

Approved Building Consent Documents

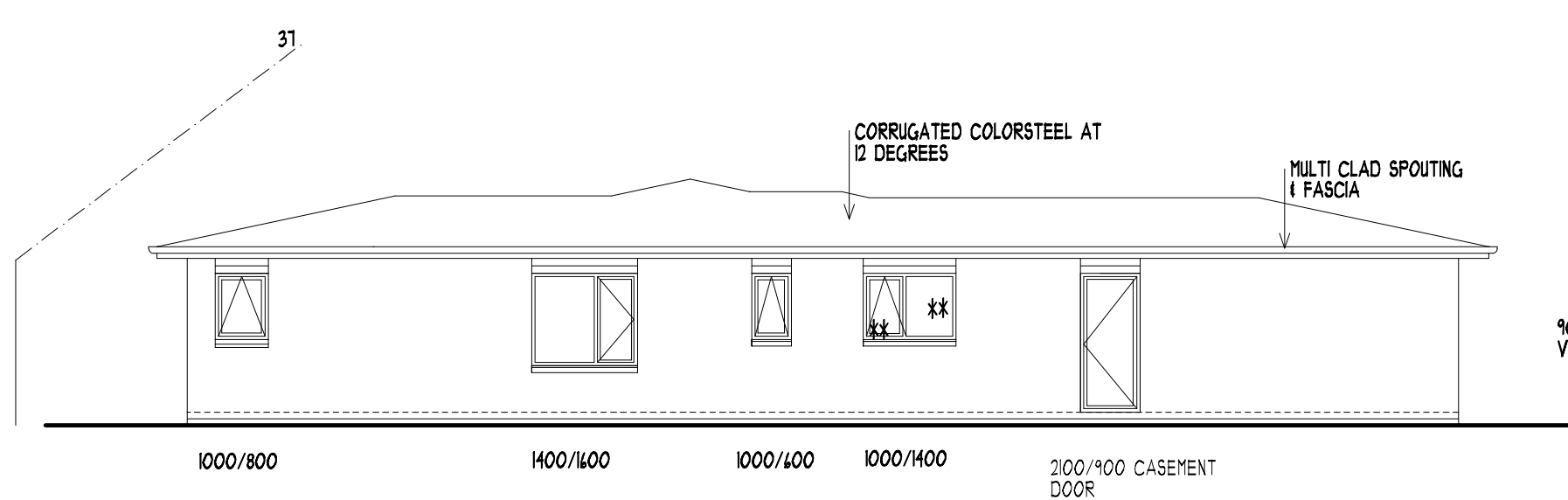
Please Note: A copy of the stamped approved documents must be available on site for all inspections.

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.



SOUTH THERMAL CALCULATIONS:
TOTAL AREA OF THERMAL ENVELOPE: 33.4sqm
TOTAL AREA OF GLAZED AREAS: 5.1sqm
TOTAL PERCENTAGE OF ALL WALLS GLAZED: 15.3%

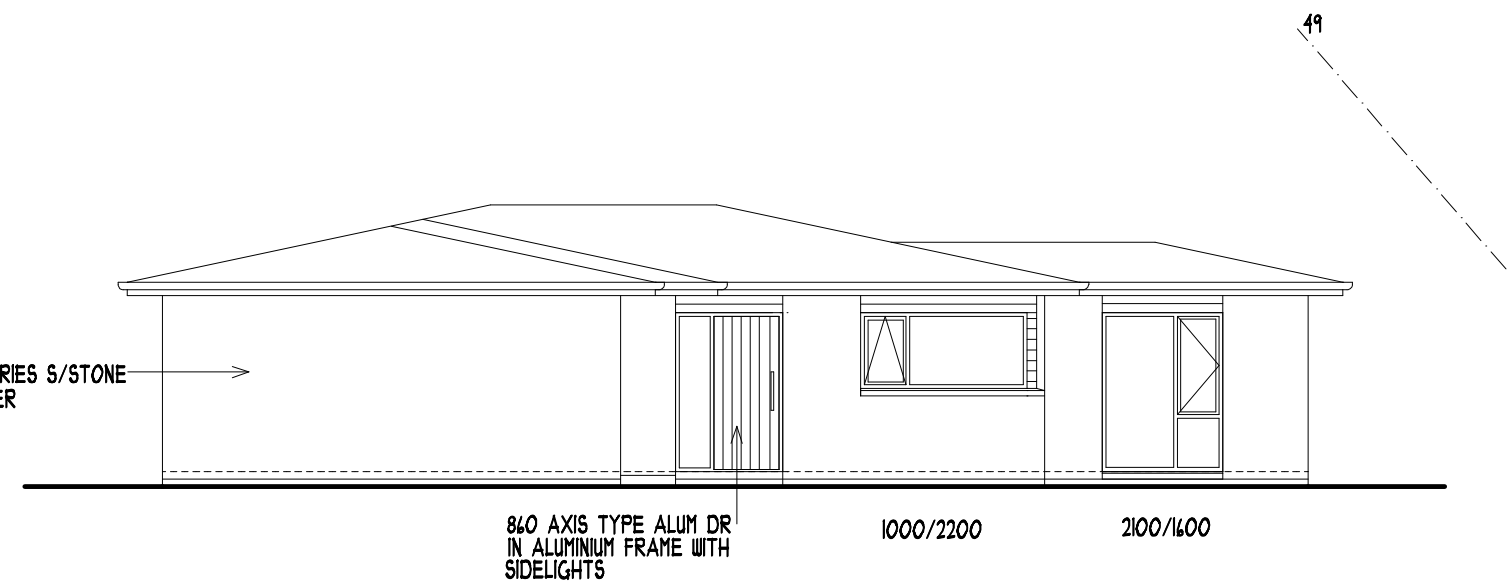
SOUTH EAST VIEW

Elevation : ALL ELEVATIONS		Risk severity						SUBTOTALS FOR EACH RISK FACTOR
Risk factor	LOW	MEDIUM	HIGH	VERY HIGH				
Wind zone	0	0	1	2				1
Number of storeys	0	1	2	4				0
Roof/Wall intersection design	0	1	3	5				0
Eaves width	0	1	2	5				1
Envelope complexity	0	1	3	6				1
Deck design	0	2	4	6				0
Total risk score:								3

NOTE: ALUMINIUM JOINERY & GLAZING
VERIFY ALL DIMENSIONS ON SITE BEFORE MANUFACTURE
ALL UNITS TO BE DOUBLE GLAZED-MIN R RATING 0.24
INSULATED GLASS UNIT IGU CLEAR/CLEAR
VERIFY ALL COLOURS, FINISHES, HANDLES, ETC WITH OWNER.
VERIFY ALL DOORS TO BE KEYED ALIKE
ALL TIMBER REVEALS SHALL BE H3J TREATED
ALL GLAZING SHALL COMPLY WITH NZS 4223:2016, & PARTS 1, 2, 3 & 4.
* TYPE 'A' SAFETY GLAZING
** TYPE 'A' SAFETY GLAZING

THERMAL H1 CALCULATIONS:
TOTAL AREA OF THERMAL ENVELOPE: 138.4sqm
TOTAL AREA OF GLAZED AREAS: 36.2sqm
TOTAL PERCENTAGE OF ALL WALLS GLAZED: 26.2%

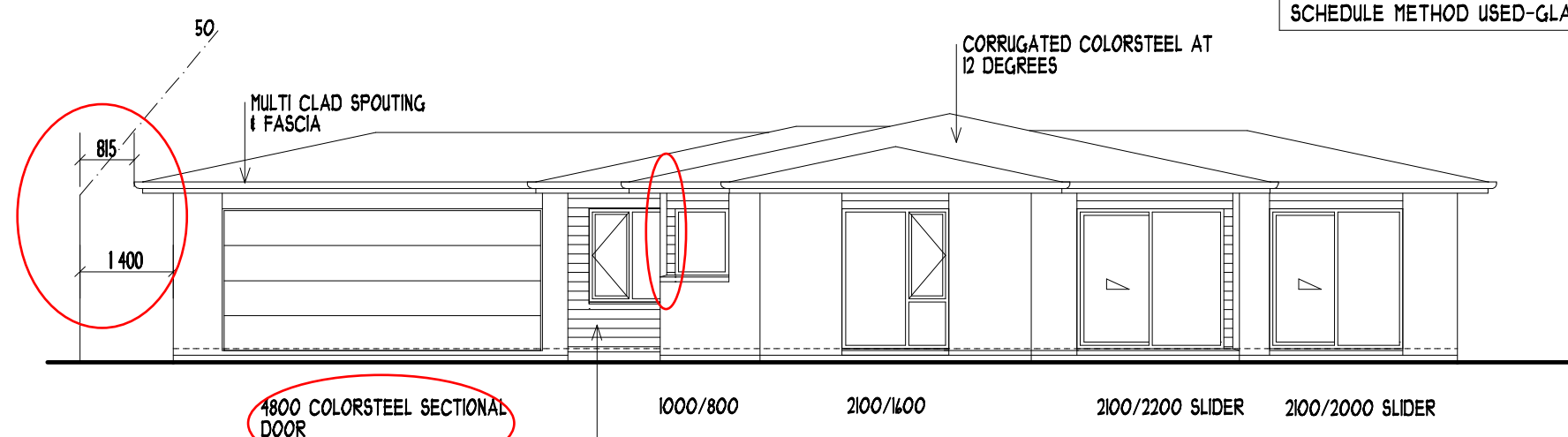
SOUTH/EAST/WEST THERMAL H1 CALCULATIONS:
TOTAL AREA OF THERMAL ENVELOPE: 105sqm
TOTAL AREA OF GLAZED AREAS: 21.6sqm
TOTAL PERCENTAGE OF ALL WALLS GLAZED: 20.6%
SCHEDULE METHOD USED-GLAZING LESS THAN 30%



EAST THERMAL H1 CALCULATIONS:
TOTAL AREA OF THERMAL ENVELOPE: 35.8sqm
TOTAL AREA OF GLAZED AREAS: 6.6sqm
TOTAL PERCENTAGE OF ALL WALLS GLAZED: 18.4%

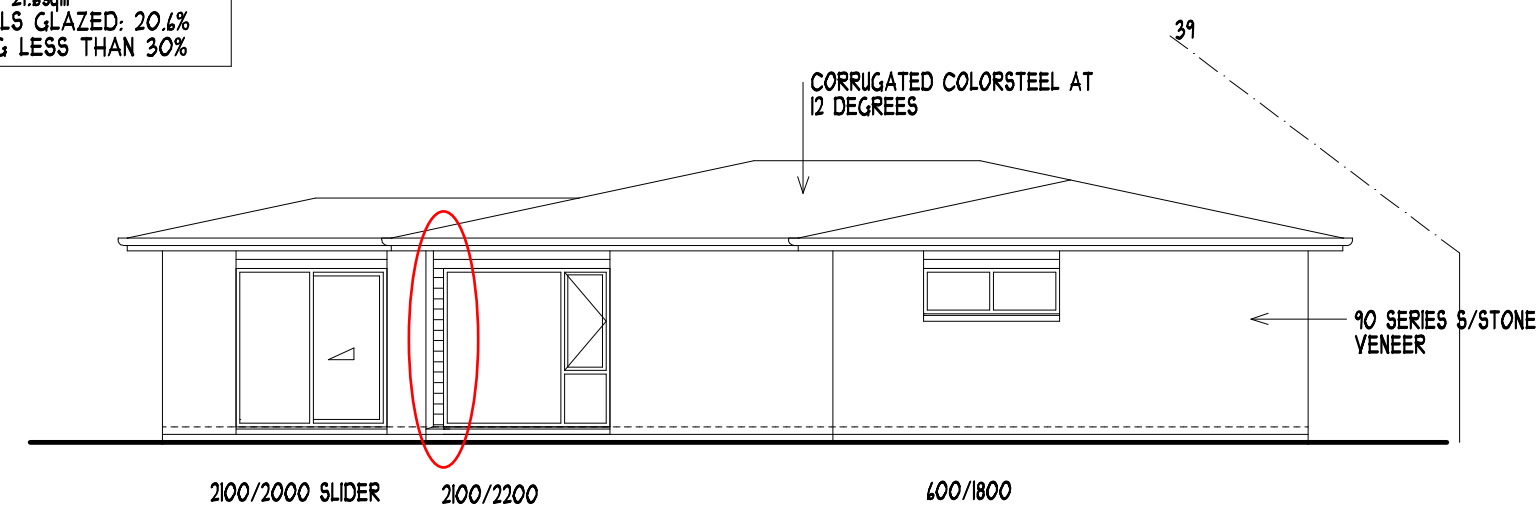
ZONES:
WIND ZONE A (HIGH)
EARTHQUAKE ZONE 2
CORRISION ZONE C
SNOW ZONE N4

NORTH EAST VIEW



NORTH THERMAL H1 CALCULATIONS:
TOTAL AREA OF THERMAL ENVELOPE: 33.4sqm
TOTAL AREA OF GLAZED AREAS: 14.6sqm
TOTAL PERCENTAGE OF ALL WALLS GLAZED: 43.1%

