

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.

SINGH RESIDENCE LOT 39 WOODBURY LEESTON



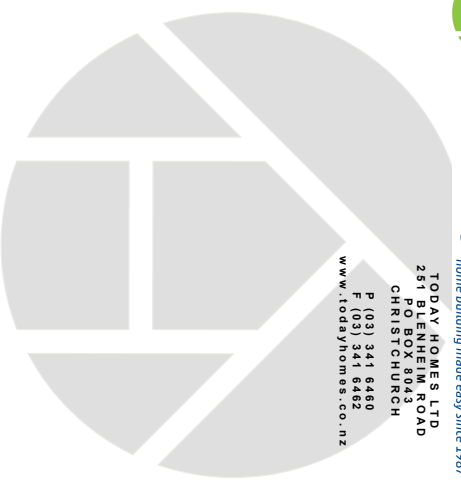
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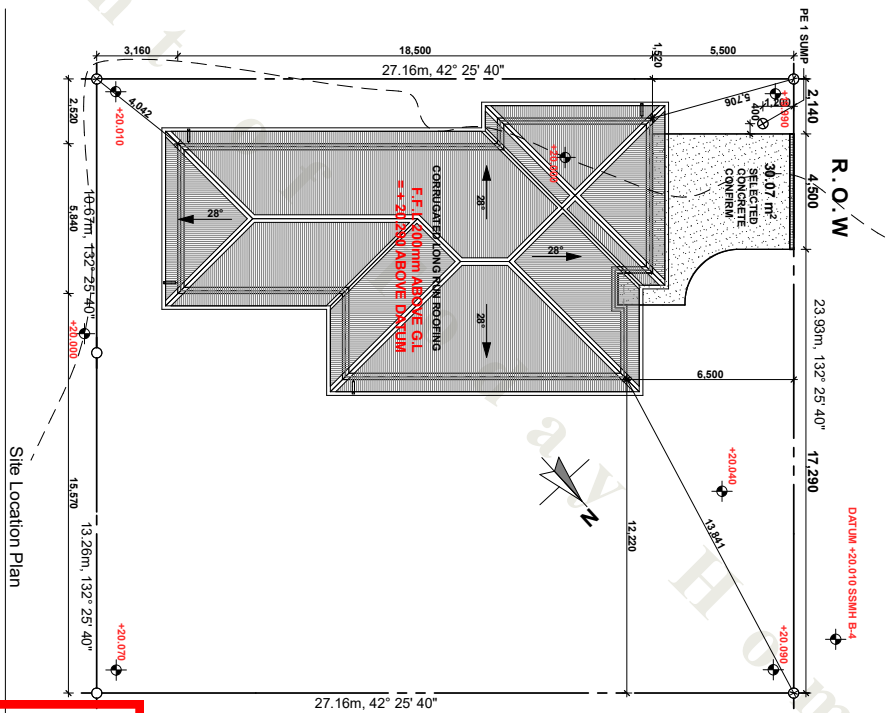
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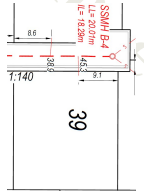
PRINTED: Tuesday,
31 January 2023
DRAWN: SHAUN HALPINE

SINGH RESIDENCE LOT 39 WOODBURY LEESTON



Floor levels must be set at a minimum of 200mm above the highest existing ground level immediately adjacent to the foundation. The finished floor level proposed is the minimum and cannot be made less. The finished floor level in the plans in relation to a fixed datum point, these reference the same LVD1937 used in the SURVUS as-built plan.

ORIGIN OF LEVELS:	V61 NO 2 (FAR)
REDUCED LEVEL:	32.250m
DATUM:	LVD 1937 (LAN 19)
THE SITE DATUMS:	MN1 DP (+5479)
REDUCED LEVEL:	20.94m



LEGAL DESCRIPTION:
LOT No: 39
D.P.No: 585584
SITE AREA: 727m ²
BUILDING AREA: 150m ²
SITE COVERAGE: 20.86%

**No building until S224 issued
3/02/2023 hills1**

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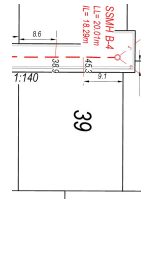
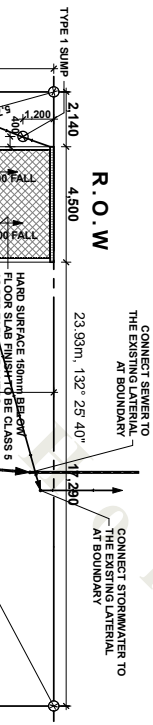
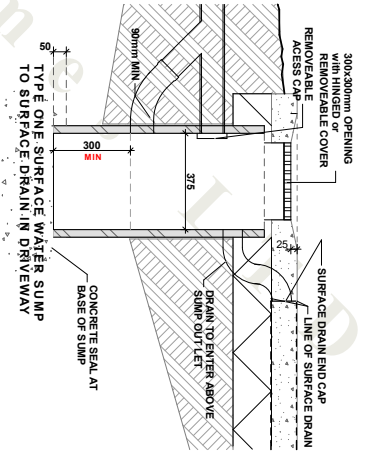
SITE PLAN
NO: 1080621
ORIGINAL SHEET SIZE A3
DRAWN: SHAUN HALPINE
PRINTED: Tuesday, 31 January 2023
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ORIGIN OF LEVELS:	V 61 NO 2 (A-F/R)
REDUCED LEVEL:	32.256m
DAIUM:	LVD 1937 (JAN 18)
THE SITE DATUM IS:	MN 1 DP 66479
REDUCED LEVEL:	20.94m



