

Approved Building Consent Documents

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	<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

Selwyn District Council
Approved Building Consent Document

BC141888 - Pg 1 of 11

17/10/2014

gordoj



location plan
1:100

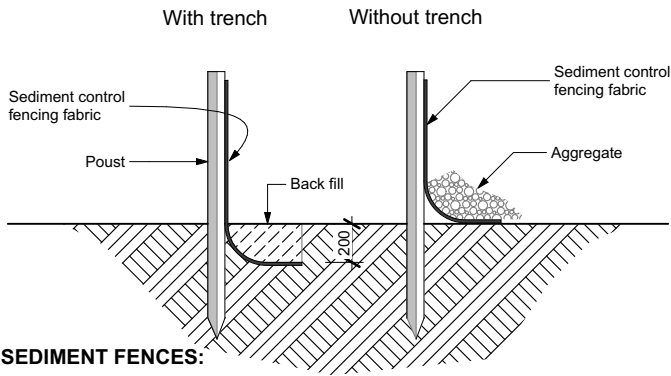


SEDIMENT CONTROL NOTES:

The Project manager or Forman is to oversee the sediment control and monitor throughout the construction time.

Downpipes to be connected as soon as roof is fitted & drains are laid, (temporarily if exterior cladding is not completed).

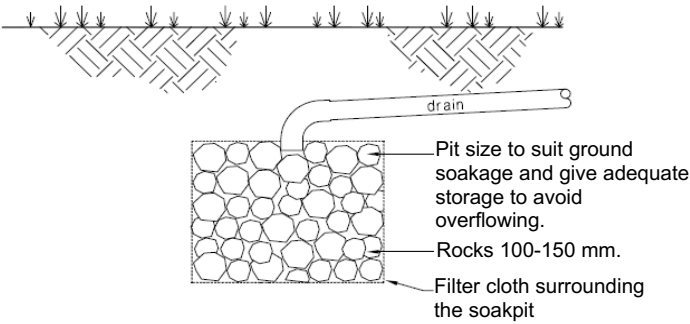
Parking area to be based up with coarse gravel-rumble, before commencement of work, and used for a wash down area. The parking area is to act as a sediment dispersal area from the vehicles controlled by the shingle drive before accessing the road.



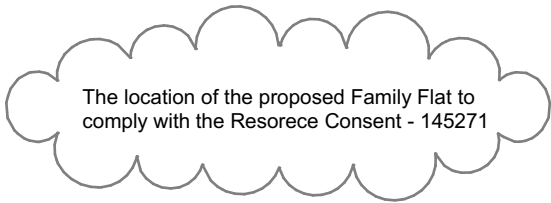
SEDIMENT FENCES:

Sediment fences should be located downslope of the disturbance, and ideally along a line of constant land level to prevent concentration of stormwater runoff. Where this cannot be achieved, sections of sediment fence should have 'returns' directed up slope for 1-2 metres to control concentration of stormwater run-off. In areas where it is impractical to bury the lower edge of the sediment fence, the lower 200 mm (min) portion of the fabric should be placed on the ground up slope of the fence and buried under a 100 mm (min layer of coarse aggregate, 20-40 mm).

sediment control fence



rock soak pit



SHEET INDEX	
No.	SHEET NAME
01	SITE PLAN AND DRAINAGE
02	GROUND FLOOR PLAN
03	ELEVATIONS PLAN
04	CROSS SECTIONS
05	ROOF & ROOF FRAMING PLAN
06	BRCING PLAN & PLUMBING
07	DETAILS
08	DETAILS
09	DETAILS
10	DETAILS

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17/10/2014 gordo

DRAINAGE NOTES:

All connections shown are indicative only. Ensure all drainage workmanship and materials shall be in accordance with AS/NZS 3500: 2.2 & NZBC G13.

- Inspection point to be provided in the following points:
- at the junction of the soil discharge pipe with a discharge stack
 - where a number of direction changes occurs
 - in the discharge pie where access to junction or changes of direstions are restricted
 - at the base of any soil stack at the point of connection to the drain

All pipe penetrations through concrete shall be wrapped in 'Denso Tape' or similar product to allow for pipe movement. or any Pipe work to go under any strip footing in the horizontal plane, shall be not less than 45 dIA, and clear the underside of the footing by 25mm.

The drainage plan to be read in conjunction with the site, foundation and plumbing plan.

The registered plumber/drainlayer to check and verify on site before commencing work and provide the local authority with as built documents

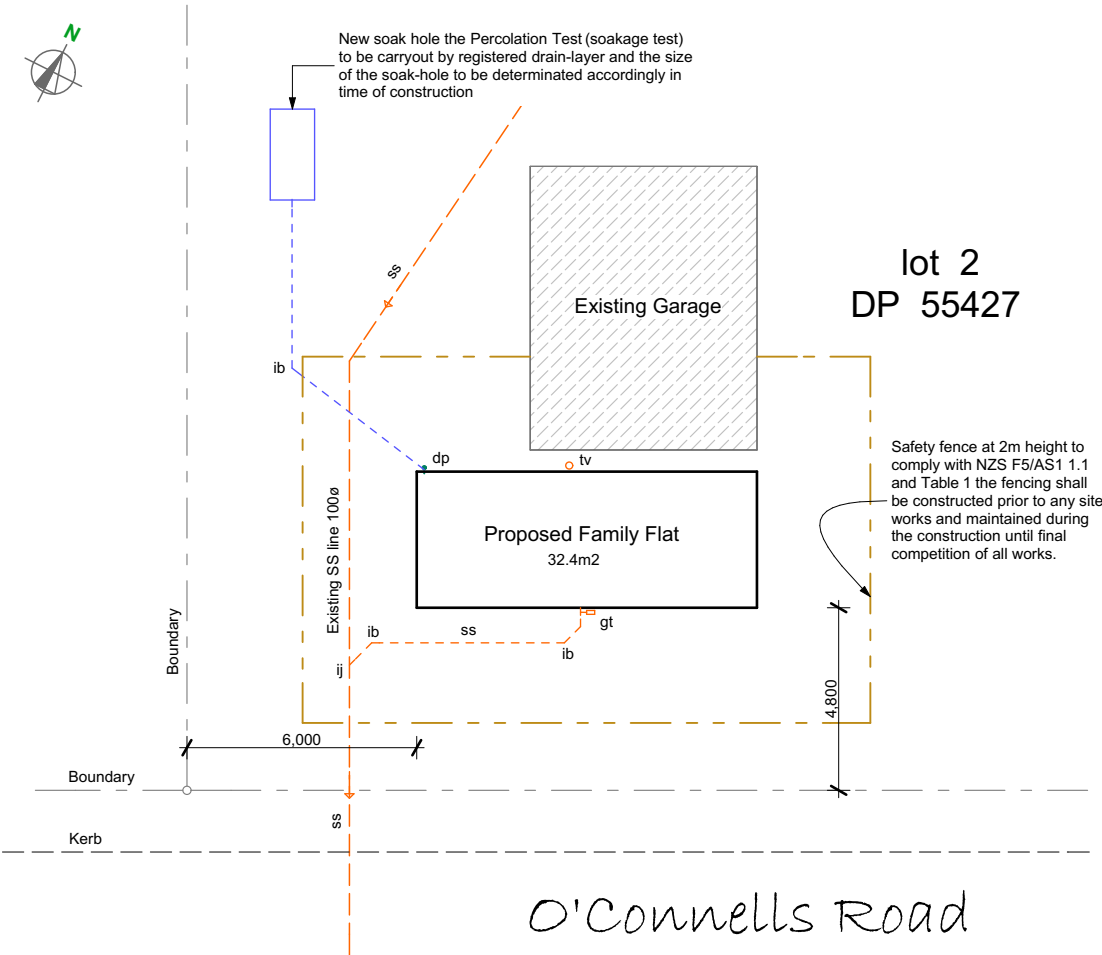
Consent Documentation

REFERENCE DOCUMENTS:

NZS 3604:2011
SEPECIFICATION
SOIL TEST - McMILLN DRILLING Group

NZBS E2 AS1 - RISK MATRIX CALCULATION

RESOURCE CONSENT 145271



site plan and drainage plan
1:200



NOTES:

The builder to verify all dimensions and services locations before construction

All fixings to be in accordance with NZS 3604:2011 section 4 durability

Any variations to be checked and cleared by the designer

All flashings and waterproofing to be in accordance with NZBC E2 and be of best possible kinds

Any questions to be directed to designer and resolved before construction

All timber to be MSG8 unless other-wise stated

These drawings are to be read in strict conjunction with the:
NZS 3604:2011 and other relating
NZ Building documents
Structural Engineer Cephas Rock Ltd.

LEGAL DESCRIPTION

lot 2
DP 55427
CT

Site area 1608 m2

No. BC-R2 STATUS: Reno.
architecturalsenseLTD
35 Philpotts Road, Christchurch
p: 386 0495
m: 022 1721094
e: architect@vodafone.co.nz

CLIENT:

Tracey Houston

PROPOSED:

new sleep-out of 31.5m2

AT:

8 O'Connells Street
Southbridge

DRAWN: P. Rokos BP 121600 DATE: Monday, 29 September 2014

SHEET:



Paper size A3
01

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CONSTRUCTION NOTES

The Builder to verify all dimensions and services locations before construction.

The territorial authority and designer shall be notified of any changes required for prior approval.

These drawings are to be read in strict conjunction with the NZS 3604:2011 and other relating NZ building documents.

All fixings to be in accordance with NZS 3604:2011 section 4 Durability.

All flashings and waterproofing to be in accordance with NZBC E2 and be of best possible kinds.

All timber framing and exposed timbers shall be treated to comply With NZS 3602:2003. All timber to be MSG8 unless stated otherwise.

Framing 90x45 H1.2 MSG8 stud at 600crs. with solid noggs at 800crs.
90x45 H1.2 MSG8 top and bottom plates
140x35 H1.2 MSG8 ceiling plate
70x35 H1.2 ceiling batten at 600crs.

