

SPECIFICATION NOTES:

COMPLIANCE:

- ALL WORK OF ALL TRADES AND ALL MATERIALS, PROPRIETARY ITEMS, APPLIANCES, METHODS OF INSTALLATION AND CONSTRUCTION OF EVERY ITEM CONTAINED IN THIS CONTRACT MUST COMPLY IN ALL RESPECTS WITH THE NEW ZEALAND BUILDING CODE 1992.
- ALL PRODUCTS REQUIRING ANY FORM OF CERTIFICATION MAY ONLY BE INCORPORATED IN THIS CONTRACT IF THE NECESSARY DOCUMENTATION IS PRESENTED TO THE TERRITORIAL AUTHORITY BEFORE FIXING OF INSTALLING AND IN ALL SITUATIONS MUST BE TO THE ENTIRE SATISFACTION OF THAT TERRITORIAL AUTHORITY.

OTHER:

- ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD TRADE PRACTICE BY SKILLED TRADESMEN.
- ALL VARIATIONS SHALL BE IN WRITING ONLY.
- ALL MATERIALS WHETHER ON SITE OR NOT SHALL BE COVERED BY INSURANCE. THE MAIN CONTRACTOR SHALL TAKE OUT AN ALL RISKS INSURANCE POLICY WHICH SHALL INDEMNIFY THE OWNERS AGAINST ANY CLAIM RELATING TO THE CONTRACT.
- CO-OPERATE WITH THE OWNERS AND MAINTAIN SECURITY AT ALL TIMES DURING THE CONTRACT.
- THE CONTRACTOR SHALL OBTAIN ALL BUILDING CONSENTS, PAY ALL FEES AND ARRANGE INSPECTIONS AS NECESSARY.
- THE CONTRACTOR SHALL AT FREQUENT INTERVALS AND IN ANY CASE WHERE DIRECTED BY THE OWNERS AND AT COMPLETION REMOVE FROM THE SITE ALL RUBBISH AND LITTER WHICH MAY ACCUMULATE.
- THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO PROTECT FINISHED SURFACES OF OTHER TRADES.

NB: INSTALL A TACO OR SIMILAR HOT WATER TEMPERING VALVE TO HOT WATER SYSTEMS.



LEGAL DESCRIPTION

LOT 2, D.P. 58979,
C.T. 33F/382,
AREA: 5878 M²

FROM 1A

EXISTING STORMWATER
IN SWALE

Form 100mm THICK CONC
PAD AT OUT FALL OF SW PIPE.
ENGINEER TO PROVIDE FINAL
DETAILS

100mm Ø PVC STORMWATER PIPE

196.277
INVERT LEVEL OF SEWER CHAMBER
NB: THIS IS A MINIMUM LEVEL.
CHECK EXISTING NATURAL GROUND
LEVEL AND ADJUST CHAMBER DOWN
AS NECESSARY

100mm Ø PVC STORMWATER PIPE

DRIVE WAY
DISHED CHANNEL

SUMP (FROM DRIVE)

204.00

205.00

32mm Ø CLASS B
PVC OR SIMILAR SEWER
PIPE

STOPWATER EASEMENT FROM LOT 1.

ORIGIN OF LEVELS.
MANHOLE INVERT 210.65
ROCKVIEW PLACE.
NB: ROCK PLACEMENT AND LEVELS
INFORMATION TAKEN OFF DRAWING
PREPARED BY FRIZZELL AND
ASSOCIATES, REG'D SURVEYORS
516 WAIPAKI ROAD, P.O. BOX 12061,
PHONE: 359.7920, CHRISTCHURCH.

KEY:

ROCKS

100mm Ø PVC STORMWATER
PIPE

EDGE OF CLIFF FACE
Piranha 20-2 SUMP PUMP IN
1.00m DIAM x 1.00m DEEP CONC.
CHAMBER WITH 75mm THICK CONC
BASE AND WITH 3mm m/s VENTED
REMOVEABLE COVER

EDGE OF ROCK WALL

FIG 277
INVERT LEVEL
NB

202.132
F.F.L. 13

201.800
TOP OF SUMP

THIS AMENDED SEWERAGE
LAYOUT HAS BEEN VERBALLY
APPROVED BY LINWOOD SERVICE
CENTRE SUBJECT TO INSPECTION
TRAPS AND 2 SEWER VENTS
FROM LEVEL 2 BECAUSE OF
FALL AND CHANGE OF DIRECTION
OF PIPES TO LEVEL 1
19-7-95 *

CHRISTCHURCH CITY COUNCIL
24 AUG 1995
Consent Document

PLANNING APPROVAL OK
Date 20 JUL 1995
Signature

AMENDED PLANS
Received 19/7/95

SITE AND DRAINAGE PLAN
SCALE 1:200

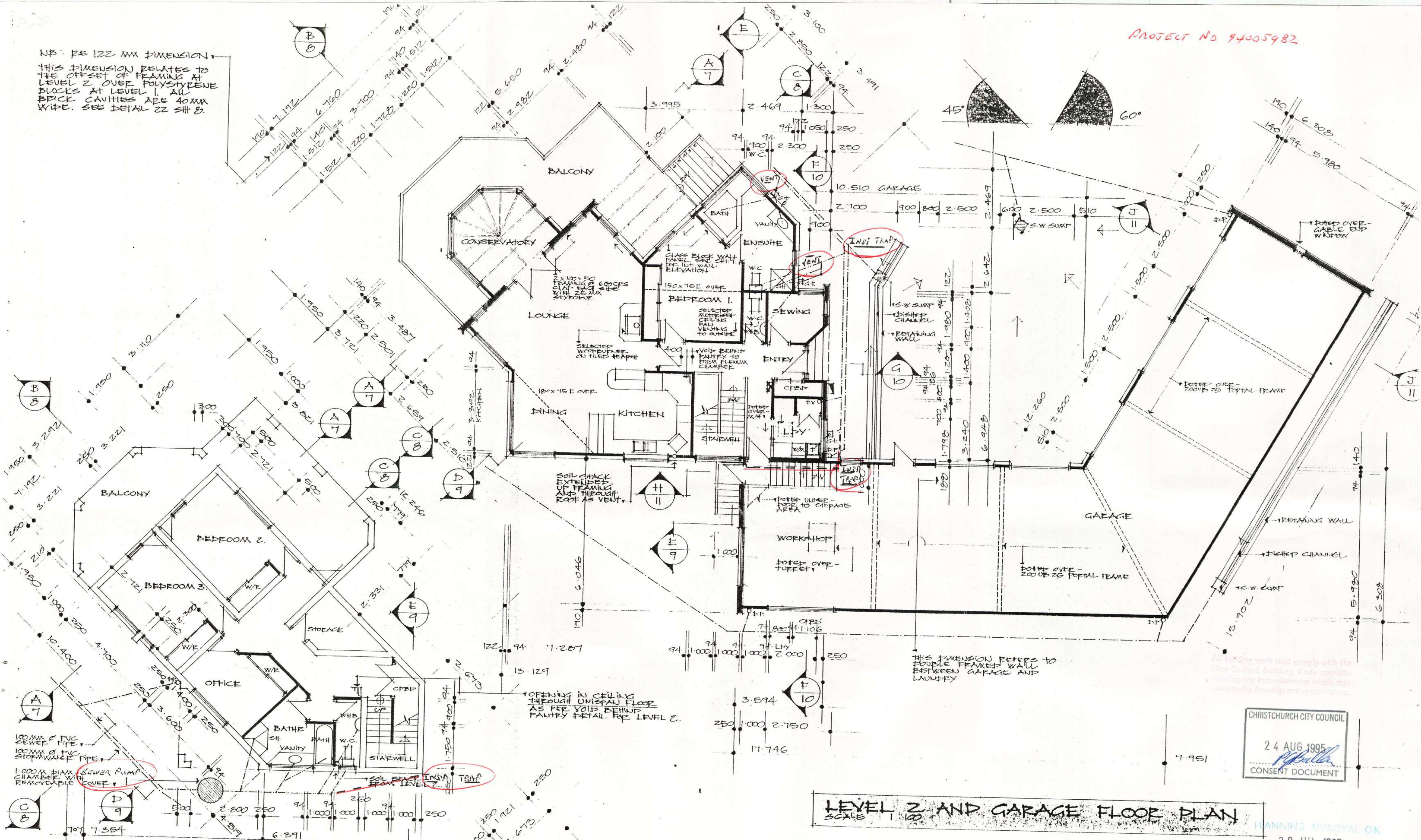
LIGHTFOOT HOUSE 18 ROCKVIEW PLACE

ROSS MAGUIRE
ARCHITECTURAL DESIGNER
233 BEATTY AVENUE CHRISTCHURCH

THE CONTRACTOR SHALL VERIFY ALL
DIMENSIONS BEFORE STARTING WORK
DO NOT SCALE OFF THESE DRAWINGS.
DATE: MAY 1994
SCALE: 1:200
FILE: 4495



NB: RE 122 MM DIMENSION
THIS DIMENSION RELATES TO
THE OFFSET OF FRAMING AT
LEVEL 2 OVER POLYSTYRENE
BLOCKS AT LEVEL 1. ALL
BRICK CAVITIES ARE 40MM
WIDE. SEE DETAIL 22 SH 8.



LEVEL 1 FLOOR PLAN
SCALE 1:100

LEVEL 2 AND GARAGE FLOOR PLAN
SCALE 1:100

CHRISTCHURCH CITY COUNCIL
24 AUG 1995
Consent Document

PLANNING APPROVAL OK
Date 20 JUL 1995
Signature G. A. P.

AMENDED PLANS
Received on 19/7/95

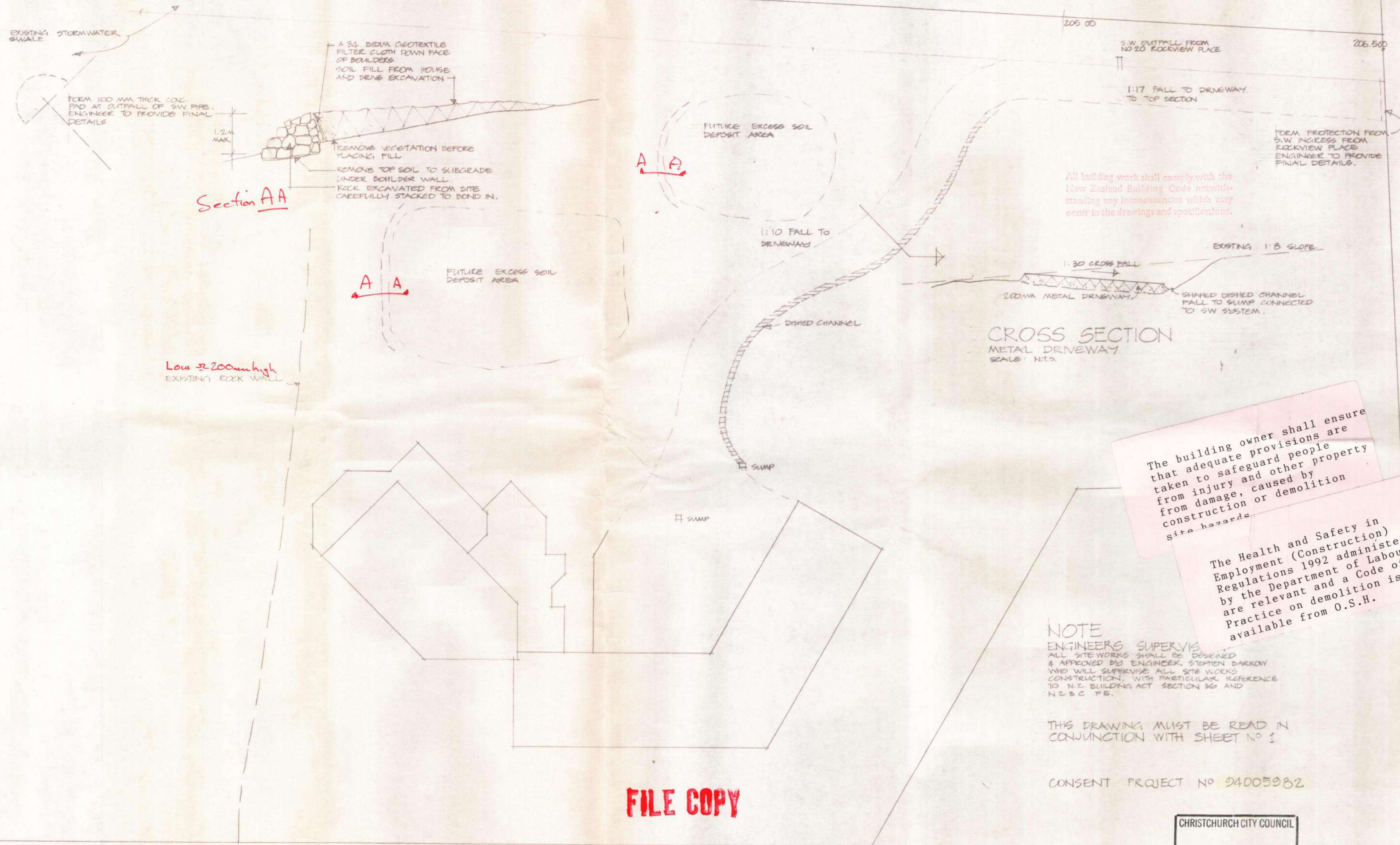
AMMENDMENT *
19/7/95

LIGHTFOOT
18 ROCKWILL
PLACE

ROSS MAGUIRE
ARCHITECTURAL DESIGNER

THE CONTRACTOR SHALL VERIFY ALL
DIMENSIONS BEFORE STARTING WORK.
TO NOT SCALE OFF THESE DRAWINGS.
DATE: MAY 1994
SCALE: 1:100
FILE: 10A
2 *





The building owner shall ensure that adequate provisions are taken to safeguard people from injury and other property from damage, caused by construction or demolition site hazards.

The Health and Safety in Employment (Construction) Regulations 1992 administered by the Department of Labour are relevant and a Code of Practice on demolition is available from O.S.H.

NOTE
ENGINEERS SUPERVIS
ALL SITE WORKS SHALL BE DESIGNED & APPROVED BY ENGINEER, STEPHEN BARRON WHO WILL SUPERVISE ALL SITE WORKS CONSTRUCTION, WITH PARTICULAR REFERENCE TO N.Z. BUILDING ACT SECTION 36 AND N.Z.B.C.F.S.

