



**NEW DEVELOPMENT
FOR 'BO SI LTD'
198-202 MILTON ST
SOMERFIELD
CHRISTCHURCH**

ISSUE / REVISIONS
A- Issued for Building Consent 25 May 2017

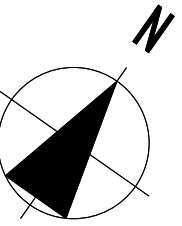
DRAWING TITLE
EXISTING SITE PLAN

SCALE 1:200
JOB # 1596
DATE 30/05/2017
DESIGN BY MC
DRAWN BY RN & MR

NOTES:

All dimensions to be confirmed on site by contractor before commencing work. Any discrepancies must be reported to the designer immediately.

Gravity architecture
p +64 3 379 5045 e info@gravitydesign.co.nz
www.gravitydesign.co.nz



LEGAL DESCRIPTION	
198 - 202 Milton Street	
Territorial Authority:	Christchurch City Council
Land Use Zoning:	Residential Medium Density
Lot - 1-4	
DP - 11177	
LINZ Parcel ID - 3381298, 3426347, 3366326, 3496235	
TOTAL SITE AREA:	2,186.00 m²
SITE INFORMATION:	
SITE COVERAGE	48% excluding eaves 58% including eaves
Wind Zone:	High
Exposure Zone:	C
Earthquake Zone:	2
Block A:	Building Area = 187.05 m²
Block B:	Building Area = 363.36 m²
Block C:	Building Area = 213.79 m²
Block D:	Building Area = 176.30 m²
Total Building Area:	940m²

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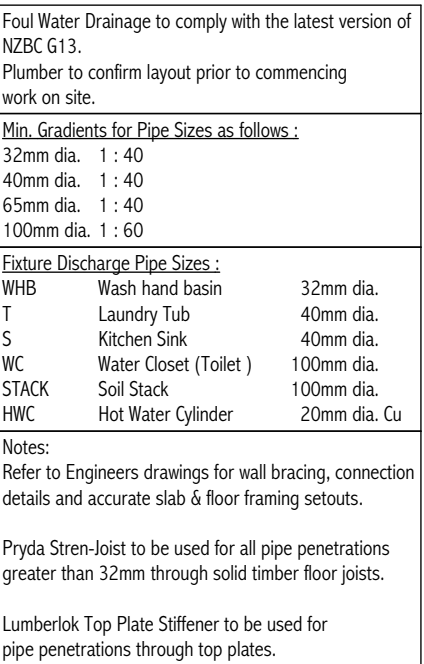
ISSUE / REVISIONS
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DRAWING TITLE
PROPOSED SITE
PLAN

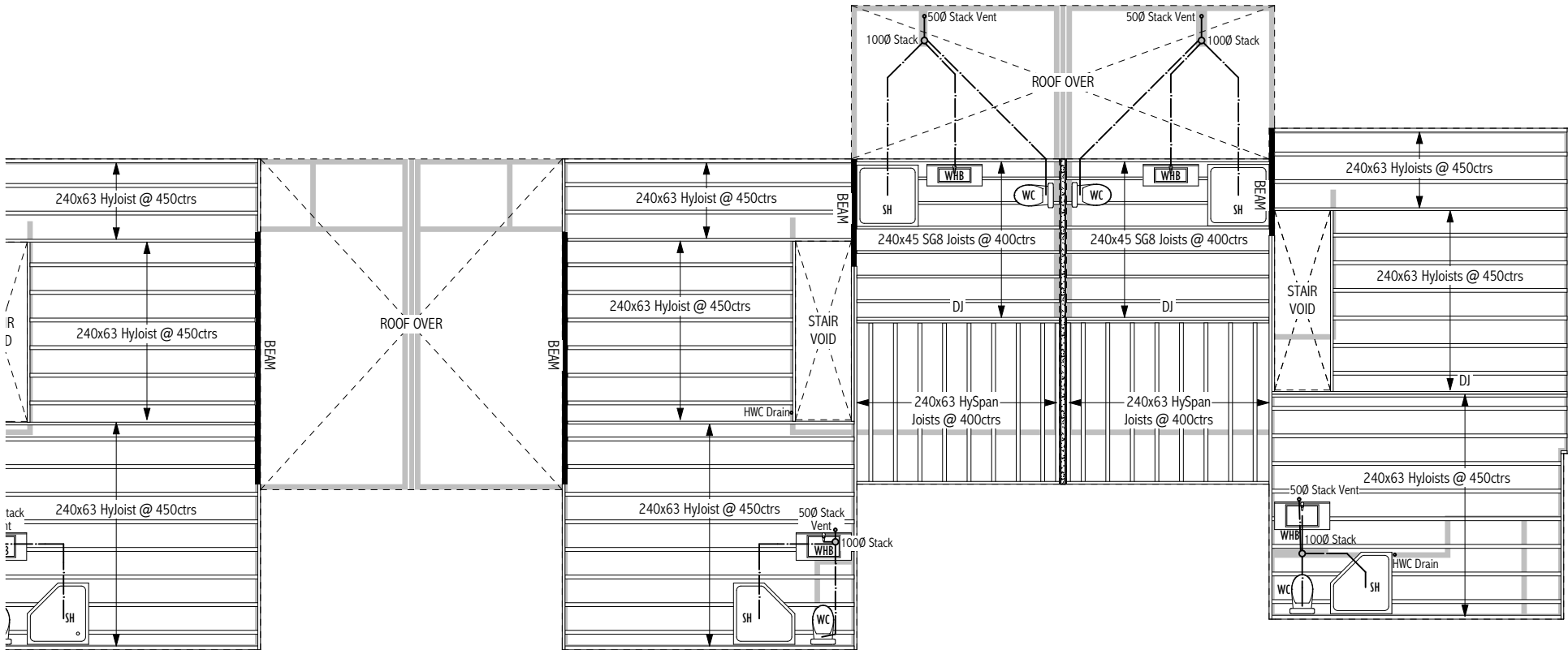
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B1 FOUNDATION & DRAINAGE PLAN



