

Approved Building Consent Documents

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

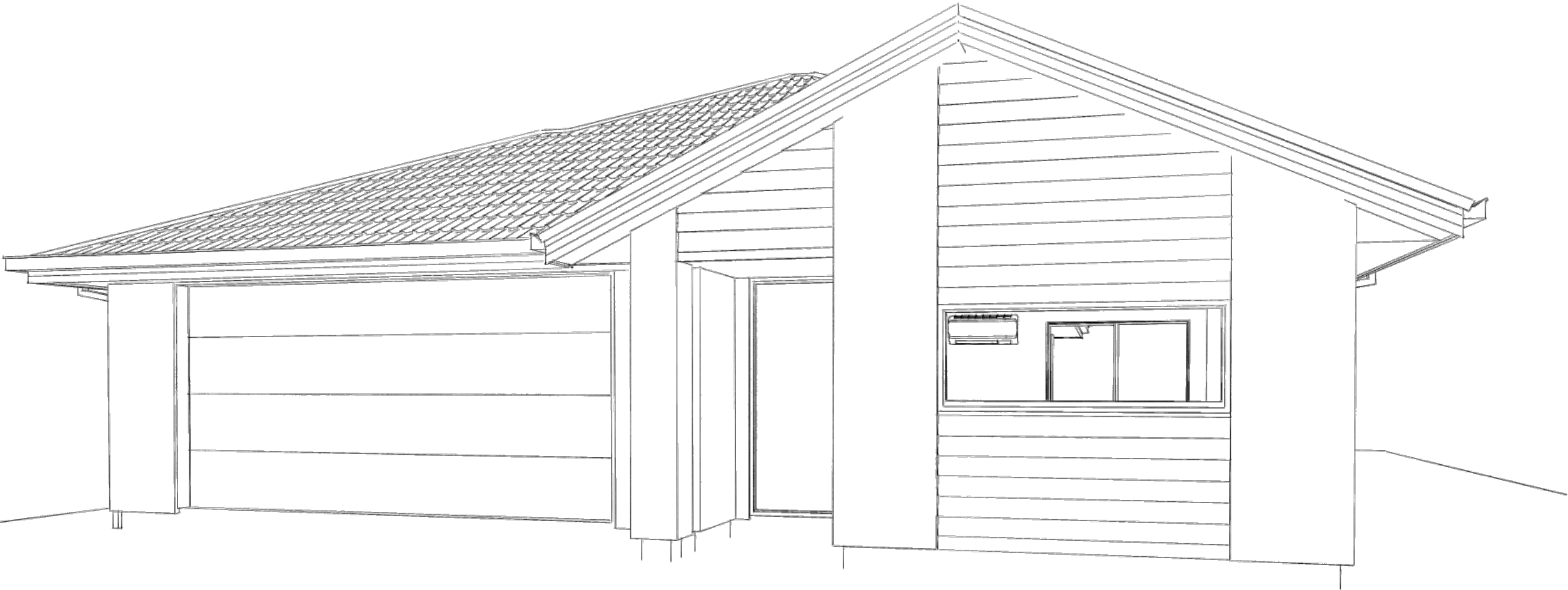
Inspection booking timeframes

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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W E N D E L B O R N
P R O P E R T Y L T D
LOT 44 LEMONWOOD ESTATE
5 NIRMAL WAY ROLLESTON

Issue
Building Consent
This plan is developed for the purchaser
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Index
Scale @ A3

Revision BC-1
Date 7/03/2024
File No. 23099 (ORH. 2419)

Sheet No.
0.00

General

No construction work is to commence until the related building consent has been obtained. All dimensions & service locations to be checked onsite before commencement of any work. Confirm all site levels, floor heights and site boundaries before commencement of earthworks. Ground bearing to be confirmed onsite after excavation and before building starts. Plans to be read in conjunction with project specification.

Work Site Barriers

If the work site is not completely enclosed, and unauthorized entry by children is likely, allow for site fencing when workers are absent from the immediate vicinity. Allow for 1.8m high fencing along all internal site boundaries with 2m high temporary site fencing located 300-400mm inside the front boundary over the duration of the construction in accordance with Compliance Document Clause F5 of the NZBC. Site fencing to run the full length of boundaries. All contractors to abide by main contractor's Safety plan. Allow for toeboards to access and storage platforms, toeboards to be 100 min above the platform height (10mm max gap between the platform & toeboard), and no lower than the materials stacked on them unless the materials are restrained from falling.

Access Route Slip Resistance

Allow for a finish to outdoor access route ie. driveway, decks & paths leading to main entrance of dwelling as listed below.
Note: Where the surface of an access route is subject to wetting the surface shall have a cross fall of no less than 1 in 100 unless it is constructed to drain water such as timber decking. The surface of any access route shall not have a cross fall steeper than 1:50. Allow for 190mm max height from external ground level / walking surface to dwelling f.f.l. adjacent to dwelling access route.

- 1. Uncoated profiled timber run adjacent to direction of travel (allow for coated and sand / grit impregnated for stairs or sloping surfaces subject to wetting).
 - 2. Portland cement concrete with a broomed (class 5 or 6 complying with NZS 3114), wood float finish (class U2), a coated and sand / grit impregnated finish, exposed crushed aggregate finish or exposed rounded aggregate finish (to be tested for compliance) OR
 - 3. Asphalt concrete, marble & granite with flamed surface, sandstone or concrete pavers (test required for surface subject to wetting) OR
 - 4. Other code compliant finish to D1/AS1 2.0 Access Routes.
- Note: Finishes above cover sloping surfaces < 1:10 slope for wet or 1:8 for dry conditions, refer to AS4586 Appendix F for slip classification for walking surfaces otherwise.

General Construction Specification

All construction to comply with the current NZBC, NZS 3604:2011, NZ Metal Roof & Wall Cladding COP, manufacturers specifications, other relevant standards and local territorial authority requirements.

- Do not scale from these drawings.
- All timber to be SG8 unless noted otherwise.
- Allow for DPC seperation between all timber and concrete.
- All sheltered wall and roof framing to be H1.2 treated.
- All external finishing timber to be H3.1 treated and sealed with a protective paint finish.
- Fibre cement external linings to have a protective paint finish.

Timber Framing:
External walls
Studs - 90x45mm @ 600 crs.
Dwangs - 90x45mm @ 800 crs.
Internal walls
Studs - 90x45mm @ 600 crs.
Dwangs - 90x45mm @ 800 crs.
Top plates
90x45mm + 140x35mm.
Ceiling battens
35mm Rondo battens direct fixed @ 600 crs.
Lintels
Refer to Truss Design.
Trusses
Refer to Truss Design.
Tile Battens
50x40mm @ 370 crs (end span 330crs, top span 365crs).
Outriggers
70x45mm @ 900 crs.
Soffit framing
70x45mm @ 600 crs.

Note: Where timber members are built up to achieve required thickness (eg. 2/140x45mm to achieve 140x90mm member), they shall be nailed in accordance with NZS 3604:2011 2.4.4.7. All steel flashing to be 0.55mm factory painted steel.

Impervious paint finish must be a quality paint system suitable for the material & environment of use, manufacturers specifications must be followed. Where a protective paint finish is required all surfaces including laps and end grains to be sealed by priming, followed by 2 coats of exterior grade paint to all exposed surfaces.

General Structural Fixings
(High Wind Zone)

- 1. Allow for Lumberlok bottom plate anchors to external walls with 150mm of ends of bottom plates and at 900 crs max installed to manufacturers specification.
- 2. Fix internal wall bottom plates to slab with power driven 75mm concrete nails with 12mm discs @ 900 crs max.
- 3. Fix top plates to walls and lintels supporting roof members at 600 crs with 2 / 90 x 3.15 end nails + 2 wire dogs or 4.7kN alternative fixings.
- 4. Refer to truss manufacturers specification for truss fixings.
- 5. Fix tile battens to roof framing with 2/90 x 3.15 gun nail, or 2.4kN alternative fixings.

External Joinery

All windows / doors to be double glazed minimum unless noted otherwise, joinery excluded from thermal envelope may be single glazed. External windows and doors shall comply with the requirement of NZS 4211, all joinery dimensions to be confirmed on site.

Air seals shall be provided between the reveal of frame and the wrapped opening for wall openings where specified. Installed over a closed cell polyethylene foam (PEF) backing rod or similar, made of self-expanding polyurethane foam or sealant complying with:
1. Type F, Class 20LM or 25LM or ISO 11600, OR
2. Low modulus Type II Class A or Federal Specification TT-S-00230C.

Flexible flashing tape shall comply with NZBC, be compatible with the building wrap / roof underlay and be used only in fully concealed applications. Sill support bars to comply with BRANZ evaluation method EM6, E2/VM1 and B2/AS1.

Joinery shall be fixed using pairs of 75 x 3.15mm galvanized jolt head nails or 8 gauge x 65mm stainless steel screws through reveals into surrounding framing at 450 max centers all around and within 150mm from reveal ends. Allow for packers between reveals and framing at all fixing points except between head reveals and lintels.

Joinery Glazing

All glazing to be in accordance with NZS 4223:2016.

Glass shelves, fittings & mirrors (unless hung from a hook, stand on a cabinet, fitted into a cabinet or fully adhered to a wall surface) to be safety glass.

Metal Pressed Tiles Roof Cladding

Allow for a 0.40mm pre-painted steel pressed tiles roof cladding, fixings as per manufacturers specification.

Roof underlays shall be to Table 23 NZBC E2/AS1 & NZS 2295, and be either R1 heavy weight kraft supported by corrosion resistant material, or R2 self supporting kraft (1.2m max span between supports). Underlays shall be laid with minimum numbers of laps, with all side and end laps at 150mm min.

Flashings shall be screw fixed to the structure as specified above for roof fixing, or where fixed to flashings or other roofing with 4mm dia rivets to suit roof cladding type. Refer to NZBC E2 8.4.11.1.

Mechanical Ventilation

Install mechanical ventilation (extract fans) as showns on plan with minimum flow rate as specified below. Terminate to an external air space, ie. through soffit, external wall or roof to suit.

AS1668.2 Exhaust Rates:	
Bathroom/ Toilet	25l/s
Laundry	20l/s
Kitchen	50l/s



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Issue

Building Consent

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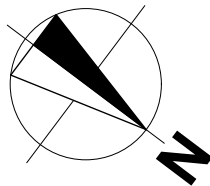
General Notes

