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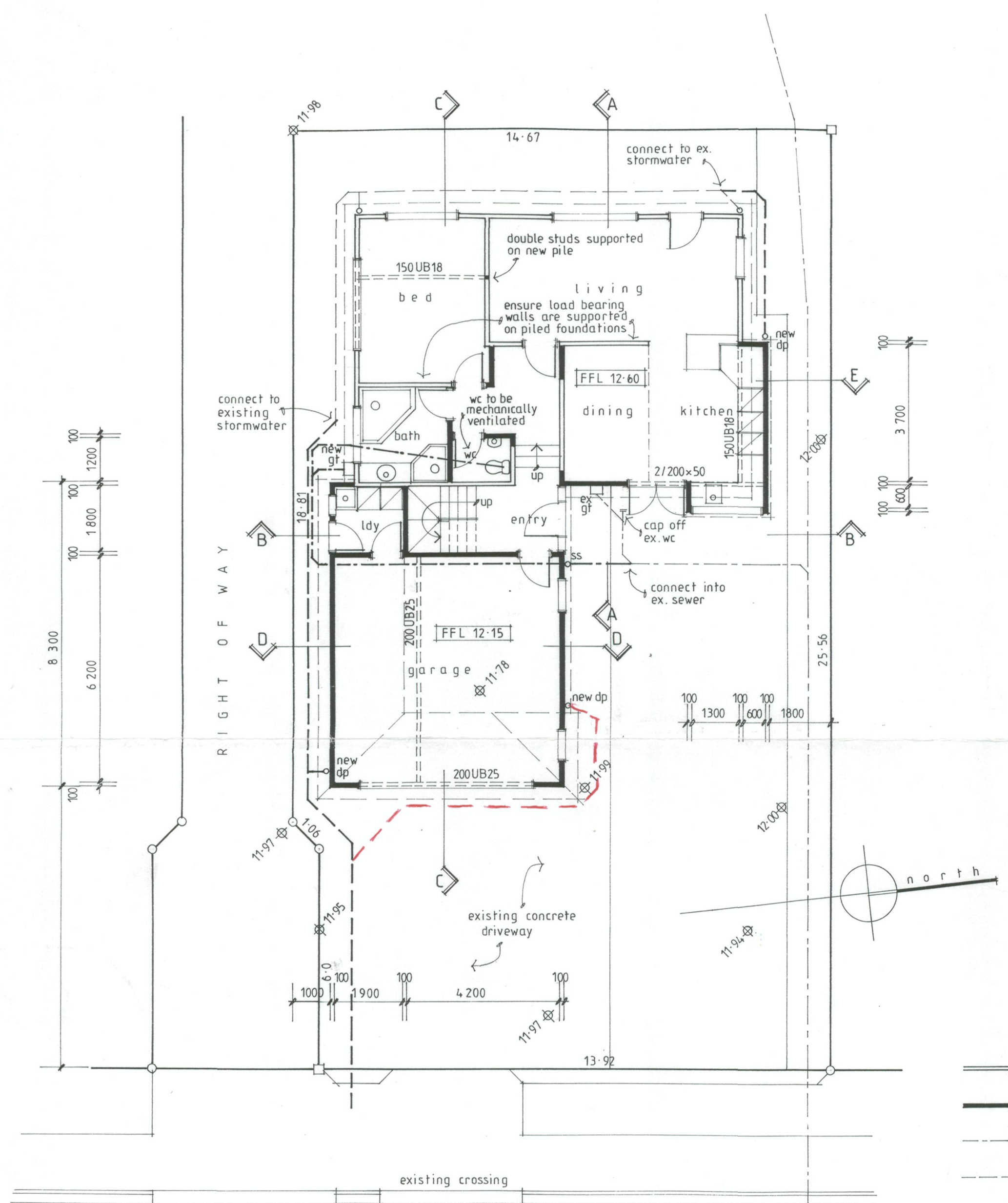
The Real Estate Collective

Consent Plans

This information has been supplied by the vendor or the vendor's agents.

