

GRIFFIOEN.

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Code Compliance Certificate

Section 95, Building Act 2004

Form 7 – Building (Forms) Regulations 2004

Building consent number BCN/2020/3470 Date issued 14 July 2021

The building

Street address of building 241 Lake Terrace Road Shirley Location of building within site/block number

Legal description of land where building is located Lot 13 DP 14188

Building name Level/unit number
Year first constructed 1960 Current, lawfully established use Housing

The owner

Name of owner O M Aitken and B C Harris and N M Aitken and M W Harris Phone number

Contact person Landline [REDACTED]

Mailing address 241 Lake Terrace Road Christchurch 8061 Mobile Daytime

Street address/registered office 241 Lake Terrace Road Christchurch 8061 After hours Fax

Email address [REDACTED] Website

First point of contact for communications with the building consent authority:

Name O M Aitken Phone [REDACTED]

Contact person Mobile

Mailing address 241 Lake Terrace Road Christchurch 8061 Fax Email address [REDACTED]

Building work

Building consent number **BCN/2020/3470**

Alterations to dwelling- Change to layout, new hot water system, re-line walls, repair of drainage

Issued by: Christchurch City Council

Code compliance

The Christchurch City Council is satisfied, on reasonable grounds, that the building work complies with the building consent.



Leila O'Sullivan
Code Compliance Assessor
03 941 5370

On behalf of: Christchurch City Council

Date: 14 July 2021



PROPOSED DWELLING FOR
HARRIS & AITKEN RENOVATION
 Lot 13 DP 14188, 241 Lake Terrace Road,
 Shirley, Christchurch

1.1	SHEET INDEX	amended RFI 09.07.20
1.2	SITE PLAN	
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1.4	DEMOLITION FLOOR PLAN	
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1.10	CROSS SECTION B	amended RFI 09.07.20
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1.16	WET AREA DETAILS	
1.17	TILED SHOWER DETAILS	
1.18	TILED SHOWER DETAILS	amended RFI 09.07.20
1.19	TILED SHOWER DETAILS	
1.20	ADDITIONAL DETAILS	amended RFI 09.07.20

DESIGN BRIEF

- to renovate existing laundry and bathroom;
- to create usable wardrobe space in bedroom one and two;
- to change hot water heating from electric hot water cylinder to gas bottles and califont;
- to insulate external walls that are to be relined;
- to upgrade existing earthquake damaged stormwater and sewer drains;
- to change stormwater discharge from on-site soakpits to street connection.



 architecture omaarchitecture@gmail.com	project	drawing	project address	disclaimer	date of issue	job number	scale	
	HARRIS & AITKEN RENOVATION	SHEET INDEX	Lot 13 DP 14188, 241 Lake Terrace Road, Shirley, Christchurch	This project has been designed for the client and remains copyrighted to OMA architecture Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	25/01/2019	2003	1:1	
					status	revision		sheet
					version			1.1
					designer			of 20
				technician				

SITE PLAN NOTES

Territorial Authority: Christchurch City Council
 Planning Zone: Residential Suburban Zone

Wind Zone: Medium
 Earthquake Zone: 2
 Snow zone: N4 / 100m up to 1.0kpa
 Corrosion Zone: C

Site Area: 809m²

Foundation type: timber subfloor with concrete perimeter

Site survey: N/A
 Flood Management Area: No
 Listed Land Use Register: No

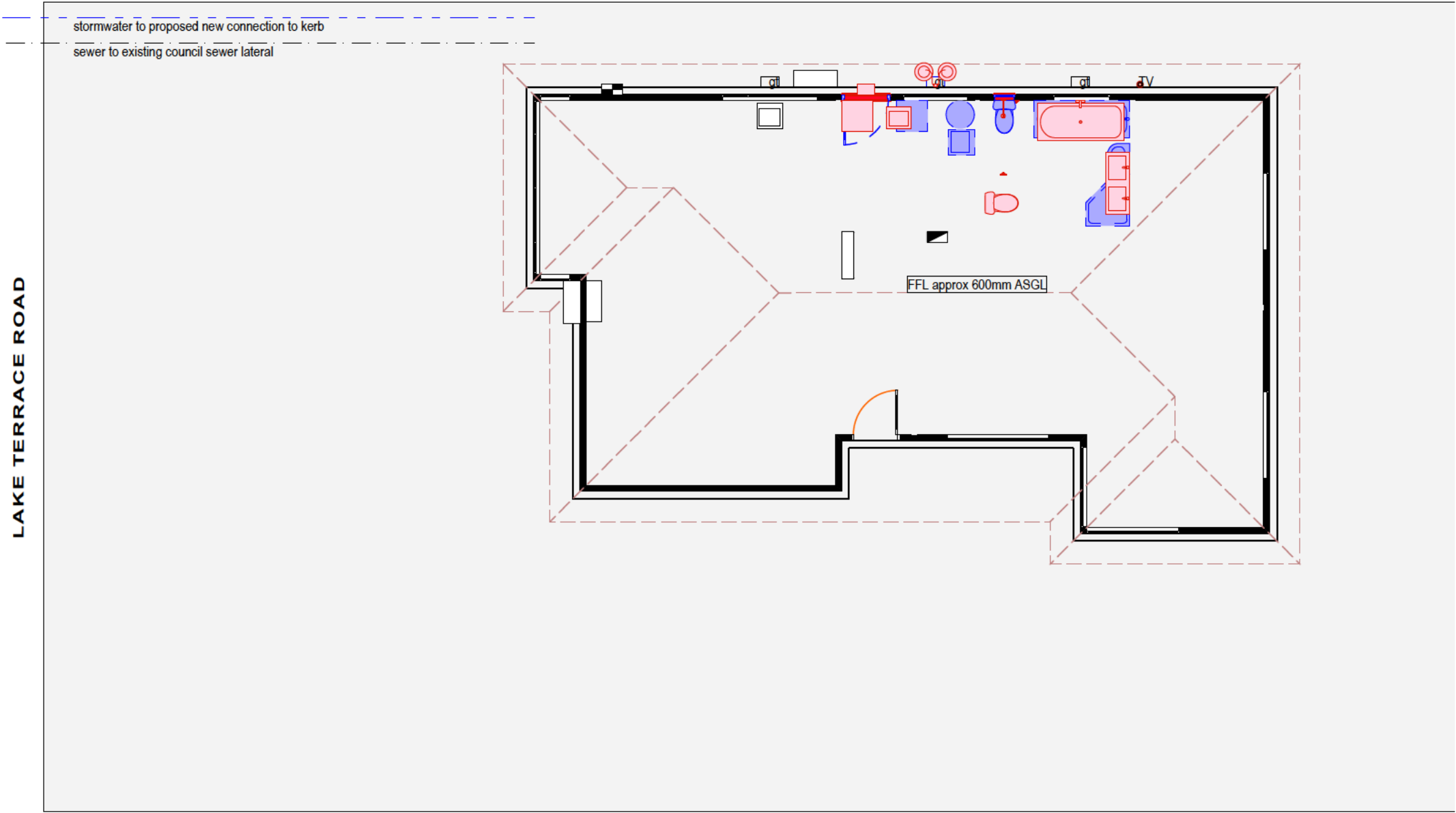
ϕ= Indicates downpipes
 ht + Indicates hose tap location
 □gt Indicates gully trap location



General:
 All dimensions to be confirmed on site.
 Boundary dimensions and bearings subject to confirmation.
 Site levels subject to confirmation.

Existing Stormwater Discharge: soakpits
 Proposed Stormwater Discharge: council lateral
 Septic Discharge: council lateral
 Potable water supply: town supply

All access routes must provide a non-slip shallow textured surface (F5/U5) in accordance to NZBC D1/AS Table 2.
 Fall of sealed surfaces should direct surface water away from the dwelling.
 All hard floor finishes to comply with NZBC D1/AS Table 2. Floor tiles to be non-slip and have a slip coefficient value of 0.35 - 0.65 for grit finished ceramic tiles.

Roof downpipes are to be connected to the installed stormwater drainage as soon as practical once roof cladding has been installed. Until this point ensure water run-off from downpipes is directed away from build area but not on to neighbouring properties.



 omaarchitecture@gmail.com	project	drawing	project address	disclaimer	date of issue	job number	scale
	HARRIS & AITKEN RENOVATION	SITE PLAN	Lot 13 DP 14188, 241 Lake Terrace Road, Shirley, Christchurch	<small>This project has been designed for the client and remains copyrighted to OMA architecture Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.</small>	25/01/2019	2003	1:100
					status	revision	sheet
					version	14/06/2020	1.2
					designer	of 19	
technician							

project **HARRIS & AITKEN RENOVATION**

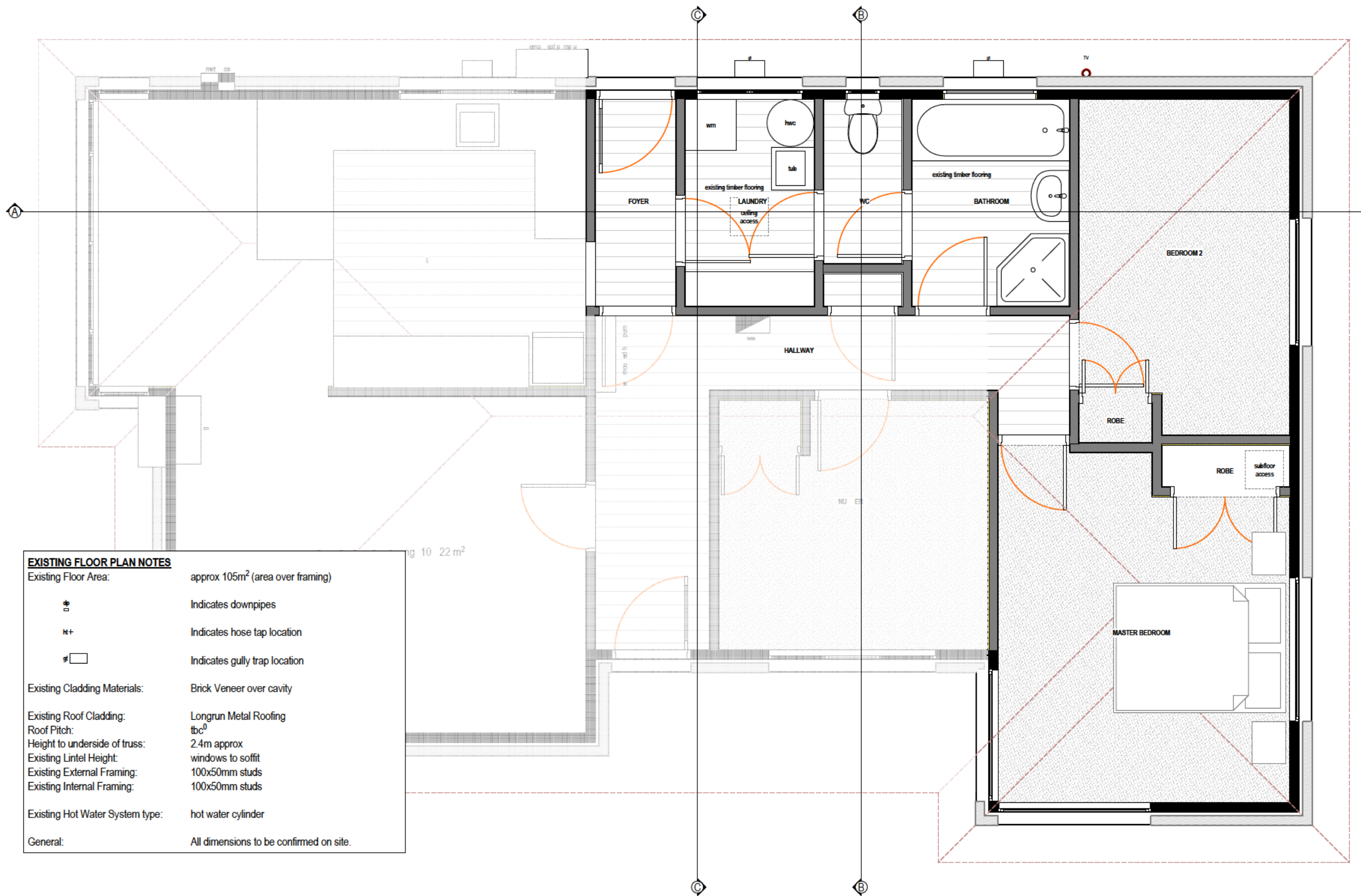
drawing **EXISTING FLOOR PLAN**

project address
 Lot 13 DP 14188, 241 Lake Terrace Road, Shirley, Christchurch

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job number	2003
revision	14/06/2020
date of issue	25/01/2019
status	wds
version	v1
designer	OA
technician	OA
scale	1:50

