Building consent inspections, construction documentation & advice notes

As at:	17.06.2026
Project number:	BCN/2026/4825
Street address:	40 Castletown Place New Brighton
Description of work:	Alteration to dwelling - house extension with new kitchen and living layout, addition of ensuite to master bedroom, new bathroom and laundry.

Estimated inspections: 7

At various stages during construction, you need to arrange inspections to verify that the building work has been completed in accordance with building consent requirements. Each building site is unique and will have its own individual requirements.

This document provides an estimate of construction inspections and the construction documentation you'll need to provide at each inspection. Note, some inspection types may be required on multiple occasions.

There are provisions that are endorsed on the building consent in relation to inspection during the carrying out of building work. These provisions must be taken to include the provisions of Section 90, Building Act 2004.

Construction documentation

The documents required at each inspection are listed in the table below. Submitting your construction documentation as soon as it is available will ensure the code compliance certificate is processed more efficiently. Note that your inspection may not go ahead if relevant documentation has not been provided.

Submit documents via Online Services(external link) using the upload additional information for building approval option.

All documentation and forms must be submitted using the latest approved versions. Where a Council template is required, you can find them here ccc.govt.nz/building-consent-forms-and-guides

Booking inspections guidance

Please schedule an inspection providing as much advance notice as possible (minimum 3 working days) using the below inspection types. During peak times, there may be delays in availability. Each week we publish the latest inspection timeframes on our website – you can view these at ccc.govt.nz/processing-inspections-and-code-compliance-timeframes

To book, change or cancel an inspection:
- Phone: 03 941 8222; or
- Online: ccc.govt.nz/book-a-building-inspection

Cancellations must be made by 4pm on the working day prior to your inspection taking place. The Council charges for cancellations made on the day for when the inspection is scheduled to take place.

The fees for the above inspections have been included in the overall building consent fees up to 1 hour per inspection. Where the actual time of an inspection exceeds 1 hour then additional inspection fees will be charged. These additional inspection fees will be based on the fee per inspection and charged in 15-minute increments.

For more information, please refer to ccc.govt.nz/buildinginspectionguide

List of building inspections and construction documentation required:

Foundation or slab *Inspection before each pour of concrete foundation footings or slab and including any sub-floor sanitary plumbing or drainage.*	
Construction documentation required	Site inspection report(s) required
Subfloor framing *Inspection before installing flooring to suspended ground floor*	
Construction documentation required	Site inspection report(s) required
Pre roof *Inspection before the structure is enclosed, including framing, connections and membrane substrates*	
Construction documentation required	Site inspection report(s) required
Pre Cladding *Inspection before wall cladding is installed*	
Construction documentation required	Site inspection report(s) required
-	-
Pre Line *Inspection before enclosure with linings, with cladding systems, insulation and plumbing in place.*	
Construction documentation required	Site inspection report(s) required
☐ CDOC-AB16 - Windows and doors: Provide a statement from the manufacturer at the time of the pre-line inspection that the windows and doors have been manufactured to achieve a minimum construction R-value of (0.5). -	☐ Engineered timber pre-line (Project Structure Ltd) ☐ Bracing pre-line (Project Structure Ltd) ☐ Bracing pre-stop (Project Structure Ltd)
Drainage *Inspection of wastewater or stormwater drains before covering*	
Construction documentation required	Site inspection report(s) required
☐ CDOC-AB07 - Foulwater and stormwater drains layouts: Provide as-laid drainage plan at time of drainage inspection.	

Final: Please ensure all documentation is provided before booking your final inspection or your inspection may not go ahead *Inspection at completion of all building work*	
Construction documentation required	Site inspection report(s) required
☐ CDOC-ST01 - **Construction monitoring (structural)**: Provide all records of inspections and checks carried out, and a PS4 from your nominated [Project Structure Ltd] stating that all the necessary aspects of their design has been incorporated into the building.	-

Advice notes

- All building work must be carried out in accordance with the approved building consent documents. A full and current copy of the stamped documents must remain on site for reference at all times. This may include approved documents in digital format presented on an electronic device provided they are easily readable. For example documents presented on a smart phone screen would not be considered easily readable.
- A building consent lapses and is of no effect if the building work to which it relates does not commence within 12 months after the date of issue of the building consent. A building consent authority may allow a further period if an extension of time to start work is requested.
- An owner must apply for a code compliance certificate as soon as practicable after all building work to be carried out under a building consent is completed. If after two years there has been no application for a code compliance certificate, under Section 93(2)(b), a building consent authority, must decide whether it can issue a code compliance certificate. Council may need to carry out a building inspection to assist with this decision or extend its time to make this decision. At this time we will also invoice any accrued fees associated with the building work.
- If you wish to make changes to your building consent, you must apply for an amendment or a minor variation. An amendment or a minor variation must be granted before the building work is carried out. Refer to ccc.govt.nz/change-your-building-consent
- Prevention of dust and debris: An adequate supply of water shall be available at all times to enable the site and truck loads to be dampened down to prevent dust and debris being deposited on the footpath, roadway and adjoining properties. The footpath and roadway are to be kept clean using methods that minimise sediment from entering the stormwater system and waterways.

Code compliance certificate application:

Apply for your code compliance certificate as soon as the building work is completed (i.e. when all required inspections have been completed).

The following documentation is required to accompany the application as required by Section 92 of the Building Act 2004:

☐ **Application form (Form 6)**: Apply online via onlineservices.ccc.govt.nz

Attach the following to the application form:

Energy work certificate(s):

☐ CDOC-EW01 - Electrical: Provide an electrical safety certificate.

Records of work (Form 6A):

☐ CDOC-RBWC - Restricted Building Work - Carpentry: Provide Record(s) of Work on regulated form 6A.

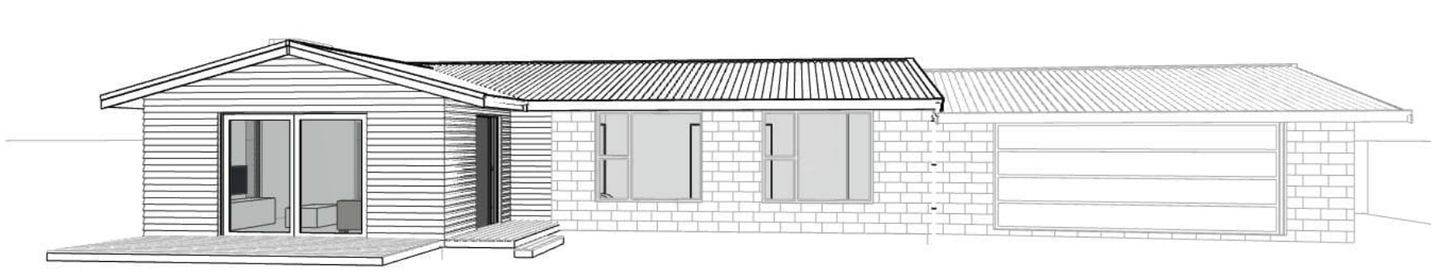
☐ CDOC-RBWF - Restricted Building Work - **Foundation:** Provide Record(s) of Work on regulated form 6A.

☐ CDOC-RBWR - Restricted Building Work - Roofing: Provide Record(s) of Work on regulated form 6A.

Note: Relevant inspections can only be booked when the LBP's name and licence number are provided

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08/07/2026 Cai, Jasmine

Detailed Drawings		
Layout ID	**Sheet Name**	**Drawing Scale**
	Cover Page	
A101	Site Plan - Proposed	1:200
A102	Sediment Control & Site Barriers Plan	1:200
A103	Foundation Plan	1:100
A104	Floor Plan - Existing	1:100
A105	Floor Plan - Proposed	1:100
A106	Wall Framing Plan	1:100
A107	Roof Framing Plan	1:100
A108	Roof Plan	1:100
A109	Plumbing & Drainage Plan	1:100
A201	Elevations - Existing	1:100
A202	Elevations - Existing	1:100
A203	Elevations - Proposed	1:100
A204	Elevations - Proposed	1:100
A301	Sections - Proposed	1:100
A401	Details	1:10
A402	Details	1:5
A403	Details	1:5
A404	Details	
A405	Details	1:10
A406	Details	1:10
A407	Details	
A408	Details	1:10
A409	Details	
A410	Details	
A501	Door & Window Schedule	1:50



Castletown Residence

40 Castletown Pl
Sarah Marwick / Proper Job Properties Ltd

GENERAL NOTES: SITE VERIFICATION

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New work shall be set out to suit verified existing conditions while maintaining the documented design intent, required clearances, structural requirements and Building Code compliance.

Any discrepancy, conflict, omission, or existing condition that may affect the proposed work shall be reported to the architectural designer before proceeding with the affected work.

The contractor remains responsible for accurate site set-out, site measurement, trade coordination, and integration of new work with the existing construction.

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Notes:
- Do Not Scale From Drawings
- Contractor to Verify All Dimensions and Levels Before Commencing Construction
- All drawings to be read in conjunction with all relevant documents

Client:
Sarah Marwick / Proper Job Properties Ltd/
Proper Job Properties Ltd

True North:

Castletown Residence
40 Castletown Pl
Christchurch 8083

15/06/2026

Project Status:
Building Consent

15.06.2026 - BC Issue - REV.A

Cover Page
Scale: @ A3

Rev:
A

Christchurch City Council
BUILDING CONSENT
BLDW/2026/4825
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Document 1
08/07/2026
Cai, Jasmine

Site Address:
40 Castletown Pl
Wigram
Christchurch 8083
Lot 25 Deposited Plan 20206

Territorial Authority:	Christchurch City Council
Planning Zone:	Residential Suburban
Overlays:	Liquefaction Management Area

SITE CONTROLS:

Wind Zone:	Low (BRANZ Maps)
Earthquake Zone:	2
Exposure/Durability Zone:	C
Snow Loading:	N4
Climate Zone:	5

SITE AREAS:

Site Area (Total): 574m^2

Site Coverage Proposed: 153.42m^2 (26.73%)

Site Coverage Existing: 145.52m^2 (25.35%)

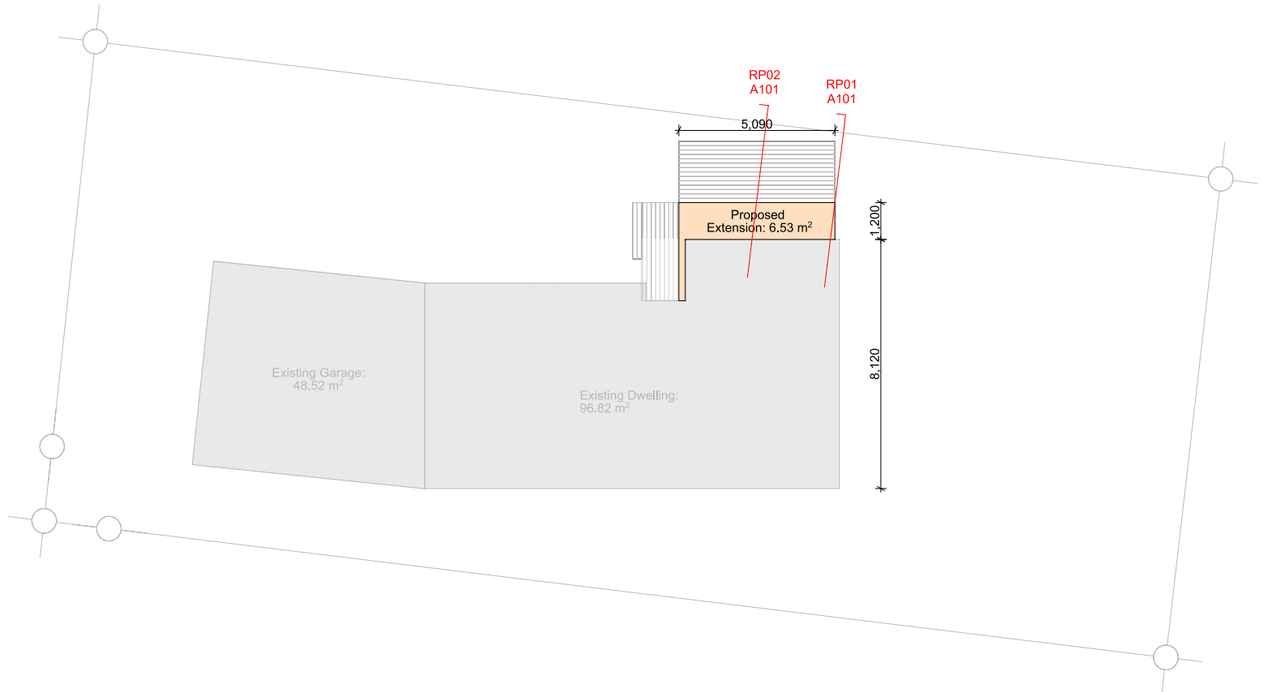
(areas measured to outer edge of foundation or masonry veneer cladding)

FLOOR LEVEL

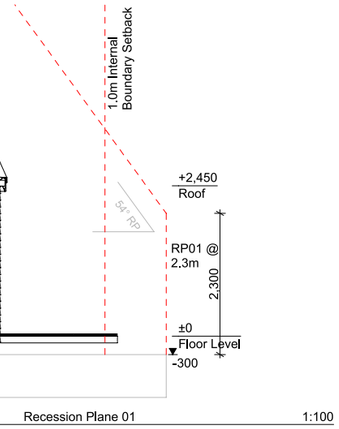
TBC

SITE EARTHWORKS

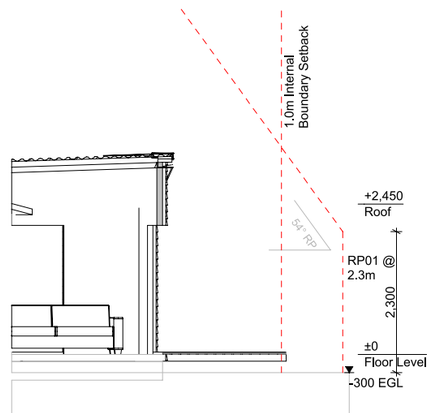
All earthworks considered to be a permitted activity under Christchurch District Council district plan rules.



Site Plan 1:200



RP01 Recession Plane 01 1:100



RP02 Recession Plane 02 1:100

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Client:
Sarah Marwick / Proper Job Properties Ltd/
Proper Job Properties Ltd

True North: N

Castletown Residence
40 Castletown Pl
Christchurch 8083

15/06/2026

Project Status:
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Site Plan - Proposed
Scale: 1:200 @ A3

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F5 SITE SAFETY & CONSTRUCTION HAZARDS

1.0 General Exemption (F5/AS1 1.0.1)
In accordance with NZBC F5/AS1 Section 1.0.1, a dedicated 2.0m high temporary construction hoarding is not required for this project. The building is a domestic dwelling up to 2 storeys above ground level, and the standard scope of works does not inherently present specific hazards requiring full site isolation.

2.0 Existing Site Security & Compliance (F5.3.3)
To satisfy the performance requirements of NZBC F5.3.3 (restricting unauthorized entry by children to site hazards), the site will utilize the existing 1.8m high boundary fence and secure road gate.

3.0 Contractor Responsibilities
The Main Contractor is responsible for overall site safety and must ensure:

The existing boundary gate is kept closed and secured outside of standard working hours.

The existing 1.8m fence line is maintained and not compromised during the works.

If the worksite is not completely enclosed at any stage, or if specific localized hazards are created during the construction process (e.g., deep unprotected excavations, prolonged standing water, or scaffolding accessible to children), the contractor shall evaluate the risk and fence off those specific hazards directly when workers are absent from the immediate vicinity.

SEDIMENT CONTROL

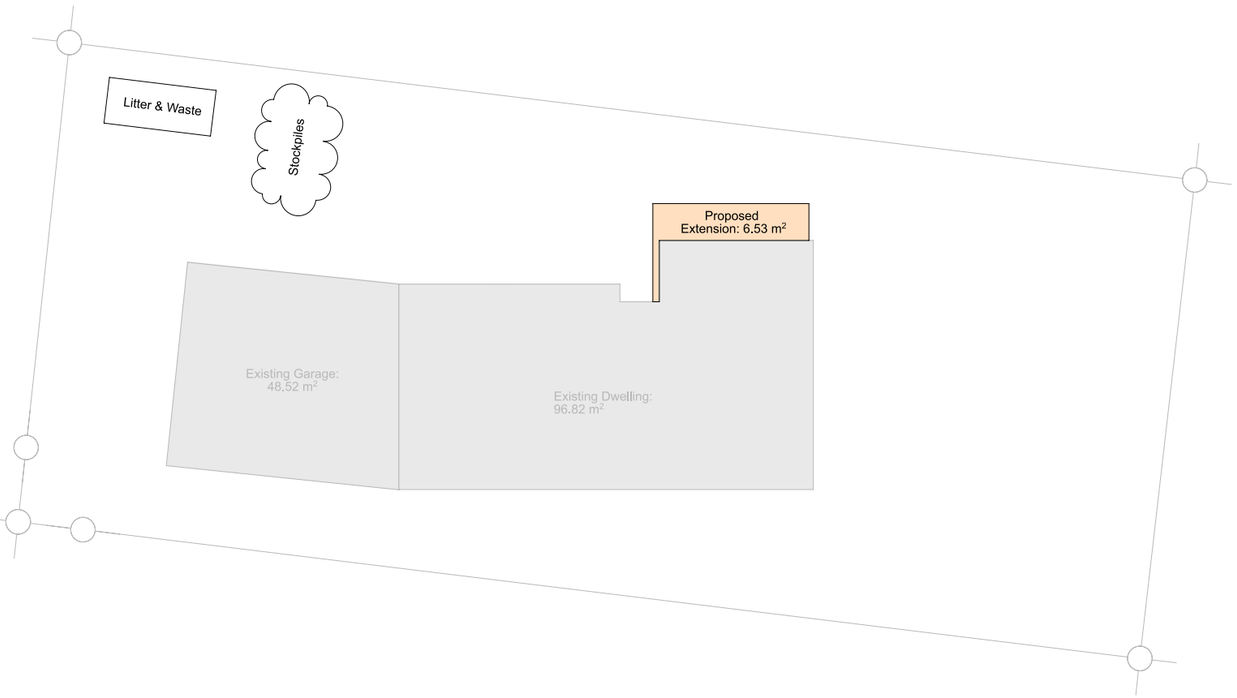
- Prior to and during construction minimise sediment runoff and erosion (from surface water runoff) using Erosion & Sediment Control Guidelines for small site.
- Consider location for chute to control water runoff on site, ensure access to site has small sluice to prevent flow from footpath and connect stormwater system with sediment control asap.
- All sediment and erosion control structures to be inspected each working day and maintained in good working order.
- Main contractor is responsible for establishing, monitoring and maintaining the sediment and erosion control.
- All ground cover vegetation outside the immediate building to be preserved during the building phase. Any stock piling of clay material temporary or otherwise to be covered with impervious sheet.
- After the roof structure has been erected install the stormwater pipes as soon as practicle connecting to the underground stormwater mains.
- Where possible make sure grass remains intact or replace as soon as possible.

KEY

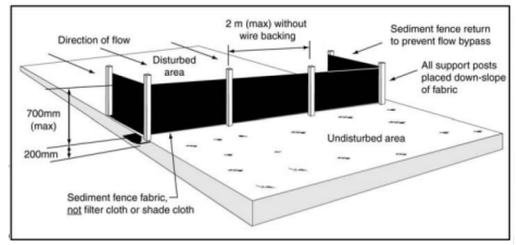
Geotextile & Post Fencing

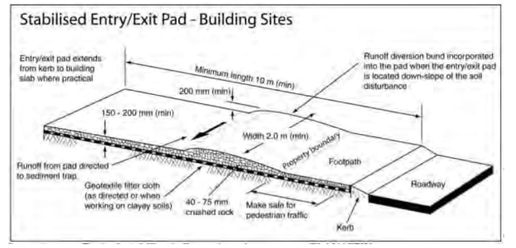
Stabilised entry / exit pad & rumble strip

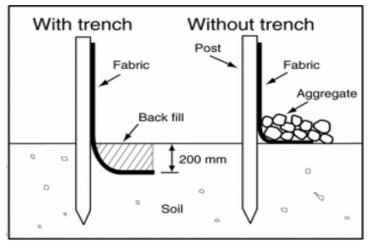
Overland Flow Path



Sediment Control & Site Barriers Plan 1:200

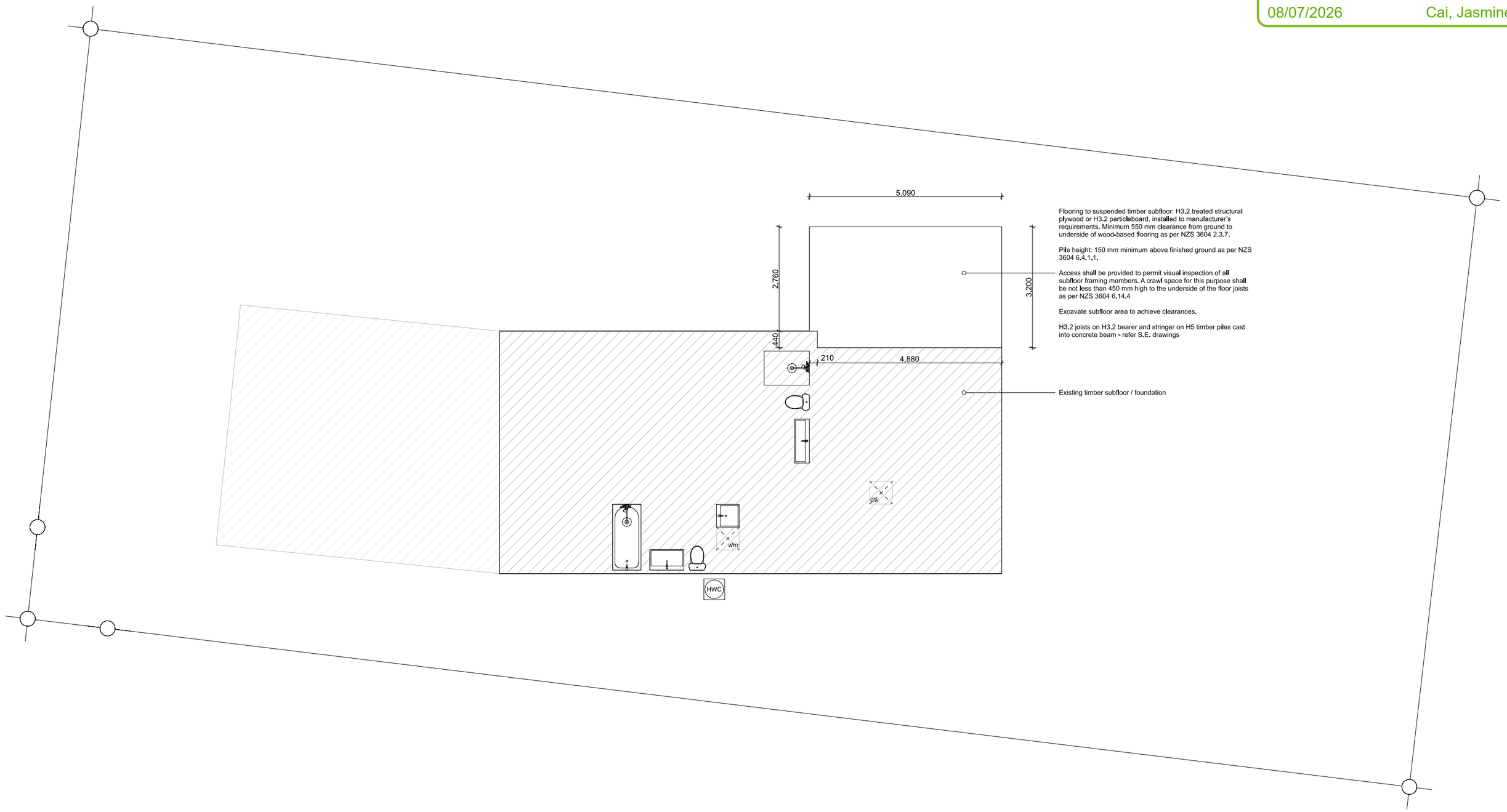






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Foundation Plan 1:100

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Floor Plan - Existing / Demolition 1:100