SITE PLAN & SERVICES

DRAINAGE & SITE WORKS

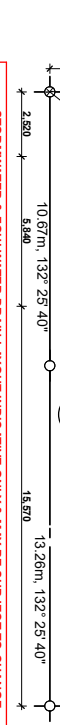
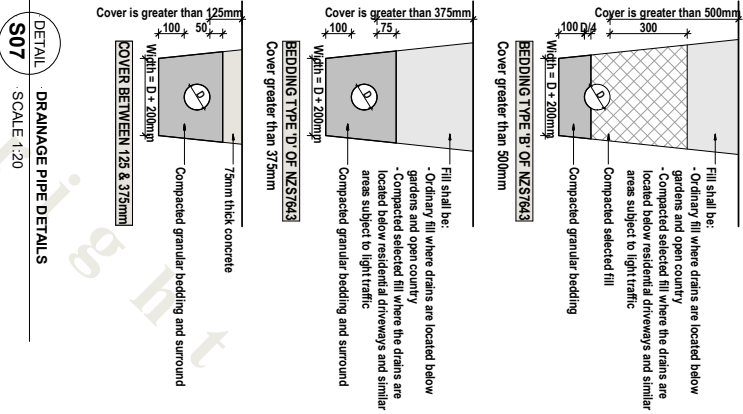
- SEWER DRAINAGE 100mm DIA @ 1% GRADIENT
 - STORMWATER DRAINAGE 300mm DIA @ 1% GRADIENT
 - GULLY TRAP
 - INSPECTION POINT
 - STORMWATER RODDING POINT
 - SITE SPOT LEVELS ALL LEVELS TO BE CONFIRMED ON SITE PRIOR TO SETOUT
 - COARSE GRAVEL, RUMBLE WASH DOWN AREA FOR VEHICLES
 - 75x50mm COLORSTEEL DP
- SEDIMENT CONTROL**
- NOTE: THERMAL MOVEMENT OF PIPES SHALL BE IN ACCORDANCE WITH H-G19AS1 AND NZS 7643

DOWNPIPES TO BE CONNECTED AS SOON AS ROOF IS FITTED AND DRAINS ARE LAYED. (TEMPORARY IF EXTERIOR CLADDING IS NOT FITTED)

PROJECT MANAGER OR FOREMAN TO OVERSEE SEDIMENT CONTROL.

SPOUTING CATCHMENT AREA CALCULATION

RAINFALL INTENSITY (APPENDIX A E1/AS1)	= 88mm/hr
GUTTER CROSS SECTION	= 6700mm ² min
MAX. ROOF AREA (FIGURE 15 E1/AS1)	= 48m ²
MAX USED	= 48m ²
GUTTER TO BE COLORSTEEL FASCIA & GUTTER SYSTEM	
DOWNPIPE MIN SIZE FOR ROOF AREA	75x50mm
TABLE 5 E1/AS1 25-35°	



STORMWATER & FOLIOWATER DRAIN LAYOUT INDICATIVE ONLY & MAY BE SUBJECT TO CHANGE
FINAL LAYOUT AS PER ON SITE AS-BUILT PLANS BY DRAIN LAYER ON COMPLETION & LODGED WITH COUNCIL

Site Drainage & Roof Plan

1:200

SINGH RESIDENCE
LOT 39 WOODBURY LEESTON

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Date:



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SITE DRAINAGE & ROOF PLAN
NO: 1060621
ORIGINAL SHEET SIZE A3
DRAWN: SHAUN HALPINE
PRINTED: Tuesday, 31 January 2023

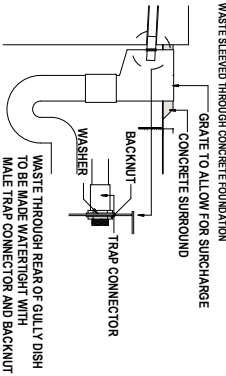
A-02
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ORIGIN OF LEVELS:	V 61 NO 2 (A/F-4R)
REDUCED LEVEL:	32.256m
DATUM:	LVD 1937 (A/N 19)
THE SITE DATUMS:	NM 1 DP 454479
REDUCED LEVEL:	20.94m

