

74 SHOLTO DUNCAN CRESCENT

BUILDING CONSENT APPLICATION SET

02/05/2026

Christchurch
City Council



BCN/2026/3453

Approved Building Consent
Document

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Menon, Gopika

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SOLIDIFY
DESIGN
STUDIO



WHERE IMAGINATION FINDS FORMS



NUMBER	ITEM	DATE	DESCRIPTION
REVA	GEN-007	2026-05-24	UPDATED FFL TO 20.54
	ADD-02	2026-05-24	D02 REVISED. D02, W04 RELOCATED
	E1-083	2026-05-24	FALLS PROVIDED TO PAVED AREAS
REVB	PL	2026-06-10	LANDSCAPE STRIP AND VISIBILITY SPLAY PROVIDED

Christchurch
City Council

BCN/2026/3453

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PROJECT INFO

LEGAL DESCRIPTION	LOT 7 DP 613753
SITE AREA	418.0 M ²
BUILDING FOOTPRINT	153.5M ²
SITE COVERAGE	36.7%
CLIMATE ZONE	5
EARTHQUAKE ZONE	ZONE 2
EXPOSURE ZONE	ZONE C
LEE ZONE	NO
RAINFALL RANGE	40 - 50
WIND REGION	A
WIND ZONE	HIGH

EXISTING GROUND LEVEL

GROUND FLOOR OVER CLADDING - 149M²
FIRST FLOOR OVER CLADDING - 78M²
TOTAL OVER CLADDING - 78M²

1:100@A3

SITE PLAN

10/06/2026

A-000-REVB

NUMBER	ITEM	DATE	DESCRIPTION
REVA	GEN-007	2026-05-24	UPDATED FFL TO 20.54

Christchurch
City Council

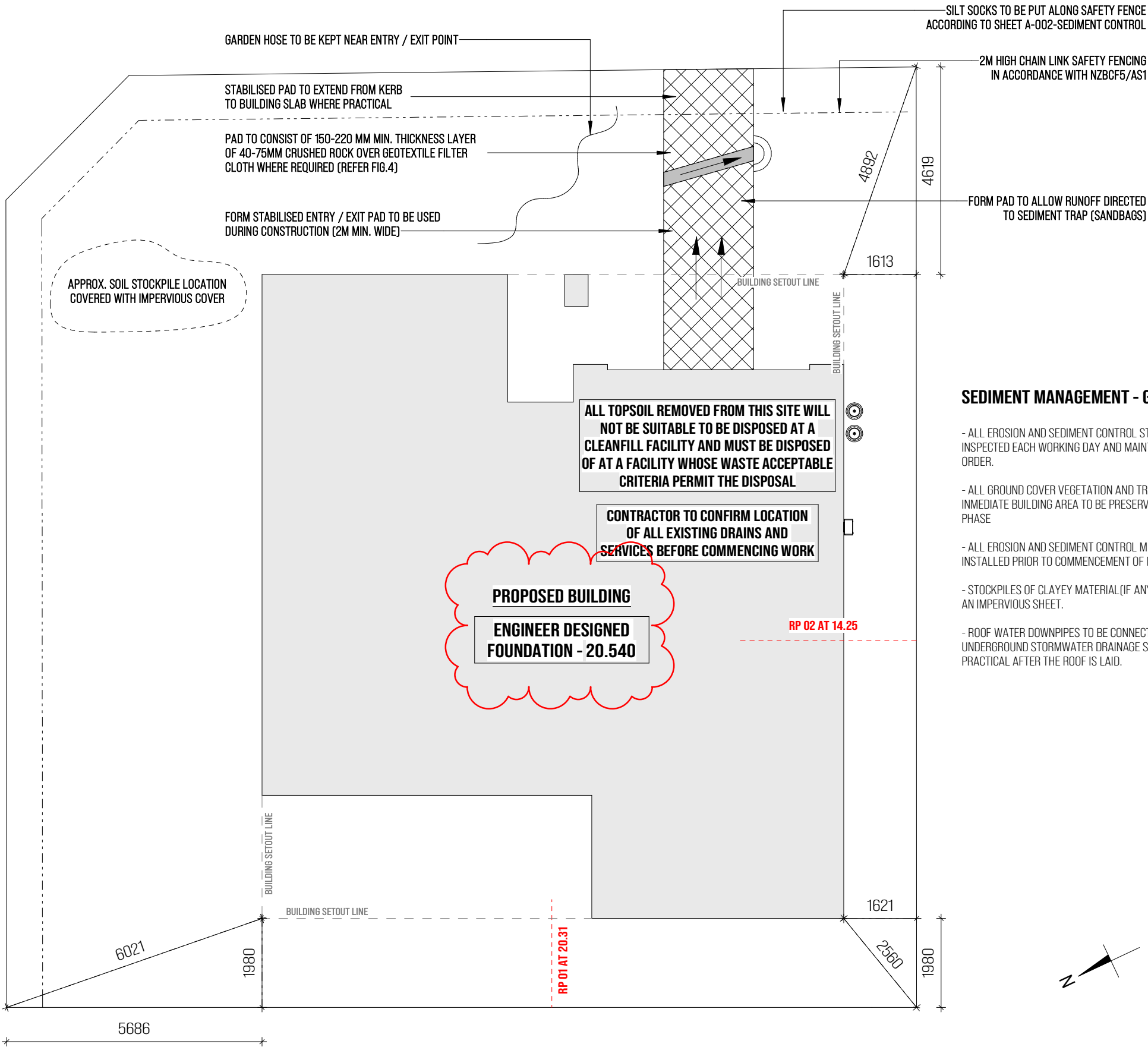
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SEDIMENT MANAGEMENT - GENERAL NOTES

- ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
- ALL GROUND COVER VEGETATION AND TREES OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE
- ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
- STOCKPILES OF CLAYEY MATERIAL (IF ANY) TO BE COVERED WITH AN IMPERVIOUS SHEET.
- ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMANENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID.





SILT SOCKS:
 ø225 SILT SOCK FILLED WITH SAWDUST JOINED USING A SLEEVE AND PEGGED AND SECURED USING BAILING TWINE WITH 1m OVERLAPPING JOINT BETWEEN SECTIONS (SEE BELOW)



Figure 3 Typical stabilised all-weather site access

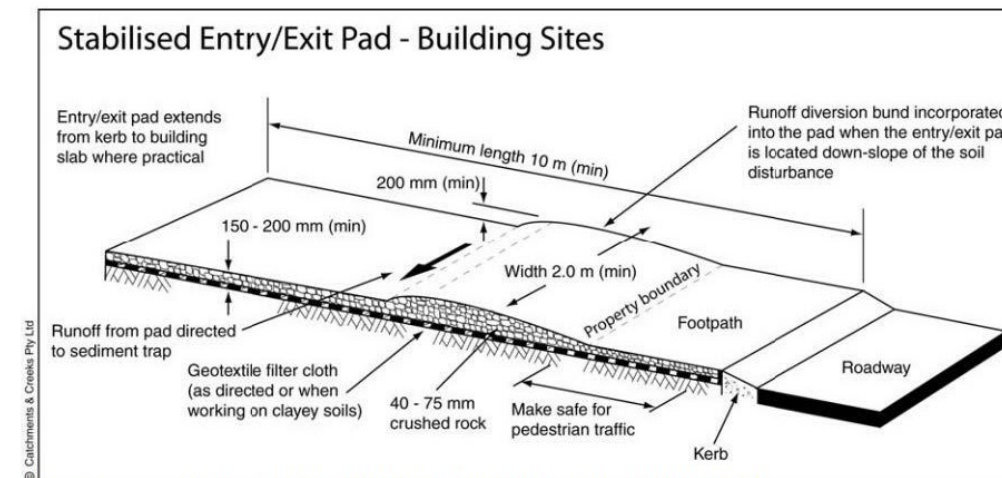
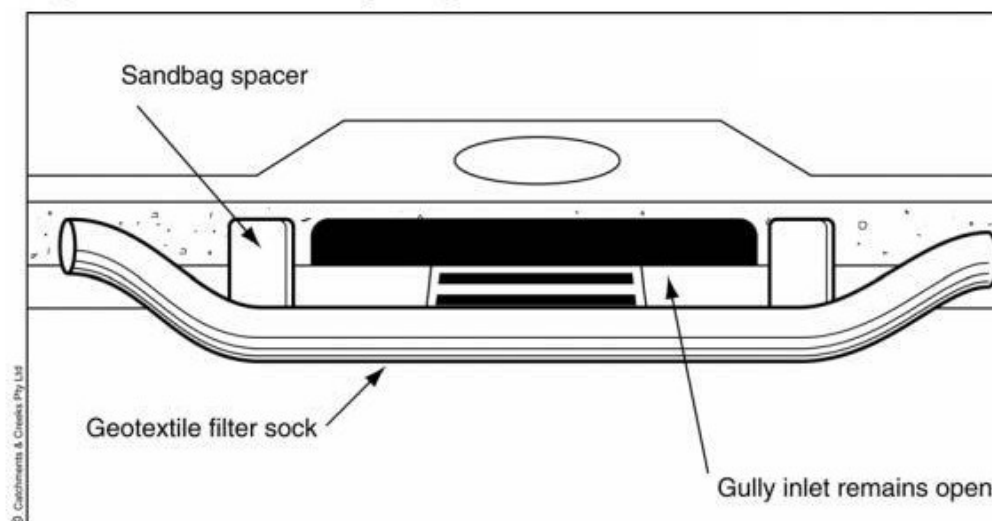


Figure 4 Typical stabilised all-weather site access – PLAN VIEW

Sump Inlet Protection

- If necessary place control measures around stormwater sump inlets (refer figure 12 and figure 13) to keep sediment out of the public stormwater network and receiving environment.

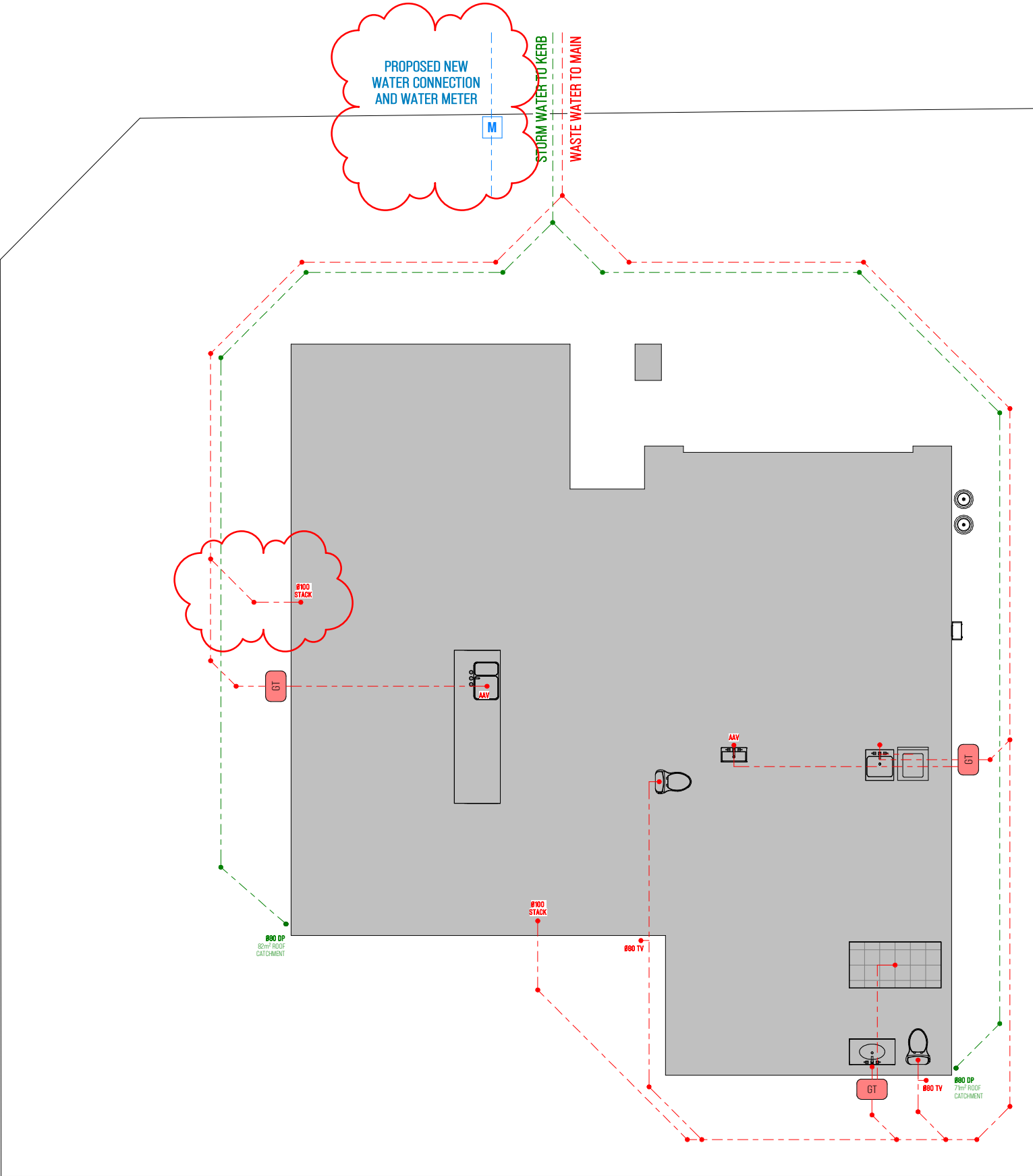
Figure 12 Flat site - sump inlet protection



SEDIMENT CONTROL NOTES:

1. ALL TEMPORARY SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH DAY BY CONTRACT FOREMAN AND MAINTAINED IN GOOD ORDER UNTIL PAVING HAS BEEN LAYD
 2. ONLY TOPSOIL TO BE TEMPORARILY STOCKPILED, ALL OTHER MATERIAL TO BE REMOVED FROM SITE
 3. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED FOR DURATION OF THE CONTRACT
 4. ALL STOCKPILES TO BE COVERED WITH AN IMPERVIOUS SHEET MATERIAL
 5. ROOF WATER DOWNPIPES TO BE CONNECTED TO STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICABLE AFTER THE ROOF INSTALLATION
 6. SILT SOCK TO BE INSTALLED AROUND OPEN ROADSIDE SUMPS (IF PRESENT) AND ALONG BASE OF SECURITY FENCING (REFER ADJACENT PHOTOS)
 7. HOSE TO BE KEPT AT ENTRY/EXIT POINT FOR WASHING DOWN MUD OFF VEHICLES AND GENERAL WASHDOWN OF SURROUNDING SURFACES ETC
- DUE TO FLAT NATURE OF SITE WE BELIEVE IF THE ABOVE MEASURES AREA TAKEN NO SEDIMENT CONTROL STRUTURES ARE REQUIRED**

NUMBER	ITEM	DATE	DESCRIPTION
REVA	ADD-01	2026-05-24	STACK LOCATION REVISED DUE TO LAYOUT CHANGE
REVA	G12-133	2026-05-26	NEW WATER CONNECTION AND WATER METER LOCATION PROVIDED



KEY:

- FOUNDATION
- IJ

INSPECTION JUNCTION
- ORG

OVERFLOW RELIEF GULLY
- TV

TERMINAL VENT
- Ø100 UPVC SS DRAIN AT 1:60 MIN. FALL
- Ø100 UPVC SW DRAIN AT 1:120 MIN. FALL
- AAV

AIR ADMITTANCE VALVE

PLUMBING AND DRAINAGE NOTES:

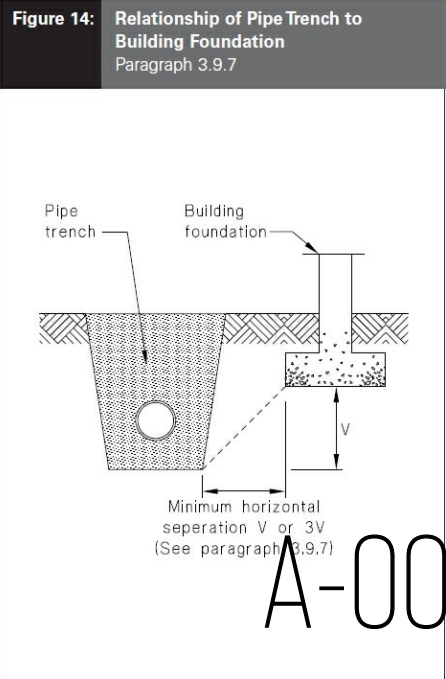
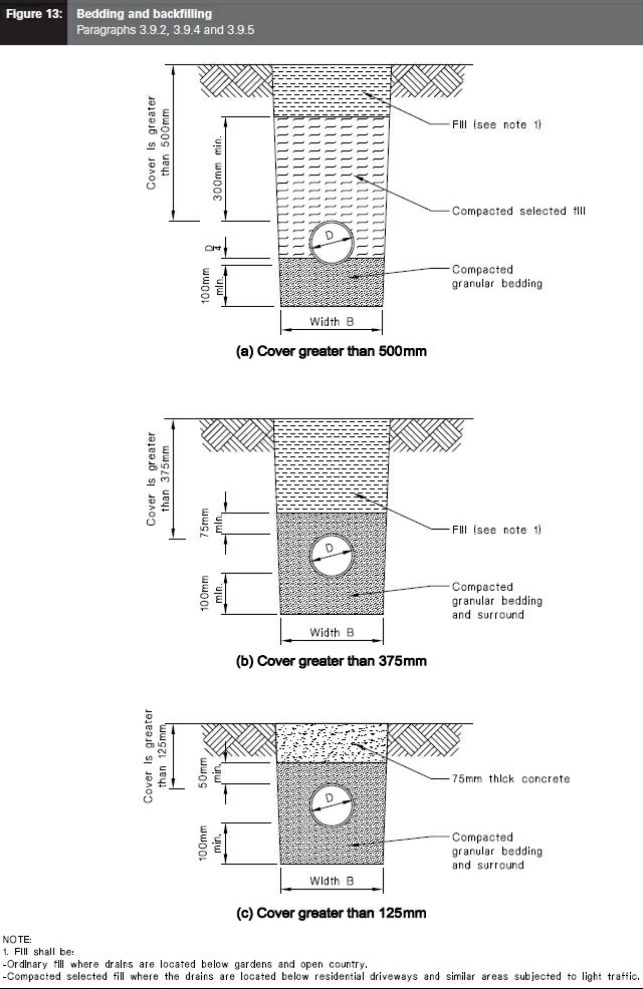
PLUMBING AND DRAINAGE TO BE IN ACCORDANCE WITH
ASNZS 3500.2 AND CERTIFIED BY A REGISTERED PLUMBER

FIXTURE WASTE SIZE / FALL:

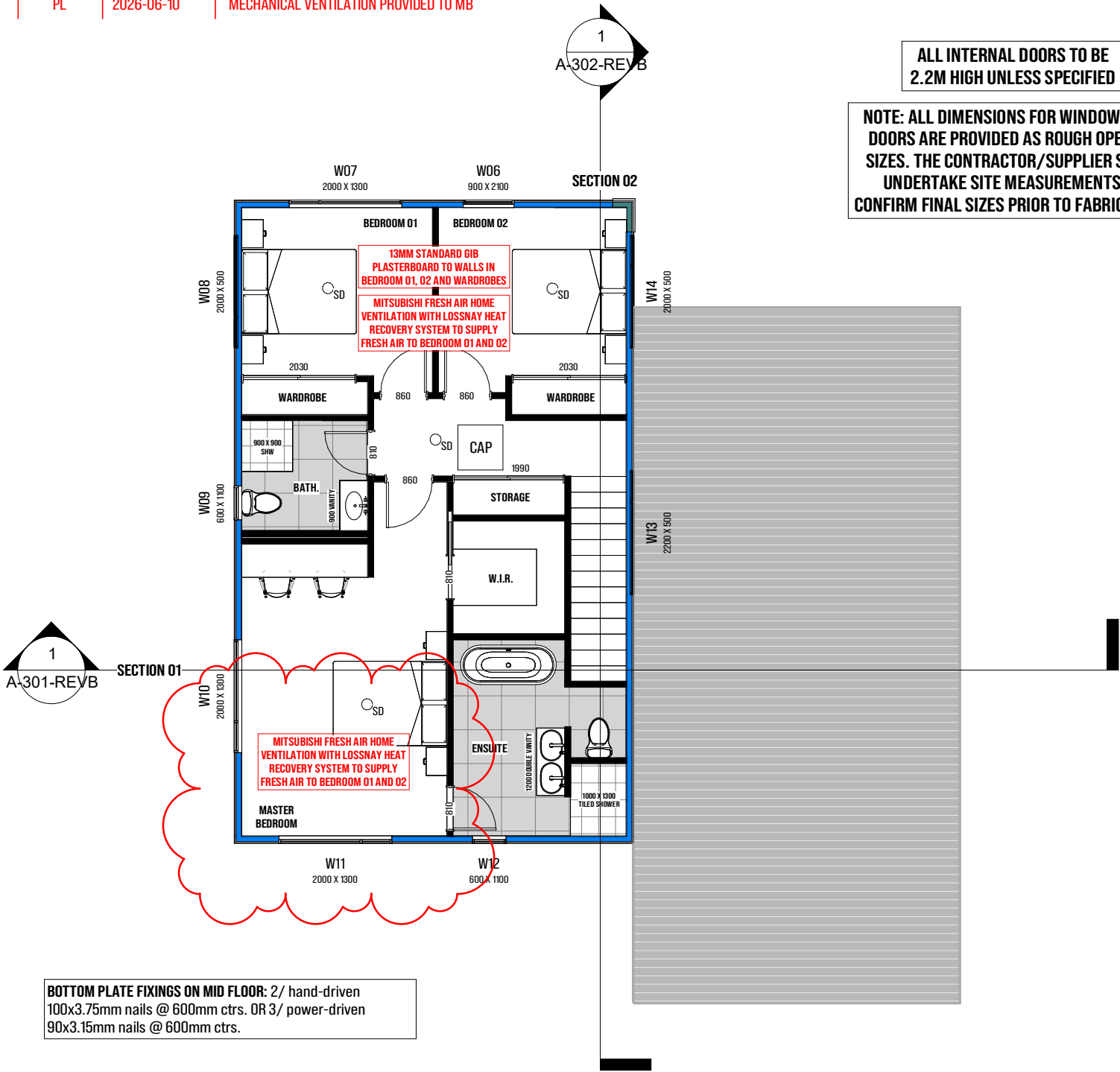
BASINS Ø40 (Ø50 FOR COMMON DISCHARGE) MIN AT 1:30 FALL
SWR Ø40 MIN AT 1:40 FALL
KITCHEN SINK Ø50 MIN AT 1:40 FALL
LAUNDRY TUB Ø40 MIN AT 1:30 FALL
WC Ø100 MIN AT 1:60 MIN FALL

FIXTURE WASTES UNDER SLAB TO BE TREATED AS DRAIN
(Ø65 MIN. TO DISCHARGE TO BRANCH DRAIN AT 1:60 MIN.
FALL) AND THE FOLLOWING:

- EACH FIXTURE TO BE CONNECTED INDIVIDUALLY TO STACK
(EXCEPT FOR FIXTURES TO ORG)
- MAX. LENGTH OF UNVENTED FIXTURE DRAIN TO STACK 2.5M
- MIN. 1:60 FALL TO STACK OFFSET
- ONLY FIXTURE DRAINS TO DISCHARGE TO ORG (Ø40 MIN.)
- WM FLEXIBLE HOSE TO DISCHARGE INTO MIN. Ø50 STAND
PIPE DRAIN PROTRUDING FROM WALL
- Ø40 UNTRAPPED FLOOR DRAIN (1:60 MIN. FALL) INSTALLED
BELOW VANITIES AND WASHING MACHINES IN ACCORDANCE
WITH AS/NZS 3500.2 (11.26) WITH REMOVABLE GRATE TO
TERMINATE OUTSIDE BUILDING (VISIBLE LOCATION) - PROVIDE
VERMIN PROOFING



NUMBER	ITEM	DATE	DESCRIPTION
REVA	B1-060	2026-05-24	LOCATION OF CEILING HATCH PROVIDED
	ADD-01	2026-05-24	ENSUITE, W.I.R. AND BATHROOM REVISED
	GEN-003	2026-05-26	13MM STANDARD GIB TO WALLS ACCORDING TO ACOUSTIC RECOMMENDATIONS
	F7-117	2026-05-26	SMOKE ALARM PROVIDED TO HALLWAY
	B1-051	2026-05-26	BOTTOM PLATE FIXING NOTE PROVIDED
REVB	PL	2026-06-10	MECHANICAL VENTILATION PROVIDED TO MB



SMOKE ALARM
AS PER NZBC C/AS1 & C/AS2, TYPE 1 DOMESTIC ALARM SYSTEM MANUFACTURED TO COMPLY WITH NZS 4514:2021 AND SHALL BE INSTALLED AT LOCATIONS IN ACCORDANCE TO NZS 4514:2021 SMOKE ALARMS TO BE HARDWIRED WITH BATTERY BACKUP

STUD TO TOP PLATE FIXINGS 'TYPE B' AS PER LUMBERLOK STUD TO TOP PLATE FIXING (4.7KN)

SLIP RESISTANCE CO-EFFICIENT OF 0.4 REQUIRED FOR THE FOLLOWING AREAS AS PER NZBC D1/AS1
-DRIVEWAY AND ACCESS TO ENTRY TO BUILDINGS
-ENTRY FLOORCOVERING
-BATHROOM FLOORS

NEW BATHROOM WALL AND FLOOR SURFACES TO COMPLY WITH NZBC E3/AS1
-ALSO REFER LINING NOTES

- 9MM THICK VILLABOARD LININGS TO BE INSTALLED ONLY TO SHOWER ENCLOSURE AND BATH CRADLE IN ACCORDANCE WITH JH VILLABOARD LINING INSTALLATION MANUAL USING JH FIXINGS AND ACCESSORIES

- SHEETS TO BE INSTALLED HORIZONTALLY BUTTED TOGETHER AT STUD LOCATIONS AND HAVE SEALANT APPLIED TO GAP BETWEEN SHEETS (1-2MM GAP) - REFER FIGURE 16 OF INSTALLATION MANUAL (SUPPORTING DOCUMENTS)

- FIX SHEETS IN ACCORDANCE WITH FIG.9 OF INSTALLATION MANUAL (150 MAX. CRS TO ALL STUDS AND DWANGS INCL. BOTTOM & TOP PLATES) USING GALV. STEEL 6G X 30MM VILLADRIVE SCREW

NZBC E3/AS1:
- BATHROOM WALL AND FLOOR SURFACES TO BE IMPERVIOUS AND EASILY CLEANED
- KITCHEN FLOORS IN OPEN PLAN ROOMS TO HAVE WATERPROOFING TAHT EXTENDS A MIN. OF 1.5M FROM SANITARY APPLICANCES AND/OR FIXTURES (SINKS IN KITCHEN ISLANDS)

WET FLOOR SHOWER NOTES:
- SHOWER FLOOR TO HAVE A FALL OF NO LESS THAN 1:50 TOWARDS THE FLOOR WASTE
- 9MM VILLABOARD TO BE INSTALLED TO SECTIONS OF WALLS AROUND SHOWER ENCLOSURE ONLY IN PLACE OF GIB. AQUALINE

- C_{SD}

INTERCONNECTED SMOKE ALARM AS PER NZS 4514:2021
- CAP

800 X 800 CEILING ACCESS PANEL
- 90 X 45 H1.2 STUDS at 600
MAX. CRS DWANGS at 400
- 90 X 45 H1.2 STUDS at 600
MAX. CRS DWANGS at 800
- SWITCHBOARD
- 90 X 45 H1.2 STUDS at 400
MAX. CRS DWANGS at 800

1:100@A3

FIRST FLOOR PLAN

10/06/2026

A-004-REVB

NUMBER	ITEM	DATE	DESCRIPTION
REVA	ADD-01	2026-05-24	FIRST FLOOR DRAINAGE CHANGED DUE TO LAYOUT CHANGE

FIRST FLOOR AREA

GROUND FLOOR FRAMING OVERLAY

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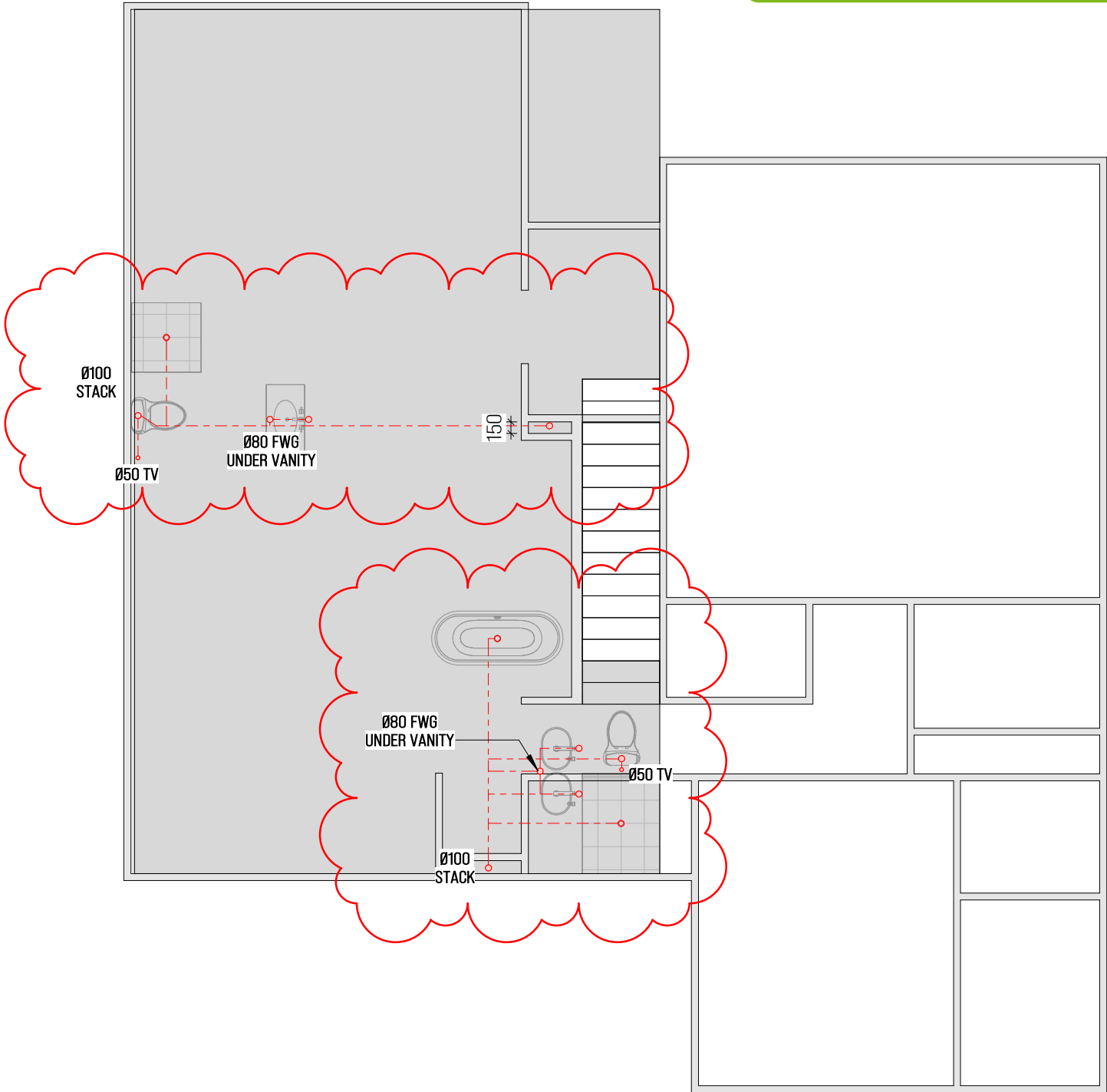


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KEY:

- IJ

INSPECTION JUNCTION
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OVERFLOW RELIEF GULLY
- TV

TERMINAL VENT
- Ø100 UPVC SS DRAIN AT 1:60 MIN. FALL
- Ø100 UPVC SW DRAIN AT 1:120 MIN. FALL
- AAV

AIR ADMITTANCE VALVE

PLUMBING AND DRAINAGE NOTES:

PLUMBING AND DRAINAGE TO BE IN ACCORDANCE WITH ASNZS 3500.2 AND CERTIFIED BY A REGISTERED PLUMBER

FIXTURE WASTE SIZE / FALL:

BASINS Ø40 (Ø50 FOR COMMON DISCHARGE) MIN AT 1:30 FALL
SWR Ø40 MIN AT 1:40 FALL
KITCHEN SINK Ø50 MIN AT 1:40 FALL
LAUNDRY TUB Ø40 MIN AT 1:30 FALL
WC Ø100 MIN AT 1:60 MIN FALL

FIXTURE WASTES UNDER SLAB TO BE TREATED AS DRAIN (Ø65 MIN. TO DISCHARGE TO BRANCH DRAIN AT 1:60 MIN. FALL) AND THE FOLLOWING:

- EACH FIXTURE TO BE CONNECTED INDIVIDUALLY TO STACK (EXCEPT FOR FIXTURES TO ORG)
- MAX. LENGTH OF UNVENTED FIXTURE DRAIN TO STACK 2.5M
- MIN. 1:60 FALL TO STACK OFFSET
- ONLY FIXTURE DRAINS TO DISCHARGE TO ORG (Ø40 MIN.)
- WM FLEXIBLE HOSE TO DISCHARGE INTO MIN. Ø50 STAND PIPE DRAIN PROTRUDING FROM WALL
- Ø40 UNTRAPPED FLOOR DRAIN (1:60 MIN. FALL) INSTALLED BELOW VANITIES AND WASHING MACHINES IN ACCORDANCE WITH AS/NZS 3500.2 (11.26) WITH REMOVABLE GRATE TO TERMINATE OUTSIDE BUILDING (VISIBLE LOCATION) - PROVIDE VERMIN PROOFING

NUMBER	ITEM	DATE	DESCRIPTION
REVA	ADD-01	2026-05-24	W.I.P. AREA REVISED AND PROVIDED EXTRA FRIDGE AREA, ENSUITE AND W.I.R. REVISED
	ADD-02	2026-05-24	DO2 REVISED. DO2, W04 RELOCATED

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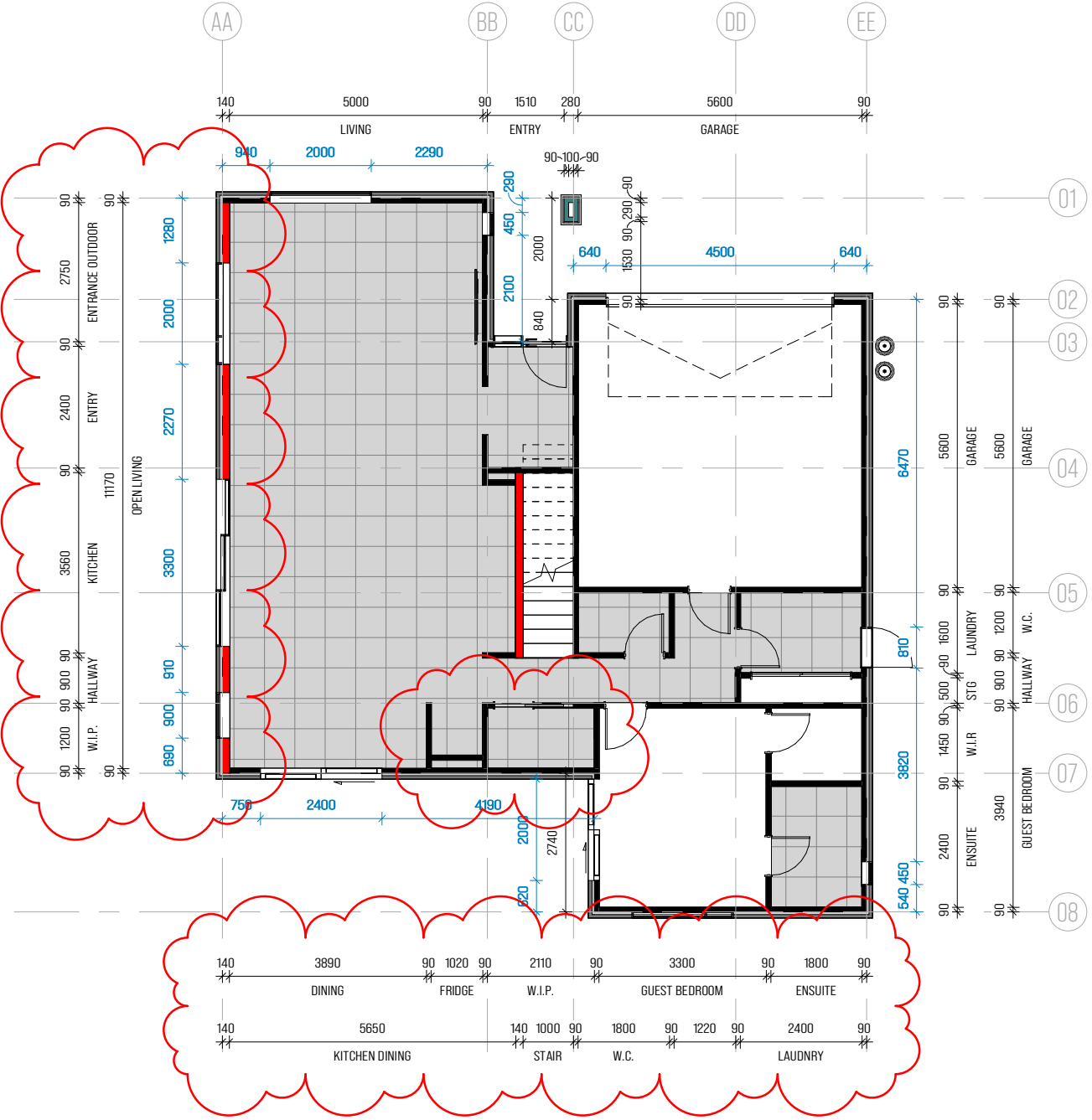
12/06/2026

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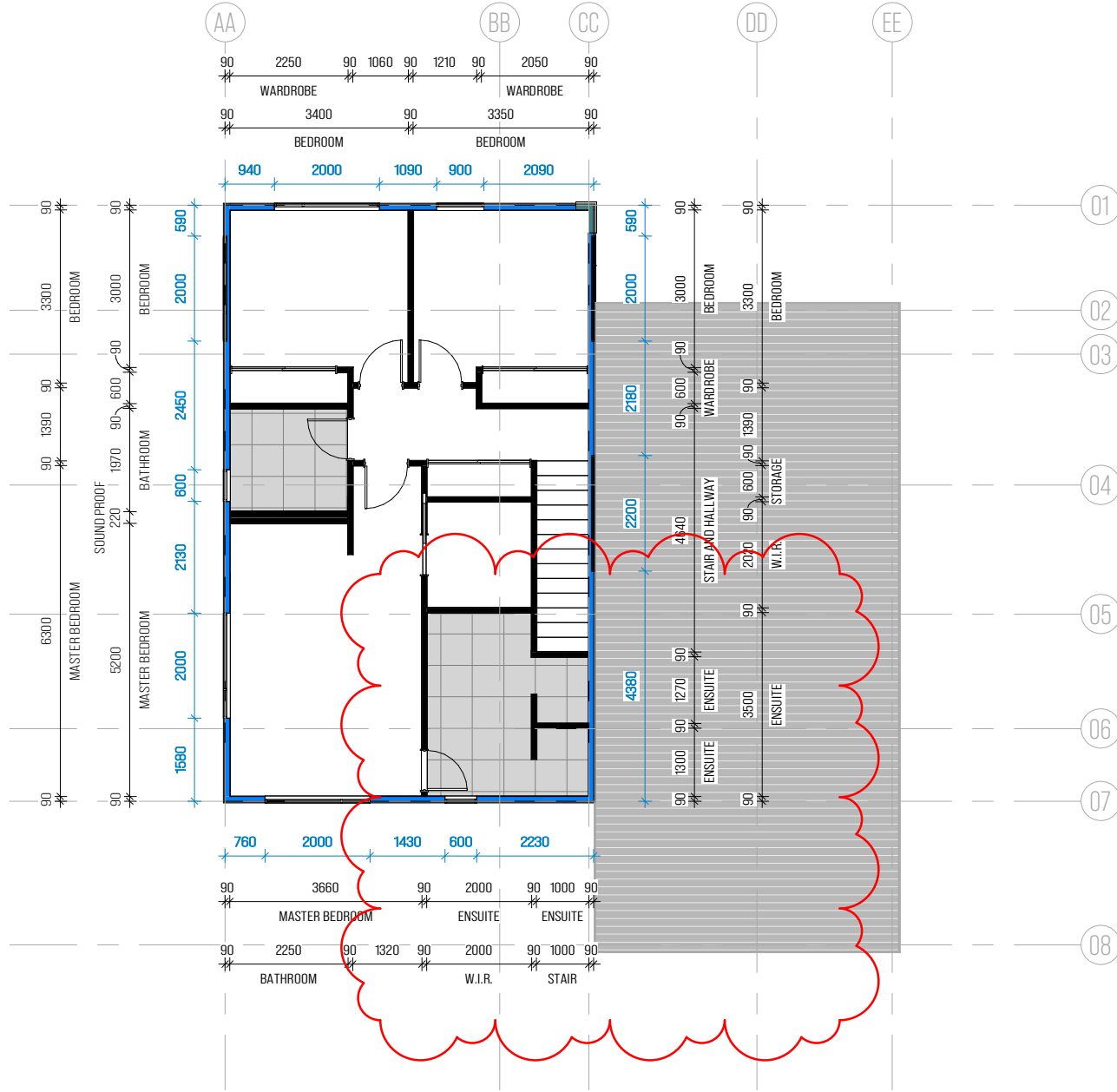
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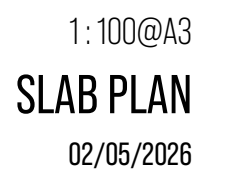
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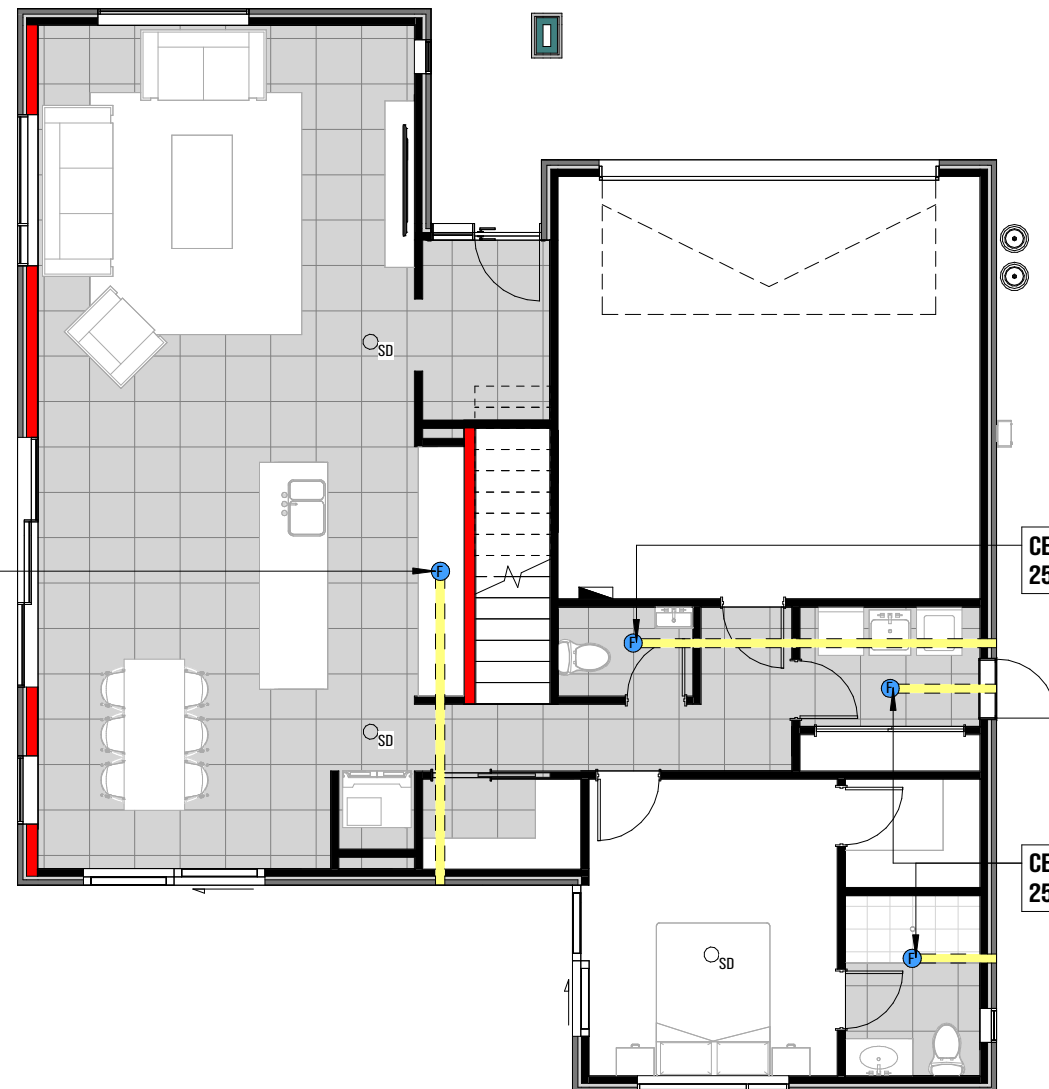
GROUND FLOOR DIMENSIONS
1: 125



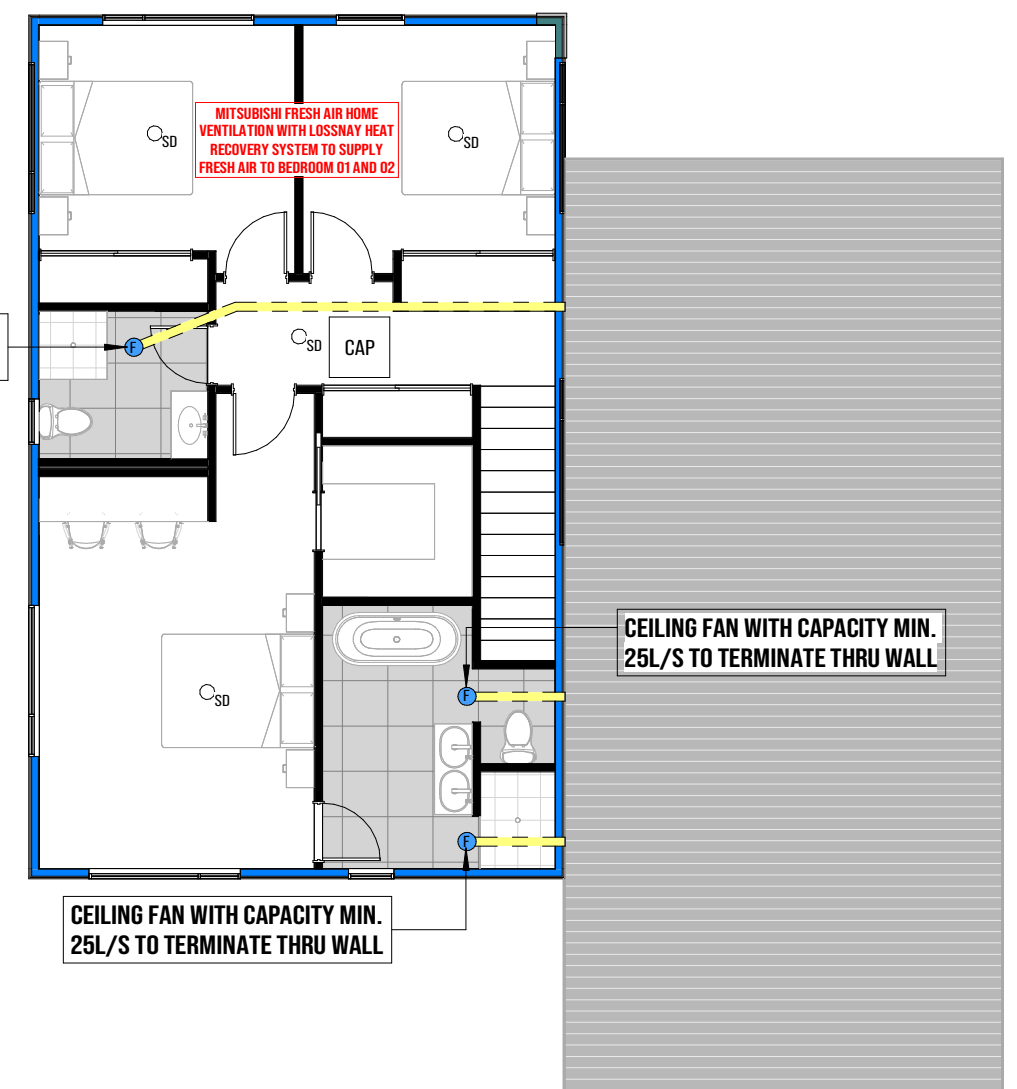
FIRST FLOOR DIMENSIONS
1: 125



A-0007



GROUND FLOOR DUCTING
1:100



FIRST FLOOR DUCTING
1:100

NUMBER	ITEM	DATE	DESCRIPTION
REVA	GEN-007	2026-05-24	UPDATED FFL TO 20.54
	ADD-02	2026-05-24	D02 REVISED. D02, W04 RELOCATED

BUILDING ENVELOP RISK MATRIX (WORST ELEVATION)					
RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH	SUBTOTAL
WIND ZONE	0	0	1	0	1
NUMBER OF STOREYS	0	1	0	0	1
ROOF/WALL INTERSECTIONS DESIGN	0	1	0	0	1
EAVES WIDTH	0	0	0	5	5
ENVELOP COMPLEXITY	0	0	0	0	0
DECK DESIGN	0	0	0	0	0
TOTAL RISK SCORE					8

EAST ELEVATION
1: 100

WEST ELEVATION
1: 100

NORTH ELEVATION
1: 100

SOUTH ELEVATION
1: 100

1: 100@A3
ELEVATIONS
24/05/2026

NUMBER	ITEM	DATE	DESCRIPTION
REVA	GEN-003	2026-05-26	RF1 KEY NOTE REVISED

ROOF CLADDING NOTES:
RF1

0.5MM MIN. BMT TRAPEZOIDAL COLORCOATED STEEL ROOF CLADDING FIXED TO SUPPORTS OVER ROOF UNDERLAY IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND NZBC E2/AS1 TABLE 14 (FIXING PATTERN T1 - FIX EVERY CREST...) SHEET ENDS FIXED THRU EVERY SECOND CREST (ALSO REFER NZMRM CODE OF PRACTICE)

ROOF PENETRATIONS

USING DEKTITE PREMIUM FLASHING, REFER TO SUPPORTING DOCUMENTS FOR DEKTITE PREMIUM FLASHING FOR INSTALLATION.

