

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.

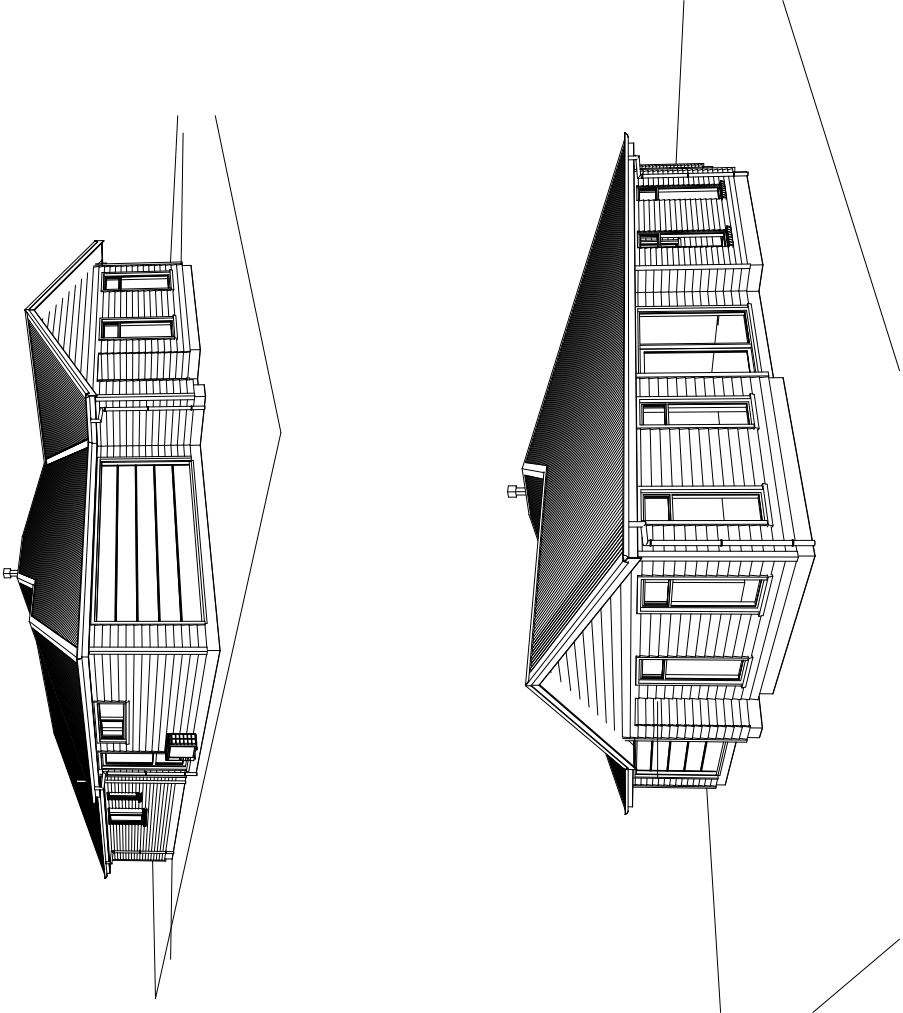
PROPOSED DWELLING
FOR: BLOOMFIELD BUILDING
LOT 17 HOLLY FIELDS, LEESTON

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S.03	ENGINEERS FOUNDATION DESIGN

BASELINEGROUP



SM
ARCHITECTURE



E: s.dwayhoward@gmail.com
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Contractor must verify all dimensions on site before starting any work.
Finished floor levels to comply with district minimum floor level requirements.
All work shall comply with NZS 3604:2011 and the New Zealand Building Code



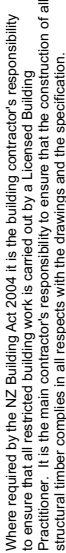
These drawings are designed to be read in conjunction with the accompanying specification and any other consultants documentation.

All dimensions to be verified on site by Contractor. DO NOT SCALE FROM DRAWINGS.

All cladding, exterior linings, junctions, clearances and associated works to be installed in accordance with the manufacturers requirements and in line with NZBC E2/AS1.

Relevant site conditions are believed to be correctly represented in the documentation, however the Contractor (and Subcontractors where appropriate) are requested to inspect the site to ascertain for themselves the nature and extent of the works and the rights and interests that may be interfered with in the execution of the works, as no claims for additional payment will be recognised on the grounds of insufficient description.

- Rubble pad to be located at point of entry and set on side (removed on completion of formed driveway).
- Rubble pad to be created in accordance to guidelines provided by the local Council & maintained in good condition throughout its period of use.
- All ground cover/vegetation outside of immediate build area to be maintained throughout period of house build. This includes grass verges on the street frontage.
- Any stoop(s) of soil or excavated material are to be kept to the rear of the site & covered with impervious sheets.
- Roof components are to be stored to the rear of the installed Stormwater drainage system. All roof components are to be stored in a neat and tidy manner, to ensure they have not been damaged. All roof components have been sealed, to ensure water run-off from downpipes is directed away from build area but not on to neighbouring properties.



Fit a 3-ply bituminous DPC or a single layer high impact polyethylene DPC at all timber to concrete junctions to provide complete separation. Ensure that the DPC material is compatible with the timber treatment.

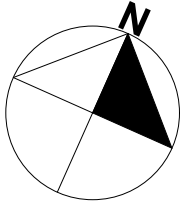
The cutting away and checking of timbers shall be limited to such dimensions as will not prejudice the purpose for which the timber is used: observe NZS 3604: 2011 restrictions on the holing and checking of joists and beams. Chasing and checking of other materials shall be only to approval.

E1/AS1 - Surface Water
E2/AS1 - External Moisture
E3/AS1 - Internal Moisture

Upon request, the successful tenderer/manufacturer shall furnish a completed Producer Statement PS 1 (Design) as confirmation that the specified window and door systems complies with the relevant clauses of the New Zealand Building Code.

All materials and fixings shall be in accordance with NZBC B2/AS1 and to suit the specified corrosion zone.

SDC - Approved Building Consent Document - BC261319 - Pg 3 of 36 - 5/06/2026 - cherie.newman



CLIENT INFO:
Bloomfield Building
Lot 17 Holly Fields, Leeston

PLANNING INFO:
Selwyn District Council
Living Zone: GRZ
Density: -
Technical Category: -
Wind Zone: High
Earthquake Zone: 2
Exposure Zone: C
Snow Load: N4
Sea Spray Zone: No

LEGAL DESCRIPTION
Lot No: 17
DP No: TBC

SITE INFO
Site Area = 678m²
Ground Floor Area = 166.66m²
Entry Portico Area = 3.13m²
Total Coverage Area = 169.79m²
Site Coverage = 25.04%

SITE REQUIREMENTS
Min. Outdoor living requirement = 50m²
achieved with = TBC
Earthquake Rebuild: No
Developers Approval: Yes
Flood Management Area: Yes
Coastal Erosion: No
Hazard Notice: No
Effluent Design: No
Site of Heritage/Archaeological Importance: No

-Landscaping to comply with B1, B2, D1, E1, E2 and G13 of the NZ Building Code.
-Driveway Size and Position to be confirmed by Owner. Driveway to be laid in compliance with B1, B2, D1, E1, E2 and G13 of the NZ Building Code
-Driveway & Entry Step areas to have min slip resistance of CoF = 0.4

Site boundary lengths and bearings and project North are to be confirmed with a copy of the Certificate of Title.

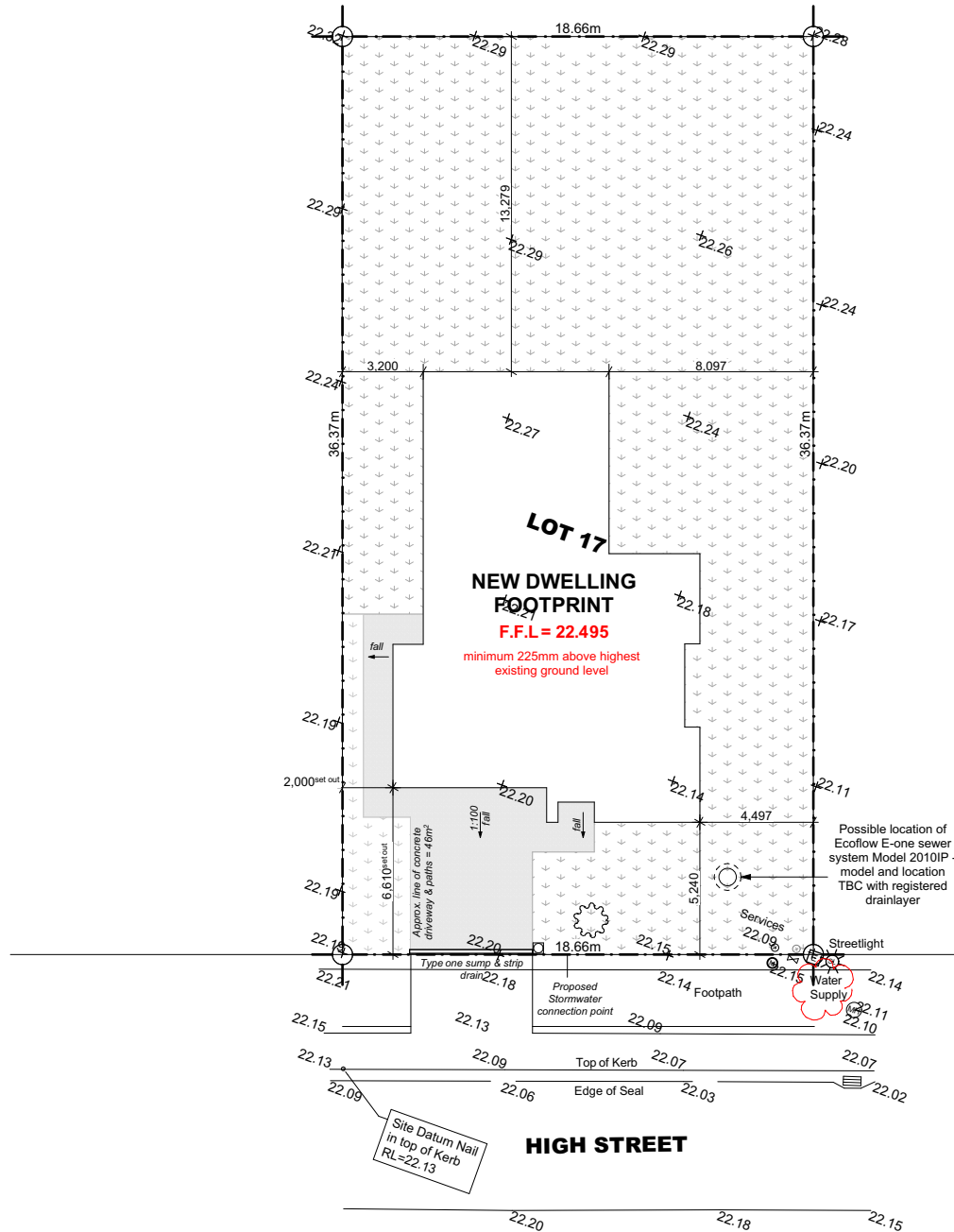
-Low pressure sewer boundary kit / Ecoflow E-one grinder.

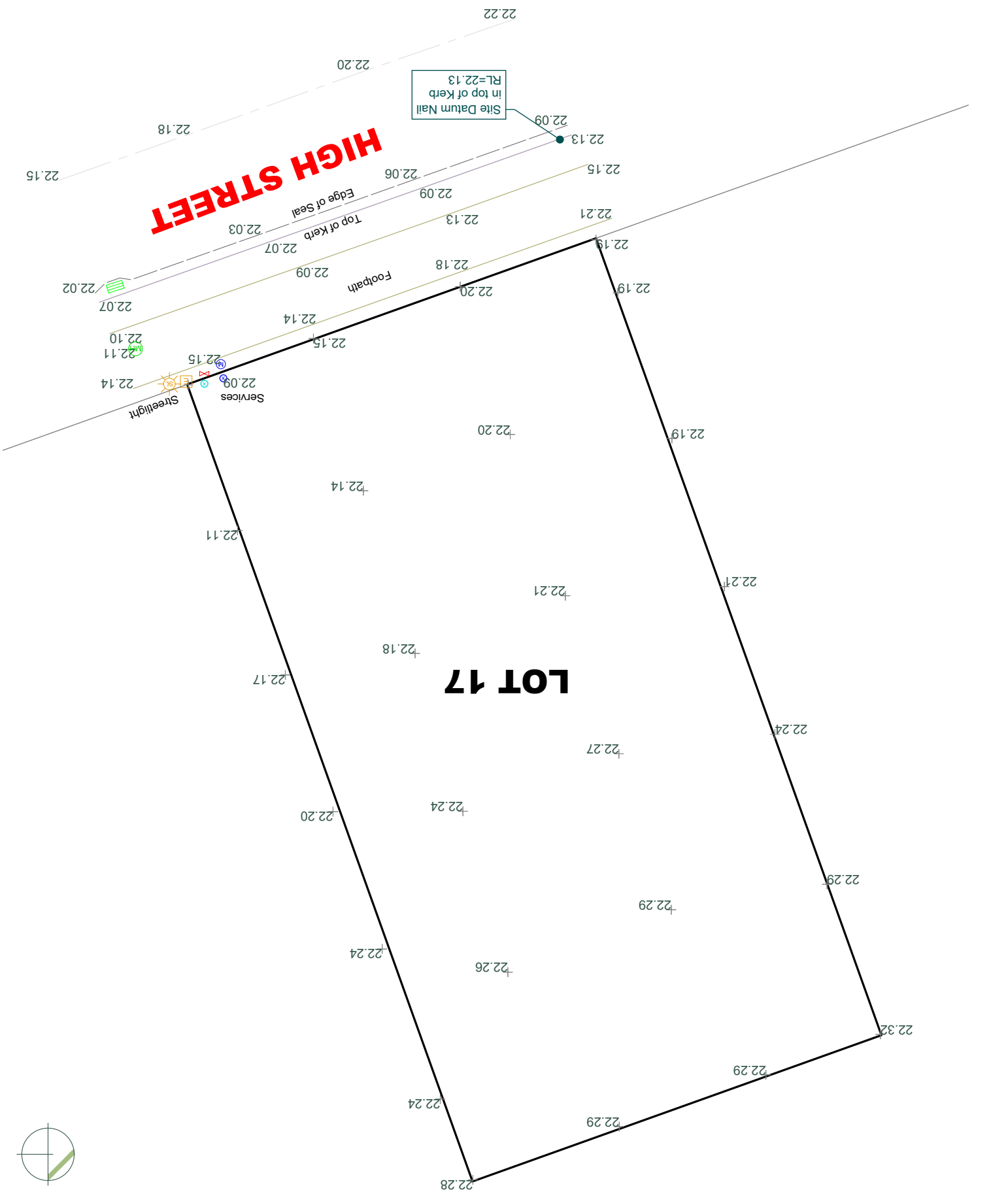
SITE SURVEY

Refer to Patersons Site Survey information

Datum information
Co-ordinate system: NZGD2000
Mt Pleasant

Datum: Lyttelton Vertical Datum 1937
Origin of Co-ordinates N / DP 468088
Origin of Levels MN II DP 301992 (EMH3) - RL 19.762





SITE INFO
Site Area = 678m²
Ground Floor Area = 166.66m²
Entry Porch Area = 3.13m²
Total Coverage Area = 169.79m²
Site Coverage = 25.04%

FOUNDATION DESIGN
REFER TO ENGINEERS DRAWINGS & DOCUMENTATION

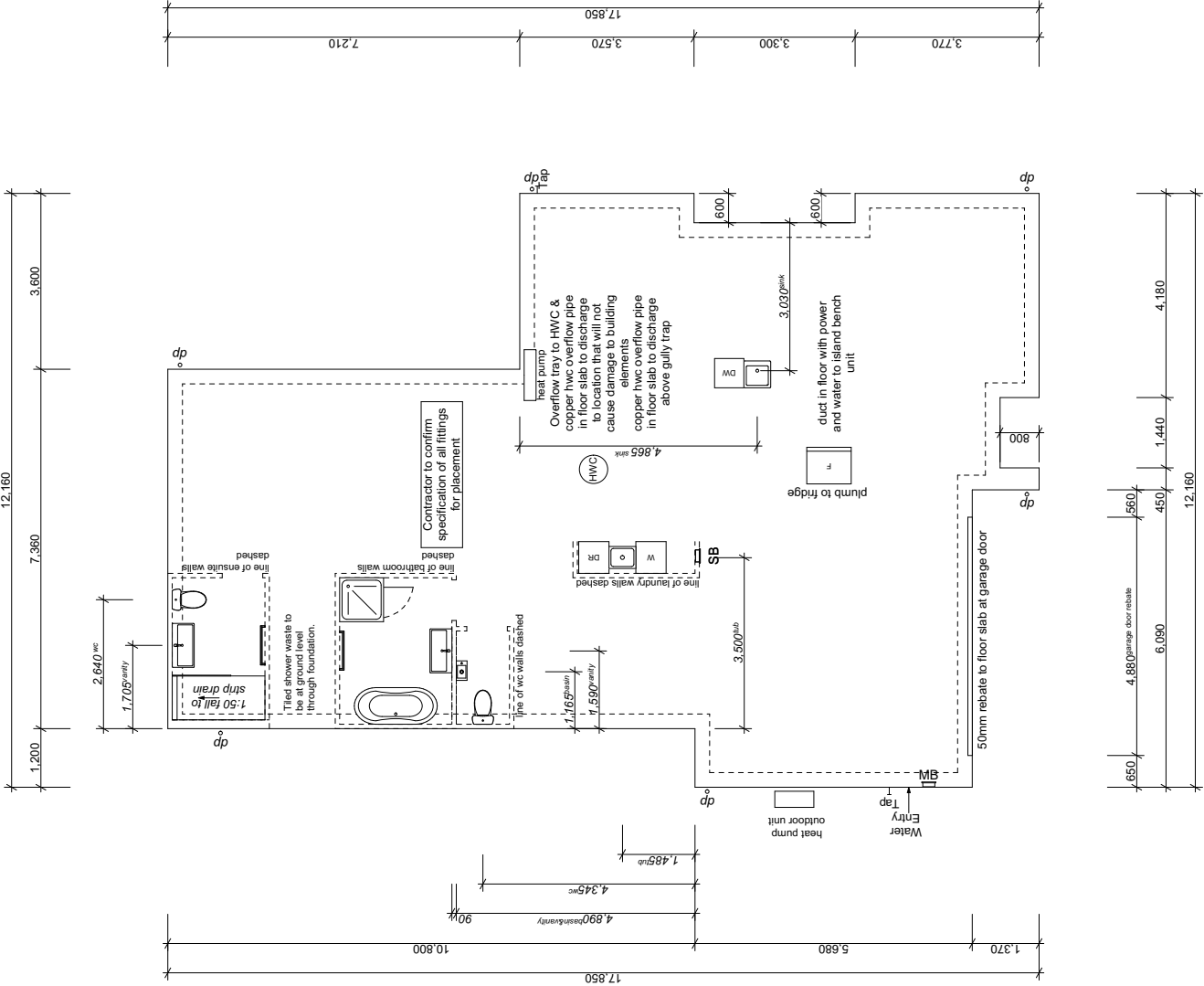
TILED SHOWER WASTE
To be at ground level through foundation.