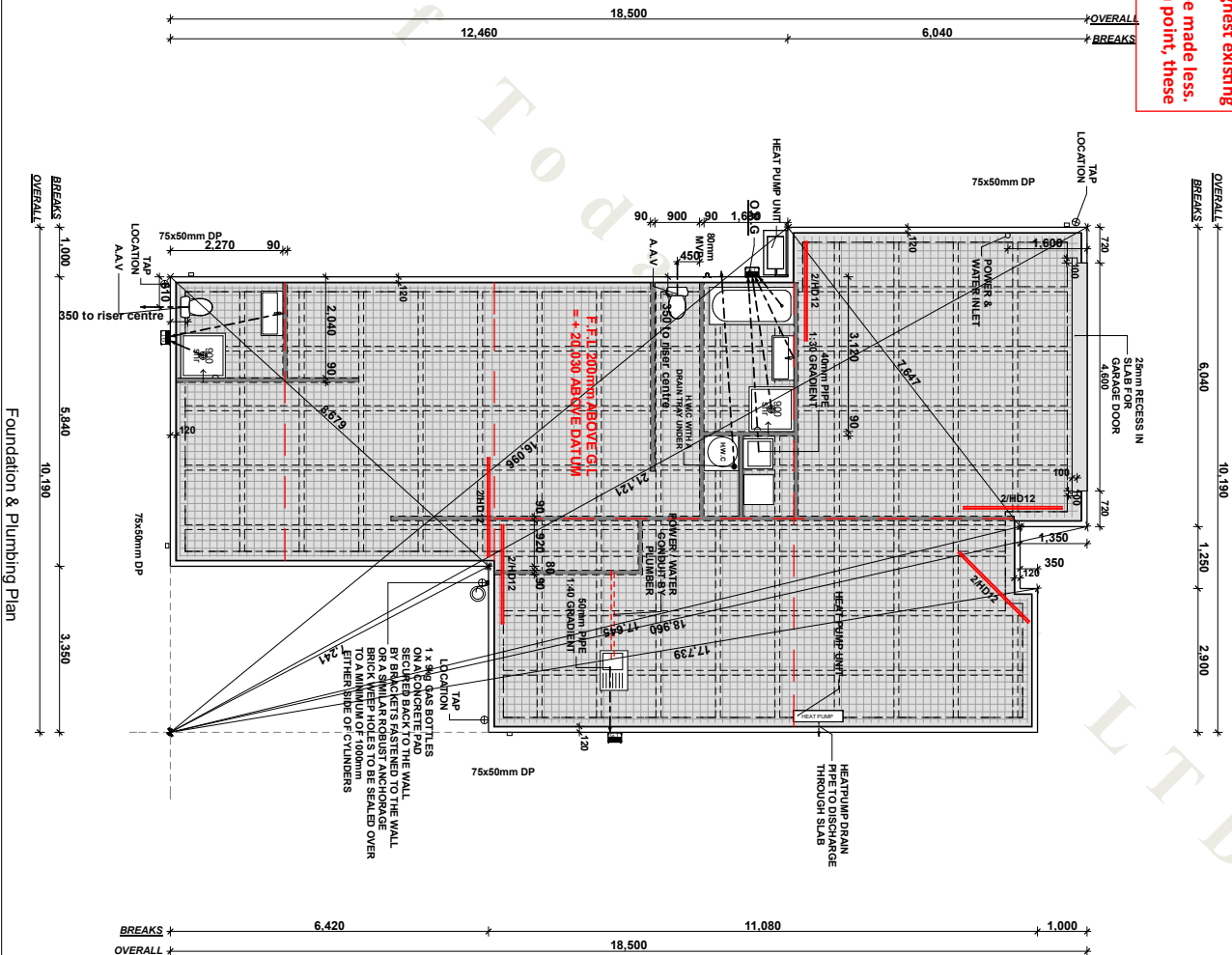


WASTE DISCHARGING TO REAR OF GI

- 5.8 Additional requirements for drains installed under buildings
- 5.8.1 Drains installed under buildings shall be:
 - Straight and of even gradient.
 - Separated from the building foundation by at least 25 mm, and
 - 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) 50 mm 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°



DRAINAGE PIPE DETAILS
SCALE 1:20



Foundation & Plumbing Plan

SINGH RESIDENCE
LOT 39 WOODBURY LEESTON

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Date: _____

LICENSED BUILDING PRACTITIONER
www.dhb.govt.nz
www.dhb.govt.nz

FOUNDACTION & PLUMBING PLAN
NO: 1060621
ORIGINAL SHEET SIZE A3
DRAWN: SHAUN HALPINE
PRINTED: Tuesday, 31 January 2023

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A-03

ALLOWED SUPERSLAB AS PER CODEMARK CERTIFICATE GM-CM30086

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FLOOR & FOUNDATIONS LEGEND

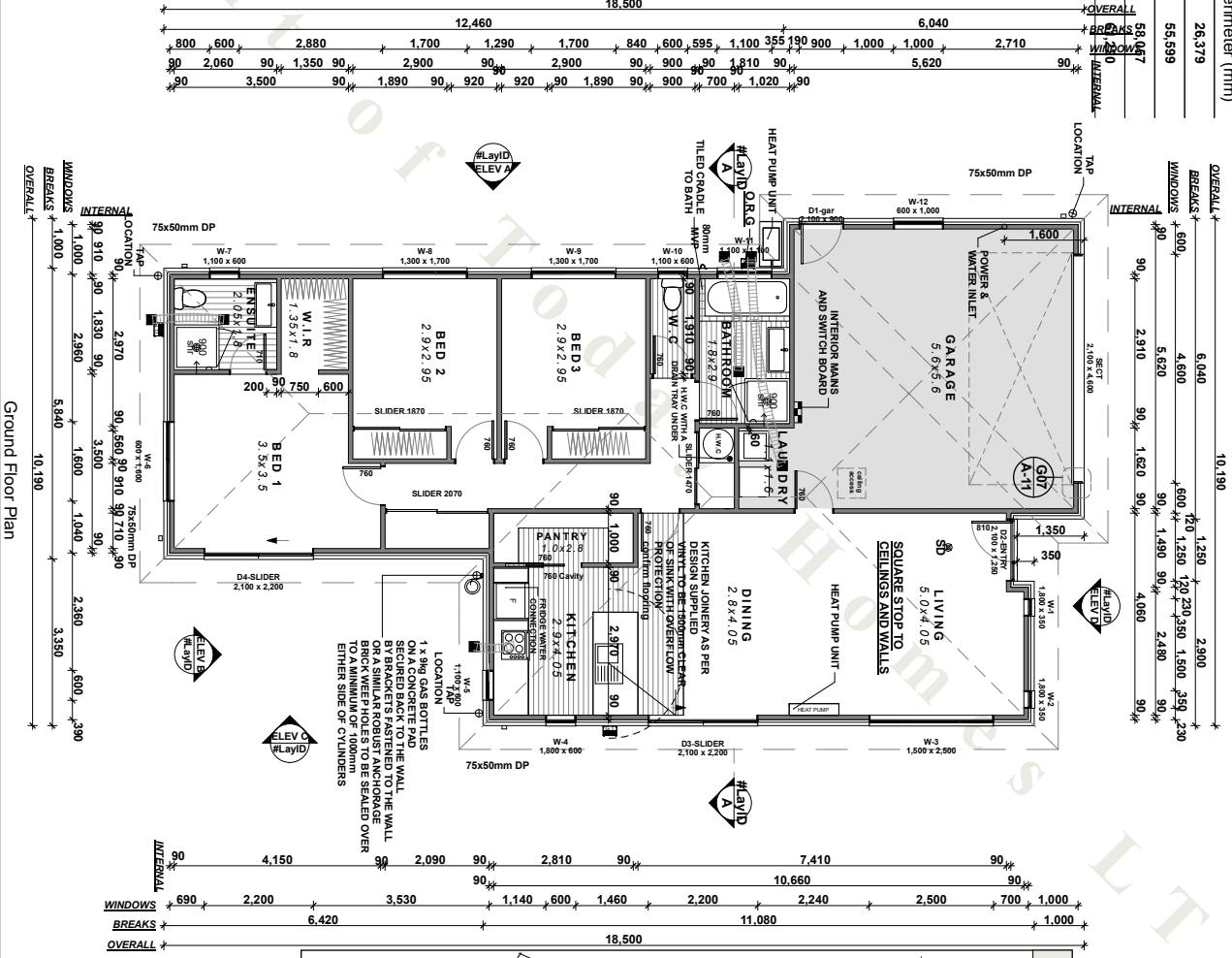
- CONCRETE SAW CUTS AS INDICATED ON PLAN
- 85mm THICK CONCRETE SLAB REFER TO DETAILS
- REINFORCING MESH TO AREAS INDICATED ON PLAN REFER TO DETAILS
- 100x100mm POSTS WITH 300mm WIDE PERIMETER FOOTING ON 100mm WIDE RIBS IN EACH DIRECTION AND 100mm MAX COMPACTED SAND BLINDING TO SUIT F.F.A WHERE REQUIRED REFER TO DETAILS
- 200x12 BARS CORNER REINFORCING 2000mm LONG
- DRAINAGE**
- ALL WASTE PIPES IN SLAB TO BE 40mm DIAMETER AND HAVE A GRADIENT OF 1:40 (UNLESS NOTED)
- W.C WASTE PIPE TO BE 80mm @ 1:80 FALL
- GULLY TRAP
- ALL FIXTURES 3500mm AWAY FROM GULLY TRAPS OR AIR ADJUSTANCE VALVES
- Ø30mm MIN COPPER OVERFLOW PIPE
- W.C.**
- ALL PLUMBING AND DRAINAGE WORK TO BE IN ACCORDANCE WITH NZBC G13
- PLUMBING FITTINGS**
- EXTERIOR TAP LOCATION TO BE CONFIRMED
- Ø75mm DP DOWNPIPE
- Ø80mm WVP 80mm MAIN VENT PIPE
- SELECTED SHOWERS
- SELECTED VANITIES
- SELECTED BATH
- SELECTED TOILET SUITE

