

Approved building consent documents

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

Inspection bookings

For building inspections and enquiries phone ContactUs on: 03 347 2800.

For current inspection timeframes see [Selwyn District Council - Building](#).

Note: where restricted building work is involved, you must provide the relevant LBP numbers for the work to be inspected at the time of booking the inspections.

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

Christchurch.
 332 Durham Street.
 Phone 03 365 3243,
 Email chch@constructure.co.nz

STRUCTURAL DRAWING LIST

16462

SDC - Approved Building Consent Document - BC251868 - Pg 2 of 25 - 24/11/2025 - Elizabeth.BD

Constructure

| DWG No. | TITLE | | |
|-----------------------|---|------------|---|
| S.01 | FOUNDATION LAYOUT & GROUND WORKS DETAIL | 0 | 1 |
| S.02 | FOUNDATION DETAILS | 0 | 1 |
| S.03 | FOUNDATION DETAILS | 0 | 1 |
| S.04 | FOUNDATION DETAILS | 0 | 1 |
| ISSUED TO: | | | |
| aembuilders@gmail.com | | A | B |
| | | DATE | |
| | | 03-06-2025 | |
| | | 02-11-2025 | |

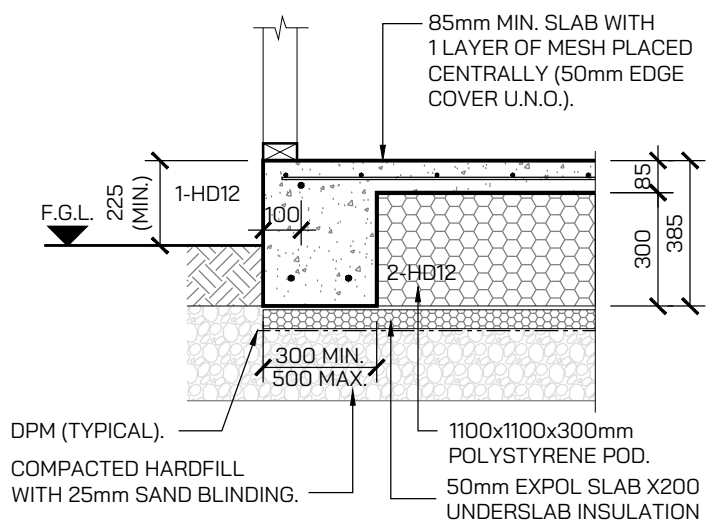
New Residence

30E Woodville Street
 Leeston

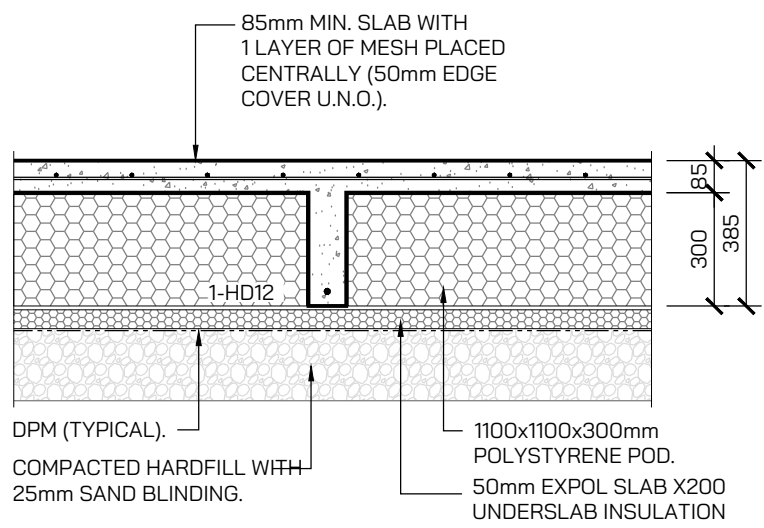
SCHEDULE OF INSPECTIONS

| No. | ITEM OF INSPECTION - TIMEFRAME | BY | DONE |
|-------|---|----|--------------------------|
| 1 | BUILDING CONSENT CONDITIONS AND STAMPED BUILDING CONSENT DRAWINGS TO BE RECEIVED AND REVIEWED PRIOR TO SITE INSPECTIONS COMMENCING. | SE | <input type="checkbox"/> |
| 2 | FOUNDATION SUBGRADE -PRIOR TO PLACING HARDFILL, SAND OR CONCRETE BLINDING LAYER | SE | <input type="checkbox"/> |
| 3 | FOUNDATION BEAMS, PADS AND SLABS -PRE-POUR | SE | <input type="checkbox"/> |
| GEO - | DENOTES THE PROJECT GEOTECHNICAL ENGINEER IF APPLICABLE (GEOTECHNICAL ENGINEER) | | |
| SE - | DENOTES THE PROJECT STRUCTURAL ENGINEER (CONSTRUCTURE CHRISTCHURCH/WANAKA) | | |
| LSE - | DENOTES A LOCAL STRUCTURAL ENGINEER IF REQUIRED DUE TO SITE LOCATION (LOCAL STRUCTURAL ENGINEER) | | |

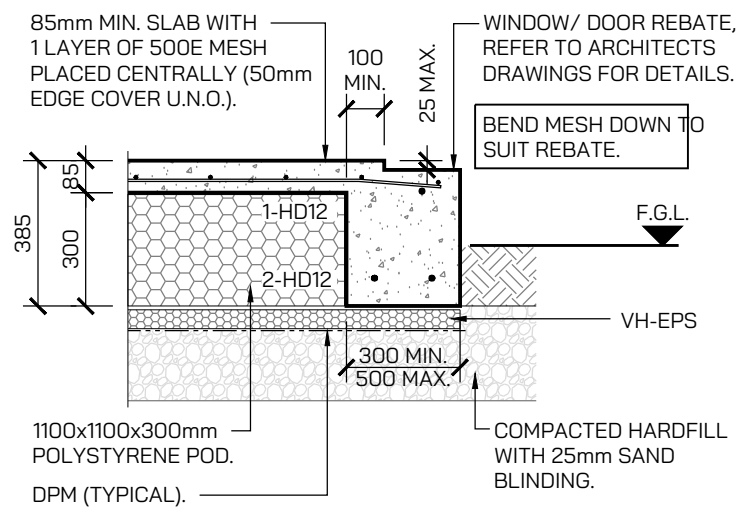
CONSTRUCTION ISSUE



EXTERNAL FOOTING DETAIL
SCALE 1:20



INTERMEDIATE RAFT DETAIL
SCALE 1:20



REBATE DETAIL
SCALE 1:20

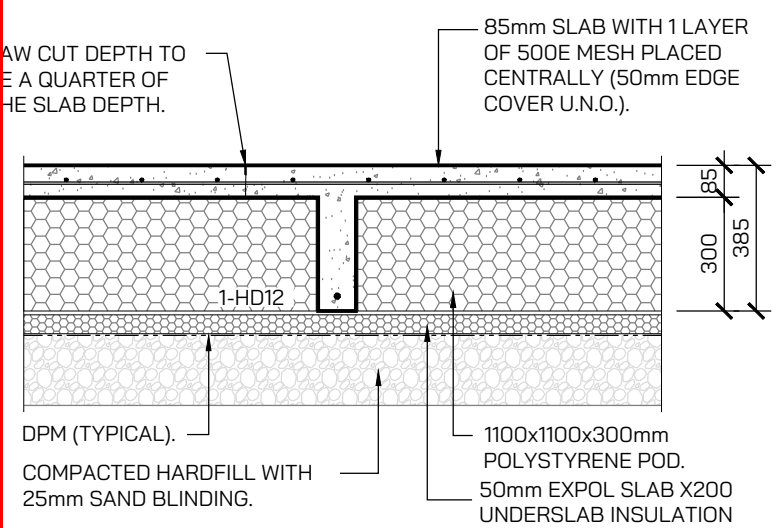
REINFORCEMENT NOTES:

BAR LAP LENGTHS:
 D10 - 350mm HD12 - 700mm
 D12 - 450mm HD16 - 900mm
 D16 - 550mm HD20 - 1150mm

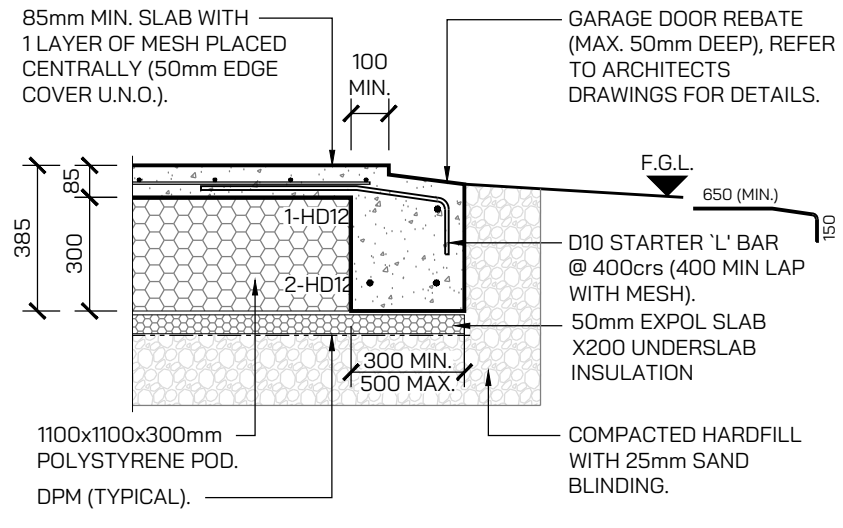
BAR GRADES:
 R - STRUCTURAL GRADE ROUND BAR
 D - DEFORMED BAR GRADE 300E
 HD - DEFORMED BAR GRADE 500E

ALL FLOOR MESH TO BE TRIMMED TO HAVE 50mm EDGE COVER.

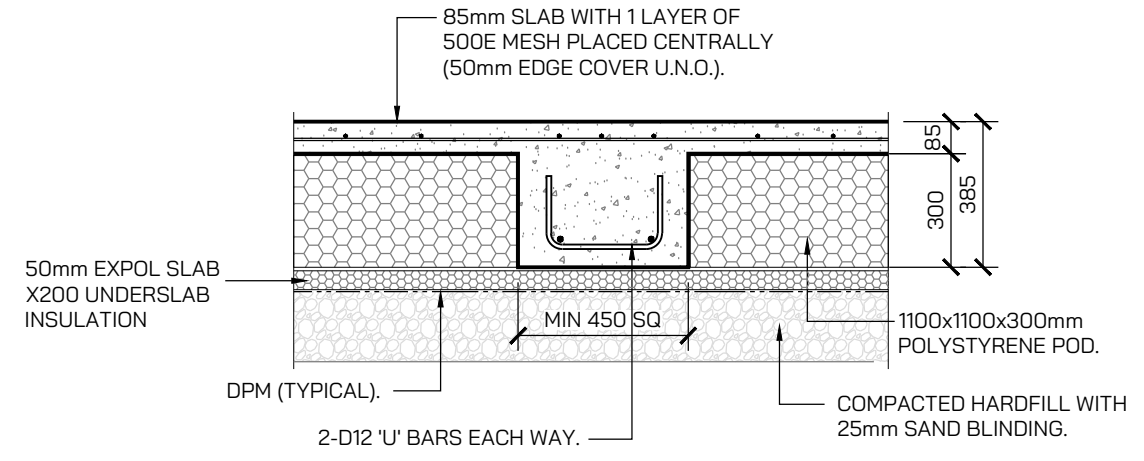
COVER:
 -50mm TO BOTTOM OF FOUNDATIONS.
 -50mm TO SIDES OF EXTERNAL FOUNDATION BEAMS.
 -40mm TO SIDES OF INTERNAL FOUNDATIONS AND RIBS.
 -MESH CENTRAL IN SLAB.



INTERMEDIATE SAWCUT DETAIL.
SCALE 1:20



GARAGE DOOR REBATE DETAIL.
SCALE 1:20

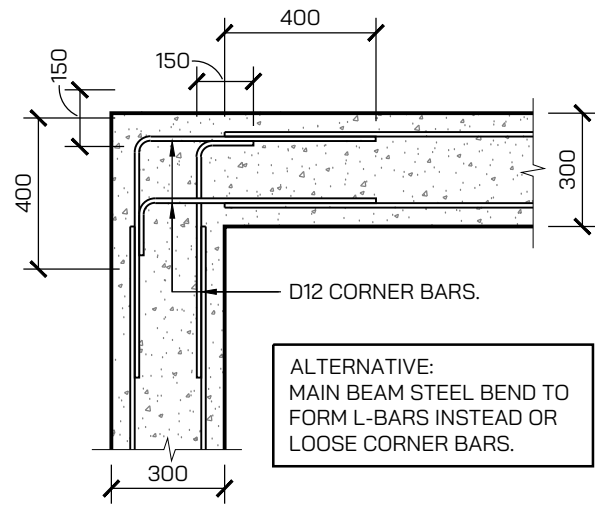


① 450 SQ MIN FOUNDATION PAD DETAIL
SCALE 1:20

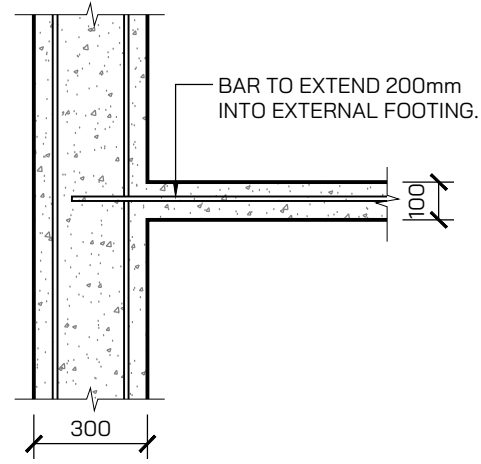
CONSTRUCTION ISSUE

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS

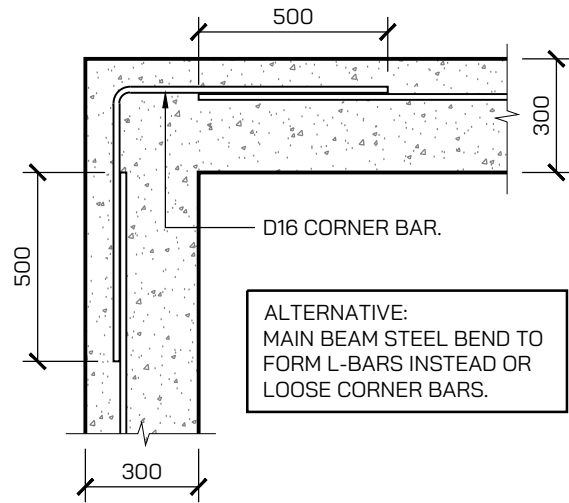
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|---------------------|------------------------|--|--------------------------------------|--|-----------------------------|------------------|--------|
| Constructure | CLIENT AEM BUILDERS | PROJECT TITLE 30E WOODVILLE STREET LEESTON | DRAWING TITLE FOUNDATION DETAILS. | REV. 0 BY K.M. DATE 03-06-2025 COMMENT ISSUED FOR CONSTRUCTION | DESIGN. R.D. JOB No. 16462 | DRAWING No. S.02 | REV. 1 |
| | | | | REV. 1 BY N.M. DATE 02-11-2025 COMMENT PODS REVISED TO 300mm | DRAWN. K.M. SCALE @ A3 1:20 | | |



**MAIN BEAM CORNER DETAIL
(BOTTOM BARS).**

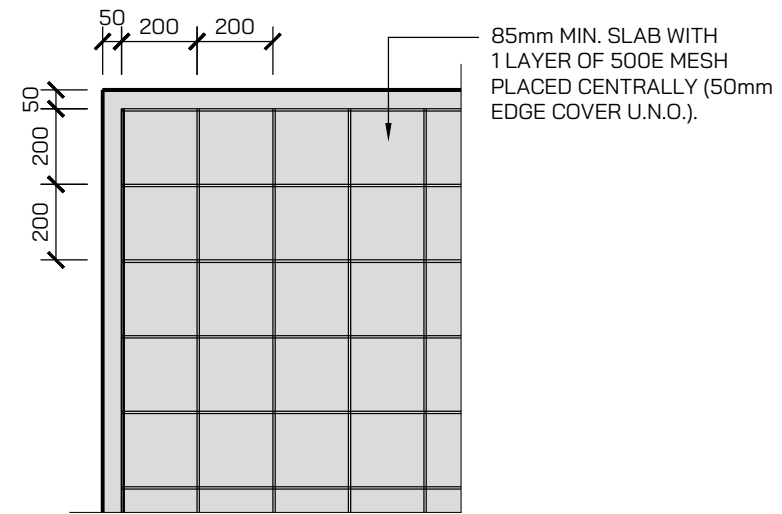


**MAIN BEAM TO RIB DETAIL
(BOTTOM BARS).**



**MAIN BEAM CORNER DETAIL
(TOP BARS).**

**FOUNDATION INTERSECTION DETAILS - PLAN.
SCALE 1:20**



**MESH LAYOUT - PLAN.
SCALE 1:20**

REINFORCEMENT NOTES:

BAR LAP LENGTHS:
D10 - 300mm HD12 - 600mm
D12 - 400mm HD16 - 800mm
D16 - 500mm HD20 - 1000mm

BAR GRADES:
R - STRUCTURAL GRADE ROUND BAR
D - DEFORMED BAR GRADE 300E
HD - DEFORMED BAR GRADE 500E

ALL FLOOR MESH TO BE TRIMMED TO HAVE
50mm EDGE COVER.

COVER:
-50mm TO BOTTOM OF FOUNDATIONS.
-50mm TO SIDES OF EXTERNAL
FOUNDATION BEAMS.
-40mm TO SIDES OF INTERNAL
FOUNDATIONS AND RIBS.
-MESH CENTRAL IN SLAB.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS

CONSTRUCTION ISSUE

Constructure

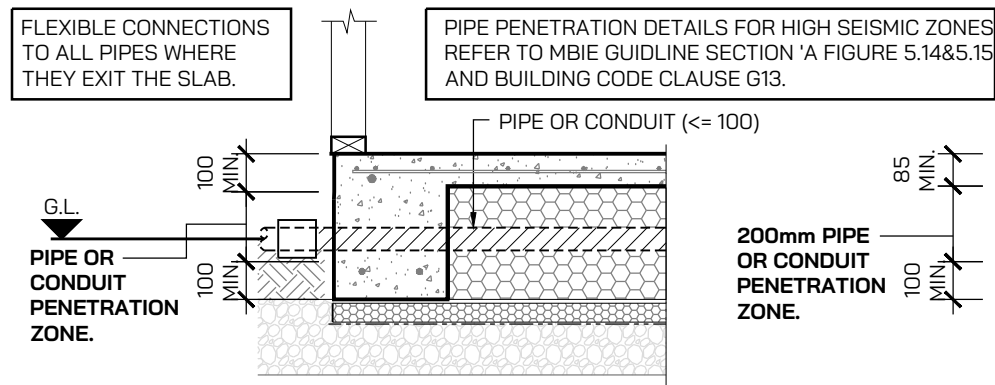
CLIENT
AEM BUILDERS

PROJECT TITLE
30E WOODVILLE STREET
LEESTON

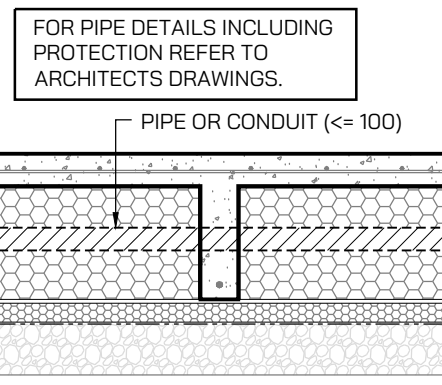
DRAWING TITLE
FOUNDATION DETAILS.

| REV. | BY. | DATE: | COMMENT: |
|------|------|------------|-------------------------|
| 0 | K.M. | 03-06-2025 | ISSUED FOR CONSTRUCTION |
| 1 | N.M. | 02-11-2025 | PODS REVISED TO 300mm |
| | | | |
| | | | |

| DESIGN. | JOB No. | DRAWING No. | REV. |
|---------|--------------------|-------------|------|
| R.D. | 16462 | S.03 | 1 |
| DRAWN. | SCALE @ A3 1:20 | | |
| K.M. | | | |



EXTERNAL PIPE PENETRATION DETAIL
PIPE PENETRATION DETAILS.
SCALE 1:20



INTERNAL PIPE PENETRATION DETAIL

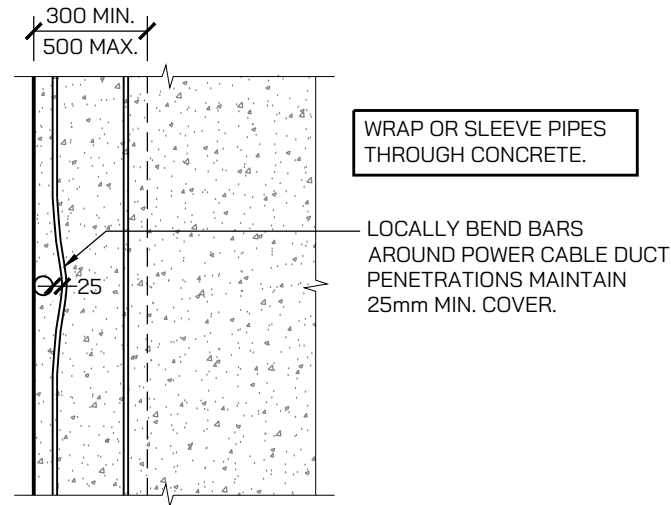
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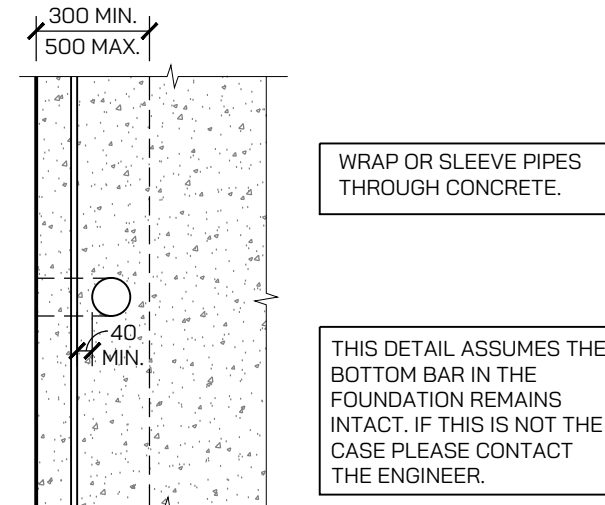
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ALL FLOOR MESH TO BE TRIMMED TO HAVE 50mm EDGE COVER.

