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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.

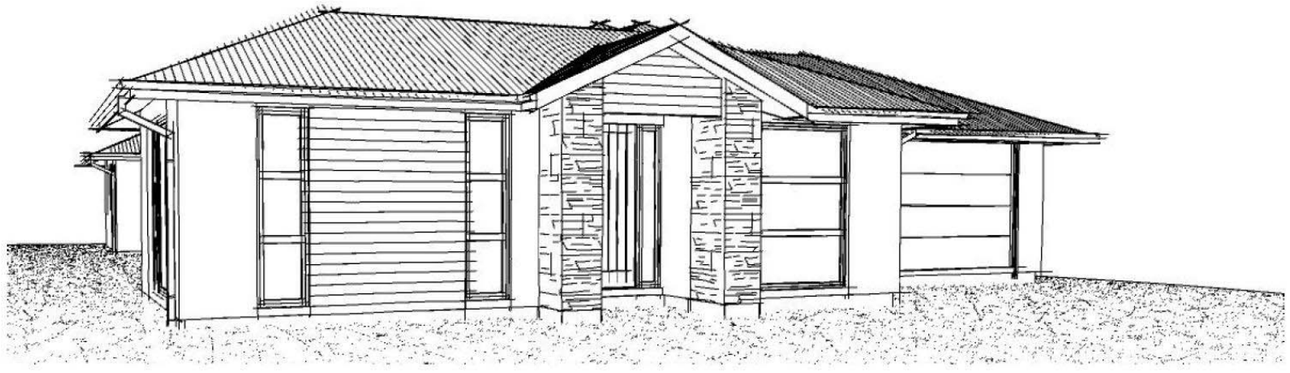
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Architectural Design & Draughting

Lot 398, DP 524217
73 Southfield Drive
Te Whariki Subdivision
Lincoln

SHEET NO.	SHEET NAME
A01	COVER SHEET
A02	SITE PLAN
A03	FLOOR PLAN
A04	ELEVATIONS
A05	CROSS SECTIONS
A06	FOUNDATION PLAN
A07	ROOF PLAN
A08	DRAINAGE PLAN
A09	BRACING PLAN
A10	H1 & LINTELS PLAN
A11	ELECTRICAL LAYOUT
A12 - 25	DETAILS

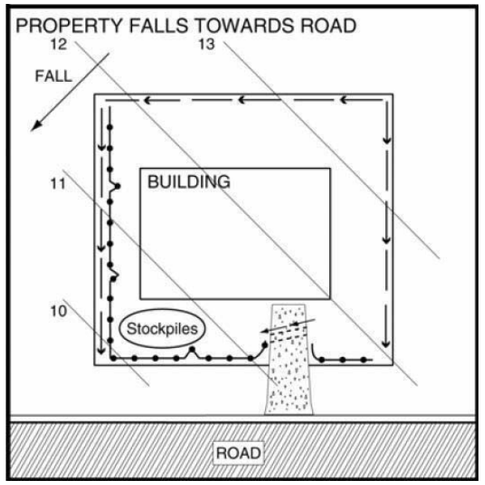


SITE INFORMATION:

73 Southfield Drive
Lot 398, DP 524217
Te Whariki Subdivision
Lincoln

SITE AREA:610m²
BUILDING AREA: 243.9m²
(INCLUDED COVERED ENTRY PORCH AREA 2.9 m²)
SITE COVERAGE:39.9%

COUNCIL ZONE: Living Z
WIND ZONE: HIGH
EARTHQUAKE ZONE: 2
DURABILITY ZONE: B



TYPICAL SEDIMENT CONTROL LAYOUT

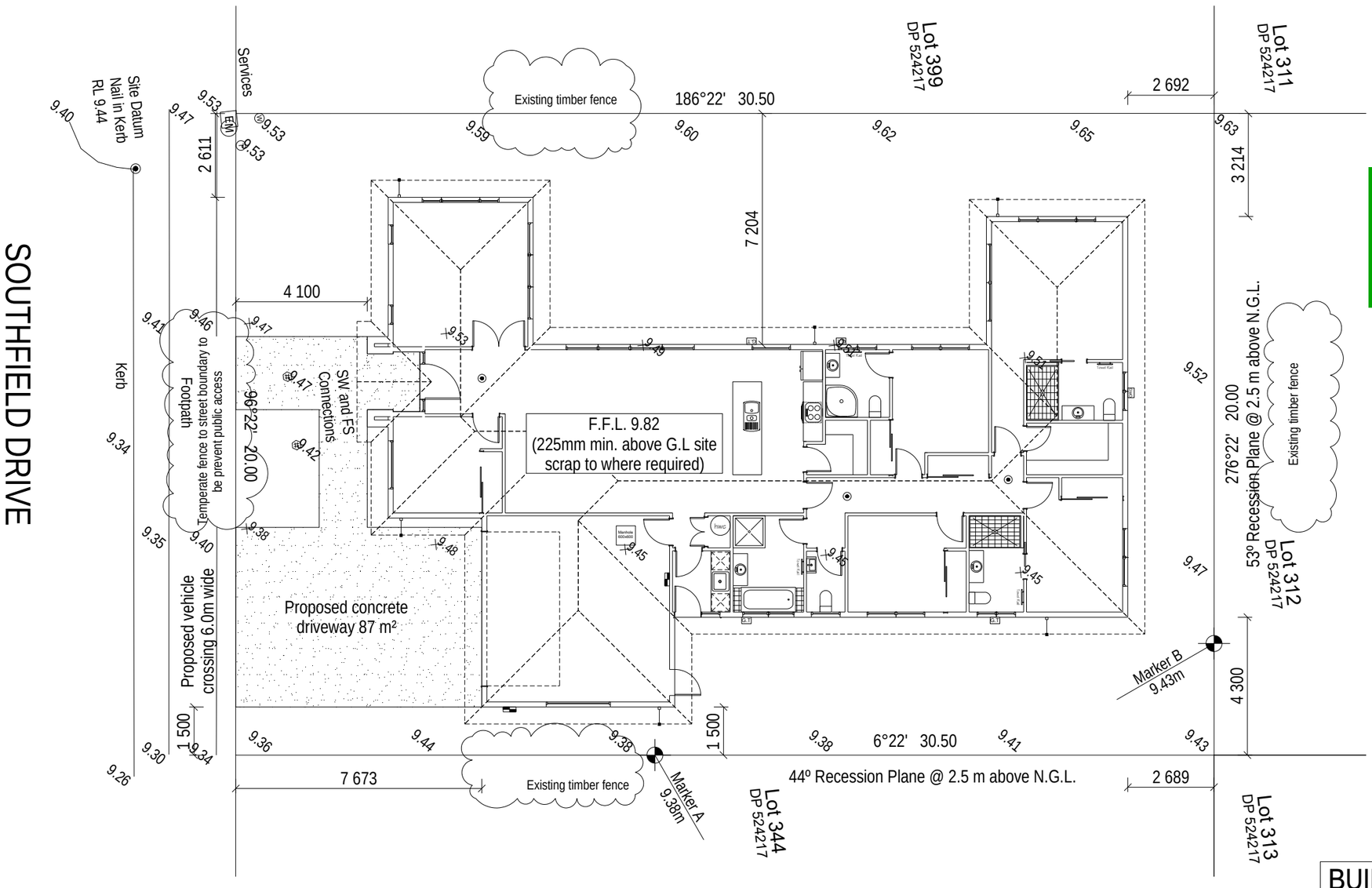
Scale: NTS



LOCATION PLAN

Scale: NTS

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Planning Approved

14/01/2020 brownn

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DATE	11/02/2020	
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SHEET TITLE:

SITE PLAN

Contractors shall verify all dimensions on site before commencing any work, if in doubt ask.

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Floor area (Over cladding)=241.0m2
Floor area (Over framing)=234.4m2
Covered entry area =2.9m2
Interior door height = 1.98m
Ceiling height = 2.57m

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ELEVATIONS

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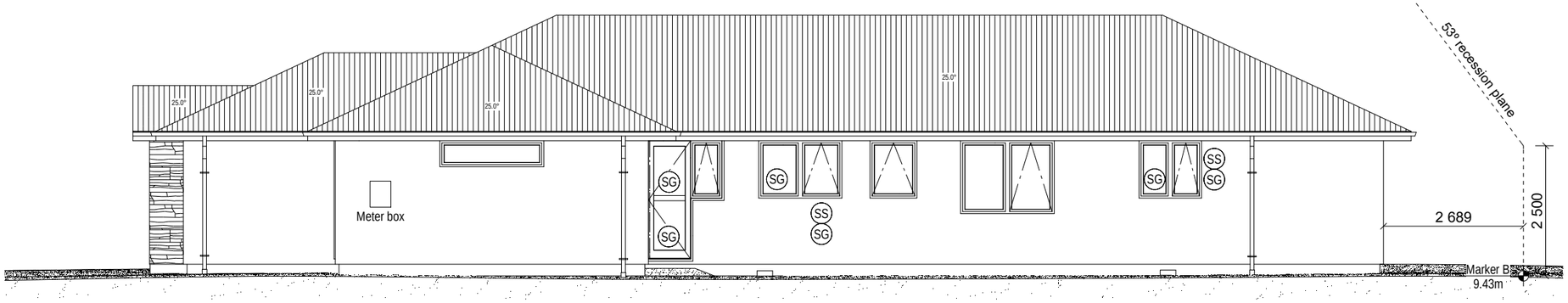
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SCALE	1:100	A-3
DATE	11/02/2020	
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SHEET TITLE:
GROUND FLOOR PLAN

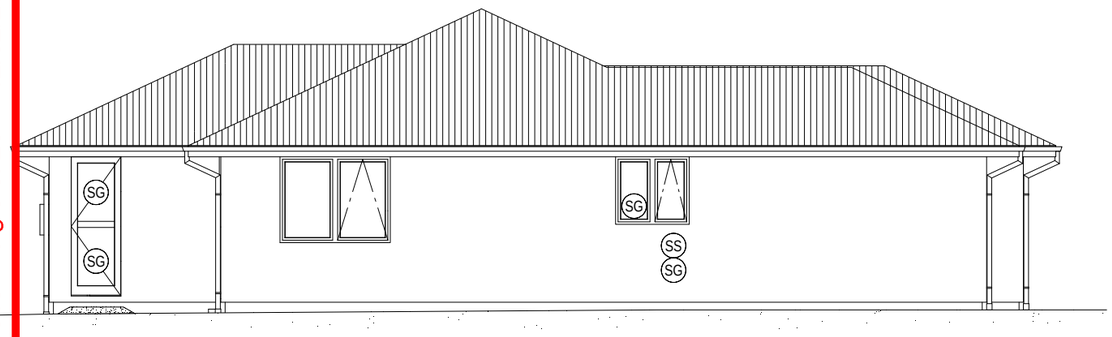
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BUILDING CONSENT

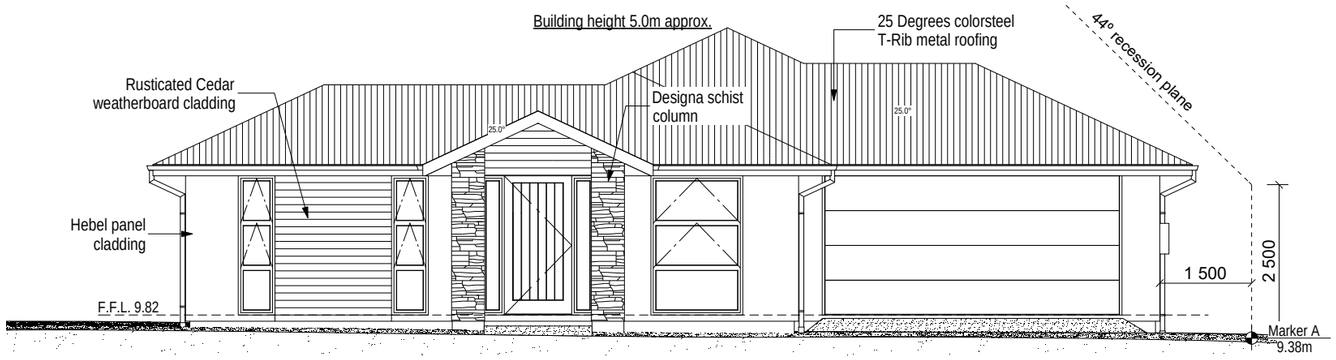
SG Safety Glass
SS Safety stay



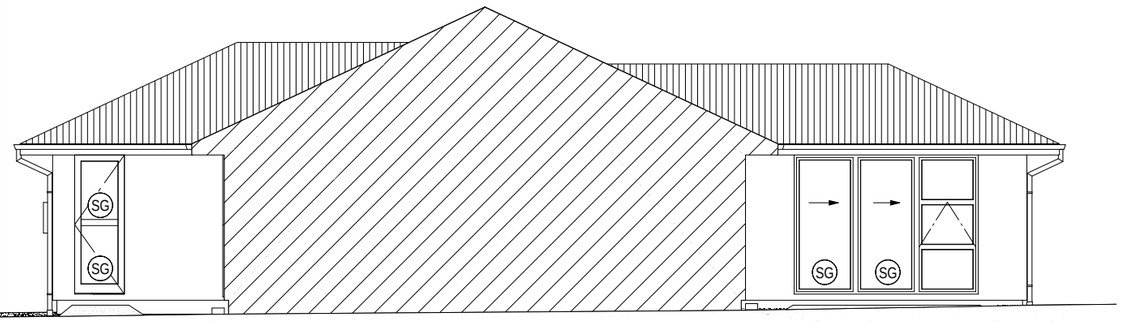
ELEVATION A_EAST



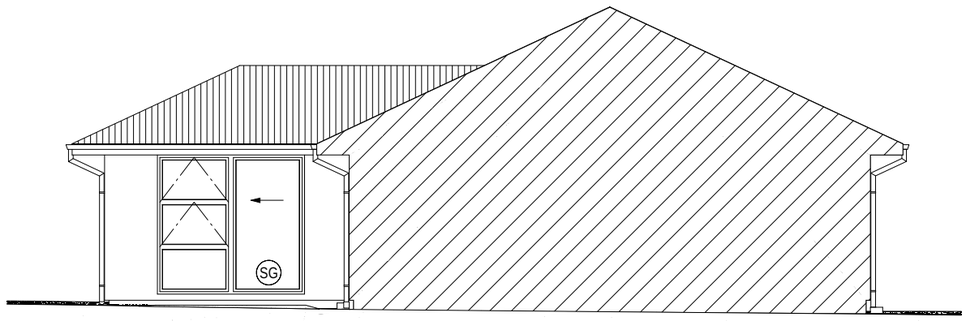
ELEVATION B_NORTH



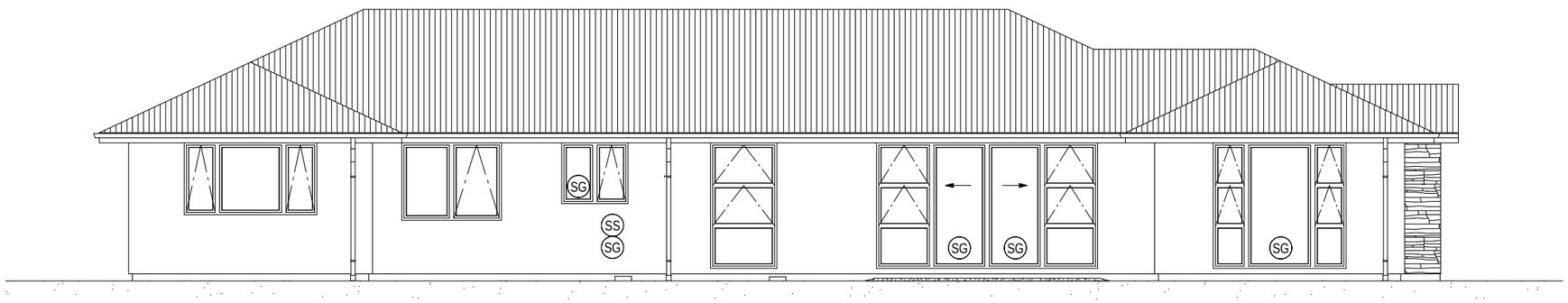
ELEVATION D_SOUTH



ELEVATION E



ELEVATION F



ELEVATION C_WEST

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JOB No.	3319	DRAWING No.
SCALE	1:100	A-4
DATE	11/02/2020	
REV	D	

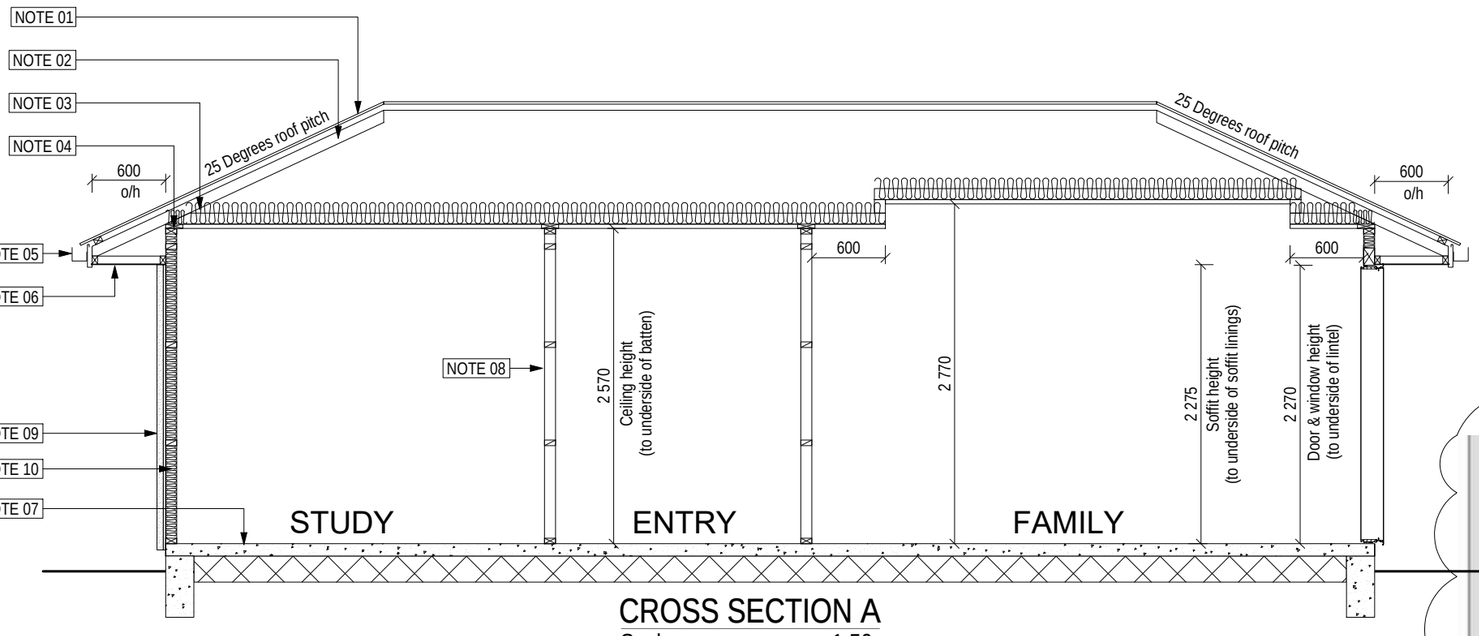
SHEET TITLE:
ELEVATIONS

Contractors shall verify all dimensions on site before commencing any work, if in doubt ask.

