

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.

Legal Description

Lot 4230 - DP 572950
 WAIKIRIKIRI AVENUE
 Lincoln, 7608

Wind Zone	High
Snow loading	N/A
Corrosion Zone	C
Earthquake Zone	2
Planning Zone (SDC)	Living 1

General Site Notes

- existing site levels
- finished site levels
- finished floor level

Site Area	693m ²
Building area over Cladding-	254.07m ² 36.6%
Building area over Roof	303.94m ² 43.9%

All work to comply with relevant provisions of NZBC, Local Authority Bylaws and regulations. Unless otherwise stated, all timber to be MSG8 treated to H1.2

All timber framing shall be in accordance with NZS 3604, 2011 and NZS 3602, 2003

Kitchen and laundry benches are to be impervious and easily cleanable to comply with NZBC E3, continuous flexible sealant to wall junction

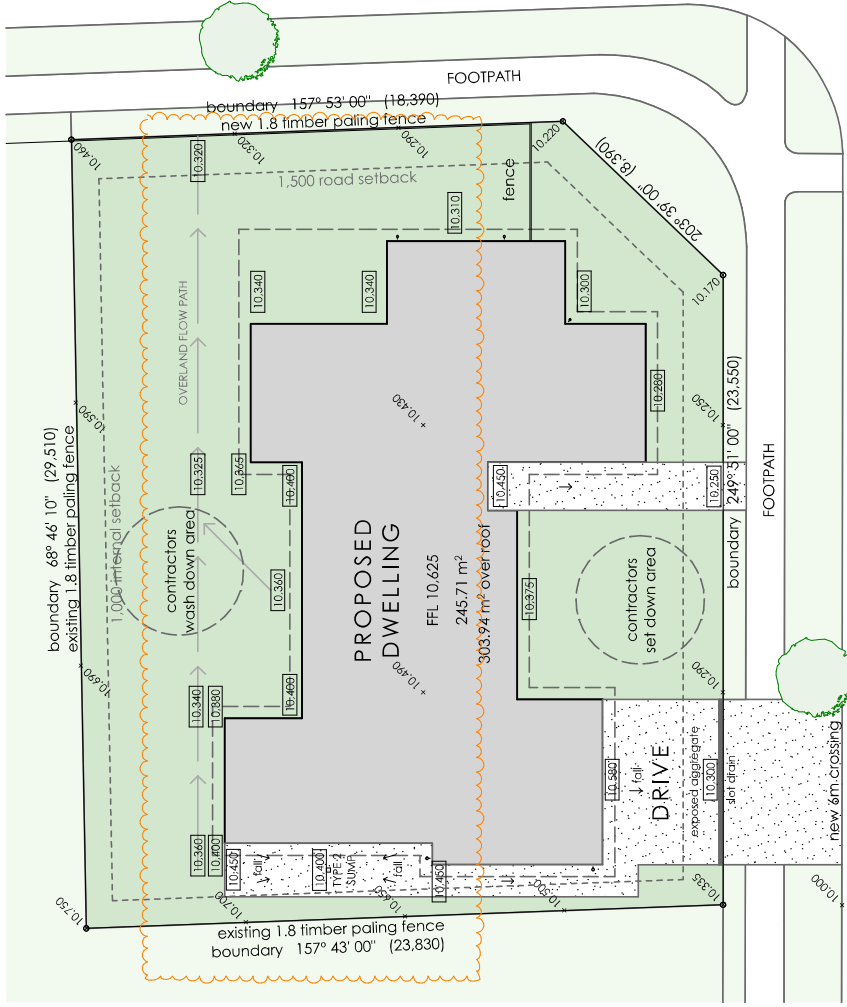
wall water splash areas are to have min impervious surface of 2 coats semi gloss paint finish or other impervious surface to comply with NZBC E3

Sediment Control

The contractor shall comply with the recommendations of the Environment Canterbury Guidelines for Sediment Control on Small Sites and work in such a manner to reduce the environmental impact of the proposed work. The contractor shall inform all sub trades working on the site of their obligations in regard to these guidelines

2,000 High, temporary chain link fencing to road boundaries, 50x50 grid with no gaps larger than 100mm to comply with NZBC clause F5/AS1

SDC - Approved Building Consent Document - BC230149 - Pg 2 of 23 - 3/05/2023 - fouchm



Floor Plan Notes

Wall Cladding: Primary

Resene Construction Systems Integra 50 panel cladding over 20x45 vertical battens @ 600 ctrs over Ecoply Barrier

Wall Cladding: Secondary

selected horizontal cedar weatherboard cladding over 20x45 H3.1 vertical timber battens @ 600 ctrs over Ecoply Barrier

Exterior walls: 90x45 H1.2 timber framing @ 600 ctrs up to 2,400 stud height

Exterior walls (living, kitchen & lounge) 90x45 H1.2 timber framing @ 400 ctrs up to 2,700 stud height

Interior walls 90x45 H1.2 timber framing @ 400 ctrs up to 3,000 stud height

Interior walls (entry) 90x90 H1.2 timber framing @ 600 ctrs up to 3,600 stud height

Internal Wall Linings

10mm Gib standard plaster board
 10mm Gib Aquadine in bathrooms, kitchen and laundry

fix all linings in accordance with manufacturers guidelines

Insulation

Wall insulation - R2.8 fibreglass

Ceiling insulation - R5.0 fibreglass

allow to insulate between house and garage as well as garage itself

Roof Cladding

0.55 Multirib roofing in selected Colorsteel finish over Thermakraft 405 underlayment over 70x45 H1.2 timber battens @ 900 ctrs over prebracketed timber trusses @ 900 ctrs (refer truss manufactures drawings)

Roof pitch 5° & 7°

Eave width - 450mm typical
 1,540mm entry
 3,540mm verandah

Fascia/Spouting

Multifit 185 fascia in selected Colorsteel finish with matching 125 Box gutter and 800 downpipes in locations shown

External Aluminium Joinery

Powder coated Aluminium joinery with clear double glazing

Fire Protection

Smoke detectors with "hush facility" to be located in positions shown on floor plan

BLUNDEN ROAD

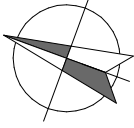
WAIKIRIKIRI AVENUE

PROPOSED SITE PLAN

SCALE 1:200 @ A3

Planning Approved
 18/04/2023 fouchm

NORTH



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PROJECT
NEW DWELLING

ADDRESS
**60 Waikiriki
 Avenue Lincoln,
 7608**

CLIENT
POWELL

DRAWING TITLE
SITE PLAN

SCALE 1:200
 PRINTED 17/04/23

JOB NO. 22102

SHEET NO A 1.01

STATUS
 BUILDING
 CONSENT
 REV - 1

DO NOT SCALE OFF DRAWINGS
 CONTRACTOR SHALL VERIFY ALL
 DIMENSIONS ON SITE

Foundation Notes

- 300 x 300 deep foundations, 3/H12 bars with D10 bars @ 400 ctrs.
- Typical floor - 100mm concrete floor slab with SE62 ductile mesh over 250 micron polythene DPC over 20mm sand blinding layer over 150 min compacted hardfill
- 125x25 deep slab rebate for garage door (confirm with door manufacturer)
- Verandah post footings as noted with 4 D12 bars each way

- min waste pipes with gradients
- whb 40mm 1:40
- shower 40mm 1:40
- tub 40mm 1:40
- w.c. 100mm 1:60
- sink 40mm 1:40

All plumbing and drainage to comply with the relevant standards of NZBC.
Location of power, phone and water to be confirmed on site.

All pipes passing through concrete are to be lagged in Denso Tape. Pipes shall incorporate expansion joints in accordance with Chapter 8 of NZS 7643
Run all hot and cold water supply pipes in polybutylene to comply with AS/NZS 2642
all new waste pipes to be run in UPVC to comply with AS/NZS 1280
Hot Water Pipes shall be sized to anzbc G12 & NZS 4305; 1196 Mains pressure: 15mmØ allows 12m max. pipe length. Pipe lengths beyond this must be lagged

Plumbing and Drainage Notes

- 100Ø stormwater main @ 1:120 fall
- 100Ø sewer main @ 1:40 fall
- recess slab 45mm for level entry tiled shower, selected wall and floor tiles over Ardex Superflex waterproofing membrane, safety glass door
- gwh Rinnai Infinity A20 gas hot water heater 500 min from openings
- gas 2/45kg gas bottles, 1,000 min from opening, no weep holes within 1,000 each side, restrain back to house with chain
- h/p Heat pump
- hpc Heat pump condenser
- ht hose tap
- ip inspection point

Refer AS106 for bedding and back filling requirements for sewer and stormwater lines

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PROJECT
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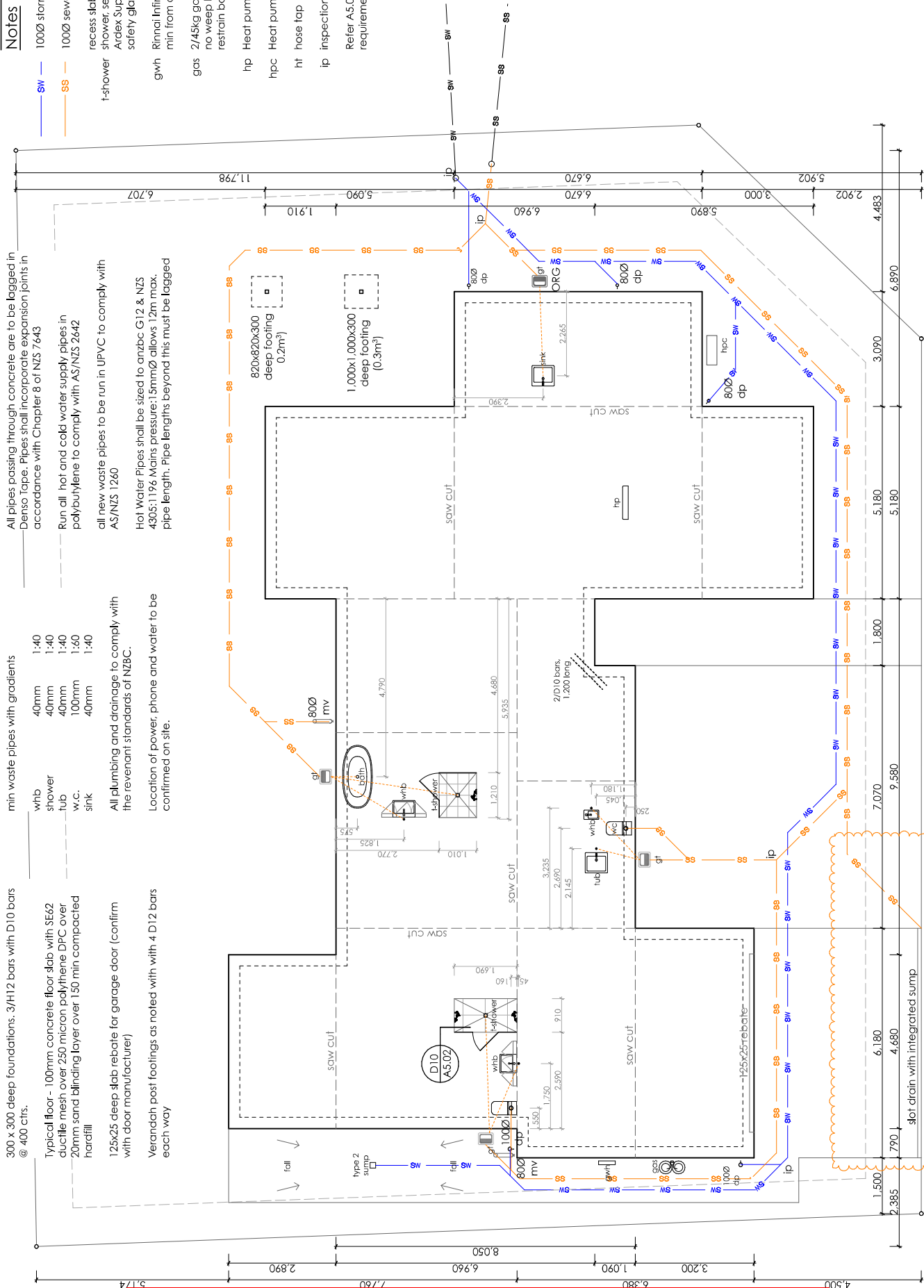
ADDRESS
60 Waikirikiri
Avenue Lincoln,
7608

CLIENT
POWELL

DRAWING TITLE
FOUNDATION
PLAN

SCALE	1:100
PRINTED	28/04/23
JOB NO.	22102
SHEET NO	A2.02
STATUS	BUILDING CONSENT
REV	- 1

DO NOT SCALE OFF DRAWINGS
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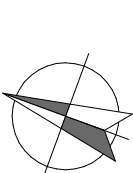
SDC - Approved Building Consent Document - BC230149 - Pg 4 of 23 - 3/05/2023 - touchm

FOUNDATION PLAN (SHOWING SERVICES)
SCALE 1:100 @ A3

fixing table

- 90x35 roof battens to trusses
- 90x45 roof battens to rafters
- 240mm rafters to top plate
- truss to top plate & veranda rafters
- stud to top plate
- bottom plate to slab @ external walls
- head and sill trimmer to stud
- lintel to trimmer stud
- 1/10g self drilling screw 80mm long
- 1/14g self drilling screw 100mm long
- 2/90x3.15 skewed nails + CPC40 cleats each side refer specification for diagram
- 2/90x3.15 skewed nails and 2 wire dogs
- 3/90x3.15 end nailed (power driven)
- Trubolts @ 900 ctrs
- 3/90x3.15 end nailed (power driven)
- 90x3.15 end nailed (power driven)

