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Gowans Walters
& Associates Ltd

building designers

Christchurch
City Council



Page 1 of 14

BCN/2021/6189

Approved Building Consent
Document

20/10/2021

Laird, Steven

SCHEDULE OF DRAWINGS

Sheet Index		
Sheet No.	Sheet Name	Rev. Date
	COVER PAGE	
01	SITE PLAN	
02	FOUNDATION PLAN	
03	EXISTING GROUND FLOOR PLAN	
04	EXISTING FIRST FLOOR PLAN	
05	ALTERED FIRST FLOOR PLAN	
06	DRAINAGE PLAN	
07	ELEVATIONS	
08	ELEVATIONS	
09	SECTION A-A	
10	SECTIONS B-B & C-C	
11	DETAILS	
12	DETAILS	
13	DETAILS	

EXTENSION TO EXISITNG DEWELLING
at: 18 ROCKVIEW PLACE, CHRISTCHURCH
for: GRAEME SCOTT

LEGAL DESCRIPTION

LOT 2 DP 69386
Site Area: 5276m²

PLANNING

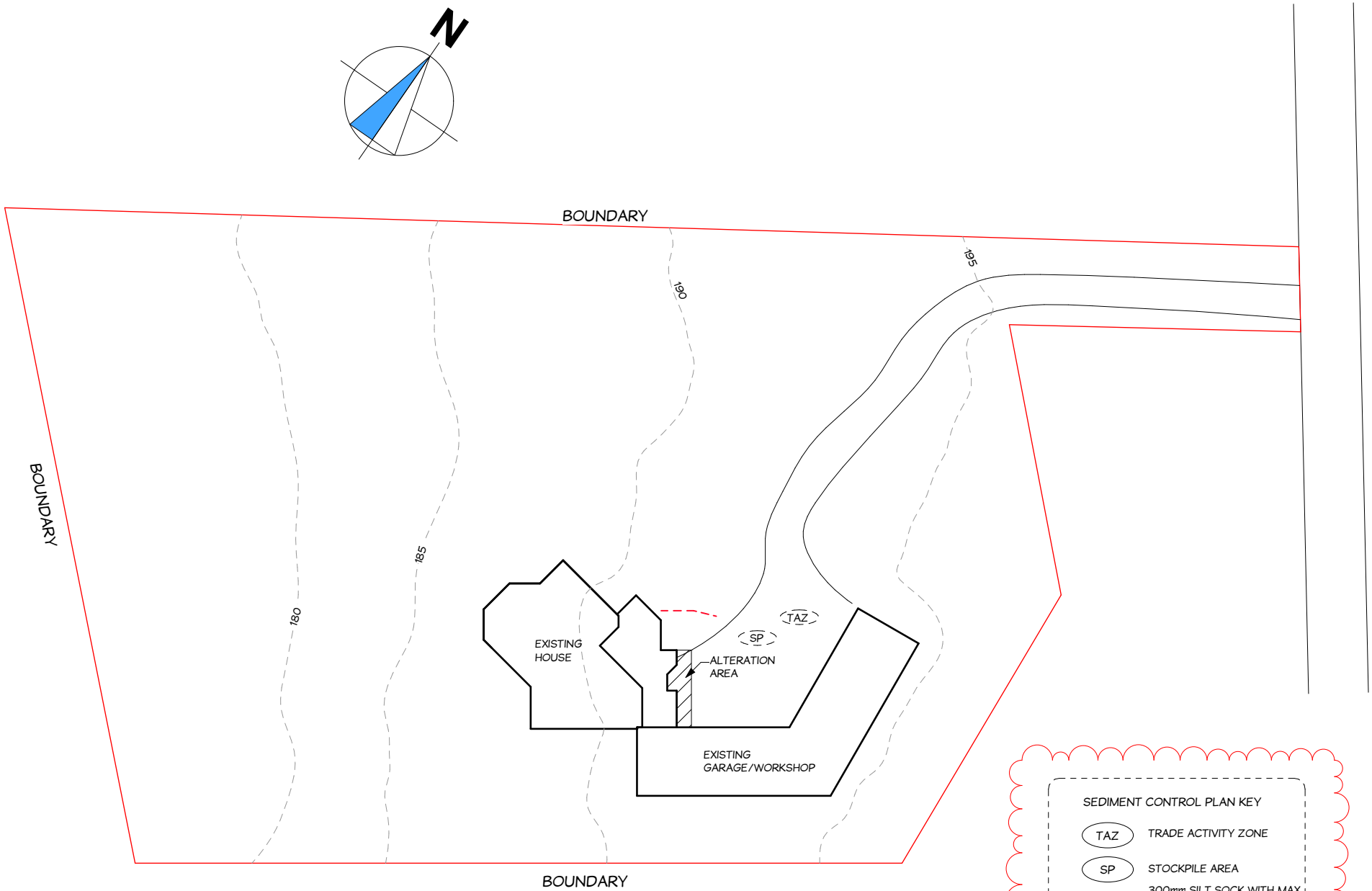
ZONE: RESIDENTIAL HILLS

Existing Area for Coverage: 359m²
Existing Coverage: 6.8%
New Area for Coverage: 369m²
New Coverage: 6.99%

NOTES:

WIND ZONE: EXTRA HIGH
EARTHQUAKE ZONE: 2
SNOW ZONE: N4<200
CORROSION ZONE: C

NOTE: DOMESTIC SMOKE
ALARMS TO BE FITTED
WITHIN 3m OF EVERY
BEDROOM DOORWAY AND
ENTRANCEWAY.



SITE PLAN 1:500

ALL TRADES TO VERIFY
ALL DIMENSIONS
& LEVELS BEFORE
COMMENCING ANY WORK

Christchurch City Council
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20/10/2021 Laird, Steven



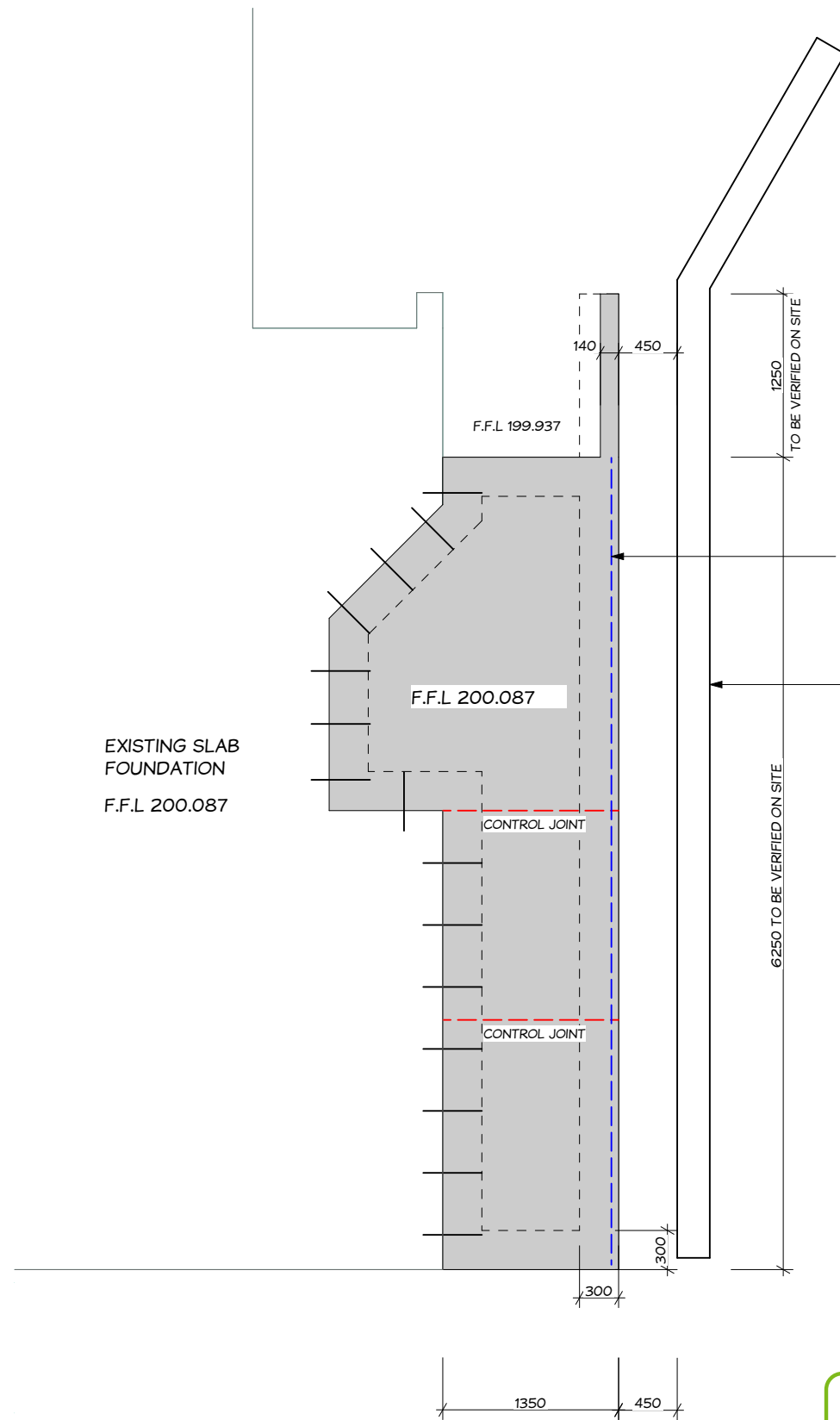
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PROJECT
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for: GRAEME SCOTT

A	20.10.21	SILT SOCK DETAILS ADDED
REV	DATE	DESCRIPTION

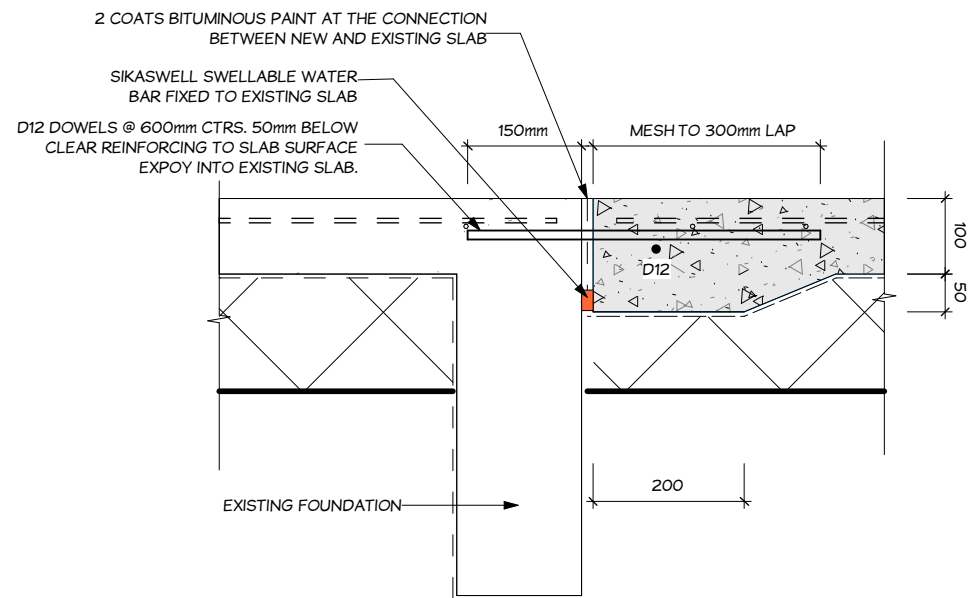
J.L
DRAWN

scale(s) at A3 1:500	sheet 01A of 13
sheet title SITE PLAN	drawn J.L
	date 27.07.2021
	job no. 21168

