



Christchurch City Council
Approved Consent Plan
ABA10122477
KQ
Page 1 of 14
12/03/2013

*Clients Name : Chris & Bridgette Sies
Address : Lot 2, DP 306634
42 Bass Street, Christchurch*

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 Plan
Sheet 9 : H1 Calculations
Sheet 10 : Roof Plan
Sheet 11 : Details
Sheet 12 : Details
Sheet 13 : Details
Sheet 14 : Details

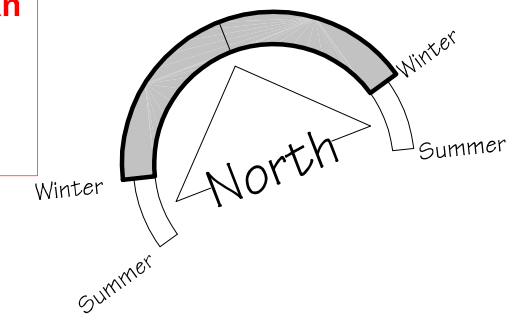
Layout prepared by Robert Brown

12/03/2013 12:00:00 PM 12/03/2013 12:00:00 PM 12/03/2013 12:00:00 PM

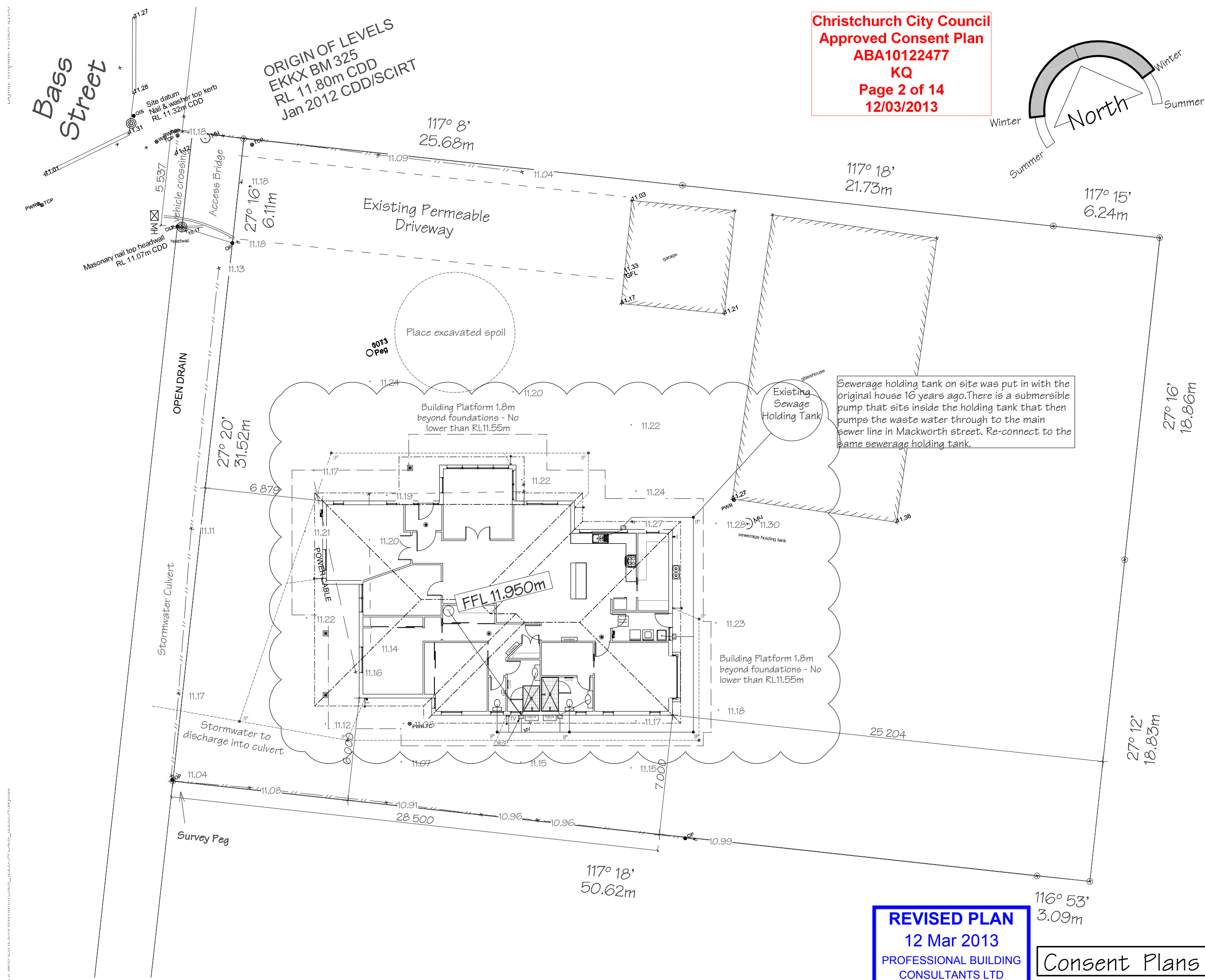
Bass Street

ORIGIN OF LEVELS
EKKX BM 325
RL 11.80m CDD
Jan 2012 CDD/SCIRT

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Net Site Area = 2023m²
Building Area = 252.21m²
(Includes covered areas)
Site Coverage = 12.47%
LEGEND:
Sewer Pipe ——— developed length: 41m
S/W Pipe - - - - - developed length: 83m
Down Pipe DP
Gully Trap GT
Terminal Vent TV
Sewer to discharge into existing sewer tank
Stormwater to discharge into culvert
(Confirm locations onsite)
Convey surface water from sealed drive areas
to an appropriate approved outfall.
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/



Sewerage holding tank on site was put in with the original house 16 years ago. There is a submersible pump that sits inside the holding tank that then pumps the waste water through to the main sewer line in Mackworth street. Re-connect to the same sewerage holding tank.

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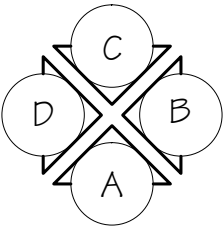
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Client :
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Address :
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Christchurch

Project Information
Roof: 25° Metal Tiles & 2° Butynol
Walls: 70 Series Brick, Urban Nougat
Wind Zone: Medium Earthquake: 2
Snow Region: N4 @ 20m
Durability Zone: C

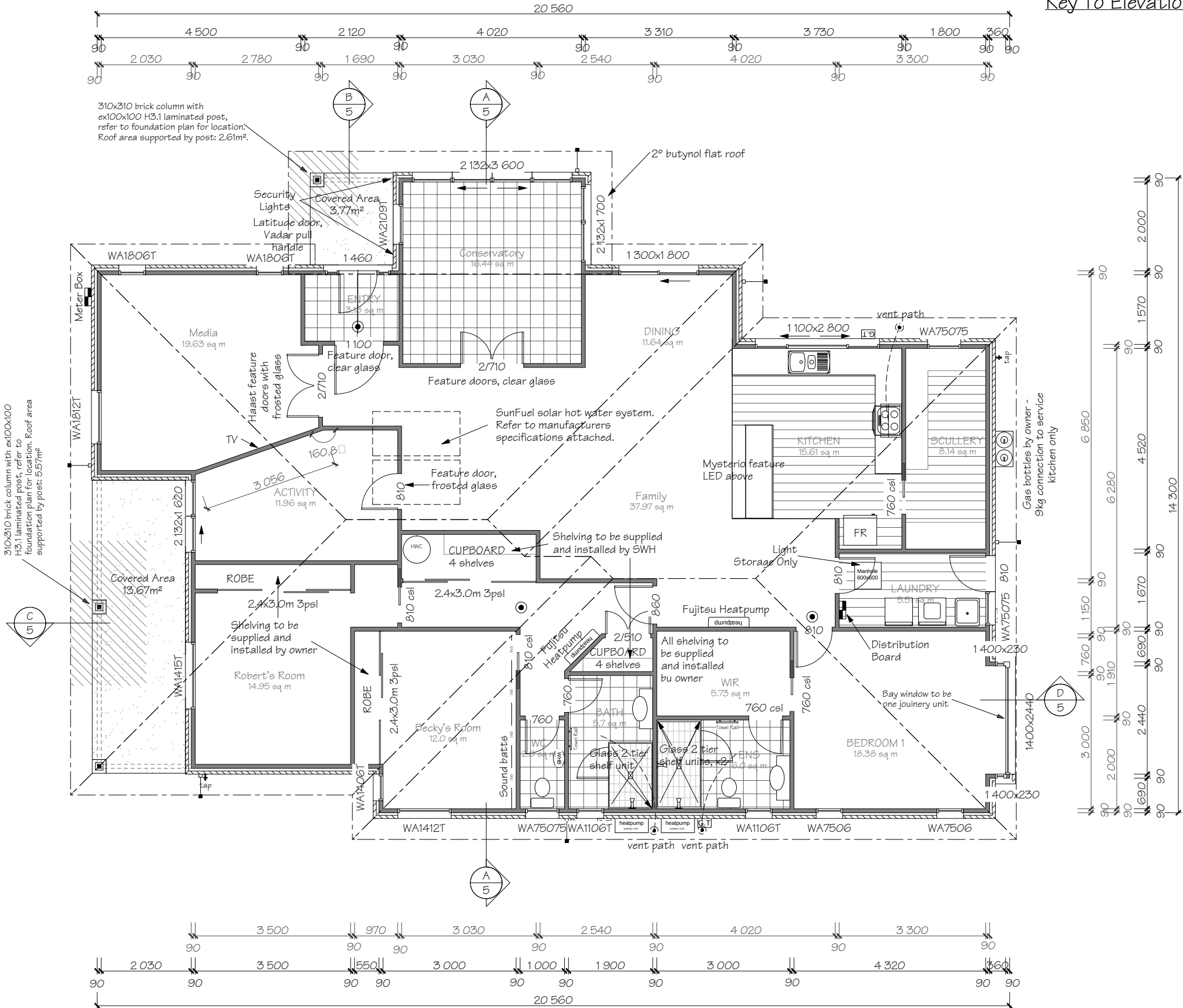
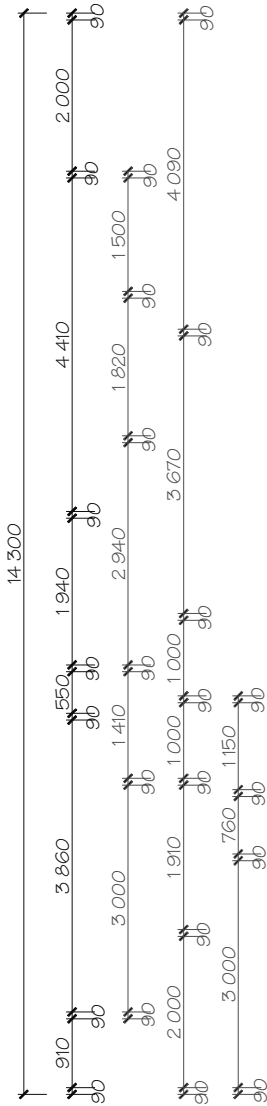
Site Plan			
Version	Sales. CN	QS BK	Sheet.
08	Scale. 1:200	Drawn. MG	2
	Date: 12/03/2013		
	Job Number.		
122654			



