

Approved Building Consent Documents

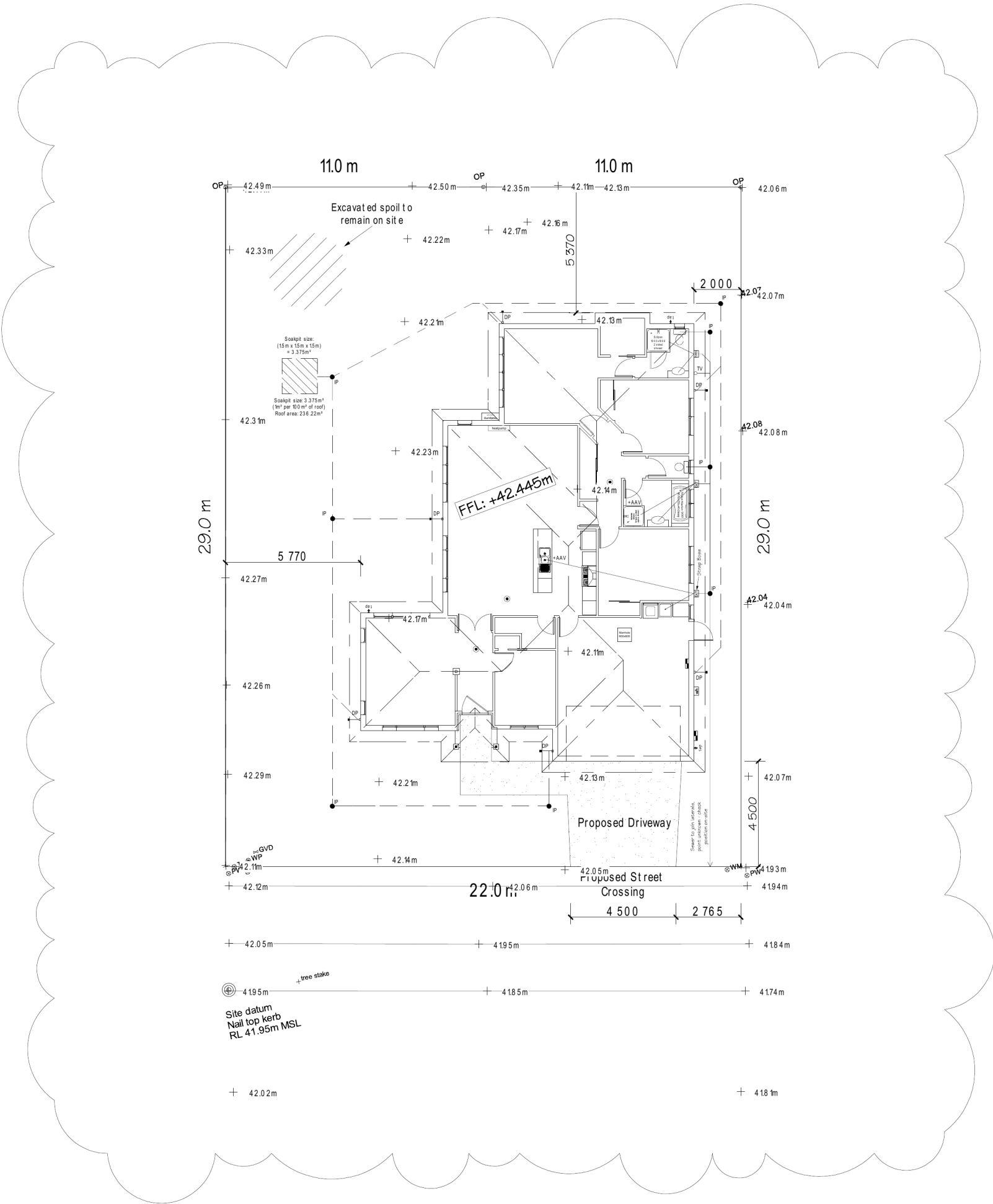
**Please Note: A copy of the stamped
approved documents must be
available on site for all inspections.**



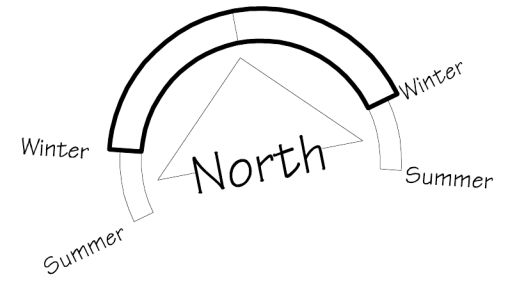
BC130229
Date Received 4/02/13

Drawing Schedule:	
Sheet 1 :	Cover Sheet
Sheet 2 :	Site Plan
Sheet 3 :	Floor Plan
Sheet 4 :	Elevations
Sheet 5 :	Cross Section
Sheet 6 :	Foundation Plan
Sheet 7 :	Drainage Plan
Sheet 8 :	Bracing
Sheet 9 :	H1 Plan
Sheet 10 :	Roof Plan
Sheet 11 :	Foundation Details
Sheet 12 :	Window Details
Sheet 13 :	Roof Details
Sheet 14 :	Details

Clients Name : Michael Bailey & Ting Liu
Address : Lot 84 Faringdon, Rolleston



BC130229
Date Received 9/04/2013



Net Site Area = 637 m²
Building Area = 104.23 m²
(Includes covered areas)
Date Received 4/02/13
Site Coverage = 32.06 %

LEGEND.

Sewer Pipe	developed length h: 46.0 m
S/W Pipe	developed length h: 73.1 m
Down Pipe	DP
Gully Trap	GT
Terminal Vent	TV

Sewer & Stormwater to join to existing connections (Positions unknown). Convey surface water from sealed drive areas to an appropriate approved out fall.

Driveway — Stabilized entry pad only. (Finished Driveway & Sump by owner, Not part of this Building Consent)

Refer to sediment control plan in specification and implement where required.

Resource Consent Issues:

- 1/ No RC Issues known
- 2/
- 3/
- 4/



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Client :
Michael Bailey & Ting Liu

Address :
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Rolleston
Christ church

Project Information

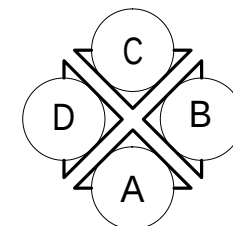
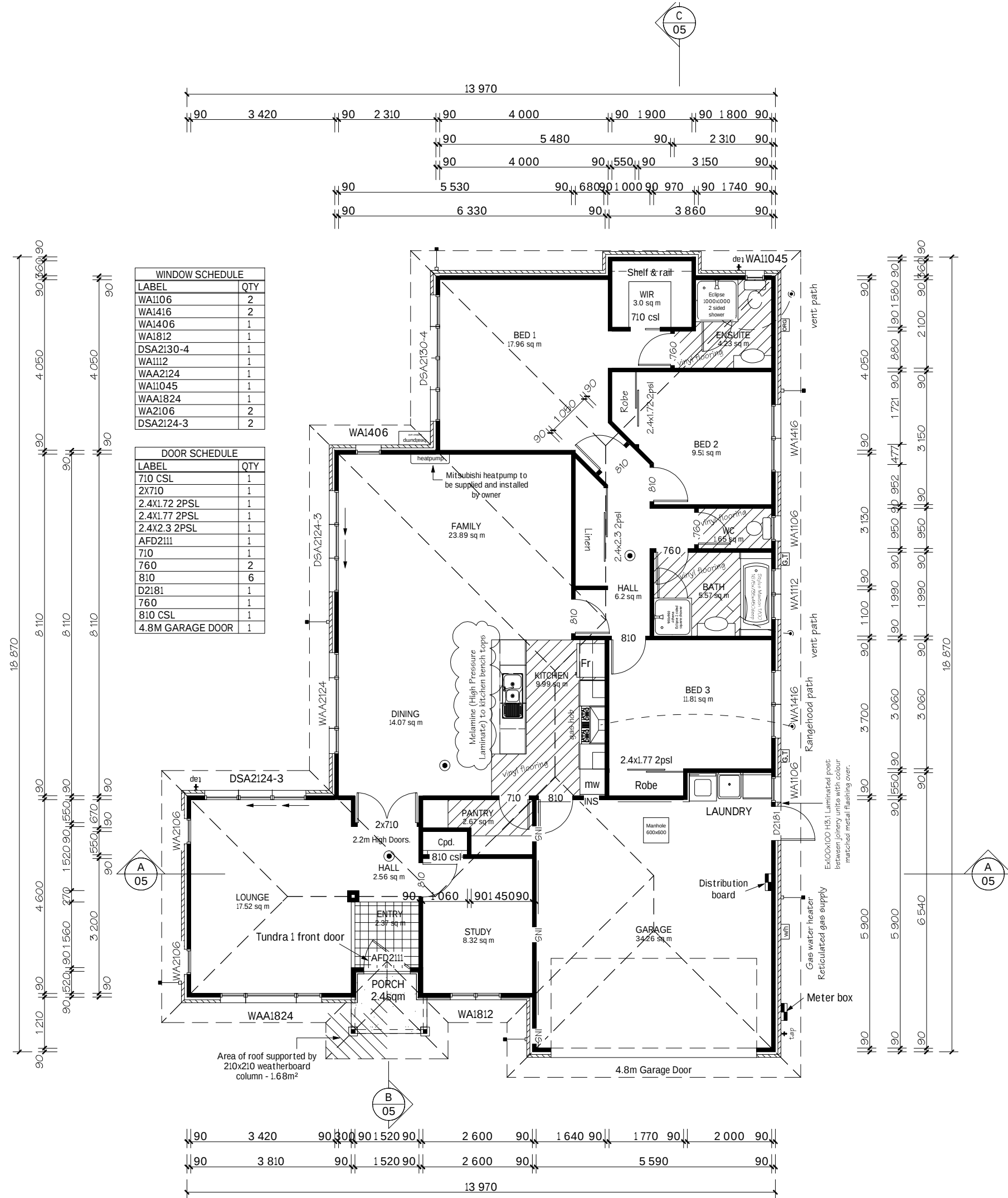
Roof:	28° Pressed Metal Chateau Tile
Walls:	70 Series Riverview Classic Silver brick
Feature:	James Hardie Classic Weatherboard
Wind Zone:	High Earthquake: 2
Snow Region:	N4 @ 50 m
Durability Zone:	C

Site Plan

Version	Sales. CN	QS BK	Sheet.
08	Scale. 1:200	Drawn. EL	2
	Date: 9/04/2013		

Job Number. 122798

Consent Plans



Key To Elevations

Smoke Alarms (as indicated on plan) Refer to Construction Schedule (Page 2 & 3) in the Specification for more information.