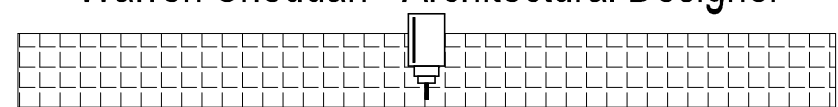
NORTH WEST VIEW



WEST THERMAL H1 CALCULATIONS:
TOTAL AREA OF THERMAL ENVELOPE: 35.8sqm
TOTAL AREA OF GLAZED AREAS: 9.9sqm
TOTAL PERCENTAGE OF ALL WALLS GLAZED: 27.6%

SOUTH WEST VIEW

Warren Sheddan - Architectural Designer



42 HAPPY HOME ROAD-CHRISTCHURCH 8025
Phone (03) 338 1206
email: warren.sheddan@outlook.com

PROPOSED RESIDENCE TO REAR OF LOT 61 (No 11) BLKI DP307
COLERIDGE STREET - ROLLESTION
FOR JOHN AND REBECCA MASON

ELEVATIONS

AMENDED: 30/3/2021

Date : Monday, 13 October, 2020

Scales : 1:100

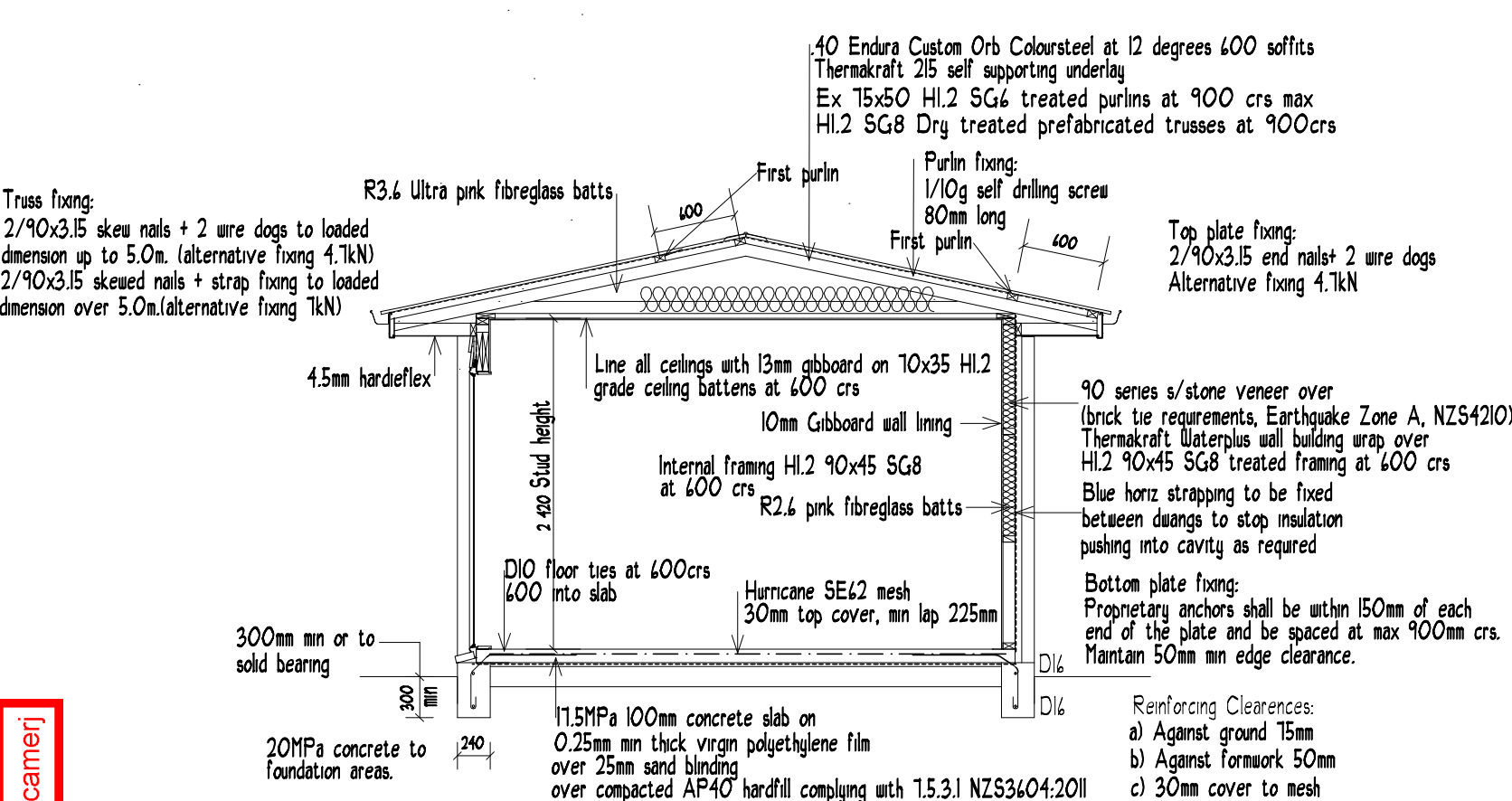
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Sht 1 of 6

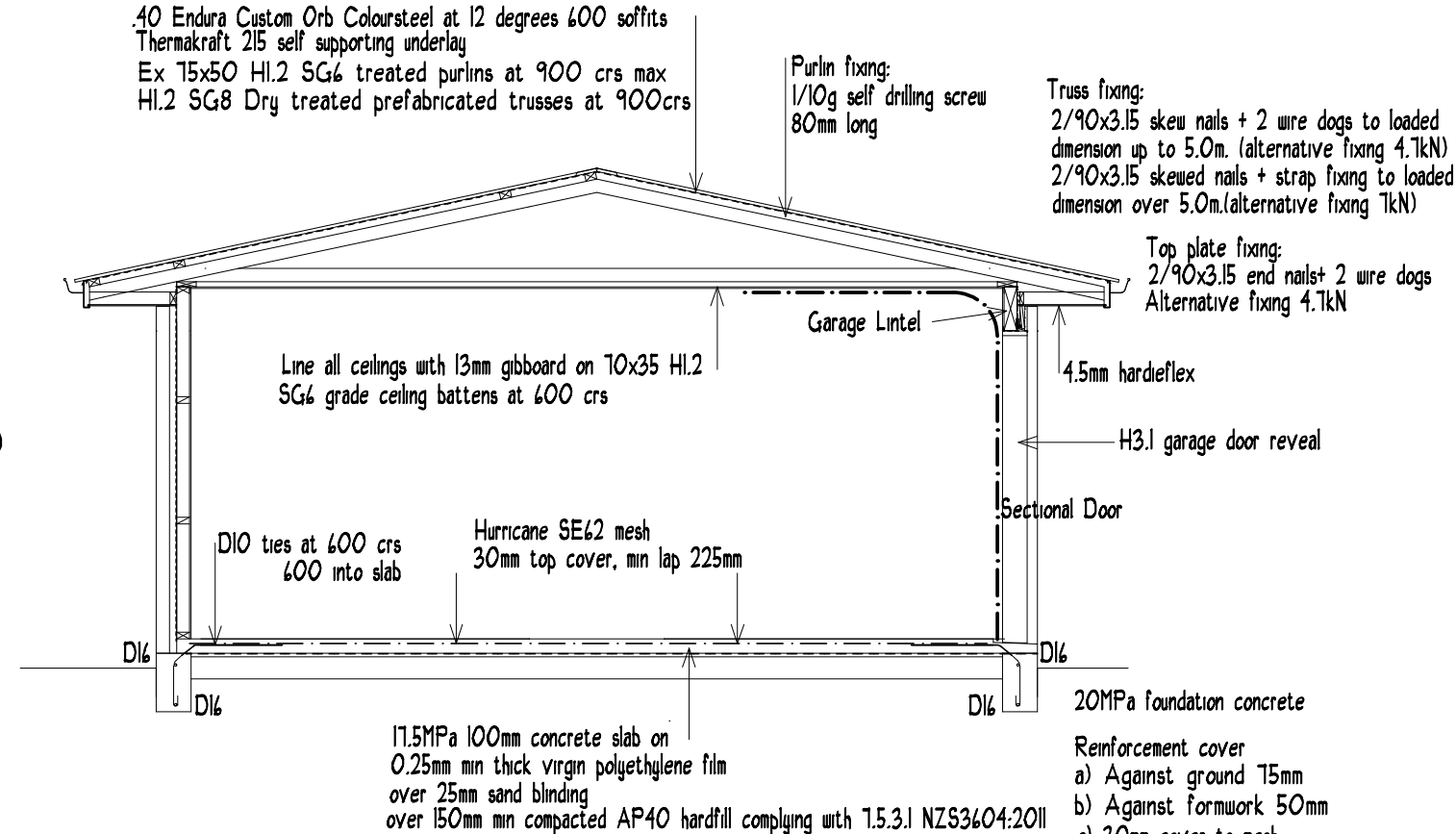
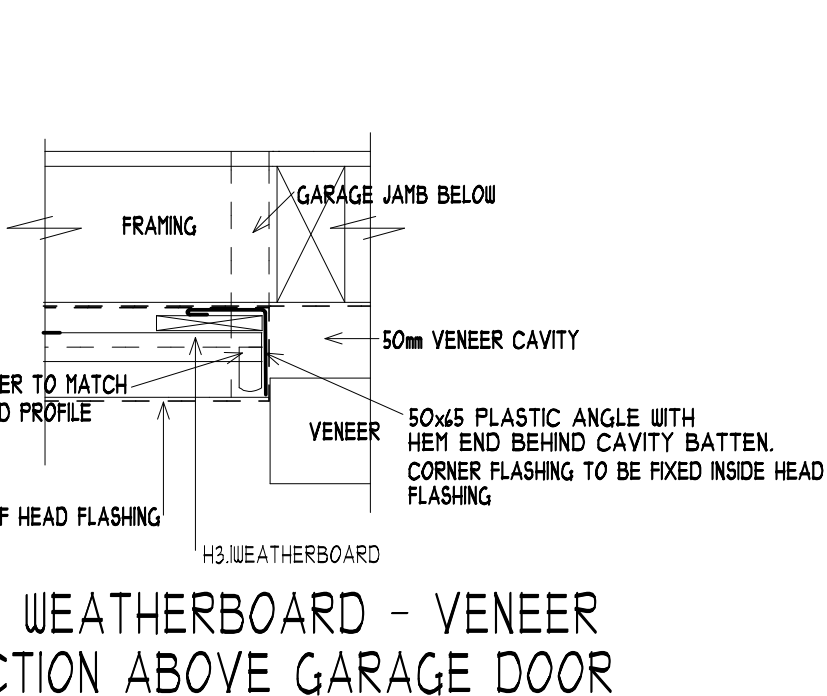
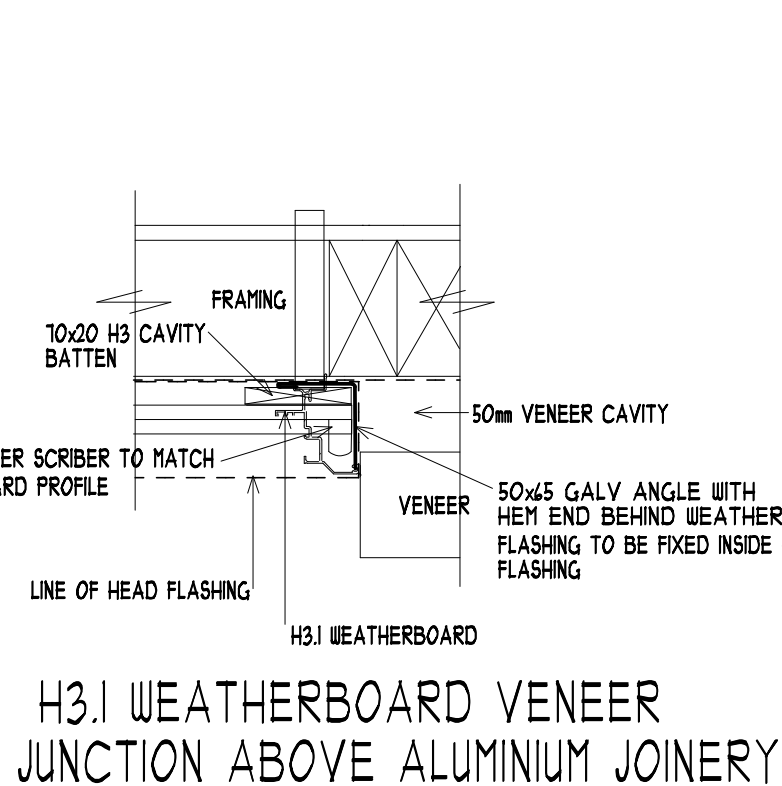
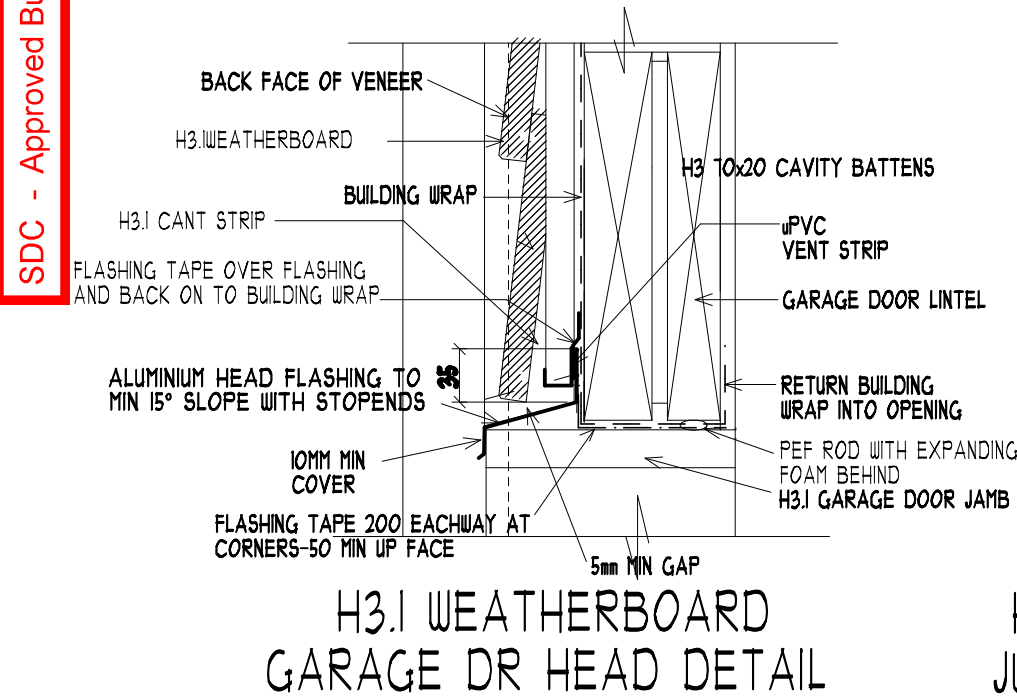
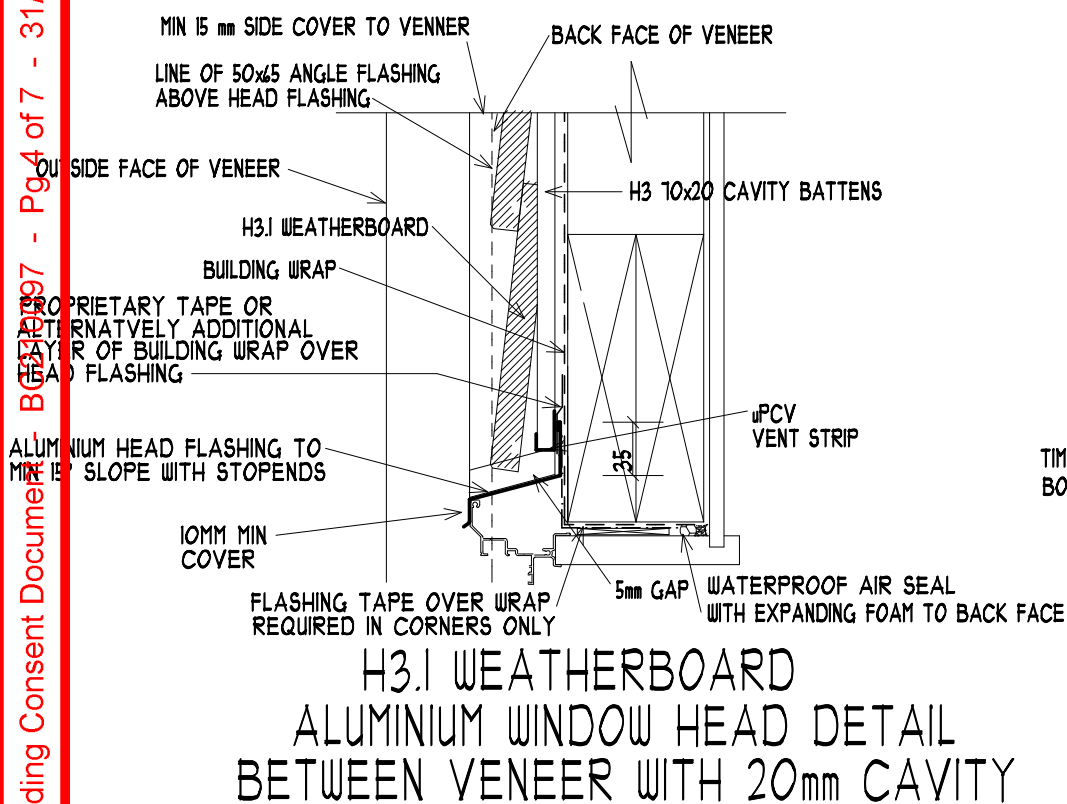
Ref No :

