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# McCombs Street Development

12 McCombs Street, Somerfield, Christchurch  
Truss and Engineering Issue



Design Workshop Architecture.

[www.dwa.co.nz](http://www.dwa.co.nz) | [info@dwa.co.nz](mailto:info@dwa.co.nz) | 51500 Ferry Road, Ferrywood, Christchurch

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## McCombs Street Development

12 McCombs Street, Somerfield, Christchurch

STAGE	REV	DATE
Prelim Floor Plans	A	29/11/2024
Developed Concept	B	02/12/2024
Resource Consent Issue	C	05/12/2024
Truss and Engineering Issue	D	09/12/2024
-	E	-/-
-	F	-
-	-	-

SHEET NAME			
PROJECT INTRODUCTION			
CLIENT	O'Connell Builders	SCALE	SCALE DOUBLED AT A3
DATE	9/12/2024	DRAWN	SF
JOB NO.	DW1645	CHECKED	MH/DWA

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D
DRAWING NO.
A000

## McCombs Street Development

### 12 McCombs Street, Somerfield, Christchurch

STAGE
Prelim Floor Plans
Developed Concept
Resource Consent Issue
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#### SHEET NAME

### EXISTING/SEDIMENT CONTROL PLAN

CLIENT	O'Connell Builders	SCALE	1:10 SCALE DOUBLED AT A3
DATE	9/12/2024	DRAWN	SF
JOB NO.	DW1645	CHECKED	MHDWA

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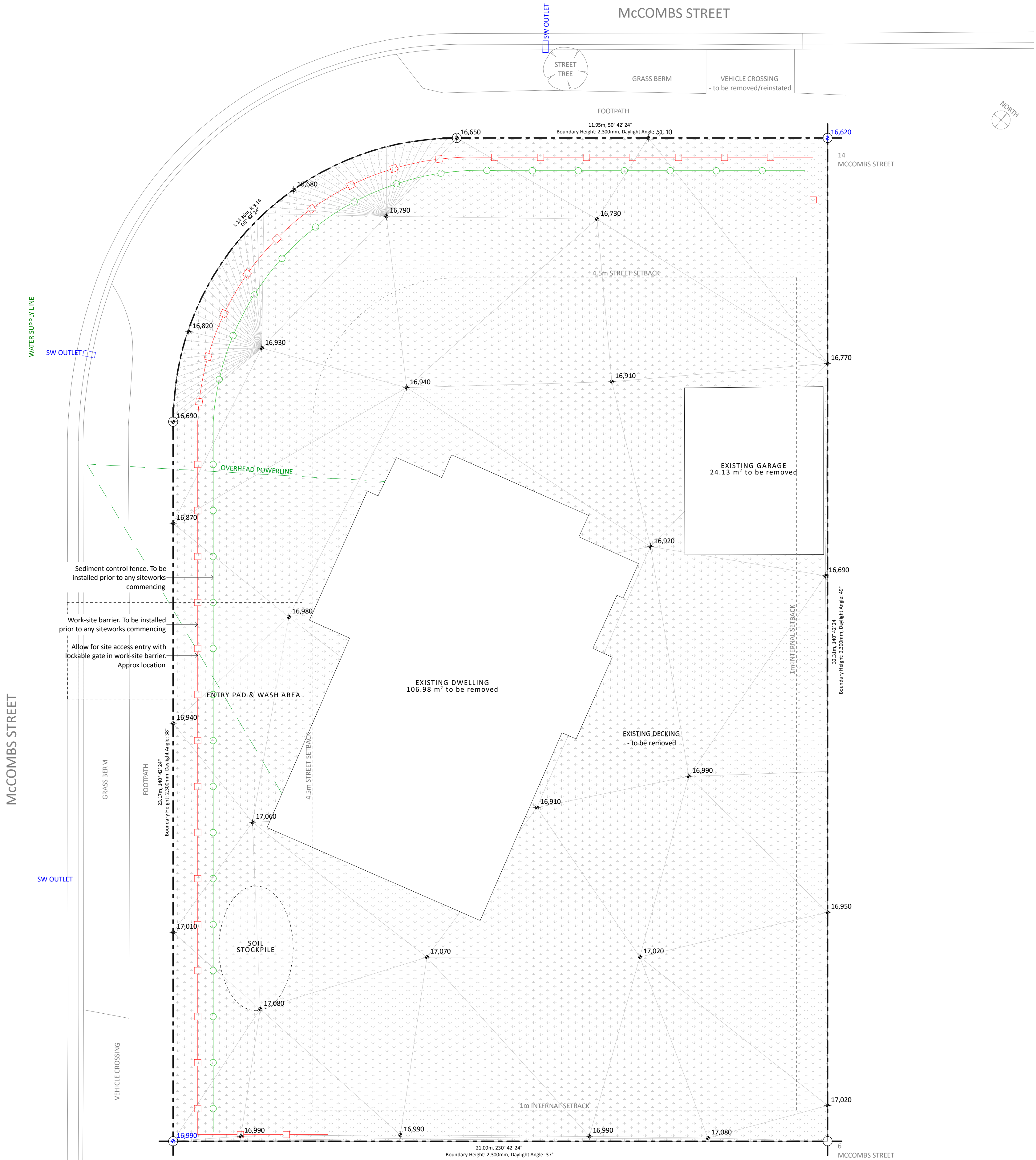
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# A101

#### 1. EXISTING/SEDIMENT CONTROL PLAN

SCALE 1:75



#### SEDIMENT CONTROLS

Sediment controls to be taken during the construction process. To be read in conjunction with Environment Canterbury's "Erosion and Sediment Control Guideline 2007".

All sediment control measures & structures are to be installed prior to major earthworks and are to be checked and maintained daily as required.

Work area shall be protected by site fencing to comply with F5.

Provide stabilized entry pad & wash down area for contractor vehicles in accordance with ECAN sediment control for small sites.

A runoff diversion bund will be included in the site access way if required. All sediment on footpaths and roads to be removed as soon as practicable.

All ground cover vegetation and trees outside the immediate building area to be preserved during the building phase.

Excavated topsoil is to be spread around the site and flattened where possible. The rest is to be removed from site. While stored on site all soil is to be covered with impervious sheet.

Roof water downpipes to be connected to the permanent underground stormwater drainage system as soon as practical after the roof is laid.

#### SEDIMENT CONTROL RESPONSIBILITIES

Person responsible for implementation and maintenance of sediment controls is:  
**O'Connell Builders - Thomas O'Connell**  
Mobile: 027 362 3265  
Email: tom@oconnellbuilders.co.nz

#### SEDIMENT CONTROL FENCE:

Refer to Figure 9 & 10 - From Environment Canterbury - Erosion and Sediment Control Guidelines for Small Sites Figure 9 & 10 pg 10

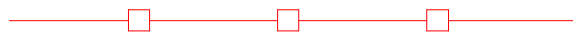
Sediment control fence:



#### WORK-SITE BARRIERS

Work-site barriers to be installed in accordance with NZBC FS/A51 Table 1, all work-site barriers to be erected prior to commencement of works.

Work-site Barrier:



#### LEGEND - LEVELS

- Proposed Finished Ground / Surface Level
- Existing Ground Level
- Lowest Point on Boundary

Existing Site Levels based on Survus survey plan Ref 16226, carried out 26/11/2024

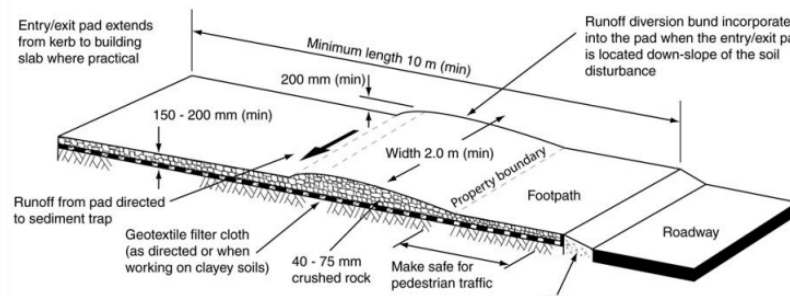


FIG. 3 STABILISED ENTRY/EXIT PAD  
SCALE 1:100

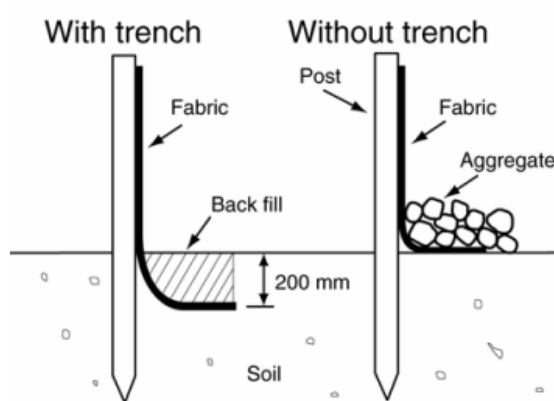


FIG. 10 ALTERNATIVE SEDIMENT FENCE INSTALLATIONS  
SCALE 1:100

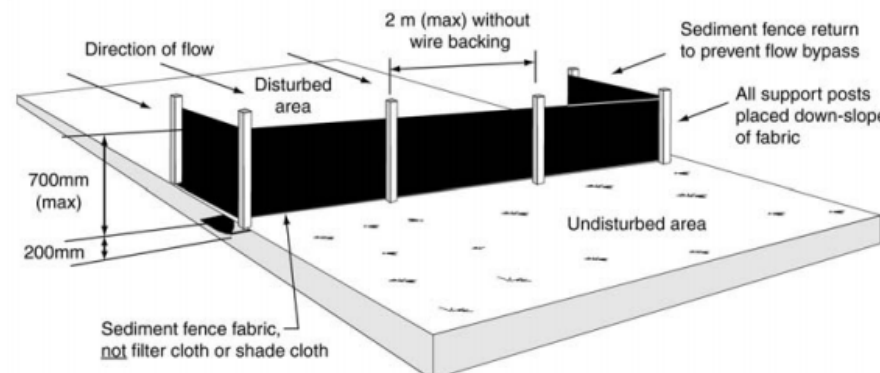


FIG. 9 SEDIMENT FENCE CONSTRUCTION  
SCALE 1:100



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##### SITE PLAN

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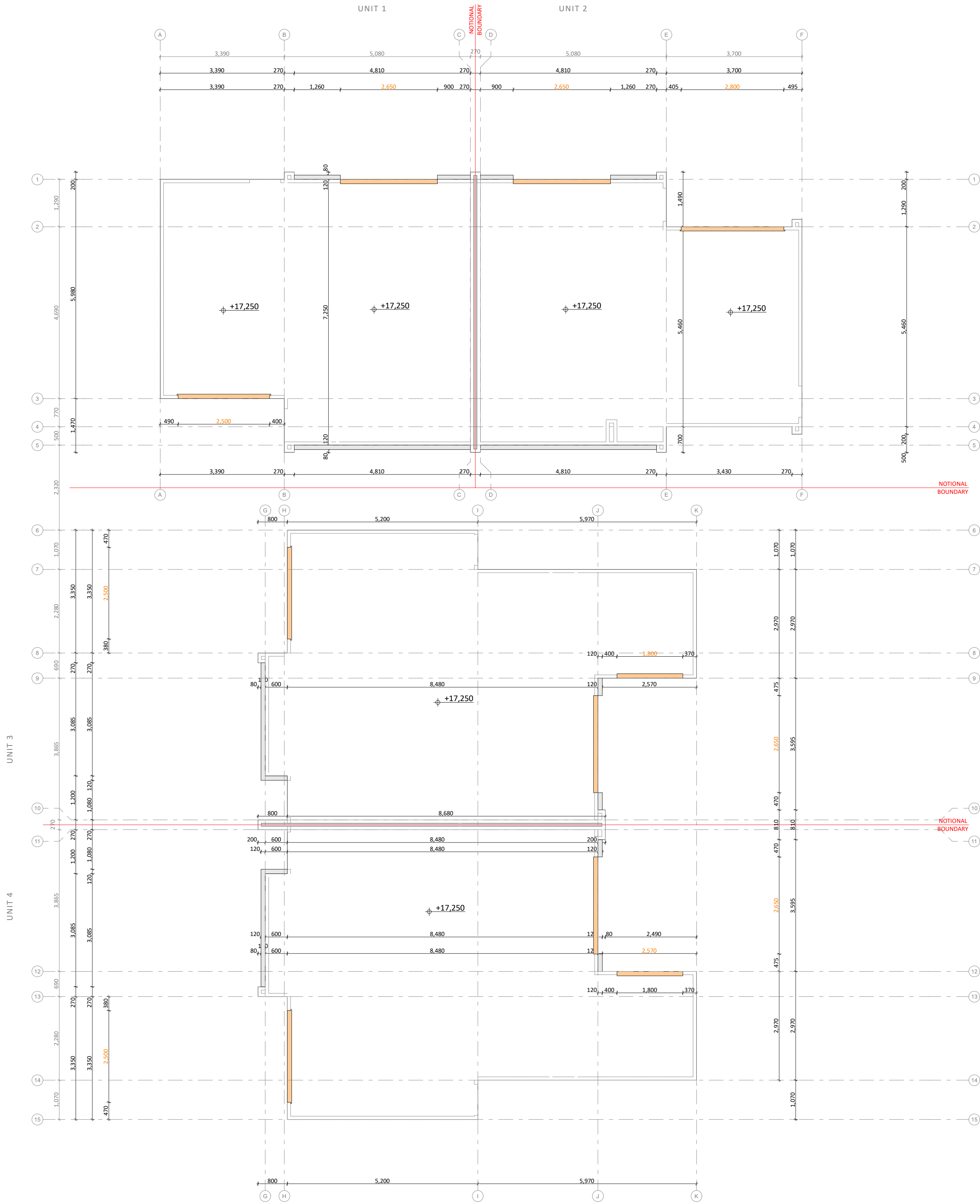
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**A102**

