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30 GEORGE STREET UNITS

30 GEORGE STREET ROLLESTON NZ

Project Team - V. SANDERS + S. ELLIS



George Street

IMAGE FROM WWW.CANTERBURYMAPS.GOVT.NZ

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

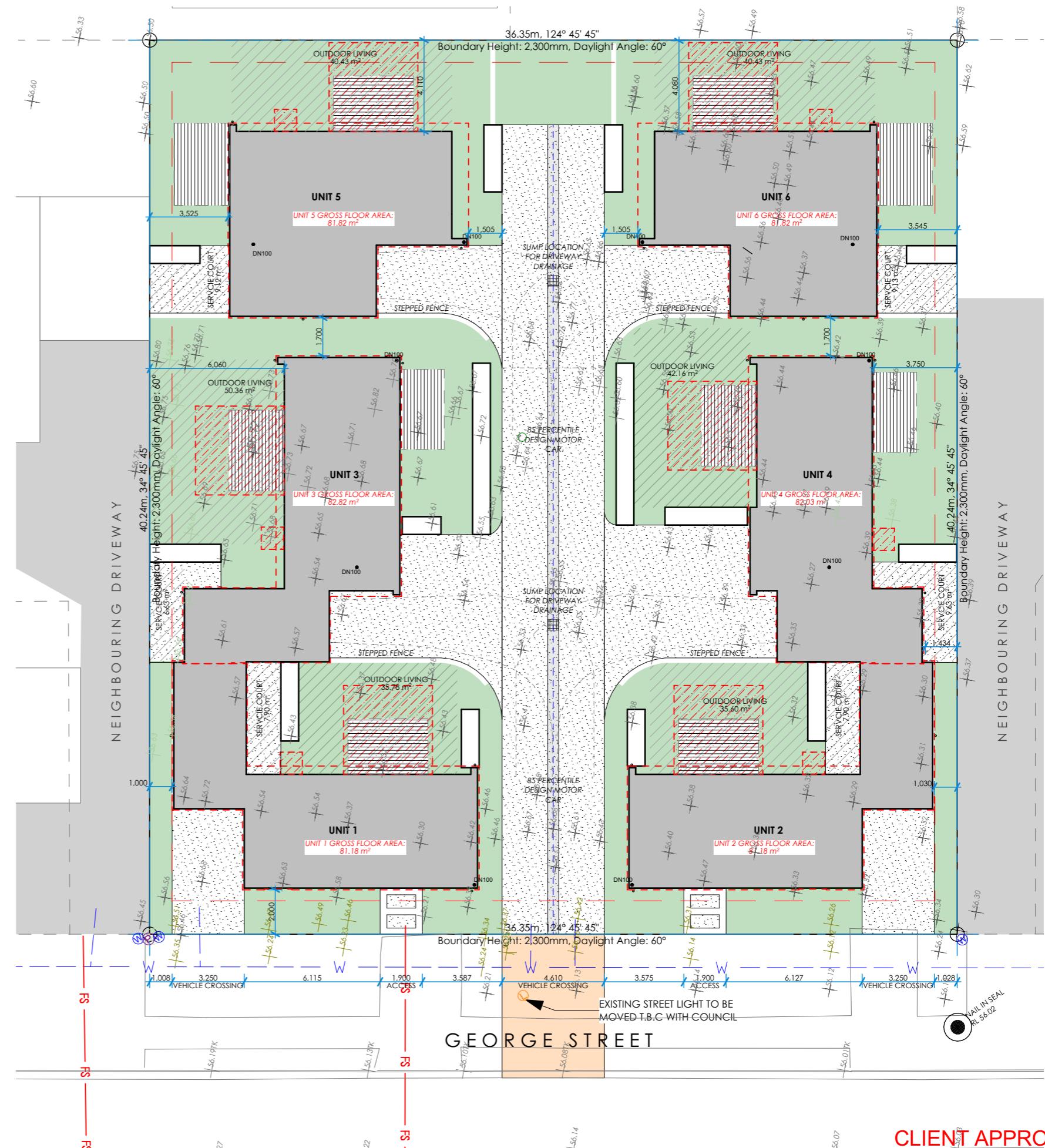
SITE COVERAGE: 33.57%

SITE SURVEY

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

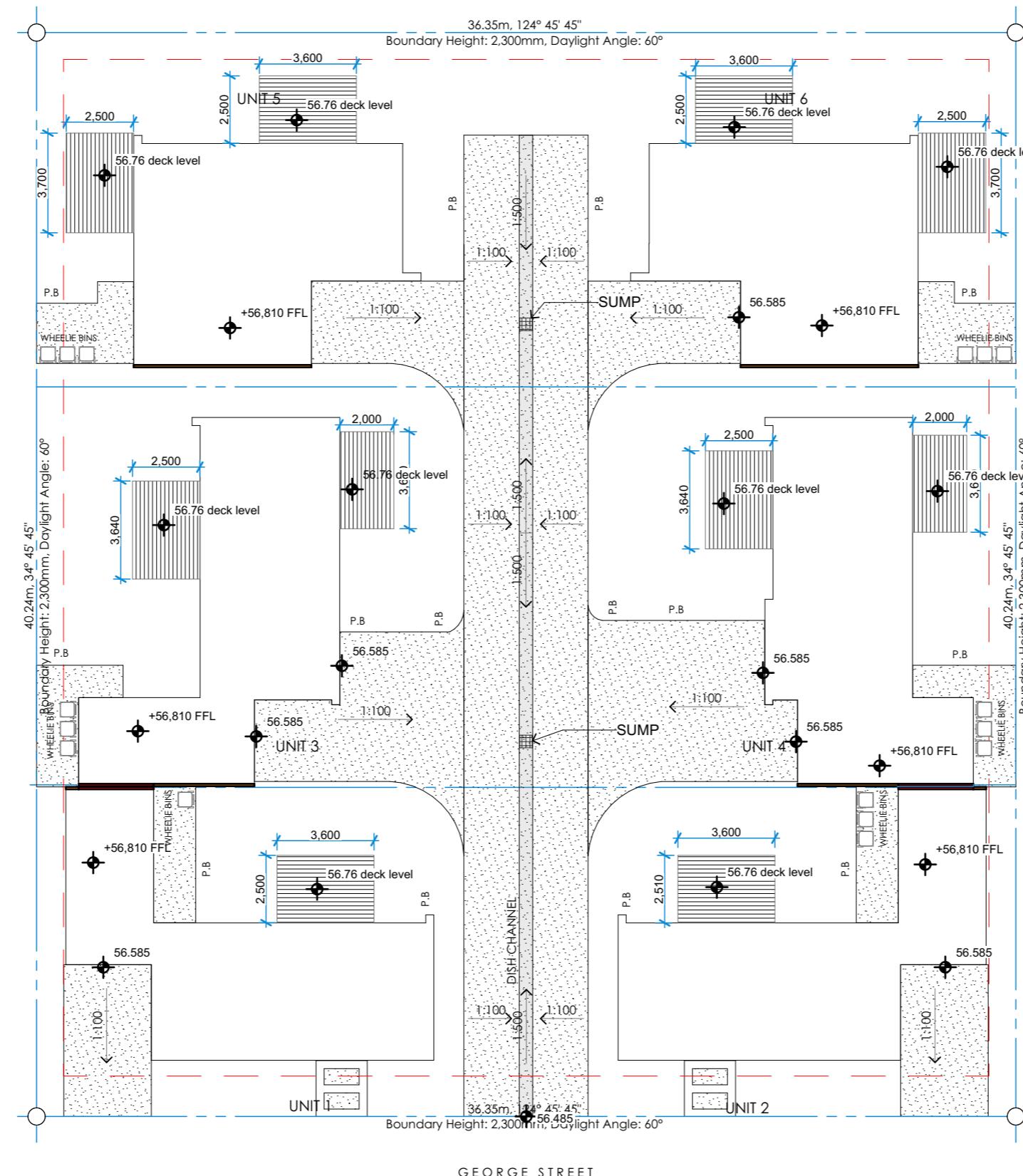
Resource Consent

PLEASE REFER TO GRANTED RESOURCE CONSENT RC225351



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GEORGE STREET

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.

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1/08/202

SITE CIVIL WORKS PLAN

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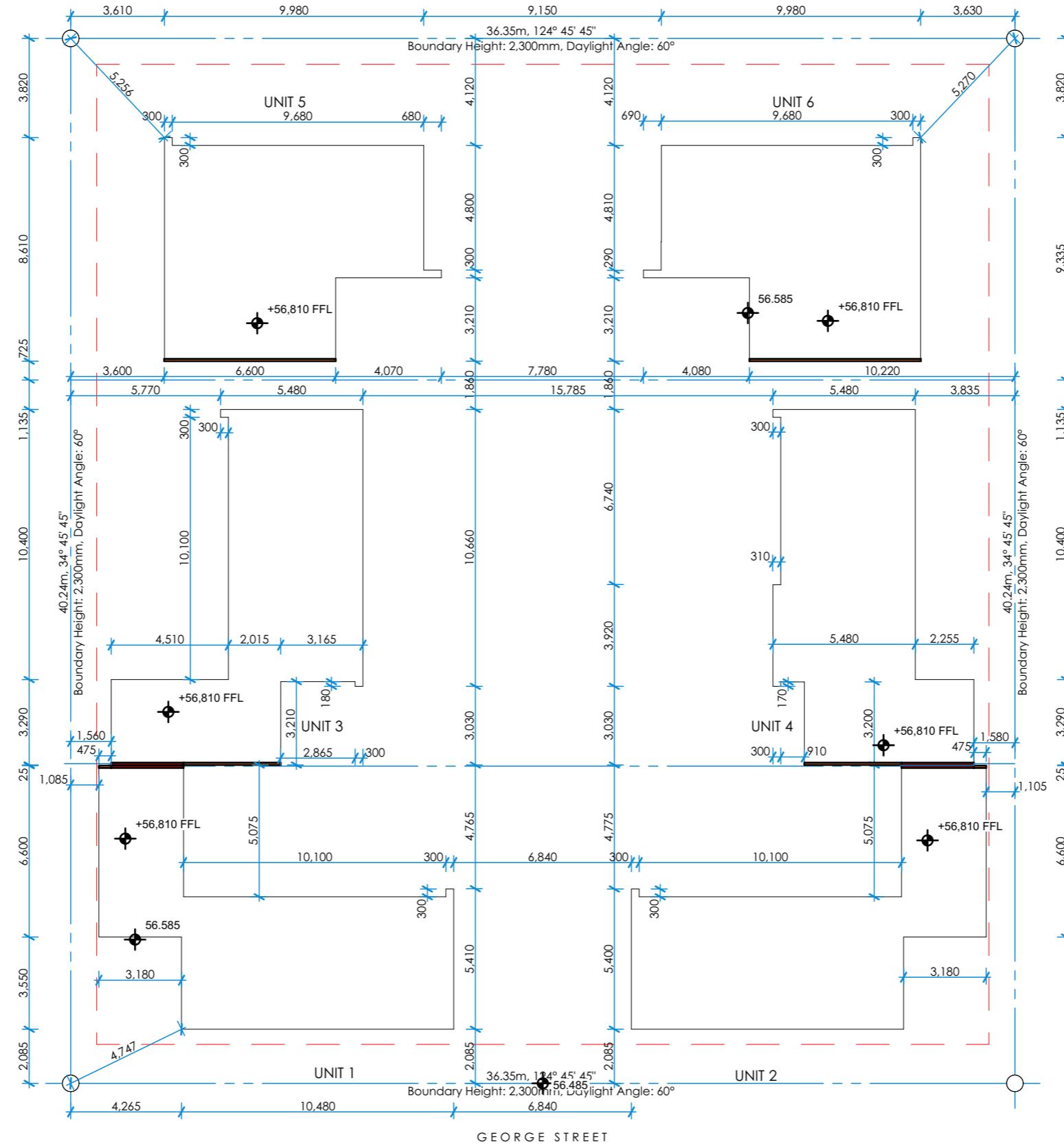
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1/08/2022

OVER SITE SLAB SETOUT PLAN

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ONSITE

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GENERAL NOTES		EXCAVATION/SITE ESTABLISHMENT	WALL STRUCTURE	LVL TIMBER	INSULATION / H1 COMPLIANCE	
THE WORK COMPRISSES THE PROJECT AS OUTLINED ON THESE DRAWINGS.		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	ZONE 3
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.		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	CONSTRUCTION R-VALUE
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.		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.	SLAB ON GROUND	R1.7
SPECIFIC ENGINEERING DETAIL REFER TO THE CHARTERED ENGINEERS CALCULATIONS AND/OR THEIR DRAWINGS ATTACHED.		WHERE FOUNDATIONS ARE SPECIFICALLY DESIGNED BY OTHERS, REFER TO SEPARATE DETAILS AND CALCULATIONS AS INDICATED/REFERENCED WITHIN DRAWINGS.	INTERNAL LOAD-BEARING WALLS: <2.7m STUD LENGTH 90x45 H1.2 SG8 STUDS @ 600CRS MAX. NOGS @ 800CRS MAX.	ROOF STRUCTURE & ROOFING	SUSPENDED FLOOR	R3.0
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.		LOWER LEVEL SLAB AND FOUNDATION: SED / ENGINEERED SED RAFT TYPE SLAB SYSTEM WITH INTEGRATED FOUNDATION. 85mm REINFORCED CONCRETE SLAB ON GROUND OVER 0.25mm DPM OVER 25mm SAND BLINDING.	NON-LOAD-BEARING STUDS IN INTERNAL WALLS <2.7m STUD LENGTH 90x45 H1.2 SG8 STUDS @ 600CRS MAX. NOGS @ 800CRS MAX.	ROOF CLADDING T-RIB 0.40BMT ROOFING OVER THERMACRAFT COVERTEK 407 SELF-SUPPORTING ROOFING UNDERLAY.	EXTERIOR WALL	R2.0
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 PRACTITIONER ISSUING THE CERTIFICATE OF DESIGN WORK.		SLAB INSULATION: SLAB EDGE INSULATION UNDER FLOOR INSULATION : EXPOL THERMASLAB(S) R2.11 80mm THICK	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 PURFLIN @ 600 AND FIXED TO TRUSSES OR RAFTERS.	TRUSSED ROOF	R6.6
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.		DPM: 250 MICRON THICK POLYETHYLENE FILM TAPE ALL SEAMS AND TAPE ANY DAMAGE OR PENETRATIONS THROUGH DPM.	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.	SKILLION ROOF	R6.6
DURABILITY DURABILITY OF ALL NEW FIXINGS TO COMPLY WITH NZBC B2/AS1 & NZS3604:2011 TABLE 4.1 & 4.2 DWELLING IS LOCATED WITHIN - B ENVIRONMENT - ALL ZONES: CLOSED AND ROOF SPACE FIXINGS NAIL PLATES - CONTINUOUSLY COATED Z275 PRE-GAL WIRE DOGS - 150g/m ² HOT DIPPED GAL COATING BOLTS - 600g/m ² HOT DIPPED GAL COATING BRACKETS - 390g/m ² HOT DIPPED GALV. COATING ALL OTHER STRUCTURAL FIXINGS IN 'CLOSED' - MILD STEEL		DPC: ALL TIMBER AND STEEL WORK TO BE FIXED OVER THERMACRAFT DPC WHEN FIXED TO CONCRETE.	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	GLAZING	R0.50
PLUMBING & DRAINAGE ALL PLUMBING TO AS/NZS 3500 SANITARY PLUMBING. PLUMBING/DRAIN LAYER TO SUPPLY AN AS BUILT PLUMBING & DRAINAGE PLAN AFTER COMPLETION. ADDITIONAL NOTES: THIS PROJECT HAS STORMWATER DISCHARGE TO SOAKAGE PITS. REFER TO DESIGN BY BRAY BROTHERS DRAINAGE		BOTTOM PLATE TO TIMBER FLOOR FIXING 2/100x3.75 HAND-DRIVEN NAILS @ 600CRS MAX. OR 3/90x3.75 POWER-DRIVEN NAILS @ 600CRS MAX.	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 AND 150mm FROM CORNERS OVER DPC.	5.3 EARTHQUAKE BRACING 5.3.2 EARTHQUAKE ZONE - 2	SKYLIGHTS	R0.62
ABBREVIATIONS THROUOUT DRAWING SET 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		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 INSTRUCTIONS	EXTERNAL OPENING TRIM DIMENSIONS ALL DIMENSIONS ARE TO ROUGH OPENINGS AND ALL DIMENSIONS MUST BE SITE VERIFIED PRIOR TO MANUFACTURE.	WET AREAS (AS DEFINED E3/AS1) BATHROOM - INSTALL 10mm GIB AQUALINE TO WALLS AND 13mm AQUALINE TO CEILING. KITCHEN & LAUNDRY - INSTALL 10mm GIB AQUALINE TO WALLS. SERVICE AND WET AREAS TO BE PAINTED WITH: 1x OIL BASED ENAMEL TINTED UNDERCOAT/SEALER 2x OIL BASED ENAMEL TOP COATS (MOULD RESISTANT). OR 1x WATERBORNE TINTED UNDERCOAT/SEALER 2x WATERBORNE ENAMEL TOP COATS (MOULD RESISTANT).	INTERIOR WALL LINING	
		ALUMINIUM JOINERY IS TO BE SITE MEASURED TO CONFIRM CLEARANCES. BUILDING/PRENAILER TO LIASE AND CONFIRM.	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	WET AREAS (AS DEFINED E3/AS1) FLOORS WILL BE Sanded AND PREPARED WITH LEVELING COMPOUND AS REQUIRED. TANKING (ARDEx WPM002) WHERE REQUIRED IS THEN APPLIED TO WET AREAS TO COMPLY WITH NZBC E3/AS1.	WET AREAS (AS DEFINED E3/AS1)	
		IN ADDITION TO THE ABOVE NAIL FIXINGS ALL LOAD BEARING WALLS ARE TO HAVE THEIR VERY TOP PLATE FIXED TO ALL STUDS WITH 1/ LUMBERLOK STUD STRAP. REFER TO THE LUMBERLOK STUD TO PLATE FIXING SCHEDULE SHEET TYPE 'B'.	ALL WALL FRAMES TO CONCRETE SLABS, TO BE SEATED ON DPC.	EXTERIOR WALLS & CLADDINGS	EXTERIOR CLADDING: THE FOLLOWING SELECTED CLADDING - SPECIALIZED AAC 50mm EZYPANEL OVER 20mm EPS CAVITY BATTEN - NIAGARA - ENVIRA BEVELBACK 187mm W/B OVER ENVIRA 20mm H3.1 CAVITY BATTEN INSTALLED AS PER MANUFACTURER INSTRUCTIONS	
		REFER TO CLADDING REQUIREMENTS FOR ADDITIONAL NOGGING IN THE EXTERNAL FRAMES SUPPORTING CLADDING.	INTERNAL DOOR TRIM DIMENSIONS GENERALLY ALL INTERNAL DOOR HEIGHTS TO BE 1,980mm. TRIM WIDTH & HEIGHT OF ALL INTERNAL OPENINGS TO SUIT. TYPICALLY THE TRIM WIDTH IS LEAF WIDTH + 70mm & THE HEIGHT IS LEAF HEIGHT + 45mm. BOTH CALCULATED USING 20mm JAMB LINERS. BUILDER/PRENAILER TO CONFIRM.	BUILDING WRAP THERMACRAFT WATERGATE PLUS 295 FLEXIBLE UNDERLAY FIXED DIRECTLY TO FRAMING PRIOR TO INSTALLATION OF CAVITY BATTENS AND CLADDING.	EXTERIOR CLADDING: THE FOLLOWING SELECTED CLADDING - SPECIALIZED AAC 50mm EZYPANEL OVER 20mm EPS CAVITY BATTEN - NIAGARA - ENVIRA BEVELBACK 187mm W/B OVER ENVIRA 20mm H3.1 CAVITY BATTEN INSTALLED AS PER MANUFACTURER INSTRUCTIONS	
				WALL INSULATION PINK Batts - ULTRA R2.8	WALL INSULATION PINK Batts - ULTRA R2.8	
				WINDOW SEALING SYSTEM INSTALL THERMACRAFT ALUBAND WINDOW FLASHING SYSTEM AROUND WINDOW AND DOOR OPENING AS PER MANUFACTURERS INSTALLATION INSTRUCTIONS.	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.	EXTERIOR WALL PENETRATIONS ALL EXTERIOR WALL PENETRATIONS THROUGH THE CLADDING AND CAVITY TO HAVE PVC PIPE AND THERMACRAFT ONESEAL INSTALLED.	

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BESPOKE ARCHITECTURE

30 GEORGE STREET UNIT

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1/08/20

PROJECT NOTES

PO Box 36224, Merivale, Christchurch, NZ

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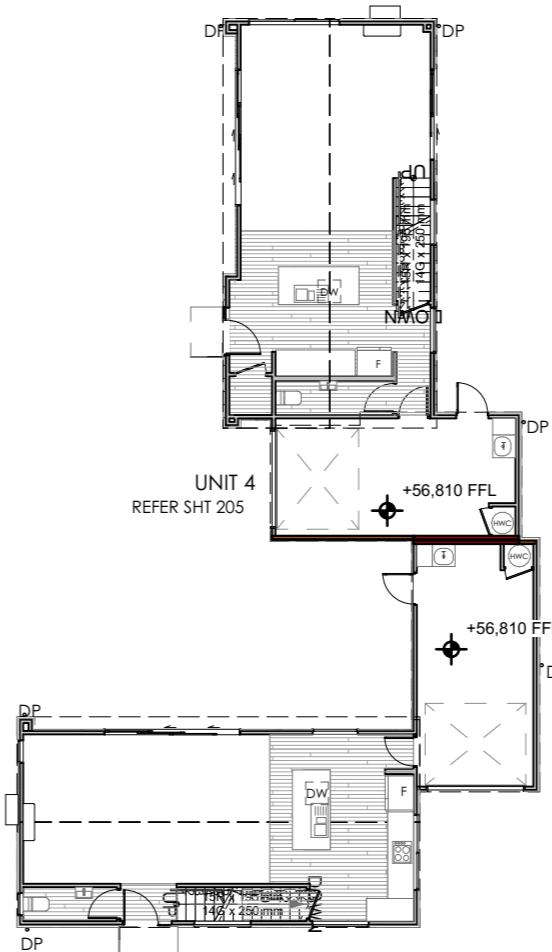
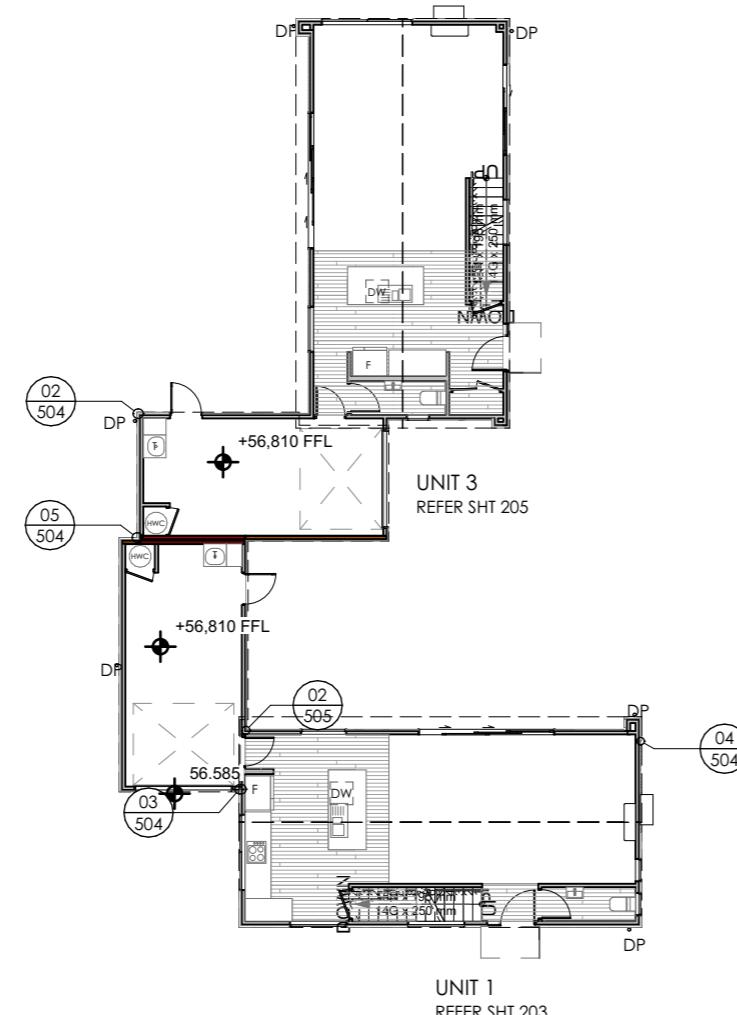
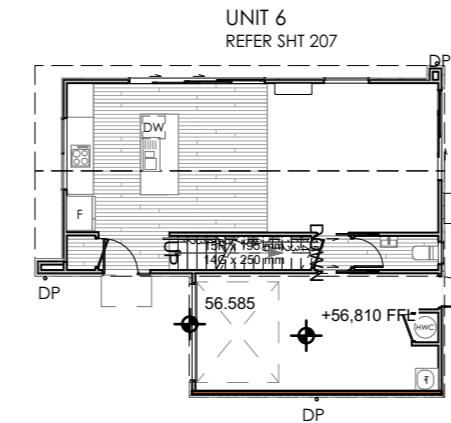
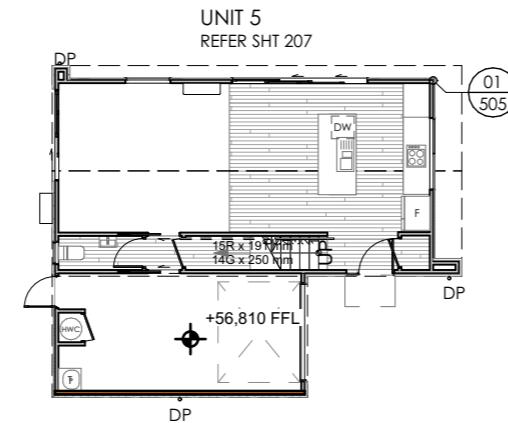
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REVISION

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SHEET NO
104



UNIT 1
REFER SHT 203

56.485

UNIT 2
REFER SHT 203

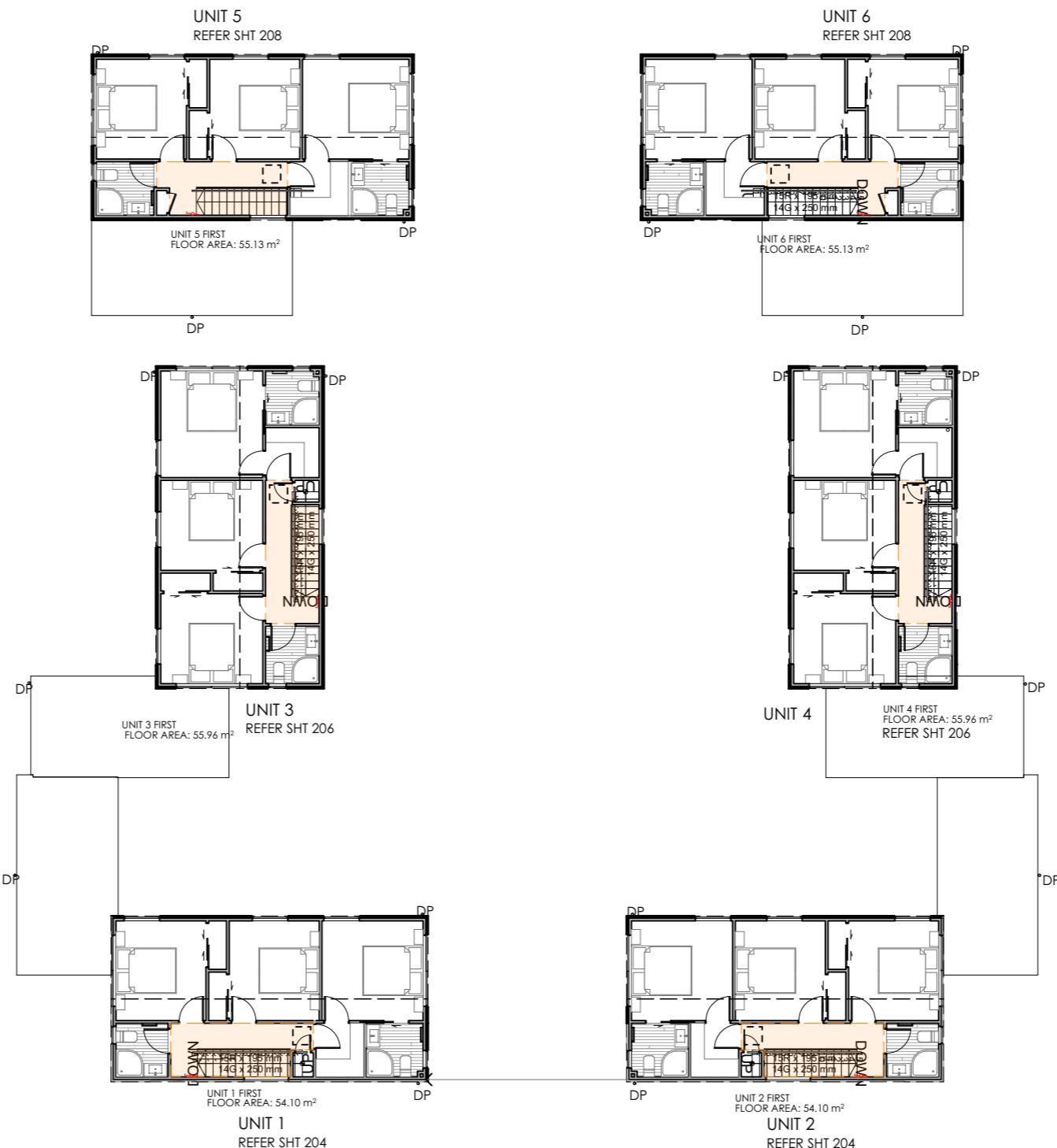
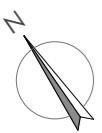
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				design	V. SANDERS
				drawn	S. ELLIS
				job no	J19241
				scale	1:200@ A3

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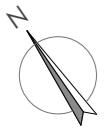


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**IMPORTANT:**

- 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 Webback*

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.

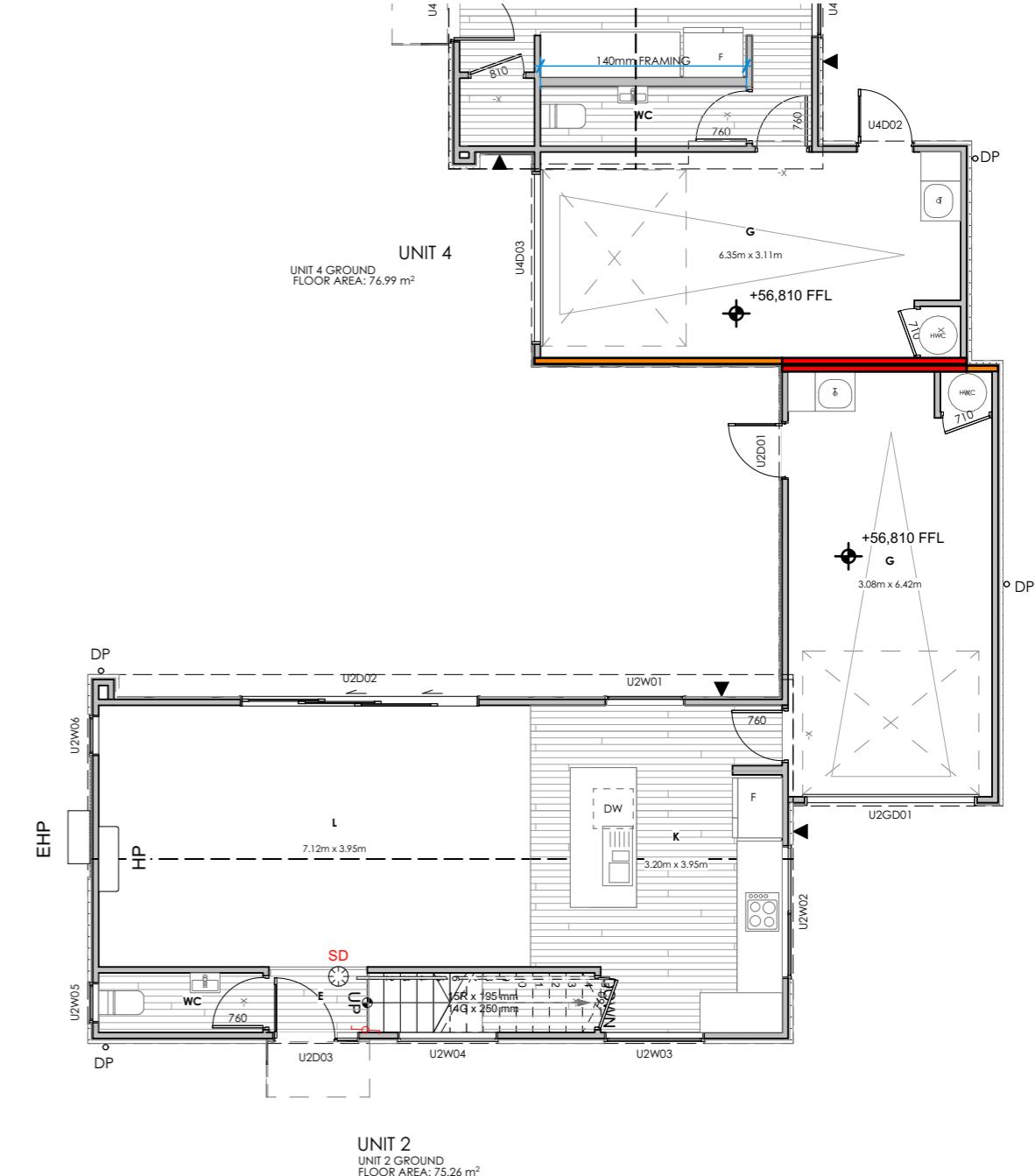
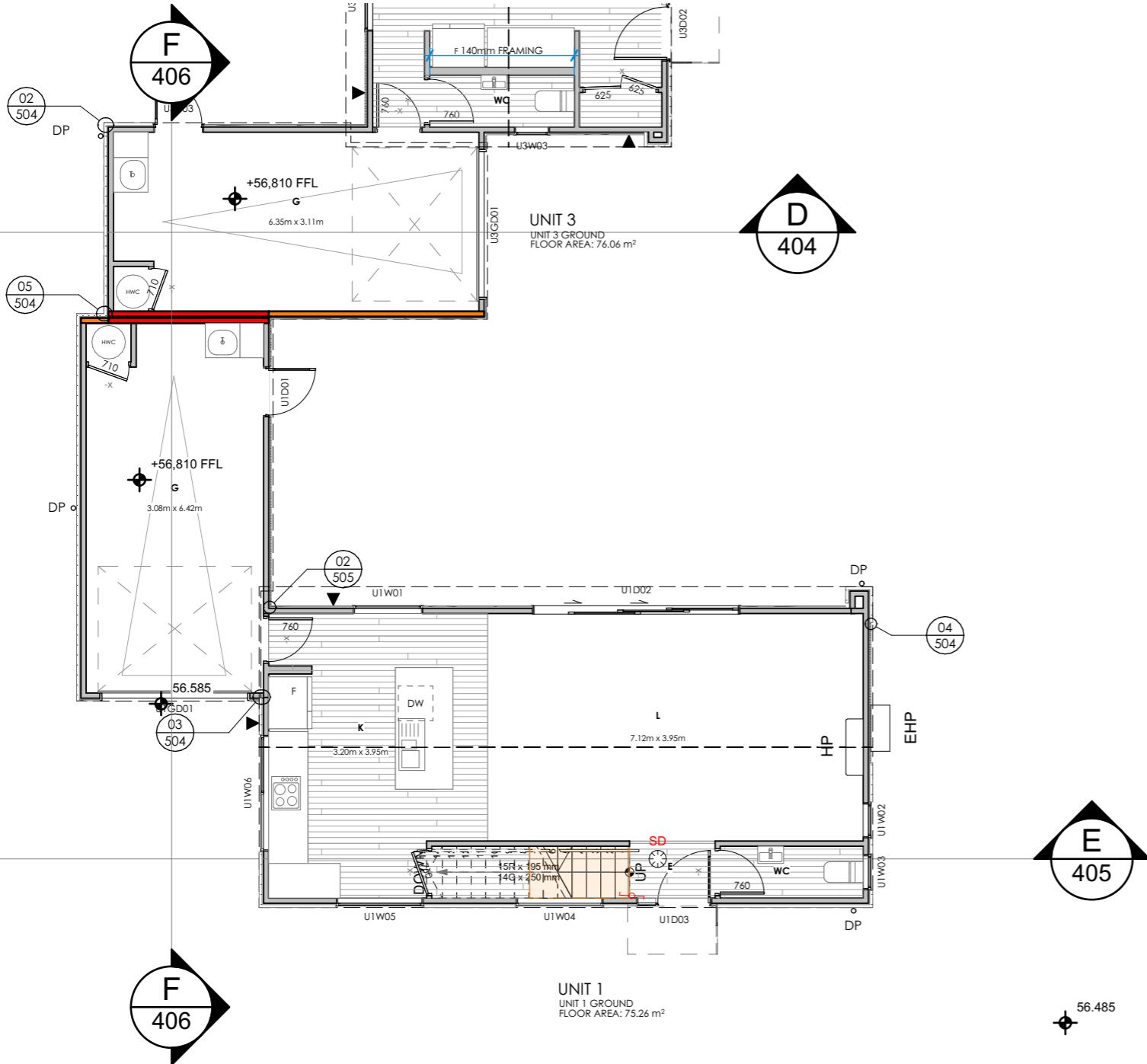
SELECTED RESIDENTIAL RANGE HOOD WITH INLINE EXHAUST FAN TO KITCHEN TO BE A MIN OF 50 l/sec DUCTED EITHER TO SOFFIT OR ROOF.

