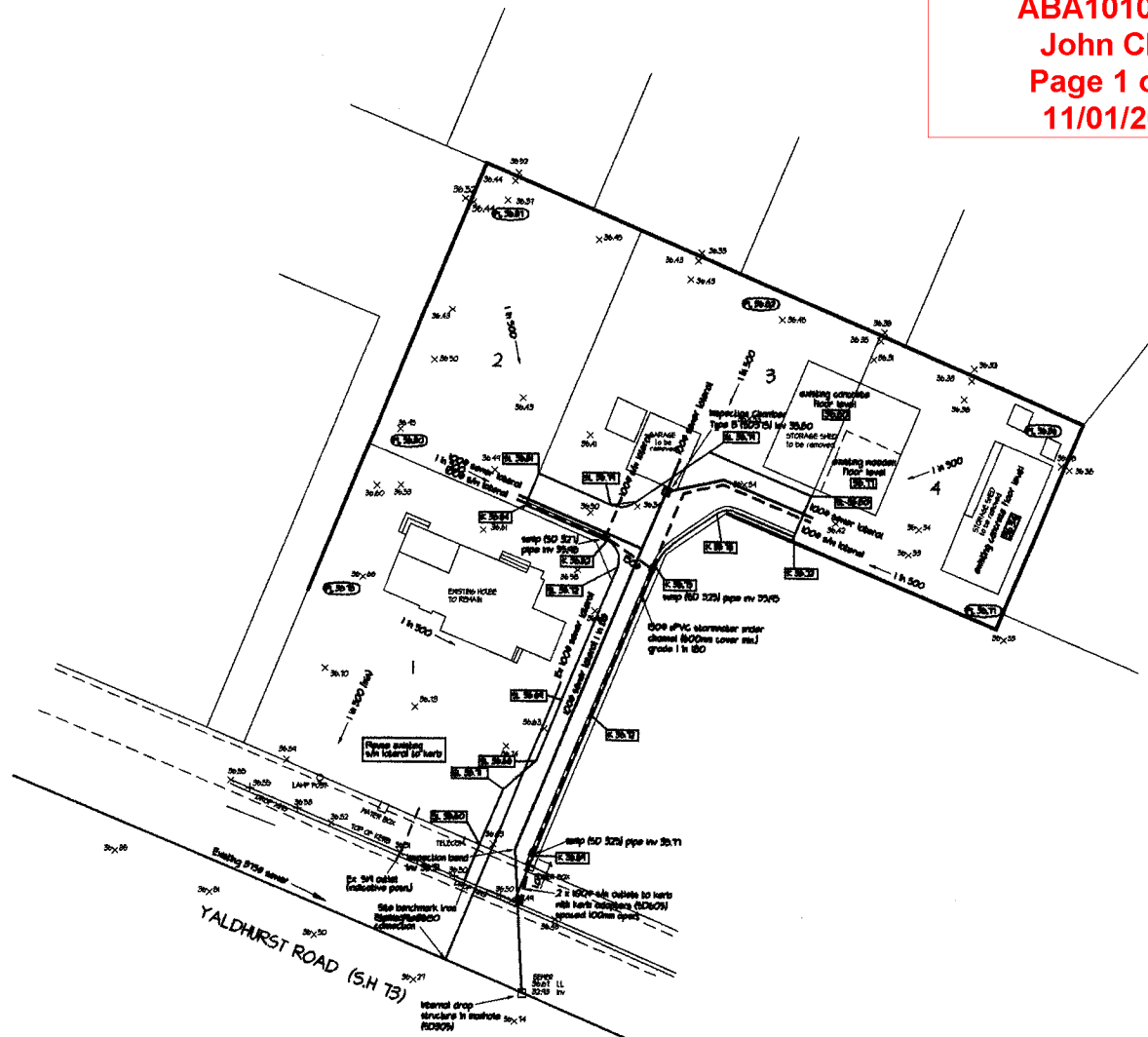




GENERAL SCALE = 1:100 M

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- NOTES:**
1. ALL EARTHWORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH NZS 4453, WITH 10% COEFFICIENT OF FRACTURE FOR BARTH FILL FOR RESIDENTIAL PURPOSES AND DAVIS-ONLIVE 2 PARTING LTD SPECIFICATIONS.
 2. ALL DRAINAGE WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CHRISTCHURCH CITY COUNCIL'S SPECIFICATION CS6 - PART 3 - 2009.
 3. ALL WATER SUPPLY WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CHRISTCHURCH CITY COUNCIL'S SPECIFICATION CS6 - PART 4 - 2009.
 4. ALL ROADWORK WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CHRISTCHURCH CITY COUNCIL'S SPECIFICATION CS6 - PART 2 - 2002, AND THE CHRISTCHURCH METROPOLITAN CODE OF DRAIN REGULATION.
 5. THE CONTRACTOR IS TO ENSURE THAT THE LOCATION OF EACH LATERAL HAS BEEN REHEARD BEFORE BACKFILLING. EACH LATERAL IS TO EXTEND 0.6M INSIDE THE PROPERTY BOUNDARY.
 6. SECTION POSITIONS ARE TO BE SCALED OFF THE PLAN. ANY VARIATIONS ARE TO BE APPROVED BY THE ENGINEER.
 7. SEWER LATERALS TO ALL LOTS ARE TO BE 100mm UPVC LHD AT A MINIMUM GRADE OF 1:60 TO 600MM INSIDE THE LOT BOUNDARY.
 8. STORMWATER LATERALS ARE TO BE 100mm UPVC. ALL STORMWATER LATERALS IN THE RIGHT OF WAY ARE TO HAVE A MINIMUM COVER OF 600MM.
 9. ALL SERVICES SUCH AS POWER, TELECOM & WATER, ARE TO PASS OVER ALL SEWER & STORMWATER PIPES WHERE THEY CROSS.
 10. CLASS OF PIPES AS FOLLOWS:
100mm UPVC GRADE 8ND
150mm UPVC GRADE 8ND
 11. FILL LEVELS ARE AS SHOWN ON THE PLANS. LOTS ARE TO BE GRADED AT A MINIMUM OF 1:500 TO THE LOT FRONT BOUNDARY.
 12. ALL LEVELS ARE IN TERMS OF THE GSD DATUM. SITE BENCH MARK IS IRON SPIRE SHOWN ON PLAN BESIDE DROP CROSSING. RL 30.20

KEY	
FORD LEVELS	30.10
EXISTING GROUND LEVELS	30.11
SECTION FORMATION LEVELS	30.12
SURFACE LEVEL	30.13

Land Development Professionals
 Engineering - Surveying - Planning
 5122 Malvern - 27 Terrace St
 Christchurch, New Zealand
 TEL: 03 378 1011 (press 305-180)
 OFFICES ALSO IN
 Auckland - Nelson - Timaru

PROPOSED SUBDIVISION OF LOT 1 DP 43639
286 YALDHURST ROAD

DRAINAGE

<table border="1"> <tr> <td style="width: 50%;">I</td> <td style="width: 50%;">ISSUED FOR CONSTRUCTION ISSUE</td> </tr> <tr> <td>B</td> <td>ISSUED FOR ENGINEERING APPROVAL</td> </tr> <tr> <td>A</td> <td>ISSUED FOR ENGINEERING CONSENT ISSUE</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	I	ISSUED FOR CONSTRUCTION ISSUE	B	ISSUED FOR ENGINEERING APPROVAL	A	ISSUED FOR ENGINEERING CONSENT ISSUE					<table border="1"> <tr> <td style="width: 50%;">DATE</td> <td style="width: 50%;">BY</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	DATE	BY						
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A	ISSUED FOR ENGINEERING CONSENT ISSUE																		
DATE	BY																		

