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.

-BUILDING WRAP IS TO BE FIXED OVER SILLS AND OPENING STUDS
-FLEXIBLE FLASHING TAPE IS REQUIRED TO LINTELS AND 250 MM DOWN OPENING STUDS AT EITHER END
-FLEXIBLE FLASHING TAPE IS REQUIRED TO SILL TRIMERS AND 150 MM UP OPENING STUDS AT EITHER END
- FLASHING TAPE IS ALSO REQUIRED 250 MM IN EITHER DIRECTION AT UPPER CORNERS OF WINDOWS AND DOORS
- AS THE BUILDING WRAP / PAPER EXTENDS AROUND AND IS FIXED TO THE UNDERSIDE OF THE LINTEL THE HEAD FLASHINGS NEED TO BE SEALED TO THE BUILDING WRAP WITH 50 MM WIDE FLASHING TAPE

WANZ BARS
- ADDITIONAL SILL SUPPORT TO ALL WINDOW / DOOR JOINERY IE WANZ BARS

OB OBSCURE GLAZING

SG SAFETY GLASS TO COMPLY WITH THE REQUIREMENTS OF NZS 4223.3:2016 21.1 AND TABLE 7

LARGE PANES OF GLASS ARE SAFETY GLASS IF WITHIN 800MM OF FLOOR AND EXCEED 500MM WIDE AND 1000MM HIGH. PLEASE ALSO CONFIRM THAT ALL GLAZING WITHIN 800MM OF THE FLOOR IS EITHER 5MM FLOAT GLASS OR SAFETY GLASS.

CORROSION ZONE B
WIND ZONE - HIGH
EARTHQUAKE ZONE - 2
SNOW ZONE - N4 11.00 M

NORTH ELEVATION

RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH
WIND ZONE			1	
NUMBER OF STOREYS	0			
ROOF/WALL INTERSECTION DESIGN	0			
EAVES WIDTH	0			
ENVELOPE COMPLEXITY	0			
DECK DESIGN	0			
TOTAL RISK FACTOR	1			

SOUTH ELEVATION

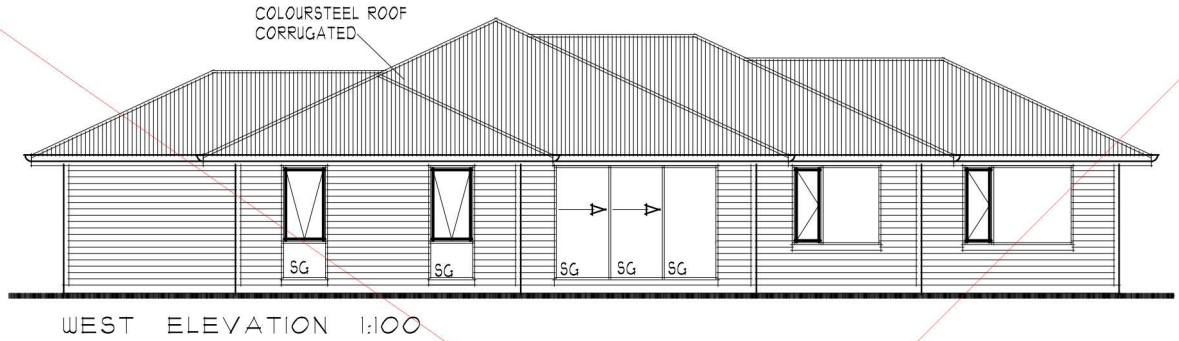
RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH
WIND ZONE			1	
NUMBER OF STOREYS	0			
ROOF/WALL INTERSECTION DESIGN	0			
EAVES WIDTH	0			
ENVELOPE COMPLEXITY	0			
DECK DESIGN	0			
TOTAL RISK FACTOR	1			

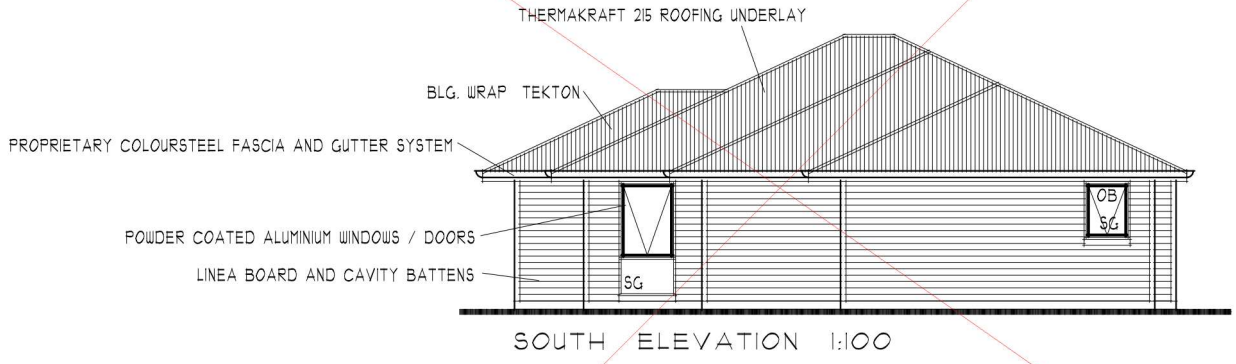
WEST ELEVATION

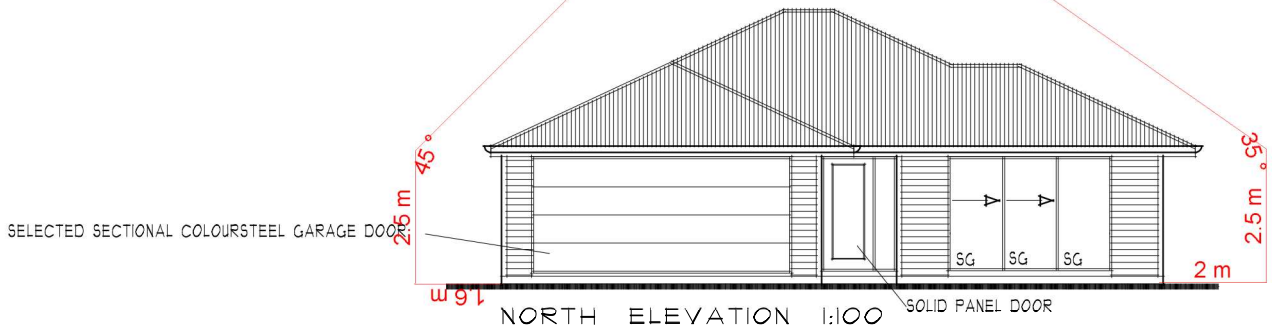
RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH
WIND ZONE			1	
NUMBER OF STOREYS	0			
ROOF/WALL INTERSECTION DESIGN	0			
EAVES WIDTH	0			
ENVELOPE COMPLEXITY	0			
DECK DESIGN	0			
TOTAL RISK FACTOR	1			

EAST ELEVATION

RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH
WIND ZONE			1	
NUMBER OF STOREYS	0			
ROOF/WALL INTERSECTION DESIGN	0			
EAVES WIDTH				5
ENVELOPE COMPLEXITY		1		
DECK DESIGN	0			
TOTAL RISK FACTOR	7			