Key To Elevations

WINDOW SCHEDULE	
LABEL	QTY
2 132X3 600	1
2 132X1 700	1
1 300X1 800	1
1 100X2 800	1
WA75075	3
1400X2440	1
WA7506	2
WA1106T	2
WA1406T	1
WA1412T	1
WA1415T	1
2 132X1 620	1
WA1812T	1
WA1806T	2
WA2109T	1
1 400X230	2

DOOR SCHEDULE	
LABEL	QTY
760	2
810	4
2/510	1
860	1
2.4X3.0M 3P5L	3
1100	1
2/710	2
1 460	1
760 CSL	3
810 CSL	2



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

Notes:
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: 225.64m² O/F (Perimeter: 69.72m)
AREA: 234.77m² O/V (Perimeter: 70.76m)
AREA: 252.21m² (incl Covered Area 17.44m²)
AREA: 285.18m² Roof (Perimeter: 73.62m)

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!

Internal Doors: 1.98m
Type: Contempro MDF Flush Panel

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Durability Zone: C

Floor Plan			
Version	Sales.	QS	Sheet.
08	CN	BK	3
	Scale.	Drawn.	
	1:100	MG	
Date:			
11/02/2013			
Job Number.	122654		

Layout: 12/03/2013 12:00:00



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Air Barrier to unlined wall and gables, refer to the Construction Schedule in the Specification for type.

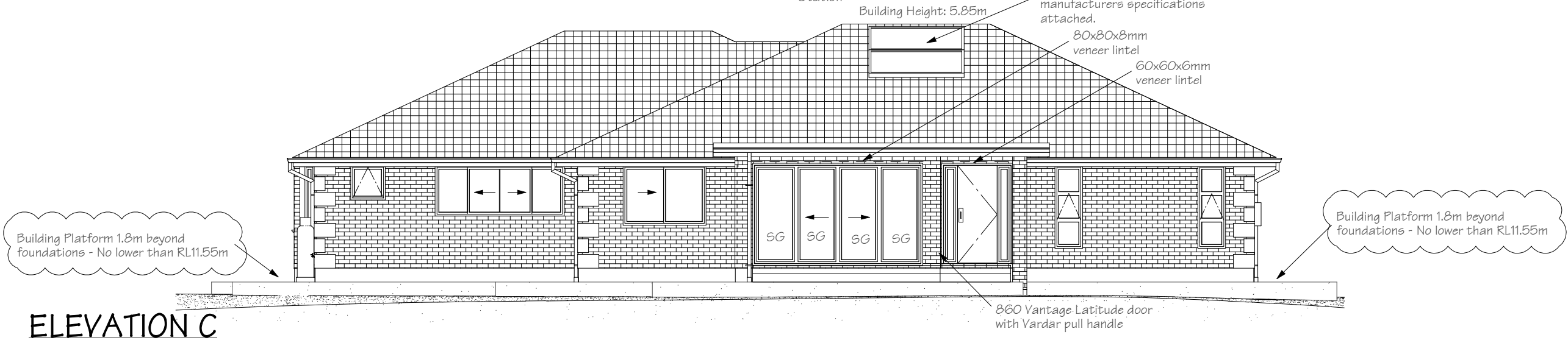
This sheet to be read in conjunction with the Risk Matrix in specification.

Driveway to fall from 20mm max below garage rebates (By Others).

No Weep holes within 1m of Liquid Gas tanks, double up weep holes outside 1m of bottles.

All framing connected to and downstream of Veneer Lintels require H3.1 framing.

Key
SG: Security Stay
SG: Safety Glass



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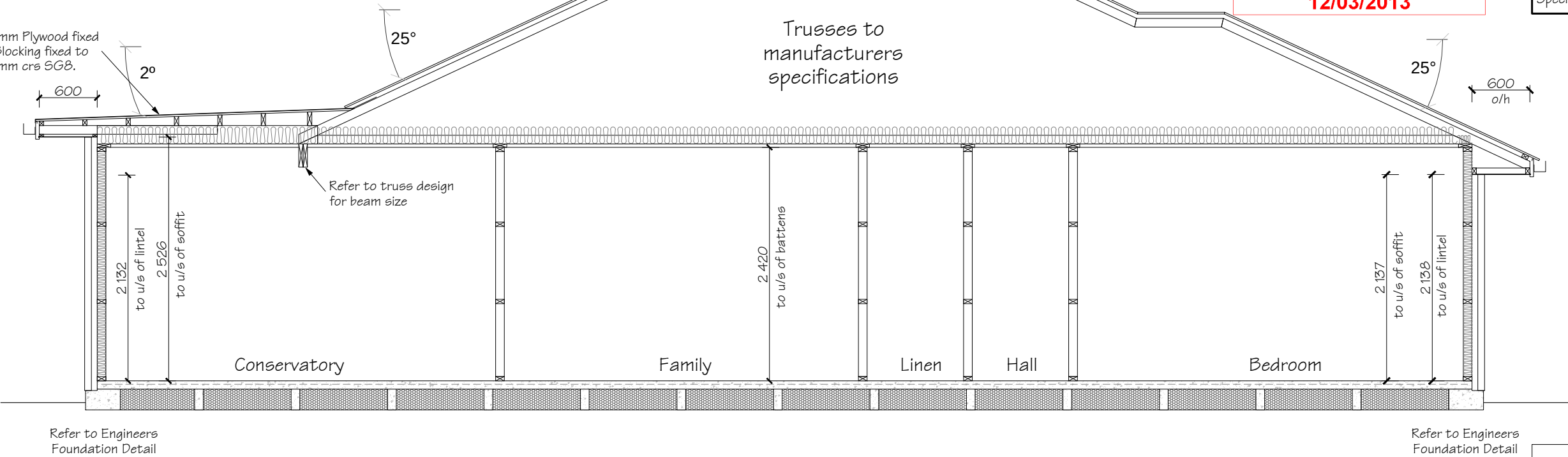
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Elevations			
Version	Sales. CN	QS BK	Sheet.
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Date: 12/03/2013			
Job Number.	122654		

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

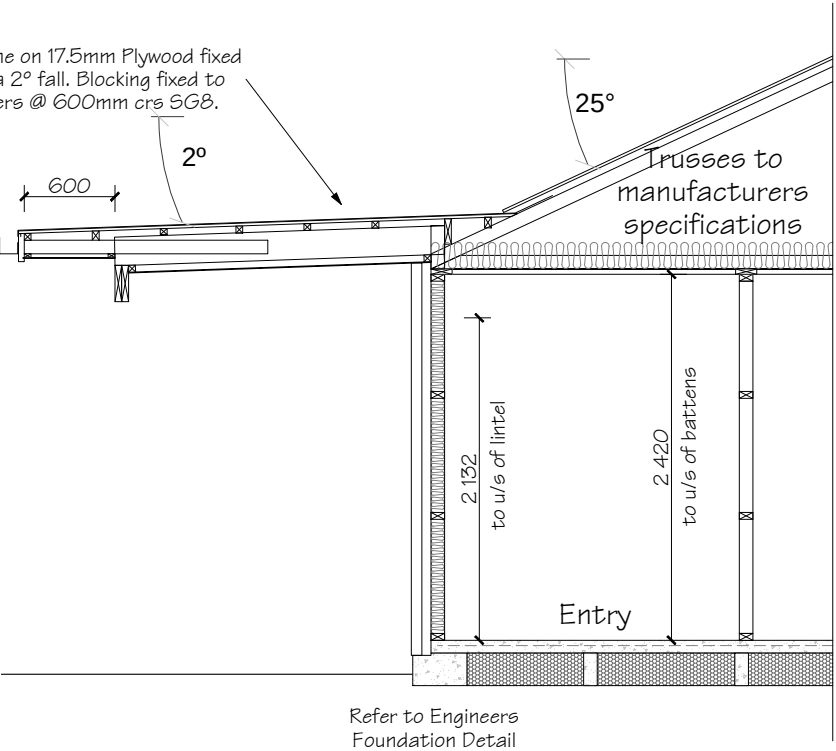
Refer to the NZBC H1/AS1 Schedule Method for the "R" Values of the insulation (Attached to the Specification).

Butynol membrane on 17.5mm Plywood fixed to blocking with a 2° fall. Blocking fixed to 190x45mm Joists @ 400mm c/s SGB.