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GENERAL NOTES: SITE VERIFICATION

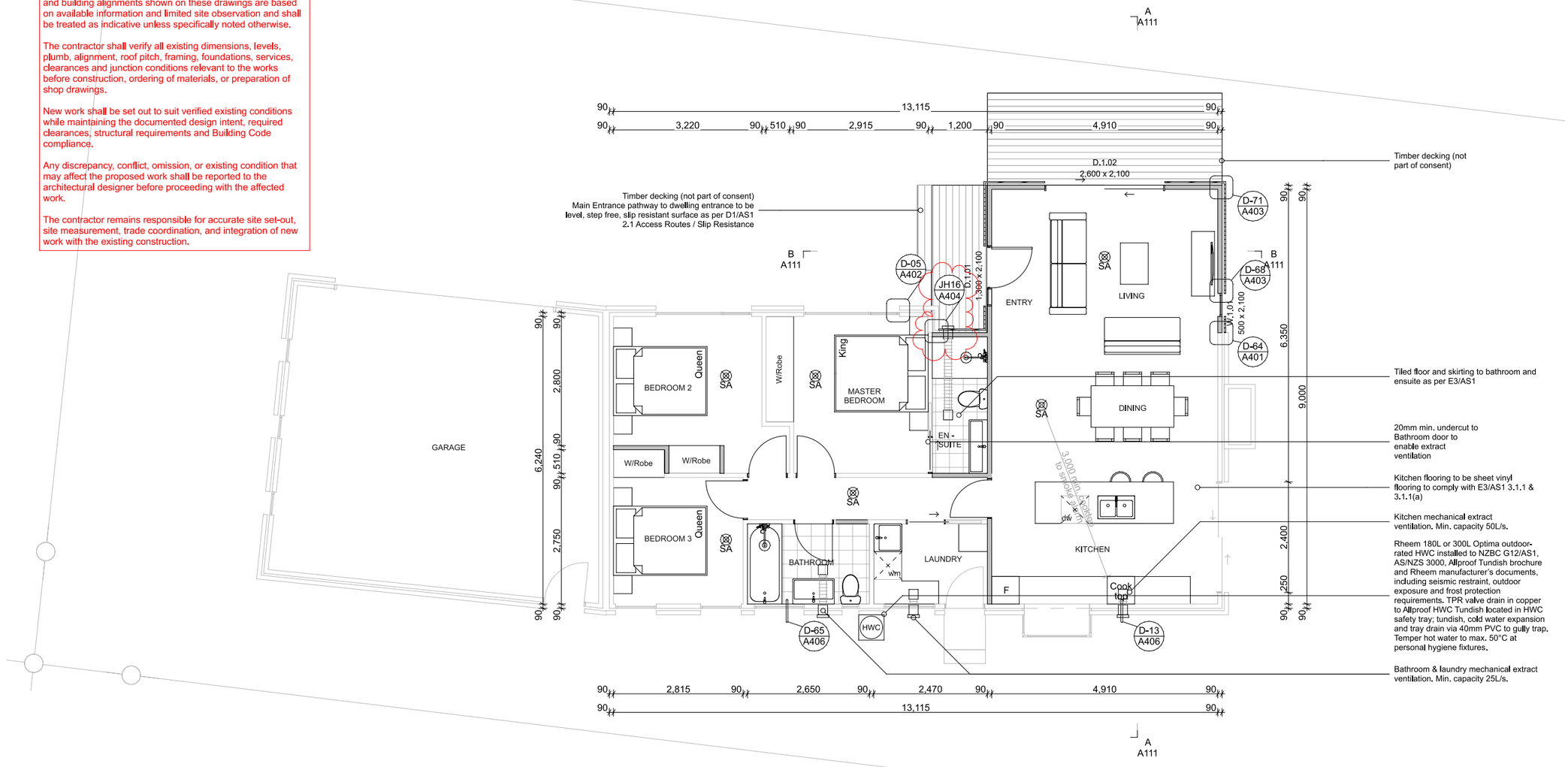
Existing dimensions, levels, structure, services, site conditions and building alignments shown on these drawings are based on available information and limited site observation and shall be treated as indicative unless specifically noted otherwise.

The contractor shall verify all existing dimensions, levels, plumb, alignment, roof pitch, framing, foundations, services, clearances and junction conditions relevant to the works before construction, ordering of materials, or preparation of shop drawings.

New work shall be set out to suit verified existing conditions while maintaining the documented design intent, required clearances, structural requirements and Building Code compliance.

Any discrepancy, conflict, omission, or existing condition that may affect the proposed work shall be reported to the architectural designer before proceeding with the affected work.

The contractor remains responsible for accurate site set-out, site measurement, trade coordination, and integration of new work with the existing construction.



Floor Plan - Proposed 1:100

GENERAL FLOOR PLAN NOTES

- Smoke Alarms to comply with NZBC F7.
- Smoke Alarms: Required to be located in each room of the house (especially bedrooms) and nuisance alarm locations avoided as per NZS4514.
- C1/AS1 C.2.1 Type 1 Domestic Smoke Alarm system required.
- All smoke Alarms to be interconnected as per NZS4514.
- Recommended Alarm Types for different locations are set out under NZS4514 Table A1.
- All Smoke Alarms to have hush buttons.
- All Smoke Alarm dB rating to be 75-110dB.
- All Smoke Alarms shall be powered by long-life (10 year min.) sealed, non-removable batteries.
- All Smoke Alarms installed on a raking ceiling to be located within 2-500mm of ridge.
- Kitchen / Living smoke alarm to be installed at least 3metres from oven / stove / cooktop
- All new glazing to comply with NZS4223.
- All hard floor finishes to comply with NZBC D1/AS1 Table 2. Floor tiles to be non-slip & have a slip coefficient value of 0.35 - 0.65 for grit finished ceramic tiles.
- Bathroom flooring to be tiled over waterproofing membrane or sheet vinyl in accordance with E3/AS1
- Kitchen flooring to be sheet vinyl in compliance with NZBC E3/AS1
- Hot water pipes to be sized according to NZBC G12 & NZS4305:1996. Mains pressure: 15mm dia. allows 12mm max. pipe length. Pipe length beyond this must be lagged.
- Satin enamel wall finish to bathroom, ensuite & those walls adjacent to sinks etc. in kitchen & laundry. One row of tiles to be used above basins, vanities & benches. Bottom edge to be filled with fungus/mold resistant sealant.
- Linings and finishes to the walls and ceilings in wet areas will be a combination of the following to satisfy the performance for impervious and easily cleaned surfaces in areas exposed to watersplash to meet the complete requirements of E3/AS1:
1. GIB Aqualine sheet lining (refer manufacturers documents) with a three coat paint system with semi-gloss finish.
2. Ceramic or stone tiles with a maximum of 6% water absorption, waterproof grouted joints, and bedded with an adhesive specified by the tile manufacturer as being suitable for the tiles, substrate material and the environment of use.
- Tiles to be installed over GIB Aqualine (walls) and concrete floor as substrate in accordance with manufacturers documents.

ELECTRICAL NOTES

- All electrical installations to be in accordance with NZECP 51:2001
- Where downlights are to be installed, only CA 80, CA 135, IC or IC-F downlights are permitted in private or rental dwellings. (Note that IC downlights can only be used with insulation that passes the needle flame test of AS/NZS 60598 2.2 clause 11.5). Recessed downlights that are not labelled as above are not permitted to be installed into residential buildings. Downlights to skillion ceiling areas must be IC rated and have rubber gasket seals to prevent moisture movement into ceiling cavities.
- All external and wet area lighting and electrical fixtures to be IP rated.
- Total of 20 lux of illuminance for the total wattage required per m2 of floor area as shown in NZBC G8 / AS1 Table 1.
- Lighting and electrical by others, all positions and types to be selected and confirmed by client with contractor unless noted otherwise.
- Mechanical ventilation in housing removing moisture shall be vented outside (includes wet areas). Refer to NZBC G4/AS1 1.3.C.iio, Mechanical Ventilation to be 150 dia 230 Cu M/H inline fan ducted to wall/soffit/roof. Auto extractor fans shall terminate through wall/soffit/roof with an extraction rate as set out in NZBC G4.
- All smoke alarms are to comply with NZBC F7 and be manufactured to at least one of: AS 3786, ISO 12239 or BS EN 14604.
-Downlights shall be CA80 check the insulation manufacturers instructions to ensure their product is safe when installed along side proposed downlights
- Recessed lights in skilion ceiling areas are to be IC rated or rubber gasket sealed to prevent moisture movement into roof space

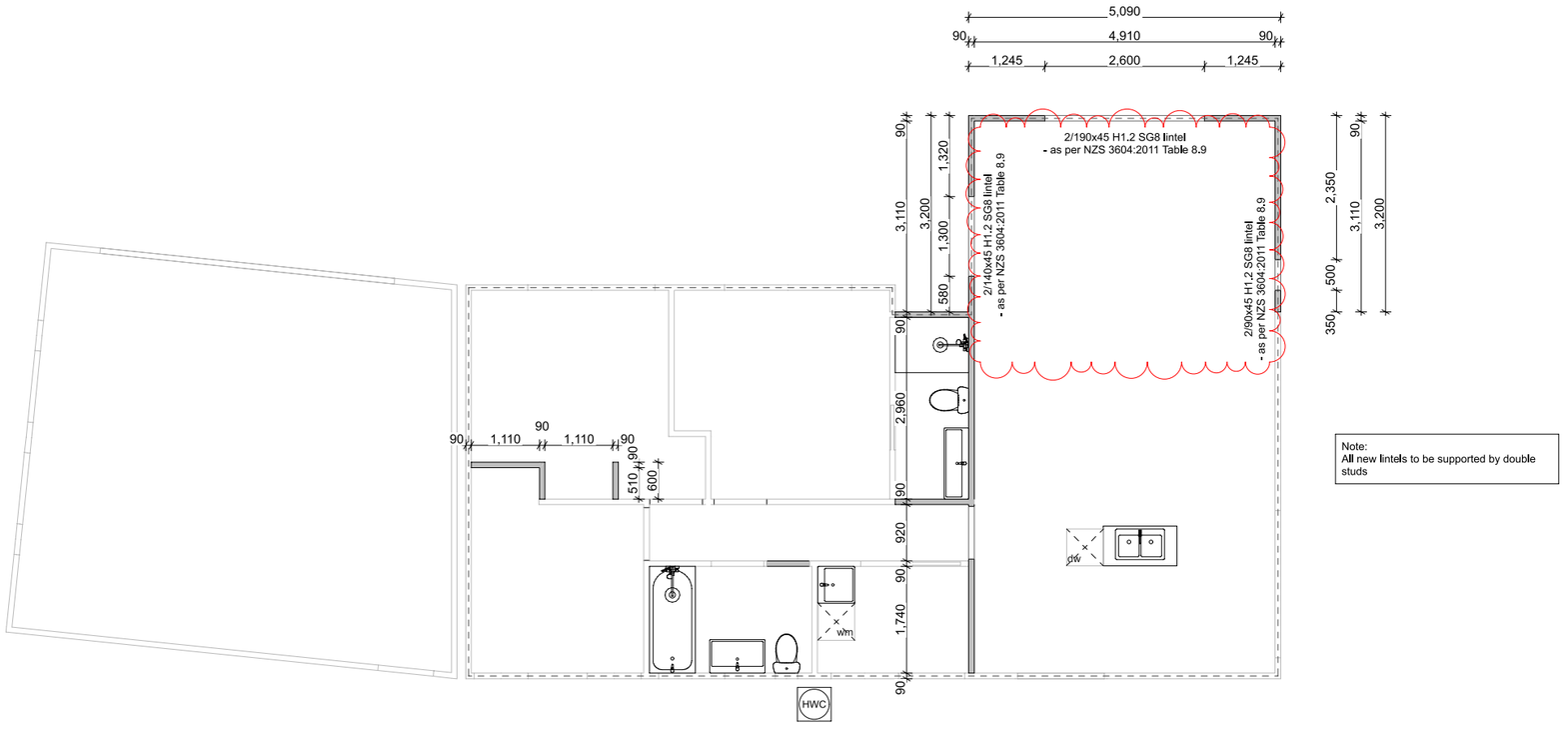
FLOOR PLAN KEY

SD — Smoke Detector

Roof Access Hatch

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08/07/2026 Cai, Jasmine



Note:
All new lintels to be supported by double studs

Wall Framing Plan 1:100

WALL FRAMING KEY
(AS PER NZS 3604 : 2011 - UNLESS NOTED OTHERWISE FOR BRACING OR S.E. DRAWINGS)

EXTERNAL WALLS:
- 90x45mm H1.2 treated SG8 External load-bearing wall framing:
Studs @600crs max.
Dwangs @ 800crs max.
(JH Linea and 70/90 series masonry veneer)

INTERNAL WALLS:
- 90x45mm H1.2 treated SG8 Internal load-bearing wall framing:
Studs @600crs max.
Dwangs @ 1200crs max.
- 90x45mm H1.2 treated SG8 Internal non load-bearing wall framing:
Studs @600crs max.
Dwangs @ 1200crs max.

FRAMING NOTES:
- All timber framing to be constructed with H1.2 treated SG8 members - unless noted otherwise.
- All internal and external bottom plates are to be 45mm thick and width to match corresponding wall framing as noted above. Bottom plate fixings as noted in fixing schedule.
- All internal and external wall top plates to be 2/45mm thick and width to match corresponding wall framing as noted on key.
- Double studs at every opening and to support all lintels

– – – – – External thermal insulation envelope

BRACING

Refer S.E. drawings and documents

TYPICAL FIXING SCHEDULE FOR FRAMING MEMBERS (AS PER NZS 3604 : 2011) (UNLESS NOTED OTHERWISE FOR BRACING OR S.E. DRAWINGS)
TYPE OF CONNECTION

TOP PLATE-STUD FIXINGS (LIGHTWEIGHT ROOF) -
2/90 x 3.15mm POWER DRIVEN END NAILED + 2 WIRE DOGS OR 4.7KN CONNECTION

EXTERIOR BOTTOM PLATE FIXINGS TO TIMBER FLOOR (NON-BRACED):
SECURE BOTTOM PLATE WITH PAIRS OF 100 x 3.75mm FLAT HEAD HAND DRIVEN NAILS OR 3/90mm x 3.15mm POWER DRIVEN NAILS @ 600CRS IN ACCORDANCE WITH NZS3604:2011 INTERIOR BOTTOM PLATE FIXINGS TO TIMBER FLOOR: SECURE BOTTOM PLATE WITH 100 x 3.75mm FLAT HEAD HAND DRIVEN NAIL OR 90mm x 3.15mm POWER DRIVEN NAIL @ 600CRS IN ACCORDANCE WITH NZS3604:2011

Masonry Veneer Lintels

Sized in accordance with E2/AS1 Table 18E

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Client:
Sarah Marwick / Proper Job Properties Ltd/
Proper Job Properties Ltd

True North: N

Castletown Residence
40 Castletown Pl
Christchurch 8083

06/07/2026
Project Status:
Building Consent

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Wall Framing Plan
Scale: 1:100 @ A3

Rev:
B

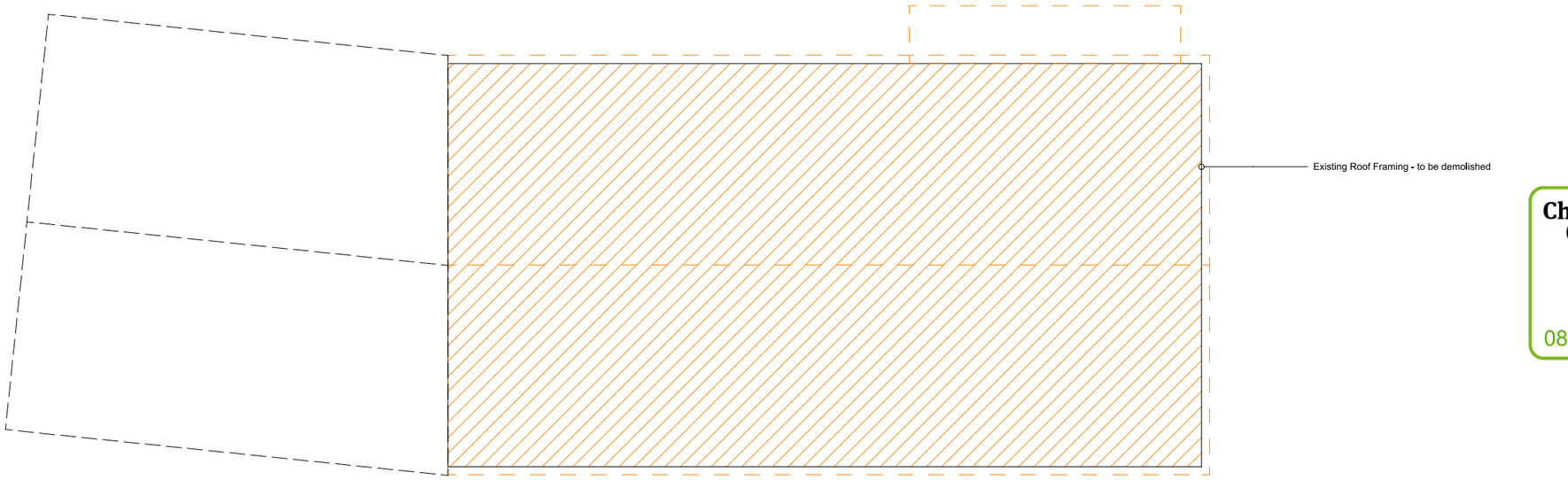
A106

ROOF FRAMING KEY

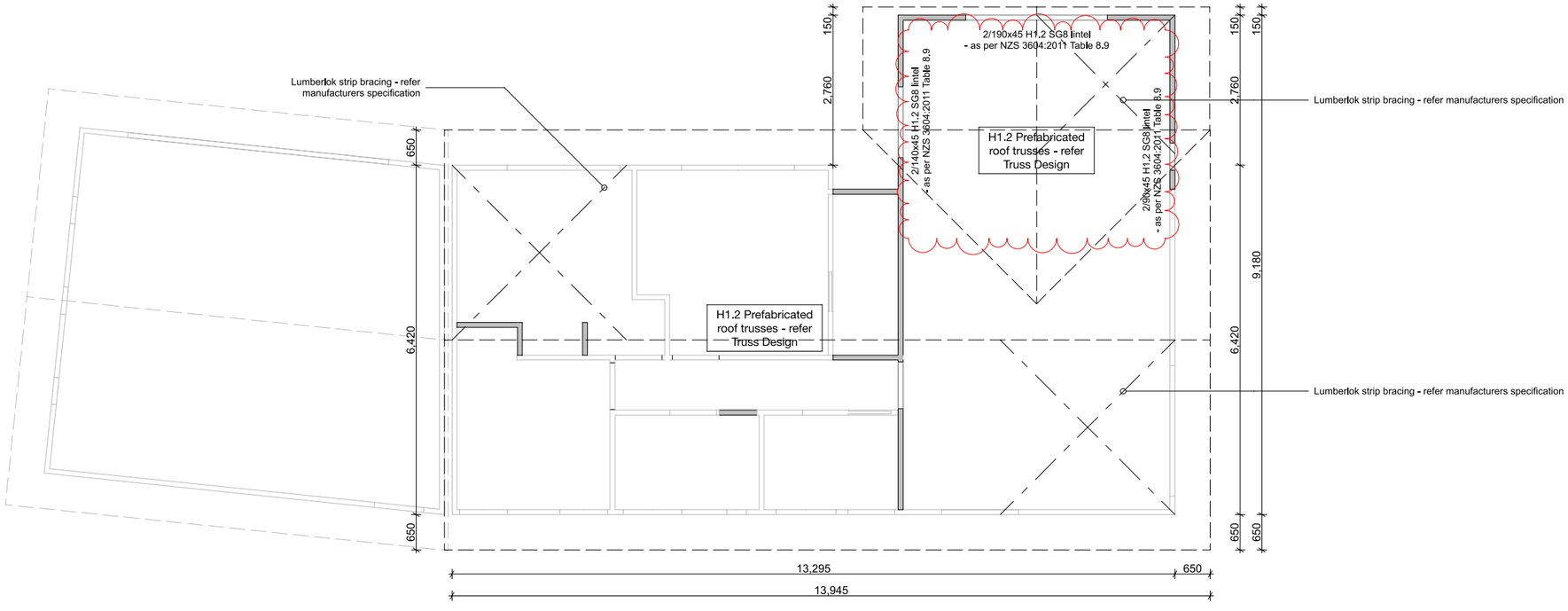
Lumberlok strip bracing - refer manufacturers specification

ROOF FRAMING NOTES

70x45 purlins @ 900crs on flat fixed to trusses with 2/90x3.15mm power-driven nails. Top and bottom purlins to be @ 600crs. (Note: applies to Low wind zone).