Double trimer stud at openings when underside of lintel to top plate measures 400mm

Only 5mm plumb tolerance to wall framin refer toNZS 3604:2011 Table 2.1

Maximun holes to studs or plates 25mm dia. or rebates to studs or plates 25mm deep x 200mm long.

Bottom plate hold-downs are to be within 150mm of each end of wall frame and bracing panels, otherwise bottom plate fixing at 900crs.

Interior wall & ceiling lining 13mm Gib Standard to ceiling and 10mm Gib Standard to walls. Wet area shall require Gib Aqualine to all walls & ceiling.
All Gib lining and Gib Braces to be fix as per Winstone Wallboards Ltd. manufacturer specifications.

All wet areas bathroom walls and ceiling to have minimum of three coats of Aqua-Enamel paint finish.

To all wet floor areas and tiled walls waterproof membrane Flexi-Seal to be applied in strict accordance as per manufacture specifications.

Exterior aluminium joinery openings are rough openings and to be measured and confirmed on the site prior to fabrication.
Glazeier to confirm all safety glass specs in the accordance with NZS 4223: Part 3: 1999.
All reveals H3.1.
All glazing shall comply with NZBC 2000 F2
Double glazing to have min. value R 0.26

SMOKE ALARMS

AS PER NZBC F7/AS1THEY MAY BE BATTERY POWERED AS TYPE (ORCA SAFETY ACE, OM PE 10LL)

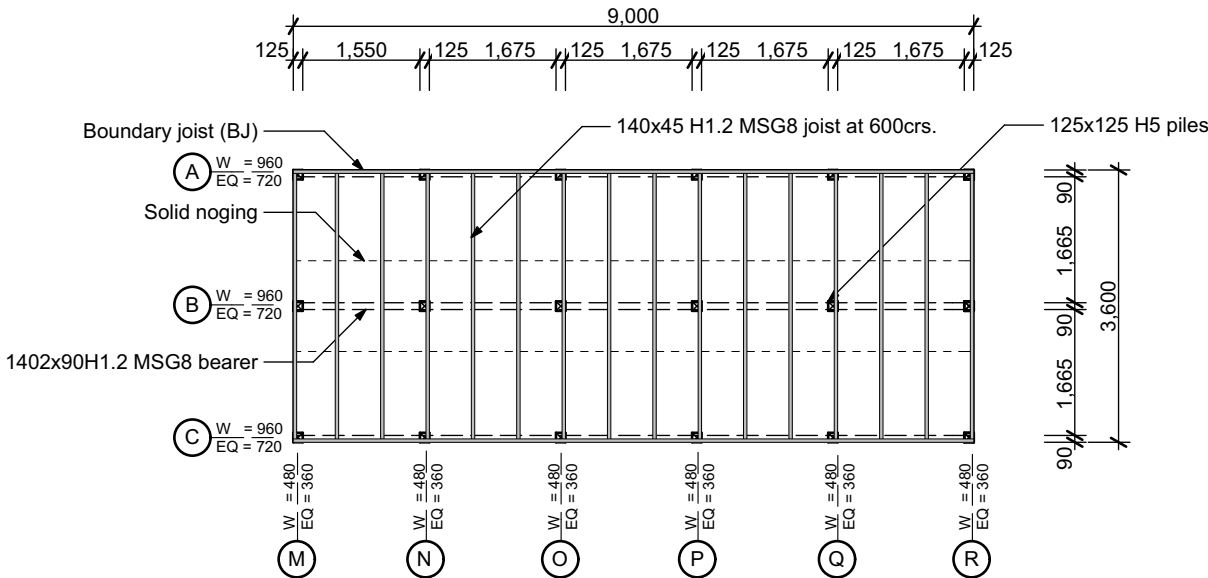
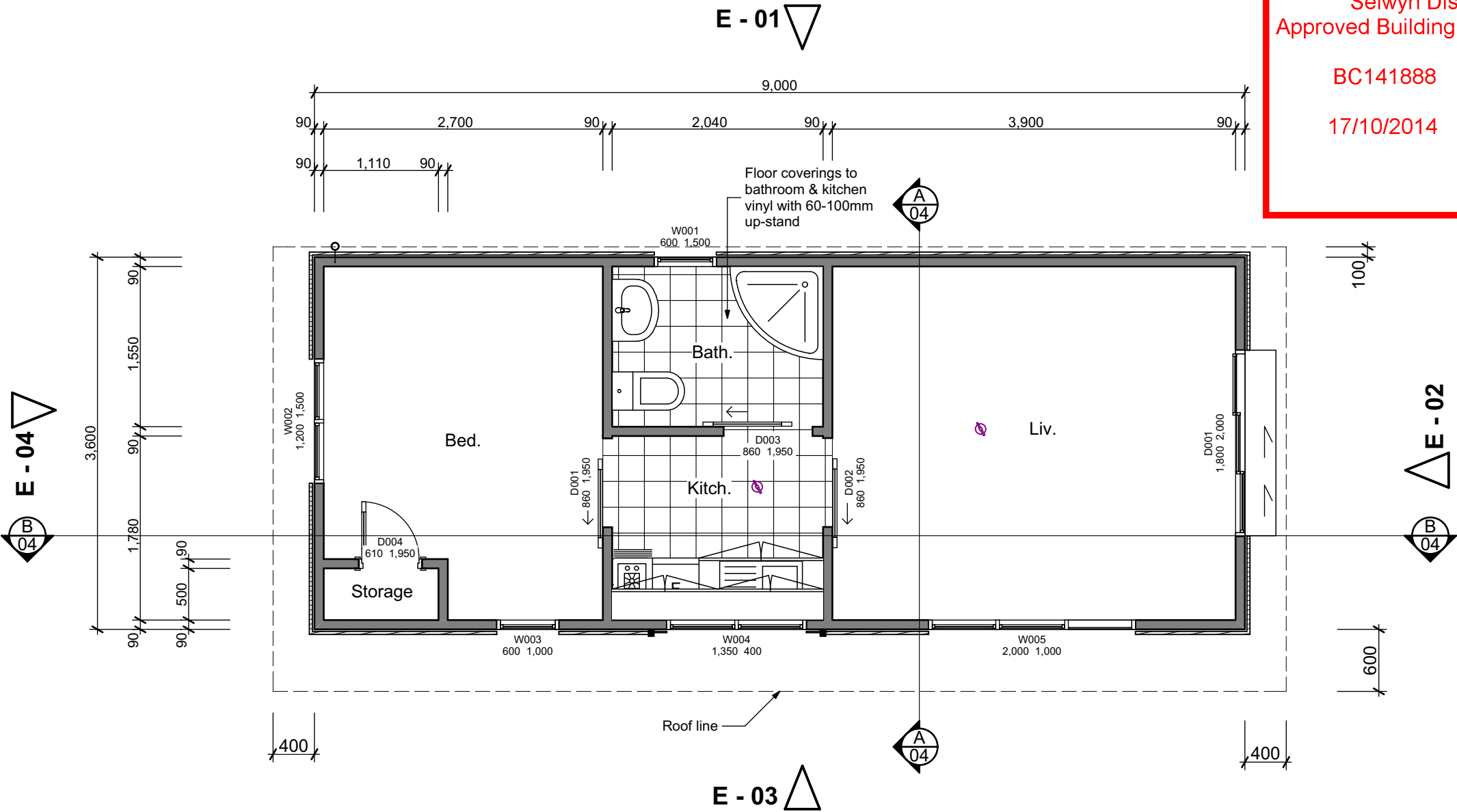
SMOKE ALARMS ARE TO HAVE A TEST FACILITY AND A "HUSH" BUTTON FACILITY WITH A MIN. HUSH DURATION OF 60 SECONDS.

SYMBOL:



ground floor plan

1:50



foundation and floor framing plan

1:100

Selwyn District Council
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17/10/2014 gordo

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Structural Engineer Cephas Rock Ltd.

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architecturalsenseLTD

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p: 386 0495
m: 022 1721094
e: architect@vodafone.co.nz

CLIENT:

Tracey Houston

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new sleep-out of 31.5m2

AT:

8 O'Connells Street
Soutbridge

DRAWN:

P. Rokos BP 121600

DATE:

Monday, 29 September 2014

SHEET:

Paper size A3
02

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WINDOW NOTE:

All aluminium joinery openings are rough openings and to be measured and confirmed on the site prior to fabrication.

The aluminium joinery manufacturer to comply with B1/AS1 clause 7.1 AS/NZS 1664.1 and B1/AS1 clause 12.1 NZS 421.

All reveals H3.1. paint quality pine.

Obscure glass to bathroom.

Glazeier to confirm all safety glass specs in the accordance with NZS 4223: Part 3: 1999.

Sliding doors to be fitted with "Flush Bolt" to allow door to be opened max. 150mm and locked to allow secure and natural ventilation.