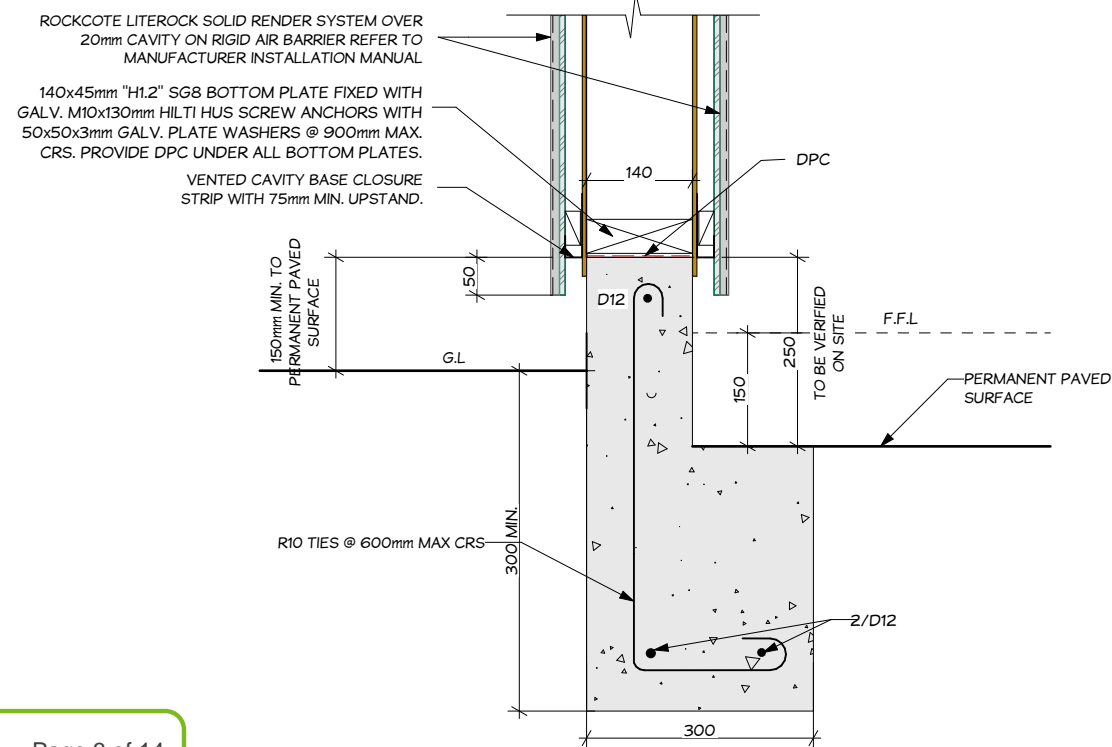


PART FOUNDATION PLAN 1:50

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Laird, Steven



1 SLAB JOINT DETAIL
Scale: 1:10



2 ENTRY FOOTING DETAIL
1:10

CONCRETE STRENGTH

THE MINIMUM SPECIFIED 28-DAY CONCRETE STRENGTH SHALL BE:

- (A) 17.5 MPa FOR UNREINFORCED CONCRETE APPLICATIONS, OR REINFORCED CONCRETE EITHER NOT EXPOSED TO WEATHER OR EXPOSED TO THE WEATHER IN ZONE B AS NOTED ON SITE PLAN.
- (B) 20 MPa FOR REINFORCED CONCRETE EXPOSED TO WEATHER IN ZONE C AS NOTED ON SITE PLAN.
- (C) 25 MPa FOR REINFORCED CONCRETE EXPOSED TO WEATHER IN ZONE D AS NOTED ON SITE PLAN.

CONCRETE MASONRY SHALL HAVE A MINIMUM GROUT STRENGTH OF 17.5 MPa FOR INTERIOR CONDITIONS AND IN ZONE B, 20 MPa FOR ZONE C AND 25 MPa FOR ZONE D.

CONCRETE FLOOR SLAB

100 CONC. SLAB REINFORCED WITH SE62 MESH - 30 TOP COVER OVER 250 MICRON POLYTHENE DAMP PROOF MEMBRANE ON COMPACTED & AND BLINDED BASECOURSE LAID IN 150 MAX LAYERS. PROVIDE SHRINKAGE CONTROL JOINTS IN ACCORDANCE WITH NZS 3604:2011, SECTION 7.5.8.6

STEEL REINFORCING COVER

FLOOR SLAB REINFORCING SHALL EXTEND TO A MINIMUM EXTERNAL COVER OF:

- (A) AGAINST GROUND 75mm
- (B) AGAINST FORMWORK 50mm
- (C) TOP COVER TO MESH 30mm

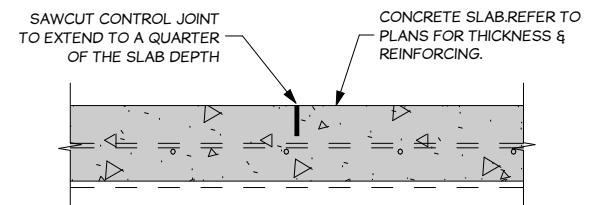
STEEL REINFORCING MESH SHALL HAVE A COVER OF 30mm MINIMUM FROM THE TOP SURFACE OF THE GROUND SLAB AND SHALL BE PLACED IN SUCH A MANNER AS TO AVOID DAMAGE TO THE DPM ON PROPRIETARY CHAIRS. REINFORCING MESH SHALL COMPLY WITH NZS 3422.

DIMENSIONS

ALL DIMENSIONS ARE SHOWN TO FRAMING UNLESS OTHERWISE STATED. ALLOW FOR 6mm FRAMING OVERHANG WHEN SETTING OUT FLOOR SLAB.

VERIFICATION

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND DETAILS PRIOR TO COMMENCEMENT OF WORK. THE DESIGNER SHALL BE IMMEDIATELY NOTIFIED OF ANY AMBIGUITY, OMISSION OR DISCREPANCY DETAILED OR IMPLIED BY THE CONTRACT DOCUMENTS



3 CONTROL JOINT
N.T.S.

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at: 18 ROCKVIEW PLACE, CHRISTCHURCH
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REV DATE DESCRIPTION

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scale(s) at A3 1:50, 1:10

sheet title

FOUNDATION PLAN

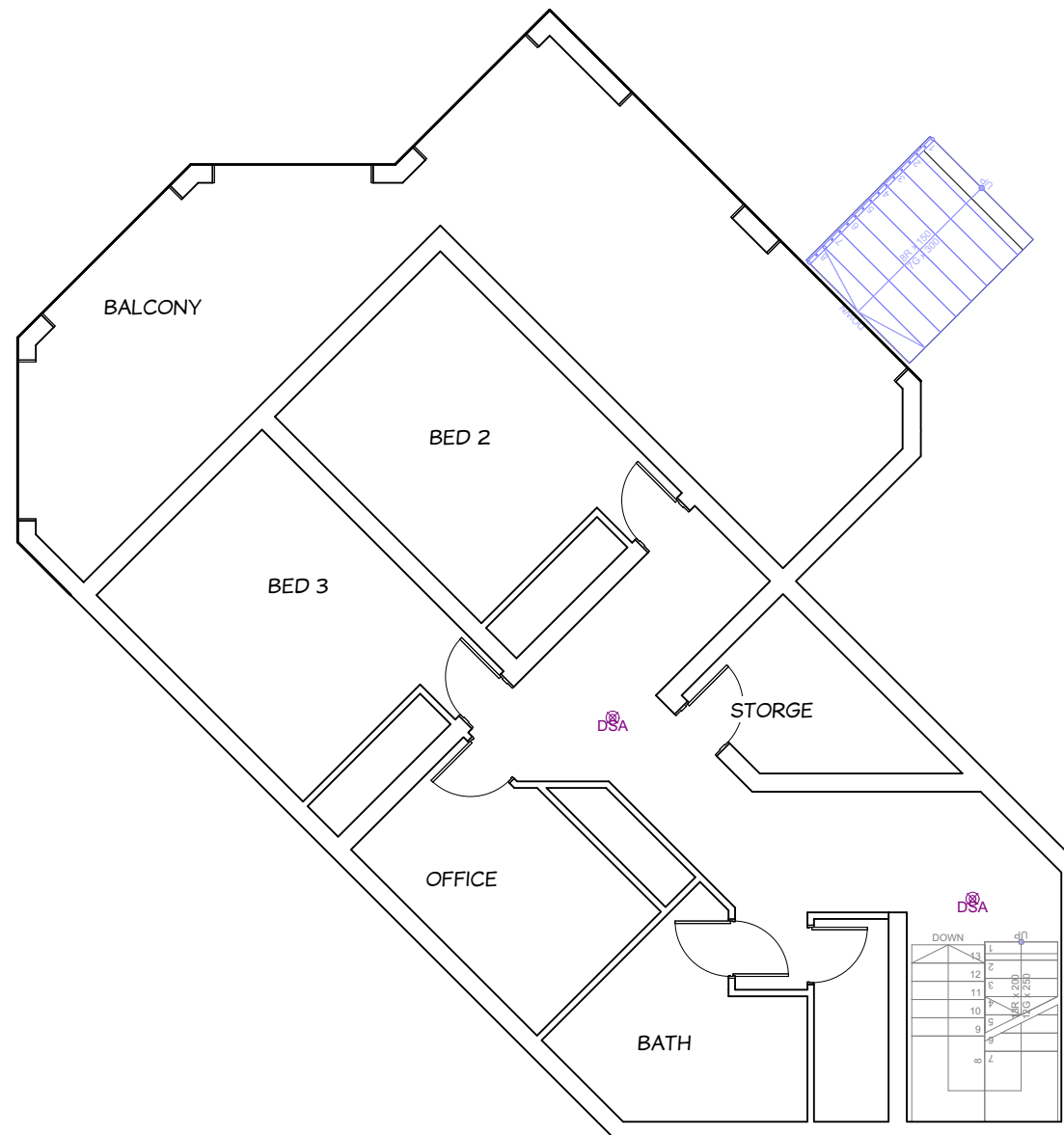
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02 of 13

drawn J.L.