DRAINAGE PIPE BEDDING AND BACK FILL

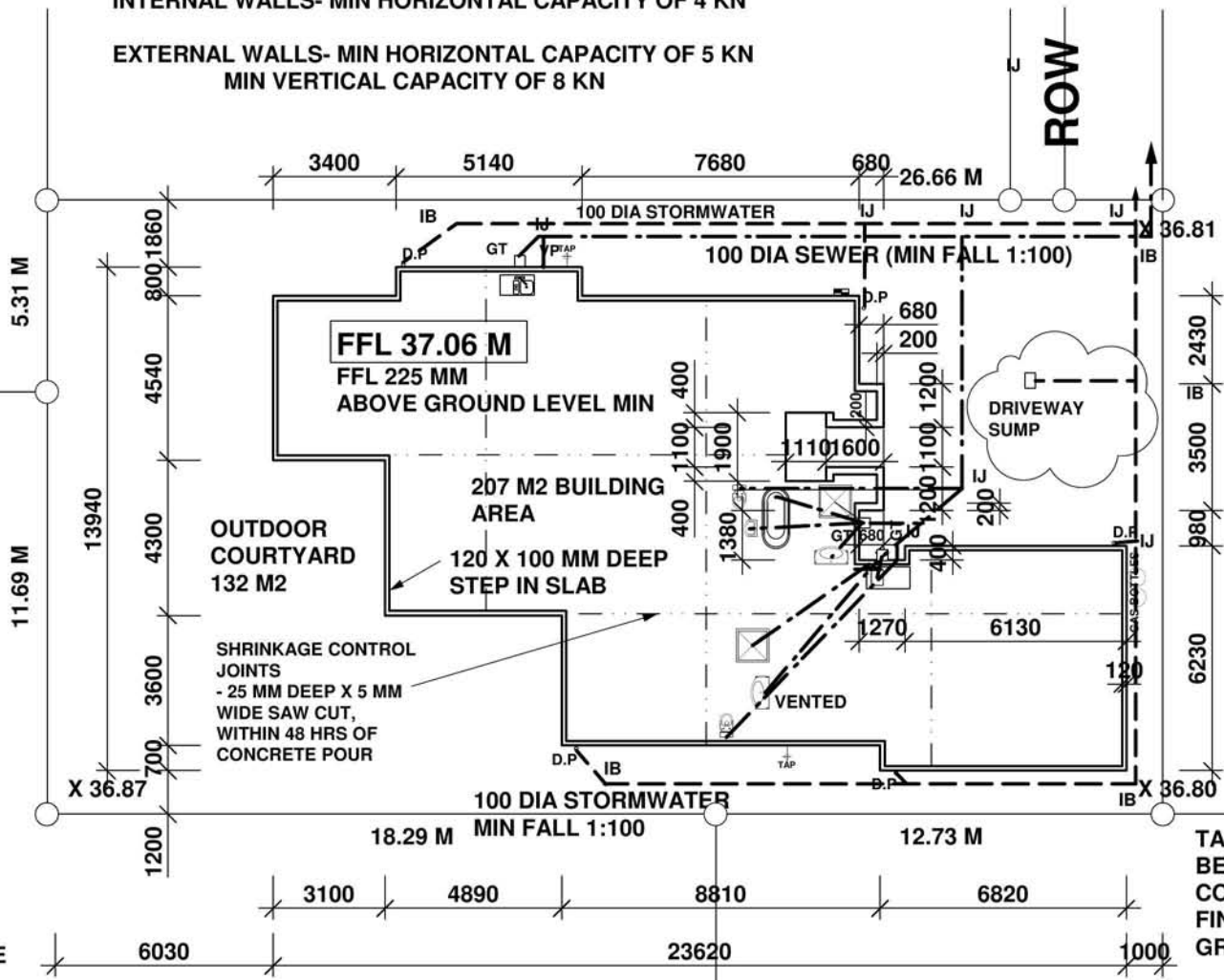
- SEWER PIPE TO BE SURROUNDED WITH COMPACTED GRANULAR BEDDING AS PER NZBC FIG 7 G13 AS2.
- ALL PIPES UNDER DRIVEWAY TO HAVE COMPACTED HARDFILL AS PER NZBC FIG 7 G13 AS2.
- DRAINAGE PIPES WITH LESS THAN 375MM COVER TO HAVE 75 MM THICK CONCRETE COVER

FIXING OF BOTTOM PLATES

- PROPRIETARY FASTENINGS AT 900 CRS AND WITHIN 150 MM OF EACH END OF PLATE

INTERNAL WALLS- MIN HORIZONTAL CAPACITY OF 4 KN

EXTERNAL WALLS- MIN HORIZONTAL CAPACITY OF 5 KN
MIN VERTICAL CAPACITY OF 8 KN



ROW (NOT TO SCALE)

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CHECK POSITION OF SEWER AND STORMWATER LATERALS ENTERING SITE BEFORE START OF WORKS

- LAUNDRY AND KITCEHN WASTE
50 MM DIA, 1 IN 40 MIN GRADE
- WC WASTES
100 MM DIA, 1 IN 60 MIN GRADE
- SHOWER,VANITIES,BATH WASTES
40 MM DIA, 1 IN 40 MIN GRADE

PLUMBING
PLUMBING TO COMPLY WITH NZBC G13 AS1

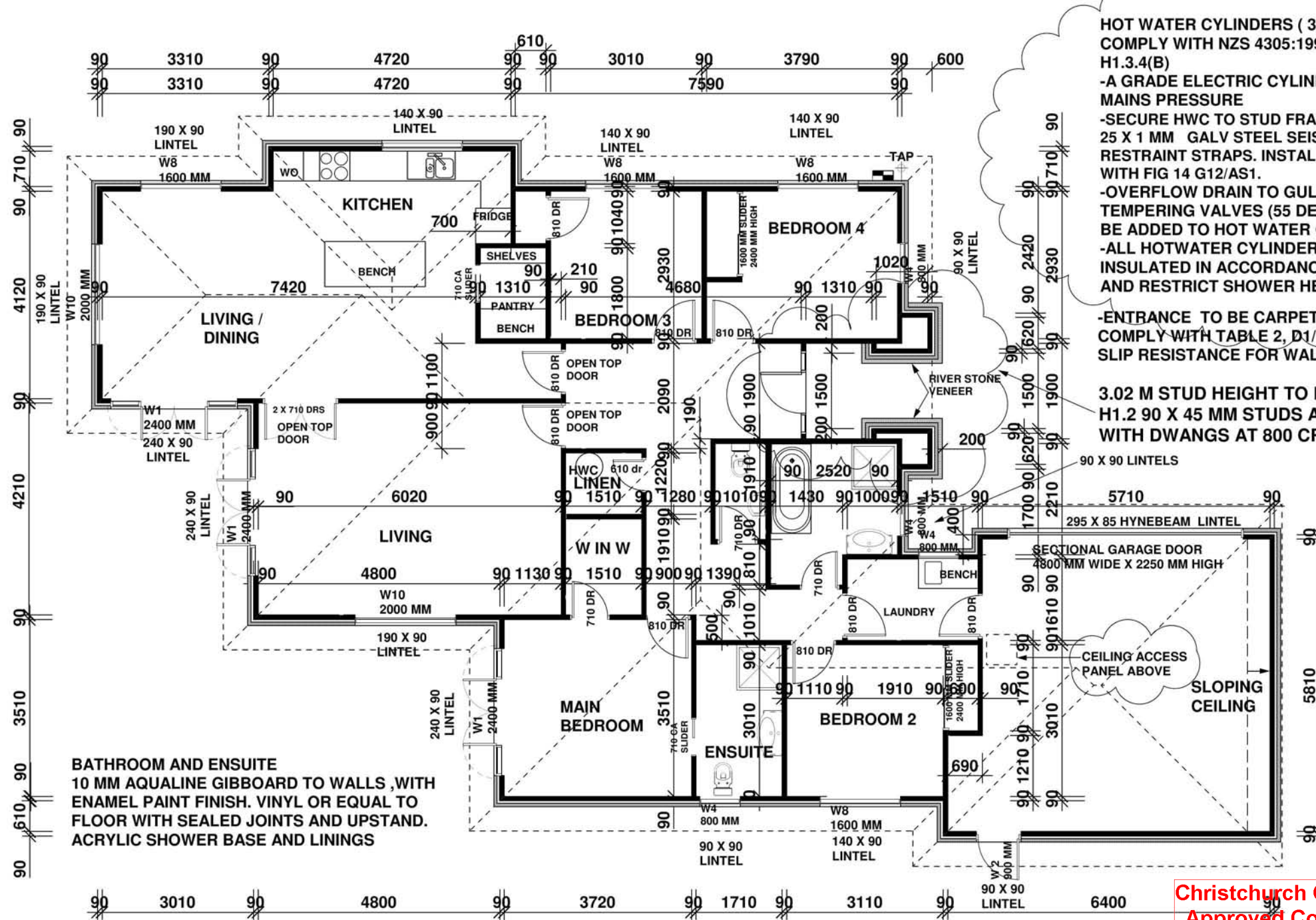
**286a YALDHURST ROAD
LOT 2 DP 376678
605 M2 SITE AREA (525 M2 EXCLUDING ROW)
SITE COVERAGE 40 %**