#### 1. SITE PLAN

SCALE 1:75





- LEGEND - SLAB
- Concrete floor system  
- Refer to Engineers documents for further detail
  - 120x30mm door/window rebate
  - 120mm brick rebate
  - Line of wall framing

2. FOUNDATION PLAN  
SCALE 1:75

**McCombs Street Development**  
**12 McCombs Street, Somerfield, Christchurch**

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SHEET NAME  
**FOUNDATION PLAN**

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McCombs Street Development

12 McCombs Street, Somerfield, Christchurch

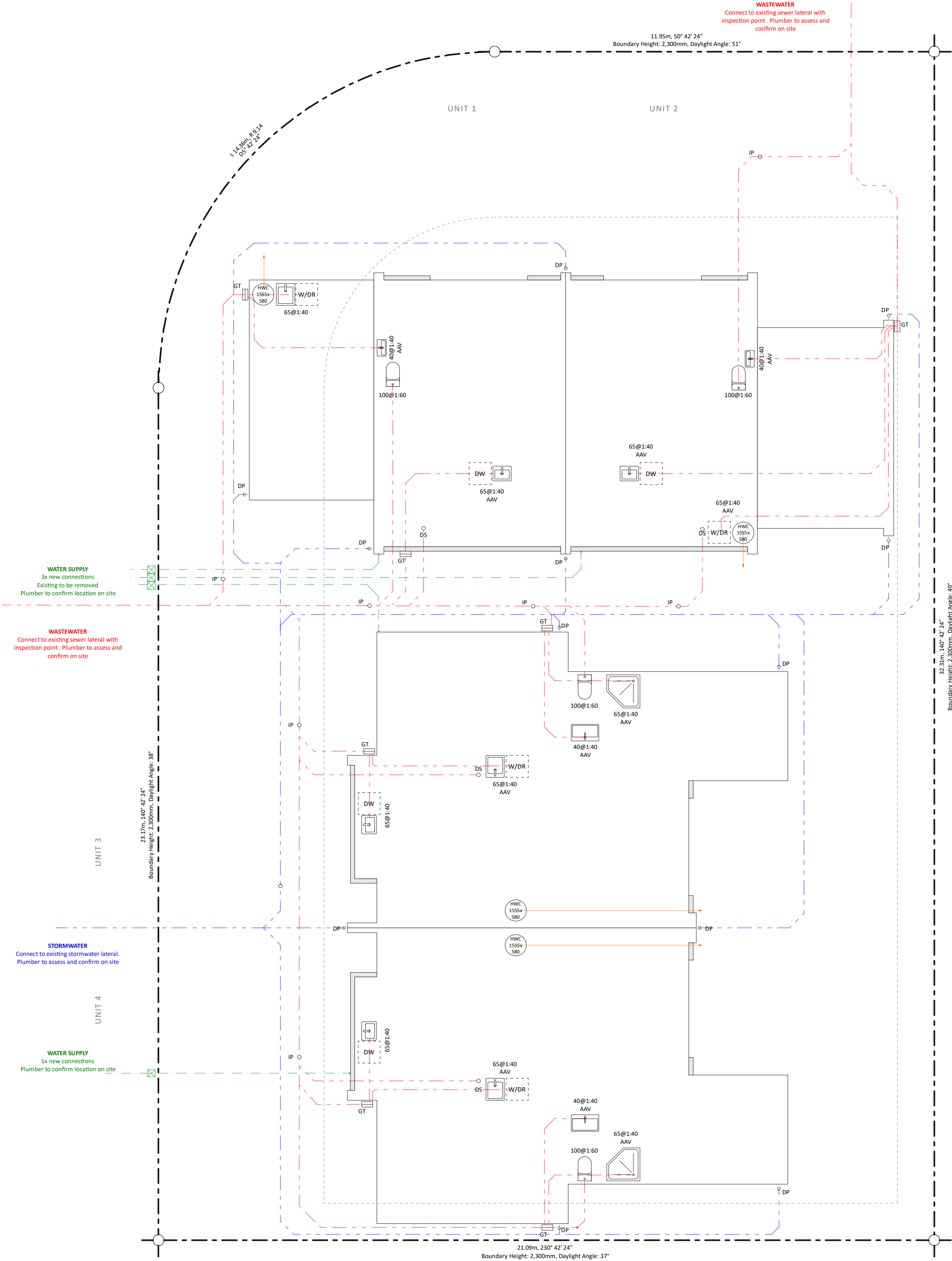
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SHEET NAME		DRAINAGE PLAN	
CLIENT	O'Connell Builders	SCALE	1:100, 1:75 SCALE DOUBLED AT A3
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2. DRAINAGE PLAN

SCALE 1:75



LEGEND - PLUMBING & DRAINAGE

- Stormwater Pipe
- Wastewater Pipe
- Water Supply Pipe
- Gully Trap (ORG)
- Floor Waste Gully Trap
- Terminal Vent (80mm dia)
- Drain Stack
  - 100mm drain stack to continue to floor below
- Stack Vent
  - drain stack continues up to vent through roof at 80mm
- Inspection Point to NZBC G13
- Downpipe Connection
- Flexible connection to match drain pipes size and type
- NZBC E1/AS1 Type 1 Sump
- Existing / New drain connection point
- Rheem 180L Hot Water Cylinder
  - Installed to manufacturers specifications
  - Seismic restraints as per details
  - 1165mm tall x 560mm width cylinder

GENERAL NOTES

Contractor to install all new plumbing fixtures & appliances to manufacturers specifications.

Contractor to furnish & install all hardware unless noted otherwise.

GIB Aqualine to be used in all bathroom areas with oil based paint finish

In wall 20mm plywood blocking at all sink, wall scone, & accessory locations. Contractor to provide all blocking as required for proper installation of item.

All entries & exits to comply with NZBC D1/AS1.

Floor finishes for wet area rooms to comply with the requirements of NZBC E3 Internal Moisture

Support and Thermal Movement of Foul Water Drainage system to NZBC G13

All services penetrations through the floor slab shall have a flexible seal employed to allow some movement between the pipe and floor.

SANITARY FIXTURES

	SIZE	GRADIENT
Basin	40mm	1:40
Bath	40mm	1:40
Washing Machine	40mm	1:40
Dishwasher	40mm	1:40
Kitchen Sink	50mm	1:40
Laundry Tub	50mm	1:40
Shower	40mm	1:40
WC	100mm	1:60
Stormwater	85mm	1:90
	100mm	1:120
	150mm	1:200

PLUMBING NOTES

Allow plumbing connection for dishwasher into sink.

Allow plumbing connection for washing machine into laundry tub.

All basins, sinks and tubs to have integrated overflow drains & flow restrictions fitted to tap.

Plumbing shown as indicative only

HWC NOTES

HWC (20mm copper pipe to run down through exterior wall to ground floor slab and is to exit from the edge of the slab in a visible location)

HWC to have safe tray. Safetray to have 40mm @ 1:40 pipe with vermin flap to termination point outside building envelope/foundation.

Relief value drain minimum diameter of the same size as the valve outlet and to have a continuous fall from the relief valve to the outlet to exit from the edge of the slab in a visible location.

Pipe to be copper, as per G12/AS1.



3. MIDFLOOR & DRAINAGE PLAN  
SCALE 1:75

LEGEND - MIDFLOOR

- Ground floor wall below
- Floor Joists
- 2/240x45 H1.2 SG8 Floor Beam
- Midfloor Insulation  
- R3.2 Fibreglass batts or similar

MEMBER SCHEDULE

- F1** 240x45 H1.2 SG8 Floor Joists @ 450 max CRS
- B1** Engineer Designed Beam
- B2** Engineer Designed Beam
- B3** Engineer Designed Beam
- WB** Wind Beam  
- size to be confirmed

MIDFLOOR NOTES:

MyTek floor joist stiffeners to be used for all floor joist penetrations. Do not drill holes less than 300mm from joist support

2/240x45 SG8 perimeter joists required for all units

Midspace blocking as per NZS3604:2011

Joists and nogs must be max 400mm for wet areas as per Section 8.2 Branz #484/2018 Mapel

GENERAL NOTES

Contractor to install all new plumbing fixtures & appliances to manufacturers specifications.

Contractor to furnish & install all hardware unless noted otherwise.

G18 Aqualine to be used in all bathroom areas with oil based paint finish

In wall 20mm plywood blocking at all sink, wall scone, & accessory locations. Contractor to provide all blocking as required for proper installation of item.

All entries & exits to comply with NZBC D1/AS1.

Floor finishes for wet area rooms to comply with the requirements of NZBC E3 Internal Moisture

Support and Thermal Movement of Foul Water Drainage system to NZBC/G13

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Plumbing shown as indicative only

HWC NOTES

HWC (20mm copper pipe to run down through exterior wall to ground floor slab and is to exit from the edge of the slab in a visible location)

HWC to have safe tray. Safetray to have 40mm @ 1:40 pipe with vermin flap to termination point outside building envelope/foundation.

Relief valve drain minimum diameter of the same size as the valve outlet and to have a continuous fall from the relief valve to the outlet to exit from the edge of the slab in a visible location.

Pipe to be copper, as per G12/AS1.





2. GROUND FLOOR PLAN  
SCALE 1:75

LEGEND - WALLS

- 90mm Timber Framed Wall (external wall)
  - GIB wall lining (refer to finishes plan)
  - 90 x 45mm studs @ 600 CRS, dwangs @ 450 CRS
  - building wrap
  - 20mm drained cavity
  - James Hardie Stria
- 90mm Timber Framed Wall (external wall)
  - GIB wall lining (refer to finishes plan)
  - 90x45mm studs @ 400 CRS, dwangs @ 800 CRS
  - building wrap
  - 50mm drained cavity
  - Selected Brick Cladding
- 90mm Timber Framed Wall (internal wall)
  - GIB wall lining both sides (refer to finishes plan)
  - 90x45mm studs @ 600 CRS, dwangs @ 800 CRS
- RCS INTA120a (intertenancy wall)
  - GIB wall lining (refer to finishes plan)
  - 90x45mm studs @ 600 CRS, dwangs @ 800 CRS
  - 20mm cavity
  - 50mm INTA120a panel
  - 20mm cavity
  - 90x45mm studs @ 600 CRS, dwangs @ 800 CRS
  - GIB wall lining (refer to finishes plan)
- 2/90mm Timber Framed Wall (internal wall)
  - Location of drain stack
- 90mm Timber Framed Wall (Balustrade)
  - 1m high timber framed balustrade
  - Refer to engineers documents for fixing details

WALL NOTES:

**Top Plate Fixing:** Top plate to be fixed to studs @ 600 max CRS with 2-90 x 3.15 end nails + 2 wire dogs or 4.7kN alternative fixing unless noted otherwise

**Bottom Plate Fixing to Slab:** Proprietary anchor's @ 900 max CRS with 50x50x3 flat washer unless noted otherwise

**Bottom Plate Fixing to Timber:** Refer to "NZS3604:2011 Table 8.19 - Nailing Schedule for hand-driven and power-driven nails"

GENERAL NOTES:

All entries and exits to be in accordance with NZBC D1/AS1.

Anti-slip on all access routes (both external and internal) provide anti-slip surfaces complying with nzbc d1/as1/ table 2.

Floor finishes for wet area rooms to be slip resistant in accordance with NZBC D1/AS1 table 2 and also to be in accordance with NZBC E3 - Internal Moisture.

Kitchen bench top to comply with NZBC G3/AS1.