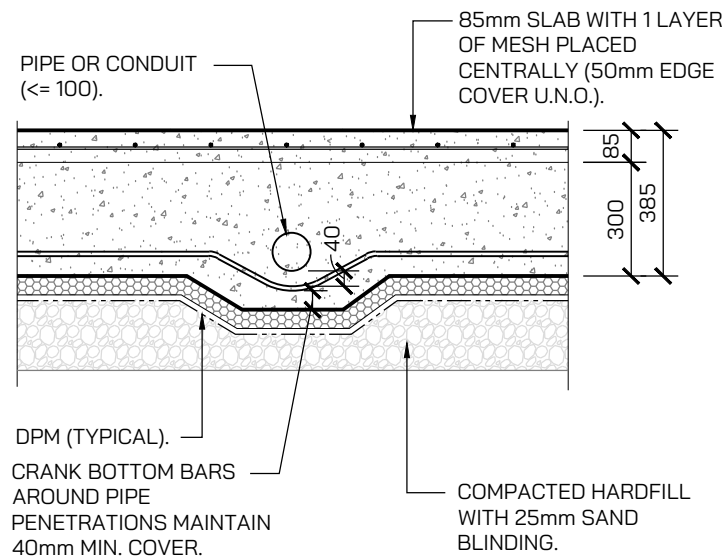
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 -MESH CENTRAL IN SLAB.



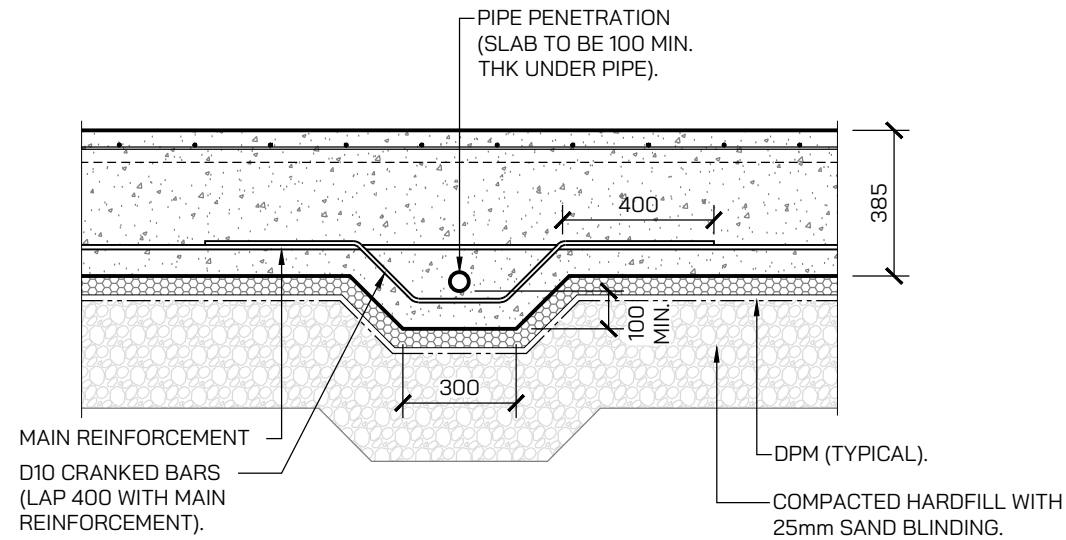
POWER CABLE DUCT PENETRATION DETAIL (BOTTOM BARS).



PIPE PENETRATION DETAIL (TOP BAR).



PIPE PENETRATION
SCALE 1:20



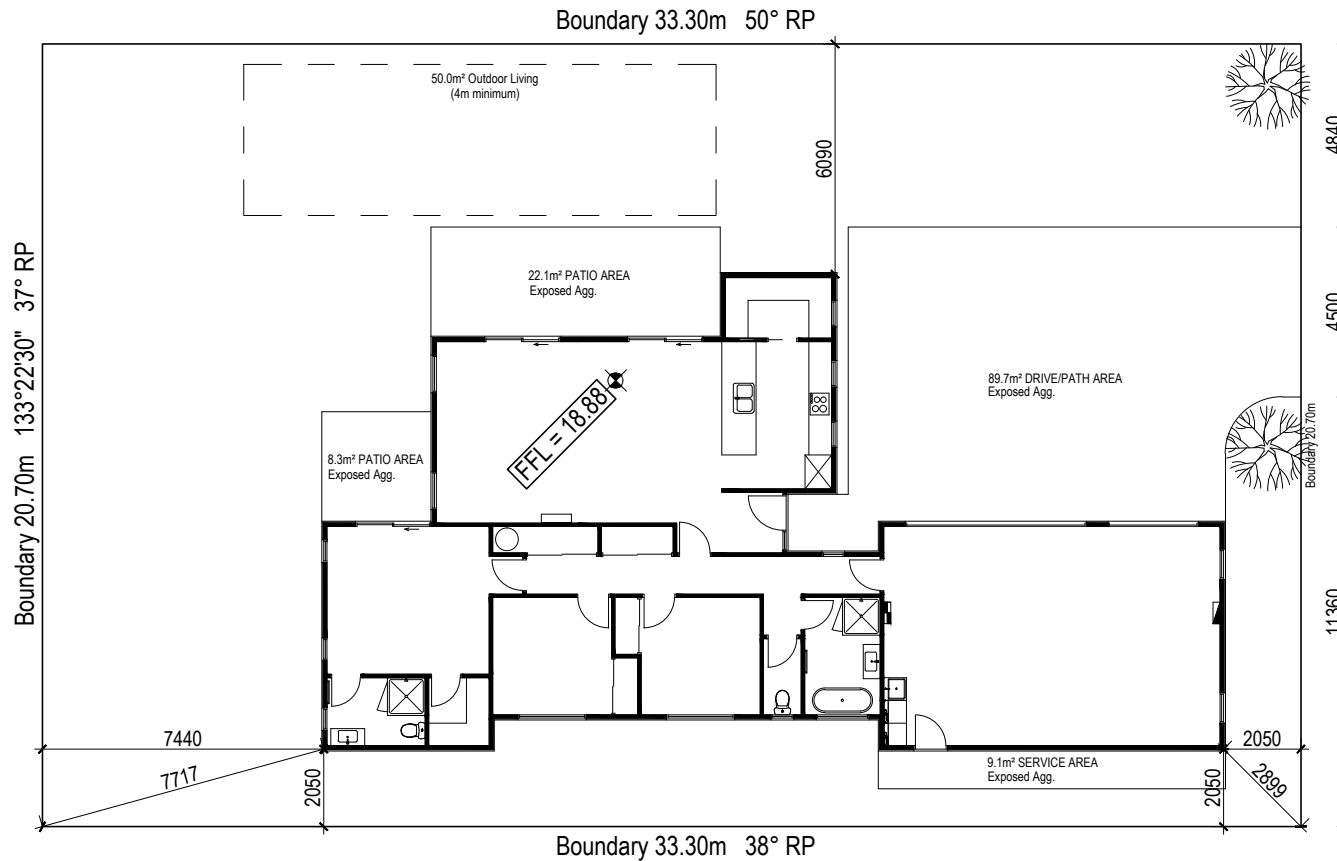
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS

CONSTRUCTION ISSUE

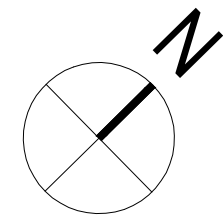
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|---------------------|------------------------|--|--------------------------------------|--|---|
| Constructure | CLIENT AEM BUILDERS | PROJECT TITLE 30E WOODVILLE STREET LEESTON | DRAWING TITLE FOUNDATION DETAILS. | REV. BY. DATE. COMMENT: | DESIGN. JOB No. DRAWING No. REV. |
| | | | | 0 K.M. 03-06-2025 ISSUED FOR CONSTRUCTION 1 N.M. 02-11-2025 PODS REVISED TO 300mm | R.D. 16462 S.04 1 DRAWN. SCALE @ A3 1:20 K.M. |

GRZ ZONE:

- 40% Building Coverage
- 8m high max
- 2.0m internal boundary/ROW setback
- 4.0m street boundary dwelling setback
- 5.5m street boundary to garage setback when garage door facing street
- 1.0m internal boundary to garage setback
- 1 x habitable room or kitchen to street
- 20% street frontage glazing
- front door facing street front
- 50m² Outdoor Living (4m min)
- Road to Garage to be Landscaped with 1 x tree per 10m frontage. Tree 1.8m tall at planting, 8m maturity



ROW TO WOODVILLE STREET



Lot 2
 30e Woodville Street
 LEESTON
 Site Coverage:
 191.9m² / 690.0m² = 27.8%
 EQ Zone = 2
 Wind Zone = A (High)
 Exposure = C

NZBC F5: All Construction work on the building shall be performed in a manner that avoids the likelihood of:
 (a) Objects falling onto people on or off the site,
 (b) Objects falling on property off the site,
 (c) Other hazards arising on the site affecting people off the site and other property, and
 (d) Unauthorised entry of children to hazards on the site

ALLOW FOR STEPS OR LANDSCAPING TO ALL EXTERNAL DOORS SO STEP FROM FFL NO GREATER THAN 190mm (150mm min)

Anti-slip: on all access routes both internal & external, provide Anti-slip surface complying with NZBC D1/AS Table 2 (except surfaces in side Entry Doors of housing maybe considered dry areas)

Level Datum / Origins:
 NZ Vertical Datum 2016 (NZVD2016)
 (Source LINZ 24/10/25)
 CNEJ - RL=18.32
 EMH3 - RL=19.44

SITE SAFETY
 Allow for and maintain
 - 2m high galv chainlink netting fencing to street front
 - where side fencing not in place use same 2m high fencing
 - where water hazards are present use same 2m high fencing

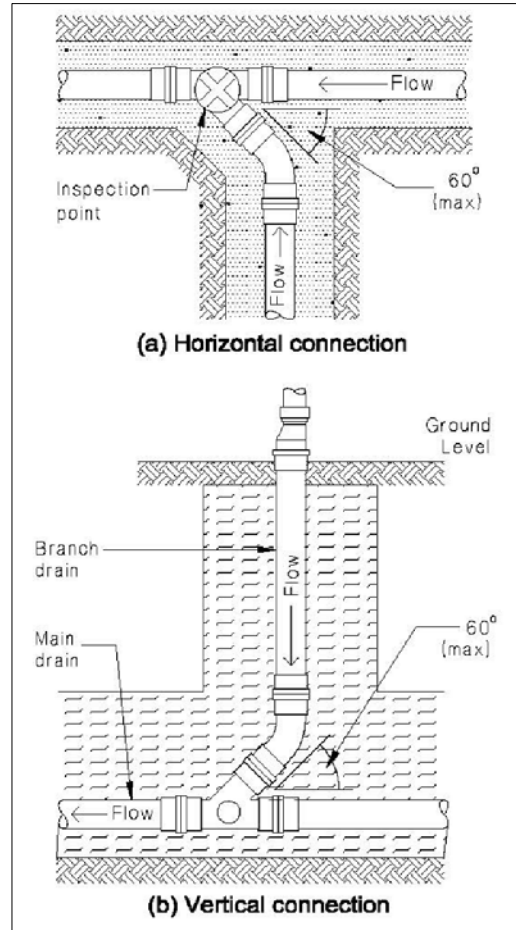
Planning Approved
 24/11/2025 Elizabeth.BD

| | | | | | |
|--|--|--|---|---|--|
| job title: <p style="text-align: center; font-weight: bold;">AEM BUILDERS HOUSE</p> | drawing title: <p style="text-align: center; font-weight: bold;">SITE PLAN</p> 23/01/25 REV C - Notes updated | legal description: Lot 2 30e Woodville Street LEESTON | WORKING DRAWINGS SUBJECT TO COUNCIL APPROVAL ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK DO NOT SCALE FROM DRAWINGS UNDER ANY CIRCUMSTANCES | scale: <p style="font-size: large; font-weight: bold;">1:200</p> Job No.: - | page: <p style="font-size: large; font-weight: bold;">01c</p> of: 19 <small>DATE: 19/06/2025</small> |
|--|--|--|---|---|--|

All pipes in Concrete to have Denso Tape (synthetic fabric based tape impregnated and coated with organic petroleum based compounds) applied

Pipes shall incorporate expansion joints in accordance with Chapter 8 of NZS7643

Hot water pipes to be sized according to NZBC G12 & NZS 4305, Mains Pressure: 15mm dia allows 12m max pipe length. Pipe length beyond this must be lagged



All drains laid at 1:120 to be laid with a verifiable leveling device

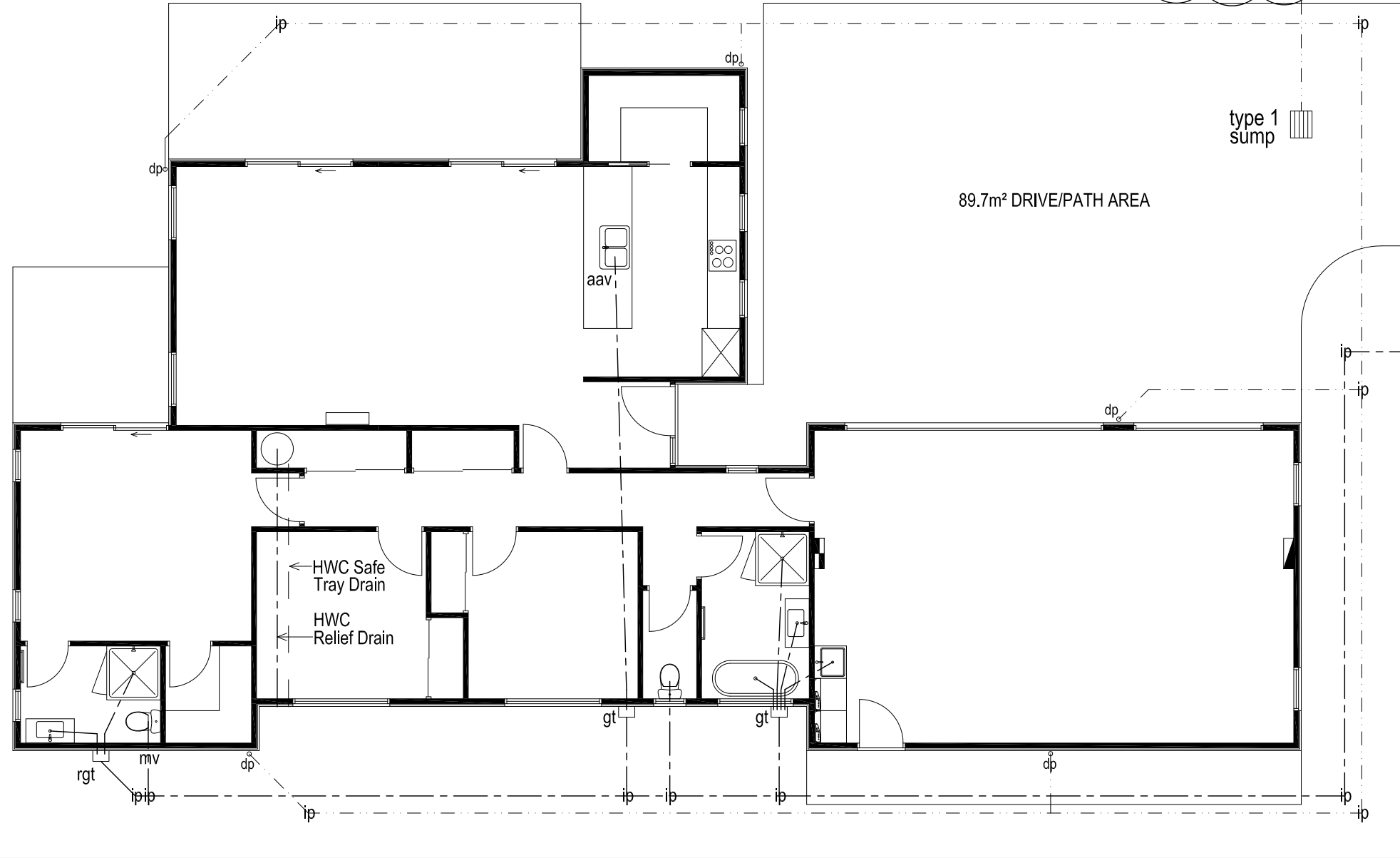
- Main Vent (MV) to terminate either:
- 3.0m above ground level
 - 600mm above windows / openings
 - 150mm above roof
 - 600mm above eaves / parapets

HWC Relief Drain = 20mm Copper Pipe

| SANITARY FIXTURE | FLOW RATE/TEMP | PIPE DIAMETER |
|------------------|---------------------------------|---------------|
| Bath | 0.3 at 45°C | 15mm |
| Sink | 0.2 at 60°C (hot) 0.2 (cold) | 15mm |
| Laundry Tub | 0.2 at 60°C (hot) 0.2 (cold) | 15mm |
| Basin | 0.1 at 45°C | 10mm |
| Shower | 0.1 at 42°C | 20mm |

| PIPE DIAMETER | MAXIMUM DISTANCE BETWEEN SUPPORTS (mm) | |
|------------------|--|-------------|
| | VERTICAL PIPE | GRADED PIPE |
| 32 to 50 | 1000 | 500 |
| 65 to 100 | 1200 | 1000 |
| Greater than 100 | 1800 | 1200 |

VENT PIPES:
 Discharge Pipes upto 40mm dia = 32mm Vent Pipe
 Discharge Pipes over 40mm dia = 40mm Vent Pipe
 Main Drain Vent Pipe = 80mm Vent Pipe



