

SHEET LEGEND

Architectural Drawings

- A01g - Site Plan
- A02b - Foundation Plan
- A03b - Lower Floor Framing Plan
- A04e - Lower Level Plan (2 residential unit setout)
- A05e - Lower Level Plan
- A06e - Lower Services Plan
- A07b - Upper Floor Framing Plan
- A08b - Upper Level Plan (2 residential unit setout)
- A09d - Upper Level Plan
- A10d - Upper Services Plan
- A11d - Roof Framing Plan
- A12b - Roof Plan
- A13d - West and East Elevations
- A14d - North and South Elevations
- A15d - Cross Section A-A
- A16c - Cross Section B-B
- A17e - Cross Section C-C
- A18c - Details
- A19d - Details
- A20c - Details
- A21a - Details / Schematic Layout
- A22a - Kitchen Joinery
- A23c - Laundry Joinery
- A24c - Bathroom Joinery
- A25a - Bedroom Joinery
- A26a - Storage Joinery
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- A28a - Roof Plan - Unit 2
- A29 - Cedar Wall Details

Structural Drawings

- S01 - Foundation Plan
- S02 - Subfloor Bracing Plan
- S03 - Lower Floor Framing Plan
- S04 - Lower Level Bracing Plan
- S05 - Upper Floor Framing Plan
- S06 - Upper Level Bracing Plan
- S07 - Portal Frame Gridline A, B & C
- S08 - Portal Frame Gridline D & M
- S09 - Portal Frame Gridline O & Q
- S10 - Structural Details
- S11 - Structural Details

KEY
Surface water drain 100mm dia SW
Foul water drain 100mm dia FW
Electrical, Water and Data & phone supply

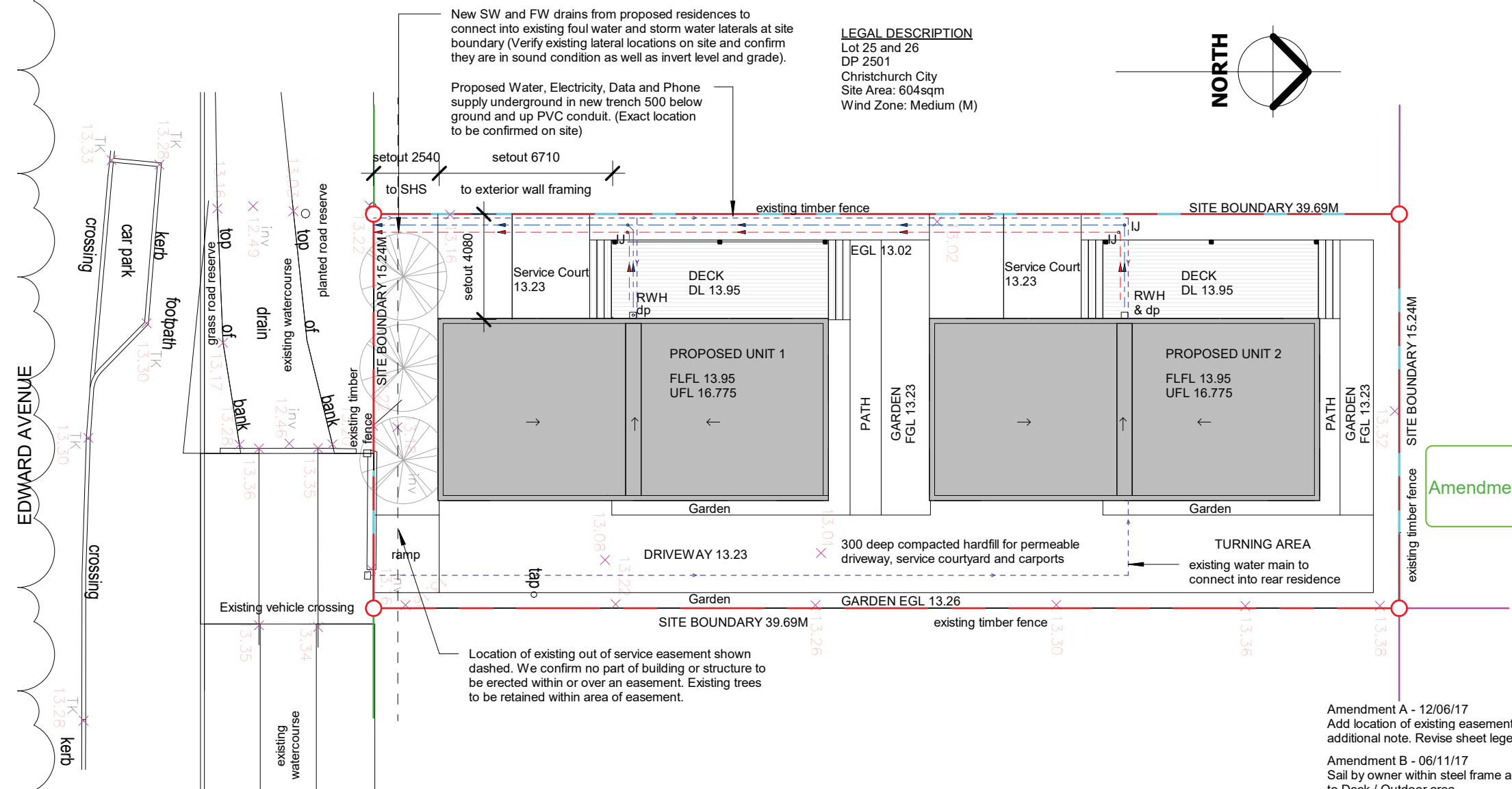
Refer to Foundation Plan, sheet 4 for full drainage layout

Refer to sheet A04 for setout of Unit 2 from Unit 1

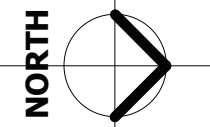
Refer to Resource Consent application RMA/2017/1534 on separate application and adhere to all conditions

SITE PLAN

1:200



LEGAL DESCRIPTION
Lot 25 and 26
DP 2501
Christchurch City
Site Area: 604sqm
Wind Zone: Medium (M)



Amendment # 2

Amendment A - 12/06/17
Add location of existing easement and additional note. Revise sheet legend.

Amendment B - 06/11/17
Sail by owner within steel frame added to Deck / Outdoor area.
Gravel path added to Garden.

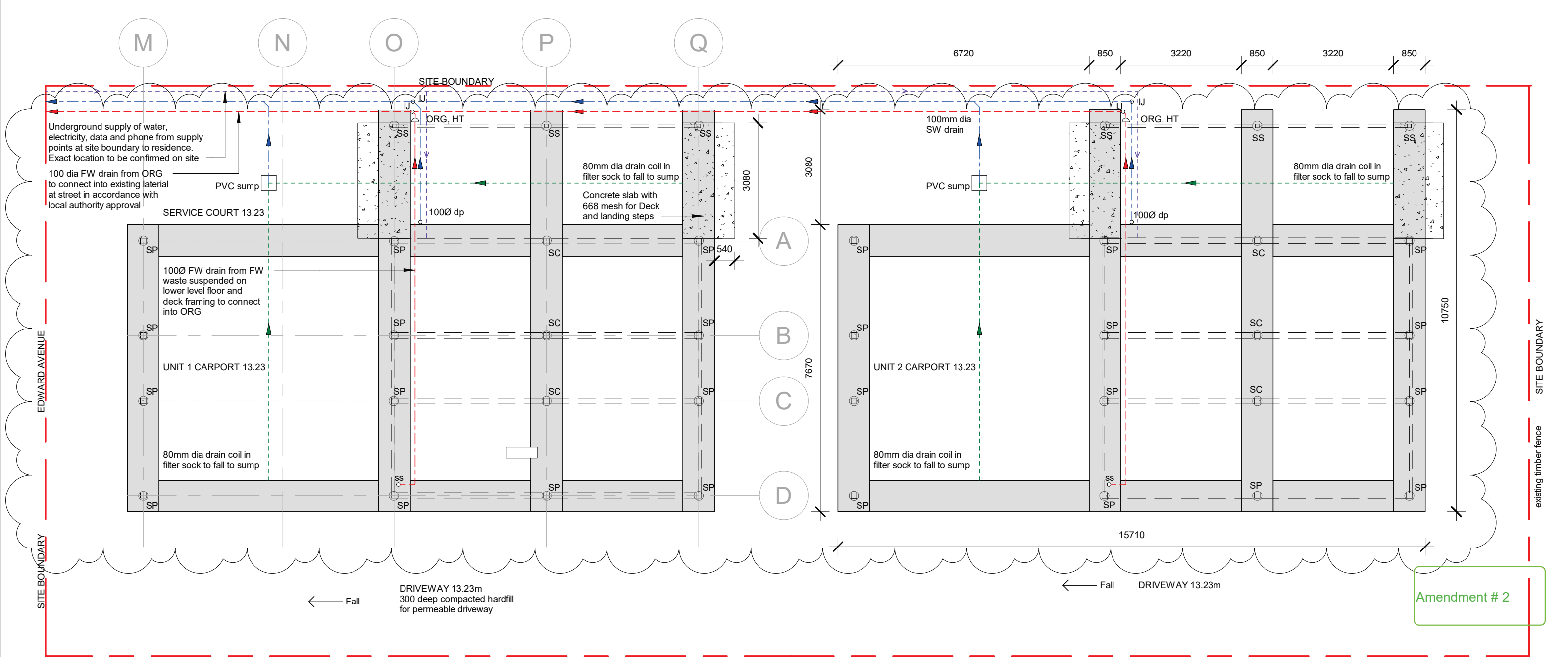
Amendment C - 22/11/17
Existing water main updated to connect into rear residence.

Amendment D - 03/04/18
Updated to sheet legend.

Amendment E - 30/04/18
Sheet legend updated.
Sheet A28 Roof Plan - Unit 2 added to set.

Amendment F - 30/05/18
Sheet legend updated.

Amendment G - 17/06/18
Sheet legend updated.



PLUMBING & DRAINAGE

Sanitary Plumbing & Drainage design to NZS/AS1 3500
Provide expansion joints to waste pipes as required to comply with NZS/AS1 3500. Provide inspection openings at end of wastes to allow access to clean pipes. All fixtures to be vented as per NZS/AS1 3500

DN50mm dia 1:40 Gradient waste

DN100mm dia 1:60 Gradient waste

100mm dia- surface water drain 1:60 Gradient.

100mm dia- Foul drain 1:60 Gradient

All drainage below slab level to be DN 100mm dia 1:60 Gradient

KEY

Surface water drain

Foul water drain

Drain coil

Sump

100mm dia SW
100mm dia FW
80mm dia DC

PVC Sump with 100mm dia SW drain

50Ø Terminal Vent

Overflow relief gully charged with hose tap over

Inspection Junction G13/AS2

Colorsteel Downpipe 100Ø.

Soil stack

Hose tap

Refer to page 07 for upper level foul water drainage arrangement

TV

ORG

IJ

dp

SS

HT

FOUNDATION NOTES

R.L. +720 minimum above finished ground level at all points less otherwise stated.

120mm R3.6 Expol under floor black double layer insulation to span between lower level floor joists

Exposure Zone B: All treated timber pile connection within 600mm of the ground, treated timber pile connection above 600mm from the ground in exposed areas, all subfloor connections in exposed areas and all structural fixings to be type 304 stainless steel as per table 4.1, NZS3604.

All deck framing to be SG8 H3.2 grade

Reinforced concrete footing with 668 mesh to sit on concrete ground beam and cantilever out to edge of steps to support step construction above

STRUCTURAL FOUNDATION NOTES

SP - 150SHS9 continuous steel post concealed in lower level wall framing

SC - stub column - 150SHS9 within subfloor space only

SP1 - steel post - 100SHS5 to support vergola beam



850 wide 25 MPa concrete ground beam over 250 SED piles approx 5m below ground level



Steel beam over shown dashed (Refer to Lower Floor Framing Plan S2)

NOTE: All steel members have been sized and designed by Upright Structural Engineer

Christchurch City Council

BCN/2017/7268

Approved Building Consent Document

12/07/2018

Johan Dalkie

Amendment A - 6/11/17
Foundation pad for entrance porch removed

Amendment B - 12/06/18
Drain coil and sump added.
Plumbing and drainage key updated.

FOUNDATION PLAN

1:100

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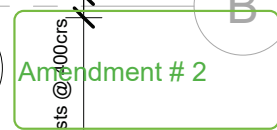
NZIA PRACTICE

TODD RESIDENCES - 53 EDWARD AVENUE - CHRISTCHURCH

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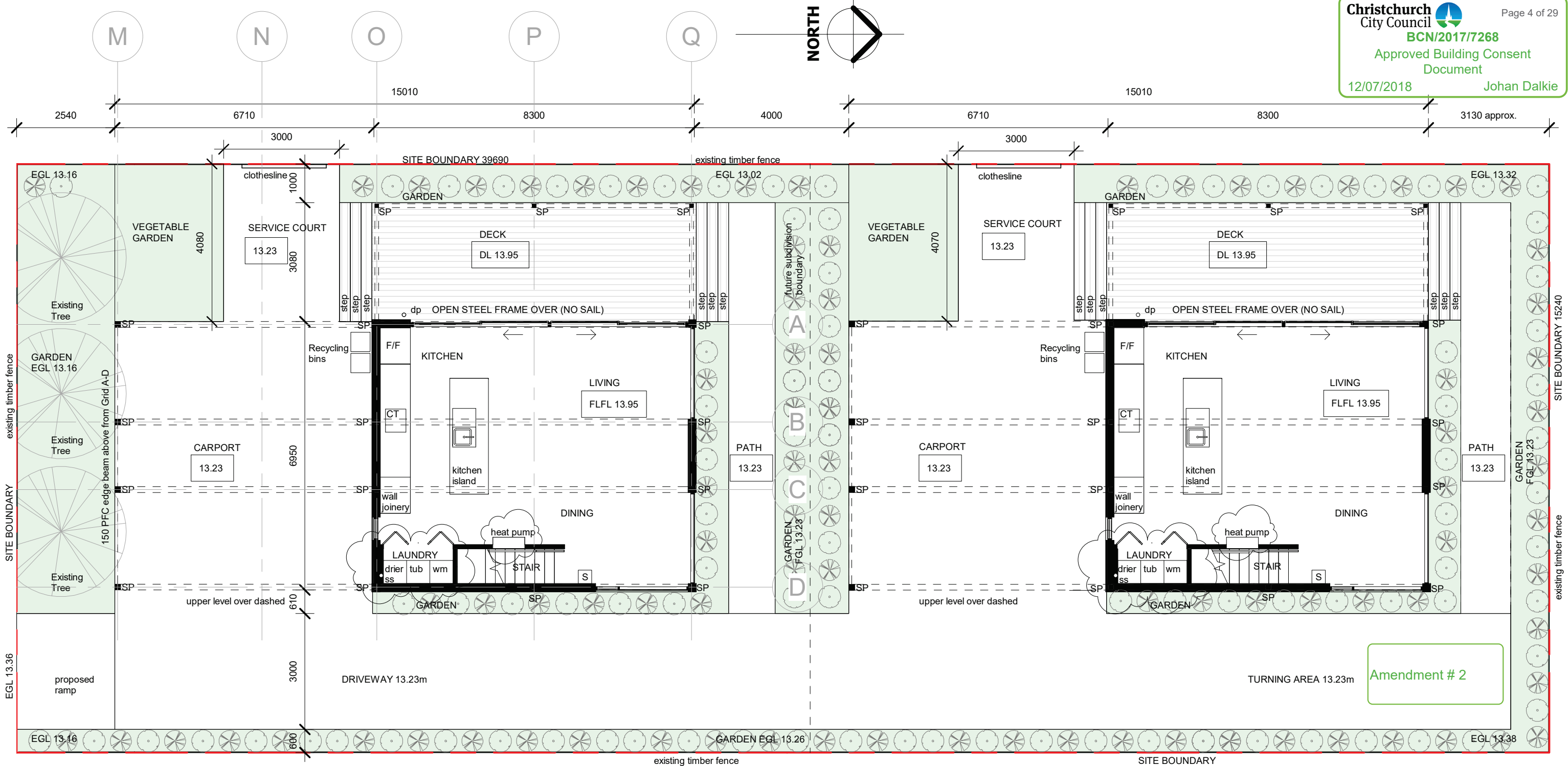
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Project: 1091
Date: 16/05/2017
Drawn: GTA



Amendment B - 17/06/18
Flooring notes added.

1:50



Unit 1
Lower Level Floor Area: 59sqm
Upper Level Floor Area: 106sqm
Total Residence Floor Area: 165sqm
Total Deck Area: 31sqm
Number of Carparks: 2

Site Development
Area of Site: 604sqm
Area of landscaping: 159sqm (26%)
Area of permeable paving: 241sqm (40%)

Unit 2
Lower Level Floor Area: 59sqm
Upper Level Floor Area: 106sqm
Total Residence Floor Area: 165sqm
Total Deck Area: 31sqm
Number of Carparks: 2

Floor plan notes
140x45 SG8 timber wall framing to all exterior walls
90x45 SG8 timber wall framing to all interior walls
SP - 150SHS9 concealed in wall framing and timber packing space
LB - Load bearing wall

Amendment A - 6/11/17
Entrance porch and steps removed.
Front entry door changed to glazed full height window.
Sail by owner within steel frame added to Deck / Outdoor area.
Heatpump changed to a ceiling cassette unit.
Garden path added to deck.

Amendment B - 27/03/18
Front entry glazed full height window reduced to 600 wide.
Sliding stacker doors changed to 2 sliders over 2 fixed panels.
Kitchen location adjusted.
Amendment C - 30/04/18
Laundry wall shortened to provide access to under the stair.

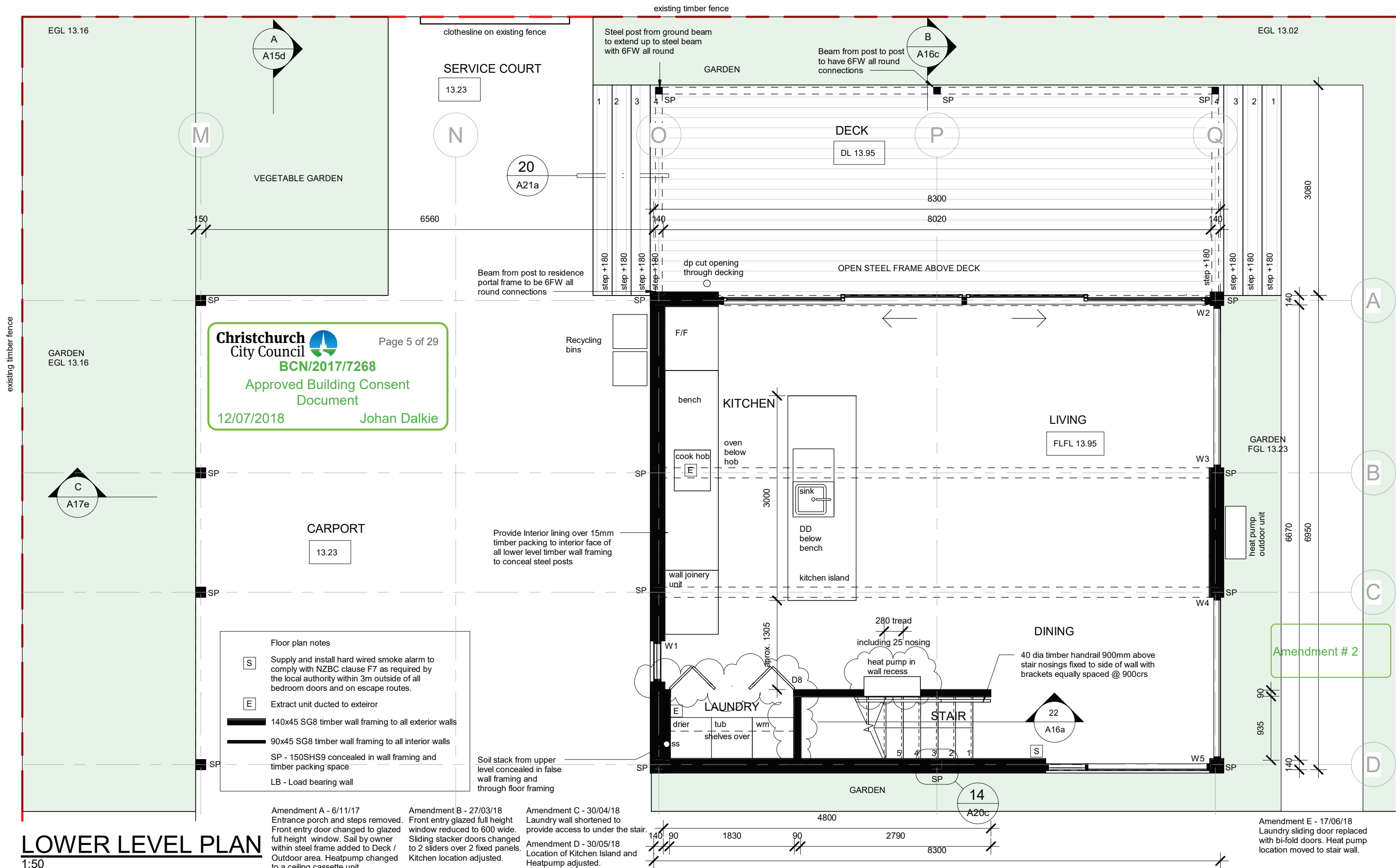
Amendment D - 30/05/18
Location of Kitchen Island and Heatpump adjusted.

Amendment E - 17/06/18
Laundry sliding door replaced with bi-fold doors. Heat pump location moved to stair wall.

LOWER LEVEL PLAN (2 residential unit setout)

1:100

Refer to Resource Consent application RMA/2017/1534 on separate application and adhere to all conditions



LEGEND:

- Light switch
- Two way switch
- Three way switch
- Double socket outlet
- RCD outlet
- Recessed light LED (22)
- 12W square LED downlight
- Recessed tread lights (4)
- Rectangular Darklight - White
- Dimmer (1)
- Pendant light (1)
- 400mm David Trubridge Floral
- Wall Light (6)
- Rectangular downlight HL2221
- Sensor (2)
- LED channel 140 30W (4)
- Data and telephone outlet (2)
- Television outlet (1)
- Undertile control (2)
- Under tile heating (2)
- Extract unit ducted to exterior (4)
- Hard wired smoke alarm (3)
- Main switch board with smart meter (1)
- Towel rail (2)
- MHP Mirror heat pad wired to extract and light (2)
- Hose tap (2)

Owner to confirm location of all switches, lights & power outlets etc on site prior to commencing work.