G8 COMPLIANCE

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

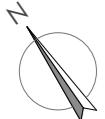
ARTIFICIAL LIGHTING TO BE PROVIDED TO ACHIEVE MIN. 20 LUX IN ALL ACCESS ROUTES. REFER TO NZBC G8/AS1 TABLE 1 FOR THE MIN. WATTAGE REQUIRED PER m² OF FLOOR AREA TO ACHIEVE 20 LUX.**CONSULTANTS:**

DOCUMENTATION TO BE READ IN CONJUNCTION WITH CONSULTANT DOCUMENTATION

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**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.
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INTERIOR DOORS:

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SELECTED CARPET FLOORING

IMPORTANT

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ROOF ACCESS LADDER 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 Webback*

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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)

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G4 COMPLIANCE - KITCHEN/BATHROOM VENTILATION

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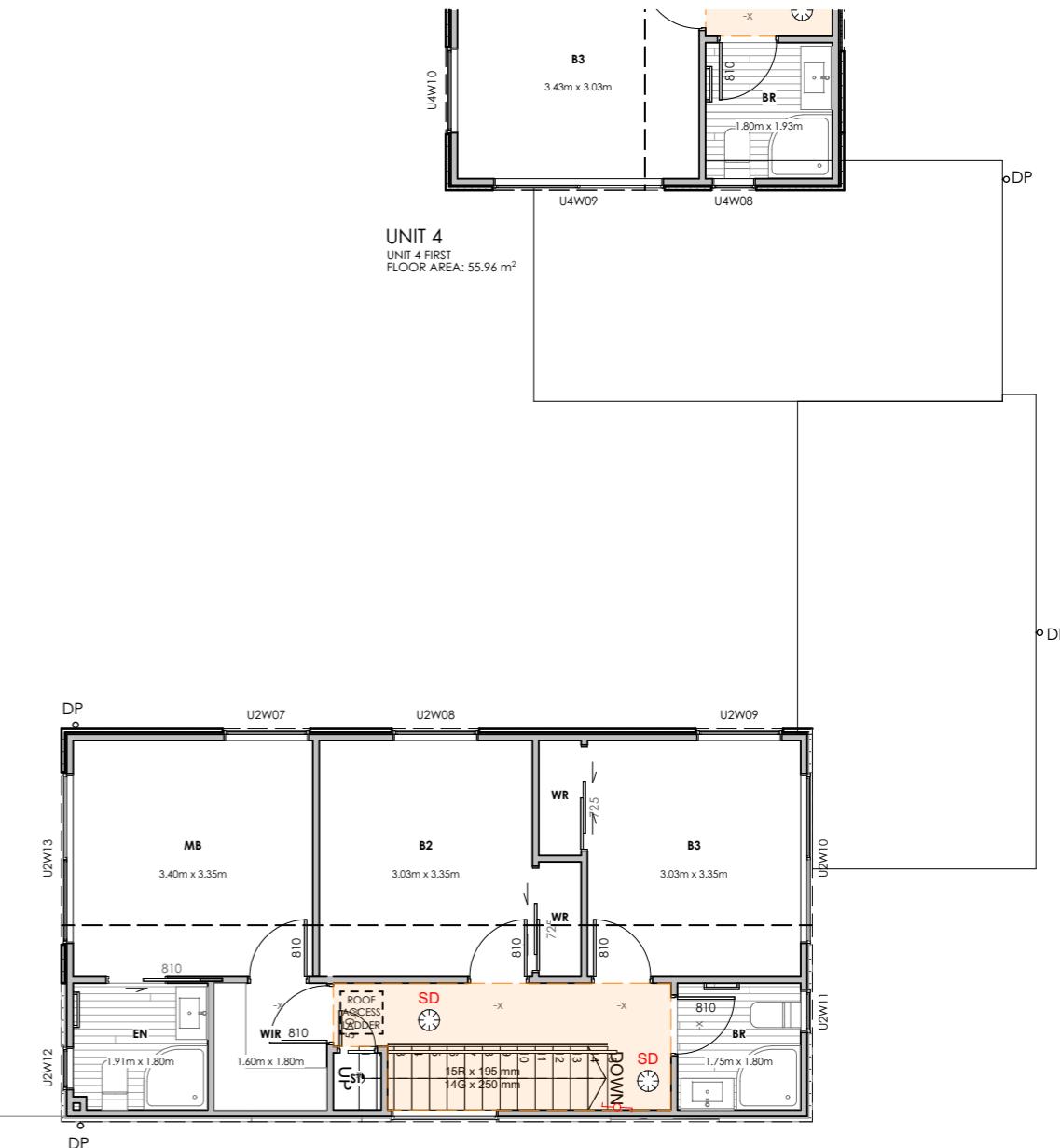
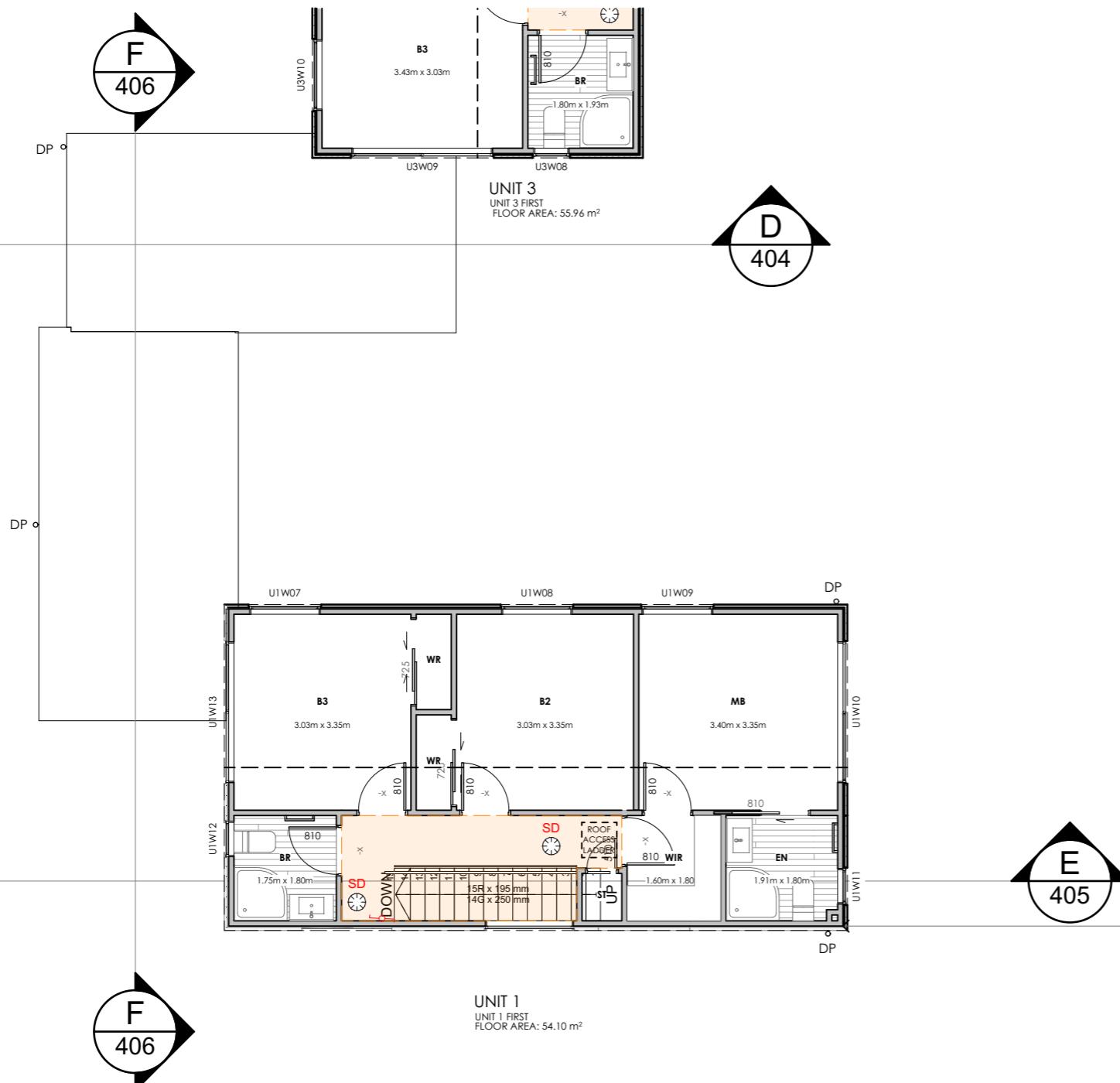
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DOCUMENTATION TO BE READ IN CONJUNCTION WITH CONSULTANT DOCUMENTATION



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30 GEORGE STREET UNITS

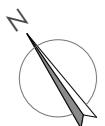
30 GEORGE STREET ROLLESTON NZ

1/08/2023

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REVISION

design V. SANDERS
drawn S. ELLIS
job no J19241
scale 1:100@ A3**CLIENT APPROVAL**NOT FOR CONSTRUCTION
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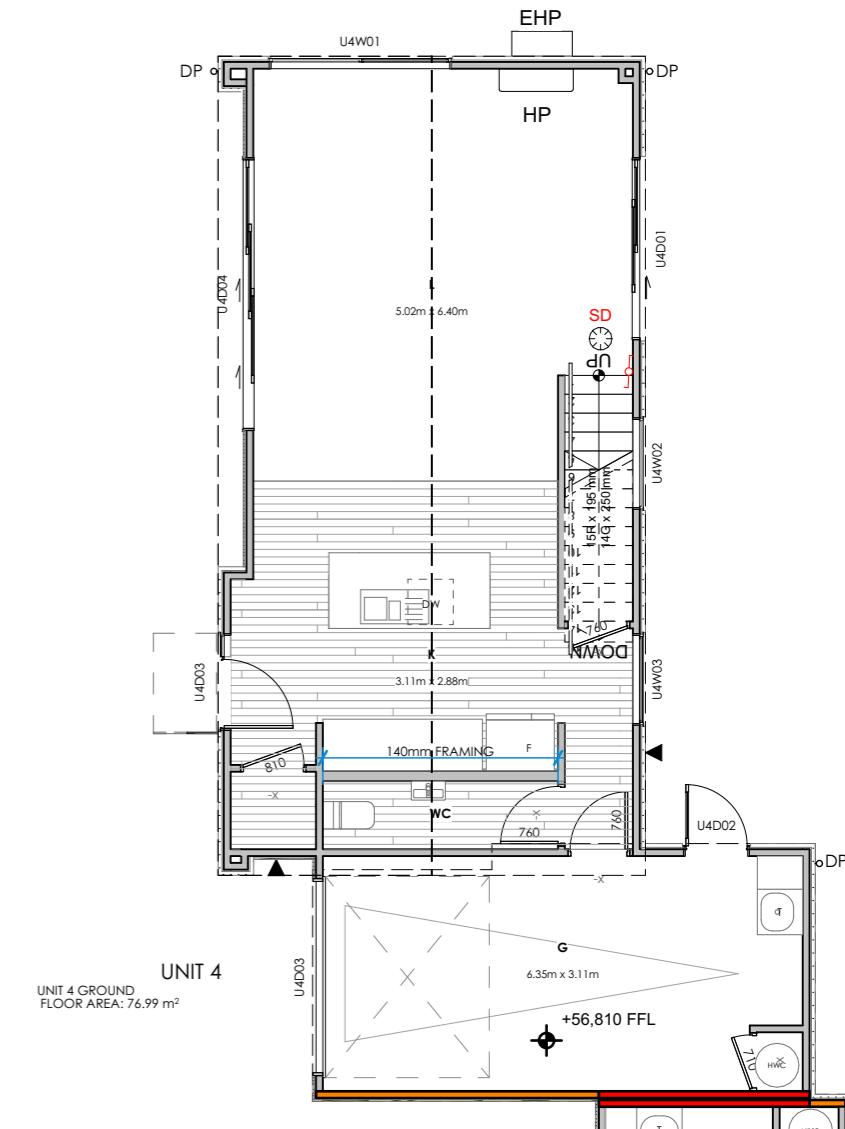
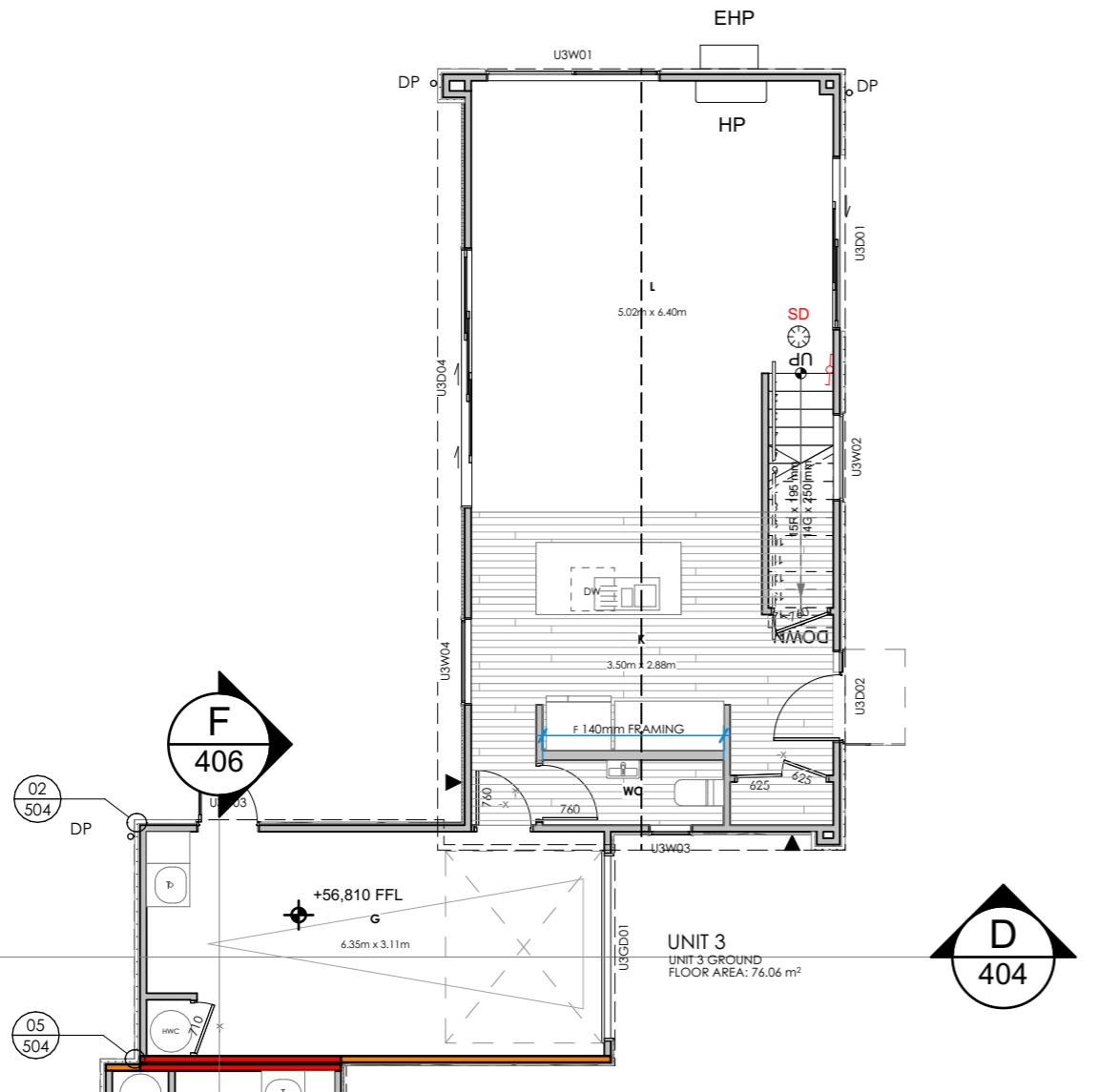
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30 GEORGE STREET UNITS

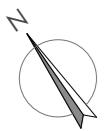
30 GEORGE STREET ROLLESTON NZ

1/08/2023

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REVISION

design V. SANDERS
drawn S. ELLIS
job no J19241
scale 1:100@ A3**CLIENT APPROVAL**NOT FOR CONSTRUCTION
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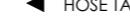
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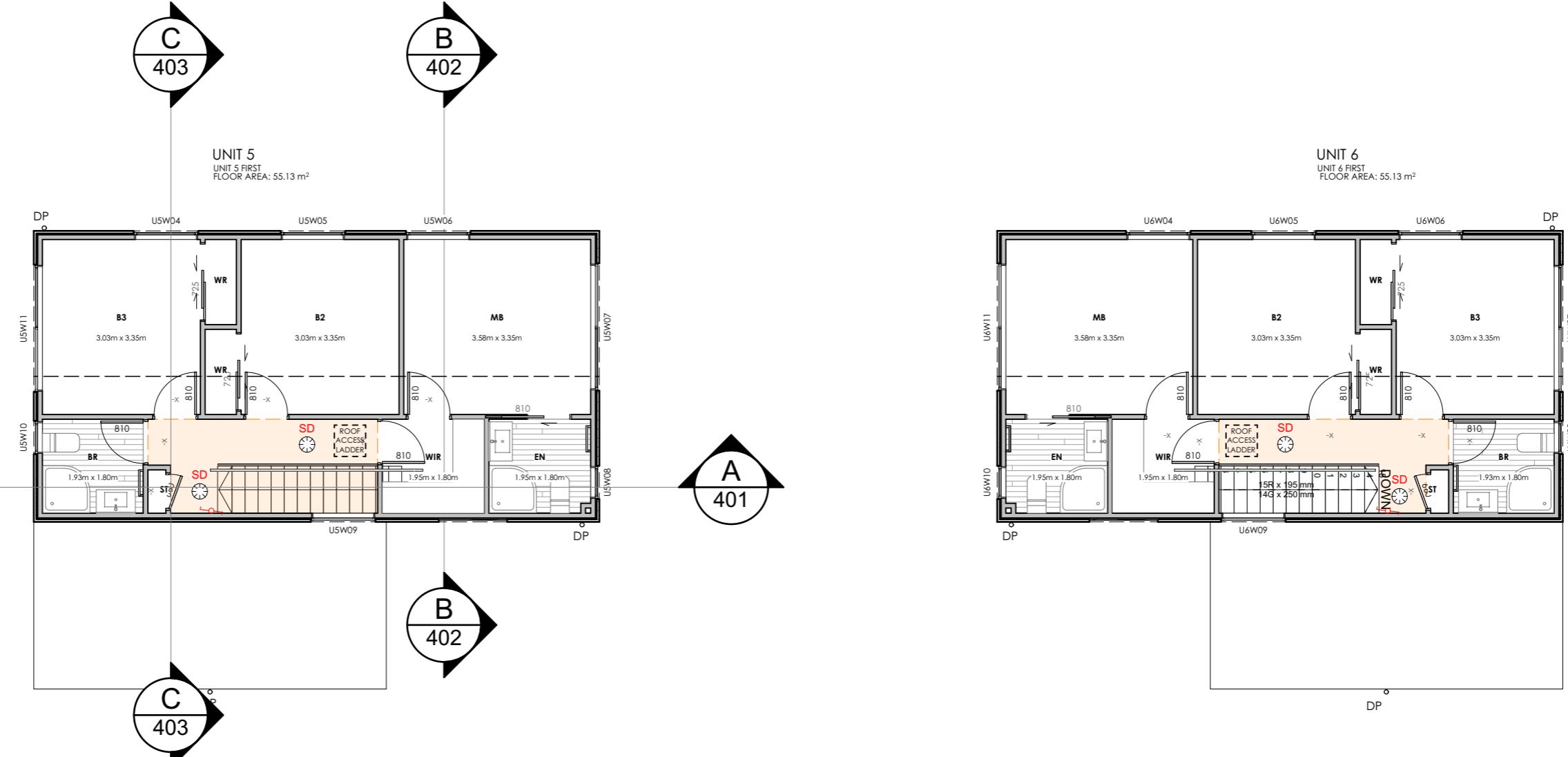
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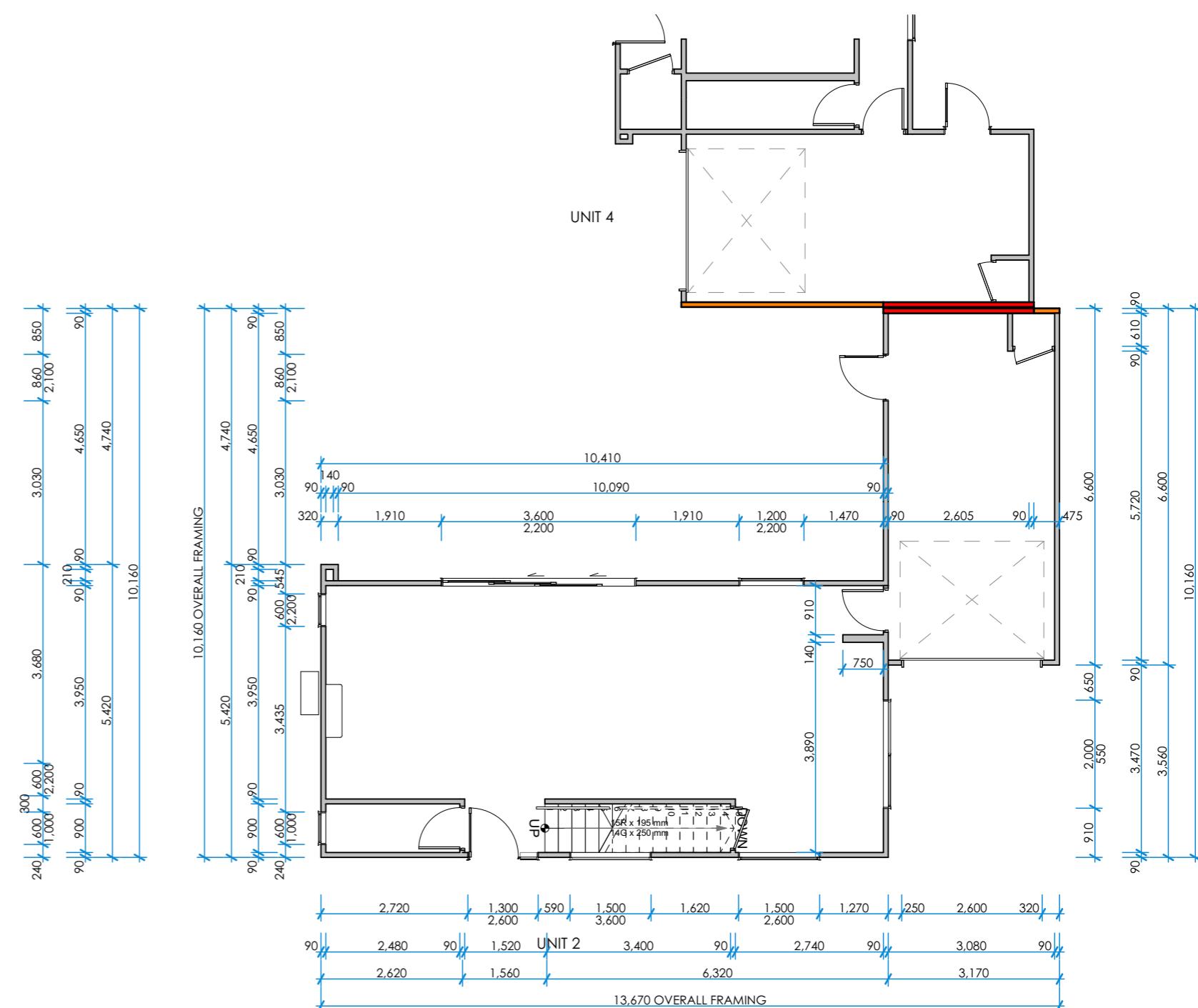
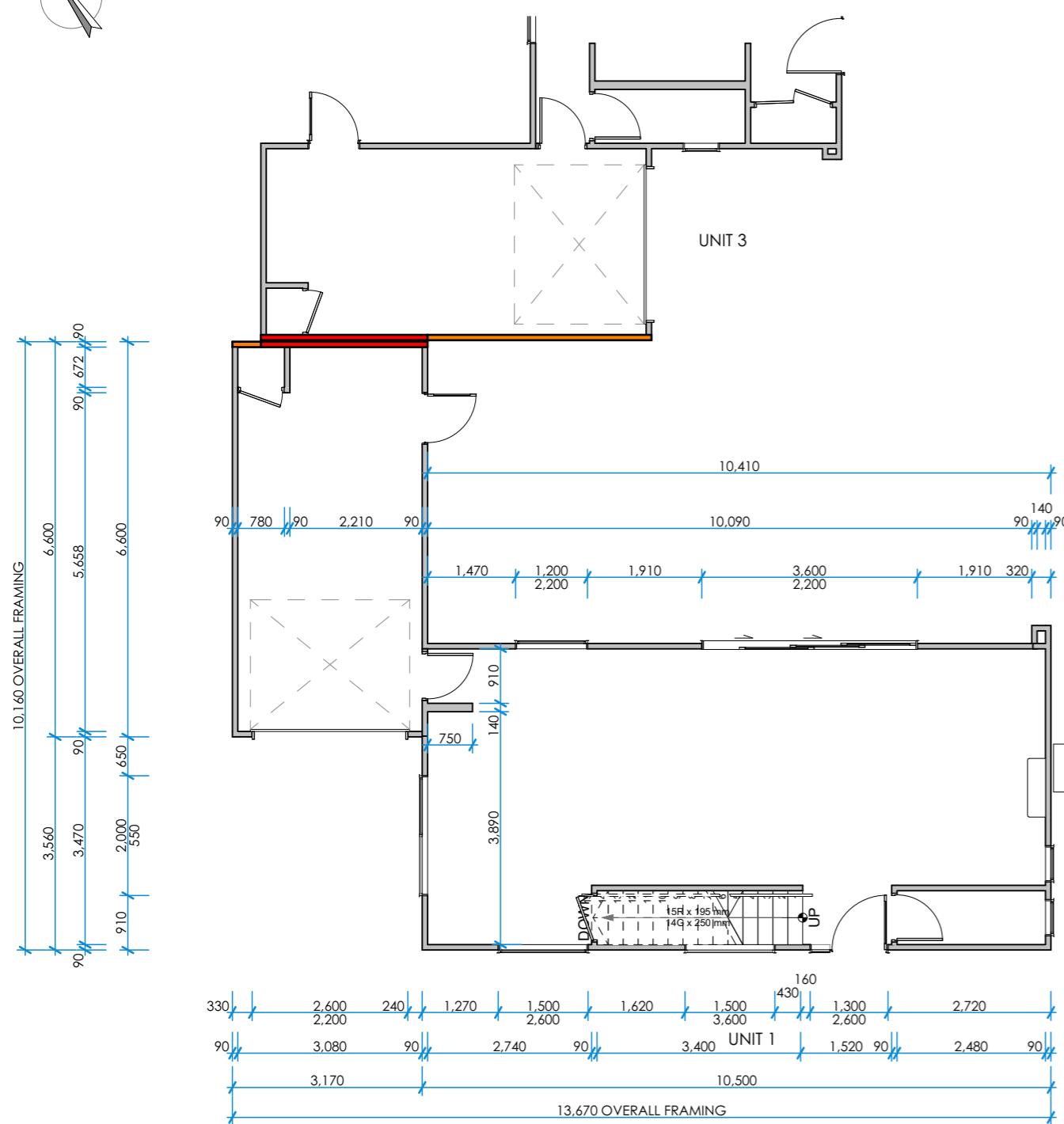
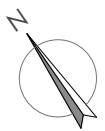
design	V. SANDERS
drawn	S. ELLIS
job no	J19241
scale	1:100@ A3

CLIENT APPROVAL

NOT FOR CONSTRUCTION

SUBJECT TO BUILDING CONSENT APPROVAL

SHEET NO **208**



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30 GEORGE STREET UNITS

30 GEORGE STREET ROLLESTON N

1/08/2022

UNIT 1 & 2 GROUND FLOOR DIMENSIONS PLAN

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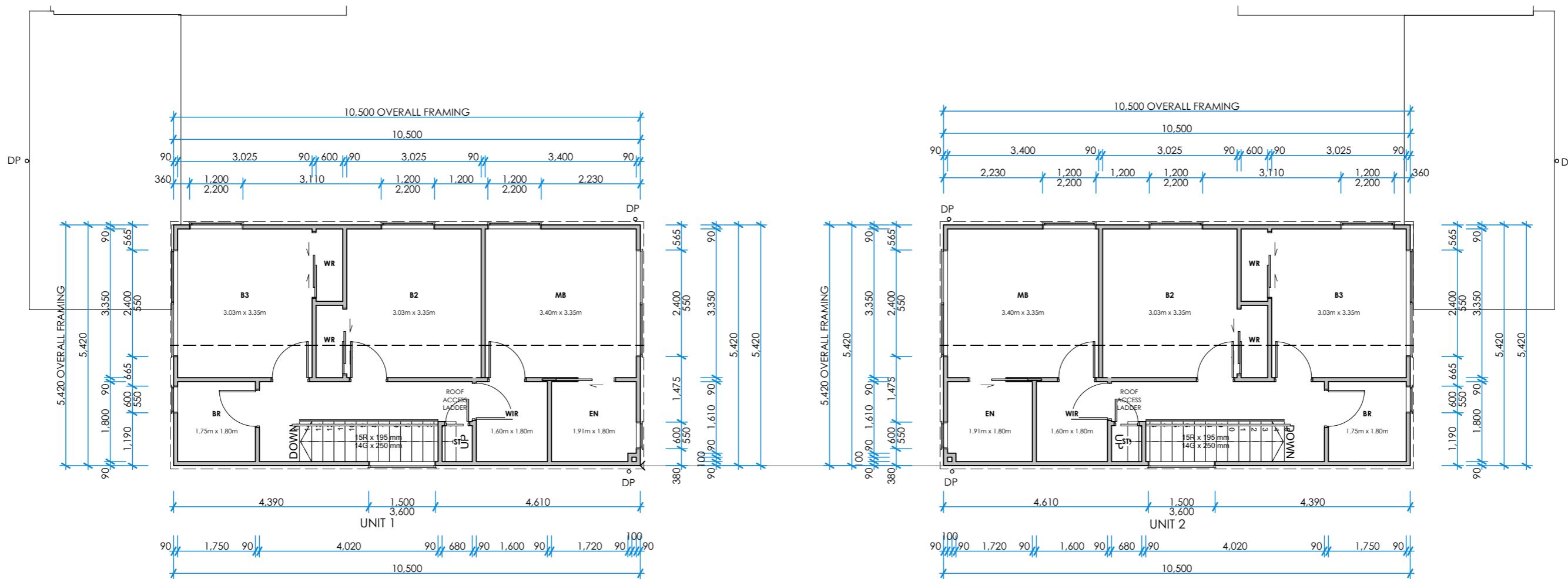
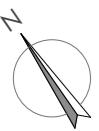
TE
IN
RS
Z.
REVISION

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

SHEET NO 209

CLIENT APPROVAL
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BESPOKE ARCHITECTURE



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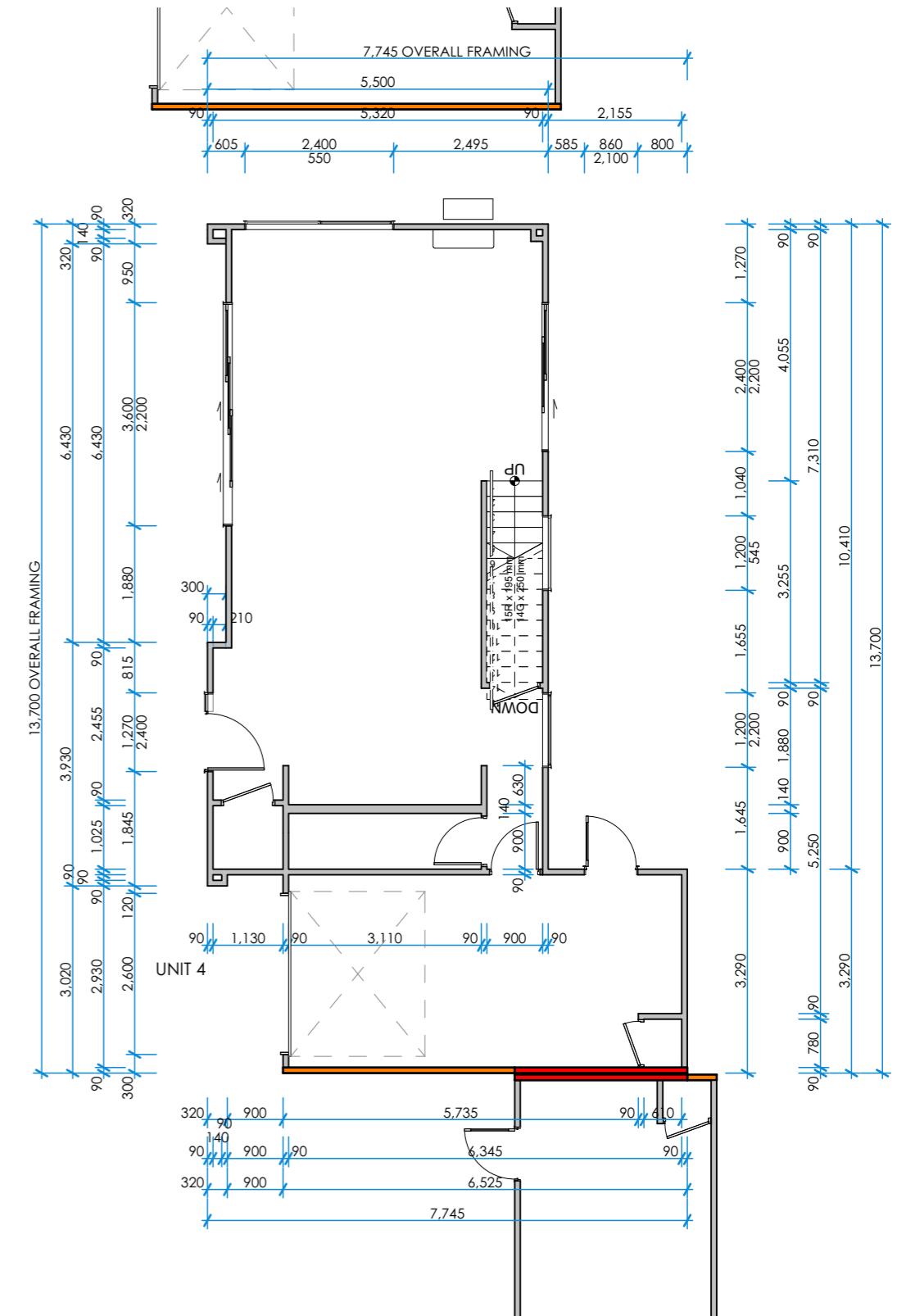
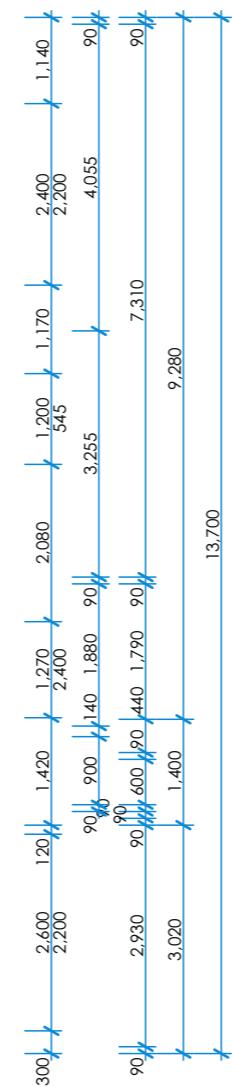
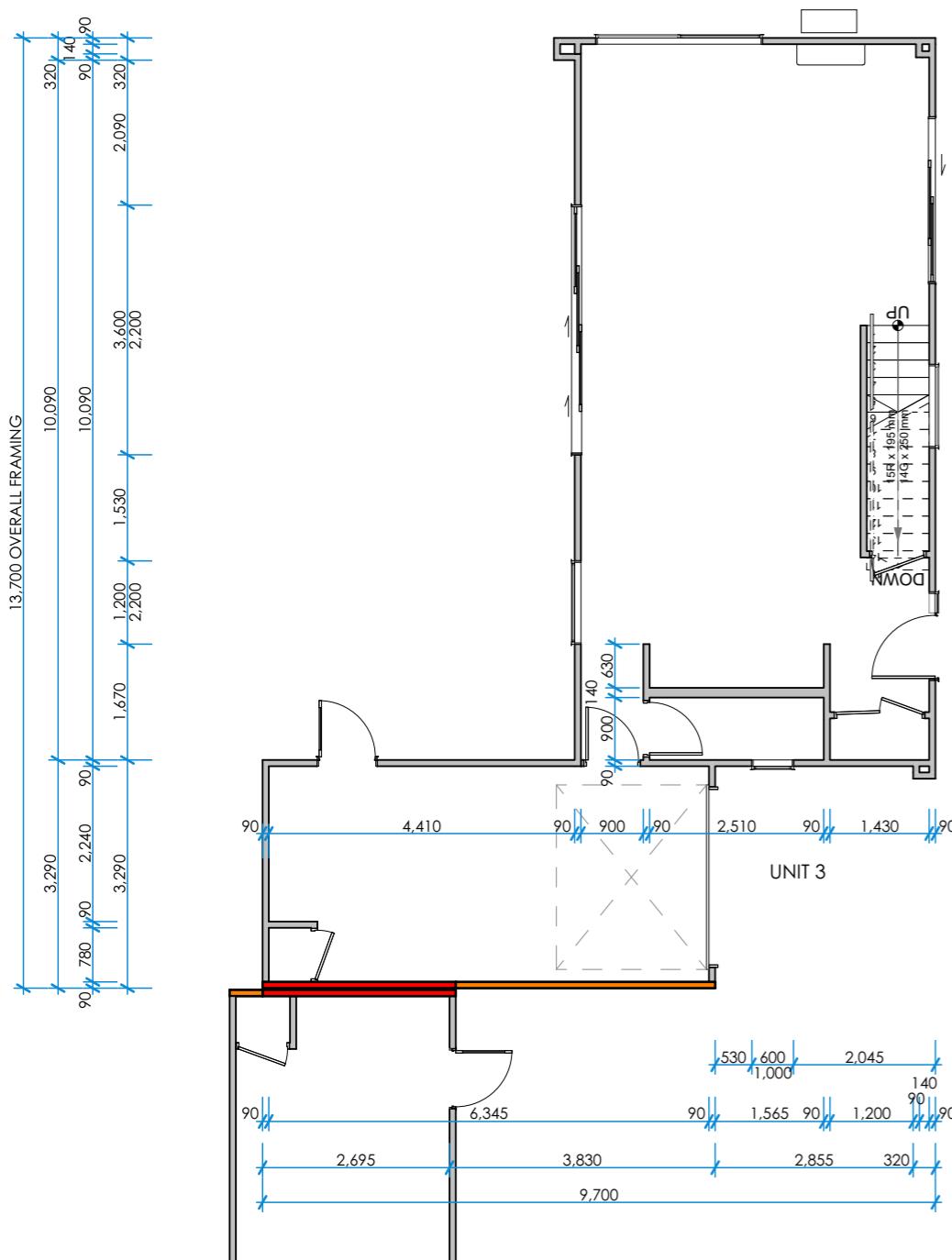
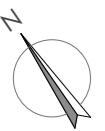
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UNIT 1 & 2 UPPER FLOOR DIMENSIONS PLAN

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TE		design	V. SANDERS	SHEET NO 210
IN		drawn	S. ELLIS	
RS		job no	J19241	
Z.		scale	1:100@ A3	



CLIENT APPROVAL
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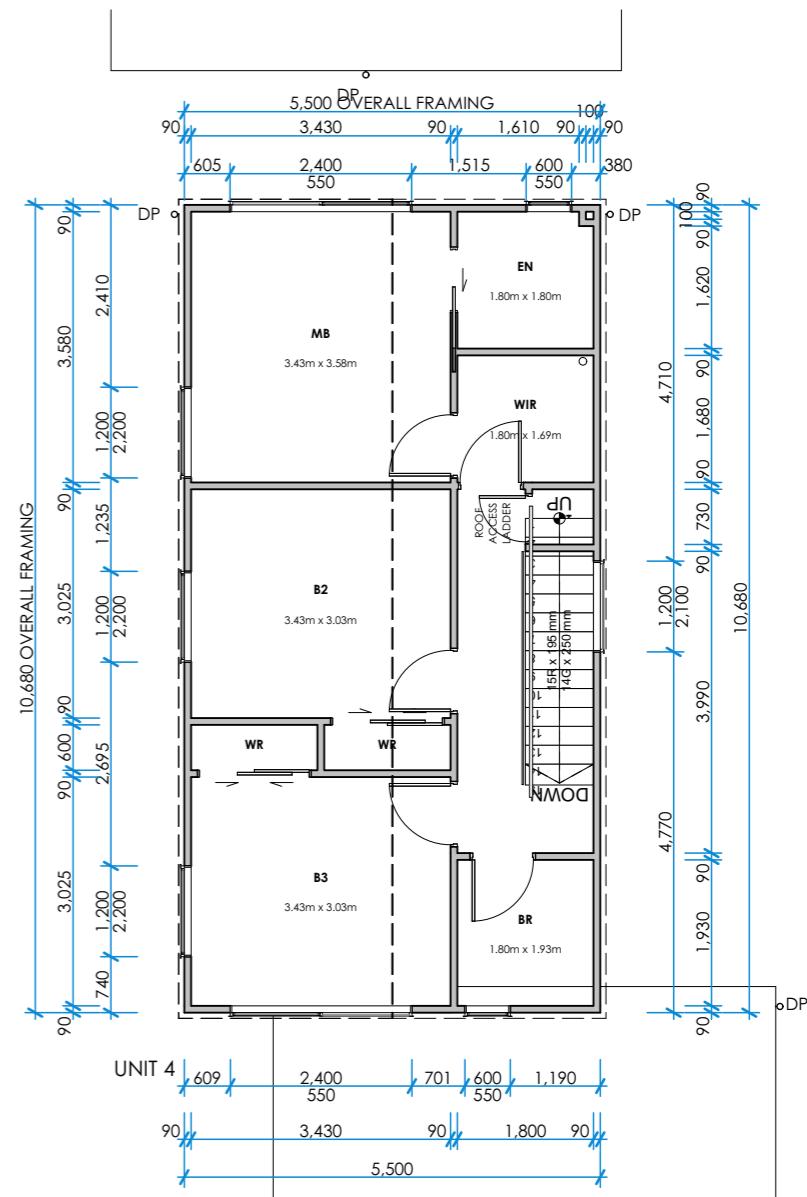
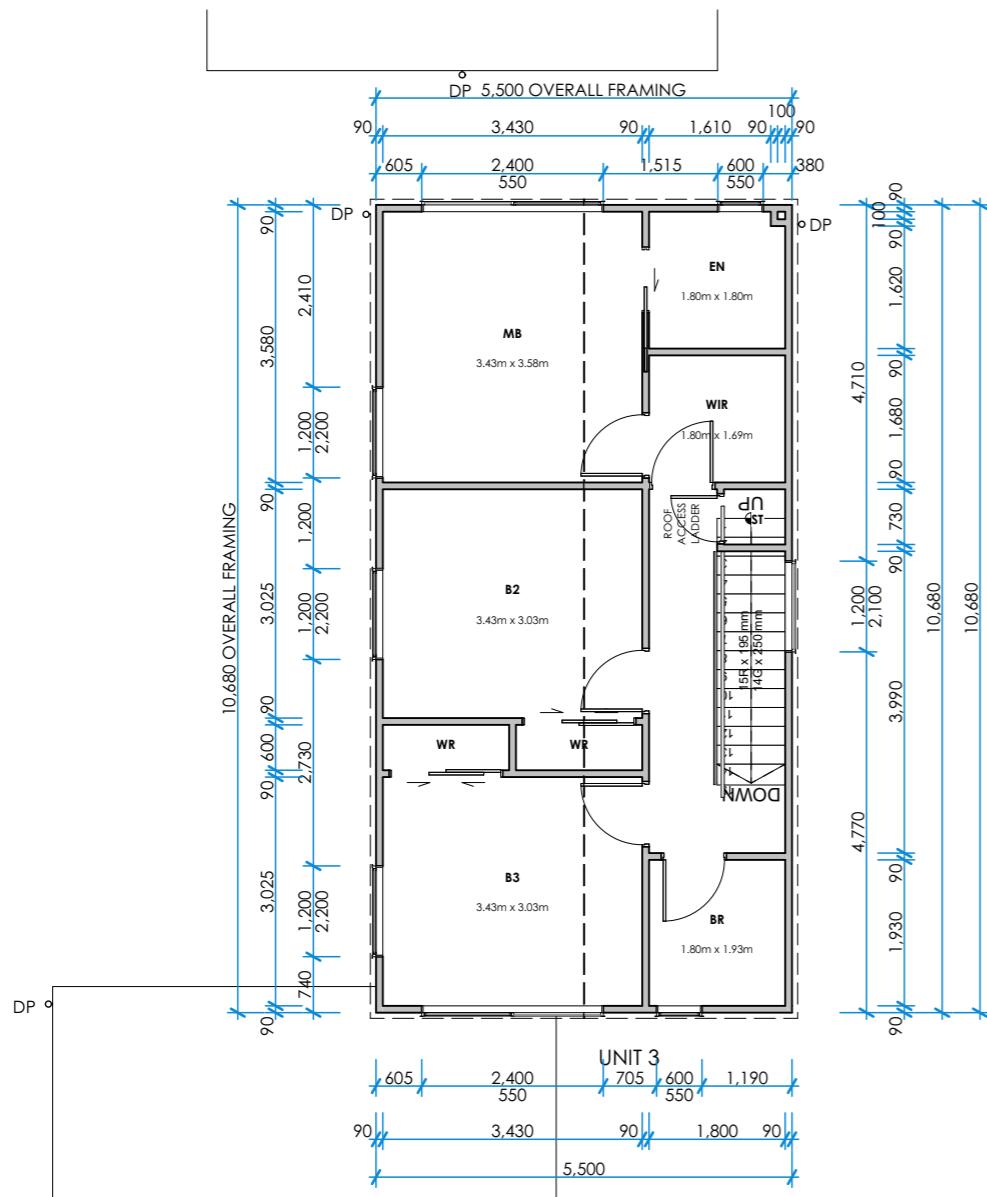
30 GEORGE STREET ROLLESTON NZ

1/08/2023

UNIT 3 & 4 GROUND FLOOR DIMENSIONS PLAN

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TE			design	V. SANDERS	SHEET NO 211
IN			drawn	S. ELLIS	
RS.			job no	J19241	
Z.			scale	1:100@ A3	
REVISION					



