

# Approved Building Consent Documents

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

Selwyn District Council  
Approved Building Consent Document

BC150538 - Pg 1 of 13

11/06/2015

lillej

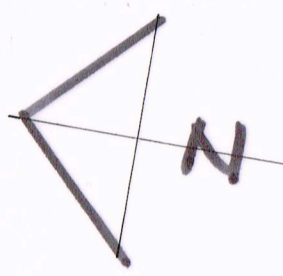
INSPECTION BOOKING TIMEFRAMES		
Telephone 03 347 2839		
Call received	<i>Before 3pm inspection will be done</i>	<i>After 3pm inspection will be done</i>
Monday	Wednesday	Thursday
Tuesday	Thursday	Friday
Wednesday	Friday	Monday
Thursday	Monday	Tuesday
Friday	Tuesday	Wednesday

SITE COVERAGE:  
 SITE AREA = 582m<sup>2</sup>  
 HOUSE COVER = 209.6m<sup>2</sup>  
 ∴ 36% COVER

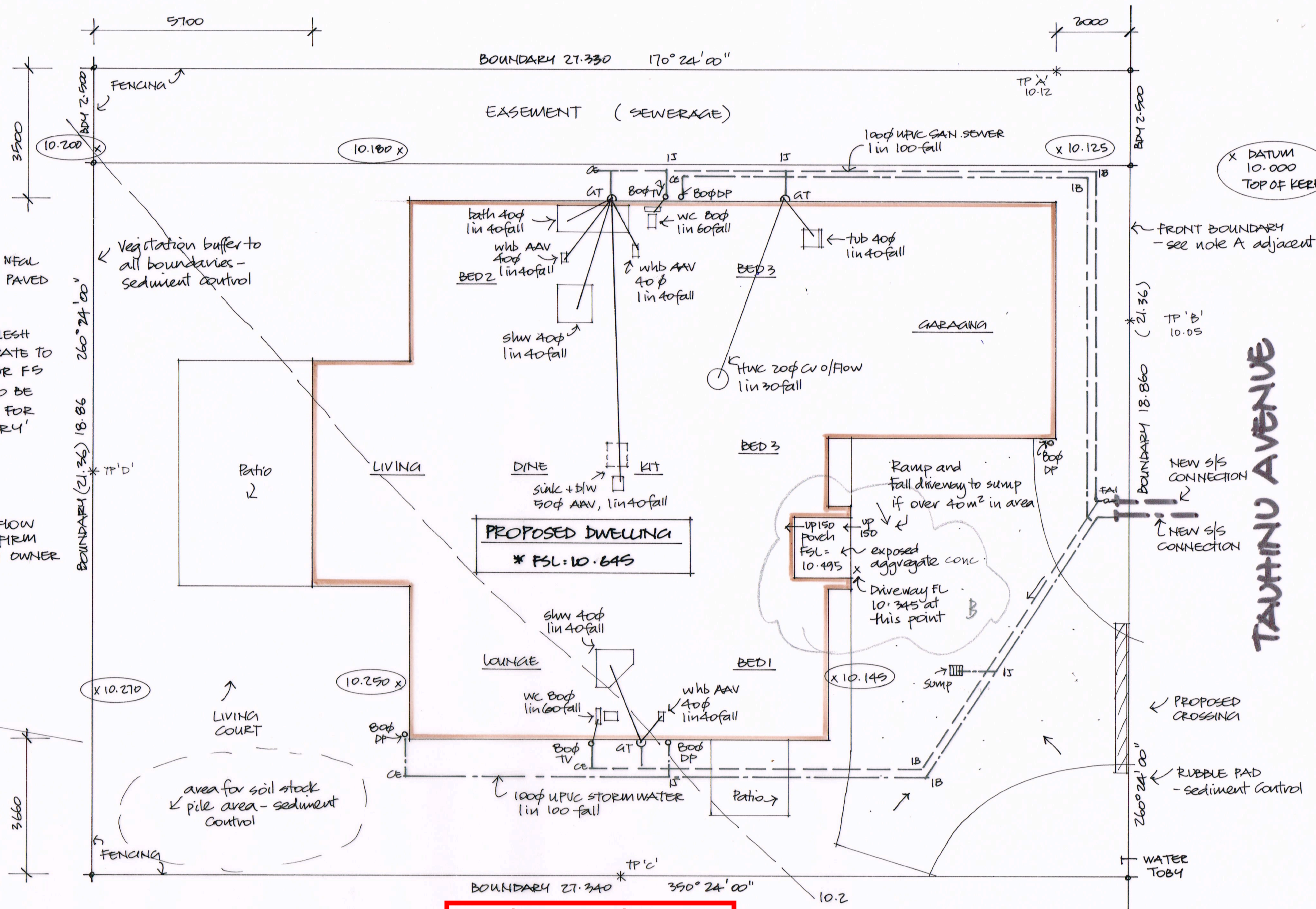
MIN. HEIGHTS:  
 BRICK TO PAVING - 100min  
 BRICK TO NEAL - 150min  
 OTHER CLADDINGS - 225min NEAL  
 - 150min PAVED

NOTE 'A' PROVIDE LINK MESH  
 TEMPORARY FENCING + GATE TO  
 FRONT BOUNDARY AS PER FS  
 (see A4 attached) AND TO BE  
 FULLY CLOSED + LOCKED FOR  
 OUT OF HOURS - 'NO ENTRY'  
 SIGNAGE TO BE ATTACHED

HEAT PUMPS =  
 CONNECT HEAT PUMP OVERFLOW  
 DRAIN TO GULLY TRAP. CONFIRM  
 HEAT PUMP LOCATION WITH OWNER  
 PRIOR TO POURING SLAB.



LOT 188  
 DP 480767  
 AREA 582m<sup>2</sup>



**SITE PLAN 1:100**  
 DRAINLAYER TO CONFIRM LAYOUT

Selwyn District Council  
 Approved Building Consent Document  
 BC150538 - Pg 2 of 13  
 11/06/2015 lillej