Scale @ A3

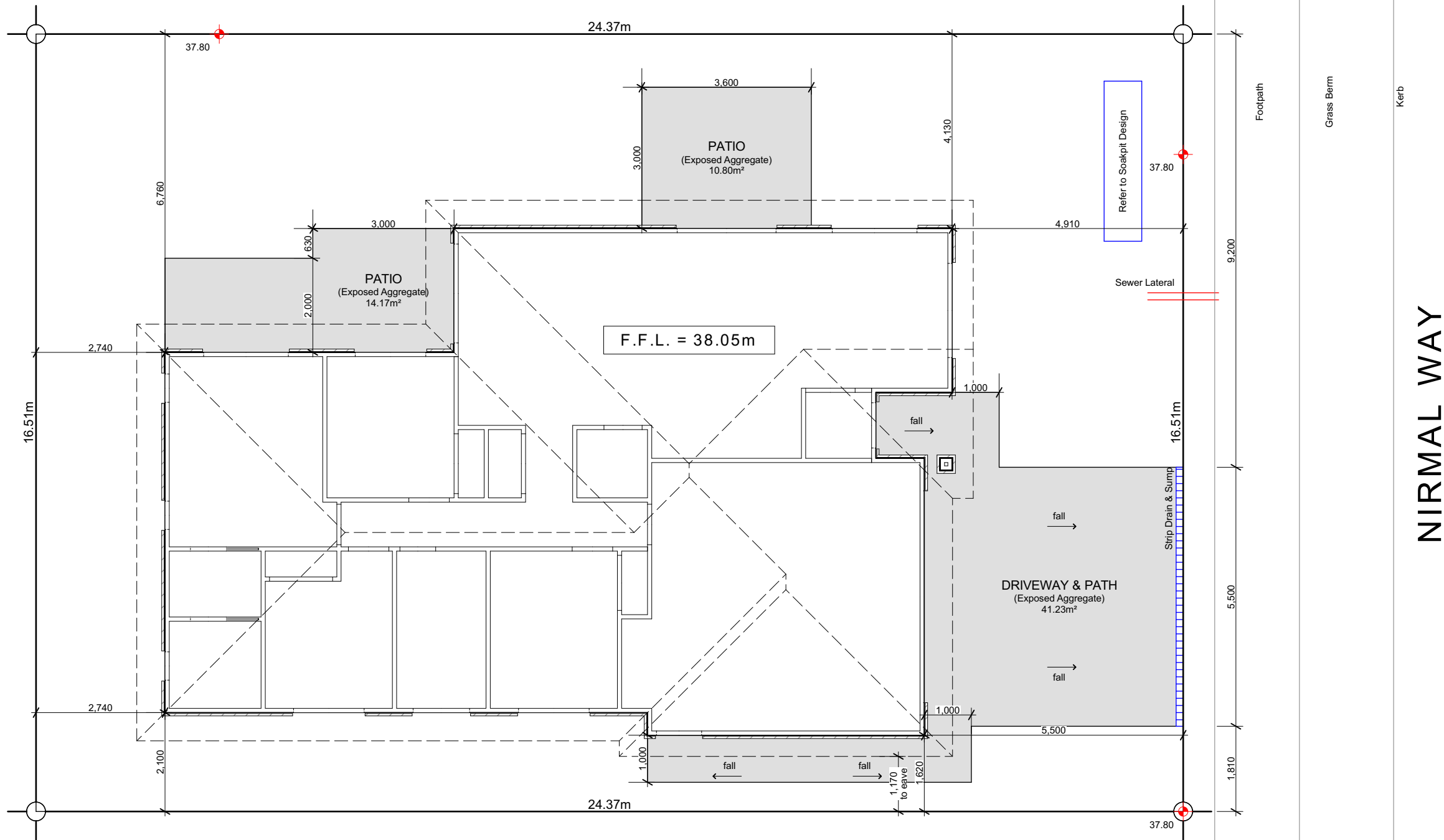
Revision	BC-1
Date	7/03/2024
File No.	23099 (ORH. 2419)

Sheet No.

0.01



Planning Approved
23/04/2024 jessica.broodryk



Sewer Manhole 10
Lid Level: 37.76

NIRMAL WAY

Site Info

Site Address	5 Nirmal Way Lemonwood Estate
Legal Description	Lot 44 DP 590653
Site Area	402m²
Roof Area*	196.63m²
Site Coverage	48.91%

Design Basis

Wind Zone	High
Earthquake Zone	2
Snow Zone	N4 < 100m
Exposure Zone	C

General Notes

- All dimensions shown are to face of foundation unless noted otherwise.
- Refer to Foundation Plan for foundation setout.
- Refer to Drainage Plan for specific drainage info.
- Refer to Sediment Control in Specification & implement where required.
- Driveway stormwater runoff to road when it does not flow over a footpath. Otherwise driveway stormwater runoff to be collected and disposed via soak pit located within property.
- All sealed driveway and patio areas to be min. 1:100 fall away from building.
- Site bearings, dimensions and North point to be confirmed upon Certificate of Title when issued.

Site Levels

- Coordinate system
NZGD2000 Mt Pleasant Circuit
Origin of Coordinates: MA 1 DP 507275
- Origin of Heights
Lyttelton Vertical Datum 1937
Masonry Anchor Fl in Channel
R.L. 38.02m
- (Sourced from Datum Surveying Drawing No 1084-AB01-AB04 Rev B)



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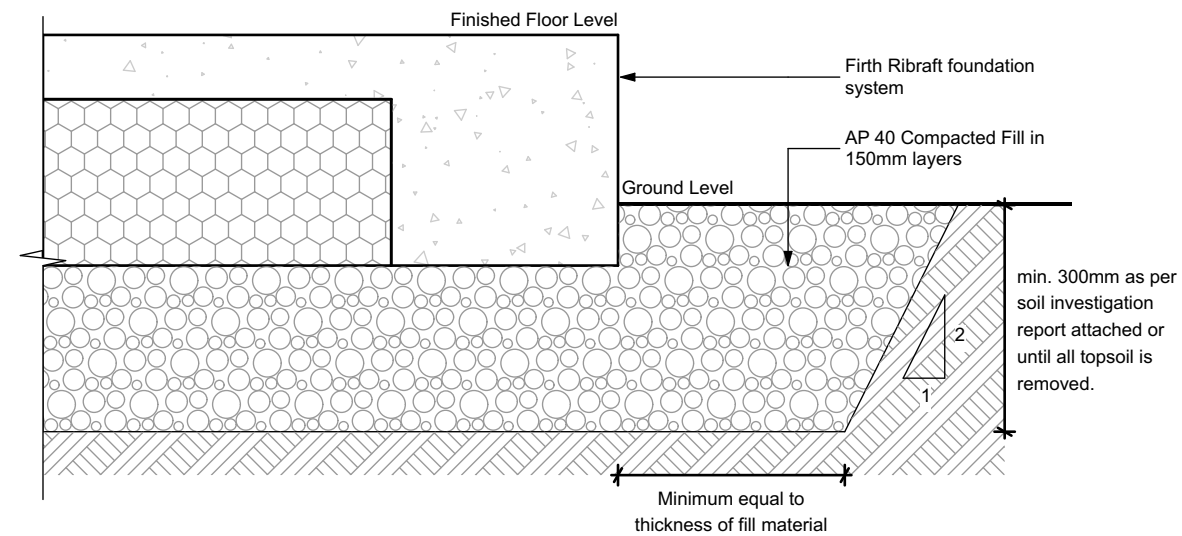
Site Plan

Scale 1:100 @ A3

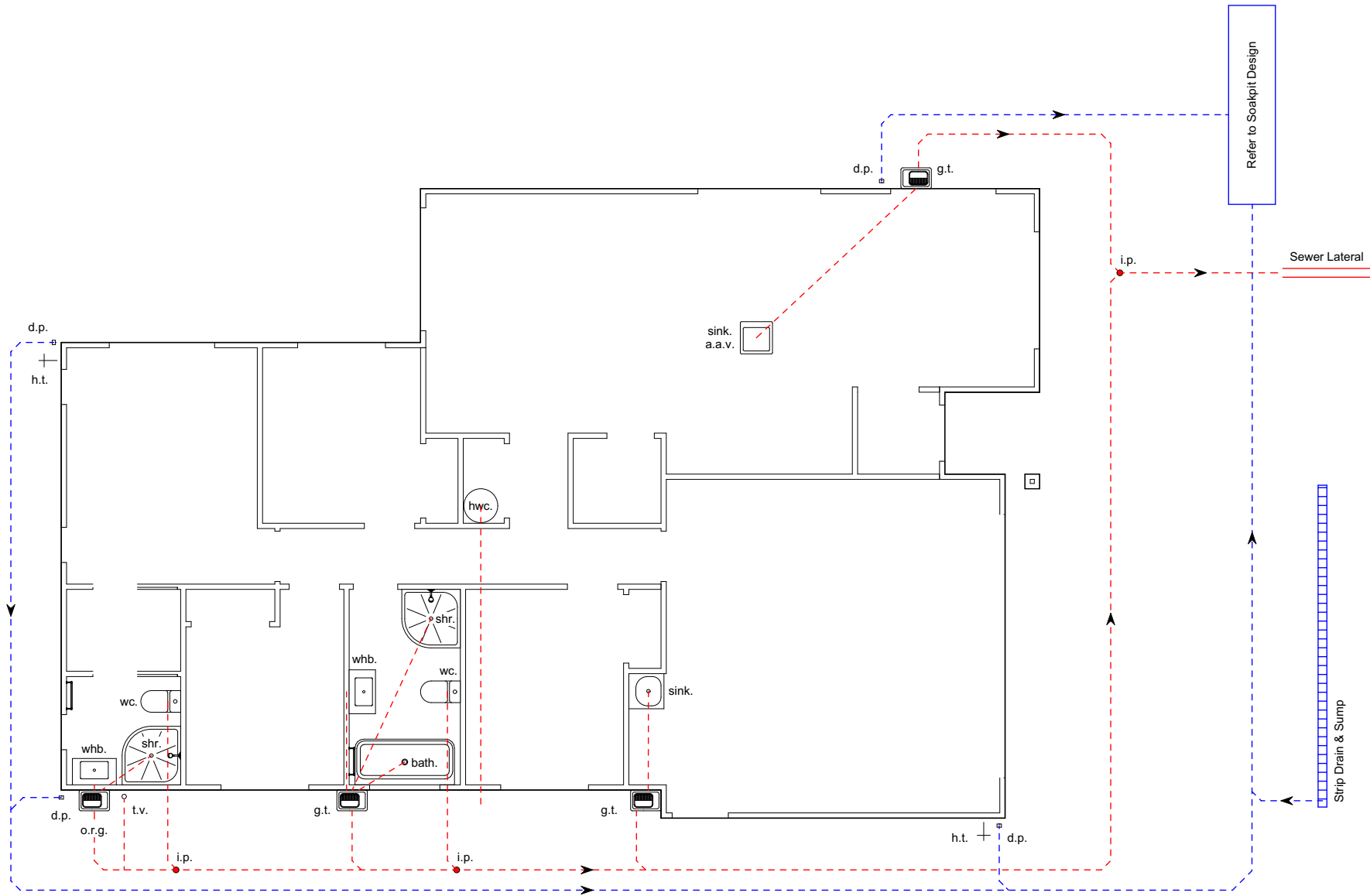
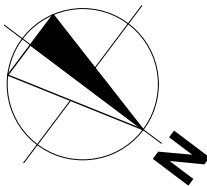
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1.01



D-10 Building Platform
Scale 1:10



Legend

---	Sewer Pipe
---	Stormwater Pipe
d.p.	Downpipe
o.r.g.	Overflow Relief Gully
g.t.	Gully Trap
i.p.	Inspection Point
a.a.v.	Air Admittance Valve
h.t.	Hose Tap

Plumbing Schedule (NZBC G13)

sink.	Sink	Ø50mm	@ 1:40
whb.	Basin	Ø40mm	@ 1:40
shr.	Shower	Ø40mm	@ 1:40
bath.	Bath	Ø40mm	@ 1:40
wc.	WC	Ø100mm	@ 1:60
hwc.	HWC	Ø40mm	@ 1:40
t.v.	Terminal Vent	Ø80mm	
v.	Branch Vent	Ø40mm	

HWC to be installed with a safety tray with Ø40mm uPVC overflow pipe and a Ø20mm copper relief drain pipe discharge onto visible ground. Vermin proof mesh to untrapped pipe.

Drainage Schedule (NZBC G13)

Sewer Drain	Ø100mm @ 1:60
Stormwater Drain	Ø100mm @ 1:60

Note: ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of the lowest fixture. Heatpump drain to be discharged over DP.

Plumbing General Note

Confirm all riser locations on site with manufacturers.