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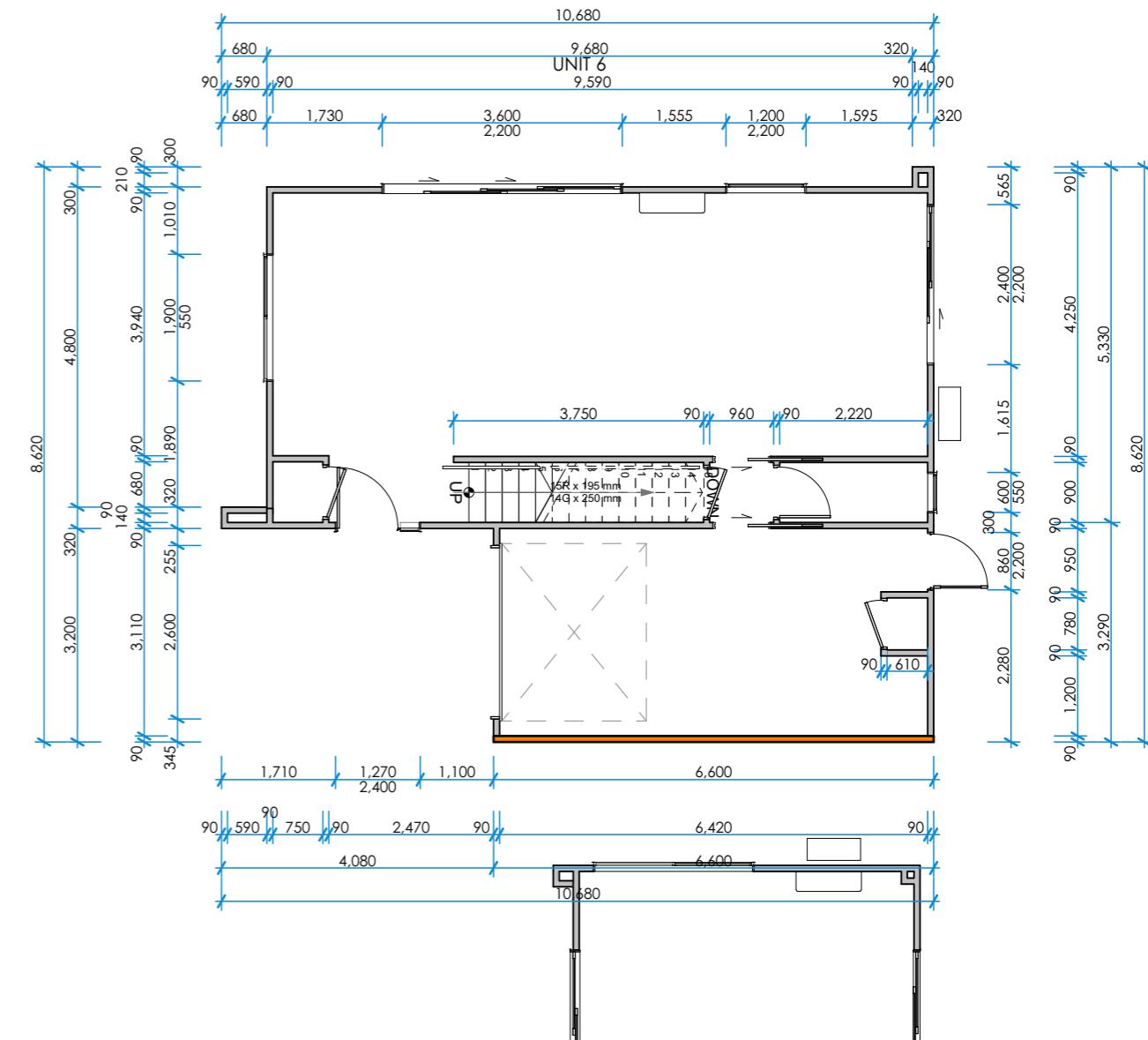
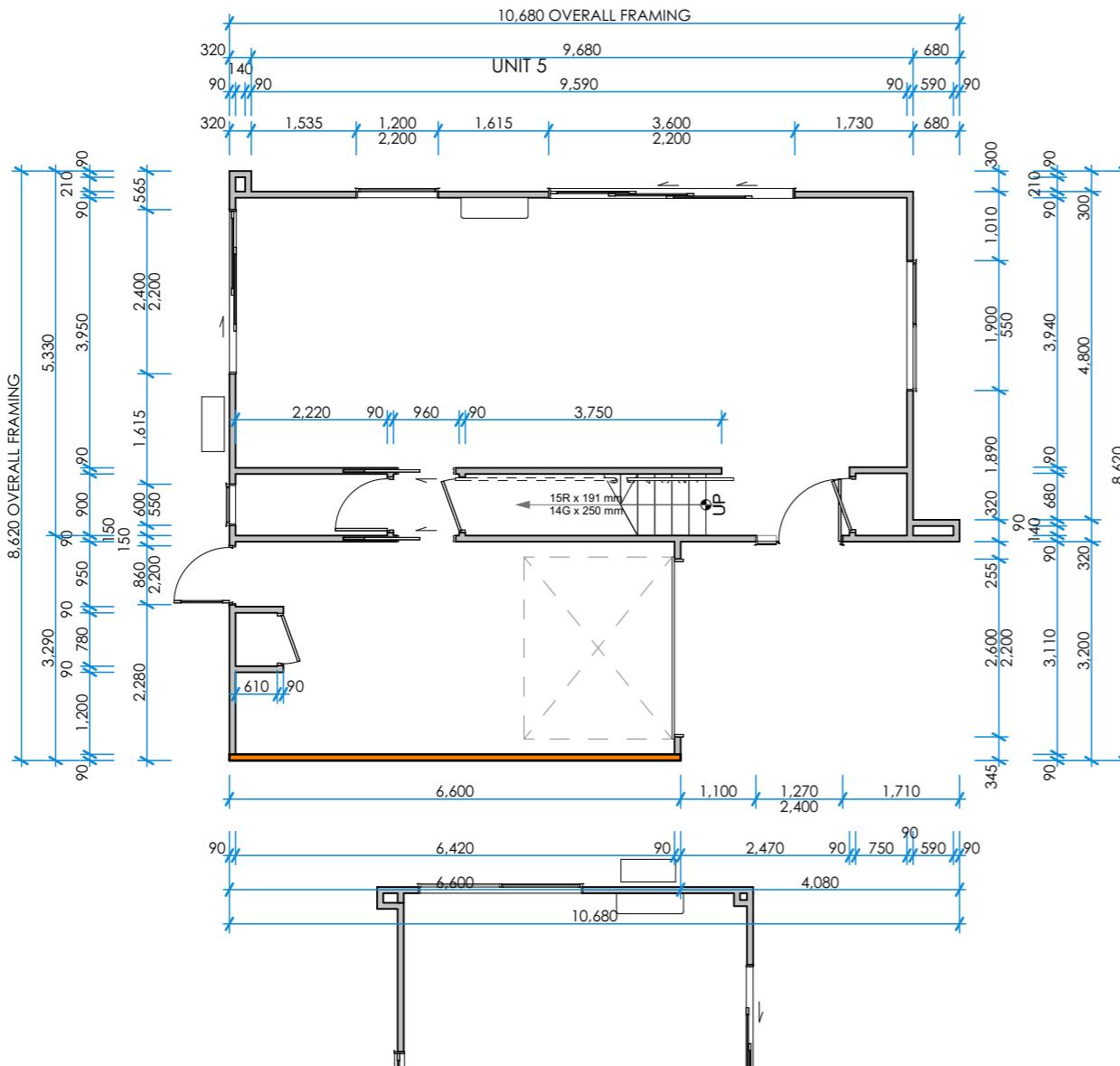
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UNIT 3 & 4 UPPER FLOOR DIMENSIONS PLAN

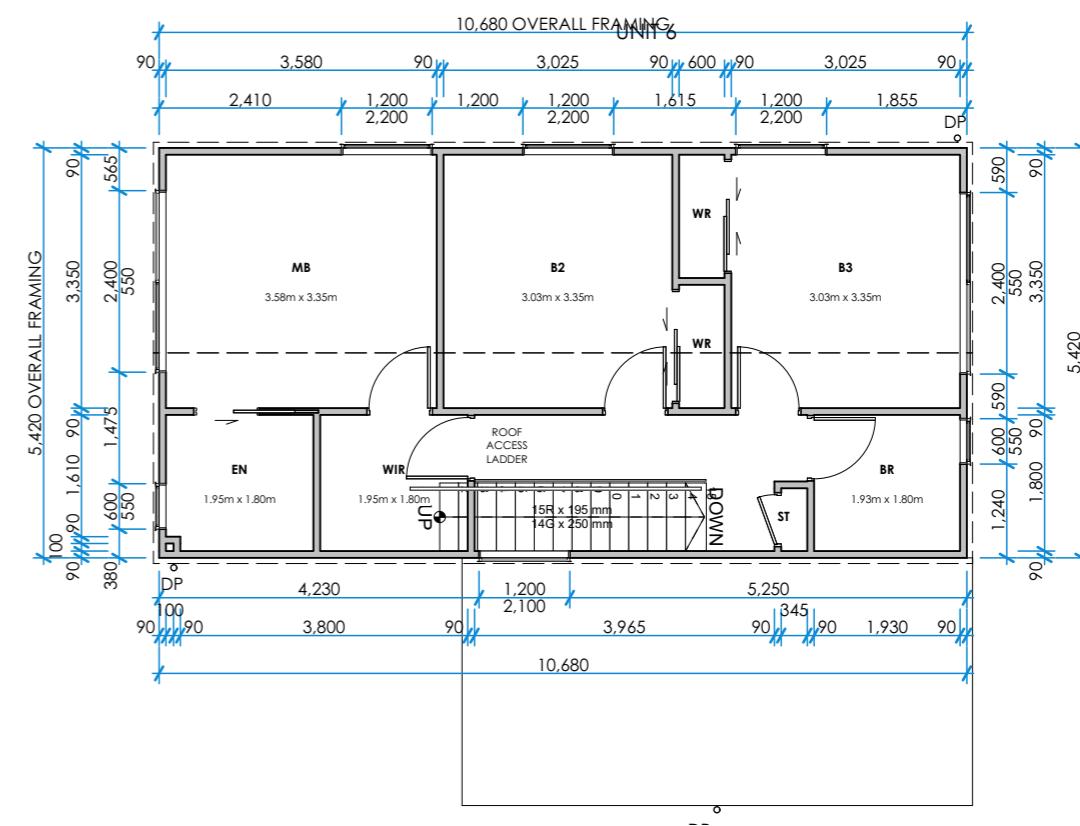
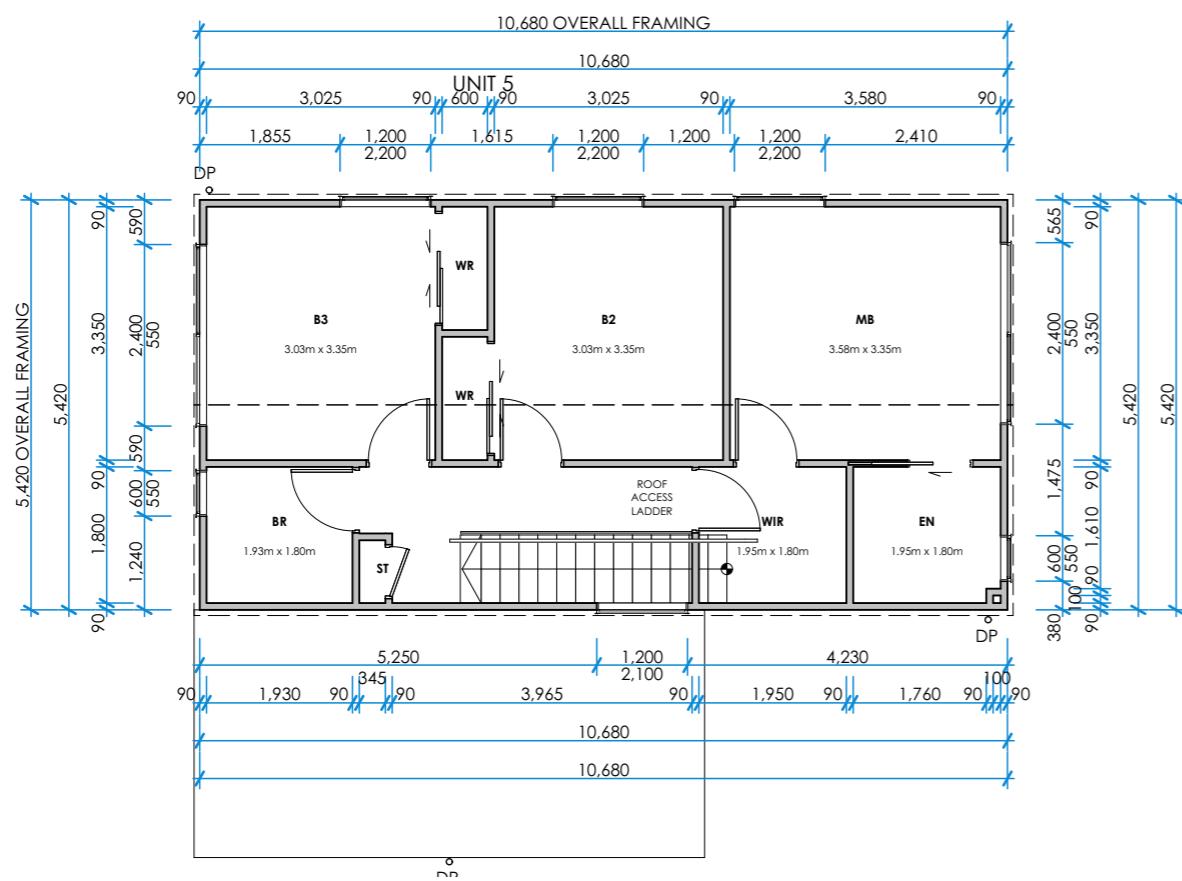
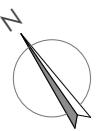
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REVISION			design	V. SANDERS	SHEET NO 212
			drawn	S. ELLIS	
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1/08/2023

UNIT 5 & 6 UPPER FLOOR DIMENSIONS PLAN

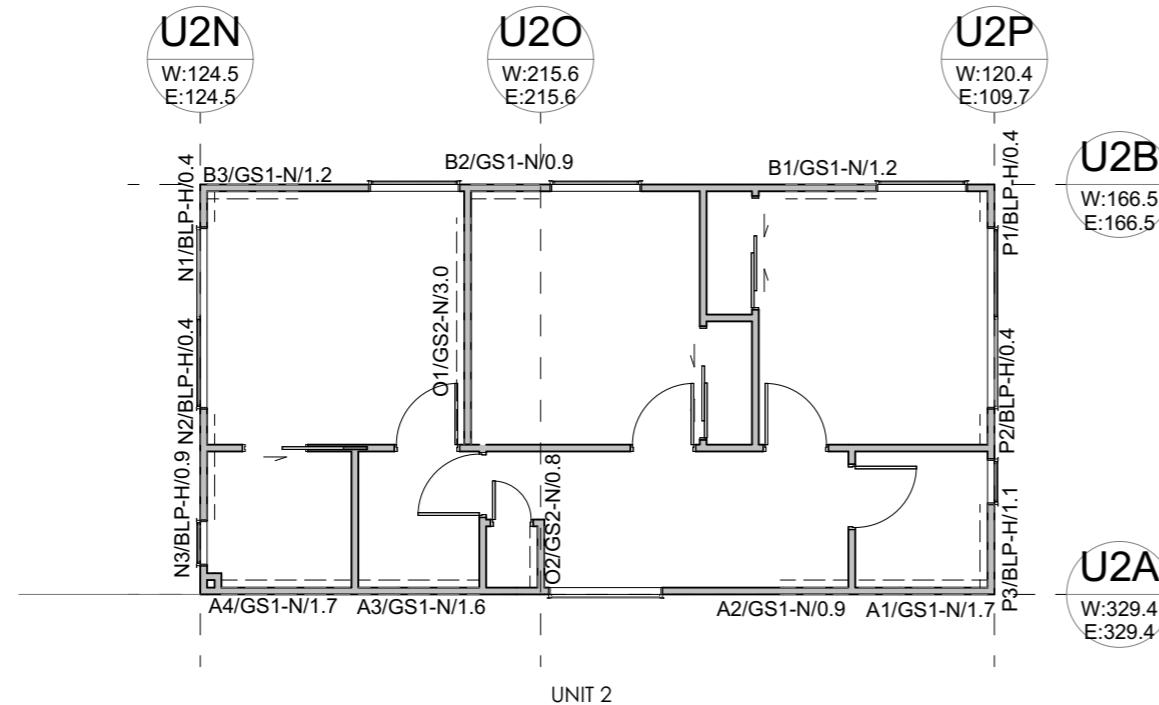
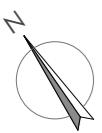
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REVISION

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

SHEET NO

214



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

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

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			
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	
										608.0	543.0	
										Required	341.5	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			
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	
										773.7	793.7	
										Required	722.2	243.5

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 2 UPPER FLOOR BRACING

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ON SITE
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

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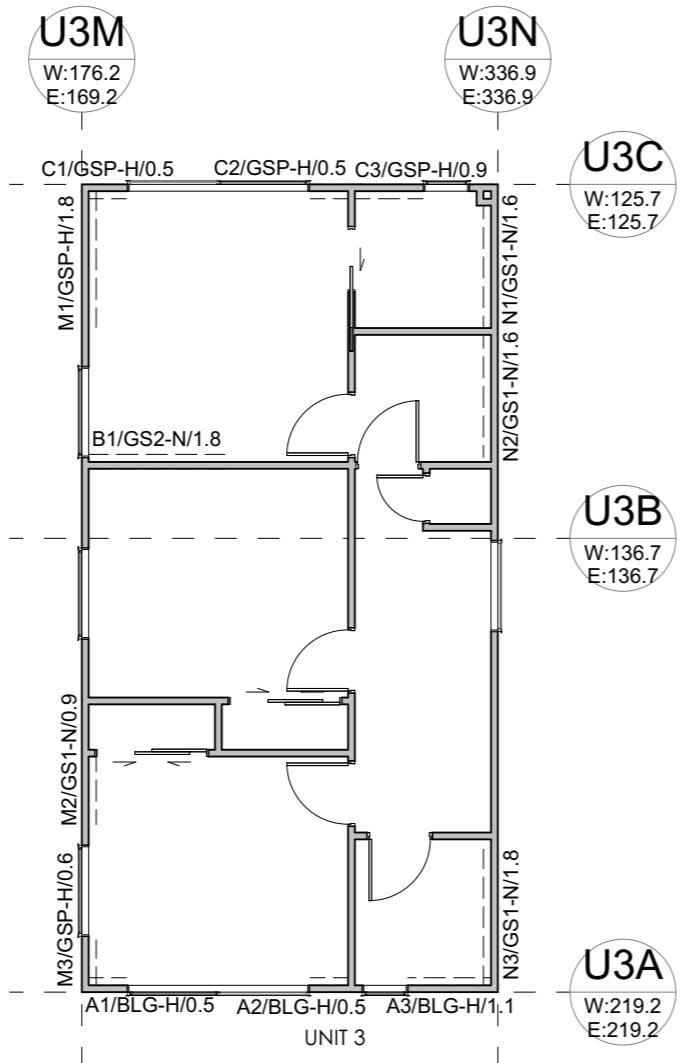
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design V. SANDERS
drawn S. ELLIS
job no J19241
scale 1:100@ A3

SHEET NO

216



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

BRACING CALCULATIONS

Location of Storey	Upper of Two	Wind Zone	TABLE: U3
Room in Roof Space	No	Earthquake Zone	Medium
Roof Width (RW)	5.5m	Soil Class	2
Roof Length (RL)	10.6m		B - Rock
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	Line	W BU	EQ BU	Provided					Achieved					
				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			
				A-2	BLG-H	110.0	115.0	0.5	2.4	-	55.0			
				A-3	BLG-H	110.0	115.0	1.1	2.4	-	121.0			
U3B	136.7	136.7		B-1	GS2-N	95.0	85.0	1.8	2.4	-	171.0			
										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			
				C-2	GSP-H	100.0	115.0	0.5	2.4	-	50.0			
				C-3	GSP-H	100.0	115.0	0.9	2.4	-	90.0			
Total								Achieved		592.0	613.0			
Required								Required		346.5	256.3			

BRACING ACROSS

Required	Line	W BU	EQ BU	Provided					Achieved					
				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			
				M-2	GS1-N	50.0	55.0	0.9	2.4	-	45.0			
				M-3	GSP-H	100.0	115.0	0.6	2.4	-	60.0			
U3N	336.9	336.9		N-1	GS1-N	70.0	60.0	1.6	2.4	-	112.0			
				N-2	GS1-N	70.0	60.0	1.6	2.4	-	112.0			
				N-3	GS1-N	70.0	60.0	1.8	2.4	-	126.0			
Total								Achieved		725.0	688.5			
Required								Required		704.9	256.3			

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 UPPER FLOOR BRACING

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

REVISION

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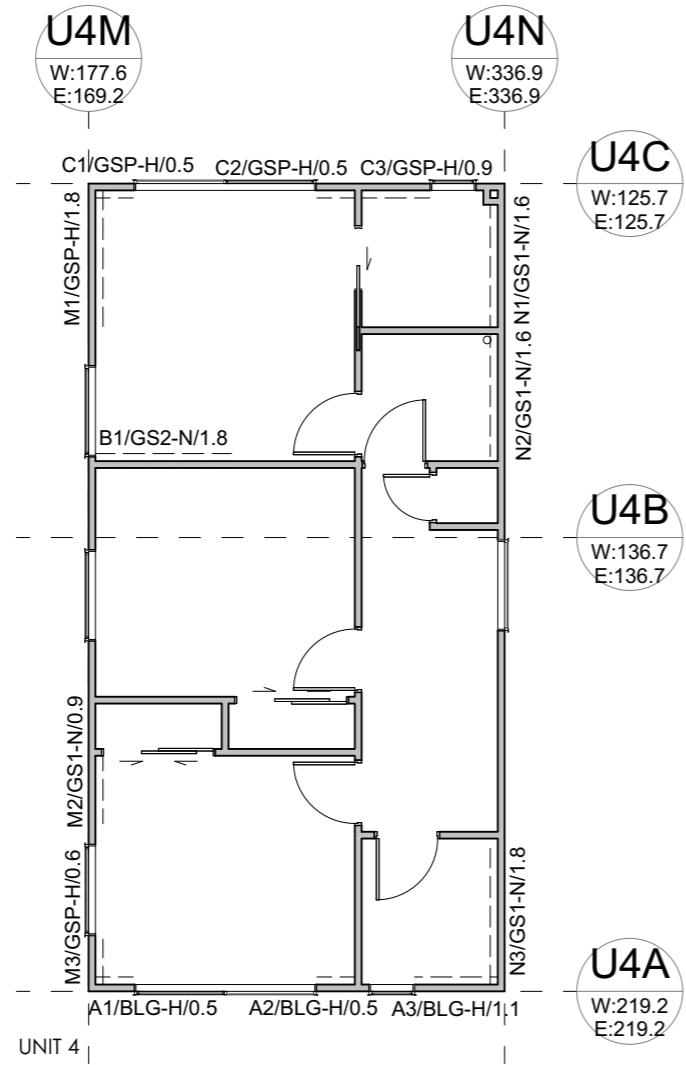
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REFER ENGINEERS PLANS FOR GROUND FLOOR BRACING SHEET No. S1.03

BRACING CALCULATIONS

Location of Storey	Upper of Two	Wind Zone	TABLE: U4
Room in Roof Space	No	Earthquake Zone	Medium
Roof Width (RW)	5.5m	Soil Class	2
Roof Length (RL)	10.7m		B - Rock
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

Line	W BU	EQ BU	Brace Type	Provided				Achieved				
				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	
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		
								Achieved	592.0	613.0		
								Required	346.5	256.3		

BRACING ACROSS

Line	W BU	EQ BU	Brace Type	Provided				Achieved				
				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	
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	
								Achieved	725.0	688.5		
								Required	710.2	256.3		

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 4 UPPER FLOOR BRACING

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ON SITE
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

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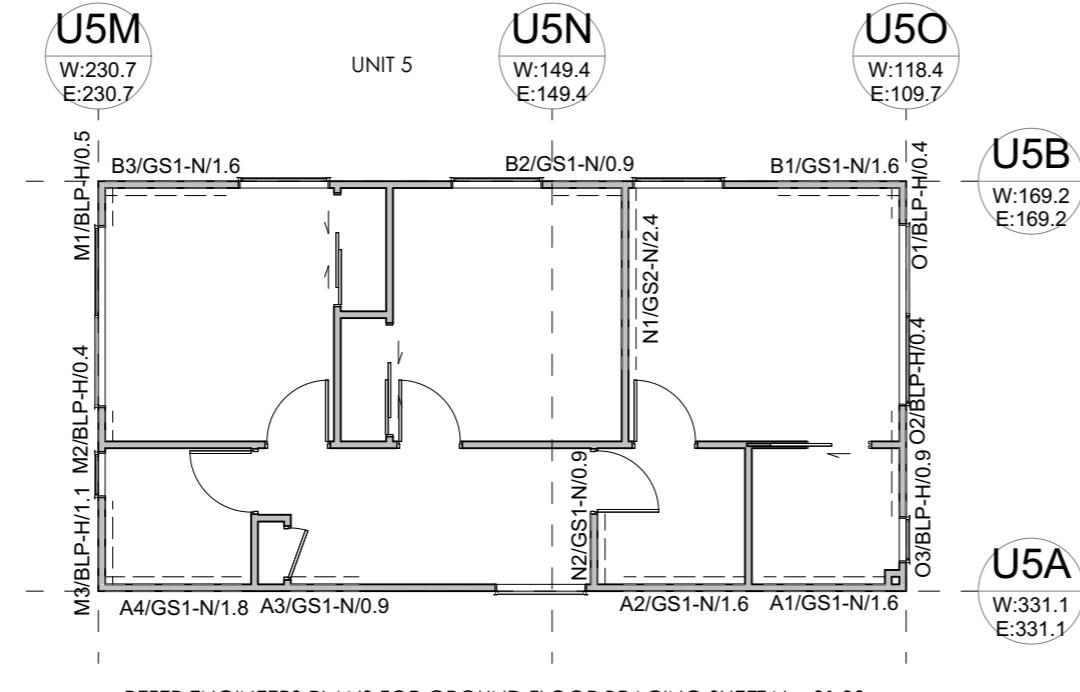
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**BRACING CALCULATIONS**

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

Line	Required			Provided					Achieved		
	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

Line	Required			Provided					Achieved		
	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

CLIENT APPROVAL

NOT FOR CONSTRUCTION

SUBJECT TO BUILDING CONSENT APPROVAL

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30 GEORGE STREET UNITS

30 GEORGE STREET ROLLESTON NZ

1/08/2023

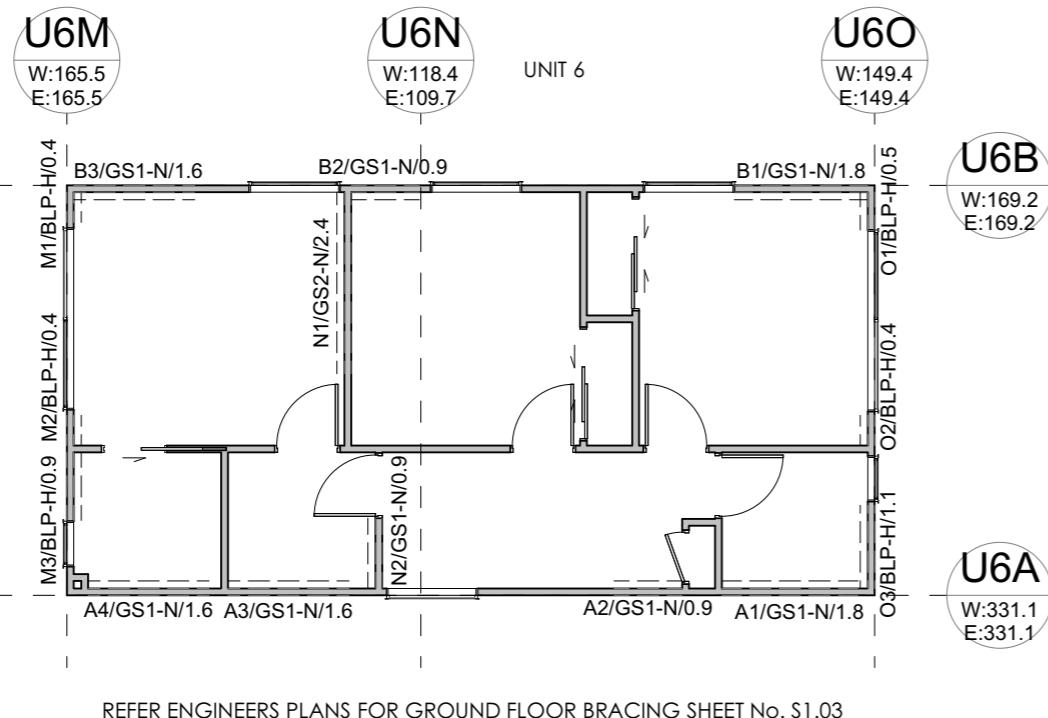
UNIT 5 UPPER FLOOR BRACING

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ON SITE
ALL PROPRIETARY MATERIALS AND COMPONENTS MUST BE INSTALLED IN
ACCORDANCE WITH THE MANUFACTURERS AND OR SUPPLIERS
INSTRUCTIONS. ALL CONSTRUCTION TO COMPLY WITH RELEVANT NZ
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 219



BRACING CALCULATIONS

Location of Storey	Upper of Two	Wind Zone	TABLE: U6
Room in Roof Space	No	Earthquake Zone	Medium
Roof Width (RW)	5.4m	Soil Class	2
Roof Length (RL)	10.7m		B - Rock
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

Line	Required			Provided			Achieved					
	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			675.5	600.9		
						Required			341.5	248.1		

BRACING ACROSS

Line	Required			Provided			Achieved					
	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			718.5	754.6		
						Required			710.2	248.1		

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 6 UPPER FLOOR BRACING

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ON SITE
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

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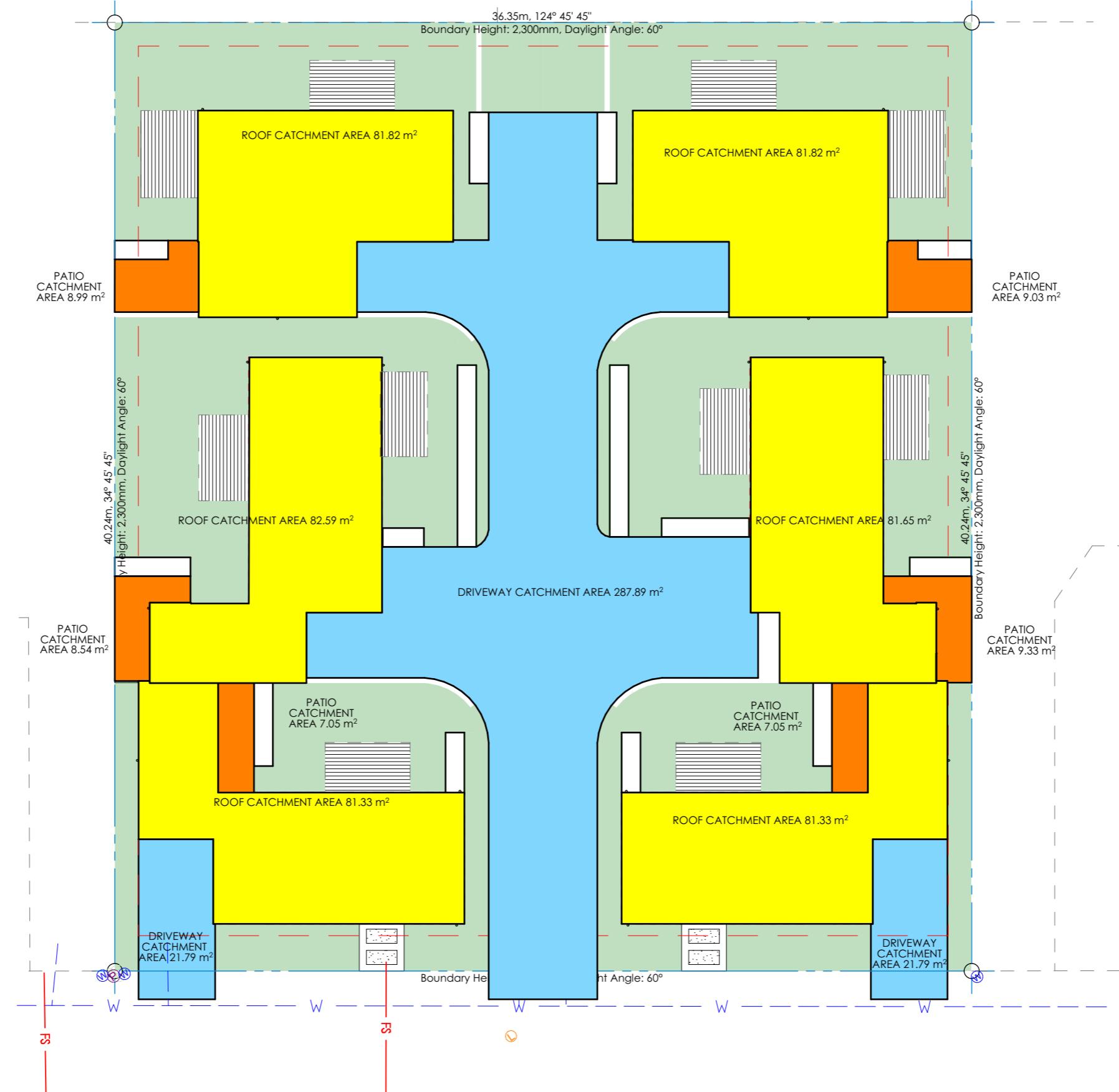
design V. SANDERS
drawn S. ELLIS
job no J19241
scale 1:100@ A3

SHEET NO

220

**KEY**

	ROOF AREA	490.56m ²
	DRIVEWAY AREA	334.12m ²
	PATIO AREA	49.99m ²

**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

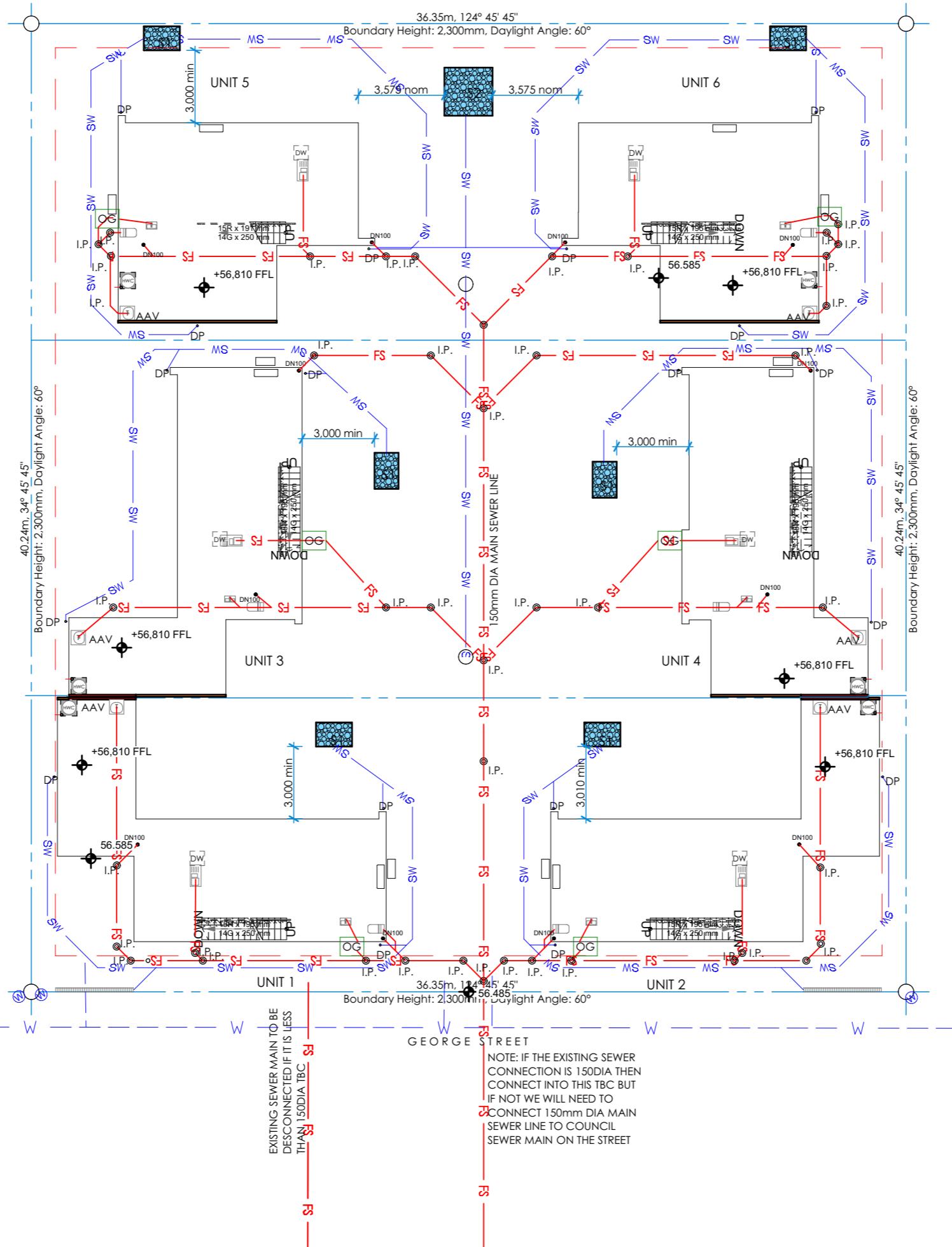
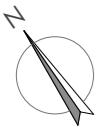
STORMWATER CATCHMENT AREASCONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ON SITE
ALL PROPRIETARY MATERIALS AND COMPONENTS MUST BE INSTALLED IN
ACCORDANCE WITH THE MANUFACTURERS AND OR SUPPLIERS
INSTRUCTIONS. ALL CONSTRUCTION TO COMPLY WITH RELEVANT NZ
STANDARDS, NZS 3604, N.Z.B.C AND LOCAL AUTHORITY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

REVISION

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

SHEET NO

221



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

OVERALL FOUNDATION & DRAINAGE PLAN

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ON SITE

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

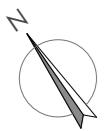
REVISION

CLIENT APPROVAL

NOT FOR CONSTRUCTION
SUBJECT TO BUILDING CONSENT APPROVAL

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

SHEET NO
222

**LEGEND**

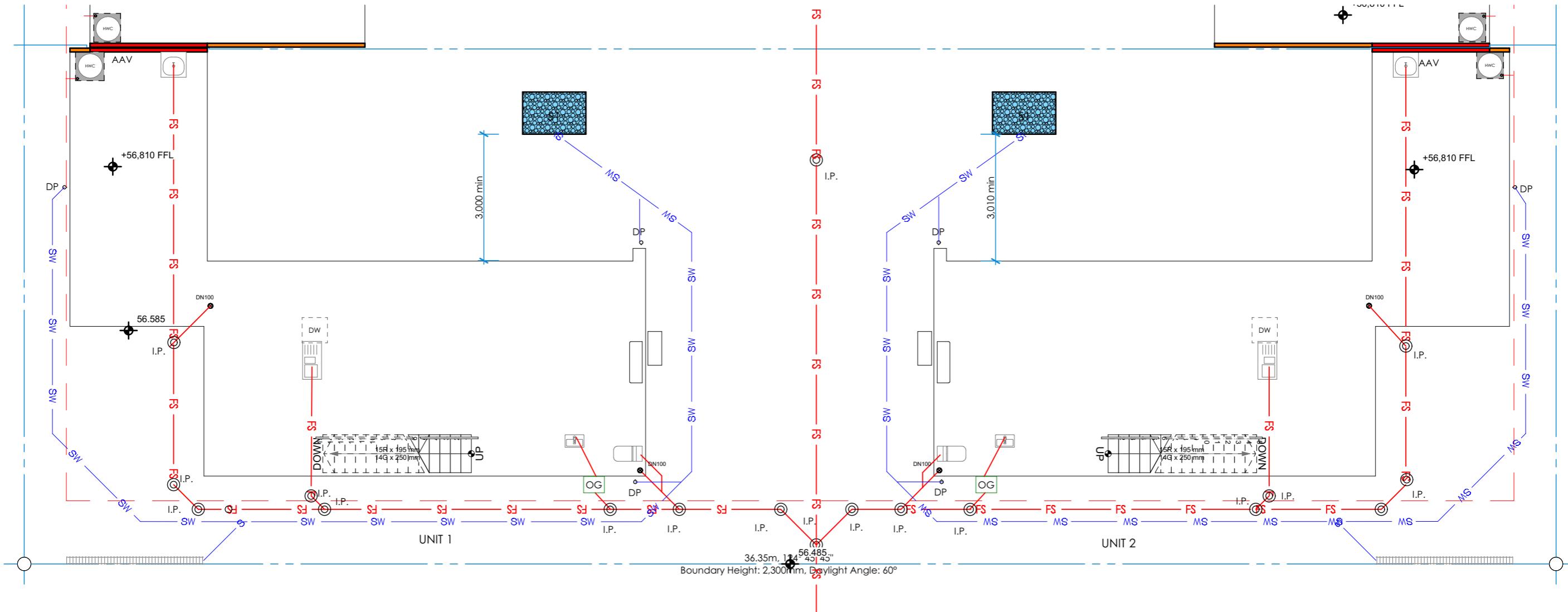
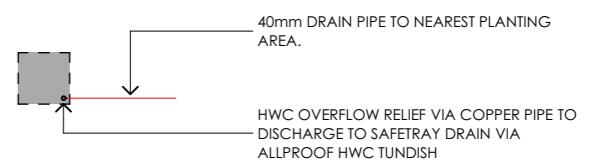
PLUMBING AND DRAINAGE TO COMPLY WITH AS/NZS 3500		
FS	FOUL SEWER LINE ALL NEW FOUL WATER DRAINS 100Ø uPVC @ 1:60	
SW	STORMWATER ALL NEW STORM WATER DRAINS 100Ø uPVC @ 1:120	

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 & TAPE, 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

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**30 GEORGE STREET UNITS GROUND FLOOR FOUNDATION & DRAINAGE
UNIT 1 & 2**

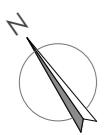
30 GEORGE STREET ROLLESTON NZ

1/08/2023

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ON SITE
ALL PROPRIETARY MATERIALS AND COMPONENTS MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS AND OR SUPPLIERS INSTRUCTIONS. ALL CONSTRUCTION TO COMPLY WITH RELEVANT NZ 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@ A3SHEET NO 223
PO Box 36224, Merivale, Christchurch, NZ - E: contact@bespoke-architecture.co.nz - P: 03 982 7575
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**LEGEND**

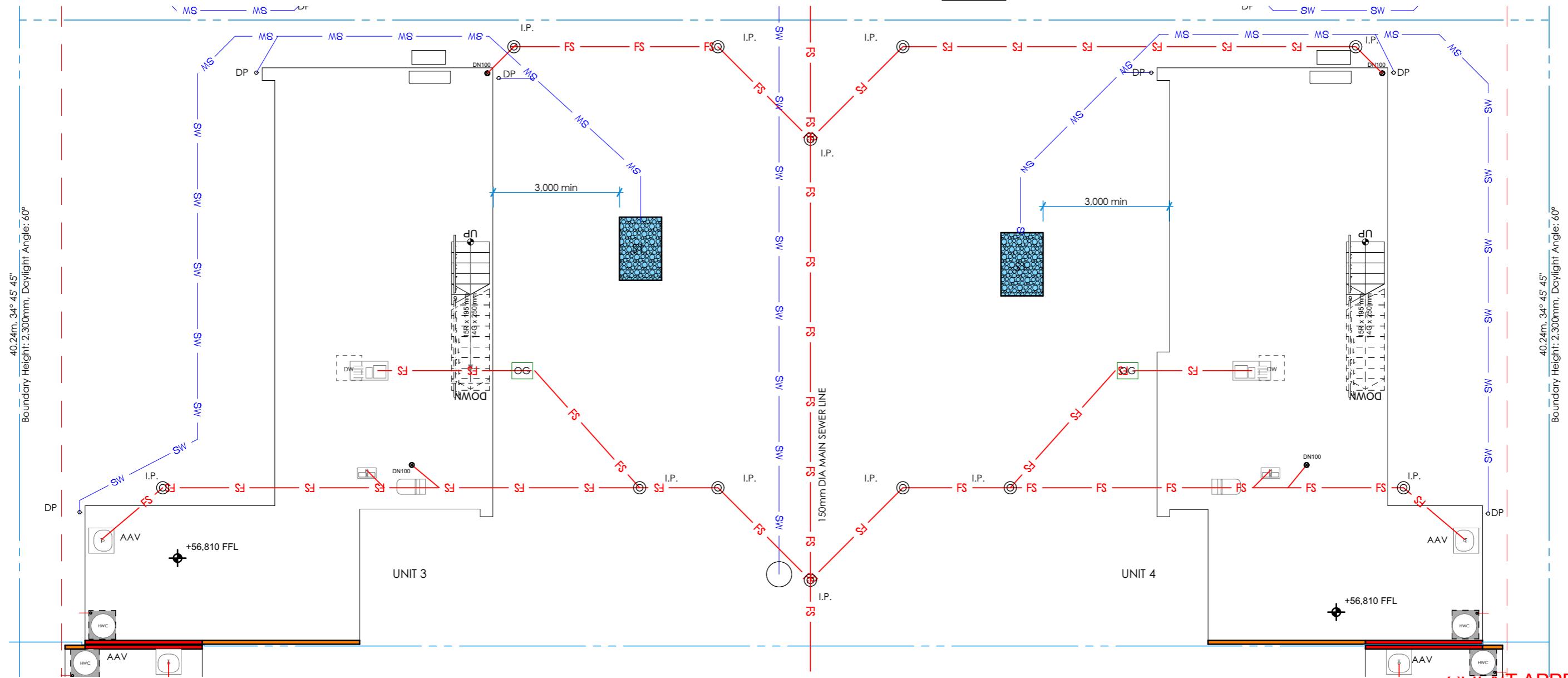
PLUMBING AND DRAINAGE TO COMPLY WITH AS/NZS 3500
 FS FOUL SEWER LINE
 ALL NEW FOUL WATER DRAINS 100Ø uPVC @ 1:60
 SW STORMWATER
 ALL NEW STORM WATER DRAINS 100Ø uPVC @ 1:120

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

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.