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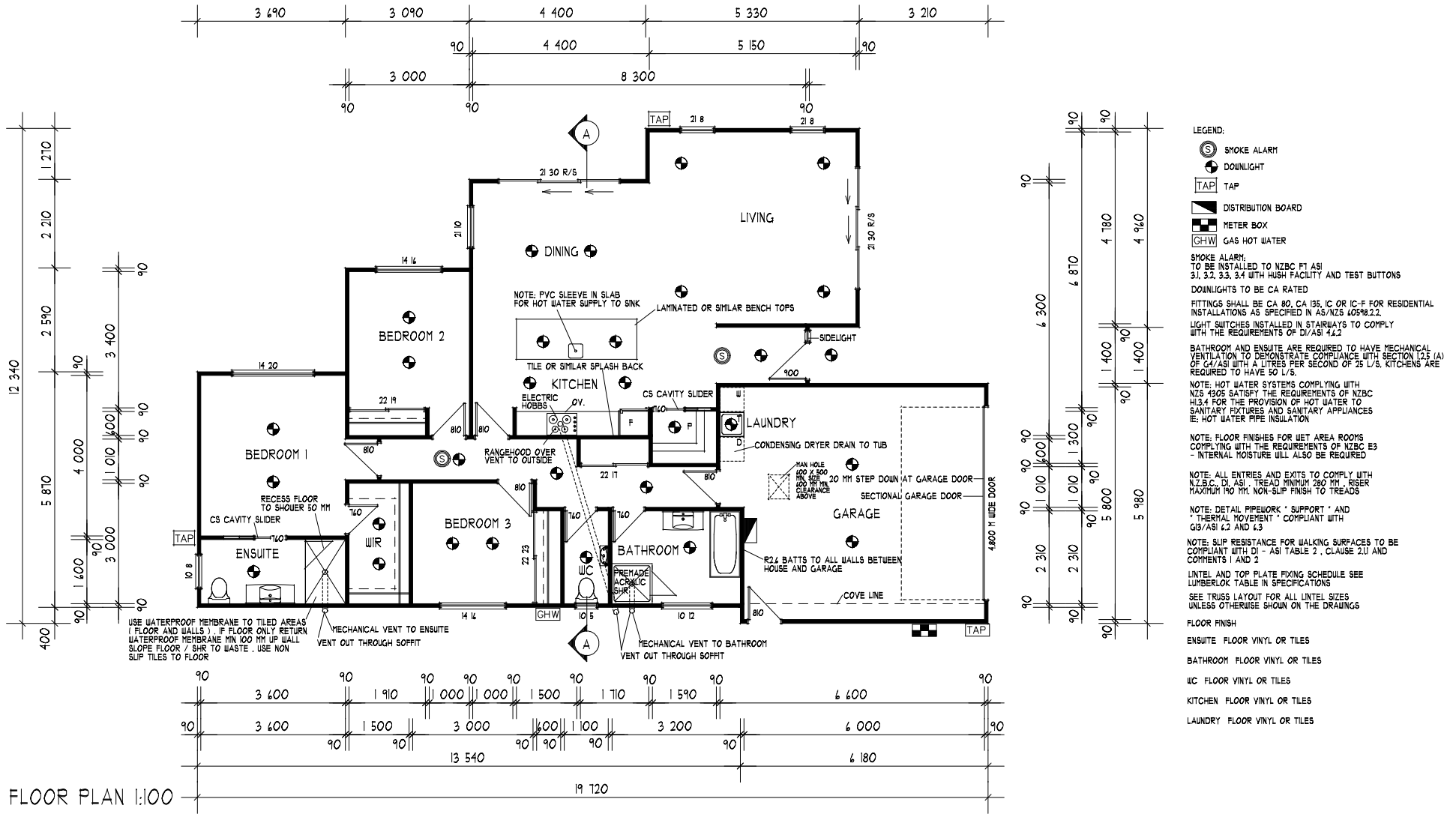
PROPOSED RESIDENCE 9 HURRAH WAY LINCOLN

DRAWN:
DATE: JULY 2020
REF. NO.: 2020



FLOOR PLAN 1:100

LEGEND:

- SMOKE ALARM
- DOWNLIGHT
- TAP
- DISTRIBUTION BOARD
- METER BOX
- GHW GAS HOT WATER

SMOKE ALARM:
TO BE INSTALLED TO NZBC F7 AS1
3.1, 3.2, 3.3, 3.4 WITH HUSH FACILITY AND TEST BUTTONS

DOWNLIGHTS TO BE CA RATED

FITTINGS SHALL BE CA 80, CA 135, IC OR IC-F FOR RESIDENTIAL INSTALLATIONS AS SPECIFIED IN AS/NZS 60598.2.2.

LIGHT SWITCHES INSTALLED IN STAIRWAYS TO COMPLY WITH THE REQUIREMENTS OF D1/AS1 4.6.2

BATHROOM AND ENSUITE ARE REQUIRED TO HAVE MECHANICAL VENTILATION TO DEMONSTRATE COMPLIANCE WITH SECTION 1.2.5 (A) OF G4/AS1 WITH A LITRES PER SECOND OF 25 L/S. KITCHENS ARE REQUIRED TO HAVE 50 L/S.

NOTE: HOT WATER SYSTEMS COMPLYING WITH NZS 4305 SATISFY THE REQUIREMENTS OF NZBC H1.3.4 FOR THE PROVISION OF HOT WATER TO SANITARY FIXTURES AND SANITARY APPLIANCES IE: HOT WATER PIPE INSULATION

NOTE: FLOOR FINISHES FOR WET AREA ROOMS COMPLYING WITH THE REQUIREMENTS OF NZBC E3 - INTERNAL MOISTURE WILL ALSO BE REQUIRED

NOTE: ALL ENTRIES AND EXITS TO COMPLY WITH N.Z.B.C., D1, AS1 . TREAD MINIMUM 280 MM , RISER MAXIMUM 190 MM. NON-SLIP FINISH TO TREADS