Dimensions shown are to the frame, Gib thickness not shown.
Refer to Construction Schedule (Page 2 & 3 of Specification).
Floor finishes
Entry through external doors
Mechanical ventilation
Air Seals to have PEF rod & low expansion foam
Gas Hob with Heat resistant splash back

AREA: 193.43 m² O/F (Perimeter: 66.90 m)
AREA: 201.83 m² O/V (Perimeter: 68.08 m)
AREA: 204.23m² (incl Covered Area 2.4 m²)
AREA: 236.22 m² Roof (Perimeter: 71.3 m)

Refer to Electrical section of the specification for items relating to NZBC G2, G3, G8 & G9. Also refer to the "NZBC H1/AS1 Schedule Method" for the "R" Values of the insulation (Attached to the Specification).

Building Wrap = Ecoply Barrier refer to manufacturers specifications attached to the main specification!

1.98m = Internal door



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Floor Plan

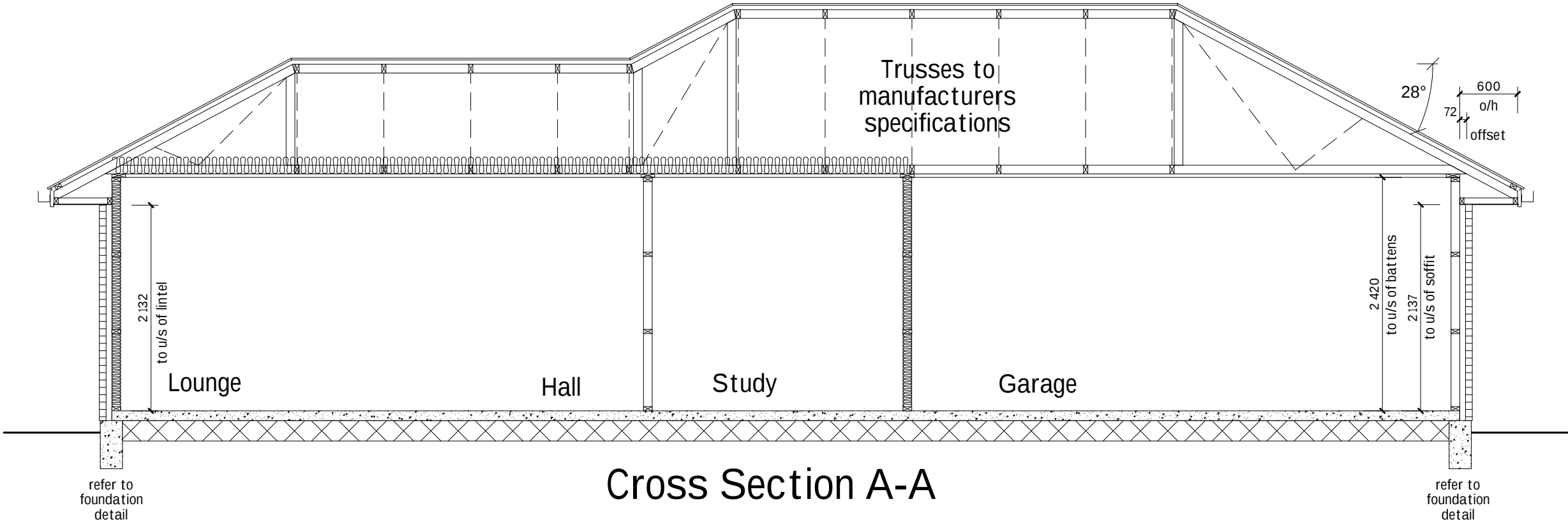
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	Date: 9/04/2013		
			3

Job Number. 122798

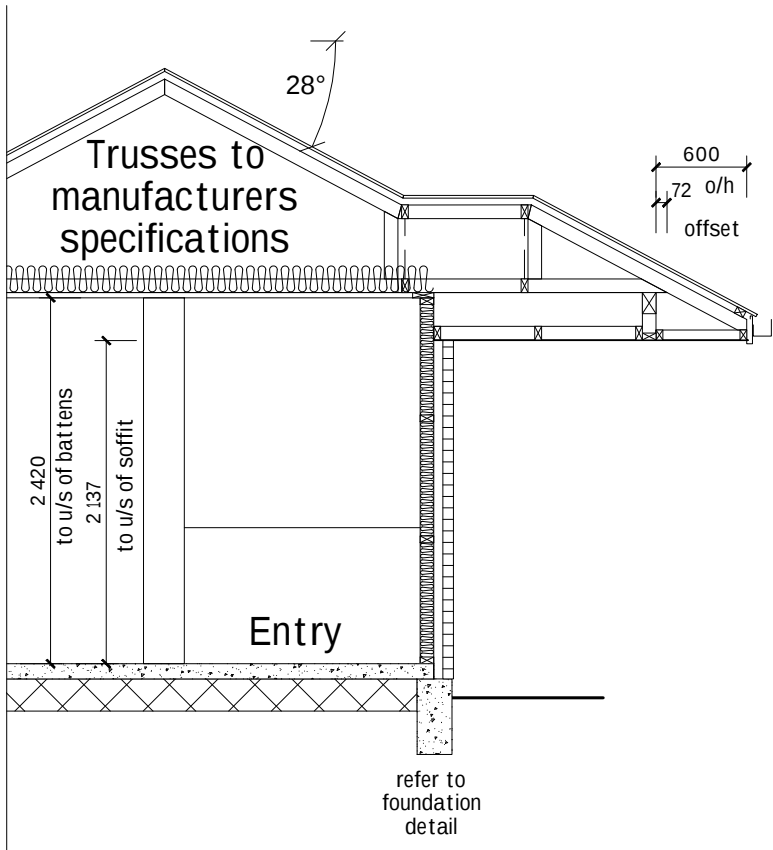
Consent Plans

Refer to the Construction Schedule (Page 2 & 3) in the Specification for sizing of Building Elements.

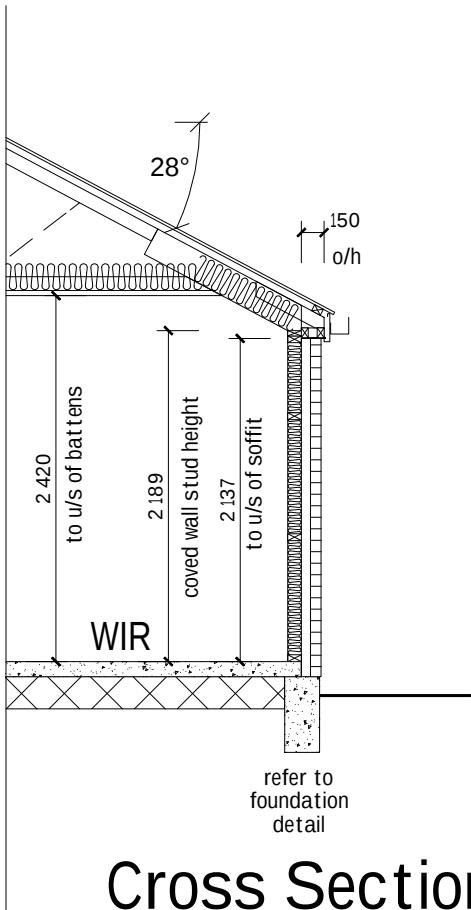
Refer to the NZBC H1/AS1 Schedule Method for the "R" Values of the insulation (Attached to the Specification).



Cross Section A-A



Cross Section B



Cross Section C



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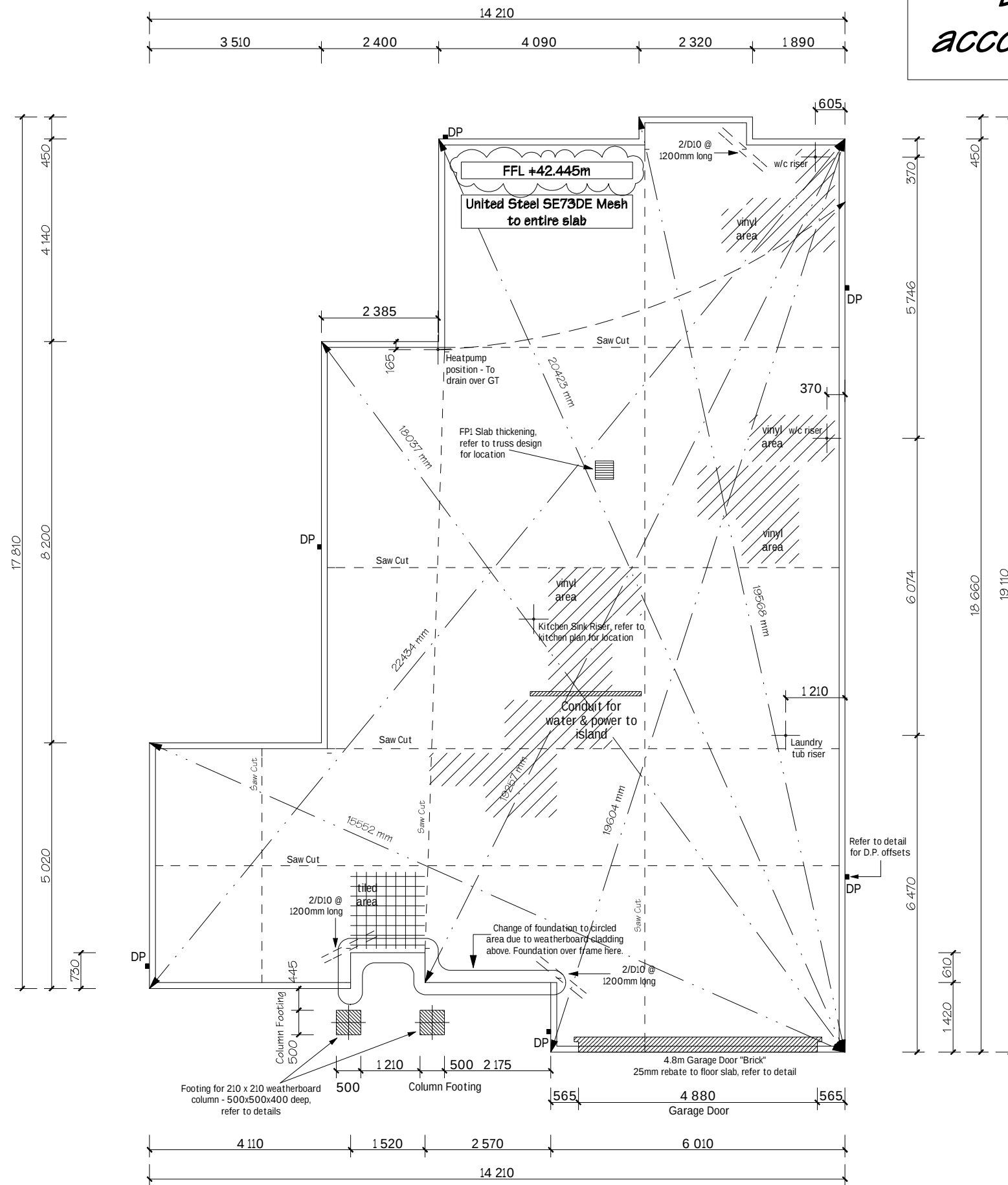
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Cross Section