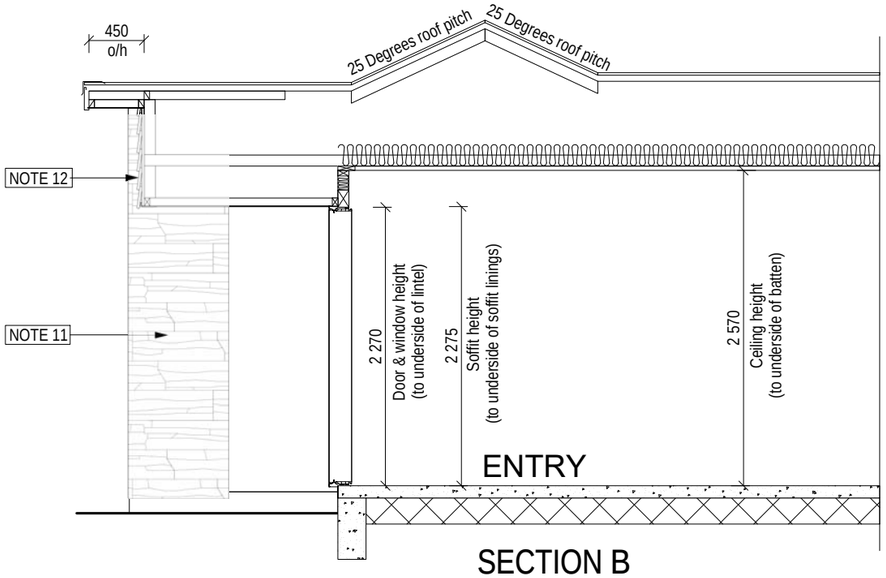
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CROSS SECTION A
Scale: 1:50



SECTION B
Scale: 1:50

NOTES	
The contractors shall verify all dimensions on site	
NOTE-01	T-Rib coloursteel metal roofing with THERMAKRAFT 215 Bitminous self supporting roofing underlay on70x45mm SG8 H1.2 @ 900crs purlins. Purlin end span spacing 0.6m with fixing type C2 (Fixing pateern is - Hit1, miss 1, hit 1, miss 2...) for 0.4mm BMT steel corrugated profiled roofing
NOTE-02	25 Degrees roof pitch H1.2 treated timber trusses, refer to truss design. An as built truss design will be provided at time of manufacturing
NOTE-03	R3.6 PINK BATTS ceiling insulation with 75 x 35 @ 450mm crs H1.2 SG8 Timber Ceiling battens. Install in accordance with GIB Systems. 10mm Gib board throughout unless specified different on the plans & Level 4 finish to all rooms in flat ceiling areas
NOTE-04	Double top plate - 90x45 mm + 140x35 mm SG8
NOTE-05	Metalcraft Metalline fascia 185mm with Metalline quad gutter and 75x55mm rectangular downpipe
NOTE-06	4.5mm Hardiflex to Ribbon boards, sprockets & packers ex50
NOTE-07	Concrete foundation refer to foundation plan.
NOTE-08	Non loadbearing: 90x45mm SG8 studs @ 600mm crs. Dwangs Int: 90x45mm @ 800mm crs SG8
NOTE-09	Hebel panel cladding with 20 mm cavity battens with TECKTON building wrap with Aluband flexible flashing tape.
NOTE-10	90x45@400 mm crs SG8 H1.2 treated timber walls with R2.4 PINK BATTS wall insulation and 10mm standard GIB wall linings. Dwangs Ext: 90x45 @ 800crs SG8.TECKTON building wrap with Aluband flexible flashing tape, to be strapped @ 300crs between dwangs (No insulation to garage external walls)
NOTE-11	Designa schist with 50mm cavity
NOTE-12	Rusticated Cedar weatherboard cladding with 20 mm cavity battens with TECKTON building wrap with Aluband flexible flashing tape.

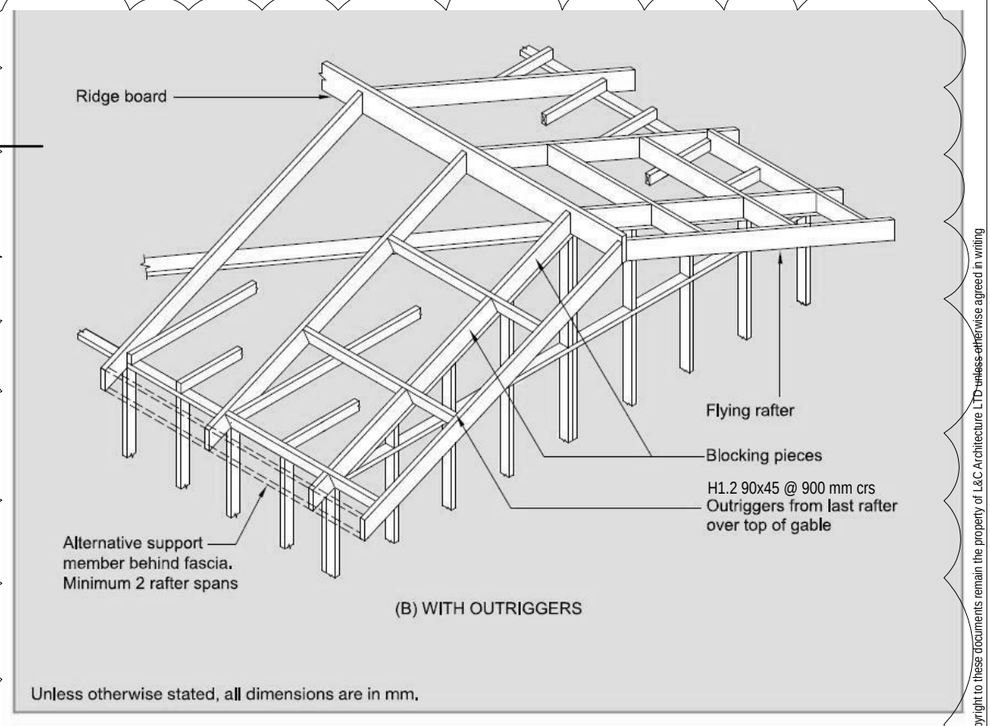


Figure 10.16 – Gable verge framing (see 10.2.1.15)

GENERAL NOTES:

a- FLOOR FINISHES
Floor surfaces of any space containing ¡°sanitary fixtures or sanitary appliances must be impervious and easily cleaned.¡±
Carpet: Non-slip and have a slip (wet) coefficient value of 0.55-0.70 for tufted of loop pile. (NZBC D1/AS1 Table 2) Floors to be carpet unless stated otherwise on plan, not including the garage.
Floor Tiles: Non-slip and have a slip (wet) coefficient value of 0.35-0.65 for grit finished ceramic tiles. (NZBC D1/AS1 Table 2)

Entry through external doors to have a max step of 190mm (Riser height and tread depth for all steps in one flight, shall be uniform within the tolerance of ¡Ä 5 mm measured at the centreline on straight flights and at the pitch line on curved and spiral flights.)
Build up this area with AP40 and compact, to have a cross fall of no less than 1:100 and fall away from building. (Coefficient of friction, wet - 0.6 - 0.9)

b- WET AREAS
Aqualine Gib with Enamel paint finish, refer to details attached. Waterproofing: Flooring to all first floor wet areas, bath plinths to be sealed with Wetseal" fibreglass waterproofing membrane BRANZ appraisal 372 (2000)

c- SMOKE ALARM
Smoke Alarms (Hush type) To comply with NZBC F7/AS1. Smoke detectors to be fitted within 3.0m of sleeping areas and on Escape routes, as indicated on plan. (Proof of compliance will be required for final inspection and issue of Code Compliance Certificate)

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JOB No.	3319	DRAWING No.
SCALE	1:50	A-5
DATE	11/02/2020	
REV	D	

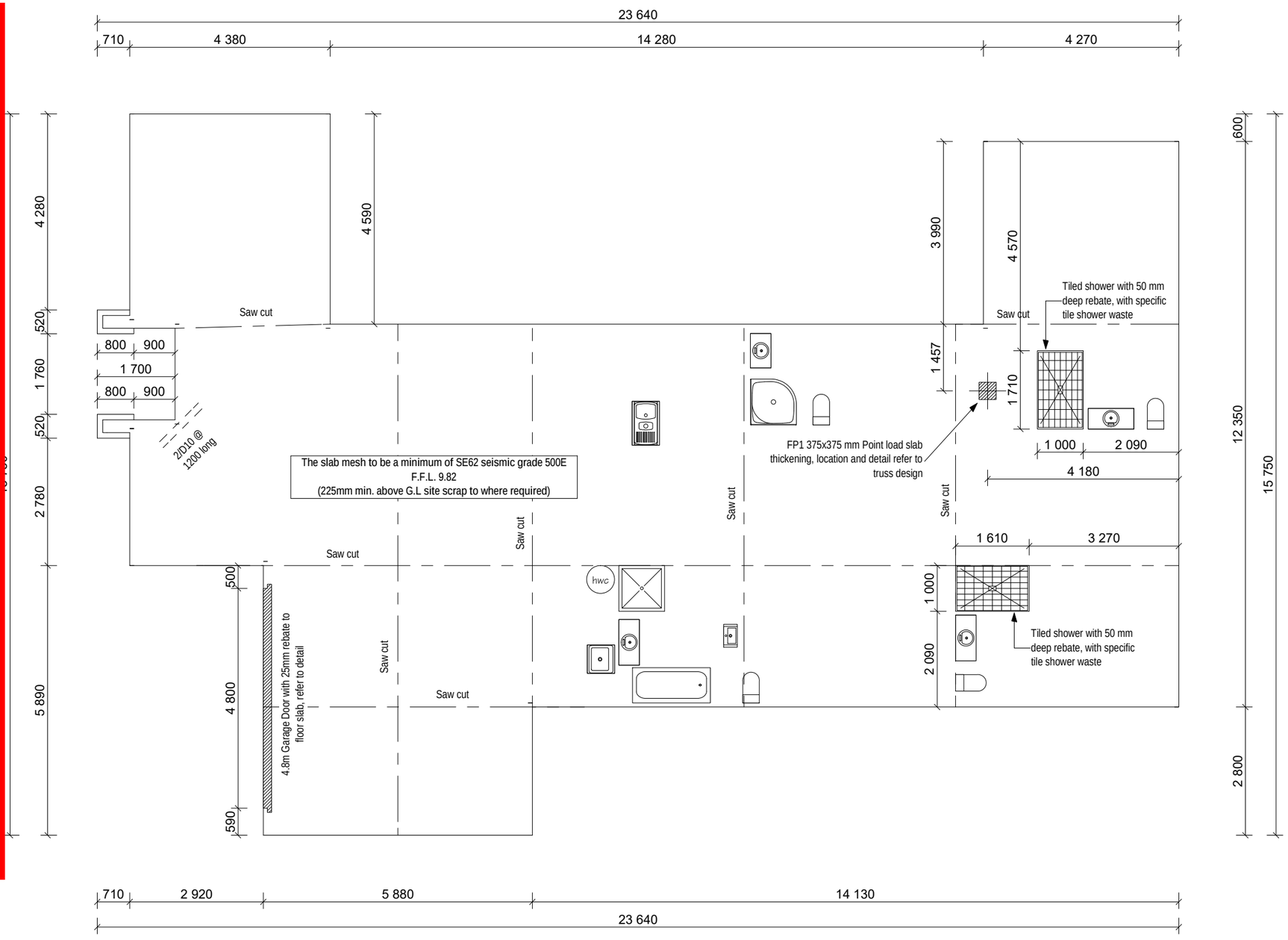
SHEET TITLE:
SECTIONS

Contractors shall verify all dimensions on site before commencing any work, if in doubt ask.

BUILDING CONSENT

NOTE:
Foundation design based on the site ground conditions comply with the criteria for Good Ground as defined in NZS 3604:2011, and to be read in conjunction with engineer's soil report requirements

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NOTE:
1) All dimensions over foundation face. Allow (120mm rebate) 80mm veneer & 50mm cavity, Brick to overhang foundation face by 10mm.
2) No construction joints / shrinkage control joints under marked tile areas where possible.
3) The maximum plan dimension of concrete between shrinkage control joints is 6m with mesh to slab.
4) No saw cuts under length of load bearing and bracing walls. (As fixing may not achieve full strength if embedded in sawcuts).
5) Supplementary reinforcing to internal corners to comply with NZS 3604:2011 clause 7.5.8.6.4.
6) W/C location indicated on plan has assumed a 160mm offset from internal frame line, please consult manufacturer¡¯s documentation to confirm offset. Contractor to consult manufacturer¡¯s documentation to determine the correct location for all wastes positioned through floor slabs.
7) Gully trap positions indicated on ground floor plan.
8) Earth bar to be bonded to the reinforcing mesh
9) Refer to Truss design for exact location of slab thickenings

All reinforcing is to be Ductility Class E, in accordance with NZS 4671

Fraser Thomas Ltd should be engaged to inspect any foundation excavations, prior to the placement of any foundation materials, in order to confirm that the excavations are founded in competent ground.

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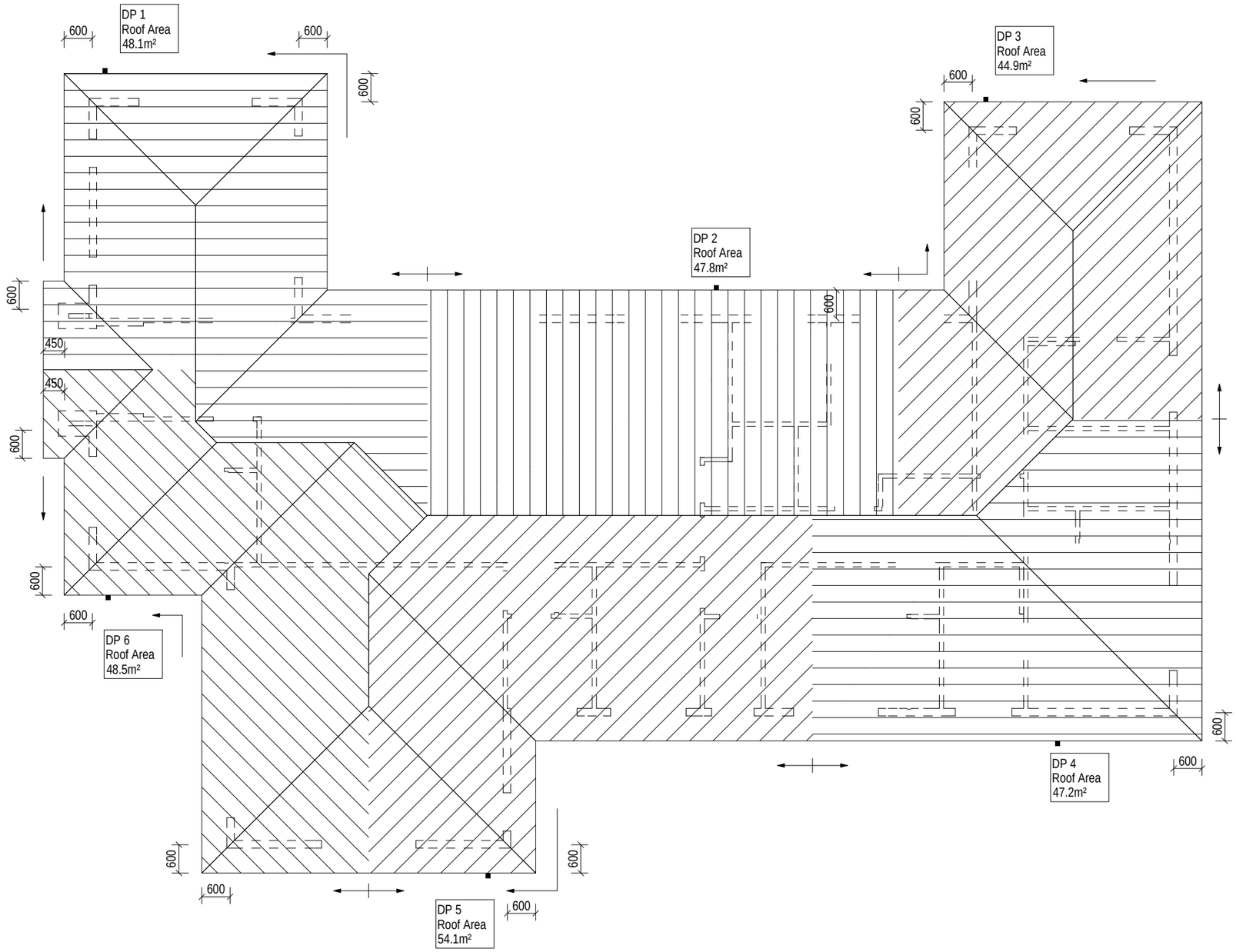
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JOB No.	3319	DRAWING No.
SCALE	1:100	A-6
DATE	11/02/2020	
REV	D	

SHEET TITLE:
FOUNDATION PLAN

Contractors shall verify all dimensions on site before commencing any work, if in doubt ask.