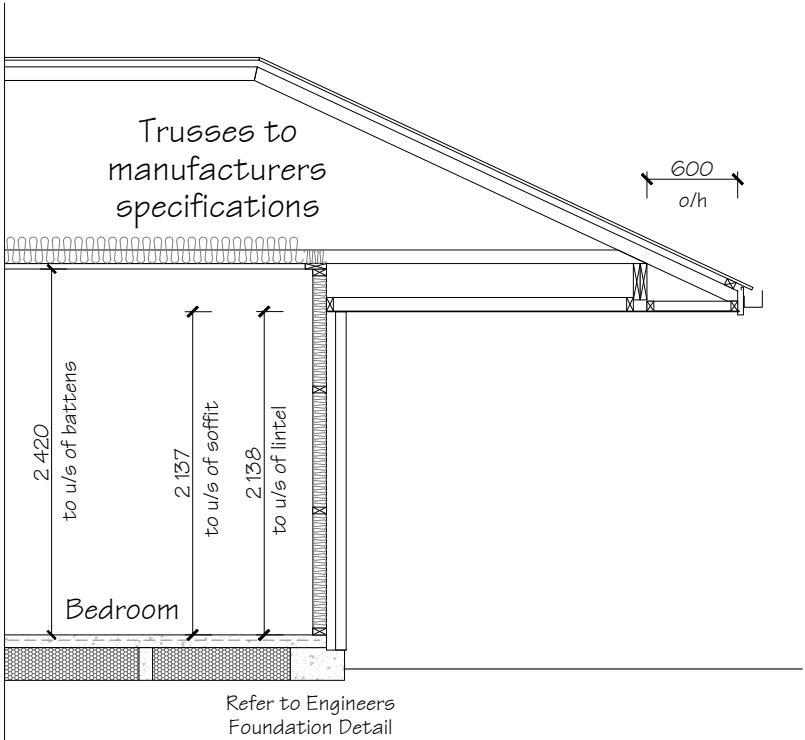


CROSS SECTION A-A

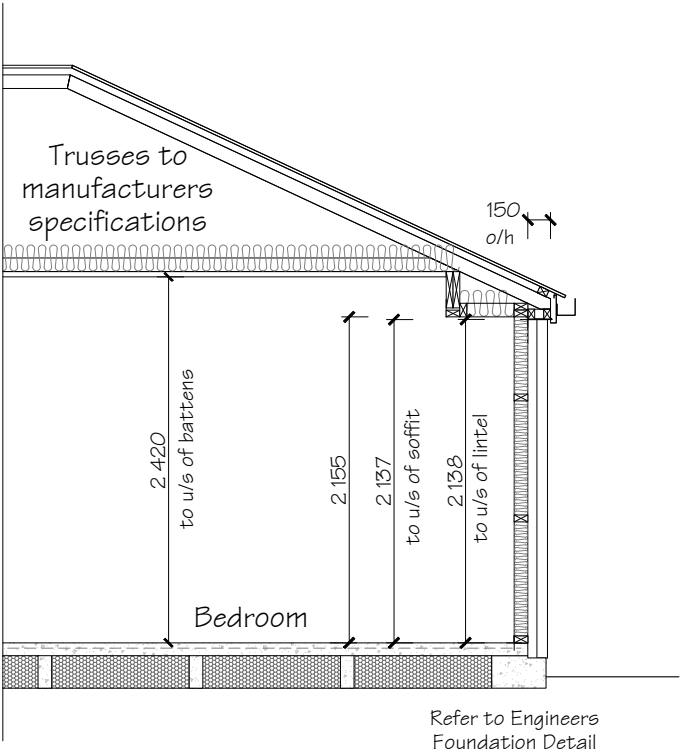
Butynol membrane on 17.5mm Plywood fixed to blocking with a 2° fall. Blocking fixed to 190x45mm Rafters @ 600mm c/s SGB.



CROSS SECTION B



CROSS SECTION C



CROSS SECTION D

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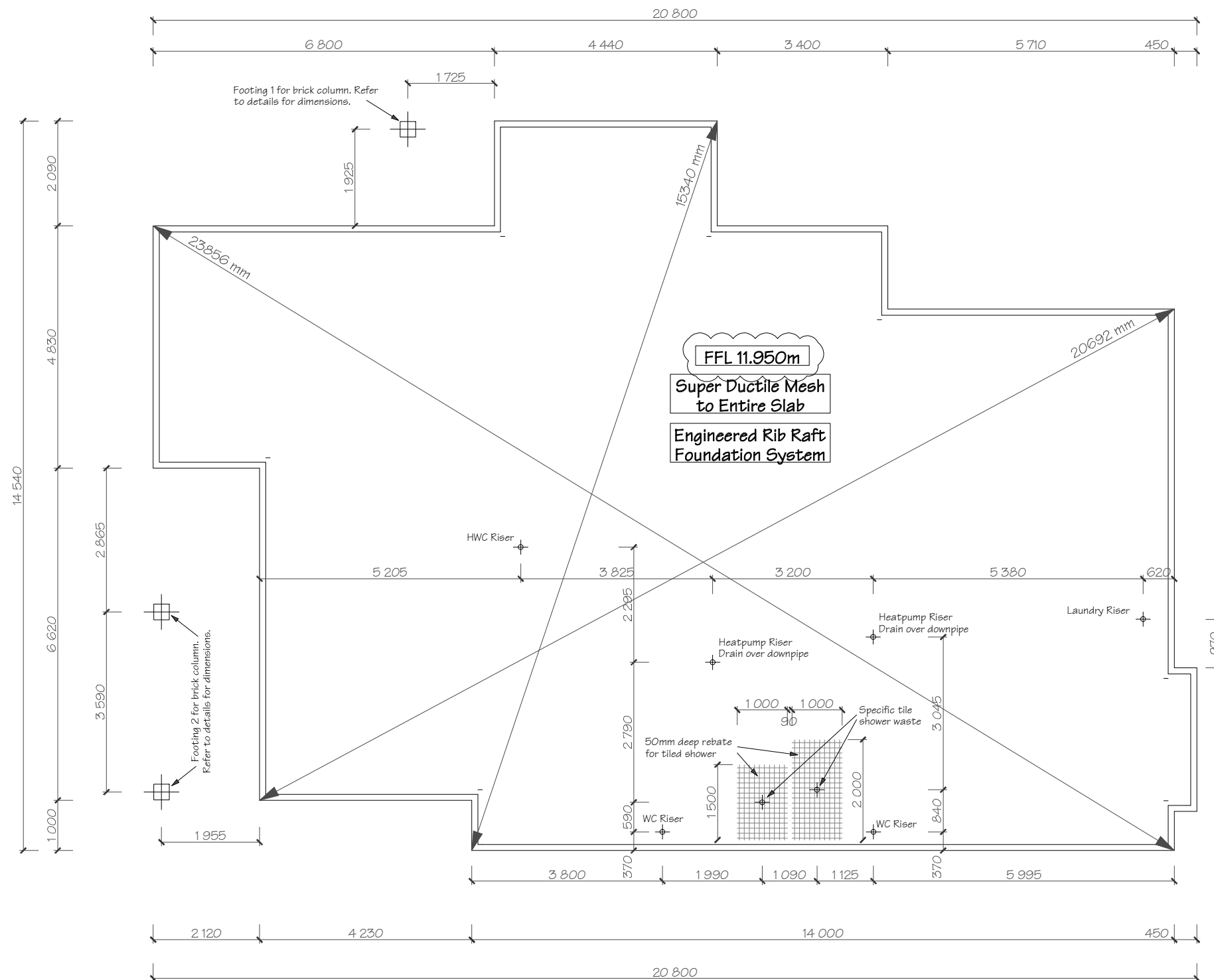
Roof: 25° Metal Tiles & 2° Butynol
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Cross Section

Version	Sales.	QS	Sheet.
08	CN	BK	5
	Scale.	Drawn.	
	1:50	MG	
	Date:		
	11/02/2013		

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- 1) All dimensions over foundation face. Allow (120mm rebate) 70mm veneer & 60mm cavity, Brick to overhang foundation face by 10mm.
- 2) Construction joints / shrinkage control joints as per manufacturers Specification
- 3) 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.
- 4) Gully trap positions indicated on ground floor plan.
- 5) Earth bar to be bonded to the reinforcing mesh
- 6) Refer to Truss design for exact location of slab thickenings

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

Refer to Engineers Rib Raft
Foundation Documentation



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Foundation Plan			
Version	Sales.	QS	Sheet.
	CN	BK	
08	Scale.	Drawn.	6
	1:100	MG	
	Date:		
	8/03/2013		
Job Number.	122654		