Version	Sales. CN	QS BK	Sheet.
08	Scale. 1:50	Drawn. EL	5
	Date: 31/01/2013		
	Job Number.		
		122798	

Consent Plans



All reinforcing is to be
Ductility Class E, in
accordance with NZS 4671

- BOB 3022929
DataRevised 30/07/2013
- 1) All dimensions over foundation face. Allow (120mm rebate) 70mm veneer & 60mm cavity. Brick to overhang foundation face by 60mm.
 - 2) No construction joints/shrinkage control joints under marked tile areas where possible.
 - 3) The maximum plan dimension of concrete between shrinkage control joints is 6m with mesh to slab. (Standard joint to be formed with 25mm min sawcut & free joint to be at 24m crs max & as per detail CON001AFL).
 - 4) No saw cuts under length of load bearing and bracing walls. (As fixing may not achieve full strength if embedded in sawcuts).
 - 5) Supplementary reinforcing to internal corners to comply with NZS 3604:2011 clause 7.5.8.6.4.
 - 6) W/C location indicated on plan has assumed a 160mm offset from internal frame line, please consult manufacturer's documentation to confirm offset. Contractor to consult manufacturer's documentation to determine the correct location for all wastes positioned through floor slabs.
 - 7) Gully trap positions indicated on ground floor plan.
 - 8) Earth bar to be bonded to the reinforcing mesh
 - 9) Refer to Truss design for exact location of slab thickenings
 - 10) Flexible silicone bondage sealer to fill the saw cuts through vinyl floor areas.



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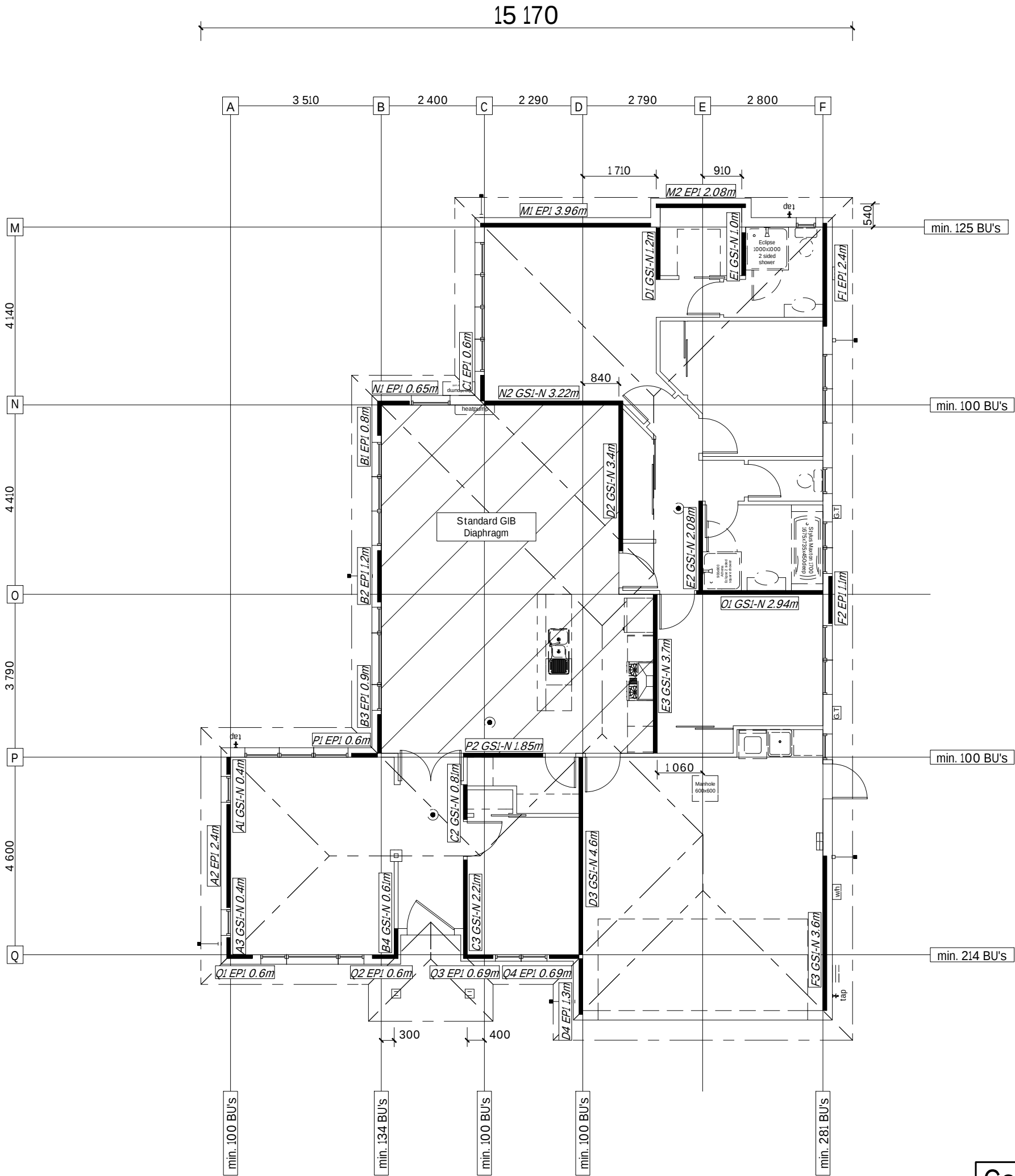
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Foundation Plan			
Version	Sales. CN	QS BK	Sheet.
08	Scale. 1:100	Drawn. EL	6
	Date: 9/04/2013		
	Job Number.		
		122798	

Consent Plans

19 620



Bracing plan to be read in conjunction with supplementary bracing calculations

Refer to the MiTek documents in the specification for purlin/batten fixing, truss fixing, stud to top plate fixing & lintel fixing schedules.

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Bracing Plan

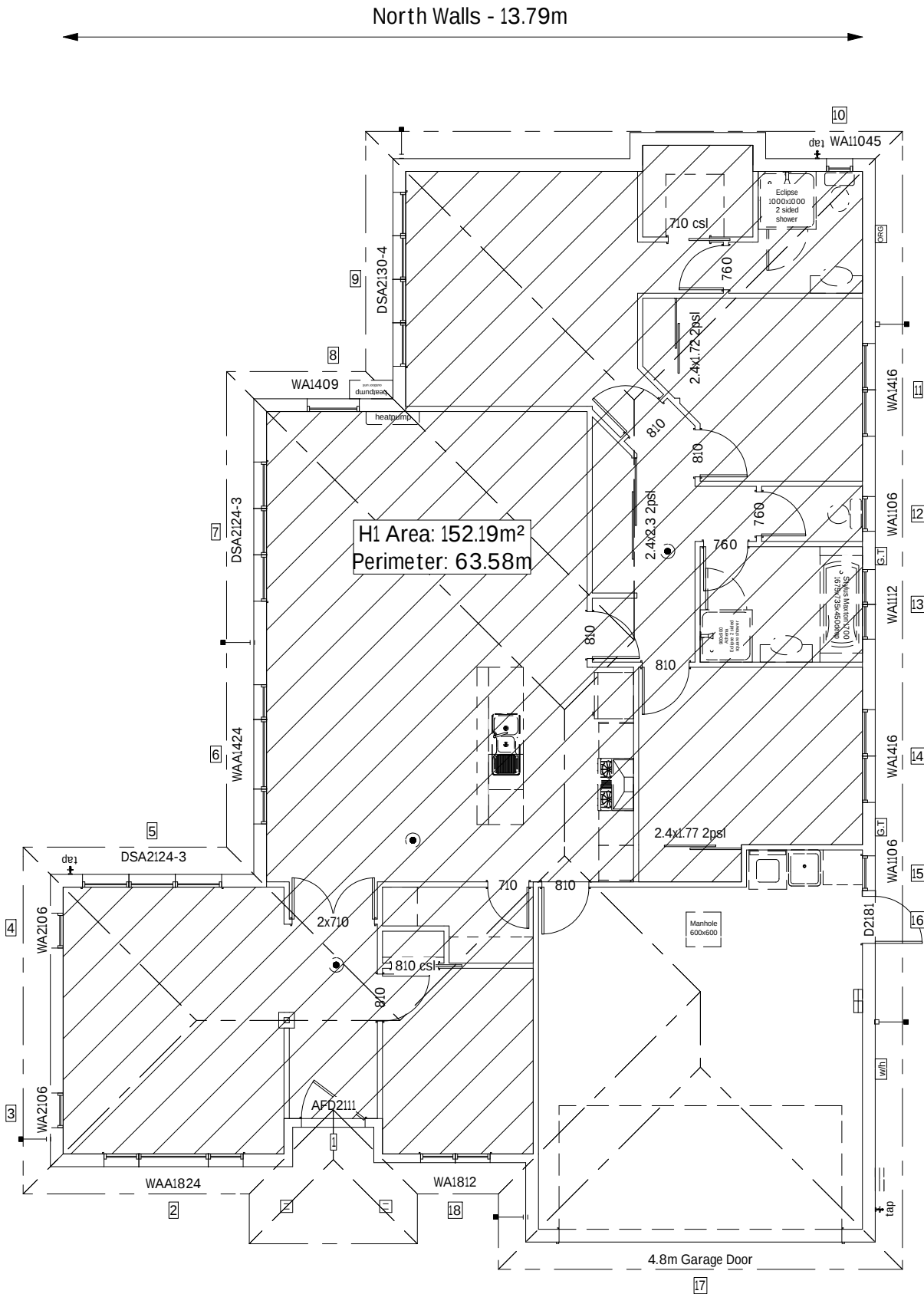
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	Date: 31/01/2013		

Job
Number. 122798

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H1 Plan to be read in conjunction with supplementary H1 calculations on the draughting worksheets attached to the specification.

