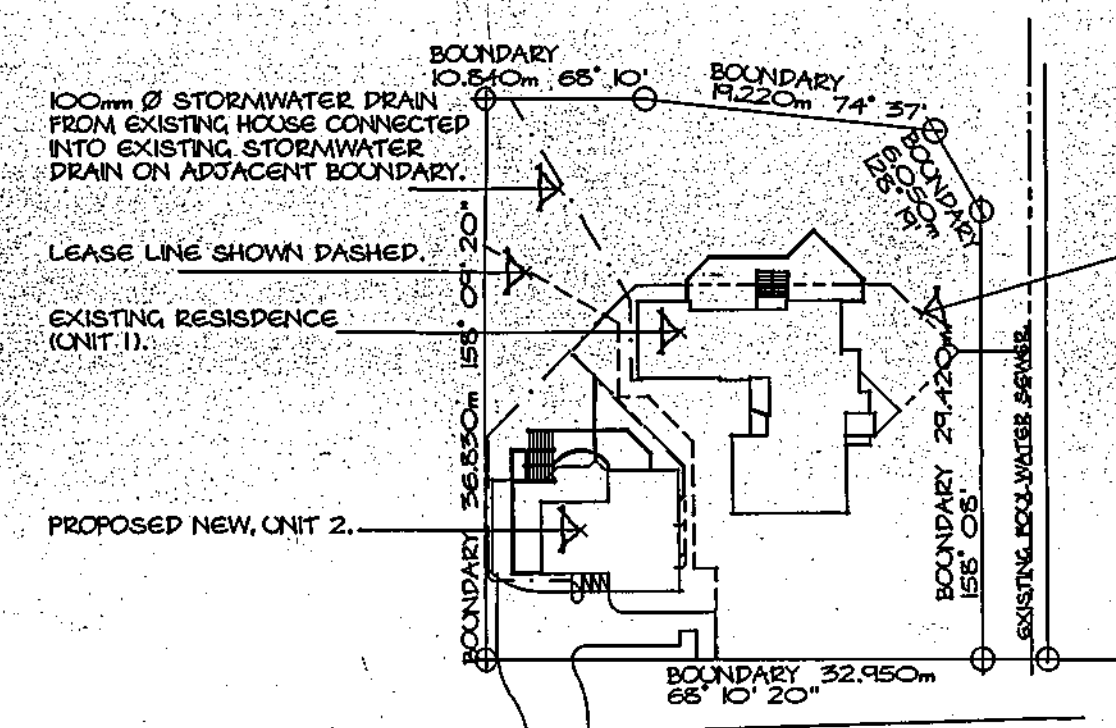
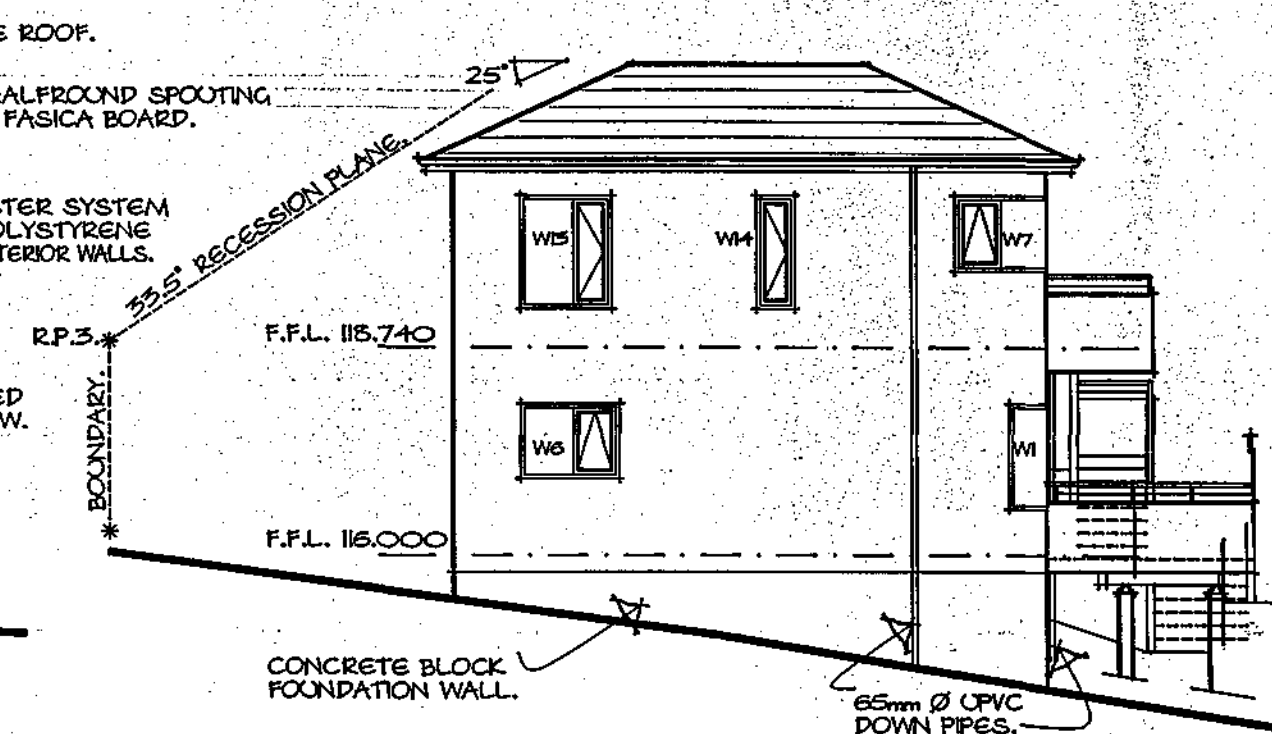
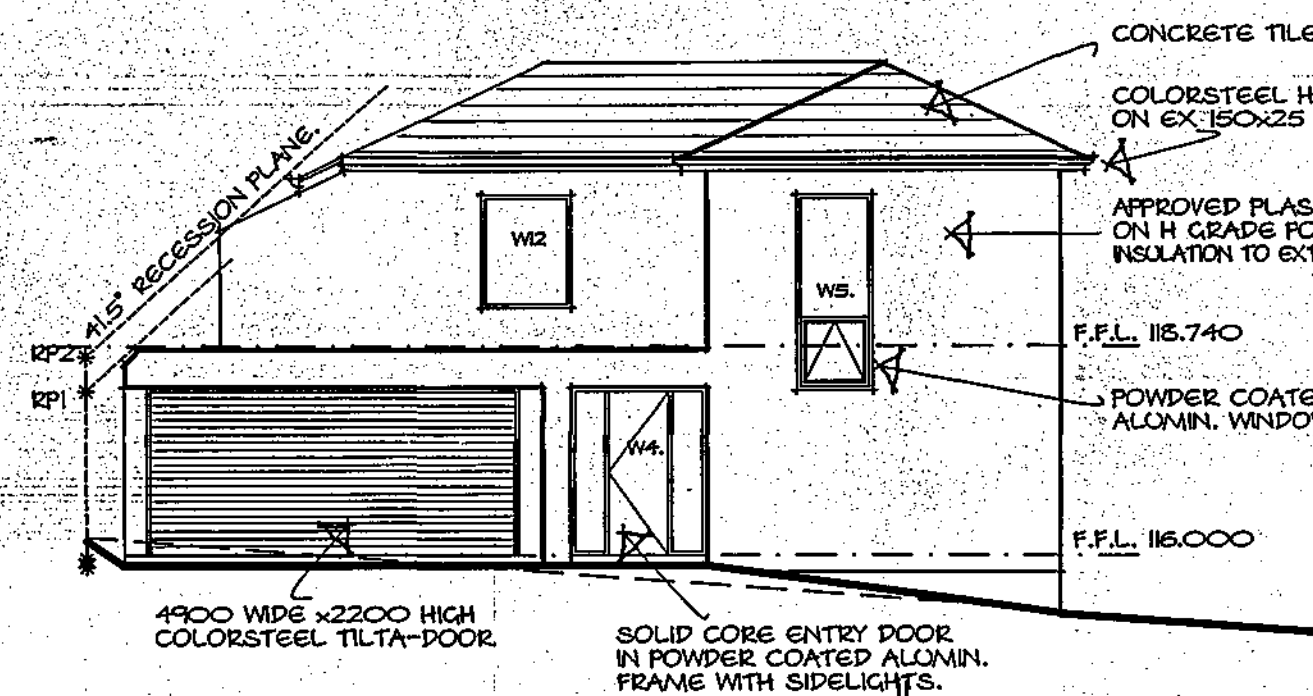
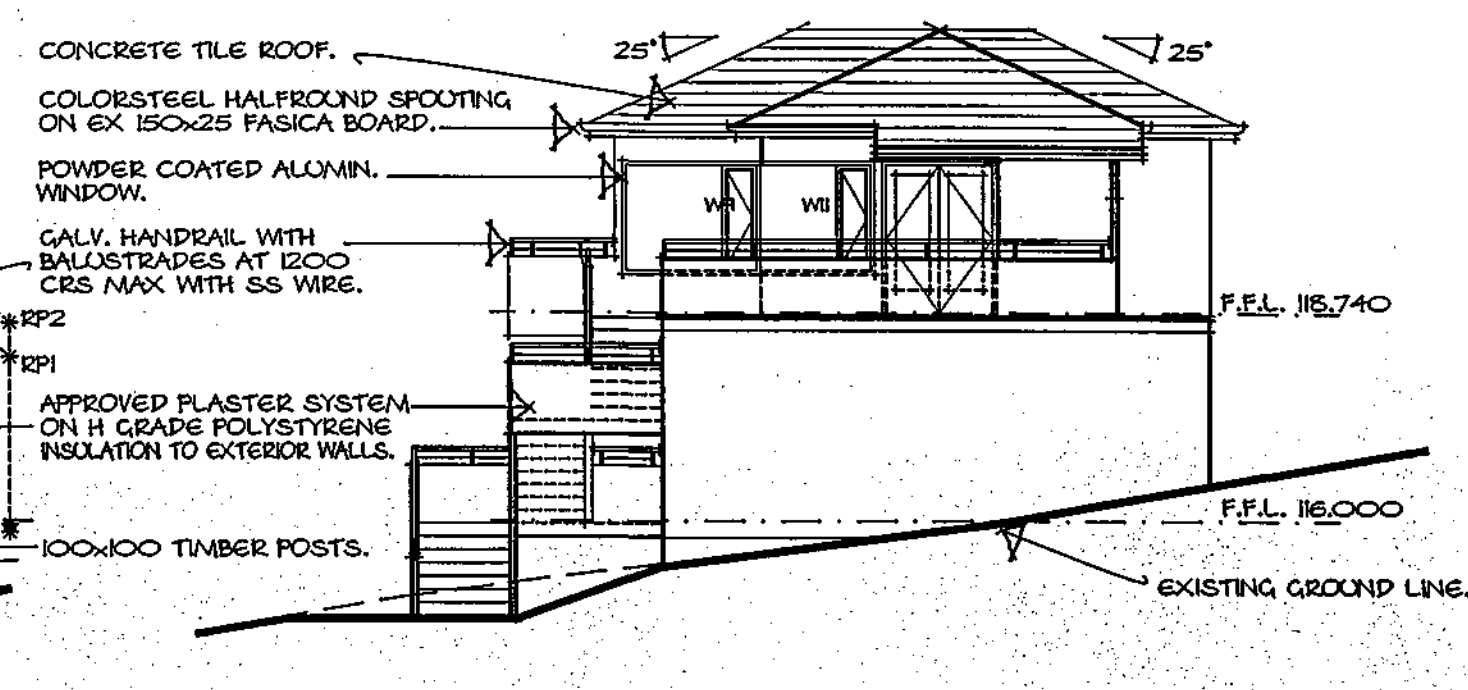
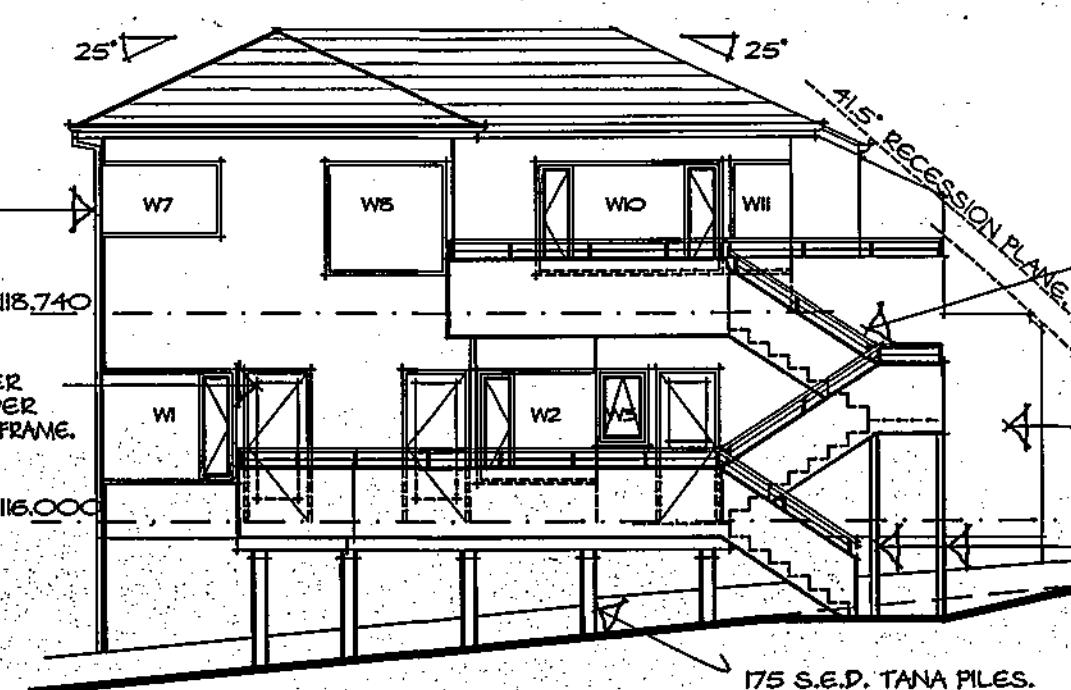
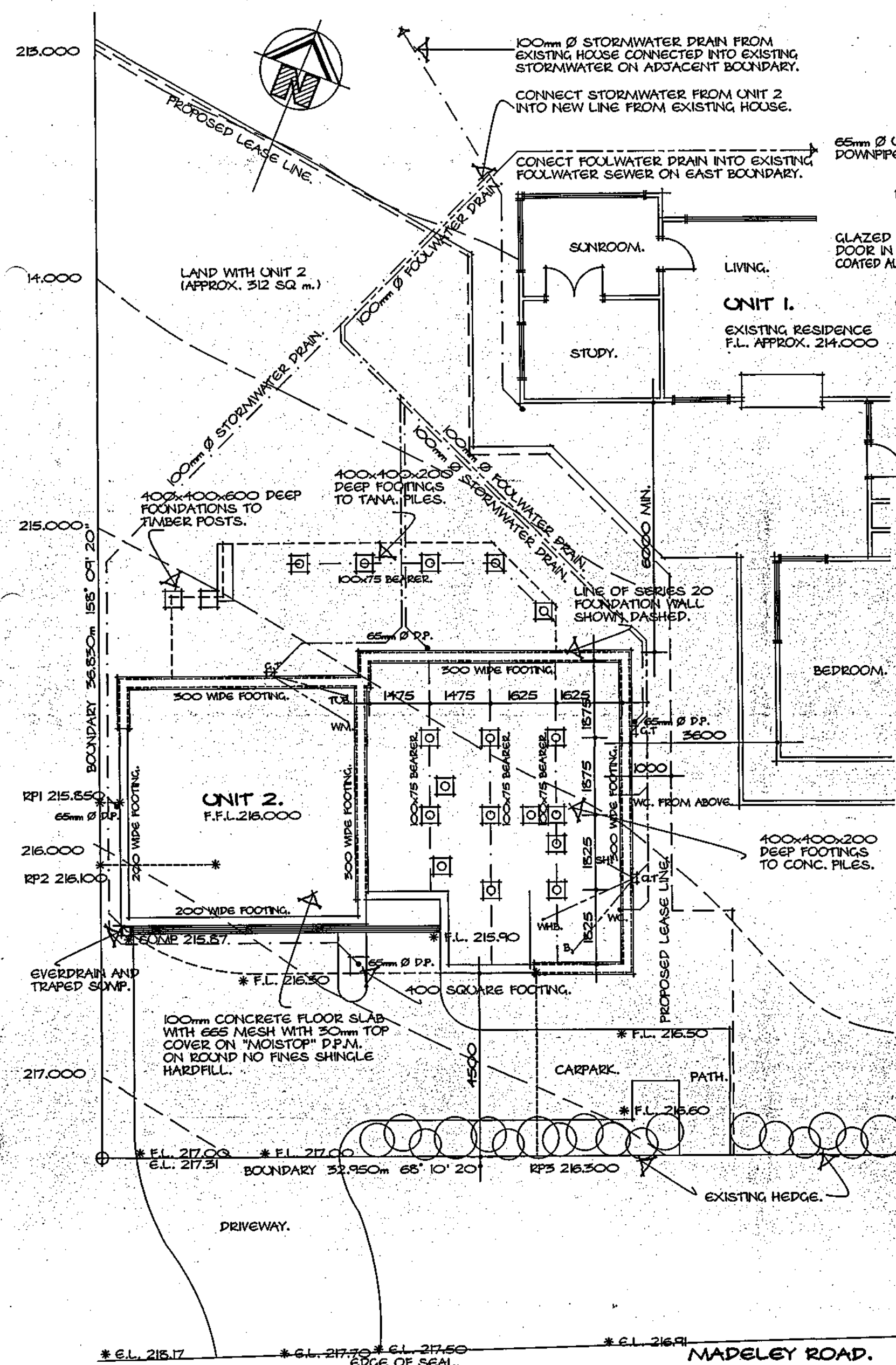