RAINFALL CATCHMENT AREA CALCULATION
Rainfall Intensity: as per Appendix A, E1/AS1
Maximum Catchment Area: 25 degrees roof pitch =60m2 as per NZBC E1/AS1 Table 5
Metalcraft Metalline fascia 185mm with Metalline quad gutter and 75x55mm rectangular downpipe



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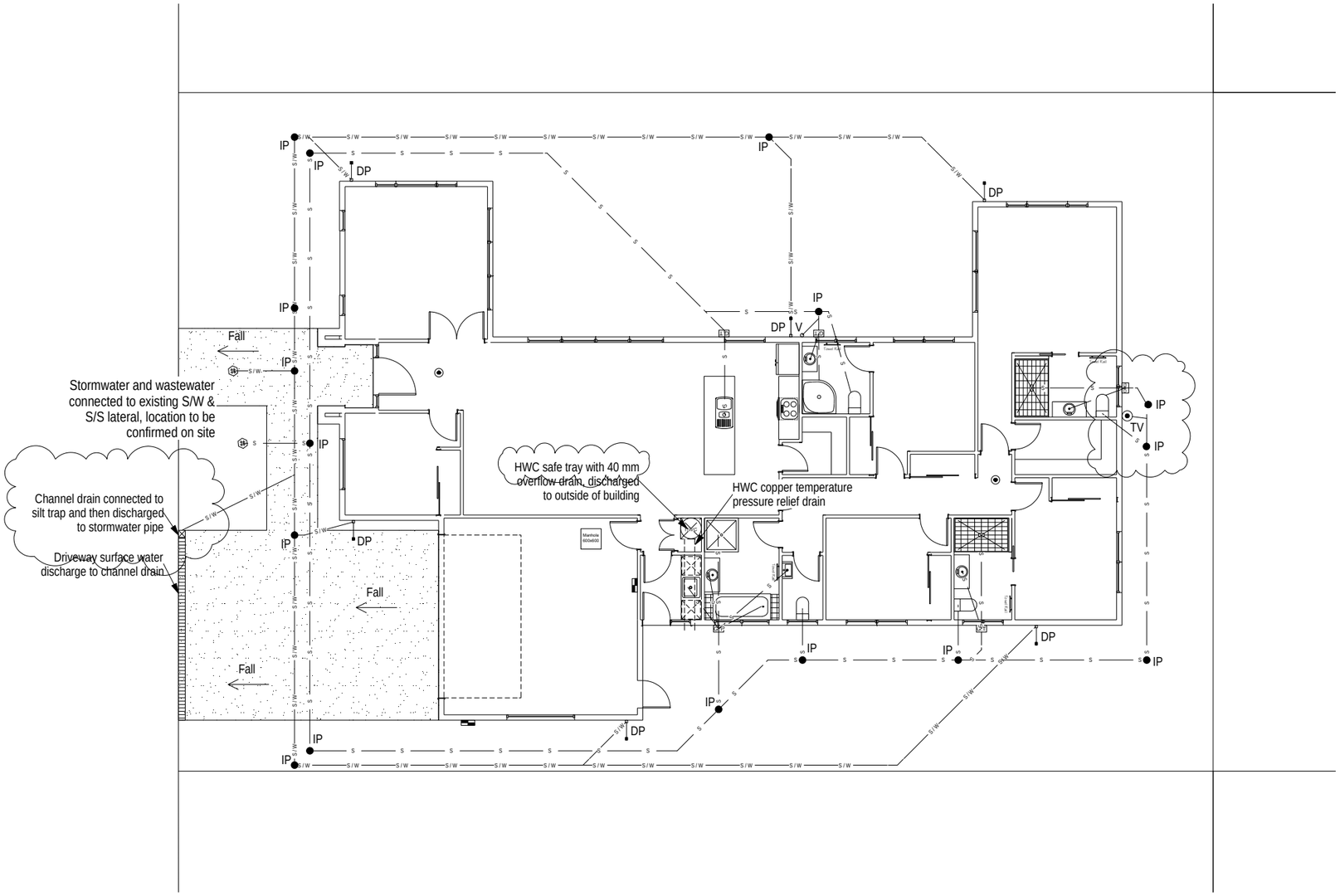
JOB No.	3319	DRAWING No.
SCALE	1:100	A-7
DATE	11/02/2020	
REV	D	

SHEET TITLE:
ROOF PLAN

BUILDING CONSENT

Contractors shall verify all dimensions on site before commencing any work, if in doubt ask.

Plumbing & Drainage Schedule	NZBC G13 / AS1 & AS2	
Kitchen		
Sink:	65mm Dia@1:40	(3 discharge units)
Bathrooms		
Vanity:	40mm Dia@ 1:40	(1 discharge units per basin)
Shower:	40mm Dia@1:40	(2 discharge units)
Bath:	40mm Dia @1:40	(4 discharge units)
WC:	100mm Dia@1:40	(4 discharge units)
Laundry Sink:	65mm Dia@1:40 min	(5 discharge units)
Drainage Schedule	NZBC G13	
Main Foulwater		
Vented Drain	100mm Dia@1:60	
Stormwater Drain	100mm Dia@1:60 (1:120max)	
Terminal Vent	80mm Dia	
Vent	50mm Dia	
ORG	Overflow Relief Gully	
Services	To existing connections	
Note: ORG to be positioned so the top of gully		
dish is no less than 150mm below		
overflow level of lowest fixture		
LEGEND.		
Sewer Pipe	S	
S/W Pipe	S/W	
Down Pipe	DP	
Gully Trap	GT	
Terminal Vent	TV	
Vent	V	
Inspection Point	IP	



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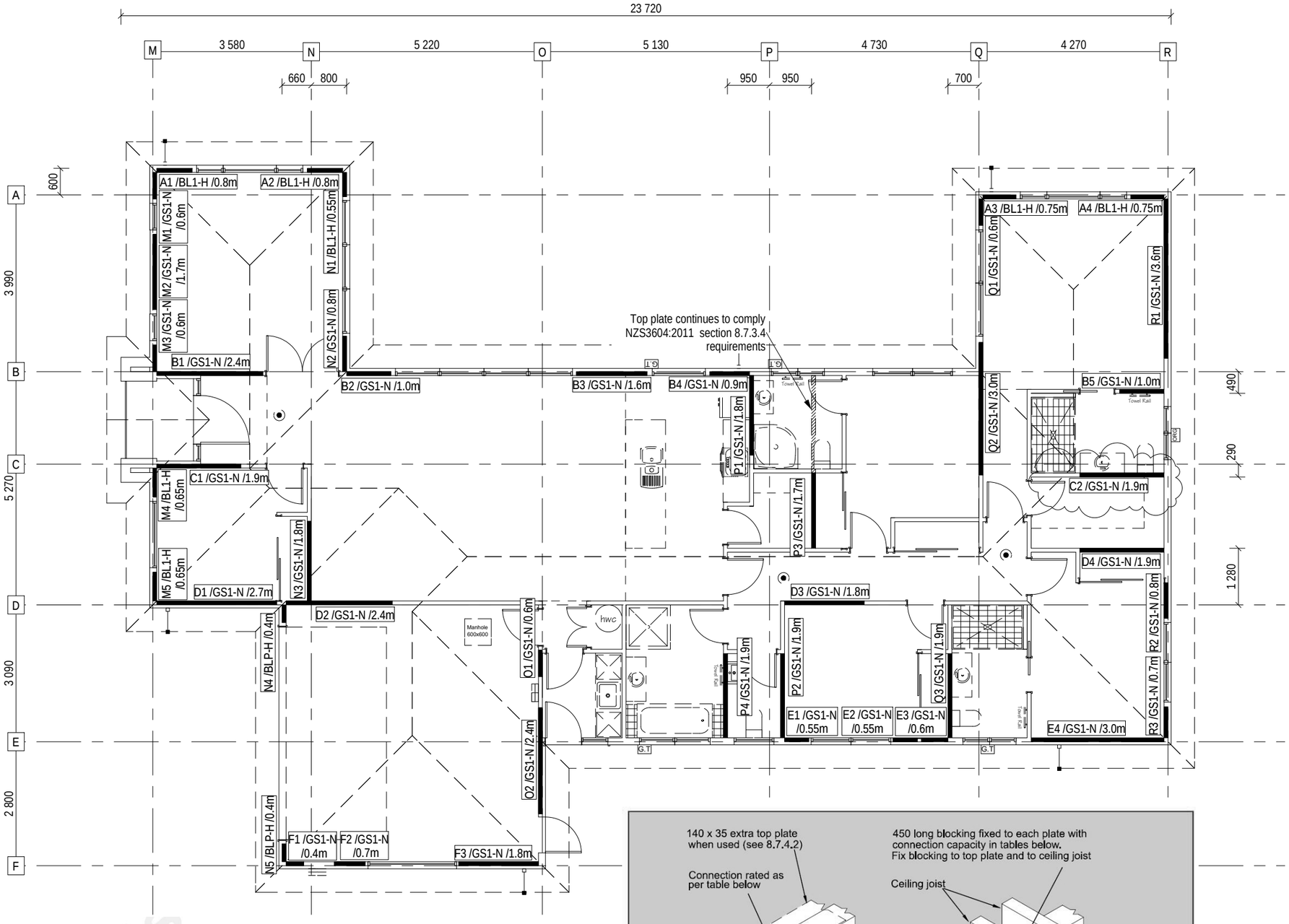
SHEET TITLE:

DRAINAGE & PLUMBING PLAN

Contractors shall verify all dimensions on site before commencing any work, if in doubt ask.

BUILDING CONSENT

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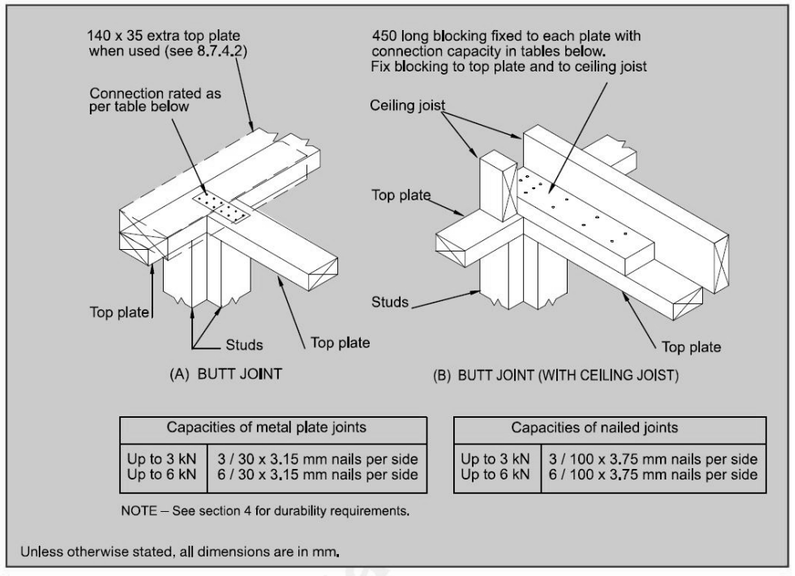
8.7.3.4

Each *wall* that contains one or more *wall bracing elements* shall be connected at the *top plate* level, either directly, or through a *framing* member in the line of the *wall*, to *external walls* at right angles to it. *Top plate* fixing(s) of the *capacity* in tension or compression along the line of the *wall bracing element* are given as follows:

(a) For each *wall* containing *wall bracing elements* with a total *bracing capacity* of not more than 125 *bracing units*: to at least one such *external wall* by a fixing as shown in figure 8.16 of 6 kN *capacity*;

(b) For each *wall* containing *wall bracing elements* with a total *bracing capacity* of not more than 250 *bracing units*: to at least 2 *external walls* by fixings as shown in figure 8.16 each of 6 kN *capacity*;

(c) For each *wall* containing *wall bracing elements* with a total *bracing capacity* of more than 250 *bracing units*: to at least 2 *external walls* by fixings as shown in figure 8.16 each having a rating of not less than 2.4 kN per 100 *bracing units*.



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

Capacities of nailed joints	
Up to 3 kN	3 / 100 x 3.75 mm nails per side
Up to 6 kN	6 / 100 x 3.75 mm nails per side

NOTE – See section 4 for durability requirements.

Unless otherwise stated, all dimensions are in mm.

Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)

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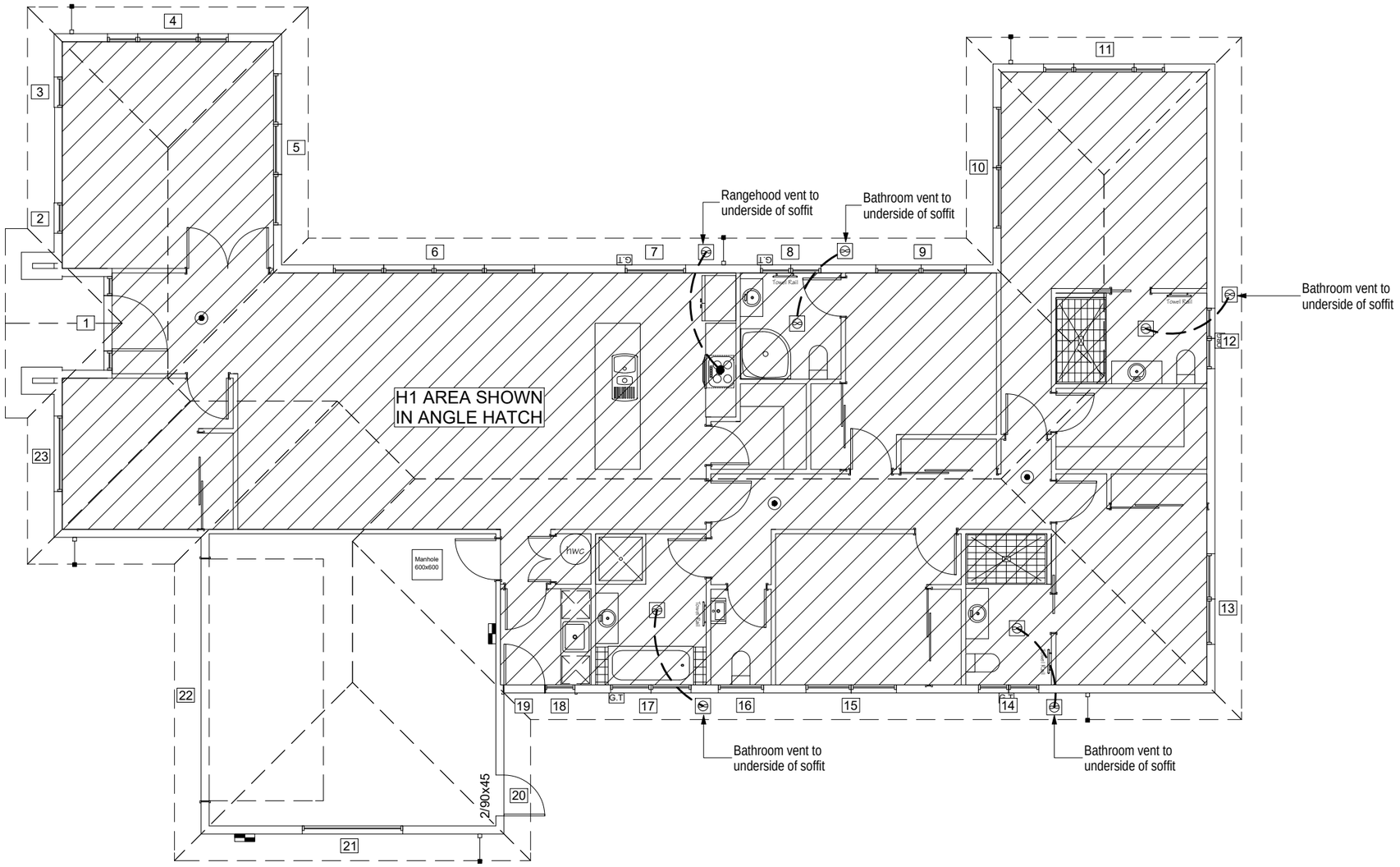
SHEET TITLE:

BRACING PLAN

Contractors shall verify all dimensions on site before commencing any work, if in doubt ask.