ⓑ House siting altered for Easement

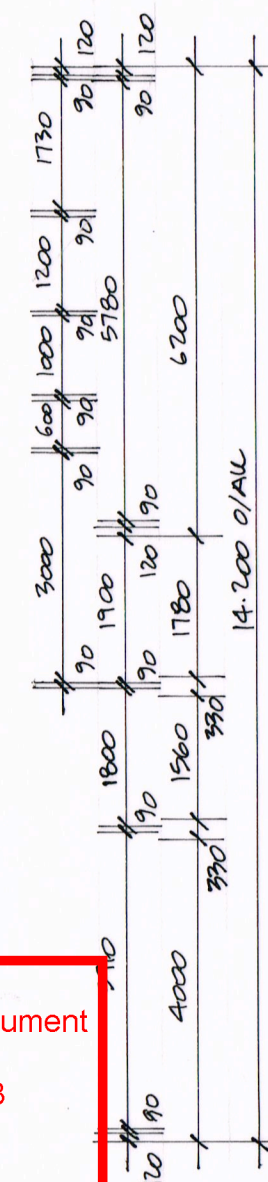
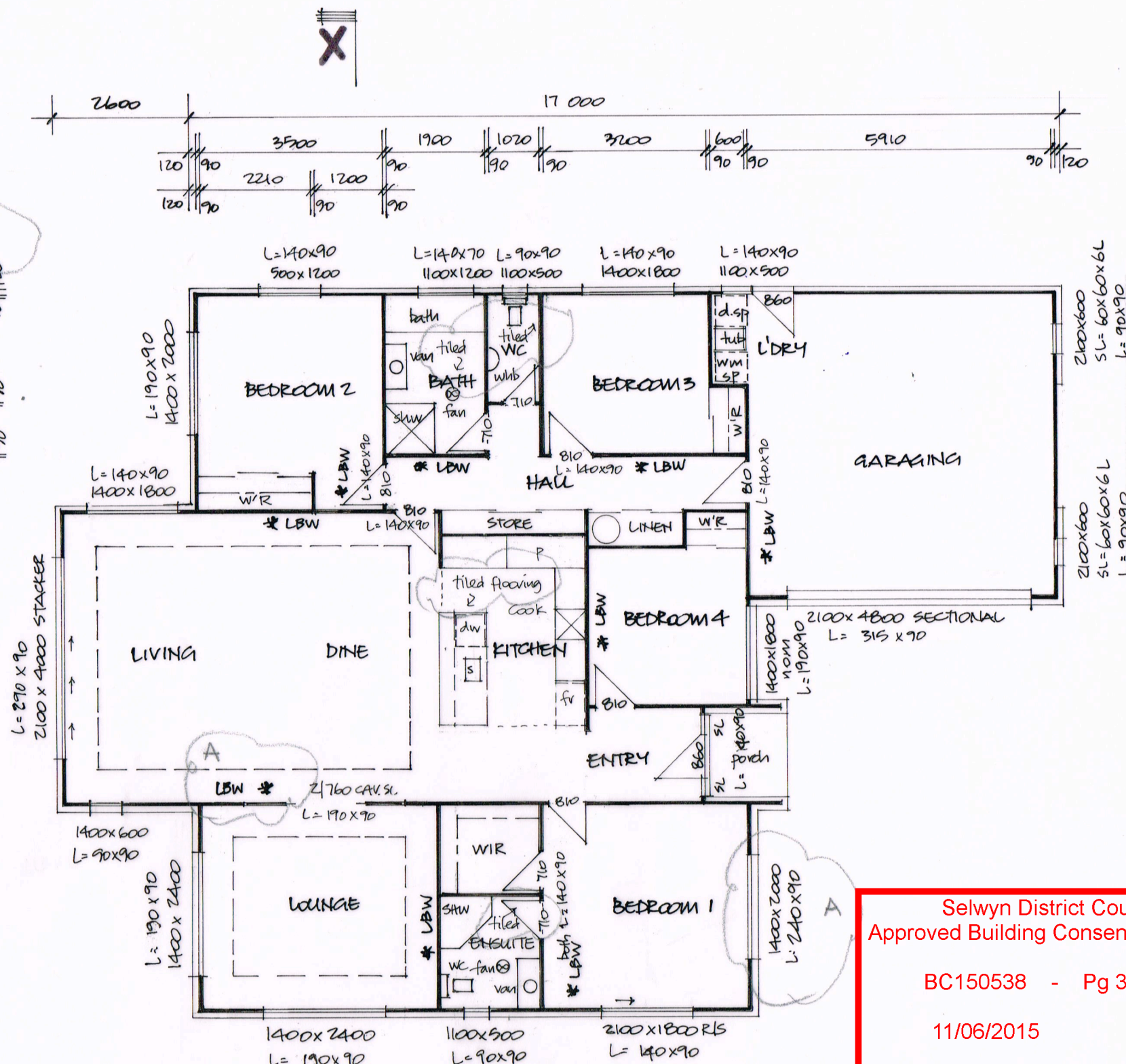
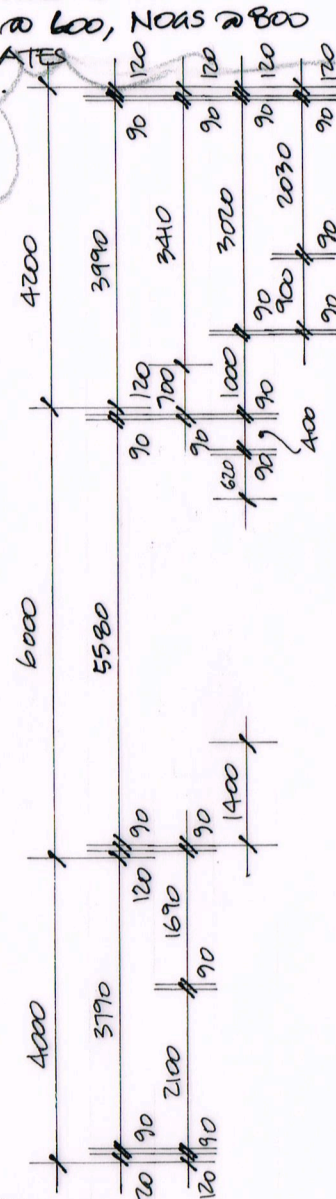
NGS DESIGN  
 181 GEORGE ST  
 INVERCARGILL 9810  
 03-2179401

**PROPOSED DWELLING AT 102 TAUPINO AVENUE, LINCOLN**



- DESIGNED FOR ZONE I EQ, HIGH WIND + 1 KPA SNOW LOADS.
- CONFIRM ALL DIMENSIONS ON SITE.
- SINK min size = 300 $\phi$ , 125 deep
- TUB min size = 400 $\phi$ , 200 deep
- SL = STEEL LINTEL SIZE

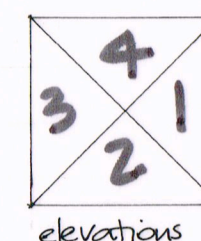
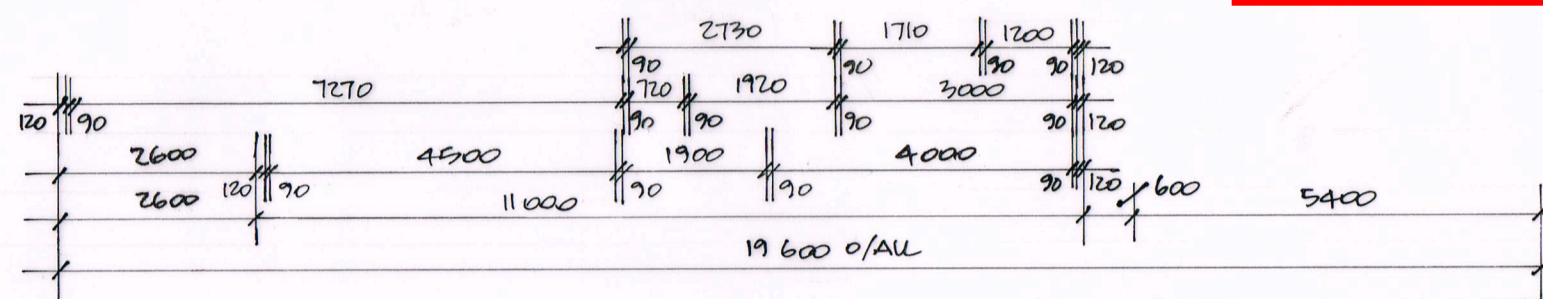
- STUDS TO ALL WALLS TO BE 90x45 H-2 S48 @ 600, NAILS @ 800 H3.1 BOTTOM PLATES TO EXT. WALLS
- INTERNAL WOOD BEARING WALLS SHOWN AS:
  - \* LBW (also refer truss design info)



11/06/2015 lillej

KITCHEN, BATH, WC, ENSUITE, LDY:

All floors to be tiled  
All walls to be painted  
Silicon seal all fittings against  
the walls to seal off any potential  
moisture movement. splash backs  
to van's + bath - see A4 attached.