LEGAL DESCRIPTION.

C.T. 35A/1203
LOT 1.
D.P. 5871L
AREA 1178 SQ. m.
SITE COVERAGE UNIT 1, 164.39 SQ. m.
UNIT 2, 112.53 SQ. m.
TOTAL SITE COVERAGE 276.92 SQ. m.
SITE COVERAGE EQUALS 23.5%.

FOUNDATION/SITE PLAN.
SCALE 1:100.

MADELEY ROAD.

SITE PLAN.
SCALE 1:500.

SMYTHE TOWNHOUSE.

5 MADELEY ROAD, CHRISTCHURCH.

IT IS THE CONTRACTORS RESPONSIBILITY TO
CONFIRM ALL DIMENSIONS AND SITE CONDITIONS
BEFORE COMMENCEMENT OF ANY WORKS.



JOHN CHAPLIN DESIGN LIMITED

1091 FERRY RD CHRISTCHURCH. PO BOX 19515. PH 384 9602. FAX 384 4060
CONSULTING ENGINEERS: LEWIS & BARROW LTD. 183 HEREFORD ST. PH 366 4320.

04 MAY 1995

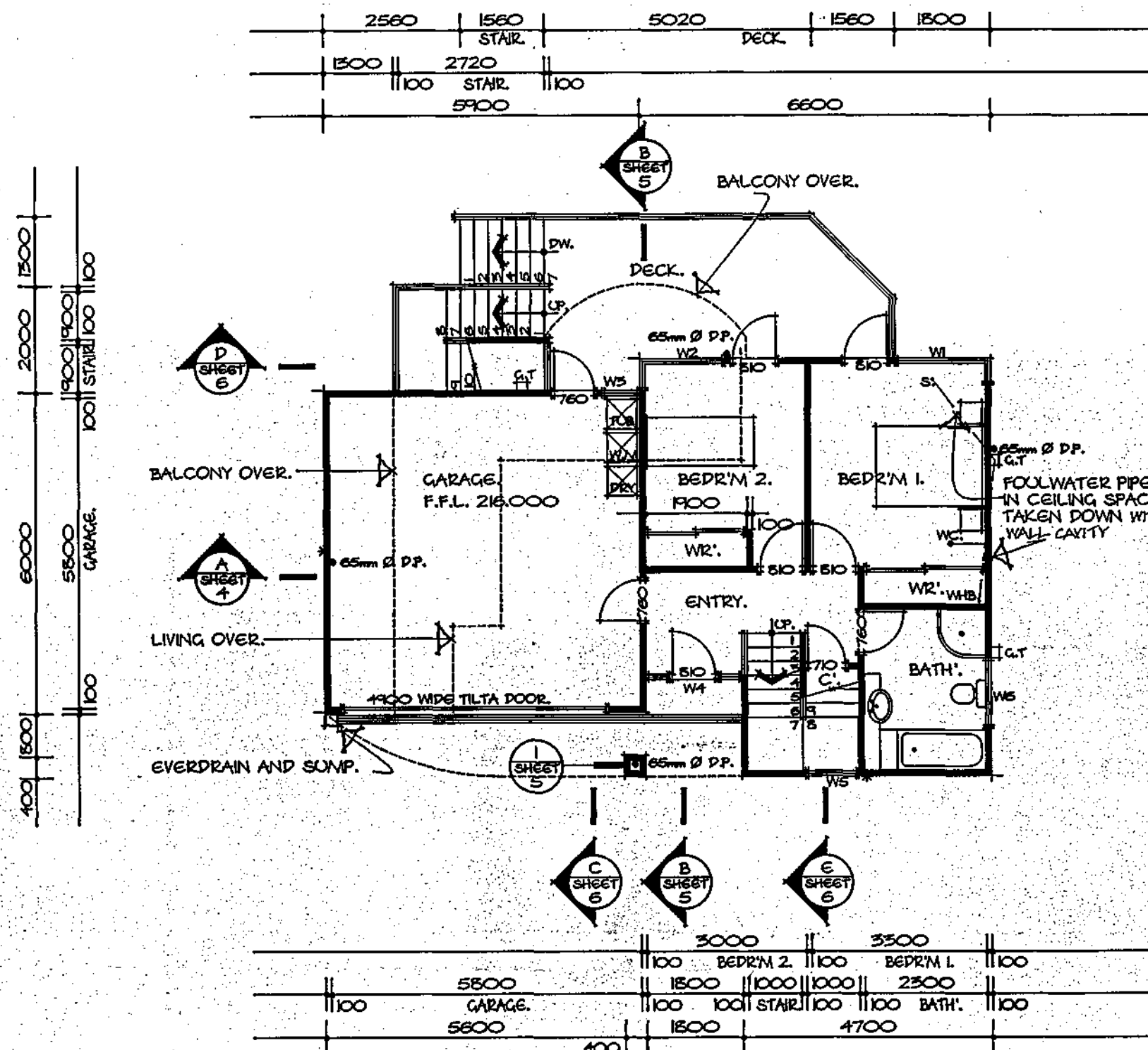
SCALES: 1:100, 1:500.

DRAWN: IAN LANGSTON.

DATE: APRIL 1995.

SHEETS
SIX.
SHT NO



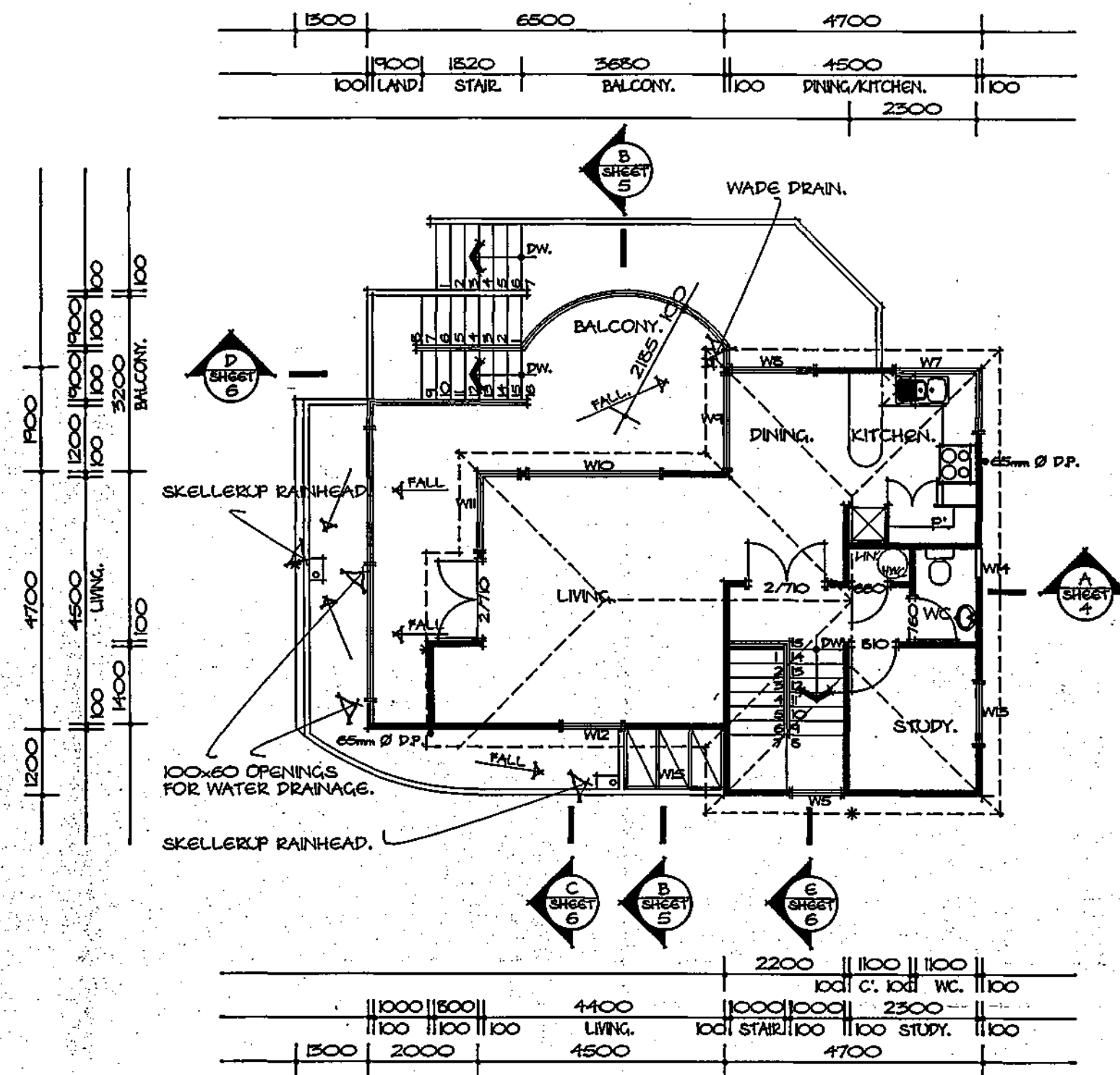


GROUND FLOOR PLAN.
SCALE 1:100.
FLOOR AREA 83.52 SQ. m.

GENERAL NOTES.