date 27.07.2021

job no. 21168



LEGEND

DOMESTIC SMOKE ALARM COMPLYING WITH ANY OF THE FOLLOWING STANDARDS, UL217, ULC-S531, AS3786 OR BS5446 - PART 1

EXISTING GROUND FLOOR PLAN 1:100
 FLOOR AREA OVER FRAMING : APPROX. 137m²

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Page 4 of 14

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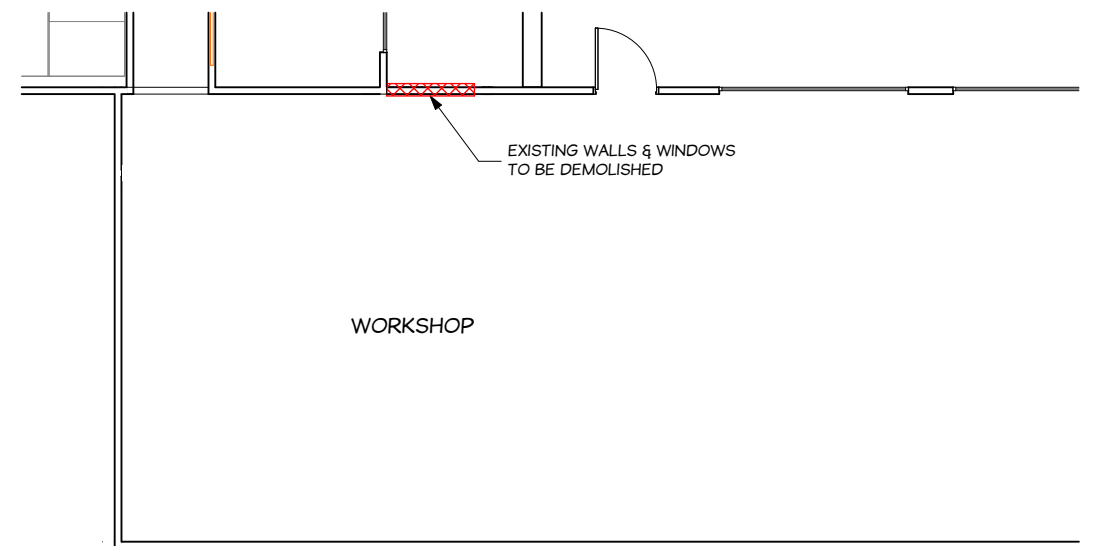
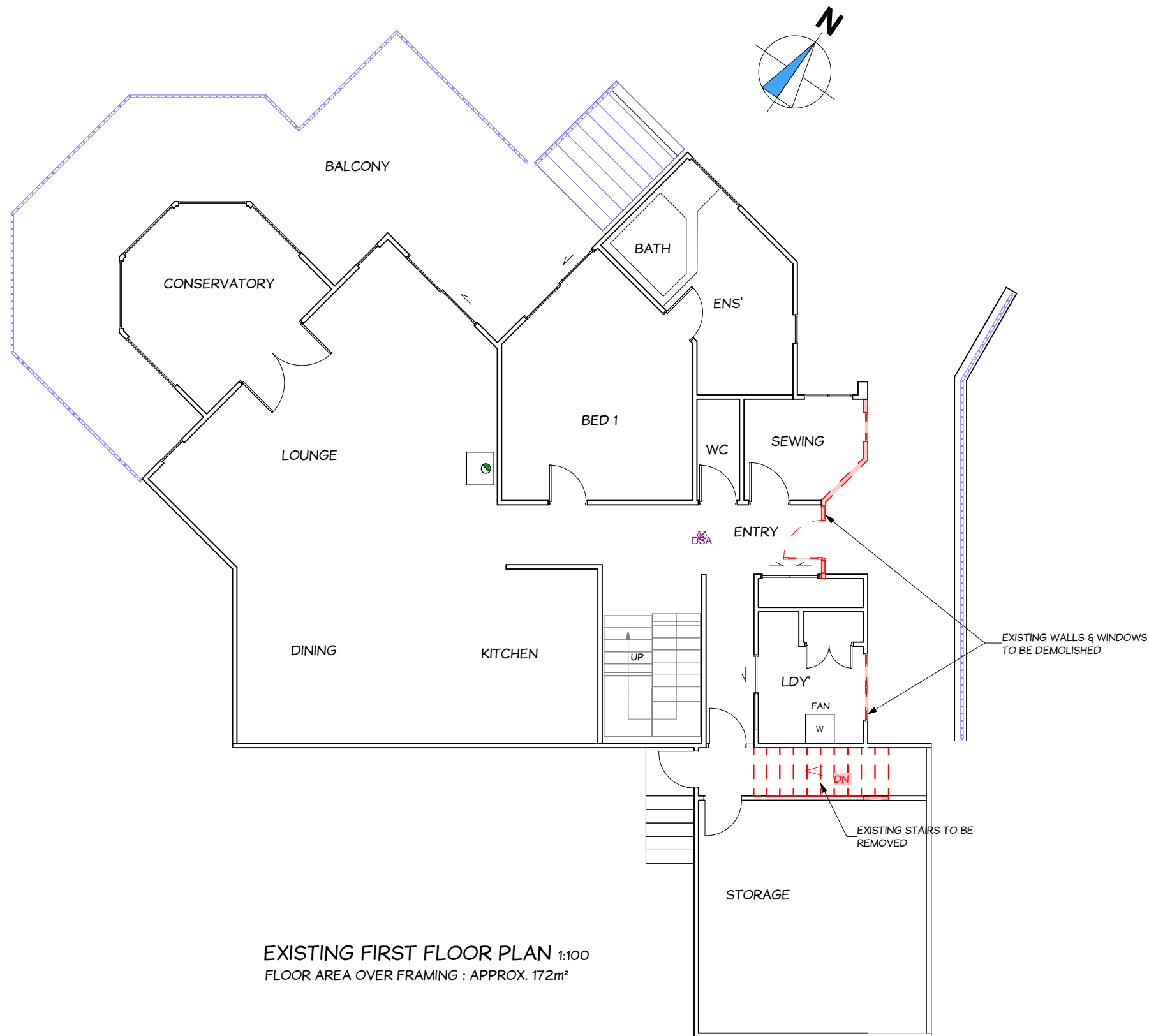
PROJECT

EXTENSION TO EXISTING DEWELLING
 at: 18 ROCKVIEW PLACE, CHRISTCHURCH
 for: GRAEME SCOTT



REV	DATE	DESCRIPTION	DRAWN
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scale(s) at A3 1:100	sheet 03 of 13
sheet title EXISTING GROUND FLOOR PLAN	drawn J.L.
	date 27.07.2021
	job no. 21168



EXISTING PART UPPER FLOOR PLAN 1:100
FLOOR AREA OVER FRAMING : APPROX. 187m²

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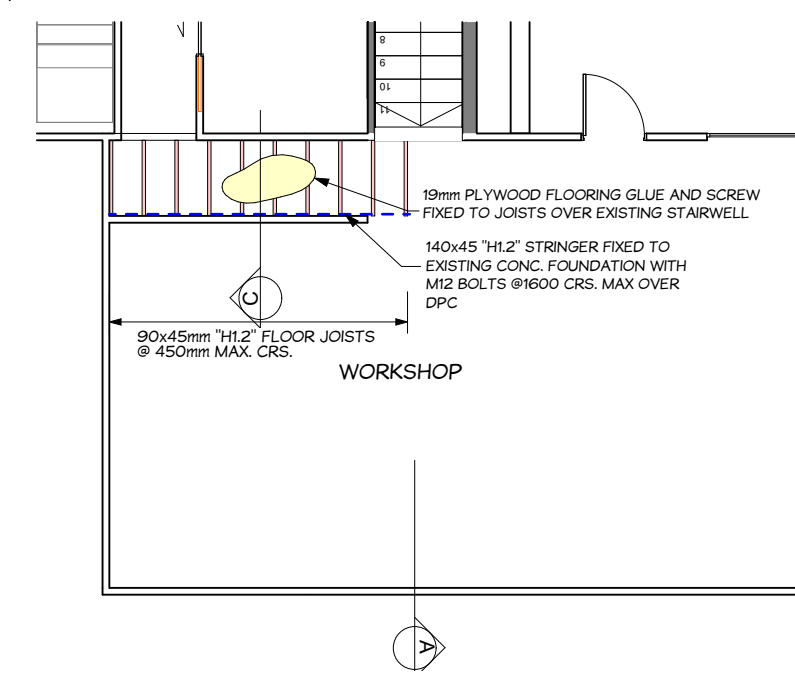
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EXISTING FIRST FLOOR PLAN

sheet	04	of	13
drawn	J.L.		
date	27.07.2021		
job no.	21168		



ALTERED FIRST FLOOR PLAN 1:100
FLOOR AREA OVER FRAMING : APPROX. 182m²



ALTERED PART UPPER FLOOR PLAN 1:100
FLOOR AREA OVER FRAMING : APPROX. 187m²

LEGEND

DOMESTIC SMOKE ALARM COMPLYING WITH ANY OF THE FOLLOWING STANDARDS, UL217, ULC-S531, AS3786 OR BS5446 - PART 1

TYPE "F" = LINTEL FIXING TYPE
140X90L = LINTEL SIZE
1200X800 = OPENING SIZE (H X W)

GS1-N 2.4
BRACE TYPE
BRACE LENGTH (m)

EXTRACT FAN DUCTED TO THE EXTERIOR

KEY:

EXISTING WALLS TO BE RETAINED
NEW WALLS, WINDOWS & DOORS

NOTES

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DIMENSIONS

ALL DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE STATED.

GLAZING

ALL GLAZING SHALL COMPLY WITH NZS 4223.

SMOKE ALARMS

TO COMPLY WITH AS3786 WITH HUSH FACILITY ENSURE THERE ARE SMOKE ALARMS INSTALLED
-TO ALL ESCAPE ROUTES ON ALL LEVELS
-TO ALL BEDROOMS OR WITHIN 3m OF EVERY SLEEPING SPACE DOOR.

TIMBERFRAMING

EXTERNAL WALLS UP TO 3.3m TO BE FRAMED WITH 90 x 90 OR 140X45 SG8 STUDS @600CRS. UP TO 4.2m TO BE FRAMED WITH 190 x 45 SG8 STUDS @600CRS. UP TO 4.8m TO BE FRAMED WITH 190 x 45 SG8 STUDS @ 300CRS. REFER TO FLOOR PLAN & SECTION PLAN. UNLESS OTHERWISE STATED

INTERNAL WALLS UP TO 3m HEIGHT TO BE FRAMED WITH 90 x 45 SG8 STUDS @600CRS, UP TO 3.6m HEIGHT 90 x 90 SG8 STUDS @600CRS, UP TO 4.8m HEIGHT 90 x 90 SG8 STUDS @400CRS .

ALL WALL FRAMING SHALL BE PRESERVATIVE TREATED H1.2

SIMILARLY, UNLESS OTHERWISE STATED ALL OTHER FRAMING TIMBER (INCLUDING FLOOR, ROOF, DECK, ETC.) SHALL HAVE A MINIMUM GRADE OF SG8

LINTELS

ALL LINTELS AND BEAMS TO BE SG8 AND SHALL BE PRESERVATIVE TREATED "H1.2" UNLESS OTHERWISE SHOWN
FOR PREVENTION OF UPLIFT REFER TO "MITEK LUMBERLOK" LINTEL FIXING SCHEDULE FOR LINTEL FIXING "TYPE" DEFINITIONS

RECESSED DOWNLIGHTS

ALL RECESSED LUMINAIRES TO BE I.C. RATED
ALL ACCESS WAYS TO ACHIEVE A MINIMUM OF 20 LUX AT FLOOR LEVEL IN COMPLIANCE WITH NZBC ACCEPTABLE SOLUTION G8/AS1.

ASBESTOS

THIS BUILDING WAS CONSTRUCTED PRIOR TO JANUARY 2000 AND MAY CONTAIN ASBESTOS CONTAINING MATERIALS
ALL CONTRACTORS (PCBU) MUST CONSIDER THE IMPACTS OF THE HEALTH & SAFETY AT WORK (ASBESTOS) REGULATIONS 2016

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Page 6 of 14

A REV 20.10.21 BRACING CALCULATION ADDED
DATE DESCRIPTION

JL DRAWN

scale(s) at A3 1:100

sheet title

**ALTERED FIRST FLOOR
PLAN**

sheet
05A of 13

drawn J.L.

date 27.07.2021

job no. 21168



INTERNAL GUTTER CALCULATIONS
 ROOF PITCH: 15°
 PLAN AREA OF ROOF DISCHARGING TO
 SECTION OF GUTTER: 4m²
 CROSS-SECTIONAL AREA OF SECTION OF
 INTERNAL GUTTER:
 400mm² MIN. REQUIRED
 300mmx90mm = 27000mm² PROVIDED

NEW RAIN WATER
HEAD DISCHARGE
TO EXISTING
STORMWATER PIPE

PART DRAINAGE PLAN 1:100



140x45mm "H1.2" SG8 PURLINS 900mm MAX. CRS
(600mm CRS @ RIDGE & GUTTER).