FLOORING LEGEND

- Timber overlay flooring on plywood packing layer
- Carpet on underlay
- Tiled Floor with electric under tile heating on insulation board

SITE BOUNDARY 39690

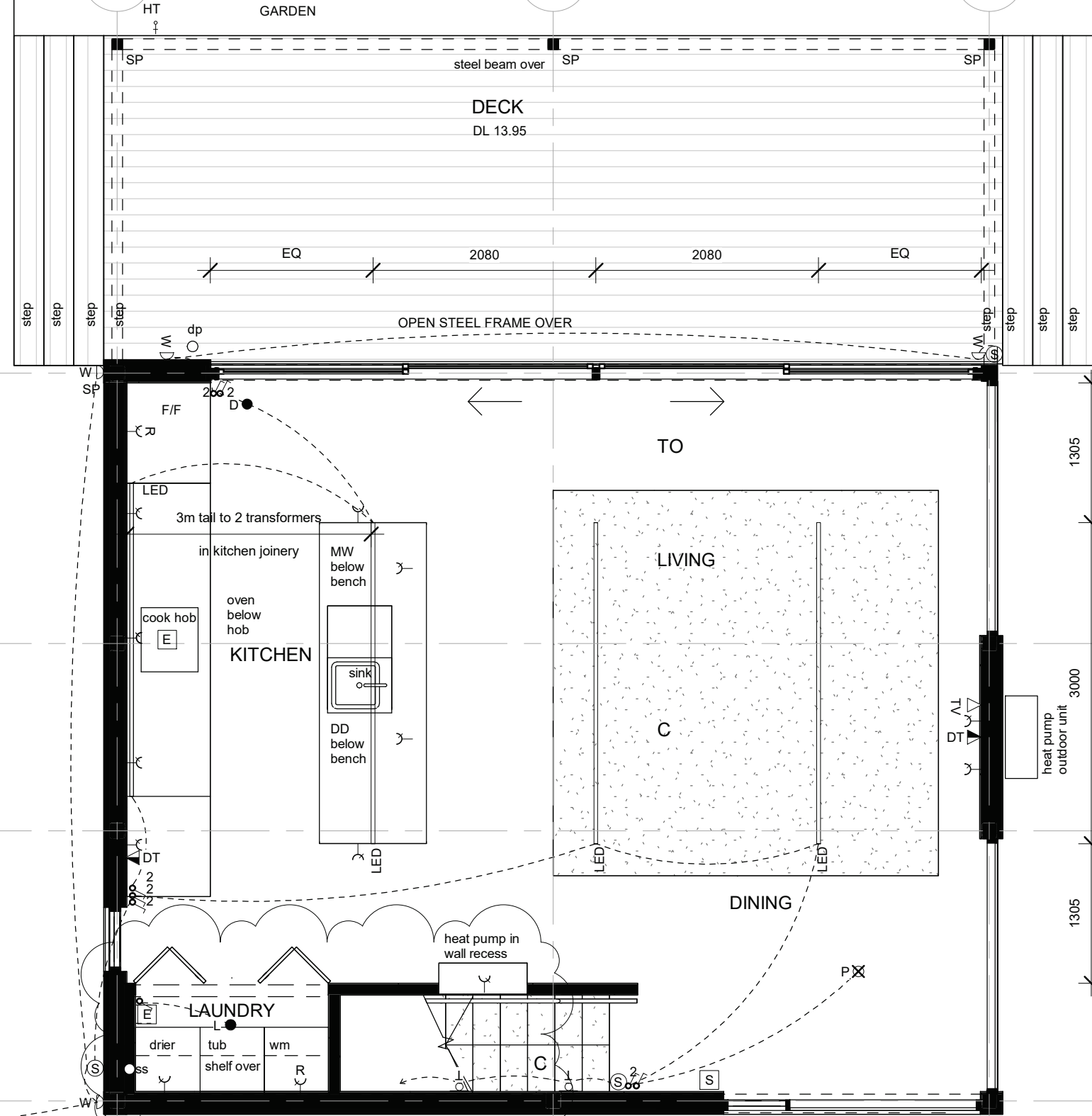
existing timber fence

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12/07/2018 Johan Dalkie

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CARPORT
13.23

SERVICE COURT
13.23



Amendment A - 6/11/17
Entrance porch and steps removed. Front entry door changed to glazed full height window. Plywood soffits have been replaced by Innwood Soffits. Sill by owner within steel frame added to Deck / Outdoor area. Heatpump changed to a ceiling cassette unit.

Amendment B - 03/04/18
Front entry glazed full height window reduced to 600 wide. Sliding stacker doors changed to 2 sliders over 2 fixed panels. Kitchen location adjusted. Kitchen switch and lighting in Kitchen adjusted. Carpet square added.

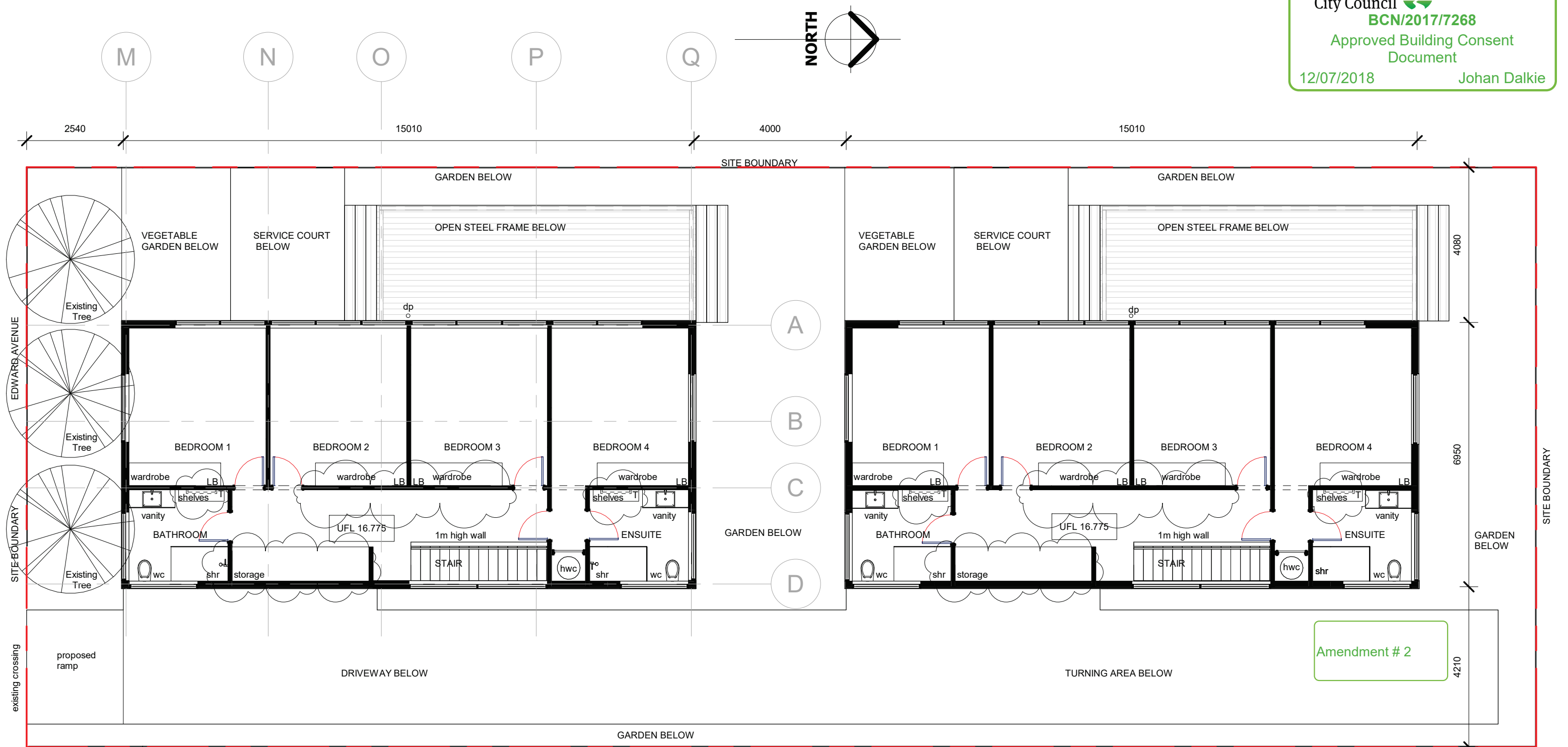
Amendment C - 30/04/18
Laundry wall shortened. PV panel batteries and automation equipment located under the stair.

Amendment D - 30/05/18
Electrical legend updated. Sensor location moved. Dimmer added to LED strip lights. LED channel 140 adjusted and dimensioned. Heatpump, Carpet square and Kitchen Island location adjusted.

Amendment E - 17/06/18
PV panel batteries and automation equipment moved to Upper Level. Laundry sliding door replaced with bi-fold doors. Heat pump location moved to stair wall.

Amendment # 2

LOWER SERVICES PLAN 1:50



UPPER LEVEL PLAN (2 residential unit setout)

1:100

Refer to sheet A09 for further dimensions of Floor Plan

Refer to Resource Consent application RMA/2017/1534 on separate application and adhere to all conditions

Floor plan notes

140x45 SG8 timber wall framing to all exterior walls

90x45 SG8 timber wall framing to all interior walls

SP - 150SHS9 concealed in wall framing and timber packing space

LB - Load bearing wall

Amendment A - 6/11/17

Sail by owner within steel frame added to Deck / Outdoor area.

Amendment B - 03/04/18

Storage /Linen joinery in hallway removed. Office area replaced with storage. W7 removed. Joinery unit in Bathroom and Ensuite replaced with shelves. Towel rail moved.

VEGETABLE GARDEN BELOW

SERVICE COURT BELOW

GARDEN BELOW

OPEN STEEL FRAME BELOW

fixed louvres

A
A15d

B
A16c

22
A19d

C
A17e

B

C

D

Amendment # 2

Amendment C - 03/04/18
Storage /Linen joinery in hallway removed. Office area replaced with storage. W7 removed. Shower channels adjusted. Joinery unit in Bathroom and Ensuite replaced with shelves. Towel rail moved.
Amendment D - 30/04/18
Shower channels updated.

UPPER LEVEL PLAN

1:50

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Date: 16/05/2017
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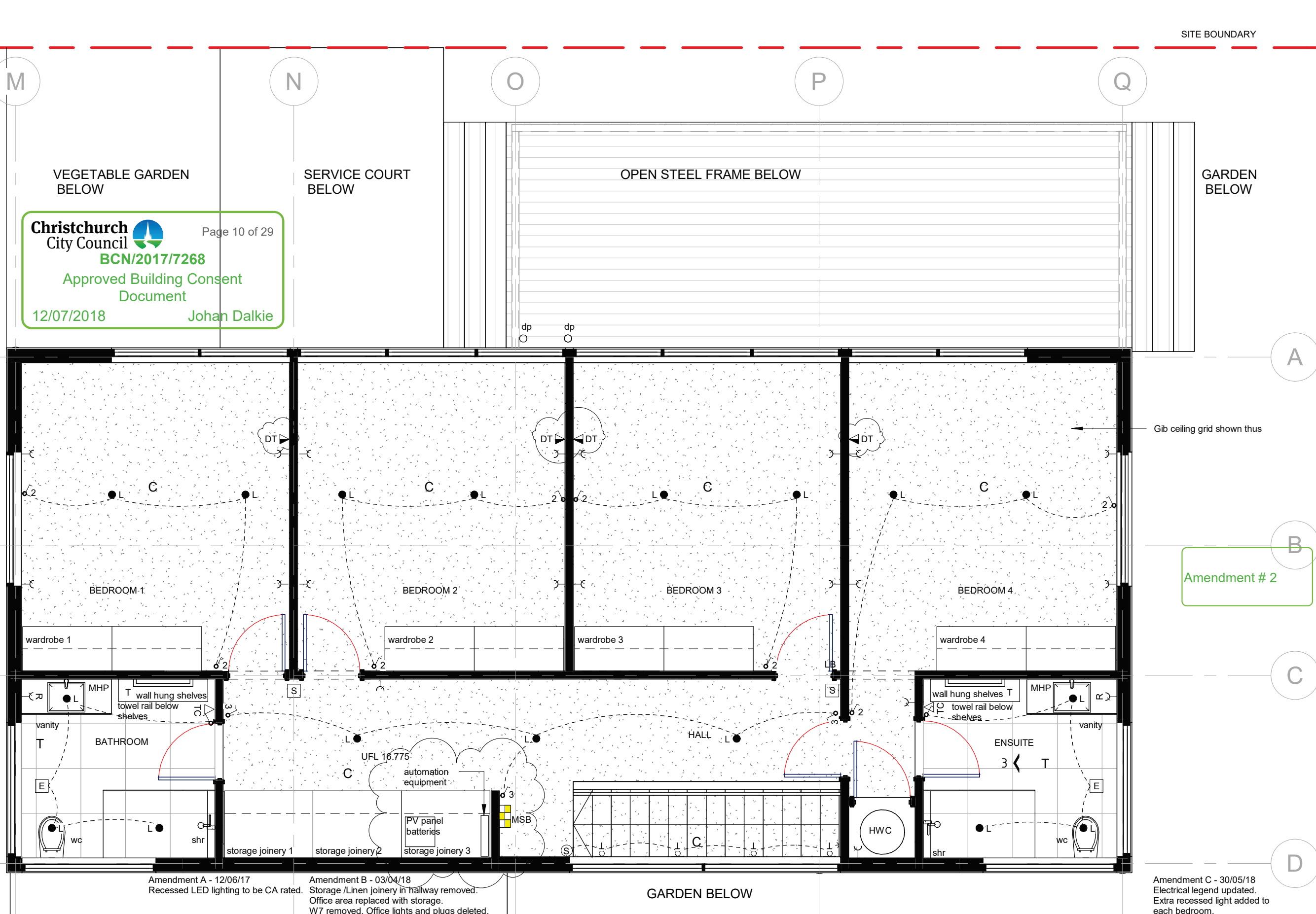
LEGEND:

- Light switch
- Two way switch
- Three way switch
- Double socket outlet
- RCD outlet
- Recessed light LED (22)
12W square LED downlight
- Recessed tread lights (4)
Rectangular Darklight - White
- Dimmer (1)
- Pendant light (1)
400mm David Trubridge Floral
- Wall Light (6)
Rectangular downlight HL2221
- Sensor (2)
- LED channel 140 30W (4)
- Data and telephone outlet (2)
- Television outlet (1)
- Undertile control (2)
- Under tile heating (2)
- Extract unit ducted to exterior (4)
- Hard wired smoke alarm (3)
- Main switch board with smart meter (1)
- Towel rail (2)
- MHP Mirror heat pad wired to extract and light (2)
- Hose tap (2)

Owner to confirm location of all switches, lights & power outlets etc on site prior to commencing work.

FLOORING LEGEND

- TO Timber overlay flooring on plywood packing layer
- C Carpet on underlay
- T Tiled Floor with electric under tile heating on insulation board



UPPER SERVICES PLAN
1:50

Amendment A - 12/06/17
Recessed LED lighting to be CA rated.

Amendment B - 03/04/18
Storage /Linen joinery in hallway removed.
Office area replaced with storage.
W7 removed. Office lights and plugs deleted.
Data and TV in each bedroom deleted.
2 extra plugs added to each bedroom.
Joinery unit in Bathroom and Ensuite replaced with shelves. Wardrobes updated.
Towel rail moved. MSB moved to top of stair.

Amendment C - 30/05/18
Electrical legend updated.
Extra recessed light added to each bedroom.
Amendment D - 17/06/18
Data outlet added to each bedroom.
PV panel batteries and automation equipment relocated to upper level storage joinery.

LEGEND

TPO membrane on H3.2 18mm plywood over timber firing with 1:100 fall over 90x45 gutter framing @ 400 crs to span between rafter edge beam to create internal gutter to comply with E2/AS1

Wall framing below dashed

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Timber lintels various sizes to comply with NZS3604

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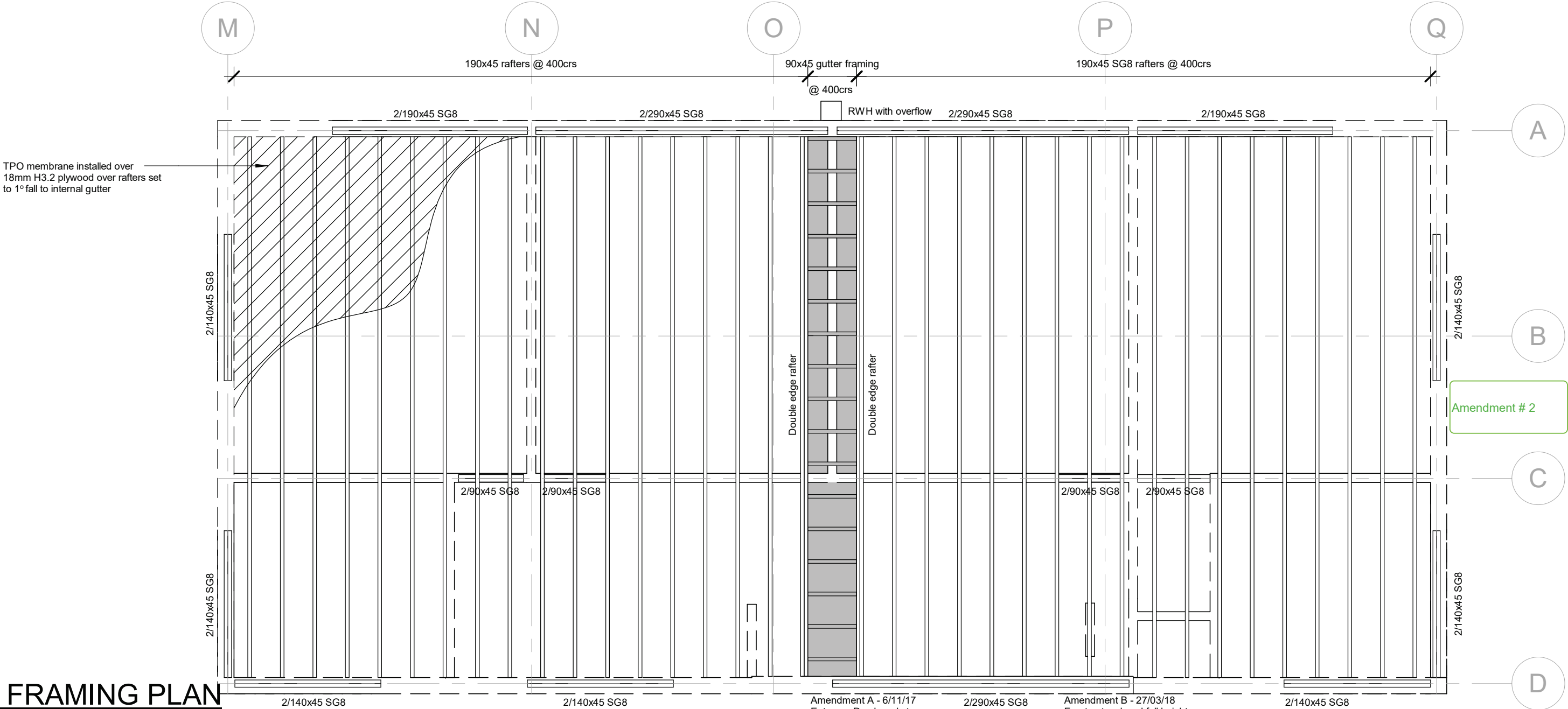
12/07/2018

Johan Dalkie

Door Schedule			
Door	Width	Height	Door Description
D1	760	2380	Single hinged door with latch set and door stops
D2	760	2380	Single hinged door with latch set, door stops and privacy lock
D3	760	2380	Single hinged door with latch set and door stops
D4	760	2380	Single hinged door with latch set, door stops and privacy lock
D5	760	2380	Single hinged door with latch set and door stops
D6	760	2380	Single hinged door with latch set and door stops
D7	760	2380	Single hinged door with latch set and door stops
D8	1800	2380	2x Bi-folding doors with push to open device (Tawa Finish)

Notes: Site measure to confirm height of all doors

Exterior Joinery Schedule					
Window	Width	Height	Lintel size	Window Description	Lintel Fixing
W1	600	2400	2/90x45 SG8	2x top hung sashes. S.	E
W2	7100	2400	Portal frame	4 equal panels. 2 sliding doors and 2 fixed panel. S.	NA
W3	2275	2400	Steel frame	Single fixed panel. S.	NA
W4	2275	2400	Steel frame	Single fixed panel. S.	NA
W5	2300	2400	Portal frame	2x top hung sashes	NA
W6	3640	600	2/290x45 SG8	2x top hung sashes	E
W8	1800	600	2/140x45 SG8	Single top hung sash	E
W9	1800	600	2/140x45 SG8	Single top hung sash	E
W10	1800	600	2/140x45 SG8	Single top hung sash	E
W11	2400	1250	2/190x45 SG8	2x top hung sashes	E
W12	3600	1250	2/290x45 SG8	3x top hung sashes	E
W13	3600	1250	2/290x45 SG8	3x top hung sashes	F
W14	2400	1250	2/190x45 SG8	2x top hung sashes	F
W15	1800	600	2/140x45 SG8	Single top hung sash	E
W16	1800	600	2/140x45 SG8	Single top hung sash. S.	E
W17	1800	600	2/140x45 SG8	Single top hung sash. S.	E



ROOF FRAMING PLAN

1:50

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Project: 1091
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LEGEND

○ dp

100 dia colorsteel downpipe



TPO membrane installed over H3.2 18mm plywood on 190x45 SG8 rafters @ 400crs on 1 degree fall to internal gutter.



TPO membrane installed on 18mm plywood on 90x45 @ 400crs SG8 H3.2 timber gutter framing to internal gutter. Internal gutters set to fall to RWH scupper and downpipe

⊙ TV

50 dia Terminal Vent and flashing



Roof extract and flashing

Level 1 Roof Catchment Plan Area (A)

= 47sqm

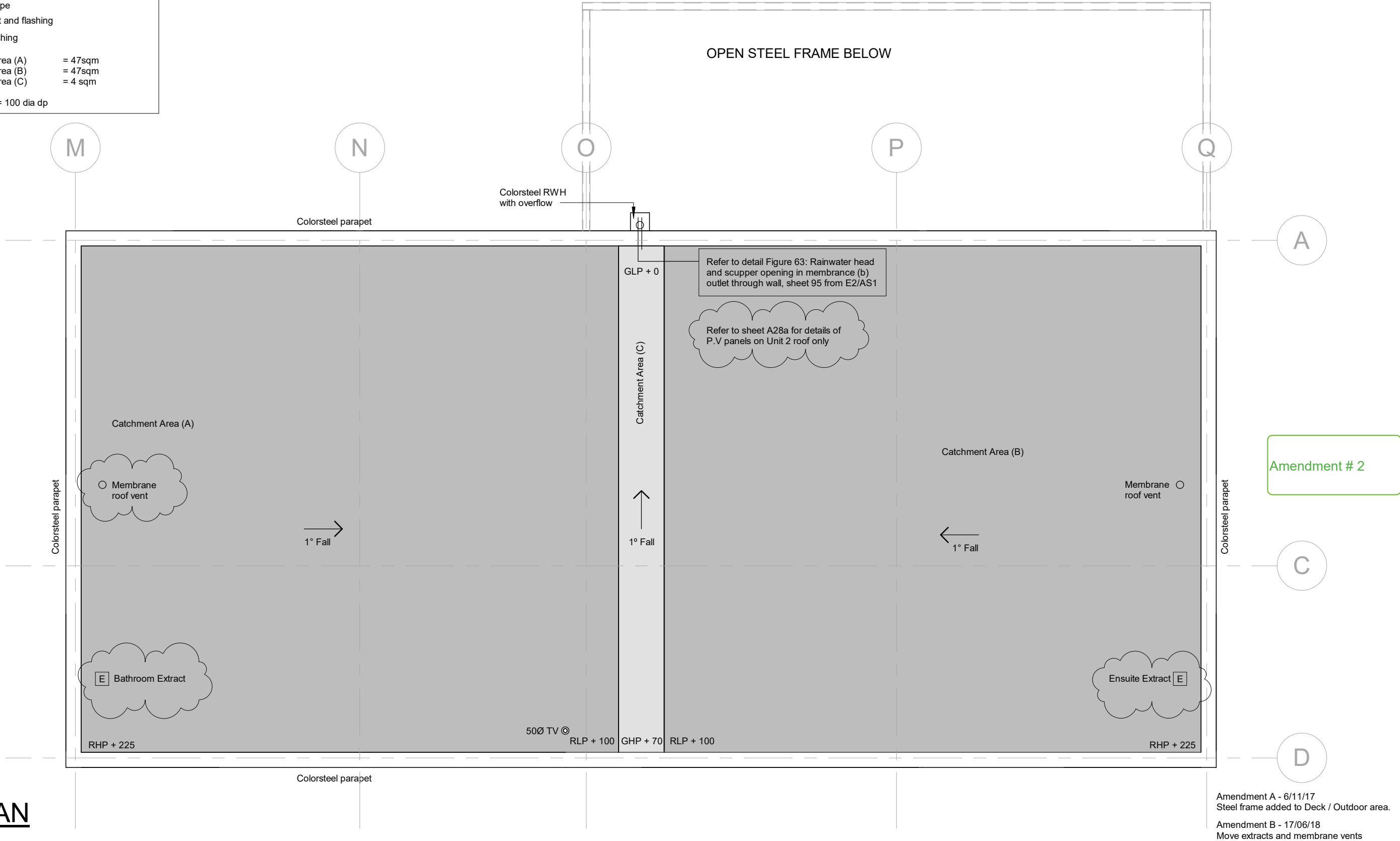
Level 1 Roof Catchment Plan Area (B)

= 47sqm

Level 1 Roof Catchment Plan Area (C)