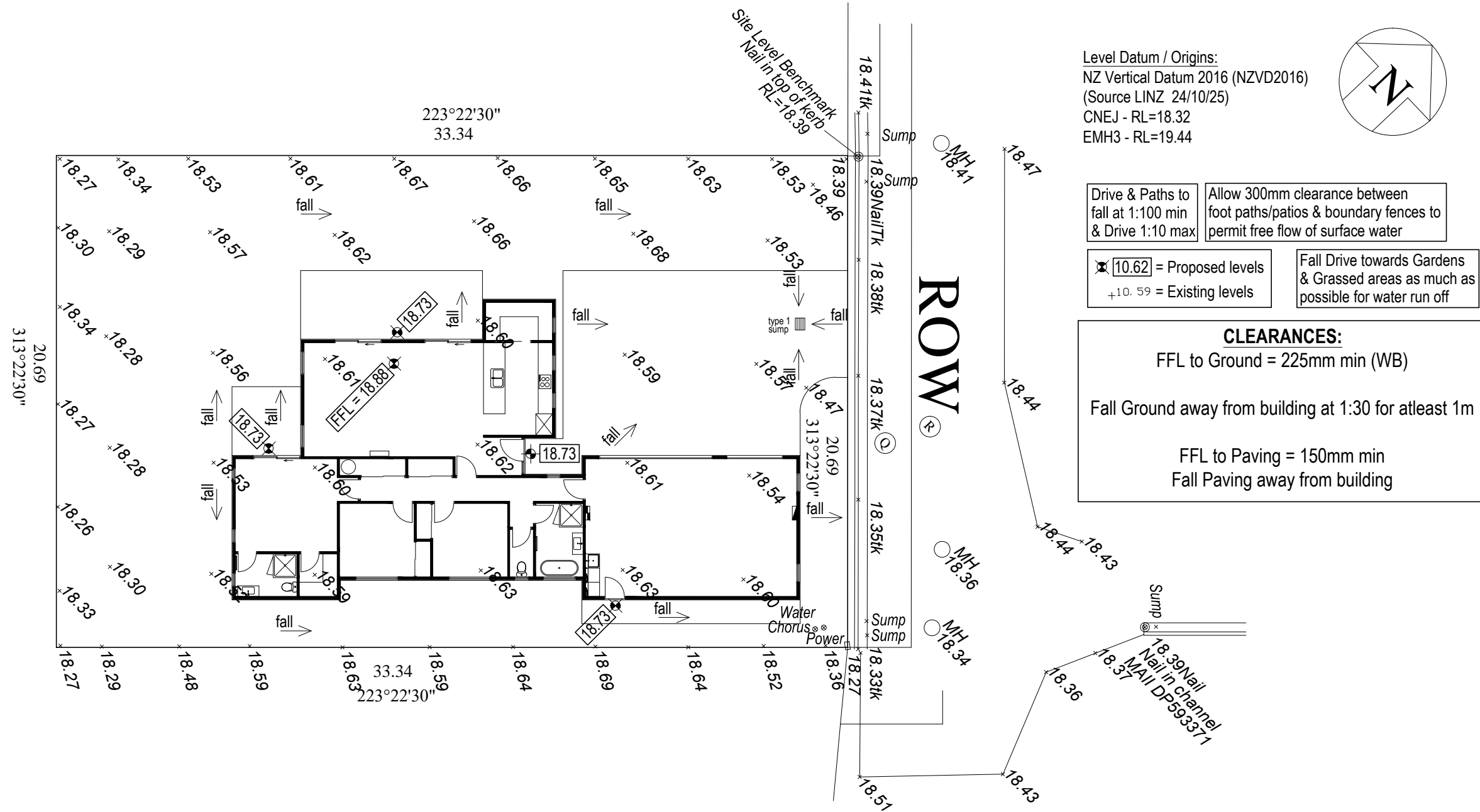
Relief GT - top of GT to be 150mm below overflow level of lowest sanitary fixture.
 FGL around Relief GT to be no higher than 18.63 (18.70 if paved)

18.88 = FFL
 - 0.15 = Shower Recess to Top GT
 - 0.10 = Top GT to FGL
 18.63 = FGL

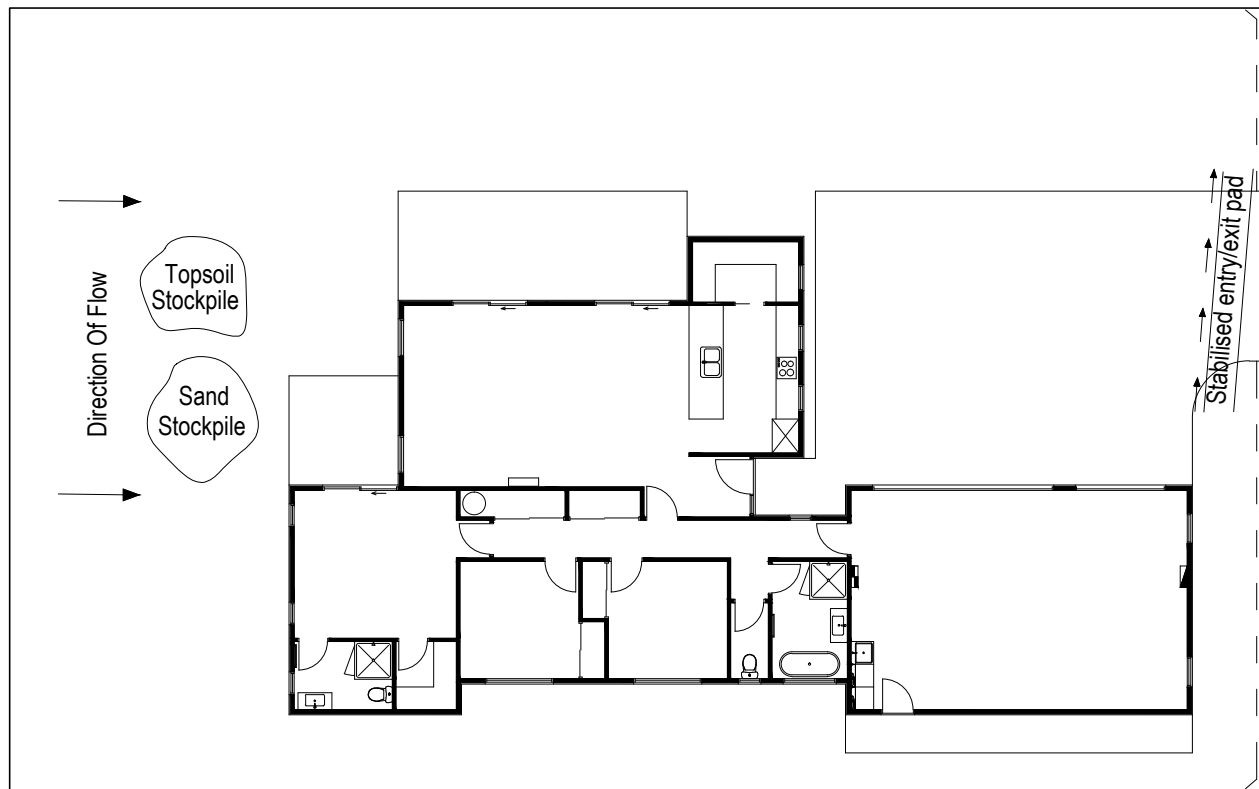
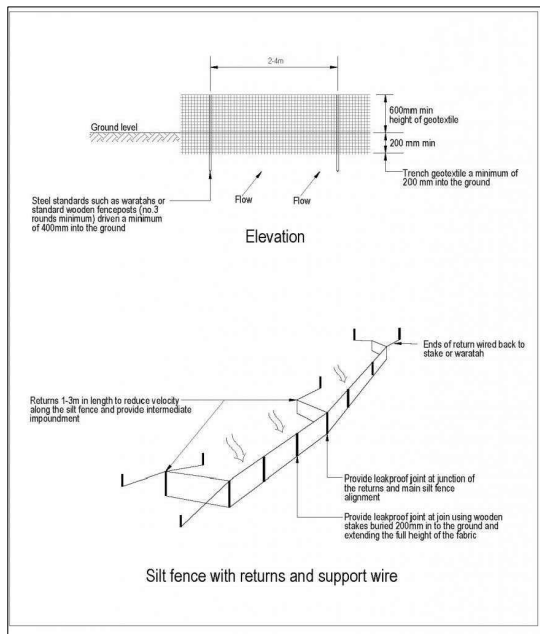
DPs:
 - 5 x DPs
 - Total Roof Area = 236.9m²

| SANITARY FIXTURE | MIN PIPE DIA | MIN GRADE |
|----------------------------|--------------|-----------|
| Basin | 32mm | 1:20 |
| Bath | 40mm | 1:40 |
| Washing Machine | 40mm | 1:40 |
| Kitchen Sink / Dish Washer | 50mm | 1:40 |
| Laundry Sink | 40mm | 1:30 |
| Shower | 40mm | 1:40 |
| WC | 100mm | 1:60 |
| SEWER PIPE | 100mm | 1:60 |
| STORMWATER PIPE | 100mm | 1:120 |

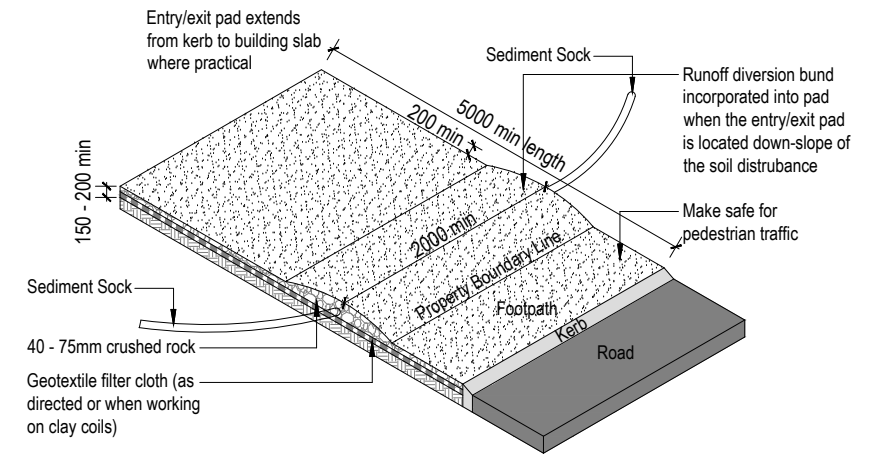
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|--|---|---|--|--|---|
| <p>job title:</p> <p>AEM BUILDERS HOUSE</p> | <p>drawing title:</p> <p>SERVICES PLAN 22/11/25 REV D - Notes updated</p> | <p>legal description:</p> <p>Lot 2 30e Woodville Street LEESTON</p> | <p>WORKING DRAWINGS SUBJECT TO COUNCIL APPROVAL ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK DO NOT SCALE FROM DRAWINGS UNDER ANY CIRCUMSTANCES</p> | <p>scale:</p> <p>1:100</p> <p>Job No.:</p> <p>-</p> | <p>page:</p> <p>02d of 19</p> <p>DATE: 19/06/2025</p> |
|--|---|---|--|--|---|



| | | | | | | |
|--|---|--|--|--|---|---|
| | job title: AEM BUILDERS HOUSE | drawing title: SITE LEVELS PLAN 23/01/25 REV C - Levels updated | legal description: Lot 2 30e Woodville Street LEESTON | WORKING DRAWINGS SUBJECT TO COUNCIL APPROVAL ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK DO NOT SCALE FROM DRAWINGS UNDER ANY CIRCUMSTANCES | scale: 1:200 Job No.: - | page: 03c of: 19 DATE: 19/06/2025 |
|--|---|--|--|--|---|---|



BUILDER TO INSTALL & MAINTAIN SEDIMENT CONTROL FOR SITE



STABILISED ENTRY/EXIT PAD
Remove Stabilised Entry/Exit Pad upon completion of the formed driveway

- Notes:
1. All erosion and sediment control structures to be inspected each working day and maintained in good working order
 2. All ground cover vegetation outside the immediate building area to be preserved during the building phase
 3. All erosion and sediment control measures to be installed prior to commencement of major earthworks
 4. Stockpiles of clay materials to be covered with impervious sheet
 5. Roof water downpipes to be connected to the permanent underground stormwater system as soon as practical after roof is laid

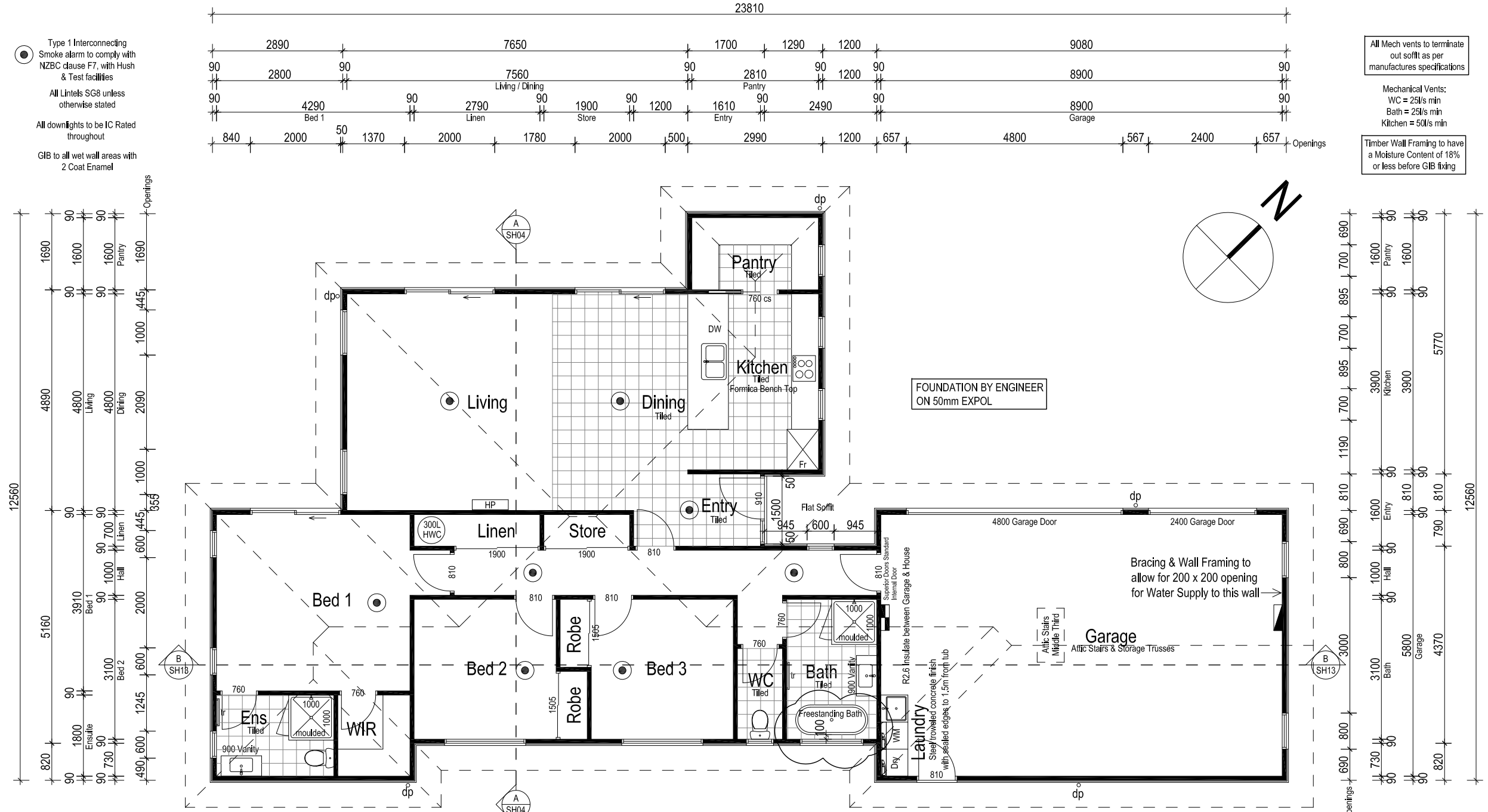
Grassed Kerb to street - where possible make sure grass remains intact or replace as soon as possible

Temporary Sediment Control Fence to Street Boundary

| | | | | | | |
|--|--|---|--|---|--|--|
| | <p>job title:</p> <p>AEM BUILDERS HOUSE</p> | <p>drawing title:</p> <p>SEDIMENT CONTROL PLAN</p> | <p>legal description:</p> <p>Lot 2 30 Woodville Street LEESTON</p> | <p>WORKING DRAWINGS SUBJECT TO COUNCIL APPROVAL ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK DO NOT SCALE FROM DRAWINGS UNDER ANY CIRCUMSTANCES</p> | <p>scale:</p> <p>1:200</p> <p>Job No.:</p> <p>-</p> | <p>page:</p> <p style="text-align: right;">04 of: 19</p> <p style="text-align: right; font-size: small;">DATE: 19/06/2025</p> |
|--|--|---|--|---|--|--|

- Type 1 Interconnecting Smoke alarm to comply with NZBC clause F7, with Hush & Test facilities
- All Lintels SG8 unless otherwise stated
- All downlights to be IC Rated throughout
- GIB to all wet wall areas with 2 Coat Enamel

- All Mech vents to terminate out soffit as per manufactures specifications
- Mechanical Vents:
WC = 25l/s min
Bath = 25l/s min
Kitchen = 50l/s min
- Timber Wall Framing to have a Moisture Content of 18% or less before GIB fixing



**SINGLE OR TOP STOREY
SG8 STUDS TO LOAD BEARING WALLS**
INTERNAL WALLS
Light & Heavy Roof
Wind Zone = All

**SINGLE OR TOP STOREY
SG8 STUDS TO LOAD BEARING WALLS**
Light & Heavy Roof
Wind Zone = High

| Loaded Dimension of Wall | Stud Size for Max Height of: | | | |
|--------------------------|------------------------------|---------------|---------------|---------------|
| | 3.0m @ 600crs | 3.6m @ 300crs | 4.2m @ 400crs | 4.8m @ 400crs |
| 2.0 | 90 x 45 | 90 x 45 | 90 x 90 | 140 x 45 |
| 4.0 | 90 x 45 | 90 x 45 | 90 x 90 | 140 x 45 |
| 6.0 | 90 x 45 | 90 x 45 | 90 x 90 | 140 x 45 |

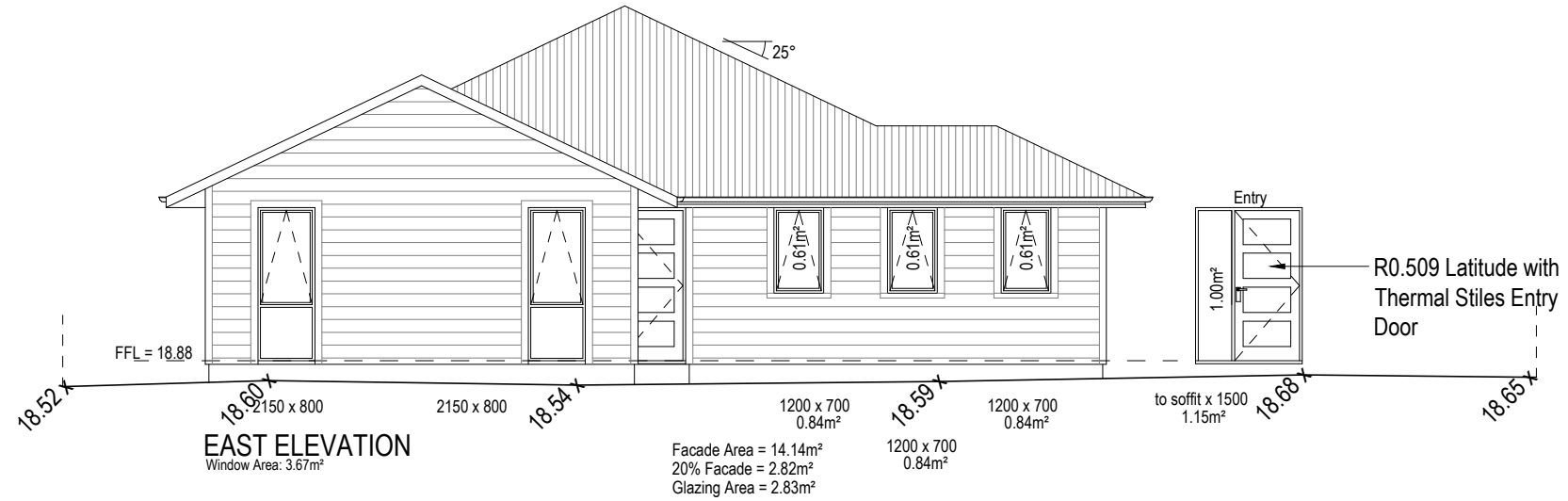
| Loaded Dimension of Wall | Stud Size for Max Height of: | | | | | |
|--------------------------|------------------------------|---------------|---------------|---------------|---------------|---------------|
| | 2.4m @ 600crs | 2.7m @ 400crs | 3.0m @ 300crs | 3.6m @ 300crs | 4.2m @ 300crs | 4.8m @ 400crs |
| 2.0 | 90 x 45 | 90 x 45 | 90 x 45 | 90 x 90 | 140 x 45 | 140 x 90 |
| 4.0 | 90 x 45 | 90 x 45 | 90 x 45 | 90 x 90 | 140 x 45 | 140 x 90 |
| 6.0 | 90 x 45 | 90 x 45 | 90 x 45 | 90 x 90 | 140 x 45 | 140 x 90 |