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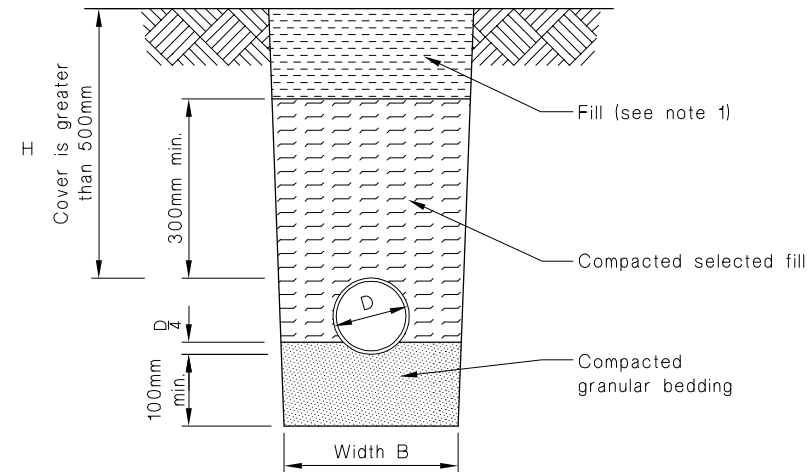
Drainage Plan

Scale 1:100 @ A3

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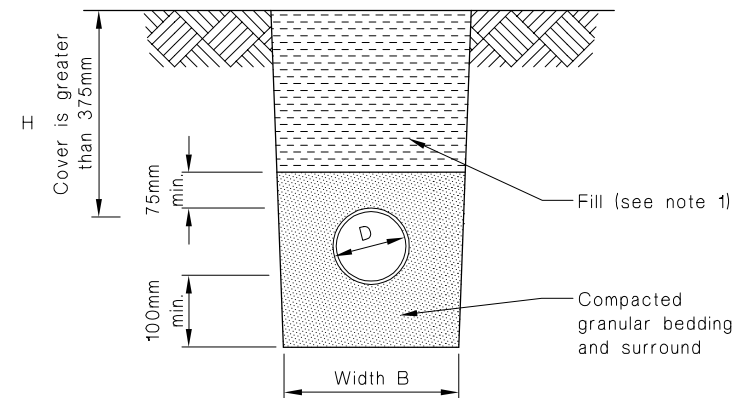
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Figure 7: Bedding and backfilling
Paragraphs 5.2.1, 5.3.1 and 5.4.1



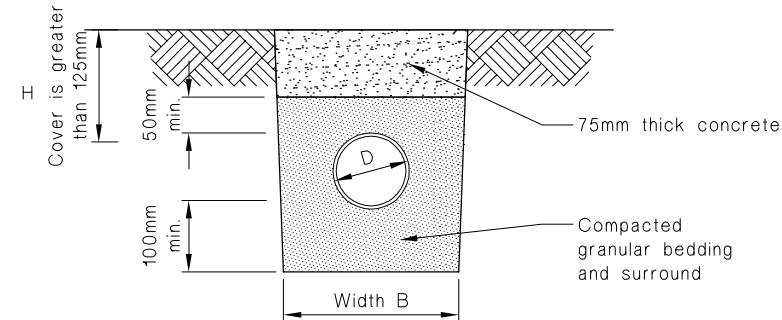
(a) Bedding type 'B' of NZS 7643

Cover greater than 500mm



(b) Bedding type 'D' of NZS 7643

Cover greater than 375mm



(c) Cover between 125mm and 375mm

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

Figure 8: Relationship of pipe trench to building foundation
Paragraph 5.6.1

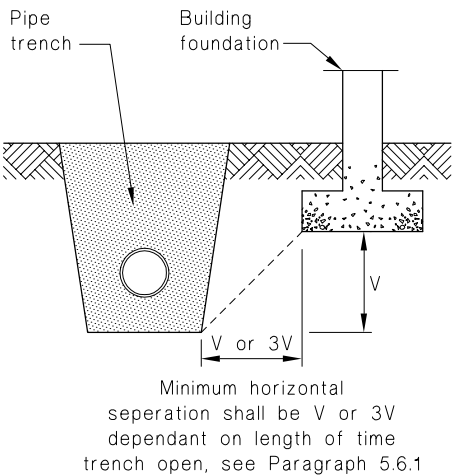
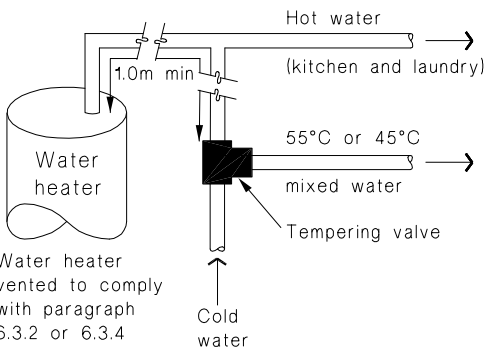
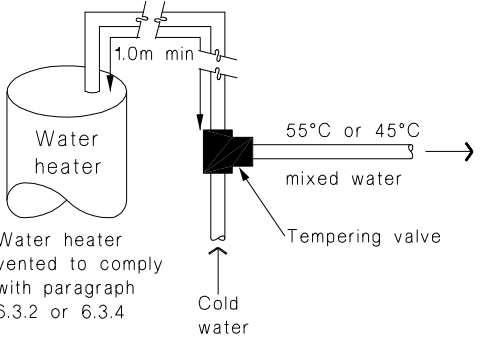


Figure 16: Tempering Valve Installation
Paragraph 6.14.2 a)



(a) With untempered water to laundry and kitchen fixtures and appliances

1.0m minimum copper pipe length from storage water heater



(b) Where all hot water is tempered

Note:
1. For optimum system efficiency the tempering valve, for other than a mains pressure system, may be located as low as practicable to achieve the manufacturer's recommended head, at the tempering valve.
2. 1.0m minimum copper pipe length from storage water heater.

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

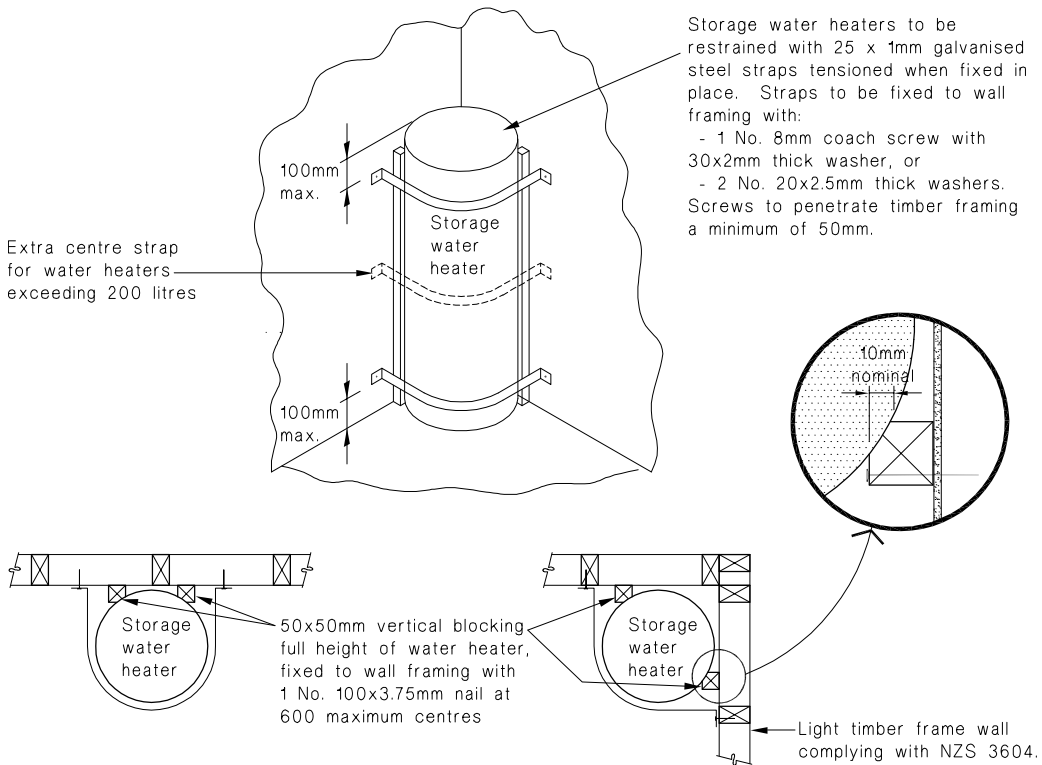
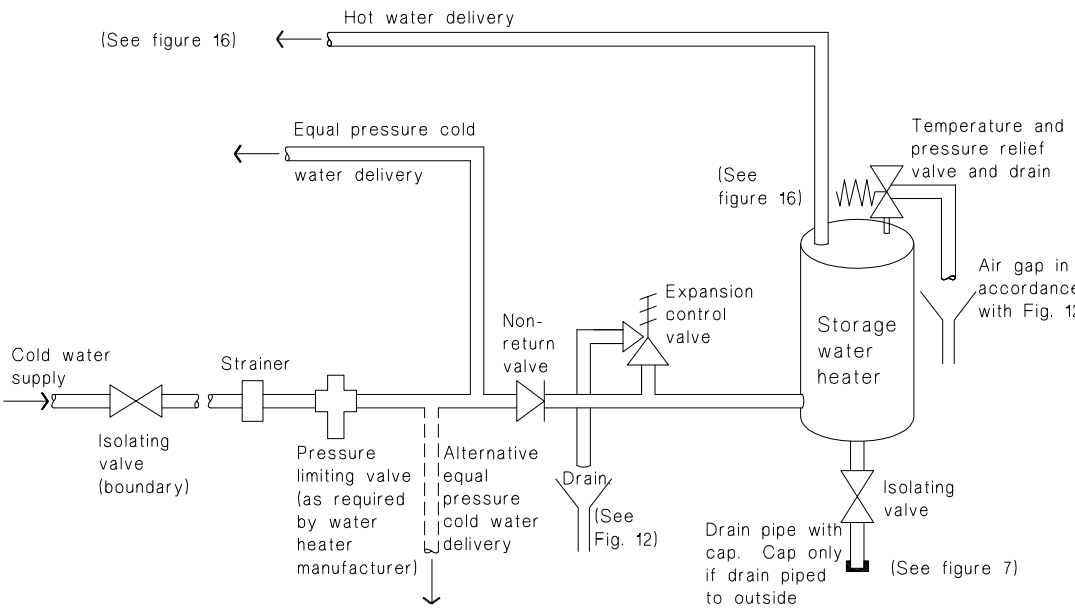
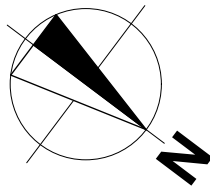


Figure 8: Mains Pressure Storage Water Heater System (unvented)
Paragraphs 6.1.2 and 6.2.1 b)





Building Area

Over Frame	153.10m ²
Perimeter	57.02m
Over Cladding	157.11m ²
Perimeter	57.58m
Roof Area*	196.63m ²
Perimeter	60.18m

*Roof area includes fascia & gutter.

General

Main Cladding	RCS Graphex
Feature Cladding	JH Linea Weatherboard
Roof Pitch	25°
Roofing	Pressed Metal Tiles (Corona Shake)
Stud Height	2.42m
Interior Door	1.98m high
Wardrobe Door	2.20m high
Cooktop	Ceramic Cooktop

Note: Kitchen layout indicative only, refer to Kitchen Design for details.