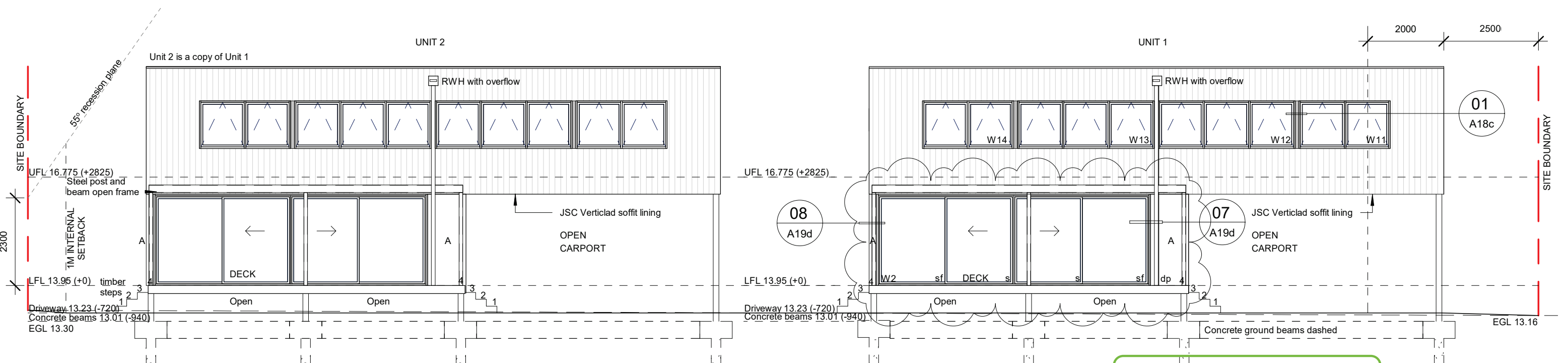
= 4 sqm

Total Roof Plan Area = 98sqm = 100 dia dp

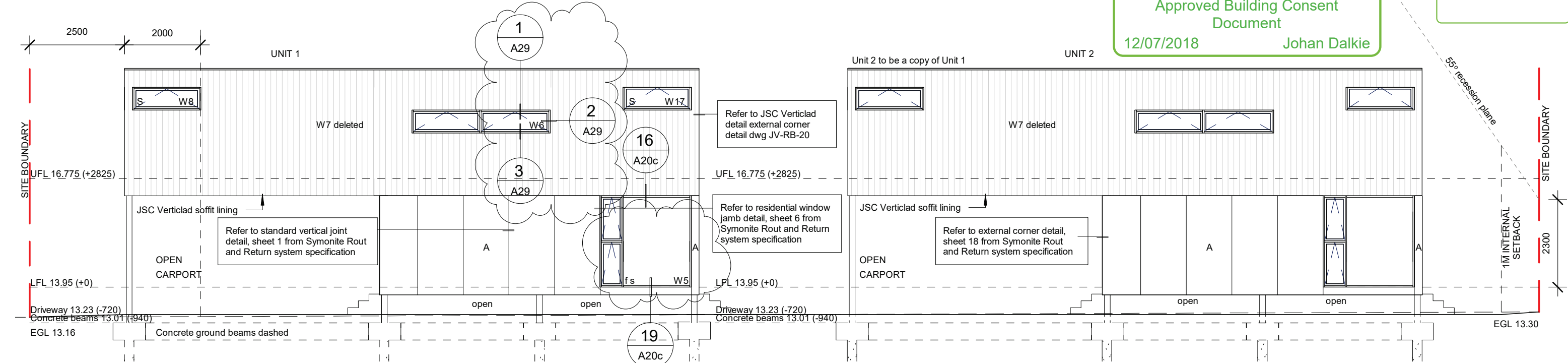


ROOF PLAN
1:50



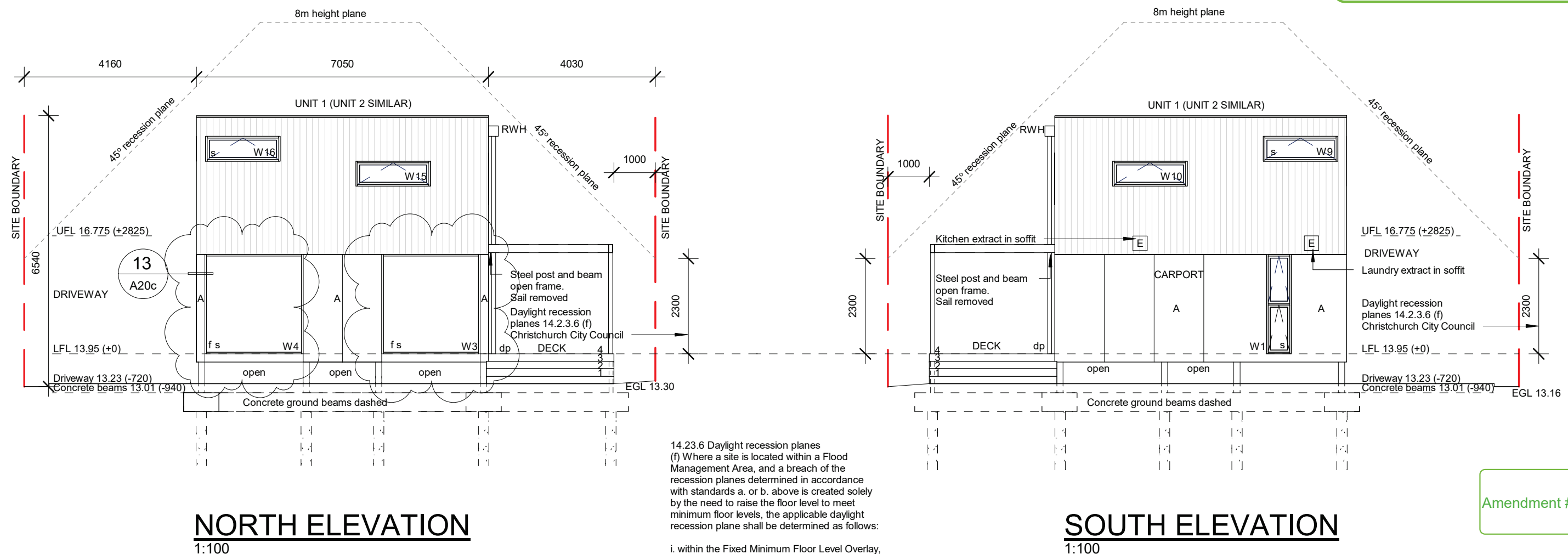


WEST ELEVATION
1:100



EAST ELEVATION
1:100

MATERIAL LEGEND:	
Roof Cladding: TPO membrane roof installed over 18mm plywood on 190x45 rafters @ 400cirs to 1° fall to internal gutter. Internal gutter formed with TPO membrane over 18mm plywood on 90x45 gutter framing to 1:100 fall to fall to RWH	
	Flashing's: Colorsteel or aluminium flashings as shown on details
Soffit lining: JSC Verticlad cladding as soffit lining fixed to underside of metal ceiling battens suspended from a hanger fixed to floor joists above	
	Wall cladding 1: Alucobond cladding system on drained and ventilated cavity over building wrap on 140x45 SG8 H1.2 timber wall framing installed to lower level external walls as per Symonite Rout and Return system specification
	Wall cladding 2: JSC Verticlad cladding installed over cavity batten over 7mm Ecoply rigid air barrier on 140x45 SG8 H1.2 timber wall framing installed to upper level external walls as per JSC Verticlad specifications
Window Joinery: Powder coated aluminium window joinery in Metro series with Low E glass, argon gas infill, clear double glazing.	
Foundation system: Concrete ground beams supported on 250dia SED driven piles approx. 5m below ground level. Steel frame supported over concrete ground beams with timber floor framing supported within steel frame.	
S Safety glazing f Fixed panel E Soffit extract and flashing (confirm location on site)	



Amendment # 2

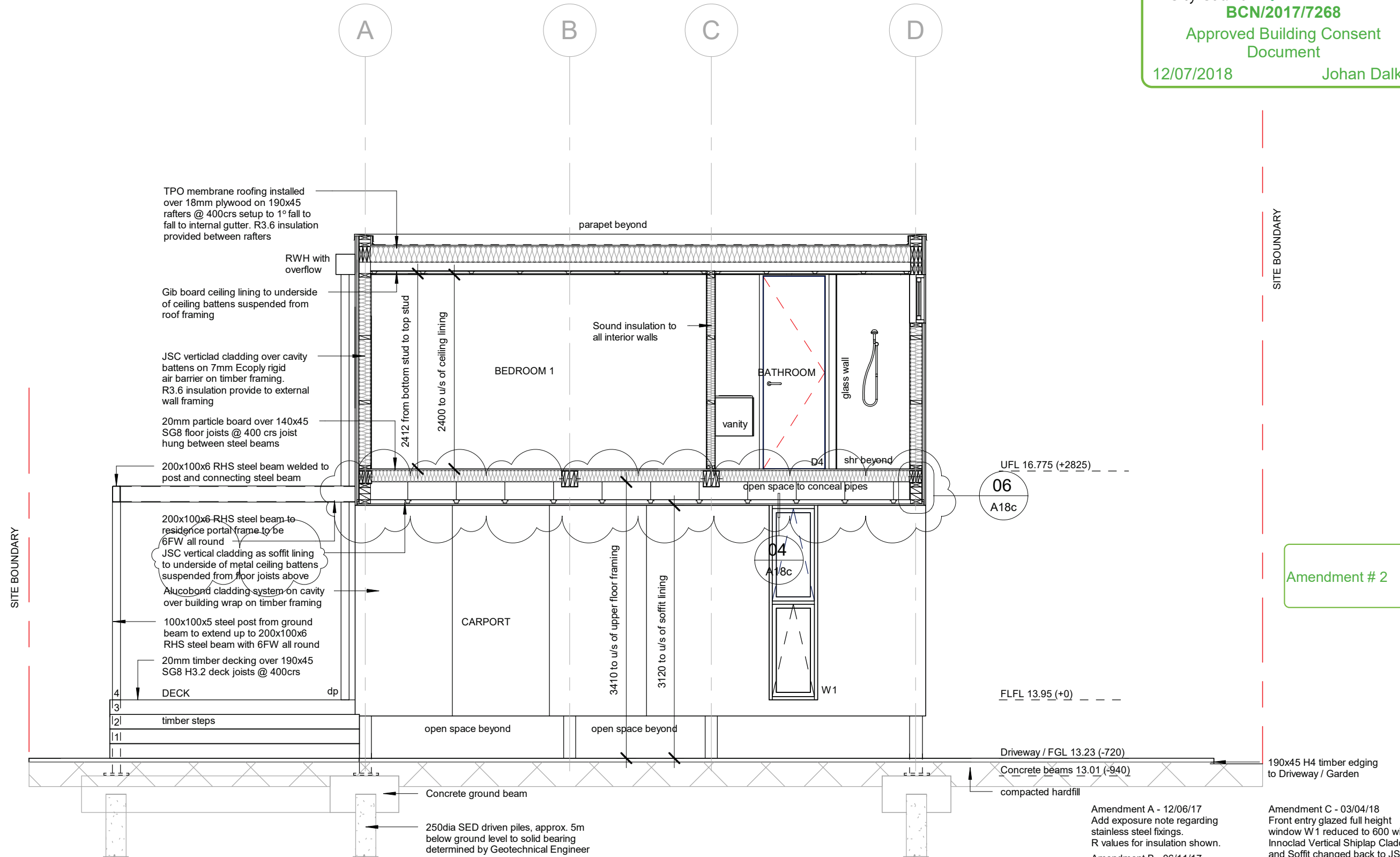
MATERIAL LEGEND: Roof Cladding: TPO membrane roof installed over 18mm plywood on 190x45 rafters @ 400c/s to 1° fall to internal gutter. Internal gutter formed with TPO membrane over 18mm plywood on 90x45 gutter framing to 1:100 fall to fall to RWH Flashing's: Colorsteel or aluminium flashings as shown on details Soffit lining: JSC Verticlad cladding as soffit lining fixed to underside of metal ceiling battens suspended from a hanger fixed to floor joists above			Foundation system: Concrete ground beams supported on 250dia SED driven piles approx. 5m below ground level. Steel frame supported over concrete ground beams with timber floor framing supported within steel frame. S Safety glazing f Fixed panel E Soffit extract and flashing (confirm location on site)		
Window Joinery: Powder coated aluminium window joinery in Metro series with Low E glass, argon gas infill, clear double glazing.					
Wall cladding 1: Alucobond cladding system on drained and ventilated cavity over building wrap on 140x45 SG8 H1.2 timber wall framing installed to lower level external walls as per Symonite Rout and Return system specification					
Wall cladding 2: JSC Verticlad cladding installed over cavity batten over 7mm Ecoply rigid air barrier on 140x45 SG8 H1.2 timber wall framing installed to upper level external walls as per JSC Verticlad specifications					

Amendment A - 06/11/17
JSC Vertical Cedar Cladding changed to Innoclad Vertical Shiplap Cladding. Plywood soffits have been replaced by Innoclad Soffit. Entrance porch and steps removed. Front entry door changed to glazed full height window. Sill by owner within steel frame added to Deck / Outdoor area.

Amendment B - 03/04/18
Front entry glazed full height window reduced to 600 wide. Sliding stacker doors changed to 2 sliders over 2 fixed panels. W7 deleted. Wall Cladding 2 and Soffit changed back to JSC cedar verticlad cladding.

Amendment C - 30/04/18
Soffit construction changed back to JSC cedar verticlad cladding fixed to metal ceiling battens hang from timber joists.

Amendment D - 30/05/18
Windows width reduced on lower level.



SECTION A-A

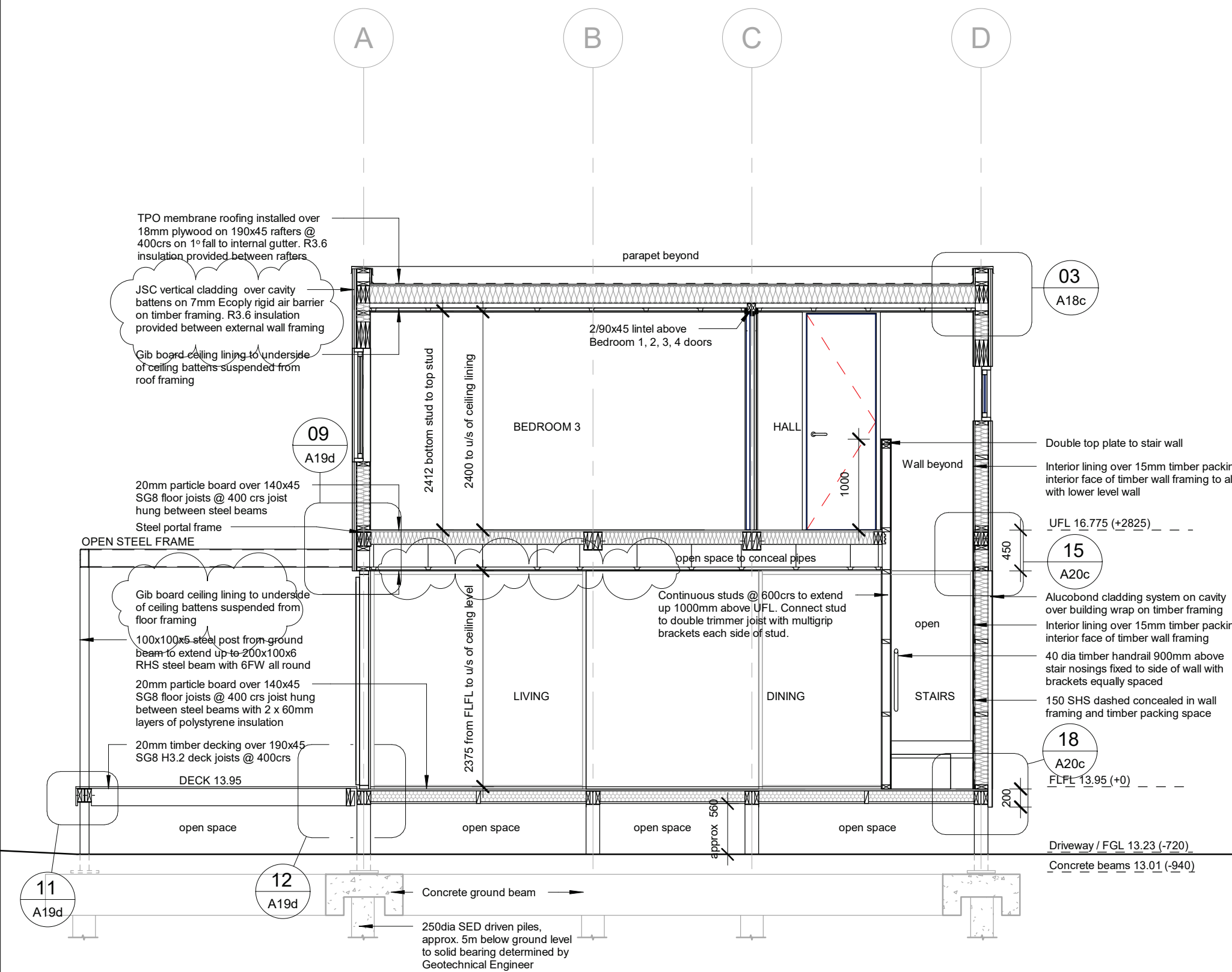
NOTE: Exposure Zone B: All treated timber pile connection within 600mm of the ground, treated timber pile connection above 600mm from the ground in exposed areas, all subfloor connections in exposed areas and all structural fixings to be type 304 stainless steel as per table 4.1, NZS3604.

Amendment A - 12/06/17
Add exposure note regarding
stainless steel fixings.
R values for insulation shown.

Amendment B - 06/11/17
JSC Vertical Cedar Cladding changed to Innotec Vertical Shiplap Cladding. Plywood soffits have been replaced by Innowood Soffits on Lower level and Gib board ceiling on Upper level. Entrance porch and steps removed. Front entry door changed to glazed full height window.
Sail by owner within steel frame added to Deck / Outdoor area.

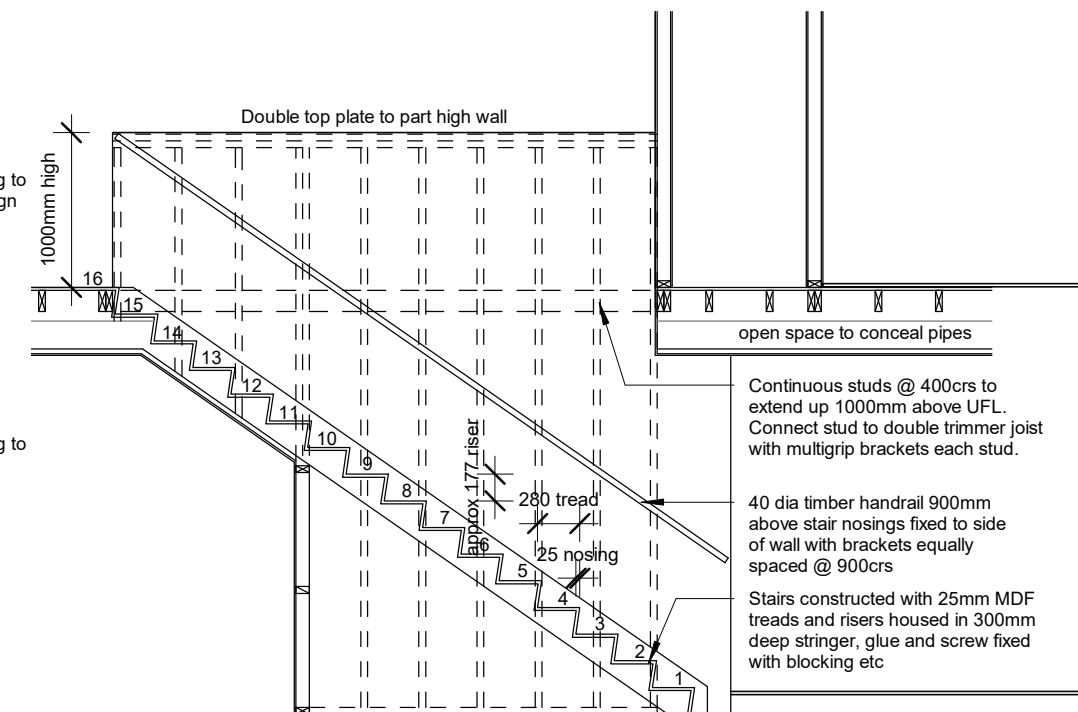
Amendment C - 03/04/18
Front entry glazed full height
window W1 reduced to 600 wide.
Innoclad Vertical Shiplap Cladding
and Soffit changed back to JSC
Verticlad cladding.

Amendment D - 30/04/18
Soffit construction changed back to JSC cedar verticlad cladding fixed to metal ceiling battens suspended from timber joists.



SECTION B-B

NOTE: Exposure Zone B: All treated timber pile connection within 600mm of the ground, treated timber pile connection above 600mm from the ground in exposed areas, all subfloor connections in exposed areas and all structural fixings to be type 304 stainless steel as per table 4.1, NZS3604.



STAIR CONSTRUCTION

Amendment # 2

22

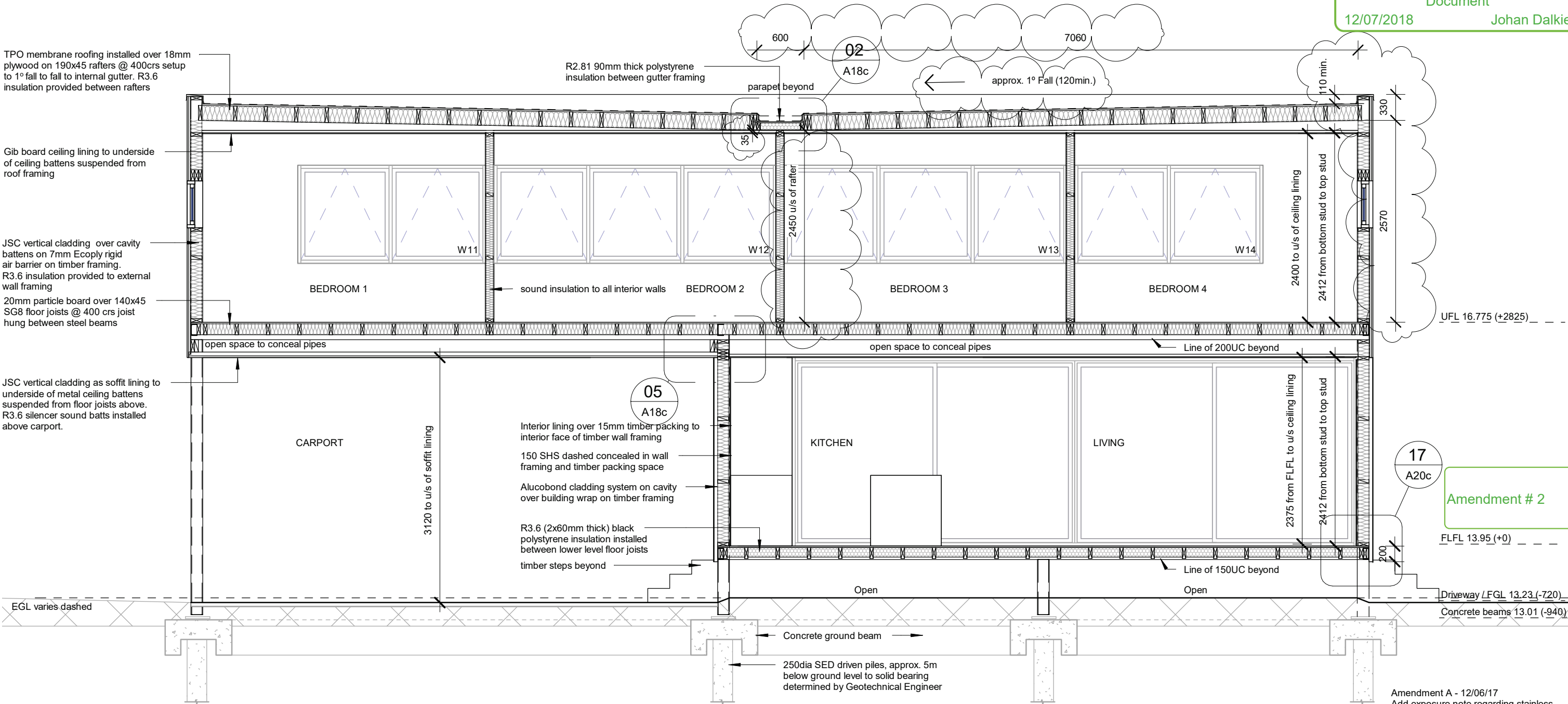
A05a

1 : 50

Amendment A - 12/06/17
Add exposure note regarding stainless steel fixings. R values for insulation shown. Studs to wall constructed to side of stairs to be continuous up to extend 1000mm above UFL. Show stair construction detail.