NORTH



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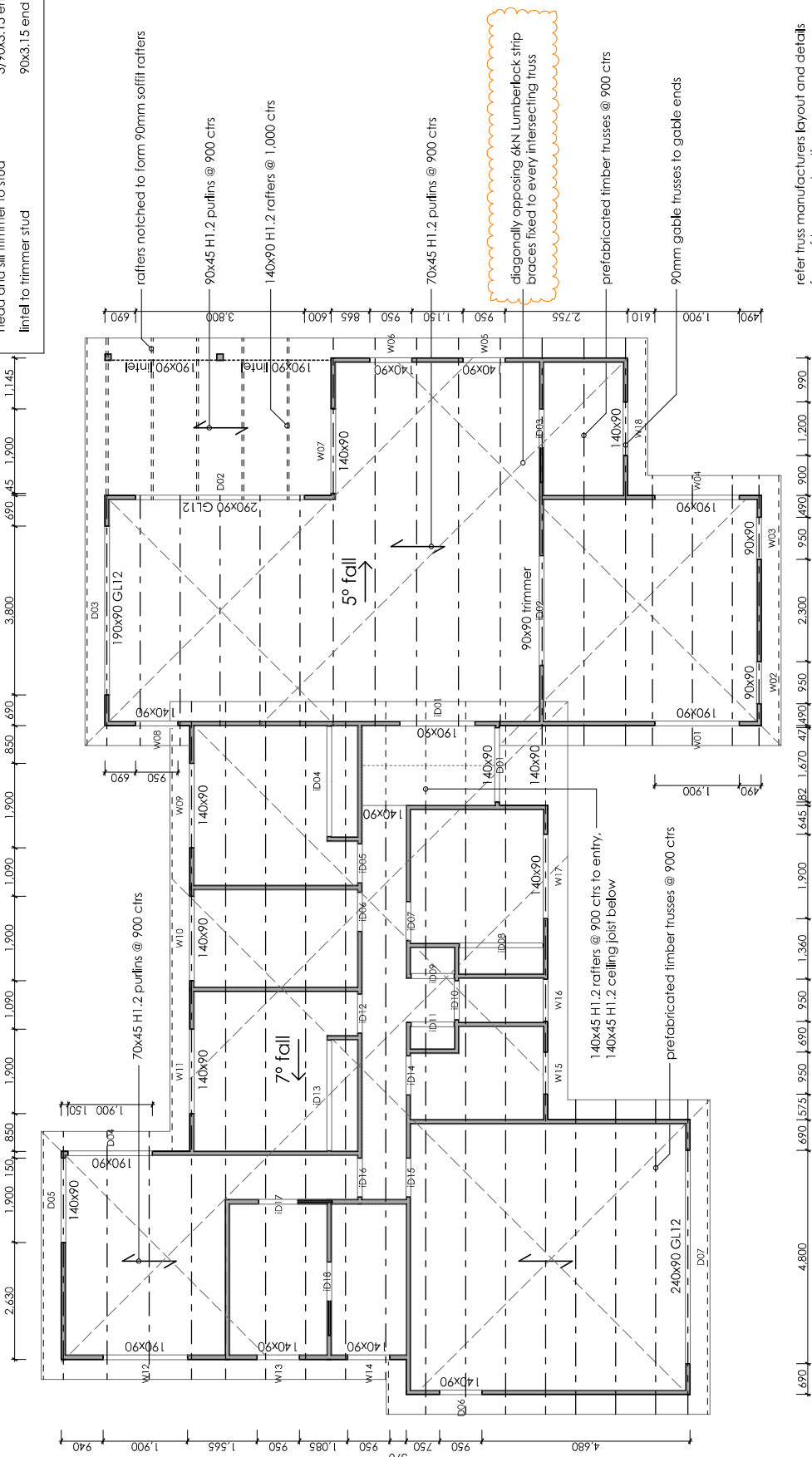
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**60 Waikirikiri
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DRAWING TITLE
**ROOF FRAMING
PLAN**

SCALE	1:100
PRINTED	17/04/23
JOB NO.	22102
SHEET NO	A2.03
STATUS	BUILDING CONSENT
REV - 1	

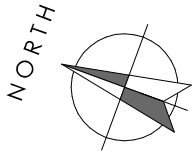
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refer truss manufacturers layout and details for roof truss construction

all lintels/head trimmers to be 90x90 H1.2 unless otherwise stated

ROOF FRAMING PLAN
SCALE 1:100 @ A3



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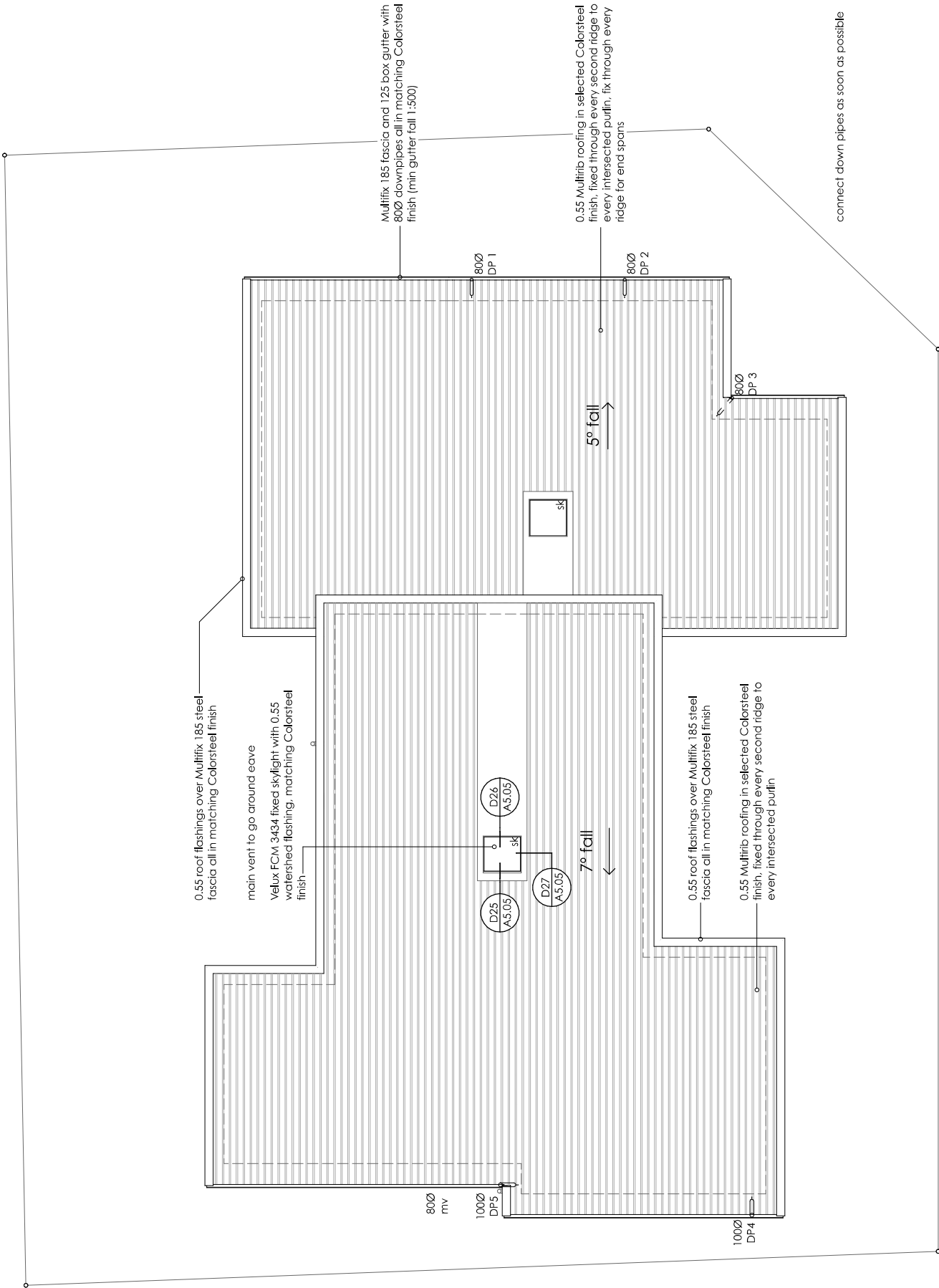
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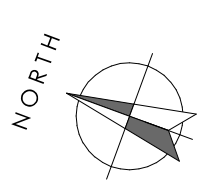
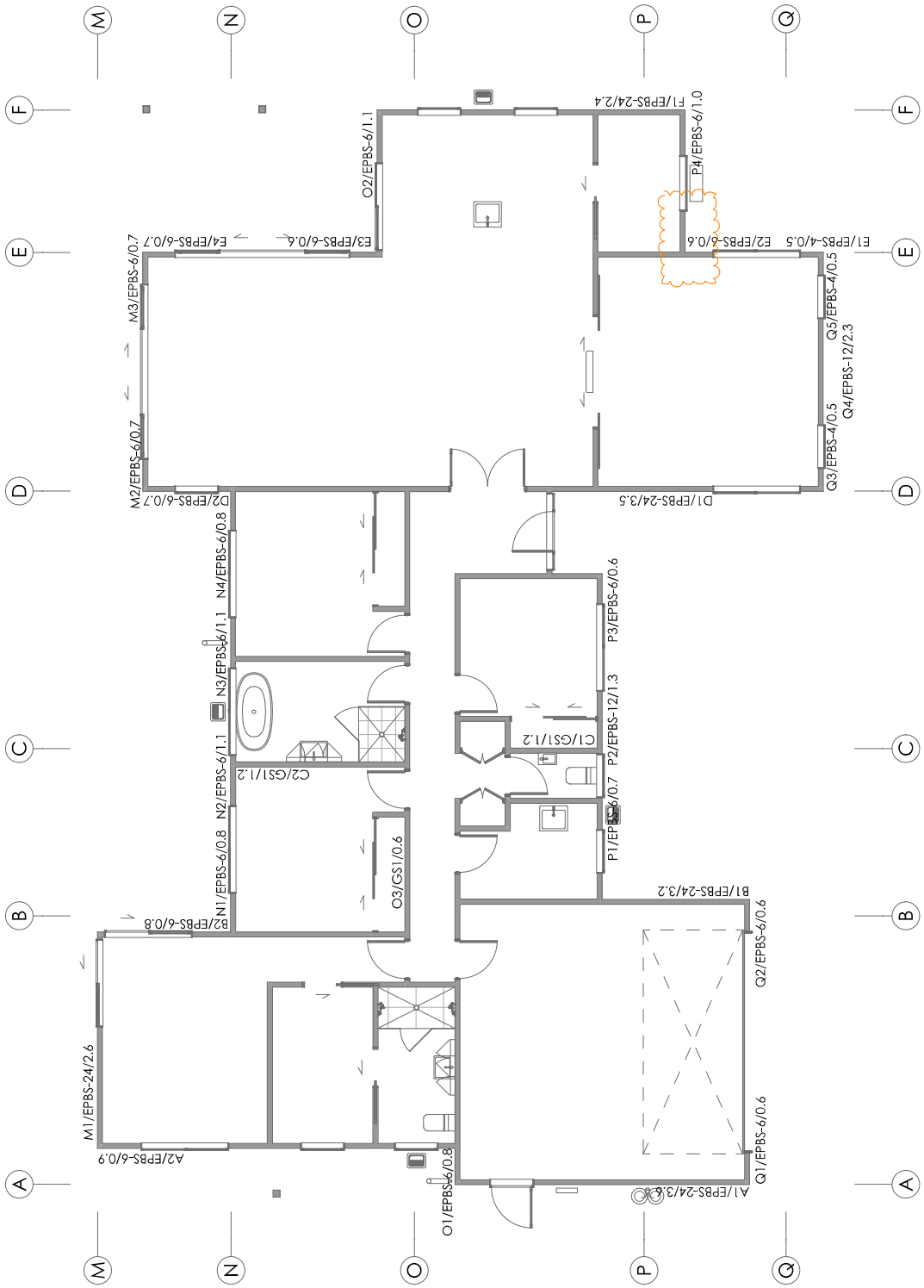
DRAWING TITLE
ROOF PLAN

SCALE	1:100
PRINTED	17/04/23
JOB NO.	22102
SHEET NO	A2.04
STATUS	BUILDING CONSENT
REV	- 1

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ROOF FRAMING PLAN
SCALE 1:100 @ A3



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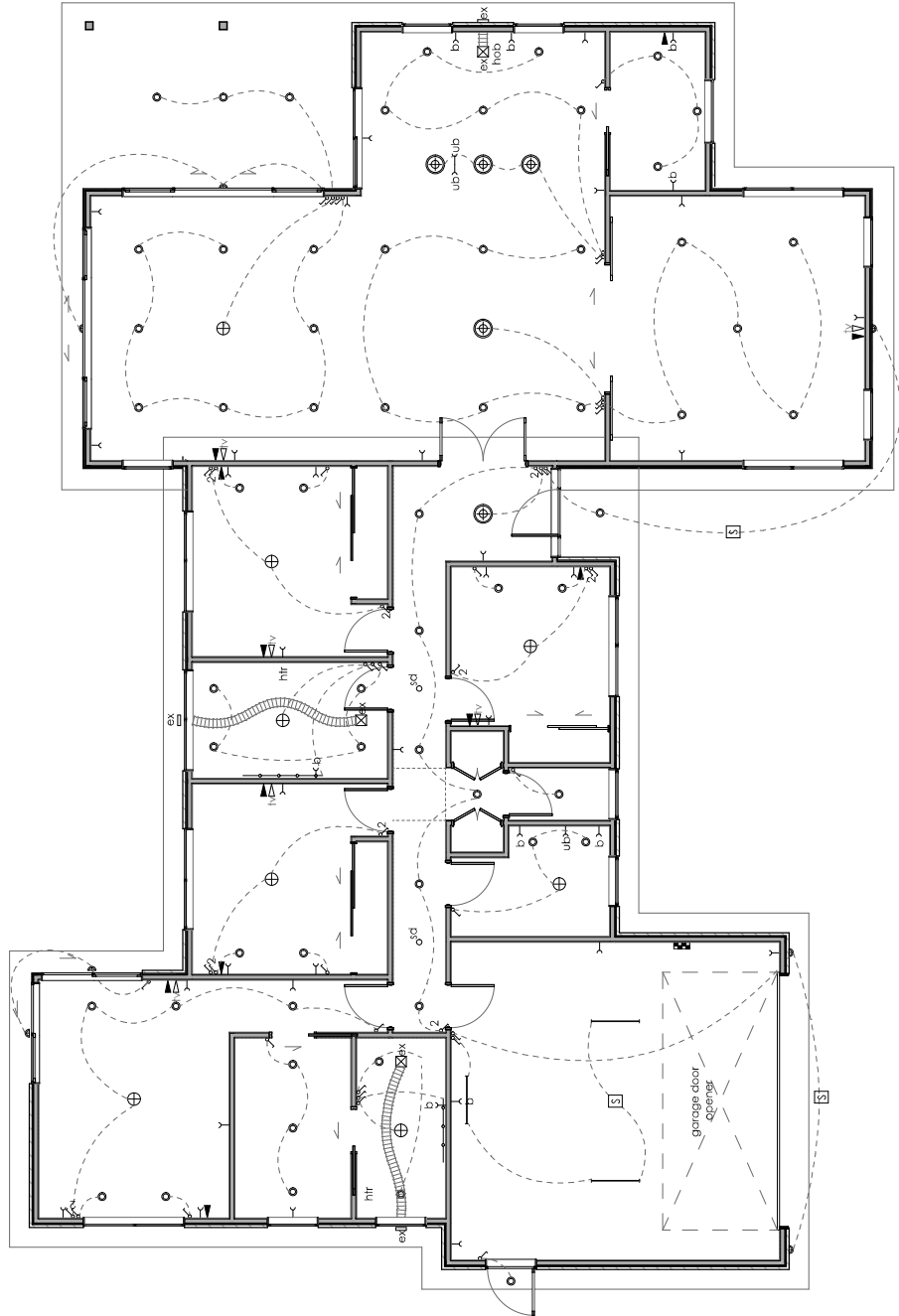
DRAWING TITLE
 BRACING PLAN