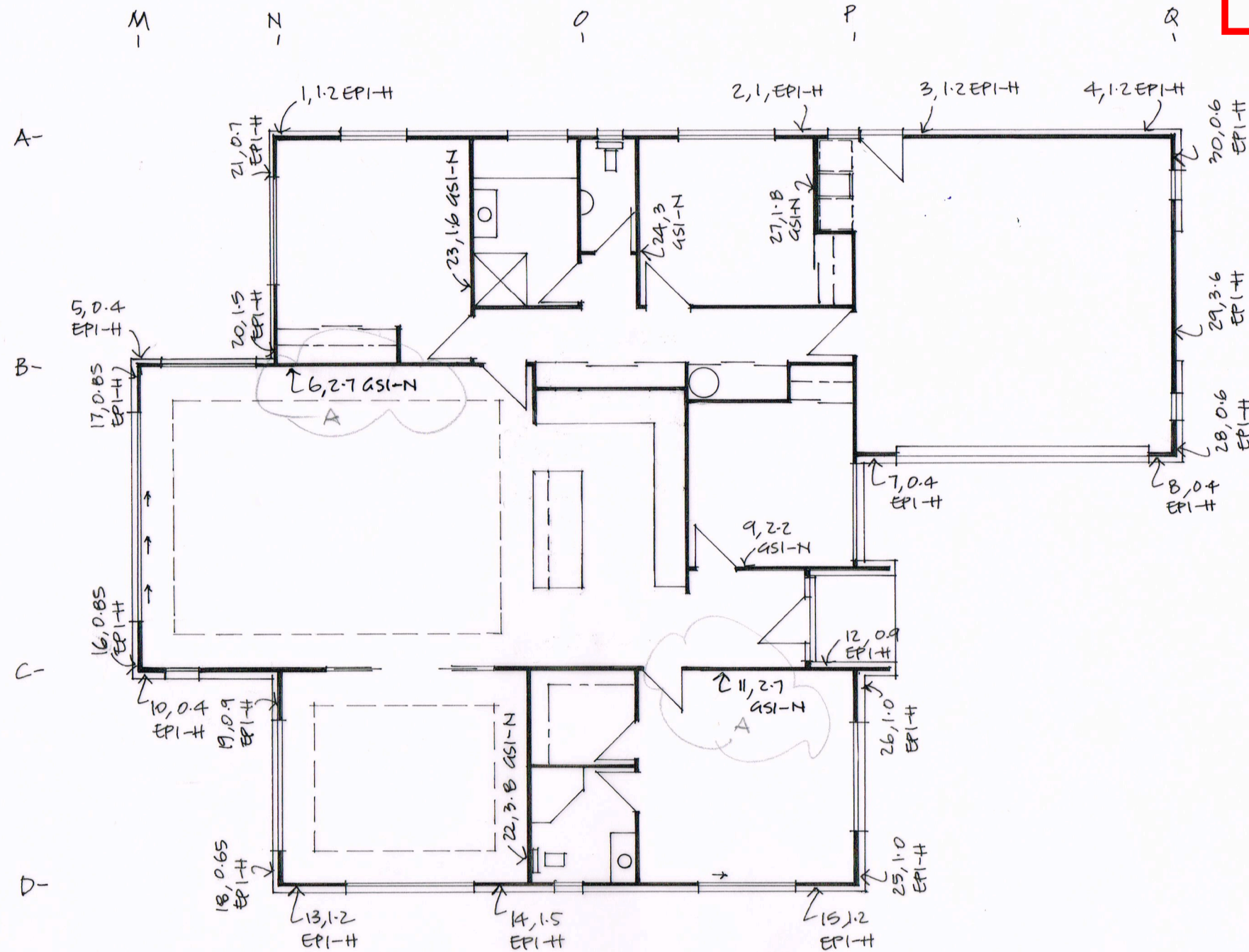
FLOOR PLAN 1:100

$$\text{AREA} = 207.2 \text{ m}^2$$

Ⓐ tiled floors shown  
All lintels added  
Int LBN identified  
stud size listed

PROPOSED DWELLING AT LOT 188 TAUHINU AVE, LINCOLN.





KEY=

Brace No.      ↑      17, 1.2, EPI-H      ↑      Brace length      ↑      Brace type  
(H - hold down bolts  
N - bolts not req'd)

## BRACING PLAN 1:100

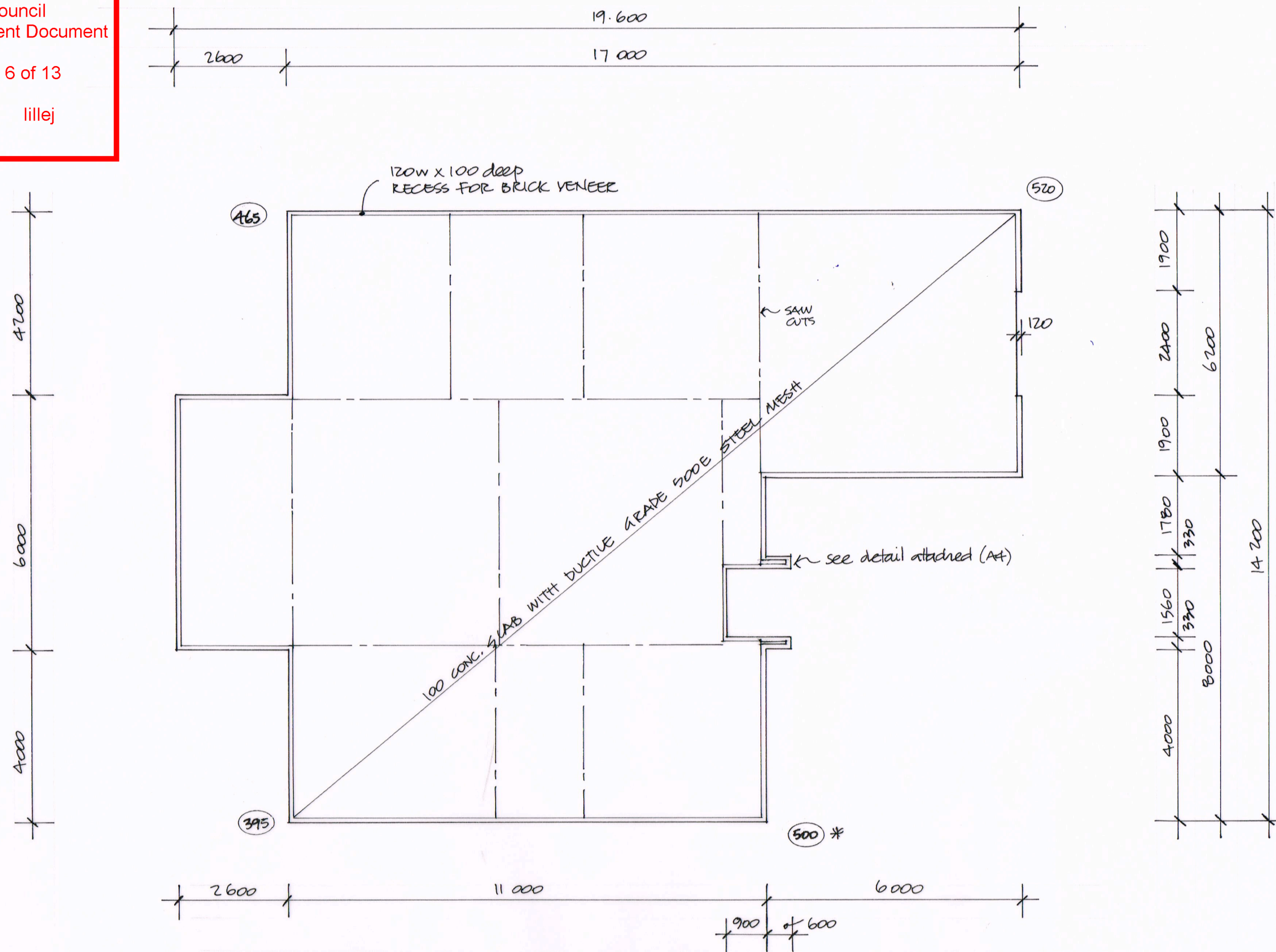
READ IN CONJUNCTION WITH BRACING CALCS  
AND BRACE FIXING DETAILS (A4)