NOTE: DETAIL PIPEWORK " SUPPORT " AND " THERMAL MOVEMENT " COMPLIANT WITH G13/AS1 6.2 AND 6.3

NOTE: SLIP RESISTANCE FOR WALKING SURFACES TO BE COMPLIANT WITH D1 - AS1 TABLE 2 , CLAUSE 2.1.1 AND COMMENTS 1 AND 2

LINTEL AND TOP PLATE FIXING SCHEDULE SEE LUMBERLOK TABLE IN SPECIFICATIONS

SEE TRUSS LAYOUT FOR ALL LINTEL SIZES UNLESS OTHERWISE SHOWN ON THE DRAWINGS

FLOOR FINISH

ENSUITE FLOOR VINYL OR TILES

BATHROOM FLOOR VINYL OR TILES

WC FLOOR VINYL OR TILES

KITCHEN FLOOR VINYL OR TILES

LAUNDRY FLOOR VINYL OR TILES

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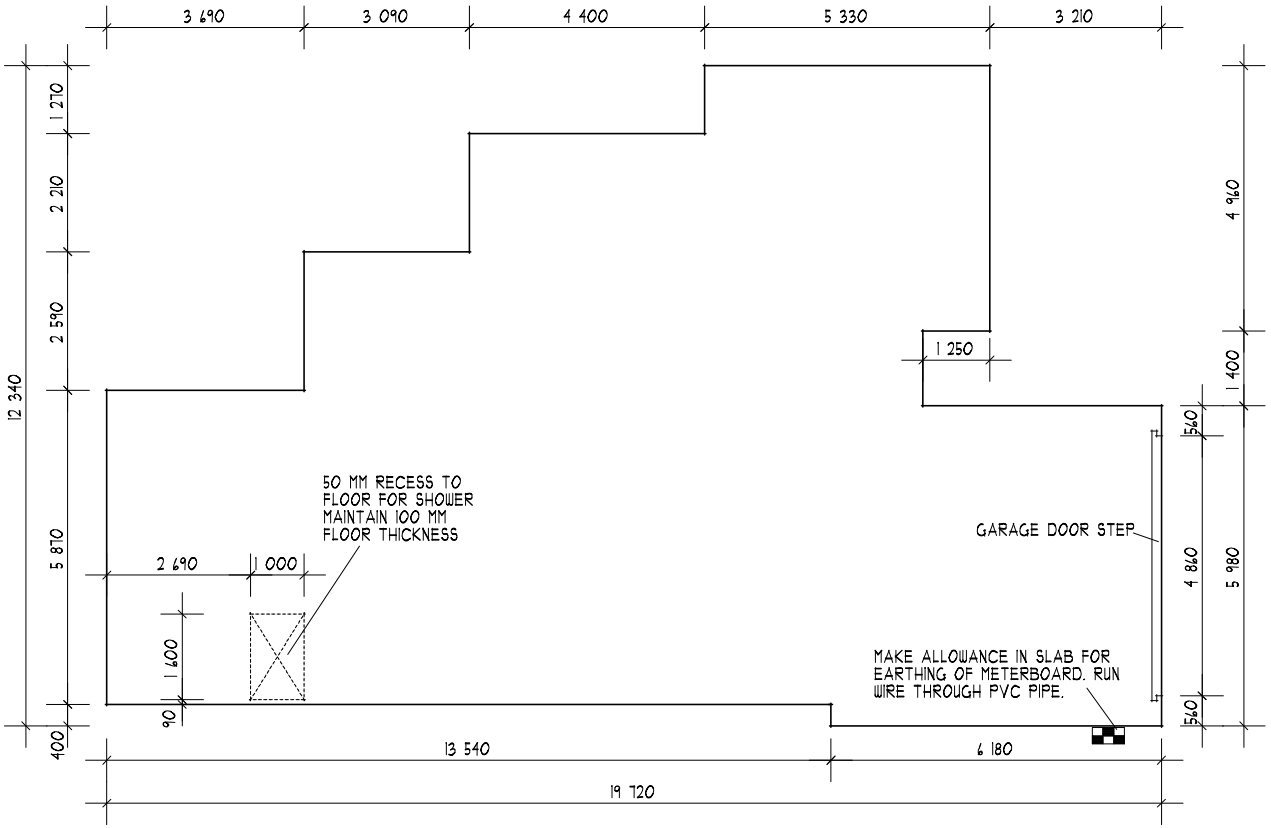


FOUNDATION PLAN 1:100

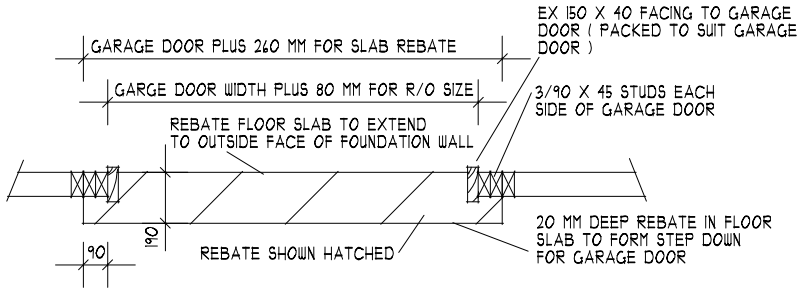
NOTE:
ALL DIMENSIONS OVER FOUNDATION FACE.

CONTRACTOR TO CONSULT MANUFACTURERS DOCUMENTATION TO DETERMINE THE CORRECT LOCATION FOR ALL WASTES POSITIONED THROUGH FLOOR SLABS.

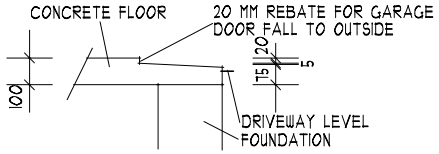
NOTE: ALL COPPER AND UPVC PIPES SHALL INCORPORATE EXPANSION JOINTS THE PROVISION DISCRIBED IN CHAPTER 8 OF NZS 1643 SHALL BE USED FOR UPVC PIPES. AT SUPPORTS, AND AT WALL AND FLOOR PENETRATIONS NOT INCORPORATING EXPANSION JOINTS, MOVEMENT SHALL BE ACCOMMODATED USING PIPE SLEEVES OR A DURABLE AND FLEXIBLE LAGGING MATERIAL

GROUND TO TOP OF FLOOR SLAB, AND PAVED TO FLOOR SLAB DIMENSIONS TO COMPLY WITH E2/AS1 AND OR NZS 3604

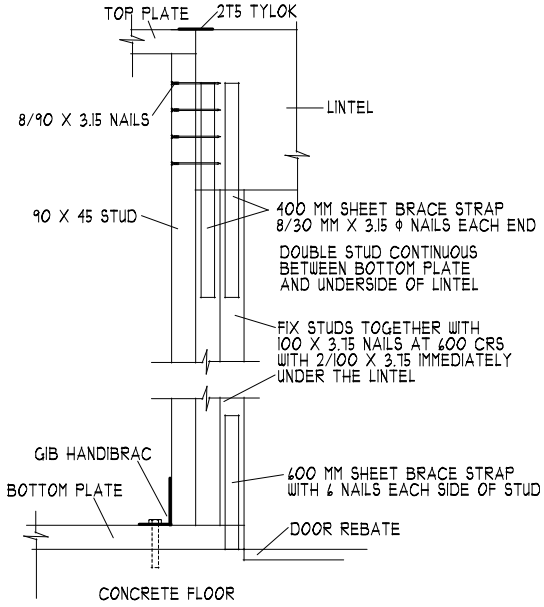
MESH IN SLAB TO BE EARTHED. EARTH WITH 16 MM REO ROD BROUGHT UP INTO GARAGE WALL BELOW METERBOX AND WIRED TO THE MESH. AT PREWIRE , CONNECT A CLAMP AND PIECE OF WIRE TO THE ROD AND EARTH IT TO THE METERBOX.