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11 Mar 2013
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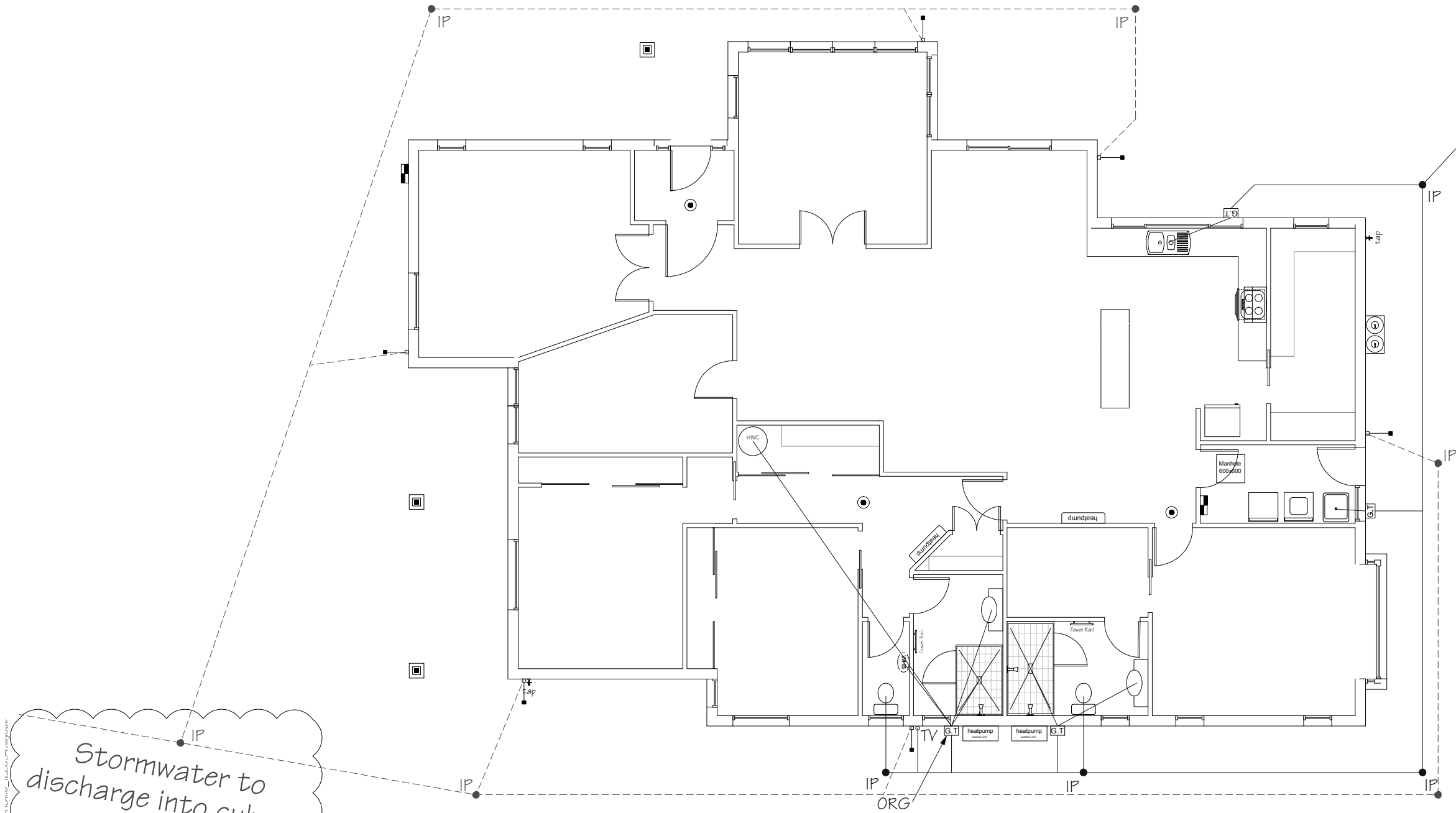
Layout prepared by: 12/03/2013

Plumbing Schedule	NZBC G13	
Kitchen		
Sink:	Ø65mm @1:40	(3 discharge units)
Bathrooms		
Vanity:	Ø40mm @ 1:40	(1 discharge units per basin)
Shower:	Ø40mm @1:40	(2 discharge units)
Bath:	Ø40mm @1:40	(4 discharge units)
WC:	Ø100mm @1:40	(4 discharge units)
Laundry Sink:	Ø65mm @1:40 min	(5 discharge units)
Drainage Schedule	NZBC G13	
Main Foulwater		
Vented Drain	Ø100mm @1:60	
Stormwater Drain	Ø100mm @1:60 (1:120max)	
Terminal Vent	Ø80mm	
Vent	Ø50mm	
Heatpump	Drain over DP	
ORG	Overflow Relief Gully	
Hot water Cylinder	Drain over GT	
Services	To existing connections	
Note: ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of lowest fixture		

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Existing
Sewage
Holding Tank

LEGEND.	
Sewer Pipe	_____
S/W Pipe	- - - - -
Down Pipe	DP
Gully Trap	GT
Terminal Vent	TV
Vent	V
Inspection Point	IP
Air Admittance Valve	AAV



Stormwater to
discharge into culvert

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Drainage Plan

Version	Sales.	QS	Sheet.
08	CN	BK	7
	Scale.	Drawn.	
	1:100	MG	
Date:			
8/03/2013			

Job
Number. 122654

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



Bracing Plan			
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08	Scale. 1:100	Drawn. MG	8
	Date: 8/03/2013		
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Durability Zone: C

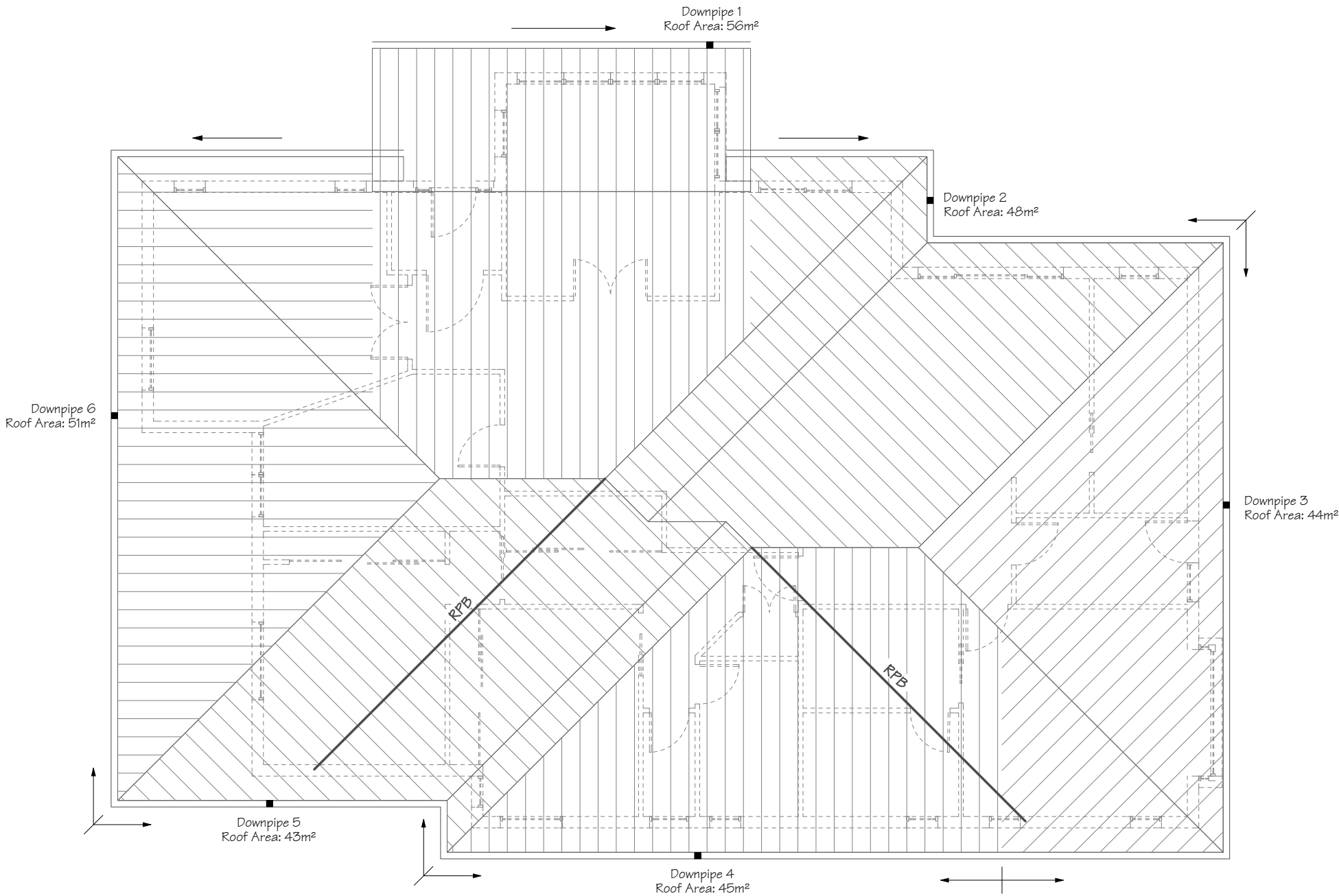
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08	CN	BK	
	Scale.	Drawn.	
	1:100	MG	
Date:			9
11/02/2013			

Job
Number. 122654

Consent Plans

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)