Ⓐ relocated braces





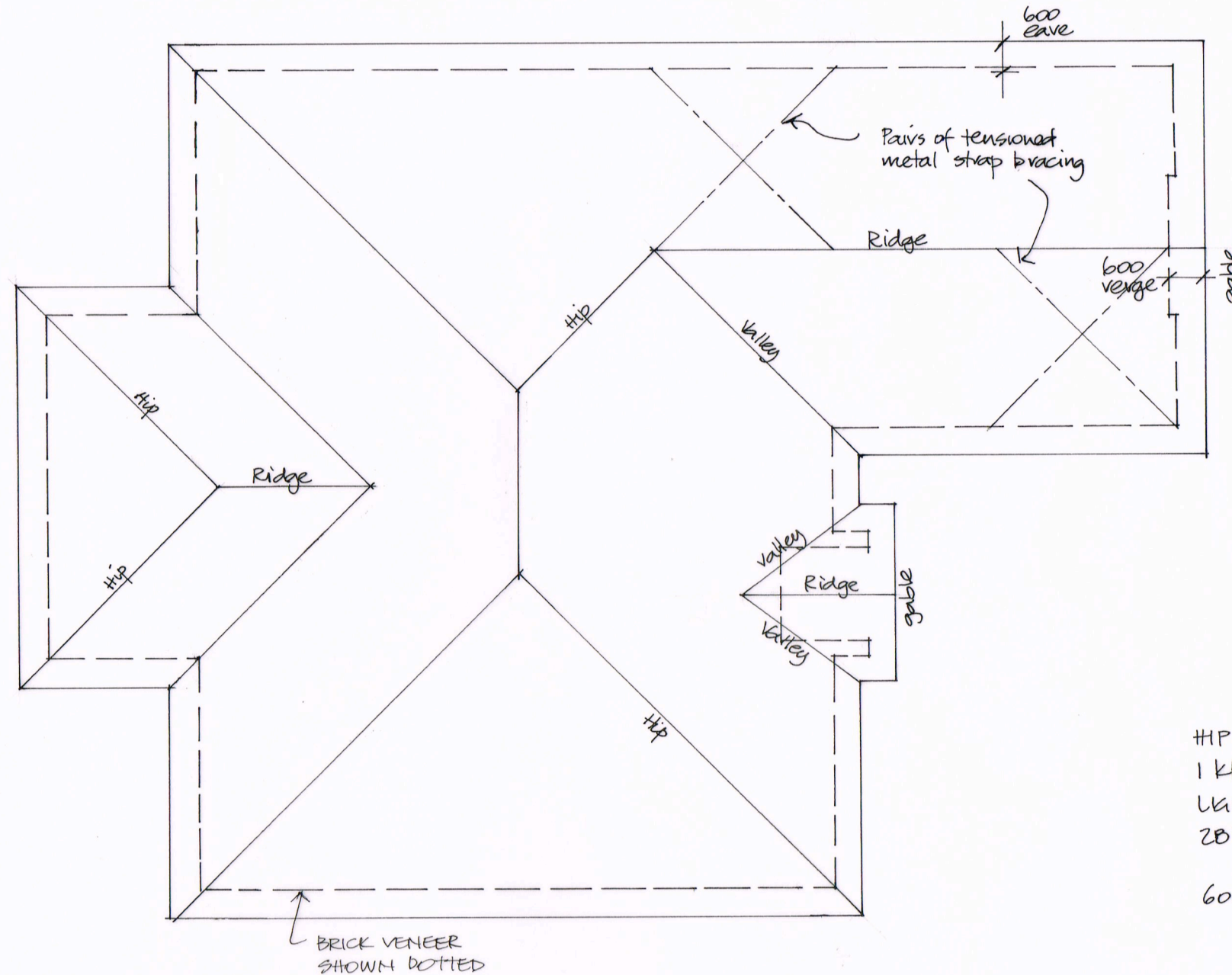




## FOUNDATION PLAN 1:100

TO BE READ INCONJUNCTION WITH ENGINEERS DESIGN etc  
 (Ashby Consulting Engineering Ltd CC684)

\* Base Heights from natural G.L given  
 - if flattening site then 395 min required - refer eng. design