TAKE FOUNDATIONS DOWN TO SOLID BEARING.FOOTINGS TO BE FOUNDED IN COMPACTED GRAVELS OR 600 MM BELOW FINISHED GROUND LEVEL IN NATURAL GROUND

TE PLAN 1 : 200

10/26/10 1

YALDHURST ROAD



- HOT WATER CYLINDERS (300 litres) TO COMPLY WITH NZS 4305:1996 , NZBC G12 AND H1.3.4(B)
- A GRADE ELECTRIC CYLINDER MAINS PRESSURE
- SECURE HWC TO STUD FRAMING, WITH THREE 25 X 1 MM GALV STEEL SEISMIC RESTRAINT STRAPS. INSTALL IN ACCORDANCE WITH FIG 14 G12/AS1.
- OVERFLOW DRAIN TO GULLY TRAP AND TEMPERING VALVES (55 DEG , NZBC G12) TO BE ADDED TO HOT WATER CYLINDERS.
- ALL HOTWATER CYLINDERS AND PIPES TO BE INSULATED IN ACCORDANCE WITH NZBC H1 AND RESTRICT SHOWER HEAD FLOW.
- ENTRANCE TO BE CARPETED, OR IF TILED TO COMPLY WITH TABLE 2, D1/AS1 (ACCEPTABLE SLIP RESISTANCE FOR WALKING SURFACES)

3.02 M STUD HEIGHT TO ENTRY
 H1.2 90 X 45 MM STUDS AT 400 CRS
 WITH DWANGS AT 800 CRS

BATHROOM AND ENSUITE
 10 MM AQUALINE GIBBOARD TO WALLS , WITH ENAMEL PAINT FINISH. VINYL OR EQUAL TO FLOOR WITH SEALED JOINTS AND UPSTAND. ACRYLIC SHOWER BASE AND LININGS

NOTE:
 CEILING HEIGHT TO BE 2.57 m

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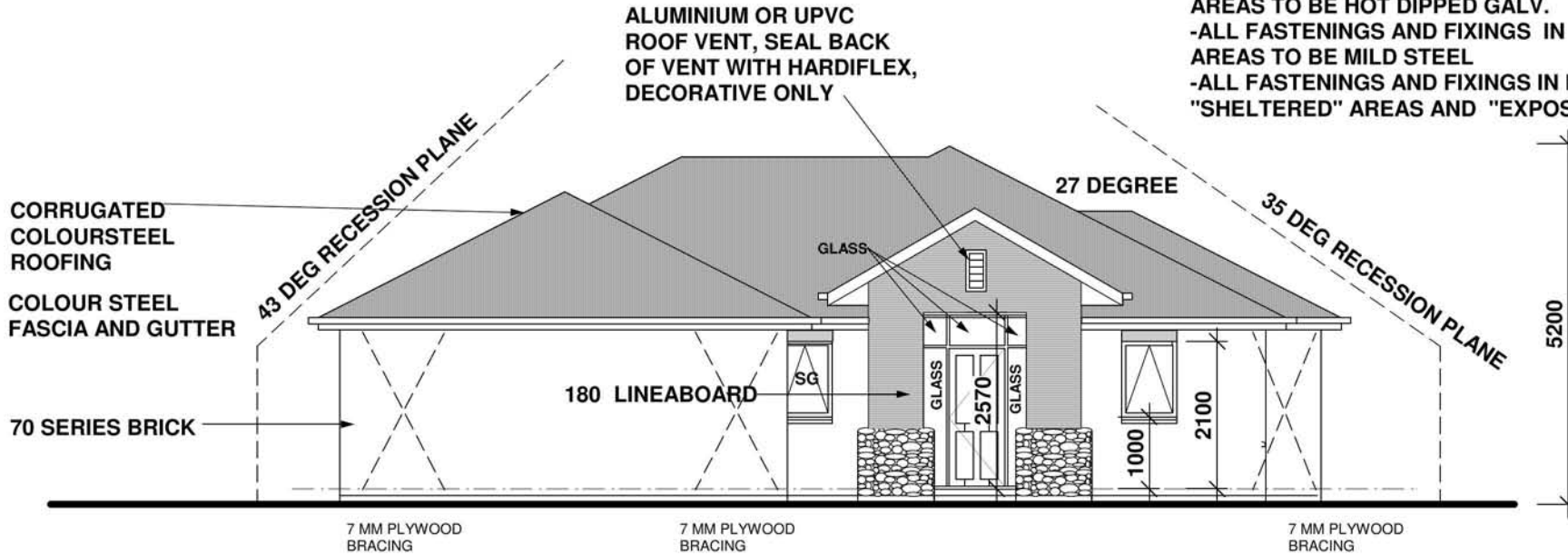
**207 M2 FLOOR AREA (40 % SITE COVERAGE)
 GROUND FLOOR PLAN 1:100**

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ALL FRAMING TO BE MSG 8 OR VSG 8
 GRADE (INCLUDING LINTELS)
 ALL EXTERIOR LINEA WALLS TO BE H1.2
 TREATED PINUS RADIATA .
 ALL OTHER WALLS TO BE UNTREATED
 KILNED DRIED UNLESS NOTED
 OTHERWISE

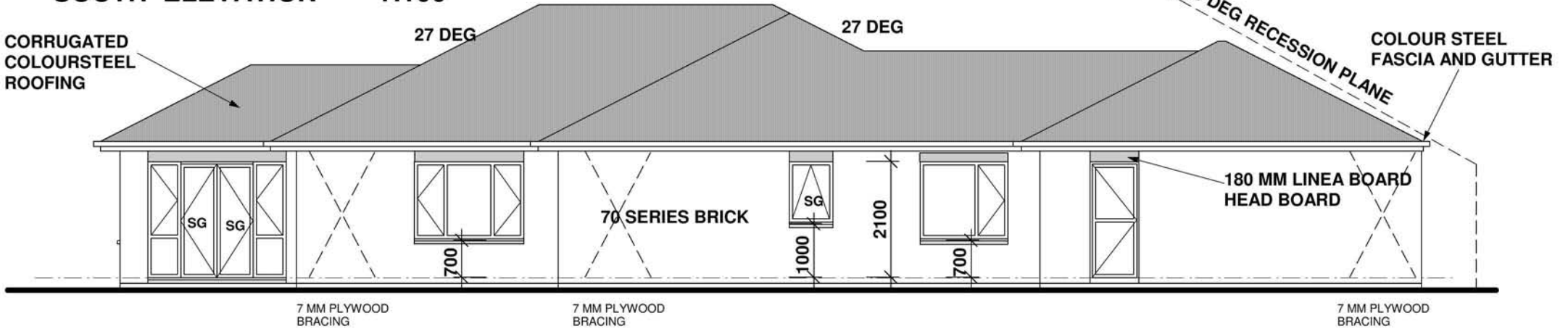
CORROSION ZONE
 ZONE 1
 ALL FASTENINGS, FIXINGS AND NAILS TO COMPLY WITH NZS 3604,
 1999A2; SECTION 4 DURABILITY

-ALL NAILS AND SCREWS IN FRAMING IN "CLOSED" AND ROOF SPACE
 AREAS TO BE MILD STEEL.
 -ALL NAILS AND SCREWS IN FRAMING IN "SHELTERED" AND
 "EXPOSED"
 AREAS TO BE HOT DIPPED GALV.
 -ALL FASTENINGS AND FIXINGS IN FRAMING IN CLOSED
 AREAS TO BE MILD STEEL
 -ALL FASTENINGS AND FIXINGS IN FRAMING AND CLADDING IN
 "SHELTERED" AREAS AND "EXPOSED" AREAS ,TO BE GALV STEEL.