Note: Dwangs @ 800crs max

Note: Dwangs @ 800crs max

188.0m² OVER FOUNDATION
191.9m² OVER CLADDING
246.2m² OVER GUTTER

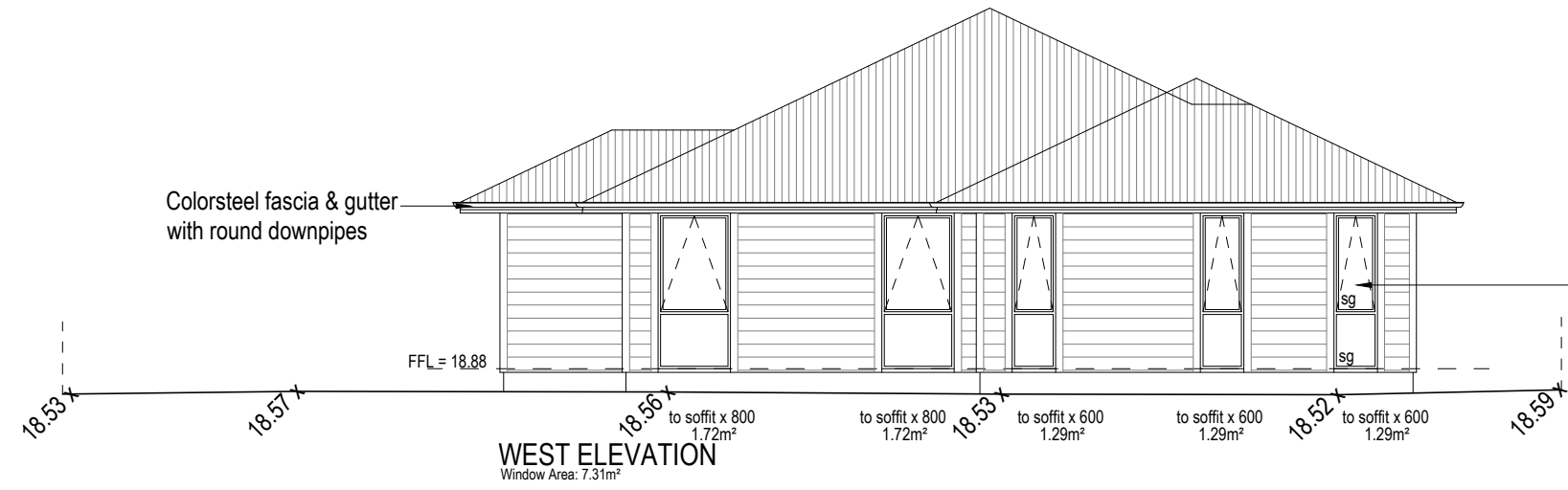
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| job title: <h2 style="text-align: center; margin: 0;">AEM BUILDERS HOUSE</h2> | drawing title: <h2 style="text-align: center; margin: 0;">FLOOR PLAN</h2> 22/11/25 REV D - Bath updated | legal description: Lot 2 30e Woodville Street LEESTON | WORKING DRAWINGS SUBJECT TO COUNCIL APPROVAL ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK DO NOT SCALE FROM DRAWINGS UNDER ANY CIRCUMSTANCES | scale: <h1 style="margin: 0;">1:100</h1> Job No.: - | page: <h1 style="text-align: right; margin: 0;">05d</h1> of: 19 DATE: 19/06/2025 |
|--|--|--|---|---|--|



- "A Grade" safety glass to NZS4223 - Part 1 - 4 (sg)
- WANZ support bar to all doors & windows

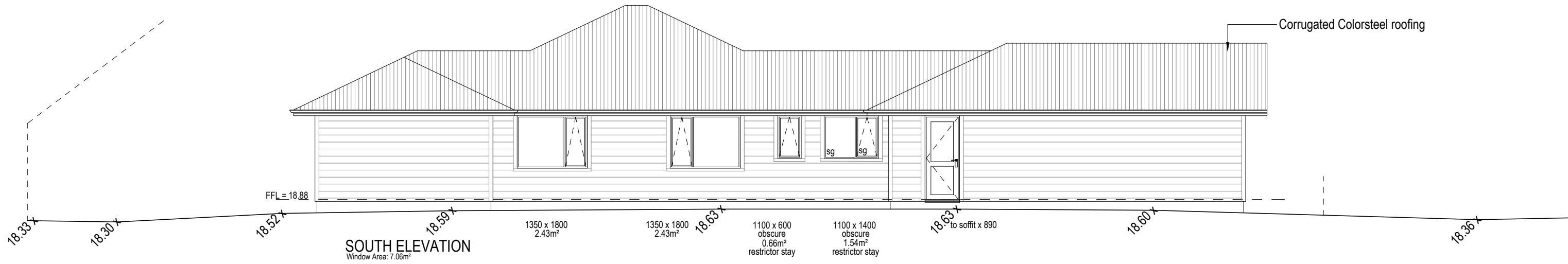


| | | | | | | |
|--|--|--|---|---|--|---|
| | <p>job title:</p> <p>AEM BUILDERS HOUSE</p> | <p>drawing title:</p> <p>ELEVATIONS 23/01/25 REV C - Levels updated</p> | <p>legal description:</p> <p>Lot 2 30e Woodville Street LEESTON</p> | <p>WORKING DRAWINGS SUBJECT TO COUNCIL APPROVAL ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK DO NOT SCALE FROM DRAWINGS UNDER ANY CIRCUMSTANCES</p> | <p>scale: 1:100</p> <p>Job No.: -</p> | <p>page:</p> <p>06c of: 19</p> <p>DATE: 19/06/2025</p> |
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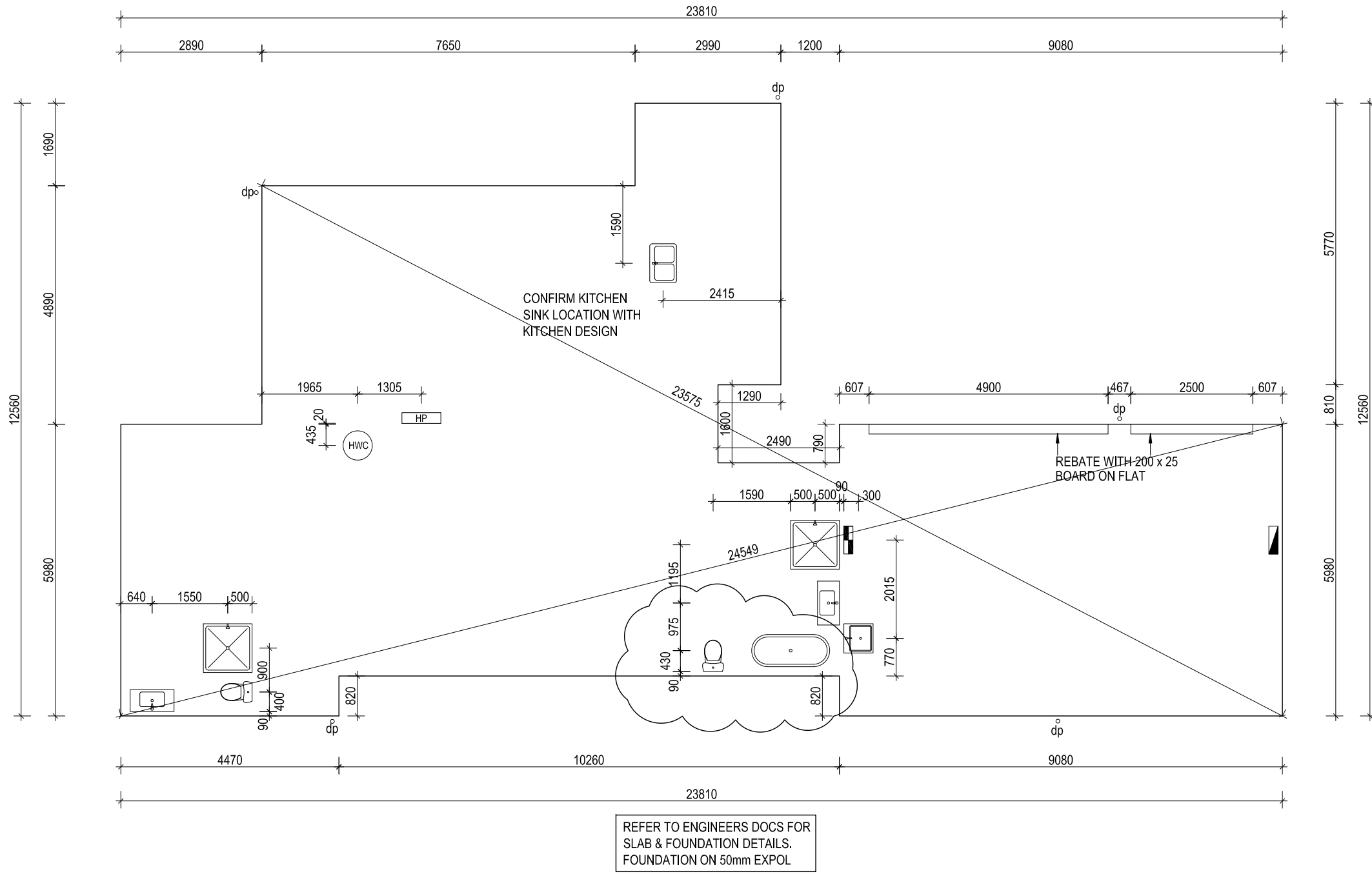


R0.5 Double glazed
 Thermally improved
 (Glass: Low E/Clear. Gas: Argon) Thermally Broken powder coated aluminium joinery with colour matched hardware on timber reveals paint finish

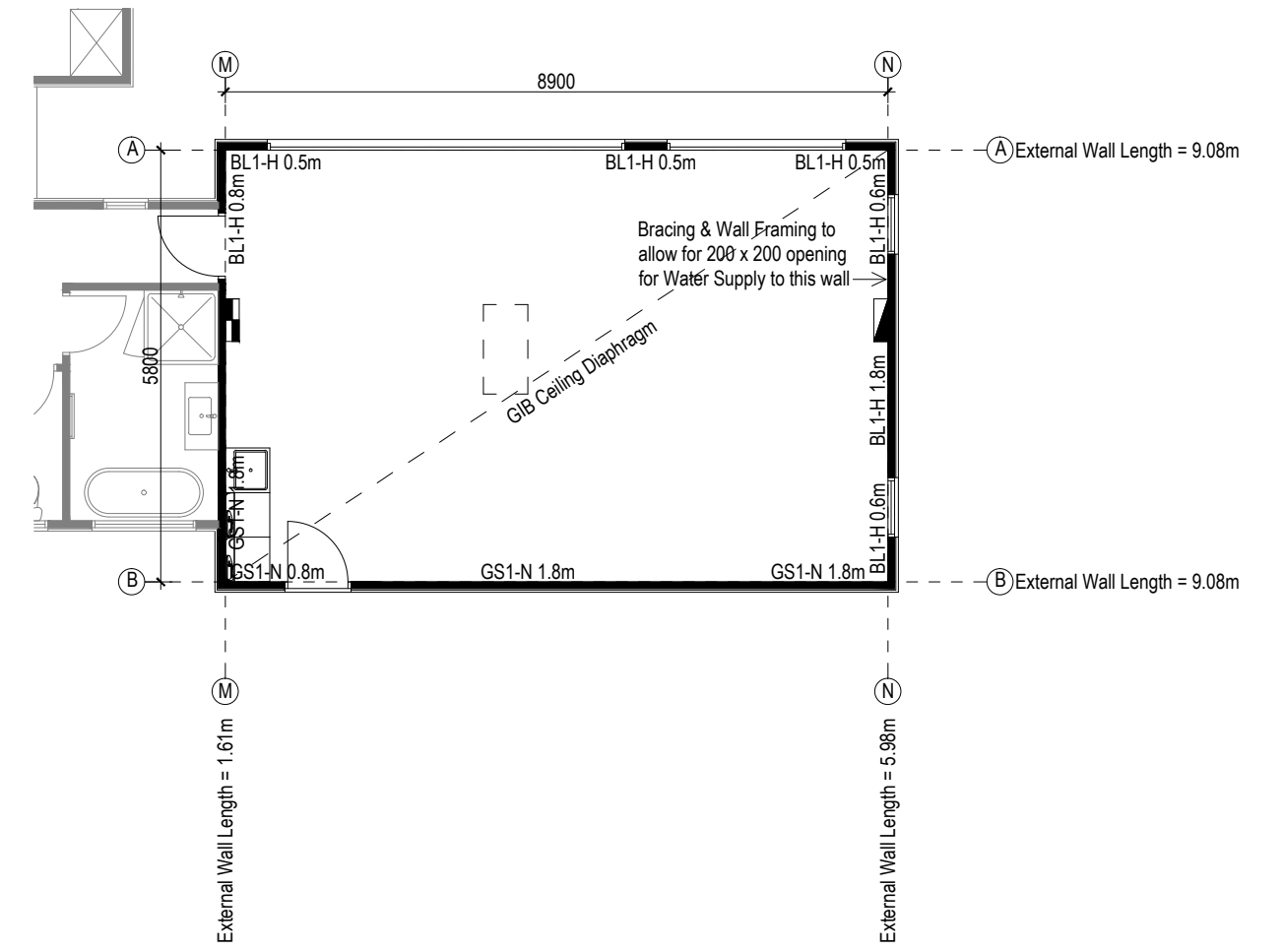
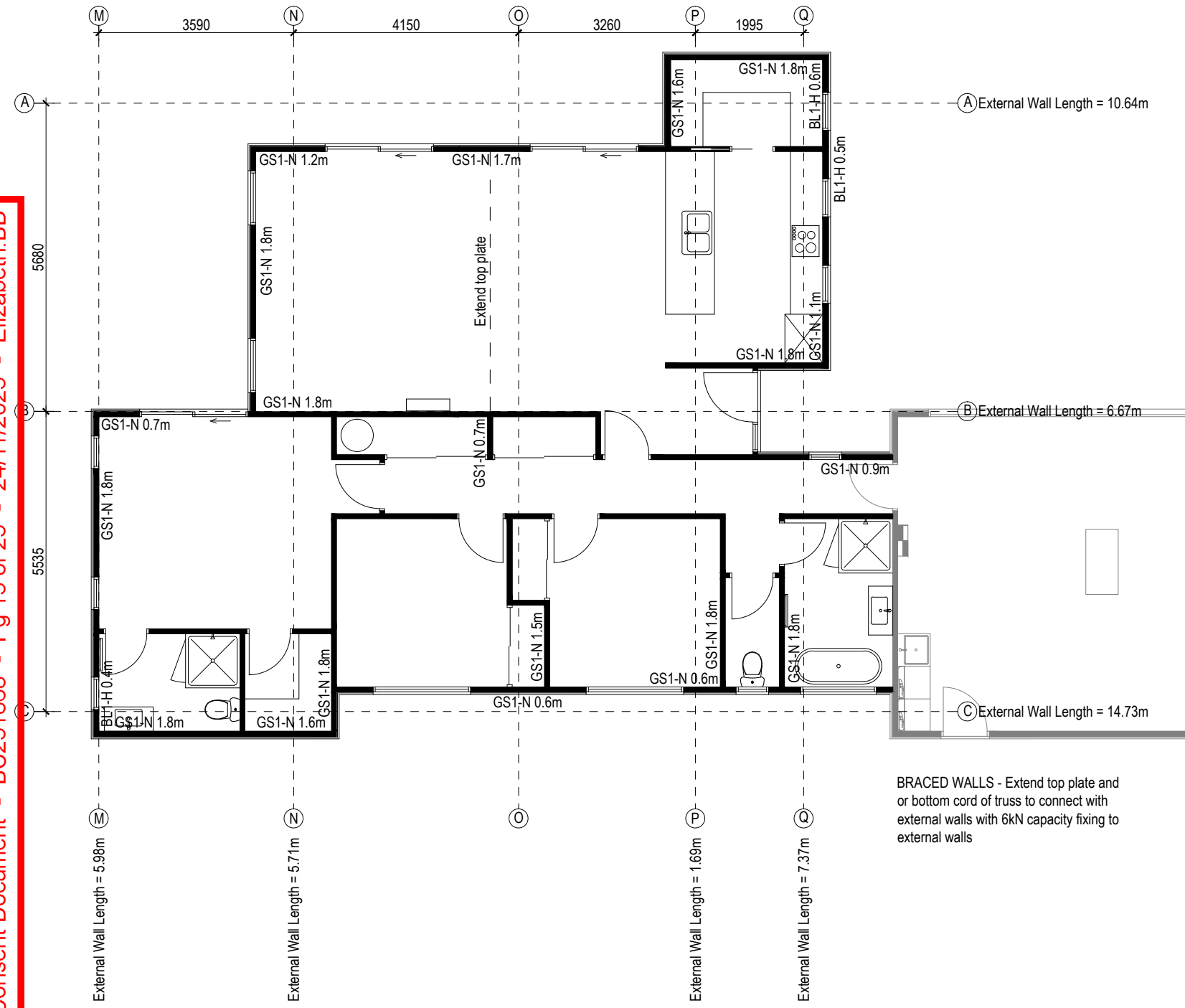
- "A Grade" safety glass to NZS4223 - Part 1 - 4 (sg)
- WANZ support bar to all doors & windows



