

Building Location Certificate

Please email this Certificate to: codecompliance@ccc.govt.nz

For guidance on how to complete this certificate, please refer to our [webpage](#).

Building Consent Number:	BC201170
Property Address / Description:	11 Crete Road, Rangiora
Date Survey was undertaken:	12 th January 2021
Surveyor's Job Reference:	37985

Certification Stage

This certificate is reviewing Stage of as per the building consent advice notes.

Comments:

☒ **Building location** ☒ **Floor Level** ☐ **Recession Plane**

Building Location

1. Measured site level origin is in terms of:

☐ Absolute (Local authority datum) ☒ Absolute (LINZ official datum) ☐ Relative (False assumed Datum)

Datum Name: *Lyttleton Vertical Datum 1937* Origin point: *MA II DP 451472* Reduced Level: *41.65*

Site Benchmark Description: *Nail on kerb* Reduced Level: *40.61*

2. Are the surveyed building elements in accordance with the dimensions shown on the approved building consent plans?

☒ Yes ☐ No

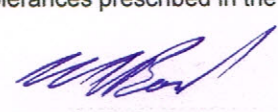
3. Please attach a marked up copy of approved siting plan showing measured dimensions and element description. If siting is not in accordance, please outline departures on diagram and comment below. Include photos if relevant.

Comments: *The FFL of the building is 41.43.. This is 120mm higher than shown on the plan the site benchmark is also higher but by 50mm. Spot heights around the site give higher levels as well. As such there will be no negative effect on the recession planes.*

Declaration

We have been engaged to carry out the necessary field survey(s) to establish the items above and believe on reasonable grounds that the information provided is true and accurate within the survey tolerances prescribed in the Surveyor General Rules for Cadastral Survey.

Name: (Print) Wayne Alan Bond

Signature: 

Date: *13/1/2021*

License Number: 1000244

Survey Firm: Bruce Alexander Surveyors

Survey Firm Contact Details: Ph: (03) 354 8450 email: waynebond@basurveyors.co.nz

14/01/2021 Verified and Approved FFL BT
Confirmed with SUBENG Datum supplied is correct as per RC and subdivision plan