SP259

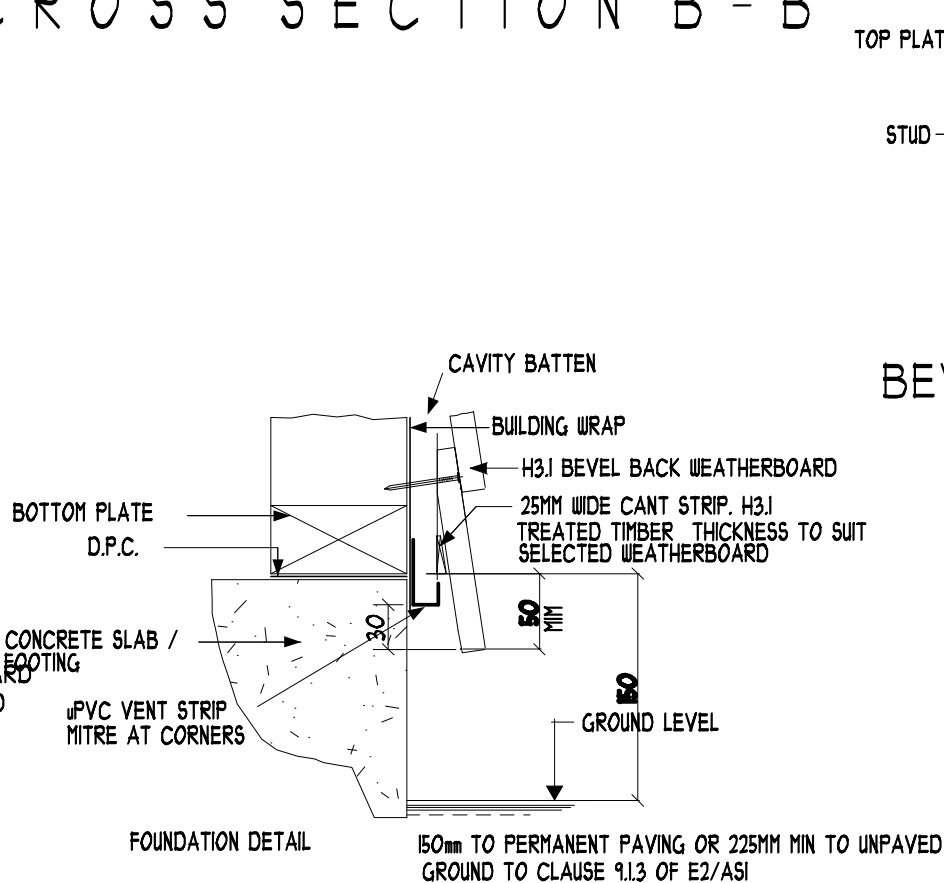
NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE AND DURING CONSTRUCTION. ALL WORK TO COMPLY WITH RELEVANT CLAUSES OF THE N.Z.B.C 1992 AND N.Z.S 3804: 2011.



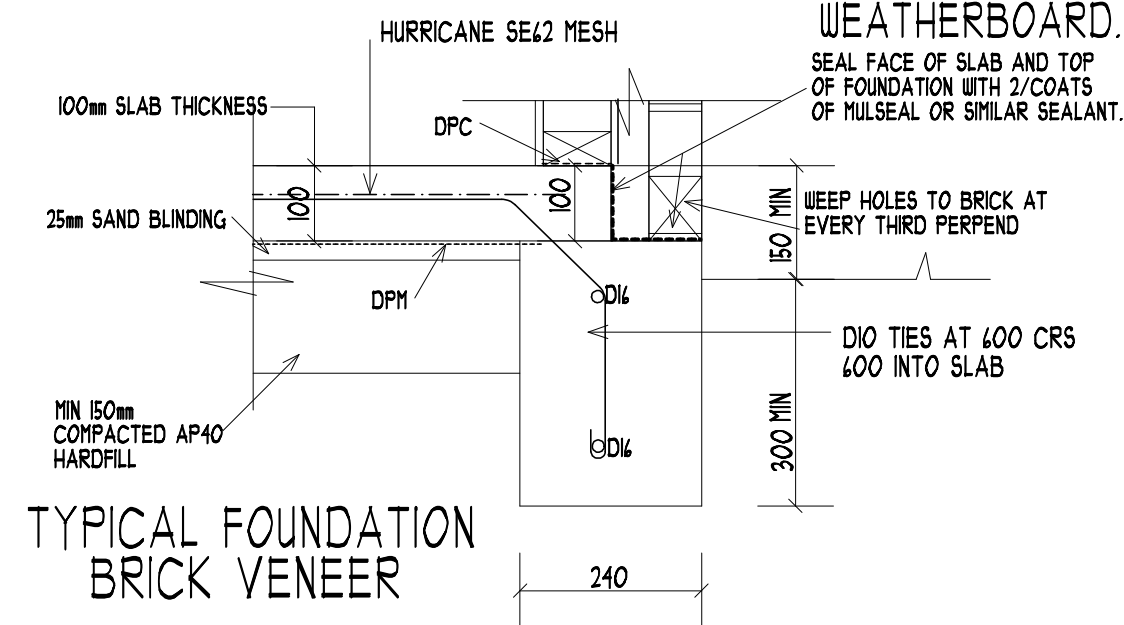
CROSS SECTION A - A



CROSS SECTION B - B

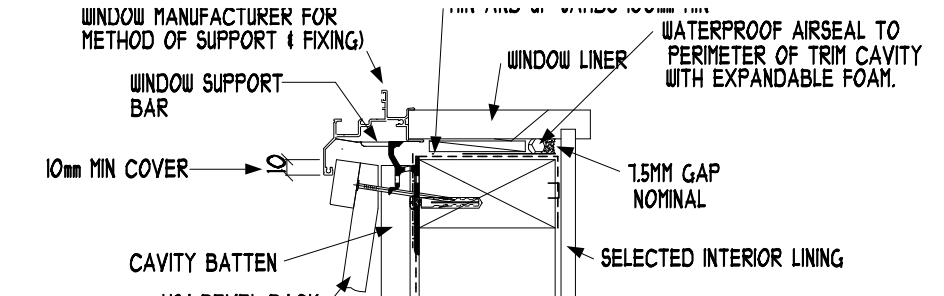


CAVITY FIX CONCRETE SLAB
H3.1 BEVEL BACK WEATHERBOARD

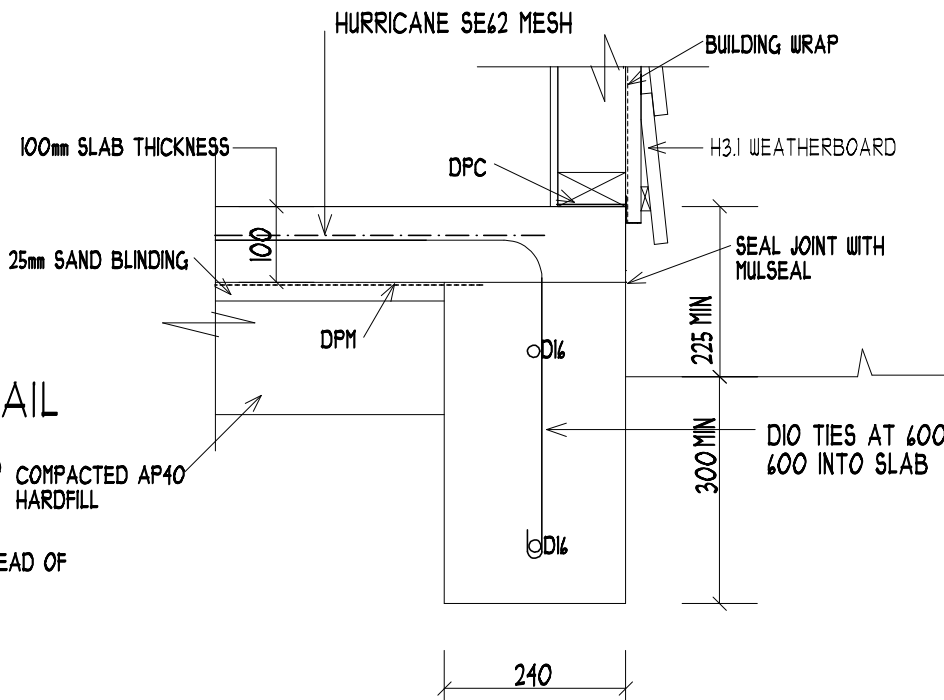
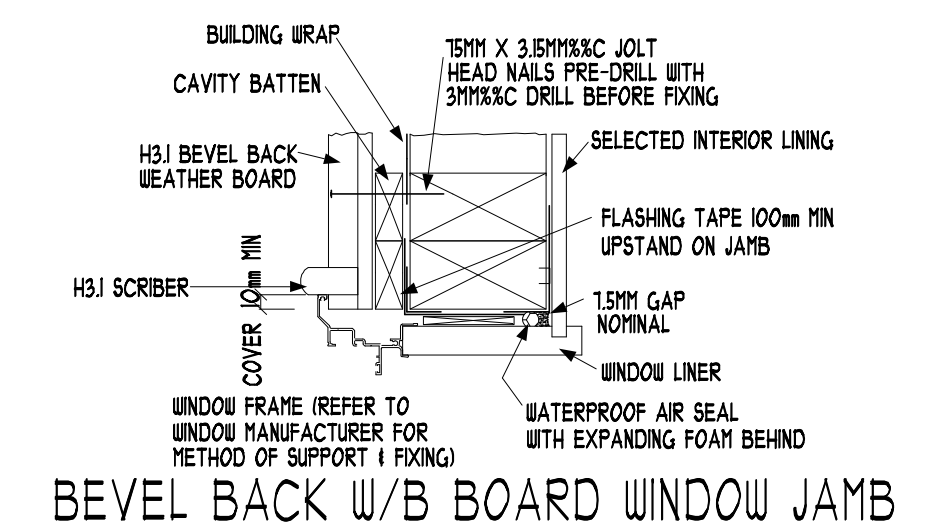


EXT CORNER S/STONE WEATHERBOARD.