B1 MID FLOOR FRAMING PLAN
1:100

Foul Water Drainage to comply with the latest version of NZBC G13.
Plumber to confirm layout prior to commencing work on site.

Min. Gradients for Pipe Sizes as follows :
32mm dia. 1 : 40
40mm dia. 1 : 40
65mm dia. 1 : 40
100mm dia. 1 : 60

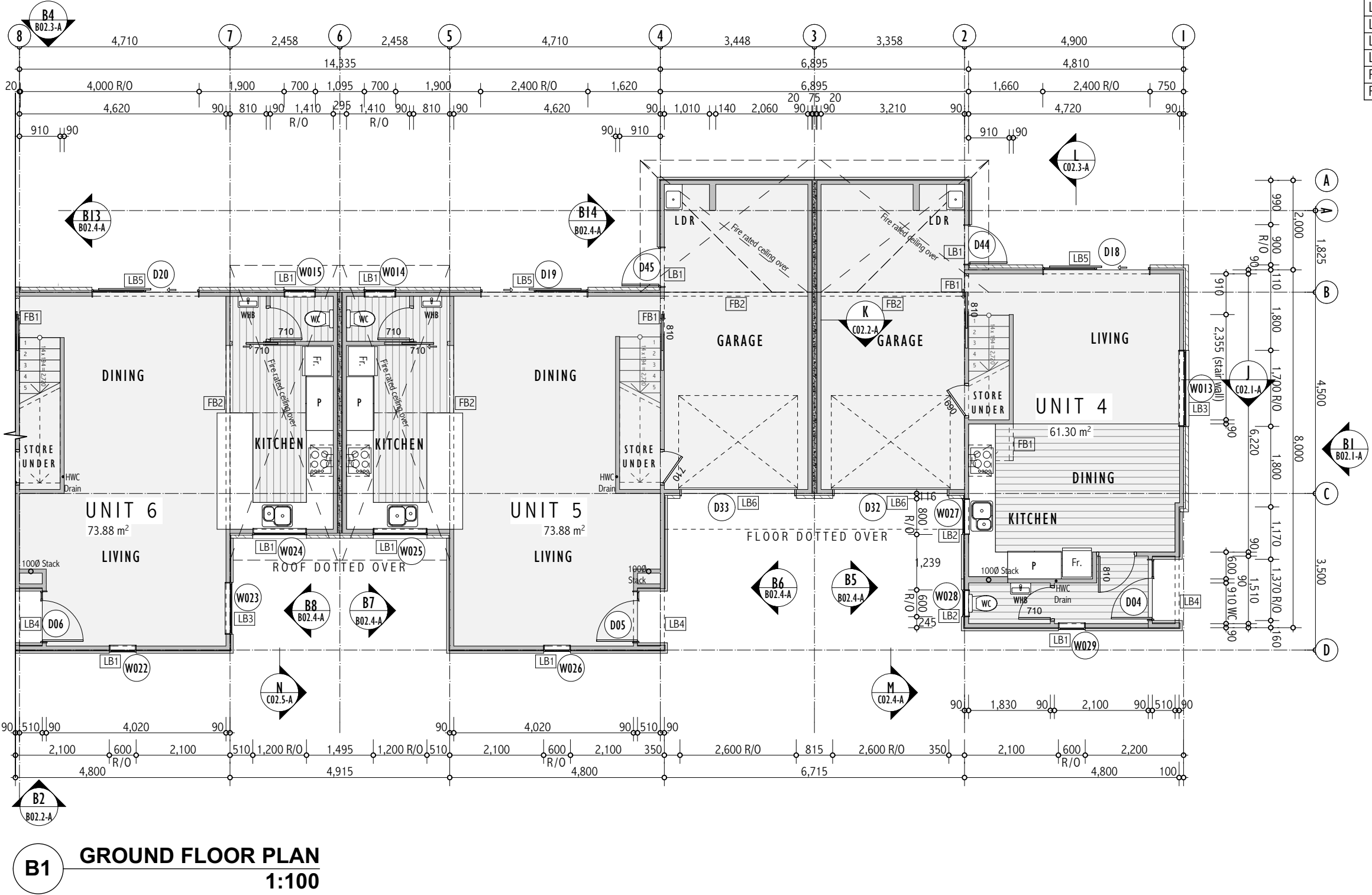
Fixture Discharge Pipe Sizes :

SH	Shower	40mm dia.
WHB	Wash hand basin	32mm dia.
WC	Water Closet (Toilet)	100mm dia.
HWC	Hot Water Cylinder	20mm dia. Cu
STACK	Soil Stack	100mm dia.