SCALE	1:100
PRINTED	17/04/23
JOB NO.	22102
SHEET NO	A2.05
STATUS	BUILDING CONSENT
REV	- 1

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BRACING PLAN
 SCALE 1:100 @ A3

Legend	
	two way light switch
	light switch
	double power socket outlet
	pendant light fitting
	surface mounted light fitting
	recessed LED downlight (Pro Series 10w LED Downlight Dimmable IC_4 rated)
	wall mounted light fitting
	surface mounted fluorescent 1200 long
	extract fan
	smoke detector (type 1 with hush facility)
	tv socket outlet
	telephone/ data outlet
	bench height
	under bench
	smart meterboard
	sensor
	LED strip light



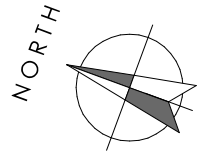
note:
 recessed downlights in insulated ceilings to be either IC-F, IC, CA-80, or CA-135 as specified in AS/NZS 60598.2.2

All work shall be in accordance with NZEP 51

artificial lighting to provide a minimum of 20 lux illuminance at floor level

dryer to be directly vented to the outside

extraction fans to have min output of 25 L/s in the bathrooms and 50 L/s in the kitchen



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PROJECT
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CLIENT
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DRAWING TITLE
ELECTRICAL
PLAN

SCALE	1:100
PRINTED	17/04/23
JOB NO.	22102
SHEET NO	A2.06
STATUS	BUILDING CONSENT
REV - 1	

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BRACING PLAN
 SCALE 1:100 @ A3



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**PROJECT
NEW DWELLING**

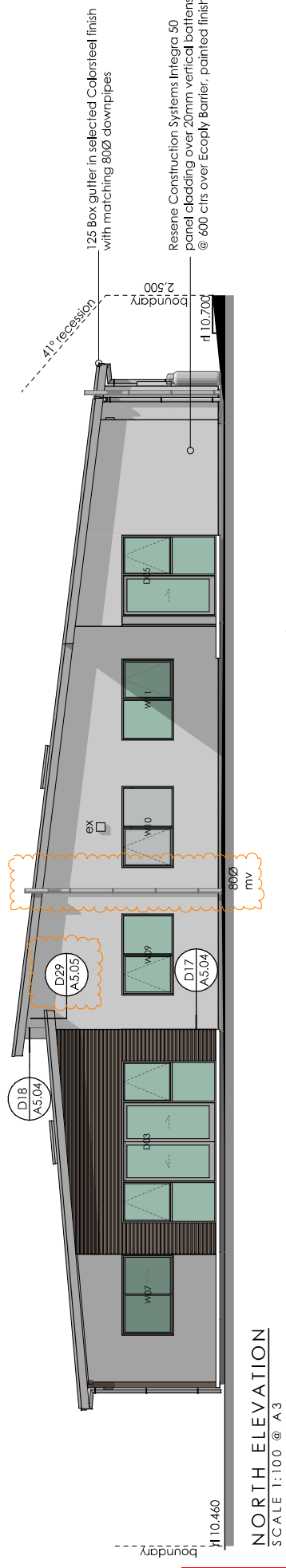
**ADDRESS
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POWELL**

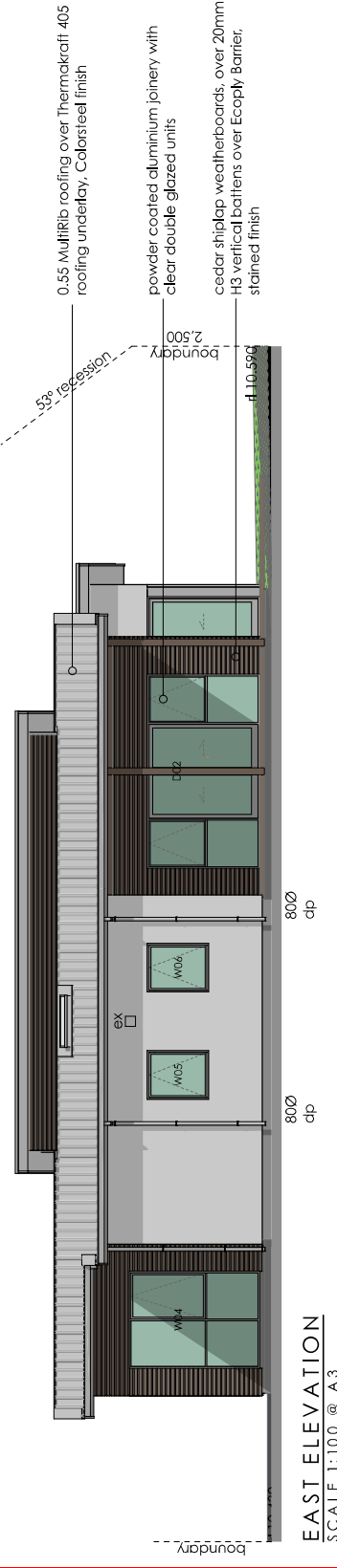
**DRAWING TITLE
Elevations**

SCALE	1:100
PRINTED	17/04/23
JOB NO.	22102
SHEET NO	A3.01
STATUS	BUILDING CONSENT
REV - 1	

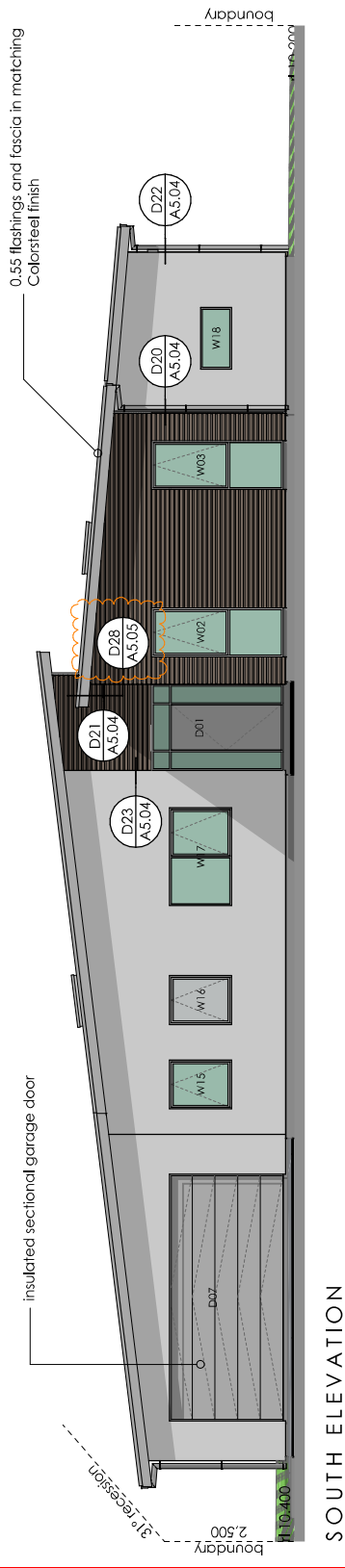
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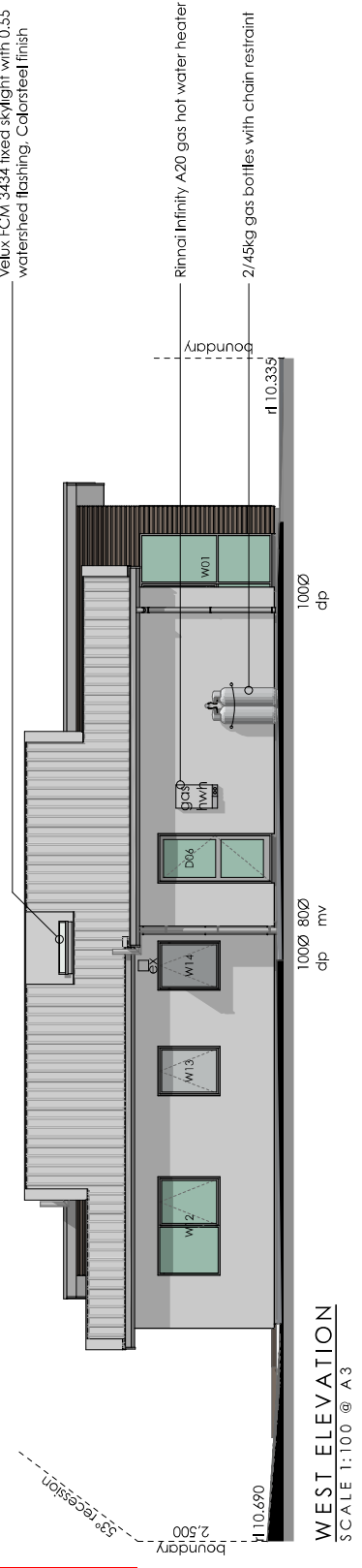
NORTH ELEVATION
SCALE 1:100 @ A3