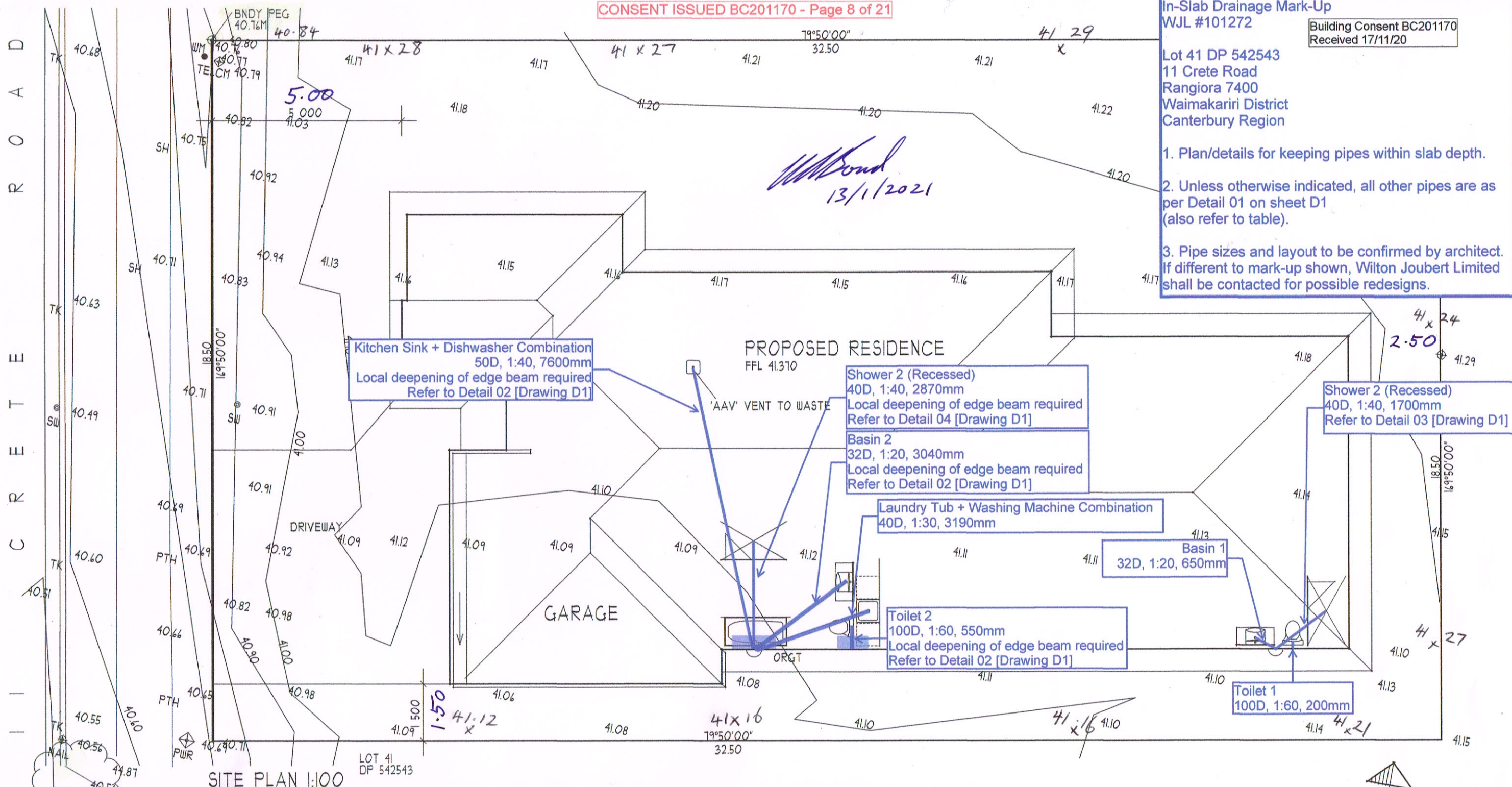
In-Slab Drainage Mark-Up

WJL #101272

Building Consent BC201170
Received 17/11/20

Lot 41 DP 542543
11 Crete Road
Rangiora 7400
Waimakariri District
Canterbury Region

1. Plan/details for keeping pipes within slab depth.
2. Unless otherwise indicated, all other pipes are as per Detail 01 on sheet D1 (also refer to table).
3. Pipe sizes and layout to be confirmed by architect. If different to mark-up shown, Wilton Joubert Limited shall be contacted for possible redesigns.



-BUILDING WRAP IS TO BE FIXED OVER SILLS AND OPENING STUDS
-FLEXIBLE FLASHING TAPE IS REQUIRED TO LINTELS AND 250 MM DOWN OPENING STUDS AT EITHER END
-FLEXIBLE FLASHING TAPE IS REQUIRED TO SILL TRIMERS AND 150 MM UP OPENING STUDS AT EITHER END
- FLASHING TAPE IS ALSO REQUIRED 250 MM IN EITHER DIRECTION AT UPPER CORNERS OF WINDOWS AND DOORS
- AS THE BUILDING WRAP / PAPER EXTENDS AROUND AND IS FIXED TO THE UNDERSIDE OF THE LINTEL THE HEAD FLASHINGS NEED TO BE SEALED TO THE BUILDING WRAP WITH 50 MM WIDE FLASHING TAPE

WANZ BARS
- ADDITIONAL SILL SUPPORT TO ALL WINDOW / DOOR JOINERY IE WANZ BARS

OB OBSCURE GLAZING

SG SAFETY GLASS TO COMPLY WITH THE REQUIREMENTS OF NZS 4223.3:2016 2.1 AND TABLE 1

LARGE PANES OF GLASS ARE SAFETY GLASS IF WITHIN 800MM OF FLOOR AND EXCEED 500MM WIDE AND 1000MM HIGH. PLEASE ALSO CONFIRM THAT ALL GLAZING WITHIN 800MM OF THE FLOOR IS EITHER 5MM FLOAT GLASS OR SAFETY GLASS.

CORROSION ZONE B
WIND ZONE - HIGH
EARTHQUAKE ZONE - 2
SNOW ZONE - N4 44.00 M

NORTH ELEVATION

RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH
WIND ZONE			1	
NUMBER OF STOREYS	0			
ROOF/WALL INTERSECTION DESIGN	0			
EAVES WIDTH	0			
ENVELOPE COMPLEXITY	0			
DECK DESIGN	0			
TOTAL RISK FACTOR	0			

SOUTH ELEVATION

RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH
WIND ZONE			1	
NUMBER OF STOREYS	0			
ROOF/WALL INTERSECTION DESIGN	0		3	
EAVES WIDTH	0			5
ENVELOPE COMPLEXITY	0		3	
DECK DESIGN	0			
TOTAL RISK FACTOR	0		12	

WEST ELEVATION

RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH
WIND ZONE			1	2
NUMBER OF STOREYS	0			
ROOF/WALL INTERSECTION DESIGN	0		3	5
EAVES WIDTH	0			5
ENVELOPE COMPLEXITY	0		3	
DECK DESIGN	0			
TOTAL RISK FACTOR	0		12	