THIS DRAWING MUST BE READ IN CONJUNCTION WITH SHEET NO 1

CONSENT PROJECT NO 24005982

FILE COPY

SITWORKS PLAN
SCALE: 1:200

LIGHTFOOT HOUSE
18 ROCKVIEW PLACE

ROSS MAGUIRE
ARCHITECTURAL DESIGNER
333 BEALEY AVENUE CHRISTCHURCH TELEPHONE 365 3771

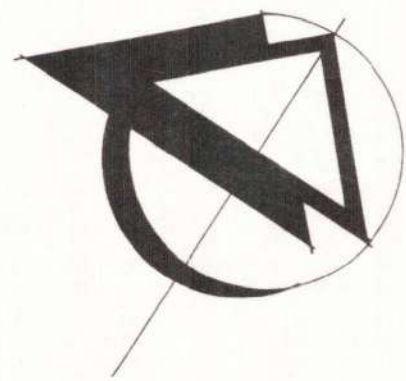
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK DO NOT SCALE OFF THESE DRAWINGS.

DATE: NOVEMBER 1994
SCALE: 1:200
FILE: 488
ISSUE: 1
SUPPLEMENTARY OF 12 SHTS.

CHRISTCHURCH CITY COUNCIL
24 AUG 1995
CONSENT DOCUMENT
For Others

RECEIVED
10-11-96





LEGAL DESCRIPTION

LOT 2, D.P. 58979,
C.T. 33F/382,
AREA: 5878 M²

KEY:

ROCKS

100 MM Ø PVC STORMWATER
PIPE
100 MM Ø PVC SEWER
PIPE

EDGE OF CLIFF FACE

1.000M ACCESS CHAMBER
WITH REMOVEABLE COVER

EDGE OF ROCK WALL

SITE AND DRAINAGE PLAN

SCALE 1:200

118.98 M

STORMWATER EASEMENT

CONNECT HERE TO PIPE PROVIDED
IN STORMWATER EASEMENT

100 MM Ø PVC STORMWATER PIPE

14.500
INVERT LEVEL FOR SEWER CHAMBER
NB: THIS IS A MINIMUM LEVEL.
CHECK EXISTING NATURAL GROUND
LEVEL AND ADJUST CHAMBER DOWN
AS NECESSARY

50 MM Ø CLASS B PVC OR
SIMILAR APPROVED SEWER
PIPE

100 MM Ø PVC STORMWATER PIPE
100 MM Ø PVC SEWER PIPE

50 MM Ø PRESSURE MAINS LATERAL

CONNECT 50 MM Ø CLASS B PVC OR
SIMILAR APPROVED SEWER PIPE
HERE TO LATERAL

ORIGIN OF LEVELS.

MANHOLE INVERT 210.65
ROCKVIEW PLACE.

NB: ROCK PLACEMENT AND LEVELS
INFORMATION TAKEN OFF DRAWING
PREPARED BY FEZZELL AND
ASSOCIATES, REG'D SURVEYORS
516 WAIRAKEI ROAD, P.O. BOX 13061,
PHONE: 359 7920, CHRISTCHURCH.

STORMWATER EASEMENT FROM LOT 1.

All building work shall comply with the
New Zealand Building Code notwith-
standing any inconsistencies which may
appear in the drawings and specifications.



LIGHTFOOT HOUSE 18 ROCKVIEW PLACE

ROSS MAGUIRE
ARCHITECTURAL DESIGNER
333 BEALEY AVENUE CHRISTCHURCH TELEPHONE 365 3771

THE CONTRACTOR SHALL VERIFY ALL
DIMENSIONS BEFORE STARTING WORK
DO NOT SCALE OFF THESE DRAWINGS.

DATE: MAY 1994

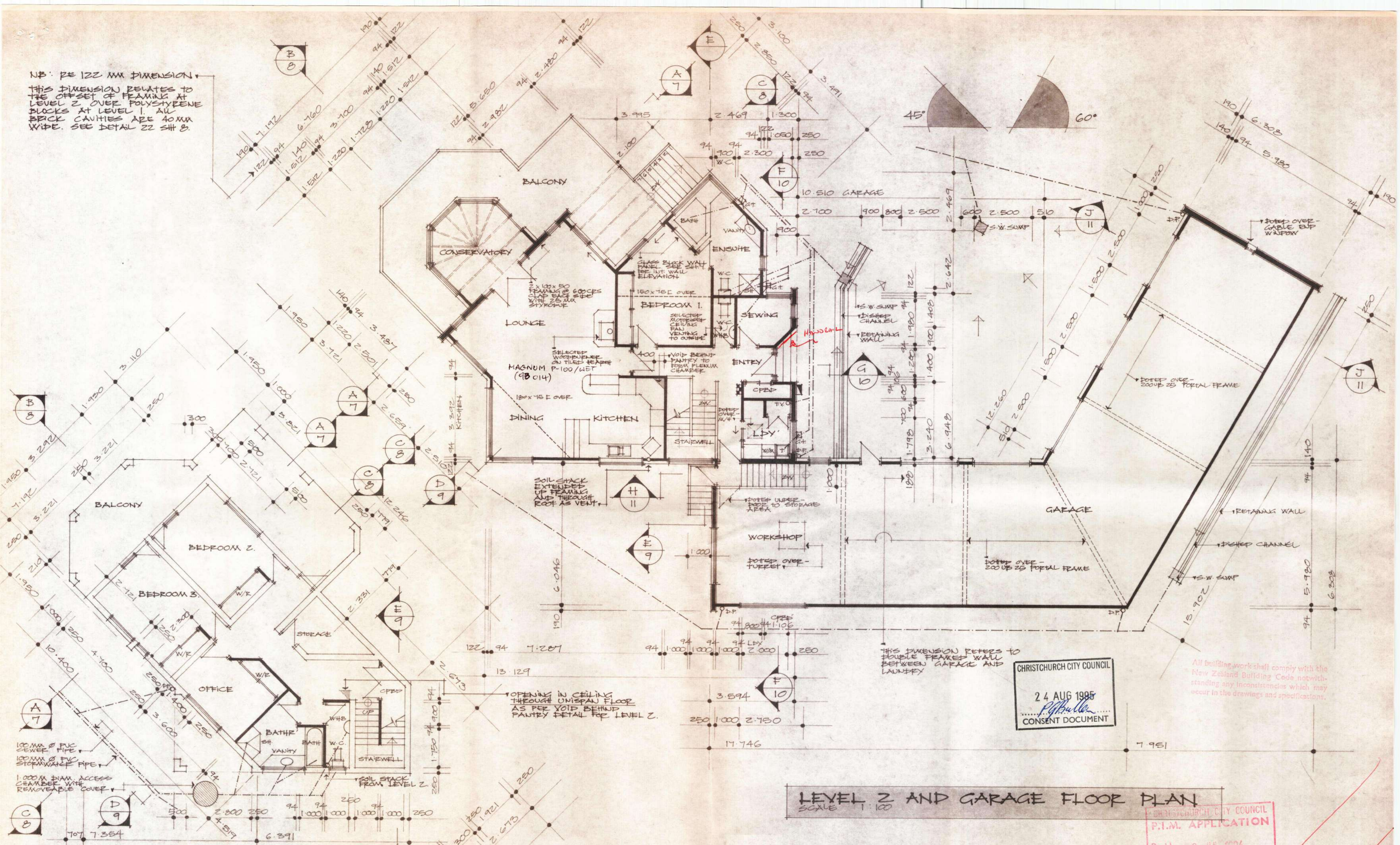
SCALE: 1:200

FILE: 488

ISSUE: 7 JUL 1994 OF 12 SHEETS



NB: RE 122 MM DIMENSION
THIS DIMENSION RELATES TO THE OFFSET OF FRAMING AT LEVEL 2 OVER POLYSTYRENE BLOCKS AT LEVEL 1. ALL BRICK CAVITIES ARE 40MM WIDE. SEE DETAIL 22 SH 8.



LEVEL 1 FLOOR PLAN
SCALE 1:100

LEVEL 2 AND GARAGE FLOOR PLAN
SCALE 1:100

CHRISTCHURCH CITY COUNCIL
24 AUG 1994
P. J. HULL
CONSENT DOCUMENT

All building work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications.

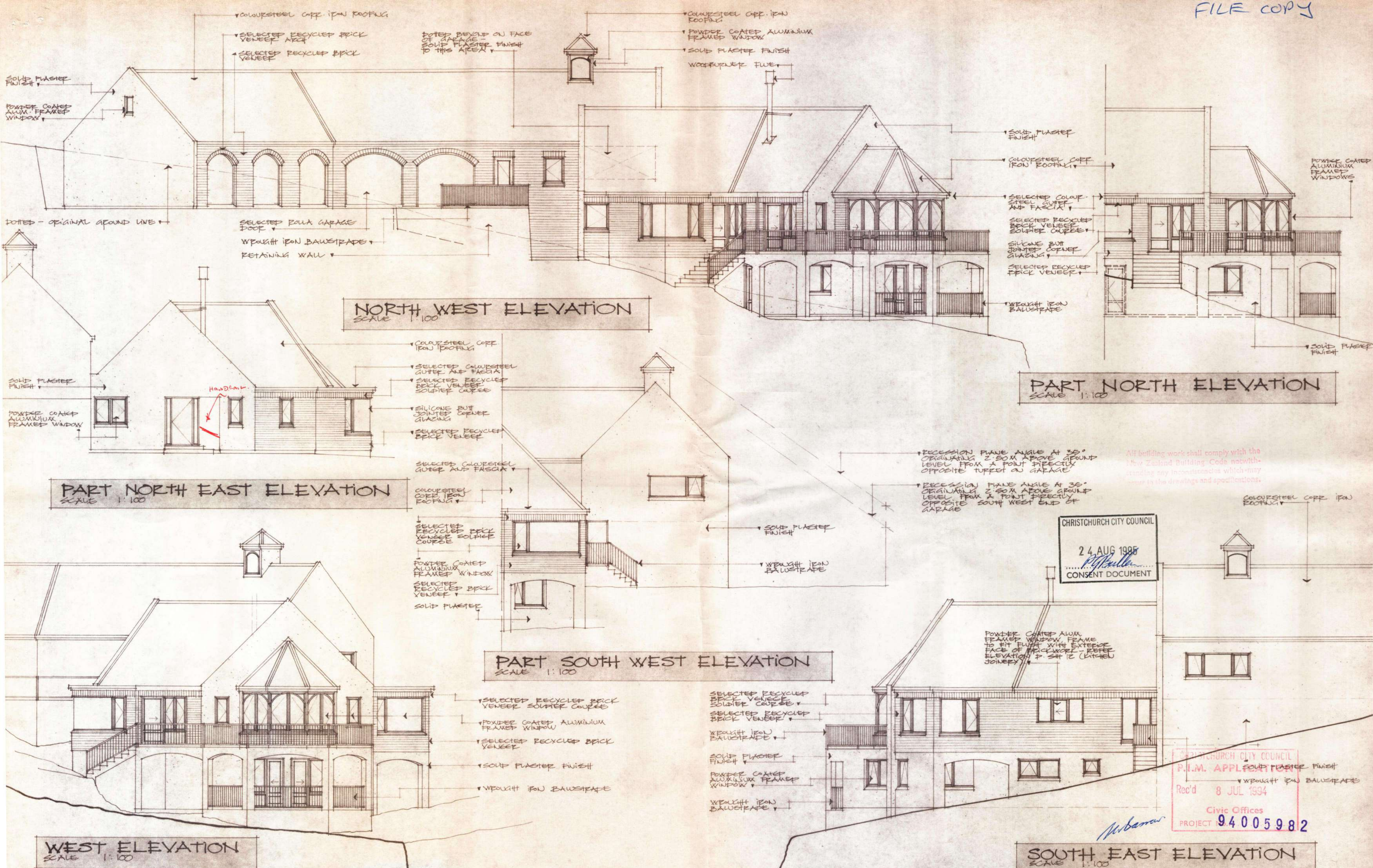
CHRISTCHURCH CITY COUNCIL
P.I.M. APPLICATION
Rec'd 8 JUL 1994
City Offices
PROJECT NO. 94005982

LIGHTFOOT
18 ROCKVILLE PLACE

ROSS MAGUIRE
ARCHITECTURAL DESIGNER
333 BEALEY AVENUE CHRISTCHURCH TELEPHONE 365 3771

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK. DO NOT SCALE OFF THESE DRAWINGS.
DATE: MAY 1994
SCALE: 1:100
FILE: 488
ISSUE: 7 JUL 1994 OF 2 SHEETS





All building work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications.