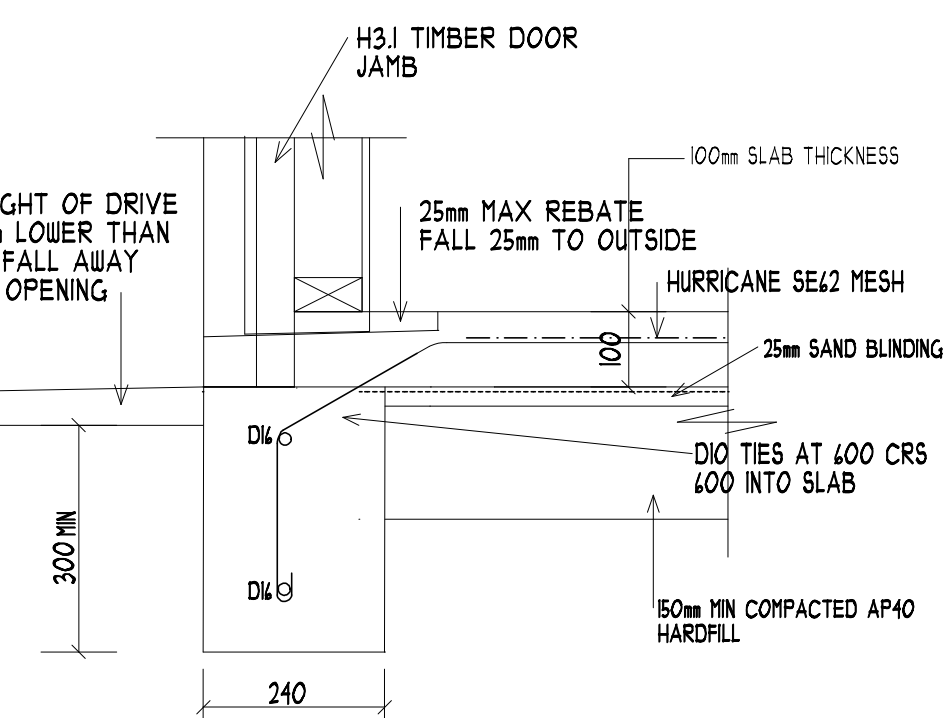
SEAL FACE OF SLAB AND TOP OF FOUNDATION WITH 2/COATS OF MULSEAL OR SIMILAR SEALANT.



BEVEL BACK W/B CAVITY WINDOW SILL



TYPICAL FOUNDATION H3.1 WEATHERBOARD



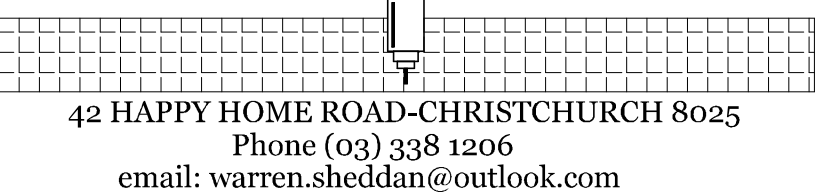
GARAGE DR REBATE DETAIL

NOTE: REFER TO SELECTED MANUFACTURERS SECTIONAL DOOR SPECIFICATIONS FOR REBATE WIDTHS ETC

Date : Monday, 13 October, 2020	
Scales : 1:50 1:10 1:5	
Shts :	Ref No :
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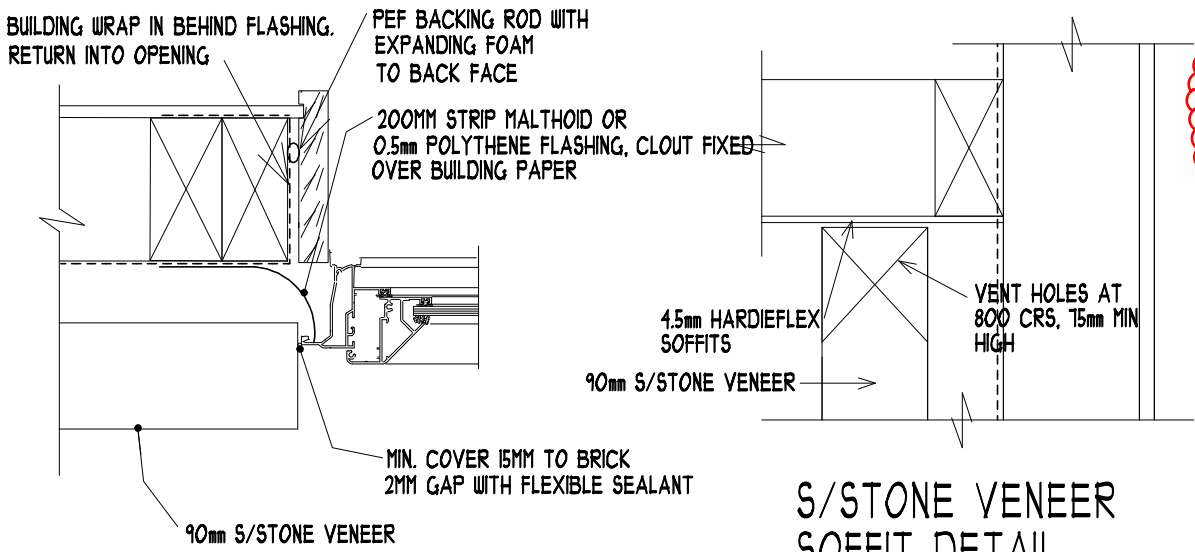
CROSS SECTION A-A
CROSS SECTION B-B
WINDOW/DOOR HEAD FLASHINGS
FOUNDATION DETAILS
WEATHERBOARD FLASHING DETAILS
AMENDED: 30/3/2021