Smart Meter - Internal Meter Box

SWITCH BOARD

ENTRY STEP
Entry to be formed as a continuation of the driveway

UNDERFLOOR INSULATION
50mm XPS Underslab insulation to the entire floor area



Bloomfield Building Lot 17 Holly Fields, Leeson, Canterbury FOUNDATION PLAN	REVISIONS	DATE:	SCALE: A3 1:100	DWG NO. A100
			DATE: 30/05/2026 DRAWN: S.M	REV

SITE INFO
Site Area = 678m²
Ground Floor Area = 166.06m²
First Floor Area = 169.70m²
Total Floor Area = 335.76m²
Site Coverage = 25.04%

LEGEND
All Plumbing and Drainage to comply with New Zealand Building Code and other approved documents sections G10, G12 and G13.
NOTE: All fixtures more than 3.5m from gully traps shall be fitted with air admittance valves

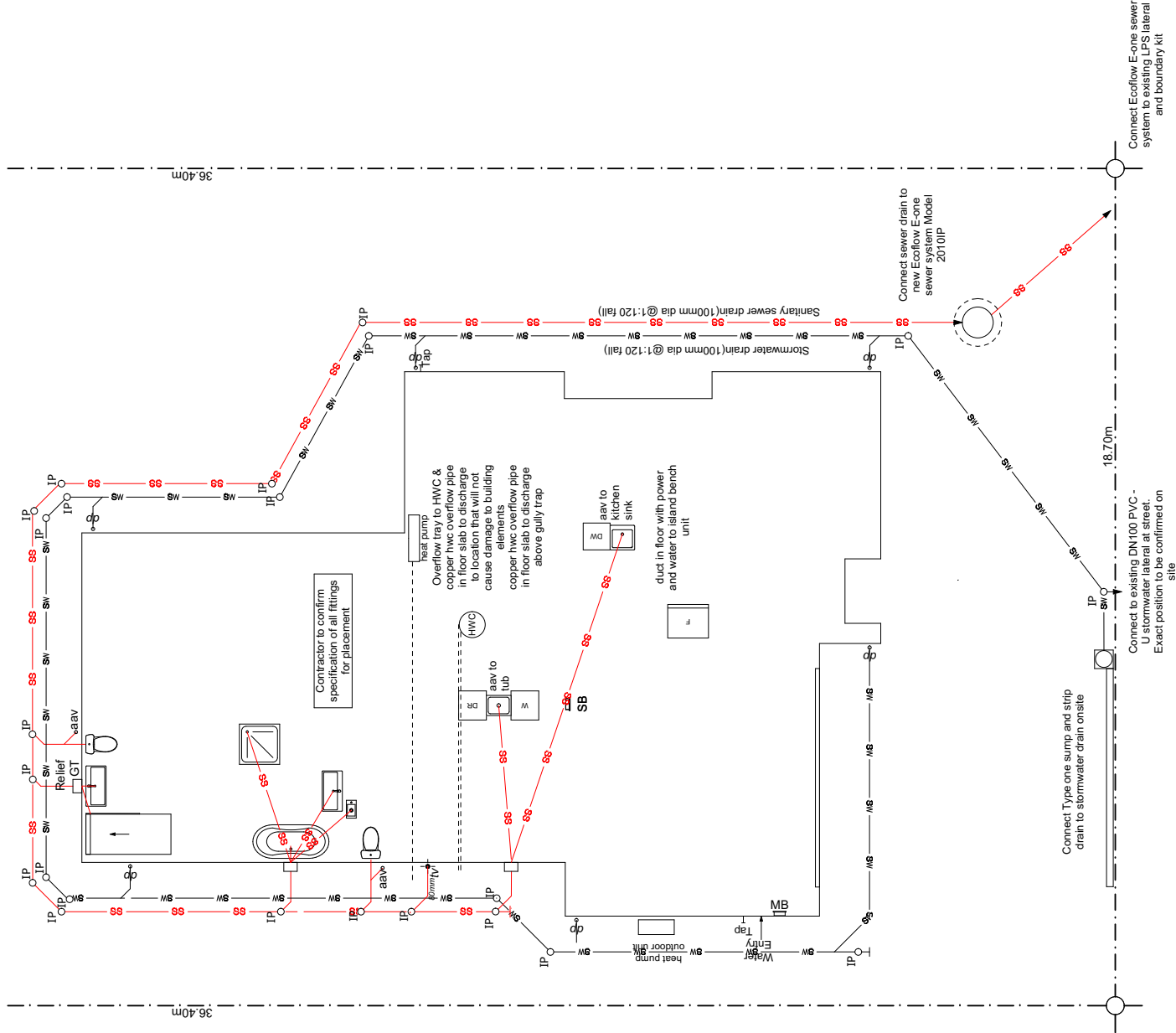
PIPE DIA AND GRADIENTS
40mm Ø waste pipe @ 1:40 fall to all bathroom and ensuite fittings except WCs
40mm Ø waste pipe @ 1:30 fall to laundry fittings
50mm Ø waste pipe @ 1:40 fall to kitchen fittings
WC's to have 100mm Ø waste @ 1:80 fall

Stormwater drain (100mm dia @ 1:120 fall) — SW —
Sanitary sewer drain (100mm dia @ 1:120 fall) — SS —
Downpipe ° dp °
Terminal Vent (80mm) ° tv °
Air Admittance Valve ° aav °
Gully Trap □ GT □
Inspection Point OIP OIP
Exterior Tap — TAP —

DOWNPIPE SIZE CALCULATION:
No of dpa = 6
Roof Plane Area Total = 200.53m²
Roof Pitch = 25°
Area of Roof Per dp = 33.42m²

As per Table 5 of E1/AS1 Surface Water 80mm dp's are required to service this roof

PIPES THROUGH SLAB
All pipes through concrete slab/footings to be sleeved in accordance with G13/AS2 section 5.8



Ground Floor Area = 166.66m²
Entry Portico Area = 3.13m²
Total Coverage Area = 169.79m²

FRAMING TREATMENTS

In accordance with NZS 3602: 2003
All timber to be Radiata Pine (RP)

Exterior Framing H1.2 SG 8 RP
-Bottom Plate (90 x 45mm)
Interior Framing H1.2 SG 8 RP
Roof & Purlin Framing H1.2 SG 8 RP

Roofing 40 BMT Colorsteel Corrugate
Roof Pitch 25°
Eaves 450mm from framing including gable

EXTERIOR CLADDING

H3.1 painted timber bevelback weatherboards. Fixed over 20mm cavity battens system. Sills and fascings to openings. Boxed external corners.

ALUMINIUM JOINERY HEAD HEIGHTS

all windows and doors are to allow for 70mm head fascings above.

DOUBLE GLAZING

Alutec Southern 41 Thermally broken aluminium joinery with Viridian lightbridge and Low-E.

INSULATION

Walls 90mm R2.8 TemperTherm glasswool insulation to all external walls and internal walls between garage and habitable spaces.

Ceiling R3.6 TemperTherm glasswool Ceiling Blanket laid to first 500mm of ceiling perimeter and ceiling centre over non-habitable garage.
275mm R7.3 TemperTherm Ceiling segments to ceiling centre of house.

INTERNAL DOOR HEIGHT TO BE 1980mm

Level ceiling throughout 2420mm

All downlights to be IC-F rated

Tiled wet area flooring to have a CoF = 0.4

HIGH WIND ZONE

High Wind Zone (90x45mm framing)
2.420m high ceiling - studs @ 600 c/s, dwangs @ 800 c/s

900 x 900mm Acrylic shower cubicle to Bathroom
Ensuite Tiled shower 1900 x 900mm

Easy Niche to Ensuite Shower

600 x 600mm ceiling access panel

Smoke alarms to be interconnected domestic smoke alarms complying with NZBC CAS1

LINTELS & BEAMS

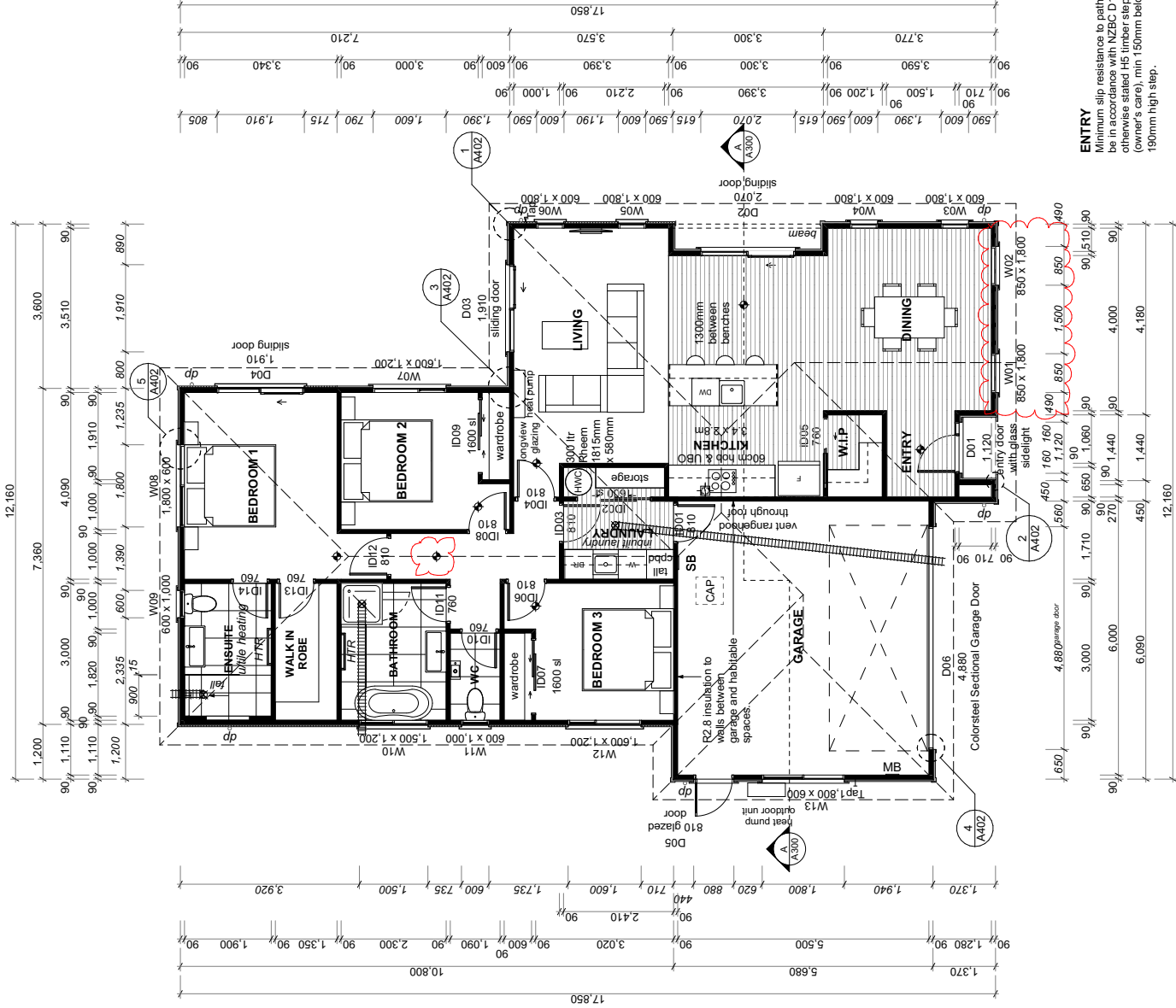
LINTEL & BEAM SIZES REFER TO TRUSS DESIGN
LINTEL FIXINGS REFER TO FIGURES 8.7 TO 8.13 OF NZS:3604

Flat soffit to entry

Tyvek straps placed @ 300mm c/s over wall underlay to prevent insulation bulging in to cavity.

HWC COMPLIANCE

Thermostat to be set at 60°C
Tempering Valve to HWC Set at 55°C



ENTRY
Minimum slip resistance to paths, steps & landings to be in accordance with NZBC D1.1.5.1 table 2. Unless otherwise stated, all steps shall be 150mm high (owner's care) min 150mm below FFL, maximum 190mm high step.

ROOF CLADDING
Colorsteel 0.4mm minimum BMT Corrugate roofing
Roof Pitch: 25°
Eaves: 450mm off framing including gable end.

ROOF FRAMING
H1.2 SG8 trusses to manufacturers design

ROOF STRUCTURE
See truss producer statement for truss details & fixings

PURLINS
70 x 45mm H1.2 SG8 purlins @ 900 ctrs (refer to Lumberlok Purlin & Batten fixing chart for fixing type)

FIXINGS
Class 4, 12g-11 x 55mm, Type-17, Hex. Head, with Seal self drilling screws

FASCIA
185mm Colorsteel fascia

GUTTER
Metalline quad gutter (cross section 5550mm²)

DOWNPIPE SIZE CALCULATION:
No of dp's = 6
Roof Plane Area Total = 200.53m²
Roof Pitch = 25°
Area of Roof Per dp = 33.42m²

As per Table 5 of E1/AS1 Surface Water 80mm dp's are required to service this roof

ROOF BRACING
Lumberlok Strip Brace in accordance with Lumberlok Roof Bracing Specification as per NZS 3604:2011

GABLE END RAKING BARGE OVERHANG
To be formed as per Mitek Gable End Raking Verge details in specification. 90x45mm outrigger back spanning to previous truss. Fixed to wall with 2/90x3.15 skew nails and 2 wire dogs.