sheet **1.3** of 19



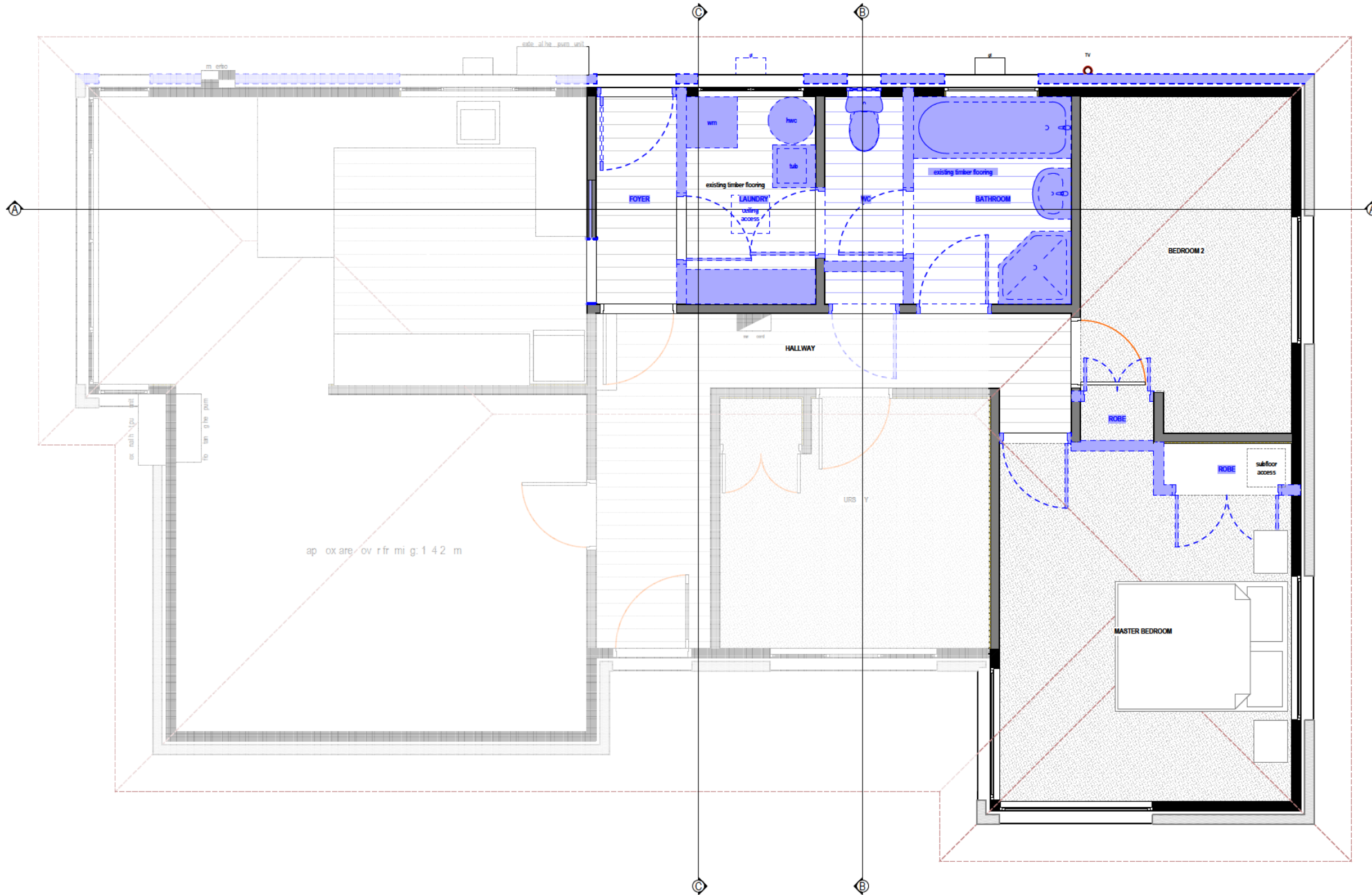
EXISTING FLOOR PLAN NOTES

Existing Floor Area:	approx 105m ² (area over framing)
	Indicates downpipes
	Indicates hose tap location
	Indicates gully trap location
Existing Cladding Materials:	Brick Veneer over cavity
Existing Roof Cladding:	Longrun Metal Roofing
Roof Pitch:	tbc ⁰
Height to underside of truss:	2.4m approx
Existing Lintel Height:	windows to soffit
Existing External Framing:	100x50mm studs
Existing Internal Framing:	100x50mm studs
Existing Hot Water System type:	hot water cylinder
General:	All dimensions to be confirmed on site.

Existing

Floor Plan

1:50



project **HARRIS & AITKEN RENOVATION**

drawing **DEMOLITION FLOOR PLAN**

project address
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job number	2003
revision	14/06/2020
date of issue	25/01/2019
status	wds
version	v1
designer	OA
technician	OA
scale	1:50

BCN/2020/3470

Approved Building Consent Document

17/07/2020 Nilsson, Michael

027 357 3252 omaarchitecture@gmail.com

project **HARRIS & AITKEN RENOVATION**

drawing **PROPOSED FLOOR PLAN**

project address
Lot 13 DP 14188, 241 Lake Terrace Road, Shirley, Christchurch

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job number	2003
revision	14/06/2020
date of issue	25/01/2019
status	wds
version	v1
designer	OA
technician	OA
scale	1:50
sheet	1.5 of 19

PROPOSED FLOOR PLAN NOTES

- ☼ Indicates downpipes
- H+ Indicates hose tap location
- ☐ Indicates gully trap location
- Proposed External Framing: 90x45mm H1.2 studs at 600mm crs and dwangs at 600mm crs
- Proposed Internal Framing: 90x45mm H1.2 studs at 600mm crs and dwangs at 800mm crs
- Internal Door Leaf Height: to match existing
- Internal Door Leaf Width: to match existing
- All robe sliders to be specified by client.
- Proposed Gas Supply: bottled gas hot water
- General: All dimensions to be confirmed on site

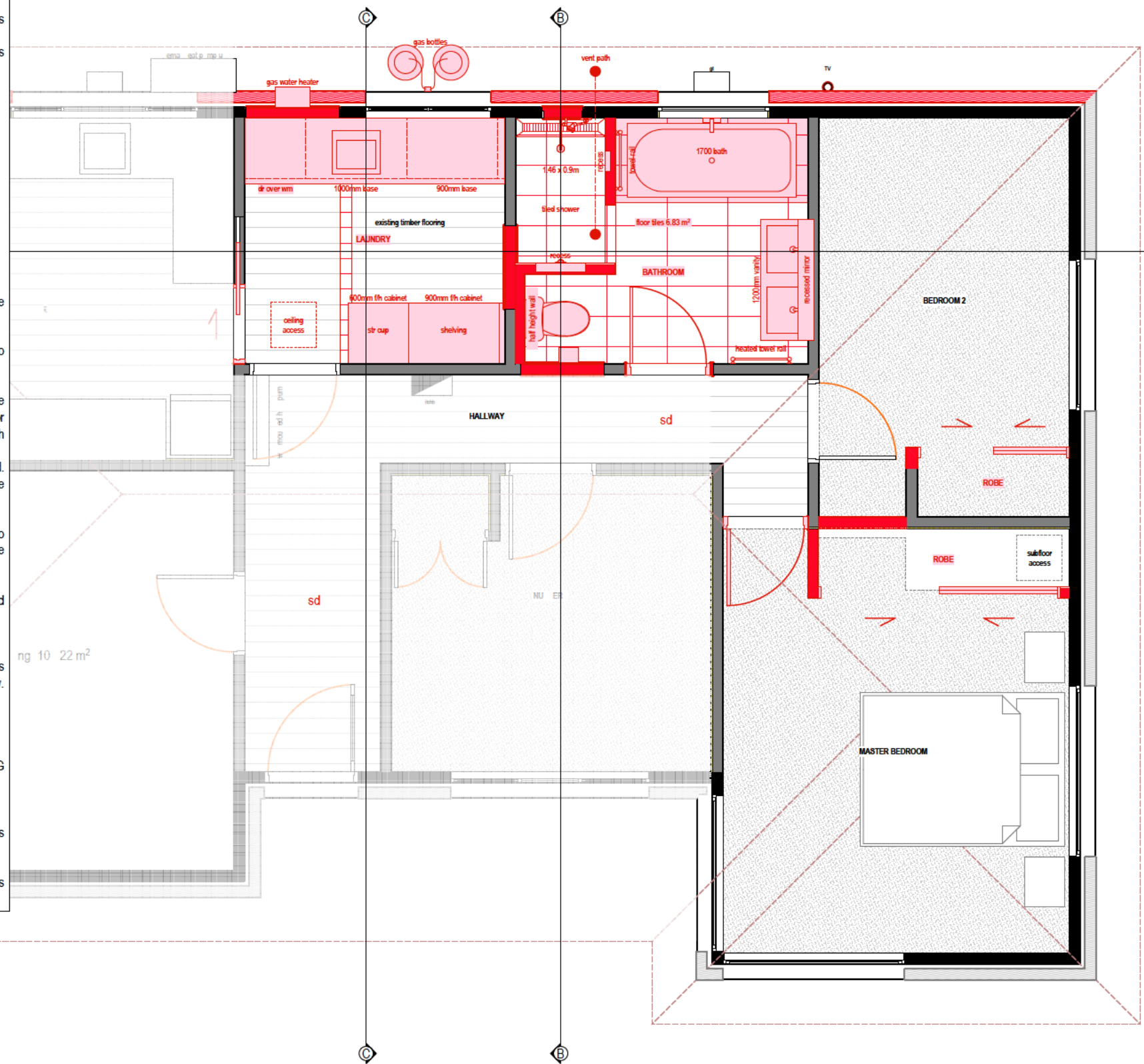
Mechanical extraction required to terminate to external air space through soffit.

Smoke alarms are required within 3m of bedrooms and along exit routes. All smoke alarms to comply with either NZBC F7, AS3786 or BS5446 Pt1 & must have test & hush button functions.

All Lighting is to comply with NZBC D1 & G8 (minimum illuminance requirement to 'access route'). All electrical installations to be in accordance with NZECP 51:2001. All Kitchen & Laundry power points including, washing machine, dryer, hob, oven, range hood, and fridge are to have at least one double power outlet. Refer to floor plan for positions of appliances which are indicative only and are to be confirmed on site with client & electrician. Any down lights are to be CA rated, only CA80, CA135, or IC-F are to be installed. Artificial lighting is to be such that it produces a minimum of 20 lux of illuminance for the total wattage required per m² as per NZBC G8/AS1 Table 1.

Interior Surfaces to be impervious, easily cleaned and would prevent water penetration to concealed spaces where adjacent to sanitary fixtures and appliances or likely to be splashed (See E3.3.3, E3.3.4, E3.3.5, E3.3.6 and Section 3, E3/AS1.) Walls to be sealed with 2 coats enamel min. One row of wall tiles above vanities and fully tiled bath cradle. Gaps between tiles and vanities to be sealed with silicon sealant. Floor tiles are to be returned 75mm up wall as per NZBC E3 Fig1 paragraph 2.1.1. Laundry sink bench / wall junction to be finished as per NZBC E3. Where level access showers &/or tiled shower enclosures are proposed, sufficient details of gradients to floor, substrates surface finishes and tanking membrane to comply. (Consider durability of substrate and 110.3.1, NZS 3602.)

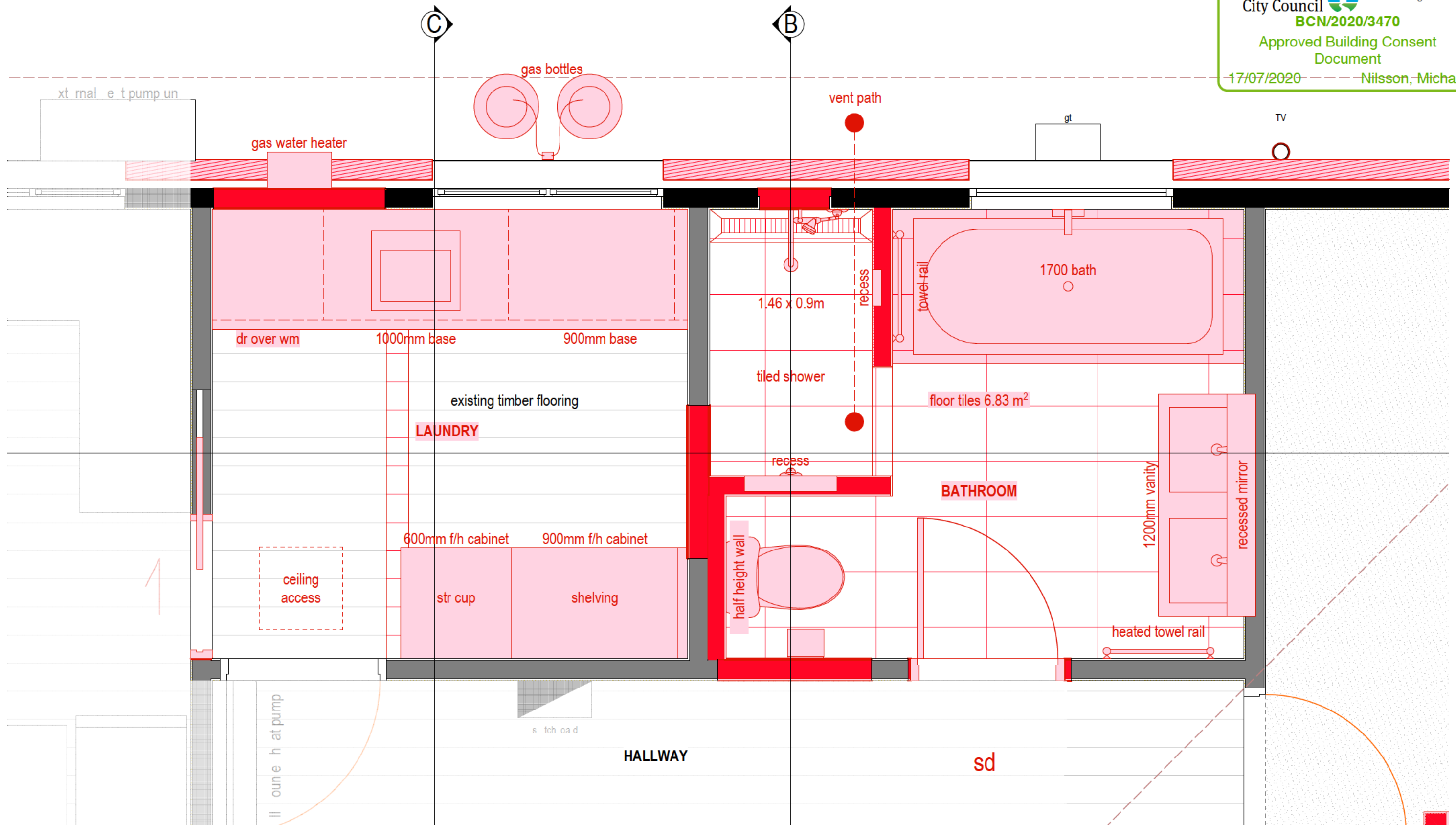
Gas bottle position and installation to comply with NZS 5261 Append G. Clearances are shown on Floor Plan / Elevations. A minimum of 1m clearance required from gas bottles to openings & drains under LPG Association Code of Practice No 2 (1.5m to ignition sources). Weep holes in brick cladding to be sealed in front of gas bottle station. Gas water heater require a minimum of 500mm clearance. All cylinders larger than 25 litres shall be secured against seismic activity by using chains and brackets or similar. The brackets shall be fastened to a wall or similar robust anchorage. All restraints must be capable of withstanding a steady applied load equal to four times the weight of the filled cylinder.





