

NEW HOME WITH ATTACHED GARAGE

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Project No. 25115
Project Address Lot 27, Milns Green, Halswell, Christchurch

BUILDING CONSENT ISSUE - 17/10/2025



Christchurch City Council  Page 1 of 42
BCN/2025/7513
 Approved Building Consent Document
 30/10/2025 Cai, Jasmine



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DRAWING ISSUE REGISTER

DRAWING REV	ISSUE DATE	DESCRIPTION
REVO	2025/09/03	ISSUE FOR CONSTRUCTION

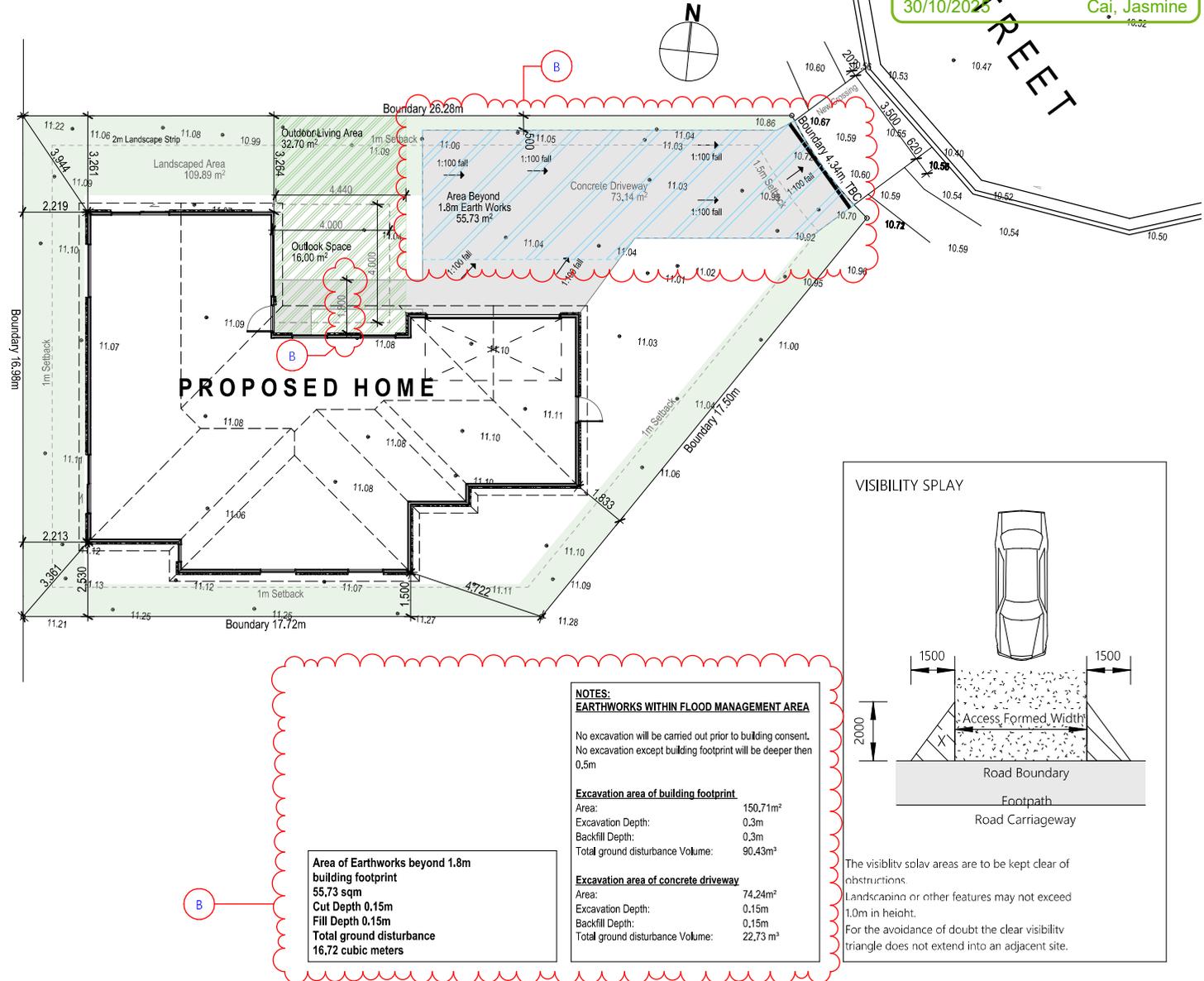
DRAWING SHEET CONTENTS:

SHEET	SHEET TITLE	ISSUE DATE	REVISION
S001	GENERAL NOTES.	2025/09/03	A
S101	WAFFLE FOUNDATION LAYOUT.	2025/09/03	A
S201	FOUNDATION DETAILS.	2025/09/03	A
S202	FOUNDATION DETAILS.	2025/09/03	A
S203	FOUNDATION DETAILS.	2025/09/03	A
S204	FOUNDATION DETAILS.	2025/09/03	A



Please note that the 3D render provided may not depict all building elements accurately; for a precise representation, refer to the architectural plans and elevations.