GARAGE DOOR 1:20



GARAGE DOOR STEP 1:20



GARAGE DOOR LINTEL FIXINGS 1:10

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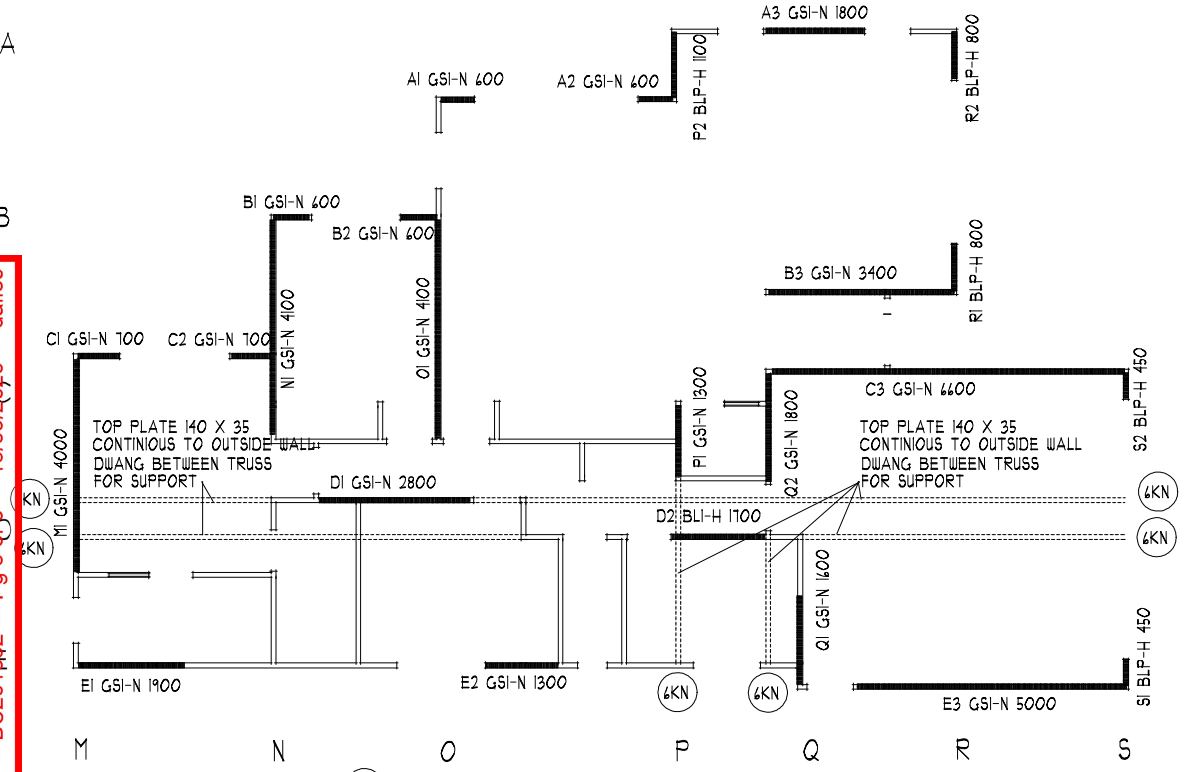


BRACING PLAN 1:100 (6KN) BRACING CONNECTION TO WALL AS SHOWN ABOVE

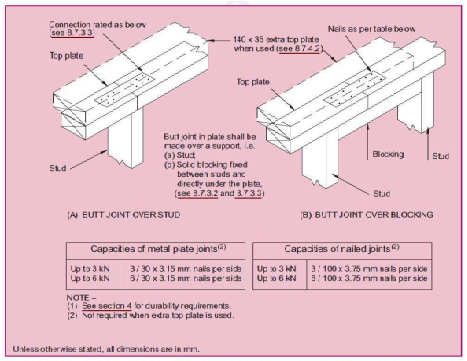
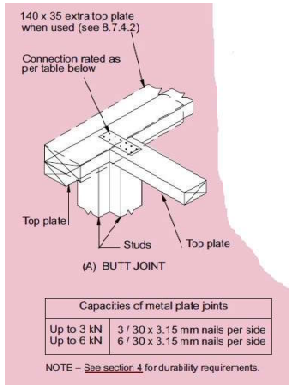


Figure 8.15 – Connecting top plates in line – Walls containing bracing (see 8.7.3.3)



LUMBERLOK® 06/2011

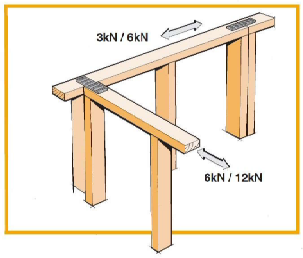
TOP PLATE JOINTING
AS PER CLAUSE 8.7.3 NZS 3604:2011

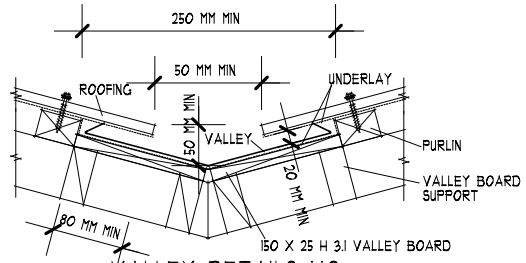
Top Plates at Right Angles

Connection capacity	LUMBERLOK Connector
6kN	Tyrfor 6/10 OR PLATE-LOK
12kN	2 x Sheet Brace Straps (see with 8 x LUMBERLOK Product Nails 50mm x 3.15 dia. per end per strap (24 nails total)

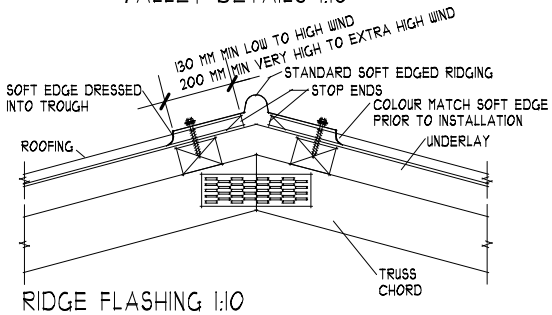
Top Plates in Line

Connection capacity	LUMBERLOK Connector
3kN	Tyrfor 6/10 OR Strap Nail
6kN	Tyrfor 6/10 OR PLATE-LOK