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H1 Calculations			
Version	Sales. CN	QS BK	Sheet.
08	Scale. 1:100	Drawn. EL	9
	Date: 31/01/2013		
	Job Number.		
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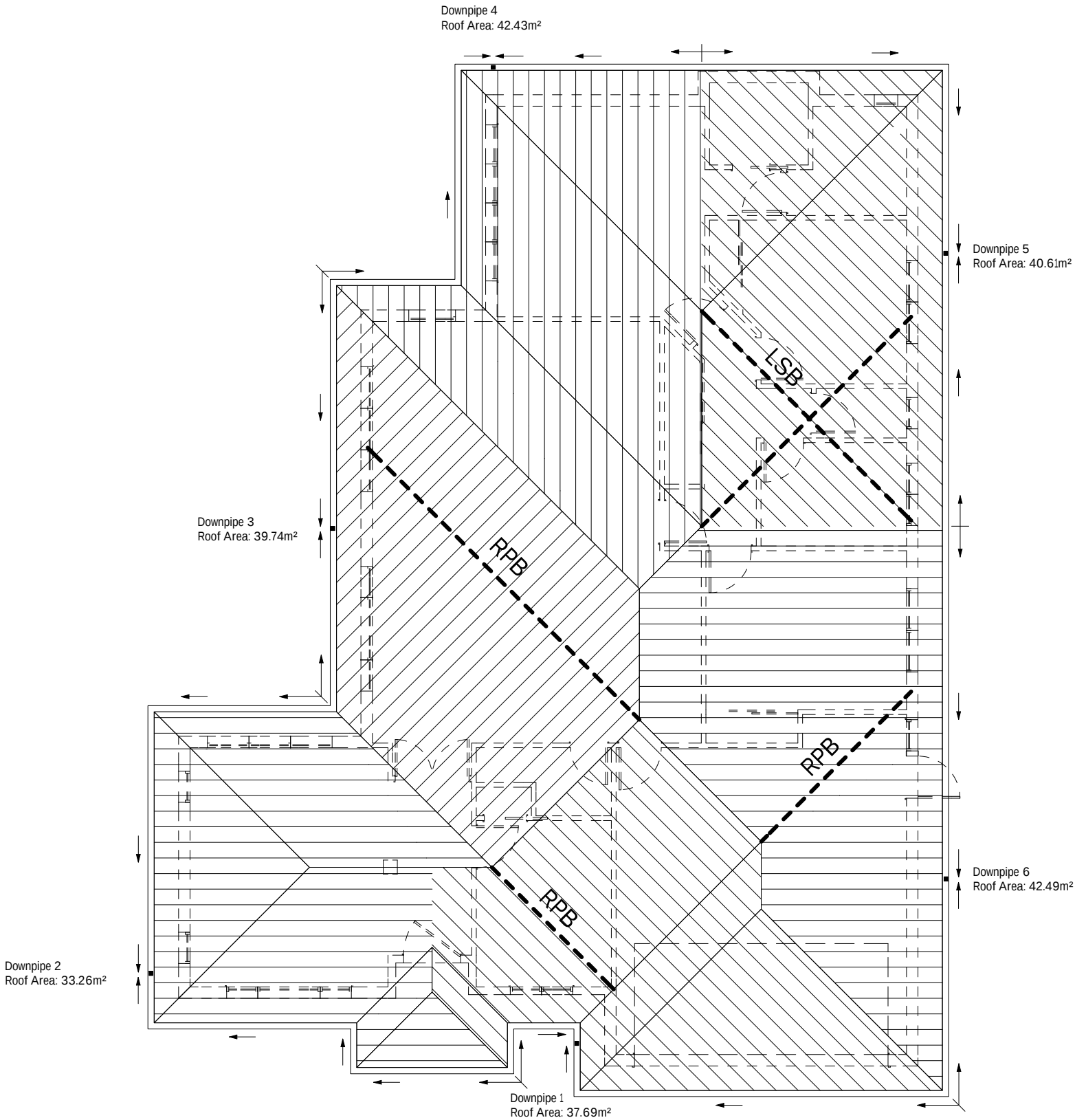
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Refer to the Construction Schedule (Page 2 & 3) in the Specification and the manufacturer's specification attached for the gutter and down pipe rainfall catchment area calculations.

RPB - Roof Plane Bracing as per NZS:3604 (Figure: 10.22)

RSB - Roof Space Bracing as per NZS:3604 (Figure: 10.23)

LSB - Lumberlok Strip bracing as per Lumberlok Roof Bracing Specification



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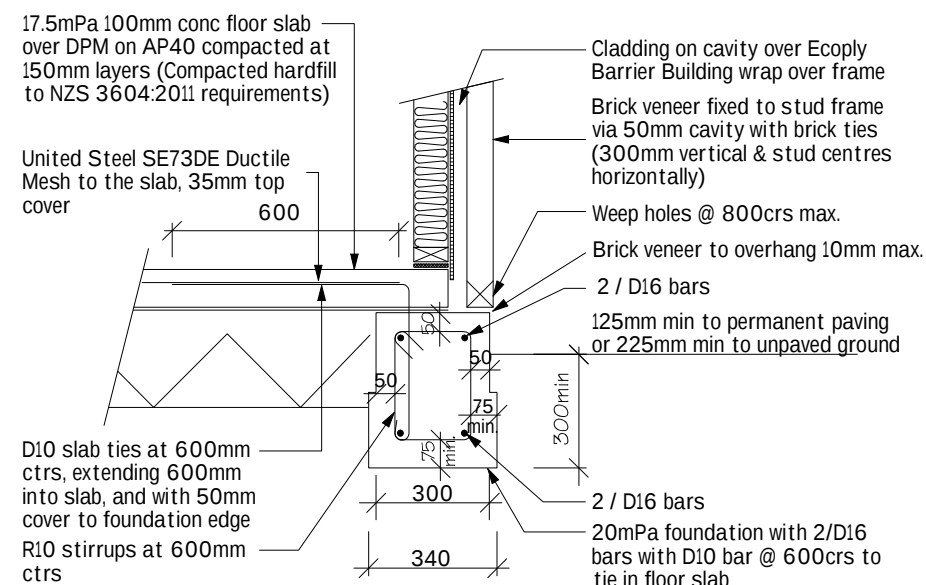
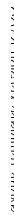
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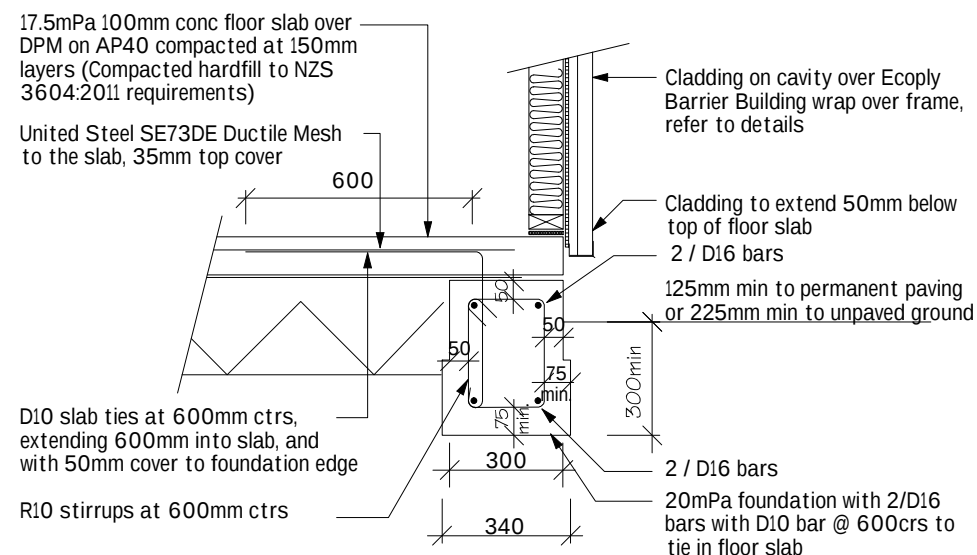
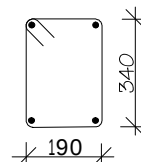
Roof Plan			
Version	Sales. CN	QS BK	Sheet.
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122798			

Consent Plans



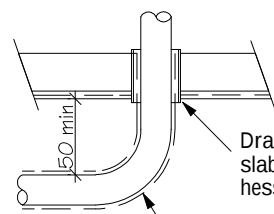
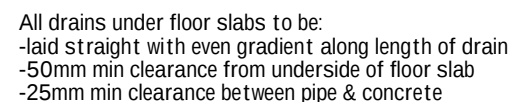
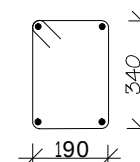
Brick Veneer Foundation
(Engineer designed)
Scale 1:20

- All reinforcing is to be Ductility Class E in accordance with NZS 4671.
- 50mm top and bottom cover to reinforcing against boxing.
- 75mm side and bottom cover to reinforcing against ground.



Foundation
(Engineer designed)
Scale 1:20

- All reinforcing is to be Ductility Class E in accordance with NZS 4671.
- 50mm top and bottom cover to reinforcing against boxing.
- 75mm side and bottom cover to reinforcing against ground.

