

Approved Building Consent Documents

Selwyn District Council
Approved Building Consent Document

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11/06/2015 lillej

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

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

SITE COVERAGE:

$$\text{SITE AREA} = 582 \text{m}^2$$

HOUSE COVER = 209.6m²

∴ 36% COVER

(x) SPOT LEVELS

MIN. HEIGHTS

BRICK TO PAVING = 100 min

BRICK TO NEAL = 150 min

OTHER CLADDINGS - 225 min NFCL
- 150 min PAVED

NOTE 'A' PROVIDE LINK MESH

TEMPORARY FENCING + DATE TO

FRONT BOUNDARY AS PER F

(see 11 attached) AND IS BE-

(see A4 attached) AND
FNUU CLPCE * LCKE

FULL CLOSED + LOCKED
24 HOURS ' NO

HEAT PUMPS =

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

Lot 1988

DP 480767

AREA 52342

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lille

⑧ House siting altered for Easement

SITE PLAN 1:100

DRAINLAYER TO CONFIRM LAYOUT

NAS DESIGN
181 GEORGE ST
INVERCARGILL 9810
03-2179401

3-219401
PROPOSED DWELLING AT 102 TAUHINU AVENUE, LINCOLN

NOTES:

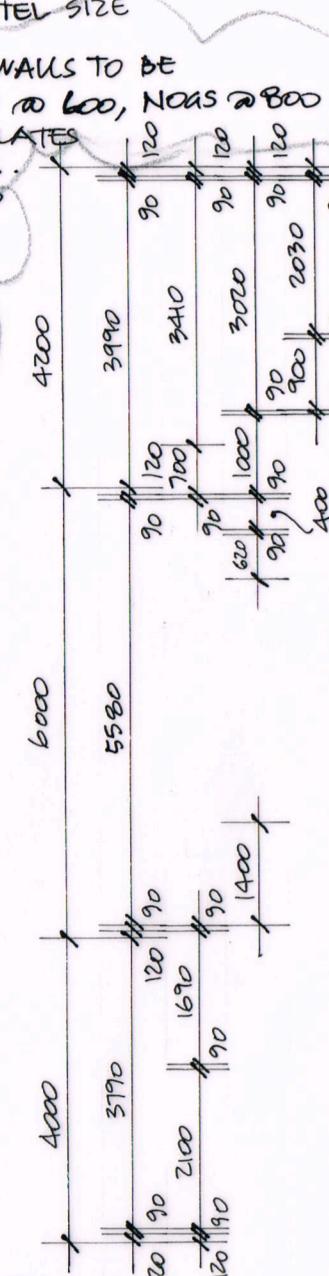
- DESIGNED FOR ZONE 1 EQ, HIGH WIND + 1 kPa SNOW LOADS.
- CONFIRM ALL DIMENSIONS ON SITE.
- SINK MIN SIZE = 300φ, 125 deep
- TUB MIN SIZE = 400φ, 200 deep
- SL = STEEL LINTEL SIZE

A STUDS TO ALL WALLS TO BE

90x45 H1.2 S48 @ 600, NOAS @ 800
H3.1 BOTTOM PLATES
TO EXT. WALLS.

INTERNAL LOAD
BEARING WALLS
SHOWN AS:

* LBW
(also refer truss
design info)



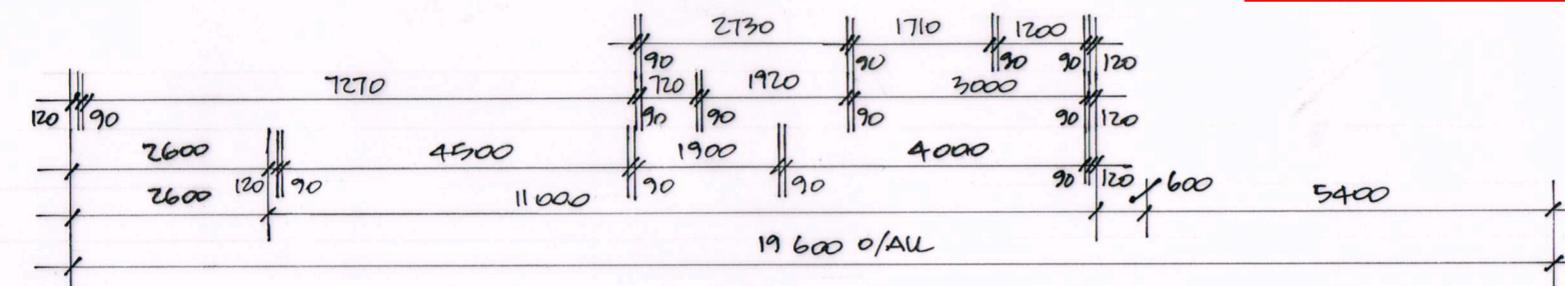
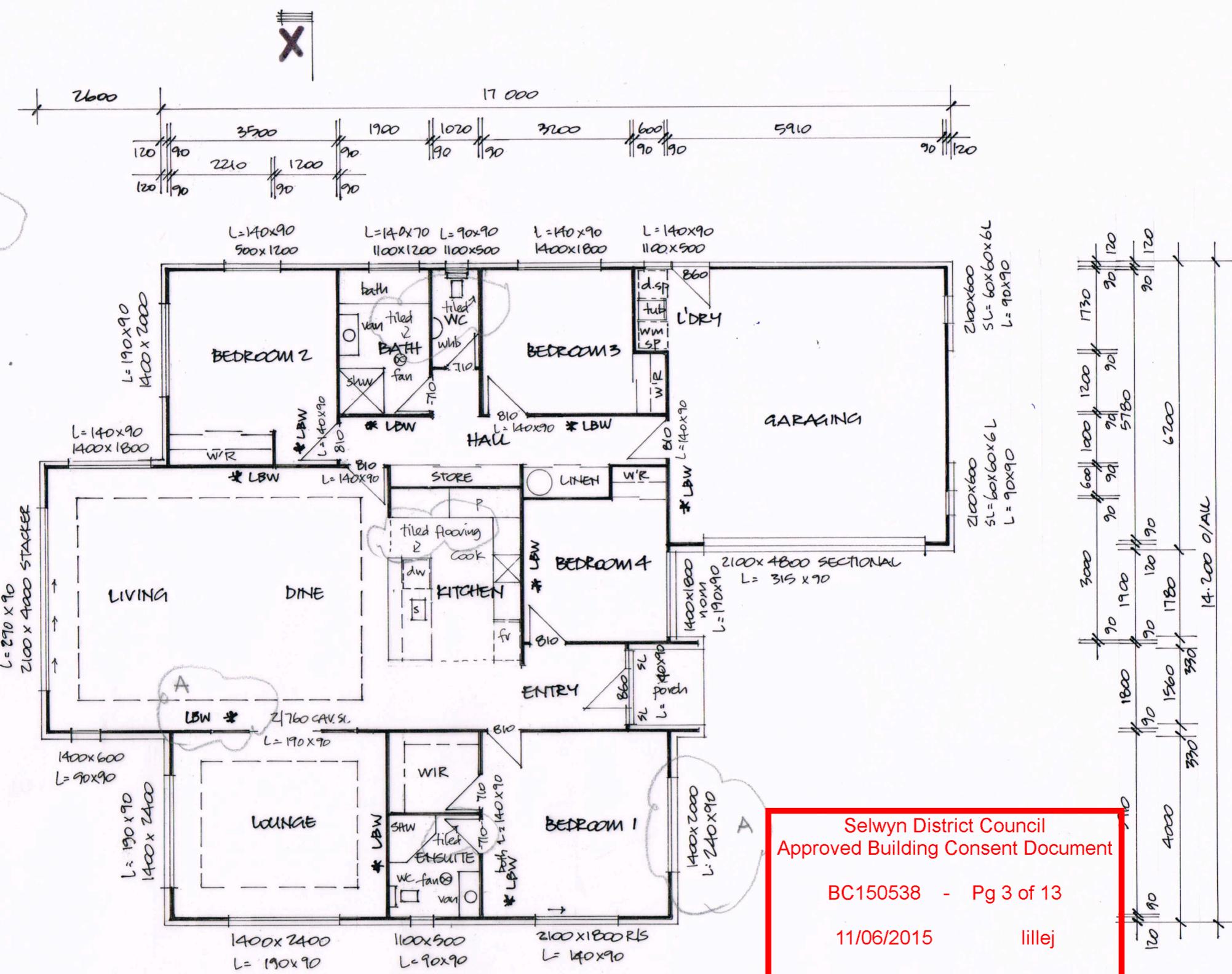
NB:

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 vanity+bath - see A4 attached.

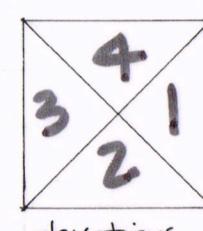


FLOOR PLAN 1:100

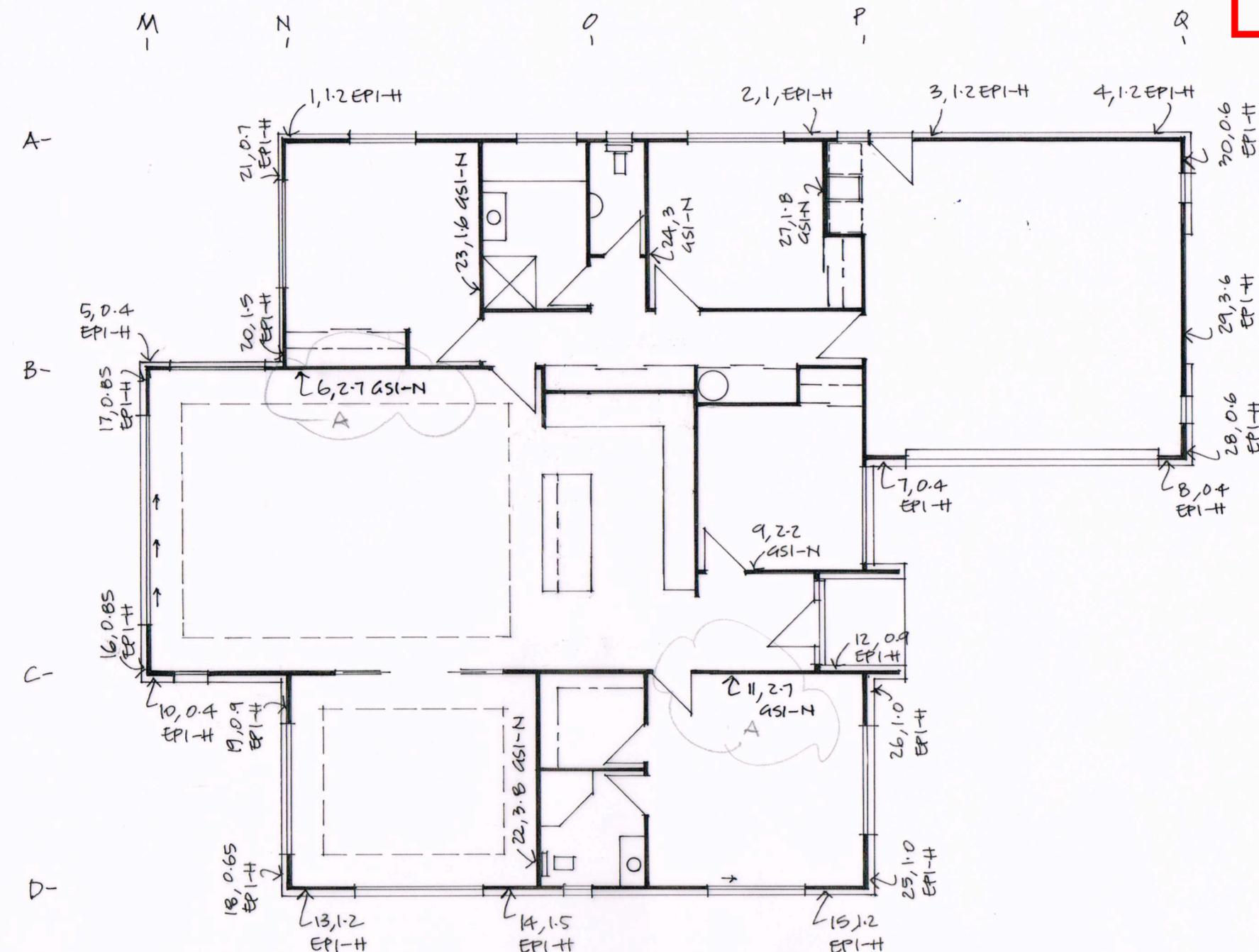
AREA = 207.2 m²

(A) tiled floors shown
All lintels added
Int LBW identified
stud size listed

PROPOSED DWELLING AT LOT 188 TAUHINU AVE, LINCOLN.