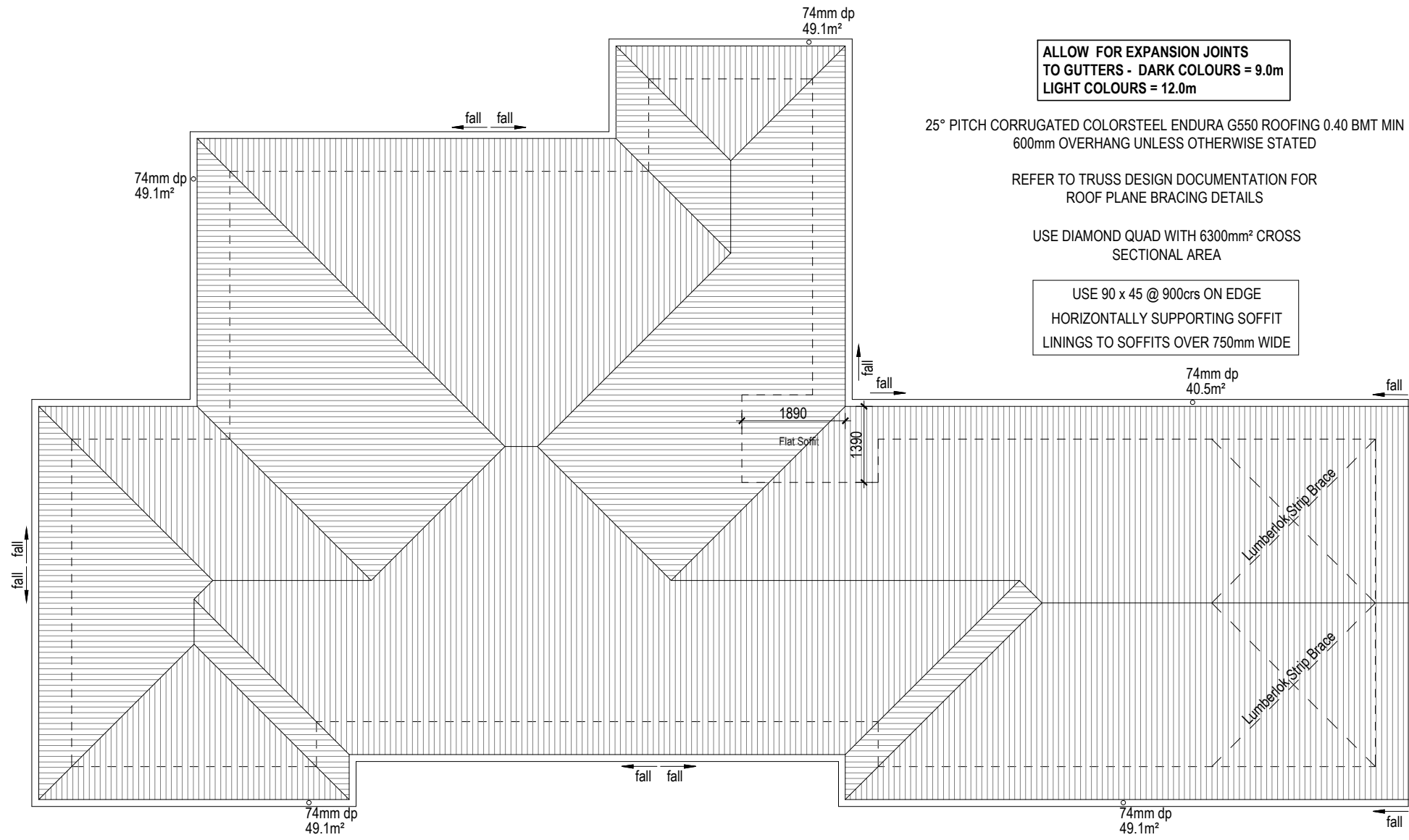
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| | job title: AEM BUILDERS HOUSE | drawing title: ELEVATIONS 23/01/25 REV C - Levels updated | legal description: Lot 2 30e Woodville Street LEESTON | WORKING DRAWINGS SUBJECT TO COUNCIL APPROVAL ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK DO NOT SCALE FROM DRAWINGS UNDER ANY CIRCUMSTANCES | scale: 1:100 Job No.: - | page: 07c of: 19 DATE: 19/06/2025 |
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| <p>job title:</p> <p>AEM BUILDERS HOUSE</p> | <p>drawing title:</p> <p>FOUNDATION PLAN 22/11/25 REV D - Bath updated</p> | <p>legal description:</p> <p>Lot 2 30e Woodville Street LEESTON</p> | <p>WORKING DRAWINGS SUBJECT TO COUNCIL APPROVAL ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK DO NOT SCALE FROM DRAWINGS UNDER ANY CIRCUMSTANCES</p> | <p>scale: 1:100 Job No.: -</p> | <p>page:</p> <p style="text-align: right;">08d of: 19</p> <p style="text-align: right; font-size: small;">DATE: 19/06/2025</p> |
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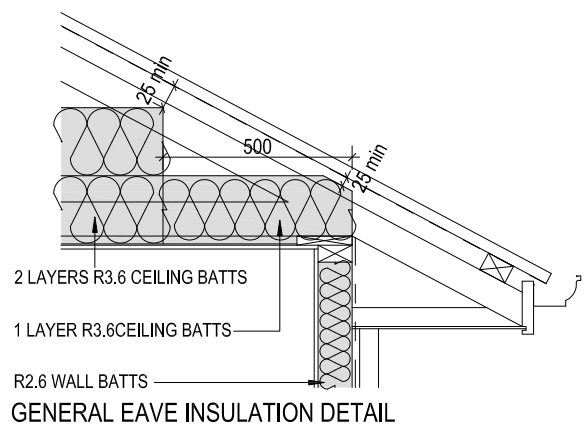
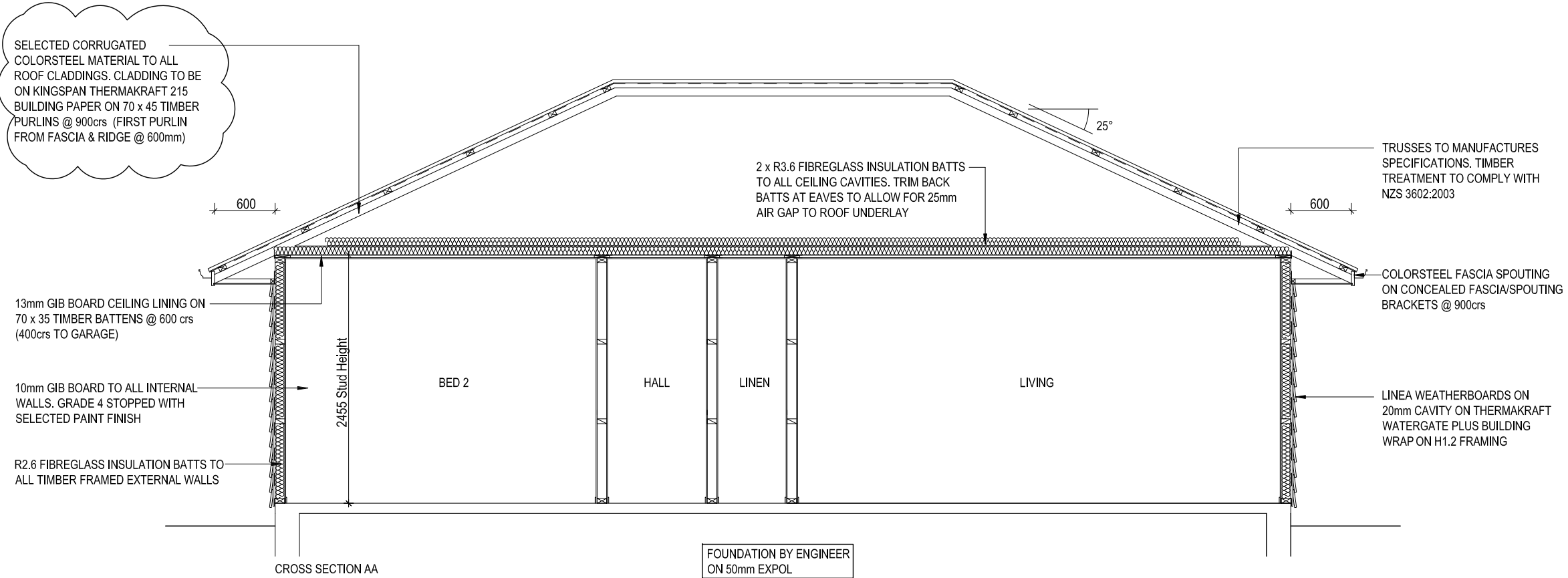
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| | <p>job title:</p> <p>AEM BUILDERS HOUSE</p> | <p>drawing title:</p> <p>BRACING PLAN</p> | <p>legal description:</p> <p>Lot 2 30 Woodville Street LEESTON</p> | <p>WORKING DRAWINGS SUBJECT TO COUNCIL APPROVAL ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK DO NOT SCALE FROM DRAWINGS UNDER ANY CIRCUMSTANCES</p> | <p>scale:</p> <p>1:100</p> <p>Job No.:</p> <p>-</p> | <p>page:</p> <p style="text-align: right;">09 of 19</p> <p style="text-align: right; font-size: small;">DATE: 19/06/2025</p> |
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|--|--|---|--|---|--|--|
| | <p>job title:</p> <p>AEM BUILDERS HOUSE</p> | <p>drawing title:</p> <p>ROOF PLAN</p> | <p>legal description:</p> <p>Lot 2 30 Woodville Street LEESTON</p> | <p>WORKING DRAWINGS SUBJECT TO COUNCIL APPROVAL ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK DO NOT SCALE FROM DRAWINGS UNDER ANY CIRCUMSTANCES</p> | <p>scale:</p> <p>1:100</p> <p>Job No.:</p> <p>-</p> | <p>page:</p> <p style="text-align: right;">10 of: 19</p> <p style="text-align: right; font-size: small;">DATE: 19/06/2025</p> |
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|--|---|--|---|--|---|---|
| | job title: AEM BUILDERS HOUSE | drawing title: ELECTRICAL PLAN | legal description: Lot 2 30 Woodville Street LEESTON | WORKING DRAWINGS SUBJECT TO COUNCIL APPROVAL ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK DO NOT SCALE FROM DRAWINGS UNDER ANY CIRCUMSTANCES | scale: 1:100 Job No.: - | page: <div style="text-align: right;"> 11 of: 19 <small>DATE: 19/06/2025</small> </div> |
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| SPECIFIC SCHEDULE OF TIMBER TREATMENT | | | |
|---|-----------------------------------|-----------|---|
| ELEMENT | SPECIES | TREATMENT | ELEMENT |
| ROOF FRAMING, TRUSSES | KILN DRIED & GAUGED RADIATA PINE | H1.2 | - ALL TIMBER USED IS TO BE TREATED AS REQUIRED BY NZS3602:2003, THIS TABLE IS INTENDED AS A SUMMARY OF THESE REQUIREMENTS ONLY. |
| INTERIOR WALL FRAMING | KILN DRIED & GAUGED PINUS SPECIES | H1.2 | |
| EXTERIOR WALL FRAMING (REFER TO NZS3602:2003 FOR CLARIFICATION) | RADIATA PINE | H1.2 | - TREATMENT LEVELS SHOWN ARE THE MINIMUM LEVEL REQUIRED, HIGHER TREATMENT LEVELS MAY BE USED IF APPROPRIATE. |
| WALL CAVITY BATTS | RADIATA PINE | H3.1 | |
| ALUMINIUM WINDOW REVEALS | RADIATA PINE | H3.1 | |

TIMBER TYPE:
EXTERIOR & LOAD BEARING FRAMING = SG 8
INTERIOR NON LOAD BEARING FRAMING = SG 8
LINTELS = SG 8
TRUSSES = SG 8

STEEL PROTECTION FOR FIXINGS & FASTENINGS - ZONE B & C

| FIXING FASTENING | ENVIRONMENT | MATERIAL |
|--|---------------------|--------------------------------|
| Nail Plates | Closed & Roof Space | Continuously coated galv steel |
| Wire Dogs & Bolts | Closed & Roof Space | Hot-dipped galv steel |
| All structural fixings | Sheltered | Hot-dipped galv steel |
| | Exposed | Type 304 stainless steel |
| Nail/Screw for bracing | Closed & Roof Space | Galv steel |
| Nail/Screw for non-structural cladding | | Galv steel |
| Nail/Screw for framing | | Mild steel |
| | Sheltered | Galv steel |
| | Exposed | Galv steel |

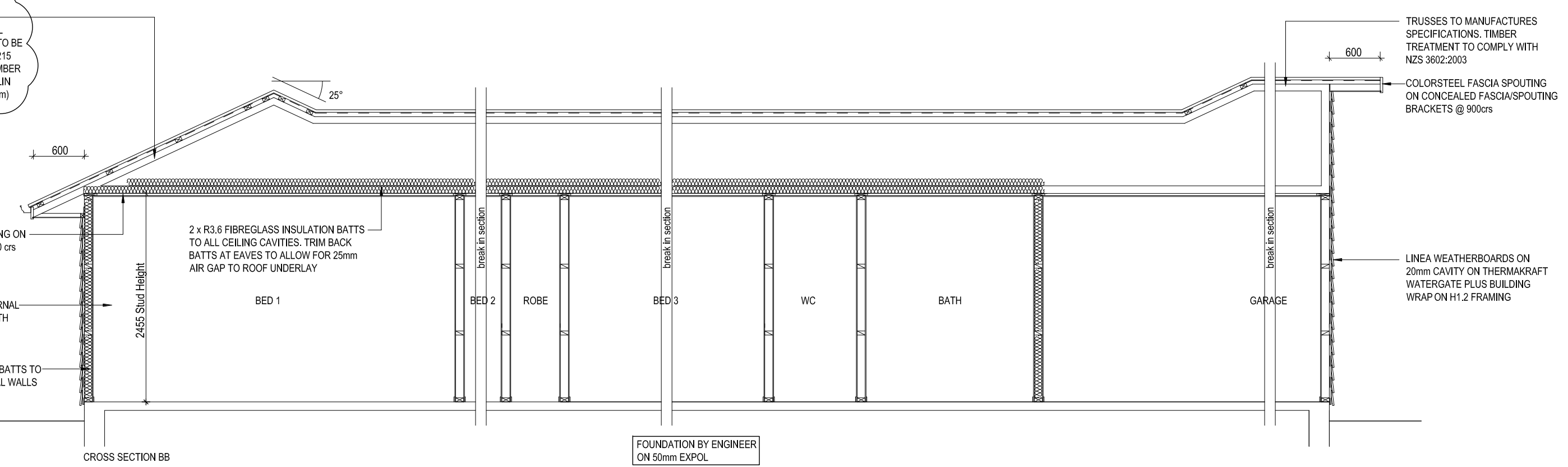
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|---|---|--|---|--|---|
| job title: AEM BUILDERS HOUSE | drawing title: SECTION AA 22/11/25 REV D - Notes updated | legal description: Lot 2 30e Woodville Street LEESTON | WORKING DRAWINGS SUBJECT TO COUNCIL APPROVAL ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK DO NOT SCALE FROM DRAWINGS UNDER ANY CIRCUMSTANCES | scale: 1:50 Job No.: - | page: 12d of: 19 DATE: 19/06/2025 |
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SELECTED CORRUGATED COLORSTEEL MATERIAL TO ALL ROOF CLADDINGS. CLADDING TO BE ON 100mm SPAN THERMAKRAFT 215 BUILDING PAPER ON 70 x 45 TIMBER PURLINS @ 900crs (FIRST PURLIN FROM FASCIA & RIDGE @ 600mm)

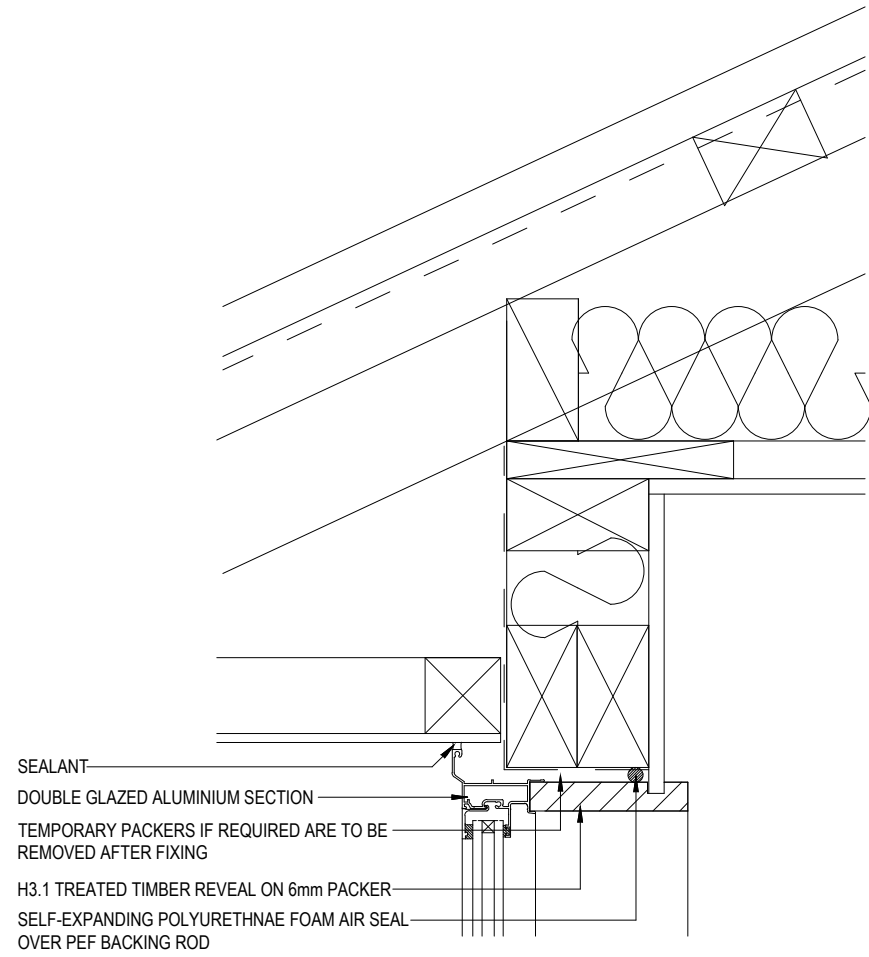
100mm GIB BOARD CEILING LINING ON 40 x 35 TIMBER BATTENS @ 600 crs (400 crs TO GARAGE)

100mm GIB BOARD TO ALL INTERNAL WALLS. GRADE 4 STOPPED WITH SELECTED PAINT FINISH

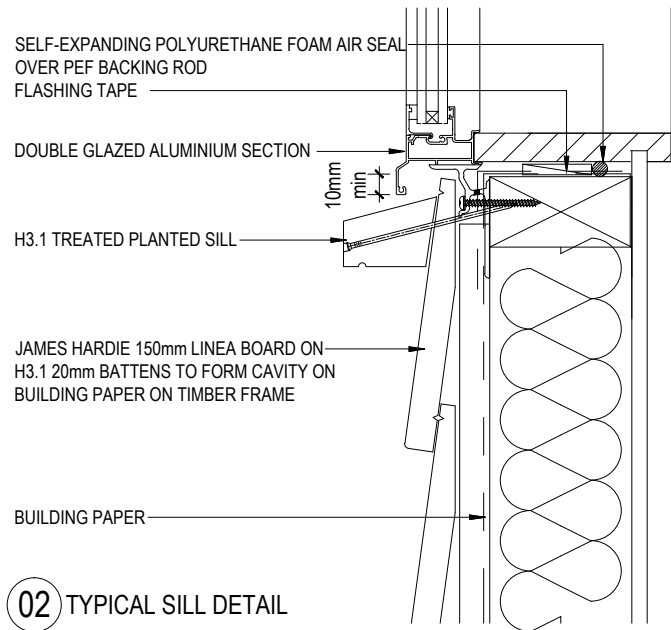
120mm FIBREGLASS INSULATION BATTS TO ALL TIMBER FRAMED EXTERNAL WALLS



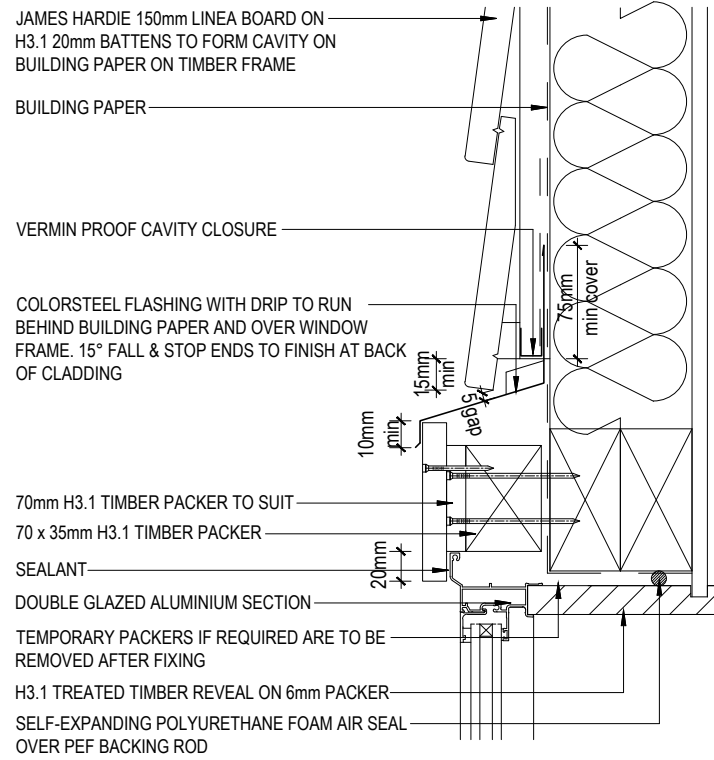
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|--|---|---|--|---|---|
| <p>job title:</p> <p>AEM BUILDERS HOUSE</p> | <p>drawing title:</p> <p>SECTION BB 22/11/25 REV D - Notes updated</p> | <p>legal description:</p> <p>Lot 2 30e Woodville Street LEESTON</p> | <p>WORKING DRAWINGS</p> <p>SUBJECT TO COUNCIL APPROVAL</p> <p>ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK</p> <p>DO NOT SCALE FROM DRAWINGS UNDER ANY CIRCUMSTANCES</p> | <p>scale:</p> <p>1:50</p> <p>Job No.:</p> <p>-</p> | <p>page:</p> <p>13d of: 19</p> <p>DATE: 19/06/2025</p> |
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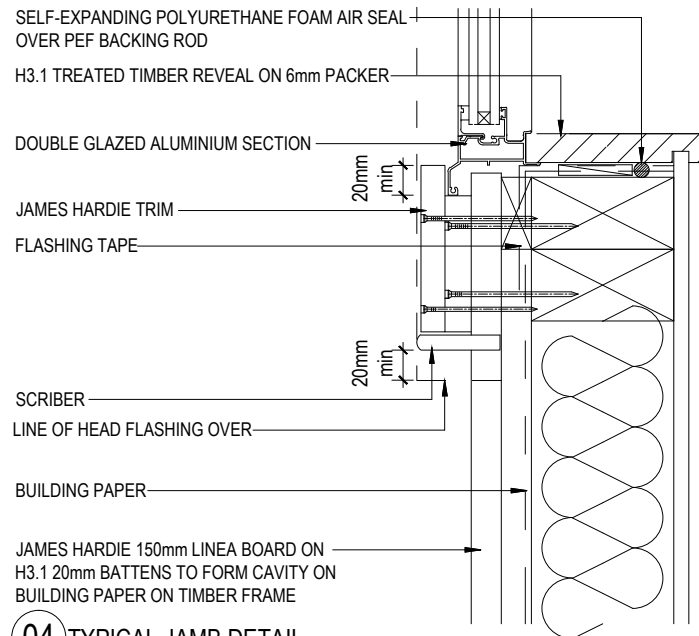
01 TYPICAL HEAD DETAIL