CHRISTCHURCH CITY COUNCIL
24 AUG 1994
P. J. Appleton
CONSENT DOCUMENT

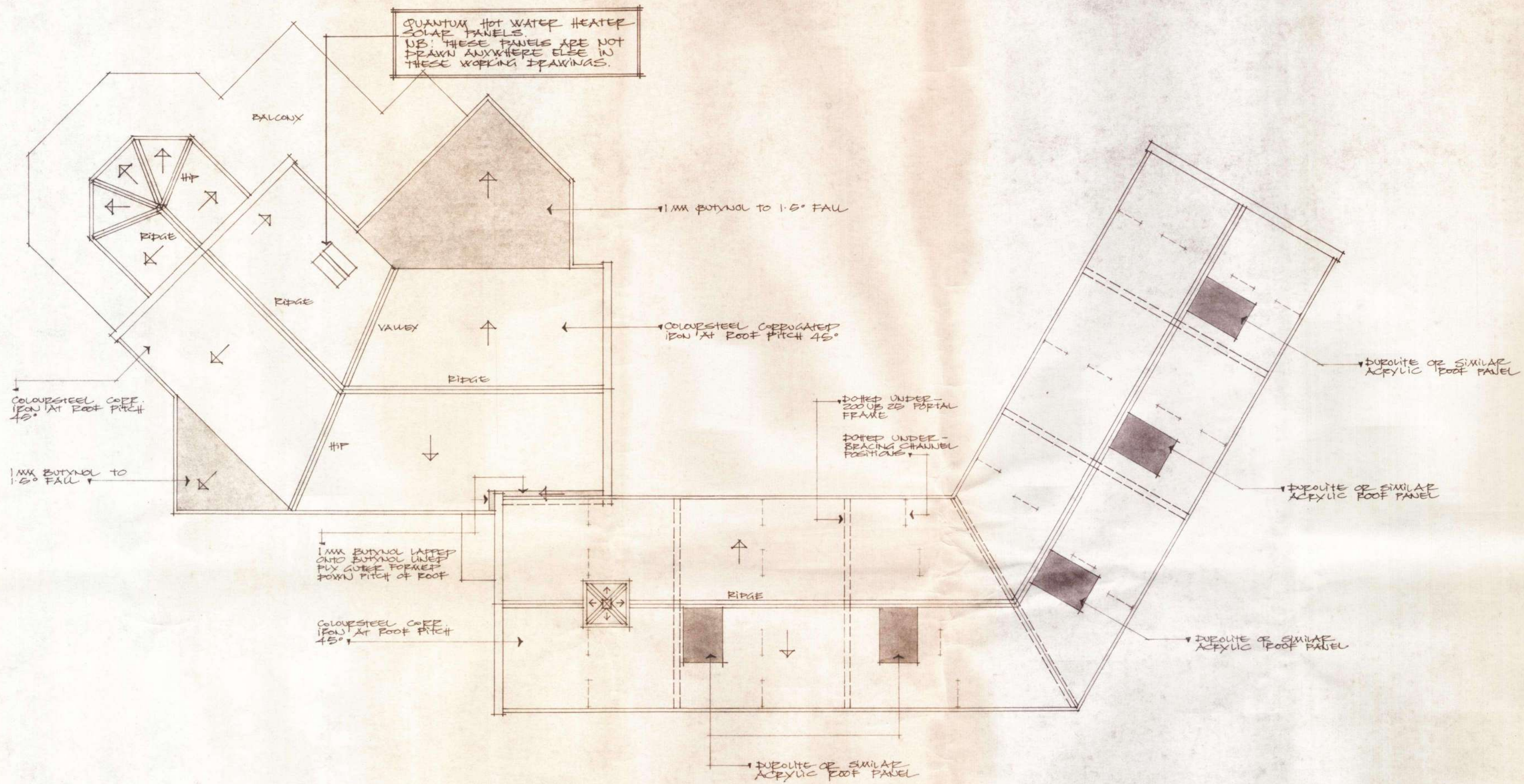
CHRISTCHURCH CITY COUNCIL
P.J.M. APPLETON
Rec'd 8 JUL 1994
Civic Offices
PROJECT 94005982

LIGHTFOOT HOUSE 18 ROCKVIEW PLACE

ROSS MAGUIRE
ARCHITECTURAL DESIGNER
333 BEALEY AVENUE CHRISTCHURCH. TELEPHONE 365 3771

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK TO NOT SCALE OFF THESE DRAWINGS.
DATE: MAY 1994
SCALE: 1:100
FILE: 488





ROOF PLAN
SCALE 1:100

CHRISTCHURCH CITY COUNCIL
24 AUG 1994
P. J. BULL
CONSENT DOCUMENT

CHRISTCHURCH CITY COUNCIL
P.I.M. APPLICATION
Rec'd 8 JUL 1994
Civic Offices
PROJECT NO. 94005982

LIGHTFOOT HOUSE 18 ROCKVIEW PLACE

ROSS MAGUIRE
ARCHITECTURAL DESIGNER
333 BEALEY AVENUE CHRISTCHURCH TELEPHONE 365 3771

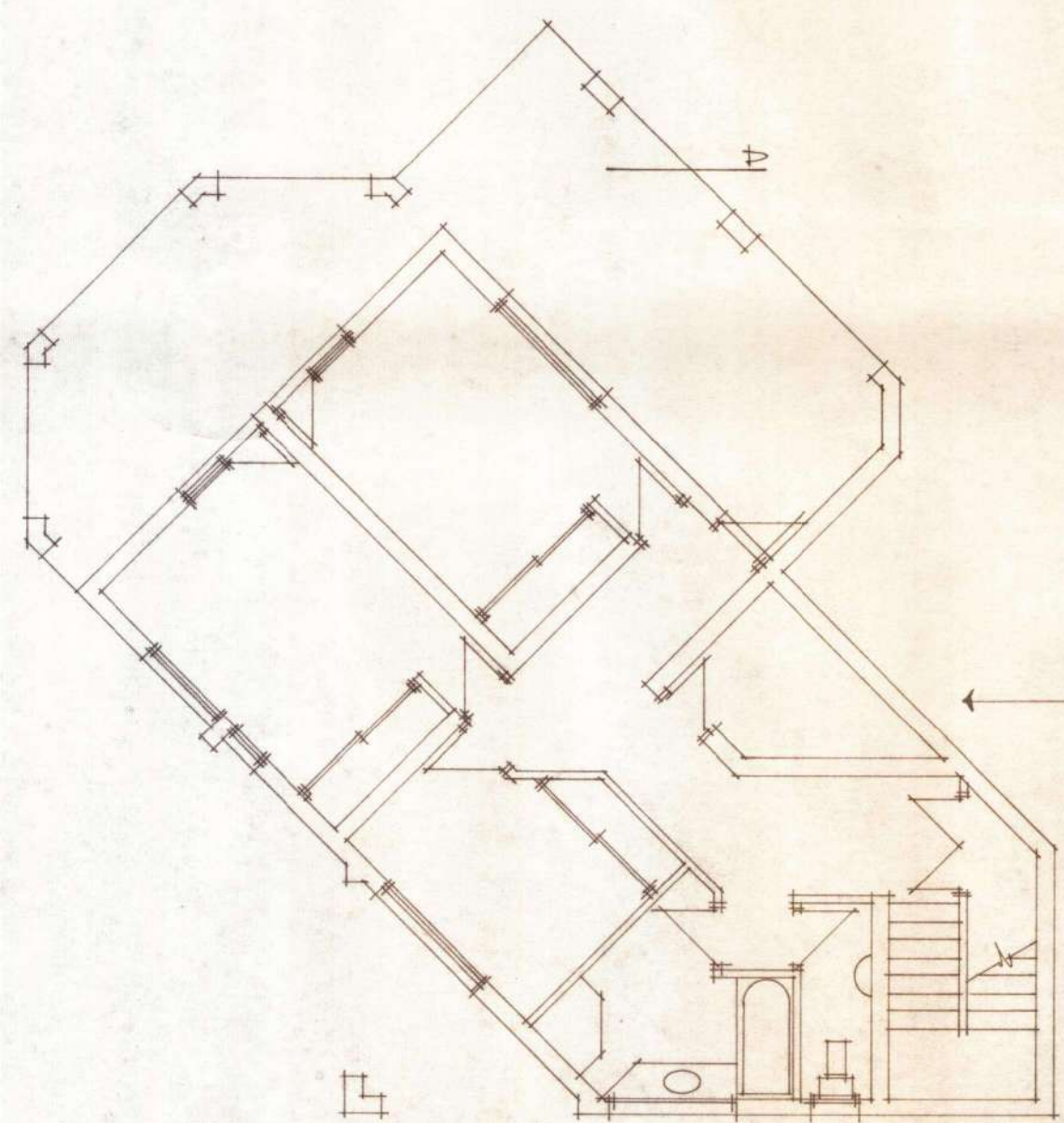
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DATE: MAY 1994
SIZES: 1:100
FILE: 488
ISSUE: 7 JUL 1994 OF 12 SHEETS

4

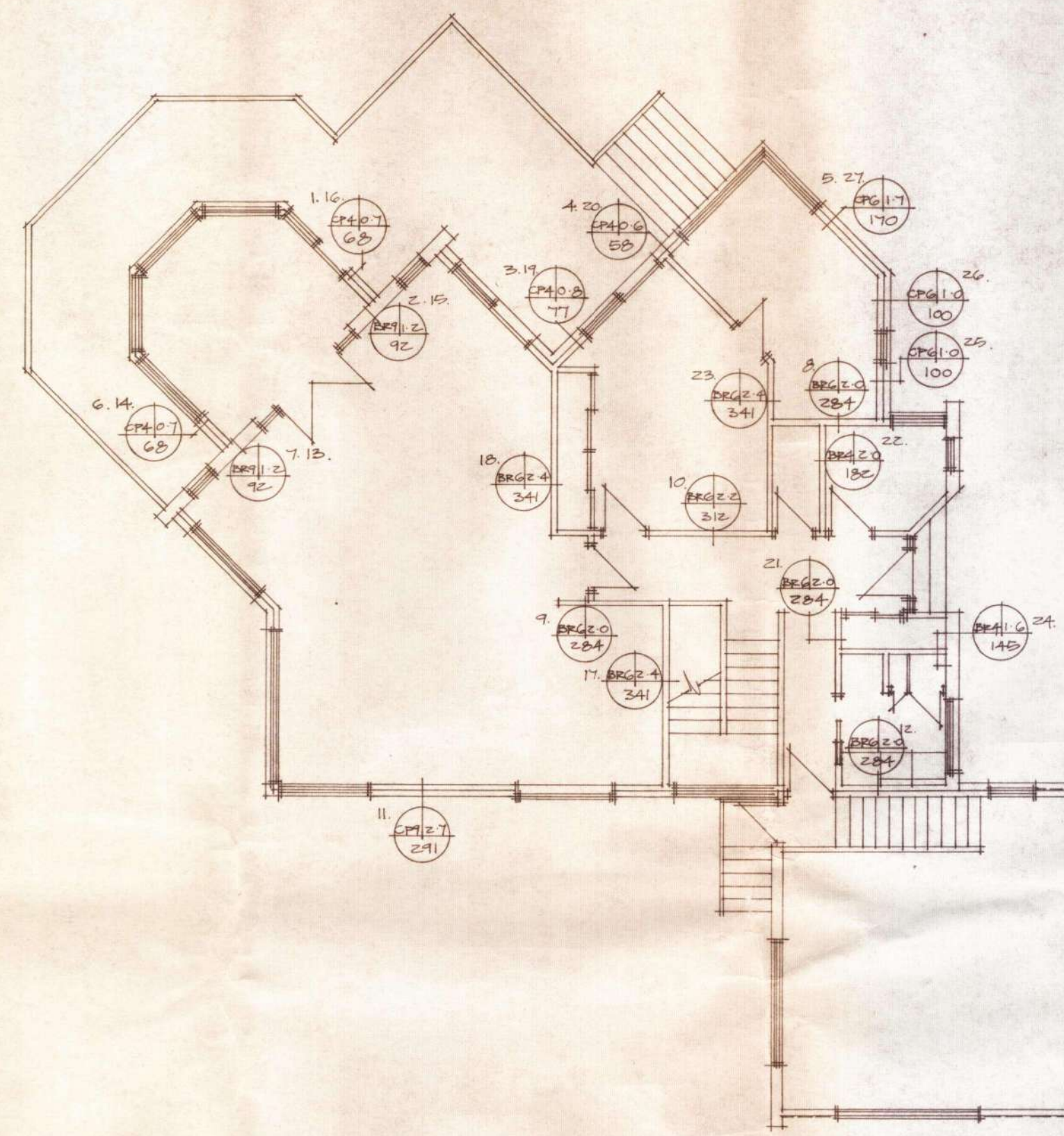


LIGHTFOOT HOUSE 18 ROCKVIEW PLACE

BRACING PLAN LEVEL ONE
SCALE 1:100

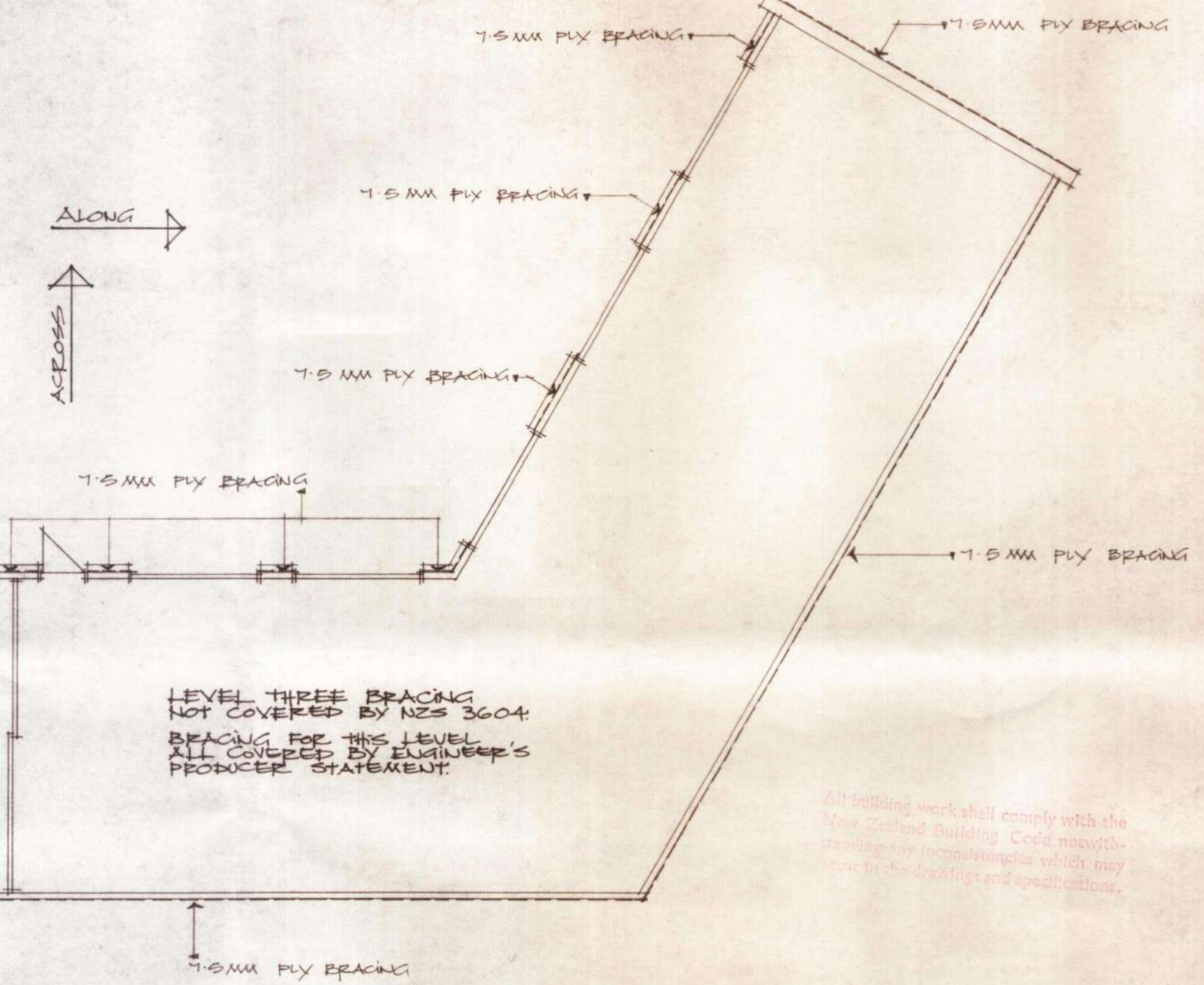


A
B
C



ALONG
ACROSS

BRACING PLAN LEVEL TWO AND THREE
SCALE 1:100



All building work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications.