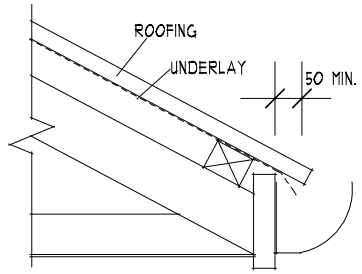




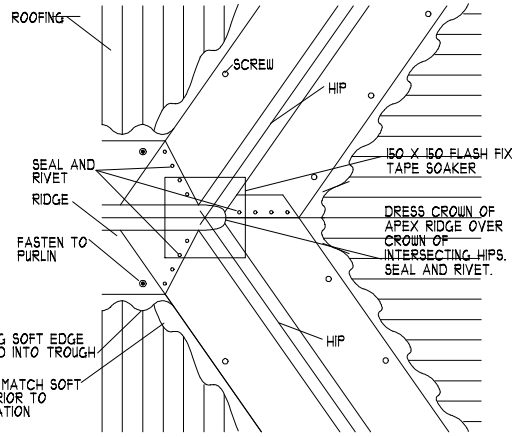
VALLEY DETAILS 1:10



RIDGE FLASHING 1:10



EAVE DETAIL 1:10



RIDGE / HIP FLASHING 1:10

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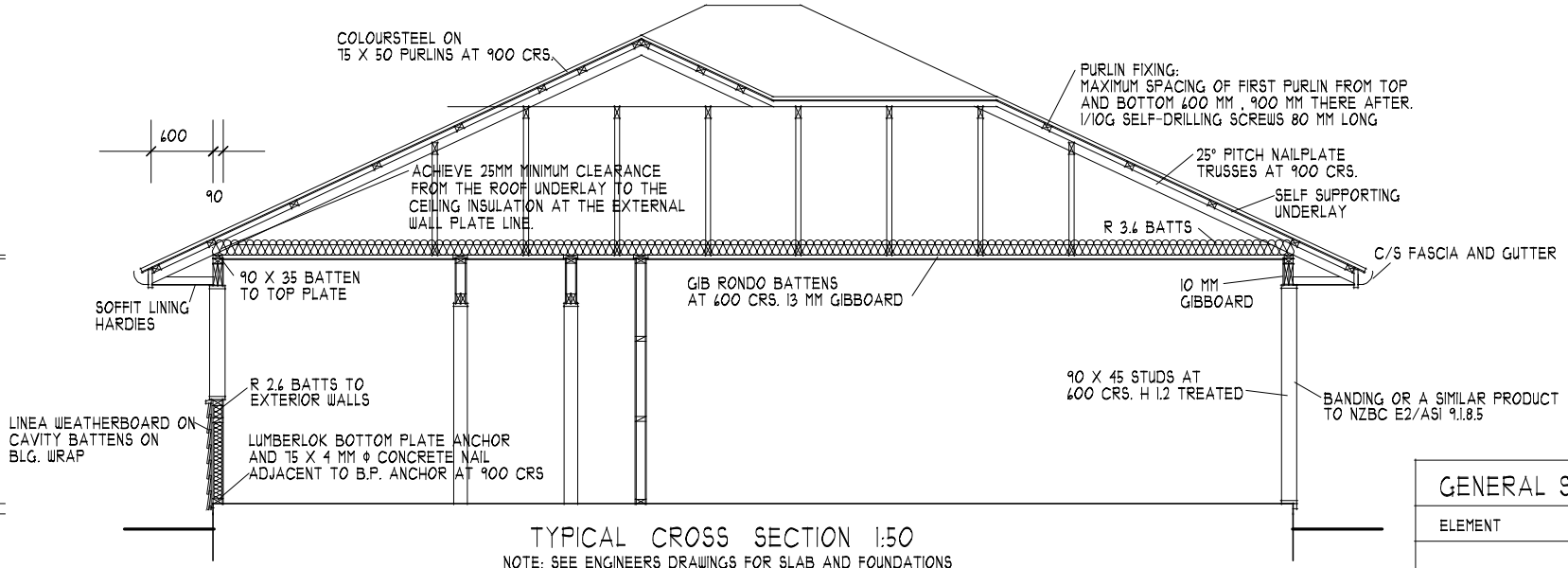
PROPOSED RESIDENCE 9 HURRAH WAY LINCOLN

ALL PLANS TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND ENGINEER'S DETAILS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. WRITTEN DIMENSIONS ARE TO TAKE PRIORITY OVER SCALED DIMENSIONS



TYPICAL CROSS SECTION 1:50

NOTE: SEE ENGINEERS DRAWINGS FOR SLAB AND FOUNDATIONS

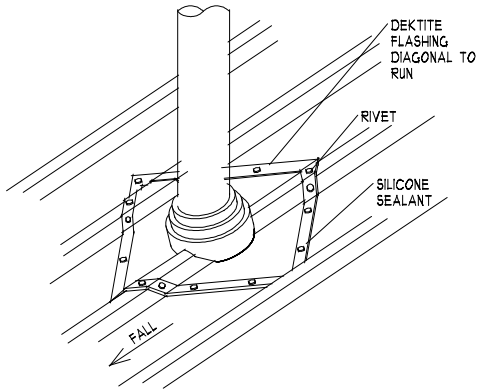
ALL TIMBER MEMBERS TO BE USED ARE SG8 UNLESS OTHERWISE SPECIFIED

NOTE:
FOR STUD TO TOP PLATE FIXING AND LINTEL FIXING SEE LUMBERLOK FIXING SCHEDULE IN SPECIFICATIONS

GENERAL SCHEDULE OF TIMBER TREATMENT

ELEMENT	TREATMENT , SPECIES
	RADIATA PINE OR DOUGLAS FIR
INTERIOR WALL FRAMING ROOF FRAMING , TRUSSES , CEILING JOISTS EXTERIOR WALL FRAMING (REFER TO NZS 3602 FOR CLARIFICATION) ENCLOSED SKILLION ROOF PURLINS VALLEY BOARDS , BOX GUTTERS THAT SUPPORT FLASHINGS	H 1.2
WALL CAVITY BATTENS ALUMINIUM WINDOW REVELS GARAGE DOOR JAMBS	H 3.2

ALL TIMBER USED IS TO BE TREATED AS REQUIRED BY NZS 3602
THIS TABLE IS INTENDED AS A SUMMARY OF THESE REQUIREMENTS ONLY.
TREATMENT LEVELS SHOWN ARE THE MINIMUM LEVEL REQUIRED.
HIGHER TREATMENT LEVELS MAY BE USED IF APPROPRIATE



PIPE PENETRATION THROUGH ROOF

ENERGY EFFICIENCY CALCULATION SHEET

CLIMATE ZONE 3

TOTAL AREA SKYLIGHTS	0	M²
TOTAL AREA GLAZING INCLUDING SKYLIGHTS	30.78	M²
TOTAL AREA OF WALLS	142.63	M²
% GLAZING / WALL	21.58	%
TOTAL AREA GLAZING EAST , WEST & SOUTH WALLS	21.54	M²
TOTAL AREA WALLS EAST , WEST & SOUTH	127.02	M²
% GLAZING / WALL	16.95	%

NOTE: IF UNDER 30% WITH MAXIMUM AREA OF SKYLIGHTS OF 1.2 M²
USE THE SCHEDULE METHOD

SOLUTION:

ROOF R 3.6 WALL R 2.6 FLOOR R 1.3 GLAZING R 0.26

MAXIMUM ACCEPTABLE MOISTURE CONTENTS

THE MAXIMUM MOISTURE CONTENTS SHALL BE:

A) FOR TIMBER FRAMING AT THE TIME OF INSTALLING INTERIOR LININGS, THE MAXIMUM ACCEPTABLE MOISTURE CONTENT SHALL BE THE LESSER OF:
I) 18% FOR INSULATED BUILDINGS, 18% FOR NON-INSULATED BUILDINGS, OR
II) AS SPECIFIED IN NZS 3602,

B) FOR TIMBER WEATHERBOARDS AND EXTERIOR JOINERY, 20% AT THE TIME OF PAINTING,

C) FOR RECONSTITUTED WOOD PRODUCTS, 18% AT ALL TIMES, AND

D) FOR CONCRETE FLOORS, SUFFICIENTLY DRY TO GIVE A RELATIVE HUMIDITY READING OF LESS THAN 75% AT THE TIME OF LAYING FIXED FLOOR COVERINGS.

