PROPOSED IMPROVEMENTS 51 SEFTON STREET, BELFAST, TH-TH FOR BARBARA WEAR & TOM MURPHY SURVEY AS EXISTING 1:50@A3 260-1 2/25

GROUND FLOOR PLAN

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200mm ϕ POSTS x2
LINE OF TIMBER PERGOLA BUILT INTO HOUSE
FINISHED LEVEL OF PATIO IS ONLY 5mm INTERNAL FLOOR LEVEL
2290
2300
LINE OF CONC. PATIO
1600
W5
METER BOX
ED 3
970
W4
HEDGE 500mm WIDE x 600mm HIGH (APPROX.)
DP
ED 2
LIVING
GARDEN
750
GARAGE FLOOR IS 50mm BELOW FFL OF HOUSE
WOODBURNER ON HEARTH
FLOOR TO CEILING HEIGHT 2.4m
3250
W3
200 ϕ POST
LINE OF WALLS OVER
GARAGE
DINING
LAUNDRY
NATURAL STONE WALL 1.4m HIGH 330mm WIDE
KITCHEN
750
ASPHALT TO THIS POINT
GD1
4420
HEAT PUMP EXTERNAL UNIT
W2
2000
DRIVE LEVEL IS APPROX LEVEL WITH INTERNAL GARAGE FLOOR LEVEL BETWEEN C+D
DRIVE (ASPHALT)
CLOAKS
VP(x2)
W1
500
HALL
1040
ST.
W6
1170
ED1
980
LINE OF GUTTER ROOF
75mm ϕ STEEL POSTS x2

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PROPOSED IMPROVEMENTS 51 SETTON STREET, BELFAST, CH-TH FOR BARBARA KEAR & TOM MURPHY SURVEY AS EXISTING 1:50@A3 260-2 2/25

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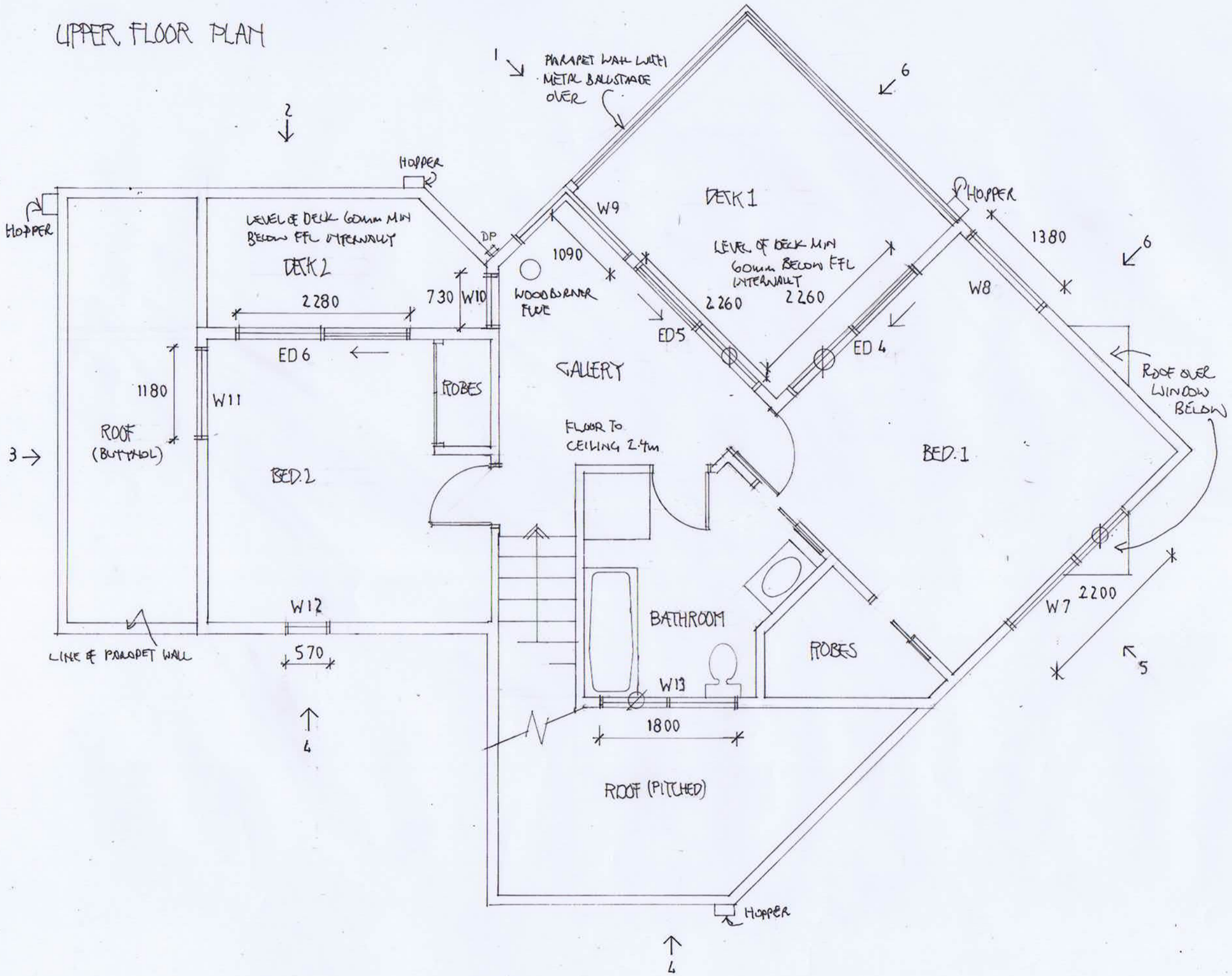
UPPER FLOOR PLAN



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PROPOSED IMPROVEMENTS 51 SEFTON STREET, BELFAST. CH-TH FOR BARBARA WEAR & TOM MURPHY SURVEY AS EXISTING 1:100 @ A3 260-3 2/25