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SOUTH ELEVATION 1:100

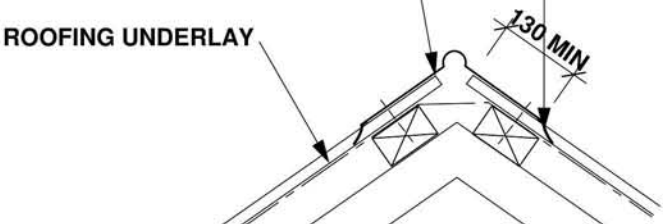


WEST ELEVATION 1:100

ALUMINIUM JOINERY TO COMPLY WITH NZBC MEANS OF COMPLIANCE, NZS 4211:1985
 PERFORMANCE OF WINDOWS AND NZS 4223 GLAZING IN BUILDING PARTS 1, 2 & 3

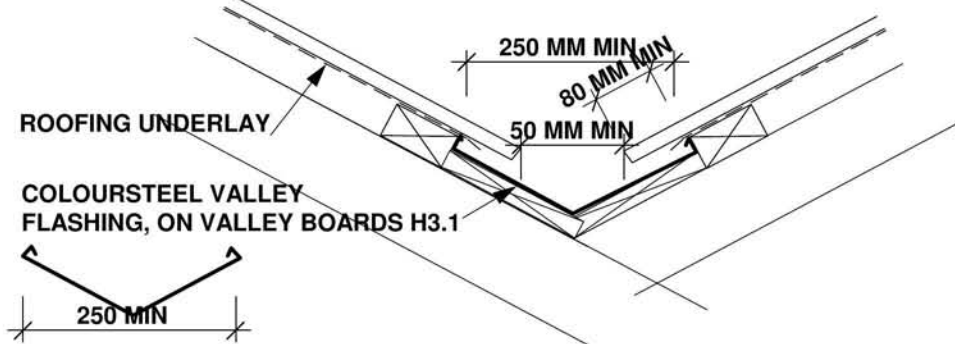
SG = GRADE A SAFETY GLAZING

COLOURSTEEL RIDGE FLASHING
 SOFT EDGING DRESS
 OVER CORRUGATIONS

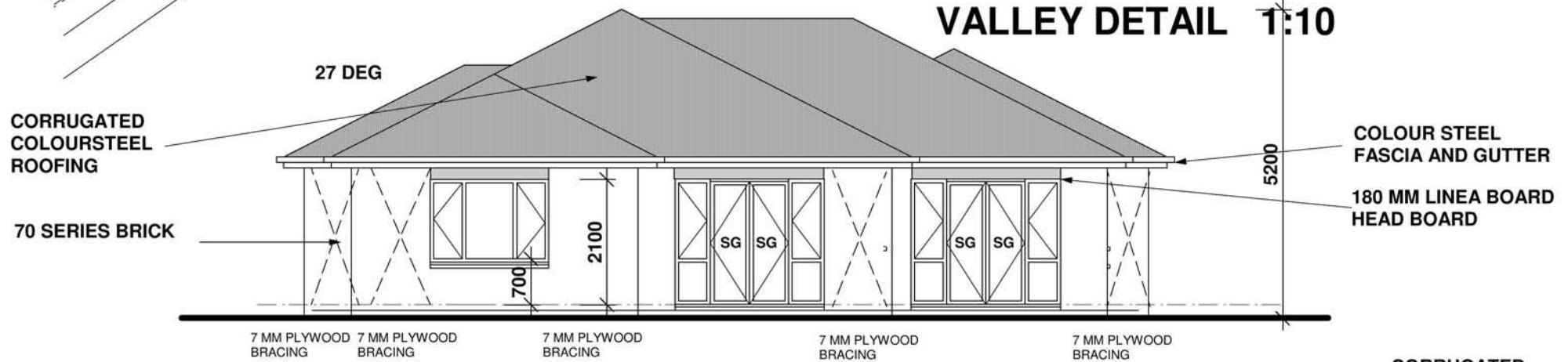


RIDGE DETAIL 1:10

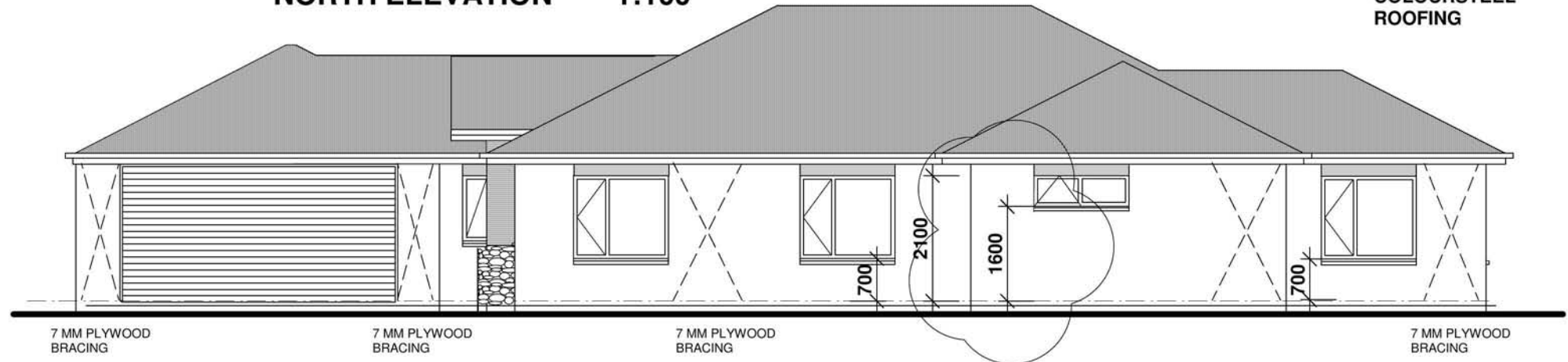
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VALLEY DETAIL 1:10



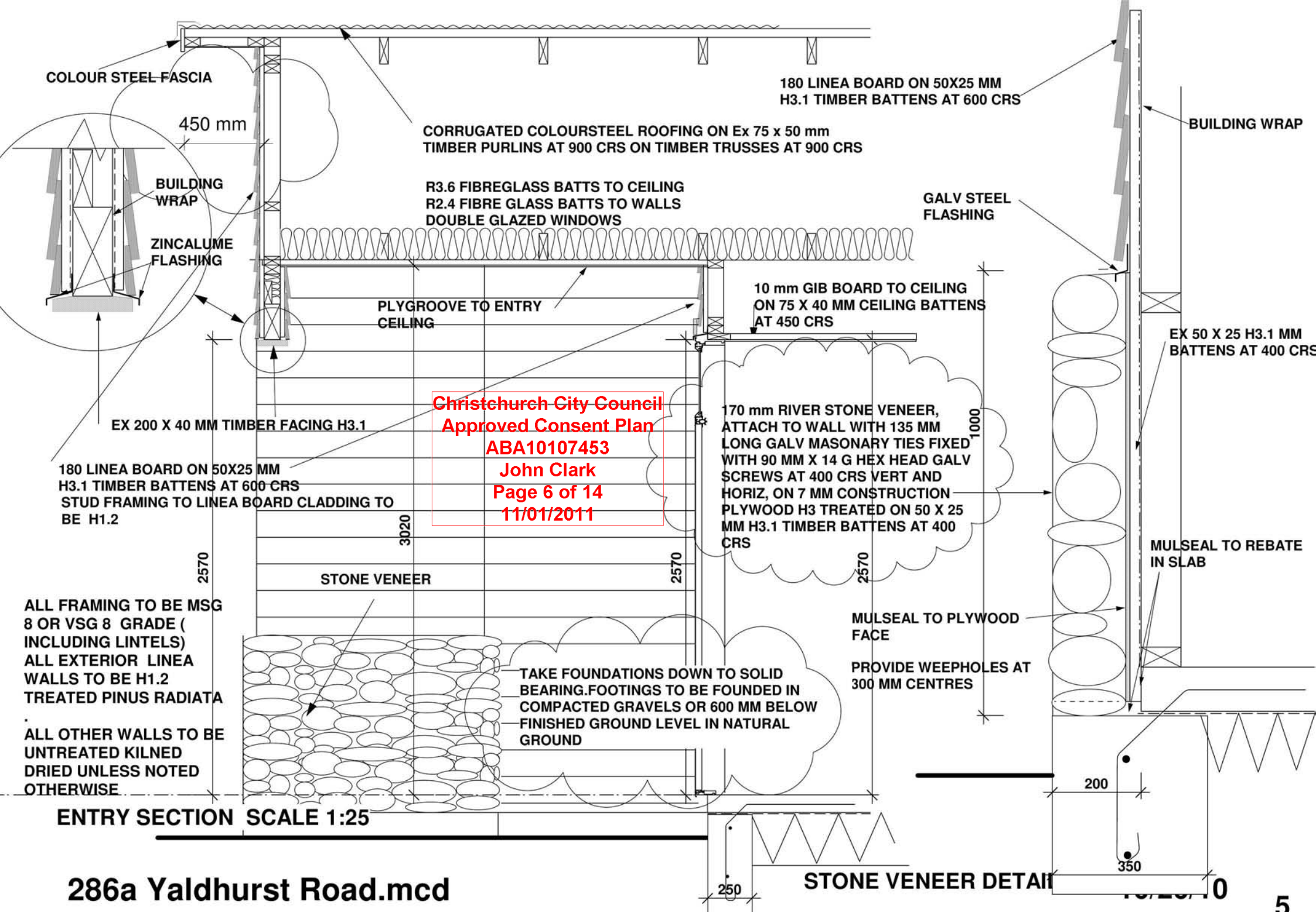
NORTH ELEVATION 1:100



EAST ELEVATION 1:100

ALUMINIUM JOINERY TO COMPLY WITH NZBC MEANS OF COMPLIANCE, NZS 4211:1985
 PERFORMANCE OF WINDOWS AND NZS 4223 GLAZING IN BUILDING PARTS 1, 2 & 3