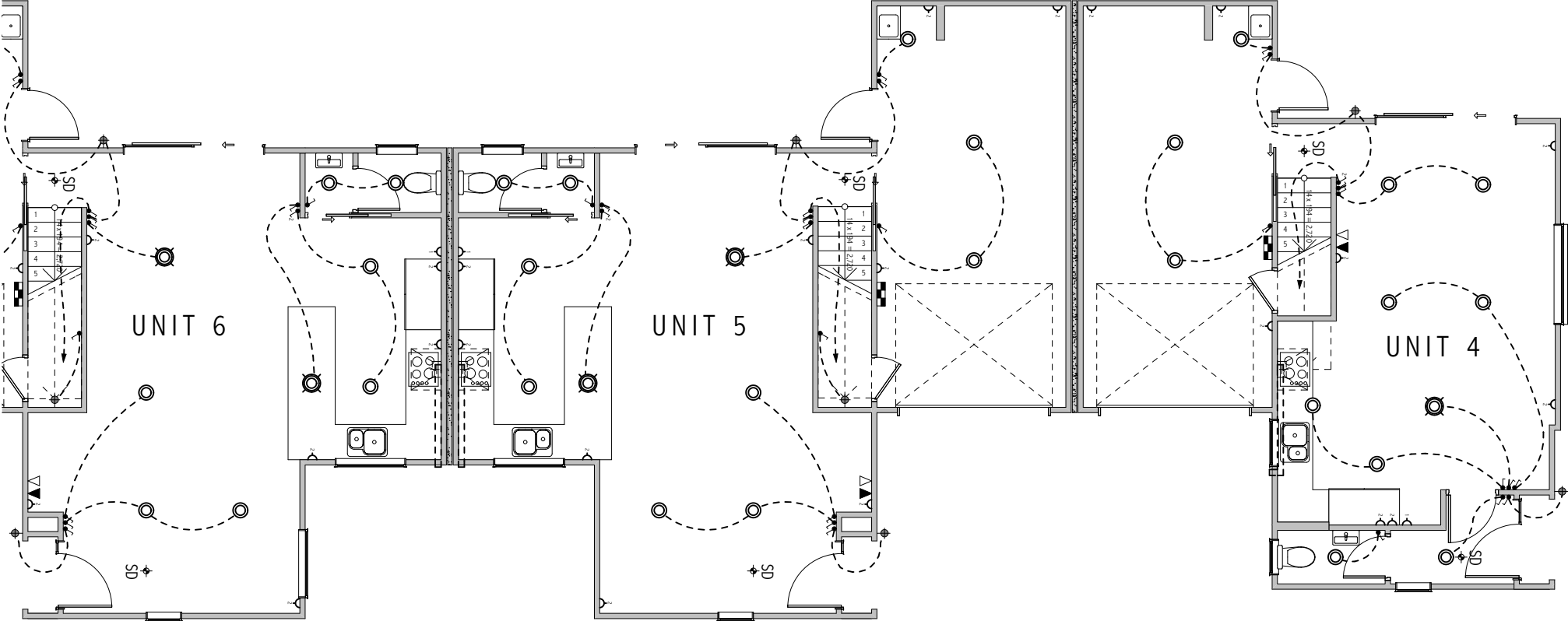
Notes:
Refer to Engineers drawings for wall bracing, connection details and accurate slab & floor framing setouts.

Pryda Stren-Joist to be used for all pipe penetrations greater than 32mm through solid timber floor joists.

Lumberlok Top Plate Stiffener to be used for pipe penetrations through top plates.



LINTEL TABLE	
NOTE: All structural timbers to be minimum SG8 grade	
CODE:	LINTEL SIZE/TYPE:
LB1	2x 90x45mm
LB2	2x 140x45mm
LB3	2x 190x45mm
LB4	2x 240x45mm
LB5	2x 290x45mm
LB6	2x 300x45mm HySpan
FB1	2x 240x45mm
FB2	200 PFC