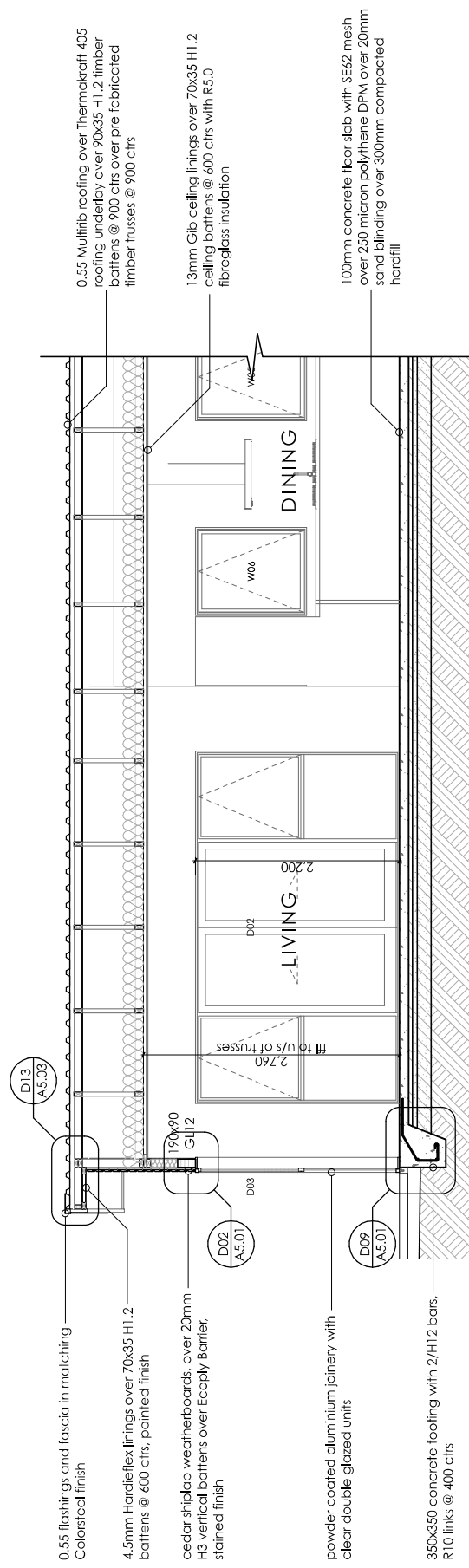
EAST ELEVATION
SCALE 1:100 @ A3



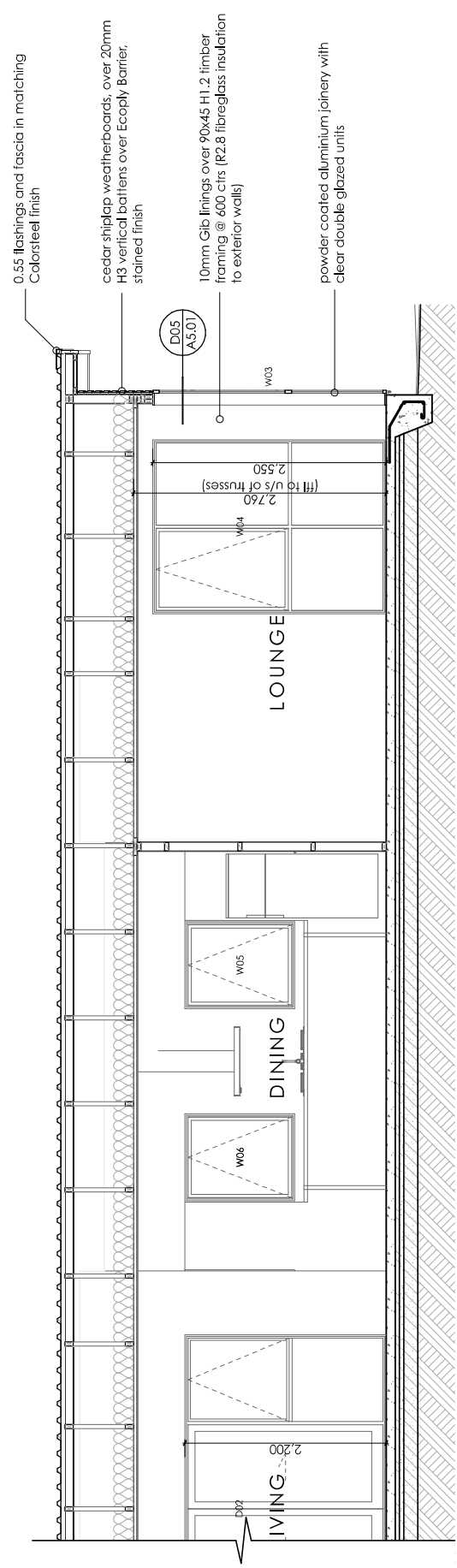
SOUTH ELEVATION
SCALE 1:100 @ A3



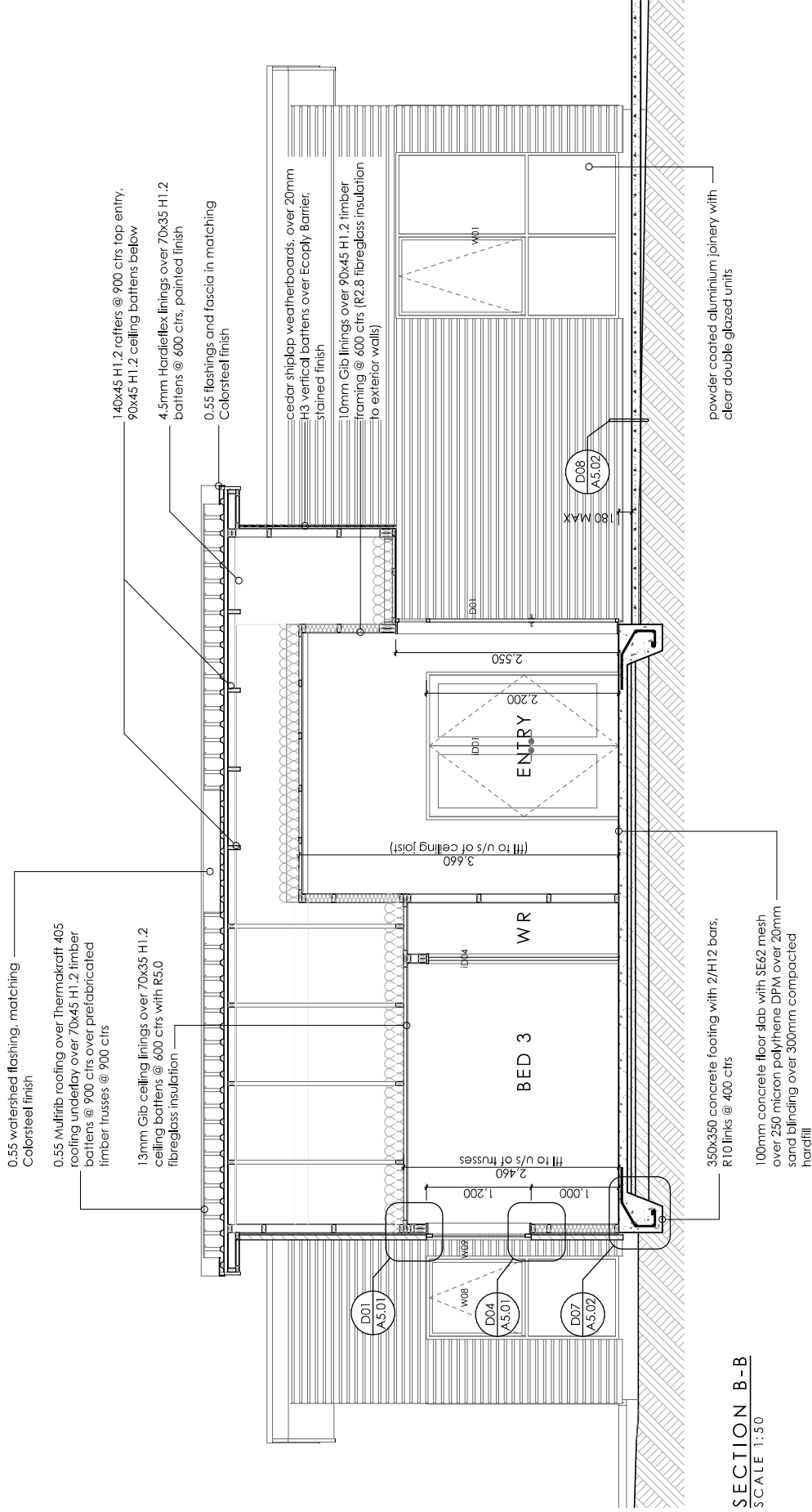
WEST ELEVATION
SCALE 1:100 @ A3



SECTION A - A
SCALE 1:50



SECTION A - A (CONTINUED)
SCALE 1:50



SECTION B-B
SCALE 1:50

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DRAWING TITLE
SECTION B-B

SCALE	1:50
PRINTED	17/04/23
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SHEET NO	A4.02
STATUS	BUILDING CONSENT
	REV - 1

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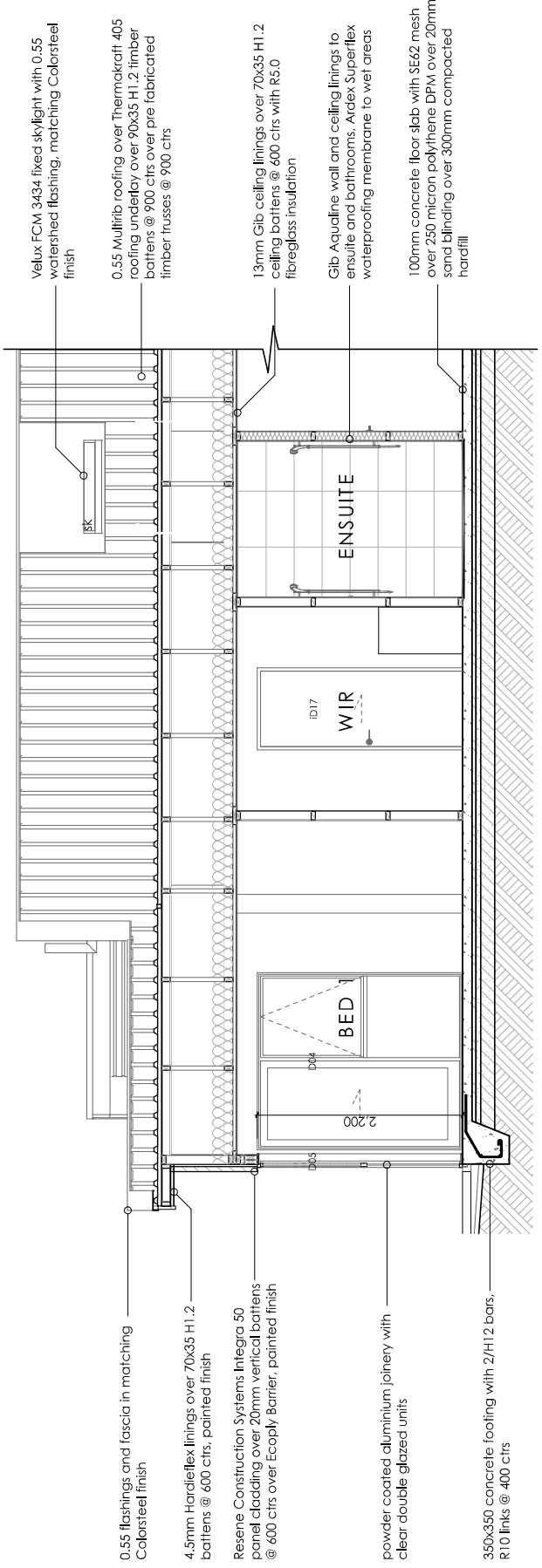
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**CLIENT
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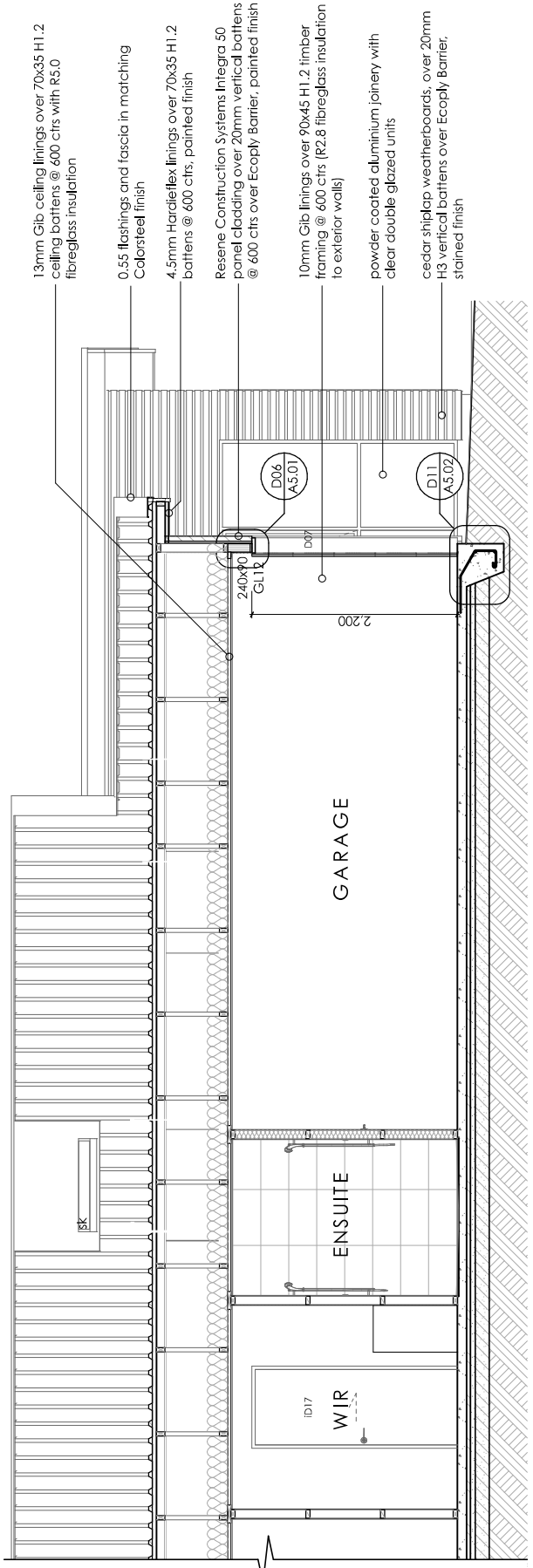
**DRAWING TITLE
SECTION C-C**

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PRINTED	17/04/23
JOB NO.	22102
SHEET NO	A4.03
STATUS	BUILDING CONSENT
	REV - 1