Roof Framing Plan - Existing / Demolition 1:100

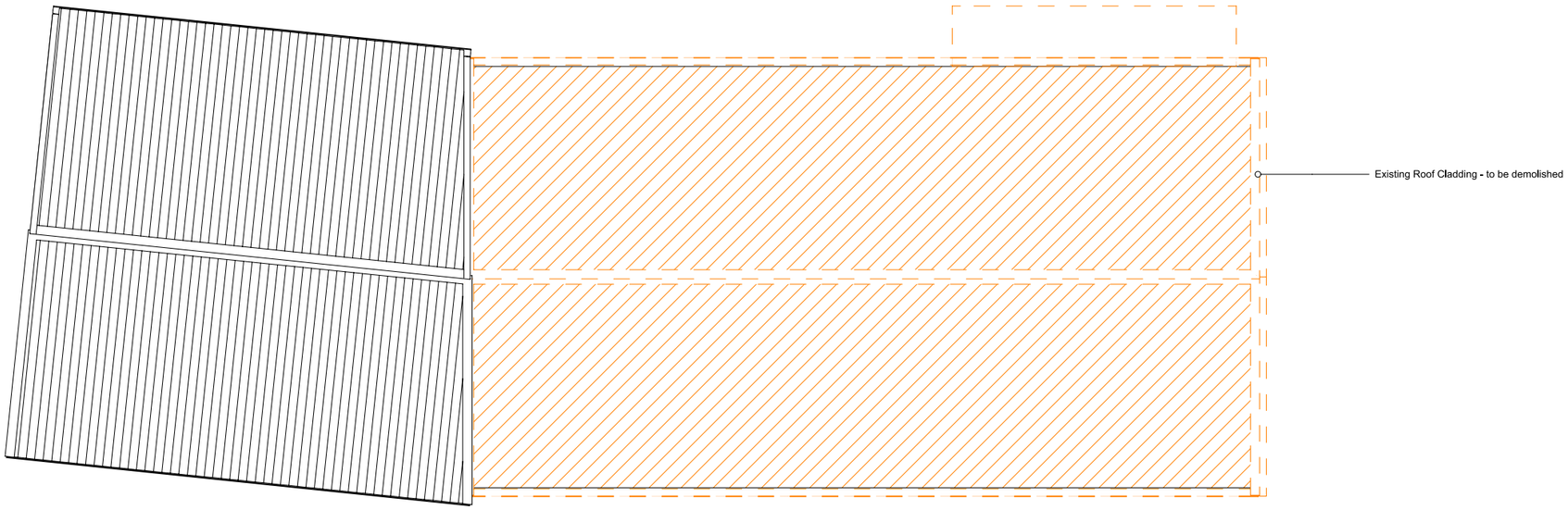


Roof Framing Plan - Proposed 1:100

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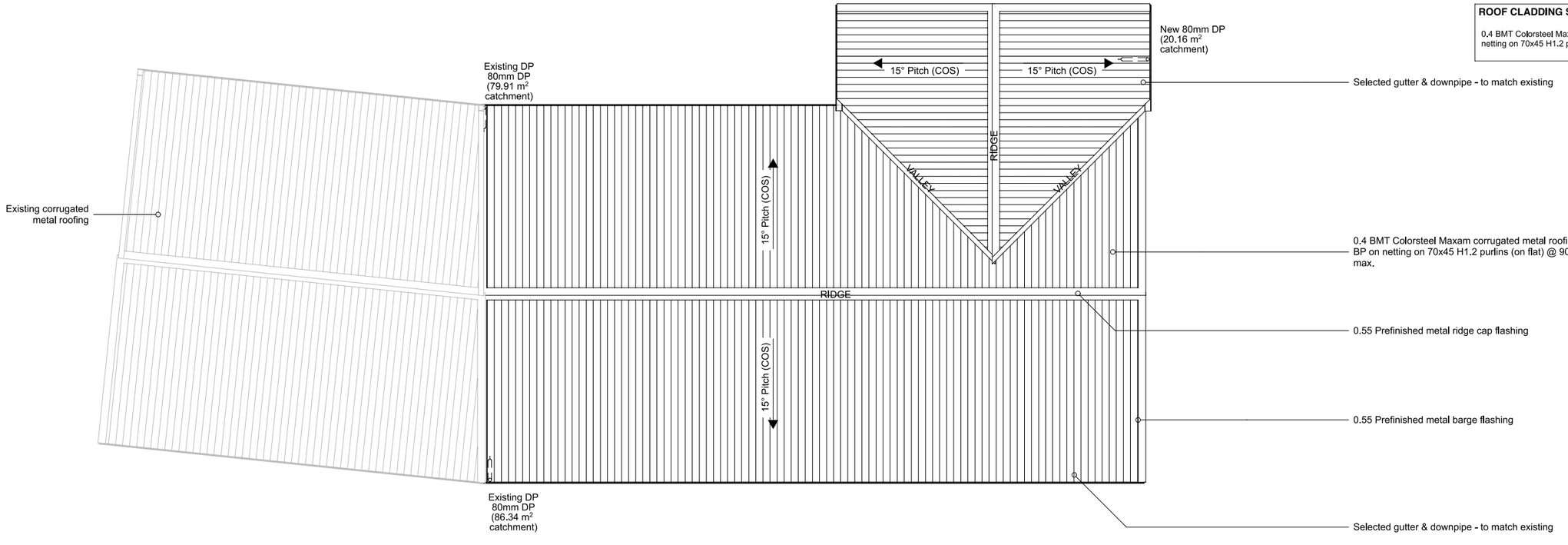
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Roof Plan - Existing / Demolition 1:100

ROOF CLADDING SYSTEMS

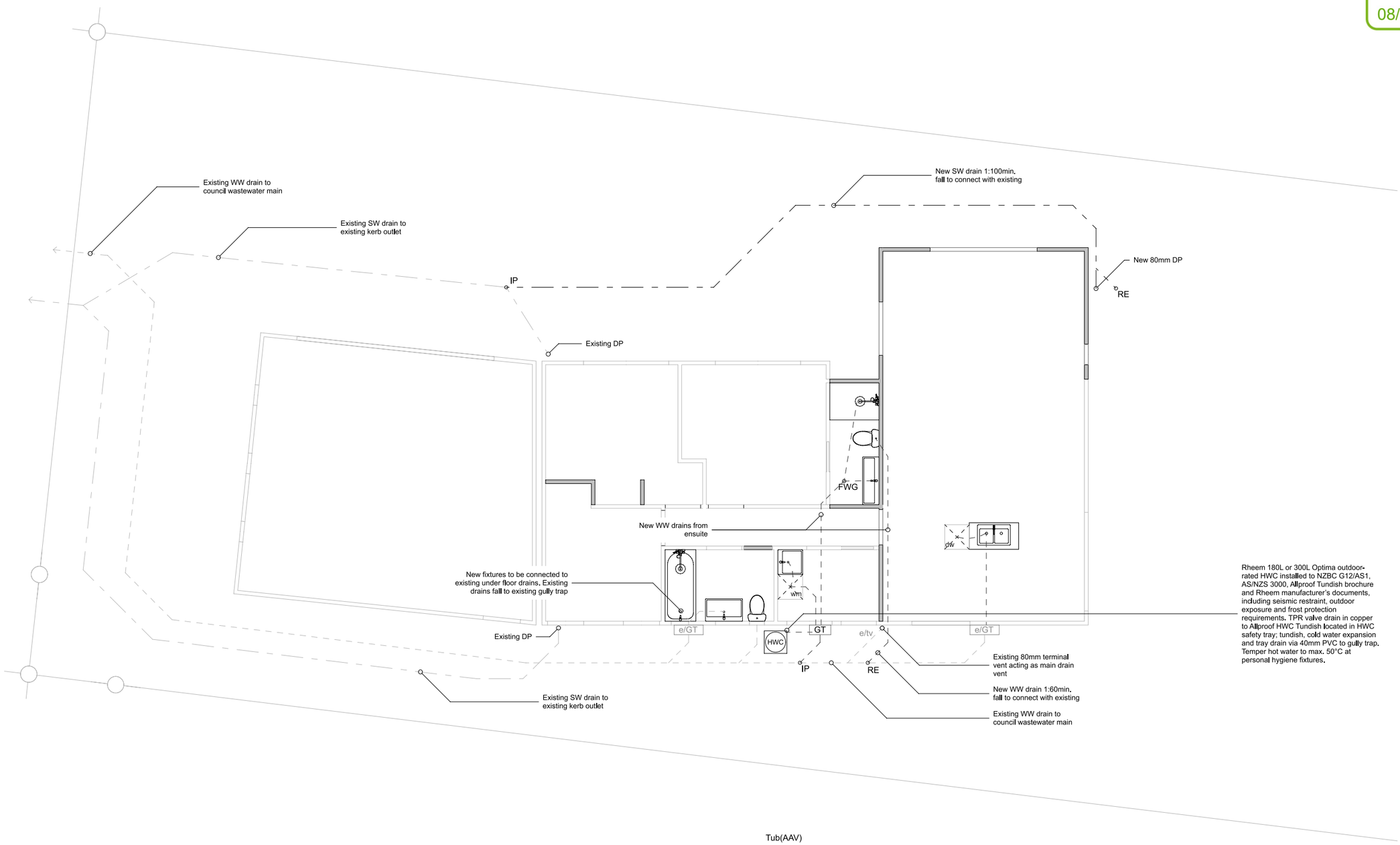
0.4 BMT Colorsteel Maxam corrugated metal roofing on BP on netting on 70x45 H1.2 purlins (on flat) @ 900crs max.



Roof Plan - Proposed 1:100

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Plumbing & Drainage Plan 1:100

DRAINAGE KEY

DP Down pipe (refer roof plan for catchment areas)
WW Wastewater
SW Stormwater
IP Inspection port
RE Rodding eye
WHB Wash Hand Basin
WC Water closet
DW Dish Washer
WM Washing Machine
FU's Fixture Units
TV 50dia. branch drain vent
80dia. main drain vent
ht Hose tap
FW Floor Waste (for accidental overflow)
FWG Floor Waste Gully
ORG Overflow Relief Gully

Fixture	Pipe	Ø Fall
Sink	50Ø	1:40
Bath	40Ø	1:40
WHB	40Ø	1:40
Shower	40Ø	1:40
Tub	50Ø	1:40
WC	100Ø	1:60
DW	40Ø	1:40
WM	50Ø	1:40

Sweep bends to all junctions.

Notes:
All plumbing and drainage to comply with G13/AS1 by qualifed tradesman. Allow to check all dimensions and falls of drains onsite prior to installation.
All waste pipes PVC. Sizes, fall, venting & discharge to be confirmed by NZ qualifed plumber. Confirm positions of available services cabling etc. on site prior to any excavation.
All pipework & pipes exposed to freezing to be lagged with closed cell foam.
Where vents penetrate top plates support with either 70× 45×600 mm long stiffener nailed to exterior face of top plate with 4/75×3.15 mm nails each side of hole or notch, or 40×40×1 mm mild steel angle (min. 600 mm long) with 70×45 mm blocking between rafters or trusses, with 6/75× 3.15 mm nails each side of hole

HWC to be installed with safety tray with a 40mmØ drain discharing to outside in a visable position.

Hose tap positions to be confirmed with client.

Hose taps connected to potable water supply require backflow protection in accordance with G12/AS1 Section 3. Backflow protection device to be a permanently attached hose connection vacuum breaker.

All existing drains comply with the Building Act under Section 112.

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Client:
Sarah Marwick / Proper Job Properties Ltd/
Proper Job Properties Ltd

True North: N

Castletown Residence
40 Castletown Pl
Christchurch 8083

15/06/2026
Project Status:
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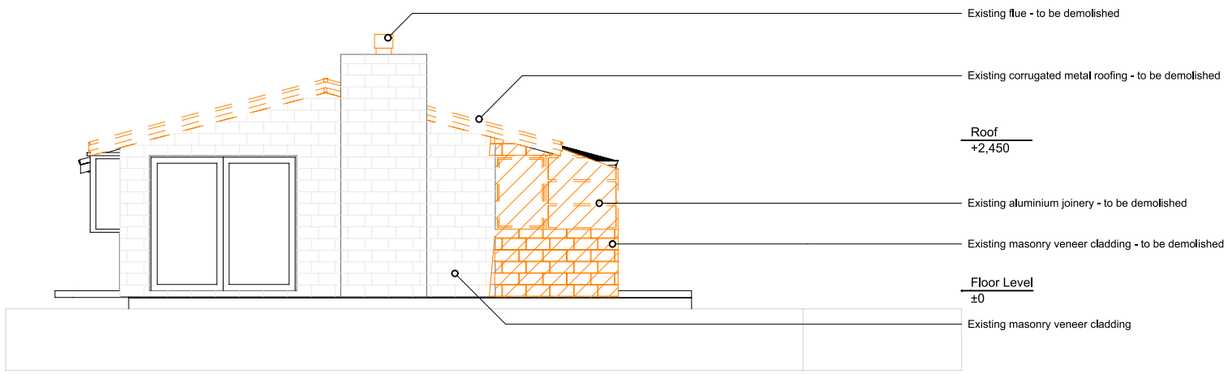
15.06.2026 - BC Issue - REV.A

Plumbing & Drainage Plan
Scale: 1:100 @ A3

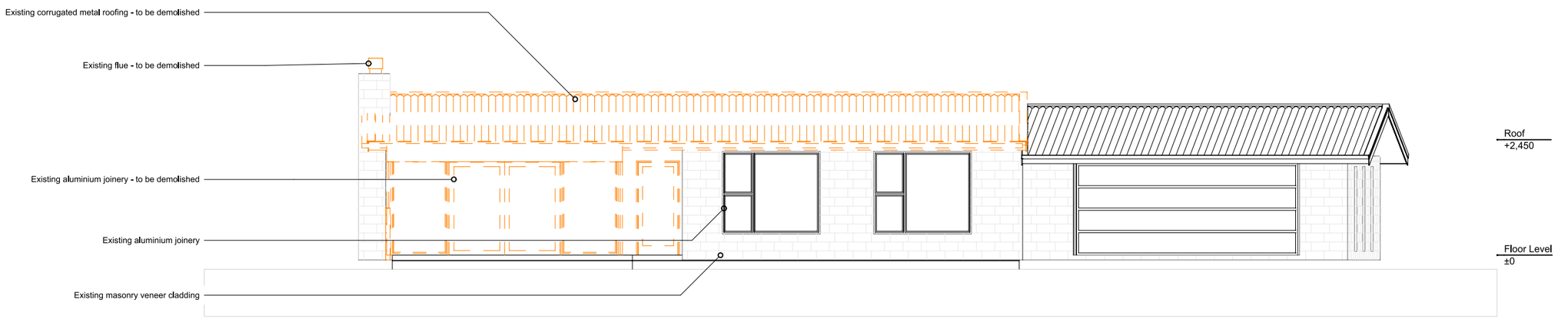
Rev: A

A109

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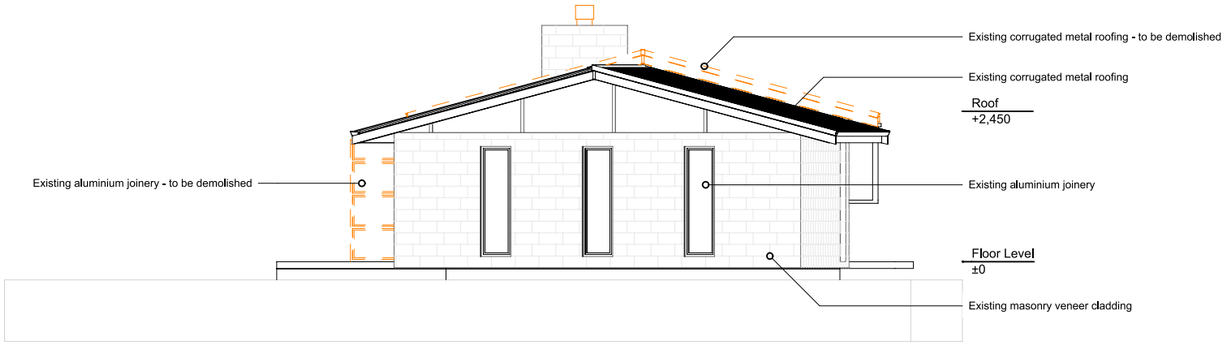
East Elevation - Existing 1:100



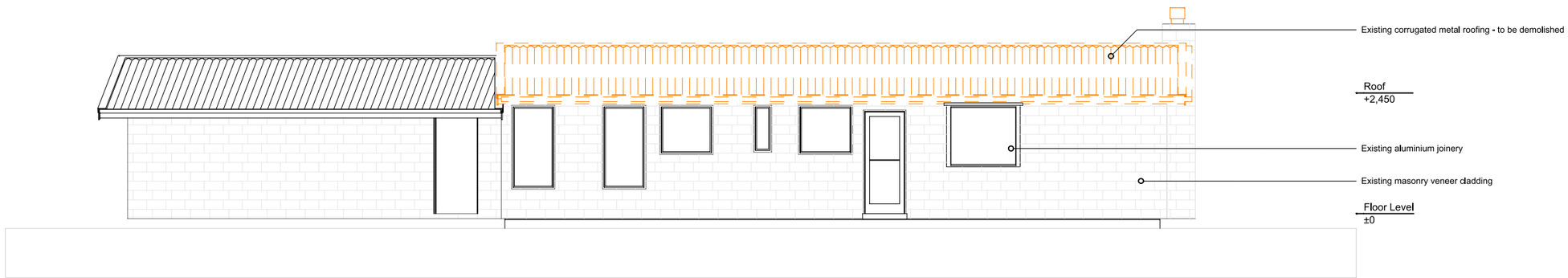
North Elevation - Existing 1:100

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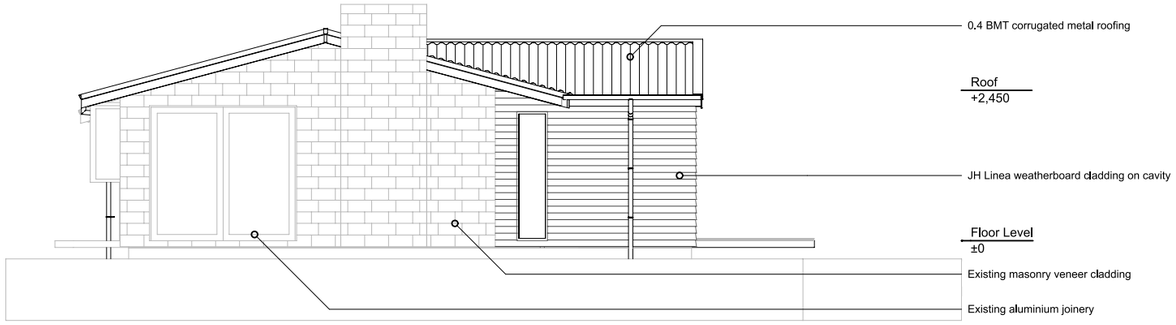
West Elevation - Existing 1:100



South Elevation - Existing 1:100

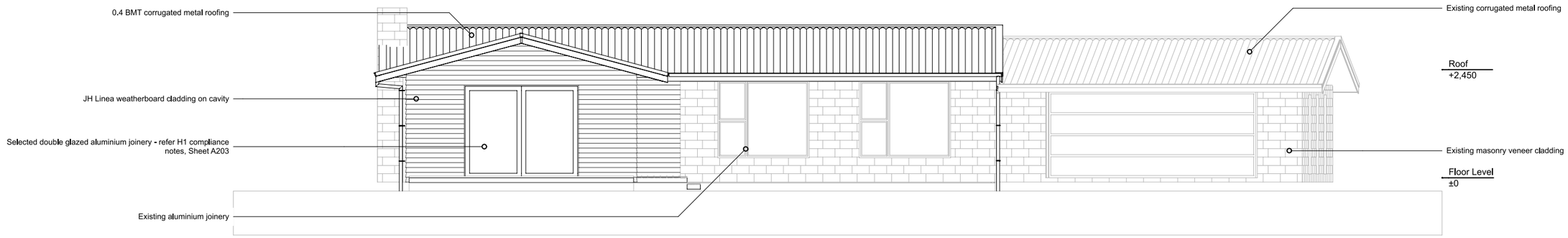
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BUILDING ENVELOPE RISK MATRIX		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1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



East Elevation - Proposed 1:100

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



North Elevation - Proposed 1:100

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H1 COMPLIANCE - Extension / Addition

H1/AS1 5th Edition BRANZ Schedule Method compliance for Climate Zone 5. Refer Construction R-Values sourced from Design Navigator in Supporting Documents.

Construction R-values:

Roof: Trusses @ 900crs with one layer R7.0 **= R7.20**

Roof: Trusses @ perimeter with one layer of compressed R7.0 fibreglass batt insulation **= R3.69**

Walls: 90mm timber framing with R2.6 fibreglass batt insulation
= R2.30

Floor: Timber Floor Joists @ 400crs with 100mm R3.1 polystyrene insulation
=R3.01

Joinery: Aluminium double glazed joinery
= R0.50min

H1 COMPLIANCE - Existing Dwelling

Existing external walls where exposed are to be insulated with R2.6 insulation and relined with plasterboard. If no building paper is present on external walls allow to staple new building paper in between every stud and dwang.
Existing dwelling will comply with H1 to at least the same extent as it did before the alteration in accordance with Section 112 of the Building Act 2004.

Roofing Systems

0.4 BMT Colorsteel Maxam corrugated metal roofing on BP on netting on 70x45 H1.2 purlins (on flat) @ 900crs max.

Cladding Systems

JH Linea cladding with painted finish on H3.1min. cavity battens over studs @ 600crs max. on BP - refer manufacturers documents

Masonry veneer cladding over 50mm drainage cavity on BP - refer Cladding Notes, Sheet A203
Masonry product selection: 70/90 series block veneer.
Masonry wall ties as per NZS 4210.
Weepholes as per NZS 4210.

Wall & Roof Underlay

Roof: Thermakraft TK215 Roofing Underlay - refer manufacturers documents

Wall: Thermakraft TK220 Wall Underlay - refer manufacturers documents

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- All drawings to be read in conjunction with all relevant documents

Client:
Sarah Marwick / Proper Job Properties Ltd/
Proper Job Properties Ltd

True North:

Castletown Residence
40 Castletown Pl
Christchurch 8083

15/06/2026

Project Status:
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Elevations - Proposed

Scale: 1:100 @ A3

Rev:
A

A203

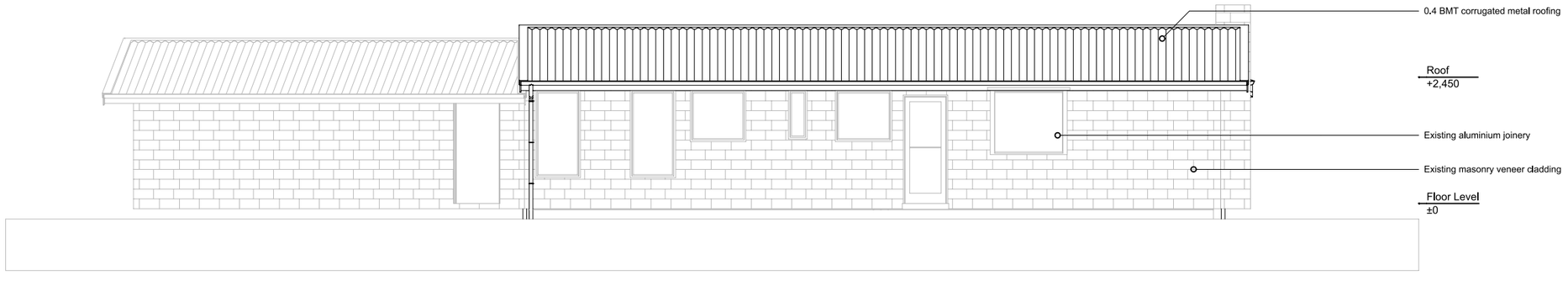
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BUILDING ENVELOPE RISK MATRIX		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1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



West Elevation - Proposed 1:100

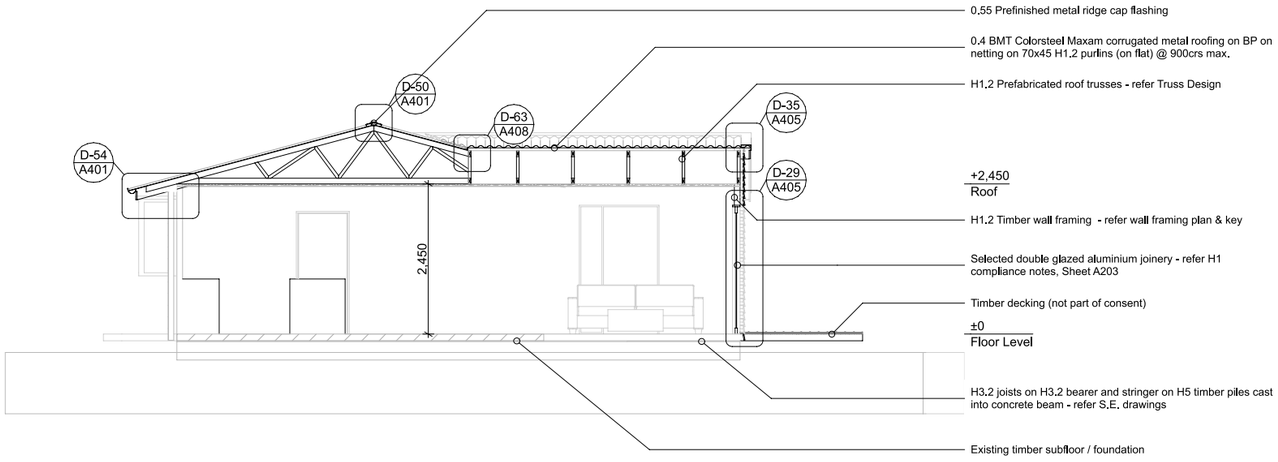
BUILDING ENVELOPE RISK MATRIX		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**7**