ROOF BRACE NOTES:

ROOF BRACES TO BE INSTALLED AS PER NZS3604 SECTION 10, 10.3 TABLE 10.16 (1 / PER 50M²) FIX LUMBERLOK 0.55MM X 27MM G550 Z275 GALV. STEEL STRIP BRACE WITH 5 X 30MM X 3.15MM PRODUCT NAILS EACH END COMPLETE WITH GALV. STEEL TENSIONERS

RAIN WATER SYSTEM NOTES:
RWS

COLOUR COATED STEEL GUTTER AND Ø80 DOWNPIPES TO MATCH ROOF COLOUR (85M² MAX. ROOF AREA FOR 0-25° (70M² MAX. ROOF AREA FOR 25-35°) PITCH ROOF PER DOWNPIPE) SELECTED GUTTER TO HAVE MIN. CROSS SECTION AREA OF 9,000MM² INSTALLED TO 1:1000 MIN. FALL

ROOF CLADDING NOTES:

PAPER BASED BITUMEN UNDERLAYS TO BE USED UNDER METAL ROOFS AND DIRECT FIXED METAL WALL CLADDINGS AS PER NZBC E2/AS1 TABLE 23(1) - THERMAKRAFT 215 SELF SUPPORTING ROOF CLADDING UNDERLAY FIXED TO FRAMING WITH 10X12MM STAINLESS STEEL NAILS AND IN ACCORDANCE WITH THERMAKRAFT SPECIFICATIONS OVER THERMAKRAFT AUSMESH - REFER SUPPORTING DOCUMENTS

PURLINS

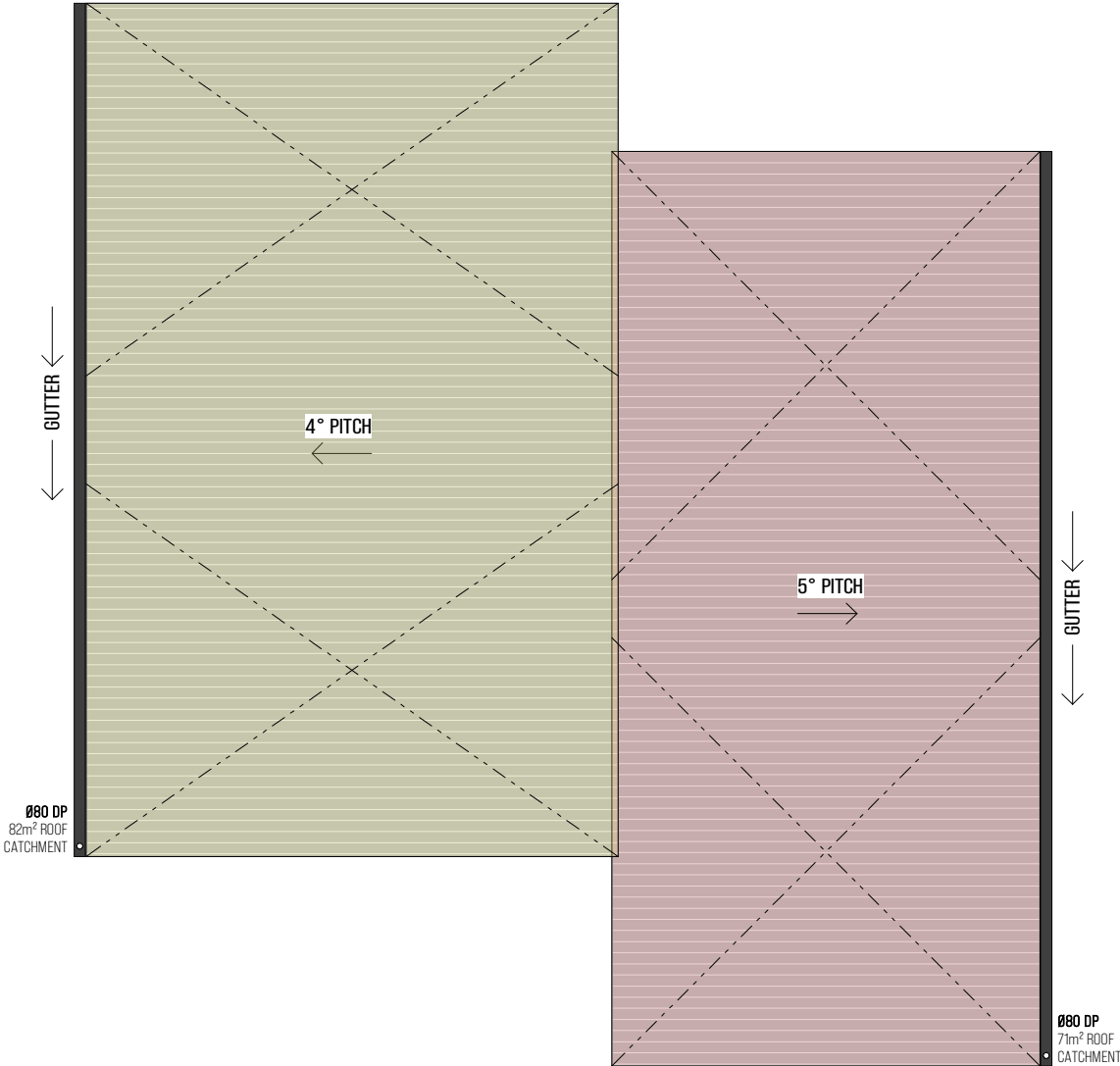
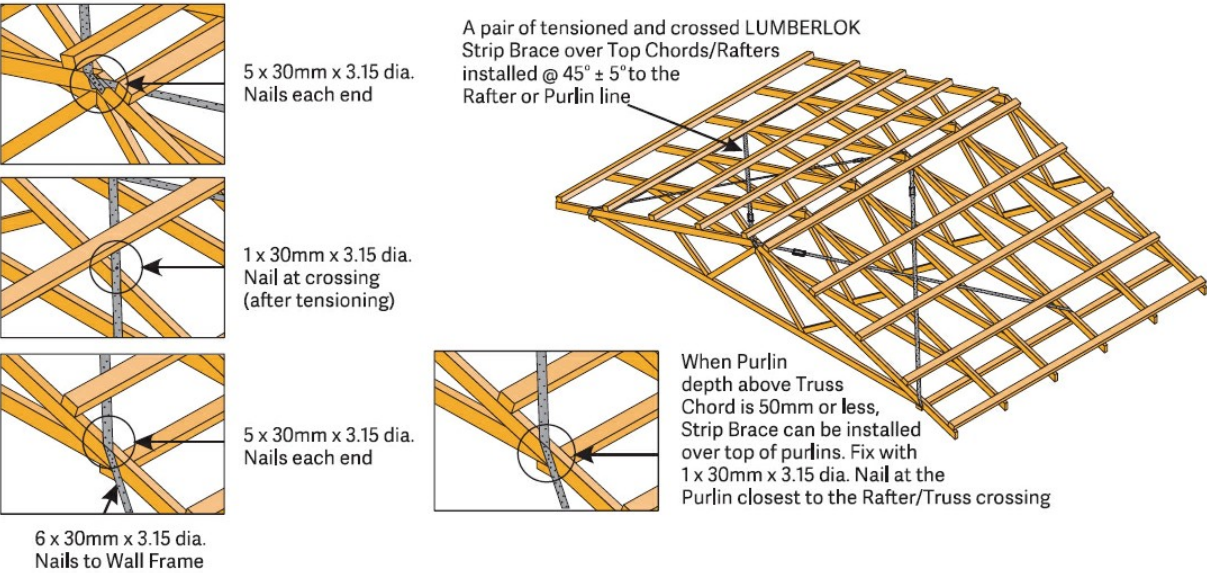
70 X 45 H1.2 TIMBER PURLINS FIXED TO RAFTERS AT 900 MAX. CRS (TYPE T) WITH 1 X 80MM X 10MM LUMBERLOK BLUE SCREW (2.4KN CAP.) OR 1 X PAIR LUMBERLOK WIRE DOGS (3.2KN CAP./PAIR)

Each roof plane brace can be:

- A hip or valley rafter running continuously from ridge to the top plate in accordance with Clauses 10.2.1.3.2 or 10.2.1.3.3 NZS 3604:2011.

OR

- A pair of tensioned and crossed LUMBERLOK Strip Brace running continuously from ridge to wall frame installed as detailed below.



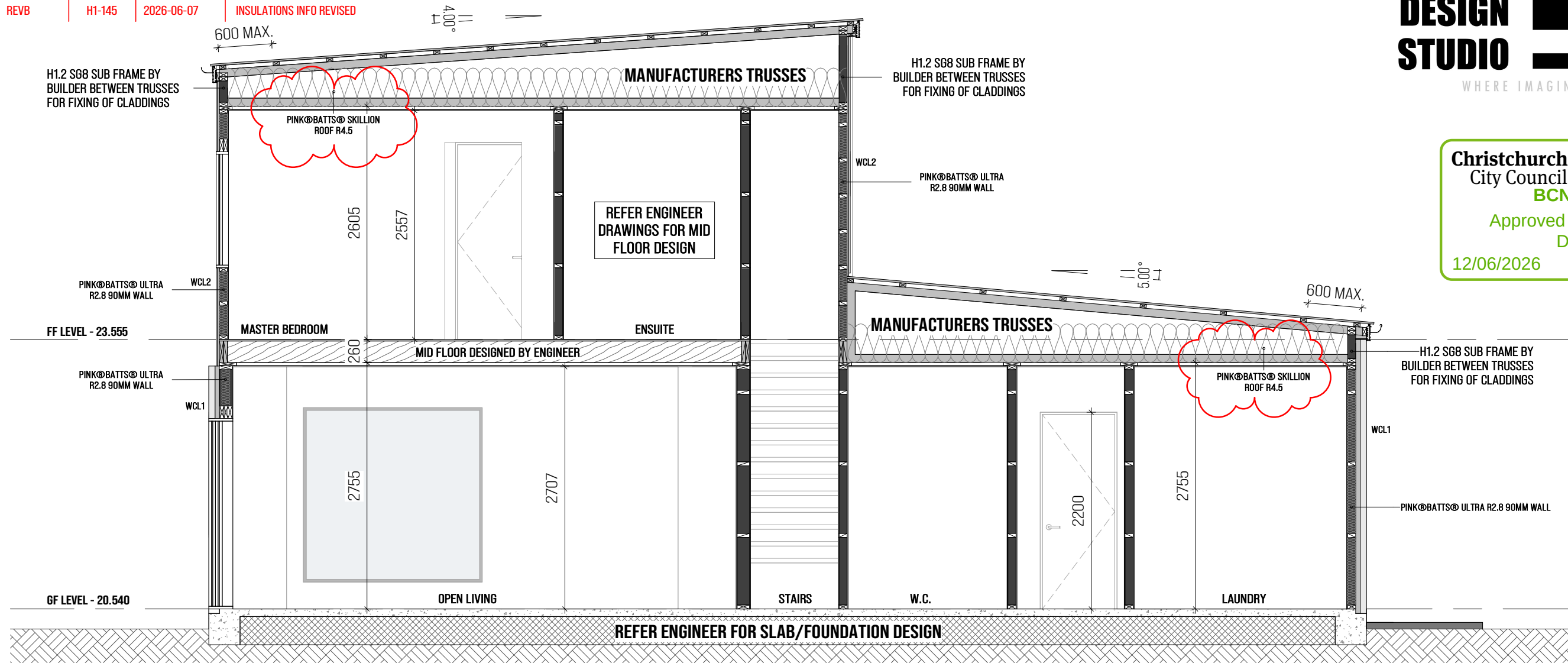
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ROOF PLAN

26/05/2026

A-205-REVA

NUMBER	ITEM	DATE	DESCRIPTION
REVA	GEN-007	2026-05-24	UPDATED FFL TO 20.54
	GEN-003	2026-05-26	WL3 KEY NOTE ADDED AND PROVIDED GUIDANCE ON SECTION, RF1 KEY NOTE REVISED
REVB	H1-145	2026-06-07	INSULATIONS INFO REVISED



ROOF CLADDING NOTES (TRAPEZOIDAL):

RF1

0.5MM MIN. BMT TRAPEZOIDAL COLORCOATED STEEL ROOF CLADDING FIXED TO SUPPORTS OVER ROOF UNDERLAY IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND NZBC E2/AS1 TABLE 14 (FIXING PATTERN T1 - FIX EVERY CREST...) SHEET ENDS FIXED THRU EVERY SECOND CREST (ALSO REFER NZMRM CODE OF PRACTICE)

ROOF UNDERLAY NOTES:

PAPER BASED BITUMEN UNDERLAYS TO BE USED UNDER METAL ROOFS AND DIRECT FIXED METAL WALL CLADDINGS AS PER NZBC E2/AS1 TABLE 23(1) - THERMAKRAFT 215 SELF SUPPORTING ROOF CLADDING UNDERLAY FIXED TO FRAMING WITH 10x12mm STAINLESS STEEL NAILS AND IN ACCORDANCE WITH THERMAKRAFT SPECIFICATIONS - REFER SUPPORTING DOCUMENTS

PURLINS

70x45 H1.2 TIMBER PURLINS FIXED TO SUPPORTS AT 900 MAX. CRS (600 CRS TO ROOF PERIPHERY) ['TYPE T'] WITH 1x80mmx10mm LUMBERLOK BLUE SCREW (2.4kN CAP.) OR 1xPAIR LUMBERLOK WIRE DOGS (3.2kN CAP. / PAIR)

ROOF BRACE NOTES:

ROOF BRACES TO BE INSTALLED AS PER NZS3604 SECTION 10, 10.3 TABLE 10.16 (1 / PER 50M²) FIX LUMBERLOK 0.55MM X 27MM G550 Z275 GALV. STEEL STRIP BRACE WITH 5 X 30MM X 3.15MM PRODUCT NAILS EACH END COMPLETE WITH GALV. STEEL TENSIONERS

RAIN WATER SYSTEM NOTES:

RWS

COLOUR COATED STEEL GUTTER AND Ø80 DOWNPIPES TO MATCH ROOF COLOUR (85M² MAX. ROOF AREA FOR 0-25° /70M² MAX. ROOF AREA FOR 25-35°) PITCH ROOF PER DOWNPIPE) SELECTED GUTTER TO HAVE MIN. CROSS SECTIONAL AREA OF 9,000MM² INSTALLED TO 1:1000 MIN. FALL

SOFFIT LININGS

SFL1

4.5MM HARDIEFLEX EAVES LINING SHEETS FIXED TO SUPPORTS WITH 40X2.8MM HARDIEFLEX NAILS AT 200MM MAX. CRS AS PER JAMES HARDIE EAVES AND SOFFITS INSTALLATION MANUAL - ALL SHEET EDGES TO BE SUPPORTED AND SHEETS JOINED WITH PVC HARDIEJOINTER

ALUMINIUM JOINERY PCWJ

DOUBLE GLAZED POWDERCOATED ALUMINIUM JOINERY UNITS - REFER WINDOW AND DOOR SCHEDULE FOR FULL DETAILS

WALL CLADDING NOTES:

WCL1

SELECTED BRICK VENEER (70mm MAX. WIDTH BRICK) INSTALLED IN ACCORDANCE WITH NZBC E2/AS1 SECTION 9 AND NZS3604 MAX. HEIGHT OF VENEER TO BE 4m FIXED TO TIMBER FRAMING WITH TYPE EH GALV. STEEL BRICK TIES AT 600 MAX. CRS HORZ. AND 400 MAX. CRS VERT. AND IN ACCORDANCE WITH THE ATTACHED DETAILS OVER MIN. 50mm CAVITY (MEASURED FROM TIMBER FRAME) BRICKS TO SIT ON 120 WIDE CONC. REBATE COATED WITH MIN. 2 COATS MULSEAL. REFER TO BRICK VENEER BEST PRACTICE GUIDE - BRICK AND BLOCK LAYERS FEDERATION OF NEW ZEALAND.

WCL2

JAMES HARDIES VERT. FIXED OBLIQUE WEATHERBOARDS TO BE INSTALLED IN ACCORDANCE WITH JH SPECIFICATIONS USING JH PRODUCTS AND ACCESSORIES OVER H3.1 45X20 CAVITY BATTENS FIXED HORZ. TO NOGS WITH 65X2.87MM ROUNDRIIVE RING SHANK NAIL OR 65X3.15MM HARDIEFLEX NAILS ALL SITE CUT WEATHERBOARD EDGES TO BE SEALED AND WEATHERBOARDS PAINT FINISHED WITH MIN. 2 COATS EXTERIOR GRADE ACRYLIC PAINT APPLIED TO PAINT MANUFACTURERS SPECIFICATIONS - NOTE TREATMENT FOR FIXINGS ONCE BOARDS ARE FIXED (INCREASE LENGTH OF FIXING BY RAB THICKNESS WHERE APPLICABLE)

WCL3

SELECTED ELDOORADO STONE VENEER OVER 'STONE-TITE' MORTAR SYSTEM TO 7.5mm BOG STONESHEET (ALL SHEET EDGES SEALED BEFORE FIXING) FIXED WITH 10g x65mm S/S SCREWS WITH M6x19mm X1.6mm S/S WASHERS OR S/S HARD AS ROCKS TAGS, REFER TO MANUFACTURER'S DOCUMENTATION. OVER H3.1 45X20 CAVITY BATTENS FIXED VERTICALLY TO STUDS AT 400mm MAX. CRS WITH 30x2.5mm GALV. FLAT HEAD NAILS

LINING NOTES:

WL1

PAINT FINISHED 10MM STANDARD PLASTERBOARD FIXED TO WALL FRAMING AS PER GIB. SPECIFICATIONS - ALSO REFER BRACING PLAN FOR BRACING REQUIREMENTS

WL2

PAINT FINISHED 10MM AQUALINE PLASTERBOARD FIXED TO WALL FRAMING AS PER GIB. SPECIFICATIONS - ALSO REFER BRACING PLAN FOR BRACING REQUIREMENTS

CL1

PAINT FINISHED 13MM STANDARD GIB. BOARD FIXED TO SUPPORTS AS PER GIB. SPECIFICATIONS

CL2

PAINT FINISHED 13MM AQUALINE GIB. BOARD FIXED TO SUPPORTS AS PER GIB. SPECIFICATIONS

CEILING LININGS

13MM GIB. BOARD LININGS PAINT FINISHED FIXED TO 70X35MM TIMBER BATTENS FIXED TO SUPPORTS AT 600 MAX. CRS WITH 2X75X3.15MM PD NAILS OR 2X75X3.06 HD NAILS AT EACH SUPPORT AS PER NZS 3604 SECTION 13, TABLE 13.3

FL1

REFER ENGINEERS DOCUMENTS FOR FOUNDATION AND SLAB DESIGN

FL2

REFER ENGINEERS DOCUMENTS FOR MID FLOOR DESIGN

WL3

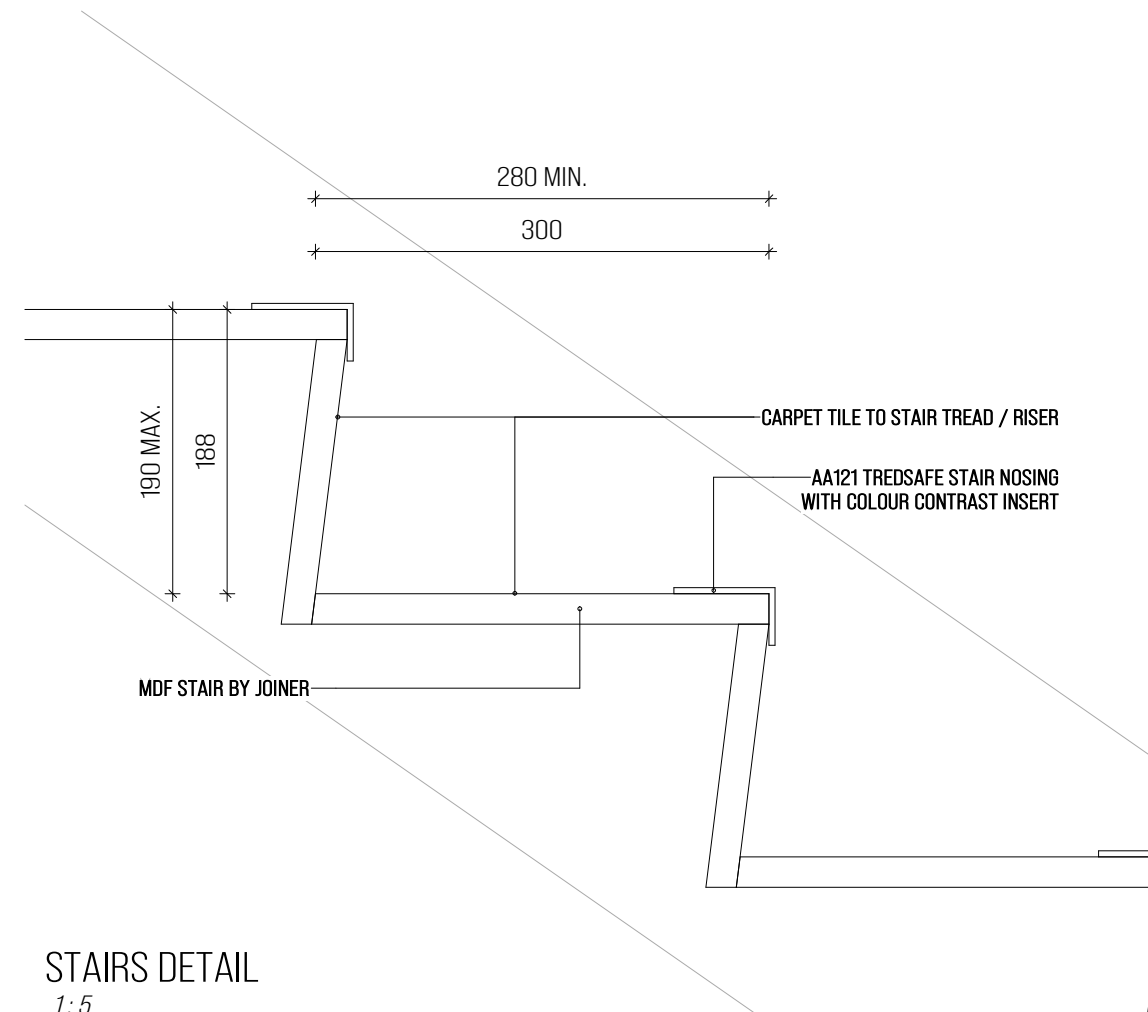
PAINT FINISHED 13MM STANDARD PLASTERBOARD FIXED TO WALL FRAMING AS PER GIB. SPECIFICATIONS - ALSO REFER BRACING PLAN FOR BRACING REQUIREMENTS

As indicated@A3

SECTION 01

07/06/2026

A-301-REVB



NUMBER	ITEM	DATE	DESCRIPTION
REVB	E2-088	2026-06-07	WINDOW HEAD DETAIL UPDATED

Christchurch
City Council

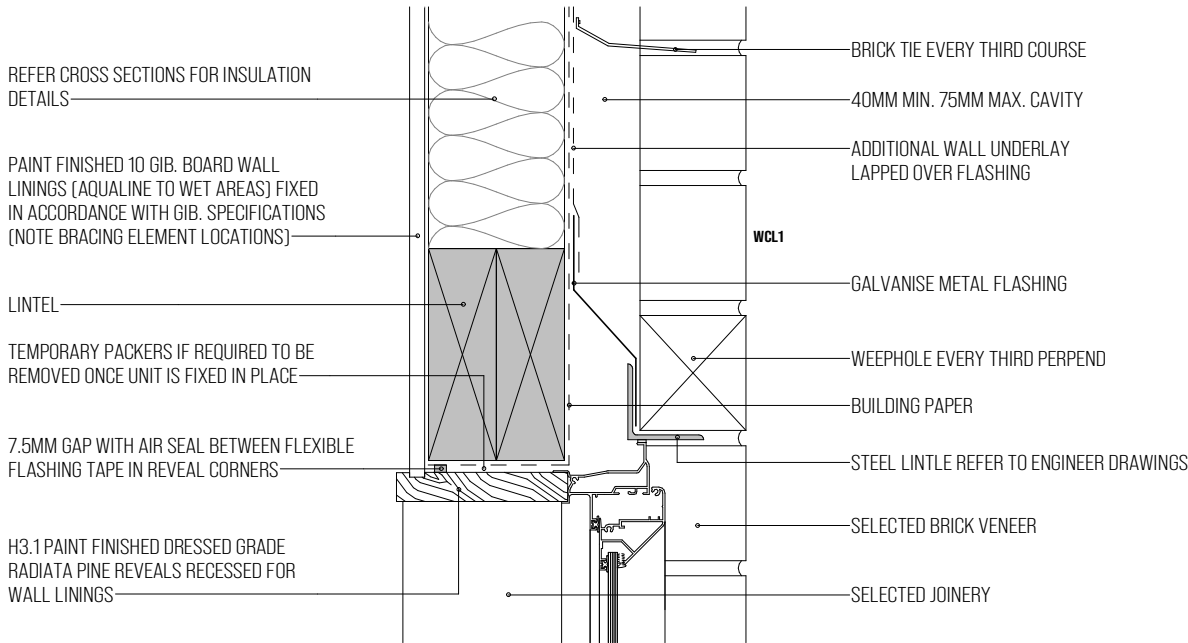
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Document