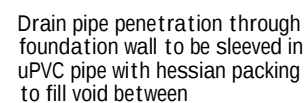


Refer to specific drainage plan
for pipe sizes and gradients

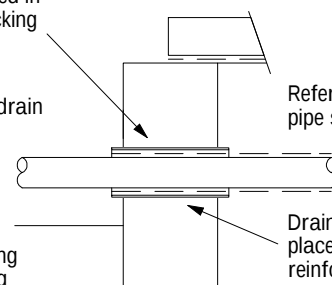
Drain pipe penetration through floor slab to be sleeved in uPVC pipe with hessian packing to fill void between

Pipes under floor slab to be wrapped with hessian cloth to protect against damage from movement

Pipe through Floor Slab
Scale 1:20

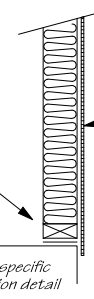
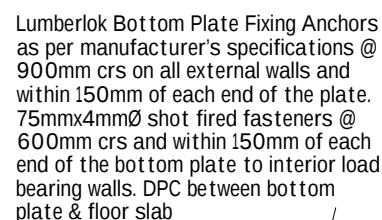


Width of sleeve to be pipe diameter plus 20mm with drain located centrally



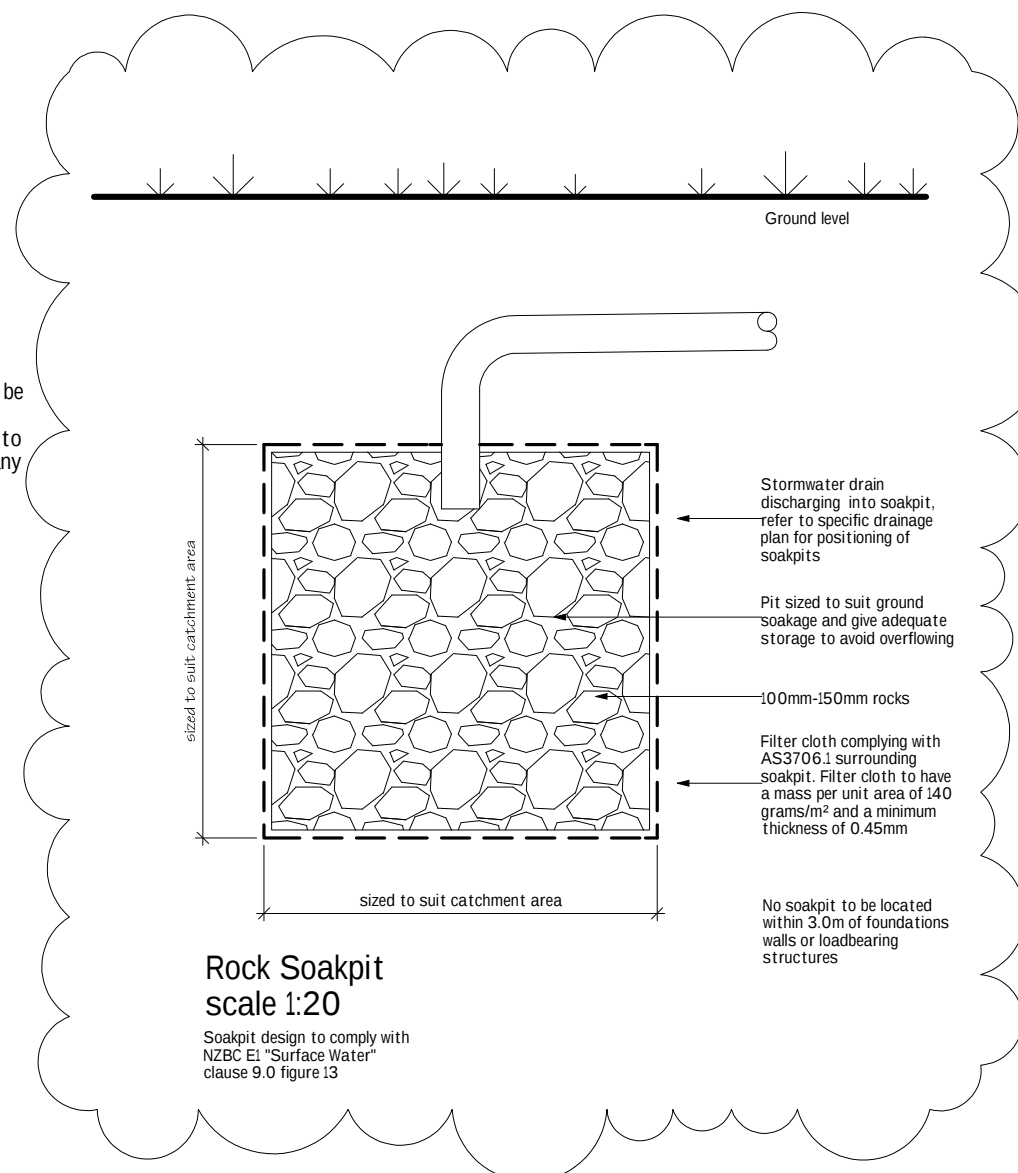
Drains through foundation walls to be placed to avoid interference with reinforcing steel layout, drains not to pass through foundation walls at any angle greater than 45°

Pipe through Foundation
Scale 1:20



Refer to specific
Foundation detail.

Exterior stud framing to slab (Ecoply Barrier)
Scale 1:20



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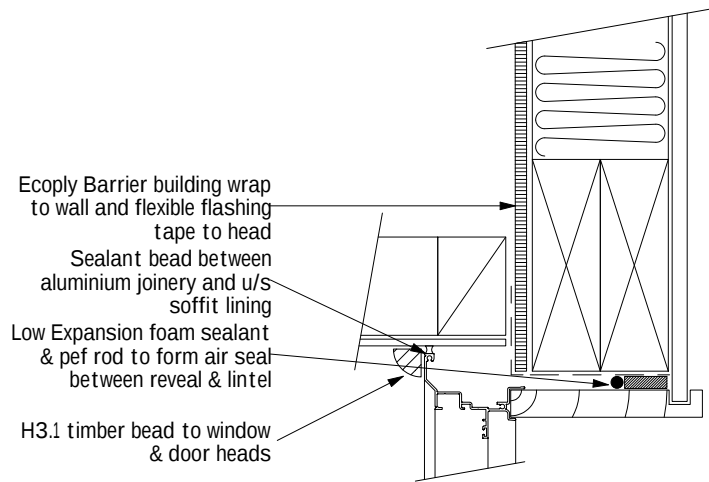
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Durability Zone: C