DRAINS UNDER THE BUILDING SHALL BE STRAIGHT AND OF EVEN GRADIENT WHEN PASSING THROUGH CONCRETE BE SLEAVED OR WRAPPED IN A DURABLE AND FLEXIBLE MATERIAL TO ALLOW FOR EXPANSION AND CONTRACTION

DRAINS UNDER A CONCRETE FLOOR SLAB SHALL HAVE 50mm CLEARANCE TO THE UNDERSIDE OF THE SLAB & JUNCTIONS UNDER THE BUILDING JOINING AT AN ANGLE OF NOT MORE THAN 45°

SLAB AREAS	
Area (m ²)	Perimeter (mm)
GARAGE	36.28
HOUSE	113.70
OVER FLOOR	149.98
OVER ROOF	178.86

FINISHING SCHEDULE TO WET AREAS FLOORS	
Bathroom:	Vinyl Plank flooring on fresh finish concrete junction of flooring to be sealed using Mapestral Flexible Silicon with mould inhibitors.
Essaiette:	Vinyl Plank flooring on fresh finish concrete junction of flooring to be sealed using Mapestral Flexible Silicon with mould inhibitors.
Laundry:	Fresh concrete finish in garage, junction of flooring to be sealed using Mapestral Flexible Silicon with mould inhibitors.
Toilet:	Vinyl Plank flooring on fresh finish concrete junction of flooring to be sealed using Mapestral Flexible Silicon with mould inhibitors.
Kitchen:	Vinyl Plank flooring on fresh finish concrete junction of flooring to be sealed using Mapestral Flexible Silicon with mould inhibitors.
Entry:	Vinyl Plank flooring on fresh finish concrete junction of flooring to be sealed using Mapestral Flexible Silicon with mould inhibitors.
Vinyl Plank E.A. ALTERNATIVE SOLUTION PAINTING TO WET AREAS	
Bathroom, Essaiette, Laundry & WC:	
Walls:	10mm GP fixed as per manufacturers instructions, stopped to level 4 paint finish, 1 coat of water based sealer and 2 coats of primer and alternative paint to all surfaces in the wet areas.



FLOOR PLAN LEGEND	
	WALL FRAMING AND CEILINGS
	FLOOR COVERINGS
	PLUMBING FITTINGS
	SELECTED BATH
	SELECTED TOILET SUITE
	SELECTED VANITIES
	UTILITY FITTINGS
	MECHANICAL VENT WITH FLEXIDUCT TO SOFFIT
	SMOKE DETECTOR WITH HUSH BURTON

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GROUND FLOOR PLAN

NO: 10806021
ORIGINAL SHEET SIZE: A3
DRAWN: SHAUN HALPINE
PRINTED: Tuesday, 31 January 2023