Mechanical ventilation for removing moisture shall be vented outside (includes wet areas, clothes dryer & cooking hood. refer nzbc g4/as1 1.3.c.ii.) mechanical ventilation to be 150mm dia 230 cu m/h inline fan ducted to soffit.

Smoke alarms - Cavius Smoke Alarm, be installed to NZBC F1/AS1 with hush facility (3.0m radius)

All exposed fixings to be stainless steel

Contractor to install all new plumbing fixtures and appliances to manufacturers specifications.

Contractor to furnish and install all hardware unless noted otherwise.

Contractor to provide all blocking as required for proper installation of item. In wall 20mm plywood blocking at all sink, wall sconce and accessory locations.



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SHEET NAME  
**GROUND FLOOR PLAN**

CLIENT	O'Connell Builders	SCALE	1:10 SCALE DOUBLED AT A3
DATE	9/12/2024	DRAWN	SF
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3. FIRST FLOOR PLAN  
SCALE 1:75

**McCombs Street Development**  
**12 McCombs Street, Somerfield, Christchurch**

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**SHEET NAME**  
**FIRST FLOOR PLAN**

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DRAWING NO.

**A302**





2. WALL FRAMING PLAN - GROUND FLOOR  
SCALE 1:75

LEGEND - WALLS

- 90mm Timber Framed Wall (external wall)
  - GIB wall lining (refer to finishes plan)
  - 90 x 45mm studs @ 600 CRS, dwangs @ 450 CRS
  - Building wrap
  - 20mm drained cavity
  - James Hardie Stria
- 90mm Timber Framed Wall (external wall)
  - GIB wall lining (refer to finishes plan)
  - 90x45mm studs @ 400 CRS, dwangs @ 800 CRS
  - Building wrap
  - 50mm drained cavity
  - Selected Brick Cladding
- 90mm Timber Framed Wall (internal wall)
  - GIB wall lining both sides (refer to finishes plan)
  - 90x45mm studs @ 600 CRS, dwangs @ 800 CRS
- RCS INTA120a (intertencyancy wall)
  - GIB wall lining (refer to finishes plan)
  - 90x45mm studs @ 600 CRS, dwangs @ 800 CRS
  - 20mm cavity
  - 50mm INTA120a panel
  - 20mm cavity
  - 90x45mm studs @ 600 CRS, dwangs @ 800 CRS
  - GIB wall lining (refer to finishes plan)
- 2/90mm Timber Framed Wall (internal wall)
  - Location of drain stack
- 90mm Timber Framed Wall (Balustrade)
  - 1m high timber framed balustrade
  - Refer to engineers documents for fixing details

WALL NOTES:

**Top Plate Fixing:** Top plate to be fixed to studs @ 600 max CRS with 2-90 x 3.15 end nails + 2 wire dogs or 4.7kN alternative fixing unless noted otherwise

**Bottom Plate Fixing to Slab:** Proprietary anchor's @ 900 max CRS with 50x50x3 flat washer unless noted otherwise

**Bottom Plate Fixing to Timber:** Refer to "NZS3604:2011 Table 8.19 - Nailing Schedule for hand-driven and power-driven nails"

GENERAL NOTES:

All entries and exits to be in accordance with NZBC D1/AS1.

Anti-slip on all access routes (both external and internal) provide anti-slip surfaces complying with nzbc d1/as1/ table 2.

Floor finishes for wet area rooms to be slip resistant in accordance with NZBC D1/AS1 table 2 and also to be in accordance with NZBC E3 - Internal Moisture.

Kitchen bench top to comply with NZBC G3/AS1.

Mechanical ventilation for removing moisture shall be vented outside (includes wet areas, clothes dryer & cooking hood. refer nzbc g4/as1 1.3 c.i.l.) mechanical ventilation to be 150mm dia 230 cu m/h inline fan ducted to soffit.

Smoke alarms - Cavius Smoke Alarm, be installed to NZBC F1/AS1 with hush facility (3.0m radius)

All exposed fixings to be stainless steel

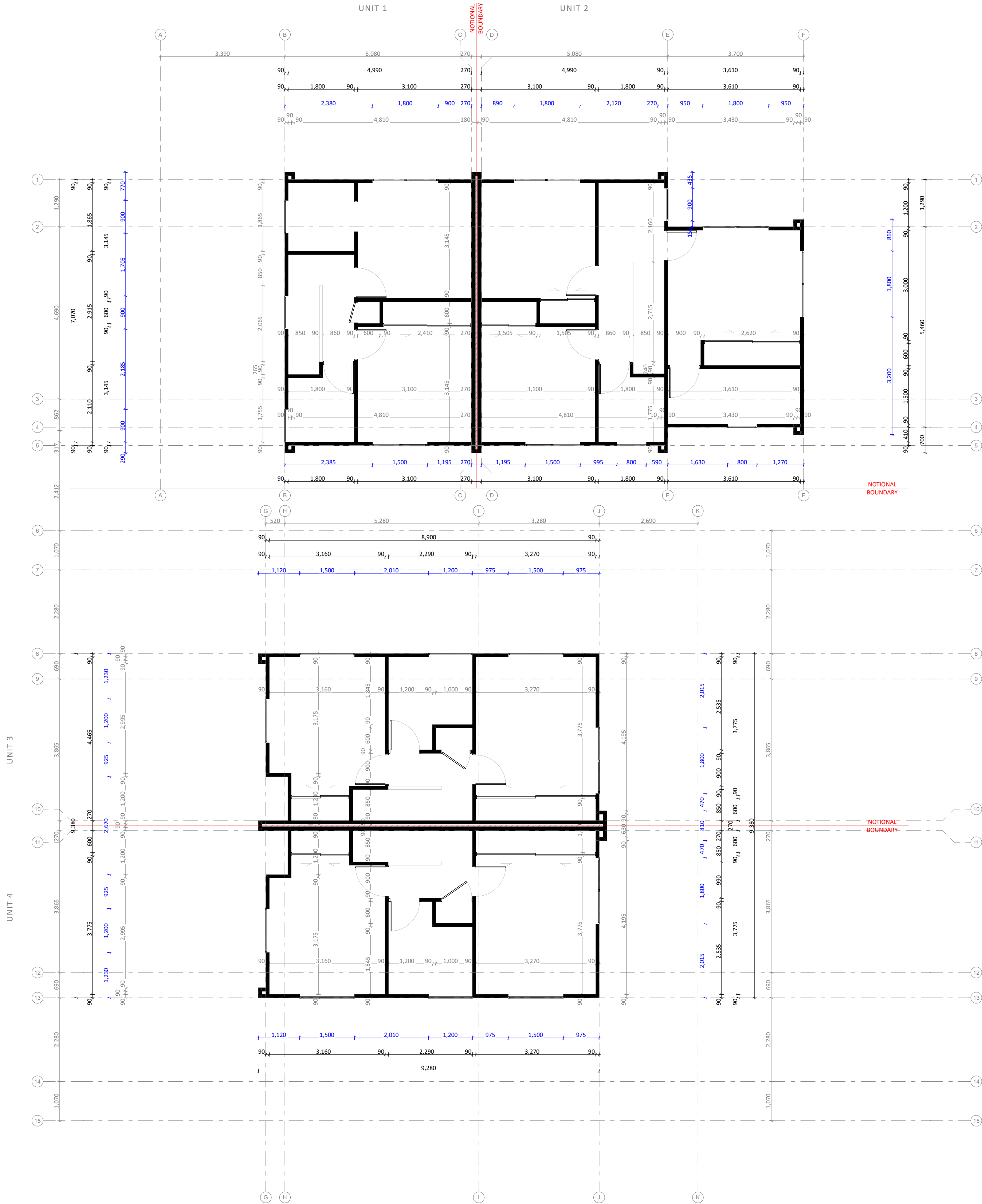
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Contractor to furnish and install all hardware unless noted otherwise.

Contractor to provide all blocking as required for proper installation of item. In wall 20mm plywood blocking at all sink, wall scone and accessory locations.

LEGEND - WALL FRAMING

- Window and Door Setout
- Internal Framing Setout



- LEGEND - WALLS**
- 90mm Timber Framed Wall (external wall)
    - GiB wall lining (refer to finishes plan)
    - 90 x 45mm studs @ 600 CRS, dwangs @ 450 CRS
    - Building wrap
    - 20mm drained cavity
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    - 1m high timber framed balustrade
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**Bottom Plate Fixing to Slab:** Proprietary anchor's @ 900 max CRS with 50x50x3 flat washer unless noted otherwise

**Bottom Plate Fixing to Timber:** Refer to "NZS3604:2011 Table 8.19 - Nailing Schedule for hand-driven and power-driven nails"

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Kitchen bench top to comply with NZBC G3/AS1.

Mechanical ventilation for removing moisture shall be vented outside (includes wet areas, clothes dryer & cooking hood. refer nzbc g4/as1 1.3 c.i.l.) mechanical ventilation to be 150mm dia 230 cu m/h inline fan ducted to soffit.

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- LEGEND - WALL FRAMING**
- Window and Door Setout
  - Internal Framing Setout

3. WALL FRAMING PLAN - FIRST FLOOR  
SCALE 1:75

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**FRAMING PLANS - FIRST FLOOR**

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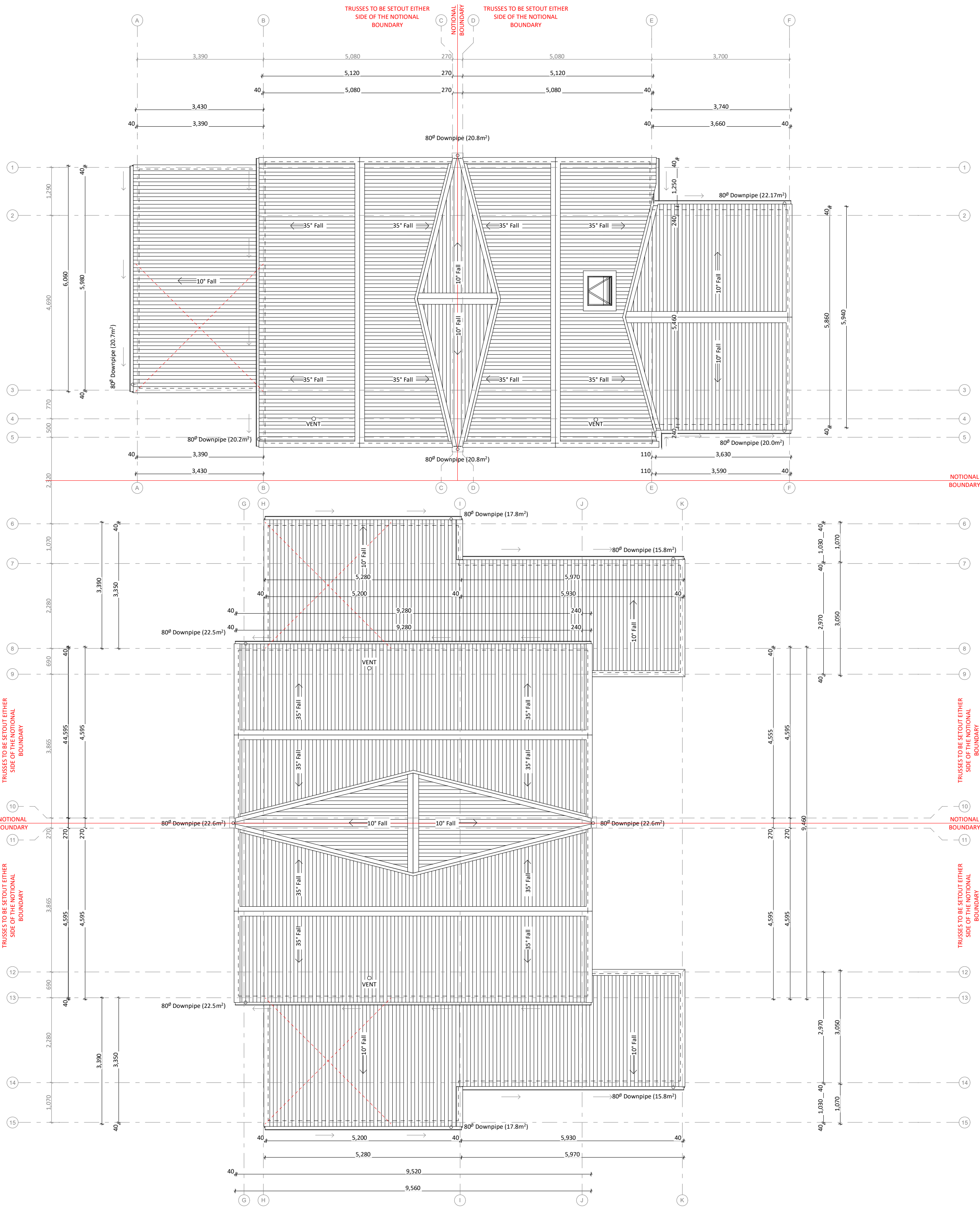


**McCombs Street Development**  
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SHEET NAME		SCALE	
ROOF PLAN		1:15, 1:101 SCALE DOUBLED AT A3	
CLIENT	O'Connell Builders	DRAWN	SF
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**4. ROOF PLAN**  
SCALE 1:75

**ROOF LEGEND**

Roof pitch/fall and direction

Gutter fall direction

All external gutters to be DimondQuad Gutter profile over Dimond 147 fascia, finish & colour to match roofing

All downpipes to be 80Ø, finish & colour to match roofing (UNO).