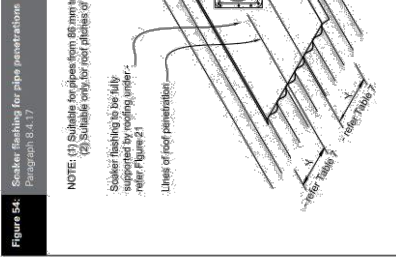
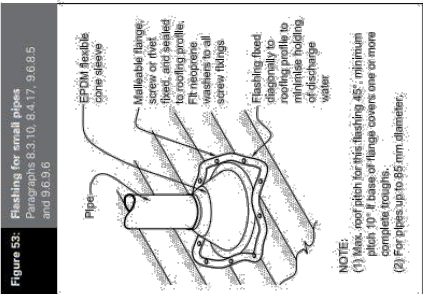
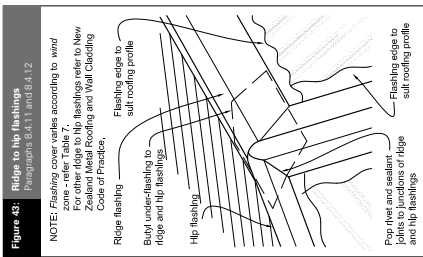
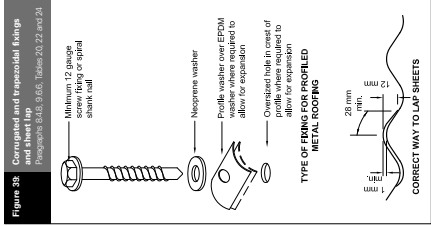
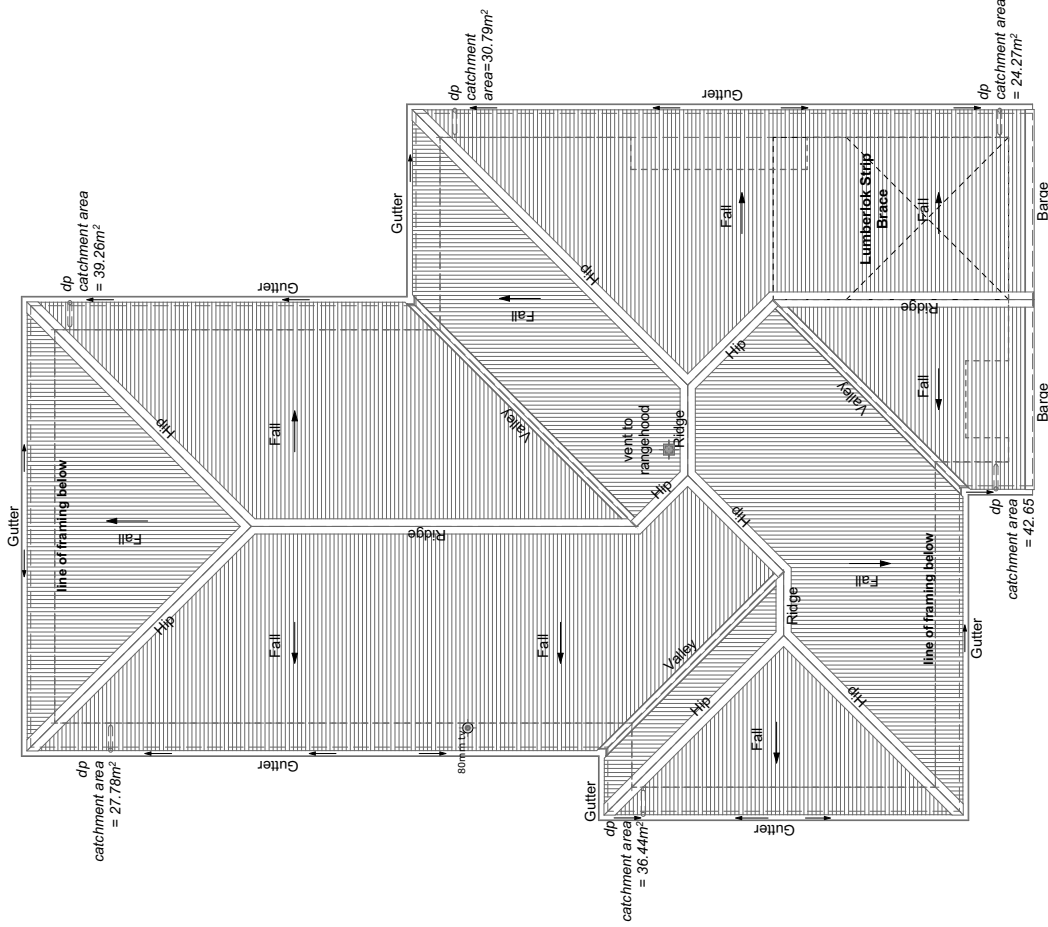


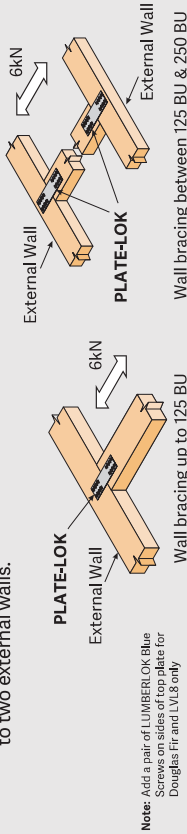
Figure 41: Soft edge flashing
Paragraphs 4.6, 8.4.12 and 8.4.11

TOP PLATE CONNECTIONS AS REQUIRED
BY CLAUSE 8.7.3 NZS 3604:2011

Mitek®
LUMBERLOK

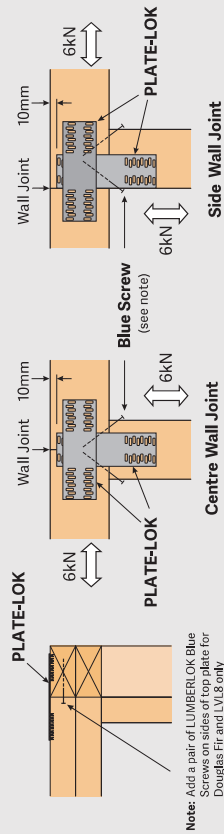
① Top plate joints for walls at right angles to external walls:

- (a) Walls with bracing elements not exceeding 125 BU require a 6kN capacity connection to one external wall.
(b) Walls with bracing elements not exceeding 250 BU require a 6kN capacity connection to two external walls.



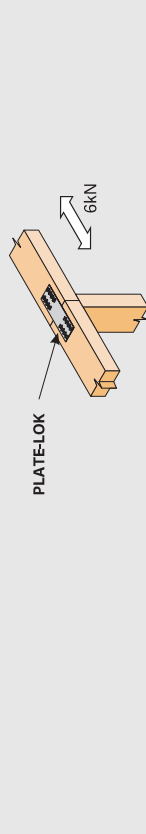
Note: Add a pair of LUMBERLOK Blue Screws on sides of top plate for Douglas Fir and LVL3 only

② Details of top plate joints using LUMBERLOK PLATE-LOK at "T" junction walls are shown below:

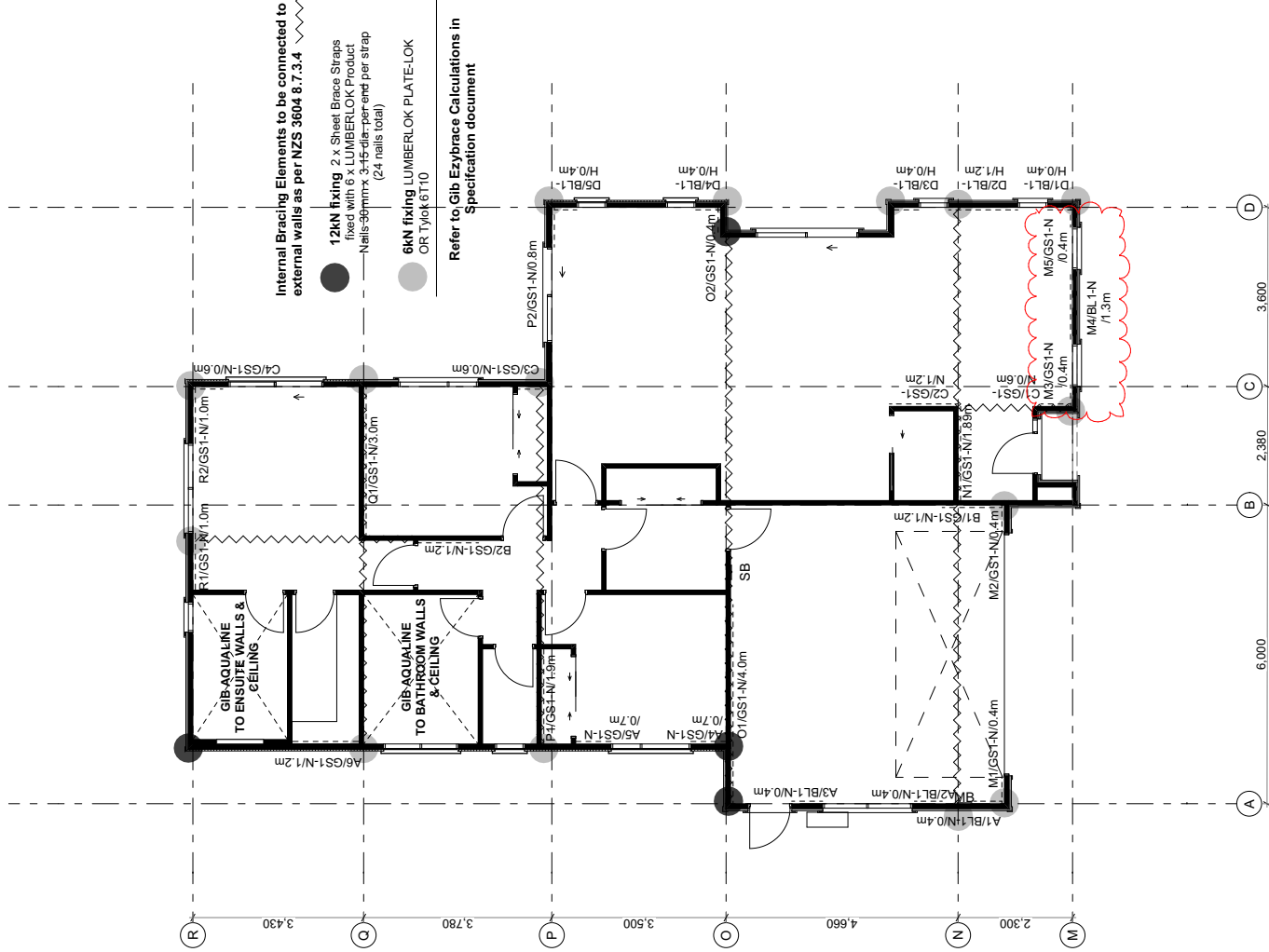


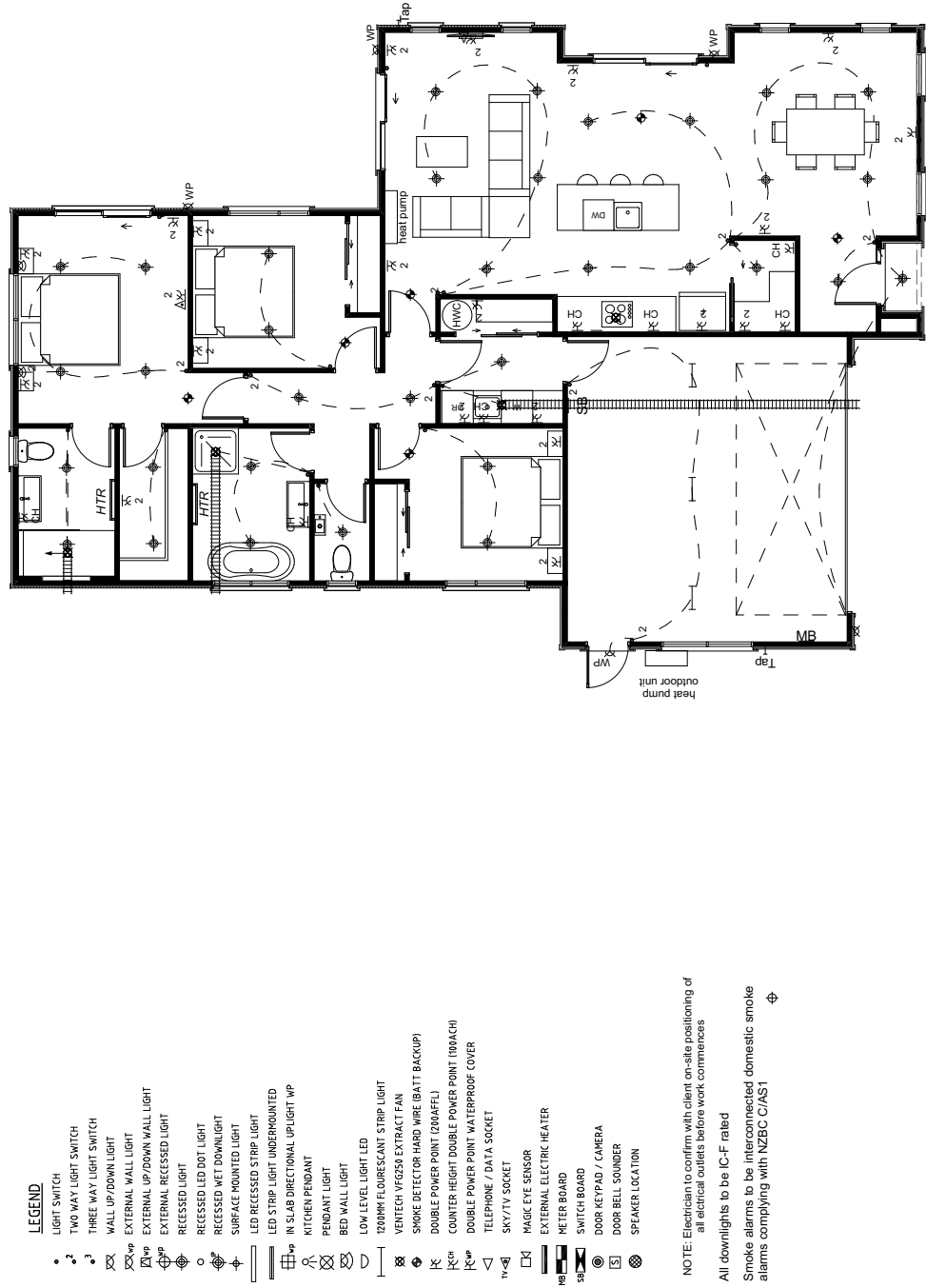
Note: Add a pair of LUMBERLOK Blue Screws on sides of top plate for Douglas Fir and LVL3 only

③ Top plate joints for all walls in line that have wall bracing elements exceeding 100 BU or have a ceiling diaphragm attached require a 6kN capacity connection as per Figure 8.15 NZS 3604:2011.



④ Top plate joints for walls at right angles and in line that have either no bracing elements or are on a single storey building only with wall bracing demands not exceeding 100 BU require a 3kN capacity connection as per Figure 8.15 & 8.16 NZS 3604:2011.





Bloomfield Building Lot 17 Holly Fields, Leeston, Canterbury ELECTRICAL/RCP	REVISIONS		DWG NO.	A105
	DATE:		SCALE:	A3 1:100
	date:		30/05/2026	REV
DRAWN:		SM		
NOTE: DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION DOCUMENTS, ENGINEERING DETAILS, MANUFACTURER'S SPECIFICATIONS AND TRUSS MANUFACTURER'S PLAN. SUBCONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE PRIOR TO CONSTRUCTION. ALL WORK SHALL COMPLY WITH NZBC, NZS3604:2011 AND ALL OTHER RELEVANT STANDARDS AND REGULATIONS.				

Internal boundaries are to be fenced before works at site has commenced. Street facing boundaries to be fenced in accordance with F5/AS1 2.0.1 & 1.1 Heights and Headings shall extend at least 2.0m in height from ground level on the side accessible to the public.

1.1.2 An acceptable fence may be constructed with galvanised chainlink netting having a maximum sized grid of 50x50mm. Post spacing shall be a maximum of 2.5m and the gap between the bottom of the fence and the ground no greater than 100mm.

Provide an Entry/Exit bund and stabilised Entry/Exit at all site access.

1.1.3 All site access areas around any stockpiles of soil/gravel and at low ends of sloping ground all boundaries.

All ground cover vegetation outside the immediate building area to be preserved during the building phase.

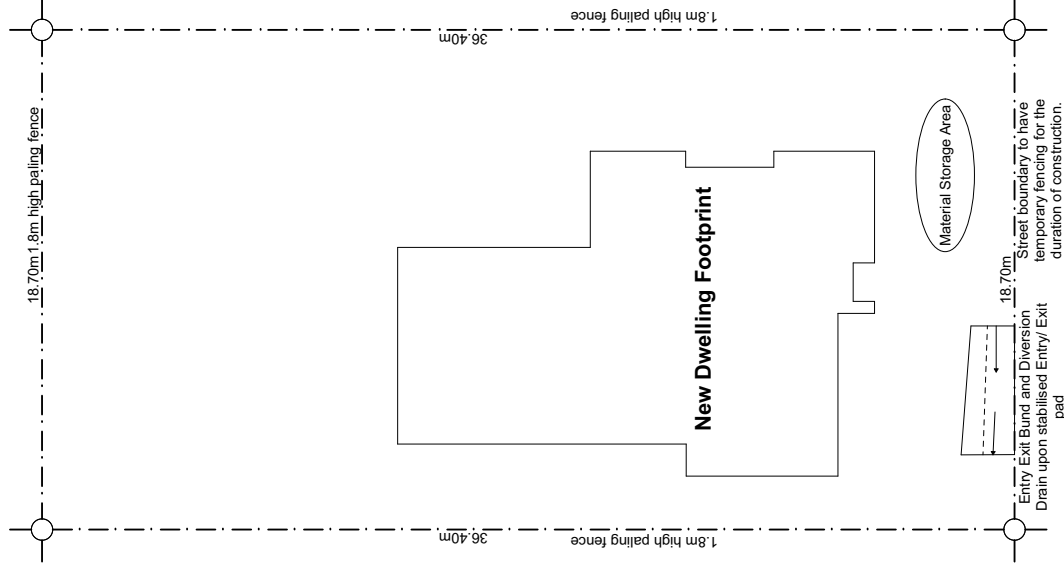
All erosion and sediment control measures to be installed prior to commencement of earthworks.