Proposed

Floor Plan

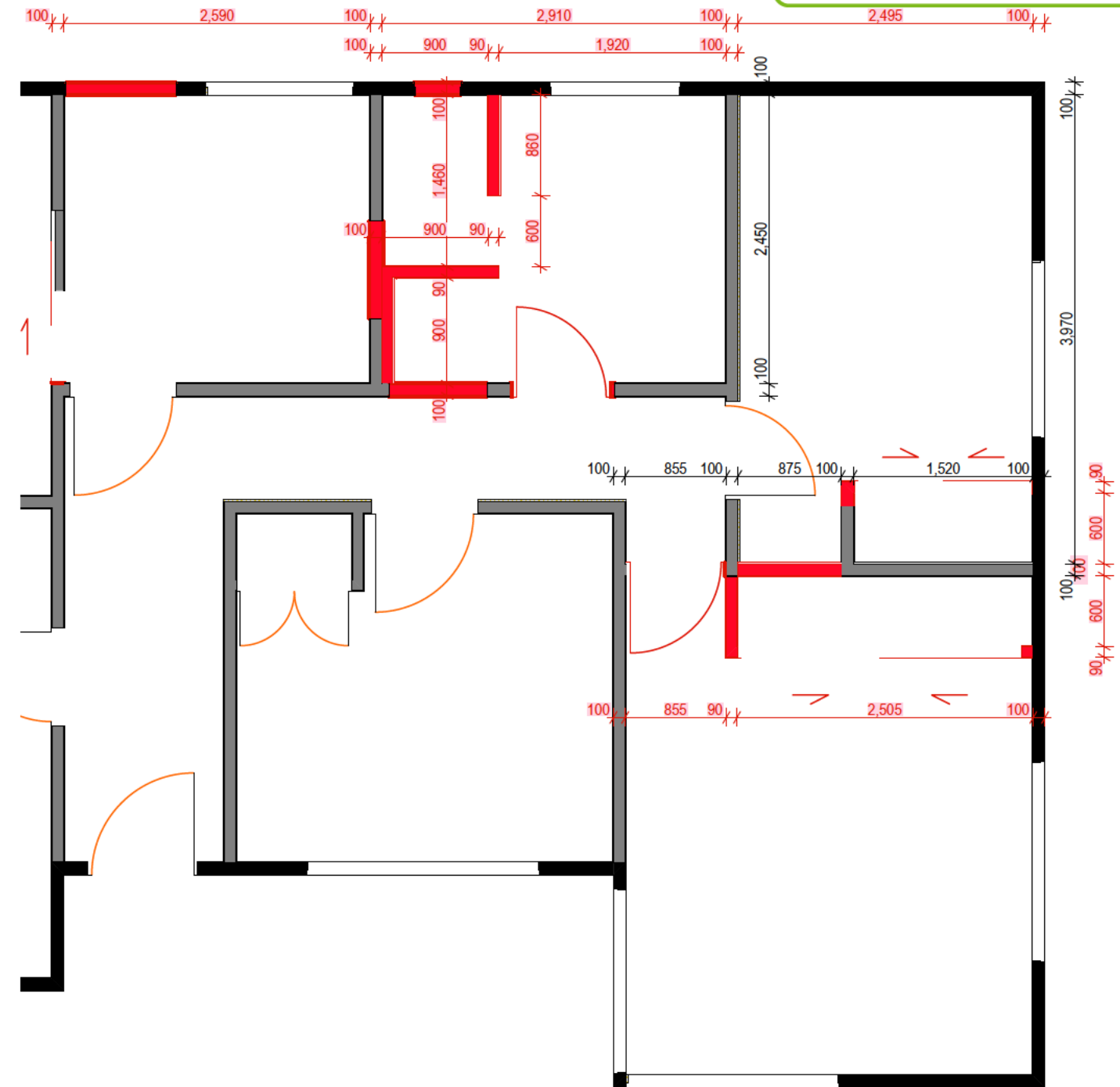
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 027 357 3252 omaarchitecture@gmail.com	project	drawing	project address	disclaimer	date of issue	job number	scale
	HARRIS & AITKEN RENOVATION	PROPOSED BATHROOM & LAUNDRY LAYOUTS	Lot 13 DP 14188, 241 Lake Terrace Road, Shirley, Christchurch	This project has been designed for the client and remains copyrighted to OMA architecture Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	25/01/2019	2003	1:20
					status	revision	sheet
					version	14/06/2020	1.6
					designer		of 19
				technician			





Demo Framing Plan 1:50



Prop Framing Plan 1:50

FRAMING PLAN NOTES

Existing External Framing: 100x50mm studs
 Existing Internal Framing: 100x50mm studs
 Proposed External Framing: SG8 90x45mm H1.2 studs at 600mm crs and dwangs at 600mm crs, bottom plate, double top plate.
 Proposed Internal Framing: SG8 90x45mm H1.2 studs at 600mm crs and dwangs at 800mm crs.
 Please provide additional studs to external corners, soffit dwangs, double top plates to gable frames as required by certain claddings.
 Framing around tiled showers- studs to be @ 400crs for fixing of Villaboard.

 architecture omaarchitecture@gmail.com	project	drawing	project address	disclaimer	date of issue	job number	scale
	HARRIS & AITKEN RENOVATION	FRAMING PLAN	Lot 13 DP 14188, 241 Lake Terrace Road, Shirley, Christchurch	This project has been designed for the client and remains copyrighted to OMA architecture Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	25/01/2019	2003	1:50
					status	revision	sheet
					version	14/06/2020	1.7
					designer	of 19	
technician							

CROSS SECTION NOTES
 Refer to Specification & supplementary information for all relevant product data.

All structural timber to be SG8, non-load bearing framing to be SG8.
 All timber to be treated to H1.2 min.

All fixings & fastenings are to be in accordance with durability requirements of NZS 3604.
 Exposure Zone B & C. Hot dipped Galv. fixings to be used for enclosed & sheltered areas. Type 304 Stainless Steel fixings are required in exposed & rain wet locations. Refer to NZS3604 Fig 4.3 a & b.

Nominated Timber treatment & Grading:
 Exposed timber not wetted in service: H1.2
 Exposed timber wetted in service but not in contact with ground: H3.2
 Timber in contact with ground: H4.0
 Timber in ground: H5.0

Existing Foundation
 timber subfloor with concrete perimeter.

Existing Roof
 Longrun Metal Roofing.



Ceilings
 Ceiling Battens: GIB[®] Rondo Metal Battens 310 Series @ 600crs (direct fixed).
 Ceiling Lining: 13mm GIB[®] Standard lining to ceilings
 13mm Aqualine GIB[®] lining to ceilings (wet areas).

Wall Framing
 Existing External Framing: 100x50mm studs
 Existing Internal Framing: 100x50mm studs

Proposed External Framing: 90x45mm H1.2 studs at 600mm crs and dwangs at 600mm crs
 Proposed Internal Framing: 90x45mm H1.2 studs at 600mm crs and dwangs at 800mm crs
 Proposed Building Paper: Proprietary Building Wrap
 Proposed Wall Lining: 10mm GIB[®] Standard lining
 10mm GIB[®] Aqualine (wet areas)
 9mm Villaboard lining behind tiled showers.

Wall linings adjacent to appliances and facilities shall have surfaces that can be easily maintained in a hygienic condition.

Insulation
 Proposed Exterior Walls: Pink Batts R2.6
 Refer to NZS4246 2016 Section 5.4 as attached to the supporting documentation for guidance on installation of insulation and building wrap requirements.

 omaarchitecture@gmail.com	project	drawing	project address	disclaimer	date of issue	job number	scale
	HARRIS & AITKEN RENOVATION	CROSS SECTION NOTES	Lot 13 DP 14188, 241 Lake Terrace Road, Shirley, Christchurch	<small>This project has been designed for the client and remains copyrighted to OMA architecture Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.</small>	25/01/2019	2003	sheet 1.8 of 20 
					status	revision	
					version		
					designer		
technician							

Approved Building Consent Document

Nilsson, Michael

9. tiled shower wall with waterproofing to entire tiled shower and 500mm outside of shower

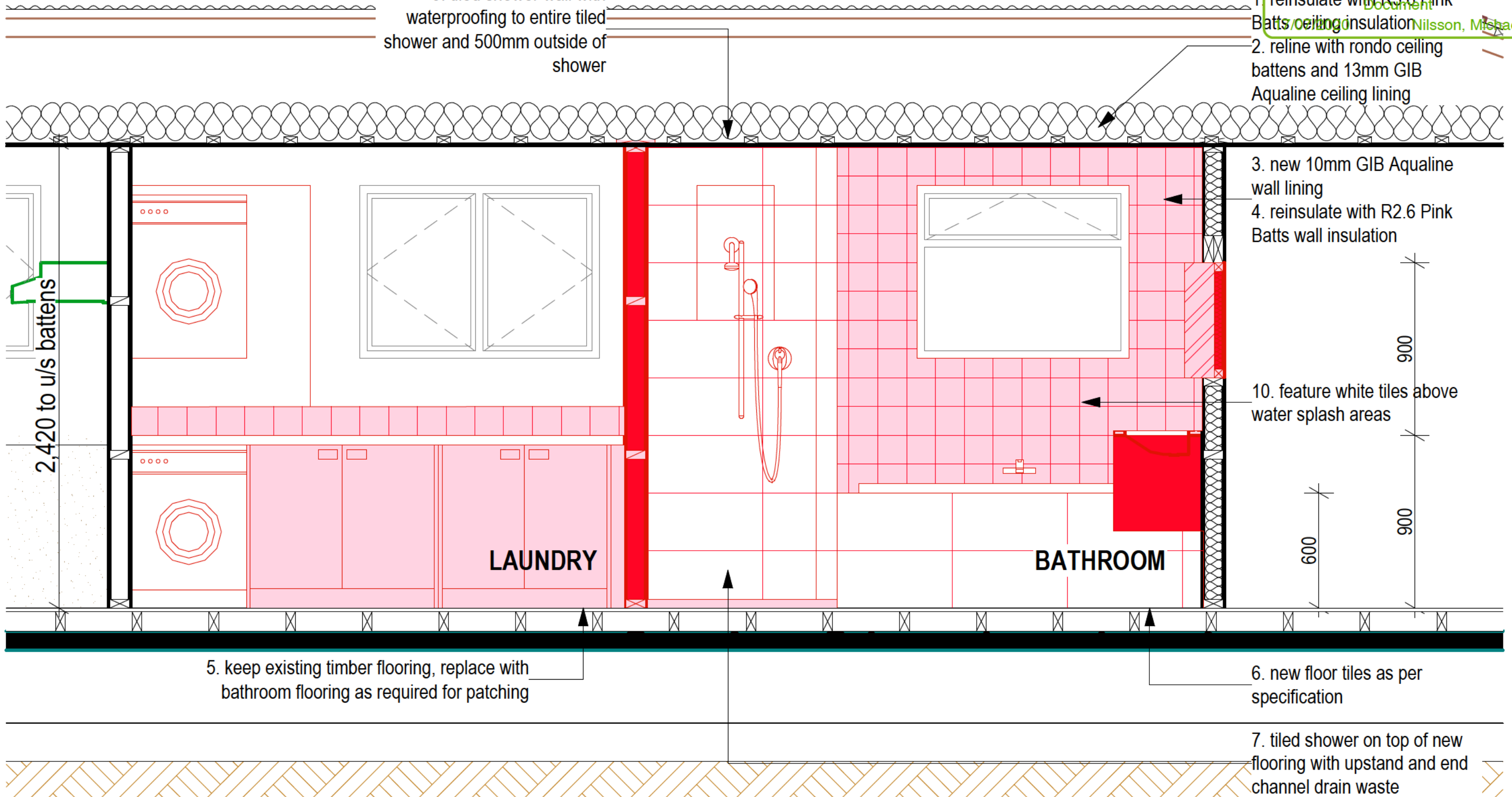
1. reinsulate with R3.6 Pink Batts ceiling insulation