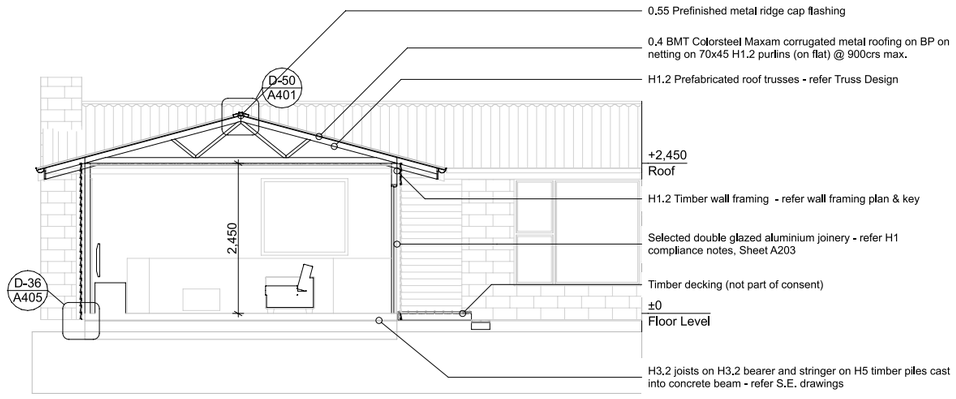
South Elevation - Proposed 1:100

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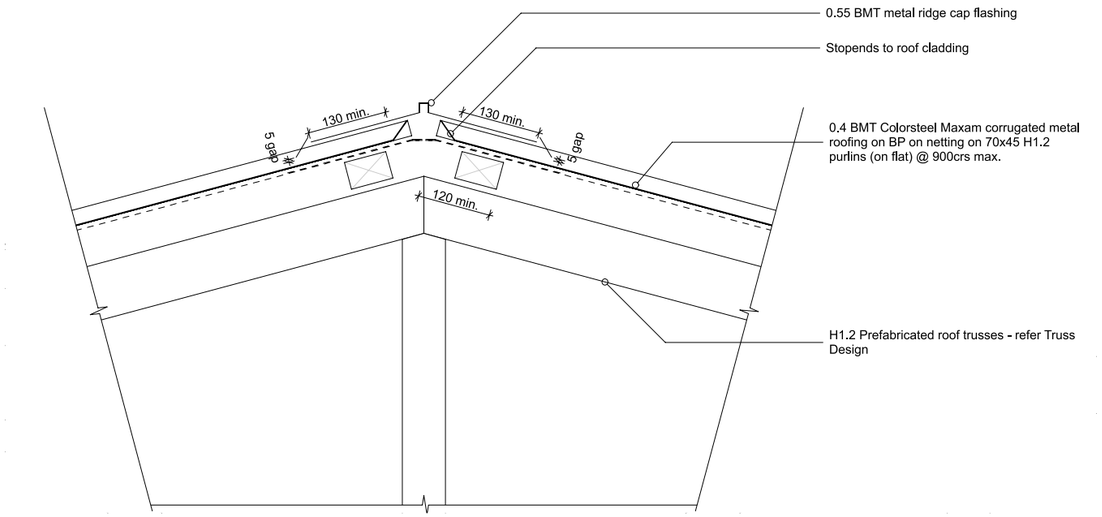
A — Section A - Proposed — 1:100



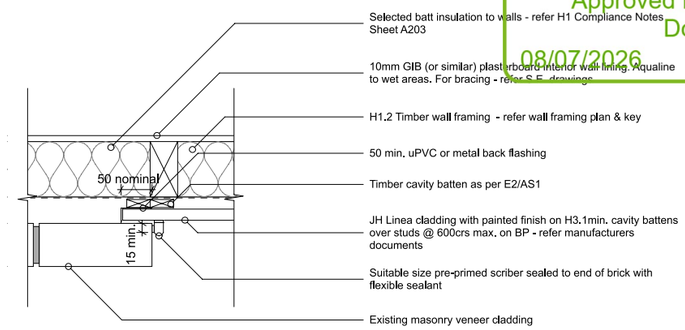
B — Section B - Proposed — 1:100

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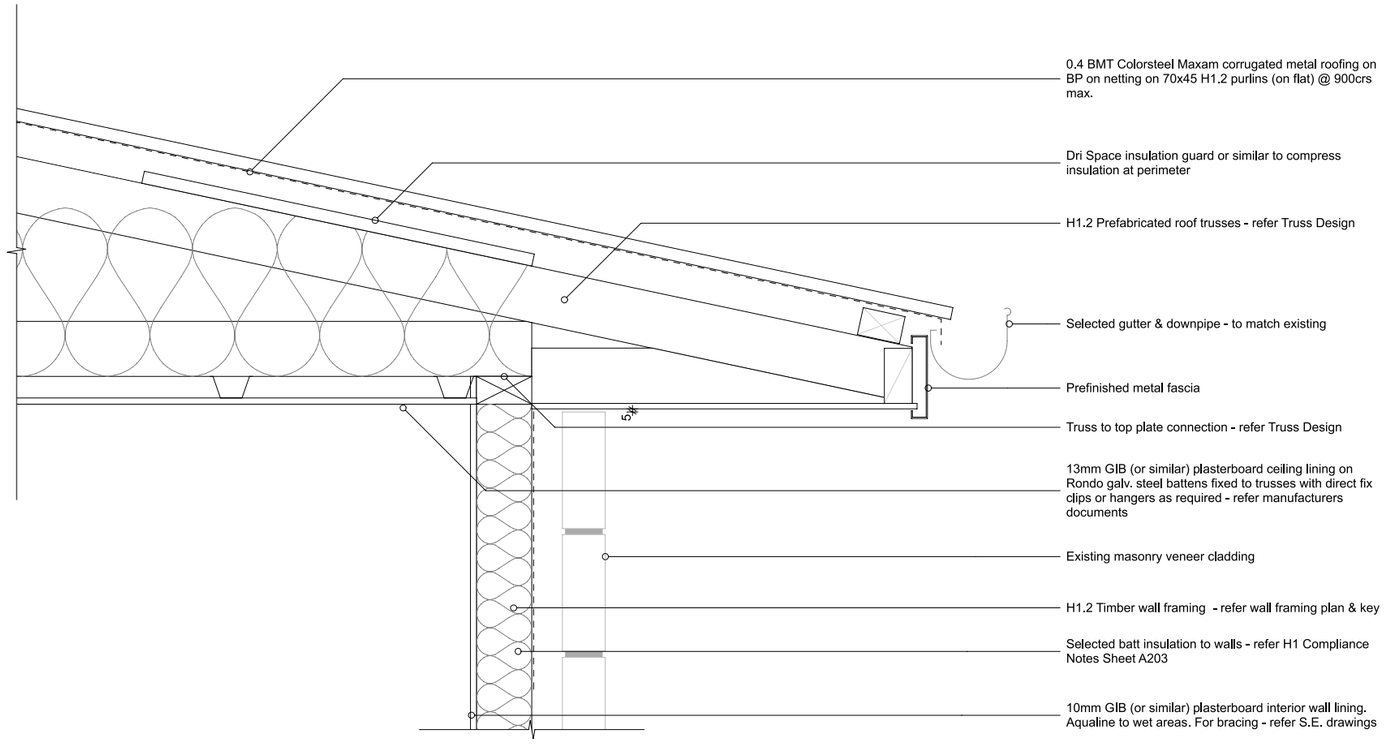


D-50 Ridge Capping 1:10
A111, A301



Note: Please refer also James Hardies Cladding Junctions Design Manual 2024 included in Supporting Documents

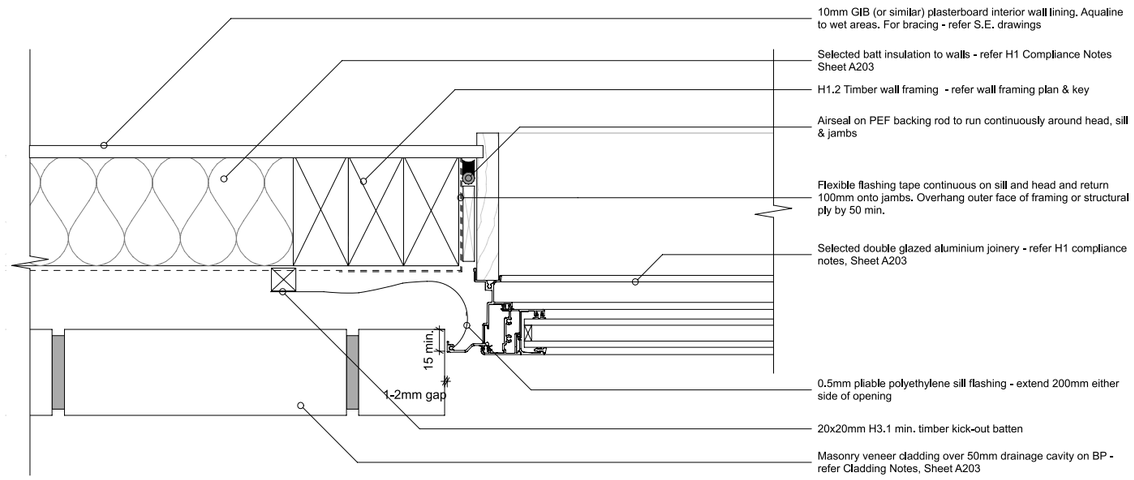
D-64 Masonry Veneer / Weatherboard - Junction 1:10
6.18



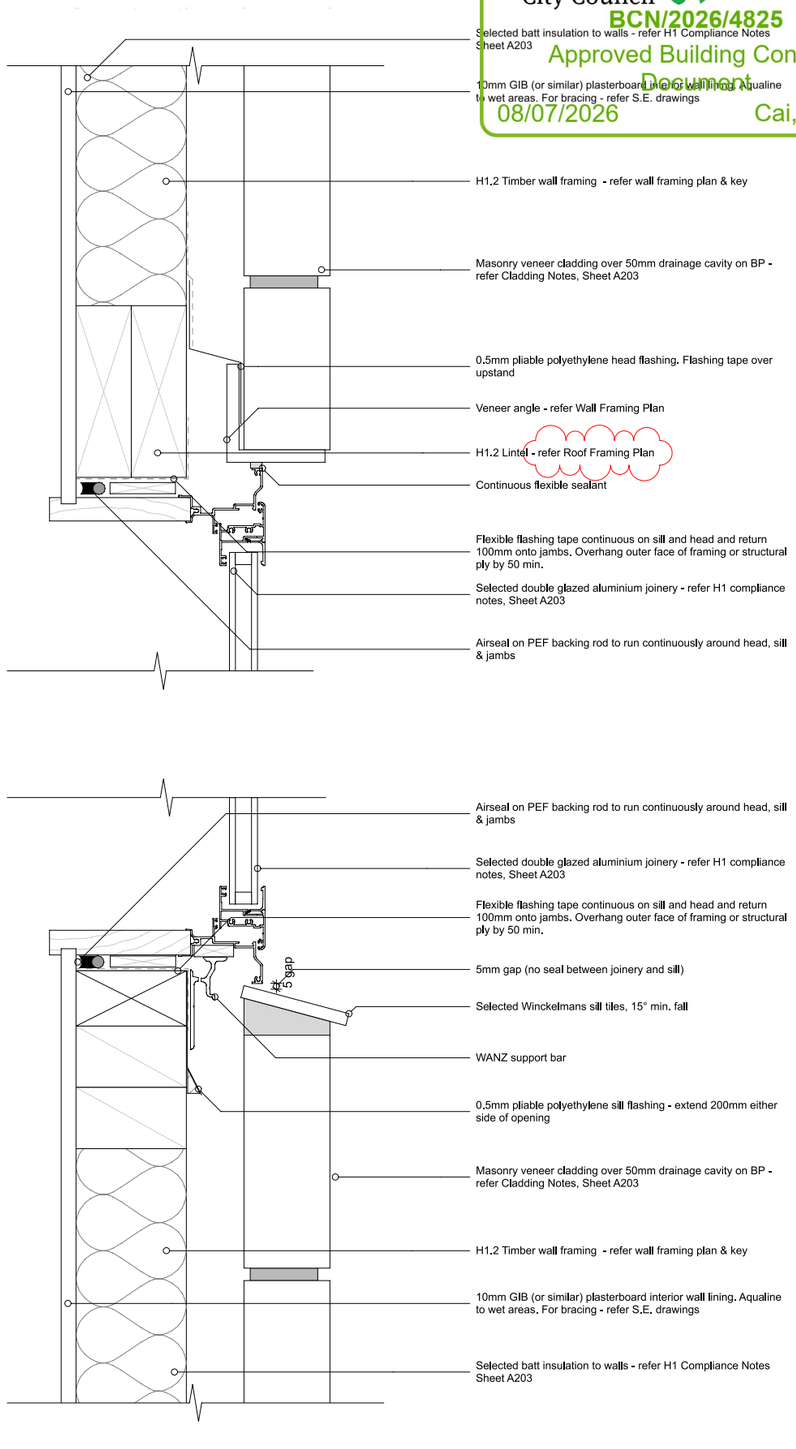
D-54 Masonry Veneer - Eave 1:10
#LayID

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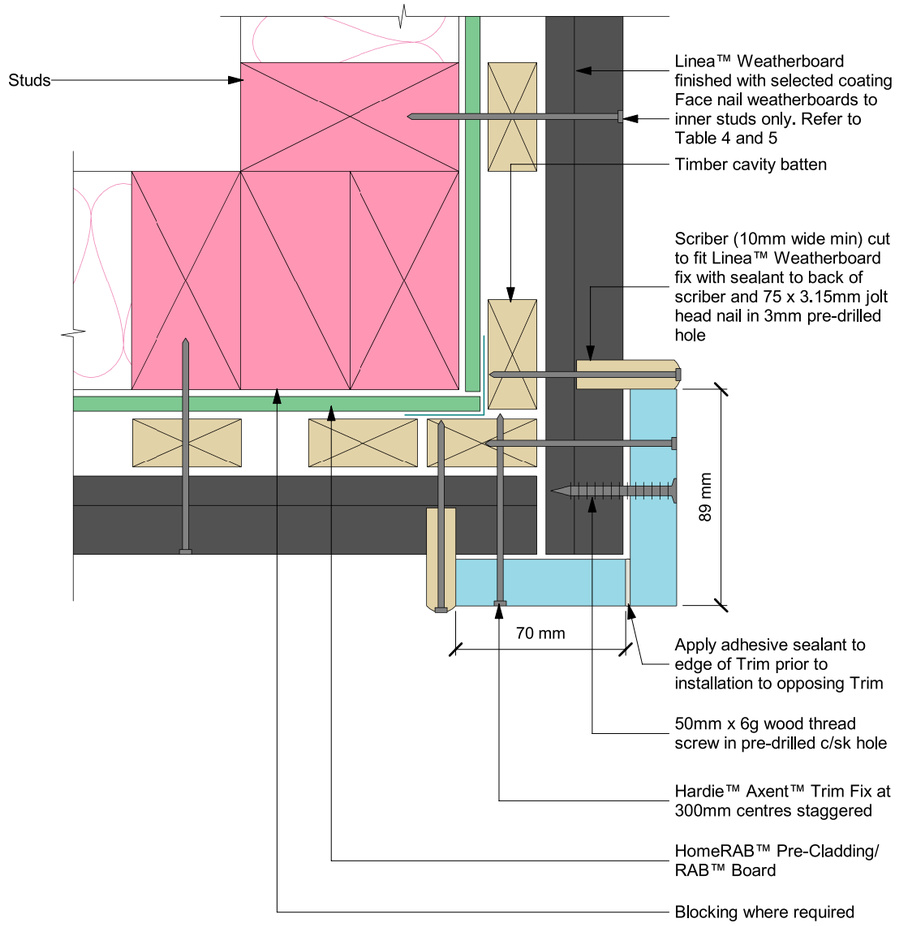
D-05 Masonry Veneer - Jamb 1:5
#LayID



D-06 Masonry Veneer - Head &Sill 1:5
#LayID

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jhl_linea_r_009 jhl_linea.rvt

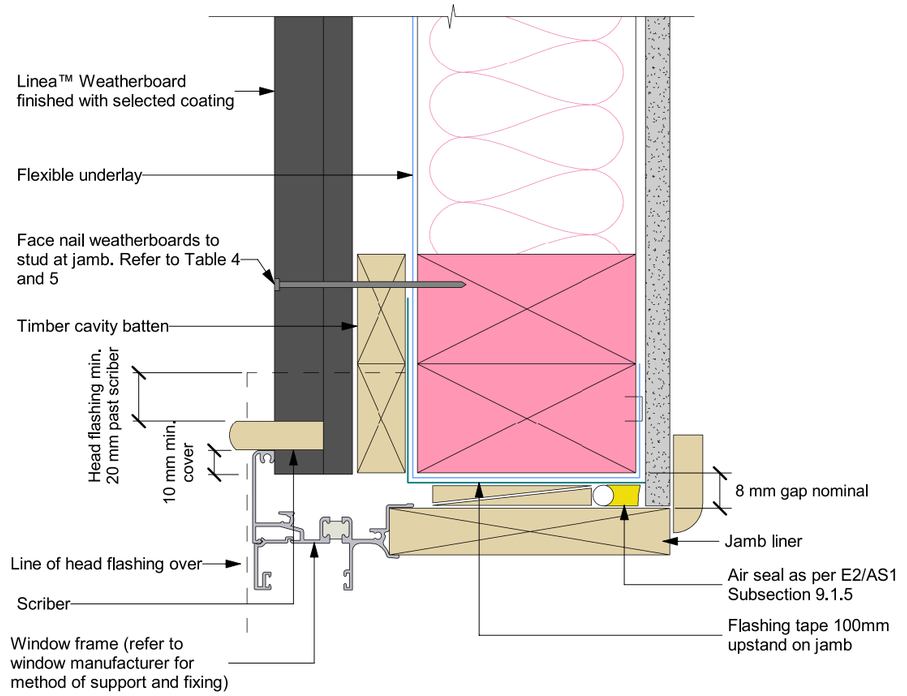
JamesHardie™ www.jameshardie.co.nz

Linea™ Weatherboard

Linea™ Weatherboard
External box corner

December 2025
Scale: 1 : 2

Figure 9



jhl_linea_u_019 jhl_linea.rvt

JamesHardie™ www.jameshardie.co.nz

Linea™ Weatherboard

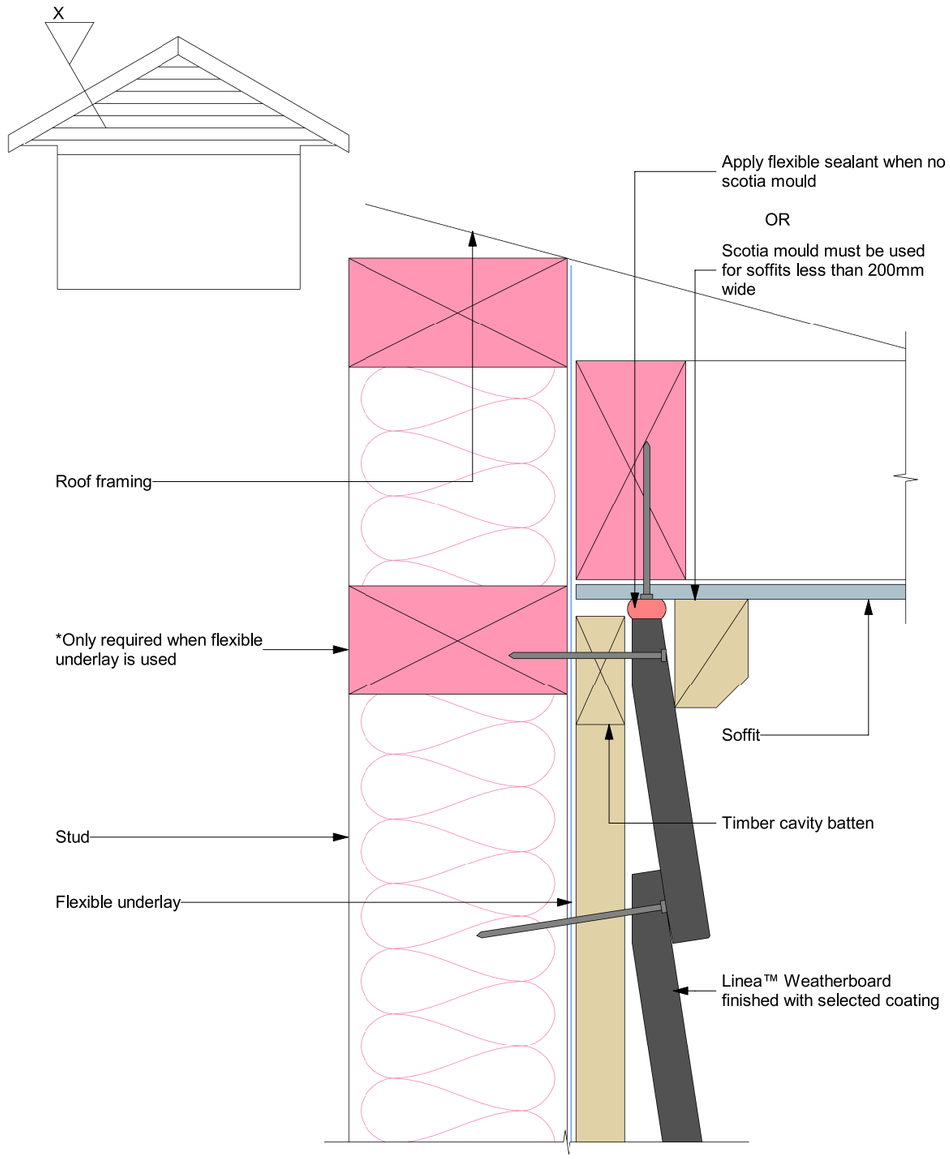
Linea™ Weatherboard
Window jamb

December 2025
Scale: 1 : 2

Figure 19

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Note:
- Alternatively the scotia can be scribed and sealed to Linea™ Weatherboard and the soffit lining

jhl_lnea_u_014 — jhl_lnea.rvt

JamesHardie™ www.jameshardie.co.nz

Linea™ Weatherboard
Linea™ Weatherboard
Wall to soffit/gable junction
December 2025
Scale: 1 : 2
Figure 14

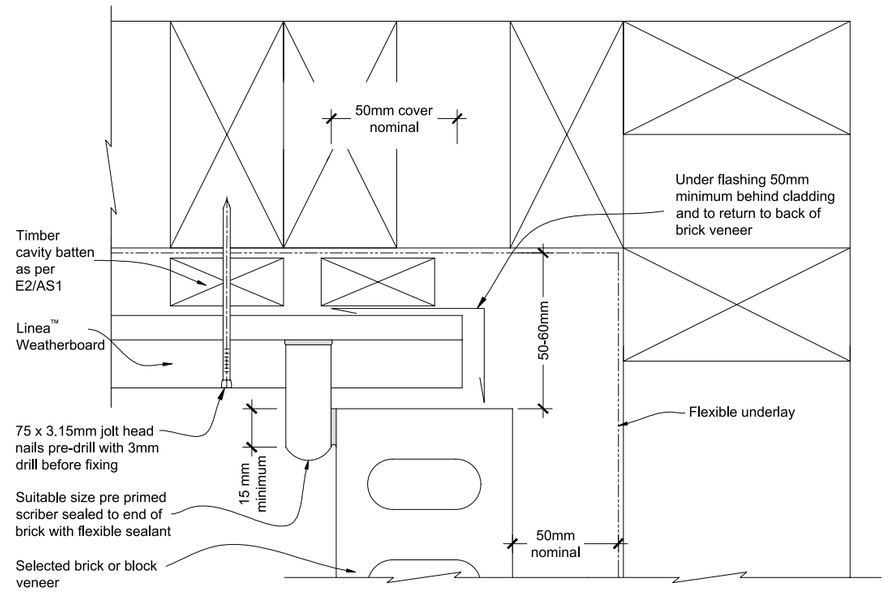


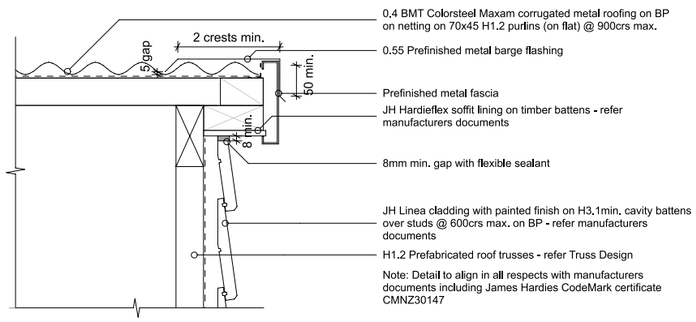
fig16 jhl_junc_intr_corn_lina17.dwg — August 2024

