

Sheet Index			Sheet Index			Sheet Index		
Layout ID	Current Revision ID	Layout Name	Layout ID	Current Revision ID	Layout Name	Layout ID	Current Revision ID	Layout Name
		COVER SHEET	226		FIRST FLOOR PLUMBING & DRAINAGE PLAN UNIT 1 & 2	501		ROOF DETAILS
101		SITE PLAN	227		FIRST FLOOR PLUMBING & DRAINAGE PLAN UNIT 3 & 4	502		SOFFIT / BARGE DETAILS
102		SITE CIVIL WORKS PLAN	228		FIRST FLOOR PLUMBING & DRAINAGE PLAN UNIT 5 & 6	503		FOUNDATION DETAILS
103		OVER SITE SLAB SETOUT PLAN	229		UNIT 1 & 2 ROOF PLAN	504		CLADDING DETAILS
104		PROJECT NOTES	230		UNIT 3 & 4 ROOF PLAN	505		CLADDING DETAILS
201		OVER ALL GROUND FLOOR PLAN	231		UNIT 5 & 6 ROOF PLAN	506		JOINERY DETAILS
202		OVERALL UPPER FLOOR PLAN	301		ELEVATIONS UNIT 1	507		ENTRY SHROUD DETAILS
203		UNIT 1 & 2 GROUND FLOOR PLAN	302		ELEVATIONS UNIT 1	508		FIRE WALL DETAILS
204		UNIT 1 & 2 UPPER FLOOR PLAN	303		ELEVATIONS UNIT 2	509		WET AREA DETAILS
205		UNIT 3 & 4 GROUND FLOOR PLAN	304		ELEVATIONS UNIT 2	510		HWC DETAILS
206		UNIT 3 & 4 UPPER FLOOR PLAN	305		ELEVATIONS UNIT 3	511		DRAINAGE DETAILS
207		UNIT 5 & 6 GROUND FLOOR PLAN	306		ELEVATIONS UNIT 3			
208		UNIT 5 & 6 UPPER FLOOR PLAN	307		ELEVATIONS UNIT 4			
209		UNIT 1 & 2 GROUND FLOOR DIMENSIONS PLAN	308		ELEVATIONS UNIT 4			
210		UNIT 1 & 2 UPPER FLOOR DIMENSIONS PLAN	309		ELEVATIONS UNIT 5			
211		UNIT 3 & 4 GROUND FLOOR DIMENSIONS PLAN	310		ELEVATIONS UNIT 5			
212		UNIT 3 & 4 UPPER FLOOR DIMENSIONS PLAN	311		ELEVATIONS UNIT 6			
213		UNIT 5 & 6 GROUND FLOOR DIMENSIONS PLAN	312		ELEVATIONS UNIT 6			
214		UNIT 5 & 6 UPPER FLOOR DIMENSIONS PLAN	313		UNIT 1 WINDOW & DOOR SCHEDULE			
215		UNIT 1 UPPER FLOOR BRACING	314		UNIT 2 WINDOW & DOOR SCHEDULE			
216		UNIT 2 UPPER FLOOR BRACING	315		UNIT 3 DOOR & WINDOW SCHEDULE			
217		UNIT 3 UPPER FLOOR BRACING	316		UNIT 4 DOOR & WINDOW SCHEDULE			
218		UNIT 4 UPPER FLOOR BRACING	317		UNIT 5 DOOR & WINDOW SCHEDULE			
219		UNIT 5 UPPER FLOOR BRACING	318		UNIT 6 DOOR & WINDOW SCHEDULE			
220		UNIT 6 UPPER FLOOR BRACING	401		SECTION A			
221		STORMWATER CATCHMENT AREAS	402		SECTION B			
222		OVERALL FOUNDATION & DRAINAGE PLAN	403		SECTION C			
223		GROUND FLOOR FOUNDATION & DRAINAGE UNIT 1 & 2	404		SECTION D			
224		GROUND FLOOR FOUNDATION & DRAINAGE UNIT 3 & 4	405		SECTION E			
225		GROUND FLOOR FOUNDATION & DRAINAGE UNIT 5 & 6	406		SECTION F			



30 GEORGE STREET UNITS

30 GEORGE STREET ROLLESTON NZ

Project Team - V. SANDERS + S. ELLIS

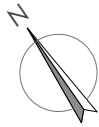


IMAGE FROM WWW.CANTERBURYMAPS.GOV.TZ

LOCATION PLAN

SCALE NTS

SITE DESCRIPTION

LEGAL DESCRIPTION: LOT 2, DP 55018
TERRITORIAL AUTHORITY: SELWYN
PLANNING ZONE: LIVING 1

TECHNICAL CATEGORY: TC1
WIND ZONE: MEDIUM
EQ ZONE: 2
EXPOSURE ZONE: B
SNOW LOAD: N4 , 1kPa

SITE AREA: 1462m² APPROX.

AREAS

PROPOSED: TOTAL UNITS FIRST FLOOR 330.38m²
TOTAL UNITS GROUND FLOOR 448.63m²
TOTAL: 778.95m²
AREA OVER FOUNDATIONS: 448.63m²
OVERALL COVERAGE OVER CLADDING: 490.85m²

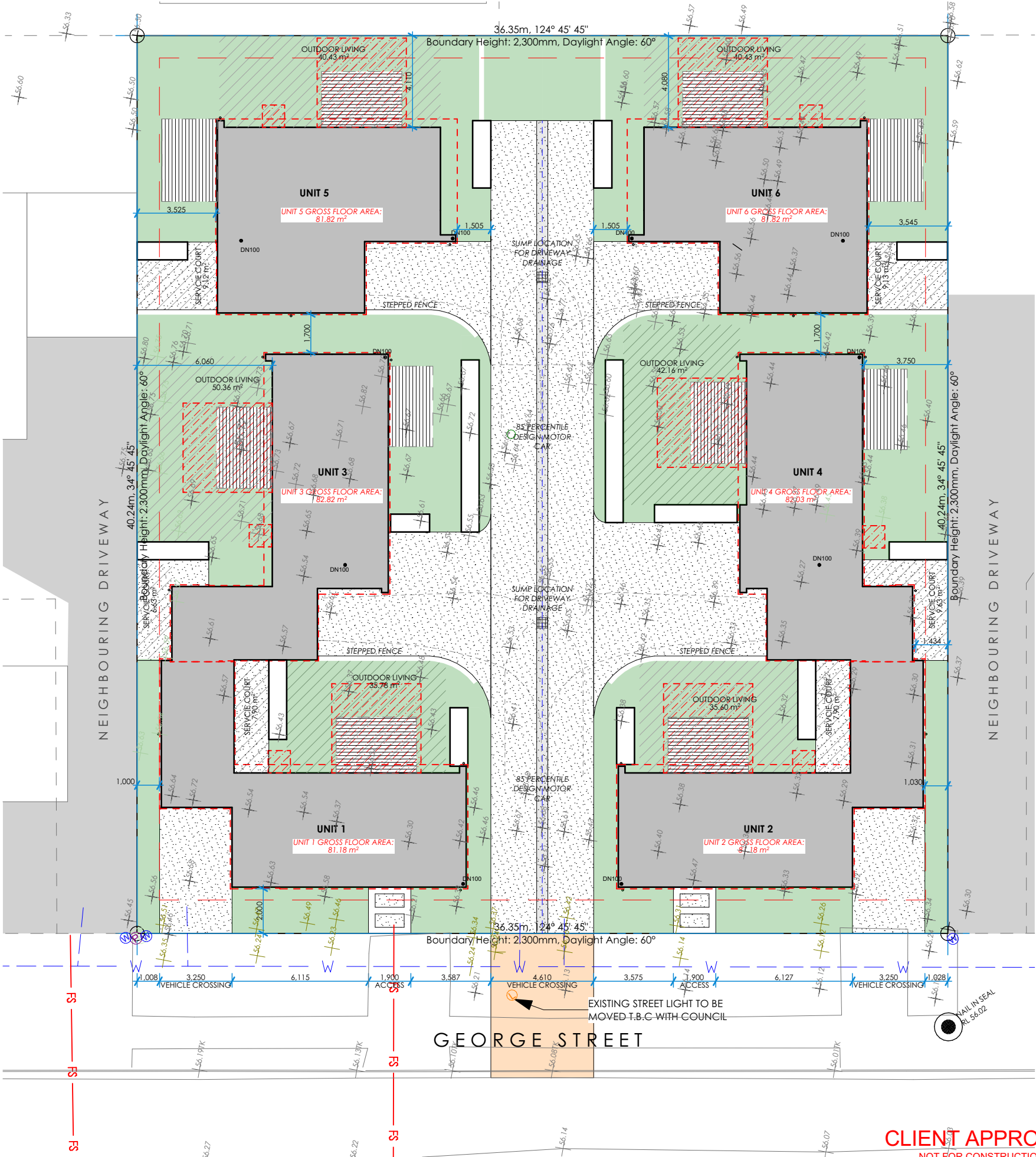
SITE COVERAGE: 33.57%

SITE SURVEY

SITE SURVEY BY: MYALL & CO LTD
REFERENCE No: 23023

Resouse Consent

PLEASE REFER TO GRANTED RESOURCE CONSENT RC225351



CLIENT APPROVAL
NOT FOR CONSTRUCTION
SUBJECT TO BUILDING CONSENT APPROVAL

BESPOKE
ARCHITECTURE

BESPOKE ARCHITECTURE ACCEPTS NO LIABILITY SHOULD THE CONTRACTOR MAKE CONSTRUCTION DECISIONS WITHOUT FIRST SEEKING ADVICE FROM BESPOKE ARCHITECTURE AS TO HOW TO PROCEED WHERE THERE IS A DISCREPANCY IN DOCUMENTATION OR CLARIFICATION IS REQUIRED

30 GEORGE STREET UNITS

30 GEORGE STREET ROLLESTON NZ

1/08/2023

SITE PLAN

PO Box 36224, Merivale, Christchurch, NZ

E: contact@bespoke-architecture.co.nz

P: 03 982 7575

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE
ALL PROPRIETARY MATERIALS AND COMPONENTS MUST BE INSTALLED IN
ACCORDANCE WITH THE MANUFACTURERS AND OR SUPPLIERS
INSTRUCTIONS. ALL CONSTRUCTION TO COMPLY WITH RELEVANT N.Z
STANDARDS , NZS 3604 , N.Z.B.C AND LOCAL AUTHORITY BY LAWS.

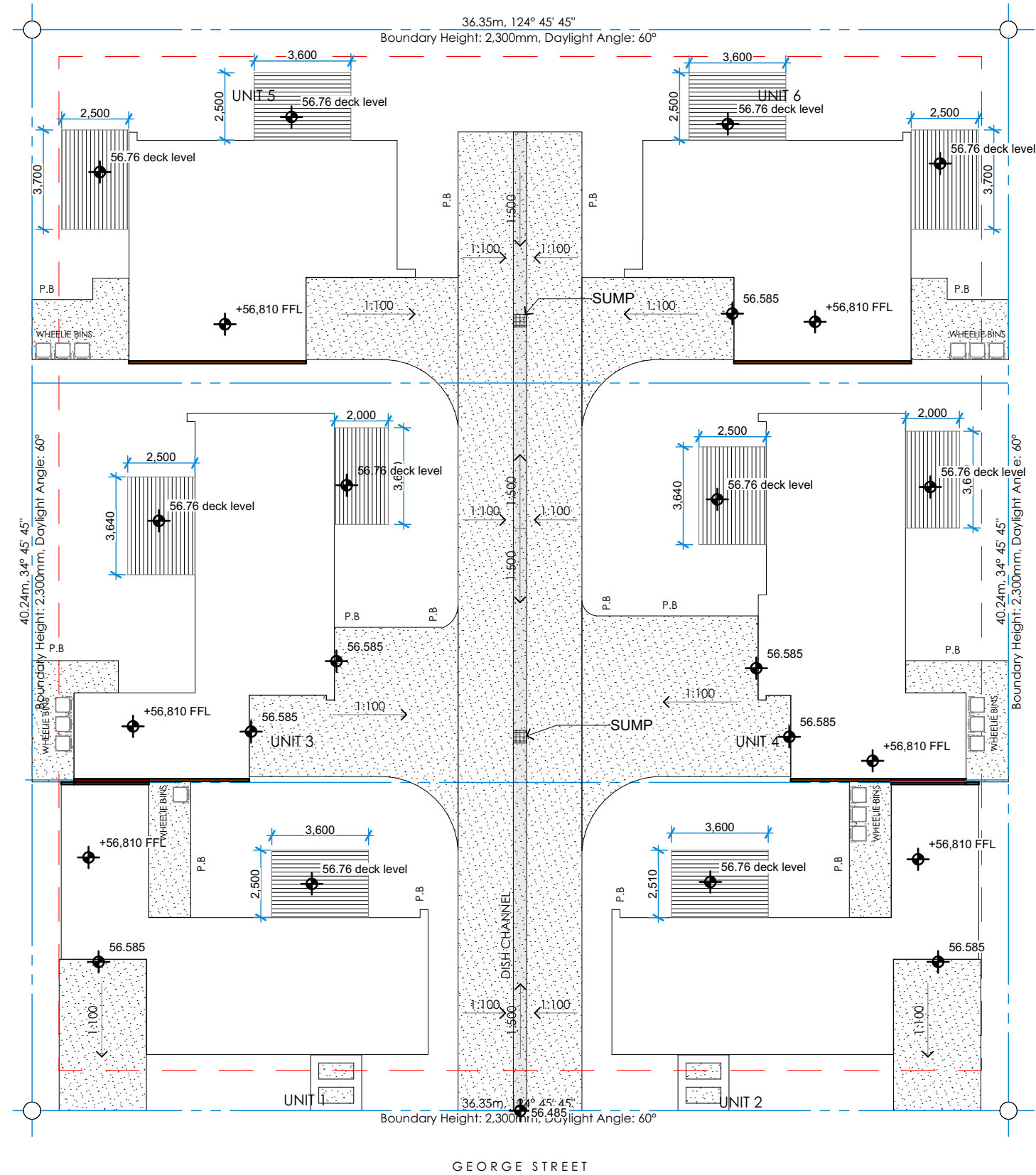
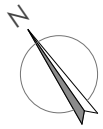
REVISION

design V. SANDERS
drawn S. ELLIS
job no J19241
scale 1:200, 1:1@ A3

SHEET NO

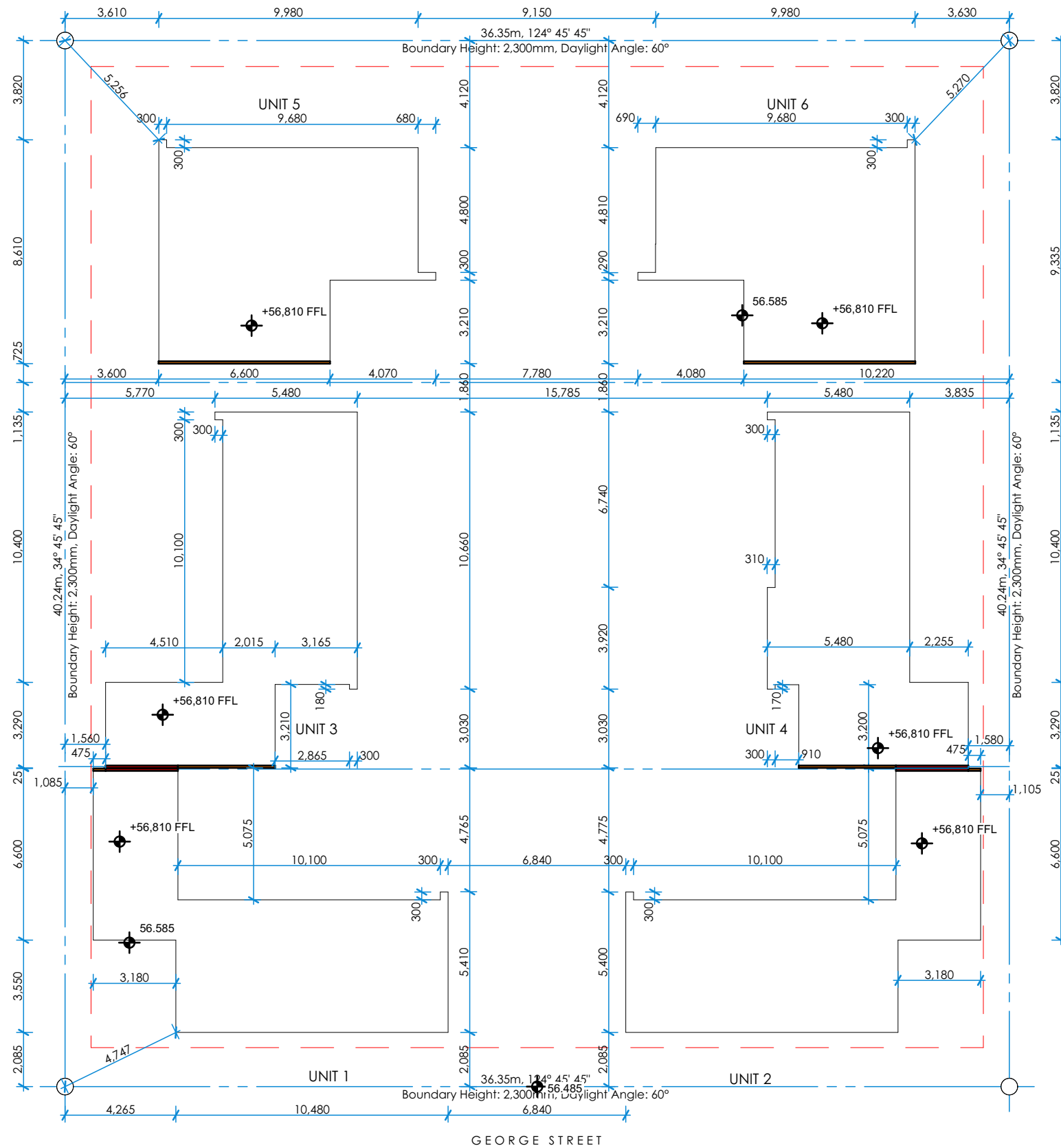
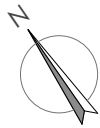
101

© Bespoke Architecture Ltd. All rights reserved

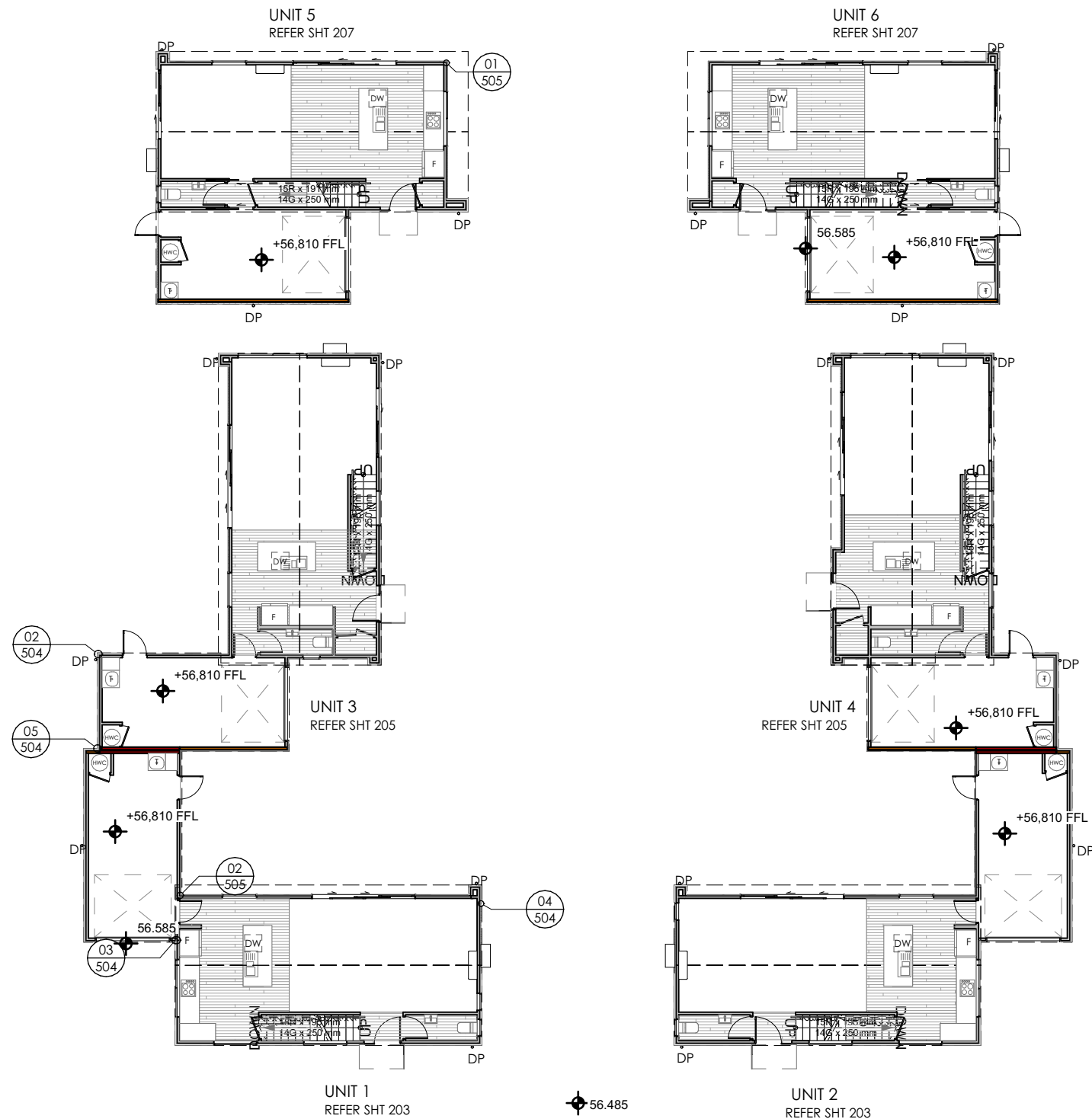
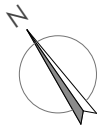


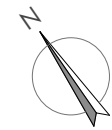
REVISION			

design	V. SANDERS
drawn	S. ELLIS
job no	J19241
scale	1:200@ A3



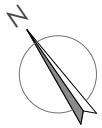
GENERAL NOTES	EXCAVATION/SITE ESTABLISHMENT	WALL STRUCTURE	LVL TIMBER	INSULATION / H1 COMPLIANCE		
<p>THE WORK COMPRISES THE PROJECT AS OUTLINED ON THESE DRAWINGS.</p> <p>SITING OF BUILDING WORK ALL BOUNDARY PEGS AND SERVICES ARE TO BE LOCATED BEFORE CONSTRUCTION WORK COMMENCES. THE OWNER MUST CONFIRM PROPOSED BUILDING LOCATION AND SERVICES SUPPLY LOCATIONS FROM THEIR LEGAL BOUNDARY LINE PRIOR TO ANY CONSTRUCTION COMMENCING.</p> <p>VARIATIONS AND AMENDMENTS ALL STRUCTURAL DESIGN VARIATIONS AND OR AMENDMENTS DURING CONSTRUCTION ARE TO BE VERIFIED AND AGREED TO BY LBP DESIGNER ISSUING CERTIFICATE OF WORKS.</p> <p>SPECIFIC ENGINEERING DETAIL REFER TO THE CHARTERED ENGINEERS CALCULATIONS AND/OR THEIR DRAWINGS ATTACHED.</p> <p>DISCREPANCIES ALL THE INFORMATION CONTAINED IN THIS DOCUMENT AND WHAT'S REQUIRED FOR THE BUILDING CONSENT APPLICATION TO THE LOCAL 'BCA' ARE BELIEVED TO BE ACCURATE AT THE TIME OF ISSUE. IT IS THE RESPONSIBILITY OF THE BUILDER AND ALL SUBCONTRACTORS TO READ THESE PLANS AND INFORM THE DESIGNER PROCEEDING WITH ANY FURTHER WORK ON SITE.</p> <p>SUBSTITUTIONS THERE IS TO BE NO SUBSTITUTIONS TO TIMBER TREATMENTS, TIMBER GRADES, SPECIFIED MATERIALS AND OR PRODUCTS WITHIN THIS DRAWING AND ATTACHED DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE LICENSED BUILDING PRACTIONER ISSUING THE CERTIFICATE OF DESIGN WORK.</p> <p>NO DEVIATIONS ON INSTALLATION BUILDER/INSTALLER OF ALL SPECIFIED PRODUCTS FOR THIS PROJECT ARE TO STRICTLY FOLLOW THE INSTALLATION PROCEDURES AS ISSUED AND SPECIFIED BY THE MANUFACTURER WITH NO DEVIATIONS.</p>	REFER TO SHEET 101 FOR SEDIMENT CONTROL AND SITE SECURITY.	REF: NZS3604:2011 TABLE 8.2 AND TABLE 8.4	KEEP THE TOP EDGE OF THE LVL COVERED AND DRY AT ALL TIMES DURING CONSTRUCTION.	CLIMATE ZONE		
	SITEWORKS	STUDS IN TOP STOREY EXTERNAL LOAD-BEARING WALLS: <2.4m STUD LENGTH 90x45 H1.2 SG8 STUDS @ 600CRS MAX. NOGS @ 400CRS MAX.	ADD PROP TO CENTER OF ALL LVL BEAMS >2.4m SUPPORTING FLOORS, TRUSSES OR POINT LOADS DURING CONSTRUCTION.	min R-VALUE		
	FOUNDATIONS & SUBFLOOR	STUDS SUPPORTING LOWER OF TWO STOREYS EXTERNAL LOAD-BEARING WALLS: <3.0m STUD LENGTH 2/90x45 H1.2 SG8 STUDS @ 600CRS MAX. NOGS @ 800CRS MAX.	PLEASE REFER TO THE CURRENT FUTUREBUILD LVL LITERATURE FOR INFORMATION, LIMITATIONS, AND CAUTIONS REGARDING THE STORAGE, HANDLING, INSTALLATION, USAGE, AND MAINTENANCE OF FUTUREBUILD LVL.	CONSTRUCTION R-VALUE		
		LOWER LEVEL SLAB AND FOUNDATION: SED / ENGINEERED SED RAFT TYPE SLAB SYSTEM WITH INTERGRATED FOUNDATION. 85mm REINFORCED CONCRETE SLAB ON GROUND OVER 0.25mm DPM OVER 25mm SAND BLINDING.	INTERNAL LOAD-BEARING WALLS: <2.7m STUD LENGTH 90x45 H1.2 SG8 STUDS @ 600CRS MAX. NOGS @ 800CRS MAX.	SLAB ON GROUND		
		SLAB INSULATION: SLAB EDGE INSULATION UNDER FLOOR INSULATION : EXPOL THERMASLAB(S) R2.11 80mm THICK	NON-LOAD-BEARING STUDS IN INTERNAL WALLS <2.7m STUD LENGTH 90x45 H1.2 SG8 STUDS @ 600CRS MAX. NOGS @ 800CRS MAX.	SUSPENDED FLOOR		
	DPM: 250 MICRON THICK POLYEHTYLENE FILM TAPE ALL SEAMS AND TAPE ANY DAMAGE OR PENETRATIONS THROUGH DPM.	TOP PLATES, SILL PLATES AND TRIMMERS ALL FRAMES TO HAVE ADDITIONAL TOP PLATE CONSISTING OF 2/90x45 SG8	TYPICALLY 70x45 H1.2 SG8 PURLINS @ 900CRS MAX ON THEIR FLAT, END PURLIN @ 600 AND FIXED TO TRUSSES or RAFTERS.			
	DPC: ALL TIMBER AND STEEL WORK TO BE FIXED OVER THERMACRAFT DPC WHEN FIXED TO CONCRETE.	SILL or HEAD TRIMMERS <2.4m CLEAR WIDTH TO BE 90x45	NOTE: 90x45 TO CANTILEVER 450mm MAX. AS PER NZS3604 CLAUSE 10.2.1.15.2.			
	UPPER LEVEL SUSPENDED TIMBER FLOOR: 20mm HD PARTICLE BOARD FLOORING ON 240x45 LVL11 JOISTS & 400crs. FOR LOAD POINTS, BEAMS AND JOISTS - REFER TO FOUNDATION AND SUBFLOOR PLANS AND SPECIFIC ENGINEERED MEMBERS.	BOTTOM PLATES FOR SINGLE or TOP FLOOR LOAD BEARING WALLS SUPPORTING ROOF ONLY USE 90x45 BOTTOM PLATE.	ROOF INSULATION PINK BATTS - SUPER BATTS R5.0			
	FLOOR COVERINGS: GENERALLY ALL FLOOR COVERINGS TO BE CARPET & VINYL PLANT.	FOR LOWER LEVEL LOAD BEARING WALLS SUPPORTING FLOOR JOISTS WITH SPANS >3m & <6m USE 2/90x45 BOTTOM PLATES.	PURLIN FIXING REFER TO ROOF PLANS			
	UPPER FLOOR WET AREA FLOORS: 20mm JNL SUPERSTRAND H3.1 HD PARTICLE BOARD. ALL EDGES TO BE SUPPORTED.	BOTTOM PLATE TO TIMBER FLOOR FIXING 2/100x3.75 HAND-DRIVEN NAILS @ 600CRS MAX. or 3/90x3.75 POWER-DRIVEN NAILS @ 600CRS MAX.	FASCIA & SOFFIT			
		BOTTOM PLATE TO CONCRETE SLAB FLOOR FIXING WALL PLATE FIXED WITH M10x140 BOWMAC BLUE HEAD SCREW BOLTS WITH 50x50x3mm GALV WASHER @ 900crs MAX & 150mm OF DOUBLE STUD AND150mm FROM CORNERS OVER DPC.	METALCRAFT QUARTER ROUND SPOUTING OVER METALLINE 185mm METAL FASCIA WITH INTERNAL BRACKETS			
		TRIMMING STUD TO BOTTOM PLATE EACH LINTEL WHERE REQUIRED BY NZS3604 TO BE SECURED AGAINST UPLIFT SHALL BE FIXED TO A TRIMMING STUD WHICH IN TURN IS FIXED TO THE FLOOR FRAMING:- CONCRETE SLAB - WITH A 25mm x 1mm STRAP TAKEN UNDER PLATE AND 150mm UP EACH SIDE OF STUD WITH 6 / 30 x 2.5mm NAILS INTO EACH SIDE OF STUD TIMBER FLOOR - WITH A 25mm x 1mm STRAP WITH 6 / 30 x 2.5mm NAILS INTO BOTH BLOCKING AND STUD OR 7.5kN (TENSION) CONNECTION WHERE PROPRIETARY FIXINGS ARE SPECIFIED, FIXINGS ARE TO BE TO THE SUPPLIERS INTRUCTIONS	4.5mm JAMES HARDIES SOFFIT LINING WITH JOINTERS, PAINT FINISH ON 70x45 H1.2 SG6 TIMBER FRAMING			
		EXTERNAL OPENING TRIM DIMENSIONS ALL DIMENSIONS ARE TO ROUGH OPENINGS AND ALL DIMENSIONS MUST BE SITE VERIFIED PRIOR TO MANUFACTURE.	80mm MIN. DIA DOWNPIPES WITH PIPE CLIPS @ 1200CRS. MAX. ALLOWABLE CATCHMENT = (85m² for 0-25° roof / 70m² for 25-35° roof / 60m² for 35-45° roof). If catchment is more than 85m², increase DP to 100mm dia. LOCATION OF DOWNPIPES AS PER DRAWINGS.			
		ALUMINIUM JOINERY IS TO BE SITE MEASURED TO CONFIRM CLEARANCES. BUILDING/PRENAILER TO LIASE AND CONFIRM.	WINDOWS & GLAZING			
		FIXING REQUIREMENTS STUD TO BOTTOM PLATE & STUD TO TOP PLATE FIXING: 2/100 x 3.75 @ 600CRS HAND-DRIVEN NAILS OR 3/90x3.15 @ 600CRS POWER-DRIVEN NAILS	ALL GLAZING IS THERMALLY BROKEN, DOUBLE GLAZED LOW E4?CLEAR ARGON THERMALLY IMPROVED SPACER (UG1.10). REFER TO H1 COMPLIANCE INFORMATION FOR R-VALUE REQUIRED FOR JOINERY. ALL GLAZING TO COMPLY WITH NZS4223:3:2016. JOINERY MANUFACTURER TO CONFIRM POSITION OF SAFETY GLAZING LOCATIONS. RESTRICTOR STAYS TO OPENING SASHES WHERE THERE IS A RISK OF FALLING 1.0M AND OVER IN ACCORDANCE WITH NZBC CLAUSE F4/AS1 REFER TO WINDOW AND DOOR SCHEDULE. ATLUS NULOOK POWDERCOATED ALUMINIUM DOUBLE GLAZED JOINERY UNLESS STATED OTHERWISE			
	ABBREVIATIONS THOUGHOUT DRAWING SET	PLUMBING & DRAINAGE	EXTERIOR WALLS & CLADDINGS			
	B# = BEAM (SED) BCA = BUILDING CONSENT AUTHORITY CF = CAVITY FIXED CGL = CLEARED GROUND LEVEL CONC = CONCRETE COS = CONFIRM ON SITE / CHECK ON SITE DBL = DOUBLE DF = DIRECT FIXED DIT = DesignIT STRUCTURAL MEMBER F# = FRAME CODE FOR STUD CENTERS FB# = FLITCH BEAM (SED) FCL = FINISHED CEILING LEVELS FDL = FINISHED DECK LEVEL FFL = FINISHED FLOOR LEVEL FGL = FINISHED GROUND LEVEL JST = JOIST R# = RAFTER RB# = RIDGE BEAM SD = SMOKE DETECTOR SED = SPECIFIC ENGINEERING DESIGN/DETAIL	ALL PLUMBING TO AS/NZS 3500 SANITARY PLUMBING.	BUILDING WRAP THERMACRAFT WATERGATE PLUS 295 FLEXIBLE UNDERLAY FIXED DIRECTLY TO FRAMING PRIOR TO INSTALLATION OF CAVITY BATTENS AND CLADDING.			
		PLUMBING/DRAIN LAYER TO SUPPLY AN AS BUILT PLUMBING & DRAINAGE PLAN AFTER COMPLETION.	WALL INSULATION PINK BATTS - ULTRA R2.8			
		ADDITIONAL NOTES: THIS PROJECT HAS STORMWATER DISCHARGE TO SOAKAGE PITS. REFER TO DESIGN BY BRAY BROTHERS DRAINAGE	WINDOW SEALING SYSTEM INSTALL THERMACRAFT ALUBAND WINDOW FLASHING SYSTEM AROUND WINDOW AND DOOR OPENING AS PER MANUFACTURERS INSTALLATION INSTRUCTIONS.			
			EXTERIOR WALL PENETRATIONS ALL EXTERIOR WALL PENETRATIONS THROUGH THE CLADDING AND CAVITY TO HAVE PVC PIPE AND THERMACRAFT ONESEAL INSTALLED.			





REVISION			

design	V. SANDERS
drawn	S. ELLIS
job no	J19241
scale	1:200@ A3



IMPORTANT:
-TIMBER FRAME CONSTRUCTION IN ACCORDANCE WITH NZS 3604:2011
-ALLOW TO INSTALL 10MM GIB AQUALINE TO BATHROOM & ENSUITE & KITCHEN WALL WET AREAS.

- 90x45 H1.2 SG8 FRAMING
- 60/60/60 FIRE RATED WALL - GBTLAB 60d
- 30/30/30 FIRE RATED WALL - JHETGR30-N

NOTE:
-INTERIOR WET AREAS & EXTERIOR WALKING SURFACE BETWEEN STREET & ENTRY TO COMPLY WITH TABLE 2, CLAUSE D1, NZBC.
-SELECTED CARPET TO ALL AREAS UNLESS INDICATED

-KITCHEN DESIGN TO COMPLY WITH NZBC G3/AS1
INTERIOR DOORS:
-ALL WARDROBE AND STORAGE CUPBOARD DOORS TO BE FULL HEIGHT (TO CEILING) UNLESS NOTED OTHERWISE

- SELECTED VINYL PLANK FLOORING
- SELECTED CARPET FLOORING

IMPORTANT
SLIP RESISTANCE TO WET & DRY AREAS ON INTERIOR & EXTERIOR WALKING SURFACES TO COMPLY WITH NZBC CLAUSE D1, AS1 TABLE 2
PROPRIETARY ROOF SPACE ACCESS HATCH WITH FOLD DOWN LADDER min 900x600

- HUSH TYPE SMOKE DETECTOR TO COMPLY WITH NZBC CLAUSE F7. INSTALL ON OR NEAR THE CEILING AS PER MANUFACTURERS INSTRUCTIONS
- SMART METER BOX
- SWITCH BOARD
- HOSE TAP
- INTERNAL HEAT PUMP WALL MOUNTED UNIT
- HEAT PUMP EXTERNAL UNIT

250L MAINS PRESSURE ELECTRIC HWC TO BE FITTED WITH SIESMIC RESTRAINTS AS PER NZBC G12/AS1 fig14. SAFE TRAY TO COMPLY WITH NZBC G12/AS1 CLAUSE 5.2.3 TO DRAIN VIA 40mm uPVC PIPE & TERMINATE OUTSIDE THE DWELLING TO GROUND *Upgrade drain to copper pipe where HWC heated by Solar Panel or Wetback* TPR VALVE TO DISCHARGE VIA 25mm COPPER PIPE TO ALLPROOF HWC TUNDISH TO SAFE TRAY WASTE

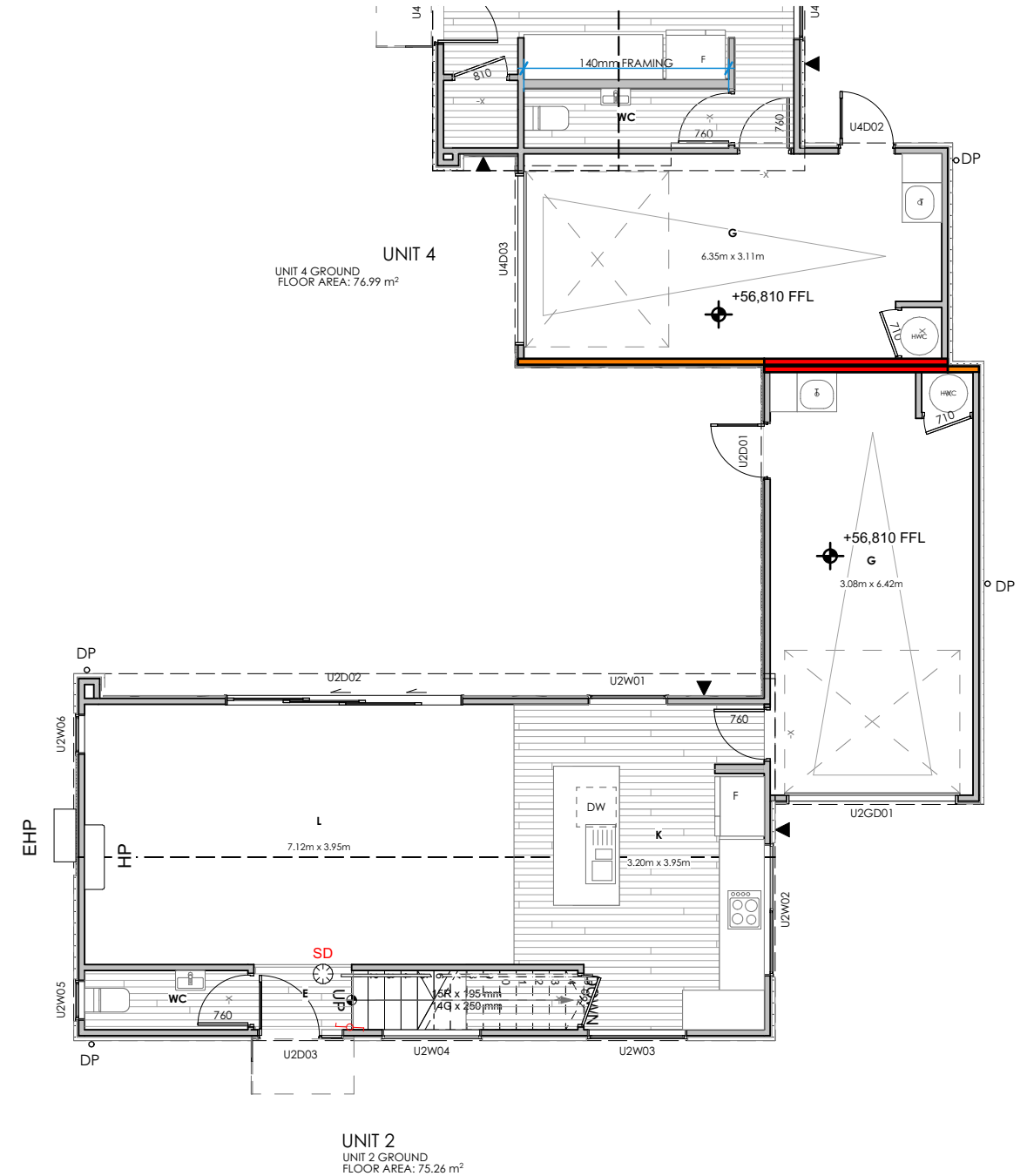
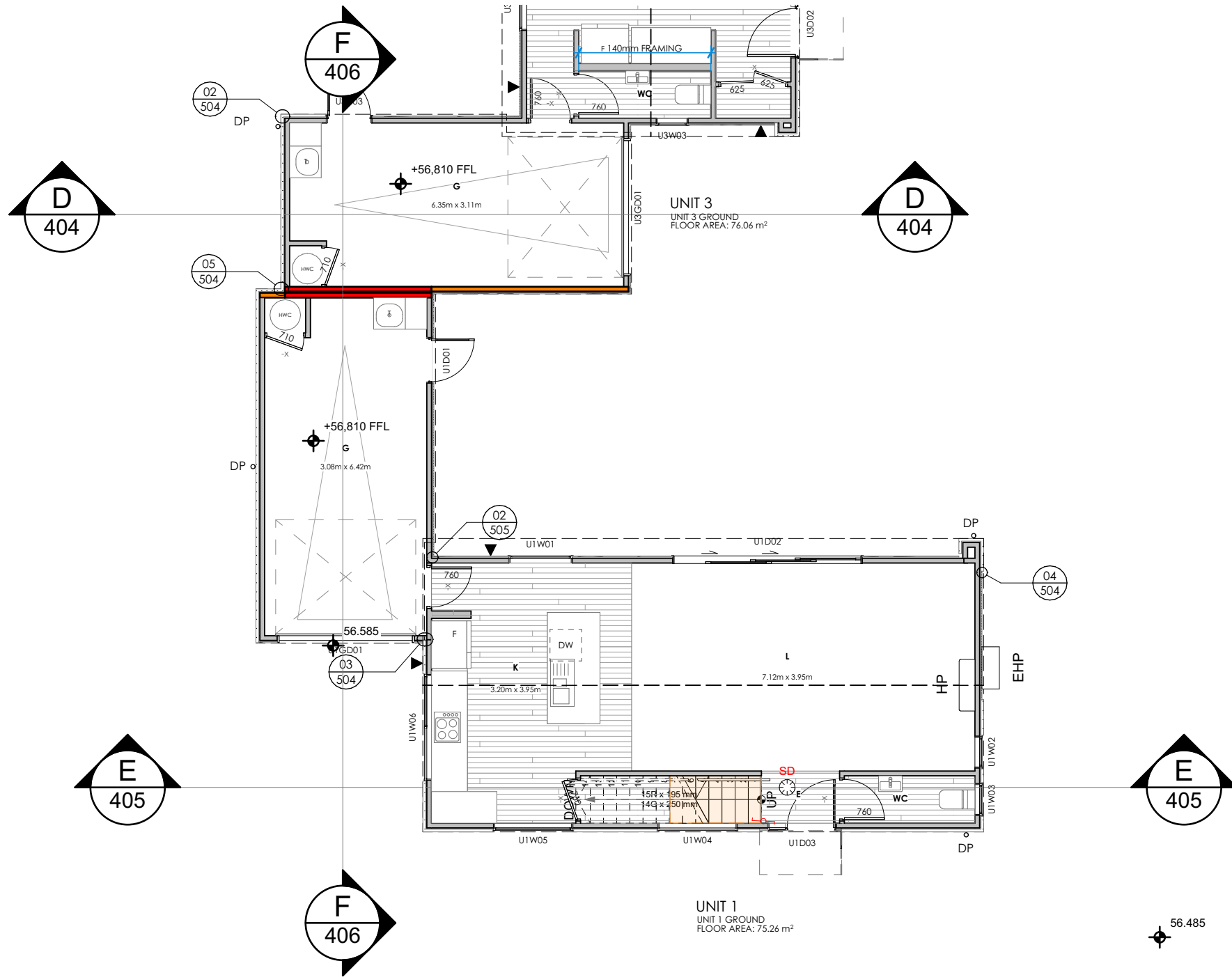
E3/AS1 COMPLIANCE:
STEEL TROWEL FINISH (OR VINLY FLOORING) SEALED AT EDGES TO LAUNDRY AREA IN GARAGE - REFER TO NZBC E3/AS1 3.1.1(C)
-HARDWOOD TIMBER FLOORING / VINYL PLANK FLOORING / LUXURY VINYL TILE (LVT) IN WET AREAS AND WATER SPLASH ZONES IS AN ALTERNATIVE SOLUTION. FLOORING SUPPLIER TO PROVIDE SUPPORTING INFORMATION TO SHOW COMPLIANCE.

G4 COMPLIANCE - KITCHEN/BATHROOM VENTILATION
EXTRACT FANS TO BATHROOMS AND ENSUITE TO BE A MIN OF 25l/sec WITH TIMER SET TO LIGHT SWITCH, DUCTED EITHER TO SOFFIT OR ROOF.

SELECTED RESIDENTIAL RANGE HOOD WITH INLINE EXHAUST FAN TO KITCHEN TO BE A MIN OF 50 l/sec DUCTED EITHER TO SOFFIT OR ROOF.

G8 COMPLIANCE
2 WAY LIGHT SWITCHES ARE TO BE PROVIDED TO THE TOP AND BOTTOM OF THE STAIRS.
ARTIFICIAL LIGHTING TO BE PROVIDED TO ACHIEVE MIN. 20 LUX IN ALL ACCESS ROUTES. REFER TO NZBC G8/AS1 TABLE 1 FOR THE MIN. WATTAGE REQUIRED PER m² OF FLOOR AREA TO ACHIEVE 20 LUX.

CONSULTANTS:
DOCUMENTATION TO BE READ IN CONJUNCTION WITH CONSULTANT DOCUMENTATION



BESPOKE
ARCHITECTURE

BESPOKE ARCHITECTURE ACCEPTS NO LIABILITY SHOULD THE CONTRACTOR MAKE CONSTRUCTION DECISIONS WITHOUT FIRST SEEKING ADVICE FROM BESPOKE ARCHITECTURE AS TO HOW TO PROCEED WHERE THERE IS A DISCREPANCY IN DOCUMENTATION OR CLARIFICATION IS REQUIRED

30 GEORGE STREET UNITS
30 GEORGE STREET ROLLESTON NZ
1/08/2023

UNIT 1 & 2 GROUND FLOOR PLAN

PO Box 36224, Merivale, Christchurch, NZ - E: contact@bespoke-architecture.co.nz - P: 03 982 7575

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE
ALL PROPRIETARY MATERIALS AND COMPONENTS MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS AND OR SUPPLIERS INSTRUCTIONS. ALL CONSTRUCTION TO COMPLY WITH RELEVANT N.Z. STANDARDS, NZS 3604, N.Z.B.C AND LOCAL AUTHORITY BY LAWS.

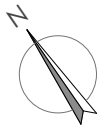
REVISION			

design V. SANDERS
drawn S. ELLIS
job no J19241
scale 1:100@ A3

CLIENT APPROVAL
NOT FOR CONSTRUCTION
SUBJECT TO BUILDING CONSENT APPROVAL

SHEET NO
203

© Bespoke Architecture Ltd. All rights reserved



IMPORTANT:

-TIMBER FRAME CONSTRUCTION IN ACCORDANCE WITH NZS 3604:2011
-ALLOW TO INSTALL 10MM GIB AQUALINE TO BATHROOM & ENSUITE & KITCHEN WALL WET AREAS.

- 90x45 H1.2 SG8 FRAMING
- 60/60/60 FIRE RATED WALL - GBTLAB 60d
- 30/30/30 FIRE RATED WALL - JHETGR30-N

NOTE:

-INTERIOR WET AREAS & EXTERIOR WALKING SURFACE BETWEEN STREET & ENTRY TO COMPLY WITH TABLE 2, CLAUSE D1, NZBC.
-SELECTED CARPET TO ALL AREAS UNLESS INDICATED

-KITCHEN DESIGN TO COMPLY WITH NZBC G3/AS1

INTERIOR DOORS:

-ALL WARDROBE AND STORAGE CUPBOARD DOORS TO BE FULL HEIGHT (TO CEILING) UNLESS NOTED OTHERWISE

- SELECTED VINYL PLANK FLOORING
- SELECTED CARPET FLOORING

IMPORTANT

SLIP RESISTANCE TO WET & DRY AREAS ON INTERIOR & EXTERIOR WALKING SURFACES TO COMPLY WITH NZBC CLAUSE D1, AS1 TABLE 2



PROPRIETARY ROOF SPACE ACCESS HATCH WITH FOLD DOWN LADDER min 900x600

SD



HUSH TYPE SMOKE DETECTOR TO COMPLY WITH NZBC CLAUSE F7. INSTALL ON OR NEAR THE CEILING AS PER MANUFACTURERS INSTRUCTIONS



SMART METER BOX



SWITCH BOARD



HOSE TAP

INTERNAL HEAT PUMP WALL MOUNTED UNIT

HEAT PUMP EXTERNAL UNIT

HWC



250L MAINS PRESSURE ELECTRIC HWC TO BE FITTED WITH SIESMIC RESTRAINTS AS PER NZBC G12/AS1 fig14. SAFE TRAY TO COMPLY WITH NZBC G12/AS1 CLAUSE 5.2.3 TO DRAIN VIA 40mm uPVC PIPE & TERMINATE OUTSIDE THE DWELLING TO GROUND *Upgrade drain to copper pipe where HWC heated by Solar Panel or Wetback* TPR VALVE TO DISCHARGE VIA 25mm COPPER PIPE TO ALLPROOF HWC TUNDISH TO SAFE TRAY WASTE

E3/AS1 COMPLIANCE:

STEEL TROWEL FINISH (OR VINLY FLOORING) SEALED AT EDGES TO LAUNDRY AREA IN GARAGE - REFER TO NZBC E3/AS1 3.1.1(C)

-HARDWOOD TIMBER FLOORING / VINYL PLANK FLOORING / LUXURY VINYL TILE (LVT) IN WET AREAS AND WATER SPLASH ZONES IS AN ALTERNATIVE SOLUTION. FLOORING SUPPLIER TO PROVIDE SUPPORTING INFORMATION TO SHOW COMPLIANCE.

G4 COMPLIANCE - KITCHEN/BATHROOM VENTILATION

EXTRACT FANS TO BATHROOMS AND ENSUITE TO BE A MIN OF 25l/sec WITH TIMER SET TO LIGHT SWITCH, DUCTED EITHER TO SOFFIT OR ROOF.



SELECTED RESIDENTIAL RANGE HOOD WITH INLINE EXHAUST FAN TO KITCHEN TO BE A MIN OF 50 l/sec DUCTED EITHER TO SOFFIT OR ROOF.

G8 COMPLIANCE

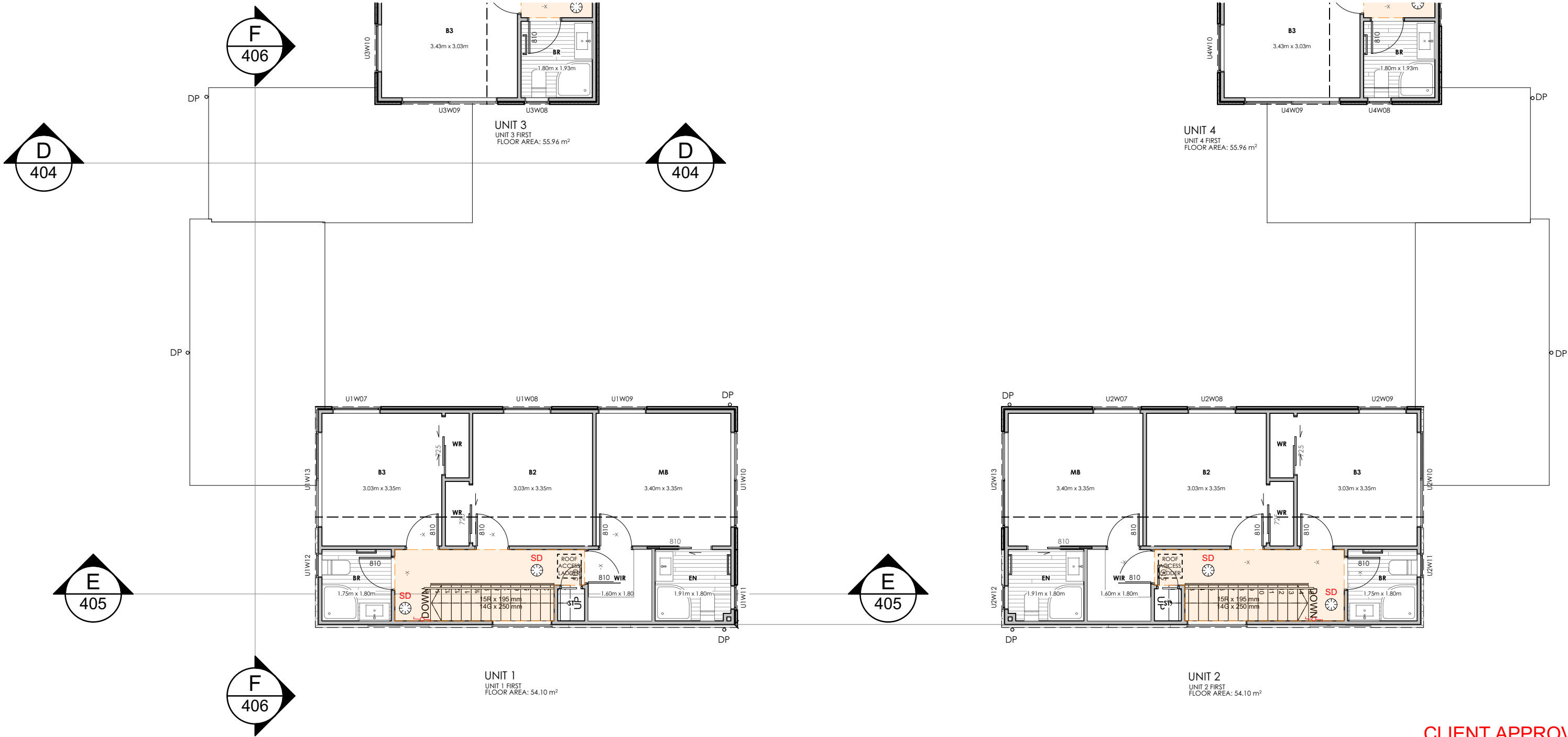
2 WAY LIGHT SWITCHES ARE TO BE PROVIDED TO THE TOP AND BOTTOM OF THE STAIRS.



ARTIFICIAL LIGHTING TO BE PROVIDED TO ACHIEVE MIN. 20 LUX IN ALL ACCESS ROUTES. REFER TO NZBC G8/AS1 TABLE 1 FOR THE MIN. WATTAGE REQUIRED PER m² OF FLOOR AREA TO ACHIEVE 20 LUX.

CONSULTANTS:

DOCUMENTATION TO BE READ IN CONJUNCTION WITH CONSULTANT DOCUMENTATION



BESPOKE ARCHITECTURE ACCEPTS NO LIABILITY SHOULD THE CONTRACTOR MAKE CONSTRUCTION DECISIONS WITHOUT FIRST SEEKING ADVICE FROM BESPOKE ARCHITECTURE AS TO HOW TO PROCEED WHERE THERE IS A DISCREPANCY IN DOCUMENTATION OR CLARIFICATION IS REQUIRED

30 GEORGE STREET UNITS

30 GEORGE STREET ROLLESTON NZ

1/08/2023

UNIT 1 & 2 UPPER FLOOR PLAN

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

ALL PROPRIETARY MATERIALS AND COMPONENTS MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS AND OR SUPPLIERS INSTRUCTIONS. ALL CONSTRUCTION TO COMPLY WITH RELEVANT N.Z. STANDARDS, NZS 3604, N.Z.B.C AND LOCAL AUTHORITY BY LAWS.

REVISION

design V. SANDERS
drawn S. ELLIS
job no J19241
scale 1:100@ A3

SHEET NO

204

CLIENT APPROVAL

NOT FOR CONSTRUCTION
SUBJECT TO BUILDING CONSENT APPROVAL

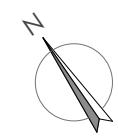
BESPOKE
ARCHITECTURE

PO Box 36224, Merivale, Christchurch, NZ

E: contact@bespoke-architecture.co.nz

P: 03 982 7575

© Bespoke Architecture Ltd. All rights reserved



IMPORTANT:

-TIMBER FRAME CONSTRUCTION IN ACCORDANCE WITH NZS 3604:2011
-ALLOW TO INSTALL 10MM GIB AQUALINE TO BATHROOM & ENSUITE & KITCHEN WALL WET AREAS.

- 90x45 H1.2 SG8 FRAMING
- 60/60/60 FIRE RATED WALL - GBTLAB 60d
- 30/30/30 FIRE RATED WALL - JHETGR30-N

NOTE:

-INTERIOR WET AREAS & EXTERIOR WALKING SURFACE BETWEEN STREET & ENTRY TO COMPLY WITH TABLE 2, CLAUSE D1, NZBC.
-SELECTED CARPET TO ALL AREAS UNLESS INDICATED

-KITCHEN DESIGN TO COMPLY WITH NZBC G3/AS1

INTERIOR DOORS:

-ALL WARDROBE AND STORAGE CUPBOARD DOORS TO BE FULL HEIGHT (TO CEILING) UNLESS NOTED OTHERWISE

- SELECTED VINYL PLANK FLOORING
- SELECTED CARPET FLOORING

IMPORTANT

SLIP RESISTANCE TO WET & DRY AREAS ON INTERIOR & EXTERIOR WALKING SURFACES TO COMPLY WITH NZBC CLAUSE D1, AS1 TABLE 2

PROPRIETARY ROOF SPACE ACCESS HATCH WITH FOLD DOWN LADDER min 900x600

- HUSH TYPE SMOKE DETECTOR TO COMPLY WITH NZBC CLAUSE F7. INSTALL ON OR NEAR THE CEILING AS PER MANUFACTURERS INSTRUCTIONS
- SMART METER BOX
- SWITCH BOARD
- HOSE TAP
- INTERNAL HEAT PUMP WALL MOUNTED UNIT
- HEAT PUMP EXTERNAL UNIT

250L MAINS PRESSURE ELECTRIC HWC TO BE FITTED WITH SIESMIC RESTRAINTS AS PER NZBC G12/AS1 fig14. SAFE TRAY TO COMPLY WITH NZBC G12/AS1 CLAUSE 5.2.3 TO DRAIN VIA 40mm uPVC PIPE & TERMINATE OUTSIDE THE DWELLING TO GROUND *Upgrade drain to copper pipe where HWC heated by Solar Panel or Wetback* TPR VALVE TO DISCHARGE VIA 25mm COPPER PIPE TO ALLPROOF HWC TUNDISH TO SAFE TRAY WASTE

E3/AS1 COMPLIANCE:

STEEL TROWEL FINISH (OR VINYL FLOORING) SEALED AT EDGES TO LAUNDRY AREA IN GARAGE - REFER TO NZBC E3/AS1 3.1.1(C)
-HARDWOOD TIMBER FLOORING / VINYL PLANK FLOORING / LUXURY VINYL TILE (LVT) IN WET AREAS AND WATER SPLASH ZONES IS AN ALTERNATIVE SOLUTION. FLOORING SUPPLIER TO PROVIDE SUPPORTING INFORMATION TO SHOW COMPLIANCE.