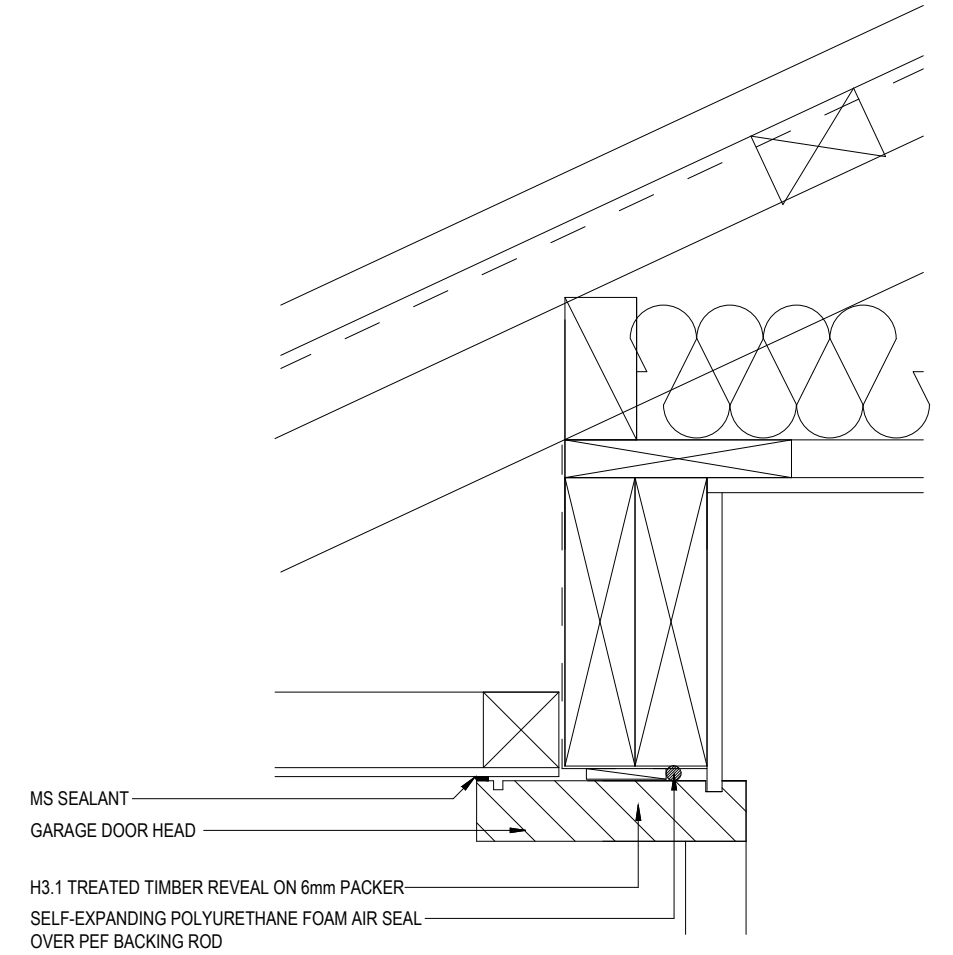
02 TYPICAL SILL DETAIL



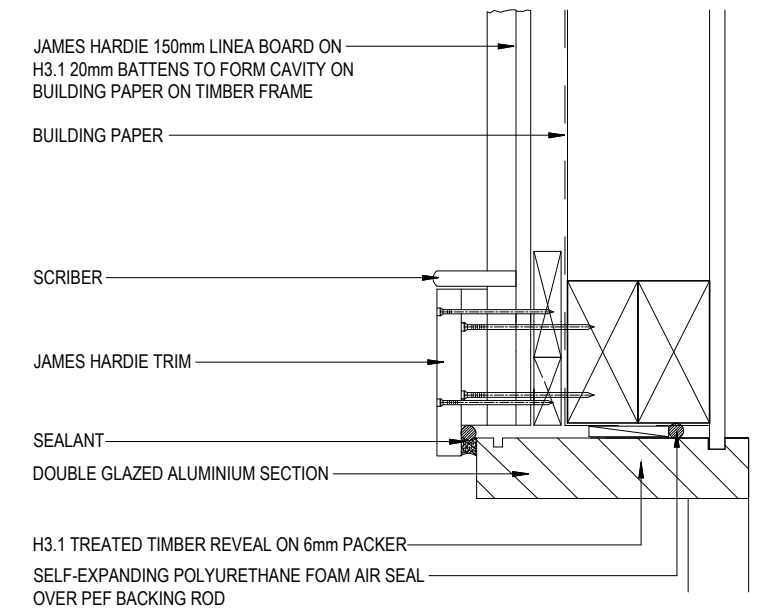
03 TYPICAL HEAD DETAIL



04 TYPICAL JAMB DETAIL
NOTE: PROVIDE FLEXIBLE FLASHING TAPE AS REQUIRED BY NZBC E2 - Fig 72



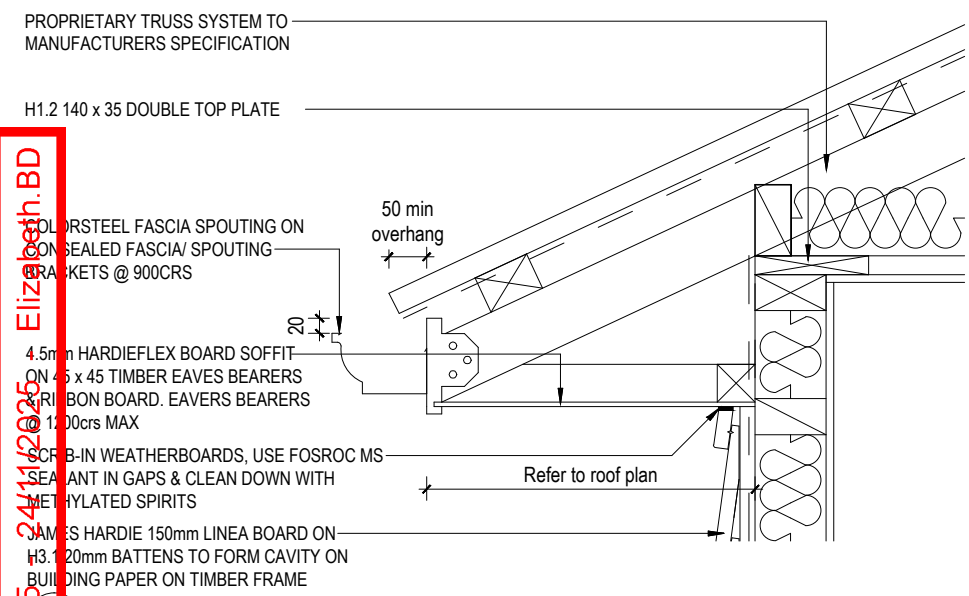
05 GARAGE HEAD DETAIL



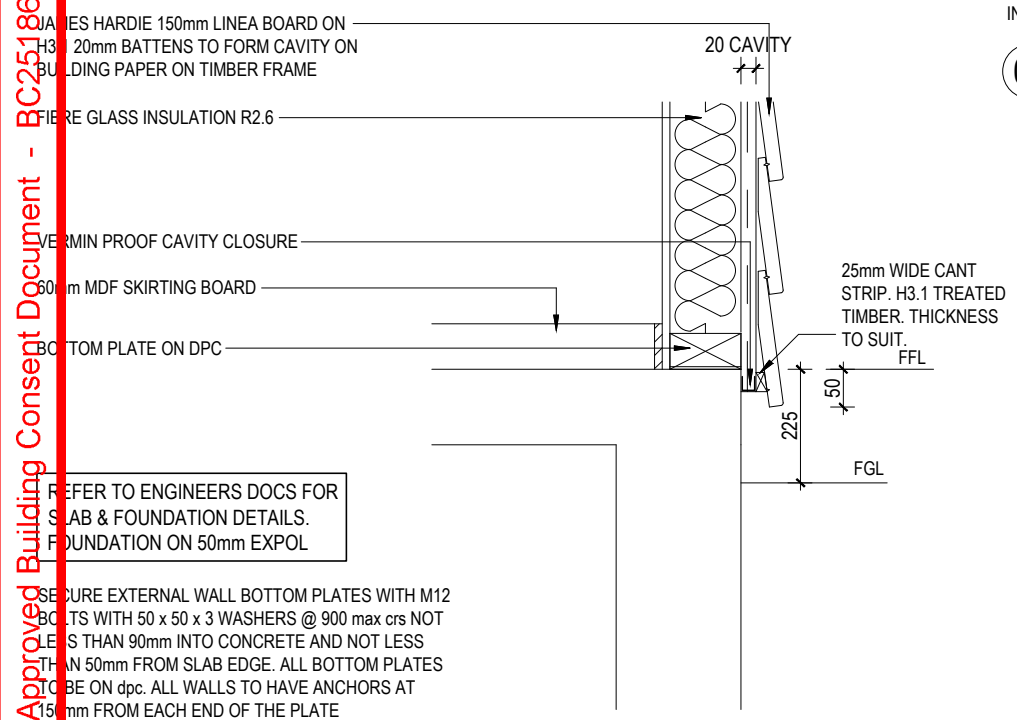
06 GARAGE DOOR JAMB DETAIL

| | | | | | | |
|--|---|--|---|---|---|--|
| | <p>job title: AEM BUILDERS HOUSE</p> | <p>drawing title: DETAILS</p> | <p>legal description: Lot 2 30 Woodville Street LEESTON</p> | <p>WORKING DRAWINGS SUBJECT TO COUNCIL APPROVAL ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK DO NOT SCALE FROM DRAWINGS UNDER ANY CIRCUMSTANCES</p> | <p>scale: 1:5 Job No.: -</p> | <p>page: 14 of: 19 DATE: 19/06/2025</p> |
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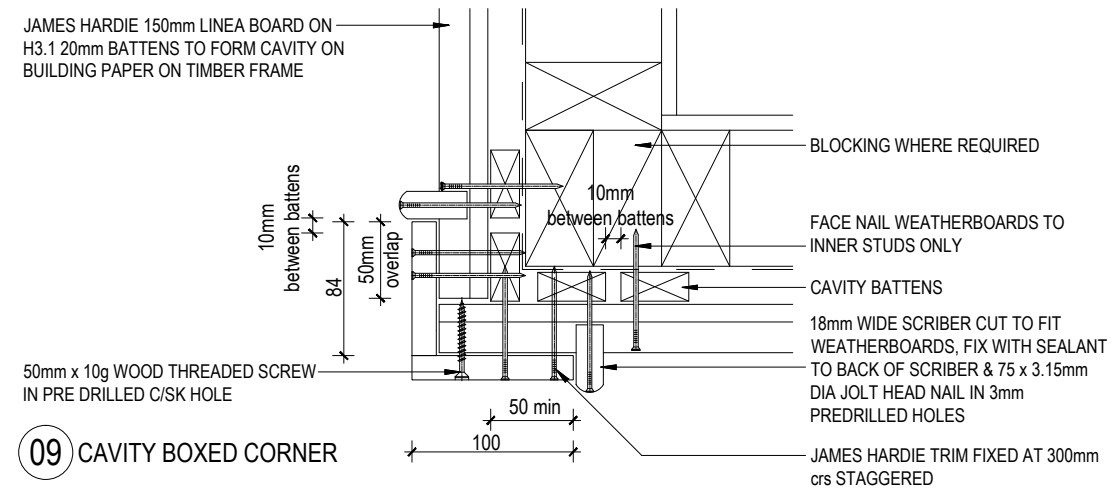
SDC - Approved Building Consent Document - BC251868 - Pg 21 of 25 - Elizabeth.BD



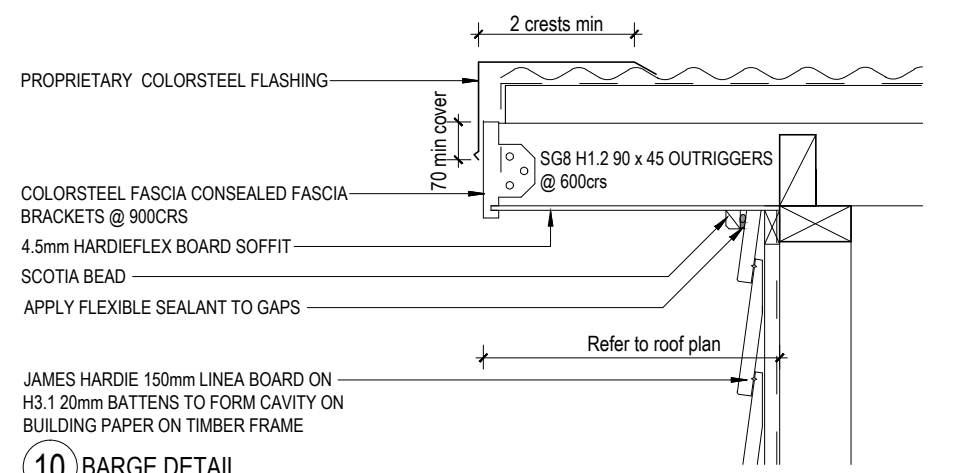
07 EAVES DETAIL



08 FOUNDATION DETAIL

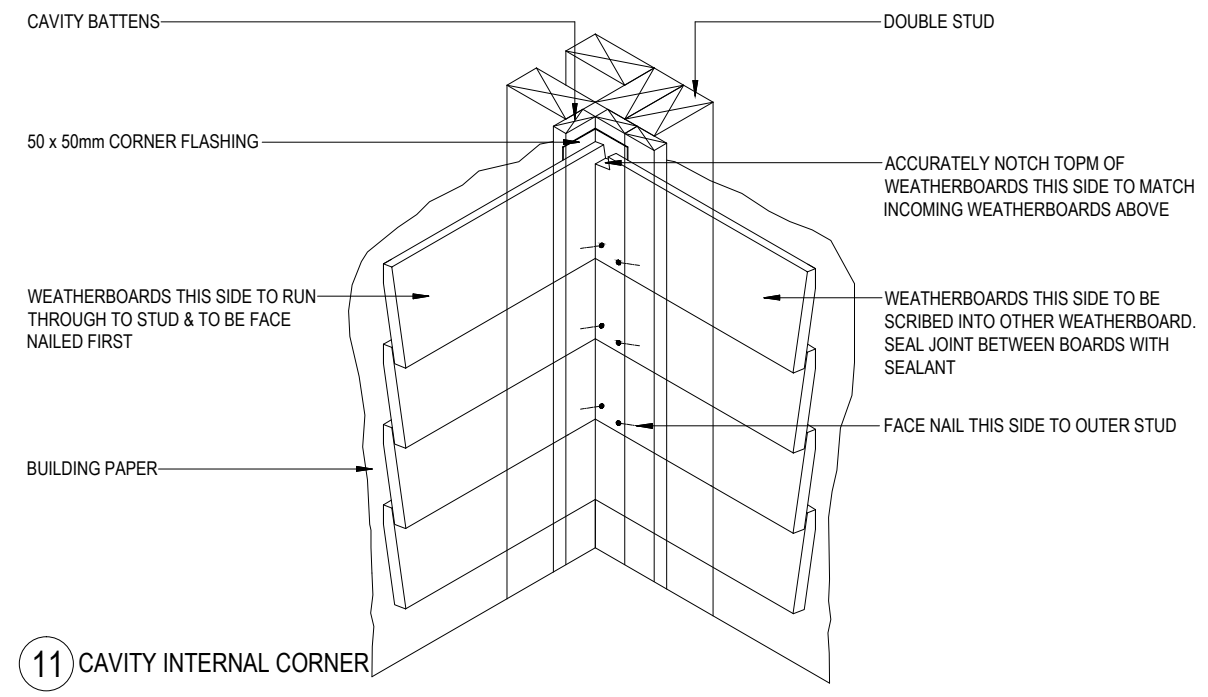


09 CAVITY BOXED CORNER



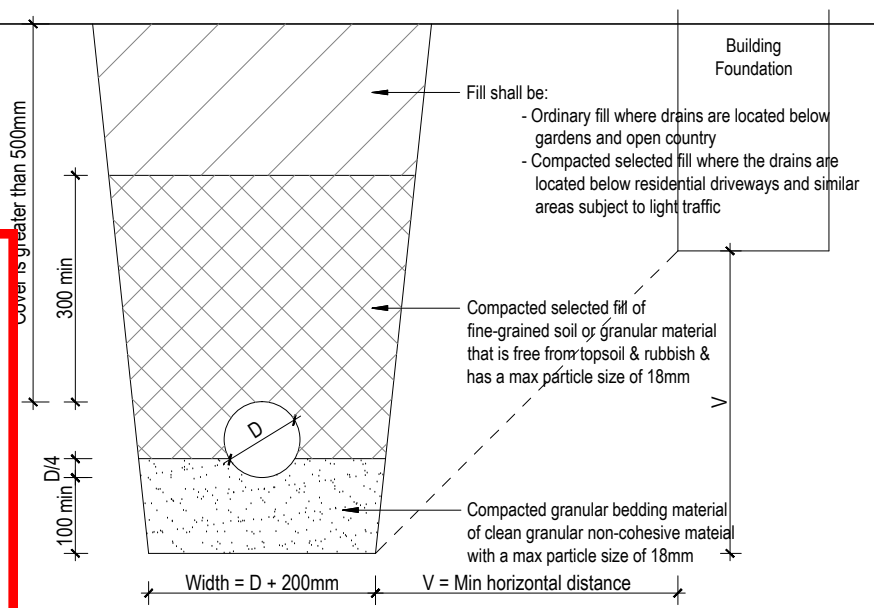
10 BARGE DETAIL

FIX OUTRIGGERS TO FRAMING WITH LUMBERLOK CT200 FULLY NAILED WITH 30 x 3.15mm PLUS 2/90mm SKEW DRIVEN NAILS

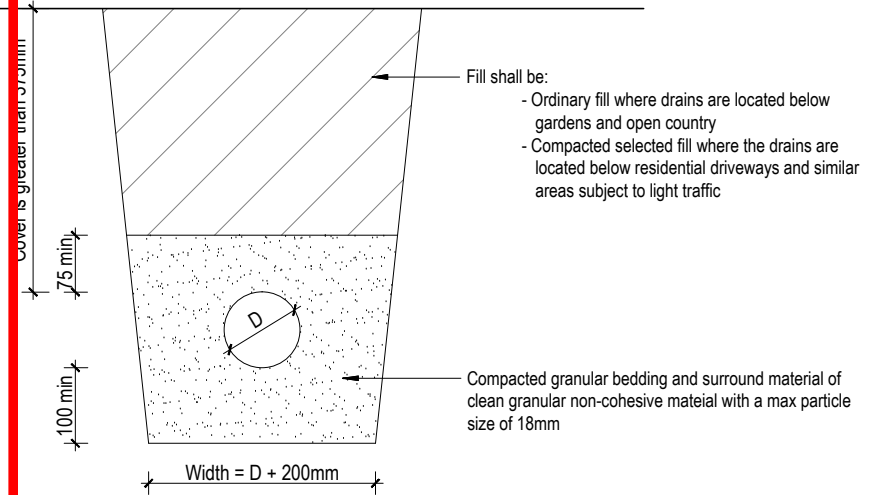


11 CAVITY INTERNAL CORNER

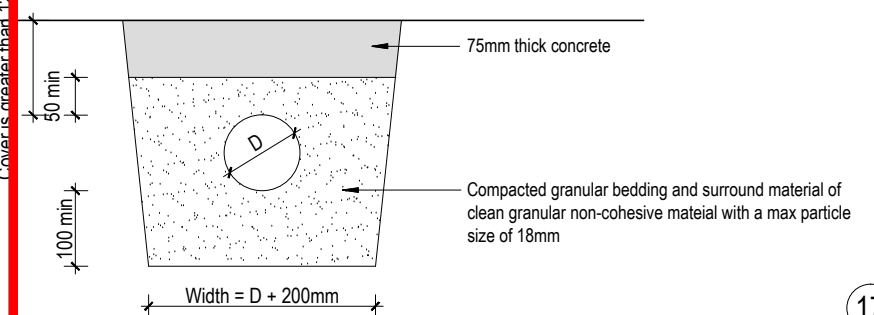
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|---|--------------------------------------|---|---|--|--|
| job title: AEM BUILDERS HOUSE | drawing title: DETAILS | legal description: Lot 2 30 Woodville Street LEESTON | WORKING DRAWINGS SUBJECT TO COUNCIL APPROVAL ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK DO NOT SCALE FROM DRAWINGS UNDER ANY CIRCUMSTANCES | scale: 1:10 Job No.: - | page: <div style="text-align: right;"> 15 of 19 <small>DATE: 19/06/2025</small> </div> |
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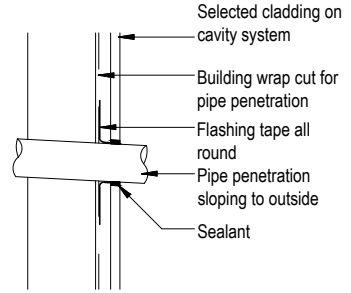
12 BEDDING TYPE 'B' OF NZS7643
Cover greater than 500mm