Amendment B - 31/10/17
JSC Vertical Cedar Cladding changed to Innoclad Vertical Shiplap Cladding.
Plywood soffits have been replaced by Innwood Soffits on Lower level and Gib board ceiling on Upper level.
Sail by owner within steel frame added to Deck / Outdoor area.

Amendment C - 03/04/18
Cladding and Soffit changed back to JSC
Verticlad cedar cladding. Ceiling on Lower level
changed to 13mm Gib board.



SECTION C-C
1:50

NOTE: Exposure Zone B: All treated timber pile connection within 600mm of the ground, treated timber pile connection above 600mm from the ground in exposed areas, all subfloor connections in exposed areas and all structural fixings to be type 304 stainless steel as per table 4.1, NZS3604.

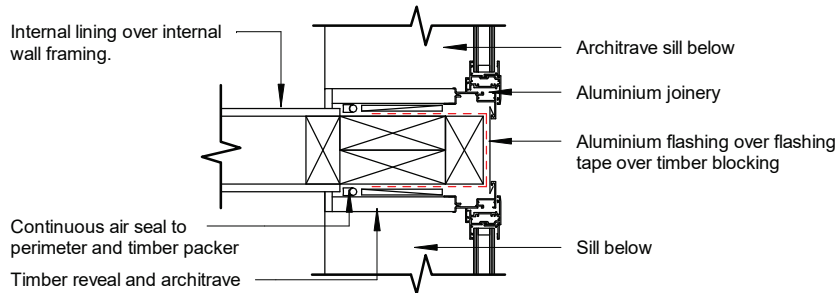
Amendment A - 12/06/17
Add exposure note regarding stainless steel fixings. R values for insulation shown.

Amendment B - 31/10/17
JSC Vertical Cedar Cladding changed to Innoclad Vertical Shiplap Cladding. Plywood soffits have been replaced by Innwood Soffits on Lower level and Gib board ceiling on Upper level.

Amendment C - 03/04/18
Innoclad Vertical Shiplap Cladding and Soffit changed back to JSC Vertical cladding. Sliding stacker doors changed to 2 sliders over 2 fixed panels.

Amendment D - 30/04/18
Soffit construction changed back to JSC cedar verticlad cladding fixed to metal ceiling battens hang from timber joists.

Amendment E - 21/05/18
Dimension setout for box gutter and roof slope added.

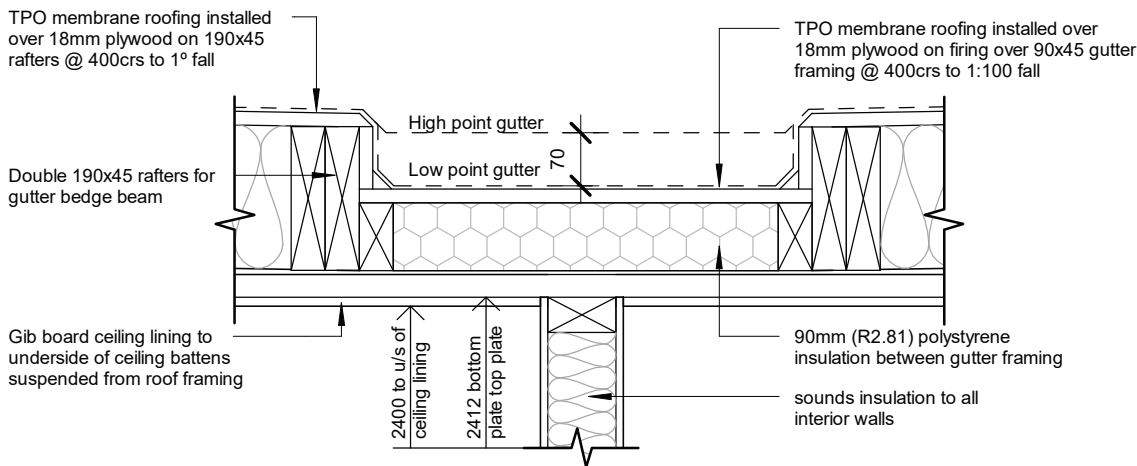


01

A13d

JAMB FLASHING DETAIL

1 : 10

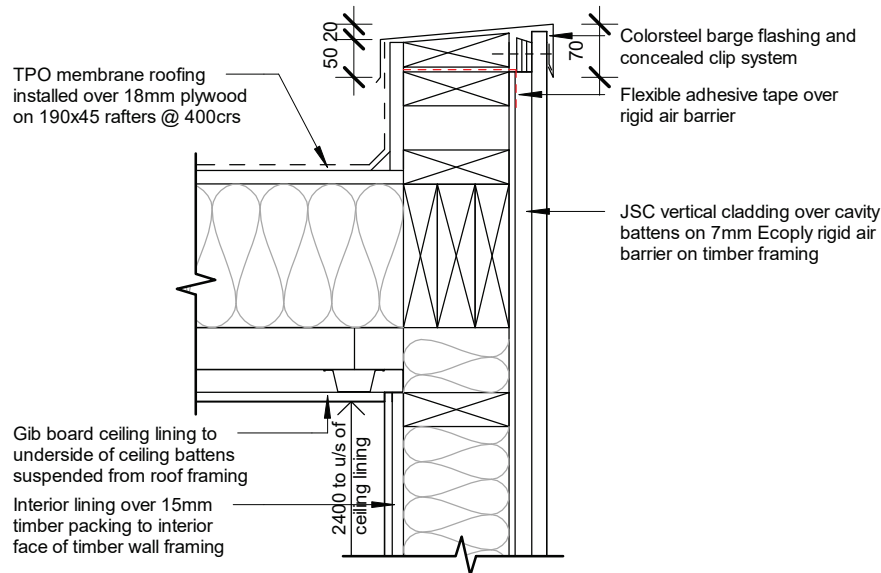


02

A17e

INTERNAL GUTTER DETAIL

1 : 10

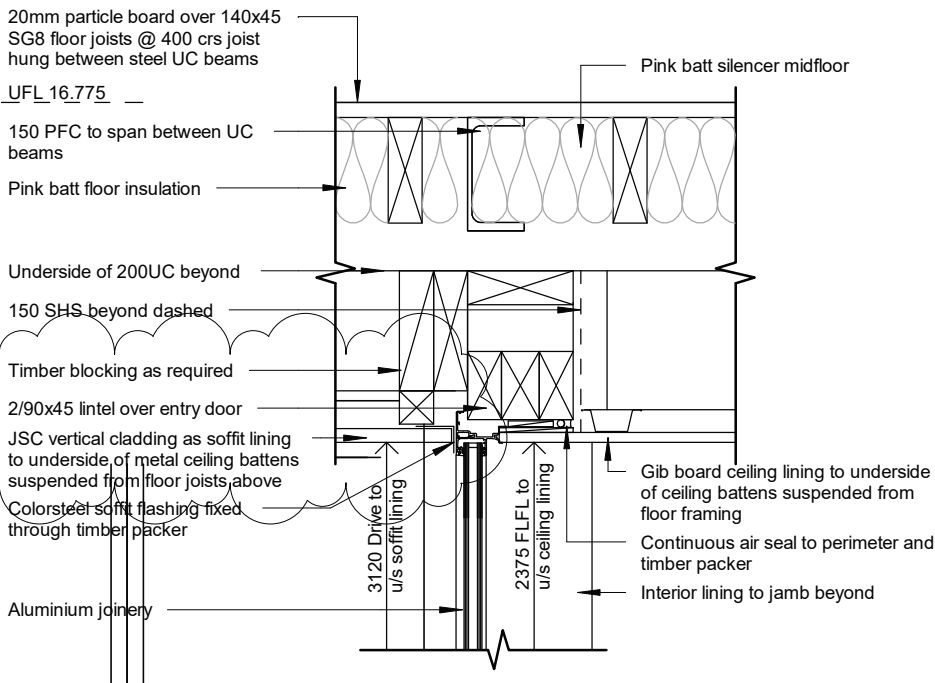


03

A16c

PARAPET DETAIL

1 : 10

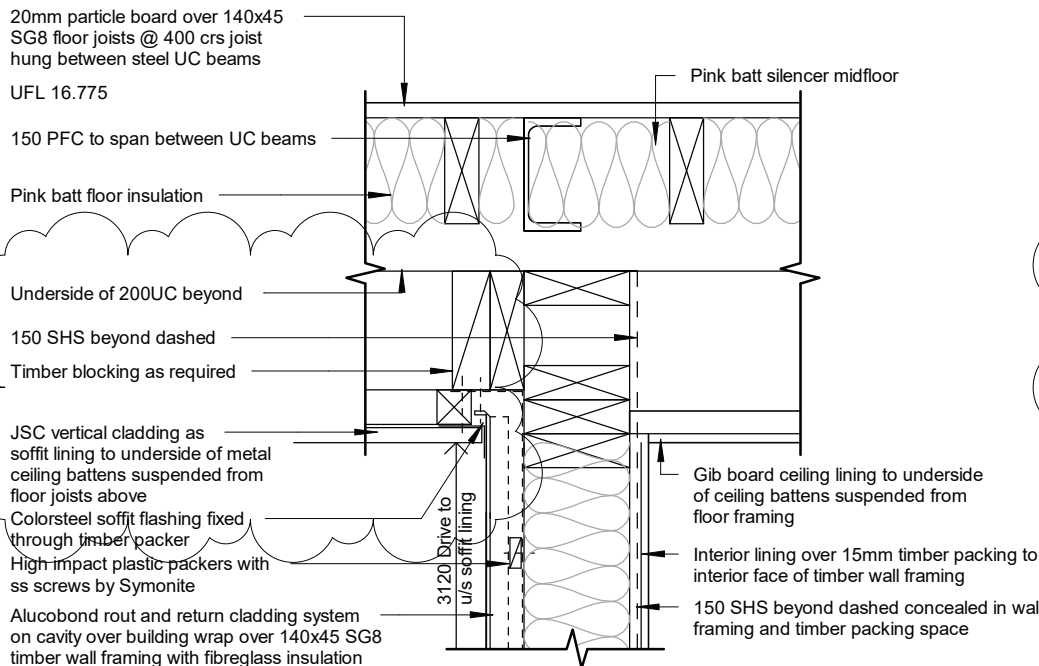


04

A15d

HEAD / SOFFIT DETAIL

1 : 10

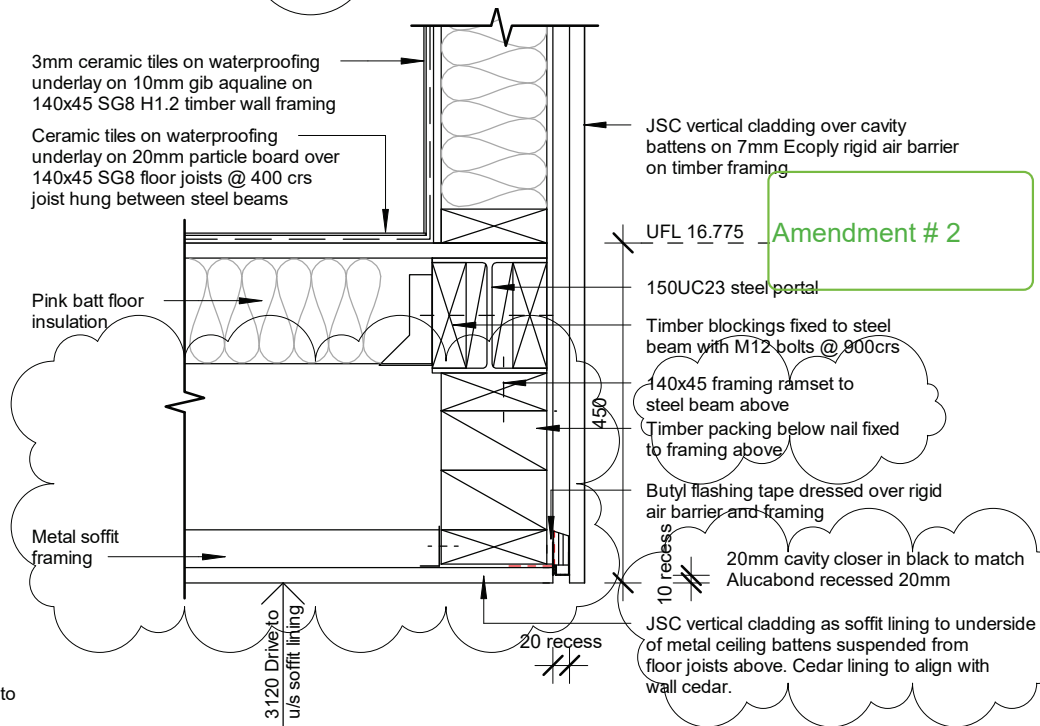


05

A17e

SOFFIT WALL DETAIL

1 : 10



06

A15d

SOFFIT EDGE DETAIL

1 : 10

Amendment A - 06/11/17

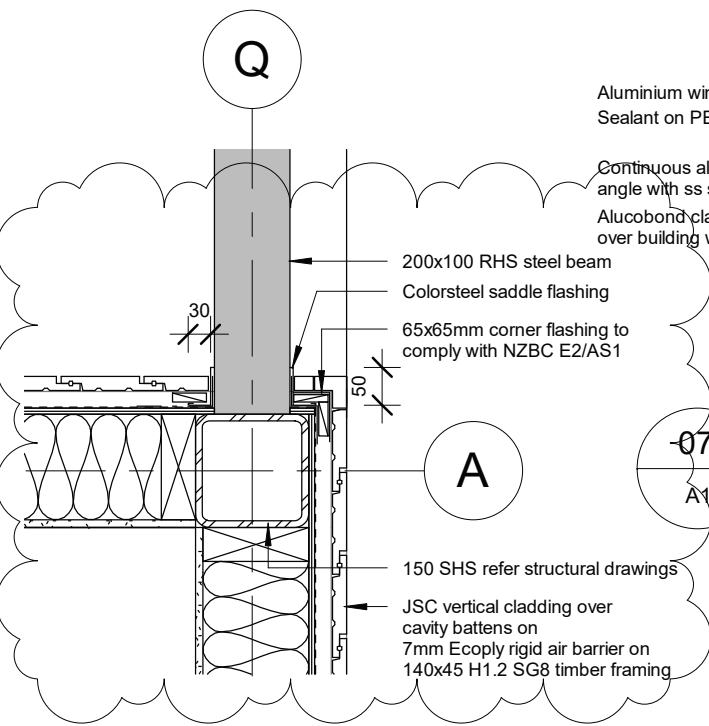
JSC Vertical Cedar Cladding changed to Innoclad Vertical Shiplap Cladding. Plywood soffits have been replaced by Innoclad Soffits on Lower level and Gib board ceiling on Upper level.

Amendment B - 03/04/18

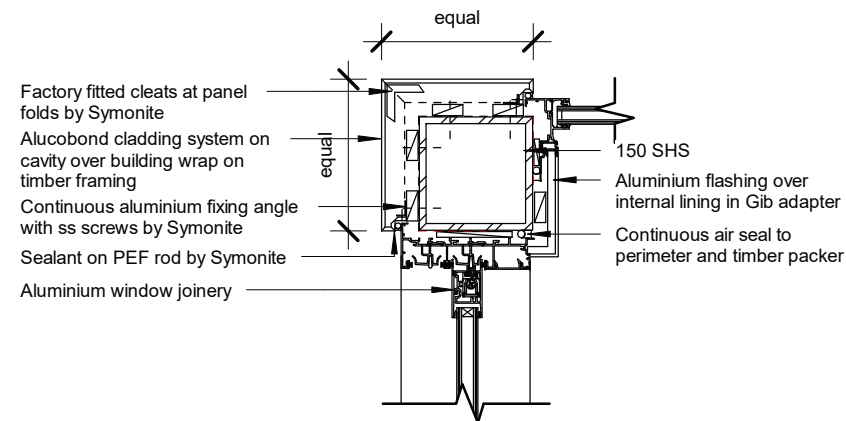
Cladding and Soffit changed back to JSC Vertical cedar cladding. Ceiling on Lower level changed to 13mm Gib board.

Amendment C - 30/04/18

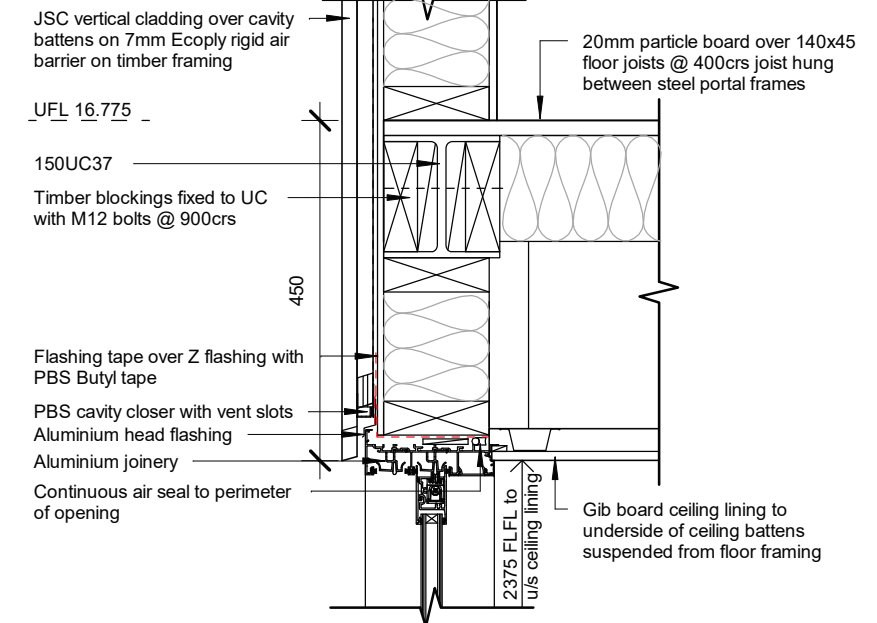
Soffit construction changed back to JSC cedar vertical cladding fixed to metal ceiling battens hang from timber joists.



STACKER JAMB DETAIL



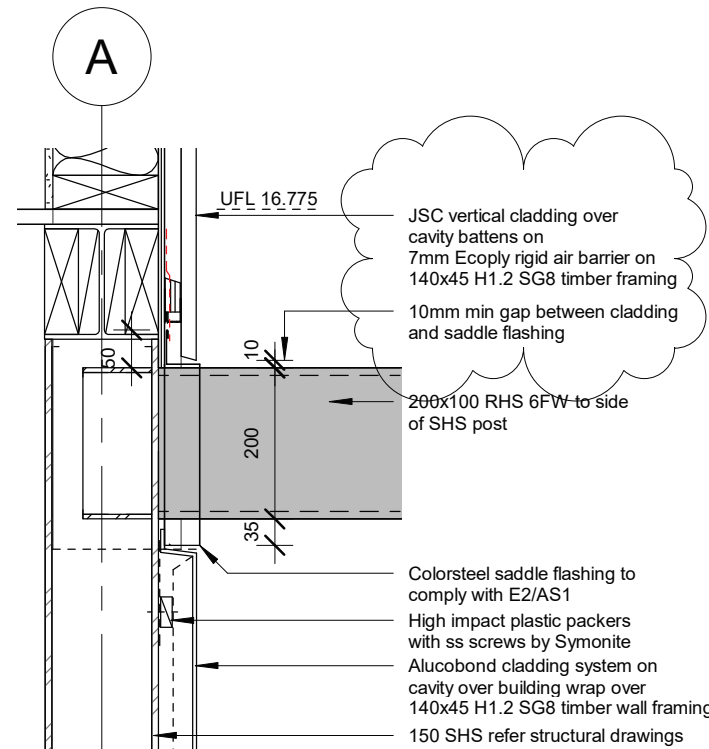
STACKER CORNER JAMB DETAIL



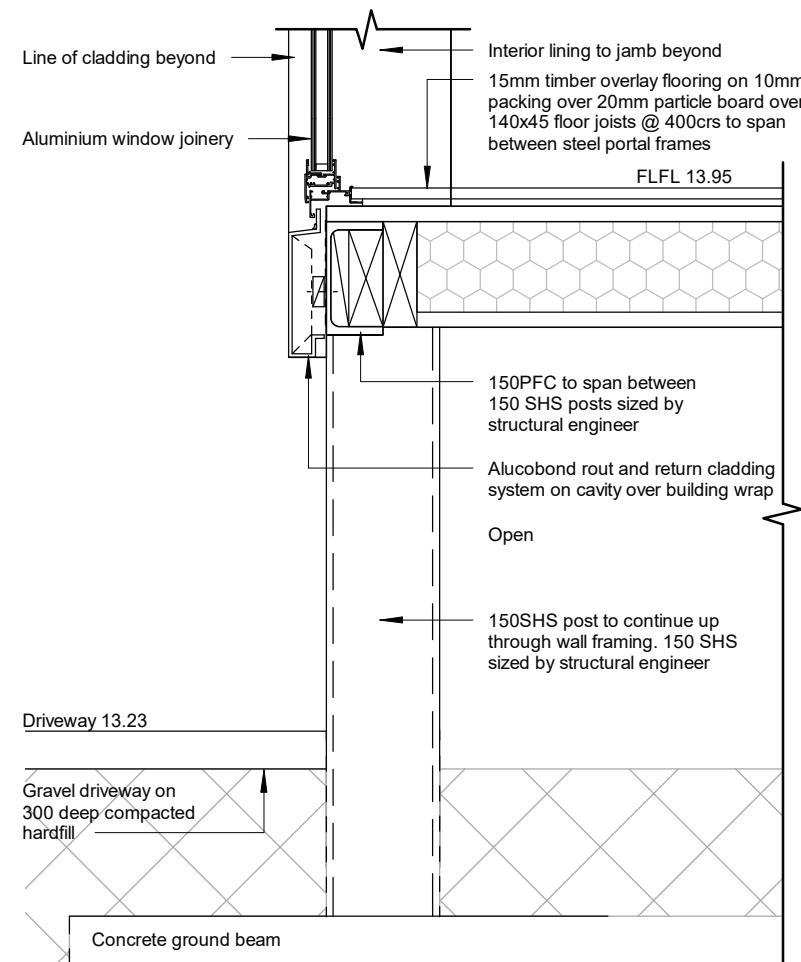
HEAD STACKER DETAIL



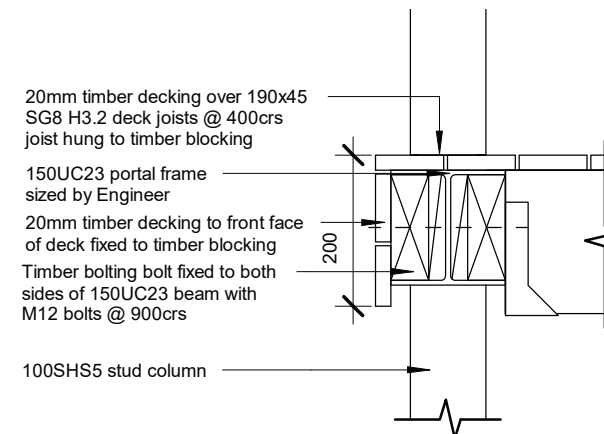
SADDLE FLASHING PLAN



SADDLE FLASHING DETAIL

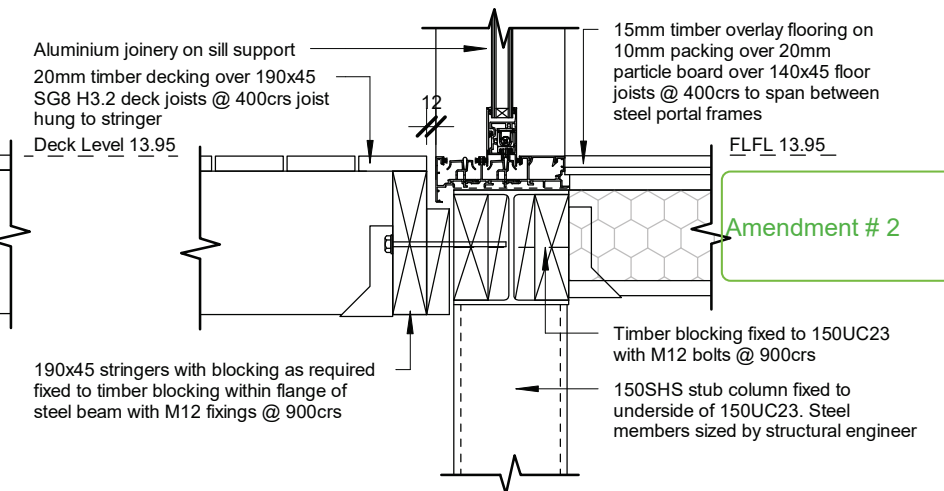


LANDING DETAIL



DECK DETAIL

NOTE: Exposure Zone B: All treated timber pile connection within 600mm of the ground, treated timber pile connection above 600mm from the ground in exposed areas, all subfloor connections in exposed areas and all structural fixings to be type 304 stainless steel as per table 4.1, NZS3604.