Warren Sheddan - Architectural Designer

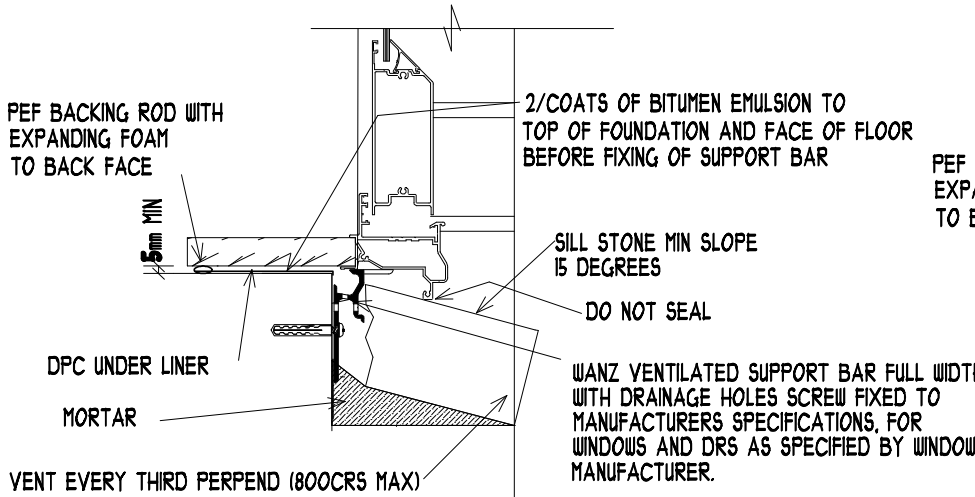


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COLERIDGE STREET - ROLLESTION
FOR JOHN AND REBECCA MASON

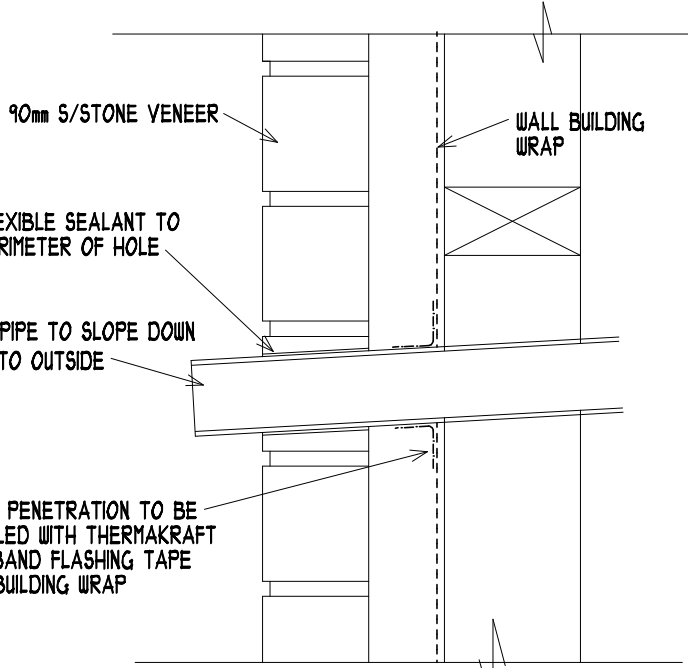


WINDOW JAMB-ALUMINIUM

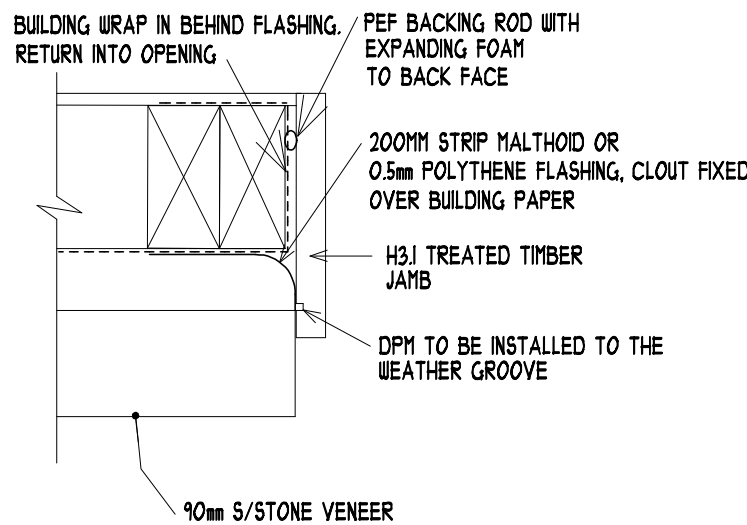


NOTE: IF BRICK IS TO BE SLOPED FURTHER EITHER INCREASE THE DEPTH OF THE STEP OR REDUCE THE THICKNESS OF THE BRICK

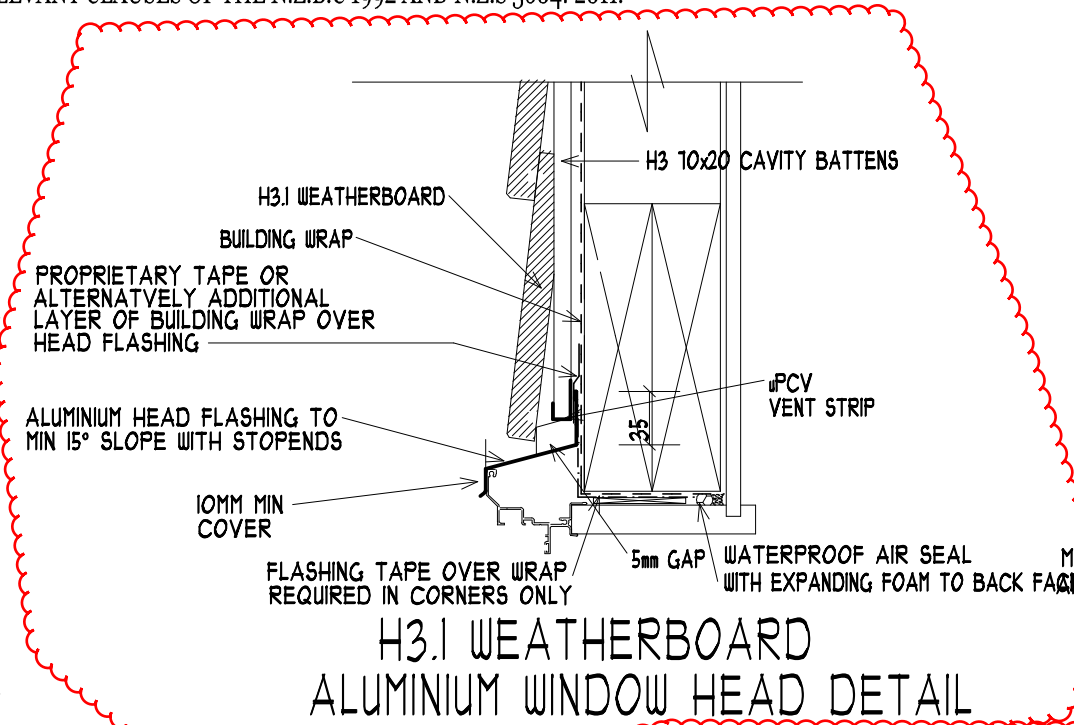
S/STONE DOOR/WINDOW SILL



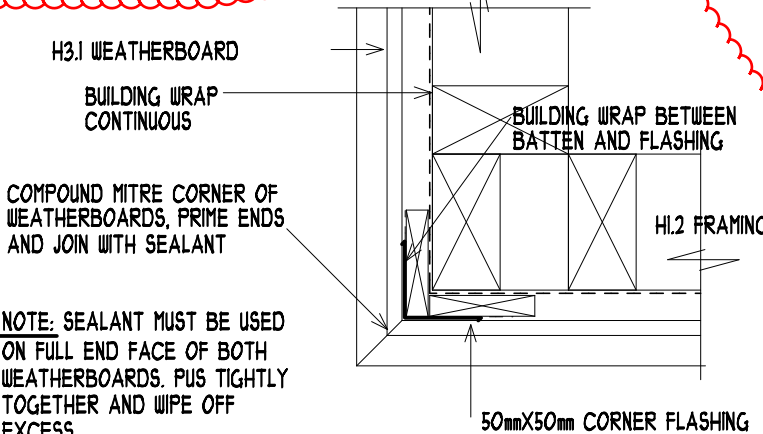
PIPE PENETRATION THROUGH 90 S/STONE BRICK VENEER



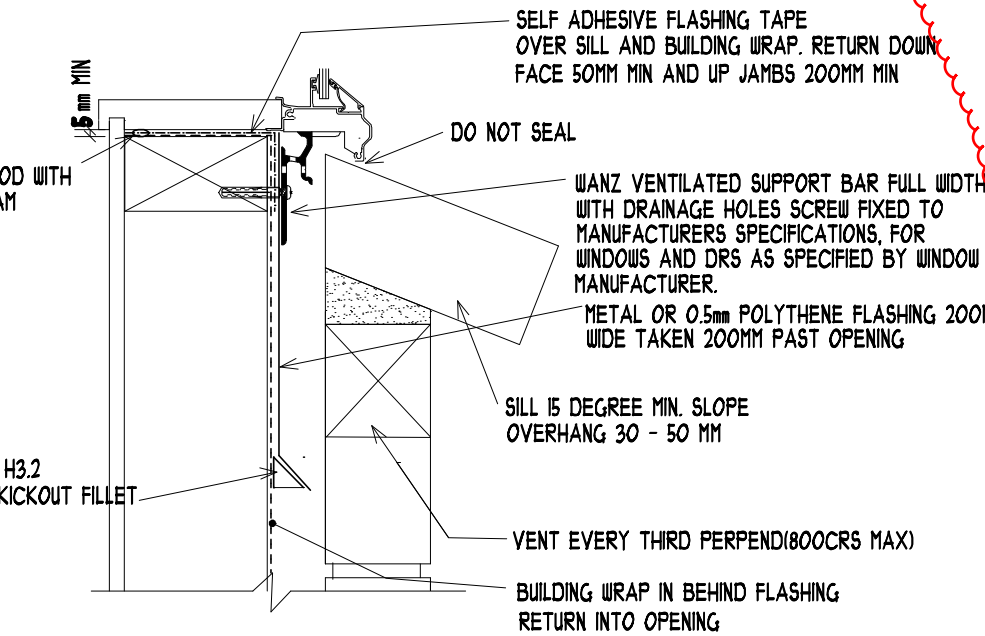
GARAGE DOOR JAMB



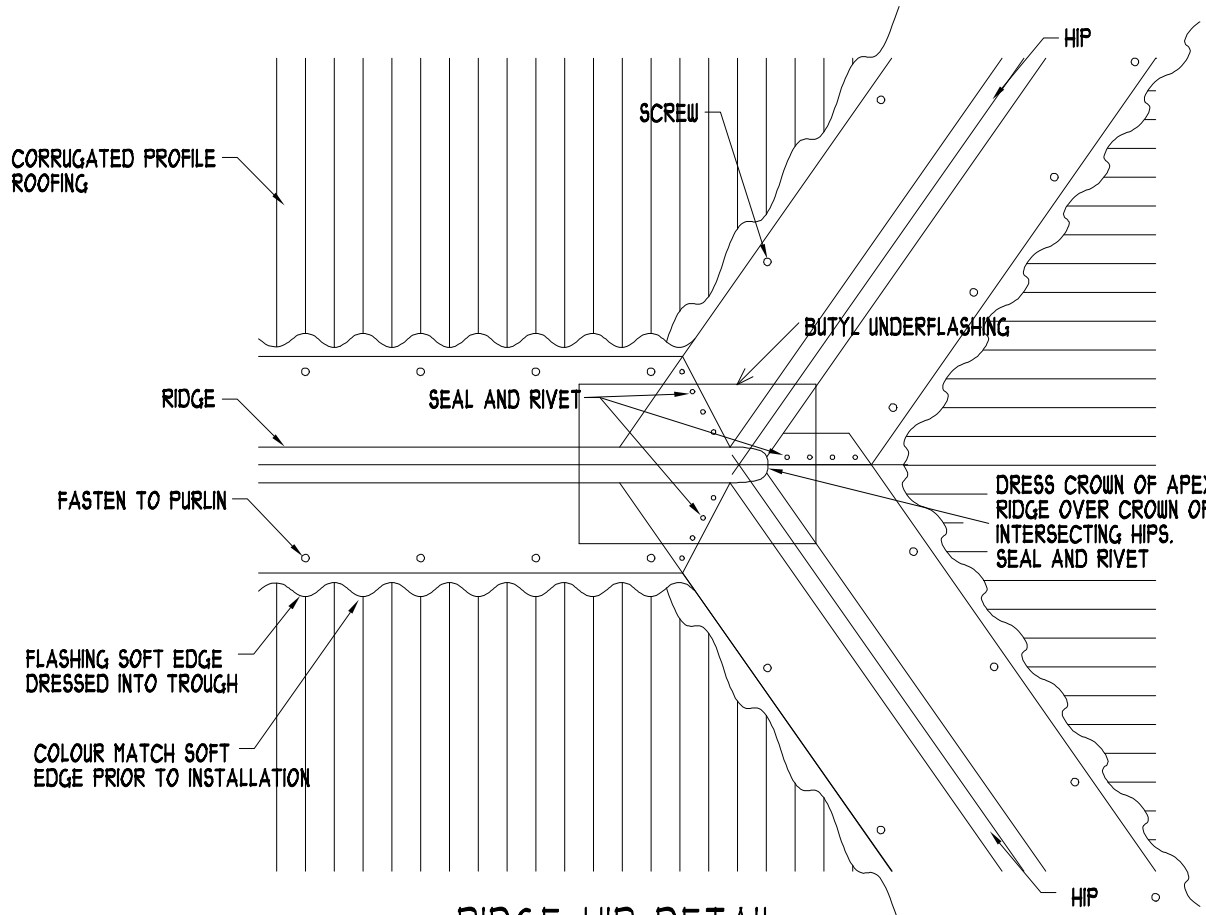
H3.1 WEATHERBOARD ALUMINIUM WINDOW HEAD DETAIL