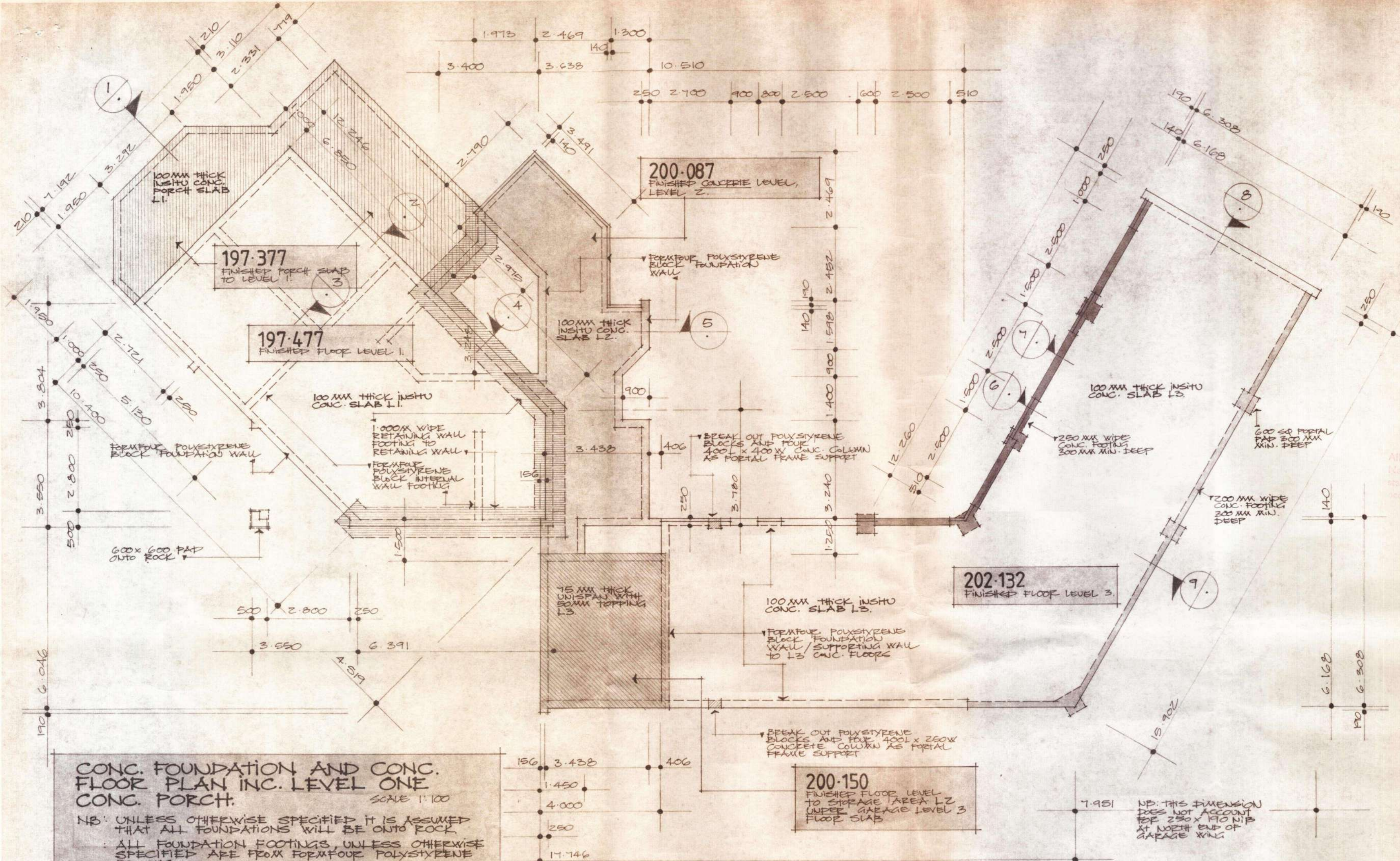
CHRISTCHURCH CITY COUNCIL
24 AUG 1996
Consent Document

CHRISTCHURCH CITY COUNCIL
P.I.M. APPLICATION
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Civic Offices
PROJECT 94005982

ROSS MAGUIRE
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333 BEALEY AVENUE CHRISTCHURCH TELEPHONE 365 3771

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FOOTED BEYOND - 600 X 600 S.P. PORTAL PAD ON MOISTOP 748 P.C. ON 200 MM MIN. DEEP CENTRED UNDER PORTAL FRAME.

100 MM THICK INSITU CONC. SLAB ON MOISTOP 748 P.C. ON 200 MM MIN. DEEP TAILING HATCHFILL.

R10 TIES @ 600 CPS 600 INTO SLAB

2 D12'S WITH RG LINKS @ 600 CPS

DETAIL 6.
SCALE 1:25

AS ABOVE BUT SHAPED TO PROVIDE DRAINAGE AWAY FROM GARAGE DOOR.

1 GARAGE DOOR

REINFORCING AS FOR ABOVE DETAIL

DETAIL 7.
SCALE 1:25

All building work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications.

REINFORCING AS FOR ABOVE DETAIL

DETAIL 8.
SCALE 1:25

REINFORCING AS FOR ABOVE DETAIL

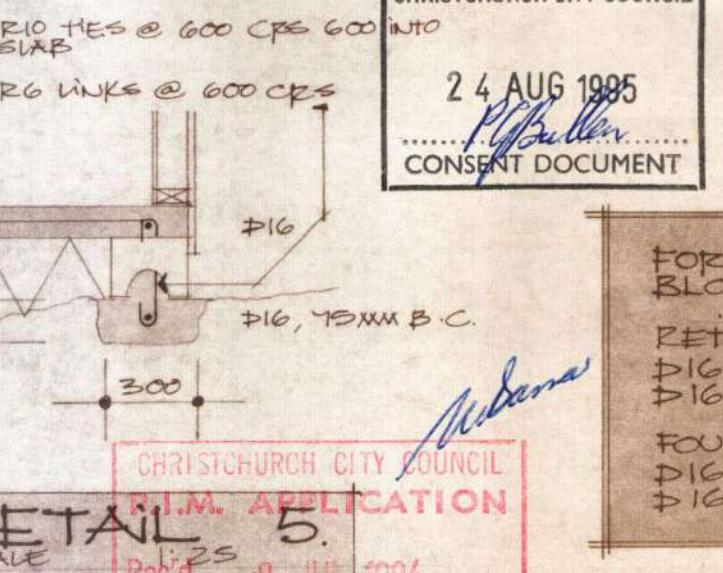
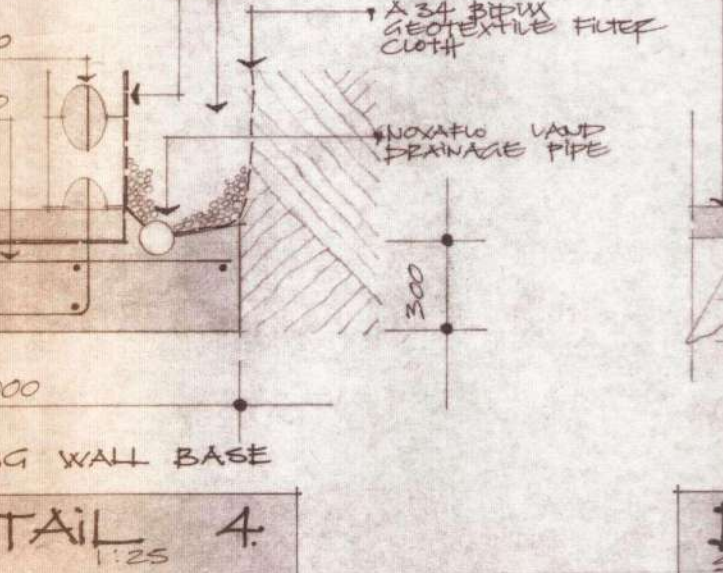
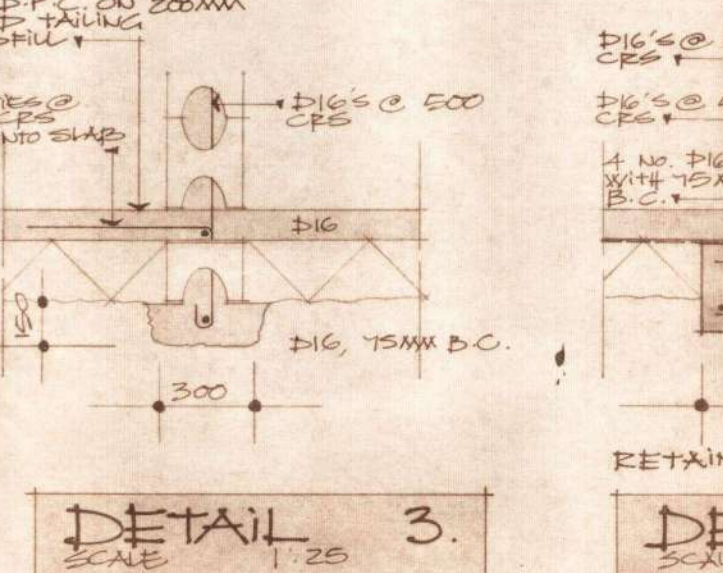
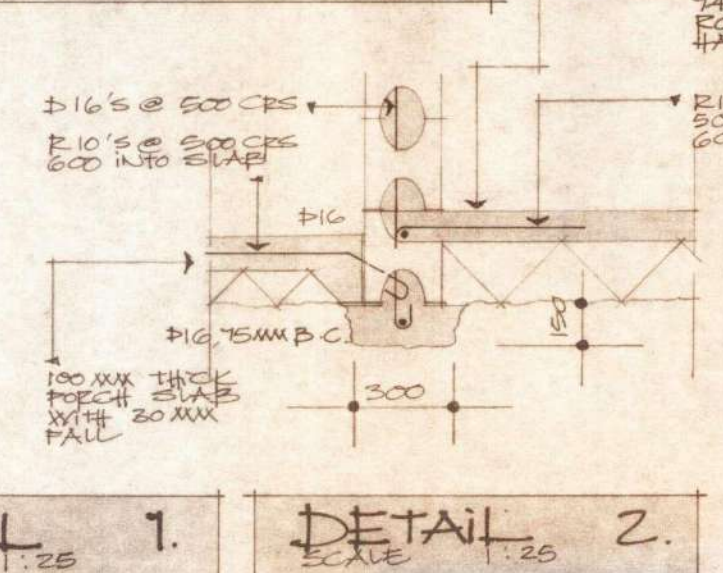
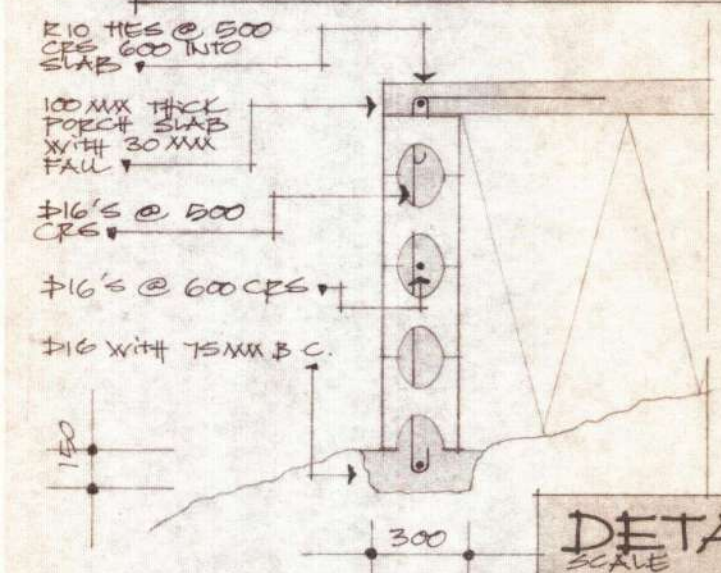
DETAIL 9.
SCALE 1:25

CHRISTCHURCH CITY COUNCIL
24 AUG 1995
P. J. Butler
CONSISTENT DOCUMENT

FORMFOUR POLYSTYRENE BLOCK REINFORCING

RETAINING WALLS
D16 @ 250 VERTICALLY
D16 @ 600 HORIZONTALLY

FOUNDATIONS, EXT. AND INT. WALLS
D16 @ 500 VERTICALLY
D16 @ 600 HORIZONTALLY



LIGHTFOOT HOUSE 18 ROCKVIEW PLACE

ROSS MAGUIRE
ARCHITECTURAL DESIGNER
333 BEALEY AVENUE CHRISTCHURCH TELEPHONE 365 3771

CHRISTCHURCH CITY COUNCIL
S.T.M. APPLICATION
Rec'd 8 JUL 1994

Civic Offices
94005982

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK TO NOT SCALE OFF THESE DRAWINGS.

DATE: MAY 1994
SCALES: 1:25, 1:100
FILE: 488
ISSUE: 7 JUL 1994

6
architectural designers

ELEVATION OF STECK FIX
GLASS BLOCKS IN WALL
BETWEEN BDR1 AND ENSUITE
FROM BDR1. SCALE 1:50

POURED BEYOND -
EXTENT OF BUILT
IN 230 x 45 L AS
PER DETAILS 21 & 28
SHT. 9.

100 x 100 POST FIXED
AT BASE TO 200MM
BUT BRACKET CAST
INTO CONC. PORCH

METAL BALUSTRADE
FIXED 25 x 10MM M.S.
FLAT AND 100 FOS
@ 110MM CRS 5 F.W.A.R.

ROOF PITCH 45°

CONSERVATORY

SECTION A-A
SCALE 1:50

DETAIL 10.
SCALE 1:10

DETAIL 11.
SCALE 1:10

DETAIL 12.
SCALE 1:10

DETAIL 13.
SCALE 1:10

DETAIL 14.
SCALE 1:10

DETAIL 15.
SCALE 1:10

DETAIL 16.
SCALE 1:10

DETAIL 17.
SCALE 1:10

DETAIL 18.
SCALE 1:10

2.2.4 F/GLASS
INSULATION

9.5MM GIB BOARD

2 x 150 x 50 UNTEL

2.370 M TO
CONC. TOPPING
LEVEL

COLOURED CORRUGATED
IRON ON FLAMESTOP
BUILDING PAPER ON
NAILS ON 100 x 50
FUELS ON FLAT ON
100 x 50 DUNNY RATHERS
ON POLYTHENE VAPOUR
BARRIER ON 12.5MM
GIB. DATED ON 150 x 50
RATHER. BIPROUNCHED
OVER 2 x 150 x 50
UNTEL.
SEE SECTION B SHT. 8
FOR RATHER SET OUT.

