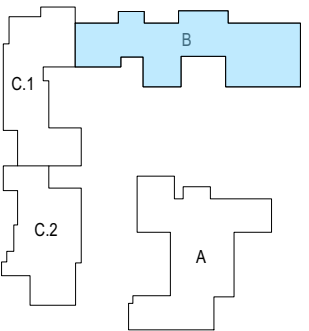
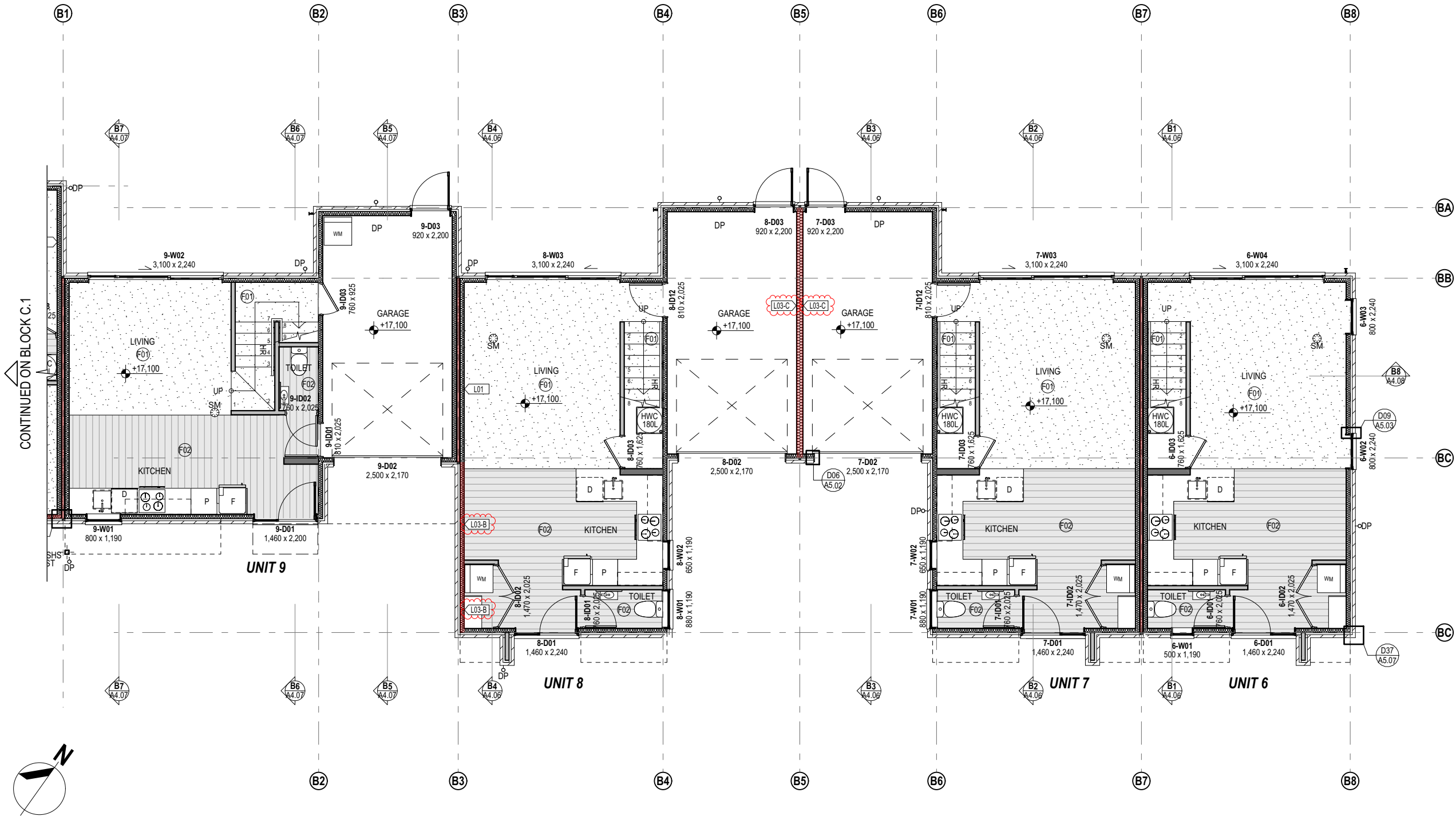


REVISIONS

01 20/12/2024 BC ISSUE
02 17/02/2025 BC RFI1

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

Page 11 of 181



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.