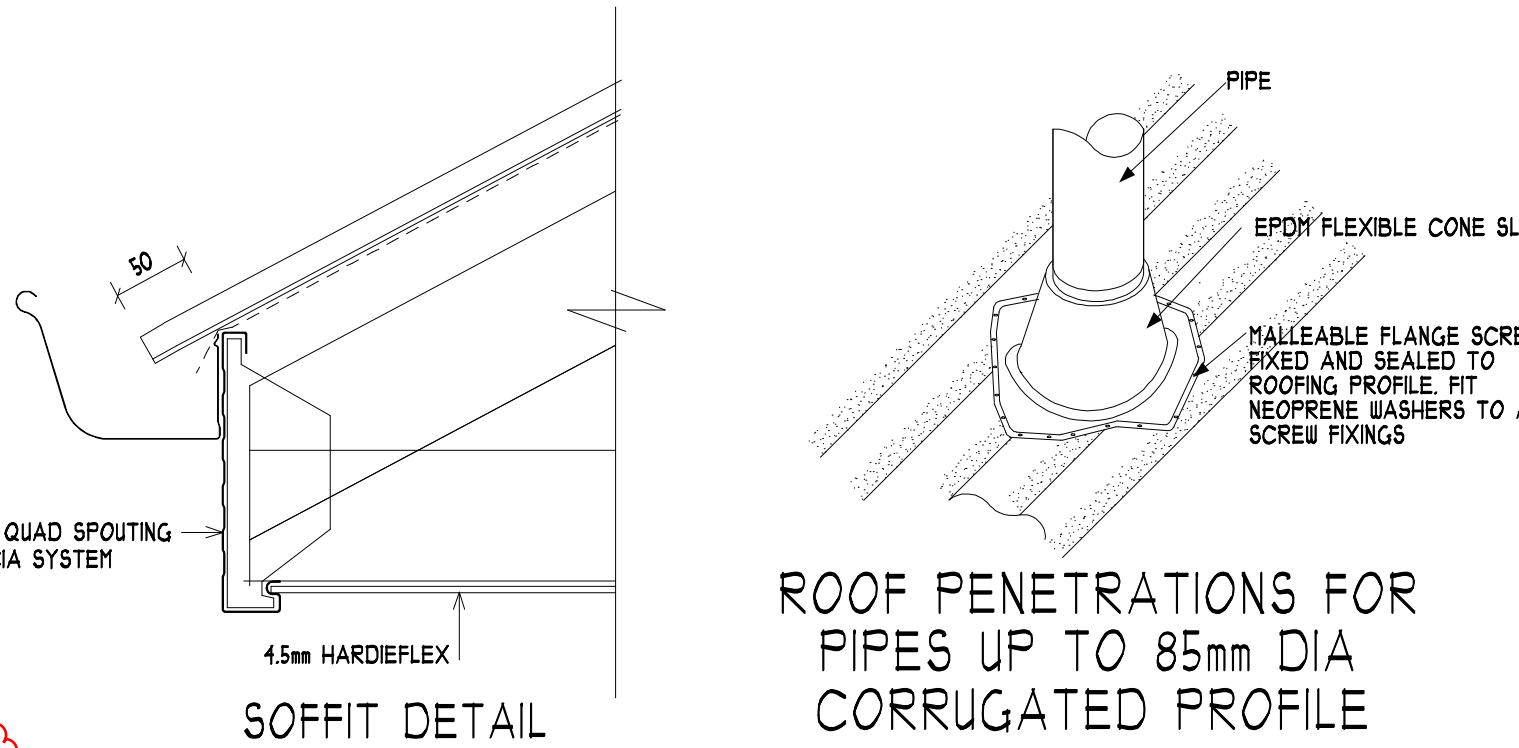
MITRE CORNER H3.1 WEATHERBOARD



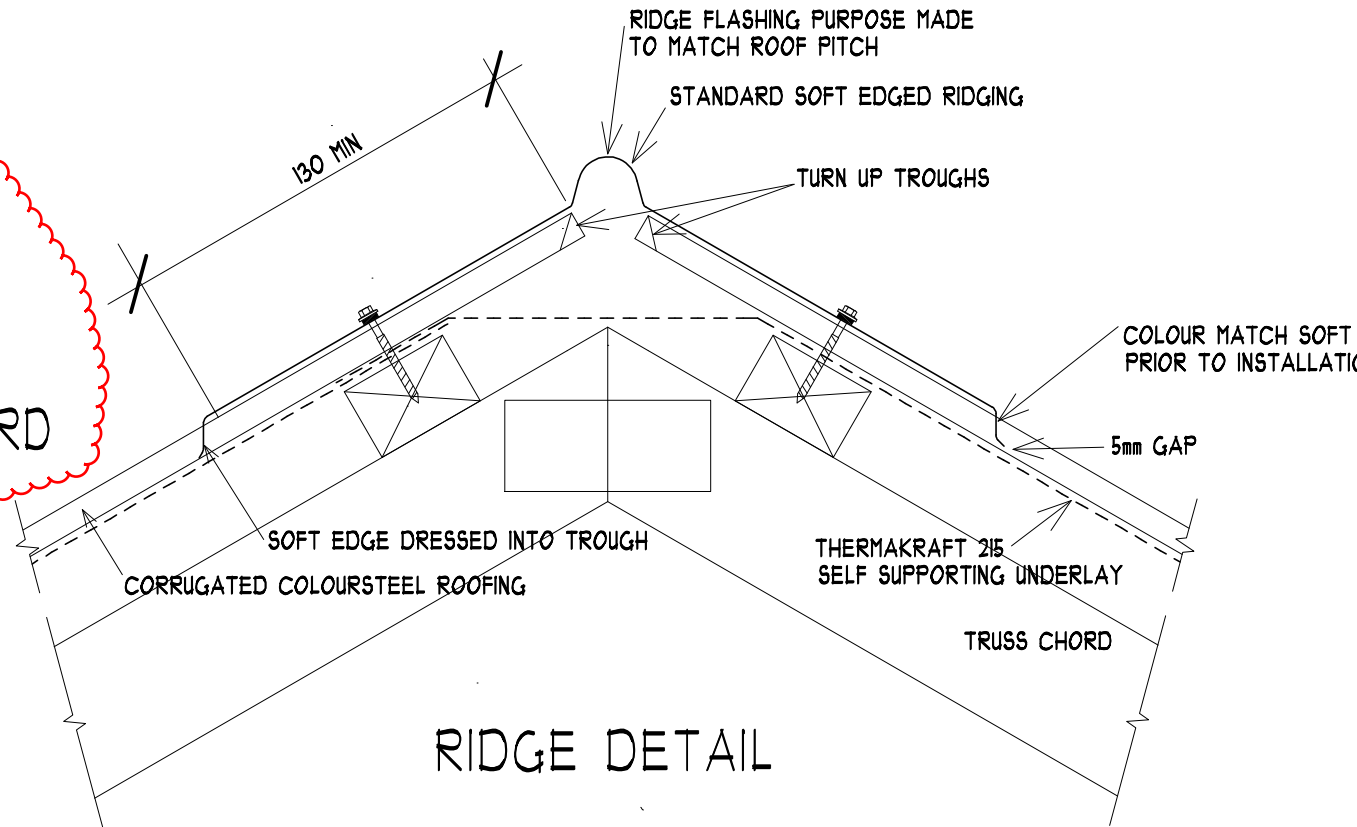
WINDOW SILL-ALUMINIUM



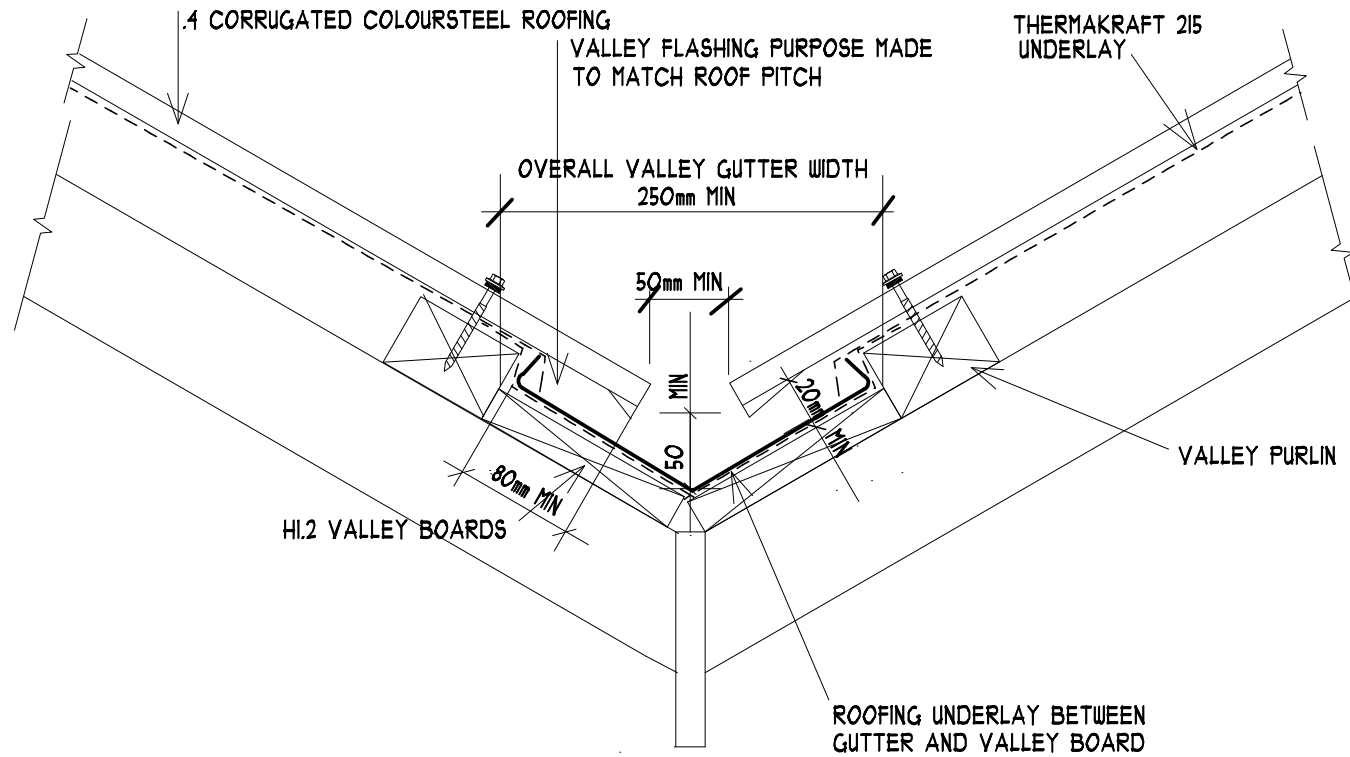
RIDGE HIP DETAIL



ROOF PENETRATIONS FOR PIPES UP TO 85mm DIA CORRUGATED PROFILE

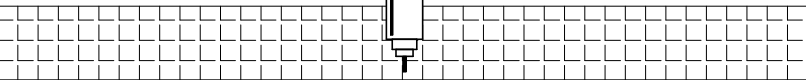


RIDGE DETAIL



VALLEY DETAIL

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FOR JOHN AND REBECCA MASON

S/STONE FLASHING DETAILS
ROOF FLASHING DETAILS

AMENDED: 30/3/2021

Date : Monday, 13 October, 2020

Scales : 1:10 1:5

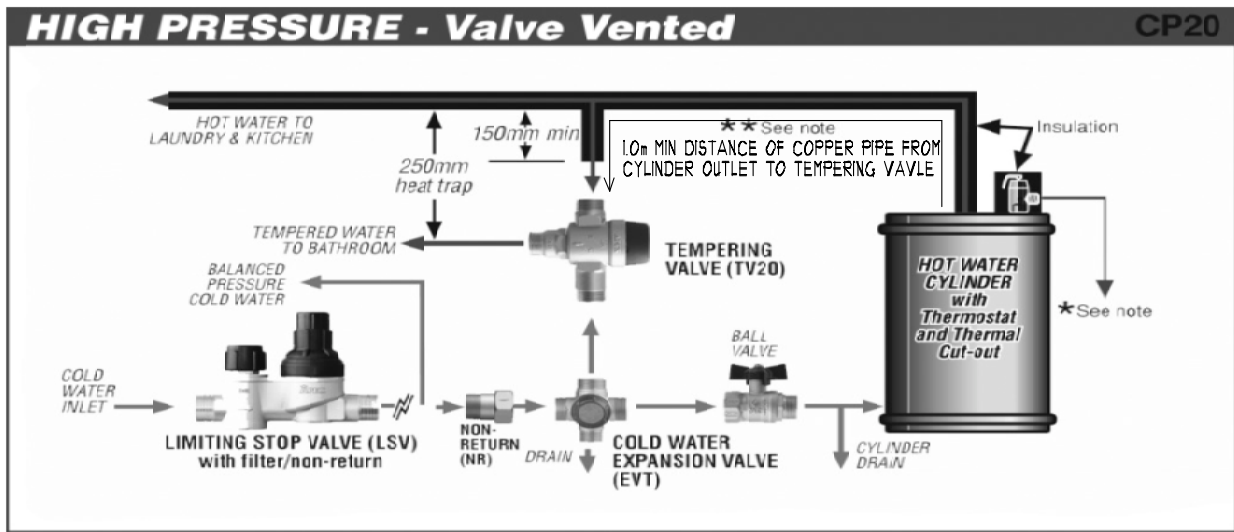
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Sht 4 of 6

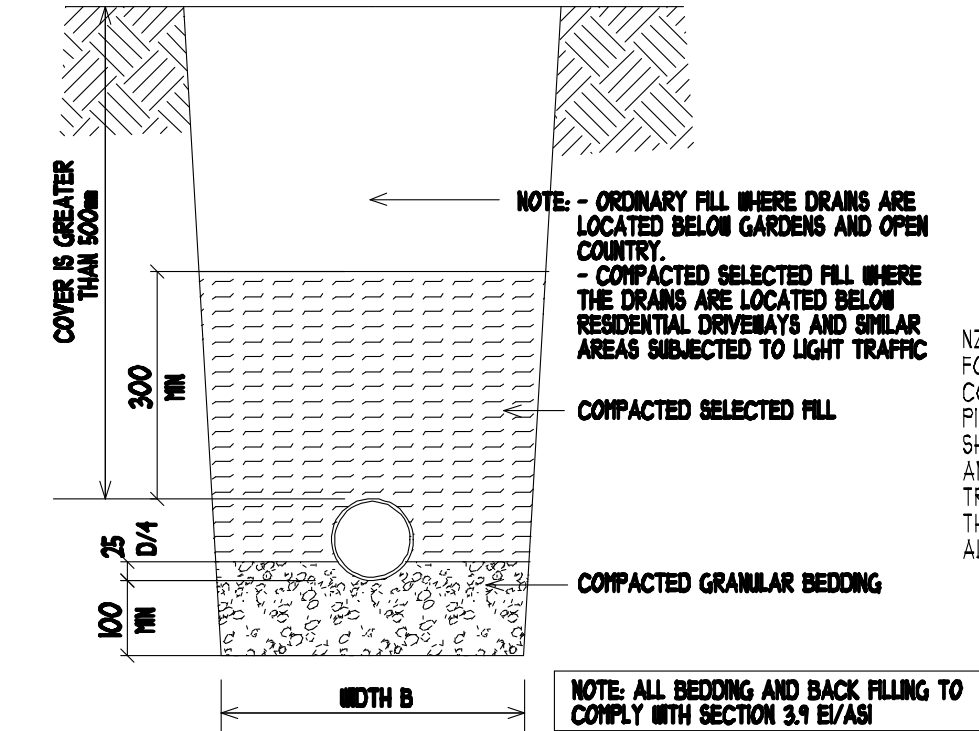
Ref No :

SP259

NOTE: ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE AND DURING CONSTRUCTION. ALL WORK TO COMPLY WITH RELEVANT CLAUSES OF THE N.Z.B.C 1992 AND N.Z.S 3604: 2011.