Dimond Corrugate (0.4mm BMT) Colorsteel Endura roof cladding on Thermakraft Covertek 405 roof underlay on 70x45 H1.2 SG8 timber purlins @ 900 CRS. Finish TBC

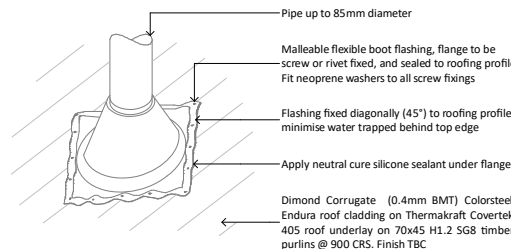
70x45mm H1.2 SG8 Timber purlins at 900mm CRS, fixed with 1 / 14g self-drilling type 17 screws, 100mm long or 5.5kn alternative fixing to roof framing and trusses.

600 max CRS end span (top+bottom purlins).

Roof Plane bracing. As per NZS3604 2011, 10.4 A diagonally opposed pair of continuous steel strips, each having a capacity of 4.0kN in tension, fixed to each rafter that is intersected and the top plate. Refer to 10.4.2.3 and table 10.15 for fixing requirements.

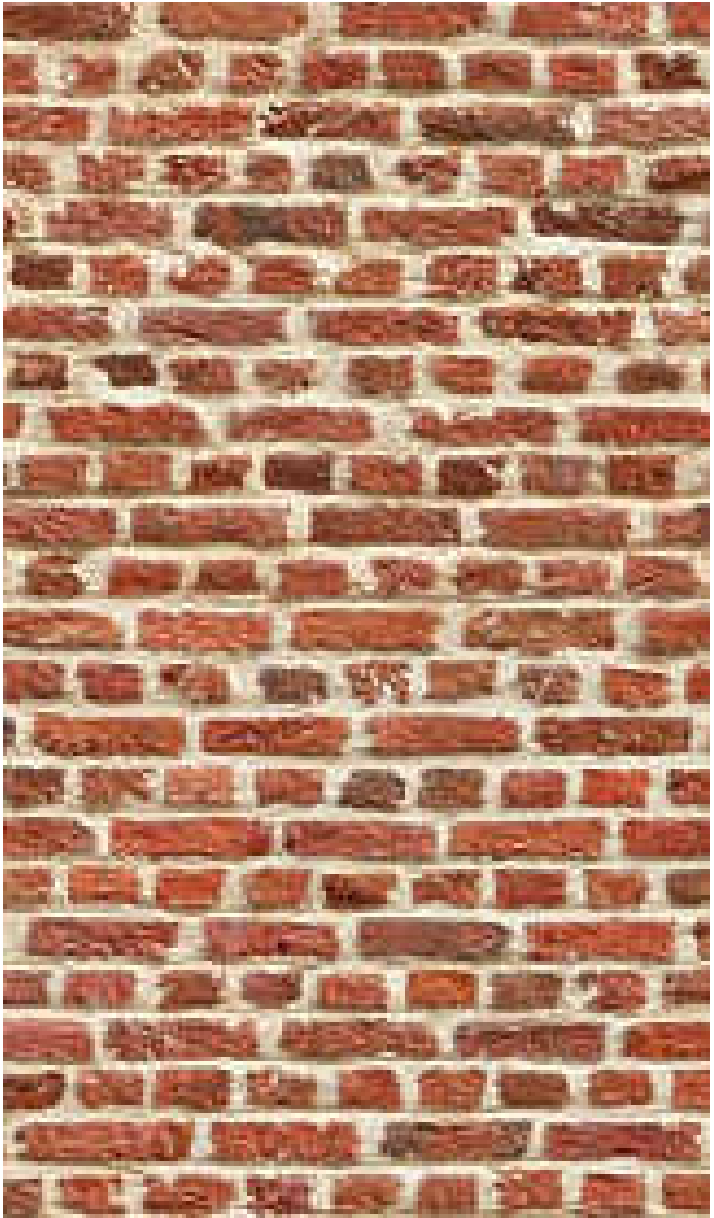
Drain stack continuing up to vent through roof at 80mm dia. Refer to Typ. Roof Penetration detail.

Velux Skylight  
M02 Fixed Skylight 780x780



**TYP. ROOF PENETRATION**  
SCALE 1:15





### Aged Brick Cladding

Selected 70 Series Brick cladding on 50mm drained cavity on building wrap.



### Corrugate Roof Cladding

Dimond Corrugate (0.4mm BMT) Colorsteel Endura roof cladding on Thermakraft Covertex 405 roof underlay on 70x45 H1.2 SG8 timber purlins @ 900 CRS. Finish TBC



### Vertical Wall Cladding

Vertical James Hardie Stria Cladding on 20mm drained cavity on building wrap.

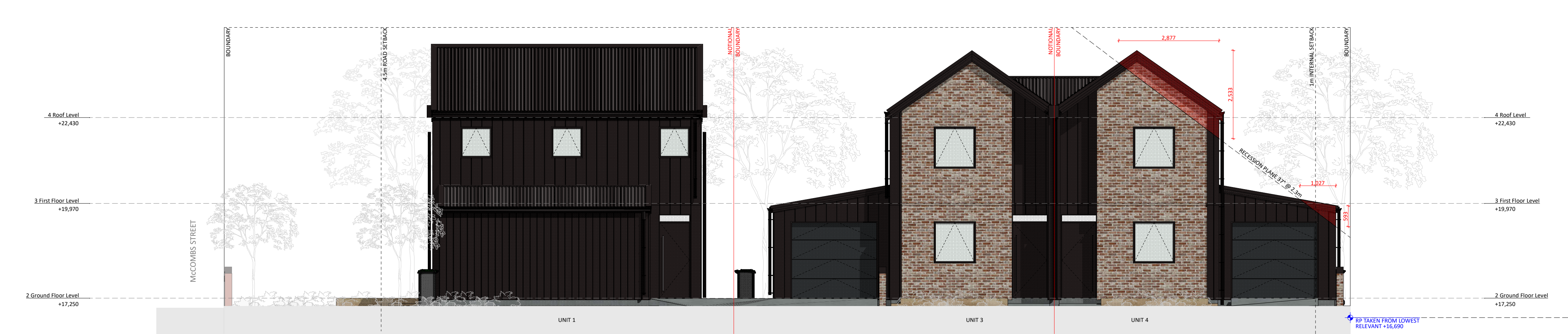


### Aluminium Joinery

Residential series aluminium joinery. Double glazed IGUs with argon gas & low-e coating. Powder coated finish to match roofing



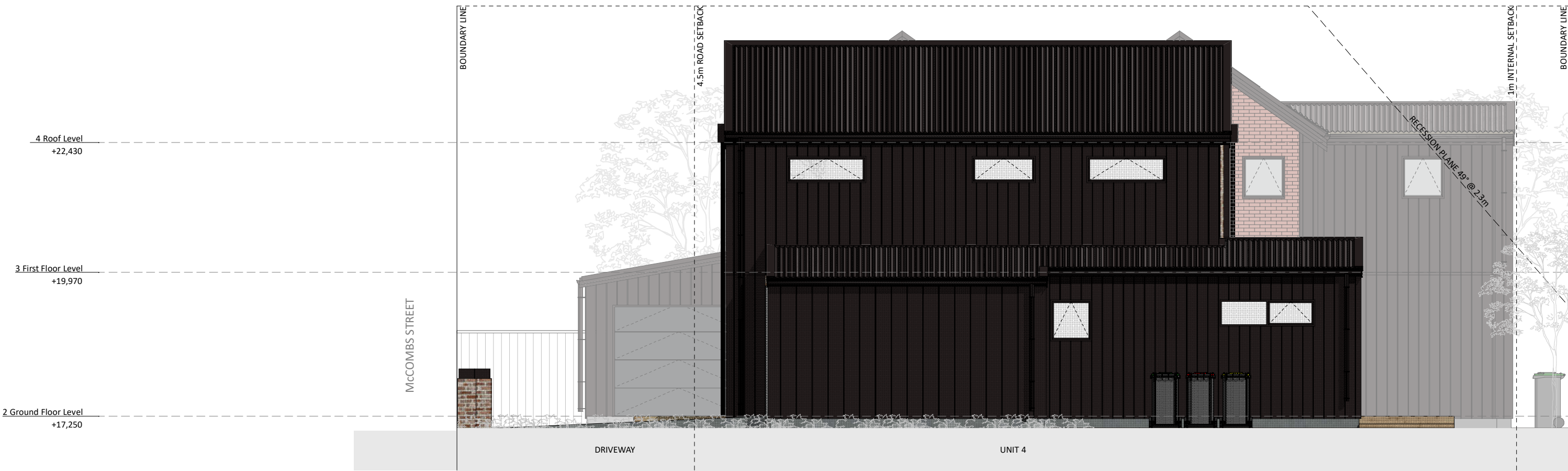




E01 WEST / STREET ELEVATION  
SCALE 1:75



E02 NORTH / STREET ELEVATION  
SCALE 1:75



E04 SOUTH ELEVATION  
SCALE 1:75



E03 EAST ELEVATION  
SCALE 1:75

- LEGEND**
- Roof Cladding: Corrugate Profile  
Dimond Corrugate (0.4mm BMT) Colorsteel Endura roof cladding on Thermakraft Covertex 405 roof underlay on 70x45 H1.2 SG8 timber purlins @ 900 CRS. Finish TBC
  - Wall Cladding: Vertical Cladding  
Vertical James Hardie Stria on 20mm drained cavity on building wrap.
  - Wall Cladding: 70 Series Brick  
Selected 70 Series Brick cladding on 50mm drained cavity on building wrap.
  - Permanently Obscured Glass  
Permanently Obscured glazing as per 14.5.2.8 of CCC district plan
  - Gutter with finish to match roofing fixed to fascia. Falls as shown on roof plan
  - Downpipes to be 800, finish & colour to match roofing (UNO)
  - Powder coated aluminium exterior windows and powder coated aluminium doors in selected finish
  - Double glazed windows and doors with Grade A safety glass to all glazing within 800mm above finished floor level, or in wet areas in accordance with NZBC F2/AS1

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SHEET NAME		ELEVATIONS	
CLIENT	O'Connell Builders	SCALE	1:10 SCALE DOUBLED AT A3
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DRAWING NO.