2. reline with rondo ceiling battens and 13mm GIB Aqualine ceiling lining

3. new 10mm GIB Aqualine wall lining

4. reinsulate with R2.6 Pink Batts wall insulation



10. feature white tiles above water splash areas

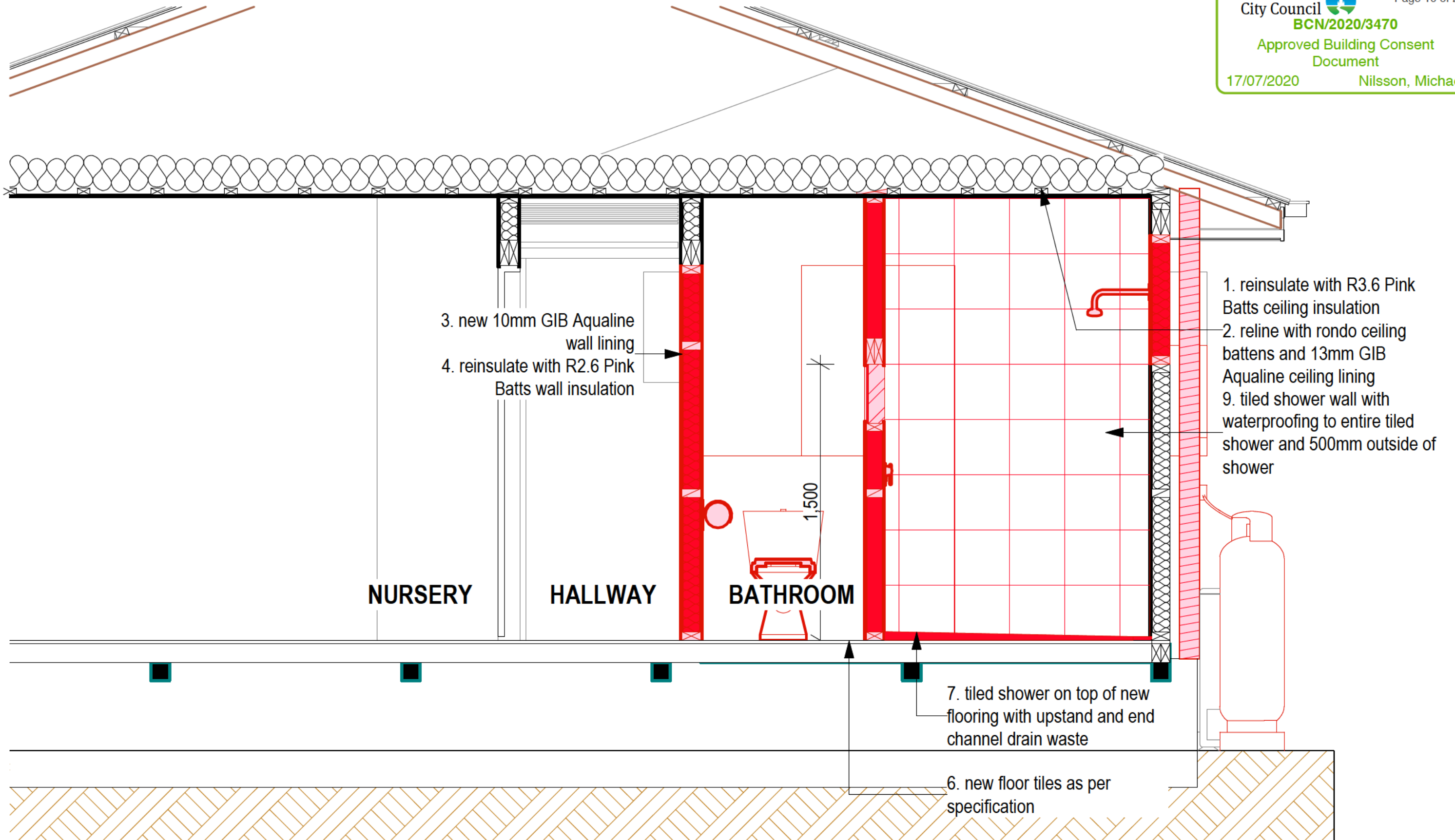



5. keep existing timber flooring, replace with bathroom flooring as required for patching

6. new floor tiles as per specification

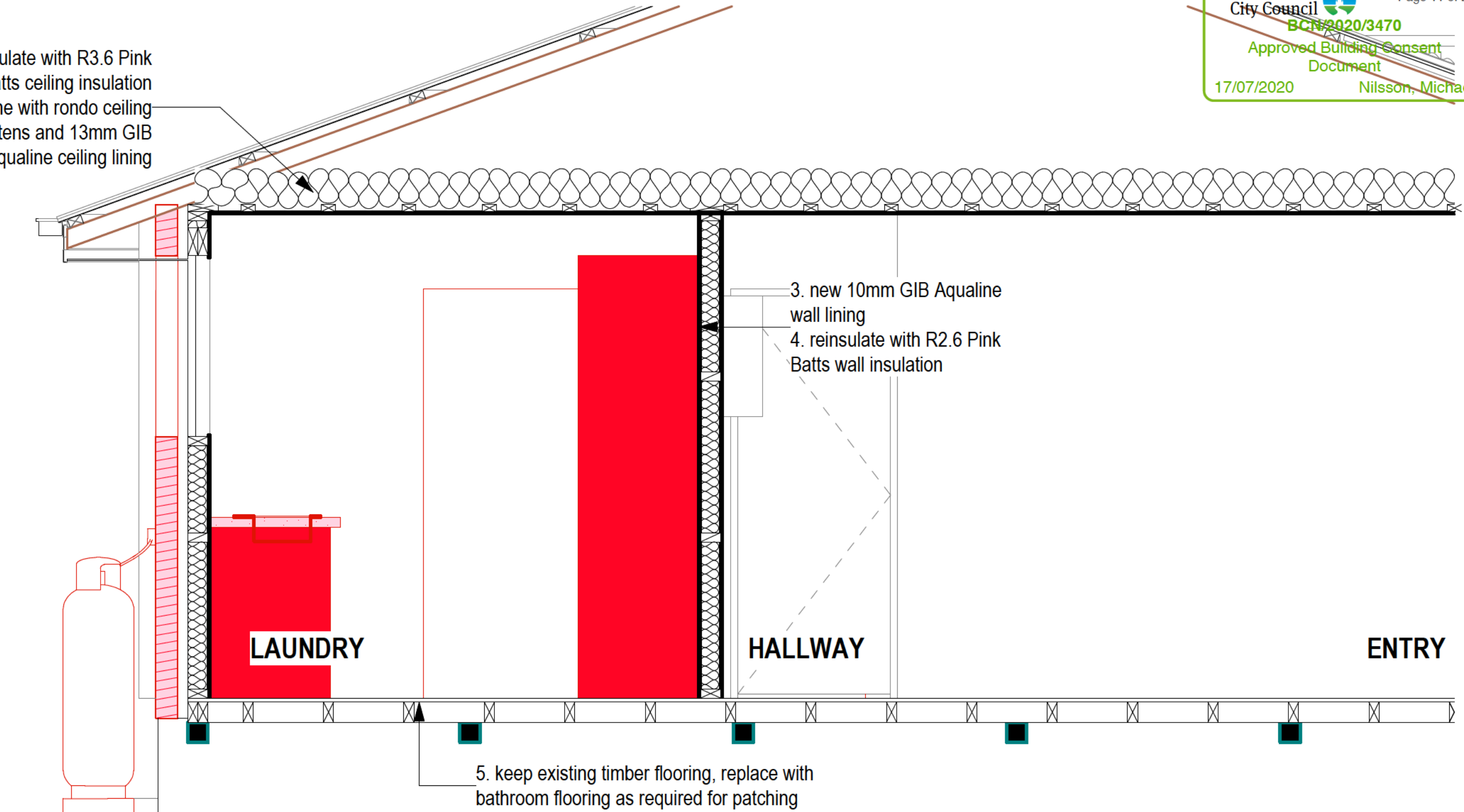
7. tiled shower on top of new flooring with upstand and end channel drain waste



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					status	revision	sheet
					version	9/07/2020	1.9
					designer		of 20
				technician			



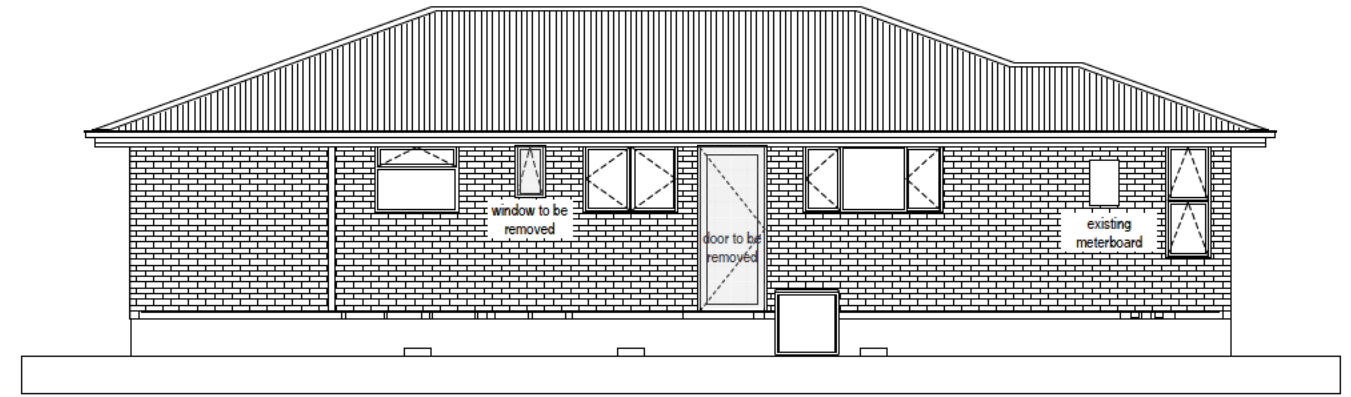
 architecture omaarchitecture@gmail.com	project	drawing	project address	disclaimer	date of issue	job number	scale
	HARRIS & AITKEN RENOVATION	CROSS SECTION B	Lot 13 DP 14188, 241 Lake Terrace Road, Shirley, Christchurch	This project has been designed for the client and remains copyrighted to OMA architecture Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	25/01/2019	2003	1:20
					status	revision	sheet
					wds	9/07/2020	1.10
					version		of 20
				designer			
				technician			

- 1. reinsulate with R3.6 Pink Batts ceiling insulation
- 2. reline with rondo ceiling battens and 13mm GIB Aqualine ceiling lining



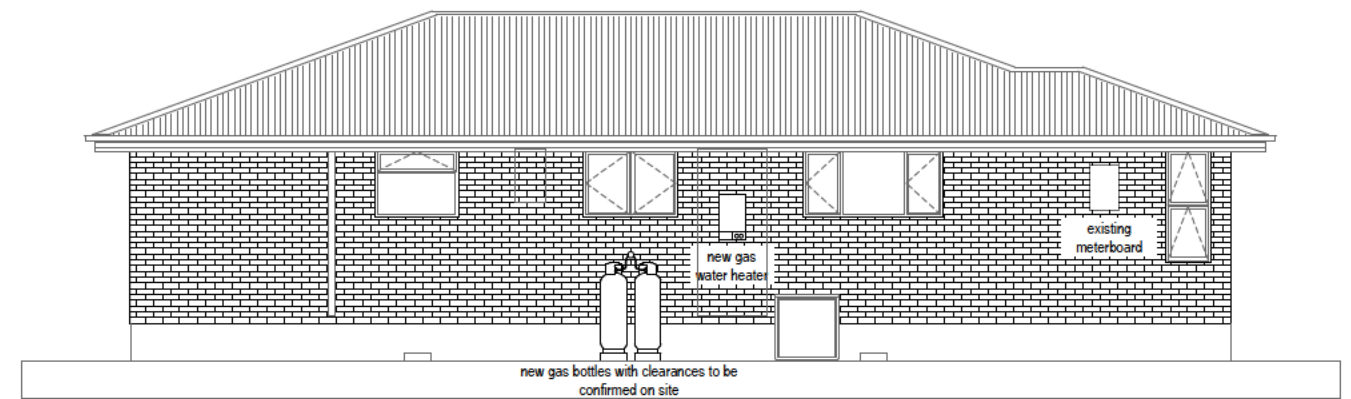
 architecture omaarchitecture@gmail.com	project	drawing	project address	disclaimer	date of issue	job number	scale
	HARRIS & AITKEN RENOVATION	CROSS SECTION C	Lot 13 DP 14188, 241 Lake Terrace Road, Shirley, Christchurch	This project has been designed for the client and remains copyrighted to OMA architecture Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	25/01/2019	2003	1:20
					status	revision	sheet
					version	9/07/2020	1.11
					designer		of 20
				technician			

ELEVATION NOTES	
Ground level subject to confirmation.	
Existing Cladding Materials:	Brick Veneer over cavity
Existing Roof Cladding:	Longrun Metal Roofing
Roof Pitch:	tbc°




Ex North Elevation

1:100



Prop North Elevation

1:100

 architecture omaarchitecture@gmail.com	project	drawing	project address	disclaimer	date of issue	job number	scale
	HARRIS & AITKEN RENOVIATION	ELEVATIONS	Lot 13 DP 14188, 241 Lake Terrace Road, Shirley, Christchurch	This project has been designed for the client and remains copyrighted to OMA architecture Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	25/01/2019	2003	1:100
					status	revision	sheet
					version	14/06/2020	1.12
					designer		of 19
				technician			



DRAINAGE NOTES

Sanitary Fixtures (as per NZBC G13)
 Bath 40mm dia @ 1:40 gradient
 Laundry Tub 40mm dia @ 1:30 gradient
 Showers 40mm dia @ 1:40 gradient
 Vanity 40mm dia @ 1:40 gradient
 WC 100mm dia @ 1:60 gradient

Drainage (as per NZBC G13)
 Storm Water 100mm dia @ 1:100 gradient
 Foul Water 100mm dia @ 1:60 gradient
 If foul water drain is laid at 1:100 gradient then WCs are required to be fitted with AAVs

Sanitary Key
 GT Gully Trap
 RGT Relief Gully Trap
 IP Inspection Point
 TV Terminal Vent (80mm dia)
 BV Branch Vent (50mm dia)
 IV Isolation Valve
 RP Rodding Point

RGT to be installed so that top of GT is 150mm lower than overflow level of lowest sanitary fixture).