SG = GRADE A SAFETY GLAZING



COLOUR STEEL FASCIA

450 mm

BUILDING WRAP

ZINCALUME FLASHING

CORRUGATED COLOURSTEEL ROOFING ON Ex 75 x 50 mm
TIMBER PURLINS AT 900 CRS ON TIMBER TRUSSES AT 900 CRS

R3.6 FIBREGLASS BATTs TO CEILING
R2.4 FIBRE GLASS BATTs TO WALLS
DOUBLE GLAZED WINDOWS

GALV STEEL FLASHING

BUILDING WRAP

PLYGROOVE TO ENTRY
CEILING

10 mm GIB BOARD TO CEILING
ON 75 X 40 MM CEILING BATTENS
AT 450 CRS

EX 200 X 40 MM TIMBER FACING H3.1

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170 mm RIVER STONE VENEER,
ATTACH TO WALL WITH 135 MM
LONG GALV MASONRY TIES FIXED
WITH 90 MM X 14 G HEX HEAD GALV
SCREWS AT 400 CRS VERT AND
HORIZ, ON 7 MM CONSTRUCTION
PLYWOOD H3 TREATED ON 50 X 25
MM H3.1 TIMBER BATTENS AT 400
CRS

EX 50 X 25 H3.1 MM
BATTENS AT 400 CRS

180 LINEA BOARD ON 50X25 MM
H3.1 TIMBER BATTENS AT 600 CRS
STUD FRAMING TO LINEA BOARD CLADDING TO
BE H1.2

2570

3020

STONE VENEER

2570

2570

1000

MULSEAL TO REBATE
IN SLAB

ALL FRAMING TO BE MSG
8 OR VSG 8 GRADE (
INCLUDING LINTELS)
ALL EXTERIOR LINEA
WALLS TO BE H1.2
TREATED PINUS RADIATA

ALL OTHER WALLS TO BE
UNTREATED KILNED
DRIED UNLESS NOTED
OTHERWISE

TAKE FOUNDATIONS DOWN TO SOLID
BEARING. FOOTINGS TO BE FOUNDED IN
COMPACTED GRAVELS OR 600 MM BELOW
FINISHED GROUND LEVEL IN NATURAL
GROUND

MULSEAL TO PLYWOOD
FACE

PROVIDE WEEPHOLES AT
300 MM CENTRES

ENTRY SECTION SCALE 1:25

200

350

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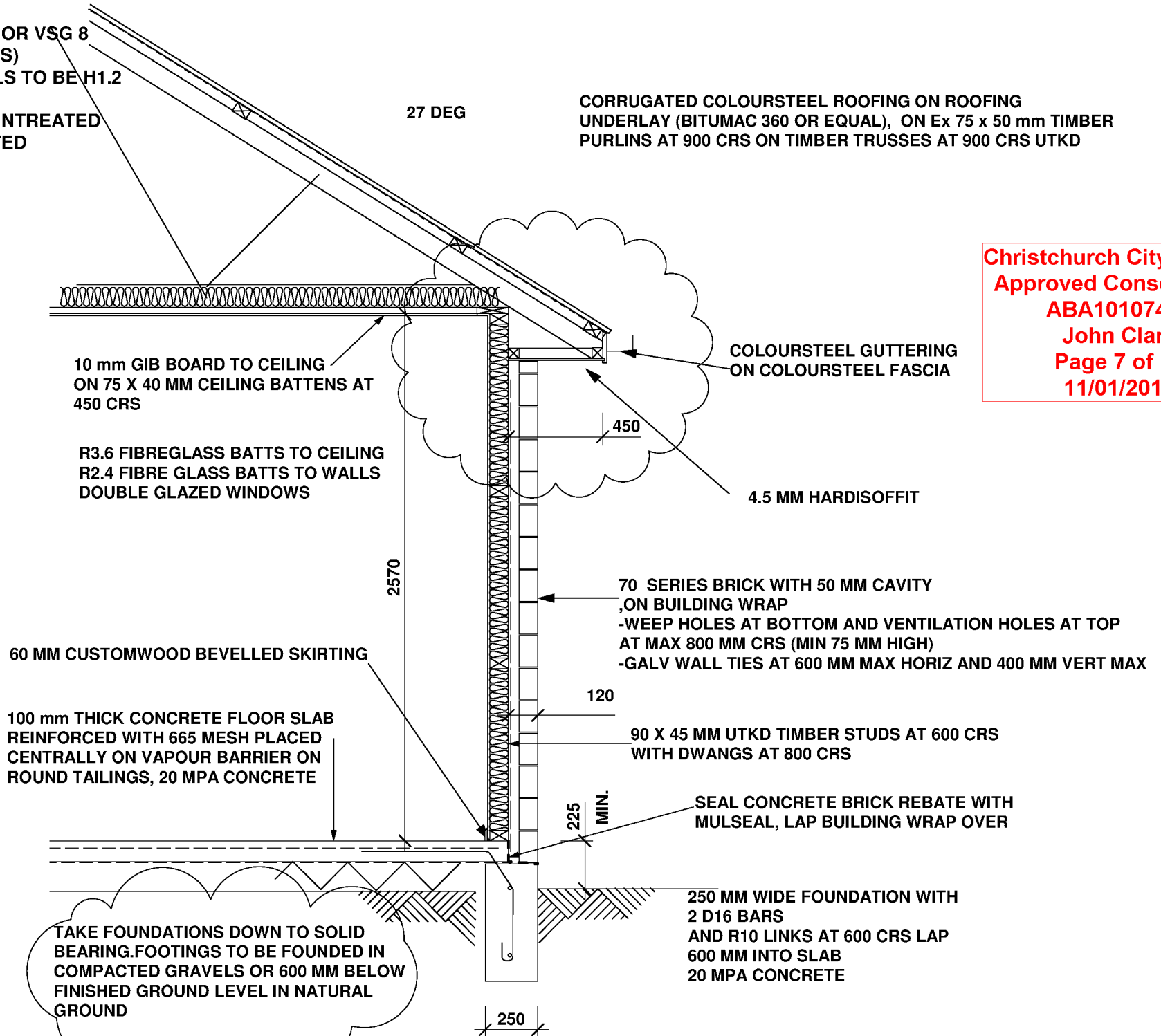
STONE VENEER DETAIL

0

ALL FRAMING TO BE MSG 8 OR VSG 8
 GRADE (INCLUDING LINTELS)
 ALL EXTERIOR LINEA WALLS TO BE H1.2
 TREATED PINUS RADIATA .
 ALL OTHER WALLS TO BE UNTREATED
 KILNED DRIED UNLESS NOTED
 OTHERWISE

CORRUGATED COLOURSTEEL ROOFING ON ROOFING
 UNDERLAY (BITUMAC 360 OR EQUAL), ON Ex 75 x 50 mm TIMBER
 PURLINS AT 900 CRS ON TIMBER TRUSSES AT 900 CRS UTKD

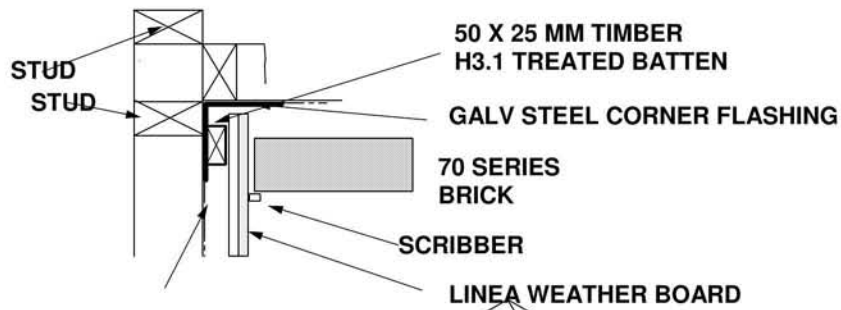
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SECTION SCALE 1:25 10/26/10