A-05

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H.W.C DETAIL 1:50

PLUMB BEST WASTE IN TRAY SILICONE FROM THE TOP WITH A 40mm FEMALE TRAP CONNECTOR 40mm PIPE AT 1.900

SELECTED HOT WATER CYLINDER

H.W.C WITH A DRAIN TRAP UNDER AND 40mm PIPE DISCHARGE TO WASTE

91x28mm LUMBERLOCK G890 2275 EACH STRAP END SHALL BE FIXED WITH A2x25mm SCREWS

SINGH RESIDENCE
LOT 39 WOODBURY LEESTON

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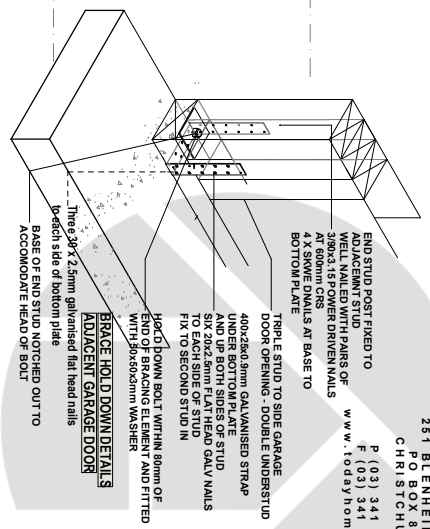
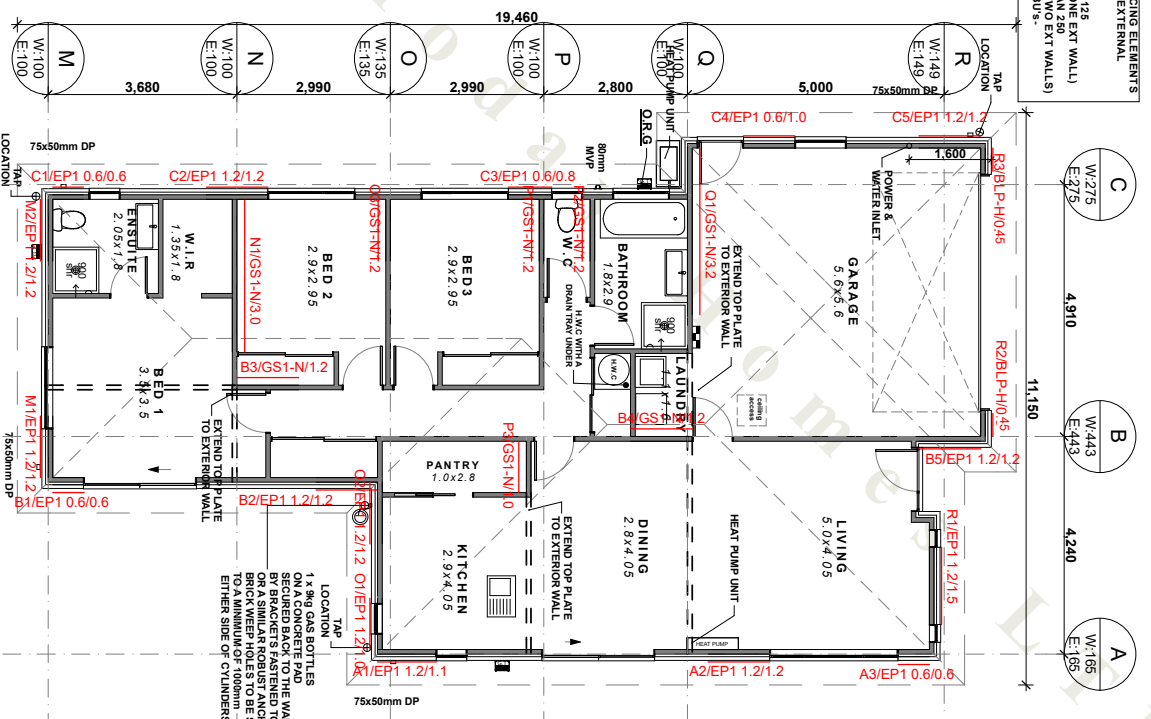
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EXIST WALL THAT CONTAINS ONE OR MORE BRACING ELEMENTS SHALL BE CONNECTED AT TOP FLANGE LEVEL TO EXTERNAL WALLS AT RIGHT ANGLES TO IT WITH PEN CONNECTION WHERE BRACING MORE THAN 125mm FROM EXIST WALL TO EXIST WALL. EXIST WALLS WITH BU'S > 250mm PER SIDE (FIX TO TWO EXIST WALLS) TO TWO EXIST WALLS.

BRACING CALCULATIONS	
Location of Stud	Single
Floor Height to Apex	6.0m
Floor Height to Eaves	3.0m
Roof Pitch	26 - 45° - Subfloor
Roof Style	Hip - Wall Cladding
Building Length (BL)	19.5m
Room in Roof Space	0
Soil Class	E - Very Soft
Gross Plan Area (GPA)	150.0 m ²
Earthquake Zone	2
EQ x GPA	1,459.5 BUS
Calculations are based on NZS3604:2011	

ALONG					
Line	Min Bus	Max Bus	Bracing Elements Provided	Wind	Earthquake
A	765	765	A1 EP1 1.2 A2 EP1 0.6 A3 EP1 0.6 A4 EP1 0.6	W 2.4 W 2.4 W 2.4 W 2.4	E 135 E 105 E 105 E 105
B	443	443	B1 EP1 1.2 B2 GS1-N B3 GS1-N B4 GS1-N B5 EP1 1.2 B6 EP1 0.6 B7 EP1 0.6 B8 EP1 0.6	W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4	E 135 E 105 E 105 E 105 E 105 E 105 E 105 E 105
C	275	275	C1 EP1 1.2 C2 EP1 0.6 C3 EP1 0.6 C4 EP1 0.6 C5 EP1 1.2	W 2.4 W 2.4 W 2.4 W 2.4 W 2.4	E 135 E 105 E 105 E 105 E 135
Totals Achieved:				W 1,373.2	E 1,493.0
Totals Required:				W 836.3	E 1,080.0

ACROSS					
Line	Min Bus	Max Bus	Bracing Elements Provided	Wind	Earthquake
M	700	700	M1 EP1 1.2 M2 EP1 1.2 M3 GS1-N M4 GS1-N M5 GS1-N M6 GS1-N M7 EP1 1.2 M8 EP1 1.2 M9 GS1-N M10 GS1-N M11 GS1-N M12 GS1-N	W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4	E 135 E 135 E 105 E 105 E 105 E 105 E 105 E 105 E 105 E 105 E 105 E 105
N	100	100	N1 EP1 1.2 N2 EP1 1.2 N3 GS1-N N4 GS1-N N5 GS1-N N6 GS1-N N7 EP1 1.2 N8 EP1 1.2 N9 GS1-N N10 GS1-N N11 GS1-N N12 GS1-N	W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4	E 135 E 135 E 105 E 105 E 105 E 105 E 105 E 105 E 105 E 105 E 105 E 105
O	135	135	O1 EP1 1.2 O2 EP1 1.2 O3 GS1-N O4 GS1-N O5 GS1-N O6 GS1-N O7 EP1 1.2 O8 EP1 1.2 O9 GS1-N O10 GS1-N O11 GS1-N O12 GS1-N	W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4	E 135 E 135 E 105 E 105 E 105 E 105 E 105 E 105 E 105 E 105 E 105 E 105
P	700	700	P1 EP1 1.2 P2 GS1-N P3 GS1-N P4 GS1-N P5 GS1-N P6 GS1-N P7 EP1 1.2 P8 EP1 1.2 P9 GS1-N P10 GS1-N P11 GS1-N P12 GS1-N	W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4	E 135 E 135 E 105 E 105 E 105 E 105 E 105 E 105 E 105 E 105 E 105 E 105
Q	100	100	Q1 EP1 1.2 Q2 EP1 1.2 Q3 GS1-N Q4 GS1-N Q5 GS1-N Q6 GS1-N Q7 EP1 1.2 Q8 EP1 1.2 Q9 GS1-N Q10 GS1-N Q11 GS1-N Q12 GS1-N	W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4	E 135 E 135 E 105 E 105 E 105 E 105 E 105 E 105 E 105 E 105 E 105 E 105
R	149	149	R1 EP1 1.2 R2 EP1 1.2 R3 GS1-N R4 GS1-N R5 GS1-N R6 GS1-N R7 EP1 1.2 R8 EP1 1.2 R9 GS1-N R10 GS1-N R11 GS1-N R12 GS1-N	W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4 W 2.4	E 135 E 135 E 105 E 105 E 105 E 105 E 105 E 105 E 105 E 105 E 105 E 105
Totals Achieved:				W 1,590.7	E 1,589.7
Totals Required:				W 1,459.5	E 1,080.0