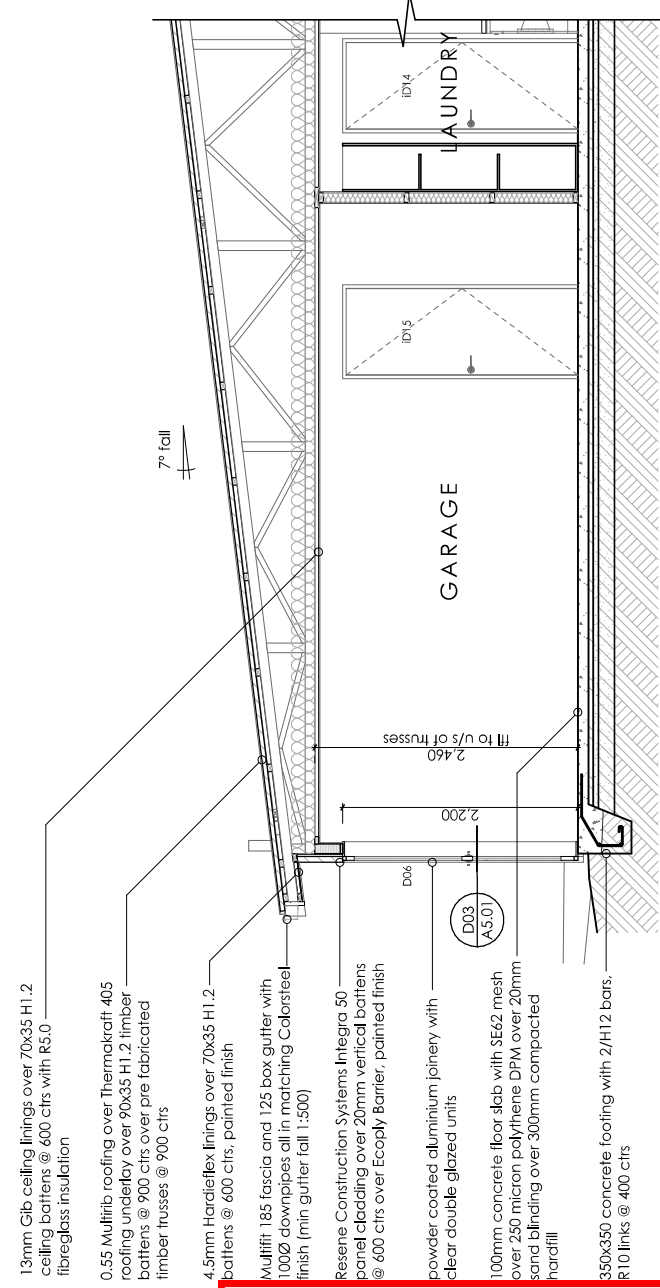
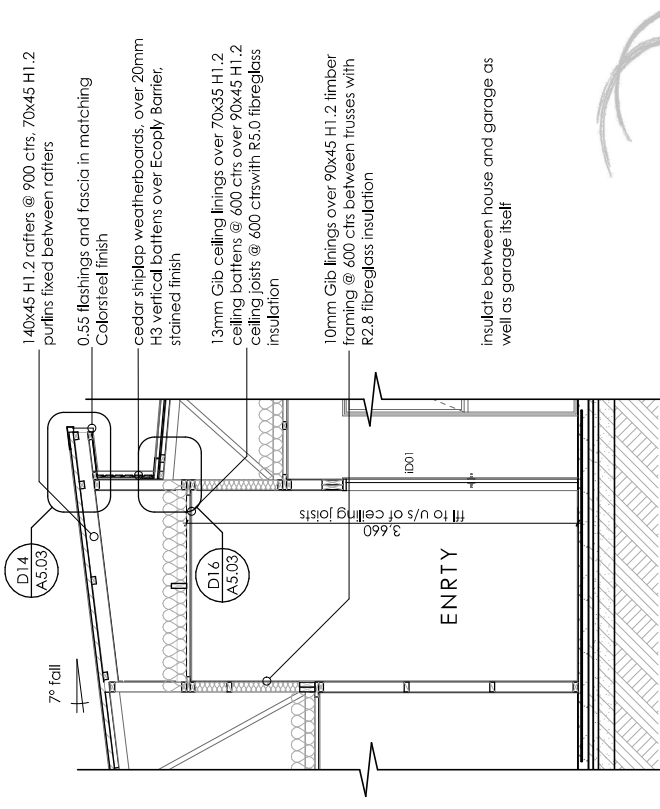
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SECTION C-C
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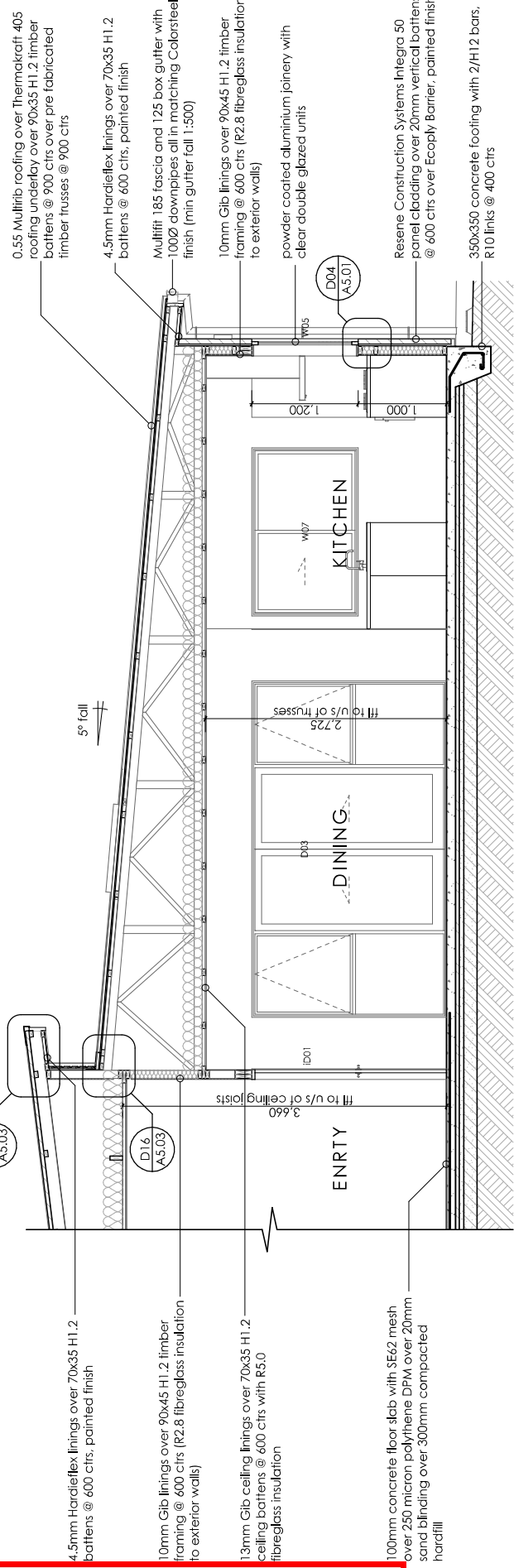


SECTION C-C (CONTINUED)
SCALE 1:50



SECTION D-D
 SCALE 1:50

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PROJECT
NEW DWELLING



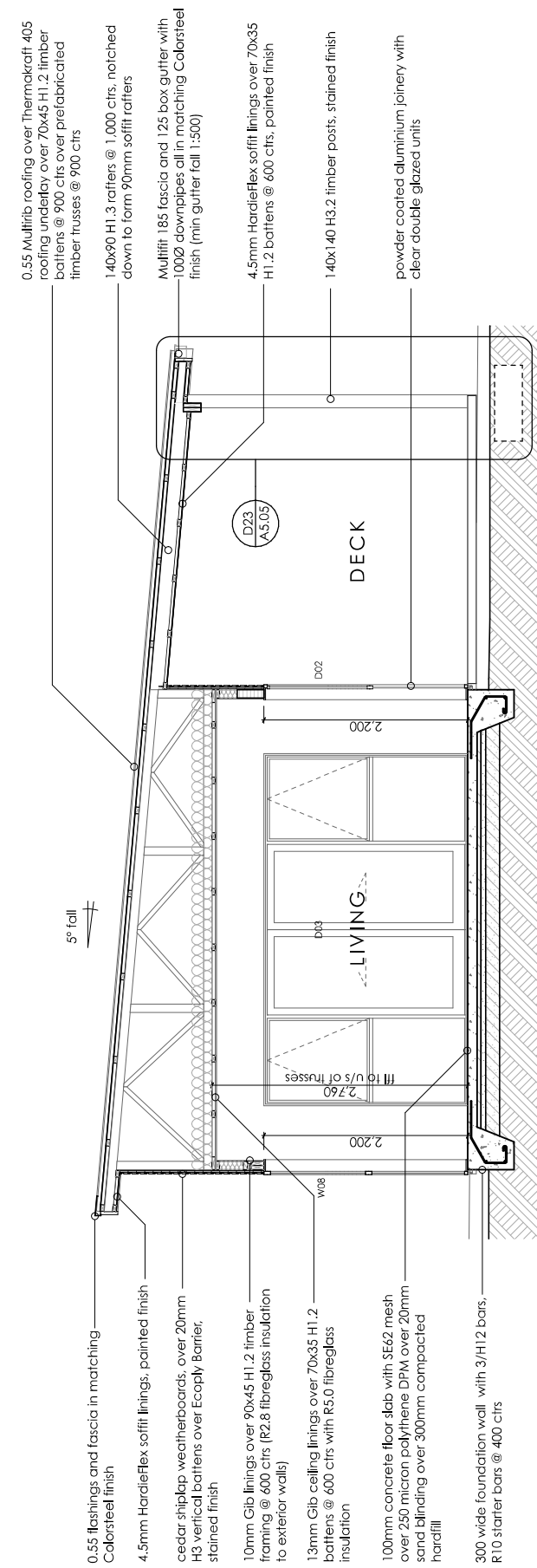
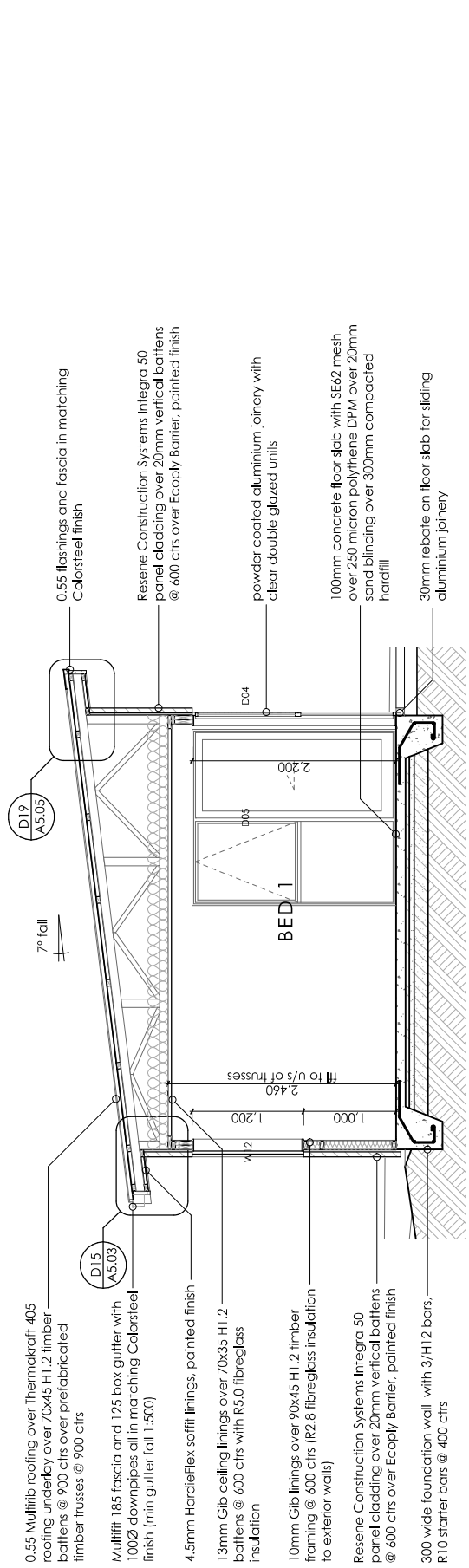
SECTION D-D CONTINUED
 SCALE 1:50

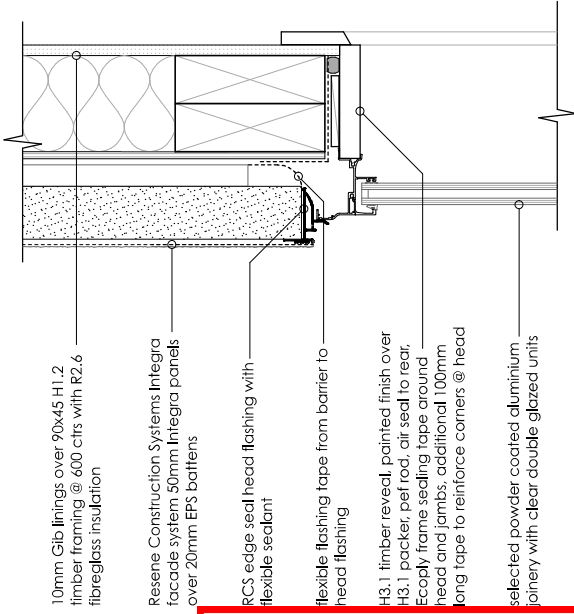
ADDRESS
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DRAWING TITLE
SECTION D-D

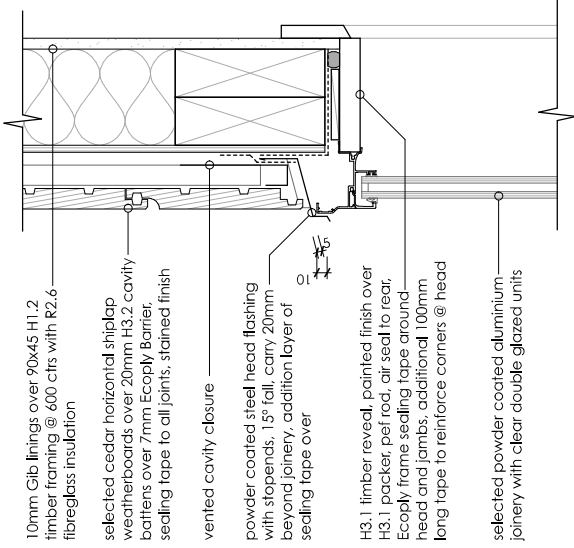
SCALE	1:50
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JOB NO.	22102
SHEET NO	A4.04
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REV - 1	

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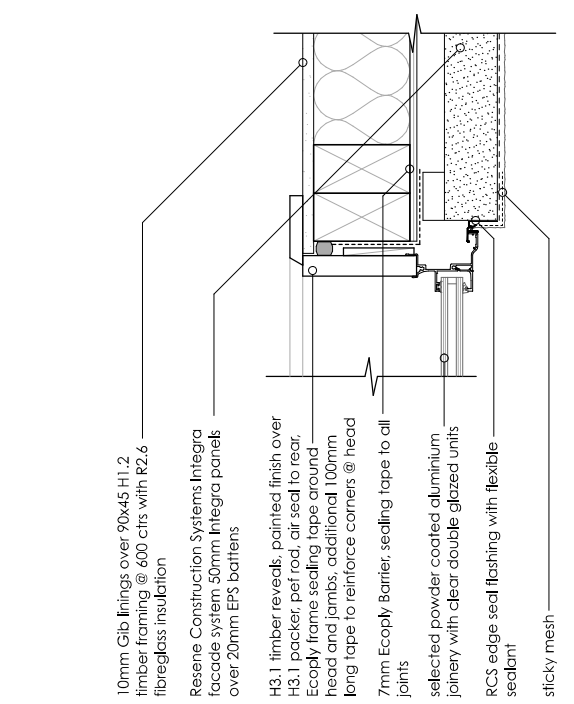




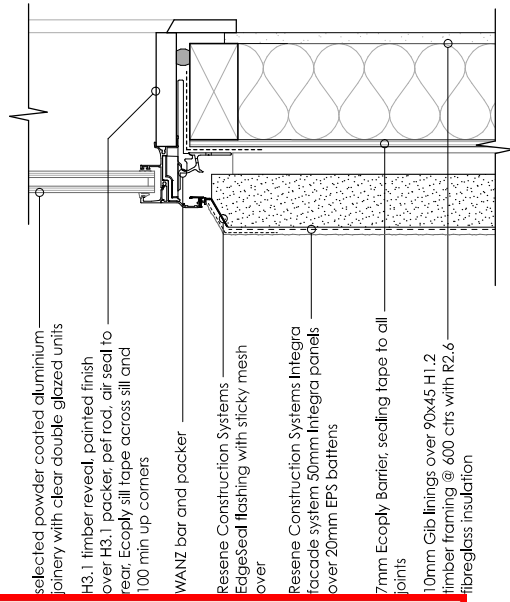
D01 joinery head detail (Integra)
A4.02 scale 1:5



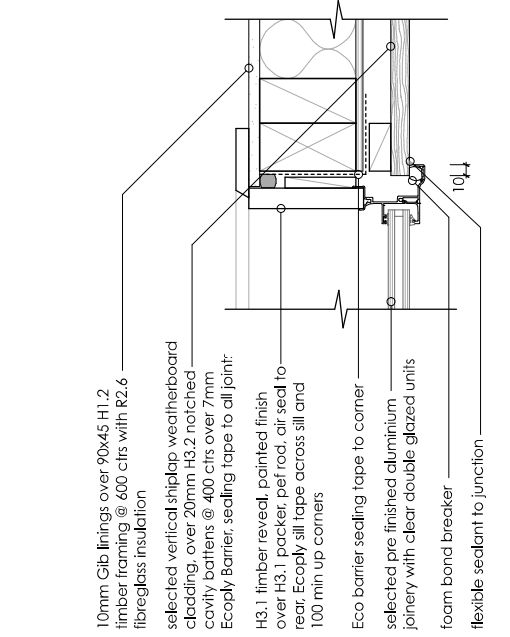
D02 joinery head detail (Cedar Weatherboard)
A4.01 scale 1:5