- ALL WORK SHALL COMPLY WITH THE RELEVANT CHAPTERS OF N.Z.S. 3604, NEW ZEALAND BUILDING CODE & APPROVED DOCUMENTS, AND ALL OTHER RELEVANT REGULATIONS, STATUTES & ORDINANCES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ALL DIMENSIONS AND SITE CONDITIONS BEFORE COMMENCEMENT OF ANY WORKS.
- THE ENGINEER SHALL BE ENGAGED BY THE OWNER TO CHECK CONSTRUCTION AT EACH OF THE FOLLOWING STAGES:
1. ONCE FOUNDATIONS HAVE BEEN EXCAVATED
2. BEFORE EACH CONCRETE POUR.
- ALL BLOCKWORK SHALL COMPLY WITH N.Z.S. 4210 : 1989.
- ALL STRUCTURAL STEELWORK SHALL HAVE A MIN. YIELD STRESS OF 250MPA AND SHALL COMPLY WITH N.Z.S. 3404 PART 1 : 1992.
- ALL WELDING SHALL COMPLY WITH N.Z.S. 3404 PART 1 : 1992 AND A.S. 1554.1.
- STRUCTURAL TIMBER SHALL BE NO 1. FRAMING GRADE.
- ALL PLY BRACING SHALL BE 9mm C & 1 PLYWOOD WITH 40x2.5mm CLOUTS AT 100mm CRS AT ALL SHEET EDGES & AT 300mm CRS AT OTHER SUPPORTS.
- 20mm PARTICLE B'D OR FIBRE B'D SHALL BE NAILED WITH 60x2.5mm NAILS AT 100mm CRS AT THE PERIMETER OF THE FLOOR, AT 150mm CRS AT OTHER SHEET EDGES & 300mm CRS ELSEWHERE.
- FOUNDATION DEPTHS SHOWN ARE MINIMUM ONLY. ALL FOUNDATIONS SHALL EXTEND DOWN TO SOLID BEARING.
- SHOULD SOFT CLAY, PEAT, ROCK OR FILLED GROUND BE ENCOUNTERED ON SITE, THE ENGINEER SHALL BE CONSULTED FOR ADDITIONAL FOUNDATION DETAILS.
- WHERE DESIGNATED "D" REINFORCEMENT SHALL BE DEFORMED BARS. WHERE DESIGNATED "R" REINFORCEMENT SHALL BE PLAIN BARS. BOTH BEING GRADE 300, COMPLYING WITH N.Z.S. 3402 : 1989.
- ALL BLOCKWORK REINFORCING LAPS SHALL BE 300mm FOR D16 BARS & 600mm FOR D12 BARS. ALL FLOOR TIES SHALL RETURN 600mm INTO FLOOR SLAB UNLESS OTHERWISE STATED.

- ALL VERTICAL BAR STARTERS SHALL EXTEND INTO THE FOUNDATIONS WITH A HOOK AS SHOWN.
- WHERE LAPS ARE NOT SHOWN, THEY SHALL BE 40 DIAMETERS.
- ALL REINFORCING STEEL SHALL BE BENT TO RETURN AT ALL WALL JUNCTIONS.
- WHERE NOT SHOWN, ALL BLOCKWORK SHALL BE REINFORCED WITH D12 VERT. BARS AT 600 CRS AND D16 HORIZ. BARS AT 600 CRS.
- CLEANOUT POCKETS SHALL BE PROVIDED AT THE BOTTOM OF ALL REINFORCED CORES.
- ALL BLOCKWORK GROUT FOR FILLING CORES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 17.5 MPA AT 28 DAYS.
- ALL BLOCKWORK GROUT SHALL CONTAIN DAREXPAND OR SIMILAR EXPANSION AGENT.
- ALL MORTAR MIXES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 12 MPA AT 28 DAYS.
- ALL FOUNDATION CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 17.5 MPA AT 28 DAYS.
- ALL CONCRETE & GROUT SHALL BE THOROUGHLY VIBRATED WHEN PLACED.
- THE ENGINEER SHALL BE ENGAGED BY THE OWNER TO INSPECT ALL POLE HOLES BEFORE POLES ARE PLACED TO ENSURE THAT THE GROUND CONDITIONS REVEALED DO NOT REQUIRE A RE-DESIGN OF THE FOUNDATIONS.
- TIMBER PILES SHALL HAVE A MINIMUM SMALL END DIAMETER OF 150mm AND SHALL COMPLY WITH N.Z.S. 3605 : 1992.
- PRESERVATIVE TREATMENT OF TIMBER SHALL BE "TANALITH" WOOD PRESERVATIVE TO NZTPA HAZARD SPECIFICATION.
- ALL SURFACES EXPOSED AFTER PRESSURE TREATMENT (CUTS AND HOLES) SHALL BE PROTECTED BY A LIBERAL BRUSH APPLICATION OF EITHER "ENSELE", "TANALITH", OR CREOSOTE.



FIRST FLOOR PLAN.
SCALE 1:100.
FLOOR AREA 53.44 SQ. m.

- SEAL ALL PILE CUT OFFS WITH COAL TAR PITCH OR SIMILAR BITUMINOUS SEALERS FOLLOWING THE ABOVE BRUSH APPLICATION.
- ALL BOLTS, WASHERS, NUTS, AND MILD STEEL BRACKETS SHALL BE HOT DIPPED GALVANISED.
- BOLT HOLES AND SHANK OF BOLTS SHALL BE THOROUGHLY COATED WITH MULTI-PURPOSE GREASE.
- ALL EXPOSED STEEL FIXINGS SHALL BE PRIMED WITH A GALVANISED STEEL PRIMER.

WINDOW NOTES.

- ALL WINDOWS SHALL BE SITE MEASURED BEFORE FABRICATION.
- ALL GLAZING SHALL CONFORM TO THE FOLLOWING NEW ZEALAND STANDARDS WHERE APPLICABLE:
N.Z.S. 3504 SPECIFICATION FOR ALUMINIUM WINDOWS.
N.Z.S. 4203 CODE OF PRACTICE FOR GENERAL STRUCTURAL DESIGN & DESIGN LOADINGS FOR BUILDINGS.
N.Z.S. 4211 SPECIFICATION FOR PERFORMANCE OF WINDOWS.
N.Z.S. 4223 CODE OF PRACTICE FOR GLAZING IN BUILDINGS.
- BUTT JOIN ALL CORNER WINDOWS AND SEAL WITH R.T.V.
- PROVIDE ALL NECESSARY FLASHINGS.
- REFER TO SECTIONS FOR GLAZING DETAILS INC. ROOF GLAZING.
- WINDOW DESIGN PRESSURES.
ULTIMATE WIND PRESSURE 1100 PA.
SERVICABILITY WIND PRESSURE 750 PA.

WINDOW SCHEDULE

W NO.	LOCATION	HEIGHT TO CILL	HEIGHT TO HEAD	ROUGH OPENING	NOTES
W1 W2 W3 W4	BEDRM 1. BEDRM 2. GARAGE. ENTRY.	500 1000 0	2030 " 2230	1800x500 600x1600 700 1800	CORNER WINDOW. " SIO ENTRY DOOR IN AL. FRAME WITH SIDELIGHTS.
W5 W6	STAIR. BATH.	700 1000	3300 2030	1000 1500	
W7 W8 W9 W10	KITCHEN. DINING. LIVING	1000 600 600	" " "	1800x1200 1600 1750 2500	CORNER WINDOW. "
W11 W12 W13 W14 W15	STUDY. WC. ENTRY.	" " "	" " "	1500x500 1200 500 1800x1100	CORNER WINDOW LAMINATED GLAZING IN POWDER COATED ALUMIN. GLAZING BARS

SMYTHE TOWNHOUSE.

5 MADELEY ROAD, CHRISTCHURCH.

IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM ALL DIMENSIONS AND SITE CONDITIONS BEFORE COMMENCEMENT OF ANY WORKS.



JOHN CHAPLIN DESIGN LIMITED

1091 FERRY RD CHRISTCHURCH. PO BOX 1515. PH 364 9602. FAX 364 4080
CONSULTING ENGINEERS: LEWIS & BARROW LTD. 183 HEREFORD ST. PH 366 4320.

04 MAY 1995

SCALES: 1:100.

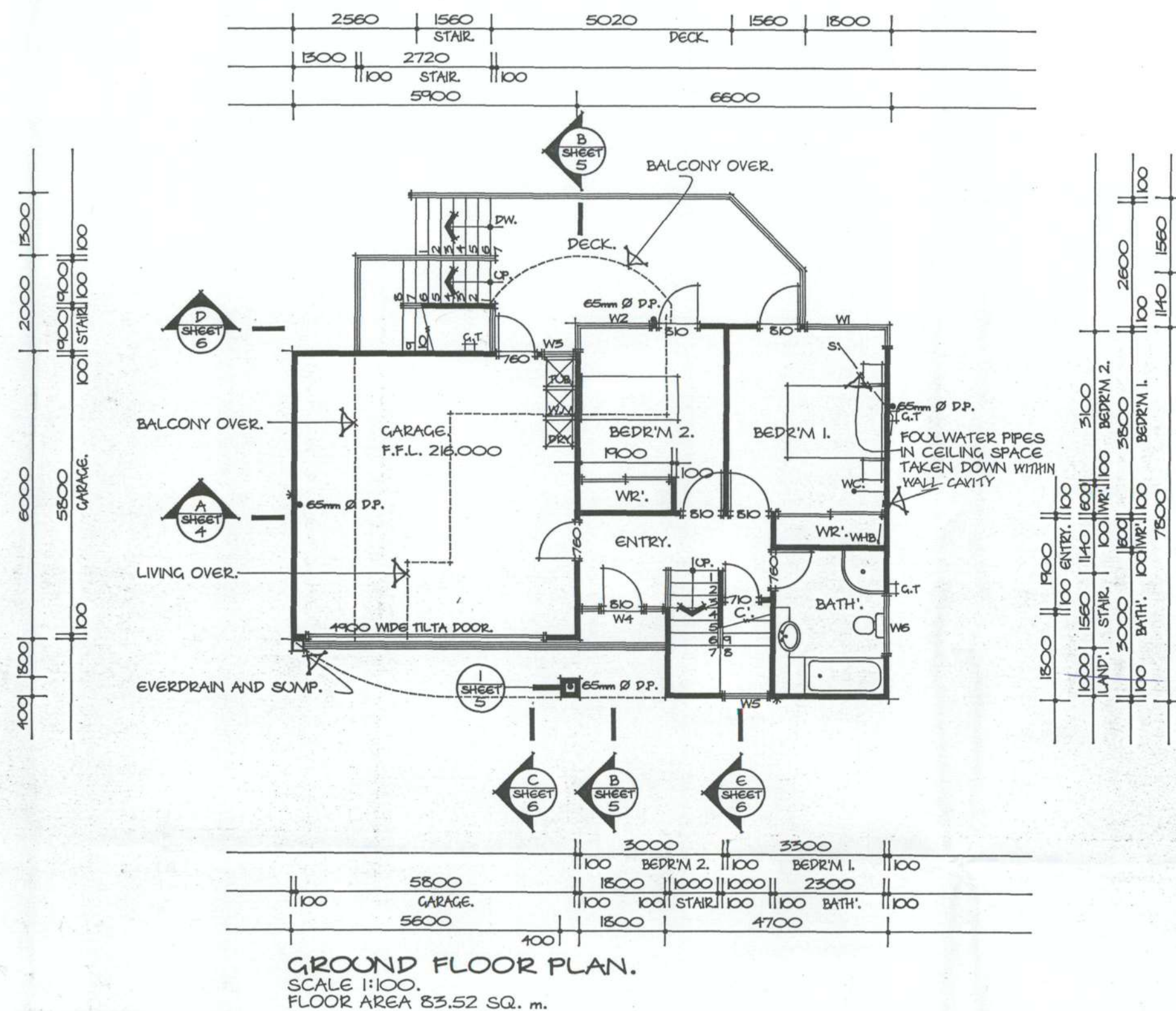
DRAWN: IAN LANGSTON.

DATE: APRIL 1995.

SHEETS
SIX.
SHT'N NO

2

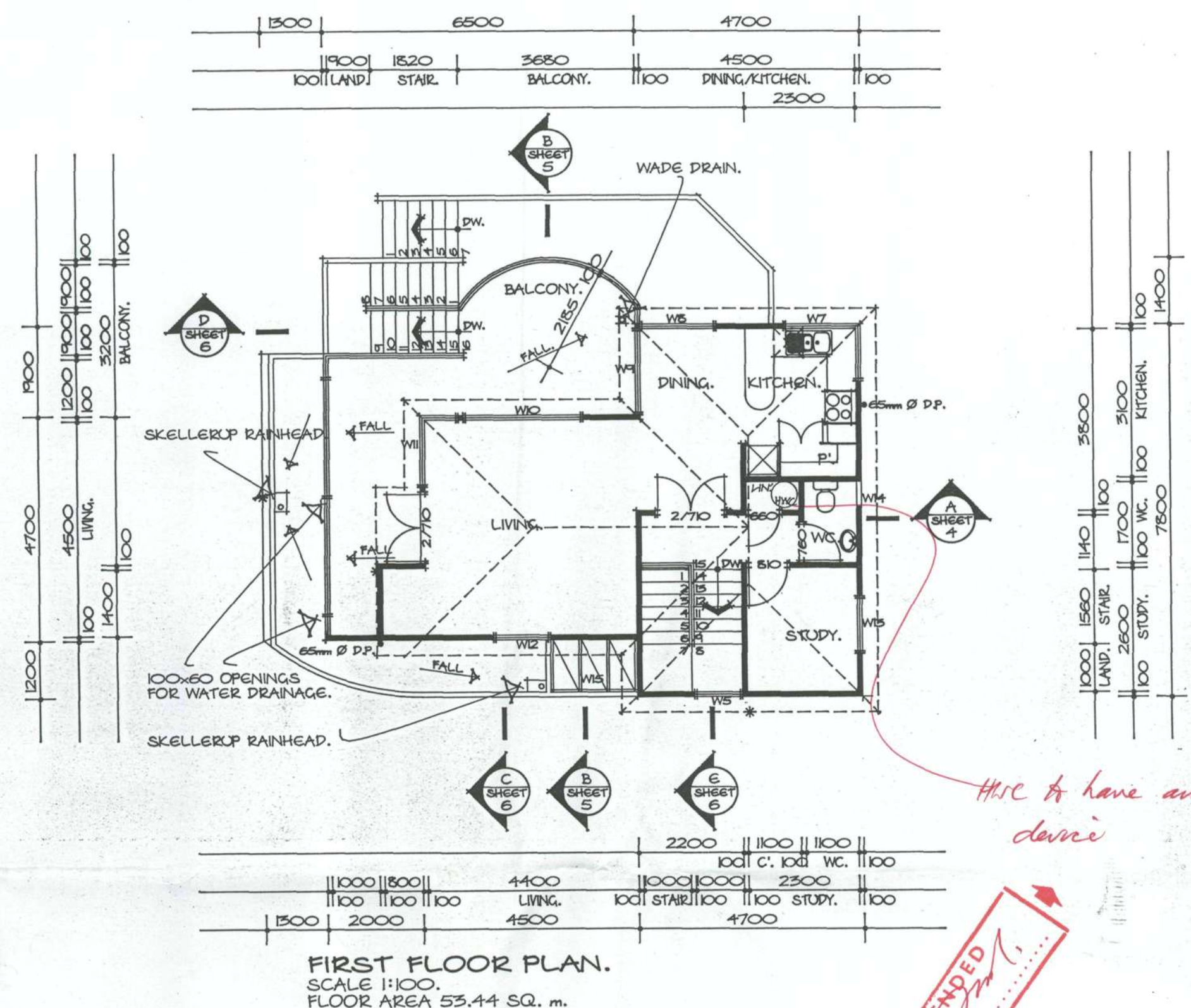




GENERAL NOTES.