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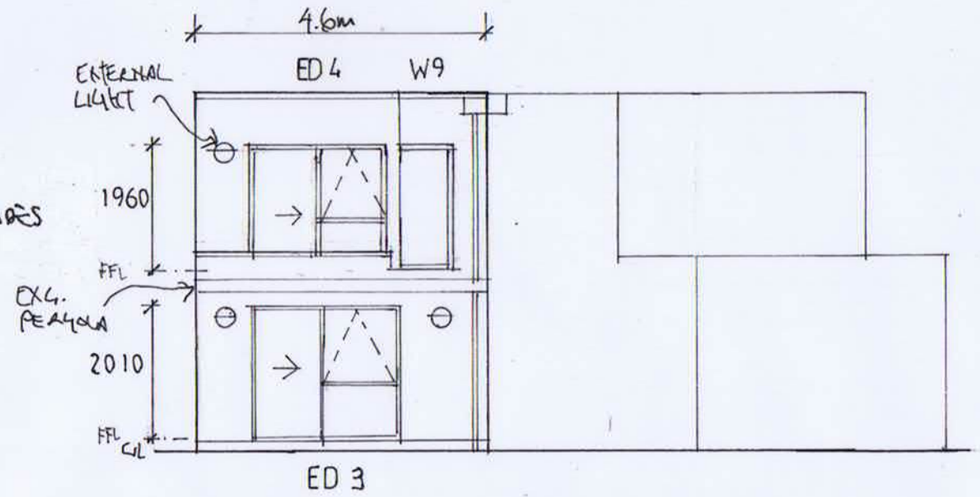
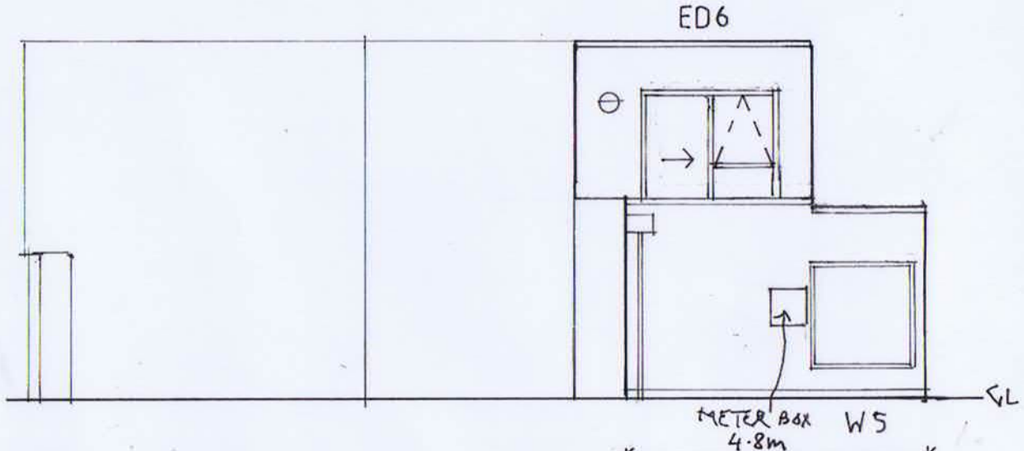
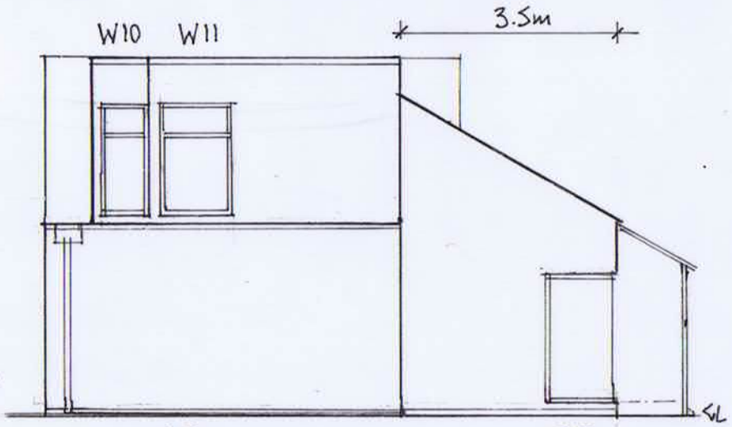
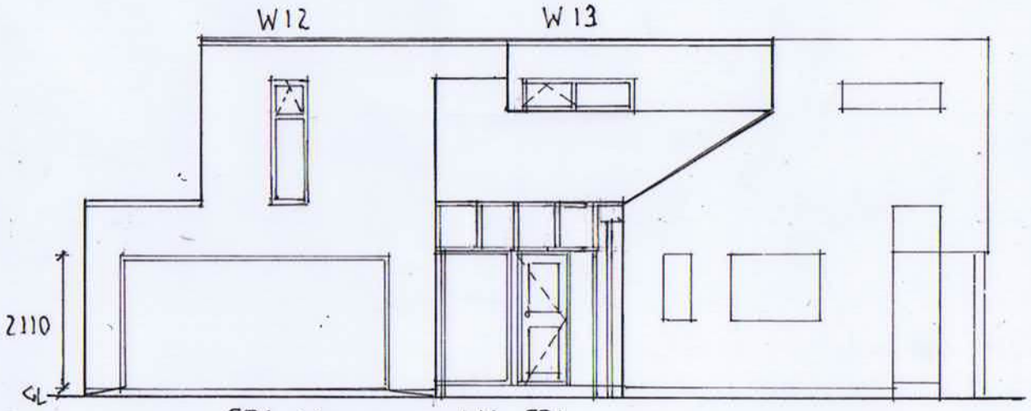
M.B
ALL BALLISTRADES OMITTED FOR CLARITY



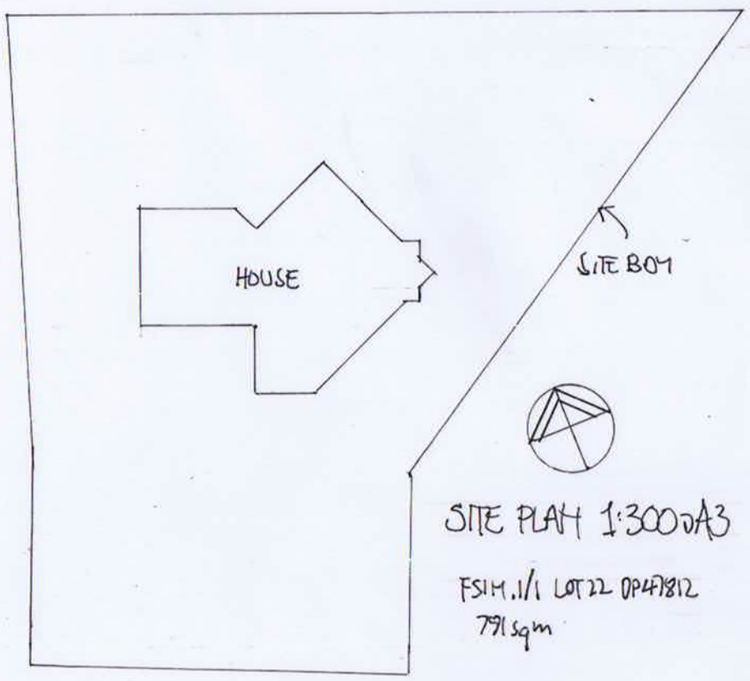


K ELEVATION 1 (SEE ELEVATION 2) (SEE ELEVATION 3) (SEE ELEVATION 6) (SEE ELEVATION 1) ELEVATION 2



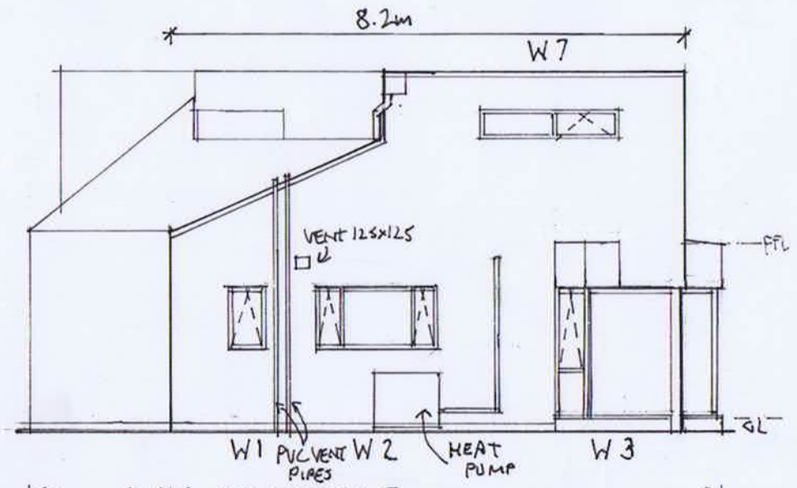


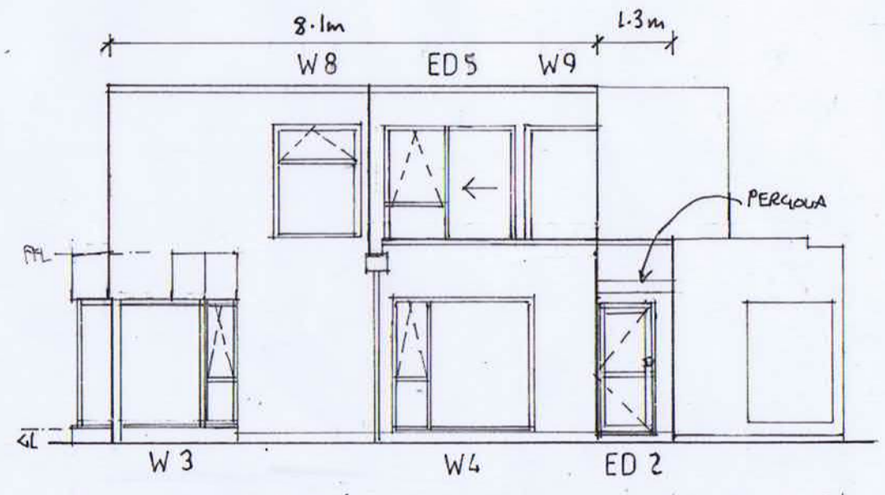
K ELEVATION 3 K ELEVATION 4 (SEE ELEVATION 5)