90mm THK. INTERNAL TIMBER FRAMED WALL:
90x45mm - GRADE SG8 - H1.2 TREATED STUDS

140mm THK. INTERNAL TIMBER FRAMED WALL:
140x45mm - GRADE SG8 - H1.2 TREATED STUDS

90mm THK. EXTERNAL TIMBER FRAMED WALL:
90x45mm - GRADE SGB - H1.2 TREATED STUDS. R2.6 PINK BATTS TO WALL CAVITY.

140mm THK. EXTERNAL TIMBER FRAMED WALL:
140x45mm - GRADE SGB - H1.2 TREATED STUDS. R2.6 PINK BATTS TO WALL CAVITY.

90mm THK. EXTERNAL TIMBER FRAMED WALL FOR WING WALL:
90x45mm - GRADE SG8 - H1.2 TREATED STUDS

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

INTERNAL WALL LINING:
1 LAYER OF 10mm GIB STANDARD LINE

INTERNAL WALL LINING ON WET AREA:
1 LAYER OF 10mm GIB AQUA LINE

INTERNAL FIRE RATED WALL LINING:
1 LAYER OF 10mm GIB FyRELIN
(A=JHETGR30-N, B=BRICK VENEERED TIMBER FRAME, C=GBTL30)

LEGEND: EXTERNAL (E)

BRICK VENEER CLADDING:
MIDLAND BRICK ASPIRE RANGE, 'HERITAGE RED' OVER 50mm AIR CAVITY OVER JH 6mm RAB BOARD OVER FRAME.

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.

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

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

FIRE RATED PRE-CLADDING:
6mm RAB BOARD OVER FRAME. (JHETGR30-N)

SPECTRUM ALUMINIUM BALUSTRADE:
SEAMLESS FIN BALUSTRADE INSTALLED AS PER THE MANUFACTURERS SPECIFICATIONS.

FEATURED PLANTER BOX:
0.7 BMT COLORSTEEL MAXAM PLANTER BOX SKIN OVER SED GALV. METAL FRAME

INTERIOR CARPET FLOOR OVERLAY.
SELECTED CARPET FLOOR OVERLAY WITH CUSHION UNDERLAY OVER FLOOR AND STAIRCASE

INTERIOR TIMBER LOOK VINYL PLANK FLOOR TILE OVERLAY.
SELECTED WATERPROOF TIMBER LOOK VINYL PLANK FLOOR TILE OVER FLOOR.

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.

LEGEND: GENERAL

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

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: 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 DAMPNESS, AND MUST BE LAID TO AVOID PONDING.

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 CEILING | R7.0 PINK SUPERBATTS | R7.2 |
| TRUSS+RACK ED CEILING | R3.2 PINK BATTS SKILLION ROOF +R1.0 35mm PINK BATTS | R4.19 |
| RAFTER+RACK ED CEILING | COMPOSITE NF PIR R7.0 | R7.07 |
| SKYLIGHT | VELUX -FCM 692x997 | R.36 |
| GLAZING | THERMALLY BROKEN LOW E, IGU (4/10AS/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.

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TOWNHOUSES

139 AND 141 ST ALBANS ROAD ST ALBANS CHRISTCHURCH 8014

FLOOR PLAN -BLOCK B -G

BUILDING CONSENT ISSUE

SCALE 1:100 @ A3

PROJECT NO. 2434

DRAWN SA & JY

PROJECT DIRECTOR MS

DATE 17/02/2025

DRAWING NO. A2.06

REVISION NO. 02

REVISIONS

01 20/12/2024 BC ISSUE
02 17/02/2025 BC RFI1

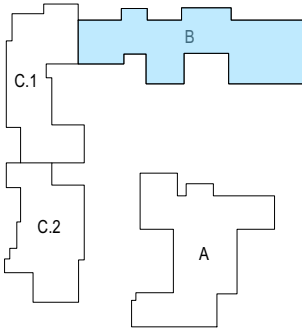
Christchurch
City Council

Page 12 of 181

BCN/2024/10034

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F04

F05

F01

F02

F03

LEGEND: GENERAL

DP

HR

DOWN PIPE

0.9m HIGH CONTINUOUS HANDRAIL FROM PITCH LINE - WALL MOUNTED. REFER DETAILS.

EXTERIOR CONCRETE SLAB (BALCONY)
100mm THICK CONCRETE SLAB WITH REINFORCING MESH TO ENGINEERS SPECIFICATIONS

HARDWOOD DECKING
90x19mm KWL4 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

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NOTE: INSULATION

| INSULATION AS PER NZBC H1/A52 CALCULATION METHOD | | |
|--|---|------------------|
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| SLAB FLOOR | FIRTH HOTEDGE | R1.56 -R1.6 |
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