- ALL WORK SHALL COMPLY WITH THE SEVERAL CHAPTERS OF N.Z.S. 3604, NEW ZEALAND BUILDING CODE & APPROVED DOCUMENTS, AND ALL OTHER RELEVANT REGULATIONS, STATUTES & ORDINANCES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ALL DIMENSIONS AND SITE CONDITIONS BEFORE COMMENCEMENT OF ANY WORKS.
- THE ENGINEER SHALL BE ENGAGED BY THE OWNER TO CHECK CONSTRUCTION AT EACH OF THE FOLLOWING STAGES:
 1. ONCE FOUNDATIONS HAVE BEEN EXCAVATED
 2. BEFORE EACH CONCRETE POUR.
- ALL BLOCKWORK SHALL COMPLY WITH N.Z.S. 4210 : 1989.
- ALL STRUCTURAL STEELWORK SHALL HAVE A MIN. YIELD STRESS OF 250MPA AND SHALL COMPLY WITH N.Z.S. 3404 PART 1 : 1992.
- ALL WELDING SHALL COMPLY WITH N.Z.S. 3404 PART 1 : 1992 AND A.S. 1554.1.
- STRUCTURAL TIMBER SHALL BE NO. 1 FRAMING GRADE.
- ALL PLY BRACING SHALL BE 9mm C & 1 PLYWOOD WITH 40x2.5mm CLOUTS AT 100mm CRS AT ALL SHEET EDGES & AT 300mm CRS AT OTHER SUPPORTS.
- 20mm PARTICLE B'D OR FIBRE B'D SHALL BE NAILED WITH 60x2.5mm NAILS AT 100mm CRS AT THE PERIMETER OF THE FLOOR, AT 150mm CRS AT OTHER SHEET EDGES & 300mm CRS ELSEWHERE.
- FOUNDATION DEPTHS SHOWN ARE MINIMUM ONLY. ALL FOUNDATIONS SHALL EXTEND DOWN TO SOLID BEARING.
- SHOULD SOFT CLAY, PEAT, ROCK, OR FILLED GROUND BE ENCOUNTERED ON SITE, THE ENGINEER SHALL BE CONSULTED FOR ADDITIONAL FOUNDATION DETAILS.
- WHERE DESIGNATED "D" REINFORCEMENT SHALL BE DEFORMED BARS. WHERE DESIGNATED "R" REINFORCEMENT SHALL BE PLAIN BARS. BOTH BEING GRADE 300, COMPLYING WITH N.Z.S. 3402 : 1989.
- ALL BLOCKWORK REINFORCING LAPS SHALL BE 800mm FOR D16 BARS & 600mm FOR D12 BARS. ALL FLOOR TIES SHALL RETURN 600mm INTO FLOOR SLAB UNLESS OTHERWISE STATED.

- ALL VERTICAL BAR STARTERS SHALL EXTEND INTO THE FOUNDATIONS WITH A HOOK AS SHOWN.
- WHERE LAPS ARE NOT SHOWN, THEY SHALL BE 40 DIAMETERS.
- ALL REINFORCING STEEL SHALL BE BENT TO RETURN AT ALL WALL JUNCTIONS.
- WHERE NOT SHOWN, ALL BLOCKWORK SHALL BE REINFORCED WITH D12 VERT. BARS AT 600 CRS AND D16 HORIZ. BARS AT 600 CRS.
- CLEANOUT POCKETS SHALL BE PROVIDED AT THE BOTTOM OF ALL REINFORCED CORES.
- ALL BLOCKWORK GROUT FOR FILLING CORES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 17.5 MPA AT 28 DAYS.
- ALL BLOCKWORK GROUT SHALL CONTAIN DAREXPAND OR SIMILAR EXPANSION AGENT.
- ALL MORTAR MIXES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 12 MPA AT 28 DAYS.
- ALL FOUNDATION CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 17.5 MPA AT 28 DAYS.
- ALL CONCRETE & GROUT SHALL BE THOROUGHLY VIBRATED WHEN PLACED.
- THE ENGINEER SHALL BE ENGAGED BY THE OWNER TO INSPECT ALL POLE HOLES BEFORE POLES ARE PLACED TO ENSURE THAT THE GROUND CONDITIONS REVEALED DO NOT REQUIRE A RE-DESIGN OF THE FOUNDATIONS.
- TIMBER PILES SHALL HAVE A MINIMUM SMALL END DIAMETER OF 150 mm AND SHALL COMPLY WITH N.Z.S. 3605 : 1992.
- PRESERVATIVE TREATMENT OF TIMBER SHALL BE "TANALITH" WOOD PRESERVATIVE TO NZIPA HAZARD SPECIFICATION.
- ALL SURFACES EXPOSED AFTER PRESSURE TREATMENT (CUTS AND HOLES) SHALL BE PROTECTED BY A LIBERAL BRUSH APPLICATION OF EITHER "ENSELE", "TANALITH", OR CREOSOTE.



WINDOW NOTES.

- ALL WINDOWS SHALL BE SITE MEASURED BEFORE FABRICATION.
 - ALL GLAZING SHALL CONFORM TO THE FOLLOWING NEW ZEALAND STANDARDS WHERE APPLICABLE
 - NZS 3504 SPECIFICATION FOR ALUMINIUM WINDOWS.
 - NZS 4203 CODE OF PRACTICE FOR GENERAL STRUCTURAL DESIGN & DESIGN LOADINGS FOR BUILDINGS.
 - NZS 4211 SPECIFICATION FOR PERFORMANCE OF WINDOWS.
 - NZS 4223 CODE OF PRACTICE FOR GLAZING IN BUILDINGS.
 - BUTT JOIN ALL CORNER WINDOWS AND SEAL WITH R.T.V.
 - PROVIDE ALL NECESSARY FLASHINGS.
 - REFER TO SECTIONS FOR GLAZING DETAILS INC. ROOF GLAZING.
 - WINDOW DESIGN PRESSURES.
 - ULTIMATE WIND PRESSURE 1100 PA.
 - SERVICABILITY WIND PRESSURE 750 PA.
- All building work shall comply
New Zealand Building Code

WINDOW SCHEDULE

W NO.	LOCATION	HEIGHT TO CILL	HEIGHT TO HEAD	ROUGH OPENING	NOTES
W1	BEDR'M 1.	500	2030	1800x500	CORNER WINDOW.
W2	BEDR'M 2.	"	"	600x1600	"
W3	CARAGE.	1000	"	700	
W4	ENTRY.	0	2230	1500	510 ENTRY DOOR IN AL. FRAME WITH SIDELIGHTS.
W5	STAIR.	700	3300	1000	
W6	BATH'.	1000	2030	1300	
W7	KITCHEN.	1000	"	1600x1200	CORNER WINDOW.
W8	DINING.	600	"	1600	
W9	"	"	"	1750	
W10	LIVING	600	"	2500	
W11	"	"	"	1500x800	CORNER WINDOW
W12	"	"	"	1200	
W13	STUDY.	"	"	"	
W14	WC.	"	"	500	
W15	ENTRY.	-	-	1800x1100	LAMINATED GLAZING IN POWDER COATED ALUMIN. GLAZING BARS

Have to have antiscalding device

CHRISTCHURCH CITY COUNCIL
- 5 JUL 1995
.....
CONSENT DOCUMENT

SMYTHIE TOWNHOUSE.

5 MADELEY ROAD, CHRISTCHURCH.

IT IS THE CONTRACTORS RESPONSIBILITY TO
CONFIRM ALL DIMENSIONS AND SITE CONDITIONS
BEFORE COMMENCEMENT OF ANY WORKS.



JOHN CHAPLIN DESIGN LIMITED

1091 FERRY RD CHRISTCHURCH, PO BOX 19515, PH 384 9602, FAX 384 4060
CONSULTING ENGINEERS: LEWIS & BARROW LTD, 183 HEREFORD ST, PH 366 4320.

04 MAY 1995

DRAWN: IAN LANGSTON.

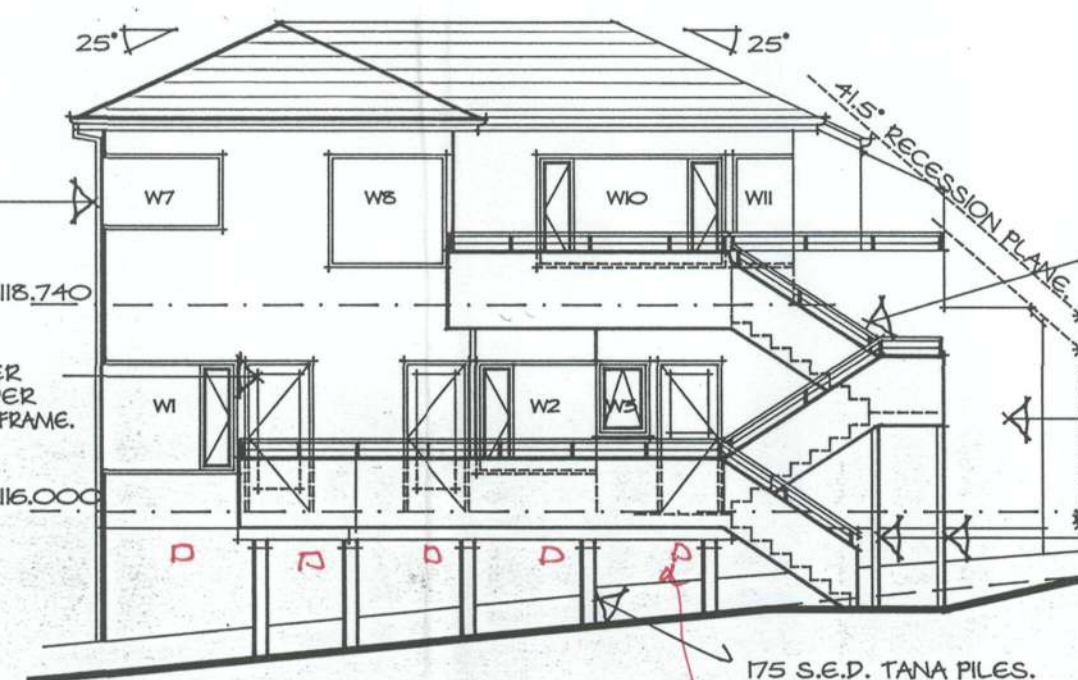
DATE: APRIL 1995.

SHEETS
SIX.

SHIT NO

2

AMENDED C.C.C. *[Signature]*



CONCRETE TILE ROOF.

COLORSTEEL HALF-ROUNDER SPOUTING ON EX 150x25 FASICA BOARD.

POWDER COATED ALUMIN. WINDOW.

GALV. HANDRAIL WITH BALUSTRADES AT 1200 CRS MAX WITH SS WIRE.

APPROVED PLASTER SYSTEM ON H GRADE POLYSTYRENE INSULATION TO EXTERIOR WALLS.

100x100 TIMBER POSTS.

25°

25°

Wm

Wm

F.F.L. 118.740

F.F.L. 116.000

EXISTING GROUND LINE.

Architectural elevation drawing of a building facade. The drawing includes the following annotations and callouts:

- 41.5° RECESSION PLANE.** (Pointing to the roofline)
- CONCRETE TILE** (Pointing to the roof)
- COLORSTEEL HA ON EX. 150x25 F** (Pointing to the roof edge)
- APPROVED PLAST ON H GRADE PO INSULATION TO EXT** (Pointing to the wall)
- F.F.L. 118.740** (Pointing to the window sill)
- POWDER COATED ALUMIN. WINDOW** (Pointing to the window frame)
- F.F.L. 116.000** (Pointing to the ground level)
- 4900 WIDE x2200 HIGH COLORSTEEL TILTA-DOOR.** (Pointing to the large door)
- SOLID CORE ENTRY DOOR IN POWDER COATED ALUMIN. FRAME WITH SIDELIGHTS.** (Pointing to the entry door)
- W12** (Window label)
- W5.** (Window label)
- W4.** (Window label)
- RP2*** (Roof plane label)
- RP1** (Roof plane label)

Architectural drawing of a building elevation. The drawing shows a roof with a 25° pitch. A 33.5° recession plane is indicated by a dashed line. The building has several windows labeled W1 through W7. The foundation is a concrete block wall. Annotations include: ROOF, ALFROUND SPOOTING, TER SYSTEM, LYSTYRENE, ERIOR WALLS, R.P.3, BOUNDARY, F.F.L. 115,740, F.F.L. 116,000, CONCRETE BLOCK FOUNDATION WALL, and 65mm Ø UPVC DOWN PIPES.

100mm Ø STORMWATER DRAIN FROM EXISTING HOUSE CONNECTED INTO EXISTING STORMWATER DRAIN ON ADJACENT BOUNDARY.

LEASE LINE SHOWN DASHED.

EXISTING RESIDENCE (UNIT 1).

PROPOSED NEW, UNIT 2.

BOUNDARY 10.540m 68° 10' 10"

BOUNDARY 19.220m 74° 37' 10"

BOUNDARY 36.830m 158° 09' 20"

BOUNDARY 32.950m 68° 10' 20"

BOUNDARY 29.420m 158° 08' 10"

EXISTING FOOTWATER SEWER.

NEW FOUL WATER DRAIN
CONNECTED INTO EXISTING.



LEGAL DESCRIPTION.

C.T. 35A/1203

LOT 1.

D.P. 58711.

AREA 1178 SQ. m.

SITE COVERAGE UNIT 1, 164.39 SQ.
UNIT 2, 112.53 SQ.

TOTAL SITE COVERAGE 276.92 SQ.