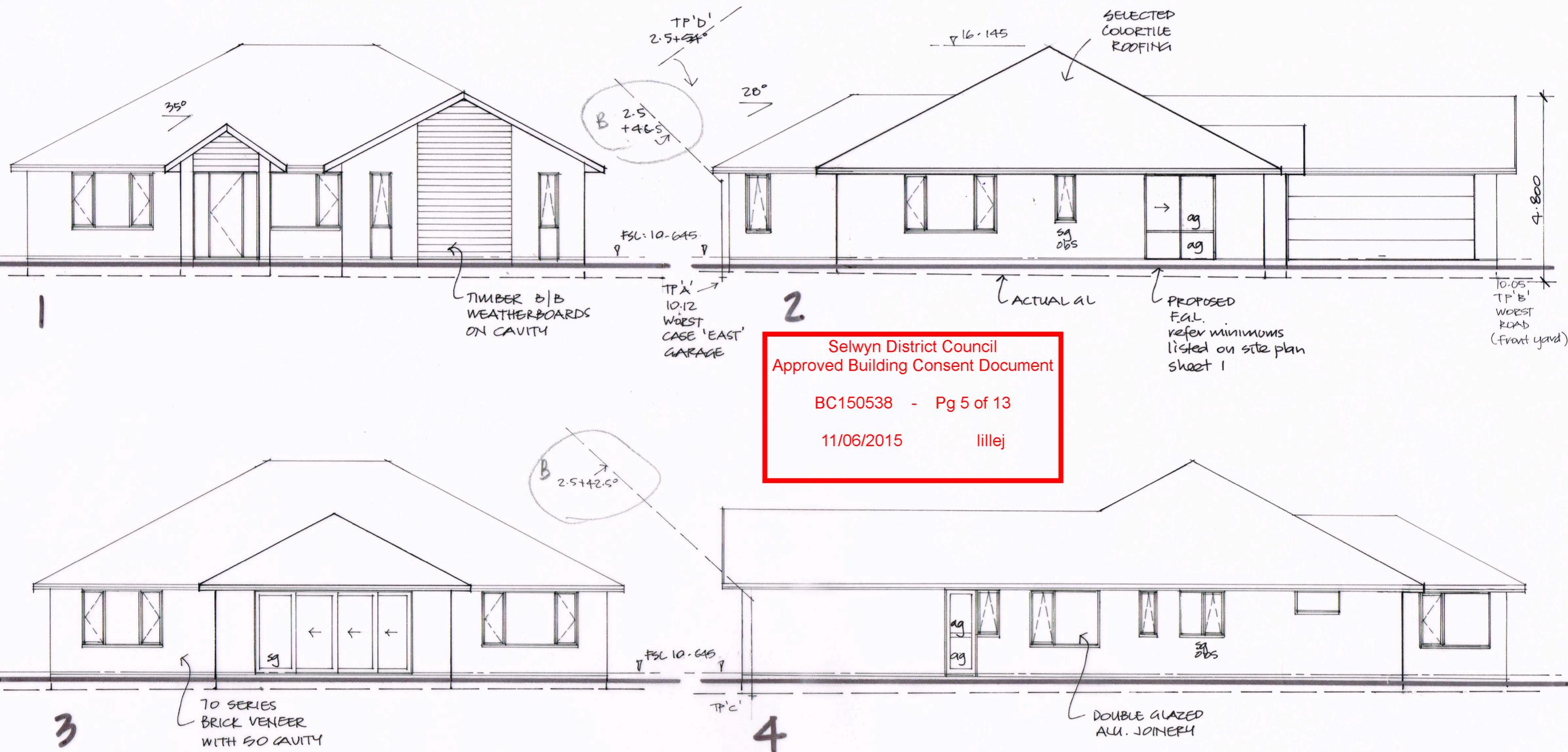
elevations



BRACING PLAN 1:100

READ INCONJUNCTION WITH BRACING CALCS
AND BRACE FIXING DETAILS (AA)

(A) relocated braces



ELEVATIONS 1=100

sg = safety glass ag = annealed glass
 obs = obscure glass

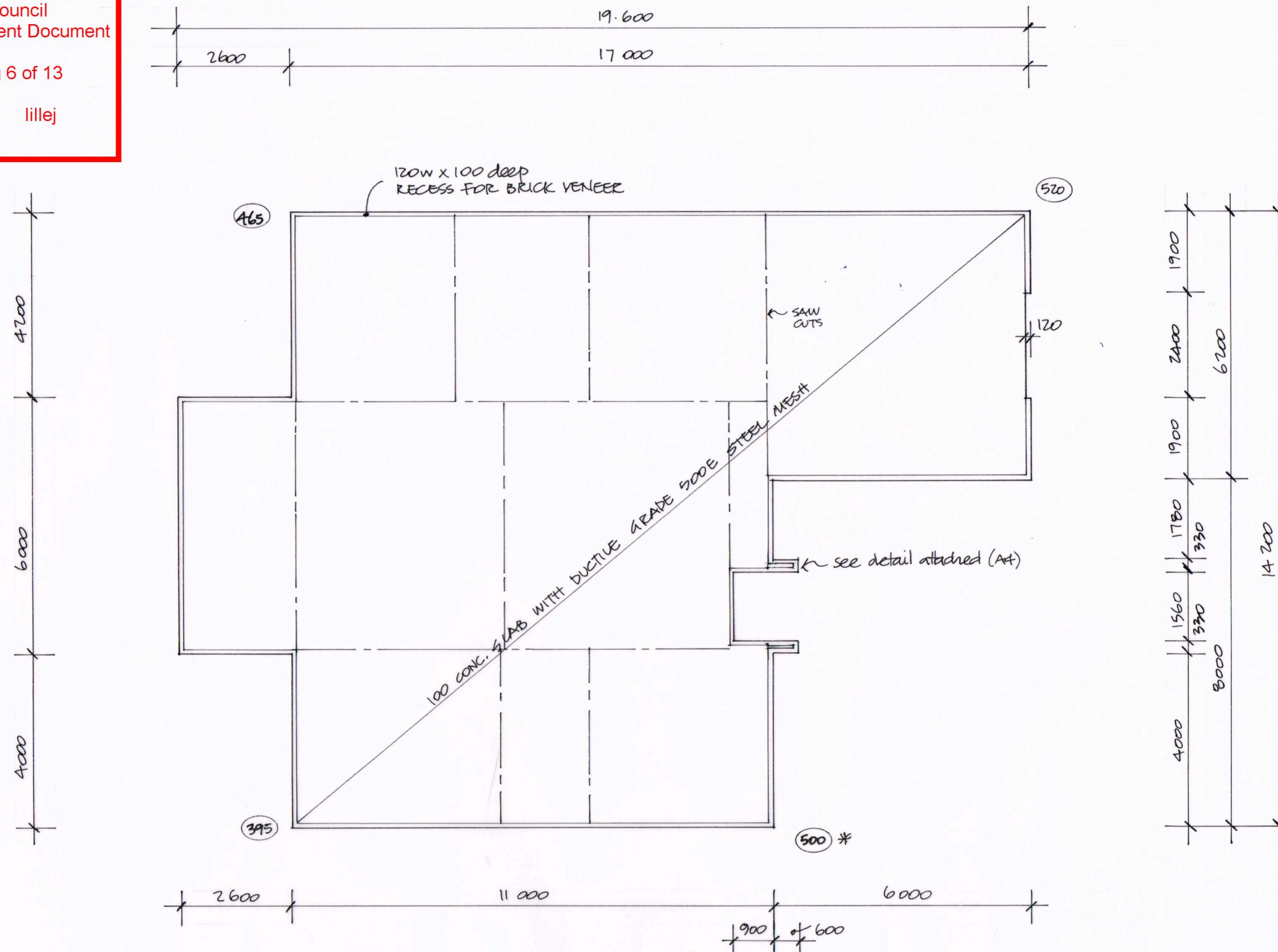
PROPOSED DWELLING AT LOT 188 TAUHINU AVE, LINCOLN.