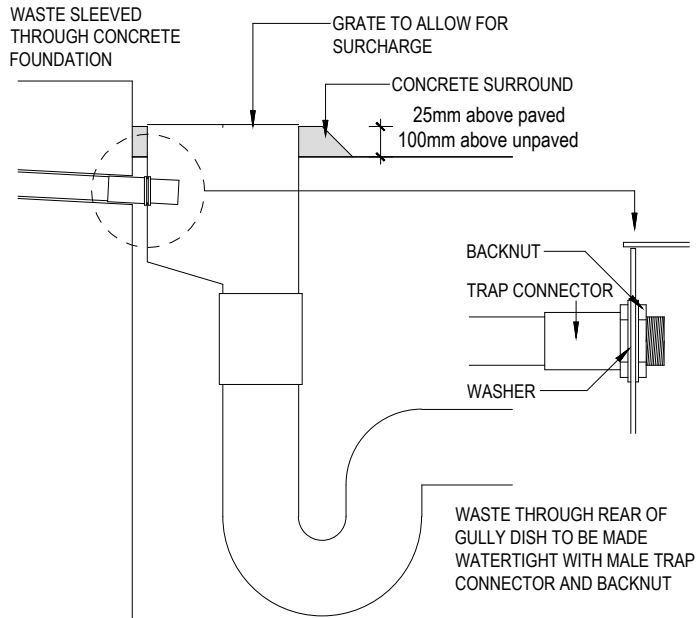
13 BEDDING TYPE 'D' OF NZS7643
Cover greater than 375mm



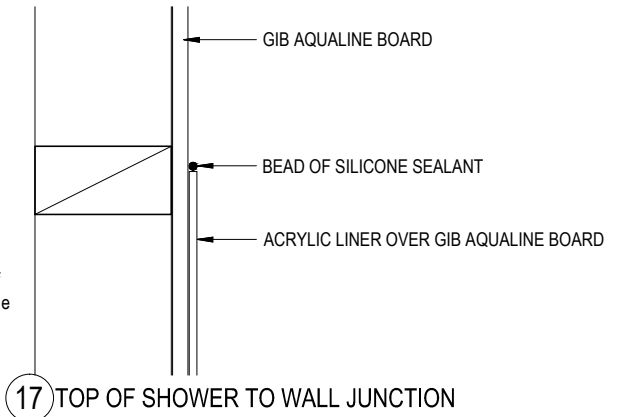
14 COVER BETWEEN 125 & 375mm



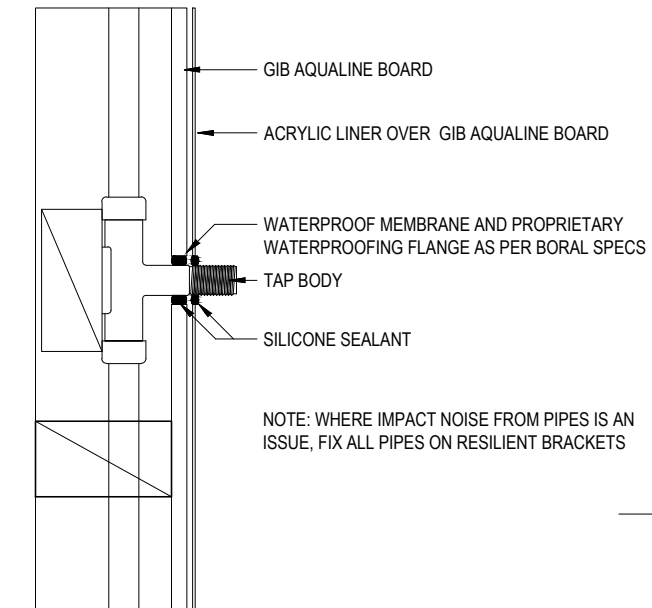
15 GENERAL PIPE PENETRATION



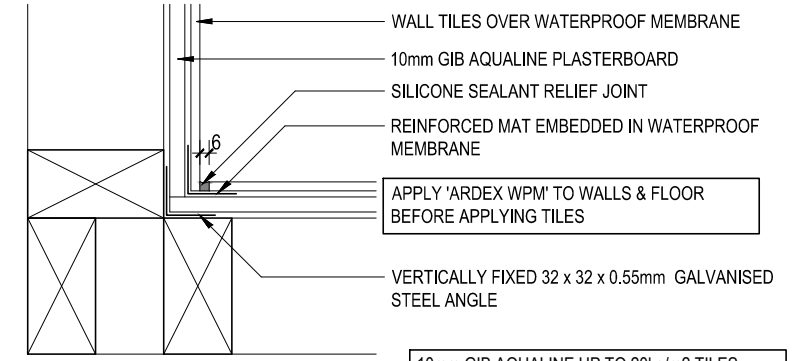
16 WASTE DISCHARGING TO REAR OF GT



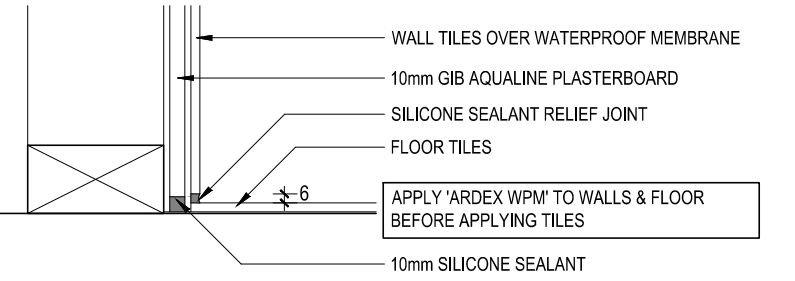
17 TOP OF SHOWER TO WALL JUNCTION



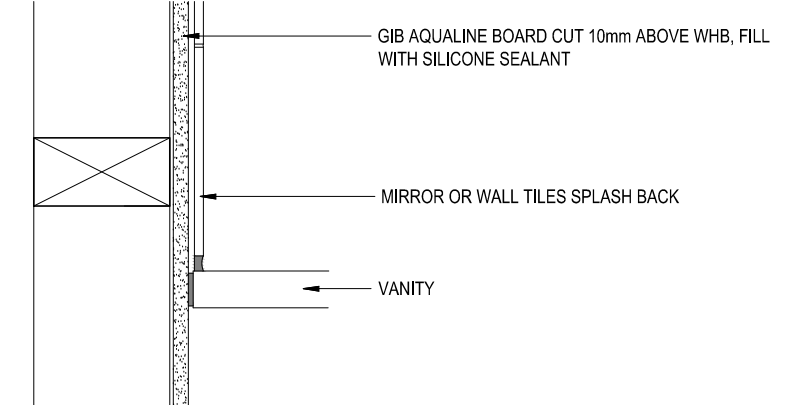
18 SHOWER PIPE PENETRATION



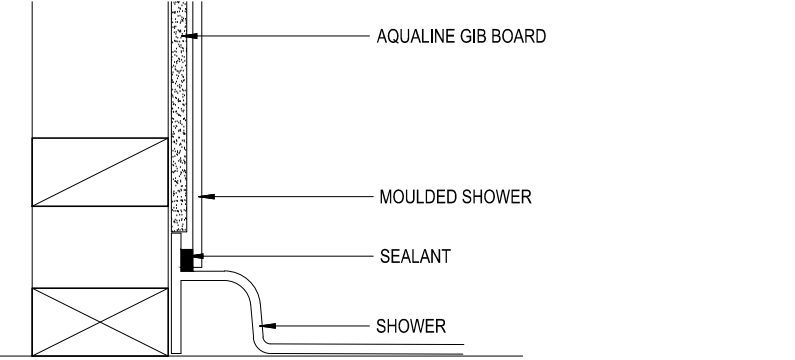
19 TILED - INTERNAL CORNER



20 TILED - WALL TO FLOOR JUNCTION

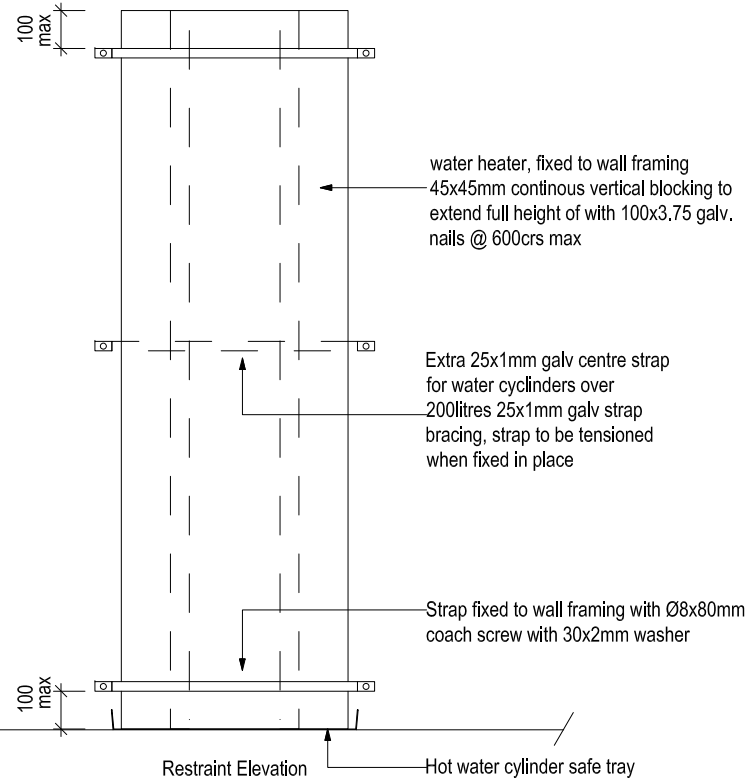
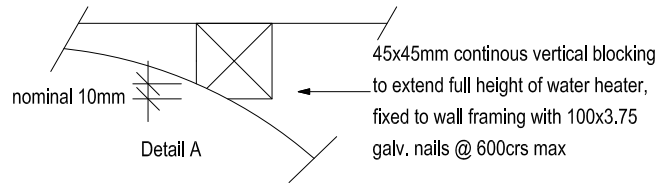
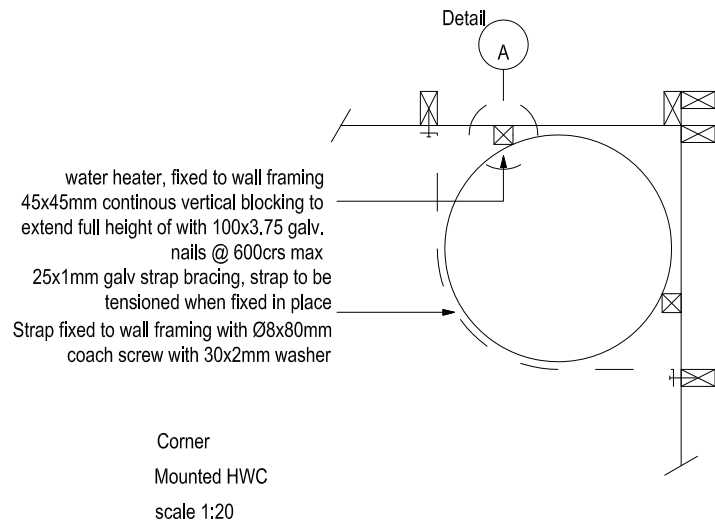


21 VANITY TO WET WALL DETAIL



22 WALL TO SHOWER JUNCTION

| | | | | | | |
|--|--|---|--|---|--|--|
| | <p>job title:</p> <p>AEM BUILDERS HOUSE</p> | <p>drawing title:</p> <p>DETAILS</p> | <p>legal description:</p> <p>Lot 2 30 Woodville Street LEESTON</p> | <p>WORKING DRAWINGS SUBJECT TO COUNCIL APPROVAL ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK DO NOT SCALE FROM DRAWINGS UNDER ANY CIRCUMSTANCES</p> | <p>scale: 1:10 Job No.: -</p> | <p>page: 16 of: 19 DATE: 19/06/2025</p> |
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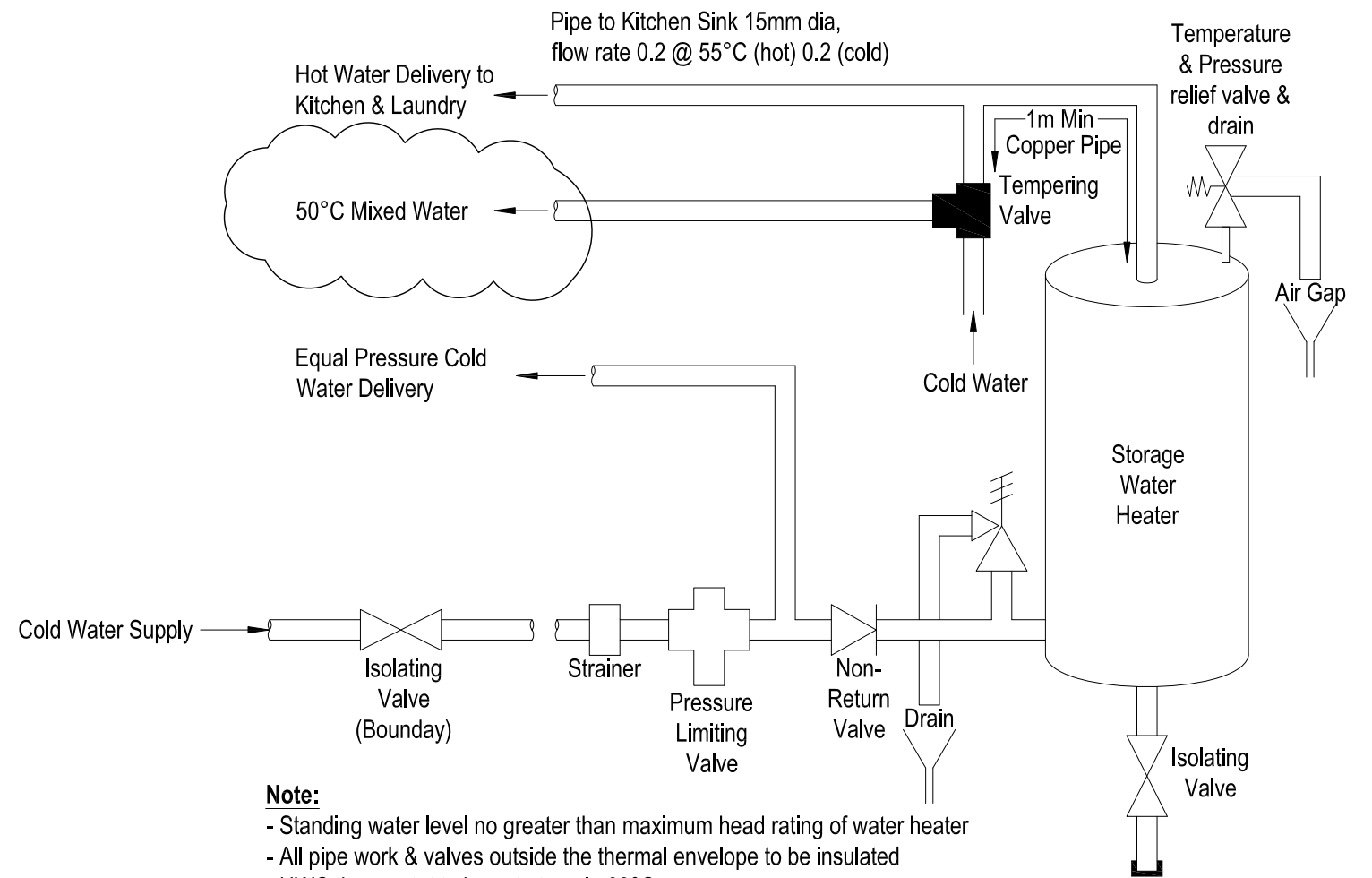


23 HWC SEISMIC DETAILS

This detail to be read in conjunction with NZBC G12 figure 14 & paragraph 6.11.4

Note:

1. An additional centre strap is required where a HWC is located more than 12m above FGL
2. Additional timber framing may be required in retrofit situations to ensure adequate strap fixing is available
3. Straps shall not be installed where they clash with HWC inlets, outlets & controls
4. Where the 100mm max strap distance from top or bottom of HWC cannot be achieved, straps ay be placed with the top and bottom 25% with one additional strap placed centrally for water heaters < 200litrs and two additional evenly spaced straps for water heaters 200 - 360 litrs
5. A maximum total of four straps are required when complying with both Note 1 and Note 4



Note:

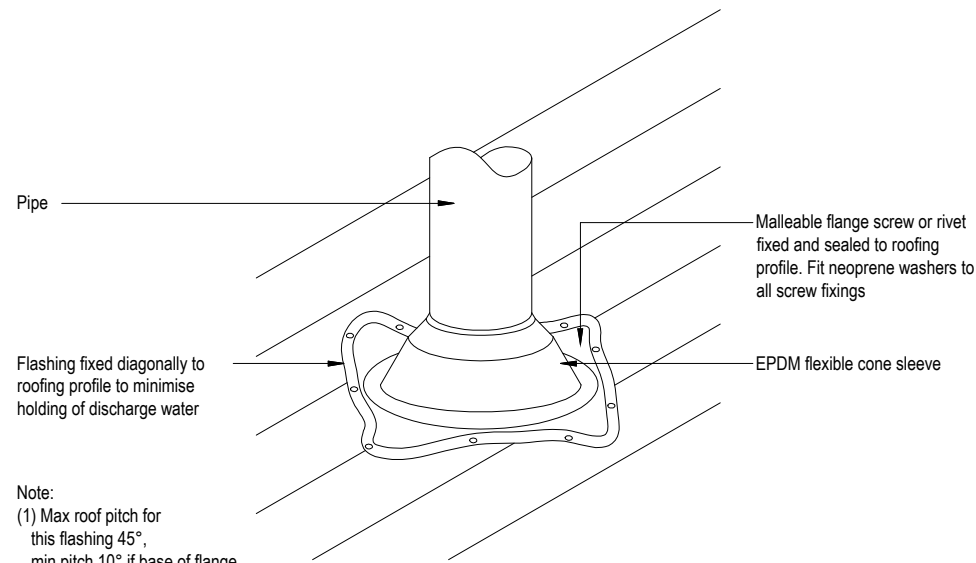
- Standing water level no greater than maximum head rating of water heater
- All pipe work & valves outside the thermal envelope to be insulated
- HWC thermostat to be set at a min 60°C
- Hot water pipe, under concrete slab to Island Sink to be sleeved and lagged polybutylene
- Allow for HWC Safe Tray to be fitted with 40mm PVC Overflow to discharge externally at a visible point and above any pathways or FGL. Provide vermin proof flap to end of overflow.
- HWC Copper overflow relief drain shall discharge in a visible position which does not present a hazard or damage to other building elements

Testing:

Before concealing pipework, subject the hot and cold system to a pressure of 1500kPa for a period of not less than 15mins and inspect the system to ensure that there are no leaks.