Selwyn District Council  
Approved Building Consent Document

BC150538 - Pg 7 of 13

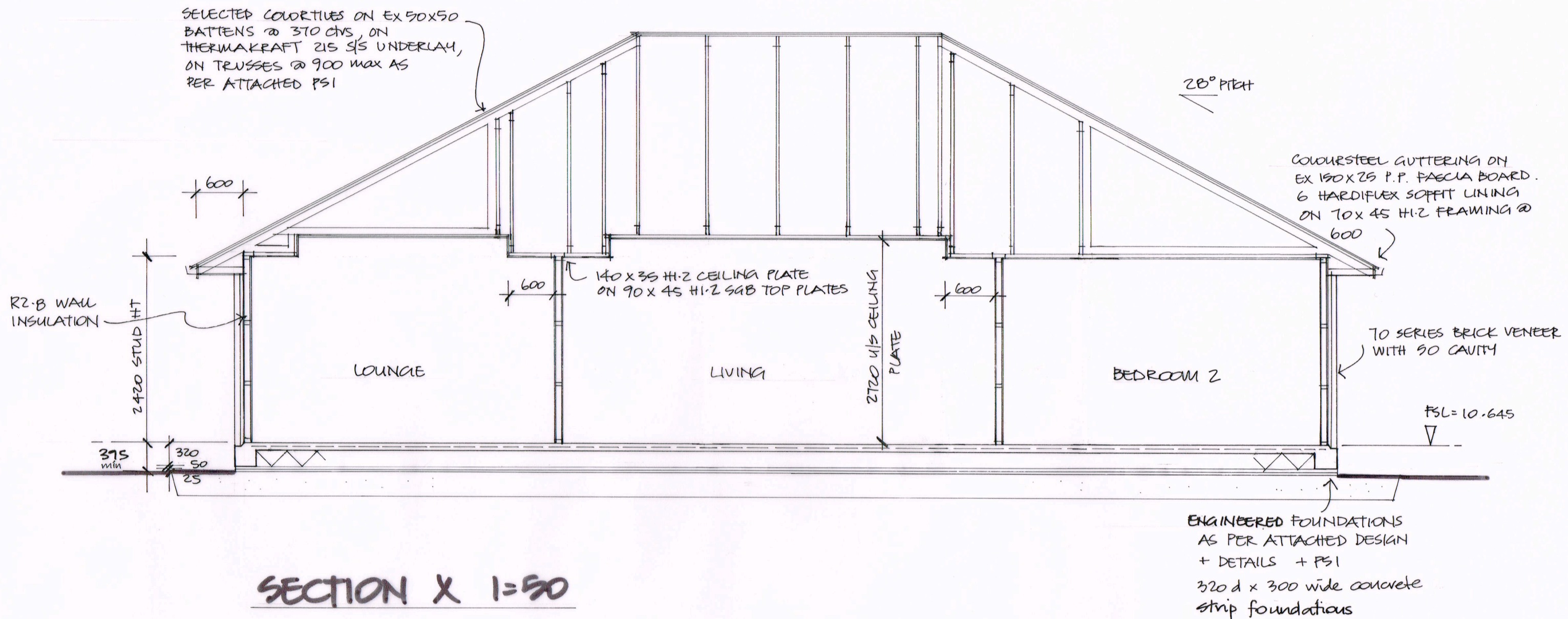
11/06/2015 lillej

HIP / GABLE  
1 kPa SNOW LOADS  
LIGHT WEIGHT ROOFING  
20° PITCH ; 35° PITCH PORCH  
600 EAVES / VERGE FROM FRAMING

ROOF AREA = 253.7 m<sup>2</sup>  
USE 800 DPS ∴ 3 DPS reqd min

ROOF PLAN 1:100







**ALL WALLS:**

10 AIB BOARD ON 90x45  
H1.2 SUB FRAMING @ 600.  
NOGS @ 800 MAX, ON DPC  
WITH M12 GALV BOLTS @ 900 MAX

13 AIB BOARD CEILING LINING  
ON 70x35 H1.2 SUB BATTENS  
OR ROND BATTENS @ 600  
R3.6 CEILING INSULATION

EX 150x25 P.P.  
BARGE BOARD

600

10 AIB AQUALINE FOR  
WET AREAS

#3.1 TIMBER W'BOARDS  
ON EX 50x25 #3.1  
CAVITY BATTENS @  
600, ON 7mm CD  
ECOPLY  
(porch gable end  
included)

BEDROOM 2

BATH

WC

BEDROOM 3

W/R

GARAGING

FSL = 10.645

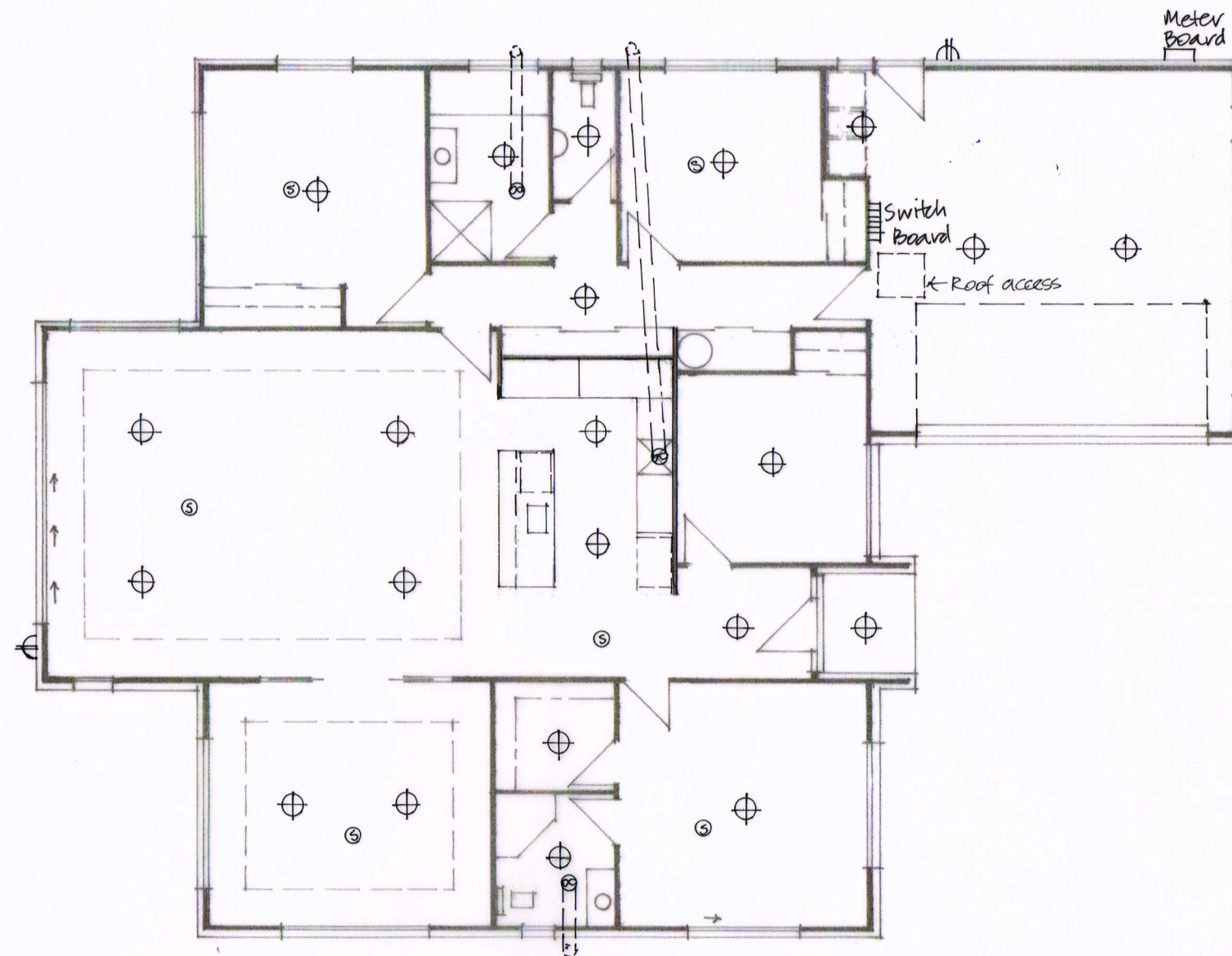
EXTERNAL WALLS TO  
HAVE 90x45 #3.1  
BOTTOM PLATES