JamesHardie™ www.jameshardie.co.nz

Cladding Junction Detail
INTERNAL CORNER JUNCTION BETWEEN LINEA™ WEATHERBOARD AND BRICK VENEER
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CAD Scale 1:2
FIGURE: 16

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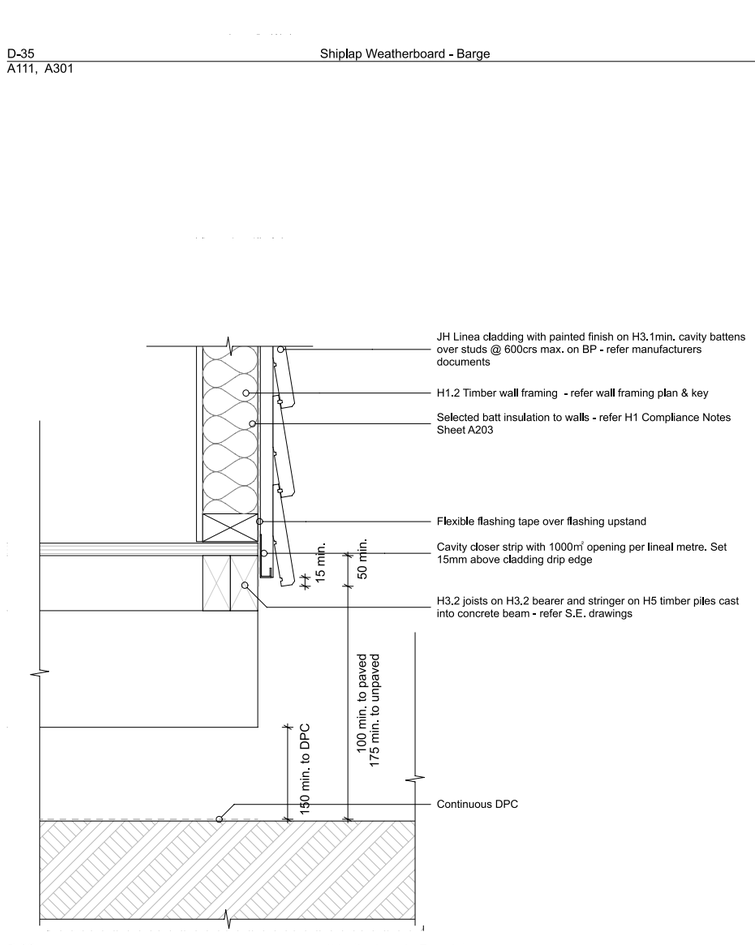
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D-35
A111, A301

Shiplap Weatherboard - Barge

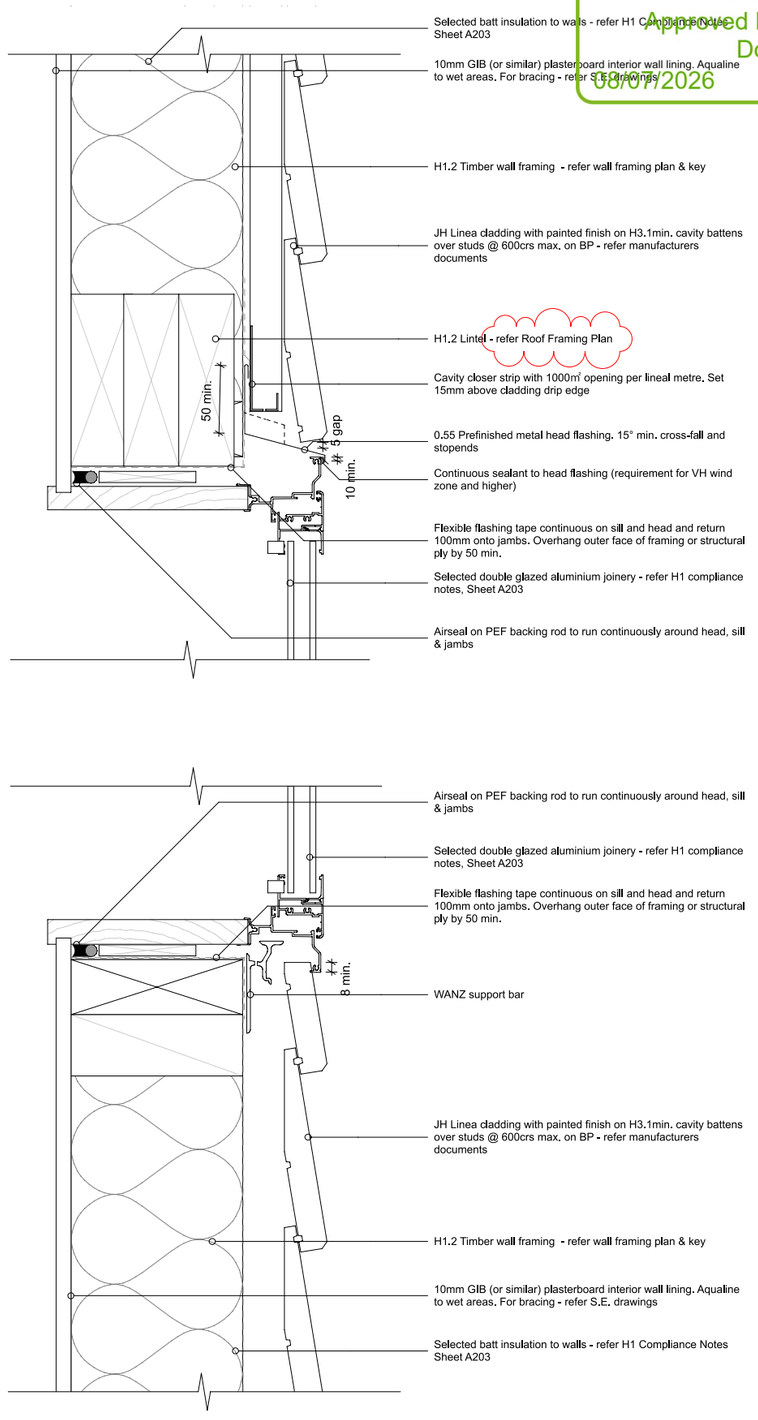
1:10



D-36
6.21

Weatherboard - Foundation

1:10

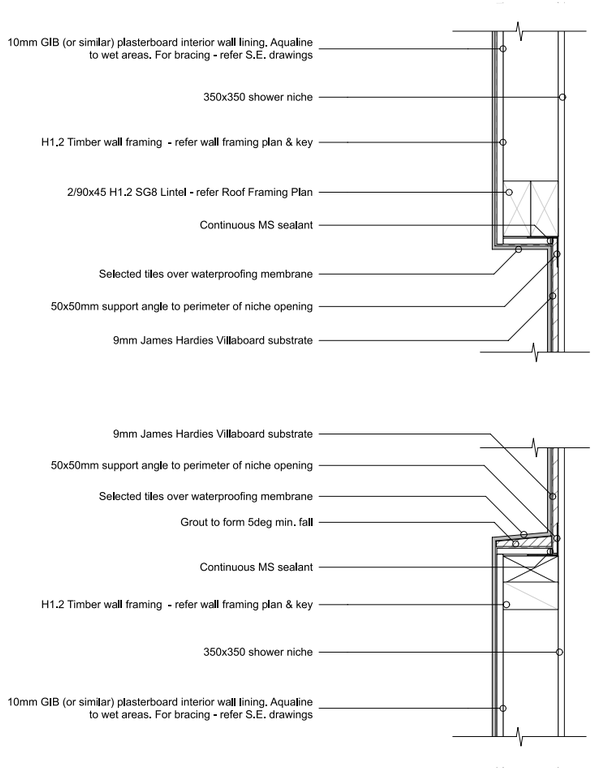


D-29
A111, A301

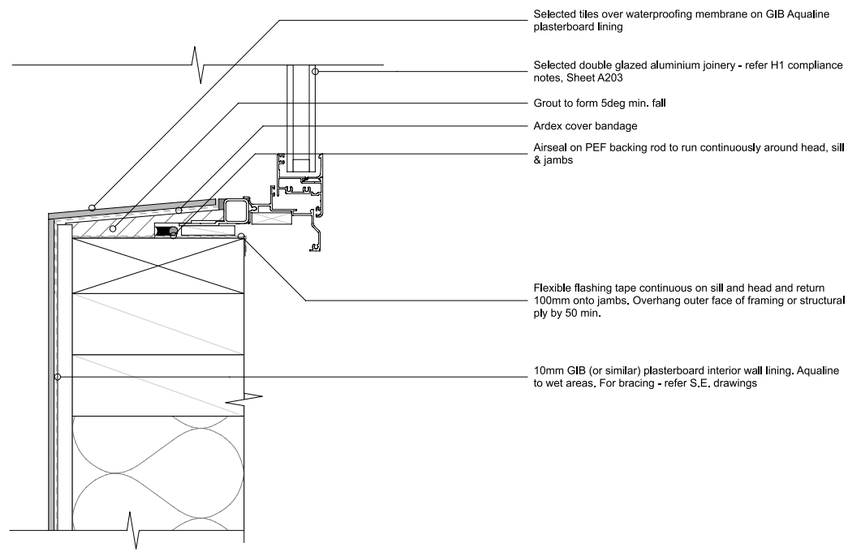
Weatherboard - Head & Sill

1:5

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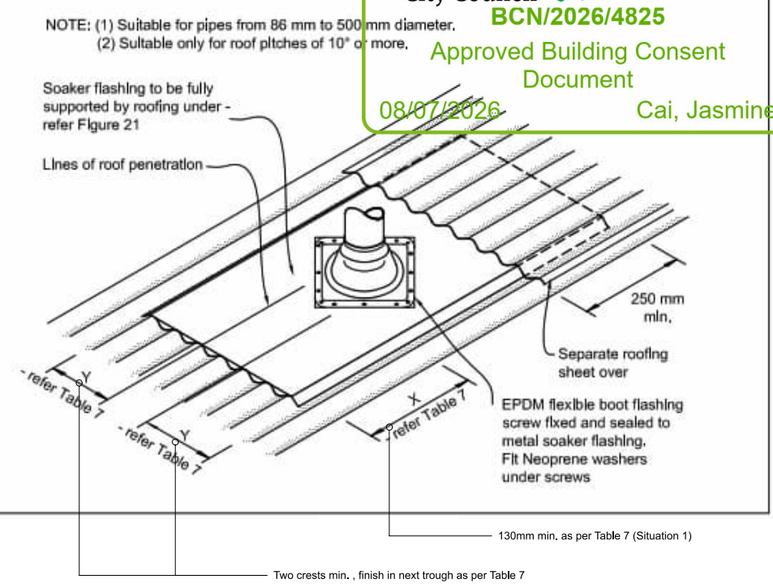
D-46 350x350 Shower Niche 1:10



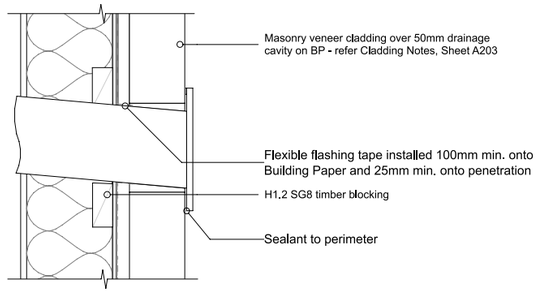
D-65
A105

Masonry Veneer - Tiled Sill 1:5

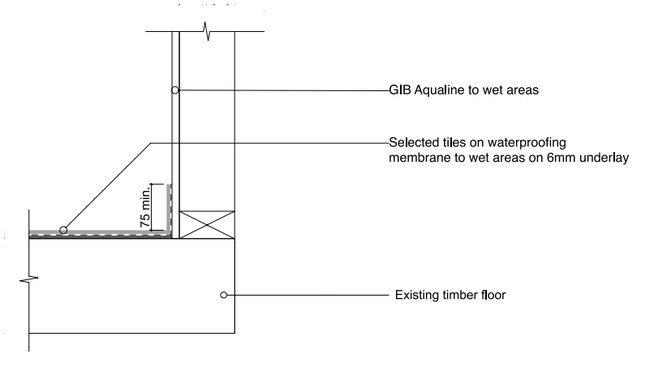
Figure 54: Soaker flashing for pipe penetrations
Paragraph 8.4.17



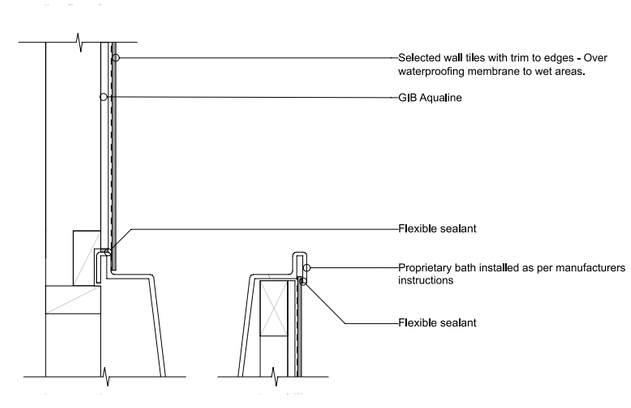
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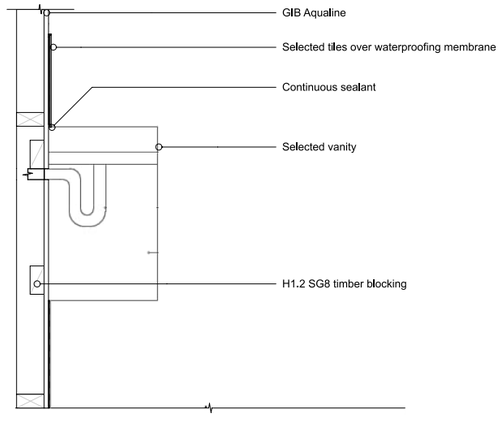
D-13 Profiled Metal - Extract Penetration 1:10
#LayID



Tiled Shower 1:10



Built-in Bath



D-39 Typical Vanity 1:20

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Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4

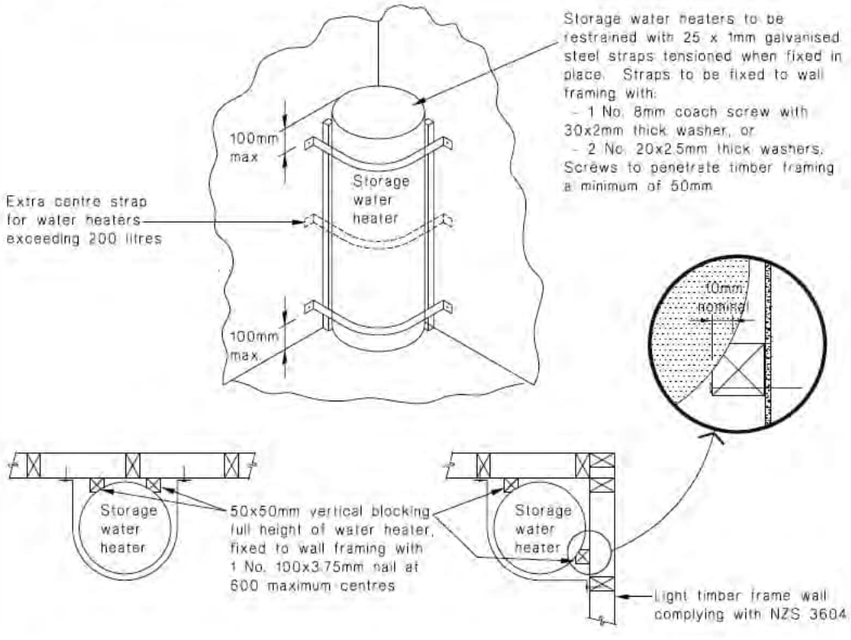


Figure 8: Mains Pressure Storage Water Heater System (unvented)
Paragraphs 6.1.2 and 6.2.1 b)

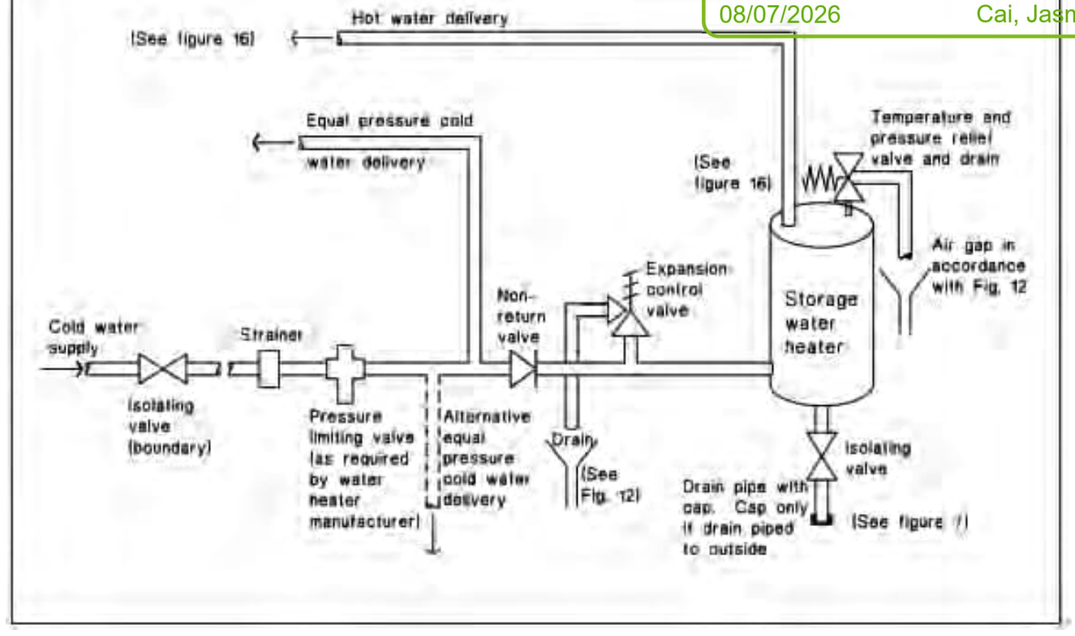


Figure 6: Bubble-up Chamber
Paragraph 3.4.2

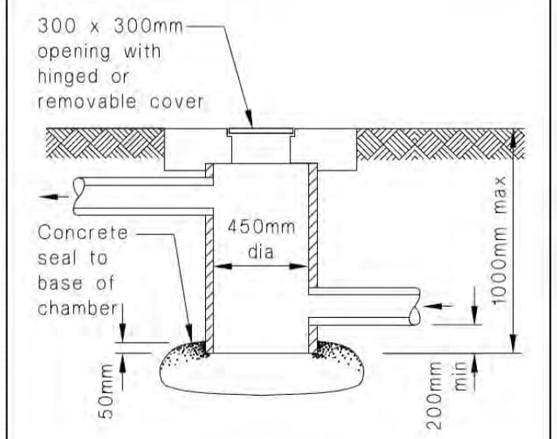
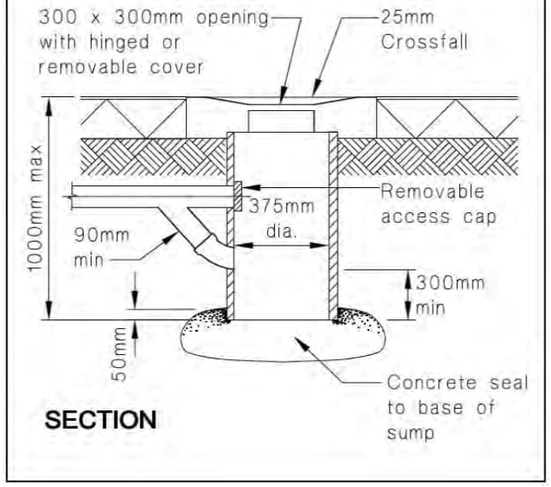


Figure 8: Type-one Surface Water Sump
Paragraph 3.6.2



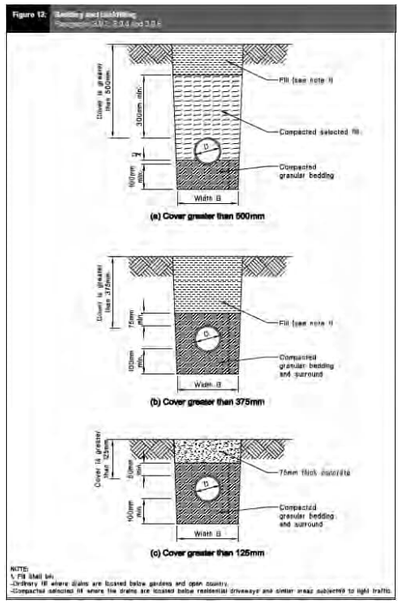
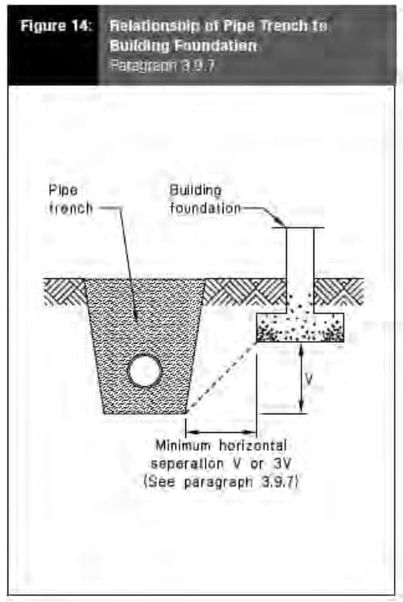


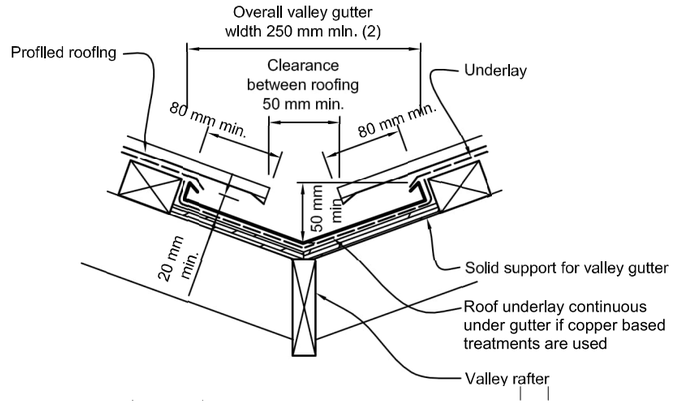
Figure 14: Relationship of Pipe Trench to Building Foundation
Paragraph 3.9.7



3.9.7 Proximity of trench to building

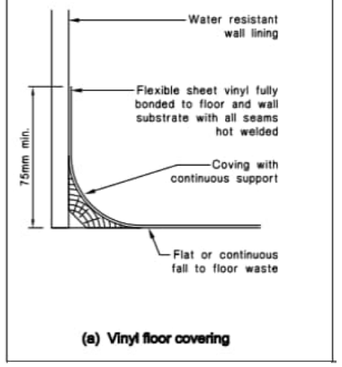
For light timber frame and concrete masonry *buildings* constructed to NZS 3604 or NZS 4229 in accordance with B1/AS1, pipe trenches which are open for no longer than 48 hours shall be located no closer than distance 'V' (see Figure 14) to the underside of any *building* foundation. Where the trench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

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D-63 Symmetrical Valley Gutter
#LayID

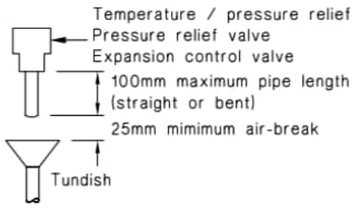
Figure 1: Floor Coverings at Wall Junctions
Paragraph 2.1.1



(a) Vinyl floor covering

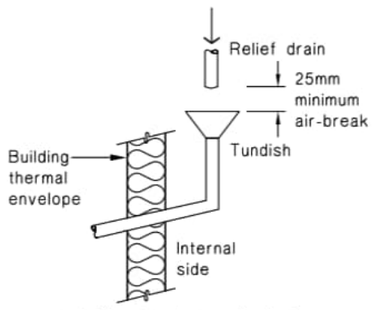
Note: Detail applies to Bathroom only

Figure 12: Relief Valve Drains – Freezing Protection
Paragraphs 6.7.1, 6.7.4 and 6.7.5



(a) Storage water heater located where freezing likely

e.g. External to building thermal envelope in cold climates

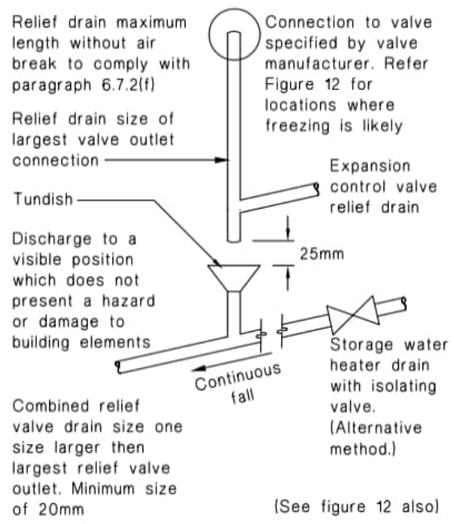


(b) Relief drain located where freezing likely

e.g. Internal storage water heater with drain discharging externally (See figure 13 also)

Note: Tundishes and tundish drains shall be sized and installed to prevent overflow when the relief valve discharges.