○ 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

**CLIENT APPROVAL**NOT FOR CONSTRUCTION
SUBJECT TO BUILDING CONSENT APPROVAL

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**30 GEORGE STREET UNITS GROUND FLOOR FOUNDATION & DRAINAGE
UNIT 3 & 4**

30 GEORGE STREET ROLLESTON NZ

1/08/2023

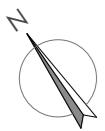
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REVISION

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

SHEET NO

224

**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

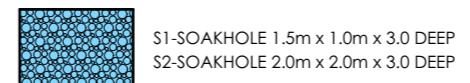
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-WC - SELECTED WC WITH AN ASSUMED RISER OFFSET OF 160MM FROM WALL FRAME. (manufacturers technical specs to be consulted to confirm)

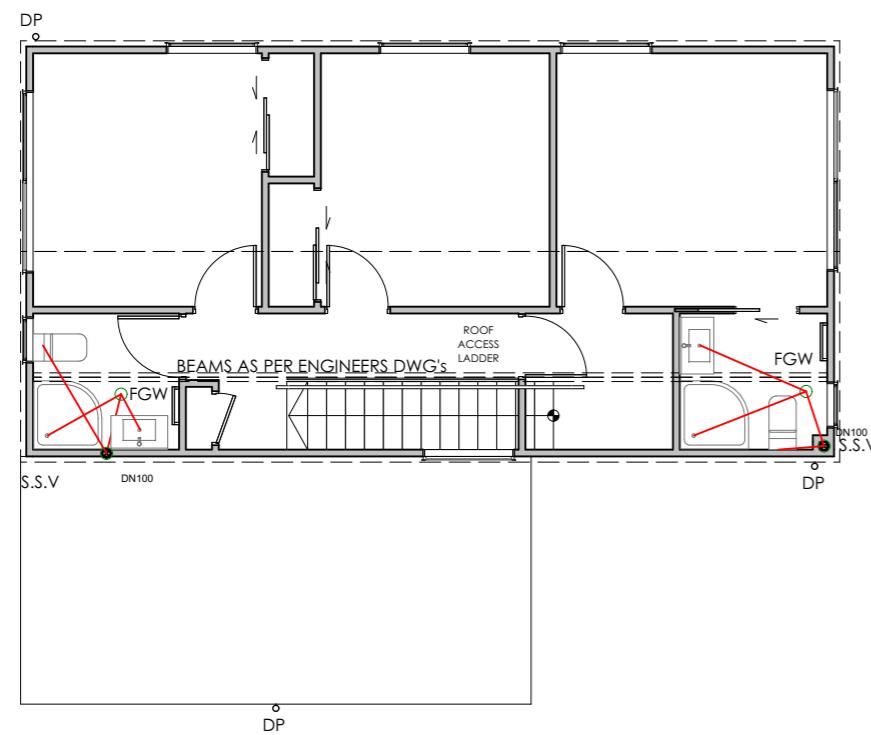
0.25MM THICK POLYTHENE SHEET LAPPED 75MM AT THE JOINTS & TAPE, AS GROUND COVER UNDER SUBFLOOR

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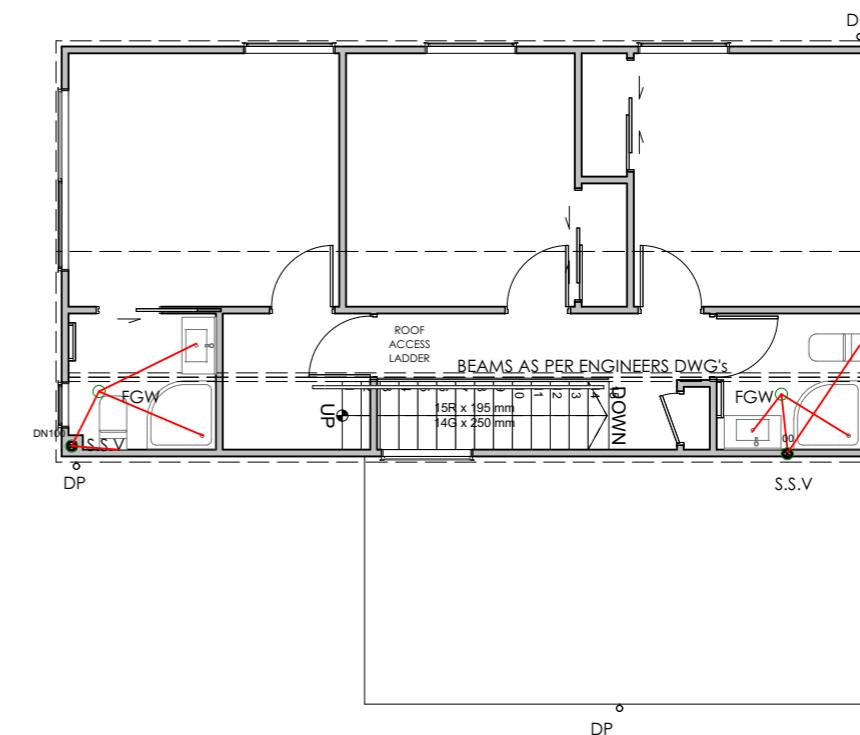
◎ I.P.	MARLEY IP & RODDING POINTS
○ S.S.V	50 DIA SOIL STACK VENT
● DN100	100 DIA SOIL STACK
○ D.P.	80 DIA DOWNPIPE
FGW	FLOOR GULLY WASTE
OG	OVERFLOW RELIEF GULLEY



UNIT 5



UNIT 6



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

CLIENT APPROVAL

NOT FOR CONSTRUCTION

SUBJECT TO BUILDING CONSENT APPROVAL

SHEET NO
228



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 CLOUTS

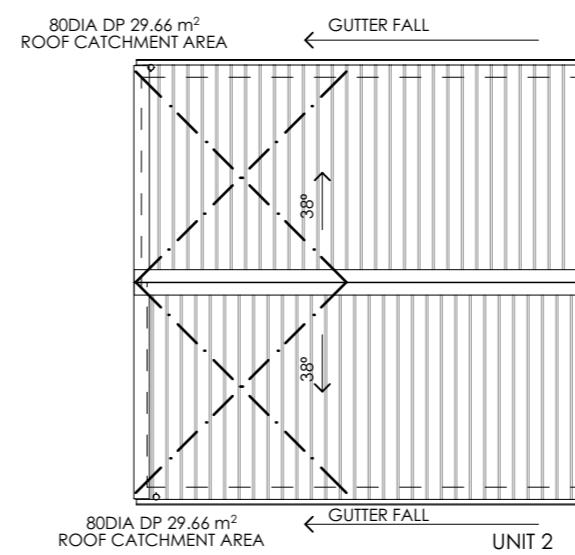
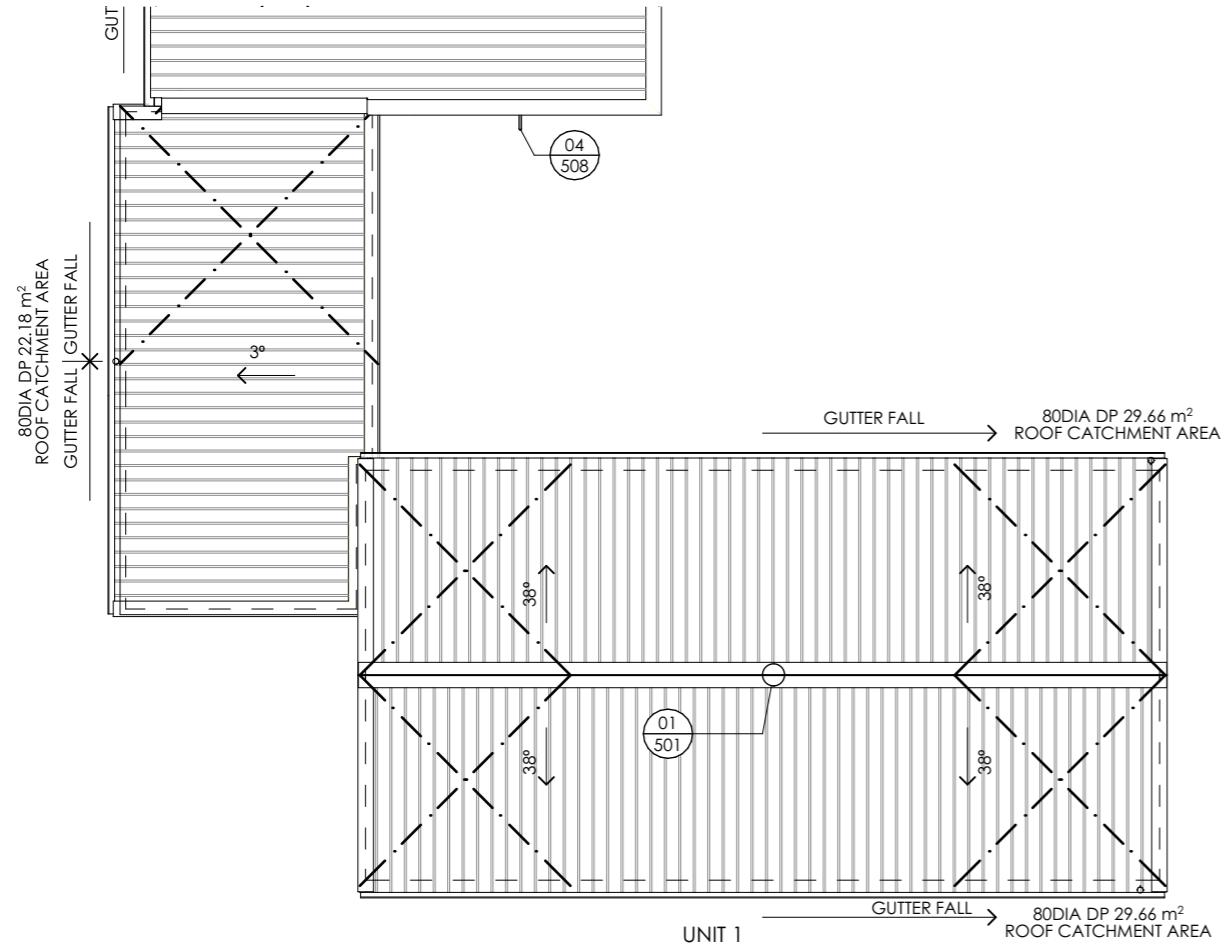
FIXING SCHEDULE		ALTERNATIVE
PURLIN TO RAFTER / TRUSS	10g SELF-DRILLING SCREW x 80mm LONG	min 2.4kN
RAFTER / TRUSS TO SUPPORT	2/90, 3.15 SKEW NAILS + 2 WIRE DOGS	min 1.7kN

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



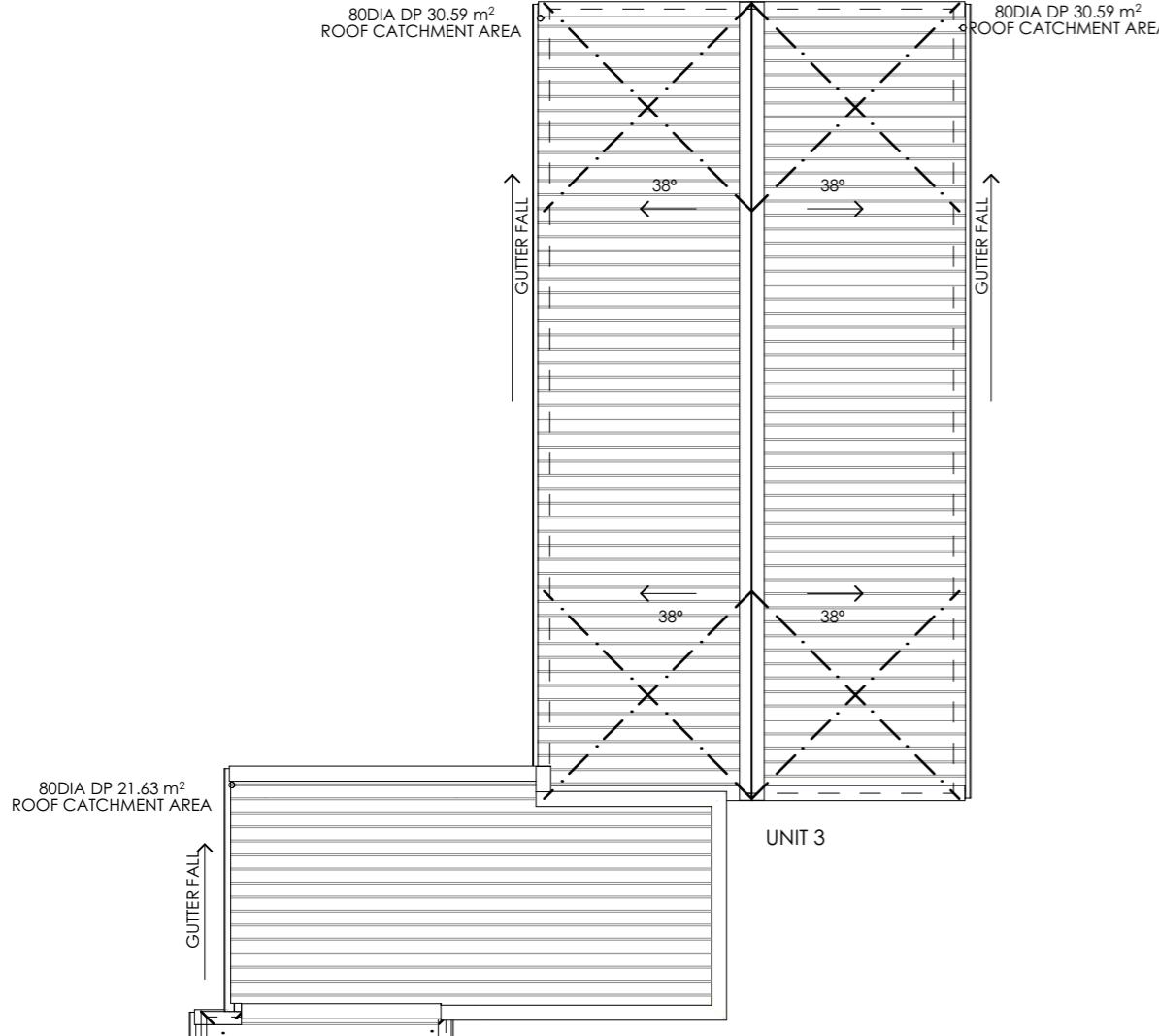
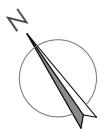
CLIENT APPROVAL

NOT FOR CONSTRUCTION
SUBJECT TO BUILDING CONSENT APPROVAL

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

SHEET NO

229



IMPORTANT:

- T-RIB ROOFING INSTALLED TO MANUFACTURERS INSTRUCTIONS.
- THERMACRAFT COVERTEK 407 SELF SUPPORTED ROOF UNDERLAY THROUGHOUT.
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LUMBERLOK 25MM GALV. STRAP ROOF PLANE BRACE

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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 CLOUTS

FIXING SCHEDULE		ALTERNATIVE
PURLIN TO RAFTER / TRUSS	10g SELF-DRILLING SCREW x 80mm LONG	min 2.4kN
RAFTER / TRUSS TO SUPPORT	2/90, 3.15 SKEW NAILS + 2 WIRE DOGS	min 1.7kN

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

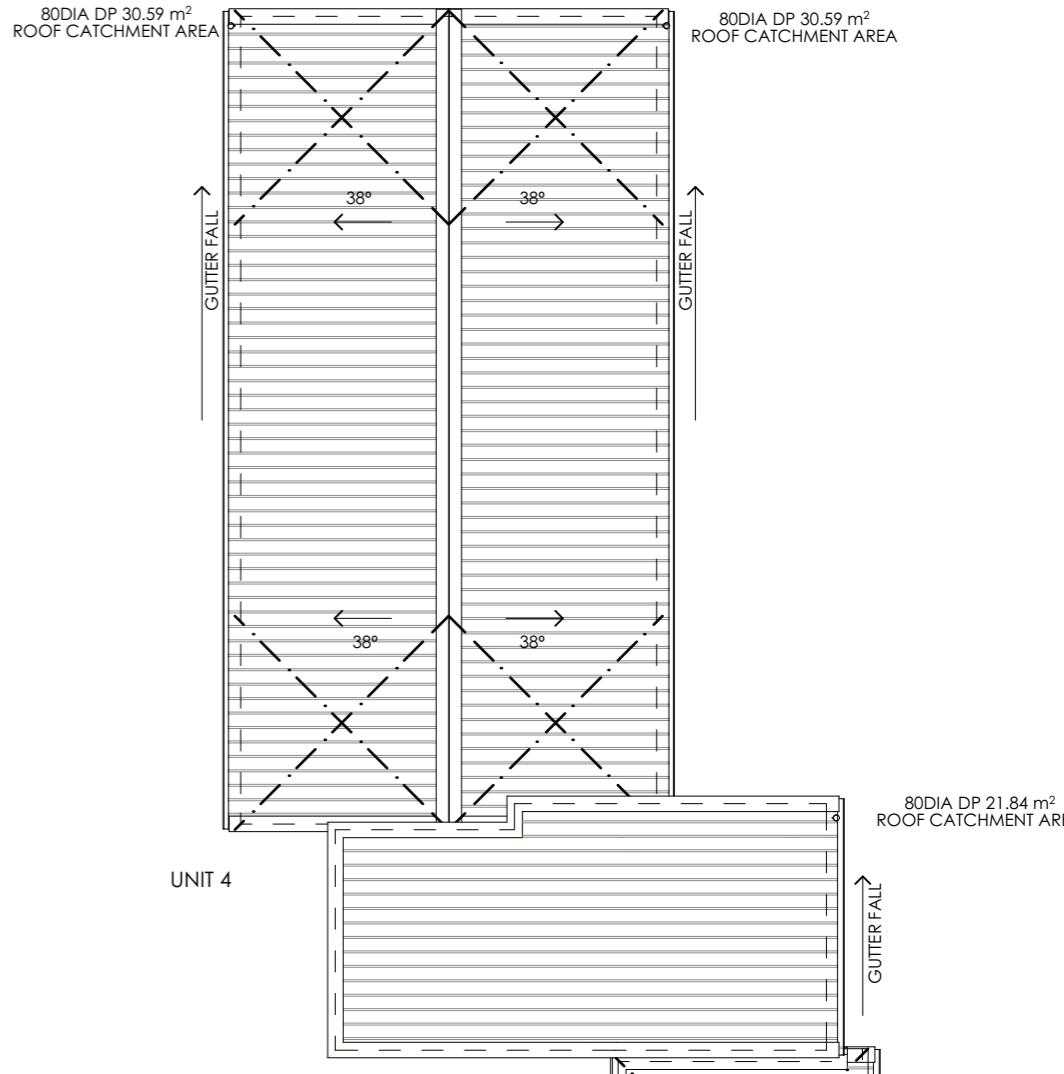
Purlin spacings (metres)		Wind zones		
End span	Intermediate span	Low and Medium	High and Very High	Extra High
0.4	0.6	T2	T2	T1
0.6	0.9	T2	T1	T1
0.8	1.2	T2	T1	T1
1.2	1.8	SED	SED	SED

NOTE: T1 fixing pattern is - Fix every crest

T2 fixing pattern is - Hit 1, miss 1...

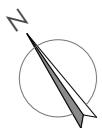
SED Specific Engineering Design

(1) For profile heights and pan widths outside this range, refer to supplier's literature for fixing patterns and spans

**CLIENT APPROVAL**

NOT FOR CONSTRUCTION

SUBJECT TO BUILDING CONSENT APPROVAL



IMPORTANT:

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- 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

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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 CLOUTS

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PURLIN TO RAFTER / TRUSS	10g SELF-DRILLING SCREW x 80mm LONG	min 2.4kN
RAFTER / TRUSS TO SUPPORT	2/90, 3.15 SKEW NAILS + 2 WIRE DOGS	min 1.7kN

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
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0.8	1.2	T2	T1	T1
1.2	1.8	SED	SED	SED

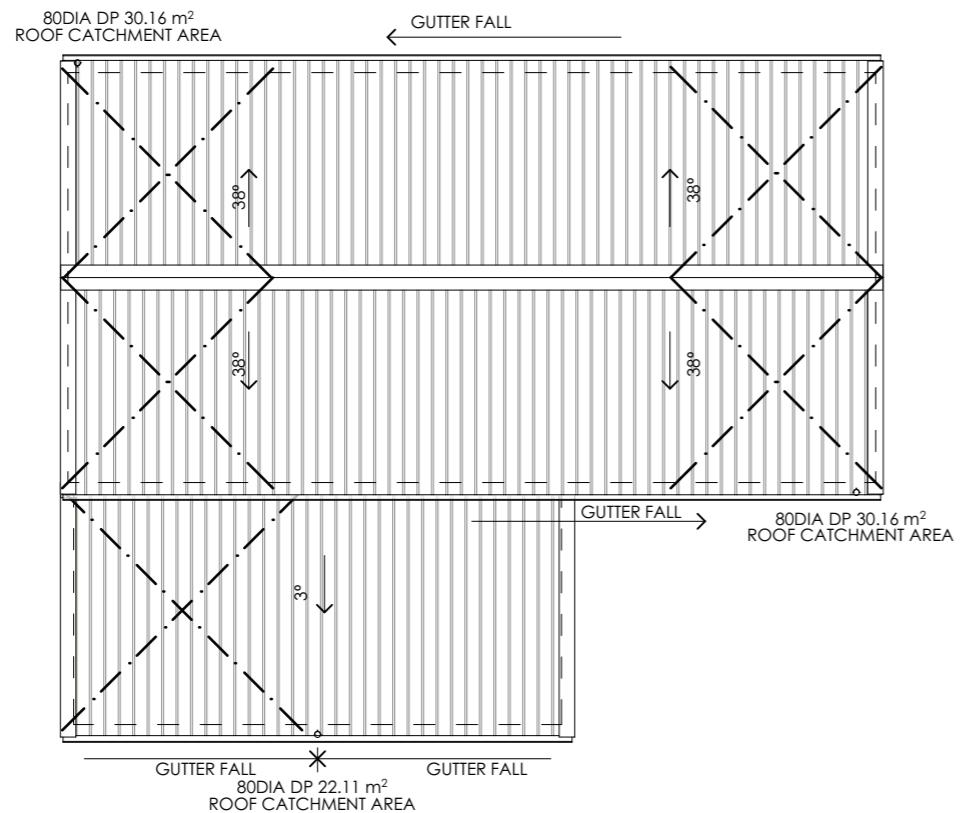
NOTE: T1 fixing pattern is - Fix every crest

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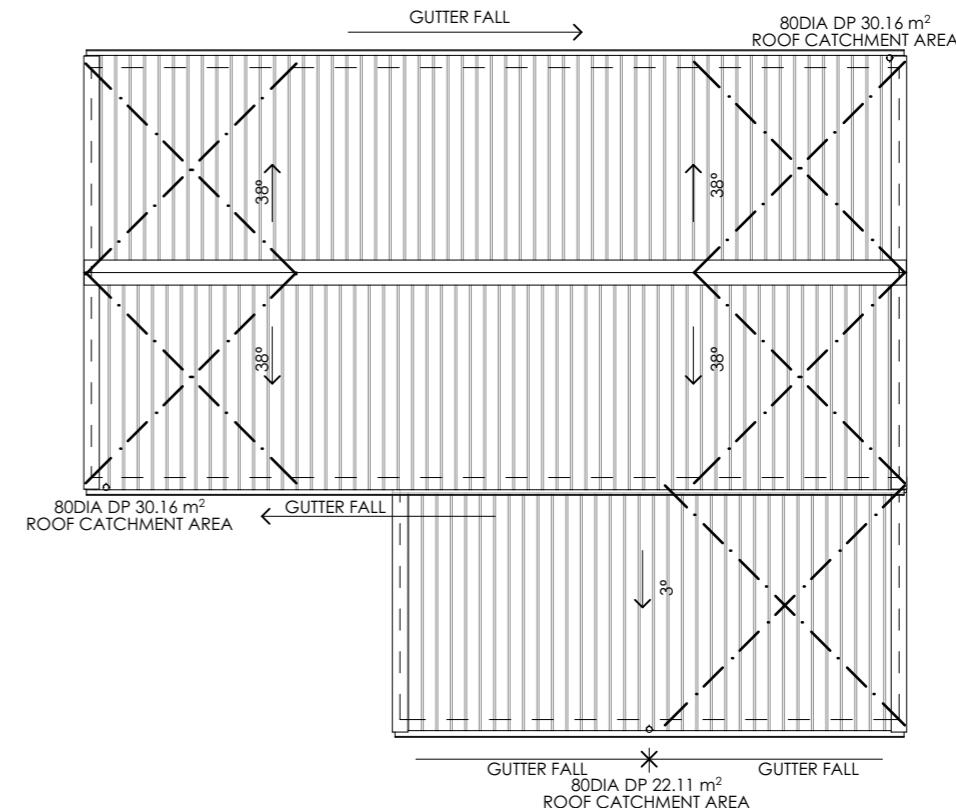
SED Specific Engineering Design

(1) For profile heights and pan widths outside this range, refer to supplier's literature for fixing patterns and spans

UNIT 5



UNIT 6



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

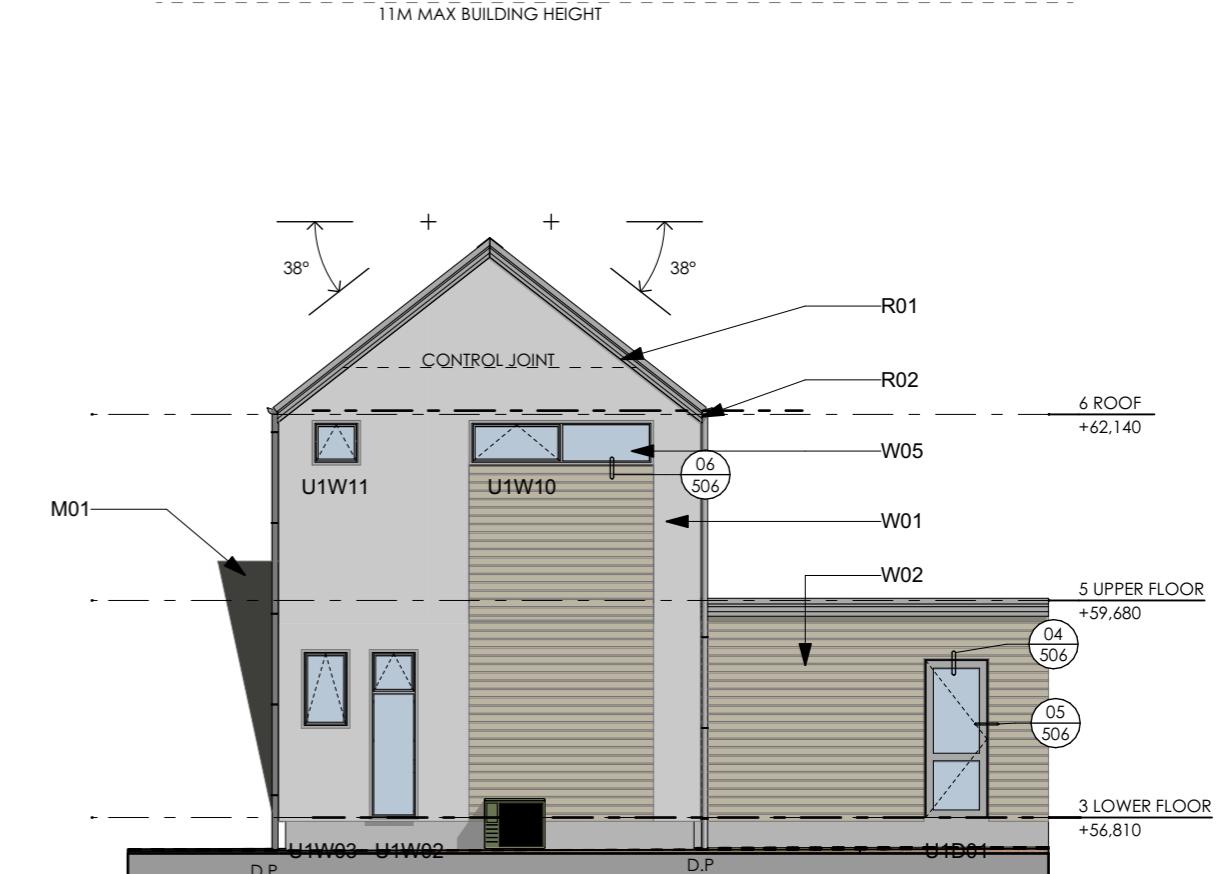
W01 - SPECIALIZED AAC 50mm EZYPANEL OVER 20mm EPS CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W02 - NIAGARA ENVIRA BEVELBACK 187mm W/B OVER ENVIRA 20mm H3.1 CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W03 - 90x45 H1.2 SG8 STUDS
W04 - WALL BATT TYPE INSULATION - PINK Batts ULTRA R2.8.
W05 - ATLAS NULOOK POWDERCOATED ALUMINIUM 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		
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

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WALLS

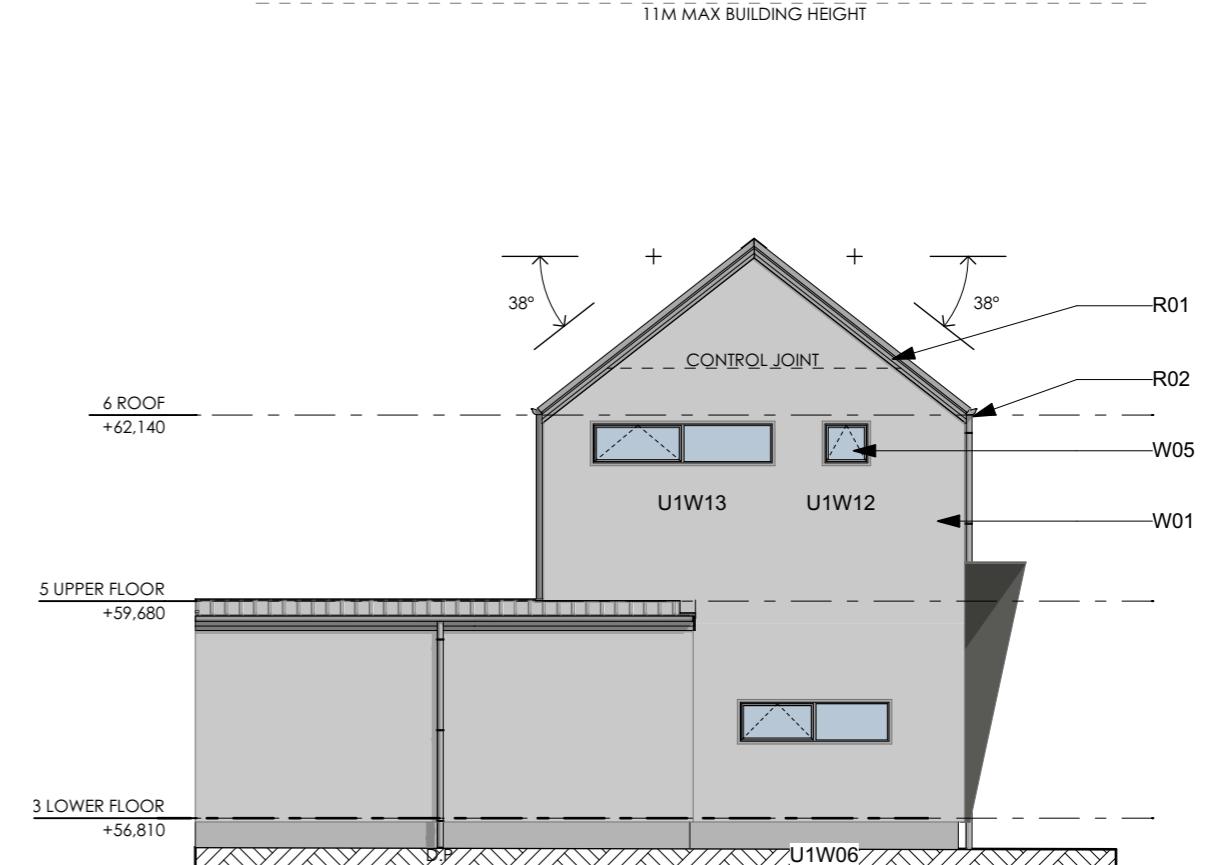
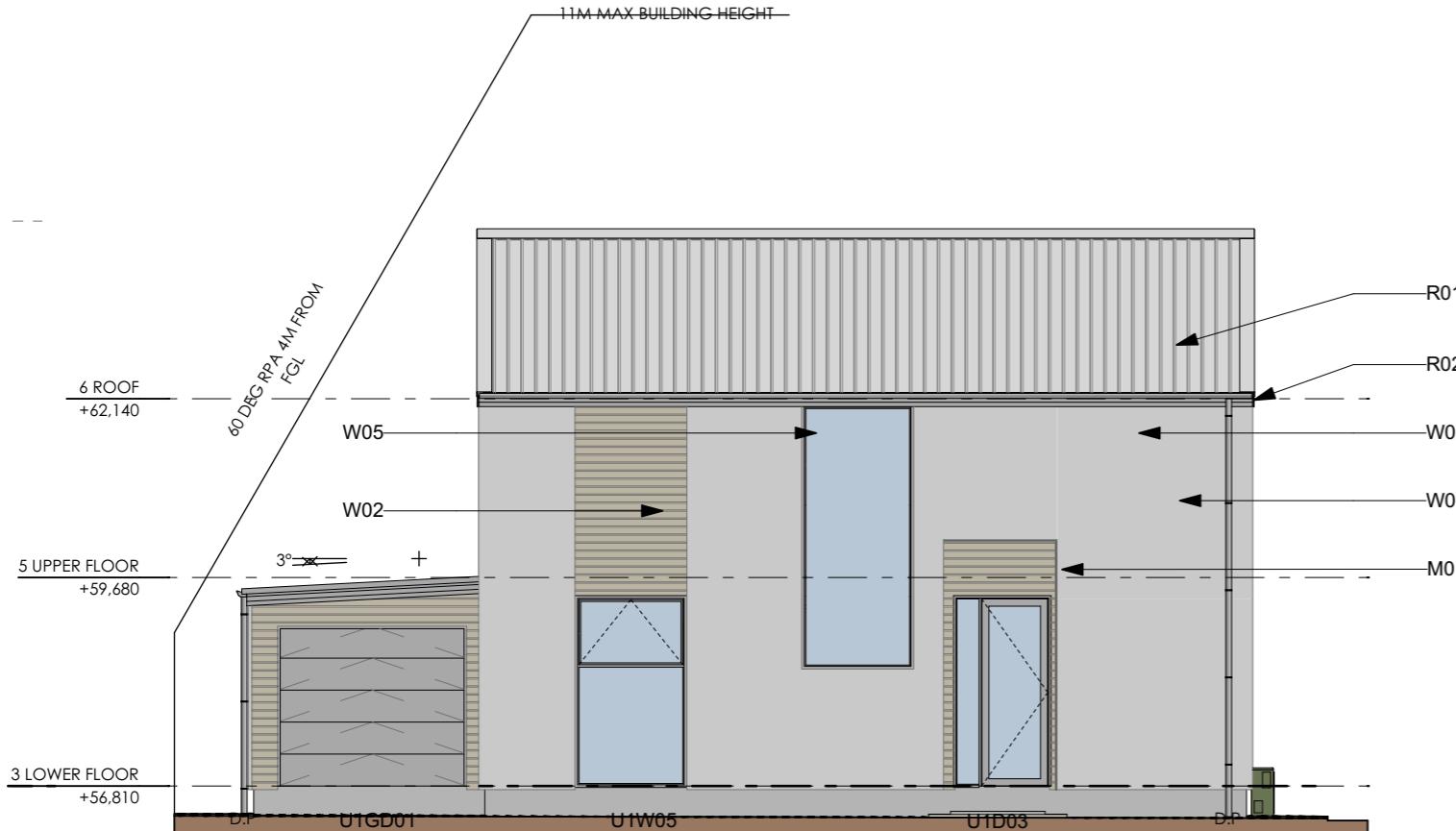
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W03 - 90x45 H1.2 SG8 STUDS
W04 - WALL BATT TYPE INSULATION - PINK BATT ULTRA R2.8.
W05 - ATLUS NULOOK POWDERCOATED ALUMINIUM THERMALLY BROKEN DOUBLE GLAZED LOW E4/C;EQAR ARGON THERMALLY IMPROVED SPACER (UG1.10)
W06 - 10mm STANDARD GIB TO WALLS, PAINT FINISH

ROOF

R01 - 0.40BMFT-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 BATT SUPER BATT 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)

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

ELEVATIONS UNIT 1

CONTRACTOR TO CHECK AND CONFIRM ALL DIMENSIONS ON SITE
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REVISION

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CLIENT APPROVAL
NOT FOR CONSTRUCTION
SUBJECT TO BUILDING CONSENT APPROVAL

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 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 BATT 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 BATT SUPER BATT R5.0

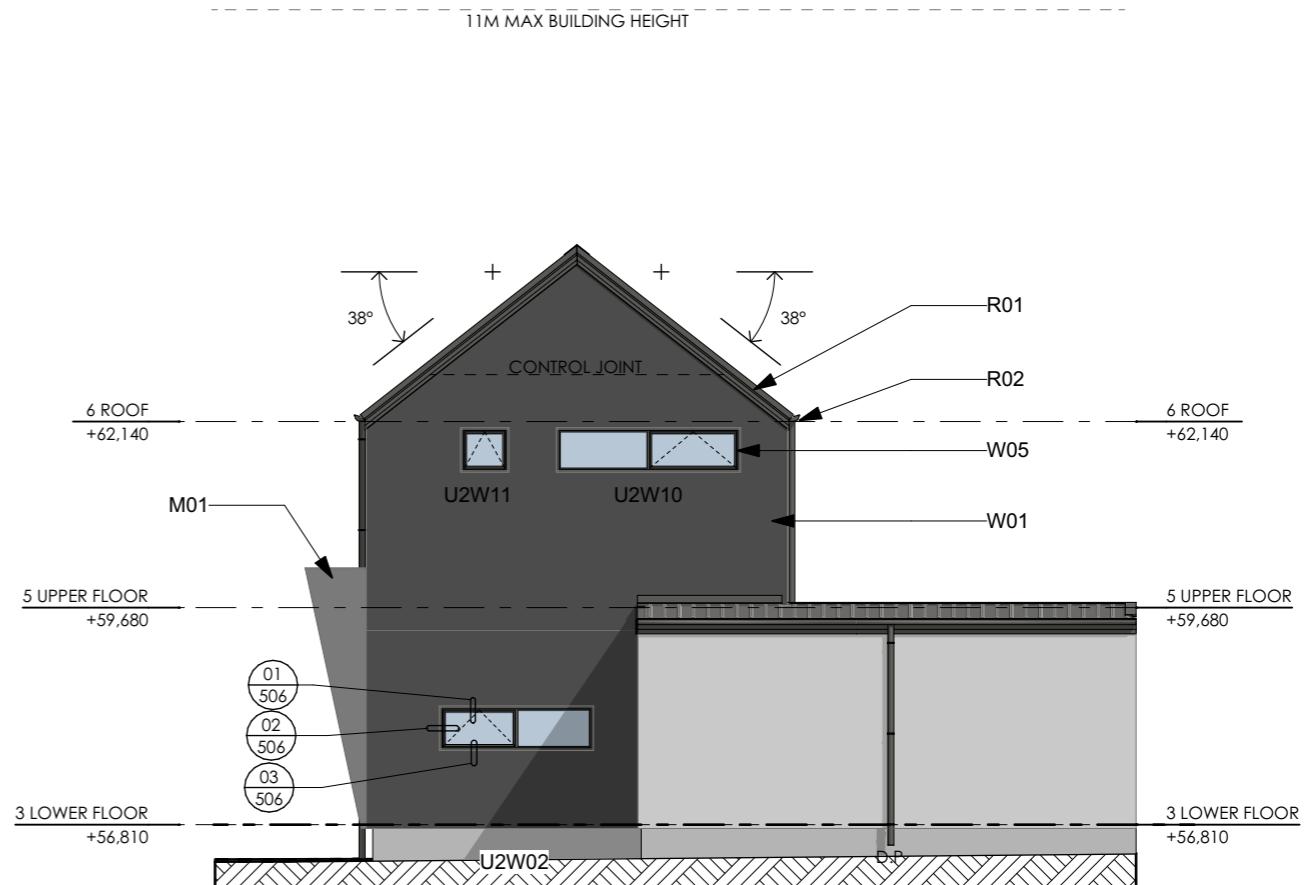
MISC.