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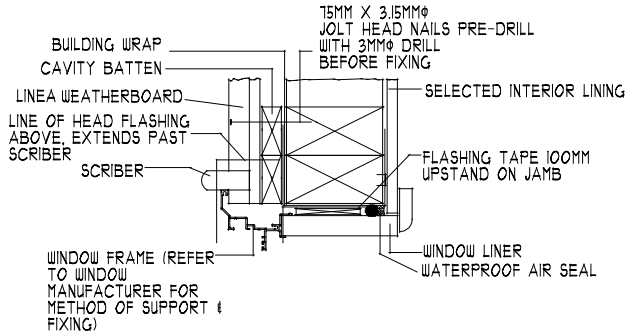
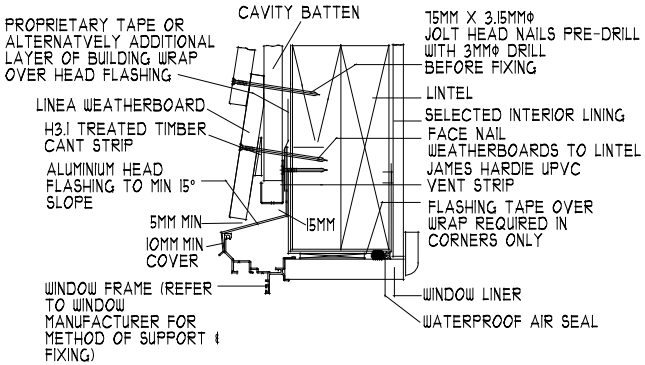
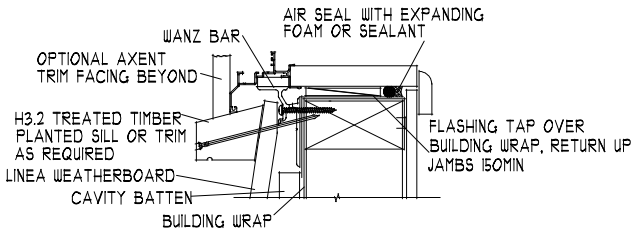


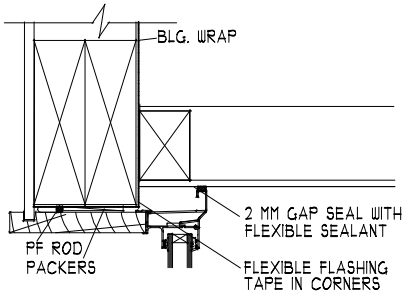
CAVITY WINDOW JAMB WITHOUT FACINGS 1:5



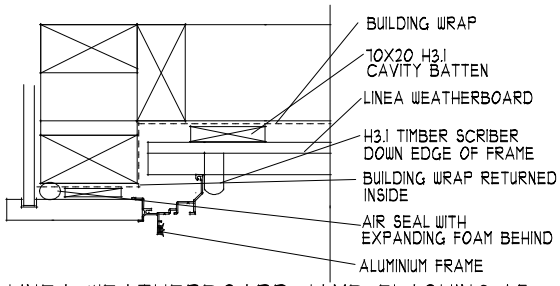
CAVITY WINDOW HEAD WITHOUT FACINGS 1:5



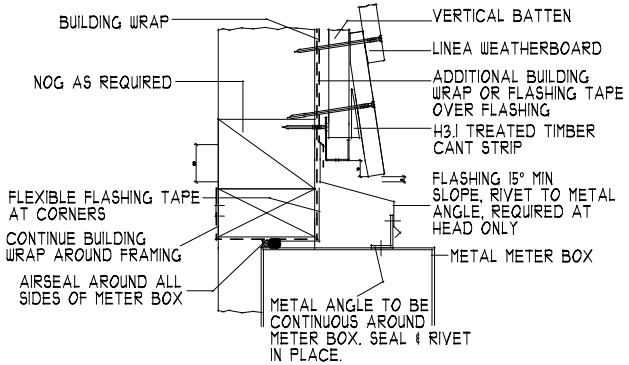
LINEA WEATHERBOARD SILL FLASHING 1:5



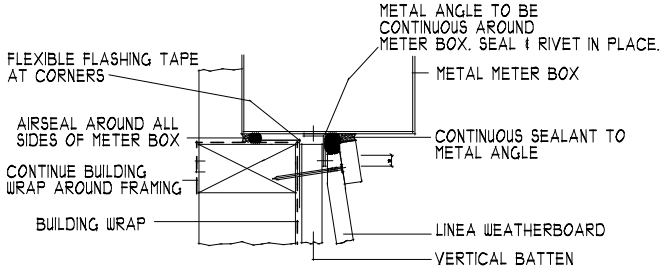
HEAD SOFFIT DETAIL 1:5



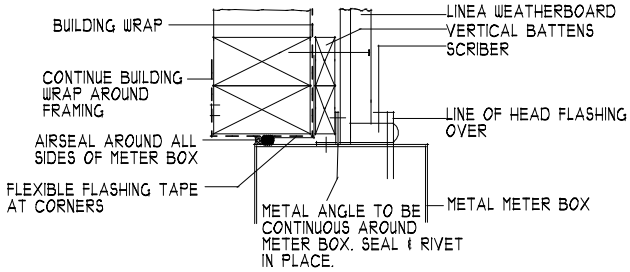
LINEA WEATHERBOARD JAMB FLASHING 1:5



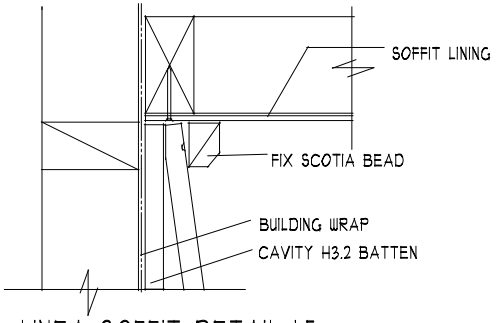
CAVITY METER BOX AT HEAD 1:5



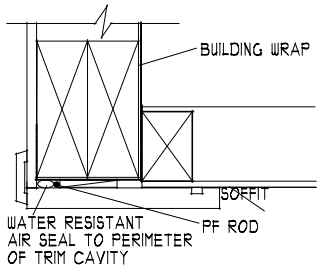
CAVITY METER BOX AT SILL 1:5



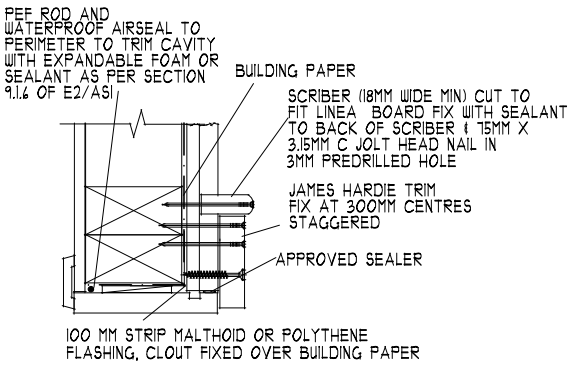
CAVITY METER BOX HEAD FLASHING AT JAMB 1:5