Vent to terminate either:
 3.0m above ground level
 600mm above openings
 150mm above roof cladding

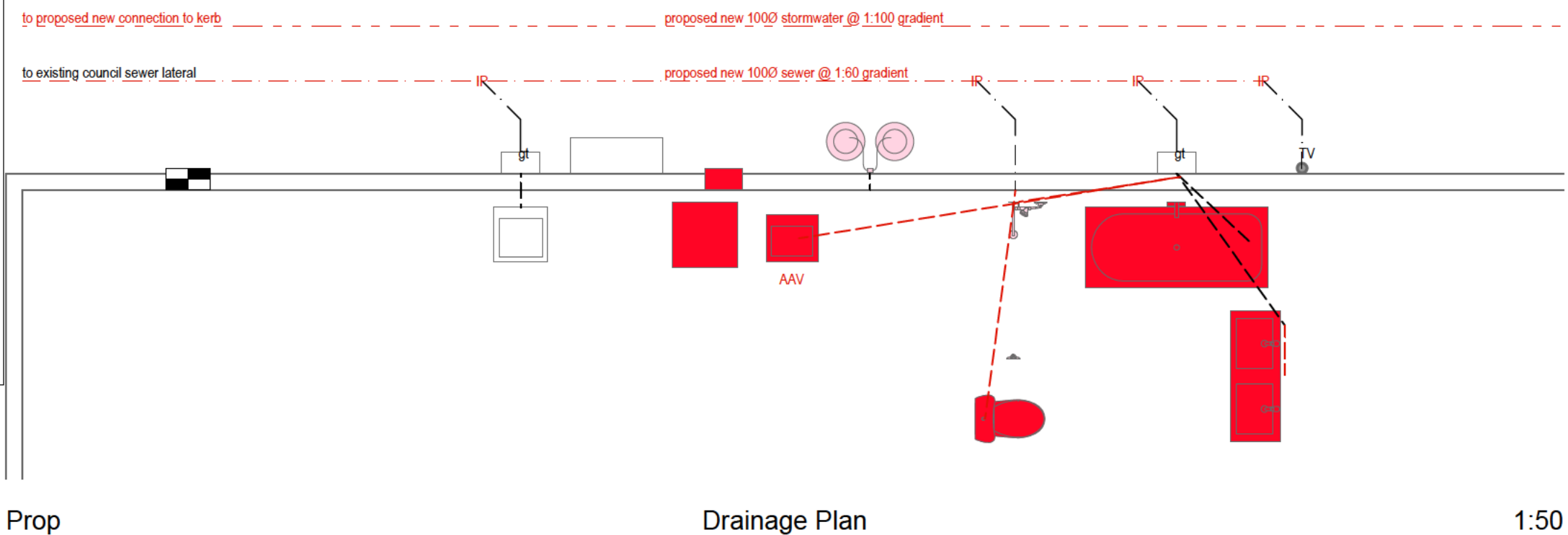
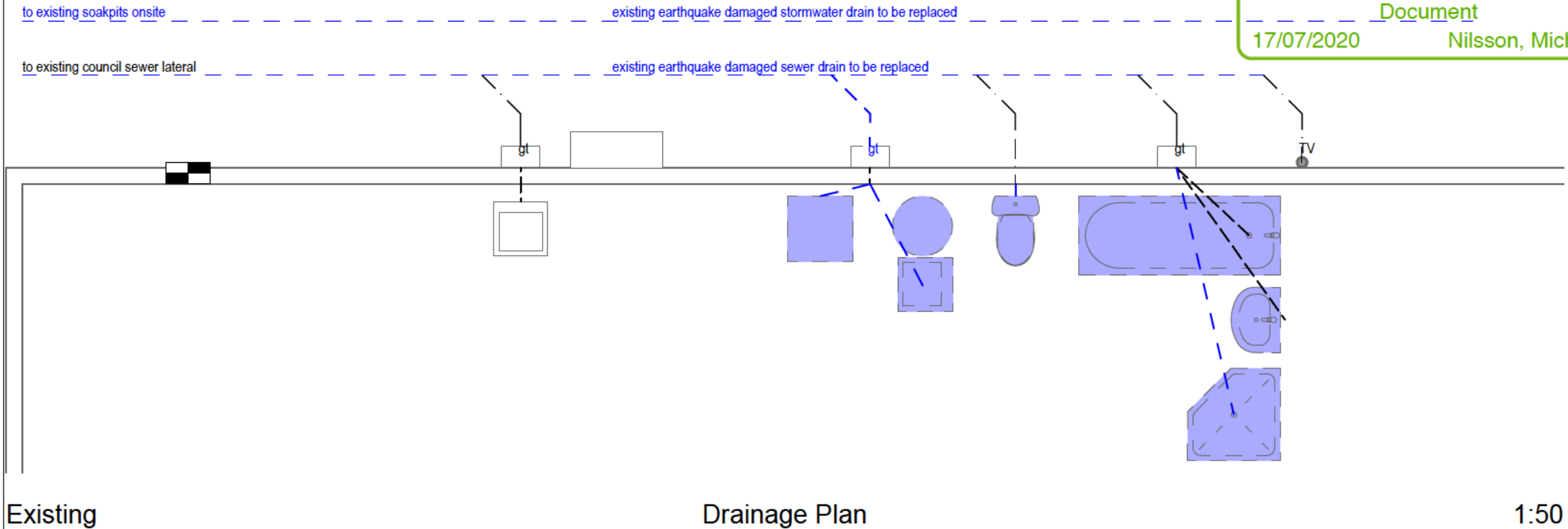
All pipes passing through concrete shall be wrapped in flexible material or sleeved.
 Pipes shall be installed with expansion joints as per NZS 7643, Chapter 8.
 Where sewer pipes are installed in a trench parallel to the foundation, the branch drains, such as those connecting to gully traps, should contain a flexible connection adjacent to the foundation.
 Where storm water pipes are installed in a trench parallel to the foundation, the branch connections to the downpipes should contain a flexible connection.


Hot water pipes are to be sized according to NZBC G12 & NZS 4305 1996.
 Mains Pressure: 15mm dia allows for 12m max pipe length. If pipe length exceeds 12m then diameter to be reduced to 10mm to ensure that no more than 2L of hot water is stored.

Stormwater to be connected to council lateral (refer to site plan for location)
 Sewer to be connected to council lateral (refer to site plan for location)
 Position of connections to be confirmed on site prior to the commencement of building.

WC riser locations have an assumed offset of 160mm from internal framing (manufacturer's technical specs should be consulted to confirm offset).

Insulation to Pipes Where Freezing May Occur:
 Closed cell foam polymer insulation or fibre glass insulation which is preformed to the shape of the pipe and not less than 13 mm thick, is acceptable material for preventing pipes less than or equal to 40 mm diameter from freezing. Any insulation material that absorbs moisture shall be protected in a waterproof membrane.

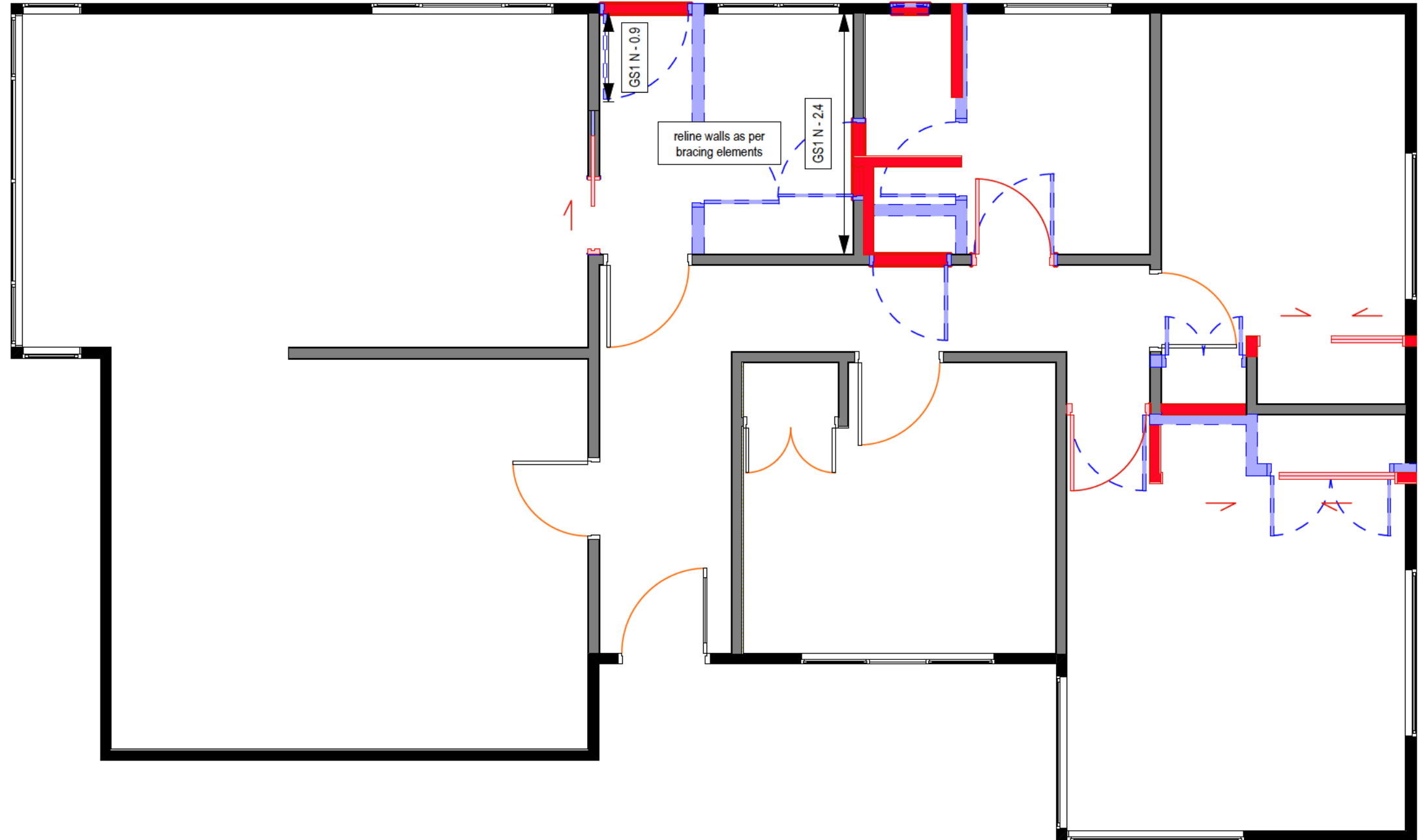



 027 357 3252 omaarchitecture@gmail.com	project	drawing	project address	disclaimer	date of issue	job number	scale
	HARRIS & AITKEN RENOVATION	DRAINAGE PLAN	Lot 13 DP 14188, 241 Lake Terrace Road, Shirley, Christchurch	This project has been designed for the client and remains copyrighted to OMA architecture Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	25/01/2019	2003	1:50
					status	revision	sheet
					wds	9/07/2020	1.13
					version		of 20
					designer		
					technician		

BRACING NOTES
 The bracing plan is to be read in conjunction with GIB Ezybrace Systems calculations and Specification and Installation Manual 2016.

wind zone Medium
 earthquake zone 2

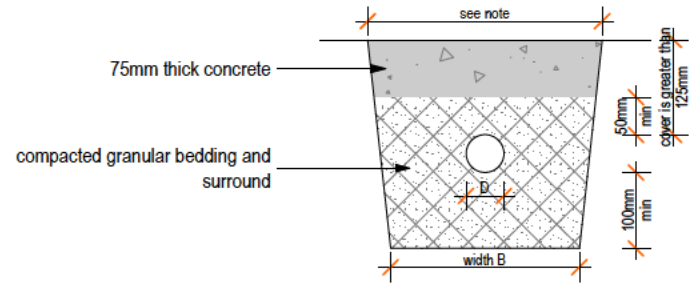
Bracing lines must be spaced no more than:
 6m for standard construction with any GIB® plasterboard ceiling.



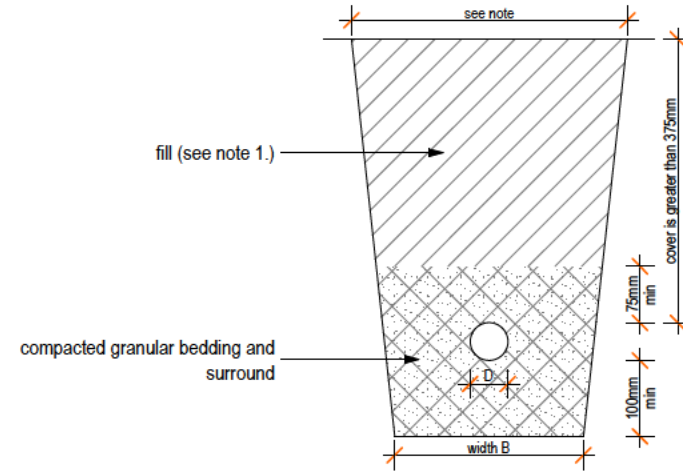
 architecture omaarchitecture@gmail.com	project	drawing	project address	disclaimer	date of issue	job number	scale
	HARRIS & AITKEN RENOVIATION	BRACING PLAN	Lot 13 DP 14188, 241 Lake Terrace Road, Shirley, Christchurch	This project has been designed for the client and remains copyrighted to OMA architecture Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	25/01/2019	2003	1:50
					status	revision	sheet
					version	14/06/2020	1.14
					designer		of 19
				technician			

NOTE:
 The width B of the trench shall be no less than the pipe diameter D plus 200mm. Trench width at the top of the pipe shall be no more than 600mm unless the pipes in the trench are covered with concrete as shown in NZBC E1 Figure 13c.