Project Information		Construction notes
Legal Description:	Lot 27 DP TBC	1. No site inspections have been allowed for by the designer in this project. All site inspections shall be carried out by the Building Consent Authorities (bca) or Independent Building Certifier during the course of construction, to check code compliance to this project, and enable a Code Compliance Certificate to be issued (CCC). 2. All dimensions to be checked and verified on site before commencement of any construction. 3. All dimensions that relate to site boundaries & easements are subject to verification by a site surveyor, or done by a qualified surveyor if a building location certificate is required in consent condition. 4. The contractor shall be responsible for all work on site and any other aspects of the project that ensure a good level of workmanship. He/she shall contact the designer in writing regarding this project, if any aspect is not clear prior to starting construction. 5. All ground heights shall be re-checked on site by the builder before starting any work to find exact levels.
Site Area:	409 m ²	
Building Area:	150.71 m ²	
Proposed Site Coverage:	36.84 %	
Landscaped Area:	109.89 %	
Landscaped Area Ratio:	26.86 %	
MRZ Zone:		General Notes 1. All entries & exits to comply with NZBC D1/AS1. 2. Floor finishes for wet area rooms to comply with the requirements of NZBC E3 Internal Moisture, refer to layout A13 3. Support and Thermal Movement of Foul Water Drainage system to NZBC G13 Clauses 6.2 & 6.3. 4. All services penetrations through the floor slab shall have a flexible seal employed to allow some movement between the pipe and floor. 5. Contractor to provide 2.0m min. chainlink mesh temporary fence to comply F5/AS1.
Exposure Zone	C	
Wind Zone:	High	
Lee Zone:	No	
Earthquake Zone	2	
Snow Zone and Loading:	N4 (0.9kPa)	
Soil Condition:	Refer Geo	DISCLAIMER Boundaries shown are from external source and subjects to surveyor's confirmation, the designers take no responsibilities of variations occurred by information provided by surveyor or any external source. Site levels shown are from external source and subjects to surveyor's confirmation, the designers take no responsibilities of variations occurred by information provided by surveyor or any external source. The contractor to notify designers and engineers(if any) should there be any discrepancies found.
Rainfall Intensity:	40 - 50 mm/hr	
Note:		
The dimensions between the foundation and site boundary are at right angle to the boundaries.		
Landscape for site feasibility design only, not represents final style of finished building		
Sediment Management - General Notes		
All erosion and sediment control structures to be inspected each working day and maintained in good working order.		
All ground cover vegetation and trees outside the immediate building area to be preserved during the building phase.		
All erosion and sediment control measures to be installed prior to commencement of major earthworks.		
Stockpiles of clayey material (if any) to be covered with an impervious sheet.		
Roof water downpipes to be connected to the permanent underground stormwater drainage system as soon as practical after the roof is laid.		



BUILDING ENVELOPE RISK MATRIX

North Elevation

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Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
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:		4



North Elevation 1:100



West Elevation 1:100

Thermally broken Aluminium framed door, with double glazing, low-E+ argon gas IGU

West Elevation

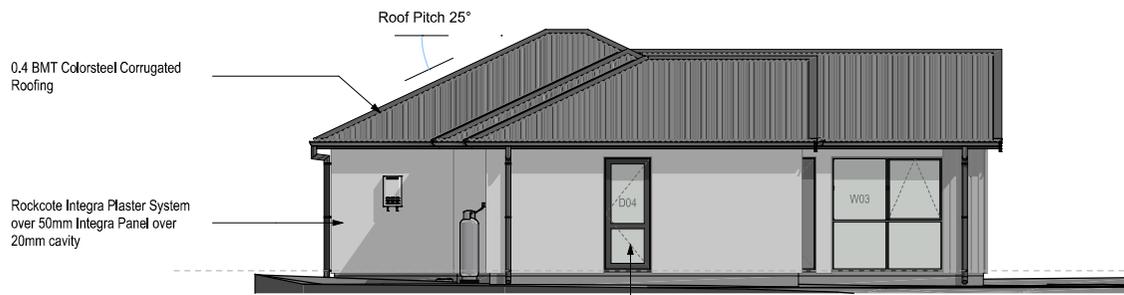
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		2



South Elevation 1:100

South Elevation

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



East Elevation 1:100

Thermally broken Aluminium framed door, with double glazing, low-E+ argon gas IGU

East Elevation

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		3

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GENERAL NOTE:
ALL CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE STARTING WORK OR ORDERING MATERIALS. ANY CONTRACTOR SHALL IMMEDIATELY REPORT ANY ANOMALIES FOUND TO THE DESIGNER. CONTACT JASON@VISOARCH.NZ OR JASON@VISOARCH.NZ
-DO NOT SCALE
-ALL DIMENSIONS IN MM UNLESS OTHERWISE STATED.



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ADDRESS
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Drawing 1:100, 1:1, 1:2,41@A3
ELEVATIONS

Rev.	Description	Date
A	Building Consent	22/09/2025
01	Concept	14/08/2025

Revision
A

Sheet No.

A-301