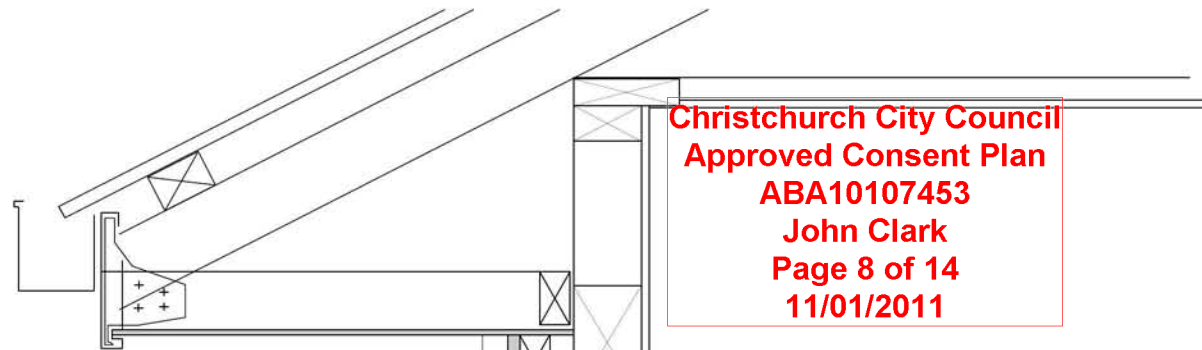
6^A



LINEA/ BRICK CORNER WITH CAVITY DETAIL 1:10

NOTE FIX BRICKWORK AFTER LINEA HAS BEEN FULLY INSTALLED

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HEAD DETAIL 1:10

EX50 X 25 MM H3.1 TIMBER BATTENS
 AT 300 CRS VERTICAL ON EX 90 X 16 MM
 HARDIES BOARD
 TO WINDOW HEADS

APPROVED AIR SEAL

50 MM CAVITY

SEALANT

MALTHOID STRIP

PROTEK FLASHING TAPE
 OR EQUAL LAP UP
 SIDES

JAMB DETAIL 1:10

WANZ SUPPORT BAR

APPROVED AIR SEAL

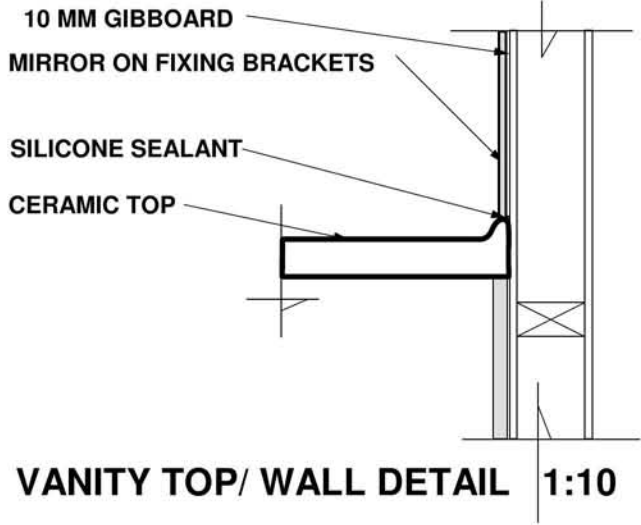
PROTEK FLASHING TAPE
 OR EQUAL LAP UP
 SIDES