SITE PLAN 1:300 @ A3

FSIM.1/1 LOT 22 DP471812
791 sqm





K (ELEV. 4) ELEVATION 5 K ELEVATION 6 (ELEV. 2) K

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PROPOSED IMPROVEMENTS 51, SEFTON STREET, BELFAST, CH-CH FOR BARBARA WEAR & TOM MURPHY PROPOSED PLAN 1:50 @A3

260-4 2/25

GROUND FLOOR PLAN

POSTS x2 TO BE REMOVED

1

2

LINE OF CONCRETE PATIO

SILT TRAPS x2 TO RUNS EX4 STORMWATER DRAIN

SILT TRAP

METER BOX

W5

DP'S TO BE REFITTED AFTER RE-CLADDING

ALSO SLOTTED DRAIN TO CONC. PATIO (SHEET 11 ADJOINS HOUSE AS NOTED)

ED3

W4

6

DP'S TO BE REFITTED AFTER RE-CLADDING

ED2

LIVING

S

DP'S TO BE REFITTED AFTER RE-CLADDING

3

GARAGE

DINING

W3

LAUNDRY

STONE WALL TO BE CUT BACK TO ALLOW. RE-CLADDING

SILT TRAP

KITCHEN

S

JAMES HARDIE'S AXON CLADDING & CAVITY BATTENS TO ENTIRE HOUSE

PROP TO STRIP DOWN ACROSS FRONT ELEVATION OF GARAGE

GD1

GT TO BE RESET AS REQUIRED

HEAT PUMP TO BE REMOVE & REFIXED AFTER RE-CLADDING

W2

DRIVE (ASPHALT)

3

CLOAKS

GT

5

VENT PIPES TO BE REINSTATED AFTER RE-CLADDING

4

HALL

W1

W6a

ST.

S SMOKE DETECTOR WITH 'HUSH' FACILITY
ALL SMOKE DETECTORS TO BE LINKED

GLAZED PORCH ROOF TO BE TAKEN DOWN & REFIXED AFTER RE-CLADDING

W6b

ED1

DP TO BE REFIXED AFTER RE-CLADDING

4

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PROPOSED IMPROVEMENTS 51 SEFTON STREET, BELFAST, TH-TH FOR BARBARA KIEAR & TOM MURPHY PROPOSED PLAN 1:50 @A3 260-5 2/25

UPPER FLOOR PLAN

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DECK (172) BALUSTRADES OMITTED FOR CLARITY
NEW PARAPET CAPPING WITH COPPER HAT
1
2
6
HOPPER TO BE REFIXED
RAISE PARAPET TO ROOF AREA BY APPROX 150mm TO RUN THRU' LEVEL WITH DECK 2
HOPPER TO BE REFIXED
R2.8 INSULATION
FILL IN WITH WALLING FRAMER UNDER DOOR OPENINGS AS INDICATED
DECK 1
W9
DP
REALIGN DP TO AVOID OFFSET AROUND PARAPET
DECK 2
W10
RAISE CILLS TO WINDOWS 9 & W10. PLUS 10mm ABOVE PARAPET CAPPING
GALLERY
W14
CILL TO W14 TO BE 150 ABOVE PARAPET LEVEL
W8
ED 6
ED 4
ROBES
W11
ROOF
BED. 2
BED. 1
NEW BUTYNOL ROOF OVER TRIANGULAR PROJECTIONS (SEE SHEET 6)
3
W12
BATHROOM
ROBES
W7
W13
LINE OF PARAPET WALL (TO BE RAISED 150mm)
4
5
JAMES HARDIE'S AXON CLADDING ON STRUCTURAL CAVITY BATTENS TO ENTIRE HOUSE
ROOF (PITCHED)
HOPPER TO BE REFIXED
4

(S) SMOKE DETECTOR WITH 'HUSH' FACILITY
ALL SMOKE DETECTORS TO BE LINKED

PROPOSED IMPROVEMENTS SI SEFTON STREET, BELFAST, CH-CH FOR BARBARA WEAR & TOM MURPHY PROPOSED ELEVATIONS 1:100@A3 260-6 2/25

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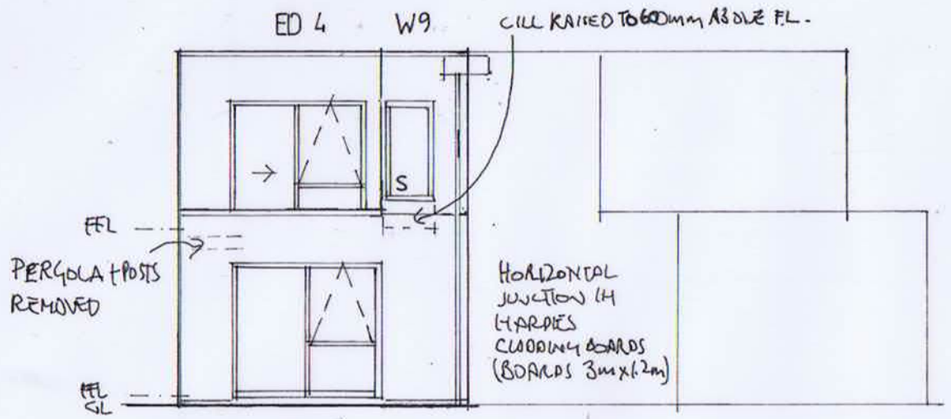