Foundation Details

Version	Sales. CN	QS BK	Sheet.
08	Scale. 1:20	Drawn. EL	11
	Date: 9/04/2013		

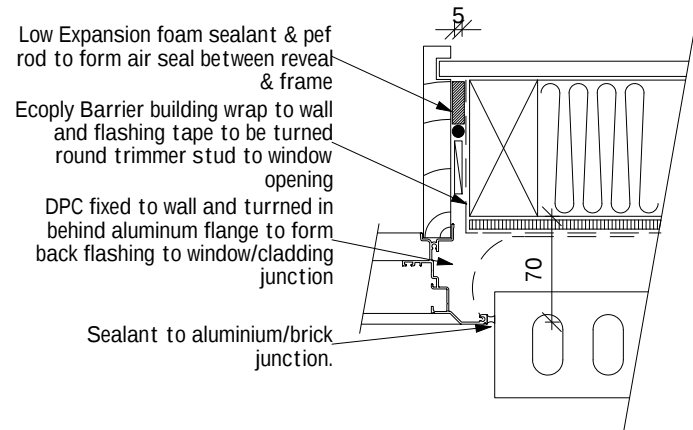
Job Number. 122798

Consent Plans



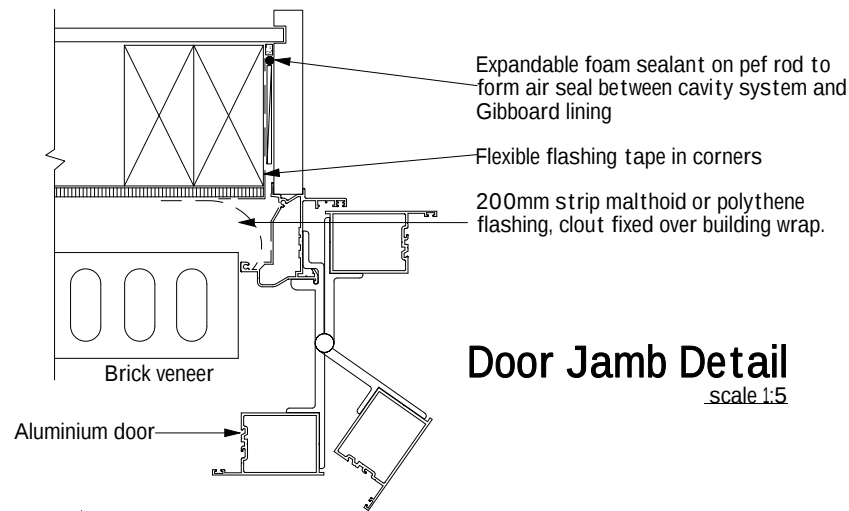
Window Head to Soffit Detail

scale 1:5



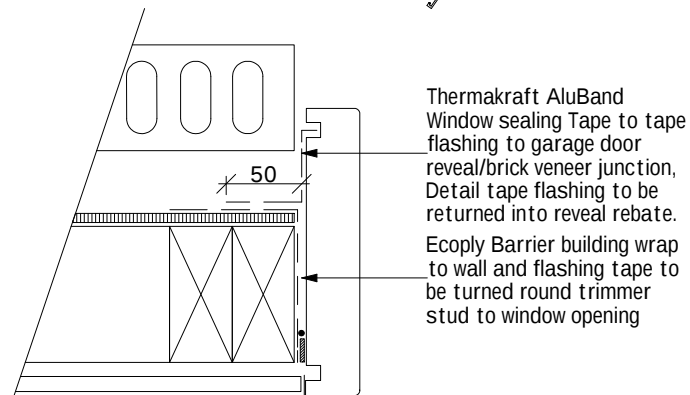
Window Jamb Detail

scale 1:5



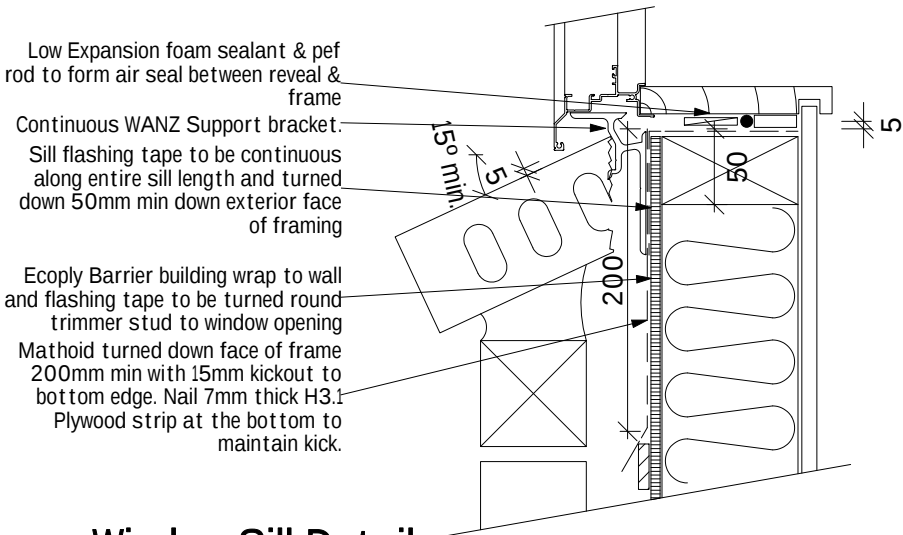
Door Jamb Detail

scale 1:5



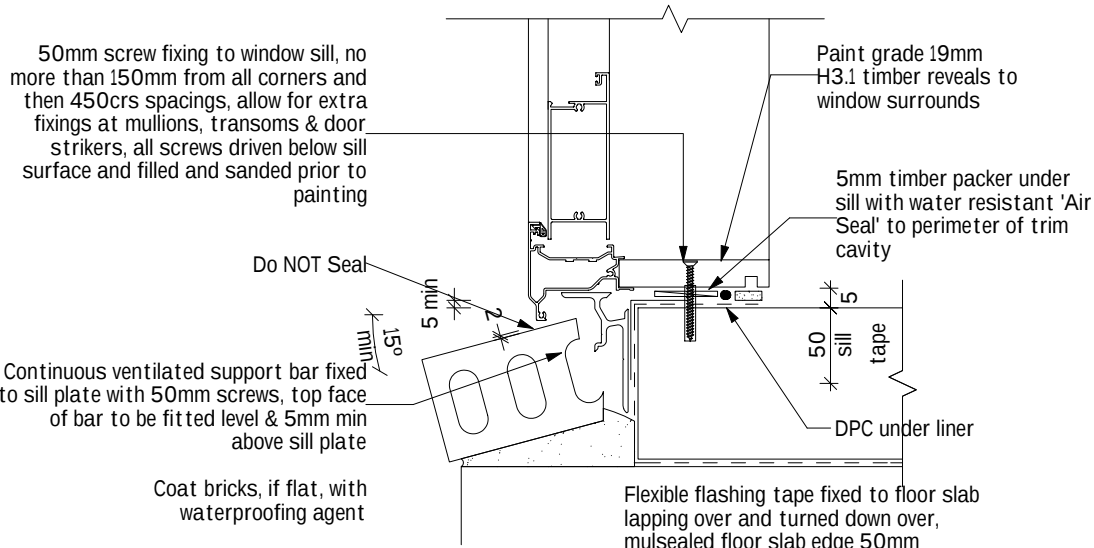
Garage Door Jamb Detail

scale 1:5



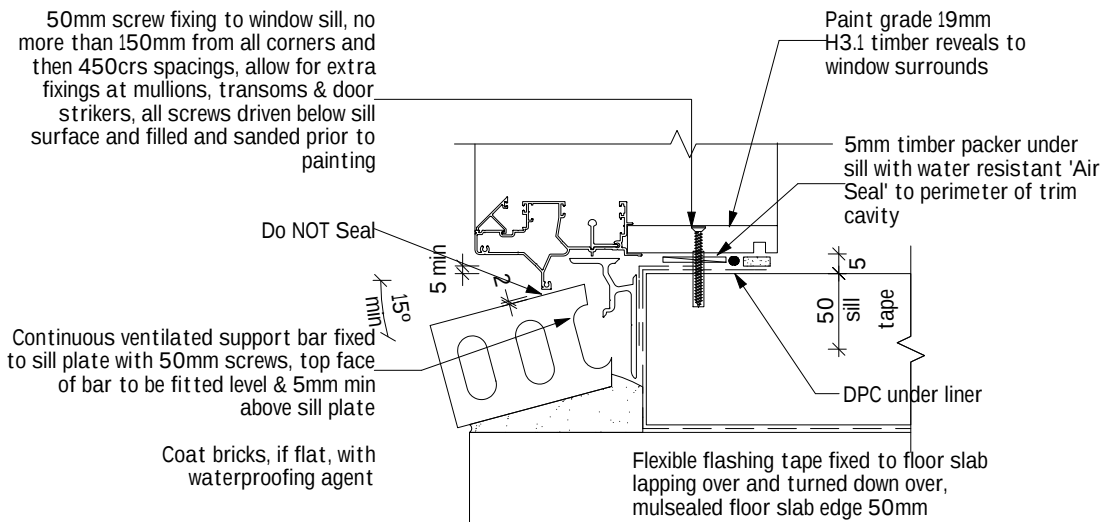
Window Sill Detail

scale 1:5



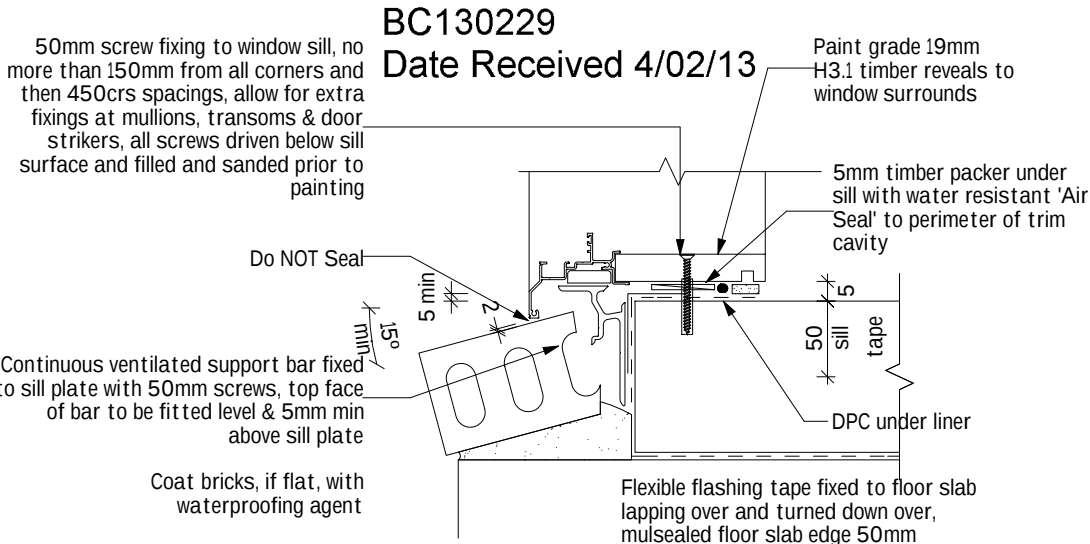
Door Sill to Slab Detail

scale 1:5



Sliding Door Sill to Slab Detail

scale 1:5



Window Sill to Slab Detail

scale 1:5



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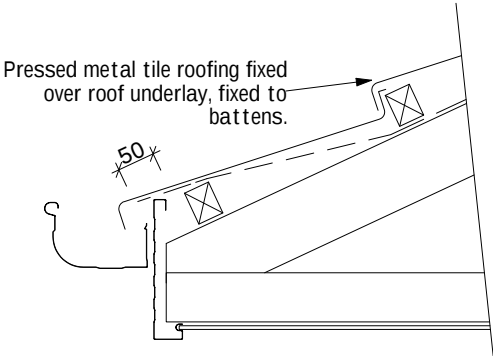
Window Details

Version	Sales. CN	QS BK	Sheet.
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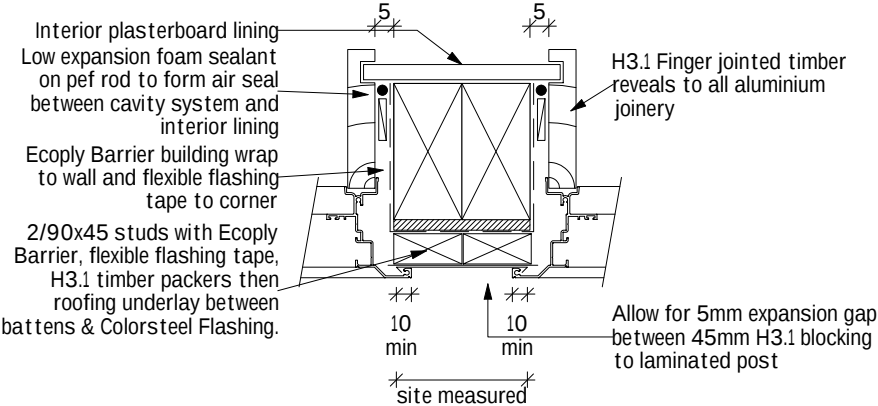
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Consent Plans

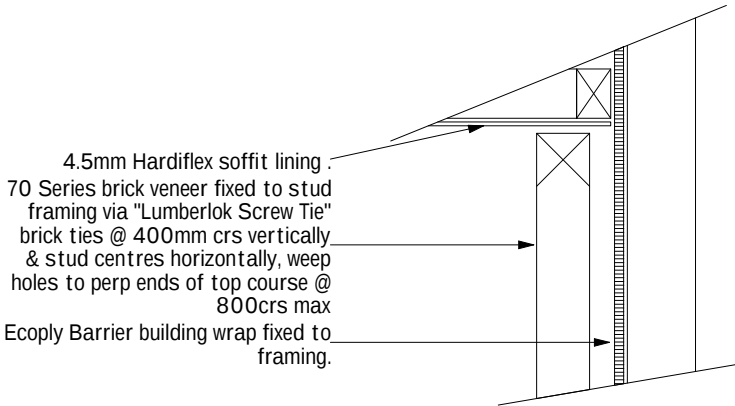
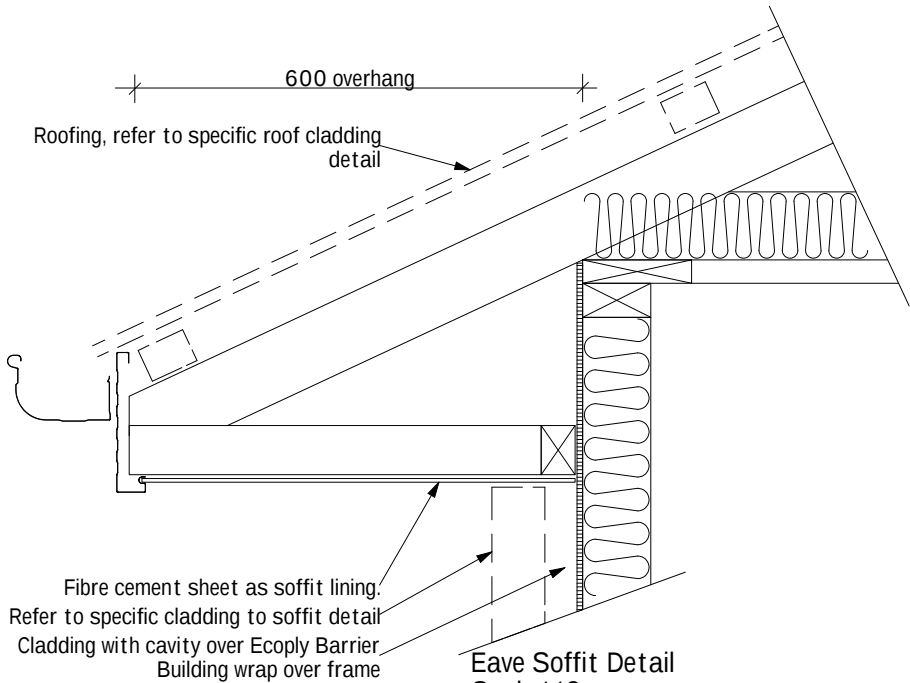
REFER TO SPECIFIC CHATEAU METAL
TILE ROOF DETAILS ATTACHED TO THE
MAIN SPECIFICATION