NOTE : FSL taken from top of prepared base.

③ HRB relocated

NOV'14

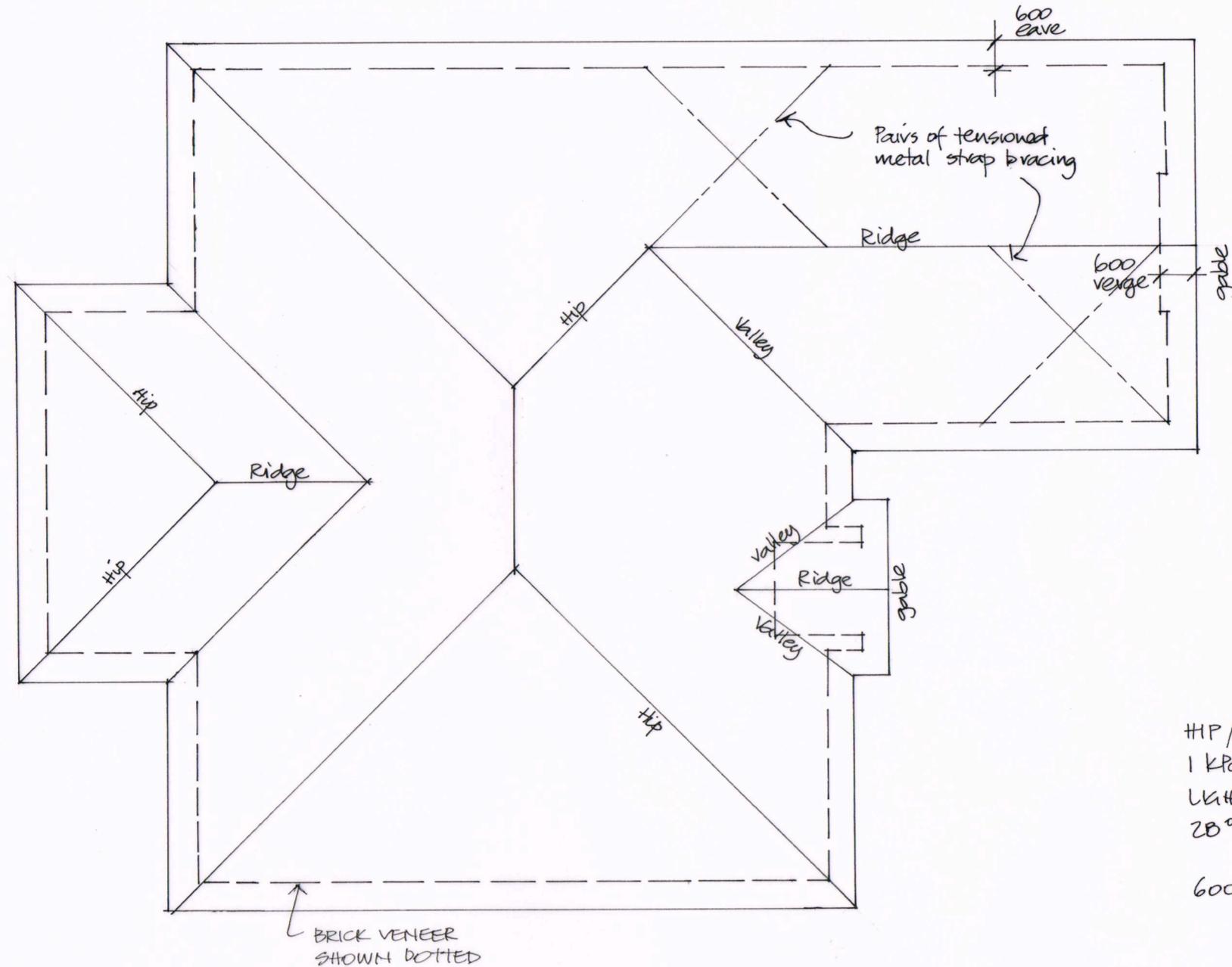
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FOUNDATION PLAN 1:100

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

* Base heights from natural a.l given
- if flattening site then 395 min
required - refer eng. design



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HIP / GABLE
1 kPa SNOW LOADS
LIGHT WEIGHT ROOFING
28° PITCH; 35° PITCH PORCH
600 EAVES / VERGE FROM FRAMING

