



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 KWILA 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 MIDL FLOOR	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	R.36
GLAZING	THERMALLY BROKEN LOW E, IGU (4i10A5/4)	R0.43

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 SGB - H1.2 TREATED STUDS
- W02 **140mm THK. INTERNAL TIMBER FRAMED WALL.**
140X45mm - GRADE SGB - 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 SGB - 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 **PROFIED 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

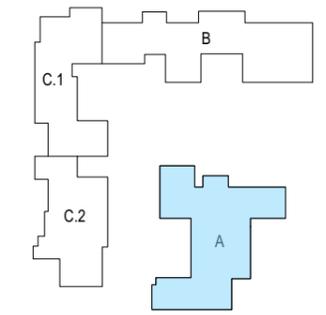
- DIMENSIONS IN mm: 260 GOING, 280 TREAD, 20 NOSING, 181 RISE.

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.

REVISIONS

NO	DATE	DESCRIPTION
01	20/12/2024	BC ISSUE
02	17/02/2025	BC RF11
03	27/02/2025	BC RF12



Christchurch City Council Page 9 of 181
BCN/2024/10034
Approved Building Consent Document
27/03/2025 McCook Weir, Nicky

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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

Contractor to verify all dimensions on site before commencing work. Do not scale from these drawings. Before commencing works on site please ensure you are aware of all variations and revisions. This drawing is to be read in conjunction with project specifications, schedules and contract documents.



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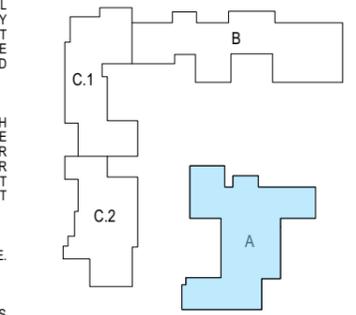
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Christchurch City Council Page 10 of 181
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CHRISTCHURCH 8014

FLOOR PLAN -BLOCK A -1st

BUILDING CONSENT ISSUE	SCALE
PROJECT NO.	1:100 @ A3
DRAWN	2434
PROJECT DIRECTOR	SA & JY
DATE	MS
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