All glazing shall comply with NZBC 2000 F2
Double glazing to have min. value R 0.26

0.55mm colorsteel roof on 5 5° pitch Steel&tube ST900 profile
roof on self supporting roofing underlay Thermakraft 215

Marley down pipe

Timber H4 slip resistance steps to
suite 310mm going & 190mm rise

Glazeier to confirm all safety glass specs in the
accordance with NZS 4223: Part 3: 1999.

north elevation

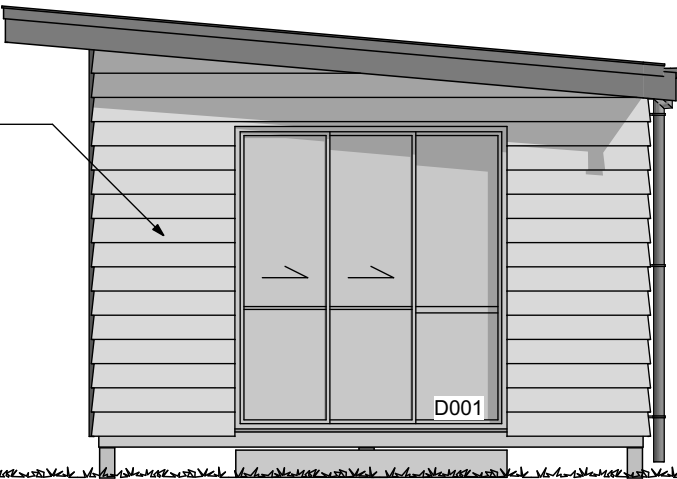
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E-01
02

Color steel cladding 0.55mm corrugated
Roofline-weatherboards profile cladding
fix on cavity batten H3.2 and over building
underlay Tekton

BUILDING ENVELOPE RISK MATRIX FOR ALL ELEVATIONS

RISK FACTOR	RISK SEVERITY	RISK SCORE
A WIND ZONE	MED	0
B NUMBER OF STOREYS	LOW	0
C ROOF/WALL INTERSECTION	MED	1
D EAVES WIDTH	HIGH	2
E ENVELOPE COMPLEXITY	LOW	0
F DECK DESIGN	LOW	0
TOTAL RISK SCORE:		3



east elevation

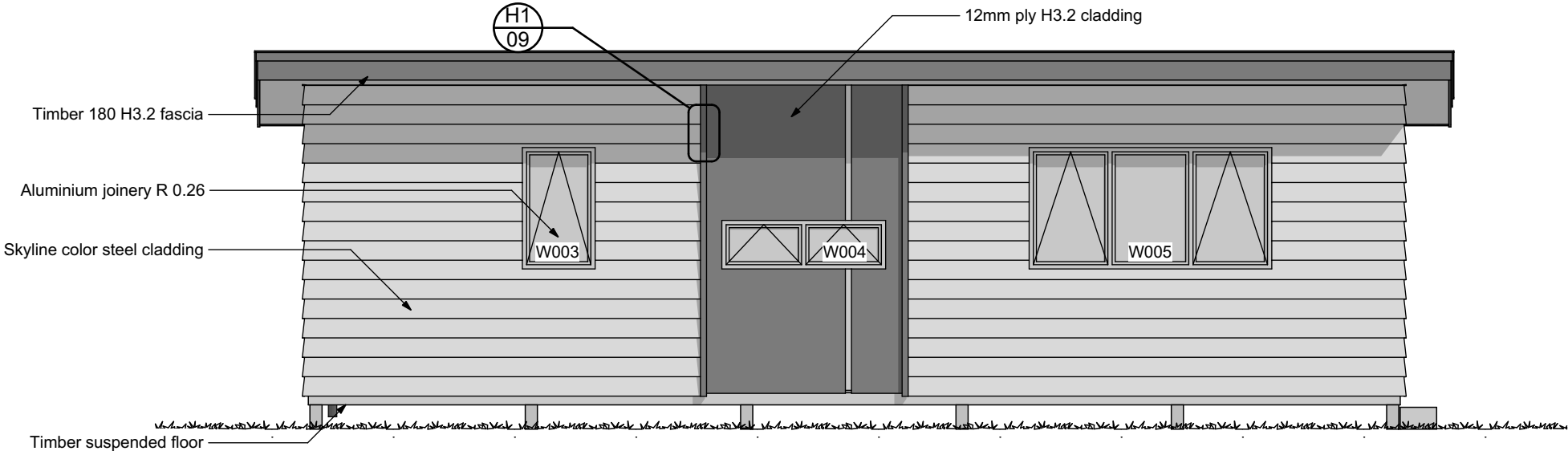
1:50

E-02
02

west elevation

1:50

E-04
02



south elevation

1:50

E-03
02

WINDOW SIZES

TYPE	ROUGH OPENING		OPENING SASH	
	W	H	W	H
W001	600	x 1500	600	x 800
W002	1200	x 1500	600	x 1200
W003	600	x 1000	600	x 1000
W004	1350	x 400	400	x 1350
W005	2000	x 1000	1200	x 1000
D001	1800	x 2000	1200	x 2000

Exterior aluminium joinery openings are rough openings and to be measured and confirmed on the site prior to fabrication.
Glazeier to confirm all safety glass specs in the accordance with NZS 4223: Part 3: 1999.
All reveals H3.1.
All glazing shall comply with NZBC 2000 F2
Double glazing to have min. value R 0.26

No. BC-R2 STATUS: Reno.

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p: 386 0495
m: 022 1721094
e: architect@vodafone.co.nz

CLIENT:

Tracey Houston

PROPOSED:

new sleep-out of 31.5m2

AT:

8 O'Connells Street
Soutbridge

DRAWN:

P. Rokos BP 121600

DATE:

Monday, 13 October 2014

SHEET:

Paper size A3

03

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TIMBER TREATMENT LEVELS

IMPORTANT NOTE:
Treatment levels are the minimum treatment level. Higher levels may be used in any situation.

This table is a summary only of the requirements and for full information the main contractor should consult NZBC B2/AS1, NZS 3602 and NZS 3640

TIMBER STRENGTH GRADING:
All timber shall be MSG 8 grade strength.



NOTES:

The builder to verify all dimensions and services locations before construction

All fixings to be in accordance with NZS 3604:2011 section 4 durability

Any variations to be checked and cleared by the designer

All flashings and waterproofing to be in accordance with NZBC E2 and be of best possible kinds

Any questions to be directed to designer and resolved before construction

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These drawings are to be read in strict
conjunction with the:
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NZ Building documents
Structural Engineer Cephas Rock Ltd.

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CLIENT:

Tracey Houston

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new sleep-out of 31.5m²

AT:

8 O'Connells Street
Southbridge

DRAWN:	DATE:
P. Rokos BP 121600	Monday, 29 September 2014

	SHEET:
	Paper size A3 04

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ROOF CONSTRUCTION NOTES:

All dimintions are to framing.
Separate all treated timber to metal with the building paper.

ROOFING UNDERLAY:

Self-supporting Termakraft 215 roof underlay.
Laps of 150mm minimum.

ROOF CLADDING:

Corrugated colorsteel roofing 0.55mm gauge & the flashings.
Fixing - 65mm x 12g screw galv. with colorsteel and neoprene washer.
Pre-drill sheets with oversize hole to allow for the expansion.
Ridge, Hip and Valley including the Side laps fix at every second corrugation.
Reminder of the roof fixing miss two, hit one and miss two.

PURLINS - BATTEN:

70x45 or 90x45 H1.2 MSG8 Purlins at 900 crs & 900mm span max.
Fixing ref. to NZS3604:2011 Table 10.10 and Table10.11 and E2/AS1 Table 11 and 12

RAFTERS:

190x45 Pinus Radiata Kiln Dried H1.2 MSG8 framing unless otherwise stated.
Fixing to resist uplift with CPC40 or refer to the NZS3604:2011 Table 10.14 and Table 10.15

GUTTERS:

Steel&tube color-steel gutter Highline 60x105x90 gutters fix with brackets at 600crs. gutter to have min. cross sectional area of 4000mm2.
Gutters must be installed in accordance with the manufactres specification.

DOWNPIPES:

Marley PVC-U ø 80mm fixed with brackets at 1200 crs. Ensure solid fixings through cladding for the brackets.
Downpipes must be installed in accordance with the manufactres specification.

FASCIA:

Steel&tube color-steel fascia Multiline 150 or 185mm to suite

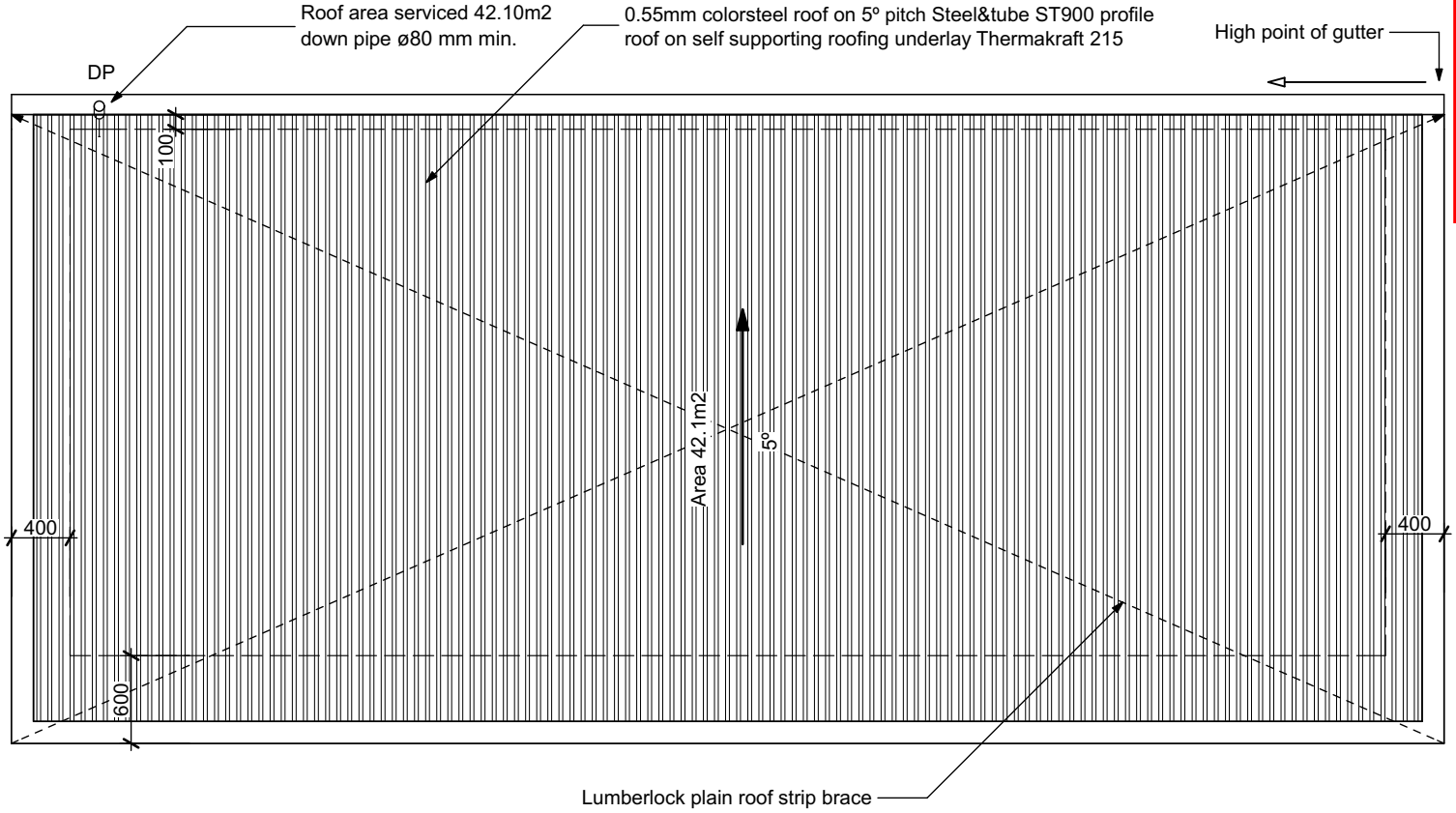
SOFFIT:

6.0mm or 4.5mm JH Soffit lining with "H" joint detail. Paint finish.