**A502**



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STAGE
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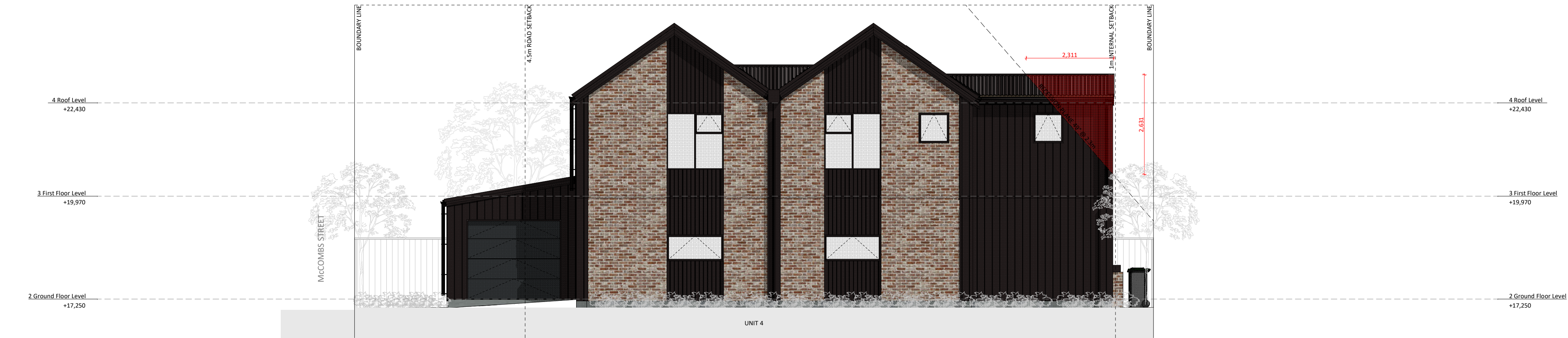
REV	DATE
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SHEET NAME ELEVATIONS			
CLIENT	O'Connell Builders	SCALE	1:75, 1:100 SCALE DOUBLED AT A3
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JOB NO.	DW1645	CHECKED	MHDWA

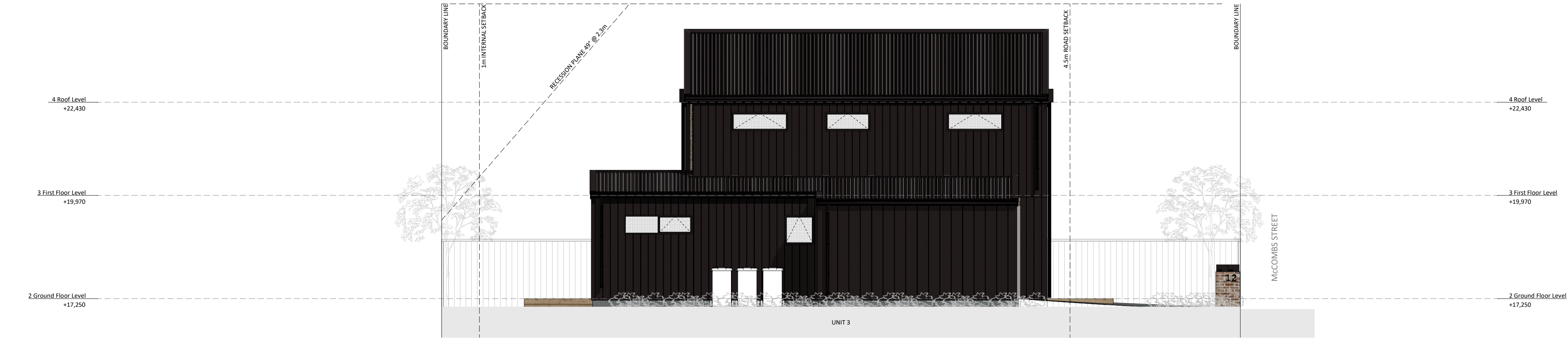
REVISION
D
DRAWING NO.

A503

E05 SOUTH ELEVATION - UNIT 1/2  
SCALE 1:75



E06 NORTH ELEVATION - UNIT 4/5  
SCALE 1:75



LEGEND

- Roof Cladding: Corrugate Profile  
Diamond Corrugate (0.4mm BMT) Colorsteel Endura roof cladding on Thermakraft Covertek 405 roof underlay on 70x45 H.1.2 SG8 timber purlins @ 900 CRS. Finish TBC
- Wall Cladding: Vertical Cladding  
Vertical James Hardie Stria on 20mm drained cavity on building wrap.
- Wall Cladding: 70 Series Brick  
Selected 70 Series Brick cladding on 50mm drained cavity on building wrap.
- Permanently Obscured Glass  
Permanently Obscured glazing as per 14.5.2.8 of CCC district plan

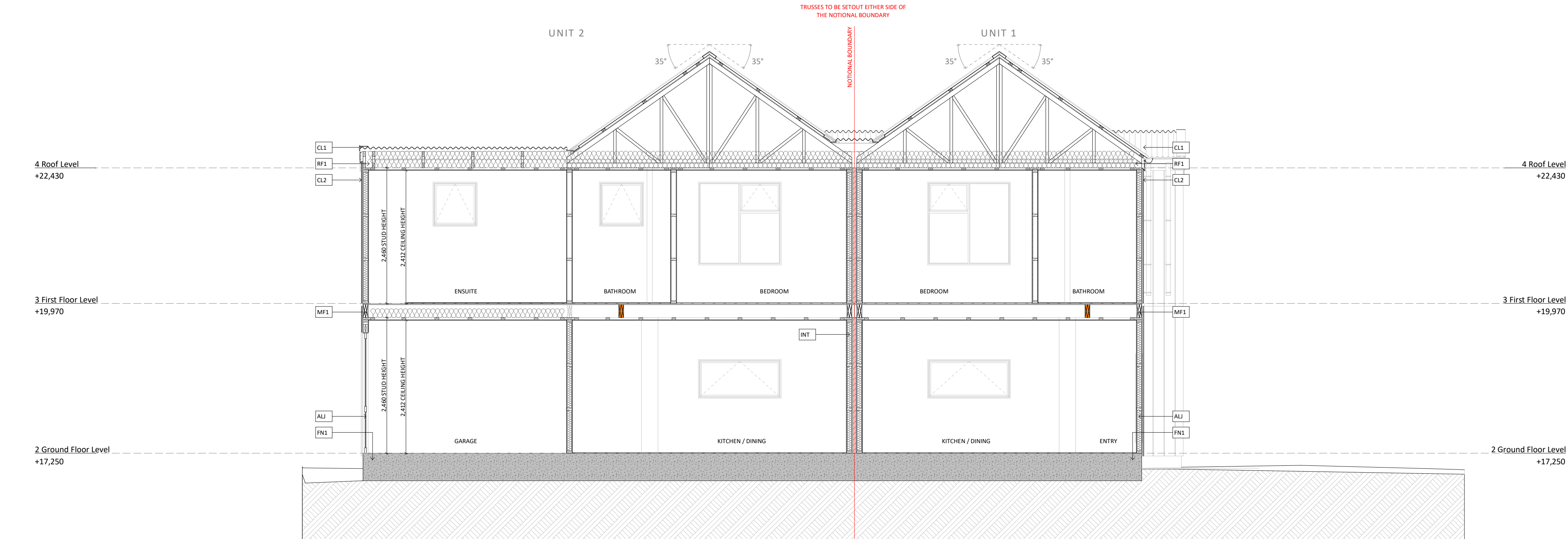
Gutter with finish to match roofing fixed to fascia. Falls as shown on roof plan

Downpipes to be 80Ø, finish & colour to match roofing (UNO)

Powder coated aluminium exterior windows and powder coated aluminium doors in selected finish

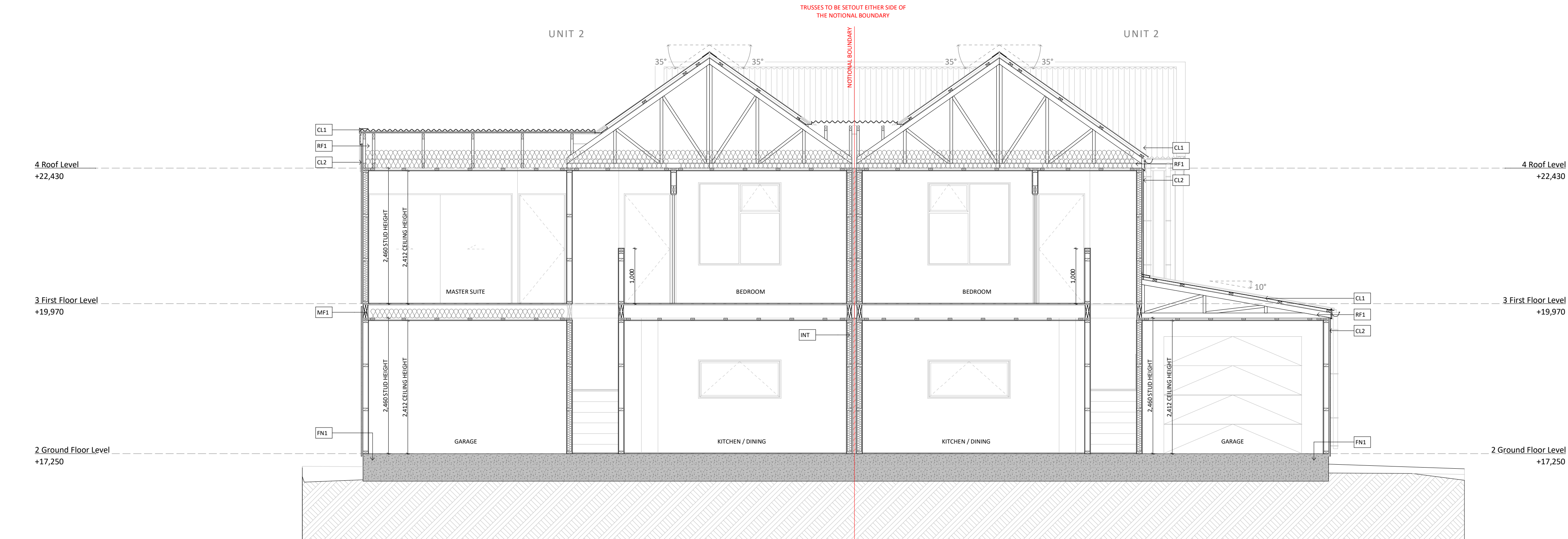
Double glazed windows and doors with Grade A safety glass to all glazing within 800mm above finished floor level, or in wet areas in accordance with NZBC F2/AS1





S1 SECTION 1  
SCALE 1:50

- LEGEND**
- ALJ Aluminium Joinery**  
Residential series aluminium joinery. Double glazed IGUs with argon gas & low-e coating. Grade A safety glass to all glazing within 800mm of finished floor level & in wet areas. Powder coated finish TBC
  - CL1 Roof Cladding: Corrugate Profile**  
Dimond Corrugate (0.4mm BMT) Colorsteel Endura roof cladding on Thermakraft Covertex 405 roof underlay on 70x45 H1.2 SG8 timber purlins @ 900 CRS. Finish TBC
  - CL2 Wall Cladding: TARC Snaplock**  
TARC Snaplock Cladding on 20mm drained cavity on building wrap. Finish TBC.
  - CL3 Wall Cladding: 70 Series Brick**  
Selected 70 Series Brick cladding on 50mm drained cavity on building wrap.
  - FN1 Engineered Foundation**  
Engineered Ribcraft Foundation  
-refer to engineers drawings
  - INT Intertency System**  
Resene Construction Systems (RCS) INTA120a Intertency System installed to manufacturers specifications
  - RF1 Roof Framing: Trusses**  
Roof framing to truss designers specification. Truss set out must be from either side of the notional boundary
  - SFL Soffit Lining**  
6mm Hardieflex eaves & soffit lining on H1.2 SG8 timber framing to suit. Paint finish



S2 SECTION 2  
SCALE 1:50

**McCombs Street Development**  
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SHEET NAME	
SECTION S1-2	
CLIENT	O'Connell Builders
SCALE	1:50 SCALE DOUBLED AT A3
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DRAWN	SF
JOB NO.	DW1645
CHECKED	MHDWA

REVISION
D
DRAWING NO.
A601





- ## LEGEND
- |            |  |
|------------|--|
| <b>ALJ</b> | <b>Aluminium Joinery</b><br>Residential series aluminium joinery. Double glazed IGUs with argon gas & low-e coating. Grade A safety glass to all glazing within 800mm of finished floor level & in wet areas. Powder coated finish TBC |
| <b>CL1</b> | <b>Roof Cladding: Corrugate Profile</b><br>Diamond Corrugate (0.4mm BMT) Coloursteel<br>Endura roof cladding on Theracraft Covertek 405 roof underlay on 70x45 H1.2 SGB timber purlins @ 900 CRS. Finish TBC                           |
| <b>CL2</b> | <b>Wall Cladding: TARC Snaplock</b><br>TARC Snaplock Cladding on 20mm drained cavity on building wrap. Finish TBC.   |
| <b>CL3</b> | <b>Wall Cladding: 70 Series Brick</b><br>Selected 70 Series Brick cladding on 50mm drained cavity on building wrap.  |
| <b>FN1</b> | <b>Engineered Foundation</b><br>Engineered Ribraft Foundation<br>-refer to engineers drawings  |
| <b>INT</b> | <b>Intertenancy System</b><br>Resene Construction Systems (RCS) INT120a Intertenancy System installed to manufacturers specifications  |
| <b>RF1</b> | <b>Roof Framing: Trusses</b><br>Roof framing to truss designers specification. Truss set out must be from either side of the notional boundary   |
| <b>SFL</b> | <b>Soffit Lining</b><br>6mm Hardiflex eaves & soffit lining on H1.2 SGB timber framing to suit. Paint finish   |