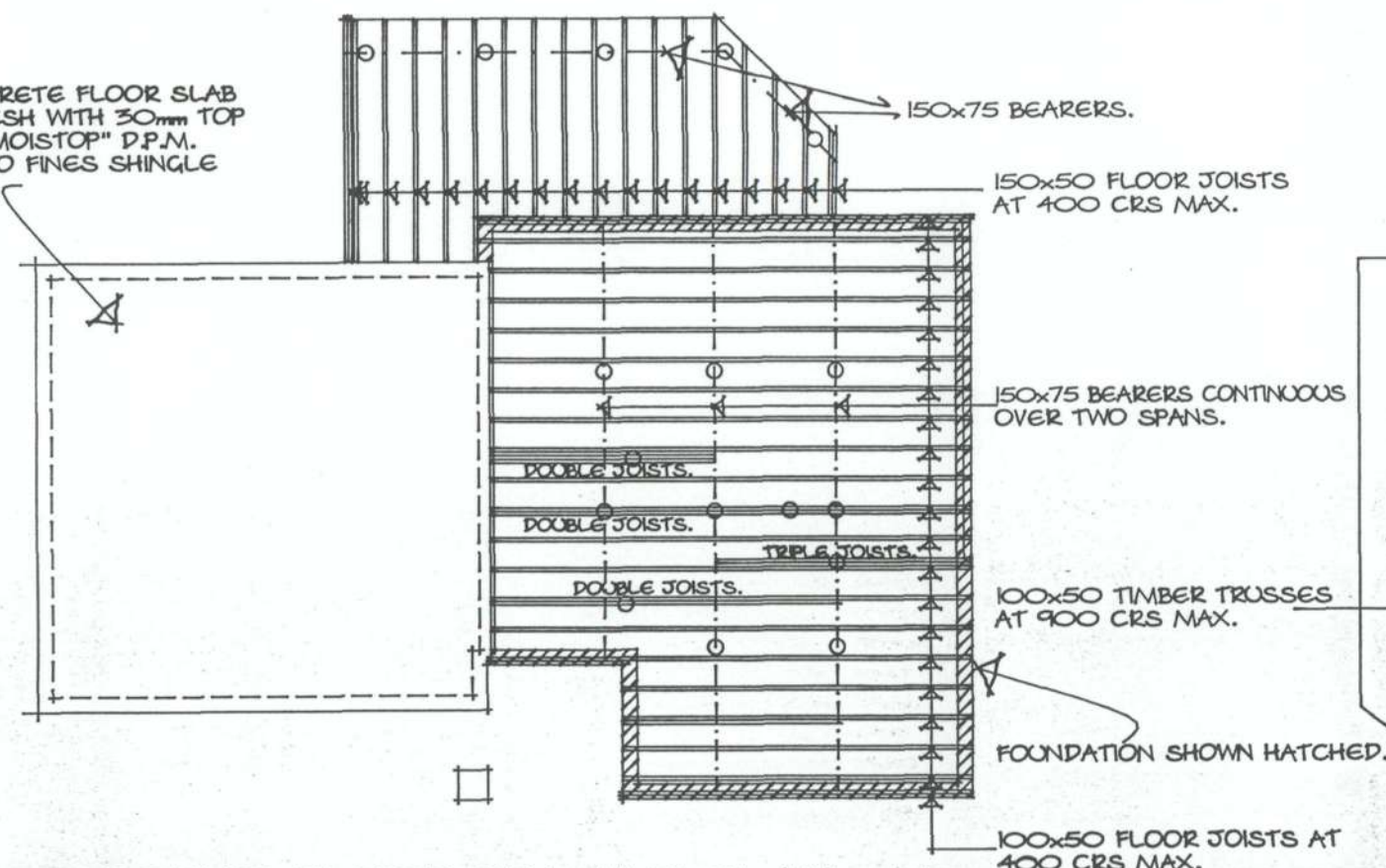
SITE COVERAGE EQUALS 23.51%.

CHRISTCHURCH CITY COUNCIL
- 5 JUL 1995
.....
CONSENT DOCUMENT

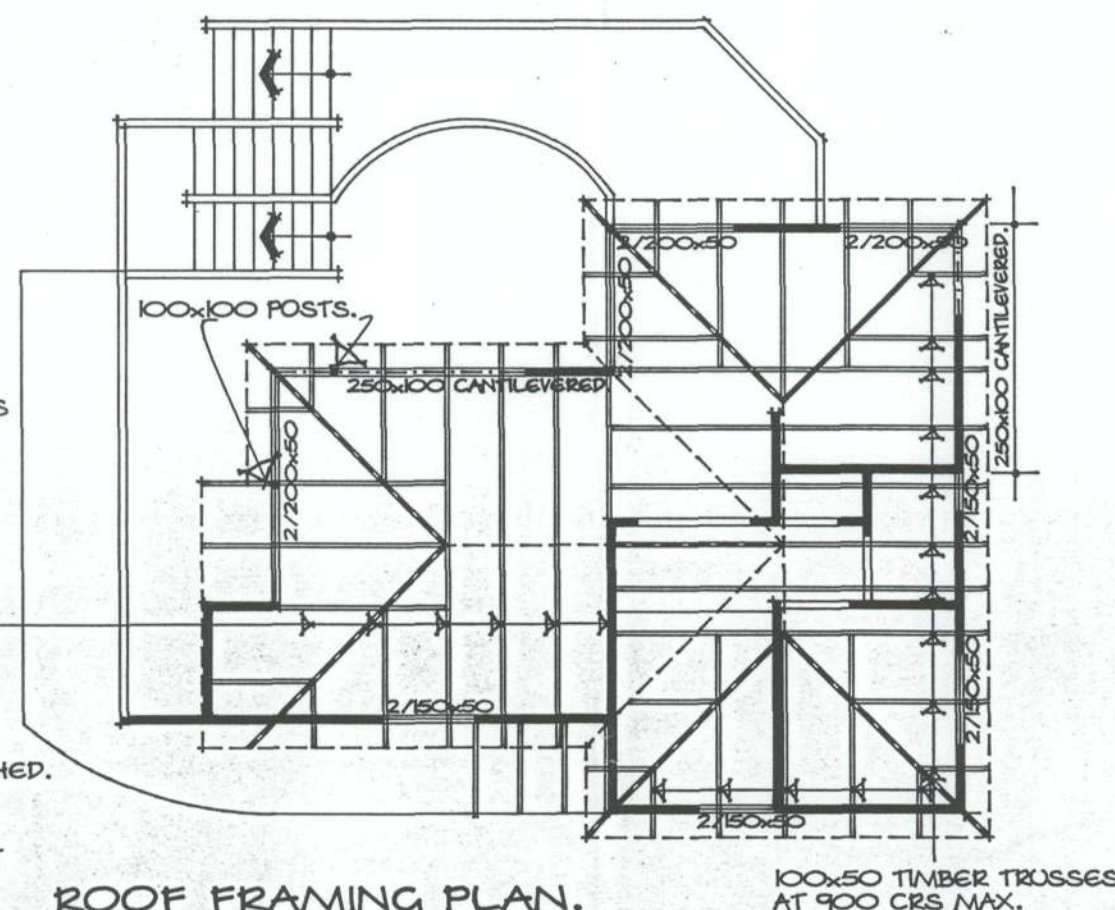
architectural
designers

FILE COPY

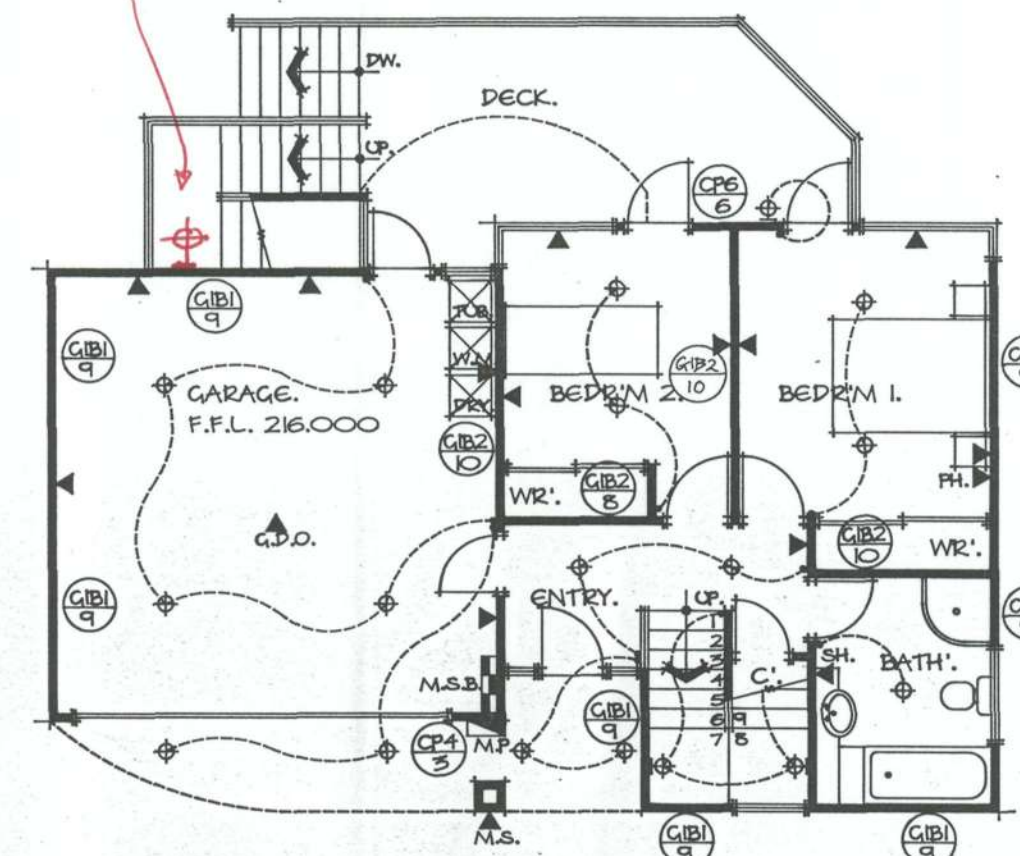
100mm CONCRETE FLOOR SLAB WITH 665 MESH WITH 30mm TOP COVER ON "MOISTOP" D.P.M. ON ROUN NO FINES SHINGLE HARDFILL.



GROUND FLOOR FRAMING PLAN.
SCALE 1:100.

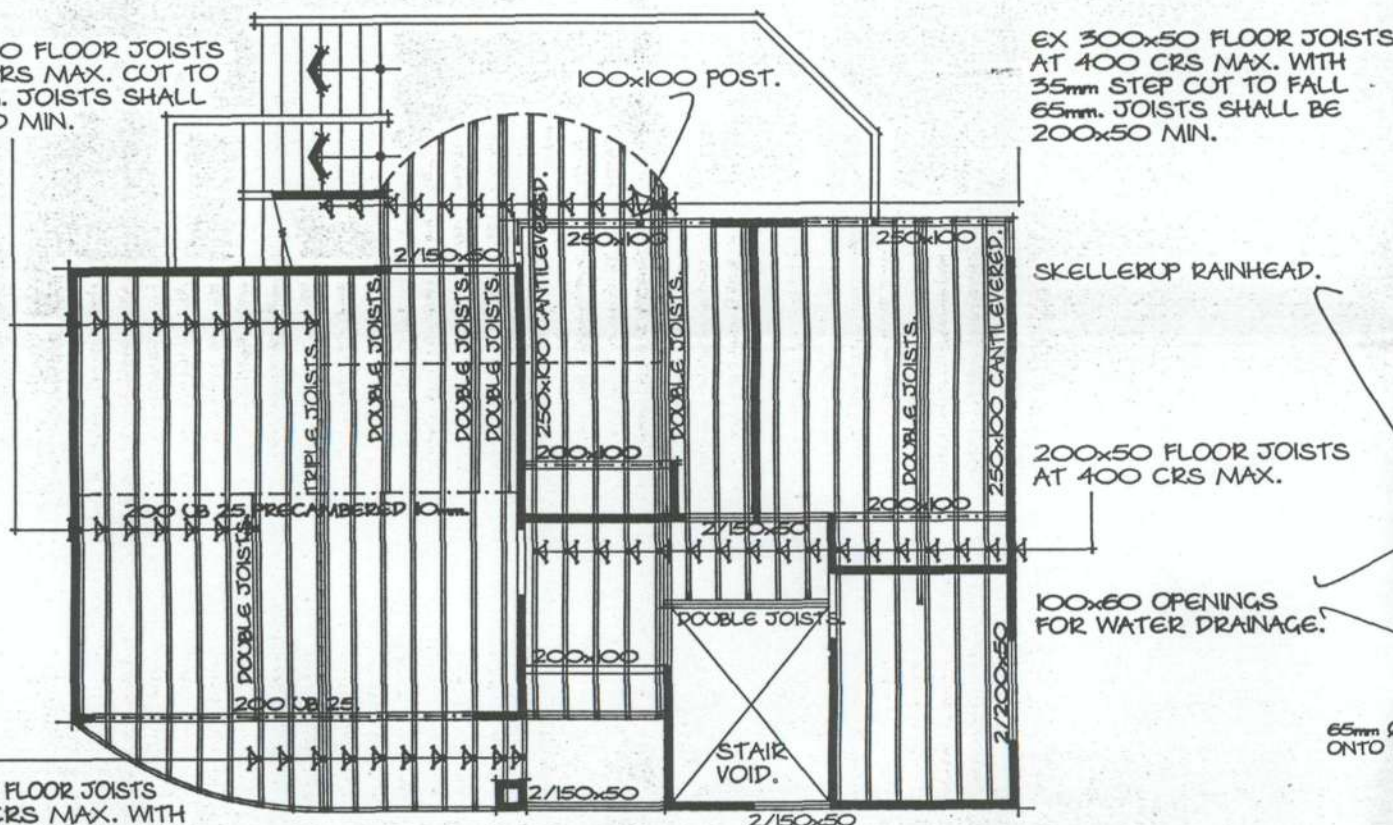


ROOF FRAMING PLAN.
SCALE 1:100.