ROOF PENETRATIONS:

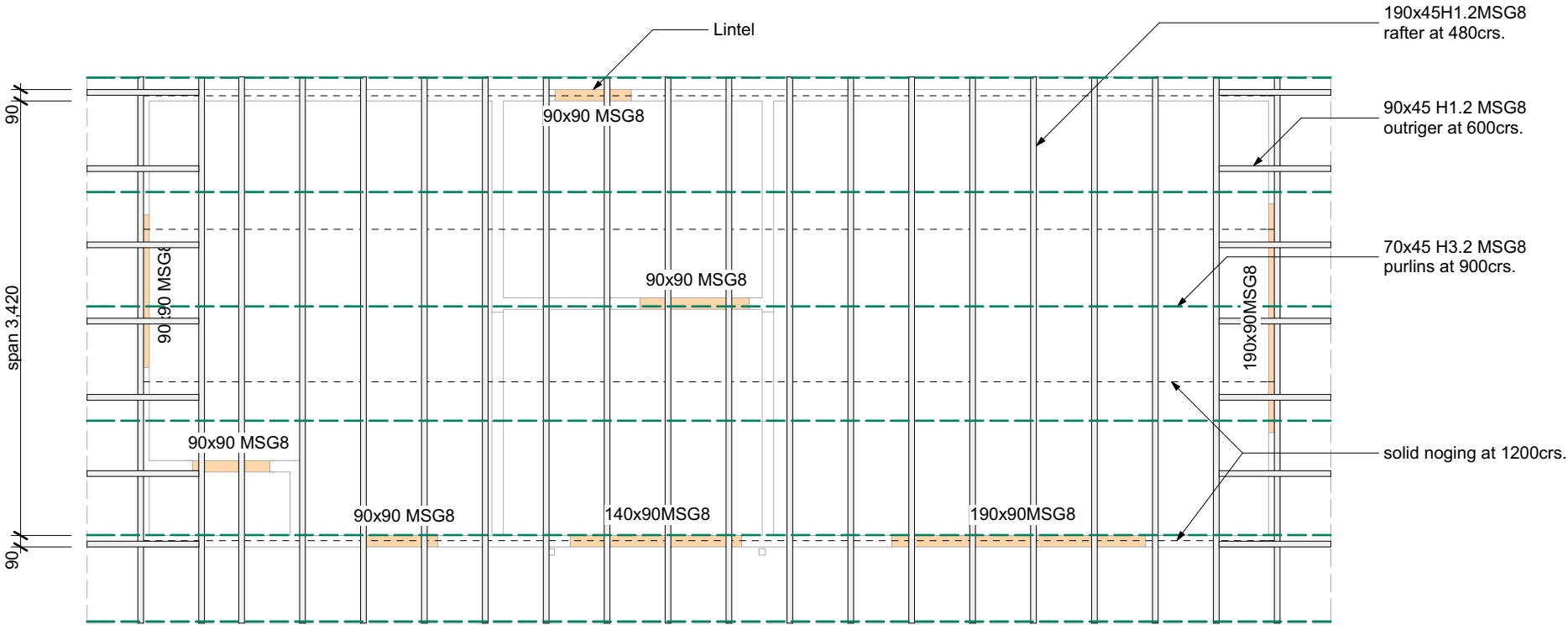
Dektile Malleable boots to all pipe penetrations.
And the Ardex Buttnol to all pipe penetrations.

SKYLIGHT: N/A



roof plan

1:50



roof framing

1:50

NOTES:

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These drawings are to be read in strict conjunction with the:
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Structural Engineer Cephas Rock Ltd.

No. BC-R2 STATUS: Reno.

architecturalsenseLTD

35 Philpotts Road, Christchurch
p: 386 0495
m: 022 1721094
e: architect@vodafone.co.nz

CLIENT:

Tracey Houston

PROPOSED:

new sleep-out of 31.5m2

AT:

8 O'Connells Street
Soutbridge

DRAWN:

P. Rokos BP 121600

DATE:

Wednesday, 24 September 20

SHEET:

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05

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BRACING NOTE:

All bracing panels are to be fixed in accordance with the manufacturers requirements and comply with NZS 3604:2011

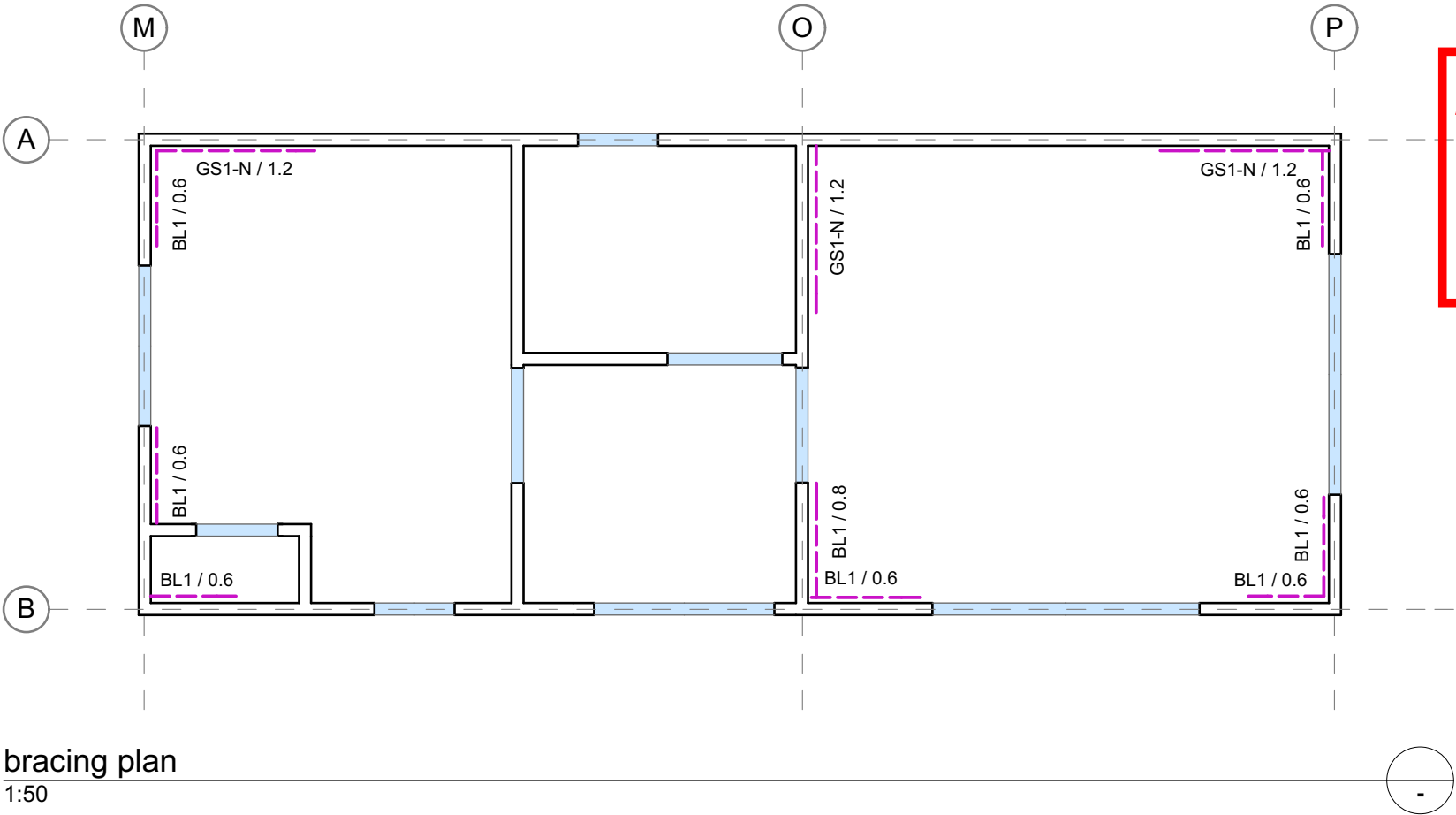
Leave temporary bracing up as long as possible while bracing panels are installed.

All lengths of walls with bracing in shall have top plate plate to the top plate fixings of 6Kn of 6T5 plates. If lengths of walls do not contain bracing panels use 3Kn or 6T5 plates.

No opening in bracings panel within 90mm of the edge of the sheet.

No opening in brace panel greater than 90x90, except middle third.

Proprietary wall bracing bolt hold-downs to slab where required by manufacturer, to be Ramset Chemset Anchor Stud galv. M12x160 part number CS 112160GH



bracing plan

1:50

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17/10/2014 gordo

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WASTE PIPE SCHEDULE

Fixture	Pipe	Min. Fall	Vent
WC pan (WC)	uPVC 100	1:60	N/A
WC Basin (b.)	uPVC 40	1:20	N/A
Basin (b.)	uPVC 40	1:20	FWG
Bath (bth.)	uPVC 40	1:40	FWG
Shower (sh.)	uPVC 40	1:40	FWG
Floor Waste Gully (FWG)	uPVC 65	1:40	N/A
Kit Sink (s.)	uPVC 40	1:40	N/A
Tub (tub.)	uPVC 40	1:30	N/A
HWC	Copper 20	1:60	N/A
Sewer-water Drain	uPVC 100	1:60	80TV
Storm-water Drain	uPVC 90	1:90	N/A

All workmanship and materials shall be in accordance with AS/NZS 3500.2.2 & NZBC G13.