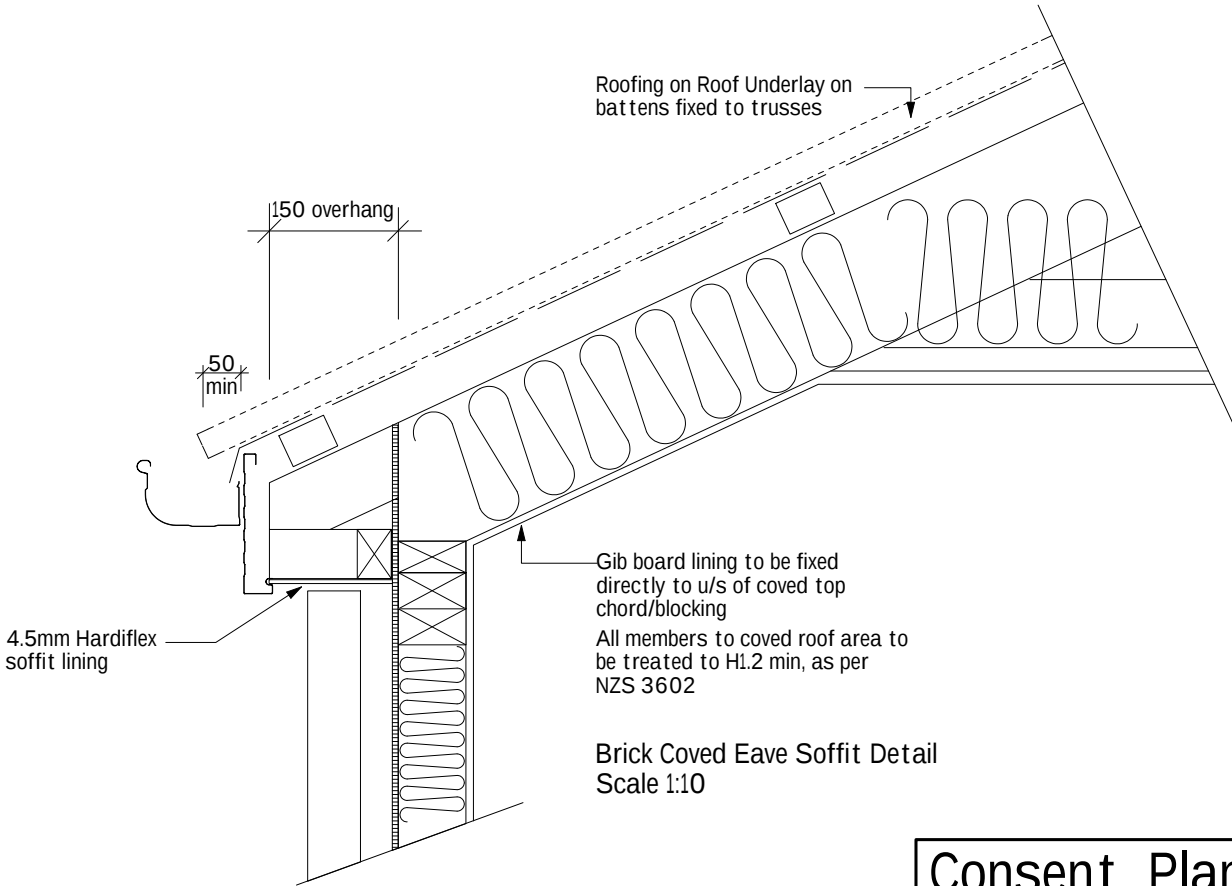
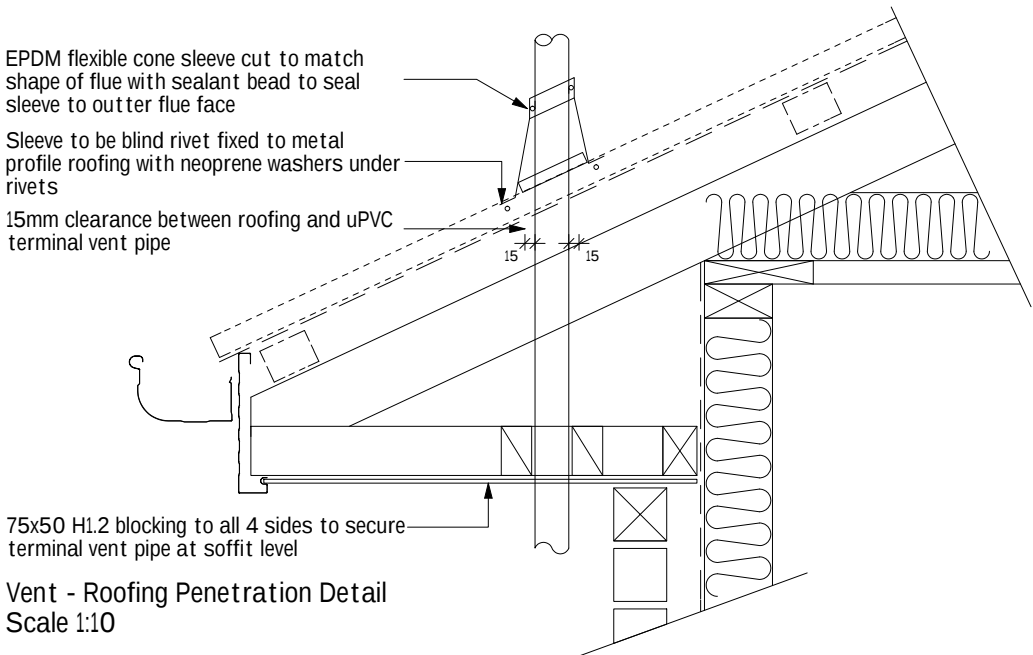
Eave Soffit Detail
Scale 1:10



Window Jamb to Door Jamb Detail
scale 1:5



Brick Veneer Soffit Detail
scale 1:10





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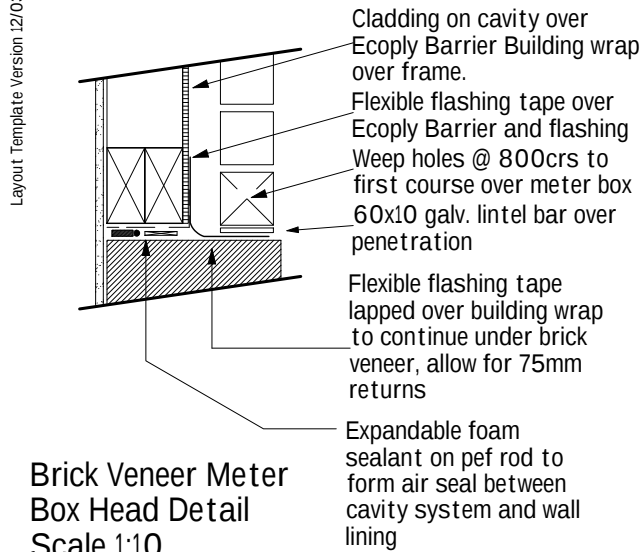
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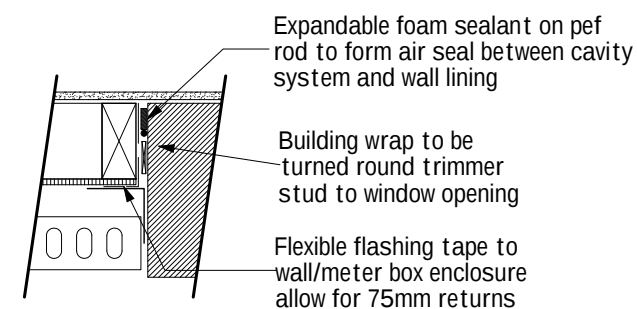
Consent Plans

Brick Veneer Meter Box Head Detail
Scale 1:10

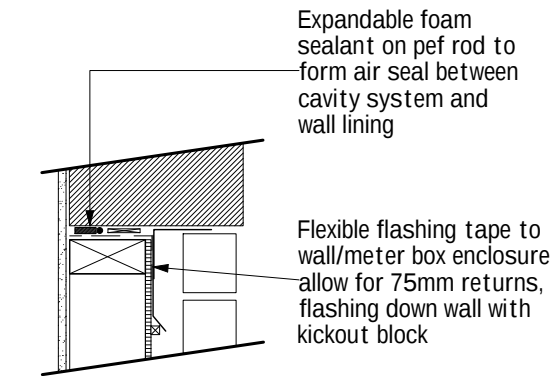


Brick Veneer Meter Box Jamb Detail
Scale 1:10

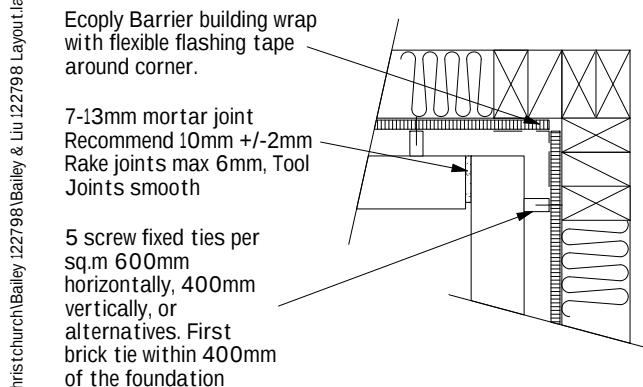
Flexible flashing tape to top corners and sill opening as per "Sill Tape Flashing Detail" in product specification



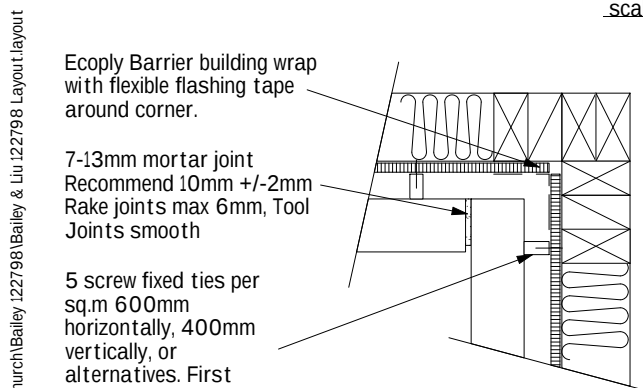
Brick Veneer Meter Box Sill Detail
Scale 1:10