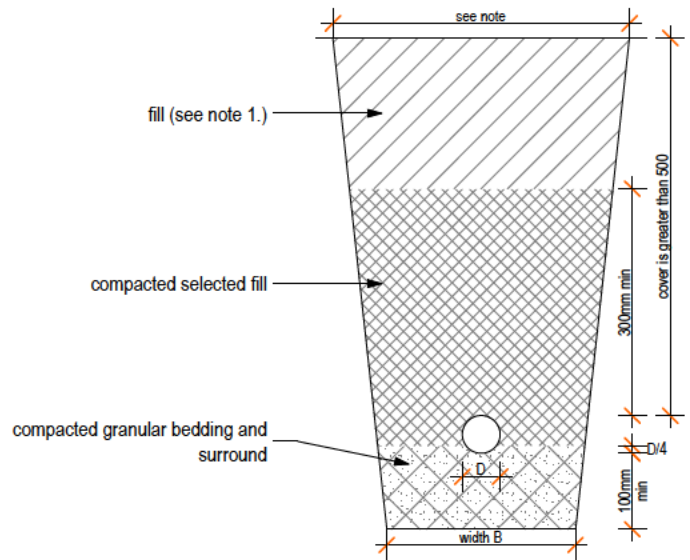
1. Fill shall be ordinary fill where drains are located below gardens and open country, or compacted selected fill where the drains are located below residential driveways and similar areas subjected to light traffic



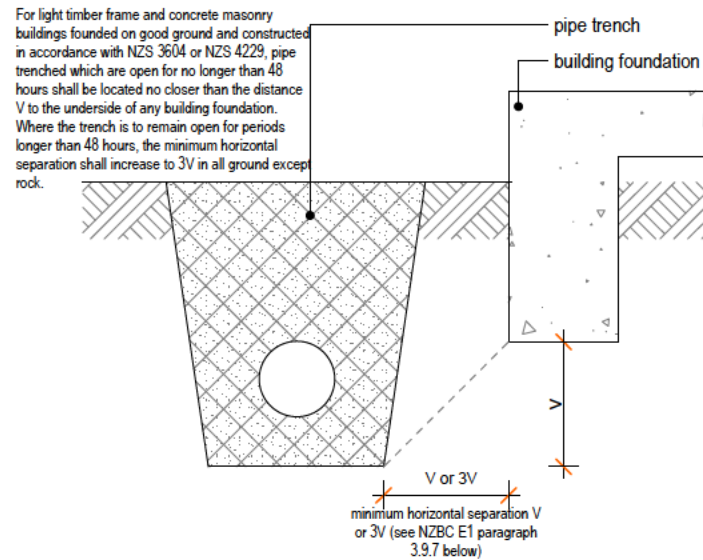
D01.01 cover greater than 125mm 1:10





D01.02 cover greater than 375mm 1:10



D01.03 cover greater than 500mm 1:10



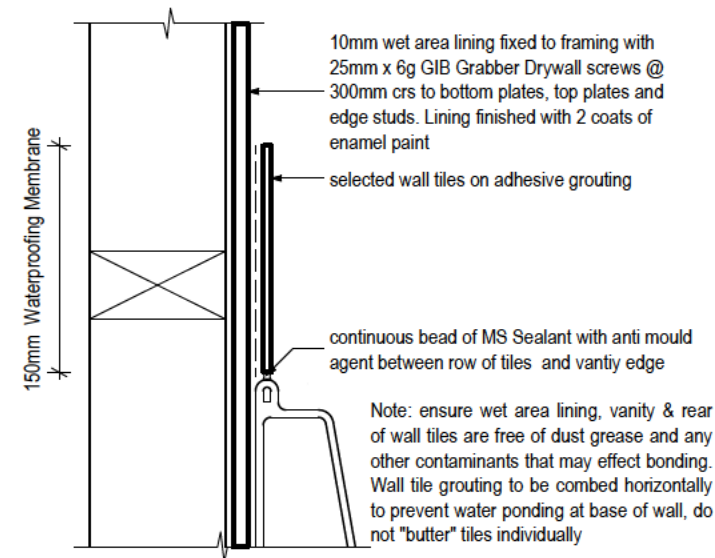
D01.04 foundation to trench 1:10

 architecture omaarchitecture@gmail.com	project	drawing	project address	disclaimer	date of issue	job number	scale
	HARRIS & AITKEN RENOVIATION	DRAINAGE DETAILS	Lot 13 DP 14188, 241 Lake Terrace Road, Shirley, Christchurch	This project has been designed for the client and remains copyrighted to OMA architecture Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	25/01/2019	2003	1:10
					status	revision	sheet
					version	14/06/2020	1.15
					designer		of 19
				technician			

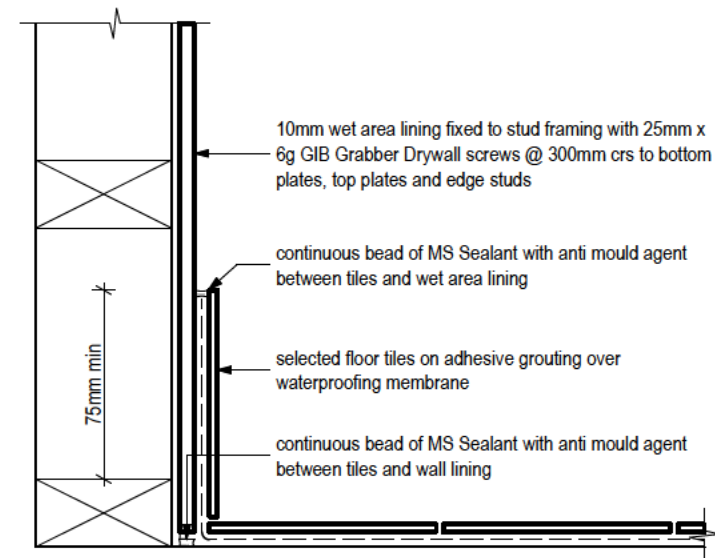
Wet Area Notes:

Waterproofing System:
 The following waterproofing membrane is to be used in accordance with its BRANZ Appraisal Certificate Number:

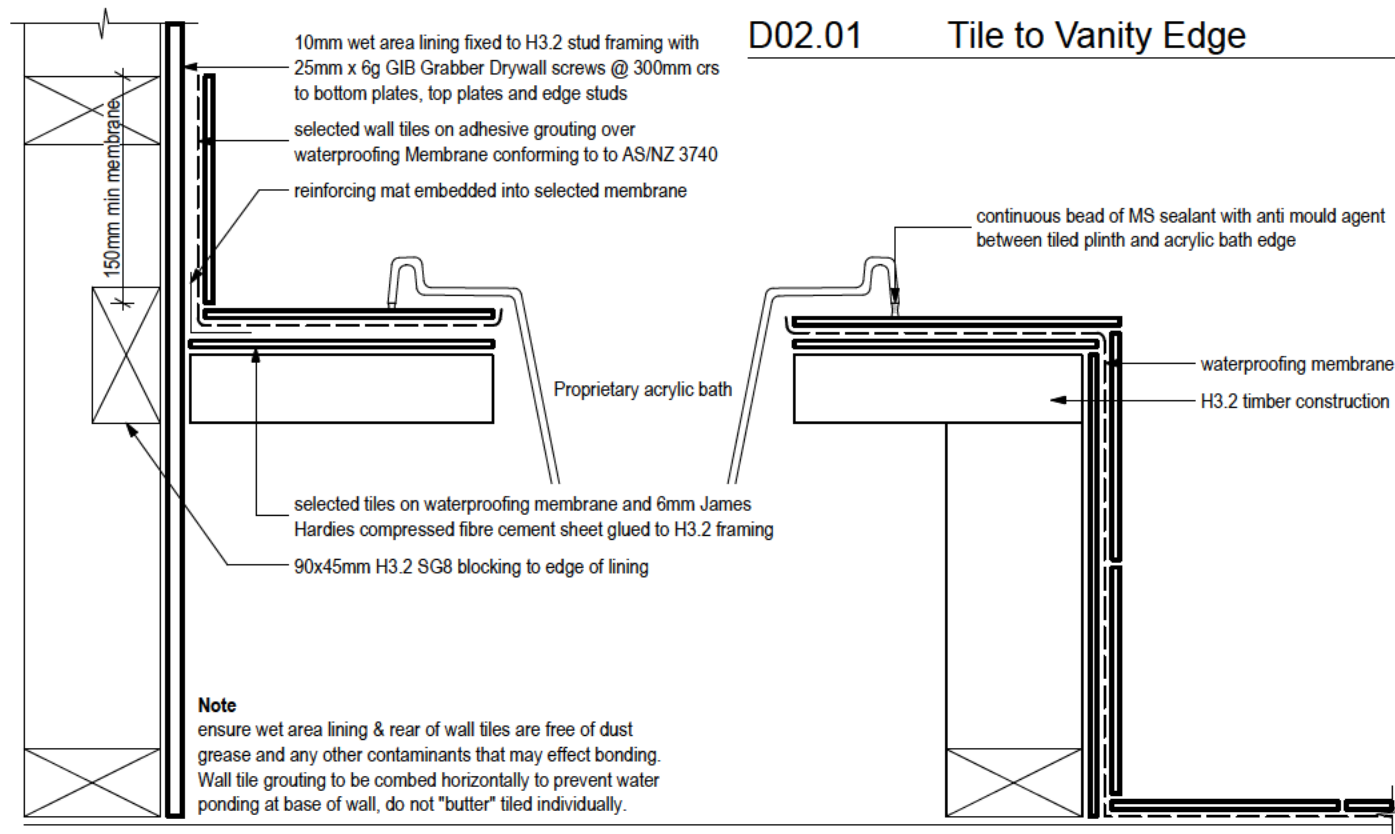
Cemix Rubberguard Wet Area Waterproofing Membranes (Appraisal Number 778).





D02.01 Tile to Vanity Edge 1:5



D02.02 Tile Wall to Floor Junction 1:5



D02.03 Tile to Bath Edge 1:5

 027 357 3252 omaarchitecture@gmail.com	project	drawing	project address	disclaimer	date of issue	job number	scale
	HARRIS & AITKEN RENOVATION	WET AREA DETAILS	Lot 13 DP 14188, 241 Lake Terrace Road, Shirley, Christchurch	This project has been designed for the client and remains copyrighted to OMA architecture Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	25/01/2019	2003	1:5
					status	revision	sheet
					version	14/06/2020	1.16
					designer		of 19
				technician			

TILED SHOWER NOTES:

Waterproofing System:
 The builder is to select either of the following products (they are not to be used in conjunction with each other) and is to be used in accordance with their BRANZ Appraisal Certificate Number:
 Cemix Rubberguard Wet Area Waterproofing Membranes (Appraisal Number 778).

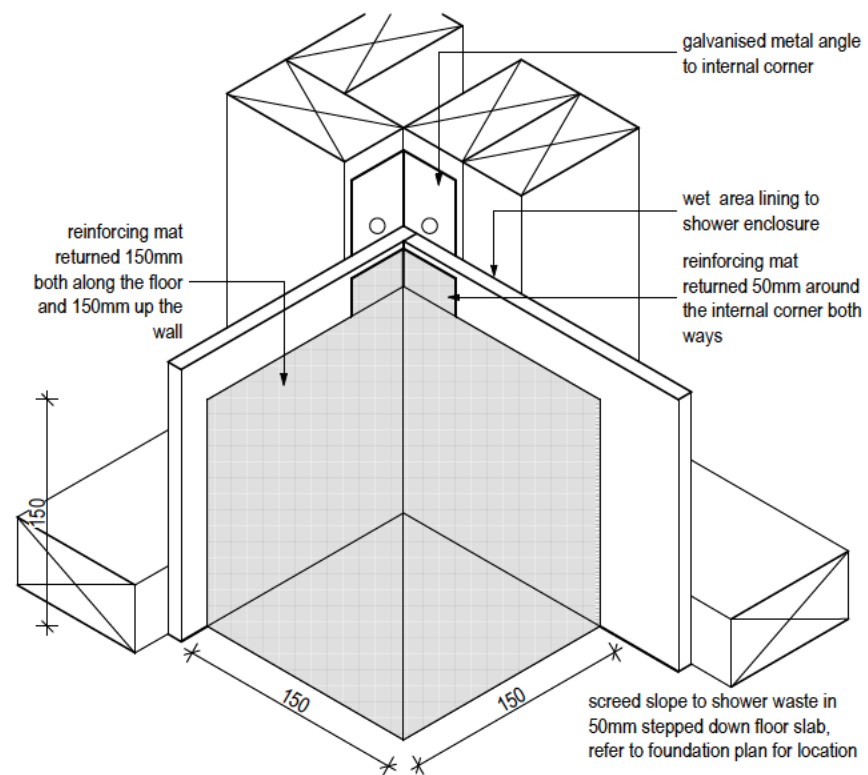
Shower base to be constructed with a fall to the waste to prevent ponding as per E3/AS1.
 Recommended waste being Allproof Tile Waste to allow the membrane to return down the waste and provide sub tile draining.