12/06/2026

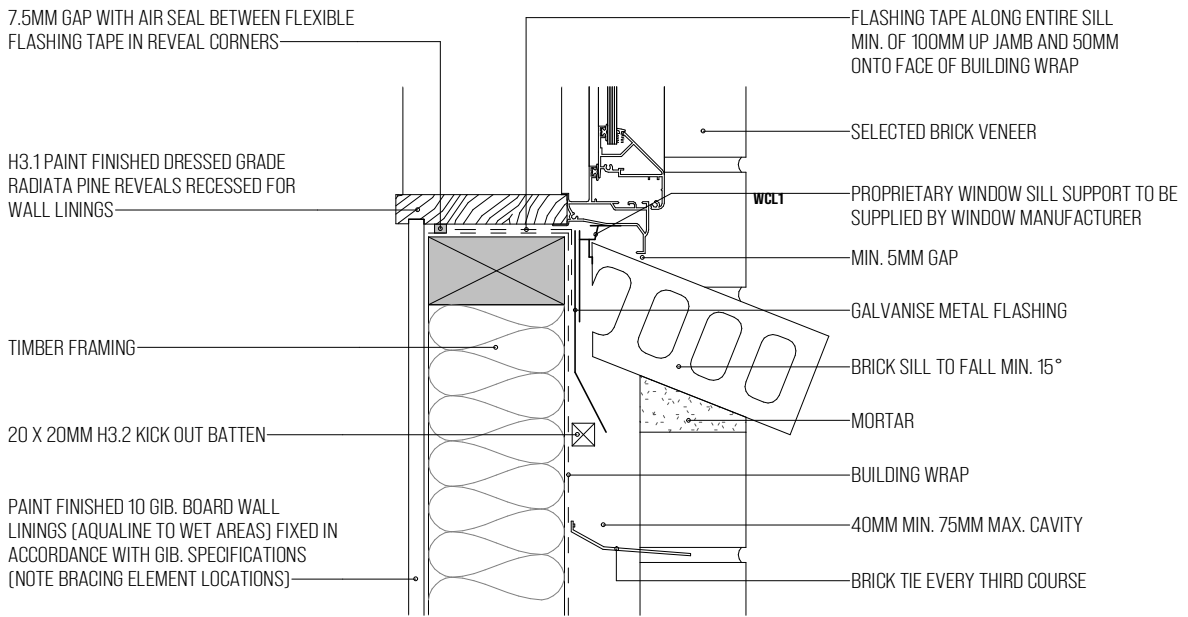
Page 17 of 51

Menon, Gopika

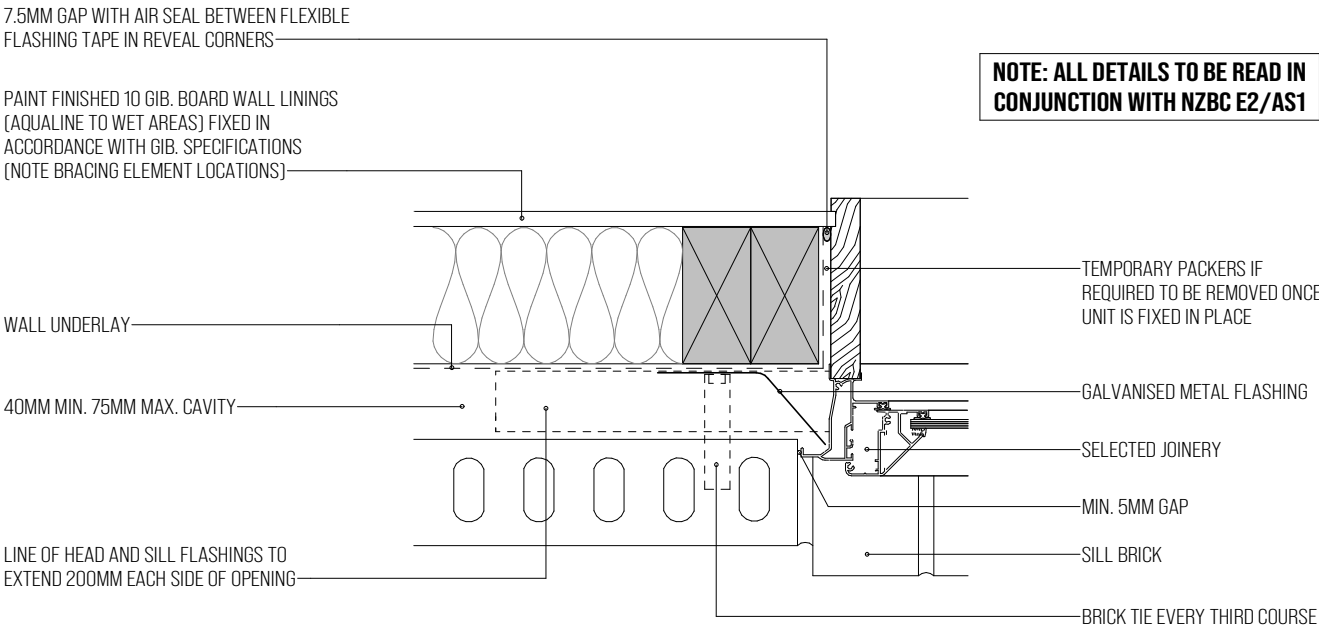


NOTE: ALL DETAILS TO BE READ IN CONJUNCTION WITH NZBC E2/AS1

BRICK VENEER WINDOW HEAD DETAIL

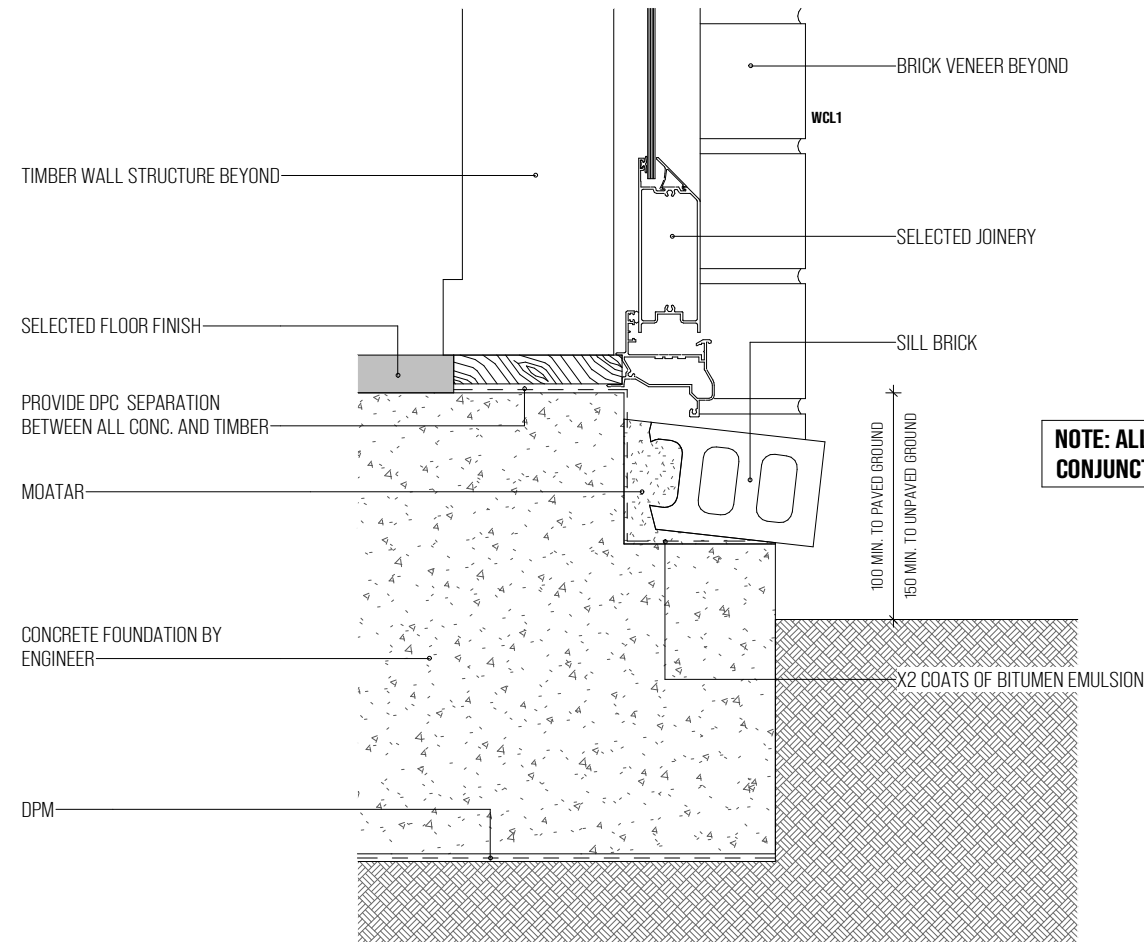


BRICK VENEER WINDOW SILL DETAIL

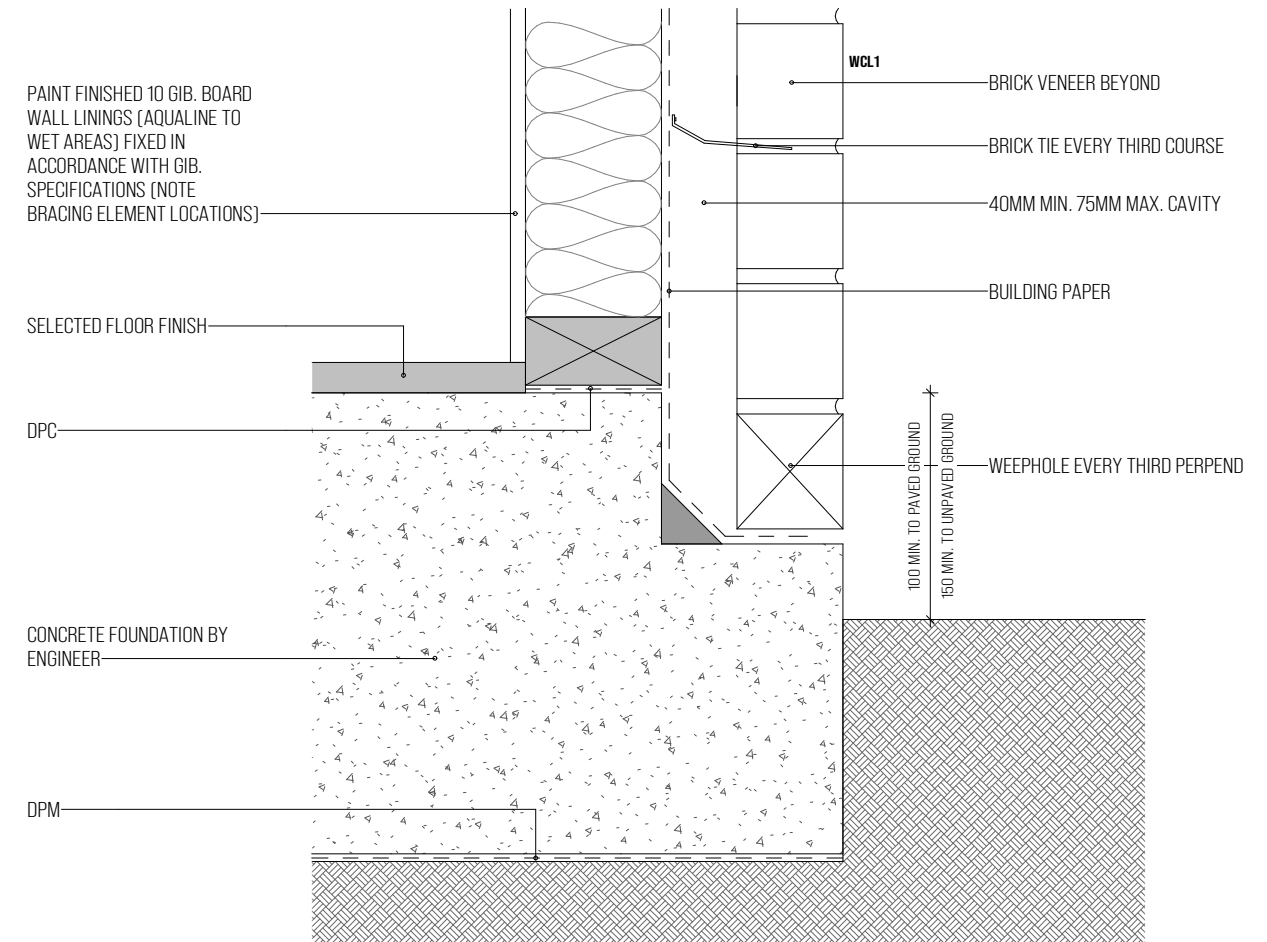


NOTE: ALL DETAILS TO BE READ IN CONJUNCTION WITH NZBC E2/AS1

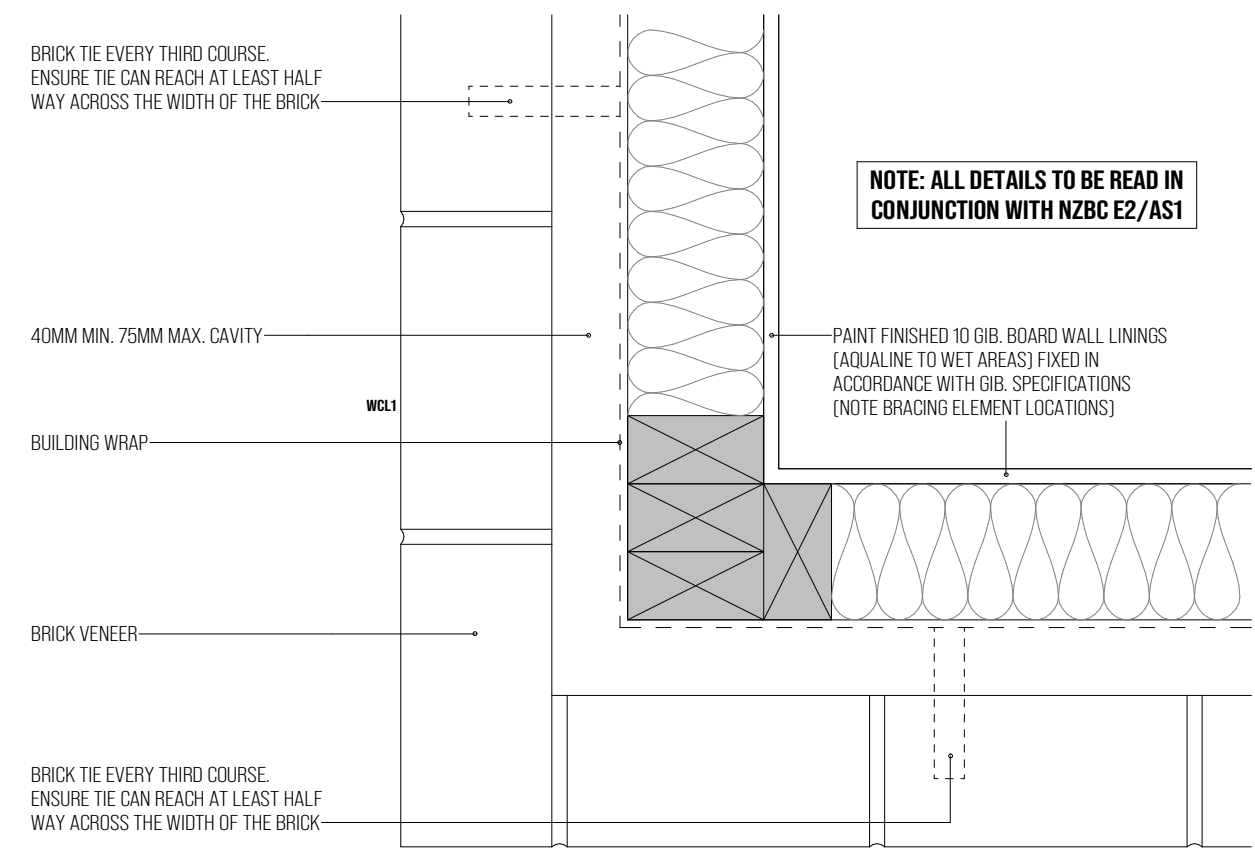
BRICK VENEER WINDOW JAMB DETAIL



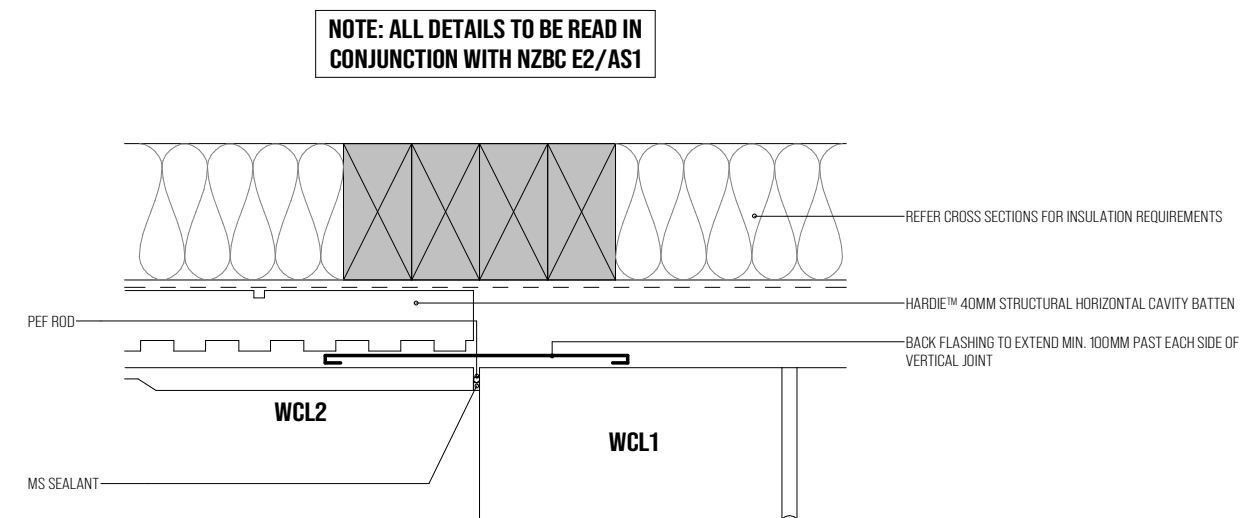
NOTE: ALL DETAILS TO BE READ IN CONJUNCTION WITH NZBC E2/AS1



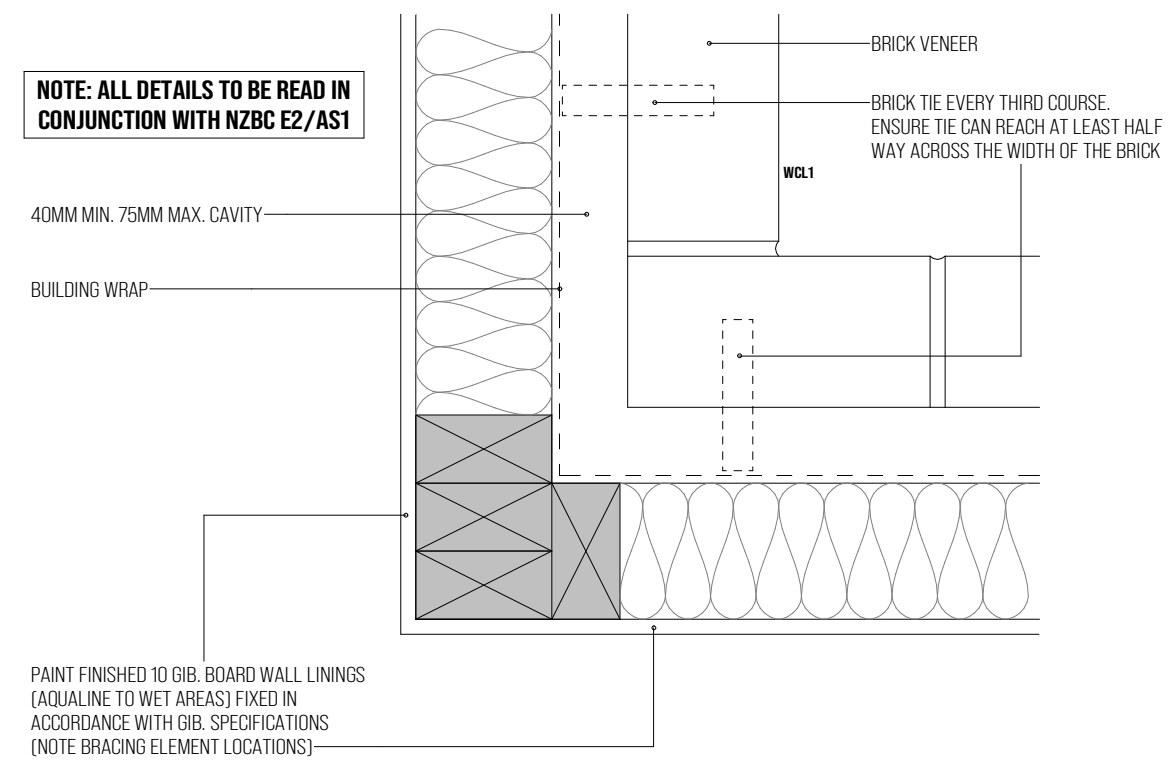
FOUNDATION DETAIL - BRICK VENEER
 1:5



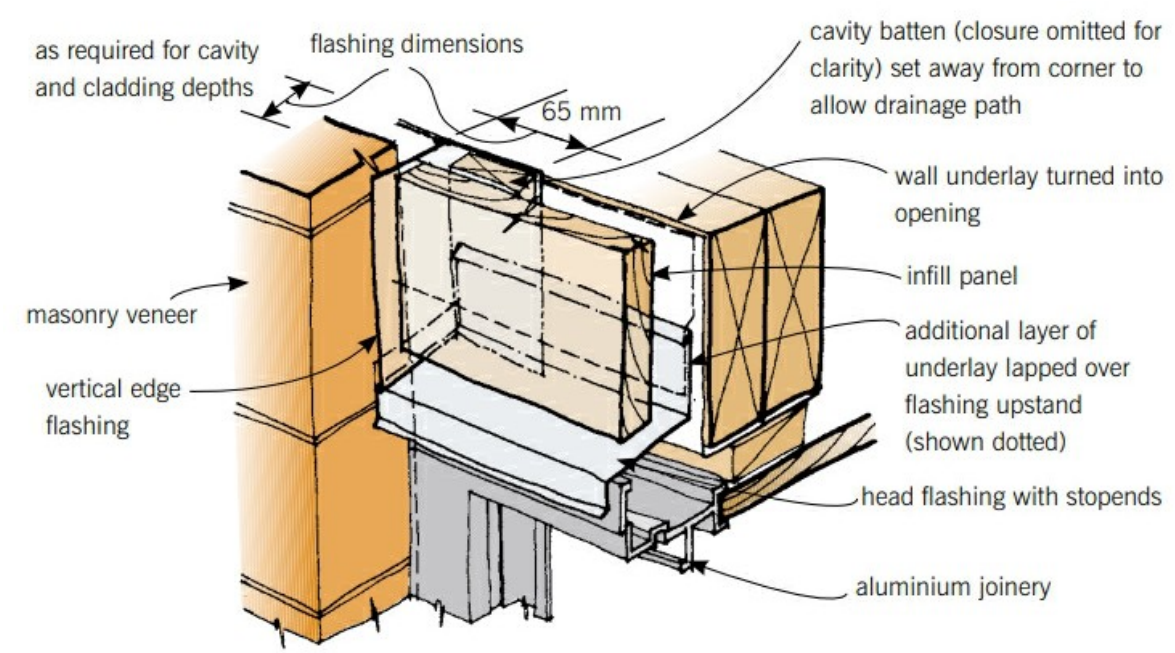
NOTE: ALL DETAILS TO BE READ IN CONJUNCTION WITH NZBC E2/AS1

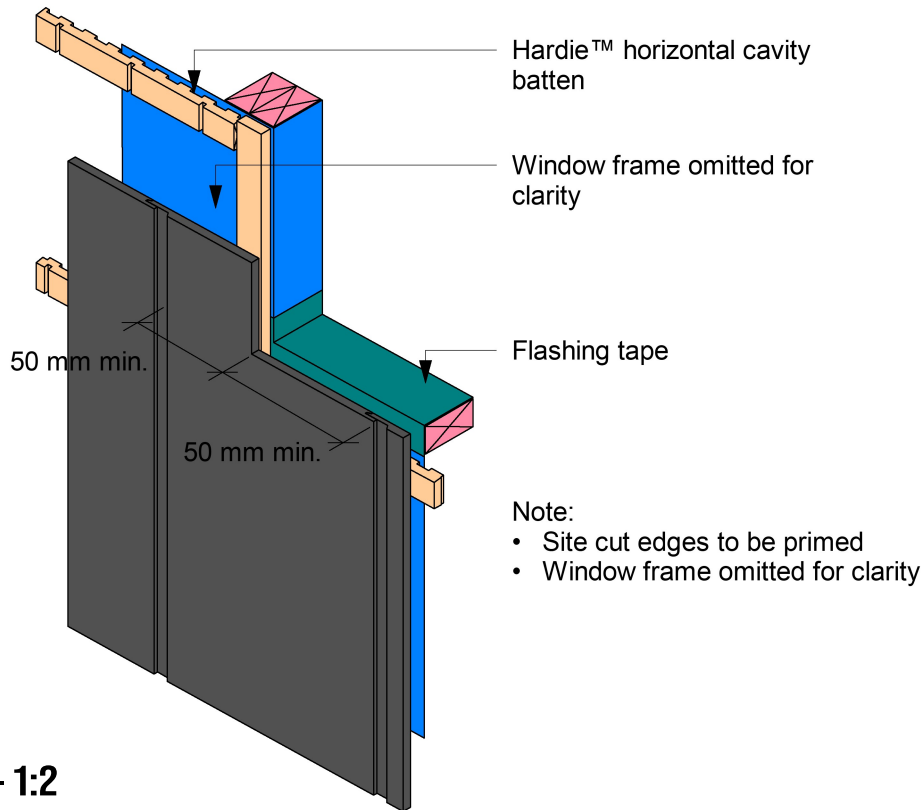
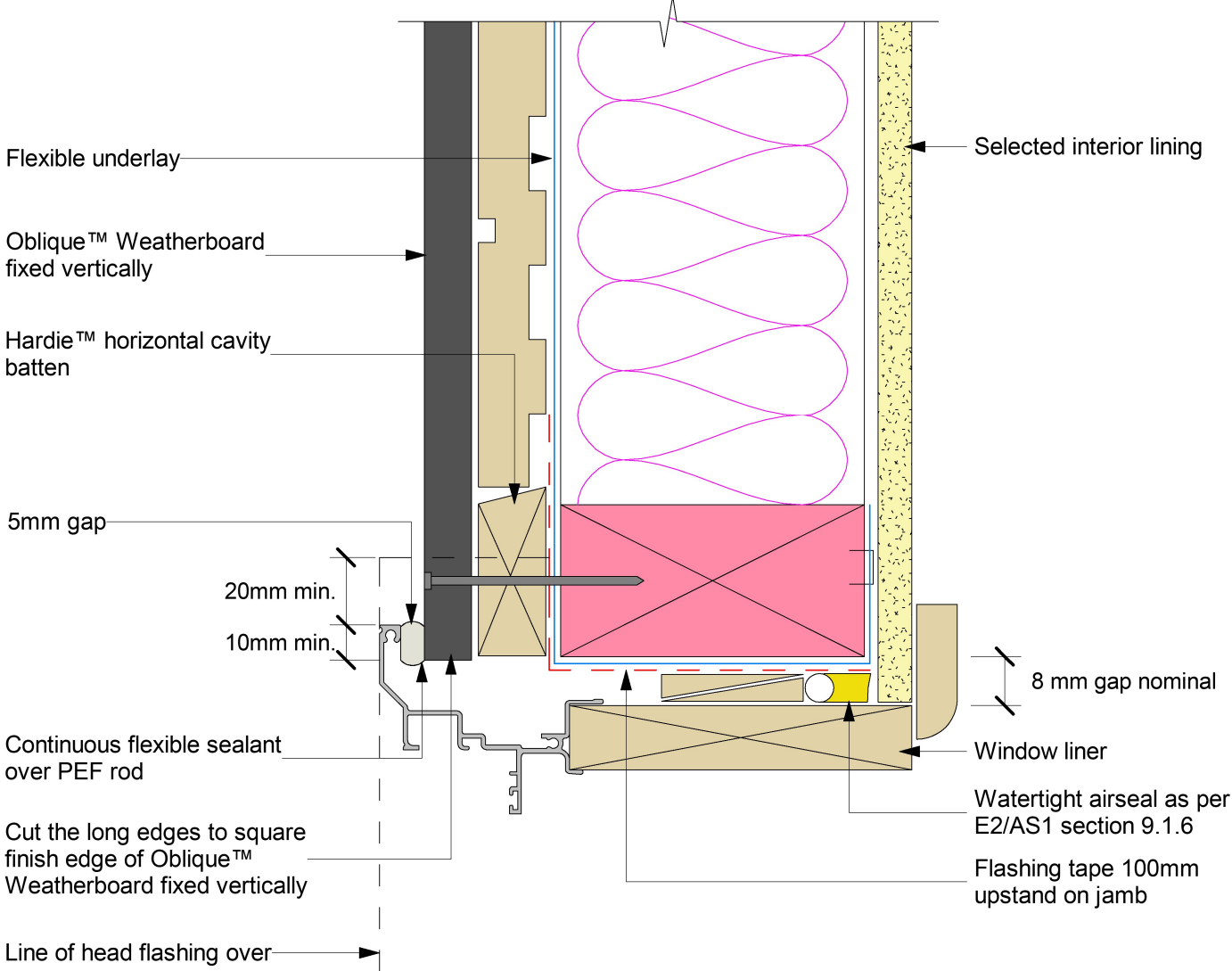


NOTE: ALL DETAILS TO BE READ IN CONJUNCTION WITH NZBC E2/AS1



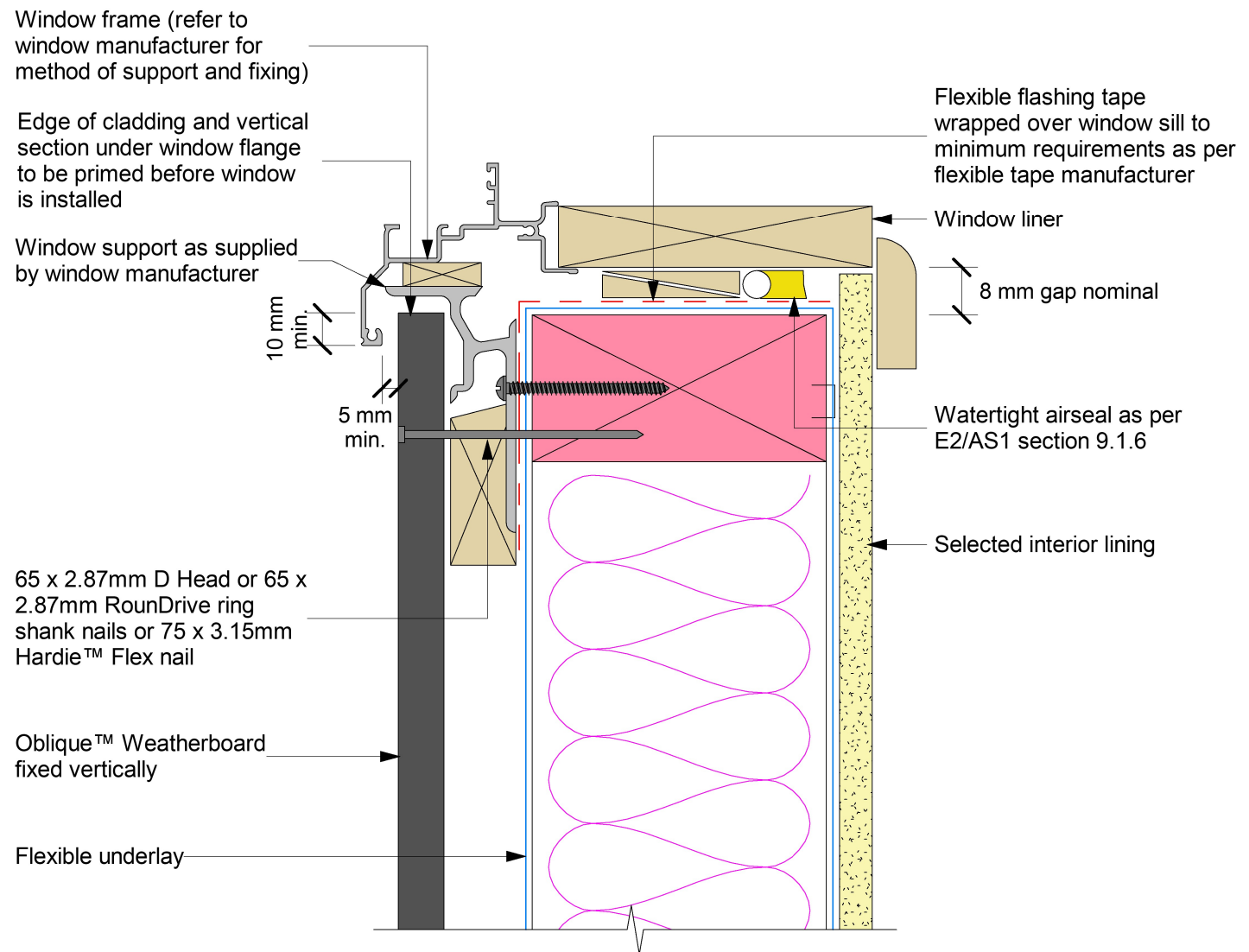
NOTE: ALL DETAILS TO BE READ IN CONJUNCTION WITH NZBC E2/AS1





WINDOW JAMB DETAIL - 1:2

74 SHOLTO DUNCAN CRESCENT
 BUILDING CONSENT APPLICATION



- General notes for materials selection
1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of the NZBC E2/AS1
 2. Flexible underlay must comply with acceptable solution E2/AS1
 3. Flashing tape must have proven compatibility with the selected flexible underlay and other materials with which it comes into contact
 4. When HomeRAB™ Pre-Cladding/RAB™ Board is used flashing tape to be applied to the entire window opening

Refer to the manufacturer or supplier for technical information for these materials

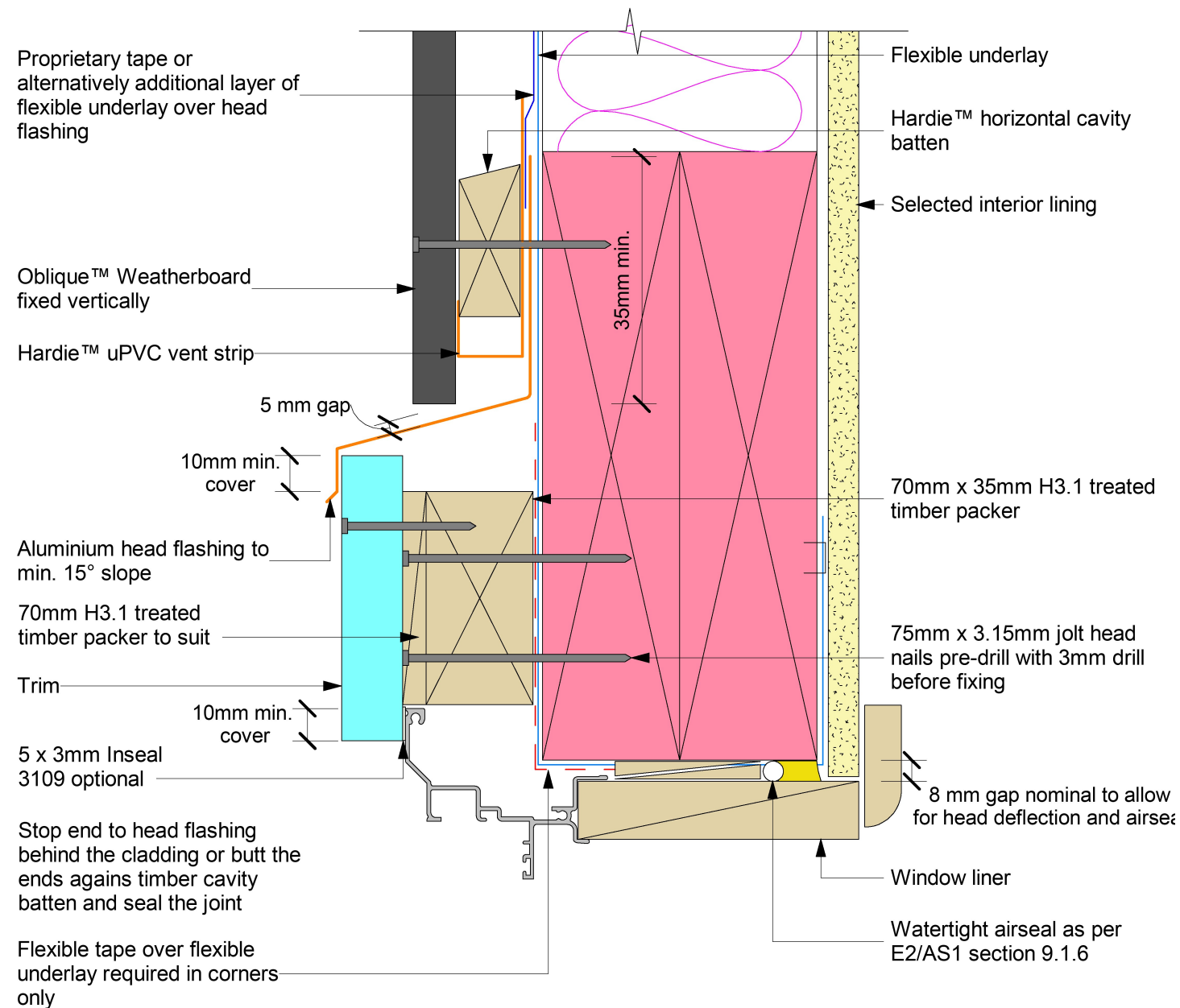
WINDOW SILL DETAIL - 1:2

@A3

JAMES HARDIE DETAILS

02/05/2026

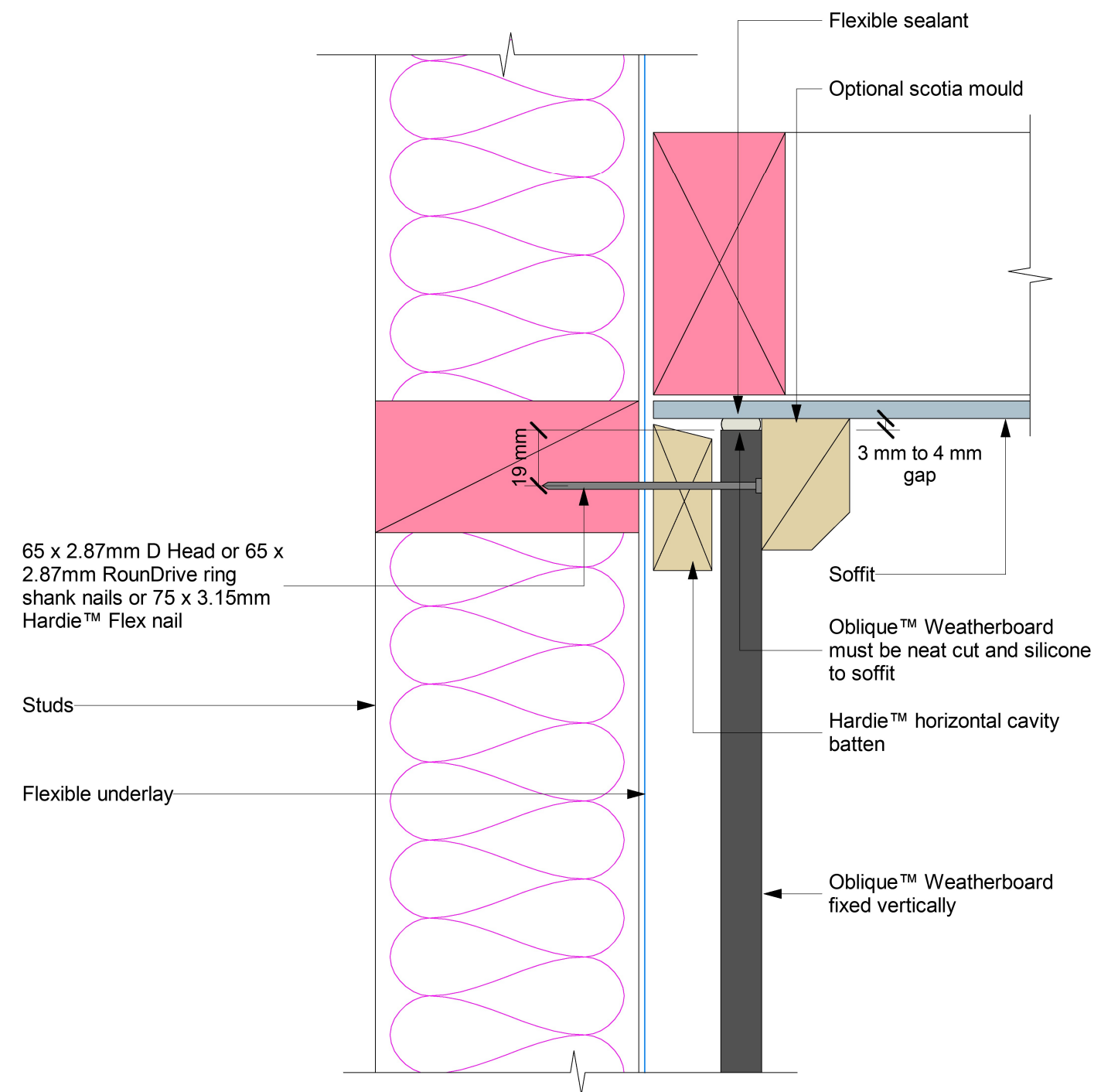
B-004



- Note:
- Sealant must be installed between head flashing and Trim in VH and EH wind zones and SED pressures
 - Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC E2/AS

WINDOW HEAD DETAIL - 1:2

74 SHOLTO DUNCAN CRESCENT
 BUILDING CONSENT APPLICATION



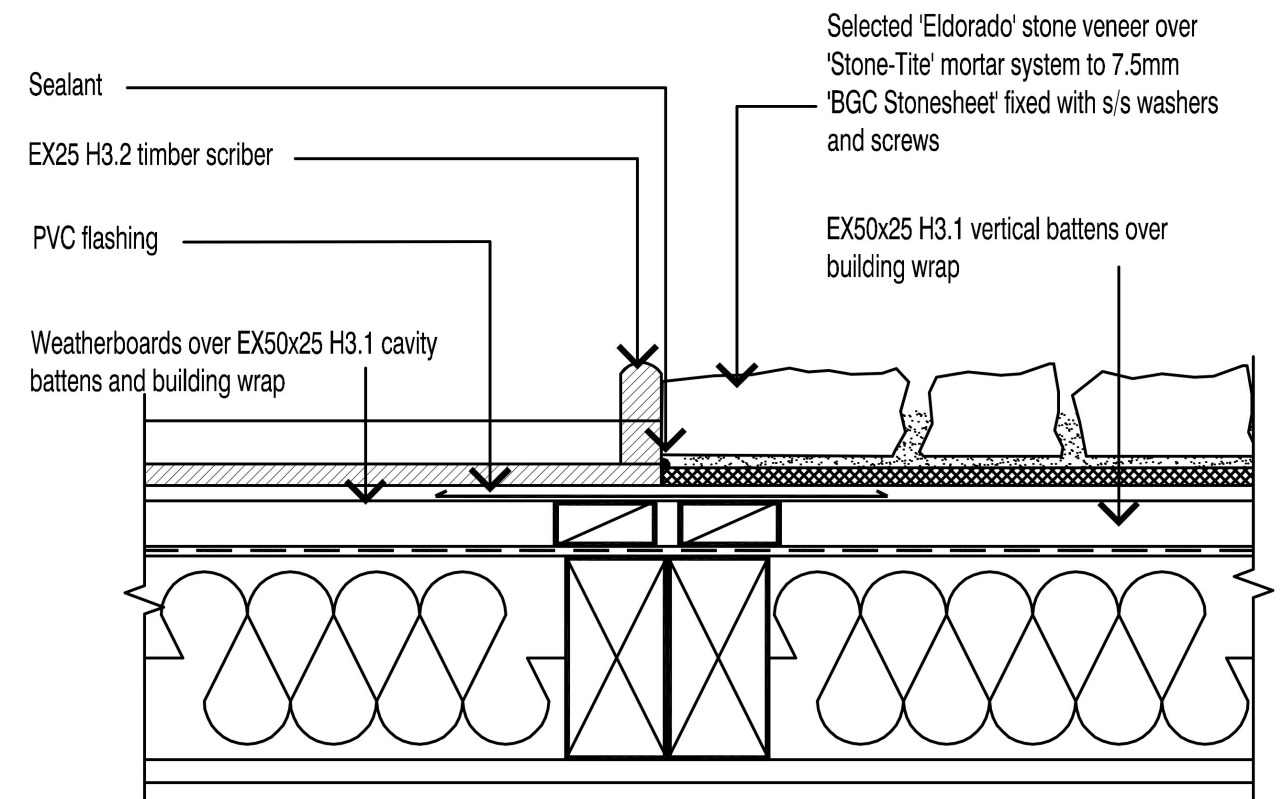
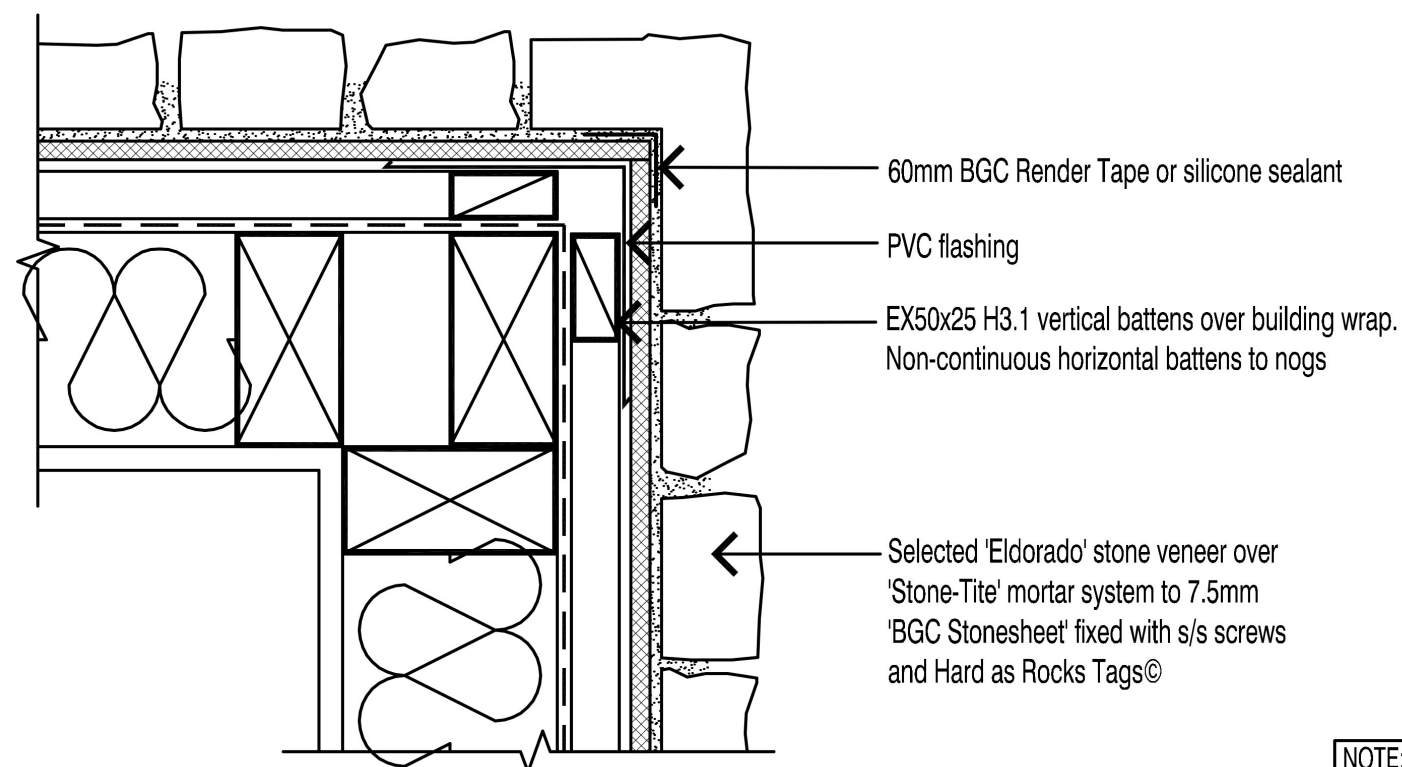
Note: Site cut edges to be primed

SOFFIT DETAIL - 1:2

@A3
JAMES HARDIE DETAILS
 02/05/2026

B-005

ELDORADO STONE VENEER AND HARD AS ROCKS APPLICATION SYSTEM TO BE INSTALLED IN ACCORDANCE WITH HARD AS ROCKS CONSTRUCTION GUIDE (REFER SUPPORTING DOCUMENTS) BY HARD AS ROCKS APPROVED APPLICATOR



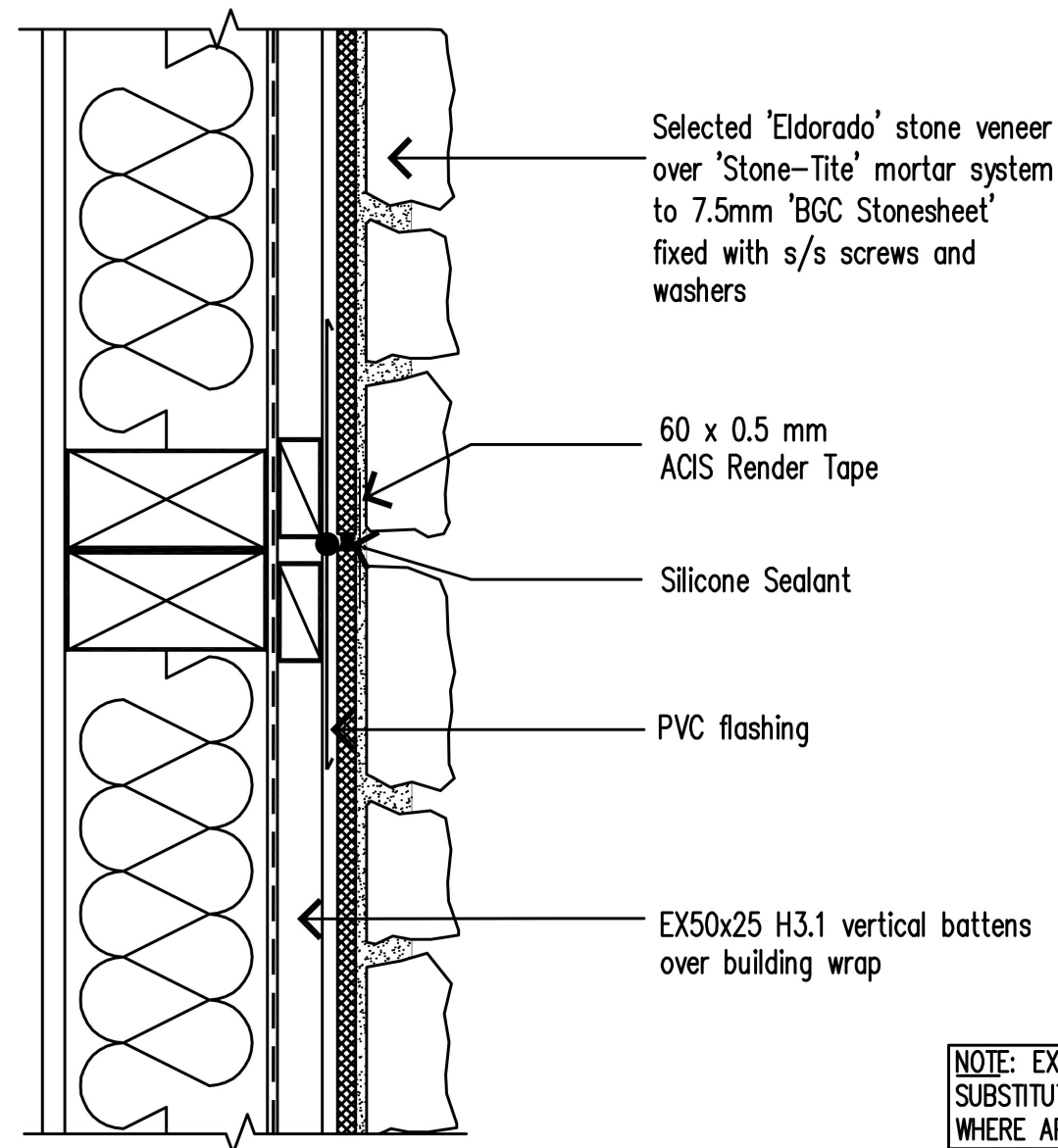
NOTE: EX50X25 BATTENS CAN BE SUBSTITUTED WITH EX50X50 WHERE APPROPRIATE

NOTE: BGC SUBSTRATE TO BE FIXED IN STRICT ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND LITERATURE

EXTERNAL CORNER DETAIL

JUNCTION DETAIL

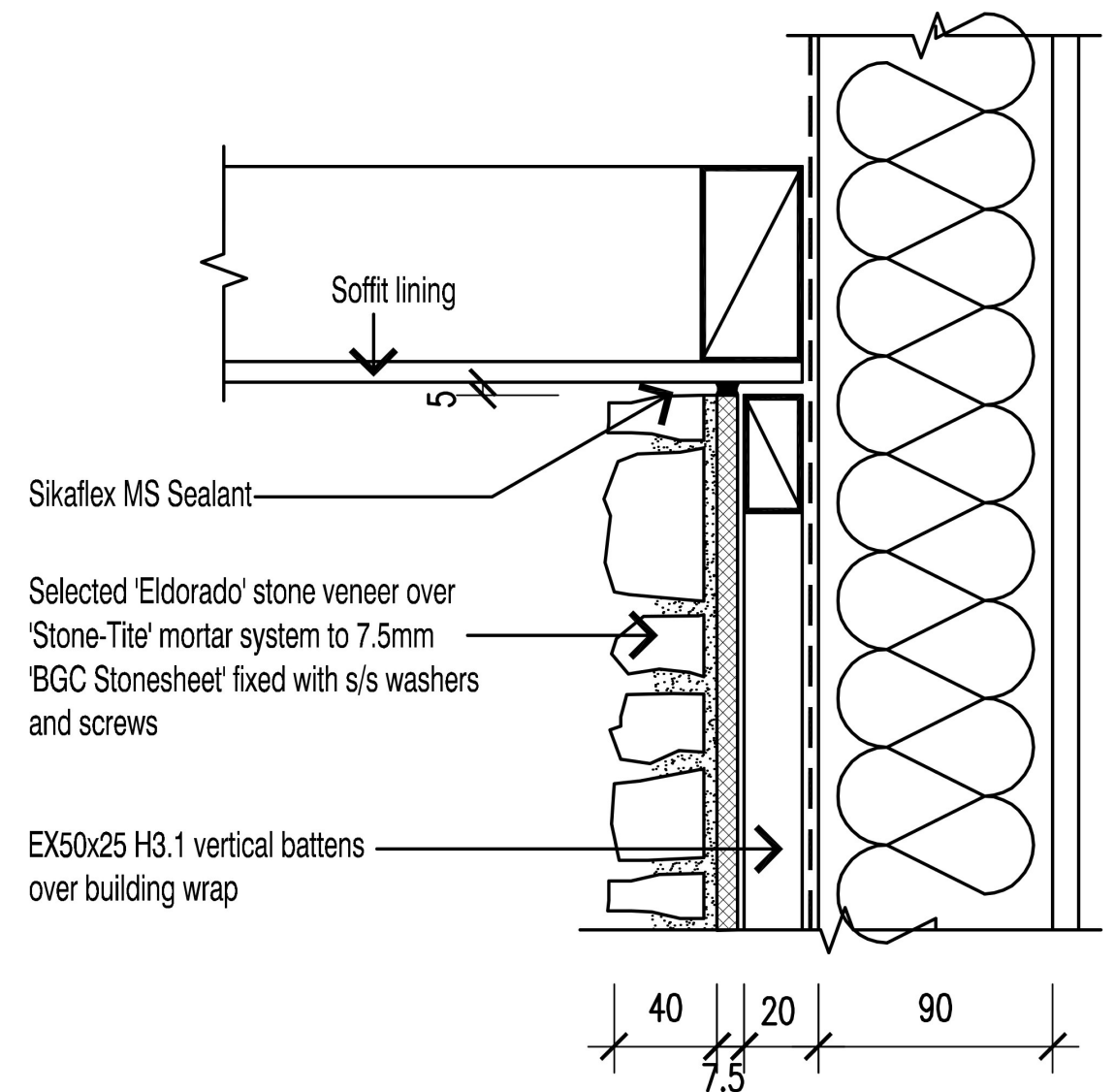
ELDORADO STONE VENEER AND HARD AS ROCKS APPLICATION
SYSTEM TO BE INSTALLED IN ACCORDANCE WITH HARD AS
ROCKS CONSTRUCTION GUIDE (REFER SUPPORTING
DOCUMENTS) BY HARD AS ROCKS APPROVED APPLICATOR



NOTE: EX50X25 BATTENS CAN BE
SUBSTITUTED WITH EX50X50
WHERE APPROPRIATE

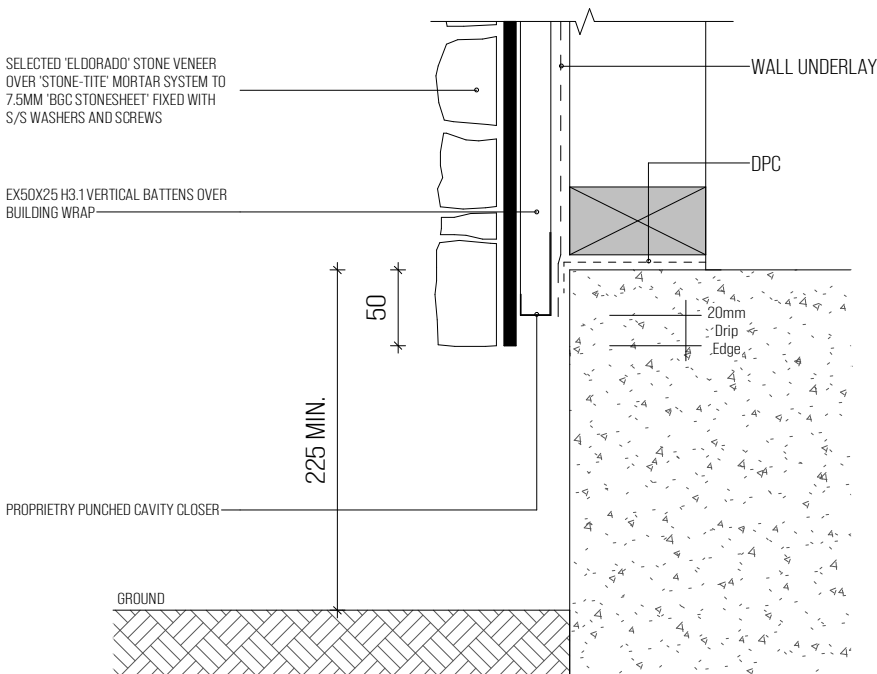
NOTE: BGC SUBSTRATE TO BE FIXED IN
STRICT ACCORDANCE WITH
MANUFACTURER RECOMMENDATIONS
AND LITERATURE

CONTROL JOINT DETAIL

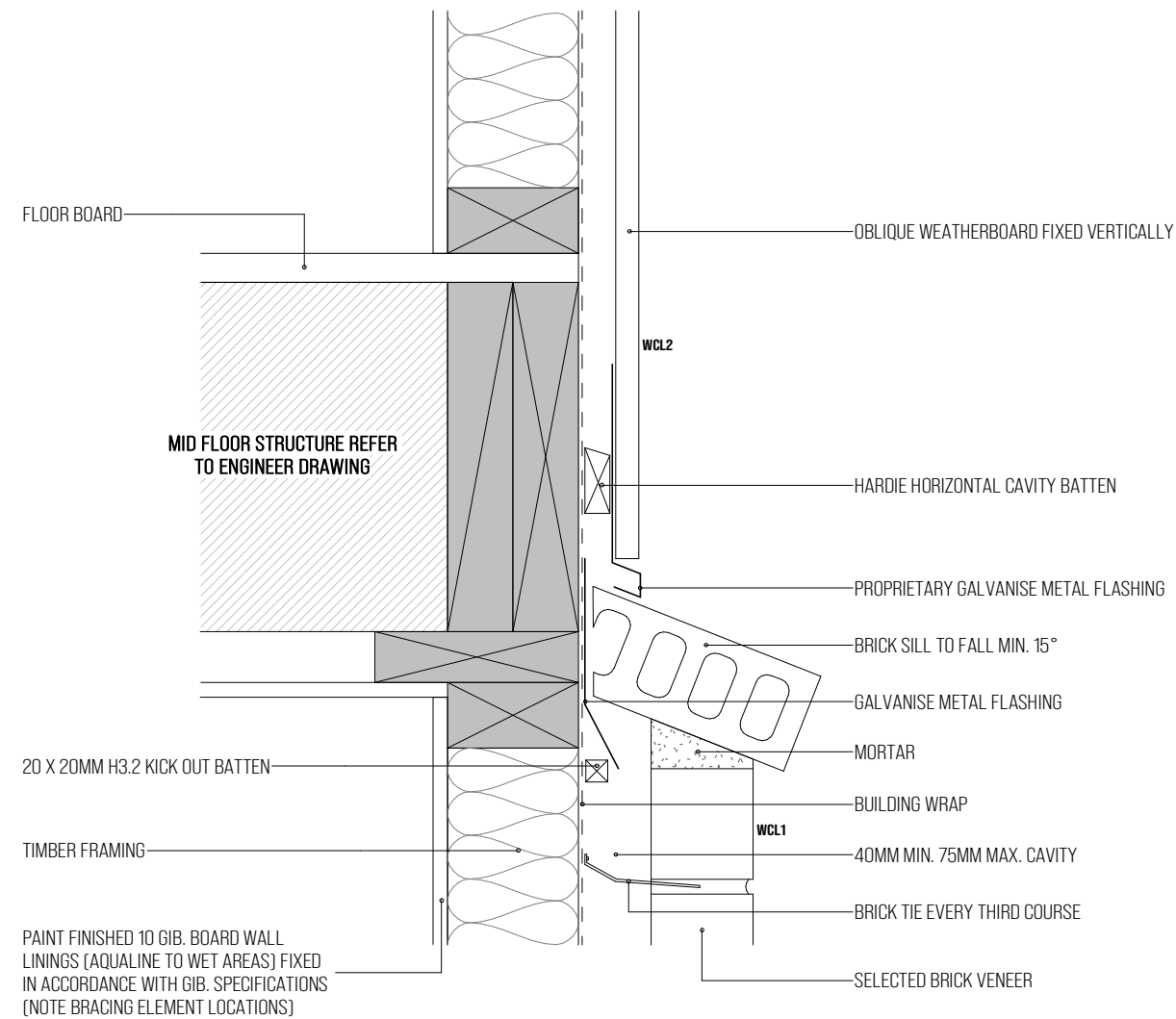


SOFFIT DETAIL

ELDORADO STONE VENEER AND HARD AS ROCKS APPLICATION
SYSTEM TO BE INSTALLED IN ACCORDANCE WITH HARD AS
ROCKS CONSTRUCTION GUIDE (REFER SUPPORTING
DOCUMENTS) BY HARD AS ROCKS APPROVED APPLICATOR