Accordingly, The Network (REAA 2008) is merely passing over the information as supplied to us by the vendor or the vendor's agents. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law The Network Licensed (REAA 2008) do not accept any responsibility to any person for the accuracy of the information herein.

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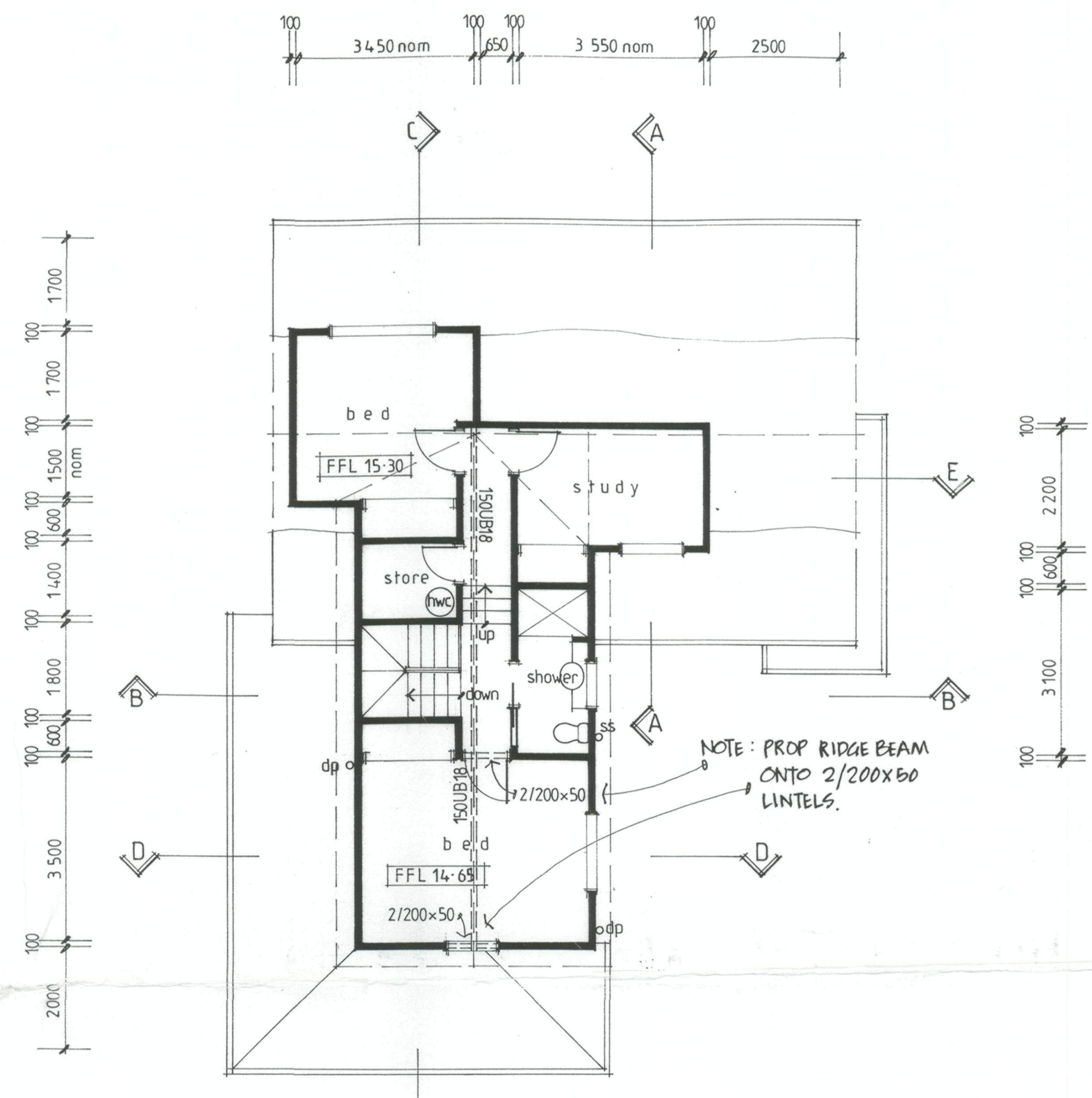