1 PAIR OF DIAGONALLY
OPPOSED 25 x 0.6mm
GALVANISED MILD STEEL
STRAPS WITH 8kN TENSIONER

300MM MIN.
INTERNAL GUTTER

EXISTING ROOF
STRUCTURAL

ALTERED ROOF FRAMING PLAN
1:100

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NOTES

POWDER COATED ALUMINIUM JOINERY

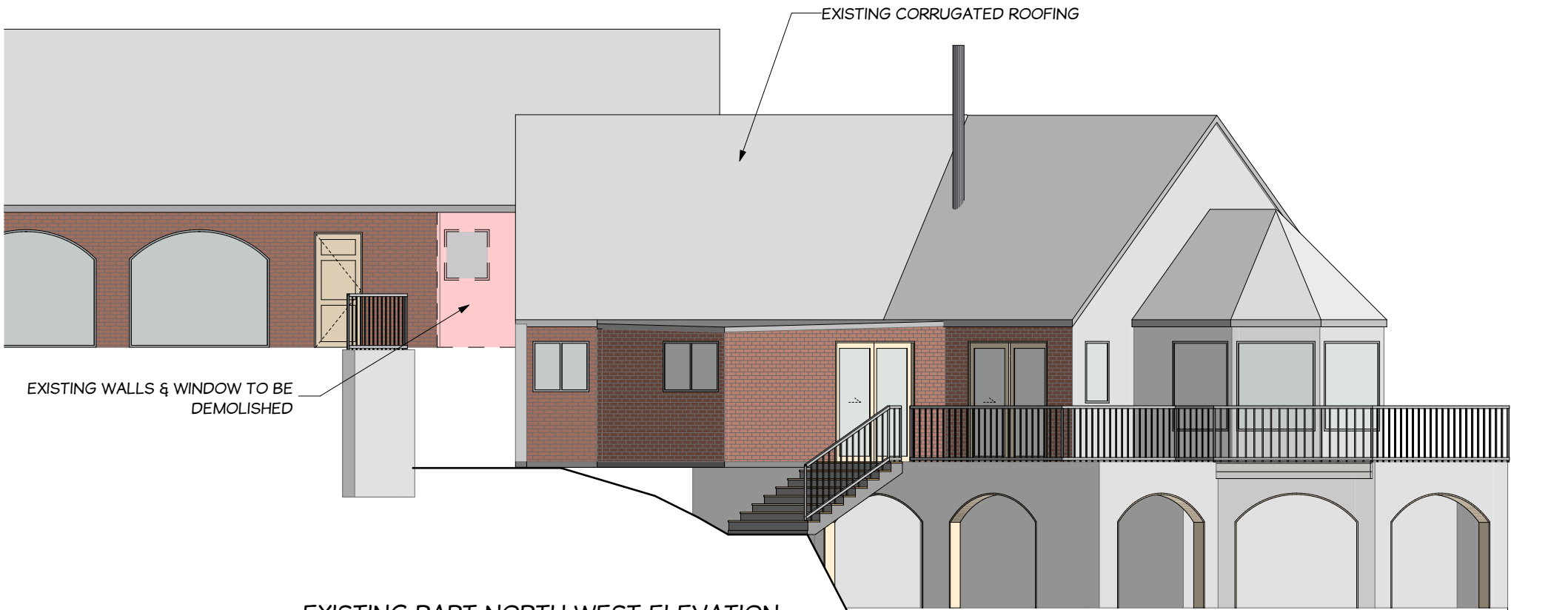
ALL POWDER COATED ALUMINIUM JOINERY UNITS TO BE DOUBLE GLAZED WITH THE EXCEPTION OF THE GARAGE. ALL GLAZING SHALL COMPLY WITH NZS4223. ALL SIZES GIVEN FOR WINDOWS AND DOORS ARE ROUGH OPENING SIZES ONLY. CONTRACTOR TO CONFIRM ALL OPENING SIZES WITH JOINERY MANUFACTURER PRIOR TO FABRICATION.

O DENOTES OBSCURE GLAZED JOINERY.
SG DENOTES GRADE "A" SAFETY GLAZING.

ANY SILL HEIGHTS ARE MEASURED FROM FINISHED FLOOR LEVEL. ALL WINDOWS TO BE FINISHED AT SOFFIT LEVEL UNLESS OTHERWISE SHOWN.

LEGAL:

SHOULD THERE BE ANY OMISSION, DOUBT OR AMBIGUITY AS TO THE MEANING OF ANY PART TO THE DRAWINGS AND SPECIFICATIONS, CONTACT THE DESIGNER BEFORE CONTINUING FURTHER WORK



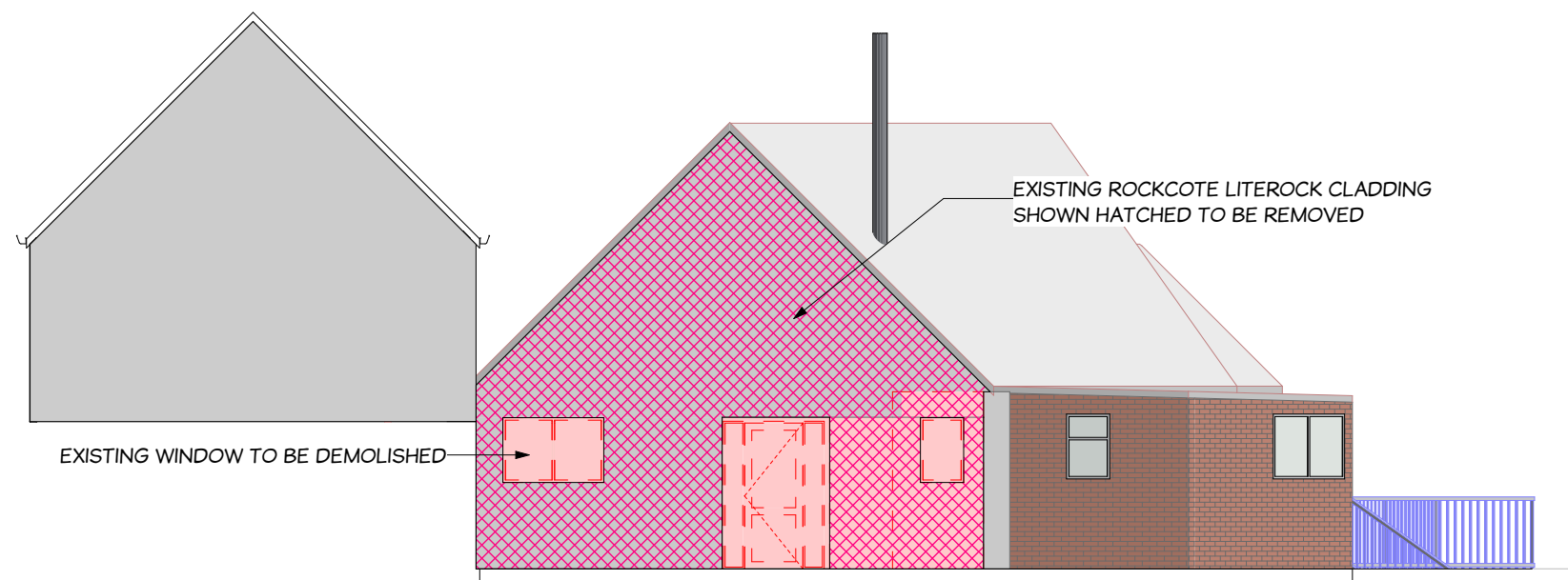
EXISTING PART NORTH WEST ELEVATION 1:100



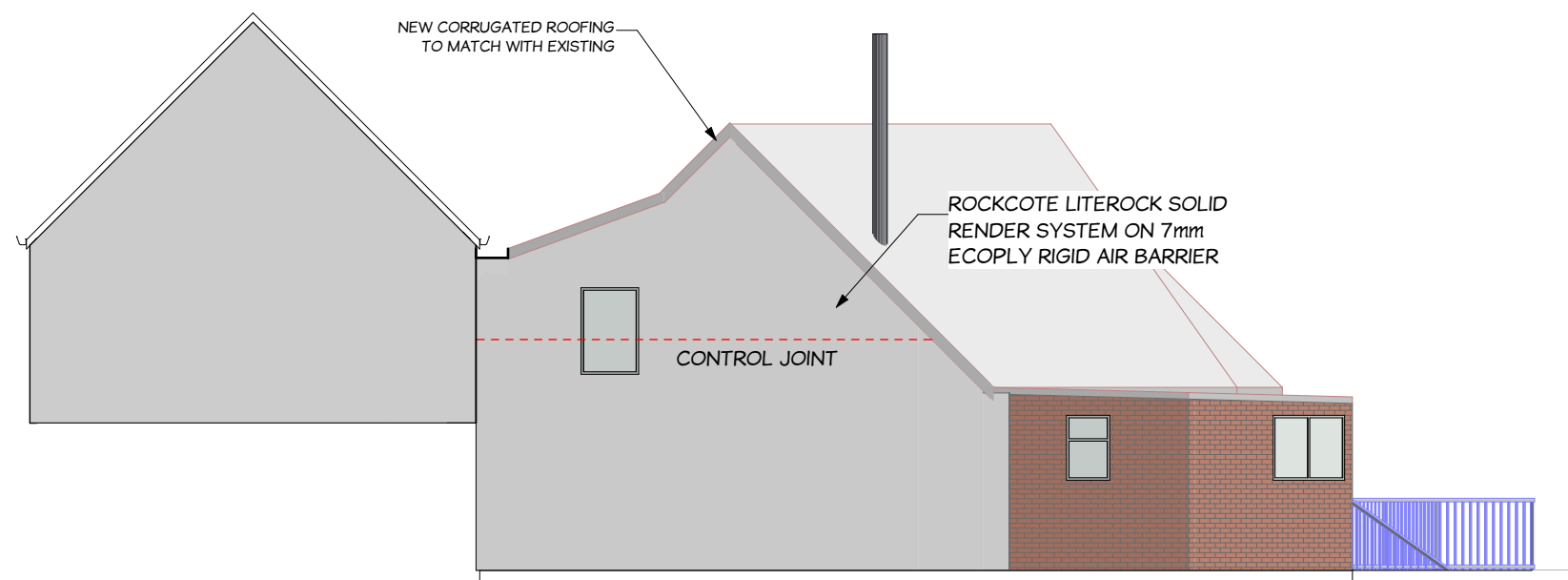
ALTERED PART NORTH WEST ELEVATION 1:100

RISK MATRIX - NORTH WEST FACES

RISK FACTOR	LOW	MED	HIGH	VH/EH	ST
WIND(NZS 3604)	0	0	1	2	2
STOREYS	0	1	2	4	2
R/W INTERSECTION	0	1	3	5	5
EAVE WIDTH	0	1	2	5	5
COMPLEXITY	0	1	3	6	1
DECK DESIGN	0	2	4	6	0
TOTAL RISK SCORE					15



EXISTING PART NORTH EAST ELEVATION 1:100



ALTERED PART NORTH EAST ELEVATION 1:100

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Page 9 of 14

BCN/2021/6189

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RISK MATRIX - NORTH EAST FACES					
RISK FACTOR	LOW	MED	HIGH	VH/EH	ST
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REV	DATE	DESCRIPTION

DRAWN

scale(s) at A3 1:100

sheet title

ELEVATIONS

sheet **08** of 13

drawn J.L

date 27.07.2021

job no. 21168

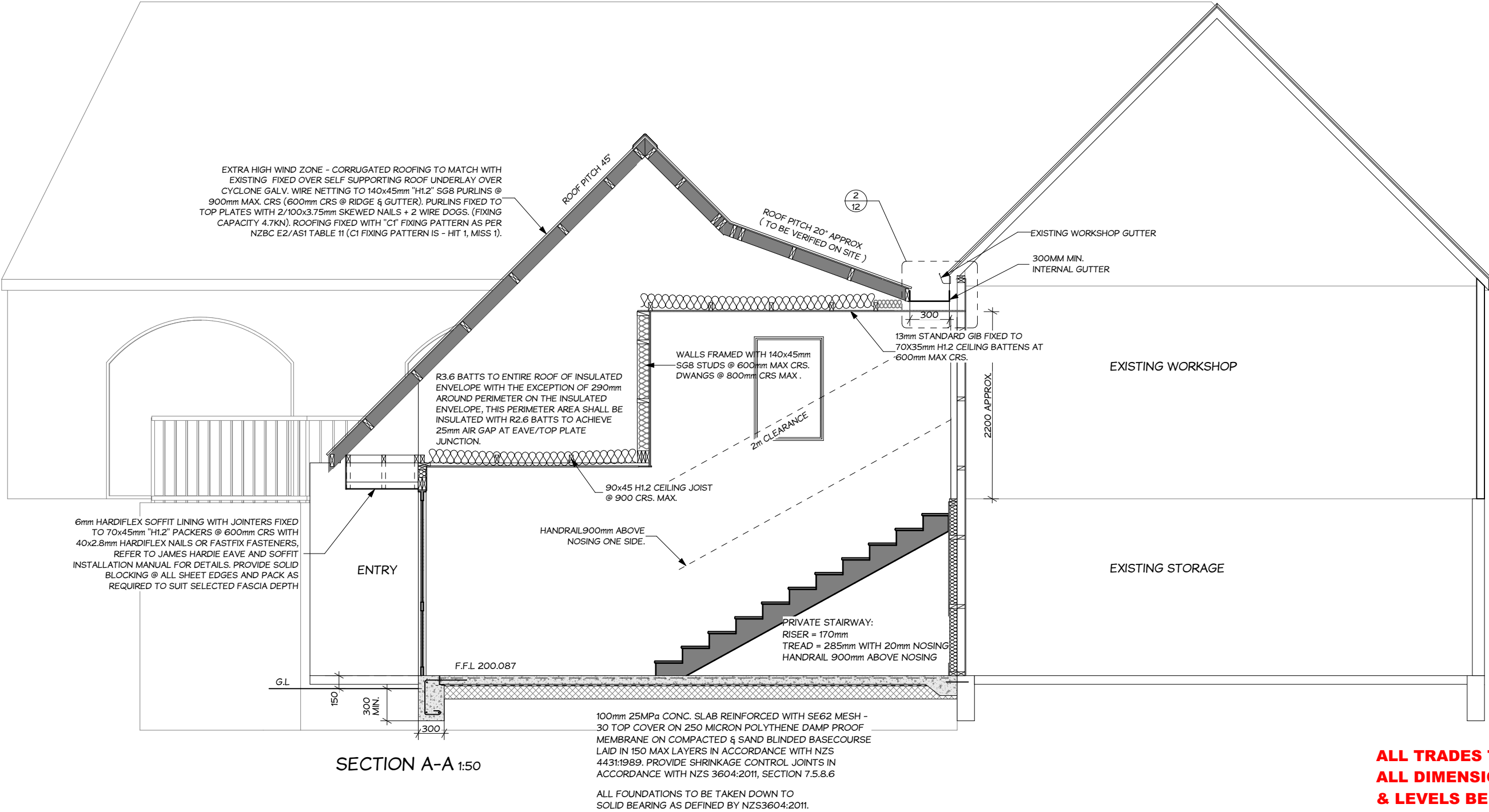
TIMBERFRAMING
EXTERNAL WALLS UP TO 3.3m TO BE FRAMED WITH 90 x 90 OR 140X45 SG8 STUDS @600CRS. UP TO 4.2m TO BE FRAMED WITH 190 x 45 SG8 STUDS @600CRS. UP TO 4.8m TO BE FRAMED WITH 190 x 45 SG8 STUDS @ 300CRS. REFER TO FLOOR PLAN & SECTION PLAN. UNLESS OTHERWISE STATED