G4 COMPLIANCE - KITCHEN/BATHROOM VENTILATION
EXTRACT FANS TO BATHROOMS AND ENSUITE TO BE A MIN OF 25l/sec WITH TIMER SET TO LIGHT SWITCH, DUCTED EITHER TO SOFFIT OR ROOF.

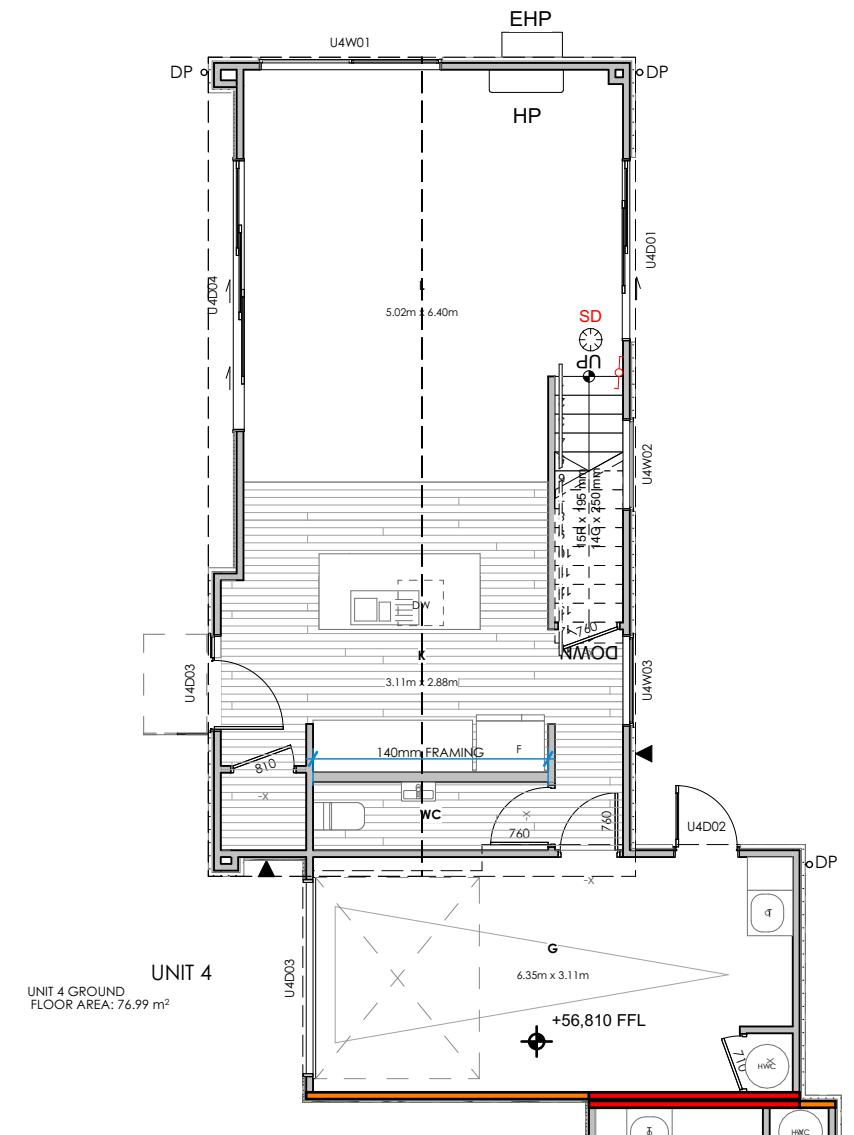
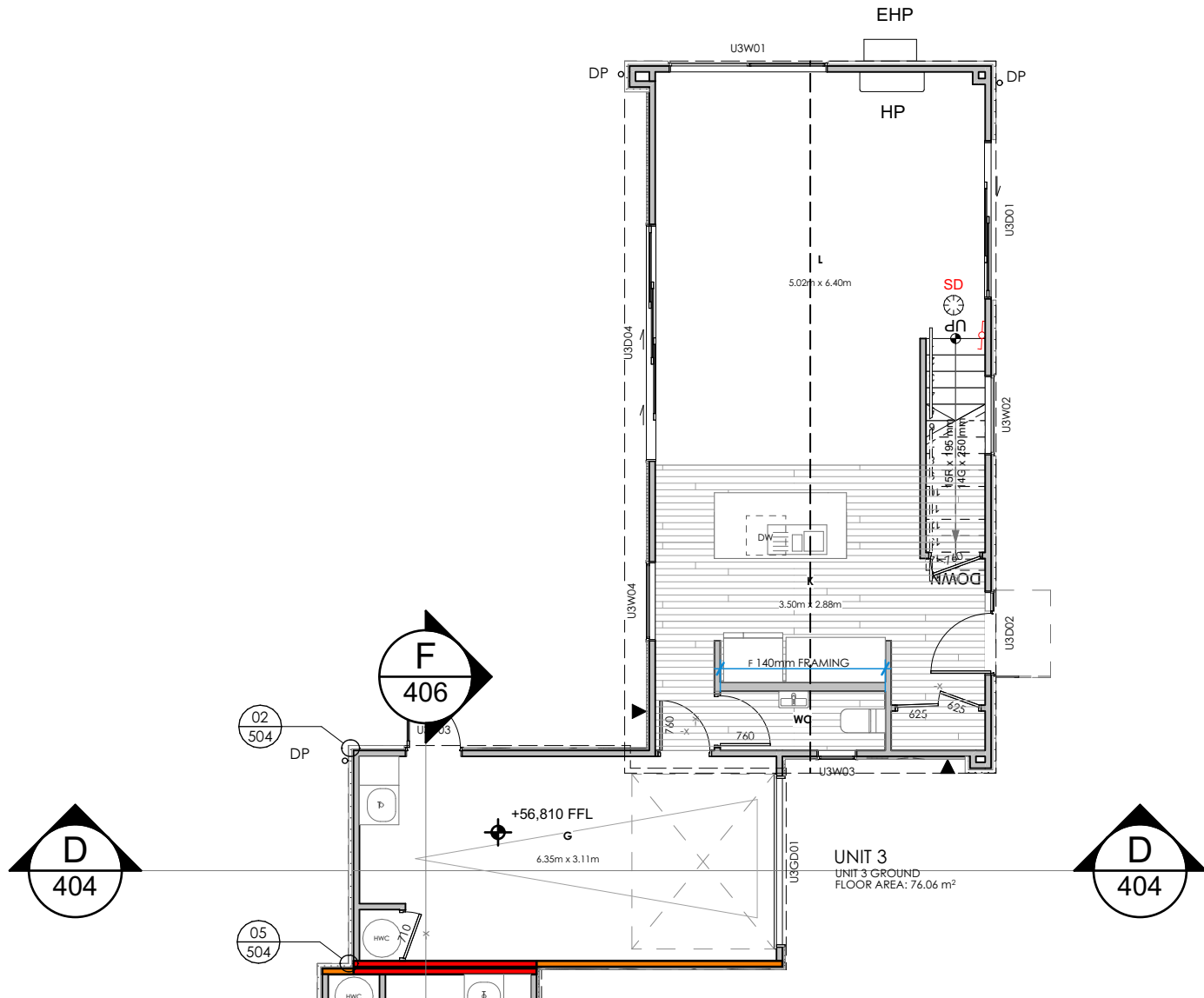
SELECTED RESIDENTIAL RANGE HOOD WITH INLINE EXHAUST FAN TO KITCHEN TO BE A MIN OF 50 l/sec DUCTED EITHER TO SOFFIT OR ROOF.

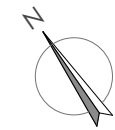
G8 COMPLIANCE

2 WAY LIGHT SWITCHES ARE TO BE PROVIDED TO THE TOP AND BOTTOM OF THE STAIRS.
ARTIFICIAL LIGHTING TO BE PROVIDED TO ACHIEVE MIN. 20 LUX IN ALL ACCESS ROUTES. REFER TO NZBC G8/AS1 TABLE 1 FOR THE MIN. WATTAGE REQUIRED PER m² OF FLOOR AREA TO ACHIEVE 20 LUX.

CONSULTANTS:

DOCUMENTATION TO BE READ IN CONJUNCTION WITH CONSULTANT DOCUMENTATION





IMPORTANT:
-TIMBER FRAME CONSTRUCTION IN ACCORDANCE WITH NZS 3604:2011
-ALLOW TO INSTALL 10MM GIB AQUALINE TO BATHROOM & ENSUITE & KITCHEN WALL WET AREAS.

- 90x45 H1.2 SG8 FRAMING
- 60/60/60 FIRE RATED WALL - GBTLAB 60d
- 30/30/30 FIRE RATED WALL - JHETGR30-N

NOTE:
-INTERIOR WET AREAS & EXTERIOR WALKING SURFACE BETWEEN STREET & ENTRY TO COMPLY WITH TABLE 2, CLAUSE D1, NZBC.
-SELECTED CARPET TO ALL AREAS UNLESS INDICATED

- KITCHEN DESIGN TO COMPLY WITH NZBC G3/AS1
- INTERIOR DOORS:**
-ALL WARDROBE AND STORAGE CUPBOARD DOORS TO BE FULL HEIGHT (TO CEILING) UNLESS NOTED OTHERWISE
- SELECTED VINYL PLANK FLOORING
 - SELECTED CARPET FLOORING

IMPORTANT
SLIP RESISTANCE TO WET & DRY AREAS ON INTERIOR & EXTERIOR WALKING SURFACES TO COMPLY WITH NZBC CLAUSE D1, AS1 TABLE 2

PROPRIETARY ROOF SPACE ACCESS HATCH WITH FOLD DOWN LADDER min 900x600

- HUSH TYPE SMOKE DETECTOR TO COMPLY WITH NZBC CLAUSE F7. INSTALL ON OR NEAR THE CEILING AS PER MANUFACTURERS INSTRUCTIONS
- SMART METER BOX
- SWITCH BOARD
- HOSE TAP
- INTERNAL HEAT PUMP WALL MOUNTED UNIT
- HEAT PUMP EXTERNAL UNIT

HWC
250L MAINS PRESSURE ELECTRIC HWC TO BE FITTED WITH SIESMIC RESTRAINTS AS PER NZBC G12/AS1 fig14. SAFE TRAY TO COMPLY WITH NZBC G12/AS1 CLAUSE 5.2.3 TO DRAIN VIA 40mm uPVC PIPE & TERMINATE OUTSIDE THE DWELLING TO GROUND *Upgrade drain to copper pipe where HWC heated by Solar Panel or Wetback* TPR VALVE TO DISCHARGE VIA 25mm COPPER PIPE TO ALLPROOF HWC TUNDISH TO SAFE TRAY WASTE

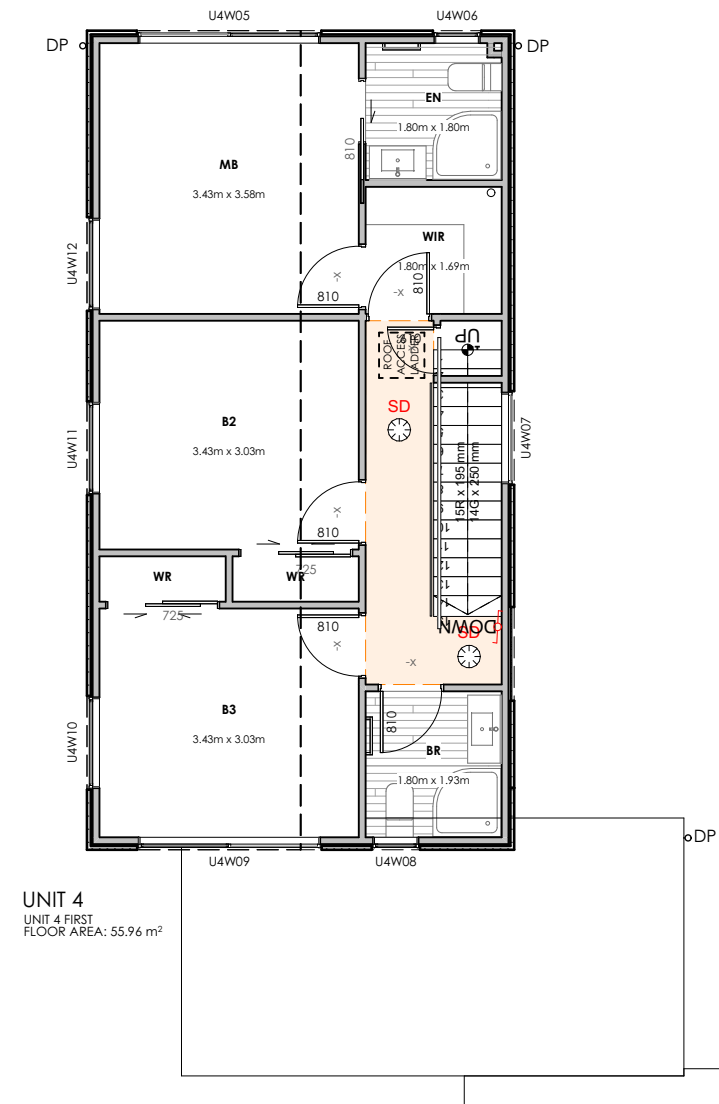
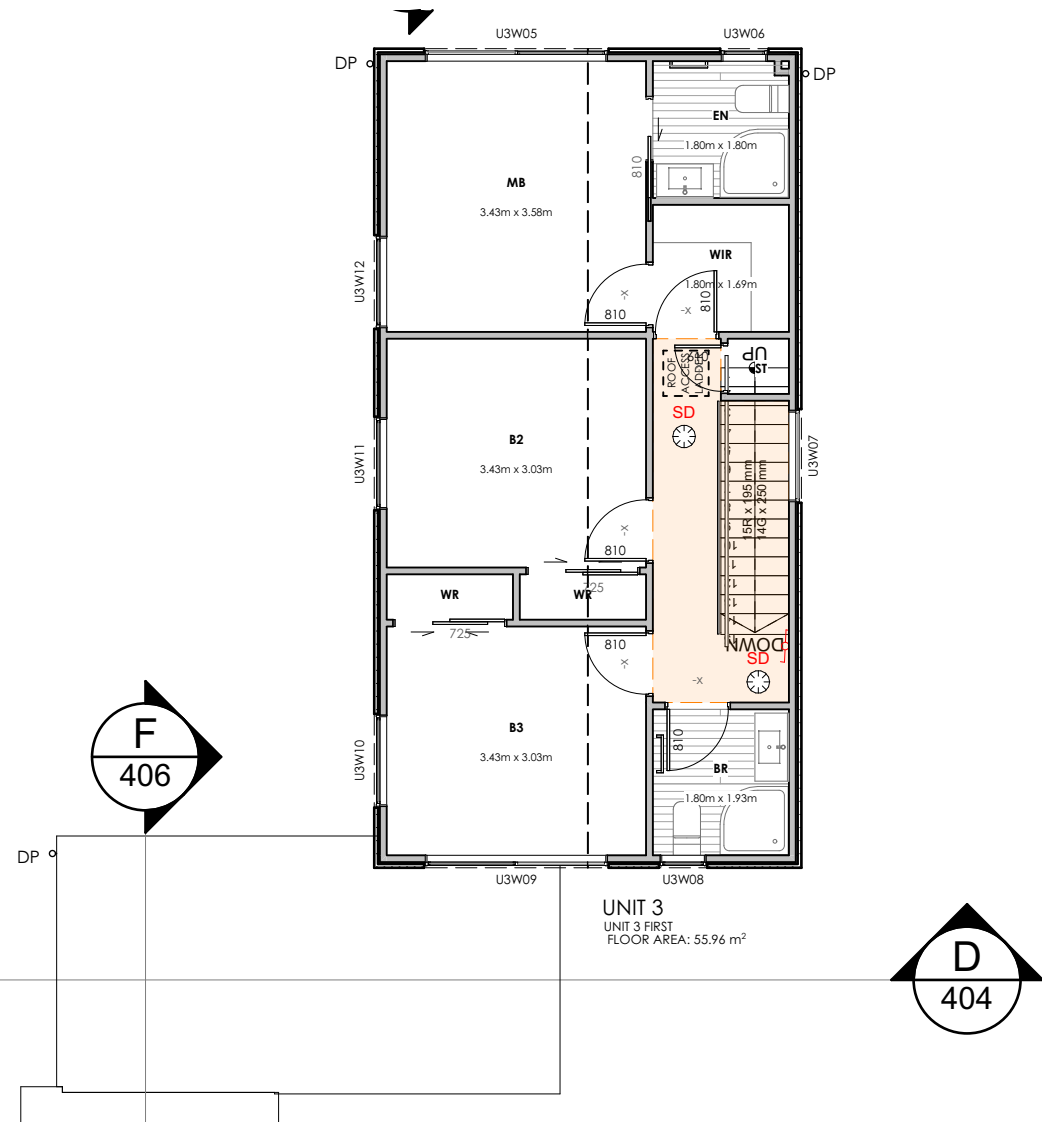
E3/AS1 COMPLIANCE:
STEEL TROWEL FINISH (OR VINYL FLOORING) SEALED AT EDGES TO LAUNDRY AREA IN GARAGE - REFER TO NZBC E3/AS1 3.1.1(C)
-HARDWOOD TIMBER FLOORING / VINYL PLANK FLOORING / LUXURY VINYL TILE (LVT) IN WET AREAS AND WATER SPLASH ZONES IS AN ALTERNATIVE SOLUTION. FLOORING SUPPLIER TO PROVIDE SUPPORTING INFORMATION TO SHOW COMPLIANCE.

G4 COMPLIANCE - KITCHEN/BATHROOM VENTILATION
EXTRACT FANS TO BATHROOMS AND ENSUITE TO BE A MIN OF 25l/sec WITH TIMER SET TO LIGHT SWITCH, DUCTED EITHER TO SOFFIT OR ROOF.

SELECTED RESIDENTIAL RANGE HOOD WITH INLINE EXHAUST FAN TO KITCHEN TO BE A MIN OF 50 l/sec DUCTED EITHER TO SOFFIT OR ROOF.

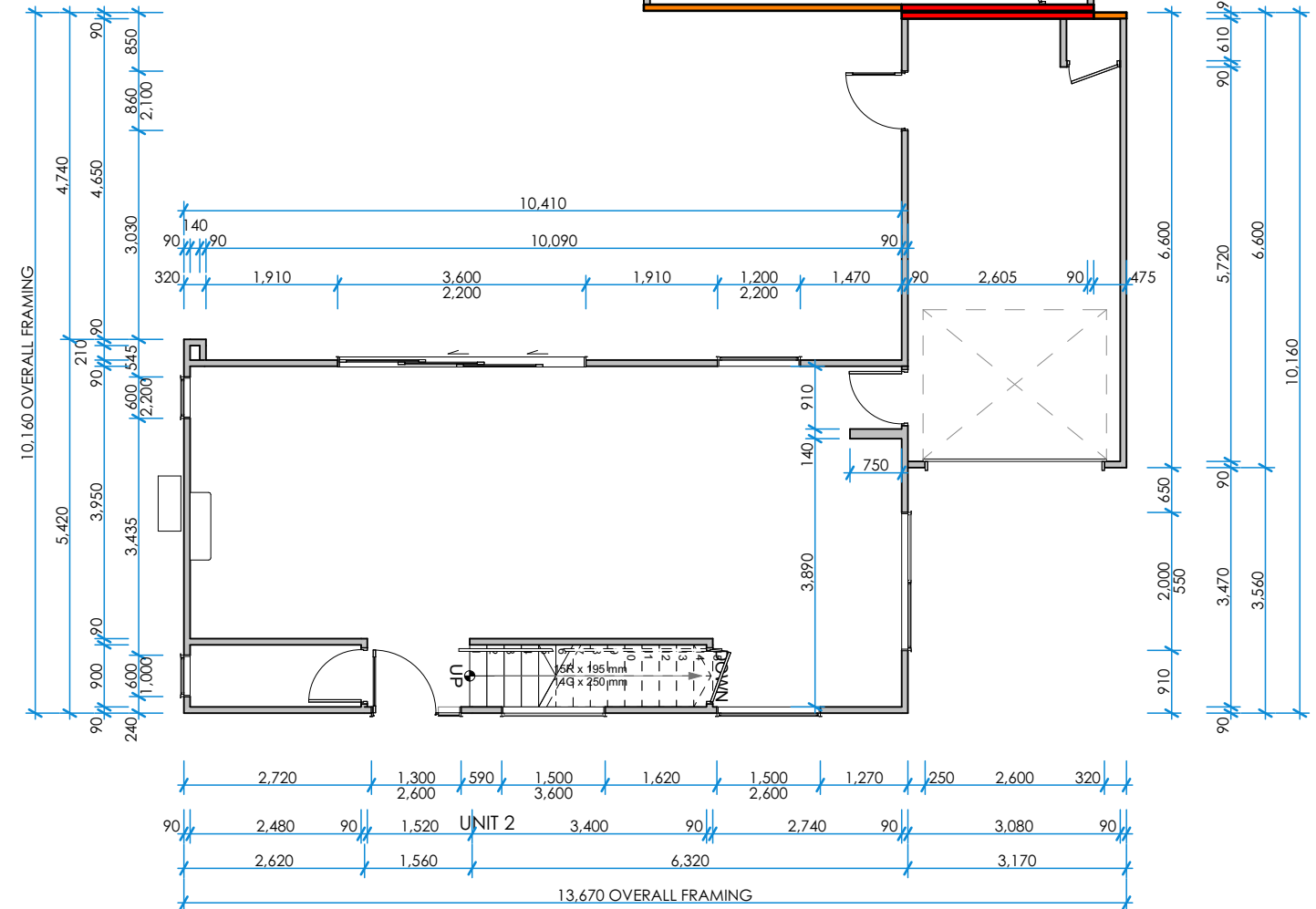
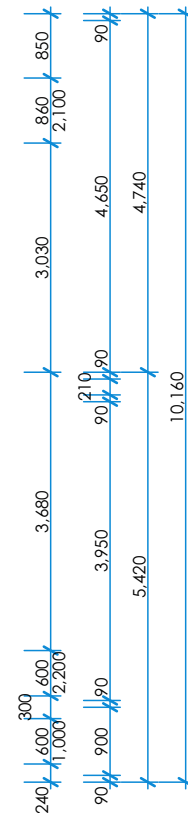
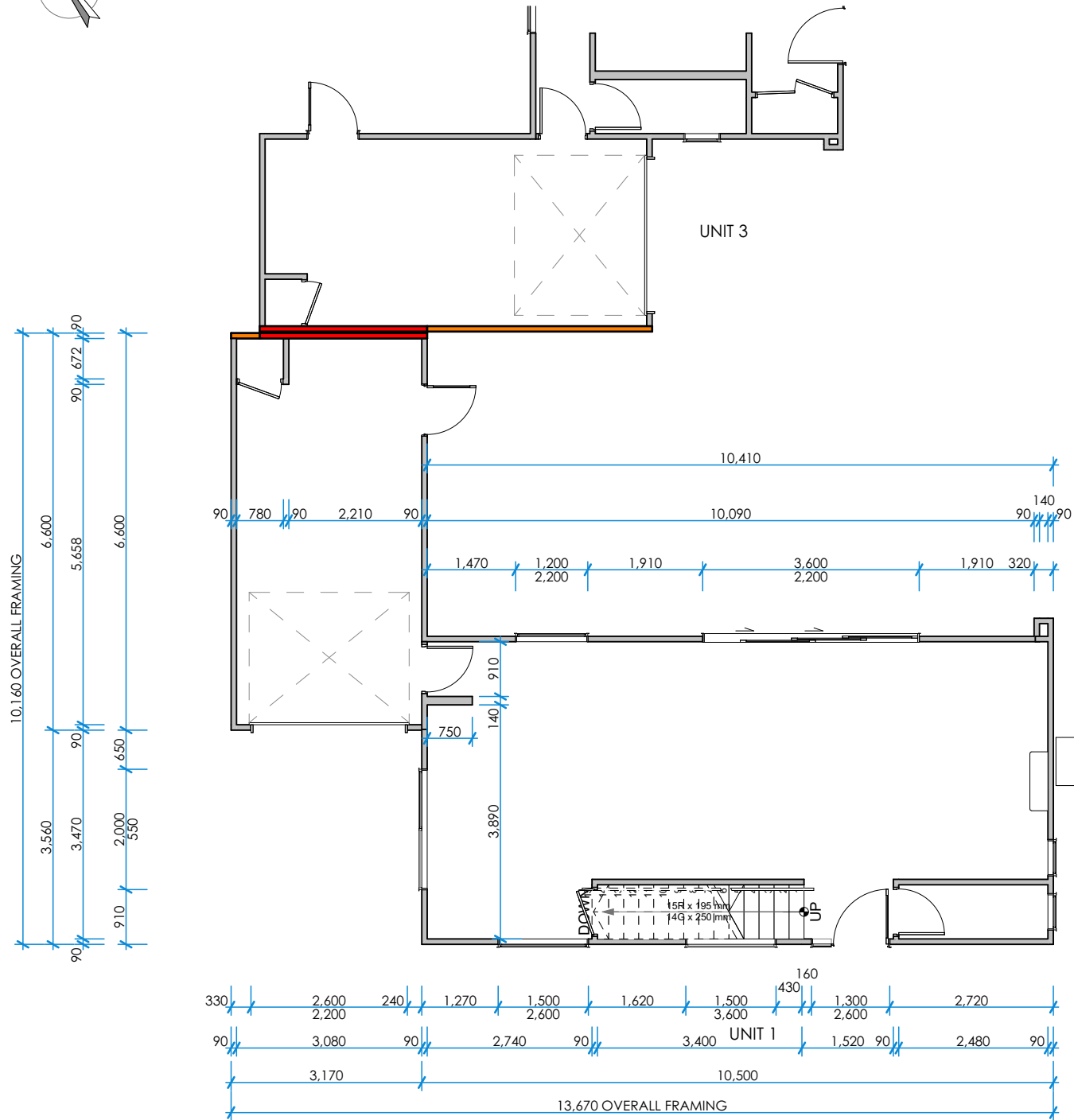
G8 COMPLIANCE
2 WAY LIGHT SWITCHES ARE TO BE PROVIDED TO THE TOP AND BOTTOM OF THE STAIRS.
ARTIFICIAL LIGHTING TO BE PROVIDED TO ACHIEVE MIN. 20 LUX IN ALL ACCESS ROUTES. REFER TO NZBC G8/AS1 TABLE 1 FOR THE MIN. WATTAGE REQUIRED PER m² OF FLOOR AREA TO ACHIEVE 20 LUX.

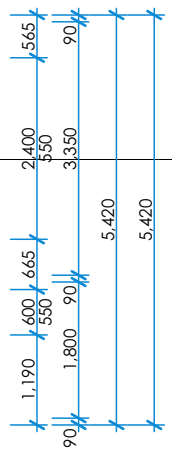
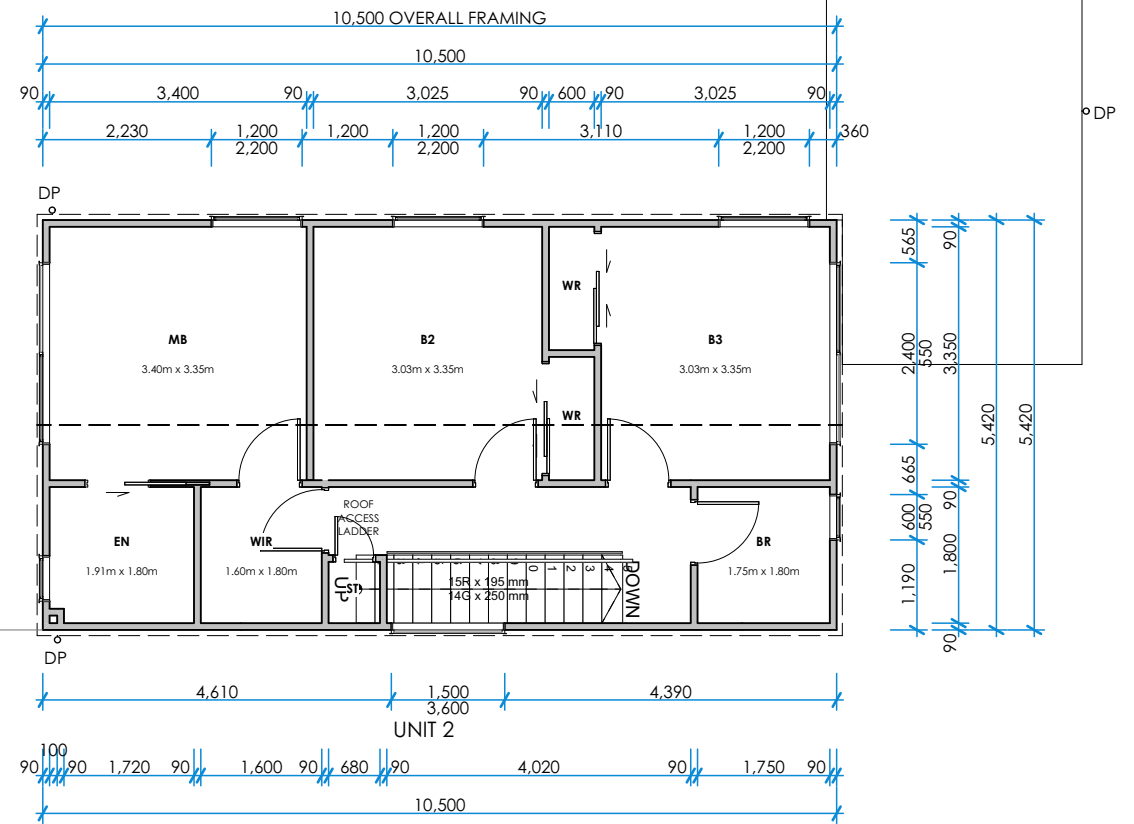
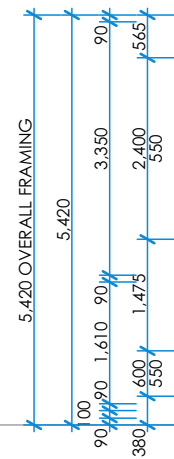
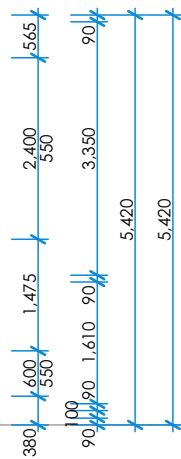
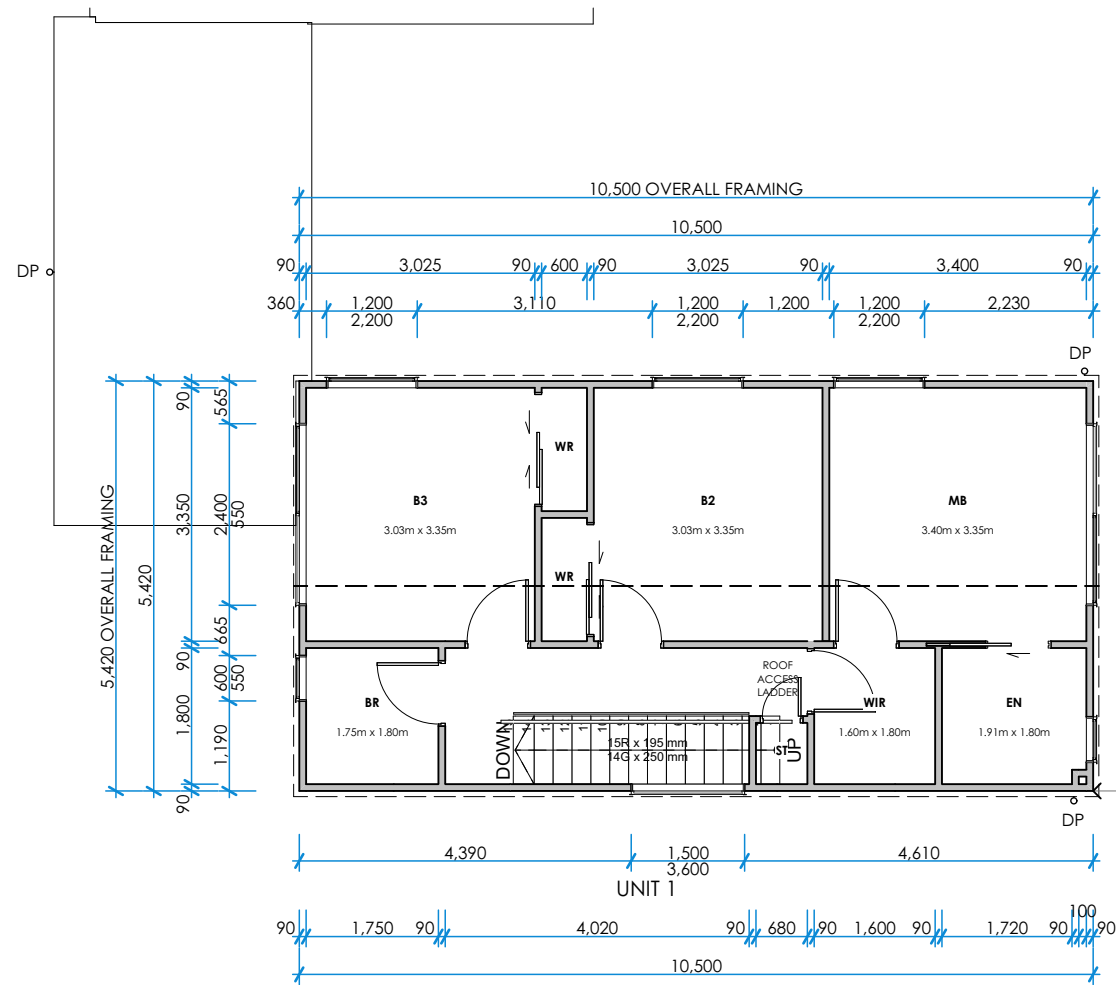
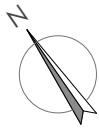
CONSULTANTS:
DOCUMENTATION TO BE READ IN CONJUNCTION WITH CONSULTANT DOCUMENTATION

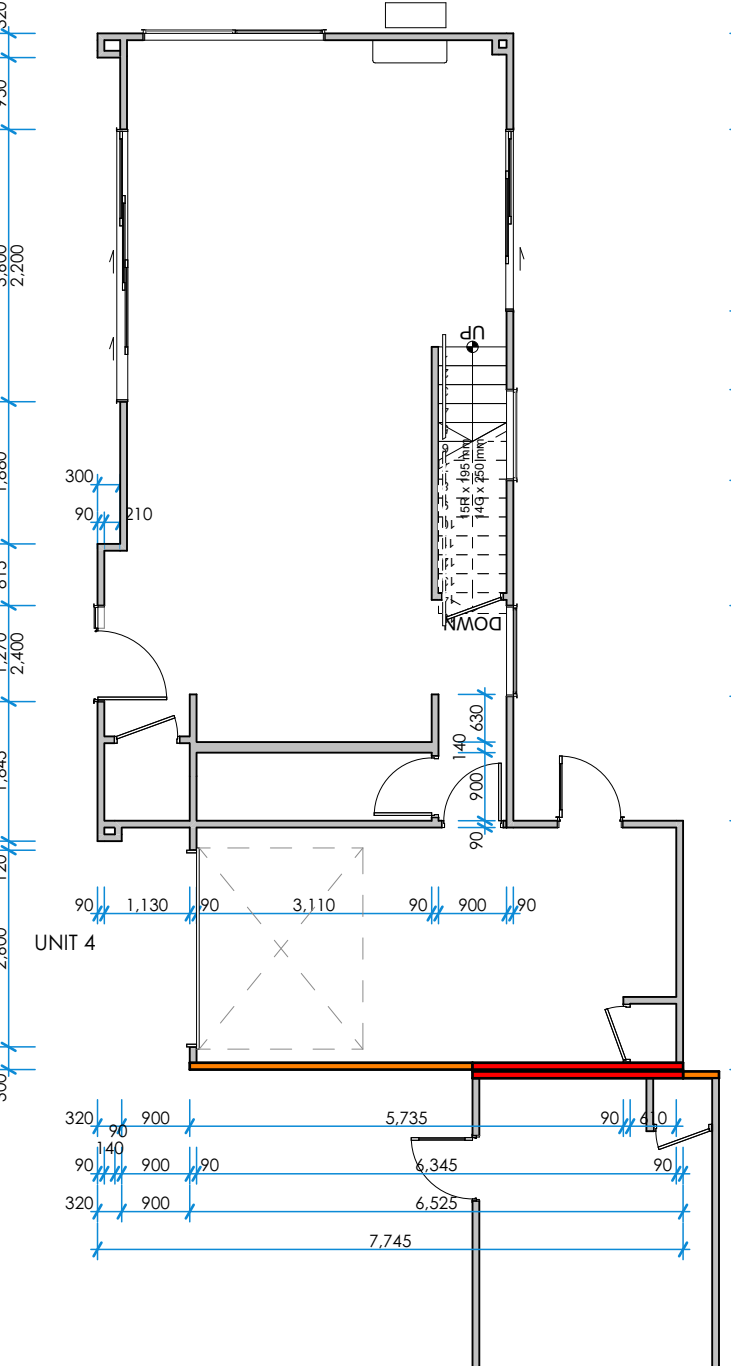
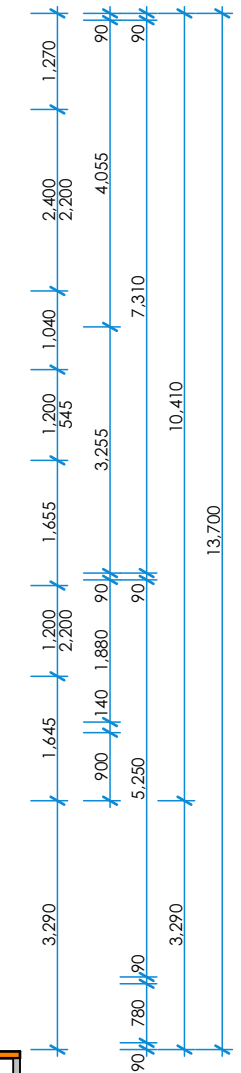


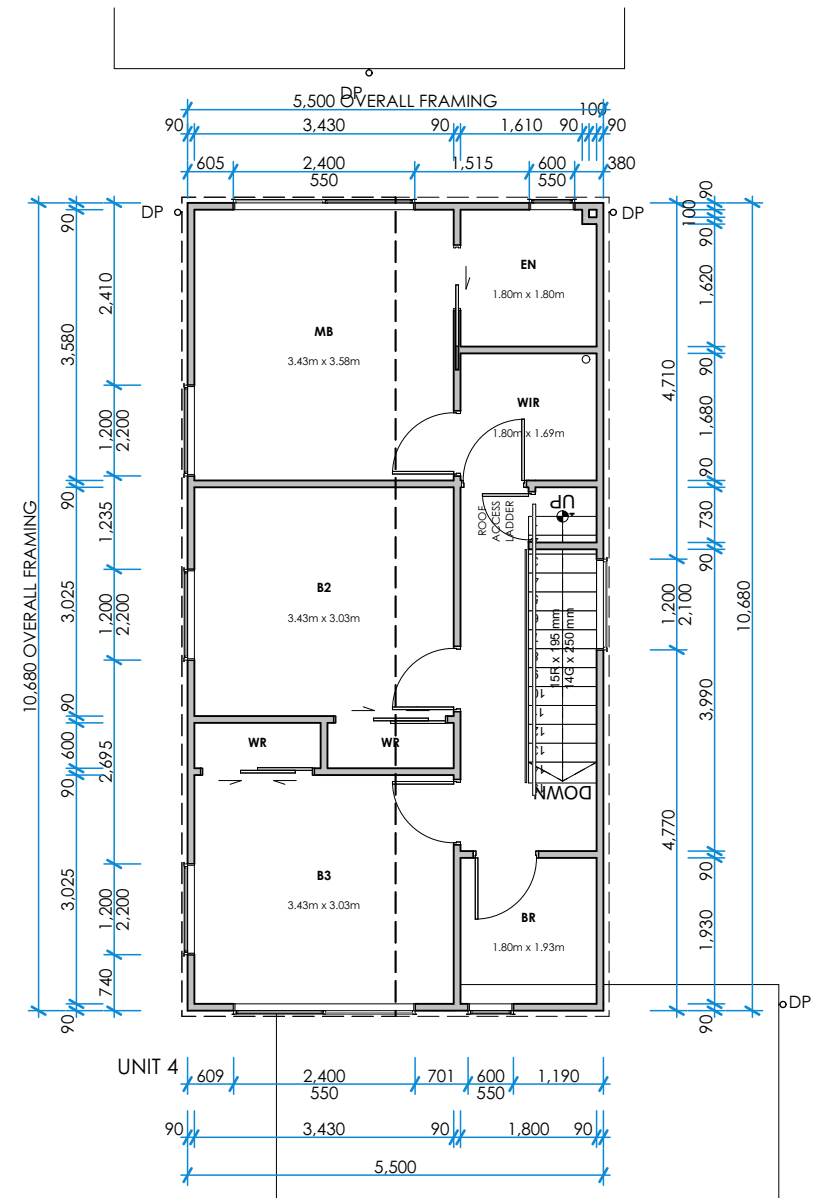
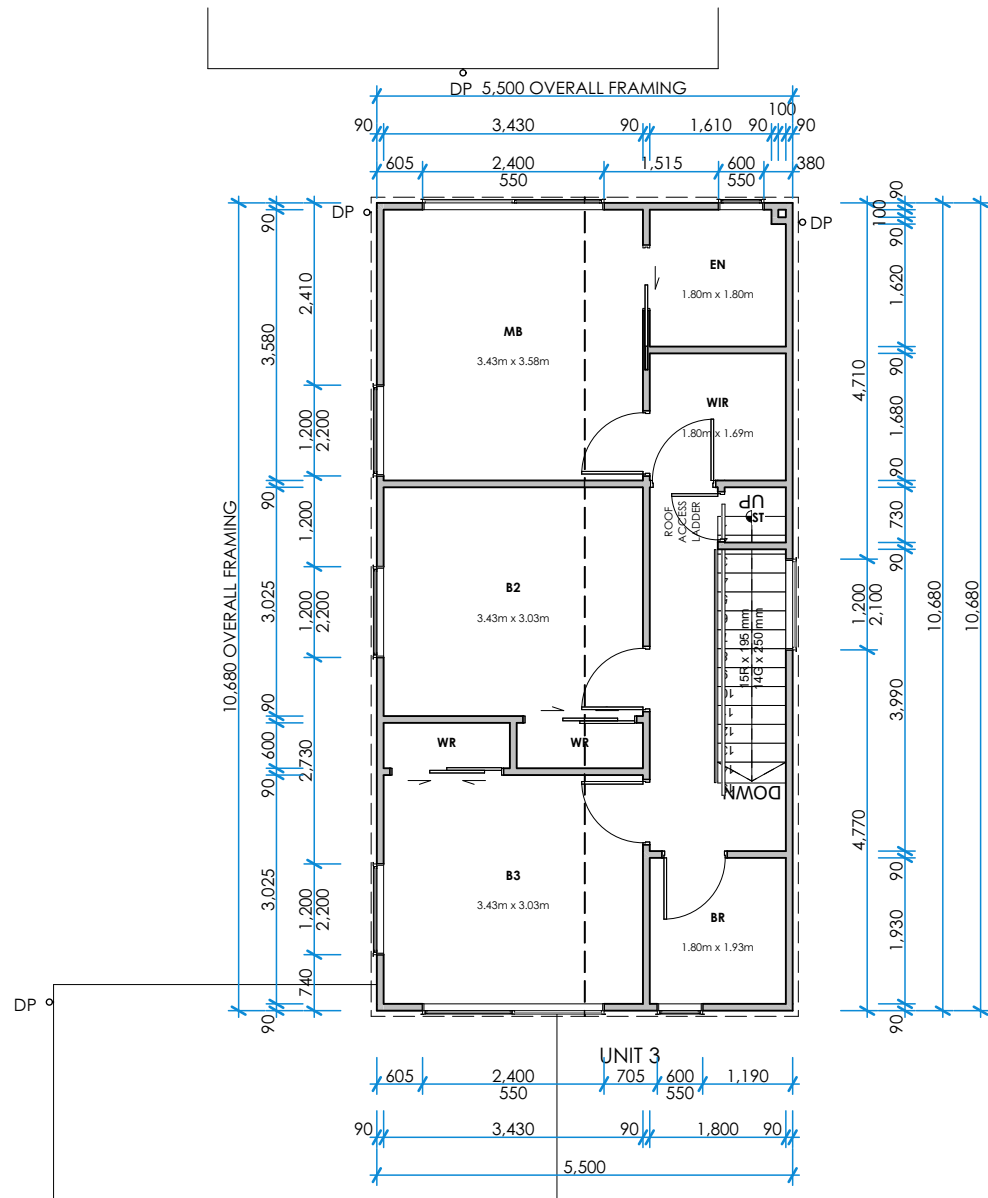
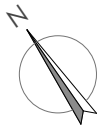






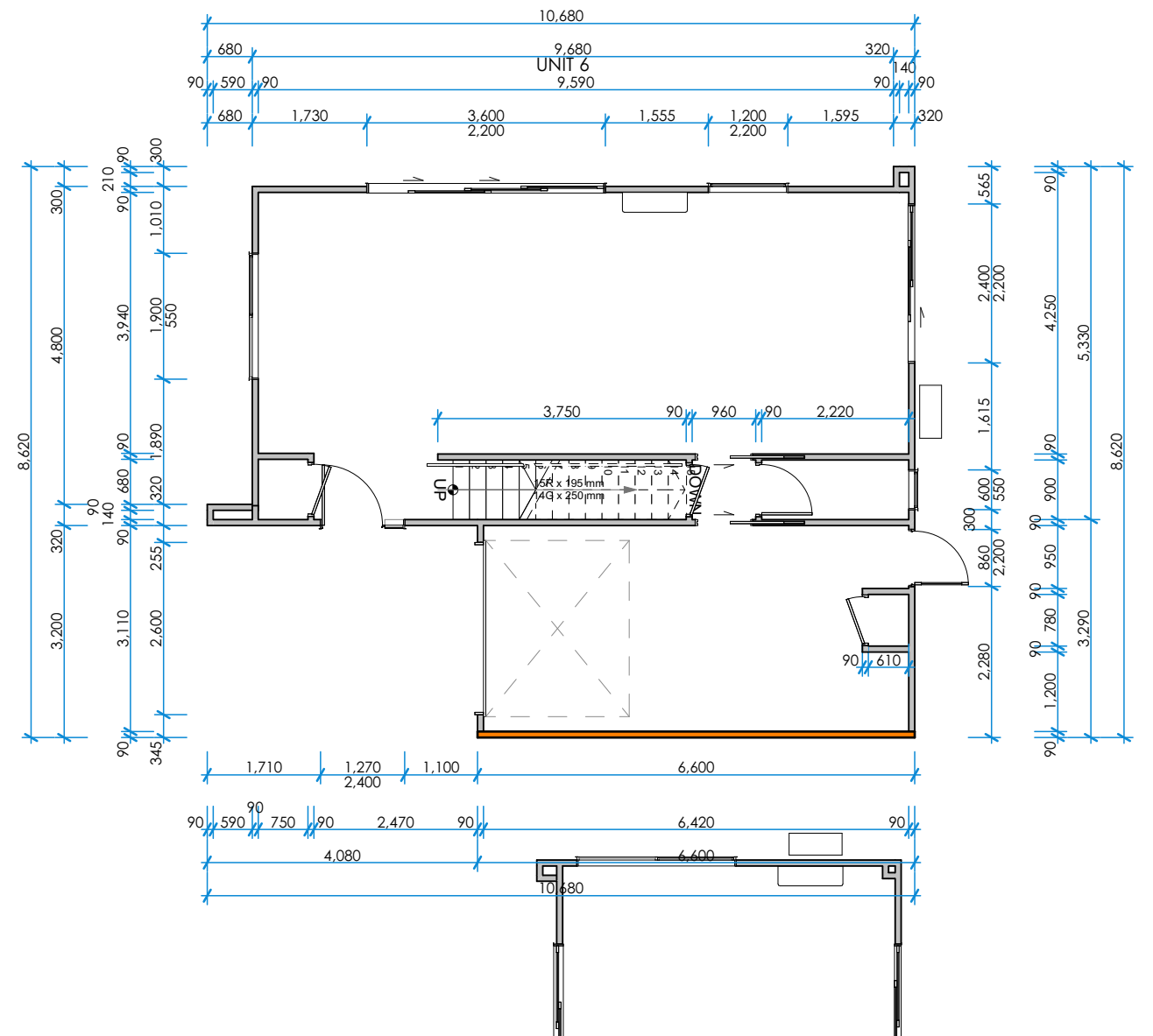
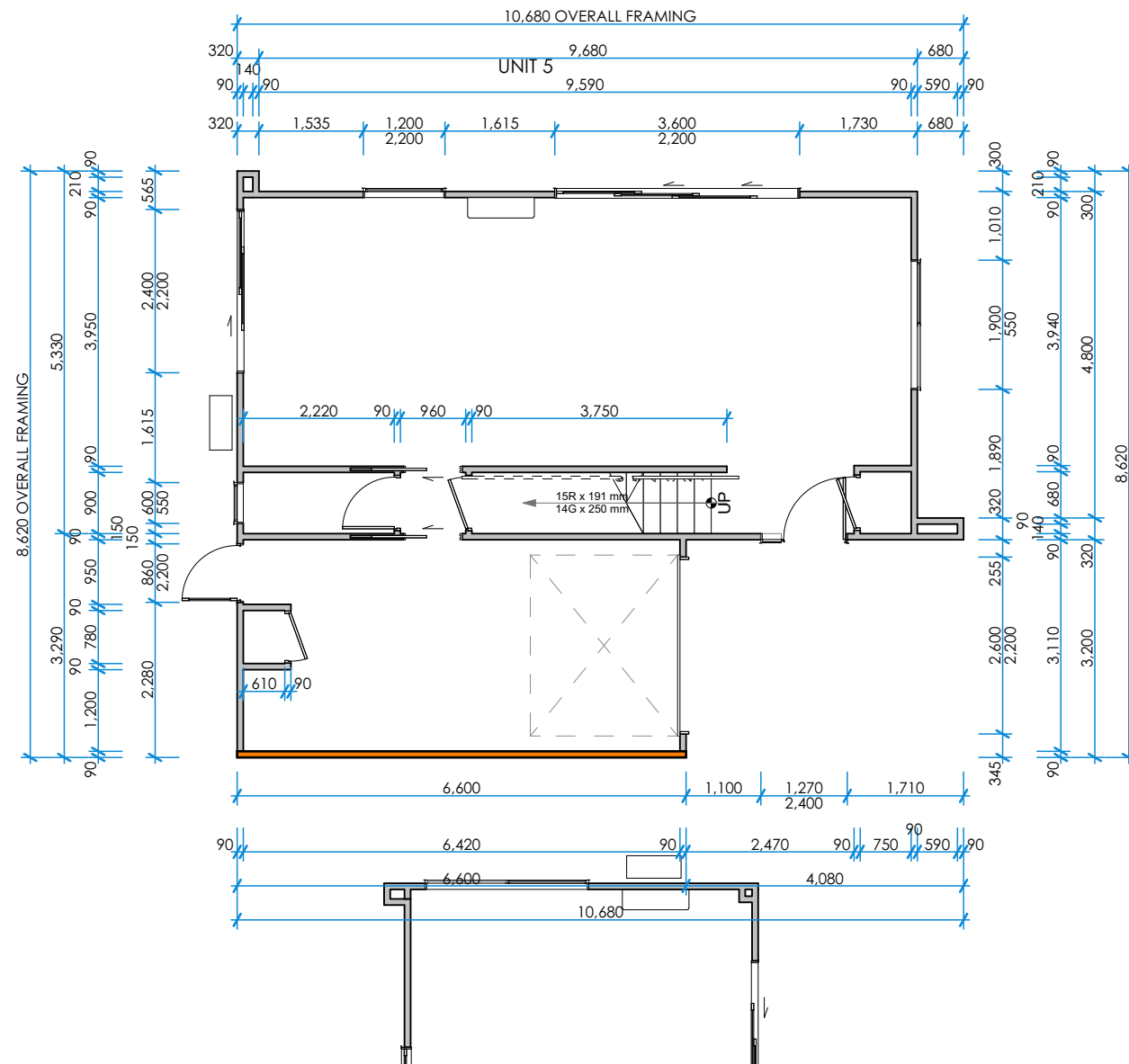
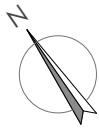






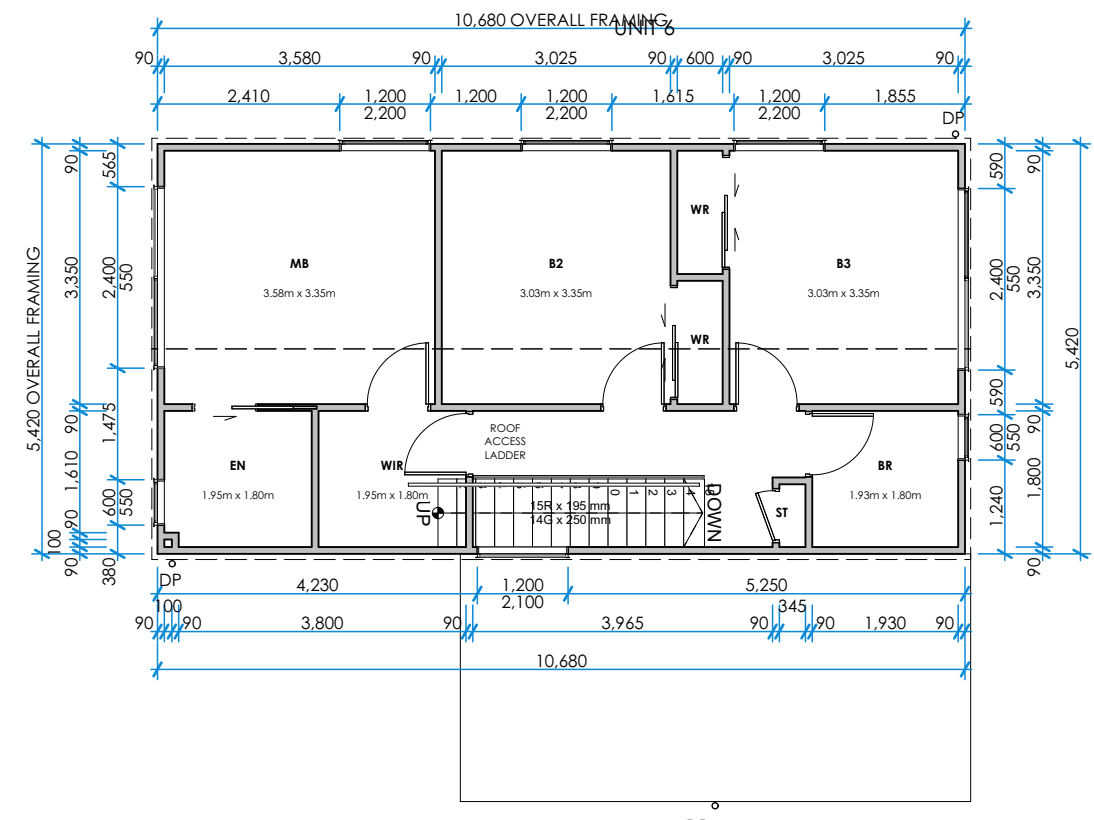
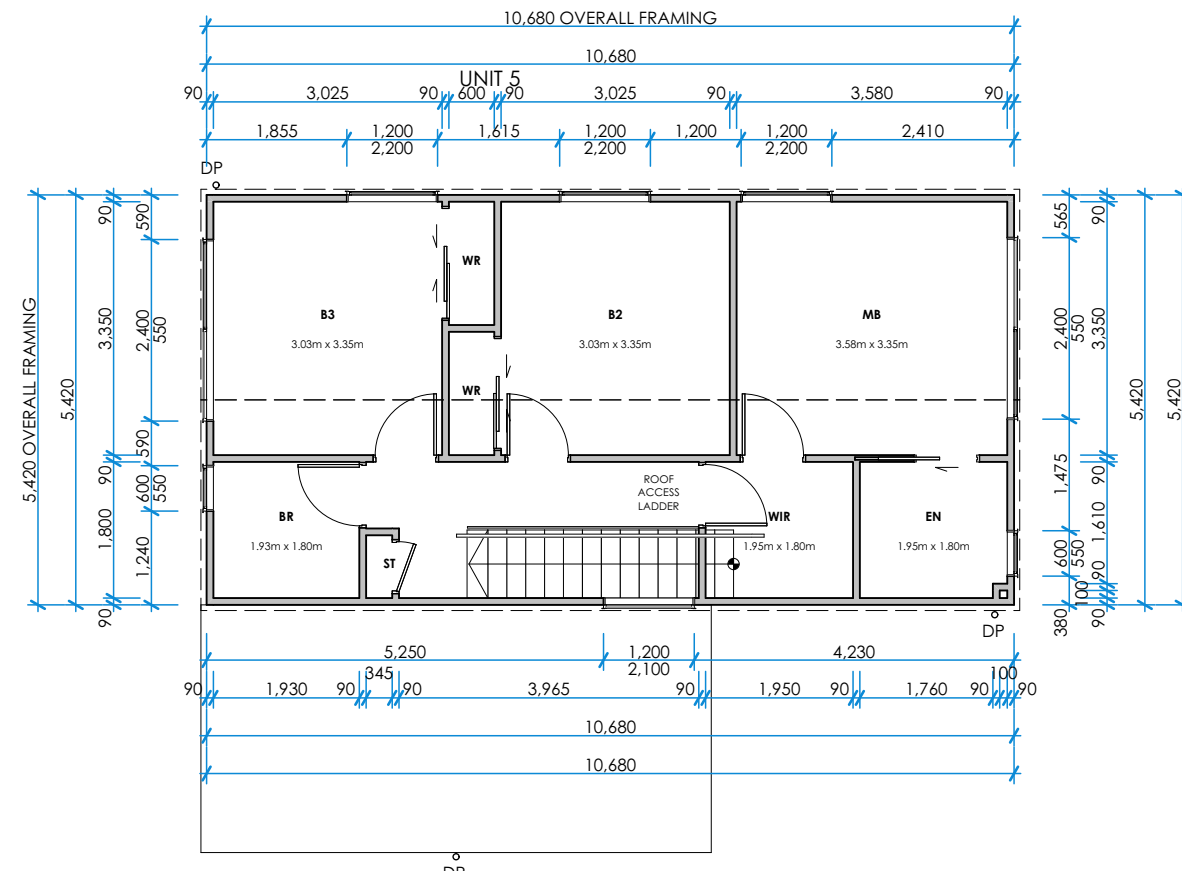
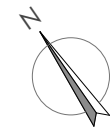
REVISION			