STAGE

Prelim Floor Plans

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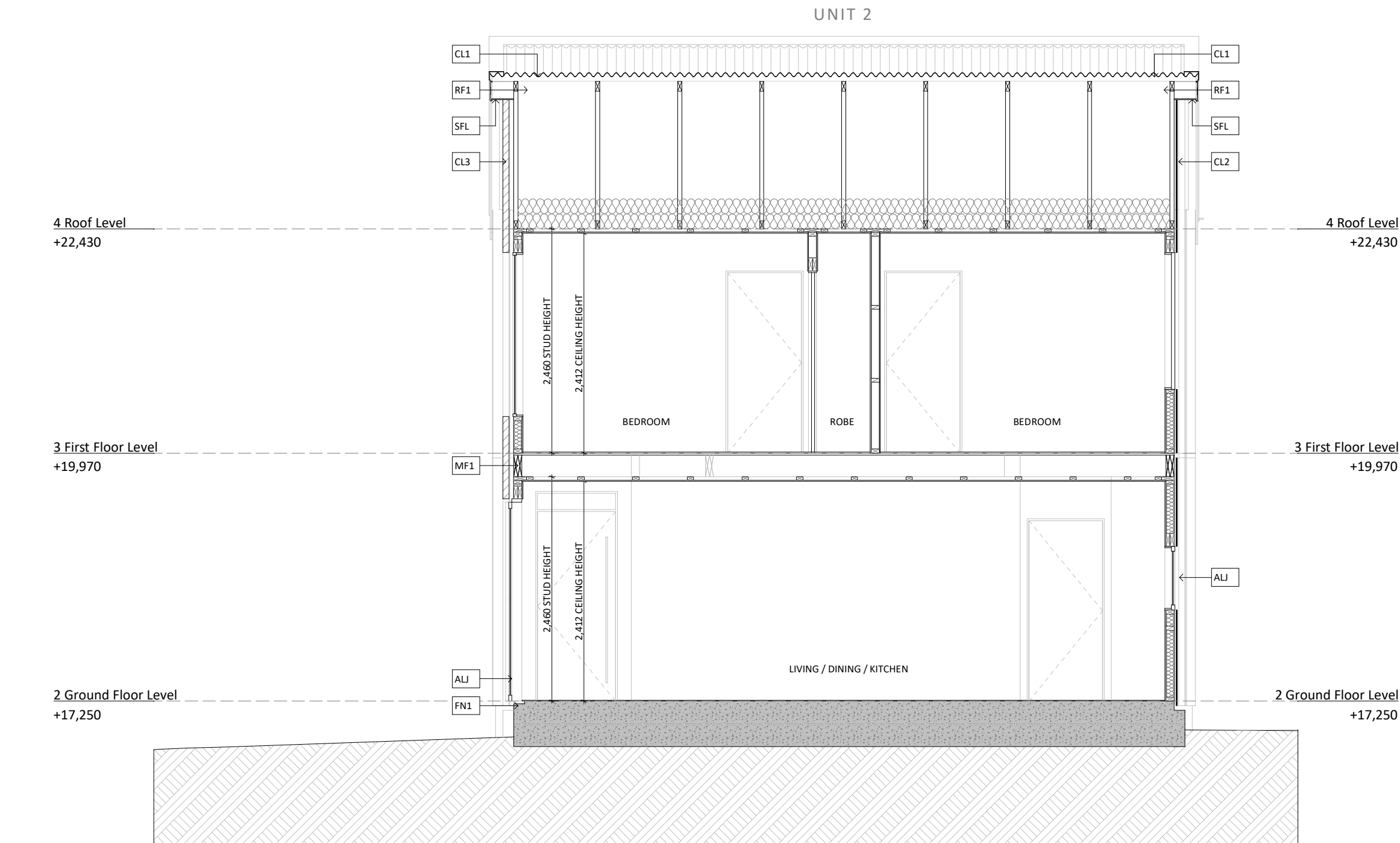
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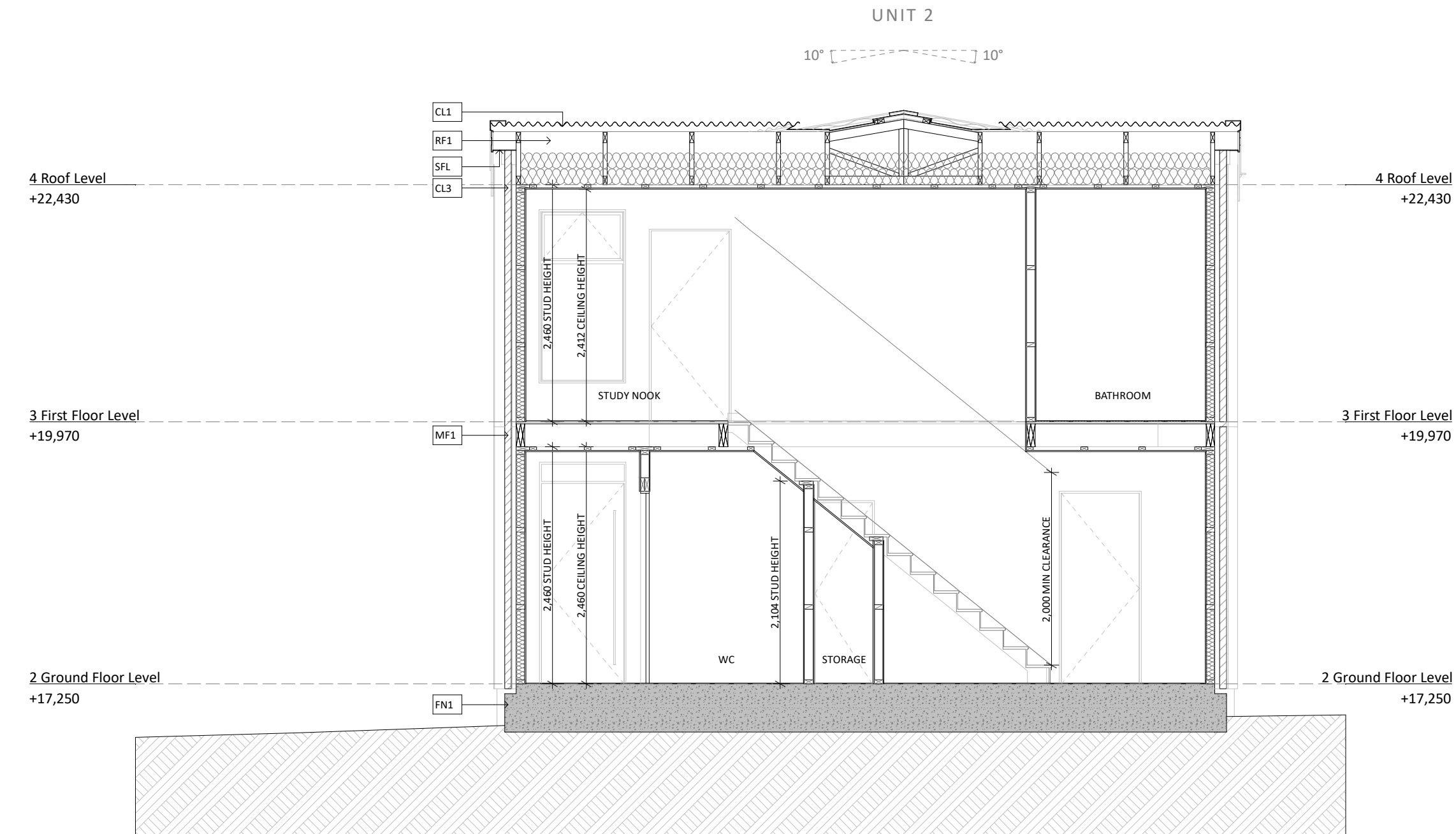
REV	DATE
A	29/11/2024
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SHEET NAME			
SECTION S3-5			
CLIENT	O'Connell Builders	SCALE	1:50 SCALE DOUBLED AT A3
DATE	9/12/2024	DRAWN	SF
JOB NO.	DW1645	CHECKED	MWDWA