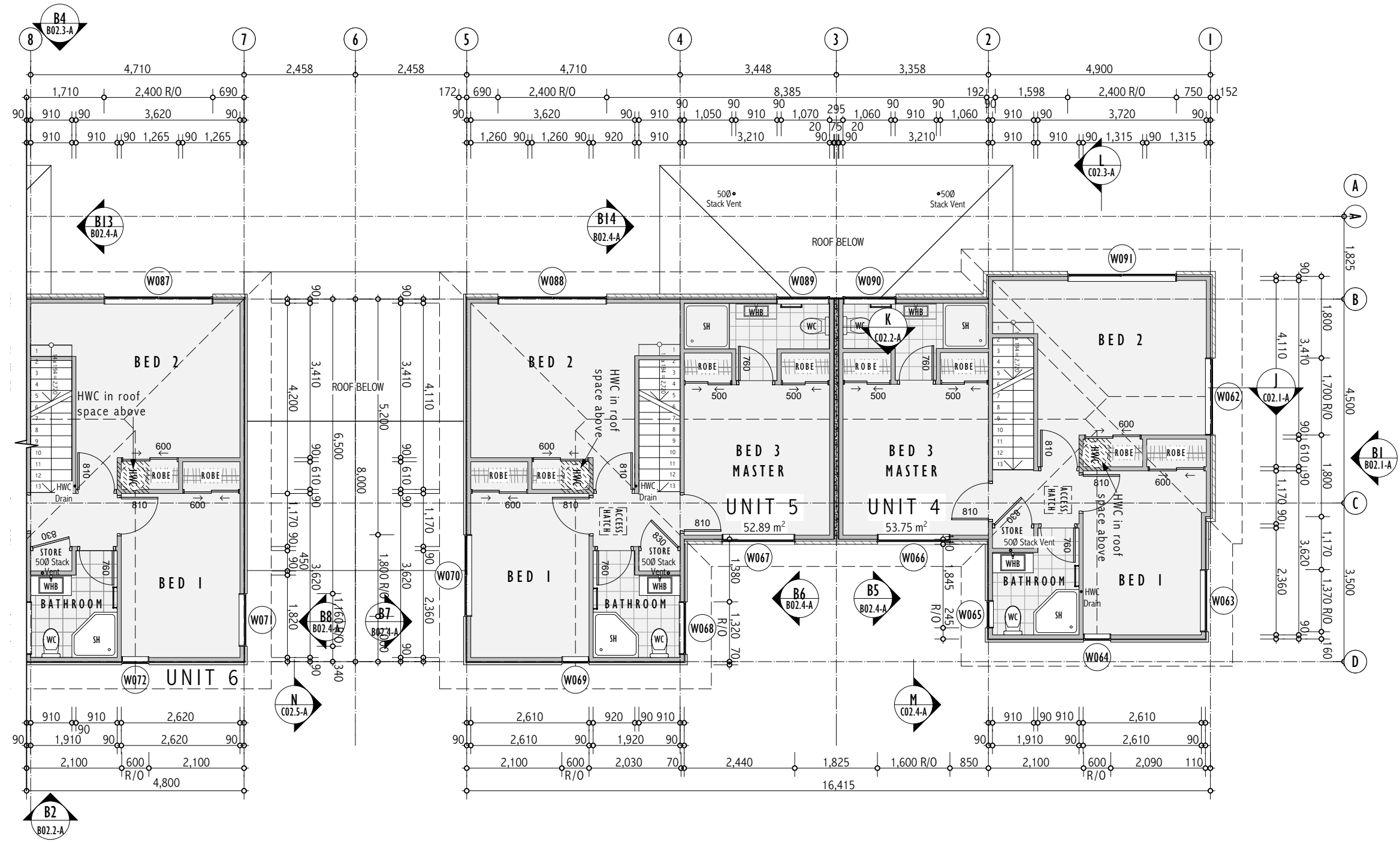


ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	Recessed LED Light Fitting
	Pendant Light
	Wall Light
	Exterior Wall Light with motion sensor
	Extract Fan ducted to exterior
	Double Socket Outlet (horizontal)
	Single Socket Outlet
	Single switch
	Two-Way switch
	Phone/Data outlet
	TV aerial outlet
	Combined Switchboard & Meterboard
	Smoke Detectors with hush facility (hard-wired)