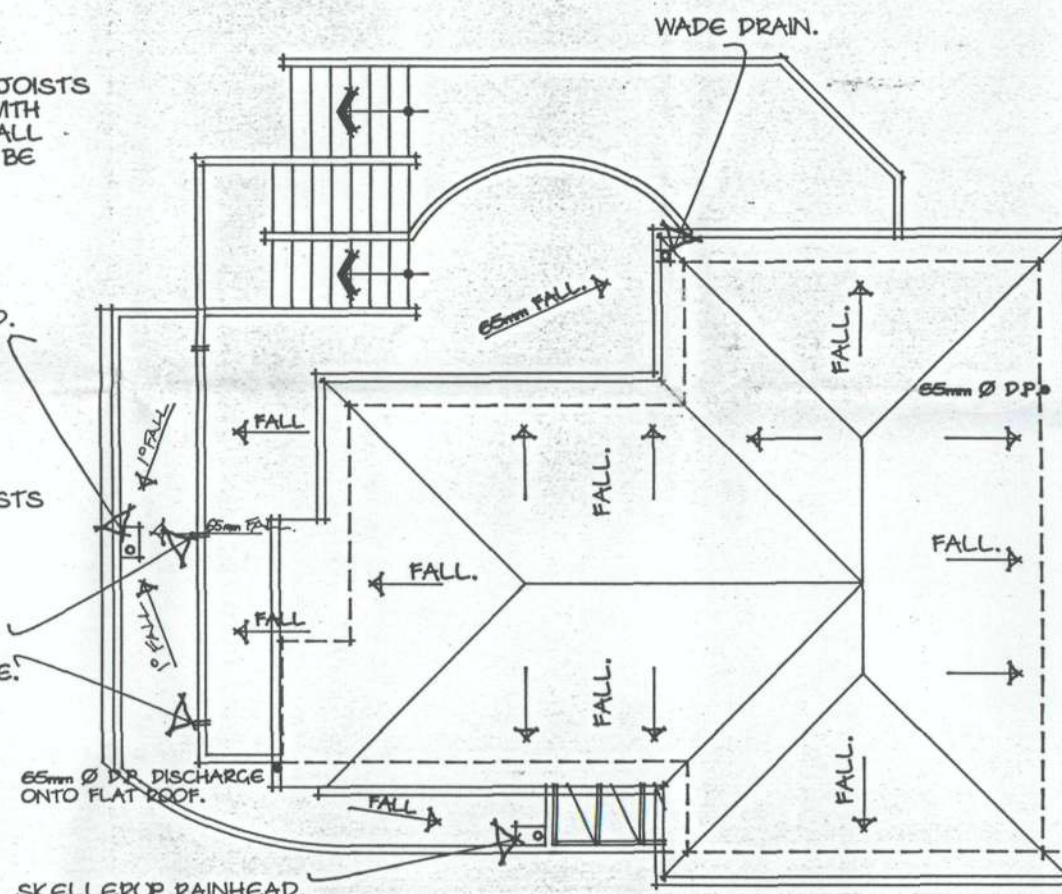


GROUND FLOOR ELECTRICAL/BRACING PLAN.
SCALE 1:100.

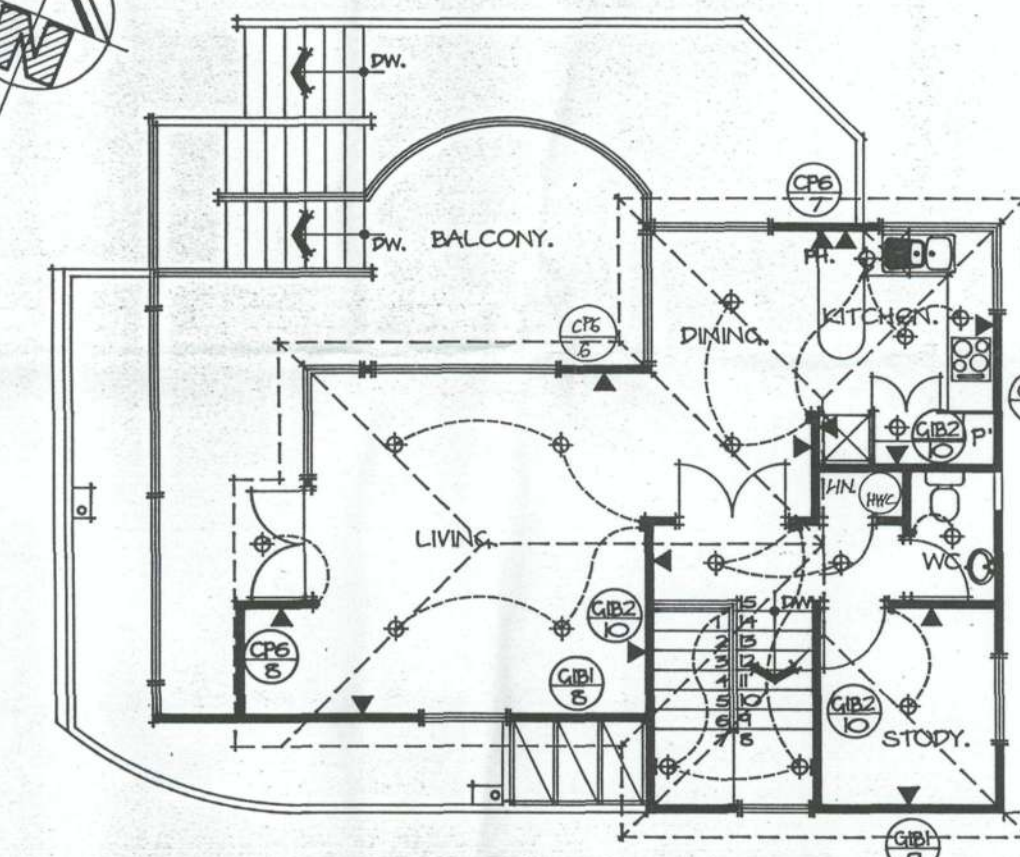
EX 250x50 FLOOR JOISTS AT 400 CRS MAX. CUT TO FALL 65mm. JOISTS SHALL BE 150x50 MIN.



FIRST FLOOR FRAMING PLAN.
SCALE 1:100.



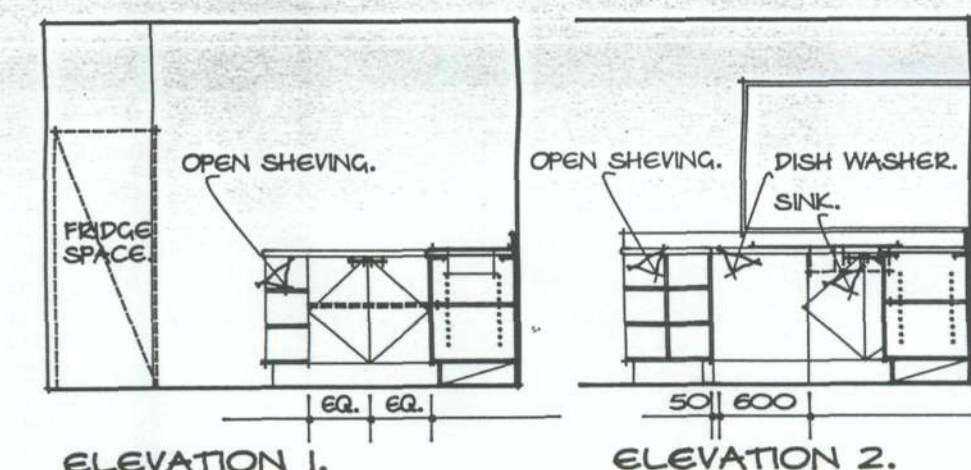
ROOF PLAN.
SCALE 1:100.



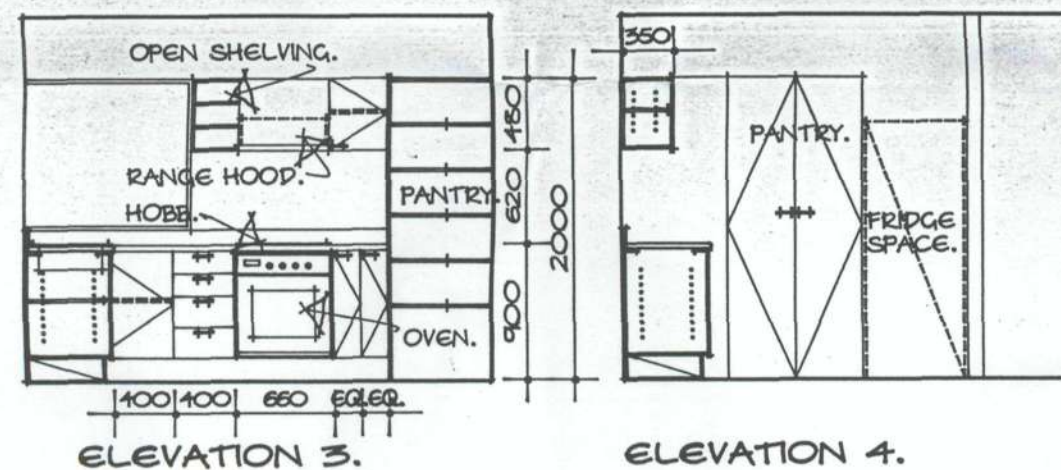
FIRST FLOOR ELECTRICAL/BRACING PLAN.
SCALE 1:100.

- KITCHEN NOTES.**
- BENCH TOP & CUPB'D EDGES, AS SHOWN, SHALL BE 40mm THICK MINIMUM WITH ROLLED EDGES WHERE POSSIBLE. BENCH TOP MATERIAL SHALL BE AS SELECTED BY CLIENT/DESIGNER (FORMICA, WILSONART OR SIMILAR).
 - ALL INTERNAL SURFACES OF ALL CUP-BOARDS INC. SHELVES, SHALL BE LAMINATE LINED (COLORBOARD, MELTICA OR SIMILAR).
 - EXTERNAL SURFACES AND ALL VISABLE SHELVES SHALL BE LACQUER FINISHED.
 - ALL COLOURS AND FINISHES SHALL BE DETERMINED BY CLIENT/DESIGNER.
 - ALL DOOR AND DRAWER FRONTS SHALL BE SURFACE MOUNTED. ALL SHELVES SHALL BE ADJUSTABLE INCLUDING PANTRY.
 - DRAWERS SHALL RUN ON "GRASS" DRAWER SLIDES OR SIMILAR APPROVED.
 - DOORS SHALL BE HUNG WITH "GRASS" CONCEALED HINGES OR SIMILAR APPROVED.
 - ALL DOOR AND DRAWER HANDLES ARE TO BE SELECTED BY CLIENT/DESIGNER.
 - BI-FOLD DOORS ARE TO BE FITTED WITH SUPPORT ARMS.
 - COLOUR AND TYPE OF TILES FOR UPSTAND SHALL BE DETERMINED BY CLIENT/DESIGNER.
 - ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE BEFORE ANY FABRICATION IS STARTED.

- ELECTRICAL LEGEND**
- MS. MOTION SENSOR.
 - SH. SHOWER SOCKET OUTLET.
 - GDO GARAGE DOOR OPENER
 - PH. PHONE OUTLET.
 - DS DOUBLE SOCKET OUTLET
 - LIGHT
 - WALL MOUNTED LIGHT
- BRACING LEGEND.**
- TOP FIGURE INDICATES TYPE OF BRACE AS PER "BRANZ" 3604 FIX LIST BRACING ELEMENTS" PAMPHLET FOR USE WITH NZS 3604:1990.
- BOTTOM FIGURE, BRACING UNITS IN KN.

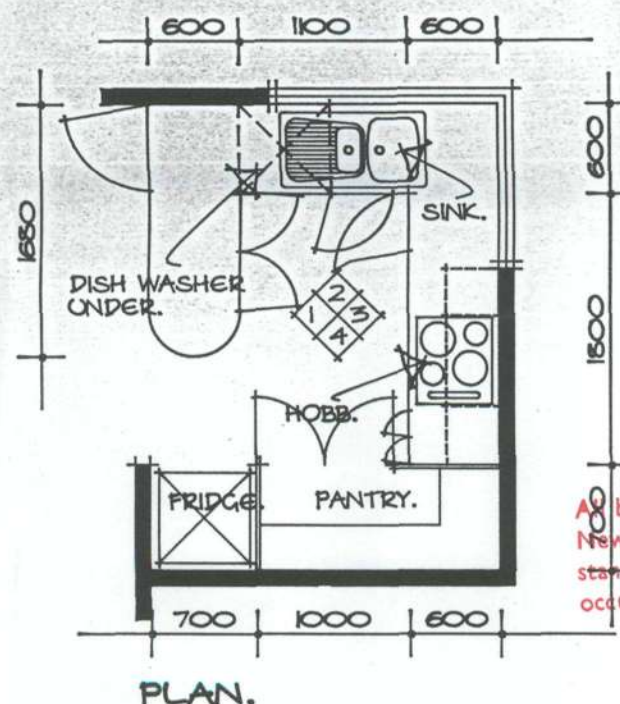


ELEVATION 1. ELEVATION 2.



ELEVATION 3. ELEVATION 4.

KITCHEN PLAN AND ELEVATIONS.
SCALE 1:50.



PLAN.

All building work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications.