BUILDING CONSENT

ALL LINTELS ARE SPECIFIED BY TRUSS MANUFACTURER, REFER TO TRUSS DESIGN FOR DETAILS



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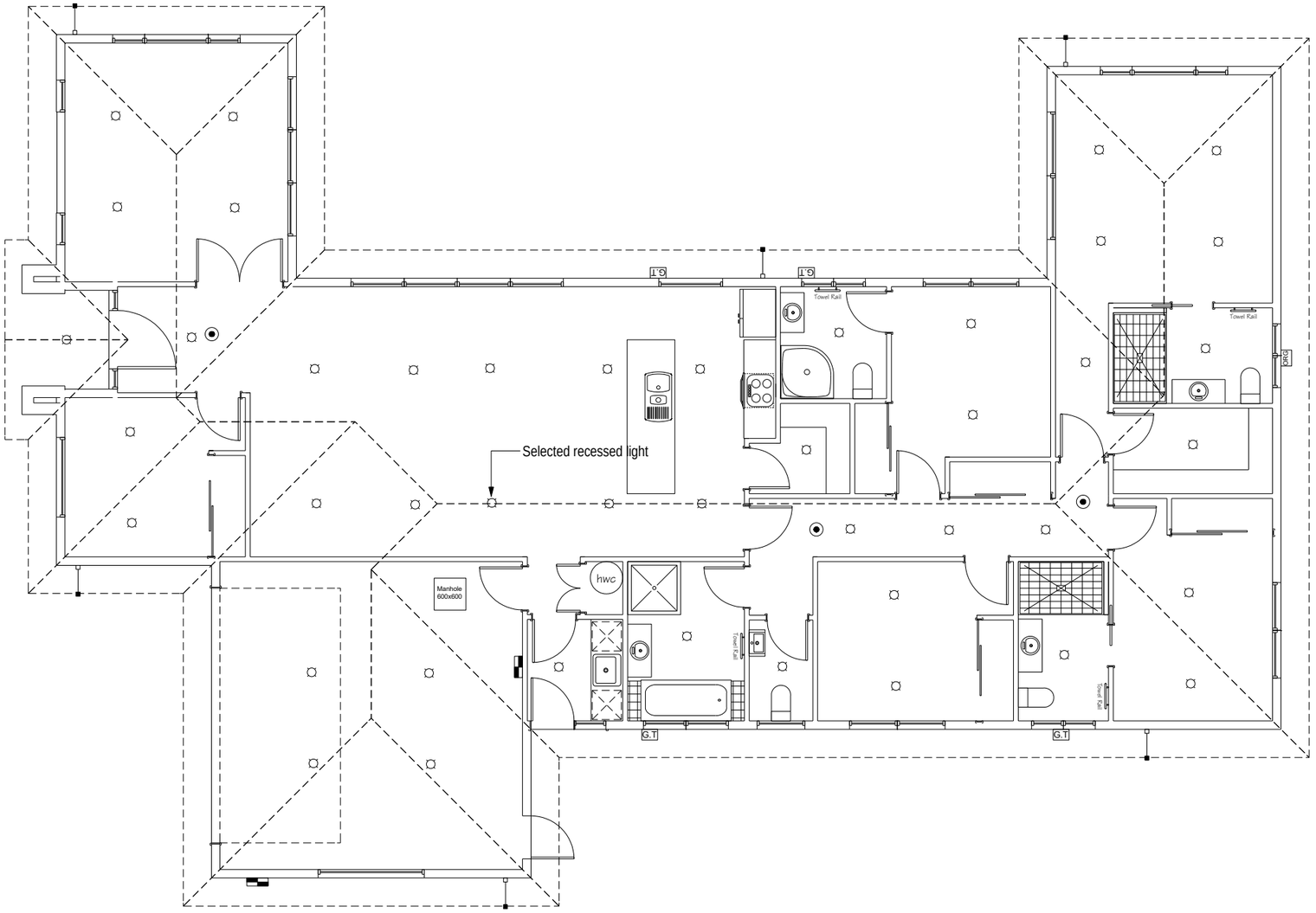
SHEET TITLE:
H1 & VENTILATION PLAN

BUILDING CONSENT

Contractors shall verify all dimensions on site before commencing any work, if in doubt ask.

Electrical layout is for building consent only, to be confirmed with property owner before construction

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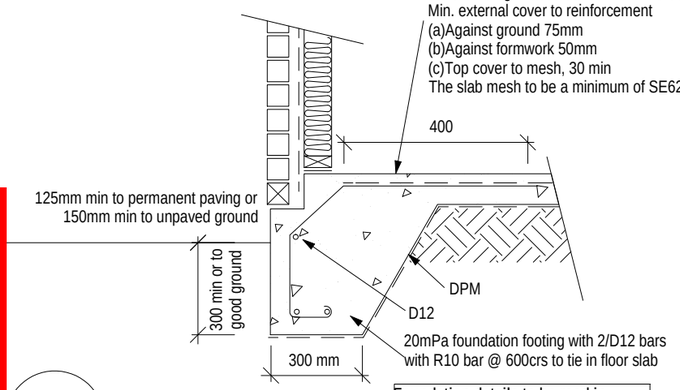
JOB No.	3319	DRAWING No.
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DATE	11/02/2020	
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ELECTRICAL LAYOUT

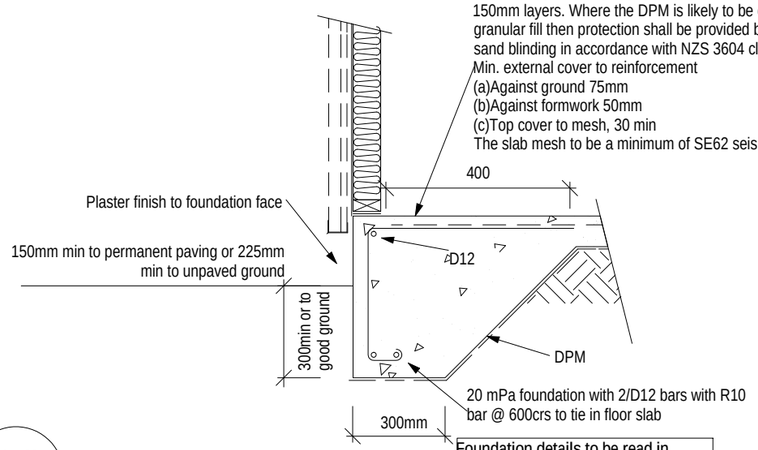
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BUILDING CONSENT

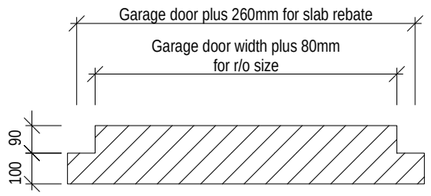
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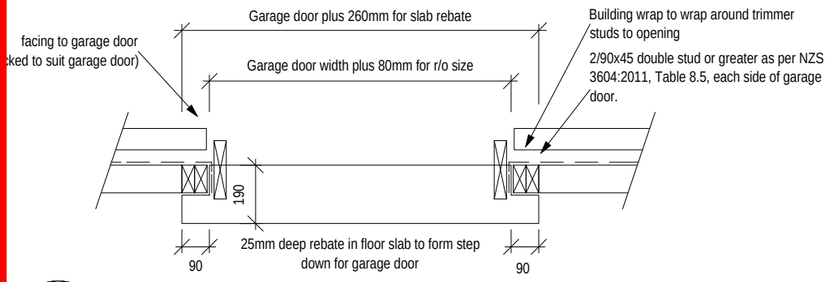
01 Foundation Detail With Rebate
Scale 1:20



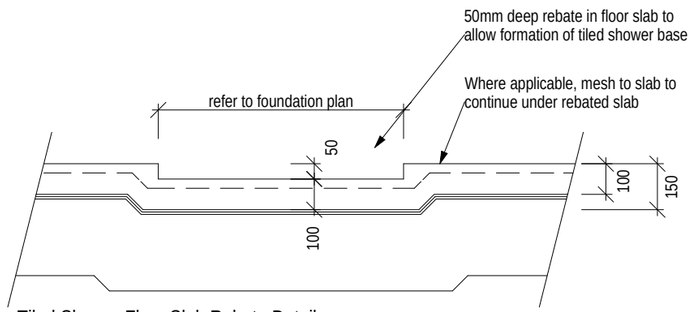
02 Foundation Detail Without Rebate
Scale 1:20



03 GARAGE DOOR REBATE DETAIL
SCALE: 1:20

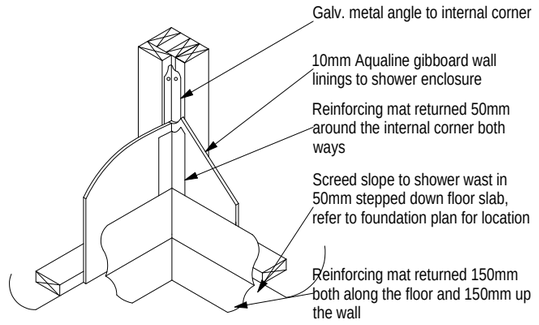


04 GARAGE DOOR DETAIL
SCALE: 1:20

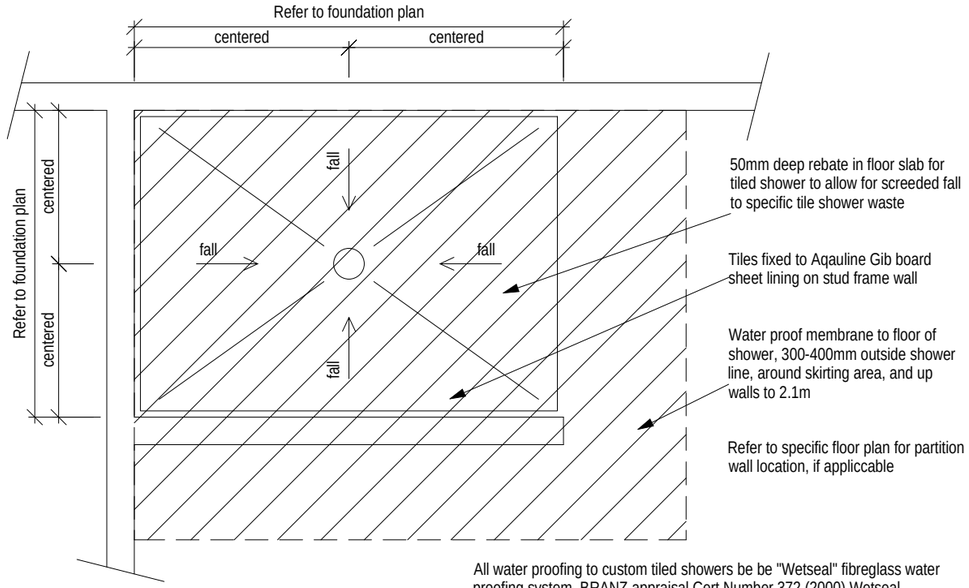


Tiled Shower Floor Slab Rebate Detail
Scale 1:20

Where applicable, poly insulation under slab to be continous under rebate



Custom Tile Shower Wall/Floor Junction Detail
Scale 1:20



Tiled Shower Waterproof Sealing Detail
Scale 1:20

All water proofing to custom tiled showers be be "Wetseal" fibreglass water proofing system, BRANZ appraisal Cert Number 372 (2000) Wetseal conforms to AS/NZ 3740

05 STANDARD TILED SHOWER DETAILS
Scale: 1:20

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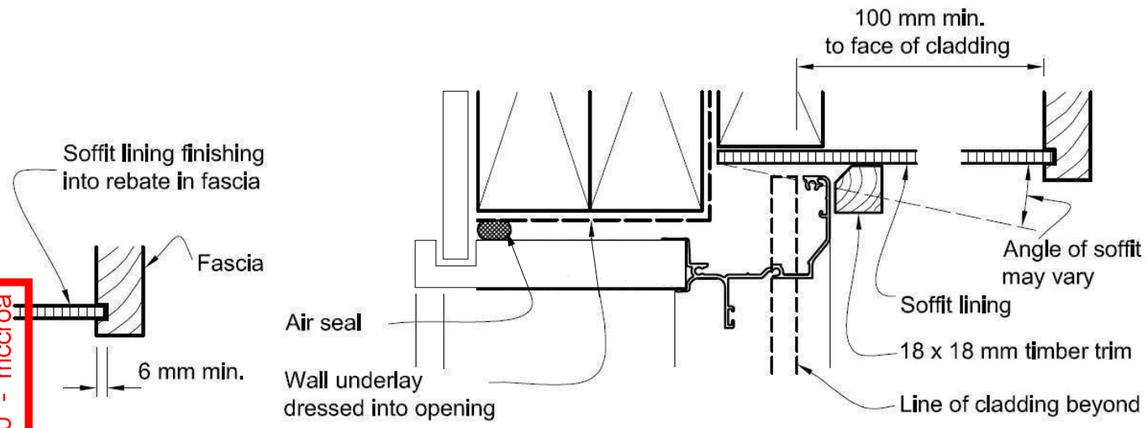
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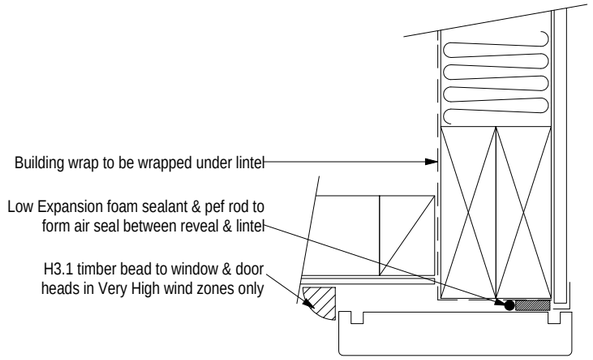
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01 NZBC E2 FIGURE 8A SOFFIT / WALL JUNCTION
Scale NTS



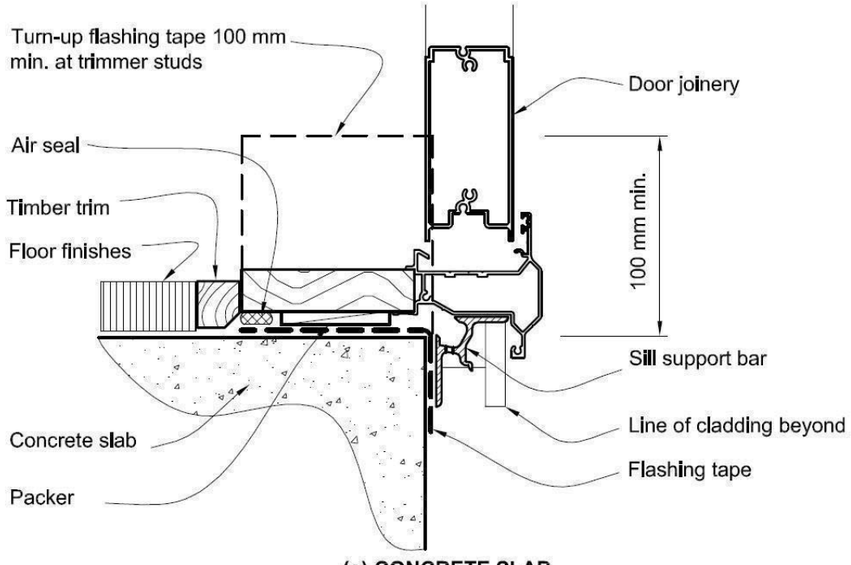
03 GARAGE DOOR HEAD TO SOFFIT DETAIL
SCALE 1:5

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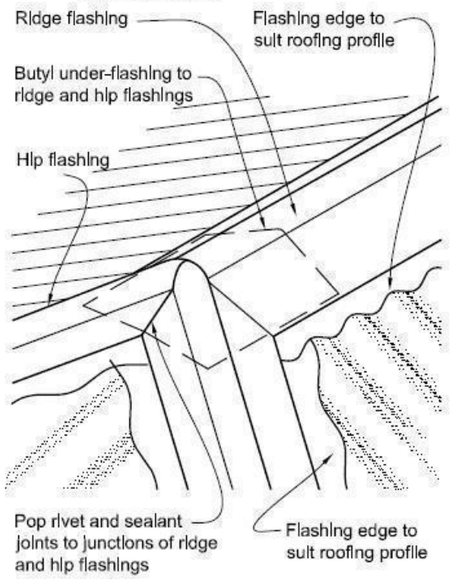
Figure 17C: Door sills for cavity construction
Paragraph 9.1.10.5, Figures 73C, 85, 86, 91, 99, 116 and 128



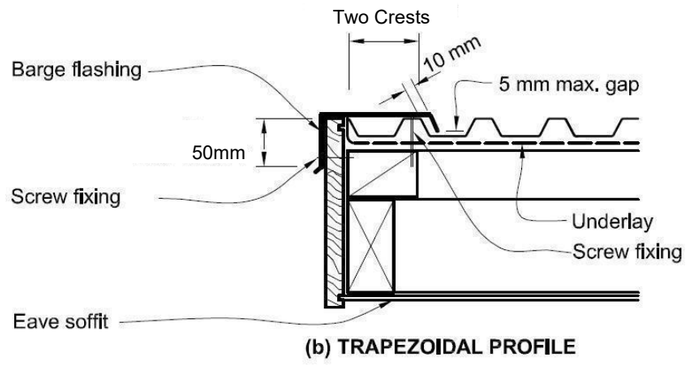
02 DOOR SILL TO CAVITY CONSTRUCTION DETAIL
Scale 1:10

Figure 43: Ridge to hip flashings
Paragraphs 8.4.11 and 8.4.12

NOTE: *Flashing* cover varies according to *wind* zone - refer Table 7.
For other ridge to hip flashings refer to New Zealand Metal Roofing and Wall Cladding Code of Practice.