All pipe penetrations through concrete shall be wrapped in DensoTape or similar product to allow for pipe movement. or any Pipe work to go under any strip footing in the horizontal plane, shall be not less than 45 dIA, and clear the underside of the footing by 25mm.

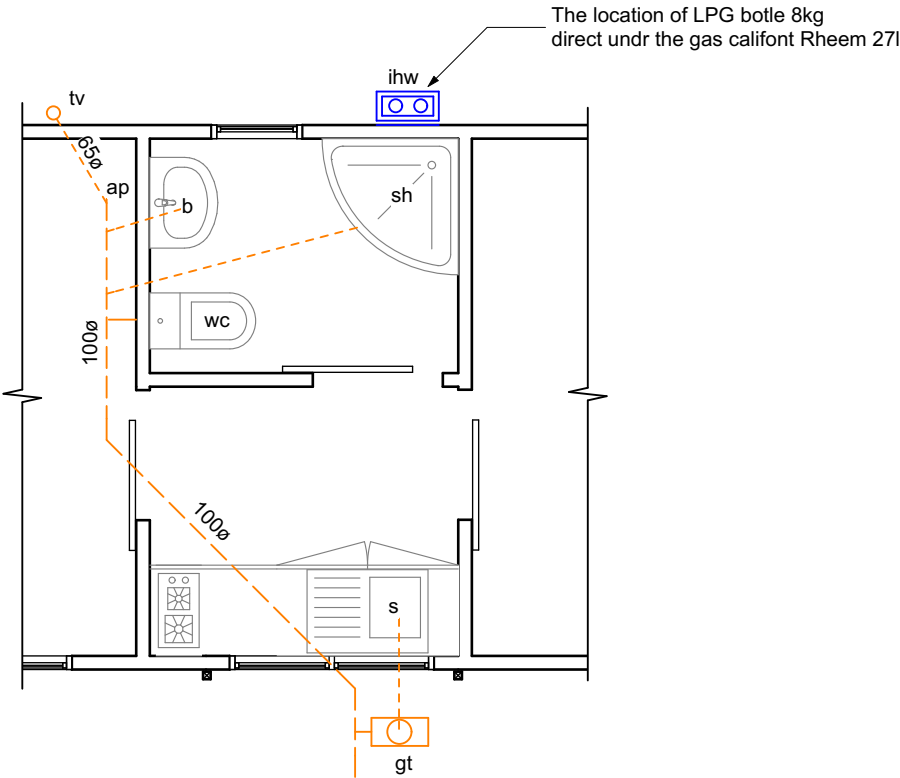
PLUMBING NOTE:

For hot and could water service pipe shall be use 20mm dia. Polybutylene pipes

Tempering valve shall comply with NZS 4617 or AS 1357.2 the water temperature can be set to maximum of 55° C

DRAINAGE KEY:

SW	stormwater drain 100ø uPVC
SW	car-park stormwater dr. 150ø uPVC
SS	sanitary sewer 100ø uPVC
dp	down pipe 80ø uPVC
ap	access point (rodding point)
ij	inspection junction
ib	inspection bend
cp	surface water drain
	600x600 sump NZBC/E1 Type 1
gt	overflow gully
tv	terminal vent
org	overflow relief gulley
t	water tap (garden hose)
ihw	LPG hot water heater
wc	toilet pan
b	hand basin
bth	bath
sh	shower
s	kitchen sink
tub	laundry tub
hwc	hot water cylinder
fwg	floor waste gulley
pp	phone and power
ws	water supply (20-25ø uPVC)
wm	water meter



plumbing plan

1:50

MAXIMUM DISTANCE BETWEEN UNDER FLOOR PIPE SUPPORTS		
PVC-U pipes dia.	Vertical Pipe	Graded Pipe
32 to 50	1.0m	0.5m
65 to 100	1.2m	1.0m
greater than 100	1.8m	1.2m

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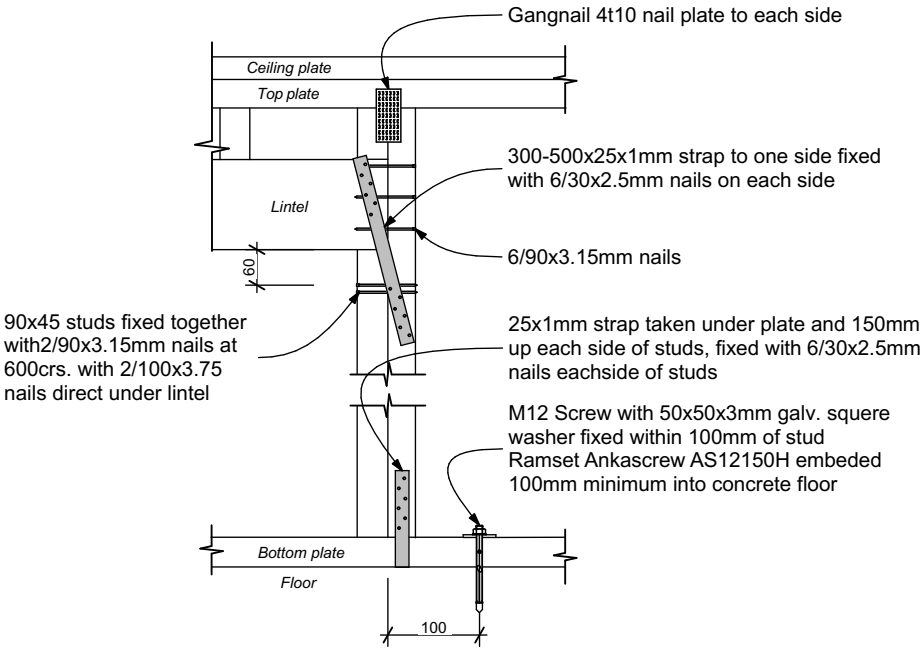
DATE:
Wednesday, 24 September 20



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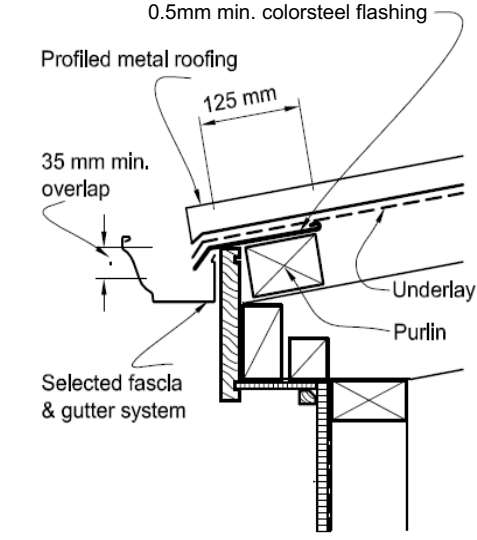
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06

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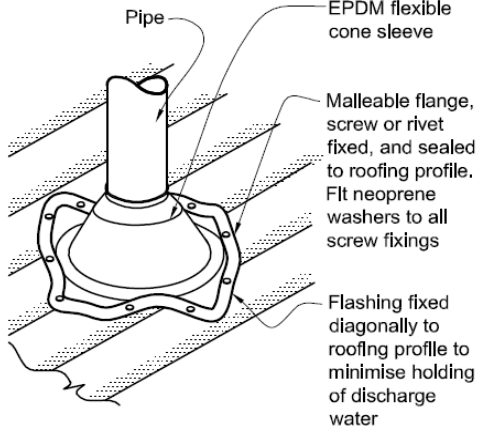
lintel fixing 7.5kN detail

Misc
-



eave flashing detail

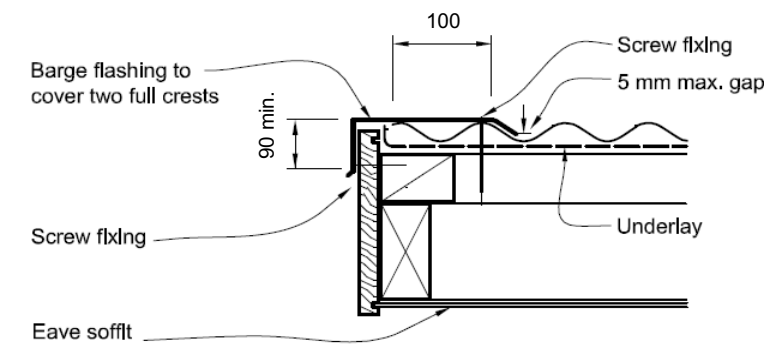
F
04



NOTE:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.
(2) For pipes up to 85 mm diameter.