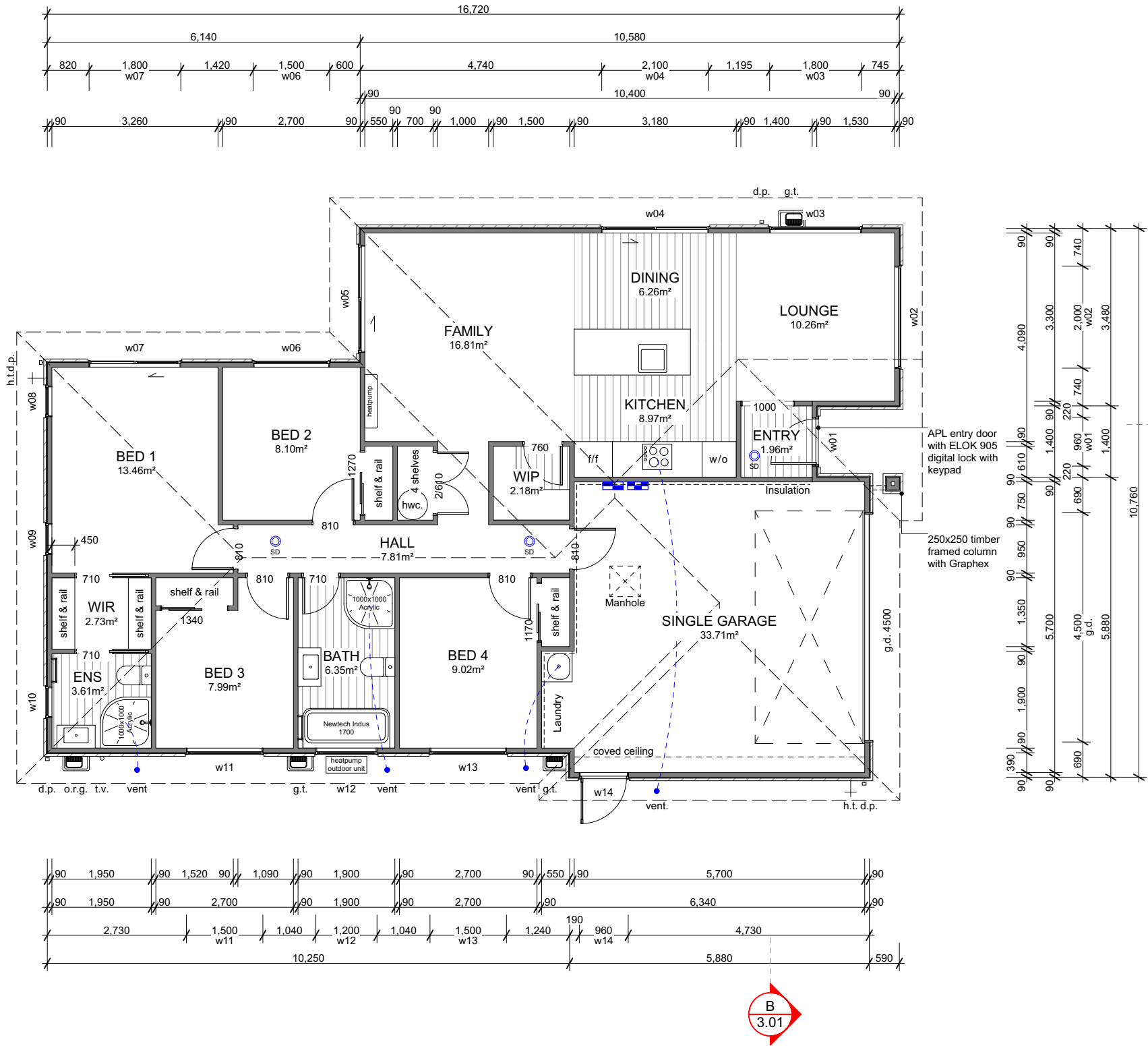
Legend

	Distribution Board & Smart Meter Box
	Data Box
	Smoke Detector with test and hush buttons to comply with NZBC F7/AS1

Floor Covering

	Carpet (excl. Garage)
	Vinyl Planks

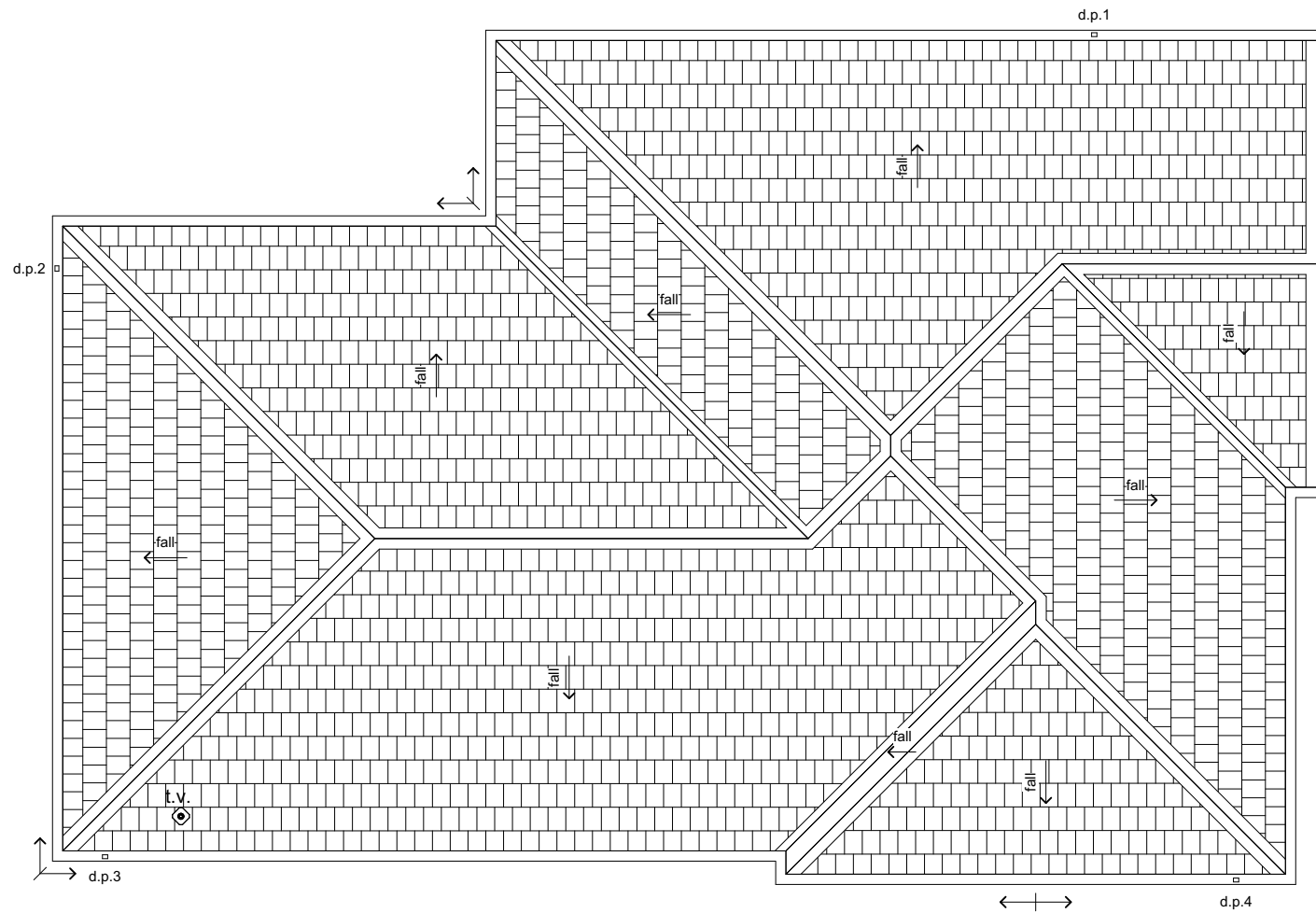
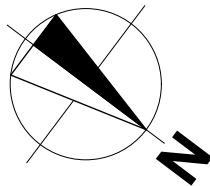
WINDOW SCHEDULE		
ID	H	W
w01	2,130	960
w02	750	2,000
w03	1,400	1,800
w04	2,130	2,100
w05	2,130	2,100
w06	1,400	1,500
w07	2,130	1,800
w08	1,400	600
w09	1,400	600
w10	1,400	600
w11	1,400	1,500
w12	1,100	1,200
w13	1,400	1,500
w14	2,130	960





Refer to Specification & Appendix for purlin / batten fixing, truss fixing, stud to top plate fixing & lintel fixing schedules.





Roof Cladding

25° Pressed metal tiles roofing over Thermakraft 215 roof underlay.

Fascia & Gutter

Colorsteel Quad gutter supported on 185mm Colorsteel fascia.

Downpipes

75x55mm Colorsteel downpipes with wall brackets.

Roof Penetrations

Seal all pipe penetrations with Dektite flashing kit as per specification.

Downpipe Catchment (Plan Area)

d.p.1	52m ²
d.p.2	47m ²
d.p.3	53m ²
d.p.4	37m ²

Roof Bracings

Refer to Truss Design.



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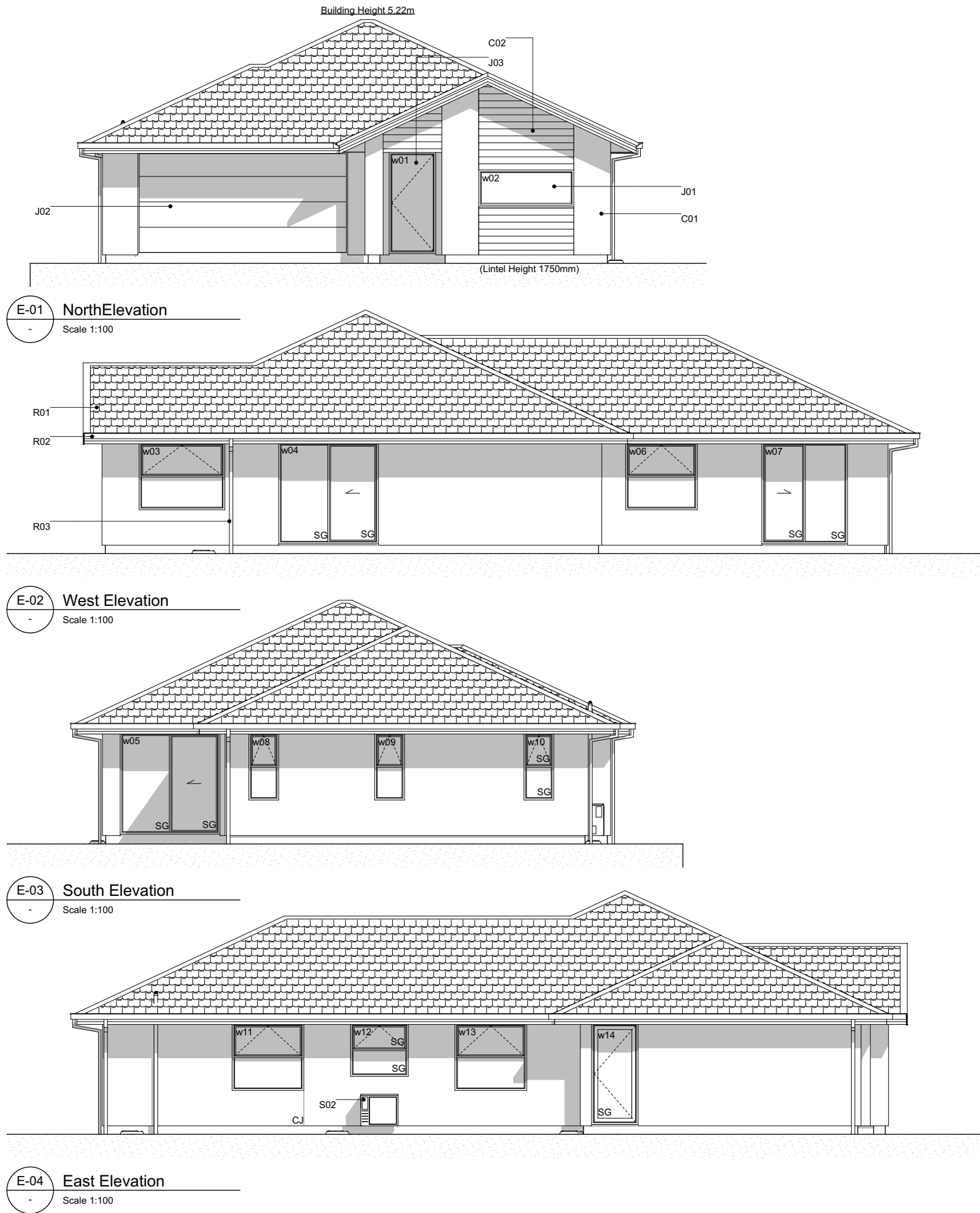
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Roof Plan