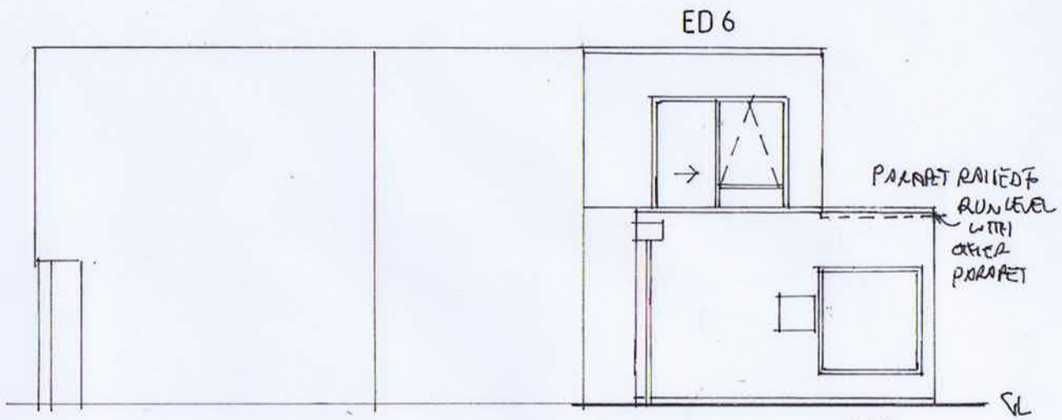

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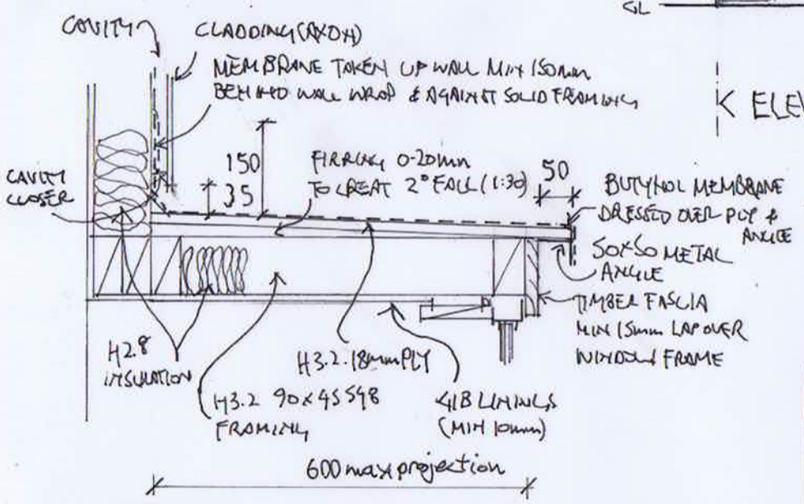
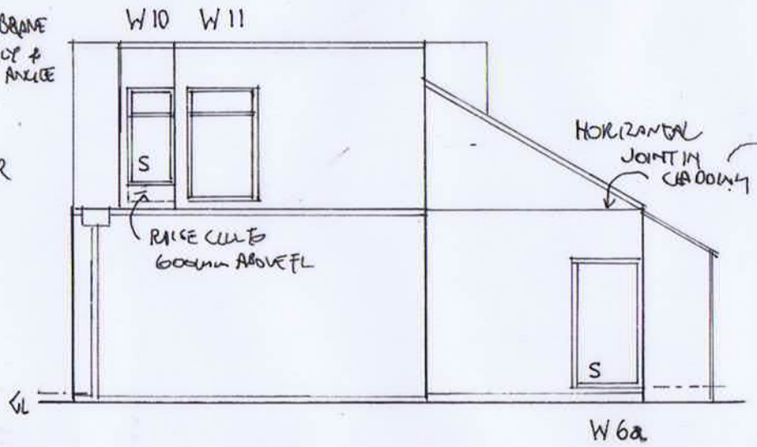


WINDOW PROJECTIONS TO W3-ROOF OVER
1:10@A3



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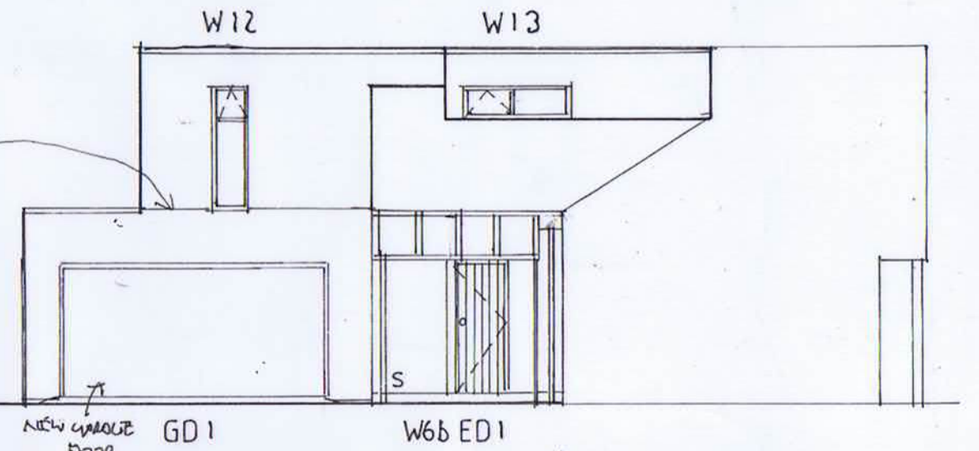

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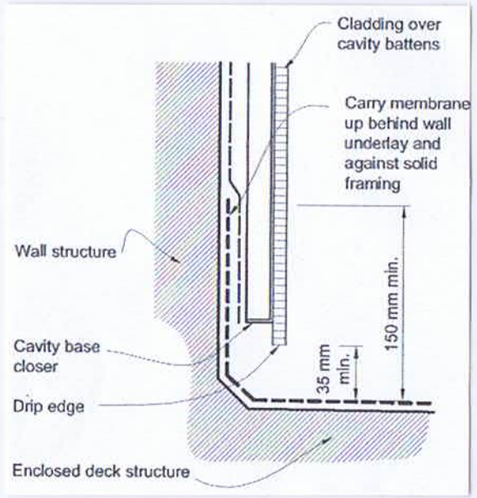

CLADDING TO BUTYHOL DETAIL

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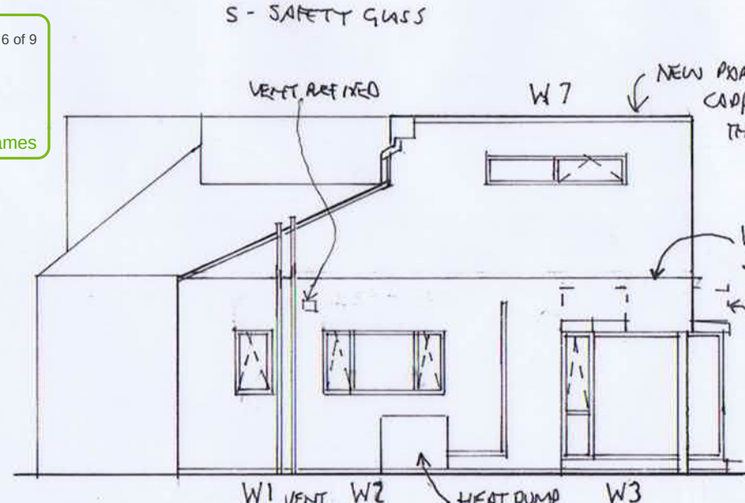
S - SAFETY GLASS



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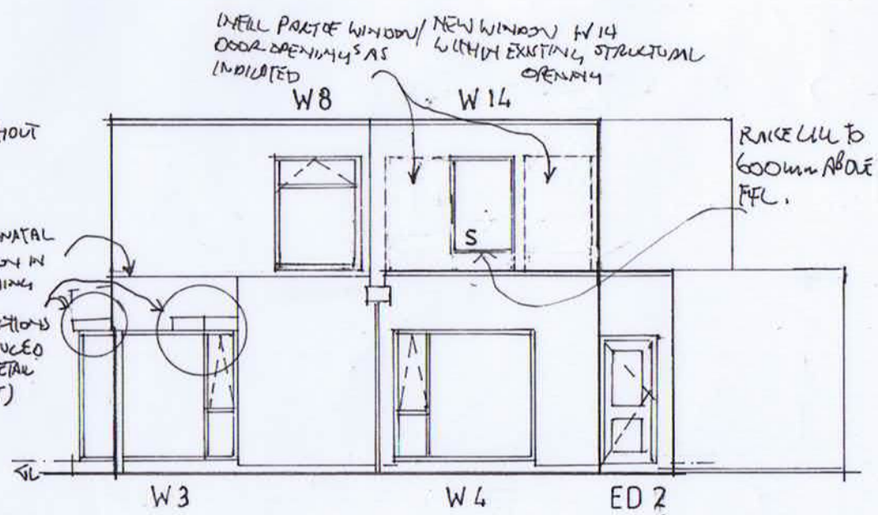