Stockpiles of clayey materials to be covered with impervious sheet.

Roof water downpipes to be connected to the permanent underground stormwater drainage system as soon as practical after roof is laid.

All erosion and sediment control structures to be inspected each working day and maintained in good condition.

All sediment control measures to be in accordance with the ECAN "Erosion and Sediment Control Guidelines 2007".

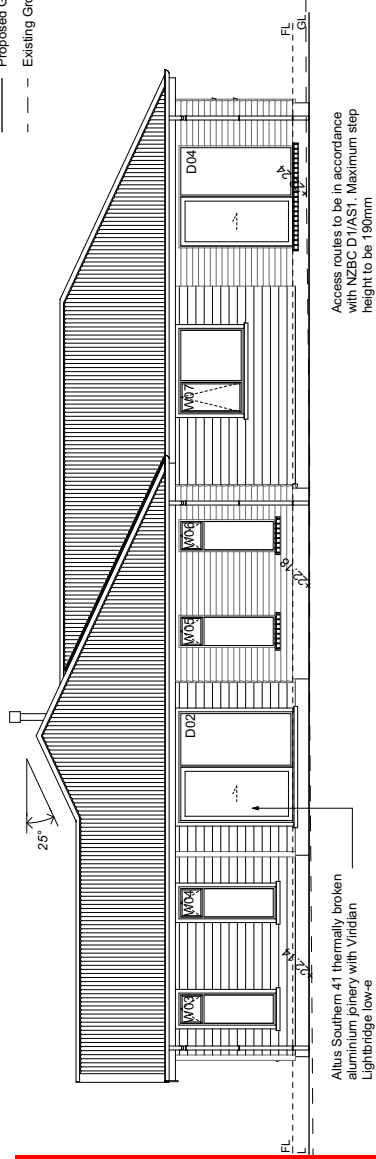


Bloomfield Building Lot 17 Holly Fields, Leeston, Canterbury SEDIMENT CONTROL PLAN NOTE: DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION DOCUMENTS, ENGINEERING DETAILS, MANUFACTURER SPECIFICATIONS AND TRIVES MANUFACTURER'S PLAN. SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. ALL WORK SHALL COMPLY WITH NZS3604:2011 AND ALL OTHER RELEVANT STANDARDS AND REGULATIONS.	REVISIONS	DATE:	SCALE:	DWG NO.
			A3 1:200	A106
		date:	30/05/2026	REV
			DRAWN:	S.M

Continuous WNZ support bars to all external doors & windows. Except Garage sectional door.

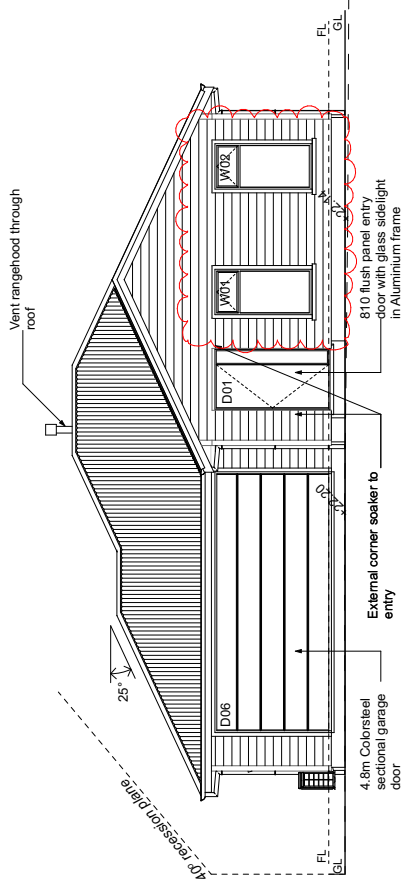
Safety glazing as per NZS 4423:2016

----- Finished Floor Level
----- Proposed Ground Level
----- Existing Ground Level



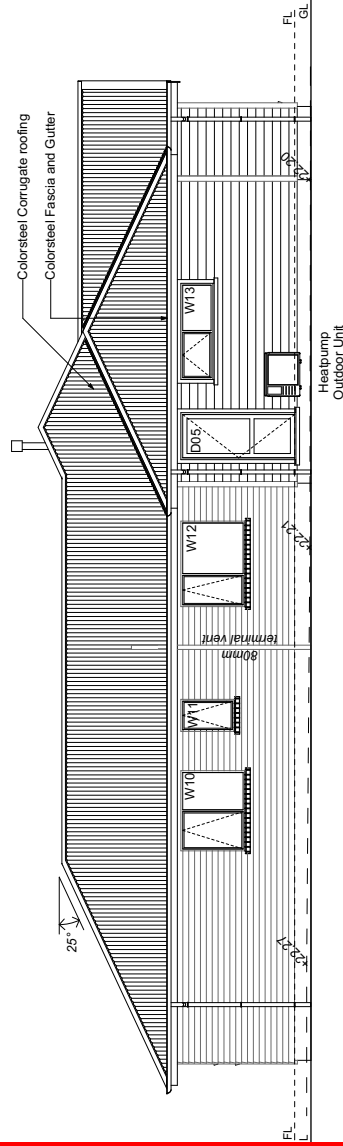
PROPOSED NORTH EAST ELEVATION

1:100



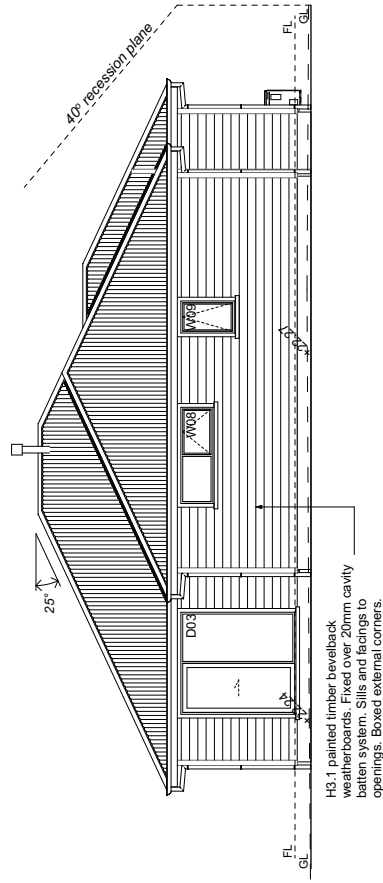
PROPOSED SOUTH EAST ELEVATION

1:100



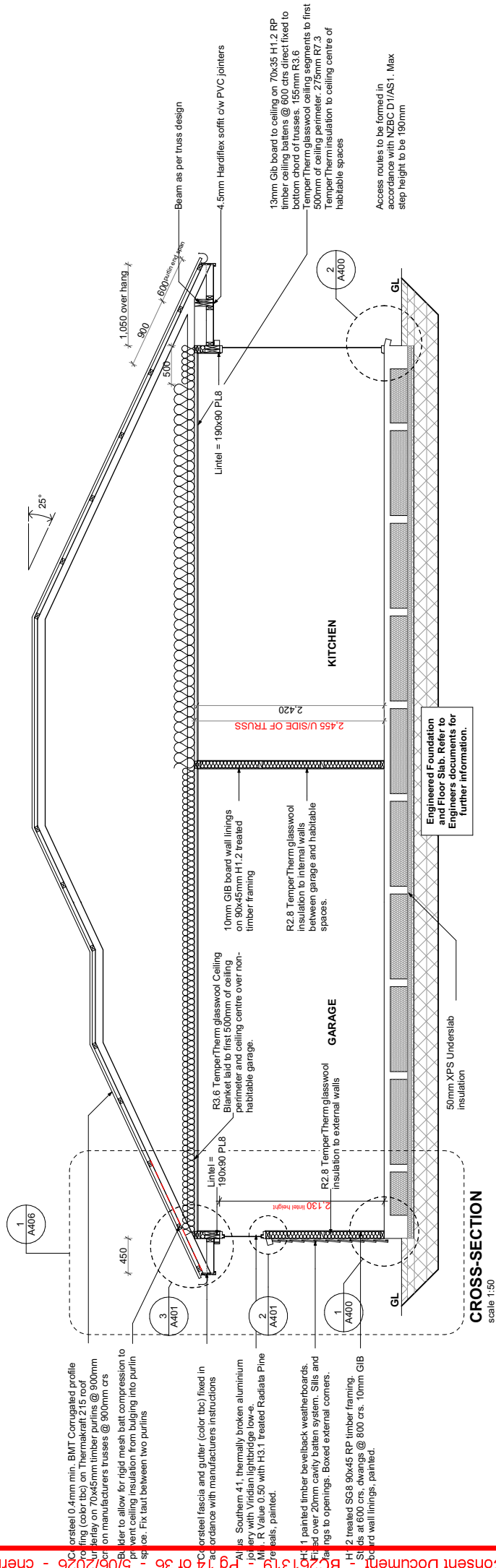
PROPOSED SOUTH WEST ELEVATION

1:100



PROPOSED NORTH WEST ELEVATION

1:100

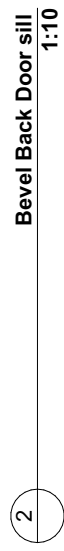


BUILDING ENVELOPE RISK MATRIX			
North East Elevation		Risk Severity Risk Score	
Risk Factor			
Wind zone (per NZS 3604)	High risk	1	
Number of storeys	Low risk	0	
Roof/wall intersection design	Low	0	
Eaves width	Medium risk	1	
Envelope complexity	Low risk	0	
Deck design	Low	0	
Total Risk Score:		2	

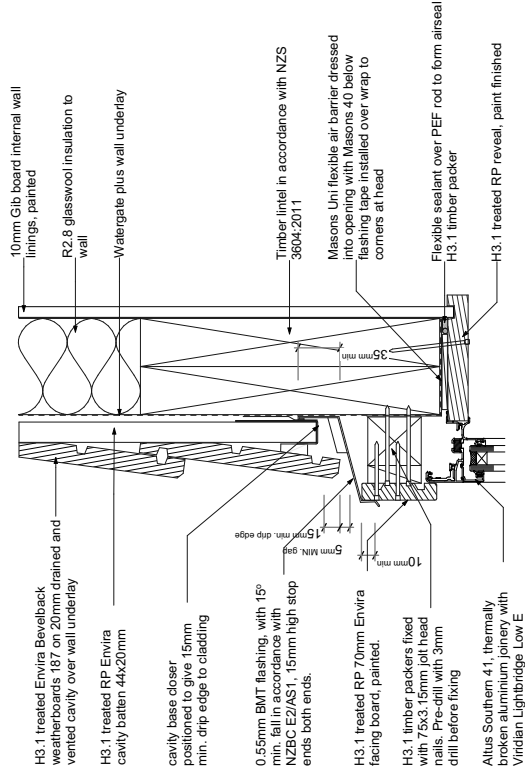
BUILDING ENVELOPE RISK MATRIX			
South East Elevation		Risk Severity Risk Score	
Risk Factor			
Wind zone (per NZS 3604)	High risk	1	
Number of storeys	Low risk	0	
Roof/wall intersection design	Low	0	
Eaves width	Medium risk	1	
Envelope complexity	Low risk	0	
Deck design	Low	0	
Total Risk Score:		2	

BUILDING ENVELOPE RISK MATRIX			
South West Elevation		Risk Severity Risk Score	
Risk Factor			
Wind zone (per NZS 3604)	High risk	1	
Number of storeys	Low risk	0	
Roof/wall intersection design	Low	0	
Eaves width	Medium risk	1	
Envelope complexity	Low risk	0	
Deck design	Low	0	
Total Risk Score:		2	

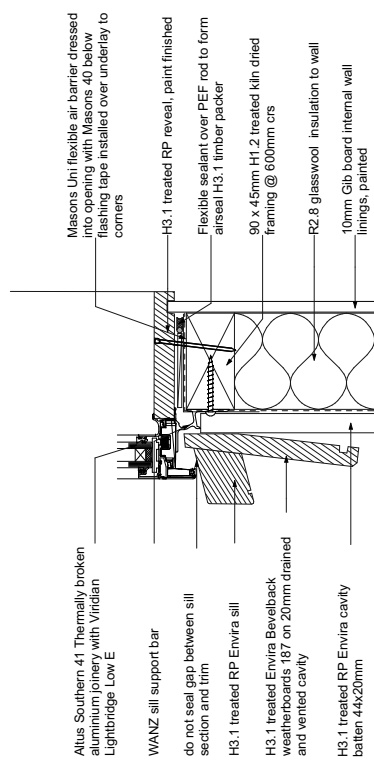
BUILDING ENVELOPE RISK MATRIX			
North West Elevation		Risk Severity Risk Score	
Risk Factor			
Wind zone (per NZS 3604)	High risk	1	
Number of storeys	Low risk	0	
Roof/wall intersection design	Low	0	
Eaves width	Medium risk	1	
Envelope complexity	Low risk	0	
Deck design	Low	0	
Total Risk Score:		2	



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1 Bevel Back Window and Door Head with Facings 1:5



2 Bevel Back Window Sill 1:5

25mm min. clearance between underlay and ceiling insulation

Colorsteel Longrun roofing on Thermakrat 215 underlay on ex 75x50 purlins @ 900 c/s on purpose made trusses @ 900 c/s

Purlin fixings as per Lumberlok Purlin and Batten Fixing chart. Fixing type C - 1 x Blue screw 2.4 KN

Builder to allow for rigid mesh batt compression to prevent ceiling insulation from bulging into purlin space. Fix batt between two purlins

Colorsteel fascia and gutter system

13mm Gb board ceiling linings, painted on H1.2 70x35 timber ceiling battens @ 600 c/s

H1.2 SG8 90x45 timber framing studs @ 600mm c/s

R2.8 glasswool insulation to wall

10mm Gb board internal wall linings, painted

Timber lintel in accordance with NZS 3604:2011

Masons Uni flexible air barrier dressed into opening with Masons 40 below flashing tape installed over wrap to corners at head

Flexible sealant over PEF rod to form airtight H3.1 timber packer

H3.1 treated RP reveal, paint finished

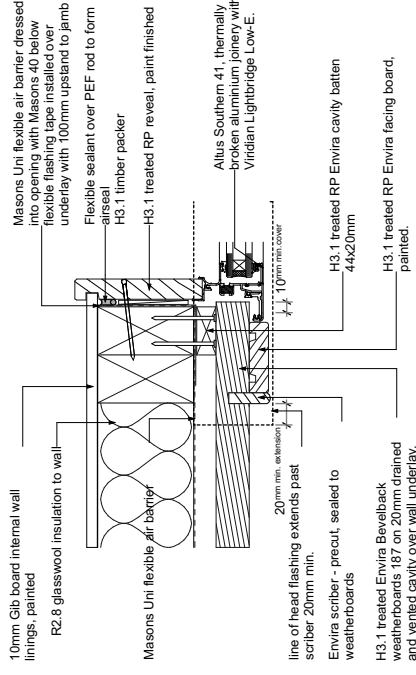
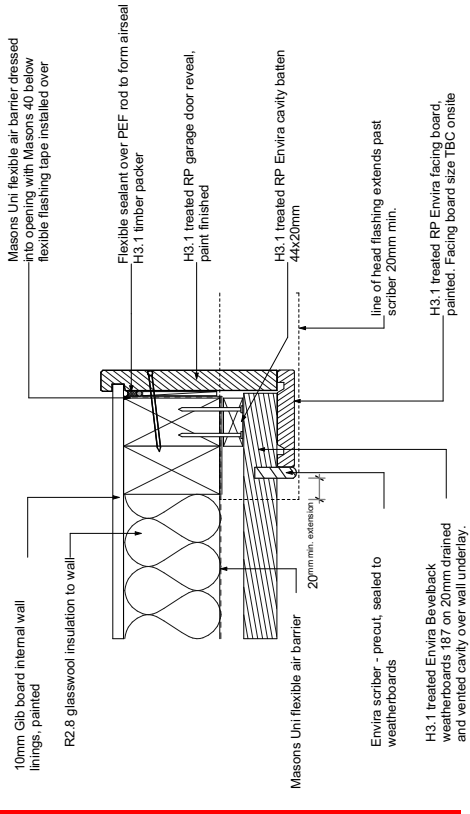
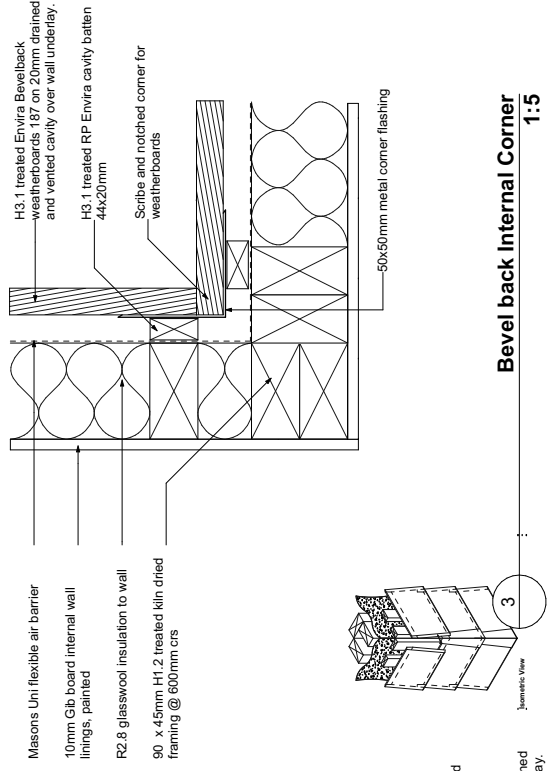
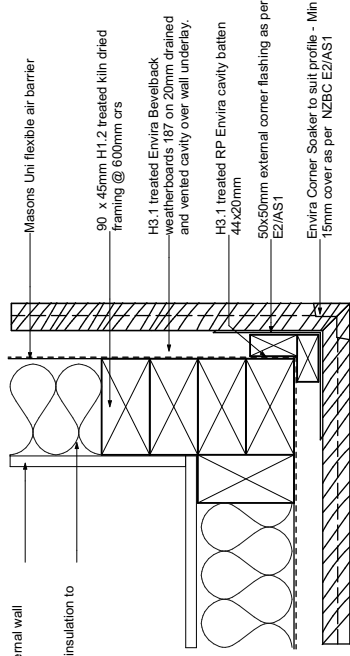
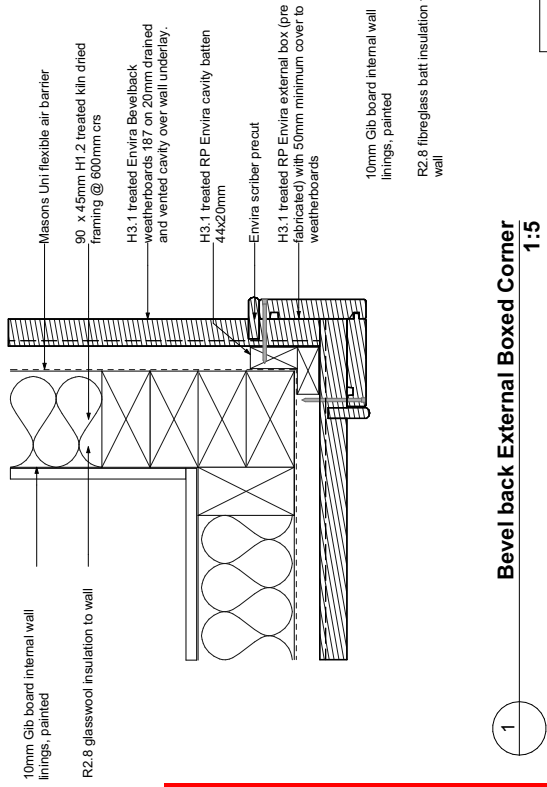
4.5mm Hardflex soffit linings