Figure 13: Relief Valve Drains – Combined
Paragraphs 6.7.1, 6.7.2 f) and 6.7.3



Note: Tundishes and tundish drains shall be sized and installed to prevent overflow when the relief valve discharges.

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INTERNAL MOISTURE – CLAUSE E3

The New Zealand Building Code Clauses that relate to wall surfaces are;

E3.3.4 - Wall surfaces adjacent to sanitary fixtures or sanitary appliances must be impervious and easily cleaned.

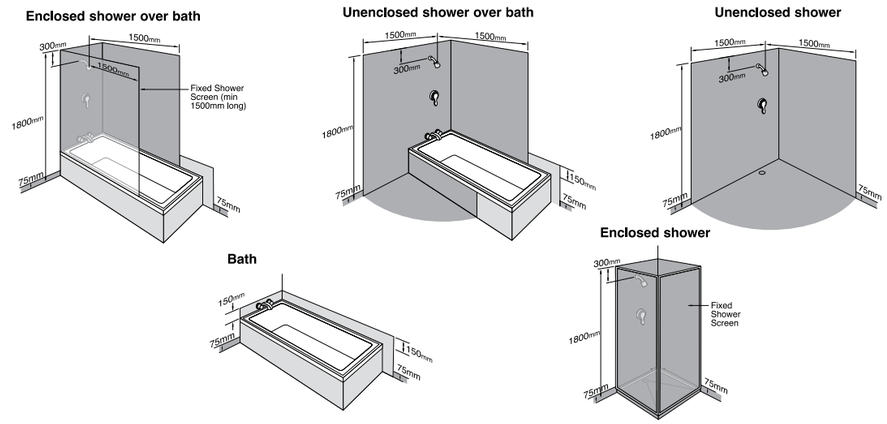
E3.3.5 - Surfaces of the building elements likely to be splashed or become contaminated in the course of the intended use of the building, must be impervious and easily cleaned.

E3.3.6 - Surfaces of building elements likely to be splashed must be constructed in a way that prevents water splash from penetrating behind linings or into concealed spaces.

New Zealand Building Code Acceptable Solution E3/AS2 substantially refers to the Waterproof Membrane Association Incorporated (WMAI) Code of Practice for Internal Wet Area Membrane Systems (IWAM), August 2020.

The IWAM Code of Practice refers to wet area membranes and over-surfaces that are easy to clean and suggests an extent as outlined below for a typical bathroom application. For further details refer to the IWAM Code of Practice which also lists suitable rigid sheet materials and tiling membranes.

Shaded areas in the diagrams below represent the minimum extent of wall surfaces requiring impervious sheet materials or waterproof membrane systems prior to tiling.



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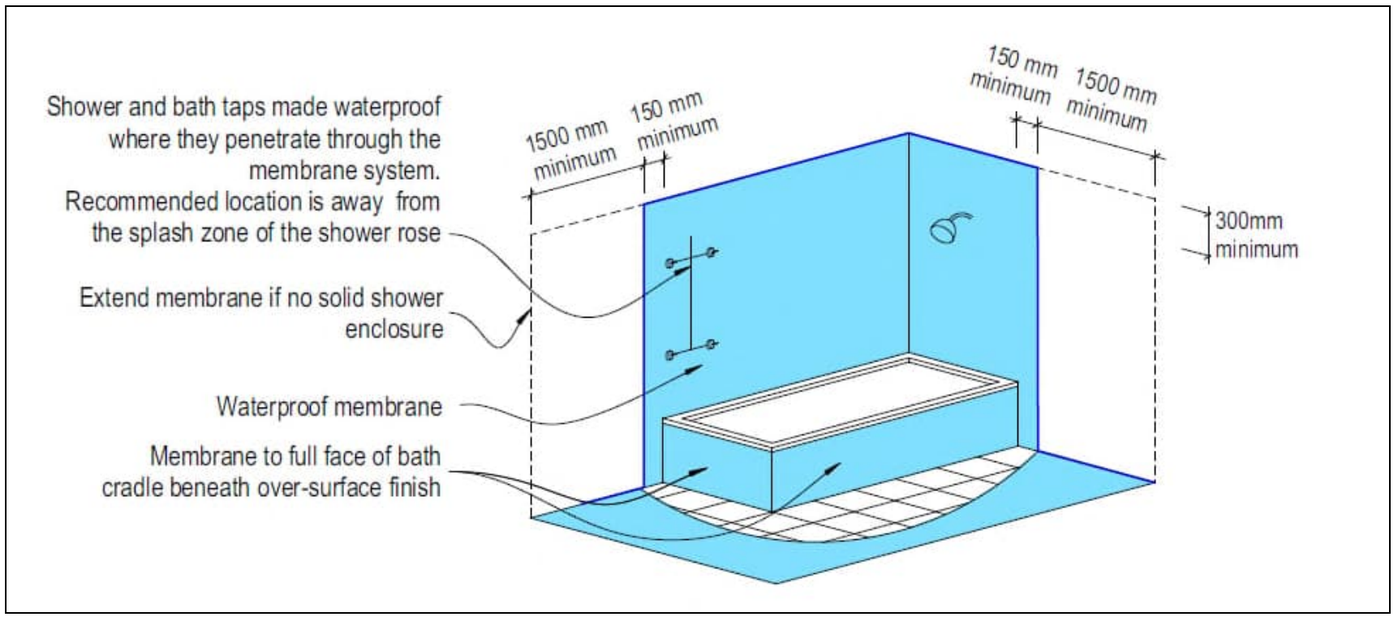


Figure 13: Extent of waterproof membrane system for bath with shower over

SHOWER-OVER-BATH WATERPROOFING NOTES

Shower-over-bath waterproofing to comply with NZBC E3/AS2 and IWAM Figure 13. Waterproof membrane system to extend under bath, up walls behind bath, to walls in front of bath, and to the horizontal and vertical extents shown in IWAM Figure 13. Minimum waterproofing height to shower walls: 1800 mm above bath surface. Wall finish to shower-over-bath area to be selected tiles over waterproof membrane on GIB Aqualine. GIB Aqualine is not the waterproof membrane. Secondary tiled lining to be packed/set out to overlap and seal to bath rim so water sheds into bath. Proprietary bath/shub, membrane, tile adhesive, grout, sealants, screen/curtain and penetrations to be installed strictly to manufacturers' requirements. Shower curtain to hang inside bath rim during shower use, or provide proprietary hinged/folding safety-glass bath screen. Fixed screen not to prevent practical entry/exit. Window within/adjacent to wet area to have tiled sill/jamb/head over membrane, sill falling to bath/shower side, and sealed to aluminium joinery with compatible flexible sealant. No unsealed timber reveal within wet area.

Notes:

1. The waterproof membrane system must extend under the bath and up the wall(s) behind the bath, and on the walls in front of the bath. Secondary linings, eg acrylic liner, self-finished sheet linings, or sheet linings with secondary wet area membrane and any over-surface finish such as tiles, must be provided above the bath, packed off the membrane-treated wall surface, and overlap and be sealed to the bath rim.
2. At each end of the bath, the horizontal extent of the waterproof membrane system extends to the further of:
    a. 150mm beyond the rim of the bath;
    b. 300mm past the line of any shower curtain, or 1500mm horizontally from the shower rose for open shower areas, or 600mm beyond the maximum reach of the shower pick for a hand-held shower rose in an open shower area.
3. Minimum height of waterproofing to shower area walls is 1800mm above the surface of the bath.
4. There is no need to apply waterproof membrane under an impervious lining.

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Proper Job Properties Ltd

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Christchurch 8083

15/06/2026

Project Status:
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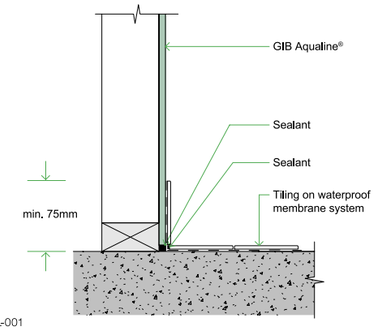
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Details
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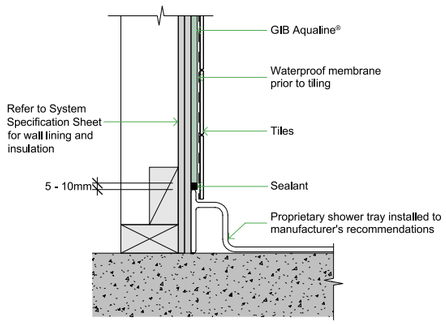
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A: CERAMIC FLOOR SKIRTING LINING JUNCTION



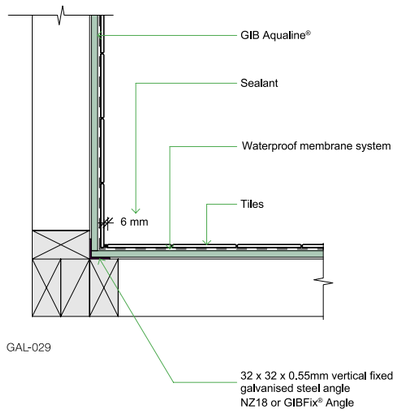
GAL-001

B: MOULDED SHOWER TRAY DOUBLE LINING JUNCTION



GAL-016

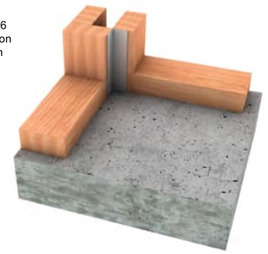
C: TILED INTERNAL CORNER



GAL-029

D: TILED INTERNAL CORNER METAL ANGLE POSITION

Refer to page 16 of this publication for specification and installation guidance.



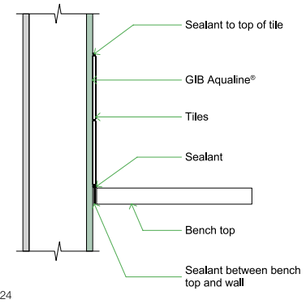
E: SHOWER MIXER PENETRATION IN WET WALL LININGS

Refer to the shower mixer manufacturer for shower mixer installation detailing including the use of proprietary products to prevent water or moisture ingress behind the wet wall lining.



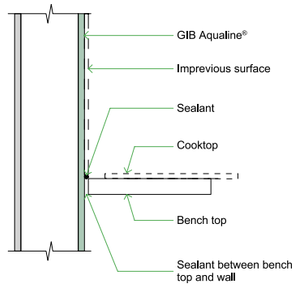
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A: BENCH TOP LINING JUNCTION



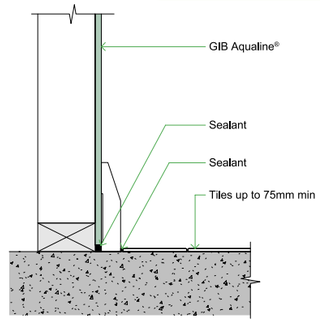
GAL-024

B: COOKTOP LINING JUNCTION



GAL-023B

CERAMIC FLOOR SKIRTING LINING JUNCTION

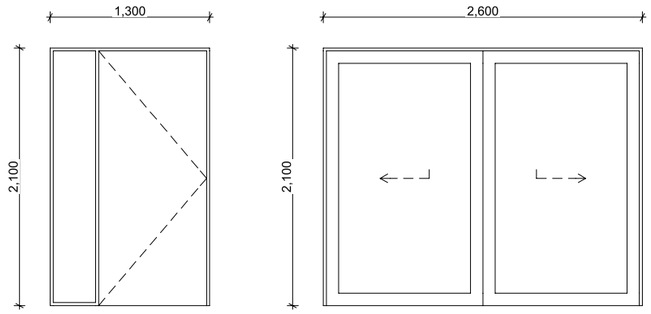


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D.1.01 D.1.02

External Door Schedule 1:50



W.1.01

Window Schedule 1:50

Schedule Notes

All **proposed** joinery to be minimum thermal resistance as per H1 Compliance Notes, Sheet A203

All **proposed** joinery unless otherwise noted shall be double glazed selected colour powder-coated aluminium. Refer manufacturer for specific glass details.

Existing joinery not shown - The replacement of any existing windows with double glazed units as part of this renovation is considered an alteration under Section 112 of the Building Act 2004. The building will continue to comply with the relevant provisions of the NZ Building Code to at least the same extent as before the alteration.

Dimensions shown are rough opening sizes and must be checked on site.

Glazing shall comply with NZS 4223: Part 3:2016
Check all details, wall thicknesses and wall lining thicknesses prior to manufacture of reveals to confirm different reveal details, depths and lining thicknesses.

Key:

S = Grade A Safety glass required to comply with NZS 4223: Part 3: 2016

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Proper Job Properties Ltd

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Christchurch 8083

15/06/2026

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Door & Window Schedule

Scale: 1:50 @ A3

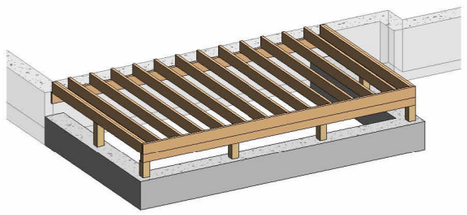
Rev:
A

A501

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STRUCTURAL DRAWINGS
40 CASTLETOWN PLACE
NEW BRIGHTON
CHRISTCHURCH

DRAWING INDEX		
SHEET	SHEET TITLE	REVISION
S001	COVER SHEET	A
S002	GENERAL STRUCTURAL NOTES - SHEET 1	A
S003	GENERAL STRUCTURAL NOTES - SHEET 2	A
S100	FOUNDATION & SUBFLOOR FRAMING PLAN	A
S110	BRACING PLAN	A
S300	FOUNDATION DETAILS	A



STRUCTURAL DESIGN - 3D PICTORIAL

INSPECTION SCHEDULE

JOB: J003475
DATE: 9/06/2026
CLIENT: PROPER JOB PROPERTIES LTD
ADDRESS: 40 CASTLETOWN PLACE, NEW BRIGHTON, CHRISTCHURCH

IMPORTANT NOTES:

- 48 HOURS' NOTICE IS REQUIRED FOR INSPECTIONS. CALL PSL ON 0800 002 921 TO ARRANGE.
- INSPECTIONS CAN BE CARRIED OUT SIMULTANEOUSLY, WHERE POSSIBLE, DEPENDING ON PROGRESS.
- STANDARD DESIGNS AS PER NZS 3604:2011 TIMBER FRAMED BUILDINGS AND NZS 4229:1999 CONCRETE MASONRY BUILDINGS TO BE INSPECTED BY OTHERS UNLESS SPECIFIED
- THIS INSPECTION SCHEDULE IS TO BE READ IN CONJUNCTION WITH THE ATTACHED PRODUCER STATEMENT PS1 DESIGN.

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FOUNDATION	INSPECTION BY GEOTECHNICAL ENGINEER TO CONFIRM BEARING CAPACITY OF EXISTING GROUND – APPROVAL DOCUMENTS TO BE PROVIDED BY THE GEOTECHNICAL ENGINEER TO PSL.	SUBTERRA	-
FOUNDATION PRE-POUR	INSPECTION OF GROUND SLAB REINFORCEMENT PRIOR TO SLAB POUR.	PSL	-
ENGINEERED TIMBER PRE-LINE	INSPECTION OF ENGINEER DESIGNED TIMBER MEMBERS AND CONNECTIONS	PSL	LIKELY CONCURRENT WITH BRACING PRE-LINE
BRACING PRE-LINE	OVERALL BRACING CHECK OF HOLD DOWN BRACKETS AND TIMBER FRAMING FIXINGS PRIOR TO THE INSTALLATION OF THE BRACING LININGS.	PSL	LIKELY CONCURRENT WITH TIMBER PRE-LINE
BRACING PRE-STOP	REVIEW OF SCREW OR NAIL FIXING PATTERNS TO THE WALL BRACING PRIOR TO COVERING.	PSL	**ONLY IF THE BCA IS NOT UNDERTAKING THIS**
FINAL	FINAL INSPECTION TO CLOSE OUT ANY UNRESOLVED ITEMS PRIOR TO ISSUING THE PS4.	PSL	**ONLY IF REQUIRED**

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Riccarton, Christchurch
Web: www.prostruct.co.nz
Ph: 0800 002 921
Email: info@prostruct.co.nz

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PROJECT / CLIENT: **SARAH MARWICK**

STRUCTURAL DESIGNER: **PROJECT STRUCTURE LTD.**

PROJECT LOCATION: **40 CASTLETOWN PLACE NEW BRIGHTON CHRISTCHURCH**

SHEET TITLE: **COVER SHEET**

DUAL SCALES SHOWN: **A1 / A3**

DRAWING NUMBER: **S001**

JOB No. **J003475**

REVISION **A**

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ORIGINAL SIZE A1
DRAWING LOCATION:C:\Users\Andrea Sweetman\Project Structure Dropbox\JOBS\3400 - 3499 PROJECTS\J003475 - 40 Castletown Pl\3.2 Dwgs & Sketches\Revit\260525 J3475 40 Castletown Place.rvt

GENERAL NOTES & LIMITATIONS OF USE

1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DOCUMENTATION TO THE PROJECT WHICH MAY INCLUDE (BUT NOT LIMITED TO); ARCHITECTURAL DRAWINGS, ARCHITECTURAL & STRUCTURAL SPECIFICATIONS, INSPECTION SCHEDULES, GEOTECHNICAL REPORTS, SPECIALIST SYSTEM DESIGN (ie: HVAC, FIRE) AND ANY OTHER 3rd PARTY DOCUMENTATION FOR SPECIALIST DESIGNERS ENGAGED ON THE PROJECT.
2. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OR FABRICATION.
3. ANY DISCREPANCIES ENCOUNTERED ON SITE WITH THE DESIGN SHALL BE REFERRED TO THE DESIGN ENGINEER IMMEDIATELY FOR RESOLUTION BEFORE PROCEEDING WITH CONSTRUCTION OR FABRICATION OF COMPONENTS.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF ALL TEMPORARY WORK TO ENSURE ADEQUATE STRENGTH AND STABILITY OF THE STRUCTURE AND GROUND DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL ENSURE SAFE WORK PRACTICES ON SITE IN ACCORDANCE WITH ALL APPLICABLE HEALTH & SAFETY CODES, RELEVANT STANDARDS AND LEGISLATION.
6. WHERE PROPRIETARY PRODUCTS ARE SPECIFIED IN THE STRUCTURAL DRAWINGS SUBSTITUTIONS MAY ONLY BE MADE IF APPROVED BY THE ENGINEER.
7. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE NZ BUILDING CODE, CURRENT CODES OF PRACTICE AND ANY LOCAL TERRITORIAL AUTHORITY REQUIREMENTS.
8. STANDARD ENGINEERING ABBREVIATIONS MAY HAVE BEEN USED IN THE DRAWINGS, COMMON ABBREVIATIONS ARE AS SHOWN BELOW:

ALT	ALTERNATE	MIN	MINIMUM
APPROX.	APPROXIMATE	N/A	NOT APPLICABLE
B	BOTTOM	NF	NEAR FACE
BOS	BOTTOM OF STEEL	NTS	NOT TO SCALE
CHS	CIRCULAR HOLLOW SECTION	OD	OUTSIDE DIAMETER
CONC.	CONCRETE	PCD	PITCH CIRCLE DIAMETER
COS	CHECK ON SITE	PCP	PRECAST PANEL
CRS	CENTERS	PFC	PARALLEL FLANGE CHANNEL
CJ	CONSTRUCTION JOINT	R	PLAIN ROUND BAR (300E)
CL	CENTER LINE	RB	REIDBAR (500E)
D	DEFORMED BAR (300E)	REF	REFER
DPC	DAMP PROOF COURSE	REBAR	REINFORCING BAR
DPM	DAMP PROOF MEMBRANE	RHS	RECTANGULAR HOLLOW SECTION
DIA	DIAMETER	RL	REDUCED LEVEL
DIM	DIMENSION	SFL	STRUCTURAL FLOOR LEVEL
DP	DOWNPIPE	SHS	SQUARE HOLLOW SECTION
DRG / DWG	DRAWING	SIM	SIMILAR
EA	EQUAL ANGLE	SJ or SC	SAWN CONTROL JOINT
EF	EACH FACE	SOP	SET OUT POINT
EJ	EXPANSION JOINT	S/S	STAINLESS STEEL
ELEV	ELEVATION	SSL	STRUCTURAL SLAB LEVEL
EW	EACH WAY	STIFF	STIFFENER
EX	EXISTING	STGD	STAGGERED
FF	FAR FACE	STRPS	STIRRUPS
FFL	FINISHED FLOOR LEVEL	STRS	STARTERS
FGL	FINISHED GROUND LEVEL	T	TOP
FW	FILLET WELD	T/S	TOPSIDE
FWAR	FILLET WELD ALL AROUND	THK	THICK
GALV	GALVANISED	TOC	TOP OF CONCRETE
GL	GROUND LEVEL	TOF	TOP OF FOOTING
Gr	GRADE	TOS	TOP OF STEEL
HD	DEFORMED BAR (500E)	TOW	TOP OF WALL
H.D. GALV	HOT DIP GALVANISED	TYP	TYPICAL
HR	PLAIN ROUND BAR (500E)	U/S	UNDERSIDE
ID	INSIDE DIAMETER	UA	UNEQUAL ANGLE
IL	INVERT LEVEL	UB	UNIVERSAL BEAM
Lg	LONG	UC	UNIVERSAL COLUMN
MAX	MAXIMUM	UNO	UNLESS NOTED OTHERWISE

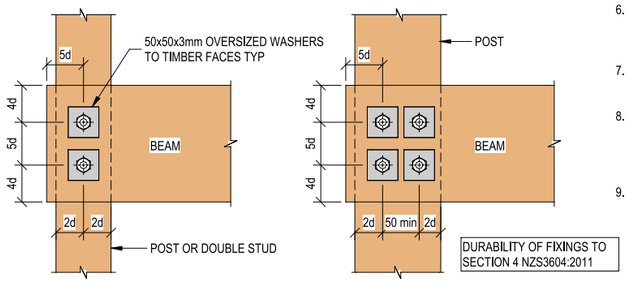


FIGURE 1: MINIMUM DISTANCES FOR BOLTS IN TIMBER (U.N.O)
"d" DENOTES Ø OF BOLT IN mm

FOUNDATIONS, EXCAVATIONS & BACKFILL

1. READ THE STRUCTURAL DRAWINGS IN CONJUNCTION WITH THE GEOTECHNICAL REPORT OR SOIL TESTS FOR ASSUMED GROUND BEARING CAPACITIES.
2. FOUNDATION SYSTEMS:

   2a) NZS3604:2011 COMPLIANT FOUNDATIONS
   UNLESS SPECIFIED OR DETAILED OTHERWISE ALL FOUNDATIONS SHALL BEAR UPON SOLID BOTTOM IN UNDISTURBED GOOD GROUND MATERIAL OR UPON FIRM FILL FOR WHICH A CERTIFICATE OF SUITABILITY HAS BEEN ISSUED UNDER NZS 4431. REFER TO NOTE 4 BELOW AND TO CLAUSE 3.1.3 NZS3604:2011 FOR DETERMINATION OF GOOD GROUND.