ROOF AREA = 253.7 m²
USE 800 DPS ∵ 3 DPS reqd min

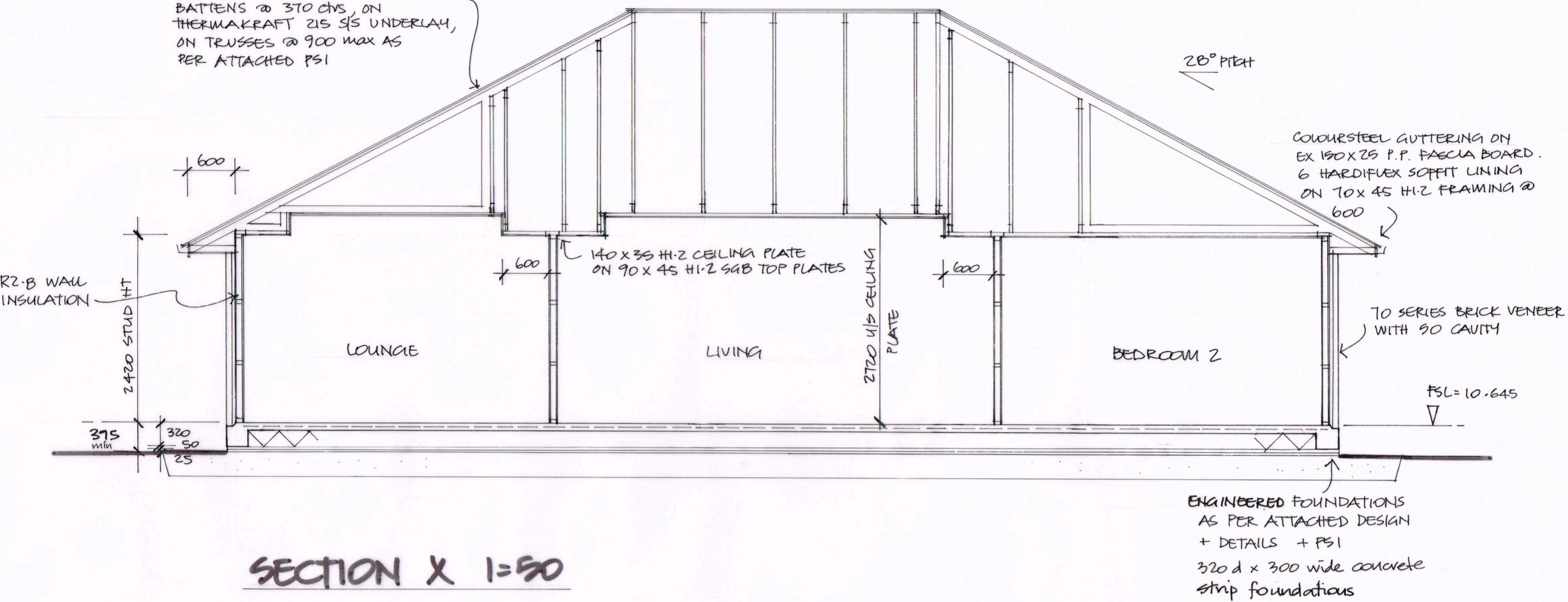
ROOF PLAN 1:100

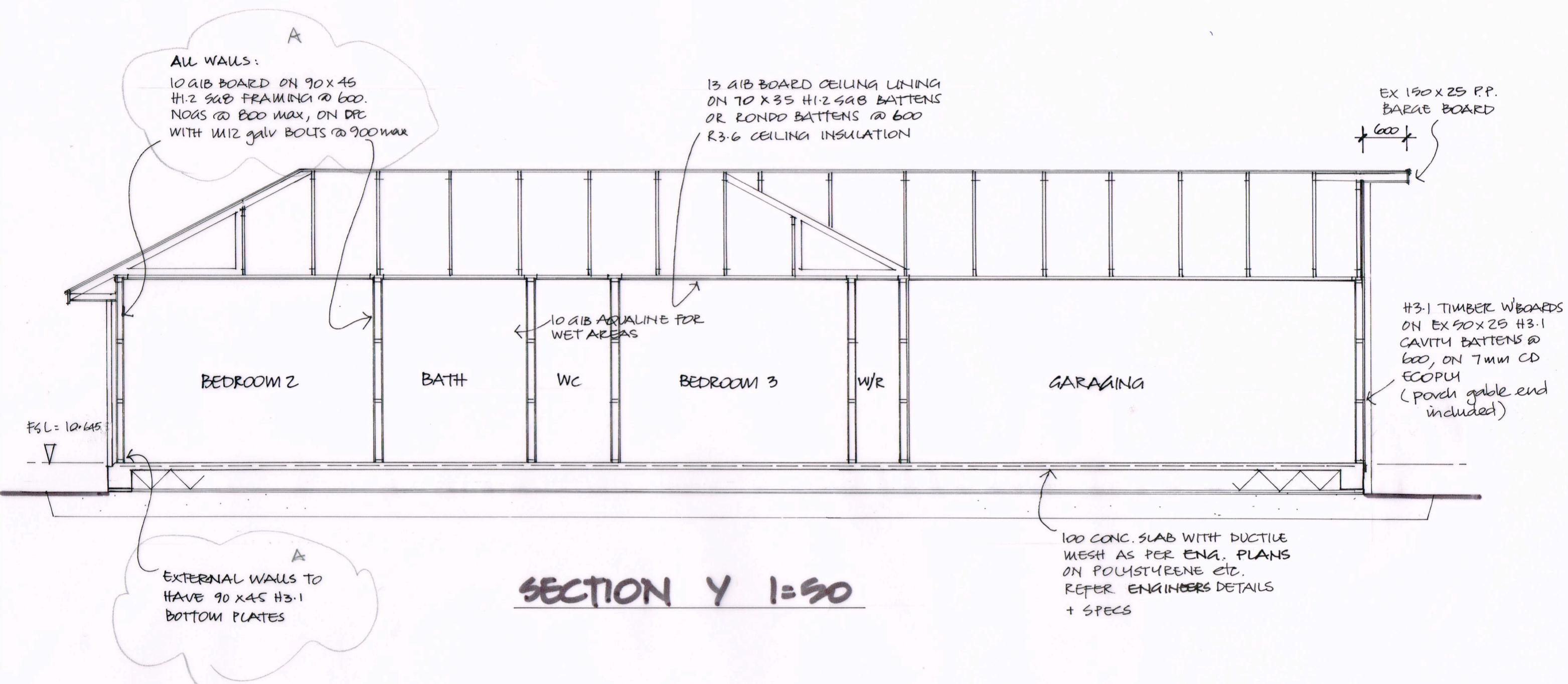
PROPOSED DWELLING AT LOT 188 TAUHINU AVE, LINCOLN.