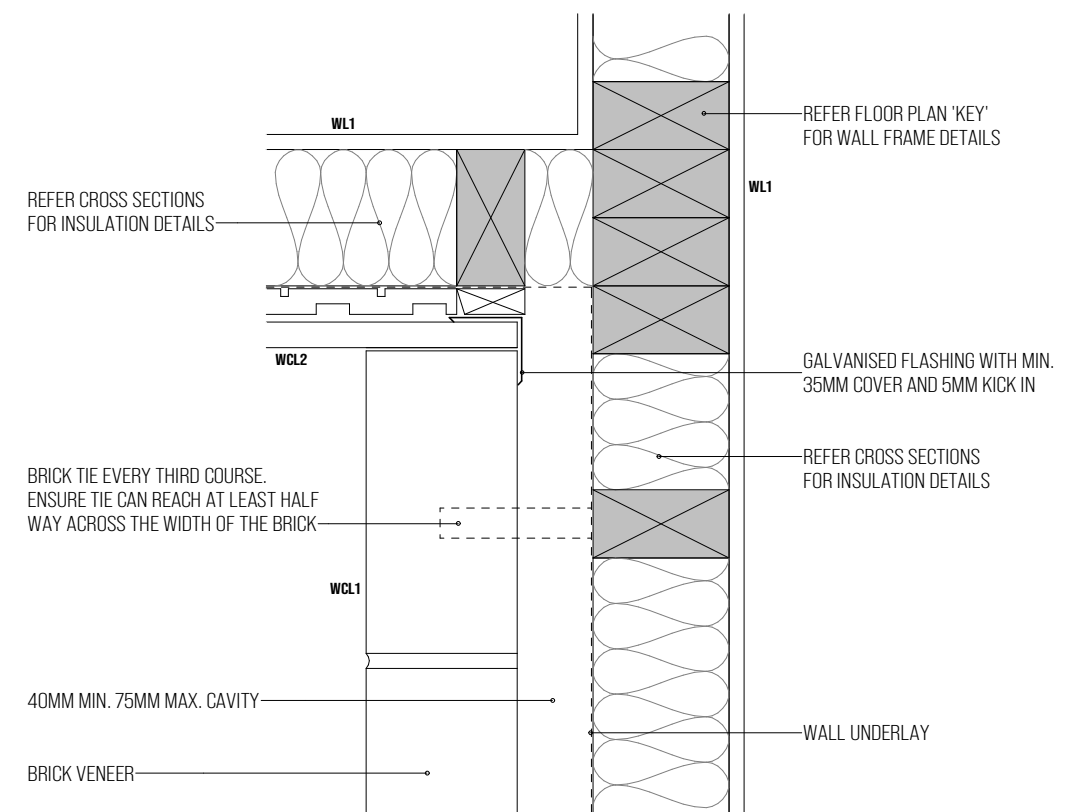


BASE DETAIL



HORIZONTAL JUNCTION DETAIL

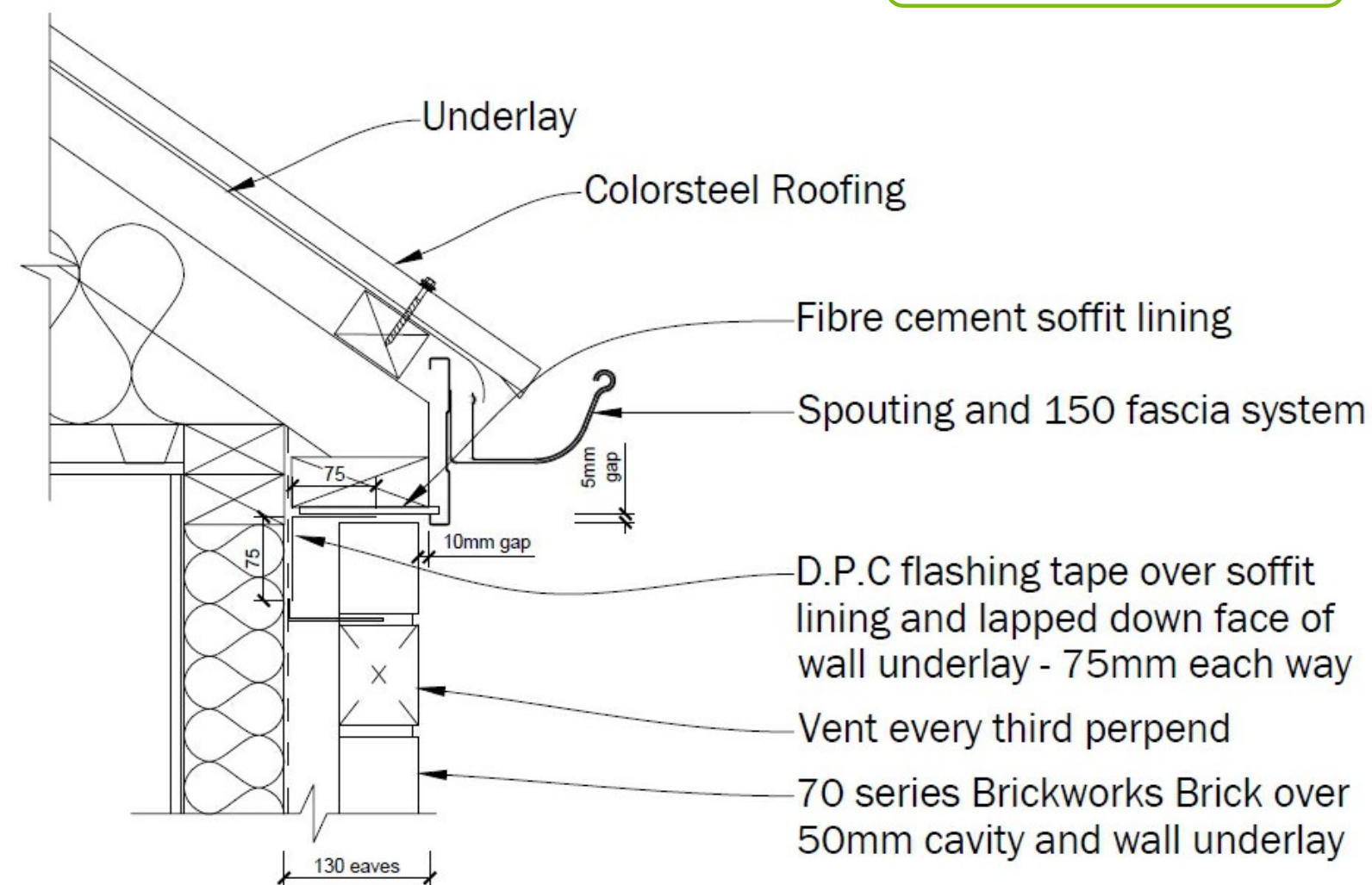
1:5



INTERNAL CORNER JUNCTION DETAIL

1:5

NUMBER	ITEM	DATE	DESCRIPTION
REVB	E2-094	2026-06-07	SOFFIT DETAIL OF OBLIQUE REVISED AND MOVED TO SHEET B-012

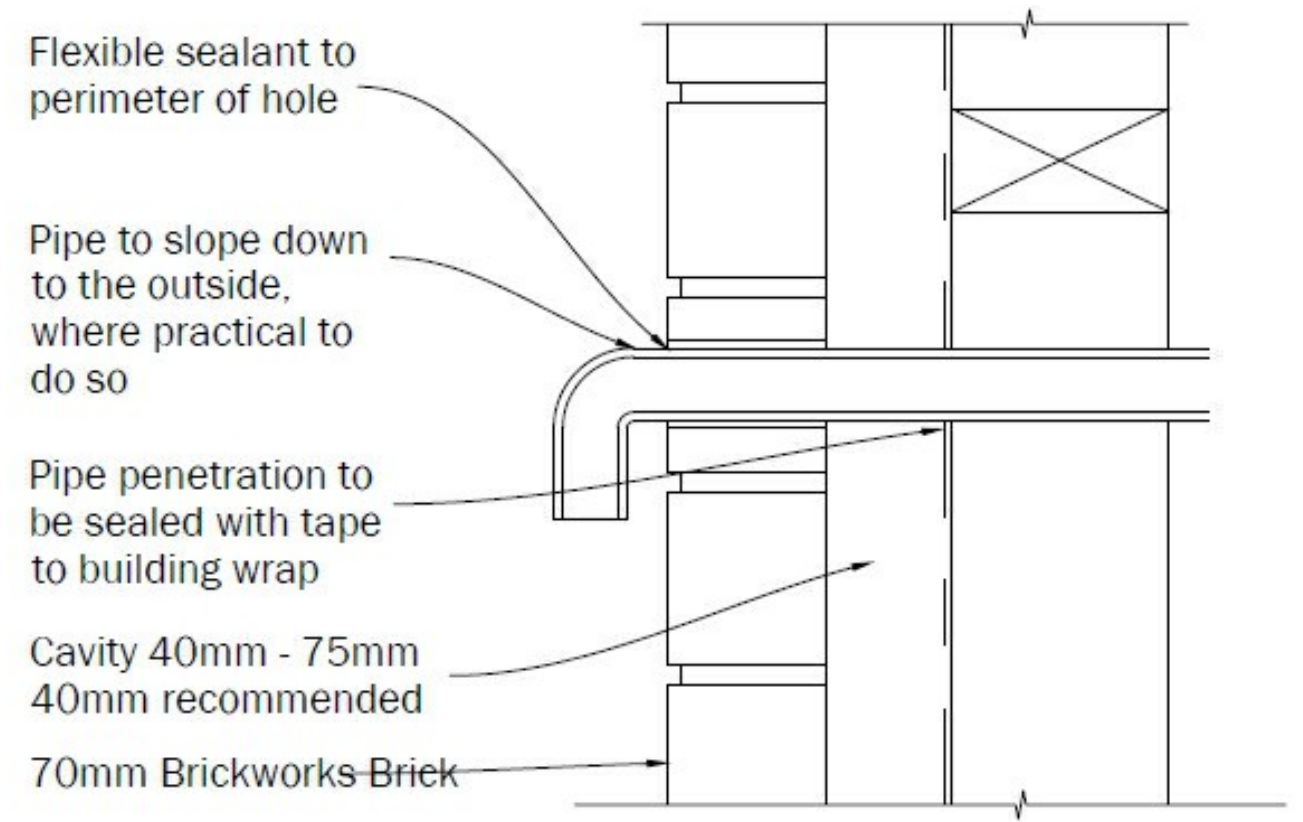
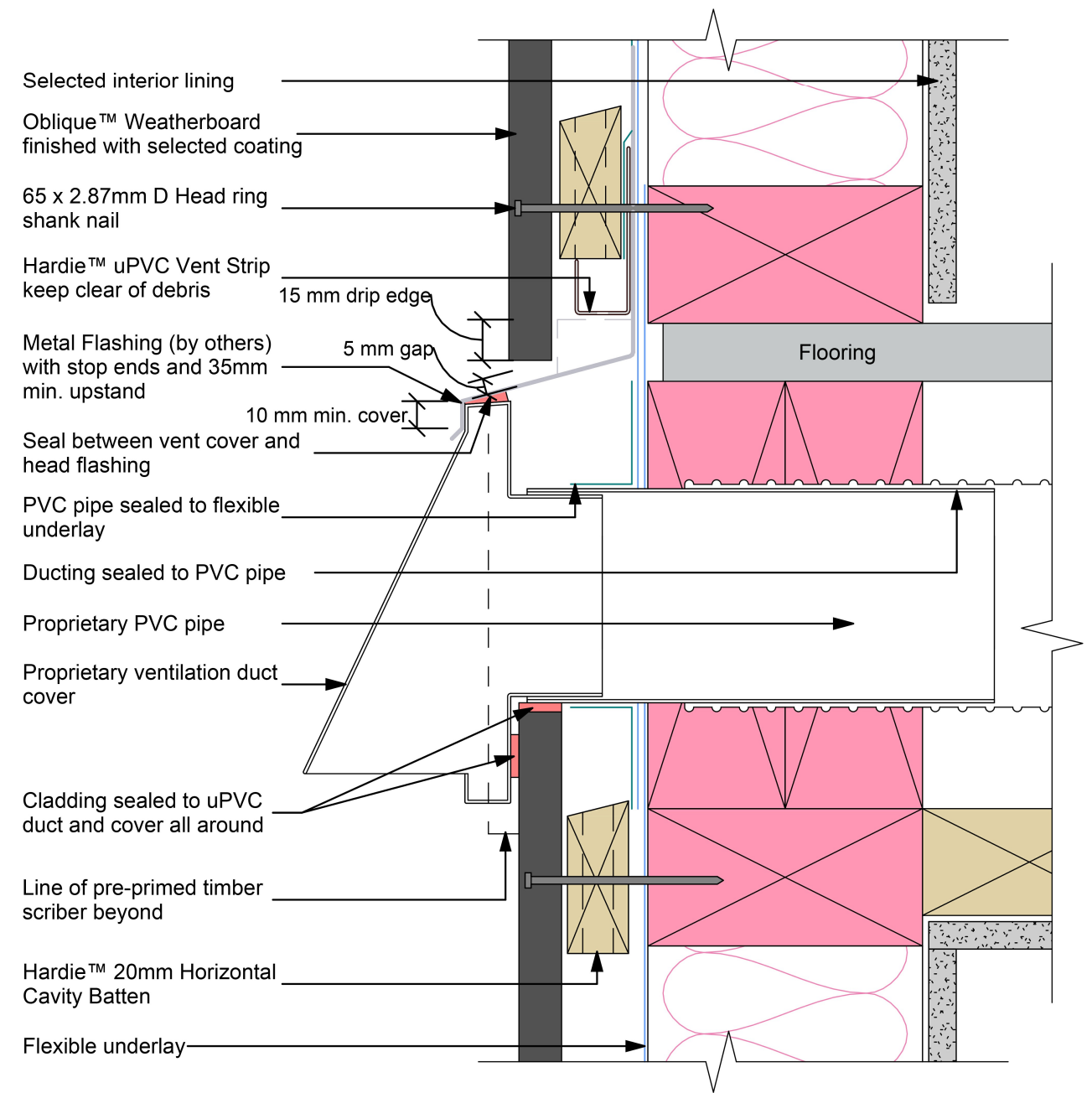


@A3

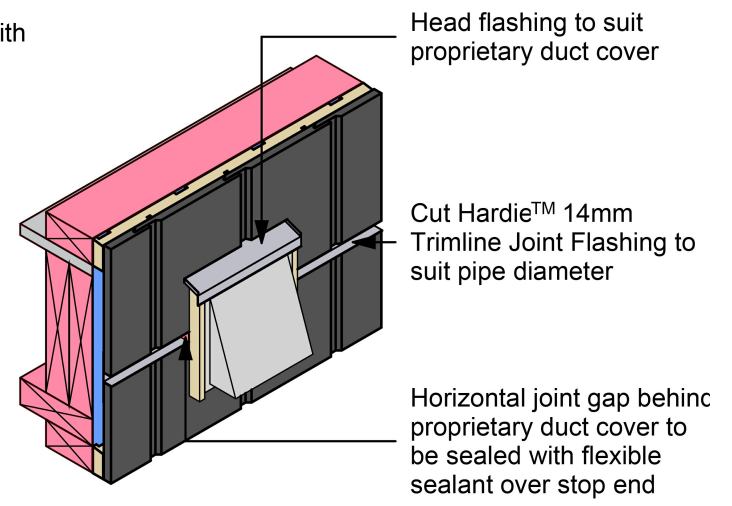
SOFFIT DETAILS

07/06/2026

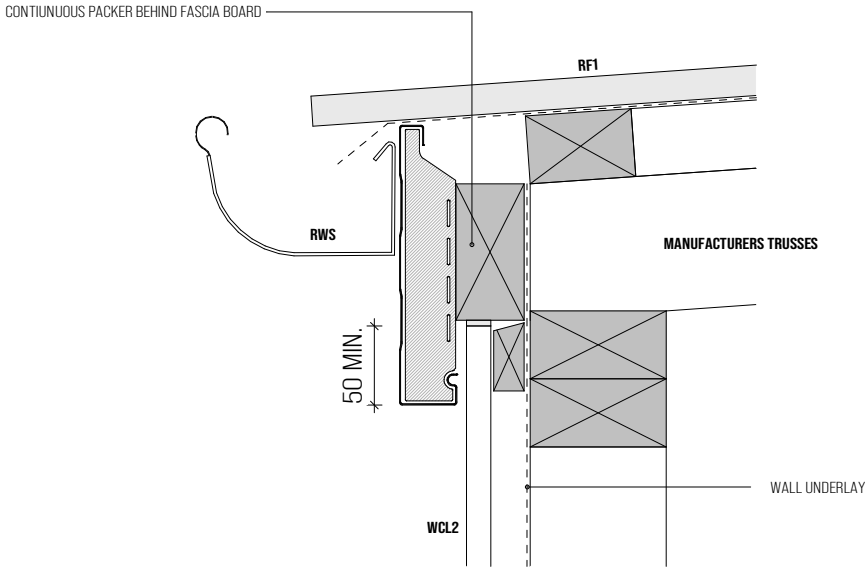
B-010-REVB



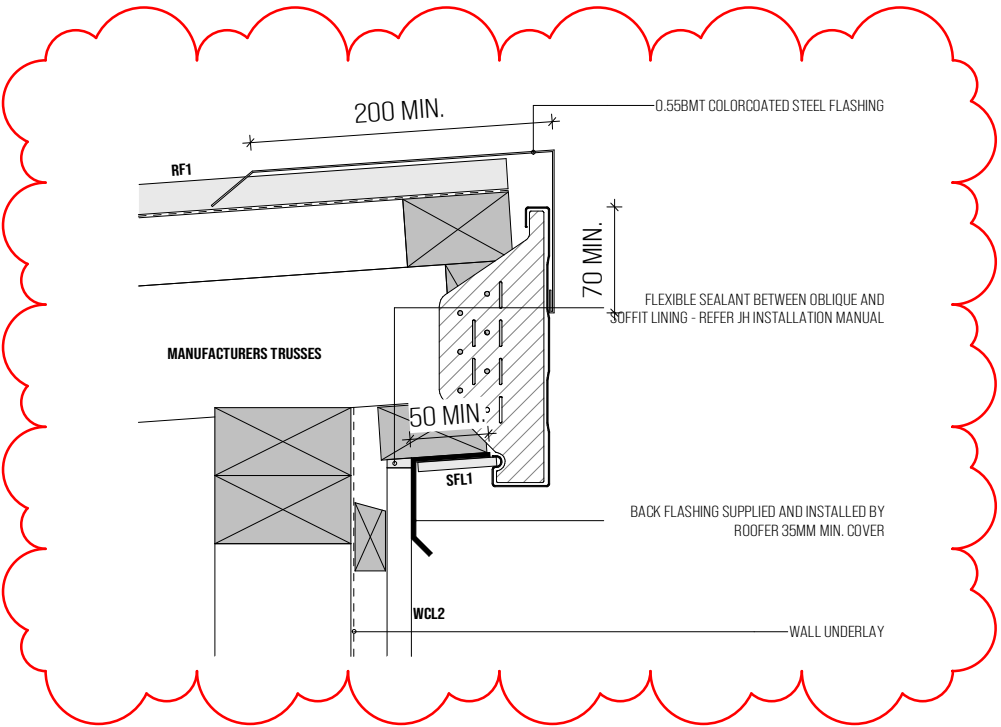
- Notes:**
- Scribes at jamb to be sealed to cladding
 - Maximum hole size through joists in accordance with the NZS 3604 or structural engineer
 - All site cut edges to be primed



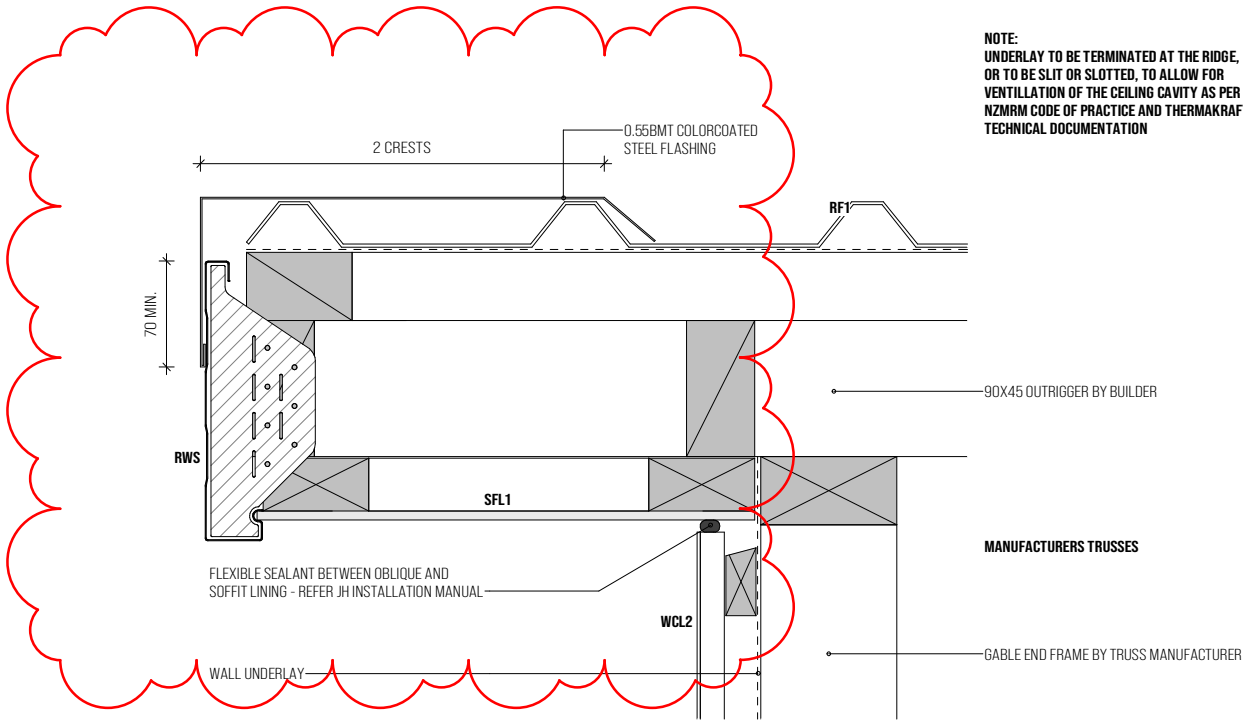
NUMBER	ITEM	DATE	DESCRIPTION
REVC	E2-093	2026-06-11	BARGE FLASHING DIMENSION PROVIDED AND REVISED



GUTTER DETAIL _ OBLIQUE

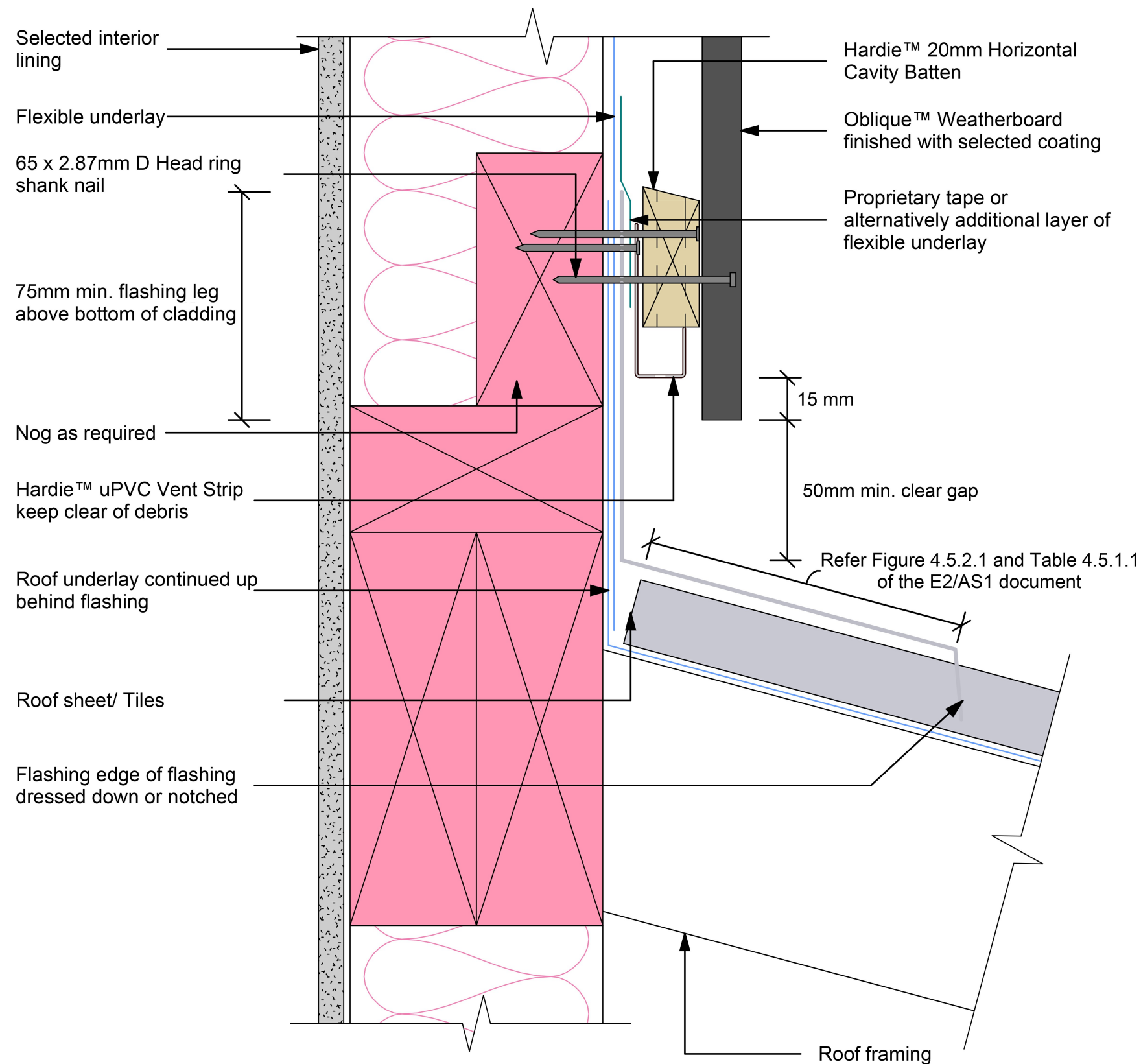


RIDGE DETAIL _ OBLIQUE



NOTE:
UNDERLAY TO BE TERMINATED AT THE RIDGE,
OR TO BE SLIT OR SLOTTED, TO ALLOW FOR
VENTILATION OF THE CEILING CAVITY AS PER
NZMRM CODE OF PRACTICE AND THERMAKRAFT
TECHNICAL DOCUMENTATION

BARGE DETAIL _ OBLIQUE

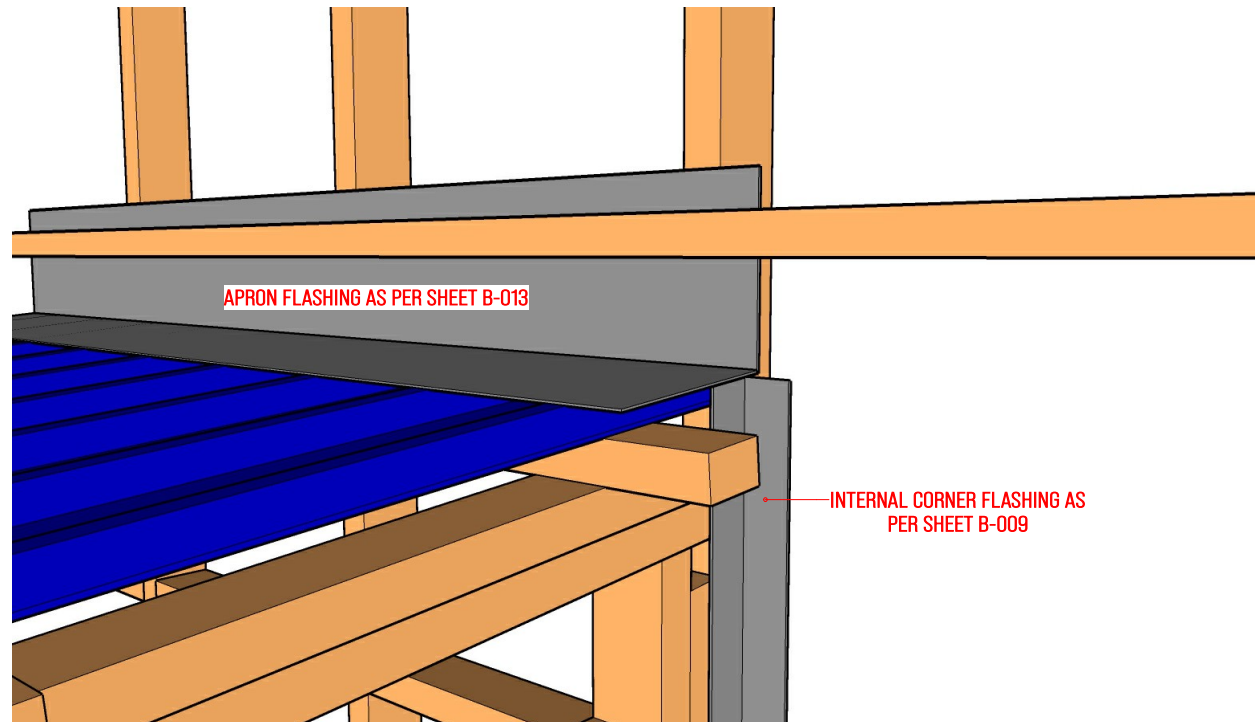


Notes:

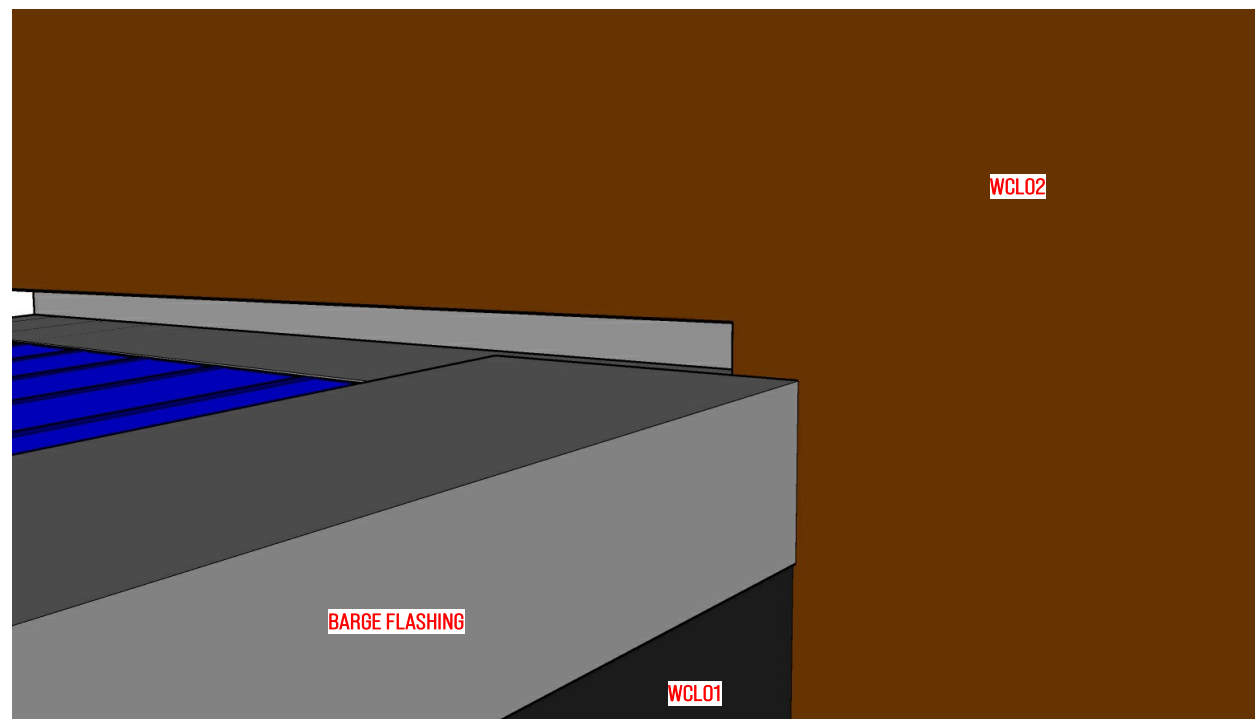
- When 50 year durability for flashing is required refer to Table C.1.1.1A of the NZBC E2/AS1 document
- Site cut edges to be primed

NOTE: APPLY FLASHING TAPES OVER ALL FLASHING OVERLAPS AND FLASHING EDGES

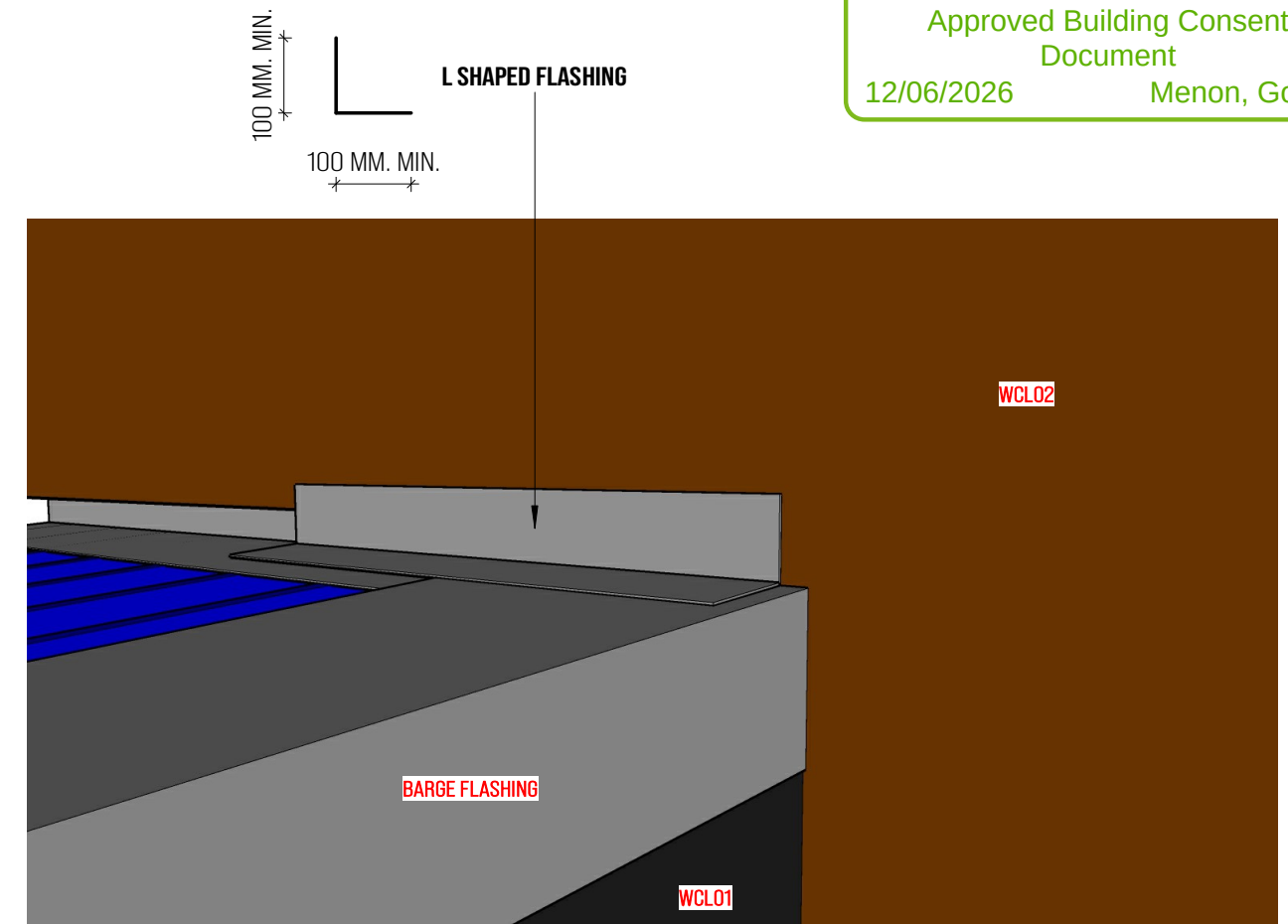
NOTE: ALL FLASHINGS TO BE INSTALLED OVER BUILDING PAPER



STEP 1: INSTALL APRON FLASHING AND INTERNAL CORNER JUNCTION FLASHING



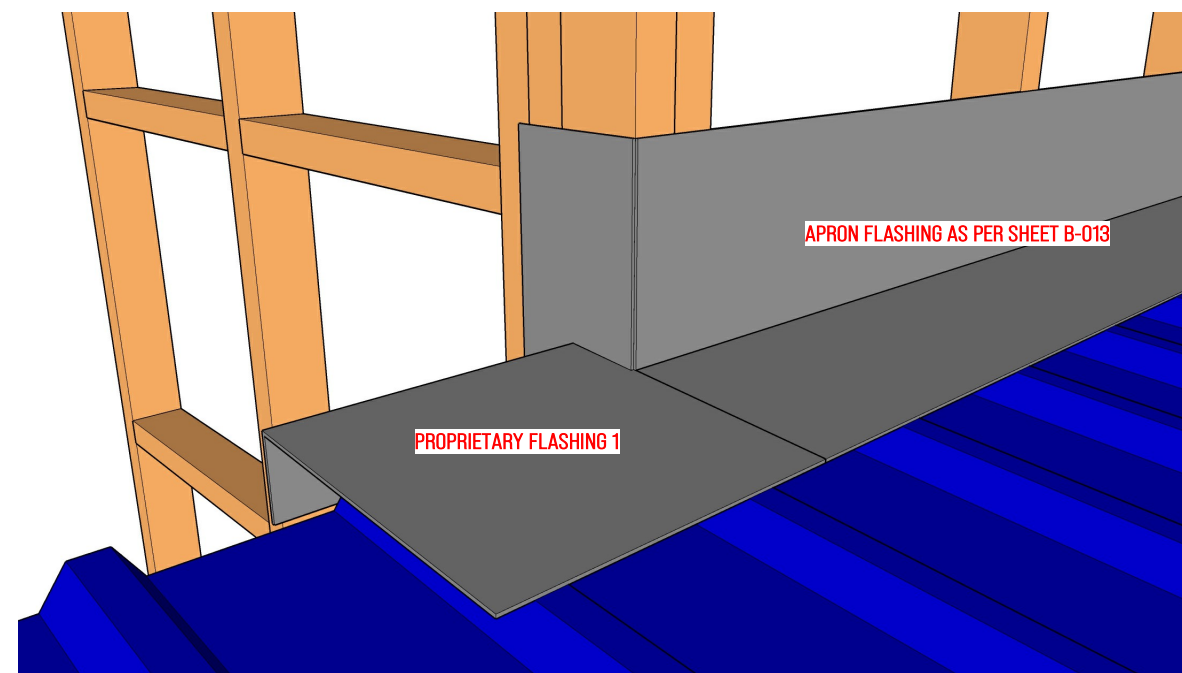
STEP 2: AFTER CLADDING, INSTALL BARGE FLASHING



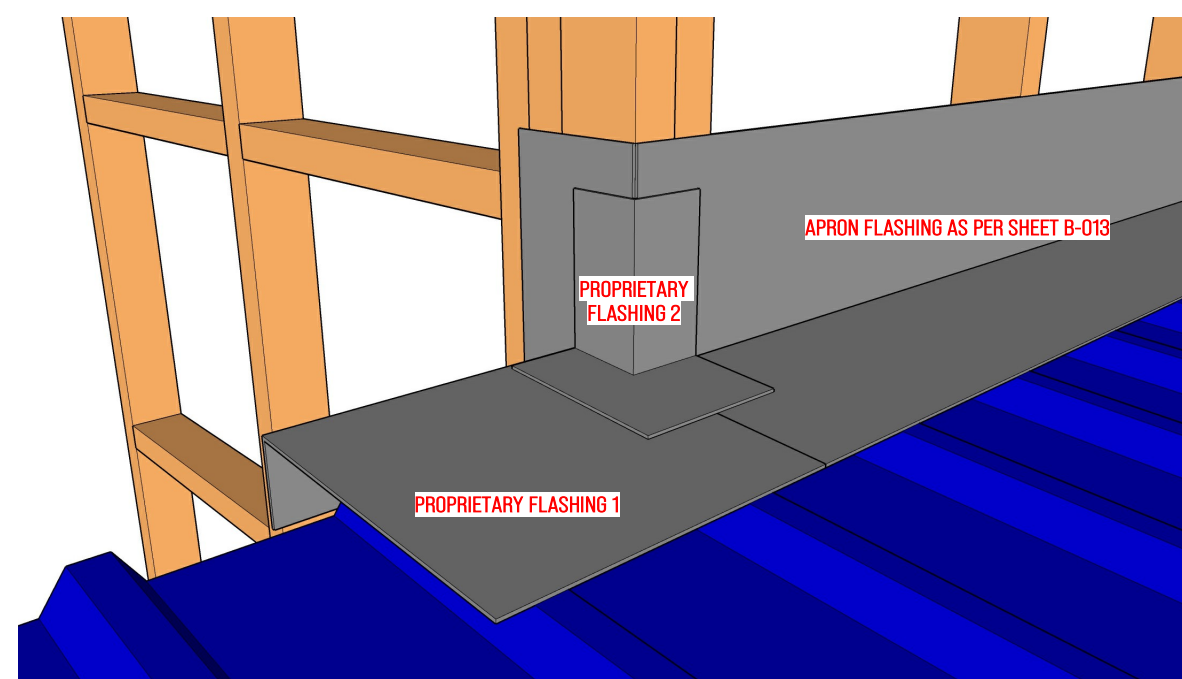
STEP 3: INSTALL L SHAPE FLASHING

NOTE: APPLY FLASHING TAPES OVER ALL FLASHING OVERLAPS AND FLASHING EDGES

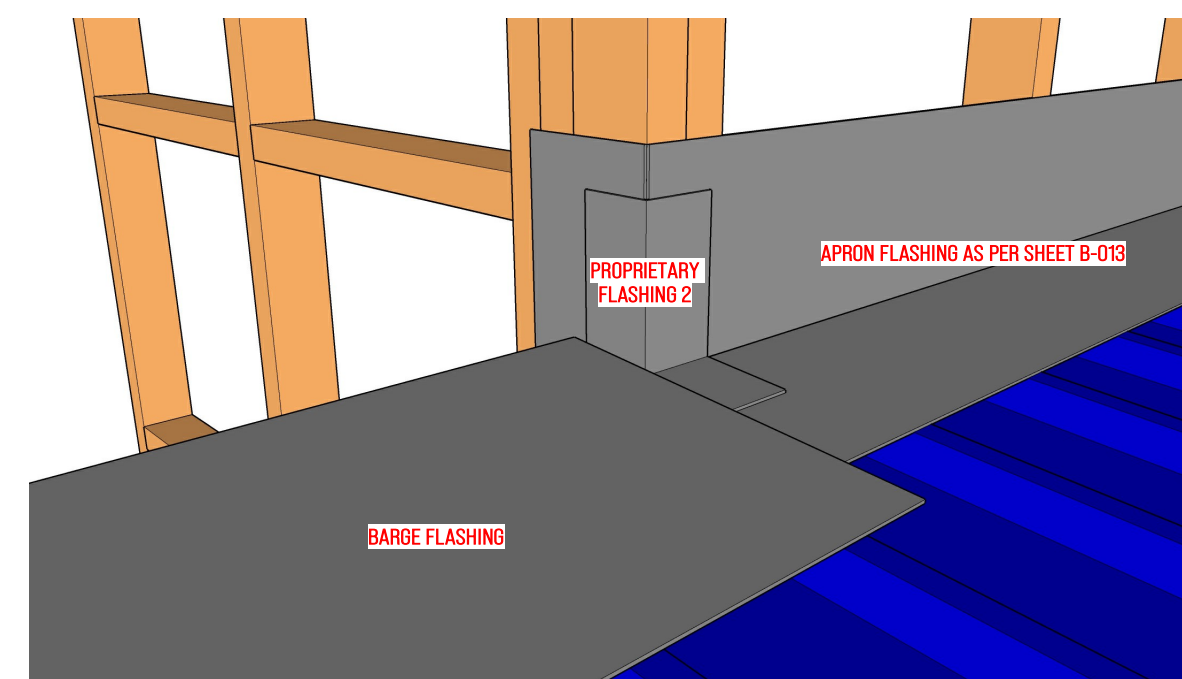
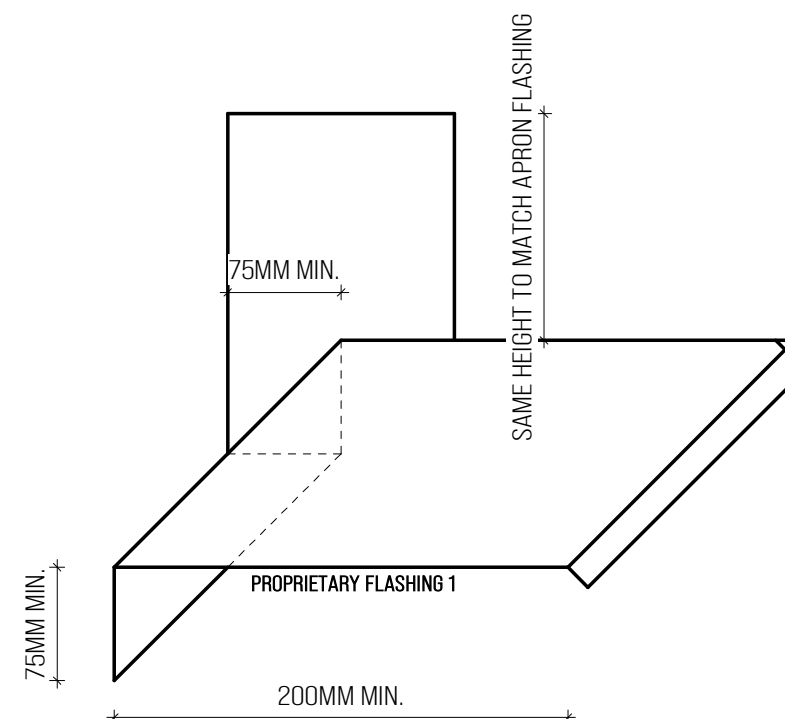
NOTE: ALL FLASHINGS TO BE INSTALLED OVER BUILDING PAPER