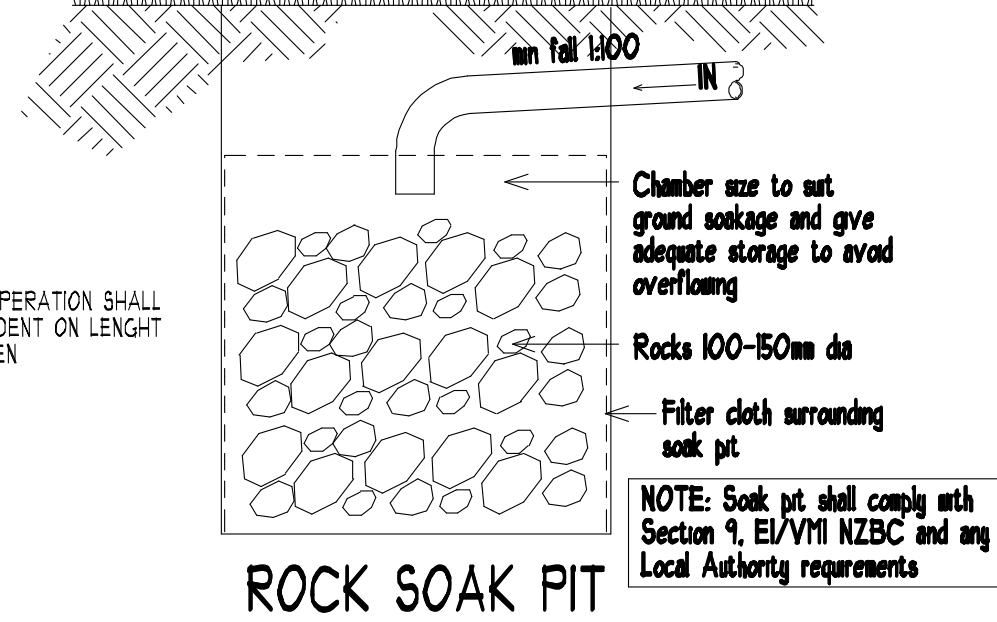


VALVE TRAIN DETAILS

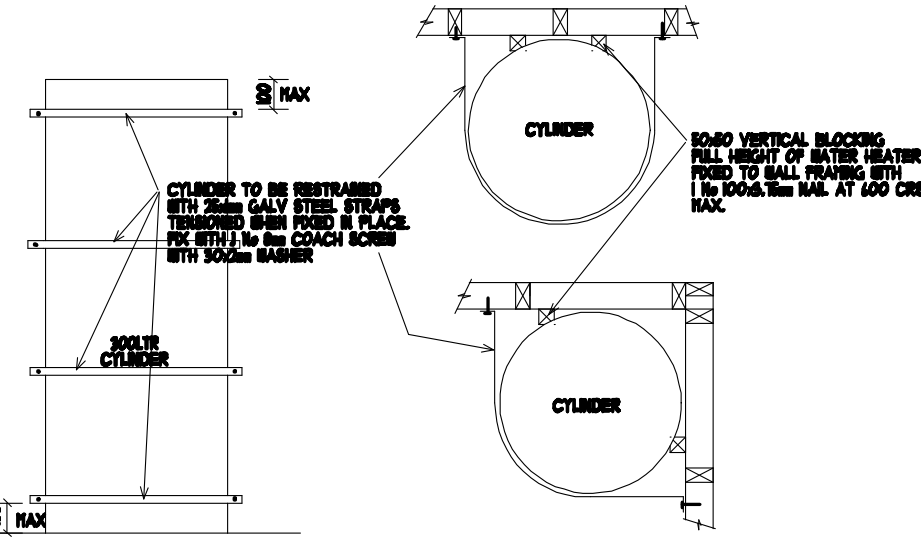


PIPE TRENCH TO FOUNDATION

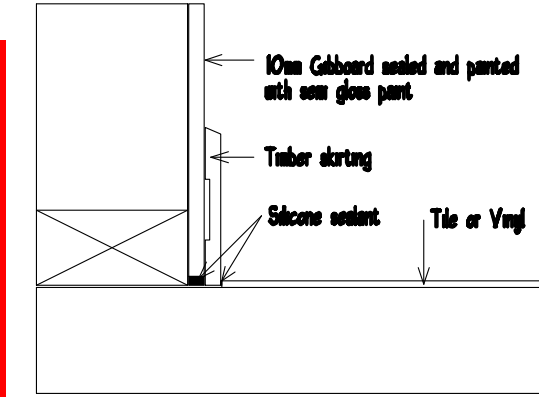
NZBC G13/AS2 5.6.1
FOR LIGHT TIMBER FRAMED AND CONCRETE MASONARY BUILDINGS
CONSTRUCTED TO NZS3604 OR NZS4229 IN ACCORDANCE WITH B1/AS1
PIPE TRENCHES WHICH ARE OPEN FOR NO LONGER THAN 48 HOURS
SHALL BE LOCATED NO CLOSER THAN 'V' TO THE UNDERSIDE OF
ANY BUILDING FOUNDATION, AS SHOWN IN FIGURE 8. WHERE THE
TRENCH IS TO REMAIN OPEN FOR PERIODS LONGER THAN 48 HOURS
THE MINIMUM HORIZONTAL SEPERATION SHALL INCREASE TO 3 'V' IN
ALL GROUND EXCEPT ROCK



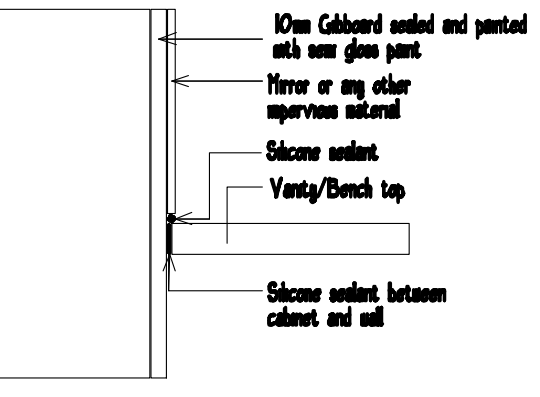
ROCK SOAK PIT



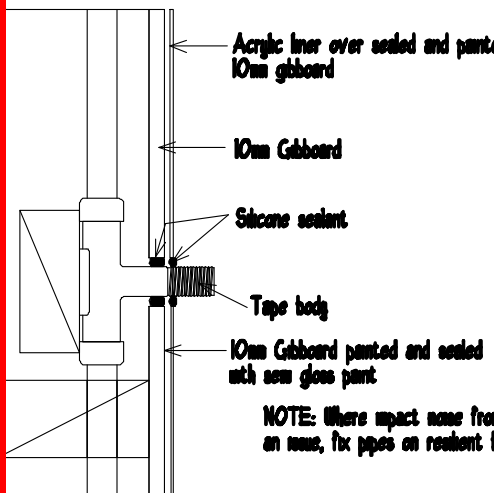
SEISMIC RETRAINT DETAILS FOR HOT WATER CYLINDER



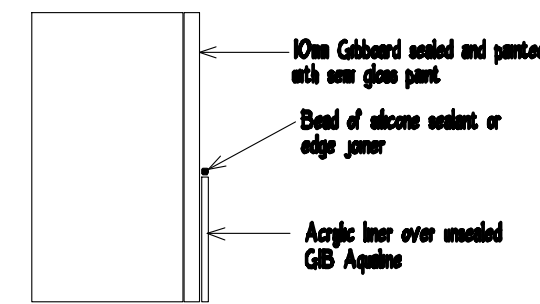
WALL FLOOR DETAIL
GIB AQUALINE/VINYL FLOOR



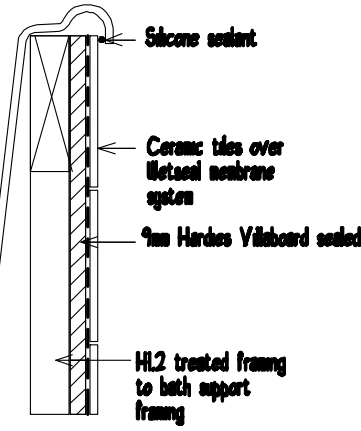
VANITY/BENCH TOPS
IMPERVIOUS MATERIALS



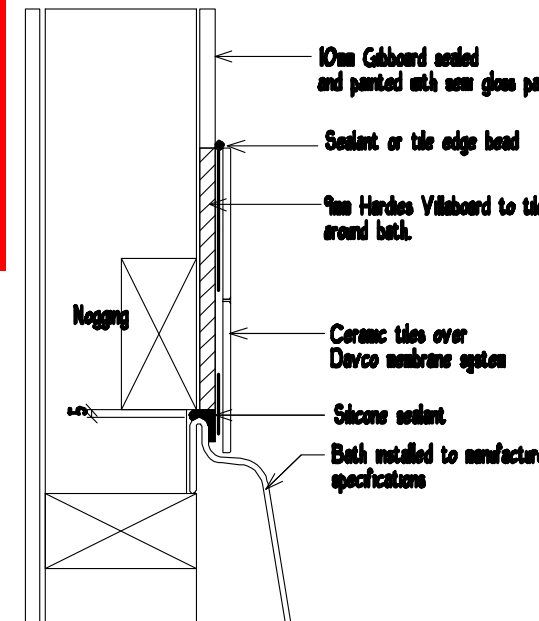
TAPE PENETRATION
ACRYLIC WALLS



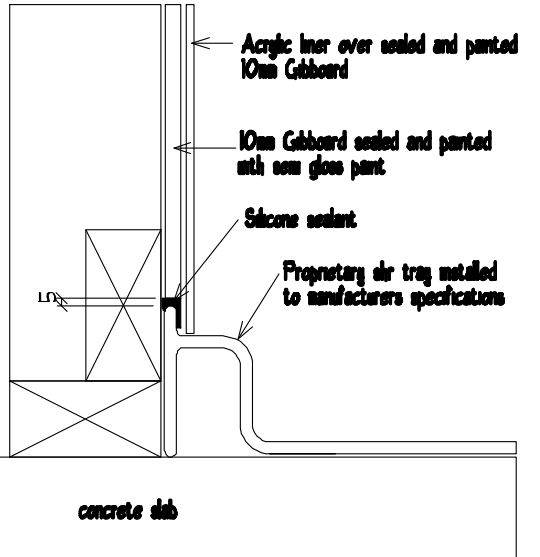
LINER TOP DETAIL
SHR/ ACRYLIC LINER AND BASE