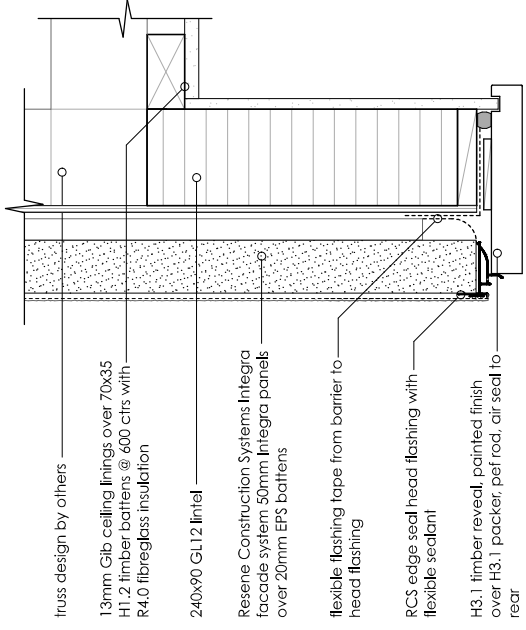
D03 joinery jamb detail (Integra)
A4.04 scale 1:5



D04 joinery sill detail (Integra)
A4.04 scale 1:5



D05 joinery jamb detail (Cedar Weatherboard)
A4.01 scale 1:5



D06 garage door head detail
A4.03 scale 1:5

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PROJECT
NEW DWELLING

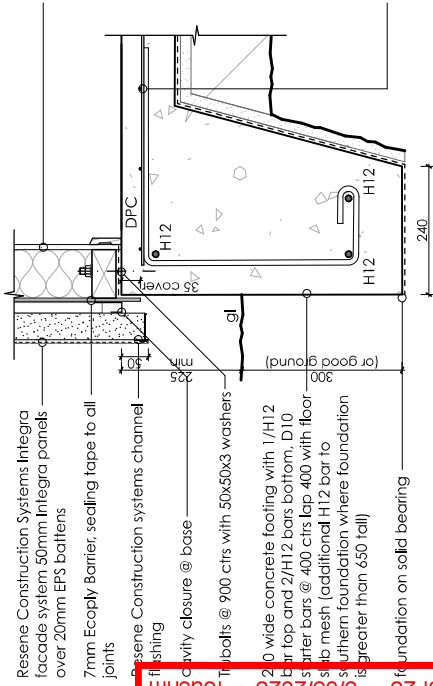
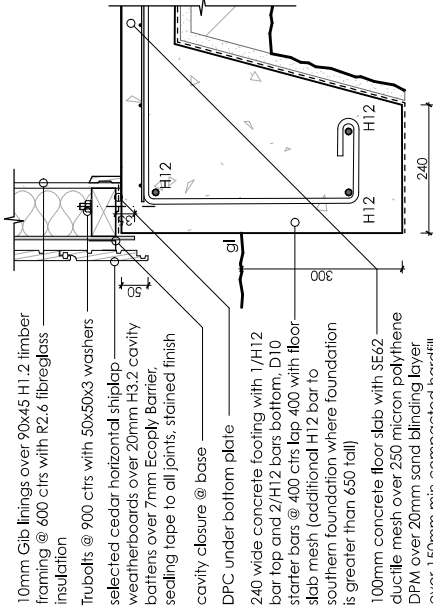
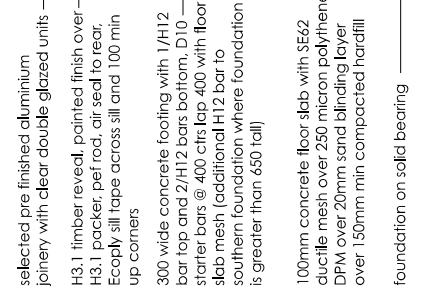
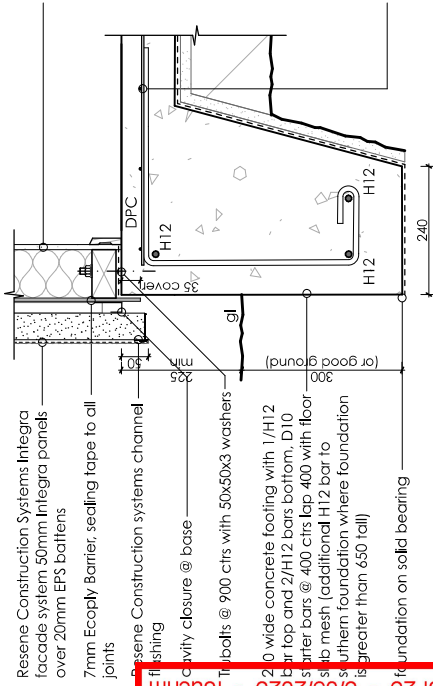
ADDRESS
60 Waikirikiri
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CLIENT
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DRAWING TITLE
DETAILS

SCALE	1:5
PRINTED	17/04/23
JOB NO.	22102
SHEET NO	A5.01
STATUS	BUILDING CONSENT
REV	- 1

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DIMENSIONS ON SITE



D07 Integra cladding foundation
scale 1:10

D08 Weatherboard foundation
scale 1:10

D09 joinery sill foundation
scale 1:10



D11 garage door sill foundation
scale 1:10



D12 soffit edge detail
scale 1:10



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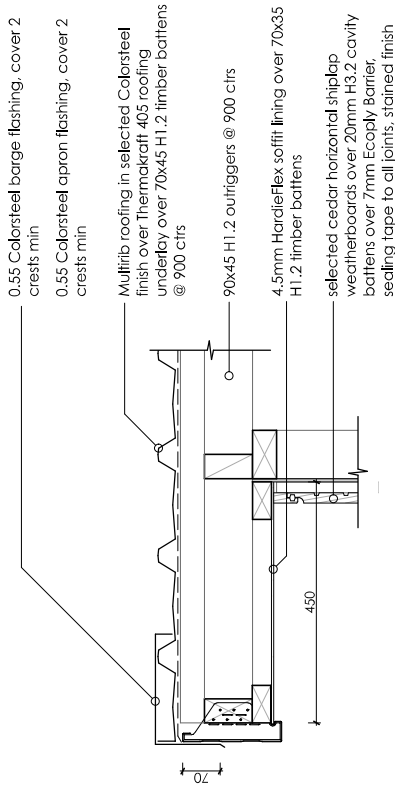
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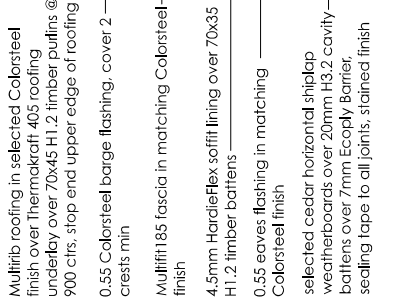
DRAWING TITLE
DETAILS

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SHEET NO	A 5.02
STATUS	BUILDING CONSENT
REV - 1	

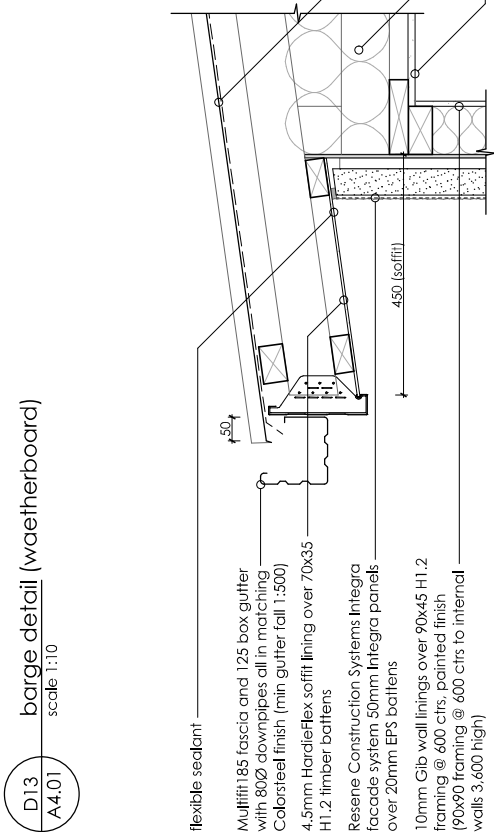
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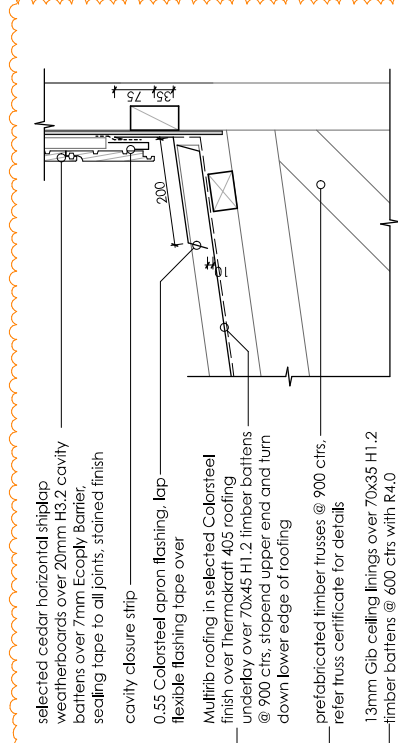
D13
A4.01
barge detail (weatherboard)
scale 1:10



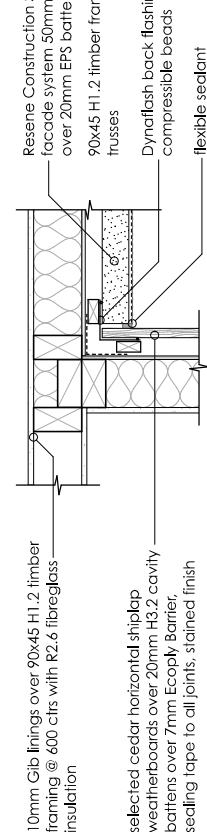
D14
A4.04
ridge barge detail (weatherboard)
scale 1:10



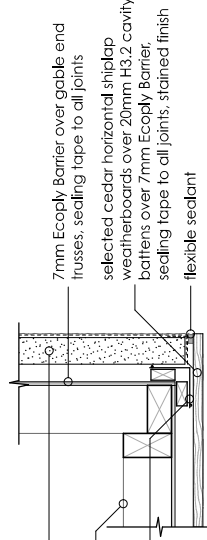
D15
A4.05
soffit (Integra)
scale 1:10



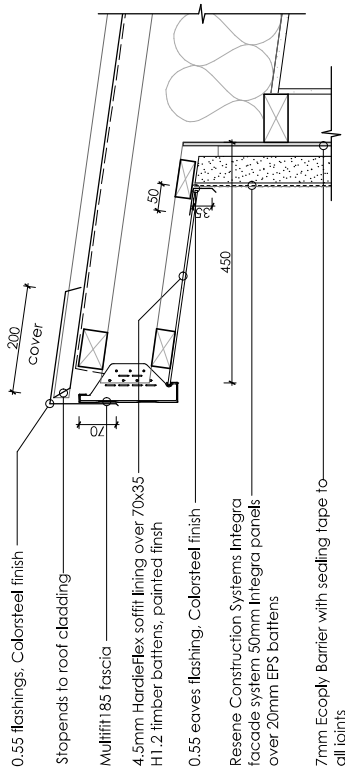
D16
A4.04
apron flashing detail
scale 1:10



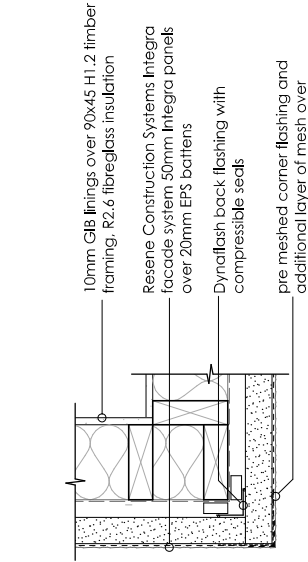
D17
A3.01
internal cladding change
scale 1:10



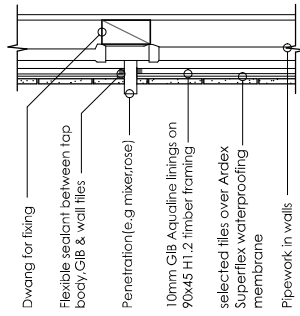
D18
A3.01
external cladding change
scale 1:10



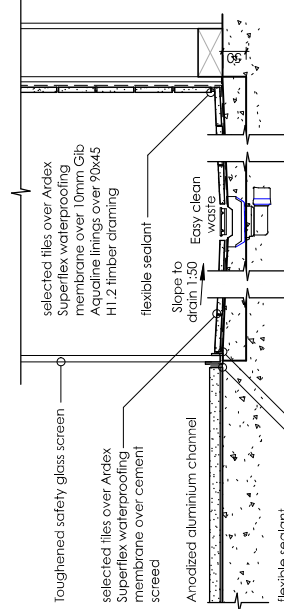
D19
A4.05
ridge barge detail (Integra)
scale 1:10



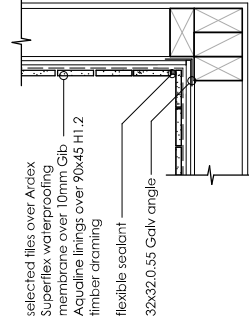
D22
A3.01
exterior cladding detail (Integra)
scale 1:10