B1

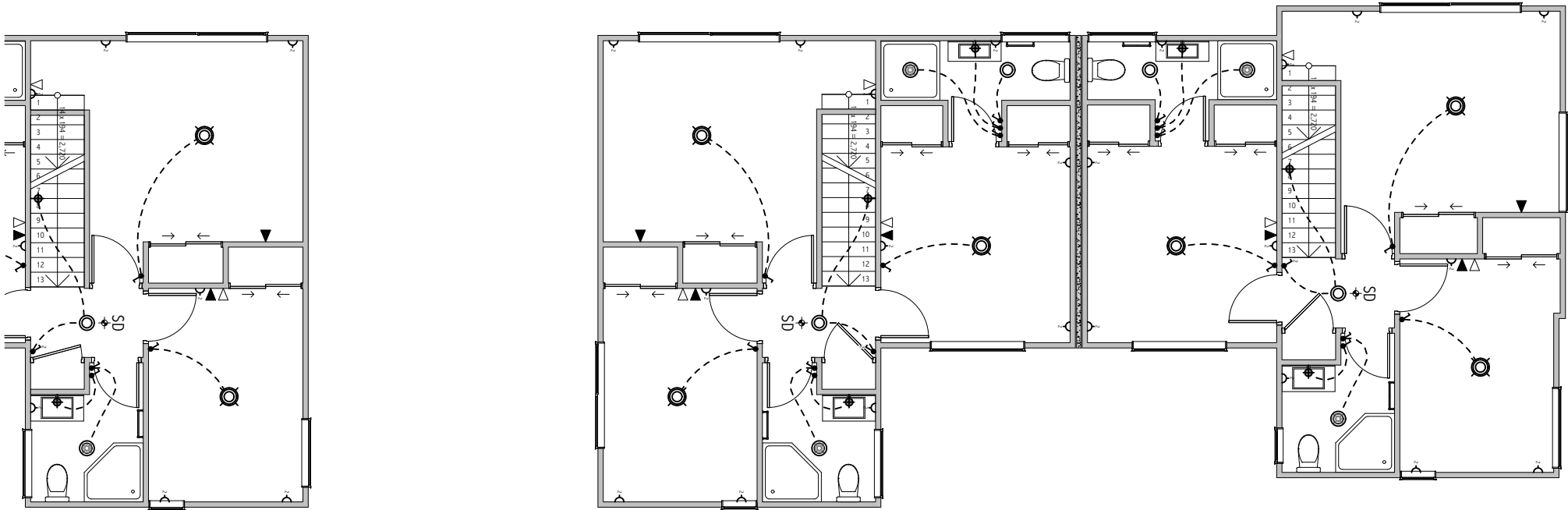
GROUND FLOOR ELECTRICAL PLAN

1:100



B1 FIRST FLOOR PLAN
1:100

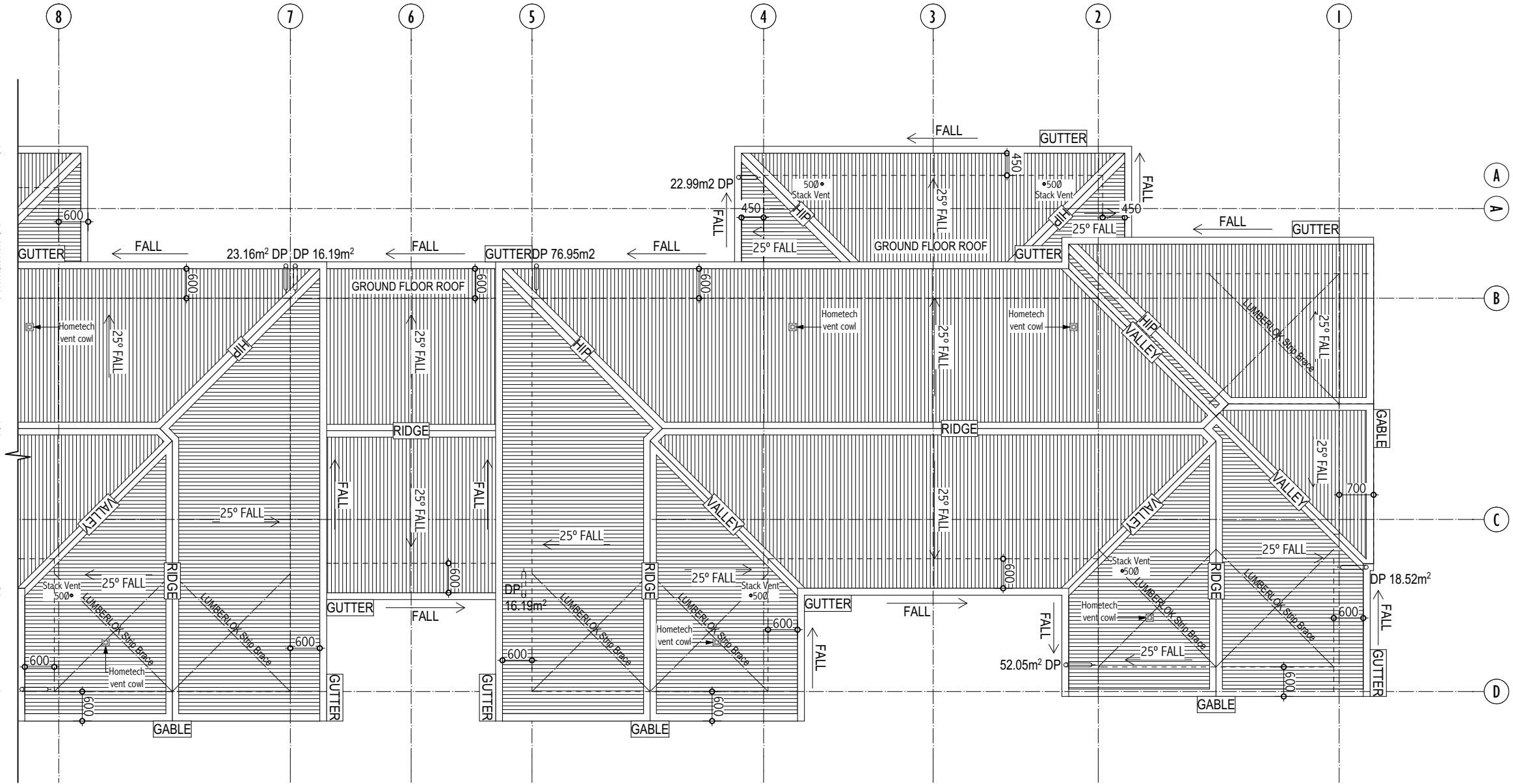
ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	Recessed LED Light Fitting
	Pendant Light
	Double Socket Outlet (horizontal)
	Single switch
	Two-Way switch
	Phone/Data outlet
	TV aerial outlet
	Heated Towel Rail
	LED Heat/Fan/Light Unit
	Smoke Detectors with hush facility (hard-wired)