04 NZBC E2 RIDGE TO HIP FLASHINGS FOR PROFILED METAL DETAILS
Scale: NTS



05 NZBC E2 BARGE FLASHING FOR PROFILED METAL DETAILS
Scale: NTS

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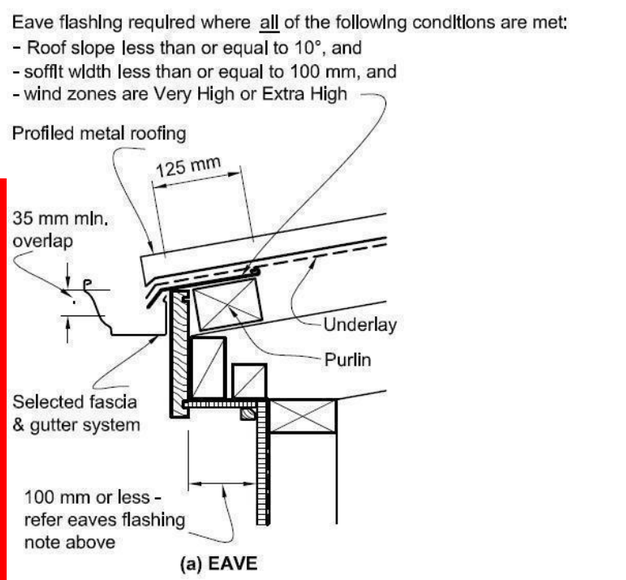
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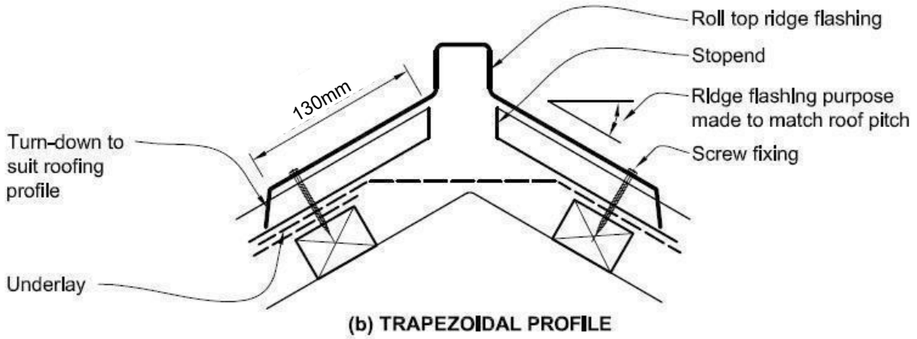
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Figure 45: Eaves and roof/wall ridge for profiled metal
Paragraphs 4.5, 8.4.11, 8.4.12, Table 7



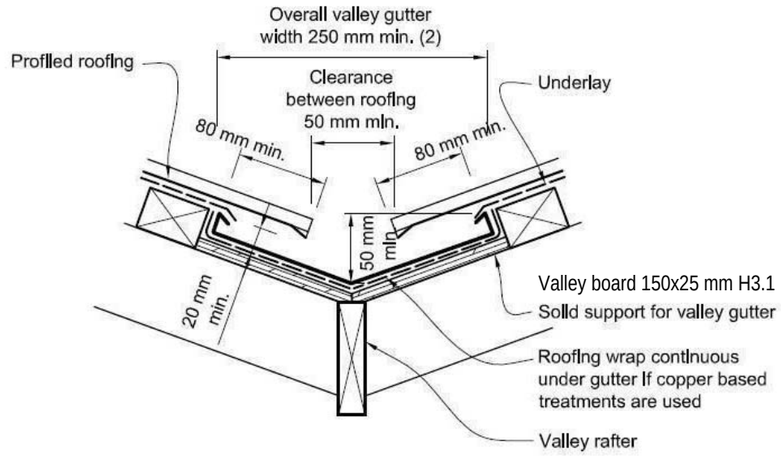
01 NZBC E2 EAVE FOR PROFILED METAL DETAILS
Scale: NTS



02 NZBC E2 RIDGE AND HIP FLASHING FOR PROFILED METAL DETAILS
Scale: NTS

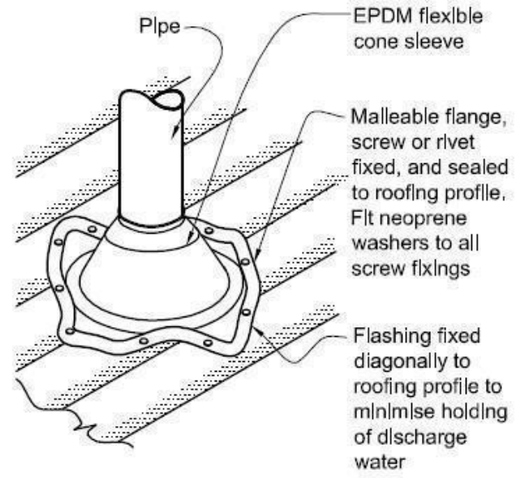
Figure 51: Valley gutters for profiled metal
Paragraphs 4.3, 4.5, 8.1.6.2 and 8.4.16

NOTE: (1) Refer to Table 8 for maximum roof catchment areas for *valley gutters*.
(2) Minimum width of *valley gutter* may reduce to 160 mm, providing roof catchment area is in accordance with Table 8. In this case, cover of roof cladding over gutter shall be reduced to 60 mm to provide a clearance gap of 40 mm.



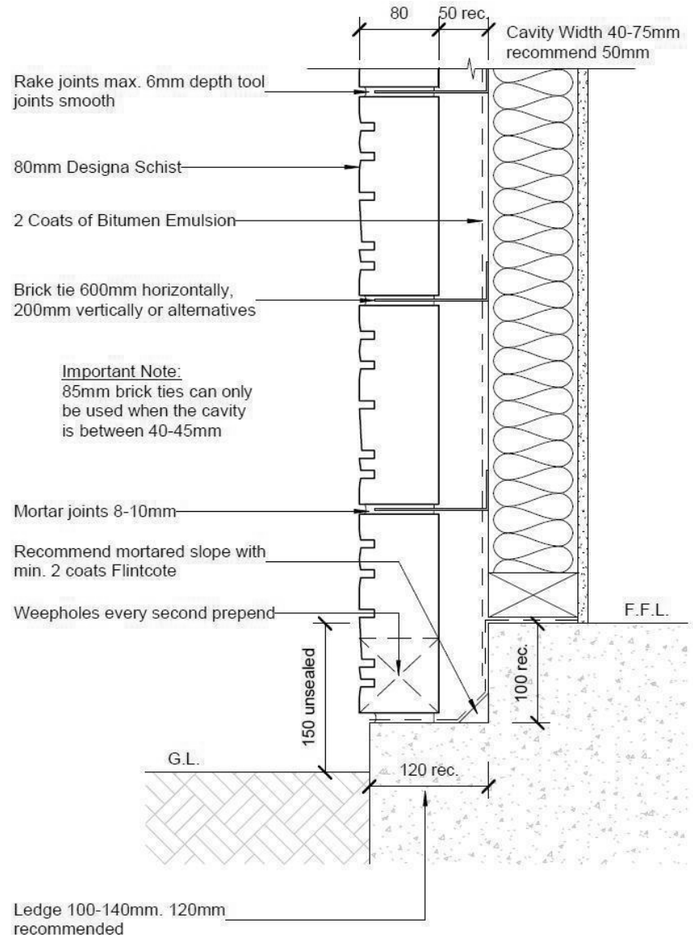
03 NZBC E2 VALLEY GUTTERS FOR PROFILED METAL DETAILS
Scale: NTS

Figure 53: Flashing for small pipes
Paragraphs 8.3.10, 8.4.17, 9.6.8.5 and 9.6.9.6



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

04 PIPE PENETRATION DETAIL
Scale: NTS



05 DESIGNA SCHIST FOUNDATION DETAIL
Scale: NTS

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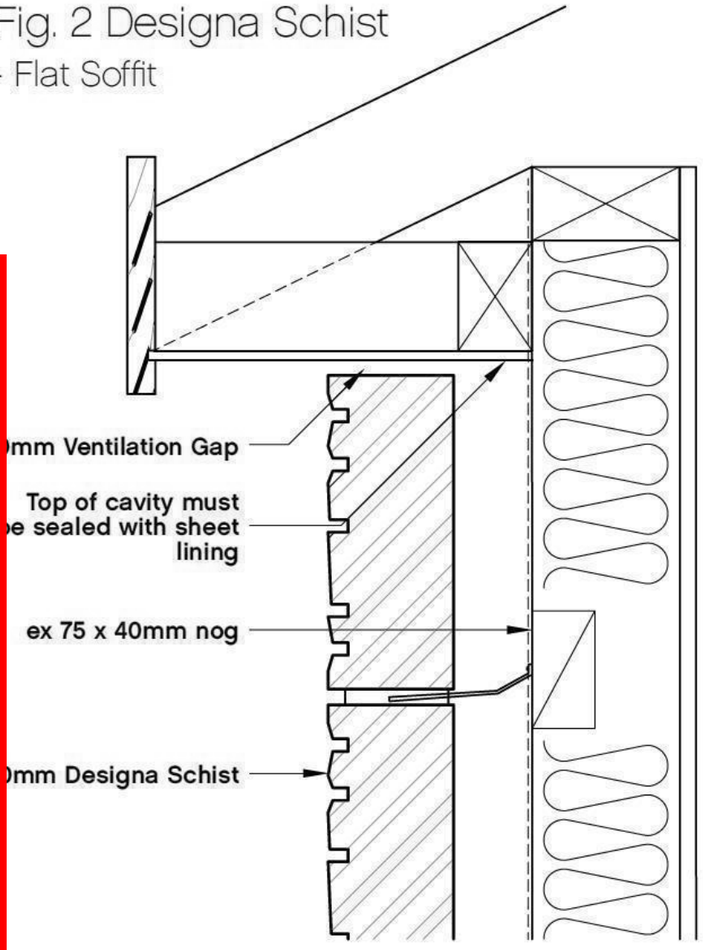
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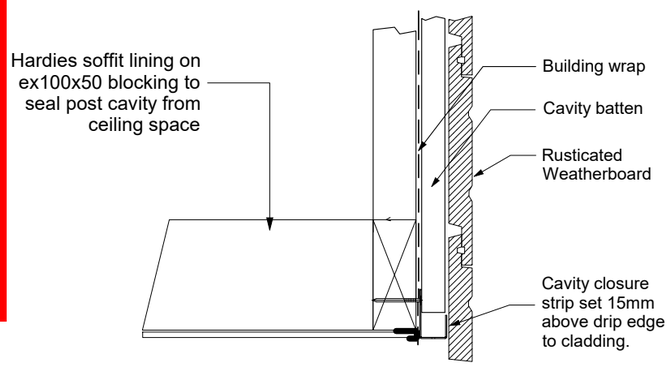
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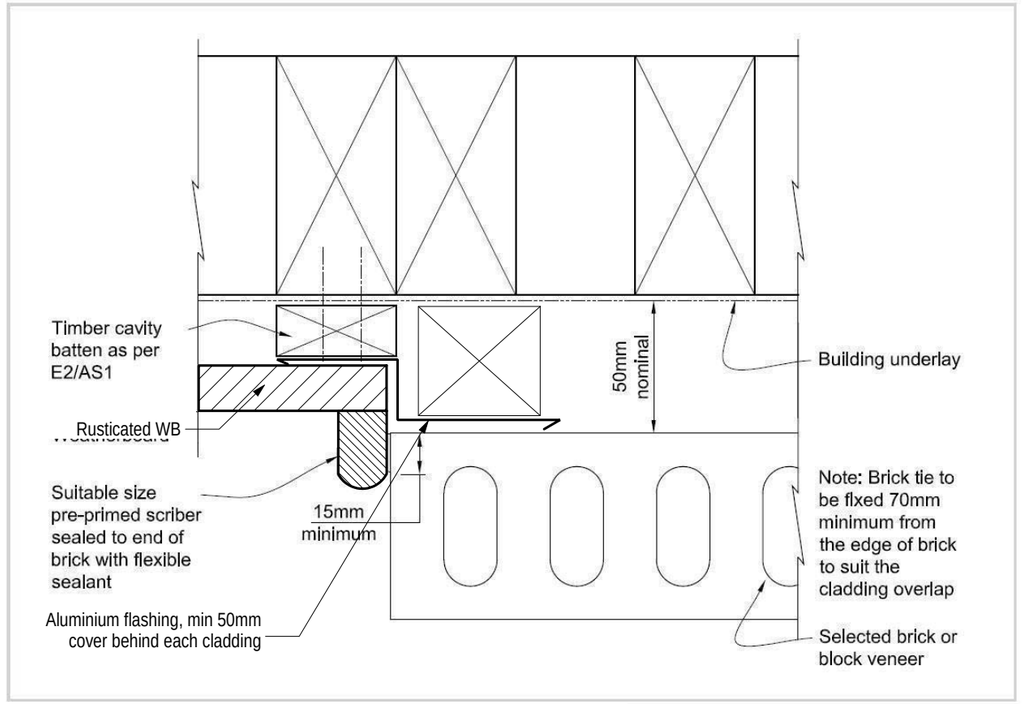
Fig. 2 Designa Schist
- Flat Soffit



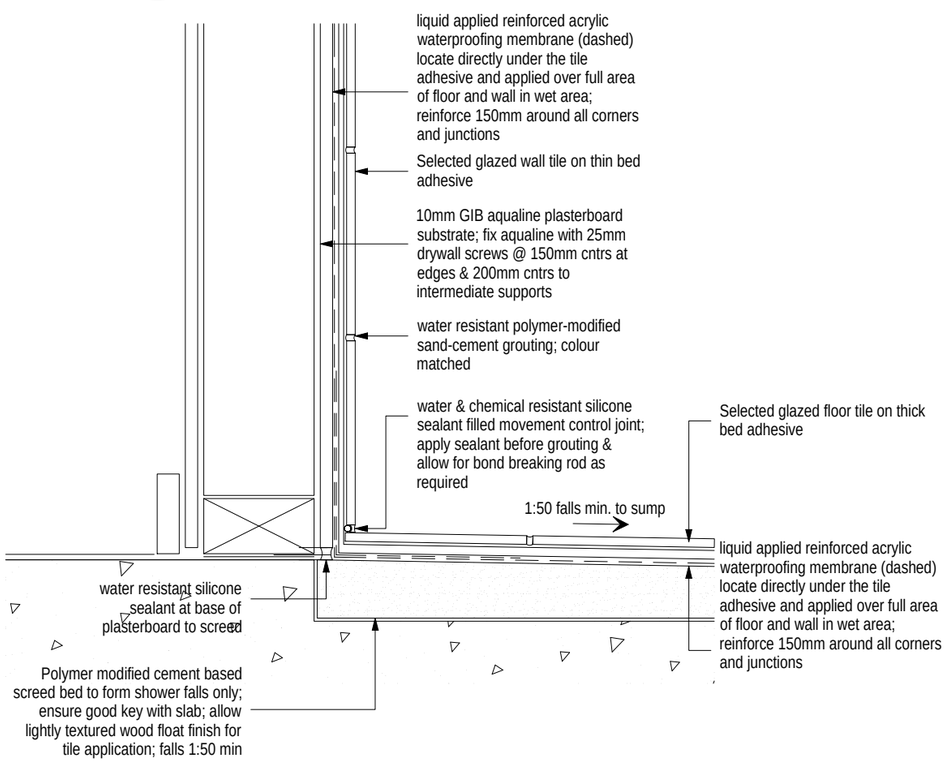
01 DESIGNA SCHIST SOFFIT DETAIL
Scale: NTS



02 WEATHERBOARD SOFFIT EDGE DETAIL
Scale 1:5



03 RUSTICATED WB/ SCHIST VERNEER VERTICAL JUNCTION DETAIL
Scale NTS



04 TILED SHOWER WALL/ FLOOR DETAIL
Scale: NTS

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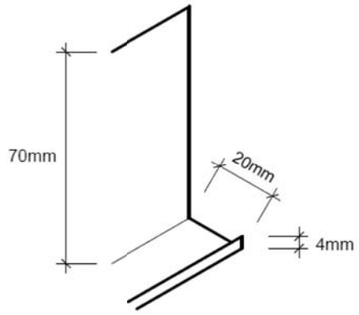
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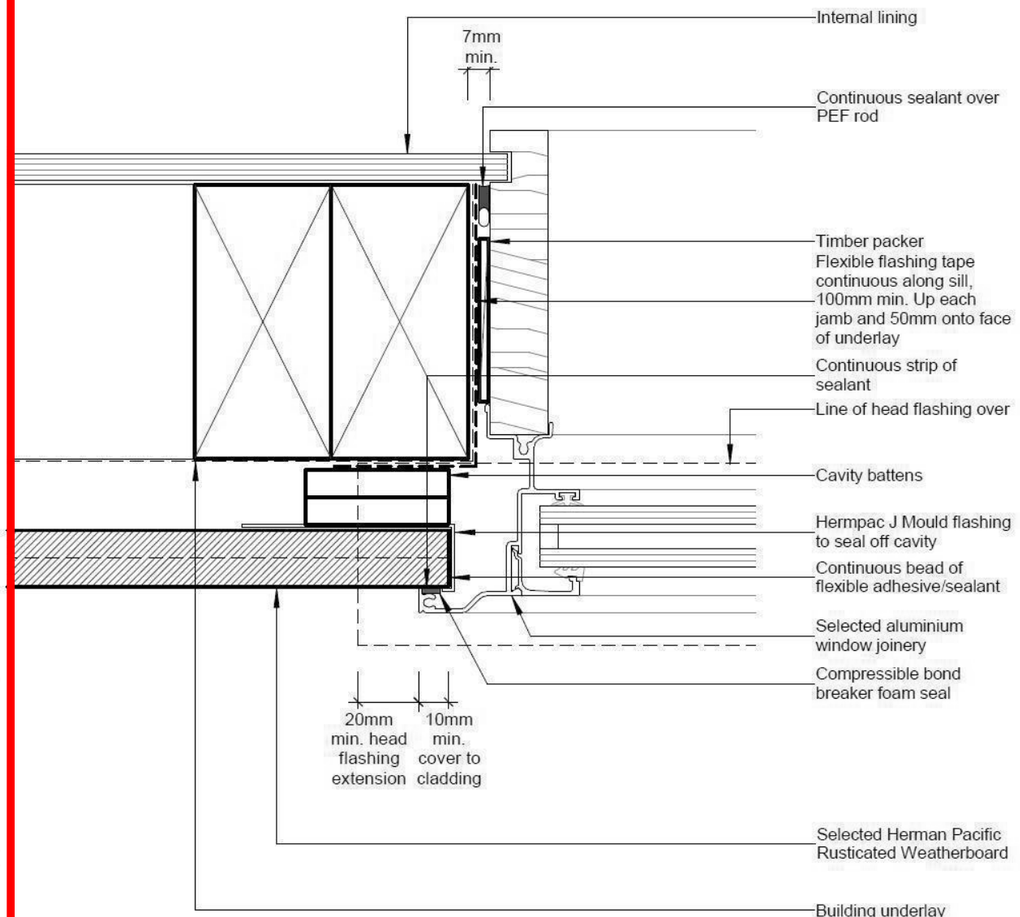
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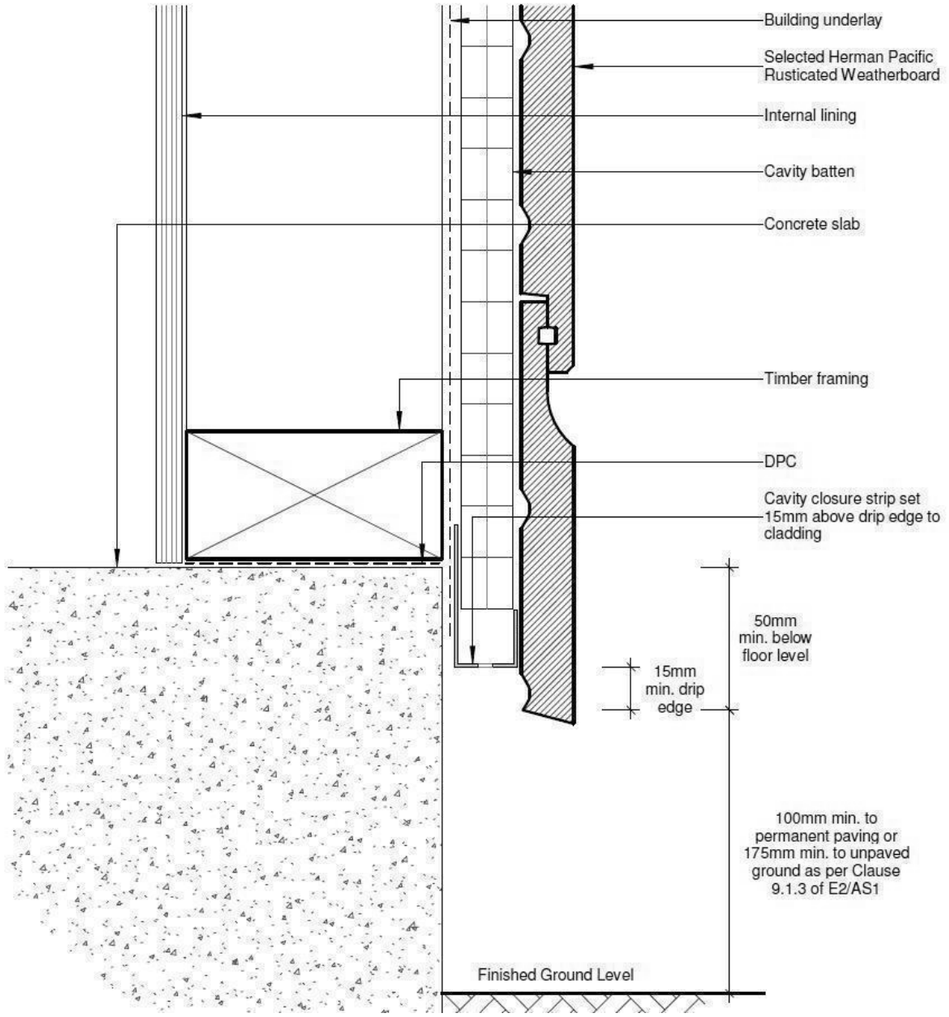
Notes:
- All nail fixings pre-drilled minimum 1mm diameter smaller than the nail gauge.
- All HermanPacific timber products to be precoated & cut ends and edges and all fresh cut surfaces double coated and sealed before fixing.
- All materials and fixtures are to comply with E2/AS1 Clause 2.2
- For non-hemmed corner flashings, ensure a minimum 75mm cover to weatherboards beyond the point where BRANZ bulletin 411 compliant weatherboard lap or rebate combinations terminate at the corner junction. In Extra High Wind Zone and above, the 75mm cover requirement remains and hemmed edges must also be used.
- Refer to NZBC Acceptable Solution E2/AS1 Table 21 for the separation requirements between CCA treated battens and metal flashings.