GROUND FLOOR PLAN

B O W E R A V E N U E

NOTE: origin of levels
sewer MH Bower Ave
Lid 11.81 RL

- existing wall
- new wall
- existing sewer
- existing stormwater
- new sewer
- new stormwater
- existing site levels



FIRST FLOOR PLAN

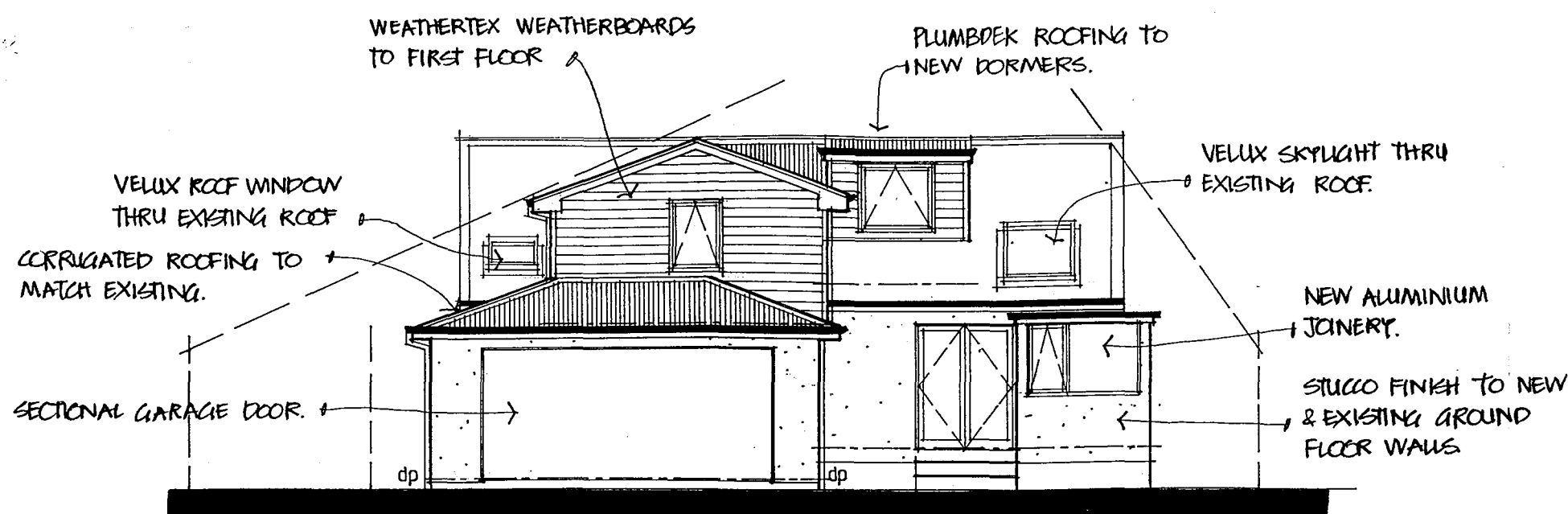
CHRISTCHURCH CITY COUNCIL
J. E. K.
CONSENT DOCUMENT
05 NOV 2001
All building work shall comply with the
New Zealand Building Code notwith-
standing any inconsistencies which may
occur in the drawings and specifications.

