REVISED PLAN

19/09/2012

PROFESSIONAL BUILDING CONSULTANTS LTD

Christchurch City Council
Approved Consent Plan
ABA10118766
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Print Scale 0 1 2 3 4

SMOKE DETECTORS REQUIRED WITHIN 3m OF BEDROOMS & ALONG EXIT ROUTES AS PER NZBC F7

Floor Plan Notes

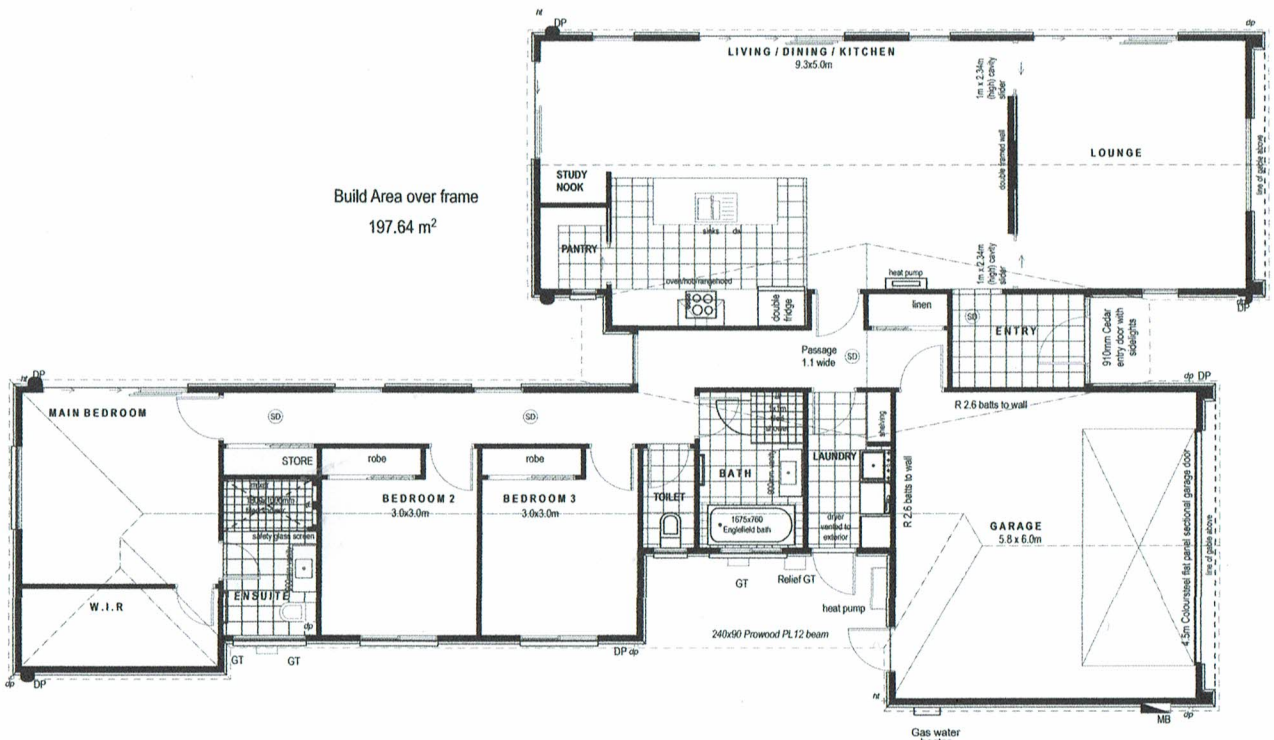
- CA Rated Downlights to be used as standard unless another light source is specified
- All Lighting is to comply with NZBC D1 & G8 (Minimum illuminance requirement to 'acess route'
- All electrical installations to be in accordance with NZECP 51:2001
- All glazing to comply NZS 4223
- All hard floor 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
- Mechanical extraction required to terminate to external air space through soffit
- All smoke alarms to comply with either NZBC F7, AS3786 or BS5446 Pt1
- Hot water pipes to be sized according to NZBC G12 & NZS 4305:1996. Mains Pressure: 15mmØ allows 12m max pipe length. Pipe length beyound this must be lagged
- All Robe panel sliders to be full height & shelf and rail to robes.

Wet Areas

- Lining to wall and ceiling to be 10mm Aqualine Gib min.
- 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 tub to be Robinhood Supertub or similar. If laundry tub is to be a sink in beach then bench / wall junction to be finished as per NZBC E3.

Shower glazing to be safety glazing

Build Area over frame
197.64 m²



FLOOR PLAN 1:100

Project Information
Wall Cladding:
Roof Cladding: various° Longrun Coloursteel - refer to elevations. Pitching from 2605mm - flat ceiling throughout
Foundation Type: Ribraft foundation or similar
Insulation: R2.6 wall btw house & garage, R2.6 Exterior walls, R3.6 ceiling

PHARO ARCHITECTURE
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Dunsandel
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job title: *Spec Residence*

drawing title: *Floor Plan*

legal description:
Lot 15
3 Wardell St
Matariki Stage
Wigram Skies Subdivision
Christchurch

Notes
This residence has been designed for the client and remains copyrighted to Pharo Architecture.
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.

Date of issue: 15 June 2012
Version: 03a
Amendment Date : 9 Sept 12

Amendment Notes:
Added 2m landscape strip
Added reference to RMA for site coverage
Bathroom shower changed to tiled shower

sheet: A5
of: 21