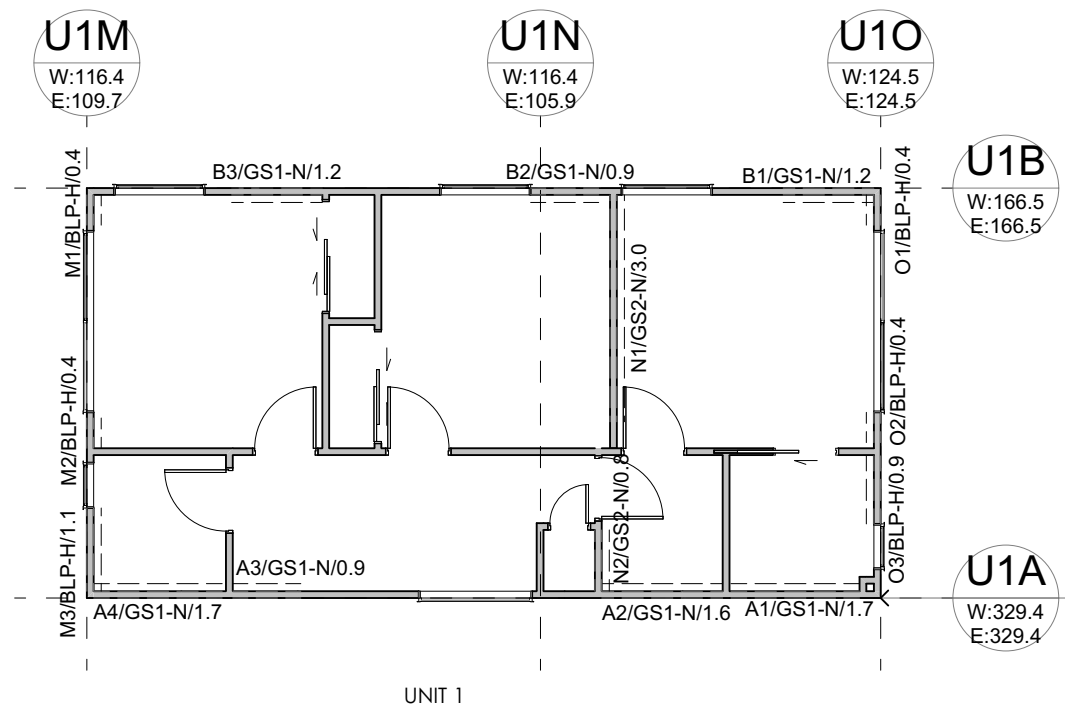
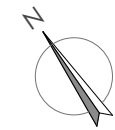
design	V. SANDERS
drawn	S. ELLIS
job no	J19241
scale	1:100@ A3



REVISION			

design	V. SANDERS
drawn	S. ELLIS
job no	J19241
scale	1:100@ A3





REFER ENGINEERS PLANS FOR GROUND FLOOR BRACING SHEET No. S1.03

BRACING CALCULATIONS

Location of Storey	Upper of Two	Wind Zone	Medium
Room in Roof Space	No	Earthquake Zone	2
Roof Width (RW)	5.4m	Soil Class	B - Rock
Roof Length (RL)	10.5m		
Gross Floor Area (GFA)	54.10m ²	W along	63.0BU/m
Upper floor level to apex	8m	W along x RW	341.5BU
Roof Height Above Eaves	3m	W across	66.5BU/m
Roof Pitch	26 - 45°	W across x RL	698.3BU
Roof Style	Gable		
Double Top Plate	Yes	EQ	4.5BU/m ²
Floor Load	2kPa	EQ x GFA	243.5BU
Cladding Weights:			
- Subfloor	Concrete Floor		
- Lower Floor	Light		
- Upper Floor	Light		
- Roof	Light		

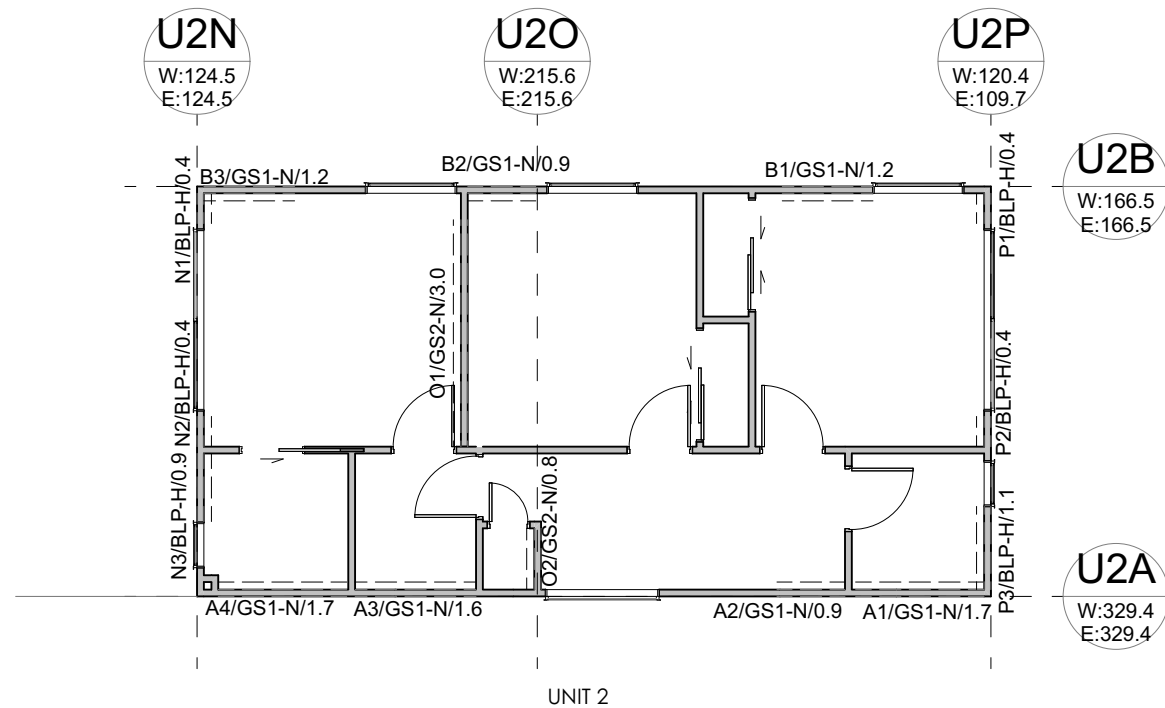
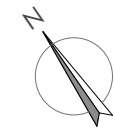
Calculations based on NZS3604:2011

BRACING ALONG

Required			Provided							Achieved	
Line	W BU	EQ BU	Brace	Type	W BU/m	EQ BU/m	Length m	Height m	Angle	W BU	EQ BU
U1A	329.4	329.4	A-1	GS1-N	70.0	60.0	1.7	2.4	-	119.0	102.0
			A-2	GS1-N	70.0	60.0	1.6	2.4	-	112.0	96.0
			A-3	GS1-N	50.0	55.0	0.9	2.4	-	45.0	49.5
			A-4	GS1-N	70.0	60.0	1.7	2.4	-	119.0	102.0
										395.0	349.5
U1B	166.5	166.5	B-1	GS1-N	70.0	60.0	1.2	2.4	-	84.0	72.0
			B-2	GS1-N	50.0	55.0	0.9	2.4	-	45.0	49.5
			B-3	GS1-N	70.0	60.0	1.2	2.4	-	84.0	72.0
										213.0	193.5
			Total						Achieved Required	608.0 341.5	543.0 243.5

BRACING ACROSS

Required			Provided							Achieved	
Line	W BU	EQ BU	Brace	Type	W BU/m	EQ BU/m	Length m	Height m	Angle	W BU	EQ BU
U1M	116.4	109.7	M-1	BLP-H	120.0	135.0	0.4	2.4	-	48.0	54.0
			M-2	BLP-H	120.0	135.0	0.4	2.4	-	48.0	54.0
			M-3	BLP-H	120.0	135.0	1.1	2.4	-	132.0	148.5
										228.0	256.5
U1N	116.4	105.9	N-1	GS2-N	95.0	85.0	3.0	2.4	-	285.0	255.0
			N-2	GS2-N	70.0	65.0	0.8	2.4	-	56.7	52.7
										341.7	307.7
U1O	124.5	124.5	O-1	BLP-H	120.0	135.0	0.4	2.4	-	48.0	54.0
			O-2	BLP-H	120.0	135.0	0.4	2.4	-	48.0	54.0
			O-3	BLP-H	120.0	135.0	0.9	2.4	-	108.0	121.5
										204.0	229.5
			Total						Achieved Required	773.7 698.3	793.7 243.5



REFER ENGINEERS PLANS FOR GROUND FLOOR BRACING SHEET No. S1.03

BRACING CALCULATIONS

Location of Storey	Upper of Two	Wind Zone	Medium
Room in Roof Space	No	Earthquake Zone	2
Roof Width (RW)	5.4m	Soil Class	B - Rock
Roof Length (RL)	10.9m		
Gross Floor Area (GFA)	54.10m ²	W along	63.0BU/m
Upper floor level to apex	8m	W along x RW	341.5BU
Roof Height Above Eaves	3m	W across	66.5BU/m
Roof Pitch	26 - 45°	W across x RL	722.2BU
Roof Style	Gable		
Double Top Plate	Yes	EQ	4.5BU/m ²
Floor Load	2kPa	EQ x GFA	243.5BU
Cladding Weights:			
- Subfloor	Concrete Floor		
- Lower Floor	Light		
- Upper Floor	Light		
- Roof	Light		

TABLE: U2 - UNIT 2

Calculations based on NZS3604:2011

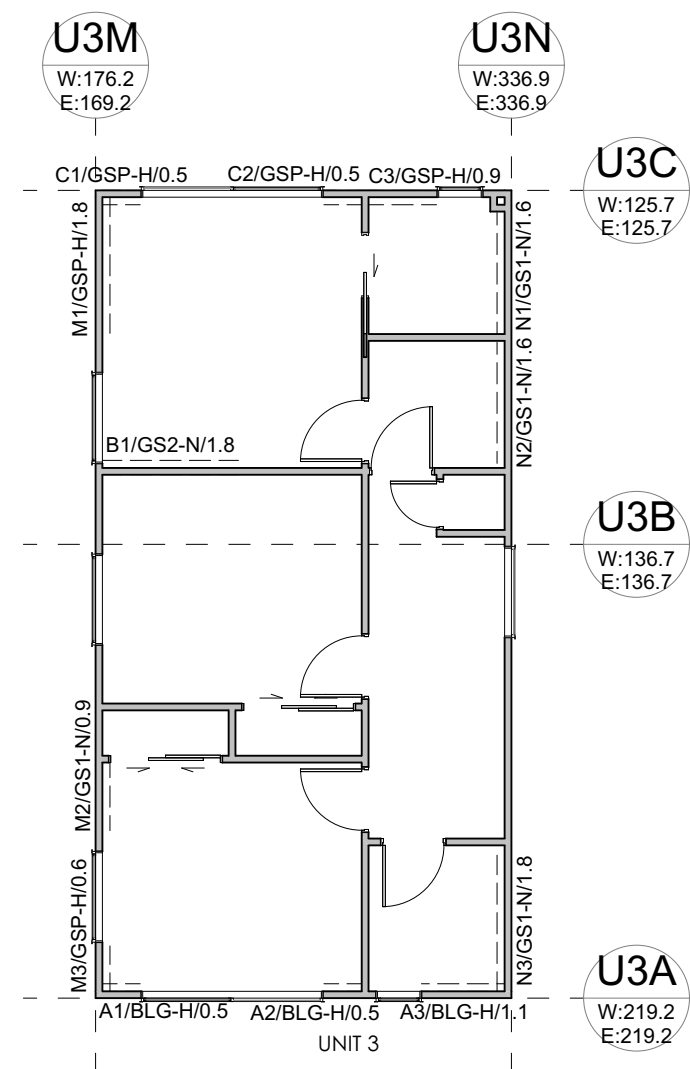
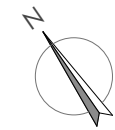
BRACING ALONG

Required			Provided							Achieved	
Line	W BU	EQ BU	Brace	Type	W BU/m	EQ BU/m	Length m	Height m	Angle	W BU	EQ BU
U2A	329.4	329.4	A-1	GS1-N	70.0	60.0	1.7	2.4	-	119.0	102.0
			A-2	GS1-N	50.0	55.0	0.9	2.4	-	45.0	49.5
			A-3	GS1-N	70.0	60.0	1.6	2.1	-	112.0	96.0
			A-4	GS1-N	70.0	60.0	1.7	2.4	-	119.0	102.0
										395.0	349.5
U2B	166.5	166.5	B-1	GS1-N	70.0	60.0	1.2	2.4	-	84.0	72.0
			B-2	GS1-N	50.0	55.0	0.9	2.4	-	45.0	49.5
			B-3	GS1-N	70.0	60.0	1.2	2.4	-	84.0	72.0
										213.0	193.5
			Total						Achieved Required	608.0 341.5	543.0 243.5

BRACING ACROSS

Required			Provided							Achieved	
Line	W BU	EQ BU	Brace	Type	W BU/m	EQ BU/m	Length m	Height m	Angle	W BU	EQ BU
U2N	124.5	124.5	N-1	BLP-H	120.0	135.0	0.4	2.4	-	48.0	54.0
			N-2	BLP-H	120.0	135.0	0.4	2.4	-	48.0	54.0
			N-3	BLP-H	120.0	135.0	0.9	2.4	-	108.0	121.5
										204.0	229.5
U2O	215.6	215.6	O-1	GS2-N	95.0	85.0	3.0	2.4	-	285.0	255.0
			O-2	GS2-N	70.0	65.0	0.8	2.4	-	56.7	52.7
										341.7	307.7
U2P	120.4	109.7	P-1	BLP-H	120.0	135.0	0.4	2.4	-	48.0	54.0
			P-2	BLP-H	120.0	135.0	0.4	2.4	-	48.0	54.0
			P-3	BLP-H	120.0	135.0	1.1	2.4	-	132.0	148.5
										228.0	256.5
			Total						Achieved Required	773.7 722.2	793.7 243.5

CLIENT APPROVAL
NOT FOR CONSTRUCTION
SUBJECT TO BUILDING CONSENT APPROVAL



REFER ENGINEERS PLANS FOR GROUND FLOOR BRACING SHEET No. S1.03

BRACING CALCULATIONS

Location of Storey	Upper of Two	Wind Zone	Medium
Room in Roof Space	No	Earthquake Zone	2
Roof Width (RW)	5.5m	Soil Class	B - Rock
Roof Length (RL)	10.6m		
Gross Floor Area (GFA)	56.96m ²	W along	63.0BU/m
Upper floor level to apex	8m	W along x RW	346.5BU
Roof Height Above Eaves	3m	W across	66.5BU/m
Roof Pitch	26 - 45°	W across x RL	704.9BU
Roof Style	Gable		
Double Top Plate	Yes	EQ	4.5BU/m ²
Floor Load	2kPa	EQ x GFA	256.3BU

Cladding Weights:

- Subfloor	Concrete Floor
- Lower Floor	Light
- Upper Floor	Light
- Roof	Light

Calculations based on NZS3604:2011

BRACING ALONG

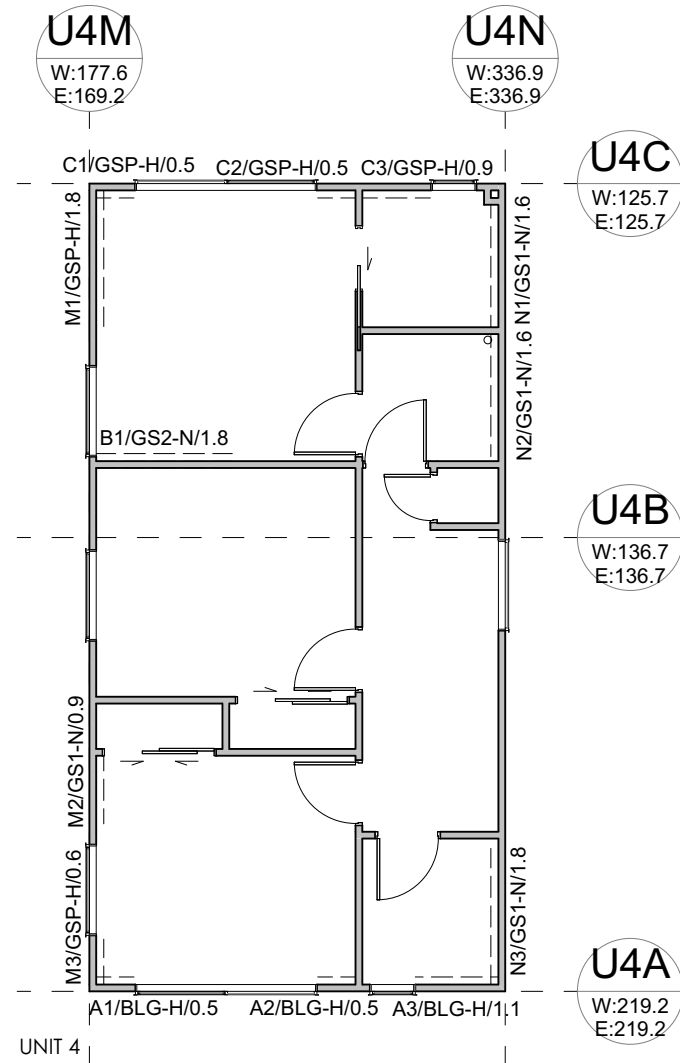
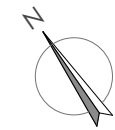
Required			Provided							Achieved	
Line	W BU	EQ BU	Brace	Type	W BU/m	EQ BU/m	Length m	Height m	Angle	W BU	EQ BU
U3A	219.2	219.2	A-1	BLG-H	110.0	115.0	0.5	2.4	-	55.0	57.5
			A-2	BLG-H	110.0	115.0	0.5	2.4	-	55.0	57.5
			A-3	BLG-H	110.0	115.0	1.1	2.4	-	121.0	126.5
										231.0	241.5
U3B	136.7	136.7	B-1	GS2-N	95.0	85.0	1.8	2.4	-	171.0	153.0
										171.0	153.0
U3C	125.7	125.7	C-1	GSP-H	100.0	115.0	0.5	2.4	-	50.0	57.5
			C-2	GSP-H	100.0	115.0	0.5	2.4	-	50.0	57.5
			C-3	GSP-H	100.0	115.0	0.9	2.4	-	90.0	103.5
										190.0	218.5
Total									Achieved	592.0	613.0
									Required	346.5	256.3

BRACING ACROSS

Required			Provided							Achieved	
Line	W BU	EQ BU	Brace	Type	W BU/m	EQ BU/m	Length m	Height m	Angle	W BU	EQ BU
U3M	176.2	169.2	M-1	GSP-H	150.0	150.0	1.8	2.4	-	270.0	270.0
			M-2	GS1-N	50.0	55.0	0.9	2.4	-	45.0	49.5
			M-3	GSP-H	100.0	115.0	0.6	2.4	-	60.0	69.0
										375.0	388.5
U3N	336.9	336.9	N-1	GS1-N	70.0	60.0	1.6	2.4	-	112.0	96.0
			N-2	GS1-N	70.0	60.0	1.6	2.4	-	112.0	96.0
			N-3	GS1-N	70.0	60.0	1.8	2.4	-	126.0	108.0
										350.0	300.0
			Total							Achieved Required	725.0 704.9

CLIENT APPROVAL

NOT FOR CONSTRUCTION
SUBJECT TO BUILDING CONSENT APPROVAL



REFER ENGINEERS PLANS FOR GROUND FLOOR BRACING SHEET No. S1.03

BRACING CALCULATIONS

Location of Storey	Upper of Two	Wind Zone	Medium
Room in Roof Space	No	Earthquake Zone	2
Roof Width (RW)	5.5m	Soil Class	B - Rock
Roof Length (RL)	10.7m		
Gross Floor Area (GFA)	56.96m ²	W along	63.0BU/m
Upper floor level to apex	8m	W along x RW	346.5BU
Roof Height Above Eaves	3m	W across	66.5BU/m
Roof Pitch	26 - 45°	W across x RL	710.2BU
Roof Style	Gable		
Double Top Plate	Yes	EQ	4.5BU/m ²
Floor Load	2kPa	EQ x GFA	256.3BU
Cladding Weights:			
- Subfloor	Concrete Floor		
- Lower Floor	Light		
- Upper Floor	Light		
- Roof	Light		

Calculations based on NZS3604:2011

BRACING ALONG

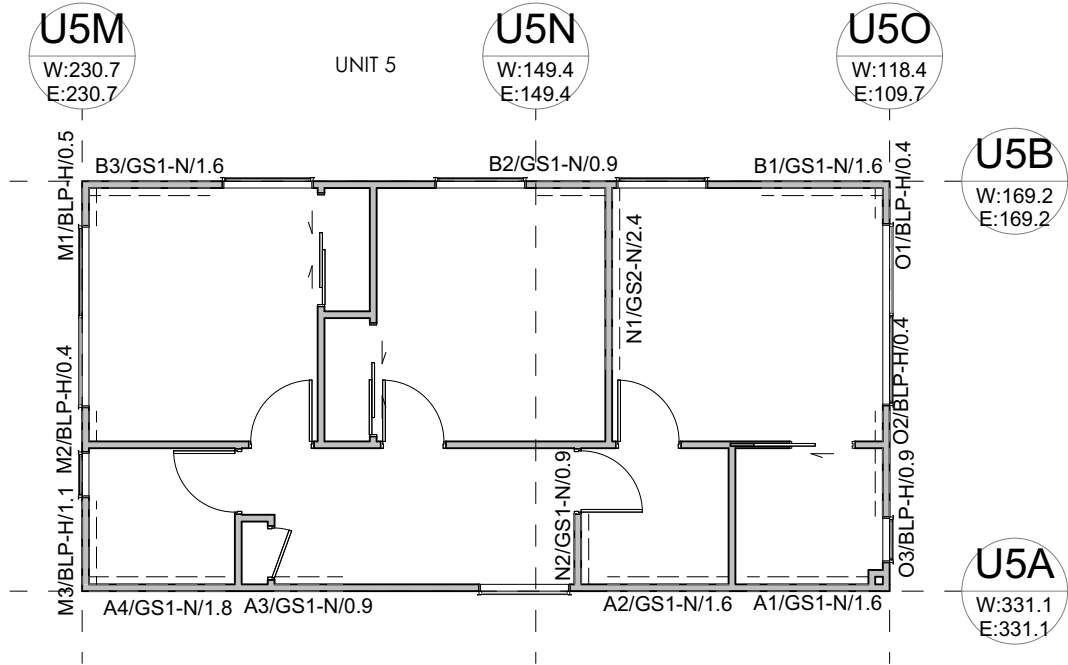
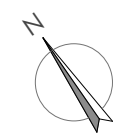
Required			Provided							Achieved	
Line	W BU	EQ BU	Brace	Type	W BU/m	EQ BU/m	Length m	Height m	Angle	W BU	EQ BU
U4A	219.2	219.2	A-1	BLG-H	110.0	115.0	0.5	2.4	-	55.0	57.5
			A-2	BLG-H	110.0	115.0	0.5	2.4	-	55.0	57.5
			A-3	BLG-H	110.0	115.0	1.1	2.4	-	121.0	126.5
										231.0	241.5
U4B	136.7	136.7	B-1	GS2-N	95.0	85.0	1.8	2.4	-	171.0	153.0
										171.0	153.0
U4C	125.7	125.7	C-1	GSP-H	100.0	115.0	0.5	2.4	-	50.0	57.5
			C-2	GSP-H	100.0	115.0	0.5	2.4	-	50.0	57.5
			C-3	GSP-H	100.0	115.0	0.9	2.4	-	90.0	103.5
										190.0	218.5
			Total						Achieved	592.0	613.0
									Required	346.5	256.3

BRACING ACROSS

Required			Provided							Achieved	
Line	W BU	EQ BU	Brace Type		W BU/m	EQ BU/m	Length m	Height m	Angle	W BU	EQ BU
U4M	177.6	169.2	M-1	GSP-H	150.0	150.0	1.8	2.4	-	270.0	270.0
			M-2	GS1-N	50.0	55.0	0.9	2.4	-	45.0	49.5
			M-3	GSP-H	100.0	115.0	0.6	2.4	-	60.0	69.0
										375.0	388.5
U4N	336.9	336.9	N-1	GS1-N	70.0	60.0	1.6	2.4	-	112.0	96.0
			N-2	GS1-N	70.0	60.0	1.6	2.4	-	112.0	96.0
			N-3	GS1-N	70.0	60.0	1.8	2.4	-	126.0	108.0
										350.0	300.0
			Total							Achieved Required	725.0 710.2

CLIENT APPROVAL

NOT FOR CONSTRUCTION
SUBJECT TO BUILDING CONSENT APPROVAL



REFER ENGINEERS PLANS FOR GROUND FLOOR BRACING SHEET No. S1.03

BRACING CALCULATIONS

Location of Storey	Upper of Two	Wind Zone	Medium
Room in Roof Space	No	Earthquake Zone	2
Roof Width (RW)	5.4m	Soil Class	B - Rock
Roof Length (RL)	10.7m		
Gross Floor Area (GFA)	55.13m ²	W along	63.0BU/m
Upper floor level to apex	8m	W along x RW	341.5BU
Roof Height Above Eaves	3m	W across	66.5BU/m
Roof Pitch	26 - 45°	W across x RL	710.2BU
Roof Style	Gable		
Double Top Plate	Yes	EQ	4.5BU/m ²
Floor Load	2kPa	EQ x GFA	248.1BU
Cladding Weights:			
- Subfloor	Concrete Floor		
- Lower Floor	Light		
- Upper Floor	Light		
- Roof	Light		

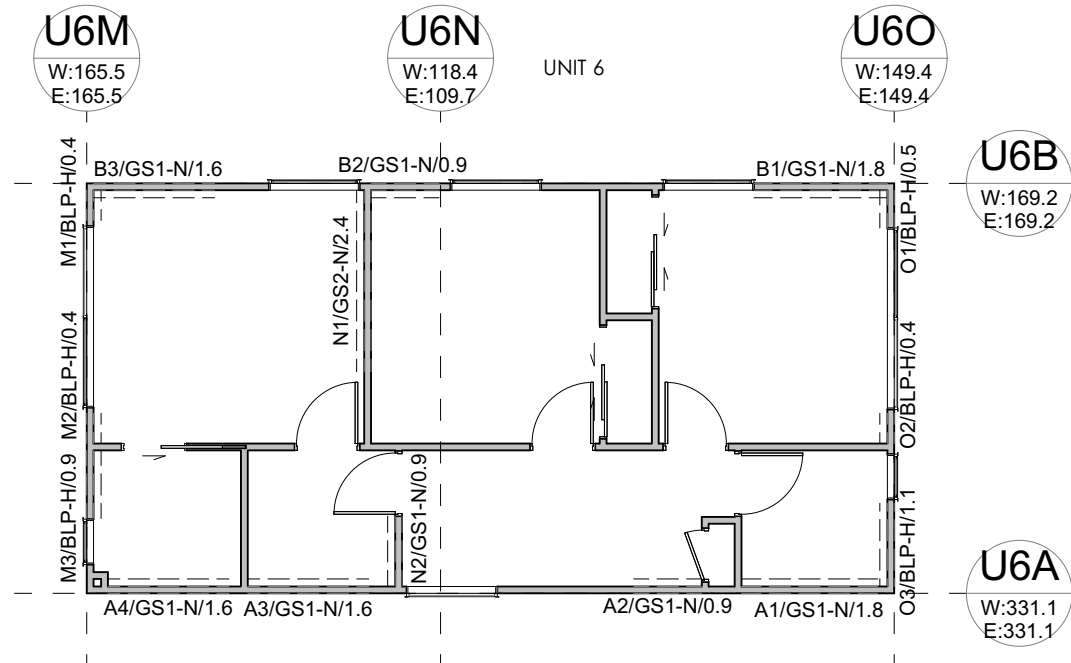
Calculations based on NZS3604:2011

BRACING ALONG

Required			Provided							Achieved	
Line	W BU	EQ BU	Brace	Type	W BU/m	EQ BU/m	Length m	Height m	Angle	W BU	EQ BU
U5A	331.1	331.1	A-1	GS1-N	70.0	60.0	1.6	2.4	-	112.0	96.0
			A-2	GS1-N	70.0	60.0	1.6	2.4	-	112.0	96.0
			A-3	GS1-N	50.0	55.0	0.9	2.4	-	45.0	49.5
			A-4	GS1-N	70.0	60.0	1.8	2.4	-	126.0	108.0
										395.0	349.5
U5B	169.2	169.2	B-1	GS1-N	70.0	60.0	1.6	2.4	-	112.0	96.0
			B-2	GS1-N	50.0	55.0	0.9	2.4	-	45.0	49.5
			B-3	GS1-N	70.0	60.0	1.6	2.4	-	112.0	96.0
										269.0	241.5
Total									Achieved	664.0	591.0
									Required	341.5	248.1

BRACING ACROSS

Required			Provided							Achieved	
Line	W BU	EQ BU	Brace	Type	W BU/m	EQ BU/m	Length m	Height m	Angle	W BU	EQ BU
U5M	230.7	230.7	M-1	BLP-H	120.0	135.0	0.5	2.4	-	60.0	67.5
			M-2	BLP-H	120.0	135.0	0.4	2.4	-	48.0	54.0
			M-3	BLP-H	120.0	135.0	1.1	2.4	-	132.0	148.5
										240.0	270.0
U5N	149.4	149.4	N-1	GS2-N	95.0	85.0	2.4	2.4	-	228.0	204.0
			N-2	GS1-N	50.0	55.0	0.9	2.4	-	46.5	51.1
										274.5	255.1
U5O	118.4	109.7	O-1	BLP-H	120.0	135.0	0.4	2.4	-	48.0	54.0
			O-2	BLP-H	120.0	135.0	0.4	2.4	-	48.0	54.0
			O-3	BLP-H	120.0	135.0	0.9	2.4	-	108.0	121.5
										204.0	229.5
Total									Achieved	718.5	754.6
									Required	710.2	248.1



REFER ENGINEERS PLANS FOR GROUND FLOOR BRACING SHEET No. S1.03

BRACING CALCULATIONS

Location of Storey	Upper of Two	Wind Zone	Medium
Room in Roof Space	No	Earthquake Zone	2
Roof Width (RW)	5.4m	Soil Class	B - Rock
Roof Length (RL)	10.7m		
Gross Floor Area (GFA)	55.13m²	W along	63.0BU/m
Upper floor level to apex	8m	W along x RW	341.5BU
Roof Height Above Eaves	3m	W across	66.5BU/m
Roof Pitch	26 - 45°	W across x RL	710.2BU
Roof Style	Gable		
Double Top Plate	Yes	EQ	4.5BU/m²
Floor Load	2kPa	EQ x GFA	248.1BU
Cladding Weights:			
- Subfloor	Concrete Floor		
- Lower Floor	Light		
- Upper Floor	Light		
- Roof	Light		

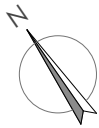
Calculations based on NZS3604:2011

BRACING ALONG

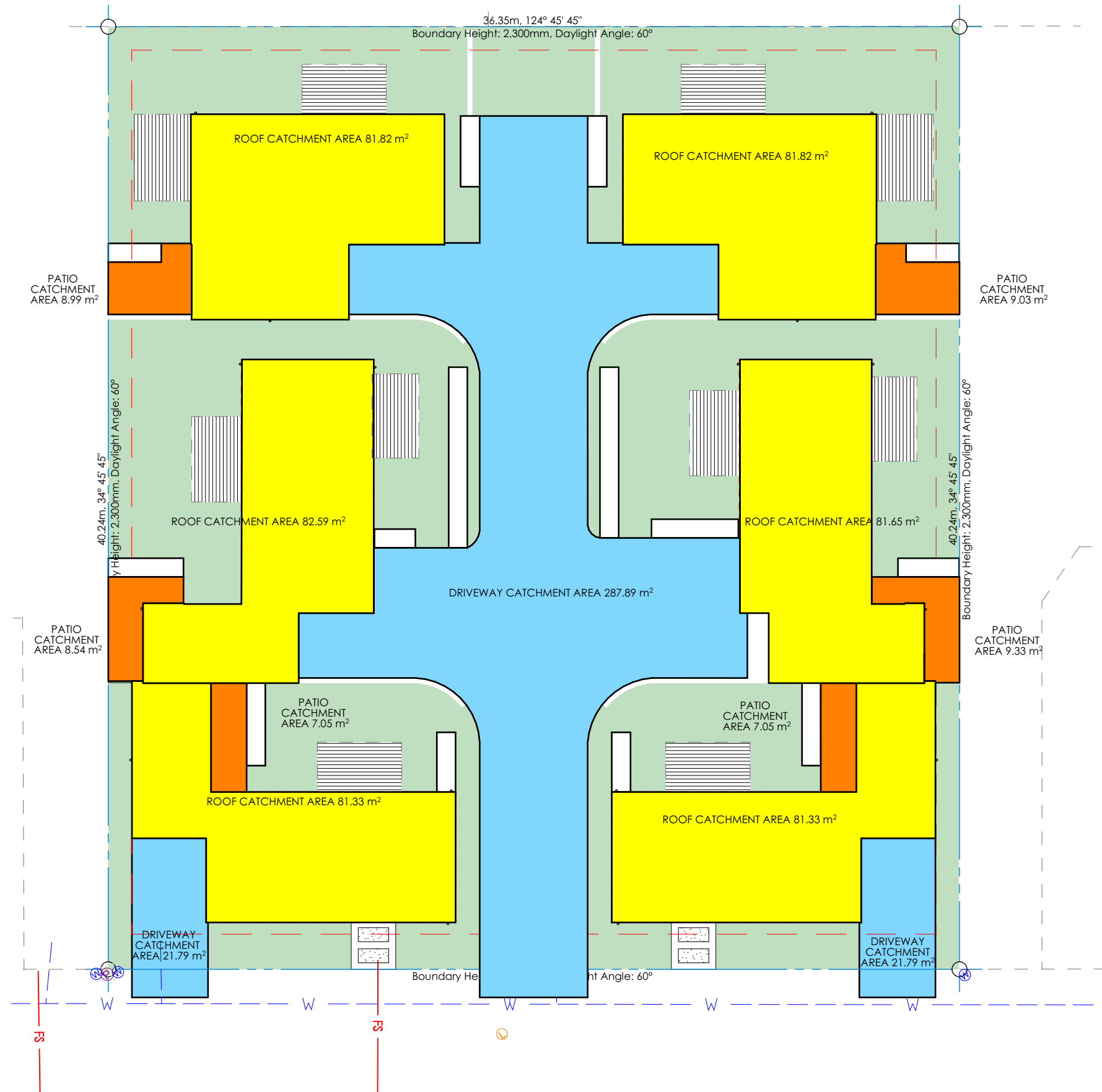
Required			Provided							Achieved		
Line	W BU	EQ BU	Brace Type		W BU/m	EQ BU/m	Length m	Height m	Angle	W BU	EQ BU	
U6A	331.1	331.1	A-1	GS1-N	70.0	60.0	1.8	2.4	-	126.0	108.0	
			A-2	GS1-N	50.0	55.0	0.9	2.4	-	45.0	49.5	
			A-3	GS1-N	70.0	60.0	1.6	2.4	-	112.0	96.0	
			A-4	GS1-N	70.0	60.0	1.6	2.4	-	112.0	96.0	
										395.0	349.5	
U6B	169.2	169.2	B-1	GS1-N	70.0	60.0	1.8	2.4	-	123.5	105.9	
			B-2	GS1-N	50.0	55.0	0.9	2.4	-	45.0	49.5	
			B-3	GS1-N	70.0	60.0	1.6	2.4	-	112.0	96.0	
										280.5	251.4	
			Total						Achieved Required	675.5	600.9	341.5 248.1

BRACING ACROSS

Required			Provided							Achieved		
Line	W BU	EQ BU	Brace	Type	W BU/m	EQ BU/m	Length m	Height m	Angle	W BU	EQ BU	
U6M	165.5	165.5	M-1	BLP-H	120.0	135.0	0.4	2.4	-	48.0	54.0	
			M-2	BLP-H	120.0	135.0	0.4	2.4	-	48.0	54.0	
			M-3	BLP-H	120.0	135.0	0.9	2.4	-	108.0	121.5	
										204.0	229.5	
U6N	118.4	109.7	N-1	GS2-N	95.0	85.0	2.4	2.4	-	228.0	204.0	
			N-2	GS1-N	50.0	55.0	0.9	2.4	-	46.5	51.1	
										274.5	255.1	
U6O	149.4	149.4	O-1	BLP-H	120.0	135.0	0.5	2.4	-	60.0	67.5	
			O-2	BLP-H	120.0	135.0	0.4	2.4	-	48.0	54.0	
			O-3	BLP-H	120.0	135.0	1.1	2.4	-	132.0	148.5	
										240.0	270.0	
			Total							Achieved Required	718.5 710.2	754.6 248.1



KEY		
<div></div>	ROOF AREA	490.56m ²
<div></div>	DRAVEWAY AREA	334.12m ²
<div></div>	PATIO AREA	49.99m ²



REVISION			

design	V. SANDERS
drawn	S. ELLIS
job no	J19241
scale	1:200@ A3

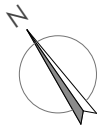


E: contact@bespoke-architecture.co.nz - P: 03 982 7575

© Bespoke Architecture Ltd. All rights reserved

222

CLIENT APPROVAL
NOT FOR CONSTRUCTION
SUBJECT TO BUILDING CONSENT APPROVAL



LEGEND

PLUMBING AND DRAINAGE TO COMPLY WITH AS/NZS 3500

— FS — FOUL SEWER LINE
ALL NEW FOUL WATER DRAINS 100Ø uPVC @ 1:60

— SW — STORMWATER
ALL NEW STORM WATER DRAINS 100Ø uPVC @ 1:120

SANITARY FIXTURE	Min DIA	Min GRADE
BASIN / VANITY	65mm	1:40
KITCHEN SINK	65mm	1:40
SHOWER	65mm	1:40
BATH	65mm	1:40
TUB	65mm	1:40
TOILET (WC)	100mm	1:60

© I.P. MARLEY IP & RODDING POINTS

○ S.S.V 50 DIA SOIL STACK VENT

DN100
● 100 DIA SOIL STACK

○ D.P 80 DIA DOWNPIPE

FGW FLOOR GULLY WASTE

OG OVERFLOW RELIEF GULLEY



S1-SOAKHOLE 1.5m x 1.0m x 3.0 DEEP
S2-SOAKHOLE 2.0m x 2.0m x 3.0 DEEP

 DRAINAGE STRIP

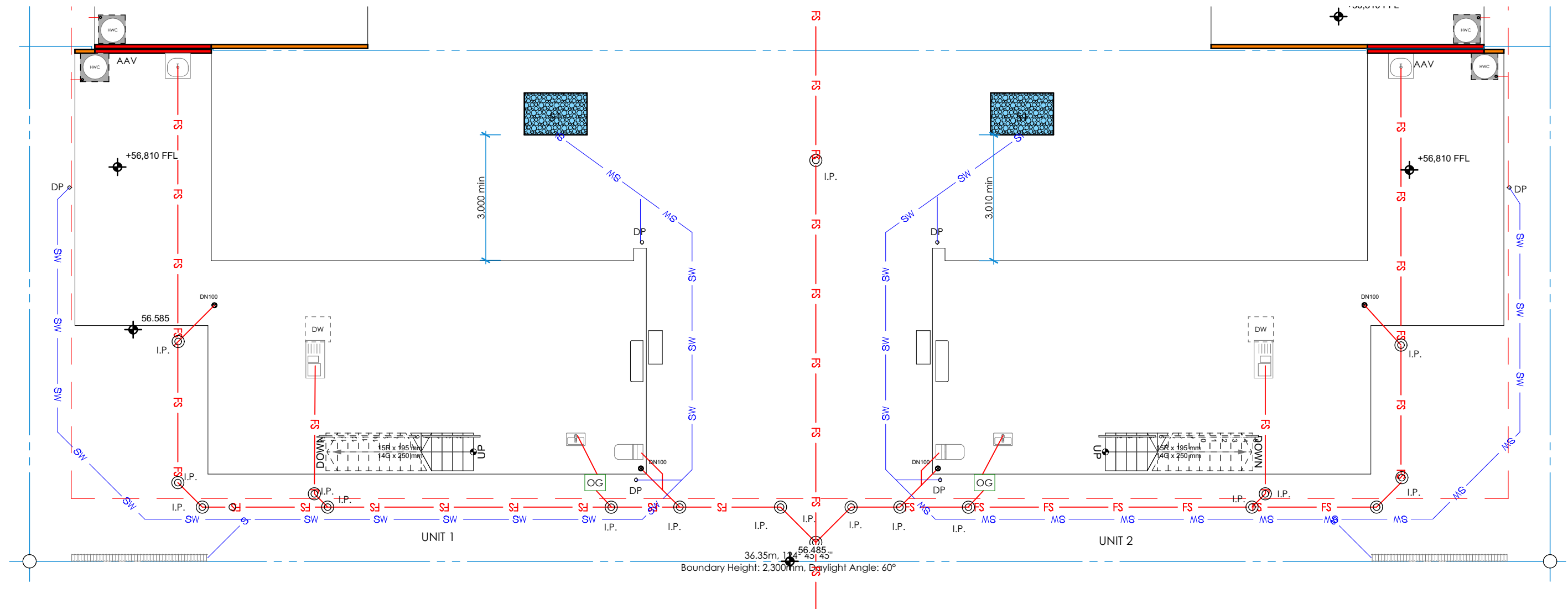
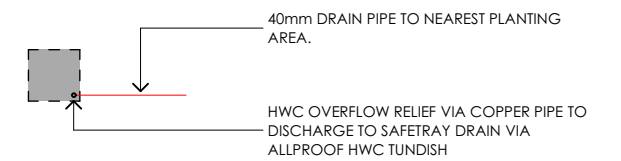
-AAV - INSTALL AIR ADMITTANCE VALVE, WHERE POSSIBLE TAKE UP THROUGH WALL CAVITY & VENT IN CEILING.

-WC - SELECTED WC WITH AN ASSUMED RISER OFFSET OF 160MM FROM WALL FRAME. (manufacturers technical specs to be consulted to confirm)

0.25MM THICK POLYTHENE SHEET LAPPED 75MM AT THE JOINTS & TAPED,
AS GROUND COVER UNDER SUBFLOOR

ALL DIMENSIONS TO BE READ IN CONJUNCTION WITH
ENTIRE SET OF PLANS, MANUALS, AND SPECIFICATIONS
BEFORE CONSTRUCTION COMMENCES. REFER TO
DESIGNER IF DIMENSIONS DO
NOT ADD UP.

REFER BRAY BROTHERS FOR SOAKHOLE DESIGN



CLIENT APPROVAL

NOT FOR CONSTRUCTION
SUBJECT TO BUILDING CONSENT APPROVAL

BESPOKE ARCHITECTURE ACCEPTS NO LIABILITY SHOULD THE CONTRACTOR MAKE CONSTRUCTION DECISIONS WITHOUT FIRST SEEKING ADVICE FROM BESPOKE ARCHITECTURE AS TO HOW TO PROCEED WHERE THERE IS A DISCREPANCY IN DOCUMENTATION OR CLARIFICATION IS REQUIRED

30 GEORGE STREET UNITS GROUND FLOOR FOUNDATION & DRAINAGE

1/08/2023

PO Box 36224, Merivale, Christchurch, NZ

E: contact@bespoke-architecture.co.nz

P: 03 982 7575

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

ALL PROPRIETARY MATERIALS AND COMPONENTS MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS AND OR SUPPLIERS INSTRUCTIONS. ALL CONSTRUCTION TO COMPLY WITH RELEVANT N.Z. STANDARDS, NZS 3604, N.Z.B.C AND LOCAL AUTHORITY BY LAWS.

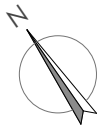
E IN RS Z.	REVISION			

design	V. SANDERS
drawn	S. ELLIS
job no	J19241
scale	1:100@ A3

SHEET NO. 223

© Bespoke Architecture Ltd. All rights reserved

BESPOKE
ARCHITECTURE

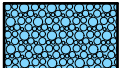
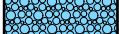


LEGEND

PLUMBING AND DRAINAGE TO COMPLY WITH AS/NZS 3500

- FS — FOUL SEWER LINE
ALL NEW FOUL WATER DRAINS 100Ø uPVC @ 1:60
- SW — STORMWATER
ALL NEW STORM WATER DRAINS 100Ø uPVC @ 1:120

SANITARY FIXTURE	Min DIA	Min GRADE
BASIN / VANITY	65mm	1:40
KITCHEN SINK	65mm	1:40
SHOWER	65mm	1:40
BATH	65mm	1:40
TUB	65mm	1:40
TOILET (WC)	100mm	1:60

- ⊙ I.P. MARLEY IP & RODDING POINTS
- S.S.V 50 DIA SOIL STACK VENT
- DN100 100 DIA SOIL STACK
- D.P 80 DIA DOWNPIPE
- FGW FLOOR GULLY WASTE
- OG OVERFLOW RELIEF GULLEY
-  S1-SOAKHOLE 1.5m x 1.0m x 3.0 DEEP
-  S2-SOAKHOLE 2.0m x 2.0m x 3.0 DEEP

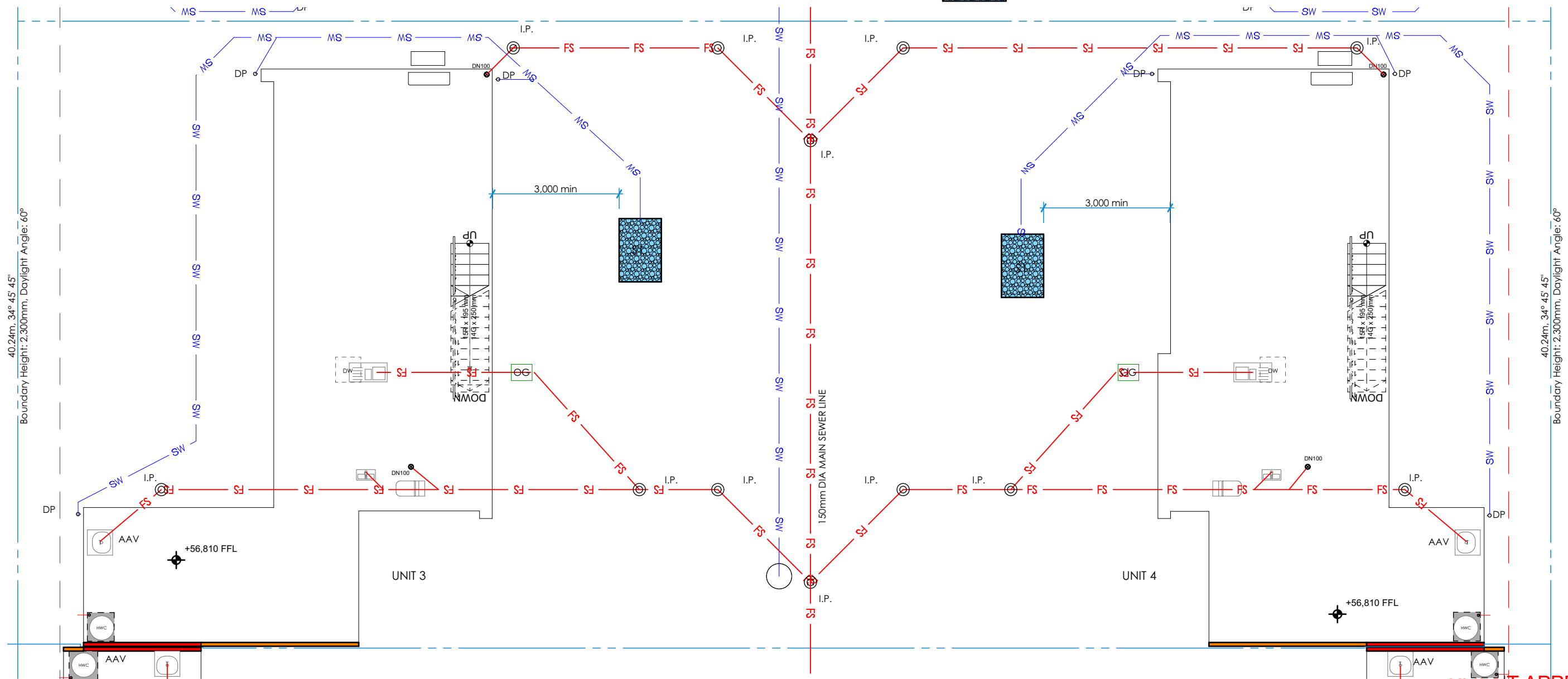
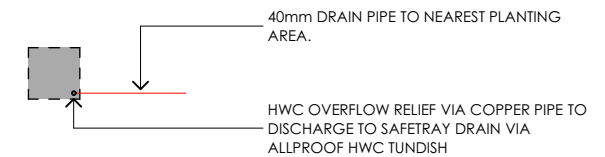
 DRAINAGE STRIP

-AAV - INSTALL AIR ADMITTANCE VALVE, WHERE POSSIBLE TAKE UP THROUGH WALL CAVITY & VENT IN CEILING.

-WC - SELECTED WC WITH AN ASSUMED RISER OFFSET OF 160MM FROM WALL FRAME. (manufacturers technical specs to be consulted to confirm)

0.25MM THICK POLYTHENE SHEET LAPPED 75MM AT THE JOINTS & TAPED, AS GROUND COVER UNDER SUBFLOOR

ALL DIMENSIONS TO BE READ IN CONJUNCTION WITH ENTIRE SET OF PLANS, MANUALS, AND SPECIFICATIONS BEFORE CONSTRUCTION COMMENCES. REFER TO DESIGNER IF DIMENSIONS DO NOT ADD UP.








LEGEND

PLUMBING AND DRAINAGE TO COMPLY WITH AS/NZS 3500

— FS — FOUL SEWER LINE
ALL NEW FOUL WATER DRAINS 100Ø uPVC @ 1:60

— SW — STORMWATER
ALL NEW STORM WATER DRAINS 100Ø uPVC @ 1:120

SANITARY FIXTURE	Min DIA	Min GRADE
BASIN / VANITY	65mm	1:40
KITCHEN SINK	65mm	1:40
SHOWER	65mm	1:40
BATH	65mm	1:40
TUB	65mm	1:40
TOILET (WC)	100mm	1:60

 I.P.	MARLEY IP & RODDING POINTS
 S.S.V DN100	50 DIA SOIL STACK VENT
	100 DIA SOIL STACK
 D.P	80 DIA DOWNPIPE
FGW	FLOOR GULLY WASTE
 OG	OVERFLOW RELIEF GULLEY

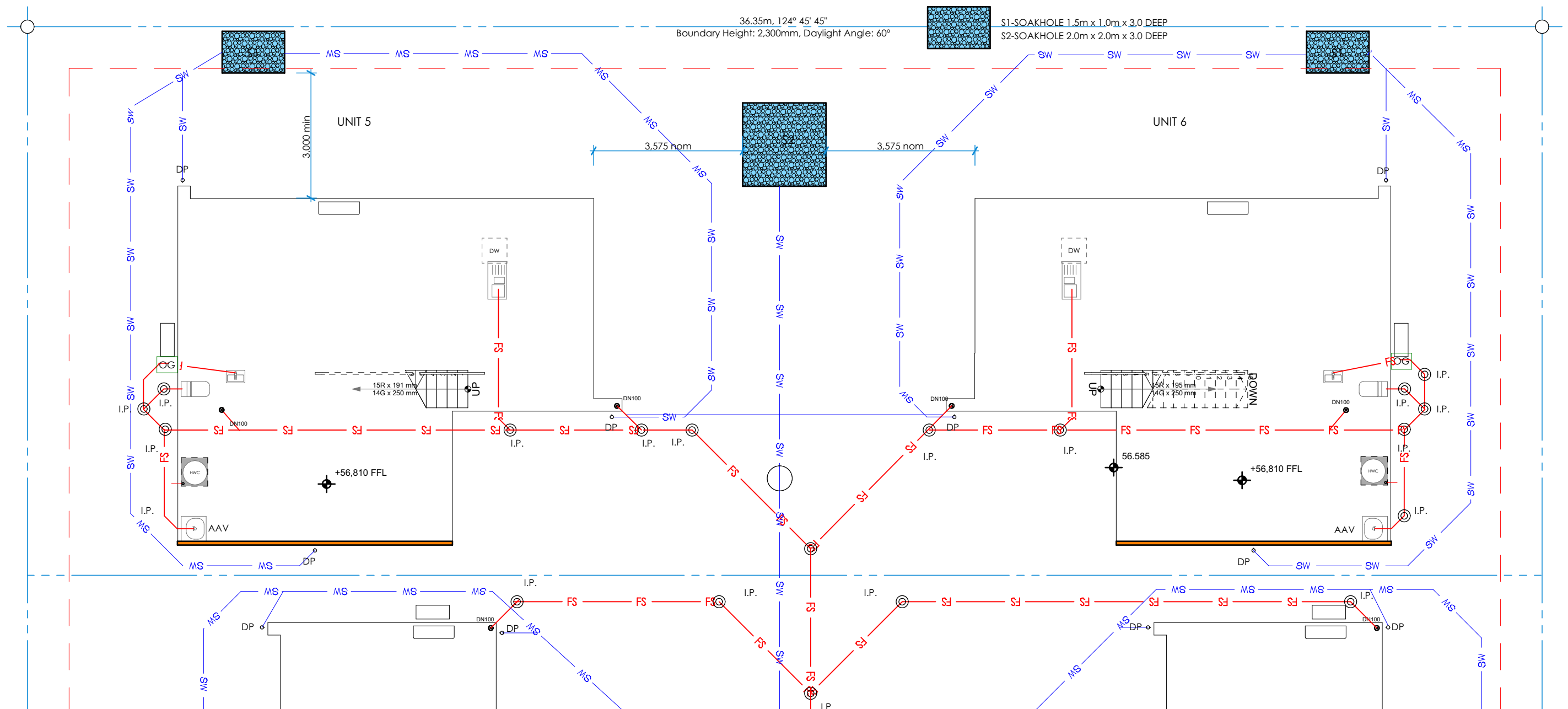
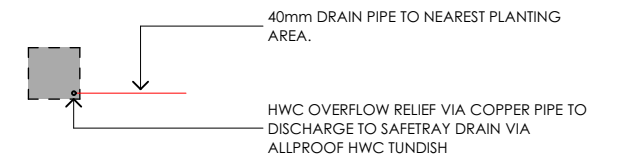
 DRAINAGE STRIP

-AAV - INSTALL AIR ADMITTANCE VALVE, WHERE POSSIBLE TAKE UP THROUGH WALL CAVITY & VENT IN CEILING.

-WC - SELECTED WC WITH AN ASSUMED RISER OFFSET OF 160MM FROM WALL FRAME. (manufacturers technical specs to be consulted to confirm)

0.25MM THICK POLYTHENE SHEET LAPPED 75MM AT THE JOINTS & TAPED,
AS GROUND COVER UNDER SUBFLOOR

ALL DIMENSIONS TO BE READ IN CONJUNCTION WITH
ENTIRE SET OF PLANS, MANUALS, AND SPECIFICATIONS
BEFORE CONSTRUCTION COMMENCES. REFER TO
DESIGNER IF DIMENSIONS DO
NOT ADD UP.



CLIENT APPROVAL

NOT FOR CONSTRUCTION
SUBJECT TO BUILDING CONSENT APPROVAL

BESPOKE ARCHITECTURE ACCEPTS NO LIABILITY SHOULD THE CONTRACTOR MAKE CONSTRUCTION DECISIONS WITHOUT FIRST SEEKING ADVICE FROM BESPOKE ARCHITECTURE AS TO HOW TO PROCEED WHERE THERE IS A DISCREPANCY IN DOCUMENTATION OR CLARIFICATION IS REQUIRED

30 GEORGE STREET UNITS GROUND FLOOR FOUNDATION & DRAINAGE

1/08/2023

PO Box 36224, Merivale, Christchurch, NZ

E: contact@bespoke-architecture.co.nz

P: 03 982 7575

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

ALL PROPRIETARY MATERIALS AND COMPONENTS MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS AND OR SUPPLIERS INSTRUCTIONS. ALL CONSTRUCTION TO COMPLY WITH RELEVANT N.Z. STANDARDS, NZS 3604, N.Z.B.C AND LOCAL AUTHORITY BY LAWS.

E IN RS Z.	REVISION			

design	V. SANDERS
drawn	S. ELLIS
job no	J19241
scale	1:100@ A3

SHEET NO **225**

© Bespoke Architecture Ltd. All rights reserved








LEGEND


PLUMBING AND DRAINAGE TO COMPLY WITH AS/NZS 3500

— FS — FOUL SEWER LINE
ALL NEW FOUL WATER DRAINS 100Ø uPVC @ 1:60

— SW — STORMWATER
ALL NEW STORM WATER DRAINS 100Ø uPVC @ 1:120

SANITARY FIXTURE	Min DIA	Min GRADE
BASIN / VANITY	65mm	1:40
KITCHEN SINK	65mm	1:40
SHOWER	65mm	1:40
BATH	65mm	1:40
TUB	65mm	1:40
TOILET (WC)	100mm	1:60

 I.P.	MARLEY IP & RODDING POINTS
 S.S.V DN100	50 DIA SOIL STACK VENT
	100 DIA SOIL STACK
 D.P	80 DIA DOWNPIPE
FGW	FLOOR GULLY WASTE
 OG	OVERFLOW RELIEF GULLEY



S1-SOAKHOLE 1.5m x 1.0m x 3.0 DEEP
S2-SOAKHOLE 2.0m x 2.0m x 3.0 DEEP

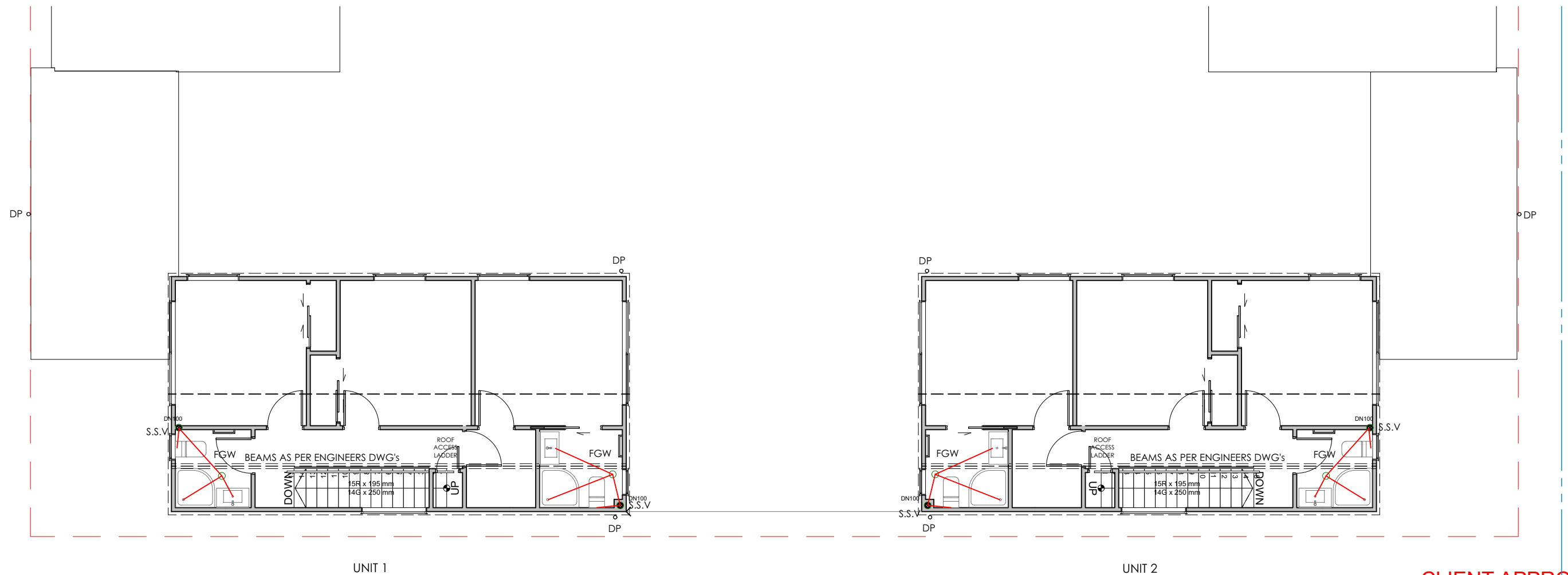
 DRAINAGE STRIP

-AAV - INSTALL AIR ADMITTANCE VALVE, WHERE POSSIBLE TAKE UP THROUGH WALL CAVITY & VENT IN CEILING.

-WC - SELECTED WC WITH AN ASSUMED RISER OFFSET OF 160MM FROM WALL FRAME. (manufacturers technical specs to be consulted to confirm)

0.25MM THICK POLYTHENE SHEET LAPPED 75MM AT THE JOINTS & TAPED,
AS GROUND COVER UNDER SUBFLOOR

ALL DIMENSIONS TO BE READ IN CONJUNCTION WITH
ENTIRE SET OF PLANS, MANUALS, AND SPECIFICATIONS
BEFORE CONSTRUCTION COMMENCES. REFER TO
DESIGNER IF DIMENSIONS DO
NOT ADD UP.