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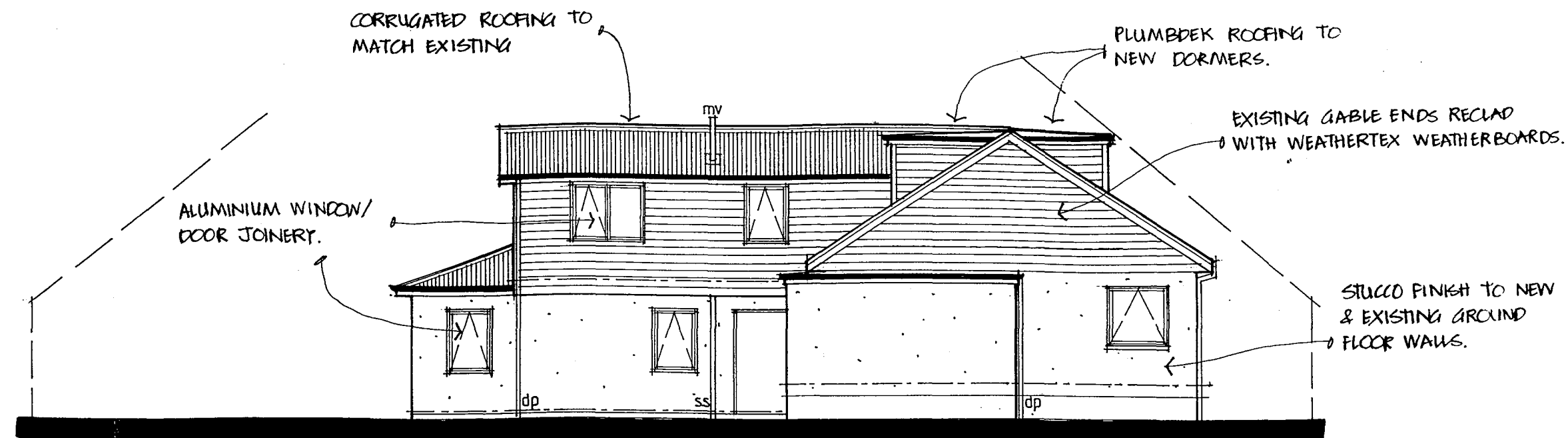
CHRISTCHURCH CITY COUNCIL
Rec'd 24 OCT 2001
Civic Offices
Application No.....

10019650

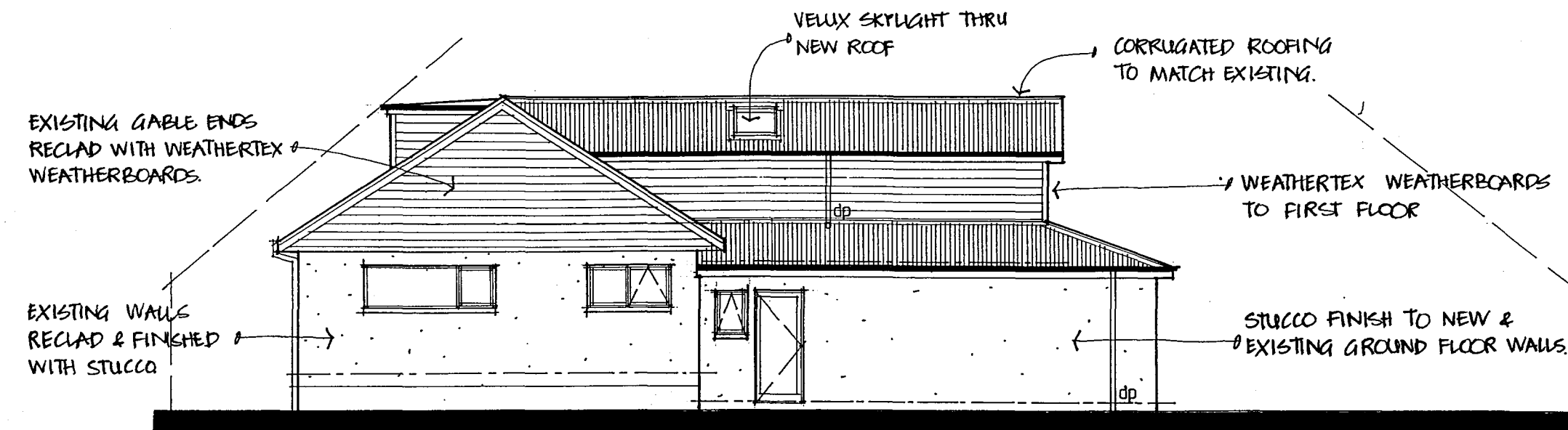
ALL WORK TO COMPLY WITH NZBC AND NZS 3604:1999.