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)

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30 GEORGE STREET UNITS

30 GEORGE STREET ROLLESTON NZ

1/08/2023

ELEVATIONS UNIT 2

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REVISION

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CLIENT APPROVAL

NOT FOR CONSTRUCTION

SUBJECT TO BUILDING CONSENT APPROVAL

design V. SANDERS

drawn S. ELLIS

job no J19241

scale 1:100@ A3

SHEET NO

303

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

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F02 - FLOOR LOAD POINTS, BEAMS AND JOISTS - REFER TO FOUNDATION AND SUBFLOOR PLANS AND SPECIFIC ENGINEERED MEMBERS.

WALLS

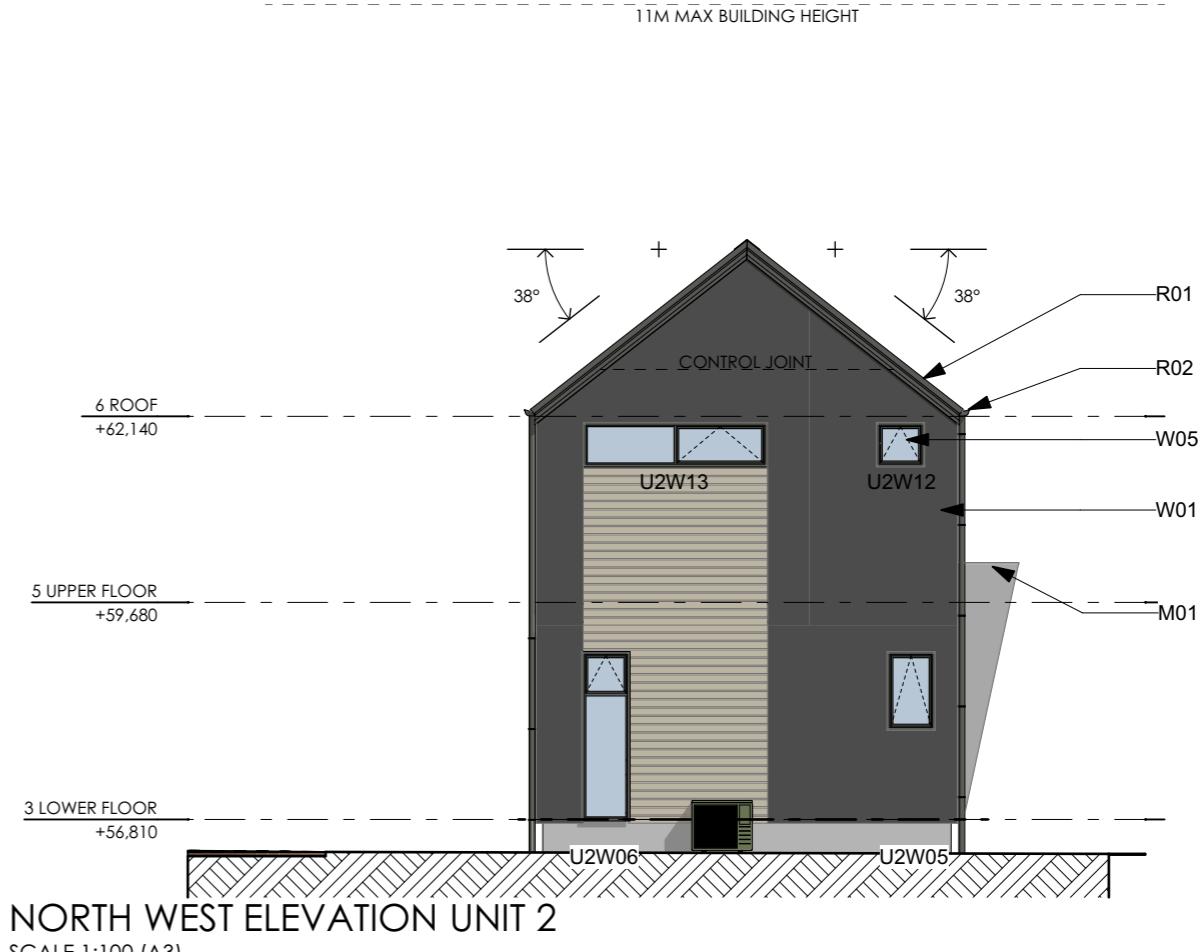
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W03 - 90x45 H1.2 SG8 STUDS
W04 - WALL BATT TYPE INSULATION - PINK Batts ULTRA R2.8.
W05 - ATLAS NULOOK POWDERCOATED ALUMINIUM THERMALLY BROKEN DOUBLE GLAZED LOW E4/C;EQAR ARGON THERMALLY IMPROVED SPACER (UG1.10)
W06 - 10mm STANDARD GIB TO WALLS, PAINT FINISH

ROOF

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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 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

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F02 - FLOOR LOAD POINTS, BEAMS AND JOISTS - REFER TO FOUNDATION AND SUBFLOOR PLANS AND SPECIFIC ENGINEERED MEMBERS.

WALLS

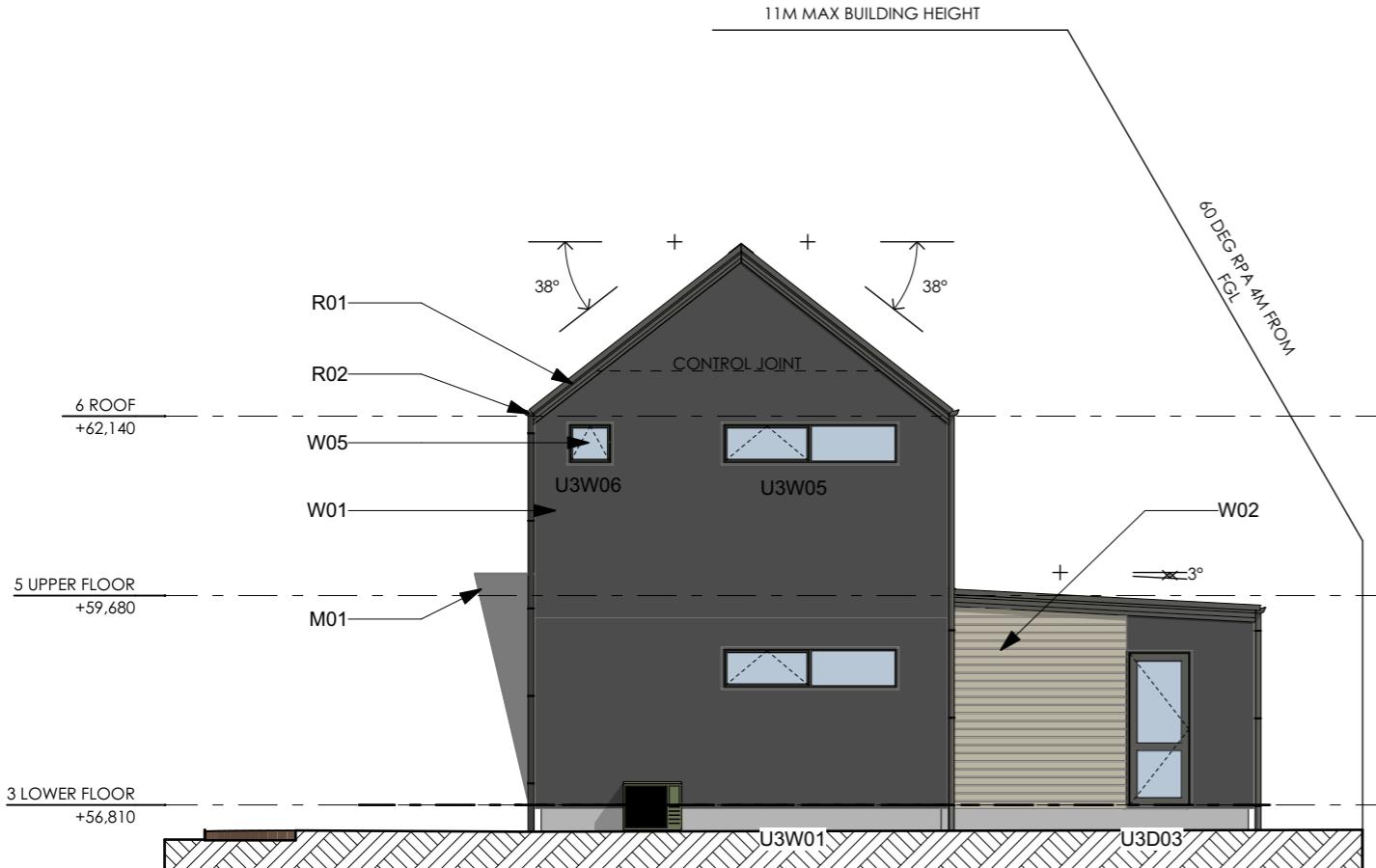
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ROOF

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R06 - 190x45 SG8 RAFTERS @ 600crs
R07 - CEILING INSULATION - PINK BATT SUPER BATT 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)

CLIENT APPROVAL

NOT FOR CONSTRUCTION

SUBJECT TO BUILDING CONSENT APPROVAL

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

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WALLS

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W03 - 90x45 H1.2 SG8 STUDS

W04 - WALL BATT TYPE INSULATION - PINK BATT ULTRA R2.8.

W05 - ATLAS 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

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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

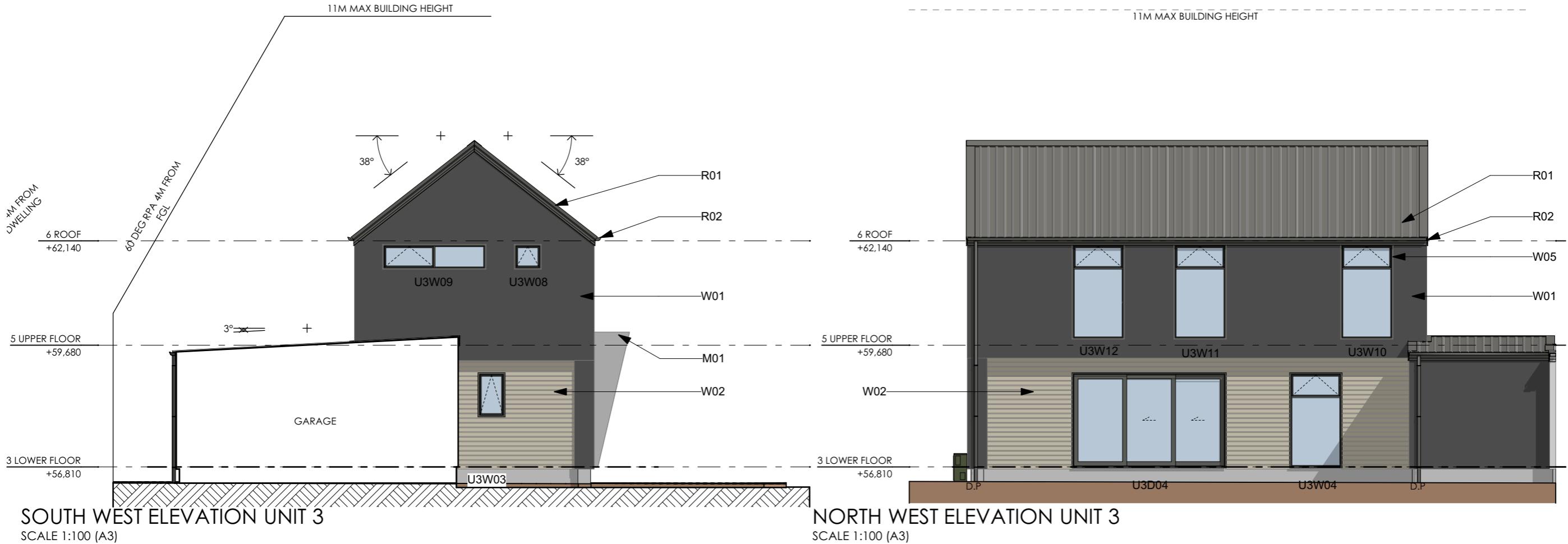
R06 - 190x45 SG8 RAFTERS @ 600crs

R07 - CEILING INSULATION - PINK BATT SUPER BATT R5.0

MISC.

M01 - POWDER COATED STEEL ENTRY SHROUD

M02 - SURFACE FIXED GLASS BALUSTRADE



CLIENT APPROVAL

NOT FOR CONSTRUCTION

SUBJECT TO BUILDING CONSENT APPROVAL

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 LV11 JOISTS @ 450crs.
F02 - FLOOR LOAD POINTS, BEAMS AND JOISTS - REFER TO FOUNDATION AND SUBFLOOR PLANS AND SPECIFIC ENGINEERED MEMBERS.

WALLS

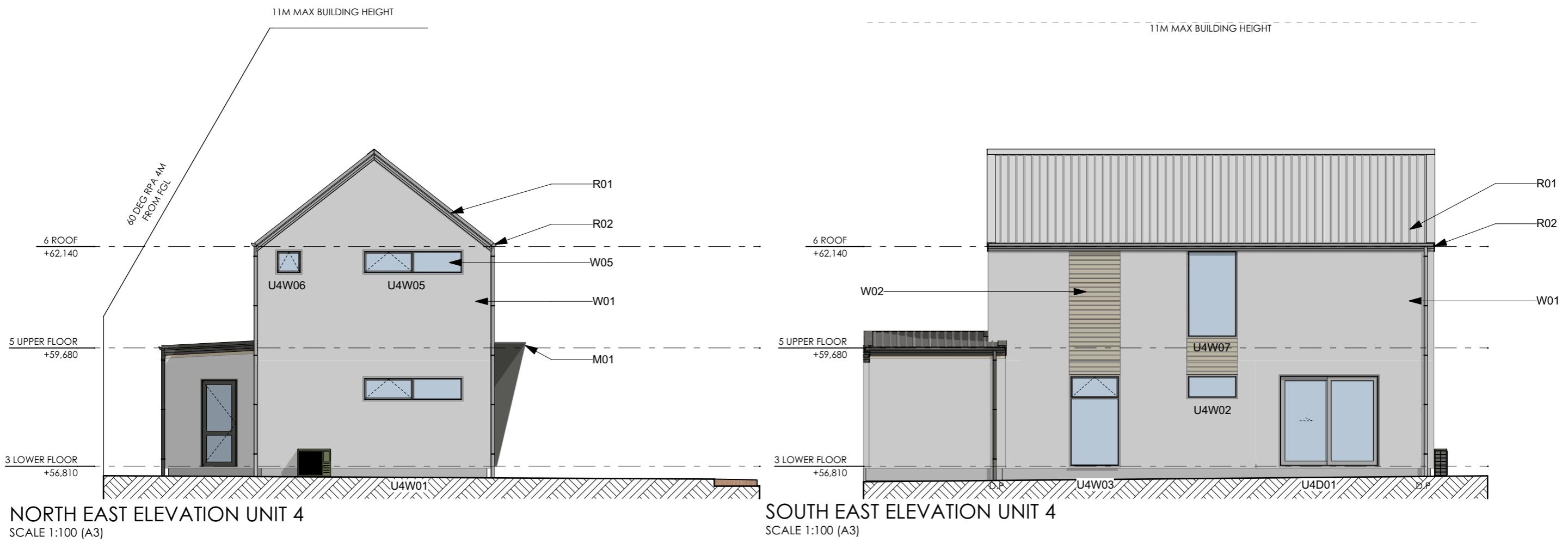
W01 - SPECIALIZED AAC 50mm EZYPANEL OVER 20mm EPS CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W02 - NIAGARA ENVIRA BEVELBACK 187mm W/B OVER ENVIRA 20mm H3.1 CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W03 - 90x45 H1.2 SG8 STUDS
W04 - WALL BATT TYPE INSULATION - PINK BATT ULTRA R2.8.
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

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R02 - METALCRAFT QUATER ROUND COLORSTEEL GUTTER OVER METALLINE 185mm FASCIA MIN. 80mm ROUND DOWNPipes
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R07 - CEILING INSULATION - PINK BATT SUPER BATT 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

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WALLS

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W03 - 90x45 H1.2 SG8 STUDS

W04 - WALL BATT TYPE INSULATION - PINK BATT ULTRA R2.8.

W05 - ATLAS NULOOK POWDERCOATED ALUMINIUM THERMALLY BROKEN DOUBLE GLAZED LOW E4/C;EQAR ARGON THERMALLY IMPROVED SPACER (UG1.10)
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MISC.

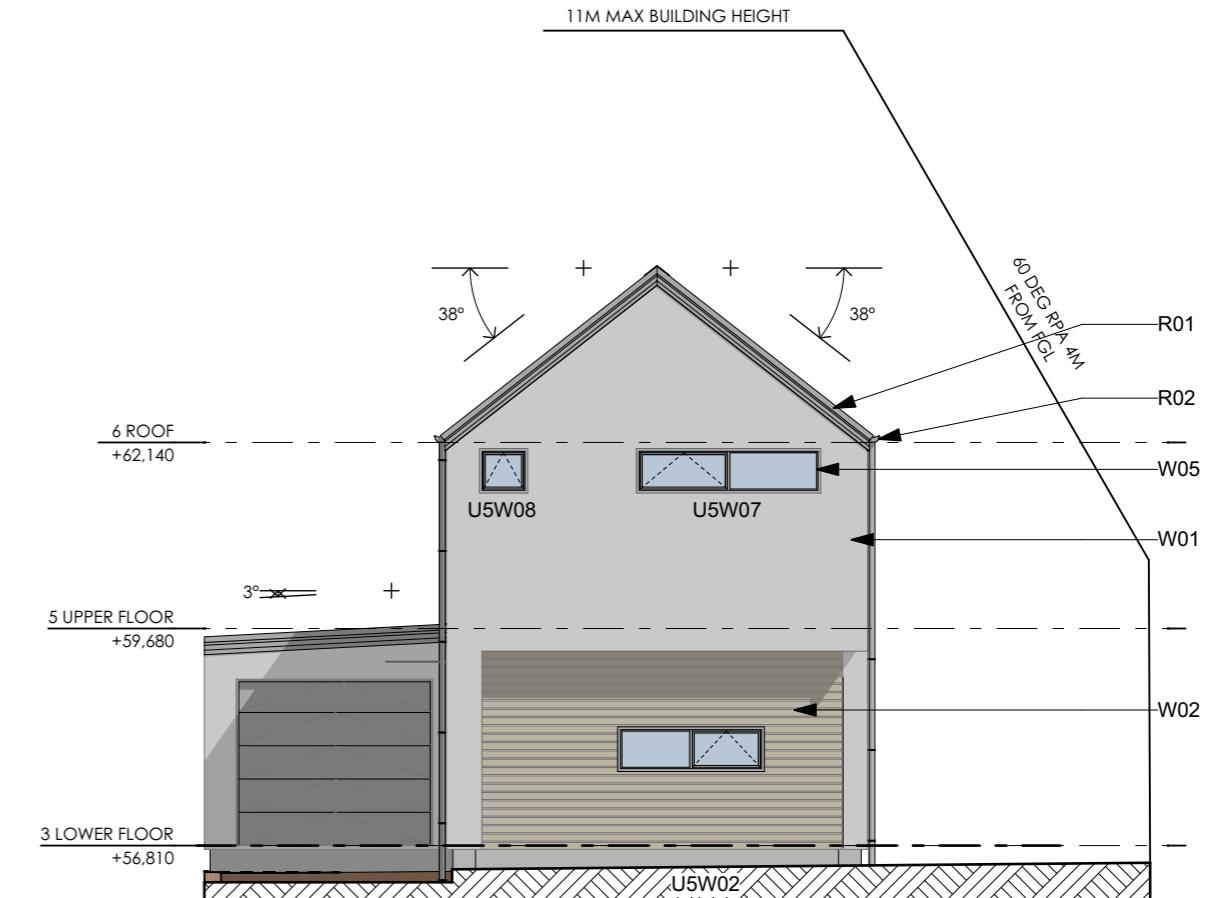
M01 - POWDER COATED STEEL ENTRY SHROUD

M02 - SURFACE FIXED GLASS BALUSTRADE



NORTH EAST ELEVATION UNIT 5

SCALE 1:100 (A3)



SOUTH EAST ELEVATION UNIT 5

SCALE 1:100 (A3)

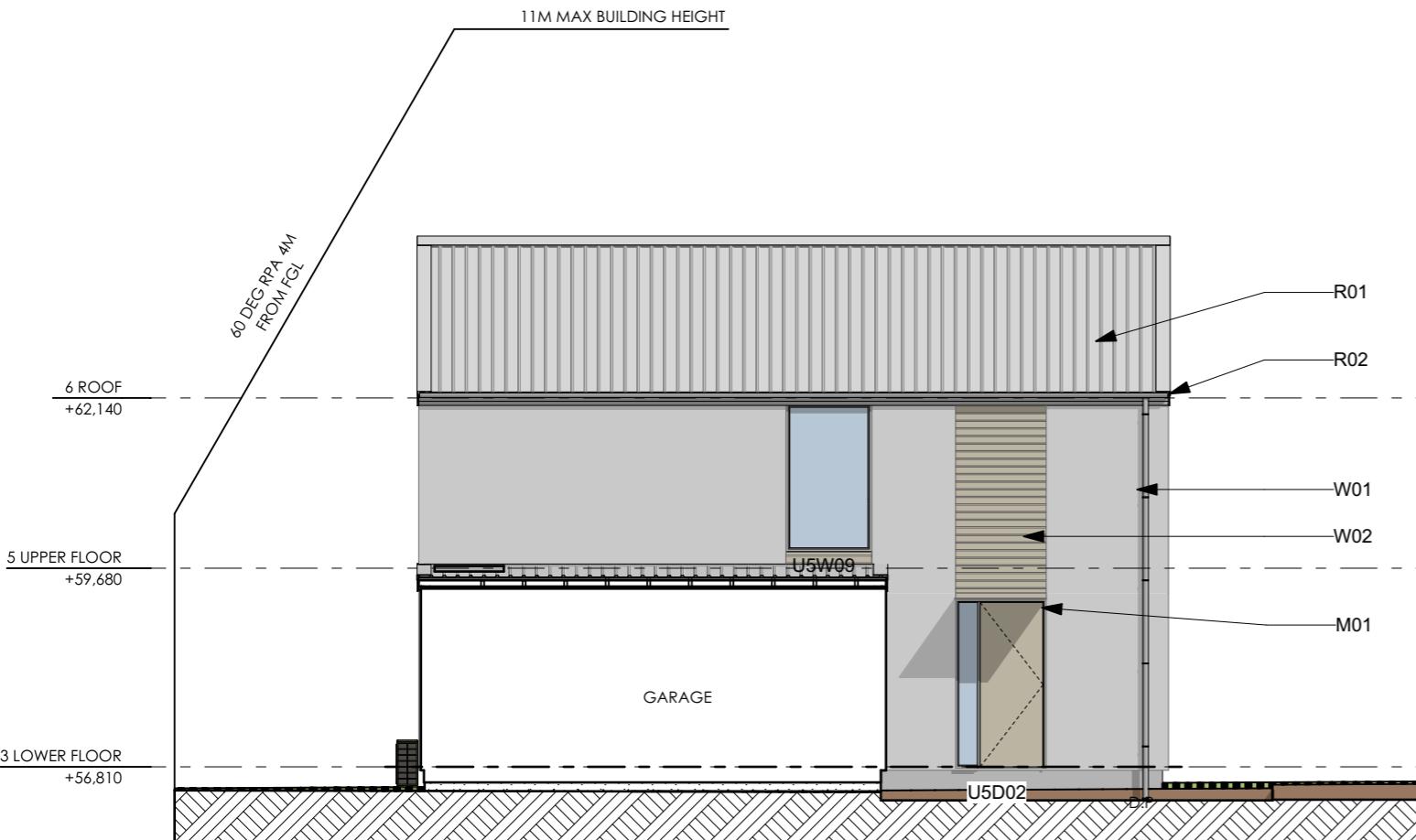
CLIENT APPROVAL

NOT FOR CONSTRUCTION

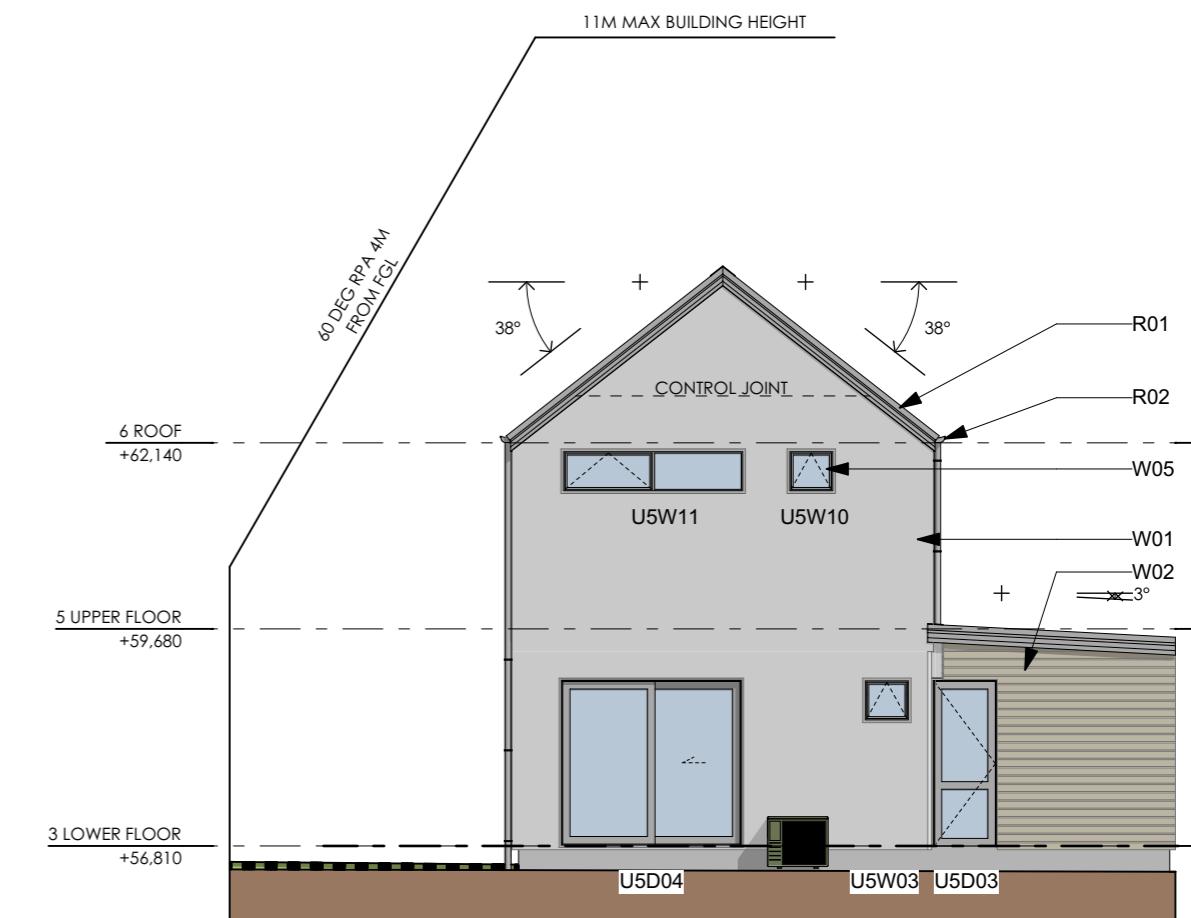
SUBJECT TO BUILDING CONSENT APPROVAL

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



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



NORTH WEST ELEVATION UNIT 5
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

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MISC.

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

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 BATT 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 BATT SUPER BATT R5.0

MISC.

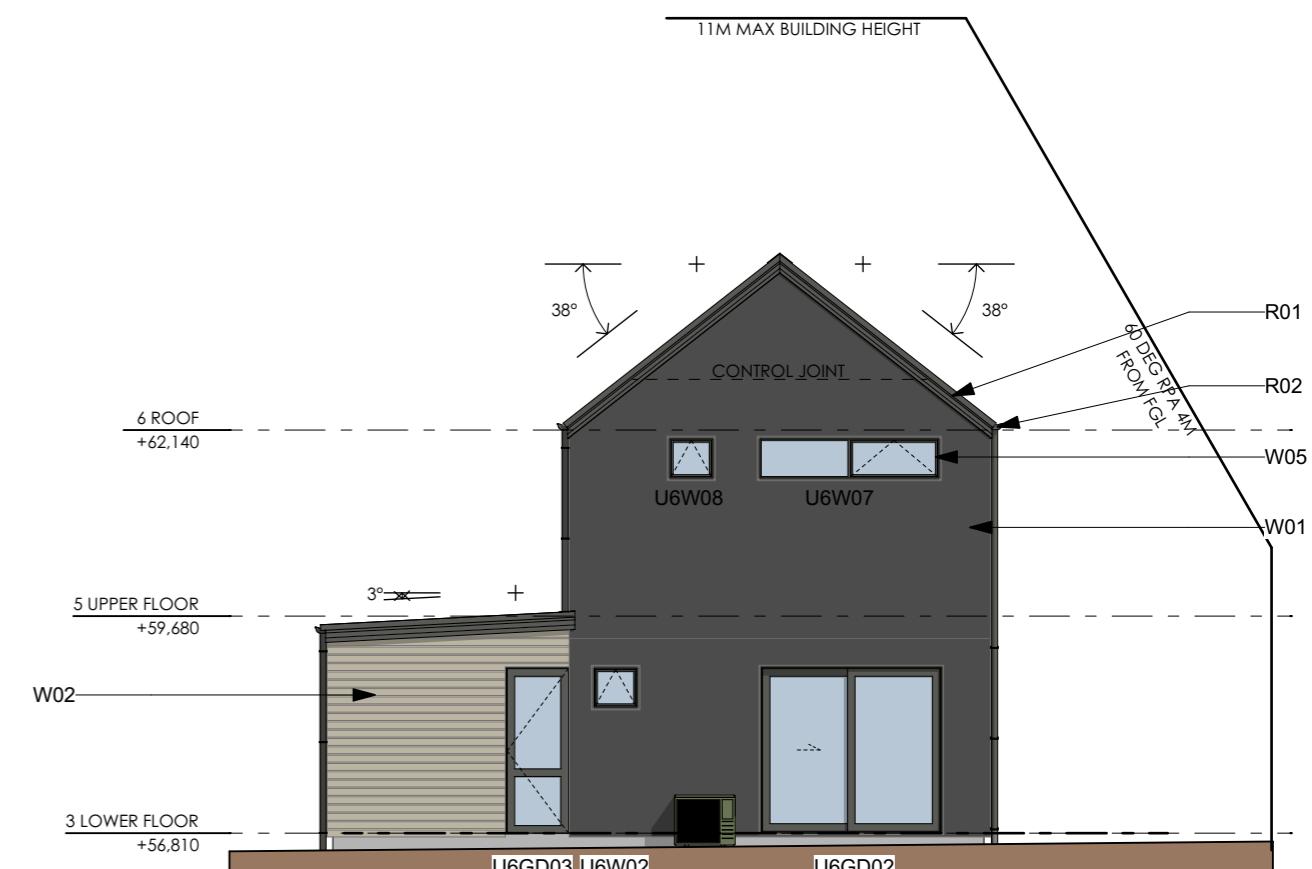
M01 - POWDER COATED STEEL ENTRY SHROUD

M02 - SURFACE FIXED GLASS BALUSTRADE



NORTH EAST ELEVATION UNIT 6

SCALE 1:100 (A3)



SOUTH EAST ELEVATION UNIT 6

SCALE 1:100 (A3)

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

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

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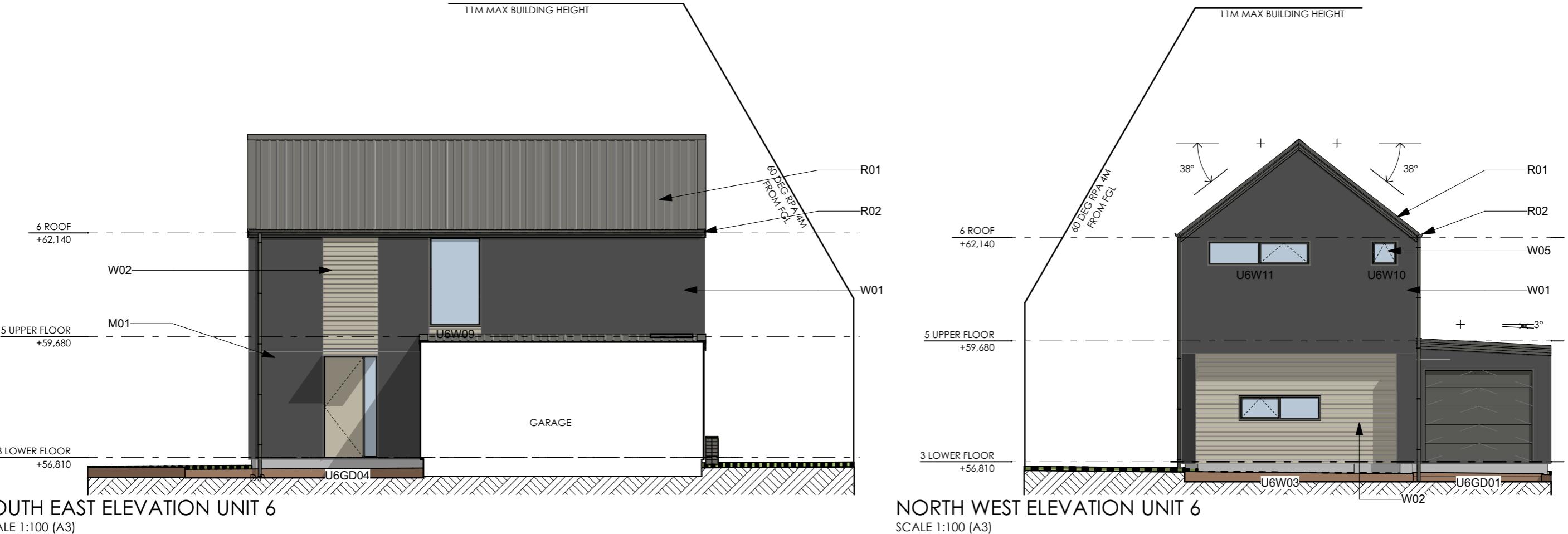
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SOUTH EAST ELEVATION UNIT 6

SCALE 1:100 (A3)

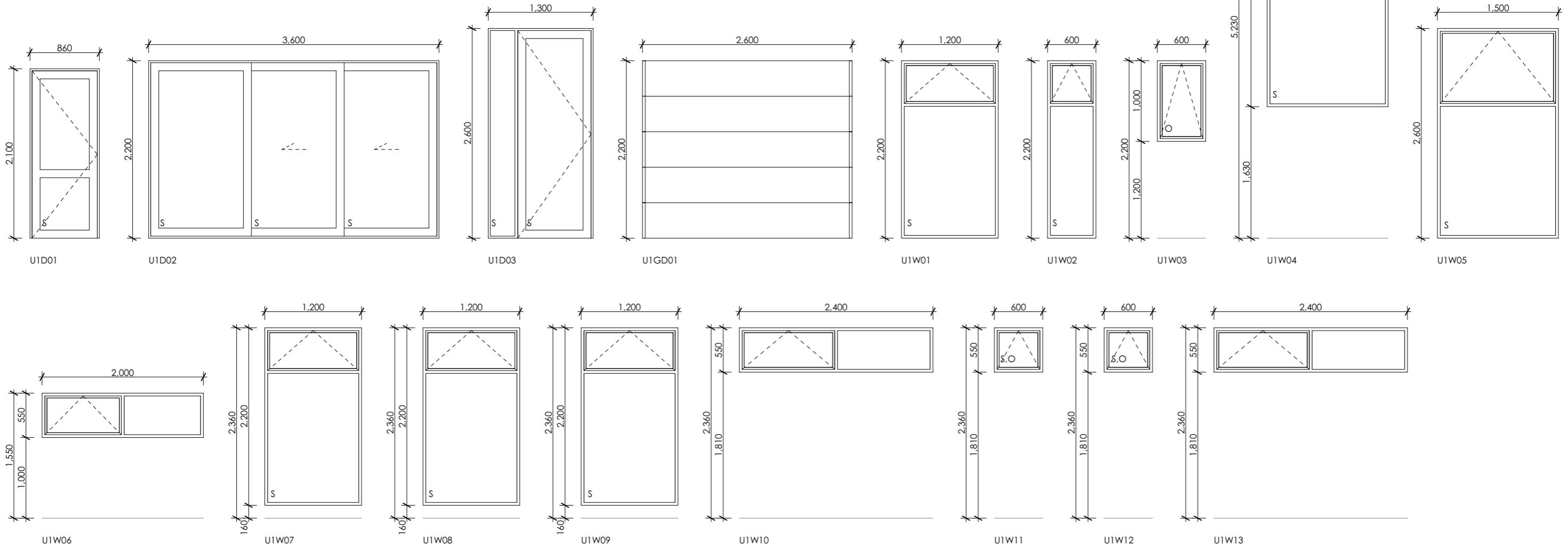
NORTH WEST ELEVATION UNIT 6

SCALE 1:100 (A3)

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NOT FOR CONSTRUCTION

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NOTES

ATLUS NULOOK POWDERCOATED ALUMINIUM
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KEYS FROM INSIDE

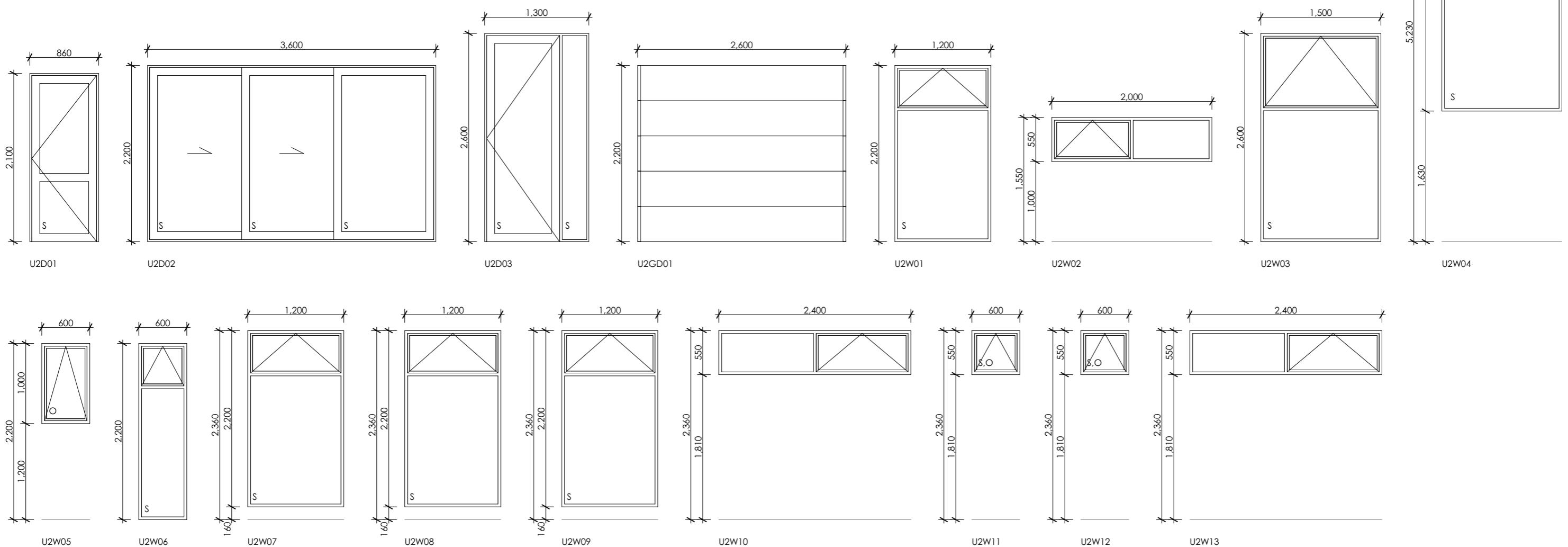
ALL GLAZING TO COMPLY WITH NZS 4223

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

CLIENT APPROVAL

NOT FOR CONSTRUCTION

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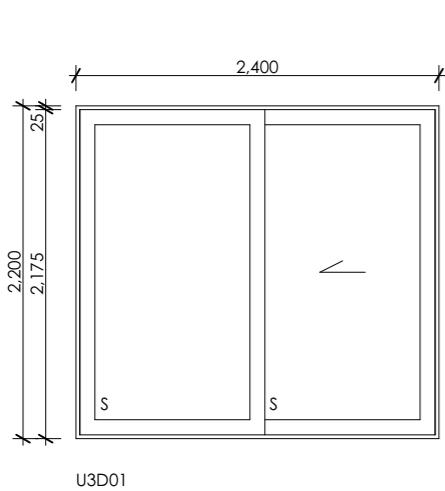
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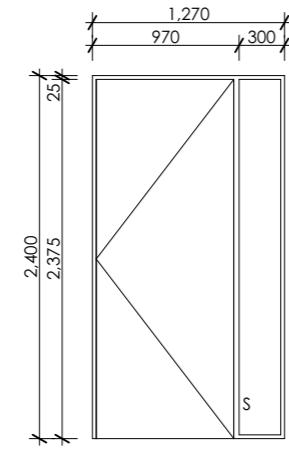
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NOT FOR CONSTRUCTION