BUILDING PAPER

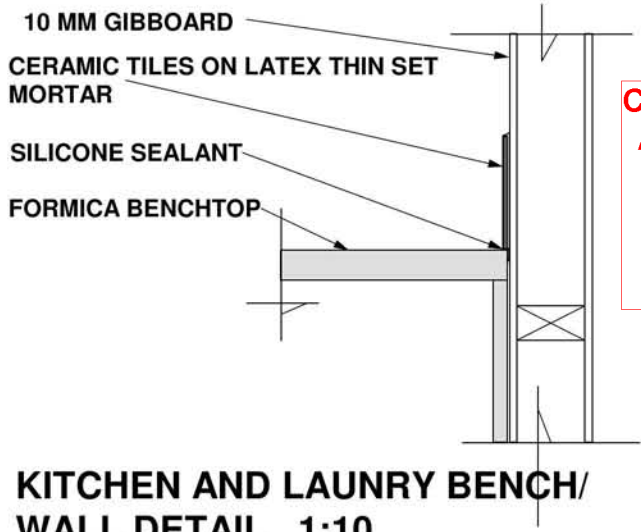
BUILDING PAPER

SILL DETAIL 1:10

70 SERIES BRICK DETAIL WINDOW DETAILS

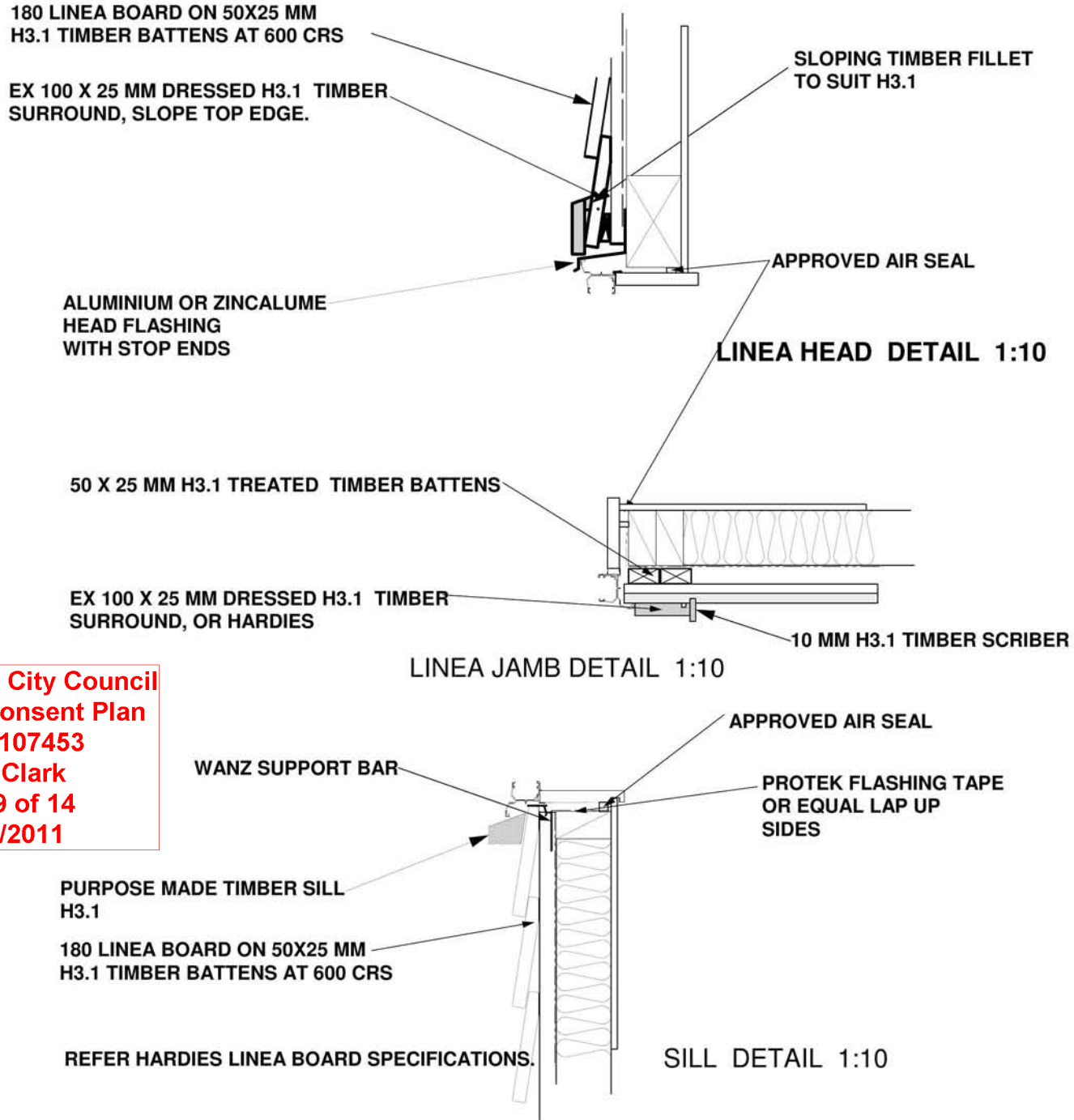


VANITY TOP/ WALL DETAIL 1:10



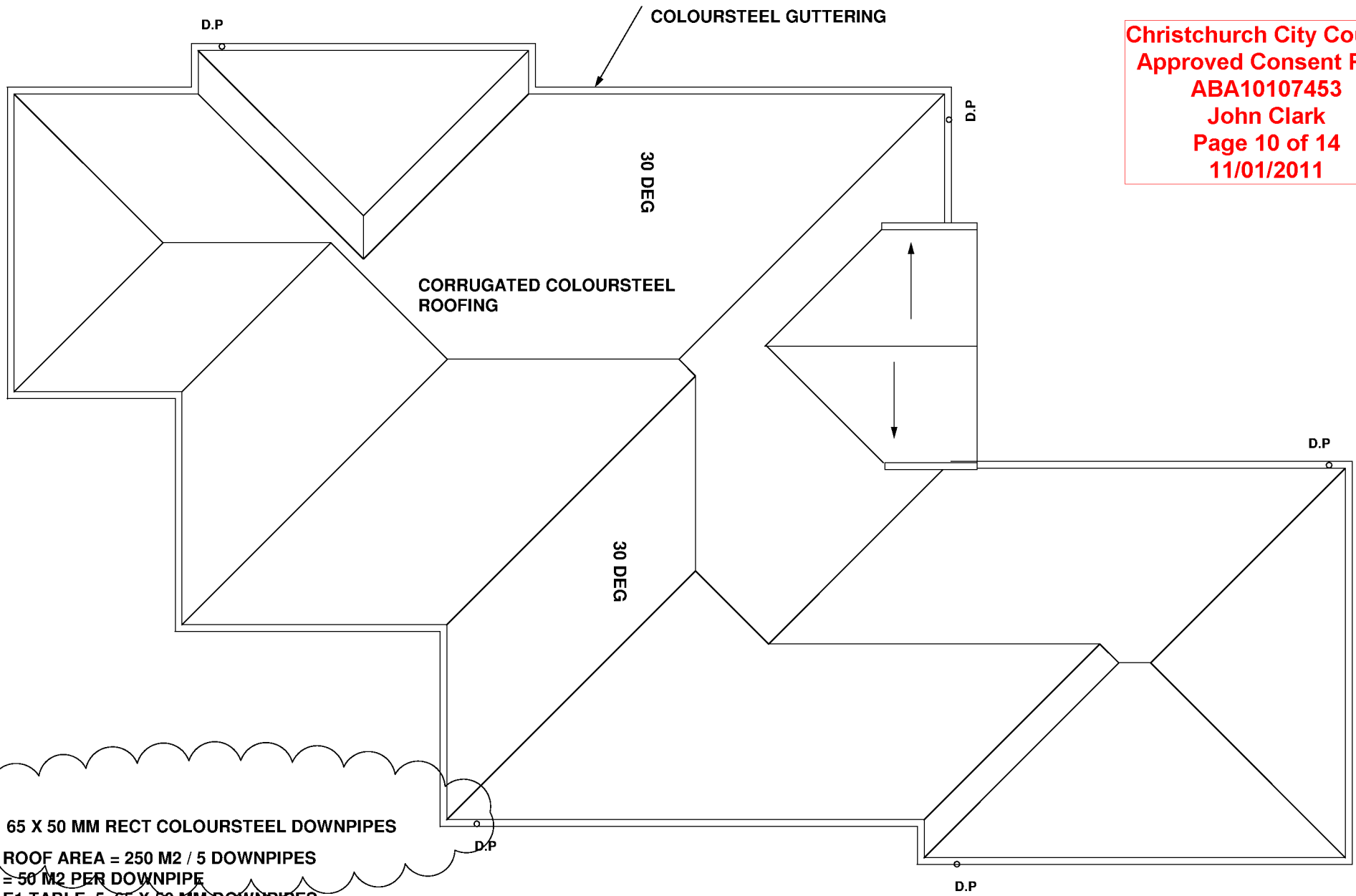
KITCHEN AND LAUNRY BENCH/ WALL DETAIL 1:10

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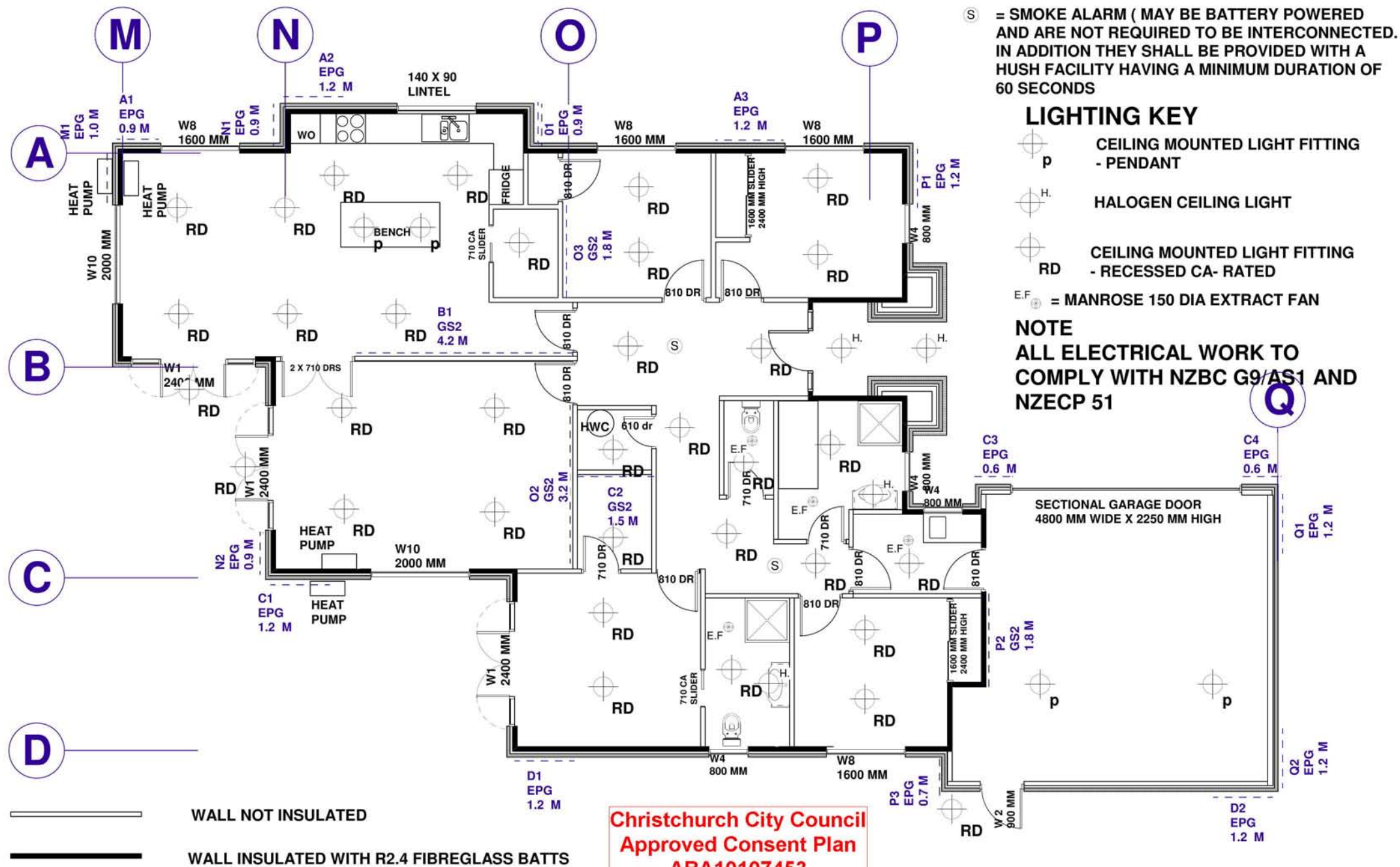
LINEABOARD WINDOW DETAILS

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65 X 50 MM RECT COLOURSTEEL DOWNPIPES
ROOF AREA = 250 M2 / 5 DOWNPIPES
= 50 M2 PER DOWNPIPE
E1 TABLE 5 65 X 50 MM DOWNPIPES
= 50 M2 MAX ROOF AREA

ROOF PLAN 1:100
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S = SMOKE ALARM (MAY BE BATTERY POWERED AND ARE NOT REQUIRED TO BE INTERCONNECTED. IN ADDITION THEY SHALL BE PROVIDED WITH A HUSH FACILITY HAVING A MINIMUM DURATION OF 60 SECONDS

LIGHTING KEY

- ⊕ p CEILING MOUNTED LIGHT FITTING - PENDANT
- ⊕ H. HALOGEN CEILING LIGHT
- ⊕ RD CEILING MOUNTED LIGHT FITTING - RECESSED CA- RATED
- E.F. ⊕ = MANROSE 150 DIA EXTRACT FAN