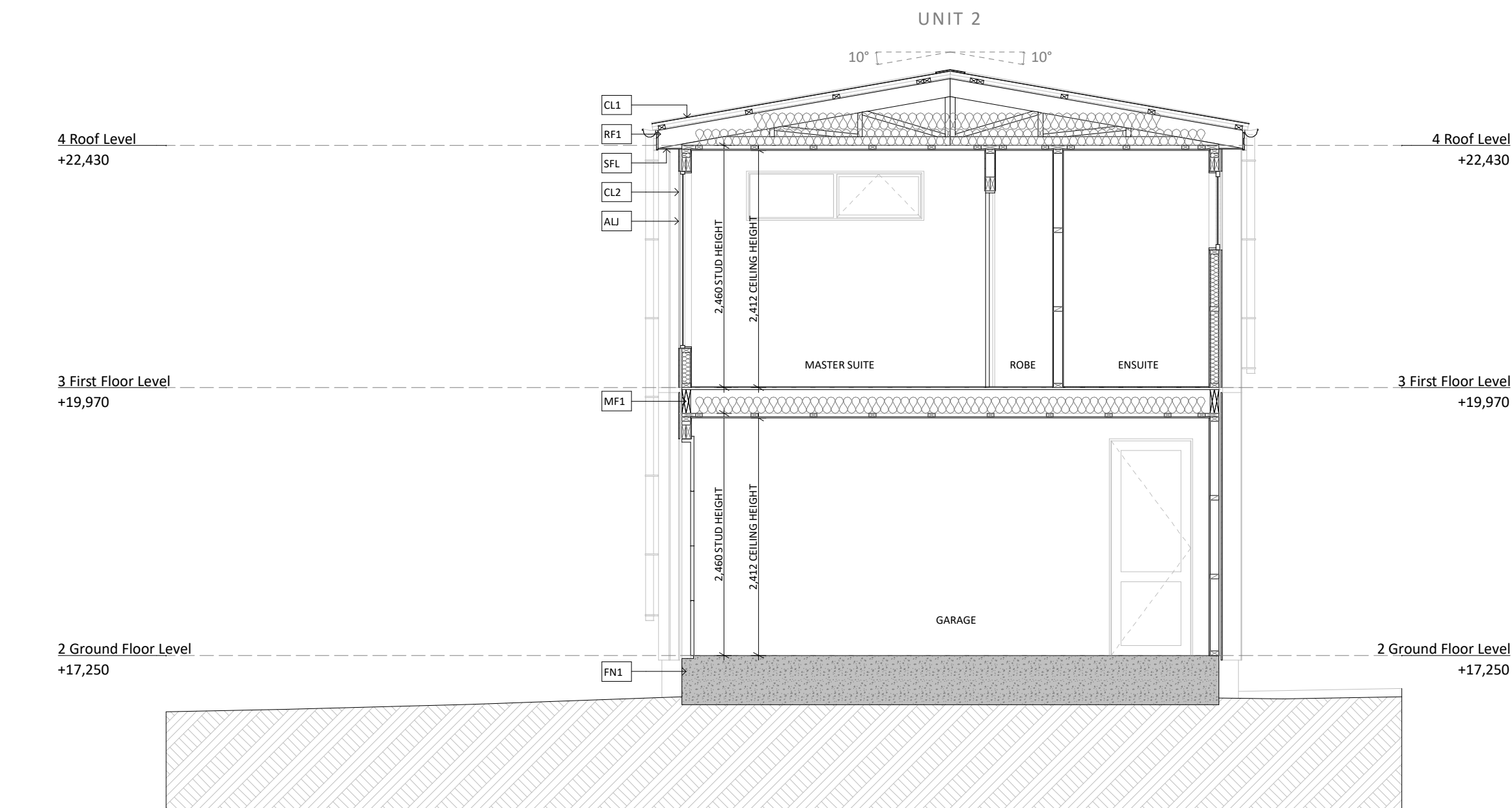
S6 SECTION 6  
SCALE 1:50



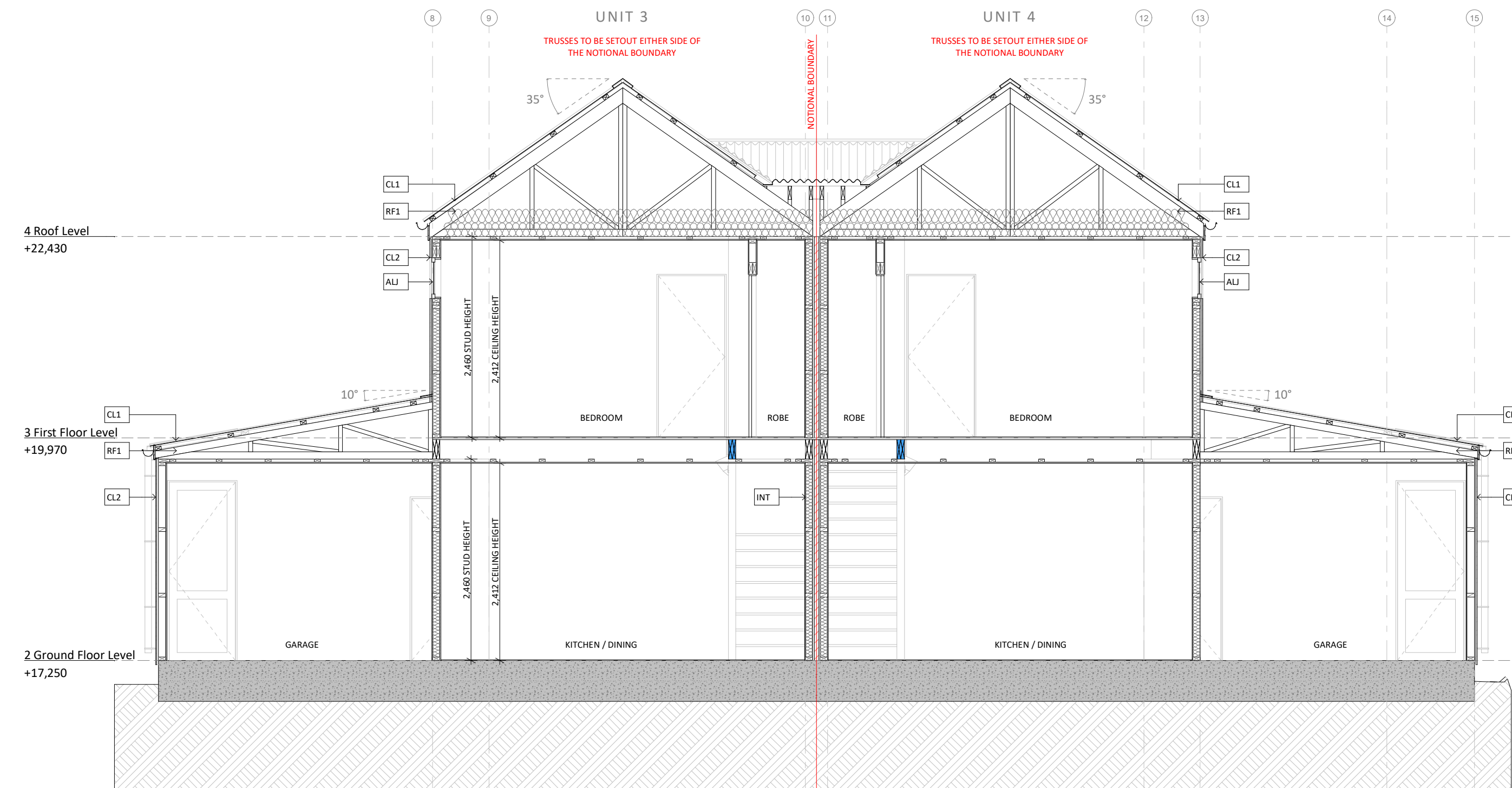
S7 SECTION 7  
SCALE 1:50

LEGEND

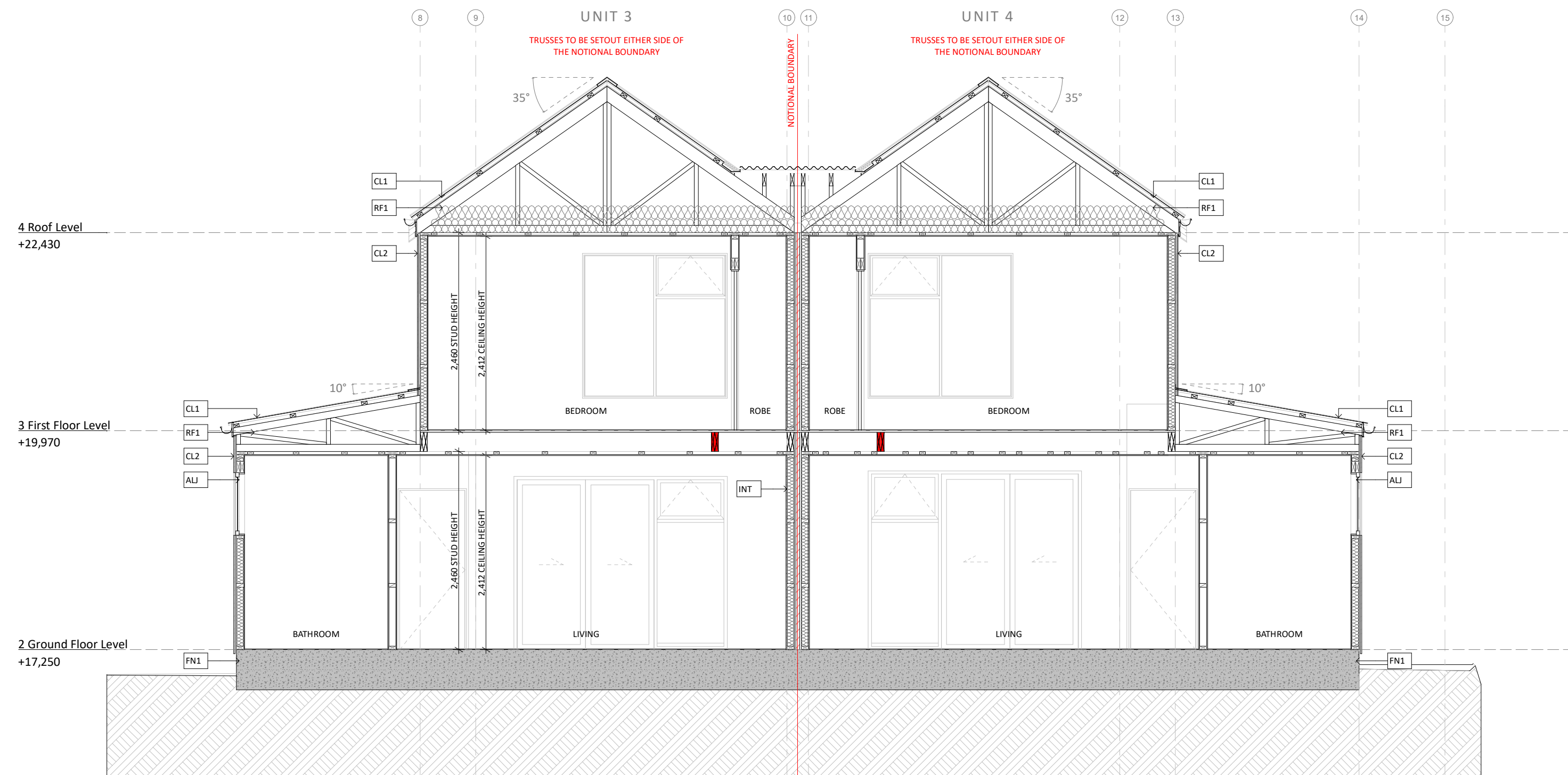
- ALU Aluminium Joinery**  
Residential series aluminium joinery. Double glazed IGUs with argon gas & low-e coating. Grade A safety glass to all glazing within 800mm of finished floor level & in wet areas. Powder coated finish TBC
- CL1 Roof Cladding: Corrugate Profile**  
Dimond Corrugate (0.4mm BMT) Colorsteel Endura roof cladding on Thermakraft Covertex 405 roof underlay on 70x45 H1.2 SG8 timber purlins @ 900 CRS. Finish TBC
- CL2 Wall Cladding: TARC Snaplock**  
TARC Snaplock Cladding on 20mm drained cavity on building wrap. Finish TBC.
- CL3 Wall Cladding: 70 Series Brick**  
Selected 70 Series Brick cladding on 50mm drained cavity on building wrap.
- FN1 Engineered Foundation**  
Engineered Ribraft Foundation  
-refer to engineers drawings
- INT Intertency System**  
Resene Construction Systems (RCS) INTA120a Intertency System installed to manufacturers specifications
- RF1 Roof Framing: Trusses**  
Roof framing to truss designers specification. Truss set out must be from either side of the notional boundary
- SFL Soffit Lining**  
6mm Hardiflex eaves & soffit lining on H1.2 SG8 timber framing to suit. Paint finish