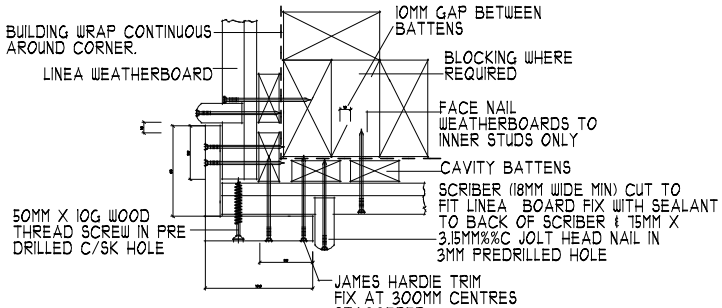
LINEA SOFFIT DETAIL 1:5



GARAGE DOOR HEAD DETAIL 1:5



GARAGE DOOR JAMB DETAIL 1:5



CAVITY BOXED CORNER 1:5

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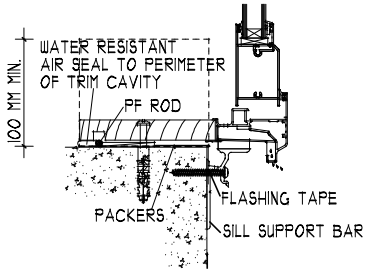
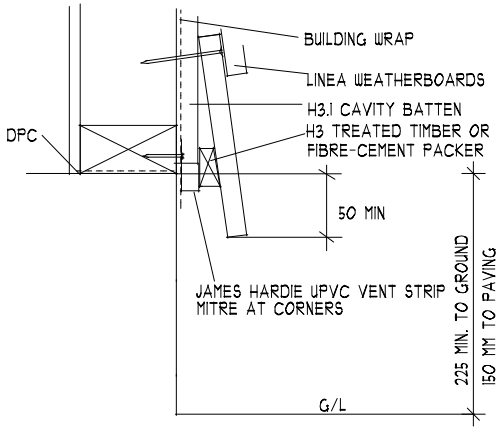
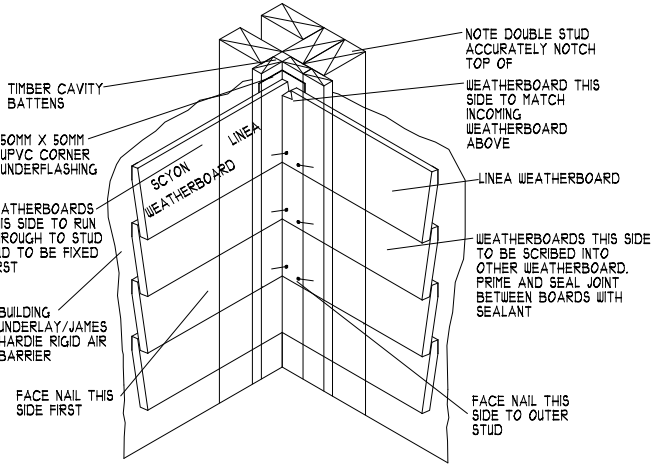


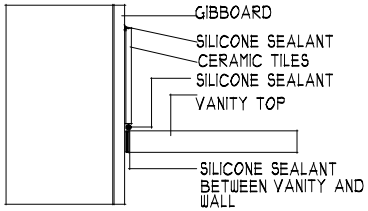
DOOR SILL DETAIL 1:5



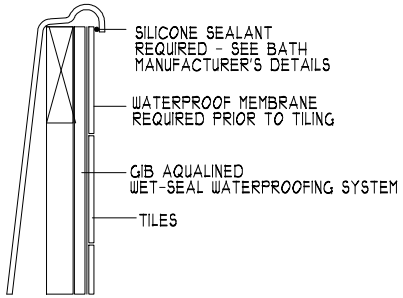
FOUNDATION DETAIL/LINEA 1:5



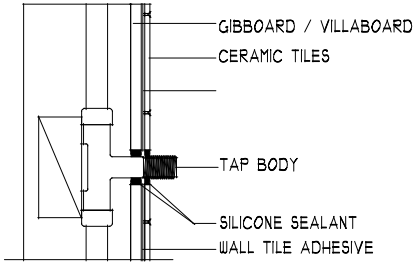
LINEA INTERNAL CORNER 1:10



VANITY TOP DETAIL 1:5

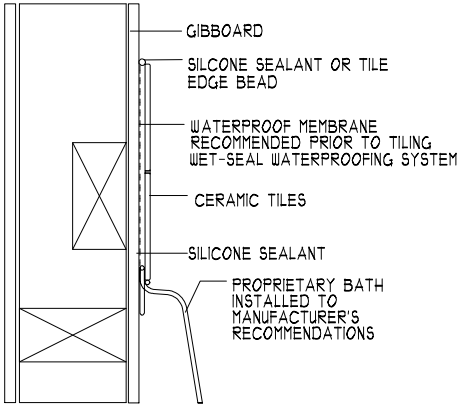


BATH EDGE DETAIL 1:5

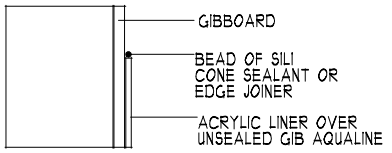


NOTE:
WHERE IMPACT NOISE FROM PIPES IS AN ISSUE, FIX ALL PIPES ON RESILIENT BRACKETS.