INTERNAL WALLS UP TO 3m HEIGHT TO BE FRAMED WITH 90 x 45 SG8 STUDS @600CRS, UP TO 3.6m HEIGHT 90 x 90 SG8 STUDS @600CRS, UP TO 4.8m HEIGHT 90 x 90 SG8 STUDS @400CRS .

ALL WALL FRAMING SHALL BE PRESERVATIVE TREATED H1.2

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LINTELS
ALL LINTELS AND BEAMS TO BE SG8 AND SHALL BE PRESERVATIVE TREATED "H1.2" UNLESS OTHERWISE SHOWN
FOR PREVENTION OF UPLIFT REFER TO "MITEK LUMBERLOK" LINTEL FIXING SCHEDULE FOR LINTEL FIXING "TYPE" DEFINITIONS



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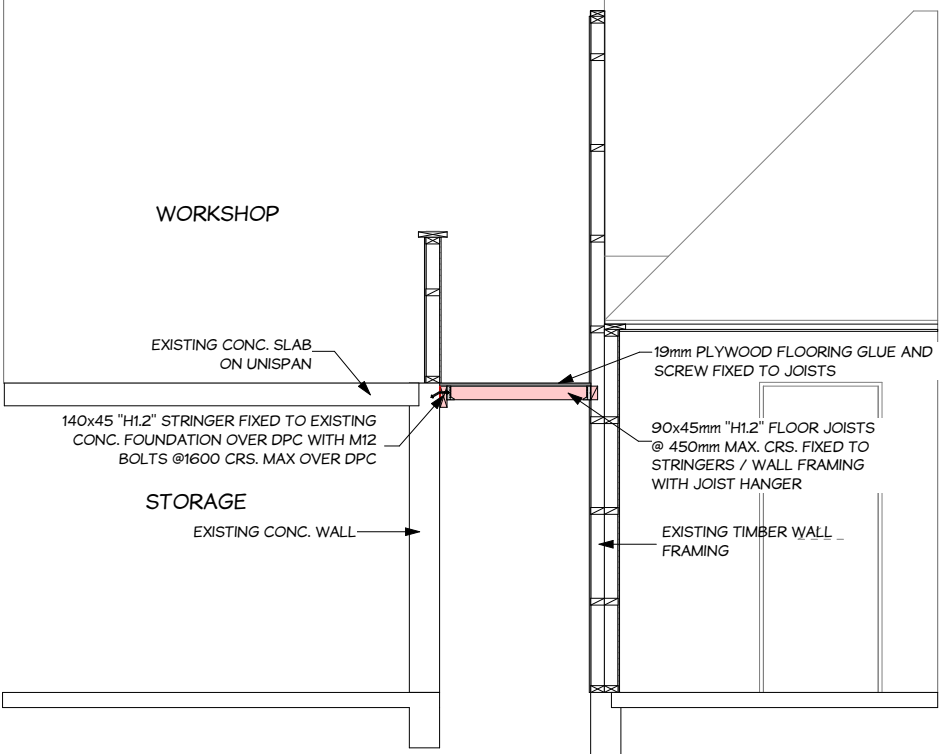
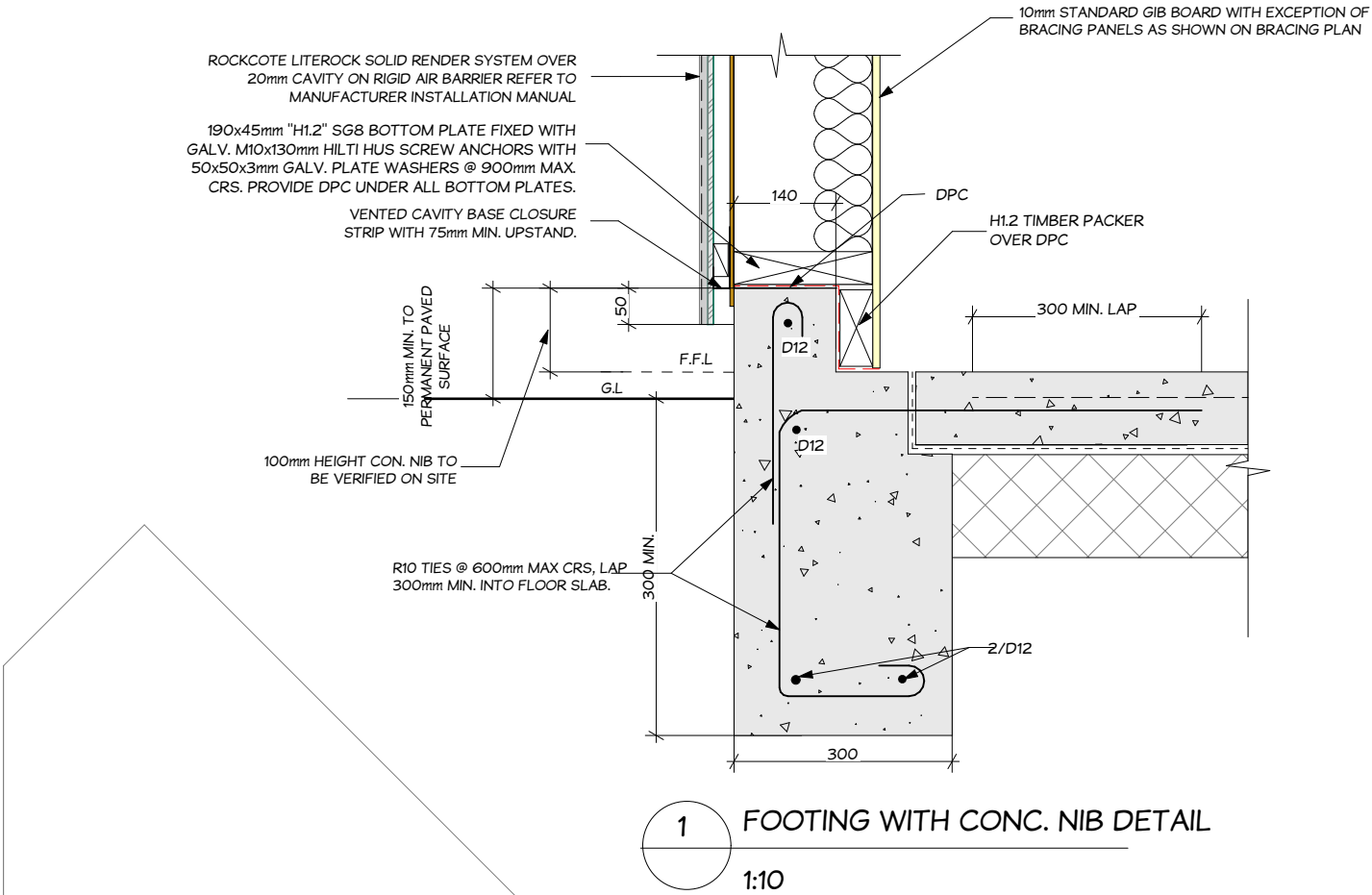
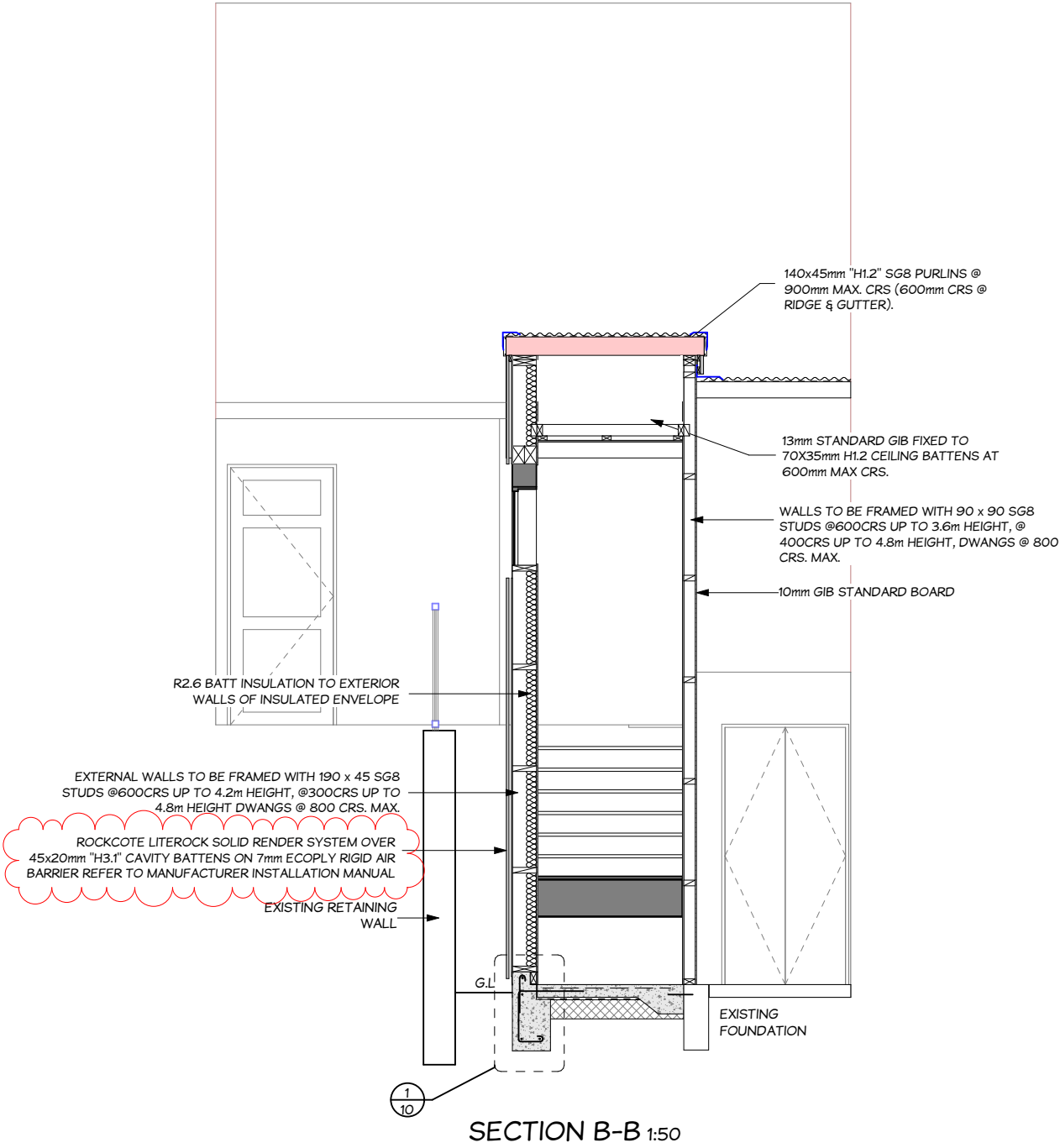
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20.10.21
DATE
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DESCRIPTION