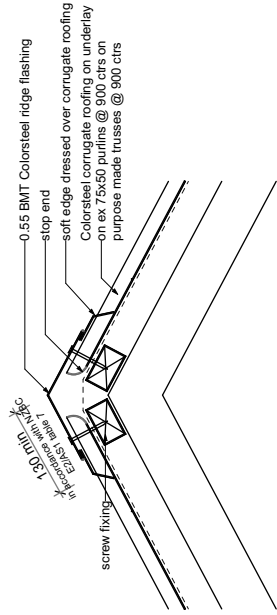
H3.1 treated RP 70mm Envira facing board, painted.

70x45 and 70mm H3.1 timber packer fixed with 75x3.15mm jolt head nails. Pre-drill with 3mm drill before fixing

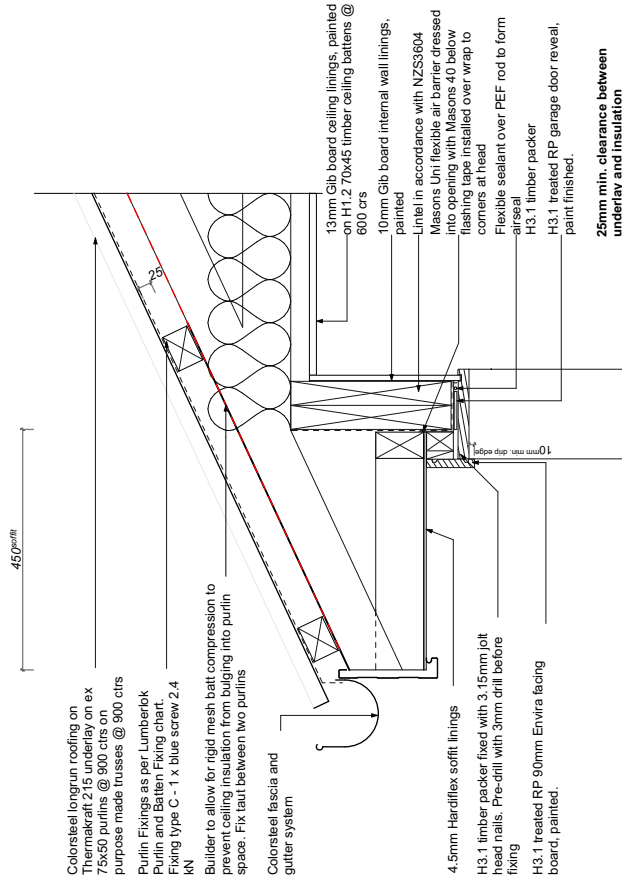
Altus Southern 41 thermally broken aluminium joinery with Virdian Lightbridge Low E. Minimum R-value R.50

3 Window and Door Head with Facings 1:5

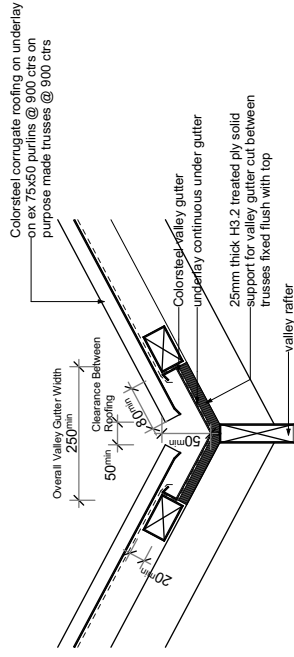




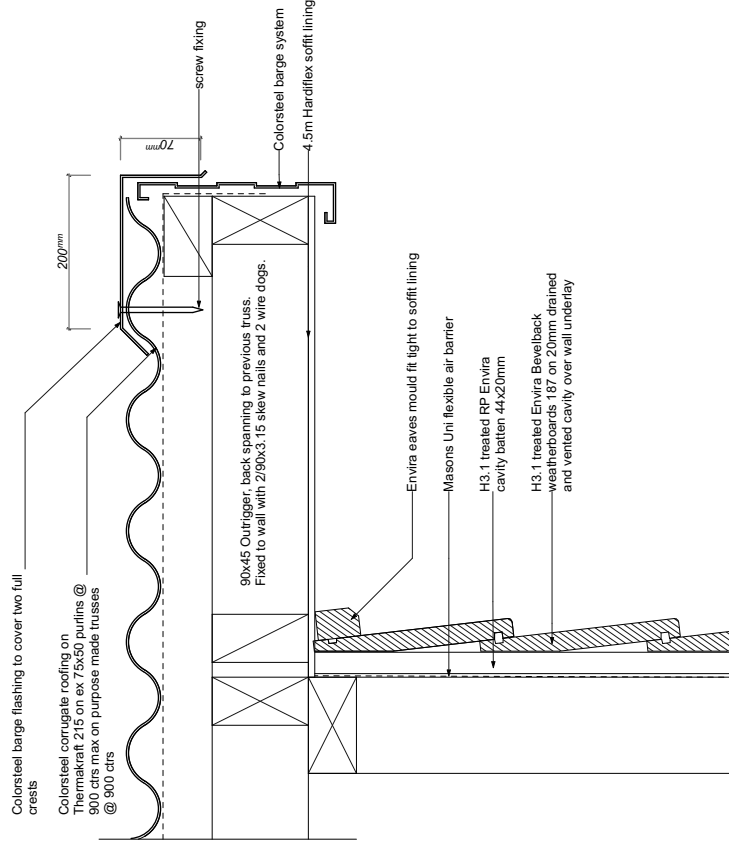
1
Ridge
1:10



3
Garage door head with Facings

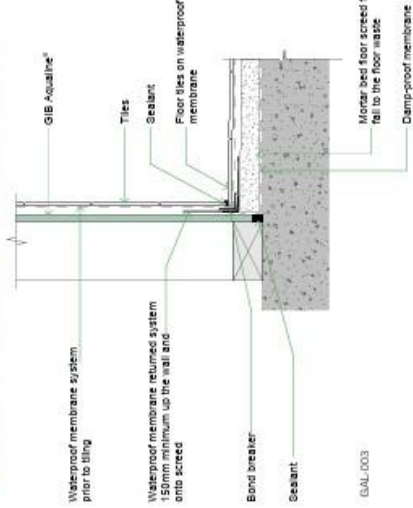


2
Valley
1:10

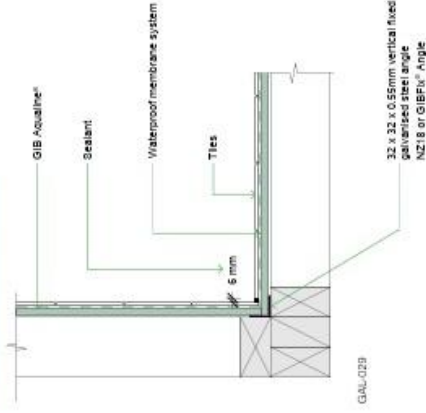


4
Barge
1:5

A: MORTAR UNDER CERAMIC FLOOR LINING JUNCTION



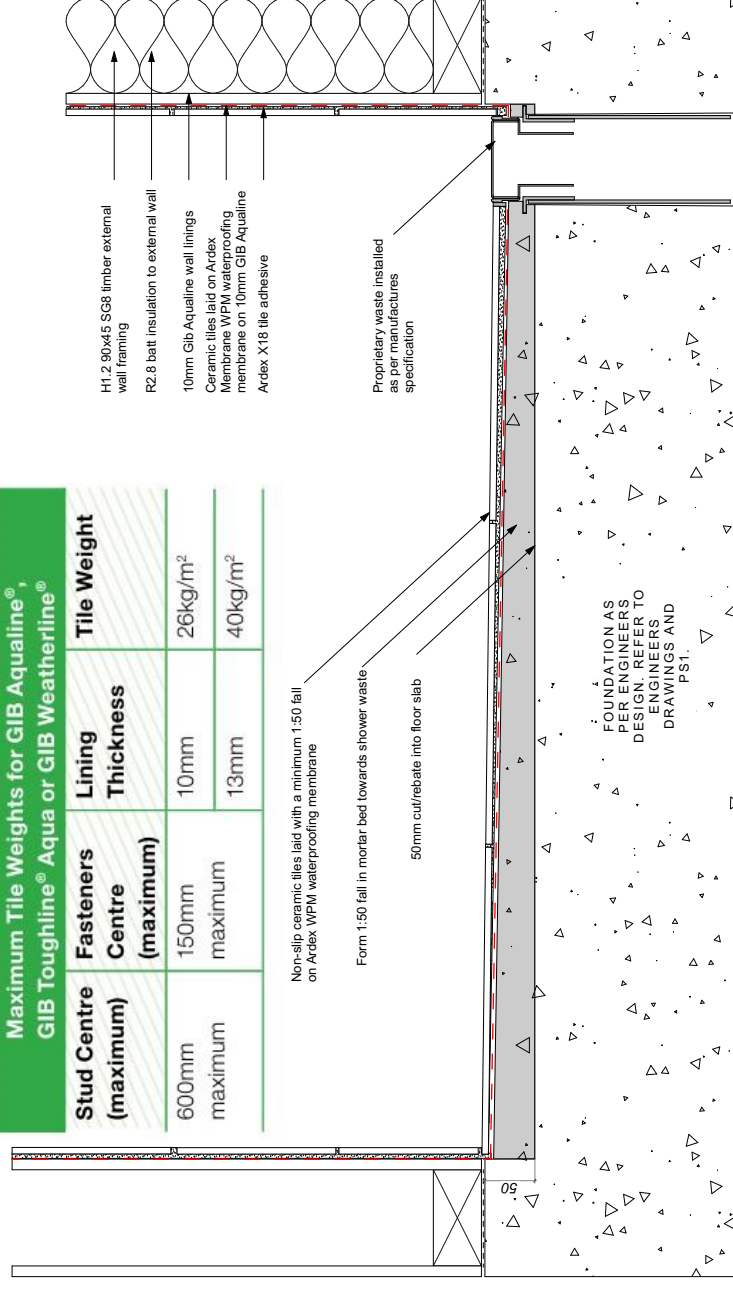
B: TILED INTERNAL CORNER



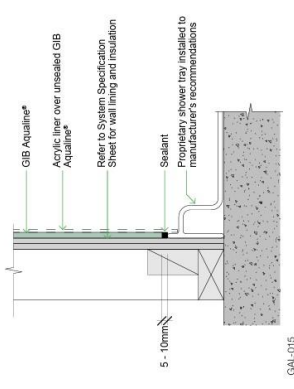
D: TILED INTERNAL CORNER METAL ANGLE POSITION



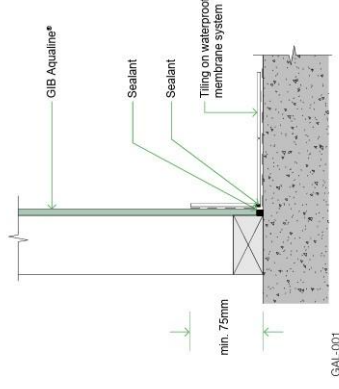
Maximum Tile Weights for GIB Aqualine®, GIB Toughline® Aqua or GIB Weatherline®			
Stud Centre (maximum)	Fasteners Centre (maximum)	Lining Thickness	Tile Weight
600mm maximum	150mm maximum	10mm	26kg/m ²
		13mm	40kg/m ²



A: MOULDED SHOWER TRAY DOUBLE LINING JUNCTION

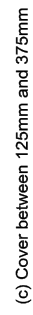
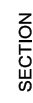


B: CERAMIC FLOOR SKIRTING LINING JUNCTION



Tiled Shower
1:5

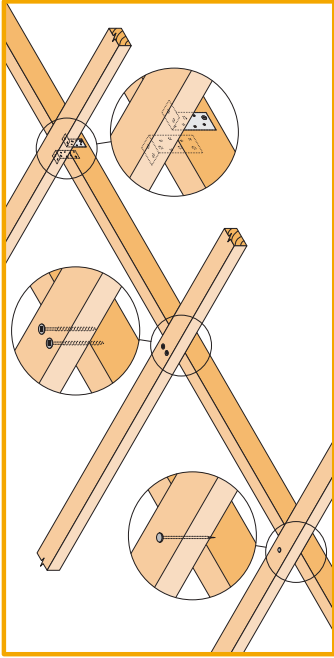
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PURLIN & BATTEN FIXING CHART
ALTERNATIVE SOLUTION TO NZS 3604:2011
TABLES 10.10 & 10.12

NOTE:

- All purlin and batten sizes are as per NZS 3604:2011
- All fixings assume that the purlin and battens are installed on their flat over the top of the rafter or truss
- The minimum fixing requirements apply to all purlin locations within the roof area
- The LUMBERLOK BLUE SCREW where specified requires a minimum of 30mm penetration into rafter or truss i.e. it is suitable for rough sawn timber up to 50mm thick at 18% moisture content



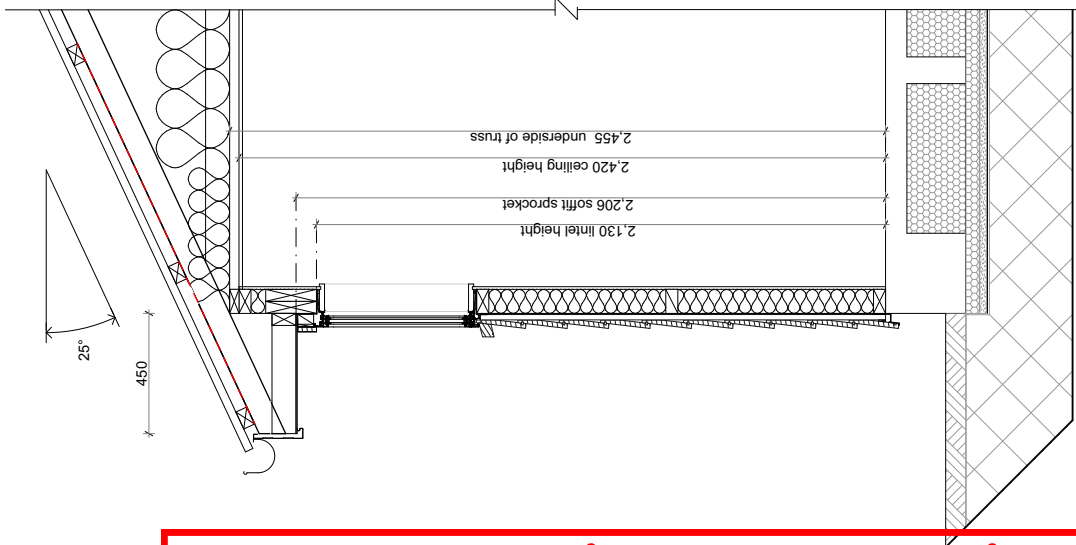
SELECTION CHART FIXING OPTIONS
(minimum fixing requirements)