CLIENT APPROVAL
NOT FOR CONSTRUCTION
SUBJECT TO BUILDING CONSENT APPROVAL

BESPOKE ARCHITECTURE ACCEPTS NO LIABILITY SHOULD THE CONTRACTOR MAKE CONSTRUCTION DECISIONS WITHOUT FIRST SEEKING ADVICE FROM BESPOKE ARCHITECTURE AS TO HOW TO PROCEED WHERE THERE IS A DISCREPANCY IN DOCUMENTATION OR CLARIFICATION IS REQUIRED

30 GEORGE STREET UNITS FIRST FLOOR PLUMBING & DRAINAGE PLAN

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

ALL PROPRIETARY MATERIALS AND COMPONENTS MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS AND OR SUPPLIERS INSTRUCTIONS. ALL CONSTRUCTION TO COMPLY WITH RELEVANT N.Z. STANDARDS , NZS 3604 , N.Z.B.C AND LOCAL AUTHORITY BY LAWS.

E			
IN			
RS			
Z			

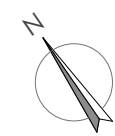
design	V. SANDERS
drawn	S. ELLIS
job no	J19241
scale	1:100@ A3

SHEET NO 226

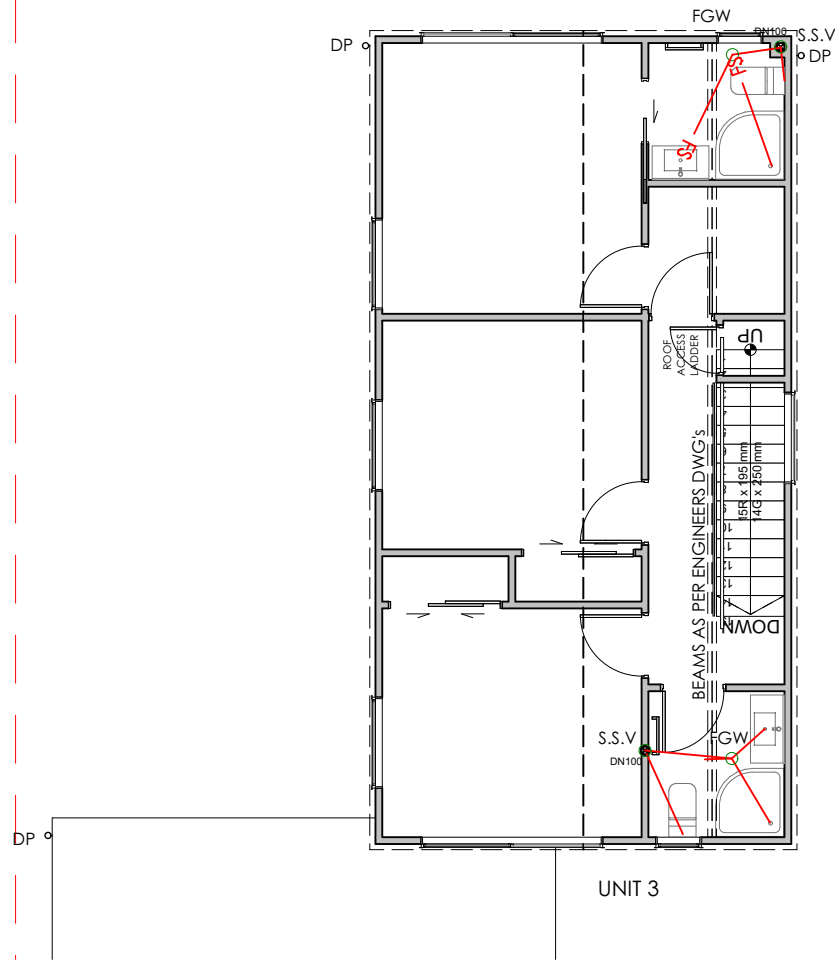
© Bespoke Architecture Ltd. All rights reserved

BESPOKE
ARCHITECTURE

PO Box 36224, Merivale, Christchurch, NZ - E: contact@bespoke-architecture.co.nz - P: 03 982 7575



40.24m, 34° 45' 45"
Boundary Height: 2.300mm, Daylight Angle: 60°



UNIT 3

LEGEND

PLUMBING AND DRAINAGE TO COMPLY WITH AS/NZS 3500

- FS** FOUL SEWER LINE
ALL NEW FOUL WATER DRAINS 100Ø uPVC @ 1:60
- SW** STORMWATER
ALL NEW STORM WATER DRAINS 100Ø uPVC @ 1:120

SANITARY FIXTURE	Min DIA	Min GRADE
BASIN / VANITY	65mm	1:40
KITCHEN SINK	65mm	1:40
SHOWER	65mm	1:40
BATH	65mm	1:40
TUB	65mm	1:40
TOILET (WC)	100mm	1:60

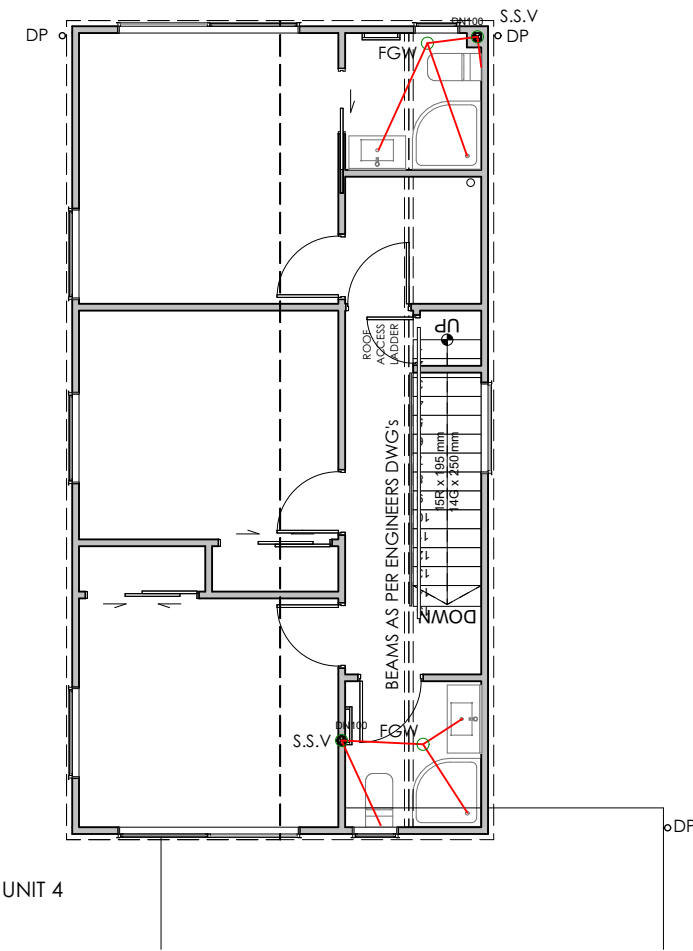
- I.P.** MARLEY IP & RODDING POINTS
- S.S.V** 50 DIA SOIL STACK VENT
- DN100** 100 DIA SOIL STACK
- D.P** 80 DIA DOWNPIPE
- FGW** FLOOR GULLY WASTE
- OG** OVERFLOW RELIEF GULLEY
- S1-SOAKHOLE** 1.5m x 1.0m x 3.0 DEEP
- S2-SOAKHOLE** 2.0m x 2.0m x 3.0 DEEP

DRAINAGE STRIP

-AAV - INSTALL AIR ADMITTANCE VALVE, WHERE POSSIBLE TAKE UP THROUGH WALL CAVITY & VENT IN CEILING.
-WC - SELECTED WC WITH AN ASSUMED RISER OFFSET OF 160MM FROM WALL FRAME. (manufacturers technical specs to be consulted to confirm)

0.25MM THICK POLYTHENE SHEET LAPPED 75MM AT THE JOINTS & TAPED, AS GROUND COVER UNDER SUBFLOOR

ALL DIMENSIONS TO BE READ IN CONJUNCTION WITH ENTIRE SET OF PLANS, MANUALS, AND SPECIFICATIONS BEFORE CONSTRUCTION COMMENCES. REFER TO DESIGNER IF DIMENSIONS DO NOT ADD UP.



UNIT 4








LEGEND


PLUMBING AND DRAINAGE TO COMPLY WITH AS/NZS 3500

— FS — FOUL SEWER LINE
ALL NEW FOUL WATER DRAINS 100Ø uPVC @ 1:60

— SW — STORMWATER
ALL NEW STORM WATER DRAINS 100Ø uPVC @ 1:120

SANITARY FIXTURE	Min DIA	Min GRADE
BASIN / VANITY	65mm	1:40
KITCHEN SINK	65mm	1:40
SHOWER	65mm	1:40
BATH	65mm	1:40
TUB	65mm	1:40
TOILET (WC)	100mm	1:60

 I.P.	MARLEY IP & RODDING POINTS
 S.S.V DN100	50 DIA SOIL STACK VENT
	100 DIA SOIL STACK
 D.P	80 DIA DOWNPIPE
FGW	FLOOR GULLY WASTE
 OG	OVERFLOW RELIEF GULLEY



S1-SOAKHOLE 1.5m x 1.0m x 3.0 DEEP
S2-SOAKHOLE 2.0m x 2.0m x 3.0 DEEP

 DRAINAGE STRIP

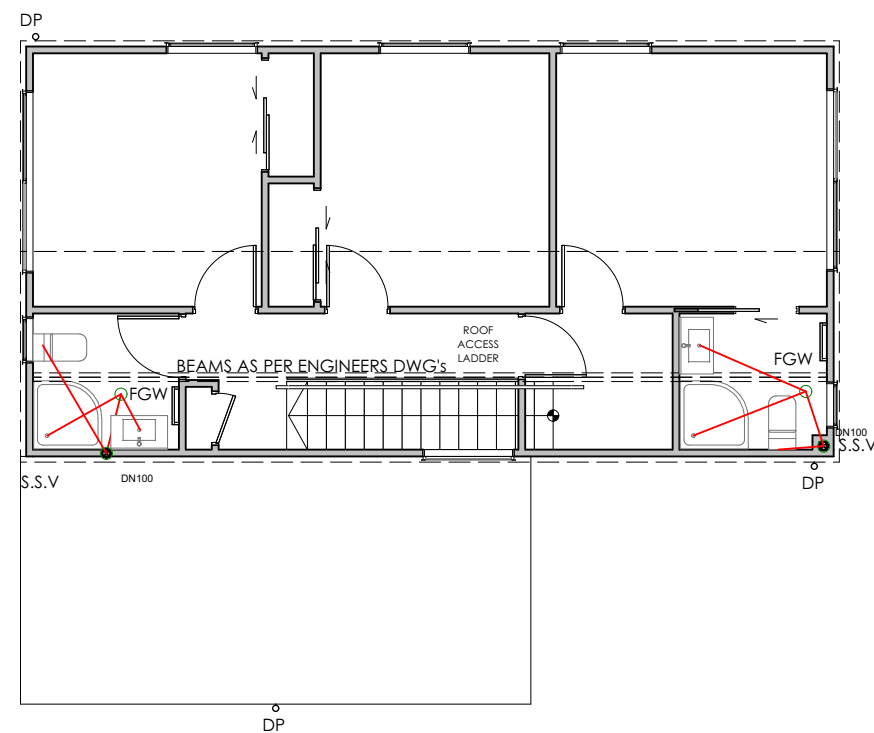
-AAV - INSTALL AIR ADMITTANCE VALVE, WHERE POSSIBLE TAKE UP THROUGH WALL CAVITY & VENT IN CEILING.

-WC - SELECTED WC WITH AN ASSUMED RISER OFFSET OF 160MM FROM WALL FRAME. (manufacturers technical specs to be consulted to confirm)

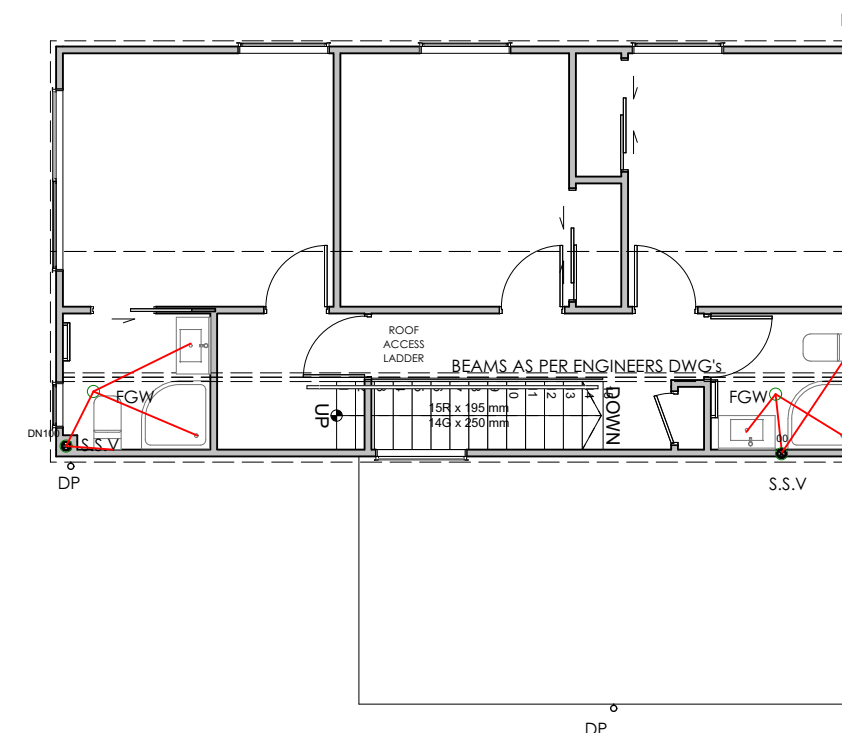
0.25MM THICK POLYTHENE SHEET LAPPED 75MM AT THE JOINTS & TAPED,
AS GROUND COVER UNDER SUBFLOOR

ALL DIMENSIONS TO BE READ IN CONJUNCTION WITH
ENTIRE SET OF PLANS, MANUALS, AND SPECIFICATIONS
BEFORE CONSTRUCTION COMMENCES. REFER TO
DESIGNER IF DIMENSIONS DO
NOT ADD UP.

UNIT 5



UNIT 6



CLIENT APPROVAL

NOT FOR CONSTRUCTION
SUBJECT TO BUILDING CONSENT APPROVAL

BESPOKE ARCHITECTURE ACCEPTS NO LIABILITY SHOULD THE CONTRACTOR MAKE CONSTRUCTION DECISIONS WITHOUT FIRST SEEKING ADVICE FROM BESPOKE ARCHITECTURE AS TO HOW TO PROCEED WHERE THERE IS A DISCREPANCY IN DOCUMENTATION OR CLARIFICATION IS REQUIRED

30 GEORGE STREET UNITS FIRST FLOOR PLUMBING & DRAINAGE PLAN

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

ALL PROPRIETARY MATERIALS AND COMPONENTS MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS AND OR SUPPLIERS INSTRUCTIONS. ALL CONSTRUCTION TO COMPLY WITH RELEVANT N.Z. STANDARDS, NZS 3604, N.Z.B.C AND LOCAL AUTHORITY BY LAWS.

E			
IN			
RS			
Z			
REVISION			

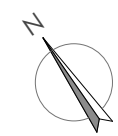
design	V. SANDERS
drawn	S. ELLIS
job no	J19241
scale	1:100@ A3

SHEET NO 228

© Bespoke Architecture Ltd. All rights reserved

BESPOKE
ARCHITECTURE

PO Box 36224, Merivale, Christchurch, NZ - E: contact@bespoke-architecture.co.nz - P: 03 982 7575



IMPORTANT:

- T-RIB ROOFING INSTALLED TO MANUFACTURERS INSTRUCTIONS.
- THERMACRAFT COVERTEK 407 SELF SUPPORTED ROOF UNDERLAY THROUGHOUT.
- METALINE 185mm FASCIA WITH METALCRAFT QUARTER ROUND SPOUTING (WITH SNOWSTRAPS @ 600CRS) & 75MM MIN. DIA DOWNPIPES WITH PIPE CLIPS @ 1200CRS. MAX ALLOWABLE CATCHMENT = 85m²
- 4.5 JAMES HARDIE SOFFIT LINING INSTALLED TO MANUFACTURERS INSTRUCTIONS, PAINT FINISH
- ALL FLASHINGS TO BE 0.55BMT COLORSTEEL. CHECK ALL SIZES ONSITE BEFORE COMMENCING.
- 90X45 H1.2 SG8 PRE FAB TIMBER TRUSSES AT 900 CRS MAX. TO MANUFACTURERS DESIGN
- 70X45 H1.2 SG8 PURLINS @ 900 CRS MAX SPACED TO SUIT ROOF CLADDING (FIRST PURLIN 600mm)
- ROOF STRUCTURE TO COMPLY WITH NZBC B1/VM1&NZS 3604:2011.
- FIX SOLID BLOCKING BETWEEN ALL RAFTERS/TRUSSES OVER LOAD BEARING WALLS

TRUSSES

ALL TRUSS PROFILES TO BE PROVIDED BY THE MANUFACTURER WHEN PROVIDING THE TRUSS CERTIFICATE. ATTIC AND STORAGE TRUSS PROFILES MUST BE DIMENSIONED IF ANY.

ROOF BRACING AS PER NZS 3604:2011

LUMBERLOK 25MM GALV. STRAP ROOF PLANE BRACE — · —

STRAP BRACING

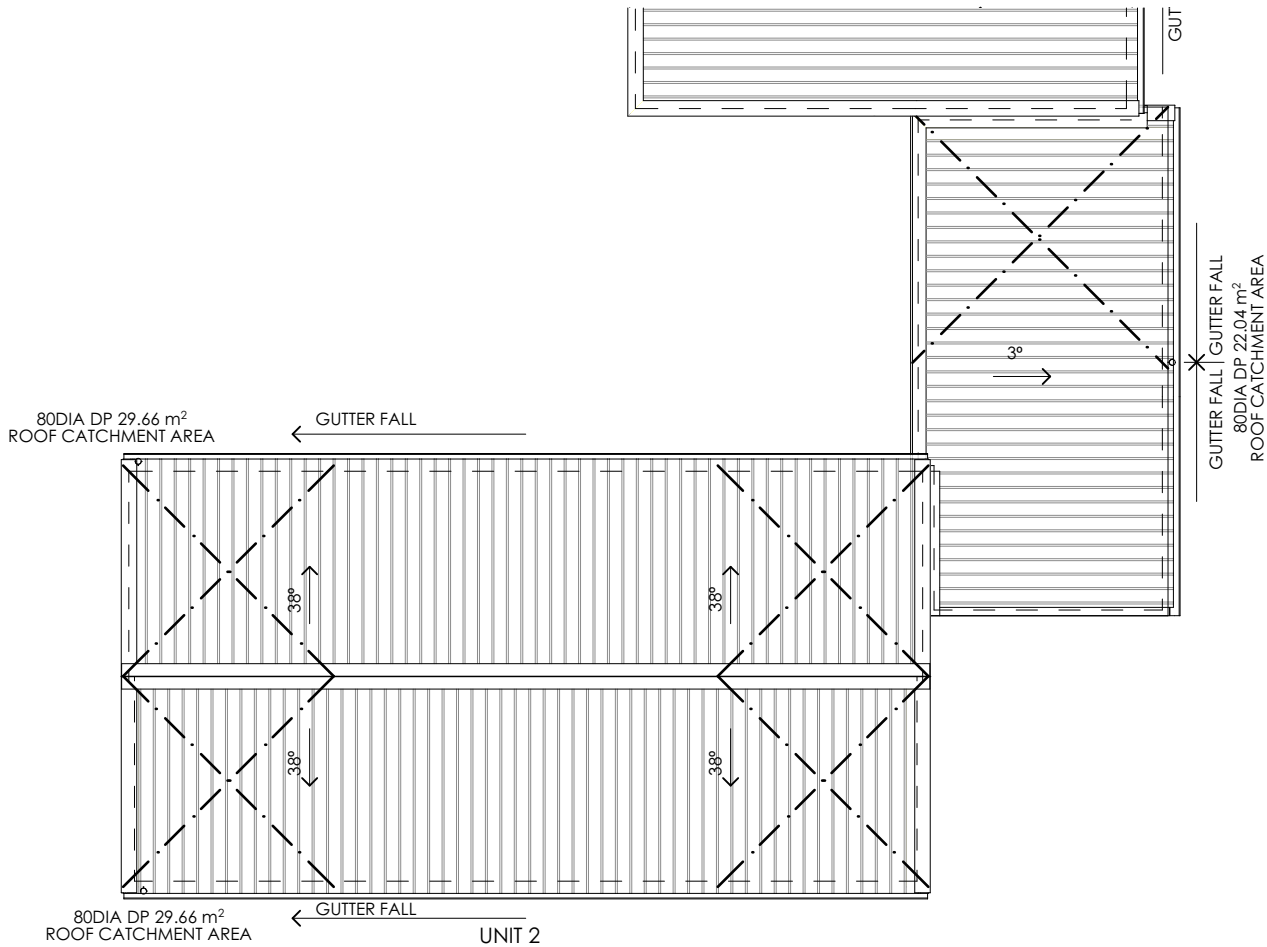
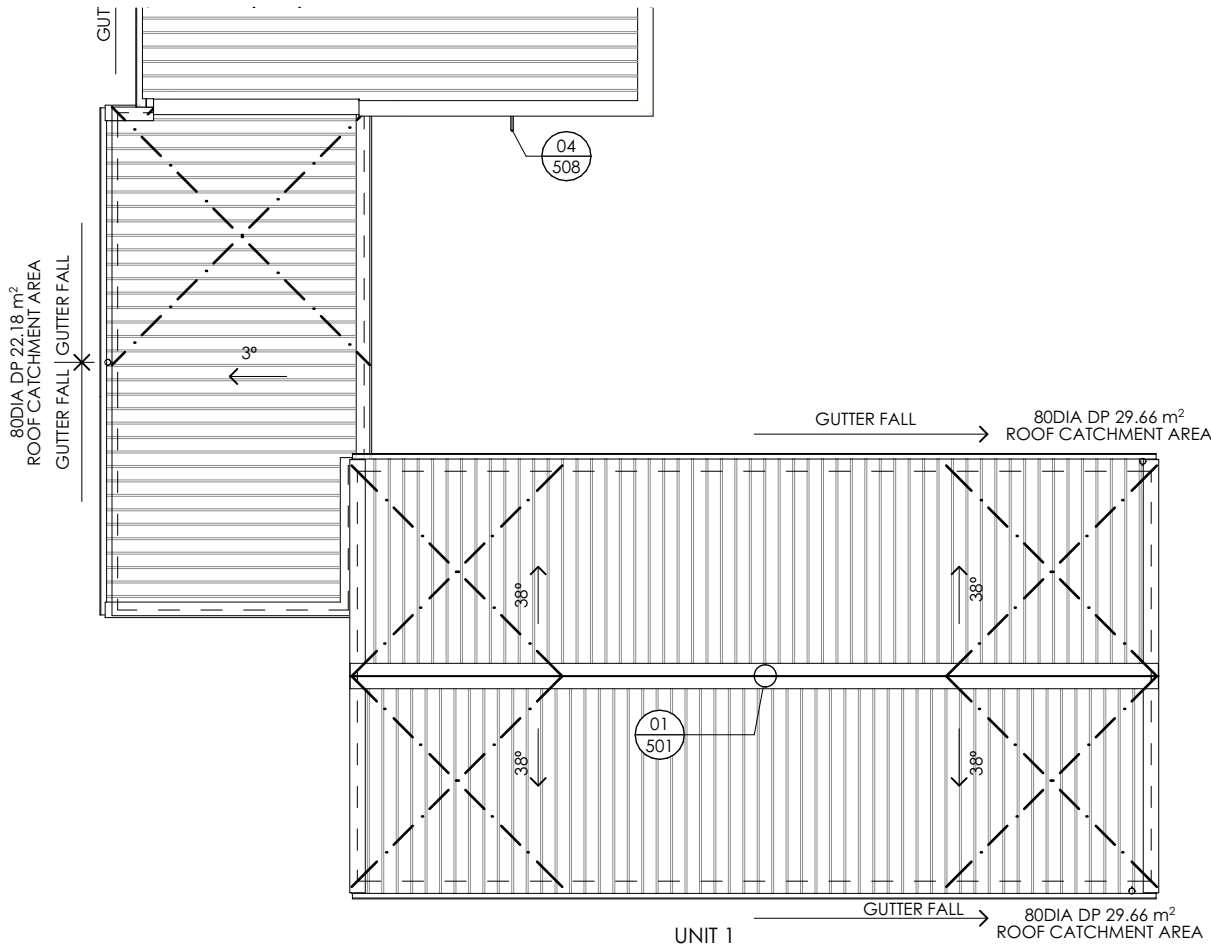
A DIAGONALLY OPPOSING PAIR OF CONTINUOUS 25x1mm GALV. STRAP WITH MIN 4kN TENSION FIXED TO EACH TOPCHORD THAT IS INTERSECTED AND RETURN TO TOP PLATE AND STUD MIN 150mm . FULLY NAIL EACH HOLE OVER TIMBER WITH 30x2.75mm CLOUDS

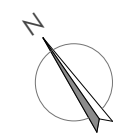
FIXING SCHEDULE		ALTERNATIVE
PURLIN TO RAFTER / TRUSS	10g SELF-DRILLING SCREW x 80mm LONG	min 2.4kN
RAFTER / TRUSS TO SUPPORT	2/20x3.15 SKEW NAILS + 2 WIRE DOGS	min 4.7kN

E2/AS1 TABLE 14: STEEL TRAPEZOIDAL PROFILED ROOFING - 0.40BMT				
Purlin spacings (metres)		Wind zones		
End span	Intermediate span	Low and Medium	High and Very High	Extra High
0.4	0.6	T2	T2	T1
0.6	0.9	T2	T1	T1
0.8	1.2	T2	T1	T1
1.2	1.8	SED	SED	SED

NOTE:

T1 fixing pattern is - Fix every crest
T2 fixing pattern is - Hit 1, miss 1...
SED Specific Engineering Design
(1) For profile heights and pan widths outside this range, refer to supplier's literature for fixing patterns and spans





IMPORTANT:

- T-RIB ROOFING INSTALLED TO MANUFACTURERS INSTRUCTIONS.
- THERMACRAFT COVERTEK 407 SELF SUPPORTED ROOF UNDERLAY THROUGHOUT.
- METALINE 185mm FASCIA WITH METALCRAFT QUARTER ROUND SPOUTING (WITH SNOWSTRAPS @ 600CRS) & 75MM MIN. DIA DOWNPIPES WITH PIPE CLIPS @ 1200CRS. MAX ALLOWABLE CATCHMENT = 85m²
- 4.5 JAMES HARDIE SOFFIT LINING INSTALLED TO MANUFACTURERS INSTRUCTIONS, PAINT FINISH
- ALL FLASHINGS TO BE 0.55BMT COLORSTEEL. CHECK ALL SIZES ONSITE BEFORE COMMENCING.
- 90X45 H1.2 SG8 PRE FAB TIMBER TRUSSES AT 900 CRS MAX. TO MANUFACTURERS DESIGN
- 70X45 H1.2 SG8 PURLINS @ 900 CRS MAX SPACED TO SUIT ROOF CLADDING (FIRST PURLIN 600mm)
- ROOF STRUCTURE TO COMPLY WITH NZBC B1/VM1&NZS 3604:2011.
- FIX SOLID BLOCKING BETWEEN ALL RAFTERS/TRUSSES OVER LOAD BEARING WALLS

TRUSSES

ALL TRUSS PROFILES TO BE PROVIDED BY THE MANUFACTURER WHEN PROVIDING THE TRUSS CERTIFICATE. ATTIC AND STORAGE TRUSS PROFILES MUST BE DIMENSIONED IF ANY.

ROOF BRACING AS PER NZS 3604:2011

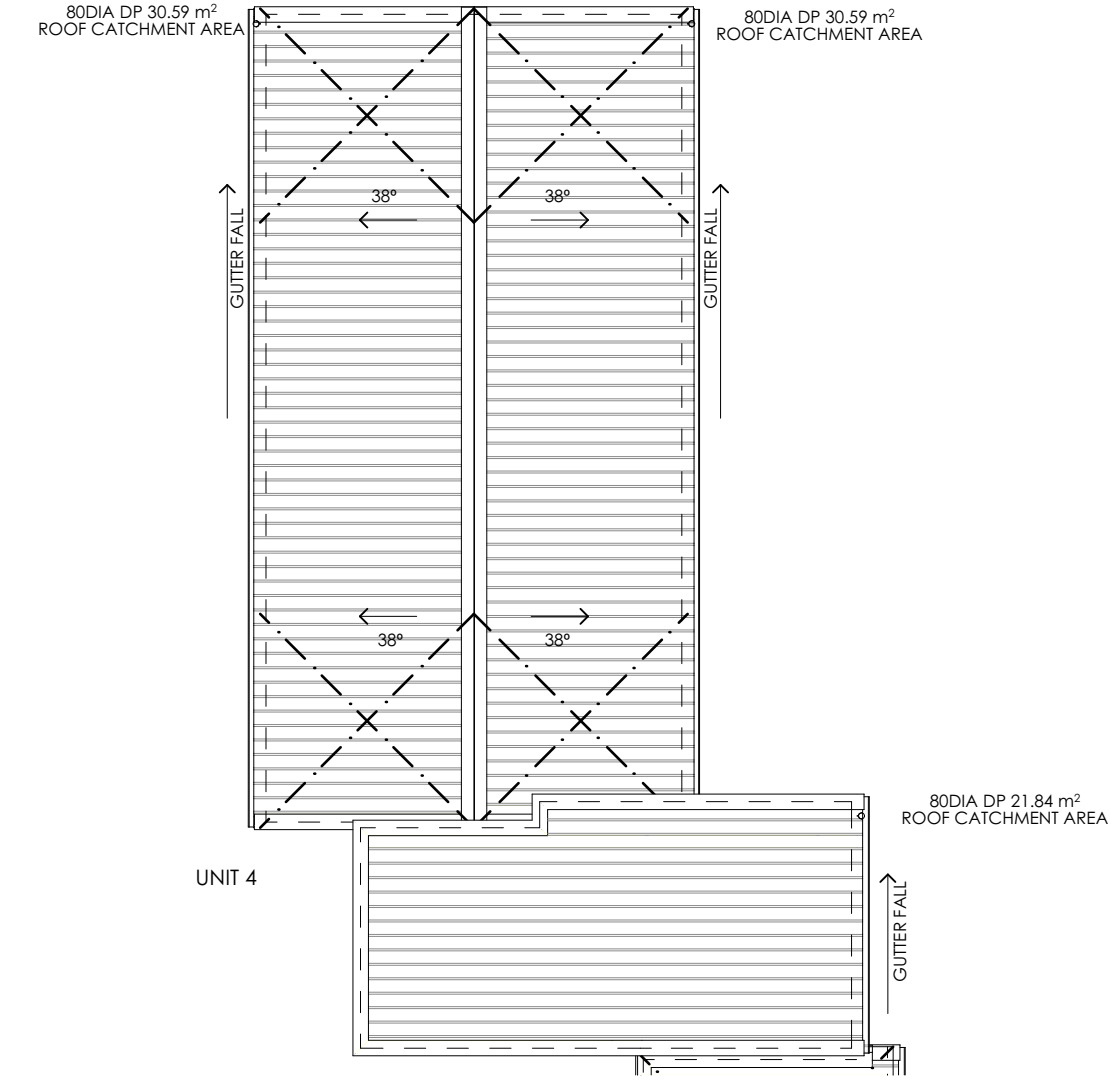
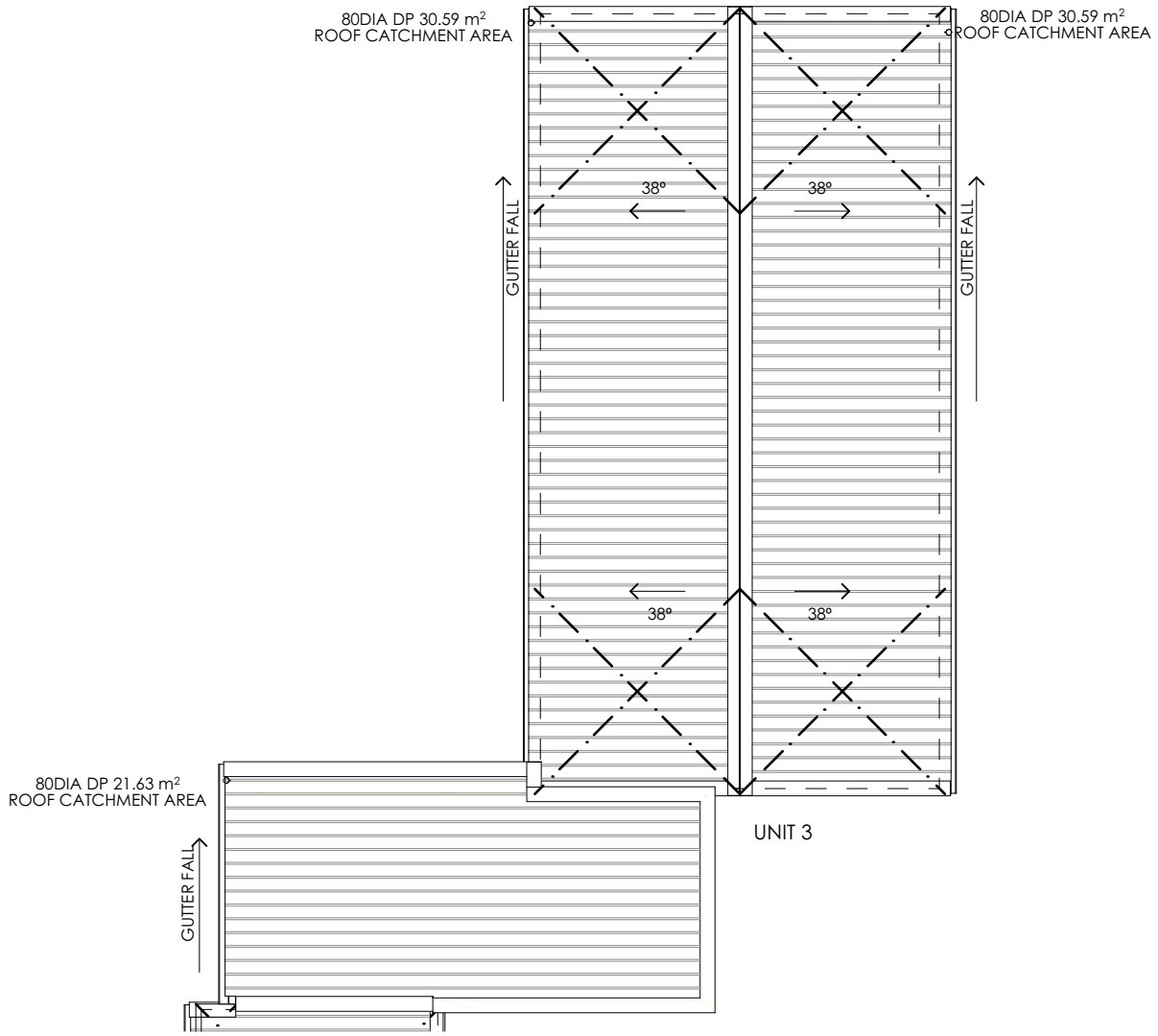
LUMBERLOK 25MM GALV. STRAP ROOF PLANE BRACE — · —

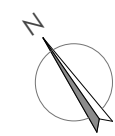
STRAP BRACING
A DIAGONALLY OPPOSING PAIR OF CONTINUOUS 25x1mm GALV. STRAP WITH MIN 4kN TENSION FIXED TO EACH TOPCHORD THAT IS INTERSECTED AND RETURN TO TOP PLATE AND STUD MIN 150mm . FULLY NAIL EACH HOLE OVER TIMBER WITH 30x2.75mm CLOUDS

FIXING SCHEDULE		ALTERNATIVE
PURLIN TO RAFTER / TRUSS	10g SELF-DRILLING SCREW x 80mm LONG	min 2.4kN
RAFTER / TRUSS TO SUPPORT	2/20.9.15 SKEW NAILS + 2 WIRE DOGS	min 4.7kN

E2/AS1 TABLE 14: STEEL TRAPEZOIDAL PROFILED ROOFING - 0.40BMT				
Purlin spacings (metres)		Wind zones		
End span	Intermediate span	Low and Medium	High and Very High	Extra High
0.4	0.6	T2	T2	T1
0.6	0.9	T2	T1	T1
0.8	1.2	T2	T1	T1
1.2	1.8	SED	SED	SED

NOTE: T1 fixing pattern is - Fix every crest
T2 fixing pattern is - Hit 1, miss 1...
SED Specific Engineering Design
(1) For profile heights and pan widths outside this range, refer to supplier's literature for fixing patterns and spans





IMPORTANT:

- T-RIB ROOFING INSTALLED TO MANUFACTURERS INSTRUCTIONS.
- THERMACRAFT COVERTEK 407 SELF SUPPORTED ROOF UNDERLAY THROUGHOUT.
- METALINE 185mm FASCIA WITH METALCRAFT QUARTER ROUND SPOUTING (WITH SNOWSTRAPS @ 600CRS) & 75MM MIN. DIA DOWNPIPES WITH PIPE CLIPS @ 1200CRS. MAX ALLOWABLE CATCHMENT = 85m²
- 4.5 JAMES HARDIE SOFFIT LINING INSTALLED TO MANUFACTURERS INSTRUCTIONS, PAINT FINISH
- ALL FLASHINGS TO BE 0.55BMT COLORSTEEL. CHECK ALL SIZES ONSITE BEFORE COMMENCING.
- 90X45 H1.2 SG8 PRE FAB TIMBER TRUSSES AT 900 CRS MAX. TO MANUFACTURERS DESIGN
- 70X45 H1.2 SG8 PURLINS @ 900 CRS MAX SPACED TO SUIT ROOF CLADDING (FIRST PURLIN 600mm)
- ROOF STRUCTURE TO COMPLY WITH NZBC B1/VM1&NZS 3604:2011.
- FIX SOLID BLOCKING BETWEEN ALL RAFTERS/TRUSSES OVER LOAD BEARING WALLS

TRUSSES

ALL TRUSS PROFILES TO BE PROVIDED BY THE MANUFACTURER WHEN PROVIDING THE TRUSS CERTIFICATE. ATTIC AND STORAGE TRUSS PROFILES MUST BE DIMENSIONED IF ANY.

ROOF BRACING AS PER NZS 3604:2011

LUMBERLOK 25MM GALV. STRAP ROOF PLANE BRACE — · —

STRAP BRACING

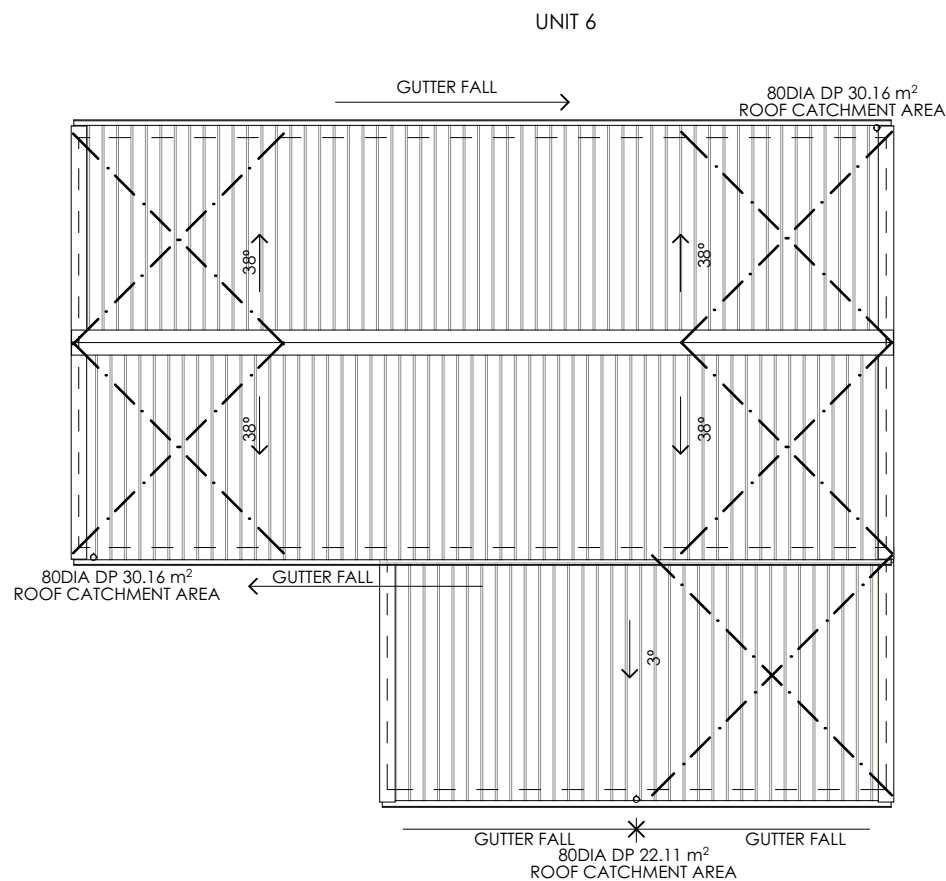
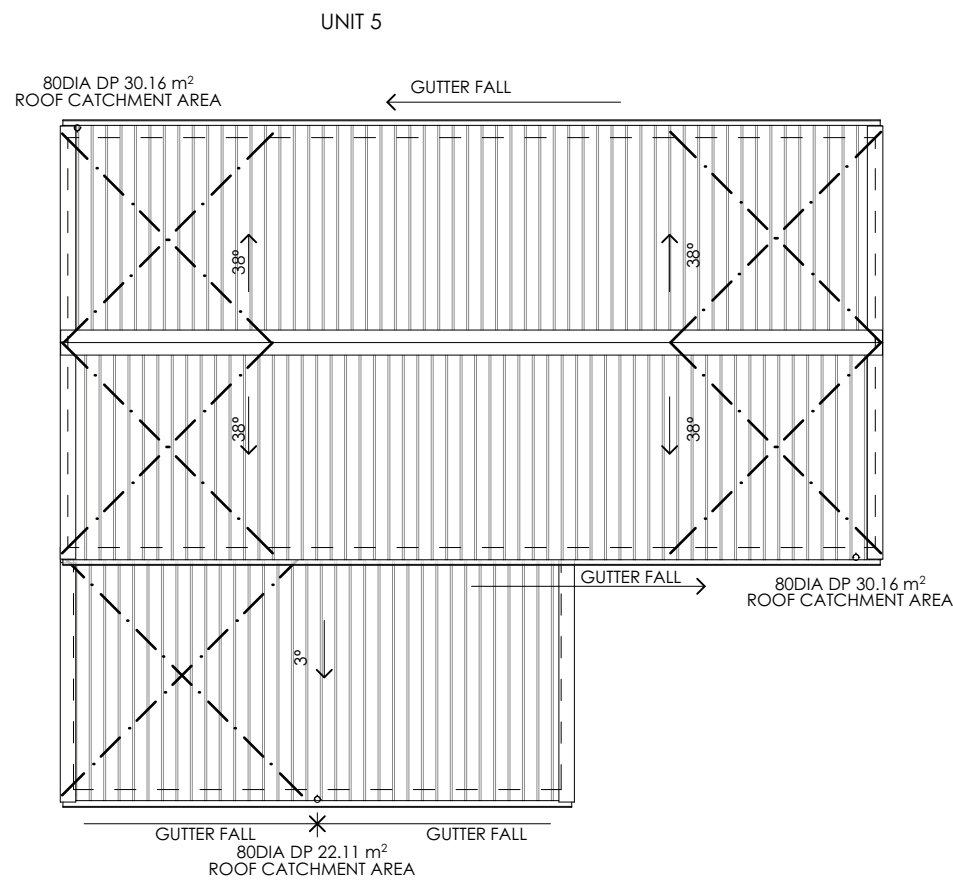
A DIAGONALLY OPPOSING PAIR OF CONTINUOUS 25x1mm GALV. STRAP WITH MIN 4kN TENSION FIXED TO EACH TOPCHORD THAT IS INTERSECTED AND RETURN TO TOP PLATE AND STUD MIN 150mm . FULLY NAIL EACH HOLE OVER TIMBER WITH 30x2.75mm CLOUDS

FIXING SCHEDULE		ALTERNATIVE
PURLIN TO RAFTER / TRUSS	10g SELF-DRILLING SCREW x 80mm LONG	min 2.4kN
RAFTER / TRUSS TO SUPPORT	2/20x3.15 SKEW NAILS + 2 WIRE DOGS	min 4.7kN

E2/AS1 TABLE 14: STEEL TRAPEZOIDAL PROFILED ROOFING - 0.40BMT

Purlin spacings (metres)		Wind zones		
End span	Intermediate span	Low and Medium	High and Very High	Extra High
0.4	0.6	T2	T2	T1
0.6	0.9	T2	T1	T1
0.8	1.2	T2	T1	T1
1.2	1.8	SED	SED	SED

NOTE: T1 fixing pattern is - Fix every crest
T2 fixing pattern is - Hit 1, miss 1...
SED Specific Engineering Design
(1) For profile heights and pan widths outside this range, refer to supplier's literature for fixing patterns and spans



BUILDING ENVELOPE RISK MATRIX		
NORTH EAST ELEVATION UNIT 1		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	Low	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7

BUILDING ENVELOPE RISK MATRIX		
SOUTH EAST ELEVATION UNIT 1		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	Low	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7

KEY NOTES

SLAB

S01 - ENGINEERED RIBRAFT ON 80mm THICK EXPOL THERMASLAB R2.11 DPM ON SAND BLINDING WITH SLAB EDGE INSULATION

FLOORS

F01 - SELECTED CARPET & VINYL PLANK FLOORING, 20mm HD PARTICLE BOARD FLOORING ON 240x45 LV11 JOISTS @ 450crs.
F02 - FLOOR LOAD POINTS, BEAMS AND JOISTS - REFER TO FOUNDATION AND SUBFLOOR PLANS AND SPECIFIC ENGINEERED MEMBERS.

WALLS

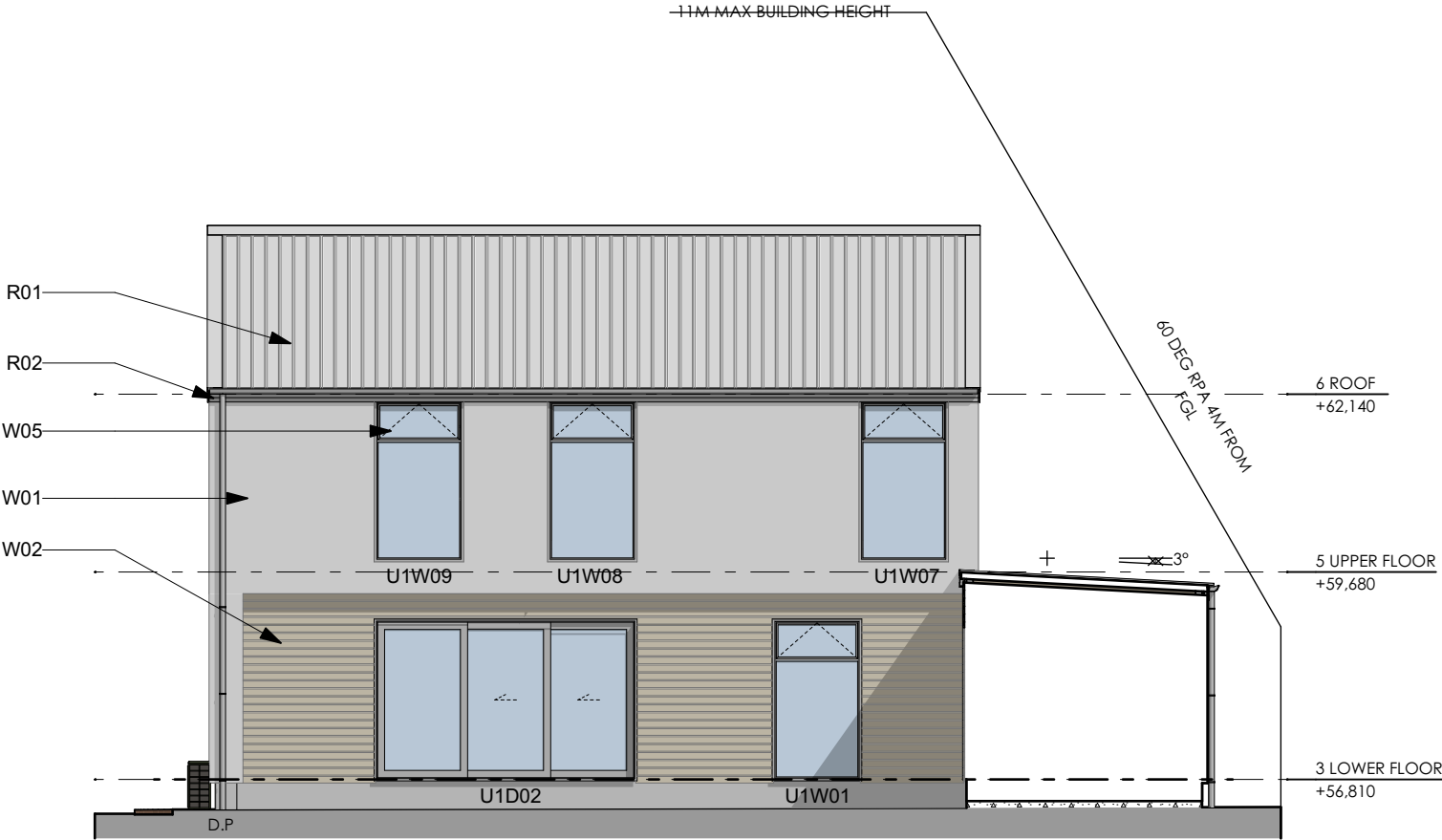
W01 - SPECIALIZED AAC 50mm EZYPANEL OVER 20mm EPS CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W02 - NIAGARA ENVIRA BEVELBACK 187mm W/B OVER ENVIRA 20mm H3.1 CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W03 - 90x45 H1.2 SG8 STUDS
W04 - WALL BATT TYPE INSULATION - PINK BATTS ULTRA R2.8.
W05 - ATLUS NULOOK POWDERCOATED ALUMINIUM THERMALLY BROKEN DOUBLE GLAZED LOW E4/C;EQAR ARGON THERMALLY IMPROVED SPACER (UG1.10)
W06 - 10mm STANDARD GIB TO WALLS, PAINT FINISH

ROOF

R01 - 0.40BMT T-RIB PROFILE ROOFING ON ROOFING UNDERLAY
R02 - METALCRAFT QUATER ROUND COLORSTEEL GUTTER OVER METALLINE 185mm FASCIA
MIN. 80mm ROUND DOWNPIPES
R03 - JAMES HARDIE 4.5mm SOFFIT LINING WITH JOINTERS, PAINT FINISH
R04 - 13mm STANDARD GIB TO CEILING, PAINT FINISH
R05 - PREMADE TRUSSES AS PER MANUFACTURERS DESIGN
R06 - 190x45 SG8 RAFTERS @ 600crs
R07 - CEILING INSULATION - PINK BATTS SUPER BATTS R5.0

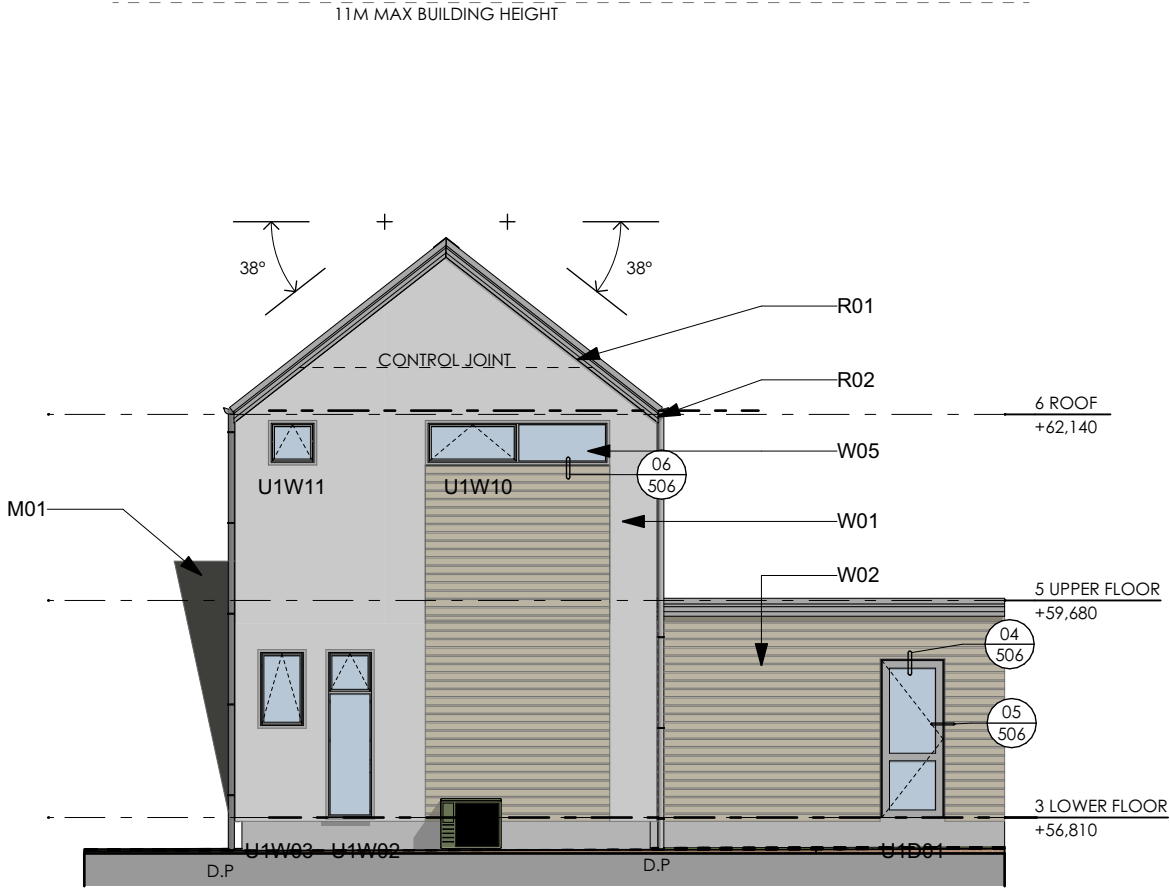
MISC.

M01 - POWDER COATED STEEL ENTRY SHROUD
M02 - SURFACE FIXED GLASS BALUSTRADE



NORTH EAST ELEVATION UNIT 1

SCALE 1:100 (A3)



SOUTH EAST ELEVATION UNIT 1

SCALE 1:100 (A3)

BUILDING ENVELOPE RISK MATRIX		
SOUTH WEST ELEVATION UNIT 1		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	Low	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7

BUILDING ENVELOPE RISK MATRIX		
NORTH WEST ELEVATION UNIT 1		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	Low	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7

KEY NOTES

SLAB

S01 - ENGINEERED RIBRAFT ON 80mm THICK EXPOL THERMASLAB R2.11 DPM ON SAND BLINDING WITH SLAB EDGE INSULATION

FLOORS

F01 - SELECTED CARPET & VINYL PLANK FLOORING, 20mm HD PARTICLE BOARD FLOORING ON 240x45 LV11 JOISTS @ 450crs.
F02 - FLOOR LOAD POINTS, BEAMS AND JOISTS - REFER TO FOUNDATION AND SUBFLOOR PLANS AND SPECIFIC ENGINEERED MEMBERS.

WALLS

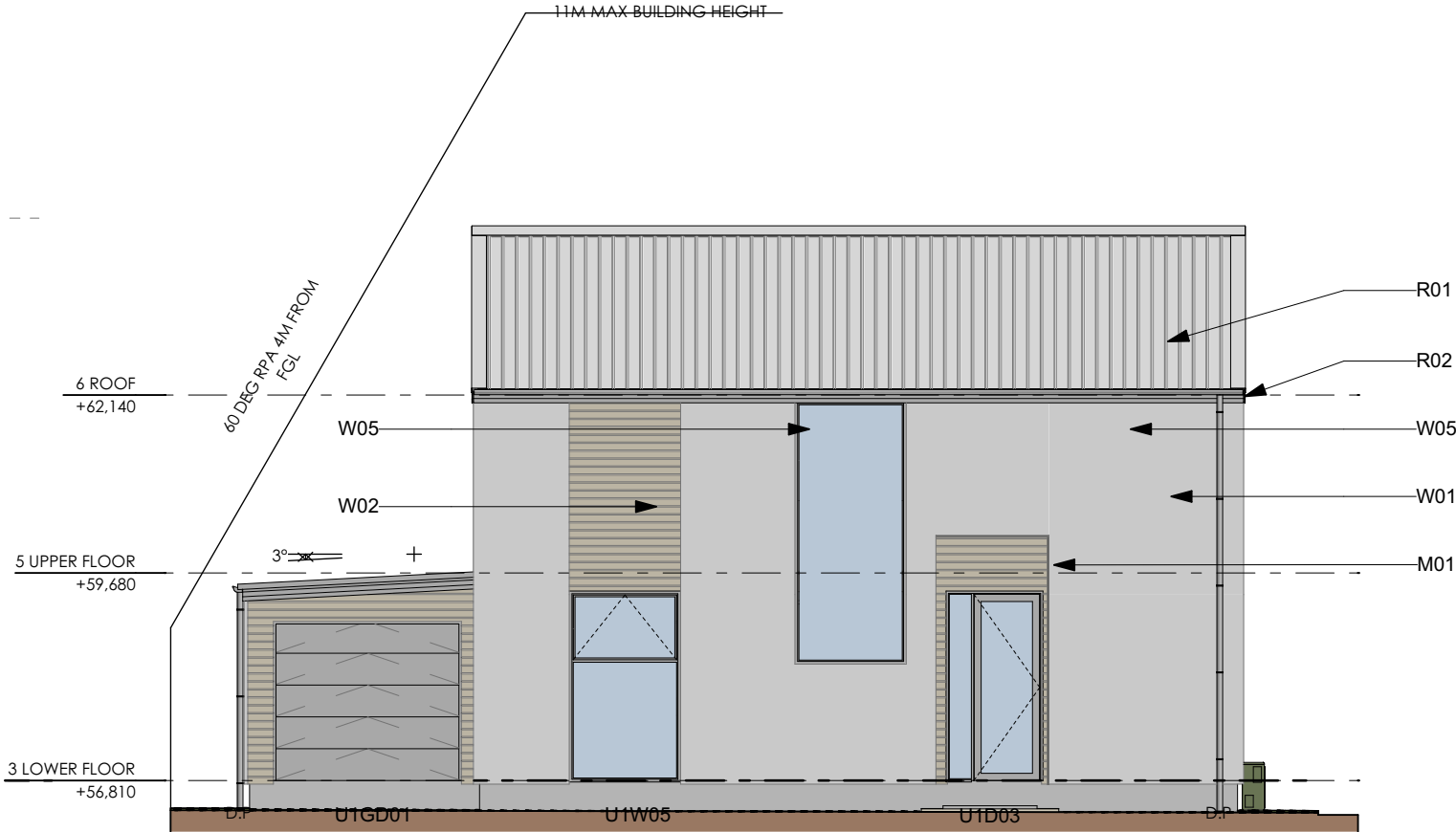
W01 - SPECIALIZED AAC 50mm EZYPANEL OVER 20mm EPS CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W02 - NIAGARA ENVIRA BEVELBACK 187mm W/B OVER ENVIRA 20mm H3.1 CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W03 - 90x45 H1.2 SG8 STUDS
W04 - WALL BATT TYPE INSULATION - PINK BATTS ULTRA R2.8.
W05 - ATLUS NULOOK POWDERCOATED ALUMINIUM THERMALLY BROKEN DOUBLE GLAZED LOW E4/C;EQAR ARGON THERMALLY IMPROVED SPACER (UG1.10)
W06 - 10mm STANDARD GIB TO WALLS, PAINT FINISH

ROOF

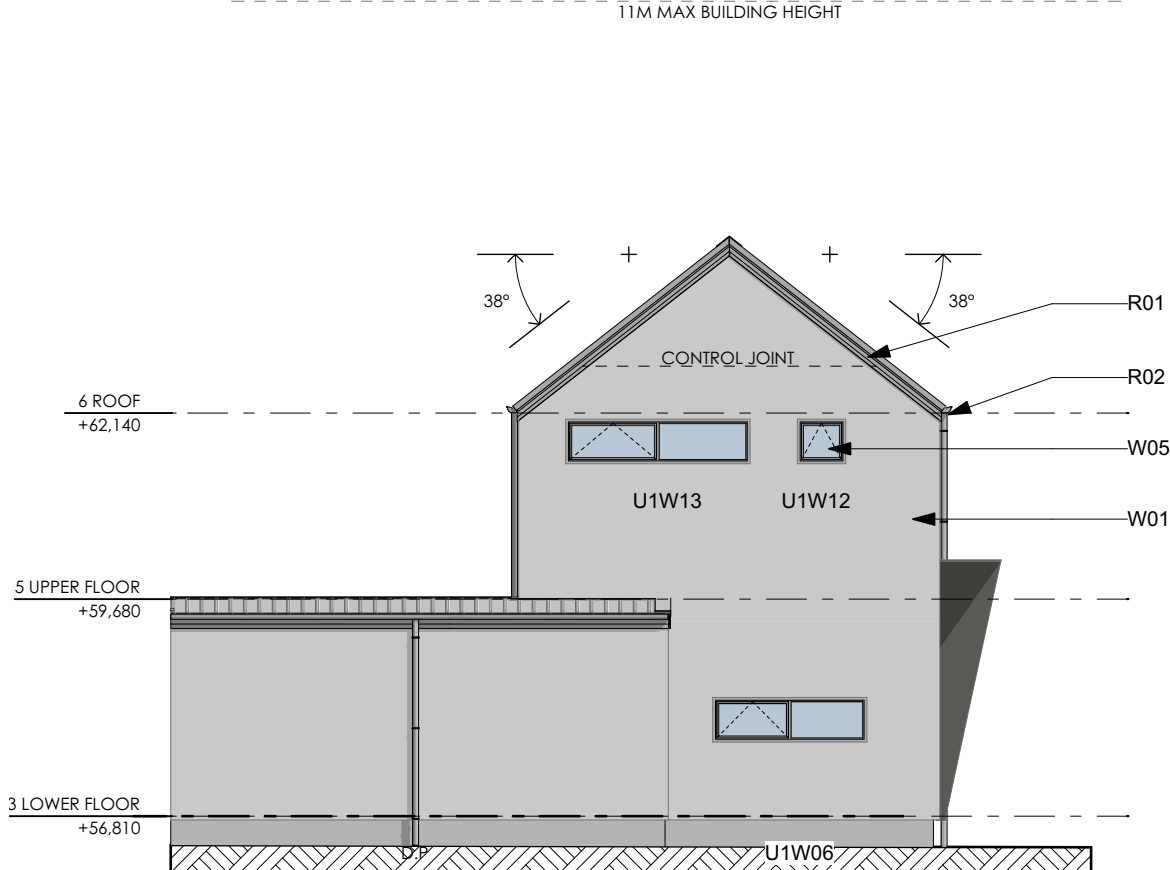
R01 - 0.40BMT T-RIB PROFILE ROOFING ON ROOFING UNDERLAY
R02 - METALCRAFT QUATER ROUND COLORSTEEL GUTTER OVER METALLINE 185mm FASCIA
MIN. 80mm ROUND DOWNPIPES
R03 - JAMES HARDIE 4.5mm SOFFIT LINING WITH JOINTERS, PAINT FINISH
R04 - 13mm STANDARD GIB TO CEILING, PAINT FINISH
R05 - PREMADE TRUSSES AS PER MANUFACTURERS DESIGN
R06 - 190x45 SG8 RAFTERS @ 600crs
R07 - CEILING INSULATION - PINK BATTS SUPER BATTS R5.0

MISC.