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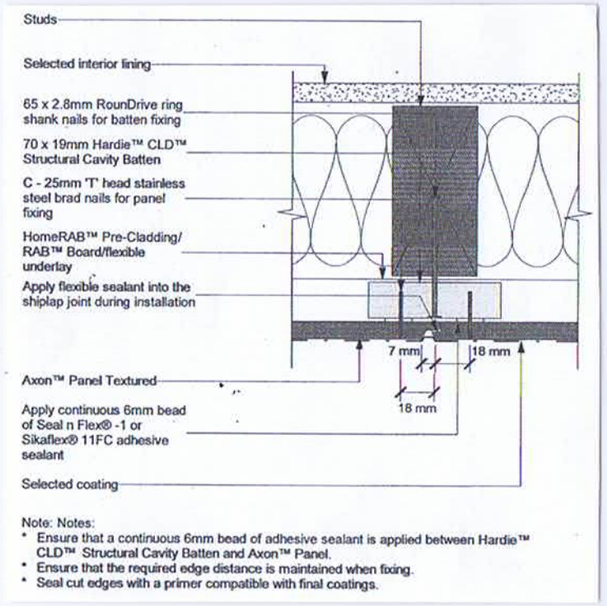
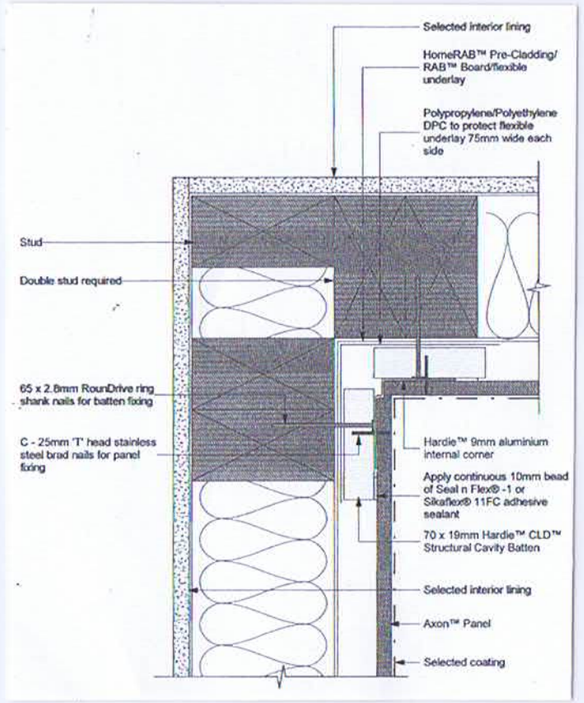
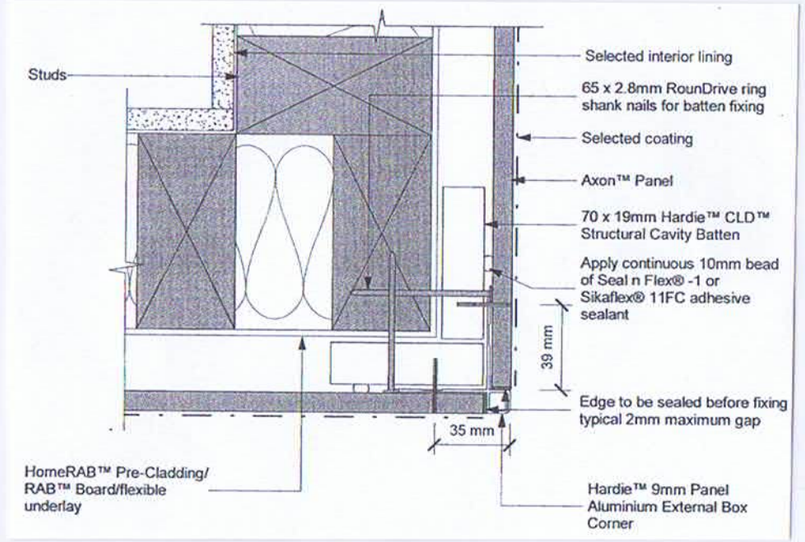
PROPOSED IMPROVEMENTS 51 SEFTON STREET BELFAST T-H FOR BARBARA WEAR & TOM MURPHY CONSTRUCTION DETAILS - AXON 260-7 2/25



AXON VERTICAL JOINTS

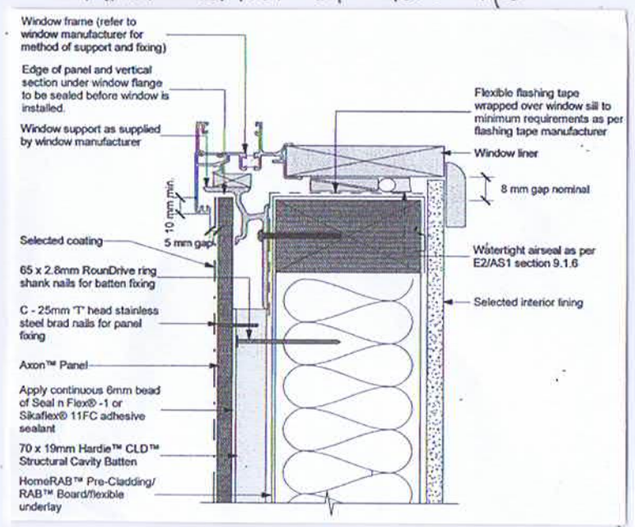


AXON INTERNAL CORNERS

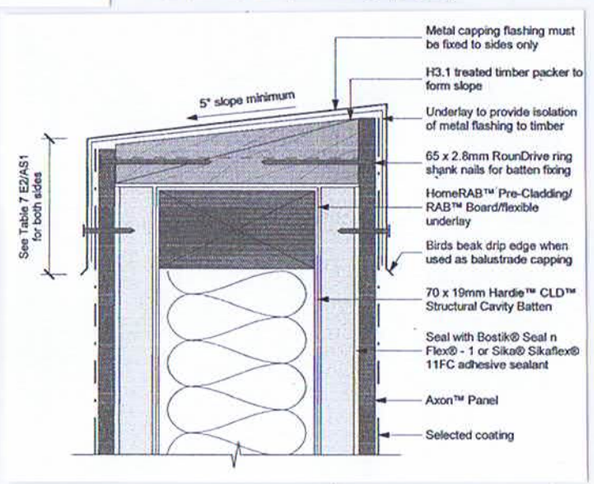


AXON EXTERNAL CORNERS

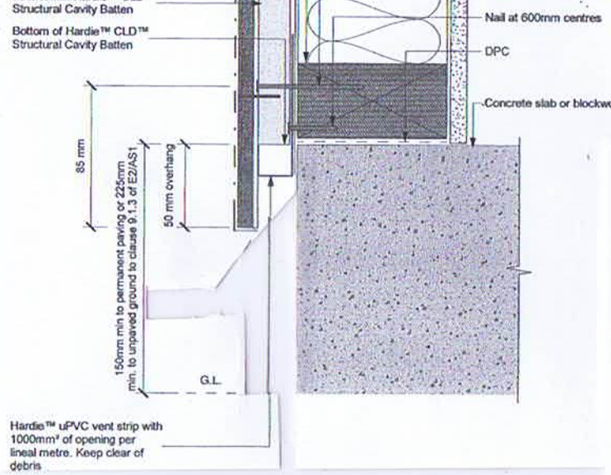
AXON AT PARAPETS



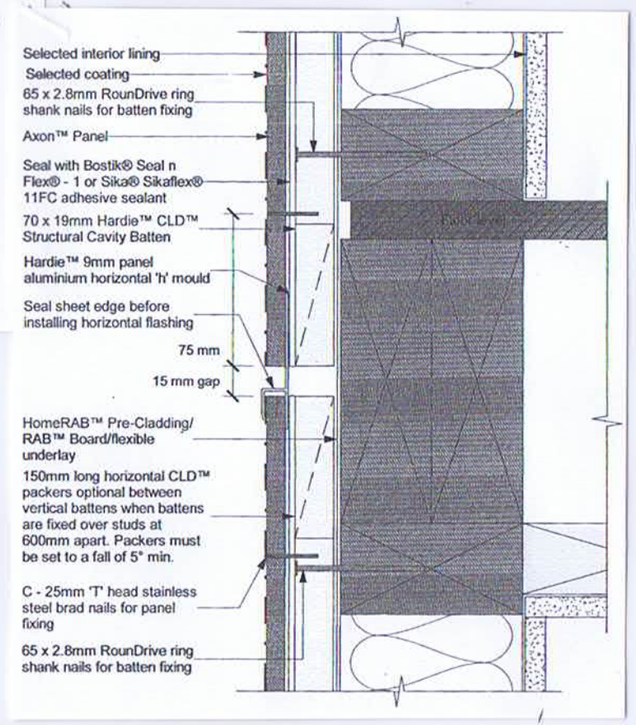
AXON AT SILL OPENING (ABOVE) JAMBS (BELOW)