## SECTION Y 1=50

100 CONC. SLAB WITH DUCTIVE  
MESH AS PER ENG. PLANS  
ON POLYSTYRENE etc.  
REFER ENGINEERS DETAILS  
+ SPECS

Ⓐ BOTTOM PLATE etc

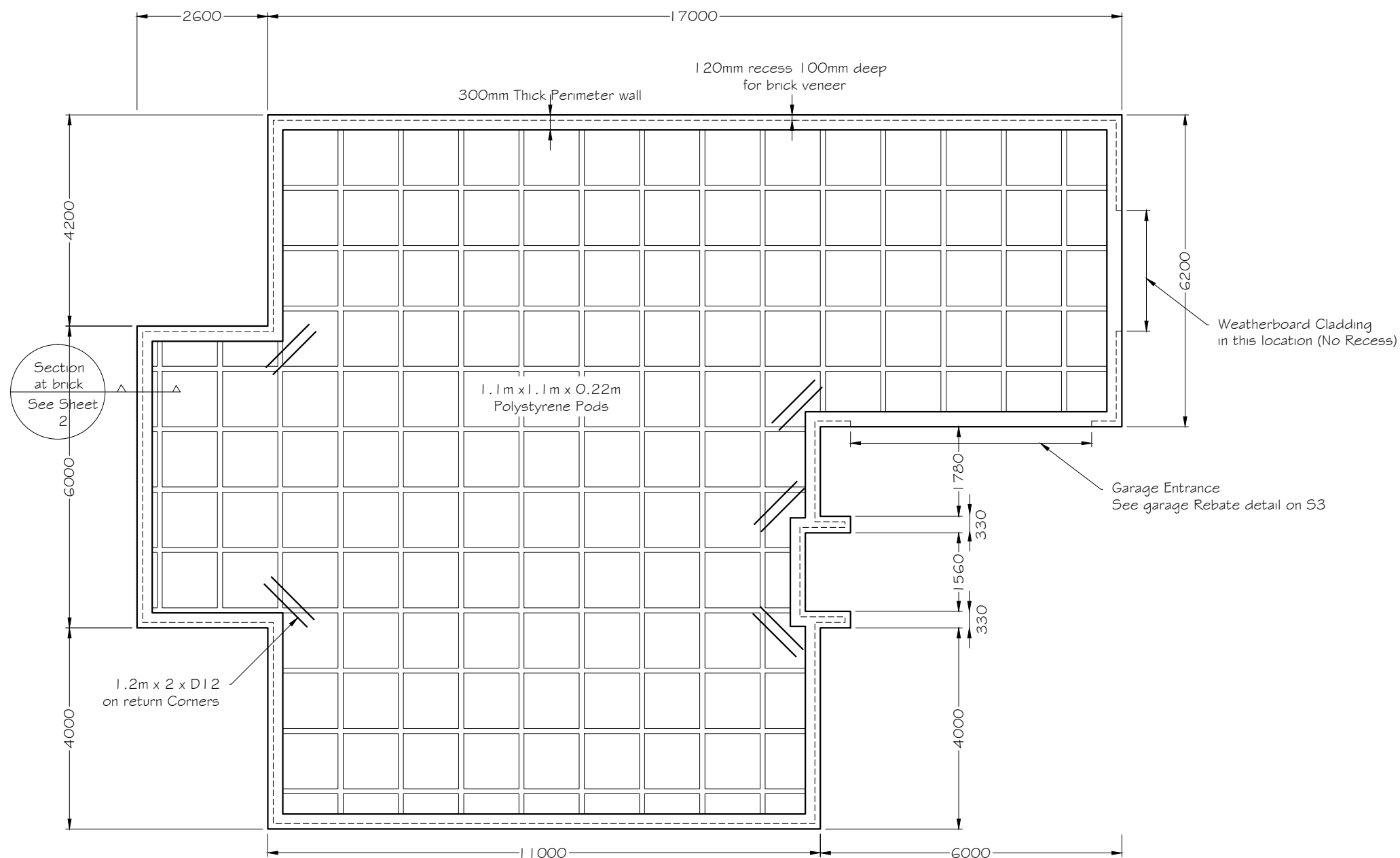




- ⊕ 100 W BATTEN HOLDER LIGHT
  - ⊥ 100 W WALL LIGHT
  - ⊗ FAN
  - ⊙ SMOKE ALARMS AS AS 1670.6
- USE 'CA' RATED DOWNLIGHTS ONLY  
TO COMPLY WITH GB-NZBC

ELECTRICAL PLAN 1:100





Waffle Slab Foundation Layout  
1:100 at A3

Notes:

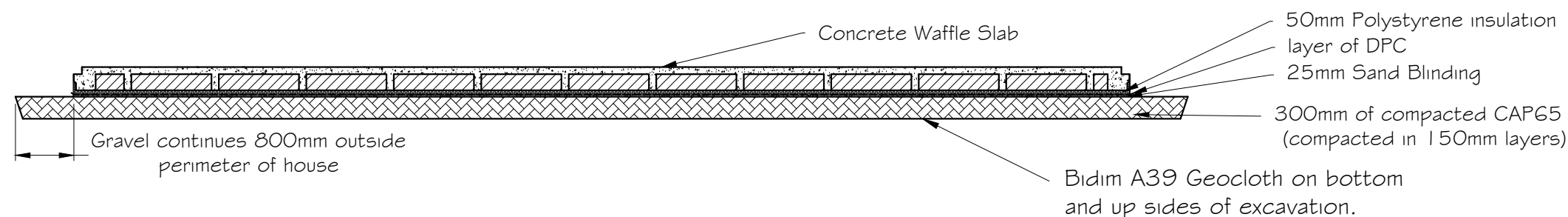
1. All site works, stripping of subgrade and placing and compaction of fill material shall be undertaken in accordance with the requirements of the geotechnical report by aurecon (Project no 220024), unless noted or shown otherwise and shall be approved by the geotechnical engineer.
2. If the foundation conditions encountered differ significantly from those in the geotechnical/soils investigation report, the geotechnical and design engineers are to be notified before proceeding.
3. Use only Firth concrete mix RP25 19TC3 steel fibre reinforced concrete. Slab concrete strength shall be 25MPa at 28 days.
4. All reinforcement shall be grade 300E, minimum lap 50 bar diameters. Mesh to be ductile 500E SEG 15.
5. All reinforcement shall be supported on suitable 'chairs' at 900mm c/c and pods shall be suitably secured against displacement.
6. Minimum clearance for reinforcement: Unless shown otherwise  
Slab Mesh: 40mm from top of slab  
Foundation: 50mm from bottom of footing (DPM under)  
50mm from sides of footing (against earth)  
40mm from sides of footing (against DPM for polystyrene)
7. Foundation dimensions and location based on NGS Design Foundation and Floor Setout Plans, Reference no. A 304. Architect to confirm Dimensions.
8. The locations of all buried services should be found and well marked before any excavation begins.
9. All dimensions to be checked with Architects drawings on site.

Selwyn District Council  
Approved Building Consent Document

BC150538 - Pg 11 of 13

11/06/2015

lillej



Typical Cross Section  
1:75 at A3

Note: Architectural plan dimensions take precedence.