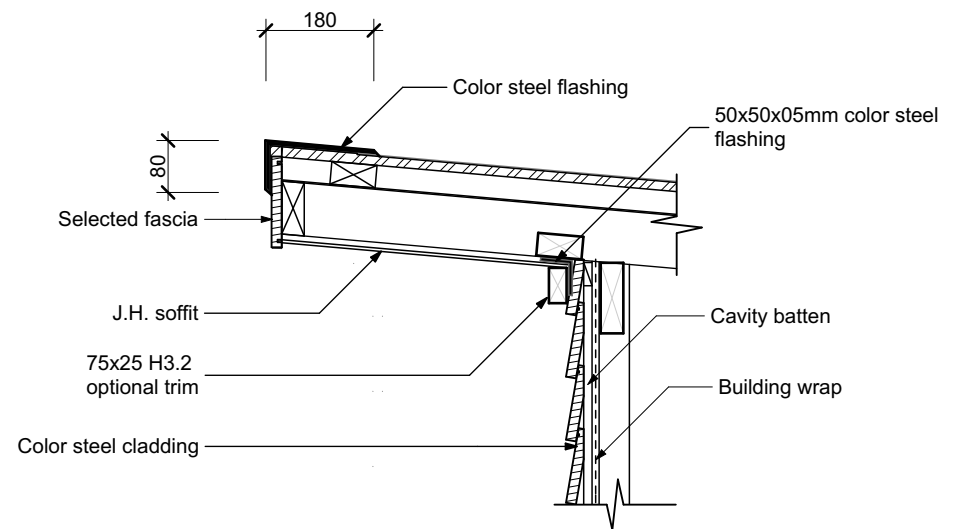
flashing for small pipes

Misc
-



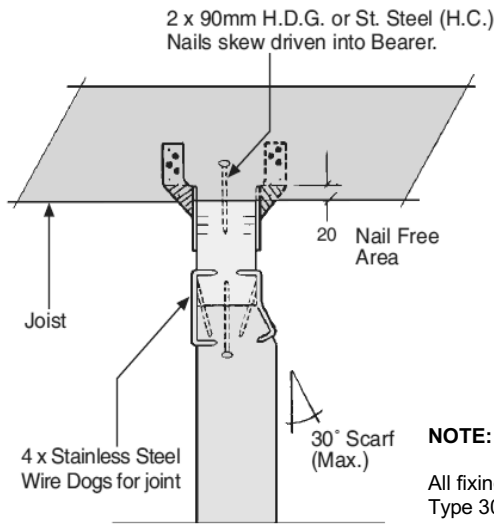
barge flashing

E
04



soffit flashing

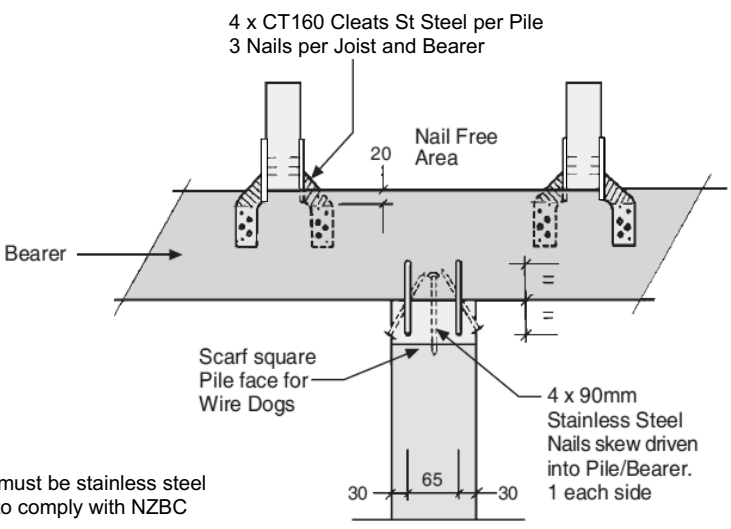
C
04



NOTE:
All fixings must be stainless steel Type 304 to comply with NZBC

6 kN pile fixings

D
04



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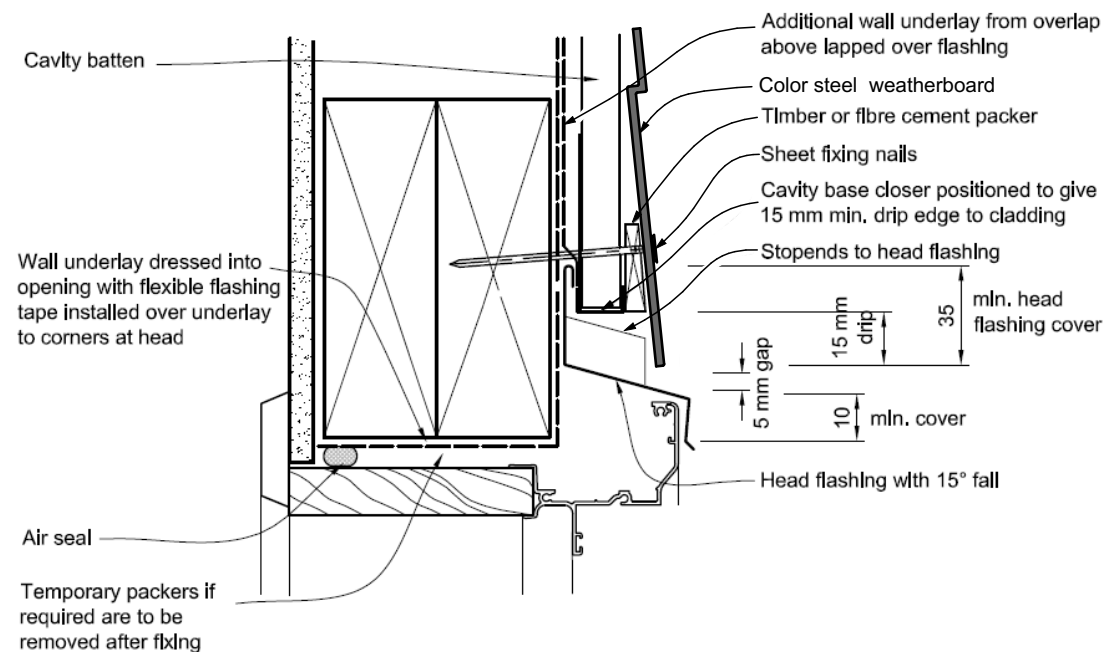
PROPOSED:
new sleep-out of 31.5m2

AT:
8 O'Connells Street
Southbridge

DRAWN: P. Rokos BP 121600 DATE: Wednesday, 24 September 20

SHEET:
07

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head flashing color-steel weatherboard

Misc
-

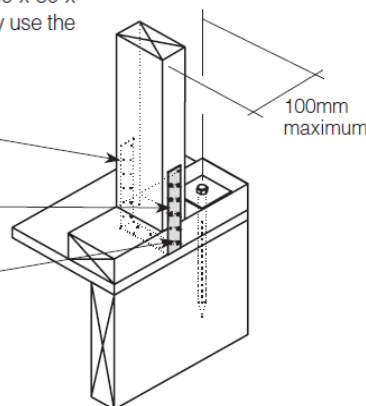
Timber Floor – External Wall Alternatives

Bottom plate is fixed using a 12mm diameter minimum 150mm long galvanised coach screw with 50 x 50 x 3mm square galvanised washer. Alternatively use the double strap detail shown on the right.

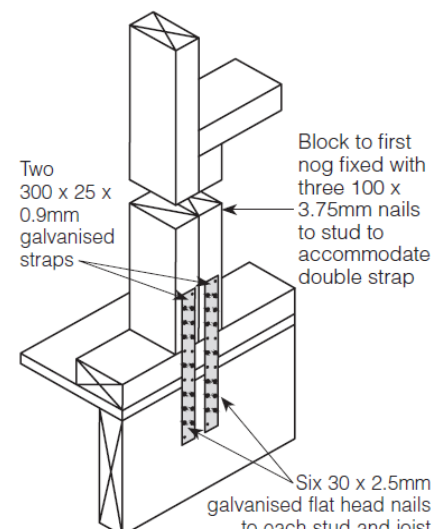
Six 30 x 2.5mm galvanised flat head nails to each side of stud

400 x 25 x 0.9mm galvanised strap (strap passes underneath bottom plate)

Three 30 x 2.5mm galvanised flat head nails to each side of bottom plate



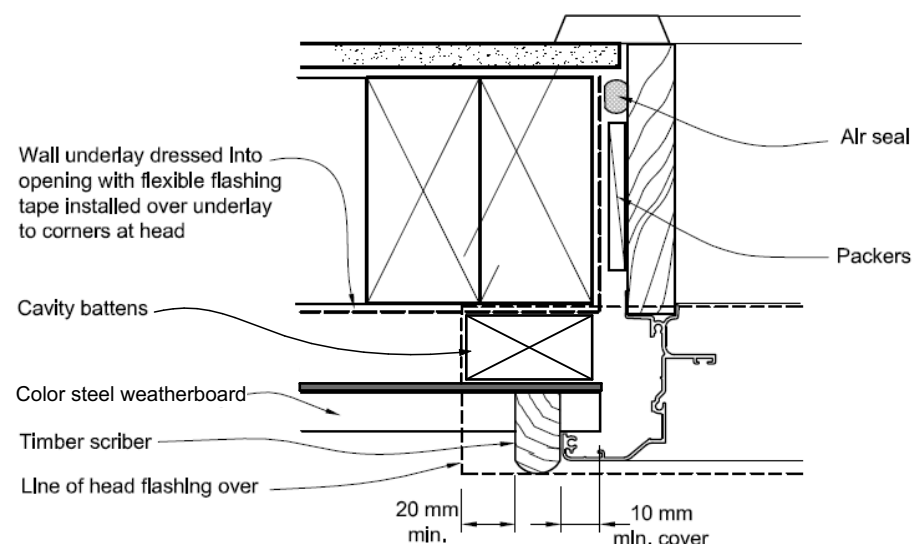
Option 1



Option 2

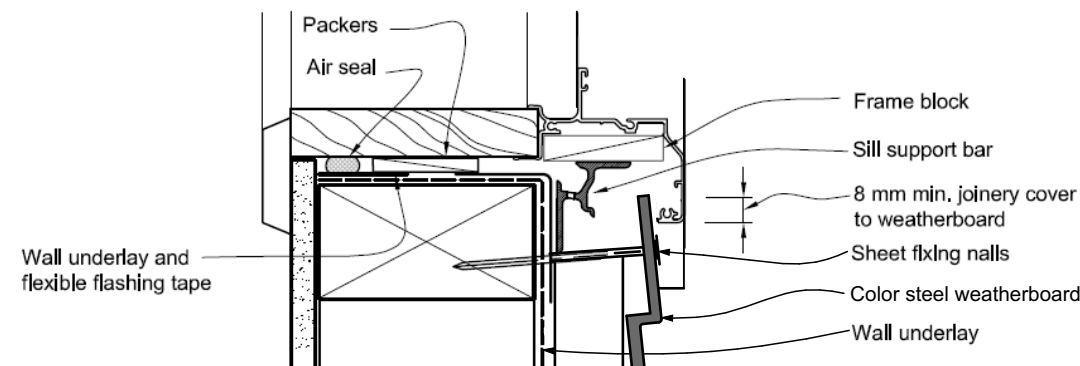
braceline panel hold-downs detail

Misc
-



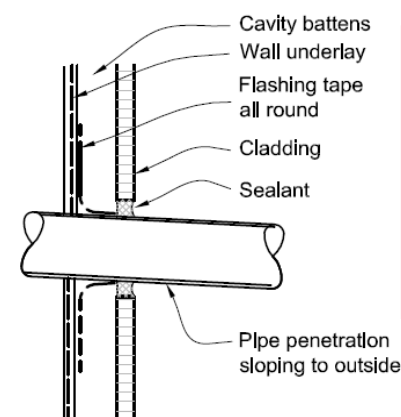
jamb flashing color-steel weatherboard

Misc
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sill flashing color-steel weatherboard