EAST ELEVATION

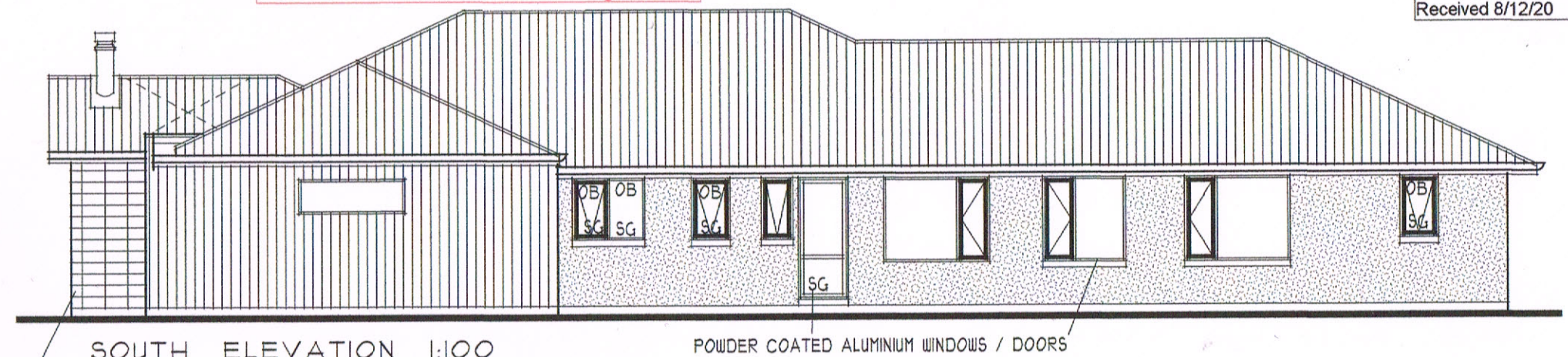
RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH
WIND ZONE			1	
NUMBER OF STOREYS	0			
ROOF/WALL INTERSECTION DESIGN	0		3	
EAVES WIDTH	0			5
ENVELOPE COMPLEXITY	0		3	
DECK DESIGN	0			
TOTAL RISK FACTOR	0		12	

Note: A BUILDING LOCATION CERTIFICATE (BLC) is REQUIRED 2 Working Days BEFORE the PrePour Inspection to verify the setout of the Finished Floor Level. The builder is required to tie back this FFL to a known LINZ Survey Mark (revised in January 2018). Please check with your surveyor that referenced Benchmark Datum heights are correct.

The minimum Finished Floor Level (FFL) for the proposed dwelling site identified in BC201170 at 11 CRETE ROAD RANGIORA (LOT 41 DP 542543) is 41.10 m in terms of Lyttelton Vertical Datum 1937, origin of levels MA II DP 451472 (RL: 41.65 as at 2014). This level is based on Consent notice on title.

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, Clause 3
BC201170 9/12/2020 nicolah

SECTION 37 OF THE BUILDING ACT APPLIES TO THIS CONSENT
AN APPLICATION HAS BEEN APPLIED FOR AT THE TIME OF GRANTING THIS CONSENT
Until The Resource Consent Has Been Granted Refer To The Special Conditions Of The Building Consent For The Extent Of Work, If Any, That Can Be Carried Out