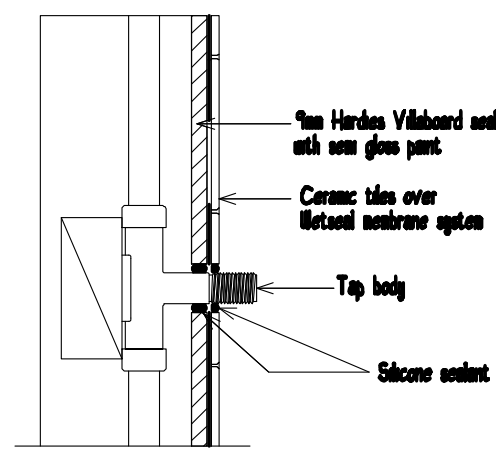
TILED BATH EDGE



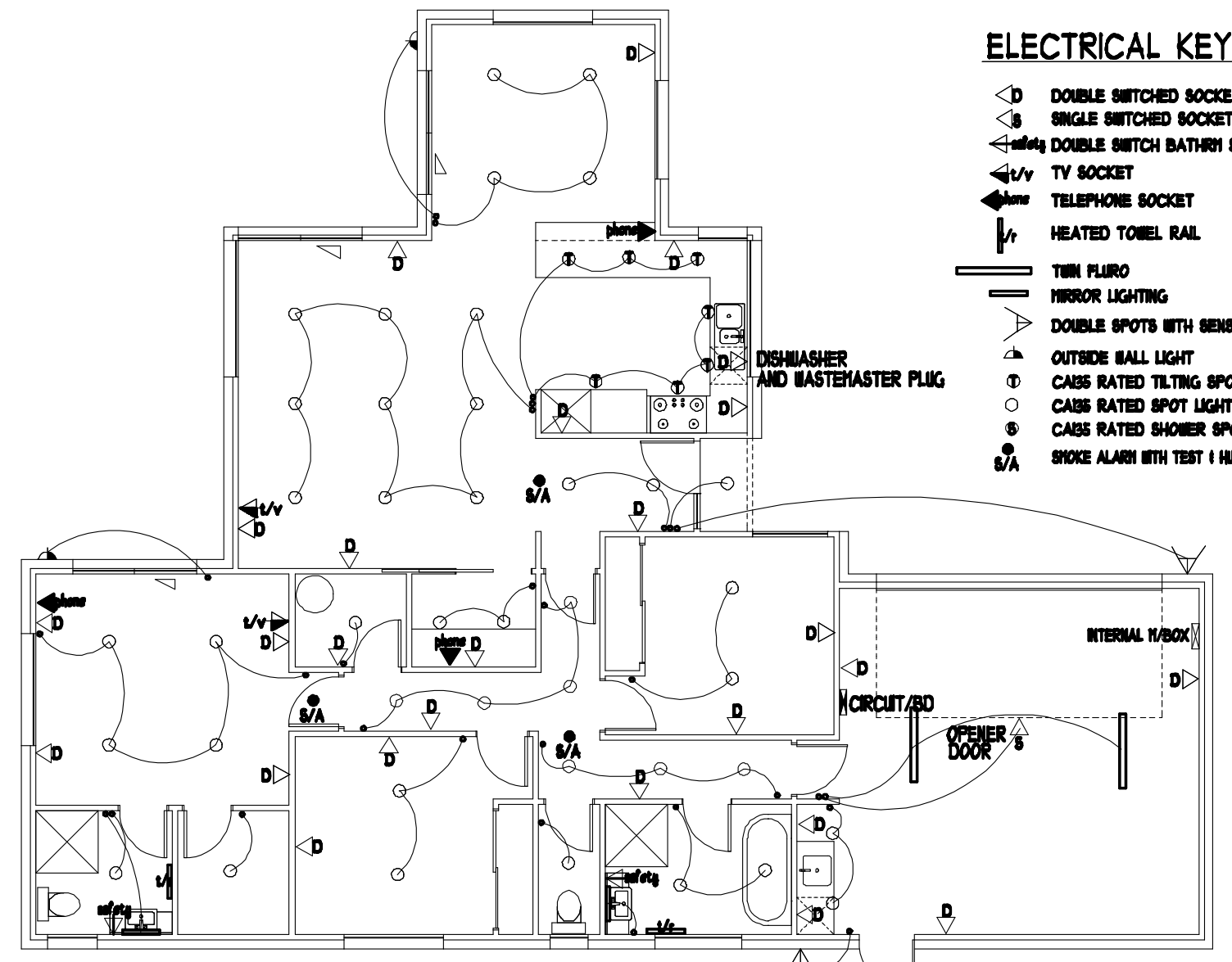
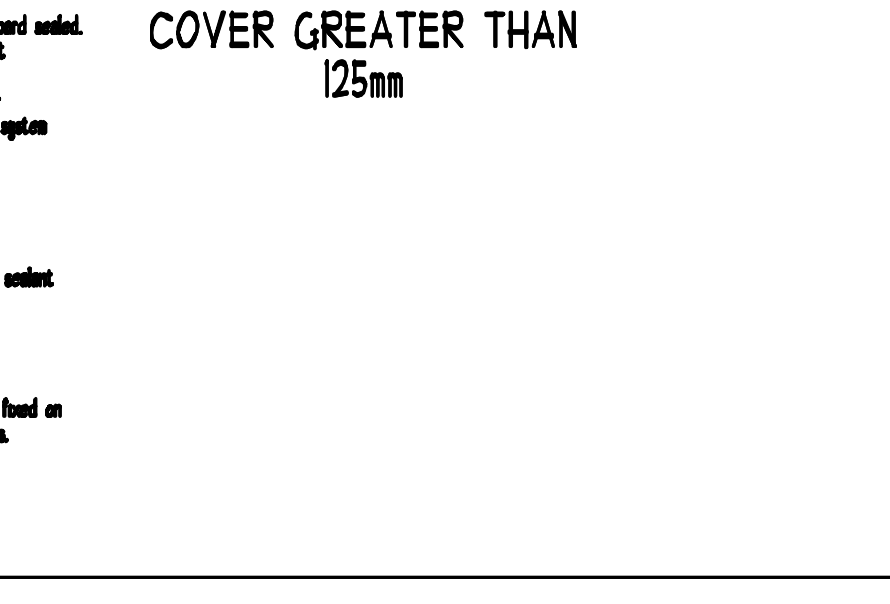
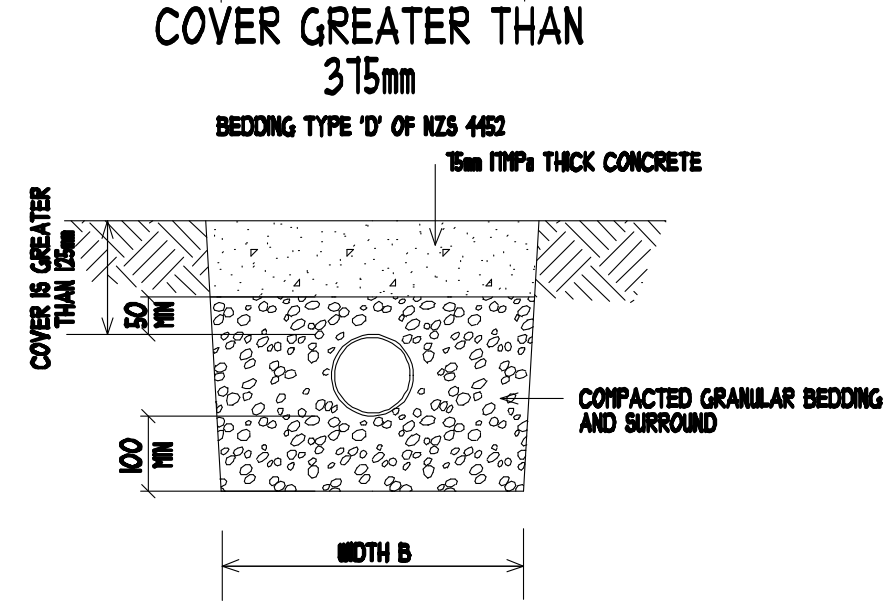
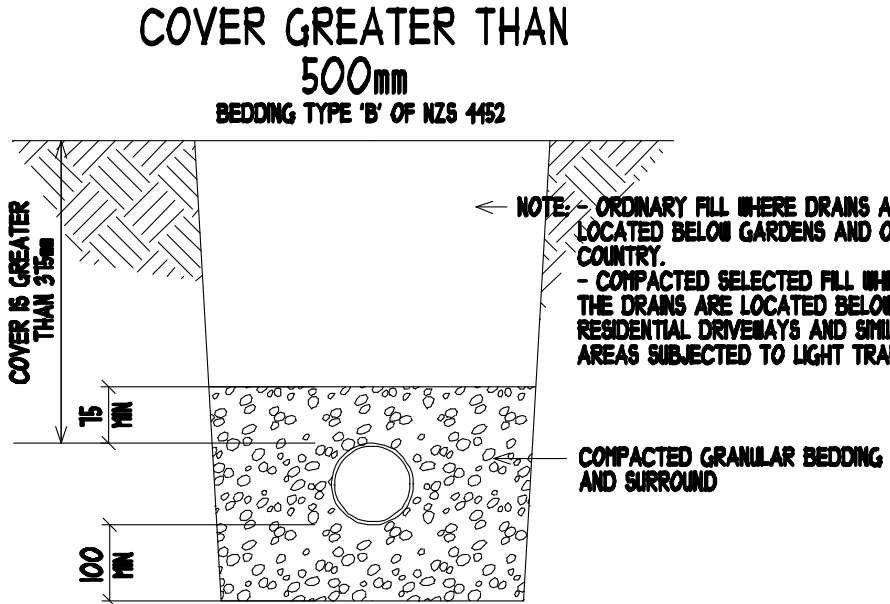
BATH/WALL DETAIL
TILED UPSTAND



SHR WALL/TRAY DETAIL
ACRYLIC LINER AND BASE



PIPE PENETRATION
TILED WALL



ELECTRICAL PLAN

NOTES: -ALL ELECTRICAL WORK TO BE FINALIZED
ON SITE WITH OWNERS
-ALL ARTIFICIAL LIGHTING WILL COMPLY WITH THE REQUIREMENTS
OF G8.
-ALL DOWNLIGHTS TO BE COMPLIANT WITH ELECTRICAL SAFETY
REGULATIONS 2010.

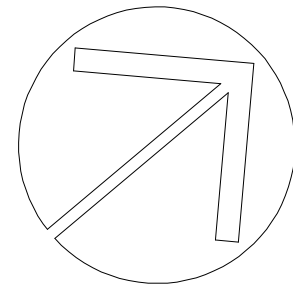
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PROPOSED RESIDENCE TO REAR OF LOT 61 (No 11) BLKI DP301
COLERIDGE STREET - ROLLESTON
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WET AREA DETAILS
CYLINDER RETRAINT
VALVE TRAIN
DRAIN DETAILS
ELECTRICAL PLAN

Date : Monday, 13 October, 2020
Scales : 1:100 1:25 1:10 1:5
Shts :
Sht 5 of 6
Ref No :
SP259

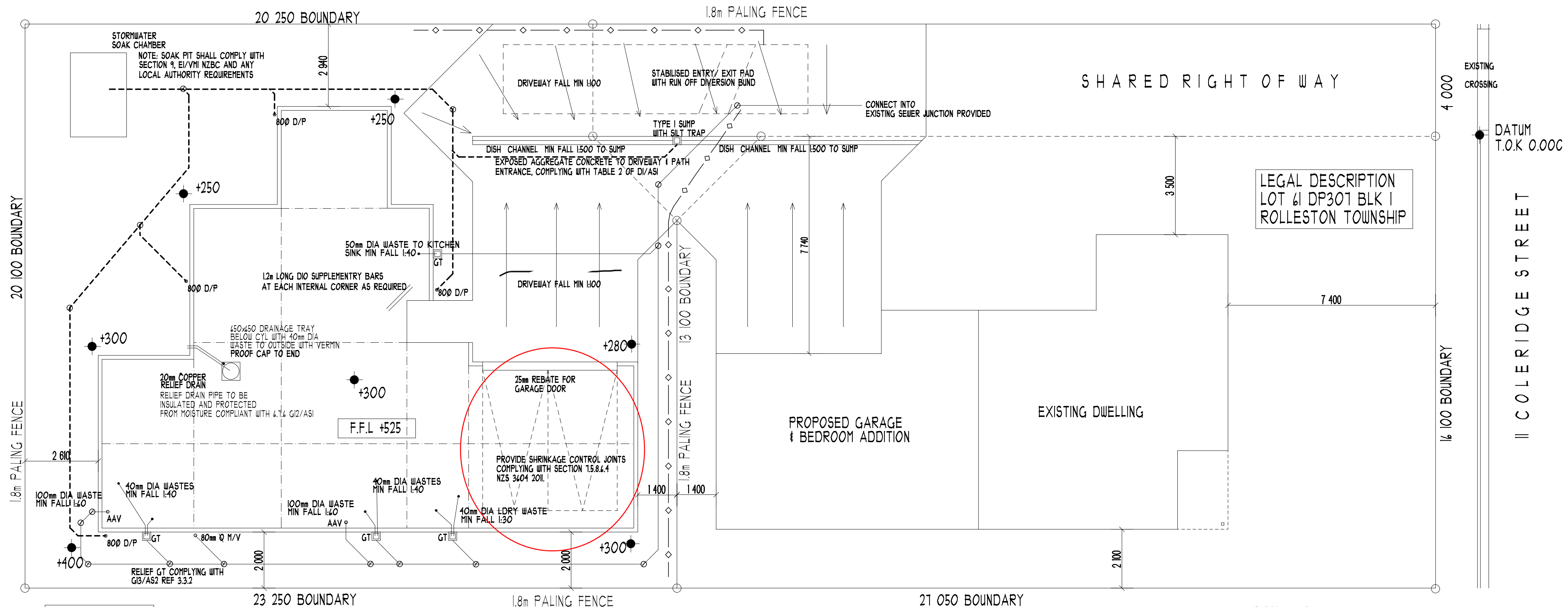
28/01/2021 robero



MAIN CONTRACTOR TO ERECT TEMPORARY
2.0m HIGH MESH FRONT BOUNDARY FENCING WITH GATE
TO STOP UNAUTHORIZED ACCESS TO SITE
DURING THE PERIOD OF CONSTRUCTION

NOTE: MAIN CONTRACTOR
TO CONFIRM ALL LEVELS
AND PEG POSITIONS ON SITE.

NOTE: ALL BOUNDARY FENCING TO BE
ERECTED PRIOR TO CONSTRUCTION



ROOF AREA: 214sqm
4 x 80mmØ DOWNPIPES.
10 sqm OF ROOF MAX TO
EACH DOWNPIPE

GROUND CLEARANCES

H3.1 WEATHERBOARD
MIN FLOOR HEIGHT TO
UNPROTECTED GROUND 225mm.
MIN FLOOR HEIGHT TO
PROTECTED GROUND 150mm

90 SERIES S/STONE VENEER
MIN FLOOR HEIGHT TO
UNPROTECTED GROUND 150mm.
MIN FLOOR HEIGHT TO
PROTECTED GROUND 125mm

NOTE: PVC SLEEVES PLACED IN FOUNDATIONS
FOR WASTE PIPES AND WASTES TO SLAB TO BE
LAGGED WITH BLUE PLASTIC PRIOR TO POURING
OF SLAB

NOTE: THERMAL EXPANSION TO uPVC
WASTE PIPES TO COMPLY WITH G13/ASI
SECTION 6.3(6.3.1).

PLUMBING & DRAINAGE.
ALL PLUMBING AND DRAINAGE WORK TO BE
CARRIED OUT BY LICENSED AND REGISTERED
TRADES PEOPLE AND ALL WORK SHALL COMPLY
WITH RELEVANT CLAUSES OF NZ BUILDING CODE.
ALL WORK TO BE FINALIZED ON SITE.

SITE KEY:

--- 100mm uPVC S/WATER LINE MIN FALL 1:100
 —●— INSPECTION (ACCESS) POINTS
 ---◇--- SEDIMENT CONTROL FENCE
 ● ±580 EXISTING SITE LEVELS

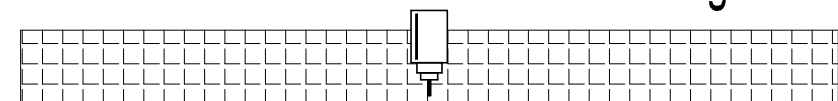
SEDIMENT CONTROL

- EXCAVATION SOIL TO BE REMOVED FROM SITE.
- IF SOME TOP SOIL IS KEPT ON SITE IT SHALL BE IN A MOUND AND COVERED UNTIL SPREAD.
- ANY DRAINS LEFT OPEN WILL BE COVERED WITH FILTER CLOTH TO STOP ANY WATER ENTERING DRAINS.
- ALL TRUCKS TO BE WASHED DOWN INSIDE RUN OFF DIVERSION BUND

FRONT LOT
NETT AREA: 430sqm
COVERAGE: 34%
REAR LOT
NETT AREA: 450sqm
COVERAGE: 40%

S I T E A N D D R A I N A G E P L A N

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FOR JOHN AND REBECCA MASON

SITE AND DRAINAGE PLAN

Date : Monday, 13 October, 2020

Scales : 1:100

Shts:
Sht 6 of 6

Ref No :
SP259

AMENDED: 30/3/2021