Ashby Consulting Engineering Ltd.  
Structural, Civil, & Geotechnical Engineering  
P.O. Box 124 Warkworth,  
Ph 09 425 9422, Fax 09 425 9431, Mobile 029 9496949  
e-mail info@ashby.net.nz

CLIENT: Clearwater Homes

PROJECT: New Dwelling  
102 Tauhinu Ave, Lincoln  
Christchurch  
LOCATION:

DRAWING: Foundation Layout

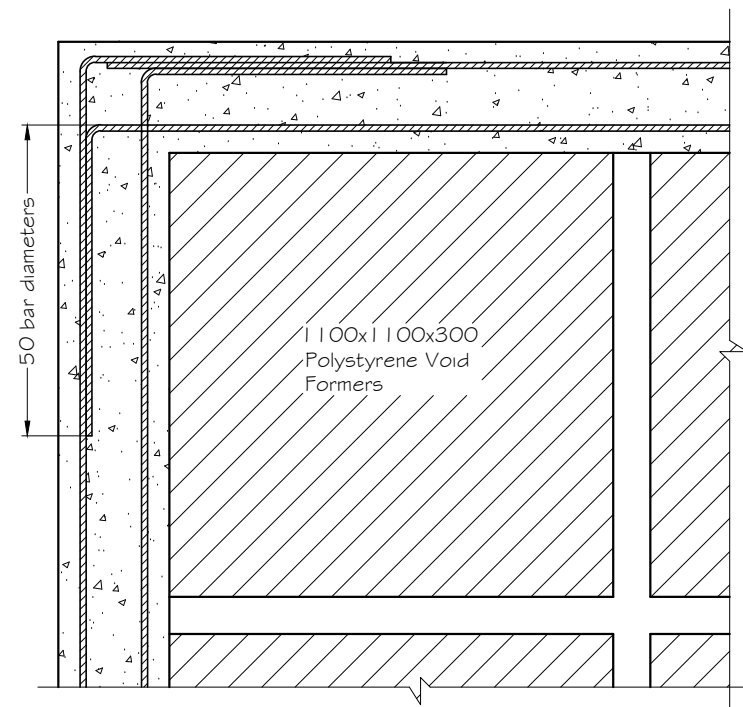
SCALE: 1:100 at A3  
1:75 @ A3  
DRAWN: DH  
CHECKED: CA  
DATE: 9/02/15

NO.	DATE:	REVISION DESCRIPTION:
A	1/05/15	Changed Address
B		
C		

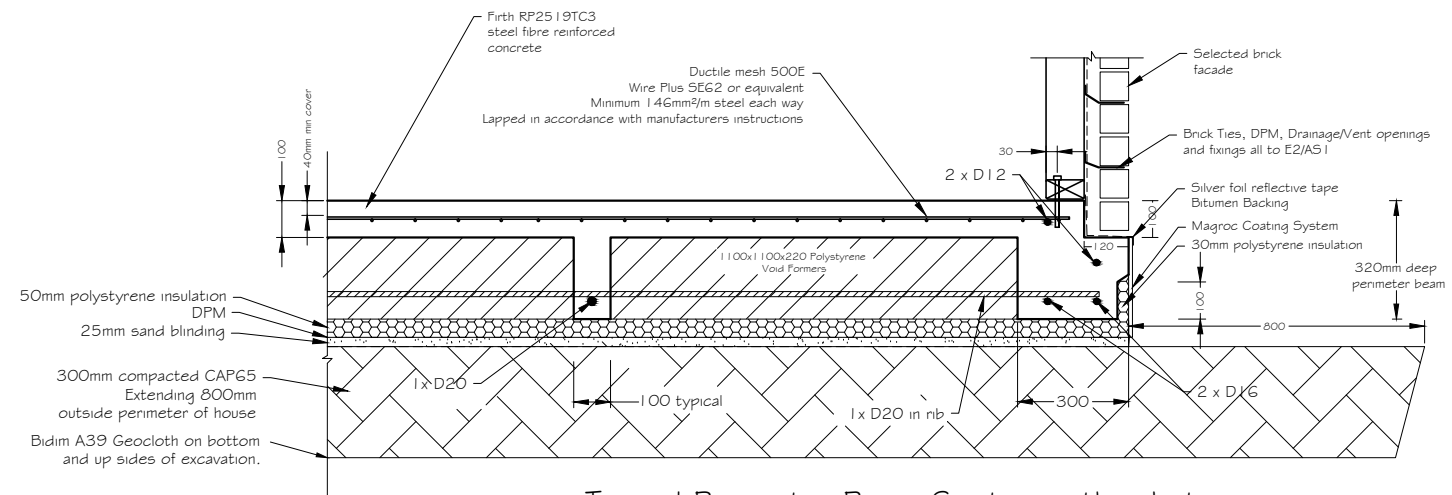
JOB NO.:		SERIES OF:	
SHEET:	REV:		
1	A		3

CC684





Typical Lapped Reinforcing Bars in Corners

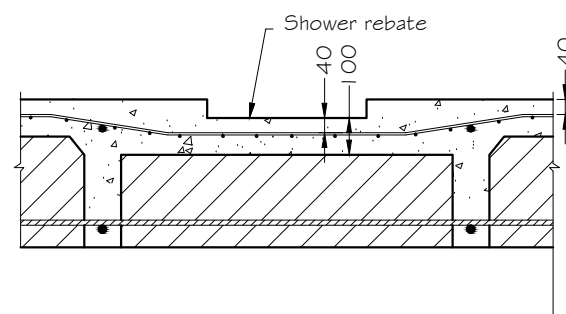


Typical Perimeter Beam Section with rebate for Brick Veneer

Selwyn District Council  
Approved Building Consent Document

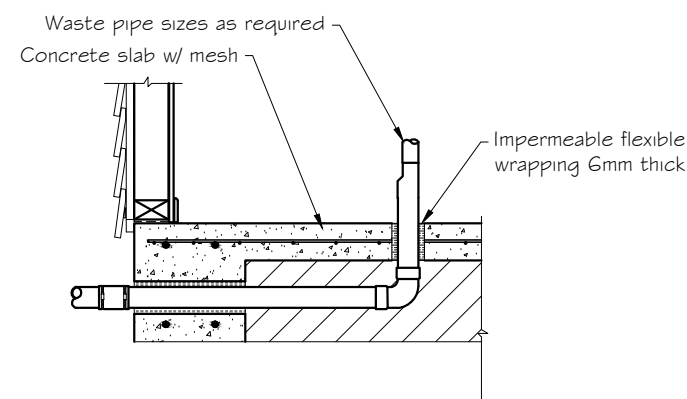
BC150538 - Pg 12 of 13

11/06/2015 lillej



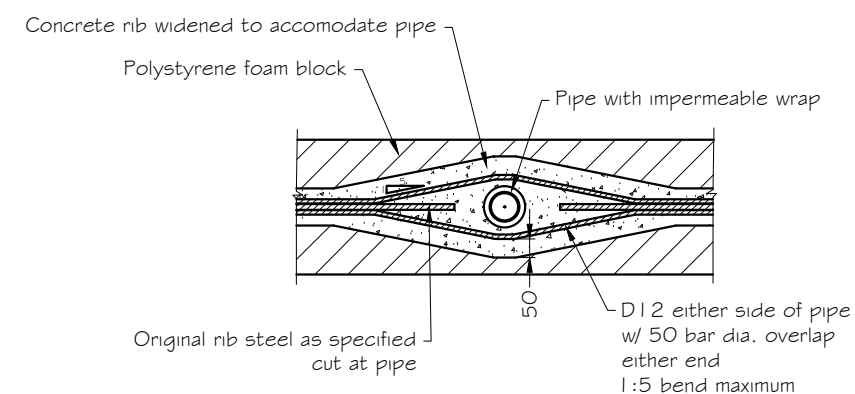
Shower Tray Rebate Typical

Note: Where shower tray is required mesh and reinforcing steel shall be bent as required to pass below tray. Concrete slab thickness shall be maintained.