ROOF WEIGHT	MAX. PURLIN SPAN (mm)	MAX. PURLIN CRS. (mm)	WIND ZONE					
			L	M	H	VH	EH	
HEAVY ROOF Tile Battens	900	370	A	A	A	B	C	
	1200	370	A	B	C	C	C	
LIGHT ROOF Purlins	900	900	C	C	C	C	D	
	1200	900	C	C	C	D	D	
	1200	1200	C	C	C	D	E	

Wind Zone:
As per NZS 3604:2011

L = Low Wind
M = Medium Wind
H = High Wind
VH = Very High Wind
EH = Extra High Wind

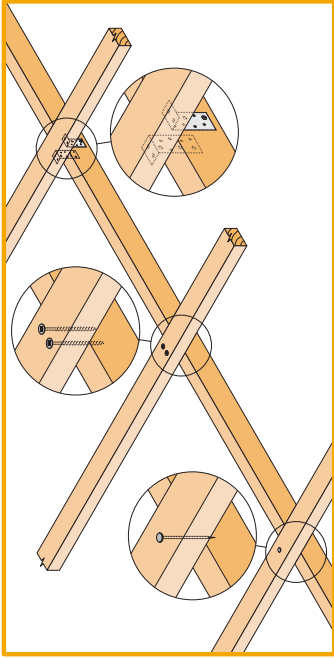
1 partial cross-section showing soffit heights
1:20



PURLIN & BATTEN FIXING CHART
ALTERNATIVE SOLUTION TO NZS 3604:2011
TABLES 10.10 & 10.12

NOTE:

- All purlin and batten sizes are as per NZS 3604:2011
- All fixings assume that the purlin and battens are installed on their flat over the top of the rafter or truss
- The minimum fixing requirements apply to all purlin locations within the roof area
- The LUMBERLOK BLUE SCREW where specified requires a minimum of 30mm penetration into rafter or truss i.e. it is suitable for rough sawn timber up to 50mm thick at 18% moisture content



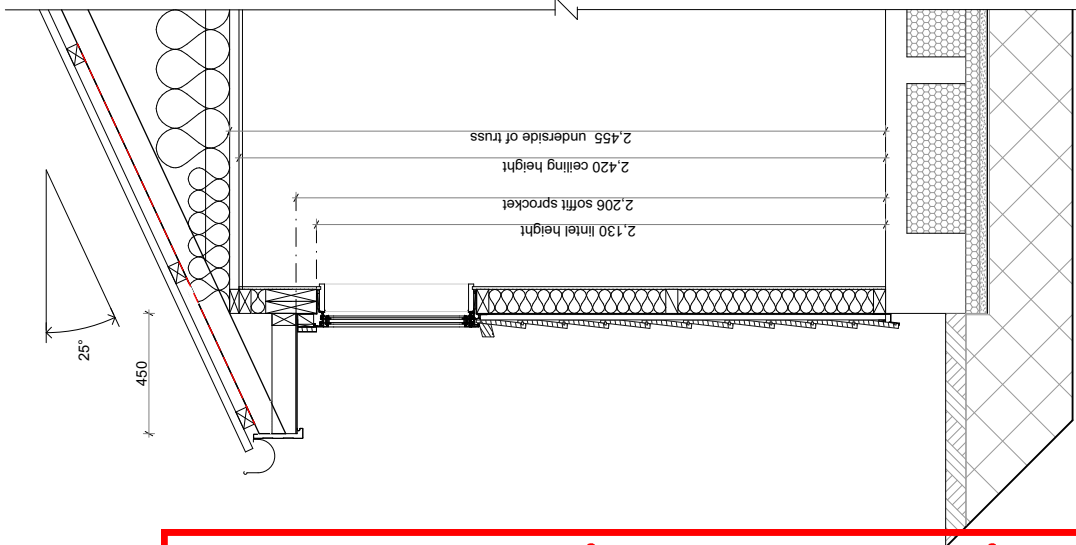
SELECTION CHART FIXING OPTIONS
(minimum fixing requirements)

ROOF WEIGHT	MAX. PURLIN SPAN (mm)	MAX. PURLIN CRS. (mm)	WIND ZONE					
			L	M	H	VH	EH	
HEAVY ROOF Tile Battens	900	370	A	A	A	B	C	
	1200	370	A	B	C	C	C	
LIGHT ROOF Purlins	900	900	C	C	C	C	D	
	1200	900	C	C	C	D	D	
	1200	1200	C	C	C	D	E	

Wind Zone:
As per NZS 3604:2011

L = Low Wind
M = Medium Wind
H = High Wind
VH = Very High Wind
EH = Extra High Wind

1 partial cross-section showing soffit heights
1:20



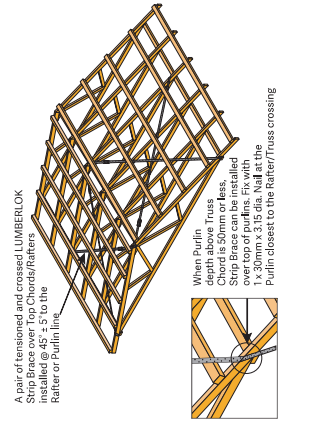
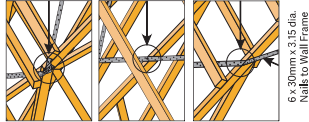
Roof Bracing Options
i) ROOF PLANE BRACE



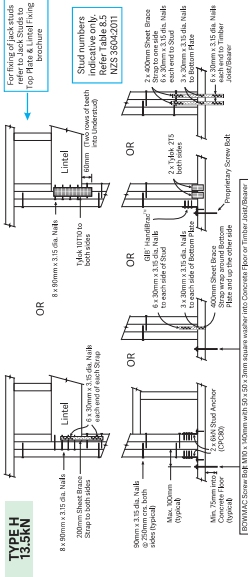
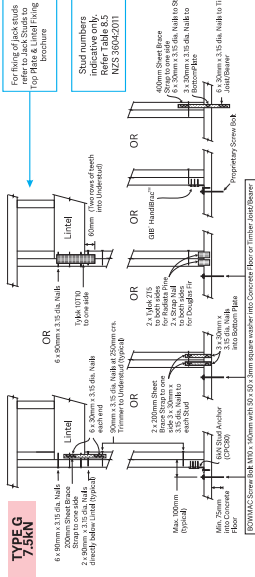
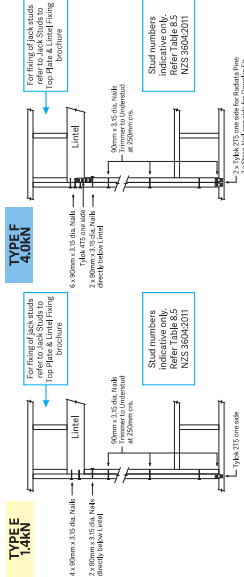
Each roof plane brace can be:
• A hip or valley rafter running continuously from ridge to the top plate in accordance with Clauses 10.2.1.3.2 or 10.2.1.3.3 NZS 3604:2011.

OR

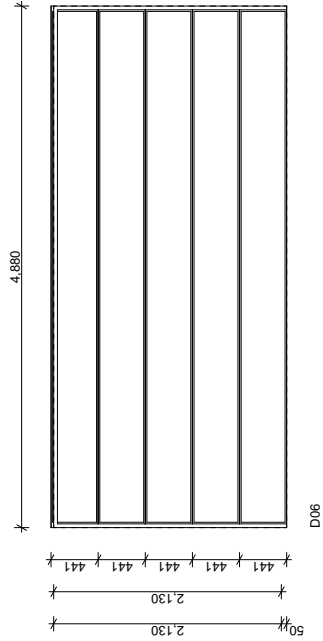
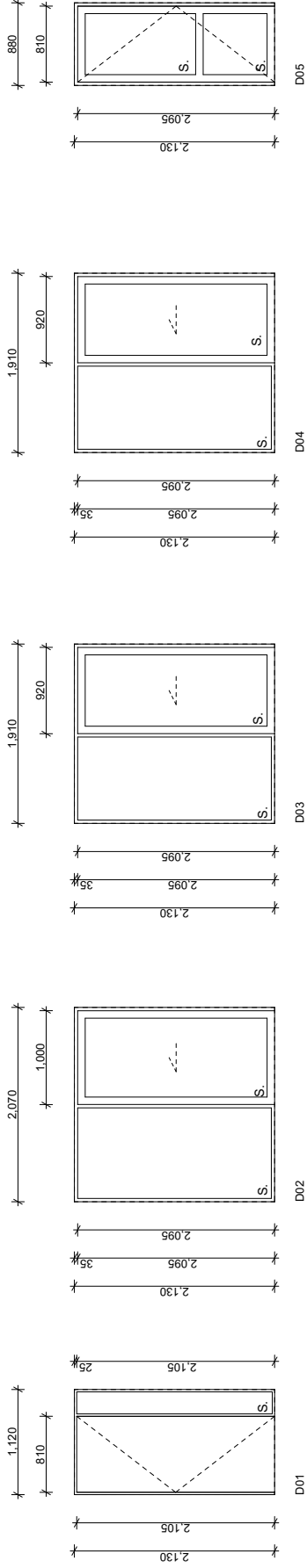
• A pair of tensioned and crossed LUMBERLOK Strip Brace running continuously from ridge to wall frame installed as detailed below.



LINTEL FIXING OPTIONS
(Characteristic Uplift)



Structural Fixings On-Site Guide | 1



External Door Schedule
1:50

CONSTRUCTION NOTES

To be in accordance with NZBC and relevant standards.

ALL OPENINGS ARE ROUGH OPENINGS AND MUST BE SITE MEASURED.

REFER TO FLOOR PLAN & ELEVATIONS TO ENSURE CORRECT ORIENTATION

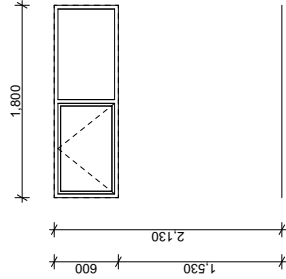
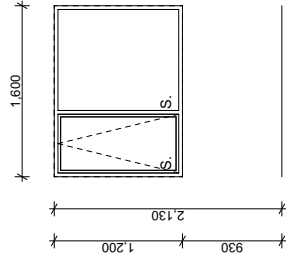
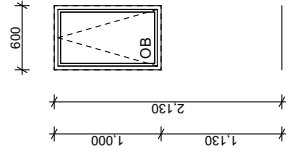
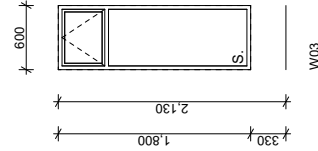
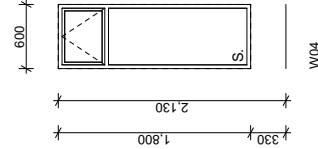
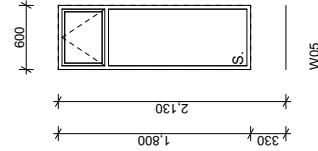
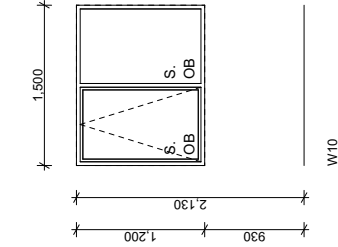
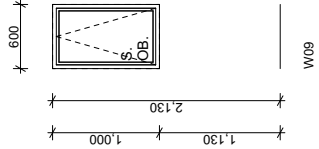
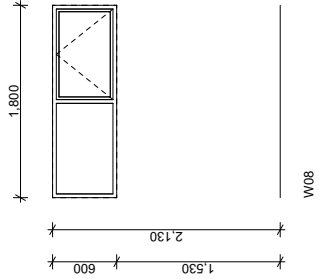
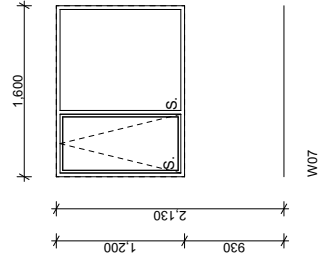
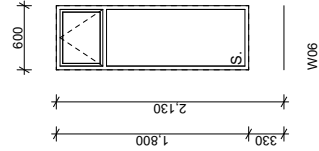
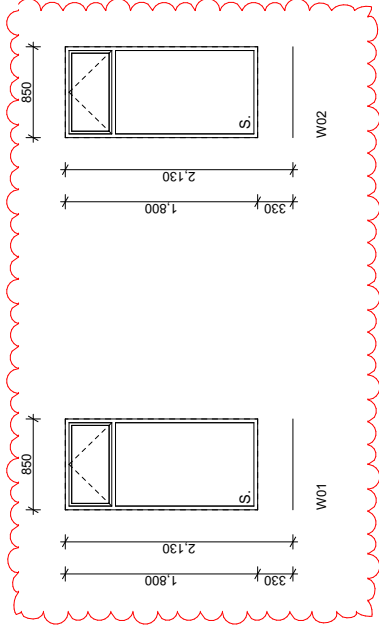
KEY:

- S. SAFETY GLASS
- OB. OBSCURE GLASS

FRAME TYPE: Southern 411 Thermally broken Powdercoated aluminium with Viridian Lightbridge Low-E

REVEALS: H3.1 25mm FJ Pine, painted.

WAZ: Support Bars to ALL External Windows and Doors excluding the Garage Sectional door.



CONSTRUCTION NOTES

To be in accordance with NZBC and relevant standards.
ALL OPENINGS ARE ROUGH OPENINGS AND MUST BE SITE MEASURED.

REFER TO FLOOR PLAN & ELEVATIONS TO ENSURE CORRECT ORIENTATION

KEY:

S. SAFETY GLASS

OB. OBSCURE GLASS

FRAME TYPE: Southern 41 Thermally broken Powdercoated aluminium with Viridian Lightbridge Low-E

REVEALS: H3.1 25mm FJ Pipe, painted.

WANZ Support Bars to ALL External Windows and Doors excluding the Garage Sectional door.

Window Schedule

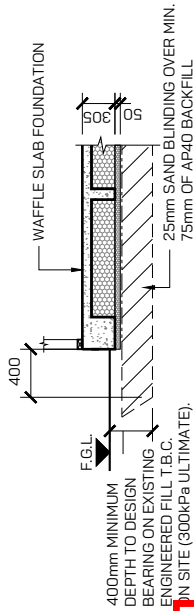
1

1:50

1. The Contractor shall confirm all site dimensions prior to commencing work.
2. All works in or along road or reserve to be undertaken in accordance with CSES Part 7.
3. All works in or along road or reserve shall be carried out in accordance with the New Zealand Building Code.
4. A HSE Coordinator shall ensure that accurate as-built measurements are recorded prior to the covering of the trench.
5. Nine 100mm target shall be placed P&U-P&U S&S.
6. Stumps shall be larger than 150mm P&U S&S.
7. All trees shall be removed and stumps shall be cut to 100mm.
8. Individual section connections are to be as per MCC Plans.
9. Individual water meters are to be kept HS-HM on a Acou to meet method with non-rumours valve.
10. Water meters shall be larger than 150mm P&U S&S.
11. Water meters or tails shall be larger than 150mm P&U S&S.
12. All water meters shall be kept in a safe place, 100mm away from stand off vehicle, and a standing rim, 100mm away from the trench.
13. All valves, the hydrants, water meters and body boxes shall be kept in a safe place, 100mm away from the trench.
14. Gas valves shall be larger than 150mm P&U S&S.
15. New meters shall be to be connected under pressure.
16. All work shall be carried out in accordance with the New Zealand Building Code.
17. All work shall be carried out in accordance with the New Zealand Building Code.
18. All work shall be carried out in accordance with the New Zealand Building Code.
19. All work shall be carried out in accordance with the New Zealand Building Code.
20. All work shall be carried out in accordance with the New Zealand Building Code.



Water Supply Plan	Scale:	1:500	@A1
	Date:	19 September 2023	
	Design:	JT	
	Drawing:	JT	
	Revision:	01	
	7818: Holly Fields Stage 1		
	A	19/09/23	Consent Issue
	B	19/09/24	Final Approval
	C	11/09/24	Emp. Approval
	D	20/09/24	IPC-Points
	E	14/10/24	Combined Service
	Rev.	Date	Amendment
	Revision	E	
	Sheet	7818 - 500	



GROUND WORKS DETAIL.
SCALE 1:50

CURING AND PROTECTION:

- TAKE CARE TO PROTECT AND CURE ALL CONCRETE ADEQUATELY, AND IN ACCORDANCE WITH NZS 3109.
- APPLY A CURING COMPOUND TO ALL CONCRETE FLOOR SLABS IMMEDIATELY ON COMPLETION OF THE SURFACE FINISHING, OR ALTERNATIVELY, CURE BY PONDING.