B1

FIRST FLOOR ELECTRICAL PLAN

1:100



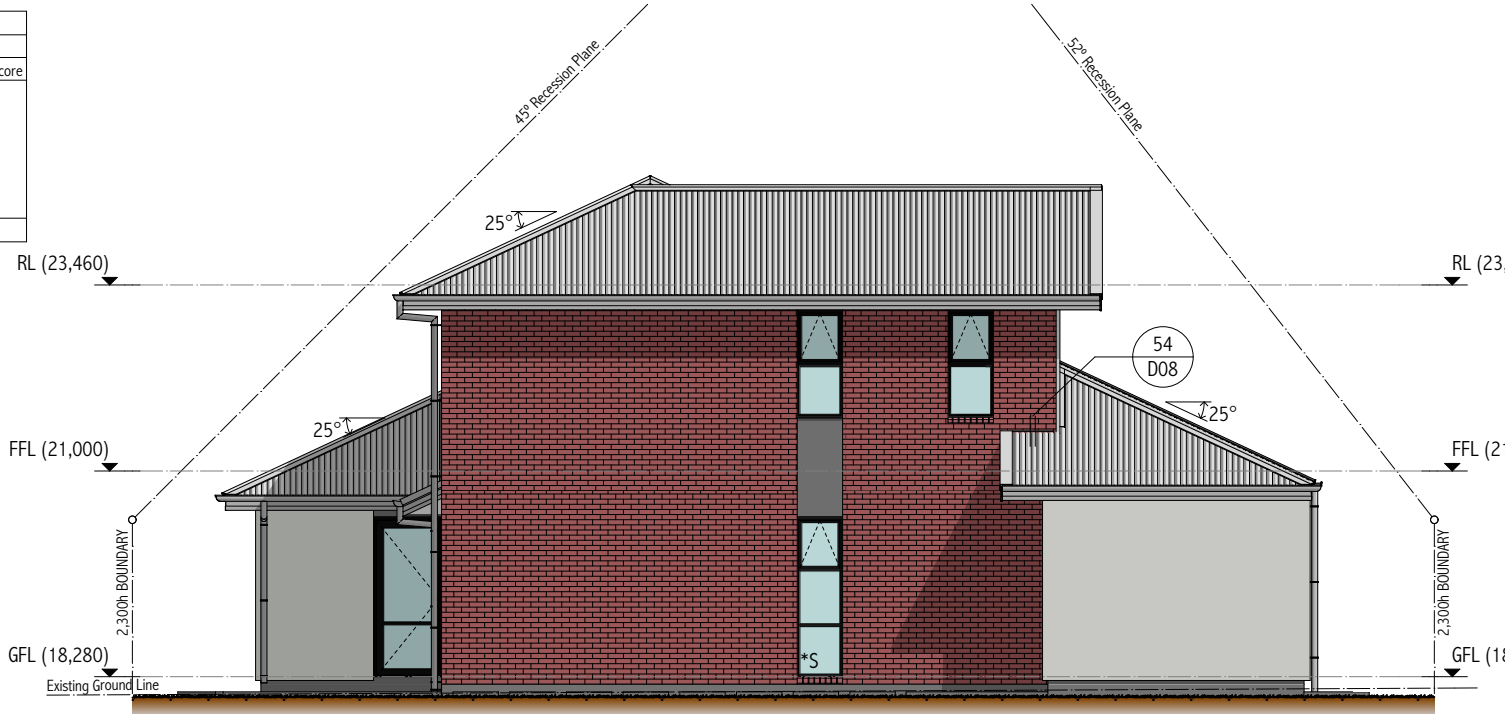
ROOFING NOTES:	
Roofing:	0.4mm BMT longrun corrugated Colorsteel roofing
Underlay:	'Sisalation' Surewrap
Fascia:	180mm Colorsteel fascia
Gutter:	'Marley' Typhoon 1/2 round with external brackets
Downpipes:	80mm Ø uPVC

BUILDING ENVELOPE RISK MATRIX		
Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		5



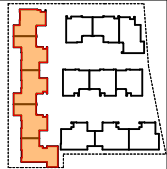
B1 NORTH WEST Elevation
1:100

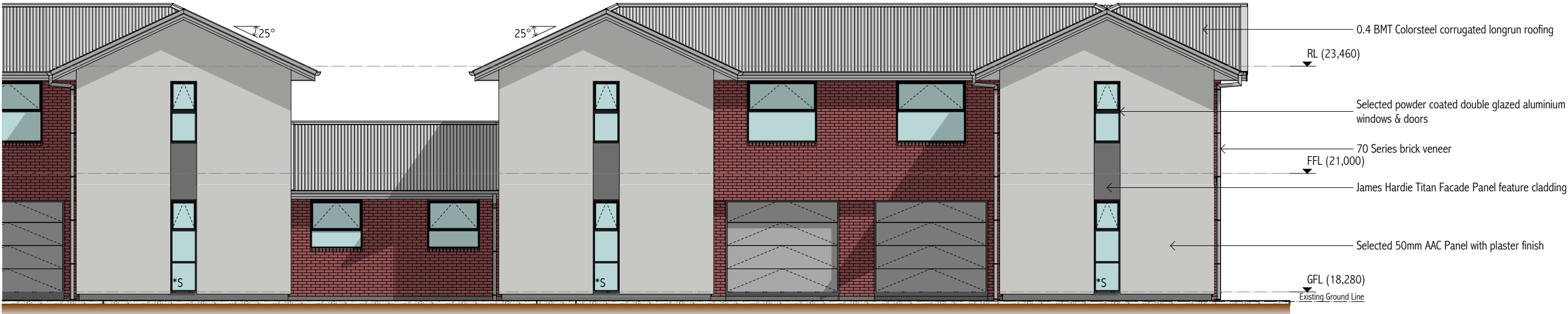
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Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		5