Misc
-



general pipe penetration

Misc
-

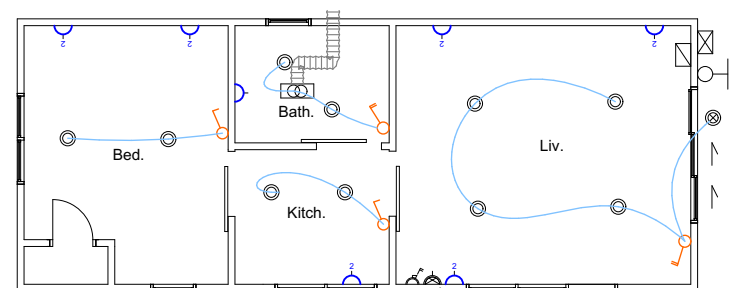
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ELECTRICAL LEGEND

- SINGLE SOCKET
- DOUBLE SOCKET
- DISTRIBUTION BOARD
- METER BOARD
- CA80 - RATED DOWN-LIGHT 100W (SD100)
- EXTERIOR DOWN-LIGHT RECESSED
- LIGHT SWITCH SINGLE
- LIGHT SWITCH DOUBLE
- LIGHT SWITCH TRIPLE
- LIGHT SWITCH 2 WAY
- TV OUTLET
- PHONE JACK 2x CAT 5
- EXTRACT FAN BATHROOM
- SUSPENDED FLUORESCENT LIGHT
- WALL MOUNTED HEATED TOWEL RAIL WITH PERMANENT CONNECTION
- EARTH



electrical plan

1:100

Misc
-

ELECTRICAL NOTES:

PDL 600 series switches and sockets only to be used.

All light switches are to be at 1,200mm above FFL to centre unless otherwise stated.

All sockets outlets are to be 500mm above FFL to centre and 200mm above benches and 1,700mm fridge above FFL to centre. Bedside light switches shall be placed 650mm above FFL to center.

Allow to install Inline Extraction fans to bathroom with 5 minute min. delay turn off Manrose Pro Series Mixflo model MFLP 100S performance 69l/s 250m3/hr. Venting through soffit.

Allow to install kitchen range hood and vent through soffit.

Ensure Lighting to provide a minimum Luminance of 20 lux. The total Wattage required per m2 of the floor area is to be as shown in G8/AS1 table 1.

Lights Type CA 80, closed abutted, recessed luminaire where fixed, building insulating material that can safely be exposed continuously to temperatures up to 90°C must not cover but may closely abut the sides of the luminaire. The symbol shall be permanently marked on the back of the fitting, be clearly visible, at least 20 mm high and clearly legible.

All Circuits to be on RCD's, lights on a separate RCD's to the other circuits.

All electrical work shall comply with NZBC G9/AS1/VM1, AS/NZS 3000, NZECP 34, NZECP 36, and NZECP 54

Final electrical layout to be approved on site by the owner and registered electrician.

No. BC-R2 STATUS: Reno.
architecturalsense LTD
35 Philpotts Road, Christchurch
p: 386 0495
m: 022 1721094
e: architect@vodafone.co.nz

CLIENT:

Tracey Houston

PROPOSED:

new sleep-out of 31.5m2

AT:

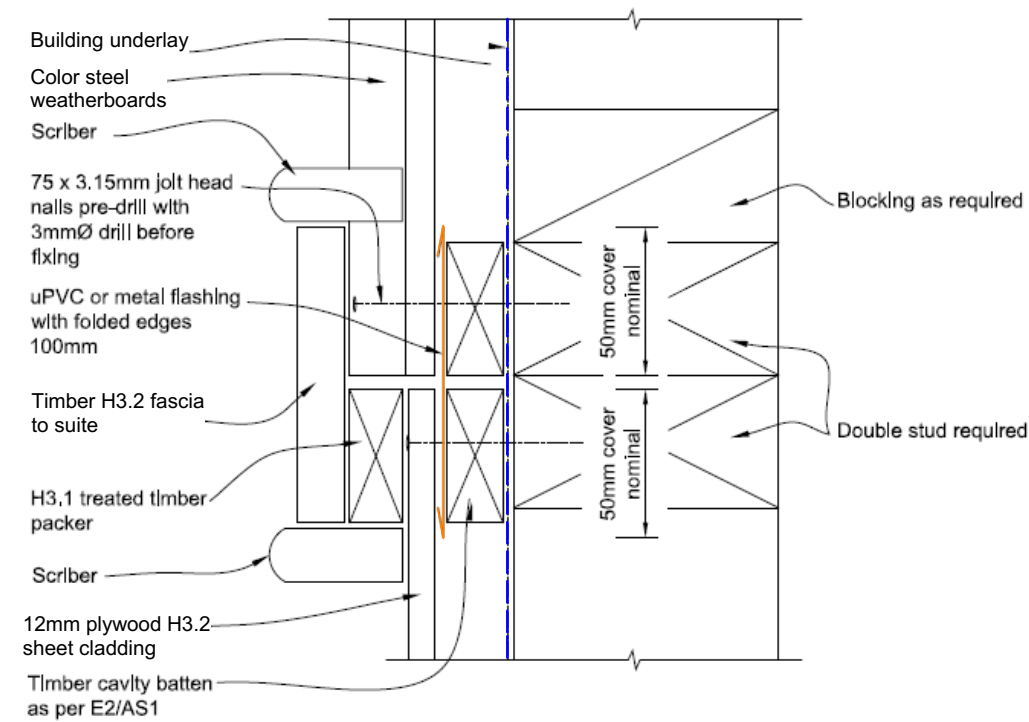
8 O'Connells Street
Soutbridge

DRAWN: P. Rokos BP 121600 DATE: Thursday, 16 October 2014

SHEET:

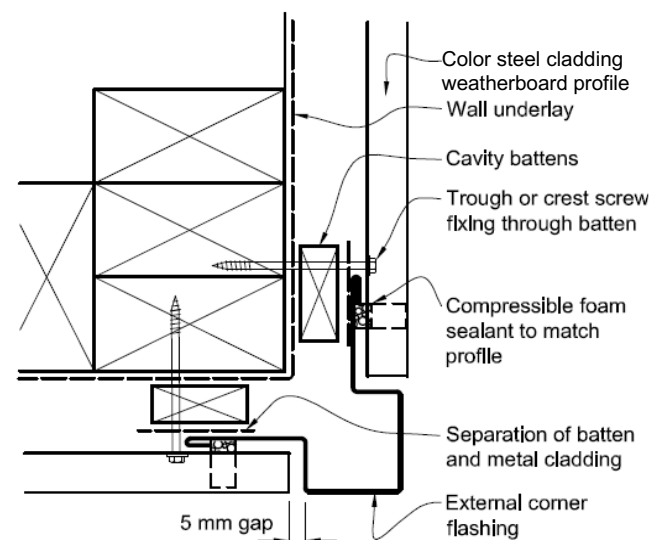
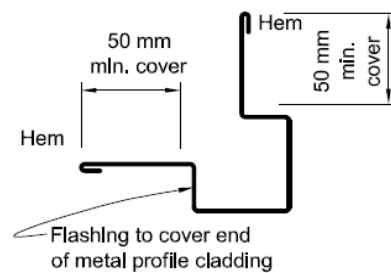
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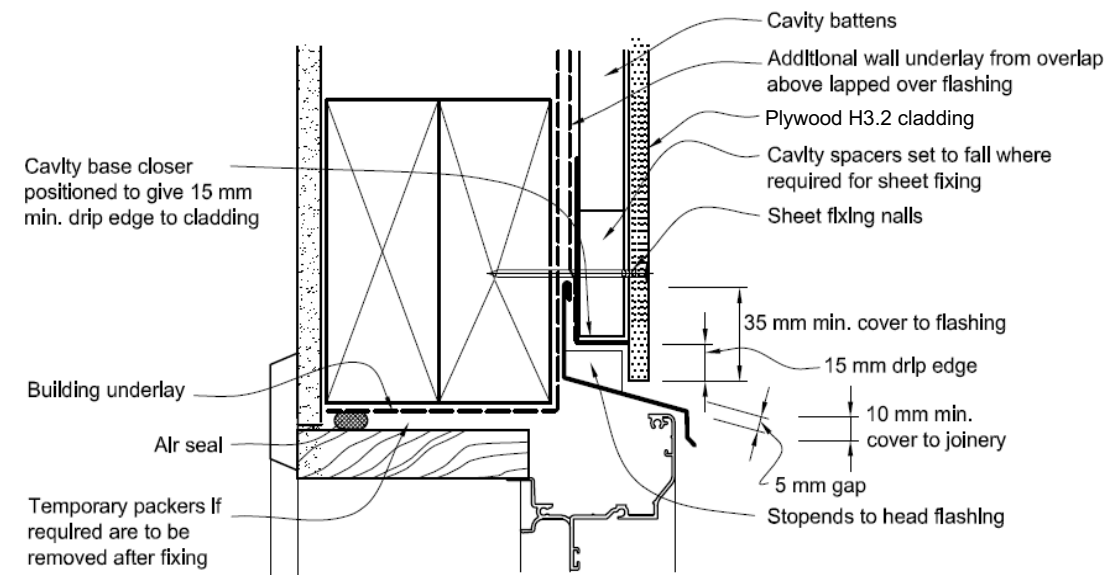
junction detail