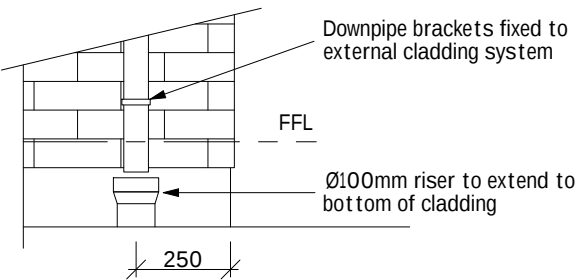
Brick Veneer External Corner Detail
scale 1:5



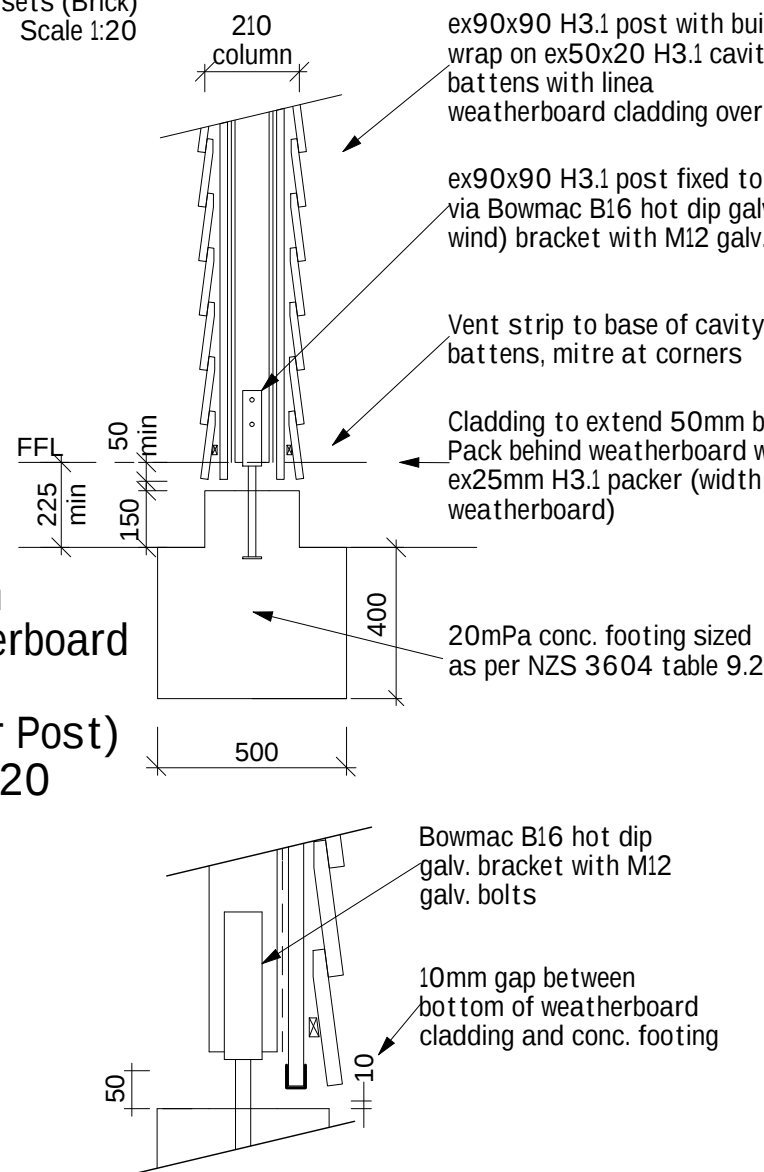
Brick Veneer Internal Corner Detail
scale 1:5



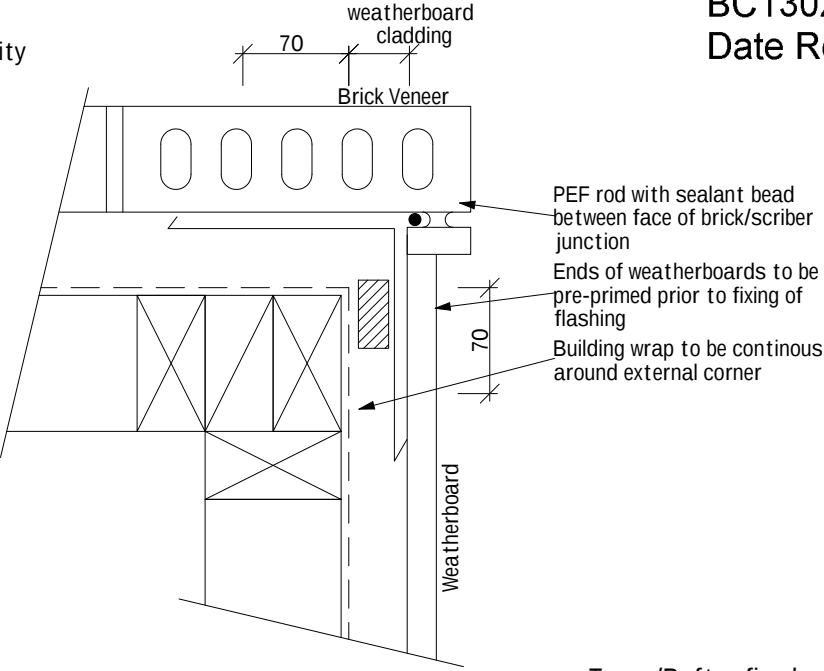
Downpipe Corner Offsets (Brick)
Scale 1:20



Cavity fixed Weatherboard Column (Timber Post)
scale 1:20



Weatherboard/Brick External Corner Detail
Scale 1:5

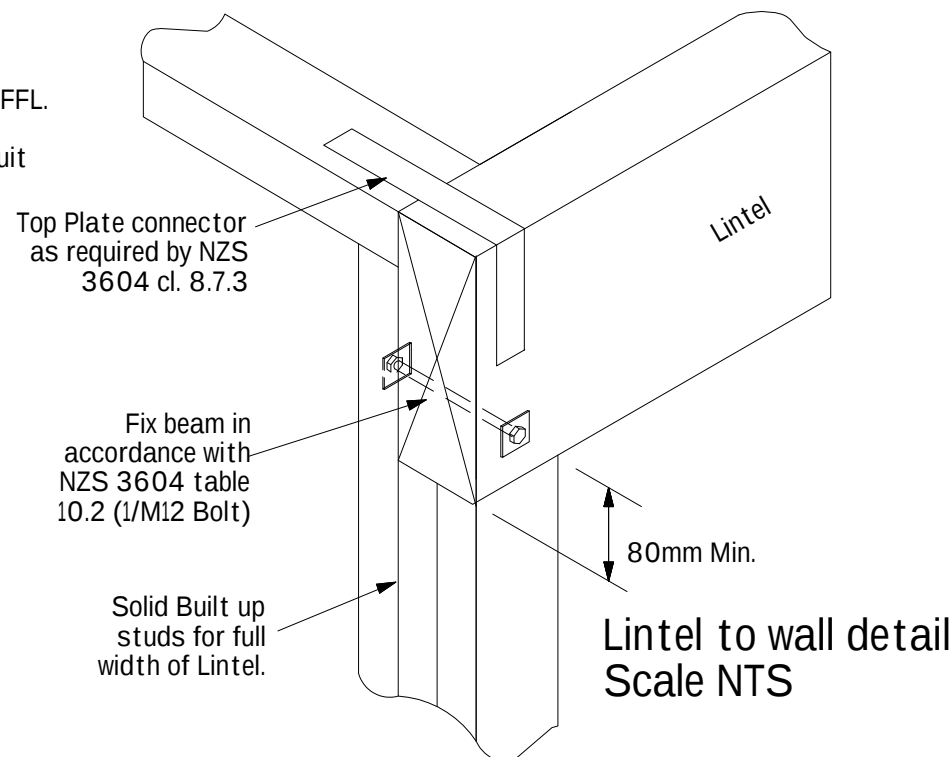


Truss/Rafter fixed as per manufacturers specification

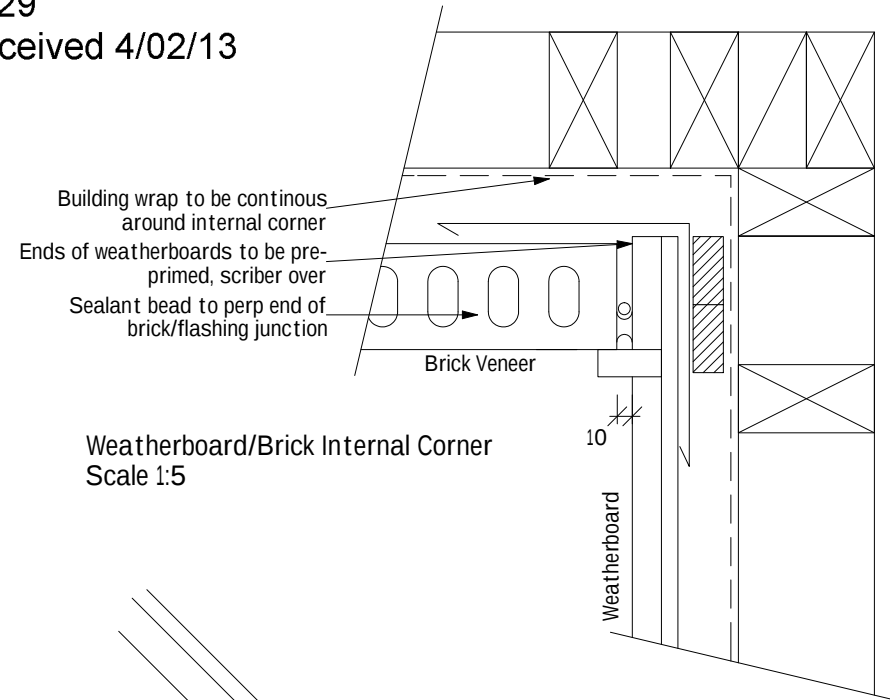
Seat part of both lintels on post & nail with 3 rows of 90x3.15 nails.

Lumberlok 6kN Sheet brace strap (6/ 30x3.15 nails to each end)

Post to Lintel Detail
scale: NTS



Weatherboard/Brick Internal Corner
Scale 1:5



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Client :
Michael Bailey & Ting Liu

Address :
Lot 84 Faringdon
Rolleston
Christchurch

Project Information
Roof: 28° Pressed Metal Chateau Tile
Walls: 70 Series Riverview Classic Silver brick
Feature: James Hardie Classic Weatherboard
Wind Zone: High Earthquake: 2
Snow Region: N4 @ 50 m
Durability Zone: C

Details

Version	Sales. CN	QS BK	Sheet.
08	Scale. 1:20	Drawn. EL	14
	Date: 31/01/2013		

Job Number. 122798

Consent Plans