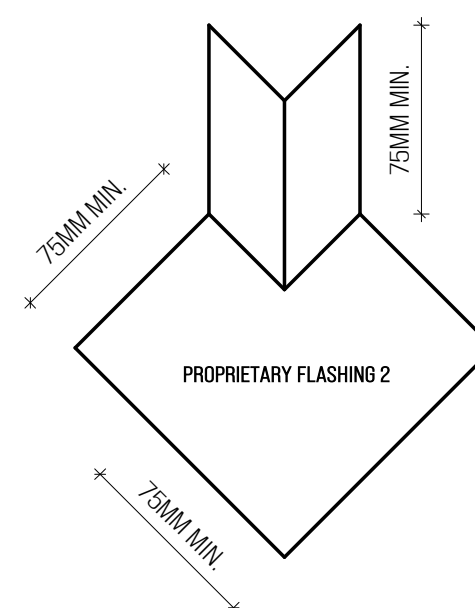
STEP 1: INSTALL APRON FLASHING AND PROPRIETARY FLASHING 1

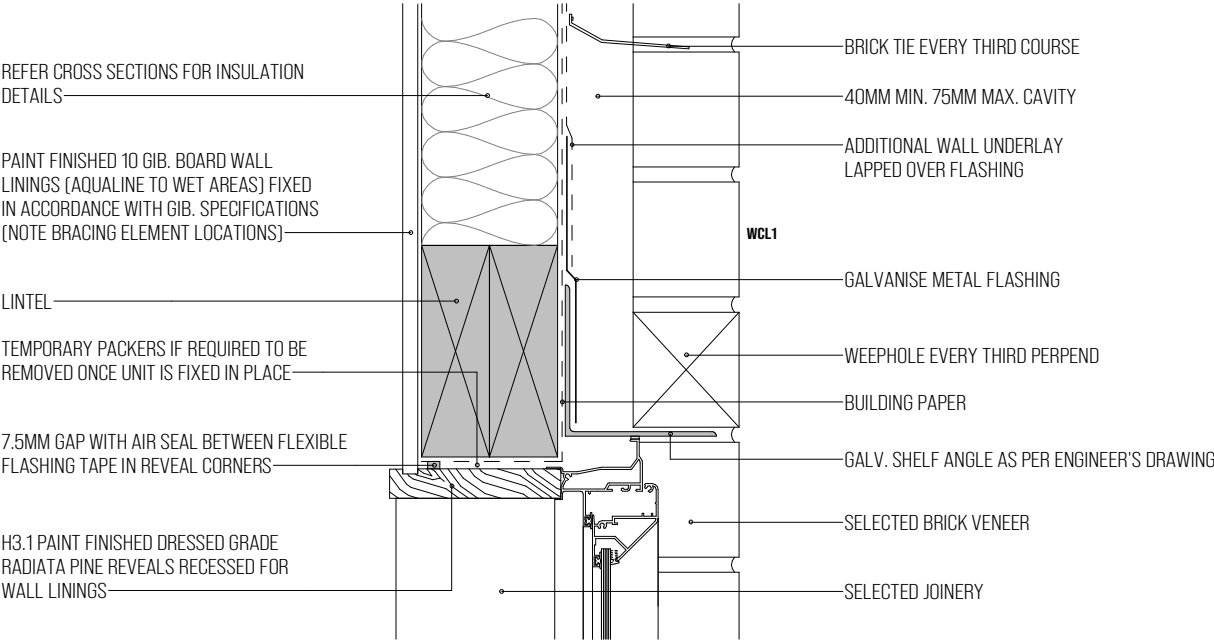


STEP 2: INSTALL PROPRIETARY FLASHING 2

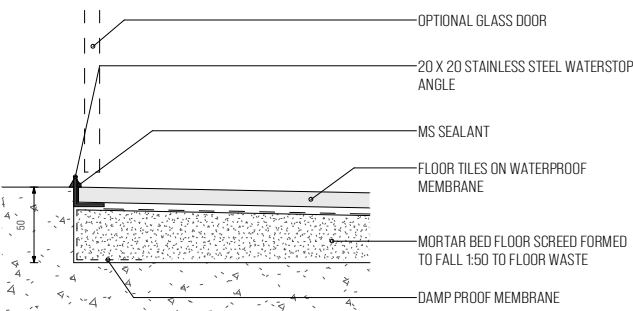


STEP 3: INSTALL BARGE FLASHING OVER PROPRIETARY FLASHINGS 1 AND 2

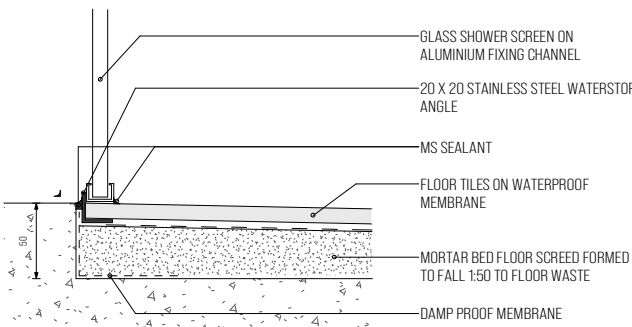




NOTE: ALL DETAILS TO BE READ IN CONJUNCTION WITH NZBC E2/AS1



TILED SHOWER _ THRESHOLD DETAIL



TILED SHOWER _ THRESHOLD DETAIL

WET FLOOR SHOWER NOTES:

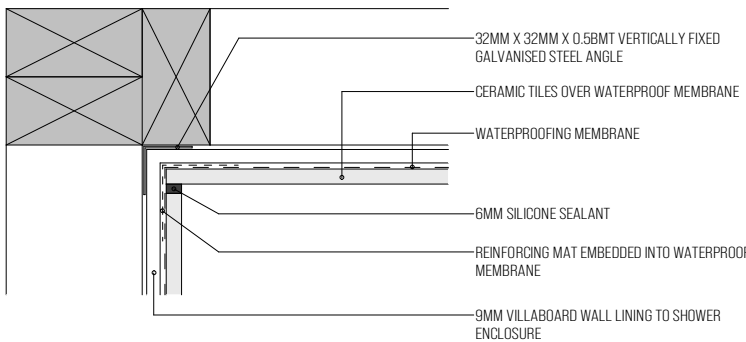
- 9MM THICK VILLABOARD LININGS TO BE INSTALLED ONLY TO SHOWER ENCLOSURE AND BATH CRADLE IN ACCORDANCE WITH JH VILLABOARD LINING INSTALLATION MANUAL USING JH FIXINGS AND ACCESSORIES

- SHEETS TO BE INSTALLED HORIZONTALLY BUTTED TOGETHER AT STUD LOCATIONS AND HAVE SEALANT APPLIED TO GAP BETWEEN SHEETS (1-2MM GAP) - REFER FIGURE 16 OF INSTALLATION MANUAL (SUPPORTING DOCUMENTS)

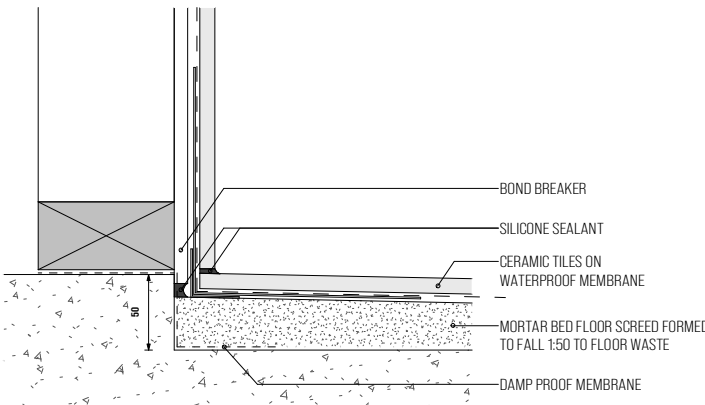
- FIX SHEETS IN ACCORDANCE WITH FIG.9 OF INSTALLATION MANUAL (150 MAX. CRS TO ALL STUDS AND DWANGS INCL. BOTTOM & TOP PLATES) USING GALV. STEEL 6G X 30MM VILLADRIVE SCREW

- SHOWER FLOOR TO HAVE A FALL OF NO LESS THAN 1:50 TOWARDS THE FLOOR WASTE

- 9MM VILLABOARD TO BE INSTALLED TO SECTIONS OF WALLS AROUND SHOWER ENCLOSURE ONLY IN PLACE OF GIB. AUQUALINE



TILED SHOWER _ INTERNAL CORNER

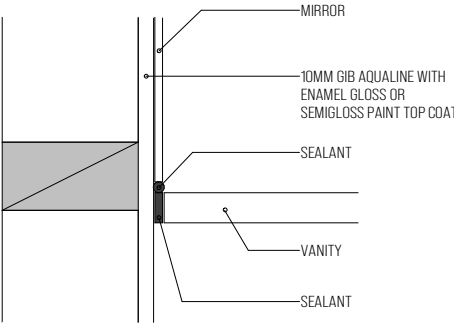


TILED SHOWER _ WALL / FLOOR JUNCION

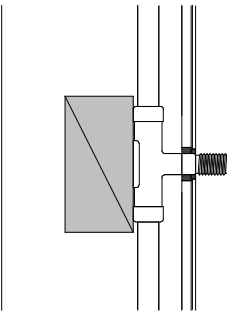
AQUA-PROOF WPM C3 WET AREA WATERPROOFING SYSTEM TO BE PROVIDED IN ACCORDANCE WITH AQUAFLEX SPECIFICATIONS BY AN APPROVED AUSTRALASIAN TILING ADHESIVES PTY LTD INSTALLER

- WET FLOOR SHOWER NOTES:**
- 9MM THICK VILLABOARD LININGS TO BE INSTALLED ONLY TO SHOWER ENCLOSURE AND BATH CRADLE IN ACCORDANCE WITH JH VILLABOARD LINING INSTALLATION MANUAL USING JH FIXINGS AND ACCESSORIES
 - SHEETS TO BE INSTALLED HORIZONTALLY BUTTED TOGETHER AT STUD LOCATIONS AND HAVE SEALANT APPLIED TO GAP BETWEEN SHEETS (1-2MM GAP) - REFER FIGURE 16 OF INSTALLATION MANUAL (SUPPORTING DOCUMENTS)
 - FIX SHEETS IN ACCORDANCE WITH FIG.9 OF INSTALLATION MANUAL (150 MAX. CRS TO ALL STUDS AND DWANGS INCL. BOTTOM & TOP PLATES) USING GALV. STEEL 6G X 30MM VILLADRIVE SCREW
 - SHOWER FLOOR TO HAVE A FALL OF NO LESS THAN 1:50 TOWARDS THE FLOOR WASTE
 - 9MM VILLABOARD TO BE INSTALLED TO SECTIONS OF WALLS AROUND SHOWER ENCLOSURE ONLY IN PLACE OF GIB. AUQALINE

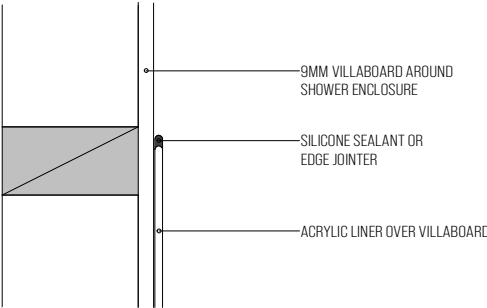
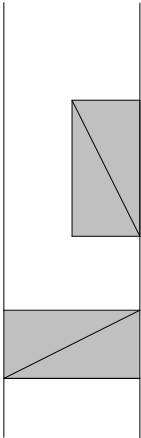
AQUA-PROOF WPM C3 WET AREA WATERPROOFING SYSTEM TO BE PROVIDED IN ACCORDANCE WITH AQUAFLEX SPECIFICATIONS BY AN APPROVED AUSTRALASIAN TILING ADHESIVES PTY LTD INSTALLER



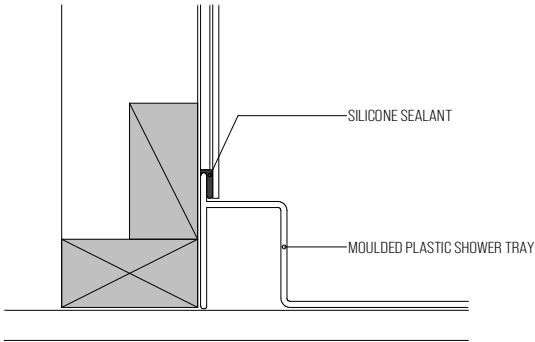
VANITY _ WALL JUNCTION



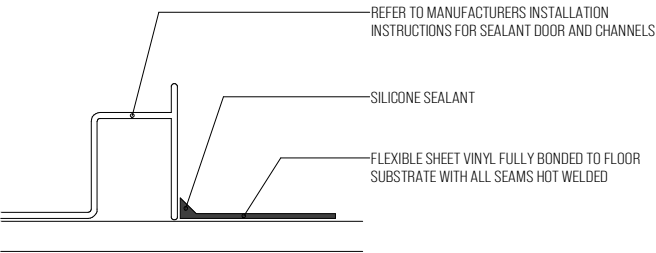
PIPE PENETRATION _ ACRYLIC LINER



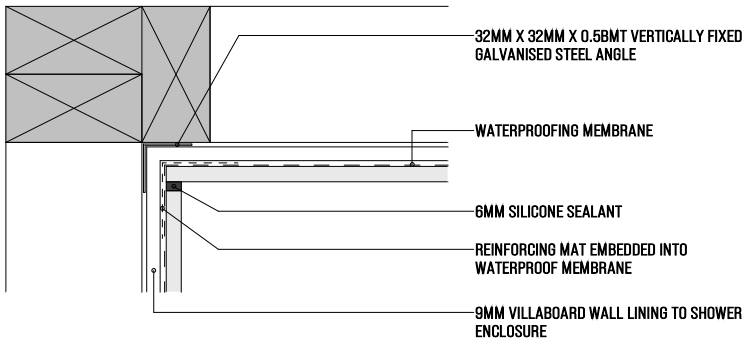
WALL _ TOP OF ACRYLIC SHOWER LINER



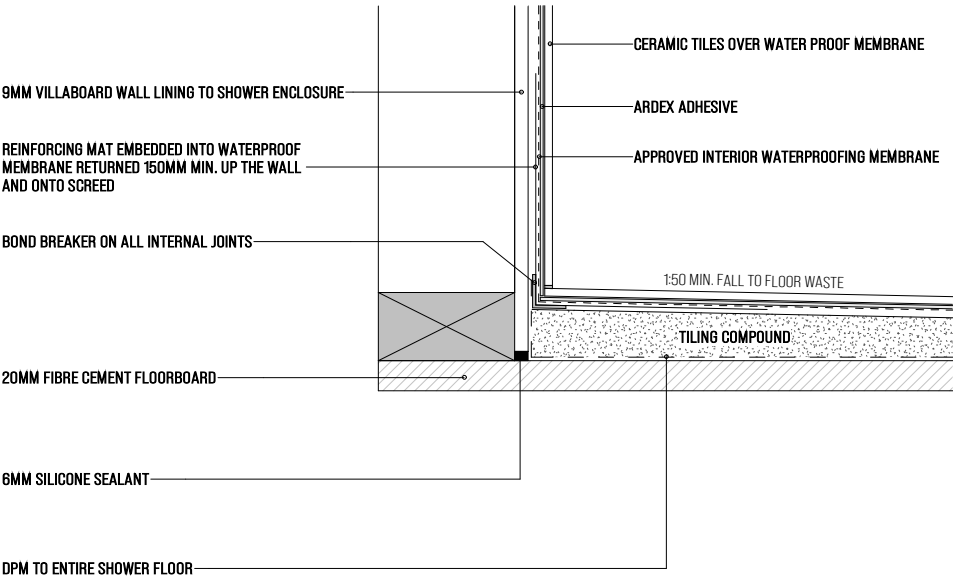
SHOWER TRAY BASE



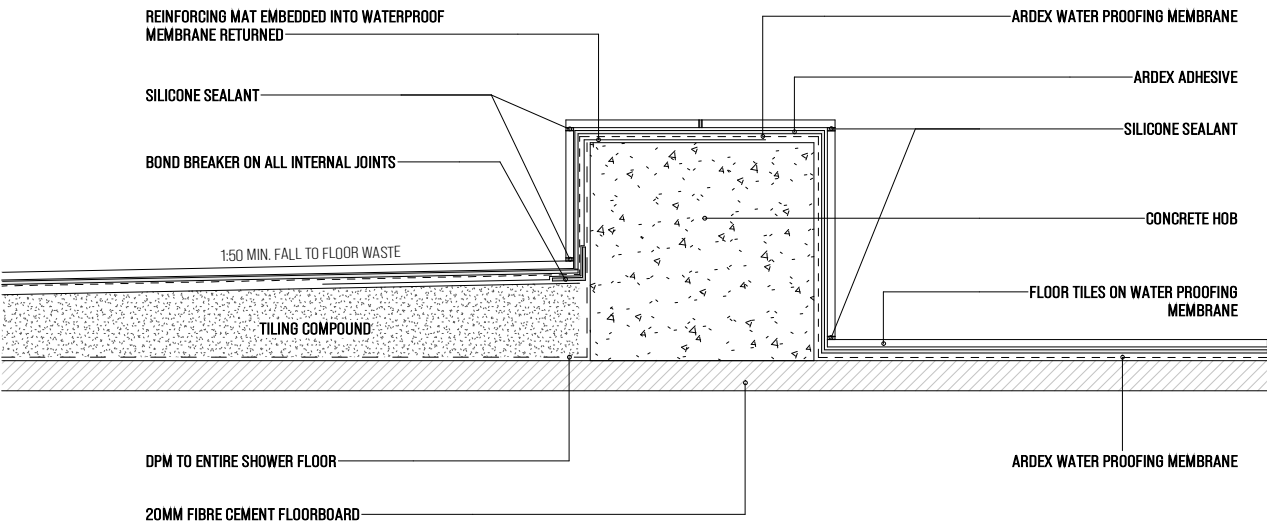
SHOWER TRAY _ FLOOR JUNCTION



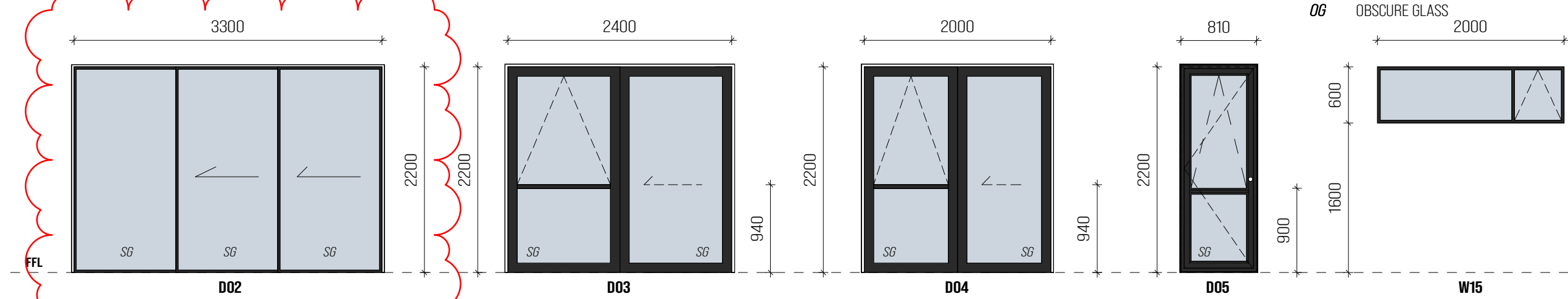
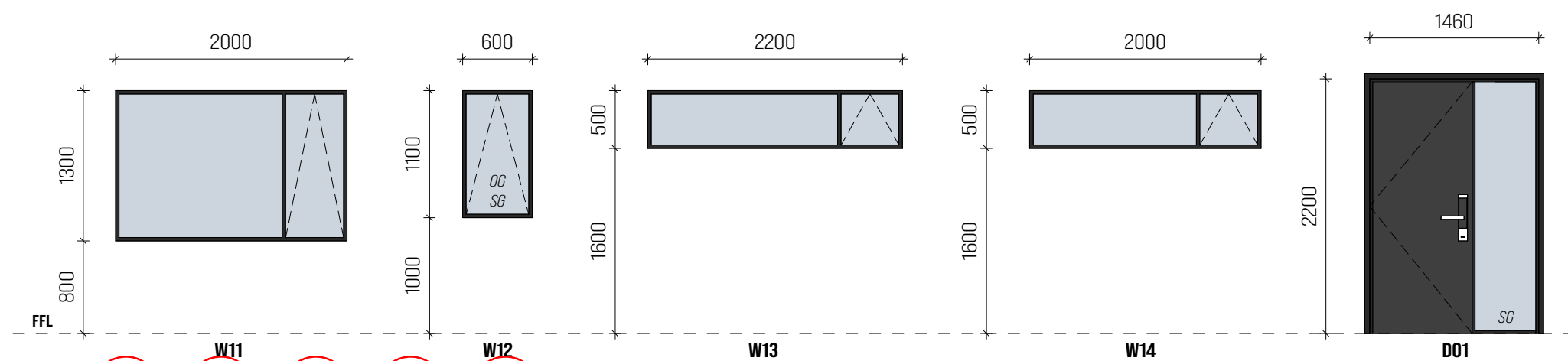
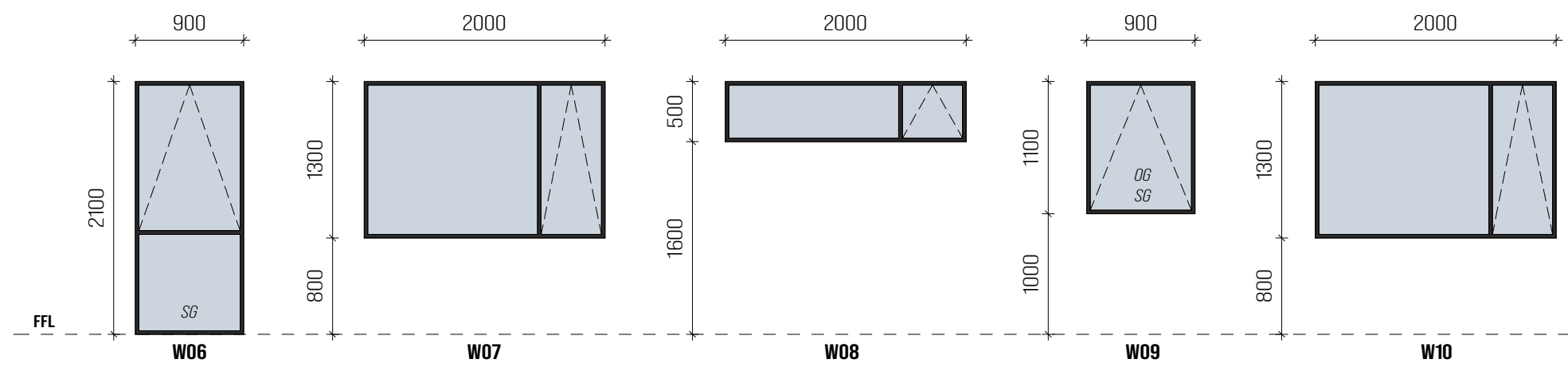
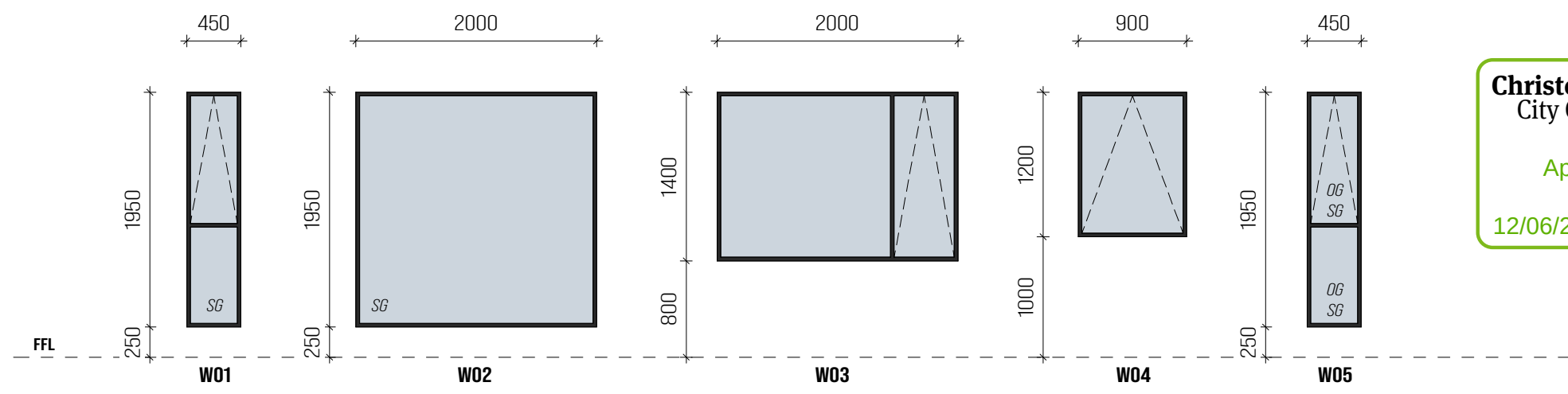
TILED SHOWER _ INTERNAL CORNER



TILED SHOWER_BASE



TILED SHOWER_HOB



Christchurch
City Council



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BCN/2026/3453

Approved Building Consent
Document

12/06/2026

Menon, Gopika

SOLIDIFY
DESIGN
STUDIO



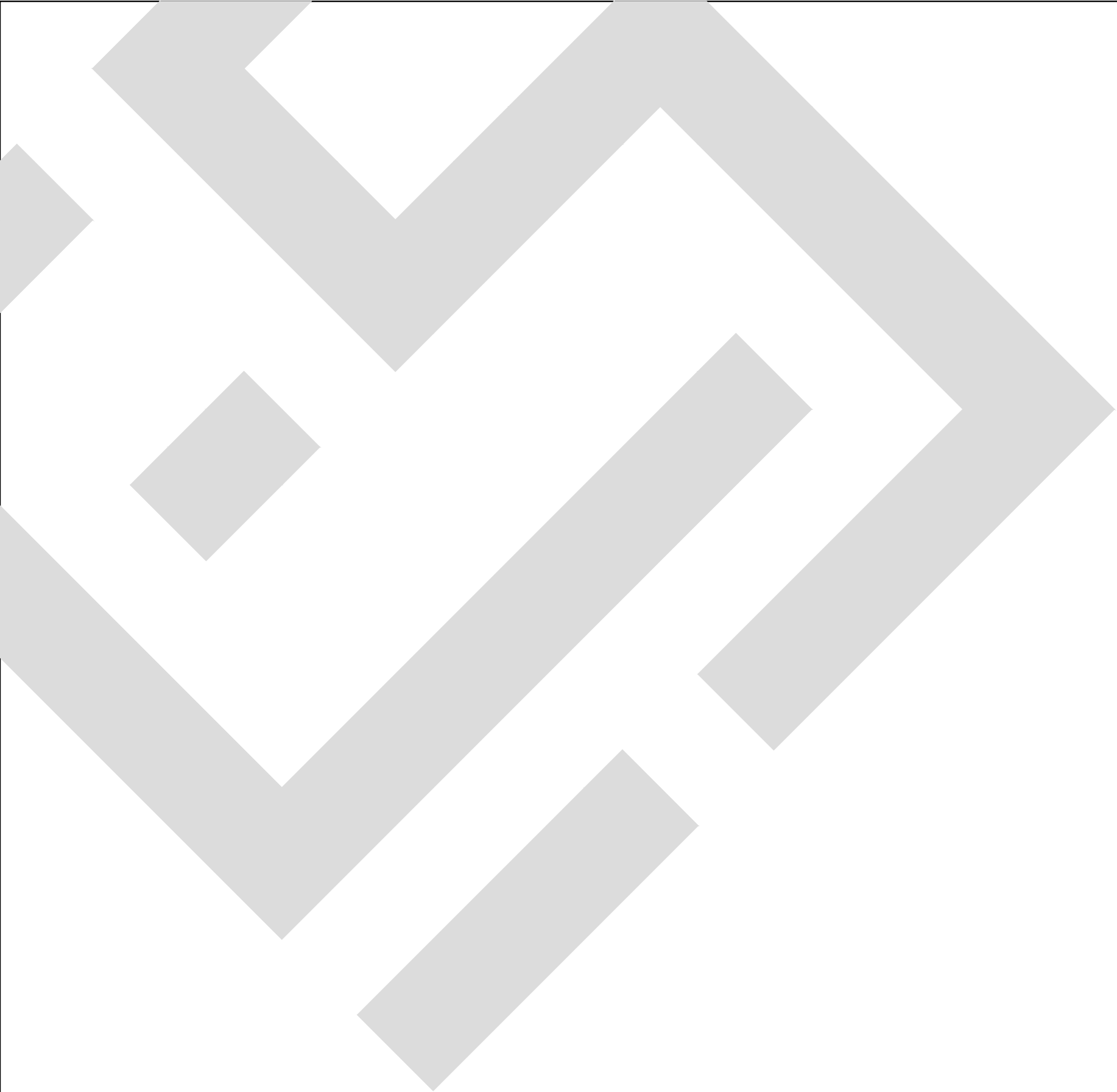
WHERE IMAGINATION FINDS FORMS

ALUMINIUM JOINERY NOTES

- ALUMINIUM JOINERY SHALL BE POWDERCOATED FINISH FABRICATED FOR DOUBLE GLAZED UNITS (FABRICATOR TO CONFIRM THEIR SUITE TO BE USED IE: RESIDENTIAL)
- GLAZING SHALL INCORPORATE ARGON-FILLED INSULATION GLASS UNITS (IGU'S) WITH THE ADDITION OF LOW E GLAZING (MIN. 4MM THICK GLASS EACH SIDE OF THERMALLY IMPROVED SPACER FOR R VALUE OF 0.5) IN ACCORDANCE WITH TABLE E1.1.1A NZBC H1/AS1.
- ALL UNITS SHALL BE SITE MEASURED BEFORE FABRICATION TO DETERMINE CORRECT SIZE. DIMENSIONS SHOWN ARE ROUGH OPENING SIZES UNLESS NOTED OTHERWISE.
- ALL EXTERNAL JOINERY SHALL COMPLY WITH THE FOLLOWING NEW ZEALAND STANDARDS WHERE APPLICABLE:
NZS 3504 SPECIFICATION FOR ALLUMINIUM WINDOWS
NZS 4203 CODE OF PRACTICE FOR GENERAL STRUCTURAL DESIGN AND DESIGN LOADINGS FOR BUILDINGS
NZS 4211 SPECIFICATION FOR PERFORMANCE OF WINDOWS
NZS 4223 CODE OF PRACTICE FOR GLAZING IN BUILDINGS
- PROVIDE FLASHINGS TO ALL EXTERIOR OPENINGS AS DETAILED AND IN ACCORDANCE WITH NZBC E2/AS1.
- THE MAIN CONTRACTOR SHALL ENSURE THAT ALL SITE GLAZED WINDOW AND DOOR FRAMES ARE FULLY SEALED AT MITRES PRIOR TO GLASS INSTALLATION.
- PROVIDE RESTRICTOR STAYS TO ALLOW OPENING OF 100MM MAX. TO WINDOWS WITH SILLS LESS THAN 760MM FROM THE FINISHED FLOOR WITH VERTICAL FALLS OF MORE THAN 1M AND WHERE WINDOW IS ABOVE BATHROOM FIXTURES (BATH AND W.C.)
- 'SG' ON WINDOW SCHEDULE DENOTES SAFETY GLAZING, ALL GLAZING REQUIREMENTS TO BE CONFIRMED BY MANUFACTURER TO COMPLY WITH NZS 4223.
- ALL EXTERNAL JOINERY SHALL BE DESIGNED AND MANUFACTURED TO RESIST THE FOLLOWING LOADS:
SITE WIND SPEED OF 44M/S (HIGH)

- SG SAFETY GLASS
- OG OBSCURE GLASS

NUMBER	ITEM	DATE	DESCRIPTION
REVA	GEN-007	2026-05-24	D02 REVISED



DRAWING ISSUE REGISTER

DRAWING REV	ISSUE DATE	DESCRIPTION
0	2026/04/15	ISSUE FOR CONSTRUCTION
1	2026/05/29	AMEND TO SUIT ARCH REVISION

DRAWING SHEET CONTENTS

SHEET	SHEET TITLE	ISSUE DATE	REVISION
S001	GENERAL NOTES.	2026/05/29	B
S002	GENERAL NOTES.	2026/04/15	A
S101	WAFFLE FOUNDATION LAYOUT.	2026/05/29	B
S102	FIRST FLOOR FRAMING LAYOUT.	2026/05/29	B
S103	ROOF FRAMING LAYOUT.	2026/04/15	A
S104	GROUND FLOOR BRACING LAYOUT.	2026/05/29	B
S105	FIRST FLOOR BRACING LAYOUT.	2026/04/15	A
S201	FOUNDATION DETAILS.	2026/04/15	A
S202	FOUNDATION DETAILS.	2026/05/29	B
S203	FOUNDATION DETAILS.	2026/04/15	A
S204	FOUNDATION DETAILS.	2026/04/15	A
S205	FOUNDATION DETAILS.	2026/04/15	A
S301	STRUCTURAL DETAILS.	2026/04/15	A
S302	STRUCTURAL DETAILS.	2026/05/29	B

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GENERAL NOTES:

- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS AND ALL OTHER RELATED DOCUMENTS.
- ALL DIMENSIONS, SET-OUTS, REBATES AND RECESSES TO BE REFERRED TO ARCHITECTURAL DRAWINGS.
- DO NOT SCALE FROM DRAWINGS. CONTACT THE ENGINEER AND ARCHITECT FOR ANY DISCREPANCIES.
- DPM SHALL BE PROVIDED IN ACCORDANCE WITH NZS 3604/NZS 4229 - 0.25mm MINIMUM THICKNESS, POLYETHYLENE SHEET. ALL PENETRATIONS SHALL BE SEALED.
- A LAYER OF SAND BLINDING SHALL BE PLACED TO LEVEL AND PREVENT ROCKING OF PODS. THE MAXIMUM THICKNESS OF THIS LAYER SHALL BE NO MORE THAN 50mm AND MINIMUM THICKNESS IS 20mm.

INSPECTIONS:

- CHECK THE BUILDING CONSENT CONDITIONS FOR ANY INSPECTIONS THAT ARE REQUESTED BY THE BUILDING CONSENT AUTHORITY.
- FOR ANY INSPECTION REQUIRED, ENGSOLUTION SHOULD BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE BEFORE ALL MAJOR ITEMS OF WORK ARE BEING CONCEALED.
- INSPECTION SCHEDULE OF THIS JOB TO BE UNDERTAKE IS AS BELOW

NO.	INSPECTION ITEMS	PARTY TO COMPLETE INSPECTION.
01.	CUT INSPECTION - ITEM: SUB SOIL - DESCRIPTION: CONFIRM SUB-SOIL BEARING AND REQUIREMENT OF COMPACTION. TO BE CONFIRMED ON SITE.	ENGSOLUTION LTD
02.	PRE-POUR INSPECTION - ITEM: RIBRAFT FOUNDATION & PAD FOUNDATION. - DESCRIPTION: AFTER BOXING AND PRIOR TO CASTING.	ENGSOLUTION LTD
03.	FLOOR DIAPHRAGM INSPECTION - ITEM: FLOOR DIAPHRAGM. - DESCRIPTION: AFTER DIAPHRAGM ERECTION AND PRIOR TO FIRST FLOOR FRAMING INSTALLATION.	ENGSOLUTION LTD
04.	PRE-ROOF INSPECTION- FIRST FLOOR - ITEM: MID FLOOR JOIST WITH ALL ASSOCIATED BEAMS, LINTELS TO FIRST FLOOR, ANY PENETRATIONS NEEDED AND STEEL SHELF ANGLES. - DESCRIPTION: AFTER ERECTION AND PRIOR TO LINING/BUILDING PAPER/ROOFING.	ENGSOLUTION LTD
05.	PRE-LINE INSPECTION- GROUND FLOOR/FIRST FLOOR - ITEM: HOLD DOWN FIXINGS AND BRACING WALL LENGTH. - DESCRIPTION: AFTER ERECTION OF TIMBER STUDS FRAMING AND PRIOR TO LINING.	ENGSOLUTION LTD
06.	POST-LINE INSPECTION- GROUND/FIRST FLOOR - ITEM: FIXING SCHEDULE AND WALL LININGS PROVIDED. - DESCRIPTION: AFTER LINING AND PRIOR TO PLASTERING.	ENGSOLUTION LTD

- NO SITE WORK SHALL BE CARRIED OUT PRIOR TO BUILDING CONSENTING OF THE JOB.

EXCAVATIONS AND BACKFILL:

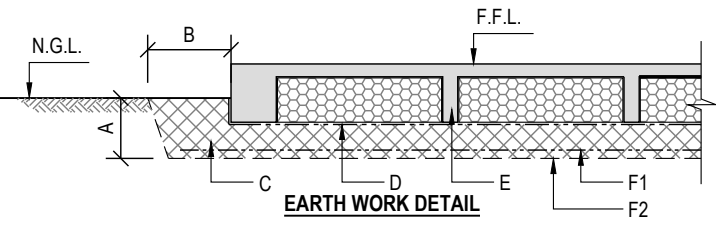
- THE SECTION OF THE SPECIFICATION SHALL BE READ IN CONJUNCTION WITH THE GEOTECHNICAL REPORT OR SOIL TESTS FOR ASSUMED GROUND BEARING CAPACITIES.
- ALL CONCRETE WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH NZS 4210, NZS3109 AND LOCAL AUTHORITY REDULATIONS.
- ALL ADDITIONAL HOLES OR CHASES OTHER THAN WHAT'S BEEN SPECIFIED ON THE DRAWINGS ON THE FOUNDATIONS SLAB SHALL BE REVIEWED AND APPROVED BY THE ENGINEER

EXCAVATIONS AND BACKFILL (CONTINUE):

- IF DEEPER EXCAVATION IS NEEDED THAN THE SPECIFIED EARTHWORK DETAIL, WRITTEN APPROVAL FROM THE ENGINEER NEED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO EXCAVATION. OVER-EXCAVATION SHALL BE BACKFILLED IN ACCORDANCE WITH THE ENGINEER'S WRITTEN INSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE EVIDENCE OF ADEQUATE COMPACTION, EITHER THROUGH A NUCLEAR DENSITY GAUGE OR AN ALTERNATIVE APPROVED BY THE ENGINEER. IF THE GRAVEL BACKFILL EXCEEDS A THICKNESS OF 200mm, IT IS RECOMMENDED TO CONDUCT NUCLEAR DENSITY TEST (ND) TO ENSURE COMPACTION TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY. FOR GRAVEL FILL LESS THAN 400mm IN THICKNESS, ONE TEST ON THE TOP LAYER OF BACKFILL MATERIAL IS RECOMMENDED. IF THE GRAVEL BACKFILL SURPASSES 400mm IN THICKNESS, ND TEST IS RECOMMENDED AT 200mm DEPTH AND ON THE TOP LAYER OF BACKFILL MATERIAL.
- THE SITE SHALL BE LEFT IN A TIDY CONDITION AFTER COMPLETION OF ENGINEERING BACKFILL OPERATION.

RIBRAFT FOUdnATION:

- GEOTECHNICAL INVESTIGATION REPORT REFERENCE TO BE :
 - GEOTECHNICAL ENGINEER: STRUCTURAL DESIGN LAB
 - REFERENCE NO: #21039.01
 - ISSUE DATE: 21-09-25
 - DESIGN ULTIMATE BEARING CAPACITY > **300kPa** AT 300mm BELOW GROUND LEVEL. TO BE CONFIRMED ON SITE.
- CURING AND PROTECTION:
 - CARE SHOULD BE TAKEN TO PROTECT AND CURE ALL CONCRETE PRODUCT IN ACCORDANCE WITH NZS 3109.
 - CURING COMPOUND PRODUCT TO BE APPLIED TO ALL CONCRETE FOUNDATION SLABS IMMEDIATELY ON COMPLETION OF THE SURFACE FINISHING. ALTERNATIVELY, CURE BY PONDING.
- TILED SHOWER REBATE:
 - FOUNDATION SLAB TO BE RECESSED LOCATION (MAX. 50mm) FOR TILED SHOWER
 - REFER TO ARCHITECTS DRAWINGS FOR DETAILS
 - SLAB THICKNESS AS PER SPECIFIED IN THE DRAWINGS TO BE MAINTAINED THROUGHOUT THE FOUNDATION.
 - SUPPLEMENTARY BARS SHOULD BE ALLOWED TO EACH CORNER OF THE SHOWER RECESS.
- EARTHWORK DETAIL AS PER BELOW:



ITEM	NOTES
A.	GRAVEL DEPTH TO BE 300mm BGL. TO BE CONFIRMED ON SITE. CONTACT GEOTECHNICAL ENGINEER FOR DETAILED INSTRUCTION.
B.	GRAVEL TO BE EXTENDED MIN. 500mm FROM BUILDING PERIMETER LINE.
C.	AP40 OR AP65 GRANULAR FILL WELL COMPACTED IN MAX. 200mm LAYERS TO 95% MAXIMUM DRY DENSITY.
D.	MAX. 25mm SAND BLINDING TO TOP OF THE GRAVEL.
E.	RIB RAFT FOUNDATION.
F1	N/A
F2	N/A

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CONCRETE:

- PLACE CONCRETE IN ACCORDANCE WITH NZS 3109.
- ALL CONCRETE WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH NZS 4210, NZS3109 AND LOCAL AUTHORITY REDULATIONS.
- ALL ADDITIONAL HOLES OR CHASES OTHER THAN WHAT'S BEEN SPECIFIED ON THE DRAWINGS ON THE FOUNDATIONS SLAB SHALL BE REVIEWED AND APPROVED BY THE ENGINEER.
- MINIMUM CONCRETE COVERS TO REINFORCEMENT:
 - 50mm** TO BOTTOM OF FOUNDATIONS.
 - 50mm** TO SIDES OF EXTERNAL FOUNDATION BEAM.
 - 40mm** TO SIDES OF INTERNAL FOUNDATIONS AND RIBS.
 - 25mm** TO TOP OF SLAB NOT EXPOSED TO WEATHER EXCEPT FOR A BRIEF PERIOD DURING CONSTRUCTION.
- ALL CONCRETE TO BE MECHANICALLY VIBRATED AND CAREFULLY WORKED AROUND THE REINFORCEMENT AND INTO THE CORNERS OF THE FORMWORK.
- ALL CONCRETE SHALL HAVE MAXIMUM 19mm NOMINAL AGGREGATE SIZE AND 100mm SLUMP. THEY SHALL COMPLY WITH NZS 3109.
- EXCEPT WHERE SPECIFIED OTHERWISE BY THE ARCHITECT, CONCRETE FINISHES SHALL BE IN ACCORDANCE WITH NZS3114:

SITUATION	CATEGORY
ALL CONCRETE WHICH IS VISIBLE EXTERNALLY OR INTERNALLY IN THE COMPLETED BUILDINGS	F5X FINISH
CONCRETE CONCEALED IN THE COMPLETED BUILDING	F3 FINISH
CONCRETE BELOW GROUND	F1 FINISH

- CONCRETE STRENGTH TO RIB RAFT FOUNDATION TO BE WITH A **28-DAY STRENGTH OF 20MPa.**
- ALL CONCRETE WORK SHALL BE VIBRATED IN ACCORDANCE WITH SECTION 7.6 NZS3109:1997. COMPACT BY VIBRATION OF THE CONCRETE TO EXPEL ENTRAPPED AIR AND UNTIL SETTLEMENT OF THE CONCRETE IS VISIBLY EVIDENT OVERALL AREA OF THE SURFACE. MAINTAIN VIBRATION UNTIL SETTLEMENT CEASES AND COARSE AGGREGATE AT THE SURFACE IS EMBEDDED.
- SUPPLY AND INSTALL DAMP PROOF MEMBRANE (DPM) BENEATH ALL GROUND SLABS IN ACCORDANCE WITH THE MANUFACTURER'S AND ARCHITECT'S SPECIFICATIONS. THE DPM MUST BE MADE OF 0.25mm POLYTHENE OR EQUIVALENT.
- SAW CUTS AND FORMED CONSTRUCTION JOINTS SHALL BE CONSTRUCTED AS DETAILED UNLESS OTHERWISE WITH ENGINEER'S WRITTEN CONFIRMATION ON ANY CHANGES. CONCRETE SHALL BE CUT AS SOON AS IT HAS SUFFICIENT STRENGTH TO AVOID SPALLING OF THE CUT EDGE. SAW CUTS SHALL BE 3mm WIDE AND 1/4 THE SLAB THICKNESS.

REINFORCING:

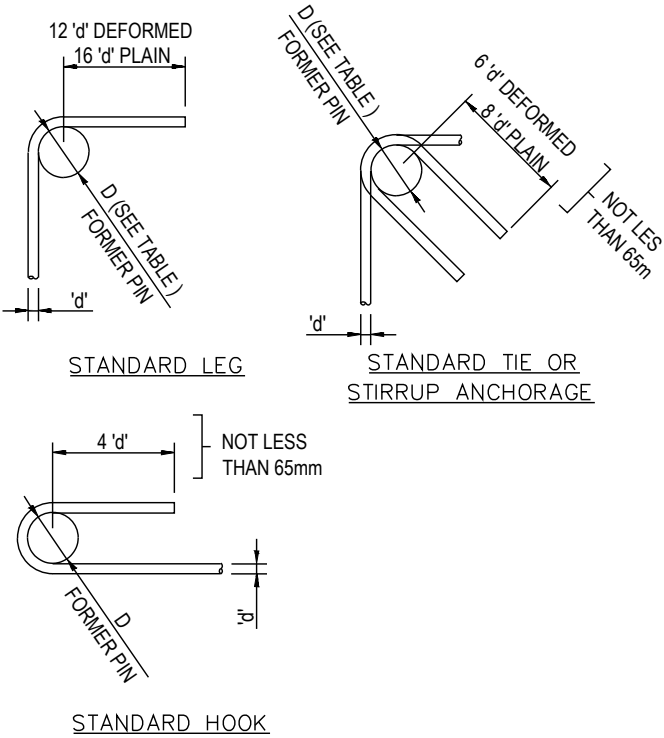
- ALL REINFORCEMENT SHALL BE GRADE 300 OR GRADE 500E AS SPECIFIED ON THE DRAWINGS. ALL REINFORCEMENT SHALL BE NEW ZEALAND SOURCED AND IN ACCORDANCE WITH AS/NZS 4671.
- UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS, ALL REINFORCEMENT SHALL BE DEFORMED TYPE.
- BAR GRADE SPECIFIED IN THE DRAWINGS:
 - R** : STRUCTURAL GRADE ROUND BAR.
 - D** : DEFORMED BAR GRADE 300E
 - HD**: DEFORMED BAR GRADE 500E

REINFORCING (CONTINUE):

- ALL FLOOR MESH TO BE TRIMMED TO HAVE 50mm EDGE COVER. A MINIMUM LAP OF 225mm SHALL BE PROVIDED (END EXTENSIONS SHALL NOT BE INCLUDED IN LAP LENGTH)
- REINFORCING BARS LAP LENGTH SHALL BE:

REINFORCING BAR LAP LENGTH								
28-DAY CONCRETE STRENGTH	REINFORCING BAR GRADE							
	GRADE 300E DEFORMED BARS				GRADE 500E DEFORMED BARS			
	D10	D12	D16	D20	HD10	HD12	HD16	HD20
20MPa	350	450	550	700	600	700	900	1150
25MPa	300	400	500	600	500	600	800	1000

- WELD SPLICE OF ANY REINFORCING BARS ARE NOT PERMITTED.
- ALL REINFORCING BAR BENDS TO BE COLD WITHOUT FRACTURE.
- ALL REINFORCING BARS SHALL BE FIXED AND TIED AT ALL INTERSECTIONS.
- REINFORCEMENT SHALL BE CUT, BENT AND FIXED IN ACCORDANCE WITH NZS 3109. ALL REINFORCEMENT SHALL FULLY LAP AT ALL SPLICES, CORNERS OF FOUNDATION BEAMS, BLOCKWORK, ETC.
- DO NOT RE-BEND BARS.
- BENDING OF REINFORCEMENT SHALL BE IN ACCORDANCE WITH NZS 3101 AND NZS 3109 AND AS SHOWN IN BELOW FIGURES:
MINIMUM DIAMETER OF BEND FOR MAIN BARS: 5d
MINIMUM DIAMETER OF BEND STIRRUPS AND TIES: 2d (PLAIN BARS) / 4d (DEFORMED BARS) \



- NO CONCRETE SHALL BE PLACED WITHOUT WRITTEN APPROVAL FROM DESIGN ENGINEER AFTER THE PRE-POUR INSPECTION. THE CONTRACTOR TO ENSURE ALL WORK IS IN ACCORDANCE WITH THE NZ BUILDING CODE, STANDARD AND CONTRACT DOCUMENTS

B	29-06-2026	ADD DIAPHRAGM INSPECTION	C.Z.
A	15-04-2026	ISSUED FOR CONSTRUCTION	F.J.
REV	DATE	AMENDMENT	BY

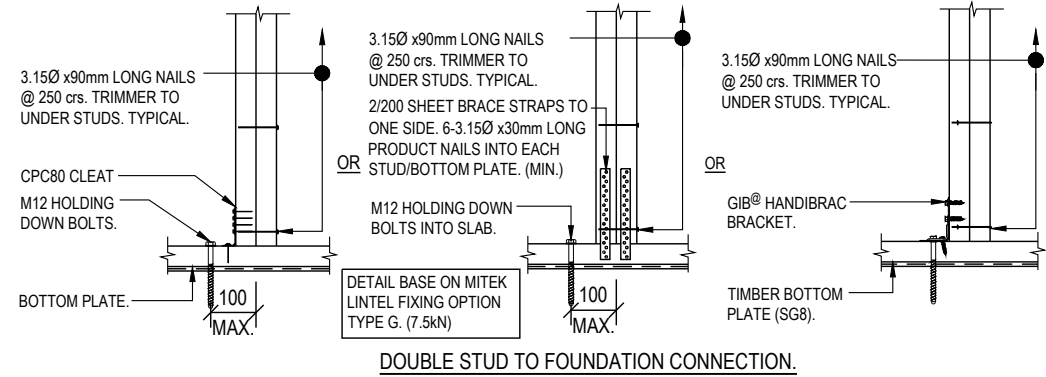
DRAWING ISSUE FOR: CONSTRUCTION			
DESIGNED: Z.L.	CHECKED: C.Z.	SHEET NO. S001	
DRAWN: F.J.	SCALE @ A3: N.I.S.	JOB NO. 1486	ISSUE: B

PROPRIETARY FIXINGS:

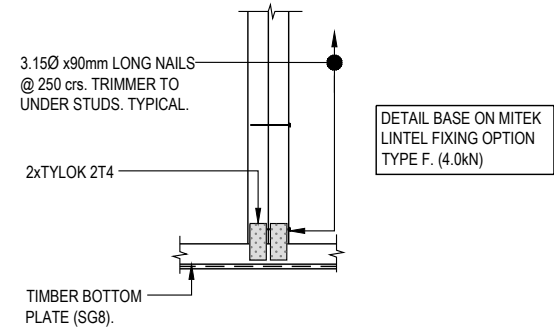
1. ALL SPECIFIED EPOXY ANCHORS, MECHANICAL ANCHORS AND TIMBER FIXINGS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE SPECIFICATIONS.
2. NO ALTERATIVE PRODUCT OTHER THAN THE ONE SPECIFIED IN THE DRAWINGS IS ALLOWED WITHOUT ENGINEER'S WRITTEN CONFORMATION.
3. UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS, ALL EPOXY ANCHORS SHALL BE RAMSET EPCON C8 EPOXY WITH M12/ M16 5.6 ANCHOR STUDS (LENGTH TO SUIT) INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

TIMBER WORK:

1. ALL TIMBER TO BE SG8 INACCORDANCE WITH NZS3622:2004 UNLESS OTHERWISE NOTED ON THE DRAWINGS. NO DAMAGED, FAULTY OR DEFECTIVE MATERIAL IS ACCEPTED.
2. ALL TIMBER AND ASSOCIATED CONNECTIONS SHALL BE IN ACCORDANCE WITH NZS3604:2011.
3. REFER TO ARCHITECT DRAWINGS AND SPECIFICATIONS ON THE DURABILITY OF FIXINGS AND THE DURABILITY/HAZARD CLASS TREATMENT OF TIMBER, AND IN ACCORDANCE WITH NZS 3604:2011.
4. ALWAYS SUPPLY 50x50x3mm WAHSERS TO BOLT FIXING AGAINST TIMBER SURFACE. BOLT GRADE TO BE 4.6S TO TIMBER FIXING UNLESS OTHERWISE SPECIFIED.
5. NO PENETRATION OF CUT AGAINST TIMBER IS TO BE CONSTRUCTED WITHOUT ENGINEER'S WRITTEN APPROVAL. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED TO CONFIRM ANY PENETRATIONS OR CUT PRIOR TO CONSTRUCTION.
6. **TIMBER DOUBLE STUDS TYPE 1 - WITH HOLD DOWN FIXINGS**
2/90x45 SG8 / 2/140x45 SG8 TO CONCRETE FOUNDATION HOLD DOWN FIXING TO BE AS PER BELOW.