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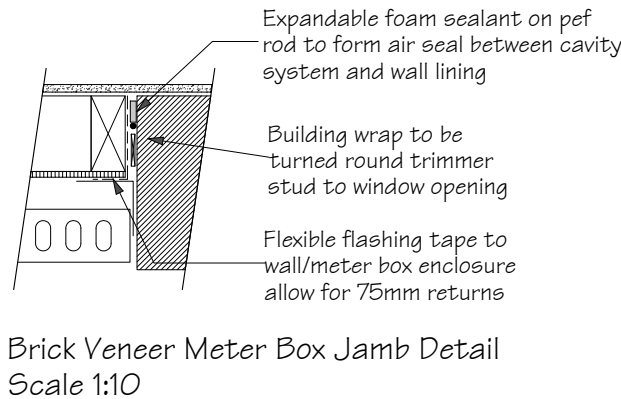
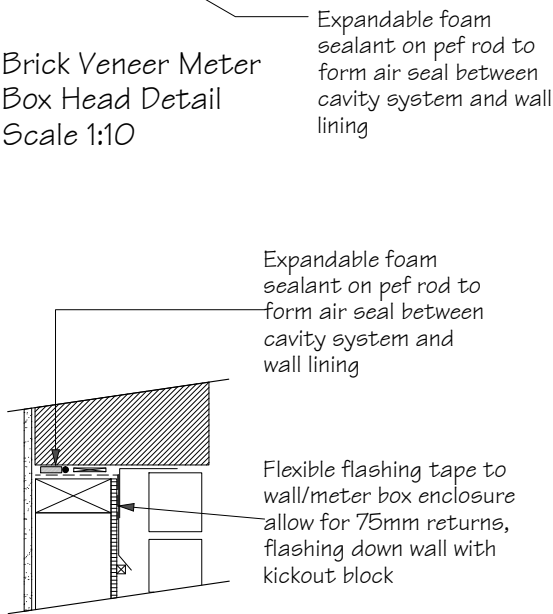
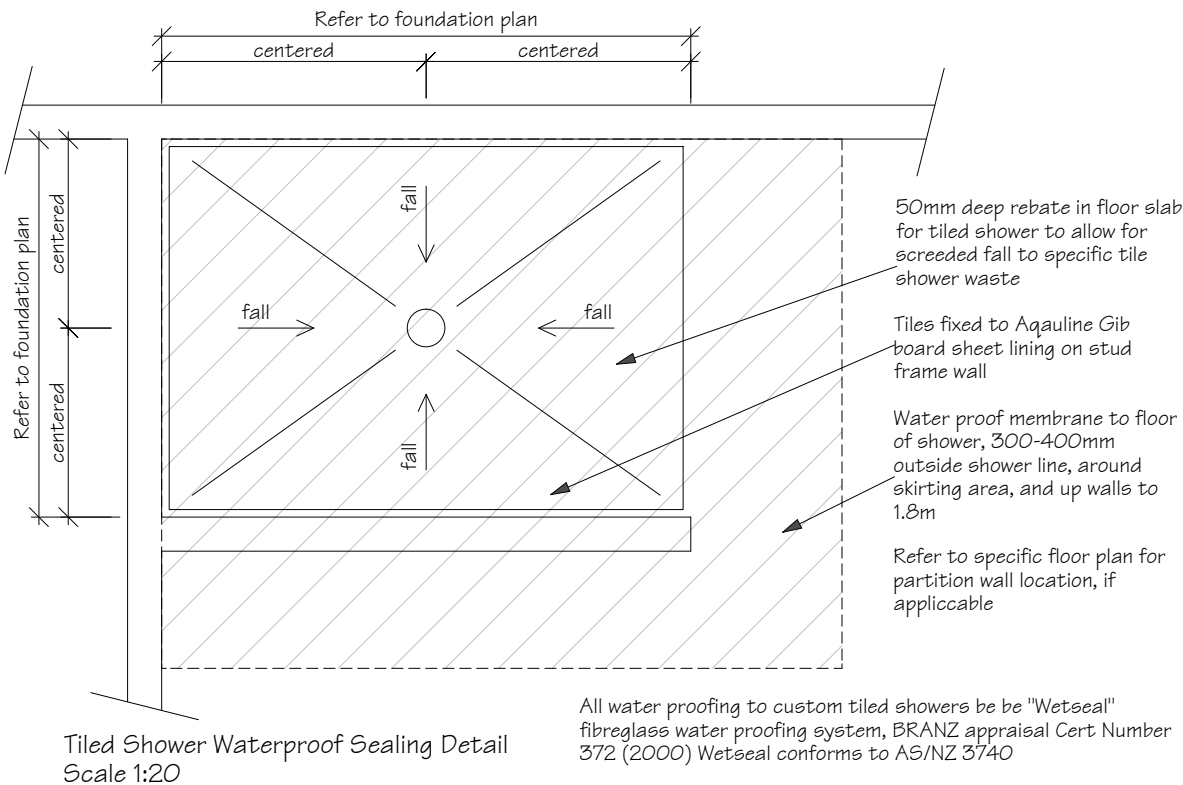
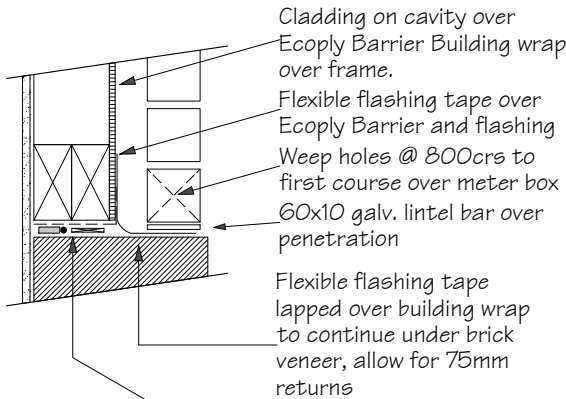
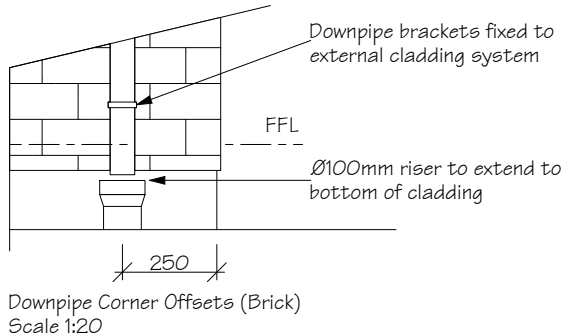
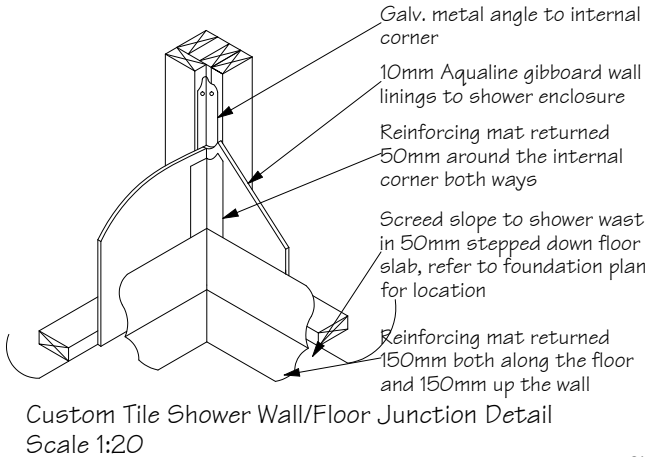
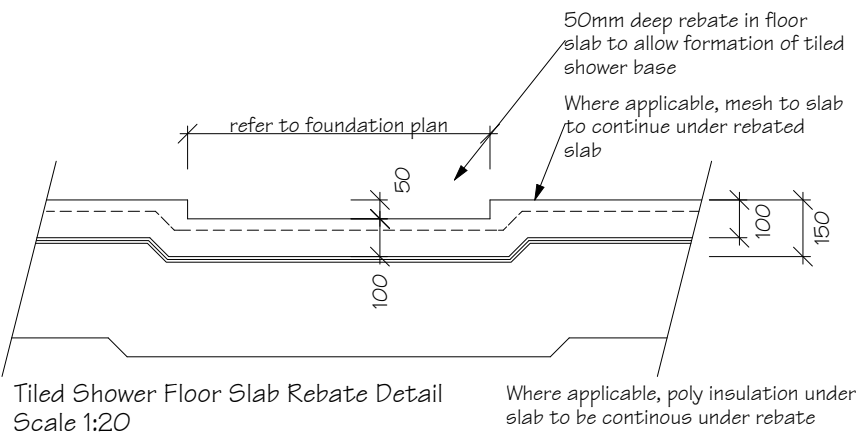
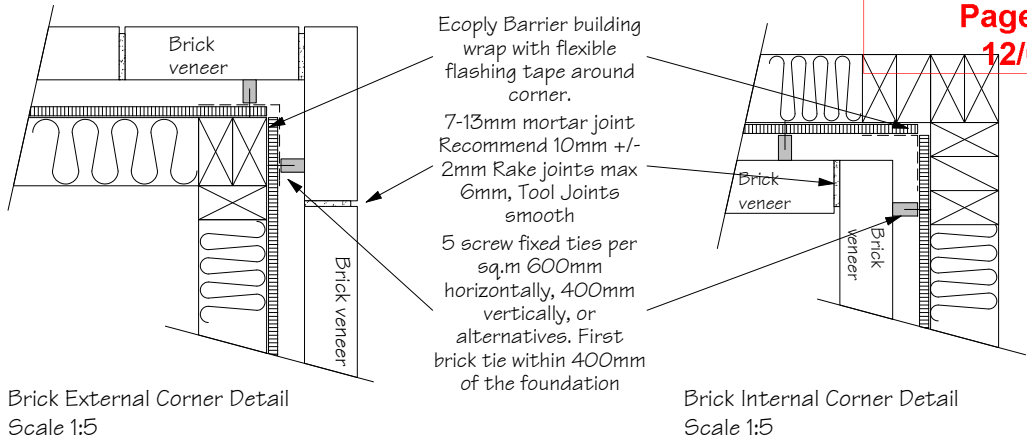
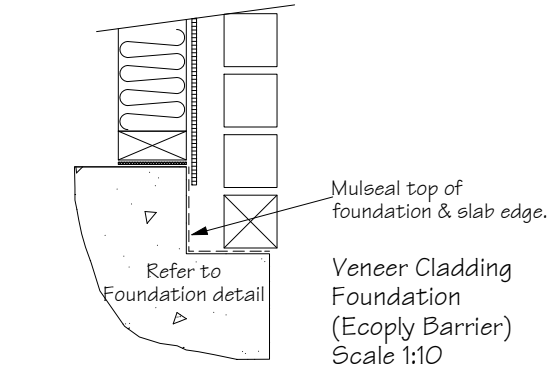
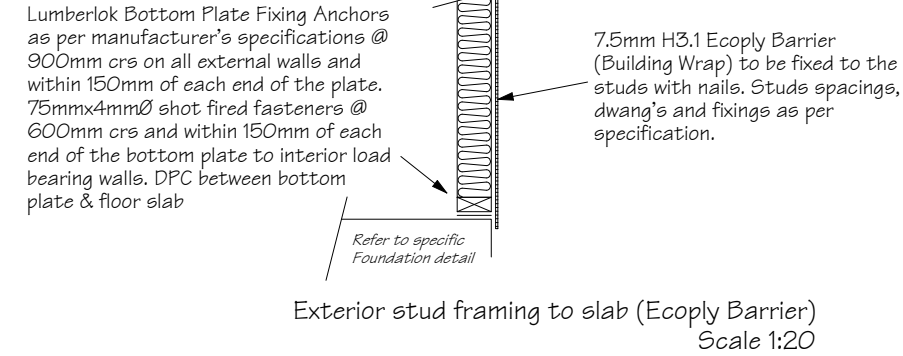
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Roof Plan				
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	Date: 11/02/2013			
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Flexible flashing tape to top corners and sill opeing as per "Sill Tape Flashing Detail" in product specification