B3 SOUTH EAST Elevation
1:100

*S = Safety glazing in accordance with NZS 4223.
All glazing to comply with NZS 4223.





B2

NORTH EAST Elevation
1:100

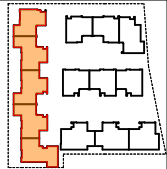
BUILDING ENVELOPE RISK MATRIX		
Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		5



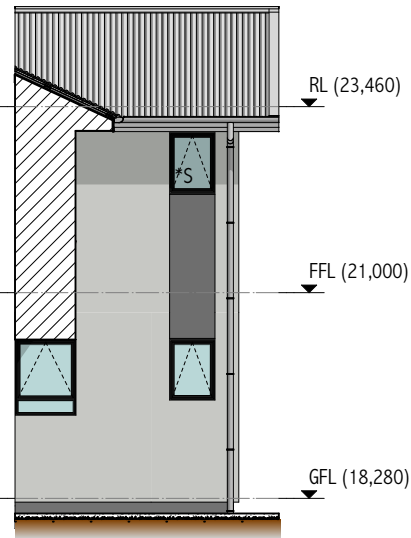
B2

NORTH EAST Elevation
1:100

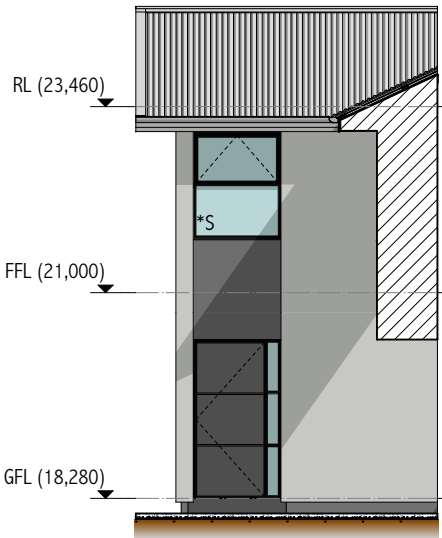
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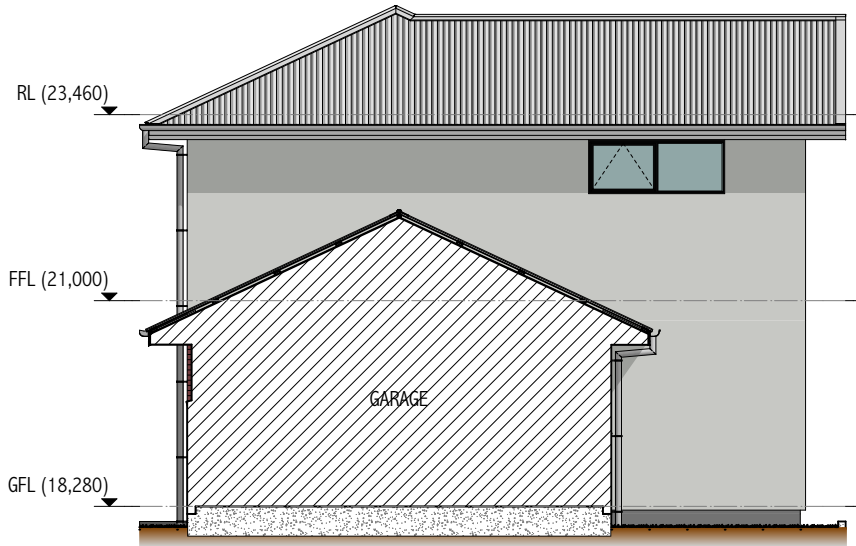