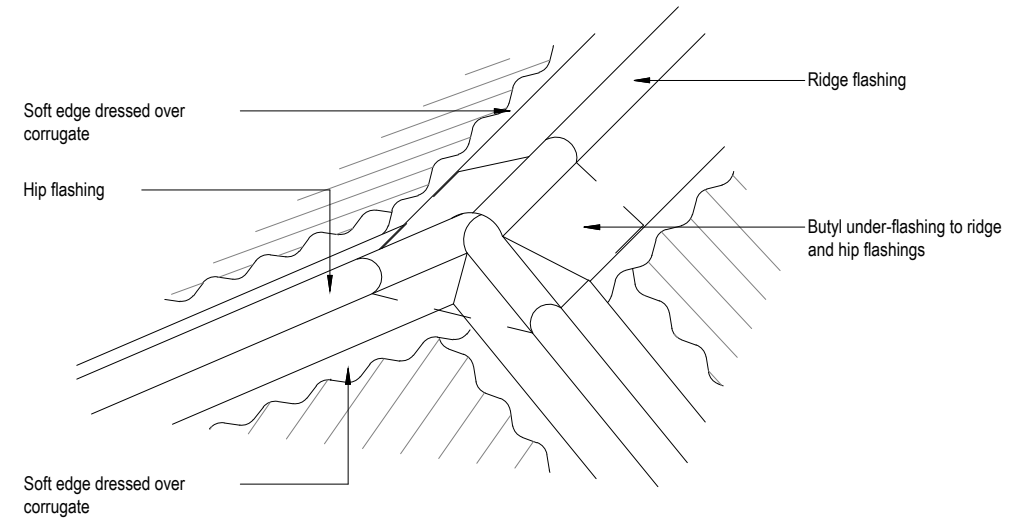
24 HWC VALVES

| | | | | | |
|---|---|--|---|--|---|
| <p>job title: AEM BUILDERS HOUSE</p> | <p>drawing title: DETAILS 22/11/25 REV D - Notes updated</p> | <p>legal description: Lot 2 30e Woodville Street LEESTON</p> | <p>WORKING DRAWINGS SUBJECT TO COUNCIL APPROVAL ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK DO NOT SCALE FROM DRAWINGS UNDER ANY CIRCUMSTANCES</p> | <p>scale: 1:10 Job No.: -</p> | <p>page: 17d of: 19 DATE: 19/06/2025</p> |
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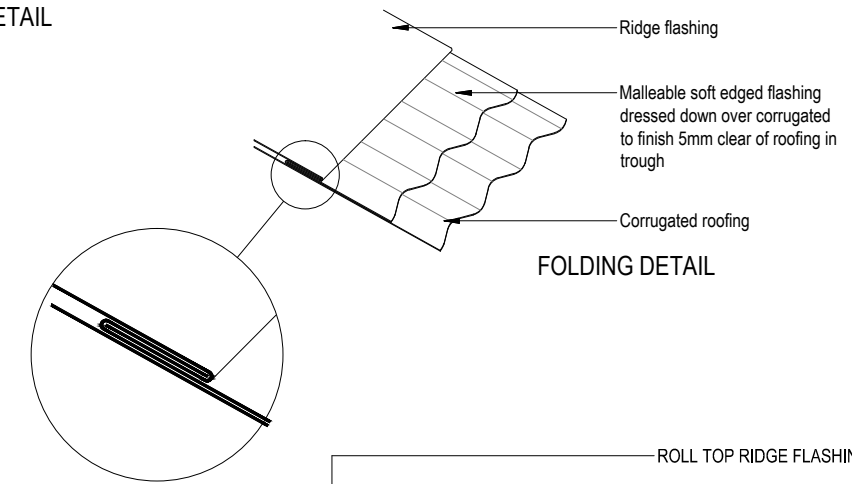


Note:
 (1) Max roof pitch for this flashing 45°, min pitch 10° if base of flange covers one or more complete troughs
 (2) For pipes up to 85mm dia

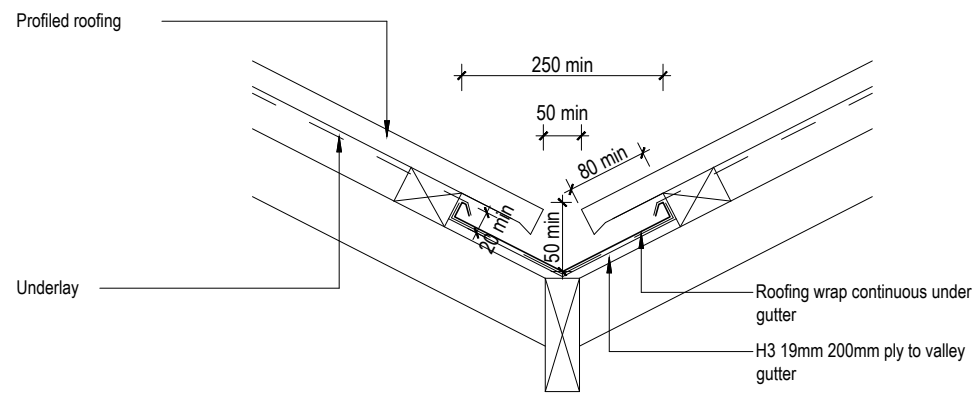
25 PENETRATION DETAIL



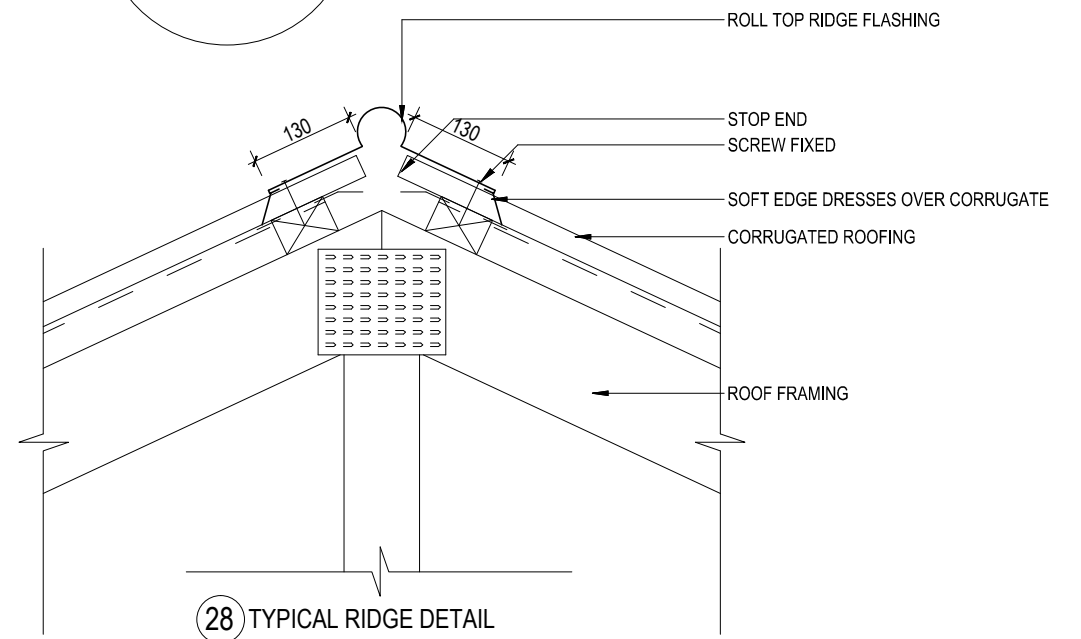
27 HIP DETAIL



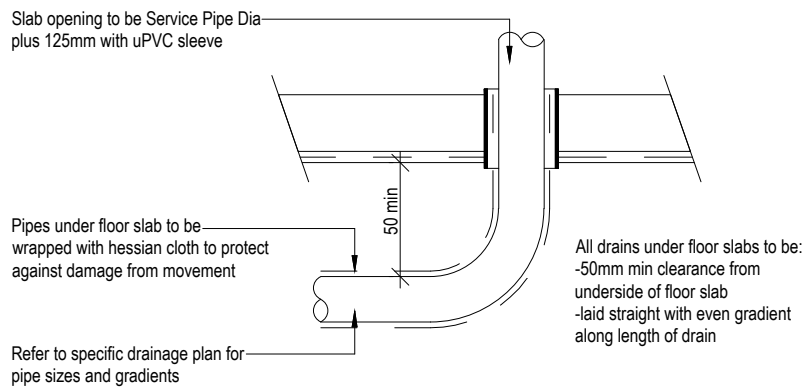
28 TYPICAL RIDGE DETAIL



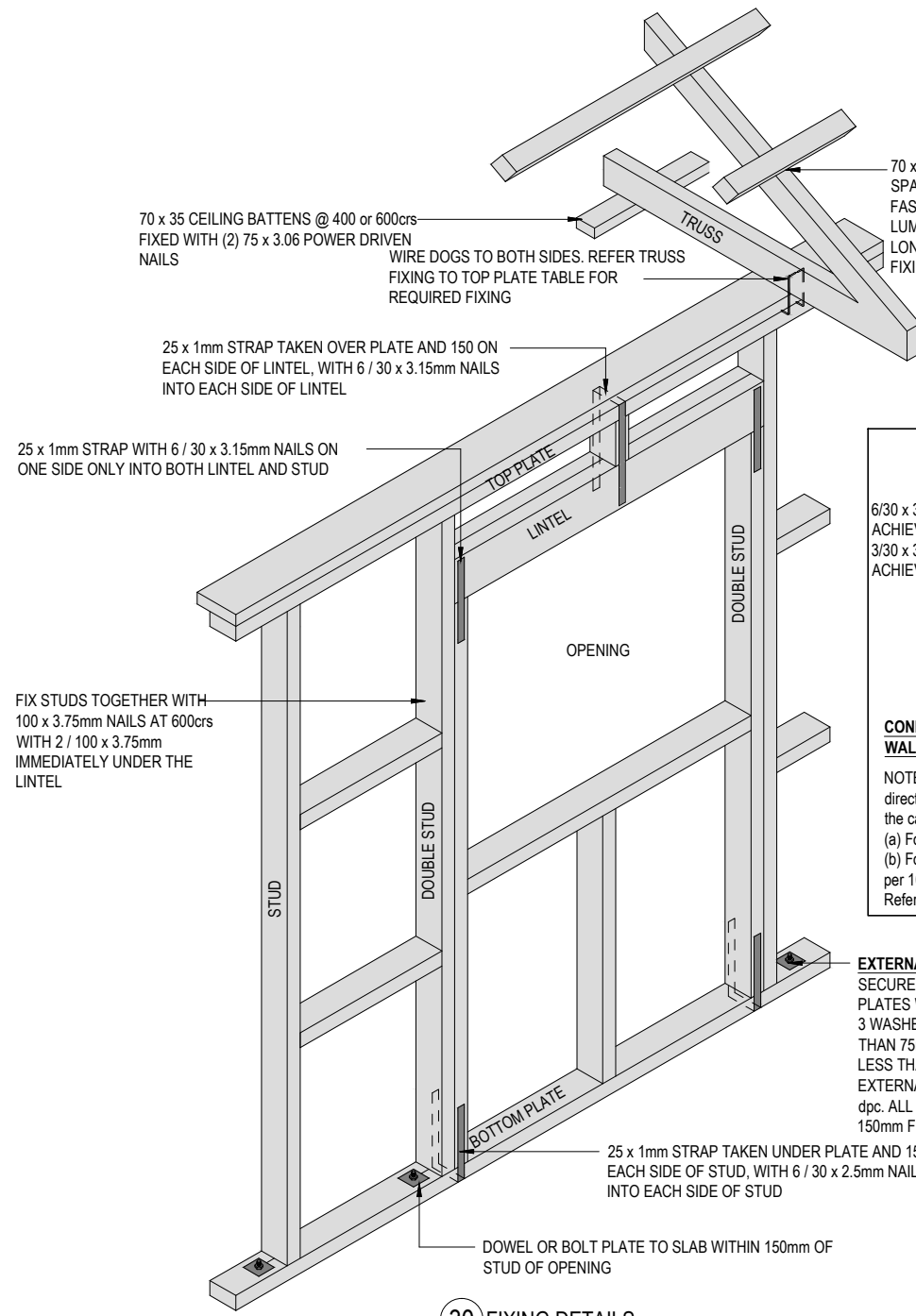
26 VALLEY DETAIL



| | | | | | | |
|--|---|--------------------------------------|---|---|--|--|
| | job title: AEM BUILDERS HOUSE | drawing title: DETAILS | legal description: Lot 2 30 Woodville Street LEESTON | WORKING DRAWINGS SUBJECT TO COUNCIL APPROVAL ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK DO NOT SCALE FROM DRAWINGS UNDER ANY CIRCUMSTANCES | scale: 1:10 Job No.: - | page: 18 of: 19 DATE: 19/06/2025 |
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29 PIPE THROUGH FLOOR SLAB PENETRATIONS



30 FIXING DETAILS

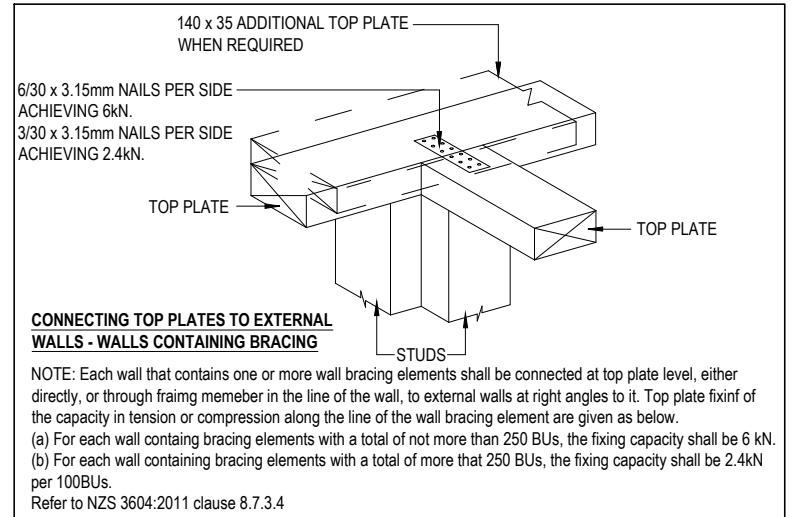
TOP PLATE FIXING TO STUD
Light Roof
Truss Spacing = 900mm
Wind Zone = High

| Loaded Dimension of Wall | Fixing Type |
|--------------------------|--------------------------------------|
| 2.0 | 2 / 90 x 3.15 end nails + 2 wire dog |
| 3.0 | 2 / 90 x 3.15 end nails + 2 wire dog |
| 4.0 | 2 / 90 x 3.15 end nails + 2 wire dog |
| 5.0 | 2 / 90 x 3.15 end nails + 2 wire dog |
| 6.0 | 2 / 90 x 3.15 end nails + 2 wire dog |

TRUSS FIXING TO TOP PLATE
Light Roof
Truss Spacing = 900mm
Wind Zone = High

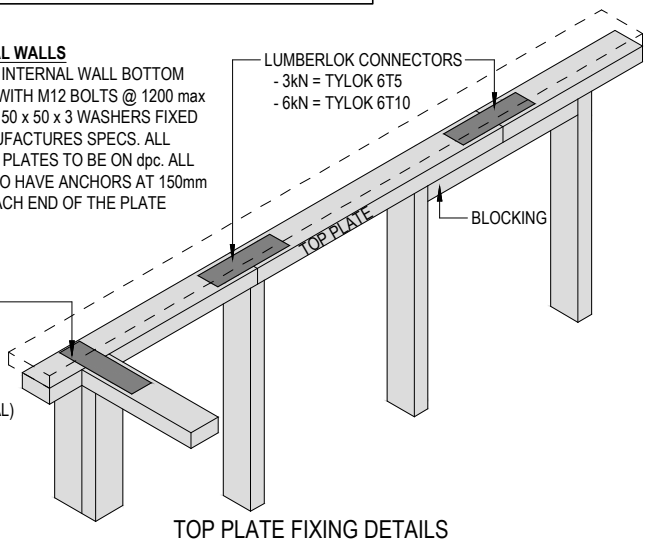
| Loaded Dimension of Support | Fixing Type |
|-----------------------------|---|
| 3.0 | 2 / 90 x 3.15 skewed nails + 2 wire dog |
| 3.5 | 2 / 90 x 3.15 skewed nails + 2 wire dog |
| 4.0 | 2 / 90 x 3.15 skewed nails + 2 wire dog |
| 4.5 | 2 / 90 x 3.15 skewed nails + 2 wire dog |
| 5.0 | 2 / 90 x 3.15 skewed nails + 2 wire dog |
| 5.5 | 2 / 90 x 3.15 skewed nails + strap fixing |
| 6.0 | 2 / 90 x 3.15 skewed nails + strap fixing |

PURLIN FIXING
Light Roof
Truss Spacing = 900mm
Wind Zone = High
70 x 45 PURLINS @ 900mm SPAN MAX & SPACED @ 900mm MAX (FIRST PURLIN FROM FASCIA & RIDGE @ 600mm). 1 / 10g LUMBERLOK BLUE SCREW 80mm. LONG LUMBERLOK TYPE C FIXING 2.50kN. FIXING PATTERN C1 - HIT 1, MISS 1....



EXTERNAL WALLS
SECURE EXTERNAL WALL BOTTOM PLATES WITH M12 BOLTS WITH 50 x 50 x 3 WASHERS @ 900 max crs NOT LESS THAN 75mm INTO CONCRETE AND NOT LESS THAN 50mm FROM SLAB EDGE. ALL EXTERNAL BOTTOM PLATES TO BE ON dpc. ALL WALLS TO HAVE ANCHORS AT 150mm FROM EACH END OF THE PLATE

INTERNAL WALLS
SECURE INTERNAL WALL BOTTOM PLATES WITH M12 BOLTS @ 1200 max crs WITH 50 x 50 x 3 WASHERS FIXED TO MANUFACTURES SPECS. ALL BOTTOM PLATES TO BE ON dpc. ALL WALLS TO HAVE ANCHORS AT 150mm FROM EACH END OF THE PLATE



TOP PLATE FIXING DETAILS

| | | | | | |
|---|----------------------------------|---|---|--|--|
| job title: AEM BUILDERS HOUSE | drawing title: DETAILS | legal description: Lot 2 30 Woodville Street LEESTON | WORKING DRAWINGS SUBJECT TO COUNCIL APPROVAL ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK DO NOT SCALE FROM DRAWINGS UNDER ANY CIRCUMSTANCES | scale: 1:10 Job No.: - | page: 19 of: 19 DATE: 19/06/2025 |
|---|----------------------------------|---|---|--|--|