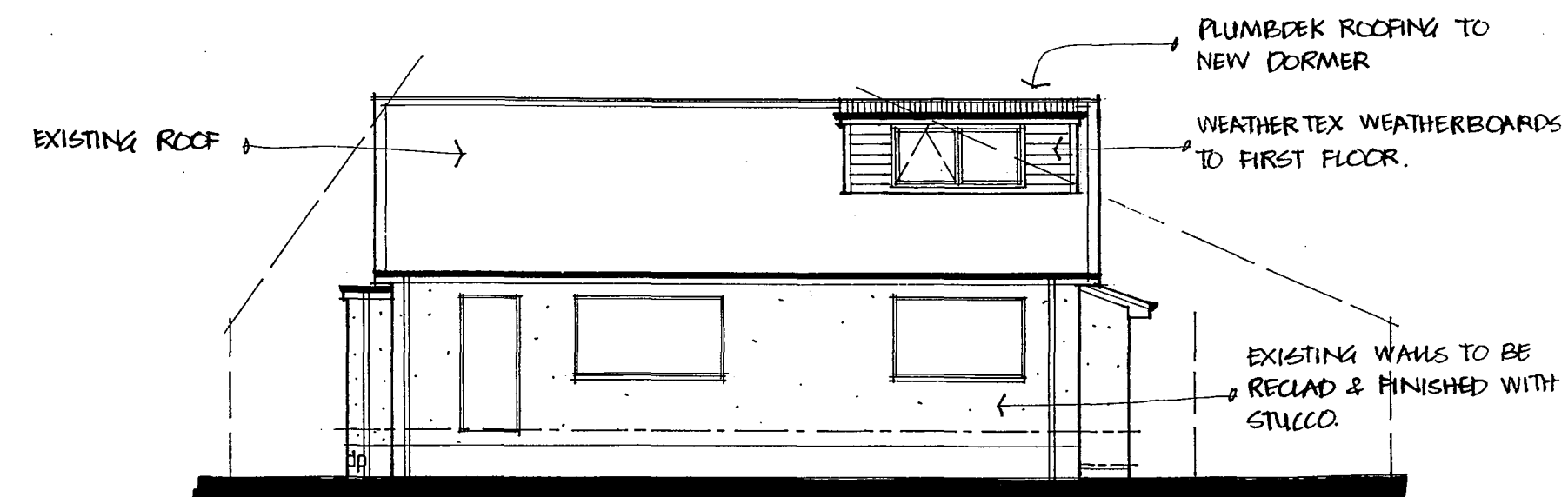
EAST



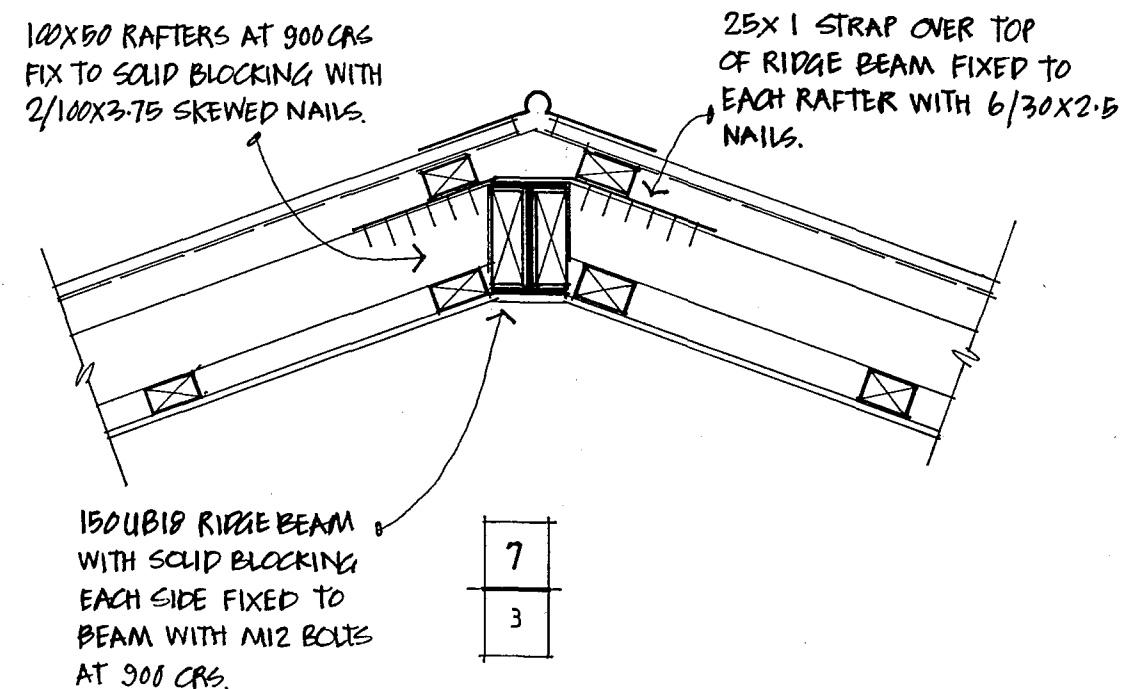
NORTH



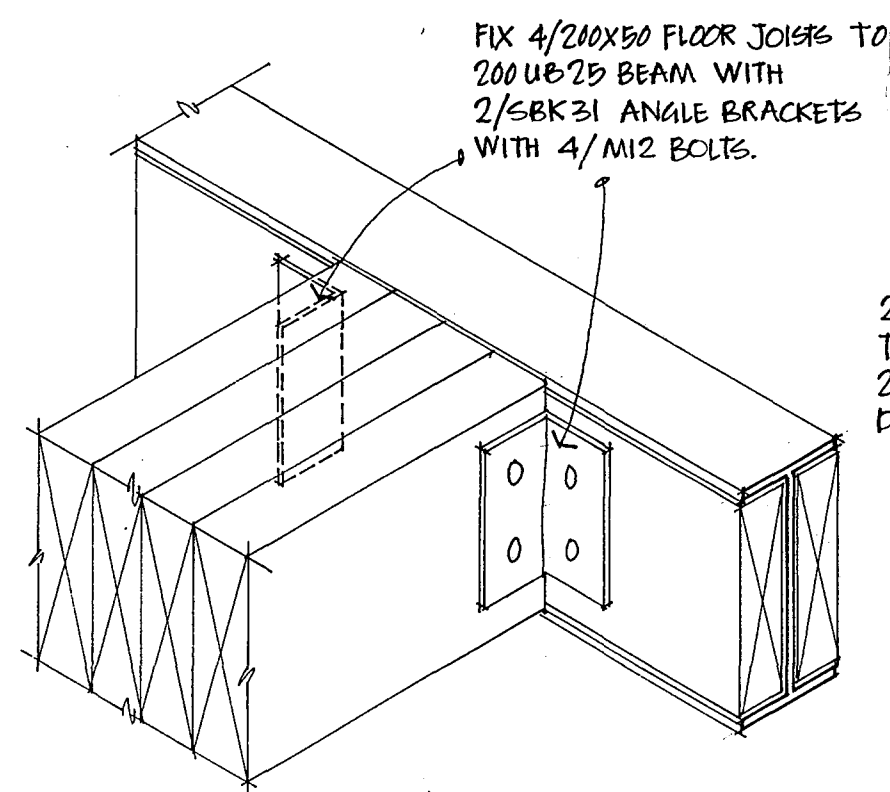
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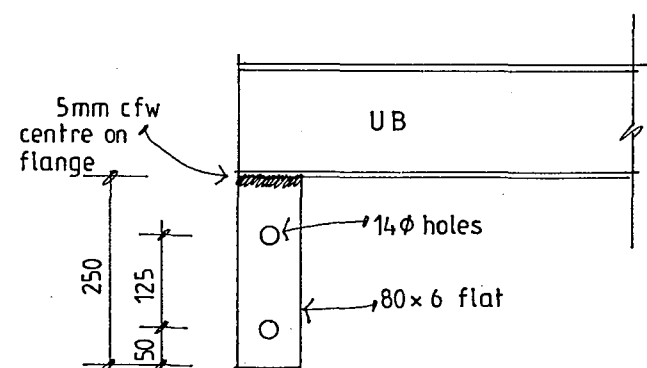
WEST