Scale 1:100 @ A3

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1.09



Elevation Keys

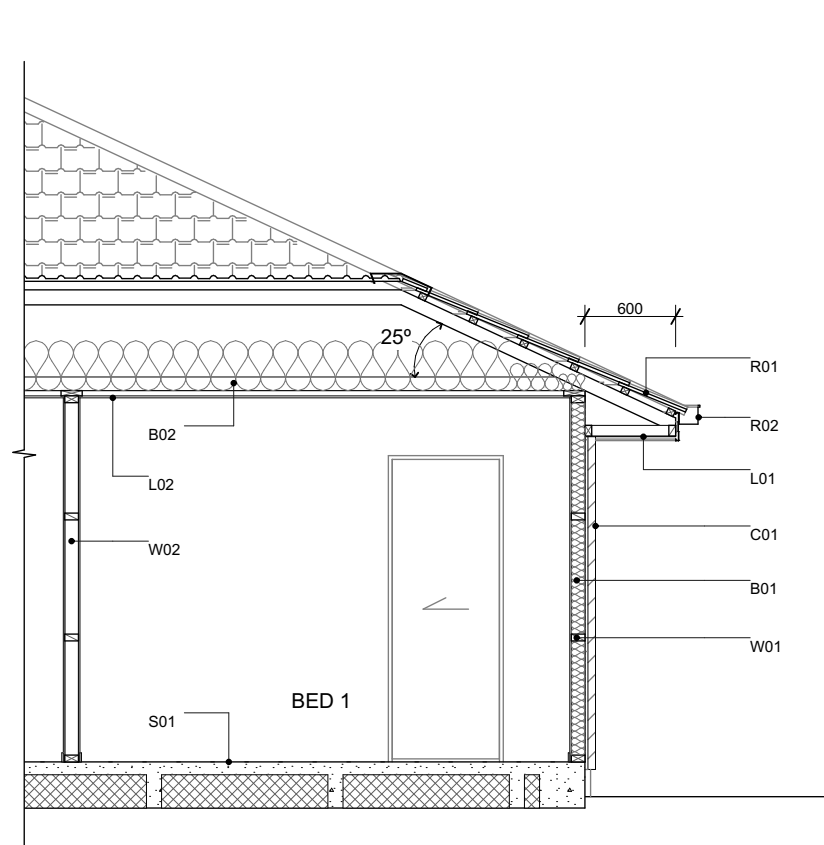
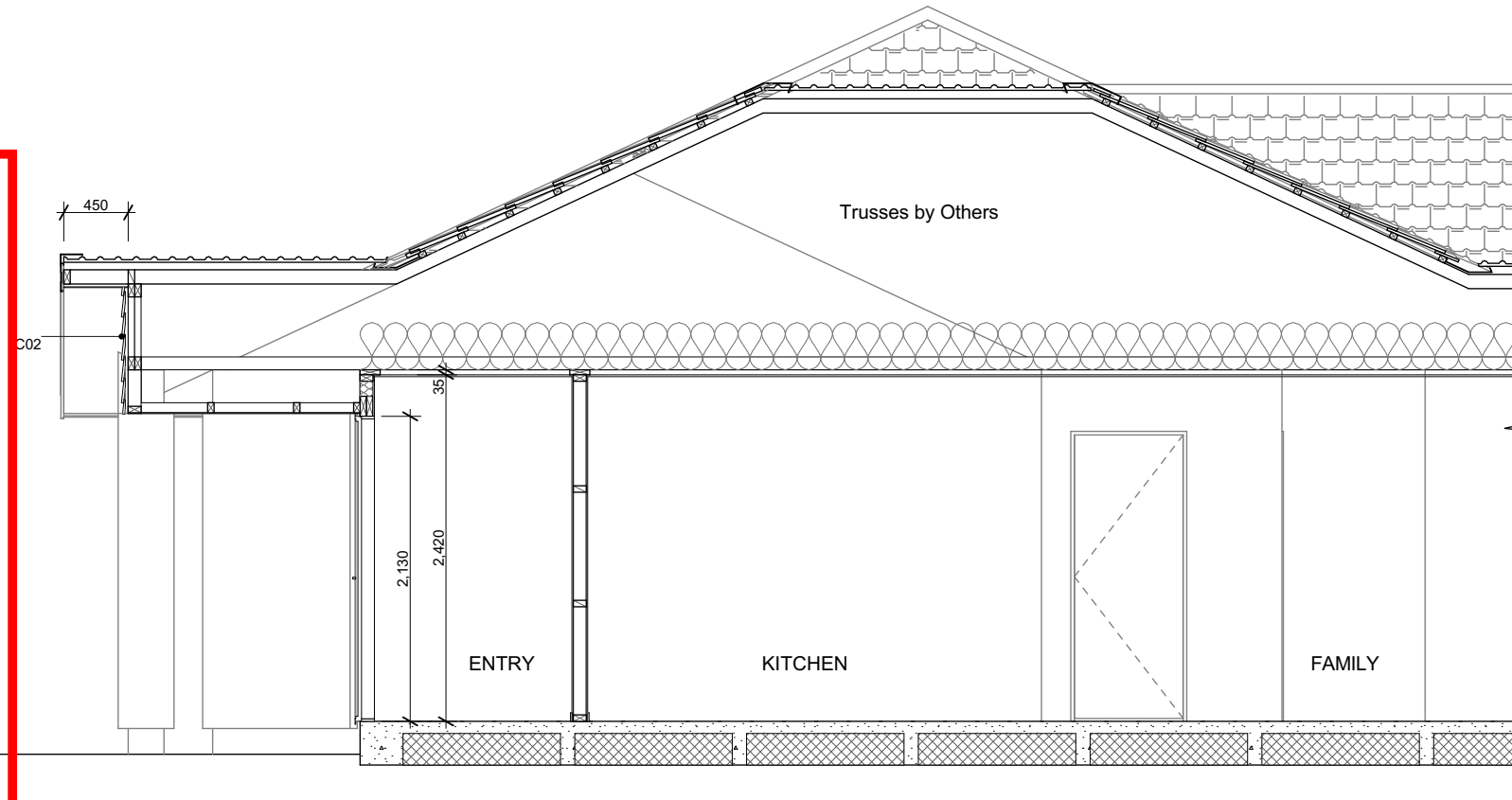
- | | |
|-----|--|
| C01 | RCS Graphex 50mm panel with plastered finish on 20mm cavity battens. |
| C02 | JH Linea weatherboard on 20mm cavity battens. |
| R01 | Pressed metal tiles roofing. |
| R02 | Colorsteel Quad gutter supported by Colorsteel 185mm fascia. |
| R03 | Colorsteel 75x55mm downpipes. |
| J01 | Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames. |
| J02 | Sectional garage door. |
| J03 | APL entry door in thermally-broken powder coated aluminium frames. |
| S01 | Drainage vent pipe. |
| S02 | Heatpump outdoor unit on wall bracket. |

Legend

- | | |
|-----|---------------|
| w01 | Window ID |
| SS | Security Stay |
| SG | Safety Glass |
| CJ | Control Joint |

General Notes

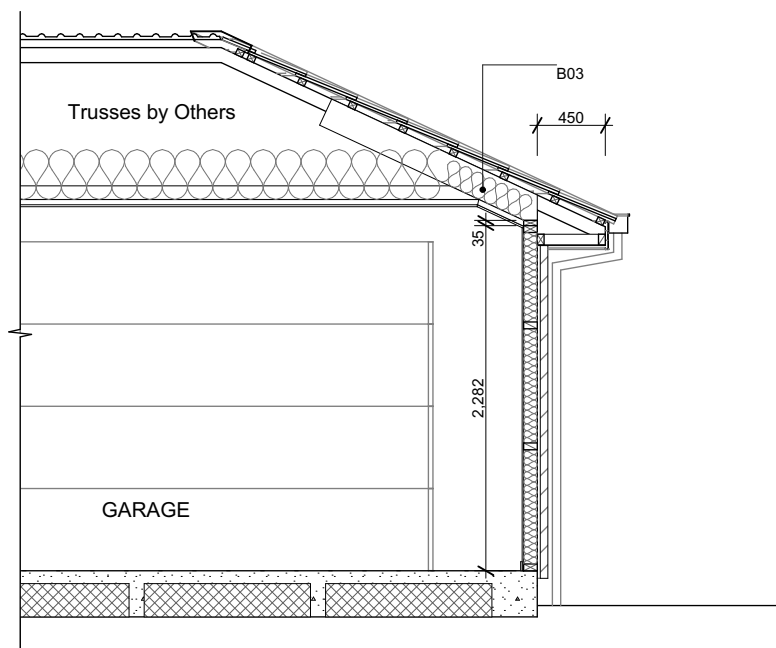
Driveway to fall from 20mm max. below garage rebate.



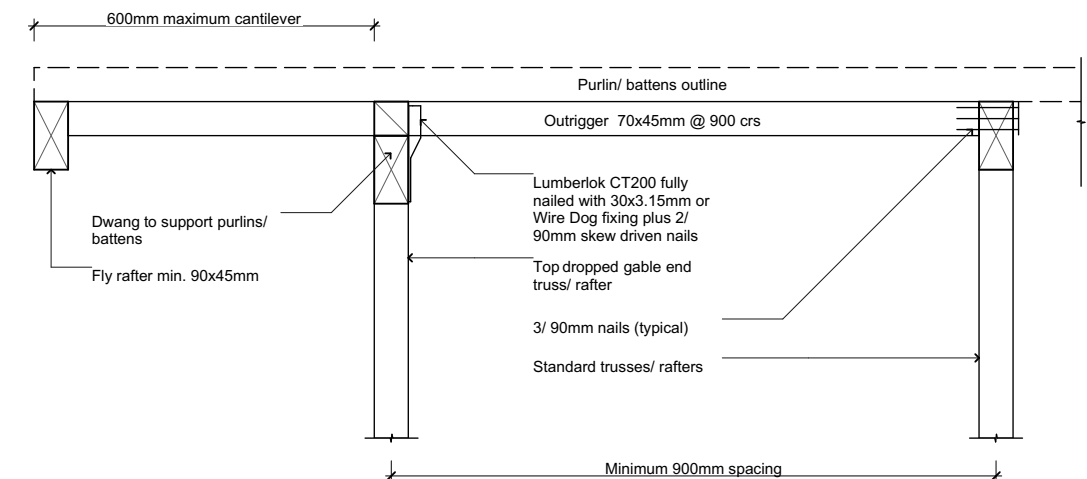
Section Keys

- C01 RCS Graphex 50mm panel with plastered finish on 20mm cavity battens over building wrap on timber framing.
- C02 James Hardie Linea weatherboard on 20mm cavity battens over building wrap on timber framing.
- W01 External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs. Top plates 90x45 + 140x35mm.
- W02 Internal walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs.
- S01 Ribraft floor slab and foundation.
- T01 Roof trusses as per Truss Design.
- R01 Pressed metal tiles roofing on 50x40mm timber battens over self-supported roof underlay on trusses.
- R02 Colorsteel Quad gutter on 185mm Colorsteel fascia.
- R03 75x55mm Colorsteel downpipes with wall brackets.
- J01 Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames. H3.1 timber reveals for painted finish.
- J02 Sectional garage door. H3.1 timber reveals for painted finish.
- B01 R2.8 wall insulation batts.
- B02 R7.0 ceiling insulation batts. Compressed insulation to fit at the first 500mm from the top plate as per manufacturer's instruction. Insulation baffle required to allow for the 25mm ventilation clearance.
- B03 R5.0 skillion insulation batts at coved ceiling.
- L01 4.5mm Hardie soffit linings for painted finish.
- L02 13mm Gib ceiling linings supported by 35mm Rondo ceiling battens @ 600mm crs. Stopped smooth for painted finish. (Wet area ceiling 13mm Gib Aqualine)
- L03 10mm Gib wall linings stopped smooth for painted finish. (Wet area wall 10mm Gib Aqualine)