Hermpac J Mould flashing



01 RUSTICATED WEATHERBOAD
WINDOW JAMB DETAIL
SCALE NTS



02 RUSTICATED WEATHERBOAD
FOUNDATION EDGE DETAIL
Scale NTS

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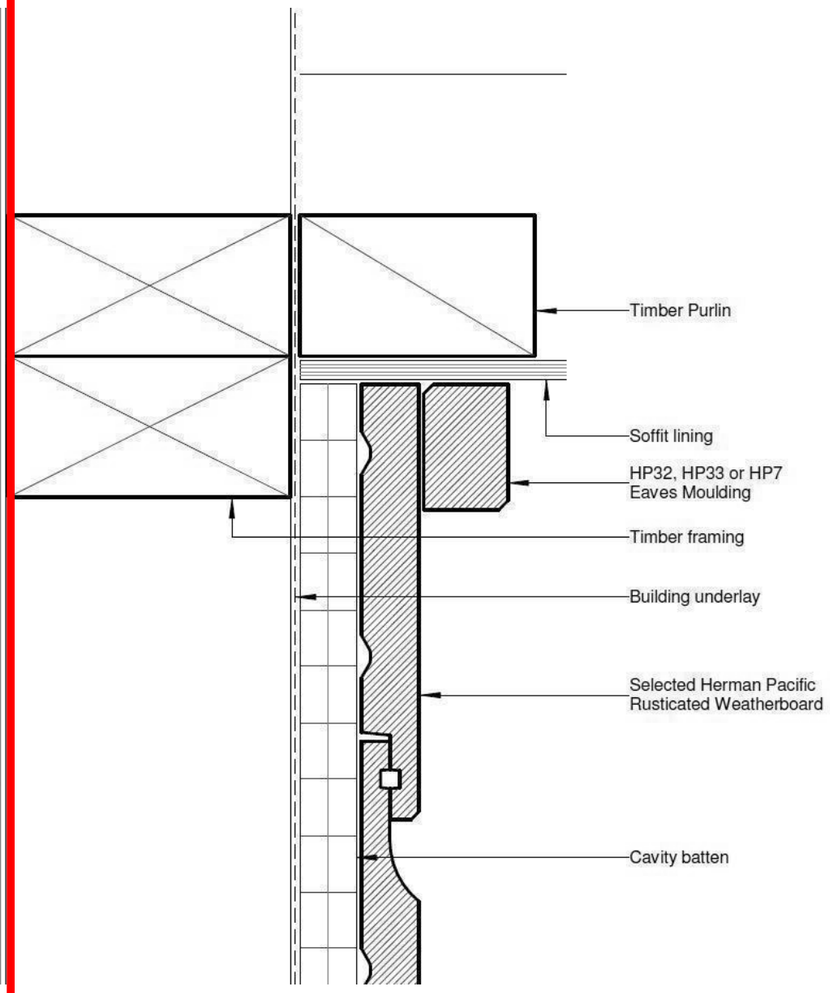
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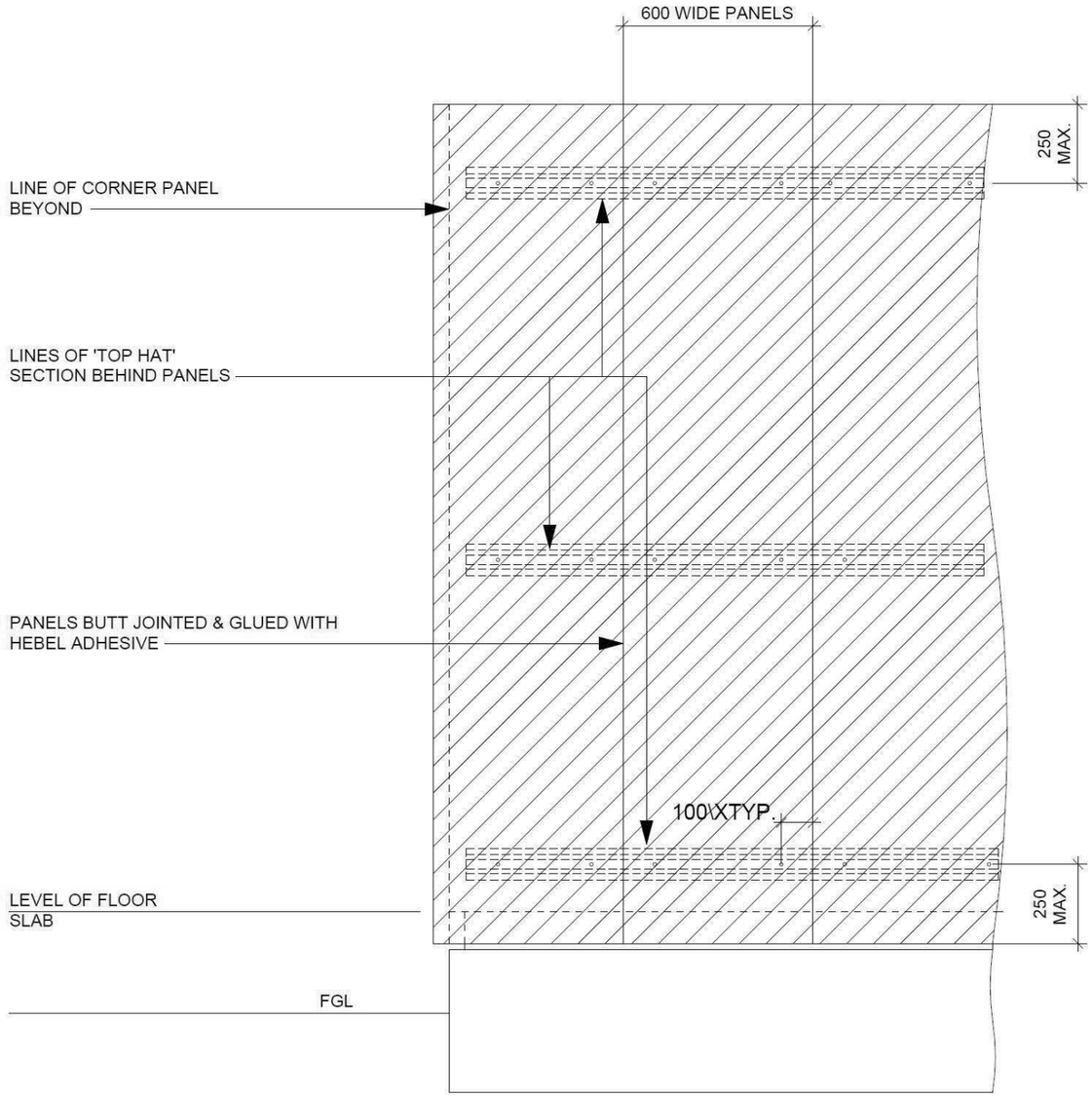
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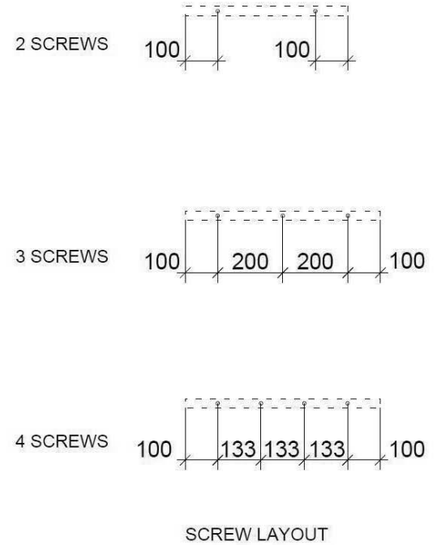
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01 RUSTICATED WEATHERBOAD SOFFIT DETAIL
Scale NTS



POWERPANEL^{50} SETOUT - ELEVATION VIEW



SCREW LAYOUT

02 50MM HEBEL POWERPANE - SCREW LAYOUT DETAIL
Scale: NTS

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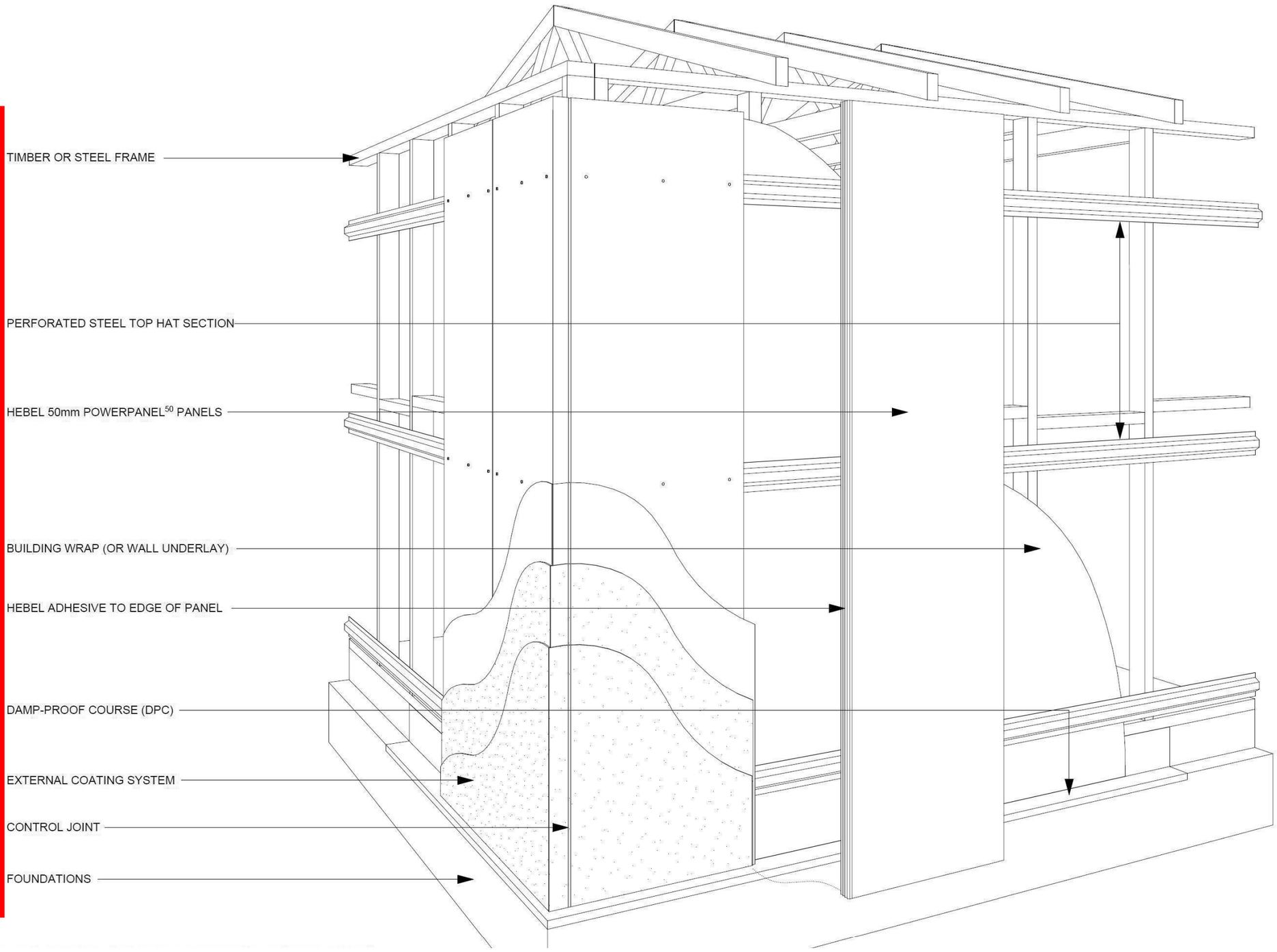
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TYPICAL HOME CONSTRUCTION APPLICATION



01 HEBEL POWERPANEL50 EXTERNAL WALL SYSTEM CONSTRUCTION DETAIL

Scale: NTS

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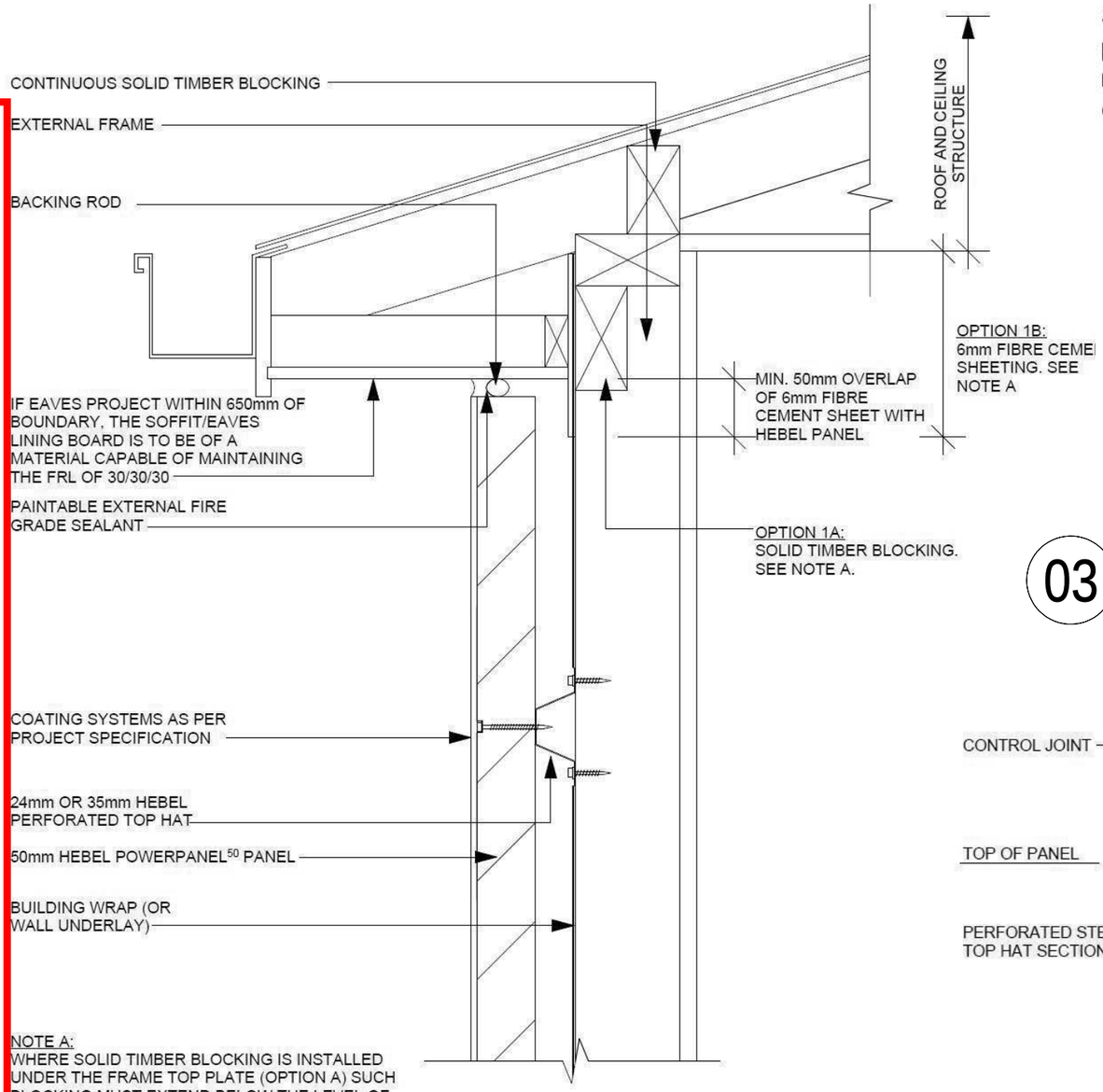
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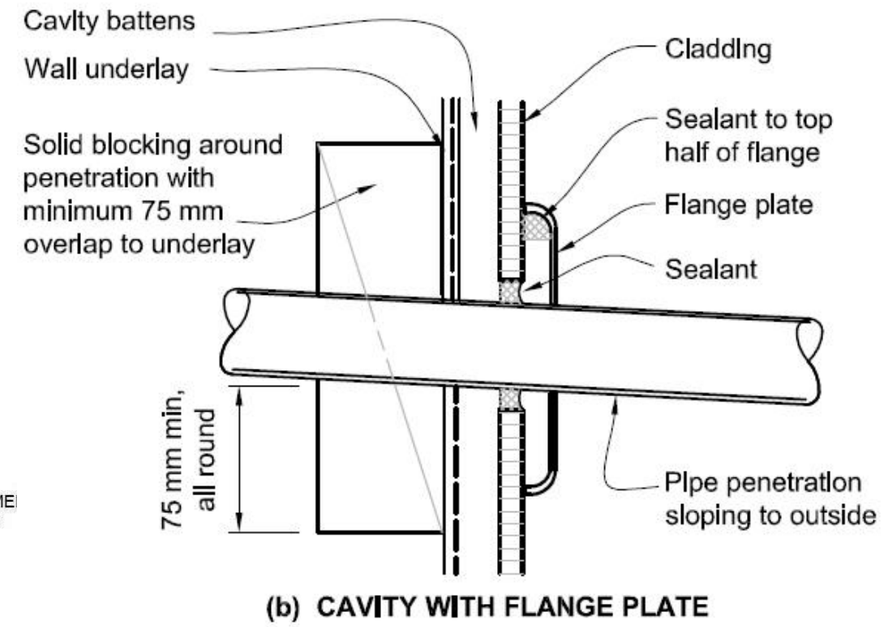
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NOTE A:
WHERE SOLID TIMBER BLOCKING IS INSTALLED UNDER THE FRAME TOP PLATE (OPTION A) SUCH BLOCKING MUST EXTEND BELOW THE LEVEL OF THE SOFFIT LINING.
WHERE 6mm FIBRE CEMENT SHEETING IS INSTALLED AGAINST THE TOP PLATE AGAINST THE TOP PLATE & STUDS, SUCH LINING SHOULD BE OVERLAPPED A MIN. OF 50mm WITH THE HEBEL EXTERNAL WALL PANEL. (OPTION 1B).