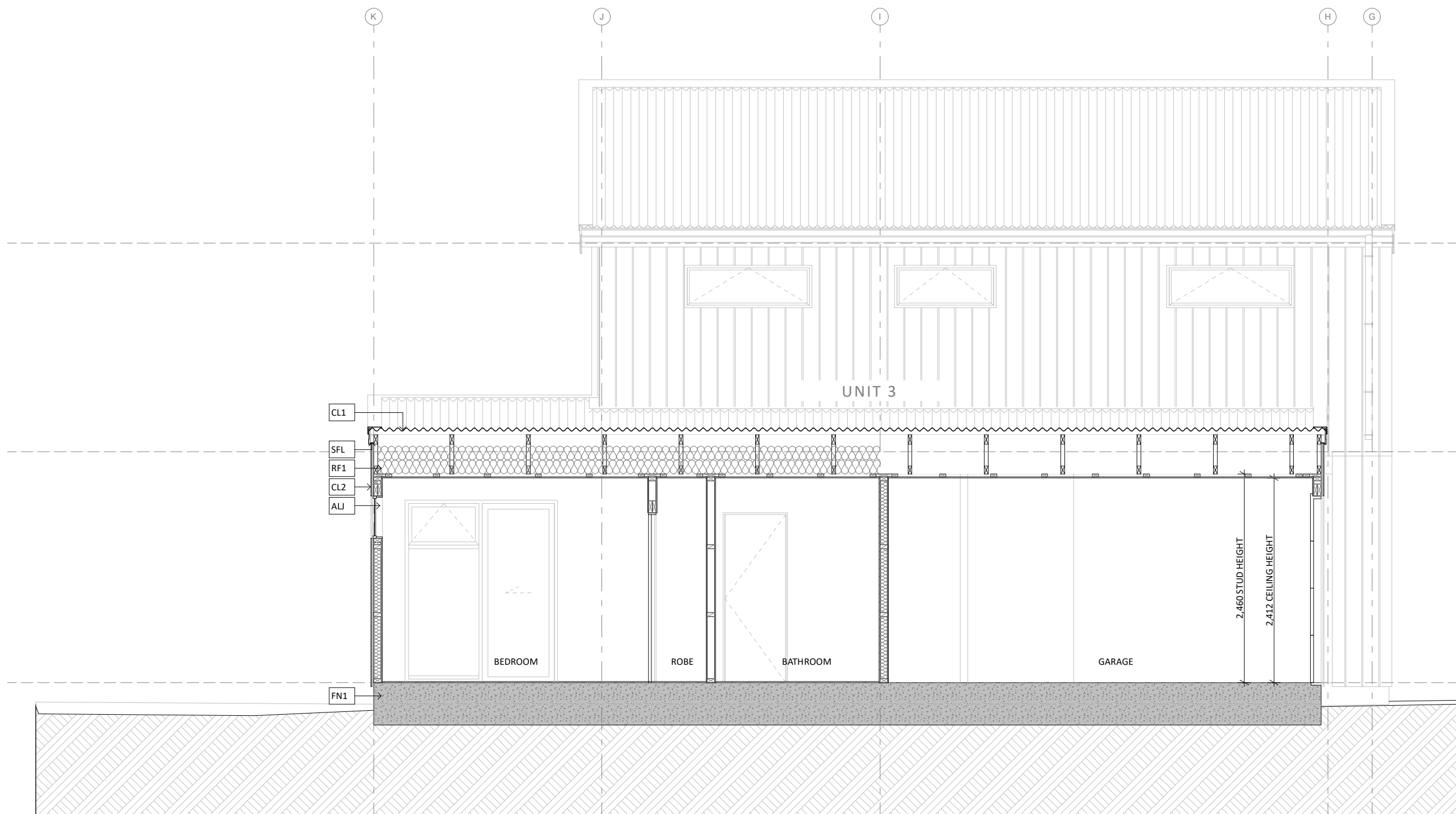
S8 SECTION 8  
SCALE 1:50



S9 SECTION 9  
SCALE 1:50



S10 SECTION 10  
SCALE 1:50

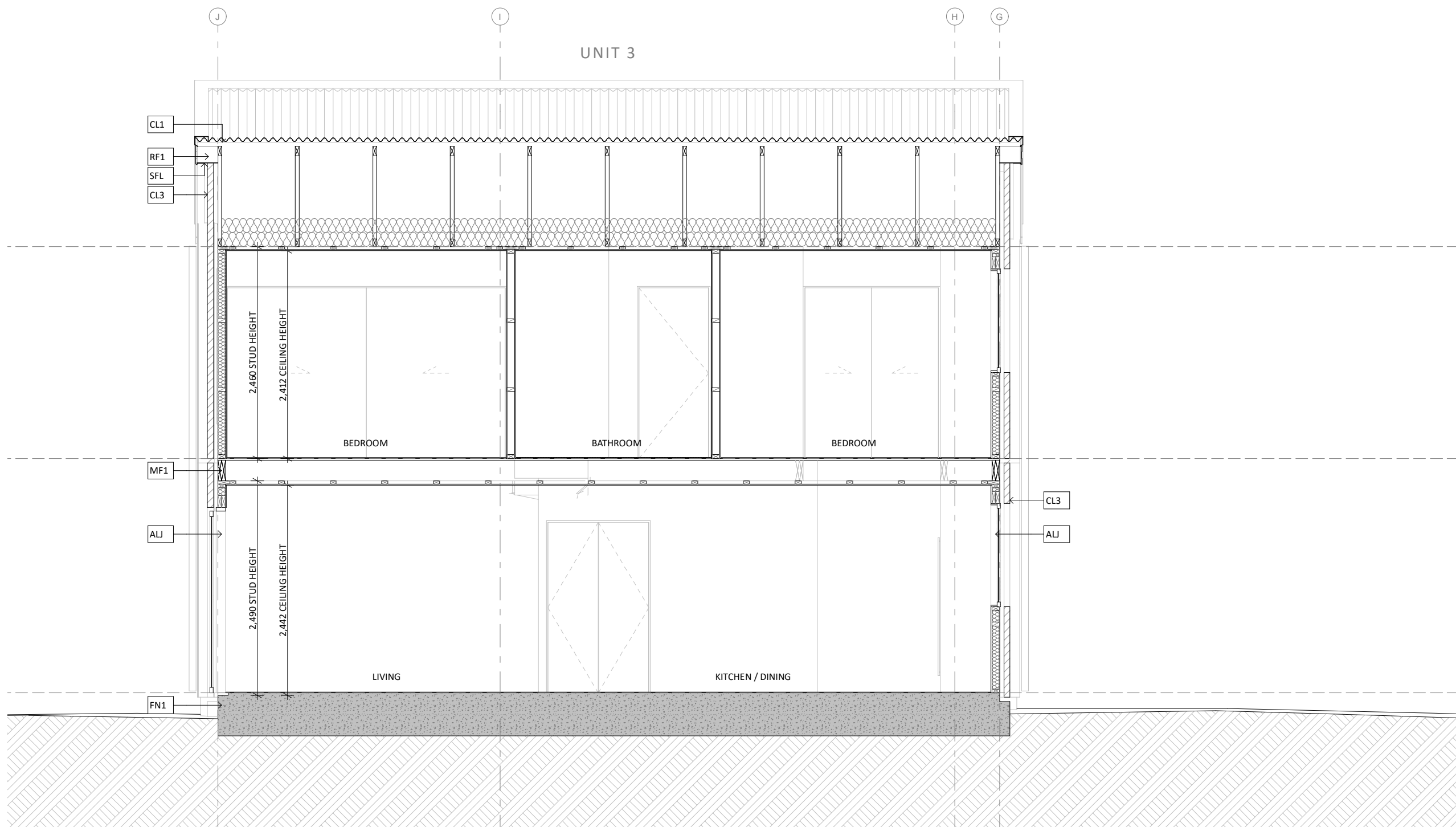


S11 SECTION 11  
SCALE 1:50

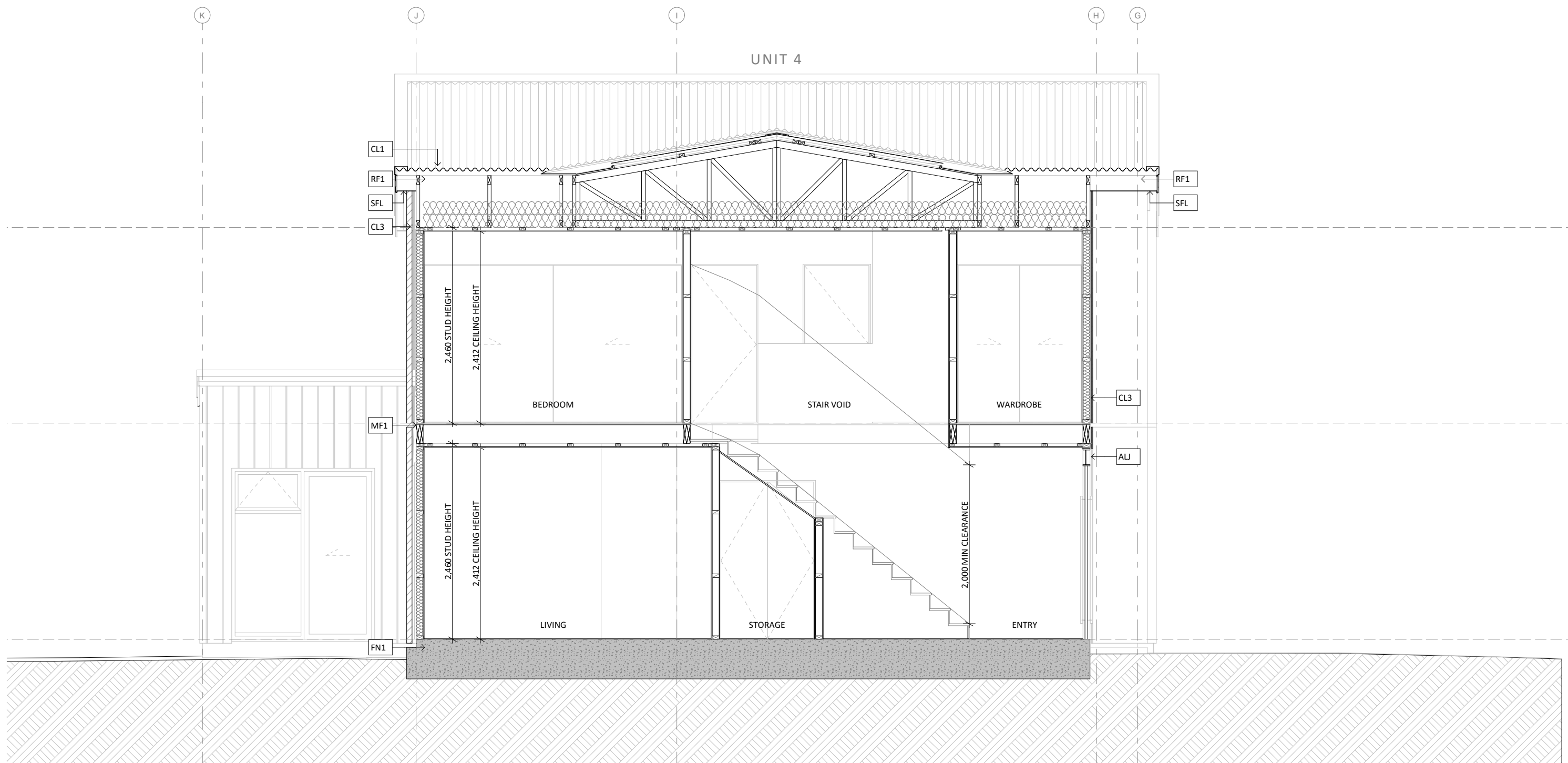
#### LEGEND

- ALJ Aluminium Joinery**  
Residential series aluminium joinery. Double glazed IGUs with argon gas & low-e coating. Grade A safety glass to all glazing within 800mm of finished floor level & in wet areas. Powder coated finish TBC
- CL1 Roof Cladding: Corrugate Profile**  
Diamond Corrugate (0.4mm BMT) Colorsteel  
Endura roof cladding on Thermakraft Covertex 405 roof underlay on 70x45 H1.2 SG8 timber purlins @ 900 CRS. Finish TBC
- CL2 Wall Cladding: TARC Snaplock**  
TARC Snaplock Cladding on 20mm drained cavity on building wrap. Finish TBC.
- CL3 Wall Cladding: 70 Series Brick**  
Selected 70 Series Brick cladding on 50mm drained cavity on building wrap.
- FN1 Engineered Foundation**  
Engineered Ribraft Foundation  
-refer to engineers drawings
- MF1 Midfloor Framing**  
20mm IBS EUROfloor flooring on midfloor framing TBC
- RF1 Roof Framing: Trusses**  
Roof framing to truss designers specification. Truss set out must be from either side of the notional boundary
- SFL Soffit Lining**  
6mm Hardiflex eaves & soffit lining on H1.2 SG8 timber framing to suit. Paint finish

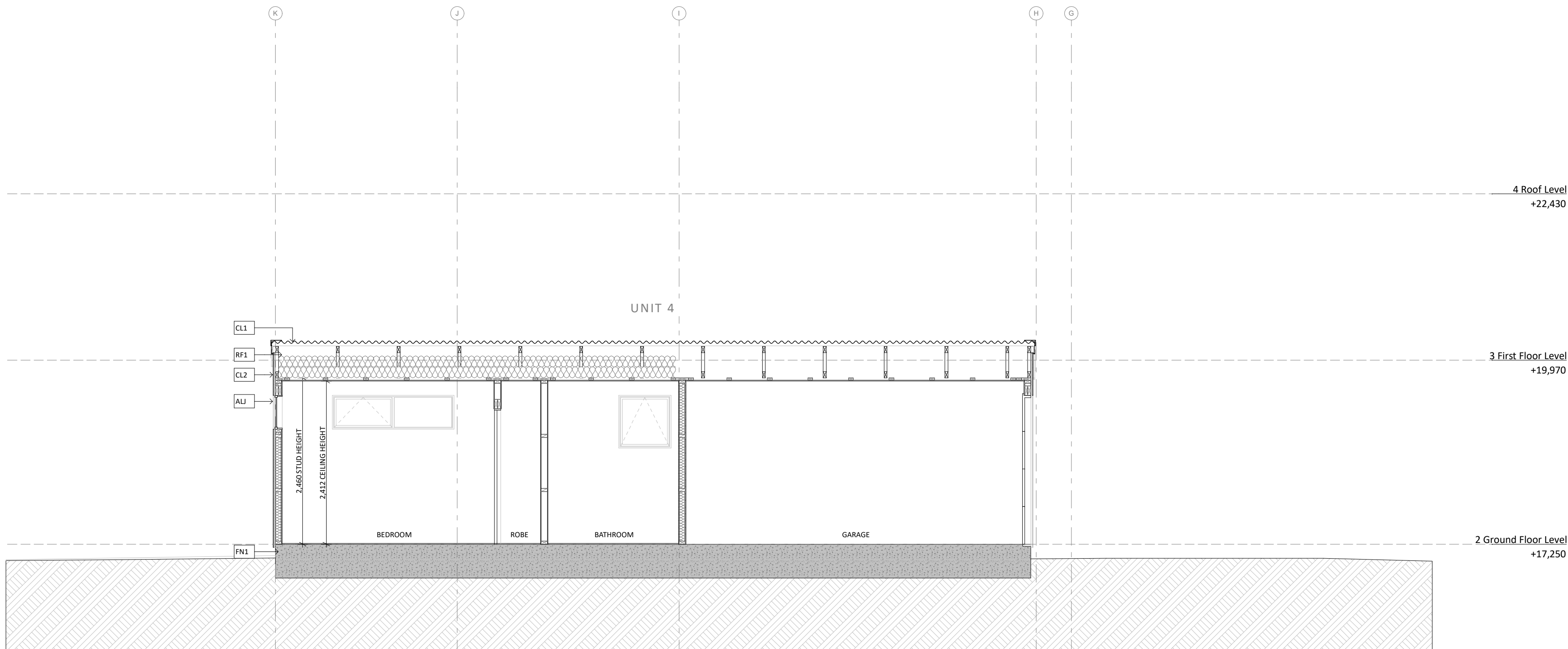




S12 SECTION 12  
SCALE 1:50



S13 SECTION 13  
SCALE 1:50



S14 SECTION 14  
SCALE 1:50

#### LEGEND

- ALJ Aluminium Joinery**  
Residential series aluminium joinery. Double glazed IGUs with argon gas & low-e coating. Grade A safety glass to all glazing within 800mm of finished floor level & in wet areas. Powder coated finish TBC
- CL1 Roof Cladding: Corrugate Profile**  
Dimond Corrugate (0.4mm BMT) Colorsteel  
Endura roof cladding on Thermakraft Covertex 405 roof underlay on 70x45 H1.2 SG8 timber purlins @ 900 CRS. Finish TBC
- CL2 Wall Cladding: TARC Snaplock**  
TARC Snaplock Cladding on 20mm drained cavity on building wrap. Finish TBC.
- FN1 Engineered Foundation**  
Engineered Ribraft Foundation  
-refer to engineers drawings
- FN2 Engineered Concrete Nib**  
150mm Concrete Nib Wall  
-refer to engineers drawings
- INT Intertency System**  
Resene Construction Systems (RCS) INTA120a  
Intertency System installed to manufacturers specifications
- MF1 Midfloor Framing**  
20mm IBS EUROfloor flooring on midfloor framing TBC
- RF1 Roof Framing: Trusses**  
Roof framing to truss designers specification. Truss set out must be from either side of the notional boundary
- SFL Soffit Lining**  
6mm Hardiflex eaves & soffit lining on H1.2 SG8 timber framing to suit. Paint finish