G
03



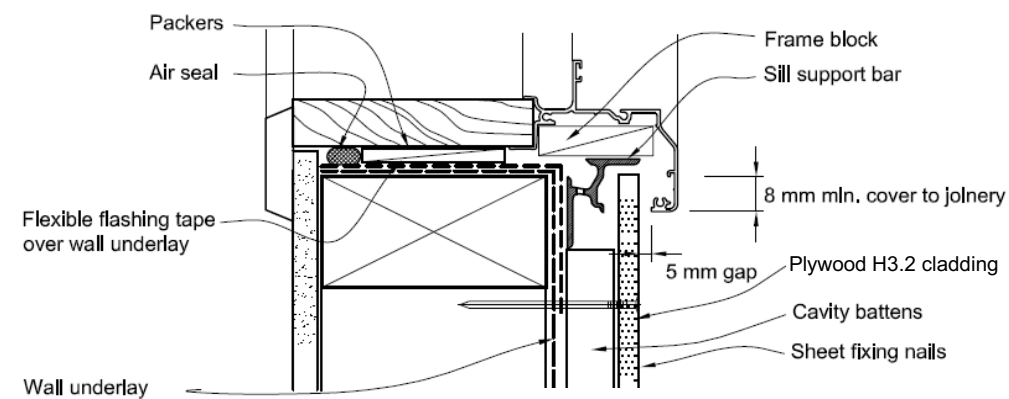
external corner cladding flashing

Misc
-



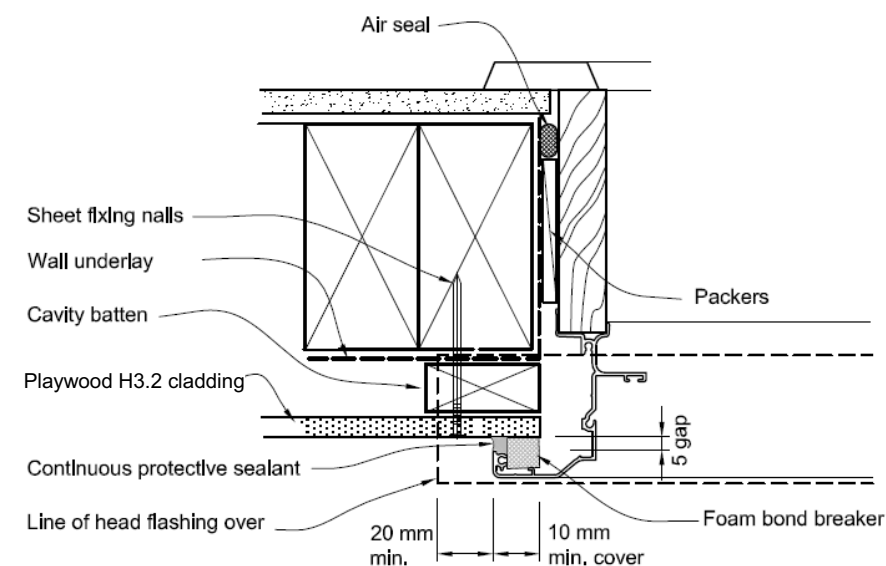
head flashing plywood

Misc
-



sill flashing plywood

Misc
-



jamb flashing plywood

Misc
-

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architecturalsenseLTD

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m: 022 1721094
e: architect@vodafone.co.nz

CLIENT:

Tracey Houston

PROPOSED:

new sleep-out of 31.5m2

AT:

8 O'Connells Street
Southbridge

DRAWN:

P. Rokos BP 121600

DATE:

Wednesday, 24 September 20

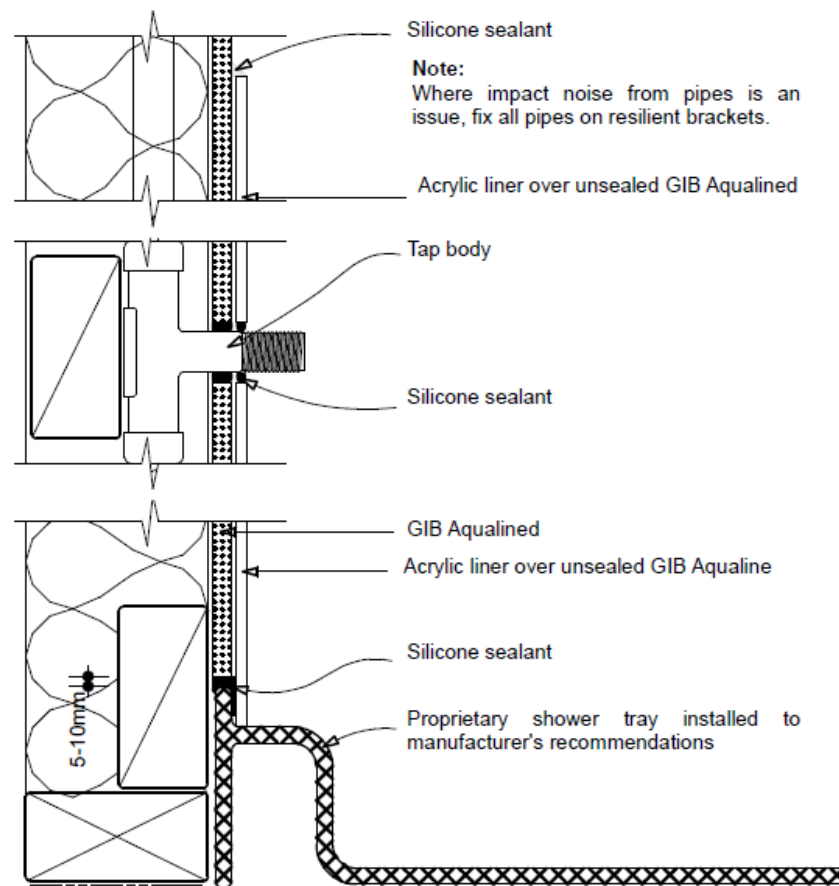
SHEET:



Paper size A3

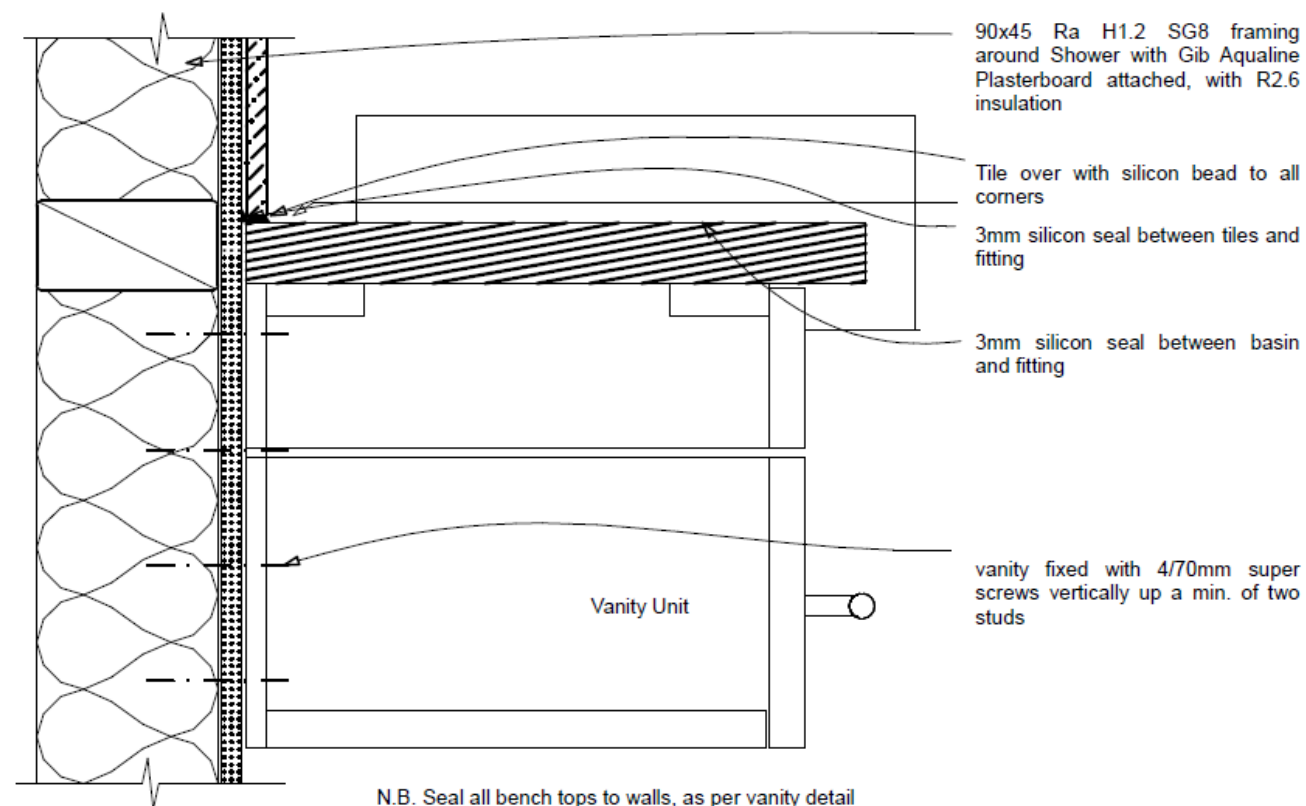
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typical acrylic shower detail

Misc
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typical vanity detail

Misc
-

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No. BC-R2	STATUS:	Reno.
architecturalsenseLTD		
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new sleep-out of 31.5m2		
AT:		
8 O'Connells Street Soutbridge		
DRAWN:	DATE:	
P. Rokos BP 121600	Wednesday, 24 September 20	
SHEET:		
Paper size A3		10
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