BRACING & LINTEL PLAN LEGEND

WALL FRAMING AND CEILING:
 100mm GIB BOARD ON STEEL
 H1.2 FRAMING
 ROOF OVER INDICATING FAS/GA AND BUTTER LINE

BRACING TYPES:
 GIB BRACING TO THE MANUFACTURERS INSTRUCTIONS
 EIGHTLY BRACING ELEMENTS TO MANUFACTURERS INSTRUCTIONS

BRACING LENGTH: BRACING ELEMENTS GIB — A1/EP1 1.2 AS PER MANUFACTURER SPECIFICATIONS AND DETAILS

BRACING TYPE:
 C1/BL11.2
 B1EP1 1.2/1.2

NOTE:
 ALL DIMENSIONS SHALL BE VERIFIED ON SITE.
 -TRUSS PLAN TO BE SUPPLIED BY TRUSS MANUFACTURER REFER TO THIS FOR LINTEL SIZES AND TIMBER FIXING DETAILS
 -ALL TIMBER TO BE MSG 8
 -WIND ZONE: HIGH
 -REGION: ZONE A
 -EARTHQUAKE ZONE: 2
 -SNOW ZONE: 4

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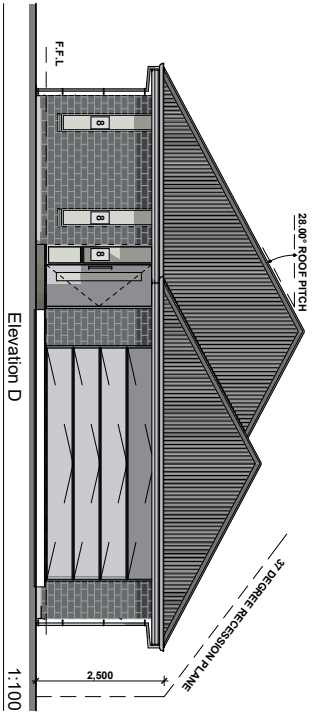
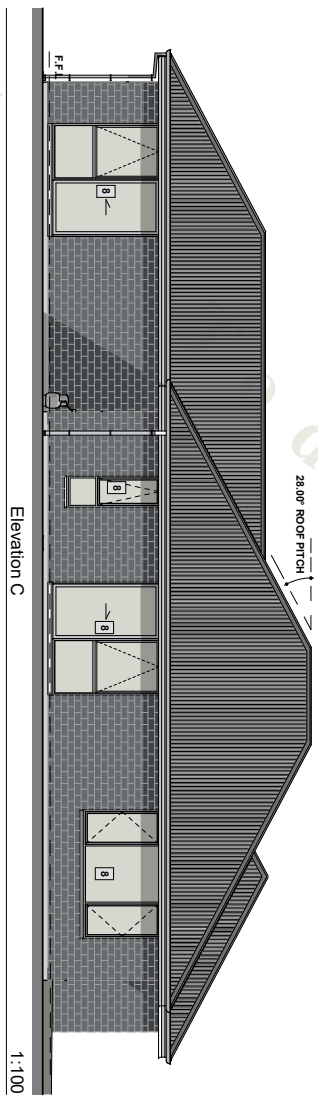
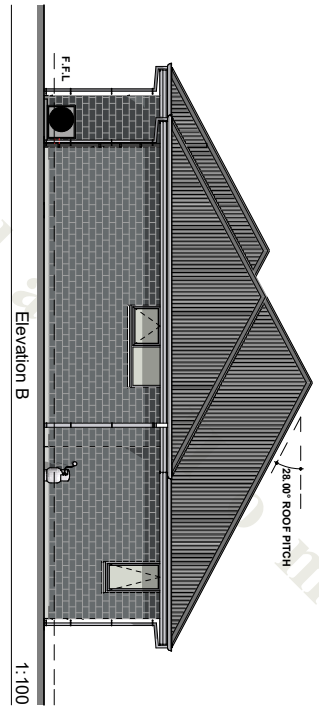
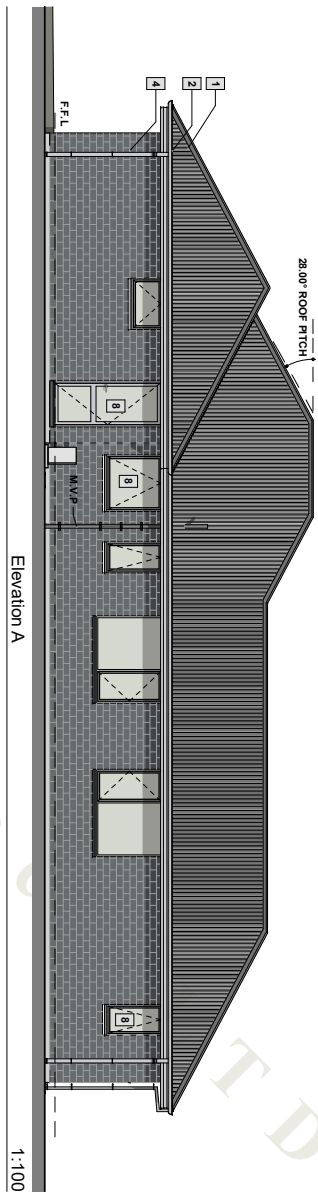
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GROUND BRACING & LINTEL PLAN
 NOT TO SCALE
 ORIGINAL SHEET SIZE A3
 DRAWN: SHAUN HALPIN
 PRINTED: Tuesday, 31 January 2023

A-06
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ELEVATIONS LEGEND

- | | |
|--------------|---|
| ROOF | 1 SELECTED CORRUGATED LONG RUN ROOF CLADDING |
| | 2 SELECTED METAL FASCIA AND COLUSTRYEL GUTTER |
| | 3 COLORSTEEL DOWNPIPES |
| WALLS | 4 70 SERIES BRICK WALL CLADDING |
| | 5 SELECTED ENTRY DOOR AND SIDELIGHT IN ALUMINUM FRAME |
| | 6 SELECTED SECTIONAL GARAGE DOOR |
| | 7 SELECTED GLAZED ALUMINUM WINDOWS AND DOORS SAFETY GLASS |

NOTE:
-ALL WINDOW AND DOOR JOINERY TO BE SITE MEASURED
WERE NECESSARY PRIOR TO MANUFACTURE.
-CONFIRM SOFFIT HEIGHT WITH TRUSS MANUFACTURER.