150 L x 76 W NAIL PLATE
FIXED TO BLOCKING TOP
FUNE AND UNTEL TO ONE
SIDE OF EVERY RATHER

SELECTED MATCHING
COLOURED GUTTER
AND FASCIA

4.5MM HAPPEFLEX

POWDER COATED FLASHING
FRAMED WINDOW

SELECTED RECYCLED
BRICK VENEER BEYOND

POWDER COATED ALUM.
FRAMED WINDOW FIXED
TO 65 NB MED. TUBE

All building work shall comply with the
New Zealand Building Code notwith-
standing any inconsistencies which may
occur in the drawings and specifications.

150 x 150 x 6.0MM M.S.
CLEAT 5 FIXES
150 x 50 x 6.0MM M.S.
CLEAT AND BOLTED FOR
2 NO. M12 BOLTS

65 NB MED. TUBE
5 F.W.A.R. TO 150 x 50 x 6.0
MM M.S. CLEAT

2 x 150 x 50 UNTEL
BOLTED FOR
150 x 150 x 6.0MM M.S.
CLEAT

65 NB MED. TUBE
5 F.W.A.R. AT BASE
TO 6.0MM M.S.
PLATE BOLTED FOR
2 NO. M12 DYNABOLTS.

NB: FIX 65 NB
MED TUBE POST IN
PLACE AS PER
THIS DETAIL TO
FINISHED UNISPAN
WITH 50MM TOPPING
AND BEFORE MAKE
UP CONC. IS POURED
TO BEING CONSERVATORY
FLOOR LEVEL UP TO
REQUIRED HEIGHT.

CHRISTCHURCH CITY COUNCIL
24 AUG 1994
Consent Document

Rec'd 8 JUL 1994
94005982

PROJECT No. 94005982

LIGHTFOOT HOUSE
18 ROCKVIEW PLACE

ROSS MAGUIRE
ARCHITECTURAL DESIGNER
333 BEALEY AVENUE CHRISTCHURCH TELEPHONE 365 3771

THE CONTRACTOR SHALL VERIFY ALL
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DO NOT SCALE OFF THESE DRAWINGS

DATE: MAY 1994
SCALES: 1:10, 1:50

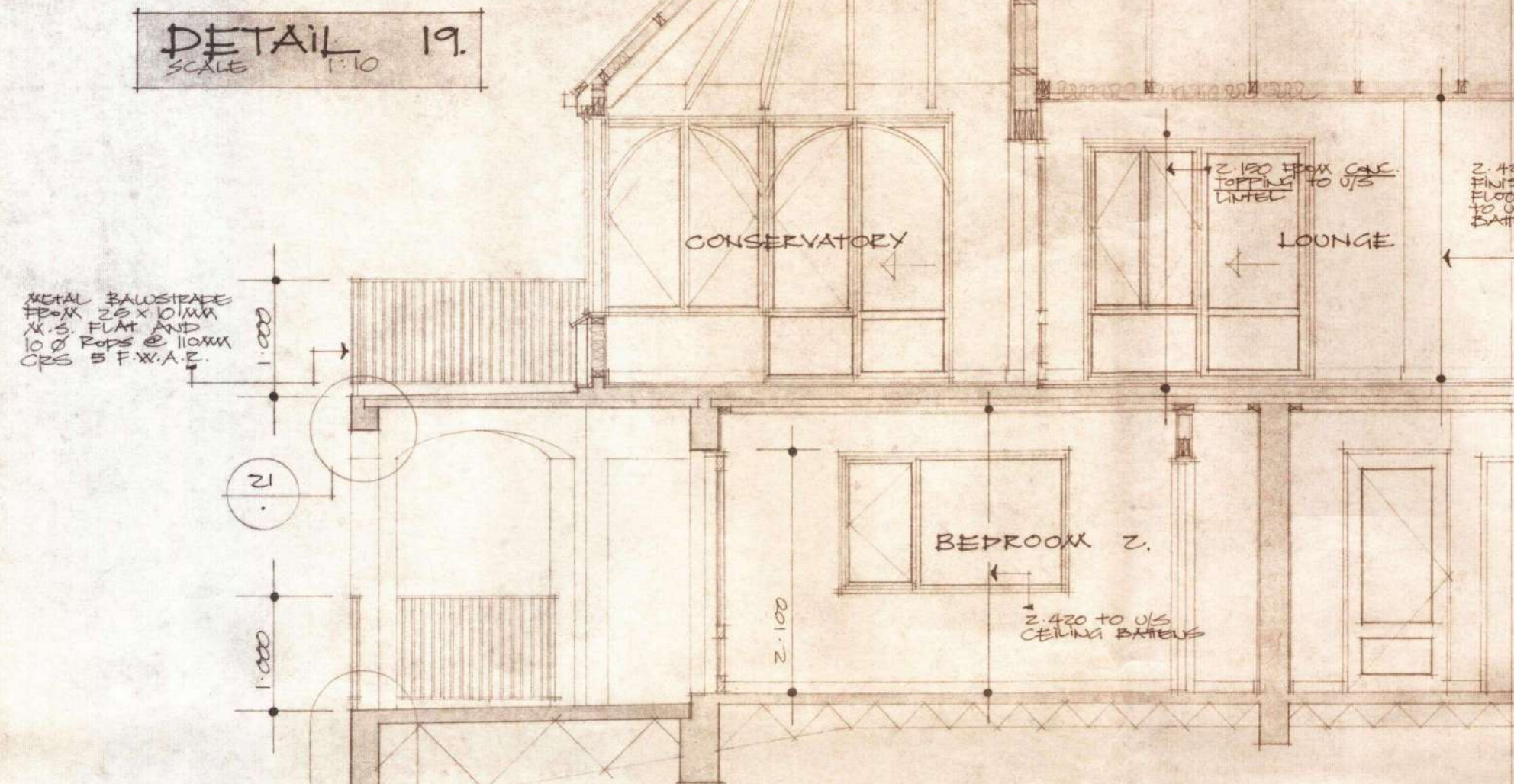
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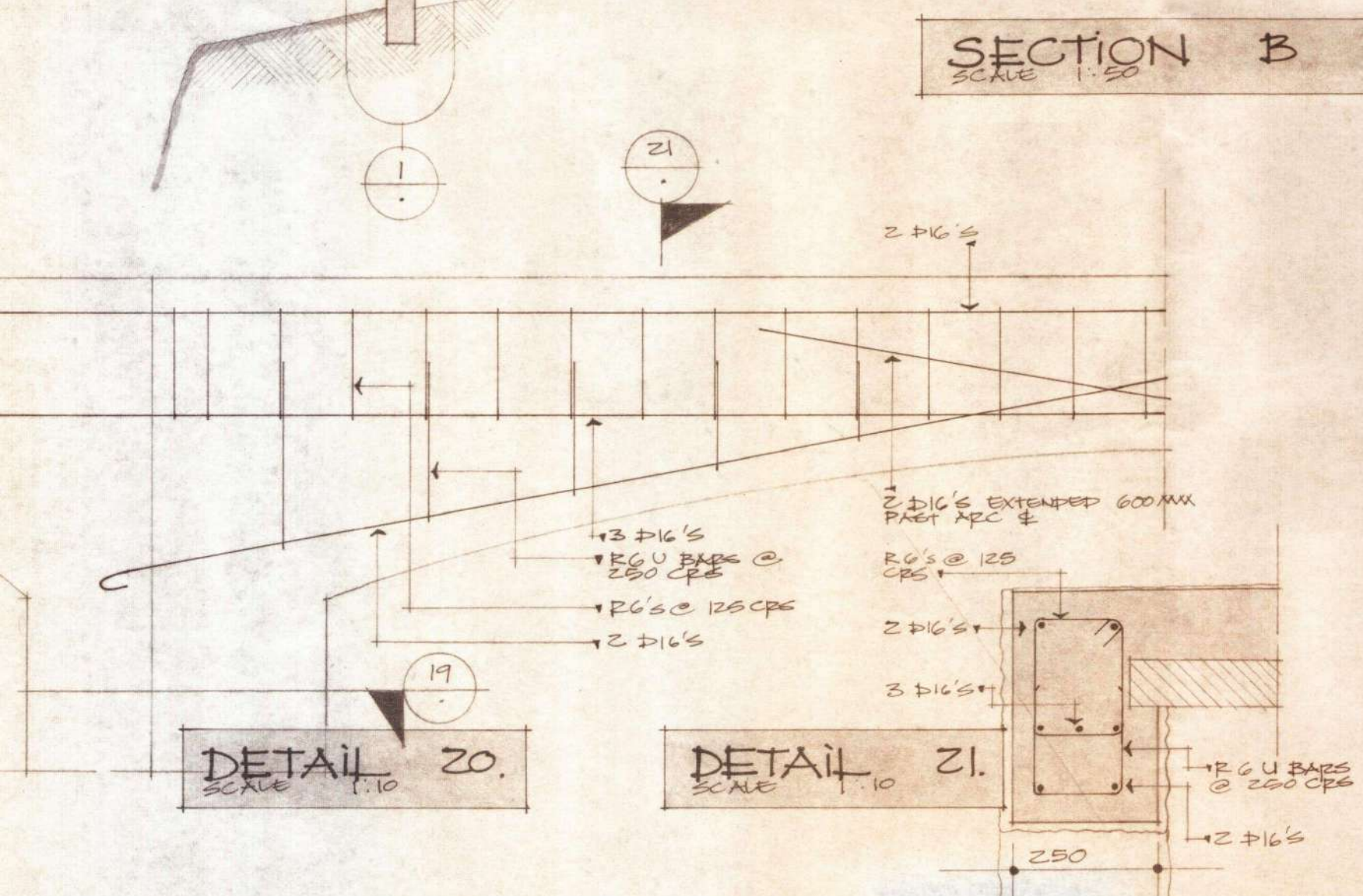
7
OF 12 SHEETS