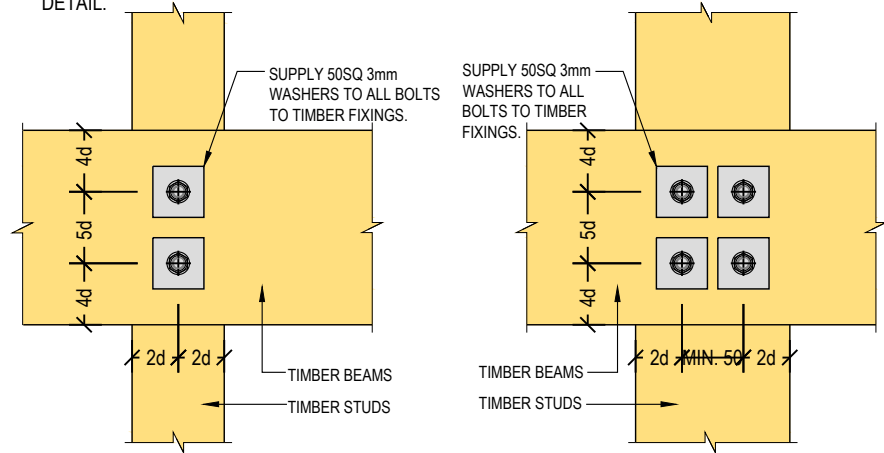


7. **TIMBER DOUBLE STUDS TYPE 2 - WITHOUT HOLD DOWN FIXINGS**
2/90x45 SG8 / 2/140x45 SG8 TO CONCRETE FOUNDATION HOLD DOWN FIXING TO BE AS PER BELOW.



TIMBER WORK (CONTINUE):

8. BOLTS FIXING AGAINST TIMBER WITH REQUIRED TIMBER COVER TO BE COMPLIED WITH BELOW DETAIL.



MINIMUM DISTANCES FOR BOLTS IN TIMBER.

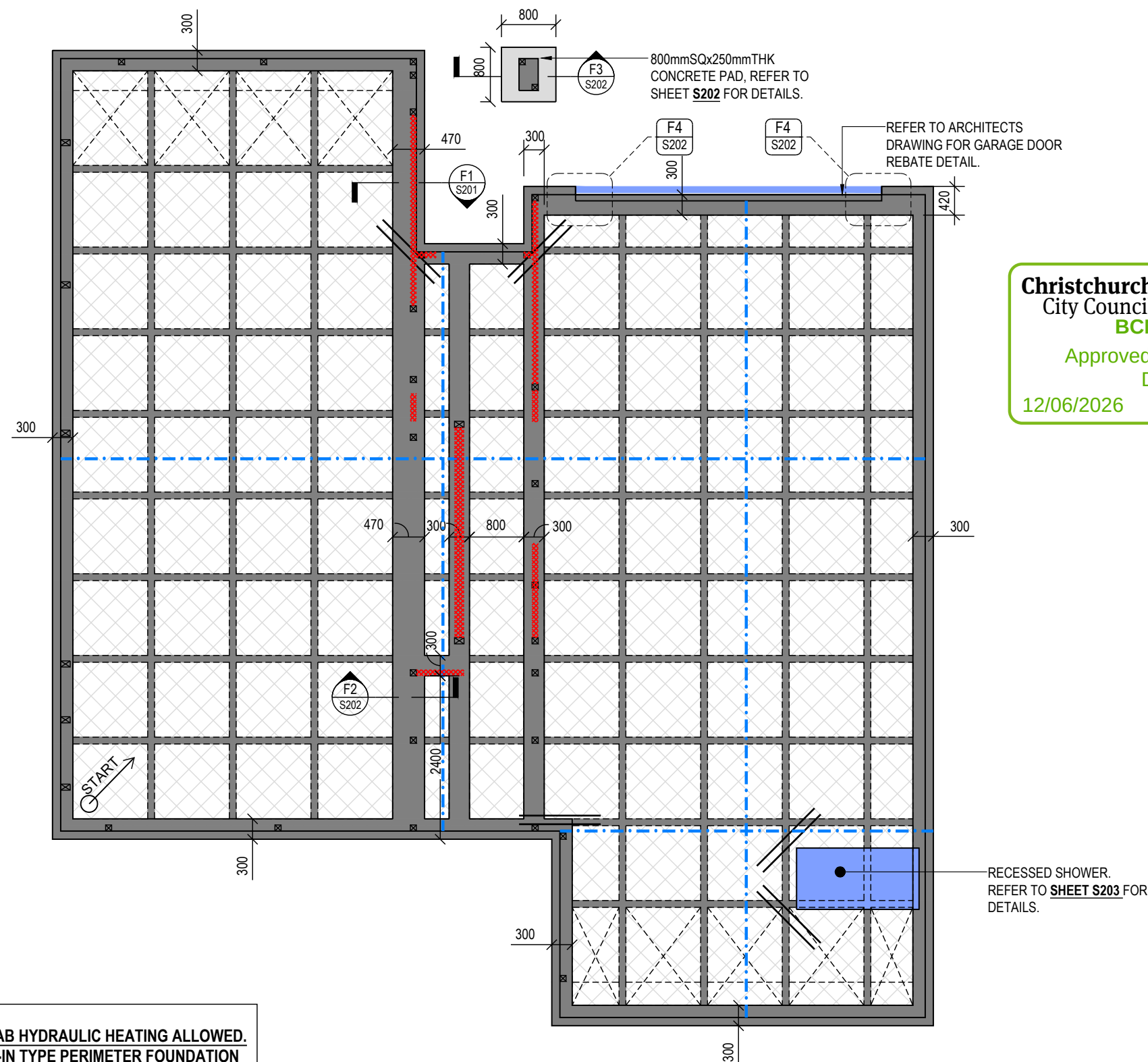
A	15-04-2026	ISSUED FOR CONSTRUCTION	F.J.
REV	DATE	AMENDMENT	BY

DRAWING ISSUE FOR:			
CONSTRUCTION			
DESIGNED:	CHECKED:	SHEET NO.	
Z.L.	C.Z.	S002	
DRAWN:	SCALE @ A3:	JOB NO.	ISSUE:
F.J.	N.I.S.	1486	A

B	29-06-2026	AMEND FOR ARCH REVISION	C.Z.
A	15-04-2026	ISSUED FOR CONSTRUCTION	F.J.
REV	DATE	AMENDMENT	BY

DRAWING ISSUE FOR:			
CONSTRUCTION			
DESIGNED:	CHECKED:	SHEET NO.	
Z.L.	C.Z.	S101	
DRAWN:	SCALE @ A3:	JOB NO.	ISSUE:
F.J.	1:75.	1486	B

NOTE:
1. **NO IN SLAB HYDRAULIC HEATING ALLOWED.**
2. **NO CAST-IN TYPE PERIMETER FOUNDATION INSULATION IS ALLOWED.**



WAFFLE FOUNDATION LAYOUT
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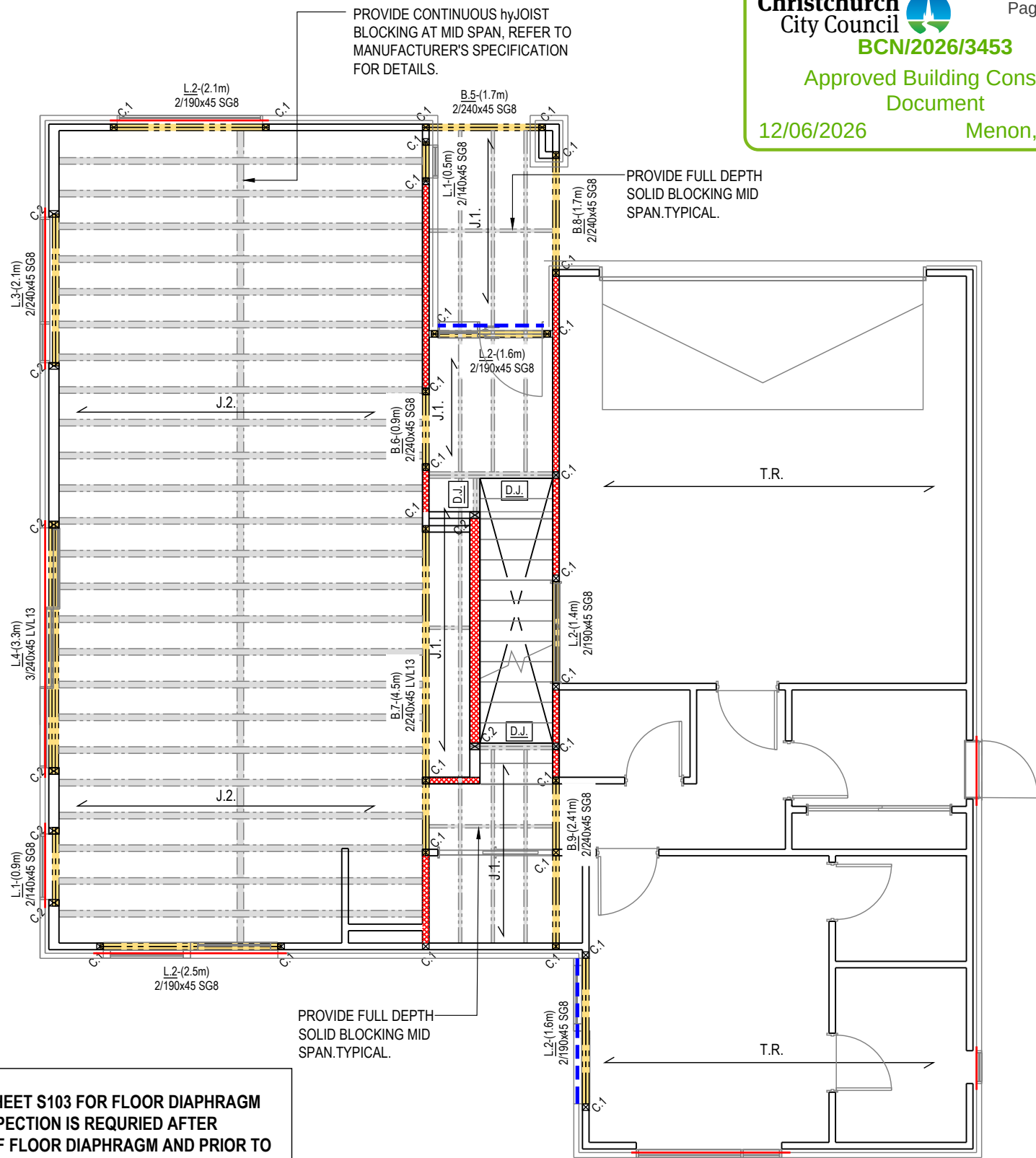
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FOUNDATION LEGEND:

	2-HD12 1200mm LONG. SPACE 50mm FROM CORNER AND 75mm APART.
	1100x1100 POLYSTYRENE PODS. CUT TO SUIT ON SITE AS REQUIRED. REFER TO DETAIL TO CONFIRM DEPTH.
	SED POLYSTYRENE PODS. CUT TO SUIT ON SITE.
	SETOUT POINT FOR POLYSTYRENE PODS.
	SAW CUT. 3mm WIDE AND A QUARTER THE SLAB THICKNESS DEEP.
	INDICATES INTERNAL LOAD BEARING WALLS.

FOUNDATION NOTES:

- REFER TO SHEETS S001- S002 FOR GENERAL STRUCTURAL NOTES.
- READ IN CONJUNCTION WITH ARCHITECT DRAWINGS. ALL DIMENSIONS AND SET-OUT TO BE CONFIRMED FROM ARCHITECT DRAWINGS. CONTRACTOR TO VERIFY DIMENSIONS ON SITE PRIOR TO CONSTRUCTION,.
- NOTIFY ENGINEER AND ARCHITECT FOR ANY DISCREPENCIES IDENTIFIED.
- FOUNDATION AND SLAB TO BE FORMED IN SINGLE POUR USING CONCRETE WITH A 28 DAY STRENGTH OF 20MPa.**
- FLOOR SLAB TO BE **100mm** THICK.
- 1 LAYER OF **SE62 500E** DUCTILE MESH WITH **50mm MESH CHAIR** THROUGHOUT. LAP ALL MESH A MINIMUM OF 2-CROSS WIRES, BUT NOT LESS THAN 225mm.
- POLYSTYRENE POD TO BE **1100x1100x300mm**
- REFER TO ARCHITECT DRAWINGS FOR PERIMETER INSULATION DETAIL.



NOTE:
REFER TO SHEET S103 FOR FLOOR DIAPHRAGM
EXTENT. INSPECTION IS REQUIRED AFTER
ERECTION OF FLOOR DIAPHRAGM AND PRIOR TO
FIRST FLOOR FRAMING INSTALLATION.

FIRST FLOOR FRAMING LAYOUT

SCALE 1:75

FLOOR NOTES:

1. REFER TO SHEETS S001- S002 FOR GENERAL STRUCTURAL NOTES.
2. READ IN CONJUNCTION WITH ARCHITECT DRAWINGS. ALL DIMENSIONS AND SET-OUT TO BE CONFIRMED FROM ARCHITECT DRAWINGS. CONTRACTOR TO VERIFY DIMENSIONS ON SITE PRIOR TO CONSTRUCTION..
3. NOTIFY ENGINEER AND ARCHITECT FOR ANY DISCREPANCIES IDENTIFIED.
4. PENETRATION STRENGTHENING DETAIL TO SG8 SOLID TIMBER JOIST REFER TO **SHEET S302 DETAIL D4. NO PENETRATION IS ALLOWED THROUGH STRUCTURAL BEAM. NOTIFY ENGINEER FOR ANY DISCREPANCIES REQUIRED OUTSIDE OF THE STANDARD DETAIL.**
5. ADDITIONAL SOLID BLOCKING TO BE SUPPLIED BY THE BUILDER TO SUPPORT FIRST FLOOR BRACING WALL. DETAIL REFER TO **SHEET S302 DETAIL D5.**
6. hyJOIST BLOCKING DETAILS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION MANUAL.
7. JOIST BLOCKING TO BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH REQUIREMENT OF NZS3604:2011
8. CONTRACTOR TO CONFIRM THE SERVICE PIPE LOCATION ON SITE AND ADJUST JOIST LOCATION TO AVOID CLASHING. CONTACT ENGINEER IF REQUIRE.

POSTS SCHEDULE

MARK	SECTIONS
C.1	2/90x45 SG8
C.2	2/140x45 SG8

BEAMS/LINTEL SCHEDULE

MARK	DETAIL/SHEET
L.1	S1/S301
L.2	S1/S301
L.3	S2/S301
L.4	S2/S301
B.5	S3/S301
B.6	S3/S301
B.7	S3/S301
B.8	S3/S301
B.9	S3/S301

FLOOR LEGEND:

- J.1. 240x45 SG8 @400crs.
MAX SPAN - 4.4m
- J.2. HJ240x90 hyJOIST @400crs.
MAX SPAN - 5.6m

JOIST FIXING:
SIDE FIXING TO BEAMS/STRINGERS:
JOIST HANGER. SIZE TO SUIT.
TOP FIXING TO TIMBER PLATE/LINTELS:
2-3.75dia x 100mm HAND DRIVEN SCREWED NAILS OR
3-3.15dia x 90mm POWER DRIVEN SCREWED NAIL

hyJOIST FIXING DETAILS, REFER TO MANUFACTURER'S SPECIFICATION.

STEEL BRICK VENEER LINTEL TYPE 1.
80x80x6 STEEL GALV.ANGLE FOR SPAN
UP TO 3.0m AND
100x100x6 OR 125x75x6 (VERTICALLY
PLACED) FOR SPAN OVER 3.0m AND UP
TO 3.5m
SEATING ON BRICKS:
100mm UP TO 2.0m
200mm OVER 2.0m

NO FIXING BETWEEN VENEER ANGLE
TO TIMBER LINTEL IS ALLOWED.
REFER TO DETAIL **D2/S402.**

STEEL BRICK VENEER LINTEL TYPE 2.
100x100x6 STEEL GALV.ANGLE. FIX
WITH M12 COACH SCREW GALV. MIN.
80mm EMBEDMENT TO TIMBER
BEAM/LINTELS.
REFER TO DETAIL **D4/S402.**

- INDICATES TIMBER BEAMS/LINTELS.
- INDICATES TIMBER DOUBLE JOISTS,
2/240x45 SG8. TYPICAL FIXING DETAIL
REFER TO **D3/SHEET S302.**
- INDICATES INTERNAL LOAD
BEARING WALLS.

STRUCTURE
ELEMENT NUMBER.
STRUCTURE
ELEMENT TYPE.

STRUCTURE
ELEMENT NAME.

- STRUCTURE ELEMENT TYPE:
- BXX - BEAM WITHIN JOIST LEVEL.
 - LXX - LINTEL BELOW JOIST LEVEL.
 - WBXX - WIND BEAM.
 - PFXX - PORTAL FRAME.

NOTE:
THE FRAMING ELEMENT LENGTH SHOWN REPRESENTS
THE MINIMUM STRUCTURAL SPAN USED IN THE DESIGN.
THIS IS NOT THE CALCULATION SPAN AND MUST NOT BE
USED AS THE BASIS FOR FABRICATION. THE FRAME
AND TRUSS DESIGNER SHALL CARRY OUT THEIR OWN
DESIGN, USING THIS REQUIREMENT IN CONJUNCTION
WITH THE DIMENSIONS PROVIDED IN THE
ARCHITECTURAL DRAWINGS.

DRAWING ISSUE FOR:
CONSTRUCTION

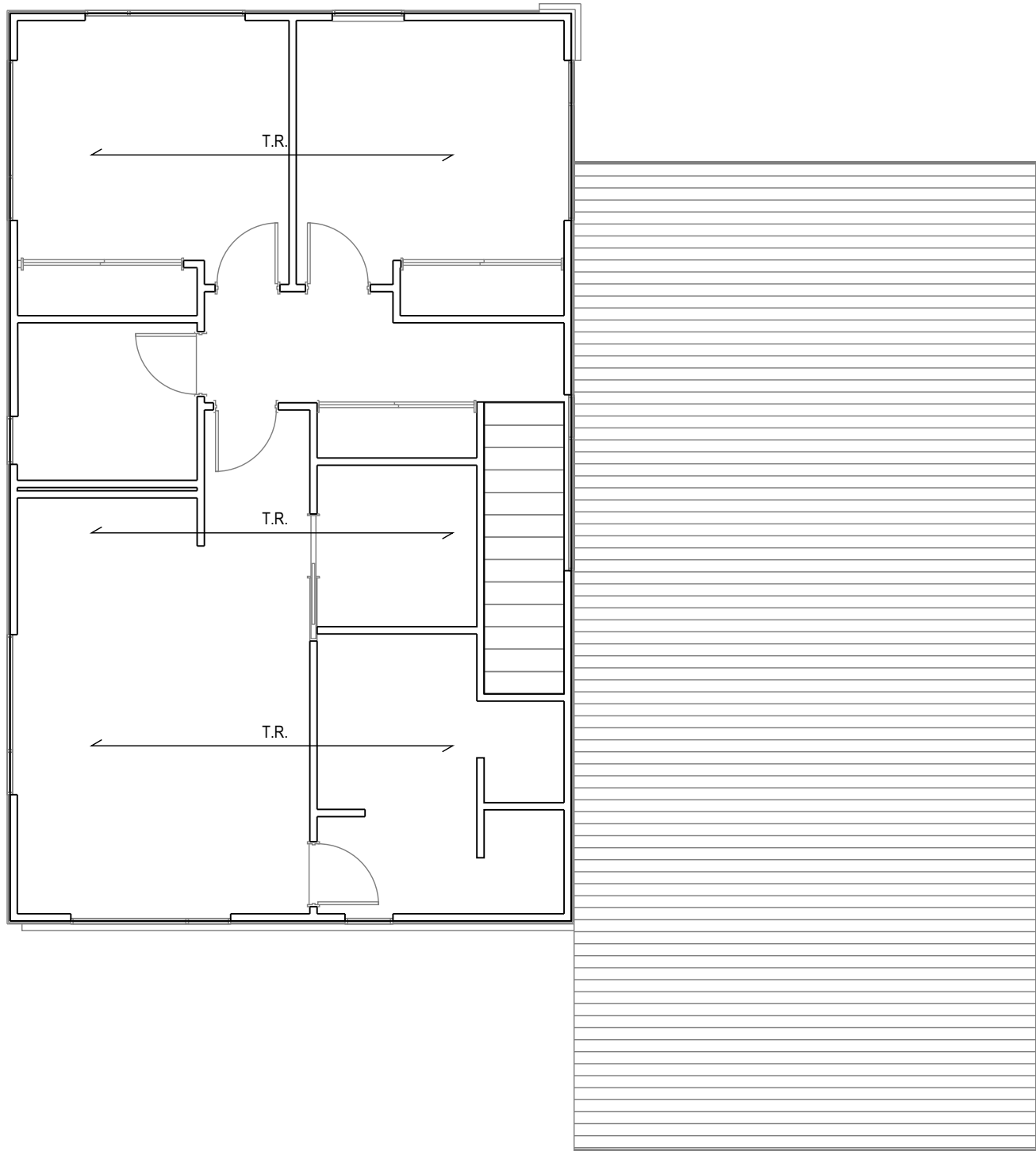
DESIGNED:	CHECKED:	SHEET NO.
Z.L.	C.Z.	S102
DRAWN:	SCALE @ A3:	JOB NO.
F.J.	1:75.	1486
ISSUE:		
B		

REV	DATE	AMENDMENT	BY
B	29-06-2026	AMEND FOR ARCH REVISION	C.Z.
A	15-04-2026	ISSUED FOR CONSTRUCTION	F.J.

ROOF LEGEND:

↙ T.R. ↘ TIMBER TRUSS BY OTHERS.

- ROOF NOTES:**
1. REFER TO SHEETS S001-S002 FOR GENERAL STRUCTURAL NOTES.
 2. READ IN CONJUNCTION WITH ARCHITECT DRAWINGS. ALL DIMENSIONS AND SET-OUT TO BE CONFIRMED FROM ARCHITECT DRAWINGS. CONTRACTOR TO VERIFY DIMENSIONS ON SITE PRIOR TO CONSTRUCTION,.
 3. NOTIFY ENGINEER AND ARCHITECT FOR ANY DISCREPENCIES IDENTIFIED.



ROOF FRAMING LAYOUT
SCALE 1:75

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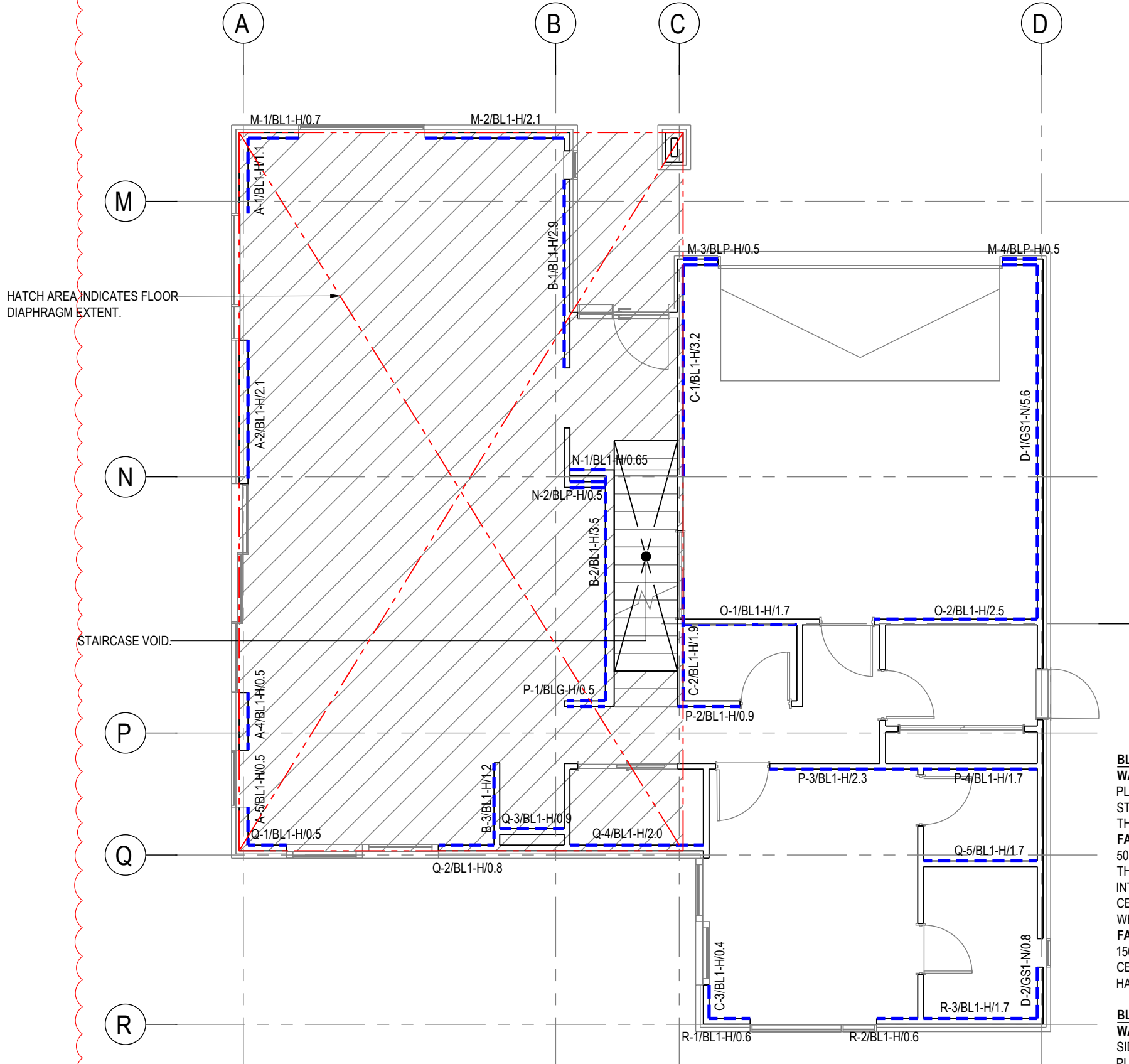
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DRAWING ISSUE FOR:			
CONSTRUCTION			
DESIGNED: Z.L.	CHECKED: C.Z.	SHEET NO. S103	
DRAWN: F.J.	SCALE @ A3: 1:75.	JOB NO. 1486	ISSUE: A



GROUND FLOOR BRACING LAYOUT
SCALE 1:75

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- BRACING NOTES:**
- REFER TO SHEETS S001-S002 FOR GENERAL STRUCTURAL NOTES.
 - TRUSS DESIGN AND DETAILS OF HOLD DOWN REQUIREMENTS TO BE COVERED BY TRUSS DESIGNER.
 - BRACING KEY:
BRACING ELEMENT NUMBER.

BRACING SYSTEM.
ELEMENT LENGTH IN METRES.
 - TOP PLATE CONNECTION:

BLOCKING
THE TOP PLATE TO THE WALLS ON THIS LINE TO BE CONNECTED TO THE PERIMETER WALLS. THIS CONNECTION TO BE EITHER DIRECTLY OR THROUGH FRAMING MEMBERS IN LINE WITH THE TOP OF THE WALL. CONNECTION CAPACITY TO BE A MIN. OF 6kN AS PER NZS3604: 2011 8.7.3.4 .
 - CONSTRUCTION AND INSTALLATION OF ALL WALL SHEET BRACING ELEMENTS TO BE IN ACCORDANCE WITH MANUFACTURER SPECIFICATION AND INSTALLATION GUIDE.
 - BRACING GRID LINES ARE SHOWN FOR BRACING DESIGN PURPOSE ONLY AND NOT TO BE USED FOR BUILDING SET-OUT.
 - NO BULKHEAD HAS BEEN ALLOWED. CONTACT ENGINEER IF ANY BULKHEAD IS REQUIRED TO ENSURE THAT THE BRACING ELEMENTS ARE INSTALLED PROPERLY.

BRACING:
ALL WALL BRACING TO COMPLY WITH THE REQUIREMENT OF
- NZS 3604:2011.
- GIB EZYBRACE SYSTEMS SPECIFICATION AND INSTALLATION MANUAL DATED AUGUST 2016.

BRACING ELEMENT LENGTHS ARE THE MINIMUM LENGTH USED DURING DESIGN ONLY. ACTUAL WALL LENGTHS SUBJECT TO ARCHITECTURAL WALL DIMENSION.

GS1-N:
WALL LINING: ANY 10mm OR 13mm GIB® STANDARD PLASTERBOARD TO ONE SIDE ONLY.
FASTENER SPACING: 50, 100, 150, 225, 300mm MAXIMUM FROM EACH CORNER AND 150mm THEREAFTER AROUND THE PERIMETER OF THE BRACING ELEMENT. INTERMEDIATE VERTICAL JOINT FIXING AT 300mm MAXIMUM CENTERS. INTERMEDIATE HORIZONTAL FIXING TO THE SHEET EDGE WHERE IT CROSSES THE STUD.
NO HANDIBRAC® CORNER HOLD DOWN FIXING REQUIRED.

BL1-H:
WALL LINING: ANY 10mm OR 13mm GIB BRACELINE® PLASTERBOARD TO ONE SIDE ONLY.
FASTENER SPACING: 50, 100, 150, 225, 300mm MAXIMUM FROM EACH CORNER AND 150mm THEREAFTER AROUND THE PERIMETER OF THE BRACING ELEMENT. INTERMEDIATE VERTICAL JOINT FIXING AT 300mm MAXIMUM CENTERS. INTERMEDIATE HORIZONTAL FIXING TO THE SHEET EDGE WHERE IT CROSSES THE STUD.
HANDIBRAC® HOLD-DOWN CONNECTION REQUIRED TO END STUDS.

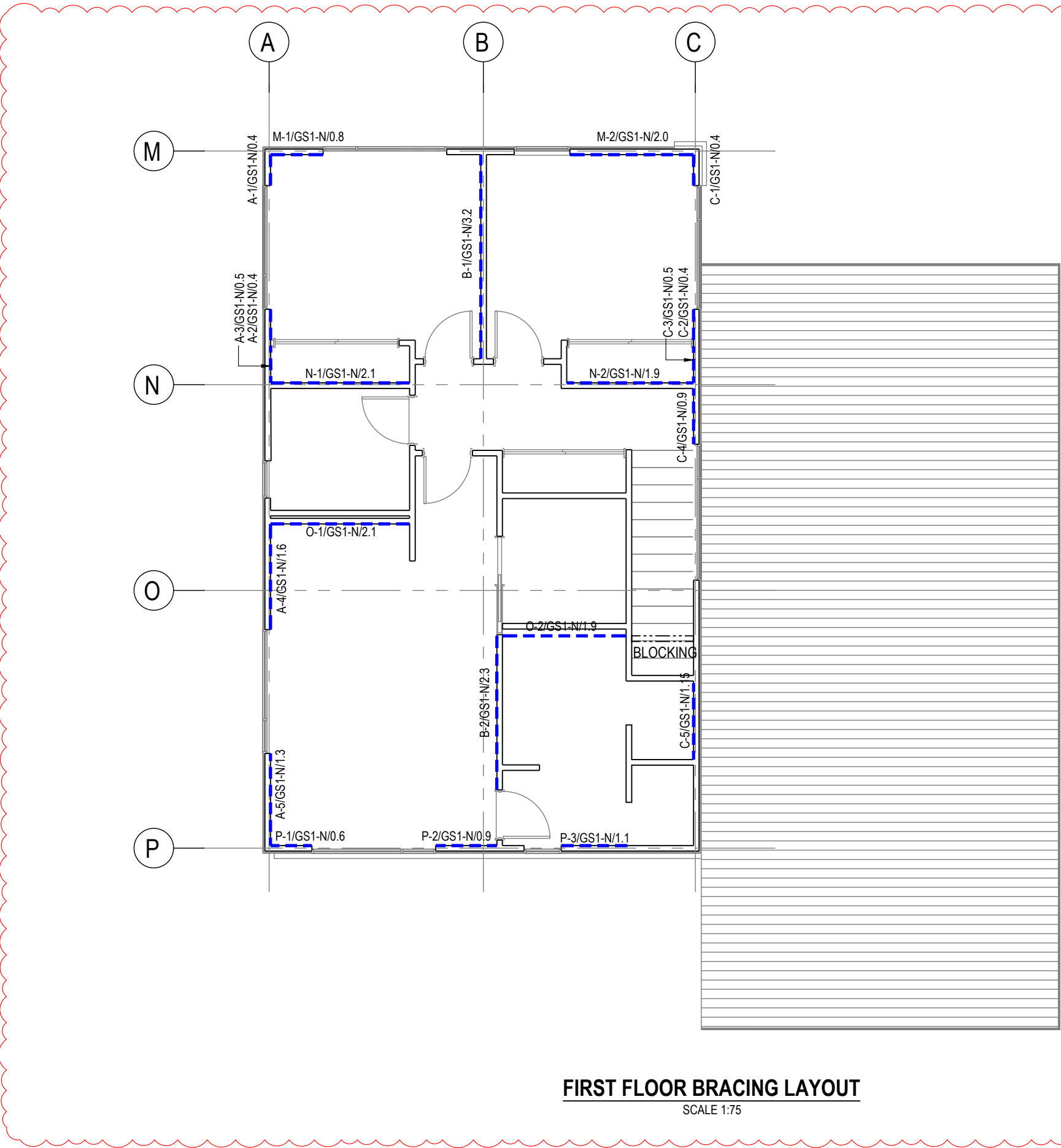
FLOOR DIAPHRAGM - TO BE 20mm PARTICLE BOARD FLOOR DIAPHRAGM (OR SIMILAR APPROVED , REFER TO ARCHITECTS DRAWINGS) FLOORING TO BE FIXED TO JOISTS IN ACCORDANCE WITH NZS 3604 SECTION 7.3 REQUIREMENTS FOR FLOOR DIAPHRAGMS.

BLP-H:
WALL LINING: A LAYER OF 10mm OR 13mm GIB BRACELINE® PLASTERBOARD TO ONE SIDE OF FRAME PLUS MINIMUM 7mm STRUCTURAL PLYWOOD MANUFACTURED TO AS/NZ 2269.0:2012 TO THE OTHER SIDE..
FASTENER SPACING - GIB PLASTERBOARD SIDE:
50, 100, 150, 225, 300mm MAXIMUM FROM EACH CORNER AND 150mm THEREAFTER AROUND THE PERIMETER OF THE BRACING ELEMENT. INTERMEDIATE VERTICAL JOINT FIXING AT 300mm MAXIMUM CENTERS. INTERMEDIATE HORIZONTAL FIXING TO THE SHEET EDGE WHERE IT CROSSES THE STUD.
FASTENER SPACING - PLYWOOD SIDE:
150mm CENTRES TO THE PERIMETER OF EACH SHEET. 300mm CENTRES TO INTERMEDIATE STUDS.
HANDIBRAC® HOLD-DOWN CONNECTIONS TO END STUDS.

BLG-H:
WALL LINING: A LAYER OF 10mm OR 13mm GIB BRACELINE® TO ONE SIDE OF THE WALL PLUS ANY 10mm OR 13mm GIB® STANDARD PLASTERBOARD TO THE OTHER SIDE.
FASTENER SPACING - GIB PLASTERBOARD SIDE:
50, 100, 150, 225, 300mm MAXIMUM FROM EACH CORNER AND 150mm THEREAFTER AROUND THE PERIMETER OF THE BRACING ELEMENT. INTERMEDIATE VERTICAL JOINT FIXING AT 300mm MAXIMUM CENTERS. INTERMEDIATE HORIZONTAL FIXING TO THE SHEET EDGE WHERE IT CROSSES THE STUD.
HANDIBRAC® HOLD-DOWN CONNECTIONS TO END STUDS.

B	29-06-2026	AMEND FOR ARCH REVISION	C.Z.
A	15-04-2026	ISSUED FOR CONSTRUCTION	F.J.
REV	DATE	AMENDMENT	BY

CONSTRUCTION			
DESIGNED:	CHECKED:	SHEET NO.	
Z.L.	C.Z.	S104	
DRAWN:	SCALE @ A3:	JOB NO.	ISSUE:
F.J.	1:75.	1486	A



FIRST FLOOR BRACING LAYOUT
SCALE 1:75

Christchurch
City Council



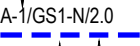
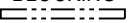
Page 44 of 51

BCN/2026/3453

Approved Building Consent
Document

12/06/2026

Menon, Gopika

- BRACING NOTES:**
- REFER TO SHEETS S001-S002 FOR GENERAL STRUCTURAL NOTES.
 - TRUSS DESIGN AND DETAILS OF HOLD DOWN REQUIREMENTS TO BE COVERED BY TRUSS DESIGNER.
 - BRACING KEY:
BRACING ELEMENT NUMBER.

BRACING SYSTEM.
ELEMENT LENGTH IN METRES.
 - TOP PLATE CONNECTION:

THE TOP PLATE TO THE WALLS ON THIS LINE TO BE CONNECTED TO THE PERIMETER WALLS. THIS CONNECTION TO BE EITHER DIRECTLY OR THROUGH FRAMING MEMBERS IN LINE WITH THE TOP OF THE WALL. CONNECTION CAPACITY TO BE A MIN. OF 6kN AS PER NZS3604: 2011 8.7.3.4 .
 - CONSTRUCTION AND INSTALLATION OF ALL WALL SHEET BRACING ELEMENTS TO BE IN ACCORDANCE WITH MANUFACTURER SPECIFICATION AND INSTALLATION GUIDE.
 - BRACING GRID LINES ARE SHOWN FOR BRACING DESIGN PURPOSE ONLY AND NOT TO BE USED FOR BUILDING SET-OUT.
 - NO BULKHEAD HAS BEEN ALLOWED. CONTACT ENGINEER IF ANY BULKHEAD IS REQUIRED TO ENSURE THAT THE BRACING ELEMENTS ARE INSTALLED PROPERLY.

BRACING:
ALL WALL BRACING TO COMPLY WITH THE REQUIREMENT OF
- NZS 3604:2011.
- GIB EZYBRACE SYSTEMS SPECIFICATION AND INSTALLATION MANUAL DATED AUGUST 2016.

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NO HANDIBRAC® CORNER HOLD DOWN FIXING REQUIRED.

B	29-06-2026	AMEND FOR ARCH REVISION	C.Z.
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REV	DATE	AMENDMENT	BY

DRAWING ISSUE FOR:			
CONSTRUCTION			
DESIGNED:	CHECKED:	SHEET NO.	
Z.L.	C.Z.	S105	
DRAWN:	SCALE @ A3:	JOB NO.	ISSUE:
F.J.	1:75.	1486	B

TYPICAL PERIMETER BEAM DETAIL

SCALE 1:10

TYPICAL RIB DETAIL

SCALE 1:10

TYPICAL INTERNAL BEAM DETAIL

SCALE 1:10

TYPICAL GARAGE DOOR RECESS DETAIL

SCALE 1:10

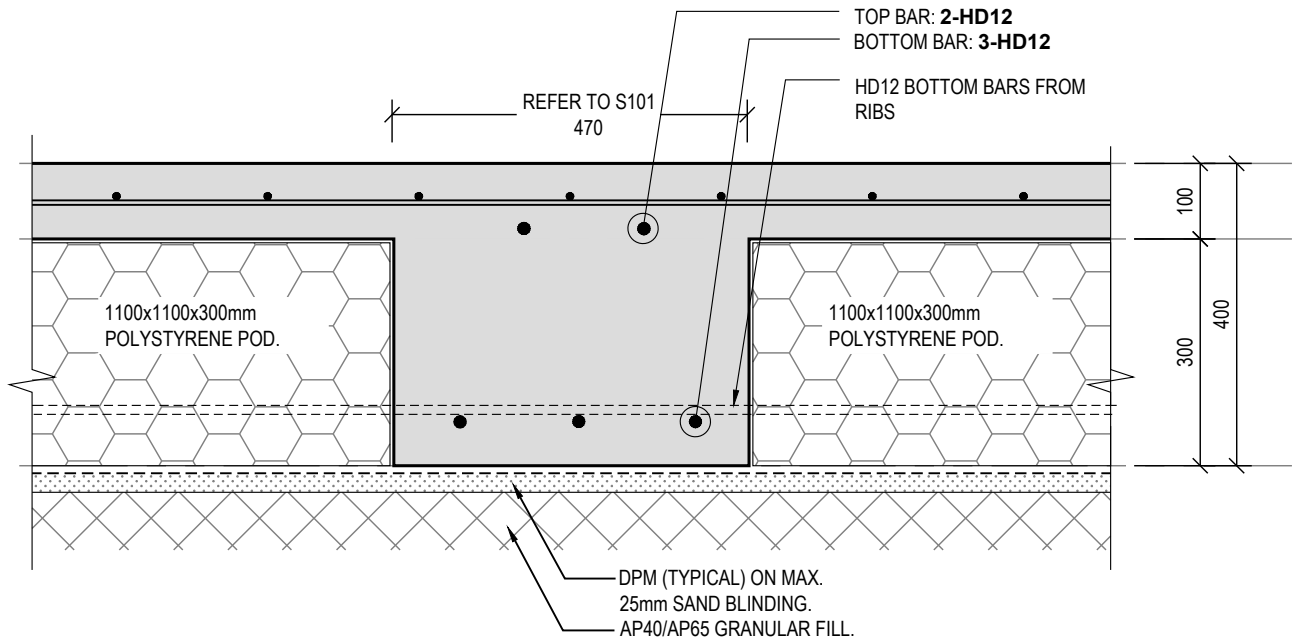
TYPICAL MESH LAP AND CHAIR DETAIL

SCALE 1:10

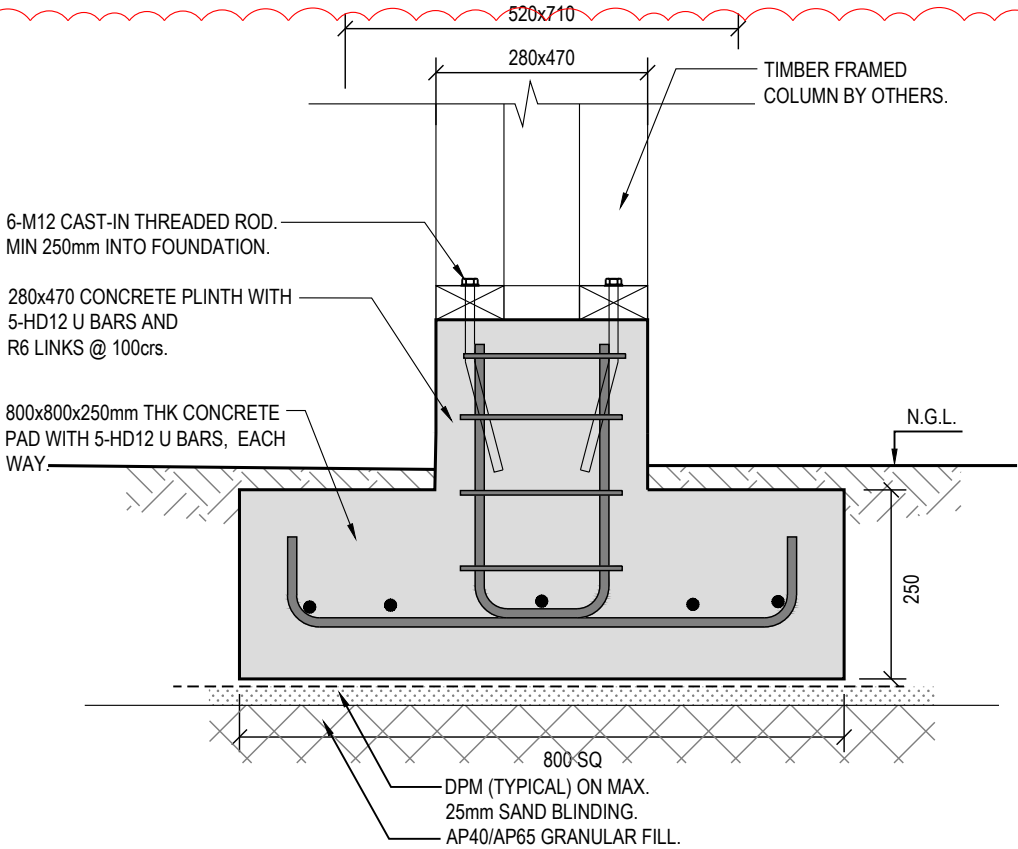
F1
S101

A	15-04-2026	ISSUED FOR CONSTRUCTION	F.J.
REV	DATE	AMENDEMENT	BY

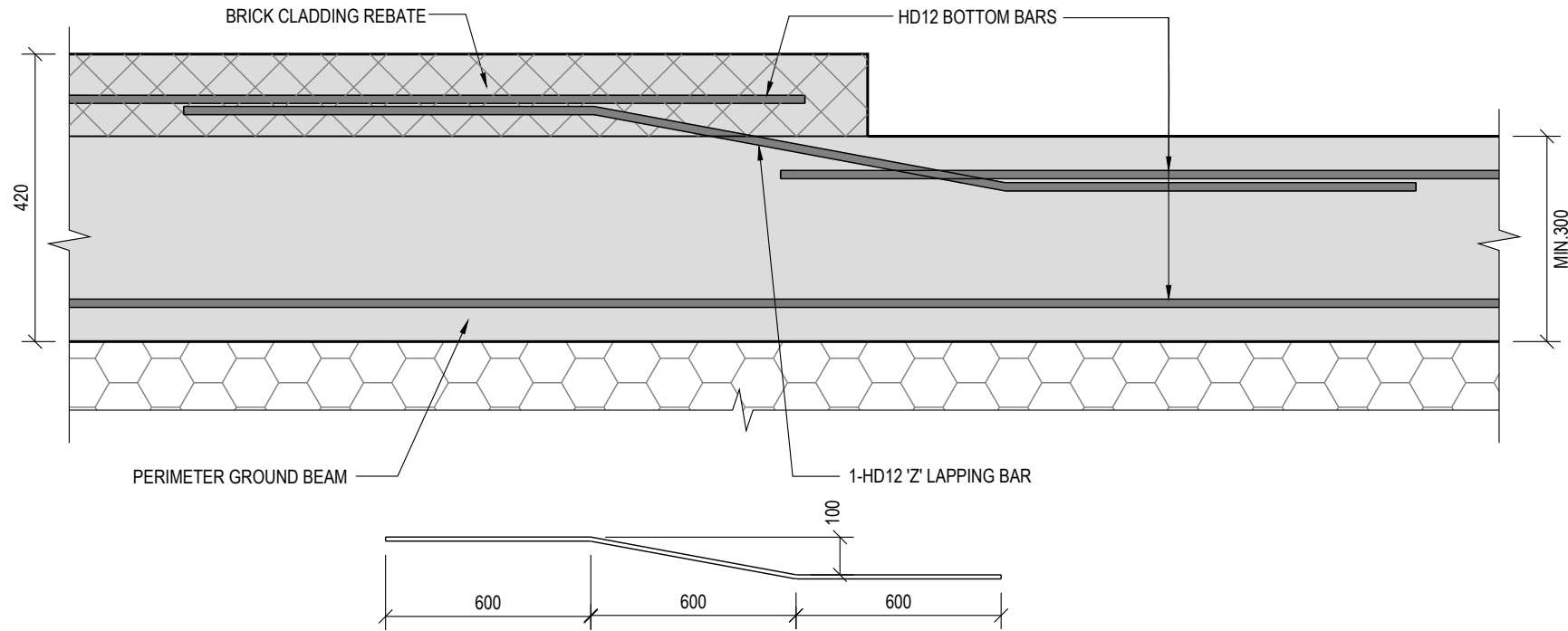
NOTE: ACCORDING TO E2/AS1, PROVIDE MIN100MM CLEARANCE FROM FINISH FLOOR LEVEL TO OUTDOOR PAVING AND MIN 150MM CLEARANCE FROM FINISH FLOOR LEVEL TO UNPAVED GROUND.