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SECTIONS B-B & C-C

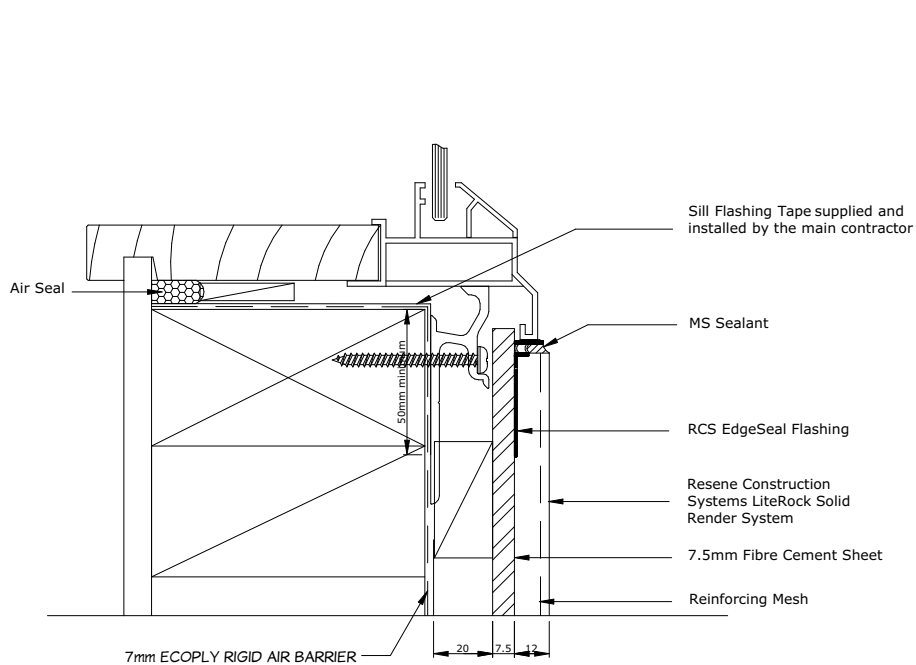
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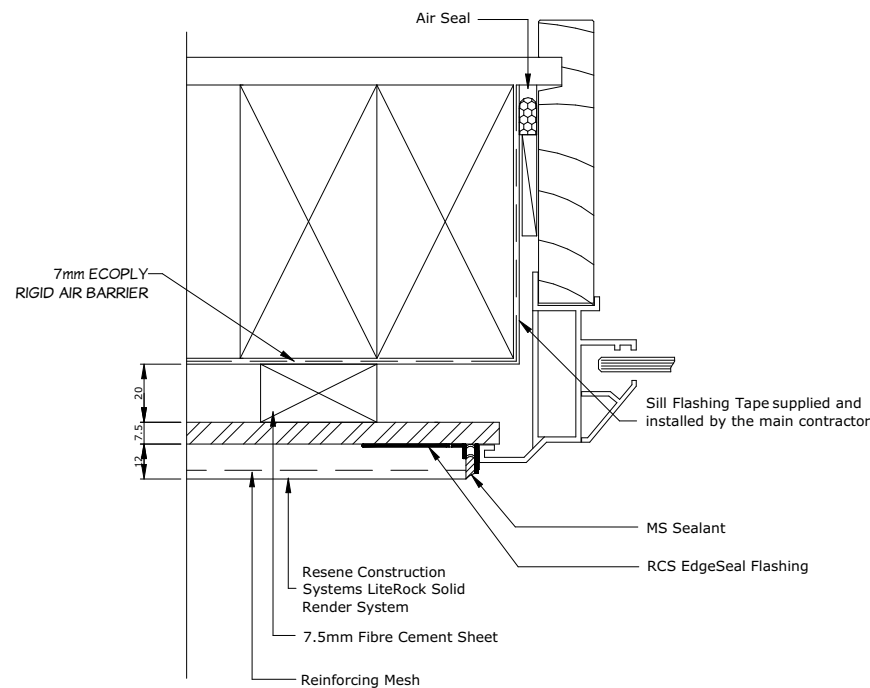
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job no. 21168



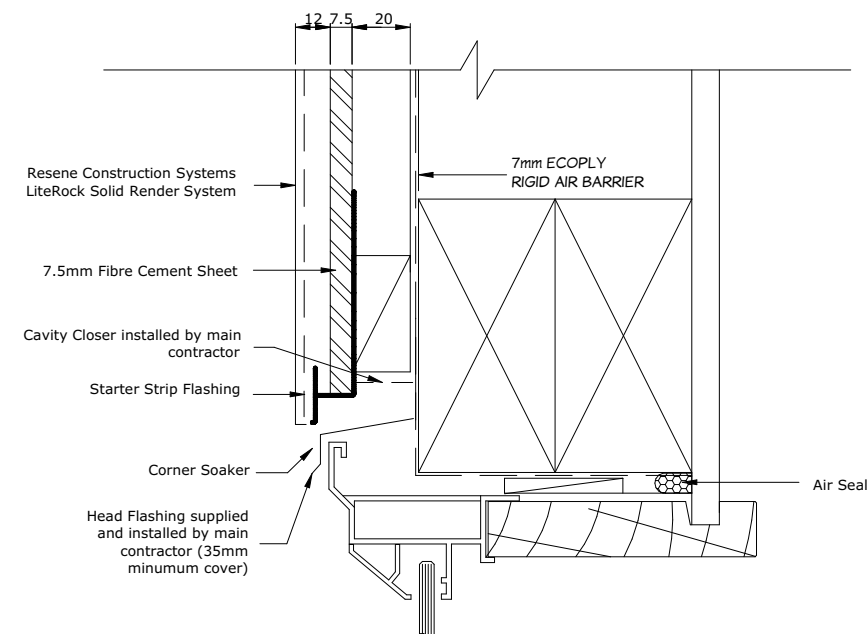
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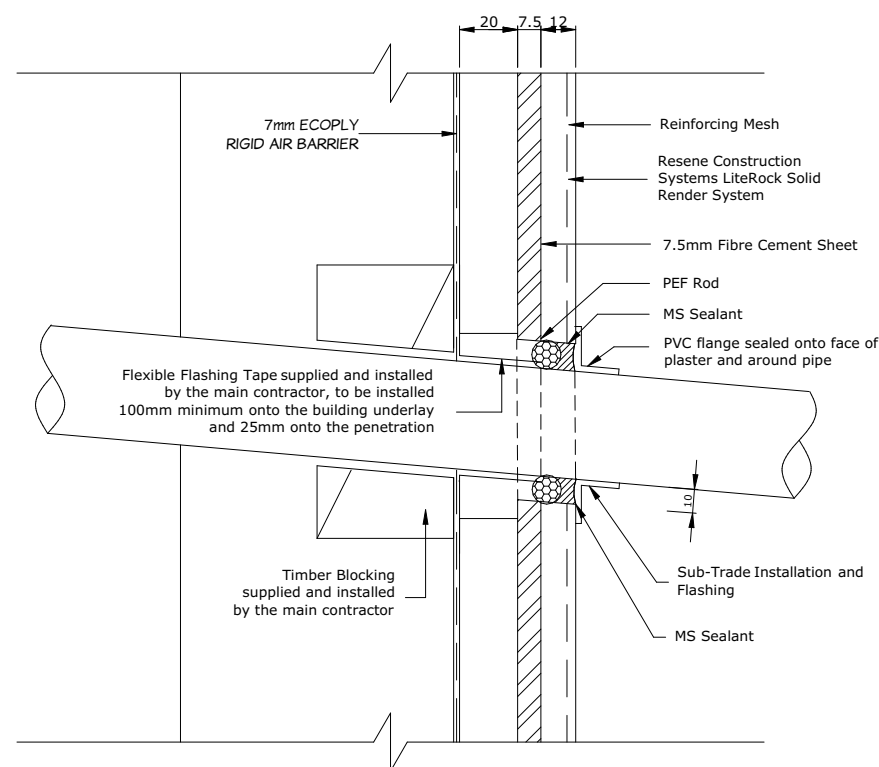
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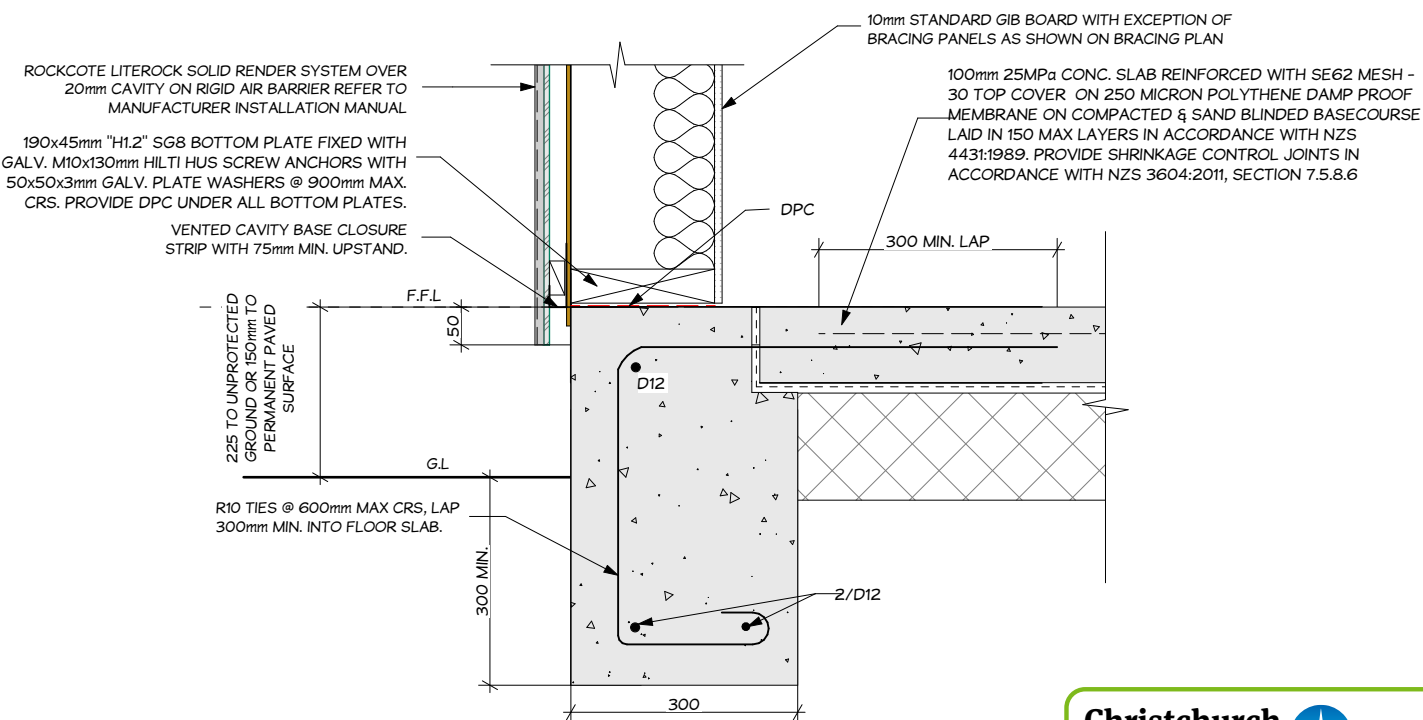
3 HEAD DETAIL