Section A-A
Scale 1:50

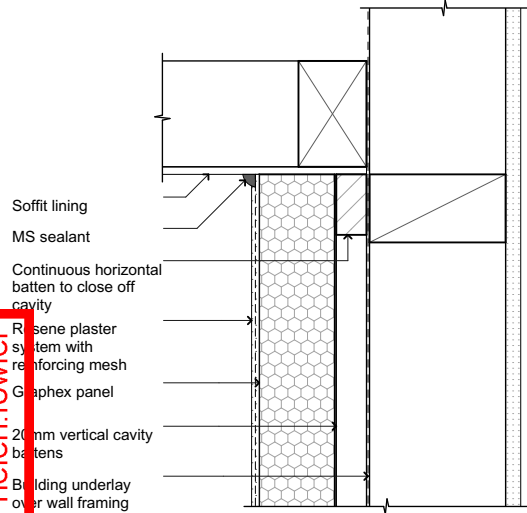


Section B
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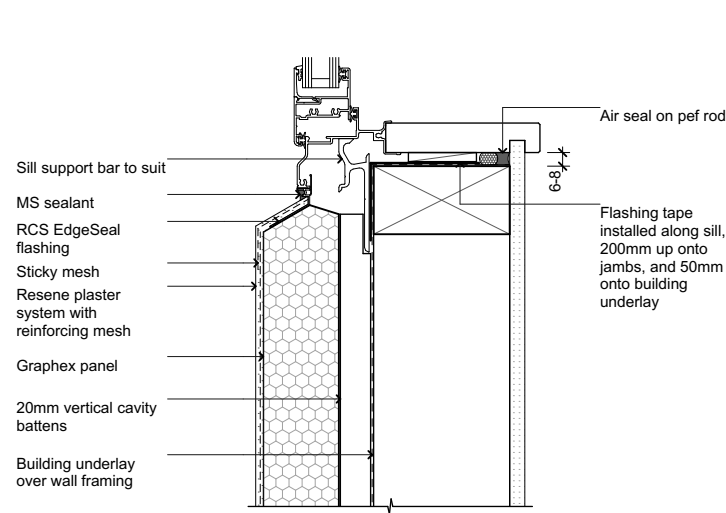


Outriggers Fixing Detail
Scale 1:10

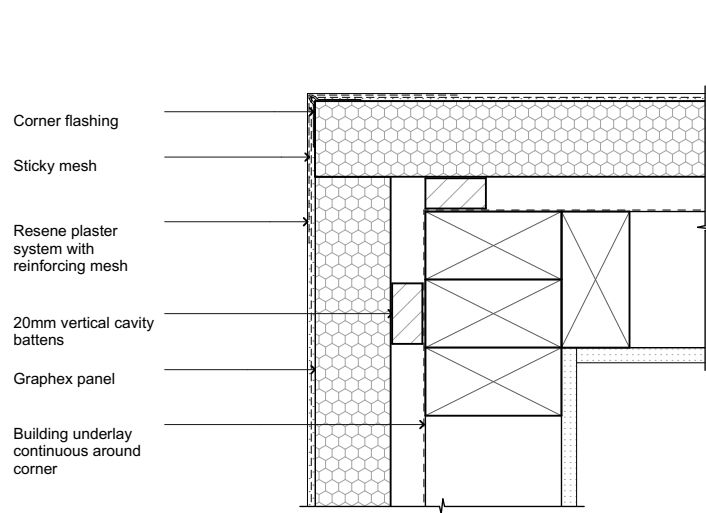
SDC - Approved Building Consent Document - BC240494 - Pg 15 of 17 - 7/05/2024 - helen.fowler



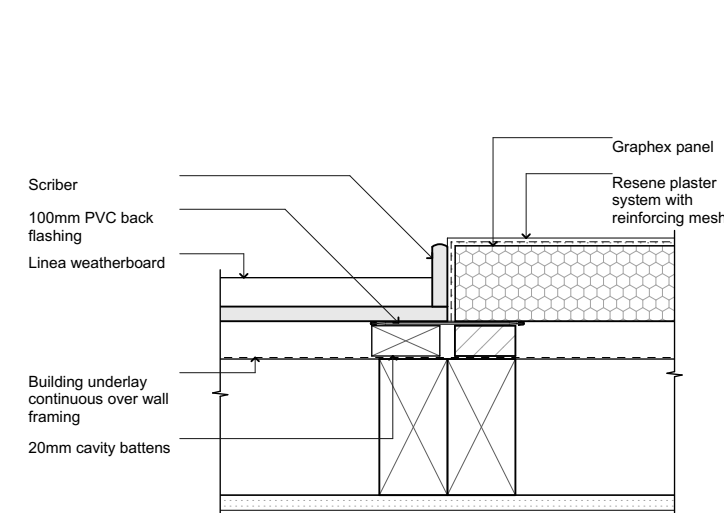
D-01 Graphex - Soffit Junction
Scale 1:5



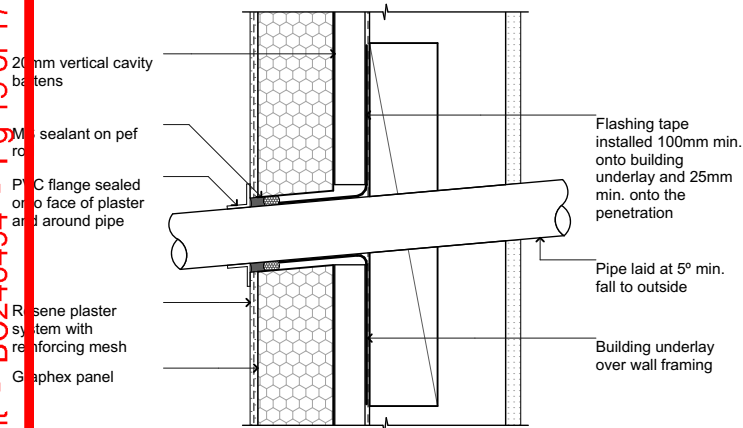
D-04 Graphex - Window Sill
Scale 1:5



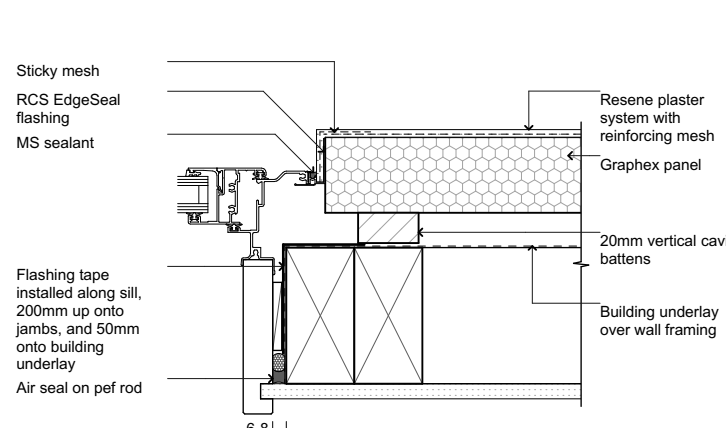
D-07 Graphex - External Corner
Scale 1:5



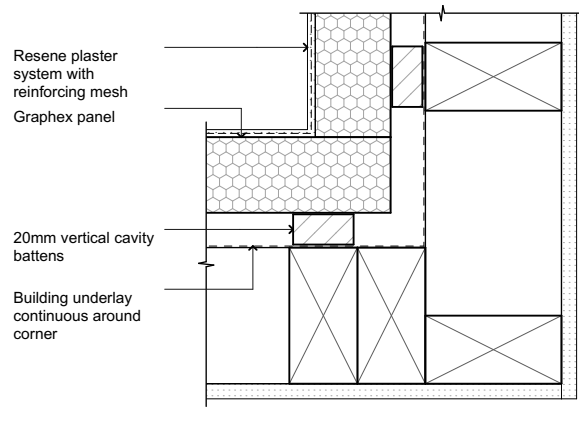
D-10 Graphex & WB - Vertical Junction
Scale 1:5



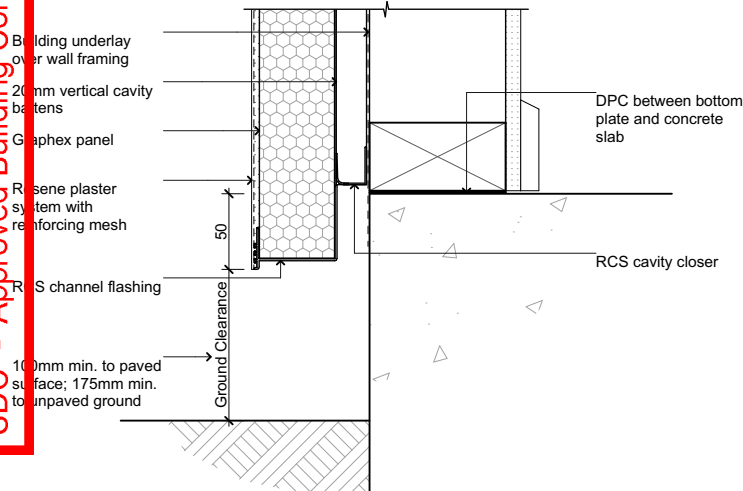
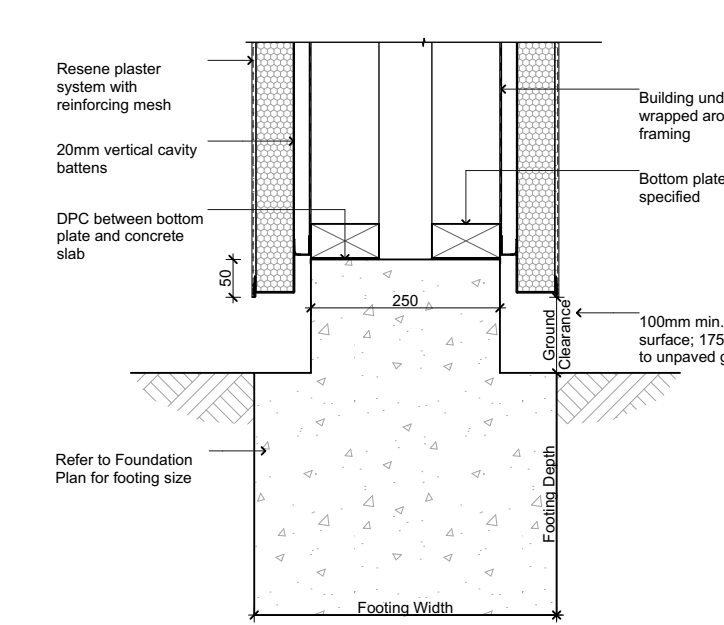
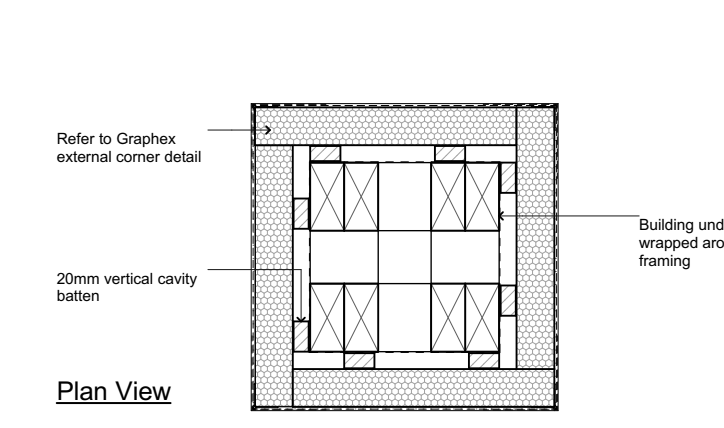
D-02 Graphex - Pipe Penetration
Scale 1:5