Refer to Engineers Rib Raft Foundation Documentation



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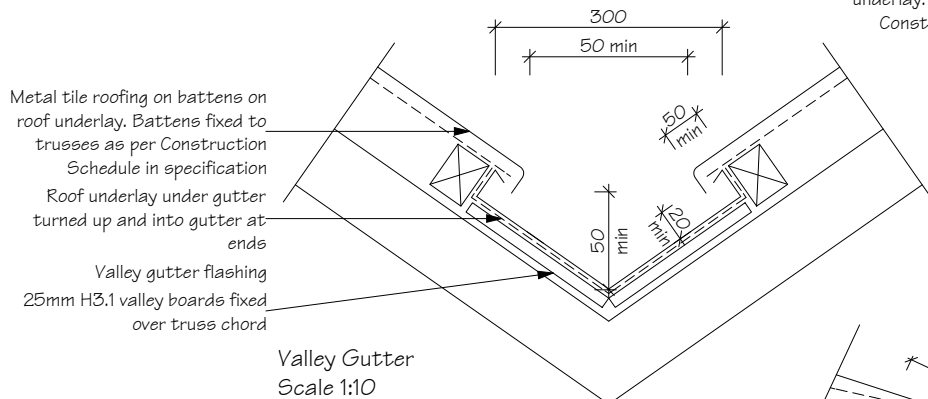
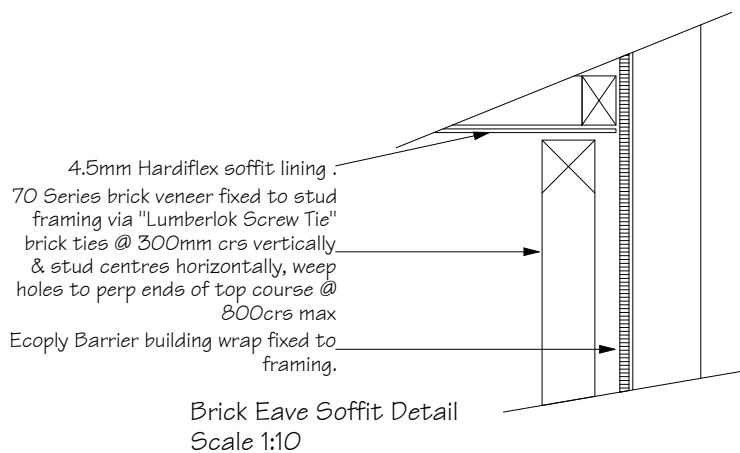
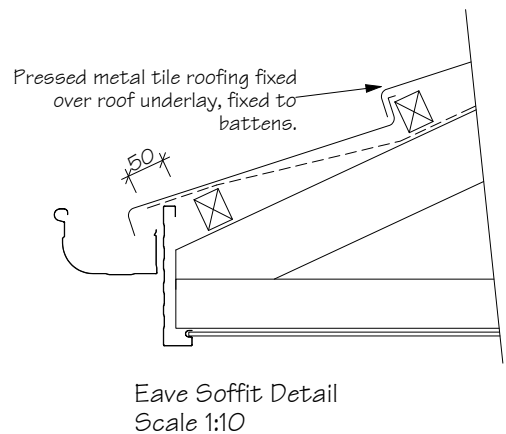
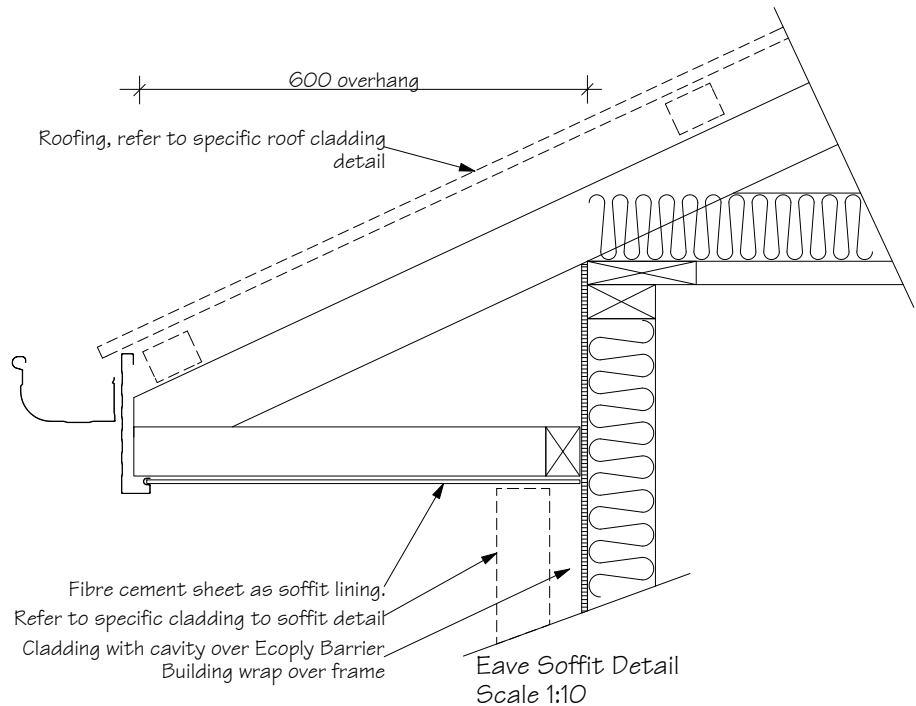
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08	Scale. Varies	Drawn. MG	11
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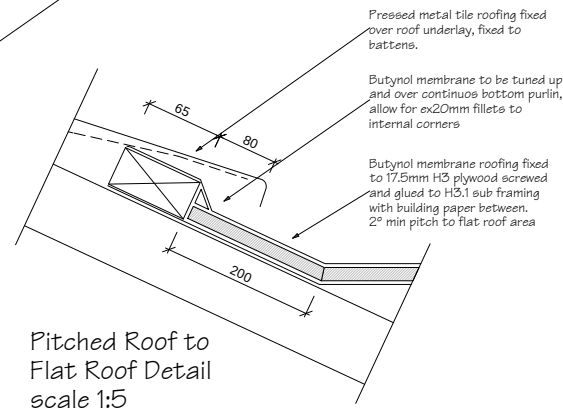
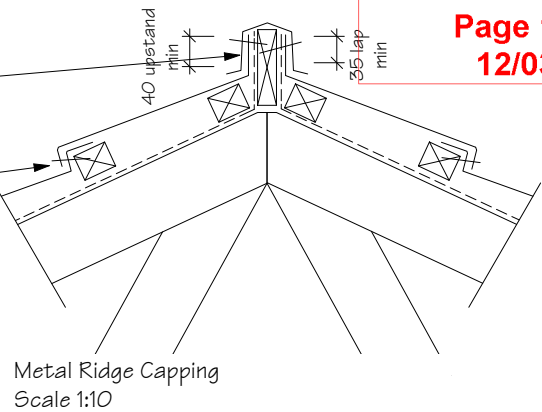
Job Number. 122654

Consent Plans



Proprietary ridge flashing fixed over 90x25 ridge block, allow for 35mm min lap between capping and tile & 40mm min tile upstand

Metal tile roofing on battens on roof underlay. Battens fixed to trusses as per Construction Schedule in specification



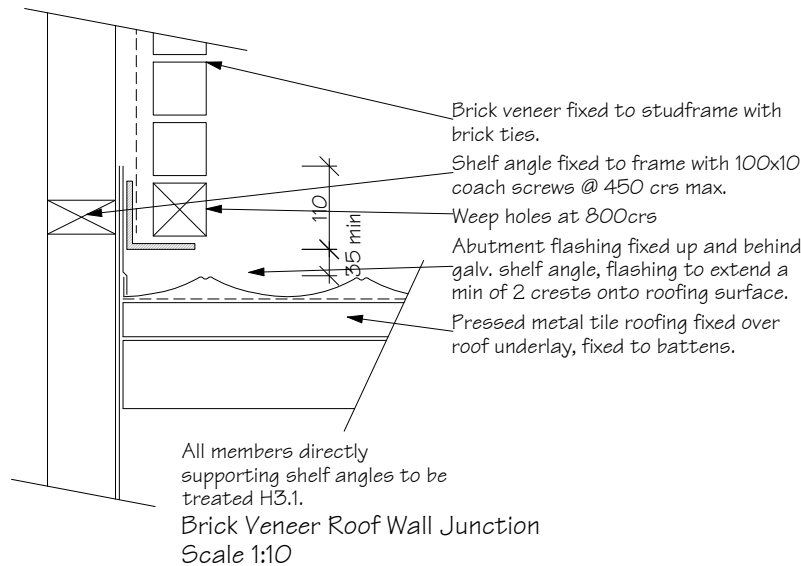
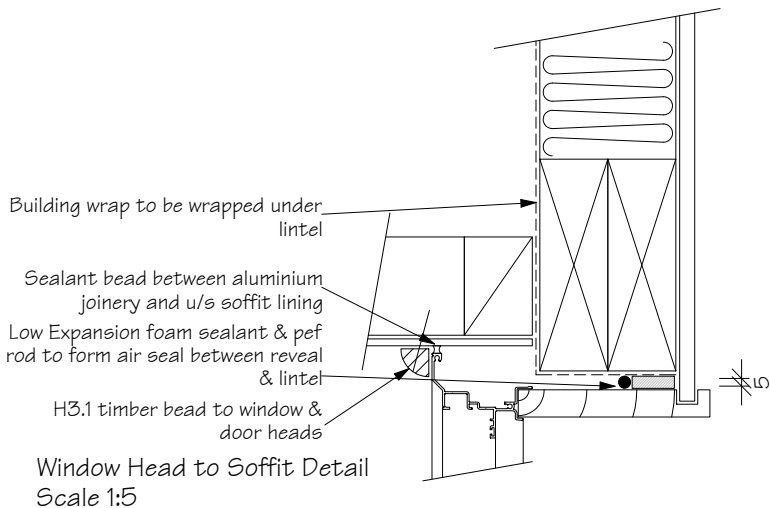
Butynol membrane on 17.5mm H3 plywood screwed and glued to H3.1 subframe forming 2° fall