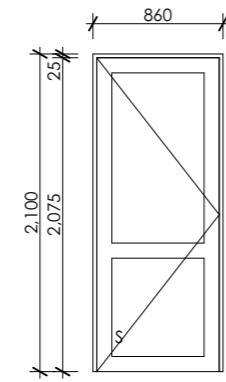
SUBJECT TO BUILDING CONSENT APPROVAL



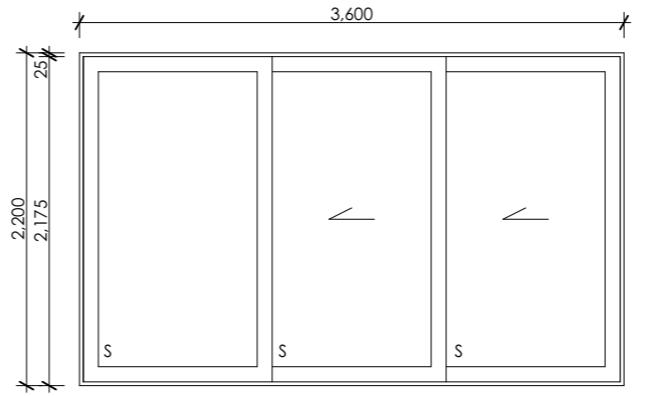
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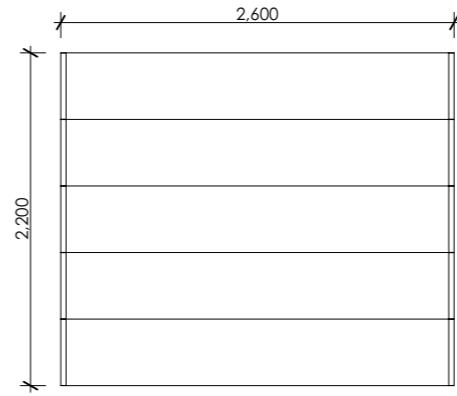
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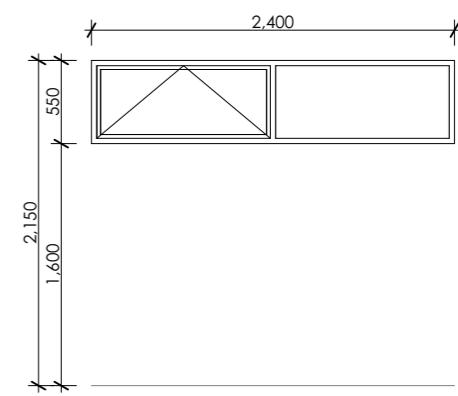
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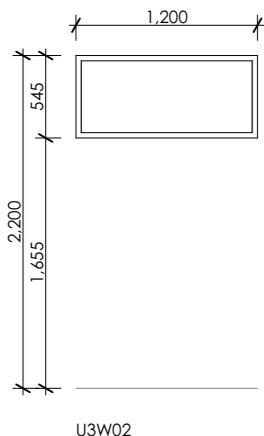
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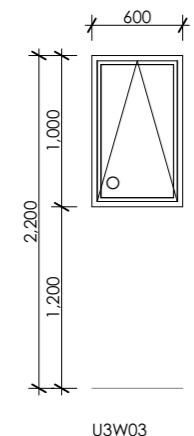
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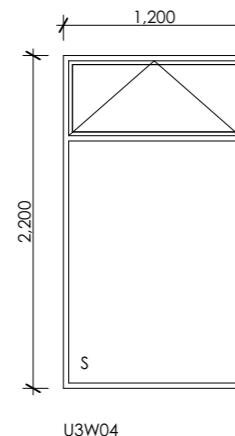
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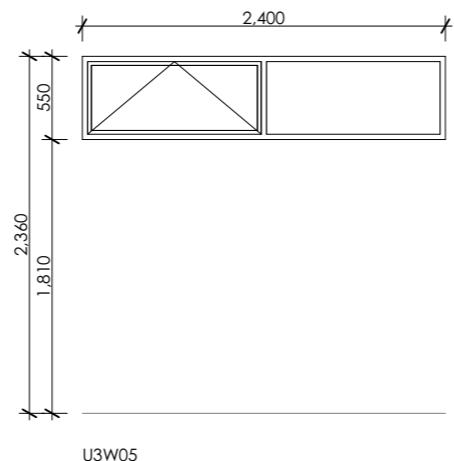
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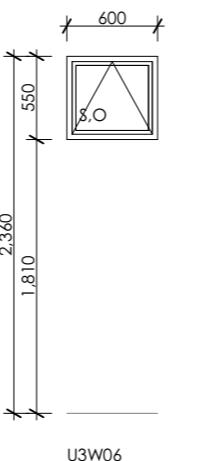
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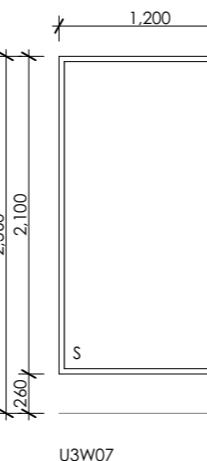
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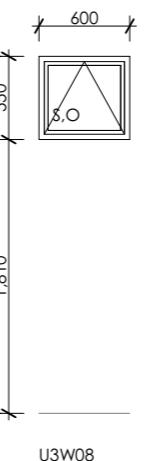
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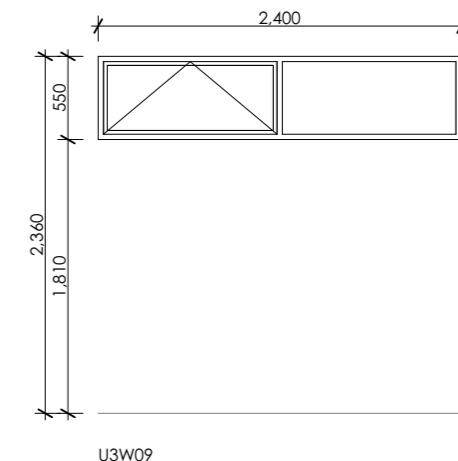
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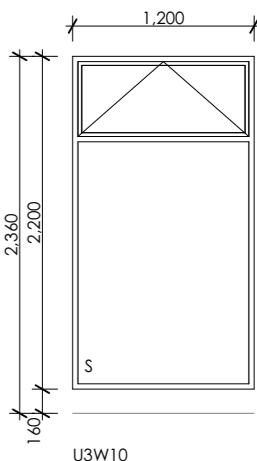
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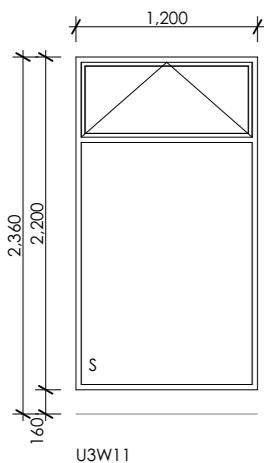
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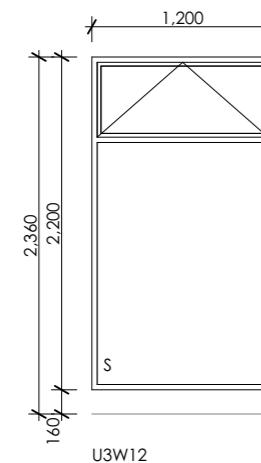
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U3W10



U3W11



U3W12

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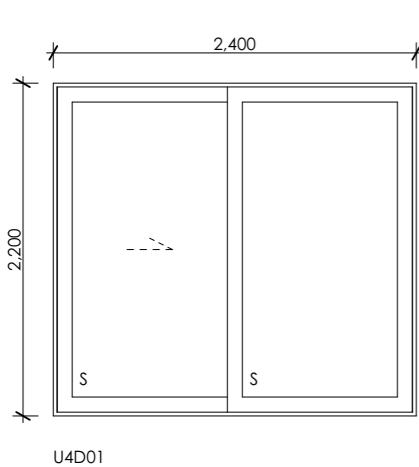
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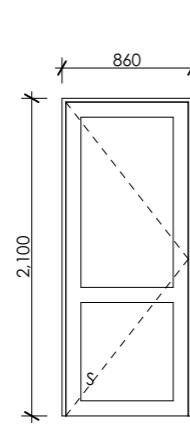
CLIENT APPROVAL

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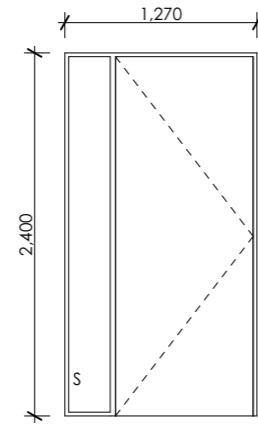
SUBJECT TO BUILDING CONSENT APPROVAL



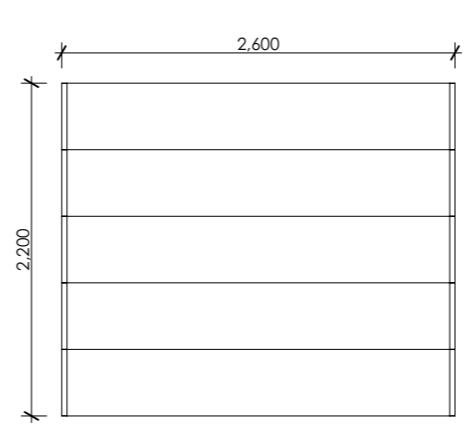
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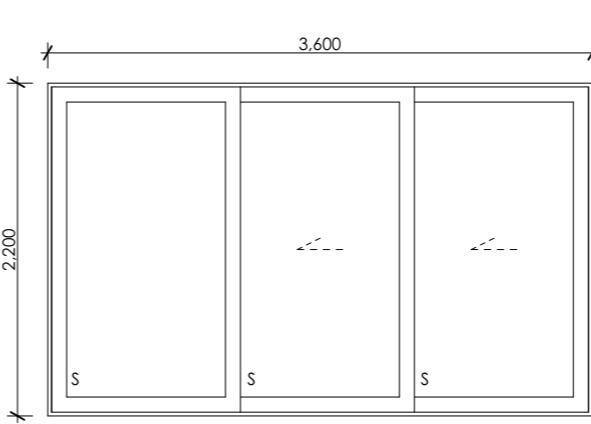
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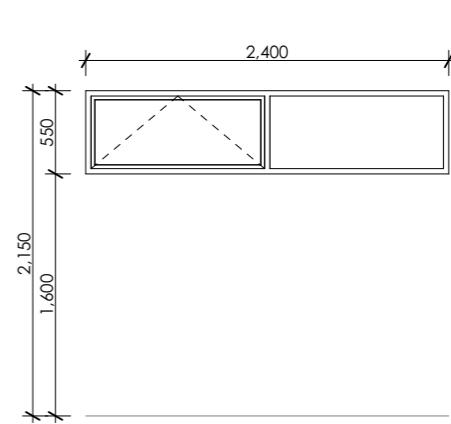
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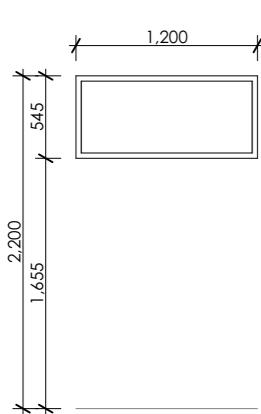
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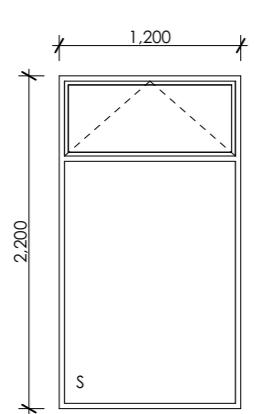
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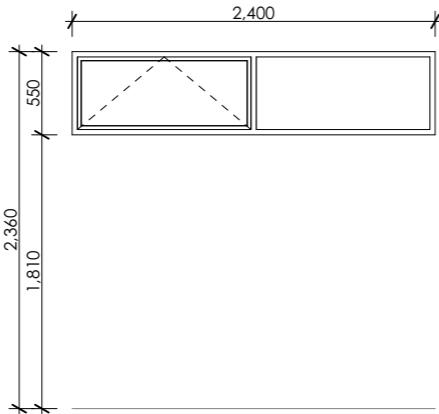
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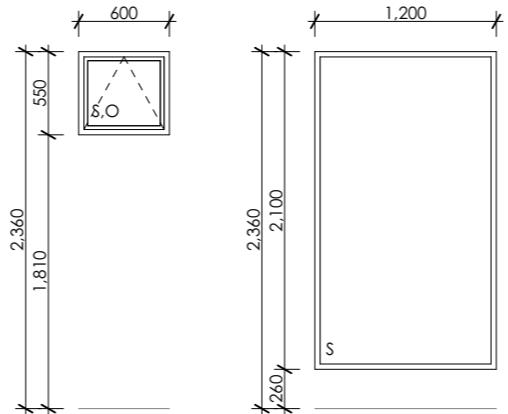
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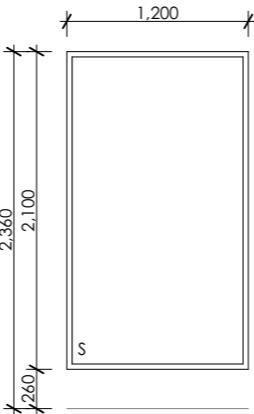
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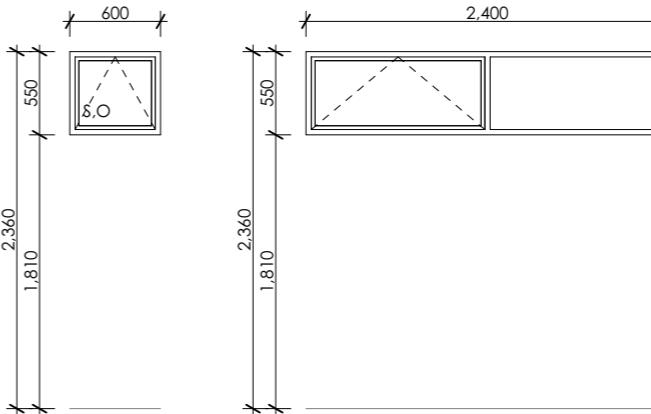
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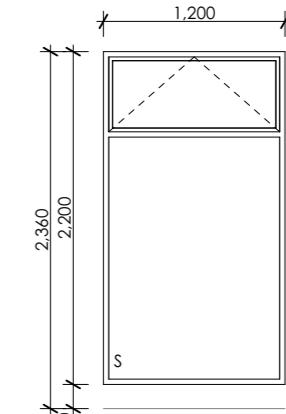
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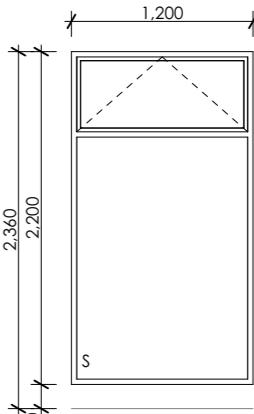
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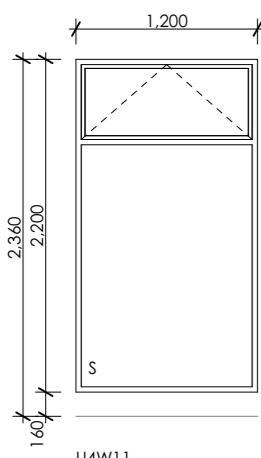
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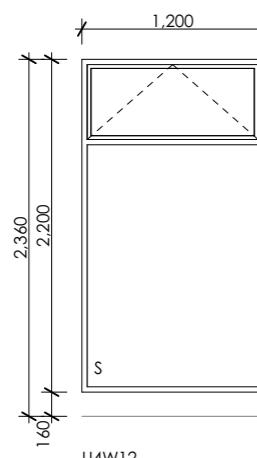
U4W09



U4W10



U4W11



U4W12

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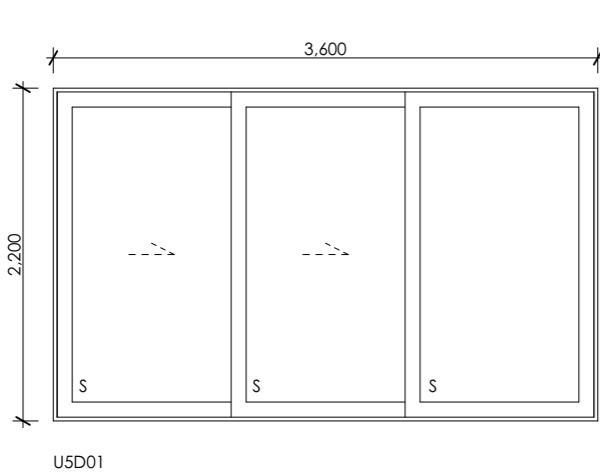
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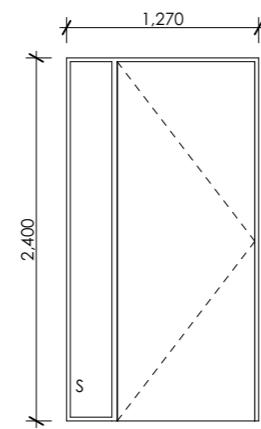
CLIENT APPROVAL

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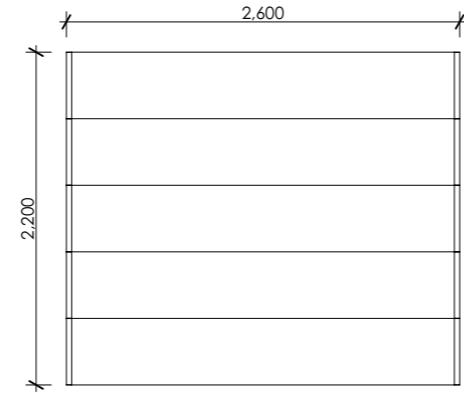
SUBJECT TO BUILDING CONSENT APPROVAL



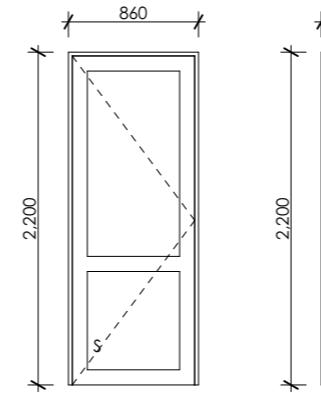
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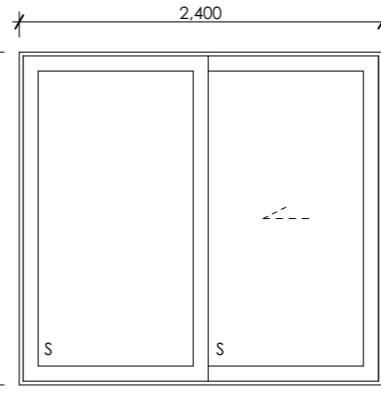
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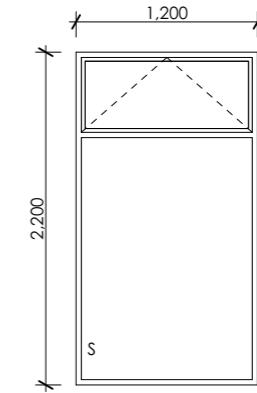
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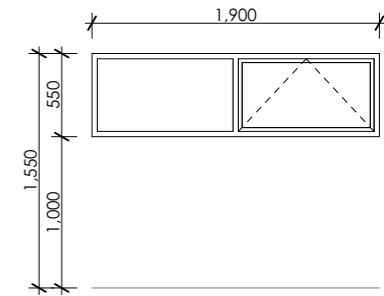
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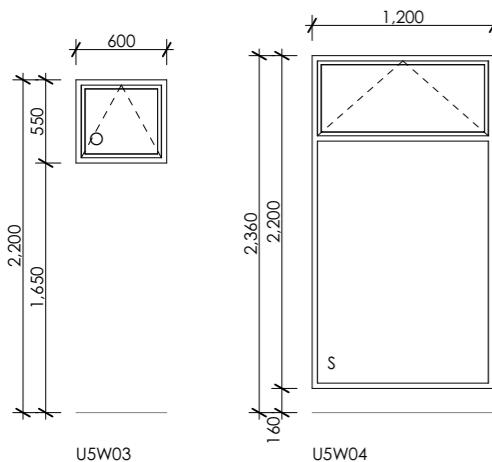
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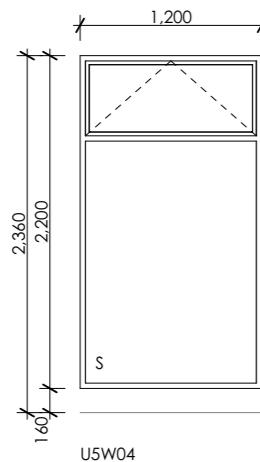
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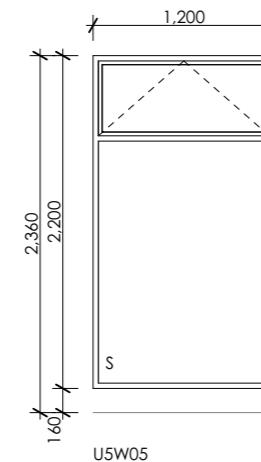
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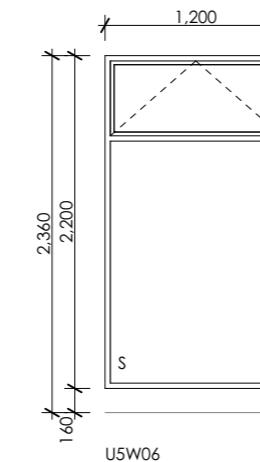
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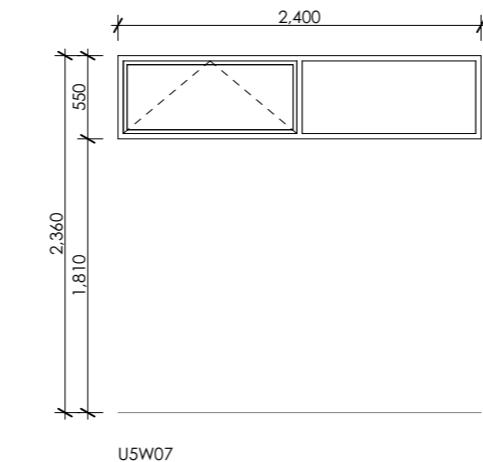
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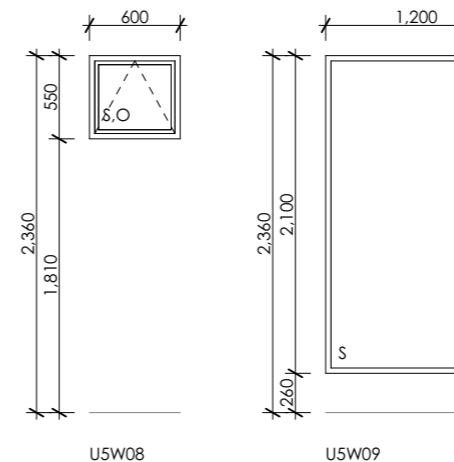
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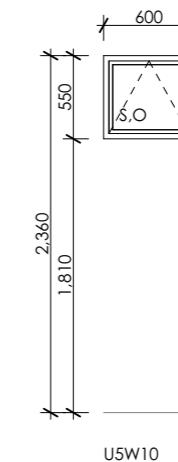
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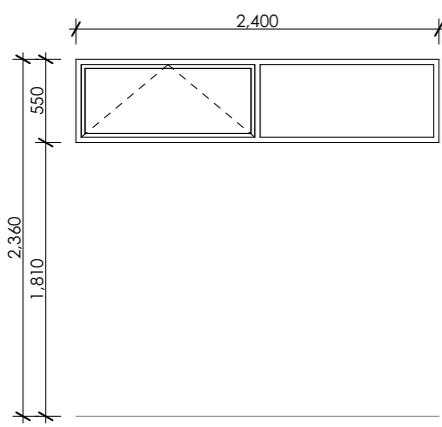


U5W08



U5W09

U5W10



U5W11

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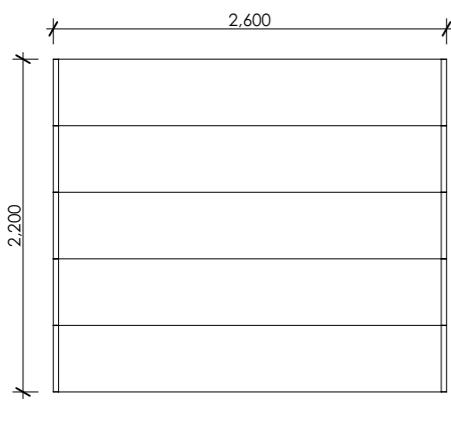
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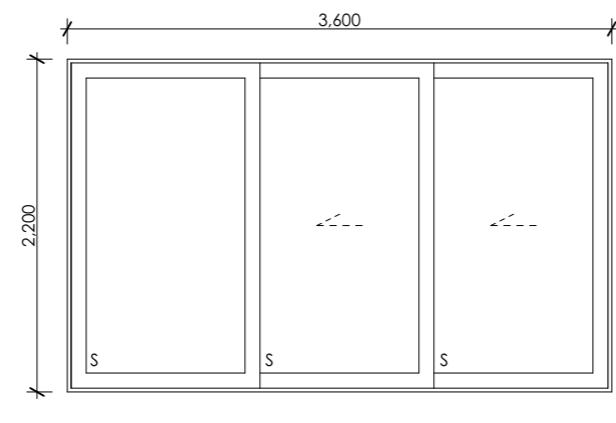
S = SAFETY GLAZING TO NZS 4223.3 TABLE 1

CLIENT APPROVAL

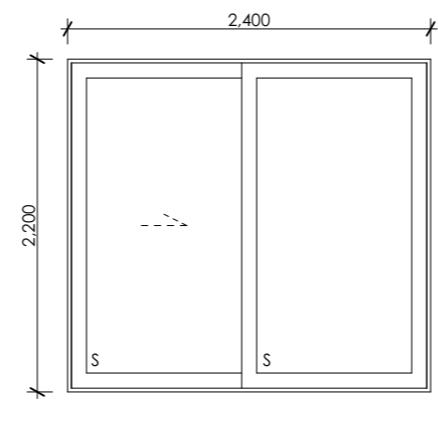
NOT FOR CONSTRUCTION
SUBJECT TO BUILDING CONSENT APPROVAL



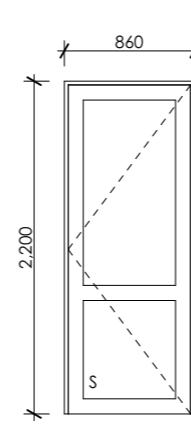
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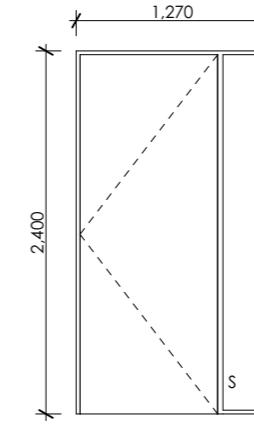
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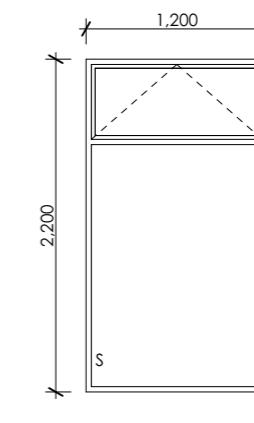
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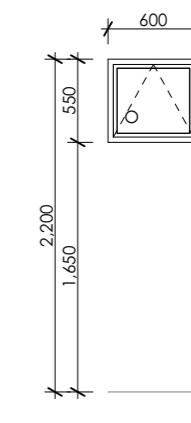
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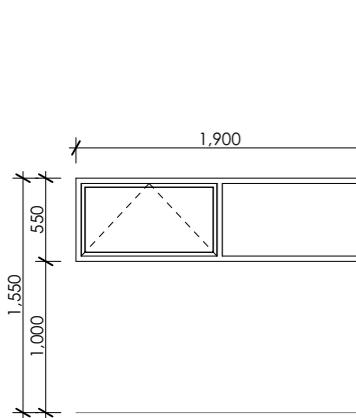
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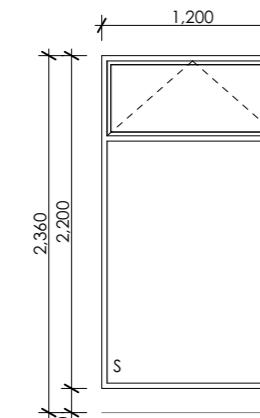
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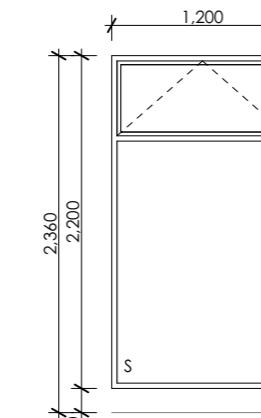
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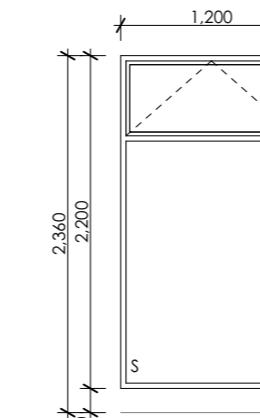
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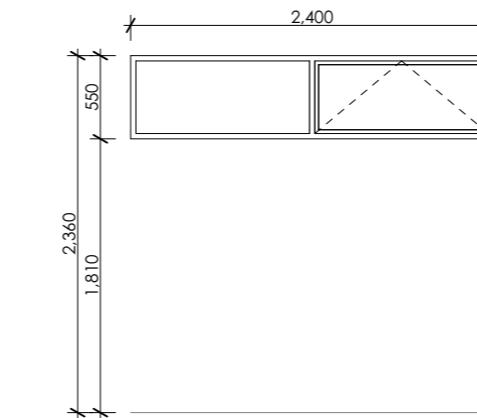
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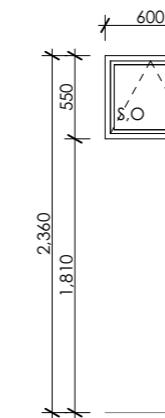
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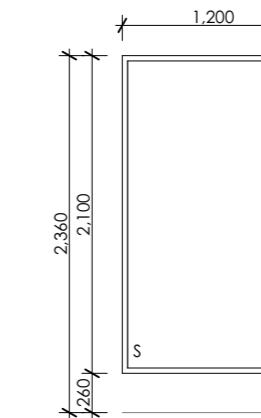
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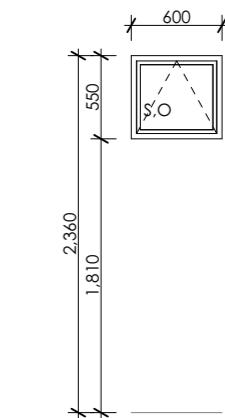
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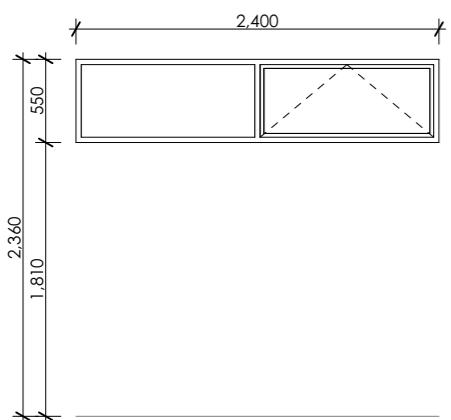
U6W08



U6W09



U6W10



U6W11

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

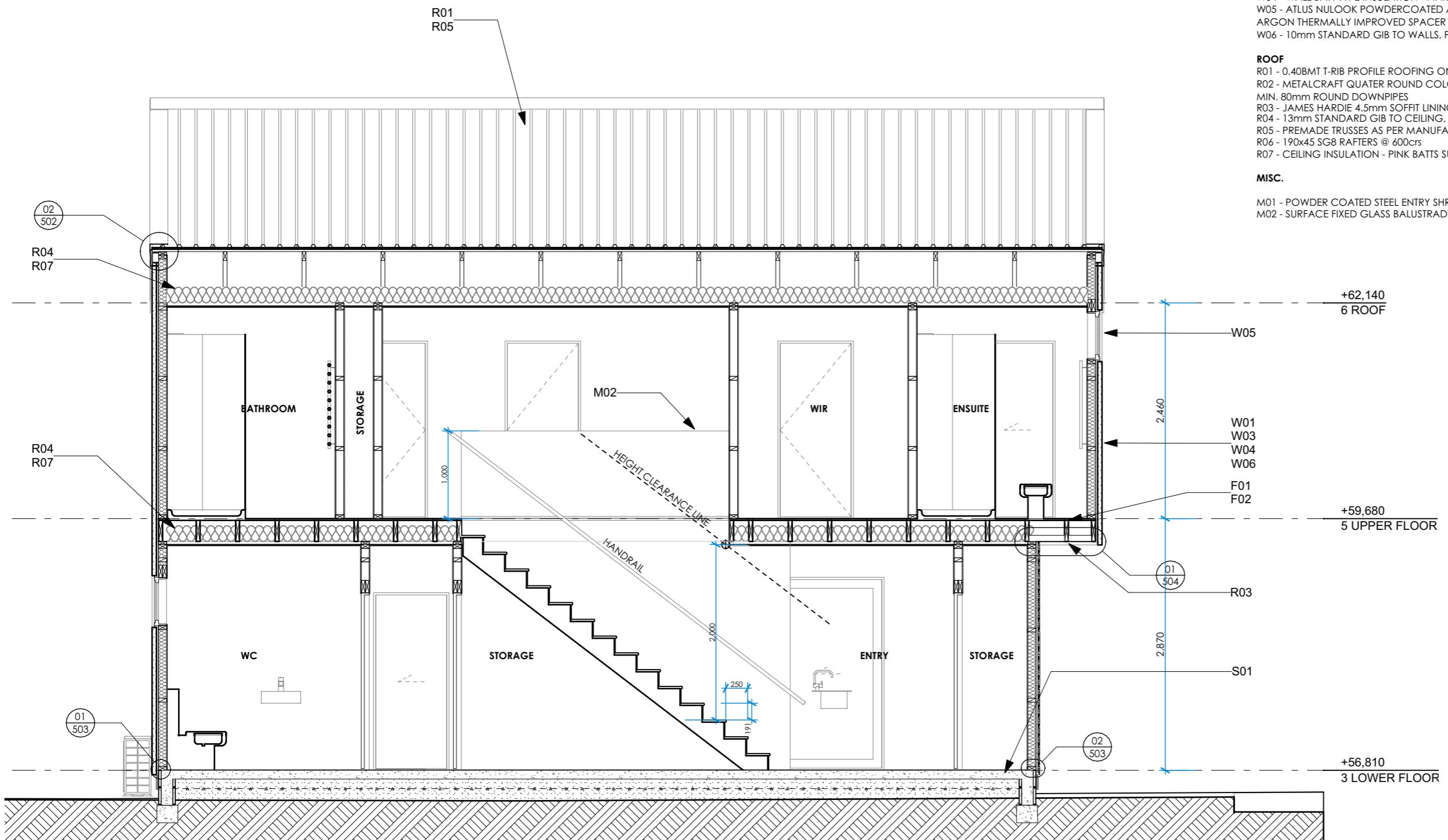
ALL GLAZING TO COMPLY WITH NZS 4223

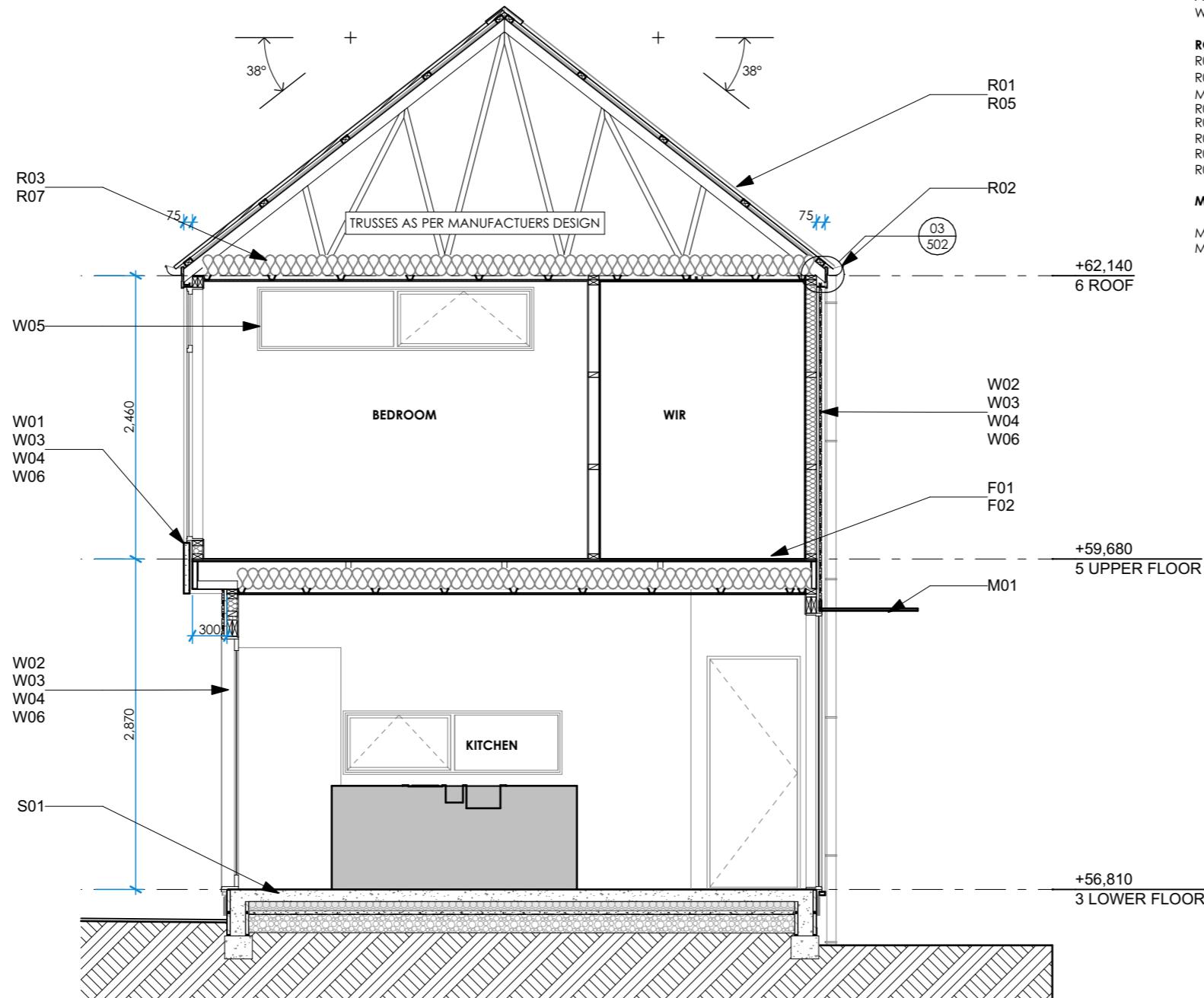
O = OBSCURED

S = SAFETY GLAZING TO NZS 4223.3 TABLE 1

CLIENT APPROVAL

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30 GEORGE STREET UNITS

30 GEORGE STREET ROLLESTON NZ

1/08/2023

SECTION B

PO Box 36224, Merivale, Christchurch, NZ

E: contact@bespoke-architecture.co.nz

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

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STANDARDS, NZS 3604, N.Z.B.C AND LOCAL AUTHORITY BY LAWS.