   2b) SPECIFICALLY ENGINEERED DESIGN (S.E.D.) FOUNDATIONS SYSTEMS
   WHERE FOUNDATION SYSTEMS ARE SPECIFICALLY DESIGNED BASED ON SITE SPECIFIC SOIL PARAMETERS THEN GEOTECHNICAL REQUIREMENTS WILL BE AS NOTED ON THE DRAWINGS, ANY SUCH GEOTECHNICAL NOTES DIRECTLY SHOWN ON THE DRAWINGS SHALL ALWAYS TAKE PRECEDENCE OVER ANY OTHER GENERAL NOTES IN THIS SECTION.
3. ALL EXCAVATIONS AND PLACING OF HARDFILL TO BE CARRIED OUT IN DRY CONDITIONS. IF DEWATERING IS REQUIRED THE SITE SHALL BE MAINTAINED IN A DEWATERED CONDITION FOR THE DURATION OF THE FOUNDATION WORK. MANAGE ON SITE STORAGE OF FILL TO MINIMIZE SURFACE PONDING IN THE EVENT OF RAIN.
4. GRANULAR FILL SHALL BE PLACED IN ACCORDANCE WITH NZS 4431:2022 AND TO THE GENERAL REQUIREMENTS AS OUTLINED BELOW.
   - 4.1) WHERE COMPACTED HARDFILL IS TO BE PLACED BELOW A BUILDING USE A SUITABLE AP40 OR AP65 GRAVEL WITH A MAXIMUM DRY DENSITY OF AT LEAST 2150kg/m³. ALLOW FOR A 10-25mm MAX. SAND BLINDING FOR WHERE DPM SHEETS ARE TO BE INSTALLED OVER THE HARDFILL BASE.
   - 4.2) PLACE AND COMPACT THE FILL MATERIAL IN LAYERS OF 150mm MAXIMUM THICKNESS USING A LARGE SELF-DRIVEN PLATE COMPACTOR (DO NOT TRACK ROLL WITH AN EXCAVATOR).
   - 4.3) THE FILL MATERIAL IS TO BE DENSITY TESTED USING A NUCLEAR DENSOMETER (ND) TO ENSURE FILL IS COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY (MDD). A READING OF 6 ND TESTS ARE TO BE CARRIED OUT FOR EVERY 400mm LIFT AND 95% OF SUCH READINGS TO EXCEED THE GREATER OF THE MDD or 2150kg/m³.
   - 4.4) THE CONTRACTOR IS TO OBTAIN THE MAXIMUM DRY DENSITY CERTIFICATE FOR THE FILL MATERIAL AND SUPPLY IT TO THE ENGINEER WITH THE ND TEST RESULTS.
   - 4.5) FAILURE TO UNDERTAKE THESE STEPS MAY RESULT IN FILL MATERIAL BEING LIFTED AND PLACED AGAIN AT THE CONTRACTORS EXPENSE.

TIMBER FRAMING

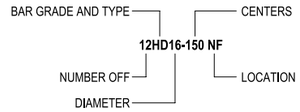
1. ALL TIMBER FRAMING TO BE SG8 IN ACCORDANCE WITH NZS3622:2004 UNLESS NOTED OTHERWISE. DO NOT ACCEPT DAMAGED, FAULTY OR DEFECTIVE MATERIALS.
2. LIGHT TIMBER FRAMING CONSTRUCTION TO COMPLY WITH NZS3604:2011 AND OR ANY SPECIFIC ENGINEERED DESIGN OR APPROVED PROPRIETARY DESIGN TABLES.
   WHERE IN DOUBT FOR WHICH A STANDARD DETAIL FROM NZS3604:2011 CAN NOT BE APPLIED CONTACT THE ENGINEER FOR RESOLUTION IMMEDIATELY.
3. DURABILITY OF FIXINGS AND FASTENERS IN ACCORDANCE WITH SECTION 4 of NZS3604:2011 AND TO THE ARCHITECTS SPECIFICATIONS.
4. DURABILITY OF FRAMING AND HAZARD CLASS TREATMENT OF TIMBER IN ACCORDANCE WITH NZS3602:2003 AND TO THE ARCHITECTS SPECIFICATIONS.

   GENERALLY MINIMUM REQUIREMENTS;
   - 4.1) ALL TIMBER MEMBERS IN GROUND CONTACT SHALL HAVE H5 LEVEL OF TREATMENT TO AS/NZS1604.
   - 4.2) ALL TIMBER MEMBERS EXPOSED TO EXTERIOR WEATHER CONDITIONS AND DAMPNESS BUT NOT IN GROUND CONTACT SHALL HAVE H3.2 LEVEL OF TREATMENT TO AS/NZS1604.
   - 4.3) ALL TIMBER MEMBERS PROTECTED FROM THE WEATHER (ie: ENCLOSED TIMBER) BUT EXPOSED TO GROUND ATMOSPHERE SHALL HAVE H1.2 LEVEL OF TREATMENT TO AS/NZS1604

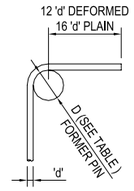
   FOR FURTHER INFORMATION AND THE TREATMENT REQUIREMENTS OF ALL OTHER CASES REFER TO TABLE 1, NZS3602:2003.
5. WHERE H5 TIMBER PILES HAVE BEEN CUT AFTER TREATMENT REFER TO CLAUSE 6.4.3.3 NZS3604:2011 FOR REQUIRED BRUSH TREATMENT TO CUT SURFACES. THE SURFACE SHALL NOT BE CUT FOR FIXINGS AND OTHER PURPOSES CLOSER THAN 150mm TO THE FINISHED GROUND LEVEL.
6. BOLTING
   ALL BOLTS TO TIMBER FRAMING TO BE GRADE 4.6 WITH 50x50x3mm OVERSIZED WASHERS TO TIMBER FACES. MINIMUM EDGE DISTANCES AS PER FIGURE 1.
7. NOTCHES AND HOLES IN TOP PLATES
   GENERALLY REFER TO SECTION 8.7.5 NZS3604:2011.
8. NOTCHES AND HOLES IN FLOOR JOISTS
   GENERALLY REFER TO SECTION 7.1.7 NZS3604:2011, SPECIFIC ENGINEERING DESIGN MAY NEED TO BE UNDERTAKEN WHEN OUTSIDE OF THESE STATED LIMITATIONS. AVOID RUNNING PLUMBING THROUGH FLOOR JOISTS UNLESS SPECIFICALLY DESIGNED FOR.
9. NOTCHES AND HOLES IN STUDS
   GENERALLY REFER TO CLAUSE 8.5.1.6 NZS3604:2011.

REINFORCEMENT

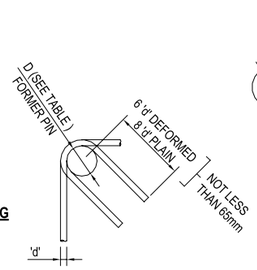
1. THE ENGINEER SHALL BE INFORMED, WHEN FIXING OF REINFORCEMENT IS COMPLETE TO ALLOW INSPECTION BEFORE PLACEMENT OF CONCRETE WHERE STIPULATED IN THE INSPECTION SCHEDULE.
2. ALL WORK TO BE CARRIED OUT BY A COMPETENT REBAR STEEL CONTRACTOR OR LBP BUILDER LICENSED IN THIS SKILL. THE CONTRACTOR SHALL REMAIN RESPONSIBLE FOR BENDING SCHEDULES, REBAR SHOWN IN THESE DRAWINGS ARE DIAGRAMMATIC ONLY TO ILLUSTRATE DESIGN INTENT.
3. FOR REINFORCEMENT LAP LENGTHS REFER TO THE APPROPRIATE TABLES IN SECTIONS 'REINFORCED MASONRY' OR 'REINFORCED CONCRETE'.
4. REINFORCEMENT DESIGNATIONS ON THE DRAWINGS ARE AS FOLLOWS:



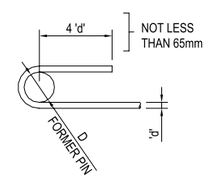
5. WELDING OF REINFORCEMENT IS NOT PERMITTED UNDER ANY CIRCUMSTANCES UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS OR APPROVED BY THE ENGINEER VIA A WRITTEN SITE INSTRUCTION.
6. ADEQUATELY SUPPORT AND SECURE REINFORCEMENT IN POSITION AGAINST DISPLACEMENT AND MAINTAIN MINIMUM SPECIFIED CLEAR CONCRETE COVER TO REINFORCEMENT.
   TOLERANCES ON CONCRETE COVER SHALL BE IN ACCORDANCE WITH NZS3109.
7. BENDING OF REINFORCEMENT SHALL BE IN ACCORDANCE WITH NZS 3101 & NZS 3109 AND AS SHOWN IN THE FIGURES AND TABLES BELOW;



STANDARD LEG



STANDARD TIE OR STIRRUP ANCHORAGE



STANDARD HOOK

MINIMUM BEND DIAMETER OF REINFORCING BARS				
STEEL GRADE	BAR SIZE (mm) 'd'	MINIMUM DIAMETER OF BEND FOR MAIN BARS	MINIMUM DIAMETER OF BEND FOR STIRRUPS AND TIES	
			PLAIN BARS	DEFORMED BARS
300E or 500E	6-20	5d	2d	4d
	24-40	6d	3d	6d

PROPRIETARY FIXINGS

(EPOXY FIXED ANCHORS, MECHANICAL ANCHORS, TIMBER CONNECTORS & FIXINGS)

1. ALL PROPRIETARY ANCHORS OR FIXINGS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS USING THE PRODUCTS SPECIFIED IN THE DRAWINGS.
2. NO SUBSTITUTION OF OTHER PRODUCTS FROM THE DRAWINGS OR SPECIFICATIONS IS PERMITTED UNLESS WRITTEN APPROVAL IS MADE BY THE DESIGN ENGINEER OF PROJECT STRUCTURE LTD.
3. A PS3 MAY BE REQUIRED AT THE DISCRETION OF THE ENGINEER FOR ANCHORS OR CONNECTORS HIGHLY CRITICAL TO THE STRUCTURAL PERFORMANCE OF THE BUILDING.
4. WHERE INCORRECT OR SUB STANDARD PRODUCTS ARE USED THE ENGINEER MAY REQUEST DESTRUCTIVE TESTING / LOAD TESTING OR FURTHER DESIGN AND CONSTRUCTION MONITORING, ALL OF WHICH ARE AT THE CONTRACTOR EXPENSE TO ENSURE THE ORIGINAL DESIGN OBJECTIVES ARE MET.

REINFORCED CONCRETE

1. ALL CONCRETE WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF NZS 3101, NZS 3109 AND ANY OTHER REFERENCED STANDARDS.
   WHERE STRUCTURAL DESIGN SHOWN EXCEEDS THE MINIMUM REQUIREMENTS OF THESE STANDARDS THE STRUCTURAL DESIGN & DRAWINGS SHALL ALWAYS TAKE PRECEDENCE OVER THE MINIMUM REQUIREMENTS DEFINED IN THESE STANDARDS.
2. NO CONCRETE SHALL BE PLACED UNTIL PROJECT STRUCTURE LTD HAS INSPECTED THE REINFORCING STEEL. THE INSPECTION DOES NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO ENSURE THAT ALL WORK IS IN ACCORDANCE WITH THE NZ BUILDING CODE, RELEVANT STANDARDS AND CONTRACT DOCUMENTS.
3. MINIMUM REQUIRED CHARACTERISTIC CONCRETE GRADES ARE AS SPECIFIED IN THE DRAWINGS.
4. CONCRETE GRADES ARE AS SPECIFIED AS '28 DAY SPECIFIED COMPRESSIVE STRENGTHS' AS DEFINED IN NZS 3109. ALL SUPPLY AND PRODUCTION SHALL BE IN ACCORDANCE WITH NZS 3104. CONCRETE BATCH STRENGTH CERTIFICATES MAY BE REQUESTED AT THE DISCRETION OF THE DESIGN ENGINEER AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THEM WHERE REQUESTED. IF NO STRENGTH CERTIFICATES CAN BE PROVIDED THEN THE CONTRACTOR SHALL TAKE CORE SAMPLES OF THE CONCRETE AND HAVE THEM TESTED AT A CERTIFIED TEST FACILITY AT THEIR OWN COST.
5. ALL REINFORCING STEEL SHALL BE GRADE 300E OR 500E IN COMPLIANCE WITH AS/NZS 4671.
   THE REPLACEMENT OF REINFORCEMENT WHICH HAS BEEN DETAILED ON THE STRUCTURAL DRAWINGS WITH AN EQUIVALENT STRENGTH REINFORCING OF DIFFERENT GRADE IS NOT PERMITTED UNDER ANY CIRCUMSTANCES.
6. ALL VISIBLE CONCRETE SURFACE FINISHES ARE TO BE CONFIRMED WITH THE ARCHITECT, REFER TO NZS 3114 FOR FURTHER INFORMATION OF FINISHING.
7. MINIMUM COVER TO STEEL REINFORCEMENT SHALL BE AS SHOWN BELOW UNLESS SPECIFIED OTHERWISE IN THE DRAWINGS AND IN ACCORDANCE WITH NZS 3101.

ELEMENT	MIN. COVER
CONCRETE CAST DIRECTLY AGAINST GROUND	75mm
CONCRETE CAST AGAINST GROUND AND PROTECTED BY A DPM	50mm
CONCRETE CAST AGAINST FORMWORK	50mm
ANY CONCRETE SLAB OR WALL SURFACE EXPOSED TO WEATHER	50mm
TOP OF A CONCRETE SLAB PROTECTED FROM WEATHER	30mm

8. NO REINFORCEMENT WIRE TIES SHALL PROJECT INTO THE MINIMUM CONCRETE COVER.
9. ALL REINFORCEMENT MUST BE CLEAN AND FREE FROM MUD, LOOSE RUST, MILL SCALE, CONCRETE LAITANCE, OIL OR ANY OTHER CONTAMINANTS AT THE TIME CONCRETE IS PLACED.
10. ALL REINFORCEMENT SHALL BE ADEQUATELY SECURED AGAINST DISPLACEMENT AT INTERSECTIONS BY THE USE OF IRON WIRE TIES WITH A DIAMETER GREATER THAN 1.25mm OR BY APPROVED CLIPS. ALL REINFORCING SUPPORTS SHALL MAINTAIN THE CORRECT POSITION OF THE REINFORCEMENT DURING PLACEMENT AND VIBRATION OR COMPACTION OF THE CONCRETE.
11. ALL CONSTRUCTION JOINTS SHALL BE TYPE-B CONSTRUCTION JOINTS PREPARED IN ACCORDANCE WITH NZS 3109. METHODS WHICH AVOID SCABBLING ARE PREFERRED FOR INTENTIONALLY ROUGHENING THE CONCRETE SURFACE AT CONSTRUCTION JOINTS.
12. UNLESS OTHERWISE SHOWN MESH IN FLOOR SLABS SHALL BE LAPPED THE GREATER OF
    - 225mm (CLAUSE 7.5.8.3, NZS3604:2011)
    - AS PER MANUFACTURER'S SPECIFICATIONS
13. THE DEVELOPMENT OF PLAIN BARS SHALL RELY ON HOOKS IN ACCORDANCE WITH NZS3101.
14. SPLICE LAP LENGTHS ARE TO BE IN ACCORDANCE WITH NZS3101 AND TO THE VALUES AS SHOWN BELOW. STAGGER LAPS WHERE POSSIBLE, WHERE LAPS CANNOT BE STAGGERED REFER TO ENGINEER FOR GUIDANCE. WHERE OFFSET SPLICES ARE REQUIRED THE INCLINED PORTION OF THE BAR SHALL NOT EXCEED A 1 IN 6 CRANK.

* LAP LENGTHS (mm) - DEFORMED BARS							
CONCRETE STRENGTH	BAR GRADE	BAR DIAMETER 'd'					
		10	12	16	20	25	32
20MPa	300E	440	530	700	870	1110	1400
	500E	730	880	1170	1460	1820	2330
25MPa	300E	390	470	620	780	1010	1250
	500E	650	790	1040	1300	1630	2090
30MPa	300E	390	430	570	720	890	1140
	500E	600	720	960	1190	1490	1900
35MPa	300E	390	400	530	660	830	1050
	500E	560	660	870	1110	1380	1760
40MPa	300E	390	390	490	620	770	990
	500E	520	620	830	1030	1290	1640

*ALLOWANCE HAS BEEN MADE IN THIS TABLE FOR A MULTIPLIER OF x1.3 FACTOR FOR 'TOP BARS' ie: FOR WHICH 300mm OF FRESH CONCRETE IS CAST BELOW THE MEMBER. (REFER TO CLAUSE 8.6.3.2, NZS3101.1:2006). FOR SLABS OR FOUNDATIONS LESS THAN 300mm THICK TOTAL THICKNESS TABULATED VALUES SHOWN CAN BE REDUCED BY A FACTOR OF 1/1.3.

Christchurch City Council
BCN/2026/4825
Approved Building Consent Document
08/07/2026
Cai, Jasmine

PLANS TO BE REPRODUCED IN COLOUR

FOR CONSENT

Project Structure Ltd
Level 3, 8 Nelson St.
Riccarton, Christchurch
Web: www.prostruct.co.nz
Ph: 0800 002 921
Email: info@prostruct.co.nz

PROJECT STRUCTURE CONSULTING ENGINEERS

48 HOURS NOTICE IS REQUIRED FOR SITE INSPECTIONS. CALL TO ARRANGE

THIS DRAWING MAY NOT BE ALTERED WITHOUT THE WRITTEN PERMISSION OF PROJECT STRUCTURE LTD. NO LIABILITY SHALL BE ACCEPTED FOR UNAUTHORISED OR IMPROPER USE.

CREATED	DT	05/26			
DESIGNED	DT	05/26			
DRAWN	DB	05/26			
CHECKED	BN	05/26			
APPROVED	BN	05/26			
PLOT DATE STAMP: 9/06/2026 3:47:22 pm			A	FOR CONSENT	BN 09/06/2026
			REF	DESCRIPTION	BY DATE

PROJECT / CLIENT:
SARAH MARWICK

STRUCTURAL DESIGNER:
PROJECT STRUCTURE LTD.

PROJECT LOCATION:
40 CASTLETOWN PLACE NEW BRIGHTON CHRISTCHURCH

SHEET TITLE:
GENERAL STRUCTURAL NOTES - SHEET 1

DUAL SCALES SHOWN: A1 / A3

DRAWING NUMBER: **S002**

JOB No. **J003475**

REVISION **A**

REDUCED SIZE A3
ORIGINAL SIZE A1
DRAWING LOCATION:C:\Users\Andrea Sweetman\Project Structure Dropbox\JOBS\3400 - 3499 PROJECTS\J003475 - 40 Castletown Pl\3.2 Dwgs & Sketches\Revit\260525 J3475 40 Castletown Place.rvt

Christchurch City Council
BCN/2026/4825
Approved Building Consent Document
08/07/2026 Cai, Jasmine

PRODUCT SUBSTITUTION

1. **WRITTEN APPROVAL REQUIRED:** NO SUBSTITUTIONS FOR SPECIFIED PROPRIETARY PRODUCTS, MATERIALS, OR REINFORCING GRADES ARE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM **PROJECT STRUCTURE LTD (PSL)**.

2. **REVIEW PERIOD:** THE PARTY REQUESTING THE SUBSTITUTION MUST ALLOW A MINIMUM OF **5 WORKING DAYS** FOR PSL TO CONDUCT A TECHNICAL REVIEW OF THE PROPOSED ALTERNATIVE.

3. **PROFESSIONAL FEES:** ADDITIONAL PROFESSIONAL FEES WILL APPLY FOR THE TIME TAKEN TO REVIEW DOCUMENTATION AND TECHNICAL DATA SUPPLIED. PSL PROVIDES NO GUARANTEE THAT A PROPOSED SUBSTITUTION WILL BE ACCEPTED.

4. **REGULATORY COMPLIANCE:** PRODUCT SUBSTITUTIONS MAY CONSTITUTE A CHANGE TO THE CONSENTED DESIGN AND MAY REQUIRE A **MINOR VARIATION** OR **CONSENT AMENDMENT** FROM THE BUILDING CONSENT AUTHORITY (BCA) OR TERRITORIAL AUTHORITY (TA).

5. **RESPONSIBILITY FOR APPROVALS:** IT IS THE SOLE RESPONSIBILITY OF THE PARTY REQUESTING THE SUBSTITUTION TO:

   5.1) PROVIDE ALL NECESSARY TECHNICAL LITERATURE AND PERFORMANCE DATA FOR PSL EVALUATION.
   5.2) OBTAIN WRITTEN APPROVAL FOR THE CHANGE FROM THE **CLIENT**.
   5.3) LIAISE WITH AND OBTAIN ALL NECESSARY APPROVALS AND VARIATIONS FROM THE **BCA** / **TA** PRIOR TO CONSTRUCTION OR FABRICATION.

6. **UNAUTHORIZED WORK:** ANY WORK CARRIED OUT USING UNAUTHORIZED SUBSTITUTIONS IS AT THE CONTRACTOR'S RISK AND MAY BE SUBJECT TO REJECTION OR REMOVAL AT THE CONTRACTOR'S SOLE EXPENSE.