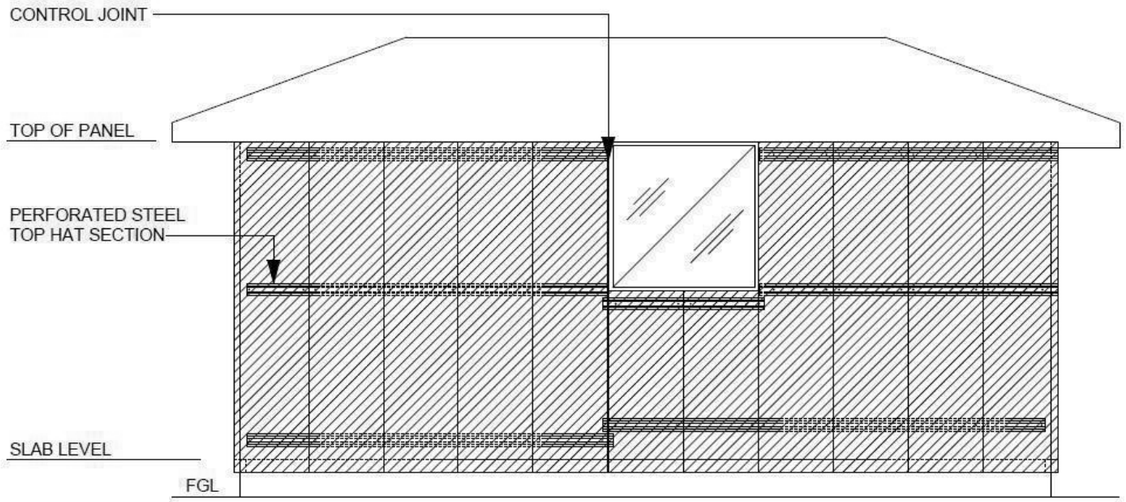
OPTION 1

01 50MM HEBEL POWERPANE - SOFFIT DETAIL
Scale: NTS



(b) CAVITY WITH FLANGE PLATE

03 NZBC E2/AS1 FIGURE 86 PIPE PENETRATION TO WALL DETAIL
Scale: NTS



02 50MM HEBEL POWERPANE
- SINGLE STOREY CONSTRUCTION DETAIL
Scale: NTS

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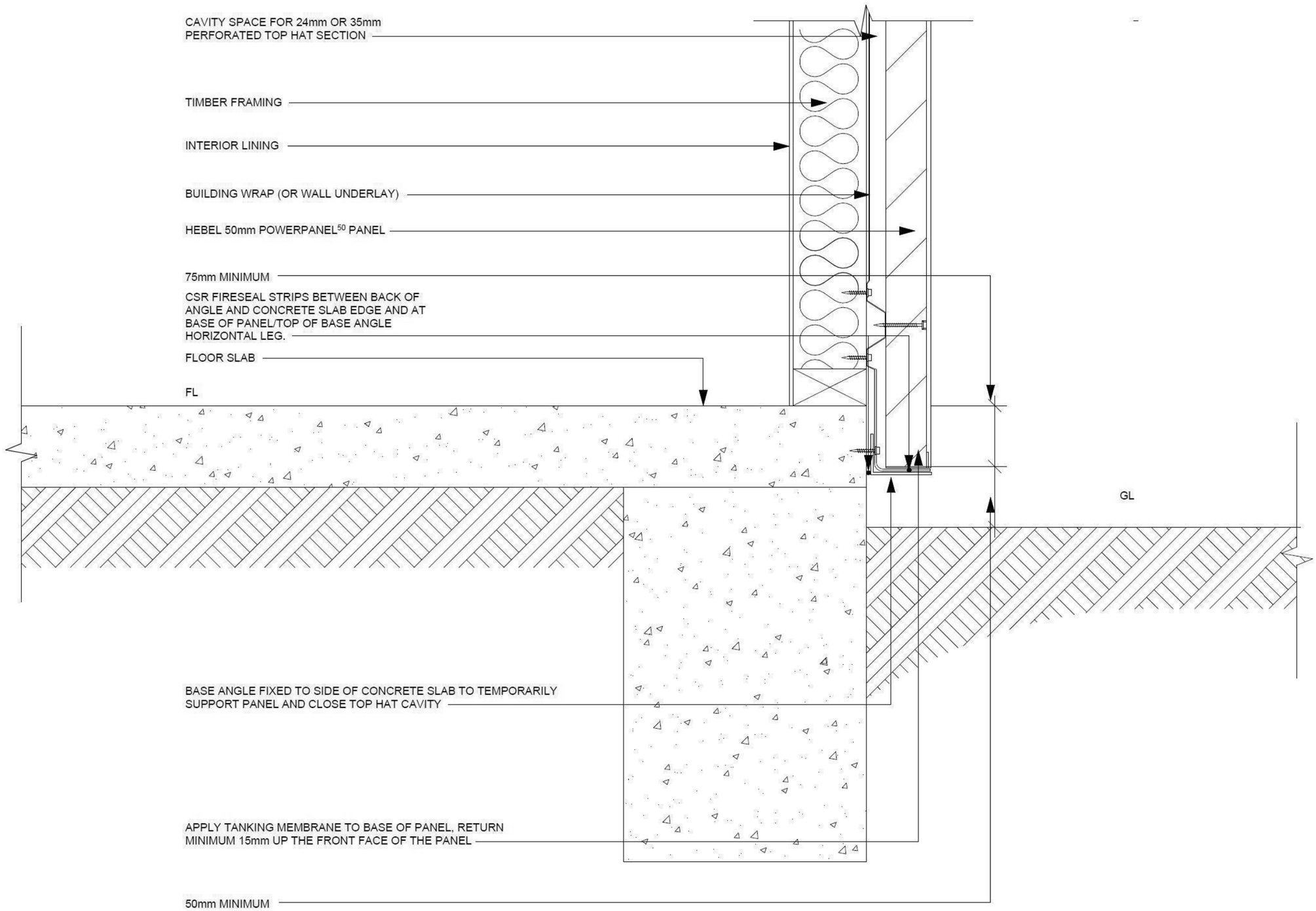
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01 50MM HEBEL POWERPANE - FOUNDATION DETAIL
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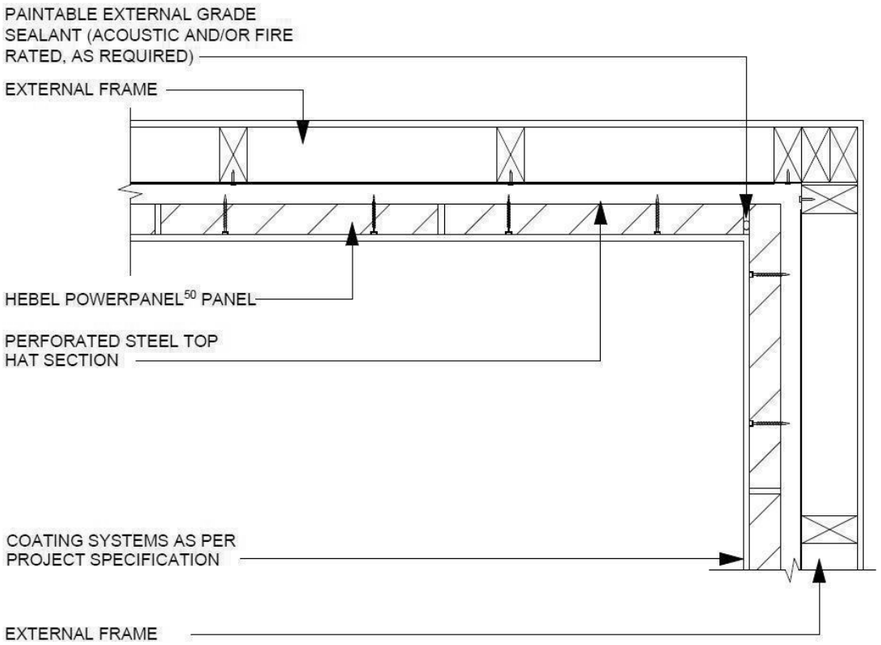
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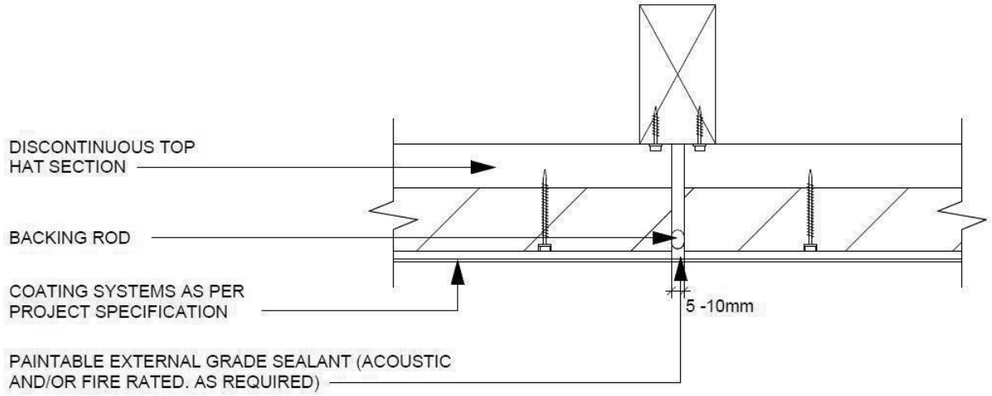
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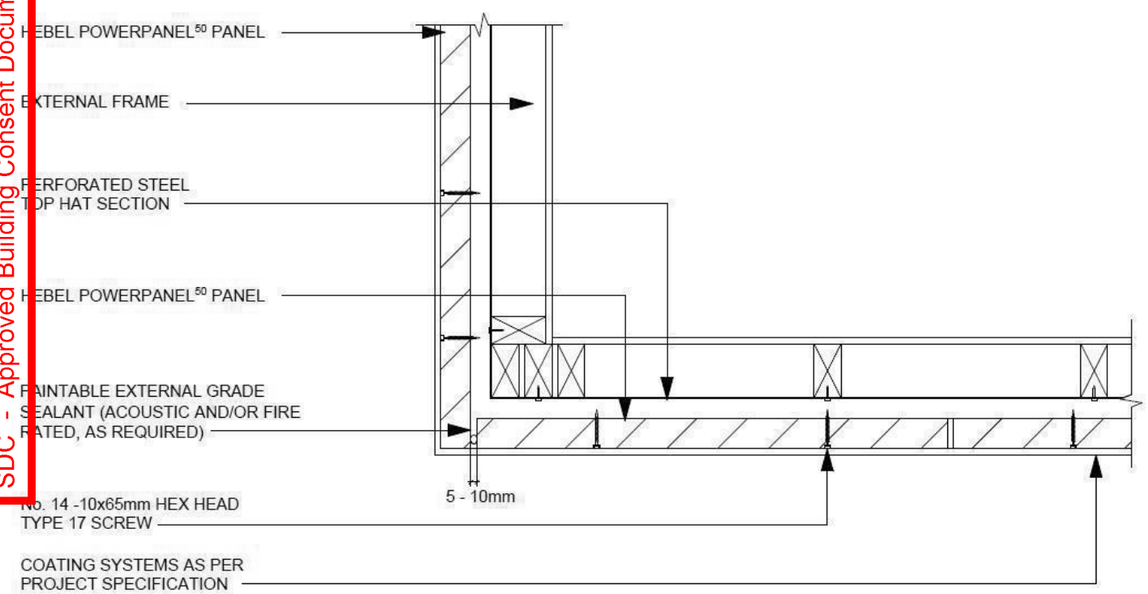
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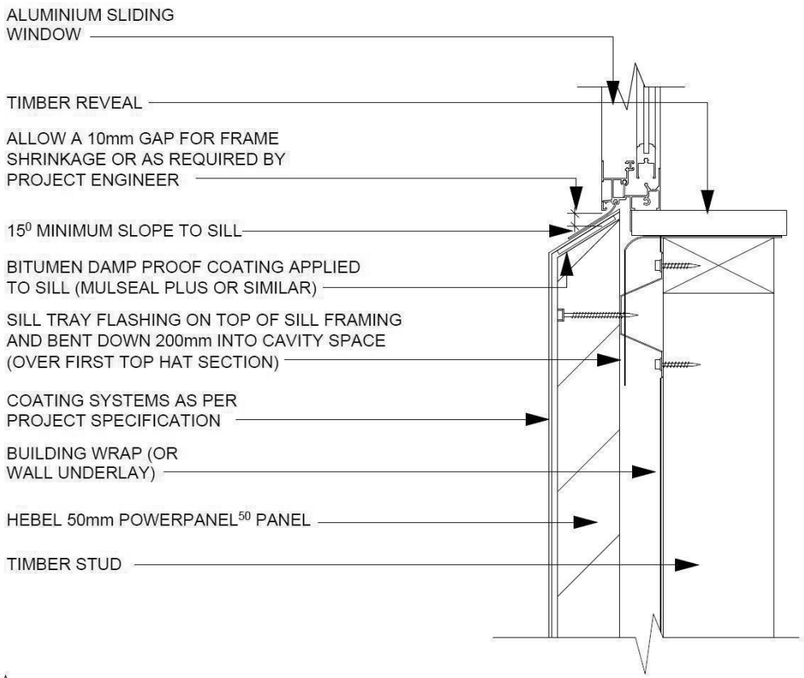
01 50MM HEBEL POWERPANE - INTERNAL CORNER DETAIL
Scale: NTS



03 50MM HEBEL POWERPANE - VERTICAL CONTROL JOINT DETAIL
Scale: NTS



02 50MM HEBEL POWERPANE - EXTERNAL CORNER DETAIL
Scale: NTS



04 50MM HEBEL POWERPANE - WINDOW SILL DETAIL
Scale: NTS

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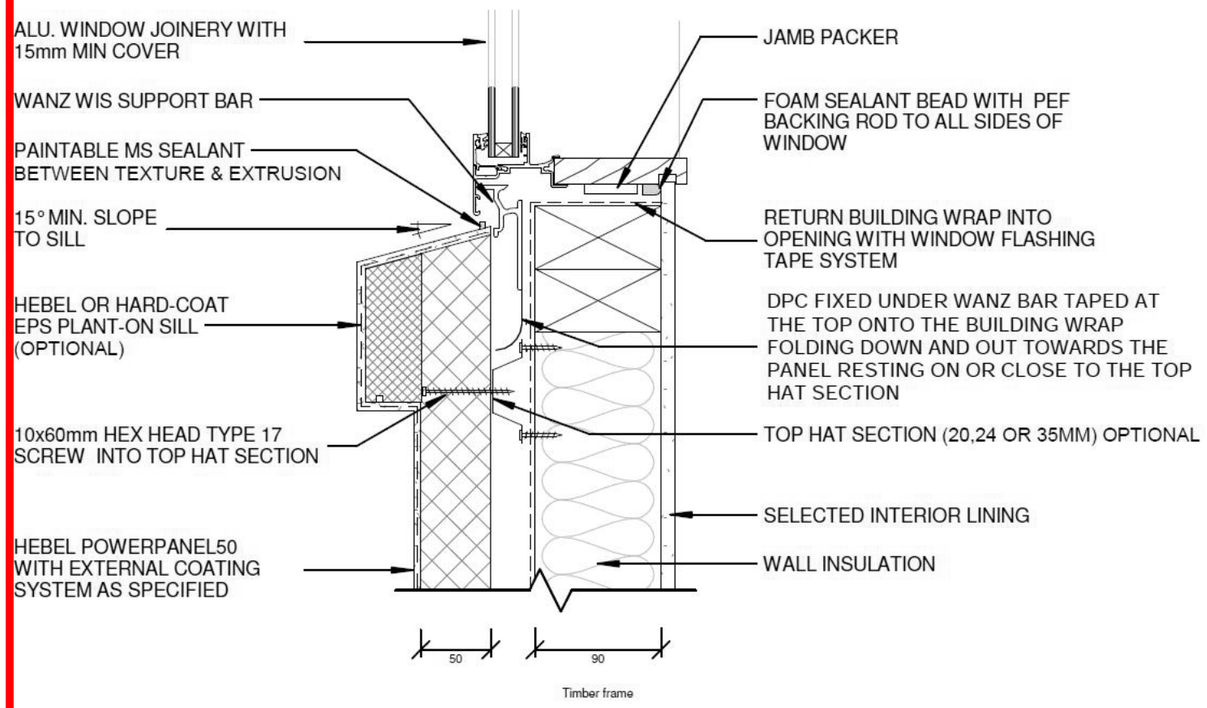
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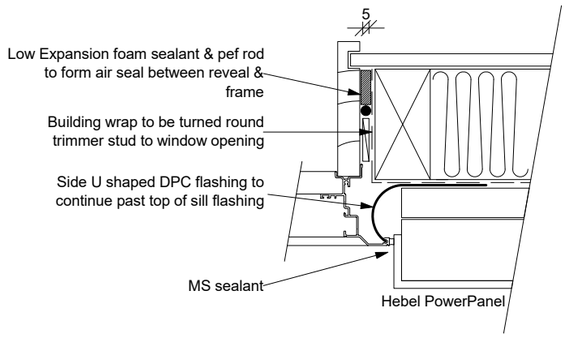
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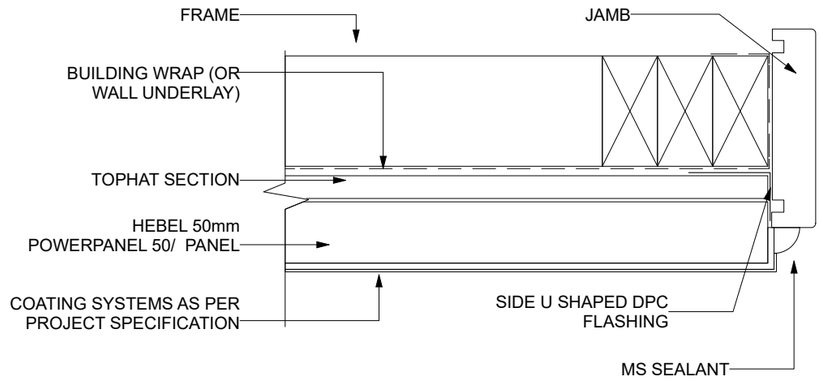
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01 50MM HEBEL POWERPANE - WINDOW SILL DETAIL
Scale: NTS