7
3

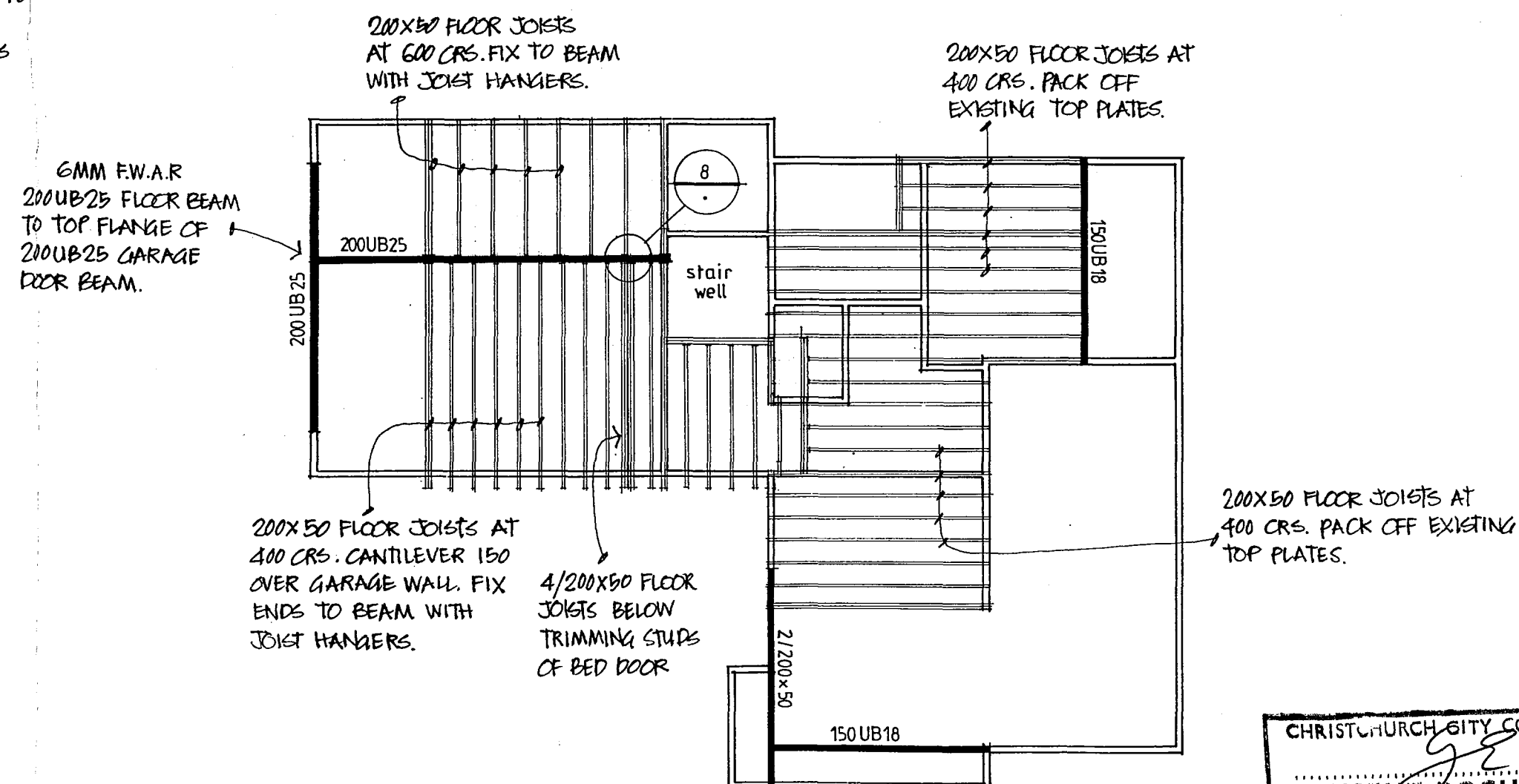


8
1

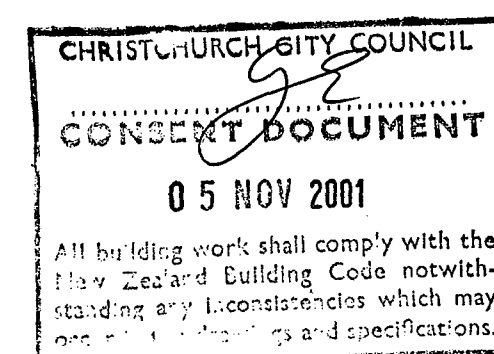


FIX CLEAT TO DOUBLE STUDS WITH M12 BOLTS

TYPICAL BEAM CLEAT



FIRST FLOOR FRAMING



ALL WORK TO COMPLY WITH NZBC AND NZS 3604:1999.

Head & jamb flashings to WeatherTex details.

ALUMINIUM WINDOW JOINERY

'WEATHERTEX' WEATHERBOARD

APRON FLASHING - RETURN 100MM MINIMUM.

100

21MM PARTICLE BOARD FLOORING ON 200X50 JOISTS AT 400 CRS. NOTE PACK JOISTS 25MM OFF EXISTING TOP PLATES.

EXISTING WALLS TO BE RECLAD WITH TRIPLES AND SOLID PLASTER FINISH. R2.2 BATT INSULATION.

FFL 15.30

study

FFL 12.60

dining

2 500

living

EXISTING LIVING ROOM CEILING REMOVED (SHOWN DOTTED). FORM NEW CEILING WITH EX150X50 EXPOSED RAFTERS AT 600 CRS. TRG LINING ON TOP. R2.6 BATT INSULATION.

EXISTING SUBFLOOR & PERIMETER FOUNDATION

ENSURE LOAD BEARING WALL IS SUPPORTED ON LINE OF PILED FOUNDATION.

SECTION A-A

ANTI-SLIP: On all access routes (both external and internal), provide anti-slip surfaces complying with NZBC D1/AS1/Table 2 (except that surfaces inside entry doors of housing may be considered as dry areas).

AMENDED

AMENDED

PACKING.

HEAD FLASHING TO EXTEND 30MM PAST JAMBS.

5MM GAP