TILED SHOWER RECESS NOTES:

- FALL SLAB LOCALLY (50mm MAX.) OR CREATE 50mm RECESS FOR TILED SHOWER. (REFER TO ARCHITECTS DRAWINGS FOR DETAILS)
- 85mm SLAB THICKNESS TO BE MAINTAINED THROUGHOUT.
- ALLOW FOR 2-HD12 BARS TO EACH CORNER OF THE SHOWER RECESS WHERE APPLICABLE.

SHOWER RECESS.

85mm MIN. THICK FLOOR SLAB WITH 1 LAYER OF **SE62 500E** MESH THROUGHOUT.

TRUSS POINT LOAD (REFER TO TRUSS LAYOUT).

GARAGE DOOR REBATE REFER TO ARCHITECTS DRAWINGS.

FOUNDATION LAYOUT
SCALE 1:100

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

Constructure

CLIENT
BLOOMFIELD BUILDING
CANTERBURY LIMITED

PROJECT TITLE
LOT 17 HOLLY FIELDS,
LEESTON.

DRAWING TITLE
FOUNDATION LAYOUT AND
SITE WORKS DETAIL.

REV.	BY.	DATE.	COMMENT:	DESIGN.	JOB No.	DRAWING No.	REV.
0	G.M.	13-10-2025	ISSUED FOR CONSTRUCTION	C.B.	16832	S.01	0
				DRAWN:	SCALE @ A3	1:100 / 1:50	

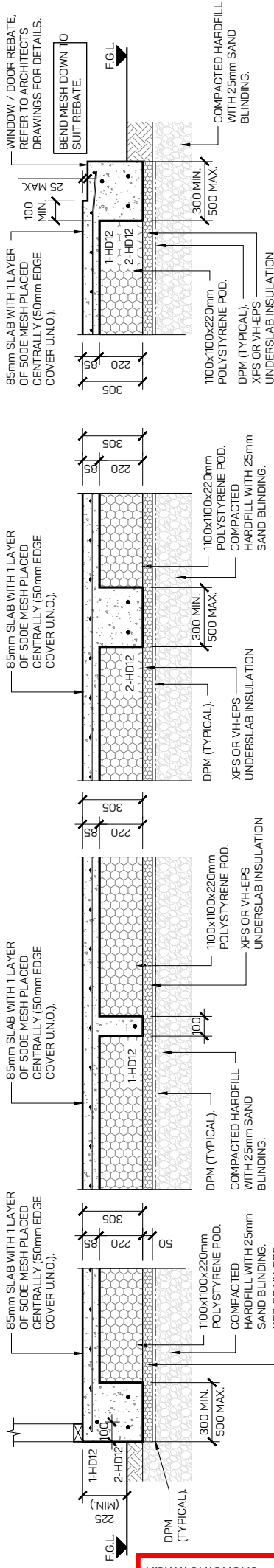
LEGEND:

- DENOTES 2-HD12 BARS. 1200mm LONG TO INTERNAL CORNERS OF SLAB. SPACE 50mm FROM CORNER AND 75mm APART.
- DENOTES 1100x1100x220mm POLYSTYRENE PODS. CUT TO SUIT ON SITE AS REQUIRED.
- DENOTES 300mm WIDE PERIMETER STRIP FOOTING.
- DENOTES 100mm WIDE RIB IN BETWEEN PODS.
- DENOTES 300mm WIDE INTERNAL STRIP FOOTING. (TO BE LOCATED UNDER ALL LOAD BEARING WALLS WHERE APPLICABLE)
- DENOTES SPECIFIC SETOUT PODS/POINT. PODS RADIATE FROM THERE.
- DENOTES SPECIFIC (1.5x1.5m SPAN MAX.) POLYSTYRENE PODS BY ADDING HALF PODS TO THE END IF THE STRIP IS MORE THAN 500mm WIDE. CUT TO SUIT ON SITE.
- DENOTES SAW CUT TO A QUARTER THE DEPTH OF SLAB. REFER TO SHEET S.02 FOR DETAIL.

NOTES:

- 300mm WIDE EXTERNAL STRIP FOOTING CAN BE THICKENED TO A MAX. OF 500mm WIDE TO MINIMIZE CUTTING OF PODS. THE SAME REINFORCING TO BE USED WITH MASS CONCRETE ON THE OPPOSITE SIDE OF WALL LOCATION.
- 300mm WIDE INTERNAL STRIP FOOTING CAN BE THICKENED TO A MAX. OF 500mm WIDE TO MINIMIZE CUTTING OF PODS. THE SAME REINFORCING TO BE USED (REINFORCING CAGE TO BE LOCATED UNDER WALLS WHERE APPLICABLE)
- FLOOR SLABS TO HAVE 1 LAYER OF MESH. LAP ALL MESH A MINIMUM OF 2-CROSS WIRES, BUT NOT LESS THAN 225mm.
- **FOUNDATION AND SLAB TO BE FORMED IN SINGLE POUR USING CONCRETE WITH A 28 DAY STRENGTH OF 20MPa.** FOR ALL REBATES AND OTHER SLAB RECESSES DRAINAGE LOCATION REFER TO ARCHITECTS DRAWINGS.
- NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES.
- **300mm MIN. FOUNDATION BEAMS SETOUT AS PER DRAWINGS, POD AND 100mm RIB SETOUT INDICATIVE.** INTERNAL BRACING ELEMENTS WITH A BOWMAC M10 SCREW BOLT HOLD DOWN CAN BE INSTALLED IN A 85mm SLAB AS SPECIFIED ON AND COVERED BY BOWMAC'S SCREW BOLT PSI.

CONSTRUCTION ISSUE

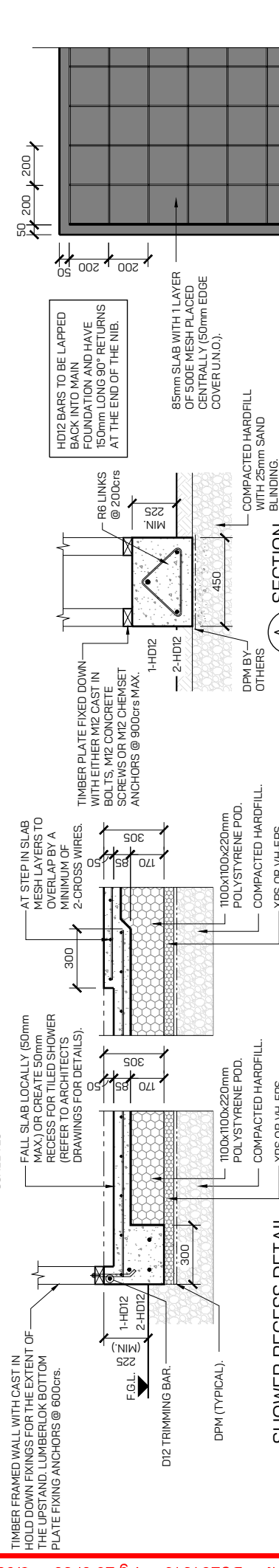


EXTERNAL FOOTING DETAIL
SCALE 1:20

INTERMEDIATE RAFT DETAIL
SCALE 1:20

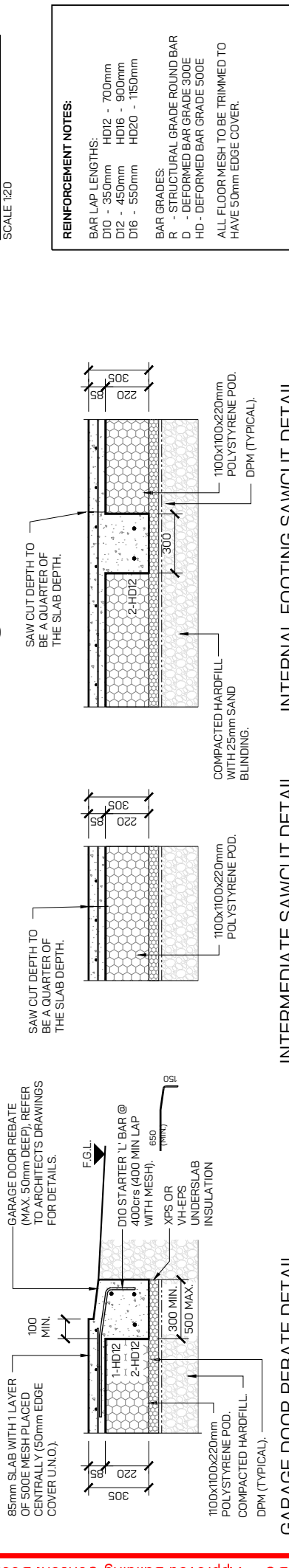
INTERNAL FOOTING DETAIL
SCALE 1:20

REBATE DETAIL (IF REQUIRED)
SCALE 1:20



SHOWER RECESS DETAIL
SCALE 1:20

MESH LAYOUT - PLAN.
SCALE 1:20



GARAGE DOOR REBATE DETAIL.
SCALE 1:20

INTERMEDIATE SAWCUT DETAIL
SCALE 1:20

INTERNAL FOOTING SAWCUT DETAIL
SCALE 1:20

REINFORCEMENT NOTES:

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

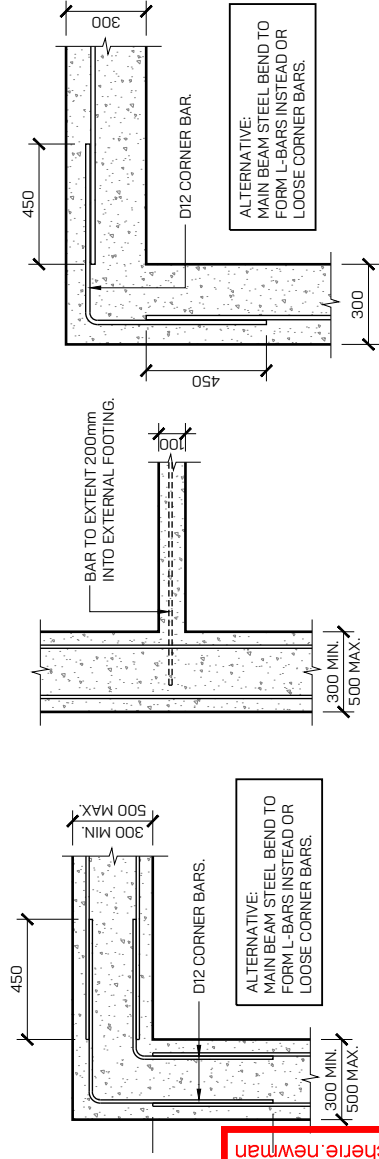
BAR GRADES:
R - STRUCTURAL GRADE ROUND BAR
D - DEFORMED BAR GRADE 300E
HD - DEFORMED BAR GRADE 500E

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

CONSTRUCTION ISSUE

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

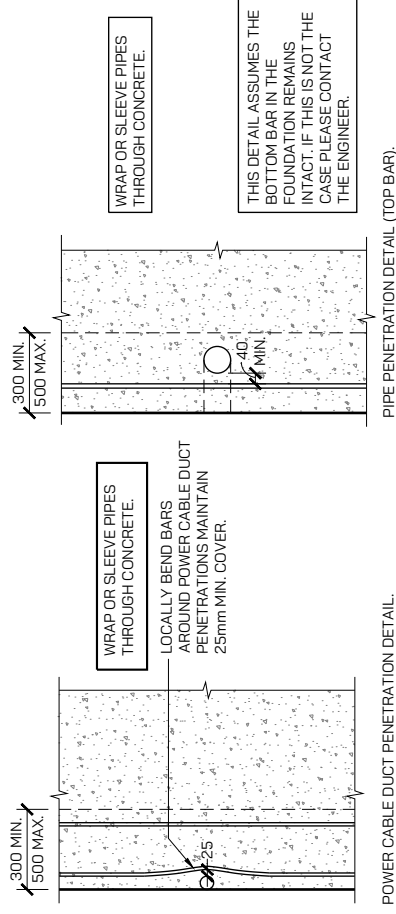
	CLIENT BLOOMFIELD BUILDING CANTERBURY LIMITED		PROJECT TITLE LOT 17 HOLLY FIELDS, LEESTON.		DRAWING TITLE FOUNDATION DETAILS.		REV.	DRAWING No.		0
							0	DESIGN: C.B.	JOB No. 16832	
							G.M.	DRAWN: G.M.	SCALE @ A3 1:20	



EXTERNAL CORNER DETAIL:

EXTERNAL TO INTERMEDIATE RAFT DETAIL.

EXTERNAL CORNER DETAIL (TOP BARS)

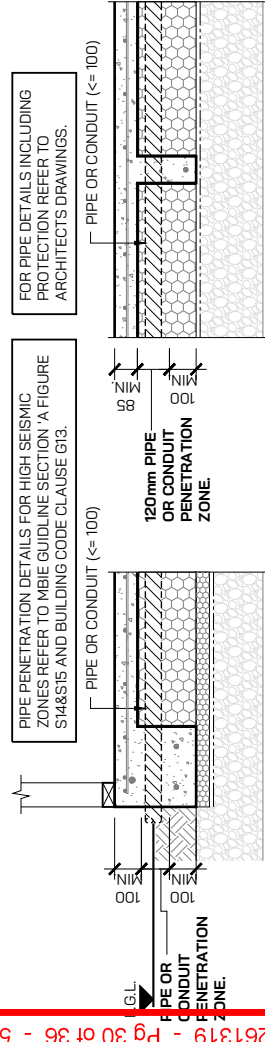


POWER CABLE DUCT PENETRATION DETAIL

PIPE PENETRATION DETAIL (TOP BAR)

FOUNDATION INTERSECTION DETAILS - PLAN:

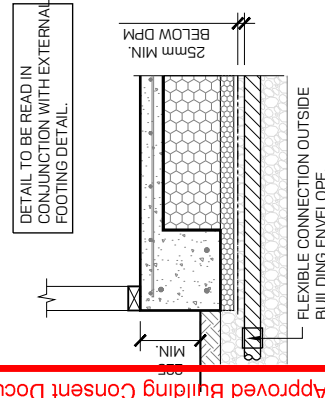
SCALE 1:20



EXTERNAL PIPE PENETRATION DETAIL

PIPE PENETRATION DETAILS.

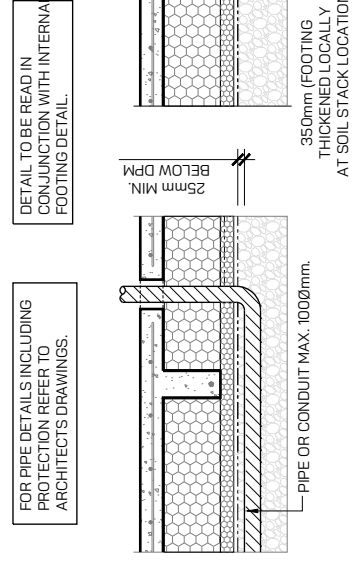
SALE 1:20



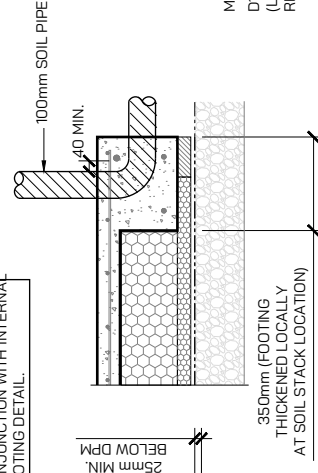
EXTERNAL PIPE LOCATION DETAIL

PIPE LOCATION DETAILS:

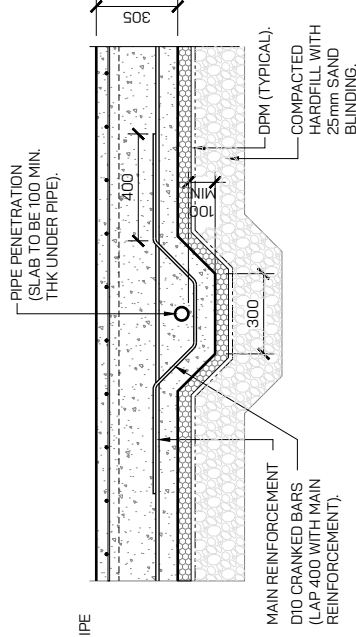
SCALE 1:20



INTERNAL PIPE LOCATION DETAIL



SOIL STACK PENETRATION DETAIL



PIPE PENETRATION

SCALE 1:20

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

CLIENT
BLOOMFIELD BUILDING
CANTERBURY LIMITED

PROJECT TITLE
LOT 17 HOLLY FIELDS,
LEESTON.

DRAWING TITLE
FOUNDATION DETAILS.

REV.	BY.	DATE:	COMMENT:
0	G.M.	13-10-2025	ISSUED FOR CONSTRUCTION

DESIGN.	
C B	

168 JOB

No. 222

DRAWING No.

REV.