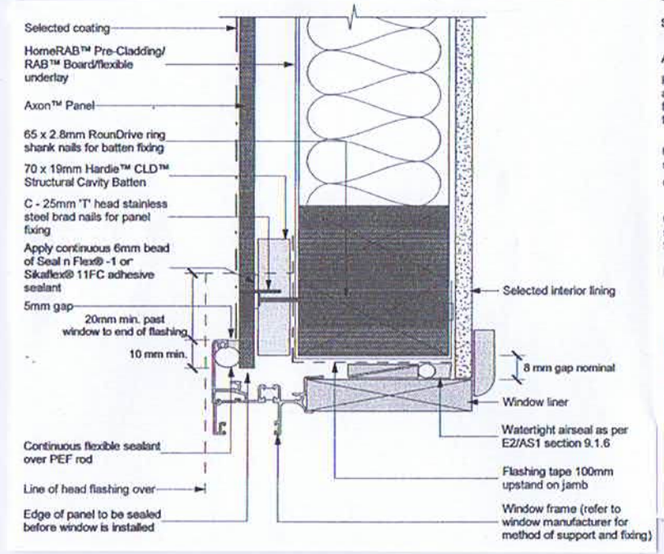
AXON AT WINDOW HEADS

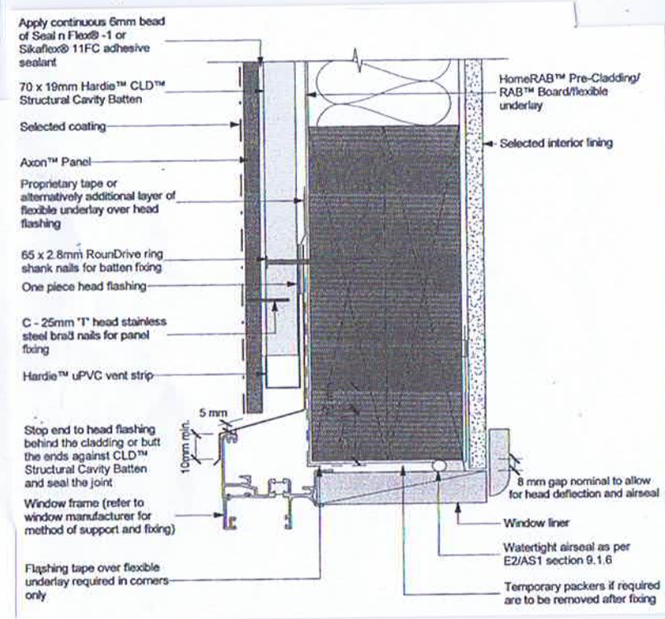


AXON AT GROUND



AXON - HORIZONTAL JOINTS





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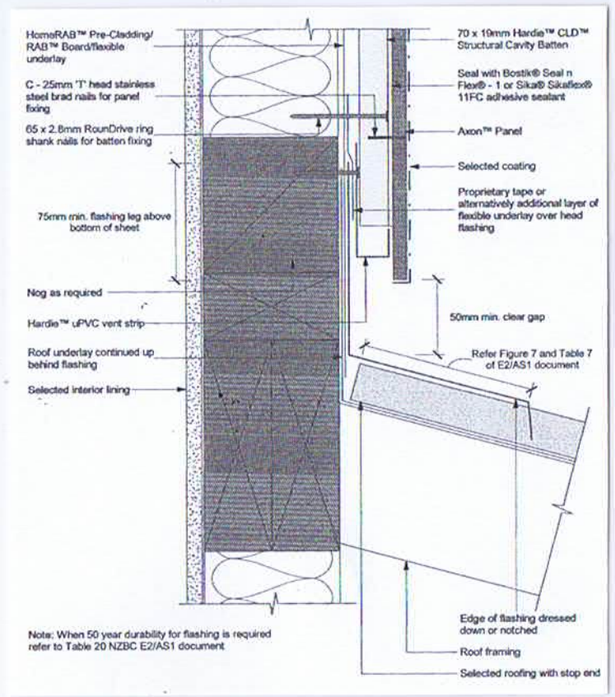
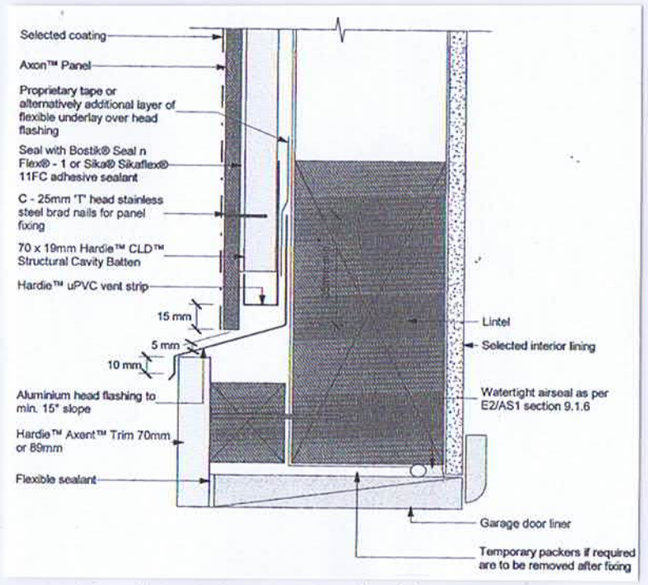
PROPOSED IMPROVEMENTS 51 SEFTON STREET BELFAST 1H-1H FOR BARBARA HEART & TOM MURPHY CONSTRUCTION DETAILS