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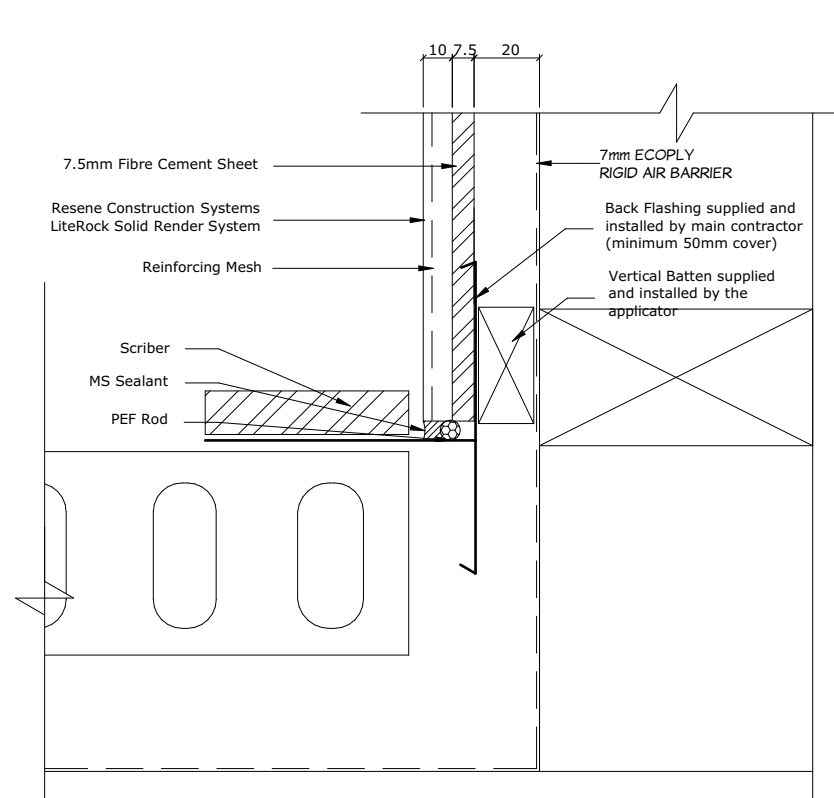
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N.T.S

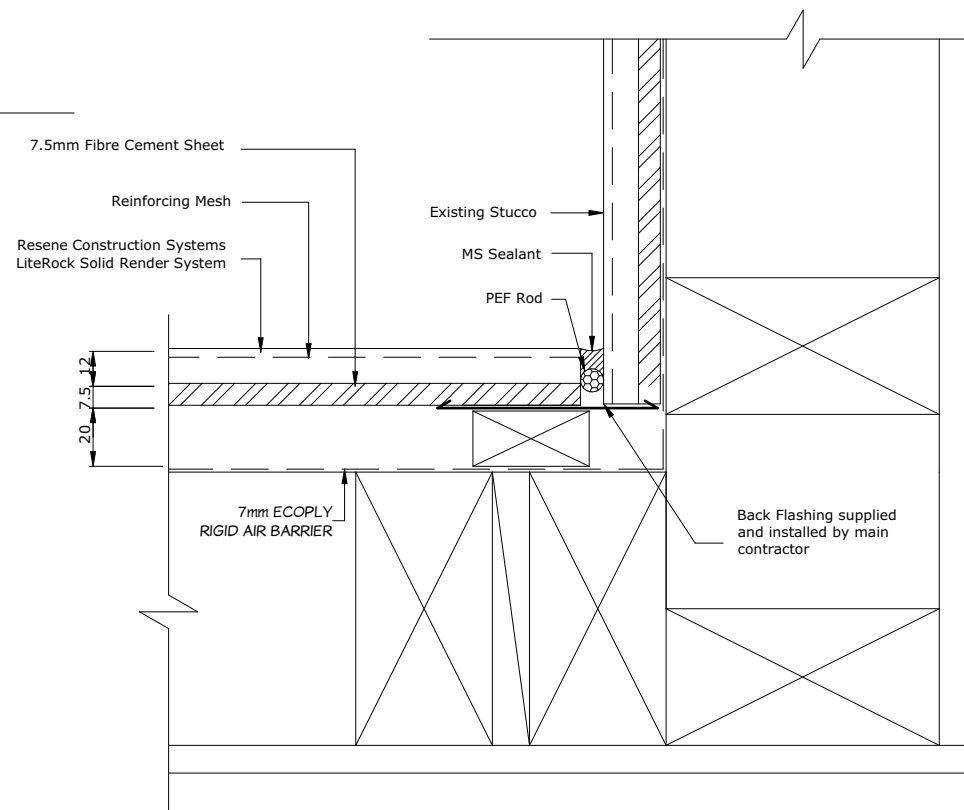


5 FOOTING DETAIL

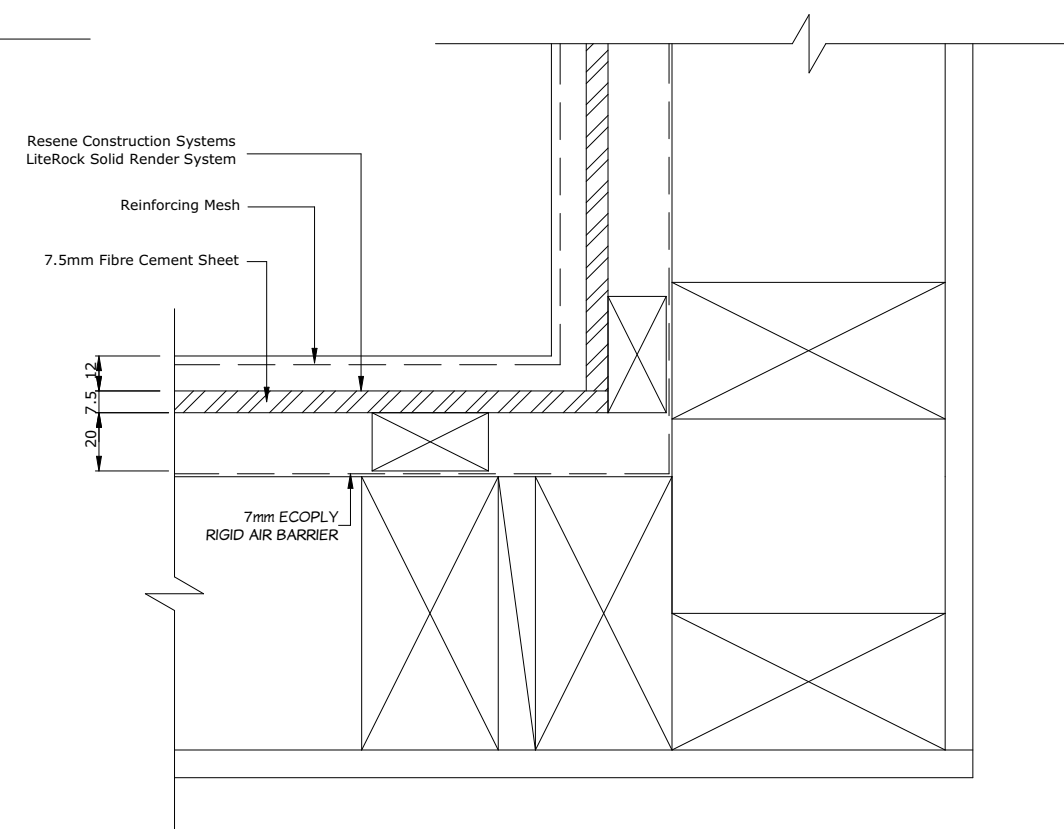
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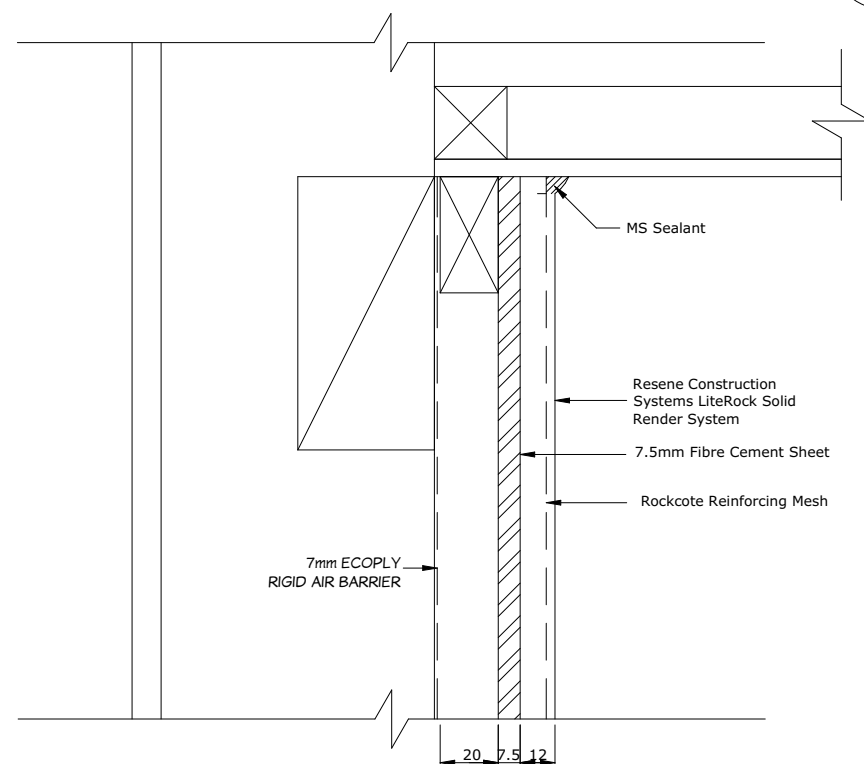
1 BRICK / LITEROCK INTERNAL CORNER DETAIL
N.T.S



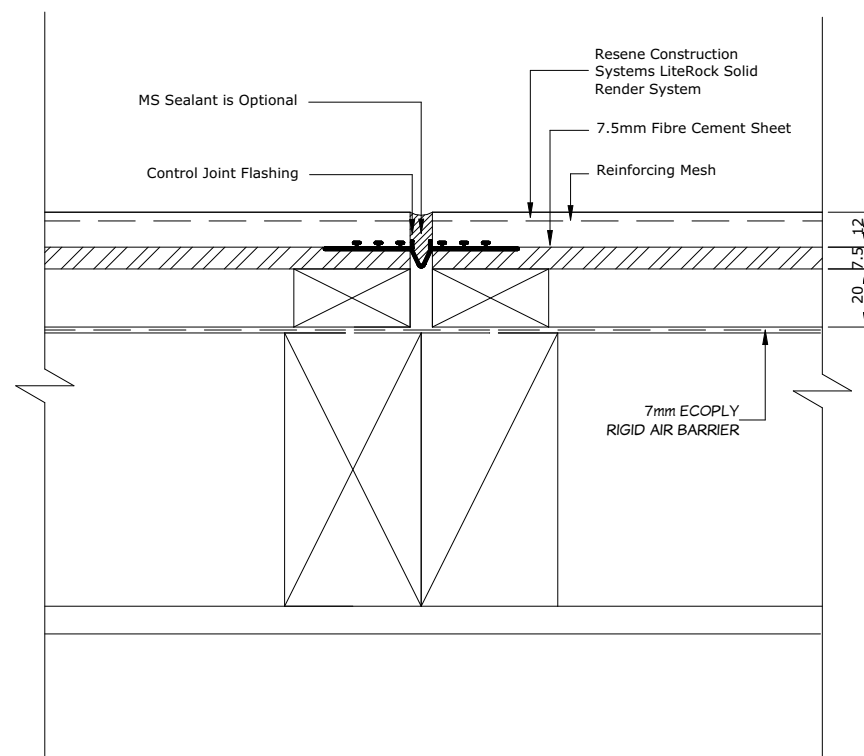
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N.T.S