Wall sheeting to be fixed in accordance with manufacturers instructions.
 Upstands are to be of non-porous materials, manufacturer to install.
 Enclosures, shall be continuous from floor level or top of upstand to 1800mm minimum above floor, and not less than 300mm above the shower rose. Refer E3/AS1.

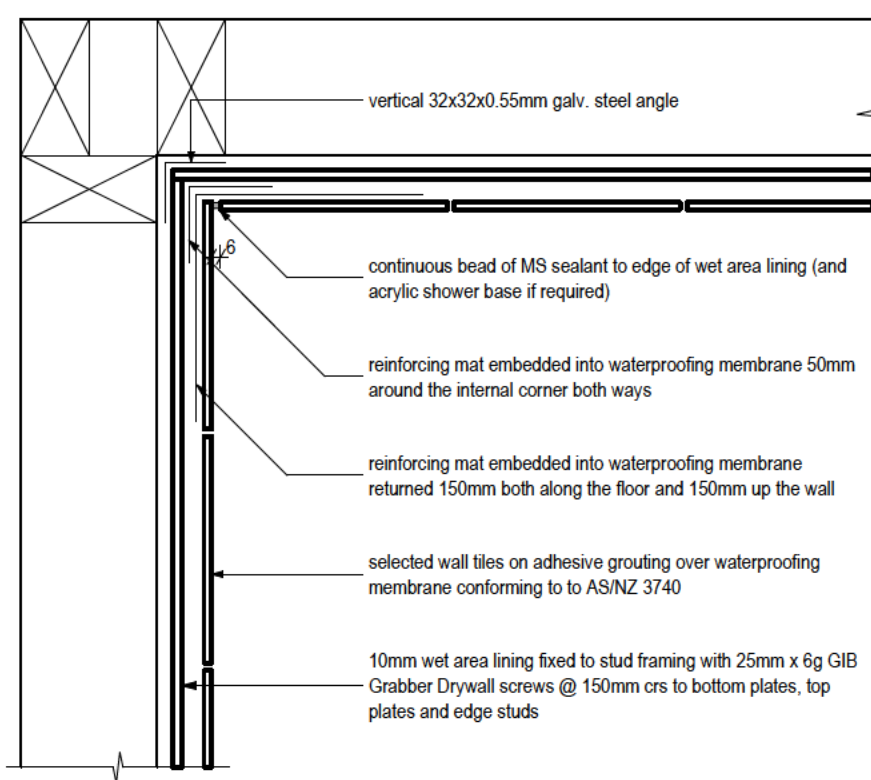
The floor shall have a fall of no less than 1:50 towards the floor waste. The fall shall apply to the floor area within a radius of 1500mm taken from a point vertically below the shower rose, or from any wall within that radius.

As per Branz Good Tiling Practice it is advisable to apply the waterproofing membrane over the mortar bed screen to prevent the screed from retaining moisture inducing mould. This is only possible if the membrane is able to return down the waste. ie: Allproof waste.

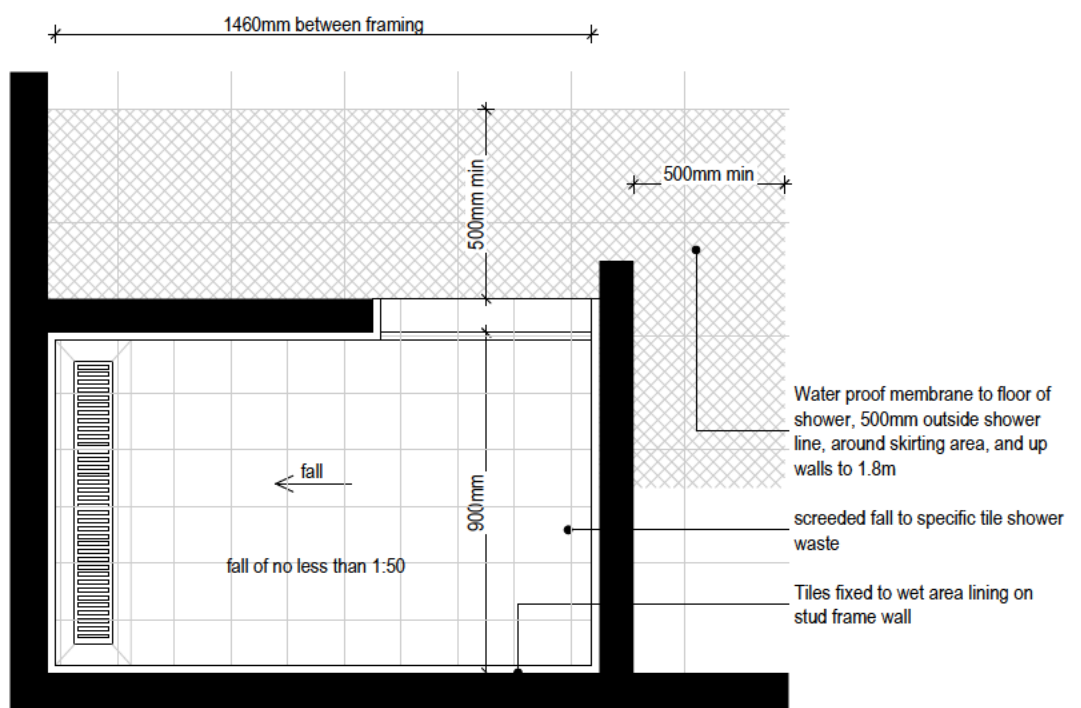
Tiled Wall / Shower Linings:
 GIB Aqualine[®] 10mm and 13mm is only suitable for use on timber framing and for tile weights up to 20kg/m², as per GIB Aqualine Wet Area Systems Manual March 2007.
 James Hardie Villaboard[®] Lining **must** be used for tile weights over 20kg/m².
 6mm Villaboard can be used for tiles up to 8mm thick, 15kg/m², and 300x300mm tile size with studs at 400crs max.
 9mm Villaboard can be used for tiles over 8mm thick, between 15-30kg/m², and 300x600mm and 400x400mm tile size with studs at 600crs max.
 9mm Villaboard can be used for tiles over 8mm thick, between 31-60kg/m², and 300x600mm, 400x400mm and 300x900mm tile size with studs at 400crs max.
 As per Villaboard[®] Lining Installation Manual September 2014.





D03.01 Wall / Floor Junction 1:5

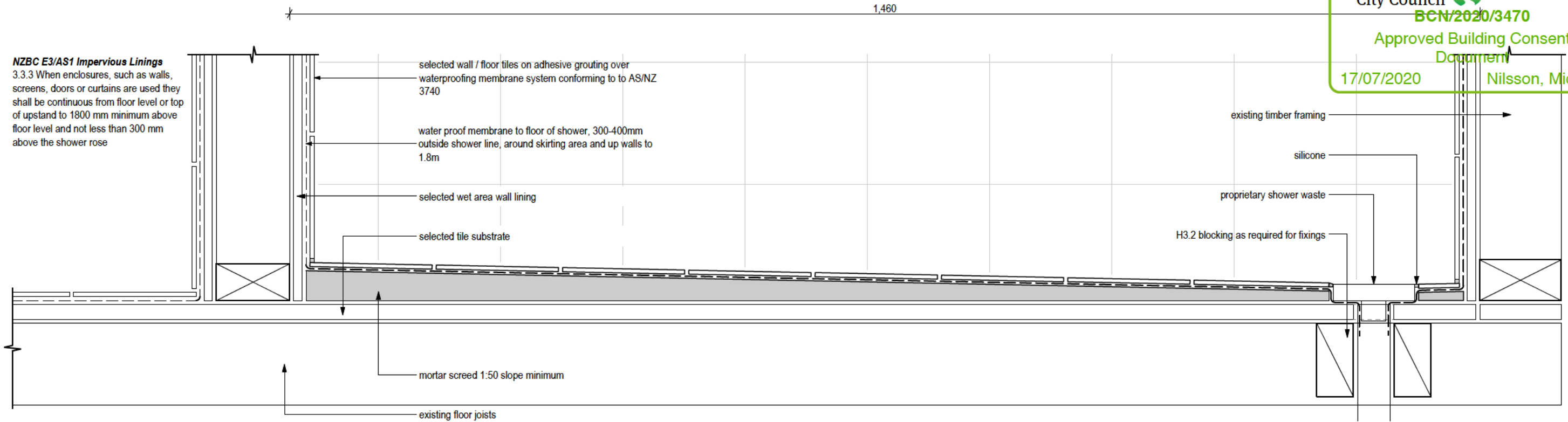


D03.02 Internal Corner Junction 1:5



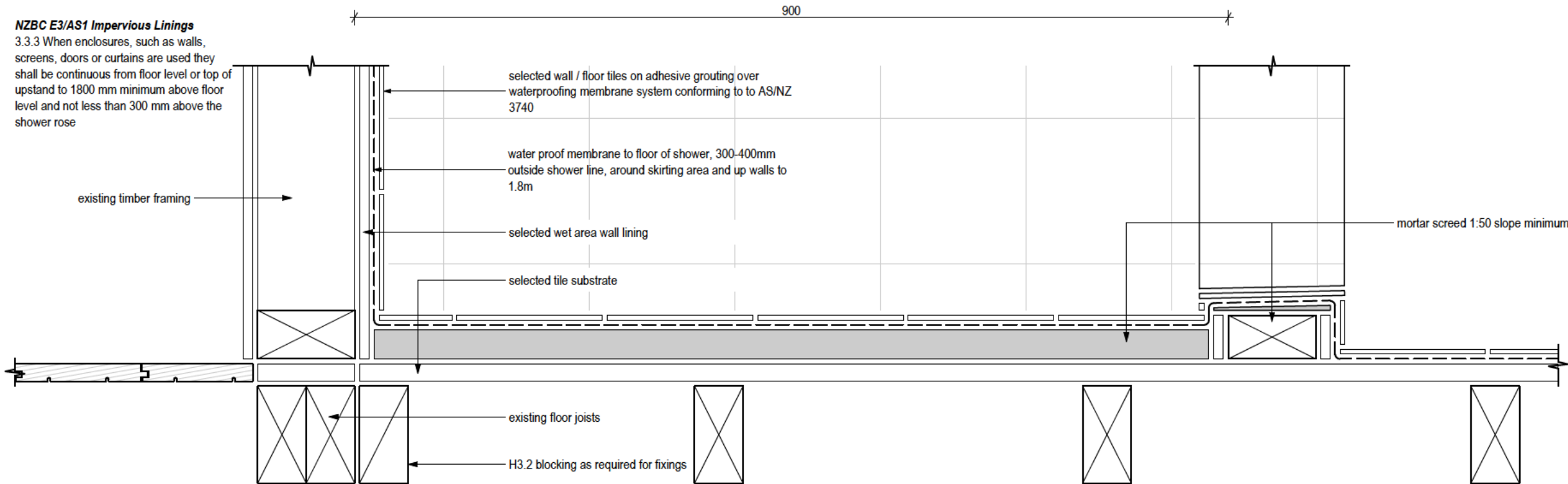
D03.03 Tiled Shower Layout 1:20

 omaarchitecture@gmail.com	project	drawing	project address	disclaimer	date of issue	job number	scale
	HARRIS & AITKEN RENOVIATION	TILED SHOWER DETAILS	Lot 13 DP 14188, 241 Lake Terrace Road, Shirley, Christchurch	This project has been designed for the client and remains copyrighted to OMA architecture Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	25/01/2019	2003	1:5, 1:20
					status	revision	sheet
					version	14/06/2020	1.17
					designer		of 19
				technician			




D03.04 Tiled Shower Rebate Waste

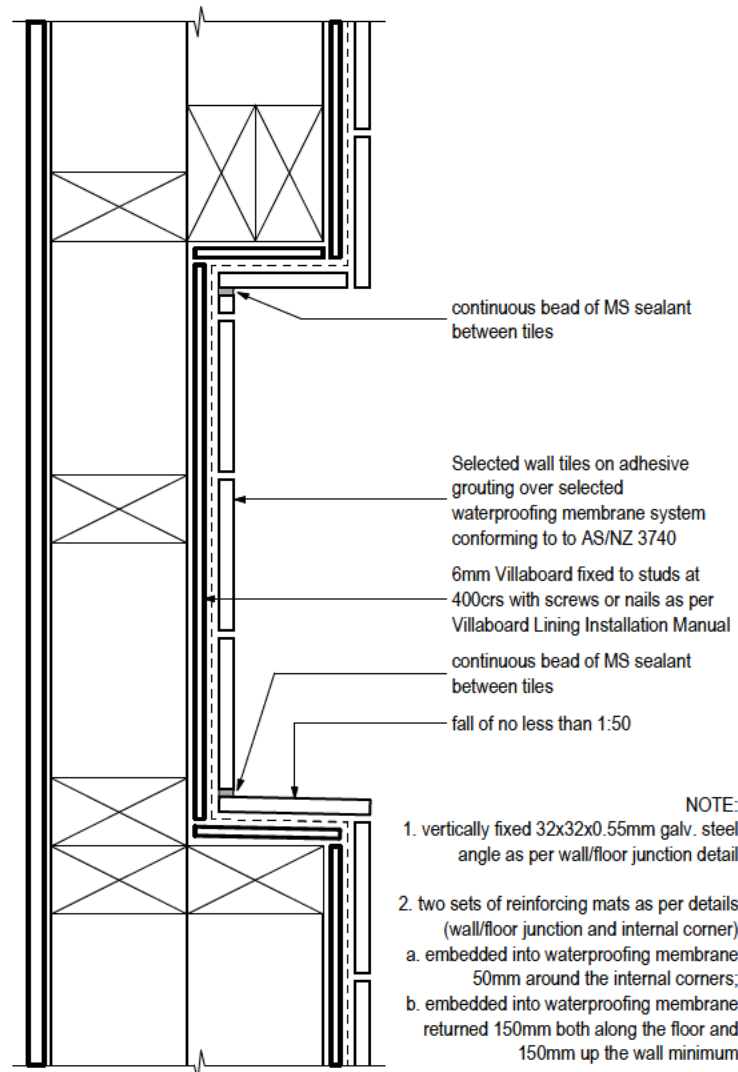
1:5






D03.05 Tiled Shower Rebate Nib

1:5

 architecture omaarchitecture@gmail.com	project	drawing	project address	disclaimer	date of issue	job number	scale
	HARRIS & AITKEN RENOVATION	TILED SHOWER DETAILS	Lot 13 DP 14188, 241 Lake Terrace Road, Shirley, Christchurch	This project has been designed for the client and remains copyrighted to OMA architecture Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	25/01/2019	2003	1:5
					status	revision	sheet
					version	16/07/2020	1.18
					designer		of 20
				technician			