Butynol membrane turned down over aluminium angle to form drip edge into gutter

Hardies soffit lining to seal wall cavity from ceiling space

Butyl Gutter Detail
scale 1:10

Butyl Facia Detail
scale 1:10



Refer to Engineers Rib Raft Foundation Documentation



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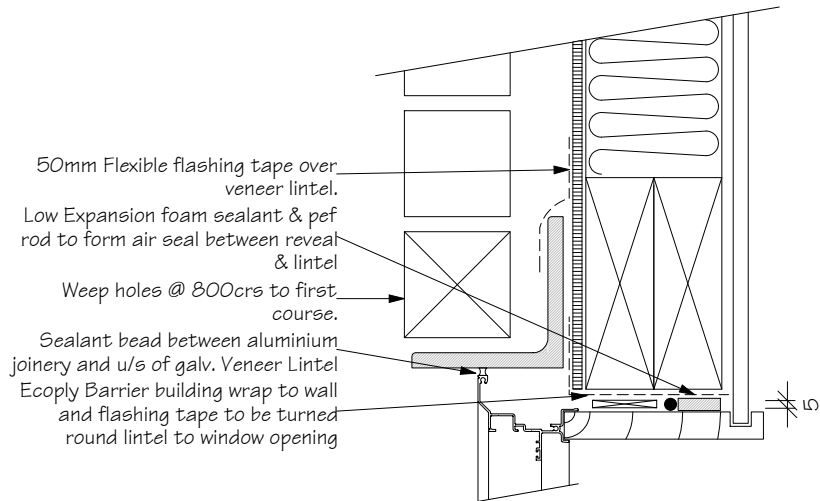
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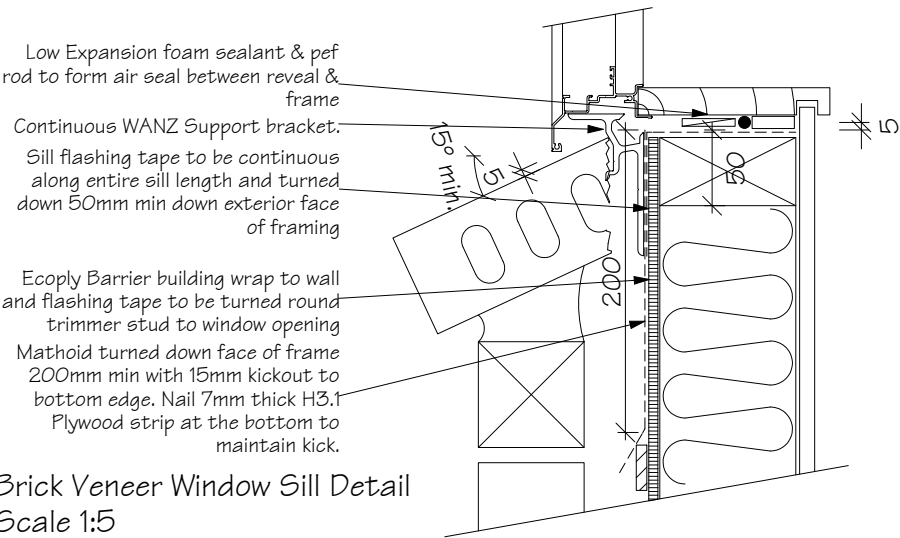
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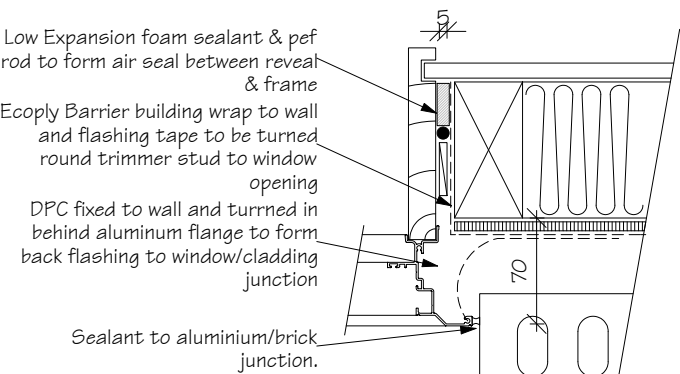
Consent Plans



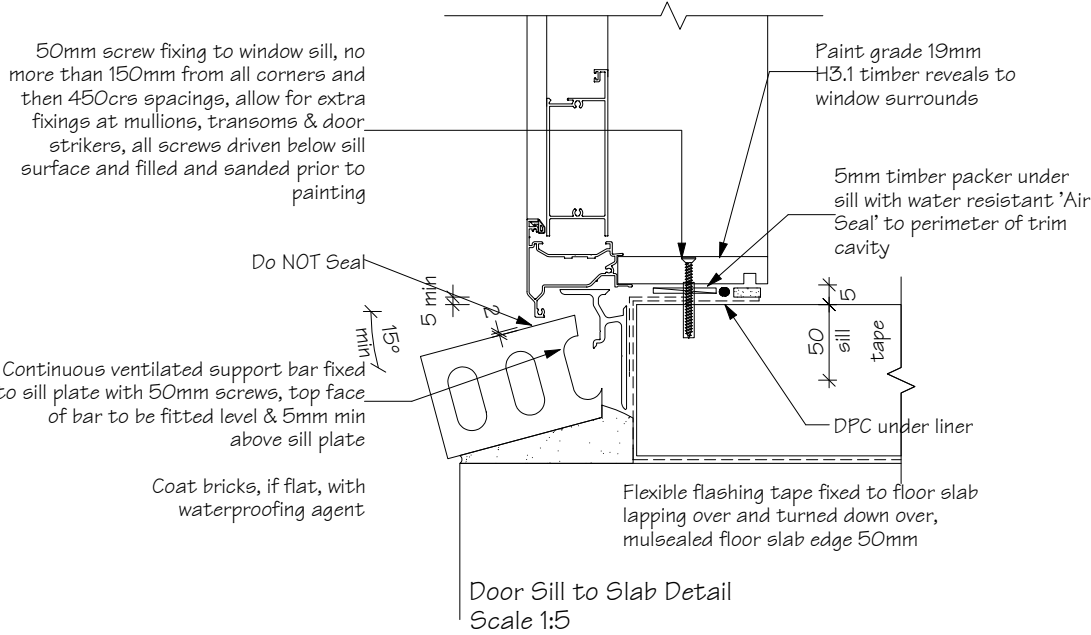
Brick Veneer Window Head to Veneer Lintel
Scale 1:5



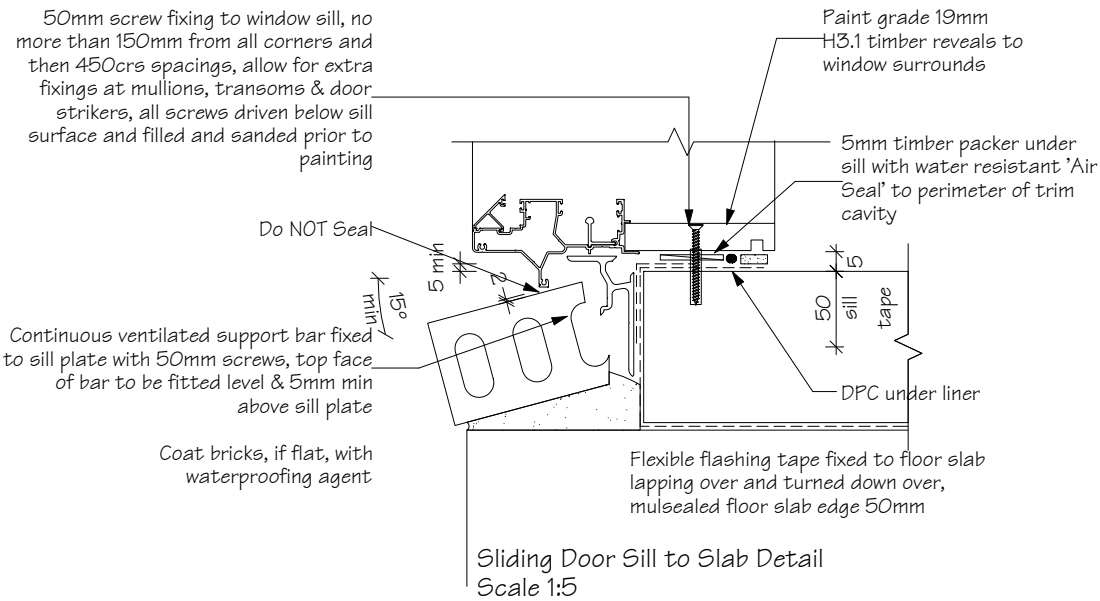
Brick Veneer Window Sill Detail
Scale 1:5



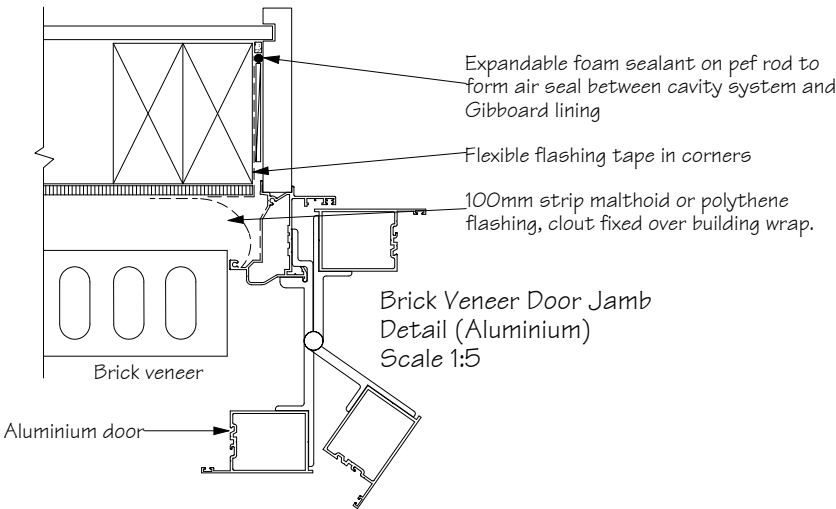
Brick Veneer Window Jamb Detail
Scale 1:5



Door Sill to Slab Detail
Scale 1:5



Sliding Door Sill to Slab Detail
Scale 1:5



Brick Veneer Door Jamb
Detail (Aluminium)
Scale 1:5

Christchurch City Council
Approved Consent Plan
ABA10122477
KQ
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12/03/2013

**Refer to Engineers Rib Raft
Foundation Documentation**



Stonewood Homes Christchurch Ltd
204 Main North Rd, P.O Box 11 036
Christchurch, New Zealand
Phone: +64 3 354 2344
Fax: +64 3 354 2342
Email: info@stonewood.co.nz
Website: www.stonewood.co.nz

This plan is developed for the purchaser and
is copyright to Stonewood Homes NZ Ltd.