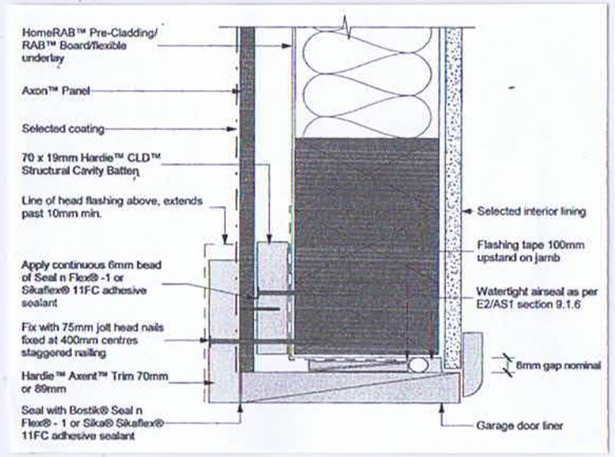
260-8 2/25



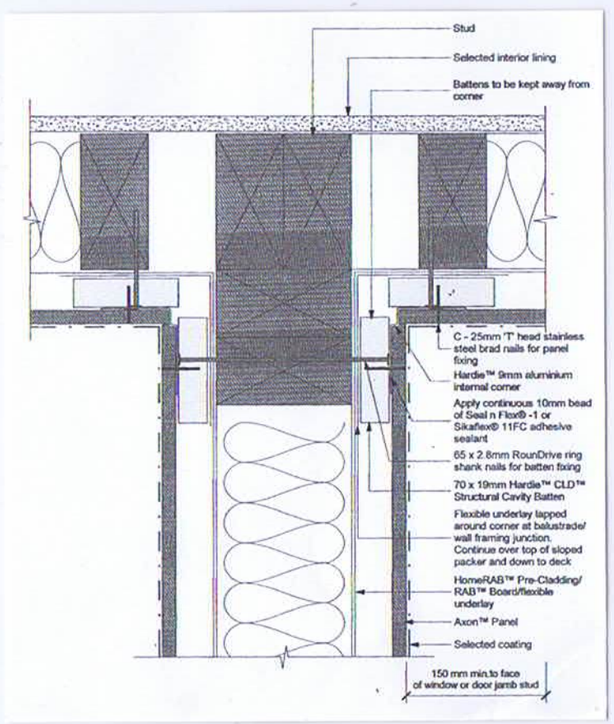
AXON AT WALL TO ROOF JUNCTION



AXON AT GARAGE HEAD



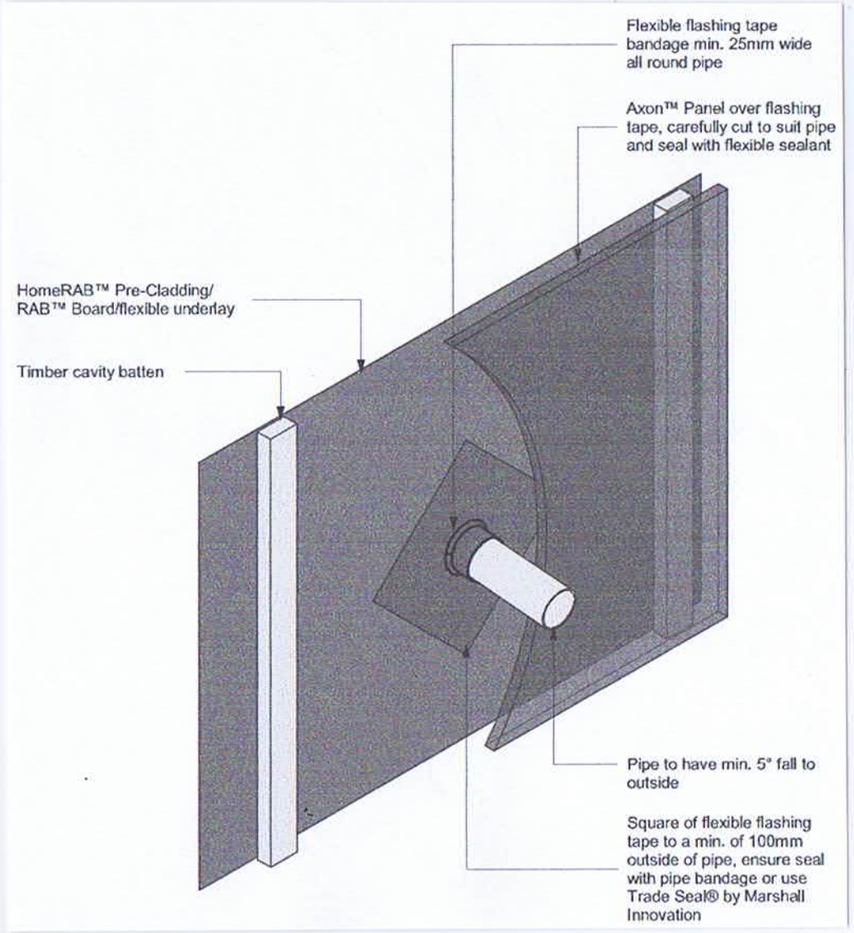
AXON AT GARAGE JAMB



AXON AT WALL TO PARAPET JUNCTION

WEATHERPROOFING
RISK MATRIX
WORST CASE SCENARIO

RISK FACTOR:	LOW	MEDIUM	HIGH	V. HIGH	E. HIGH	
WINDZONE: (AS PER NZS 3604)	0 **1**	0	1	2		
No OF STOREYS:	0	1 **1**	2	4		
ROOF/WALL INTERSECTION:	0	1	2 **3**	4		
EAVE WIDTH:	0	1	2	4 **5**		
ENVELOPE COMPLEXITY:	0	1 **1**	2	4		
DECK DESIGN:	0	2	4 **4**	8		
TOTAL RISK SCORE:						15



CLADDING PIPE PENETRATION

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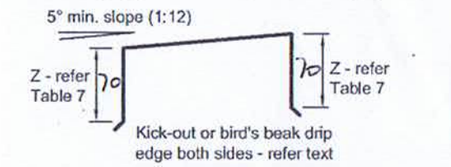
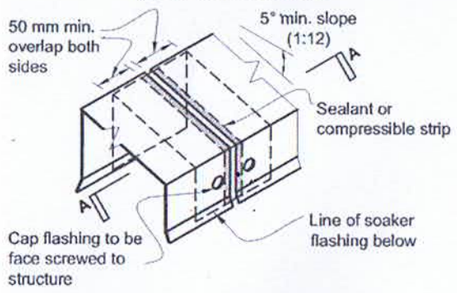
PROPOSED IMPROVEMENTS 51 SEFTON STREET BELFAST, TH-TH FOR BARBARA WEAR & TOM MURPHY CONSTRUCTION DETAILS

260-9 4/25

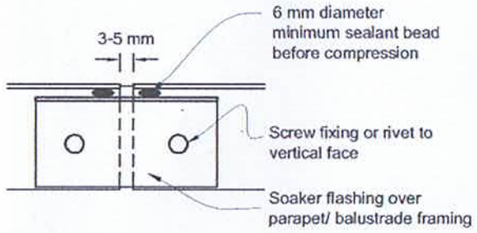
NOTE: Capping joints and fixings - refer Paragraph 4.5.2 and Figure 9



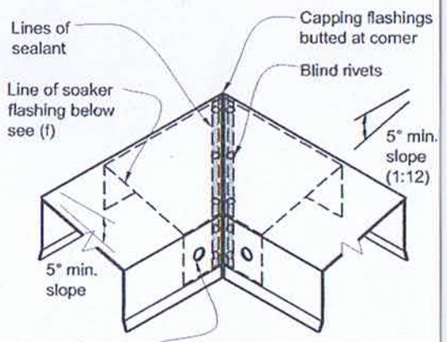
(a) PARAPET FLASHING



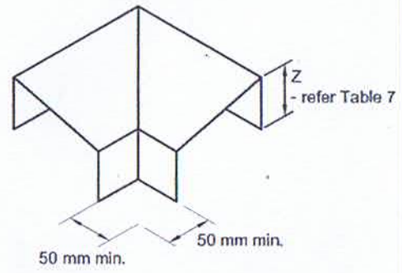
(b) PARAPET FLASHING SOAKER JOINT



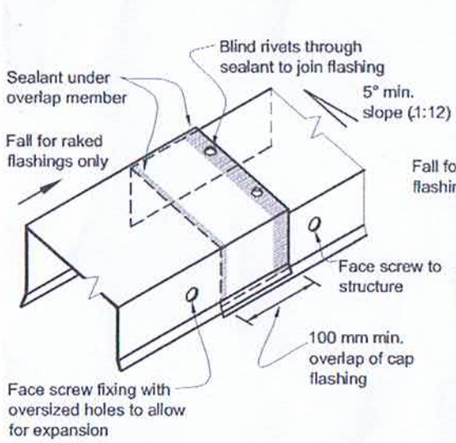
(c) SECTION A - A THROUGH SOAKER FLASHING