REVISION

	design	V. SANDERS	SHEET NO 402
	drawn	S. ELLIS	
	job no	J19241	
	scale	1:50 1:100@ A3	

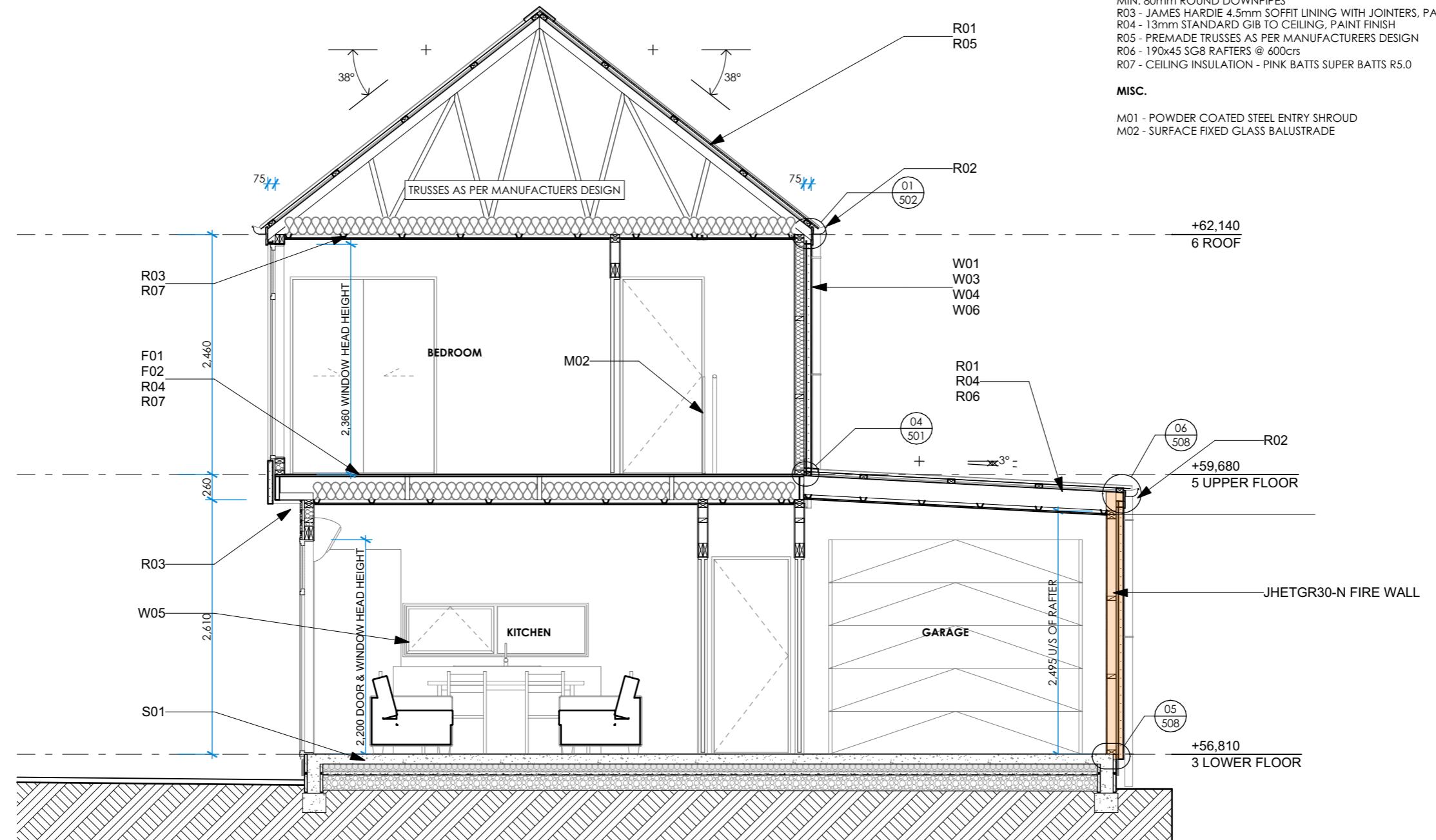
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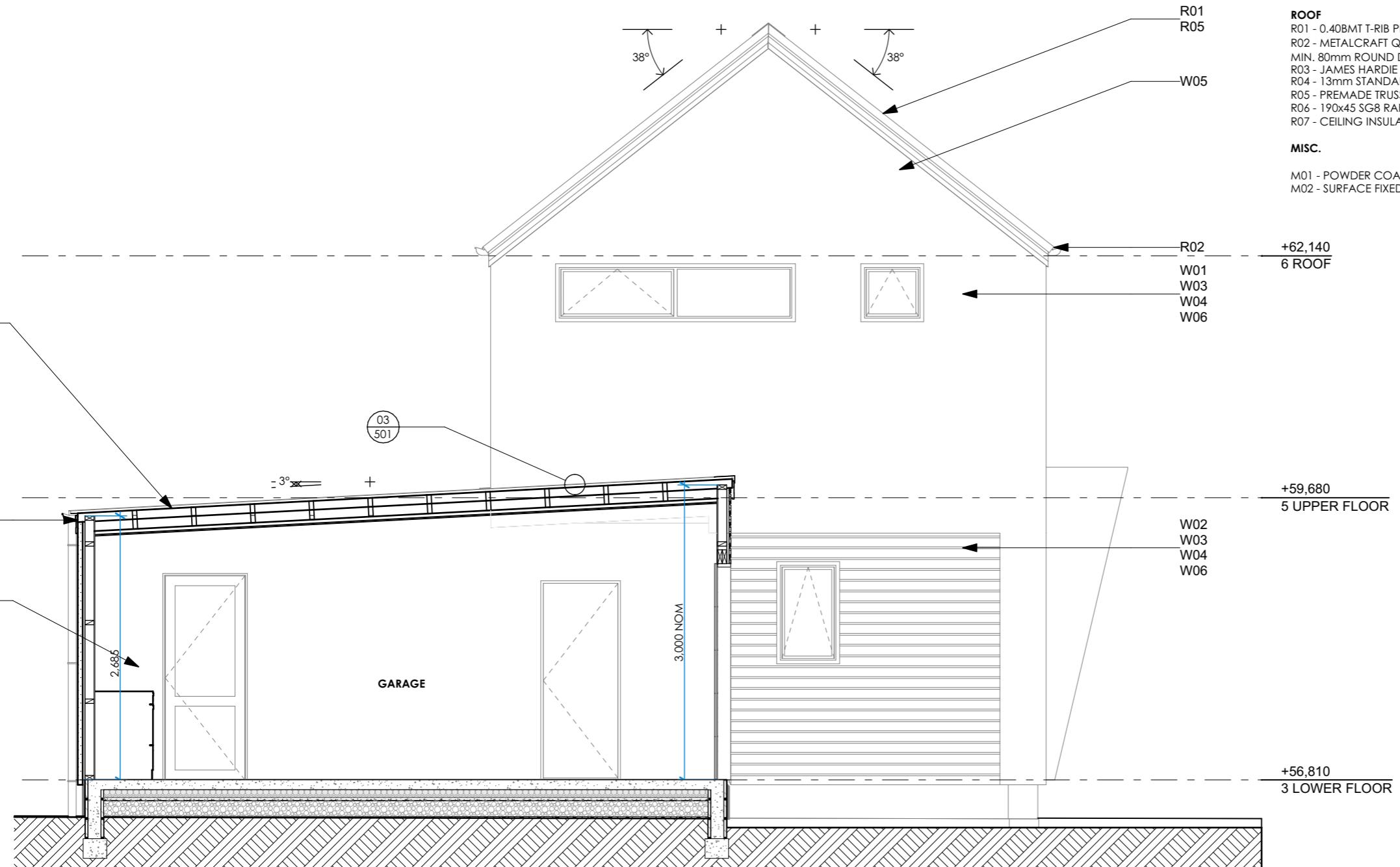
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SHEET NO 

402





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

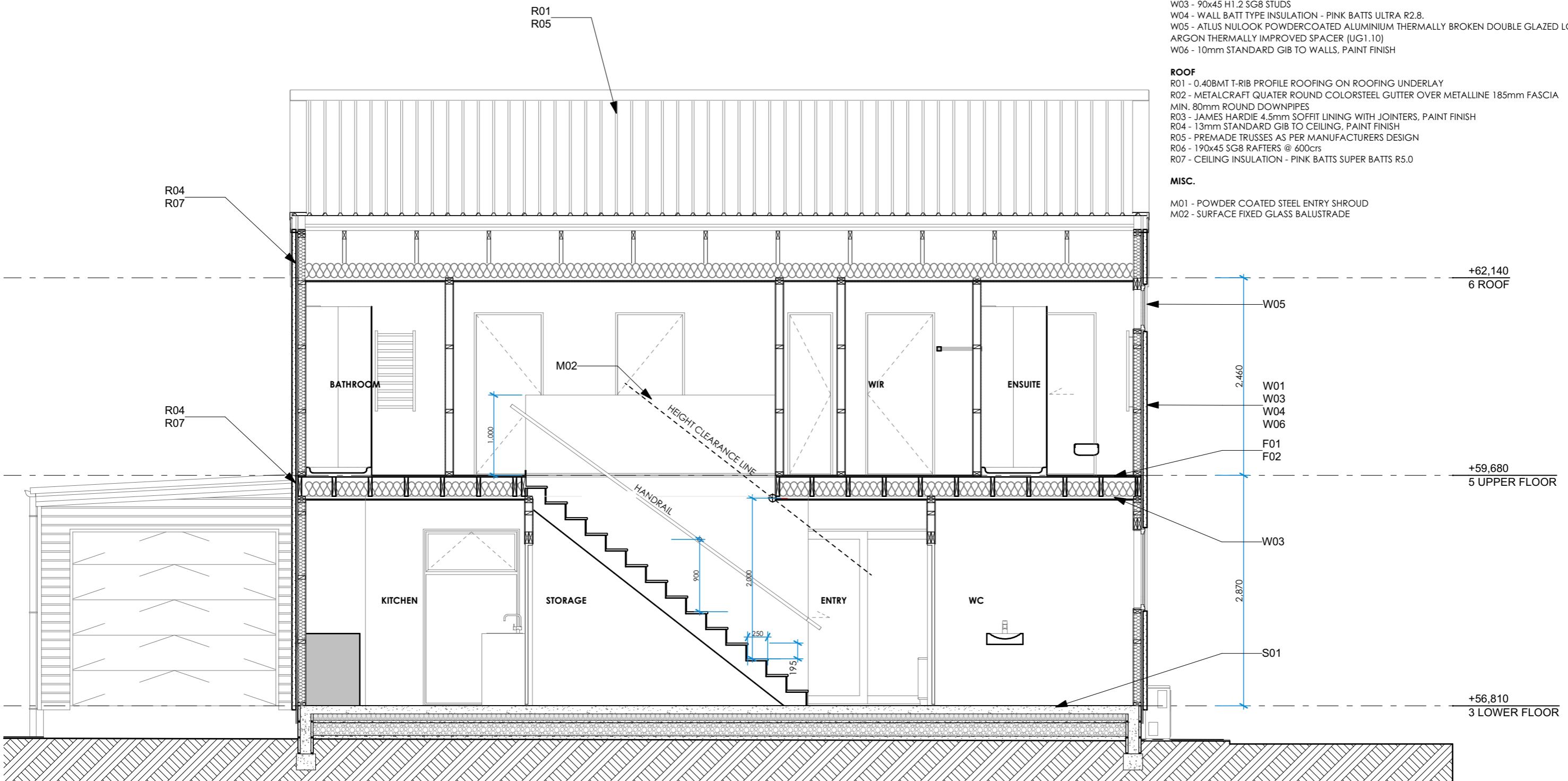
W01 - SPECIALIZED AAC 50mm EZYPANEL OVER 20mm EPS CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W02 - NIAGARA ENVIRA BEVELBACK 187mm W/B OVER ENVIRA 20mm H3.1 CAVITY BATTENS FIXED TO MANUFACTURERS SPECIFICATIONS
W03 - 90x45 H1.2 SG8 STUDS
W04 - WALL BATT TYPE INSULATION - PINK BATT ULTRA R2.8.
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 BATT SUPER BATT R5.0

MISC.

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



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SECTION E

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STANDARDS, NZS 3604, N.Z.B.C AND LOCAL AUTHORITY BY LAWS.

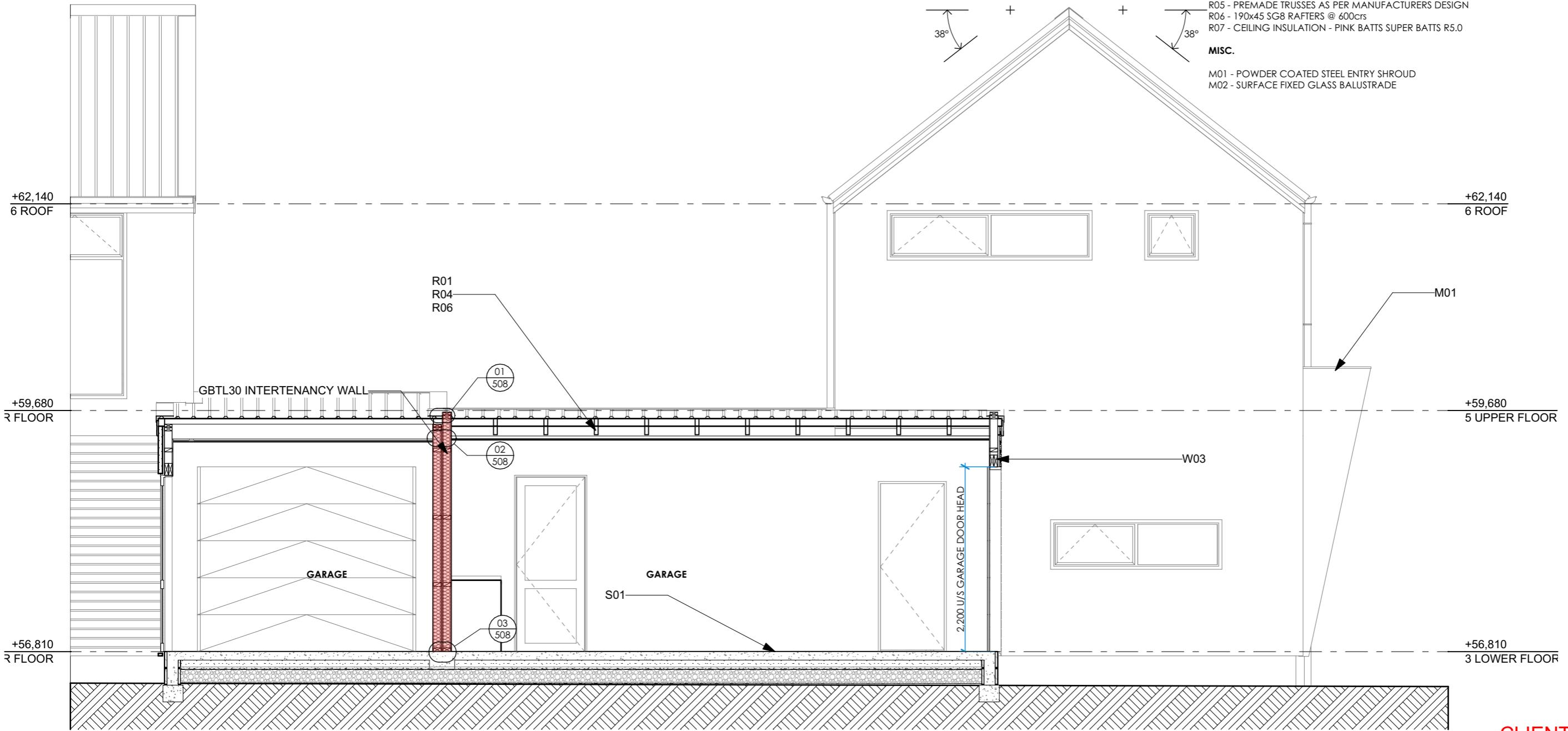
REVISION

1

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

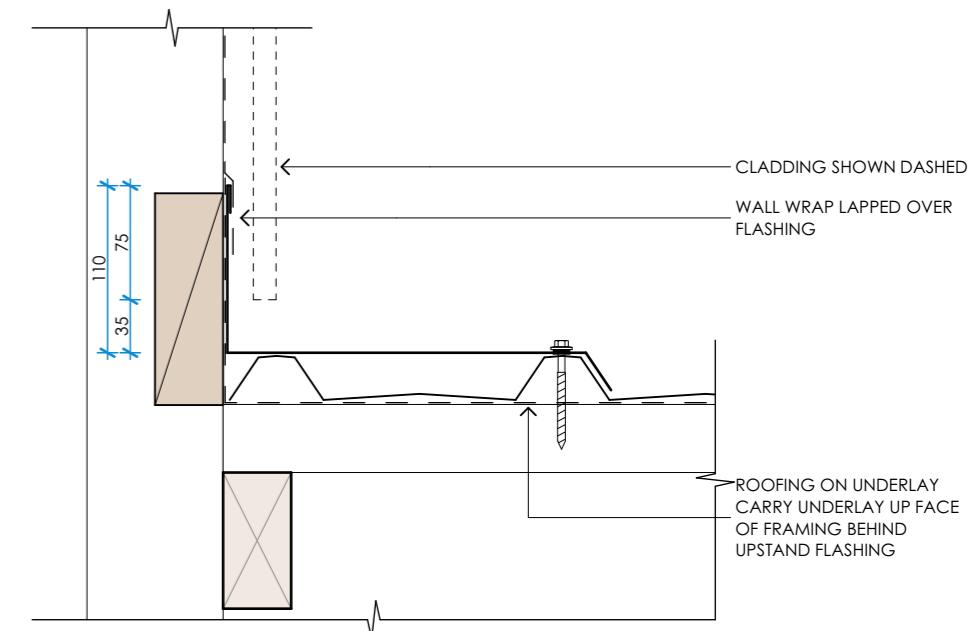
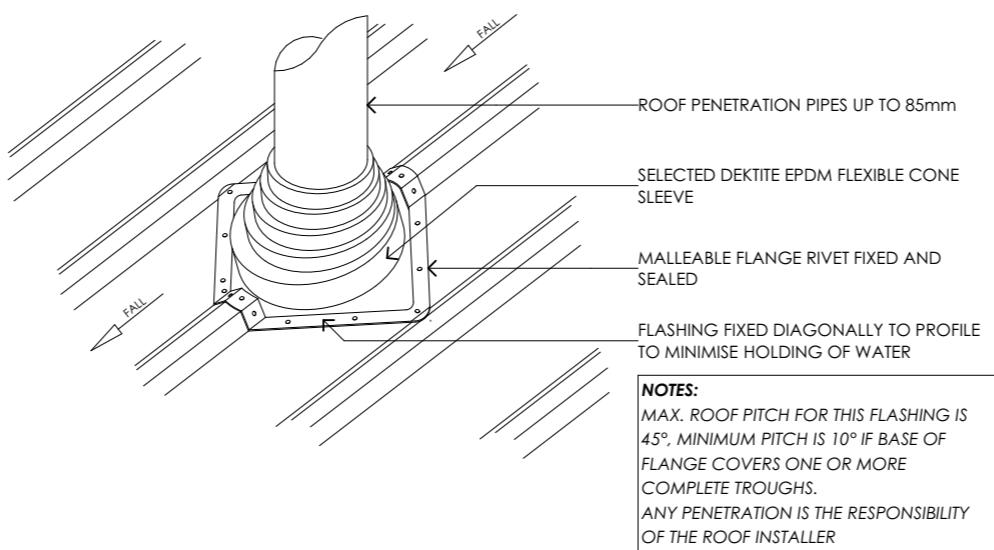
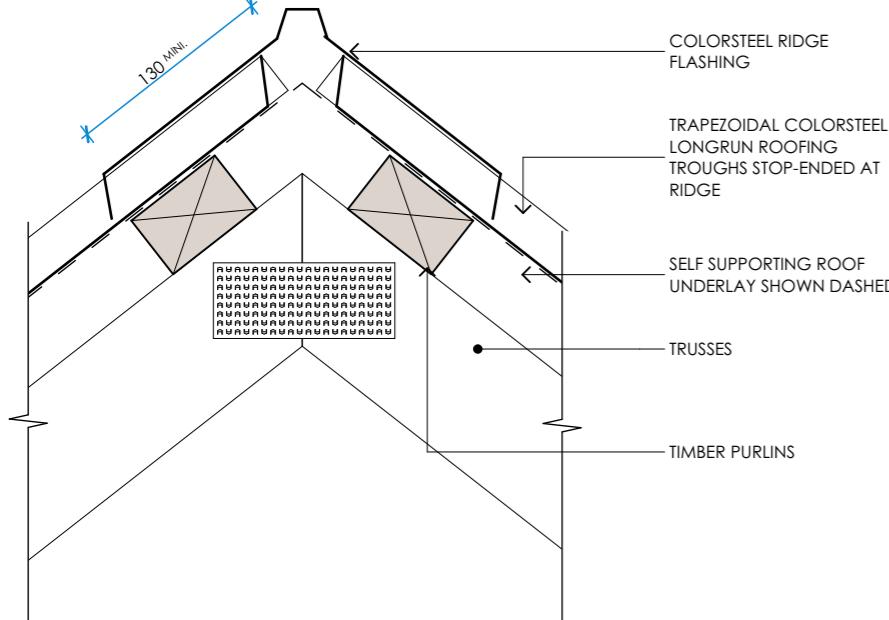
SHEET NO

405



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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<85°

-

Scale 1:5

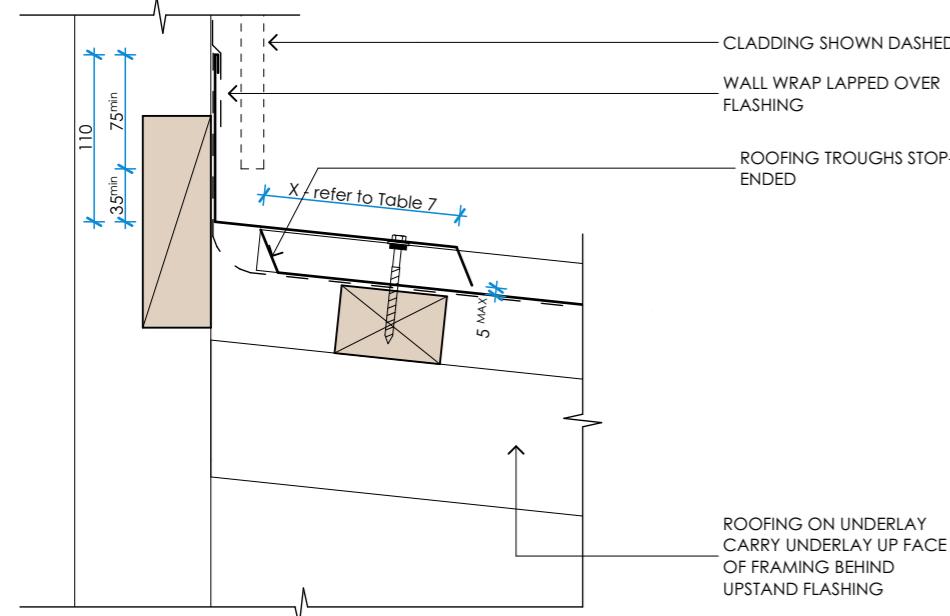
Part extract from E2/AS1 Table 7

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

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100mm ENGINEERED CONCRETE
SLAB - REFER ENGINEERS
DRAWINGS

80mm EXPOL THERMASLAB
INSULATION

25mm SANDBLINDING
ON DPM
ON COMPAKTED AP40

FOUNDATION SETOUT

INTERNAL LINING

BOTTOM PLATE FIXED WITH M10x200
BLUE TIP SCREW BOLT ANCHORS WITH
50x50x3mm GALV WASHER @ 900crs MAX &
150mm FROM CORNERS OVER DPC. 75mm
MIN. EMBED
NOTE: BOTTOM PLATE TO OVERHANG 10mm

50mm AAC PANEL CLADDING
SYSTEM ON 20mm CAVITY BATTENS

STARTER STRIP FLASHING

33mm DURATHERM (305 SERIES)
WOTH PLASTER FINISH

ENGINEERED FOUNDATION - REFER
ENGINEER DRAWINGS

01 ACC PANEL TO FOUNDATION DETAIL

401 Scale 1:5

FOUNDATION SETOUT

INTERNAL LINING

BOTTOM PLATE FIXED WITH M10x200
BLUE TIP SCREW BOLT ANCHORS WITH
50x50x3mm GALV WASHER @ 900crs MAX &
150mm FROM CORNERS OVER DPC. 75mm
MIN. EMBED
NOTE: BOTTOM PLATE TO OVERHANG 10mm

HORIZONTAL TIMBER
WEATHERBOARDS ON CAVITY
BATTENS

CAVITY CLOSER
K STRIP WEATHERBOARD CAVITY
CLOSER SHOWN. FIXED WITH
40x2.5mm CLOUTS @ 400CRS

33mm DURATHERM (305 SERIES)
WOTH PLASTER FINISH

ENGINEERED FOUNDATION - REFER
ENGINEER DRAWINGS

100mm ENGINEERED CONCRETE
SLAB - REFER ENGINEERS
DRAWINGS

80mm EXPOL THERMASLAB
INSULATION

25mm SANDBLINDING
ON DPM
ON COMPAKTED AP40

02 TIMBER WEATHER BOARD TO FOUNDATION DETAIL

401 Scale 1:5

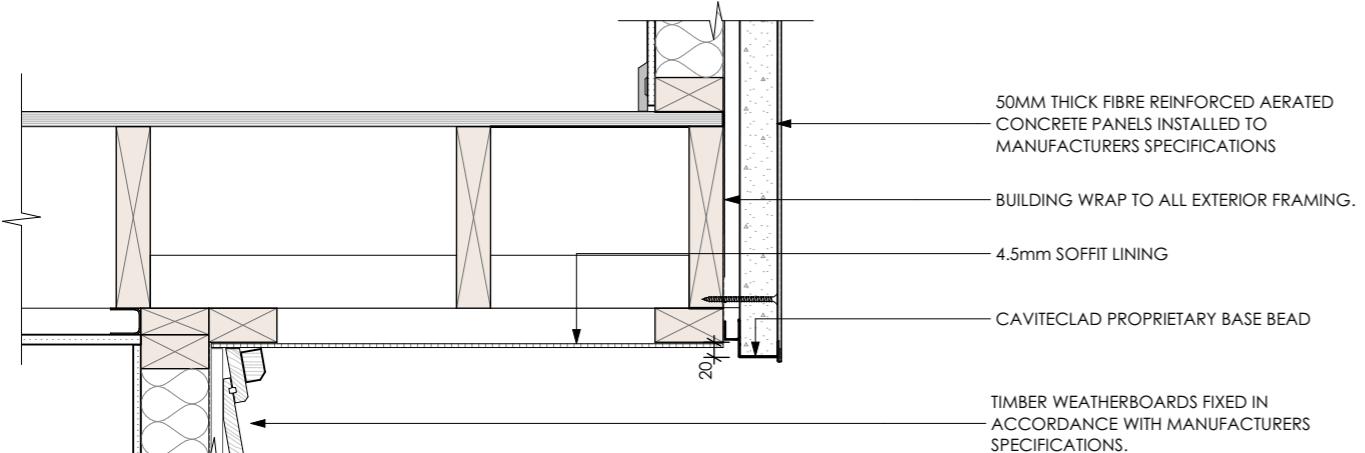
BESPOKE ARCHITECTURE ACCEPTS NO LIABILITY SHOULD THE CONTRACTOR MAKE CONSTRUCTION DECISIONS WITHOUT FIRST SEEKING ADVICE FROM BESPOKE ARCHITECTURE AS TO HOW TO PROCEED WHERE THERE IS A DISCREPANCY IN DOCUMENTATION OR CLARIFICATION IS REQUIRED

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SHEET NO

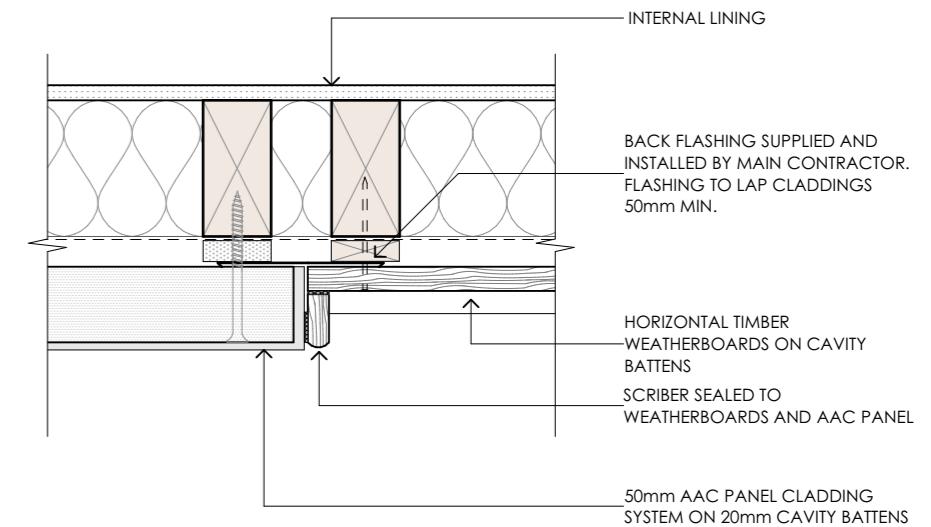
503



01 **DROP EDGE DETAIL**

401

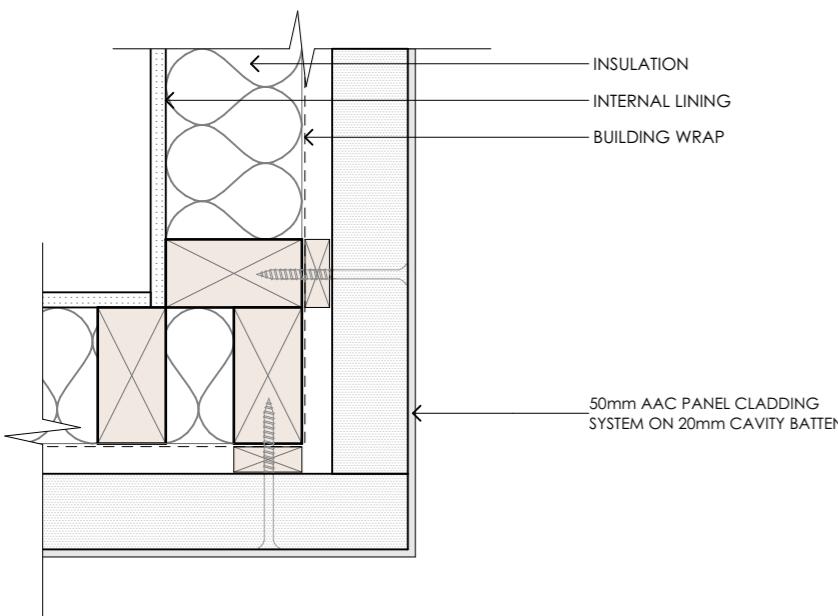
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04 **CLADDING TO CLADDING**

203

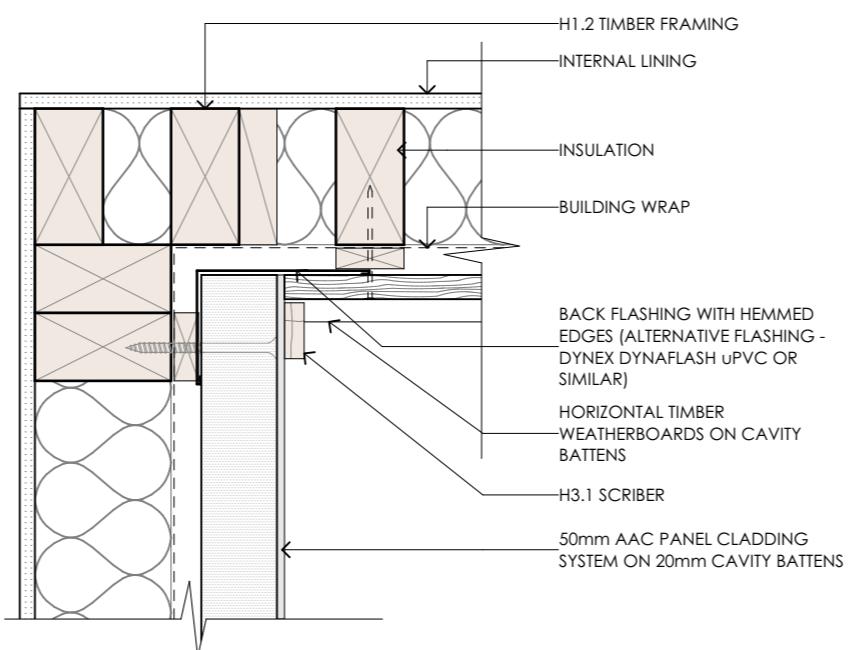
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02 **AAC EXTERNAL CORNER**

203

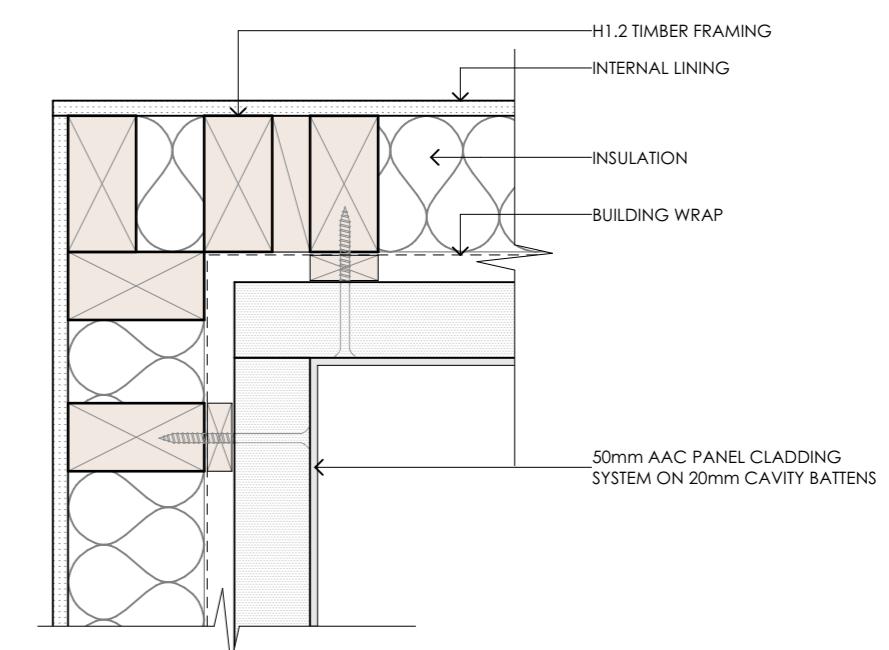
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03 **INTERNAL CORNER JUNCTION**

203

Scale 1:5



05 **ACC INTERNAL CORNER**

203

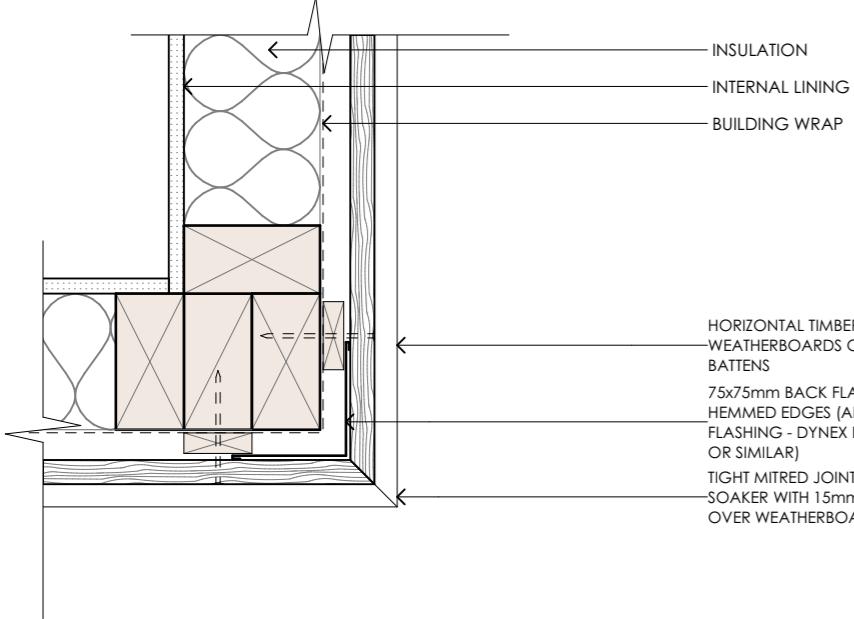
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CLIENT APPROVAL

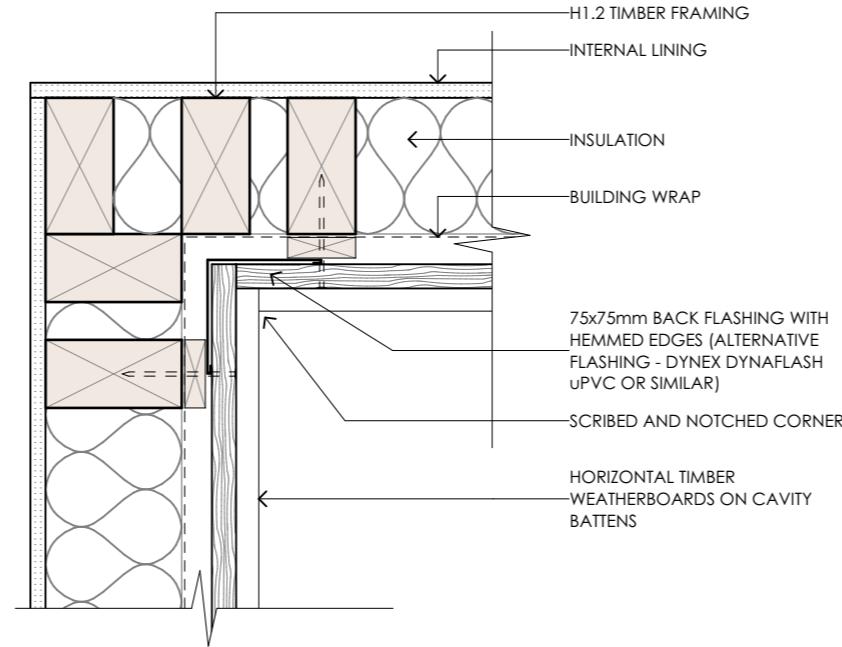
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01 BBWB EXTERNAL CORNER
207

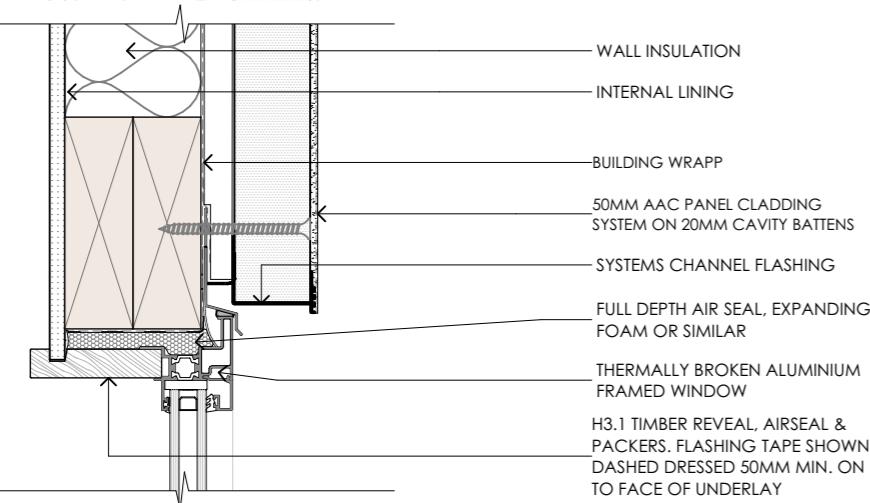
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02 BBWB INTERNAL CORNER
203

Scale 1:5

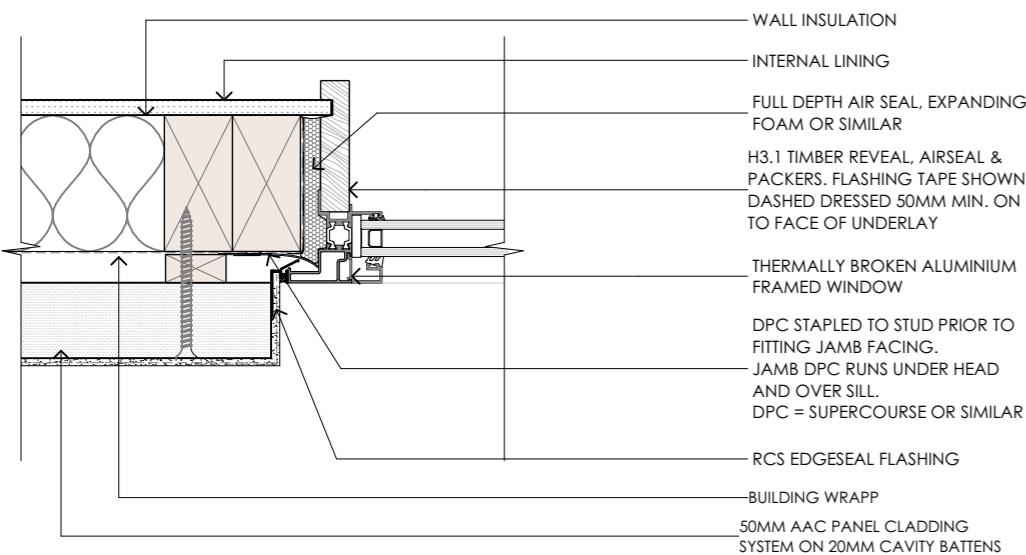
BESPOKE ARCHITECTURE ACCEPTS NO LIABILITY SHOULD THE CONTRACTOR MAKE CONSTRUCTION DECISIONS WITHOUT FIRST SEEKING ADVICE FROM BESPOKE ARCHITECTURE AS TO HOW TO PROCEED WHERE THERE IS A DISCREPANCY IN DOCUMENTATION OR CLARIFICATION IS REQUIRED



01 ACC PANEL WINDOW HEAD DETAIL

303

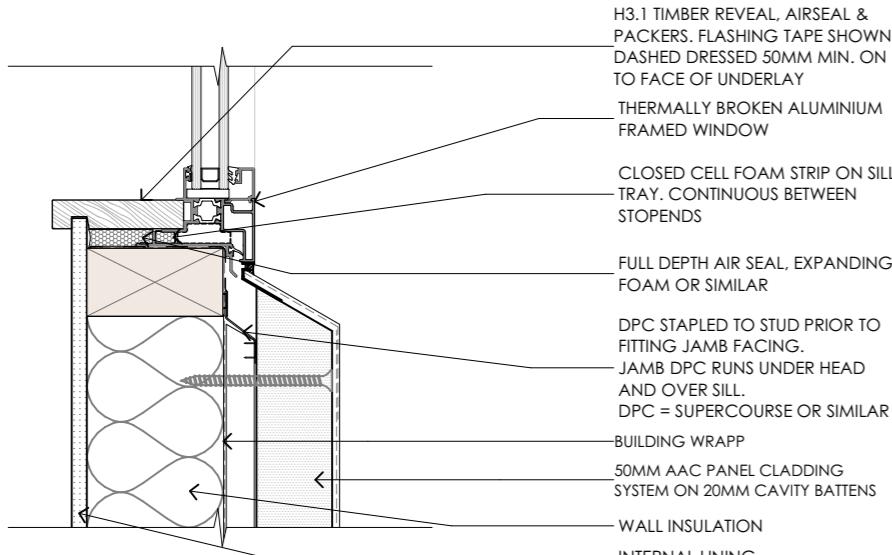
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02 ACC PANEL WINDOW JAMB DETAIL

303

Scale 1:5

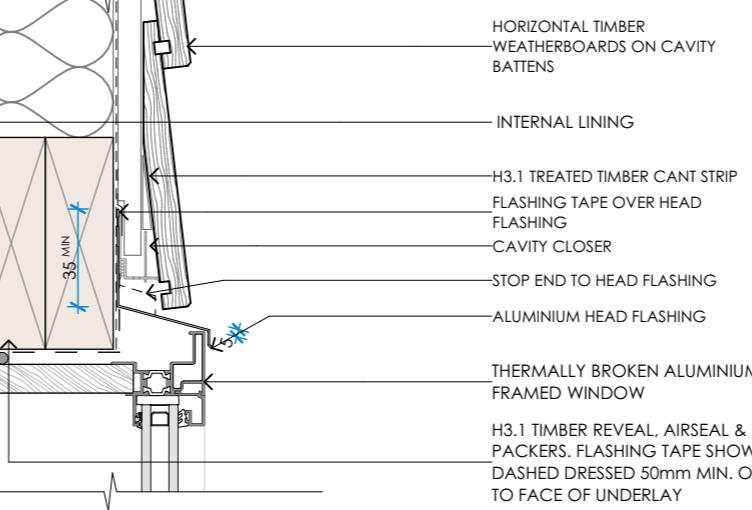


03 ACC PANEL WINDOW SILL DETAIL

303

Scale 1:5

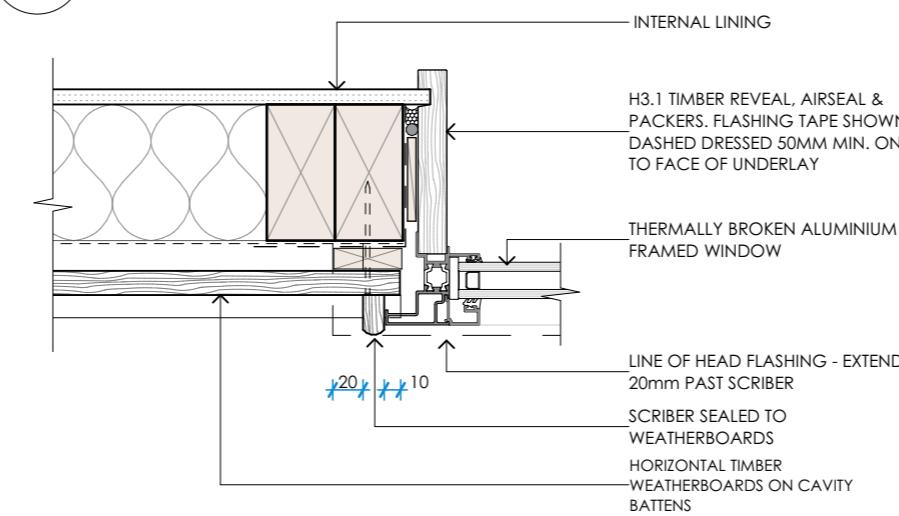
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04 WEATHER BOARD WINDOW HEAD DETAIL