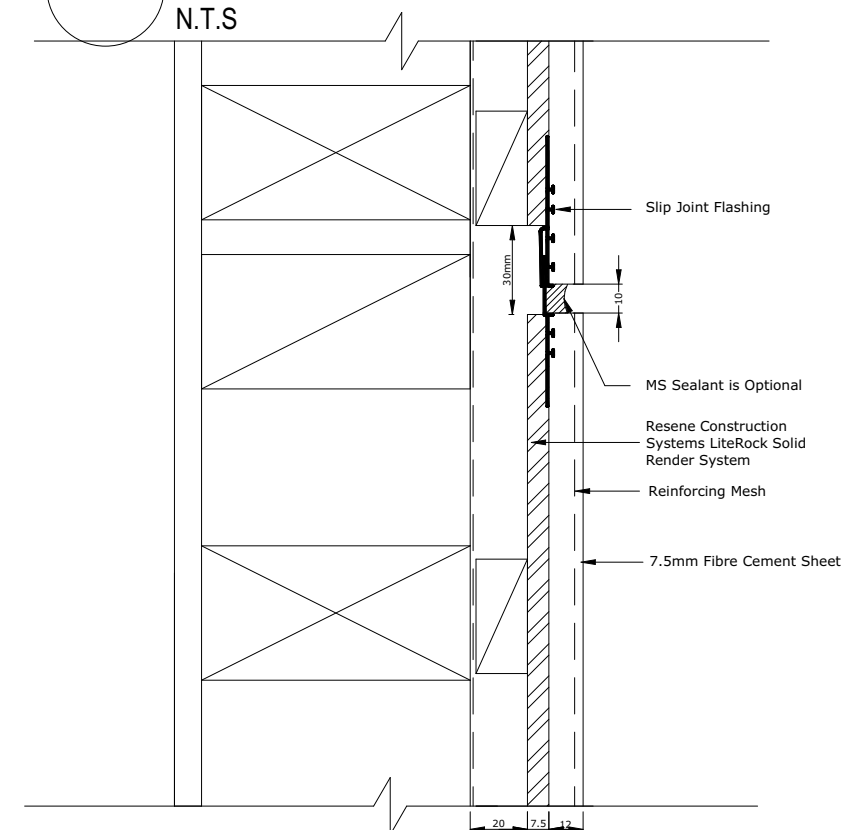
3 LITEROCK INTERNAL CORNER DETAIL
N.T.S



4 SOFFIT DETAIL
N.T.S



5 LITEROCK VERTICAL JOINT DETAIL
N.T.S



6 LITEROCK HORIZONTAL JOINT DETAIL
N.T.S

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Page 13 of 14

REV DATE DESCRIPTION

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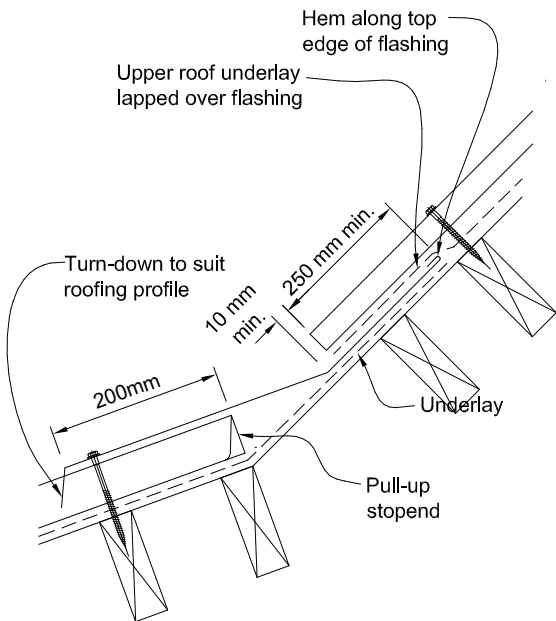
DETAILS

sheet **12** of 13

drawn J.L.

date 27.07.2021

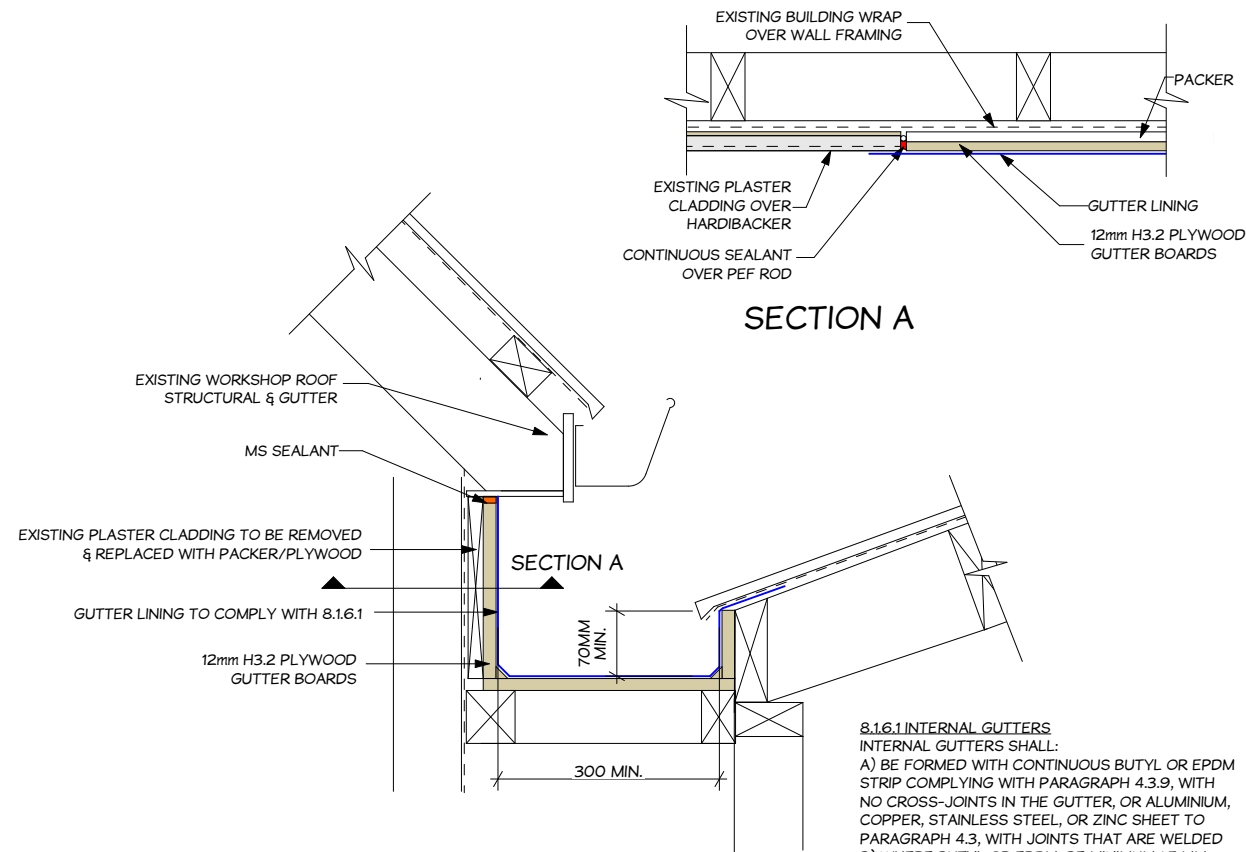
job no. 21168



1

CHANGE IN ROOF PITCH DETAIL

N.T.S

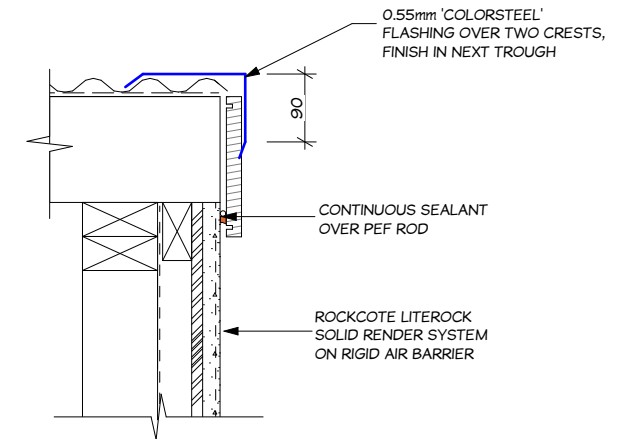


2

INTERNAL GUTTER FOR PROFILED METAL

Scale: N.T.S

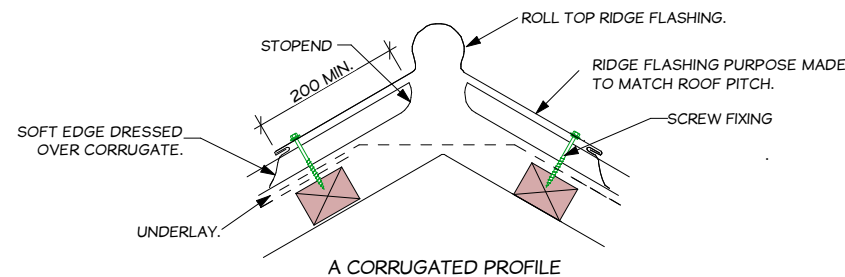
8.16.1 INTERNAL GUTTERS
INTERNAL GUTTERS SHALL:
A) BE FORMED WITH CONTINUOUS BUTYL OR EPDM STRIP COMPLYING WITH PARAGRAPH 4.3.9, WITH NO CROSS-JOINTS IN THE GUTTER, OR ALUMINIUM, COPPER, STAINLESS STEEL, OR ZINC SHEET TO PARAGRAPH 4.3, WITH JOINTS THAT ARE WELDED
B) WHERE BUTYL OR EPDM, BE MINIMUM 1.5 MM MEMBRANE THICKNESS, OR 1.0 MM THICKNESS FOR GUTTERS LESS THAN 1 METRE WIDE
C) HAVE A MINIMUM SLOPE OF 1:100
D) BE CONSTRUCTED TO AT LEAST THE MINIMUM DIMENSIONS SHOWN IN FIGURE 52, OR THE CAPACITY CALCULATED TO E1/AS1 PLUS AN ADDITIONAL FREEBOARD DEPTH OF 20 MM MINIMUM.



3

BARGE DETAIL

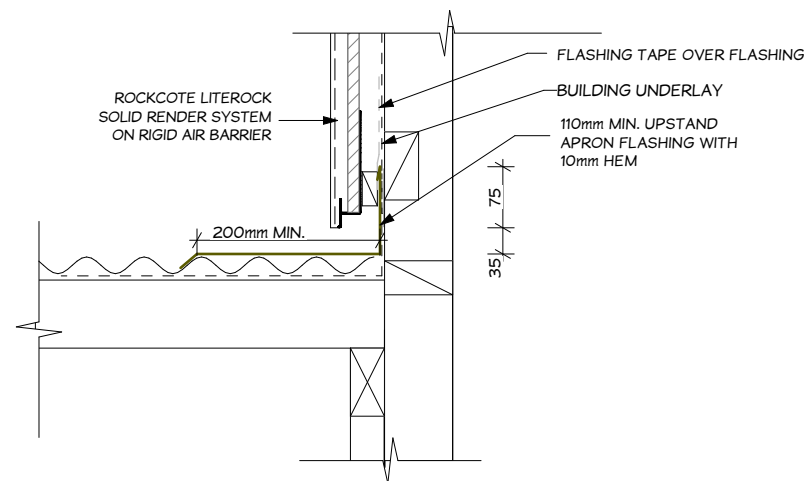
1:10



4

PROFILED METAL RIDGE & HIP FLASHINGS

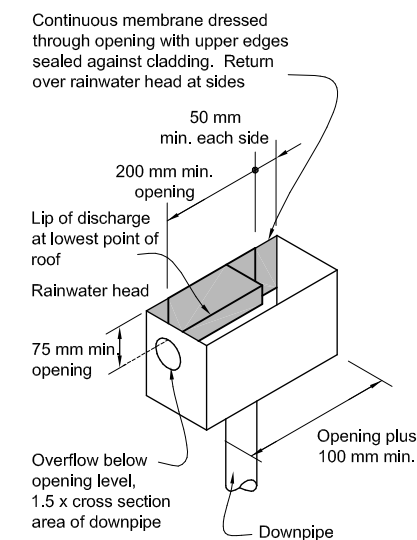
N.T.S



5

APRON FLASHING (PARALLEL) DETAIL

1:10



6

RAIN WATER HEAD DETAIL

N.T.S