M01 - POWDER COATED STEEL ENTRY SHROUD
M02 - SURFACE FIXED GLASS BALUSTRADE



SOUTH WEST ELEVATION UNIT 1
SCALE 1:100 (A3)



NORTH WEST ELEVATION UNIT 1
SCALE 1:100 (A3)

BUILDING ENVELOPE RISK MATRIX		
NORTH EAST ELEVATION UNIT 2		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	Low	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7

BUILDING ENVELOPE RISK MATRIX		
SOUTH EAST ELEVATION UNIT 2		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	Low	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7

KEY NOTES

SLAB

S01 - ENGINEERED RIBRAFT ON 80mm THICK EXPOL THERMASLAB R2.11 DPM ON SAND BLINDING WITH SLAB EDGE INSULATION

FLOORS

F01 - SELECTED CARPET & VINYL PLANK FLOORING, 20mm HD PARTICLE BOARD FLOORING ON 240x45 LV1 JOISTS @ 450crs.
F02 - FLOOR LOAD POINTS, BEAMS AND JOISTS - REFER TO FOUNDATION AND SUBFLOOR PLANS AND SPECIFIC ENGINEERED MEMBERS.

WALLS

W01 - SPECIALIZED AAC 50mm EZYPANEL OVER 20mm EPS CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W02 - NIAGARA ENVIRA BEVELBACK 187mm W/B OVER ENVIRA 20mm H3.1 CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W03 - 90x45 H1.2 SG8 STUDS
W04 - WALL BATT TYPE INSULATION - PINK BATTS ULTRA R2.8.
W05 - ATLUS NULOOK POWDERCOATED ALUMINIUM THERMALLY BROKEN DOUBLE GLAZED LOW E4/C;EQAR ARGON THERMALLY IMPROVED SPACER (UG1.10)
W06 - 10mm STANDARD GIB TO WALLS, PAINT FINISH

ROOF

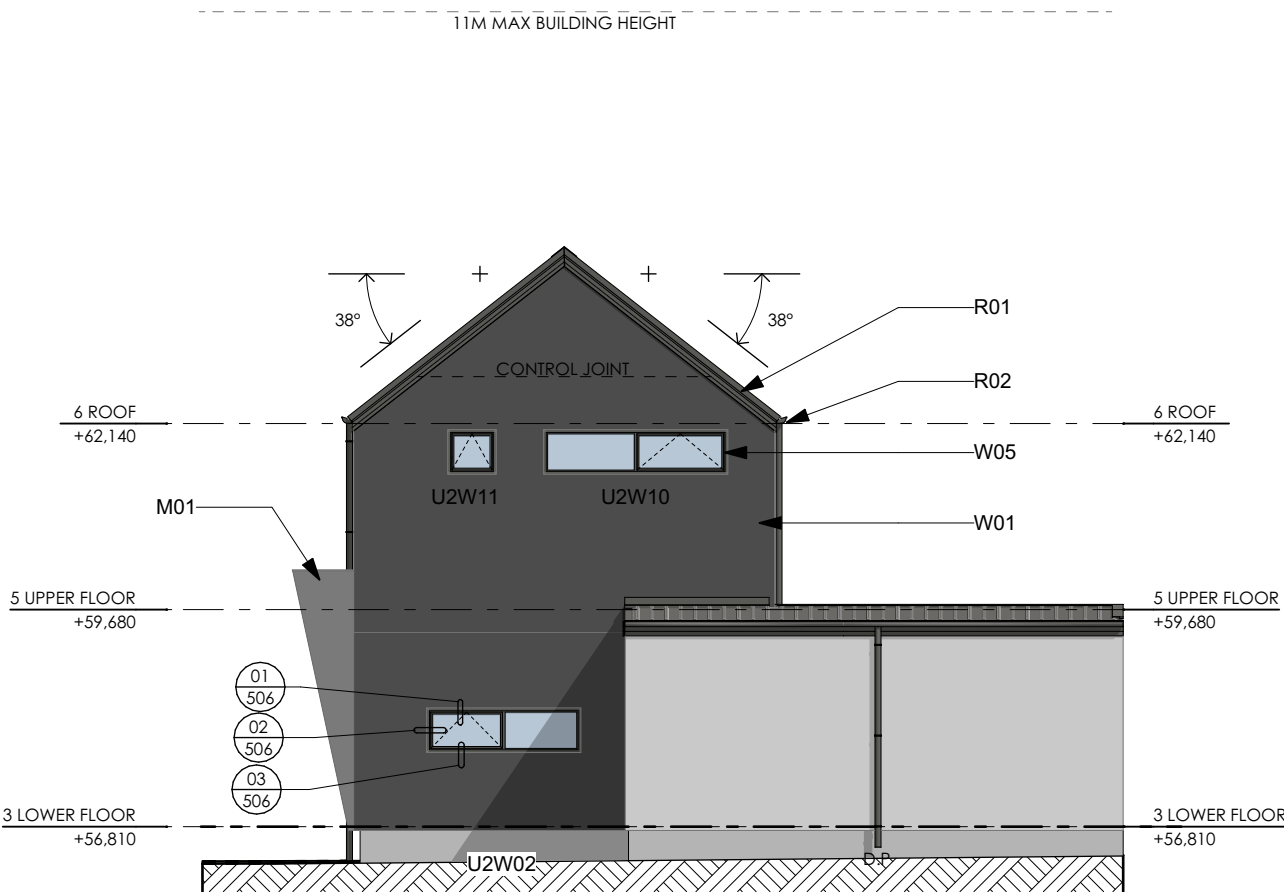
R01 - 0.40BMT T-RIB PROFILE ROOFING ON ROOFING UNDERLAY
R02 - METALCRAFT QUATER ROUND COLORSTEEL GUTTER OVER METALLINE 185mm FASCIA
MIN. 80mm ROUND DOWNPIPES
R03 - JAMES HARDIE 4.5mm SOFFIT LINING WITH JOINTERS, PAINT FINISH
R04 - 13mm STANDARD GIB TO CEILING, PAINT FINISH
R05 - PREMADE TRUSSES AS PER MANUFACTURERS DESIGN
R06 - 190x45 SG8 RAFTERS @ 600crs
R07 - CEILING INSULATION - PINK BATTS SUPER BATTS R5.0

MISC.

M01 - POWDER COATED STEEL ENTRY SHROUD
M02 - SURFACE FIXED GLASS BALUSTRADE



NORTH EAST ELEVATION UNIT 2
SCALE 1:100 (A3)



SOUTH EAST ELEVATION UNIT 2
SCALE 1:100 (A3)

BUILDING ENVELOPE RISK MATRIX		
SOUTH WEST ELEVATION UNIT 2		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	Low	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7

BUILDING ENVELOPE RISK MATRIX		
NORTH WEST ELEVATION UNIT 2		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	Low	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7

KEY NOTES

SLAB

S01 - ENGINEERED RIBRAFT ON 80mm THICK EXPOL THERMASLAB R2.11 DPM ON SAND BLINDING WITH SLAB EDGE INSULATION

FLOORS

F01 - SELECTED CARPET & VINYL PLANK FLOORING, 20mm HD PARTICLE BOARD FLOORING ON 240x45 LV11 JOISTS @ 450crs.
F02 - FLOOR LOAD POINTS, BEAMS AND JOISTS - REFER TO FOUNDATION AND SUBFLOOR PLANS AND SPECIFIC ENGINEERED MEMBERS.

WALLS

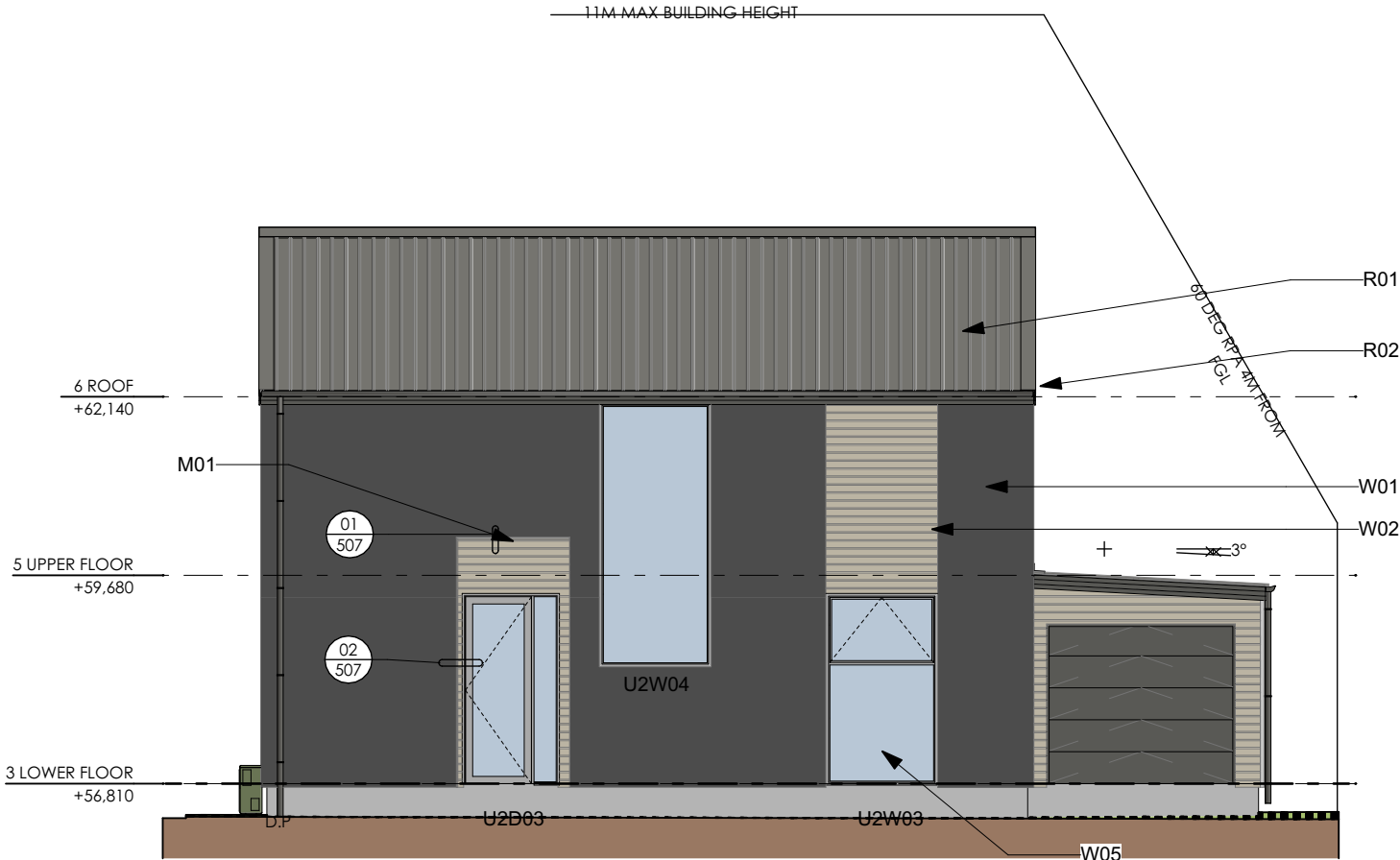
W01 - SPECIALIZED AAC 50mm EZYPANEL OVER 20mm EPS CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W02 - NIAGARA ENVIRA BEVELBACK 187mm W/B OVER ENVIRA 20mm H3.1 CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W03 - 90x45 H1.2 SG8 STUDS
W04 - WALL BATT TYPE INSULATION - PINK BATTS ULTRA R2.8.
W05 - ATLUS NULOOK POWDERCOATED ALUMINIUM THERMALLY BROKEN DOUBLE GLAZED LOW E4/C;EQAR ARGON THERMALLY IMPROVED SPACER (UG1.10)
W06 - 10mm STANDARD GIB TO WALLS, PAINT FINISH

ROOF

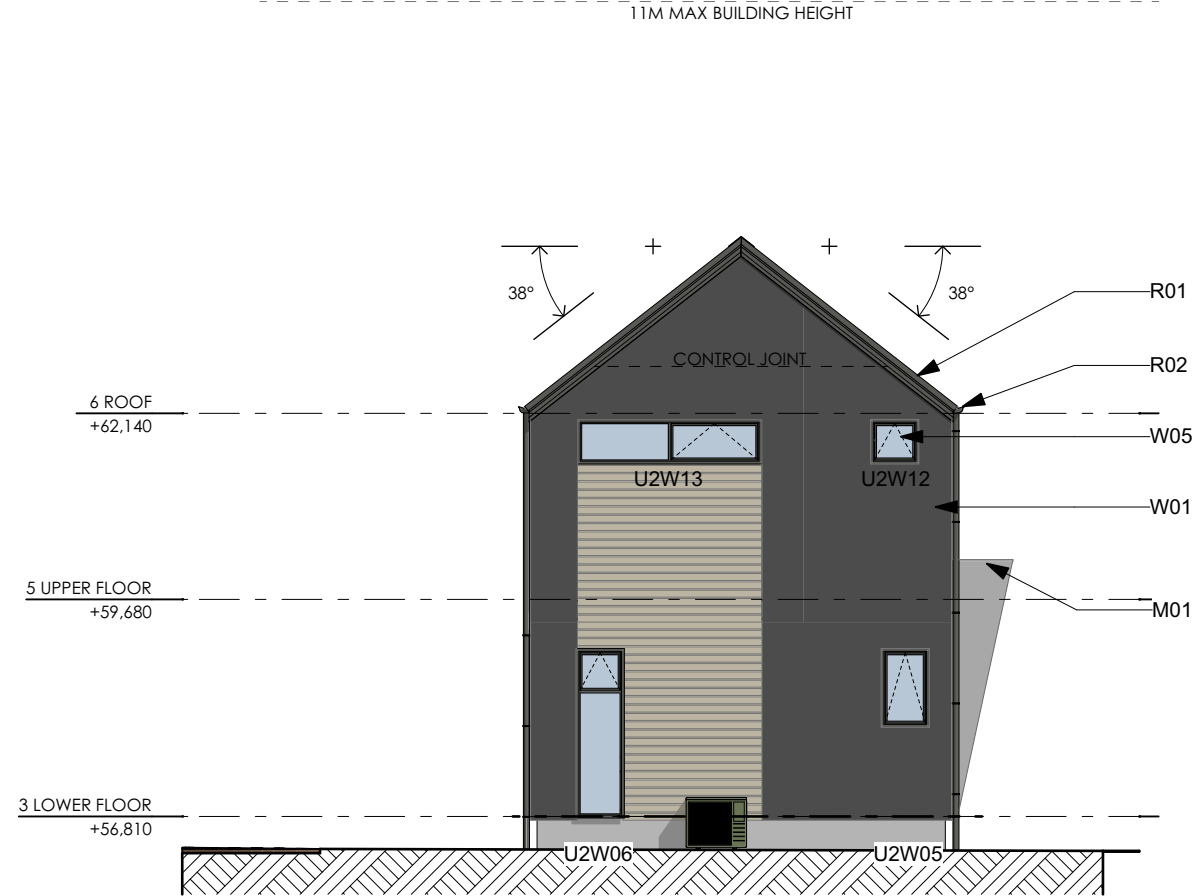
R01 - 0.40BMT T-RIB PROFILE ROOFING ON ROOFING UNDERLAY
R02 - METALCRAFT QUATER ROUND COLORSTEEL GUTTER OVER METALLINE 185mm FASCIA MIN. 80mm ROUND DOWNPIPES
R03 - JAMES HARDIE 4.5mm SOFFIT LINING WITH JOINTERS, PAINT FINISH
R04 - 13mm STANDARD GIB TO CEILING, PAINT FINISH
R05 - PREMADE TRUSSES AS PER MANUFACTURERS DESIGN
R06 - 190x45 SG8 RAFTERS @ 600crs
R07 - CEILING INSULATION - PINK BATTS SUPER BATTS R5.0

MISC.

M01 - POWDER COATED STEEL ENTRY SHROUD
M02 - SURFACE FIXED GLASS BALUSTRADE



SOUTH WEST ELEVATION UNIT 2
SCALE 1:100 (A3)



NORTH WEST ELEVATION UNIT 2
SCALE 1:100 (A3)

BUILDING ENVELOPE RISK MATRIX		
NORTH EAST ELEVATION UNIT 3		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	Low	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7

BUILDING ENVELOPE RISK MATRIX		
SOUTH EAST ELEVATION UNIT 3		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	Low	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7

KEY NOTES

SLAB

S01 - ENGINEERED RIBRAFT ON 80mm THICK EXPOL THERMASLAB R2.11 DPM ON SAND BLINDING WITH SLAB EDGE INSULATION

FLOORS

F01 - SELECTED CARPET & VINYL PLANK FLOORING, 20mm HD PARTICLE BOARD FLOORING ON 240x45 LV11 JOISTS @ 450crs.
F02 - FLOOR LOAD POINTS, BEAMS AND JOISTS - REFER TO FOUNDATION AND SUBFLOOR PLANS AND SPECIFIC ENGINEERED MEMBERS.

WALLS

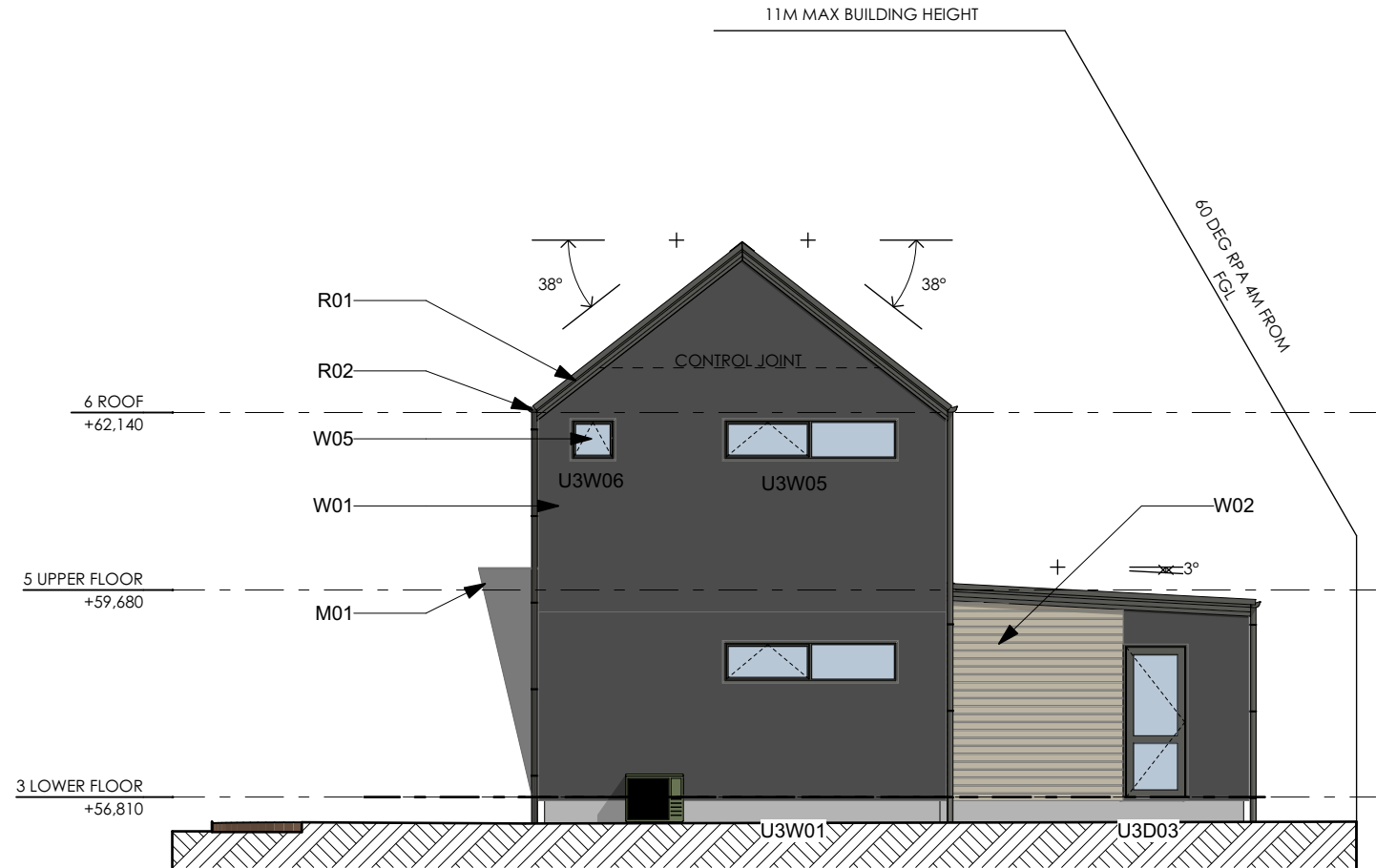
W01 - SPECIALIZED AAC 50mm EZYPANEL OVER 20mm EPS CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W02 - NIAGARA ENVIRA BEVELBACK 187mm W/B OVER ENVIRA 20mm H3.1 CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W03 - 90x45 H1.2 SG8 STUDS
W04 - WALL BATT TYPE INSULATION - PINK BATTS ULTRA R2.8.
W05 - ATLUS NULOOK POWDERCOATED ALUMINIUM THERMALLY BROKEN DOUBLE GLAZED LOW E4/C;EQAR ARGON THERMALLY IMPROVED SPACER (UG1.10)
W06 - 10mm STANDARD GIB TO WALLS, PAINT FINISH

ROOF

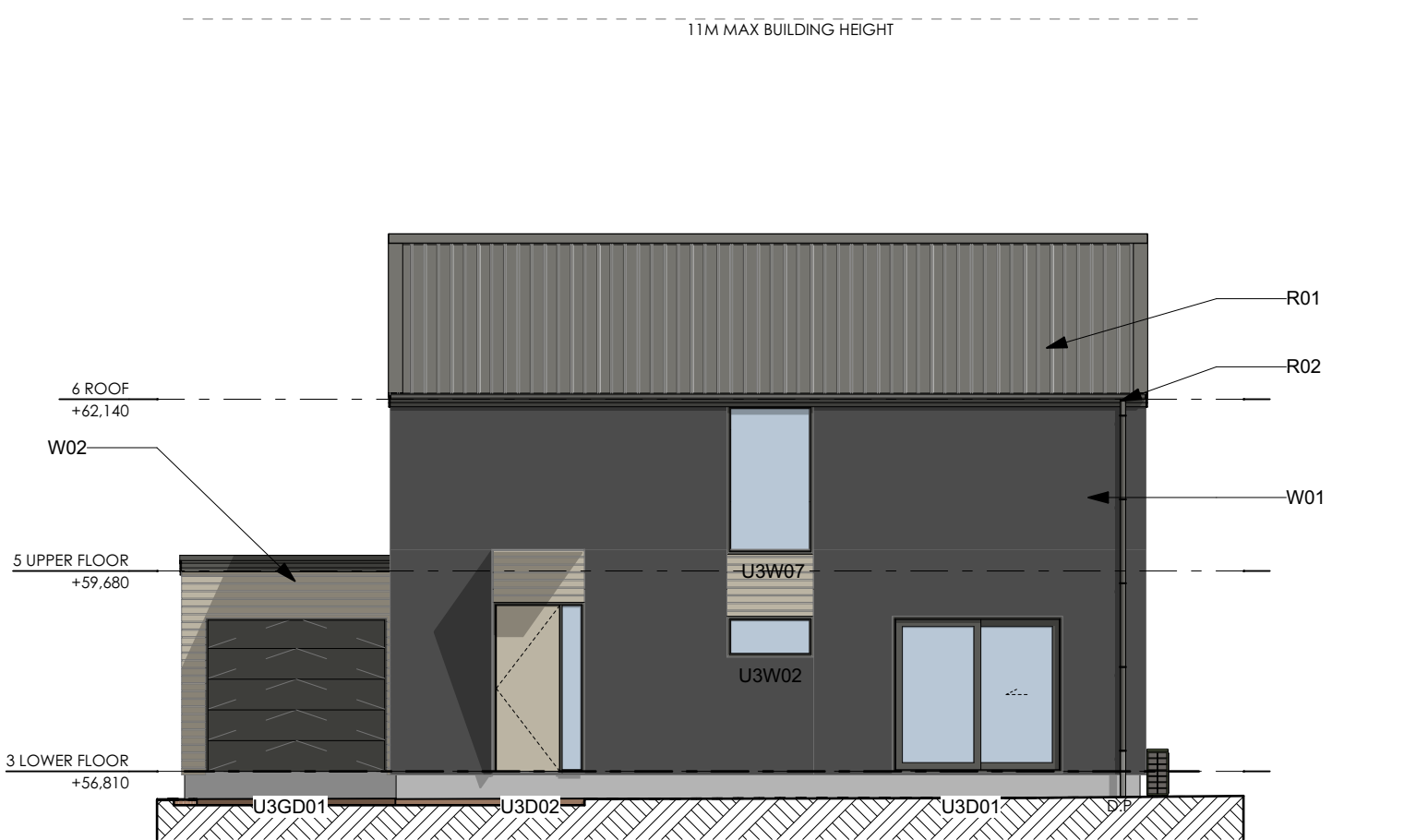
R01 - 0.40BMT T-RIB PROFILE ROOFING ON ROOFING UNDERLAY
R02 - METALCRAFT QUATER ROUND COLORSTEEL GUTTER OVER METALLINE 185mm FASCIA MIN. 80mm ROUND DOWNPIPES
R03 - JAMES HARDIE 4.5mm SOFFIT LINING WITH JOINTERS, PAINT FINISH
R04 - 13mm STANDARD GIB TO CEILING, PAINT FINISH
R05 - PREMADE TRUSSES AS PER MANUFACTURERS DESIGN
R06 - 190x45 SG8 RAFTERS @ 600crs
R07 - CEILING INSULATION - PINK BATTS SUPER BATTS R5.0

MISC.

M01 - POWDER COATED STEEL ENTRY SHROUD
M02 - SURFACE FIXED GLASS BALUSTRADE



NORTH EAST ELEVATION UNIT 3
SCALE 1:100 (A3)



SOUTH EAST ELEVATION UNIT 3
SCALE 1:100 (A3)

BUILDING ENVELOPE RISK MATRIX		
SOUTH WEST ELEVATION UNIT 3		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	Low	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7

BUILDING ENVELOPE RISK MATRIX		
NORTH WEST ELEVATION UNIT 3		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	Low	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7

KEY NOTES

SLAB

S01 - ENGINEERED RIBRAFT ON 80mm THICK EXPOL THERMASLAB R2.11 DPM ON SAND BLINDING WITH SLAB EDGE INSULATION

FLOORS

F01 - SELECTED CARPET & VINYL PLANK FLOORING, 20mm HD PARTICLE BOARD FLOORING ON 240x45 LV11 JOISTS @ 450crs.
F02 - FLOOR LOAD POINTS, BEAMS AND JOISTS - REFER TO FOUNDATION AND SUBFLOOR PLANS AND SPECIFIC ENGINEERED MEMBERS.

WALLS

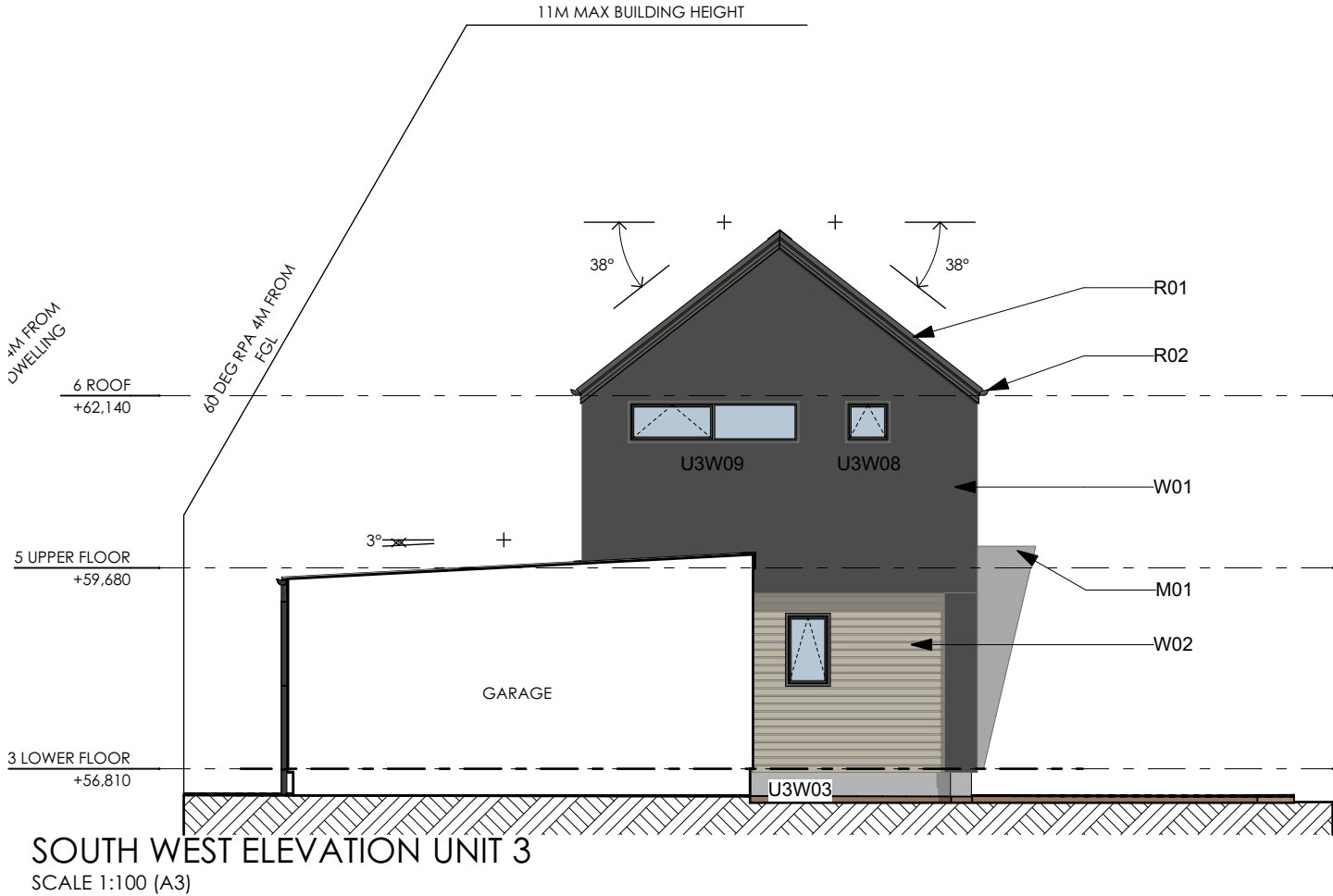
W01 - SPECIALIZED AAC 50mm EZYPANEL OVER 20mm EPS CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W02 - NIAGARA ENVIRA BEVELBACK 187mm W/B OVER ENVIRA 20mm H3.1 CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W03 - 90x45 H1.2 SG8 STUDS
W04 - WALL BATT TYPE INSULATION - PINK BATTS ULTRA R2.8.
W05 - ATLUS NULOOK POWDERCOATED ALUMINIUM THERMALLY BROKEN DOUBLE GLAZED LOW E4/C;EQAR ARGON THERMALLY IMPROVED SPACER (UG1.10)
W06 - 10mm STANDARD GIB TO WALLS, PAINT FINISH

ROOF

R01 - 0.40BMT T-RIB PROFILE ROOFING ON ROOFING UNDERLAY
R02 - METALCRAFT QUATER ROUND COLORSTEEL GUTTER OVER METALLINE 185mm FASCIA
MIN. 80mm ROUND DOWNPIPES
R03 - JAMES HARDIE 4.5mm SOFFIT LINING WITH JOINTERS, PAINT FINISH
R04 - 13mm STANDARD GIB TO CEILING, PAINT FINISH
R05 - PREMADE TRUSSES AS PER MANUFACTURERS DESIGN
R06 - 190x45 SG8 RAFTERS @ 600crs
R07 - CEILING INSULATION - PINK BATTS SUPER BATTS R5.0

MISC.

M01 - POWDER COATED STEEL ENTRY SHROUD
M02 - SURFACE FIXED GLASS BALUSTRADE



BUILDING ENVELOPE RISK MATRIX		
NORTH EAST ELEVATION UNIT 4		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	Low	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7

BUILDING ENVELOPE RISK MATRIX		
SOUTH EAST ELEVATION UNIT 4		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	Low	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7

KEY NOTES

SLAB

S01 - ENGINEERED RIBRAFT ON 80mm THICK EXPOL THERMASLAB R2.11 DPM ON SAND BLINDING WITH SLAB EDGE INSULATION

FLOORS

F01 - SELECTED CARPET & VINYL PLANK FLOORING, 20mm HD PARTICLE BOARD FLOORING ON 240x45 LV1 JOISTS @ 450crs.
F02 - FLOOR LOAD POINTS, BEAMS AND JOISTS - REFER TO FOUNDATION AND SUBFLOOR PLANS AND SPECIFIC ENGINEERED MEMBERS.

WALLS

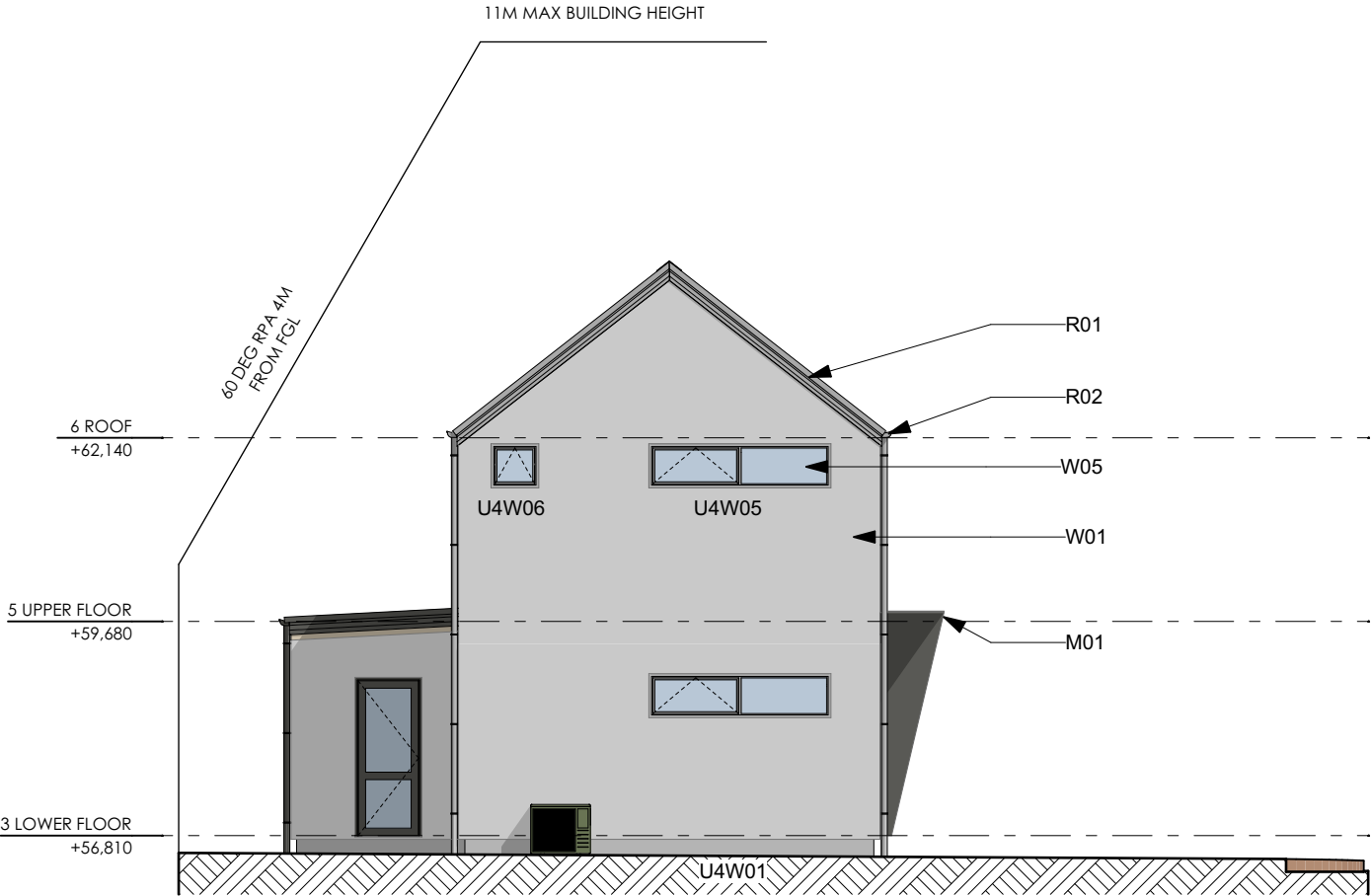
W01 - SPECIALIZED AAC 50mm EZYPANEL OVER 20mm EPS CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W02 - NIAGARA ENVIRA BEVELBACK 187mm W/B OVER ENVIRA 20mm H3.1 CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W03 - 90x45 H1.2 SG8 STUDS
W04 - WALL BATT TYPE INSULATION - PINK BATTS ULTRA R2.8.
W05 - ATLUS NULOOK POWDERCOATED ALUMINIUM THERMALLY BROKEN DOUBLE GLAZED LOW E4/C;EQAR ARGON THERMALLY IMPROVED SPACER (UG1.10)
W06 - 10mm STANDARD GIB TO WALLS, PAINT FINISH

ROOF

R01 - 0.40BMT T-RIB PROFILE ROOFING ON ROOFING UNDERLAY
R02 - METALCRAFT QUATER ROUND COLORSTEEL GUTTER OVER METALLINE 185mm FASCIA
MIN. 80mm ROUND DOWNPIPES
R03 - JAMES HARDIE 4.5mm SOFFIT LINING WITH JOINTERS, PAINT FINISH
R04 - 13mm STANDARD GIB TO CEILING, PAINT FINISH
R05 - PREMADE TRUSSES AS PER MANUFACTURERS DESIGN
R06 - 190x45 SG8 RAFTERS @ 600crs
R07 - CEILING INSULATION - PINK BATTS SUPER BATTS R5.0

MISC.

M01 - POWDER COATED STEEL ENTRY SHROUD
M02 - SURFACE FIXED GLASS BALUSTRADE



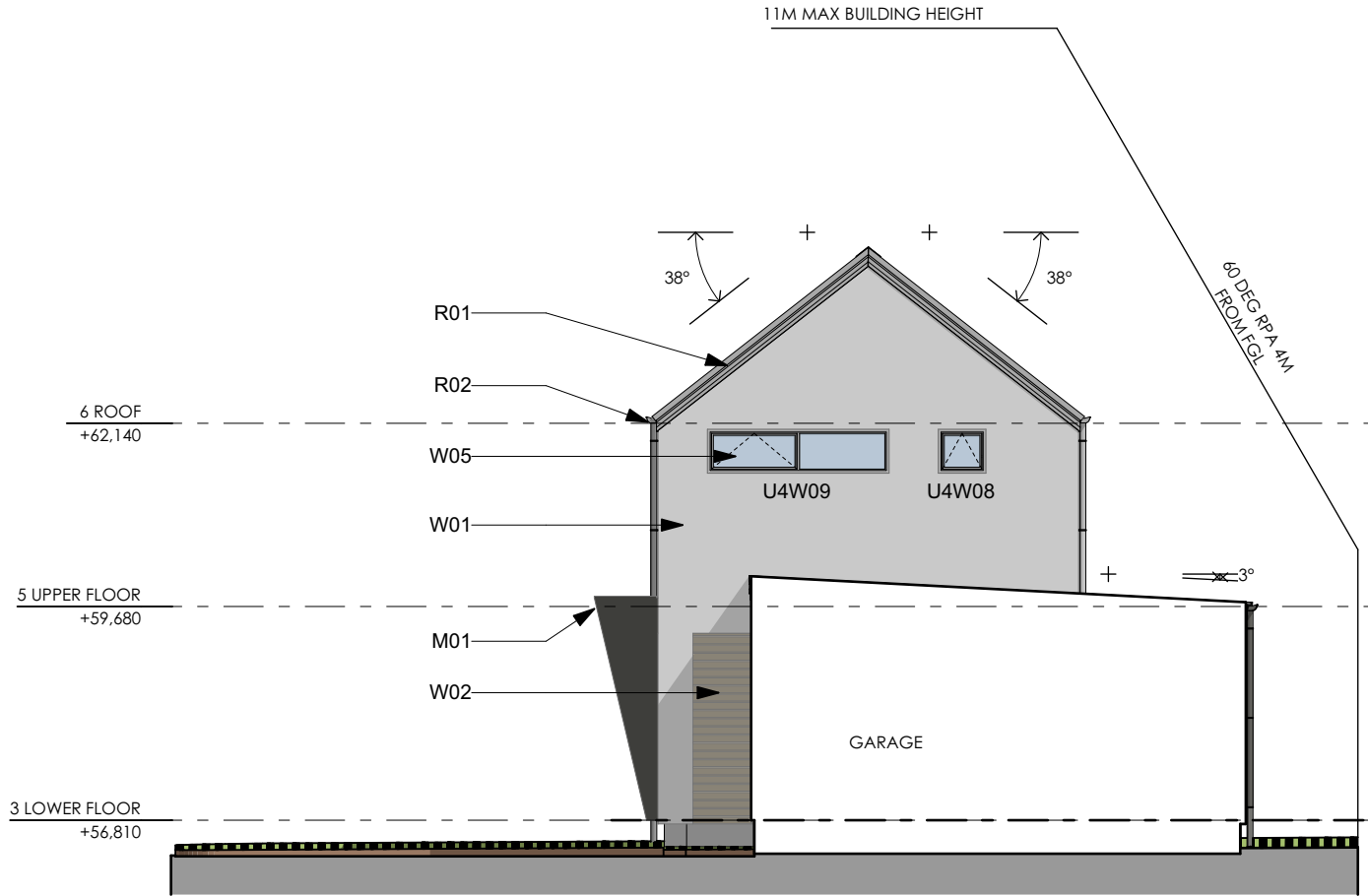
NORTH EAST ELEVATION UNIT 4
SCALE 1:100 (A3)



SOUTH EAST ELEVATION UNIT 4
SCALE 1:100 (A3)

BUILDING ENVELOPE RISK MATRIX		
SOUTH EAST ELEVATION UNIT 4		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	Low	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7

BUILDING ENVELOPE RISK MATRIX		
NORTH WEST ELEVATION UNIT 4		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	Low	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7



SOUTH WEST ELEVATION UNIT 4
SCALE 1:100 (A3)



NORTH WEST ELEVATION UNIT 4
SCALE 1:100 (A3)

KEY NOTES

SLAB

S01 - ENGINEERED RIBRAFT ON 80mm THICK EXPOL THERMASLAB R2.11 DPM ON SAND BLINDING WITH SLAB EDGE INSULATION

FLOORS

F01 - SELECTED CARPET & VINYL PLANK FLOORING, 20mm HD PARTICLE BOARD FLOORING ON 240x45 LV11 JOISTS @ 450crs.
F02 - FLOOR LOAD POINTS, BEAMS AND JOISTS - REFER TO FOUNDATION AND SUBFLOOR PLANS AND SPECIFIC ENGINEERED MEMBERS.

WALLS

W01 - SPECIALIZED AAC 50mm EZYPANEL OVER 20mm EPS CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W02 - NIAGARA ENVIRA BEVELBACK 187mm W/B OVER ENVIRA 20mm H3.1 CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W03 - 90x45 H1.2 SG8 STUDS
W04 - WALL BATT TYPE INSULATION - PINK BATTS ULTRA R2.8.
W05 - ATLUS NULOOK POWDERCOATED ALUMINIUM THERMALLY BROKEN DOUBLE GLAZED LOW E4/C;EQAR ARGON THERMALLY IMPROVED SPACER (UG1.10)
W06 - 10mm STANDARD GIB TO WALLS, PAINT FINISH

ROOF

R01 - 0.40BMT T-RIB PROFILE ROOFING ON ROOFING UNDERLAY
R02 - METALCRAFT QUATER ROUND COLORSTEEL GUTTER OVER METALLINE 185mm FASCIA MIN. 80mm ROUND DOWNPIPES
R03 - JAMES HARDIE 4.5mm SOFFIT LINING WITH JOINTERS, PAINT FINISH
R04 - 13mm STANDARD GIB TO CEILING, PAINT FINISH
R05 - PREMADE TRUSSES AS PER MANUFACTURERS DESIGN
R06 - 190x45 SG8 RAFTERS @ 600crs
R07 - CEILING INSULATION - PINK BATTS SUPER BATTS R5.0

MISC.

M01 - POWDER COATED STEEL ENTRY SHROUD
M02 - SURFACE FIXED GLASS BALUSTRADE

BUILDING ENVELOPE RISK MATRIX		
NORTH EAST ELEVATION UNIT 5		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	Low	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7

BUILDING ENVELOPE RISK MATRIX		
SOUTH EAST ELEVATION UNIT 5		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	Low	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7

KEY NOTES

SLAB

S01 - ENGINEERED RIBRAFT ON 80mm THICK EXPOL THERMASLAB R2.11 DPM ON SAND BLINDING WITH SLAB EDGE INSULATION

FLOORS

F01 - SELECTED CARPET & VINYL PLANK FLOORING, 20mm HD PARTICLE BOARD FLOORING ON 240x45 LV1 JOISTS @ 450crs.
F02 - FLOOR LOAD POINTS, BEAMS AND JOISTS - REFER TO FOUNDATION AND SUBFLOOR PLANS AND SPECIFIC ENGINEERED MEMBERS.

WALLS

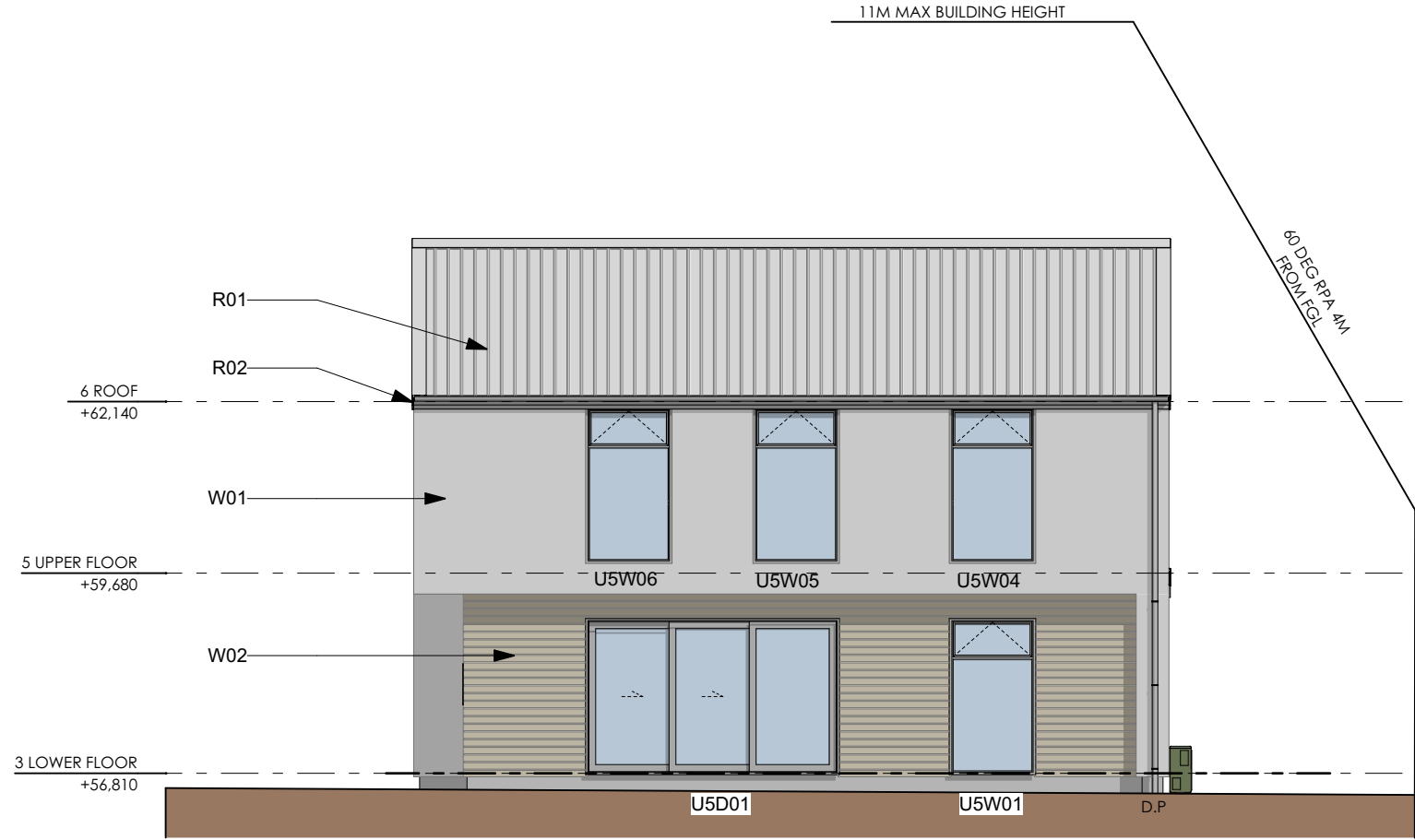
W01 - SPECIALIZED AAC 50mm EZYPANEL OVER 20mm EPS CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W02 - NIAGARA ENVIRA BEVELBACK 187mm W/B OVER ENVIRA 20mm H3.1 CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W03 - 90x45 H1.2 SG8 STUDS
W04 - WALL BATT TYPE INSULATION - PINK BATTS ULTRA R2.8.
W05 - ATLUS NULOOK POWDERCOATED ALUMINIUM THERMALLY BROKEN DOUBLE GLAZED LOW E4/C;EQAR ARGON THERMALLY IMPROVED SPACER (UG1.10)
W06 - 10mm STANDARD GIB TO WALLS, PAINT FINISH

ROOF

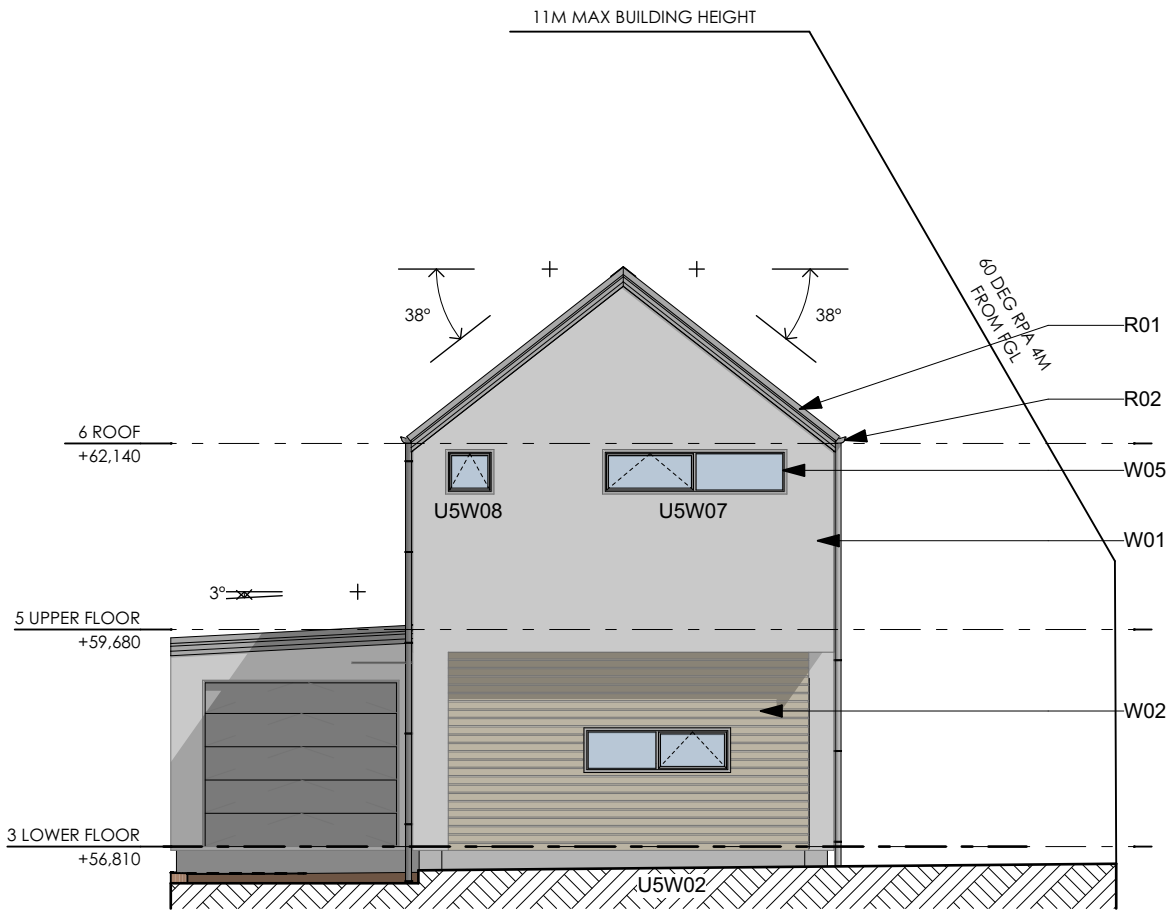
R01 - 0.40BMT T-RIB PROFILE ROOFING ON ROOFING UNDERLAY
R02 - METALCRAFT QUATER ROUND COLORSTEEL GUTTER OVER METALLINE 185mm FASCIA MIN. 80mm ROUND DOWNPIPES
R03 - JAMES HARDIE 4.5mm SOFFIT LINING WITH JOINTERS, PAINT FINISH
R04 - 13mm STANDARD GIB TO CEILING, PAINT FINISH
R05 - PREMADE TRUSSES AS PER MANUFACTURERS DESIGN
R06 - 190x45 SG8 RAFTERS @ 600crs
R07 - CEILING INSULATION - PINK BATTS SUPER BATTS R5.0

MISC.

M01 - POWDER COATED STEEL ENTRY SHROUD
M02 - SURFACE FIXED GLASS BALUSTRADE



NORTH EAST ELEVATION UNIT 5
SCALE 1:100 (A3)



SOUTH EAST ELEVATION UNIT 5
SCALE 1:100 (A3)

BUILDING ENVELOPE RISK MATRIX		
SOUTH WEST ELEVATION UNIT 5		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	Low	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7

BUILDING ENVELOPE RISK MATRIX		
NORTH WEST ELEVATION UNIT 5		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	Low	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7

KEY NOTES

SLAB

S01 - ENGINEERED RIBRAFT ON 80mm THICK EXPOL THERMASLAB R2.11 DPM ON SAND BLINDING WITH SLAB EDGE INSULATION

FLOORS

F01 - SELECTED CARPET & VINYL PLANK FLOORING, 20mm HD PARTICLE BOARD FLOORING ON 240x45 LV1 JOISTS @ 450crs.
F02 - FLOOR LOAD POINTS, BEAMS AND JOISTS - REFER TO FOUNDATION AND SUBFLOOR PLANS AND SPECIFIC ENGINEERED MEMBERS.