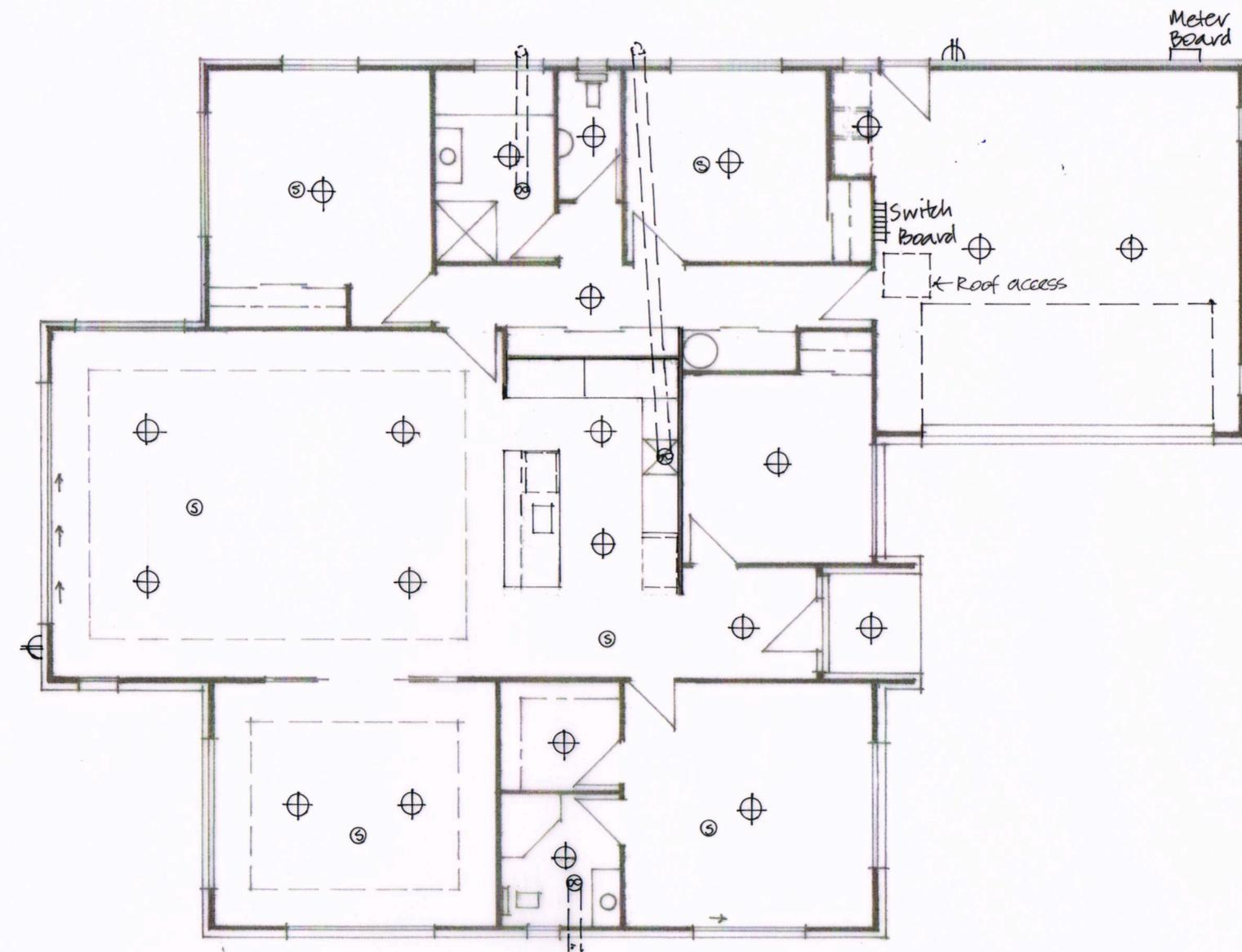
Nov'14

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SELECTED COURTIERS ON EX 50X50
BATTENS @ 370 CIVS, ON
THERMAKRAFT 215 S/S UNDERLAY,
ON TRUSSES @ 900 MAX AS
PER ATTACHED PSI