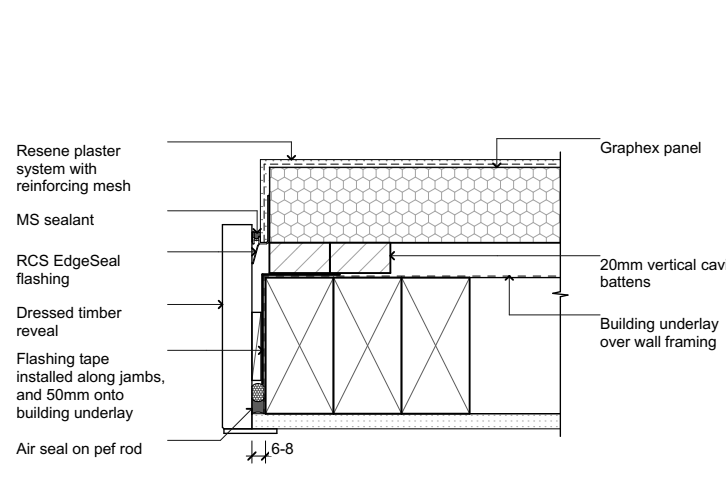
D-05 Graphex - Window Jamb
Scale 1:5



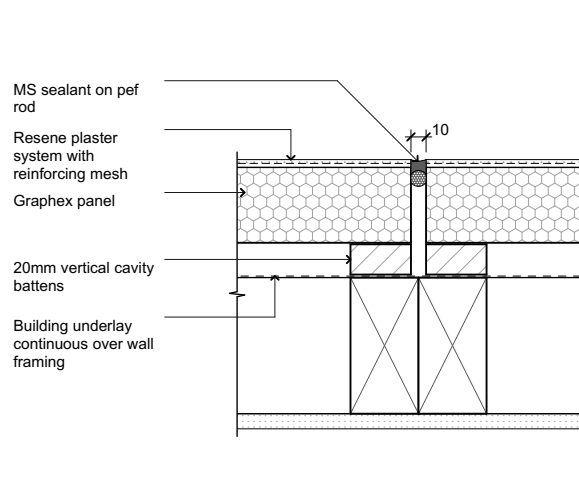
D-08 Graphex - Internal Corner
Scale 1:5



D-03 Graphex - Foundation Edge
Scale 1:5



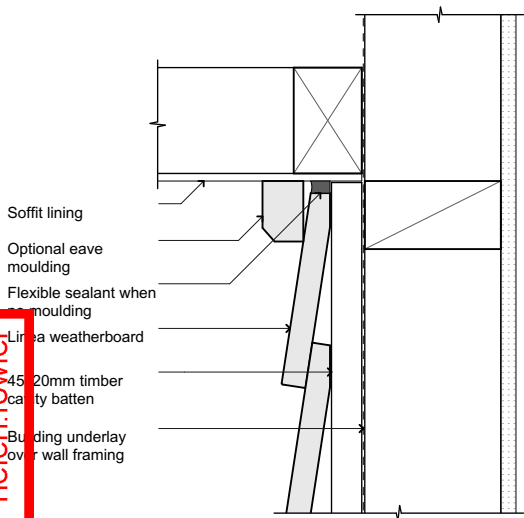
D-06 Graphex - Garage Door Jamb
Scale 1:5



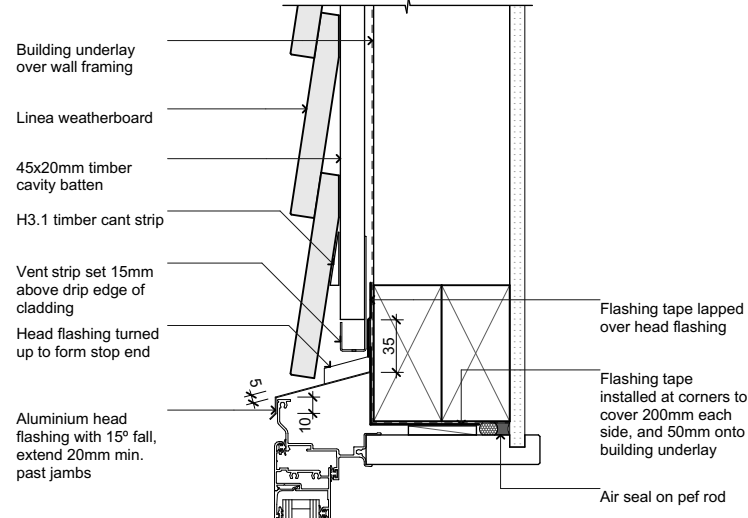
D-09 Graphex - Vertical Control Joint
Scale 1:5

D-11 Graphex - Column
Scale 1:10

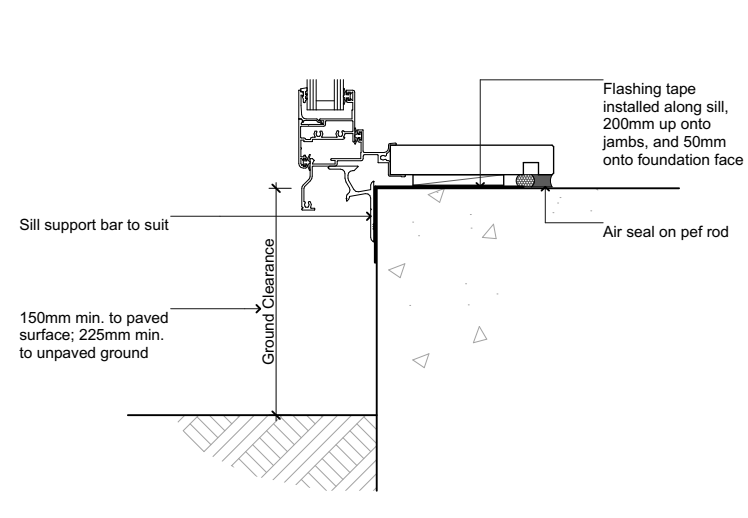
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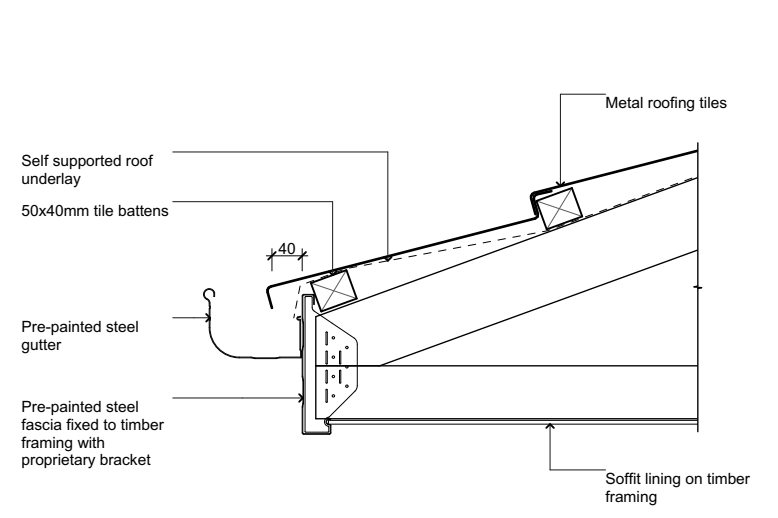
D-12 WB - Soffit Junction
Scale 1:5



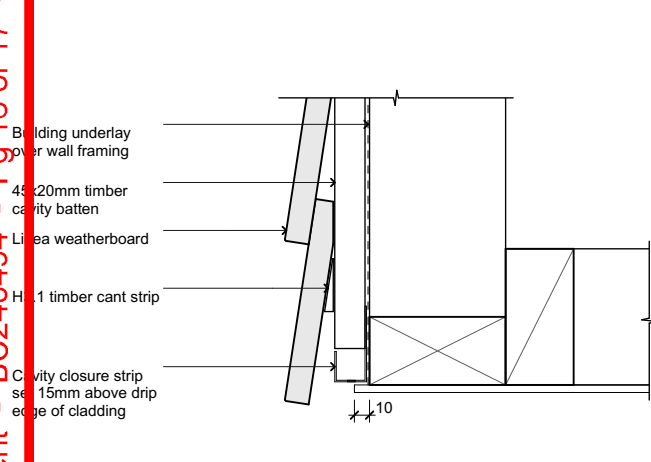
D-15 WB - Window Head
Scale 1:5



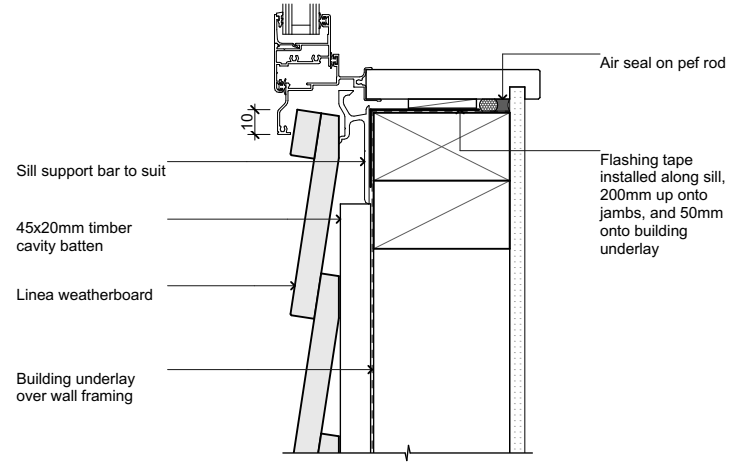
D-18 Window Sill to Slab (Lightweight Cladding)
Scale 1:5