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ELEVATIONS
NO: T060621
ORIGINAL SHEET SIZE A3
DRAWN: SHAUN HALPIN
PRINTED: Tuesday, 31 January 2023

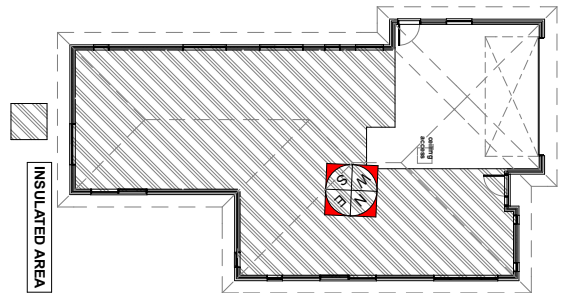
REVISION
A-07

BUILDING ENVELOPE RISK MATRIX			
NORTH			
Risk Factor	Wind zone (per NZS 3804)	High risk	1
Number of storages	Roof/wall intersection design	Low risk	0
Envelope width	Envelope complexity	Medium risk	1
Deck design		Low	0
Deck design		Low	0
Total Risk Score:			2

BUILDING ENVELOPE RISK MATRIX			
EAST			
Risk Factor	Wind zone (per NZS 3804)	High risk	1
Number of storages	Roof/wall intersection design	Low risk	0
Envelope width	Envelope complexity	Medium risk	1
Deck design		Low	0
Deck design		Low	0
Total Risk Score:			2

BUILDING ENVELOPE RISK MATRIX			
SOUTH			
Risk Factor	Wind zone (per NZS 3804)	High risk	1
Number of storages	Roof/wall intersection design	Low risk	0
Envelope width	Envelope complexity	Medium risk	1
Deck design		Low	0
Deck design		Low	0
Total Risk Score:			2

BUILDING ENVELOPE RISK MATRIX			
WEST			
Risk Factor	Wind zone (per NZS 3804)	High risk	1
Number of storages	Roof/wall intersection design	Low risk	0
Envelope width	Envelope complexity	Medium risk	1
Deck design		Low	0
Deck design		Low	0
Total Risk Score:			2



Building Risk Matrix

H1 ENERGY EFFICIENCY: CLIMATE ZONE 5
SCHEDULE METHOD
CONSTRUCTION TYPE: NON SOLID
ROOF: 28 DEGREE COLORSTEEL LONGRUN ON 90x45 TRUSSES @ 900mm CRS.
WALLS: 70 SERIES BRICK 50mm CAVITY 90mm TIMBER FRAME @ SELECTED CRS AND DWANGS @ 800mm CRS.
FLOOR: CONCRETE FLOOR SLAB.
GLAZING TYPE: Windows and doors - R0.37 Ref Table E.1.1.1.
SKYLIGHTS: - R0.62 NO SKYLIGHTS

TOTAL WALL AREA:
 TOTAL EXTERNAL INSULATED WALL ENVELOPE = **133.4M²**
 TOTAL OF EXTERNAL WINDOW AND DOOR OPENINGS = **26.5 M²**
 PERCENTAGE OF OPENINGS TO WALL AREA = **19.9%**

EAST SOUTH WEST WALL AREA:
 TOTAL EXTERNAL INSULATED WALL ENVELOPE = **91.6 M²**
 TOTAL OF EXTERNAL WINDOW AND DOOR OPENINGS = **12.4 M²**
 PERCENTAGE OF OPENINGS TO WALL AREA = **13.6%**

INSULATION TYPE:
 INSULATION TO CEILINGS WILL BE GLASS WOOL BATT'S R.3 & CONSTRUCTION R VALUE = **3.4**
 INSULATION TO WALLS WILL BE GLASS WOOL BATT'S R.2 & CONSTRUCTION R VALUE = **2.1**
 WINDOWS AND DOORS TO BE ALUMINIUM DOUBLE GLAZED
 - Low E glass
 - Argon filled
 TO ALLOW FOR **R0.37**

1:200

ID	W-1	W-2	W-3	W-4	W-5	W-6	W-7	W-8	W-9	W-10	W-11	W-12		
Quantity	1	1	1	1	1	1	1	1	1	1	1	1	12	
W x H Size	350x1,800	350x1,800	2,500x1,500	600x1,800	600x1,100	1,600x600	1,500	1,700x1,300	1,700x1,300	800	1,700x1,300	800	600x1,100	1,000x600
Sill height	300	300	600	300	1,000	1,500	1,000	1,000	800	1,000	1,000	1,000	1,500	
Head height	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	
Area (m ²)	0.63	0.63	3.75	1.08	0.66	0.96	0.66	2.21	2.21	0.66	1.21	0.60	15.26 m ²	

ID	710	760	760 Cavity	D1-gar	D2-ENTRY	D3-SLIDER	D4-SLIDER	SECT	SLIDER 1470	SLIDER 1870	SLIDER 2070	
Quantity	1	7	1	1	1	1	1	1	1	2	1	18
W x H Size	750x2,010	800x2,010	800x2,010	900x2,100	1,250x2,100	2,200x2,100	2,200x2,100	4,600x2,100	1,470x2,010	1,870x2,010	2,070x2,010	2,010
Head height	2,010	2,010	2,010	2,100	2,100	2,100	2,100	2,100	2,010	2,010	2,010	2,010
Area (m ²)	1.51	1.61	1.61	1.89	2.63	4.62	4.62	9.66	2.95	3.76	4.16	52.44 m ²