BRACING SCHEDULE

WALL BRACING SYSTEMS CONSTRUCTION GUIDE			
TYPE	DESCRIPTION	ADDITIONAL REQUIREMENTS	NAILING & STOPPING
GIB 1	9.5mm GIB BOARD ON ONE FACE. MIN LENGTH 1800mm	DIAGONAL BRACE	GIB 1, 2 AND 3 30x2.5 GIB CLOUTS AT 150mm COS. AROUND THE PERIMETER OF THE BRACING ELEMENT & AT 300mm CCS. TO INTERMEDIATE FRAMING. TAPE AND STOP ALL JOINTS WITHIN THE BRACING ELEMENT.
GIB 2	9.5mm GIB BOARD ON BOTH SIDES. MIN LENGTH 1800mm	DIAGONAL BRACE	
GIB 3	9.5mm GIB BOARD ON BOTH SIDES. MIN LENGTH 1200mm	NO ADDITIONAL REQUIREMENT	
CP 3	7.5mm STD CONSTRUCTION PLY ON ONE FACE. LENGTH 600 TO 1200mm.	6 KN END-STUD FIXINGS	CP 3, 4, 5, 6, 9, 10. 30x2.5 F.H. AT 150mm CRS TO STUDS AND PLATES AT SHEET EDGES AND AT 300mm CRS TO INTERMEDIATE STUDS.
CP 4	CONSTRUCTION PLY ON ONE FACE WITH GIB BOARD ON OTHER. LENGTH 600 TO 1200mm.	NO ADDITIONAL REQUIREMENT	
CP 6	CONSTRUCTION PLY ON ONE FACE WITH GIB BOARD ON OTHER. LENGTH 900 TO 1800mm.	NO ADDITIONAL REQUIREMENT	

FILE COPY

SMYTHE TOWNHOUSE.

5 MADELEY ROAD, CHRISTCHURCH.

IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM ALL DIMENSIONS AND SITE CONDITIONS BEFORE COMMENCEMENT OF ANY WORKS.



JOHN CHAPLIN DESIGN LIMITED

1091 FERRY RD CHRISTCHURCH. PO BOX 19515. PH 354 9602. FAX 354 4060
CONSULTING ENGINEERS: LEWIS & BARROW LTD. 183 HEREFORD ST. PH 366 4320.

04 MAY 1995

SCALES: 1:50, 1:100.

DRAWN: IAN LANGSTON.

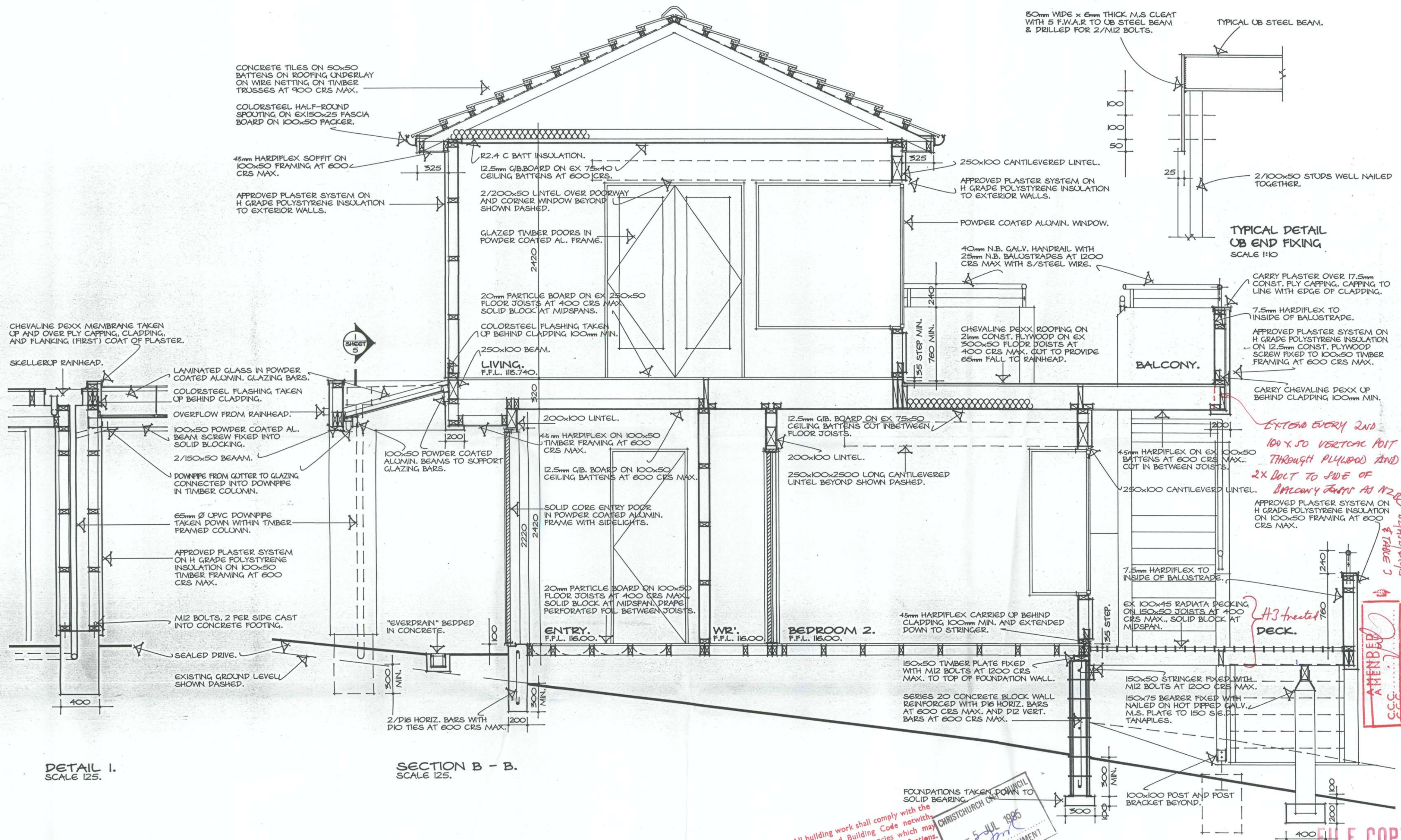
DATE: APRIL 1995.

SHEETS SIX.

SHT NO

3





SMYTHE TOWNHOUSE.

5 MADELEY ROAD, CHRISTCHURCH.

IT IS THE CONTRACTORS RESPONSIBILITY TO
CONFIRM ALL DIMENSIONS AND SITE CONDITIONS
BEFORE COMMENCEMENT OF ANY WORKS.



JOHN CHAPLIN DESIGN LIMITED

1091 FERRY RD CHRISTCHURCH. PO BOX 1515. PH 354 9602. FAX 354 4060
CONSULTING ENGINEERS: LEWIS & BARROW LTD. 153 HEREFORD ST. PH 366 4320.

04 MAY 1995

SCALE: 1:10, 1:25.

DRAWN: IAN LANGSTON.

DATE: APRIL 1995.