architectural
designers

DETAIL 19.
SCALE 1:10

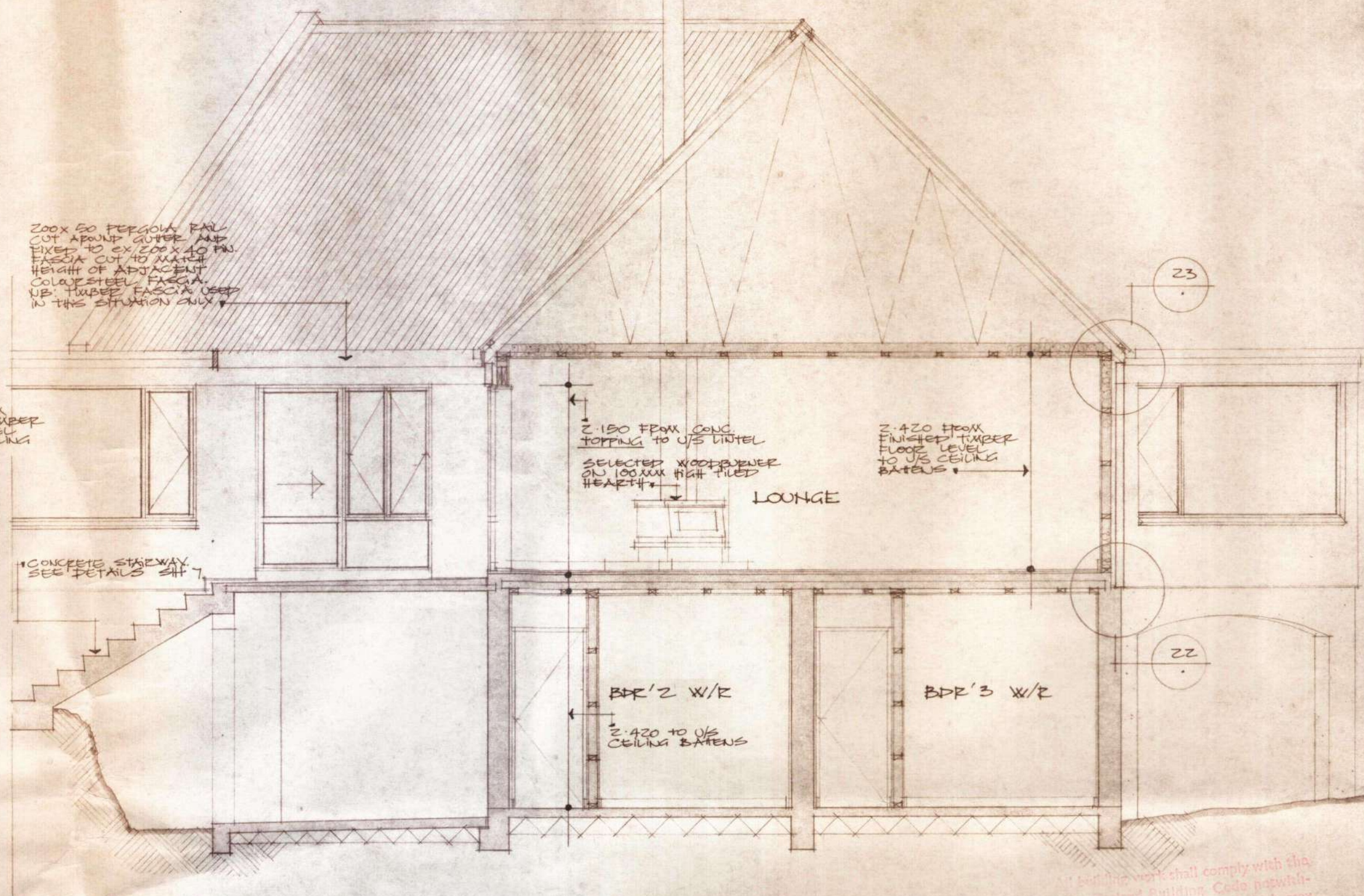


SECTION B

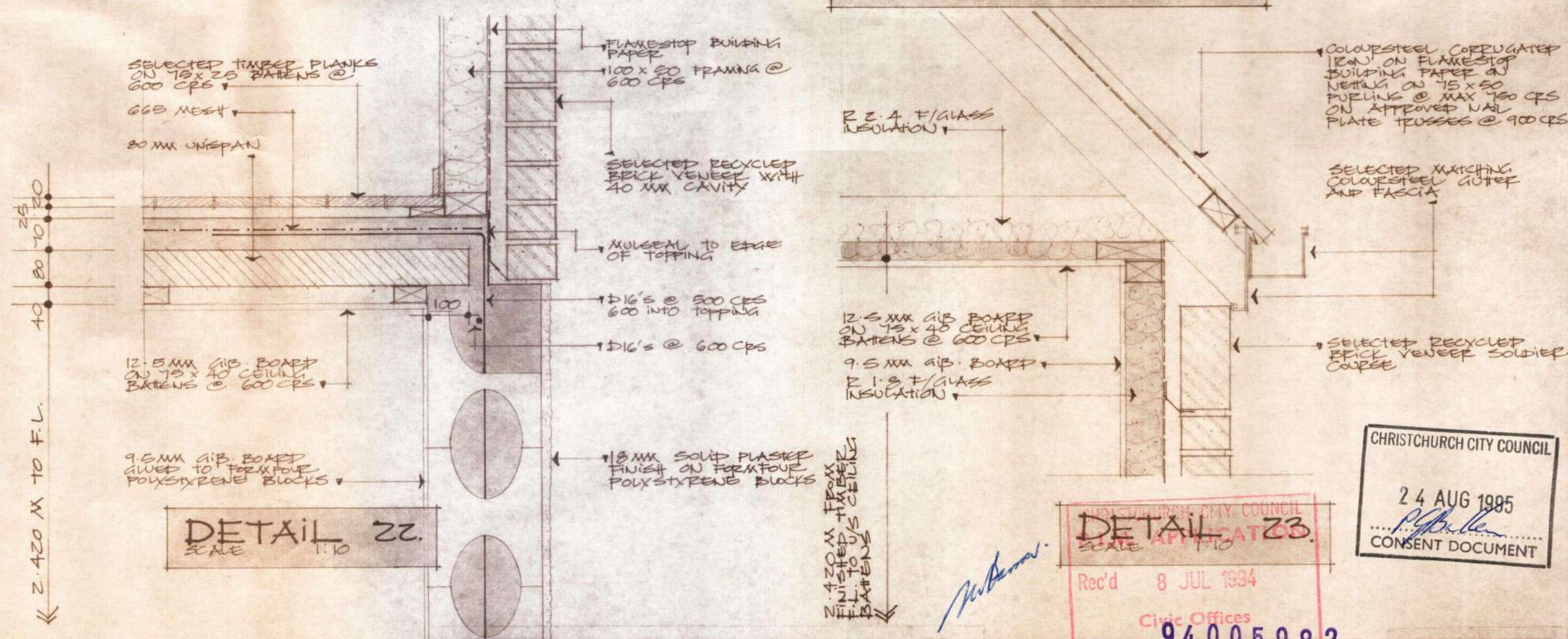


DETAIL 20.
SCALE 1:10

DETAIL 21.
SCALE 1" = 10'



SECTION C-C
SCALE 1"=50'



DETAIL 22
SCALE 1:10

LIGHTFOOT HOUSE
18 ROCKVIEW PLACE

ROSS MAGUIRE

ARCHITECTURAL DESIGNER

333 BEALEY AVENUE CHRISTCHURCH TELEPHONE 365 3771

DETAIL Z3
SCALE 1"=10'

Rec'd 8 JUL 1994

Civic Offices:

94005982

~~PROJECT NO. 100-9502~~

THE CONTRACTOR SHALL VERIFY ALL
DIMENSIONS BEFORE STARTING WORK
DO NOT SCALE OFF THESE DRAWINGS

DATE: MAY 1994.

SCALES: 1:10, 1:50

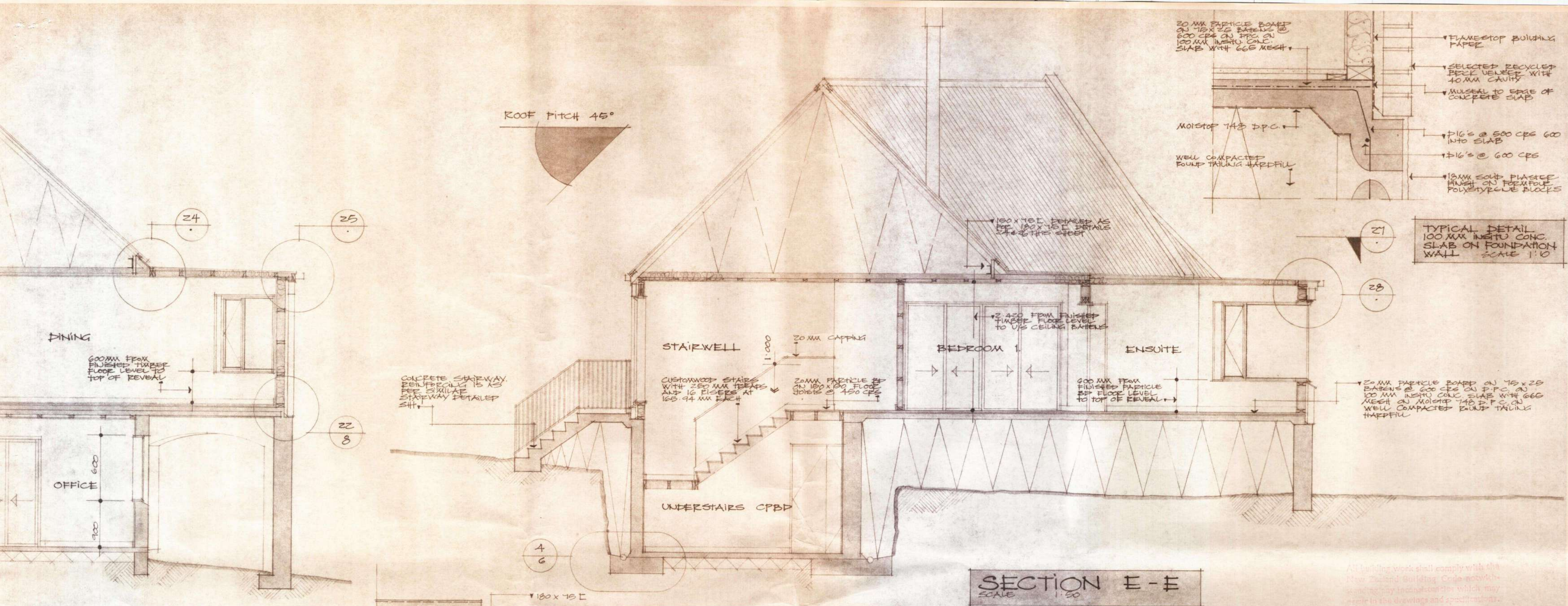
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ISSUE: 7 JUL 1994 12 SHS

CHRISTCHURCH CITY COUNCIL

24 AUG 1985

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CONSENT DOCUMENT



LIGHTFOOT HOUSE 18 ROCKVIEW PLACE

ROSS MAGUIRE
ARCHITECTURAL DESIGNER
333 BEALEY AVENUE CHRISTCHURCH TELEPHONE 365 3771

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DATE: MAY 1994
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ISSUE: 7.1111 1994 OF 12 SHITs

architectural
designers

BP 150/16 PURLIN
FIXED WITH M10
BOLTS @ 400 CFS
THROUGH SHAPED
BLOCK TO 100x50
TOP PLATE

SOLID PLASTER
FINISH ON
BUILDING PAPER
ON NON STRUCTURAL
TANK PLY

DETAIL 29.

7.5MM GIB BOARD ON
2x100x50 FRAMING
@ 400 CFS
NAIL PLATE EACH JOINT
TOGETHER VERTICALLY AT
600 CFS

WORKSHOP

10MM TOPPING ON 80MM
UNISPAUL

STORAGE

100MM INSITU CONC. SLAB
ON MOISTURE PROOF
DPC ON 200MM MIN. ROUNP
TAKING HAPDIFLEX

150x50 STEUPE FIXED TO
PURLINS WITH 2 NO. M12
BOLTS AND SKEW NAILED
AT BASE TO 2x200x60
BEAMS. SEE ALSO SECTION
H. SHEET II.

31

270 LT QUANTUM
HOT WATER HEATER

LAUNDRY

CPBP CPBP

SEWING

SECTION F-F
SCALE 1:50

COLORSTEEL CORRUGATED
IRON ON FLASHING ON
BUILDING PAPER ON
NETTING ON 75x50
PURLINS @ MAX 750
CFS ON 100x50
RAFTERS @ 600 CFS

1MM BUTYROL TAKEN
100MM UP BEHIND
HARRIES
HAPDIFLEX

1MM BUTYROL ON
7.5MM COLORSTEEL
PLY ON 100x50
FRAMING @ 600 CFS

COLORSTEEL FLASHING

SOLID PLASTER FINISH
ON NETTING ON BUILDING
PAPER ON HARRIES
HAPDIFLEX

APPROVED NAIL PLATE
TRUSS @ 400 CFS

DETAIL 31.
SCALE 1:10

DETAIL 30.
SCALE 1:10

4 NO. DIAGONALLY OPPOSED
NO. 3 WIRE BRACING TIES.
STAPLE 300MM LONG
LENGTH FULLY THROUGH
HOUS TRAILER IN TOP PLATES
AND 2x100x50 BEAMS
AS DETAILED

2 NO. BACK TO BACK
BP 150/16 GALV.
PURLINS

2x100x50 PLATES
FIXED TO BP 150/16
GALV. PURLINS WITH
M12 BOLTS @ 400 CFS

SOLID PLASTER FINISH
ON 7.5MM HAPDIFLEX.
FIX HAPDIFLEX AT
EDGE WITH SILICONE
SEALANT BEHIND
COLORSTEEL FLASHING

15MM SOLID PLASTER
FINISH ON 25MM
STYROFOAM

2x100x50 FRAMING
@ 600 CFS

4x200x50 BEAMS

6MM HAPDIFLEX ON
100x50 FRAMING
@ 600 CFS

DETAIL 32.
SCALE 1:10

2.060M
TO HOUSE

SOLID PLASTER FINISH
ON 7.5MM HAPDIFLEX.
FIX HAPDIFLEX AT
EDGE WITH SILICONE
SEALANT BEHIND
COLORSTEEL FLASHING

7.5MM HARRIES HAPDIFLEX

1MM BUTYROL WAPPED
DOWN 150MM EACH
SIDE OF STYROFOAM

2x100x50 FRAMING @
600 CFS

15MM SOLID PLASTER
FINISH ON 25MM
STYROFOAM

DETAIL 33.
SCALE 1:10

SOLID PLASTER FINISH
ON 7.5MM HAPDIFLEX.
FIX HAPDIFLEX AT
EDGE WITH SILICONE
SEALANT BEHIND
COLORSTEEL FLASHING

100x50 PLATE

CHRISTCHURCH CITY COUNCIL
P.I.M. APPLICATION

Rec'd 8 JUL 1994

Civic Offices
94005982

CHRISTCHURCH CITY COUNCIL
24 AUG 1995
Consent Document

LIGHTFOOT HOUSE 18 ROCKVIEW PLACE

ROSS MAGUIRE
ARCHITECTURAL DESIGNER

THE CONTRACTOR SHALL VERIFY ALL
DIMENSIONS BEFORE STARTING WORK.
DO NOT SCALE OFF THESE DRAWINGS.

DATE: MAY 1994

SCALES: 1:10, 1:50

FILE: 488

10



POWDER COATED ALUMINIUM
FRAMED WINDOWS

→ SOLID PLASTER FINISH ON NETTING ON BUILDING PAPER ON NON STRUCTURAL PLY

→ Soil
→ A34 BidiX Geotextile

665 mesh with 50 mm
front cover

*DIG'S @ 3.00 CRS WITH
50MM REAR COVER

1 DIG S @ 400 CPS
1 WEEP HOLE, 38 Ø, 1.000

- ▶ 16 BARS @ 400 CPS
- ▶ 4 NO. 16 BARS

NOTE : MAX. HT. FOR RETAINING WALL OF THIS DESIGN IS 2.700 M

: BASE MAY NEED
MODIFYING IF INTO ROCK. CONTACT
ENGINEER FOR DETAILS.

CHRISTCHURCH CITY COUNCIL

24 AUG 1995

.....
 CONSENT DOCUMENT

CHECK ANGLES ON SITE

- ▶ **DOTTED** - INSIDE CORNER OF HIP
- ▶ **DRAWN** - OUTSIDE CORNER OF HIP

PURLIN CLEAT TO
PORTAL AT HIP

SCALE 1:10

Rec'd 8 JUL 1991

94005982

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK IN 1/4" SCALE OFF THESE DRAWINGS.