Client :
Chris & Bridgette Sies

Address :
Lot 2, DP 306634
42 Bass Street
Christchurch

Project Information
Roof: 25° Metal Tiles & 2° Butynol
Walls: 70 Series Brick, Urban Nougat

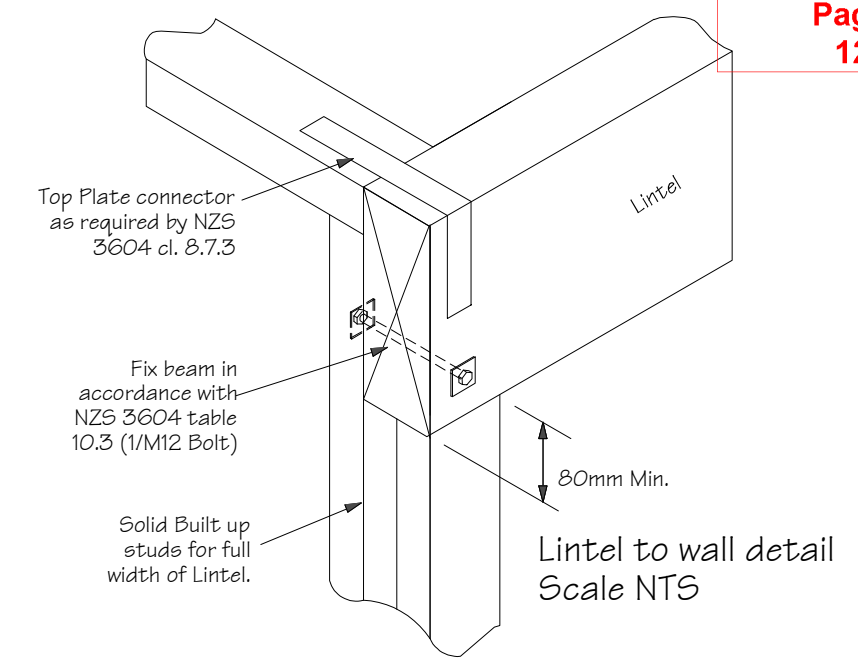
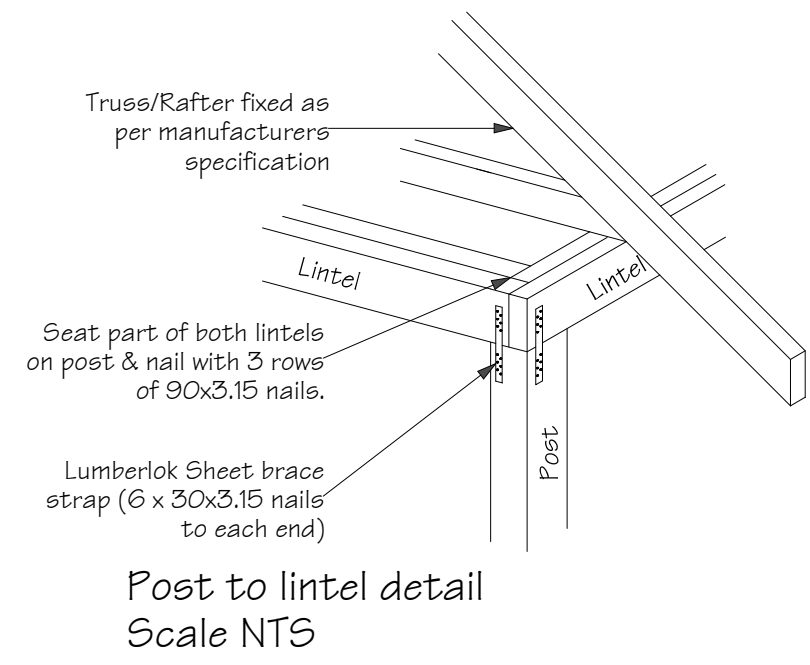
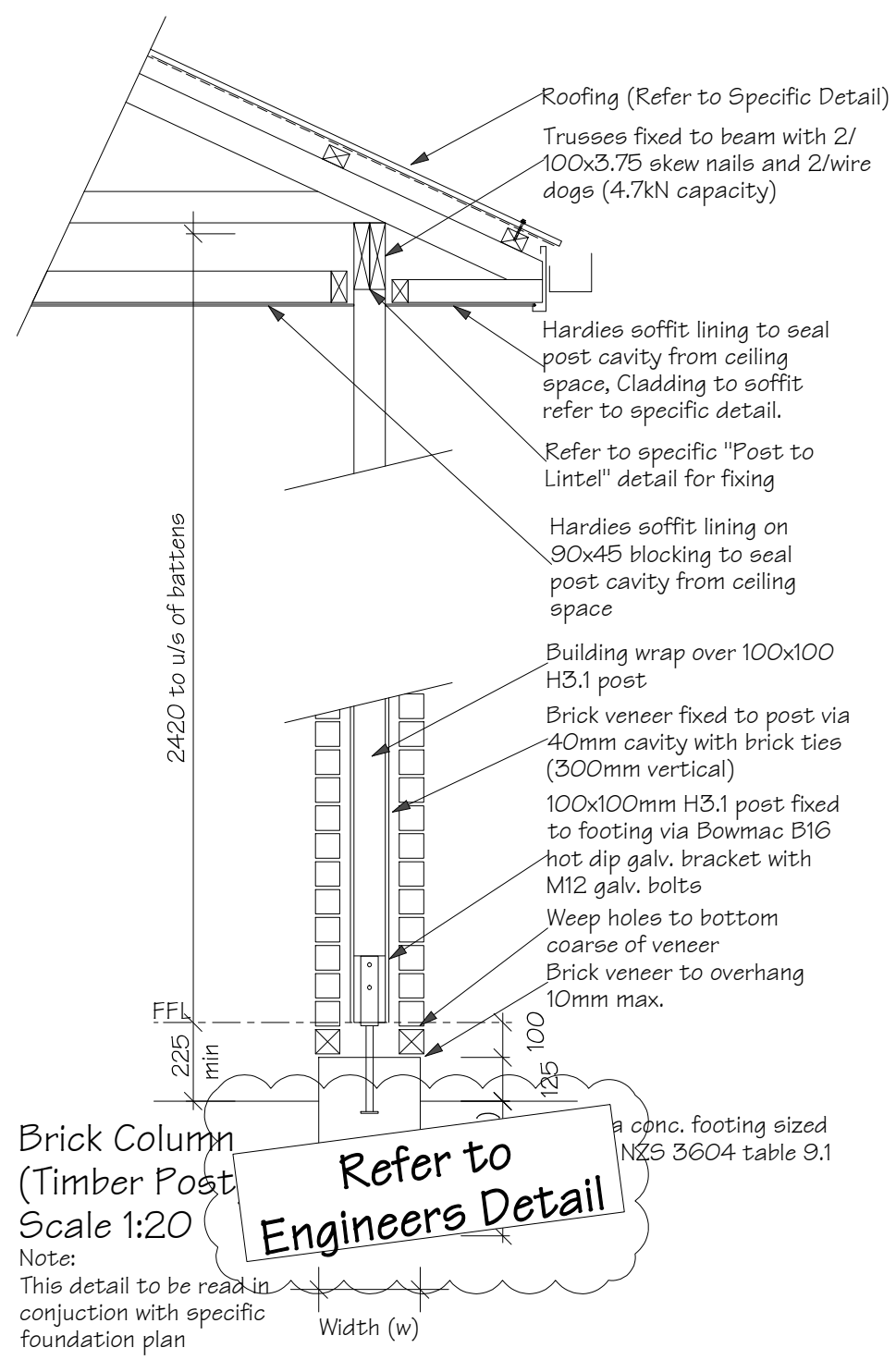
Wind Zone: Medium Earthquake: 2
Snow Region: N4 @ 20m
Durability Zone: C

Details

Version	Sales. CN	QS BK	Sheet.
08	Scale. Varies	Drawn. MG	13
Date: 11/02/2013			

Job
Number. **122654**

Consent Plans



Saddle flashing to all Lintels/Beams at wall junction (Flexible flashing Tape)

Footing 1: 450w x 450w x 600d
Roof Type: Metal Tiles (Light)
Wind Zone: Medium
Roof Area: 2.61m²
Vol. of concrete required to resist uplift: 0.06525m³
Vol. of concrete achieved to resist uplift: 0.1215m³

Footing 2: 500w x 500w x 600d
Roof Type: Metal Tiles (Light)
Wind Zone: Medium
Roof Area: 5.57m²
Vol. of concrete required to resist uplift: 0.13925m³
Vol. of concrete achieved to resist uplift: 0.15m³

Refer to Engineers Rib Raft Foundation Documentation

STONEWOOD HOMES
The home you deserve

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REVISED PLAN
11 Mar 2013
PROFESSIONAL BUILDING
CONSULTANTS LTD

Consent Plans

Details			
Version	Sales. CN	QS BK	Sheet.
08	Scale. Varies	Drawn. MG	14
	Date: 8/03/2013		
	Job Number.		
		122654	