WALLS

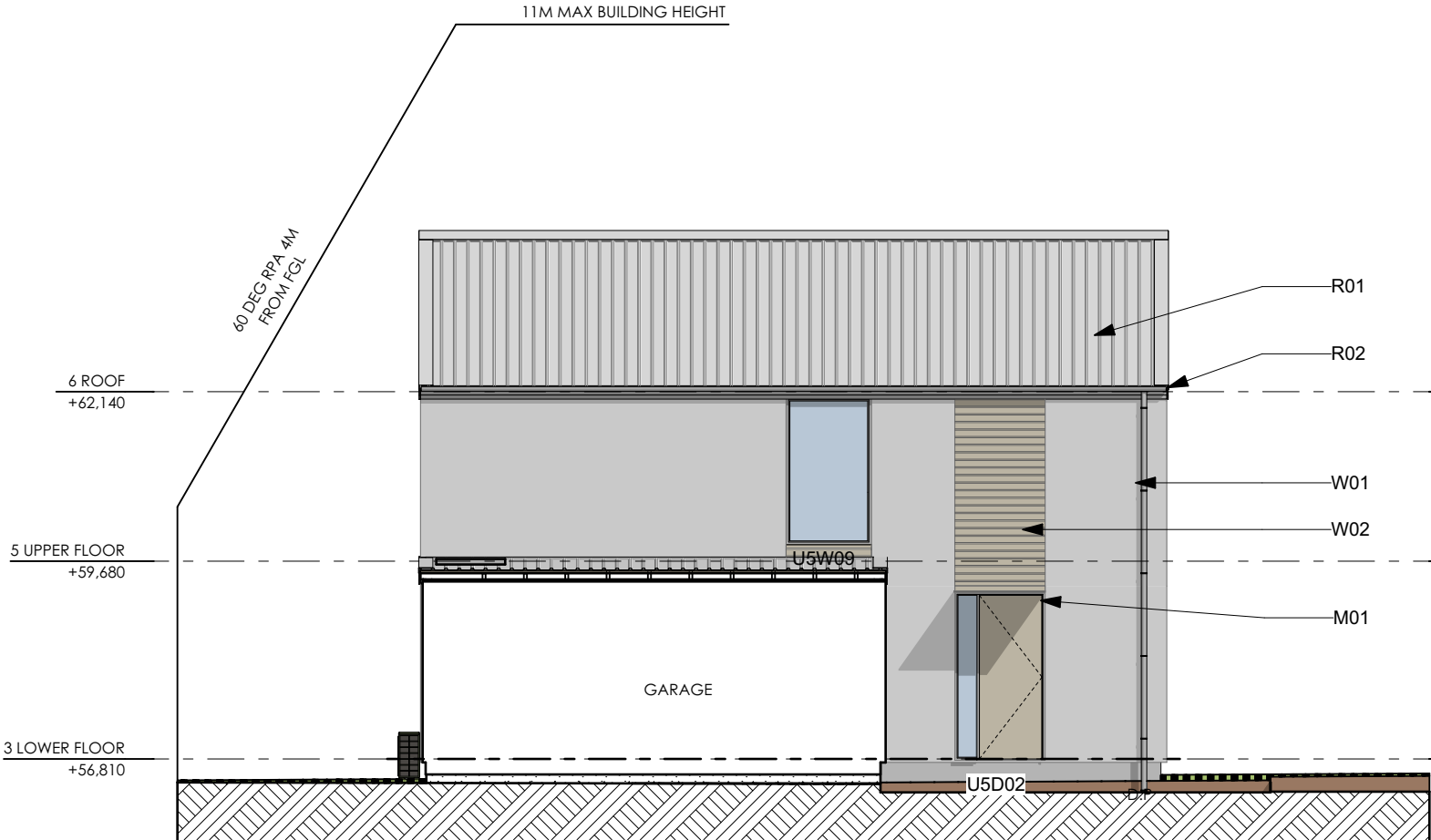
W01 - SPECIALIZED AAC 50mm EZYPANEL OVER 20mm EPS CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W02 - NIAGARA ENVIRA BEVELBACK 187mm W/B OVER ENVIRA 20mm H3.1 CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W03 - 90x45 H1.2 SG8 STUDS
W04 - WALL BATT TYPE INSULATION - PINK BATTS ULTRA R2.8.
W05 - ATLUS NULOOK POWDERCOATED ALUMINIUM THERMALLY BROKEN DOUBLE GLAZED LOW E4/C;EQAR ARGON THERMALLY IMPROVED SPACER (UG1.10)
W06 - 10mm STANDARD GIB TO WALLS, PAINT FINISH

ROOF

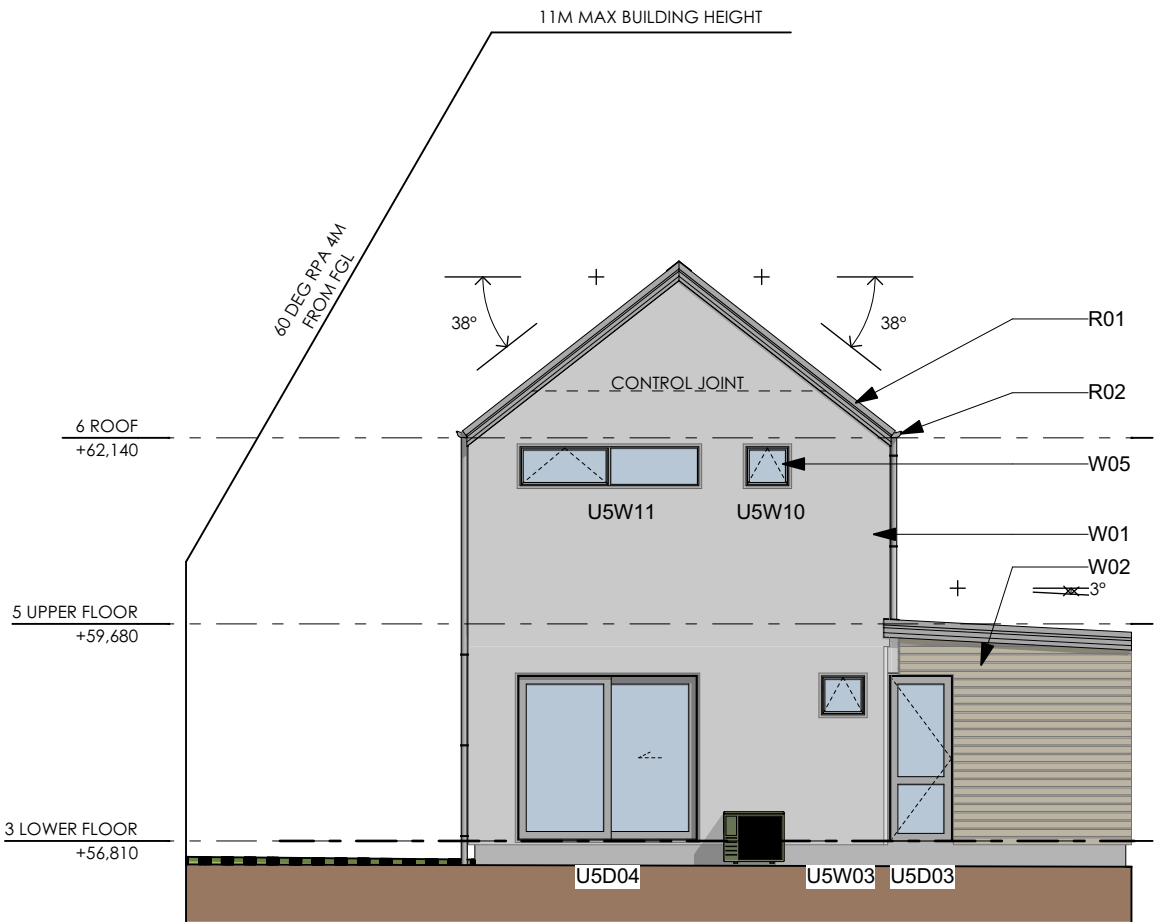
R01 - 0.40BMT T-RIB PROFILE ROOFING ON ROOFING UNDERLAY
R02 - METALCRAFT QUATER ROUND COLORSTEEL GUTTER OVER METALLINE 185mm FASCIA MIN. 80mm ROUND DOWNPIPES
R03 - JAMES HARDIE 4.5mm SOFFIT LINING WITH JOINTERS, PAINT FINISH
R04 - 13mm STANDARD GIB TO CEILING, PAINT FINISH
R05 - PREMADE TRUSSES AS PER MANUFACTURERS DESIGN
R06 - 190x45 SG8 RAFTERS @ 600crs
R07 - CEILING INSULATION - PINK BATTS SUPER BATTS R5.0

MISC.

M01 - POWDER COATED STEEL ENTRY SHROUD
M02 - SURFACE FIXED GLASS BALUSTRADE



SOUTH WEST ELEVATION UNIT 5
SCALE 1:100 (A3)



NORTH WEST ELEVATION UNIT 5
SCALE 1:100 (A3)

BUILDING ENVELOPE RISK MATRIX		
NORTH EAST ELEVATION UNIT 6		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	Low	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7

BUILDING ENVELOPE RISK MATRIX		
SOUTH EAST ELEVATION UNIT 6		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	Low	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7

KEY NOTES

SLAB

S01 - ENGINEERED RIBRAFT ON 80mm THICK EXPOL THERMASLAB R2.11 DPM ON SAND BLINDING WITH SLAB EDGE INSULATION

FLOORS

F01 - SELECTED CARPET & VINYL PLANK FLOORING, 20mm HD PARTICLE BOARD FLOORING ON 240x45 LV11 JOISTS @ 450crs.
F02 - FLOOR LOAD POINTS, BEAMS AND JOISTS - REFER TO FOUNDATION AND SUBFLOOR PLANS AND SPECIFIC ENGINEERED MEMBERS.

WALLS

W01 - SPECIALIZED AAC 50mm EZYPANEL OVER 20mm EPS CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W02 - NIAGARA ENVIRA BEVELBACK 187mm W/B OVER ENVIRA 20mm H3.1 CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W03 - 90x45 H1.2 SG8 STUDS
W04 - WALL BATT TYPE INSULATION - PINK BATTS ULTRA R2.8.
W05 - ATLUS NULOOK POWDERCOATED ALUMINIUM THERMALLY BROKEN DOUBLE GLAZED LOW E4/C;EQAR ARGON THERMALLY IMPROVED SPACER (UG1.10)
W06 - 10mm STANDARD GIB TO WALLS, PAINT FINISH

ROOF

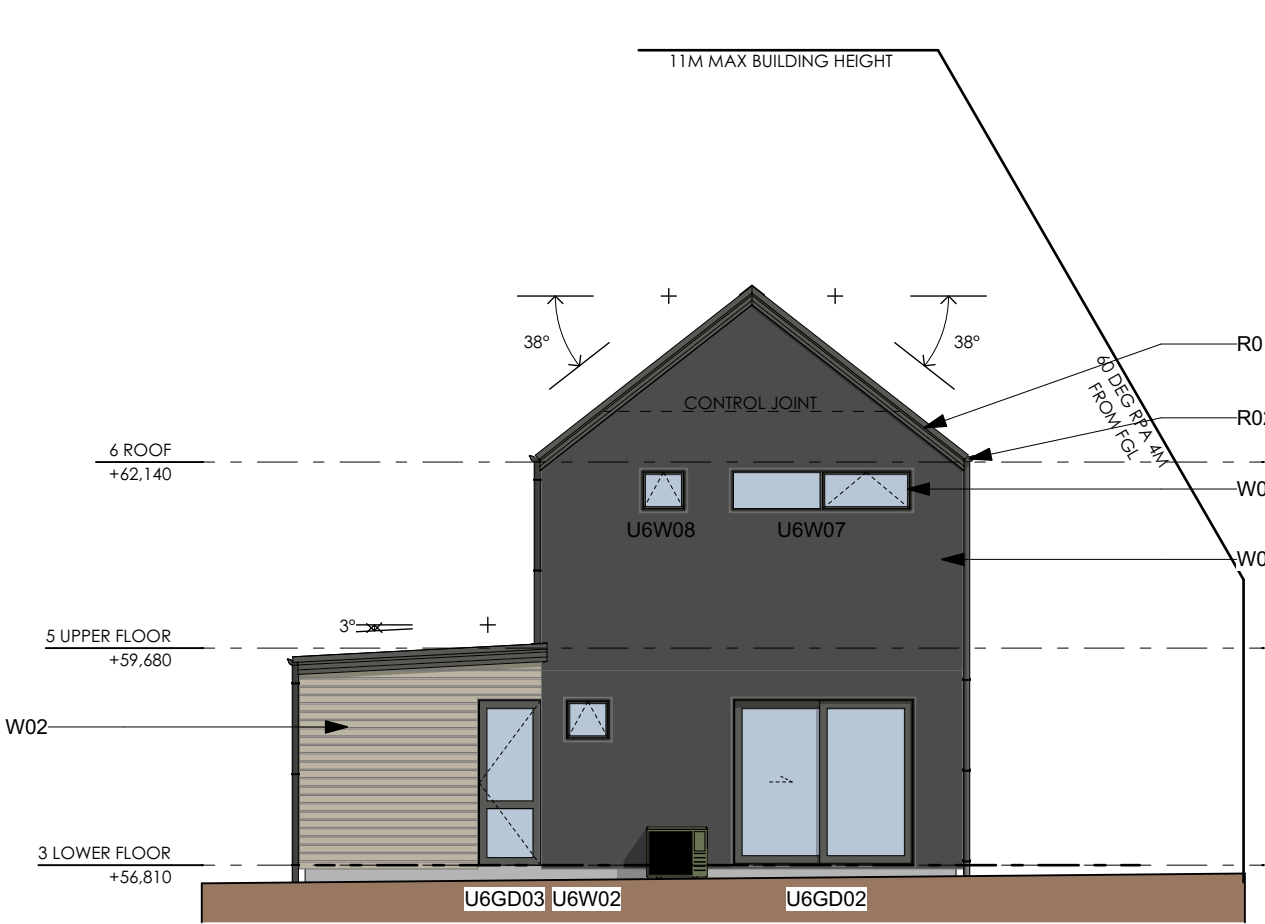
R01 - 0.40BMT T-RIB PROFILE ROOFING ON ROOFING UNDERLAY
R02 - METALCRAFT QUATER ROUND COLORSTEEL GUTTER OVER METALLINE 185mm FASCIA
MIN. 80mm ROUND DOWNPIPES
R03 - JAMES HARDIE 4.5mm SOFFIT LINING WITH JOINTERS, PAINT FINISH
R04 - 13mm STANDARD GIB TO CEILING, PAINT FINISH
R05 - PREMADE TRUSSES AS PER MANUFACTURERS DESIGN
R06 - 190x45 SG8 RAFTERS @ 600crs
R07 - CEILING INSULATION - PINK BATTS SUPER BATTS R5.0

MISC.

M01 - POWDER COATED STEEL ENTRY SHROUD
M02 - SURFACE FIXED GLASS BALUSTRADE



NORTH EAST ELEVATION UNIT 6
SCALE 1:100 (A3)



SOUTH EAST ELEVATION UNIT 6
SCALE 1:100 (A3)

BUILDING ENVELOPE RISK MATRIX		
SOUTH EAST ELEVATION UNIT 6		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	Low	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7

BUILDING ENVELOPE RISK MATRIX		
NORTH WEST ELEVATION UNIT 6		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	Low	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7

KEY NOTES

SLAB

S01 - ENGINEERED RIBRAFT ON 80mm THICK EXPOL THERMASLAB R2.11 DPM ON SAND BLINDING WITH SLAB EDGE INSULATION

FLOORS

F01 - SELECTED CARPET & VINYL PLANK FLOORING, 20mm HD PARTICLE BOARD FLOORING ON 240x45 LV11 JOISTS @ 450crs.
F02 - FLOOR LOAD POINTS, BEAMS AND JOISTS - REFER TO FOUNDATION AND SUBFLOOR PLANS AND SPECIFIC ENGINEERED MEMBERS.

WALLS

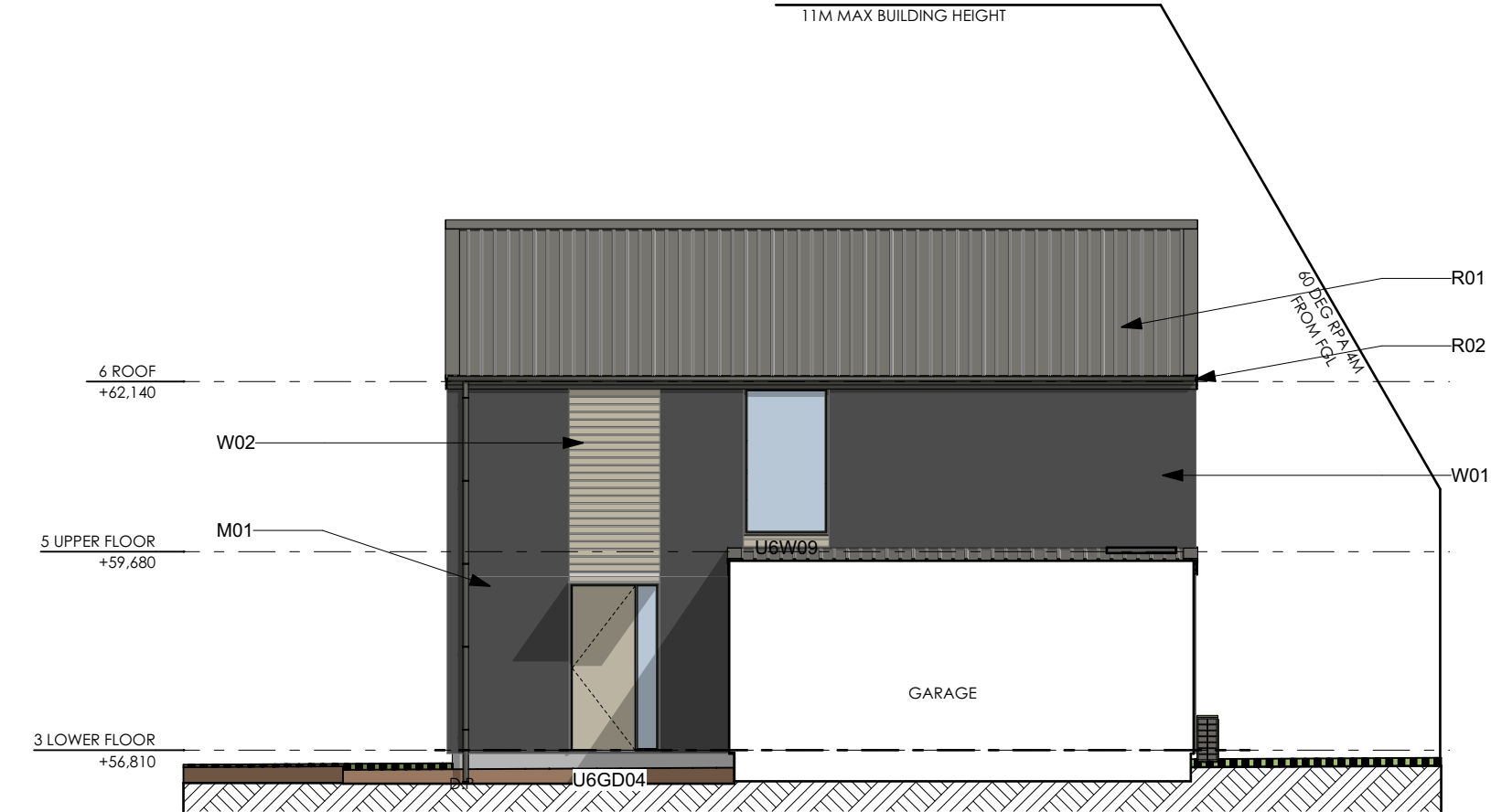
W01 - SPECIALIZED AAC 50mm EZYPANEL OVER 20mm EPS CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W02 - NIAGARA ENVIRA BEVELBACK 187mm W/B OVER ENVIRA 20mm H3.1 CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W03 - 90x45 H1.2 SG8 STUDS
W04 - WALL BATT TYPE INSULATION - PINK BATTS ULTRA R2.8.
W05 - ATLUS NULOOK POWDERCOATED ALUMINIUM THERMALLY BROKEN DOUBLE GLAZED LOW E4/C;EQAR ARGON THERMALLY IMPROVED SPACER (UG1.10)
W06 - 10mm STANDARD GIB TO WALLS, PAINT FINISH

ROOF

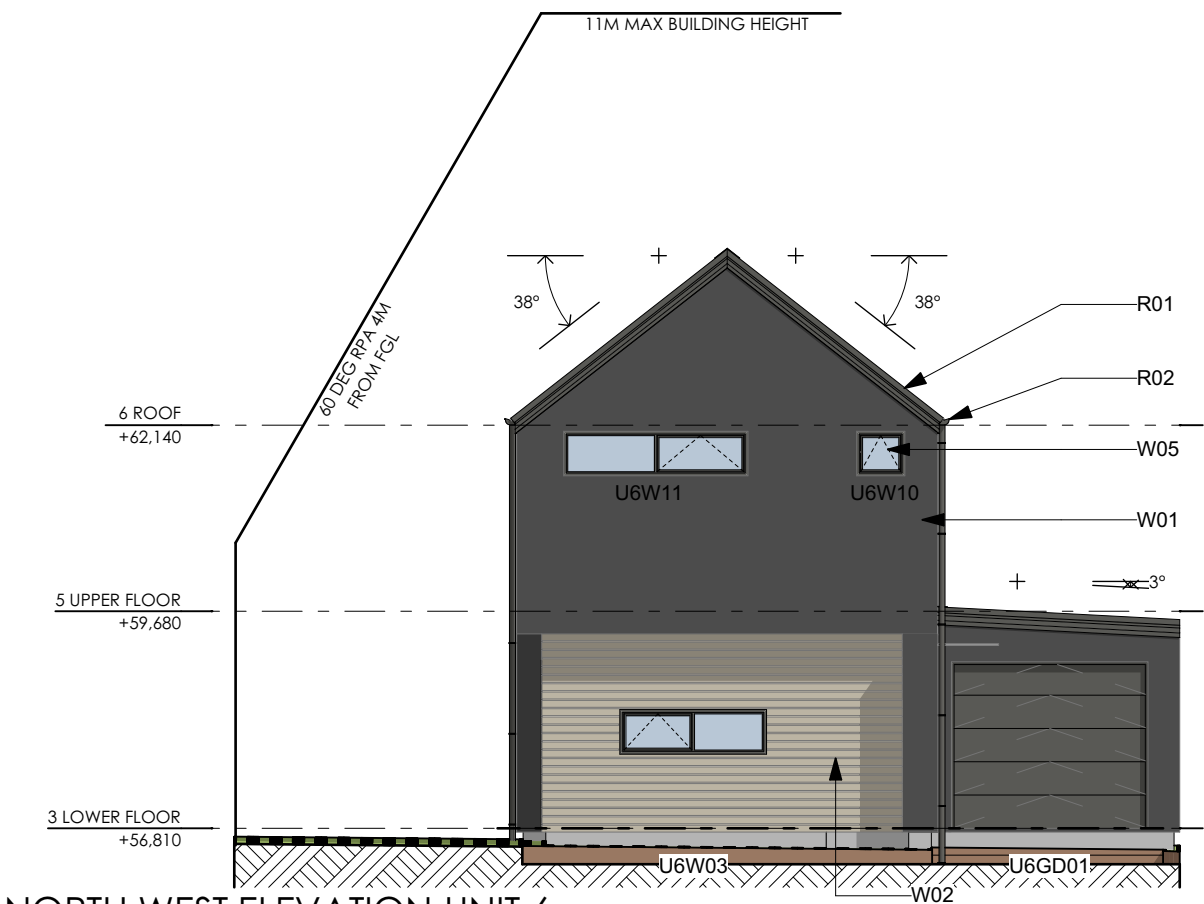
R01 - 0.40BMT T-RIB PROFILE ROOFING ON ROOFING UNDERLAY
R02 - METALCRAFT QUATER ROUND COLORSTEEL GUTTER OVER METALLINE 185mm FASCIA
MIN. 80mm ROUND DOWNPIPES
R03 - JAMES HARDIE 4.5mm SOFFIT LINING WITH JOINTERS, PAINT FINISH
R04 - 13mm STANDARD GIB TO CEILING, PAINT FINISH
R05 - PREMADE TRUSSES AS PER MANUFACTURERS DESIGN
R06 - 190x45 SG8 RAFTERS @ 600crs
R07 - CEILING INSULATION - PINK BATTS SUPER BATTS R5.0

MISC.

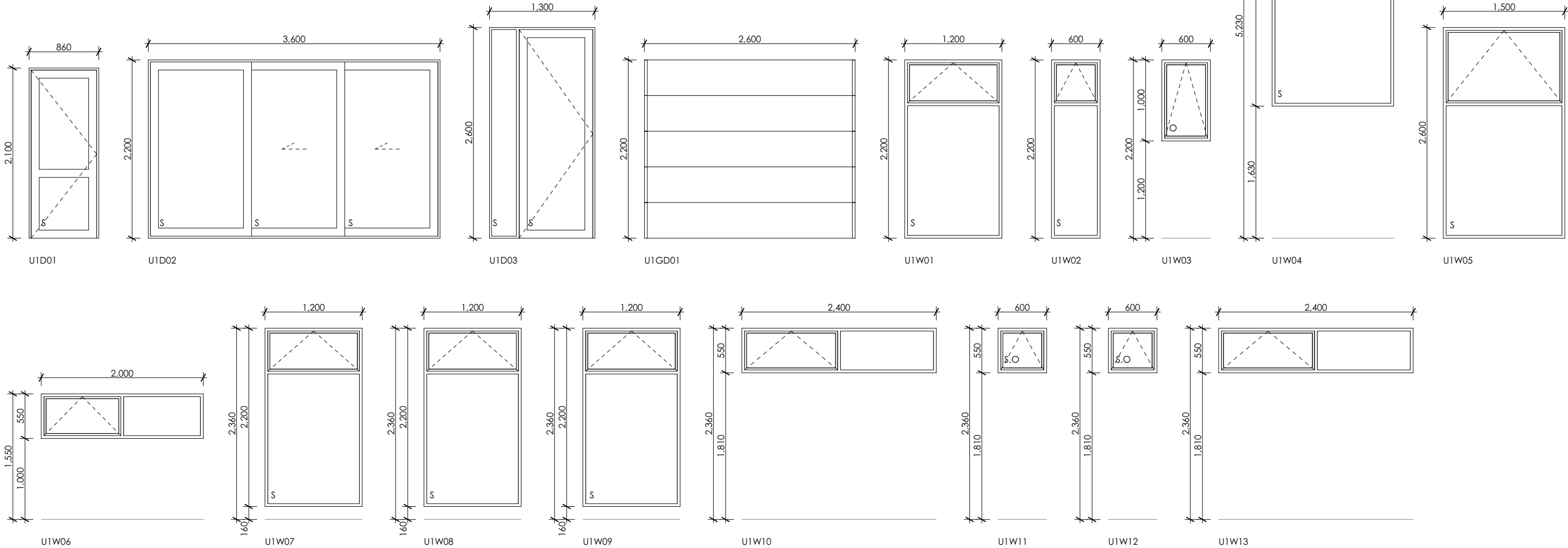
M01 - POWDER COATED STEEL ENTRY SHROUD
M02 - SURFACE FIXED GLASS BALUSTRADE



SOUTH EAST ELEVATION UNIT 6
SCALE 1:100 (A3)



NORTH WEST ELEVATION UNIT 6
SCALE 1:100 (A3)



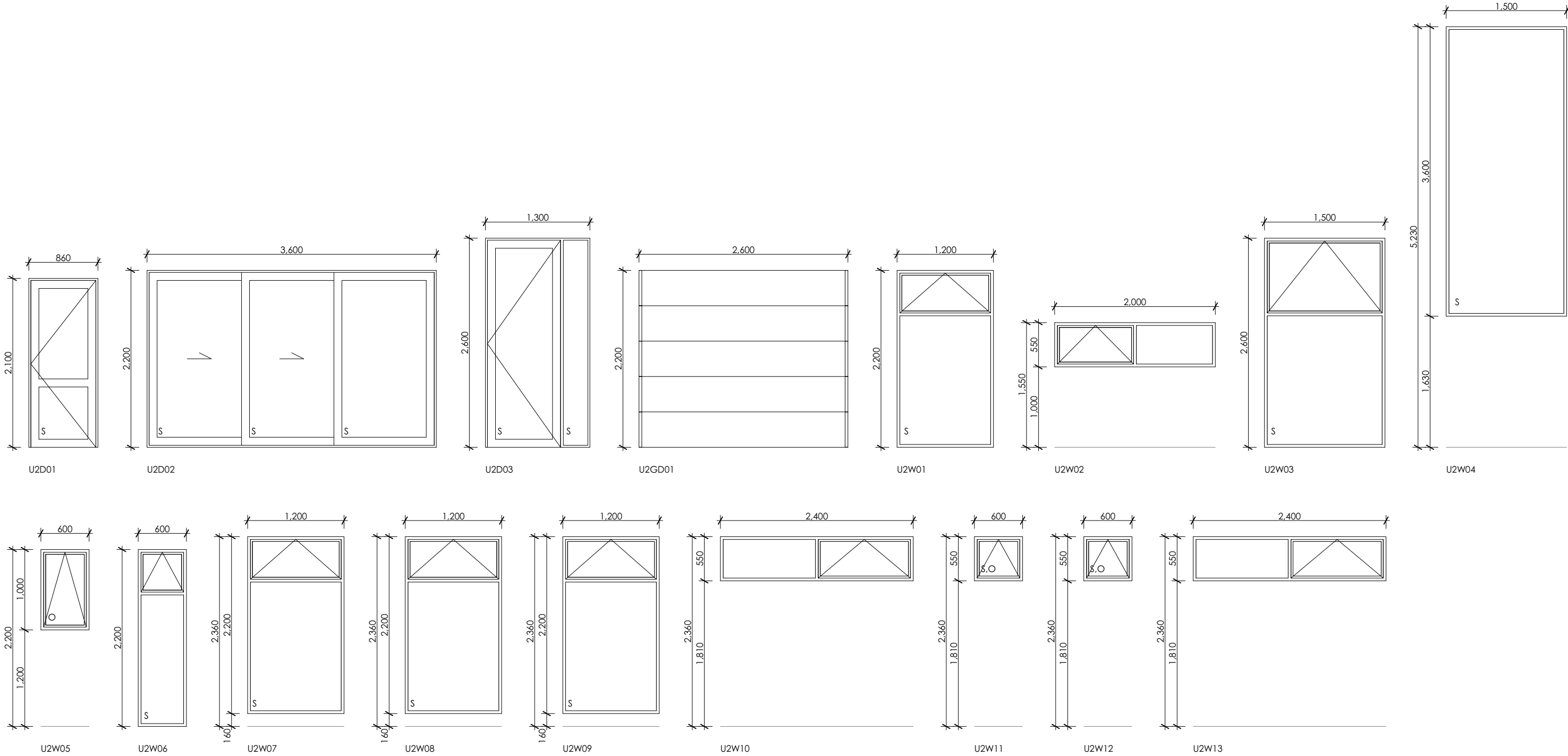
NOTES

- ATLUS NULOOK POWDERCOATED ALUMINIUM
DOUBLE GLAZED JOINERY UNLESS STATED OTHERWISE
- ALL UNITS VIEWED FROM EXTERIOR
- ALL DIMENSIONS ARE TO ROUGH OPENINGS AND ALL
DIMENSIONS MUST BE SITE VERIFIED PRIOR TO
MANUFACTURE
- INSTALL RESTRICTORS TO OPENING WINDOWS WHERE
THERE IS A RISK OF FALLING 1.0M AND OVER IN
ACCORDANCE WITH NZBC CLAUSE F4/AS1
- ALL EXTERNAL DOORS TO BE OPENABLE WITHOUT
KEYS FROM INSIDE
- ALL GLAZING TO COMPLY WITH NZS 4223
- O = OBSCURED
S = SAFETY GLAZING TO NZS 4223.3 TABLE 1

CLIENT APPROVAL
NOT FOR CONSTRUCTION
SUBJECT TO BUILDING CONSENT APPROVAL

REVISION			

design	V. SANDERS
drawn	S. ELLIS
job no	J19241
scale	1:50@ A3



NOTES

ATLUS NULOOK POWDERCOATED ALUMINIUM
DOUBLE GLAZED JOINERY UNLESS STATED OTHERWISE

ALL UNITS VIEWED FROM EXTERIOR

ALL DIMENSIONS ARE TO ROUGH OPENINGS AND ALL
DIMENSIONS MUST BE SITE VERIFIED PRIOR TO
MANUFACTURE

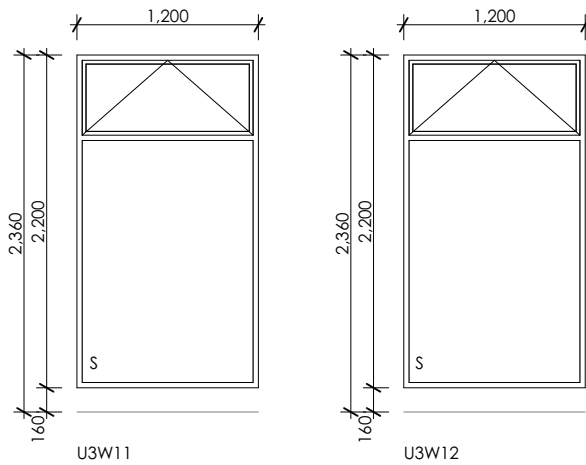
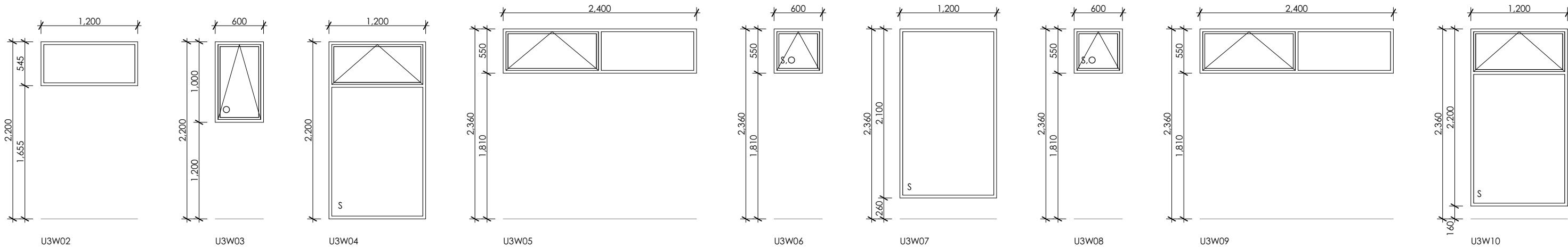
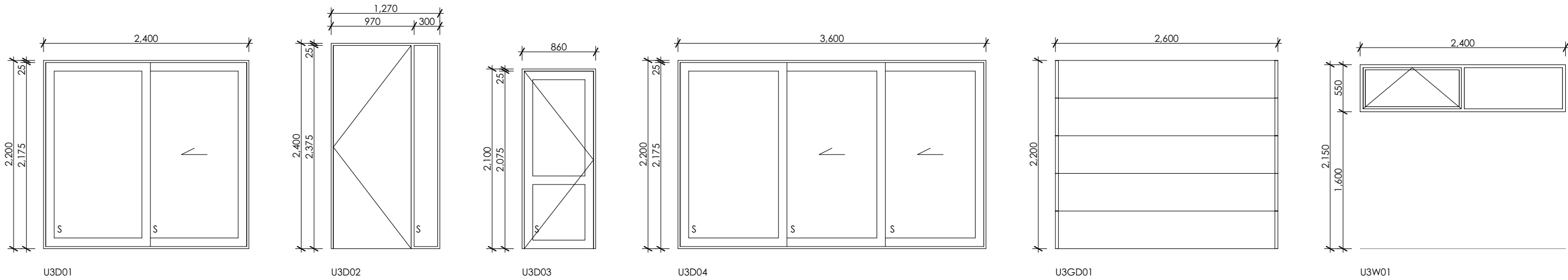
INSTALL RESTRICTORS TO OPENING WINDOWS WHERE
THERE IS A RISK OF FALLING 1.0M AND OVER IN
ACCORDANCE WITH NZBC CLAUSE F4/A51

ALL EXTERNAL DOORS TO BE OPENABLE WITHOUT
KEYS FROM INSIDE

ALL GLAZING TO COMPLY WITH NZS 4223

O = OBSCURED
S = SAFETY GLAZING TO NZS 4223.3 TABLE 1

CLIENT APPROVAL
NOT FOR CONSTRUCTION
SUBJECT TO BUILDING CONSENT APPROVAL



NOTES

ATLUS NULOOK POWDERCOATED ALUMINIUM
DOUBLE GLAZED JOINERY UNLESS STATED OTHERWISE

ALL UNITS VIEWED FROM EXTERIOR

ALL DIMENSIONS ARE TO ROUGH OPENINGS AND ALL
DIMENSIONS MUST BE SITE VERIFIED PRIOR TO
MANUFACTURE

INSTALL RESTRICTORS TO OPENING WINDOWS WHERE
THERE IS A RISK OF FALLING 1.0M AND OVER IN
ACCORDANCE WITH NZBC CLAUSE F4/AS1

ALL EXTERNAL DOORS TO BE OPENABLE WITHOUT
KEYS FROM INSIDE

ALL GLAZING TO COMPLY WITH NZS 4223

O = OBSCURED
S = SAFETY GLAZING TO NZS 4223.3 TABLE 1

CLIENT APPROVAL

NOT FOR CONSTRUCTION
SUBJECT TO BUILDING CONSENT APPROVAL

BESPOKE ARCHITECTURE ACCEPTS NO LIABILITY SHOULD THE CONTRACTOR MAKE CONSTRUCTION DECISIONS WITHOUT FIRST SEEKING ADVICE FROM BESPOKE ARCHITECTURE AS TO HOW TO PROCEED WHERE THERE IS A DISCREPANCY IN DOCUMENTATION OR CLARIFICATION IS REQUIRED

30 GEORGE STREET UNITS

30 GEORGE STREET ROLLESTON NZ

1/08/2023

UNIT 3 DOOR & WINDOW SCHEDULE

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

ALL PROPRIETARY MATERIALS AND COMPONENTS MUST BE INSTALLED IN
ACCORDANCE WITH THE MANUFACTURERS AND OR SUPPLIERS
INSTRUCTIONS. ALL CONSTRUCTION TO COMPLY WITH RELEVANT N.Z.
STANDARDS, NZS 3604, N.Z.B.C AND LOCAL AUTHORITY BY LAWS.

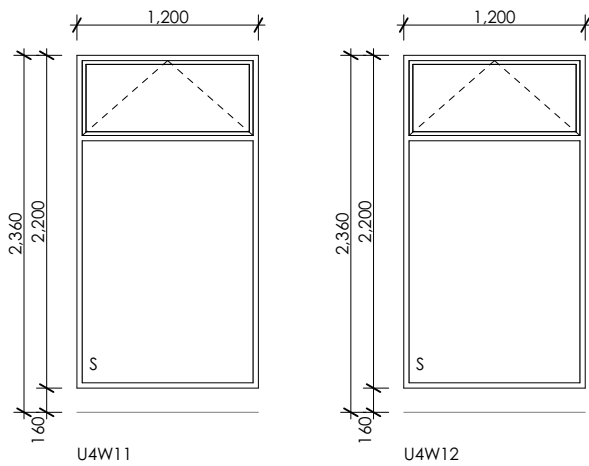
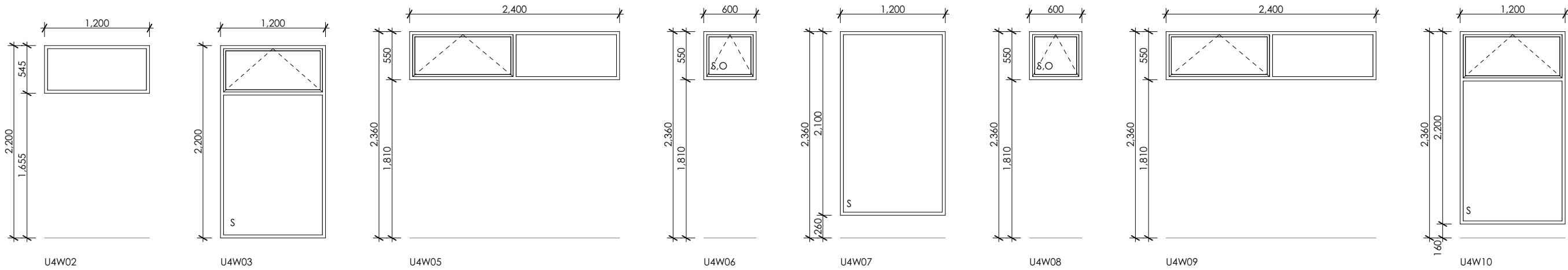
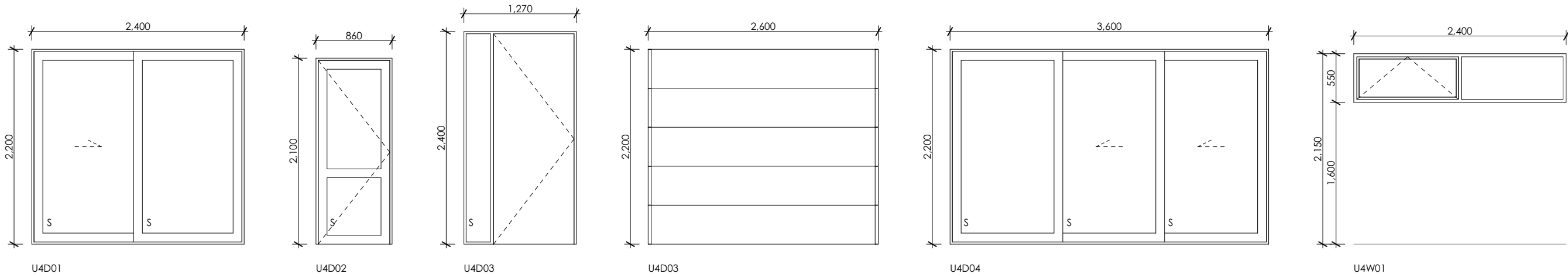
REVISION

design V. SANDERS
drawn S. ELLIS
job no J19241
scale 1:50@ A3

SHEET NO

315

© Bespoke Architecture Ltd. All rights reserved



NOTES

ATLUS NULOOK POWDERCOATED ALUMINIUM
DOUBLE GLAZED JOINERY UNLESS STATED OTHERWISE

ALL UNITS VIEWED FROM EXTERIOR

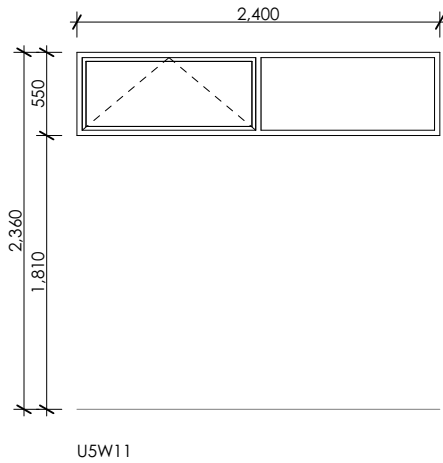
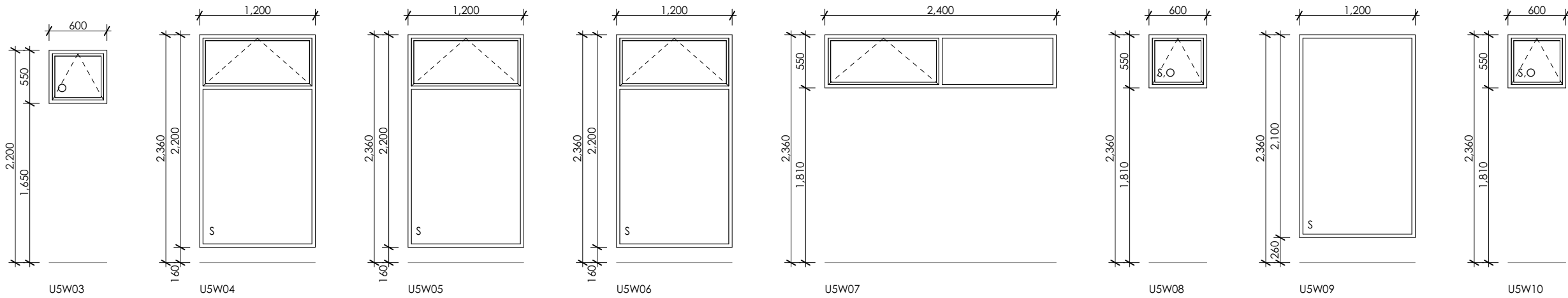
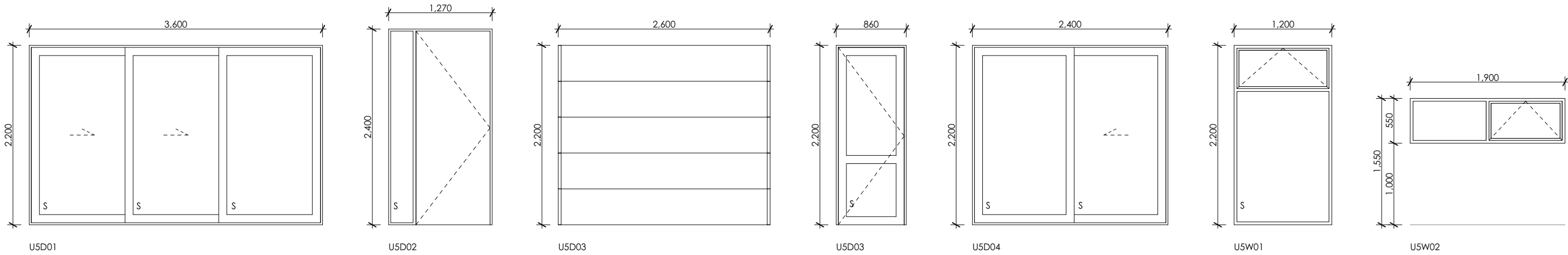
ALL DIMENSIONS ARE TO ROUGH OPENINGS AND ALL
DIMENSIONS MUST BE SITE VERIFIED PRIOR TO
MANUFACTURE

INSTALL RESTRICTORS TO OPENING WINDOWS WHERE
THERE IS A RISK OF FALLING 1.0M AND OVER IN
ACCORDANCE WITH NZBC CLAUSE F4/AS1

ALL EXTERNAL DOORS TO BE OPENABLE WITHOUT
KEYS FROM INSIDE

ALL GLAZING TO COMPLY WITH NZS 4223

O = OBSCURED
S = SAFETY GLAZING TO NZS 4223.3 TABLE 1



NOTES

ATLUS NULOOK POWDERCOATED ALUMINIUM
DOUBLE GLAZED JOINERY UNLESS STATED OTHERWISE

ALL UNITS VIEWED FROM EXTERIOR

ALL DIMENSIONS ARE TO ROUGH OPENINGS AND ALL
DIMENSIONS MUST BE SITE VERIFIED PRIOR TO
MANUFACTURE

INSTALL RESTRICTORS TO OPENING WINDOWS WHERE
THERE IS A RISK OF FALLING 1.0M AND OVER IN
ACCORDANCE WITH NZBC CLAUSE F4/AS1

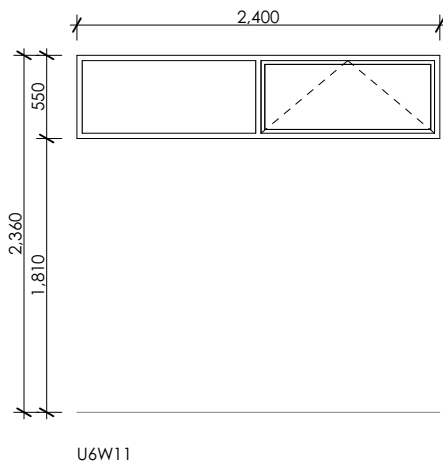
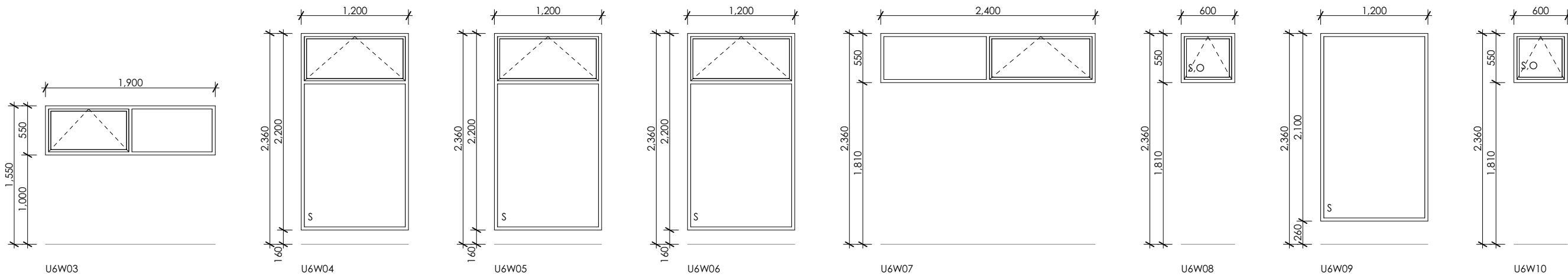
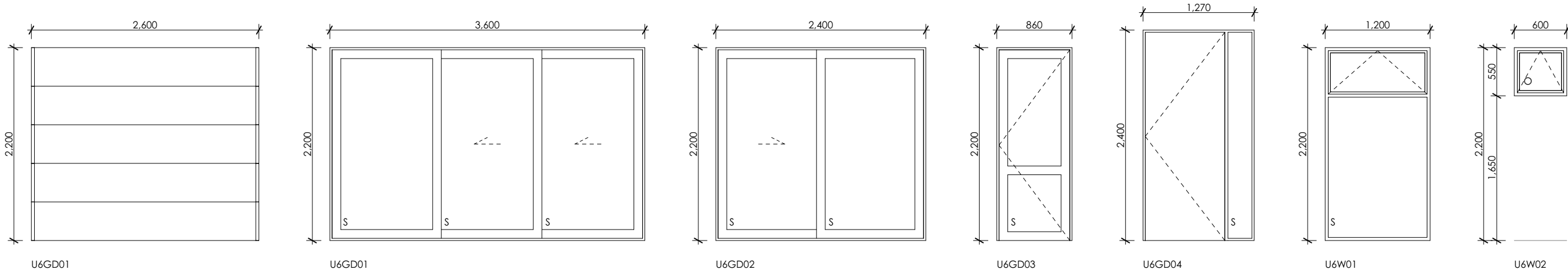
ALL EXTERNAL DOORS TO BE OPENABLE WITHOUT
KEYS FROM INSIDE

ALL GLAZING TO COMPLY WITH NZS 4223

O = OBSCURED
S = SAFETY GLAZING TO NZS 4223.3 TABLE 1

REVISION			

design V. SANDERS
drawn S. ELLIS
job no J19241
scale 1:50@ A3



NOTES

ATLUS NULOOK POWDERCOATED ALUMINIUM
DOUBLE GLAZED JOINERY UNLESS STATED OTHERWISE

ALL UNITS VIEWED FROM EXTERIOR

ALL DIMENSIONS ARE TO ROUGH OPENINGS AND ALL
DIMENSIONS MUST BE SITE VERIFIED PRIOR TO
MANUFACTURE

INSTALL RESTRICTORS TO OPENING WINDOWS WHERE
THERE IS A RISK OF FALLING 1.0M AND OVER IN
ACCORDANCE WITH NZBC CLAUSE F4/AS1

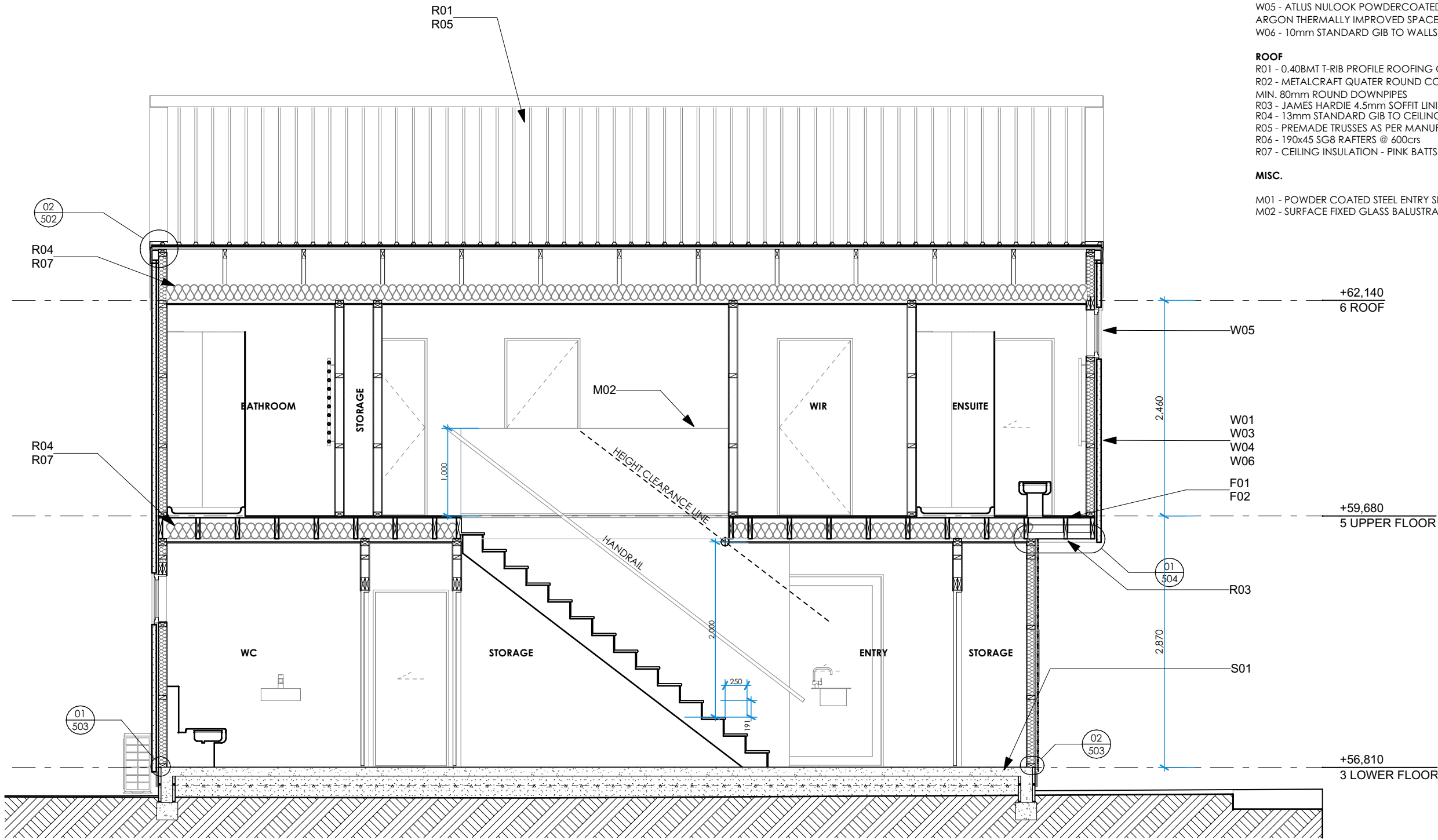
ALL EXTERNAL DOORS TO BE OPENABLE WITHOUT
KEYS FROM INSIDE

ALL GLAZING TO COMPLY WITH NZS 4223

O = OBSCURED
S = SAFETY GLAZING TO NZS 4223.3 TABLE 1

REVISION			

design	V. SANDERS
drawn	S. ELLIS
job no	J19241
scale	1:50@ A3



KEY NOTES

SLAB

S01 - ENGINEERED RIBRAFT ON 80mm THICK EXPOL THERMASLAB R2.11 DPM ON SAND BLINDING WITH SLAB EDGE INSULATION

FLOORS

F01 - SELECTED CARPET & VINYL PLANK FLOORING, 20mm HD PARTICLE BOARD FLOORING ON 240x45 LV11 JOISTS @ 450crs.
F02 - FLOOR LOAD POINTS, BEAMS AND JOISTS - REFER TO FOUNDATION AND SUBFLOOR PLANS AND SPECIFIC ENGINEERED MEMBERS.

WALLS

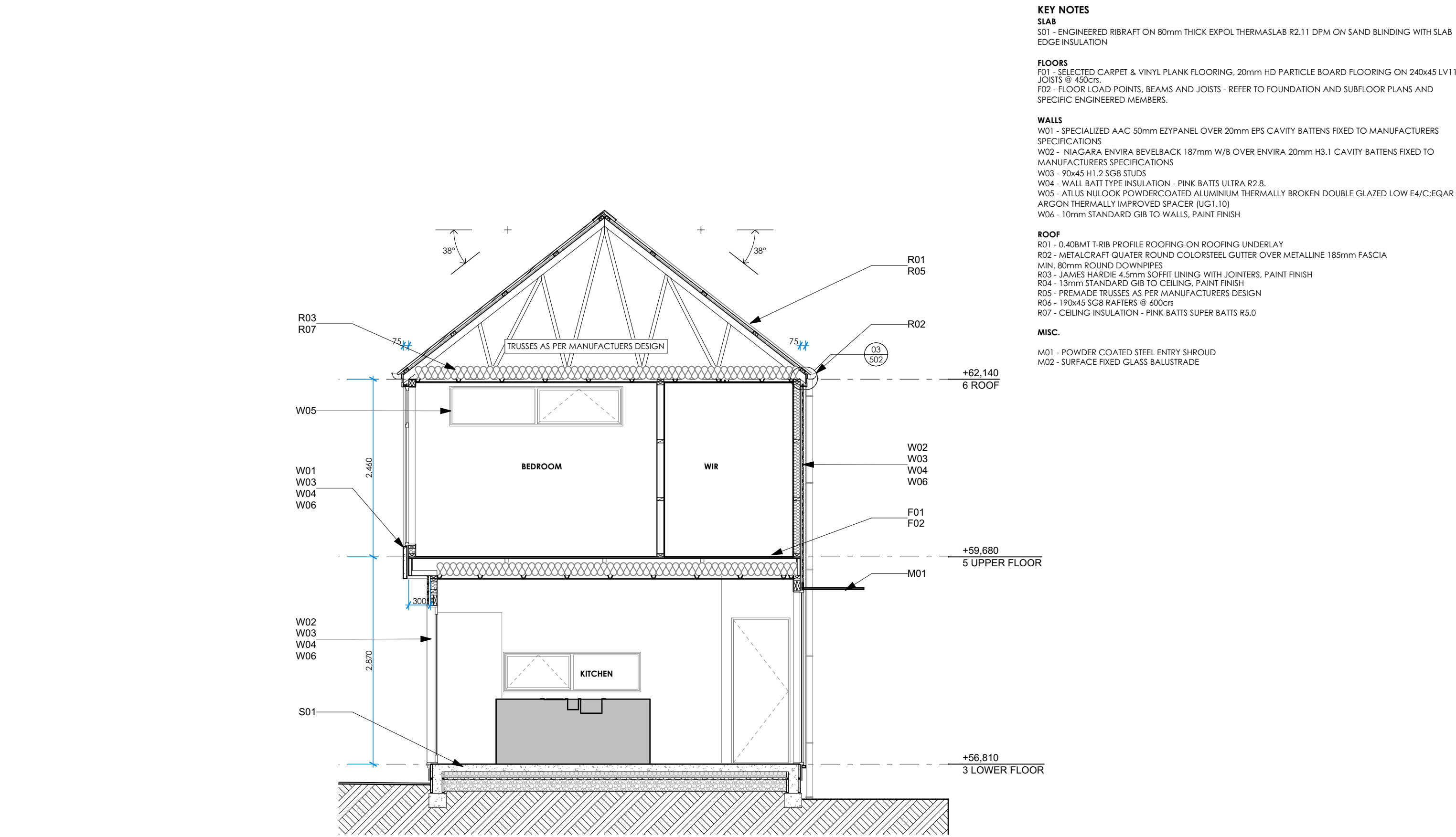
W01 - SPECIALIZED AAC 50mm EZYPANEL OVER 20mm EPS CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W02 - NIAGARA ENVIRA BEVELBACK 187mm W/B OVER ENVIRA 20mm H3.1 CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W03 - 90x45 H1.2 SG8 STUDS
W04 - WALL BATT TYPE INSULATION - PINK BATTS ULTRA R2.8.
W05 - ATLUS NULOOK POWDERCOATED ALUMINIUM THERMALLY BROKEN DOUBLE GLAZED LOW E4/C:EQAR ARGON THERMALLY IMPROVED SPACER (UG1.10)
W06 - 10mm STANDARD GIB TO WALLS, PAINT FINISH

ROOF

R01 - 0.40BMT T-RIB PROFILE ROOFING ON ROOFING UNDERLAY
R02 - METALCRAFT QUATER ROUND COLORSTEEL GUTTER OVER METALLINE 185mm FASCIA MIN. 80mm ROUND DOWNPIPES
R03 - JAMES HARDIE 4.5mm SOFFIT LINING WITH JOINTERS, PAINT FINISH
R04 - 13mm STANDARD GIB TO CEILING, PAINT FINISH
R05 - PREMADE TRUSSES AS PER MANUFACTURERS DESIGN
R06 - 190x45 SG8 RAFTERS @ 600crs
R07 - CEILING INSULATION - PINK BATTS SUPER BATTS R5.0

MISC.