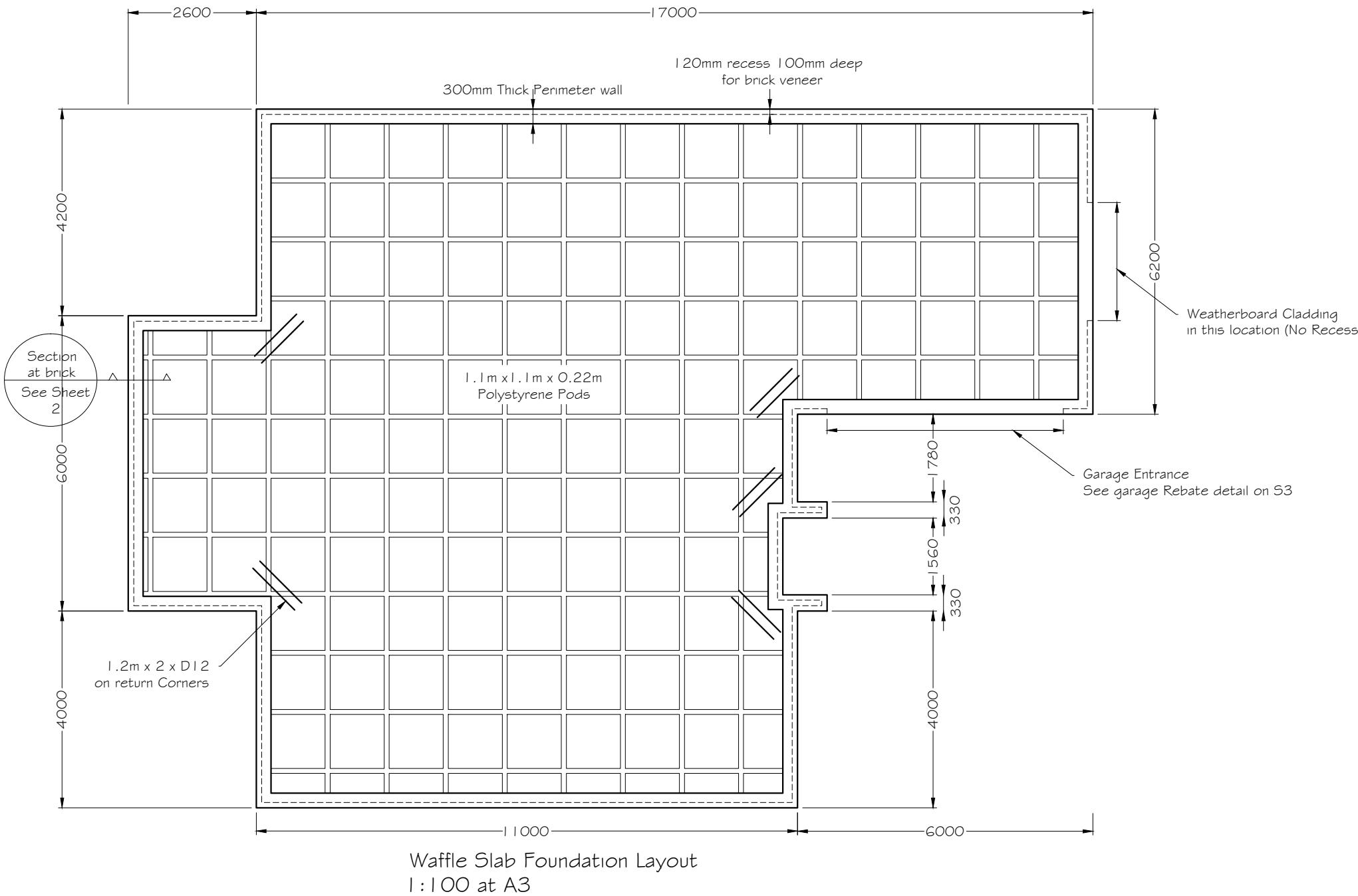




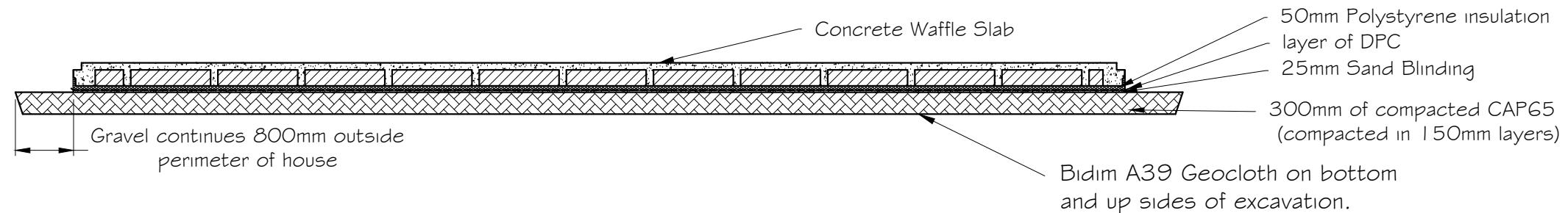


⊕ 100W BATTEN HOLDER LIGHT
⊖ 100W WALL LIGHT
◎ FAN
◎ SMOKE ALARMS AS AS 1670.6
USE 'CA' RATED DOWNLIGHTS ONLY
TO COMPLY WITH A8-NZBC

ELECTRICAL PLAN 1:100



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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
LOCATION: Christchurch

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

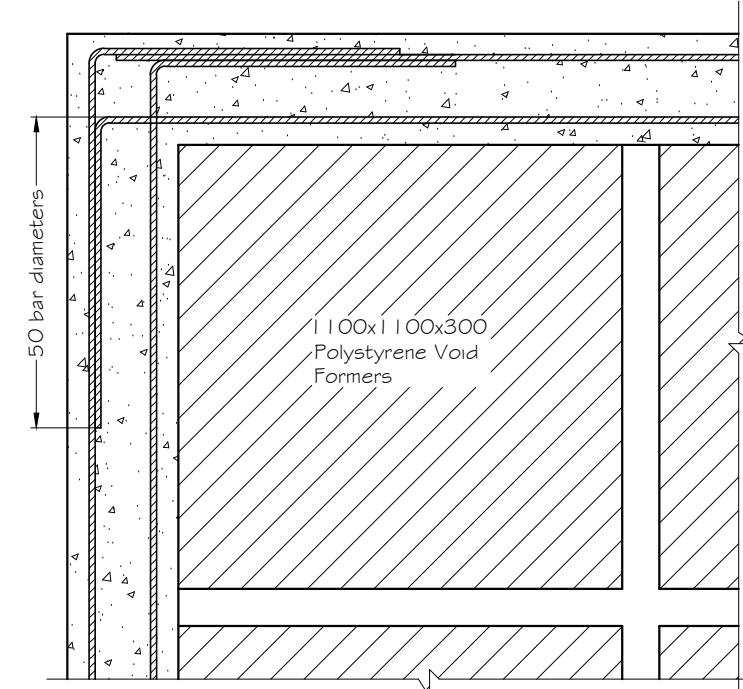
B

C

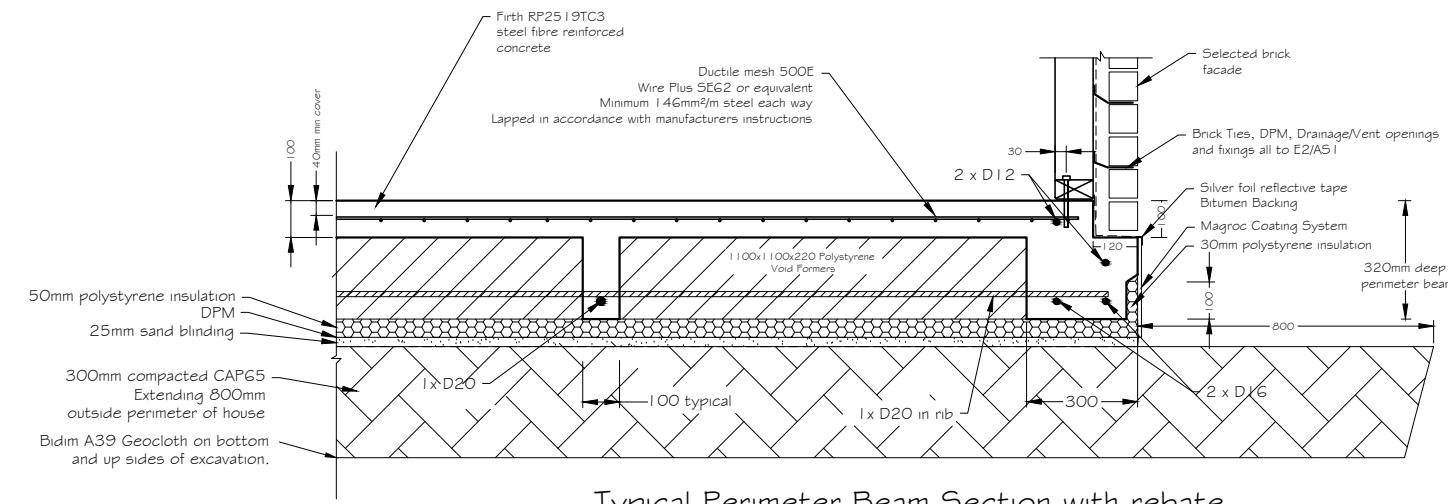
JOB NO.: CC684

SHEET: REV: SERIES OF:

1 A 3



Typical Lapped Reinforcing Bars in Corners

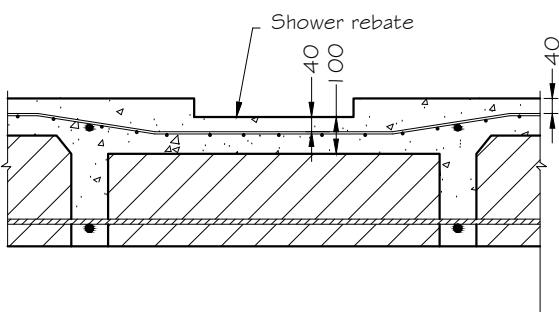


Typical Perimeter Beam Section with rebate
for Brick Veneer

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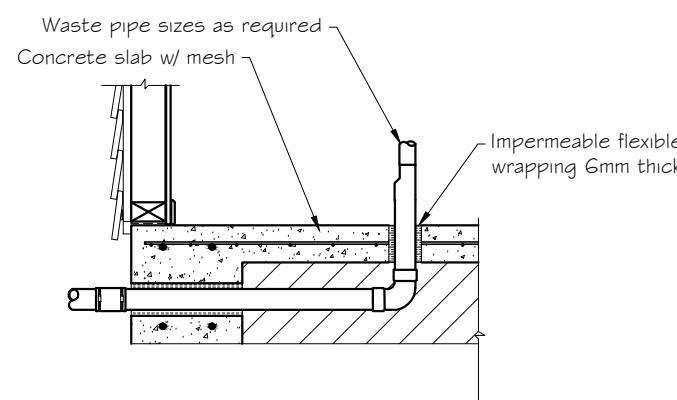
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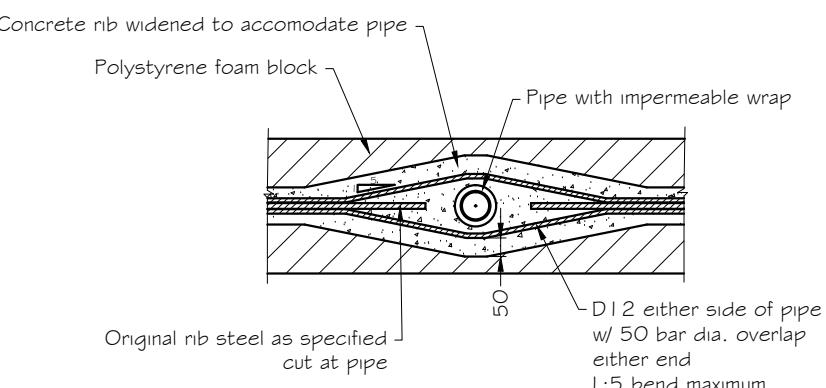
Shower Tray Rebate Typical

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



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e-mail info@ashby.net.nz

CLIENT:

Clearwater Homes

PROJECT:

New Dwelling
102 Tauhinu Ave Lincoln
Christchurch

DRAWING: Waffle Slab Details

NO.

A

DATE:

1/05/15

REVISION DESCRIPTION:

JOB NO.:

CC684

SCALE: 1:20 at A3

DRAWN:

DH

CHECKED:

CA

DATE:

9/02/15

B

C

SHEET:

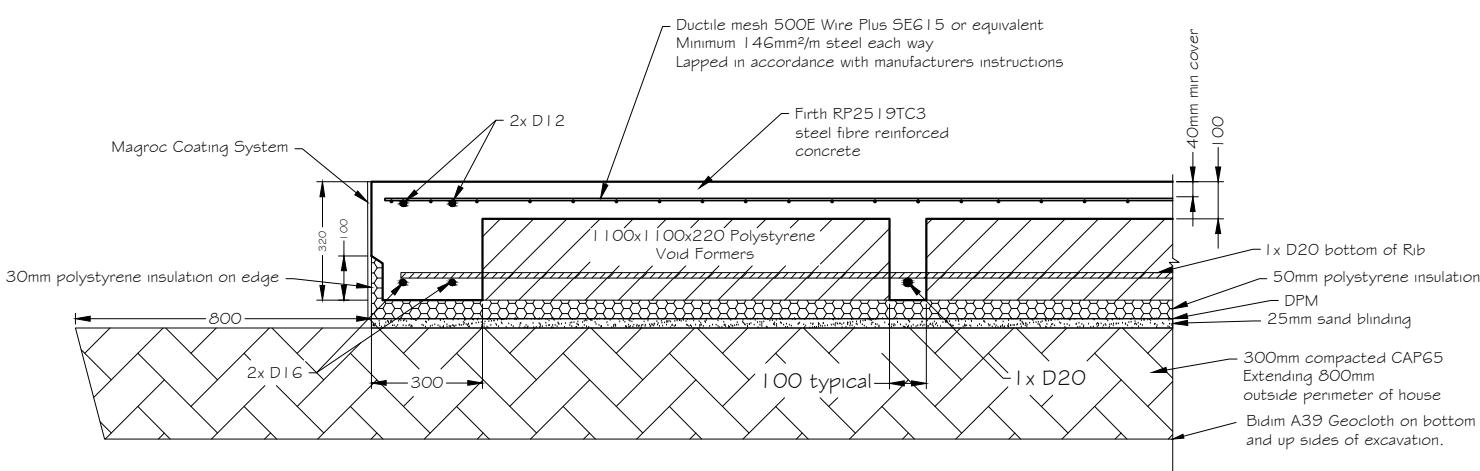
2

REV:

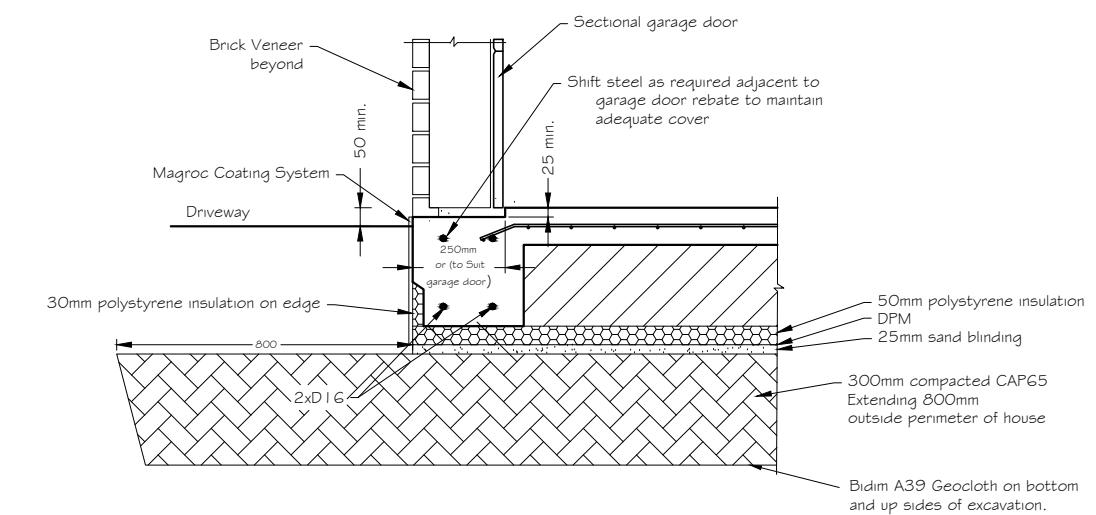
A

SERIES OF:

3



Perimeter Beam Section Typical
(Weatherboarded section)



Typical Garage Door Rebate Detail

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CLIENT:

Clearwater Homes

PROJECT:

New Dwelling
102 Tauhinu Ave Lincoln
Christchurch

LOCATION:

DRAWING: **Waffle Slab Details**

NO.

A

DATE:

1/05/15

REVISION DESCRIPTION:

JOB NO.:

CC684

SCALE: 1:20 at A3

DRAWN: DH

CHECKED: CA

DATE: 9/02/15

B

C

3

A

3

3