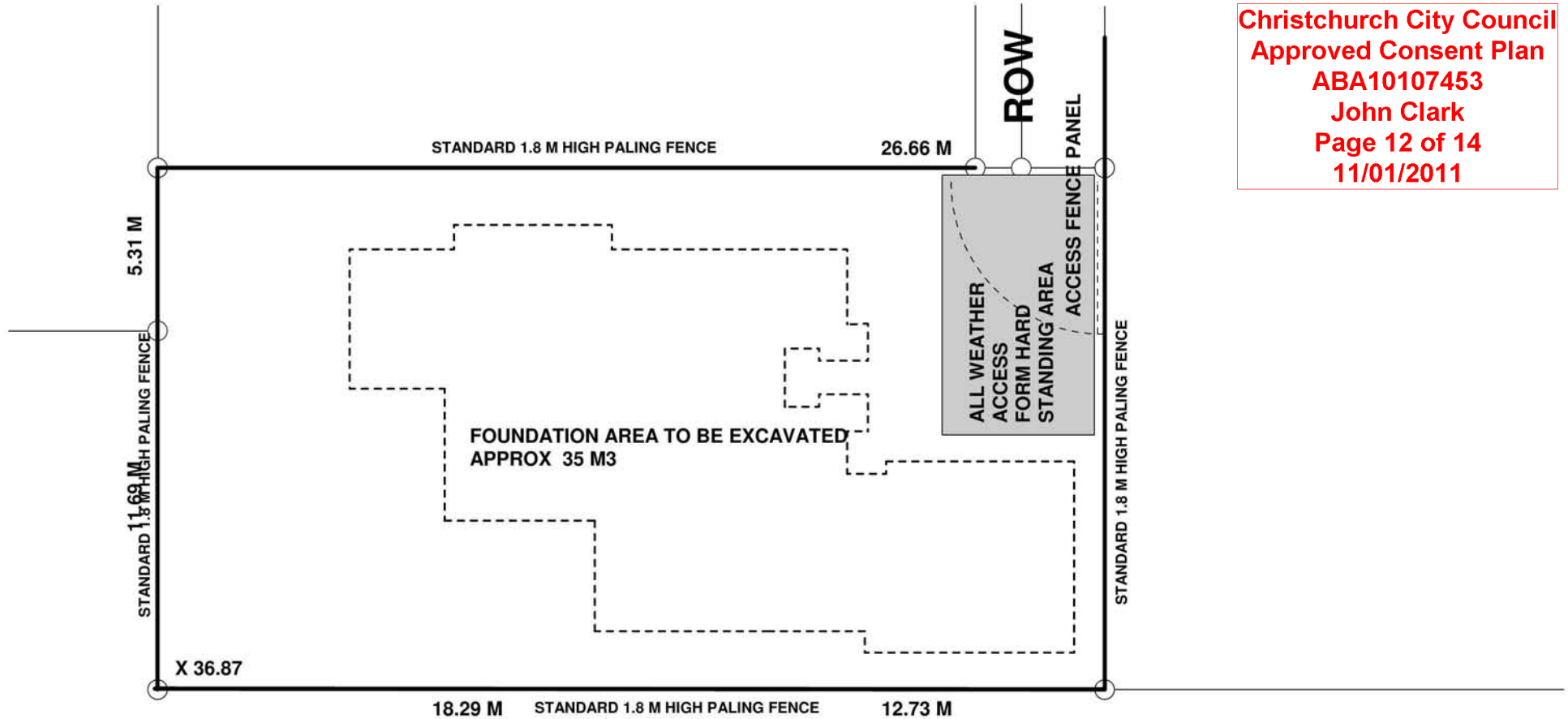
NOTE
ALL ELECTRICAL WORK TO COMPLY WITH NZBC G9/AS1 AND NZECP 51

— WALL NOT INSULATED
 — WALL INSULATED WITH R2.4 FIBREGLOSS BATTS

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INSULATION SCHEDULE 1:100

BRACING SCHEDULE 1:100



SEDIMENT CONTROL PLAN

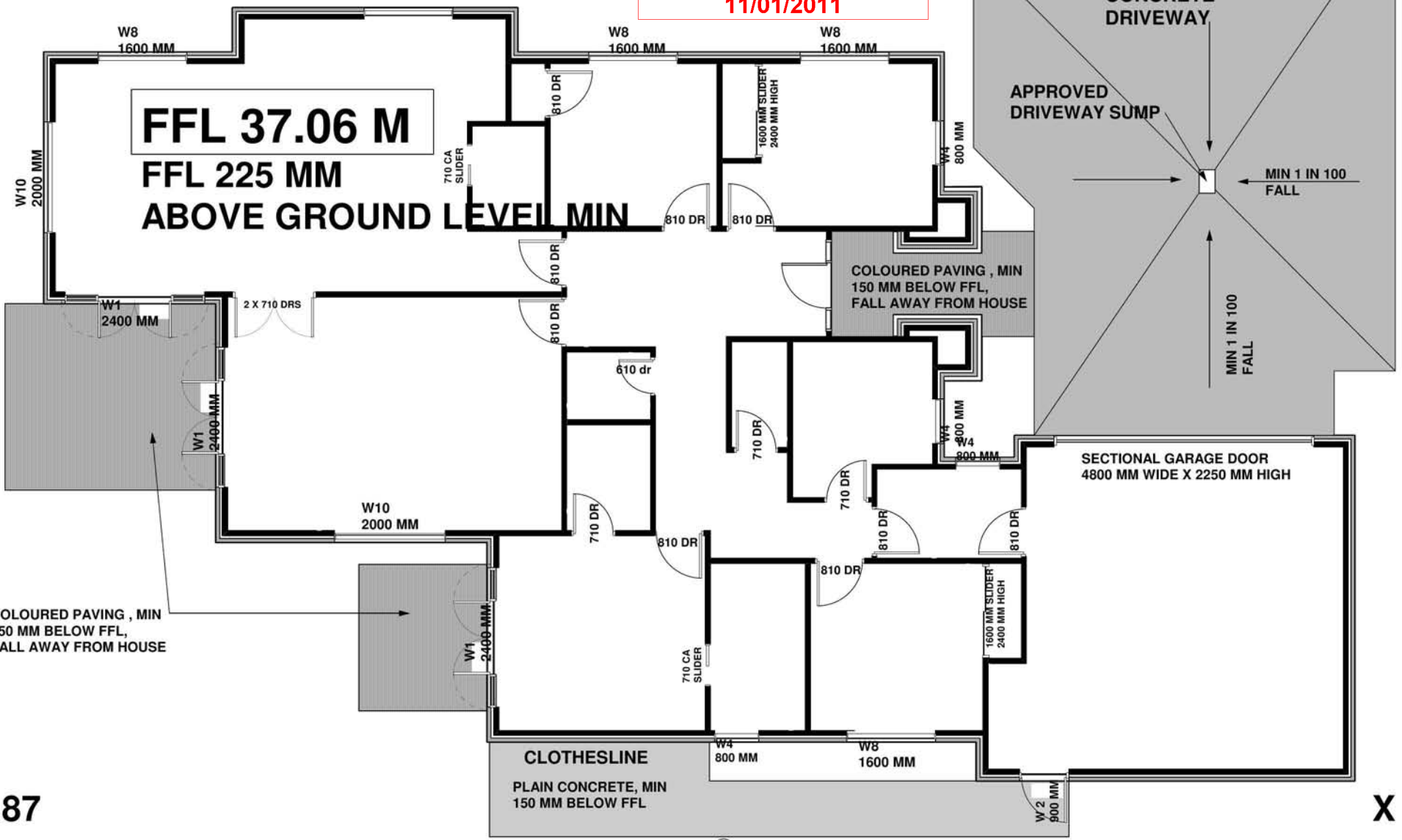
SITE MANAGEMENT AND PROTECTION OF PUBLIC

- NO HAZARDOUS BUILDING MATERIALS TO BE STORED ON SITE
- BUILDER TO INSTALL CONSTRUCTION SITE WARNING SIGNS TO ROAD BOUNDARY FENCE.
- ALL TRUCKS TO HAVE MUD WASH OFF WHEELS WHEN LEAVING SITE, ENSURE NO MUD ENTERS ROAD STORMWATER SYSTEM.

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ROW

36.81



X 36.87

X 36.80

18.29 M SITE PLAN 1:100

12.73 M

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10/26/10 12