M01 - POWDER COATED STEEL ENTRY SHROUD
M02 - SURFACE FIXED GLASS BALUSTRADE



KEY NOTES

SLAB

S01 - ENGINEERED RIBRAFT ON 80mm THICK EXPOL THERMASLAB R2.11 DPM ON SAND BLINDING WITH SLAB EDGE INSULATION

FLOORS

F01 - SELECTED CARPET & VINYL PLANK FLOORING, 20mm HD PARTICLE BOARD FLOORING ON 240x45 LV11 JOISTS @ 450crs.
F02 - FLOOR LOAD POINTS, BEAMS AND JOISTS - REFER TO FOUNDATION AND SUBFLOOR PLANS AND SPECIFIC ENGINEERED MEMBERS.

WALLS

W01 - SPECIALIZED AAC 50mm EZIPANEL OVER 20mm EPS CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W02 - NIAGARA ENVIRA BEVELBACK 187mm W/B OVER ENVIRA 20mm H3.1 CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W03 - 90x45 H1.2 SG8 STUDS
W04 - WALL BATT TYPE INSULATION - PINK BATTS ULTRA R2.8.
W05 - ATLUS NULOOK POWDERCOATED ALUMINIUM THERMALLY BROKEN DOUBLE GLAZED LOW E4/C:EQAR ARGON THERMALLY IMPROVED SPACER (UG1.10)
W06 - 10mm STANDARD GIB TO WALLS, PAINT FINISH

ROOF

R01 - 0.40BMT T-RIB PROFILE ROOFING ON ROOFING UNDERLAY
R02 - METALCRAFT QUATER ROUND COLORSTEEL GUTTER OVER METALLINE 185mm FASCIA MIN. 80mm ROUND DOWNPIPES
R03 - JAMES HARDIE 4.5mm SOFFIT LINING WITH JOINTERS, PAINT FINISH
R04 - 13mm STANDARD GIB TO CEILING, PAINT FINISH
R05 - PREMADE TRUSSES AS PER MANUFACTURERS DESIGN
R06 - 190x45 SG8 RAFTERS @ 600crs
R07 - CEILING INSULATION - PINK BATTS SUPER BATTS R5.0

MISC.

M01 - POWDER COATED STEEL ENTRY SHROUD
M02 - SURFACE FIXED GLASS BALUSTRADE

REVISION			

design	V. SANDERS
drawn	S. ELLIS
job no	J19241
scale	1:50, 1:100@ A3

SHEET NO	402
----------	-----

BESPOKE ARCHITECTURE ACCEPTS NO LIABILITY SHOULD THE CONTRACTOR MAKE CONSTRUCTION DECISIONS WITHOUT FIRST SEEKING ADVICE FROM BESPOKE ARCHITECTURE AS TO HOW TO PROCEED WHERE THERE IS A DISCREPANCY IN DOCUMENTATION OR CLARIFICATION IS REQUIRED

30 GEORGE STREET UNITS
30 GEORGE STREET ROLLESTON NZ
1/08/2023

SECTION C

PO Box 36224, Merivale, Christchurch, NZ - E: contact@bespoke-architecture.co.nz - P: 03 982 7575

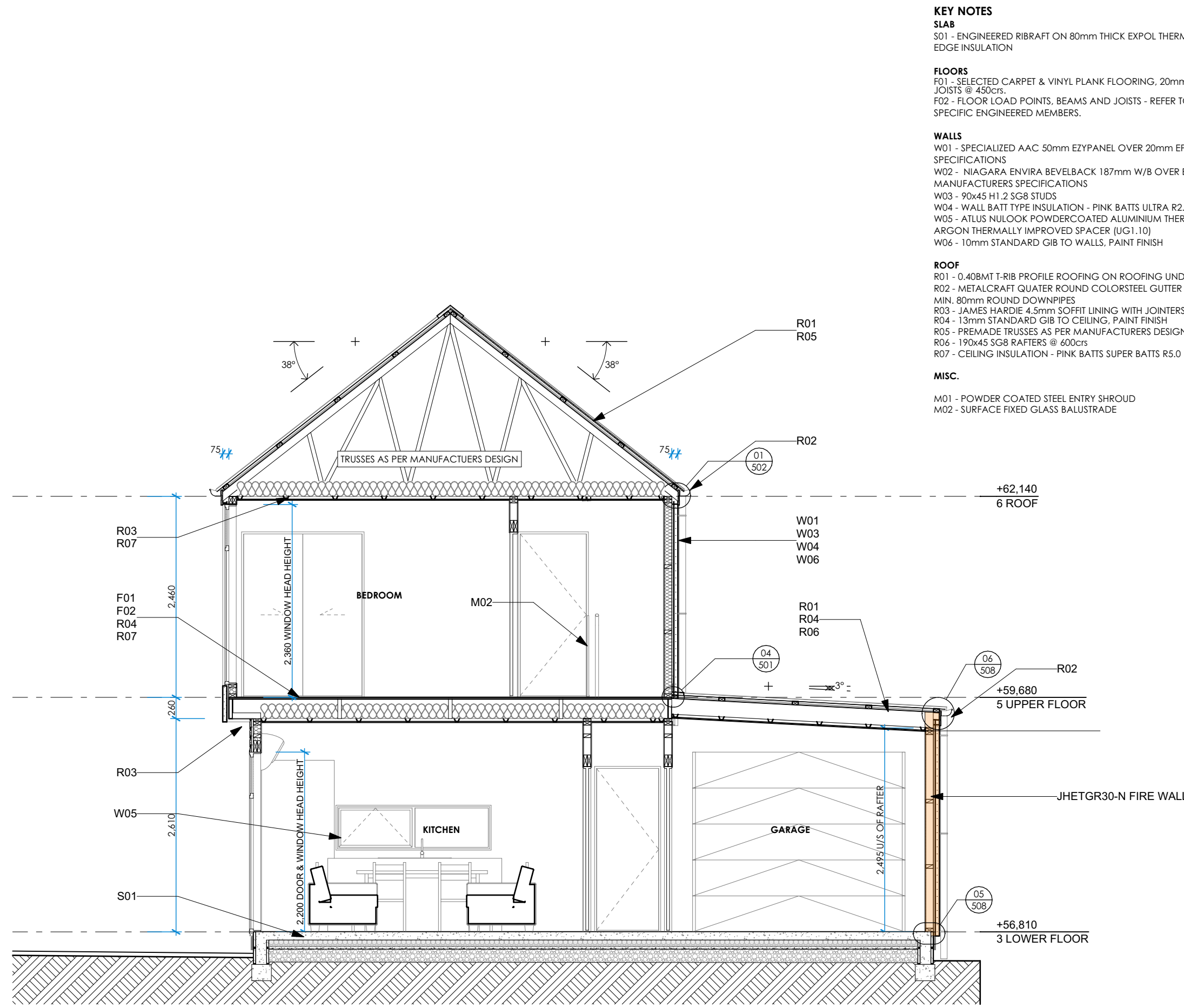
CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE
ALL PROPRIETARY MATERIALS AND COMPONENTS MUST BE INSTALLED IN
ACCORDANCE WITH THE MANUFACTURERS AND OR SUPPLIERS
INSTRUCTIONS. ALL CONSTRUCTION TO COMPLY WITH RELEVANT N.Z.
STANDARDS, NZS 3604, N.Z.B.C AND LOCAL AUTHORITY BY LAWS.

REVISION			

design	V. SANDERS
drawn	S. ELLIS
job no	J19241
scale	1:50, 1:100@ A3

SHEET NO
403

© Bespoke Architecture Ltd. All rights reserved



KEY NOTES

SLAB

S01 - ENGINEERED RIBRAFT ON 80mm THICK EXPOL THERMASLAB R2.11 DPM ON SAND BLINDING WITH SLAB EDGE INSULATION

FLOORS

F01 - SELECTED CARPET & VINYL PLANK FLOORING, 20mm HD PARTICLE BOARD FLOORING ON 240x45 LV11 JOISTS @ 450crs.
F02 - FLOOR LOAD POINTS, BEAMS AND JOISTS - REFER TO FOUNDATION AND SUBFLOOR PLANS AND SPECIFIC ENGINEERED MEMBERS.

WALLS

W01 - SPECIALIZED AAC 50mm EZYPANEL OVER 20mm EPS CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W02 - NIAGARA ENVIRA BEVELBACK 187mm W/B OVER ENVIRA 20mm H3.1 CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W03 - 90x45 H1.2 SG8 STUDS
W04 - WALL BATT TYPE INSULATION - PINK BATTS ULTRA R2.8.
W05 - ATLUS NULOOK POWDERCOATED ALUMINIUM THERMALLY BROKEN DOUBLE GLAZED LOW E4/C:EQAR ARGON THERMALLY IMPROVED SPACER (UG1.10)
W06 - 10mm STANDARD GIB TO WALLS, PAINT FINISH

ROOF

R01 - 0.40BMT T-RIB PROFILE ROOFING ON ROOFING UNDERLAY
R02 - METALCRAFT QUATER ROUND COLORSTEEL GUTTER OVER METALLINE 185mm FASCIA
MIN. 80mm ROUND DOWNPIPES
R03 - JAMES HARDIE 4.5mm SOFFIT LINING WITH JOINTERS, PAINT FINISH
R04 - 13mm STANDARD GIB TO CEILING, PAINT FINISH
R05 - PREMADE TRUSSES AS PER MANUFACTURERS DESIGN
R06 - 190x45 SG8 RAFTERS @ 600crs
R07 - CEILING INSULATION - PINK BATTS SUPER BATTS R5.0

MISC.

M01 - POWDER COATED STEEL ENTRY SHROUD
M02 - SURFACE FIXED GLASS BALUSTRADE

KEY NOTES

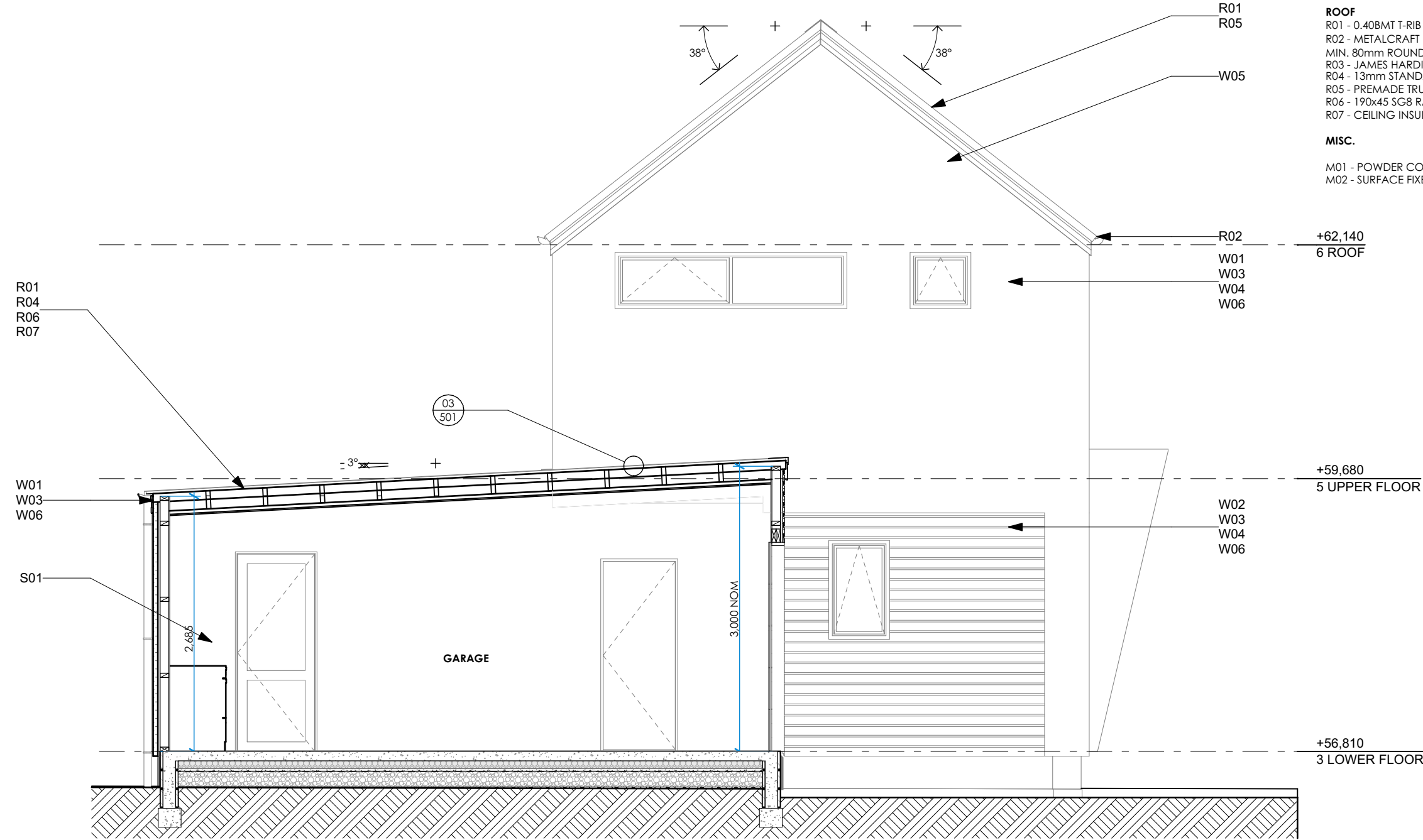
SLAB
S01 - ENGINEERED RIBRAFT ON 80mm THICK EXPOL THERMASLAB R2.11 DPM ON SAND BLINDING WITH SLAB EDGE INSULATION

FLOORS
F01 - SELECTED CARPET & VINYL PLANK FLOORING, 20mm HD PARTICLE BOARD FLOORING ON 240x45 LV11 JOISTS @ 450crs.
F02 - FLOOR LOAD POINTS, BEAMS AND JOISTS - REFER TO FOUNDATION AND SUBFLOOR PLANS AND SPECIFIC ENGINEERED MEMBERS.

WALLS
W01 - SPECIALIZED AAC 50mm EZYPANEL OVER 20mm EPS CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W02 - NIAGARA ENVIRA BEVELBACK 187mm W/B OVER ENVIRA 20mm H3.1 CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W03 - 90x45 H1.2 SG8 STUDS
W04 - WALL BATT TYPE INSULATION - PINK BATTS ULTRA R2.8.
W05 - ATLUS NULOOK POWDERCOATED ALUMINIUM THERMALLY BROKEN DOUBLE GLAZED LOW E4/C;EQAR ARGON THERMALLY IMPROVED SPACER (UG1.10)
W06 - 10mm STANDARD GIB TO WALLS, PAINT FINISH

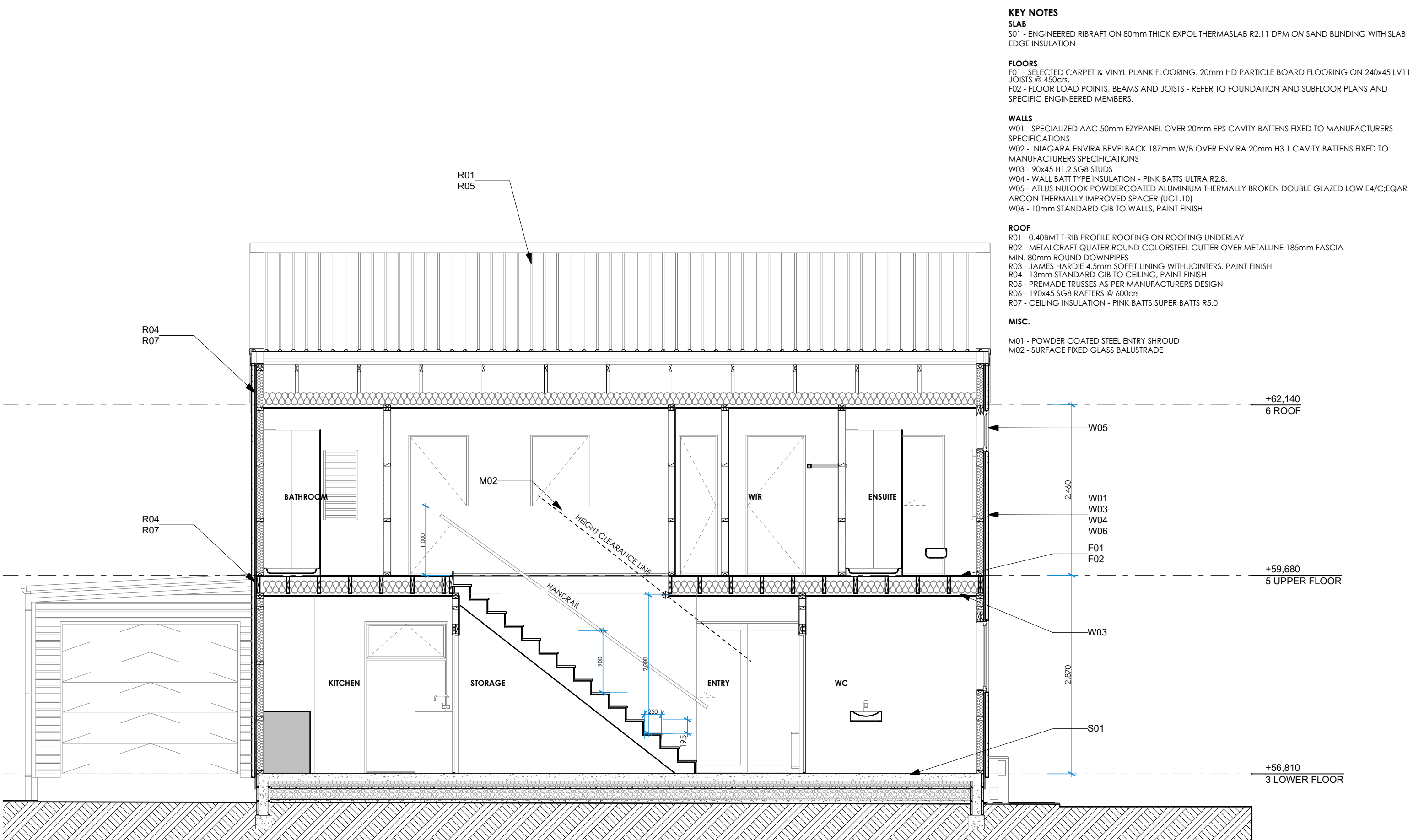
ROOF
R01 - 0.40BMT T-RIB PROFILE ROOFING ON ROOFING UNDERLAY
R02 - METALCRAFT QUATER ROUND COLORSTEEL GUTTER OVER METALLINE 185mm FASCIA
MIN. 80mm ROUND DOWNPIPES
R03 - JAMES HARDIE 4.5mm SOFFIT LINING WITH JOINTERS, PAINT FINISH
R04 - 13mm STANDARD GIB TO CEILING, PAINT FINISH
R05 - PREMADE TRUSSES AS PER MANUFACTURERS DESIGN
R06 - 190x45 SG8 RAFTERS @ 600crs
R07 - CEILING INSULATION - PINK BATTS SUPER BATTS R5.0

MISC.
M01 - POWDER COATED STEEL ENTRY SHROUD
M02 - SURFACE FIXED GLASS BALUSTRADE



REVISION			

design	V. SANDERS
drawn	S. ELLIS
job no	J19241
scale	1:50, 1:100@ A3

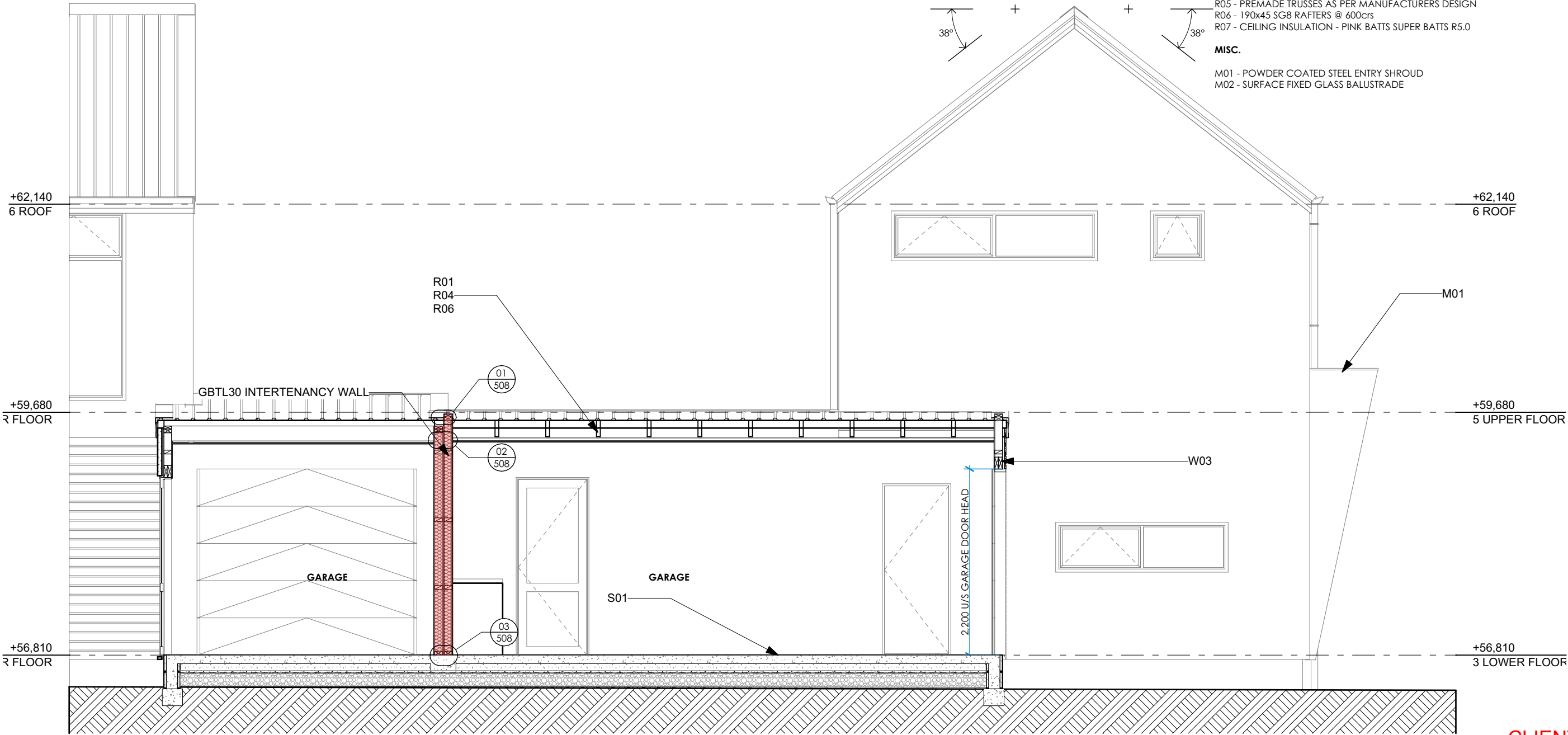


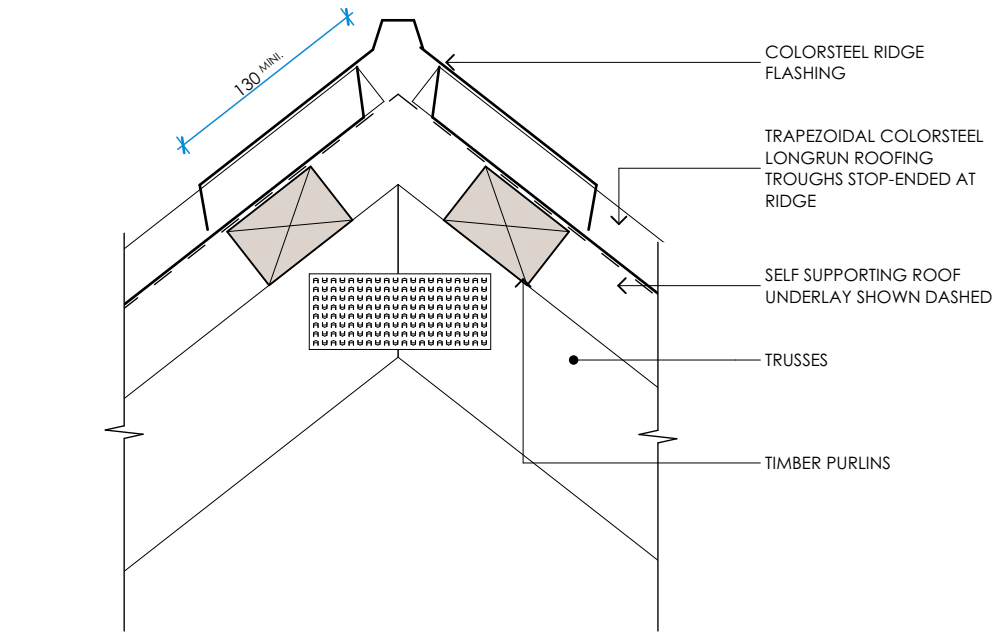
- KEY NOTES
- SLAB
- S01 - ENGINEERED RIBRAFT ON 80mm THICK EXPOL THERMASLAB R2.11 DPM ON SAND BLINDING WITH SLAB EDGE INSULATION
- FLOORS
- F01 - SELECTED CARPET & VINYL PLANK FLOORING, 20mm HD PARTICLE BOARD FLOORING ON 240x45 LV1 JOISTS @ 450crs.
- F02 - FLOOR LOAD POINTS, BEAMS AND JOISTS - REFER TO FOUNDATION AND SUBFLOOR PLANS AND SPECIFIC ENGINEERED MEMBERS.
- WALLS
- W01 - SPECIALIZED AAC 50mm EZYPANEL OVER 20mm EPS CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
- W02 - NIAGARA ENVIRA BEVELBACK 187mm W/B OVER ENVIRA 20mm H3.1 CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
- W03 - 90x45 H1.2 SG8 STUDS
- W04 - WALL BATT TYPE INSULATION - PINK BATTS ULTRA R2.8.
- W05 - ATLUS NULOOK POWDERCOATED ALUMINIUM THERMALLY BROKEN DOUBLE GLAZED LOW E4/C;EQAR ARGON THERMALLY IMPROVED SPACER (UG1.10)
- W06 - 10mm STANDARD GIB TO WALLS, PAINT FINISH
- ROOF
- R01 - 0.40BMT T-RIB PROFILE ROOFING ON ROOFING UNDERLAY
- R02 - METALCRAFT QUATER ROUND COLORSTEEL GUTTER OVER METALLINE 185mm FASCIA MIN. 80mm ROUND DOWNPIPES
- R03 - JAMES HARDIE 4.5mm SOFFIT LINING WITH JOINTERS, PAINT FINISH
- R04 - 13mm STANDARD GIB TO CEILING, PAINT FINISH
- R05 - PREMADE TRUSSES AS PER MANUFACTURERS DESIGN
- R06 - 190x45 SG8 RAFTERS @ 600crs
- R07 - CEILING INSULATION - PINK BATTS SUPER BATTS R5.0
- MISC.
- M01 - POWDER COATED STEEL ENTRY SHROUD
- M02 - SURFACE FIXED GLASS BALUSTRADE

REVISION			

design	V. SANDERS
drawn	S. ELLIS
job no	J19241
scale	1:50, 1:100@ A3

- KEY NOTES
- SLAB
- S01 - ENGINEERED RIBRAFT ON 80mm THICK EXPOL THERMASLAB R2.11 DPM ON SAND BLINDING WITH SLAB EDGE INSULATION
- FLOORS
- F01 - SELECTED CARPET & VINYL PLANK FLOORING, 20mm HD PARTICLE BOARD FLOORING ON 240x45 LV11 JOISTS @ 450crs.
- F02 - FLOOR LOAD POINTS, BEAMS AND JOISTS - REFER TO FOUNDATION AND SUBFLOOR PLANS AND SPECIFIC ENGINEERED MEMBERS.
- WALLS
- W01 - SPECIALIZED AAC 50mm EZYPANEL OVER 20mm EPS CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
- W02 - NIAGARA ENVIRA BEVELBACK 187mm W/B OVER ENVIRA 20mm H3.1 CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
- W03 - 90x45 H1.2 SG8 STUDS
- W04 - WALL BATT TYPE INSULATION - PINK BATTS ULTRA R2.8.
- W05 - ATLUS NULOOK POWDERCOATED ALUMINIUM THERMALLY BROKEN DOUBLE GLAZED LOW E4/C;EQAR ARGON THERMALLY IMPROVED SPACER (UG1.10)
- W06 - 10mm STANDARD GIB TO WALLS, PAINT FINISH
- ROOF
- R01 - 0.40BMT T-RIB PROFILE ROOFING ON ROOFING UNDERLAY
- R02 - METALCRAFT QUATER ROUND COLORSTEEL GUTTER OVER METALLINE 185mm FASCIA
- R03 - JAMES HARDIE 4.5mm SOFFIT LINING WITH JOINTERS, PAINT FINISH
- R04 - 13mm STANDARD GIB TO CEILING, PAINT FINISH
- R05 - PREMADE TRUSSES AS PER MANUFACTURERS DESIGN
- R06 - 190x45 SG8 RAFTERS @ 600crs
- R07 - CEILING INSULATION - PINK BATTS SUPER BATTS R5.0
- MISC.
- M01 - POWDER COATED STEEL ENTRY SHROUD
- M02 - SURFACE FIXED GLASS BALUSTRADE



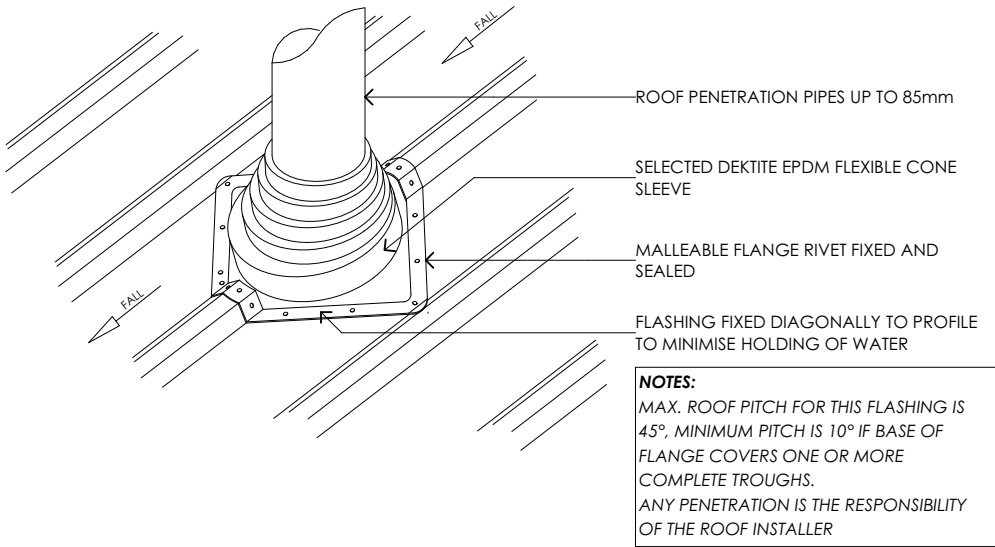


Part extract from E2/AS1 Table 7

TYPE	DESCRIPTION	SITUATION1(2) minimum mm	SITUATION2(3) minimum mm	SITUATION3 (3a) minimum mm	FIGURE REFERENCE
RIDGES/HIPS	Transverse flashing over roofing	130(4)	200(4)	200mm	Figures 43, 45b, 46

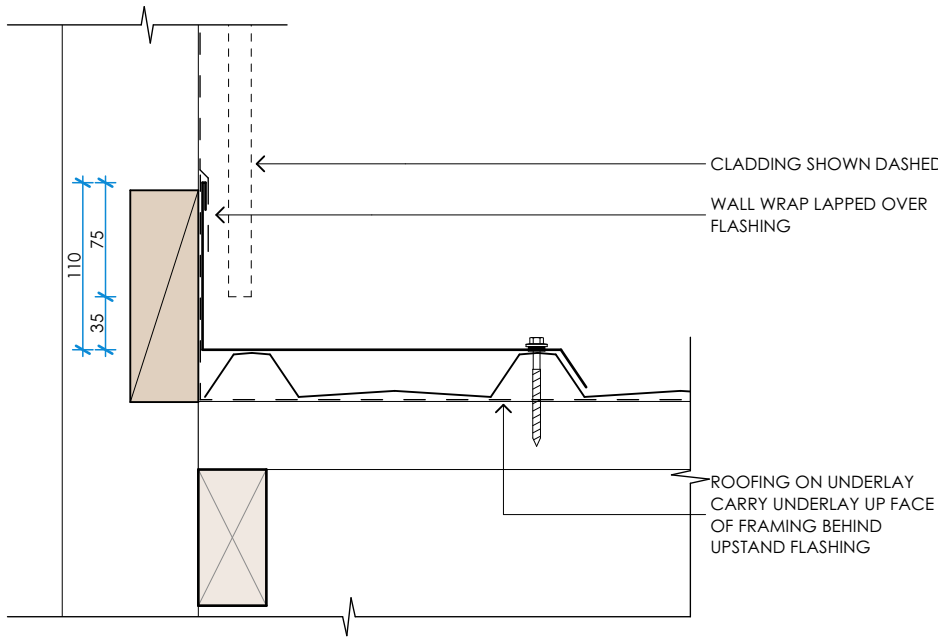
01 RIDGE DETAIL

229 Scale 1:5



02 ROOF PENETRATION<85Ø

- Scale 1:5

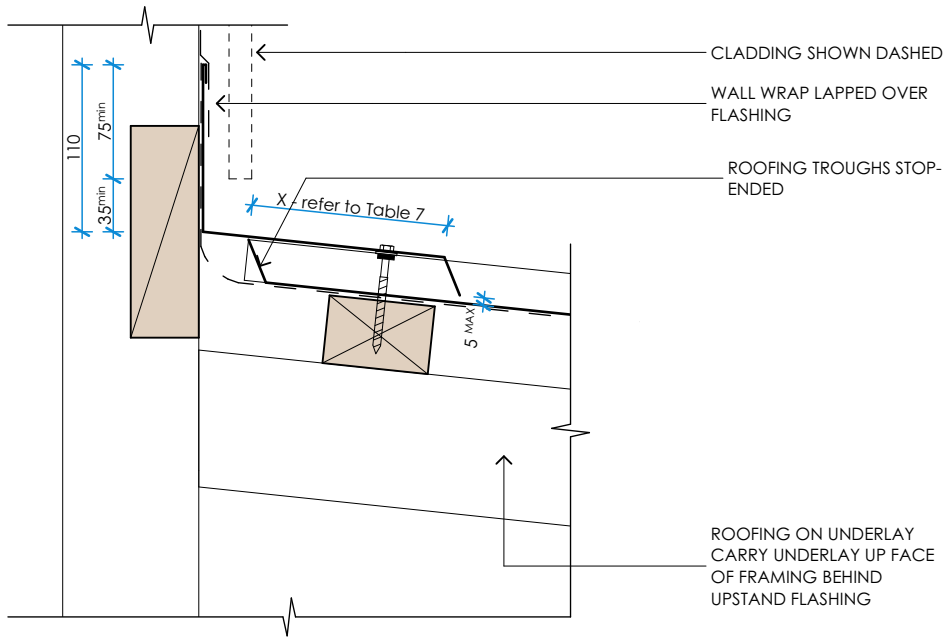


Part extract from E2/AS1 Table 7

TYPE	DESCRIPTION	SITUATION1(2) minimum mm	SITUATION2(3) minimum mm	SITUATION3 (3a) minimum mm	FIGURE REFERENCE
APRONS	Parallel flashing over roofing	Two crests, finish in next trough	Two crests, finish in next trough	Two crests, finish in next trough	Figure 47, 48 (Y values)

03 APRON FLASHING - PARALLEL

404 Scale 1:5

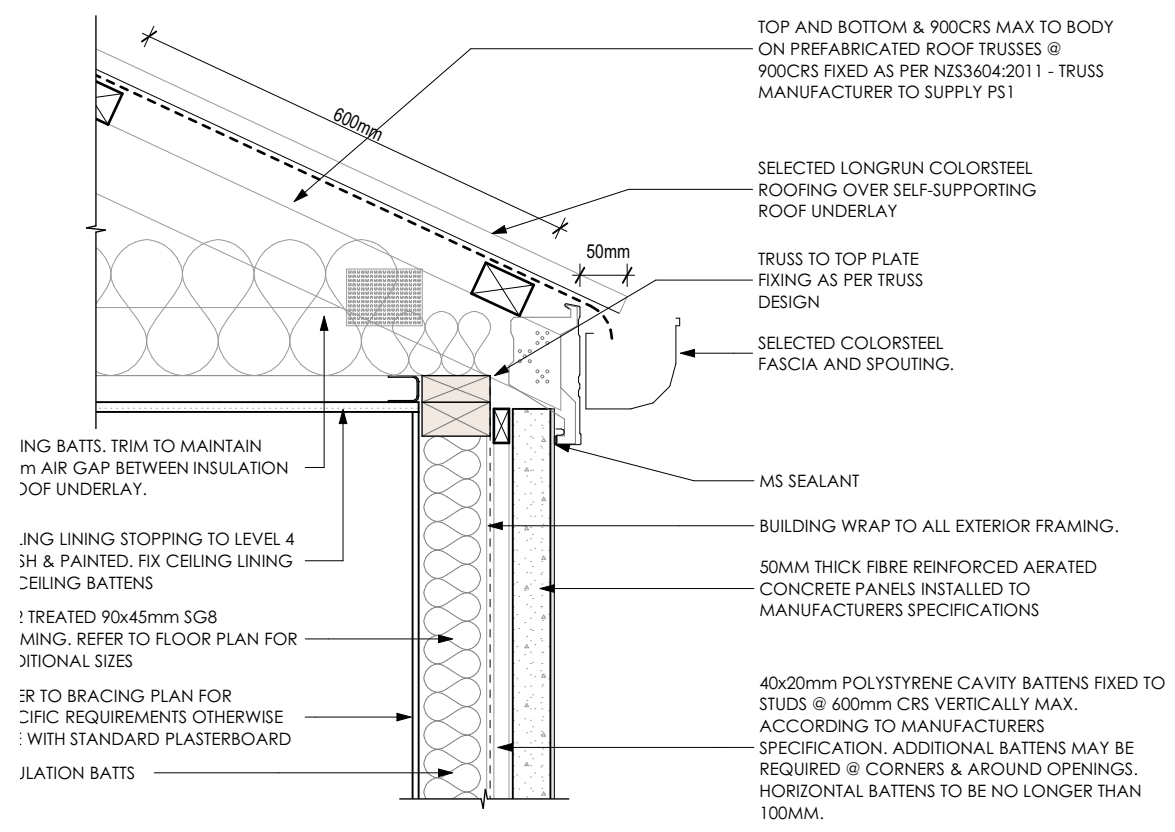


Part extract from E2/AS1 Table 7

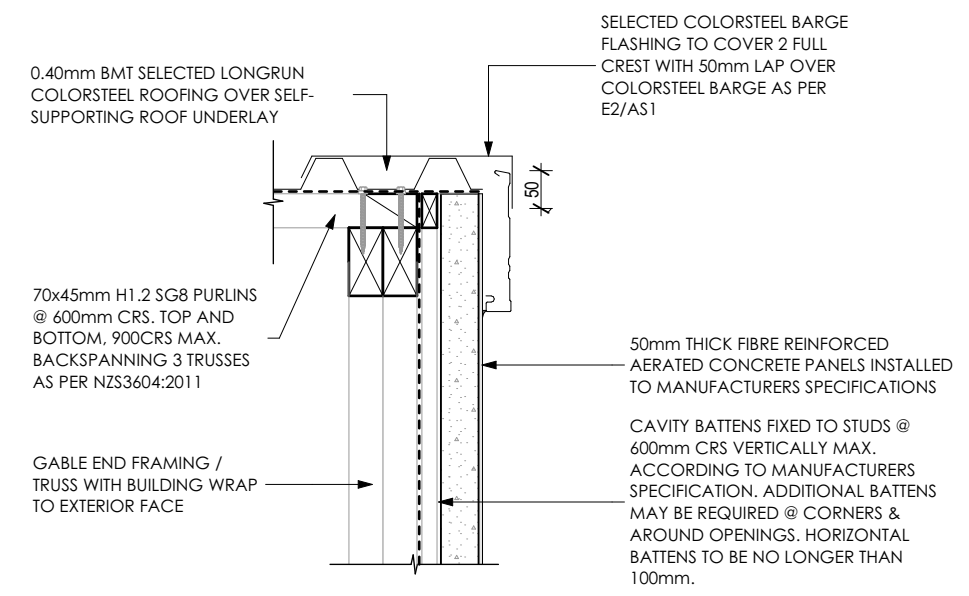
TYPE	DESCRIPTION	SITUATION1(2) minimum mm	SITUATION2(3) minimum mm	SITUATION3 (3a) minimum mm	FIGURE REFERENCE
APRONS	Transverse flashing over roofing	130(4)	200(4)	200mm	Figures 7 & 44 (X values)

04 APRON FLASHING - TRANSVERSE

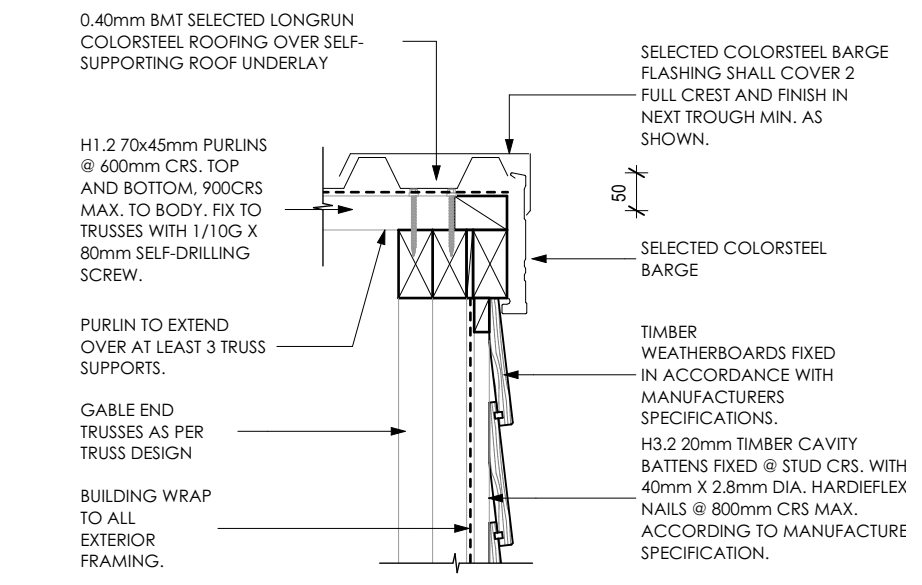
403 Scale 1:5



01 ACC PANEL TO SOFFIT DETAIL
403 Scale 1:10



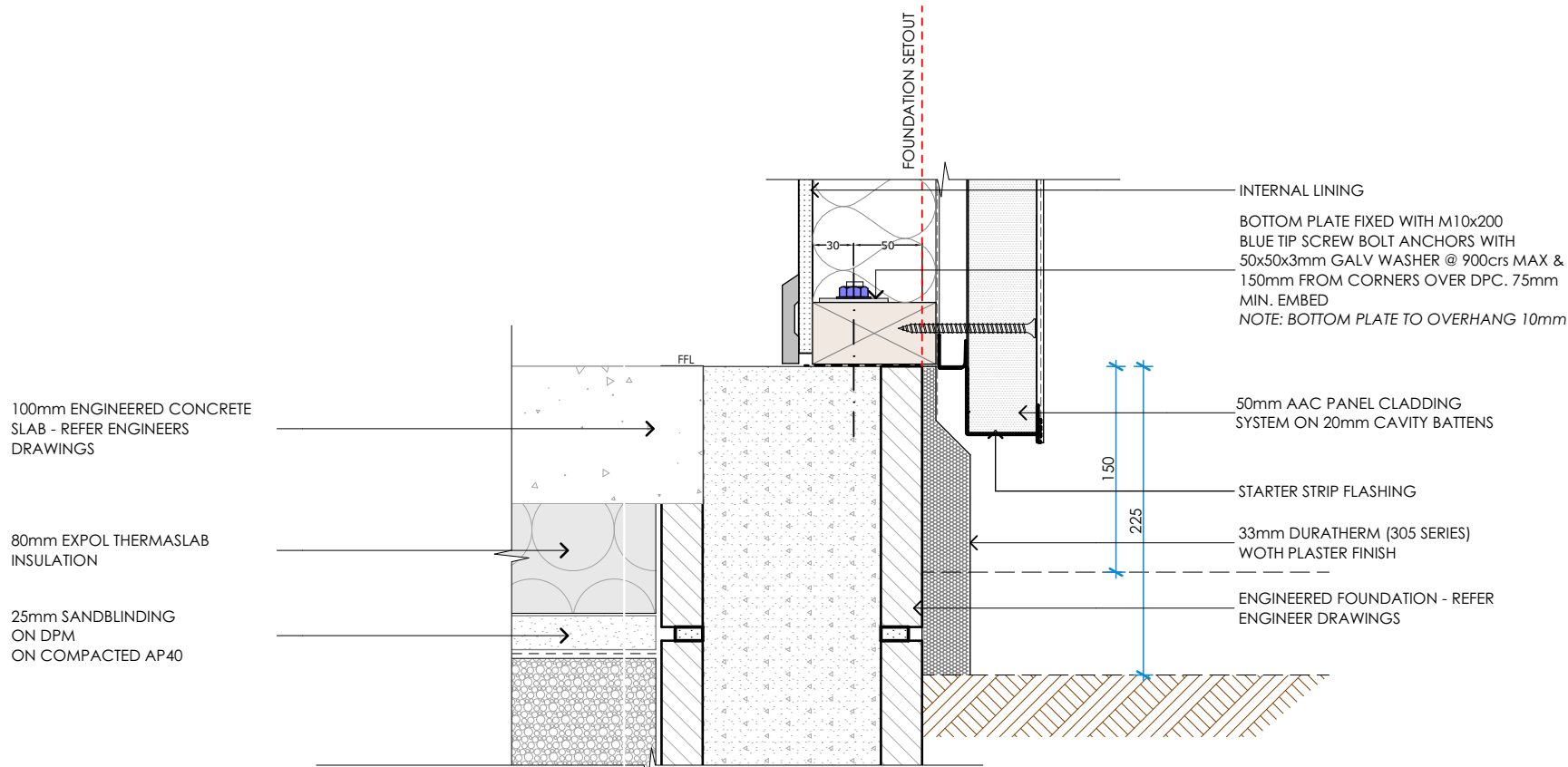
02 ACC PANEL TO BARAGE DETAIL
401 Scale 1:10