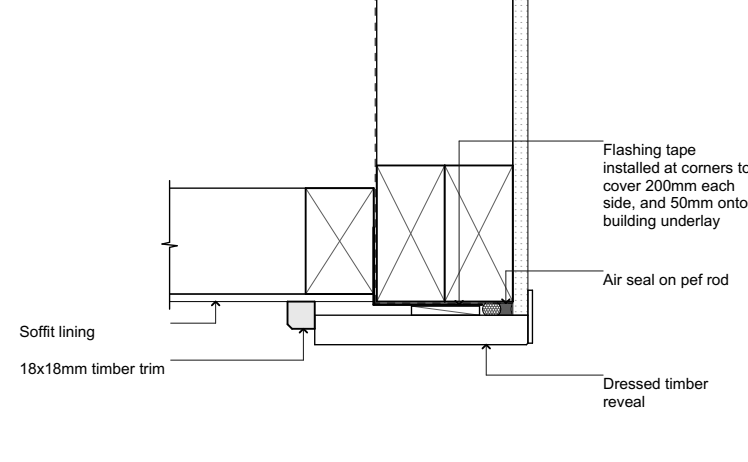
D-21 Metal Tiles - Eave
Scale 1:10



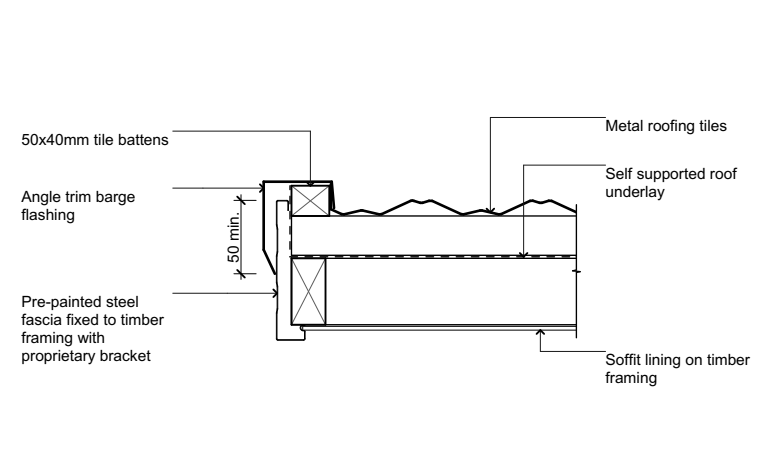
D-13 WB - Soffit Edge
Scale 1:5



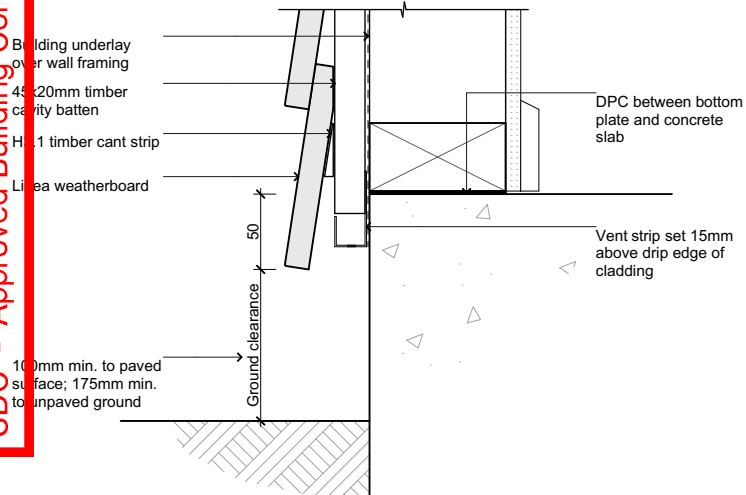
D-16 WB - Window Sill
Scale 1:5



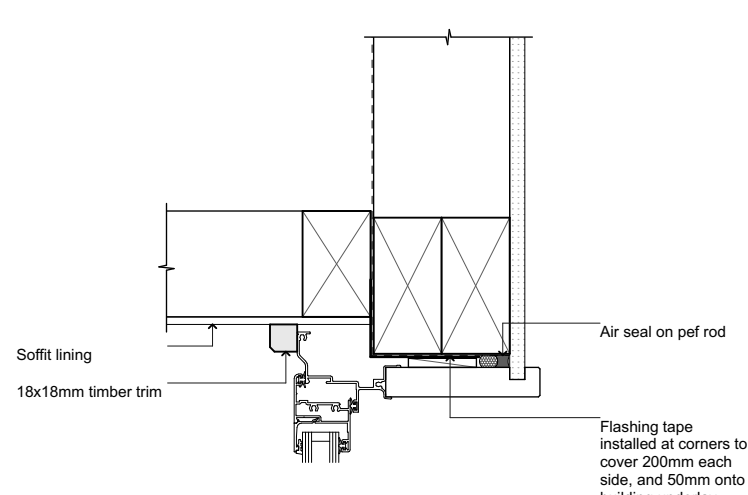
D-19 Garage Door Head to Soffit
Scale 1:5



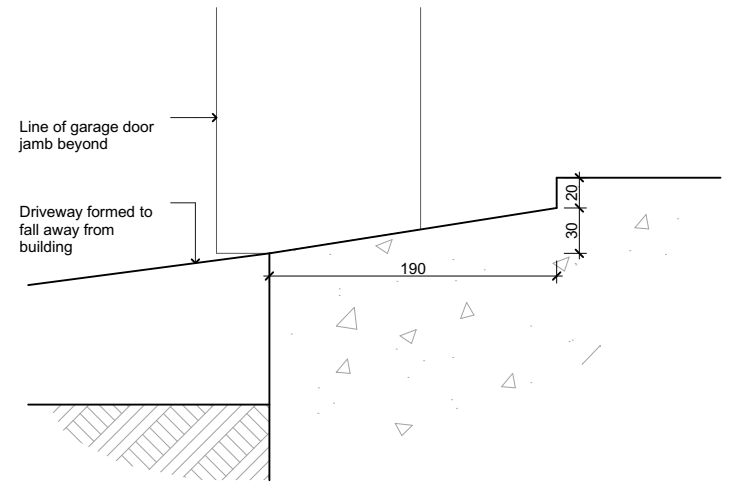
D-22 Metal Tiles - Barge
Scale 1:10



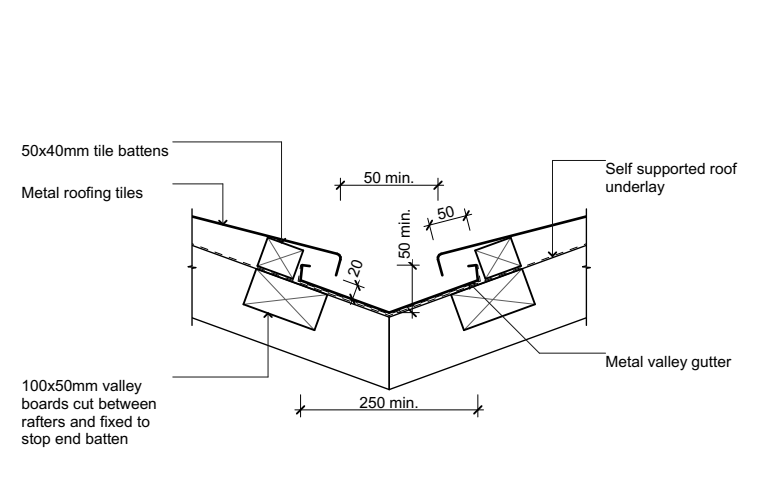
D-14 WB - Foundation Edge
Scale 1:5



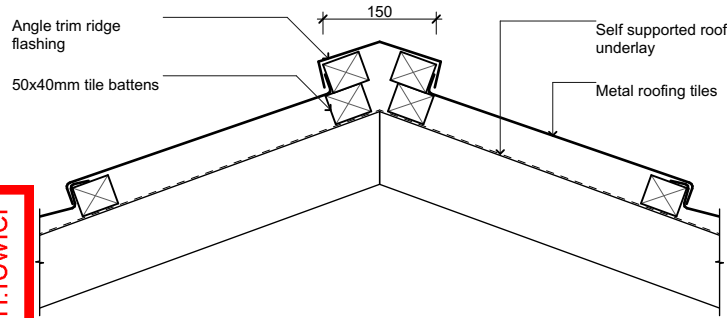
D-17 Window Head to Soffit
Scale 1:5



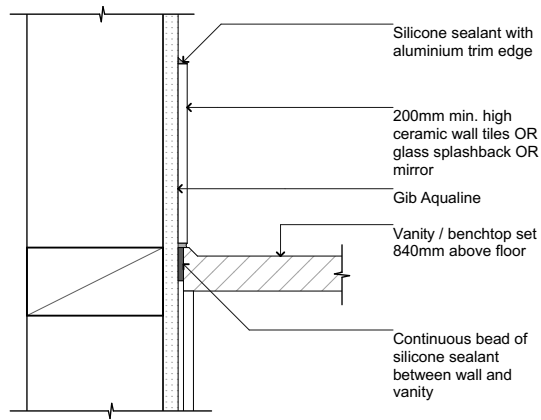
D-20 Garage Door Rebate
Scale 1:5



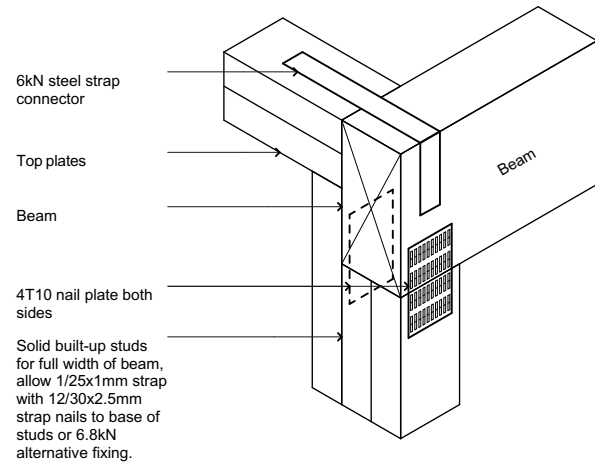
D-23 Metal Tiles - Valley
Scale 1:10



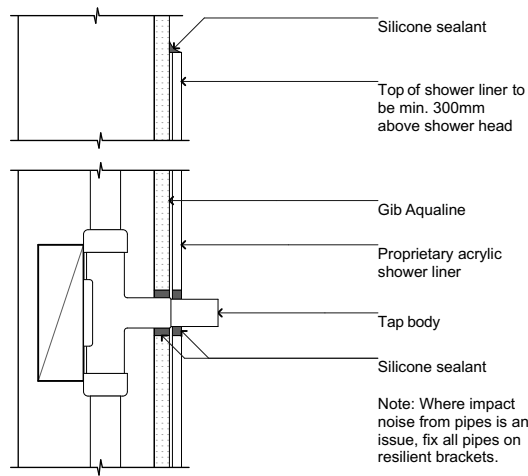
D-24 Metal Tiles - Ridge
Scale 1:10



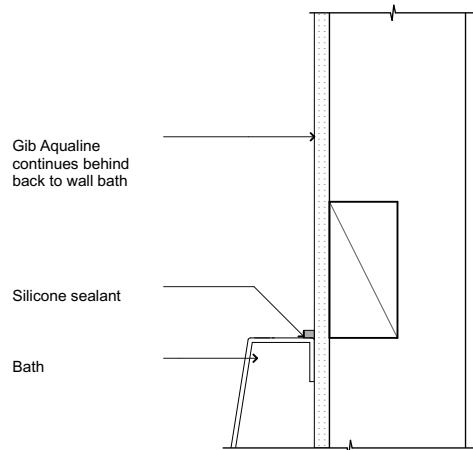
D-27 Vanity / Benchtop
Scale 1:5



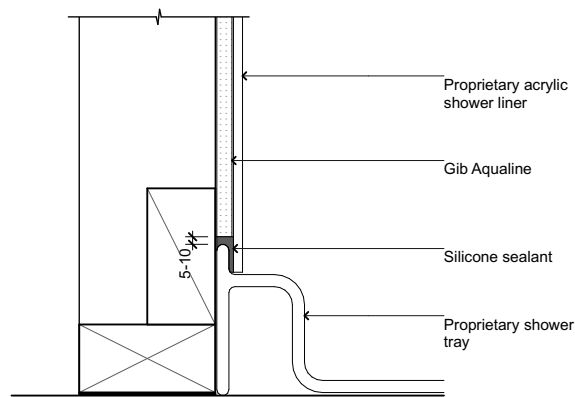
D-30 Beam to Corner Wall Connection
Scale NTS



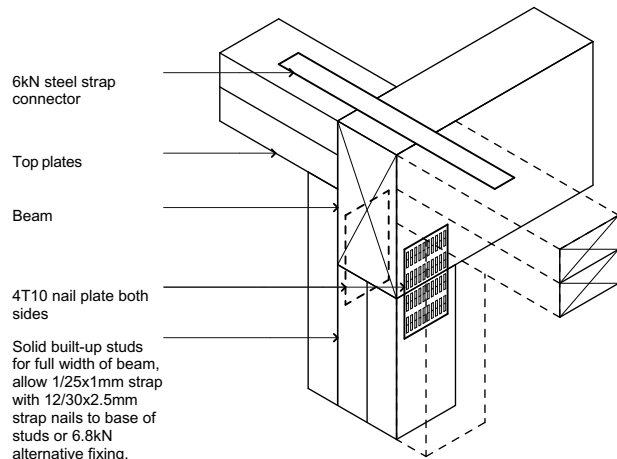
D-25 Acrylic Shower - Pipe Penetration
Scale 1:5



D-28 Bath to Wall Junction
Scale 1:5



D-26 Acrylic Shower - Base to Wall Junction
Scale 1:5



D-29 Beam to Flat Wall Connection
Scale NTS