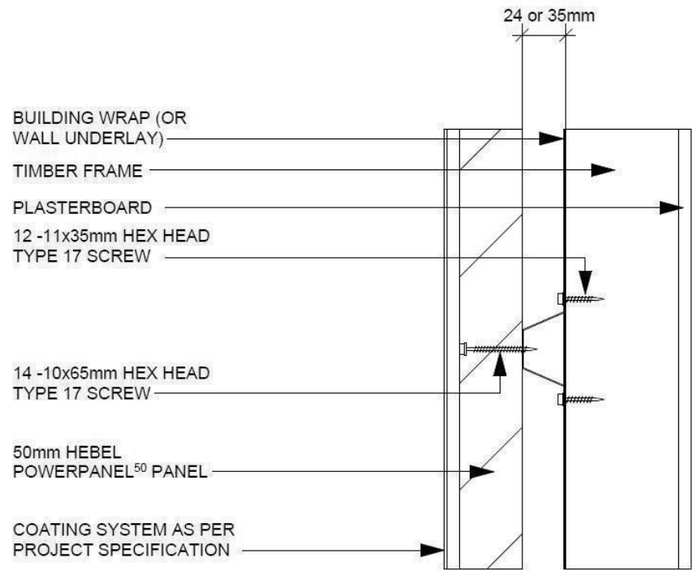


02 HEBEL POWERPANEL50 EXTERNAL WALL SYSTEM WINDOW JAMB DETAIL
Scale 1:5



NOTE
DRAINAGE OF WINDOW AND DOOR SILLS, IN EITHER ALUMINIUM OR TIMBER, SHOULD BE DIRECTED TO THE OUTSIDE OF THE BUILDING, ON TOP OF THE WINDOW SILL.

03 HEBEL POWERPANEL50 EXTERNAL WALL SYSTEM GARAGE DOOR JAMB DETAIL
Scale: NTS



04 50MM HEBEL POWERPANE - EXTERNAL WALL FIXING DETAIL
Scale: NTS

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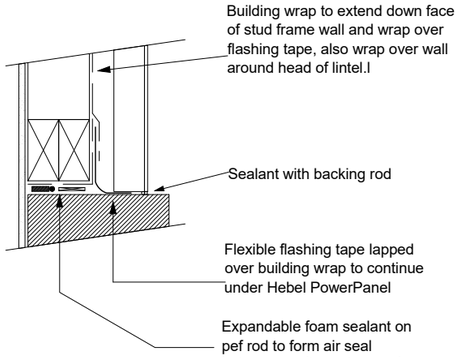
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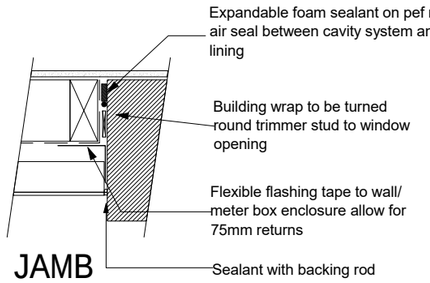
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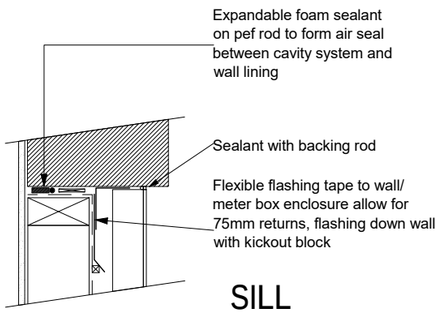


HEAD



JAMB

Flexible flashing tape to top corners and sill opeing as per "Sill Tape Flashing Detail" in product specification

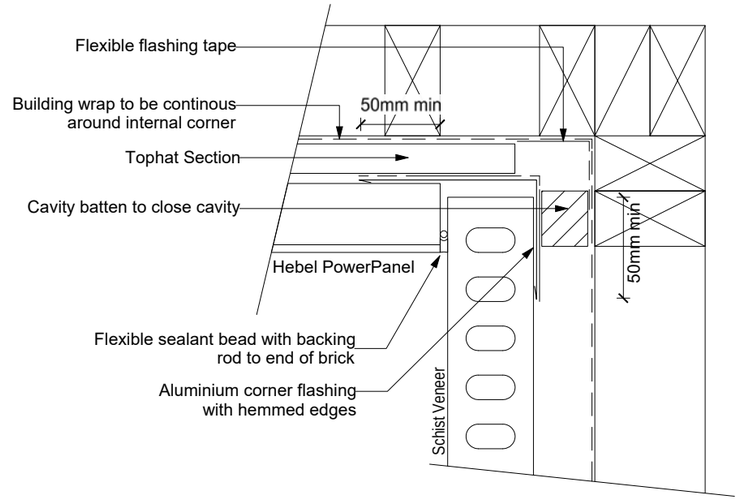


SILL

01

HEBEL POWERPANEL50 EXTERNAL WALL SYSTEM METER BOX DETAIL

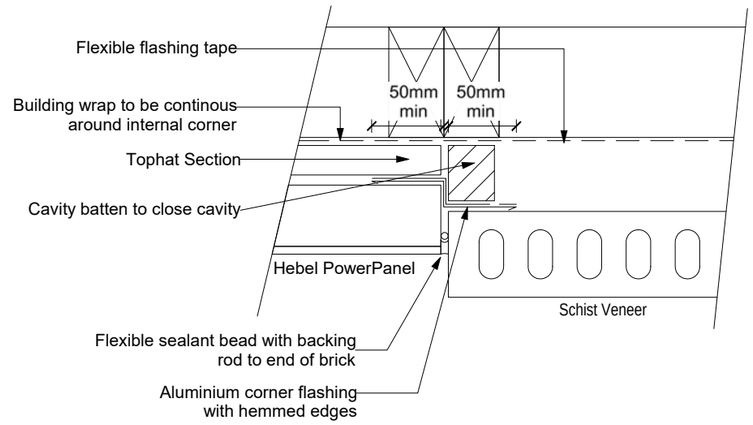
Scale 1:10



02

HEBEL POWERPANEL / SCHIST VENEER INTERNAL CORNER JUNCTION DETAIL

Scale 1:5



03

HEBEL POWERPANEL / SCHIST VENEER VERTICAL JUNCTION DETAIL

Scale 1:5

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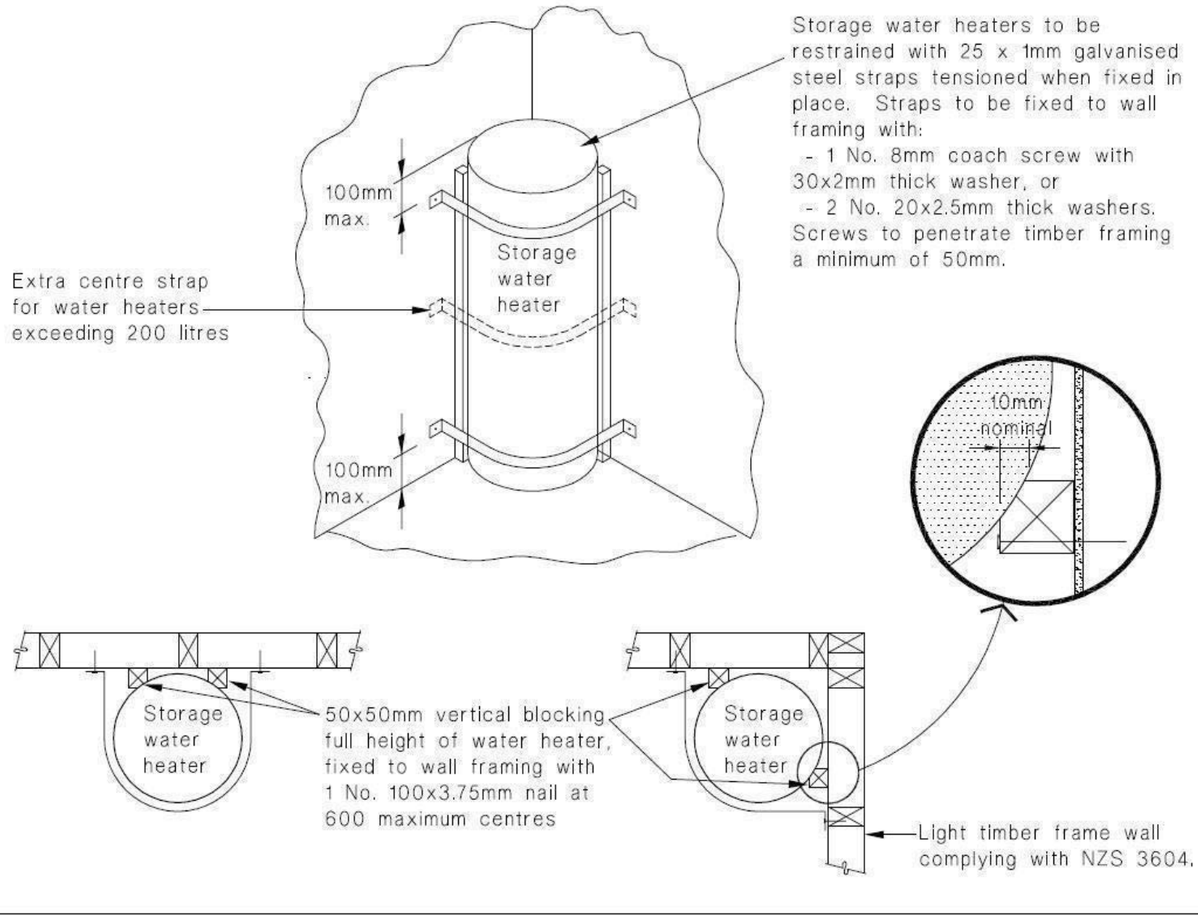
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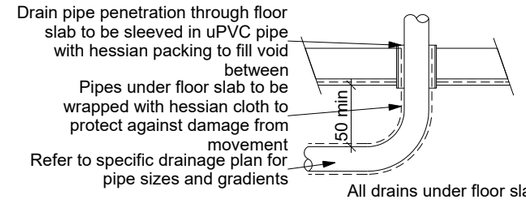
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Figure 14: **Seismic Restraint of Storage Water Heaters 90 – 360 litres**
Paragraph 6.11.4

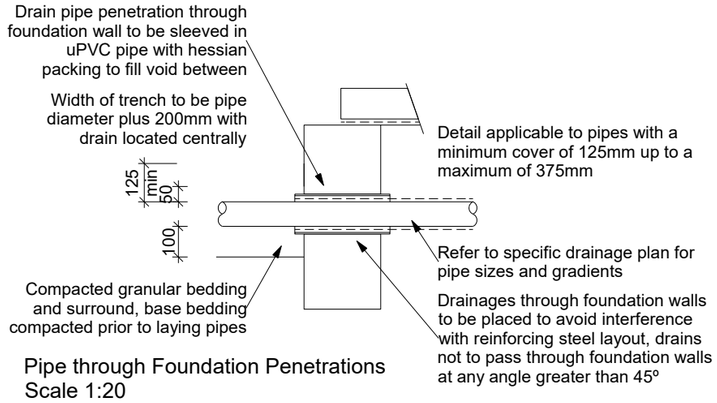


01 HWC FIXING DETAIL
Scale: NTS

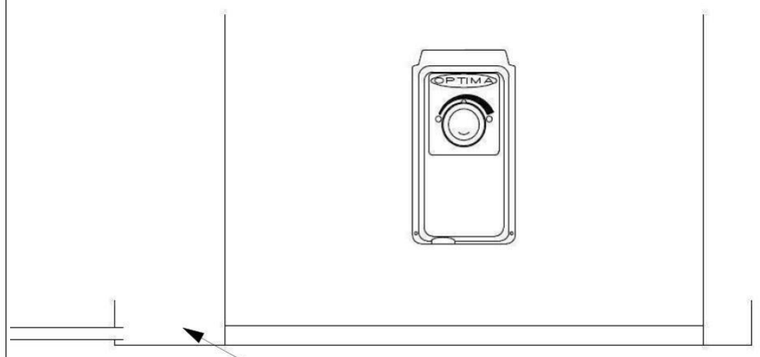


Pipe through Floor Slab Penetrations
Scale 1:20

All drains under floor slabs to be:
-laid straight with even gradient along length of drain
-50mm min clearance from underside of floor slab
-25mm min clearance between pipe & concrete



Pipe through Foundation Penetrations
Scale 1:20



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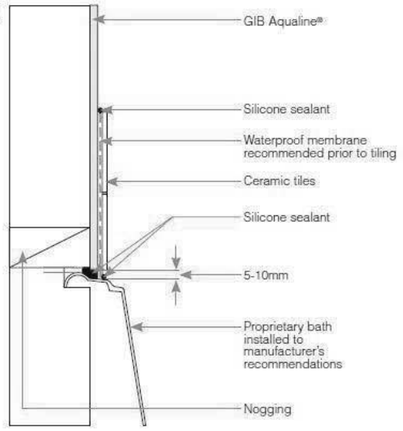
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GIB AQUALINE® WET AREA SYSTEMS – TYPICAL DETAILS

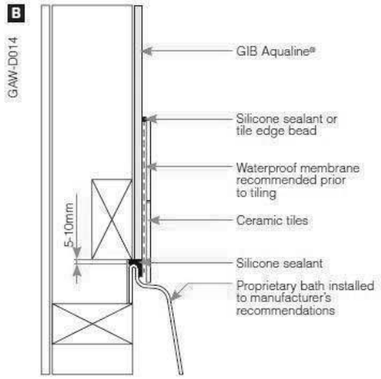
Bath – Tiled Upstand

MARCH 2007

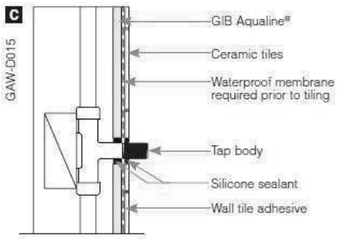
A GAW-D013



B GAW-D014

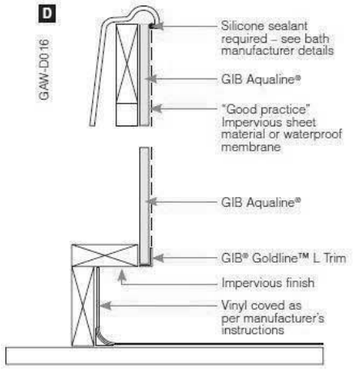


C GAW-D015

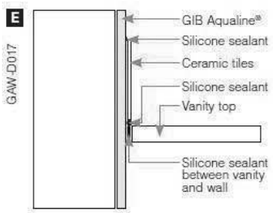


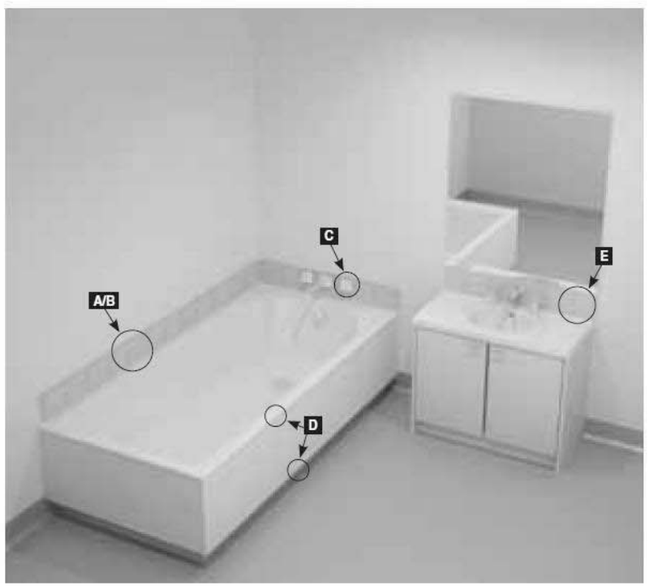
Note:
Where impact noise from pipes is an issue, fix all pipes on resilient brackets.

D GAW-D016



E GAW-D017





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