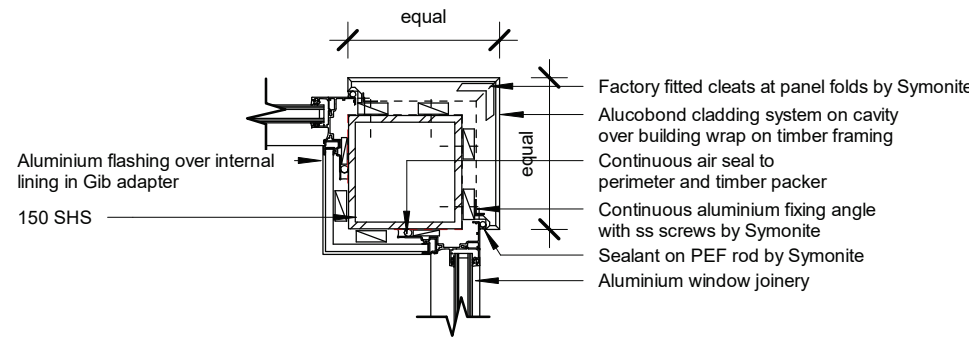
SILL DECK DETAIL

Amendment A - 12/06/17
Add exposure note regarding stainless steel fixings

Amendment B - 06/11/17
JSC Vertical Cedar Cladding changed to Innoclad Vertical Shiplap Cladding. Plywood soffits have been replaced by Innoclad Soffits on Lower level. Entrance porch and steps removed. Front entry door changed to glazed full height window.

Amendment C - 03/04/18
Innoclad Vertical Shiplap Cladding and Soffit changed back to JSC Vertical cladding. Ceiling on Lower level changed to Gib board with negative detail.

Amendment D - 30/05/18
Detail 22 & 23 updated to show JSC vertical cedar cladding.

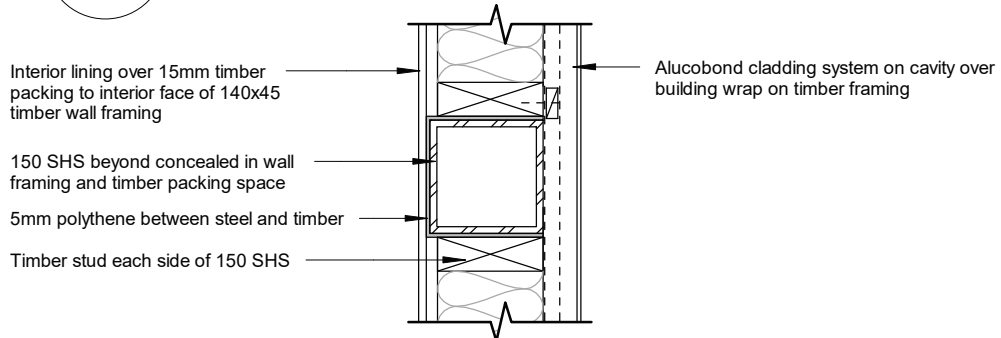


13

A14d

1 : 10

ALUCOBOND JAMB DETAIL

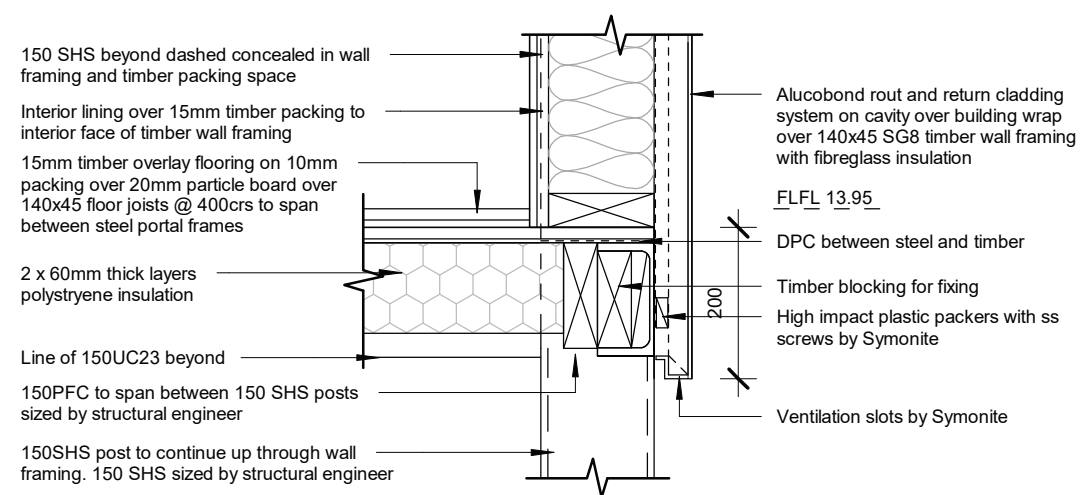


14

A05e

1 : 10

POST / WALL DETAIL

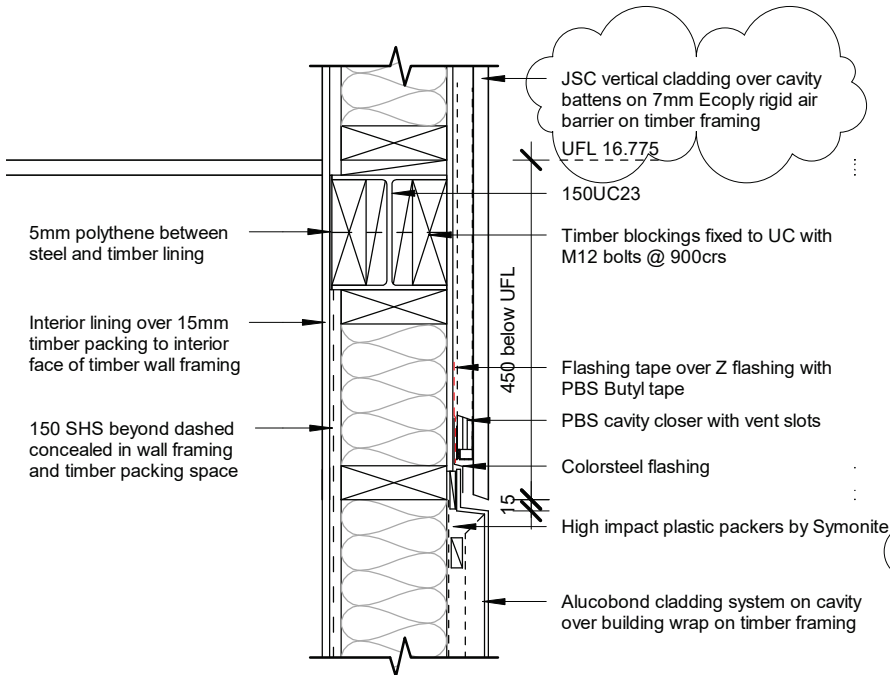


17

A17e

1 : 10

PFC ALUCOBOND DETAIL

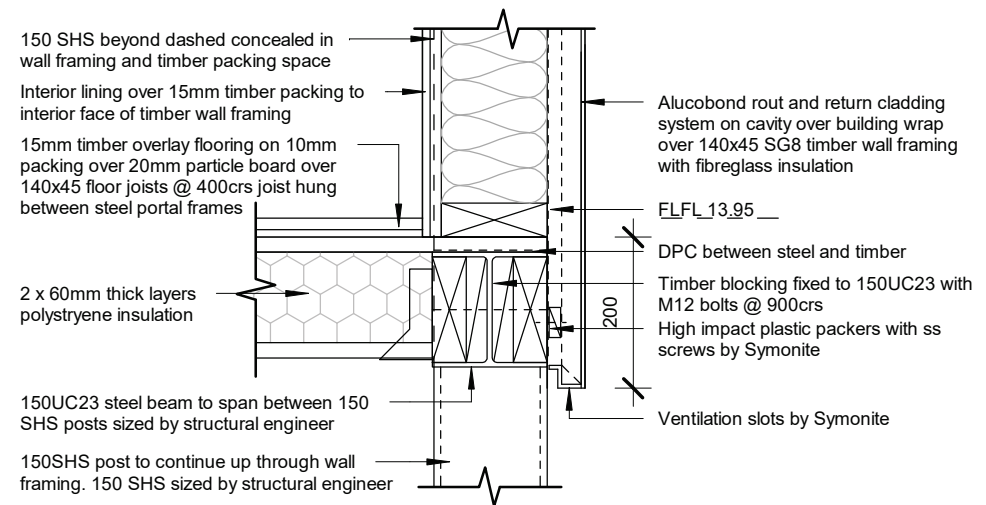


15

A16c

1 : 10

CEDAR / ALUCOBOND DETAIL



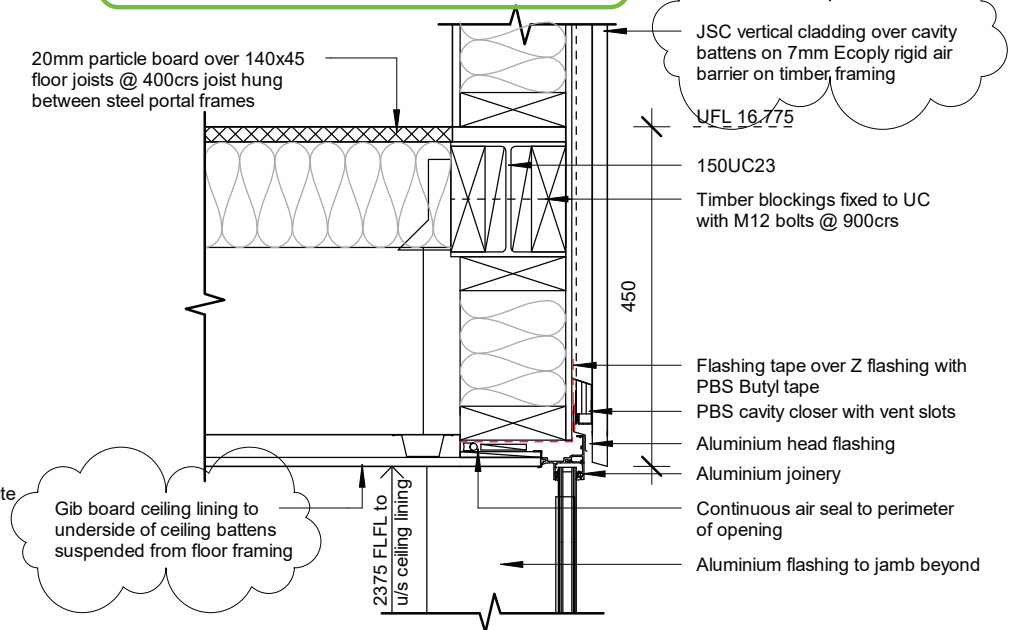
18

A16c

1 : 10

UC ALUCOBOND DETAIL

NOTE: Exposure Zone B: All treated timber pile connection within 600mm of the ground, treated timber pile connection above 600mm from the ground in exposed areas, all subfloor connections in exposed areas and all structural fixings to be type 304 stainless steel as per table 4.1, NZS3604.

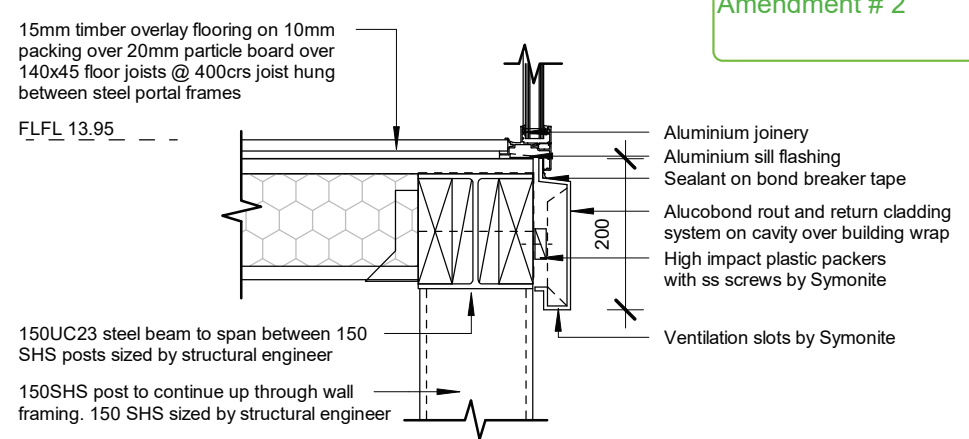


16

A13d

1 : 10

WINDOW HEAD DETAIL



19

A13d

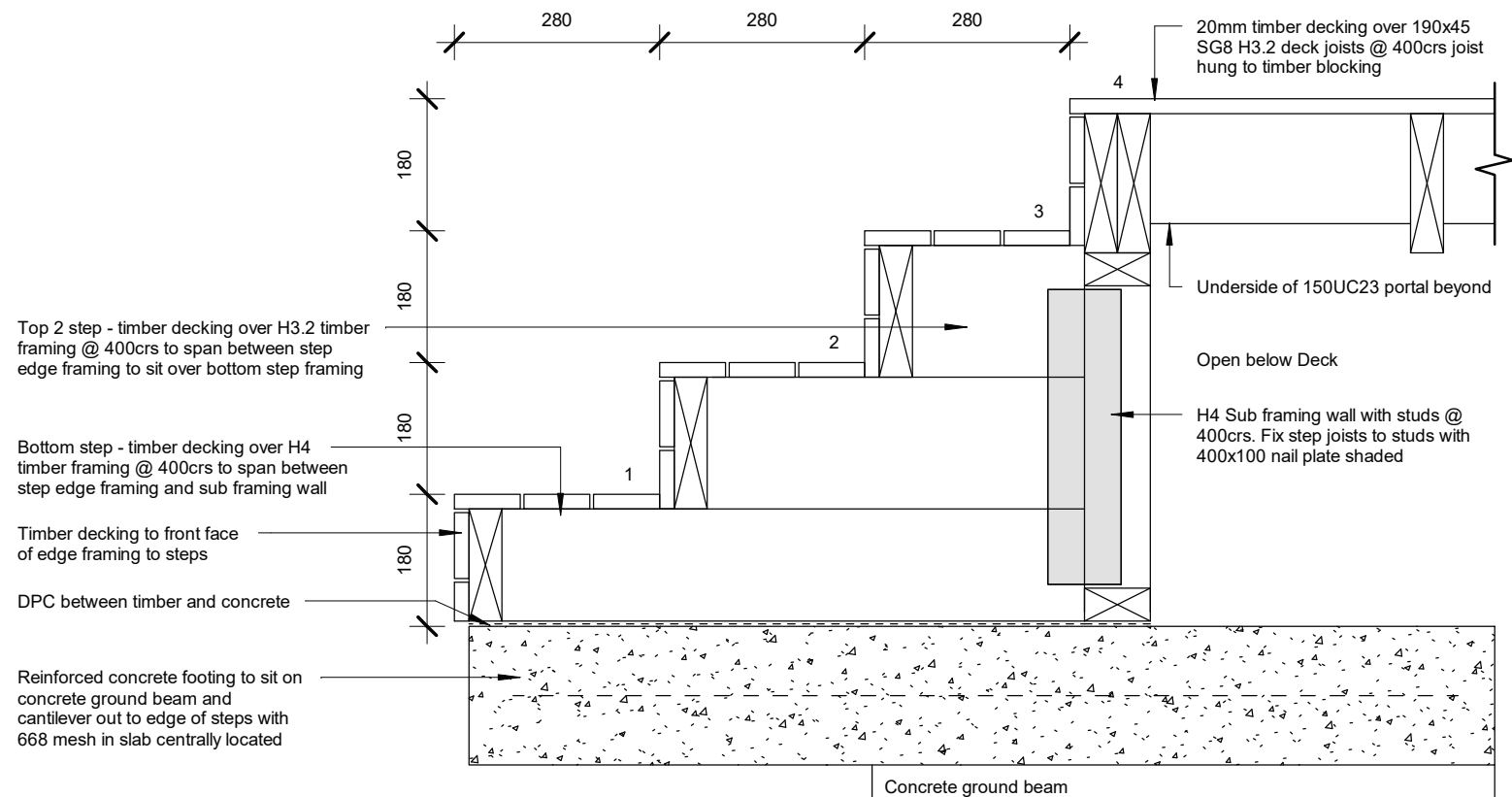
1 : 10

WINDOW SILL ALUCOBOND DETAIL

Amendment A - 12/06/17
Add exposure note regarding stainless steel fixings

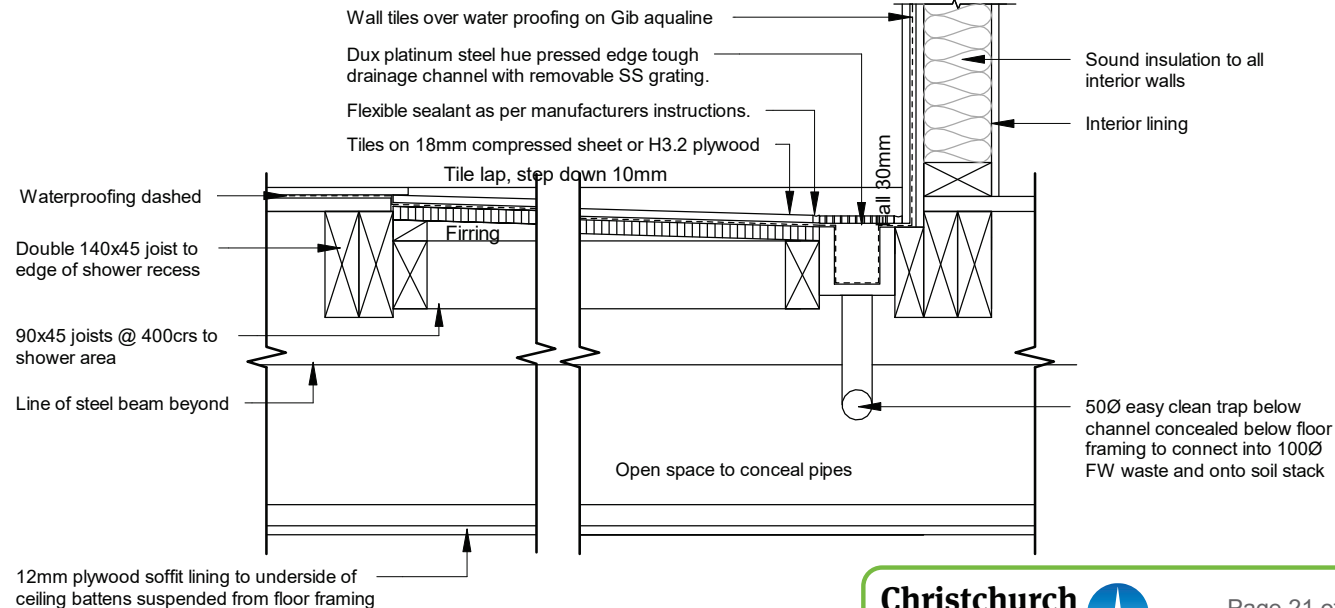
Amendment B - 06/11/17
JSC Vertical Cedar Cladding changed to Innoclad Vertical Shiplap Cladding. Plywood soffits have been replaced by Innwood Soffits on Lower level

Amendment C - 03/04/18
Cladding and Soffit changed back to JSC Vertical cedar cladding. Ceiling on Lower level changed to 13mm Gib board.



20
A05e
1 : 10
DECK STEPS DETAIL

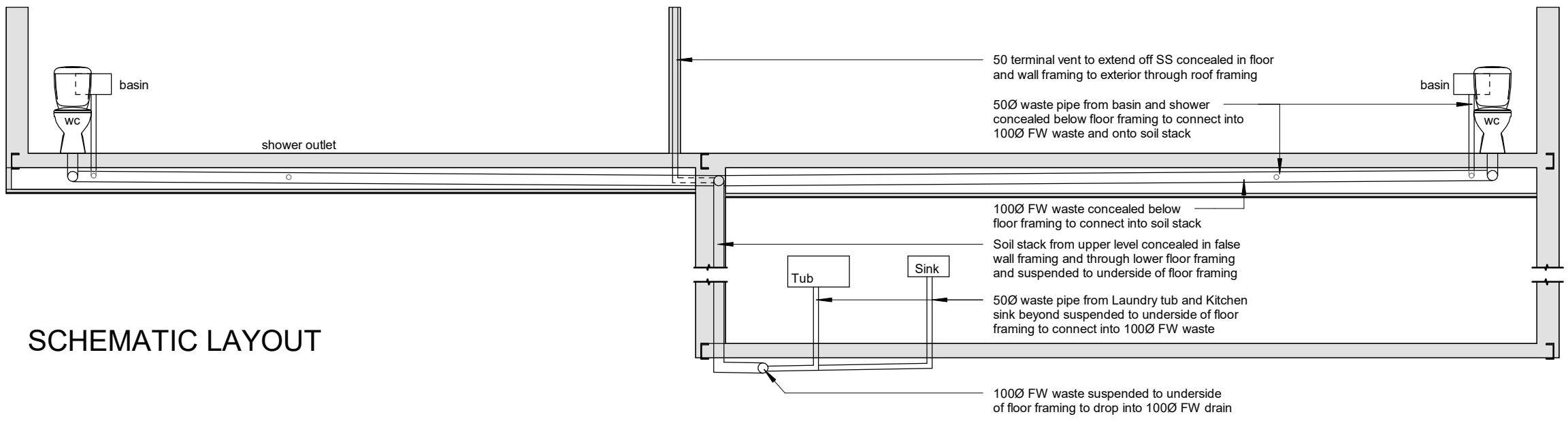
NOTE: Exposure Zone B: All treated timber pile connection within 600mm of the ground, treated timber pile connection above 600mm from the ground in exposed areas, all subfloor connections in exposed areas and all structural fixings to be type 304 stainless steel as per table 4.1, NZS3604.