EVERY UNIT ON CORNER SHALL BE TIED

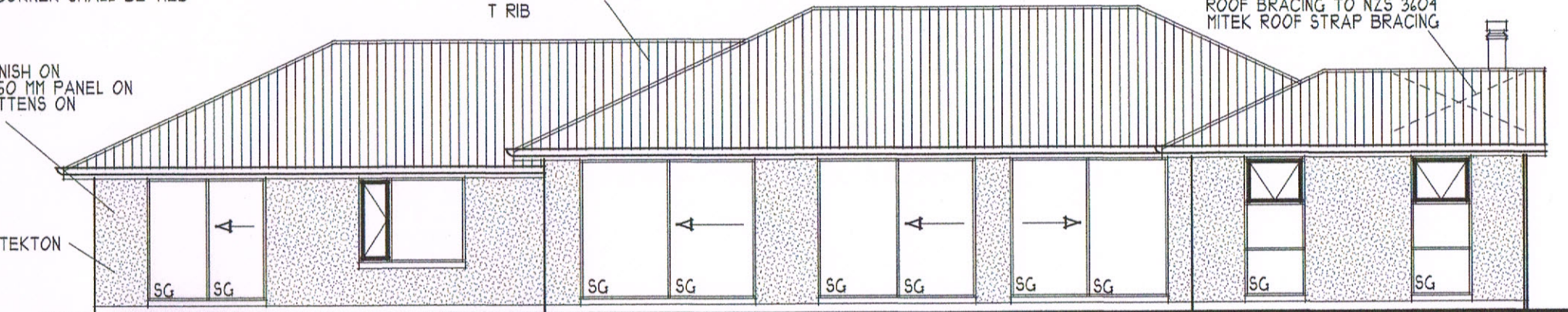
COLOURSTEEL ROOF T RIB

ROOF BRACING TO NZS 3604 MITEK ROOF STRAP BRACING

PLASTER FINISH ON CLADD-X 50 MM PANEL ON CAVITY BATTENS ON BLG. WRAP

BLG. WRAP TEKTON

NORTH ELEVATION 1:100



NOTE: DWANGS AT 400 CRS TO GABLE END TRUSS

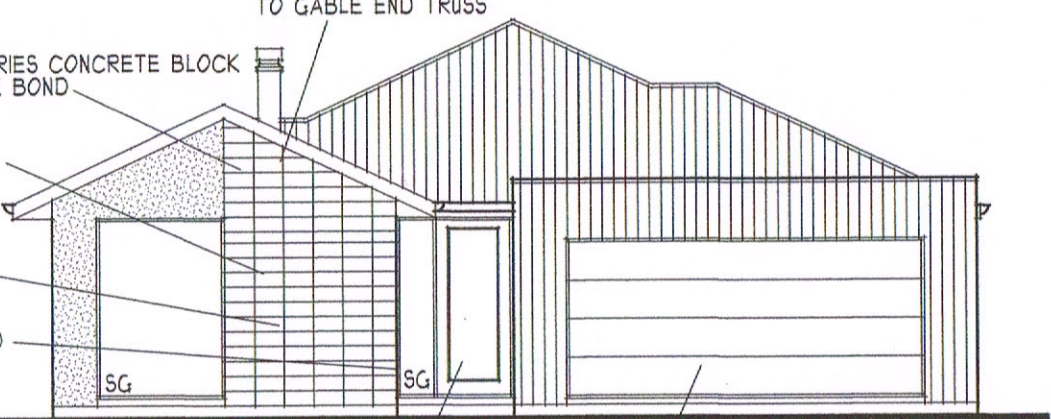
90 SERIES CONCRETE BLOCK STACK BOND

PROVIDE TIES AT 400 CRS HORIZONTAL AND VERTICAL ON DIAMOND PATTERN

PROVIDE VERTICAL CONTROL JOINTS AS REQUIRED BY NZS 4210 AND NCBZ/E2

EVERY UNIT ON CORNER SHALL BE TIED

VENEER TIES SHALL BE
- 95 MM LONG (MIN) MEDIUM DUTY (EM) TIES
WITH MIN 45 MM MORTAR EMBEDMENT
- FIX WITH 8G X 35 SS POSI-DRIVE WOOD SCREWS



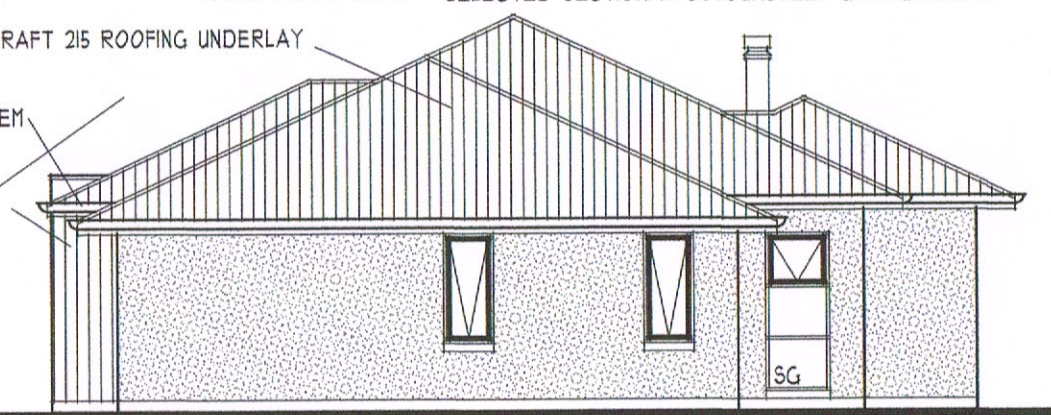
WEST ELEVATION 1:100

SOLID PANEL DOOR SELECTED SECTIONAL COLOURSTEEL GARAGE DOOR

THERMAKRAFT 215 ROOFING UNDERLAY

PROPRIETARY COLOURSTEEL FASCIA AND GUTTER SYSTEM

LINEA OBLIQUE VERTICAL BOARD AND CAVITY BATTENS



EAST ELEVATION 1:100



DIXON DESIGN LTD.
704 HILLS ROAD
CHRISTCHURCH 8051
PH/FAX 03 386 2502
EMAIL dixondesign@xtra.co.nz

CAMERON RESIDENCE

11 CRETE ROAD RANGIORA

SHEET: 1 OF 13
DRAWN: DATE: OCT. 2020
REF. NO.: 2020

ALL PLANS TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND ENGINEER'S DETAILS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. WRITTEN DIMENSIONS ARE TO TAKE PRIORITY OVER SCALED DIMENSIONS