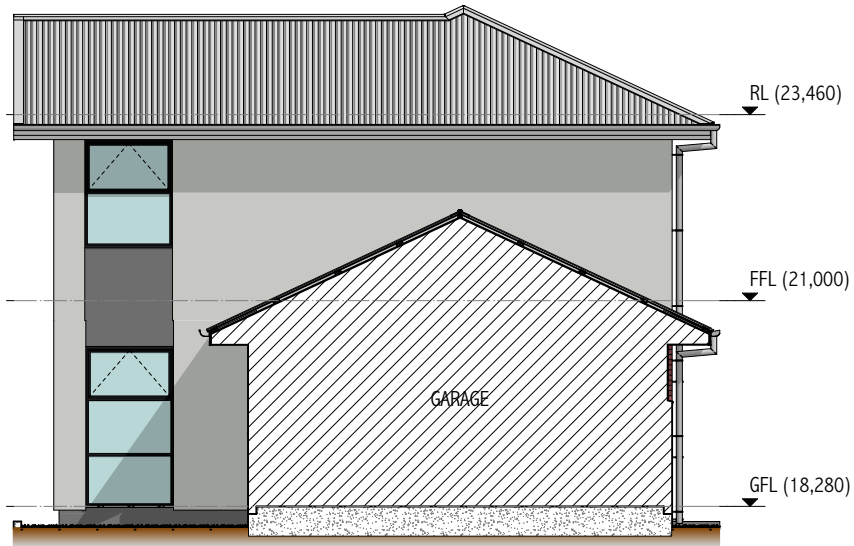
B5 Elevation
1:100



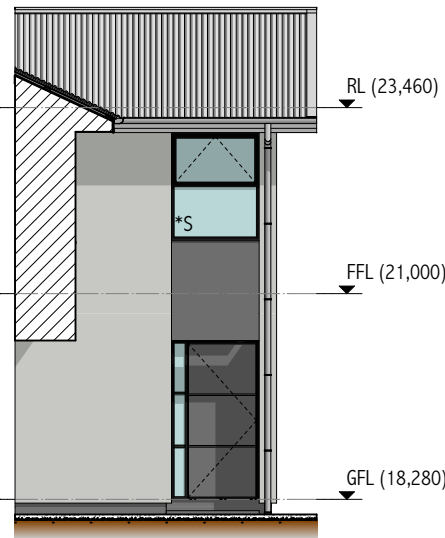
B6 Elevation
1:100



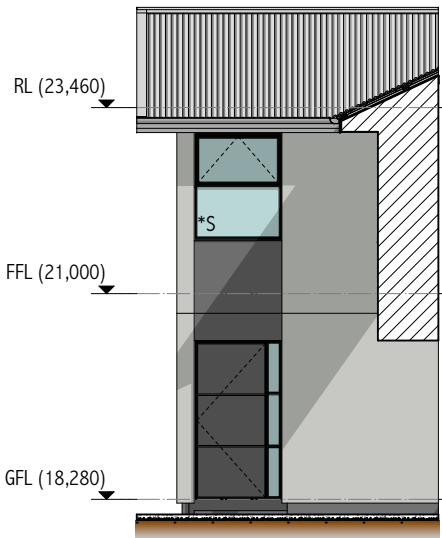
B7 Elevation
1:100



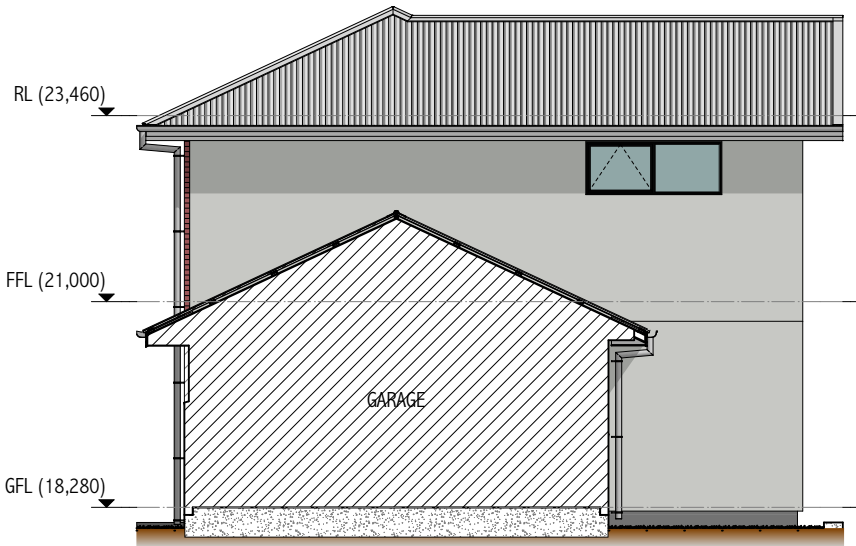
B8 Elevation
1:100



B9 Elevation
1:100



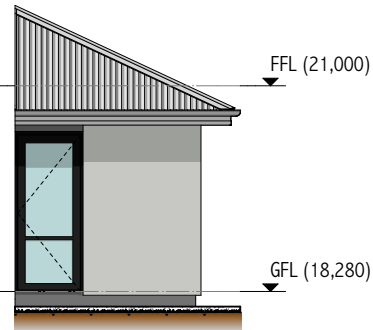
B10 Elevation
1:100



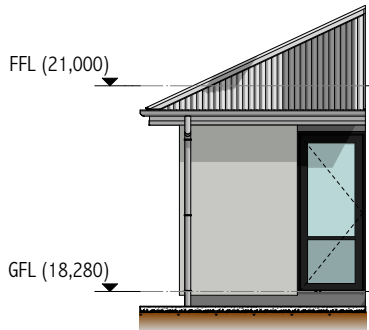
B11 Elevation
1:100



B12 Elevation
1:100



B13 Elevation
1:100



B14 Elevation
1:100

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