

REVISIONS

01	20/12/2024	BC ISSUE
02	17/02/2025	BC RFI1
03	27/02/2025	BC RFI2

LEGEND: FLOOR FINISH (F)

-INSTALL IN STRICT ACCORDANCE WITH SUPPLIERS INSTRUCTIONS TO COMPLY WITH NZBC SLIP RESISTANCE RATINGS.
-SURFACE TO BE SMOOTH AND EASILY CLEANABLE TO MEET HEALTH AND SLIP RESISTANCE REQUIREMENTS.
-FLOOR SURFACE FINISHES TO BE NON-COMBUSTIBLE OR HAVE A MINIMUM CRITICAL RADIANT FLUX WHEN TESTED TO ISO 9239-1:2010 OF 1.2 KW/m².

- F01 INTERIOR CARPET FLOOR OVERLAY.
SELECTED CARPET FLOOR OVERLAY WITH CUSHION UNDERLAY OVER FLOOR AND STAIRCASE
- F02 INTERIOR TIMBER LOOK VINYL PLANK FLOOR TILE OVERLAY.
SELECTED WATERPROOF TIMBER LOOK VINYL PLANK FLOOR TILE OVER FLOOR.
- F03 INTERIOR FLOOR NON SLIP TILE OVERLAY. (WET AREAS).
SELECTED NON SLIP FLOOR TILES WITH 100mm TILE UPSTAND WITH FLAT S/S TRIM. MAPELASTIC AQUADEFENSE WET AREA MEMBRANE OVER FLOOR.
- F04 EXTERIOR CONCRETE SLAB (BALCONY)
100mm THICK CONCRETE SLAB WITH REINFORCING MESH TO ENGINEERS SPECIFICATIONS
- F05 HARDWOOD DECKING
90X19mm KWLVA DECKING BOARDS FIXED SMOOTH SIDE UP WITH STAINLESS STEEL SCREWS OVER DECK JOISTS AS PER FLOOR FRAMING PLAN. PROVIDE 12mm GAP BETWEEN DECK AND EXTERIOR CLADDING ON THE PERIMETER OF DECKING AREA.

NOTE: DOMESTIC SMOKE ALARM

THESE DRAWINGS TO BE READ IN CONJUNCTION WITH FIRE REPORT AND SPECIFICATIONS BY LUMEN. (PH.03 377 1545)

ALLOW FOR INTERCONNECTED SMOKE ALARMS ON OR NEAR CEILING IN ACCORDANCE WITH NZS 4514:2021 & MANUFACTURERS INSTRUCTIONS.

LEGEND: SMOKE ALARM

- SM INTERCONNECTED SMOKE ALARM

LEGEND: FIRE PROTECTION

- 30 MIN FIRE RESISTANCE RATING AS PER FIRE REPORT

NOTE: INSULATION

LOCATION	INSULATION PROVIDED	R VALUE ACHIEVED
SLAB FLOOR	FIRTH HOTEDGE	R1.56 -R1.6
TIMBER SUB FLOOR	R3.6 PINK BATTS SILENCER MIDFLOOR	R3.61
WALL	R2.6 PINK BATTS ULTRA WALL	R2.21
FLAT CELING	R7.0 PINK SUPERBATTS	R7.2
TRUSS+RACKED CEILING	R3.2 PINK BATTS SKILLION ROOF +R1.0 35mm PINK BATTS	R4.19
RAFTER+ RACKED CEILING	COMPOSITE NF PIR R7.0	R7.07
SKYLIGHT	VELUX -FCM 692x997 THERMALLY BROKEN LOW E, IGU (4i10AS/4)	R.36 R0.43
GLAZING		

INSULATION SHOWN ABOVE IS THE MINIMUM REQUIREMENTS. OWNER MAY INSTALL HIGHER LEVELS OF INSULATION PROVIDING THE INSULATION FITS WITHIN THE SPACES CORRECTLY.

WHERE THE STEEL FRAME LOCATED IN THE EXTERNAL INSULATED WALL FRAME, THE EXTERNAL SIDE OF VOID AREA FROM THE WEB & FLANGE NEEDS TO BE COVERED OR FILLED WITH WALL INSULATION FOR THE THERMAL BREAK.

MAINTAIN A 25mm VENTILATION GAP CLEARANCE BETWEEN ROOF INSULATION AND ROOFING UNDERLAY.

LEGEND: WALL FRAME (W)

- TIMBER FRAMED WALL WITH STUDS TO COMPLY WITH NZS3604, 2011.
- REFER 'STUD SCHEDULE' (A1.01) FOR STUD / NOG CRS.
- COMPATIBLE DPC BETWEEN ALL TIMBER FRAMING AND ANY CONCRETE SURFACE.
- INSTALL INSULATION TO EXTERNAL ENVELOPE WALLS AS NOTED ON THE INSULATION TABLE.
- REFER 'INTERNAL LINING' FOR LINING TO INSIDE FACE.