21
A09d
1 : 10
SHOWER DETAIL

Christchurch City Council
BCN/2017/7268
Approved Building Consent Document
12/07/2018
Johan Dalkie
Page 21 of 29

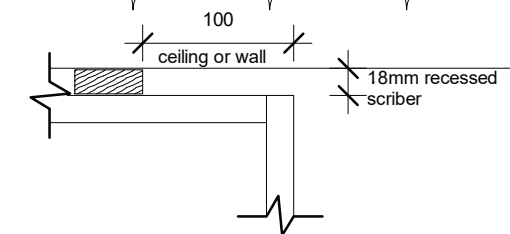
Amendment # 2



SCHEMATIC LAYOUT

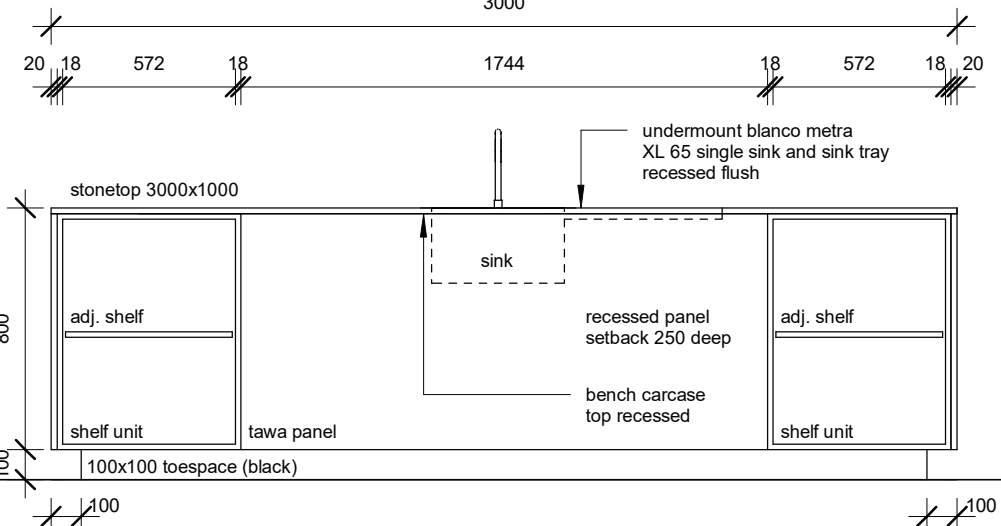
- Building structure, floor, wall and ceiling framing shown thus
- Open space within ceiling and soffit framing to conceal pipes

Amendment A - 12/06/17
Add exposure note regarding stainless steel fixings. Add detail 21, shower detail



Scriber Detail Typical

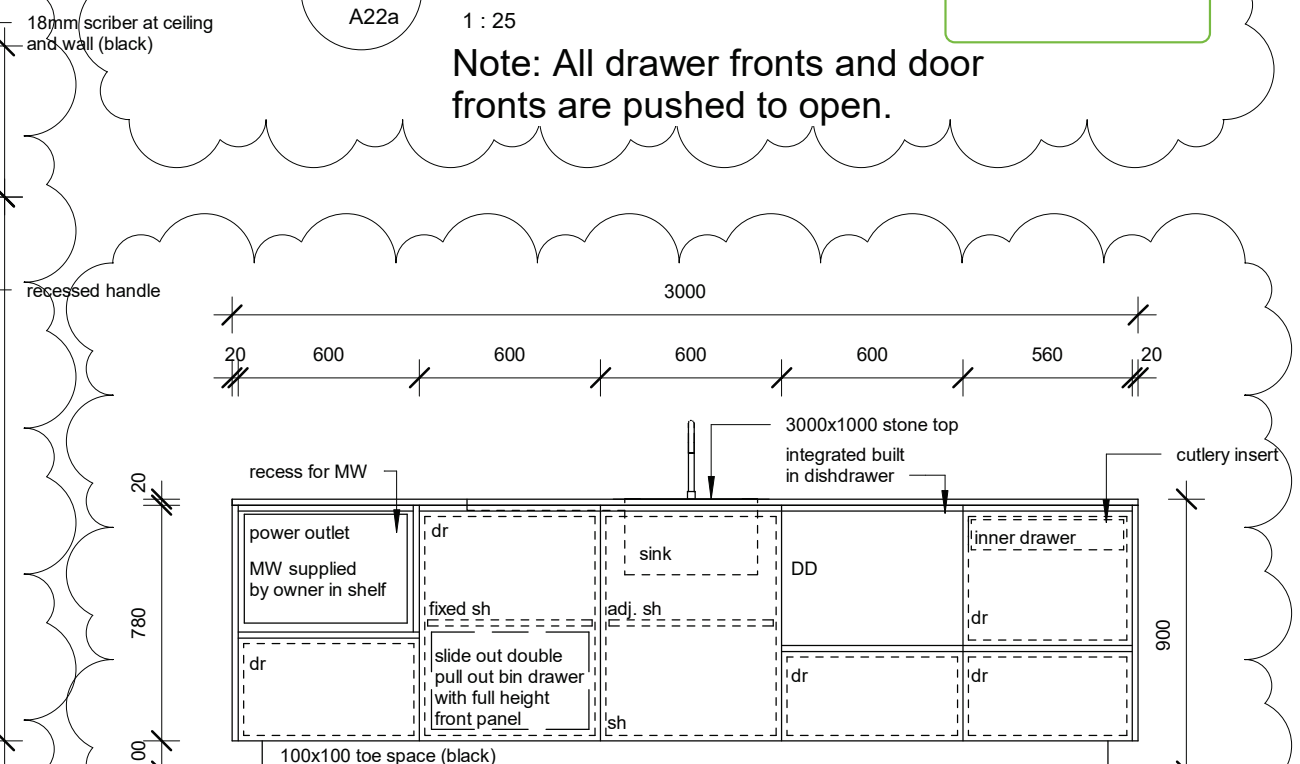
1 : 5
All Kitchen Meltica joinery units with stone benchtop



Kitchen Elevation 3

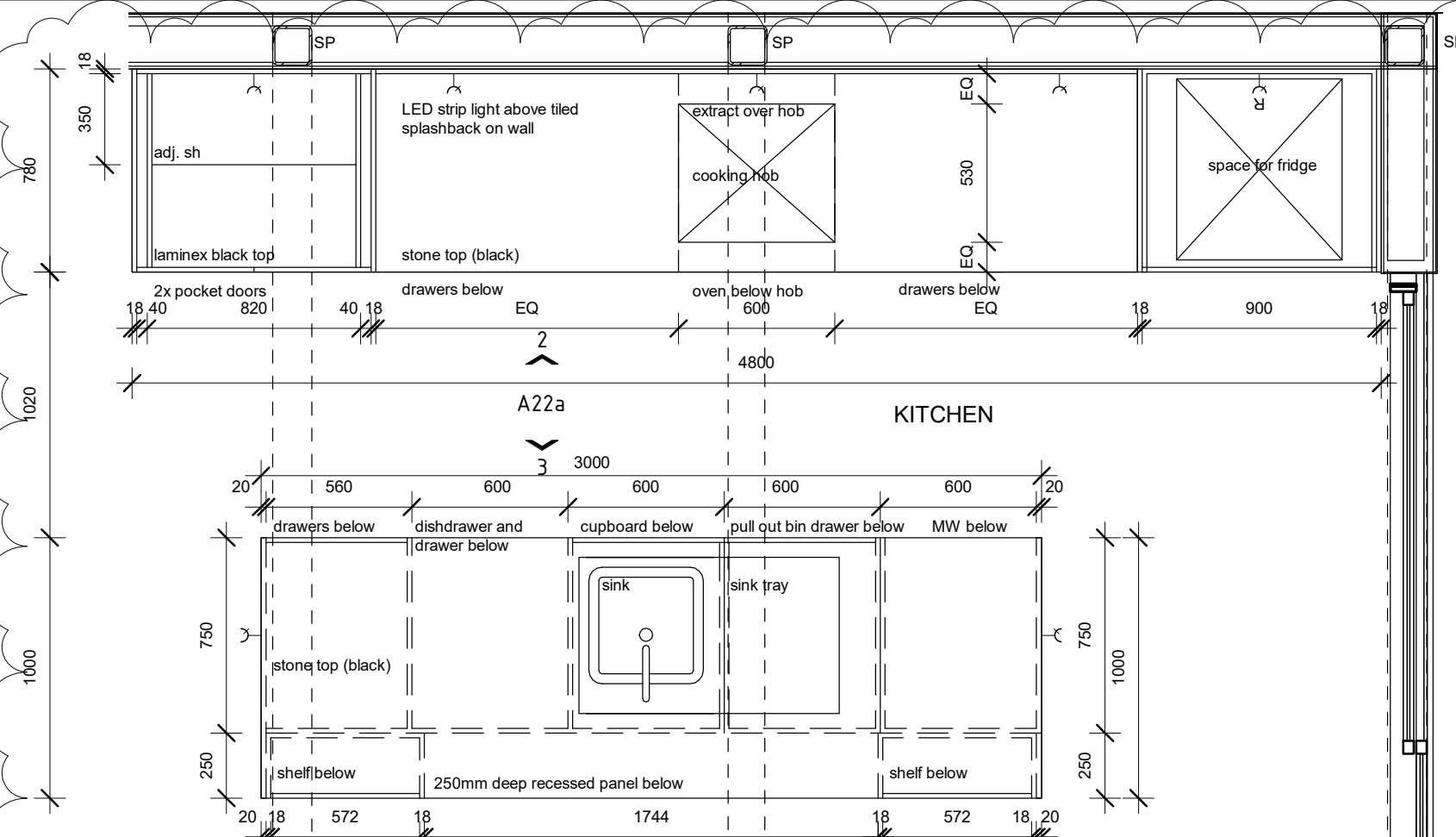
Amendment # 2

Note: All drawer fronts and door fronts are pushed to open.

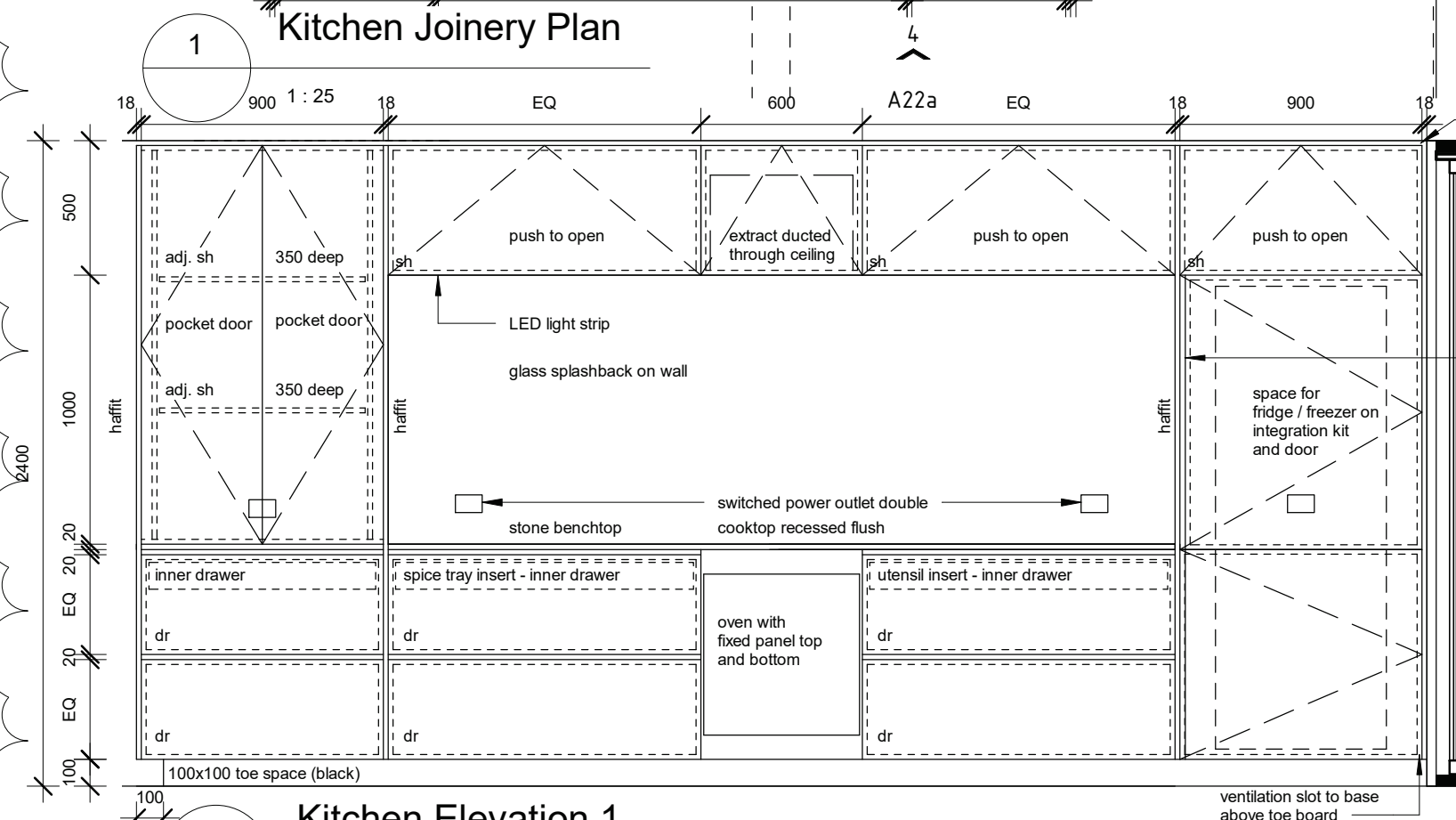


Kitchen Elevation 2

A22a 1 : 25



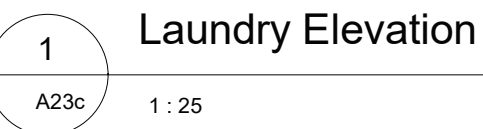
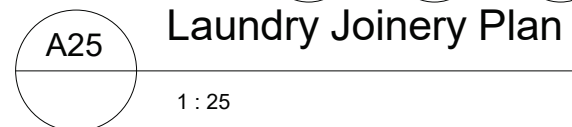
Kitchen Joinery Plan



Kitchen Elevation 1

A22a

1 : 25

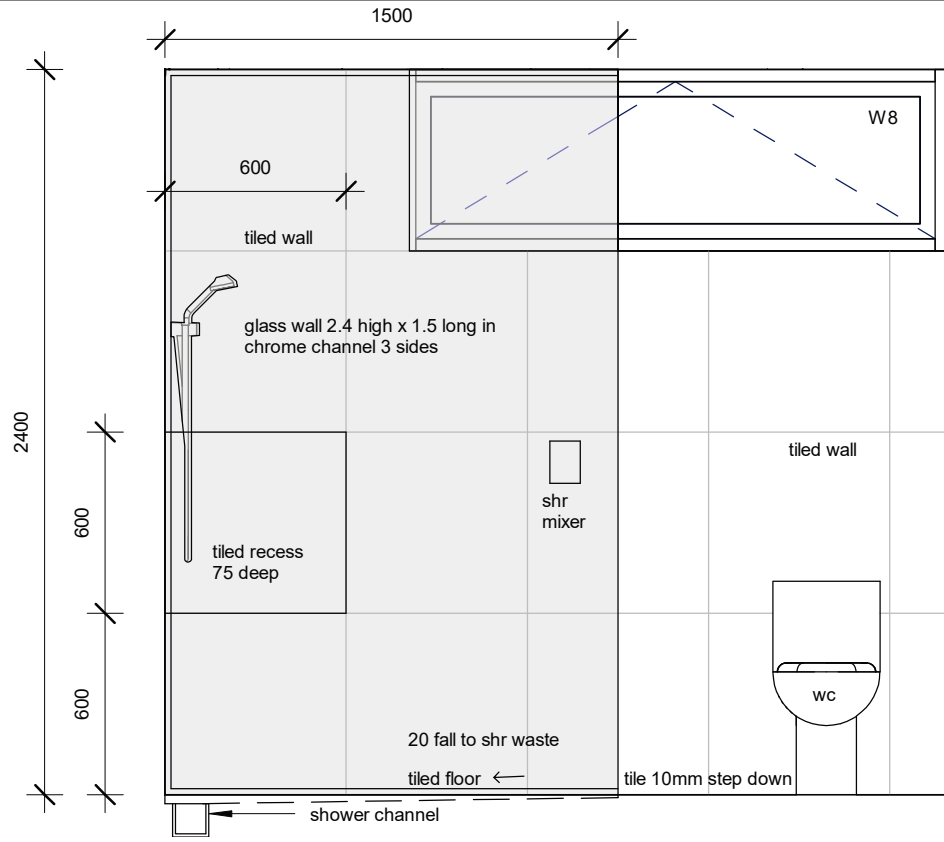


Amendment # 2

Amendment A - 30/04/18
Laundry wall shortened to
provide access to under the stair.

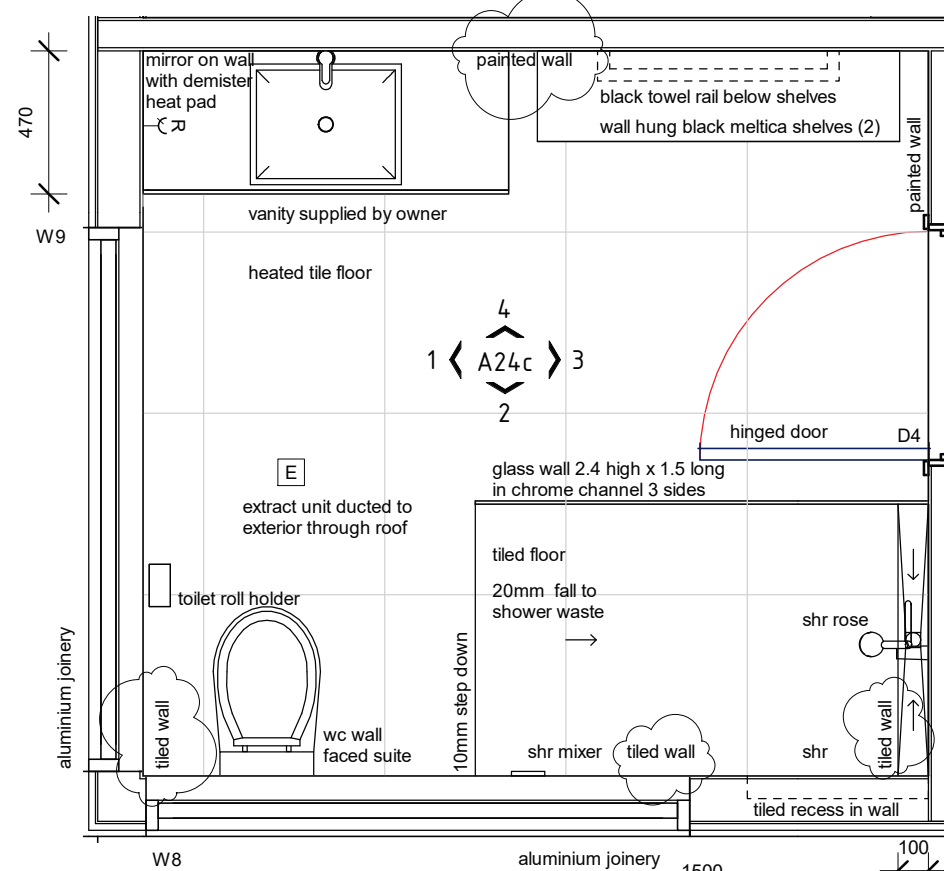
Amendment B - 30/05/18
Laundry joinery and benchtop
changed. Tub changed to
stainless steel.

Amendment C - 17/06/18
Laundry sliding door replaced
with bi-fold doors. Heat pump
location moved to stair wall.



