying with BS 5446 Pt 1 or UL 217, ULC S531, AS 3786.

Power sockets are 300mm above the floor and 500mm from corners where practical. Unless specified otherwise, all power sockets shall be double and rated at 10A
 Light switches are 1200mm above the floor or aligned with door handles
 Light switches shall be single or multiple gang as required
 All recessed downlights to be CA80, CA135, IC-F rated with 1 per 5m² minimum

Regulations and Building Code Compliance
 The installation of and all materials and equipment used in this sub-contract shall comply with the requirements of the NZ Wiring Regulations 2010, and the subsequent amendments (hereinafter known as the Regulations) and with all relevant New Zealand Code of Practice. Compliance with the above Regulations will be accepted as a method of complying with To comply with NZECP 51/Clause NZBC G9 of the Building Code

Electrical Layout.
 Scale 1-100

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



Proposed Residence For



BT Builders
 12 Lunn Crescent
 Woodbury Estate, Leeston

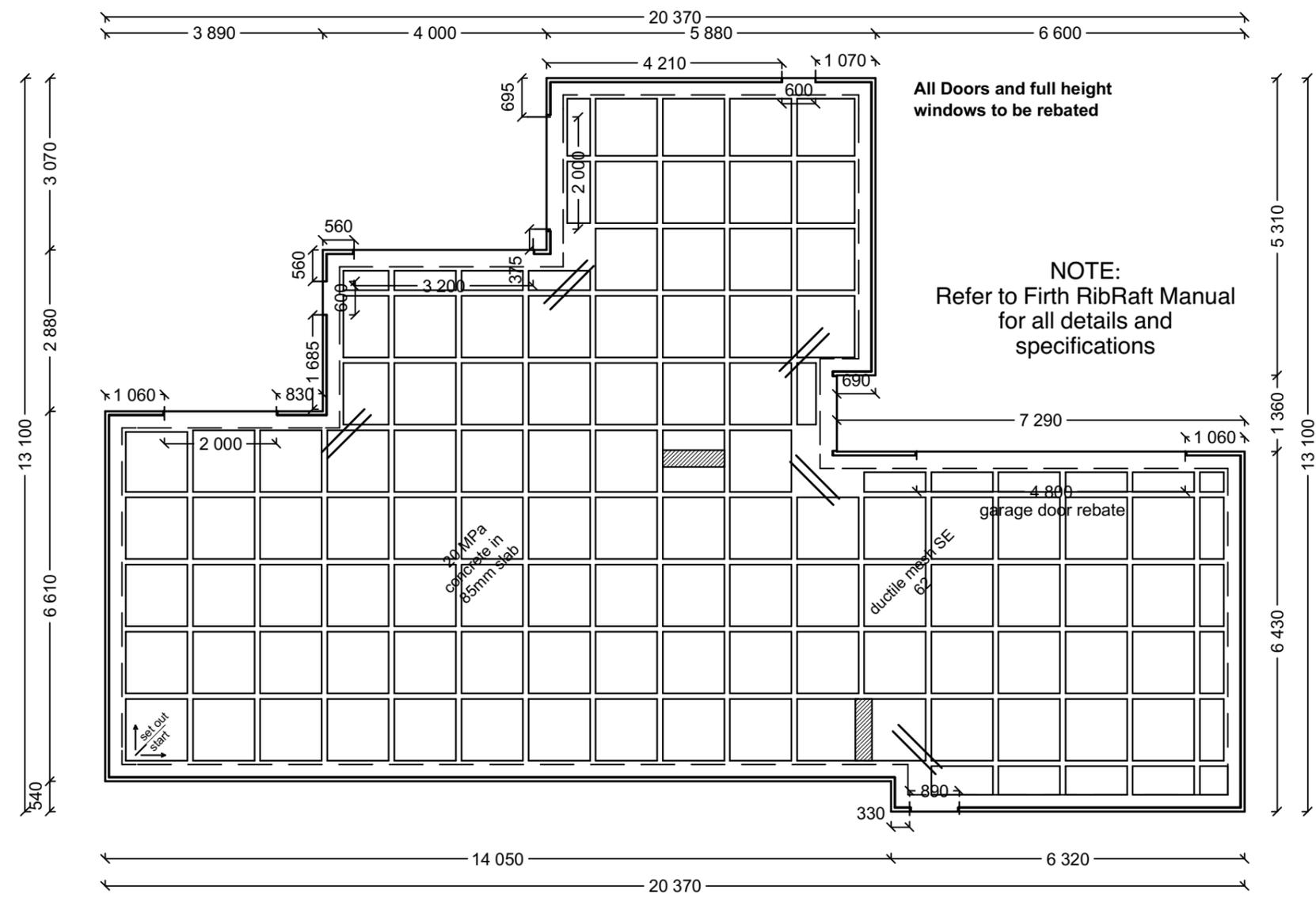
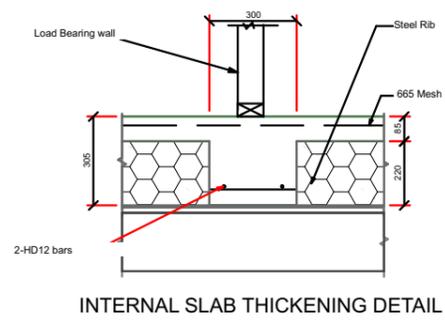
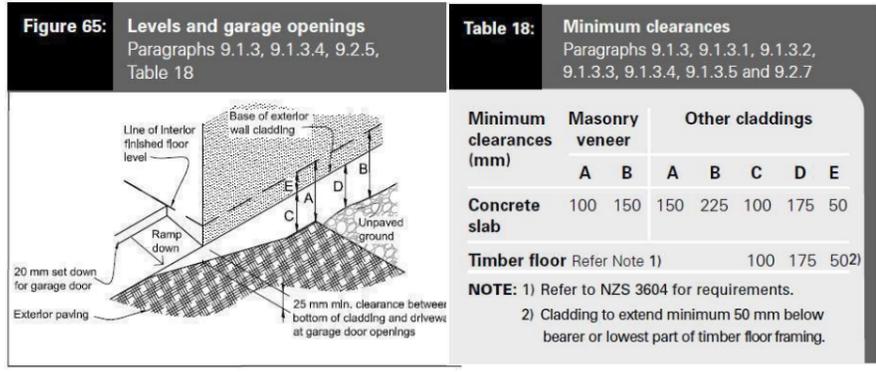
Date: 28/02/2023 Area:

Scale: 1-100 Plan #

Drawn By: D Sowerby

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Slab Area 174m²
 FFL = CGL + 225mm
 Ribraft foundation as per details
 Foundation Reinforcing Grade 500E.
 Slab Mesh Grade SE 62 500E Ductile
 20Mpa Foundation and slab
 Polythene DPM on AP40 compacted with
 25mm sand blinding.
 Slab cuts as shown.
 Slab thickening as per detail and reference to
 load points from truss designer if specified.

HD12's @ 200mm
crs 1200mm long

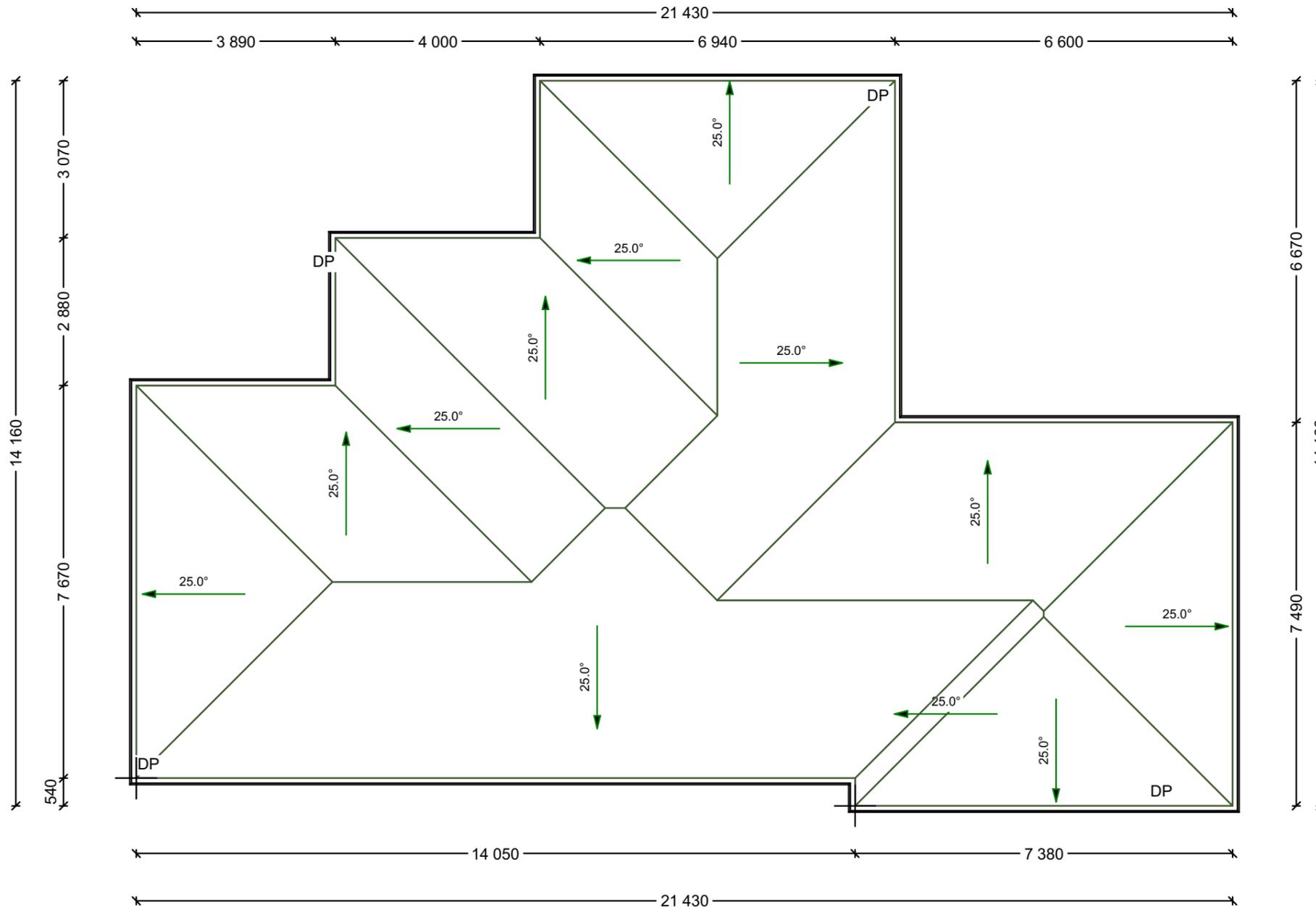
slab thickening

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 Placement Dimensions
Scale 1-100

Roof Pitch 25°, Roof area 216m² /max catchment area per down pipe
 70m² = 4 down pipes required.
 Minimum Gutter Cross Section 6200m²



Roof details.
 Pitch 25°
 Corrugate Coloursteel roofing.
 Fascia Coloursteel.
 Spouting Coloursteel.
 Downpipes 80mmØ Coloursteel

Roof Layout Plan.
 Scale 1-100

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



Proposed Residence For



BT Builders
 12 Lunn Crescent
 Woodbury Estate, Leeston

Date: 17/02/2023 Area:

Scale: 1-100 Plan #

Drawn By: D Sowerby

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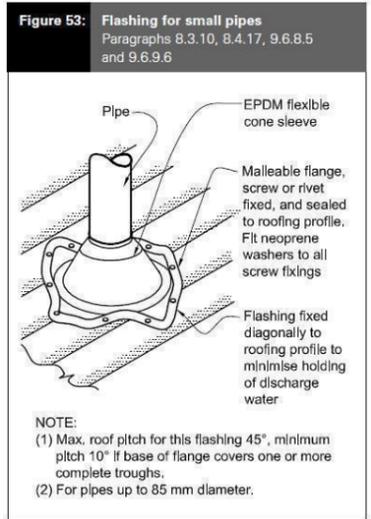
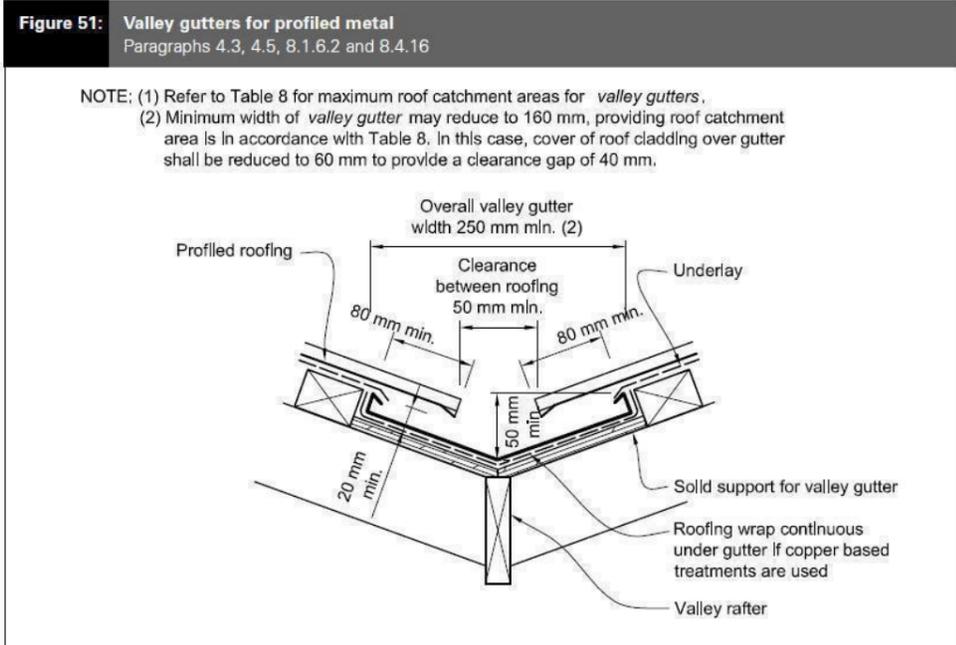
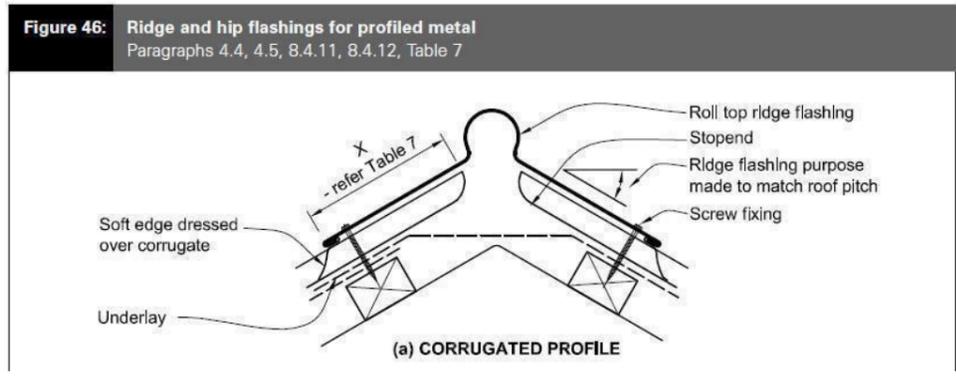
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Table 11: Steel corrugate profiled roofing – 0.4 mm BMT and minimum profile height 16.5 mm
Maximum spans and fixing patterns. Refer to Paragraph 8.4.6

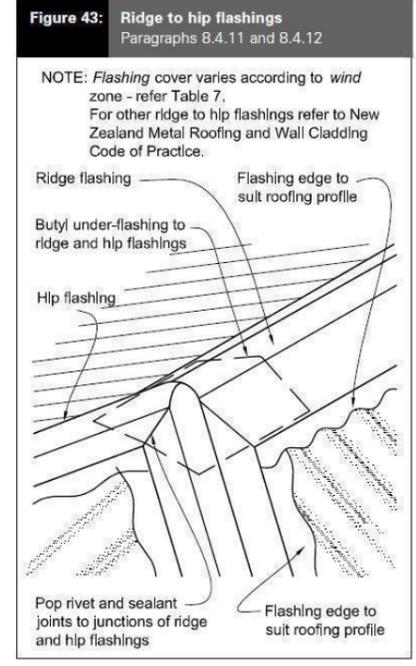
Purlin spacings (metres)		Wind zones		
End span	Intermediate span	Low and Medium	High and Very High	Extra High
0.4	0.6	C2	C2	C2
0.6	0.9	C2	C2	C1
0.8	1.2	C2	C1	C1

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 = 130mm
Y = 2 crests, finish in next trough.
Z = 50mm



Roof Flashing Details