NEW CONTINUOUS SPOUNING ON EXISTING FASCIA.

NEW ALUMINIUM JOINERY INTO EXISTING OPENINGS.

EXISTING WALLS TO BE RECLAD WITH TRIPLES AND SOLID PLASTER FINISH. R2.2 BATTS.

2

2

PROP EXISTING FRAMED ROOF ONTO NEW 150X50 RAFTERS (EACH RAFTER TO SUPPORT)

'PLUMBEK' GALVANISED ROOFING ON UNDERLAY. 75X50 PURLINS AT 900 CRS ON 100X50 RAFTERS AT 900 CRS. R2.6 BATT INSULATION

3° pitch

2

1

FFL 15.30

FFL 12.60

2 500

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ALL PILES & FOOTINGS TO COMPLY
WITH NZS3604:1999 SECTION 6

WALL BASE DETAIL

Technical drawing of a wall and floor junction detail. The drawing shows a cross-section of a wall on the left and a floor slab on the right. The wall has a vertical reinforcement bar labeled 'D12' and a horizontal reinforcement bar labeled 'D12'. The floor slab is shown with a 665 mesh, 100 mm thick concrete, 250 micron DPM, and 75 mm min. granular fill. A label 'CCC AMENDED' is shown with a red signature. Dimensions include 300, 150, 300 min, 200, and 3. A red stamp from Christchurch City Council dated 05 NOV 2001 is also present.

CHRISTCHURCH CITY COUNCIL

52

CONSENT DOCUMENT

05 NOV 2001

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