PLANS TO BE REPRODUCED IN COLOUR

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Project Structure Ltd
Level 3, 8 Nelson St.
Riccarton, Christchurch
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Email: info@prostruct.co.nz

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CREATED	DT	05/26
DESIGNED	DT	05/26
DRAWN	DB	05/26
CHECKED	BN	05/26
APPROVED	BN	05/26

PLOT DATE STAMP: 9/06/2026 3:47:23 pm

REF	DESCRIPTION	BY	DATE
A	FOR CONSENT	BN	09/06/2026

PROJECT / CLIENT: **SARAH MARWICK**

STRUCTURAL DESIGNER: **PROJECT STRUCTURE LTD.**

PROJECT LOCATION: **40 CASTLETOWN PLACE NEW BRIGHTON CHRISTCHURCH**

SHEET TITLE: **GENERAL STRUCTURAL NOTES - SHEET 2**

DUAL SCALES SHOWN: **A1 / A3**

DRAWING NUMBER: **S003**

JOB No. **J003475**

REVISION **A**

REDUCED SIZE A3
ORIGNAL SIZE A1
DRAWING LOCATION:C:\Users\Andrea Sweetman\Project Structure Dropbox\JOBS\3400 - 3499 PROJECTS\J003475 - 40 Castletown Pl\3.2 Dwgs & Sketches\Revit\260525 - J3475 40 Castletown Place.rvt

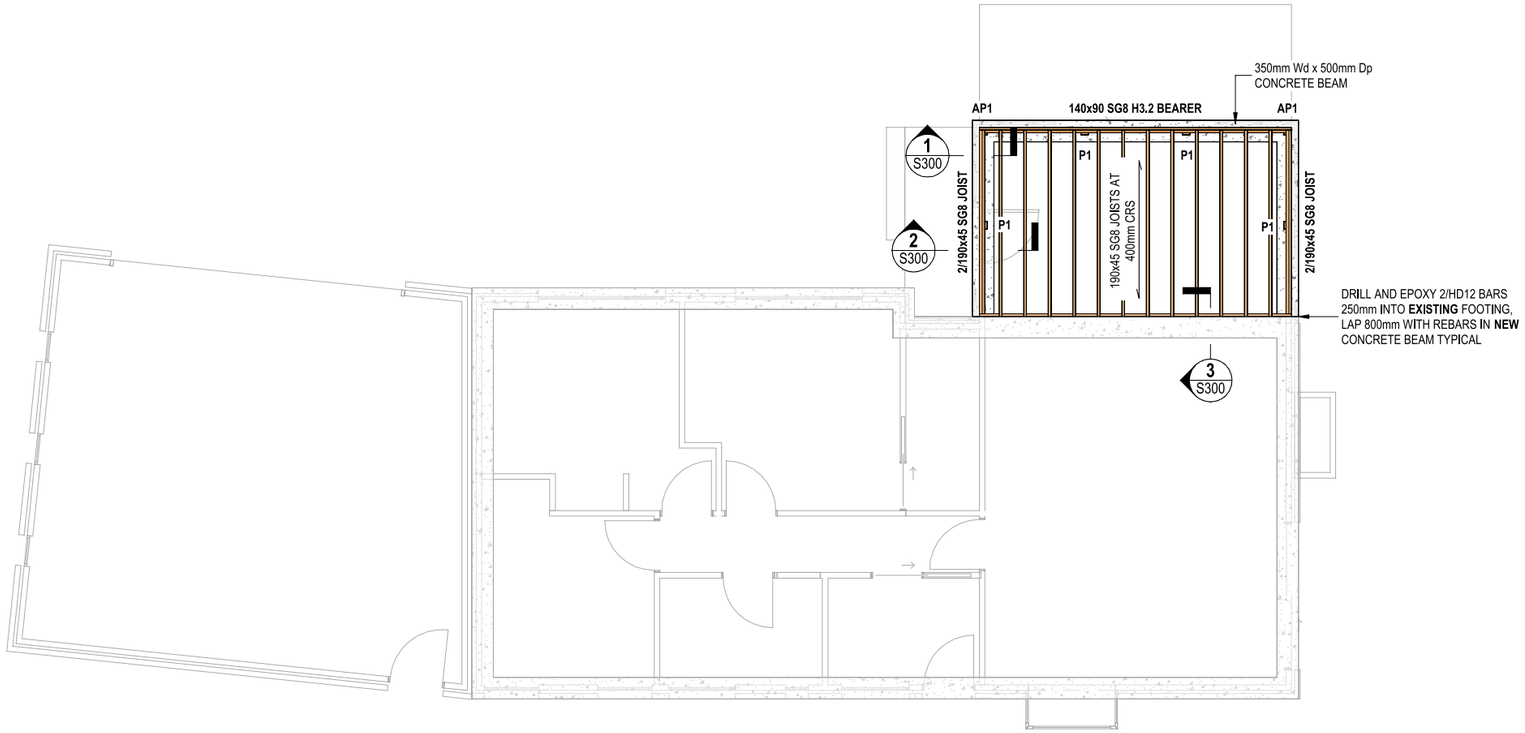
REDUCED SIZE A3
ORIGINAL SIZE A1

FOUNDATION NOTES

1. FOR GENERAL STRUCTURAL NOTES REFER TO SHEETS S002 - S003.
2. CONFIRM ALL SETOUT DIMENSIONS FROM ARCHITECTURAL PLANS. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO ANY CONSTRUCTION OR FABRICATION. USE FIGURED DIMENSIONS ONLY AND AVOID SCALING FROM PLANS. REFER TO DESIGNERS IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED.
3. ALL REINFORCEMENT IS TO BE DUCTILITY CLASS E, IN ACCORDANCE WITH NZS 4671. ALL SLAB REINFORCING SHALL CONSIST OF WELDED GRADE 500E MESH SHEETS IN ACCORDANCE WITH B1/AS1.
4. ALL TIMBER TO BE SEPARATED FROM CONCRETE FOUNDATIONS OR MASONRY WITH MALTHOID DPC OR SIMILAR APPROVED EQUIVALENT.
5. REFER TO ARCHITECT FOR CONFIRMATION OF CONCRETE FINISHES GENERALLY; FOUNDATIONS = F3
   SLAB = U2
6. FIXING OF BOTTOM PLATES TO SLABS/WALLS SHALL BE IN ACCORDANCE WITH SECTION 6&7 OF NZS3604:2011.
7. DURABILITY OF ANY SUBFLOOR FRAMING & FIXINGS NOT DETAILED SHALL BE TO THE ARCHITECTS DETAILS AND IN ACCORDANCE WITH ALL REQUIREMENTS FROM SECTION 4, NZS3604:2011.

IMPORTANT NOTE:
STEEL FIXINGS OR FASTENERS INTO TIMBER TREATED WITH COPPER BASED PRESERVATIVES (ie: H3.2, H5) MUST BE ***TYPE 304 STAINLESS STEEL*** AS A MINIMUM, REFER TO CLAUSE 4.4.4 NZS3604:2011.

Christchurch City Council
BCN/2026/4825
Approved Building Consent Document
08/07/2026 Cai, Jasmine



FOUNDATION & SUBFLOOR FRAMING PLAN

SCALE 1 : 50 (A1), 1:100 (A3)

GEOTECHNICAL REPORT
FOUNDATION DESIGN IS BASED ON THE FOLLOWING GEOTECHNICAL REPORT:

BY: SUBTERRA
REF: 2026-0886
DATE: 24/04/2026

INSPECTIONS
REFER TO DRAWING SHEET S001 FOR REQUIRED INSPECTIONS.
48 HOURS ADVANCED NOTICE TO THE ENGINEER IS REQUIRED.

NOTE: WORK CANNOT PROCEED UNDER ANY CIRCUMSTANCES UNTIL REQUIRED INSPECTIONS ARE COMPLETED.

NZS3604 CLASSIFICATIONS

EARTHQUAKE ZONE	= ZONE 2
EXPOSURE ZONE	= ZONE C
WIND REGION	= REGION A
WIND ZONE	= LOW
SNOW ZONE	= N4
TECHNICAL LAND CATEGORY	= TC3

PILE SCHEDULE

MARK	TYPE
AP1	125x125 TIMBER ANCHOR PILE (H5) SET INTO CONCRETE BEAM
P1	125x125 TIMBER ORDINARY PILE (H5) SET INTO CONCRETE BEAM

FOR CONSENT

PLANS TO BE REPRODUCED IN COLOUR

Project Structure Ltd
Level 3, 8 Nelson St.
Riccarton, Christchurch
Web: www.prostruct.co.nz
Ph: 0800 002 921
Email: info@prostruct.co.nz

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CREATED	DT	05/26
DESIGNED	DT	05/26
DRAWN	DB	05/26
CHECKED	BN	05/26
APPROVED	BN	05/26

PLOT DATE STAMP: 9/06/2026 3:47:24 pm

REF	DESCRIPTION	BY	DATE
A	FOR CONSENT	BN	09/06/2026

PROJECT / CLIENT: **SARAH MARWICK**

STRUCTURAL DESIGNER: **PROJECT STRUCTURE LTD.**

PROJECT LOCATION: **40 CASTLETOWN PLACE NEW BRIGHTON CHRISTCHURCH**

SHEET TITLE: **FOUNDATION & SUBFLOOR FRAMING PLAN**

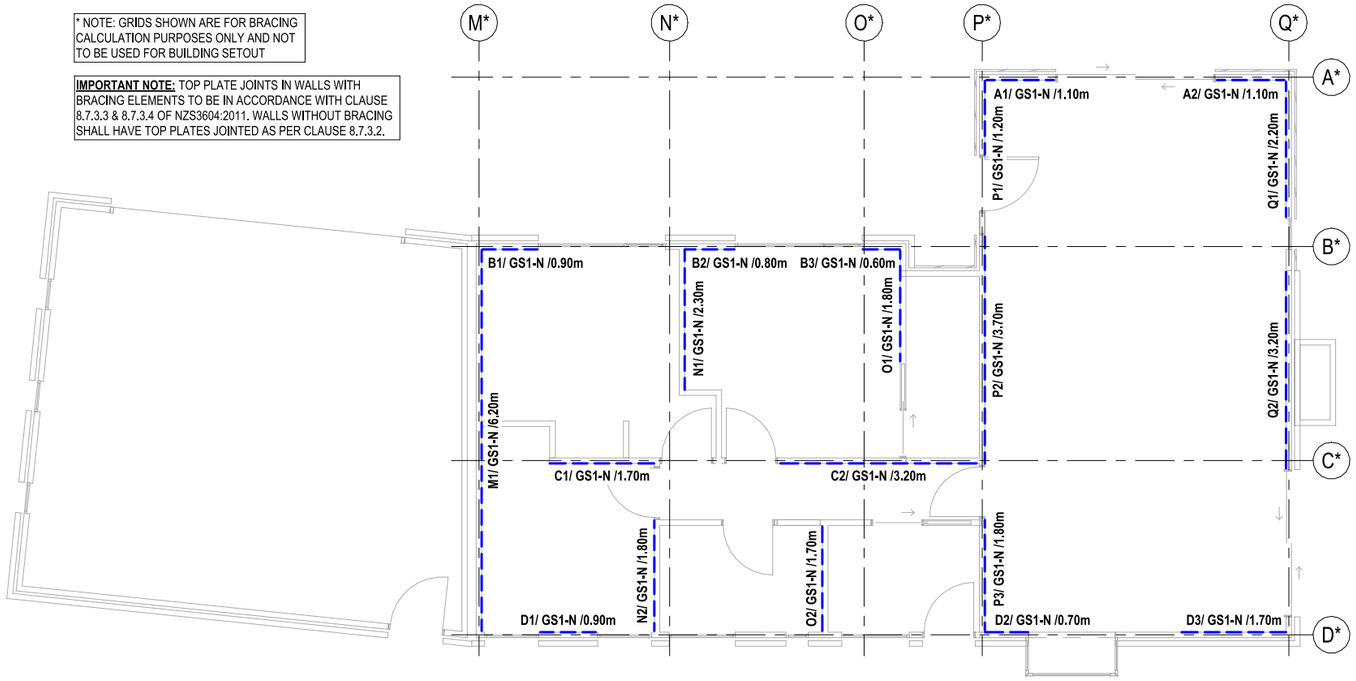
DUAL SCALES SHOWN: A1 / A3

DRAWING NUMBER: **S100**

JOB No. **J003475**

REVISION **A**

DRAWING LOCATION:C:\Users\Andrea Sweetman\Project Structure Dropbox\JOBS\3400 - 3499 PROJECTS\J003475 - 40 Castletown Pl\3.2 Dwgs & Sketches\Revit\260525 J3475 40 Castletown Place.rvt



* NOTE: GRIDS SHOWN ARE FOR BRACING CALCULATION PURPOSES ONLY AND NOT TO BE USED FOR BUILDING SETOUT

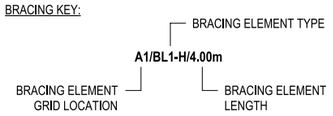
IMPORTANT NOTE: TOP PLATE JOINTS IN WALLS WITH BRACING ELEMENTS TO BE IN ACCORDANCE WITH CLAUSE 8.7.3.3 & 8.7.3.4 OF NZS3604:2011. WALLS WITHOUT BRACING SHALL HAVE TOP PLATES JOINTED AS PER CLAUSE 8.7.3.2.

BRACING PLAN - GROUND FLOOR

SCALE 1 : 50 (A1), 1:100 (A3)

BRACING NOTES

1. FOR GENERAL STRUCTURAL NOTES REFER TO SHEETS S002 - S003.
2. ALL BRACING ELEMENTS TO BE INSTALLED AS PER MANUFACTURERS GUIDELINES AND SPECIFICATIONS. NOTE THE ADDITIONAL REQUIREMENTS OF HOLD DOWN BRACKETS, CLEATS OR STRAPS BETWEEN THE STUD AND BOTTOM PLATE FOR HIGHER RATED BRACING ELEMENTS.
3. TRUSS MANUFACTURER TO PROVIDE DESIGN AND DETAILS OF HOLD DOWN REQUIREMENTS OF TRUSS UNITS.
4. BRACING KEY:



5. ALL CONSTRUCTION AND INSTALLATION OF GIB BRACING ELEMENTS TO COMPLY WITH GIB'S EZYBRACE AND SITE GUIDE GUIDELINES.
   - 5a) NOTE THAT GIB CEILING DIAPHRAGMS IN EXCESS OF 7.5m REQUIRE EDGE FIXINGS AT 100 CRS, REFER TO 'CEILING DIAPHRAGMS' IN SECTION 5.1.8 OF THE GIB SITE GUIDE.
6. INSTALLATION OF **EP1** PLYWOOD BRACING ELEMENTS TO BE IN ACCORDANCE WITH ECOPLY SPECIFICATION AND INSTALLATION GUIDE (SEPT 2015).
7. WALL ELEMENTS LESS THAN 2.4m HIGH ARE RATED AS IF THEY WERE 2.4m HIGH IN ACCORDANCE WITH CLAUSE 8.3.1.4(A) NZS3604:2011. CALCULATION TABLES IN THESE DRAWINGS SHOW ANY SUCH SHORTER WALLS AS HAVING A 2.4m TOP PLATE HEIGHT FOR CALCULATION PURPOSES ONLY.
8. ALL WALL FRAMING CONTAINING BRACING ELEMENTS / LINES TO BE CONSTRUCTED AS PER NZS3604:2011 REQUIREMENTS. SPECIFICALLY NOTING THE REQUIREMENTS OF SECTION 8.7.3.3 AND 8.7.3.4 FOR JOINTING OF TOP PLATES BOTH INLINE AND TO EXTERNAL WALLS AT RIGHT ANGLES TO IT. REFER TO BRANZ BUILD 138 - CONNECTING TOP PLATES.

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WALL BRACING (GROUND FLOOR) - "ACROSS" CALCULATION SHEET

BRACING GRID	BRACING ELEMENT	BRACING TYPE	LENGTH (m)	AVERAGE TOP PLATE HEIGHT 'h' (mm)	HEIGHT SCALE FACTOR = 2400/h	WIND CAPACITY RATING (BU/m)	WIND CAPACITY ACHIEVED (BU)	EARTHQUAKE CAPACITY RATING (BU/m)	EARTHQUAKE CAPACITY ACHIEVED (BU)
M	M1	GS1-N	6.20	2450	0.98	70	425	60	364
							425		364
N	N1	GS1-N	2.30	2450	0.98	70	157	60	135
N	N2	GS1-N	1.80	2450	0.98	70	123	60	106
							280		240
O	O1	GS1-N	1.80	2450	0.98	70	123	60	106
O	O2	GS1-N	1.70	2450	0.98	70	117	60	100
							240		206
P	P1	GS1-N	1.20	2450	0.98	70	82	60	71
P	P2	GS1-N	3.70	2450	0.98	70	254	60	217
P	P3	GS1-N	1.80	2450	0.98	70	123	60	106
							459		394
Q	Q1	GS1-N	2.20	2450	0.98	70	151	60	129
Q	Q2	GS1-N	3.20	2450	0.98	70	219	60	188
							370		317
GRAND TOTAL							1775		1522

WALL BRACING (GROUND FLOOR) - "ALONG" CALCULATION SHEET

BRACING GRID	BRACING ELEMENT	BRACING TYPE	LENGTH (m)	AVERAGE TOP PLATE HEIGHT 'h' (mm)	HEIGHT SCALE FACTOR = 2400/h	WIND CAPACITY RATING (BU/m)	WIND CAPACITY ACHIEVED (BU)	EARTHQUAKE CAPACITY RATING (BU/m)	EARTHQUAKE CAPACITY ACHIEVED (BU)
A	A1	GS1-N	1.10	2700	0.89	50	49	55	54
A	A2	GS1-N	1.10	2700	0.89	50	49	55	54
							98		108
B	B1	GS1-N	0.90	2450	0.98	50	44	55	48
B	B2	GS1-N	0.80	2450	0.98	50	39	55	43
B	B3	GS1-N	0.60	2450	0.98	50	29	55	32
							113		124
C	C1	GS1-N	1.70	2450	0.98	70	117	60	100
C	C2	GS1-N	3.20	2450	0.98	70	219	60	188
							336		288
D	D1	GS1-N	0.90	2450	0.98	50	44	55	48
D	D2	GS1-N	0.70	2450	0.98	50	34	55	38
D	D3	GS1-N	1.70	2450	0.98	70	117	60	100
							195		186
GRAND TOTAL							741		706

EARTHQUAKE BRACING UNITS (BU) TOTAL DEMAND, GROUND FLOOR

EARTHQUAKE ZONE 2	TOTAL DEMAND (BU)
ENTIRE BUILDING (ACROSS & ALONG)	598

WIND BRACING UNITS (BU) DEMAND, GROUND FLOOR

WIND ZONE: LOW	TOTAL DEMAND (BU)
ACROSS BUILDING	297
ALONG BUILDING	248

INSPECTIONS

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NZS3604 CLASSIFICATIONS

EARTHQUAKE ZONE	= ZONE 2
EXPOSURE ZONE	= ZONE C
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WIND ZONE	= LOW
SNOW ZONE	= N4
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APPROVED	BN	05/26				
PLOT DATE STAMP: 9/06/2026 3:47:25 pm			A	FOR CONSENT	BN	09/06/2026
			REF	DESCRIPTION	BY	DATE

PROJECT / CLIENT: **SARAH MARWICK**

STRUCTURAL DESIGNER: **PROJECT STRUCTURE LTD.**

PROJECT LOCATION: **40 CASTLETOWN PLACE NEW BRIGHTON CHRISTCHURCH**

SHEET TITLE: **BRACING PLAN**

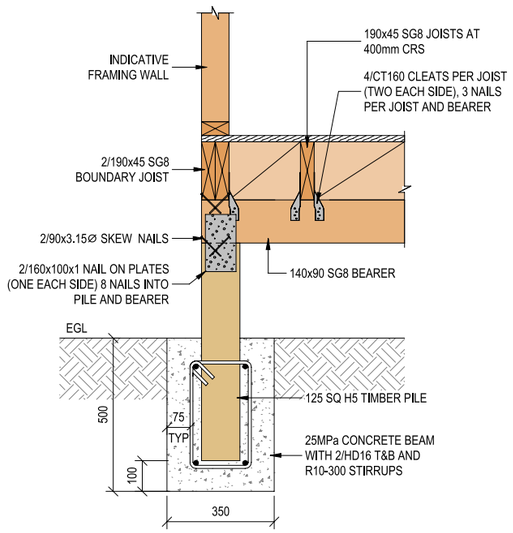
DUAL SCALES SHOWN: A1 / A3

DRAWING NUMBER: **S110**

JOB No. **J003475**

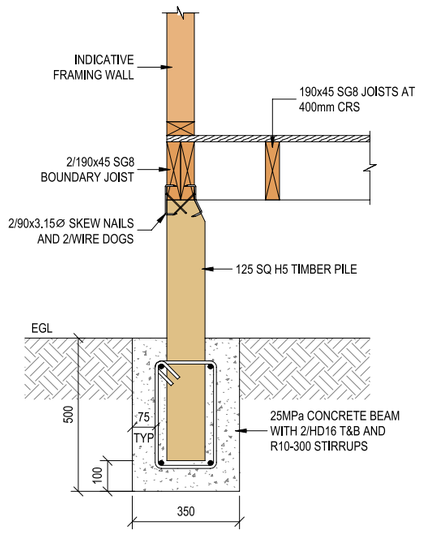
REVISION **A**

REDUCED SIZE A3 ORIGINAL SIZE A1
DRAWING LOCATION:C:\Users\Andrea Sweetman\Project Structure Dropbox\JOBS\3400 - 3499 PROJECTS\J003475 - 40 Castletown Pl\3.2 Dwgs & Sketches\Revit\260525_J3475 40 Castletown Place.rvt



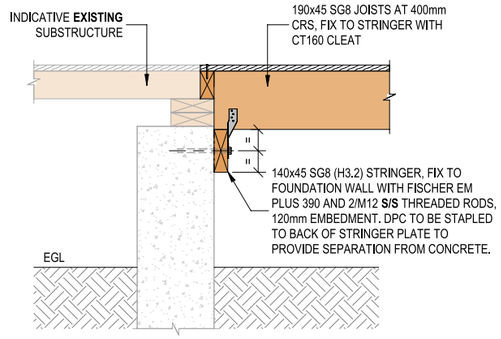
STANDARD ANCHOR PILE (AP1)

1 / S100 **SECTION**
SCALE 1 : 10 (A1), 1:20 (A3)



STANDARD ORDINARY PILE (P1)

2 / S100 **SECTION**
SCALE 1 : 10 (A1), 1:20 (A3)



3 / S100 **SECTION**
SCALE 1 : 10 (A1), 1:20 (A3)

FOUNDATION NOTES

1. FOR GENERAL STRUCTURAL NOTES REFER TO SHEETS S002 - S003.
2. CONFIRM ALL SETOUT DIMENSIONS FROM ARCHITECTURAL PLANS. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO ANY CONSTRUCTION OR FABRICATION. USE FIGURED DIMENSIONS ONLY AND AVOID SCALING FROM PLANS. REFER TO DESIGNERS IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED.
3. ALL REINFORCEMENT IS TO BE DUCTILITY CLASS E, IN ACCORDANCE WITH NZS 4671. ALL SLAB REINFORCING SHALL CONSIST OF WELDED GRADE 500E MESH SHEETS IN ACCORDANCE WITH B1/AS1.
4. ALL TIMBER TO BE SEPARATED FROM CONCRETE FOUNDATIONS OR MASONRY WITH MALTHOID DPC OR SIMILAR APPROVED EQUIVALENT.
5. REFER TO ARCHITECT FOR CONFIRMATION OF CONCRETE FINISHES GENERALLY; FOUNDATIONS = F3
   SLAB = U2
6. FIXING OF BOTTOM PLATES TO SLABS/WALLS SHALL BE IN ACCORDANCE WITH SECTION 6&7 OF NZS3604:2011.
7. DURABILITY OF ANY SUBFLOOR FRAMING & FIXINGS NOT DETAILED SHALL BE TO THE ARCHITECTS DETAILS AND IN ACCORDANCE WITH ALL REQUIREMENTS FROM SECTION 4, NZS3604:2011.

IMPORTANT NOTE:
STEEL FIXINGS OR FASTENERS INTO TIMBER TREATED WITH COPPER BASED PRESERVATIVES (ie: H3.2, H5) MUST BE ***TYPE 304 STAINLESS STEEL*** AS A MINIMUM, REFER TO CLAUSE 4.4.4 NZS3604:2011.

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GEOTECHNICAL REPORT
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BY: SUBTERRA
REF: 2026-0886
DATE: 24/04/2026

STRUCTURAL STEEL
CONSTRUCTION CATEGORY TO AS/NZS5131. CORROSION PROTECTION TO TECHNICAL SPECIFICATION SNZ TS 3404:2018
CONSTRUCTION CATEGORY: CC2
EXTERNAL STEEL: ??
INTERNAL STEEL: ??

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PROJECT / CLIENT: **SARAH MARWICK**

STRUCTURAL DESIGNER: **PROJECT STRUCTURE LTD.**

PROJECT LOCATION: **40 CASTLETOWN PLACE NEW BRIGHTON CHRISTCHURCH**

SHEET TITLE: **FOUNDATION DETAILS**

DUAL SCALES SHOWN **A1 / A3**

DRAWING NUMBER: **S300**

JOB No. **J003475**

REVISION **A**

REDUCED SIZE A3
ORIGNAL SIZE A1
DRAWING LOCATION:C:\Users\Andrea Sweetman\Project Structure Dropbox\JOBS\3400 - 3499 PROJECTS\J003475 - 40 Castletown Pl\3.2 Dwgs & Sketches\Revit\260525 - J3475 40 Castletown Place.rvt