SHEETS
SIX.
SHT NO

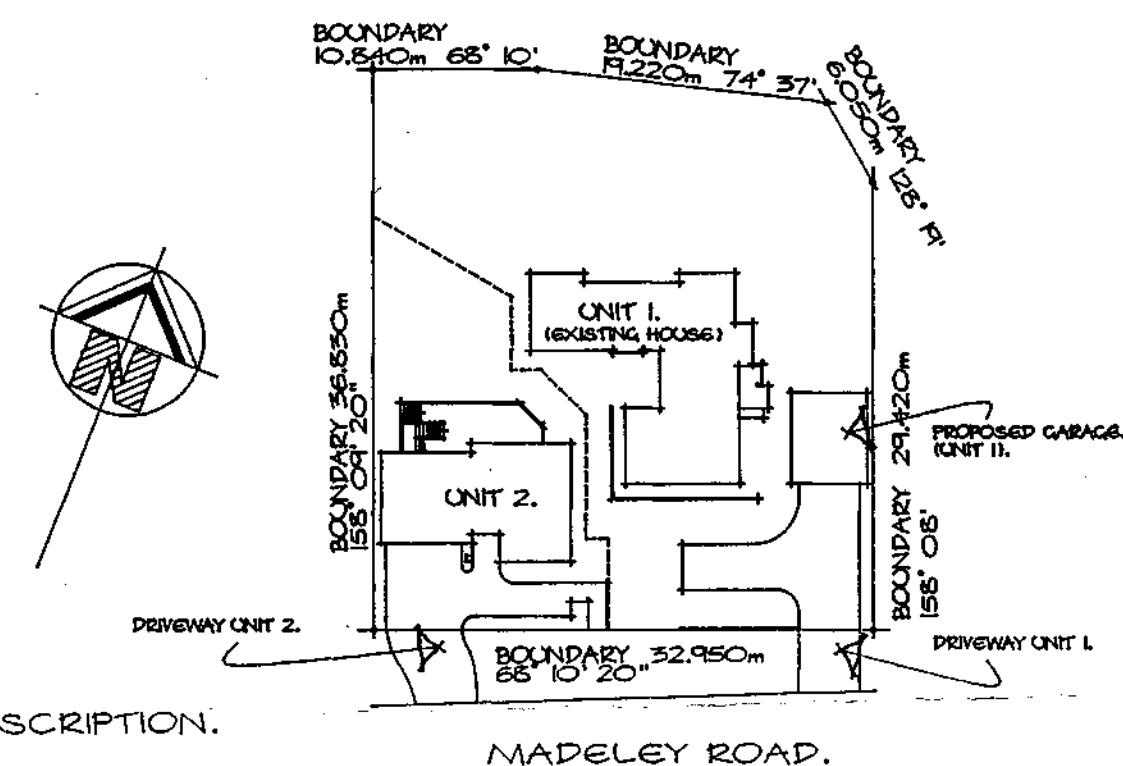
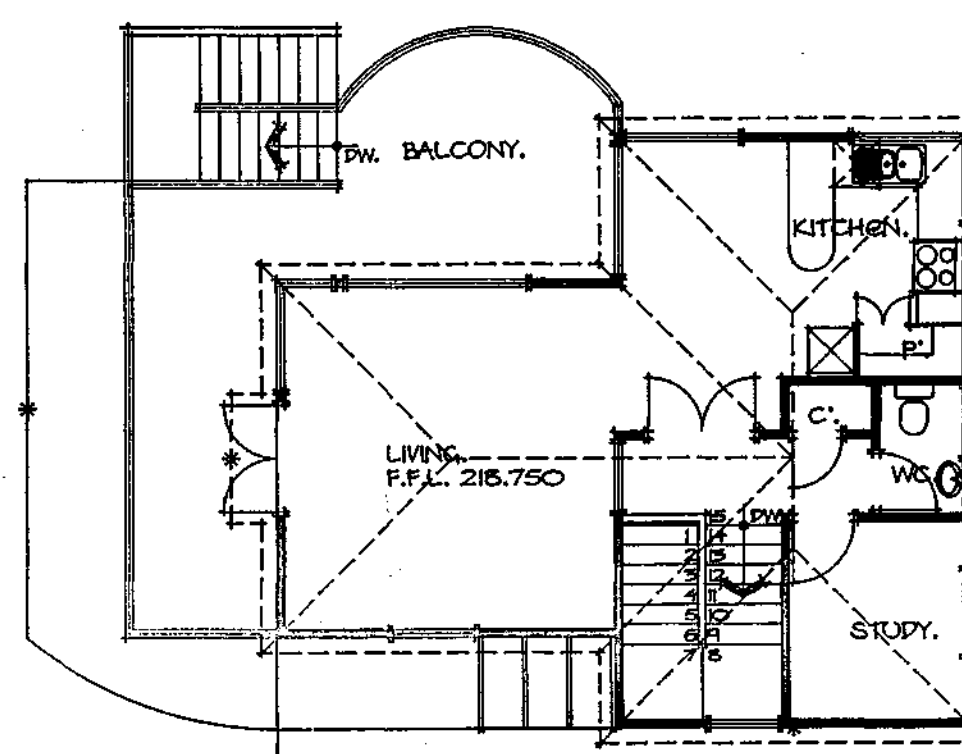
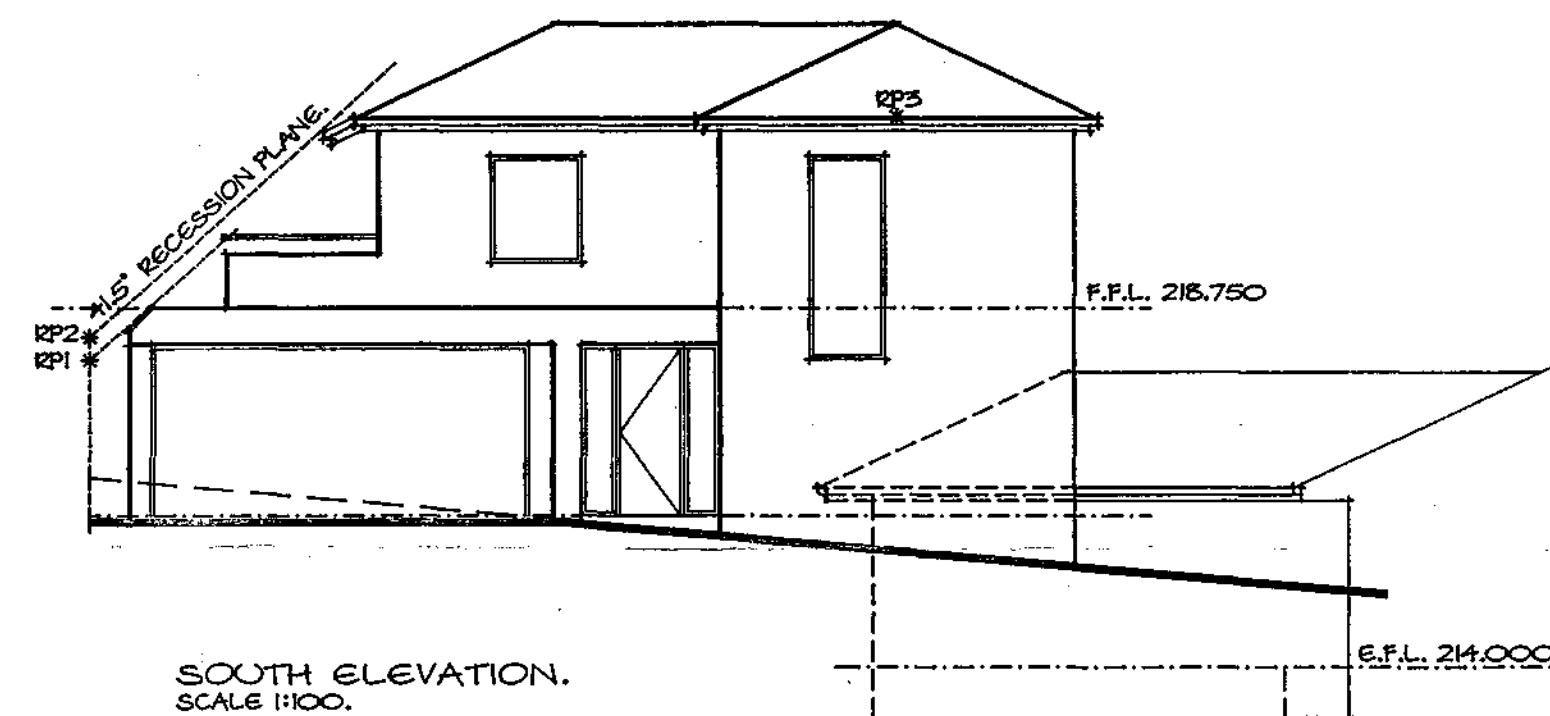
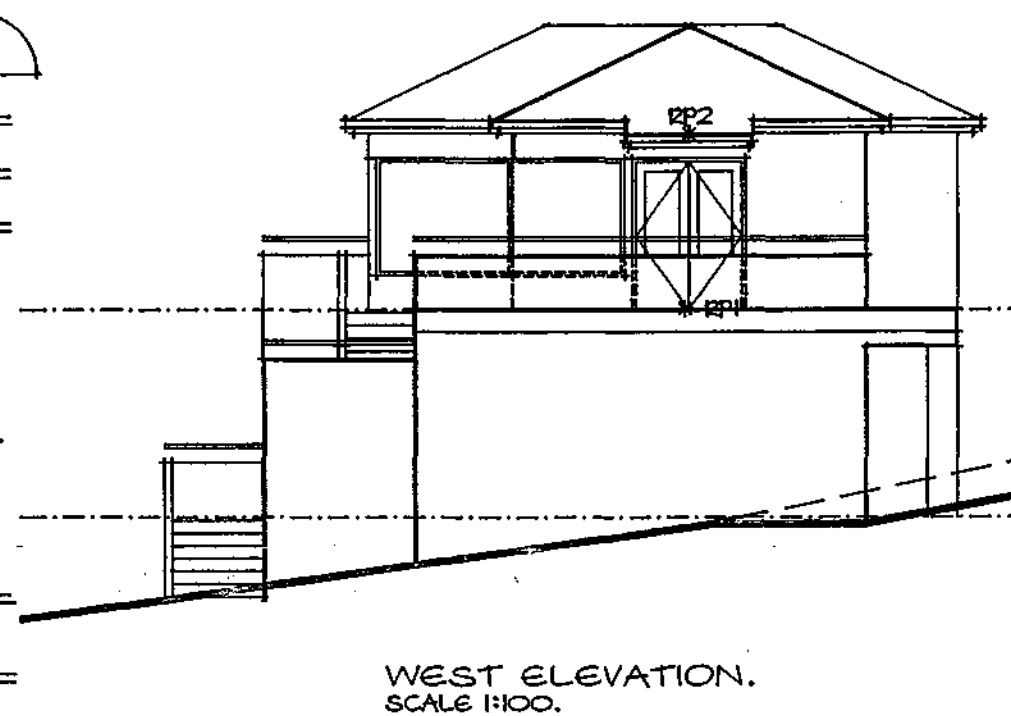
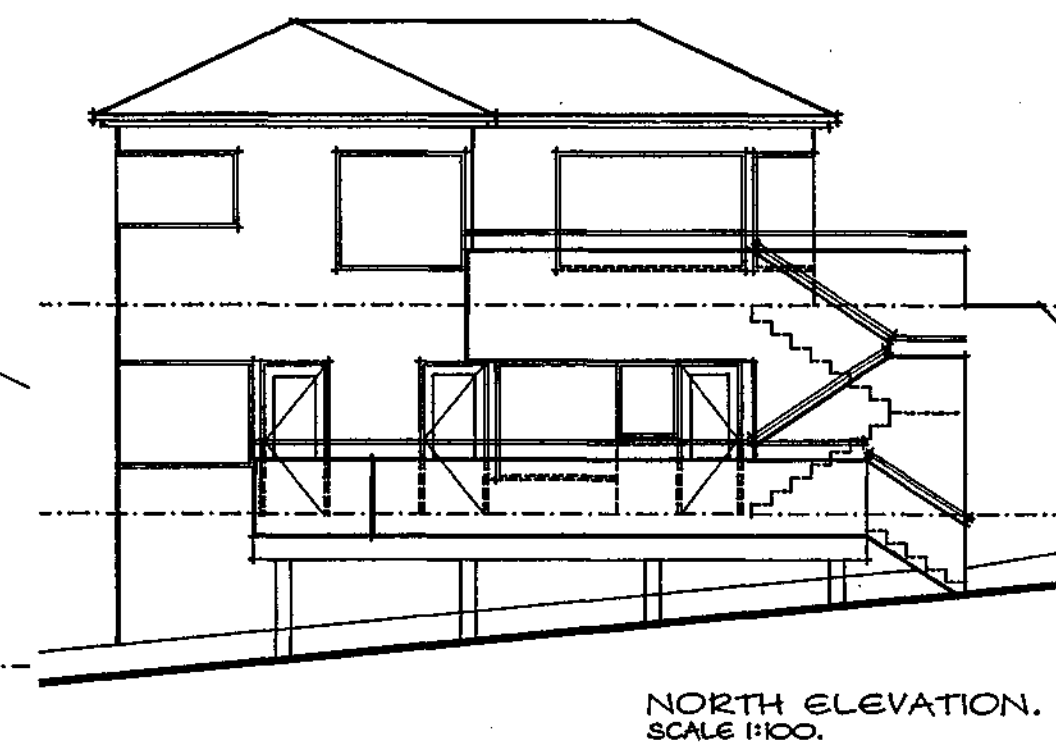
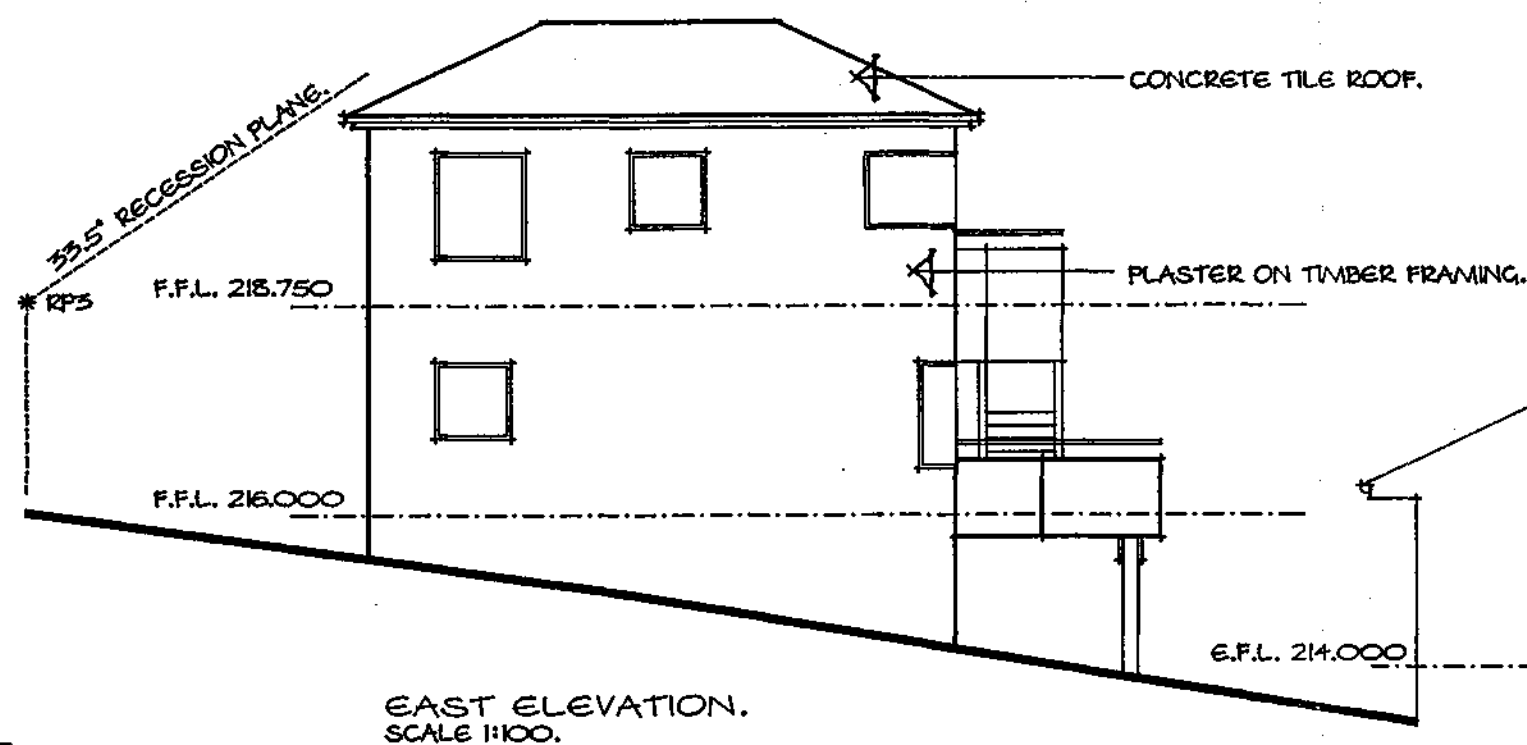
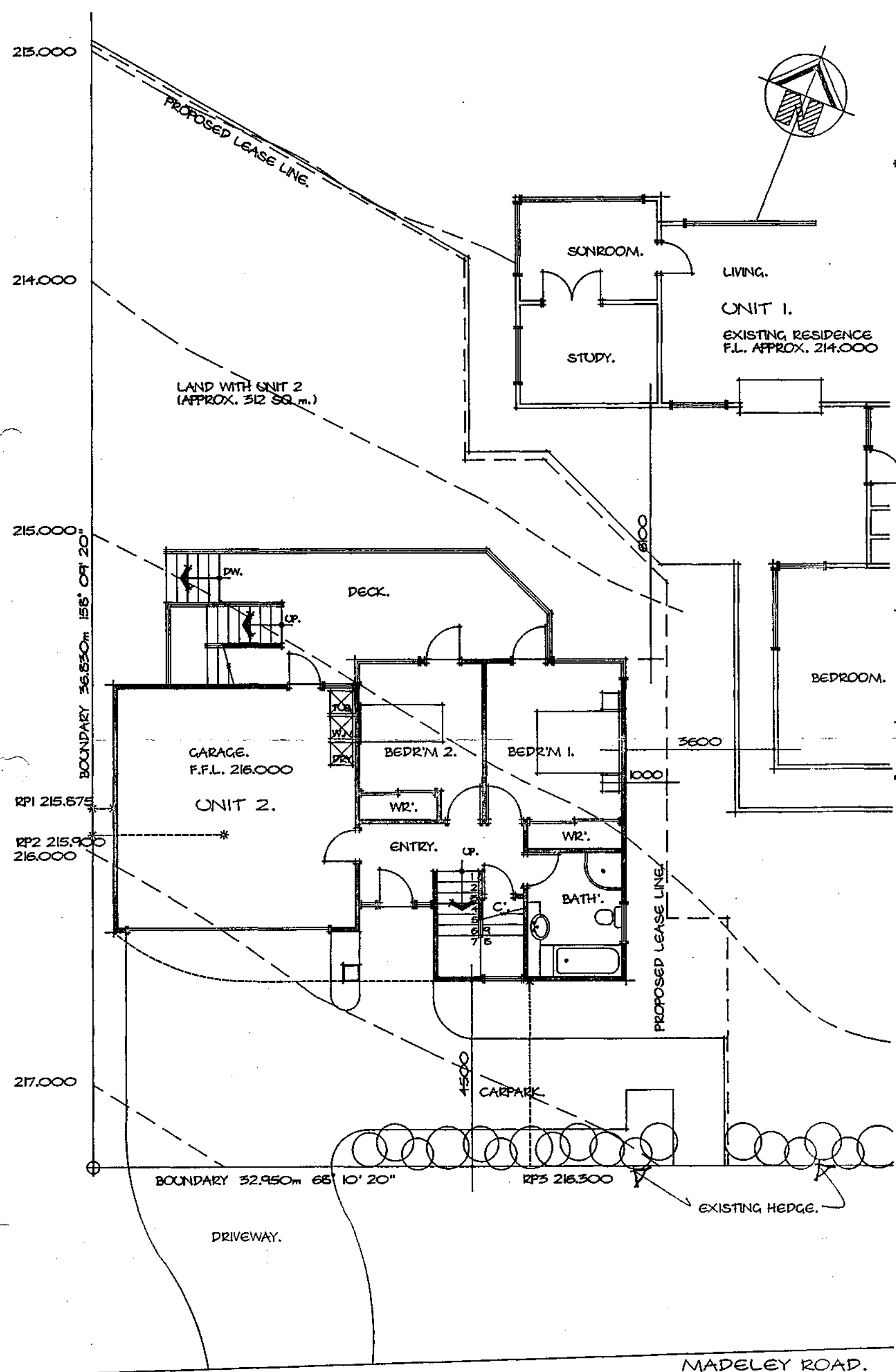
5



All building work shall comply with the
New Zealand Building Code with
standing any inconsistencies which may
occur in the drawings and specifications.

5 JUL 1995
TRANSCENT DOCUMENT

FOUNDATIONS TAKEN DOWN TO
SOLID BEARING.



LEGAL DESCRIPTION.

LOT 1.

D.P. 58711.

AREA 1178 SQ. m.

SITE COVERAGE UNIT 1, 125.95 SQ. m.
UNIT 2, 114.17 SQ. m.

UNIT 2. 114.17 SQ. FT.

TOTAL SITE COVERAGE 240.12 SQ. m.

SITE COVERAGE EQUALS 20.35%.

SMYTHE UNIT.

5 MADELEY ROAD, CHRISTCHURCH.



JOHN CHAPLIN DESIGN LIMITED

1091 FERRY RD CHRISTCHURCH, PO BOX 19515, PH 384 9602, FAX 384 4060

0 SHEETS
- ONE

SH'T NO

SCALES: 1:100, 1:500.

DRAWN: IAN LANGSTON.

DATE: FEB. 1995.