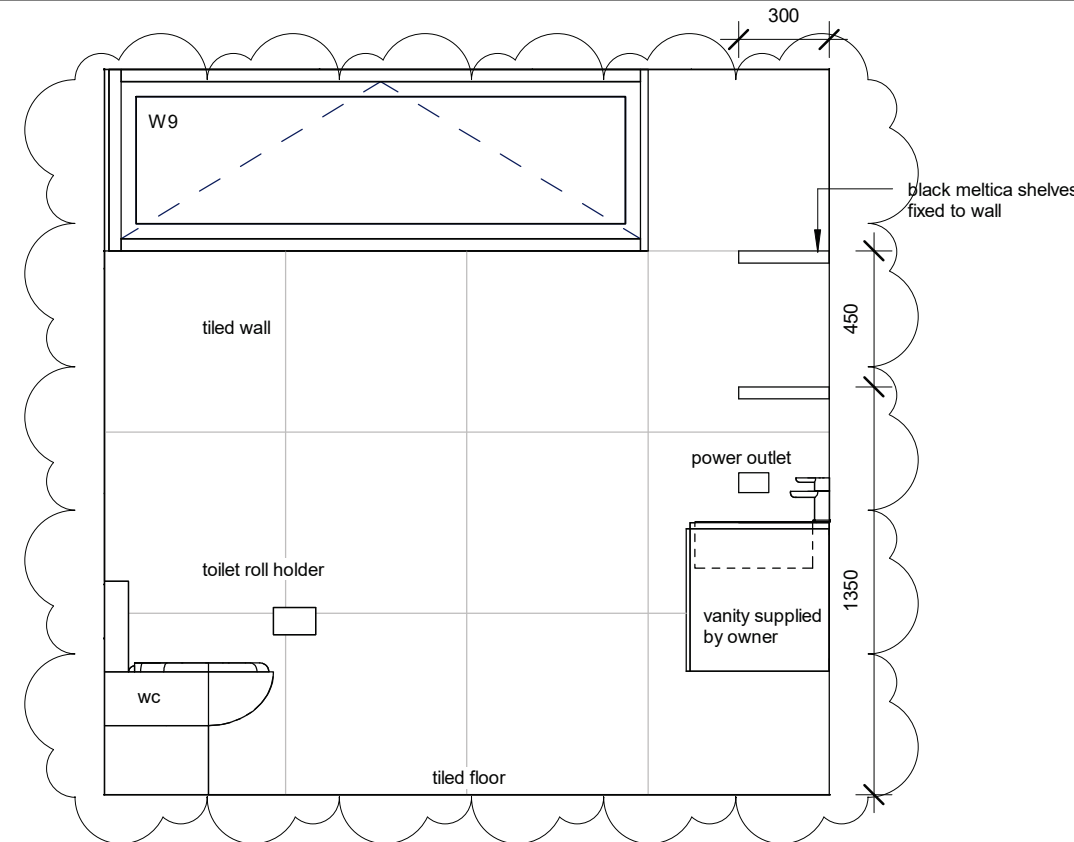
2 Bathroom Elevation 2

A24c 1 : 25 1210 EQ 1200 EQ



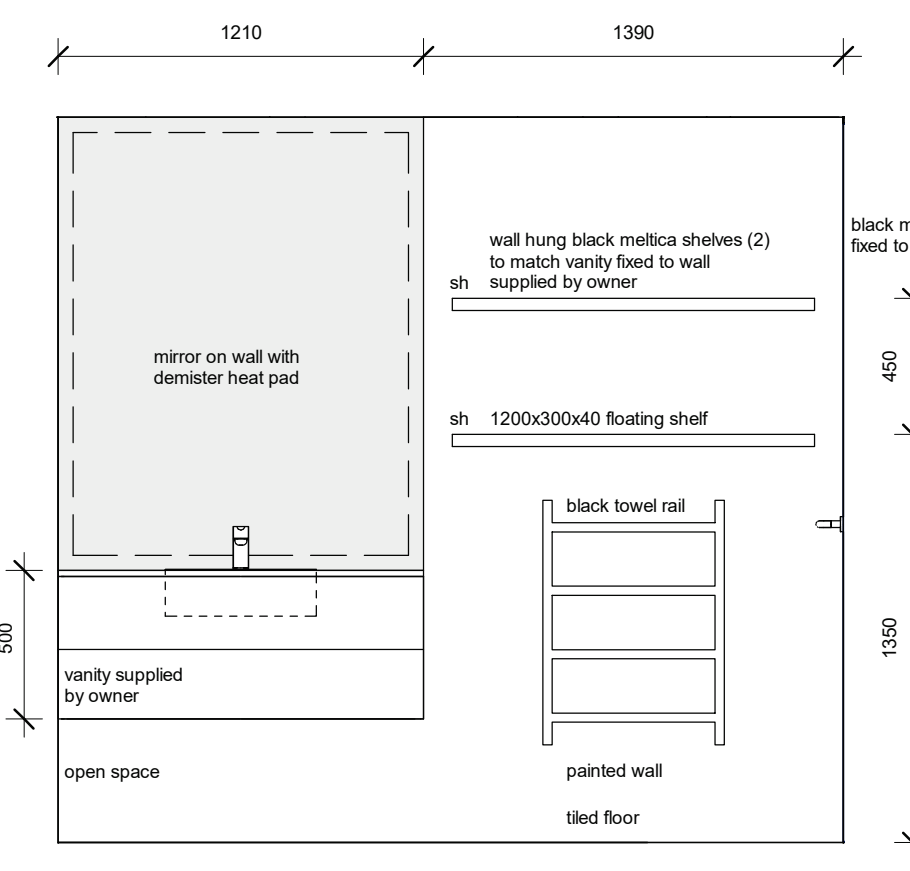
6 Bathroom Plan

1 : 25



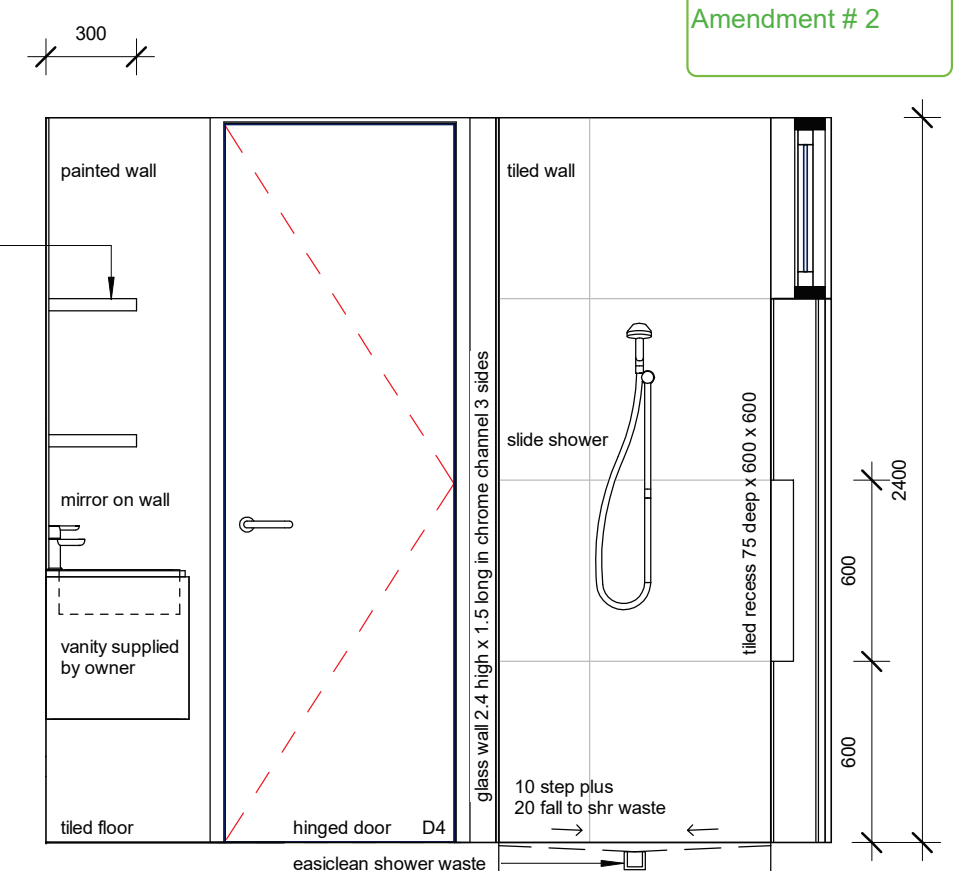
1 Bathroom Elevation 1

A24c 1 : 25



4 Bathroom Elevation 4

A24c 1 : 25



3 Bathroom Elevation 3

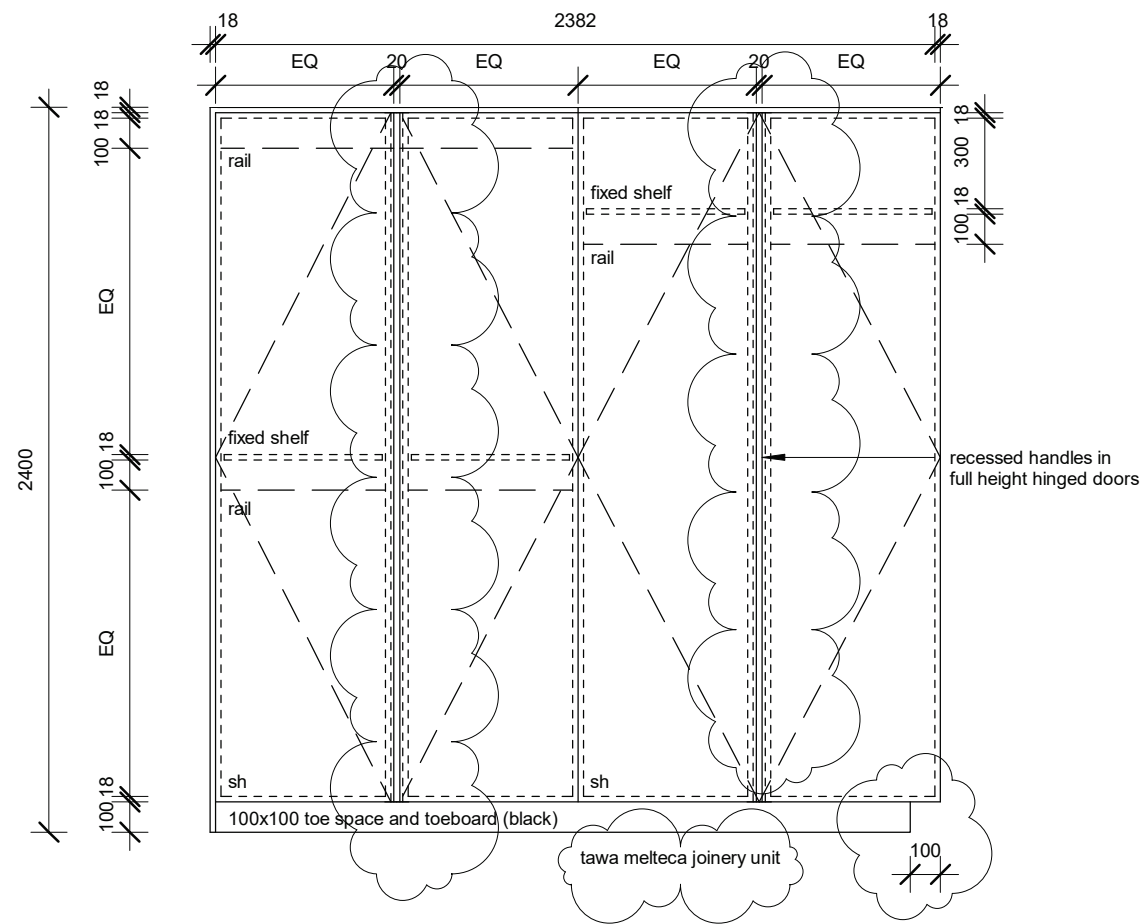
1 : 25

Amendment A - 30/04/18
Shower channels updated.

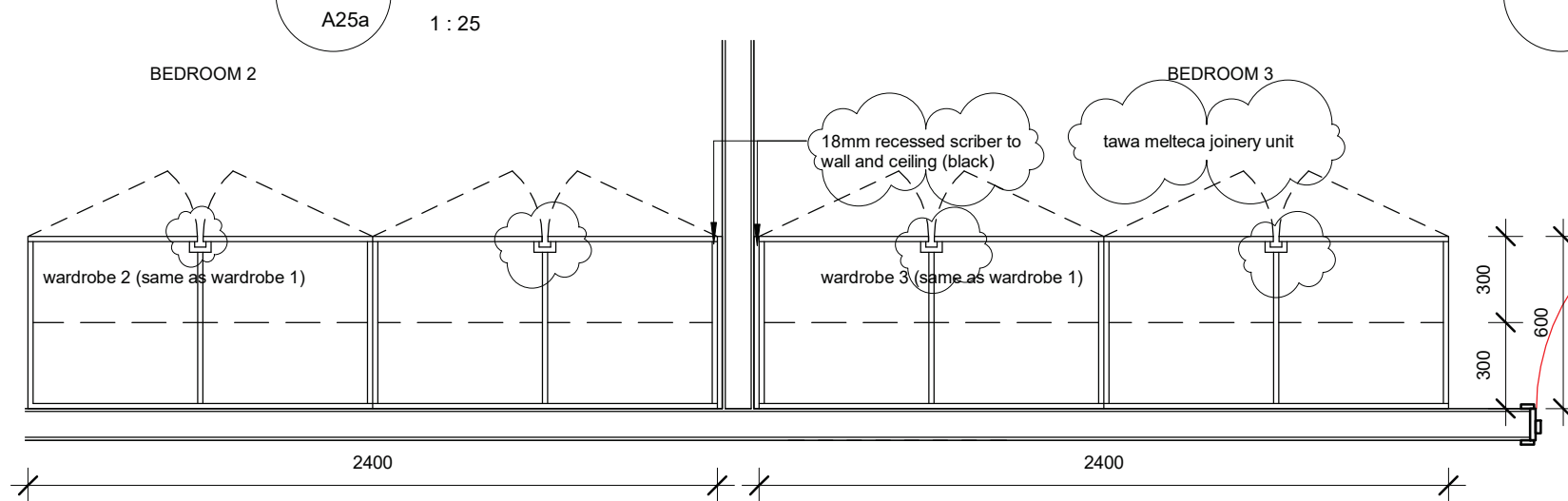
Amendment # 2

Amendment B - 30/05/18
Vanity unit changed.

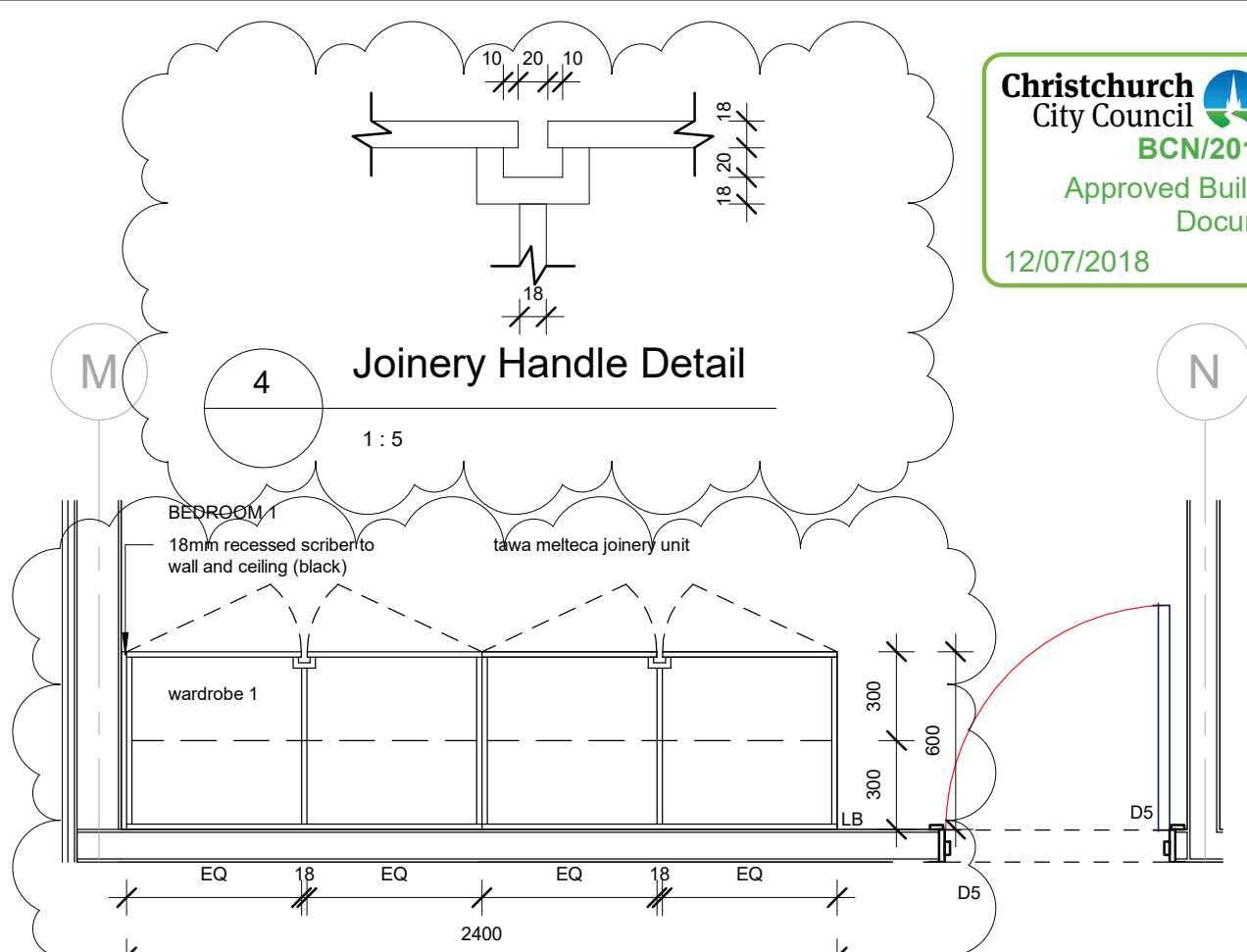
Amendment C - 17/06/18
Additional wall tiled.



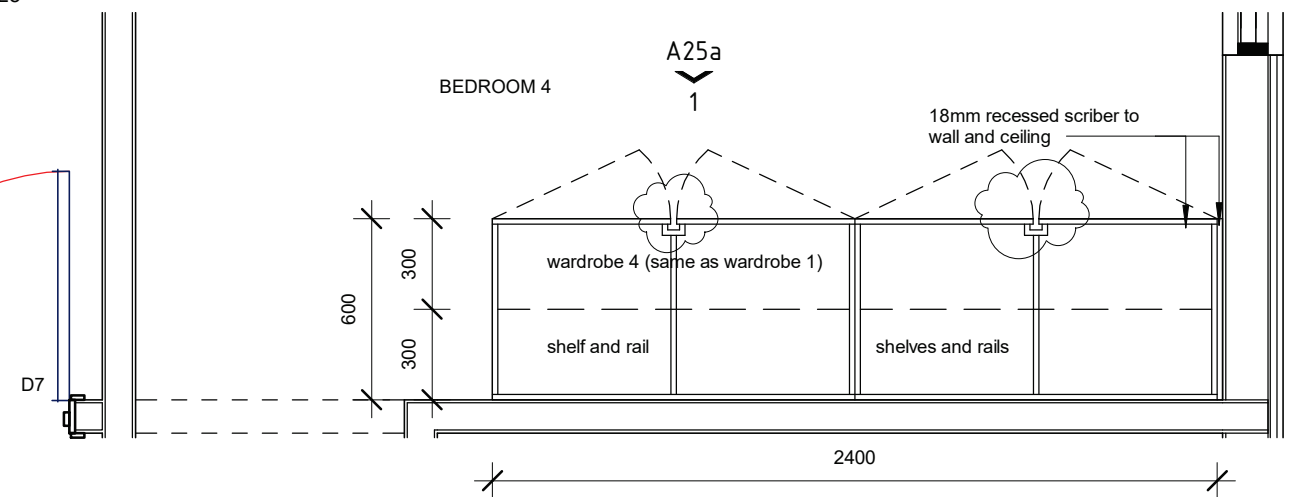
1 Bedroom Wardrobe Elevation



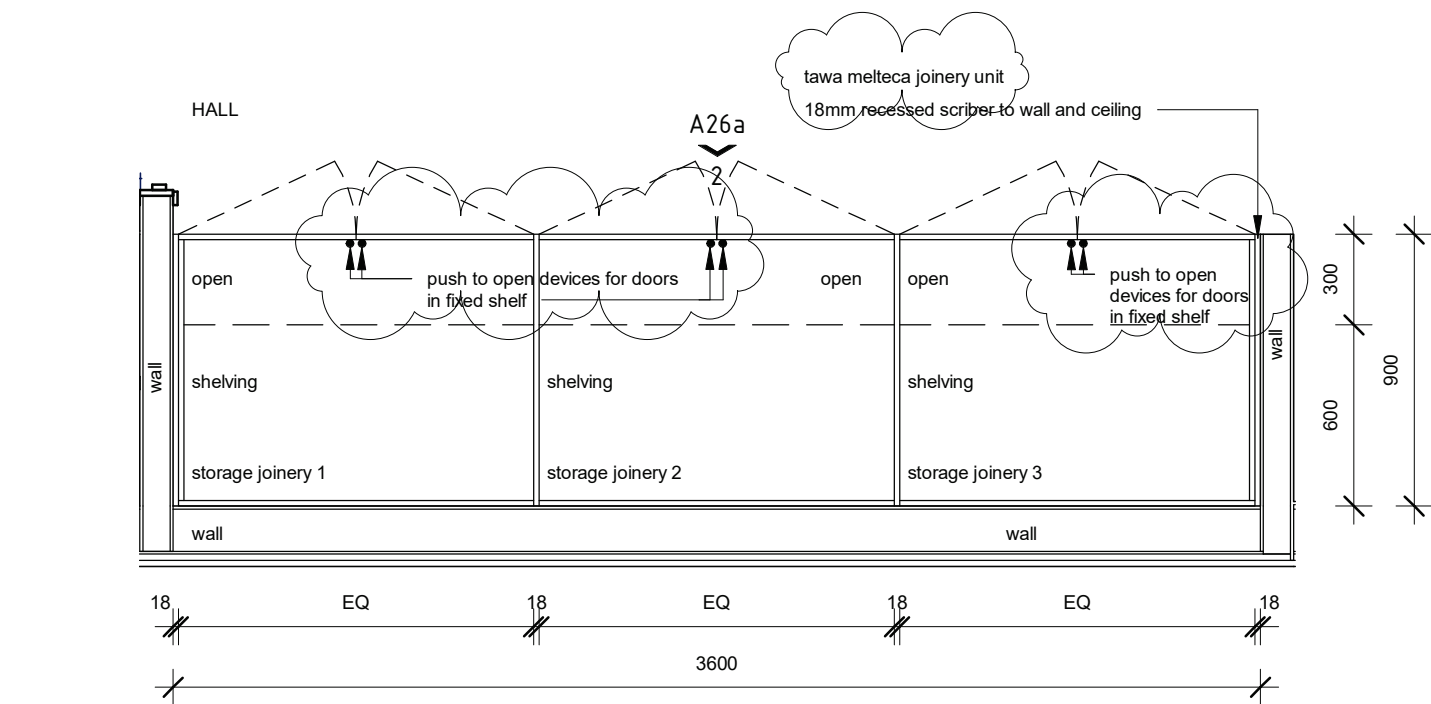
3 Bedroom 2, 3 and 4 Joinery



Bedroom 1 Joinery



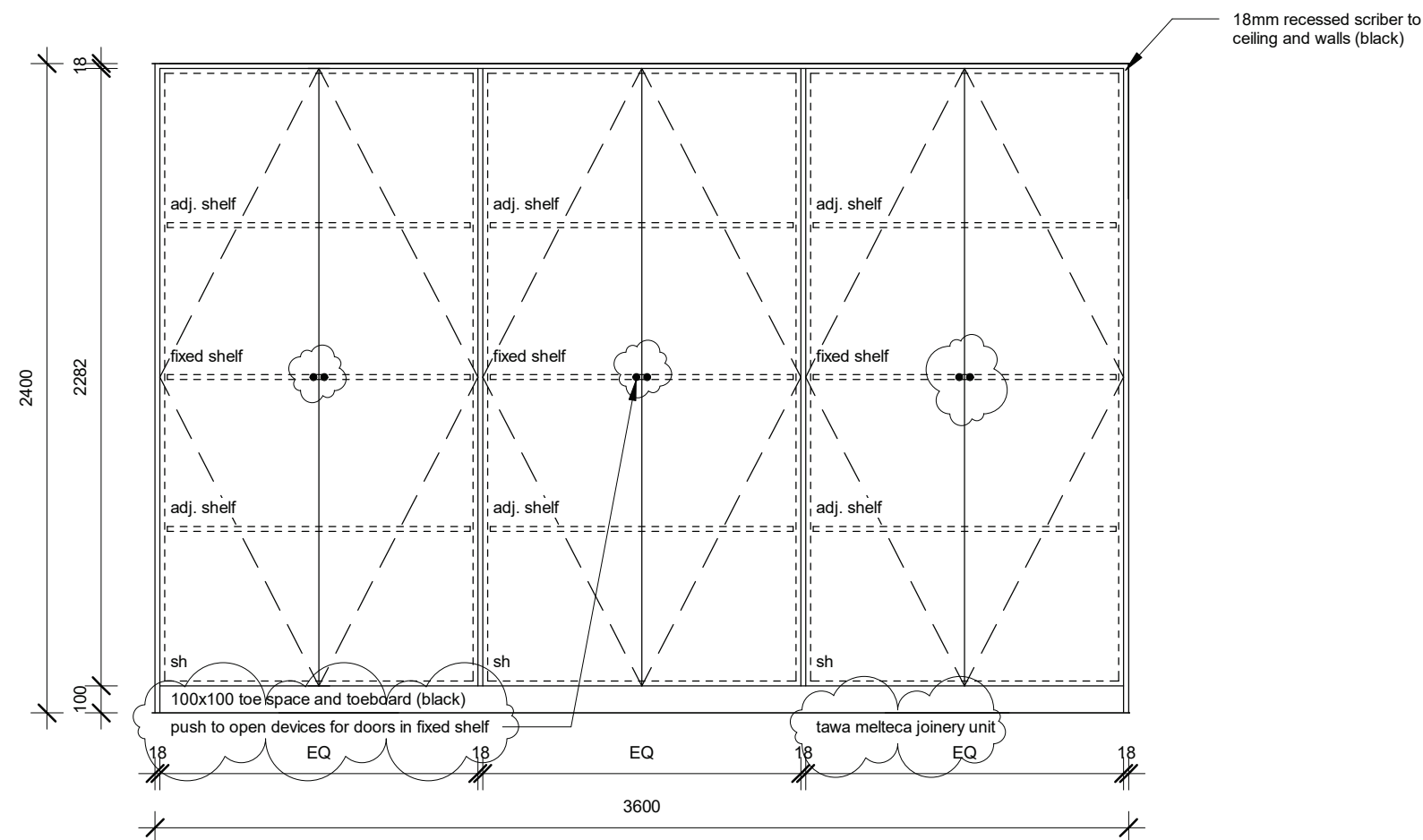
3 Bedroom 2, 3 and 4 Joinery



1

Storage Plan

1 : 25



2

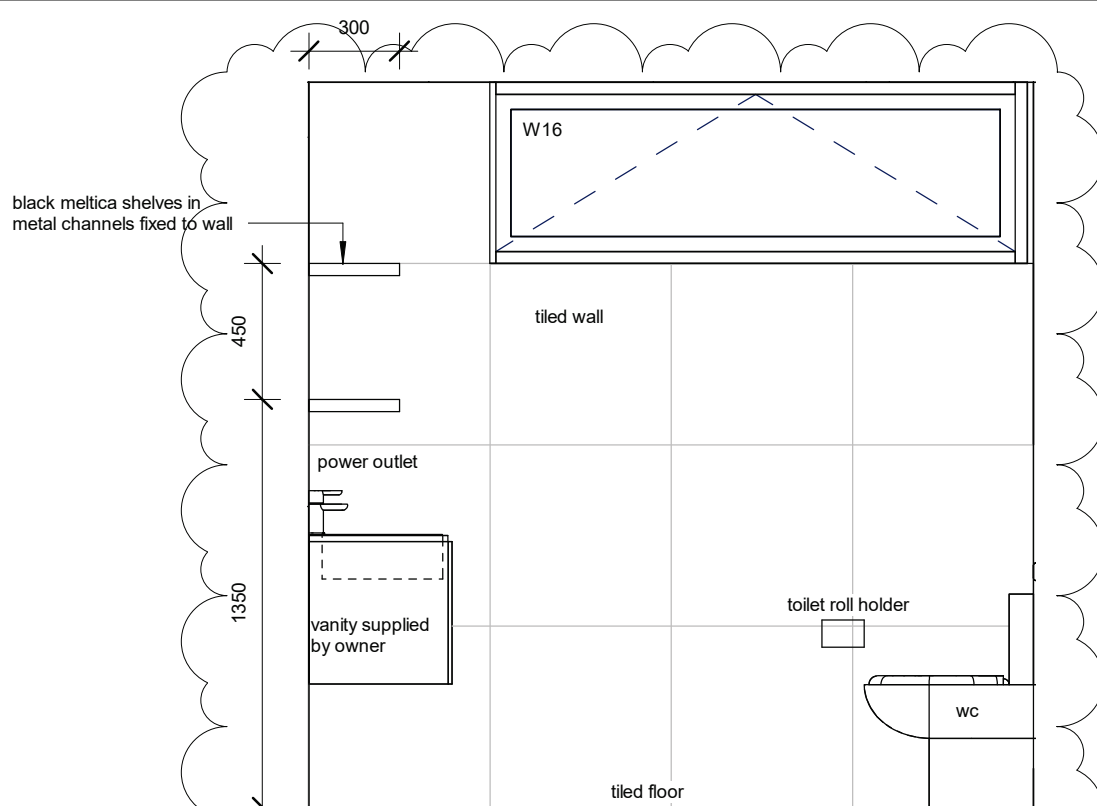
Storage Elevation

A24c 1 : 25

Amendment # 2

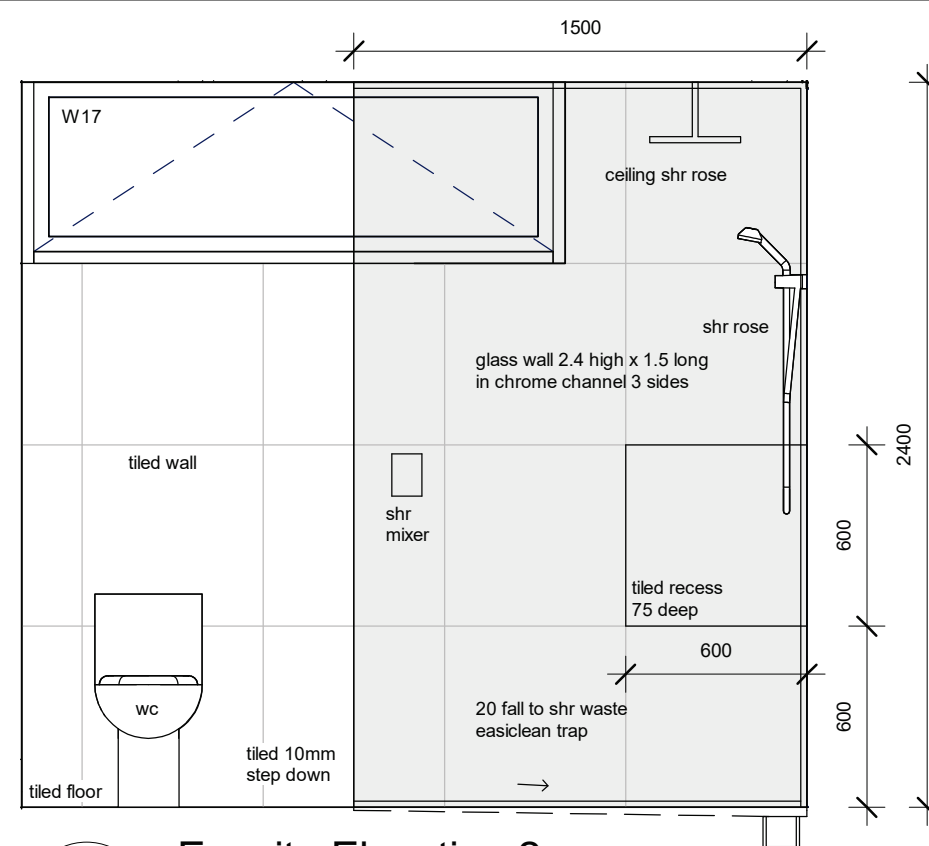
Amendment A - 30/05/18

Storage joinery recessed handles replaced with push opening devices and melteca colour updated.