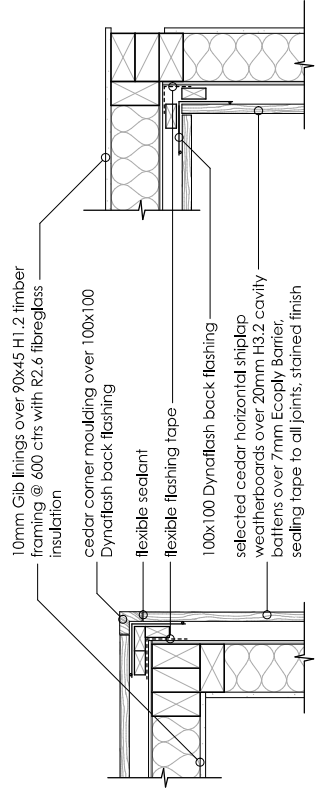
shower penetration
scale 1:10



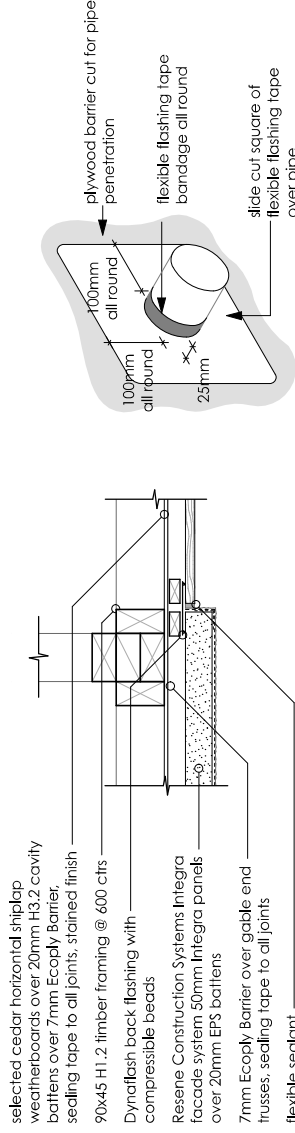
recessed tiled shower
scale 1:10



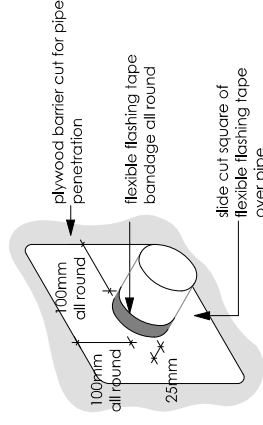
filled shower corner
scale 1:10



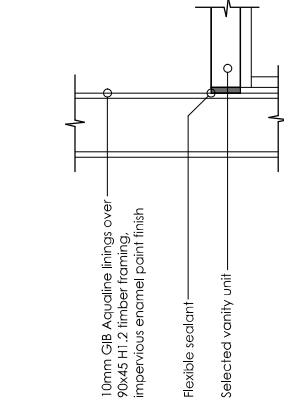
D21
A3.01
internal corner cladding
scale 1:10



D20
A3.01
external corner cladding
scale 1:10



wall penetration detail
scale 1:10



vanity to wall
scale 1:10

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PROJECT
NEW DWELLING

ADDRESS	60 Waikirikiri Avenue Lincoln, 7608
CLIENT	POWELL
DRAWING TITLE	DETAILS
SCALE	1:10
PRINTED	17/04/23
JOB NO.	22102
SHEET NO	A 5.04
STATUS	BUILDING CONSENT
REV	- 1

DO NOT SCALE OFF DRAWINGS
CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE



PROJECT
NEW DWELLING

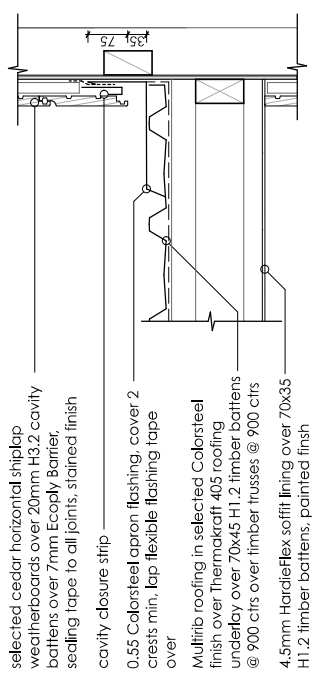
ADDRESS
**60 Waikirikiri
Avenue Lincoln,
7608**

CLIENT
POWELL

DRAWING TITLE
DETAILS

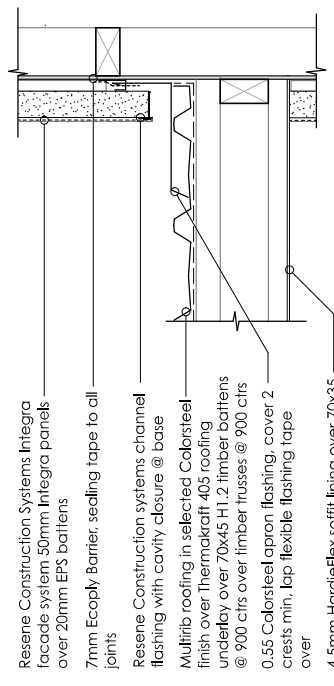
SCALE	1:10, 1:5
PRINTED	28/04/23
JOB NO.	22102
SHEET NO	A.5.05
STATUS	BUILDING CONSENT
REV - 1	

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DIMENSIONS ON SITE



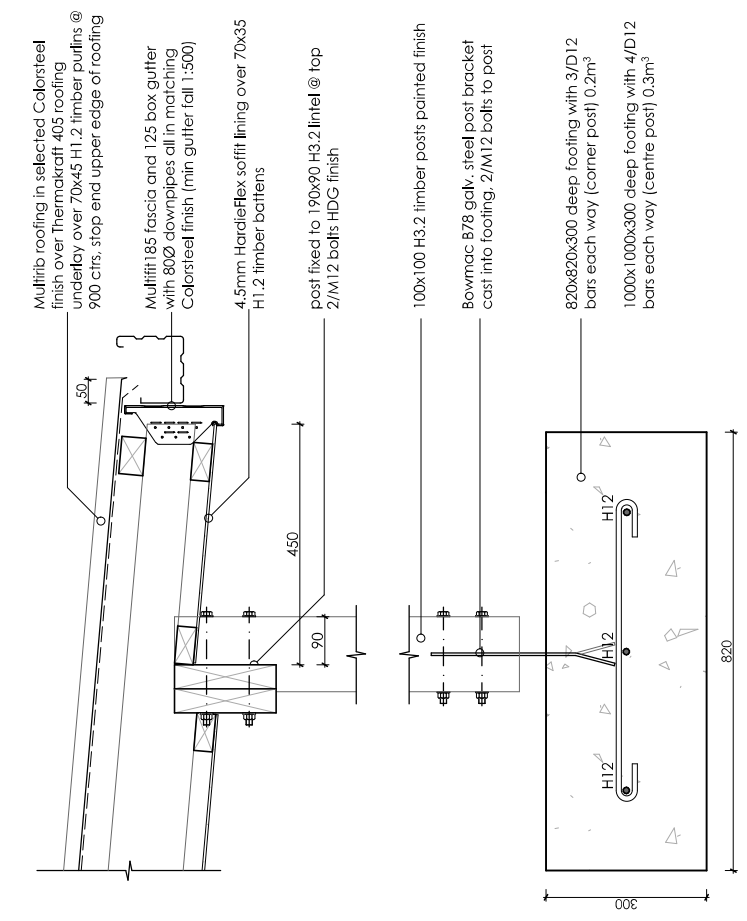
D28
A4.04
apron flashing detail
scale 1:10

refer BRANZ Build Right Bulletin 1.65 in the specification for detailed drawings and flashing requirements of the roof/wall junction

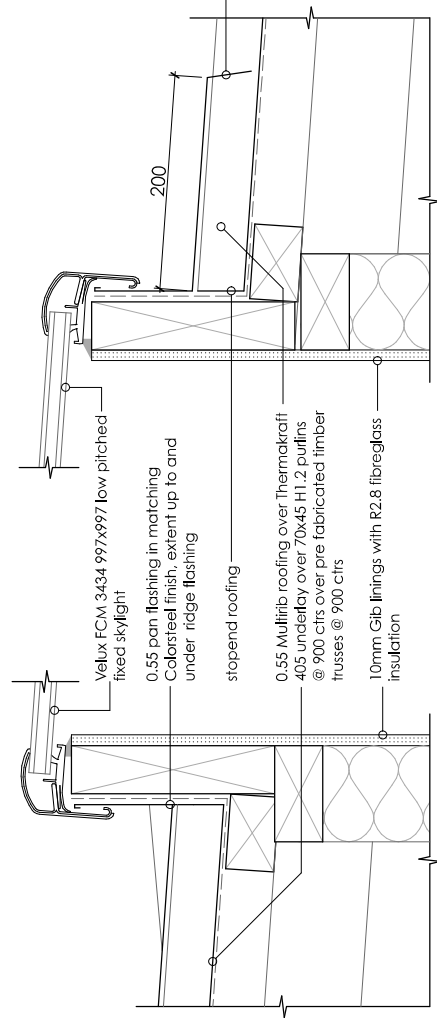


D29
A4.04
apron flashing detail
scale 1:10

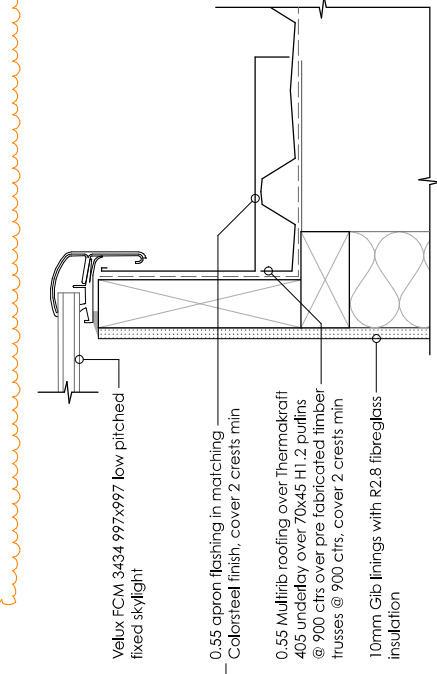
refer BRANZ Build Right Bulletin 1.65 in the specification for detailed drawings and flashing requirements of the roof/wall junction



D24
A2.02
verandah post detail
scale 1:10



D25
A2.04
skylight head detail
scale 1:5



D27
A2.04
skylight jamb detail
scale 1:5

D26
A2.04
skylight sill detail
scale 1:5

- selected cedar horizontal shiplap weatherboards over 20mm H3.2 cavity battens over 7mm Ecoply Barrier, sealing tape to all joints, stained finish
- cavity closure strip
- 0.55 Colorsteel apron flashing, cover 2 crests min, lap flexible flashing tape over
- Multitrib roofing in selected Colorsteel finish over Thermakraft 405 roofing underlay over 70x45 H1.2 timber battens @ 900 ctrs over timber trusses @ 900 ctrs
- 4.5mm HardieFlex soffit lining over 70x35 H1.2 timber battens, painted finish

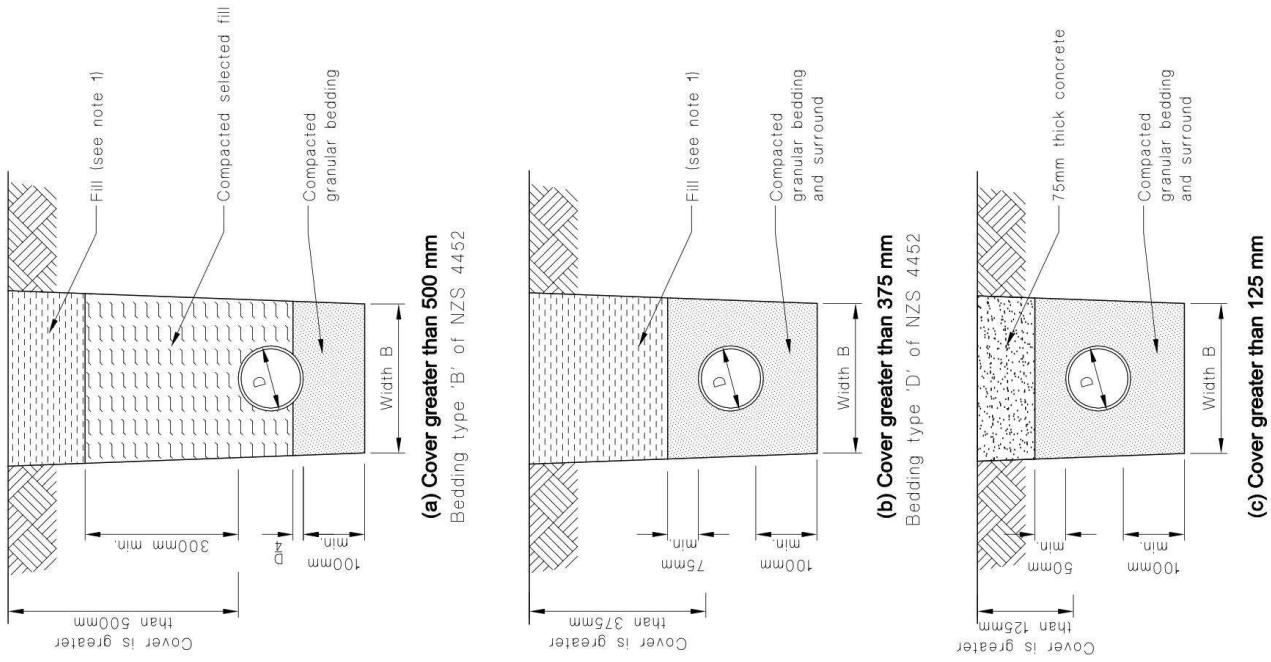
- Resene Construction Systems Integra facade system 50mm Integra panels over 20mm EPS battens
- 7mm Ecoply Barrier, sealing tape to all joints
- Resene Construction systems channel flashing with cavity closure @ base
- Multitrib roofing in selected Colorsteel finish over Thermakraft 405 roofing underlay over 70x45 H1.2 timber battens @ 900 ctrs over timber trusses @ 900 ctrs
- 0.55 Colorsteel apron flashing, cover 2 crests min, lap flexible flashing tape over
- 4.5mm HardieFlex soffit lining over 70x35 H1.2 timber battens, painted finish

- Velux FCM 3434 997x997 low pitched fixed skylight
- 0.55 apron flashing in matching Colorsteel finish, cover 2 crests min
- 0.55 Multitrib roofing over Thermakraft 405 underlay over 70x45 H1.2 purlins @ 900 ctrs over pre fabricated timber trusses @ 900 ctrs, cover 2 crests min
- 10mm Gib linings with R2.8 fibreglass insulation

- Multitrib roofing in selected Colorsteel finish over Thermakraft 405 roofing underlay over 70x45 H1.2 timber purlins @ 900 ctrs, stop end upper edge of roofing
- Multitrib 185 fascia and 125 box gutter with 80Ø downpipes all in matching Colorsteel finish (min gutter fall 1:500)
- 4.5mm HardieFlex soffit lining over 70x35 H1.2 timber battens
- post fixed to 190x90 H3.2 lintel @ top 2/M12 bolts HDG finish
- 100x100 H3.2 timber posts painted finish
- Bowmac B78 galv. steel post bracket cast into footing, 2/M12 bolts to post
- 820x820x300 deep footing with 3/D12 bars each way (corner post) 0.2m³
- 1000x1000x300 deep footing with 4/D12 bars each way (centre post) 0.3m³

- Velux FCM 3434 997x997 low pitched fixed skylight
- 0.55 pan flashing in matching Colorsteel finish, extend up to and under ridge flashing
- stopend roofing
- 0.55 Multitrib roofing over Thermakraft 405 underlay over 70x45 H1.2 purlins @ 900 ctrs over pre fabricated timber trusses @ 900 ctrs
- 10mm Gib linings with R2.8 fibreglass insulation

Figure 13: Bedding and Backfilling
 Paragraphs 3.9.2, 3.9.4 and 3.9.5



NOTE:
 1. Fill shall be:
 - Ordinary fill where drains are located below gardens and open country.
 - Compacted selected fill where the drains are located below residential driveways and similar areas subjected to light traffic.