SINGH RESIDENCE
LOT 39 WOODBURY LEESTON

THE OWNERS ACCEPT AND CONFIRM THAT THESE ARE THE FULL AND FINAL DRAWINGS
 Signed: _____
 Date: _____

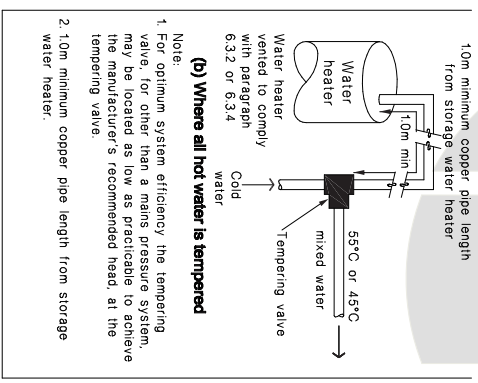
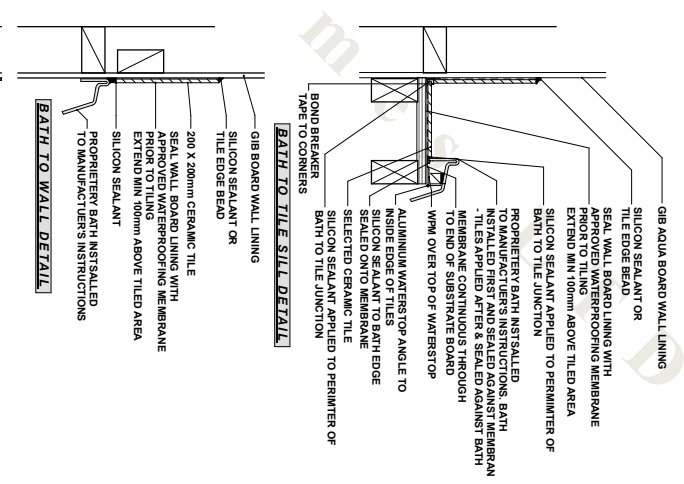
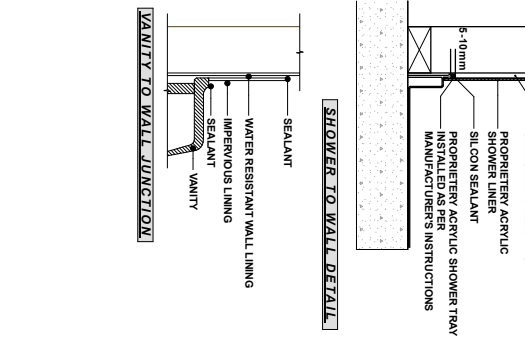
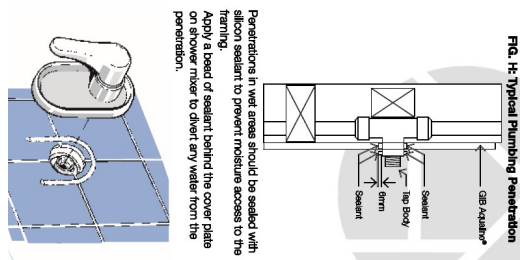
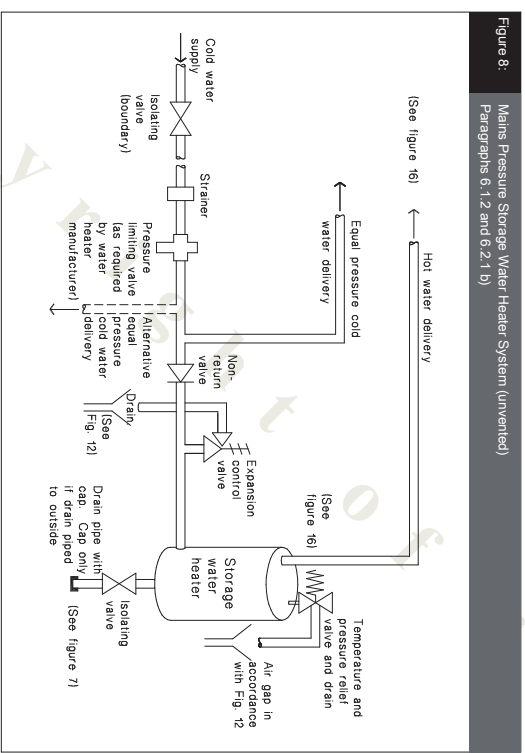
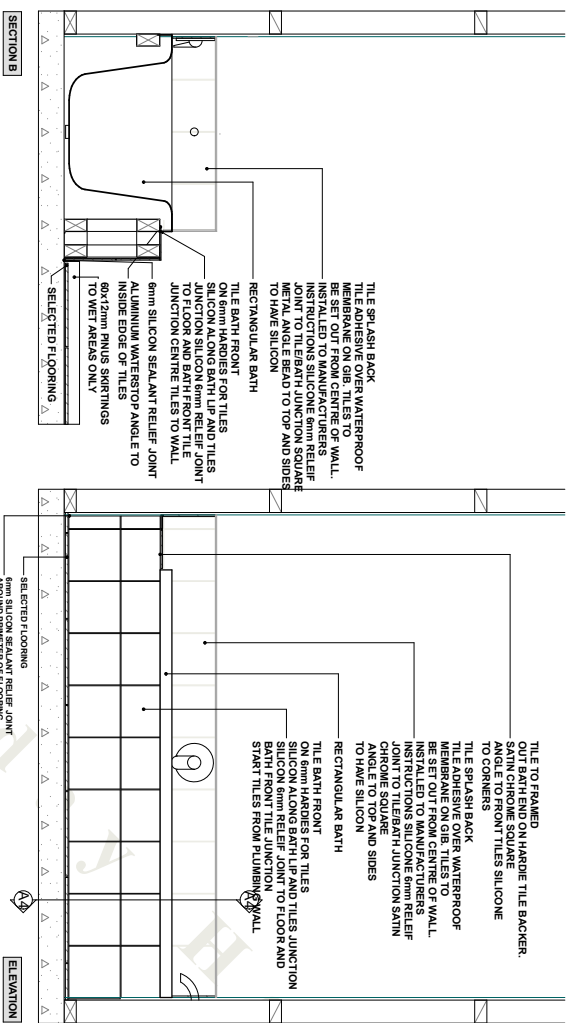


All plans are to be read in conjunction with the specification & Engineer's details. The Contractor shall verify all dimensions on site before commencing work. Written dimensions are to be taken priority over verbal dimensions for the project.

RISK MATRIX/SCHEDULES & ENERGY EFFICIENCY
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