D03.06 Tiled Shower Recess 1:5

 architecture  omaarchitecture@gmail.com	project	drawing	project address	disclaimer	date of issue	job number	scale
	HARRIS & AITKEN RENOVATION	TILED SHOWER DETAILS	Lot 13 DP 14188, 241 Lake Terrace Road, Shirley, Christchurch	This project has been designed for the client and remains copyrighted to OMA architecture Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	25/01/2019	2003	1:5
					status	revision	sheet
					version	14/06/2020	1.19
					designer		of 19
				technician			

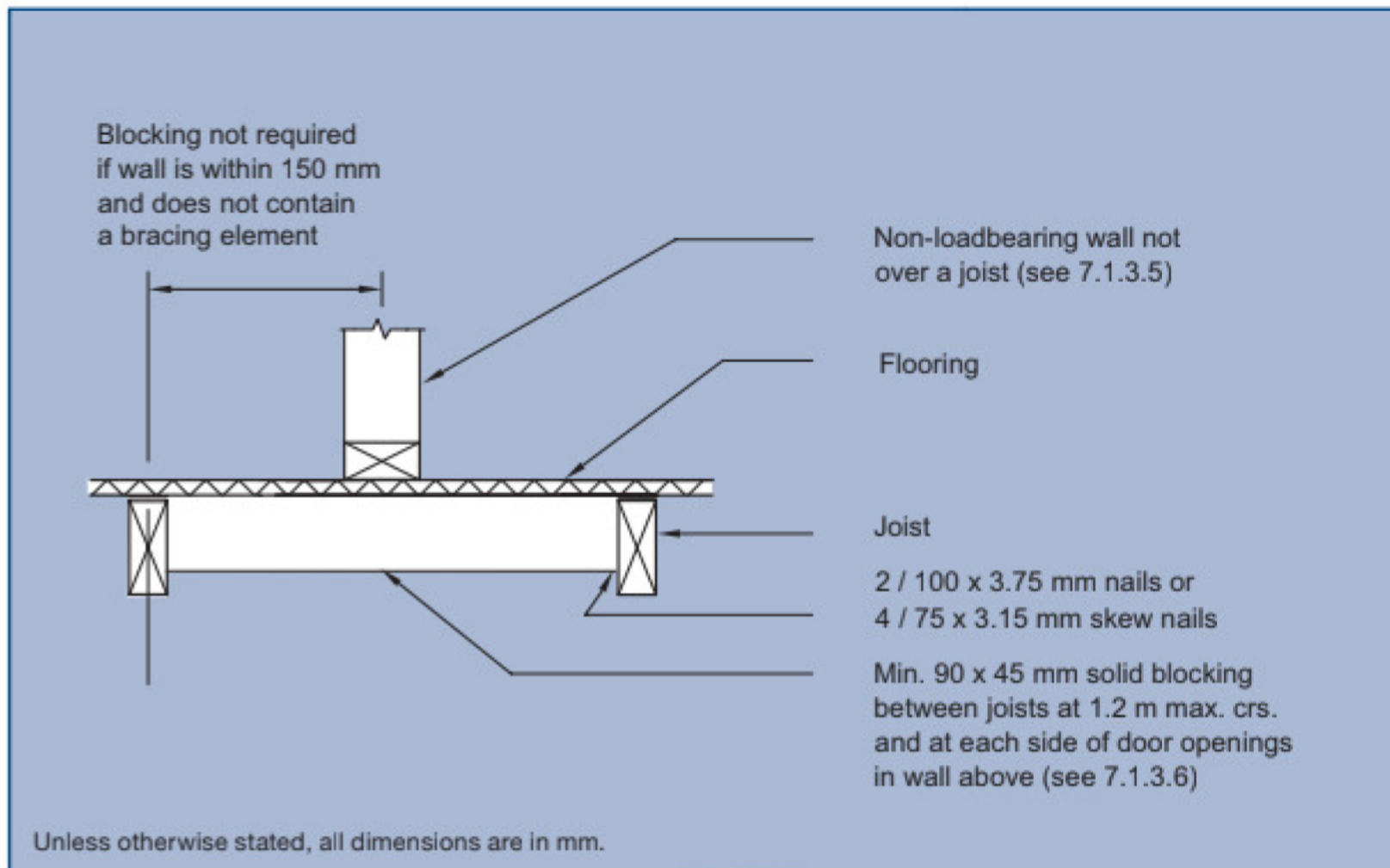





Figure 7.5 – Support to non-loadbearing walls (see 7.1.3.5)

 architecture  omaarchitecture@gmail.com	project	drawing	project address	disclaimer	date of issue	job number	scale
	HARRIS & AITKEN RENOVATION	ADDITIONAL DETAILS	Lot 13 DP 14188, 241 Lake Terrace Road, Shirley, Christchurch	This project has been designed for the client and remains copyrighted to OMA architecture Ltd. All dimensions, materials, and timber treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not, (including but not limited to Foundation & Timber Frame Construction, Timber Treatment NZS 3602 2003). The position of all services to site must be confirmed prior to construction. Soffit, lintel, and ceiling heights may vary. Designer should be consulted rather than assume a certain height if it can not be ascertained from specific cross sections.	25/01/2019	2003	sheet
					status	revision	1.20
					version	9/07/2020	of 20
					designer		
				technician			

Consenting & Compliance Group

Producer statement construction (PS3)

All sections of this PS3 must be completed

Tick applicable Contractor for:

- Building
- Waterproof Membranes
- Mechanical (HVAC)
- Emergency Lighting
- Drainlayer
- Solar Heating
- Cladding
- Fire Alarm
- Other (specify):
- Escalator
- Lift

Author name: Matt Groutshy

Author company: Hard Yards Brick/Block & Landscape Ltd.

Site address: 241 Lake Terrace road

Description of building work: Brick Extension, Bricking of Panel where old door & window were removed.

Owners Details: Brendan Harris

Scope of work covered by statement: Brickwork

System/Product used (if applicable): 90 series Recycled bricks

I (constructor): Matthew Groutshy have been engaged by Brendan Harris (applicant, designer, main contractor etc) to construct: part all

As specified in the attached particulars of Building Consent Number: _____ and its attached conditions I am satisfied on reasonable grounds that the building work specified above has been completed to the extent required by that Building Consent and complies with the NZ Building Code.

- NZBC clauses: [select as applicable]
- B1 B2 C1 C2 C3 C4 C5 C6 D1 D2 E1 E2
 - E3 F1 F2 F3 F4 F5 F6 F7 F8 G1 G2 G3
 - G4 G5 G6 G7 G8 G9 G10 G11 G12 G13 G14 G15
 - H1

I understand that this Producer Statement, if accepted, may be relied on by the Council for the purpose of establishing compliance with the Building Consent.

Registration No: _____ Or N/A

LBP-124369

Qualifications/Experience:

Qualified Brick & Blocklayer - 20 years

Address:

9 Wilson Drive

Postcode:

Phone:

Fax:

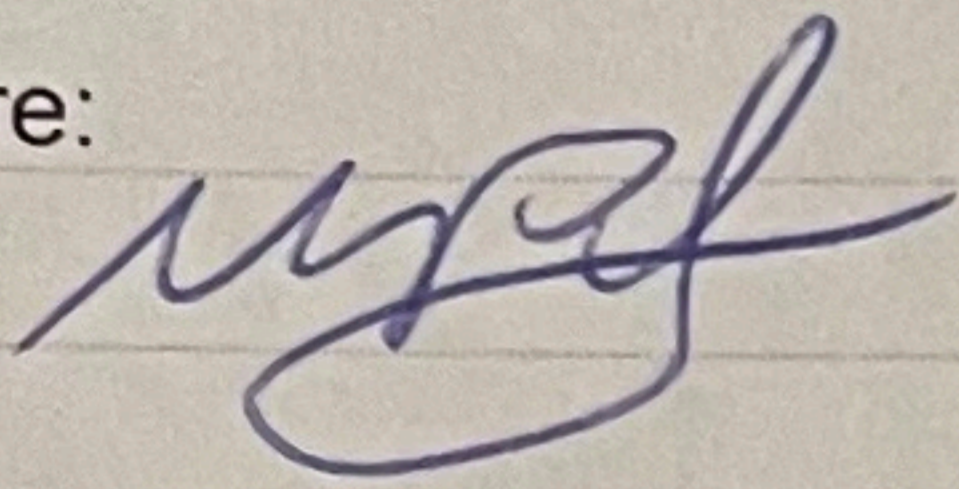
Mobile:

021 222 9393

Email:

matt@hardyardblock.co.nz

Signature:



Date:

29/5/21

Consenting & Compliance Group

Construction Statement –

Water supply system & above ground sanitary plumbing pipework testing

Send this Statement to:

Inspections Team, Consenting & Compliance Group, Christchurch City Council, PO Box 73013, Christchurch 8154, or fax (03) 941 5033, or email to: codecompliance@ccc.govt.nz.

TO: Christchurch City Council Building Consent Authority

Issued by: (name of certifying plumber, holding a current licence)

James Redmond.

In respect of Building Consent Number: At: (project address)

2020/3470

241 Lake Terrace Rd.

Made by: (building consent applicant)

Brendan Harris

In relation to: (description of work)

Plumbing

Water supply system

I have been engaged to undertake the plumbing work on the above approved building consent. I hereby certify that the work complies with the building consent and the NZ Building Code, and I have undertaken a pressure test for water tightness in accordance with:

- NZBC G12/AS1 7.5.1 (a),(b): By pressurising the pipework to 1500 kpa for a period of not less than 15 minutes for the hot and cold water supply and checking to see that there are no leaks; or
- NZBC G12/AS1 7.5.2, NZS 7643 section 9: By pressurising the upvc. pipework to 1.5 times the maximum working pressure for a period of not less than 15 minutes and checking that there are no leaks; or
- NZBC G12 VM1, AS/NZS 3500.1:2003: By pressurising the pipework to 1500 kpa for a period of not less than 30 minutes and checking to see that there are no leaks; or
- By working pressure (only acceptable for solid/liquid fuel heater wet back connections and solar hot water systems pipework) for a period of not less than 15 minutes and checking that there are no leaks.

For sanitary fixtures used for personal hygiene, I confirm that the anti-scald device has been set so as to not exceed:

- 45°C for early childhood centres, schools, old people's homes, institutions for people with psychiatric or physical disabilities, hospitals. (G12/AS1 6.14.1(a)); or
- 55°C for all other buildings. (G12/AS1 6.14.1(b))

For hot water supply systems, I confirm the required measures to prevent the growth of Legionella bacteria:

- Hot water supply system has been tested and set in accordance with G12/AS1 6.14.3; or

- Ancillary heating system (solar/heat pump) have been installed and tested in accordance with G12/AS2 3.5.1 ((a), (b) or (c)); or
- Chlorine disinfection, UV sterilization or high temperature system as consented to circulating systems.

And I believe on reasonable grounds that the pipework has passed that test.

- All work complies with the NZBC
- Building is connected to a site specific allocated water meter
- Water meter serial number is:

Above ground sanitary plumbing pipework

- Not applicable as the building work does not include above ground sanitary plumbing pipework

All above ground sanitary plumbing pipework has been tested to verify that the system is watertight.

- By a water test in accordance with either clause 7.3 of AS/NZS 2032 or clause 15.2 of AS/NZS 3500.2
- By an air test carried in accordance with either clause 15.3 of AS/NZS 3500.2 or paragraph 8.3 of E1/MM1
- By a vacuum test in accordance with clause 15.4 of AS/NZS 3500.2

Certifying Plumber's Details

Name:

James Redman

Registration number:

22142

Qualifications:

Certifying Plumber, Certifying Gas Fitter, IGT

Address:

14 Lyndal Crescent

Phone numbers:

work mobile home fax

0800 H2O LPG 021 1749265

Email:

james@plumbingandgas.co.nz

I hereby state that the work prescribed in this consent application has been carried out by me or my employee and that the employee holds:

(select one)

- A current licence under part 2, subpart 1 of the Plumbers Gasfitters and Drainlayers Act 2006; or
- Is an exempt trainee under Section 13 of the Plumbers Gasfitters and Drainlayers Act 2006 and the work done by that trainee is carried out in accordance with a limited certificate issued by the Board to the trainee under section 14 of the Act.

I also understand that the Christchurch City Council in accepting this construction statement may be relying on it to issue the code compliance certificate at the completion of the building work.

Signature of Certifying Plumber:

Date: 30/11/2020 .