F2 SECTION F2
S101 SCALE 1:10



F3 SECTION F3
S101 SCALE 1:10



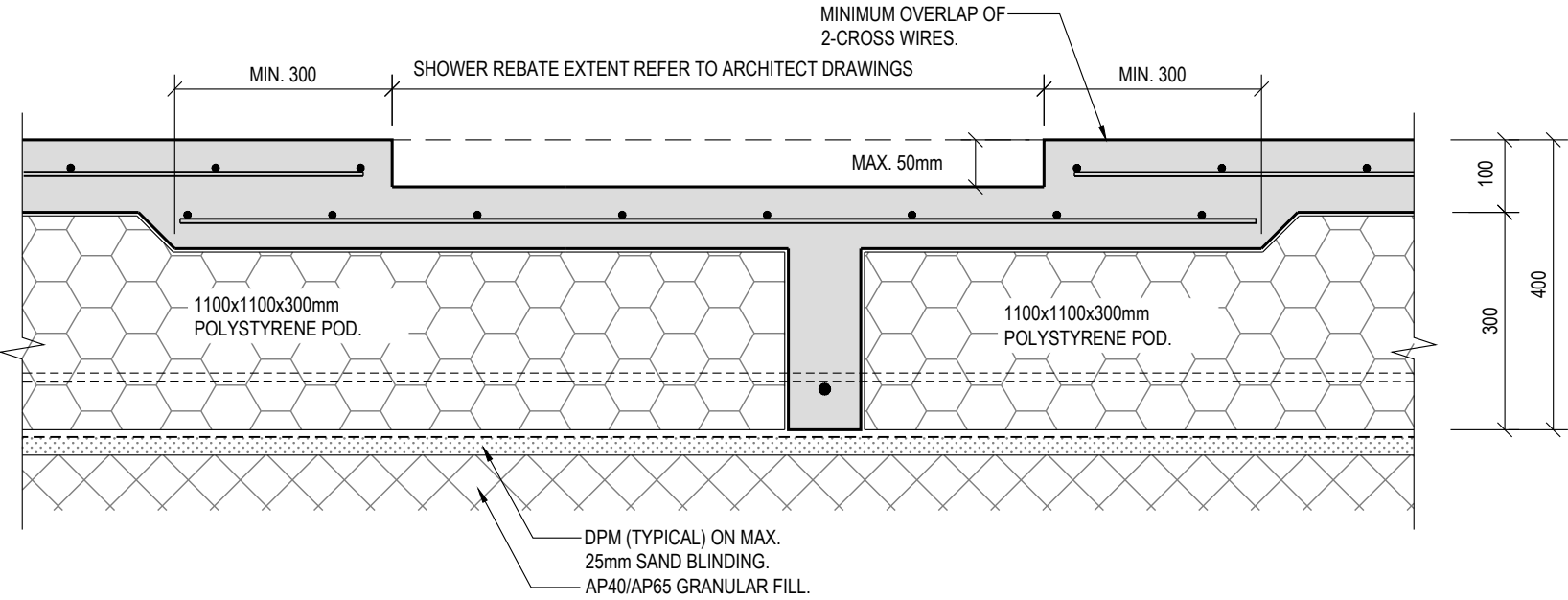
F4 SECTION F4
S101 SCALE 1:10

Christchurch City Council
BCN/2026/3453
Approved Building Consent Document
12/06/2026 Menon, Gopika

REV	DATE	AMENDMENT	BY
B	29-06-2026	AMEND FOR ARCH REVISION	C.Z.
A	15-04-2026	ISSUED FOR CONSTRUCTION	F.J.

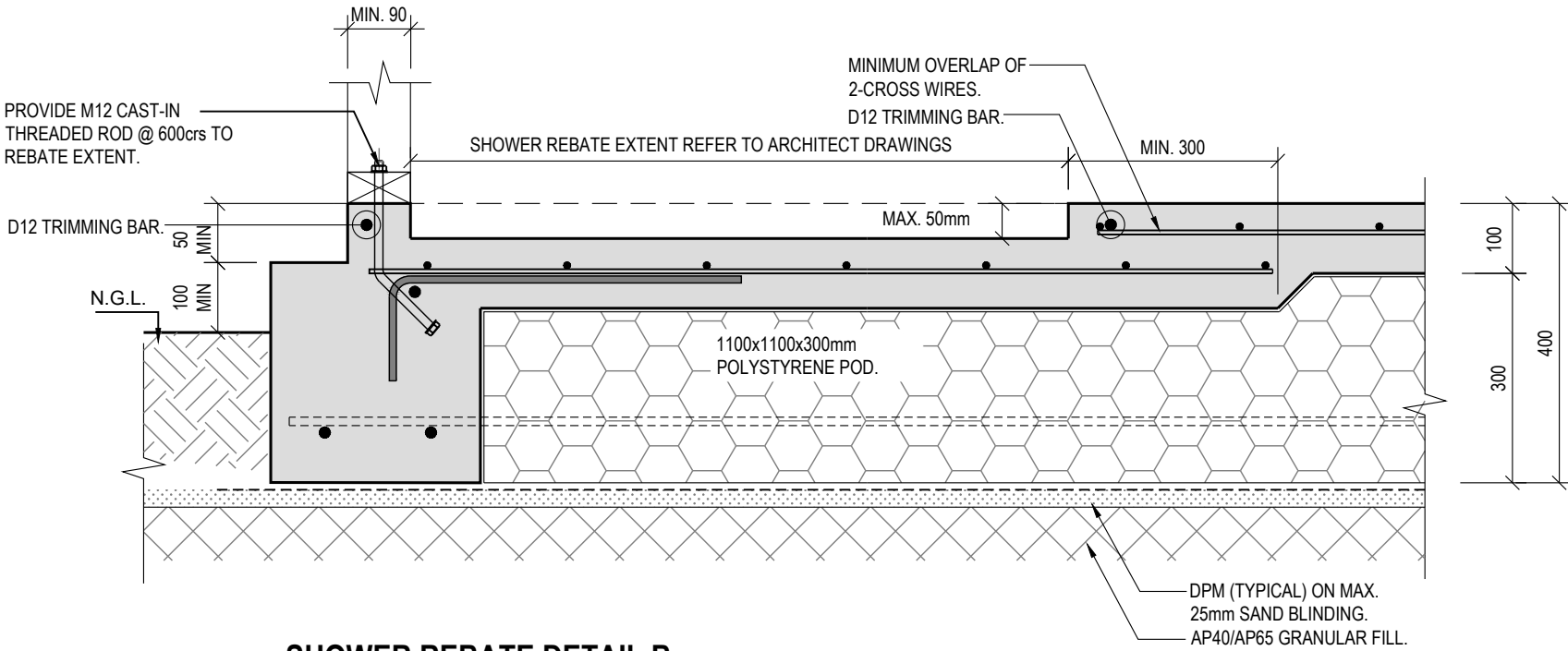
DRAWING ISSUE FOR: CONSTRUCTION			
DESIGNED:	CHECKED:	SHEET NO.	
Z.L.	C.Z.	S202	
DRAWN:	SCALE @ A3:	JOB NO.	ISSUE:
F.J.	1:10.	1486	B

NOTE: ACCORDING TO E2/AS1, PROVIDE MIN100MM CLEARANCE FROM FINISH FLOOR LEVEL TO OUTDOOR PAVING AND MIN 150MM CLEARANCE FROM FINISH FLOOR LEVEL TO UNPAVED GROUND.



SHOWER REBATE DETAIL A

SCALE 1:10

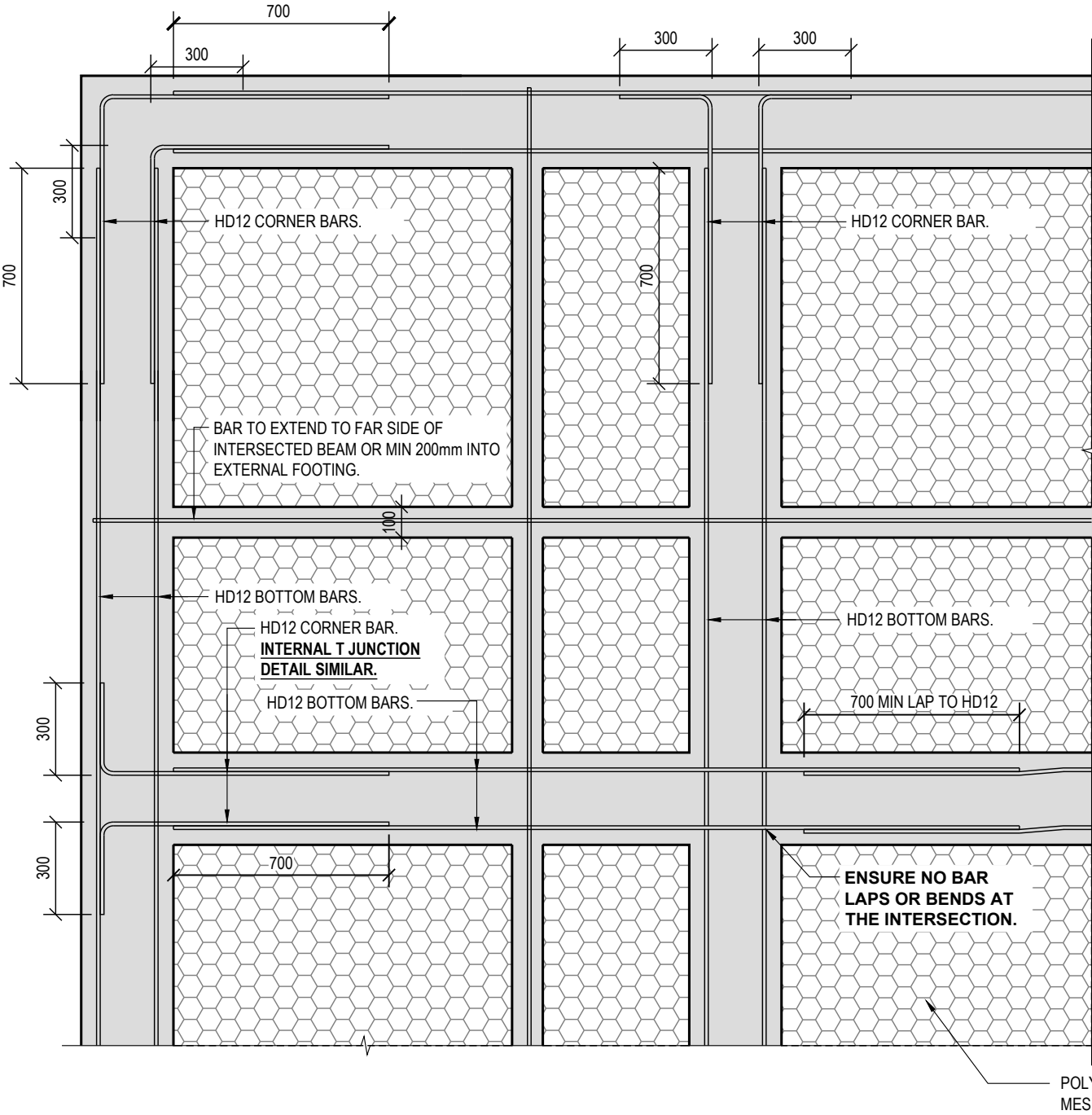


SHOWER REBATE DETAIL B

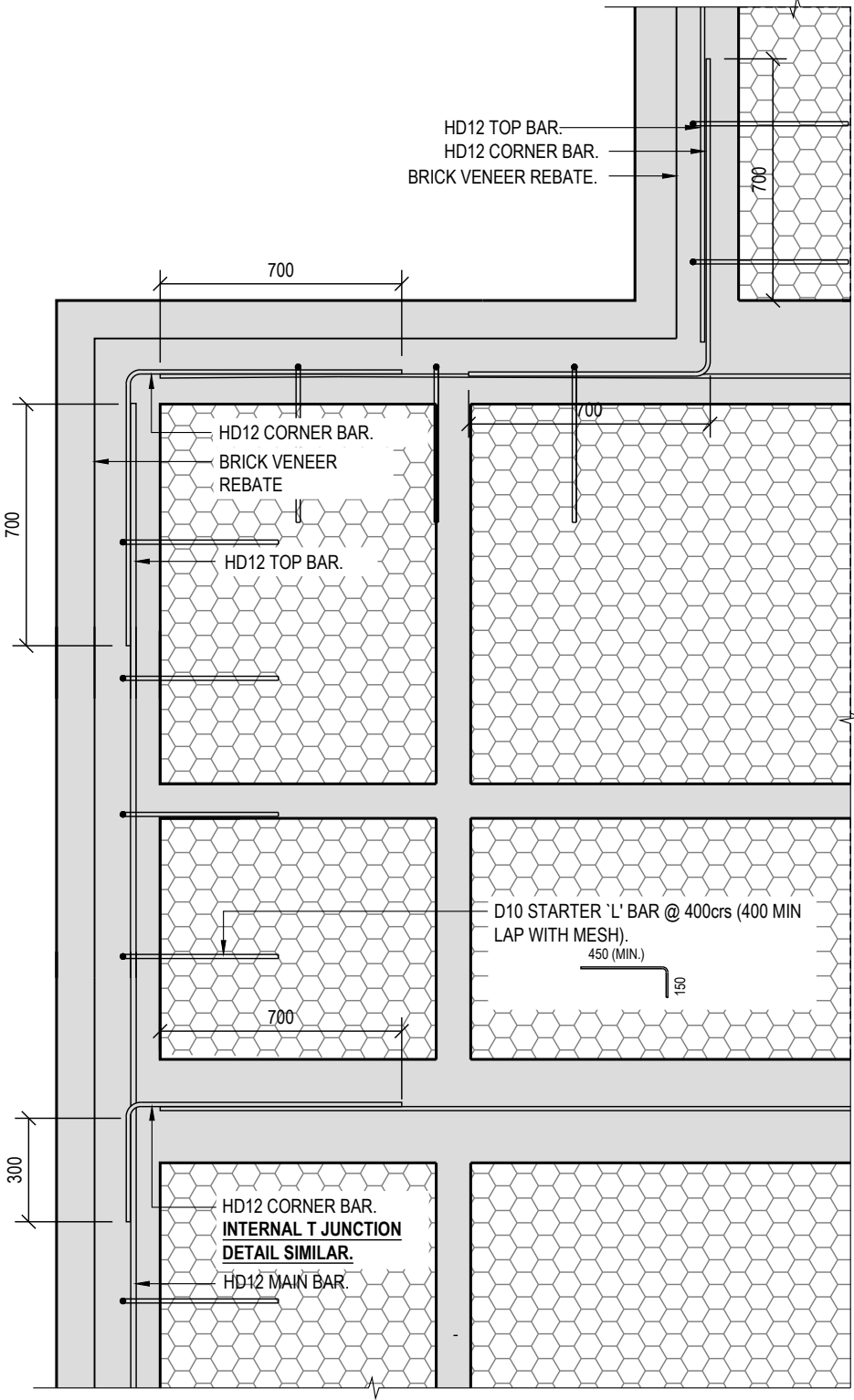
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A	15-04-2026	ISSUED FOR CONSTRUCTION	F.J.
REV	DATE	AMENDMENT	BY

DRAWING ISSUE FOR: CONSTRUCTION			
DESIGNED: Z.L.	CHECKED: C.Z.	SHEET NO. S203	
DRAWN: F.J.	SCALE @ A3: 1:10.	JOB NO. 1486	ISSUE: A



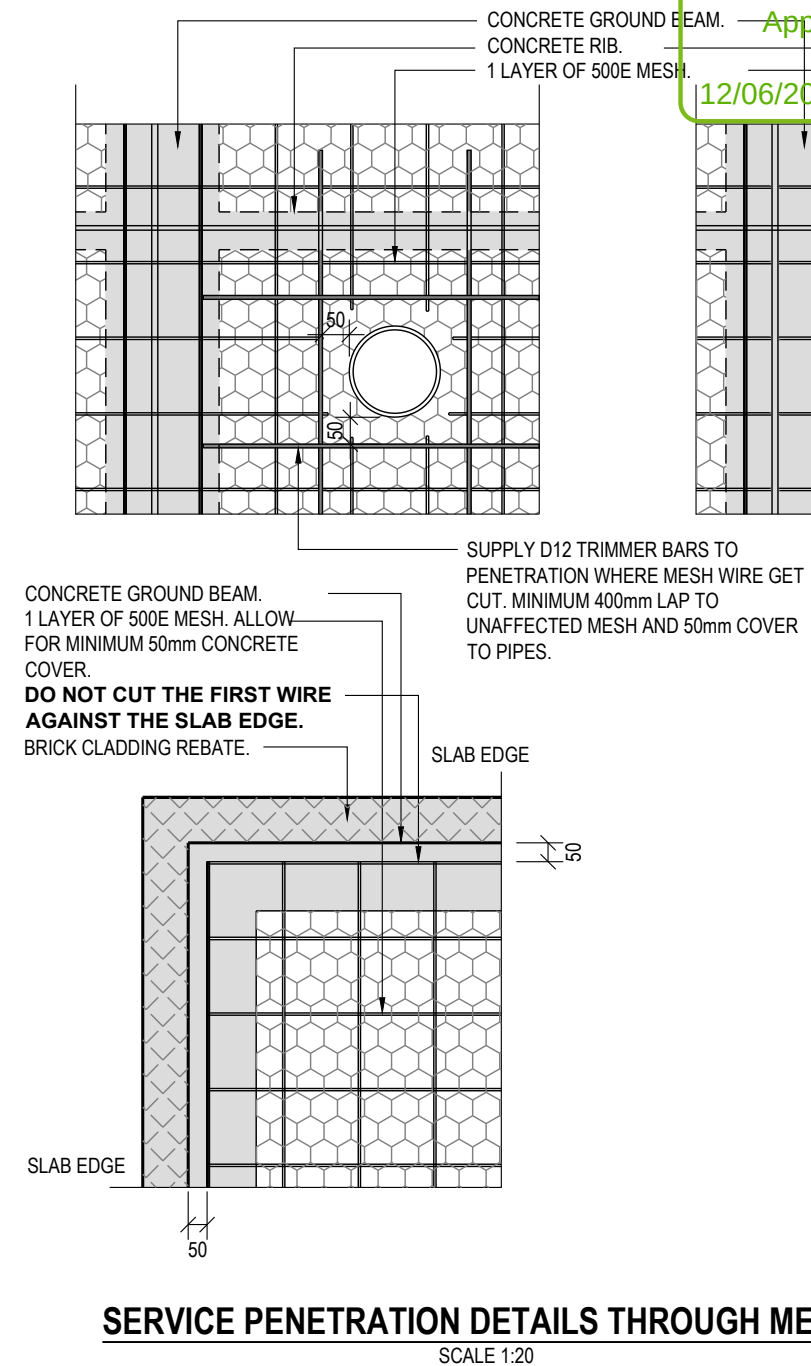
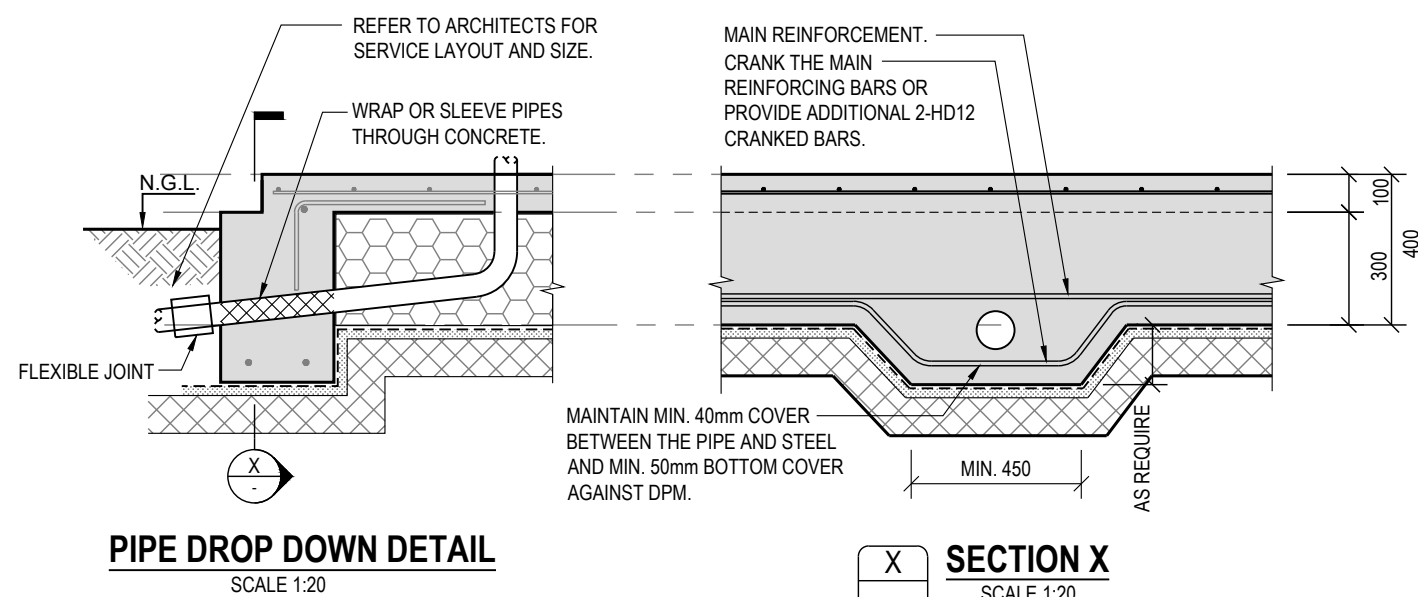
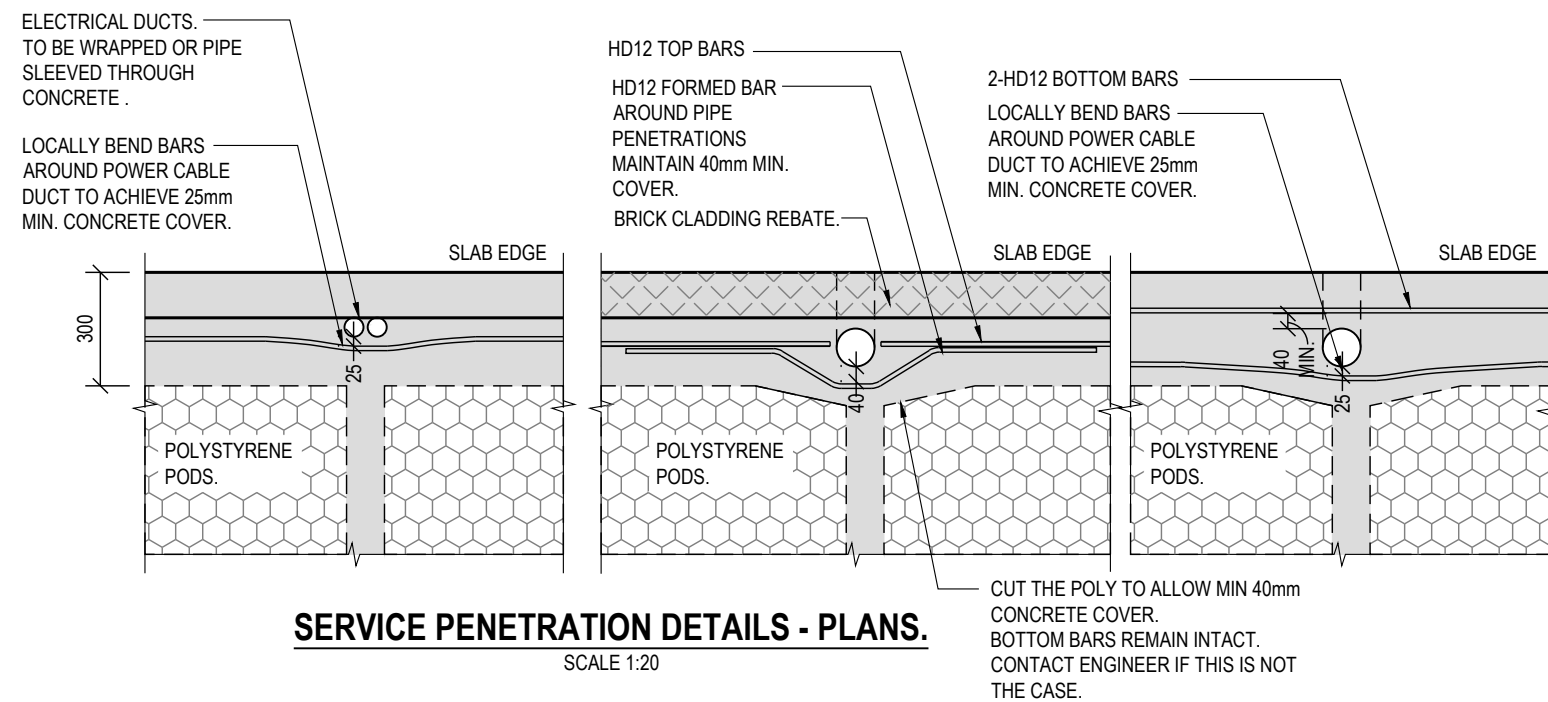
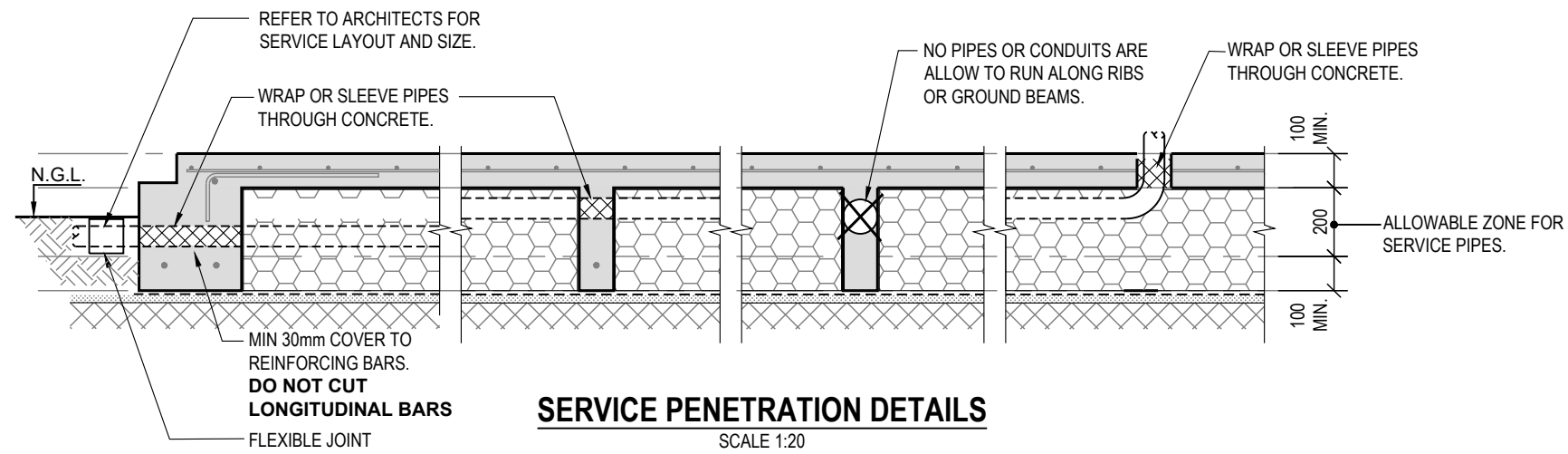
FOUNDATION BOTTOM BAR INTERSECTION DETAILS - PLAN.
SCALE 1:20



FOUNDATION TOP BAR INTERSECTION DETAILS - PLAN.
SCALE 1:20

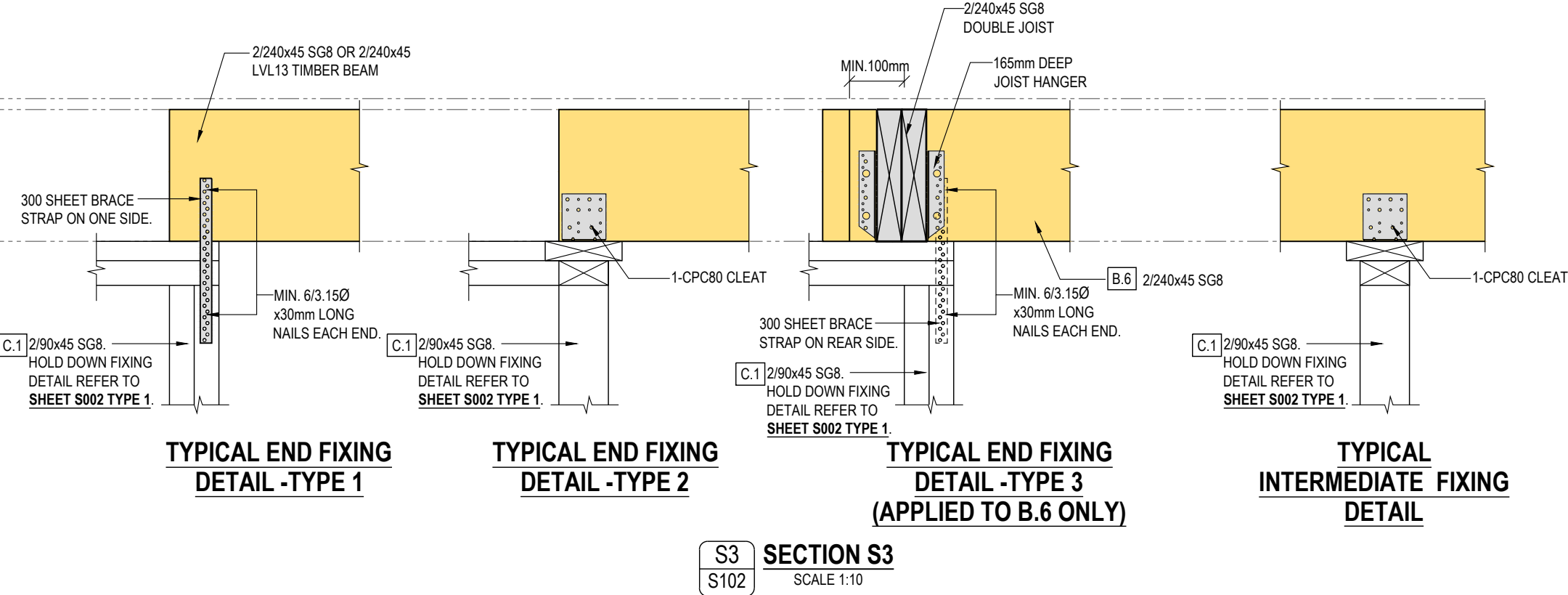
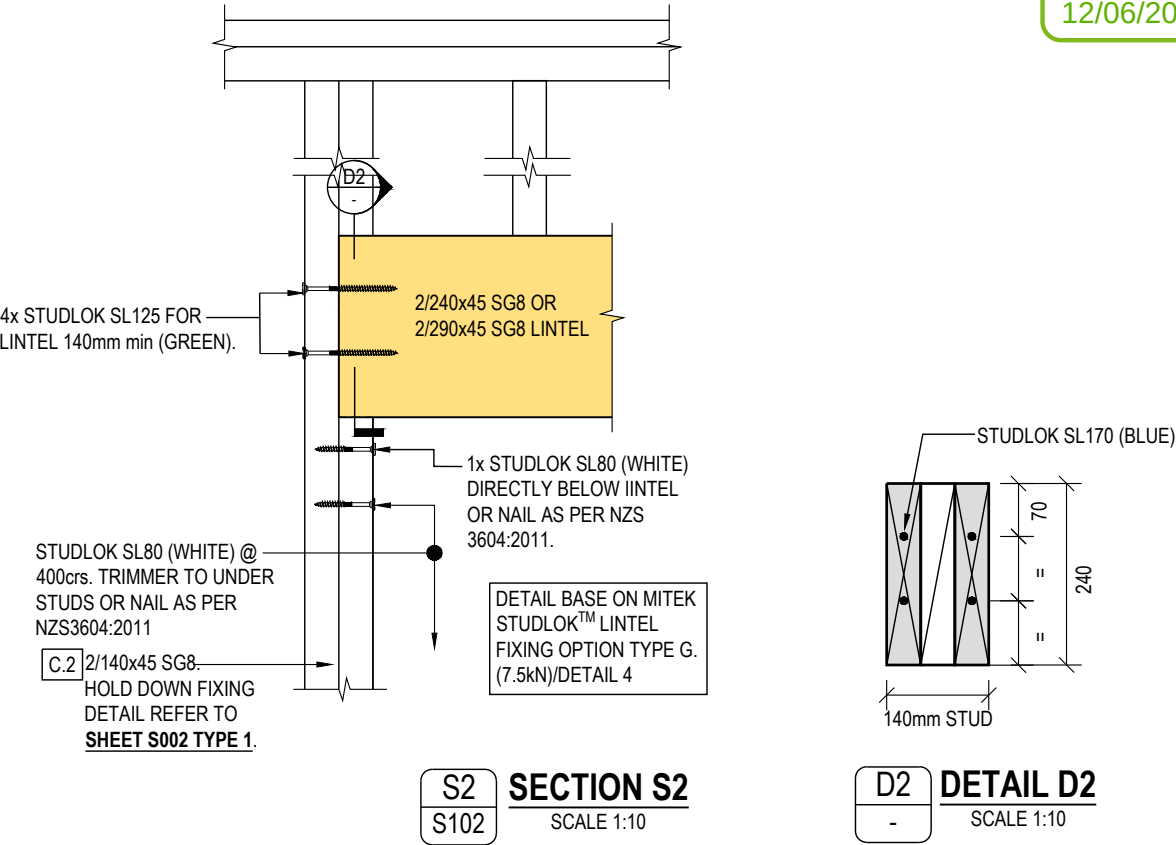
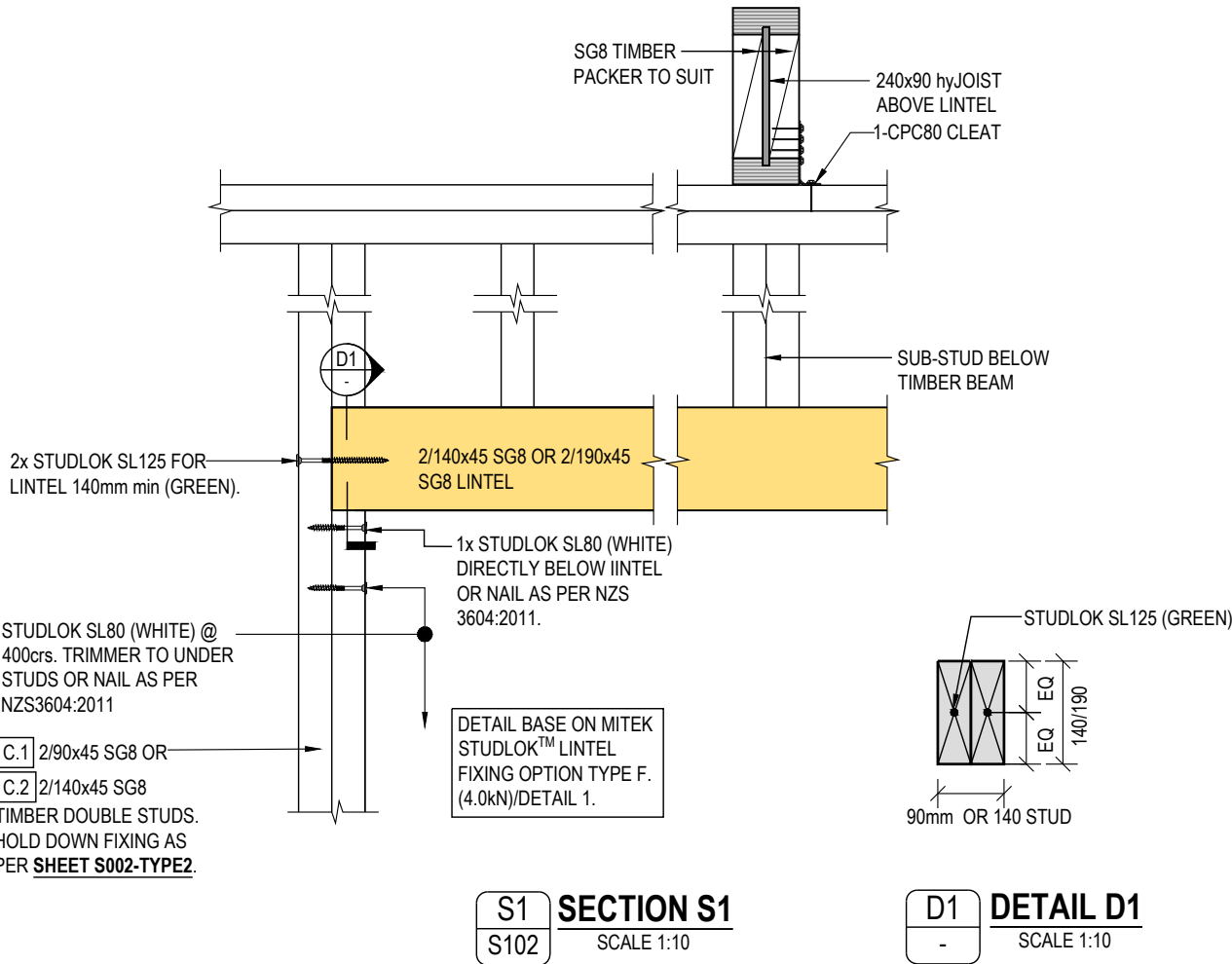
A	15-04-2026	ISSUED FOR CONSTRUCTION	F.J.
REV	DATE	AMENDMENT	BY

DRAWING ISSUE FOR: CONSTRUCTION			
DESIGNED: Z.L.	CHECKED: C.Z.	SHEET NO. S204	
DRAWN: F.J.	SCALE @ A3: 1:20.	JOB NO. 1486	ISSUE: A



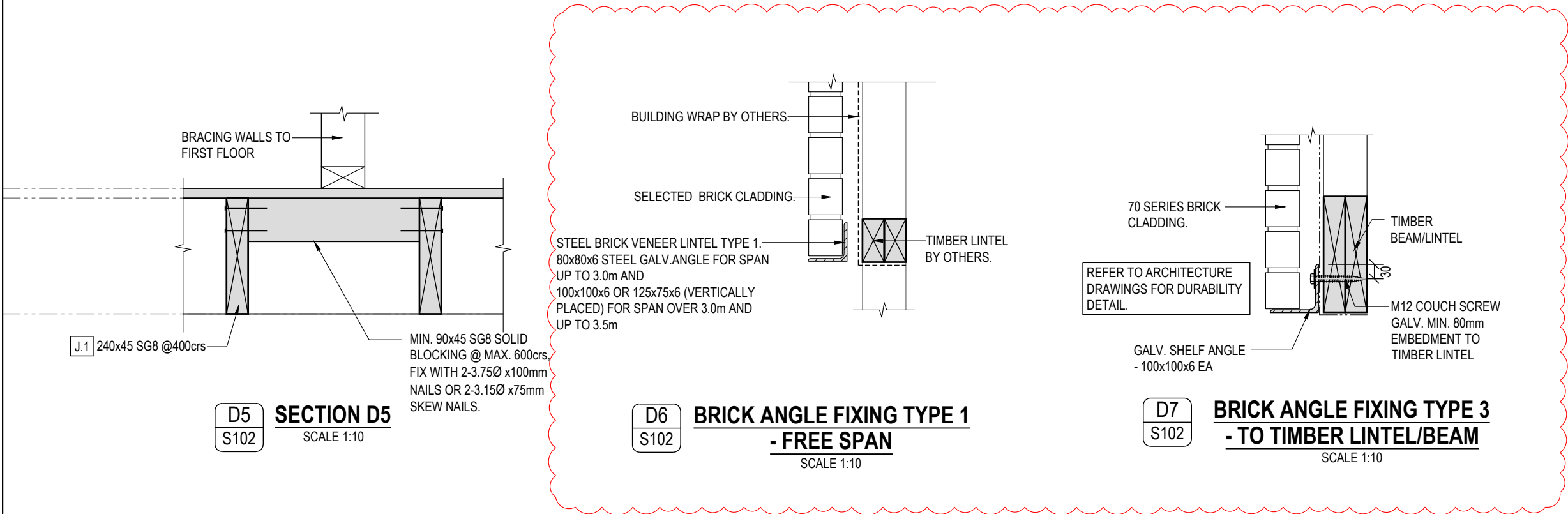
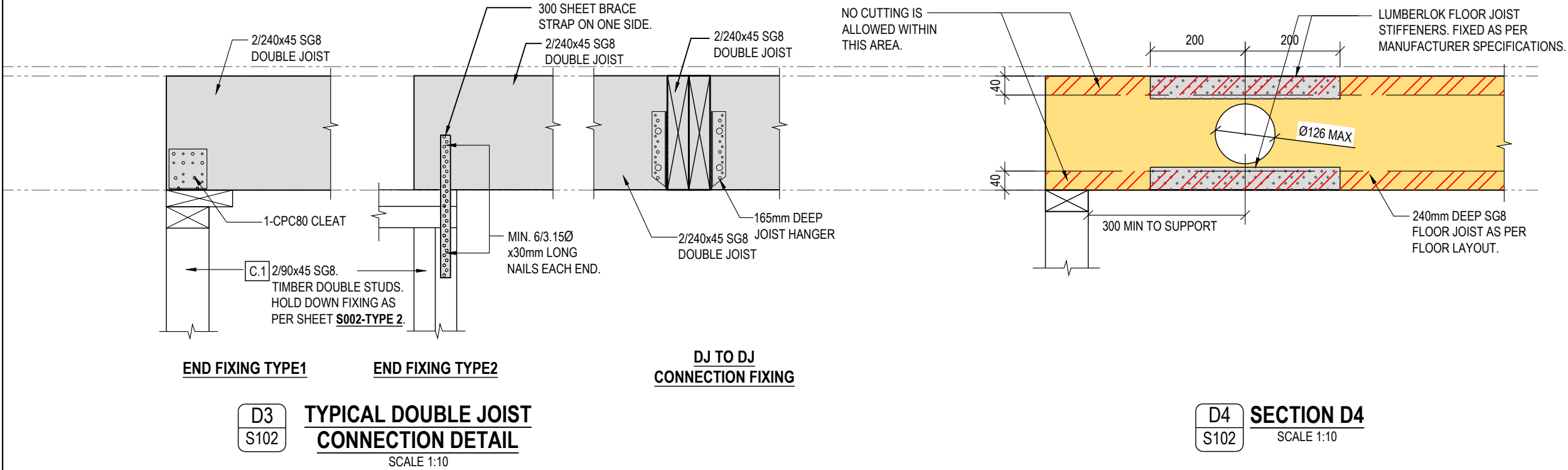
A	15-04-2026	ISSUED FOR CONSTRUCTION	F..
REV	DATE	AMENDEMENT	BY

DRAWING ISSUE FOR:			
CONSTRUCTION			
DESIGNED:	CHECKED:	SHEET NO.	
Z.L.	C.Z.	S205	
DRAWN:	SCALE @ A3:	JOB NO.	ISSUE:
F.J.	1:20.	1486	A



A	15-04-2026	ISSUED FOR CONSTRUCTION	F.J.
REV	DATE	AMENDMENT	BY

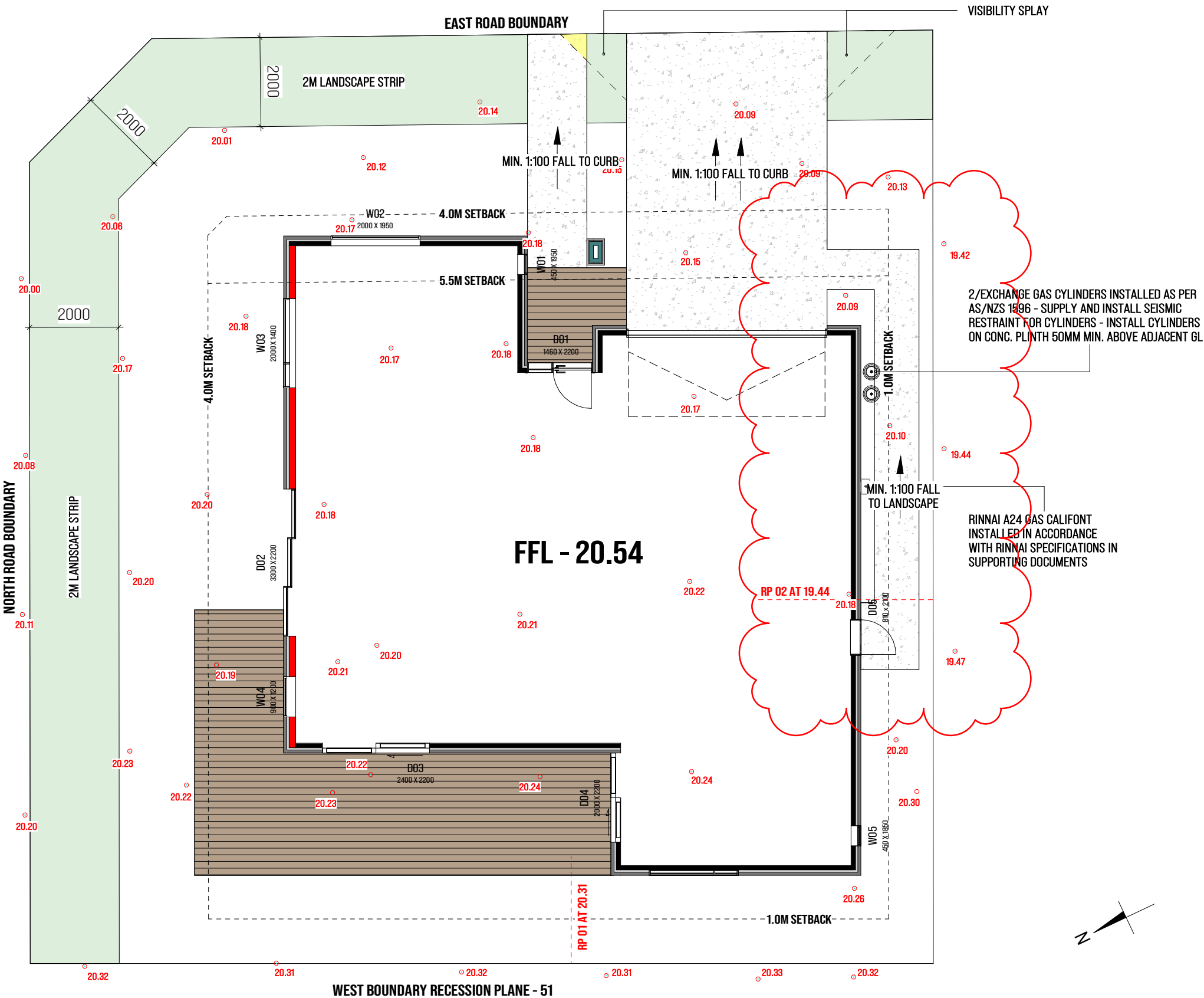
DRAWING ISSUE FOR: CONSTRUCTION			
DESIGNED: Z.L.	CHECKED: C.Z.	SHEET NO. S301	
DRAWN: F.J.	SCALE @ A3: 1:10.	JOB NO. 1486	ISSUE: A



REV	DATE	AMENDMENT	BY
B	29-06-2026	ADD SHELF ANGLE DETAIL	C.Z.
A	15-04-2026	ISSUED FOR CONSTRUCTION	F.J.