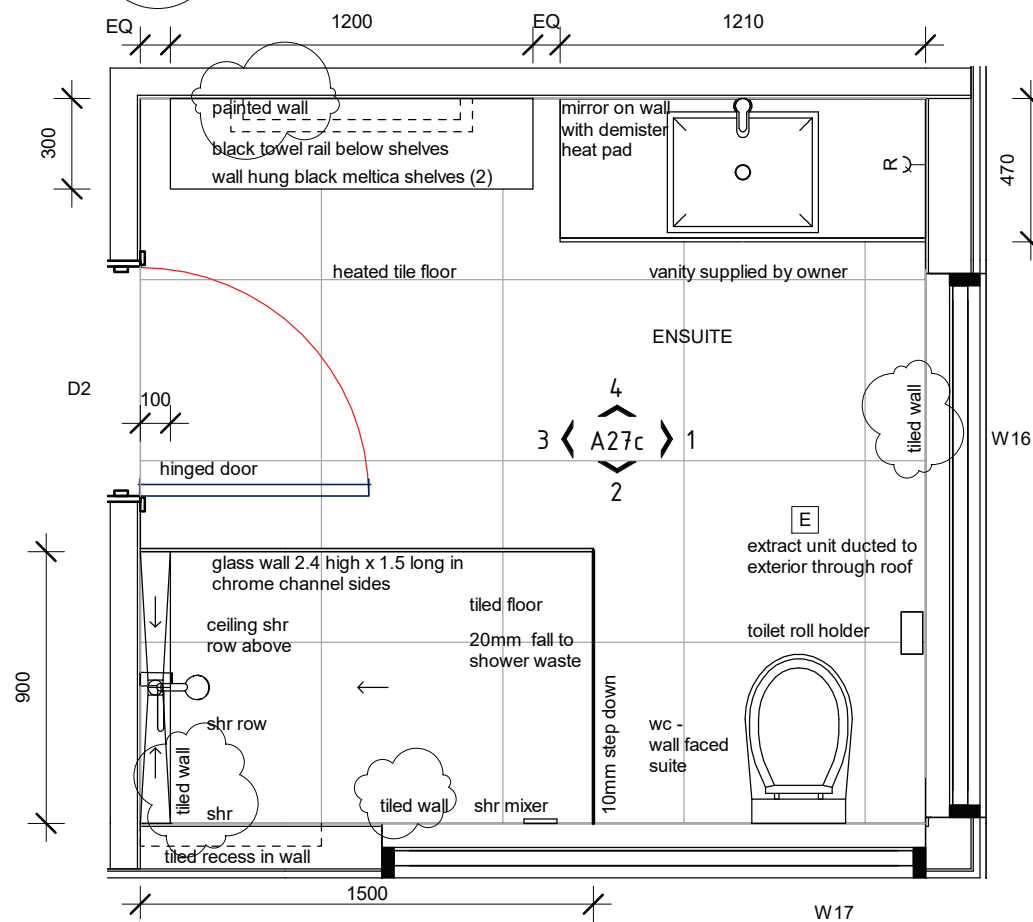
1 Ensuite Elevation 1

A27c 1 : 25



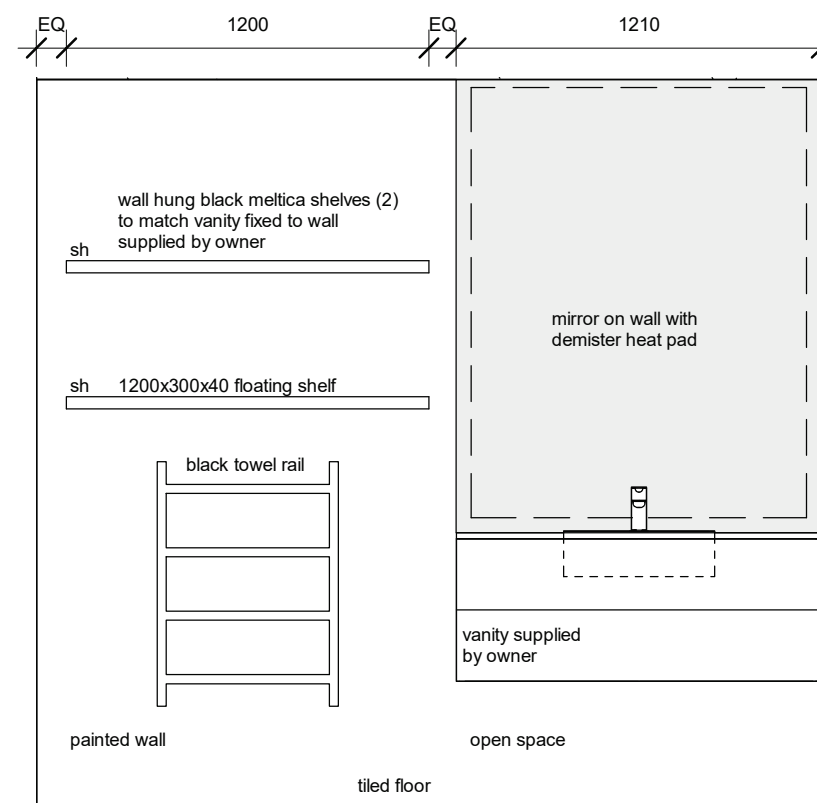
2 Ensuite Elevation 2

A27c 1 : 25



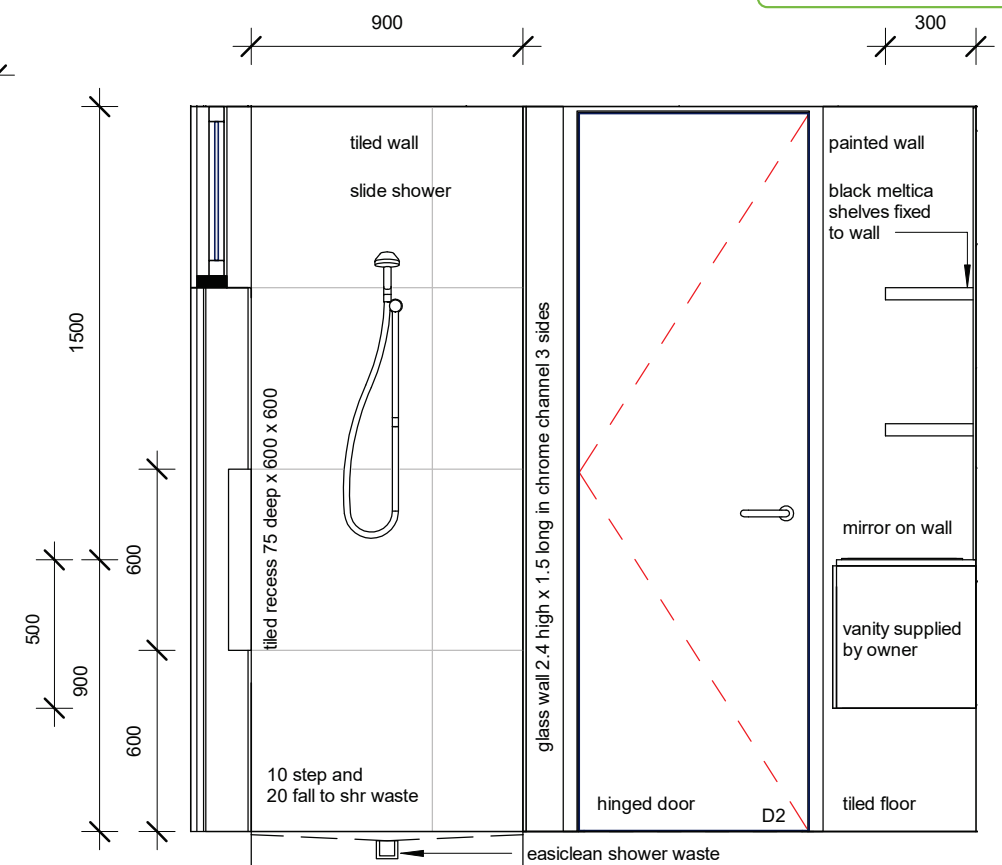
5 Ensuite Plan

1 : 25



4 Ensuite Elevation 4

A27c 1 : 25



3 Ensuite Elevation 3

A10d 1 : 25

Amendment A - 30/04/18 Shower channels updated.

Amendment B - 30/05/18 Vanity unit changed.
 Amendment C - 17/06/18 Additional wall tiled.

LEGEND

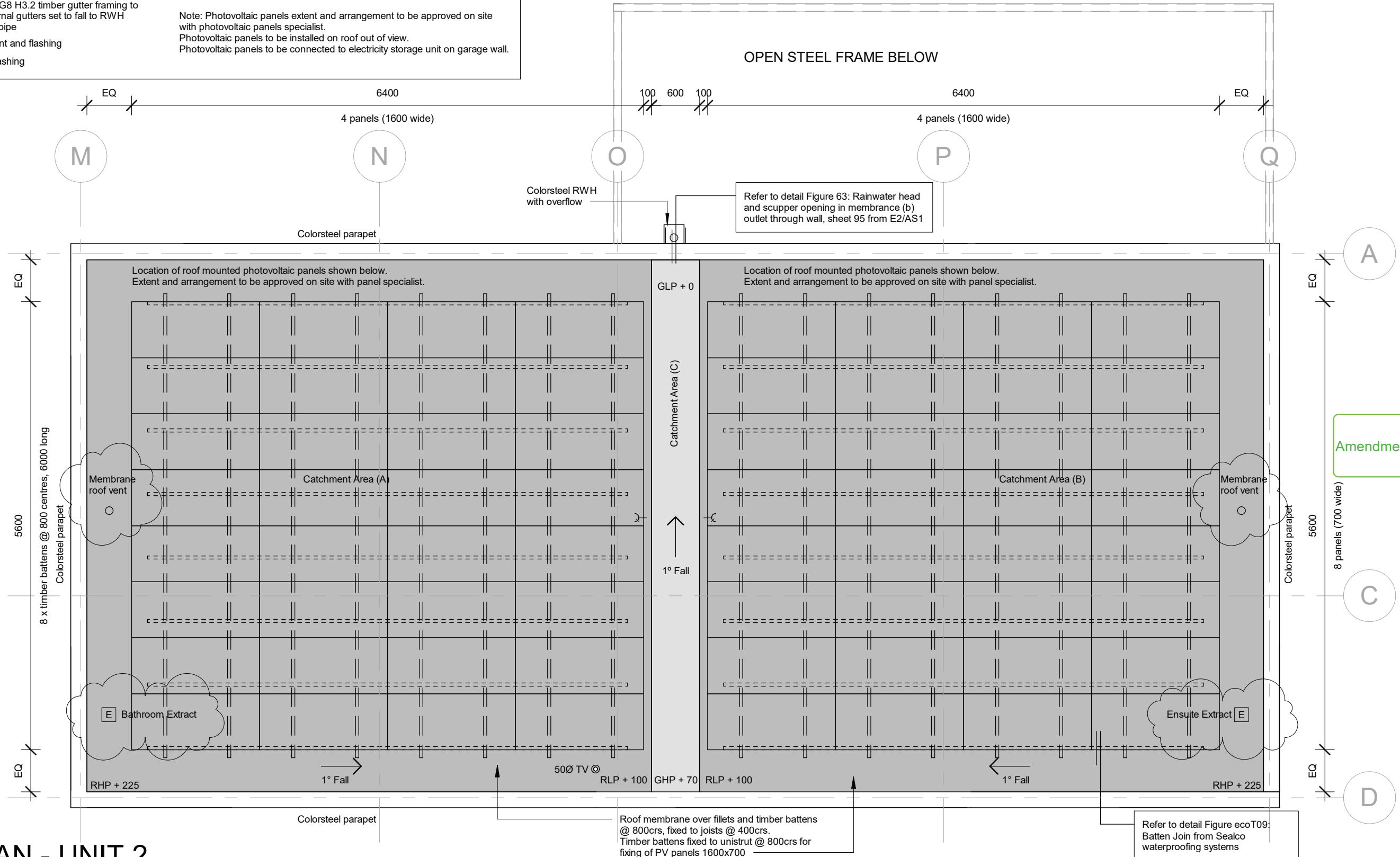
- dp 100 dia colorsteel downpipe
-  TPO membrane installed over H3.2 18mm plywood on 190x45 SG8 rafters @ 400crs on 1 degree fall to internal gutter.
-  TPO membrane installed on 18mm plywood on 90x45 @ 400crs SG8 H3.2 timber gutter framing to internal gutter. Internal gutters set to fall to RWH scupper and downpipe
- TV 50 dia Terminal Vent and flashing
-  Roof extract and flashing

Level 1 Roof Catchment Plan Area (A) = 47sqm
Level 1 Roof Catchment Plan Area (B) = 47sqm
Level 1 Roof Catchment Plan Area (C) = 4 sqm

Total Roof Plan Area = 98sqm = 100 dia dp

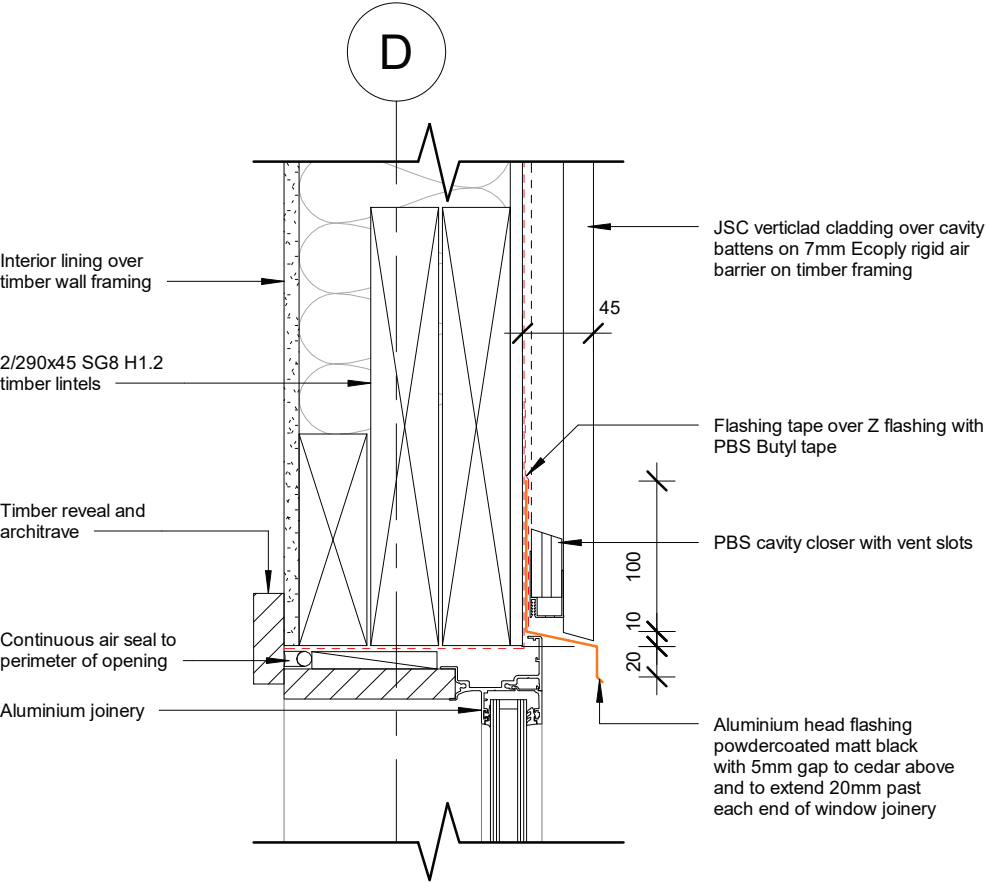
PHOTOVOLTAIC PANELS

Note: Photovoltaic panels extent and arrangement to be approved on site with photovoltaic panels specialist.
Photovoltaic panels to be installed on roof out of view.
Photovoltaic panels to be connected to electricity storage unit on garage wall.



ROOF PLAN - UNIT 2

1:50

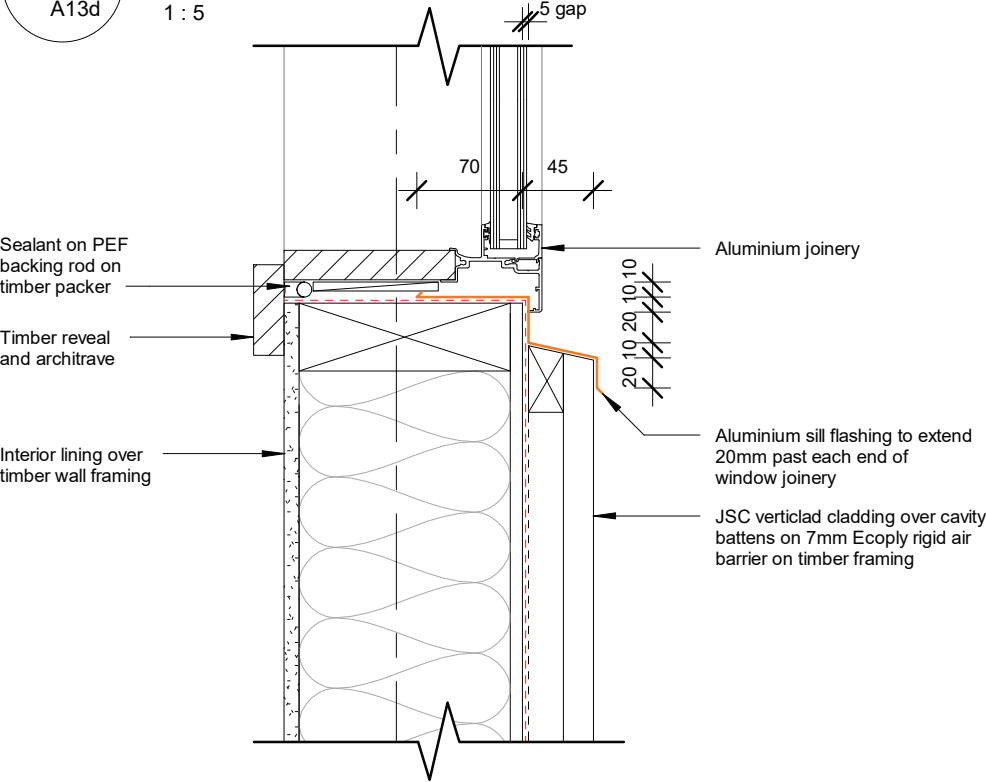


1

A13d

1 : 5

Cedar window head detail

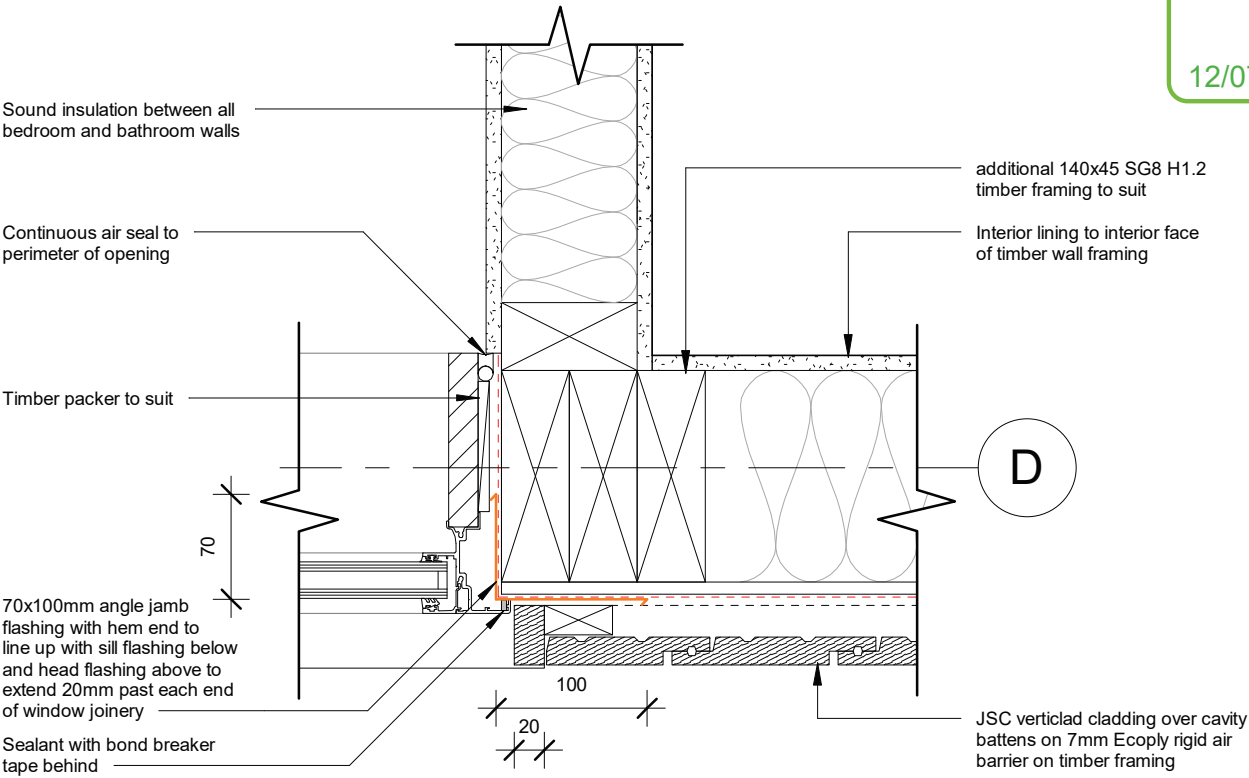


3

A13d

1 : 5

Cedar window sill detail



2

A13d

1 : 5

Cedar window jamb detail

Amendment # 2

----- Forwarded message -----

From: Gary Todd <[REDACTED]>
Date: Fri, Feb 27, 2026 at 9:55 PM
Subject: 53A and 53B Edward Avenue surface water drainage system and sub floor ventilation
To: Kate Lamont <kate.l@arizto.co.nz>

Hi Kate,

This property and nearby properties have a high-water table, so the natural watercourse and water table rise during heavy rain to just below pavement level and do not drain away fast enough.
I confirm that during construction of site works for the property at 53A and 53B Edward Avenue that a solution to drain the site to the natural water course near the road was created that has worked well.
When the storm water drains and drainage coils were installed in trenches to the natural water course, they were lined with geocloth and gravel filled to form a drainage channel from under both houses to the natural water course at the street.
The geocloth was also used under compacted gravel for the raised driveway level that is higher than the pavement level and is a stable permeable construction that drains away. The drainage solution acts as designed to direct water from the raised driveway and garden areas to the drainage trenches and gravel area under the house, then to the natural water course.
The house floor is elevated above the driveway and ground levels with clear air ventilation on all sides of the house so that any moisture from water under the house evaporates as the building code requires.

Ngā mihi,
Regards
Gary Todd
Gary Todd Architecture
NZIA Sir Miles Warren Award 2022
0272799306
<http://www.garytoddarchitecture.co.nz/>



NZIA
PRACTICE