- W01 90mm THK. INTERNAL TIMBER FRAMED WALL:
90X45mm - GRADE SG8 - H1.2 TREATED STUDS
- W02 140mm THK. INTERNAL TIMBER FRAMED WALL:
140X45mm - GRADE SG8 - H1.2 TREATED STUDS
- W03 90mm THK. EXTERNAL TIMBER FRAMED WALL:
90X45mm - GRADE SGB - H1.2 TREATED STUDS. R2.6 PINK BATTS TO WALL CAVITY.
- W04 140mm THK. EXTERNAL TIMBER FRAMED WALL:
140X45mm - GRADE SGB - H1.2 TREATED STUDS. R2.6 PINK BATTS TO WALL CAVITY.
- W05 90mm THK. EXTERNAL TIMBER FRAMED WALL FOR WING WALL:
90X45mm - GRADE SG8 - H1.2 TREATED STUDS
- W06 INTERTENANCY WALL PANEL: LOXO
50mm LOXO PANEL IN A STRETCHER-BOND PATTERN

LEGEND: INTERNAL LINING (L)

- 100mm TILE SKIRTINGS WITH FLAT S/S TRIM ON BATHROOM & UNSUITE.
- 60X12 HUME PINE PINETRIM SKIRTINGS ON TOILET & LAUNDRY.
- 40X12 HUME PINE PINETRIM SKIRTINGS THROUGHOUT.
- ALL LINING STOPPED TO LEVEL 4 FOR SELECTED PAINT FINISH.
- REFER TO GIB MANUFACTURER'S SPEC. FOR FURTHER DETAILS.
- ANY PENETRATIONS IN FIRE RATED WALL TO BE IN ACCORDANCE WITH 'GIB FIRE RATED SYSTEMS DESIGN MANUAL' SPECIFICATION 'SERVICES PENETRATIONS' SECTION & MANUFACTURERS SPECIFICATIONS.
- ANY SCREW OR NAIL FIXTURE IN FIRE RATED LINING REQUIRE FRAME BEHIND

- L01 INTERNAL WALL LINING:
1 LAYER OF 10mm GIB STANDARD LINE
- L02 INTERNAL WALL LINING ON WET AREA:
1 LAYER OF 10mm GIB AQUA LINE
- L03-# INTERNAL FIRE RATED WALL LINING:
1 LAYER OF 10mm GIB FYRELIN (A=JHETGR30-N, B=BRICK VENEERED TIMBER FRAME, C=GBTL30)

LEGEND: EXTERNAL (E)

- E01 BRICK VENEER CLADDING:
MIDLAND BRICK ASPIRE RANGE, 'HERITAGE RED' OVER 50mm AIR CAVITY OVER JH 6mm RAB BOARD OVER FRAME.
- E02 PROFILED METAL CLADDING:
0.55 BMT 'METALCRAFT' ESPAN 340' VERTICAL CLADDING WITH COLORSTEEL MAXAM FINISH OVER CAVIBAT CAVITY BATTEN SYSTEM OVER THERMAKRAFT WATERGATE-PLUS OVER FRAME. FIRE RATED WALL USES JH 6mm RAB BOARD FOR WALL UNDERLAY
- E03 FIBRE CEMENT PANEL CLADDING:
JAMES HARDIE AXON SMOOTH PANEL WITH EXPRESSED JOINTS OVER JAMES HARDIE CLD CAVITY BATTEN SYSTEM OVER THERMAKRAFT WATERGATE-PLUS OVER FRAME. SELECTED DARK COLOUR PAINT FINISH. JOINT LOCATIONS IN STRICT ACCORDANCE WITH THE ELEVATION
- E05 FIRE RATED PRE-CLADDING:
6mm RAB BOARD OVER FRAME. (JHETGR30-N)
- E06 SPECTRUM ALUMINIUM BALUSTRADE:
SEAMLESS FIN BALUSTRADE INSTALLED AS PER THE MANUFACTURERS SPECIFICATIONS.
- E07 FEATURED PLANTER BOX:
0.7 BMT COLORSTEEL MAXAM PLANTER BOX SKIN OVER SED GALV. METAL FRAME

LEGEND: GENERAL

- DP DOWN PIPE
- HR 0.9m HIGH CONTINUOUS HANDRAIL FROM PITCH LINE - WALL MOUNTED. REFER DETAILS.

NOTE: INTERNAL STAIRS

- DIMENSIONS IN mm: 260 GOING, 280 TREAD, 20 NOSING, 181 RISE.

NOTE: DURABILITY

- ALL FIXINGS FOR DECK AND SUBFLOOR ARE TO BE STAINLESS STEEL WHERE LESS THAN 600mm FROM GROUND LEVEL AS PER NZS:3604:2011 / 4.4.4

- WHERE TIMBERS OF DECK ARE LESS THAN 150mm FROM FINISHED GROUND LEVEL, A PEGGED VAPOUR BARRIER MUST BE INSTALLED TO PREVENT RISING DAMPNES, AND MUST BE LAID TO AVOID PONDING.

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TOWNHOUSES

139 AND 141 ST ALBANS
ROAD ST ALBANS
CHRISTCHURCH 8014

FLOOR PLAN -BLOCK A -G

BUILDING CONSENT ISSUE

SCALE	1:100 @ A3
PROJECT NO.	2434
DRAWN	SA & JY
PROJECT DIRECTOR	MS
DATE	27/02/2025

DRAWING NO.

A2.04

REVISION NO.

03

Christchurch City Council



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BCN/2024/10034

Approved Building Consent Document

27/03/2025

McCook Weir, Nicky

REVISIONS			
01	20/12/2024	BC ISSUE	
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03	27/02/2025	BC RF12	

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INSULATION AS PER NZBC H1/A2 CALCULATION METHOD		
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FLOOR PLAN -BLOCK A -1st

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PROJECT NO.	2434
DRAWN	SA & JY
PROJECT DIRECTOR	MS
DATE	27/02/2025