DRAWING ISSUE FOR: CONSTRUCTION			
DESIGNED: Z.L.	CHECKED: C.Z.	SHEET NO. S302	
DRAWN: F.J.	SCALE @ A3: 1:10.	JOB NO. 1486	ISSUE: B

NUMBER	ITEM	DATE	DESCRIPTION
AMENDMENT-01	AMD-01	2026-07-22	RP02 REVISED



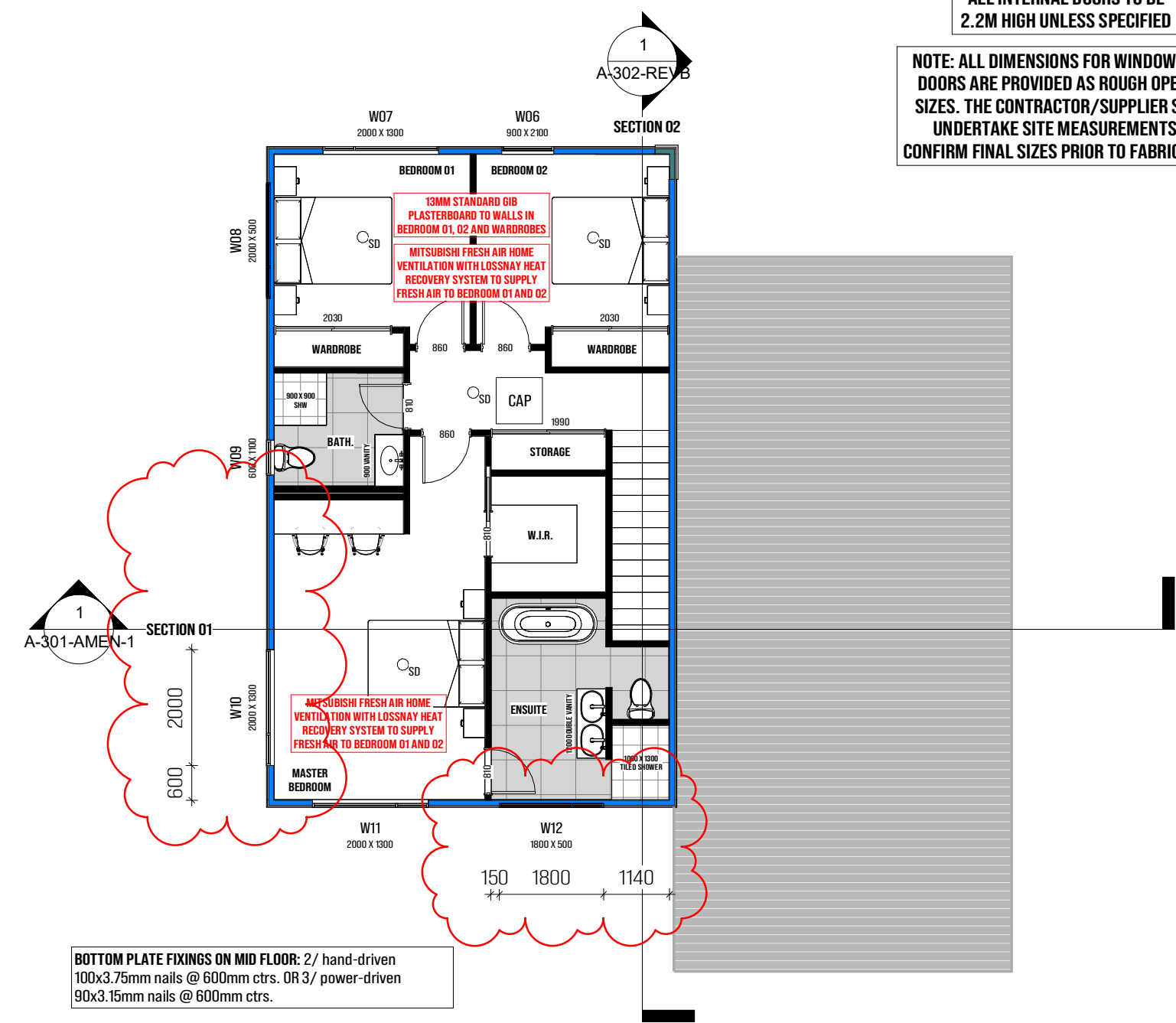
PROJECT INFO

LEGAL DESCRIPTION	LOT 7 DP 613753
SITE AREA	418.0 M ²
BUILDING FOOTPRINT	153.5M ²
SITE COVERAGE	36.7%
CLIMATE ZONE	5
EARTHQUAKE ZONE	ZONE 2
EXPOSURE ZONE	ZONE C
LEE ZONE	NO
RAINFALL RANGE	40 - 50
WIND REGION	A
WIND ZONE	HIGH

EXISTING GROUND LEVEL

GROUND FLOOR OVER CLADDING - 149M²
FIRST FLOOR OVER CLADDING - 78M²
TOTAL OVER CLADDING - 78M²

NUMBER	ITEM	DATE	DESCRIPTION
AMENDMENT-01	AMD-01	2026-07-22	W12, W10 SIZE AND LOCATION REVISED



ALL INTERNAL DOORS TO BE
2.2M HIGH UNLESS SPECIFIED

NOTE: ALL DIMENSIONS FOR WINDOWS AND
DOORS ARE PROVIDED AS ROUGH OPENING
SIZES. THE CONTRACTOR/SUPPLIER SHALL
UNDERTAKE SITE MEASUREMENTS TO
CONFIRM FINAL SIZES PRIOR TO FABRICATION.

SMOKE ALARM
AS PER NZBC C/AS1 & C/AS2, TYPE 1 DOMESTIC ALARM SYSTEM
MANUFACTURED TO COMPLY WITH NZS 4514:2021 AND SHALL BE
INSTALLED AT LOCATIONS IN ACCORDANCE TO NZS 4514:2021
SMOKE ALARMS TO BE HARDWIRED WITH BATTERY BACKUP

**STUD TO TOP PLATE FIXINGS 'TYPE B' AS PER LUMBERLOK STUD
TO TOP PLATE FIXING (4.7KN)**

**SLIP RESISTANCE CO-EFFICIENT OF 0.4 REQUIRED FOR THE
FOLLOWING AREAS AS PER NZBC D1/AS1**
-DRIVEWAY AND ACCESS TO ENTRY TO BUILDINGS
-ENTRY FLOORCOVERING
-BATHROOM FLOORS

**NEW BATHROOM WALL AND FLOOR SURFACES TO COMPLY WITH
NZBC E3/AS1**
-ALSO REFER LINING NOTES

- 9MM THICK VILLABOARD LININGS TO BE INSTALLED ONLY TO SHOWER
ENCLOSURE AND BATH CRADLE IN ACCORDANCE WITH JH VILLABOARD
LINING INSTALLATION MANUAL USING JH FIXINGS AND ACCESSORIES

- SHEETS TO BE INSTALLED HORIZONTALLY BUTTED TOGETHER AT STUD
LOCATIONS AND HAVE SEALANT APPLIED TO GAP BETWEEN SHEETS
(1-2MM GAP) - REFER FIGURE 16 OF INSTALLATION MANUAL (SUPPORTING
DOCUMENTS)

- FIX SHEETS IN ACCORDANCE WITH FIG.9 OF INSTALLATION MANUAL (150
MAX. CRS TO ALL STUDS AND DWANGS INCL. BOTTOM & TOP PLATES)
USING GALV. STEEL 6G X 30MM VILLADRIVE SCREW

NZBC E3/AS1:

- BATHROOM WALL AND FLOOR SURFACES TO BE IMPERVIOUS AND
EASILY CLEANED

- KITCHEN FLOORS IN OPEN PLAN ROOMS TO HAVE WATERPROOFING
TAHT EXTENDS A MIN. OF 1.5M FROM SANITARY APPLIANCES AND/OR
FIXTURES (SINKS IN KITCHEN ISLANDS)

WET FLOOR SHOWER NOTES:

- SHOWER FLOOR TO HAVE A FALL OF NO LESS THAN 1:50 TOWARDS
THE FLOOR WASTE

- 9MM VILLABOARD TO BE INSTALLED TO SECTIONS OF WALLS
AROUND SHOWER ENCLOSURE ONLY IN PLACE OF GIB. AQUALINE

 INTERCONNECTED SMOKE ALARM AS PER NZS 4514:2021

 800 X 800 CEILING ACCESS PANEL

 90 X 45 H1.2 STUDS at 600
MAX. CRS DWANGS at 400

 90 X 45 H1.2 STUDS at 600
MAX. CRS DWANGS at 800

 SWITCHBOARD

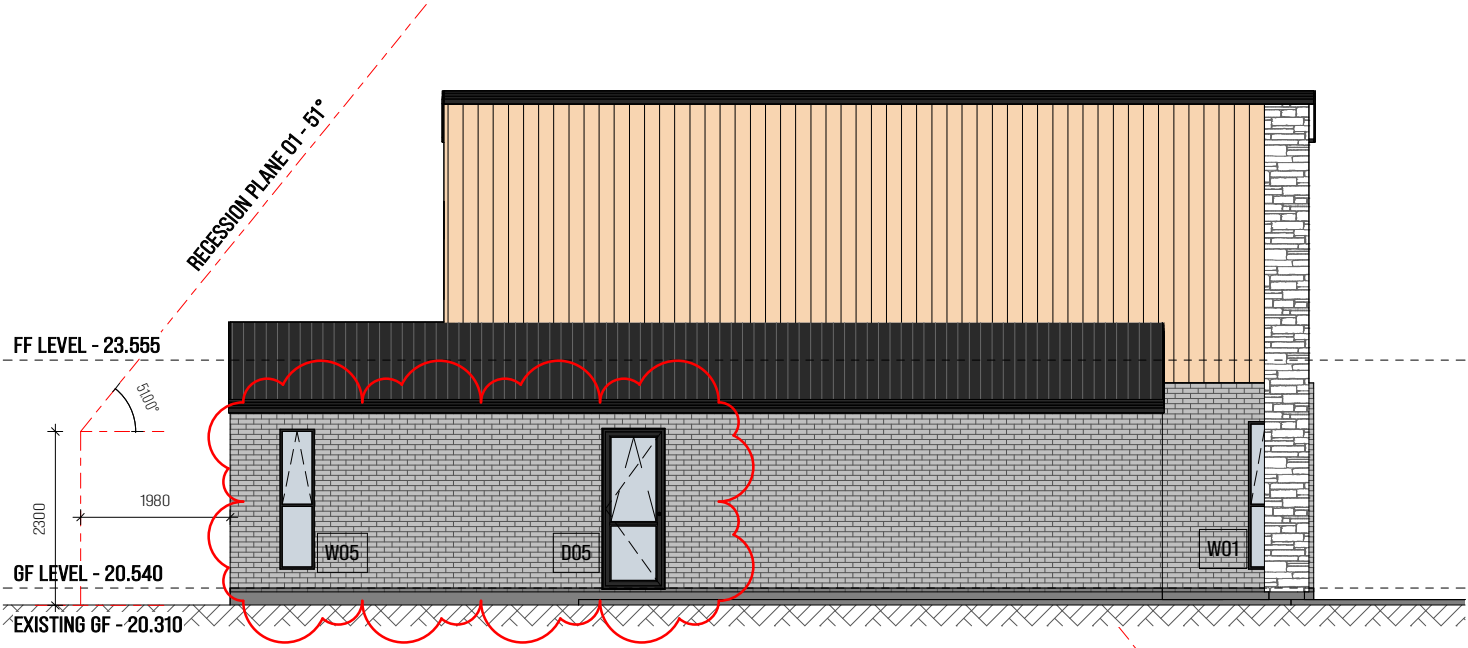
 90 X 45 H1.2 STUDS at 400
MAX. CRS DWANGS at 800

1:100@A3

FIRST FLOOR PLAN

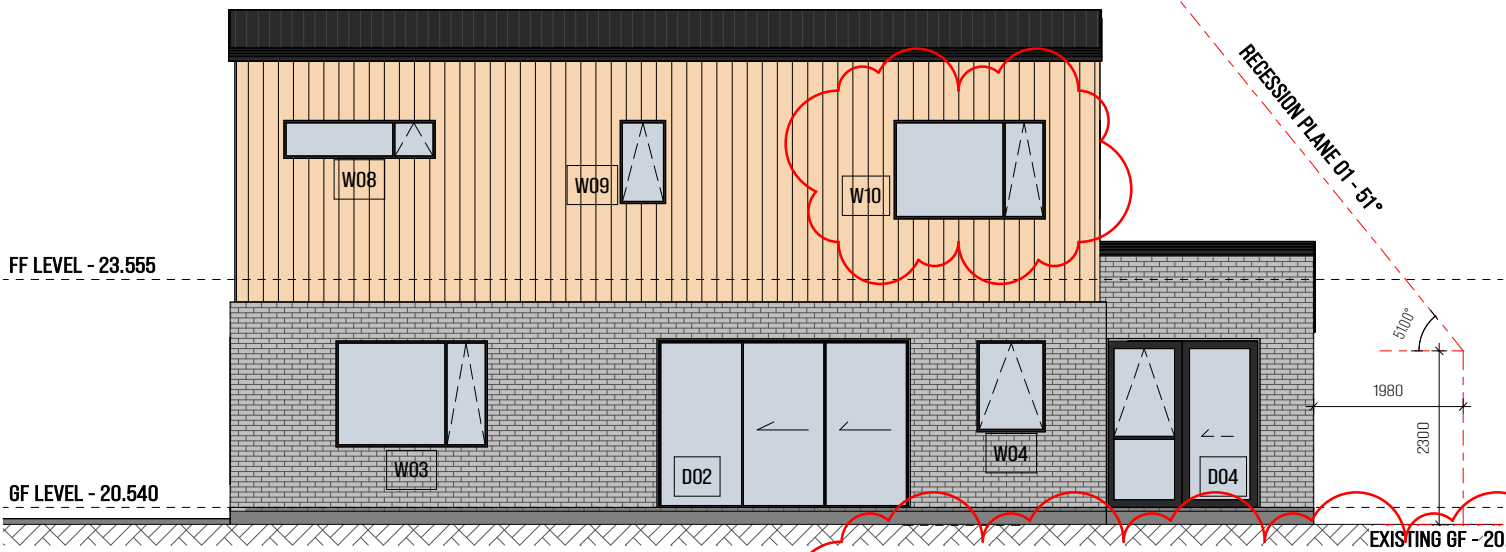
22/07/2026

A-004-AMEN-1



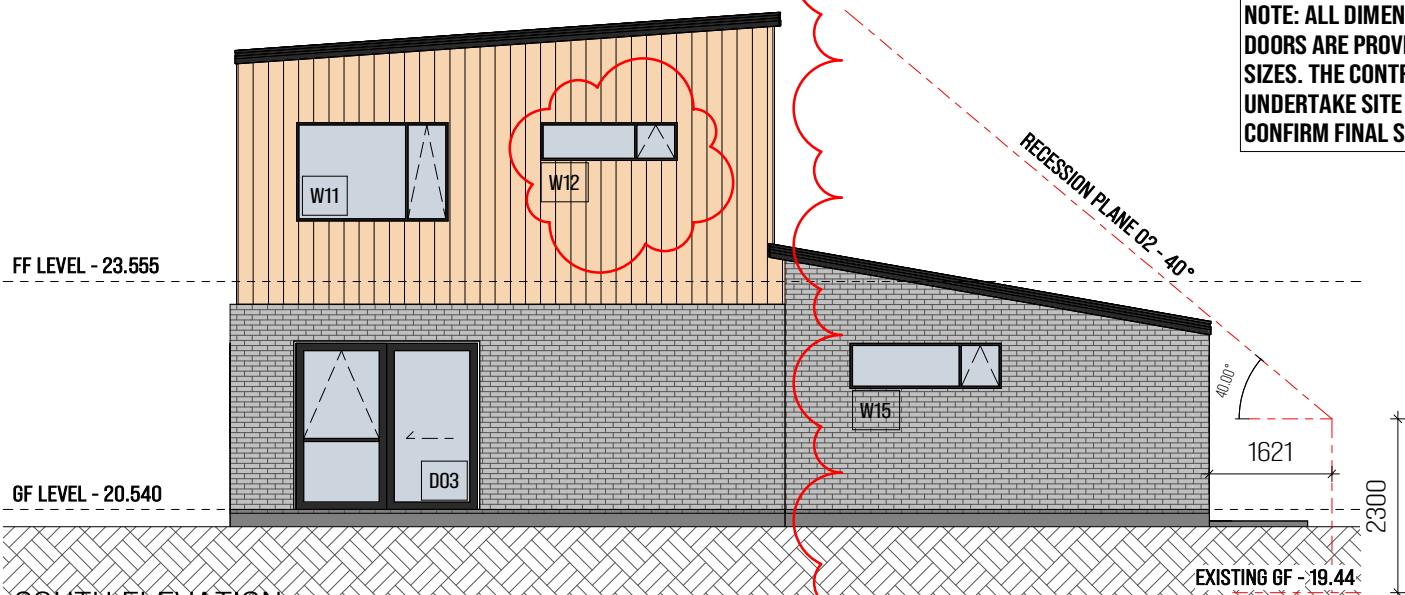
EAST ELEVATION
1: 100

NUMBER	ITEM	DATE	DESCRIPTION
AMENDMENT-01	AMD-01	2026-07-22	RECESSON PLANE REVISED
	AMD-01	2026-07-22	W05, D05 SIZE REVISED TO LOWER FRAMING
	AMD-01	2026-07-22	W12, W10 SIZE AND LOCATION REVISED



WEST ELEVATION
1: 100

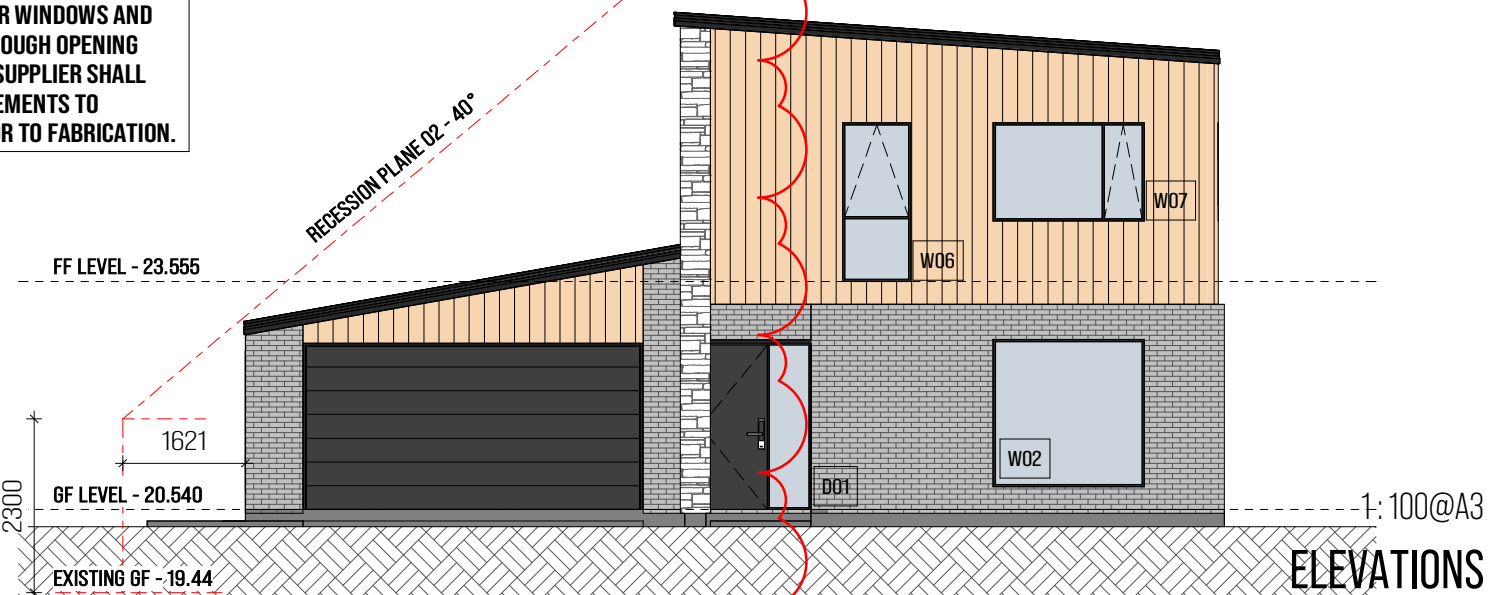
BUILDING ENVELOP RISK MATRIX (WORST ELEVATION)					
RISK FACTOR	LOW	MEDIUM	HIGH	VERY HIGH	SUBTOTAL
WIND ZONE	0	0	1	0	1
NUMBER OF STOREYS	0	1	0	0	1
ROOF/WALL INTERSECTIONS DESIGN	0	1	0	0	1
EAVES WIDTH	0	0	0	5	5
ENVELOP COMPLEXITY	0	0	0	0	0
DECK DESIGN	0	0	0	0	0
TOTAL RISK SCORE					8



SOUTH ELEVATION
1: 100

74 SHOLTO DUNCAN CRESCENT
BUILDING CONSENT AMENDMENT

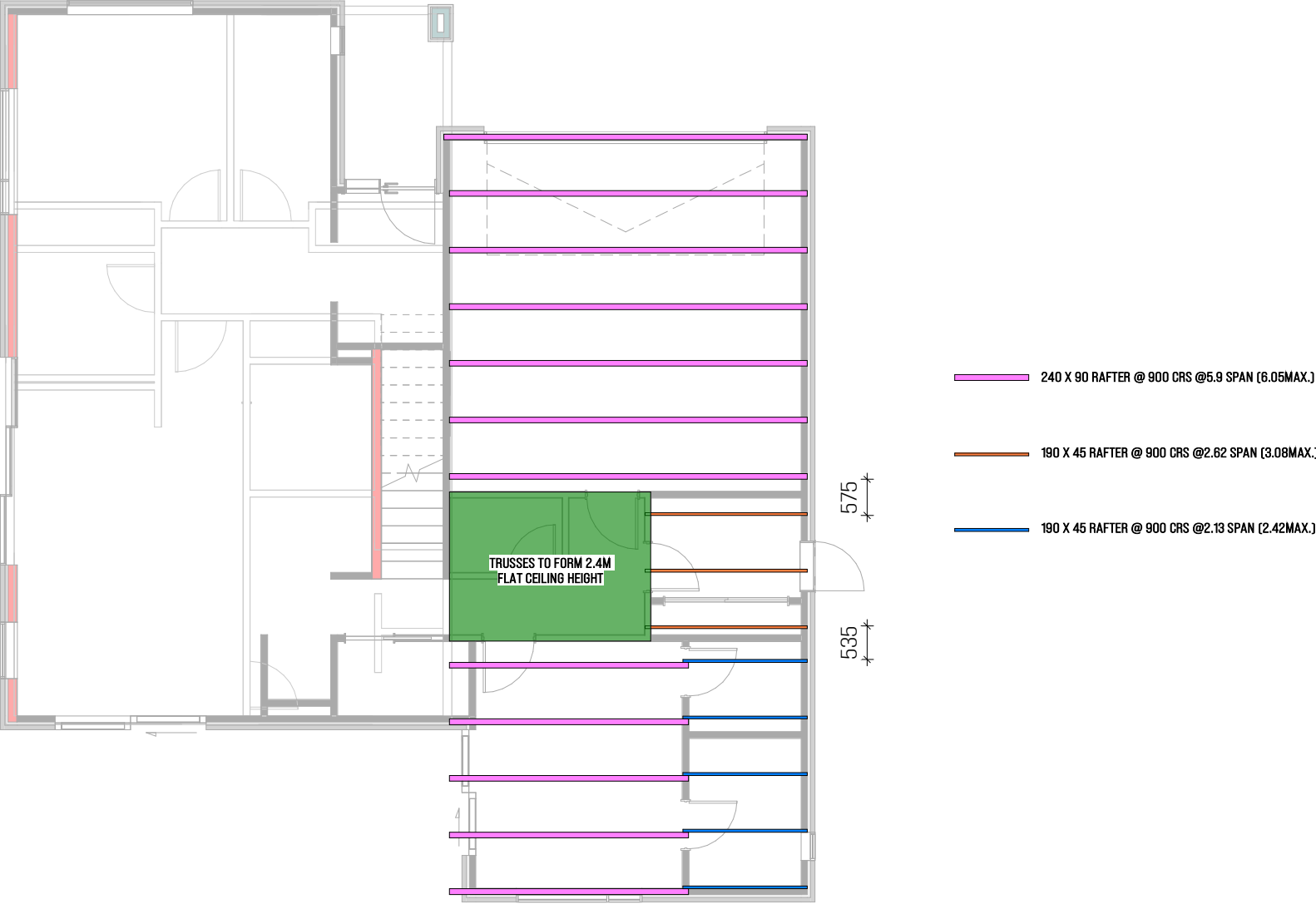
NOTE: ALL DIMENSIONS FOR WINDOWS AND DOORS ARE PROVIDED AS ROUGH OPENING SIZES. THE CONTRACTOR/SUPPLIER SHALL UNDERTAKE SITE MEASUREMENTS TO CONFIRM FINAL SIZES PRIOR TO FABRICATION.

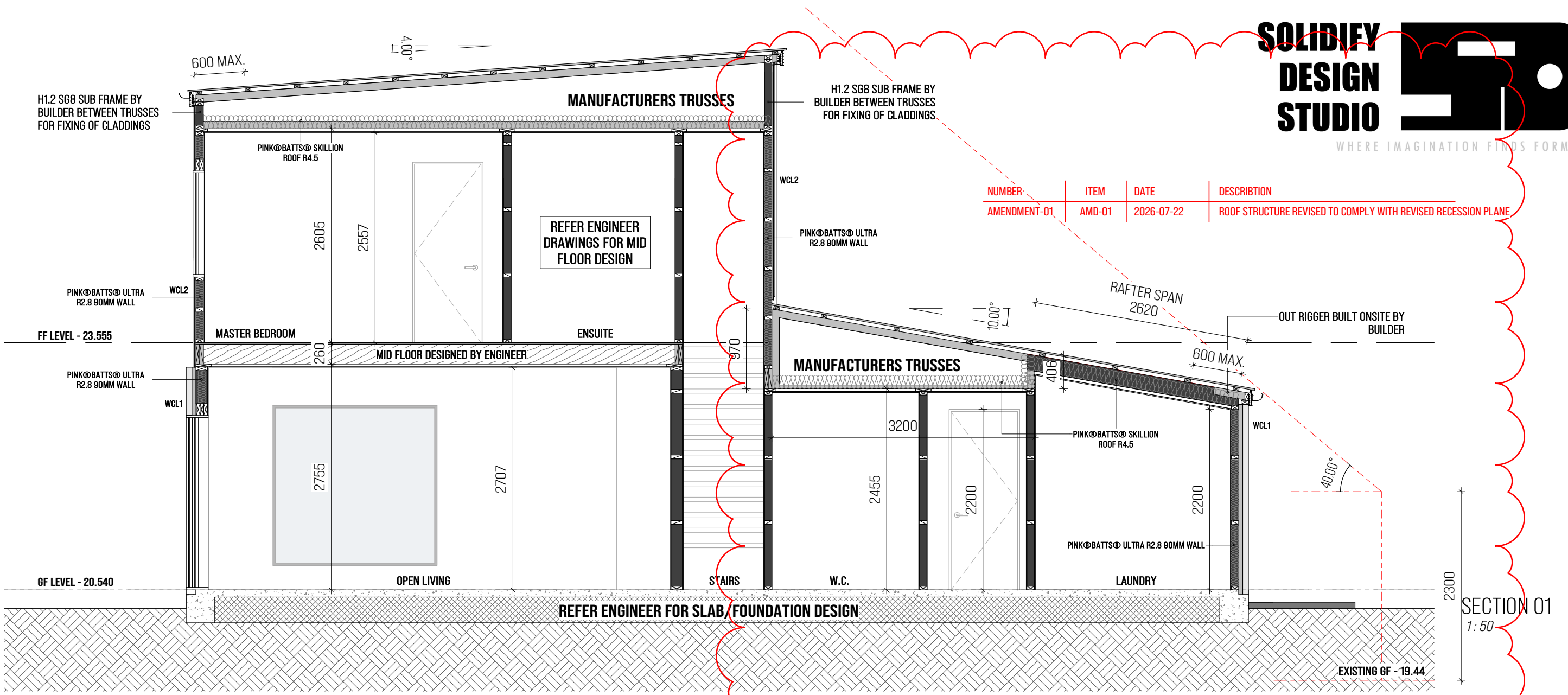


NORTH ELEVATION
1: 100

1: 100@A3
ELEVATIONS
22/07/2026

A-102-AMEN-1





NUMBER	ITEM	DATE	DESCRIPTION
AMENDMENT-01	AMD-01	2026-07-22	ROOF STRUCTURE REVISED TO COMPLY WITH REVISED RECESSION PLANE

ROOF CLADDING NOTES
(TRAPEZOIDAL):

RF1
0.5MM MIN. BMT TRAPEZOIDAL COLORCOATED STEEL ROOF CLADDING FIXED TO SUPPORTS OVER ROOF UNDERLAY IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND NZBC E2/AS1 TABLE 14 (FIXING PATTERN T1 - FIX EVERY CREST...) SHEET ENDS FIXED THRU EVERY SECOND CREST (ALSO REFER NZMRM CODE OF PRACTICE)

ROOF UNDERLAY NOTES:

PAPER BASED BITUMEN UNDERLAYS TO BE USED UNDER METAL ROOFS AND DIRECT FIXED METAL WALL CLADDINGS AS PER NZBC E2/AS1 TABLE 23(1) - THERMAKRAFT 215 SELF SUPPORTING ROOF CLADDING UNDERLAY FIXED TO FRAMING WITH 10x12mm STAINLESS STEEL NAILS AND IN ACCORDANCE WITH THERMAKRAFT SPECIFICATIONS - REFER SUPPORTING DOCUMENTS

PURLINS

70x45 H1.2 TIMBER PURLINS FIXED TO SUPPORTS AT 900 MAX. CRS (600 CRS TO ROOF PERIPHERY) ['TYPE T'] WITH 1x80mmx10mm LUMBERLOK BLUE SCREW (2.4kN CAP.) OR 1xPAIR LUMBERLOK WIRE DOGS (3.2kN CAP. / PAIR)

ROOF BRACE NOTES:

ROOF BRACES TO BE INSTALLED AS PER NZS3604 SECTION 10, 10.3 TABLE 10.16 (1 / PER 50M²) FIX LUMBERLOK 0.55MM X 27MM G550 Z275 GALV. STEEL STRIP BRACE WITH 5 X 30MM X 3.15MM PRODUCT NAILS EACH END COMPLETE WITH GALV. STEEL TENSIONERS

RAIN WATER SYSTEM NOTES:

RWS
COLOUR COATED STEEL GUTTER AND Ø80 DOWNPIPES TO MATCH ROOF COLOUR (85M² MAX. ROOF AREA FOR 0-25° / 70M² MAX. ROOF AREA FOR 25-35°) PITCH ROOF PER DOWNPIPE) SELECTED GUTTER TO HAVE MIN. CROSS SECTIONAL AREA OF 9,000MM² INSTALLED TO 1:1000 MIN. FALL

SOFFIT LININGS

SFL1
4.5MM HARDIEFLEX EAVES LINING SHEETS FIXED TO SUPPORTS WITH 40X2.8MM HARDIEFLEX NAILS AT 200MM MAX. CRS AS PER JAMES HARDIE EAVES AND SOFFITS INSTALLATION MANUAL - ALL SHEET EDGES TO BE SUPPORTED AND SHEETS JOINED WITH PVC HARDIEJOINTER

ALUMINIUM JOINERY
PCWJ

DOUBLE GLAZED POWDERCOATED ALUMINIUM JOINERY UNITS - REFER WINDOW AND DOOR SCHEDULE FOR FULL DETAILS

WALL CLADDING NOTES:

WCL1
SELECTED BRICK VENEER (70mm MAX. WIDTH BRICK) INSTALLED IN ACCORDANCE WITH NZBC E2/AS1 SECTION 9 AND NZS3604 MAX. HEIGHT OF VENEER TO BE 4m FIXED TO TIMBER FRAMING WITH TYPE EH GALV. STEEL BRICK TIES AT 600 MAX. CRS HORZ. AND 400 MAX. CRS VERT. AND IN ACCORDANCE WITH THE ATTACHED DETAILS OVER MIN. 50mm CAVITY (MEASURED FROM TIMBER FRAME) BRICKS TO SIT ON 120 WIDE CONC. REBATE COATED WITH MIN. 2 COATS MULSEAL. REFER TO BRICK VENEER BEST PRACTICE GUIDE - BRICK AND BLOCK LAYERS FEDERATION OF NEW ZEALAND.

WCL2

JAMES HARDIES VERT. FIXED OBLIQUE WEATHERBOARDS TO BE INSTALLED IN ACCORDANCE WITH JH SPECIFICATIONS USING JH PRODUCTS AND ACCESSORIES OVER H3.1 45X20 CAVITY BATTENS FIXED HORZ. TO NOGS WITH 65X2.87MM ROUNDRIVE RING SHANK NAIL OR 65X3.15MM HARDIEFLEX NAILS ALL SITE CUT WEATHERBOARD EDGES TO BE SEALED AND WEATHERBOARDS PAINT FINISHED WITH MIN. 2 COATS EXTERIOR GRADE ACRYLIC PAINT APPLIED TO PAINT MANUFACTURERS SPECIFICATIONS - NOTE TREATMENT FOR FIXINGS ONCE BOARDS ARE FIXED (INCREASE LENGTH OF FIXING BY RAB THICKNESS WHERE APPLICABLE)

WCL3

SELECTED ELDORADO STONE VENEER OVER 'STONE-TITE' MORTAR SYSTEM TO 7.5mm BOG STONESHEET (ALL SHEET EDGES SEALED BEFORE FIXING) FIXED WITH 10g x65mm S/S SCREWS WITH M6x19mm X1.6mm S/S WASHERS OR S/S HARD AS ROCKS TAGS, REFER TO MANUFACTURER'S DOCUMENTATION, OVER H3.1 45x20 CAVITY BATTENS FIXED VERTICALLY TO STUDS AT 400mm MAX. CRS WITH 30x2.5mm GALV. FLAT HEAD NAILS

LINING NOTES:

WL1
PAINT FINISHED 10MM STANDARD PLASTERBOARD FIXED TO WALL FRAMING AS PER GIB. SPECIFICATIONS - ALSO REFER BRACING PLAN FOR BRACING REQUIREMENTS

WL2
PAINT FINISHED 10MM AQUALINE PLASTERBOARD FIXED TO WALL FRAMING AS PER GIB. SPECIFICATIONS - ALSO REFER BRACING PLAN FOR BRACING REQUIREMENTS

CL1
PAINT FINISHED 13MM STANDARD GIB. BOARD FIXED TO SUPPORTS AS PER GIB. SPECIFICATIONS

CL2
PAINT FINISHED 13MM AQUALINE GIB. BOARD FIXED TO SUPPORTS AS PER GIB. SPECIFICATIONS

CEILING LININGS
13MM GIB. BOARD LININGS PAINT FINISHED FIXED TO 70X35MM TIMBER BATTENS FIXED TO SUPPORTS AT 600 MAX. CRS WITH 2X75X3.15MM PD NAILS OR 2X75X3.06 HD NAILS AT EACH SUPPORT AS PER NZS 3604 SECTION 13, TABLE 13.3

FL1
REFER ENGINEERS DOCUMENTS FOR FOUNDATION AND SLAB DESIGN

FL2
REFER ENGINEERS DOCUMENTS FOR MID FLOOR DESIGN

WL3
PAINT FINISHED 13MM STANDARD PLASTERBOARD FIXED TO WALL FRAMING AS PER GIB. SPECIFICATIONS - ALSO REFER BRACING PLAN FOR BRACING REQUIREMENTS

ALUMINIUM JOINERY NOTES

- ALUMINIUM JOINERY SHALL BE POWDERCOATED FINISH FABRICATED FOR DOUBLE GLAZED UNITS (FABRICATOR TO CONFIRM THEIR SUITE TO BE USED IE: RESIDENTIAL)
- GLAZING SHALL INCORPORATE ARGON-FILLED INSULATION GLASS UNITS (IGU'S) WITH THE ADDITION OF LOW E GLAZING (MIN. 4MM THICK GLASS EACH SIDE OF THERMALLY IMPROVED SPACER FOR R VALUE OF 0.5) IN ACCORDANCE WITH TABLE E1.1A NZBC H1/AS1.
- ALL UNITS SHALL BE SITE MEASURED BEFORE FABRICATION TO DETERMINE CORRECT SIZE. DIMENSIONS SHOWN ARE ROUGH OPENING SIZES UNLESS NOTED OTHERWISE.
- ALL EXTERNAL JOINERY SHALL COMPLY WITH THE FOLLOWING NEW ZEALAND STANDARDS WHERE APPLICABLE:
NZS 3504 SPECIFICATION FOR ALLUMINIUM WINDOWS
NZS 4203 CODE OF PRACTICE FOR GENERAL STRUCTURAL DESIGN AND DESIGN LOADINGS FOR BUILDINGS
NZS 4211 SPECIFICATION FOR PERFORMANCE OF WINDOWS
NZS 4223 CODE OF PRACTICE FOR GLAZING IN BUILDINGS
- PROVIDE FLASHINGS TO ALL EXTERIOR OPENINGS AS DETAILED AND IN ACCORDANCE WITH NZBC E2/AS1.
- THE MAIN CONTRACTOR SHALL ENSURE THAT ALL SITE GLAZED WINDOW AND DOOR FRAMES ARE FULLY SEALED AT MITRES PRIOR TO GLASS INSTALLATION.
- PROVIDE RESTRICTOR STAYS TO ALLOW OPENING OF 100MM MAX. TO WINDOWS WITH SILLS LESS THAN 760MM FROM THE FINISHED FLOOR WITH VERTICAL FALLS OF MORE THAN 1M AND WHERE WINDOW IS ABOVE BATHROOM FIXTURES (BATH AND W.C.)
- 'SG' ON WINDOW SCHEDULE DENOTES SAFETY GLAZING, ALL GLAZING REQUIREMENTS TO BE CONFIRMED BY MANUFACTURER TO COMPLY WITH NZS 4223.
- ALL EXTERNAL JOINERY SHALL BE DESIGNED AND MANUFACTURED TO RESIST THE FOLLOWING LOADS:
SITE WIND SPEED OF 44M/S (HIGH)

- SG

SAFETY GLASS
- OG

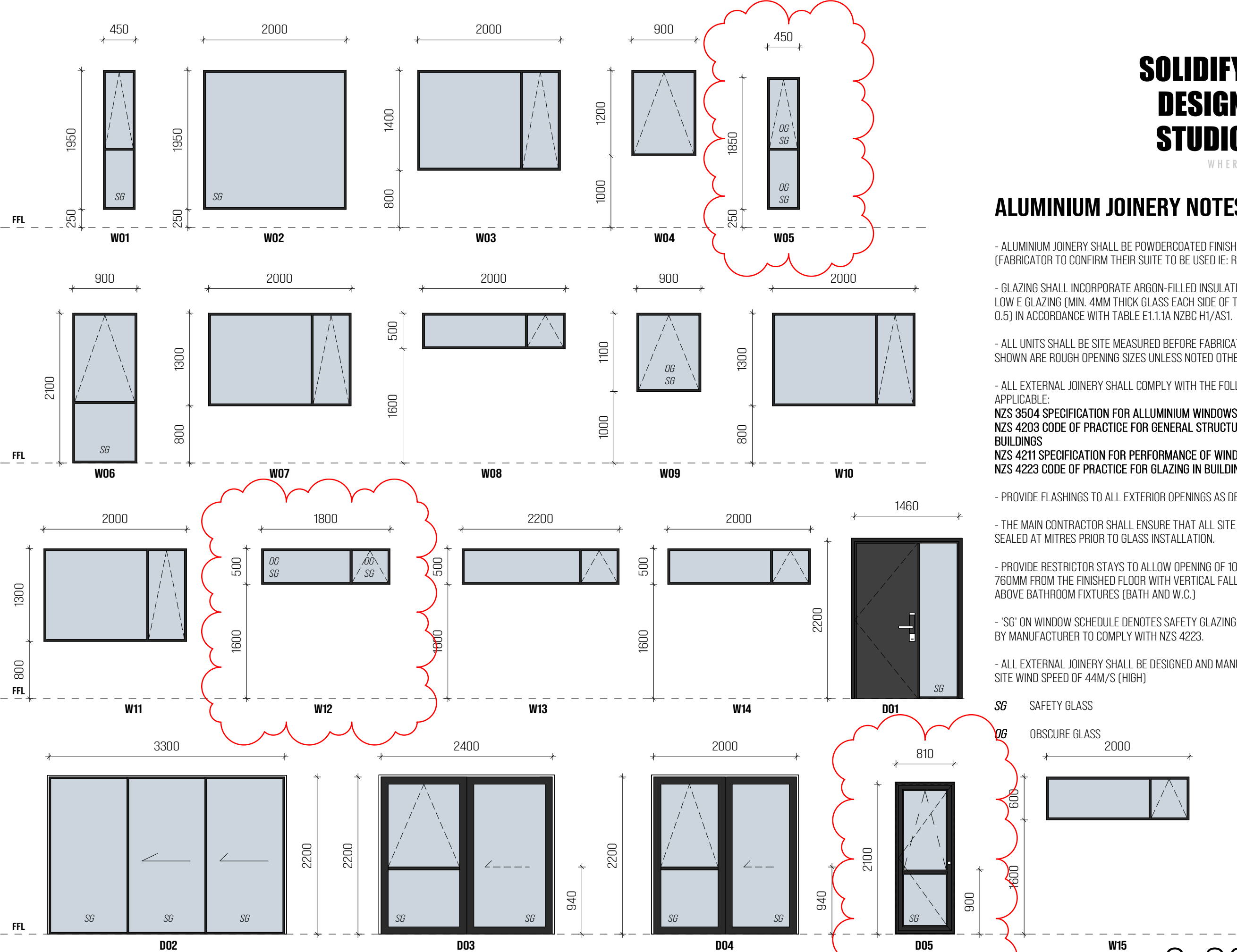
OBSCURE GLASS
-

1:50@A3

D & W SCHEDULE

22/07/2026

C-001-AMEN-1



NUMBER	ITEM	DATE	DESCRIPTION
AMENDMENT-01	AMD-01	2026-07-22	W12, W05, D05 SIZE REVISED