03 BBWB TO BARAGE DETAIL
402 Scale 1:10

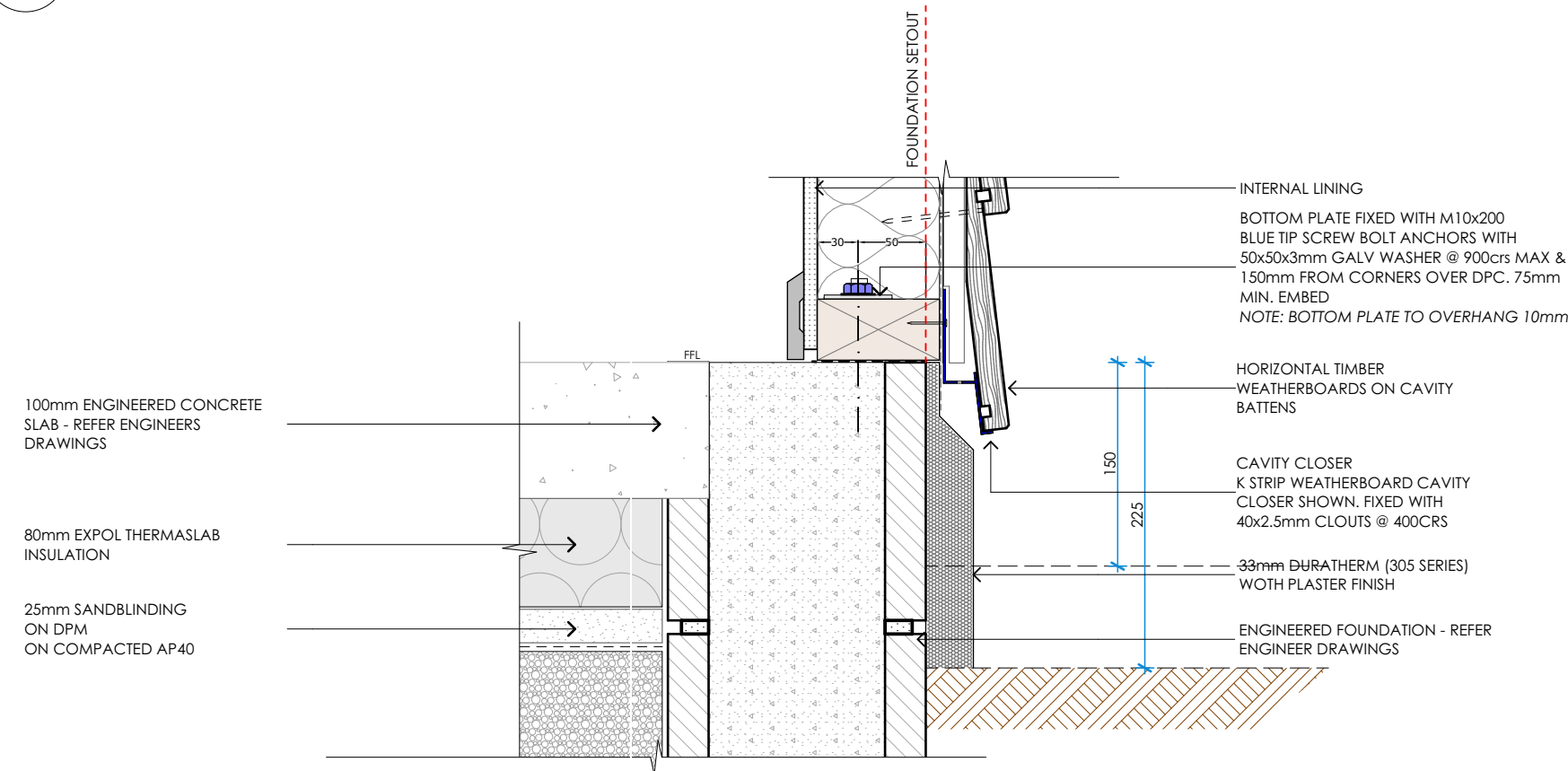
REVISION			

design	V. SANDERS
drawn	S. ELLIS
job no	J19241
scale	1:10@ A3



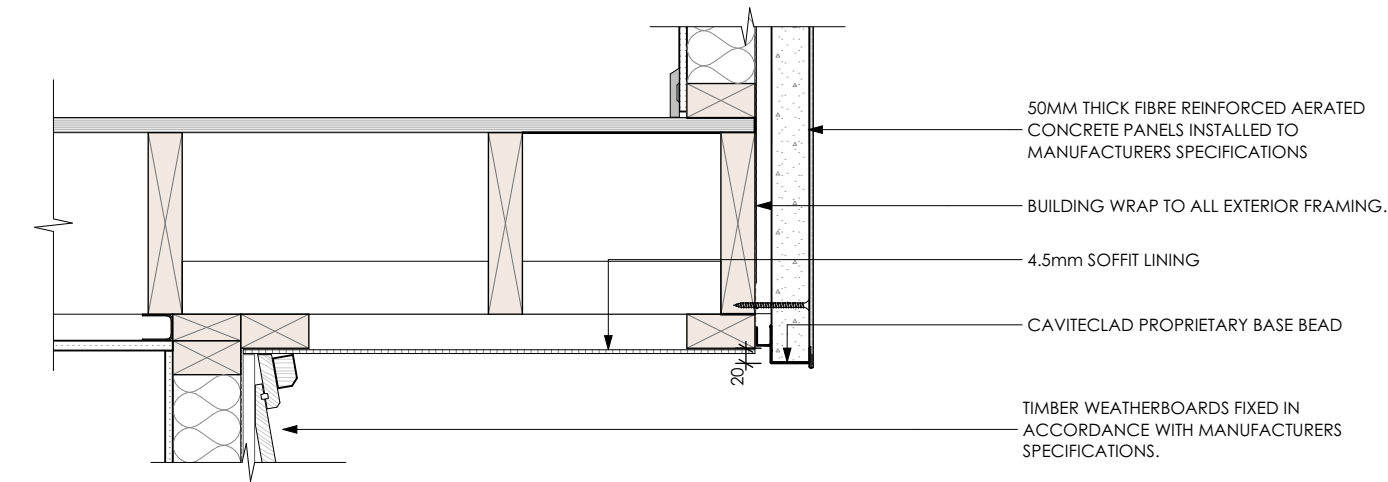
01 ACC PANEL TO FOUNDATION DETAIL

401 Scale 1:5

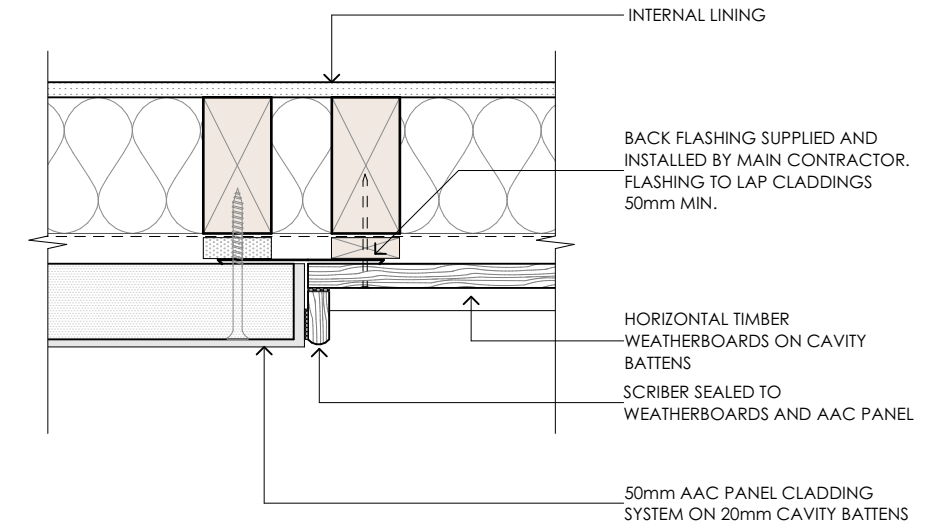


02 TIMBER WEATHER BOARD TO FOUNDATION DETAIL

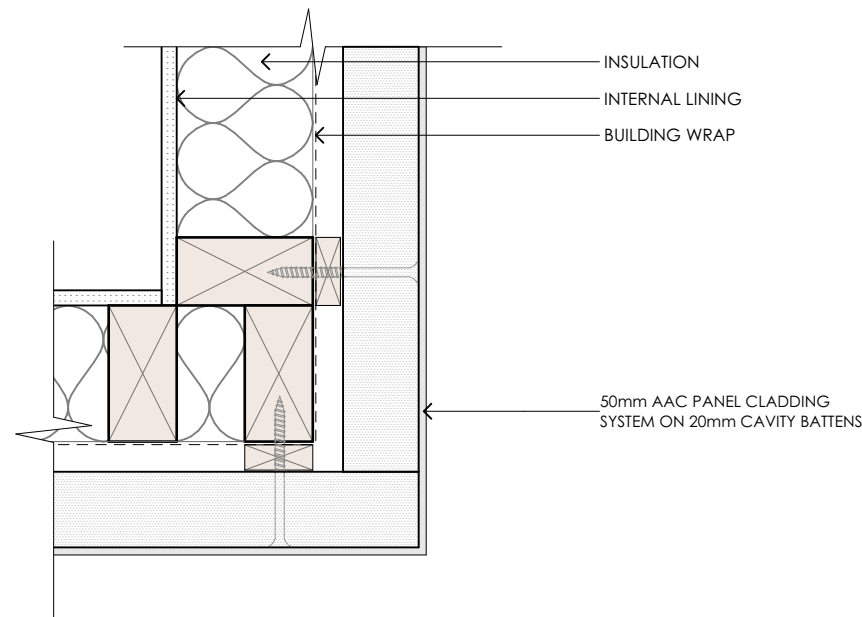
401 Scale 1:5



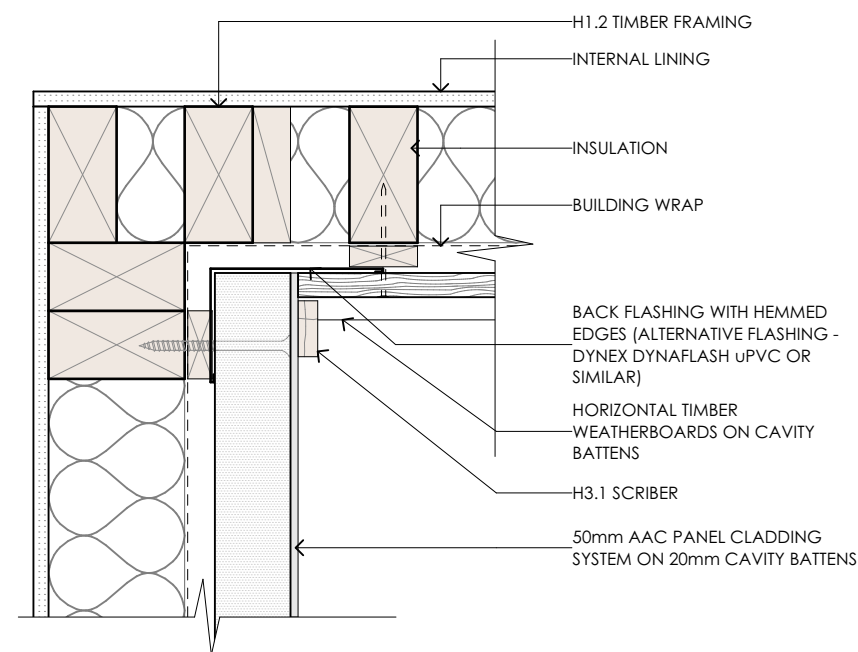
01 DROP EDGE DETAIL
401 Scale 1:10



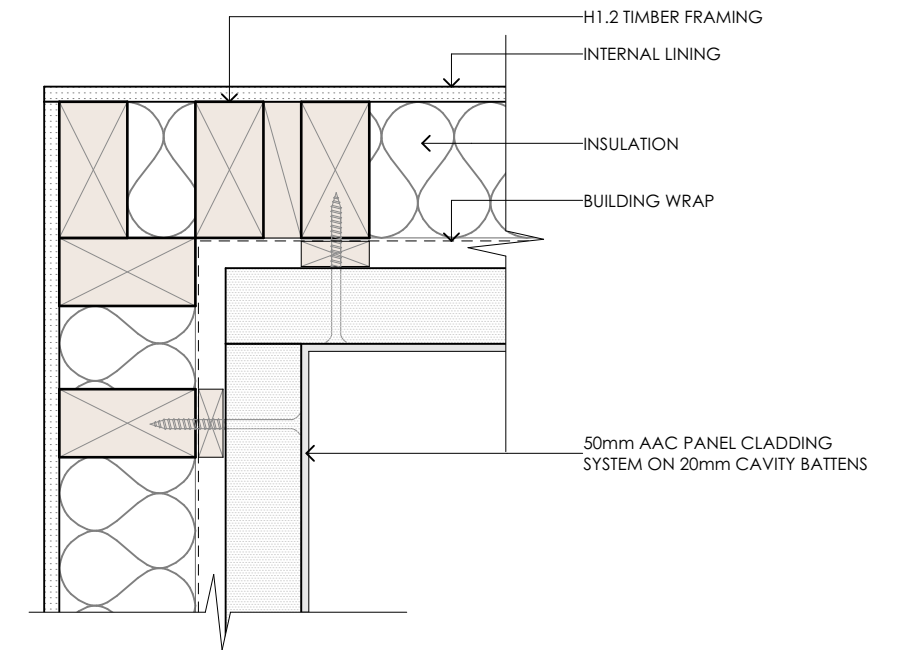
04 CLADDING TO CLADDING
203 Scale 1:5



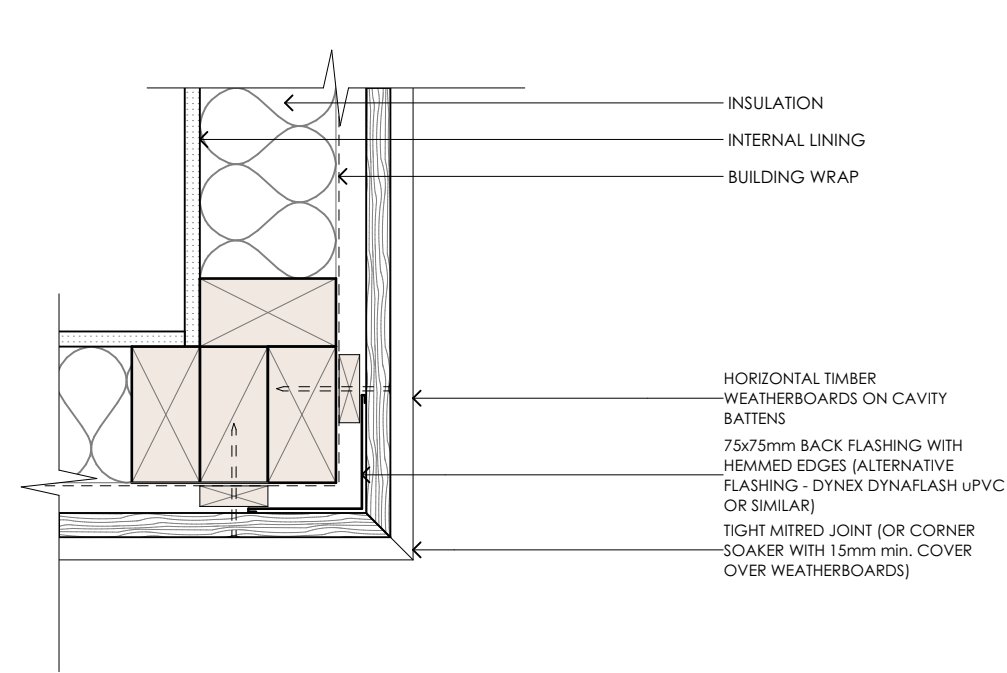
02 AAC EXTERNAL CORNER
203 Scale 1:5



03 INTERNAL CORNER JUNCTION
203 Scale 1:5

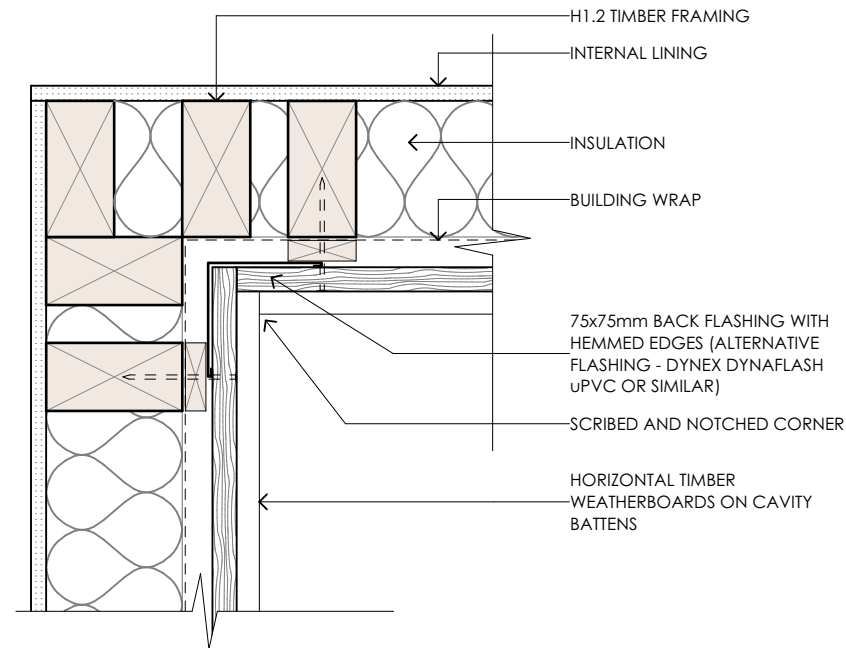


05 ACC INTERNAL CORNER
203 Scale 1:5



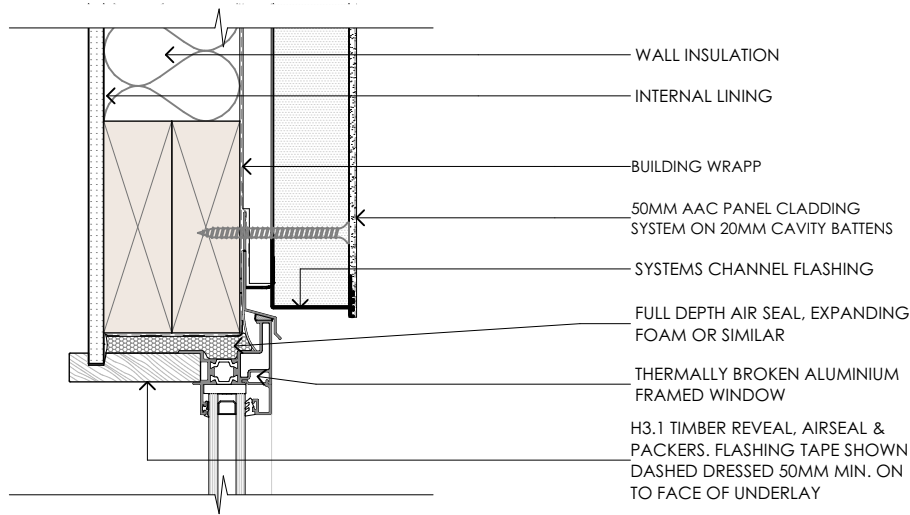
01 BBWB EXTERNAL CORNER

207 Scale 1:5

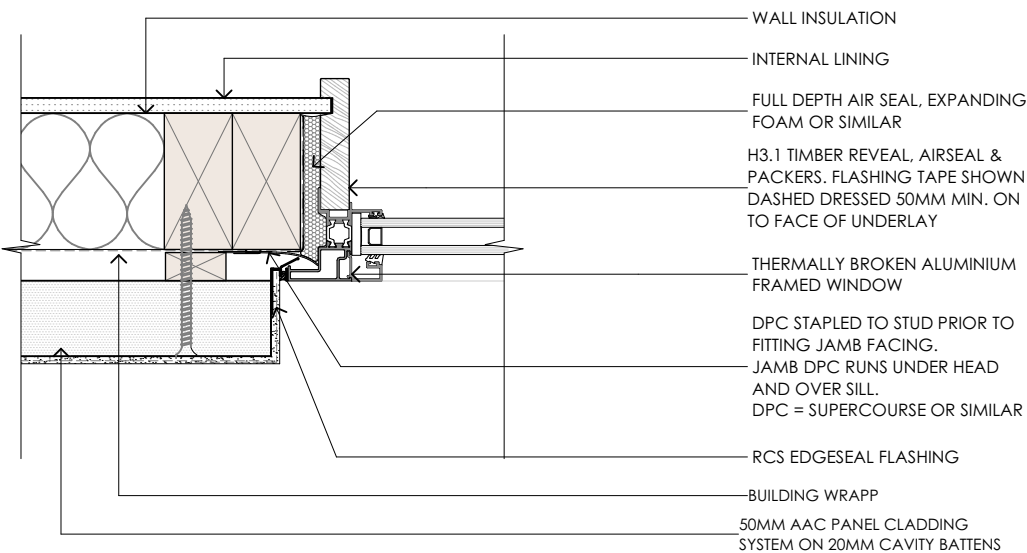


02 BBWB INTERNAL CORNER

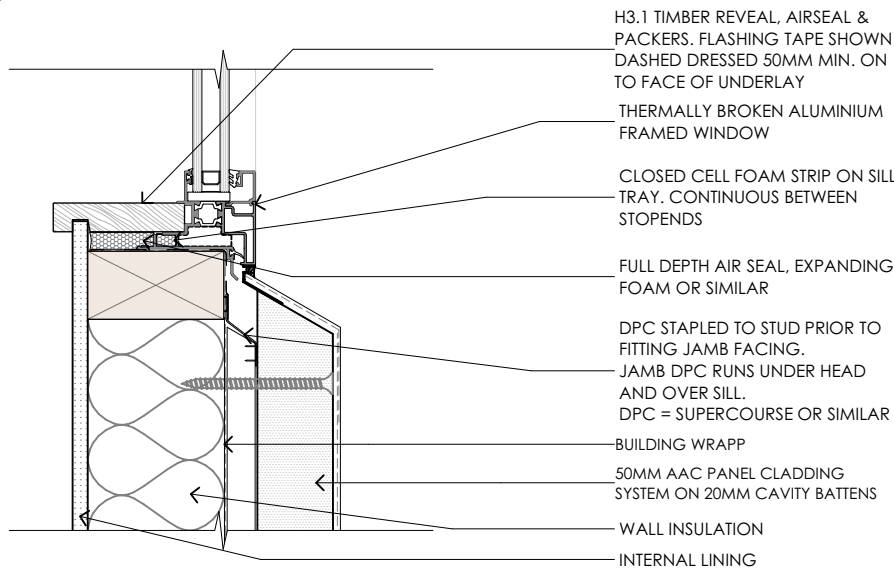
203 Scale 1:5



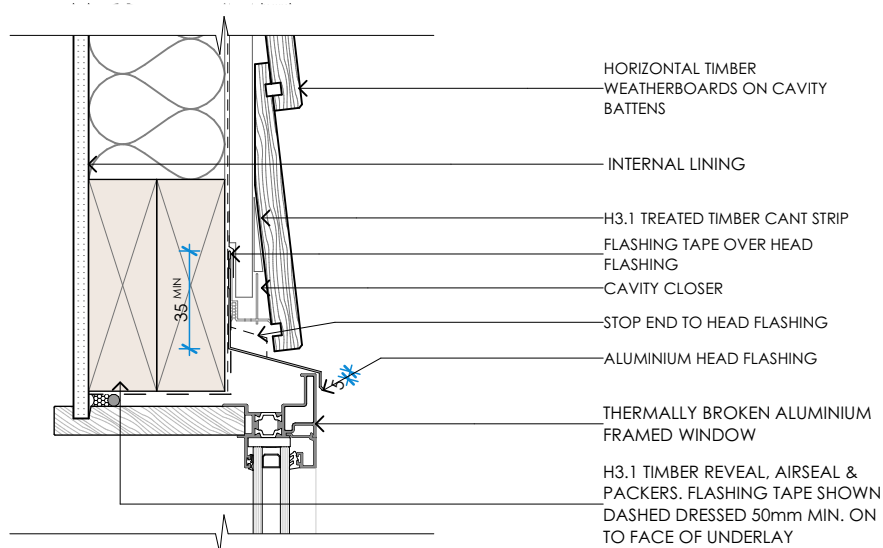
01 ACC PANEL WINDOW HEAD DETAIL
303 Scale 1:5



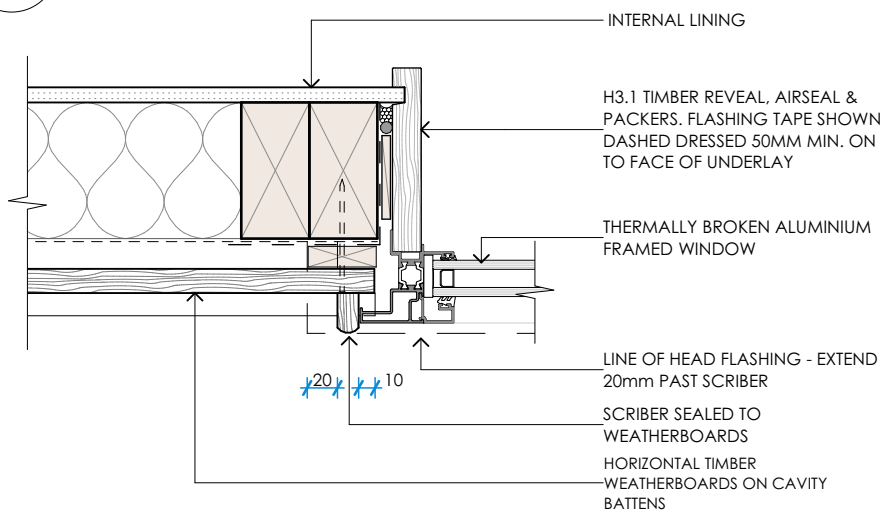
02 ACC PANEL WINDOW JAMB DETAIL
303 Scale 1:5



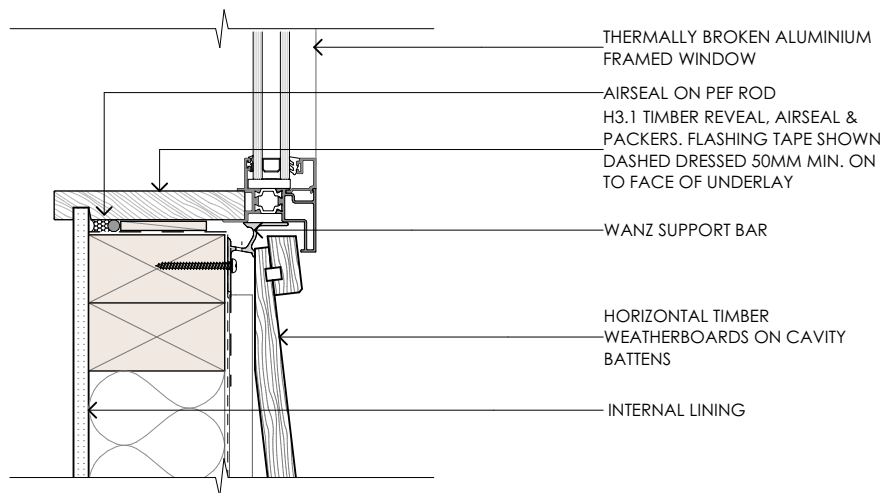
03 ACC PANEL WINDOW SILL DETAIL
303 Scale 1:5



04 WEATHER BOARD WINDOW HEAD DETAIL
301 Scale 1:5



05 WEATHER BOARD WINDOW JAMB DETAIL
301 Scale 1:5



06 WEATHER BOARD SILL WINDOW DETAIL
301 Scale 1:5

BESPOKE ARCHITECTURE ACCEPTS NO LIABILITY SHOULD THE CONTRACTOR MAKE CONSTRUCTION DECISIONS WITHOUT FIRST SEEKING ADVICE FROM BESPOKE ARCHITECTURE AS TO HOW TO PROCEED WHERE THERE IS A DISCREPANCY IN DOCUMENTATION OR CLARIFICATION IS REQUIRED

30 GEORGE STREET UNITS
30 GEORGE STREET ROLLESTON NZ
1/08/2023

JOINERY DETAILS

PO Box 36224, Merivale, Christchurch, NZ - E: contact@bespoke-architecture.co.nz - P: 03 982 7575

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE
ALL PROPRIETARY MATERIALS AND COMPONENTS MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS AND OR SUPPLIERS INSTRUCTIONS. ALL CONSTRUCTION TO COMPLY WITH RELEVANT N.Z. STANDARDS, NZS 3604, N.Z.B.C AND LOCAL AUTHORITY BY LAWS.

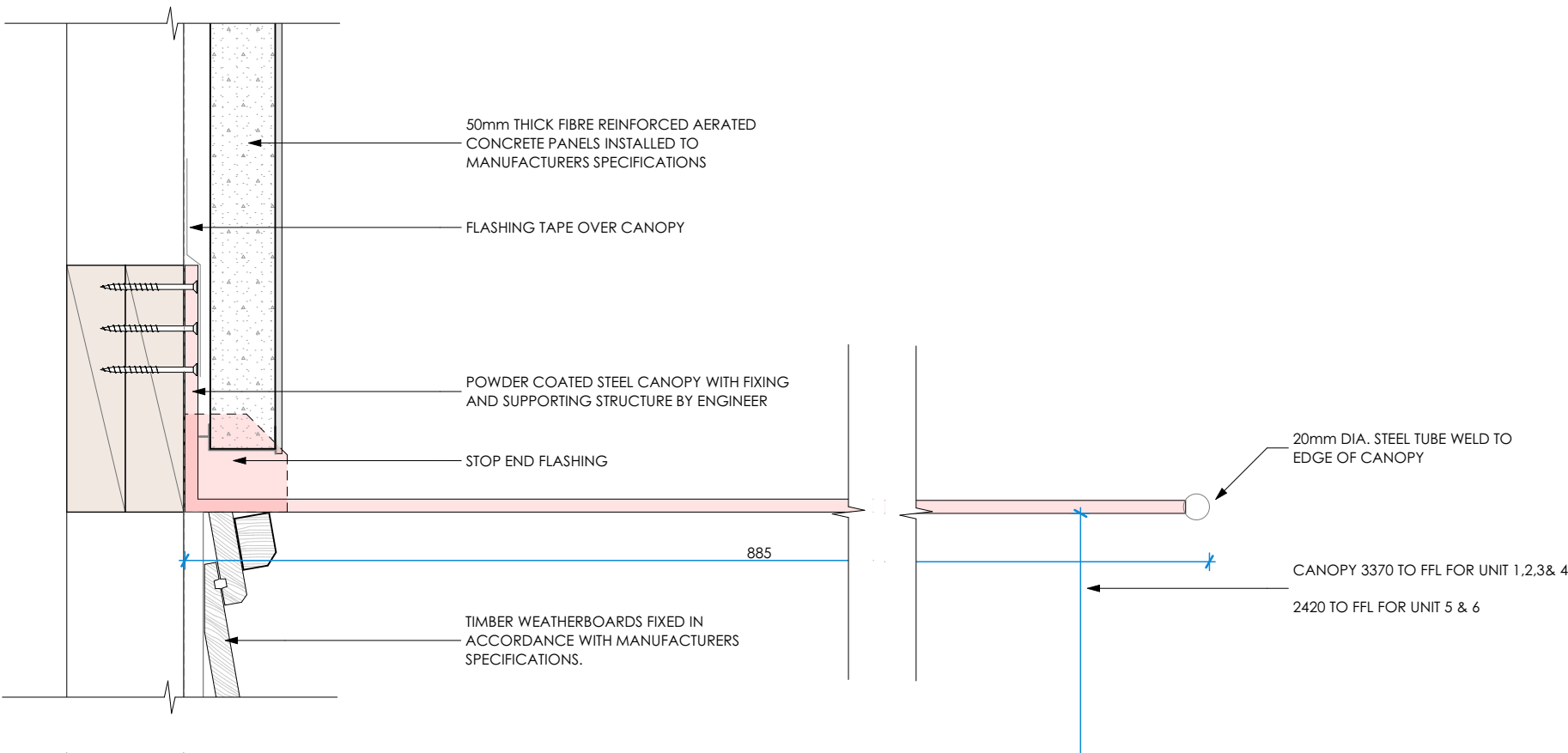
REVISION			

design V. SANDERS
drawn S. ELLIS
job no J19241
scale 1:5@ A3

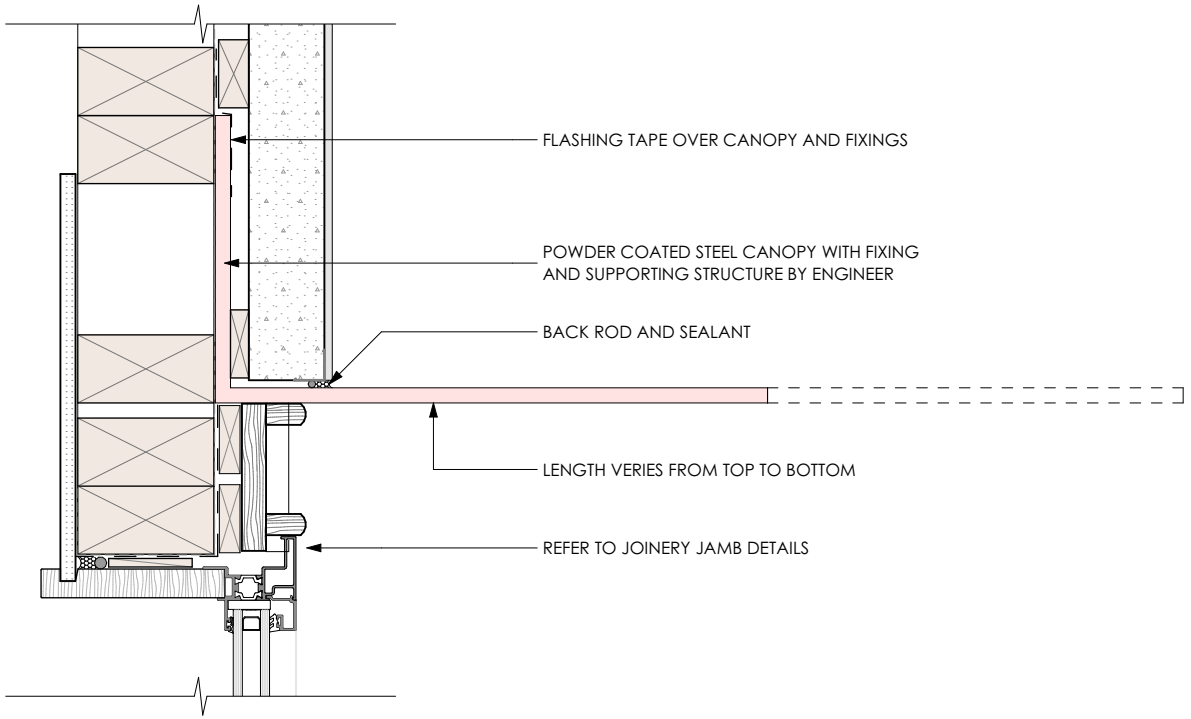
CLIENT APPROVAL
NOT FOR CONSTRUCTION
SUBJECT TO BUILDING CONSENT APPROVAL

SHEET NO
506

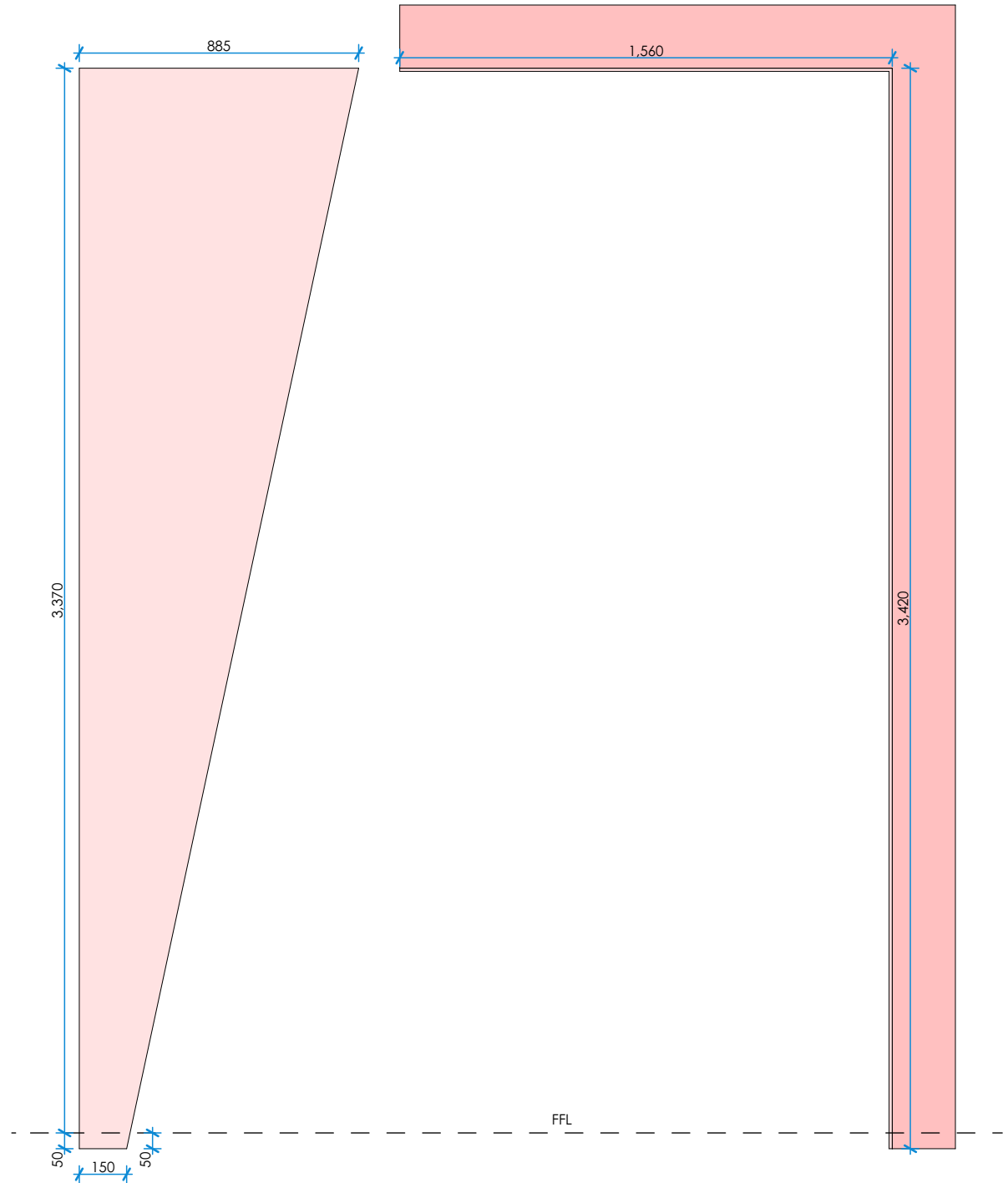
© Bespoke Architecture Ltd. All rights reserved



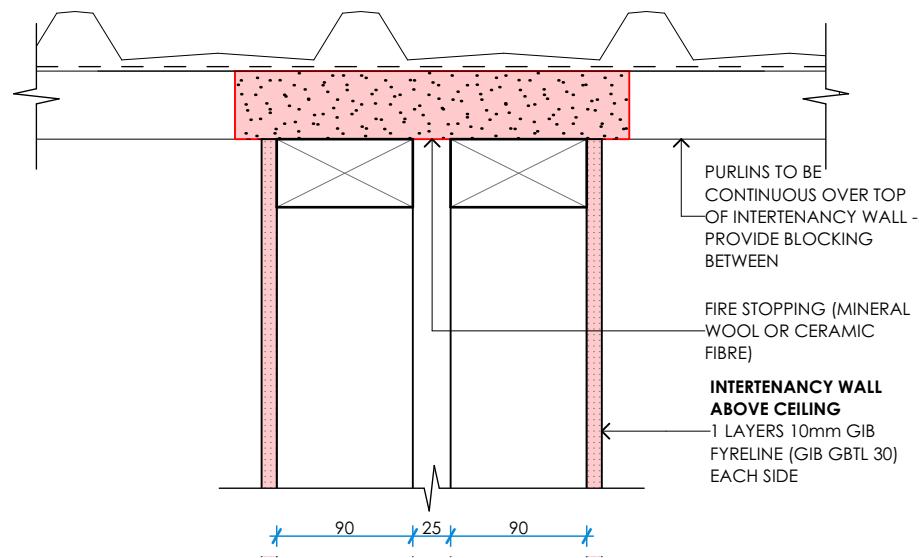
01 SHROUD HEAD DETAIL
304 Scale 1:5



02 SHROUD JAMB DETAIL
304 Scale 1:5



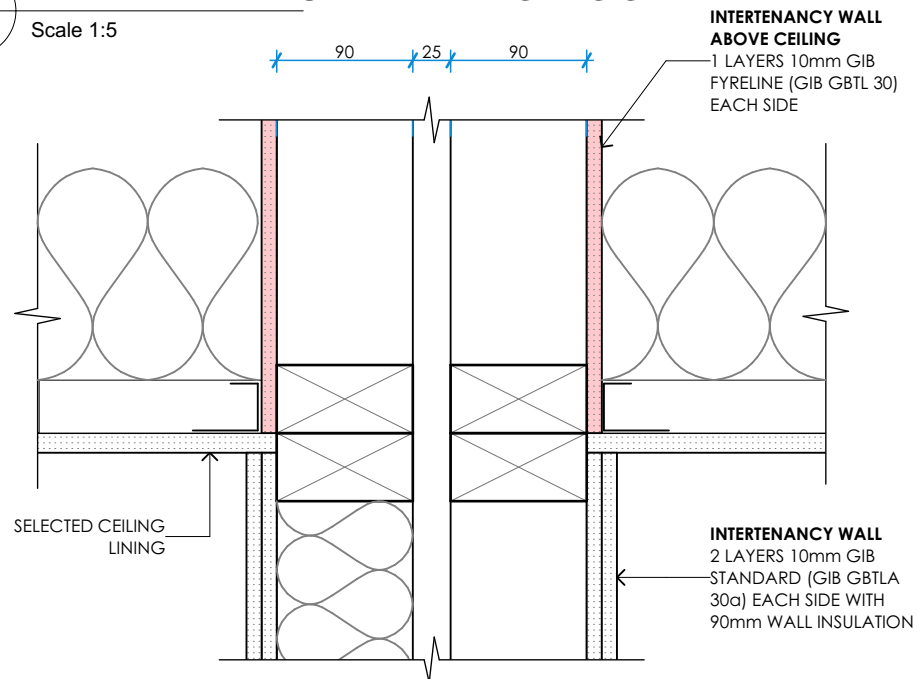
03 SHROUD DIMENSIONS
- Scale 1:20



01 INTERTENANCY WALL TO ROOF

406

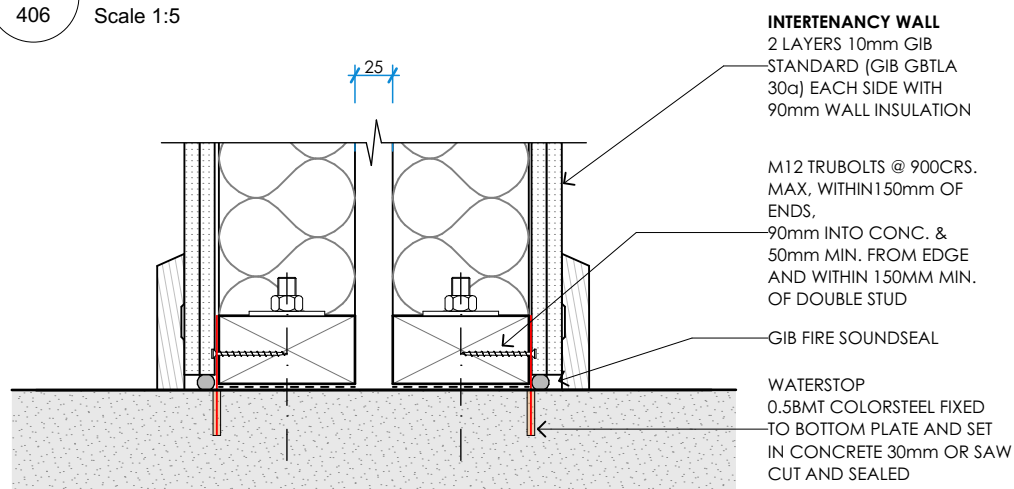
Scale 1:5



02 INTERTENANCY WALL TO CEILING

406

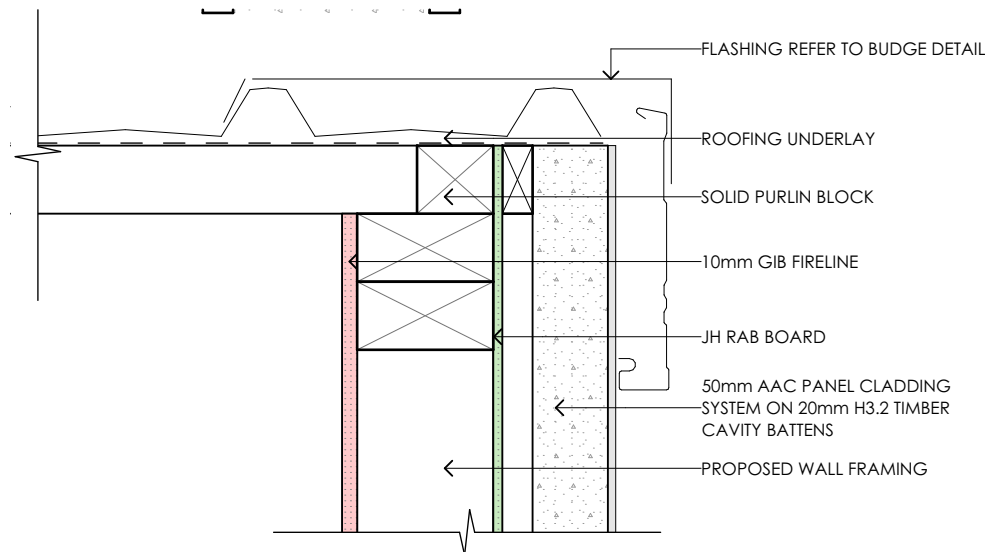
Scale 1:5



03 INTERTENANCY WALL TO CONCRETE FLOOR

406

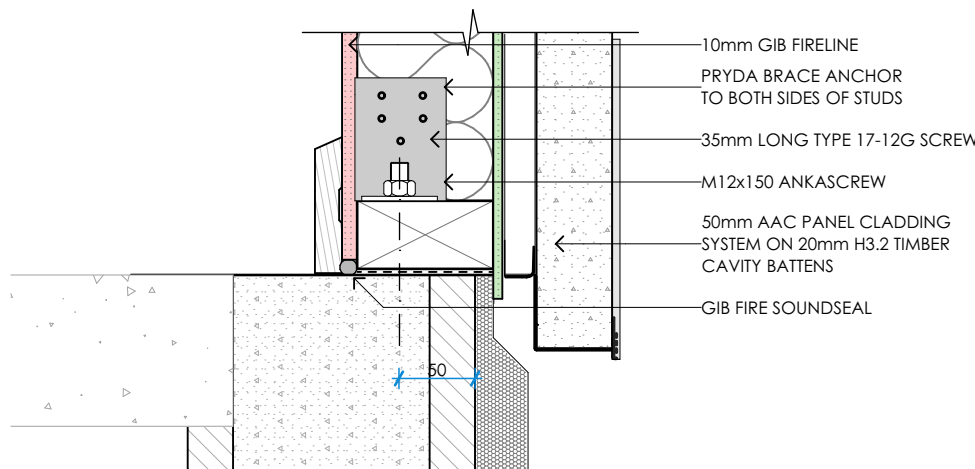
Scale 1:5



04 JHETGR30-N TO BARGE

229

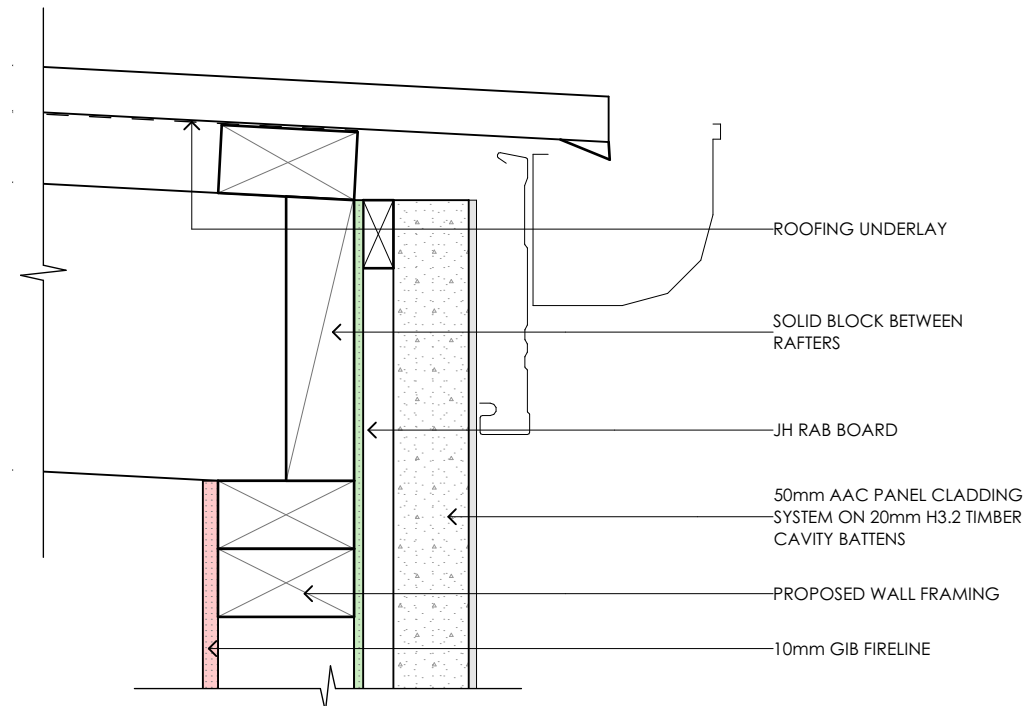
Scale 1:5



05 JHETGR30-N TO FOUNDATION DETAIL

403

Scale 1:5



06 JHETGR30-N TO GUTTER

403

Scale 1:5

BESPOKE ARCHITECTURE ACCEPTS NO LIABILITY SHOULD THE CONTRACTOR MAKE CONSTRUCTION DECISIONS WITHOUT FIRST SEEKING ADVICE FROM BESPOKE ARCHITECTURE AS TO HOW TO PROCEED WHERE THERE IS A DISCREPANCY IN DOCUMENTATION OR CLARIFICATION IS REQUIRED

30 GEORGE STREET UNITS

30 GEORGE STREET ROLLESTON NZ

1/08/2023

FIRE WALL DETAILS

PO Box 36224, Merivale, Christchurch, NZ

E: contact@bespoke-architecture.co.nz

P: 03 982 7575

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE
ALL PROPRIETARY MATERIALS AND COMPONENTS MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS AND OR SUPPLIERS INSTRUCTIONS. ALL CONSTRUCTION TO COMPLY WITH RELEVANT N.Z. STANDARDS, NZS 3604, N.Z.B.C AND LOCAL AUTHORITY BY LAWS.

REVISION			

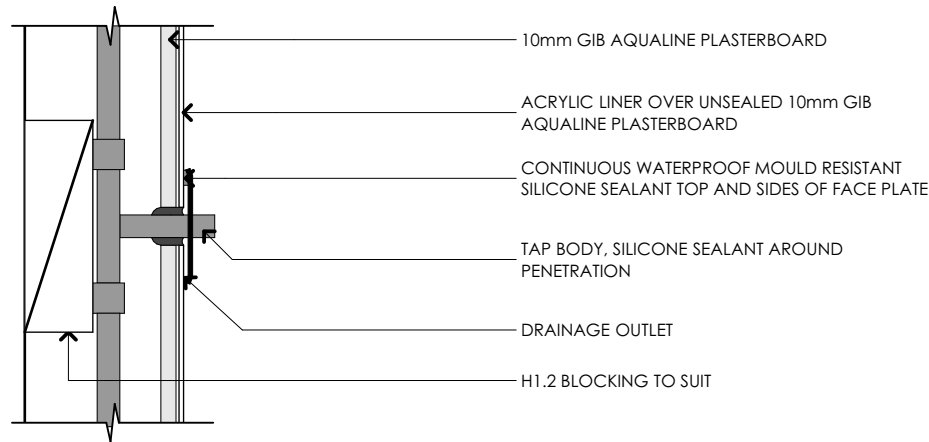
design V. SANDERS
drawn S. ELLIS
job no J19241
scale 1:5@ A3

CLIENT APPROVAL
NOT FOR CONSTRUCTION
SUBJECT TO BUILDING CONSENT APPROVAL

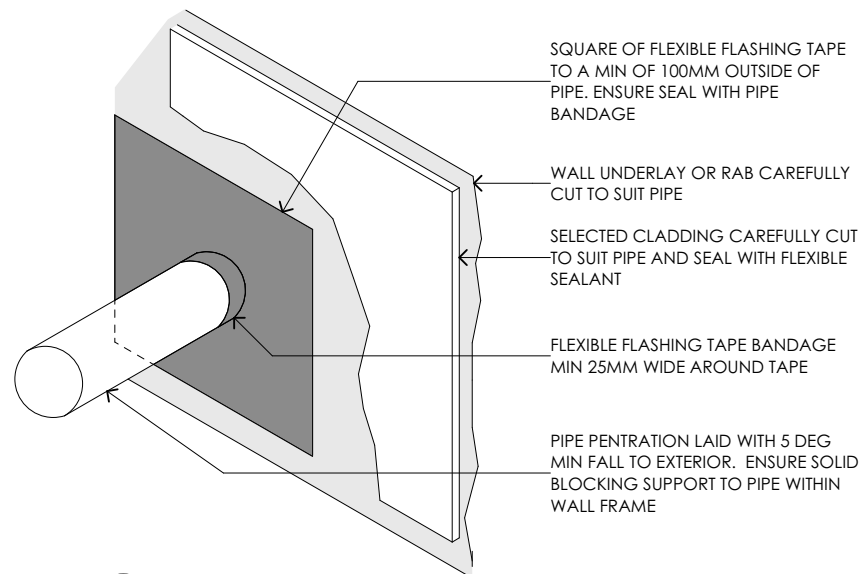
SHEET NO
508

© Bespoke Architecture Ltd. All rights reserved

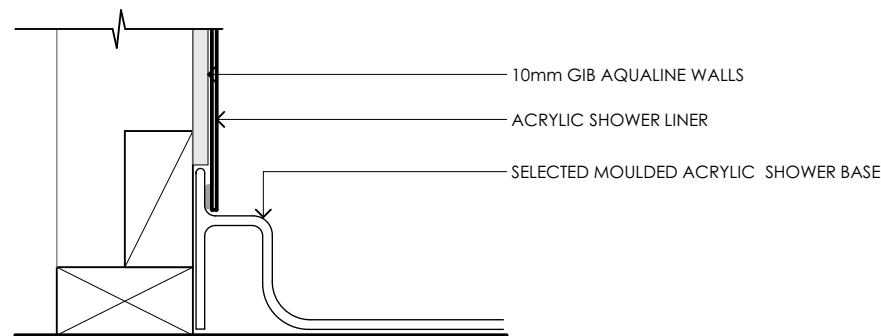
BESPOKE
ARCHITECTURE



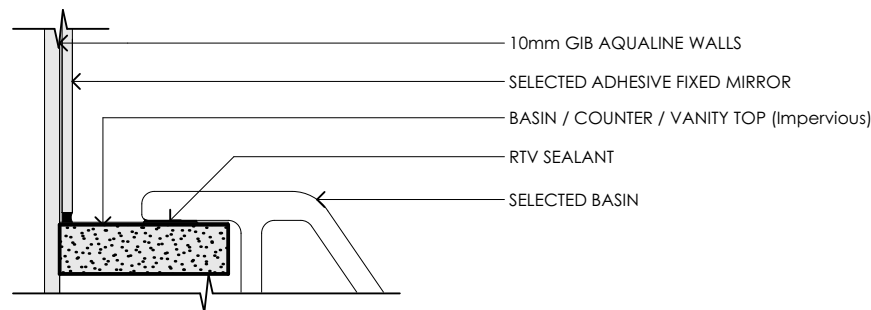
F ACRYLIC SHOWER PENETRATION
SCALE 1:5



G TYP. PIPE PENETRATION TYPICAL
SCALE 1:5



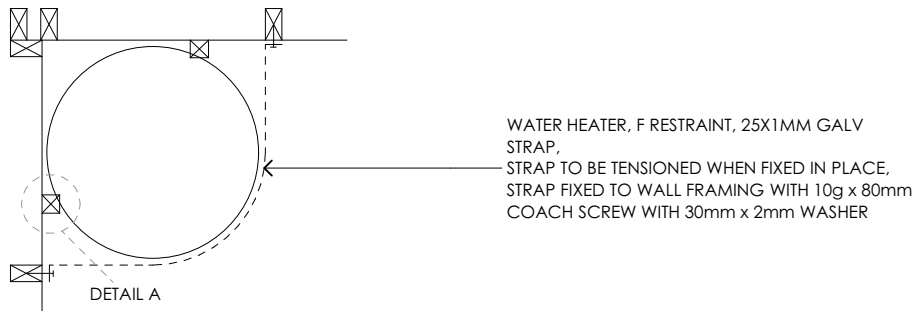
C ACRYLIC SHOWER WATERPROOFING
SCALE 1:5



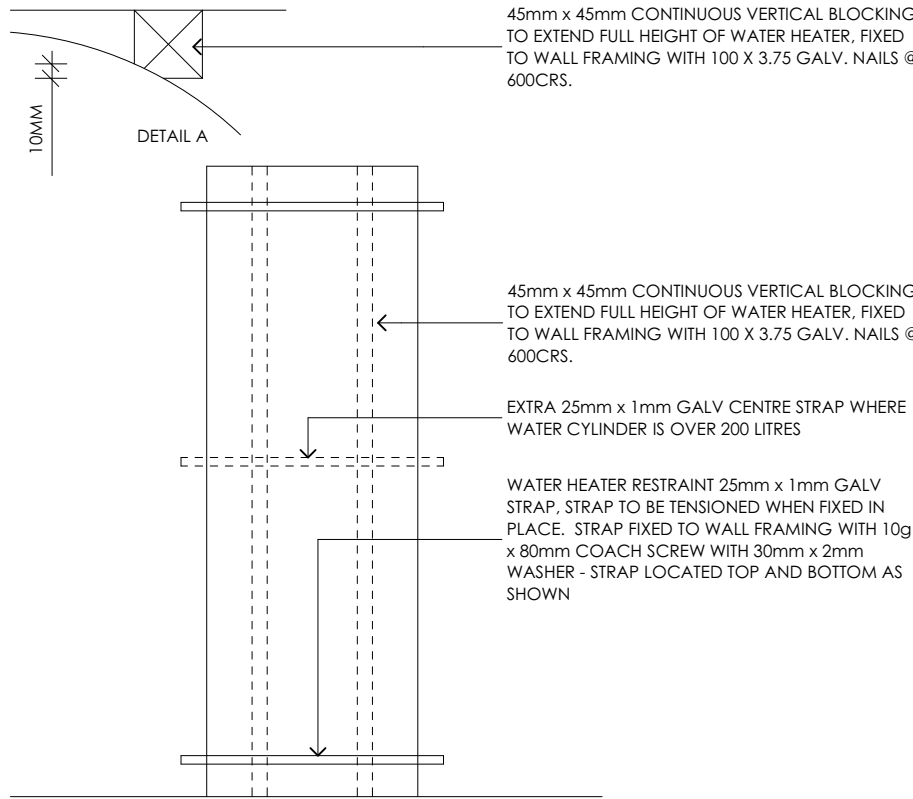
D VANITY WATERPROOFING
SCALE 1:5

REVISION			

design	V. SANDERS
drawn	S. ELLIS
job no	J19241
scale	1:5@ A3

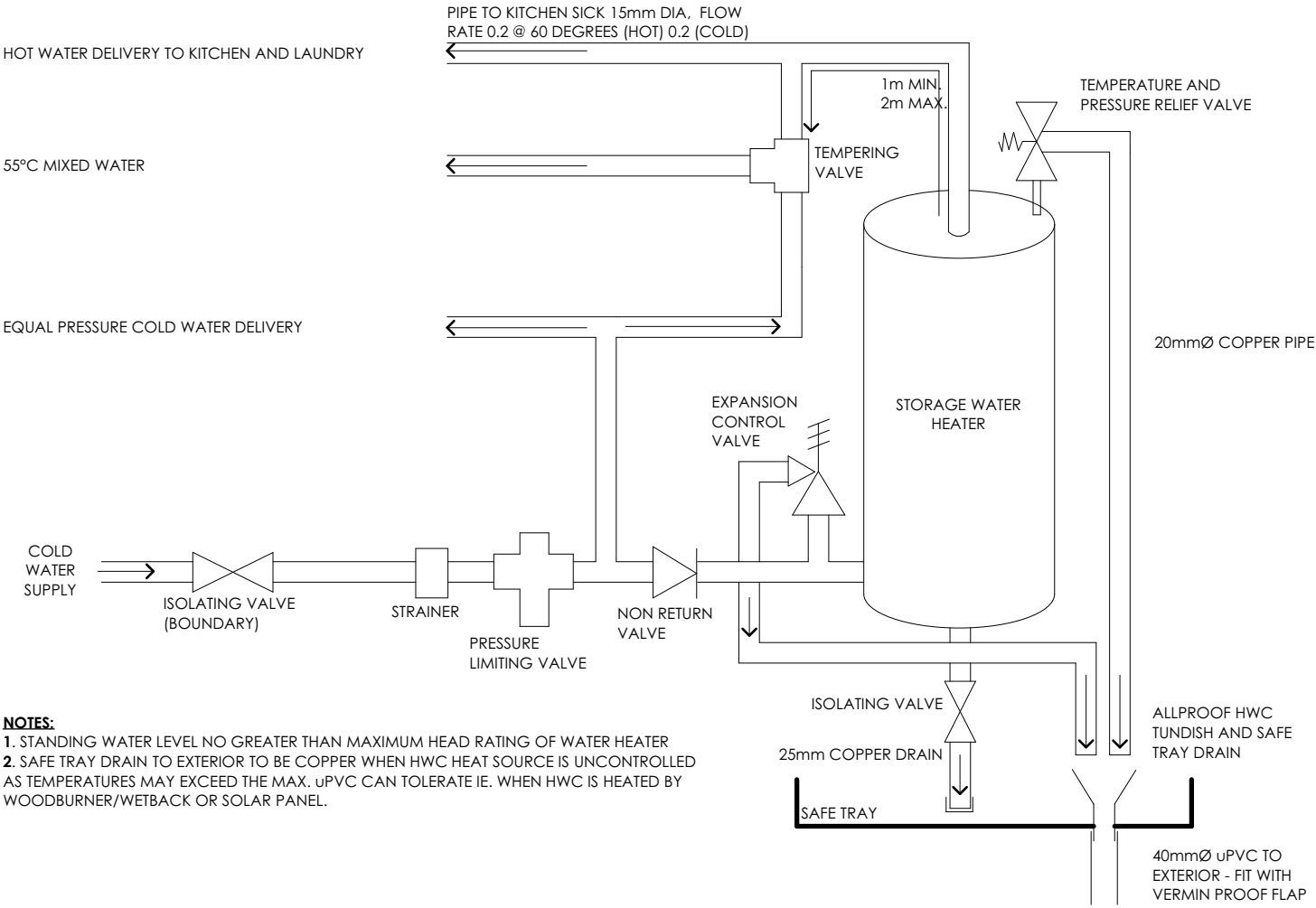


CORNER MOUNTED HWC PLAN
NTS



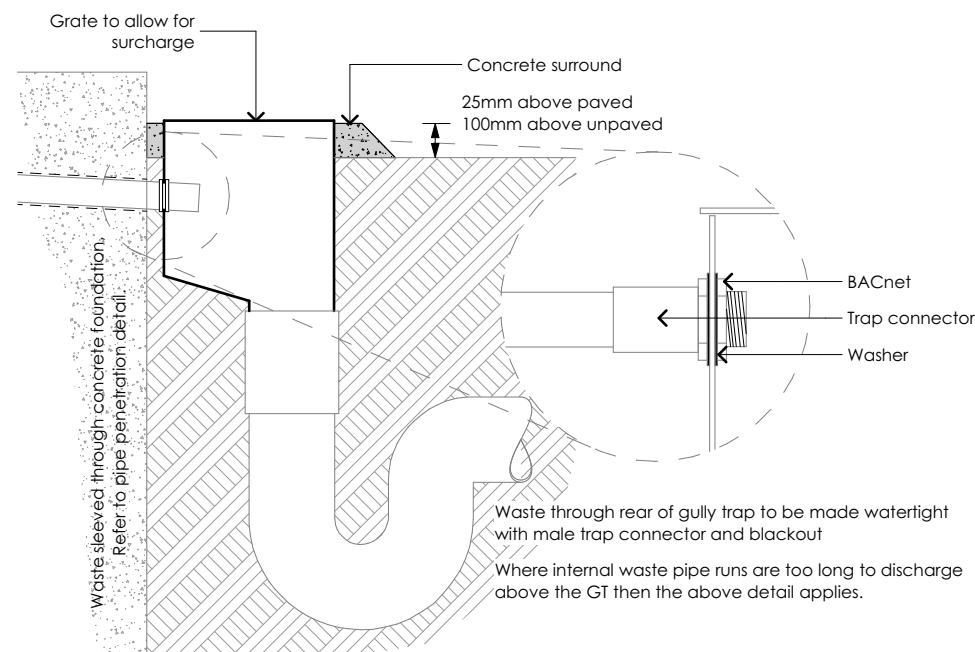
HOTWATER CYLINDER SEISMIC RESTRAINT
NTS

Table 4:	Tempering Valve and Nominal Pipe Diameters		
	Paragraphs 5.3.1 and 6.12.1		
	Low pressure (i.e. header tank supply or low pressure)	Low and medium pressure unvented (valve vented) and open vented	Mains pressure
Pressure of water at tempering valve (kPa)	20 – 30	30 – 120	over 300
Metres head (m)	2 – 3	>3 – 12	over 30
Minimum tempering valve size	25 mm	20 mm	15 mm
Pipes to tempering valve	25 mm (see Note 3)	20 mm	20 mm (15 mm optional)
			(see Note 1)
Pipes to shower	20 mm	20 mm (see Note 4)	20 mm (see Note 5) (15 mm optional) (see Note 1)
Pipes to sink/laundry (see Note 2)	20 mm	20 mm	15 mm
Pipes to bath (see Note 2)	20 mm	20 mm	15 mm
Pipes to basins (see Note 2)	15 mm	15 mm	10 mm
Notes:			
1. If supplied by separate pipe from storage water heater to a single outlet.			
2. This table is based on maximum pipe lengths of 20 metres.			
3. 2 m maximum length from water heater outlet to tempering valve.			
4. 15 mm if dedicated line to shower.			
5. 10 mm if dedicated line to shower.			
6. Table 3 pipe sizes have been calculated to deliver water simultaneously to the kitchen sink and one other fixture.			

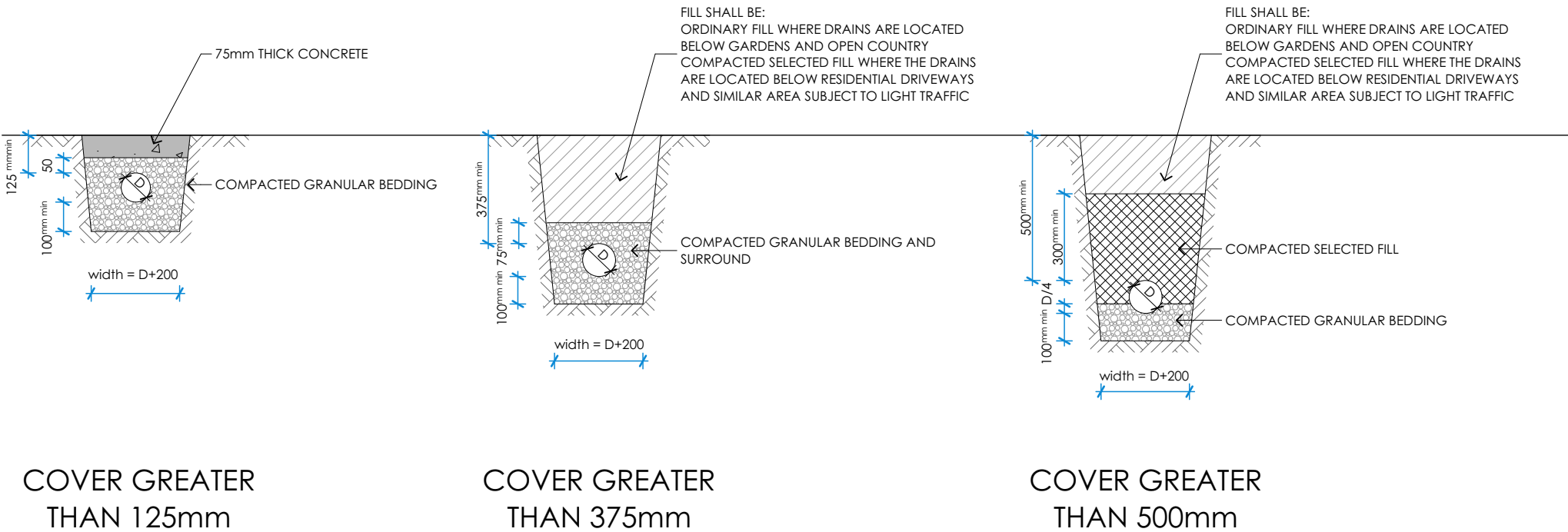


NOTES:
1. STANDING WATER LEVEL NO GREATER THAN MAXIMUM HEAD RATING OF WATER HEATER
2. SAFE TRAY DRAIN TO EXTERIOR TO BE COPPER WHEN HWC HEAT SOURCE IS UNCONTROLLED AS TEMPERATURES MAY EXCEED THE MAX. uPVC CAN TOLERATE IE. WHEN HWC IS HEATED BY WOODBURNER/WETBACK OR SOLAR PANEL.

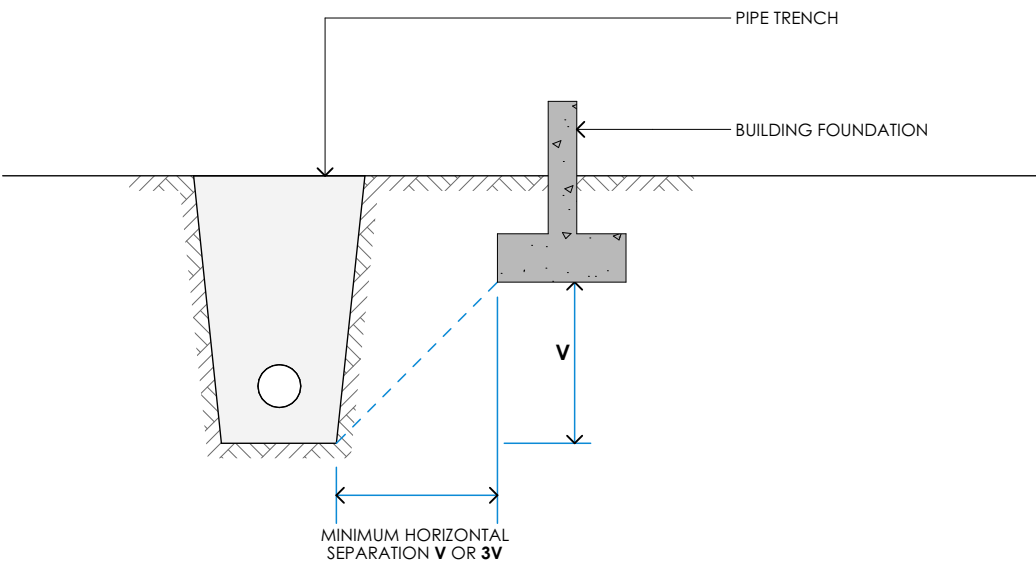
GULLY TRAP DETAIL
NZBC G13/AS2 FIGURE 2



METHOD OF CONNECTING TO GULLY TRAP
NZBC G13/AS2 FIGURE 3a)



PIPE BEDDING AND BACKFILLING
NZBC E1/AS1 FIGURE 13 & G13/AS2 FIGURE 7



For light timber frame and concrete masonry buildings constructed to NZS 3604 or NZS 4229 in accordance with B1/AS1, pipe trenches which are open for no longer than 48 hours shall be located no closer than distance 'V' (see Figure 14) to the underside of any building foundation. Where the trench is to remain open for periods longer than 48 hours, the minimum horizontal separation shall increase to 3V in all ground except rock.

RELATIONSHIP OF PIPE TRENCH TO BUILDING FOUNDATION
NZBC E1/AS1 FIGURE 14 & G13/AS2 FIGURE 8