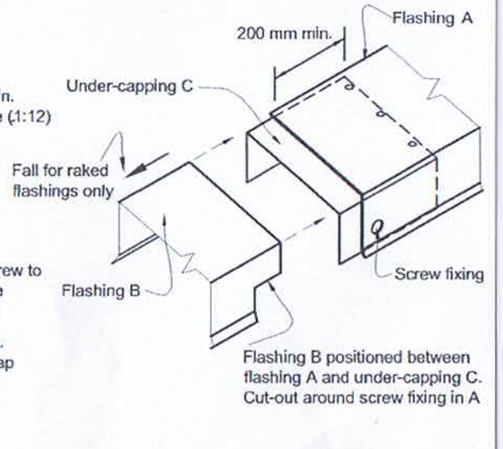
(e) CAPPING FLASHING AT EXTERNAL CORNER OF PARAPET



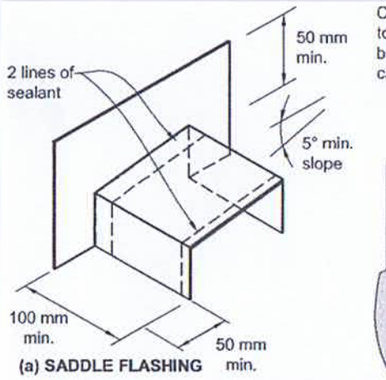
(f) PREFORMED CORNER SOAKER



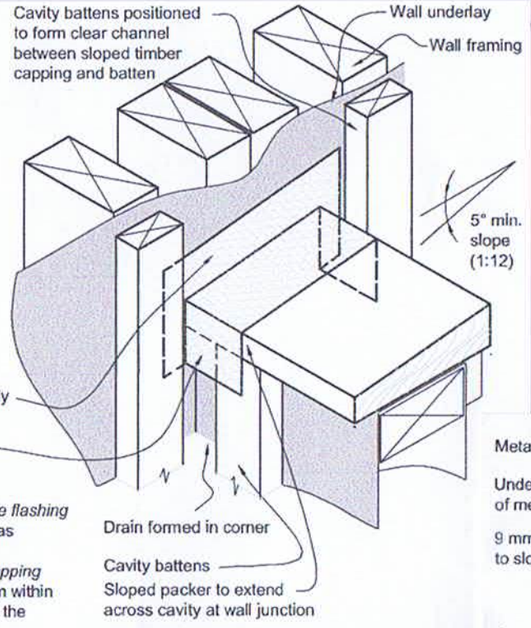
(d) PARAPET FLASHING OVERLAP JOINT



(g) PARAPET FLASHING EXPANSION JOINT



(a) SADDLE FLASHING



(b) STAGE 1 FLEXIBLE FLASHING INSTALLATION

NOTE:
(1) The junction is weatherproofed by the *saddle flashing* which is positioned at the front of the cavity as shown in (c).
(2) The *flexible flashing tape* over the sloped *capping* packer is intended to drain only moisture from within the *drained cavity* above, and to direct it into the adjacent continuous cavity. Refer Figure 11 for plan section.
(3) Separation layer of underlay between sloped timber *capping* and *capping flashing* omitted for clarity.

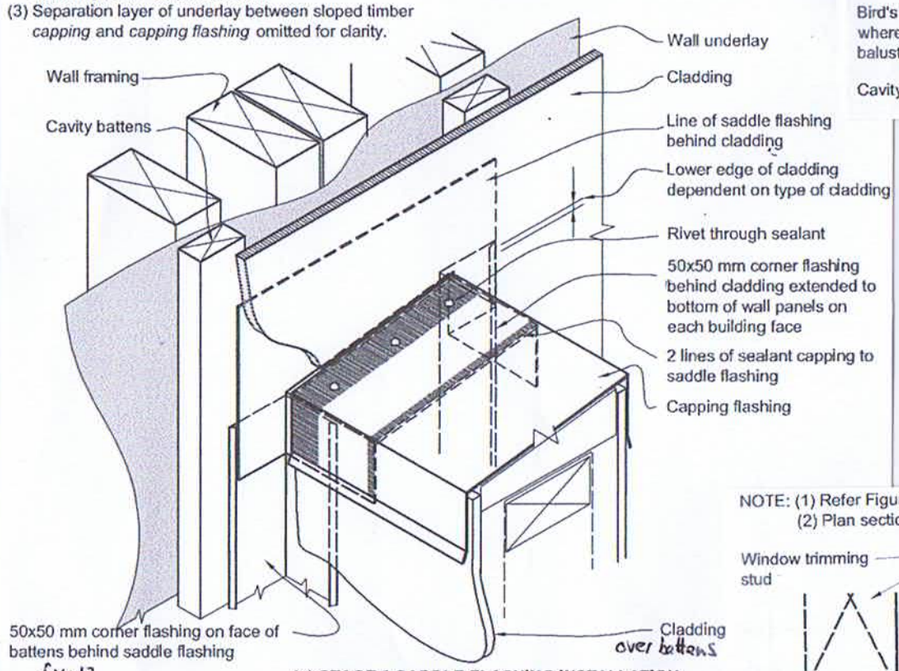


fig.12

(c) STAGE 2 SADDLE FLASHING INSTALLATION

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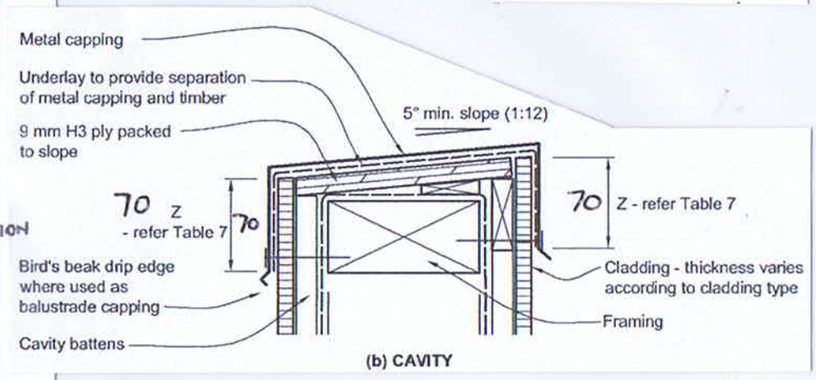
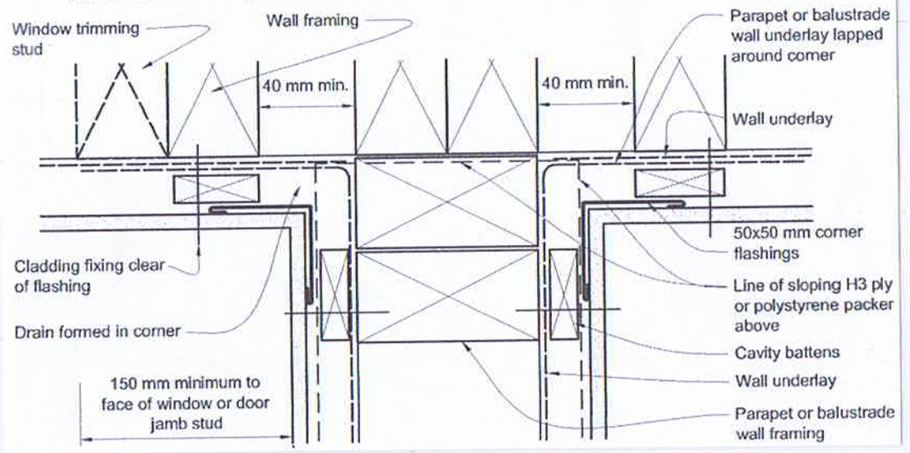


(b) CAVITY

CAPPING TO PARAPET WALL - DETAIL

PARAPET TO WALL DETAIL ON PLAN

NOTE: (1) Refer Figure 12 for *saddle flashing* and *capping* to wall junction.
(2) Plan section is through balustrade or *parapet framing*, below *capping* packer.



PARAPET CAPPING DETAILS

PARAPET TO WALL DETAIL

Christchurch City Council
BCN/2025/2538
Approved Building Consent Document
02/05/2025 Marsh, James