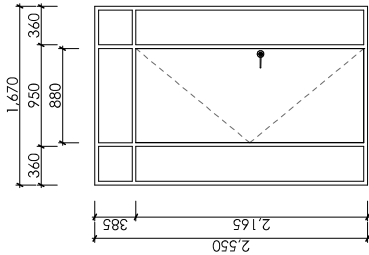

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PROJECT
NEW DWELLING

ADDRESS
 60 Waikikiriri
 Avenue Lincoln,
 7608
CLIENT
POWELL

DRAWING TITLE
DETAILS

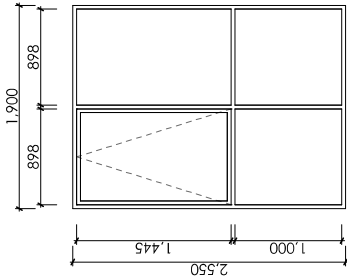
SCALE	
PRINTED	17/04/23
JOB NO.	22102
SHEET NO.	A.5.06
STATUS	BUILDING CONSENT
	REV - 1

DO NOT SCALE OFF DRAWINGS
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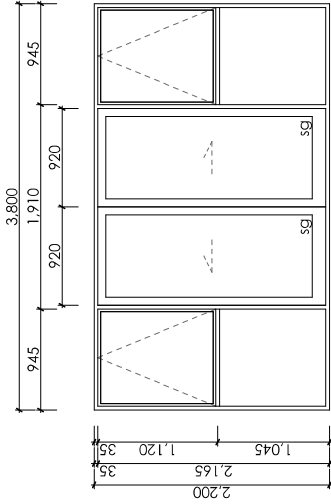
D01

all doors to be 35mm aluminium in selected powder coated finish
 all windows clear double glazed unless otherwise stated.
 18mm timber reveals, painted finish

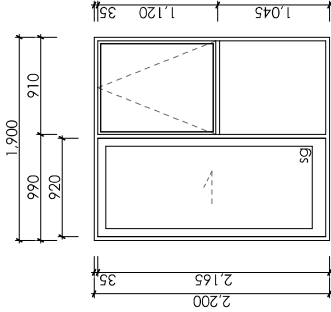


shown W01: handed W04

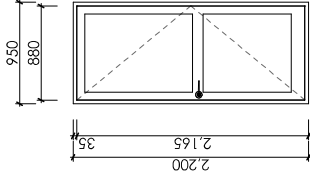
all joinery to be 35mm aluminium in selected powder coated finish
 all windows clear double glazed unless otherwise stated
 18mm timber reveals, painted finish



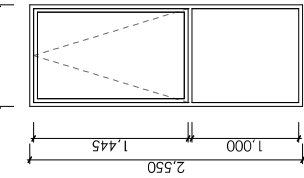
D02, D03



shown (D05): handed (D04)

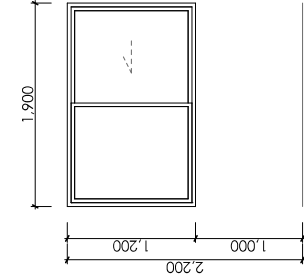


D06

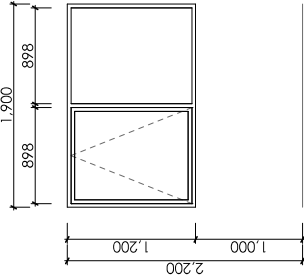


W02, W03

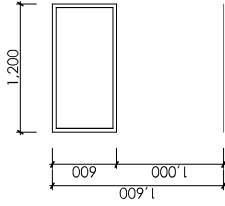
W05, W06, W13, W14, W15, W16
 W13, W16 - frosted
 W14 - frosted & safety glass



W07



shown W09, W10, handed W11, W12, W17



W18



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PROJECT
NEW DWELLING

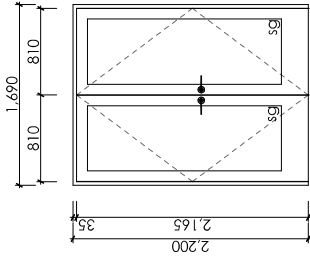
ADDRESS
 60 Waikikiriri
 Avenue Lincoln,
 7608
CLIENT
POWELL

DRAWING TITLE	ALUMINIUM JOINERY SCHEDULE
SCALE	1:50
PRINTED	17/04/23
JOB NO.	22102
SHEET NO.	A 6.01
STATUS	BUILDING CONSENT
REV	- 1

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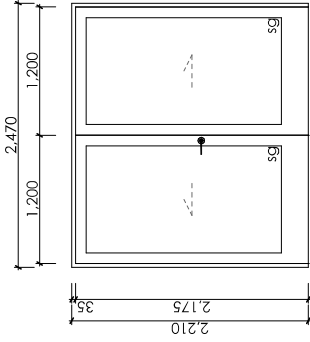
sg denotes safety glass to comply with NZS 4223 p13

sg denotes safety glass to comply with NZS 4223 pt3



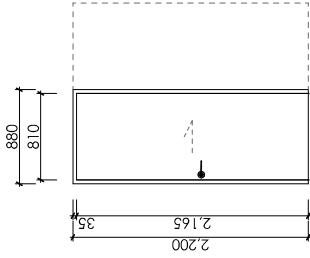
ID01

solid timber doors with clear glazed panels, 35mm H1.2 timber reveals, painted finish



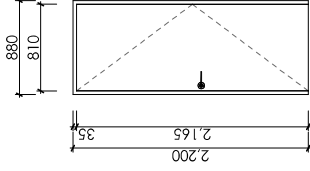
ID02

solid timber doors with clear glazed panels, 35mm H1.2 timber reveals, painted finish



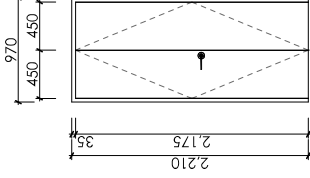
ID03, ID17, ID18

hollow core flush finish interior grade pocket sliding door, painted finish



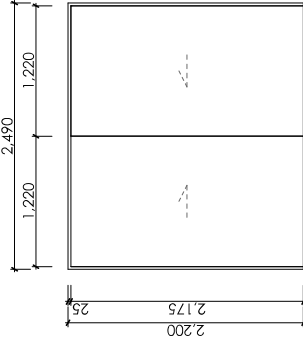
shown ID10, ID12, ID14, ID15, handed ID05, ID06, ID07, ID16

hollow core flush finish interior grade surface sliding door, with 35mm H1.2 timber reveals, painted finish



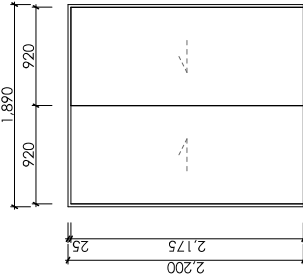
ID09, ID11

hollow core flush finish interior grade surface sliding door, with 35mm H1.2 timber reveals, painted finish



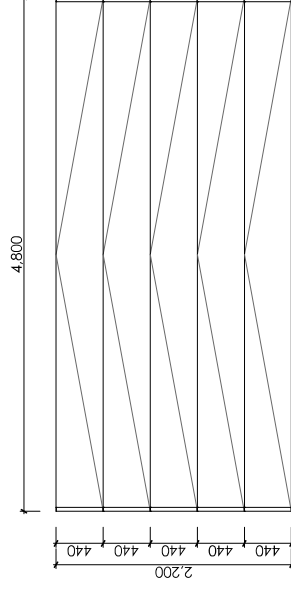
ID04, ID13

Aluminium framed wardrobe slider with 10mm G1b infills painted finish 35mm pine reveals paint finish



ID08

Aluminium framed wardrobe slider with 10mm G1b infills painted finish 35mm pine reveals paint finish



D07

selected insulated sectional garage door, powder coated finish



**Bernard Johnston
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PROJECT
NEW DWELLING

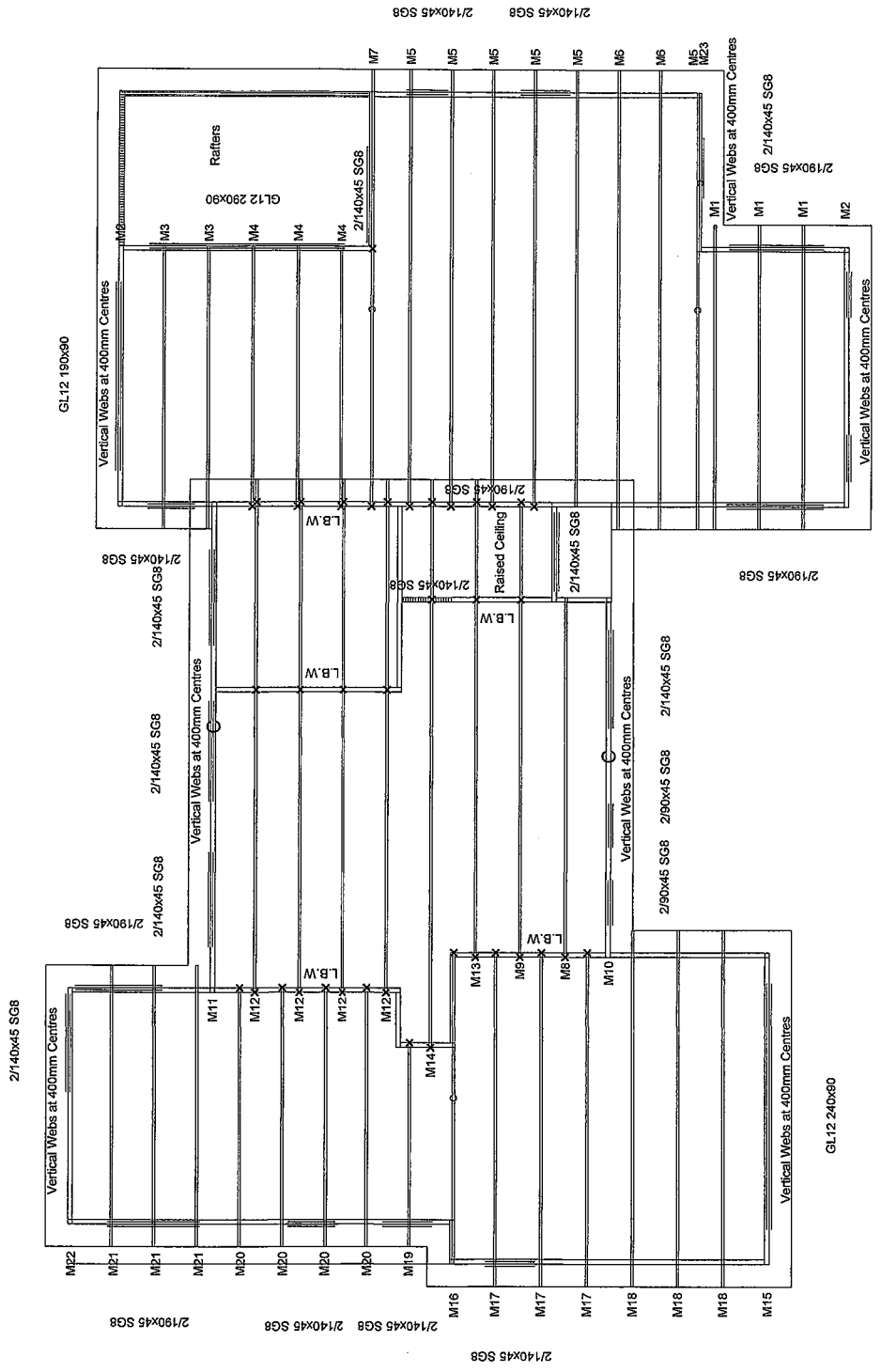
ADDRESS
**60 Waikirikiri
Avenue Lincoln,
7608**

CLIENT
POWELL

DRAWING TITLE
**DOOR
SCHEDULE**

SCALE	1:50
PRINTED	17/04/23
JOB NO.	22102
SHEET NO	A 6.02
STATUS	BUILDING CONSENT
REV	1

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EFW All trusses sitting on internal load bearing walls have less than 5Kn load and -5Kn Uplift.

Job Ref : 1588
Scale : Level

Eaves:450mm

Roofing : Longrun
Pitch : 5.00 Deg. 7.00 Deg.
Spacing : 900
Design Wind Velocity : 44.00 m/s (Ult.)
Detailer : <None>

Customer : Maibel Ltd
Site Address : Lot 4230 60 Waikirikiri Ave
: Te Whariki Lincoln