DATE: MAY 1994

SCALES: 1:10, 1:50

FILE: 488

ISSUE: 7 JUL 1994 OF 12 SHHS

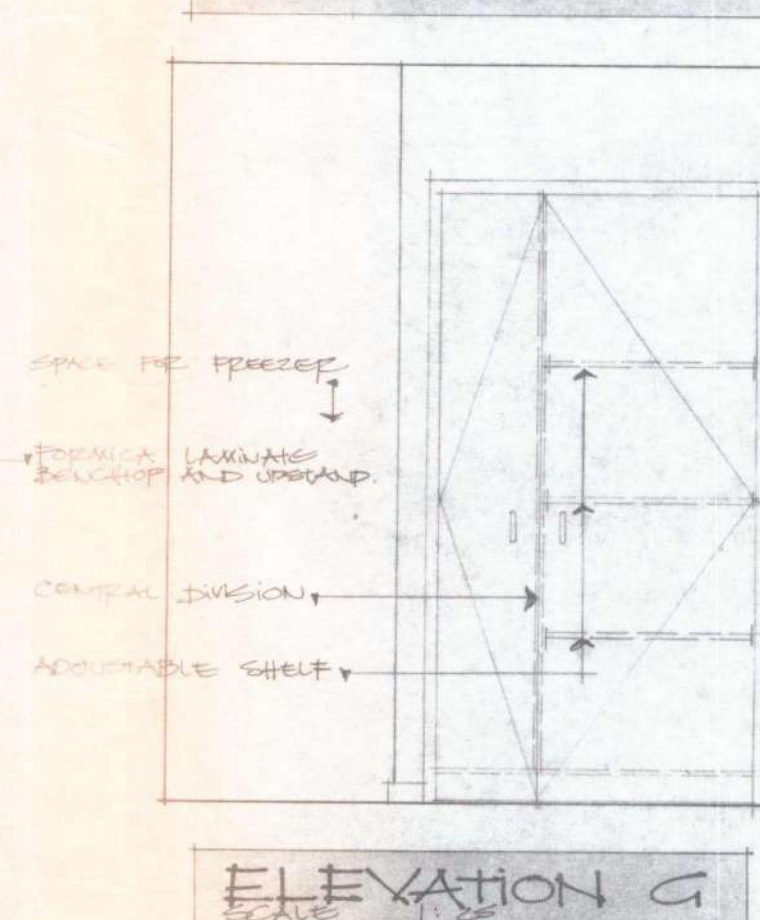
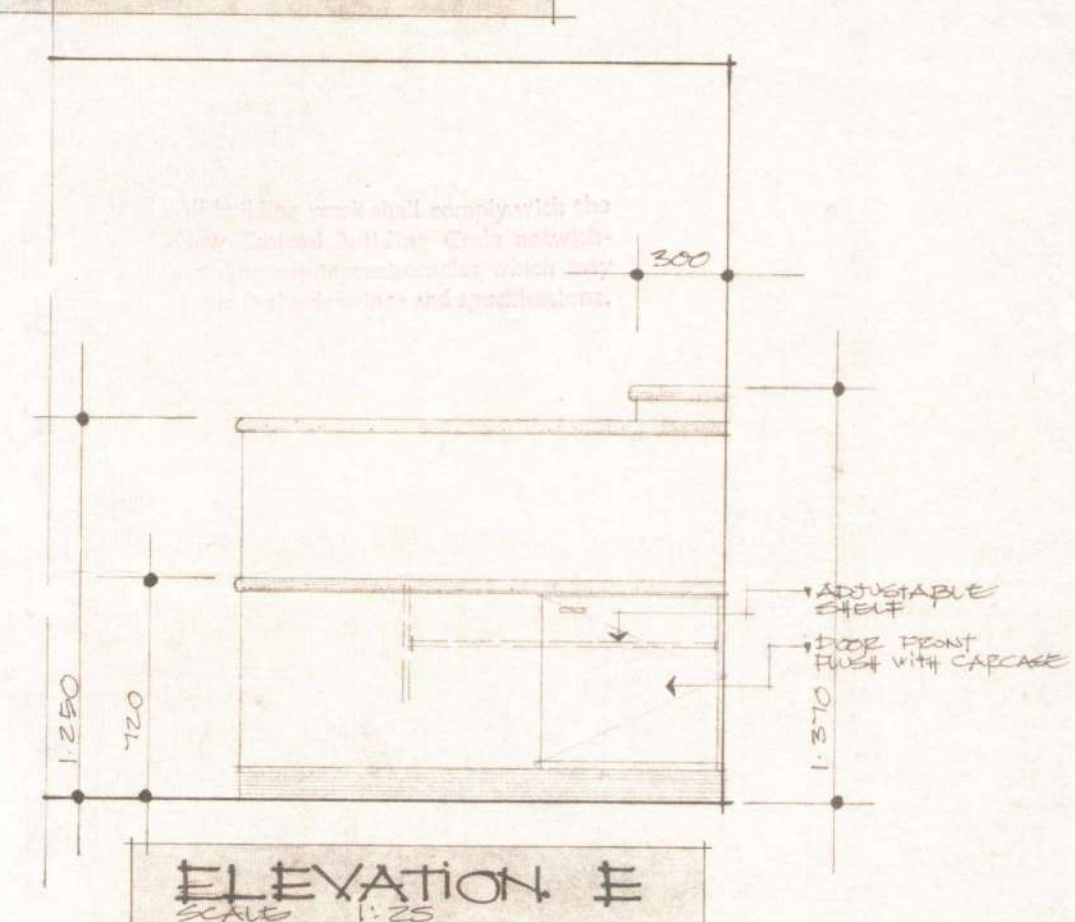
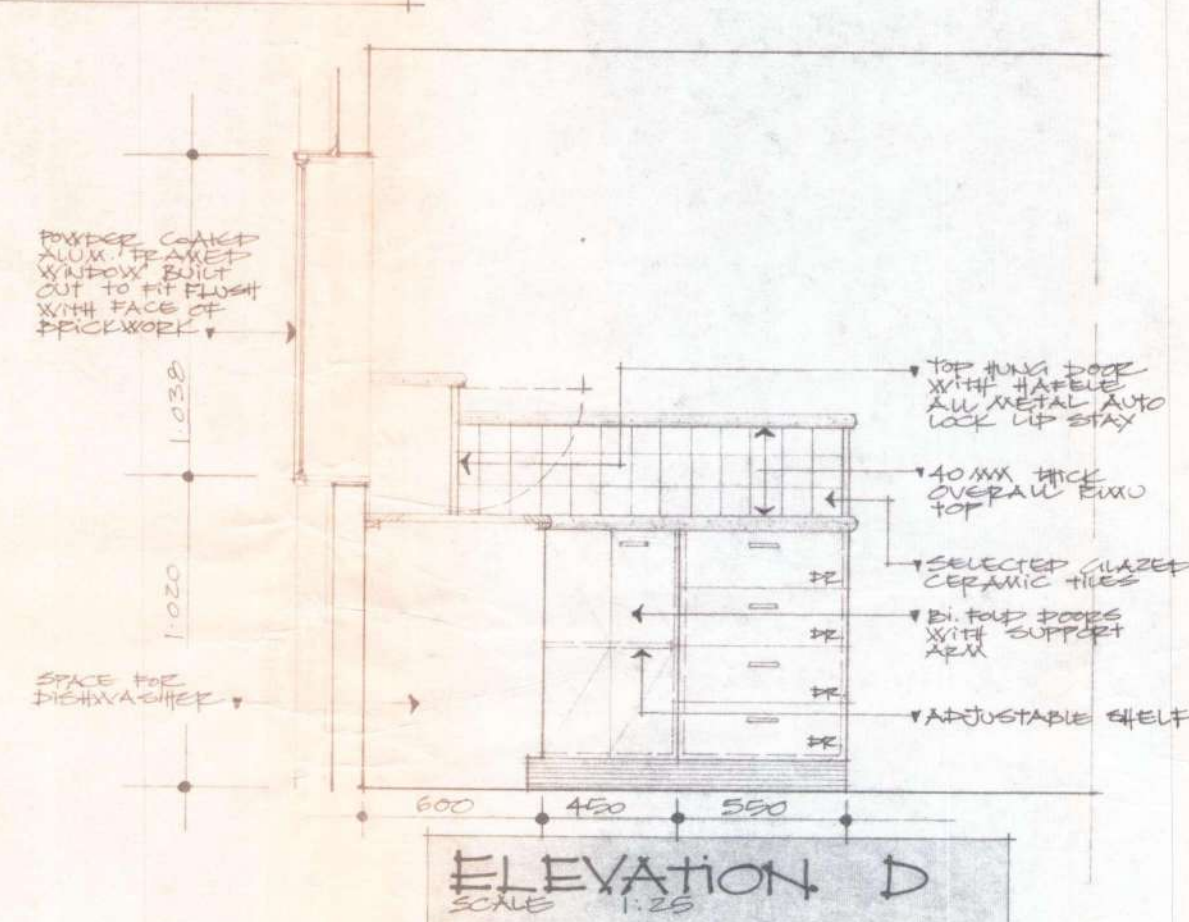
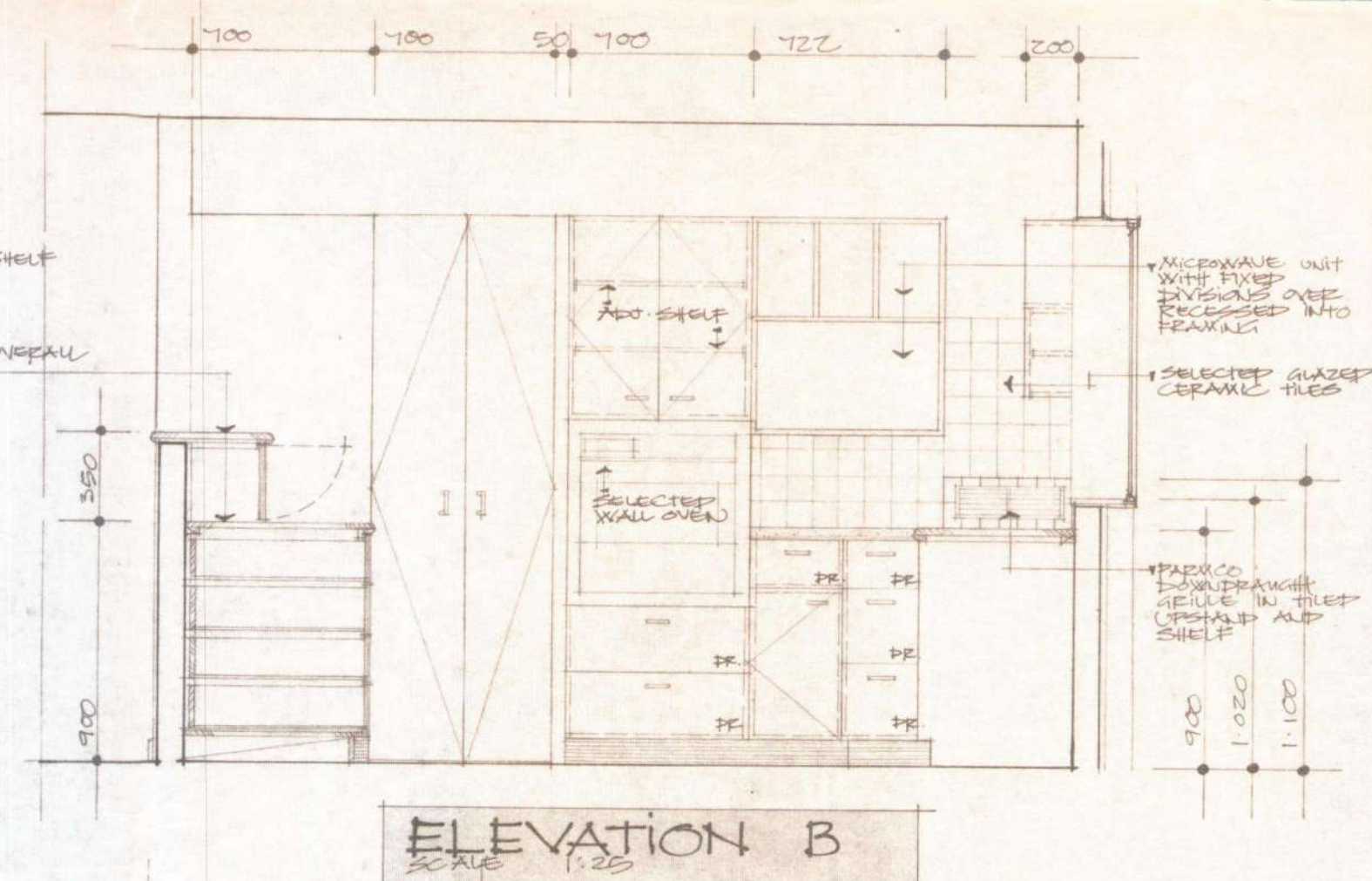
architectural
designers

ROSS MAGUIRE

ARCHITECTURAL DESIGN

333 BEALEY AVENUE CHRISTCHURCH TELEPHONE 365 377

LIGHTFOOT HOUSE
18 ROCKVIEW PLACE



- ALL MATERIAL SHALL BE OF 18MM THICKNESS.
- ALL INTERNAL SURFACES OF ALL CUPBOARDS AND SHELVES SHALL BE LAMINATE LINED.
- EXTERNAL SURFACES AND ALL SHELVES VISIBLE SHALL BE FINISHED IN POT POWDERETHANE (LACQUER) WITH GLOSS FINISH, COLOUR SELECTED BY OWNER.
- SHELF UNITS FINISHED AS FOR EXTERNAL SURFACES.
- DRAWERS TO RUN ON 'GRASS' DRAW SLIDES OF SIMILAR.
- DOORS TO BE HUNG ON 'GRASS' 3 DIMENSIONALLY ADJUSTING HINGES OF SIMILAR.

ADJUSTABLE SHELF BRACKET

P.M. APPLICATION
 Rec'd 8 JUL 1994
 Civic Offices
 PROJECT NO. 94005982
 CHRISTCHURCH CITY COUNCIL
 24 AUG 1995
 [Signature]
 CONSENT DOCUMENT

File: 488

12

LIGHTFOOT HOUSE
18 ROCKVIEW PLACE

ROSS MAGUIRE
ARCHITECTURAL DESIGNER
333 BEALEY AVENUE CHRISTCHURCH TELEPHONE 365 3771



ESTIMATE OF CONSTRUCTION INSPECTIONS : MINOR WORKS

PROJECT NO. 94005982 DATE: 24/8/95
 DESCRIPTION OF CONSENT: Dwelling with Garage - Woodburne
 SITE ADDRESS: 18 Rockview Place
 OWNER'S NAME: T.S. Lightfoot
 OWNER'S ADDRESS: 4 333 Bealey Avenue

The following mandatory inspections will be carried out by the Council for which one day notice shall be given as required by Regulation 7(1) (b) (i-v).

MANDATORY NOTICE INSPECTIONS		No.	Cost	Total	Comments
M1	Excavation/Foundation/Reinforcing	2	90		
M2	Slab on Grade/DPC	2	90		
M3	Frame Construction Sub Floor				
M4	Pre-lining	1	45		
	MC/Bracing/Fixing	1	45		
	Plumbing	1	45		
M5	Nailing of Sheet Bracing Material				
M6	Drains - Foulwater	1	45		
M7	Drains - Stormwater	1	45		
M8	Final, pursuant to S43, Form 9	1	45		
There is a minimum of one of these inspections if an adequate producer statement is provided.		Subtotal 405		\$	

SUPPLEMENTARY INSPECTIONS (Pursuant to S 76 (1) (a) of the Act)		No.	Cost		Comments
S1	Concrete Construction				
S2	Blockwork Construction				
S3	Steel Construction				
S4	Timber Construction				
S5	Exterior claddings and joinery				
S6	Interior finishes, fittings and joinery				
S7	Siteworks Supplementary				

The number of these supplementary inspections is dependent on the nature of the building work and the manner of construction. The Council may require prior notification of work proceeding before covering up or closing in, subject to arrangement with the Building Inspector.	Subtotal.....→	\$	
	THESE INSPECTIONS ARE TO BE PRE-PAID TOTAL.....→	\$	

Note: Inspections which are necessary due to non-complying or incomplete work or that arise as a result of a rectification notice are additional and will be charged at the rate of \$60.00/hour and invoiced separately.