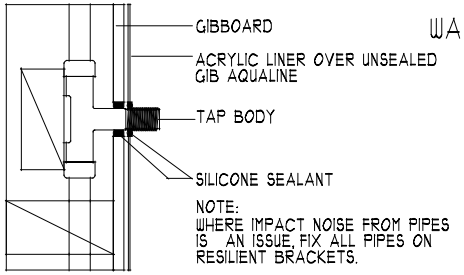
PENETRATION DETAIL 1:5



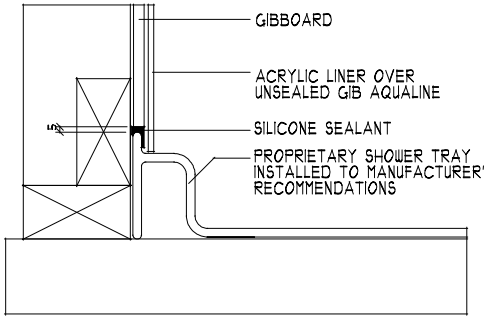
BATH/WALL DETAIL 1:5



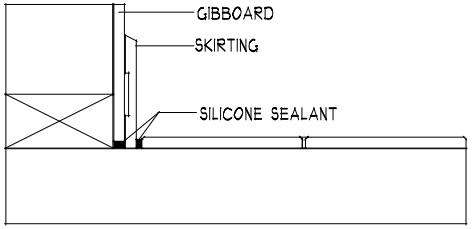
LINER TOP DETAIL 1:5
SHOWER



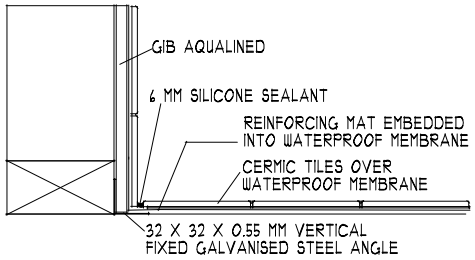
PENETRATION DETAIL 1:5
SHOWER



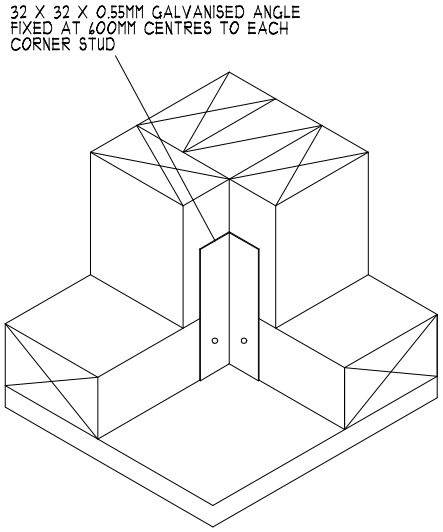
SHOWER WALL/TRAY DETAIL 1:5
SHOWER - ACRYLIC LINER AND BASE



WALL/FLOOR DETAIL 1:5



WALL/BATH/FLOOR DETAIL 1:5



SHOWER CORNER DETAIL 1:5

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CHRISTCHURCH 8051
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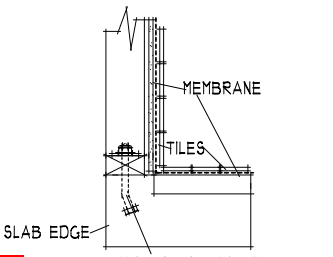
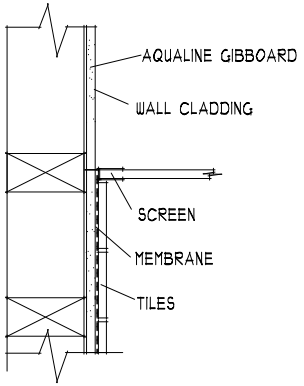
EMAIL dixondesign@xtra.co.nz

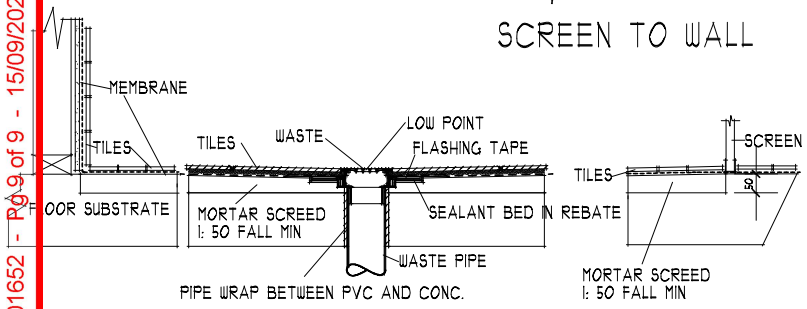
PROPOSED RESIDENCE 9 HURRAH WAY LINCOLN



SLAB EDGE FIXING



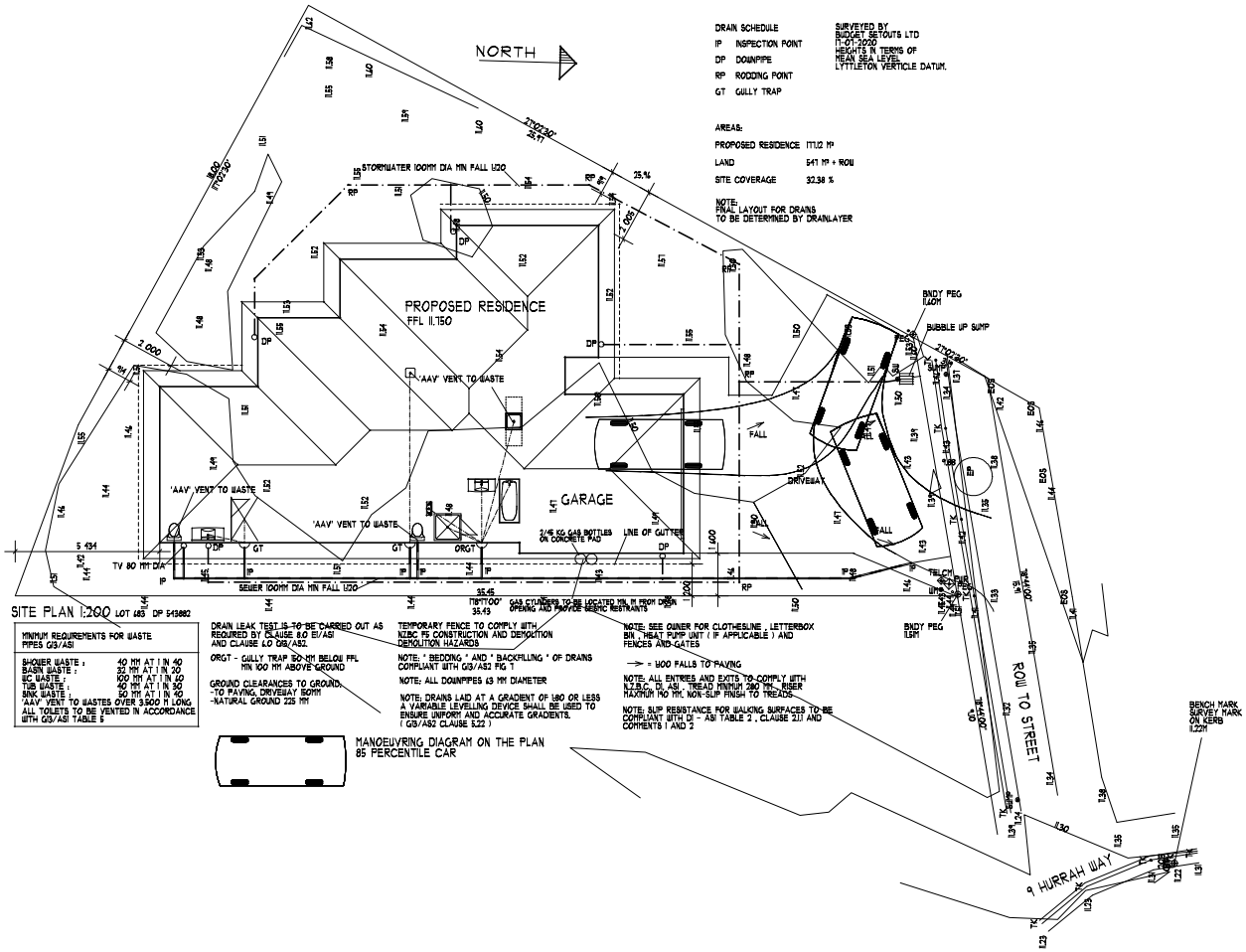
SCREEN TO WALL



SHOWER FLOOR DETAIL

Planning Approved

24/08/2020 brownn



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PROPOSED RESIDENCE 9 HURRAH WAY LINCOLN

SHEET: 8 OF 8

DRAWN:
DATE: JULY 2020
REF, NO,: 2020