Constructura

CONSTRUCTION ISSUE

Verge framing is indicative only to show the MITek verge solution required for the gable ends

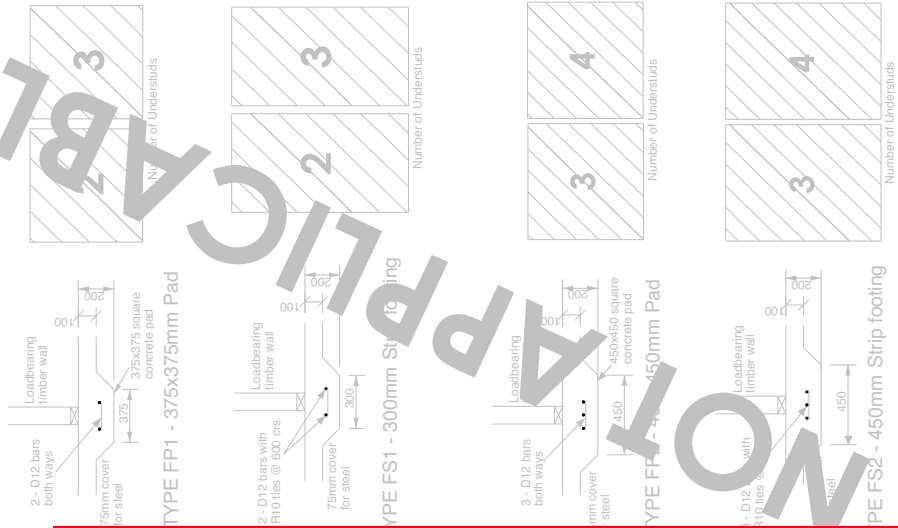


For Building Consent Buildable Truss Layout

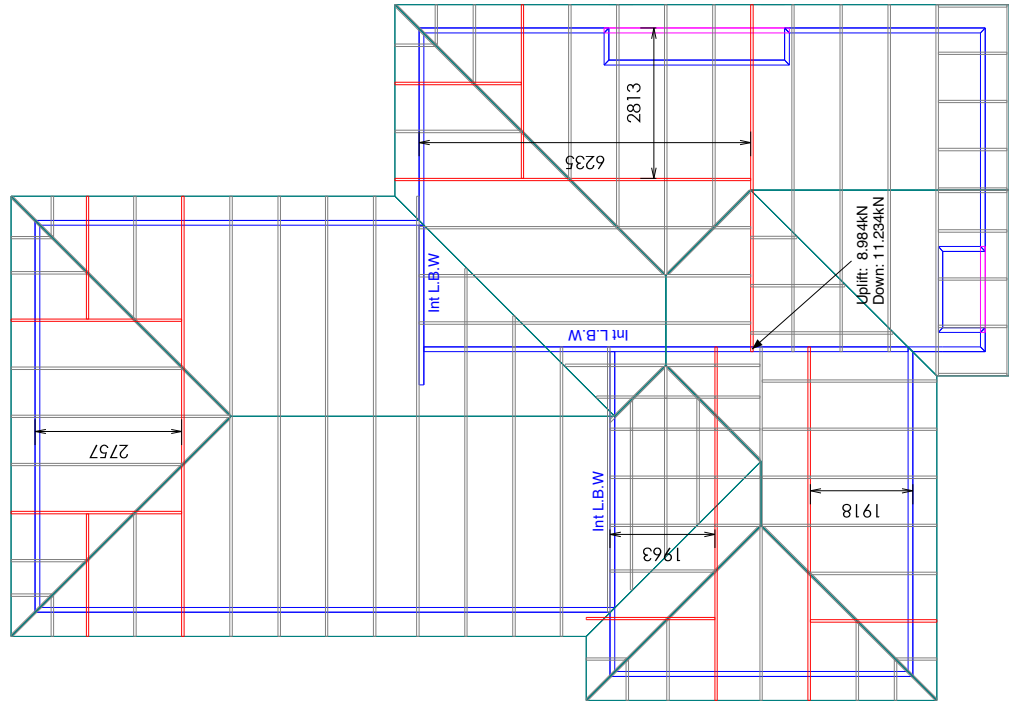
Roof Pitch	: 25.00deg
Roof Material	: Longrun Iron
Ceiling Material	: Gib Board 13mm
Wind Zone	: High
Roof Snow Load	: 0.441kPa

Truss Centres : 900mm
Roof Live Load : 0.250kPa
Overhang : 450mm
Wind Speed : 44m/s

Slab Thickening Details



NOTES:
All point loads exceeding 8.0kN are indicated.
All walls shown to be considered load bearing.
Refer to Rib-rafft floor design for slab thickening.



Layout is null and void if trusses not supplied by PlaceMakers



Site Address :
Lot 17 Holly Fields
Lot 17 Holly Fields
Leeston
Selwyn

Sheet Title :
**For Building Consent
Rib-Raft Slab**
Date : 15 Dec 2025
Scale : 1:100
Drawn : KIM Hoi Won
System : MITek 2020

Job Details:
Roof Pitch : 25.00deg
Roof Material : Longrun Iron
Ceiling Material : Gib Board 13mm
Wind Zone : High
Roof Snow Load : 0.441kPa

Truss Centres : 900mm
Roof Live Load : 0.250kPa
Overhang : 450mm
Wind Speed : 44m/s

Job Title :
BL268453
Sheet :
2
Revision Number :



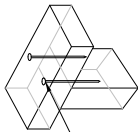
BOWMAC
STUD-LOK

STUD TO TOP PLATE FIXING OPTIONS

TYPE A - 0.7kN

*Inches are indicative only.
Timber Sizes may vary.

Non-Load Bearing Walls

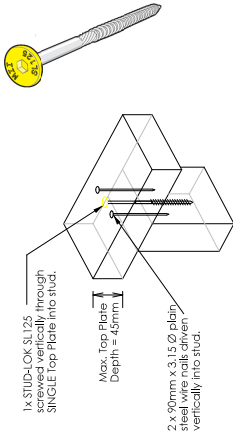


2 x 90mm x 3.15 Ø plain
steel wire nails driven
vertically through single Top
Plate into stud.

TYPE B - 4.7kN

Load Bearing Walls

STUD-LOK SL125
Yellow Head
125mm Long

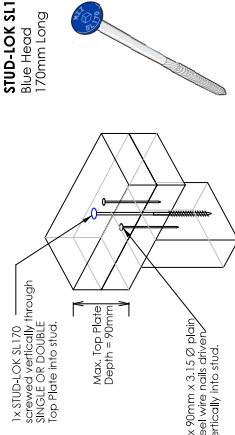


1 x STUD-LOK SL125
screwed vertically through
single Top Plate into stud.

Max. Top Plate
Depth = 45mm

2 x 90mm x 3.15 Ø plain
steel wire nails driven
vertically into stud.

STUD-LOK SL170
Blue Head
170mm Long



1 x STUD-LOK SL170
screwed vertically through
single OR DOUBLE
Top Plate into stud.

Max. Top Plate
Depth = 70mm

4 90mm x 3.15 Ø plain
steel wire nails driven
vertically into stud.

STUD-LOK Wall Fixing Chart - Stud to Top Plate Fixing Schedule

Stud Centres	Light Roof				Heavy Roof			
	Wind Zone				Wind Zone			
Loaded Dimension (m)	L	M	H	VH	L	M	H	VH
30mm	400mm	600mm	L	M	H	L	M	H
3.0	2.3	1.5	2N	2N	2N	2N	2N	2N
4.0	3.0	2.0	2N	2N	2N	2N	2N	2N
5.0	3.8	2.5	2N	2N	2N	2N	2N	2N
6.0	4.5	3.0	2N	2N	2N	2N	2N	2N
7.0	5.3	3.5	2N	2N	2N	2N	2N	2N
8.0	6.0	4.0	2N	2N	2N	2N	2N	2N
9.0	6.8	4.5	2N	2N	2N	2N	2N	2N
10.0	7.5	5.0	2N	2N	2N	2N	2N	2N
11.0	8.3	5.5	2N	2N	2N	2N	2N	2N
12.0	9.0	6.0	2N	2N	2N	2N	2N	2N



Site Address :
Lot 17 Holly Fields
Lot 17 Holly Fields
Leeston
Selwyn

Sheet Title :
For Building Consent
Stud To Top Plate Fixing

Date : 15 Dec 2025
Scale : 1: 100
Drawn : KIM Hoi Won
System : MITek 2020

Job Details:
Roof Pitch : 25.00deg
Roof Material : Longrun Iron
Ceiling Material : Gib Board 13mm
Wind Zone : High
Roof Snow Load : 0.441kPa

Truss Centres : 900mm
Roof Live Load : 0.250kPa
Overhang : 450mm
Wind Speed : 44m/s

Job Title :
BL268453
Sheet :
3
Revision Number :



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Truss Fixings

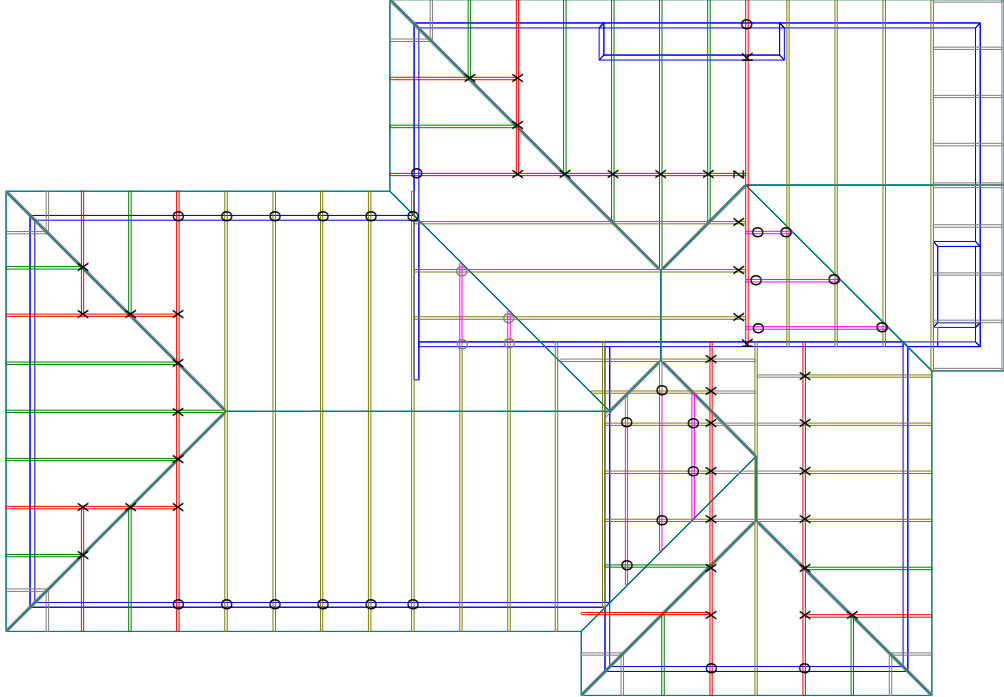
- D - Pair of Wire Dogs + 2/90x3.15mm skew nails
- X - LUMBERLOK JH47x90 Joist Hanger
- Z - LUMBERLOK JH47x120 Joist Hanger
- P - LUMBERLOK JH47x190 Joist Hanger
- E - LUMBERLOK JH95x165 Joist Hanger
- O - Pair of LUMBERLOK CT200 Ceiling Ties
- H - LUMBERLOK CT400 Cyclone Tie
- B - LUMBERLOK CT600 Cyclone Tie
- M - Pair of LUMBERLOK Multi Grips
- m - Single LUMBERLOK Multi Grip
- NP - LUMBERLOK Nailon Plate
- N - LUMBERLOK N21 Diagonal Cleat
- V - Single LUMBERLOK CPC40 Cleat
- G - LUMBERLOK TTP 9kN Truss to Top Plate set
- C - Single LUMBERLOK CPC80 Cleat
- K - LUMBERLOK TTP 16kN Truss to Top Plate set
- S - LUMBERLOK Split Hanger SPH140
- F - LUMBERLOK Split Hanger SPH180
- T - LUMBERLOK Split Hanger SPH220
- SB - LUMBERLOK 600mm Sheet Brace Strap
- 24 - MiTek Engineered 24kN Uplift Fixing
- 34 - MiTek Engineered 34kN Uplift Fixing
- 45 - MiTek Engineered 45kN Uplift Fixing

NOTES:

Where there are no fixings indicated, please use 2/90x35.15 skew nails + 2 wire dogs to standard heels. In situations where there are no overhangs shown, raised heels or internal LBW are indicated, a LUMBERLOK 9kN Truss to Top plate set is required for truss to Top Plate connections.

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

MiTek Engineered Fixings are specified
Refer to the details attached to this document.



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Site Address :
Lot 17 Holly Fields
Lot 17 Holly Fields
Leeston
Selwyn

Sheet Title :
**For Building Consent
Truss Fixings**
Date : 15 Dec 2025
Scale : 1:100
Drawn : KIM Hoi Won
System : MiTek 2020

Job Details:
Roof Pitch : 25.00deg
Roof Material : Longrun Iron
Ceiling Material : Gib Board 13mm
Wind Zone : High
Roof Snow Load : 0.441kPa

Truss Centres : 900mm
Roof Live Load : 0.250kPa
Overhang : 450mm
Wind Speed : 44m/s

Job Title :
BL268453
Sheet :
4
Revision Number :



Lintel Fixing
Details

- TYPE E

1.4kN
- TYPE F

4.0kN
- TYPE G

7.5kN
- TYPE H

13.5kN

NOTES:

Refer to:
Stud-Lok Lintel Fixing Schedule
1/2017 on the next page of this
document.
(Alternative to NZS 3604:2011
Table 8.14 & Figure 8.12)
Beam fixings are for beam to wall
connections only. All beam to post
fixings are to be specified by other.
Single/Upper Level Lintels designed
only. Lower storey lintels supporting
floors are to be S.E.D.
In situations where brick is required
above a lintel, the loading for the
brick shelf has not been accounted
for. If the brick shelf is to be
supported by the lintel, an S.E.D
design is required.



Site Address :
Lot 17 Holly Fields
Lot 17 Holly Fields
Leeston
Selwyn

Sheet Title :
For Building Consent
Lintel Fixing

Date : 15 Dec 2025
Scale : 1: 100

Drawn : KIM Hoi Won
System : MITek 2020

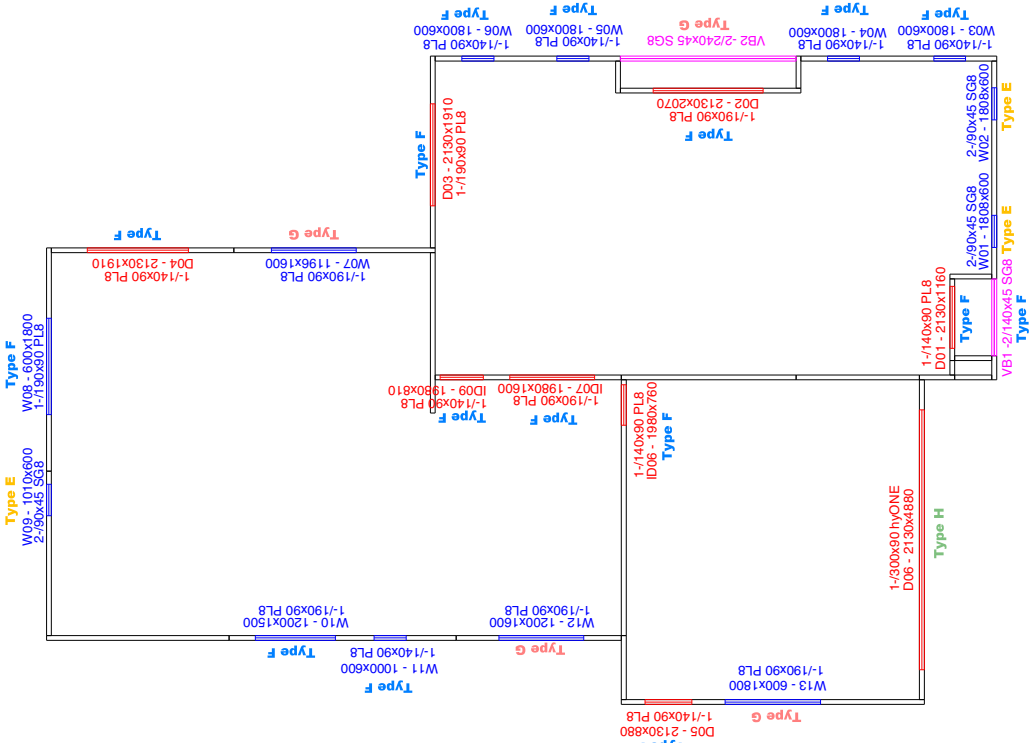
Job Details:
Roof Pitch : 25.00deg
Roof Material : Longrun Iron
Ceiling Material : Gib Board 13mm
Wind Zone : High
Roof Snow Load : 0.441kPa

Truss Centres : 900mm
Roof Live Load : 0.250kPa
Overhang : 450mm
Wind Speed : 44m/s

Job Title :
BL268453
Sheet :
1
Revision Number :



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★ All timber selections are as per NZS 3604:2011

4) All other cases require specific engineering design.