PROJECT NO. _____ DATE: _____

DESCRIPTION OF CONSENT: _____

SITE ADDRESS: _____

MANDATORY NOTICE INSPECTIONS		No	Cost	1	2	3	4	5	TOTAL
M1	Excavation/Foundation/Reinforcing								
M2	Slab on Grade/DPC								
M3	Frame Construction								
M4A	Pre-lining/MC/Bracing/Fixing								
M4B	Pre-lining/Plumbing								
M5	Fire Resistant Linings								
M6	Drains - Foulwater								
M7	Drains - Stormwater								
M8	MH Heating Unit								
M9	Final								
SUPPLEMENTARY INSPECTIONS									
S1	Concrete Construction								
S2	Blockwork Construction								
S3	Steel Construction								
S4	Timber Construction								
S5	Exterior claddings and joinery								
S6	Interior finishes, fittings and joinery								
S7	Siteworks Supplementary								
AUDIT INSPECTIONS									
A1	Concrete Construction								
A2	Blockwork Construction								
A3	Steel Construction								
A4	Timber Construction								
A5	Exterior claddings and joinery								
A6	Interior finishes, fittings and joinery								
A7	Siteworks								
SUB TOTALS									
RECTIFICATION INSPECTIONS									
R1									
R2									
R3									
R4									
COMPLETED BY SBI's		TOTALS							

Special matters noted by Consent Team to assist Compliance Team —

INSPECTION COSTS:

• Mandatory Notice	\$
• Supplementary	\$
• Rectification Inspections	\$
• Total Cost of Inspections	\$
• Less Prepaid Inspections	\$
• Interim CCC	\$
AMOUNT OWING	\$

CHECK SHEET

DATE: _____

PROJECT NO: _____

SITE ADDRESS: _____

PROJECT TYPE: _____

KEY		
SATISFACTORY	✓	✓
RECTIFICATION	R	
NOT APPLICABLE	N/A	
REMEDIED	R	✓

FINAL M3

Ventilation		Siting and Levels		M
Ceiling Insulation		Bearing & Reinforcing		1
Glazing (safety)		Tailings & DPC		M
Barriers (safety)		Mesh & Ties/Shrinkage Control		2
		Subfloor/Ventilation		
Egress		Moisture Check		M
Stairs		Structure & Bracing		3
Cladding		Wall Insulation		M
Seismic Restraints: (Cylinder) (Roof Tank)		Ceiling Insulation		4
Solid Fuel Appliance (type _____)		Truss Type LIGHT HEAVY		A
Surface Water (Downpipes, Kerb) (Gully Traps)		Rates Notification (date)		
Acoustic Control		Plumbing		M48
Fire Resistant Rating		Foul Water		M6
Swimming Pool (Fencing)		Storm Water		M7
Tempering Valve		Drainage Pickup Plan Recorded		

ISA COMPLIANCE SCHEDULE REQUIRED? Y N

A	Automatic Sprinkler Systems	Dangerous Goods	
B	Auto Doors That Form PT Fire Wall	Environmental Health	
C	Emergency Warning Systems	Trade Waste	
D	Emergency Lighting Systems		
E	Escape Pressurisation Systems	Liquor Licence/Authorisation	
F	Rise Mains For Fire Service	Producer Statements	Received
G	Auto Back Flow Preventer		
H	Lift		
I	HVAC Systems		
J	Any Other Mechanical, Electrical, Hydraulic or Electronic Systems		
K	Disabled Facilities (Toilets, Ramps)		
L	Signs	Main Contractor	
M	Hand Held Hose Reels	Structural Designer	

NB: A Statement of Fitness is required for a new building before occupation if a compliance schedule is required.

 CHRISTCHURCH THE GARDEN CITY <i>The city that shines</i>	CHRISTCHURCH CITY COUNCIL BUILDING ACT 1991 [S.31] PROJECT INFORMATION MEMORANDUM	FORM: BA2
		PROJECT NO.: 94005982

[Cross each applicable box and attach relevant documents in duplicate.]

OWNER Name: TREVOR AND WENDY LIGHTFOOT Mailing Address: C/- 333 BEALEY AVE CHRISTCHURCH Contact: ROSS MAGUIRE 333 BEALEY AVENUE CHRISTCHURCH Phone: Fax: Application Received: 08 JUL 1994	PROJECT LOCATION Street address : No.: 18 Street Name: ROCKVIEW PLC Suburb/Locality: FERRYMEAD Legal Description: Valuation Roll: Dp No 58979 Lot No 2
COUNCIL CHARGES The Council's total charges payable in respect of this Project Information Memorandum are: \$122.50 Receipt No.:	PROJECT ☒ New or relocated building ☐ Alteration Intended use(s) (In detail): HOUSING/DETACHED DW- BUILDING/ATTACHED GARAGE-WORKSH- OP SOLID FUEL HEATER MAGNUM P100 WET Intended life: ☒ Indefinite but not less than 50 years ☐ Specified as years ☐ Demolition Being stage of an intended 1 stages.

This Project Information Memorandum is:

- ☒ Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991 and any requirements of the Building Consent.
- ☐ Notification that the proposed building work may not be undertaken because a necessary authorisation has been refused.
- ☒ Notification that other authorisations must be obtained before the project may commence (other than a building consent).

2.

This Project Information Memorandum includes:

(Cross each applicable box, attach relevant documents, and send a copy of any relevant network utility operators and organisations having the power to classify land and buildings.)

- ☐ Information identifying relevant special features of the land concerned.
- ☐ Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings.
- ☒ Details of relevant utility systems.
- ☐ Details of authorisations which have been granted.
- ☐ Details of authorisations which have been refused.
- ☒ Details of other authorisations required under any other Act or Regulation.

Signed for and on behalf of the Council:

Name: *W.B. Haase*

W. HAASE

Position: Building Information Officer Date: 28 July 1994

NB: *A PIM shall lapse and be of no effect if the building consent for the building work concerned has not been issued within 24 calendar months after the date of issue of the PIM.
[S.5(3) of the Regulations refers]*

 CHRISTCHURCH THE GARDEN CITY <i>the city that shines</i>	CHRISTCHURCH CITY COUNCIL PROJECT INFORMATION MEMORANDUM SUPPLEMENTARY INFORMATION	PROJECT NO.: 94005982
---	---	---------------------------------

Address: 18 ROCKVIEW PLACE, CHRISTCHURCH

Owner: MR & MRS T LIGHTFOOT

Proposal: New house with attached garages and solid fuel heater.

The following matters have been identified in respect of the above Building Project.

A) Special features of the land concerned:

1. Council's records indicate the site is suspect due to a slight erosion risk. A report, and if the conditions require, a foundation design by a Structural Engineer may be required prior to the approval of a Building Consent.
2. Council records indicate that the site is located in an area requiring specific design for wind loading.

B) Details of existing stormwater and wastewater utility systems relevant to the design and construction of the proposed building.

C) Details of other Authorisations required under any Act other than the Building Act 1991:

A plan must be provided showing the driveway alignment and levels sufficient to allow the gradient to be assessed.

*This information is correct as at the date of issue, and is
deemed to form part of the Project Memorandum.*

ISSUED: 27 JULY 1994

B14	Christchurch City Council Water Services And Waste Mgmt Units Supplementary Project Information Memorandum	PIM Number 94005982
-----	---	--------------------------------------

18

Street Address 18 ROCKVIEW PLC
 Legal Info LOT 2 DP 58979

Applicant ROSS MAGUIRE
 Address 333 BEALEY AVENUE
 CHRISTCHURCH

Service Centre LINWOOD SERVICE CENTRE
 Intended Use HOUSING/TWISTLING

OUTBUILDING/GARAGE

WORKSHOP

Pursuant to sections 30,31 and 36 of the Building Act 1991, the owner is required to provide a plan showing the existing levels of the land on which the building work is to take place so that an assessment can be made of the likelihood of inundation to the site and for the purpose of setting minimum sanitary sewer and storm water levels.

The comments recorded below incorporate information held by these units and/or which is considered to be relevant to the design of this project. For any further information please contact the Water Services and Waste Managements Units, telephone: 3790550, fax: 3791802.

Supply Information On The Following

Yes/No Comments

Attachments

1	Any Council easement, pipeline, open drain, waterway or building line restriction.	Y	NOTE S/W SWALE ON PLAN.	
2	The 'availability' or otherwise of the Council's drainage works to serve the property including swimming pool discharges.	Y		
3	Minimum Section level for stormwater purposes.	OK		
4	Minimum Section level for sanitary sewer purposes.		SEWER PUMP REQUIRED	
5	Any information on river bank erosion, avulsion, siltation or inundation.	N		
6	Any cost sharing scheme.	N		
7	Possible effect on adjoining properties.		MITIGATE ANY ADVERSE EFFECTS FROM ANY SITE WORKS ON ADJOINING PROPS.	
8	Any other relevant information.	N		
9	Is further information required to be supplied.	Y	DABI 92.	
10	Trade waste involvement.	N		

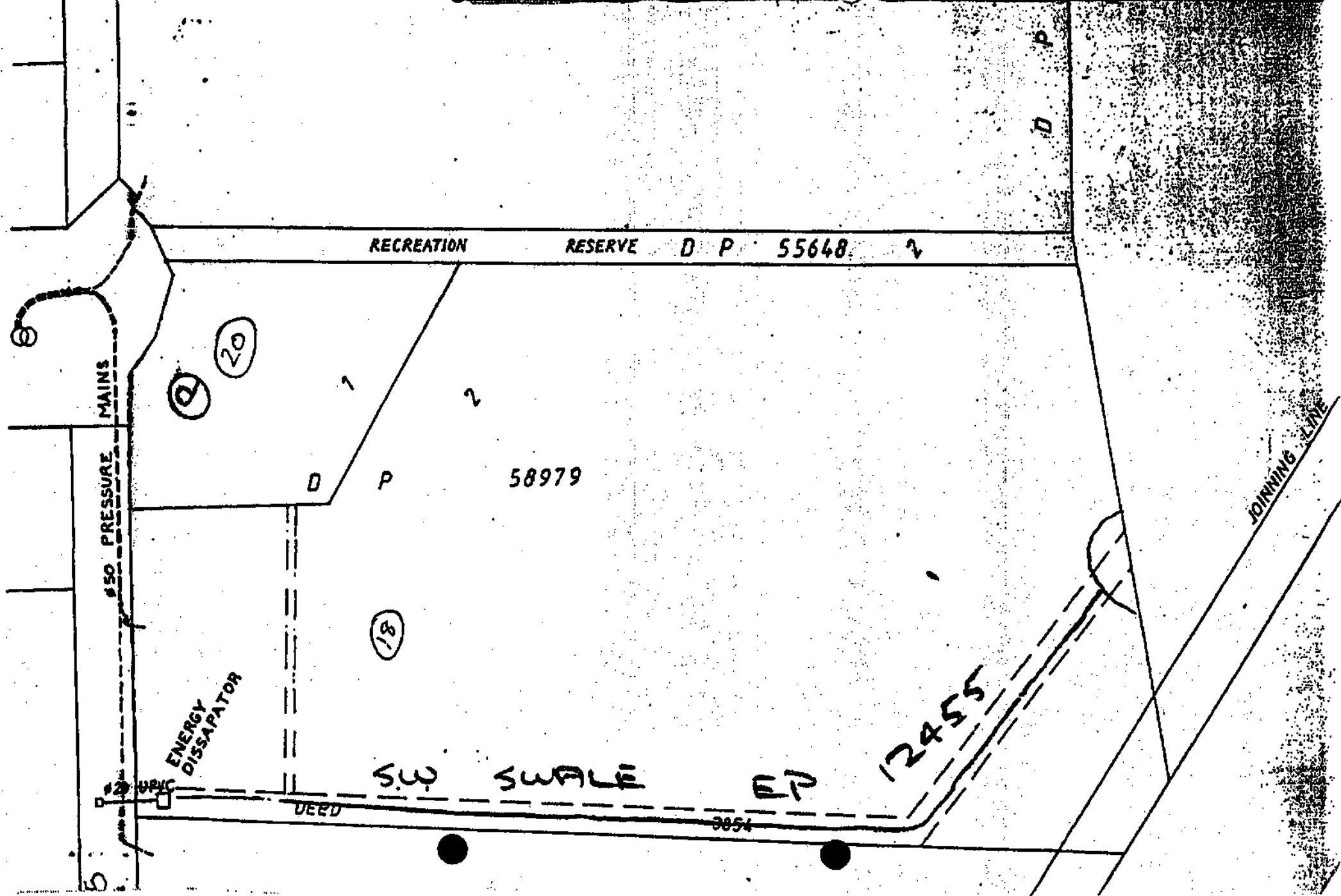
Additional Comments

The above information refers only to the 'Intended Use' shown on the consent application.

Researched By *gvs*

Number of Attachments 1

 CHRISTCHURCH CITY COUNCIL DRAINAGE & WASTE MANAGEMENT UNIT PH. 379 0660 FAX. 379 0089	DRAINAGE PLANS CAUTION THE ACCURACY OF THIS PLAN & THE MEASUREMENTS ARE NOT GUARANTEED BUT SHOULD BE VERIFIED BY INSPECTION	© COPYRIGHT RESERVED 1999 REPRODUCTION PROHIBITED	CRT No. ATT. SCALE	35 1/500 1/396
		1/2		





CHRISTCHURCH CITY COUNCIL

LINWOOD SERVICE CENTRE

27 July 1994

Ross Maguire
Architectural Designer
333 Balaey Avenue
CHRISTCHURCH

Dear Sir

PROJECT INFORMATION MEMORANDUM NO. 94005982

Enclosed is the Project Information Memorandum for the above project, and the application for a Building Consent is now being processed.

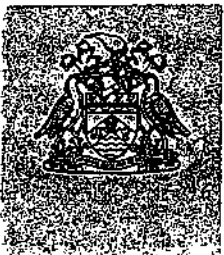
Please note that the Project Information Memorandum may reveal matters affecting compliance with the Building Act 1991, or other authorisations required. If you wish the processing of the Building Consent application to be cancelled or suspended, please notify the Council as soon as possible.

Yours faithfully

for
AREA DEVELOPMENT OFFICER

ADO/at

cc ADO
Property File
Public Health & Safety Unit



CONTACT

FILE

LINWOOD SERVICE CENTRE • 180 SMITH STREET
PO BOX 24214 LINWOOD • TELEPHONE (03) 389-1477 • FAX (03) 389-1093