301

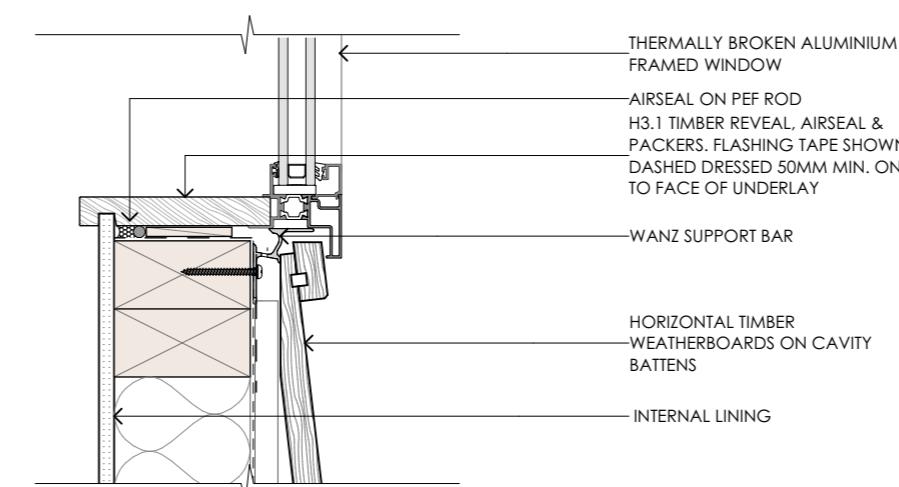
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05 WEATHER BOARD WINDOW JAMB DETAIL

301

Scale 1:5



06 WEATHER BOARD SILL WINDOW DETAIL

301

Scale 1:5

CLIENT APPROVAL

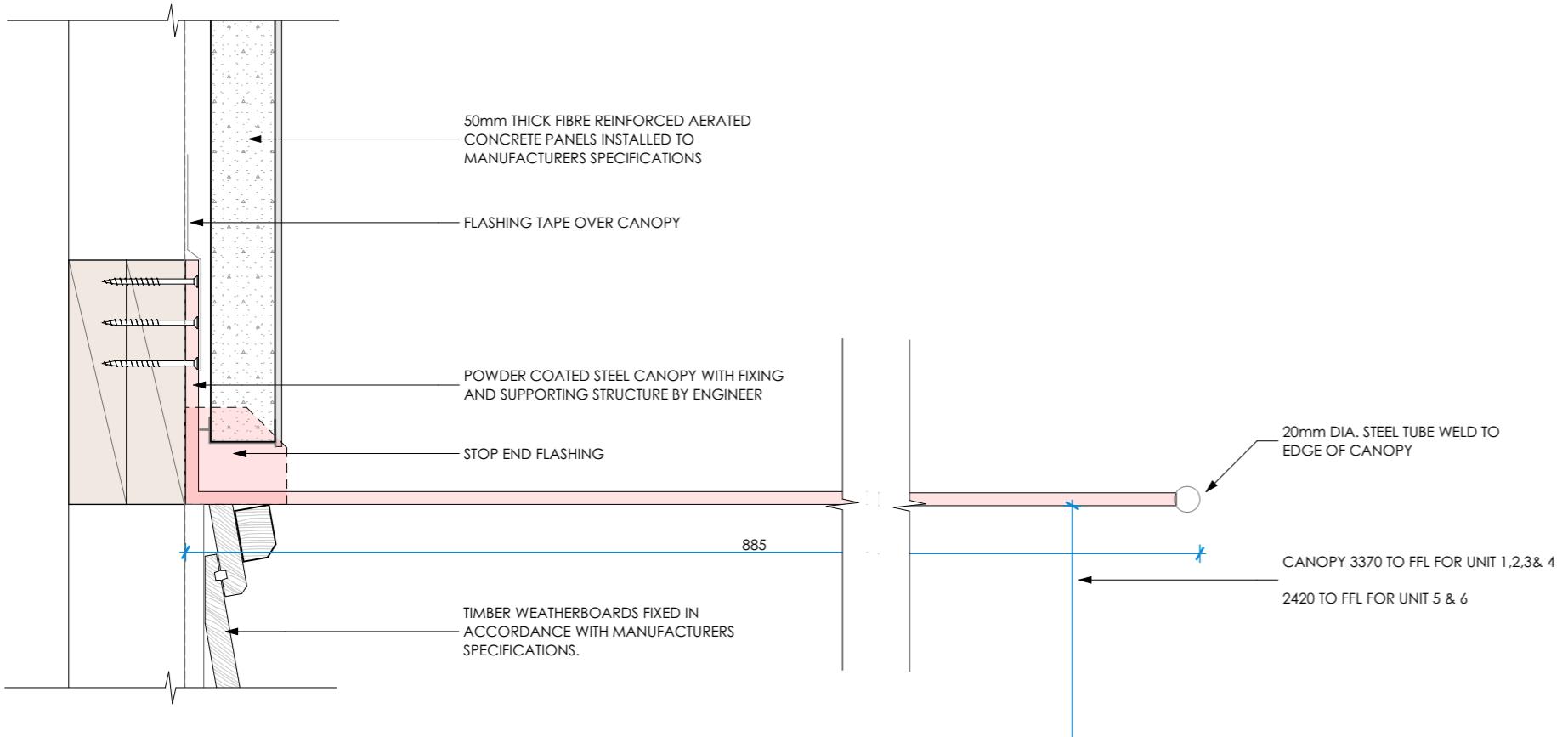
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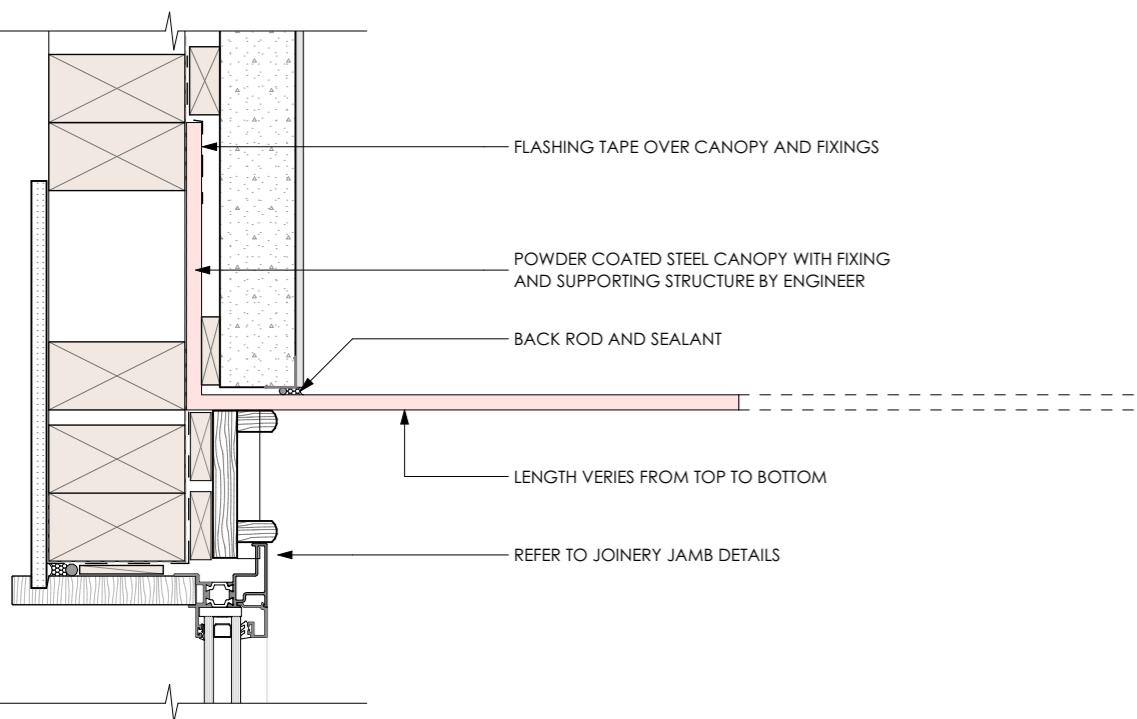
REVISION				design	V. SANDERS
				drawn	S. ELLIS
				job no	J19241
				scale	1:5@ A3

SHEET NO

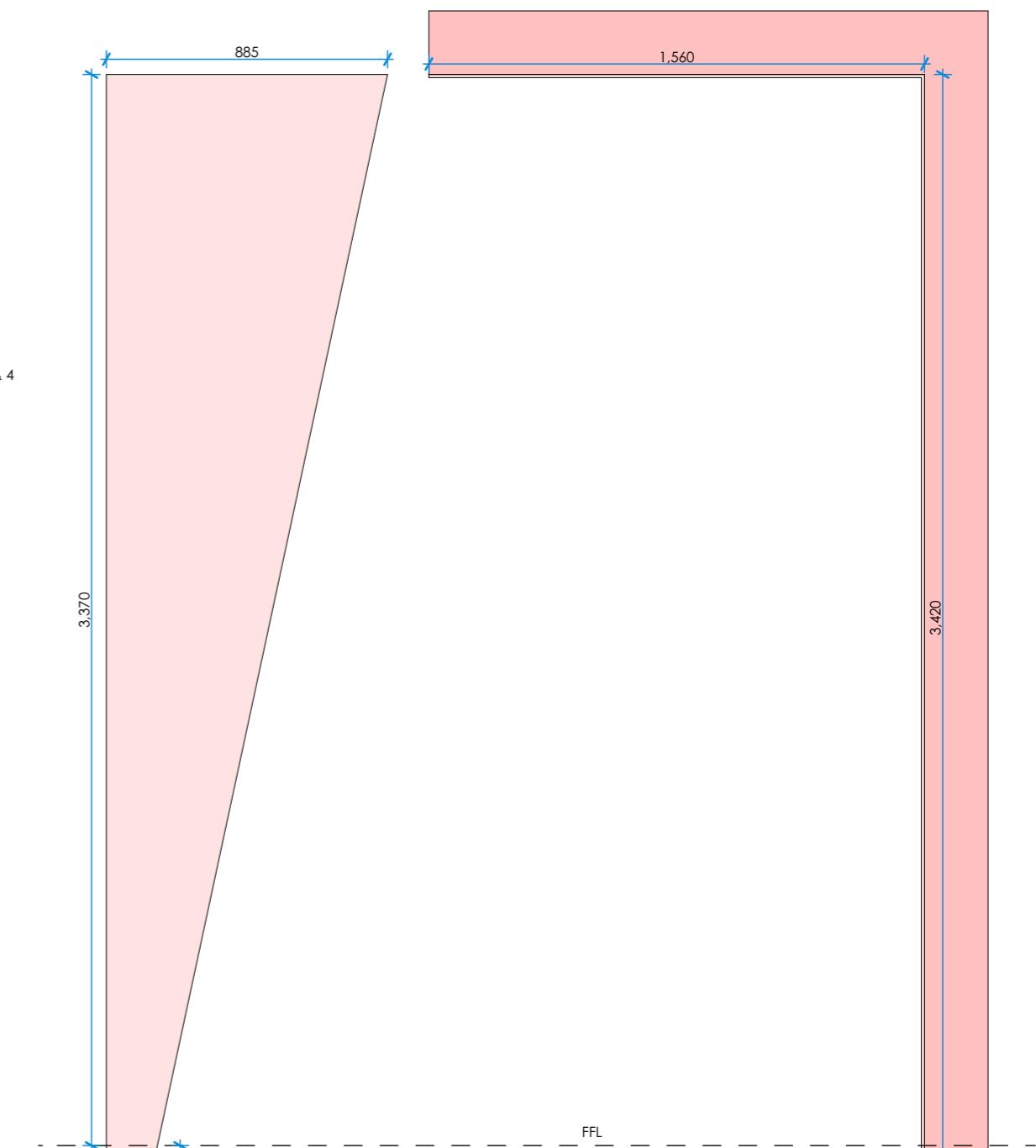
506



01 SHROUD HEAD DETAIL
304 Scale 1:5



02 SHROUD JAMB DETAIL
304 Scale 1:5



03 SHROUD DIMENSIONS
- Scale 1:20

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ENTRY SHROUD DETAILS

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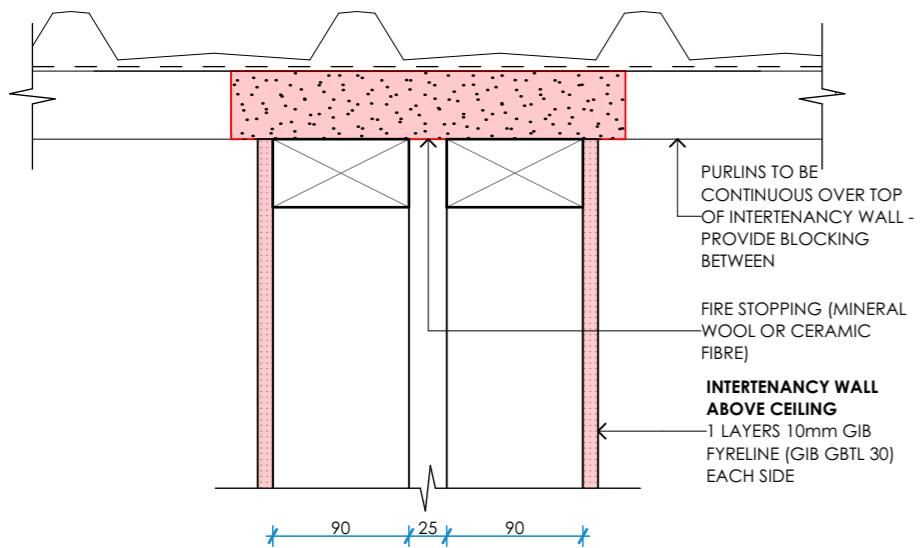
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design V. SANDERS
drawn S. ELLIS
job no J19241
scale 1:5, 1:20@ A3

SHEET NO

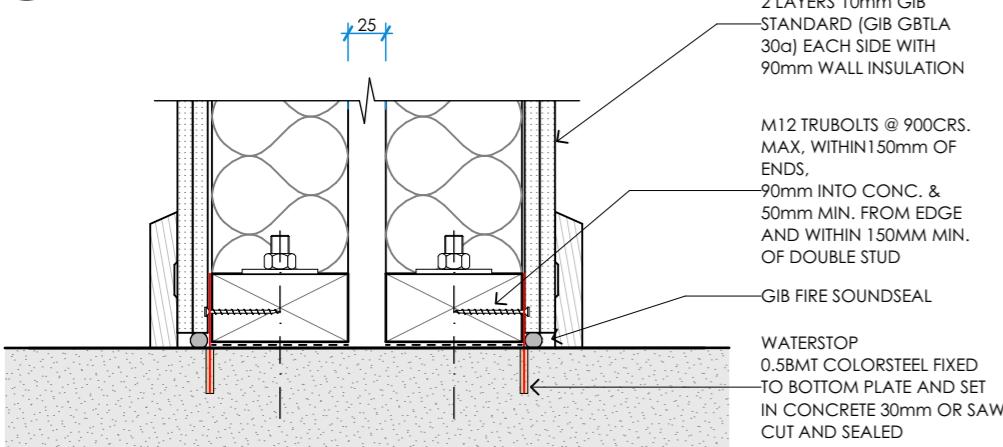
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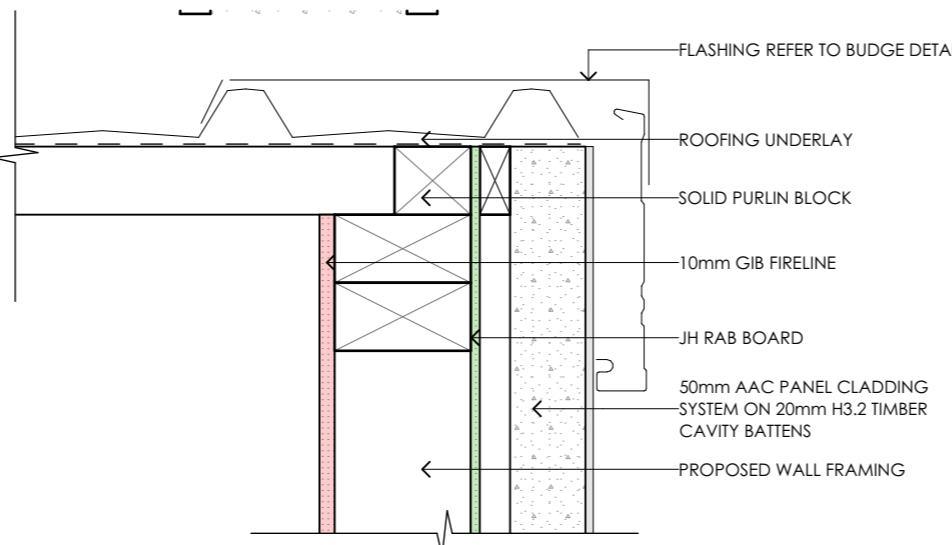
01 **INTERTENANCY WALL TO ROOF**
406 Scale 1:5



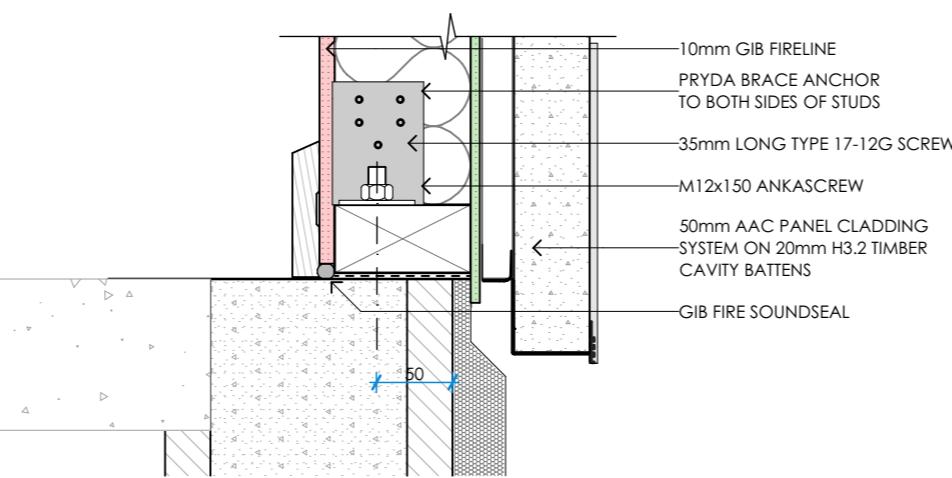
02 **INTERTENANCY WALL TO CEILING**
406 Scale 1:5



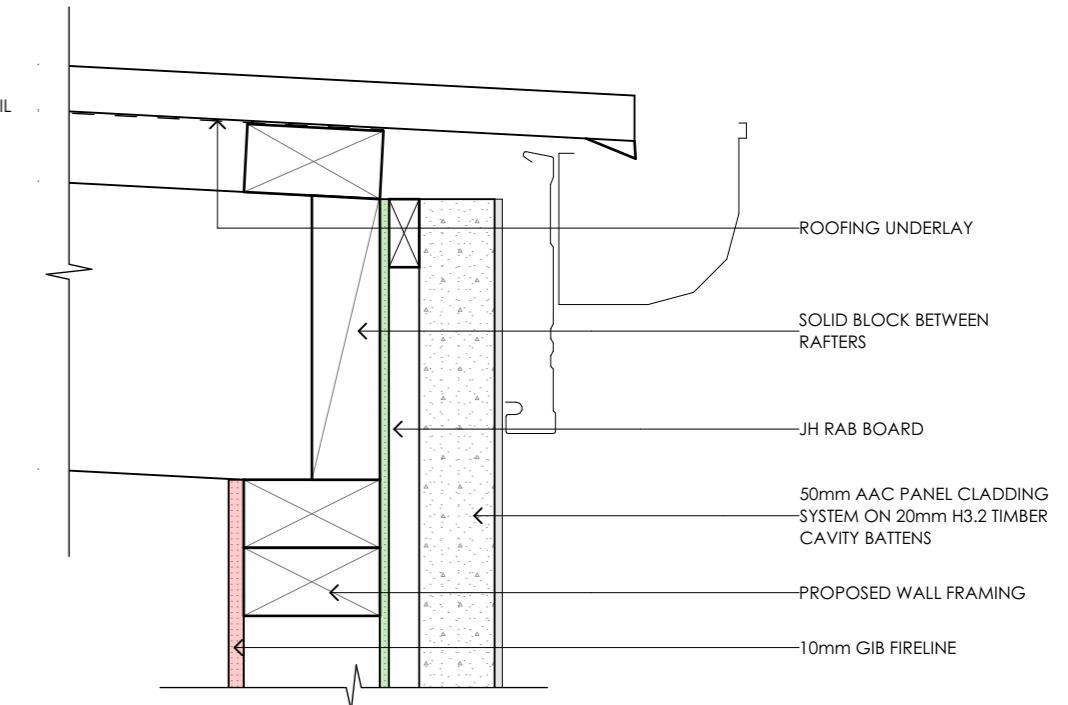
03 **INTERTENANCY WALL TO CONCRETE FLOOR**
406 Scale 1:5



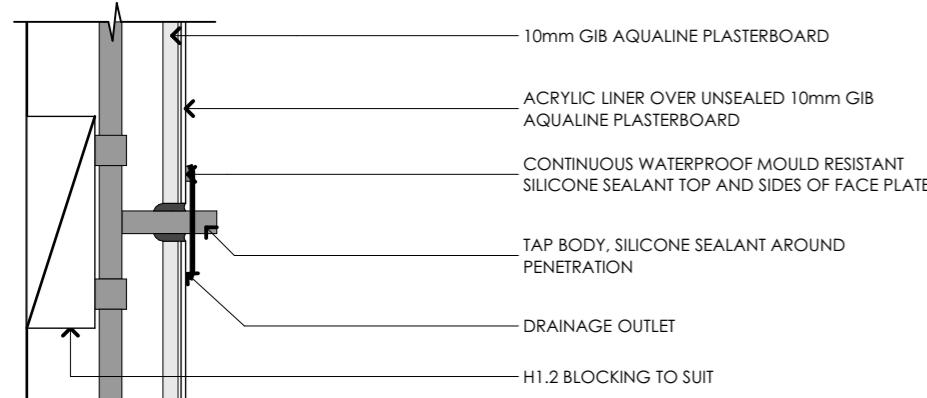
04 **JHETGR30-N TO BARGE**
229 Scale 1:5



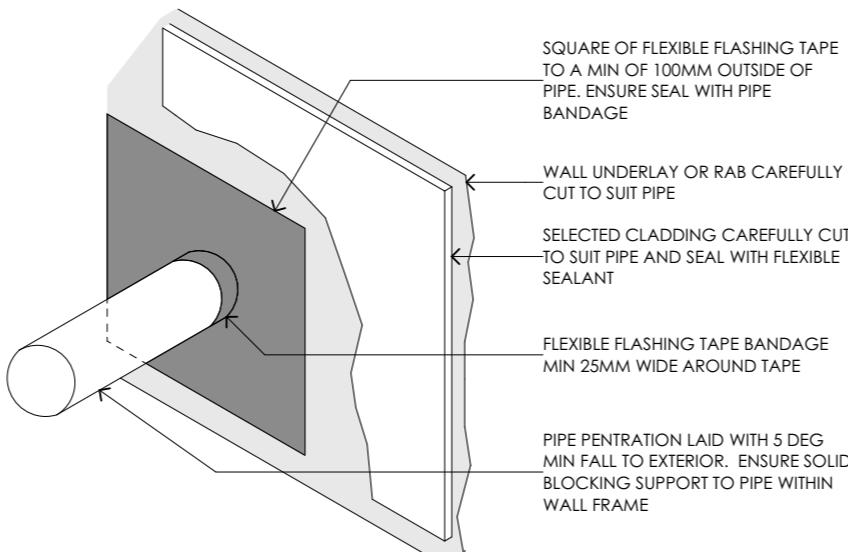
05 **JHETGR30-N TO FOUNDATION DETAIL**
403 Scale 1:5



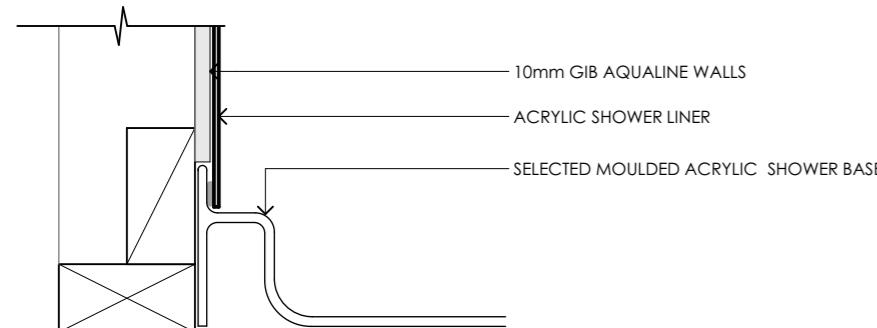
06 **JHETGR30-N TO GUTTER**
403 Scale 1:5



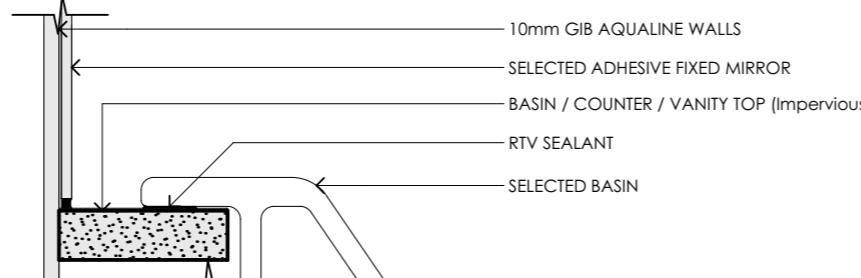
F
ACRYLIC SHOWER PENETRATION
SCALE 1:5



G
PIPE PENETRATION TYPICAL
SCALE 1:5



C
ACRYLIC SHOWER WATERPROOFING
SCALE 1:5



D
VANITY WATERPROOFING
SCALE 1:5

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1/08/2023

WET AREA DETAILS

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

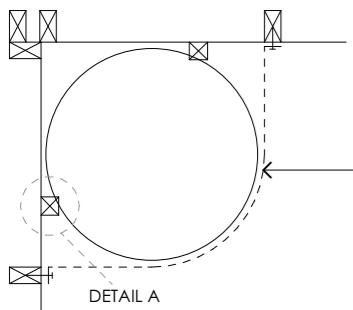
SHEET NO

509

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)
			15 mm
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	18 mm	10 mm

Notes:

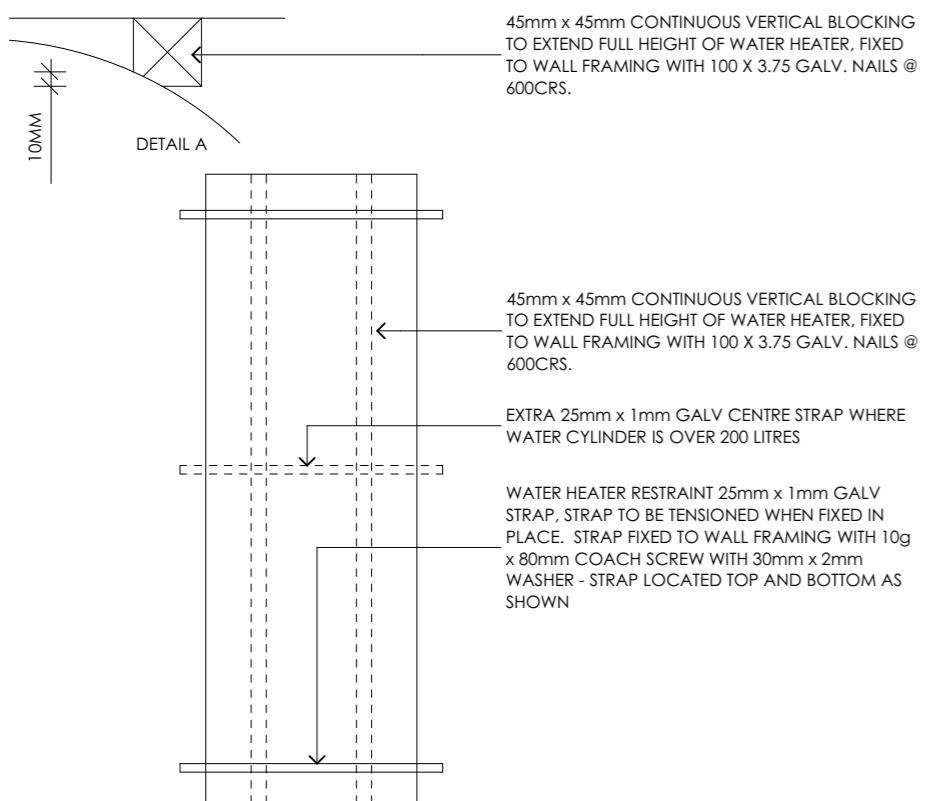
1. If supplied by separate pipe from *storage water heater* to a single outlet.
2. This table is based on maximum pipe lengths of 20 metres.
3. 2 m maximum length from *water heater* outlet to tempering valve.
4. 15 mm if dedicated line to shower.
5. 10 mm if dedicated line to shower.
6. Table 3 pipe sizes have been calculated to deliver water simultaneously to the kitchen sink and one other fixture.



CORNER MOUNTED HWC PLAN

NTS

WATER HEATER, F RESTRAINT, 25X1MM GALV STRAP, STRAP TO BE TENSIONED WHEN FIXED IN PLACE, STRAP FIXED TO WALL FRAMING WITH 10g x 80mm COACH SCREW WITH 30mm x 2mm WASHER



HOTWATER CYLINDER SEISMIC RESTRAINT

NTS

45mm x 45mm CONTINUOUS VERTICAL BLOCKING TO EXTEND FULL HEIGHT OF WATER HEATER, FIXED TO WALL FRAMING WITH 100 X 3.75 GALV. NAILS @ 600CRS.

45mm x 45mm CONTINUOUS VERTICAL BLOCKING TO EXTEND FULL HEIGHT OF WATER HEATER, FIXED TO WALL FRAMING WITH 100 X 3.75 GALV. NAILS @ 600CRS.

EXTRA 25mm x 1mm GALV CENTRE STRAP WHERE WATER CYLINDER IS OVER 200 LITRES

WATER HEATER RESTRAINT 25mm x 1mm GALV STRAP, STRAP TO BE TENSIONED WHEN FIXED IN PLACE. STRAP FIXED TO WALL FRAMING WITH 10g x 80mm COACH SCREW WITH 30mm x 2mm WASHER - STRAP LOCATED TOP AND BOTTOM AS SHOWN

HOT WATER DELIVERY TO KITCHEN AND LAUNDRY

55°C MIXED WATER

EQUAL PRESSURE COLD WATER DELIVERY

COLD WATER SUPPLY
ISOLATING VALVE (BOUNDARY)

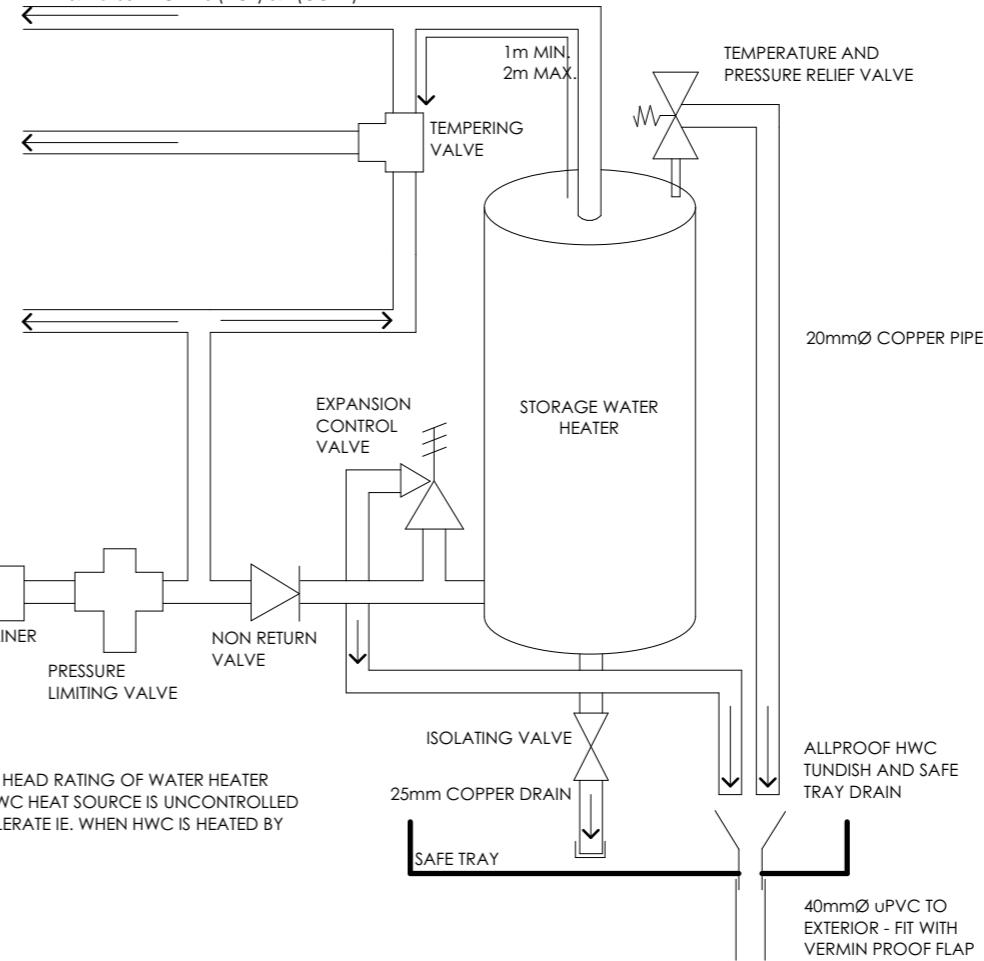
STRAINER

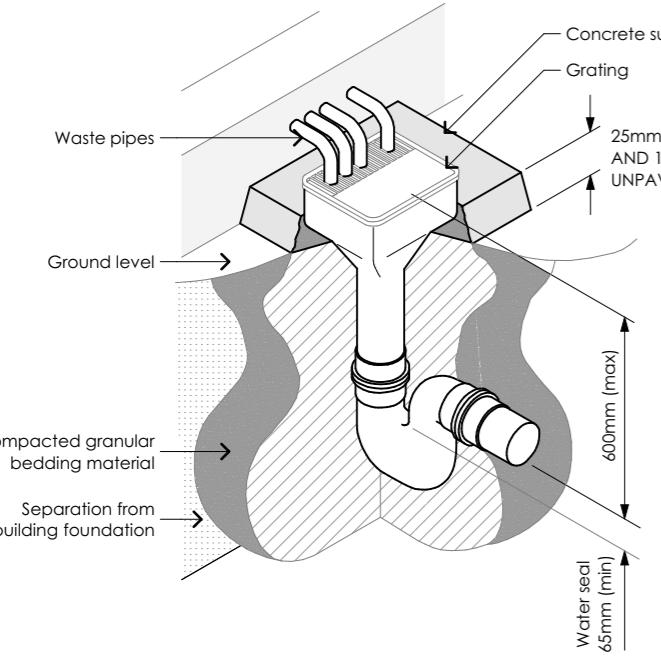
PRESSURE LIMITING VALVE

NOTES:

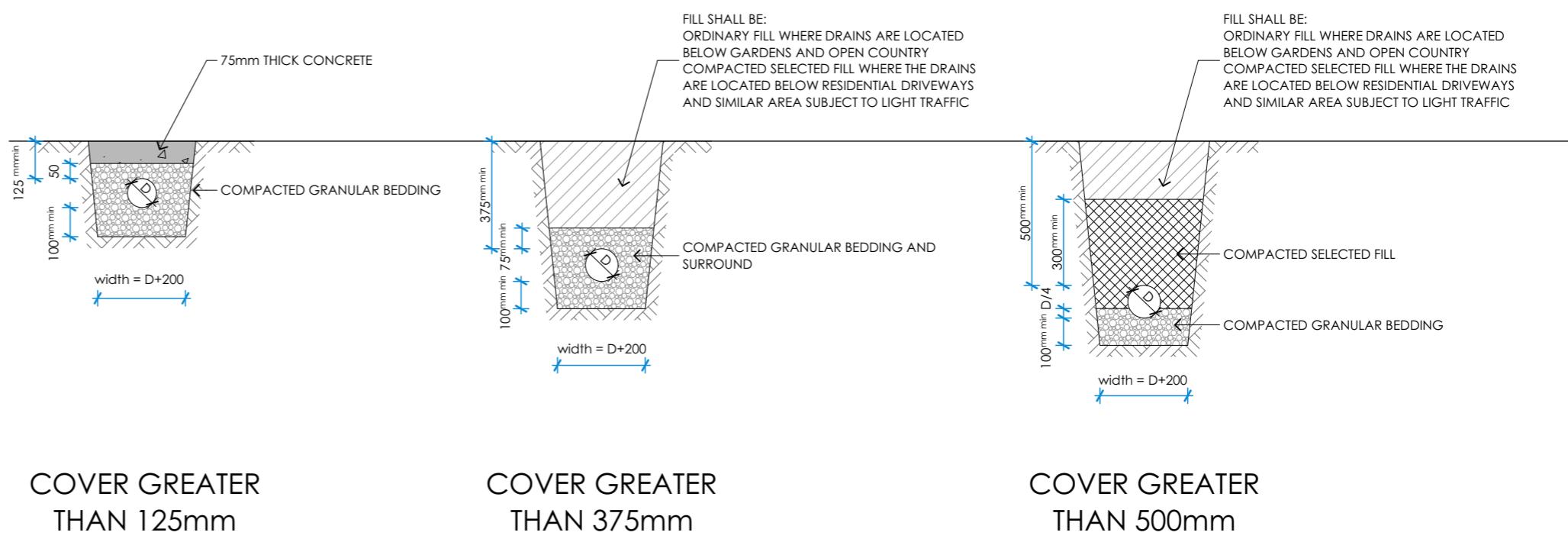
1. STANDING WATER LEVEL NO GREATER THAN MAXIMUM HEAD RATING OF WATER HEATER
2. SAFE TRAY DRAIN TO EXTERIOR TO BE COPPER WHEN HWC HEAT SOURCE IS UNCONTROLLED AS TEMPERATURES MAY EXCEED THE MAX. uPVC CAN TOLERATE IE. WHEN HWC IS HEATED BY WOODBURNER/WETBACK OR SOLAR PANEL.

PIPE TO KITCHEN SICK 15mm DIA, FLOW RATE 0.2 @ 60 DEGREES (HOT) 0.2 (COLD)

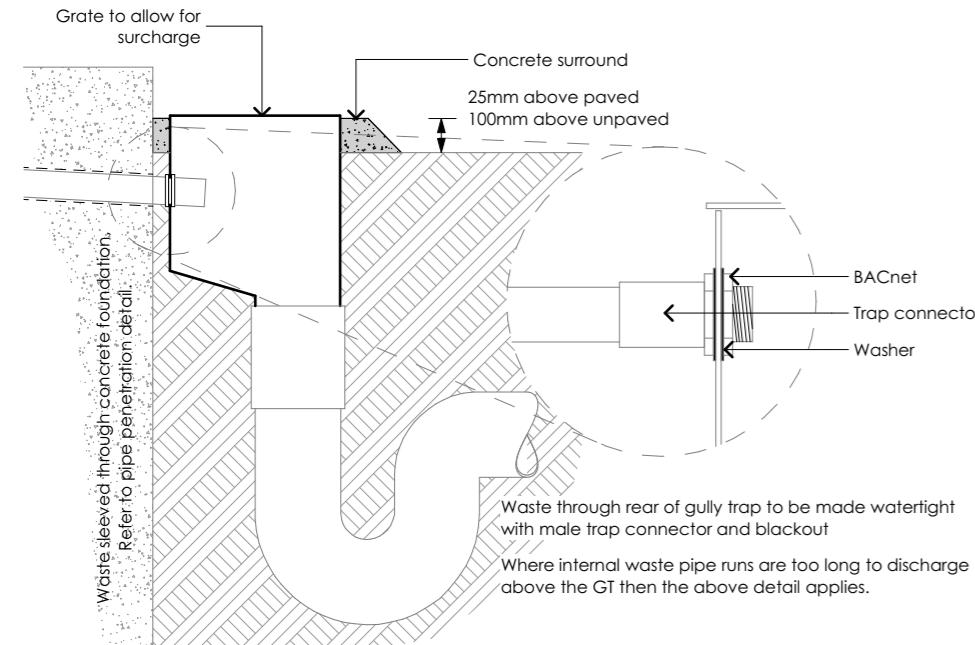




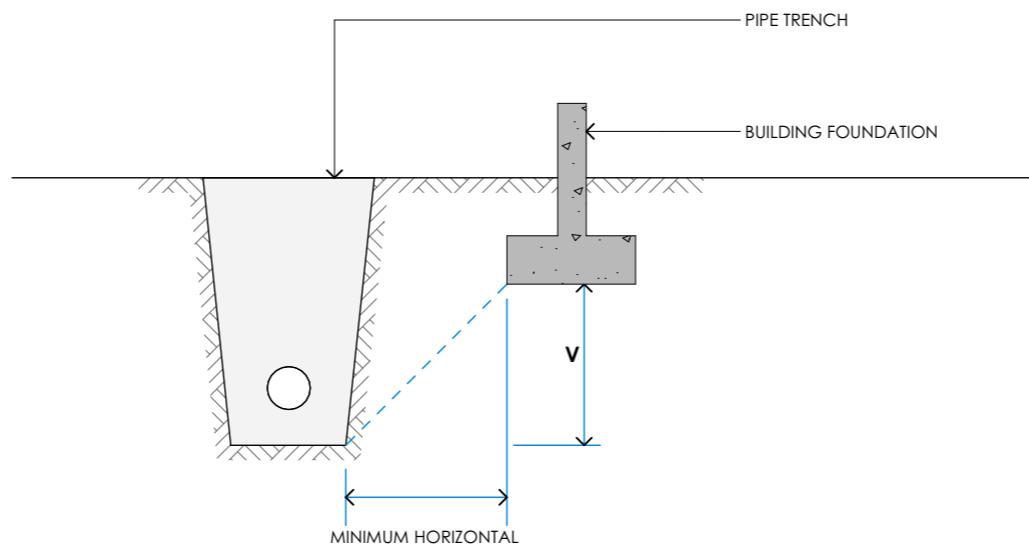
GULLY TRAP DETAIL
NZBC G13/AS2 FIGURE 2



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



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



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

CLIENT APPROVAL
NOT FOR CONSTRUCTION
SUBJECT TO BUILDING CONSENT APPROVAL

REVISION			
design	V. SANDERS		
drawn	S. ELLIS		
job no	J19241		
scale	1:50, 1:10@ A3		

SHEET NO 511