Typical Slab Pipe Penetration

Plumbing penetrations should NOT penetrate ribs or perimeter beams when it can be avoided. If they do, the reinforcing transition should be as shown below



Plan View- Pipe Penetration of Rib

All plumbing penetrations should enter the foundation from the side with flexible connections outside the foundation. Where the pipe passes through concrete it should be wrapped with a flexible impermeable membrane. If cover to steel is minimal, lap in HD Galv lengths of reinforcing through that section.

Note: Drawings to be read with design calculations



Ashby Consulting Engineering Ltd.  
Structural, Civil, & Geotechnical Engineering  
P.O. Box 124 Warkworth,  
Ph 09 425 9422, Fax 09 425 9431, Mobile 029 9496949  
e-mail info@ashby.net.nz

CLIENT:

Clearwater Homes

PROJECT:

New Dwelling  
102 Tauhinu Ave Lincoln  
Christchurch

LOCATION:

DRAWING:

Waffle Slab Details

SCALE: 1:20 at A3

DRAWN:  
DH

CHECKED:  
CA

DATE:  
9/02/15

NO.

DATE:

REVISION DESCRIPTION:

A

1/05/15

Address corrected

B

C

JOB NO.:

CC684

SHEET:

REV:

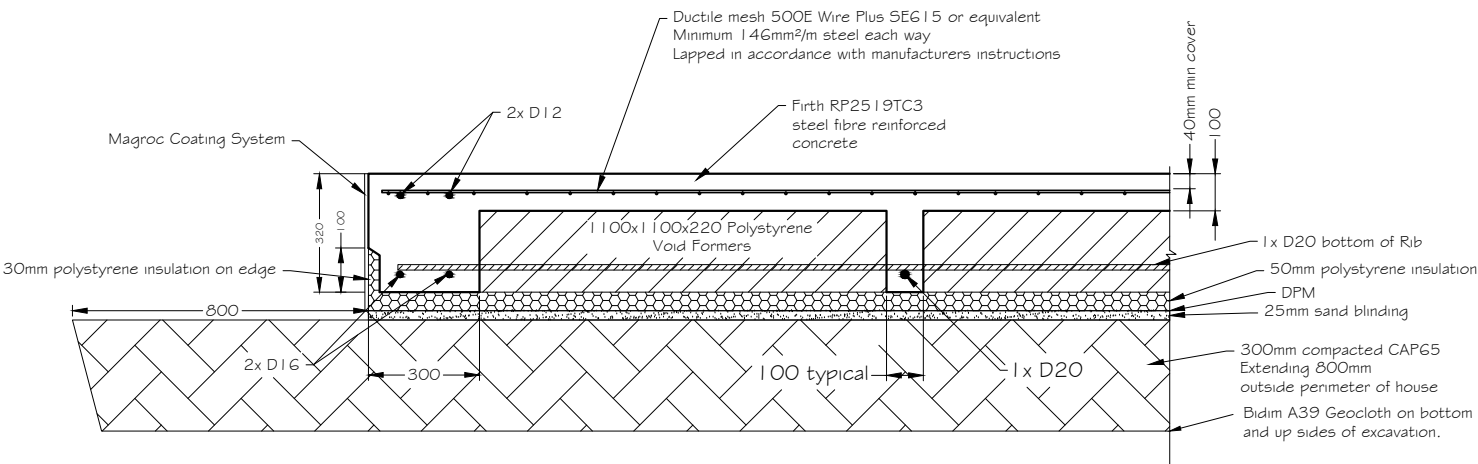
SERIES OF:

2

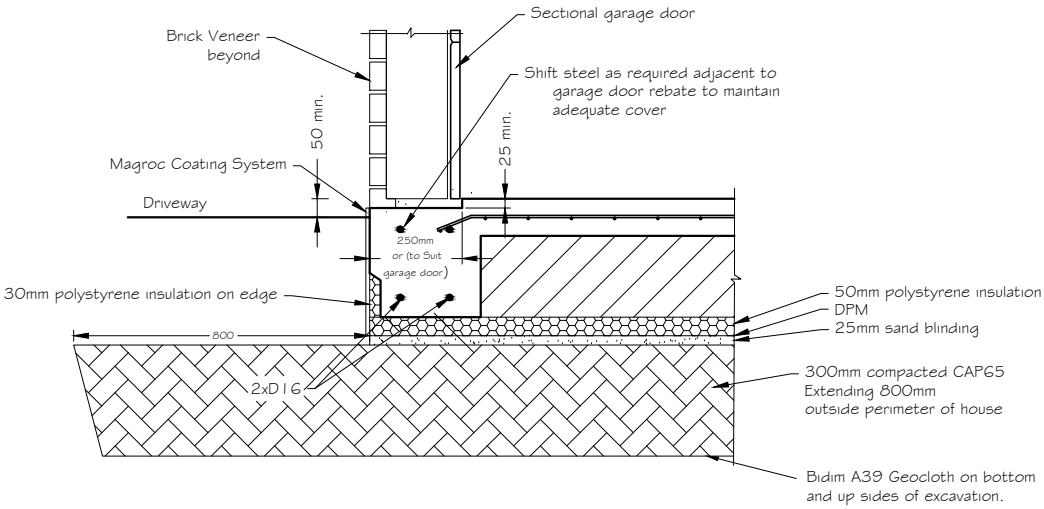
A

3





Perimeter Beam Section Typical  
(Weatherboarded section)



Typical Garage Door Rebate Detail

Selwyn District Council  
Approved Building Consent Document

BC150538 - Pg 13 of 13

11/06/2015 lillej

Note: Drawings to be read with design calculations



Ashby Consulting Engineering Ltd.  
Structural, Civil, & Geotechnical Engineering  
P.O. Box 124 Warkworth,  
Ph 09 425 9422, Fax 09 425 9431, Mobile 029 9496949  
e-mail info@ashby.net.nz

CLIENT:  
**Clearwater Homes**

PROJECT: **New Dwelling**  
**102 Tauhinu Ave Lincoln**  
LOCATION: **Christchurch**

DRAWING: **Waffle Slab Details**

SCALE: 1:20 at A3  
DRAWN: DH  
CHECKED: CA  
DATE: 9/02/15

NO.	DATE:	REVISION DESCRIPTION:
A	1/05/15	Changed Address
B		
C		

JOB NO.: CC684		SERIES OF:
SHEET: 3	REV: A	3