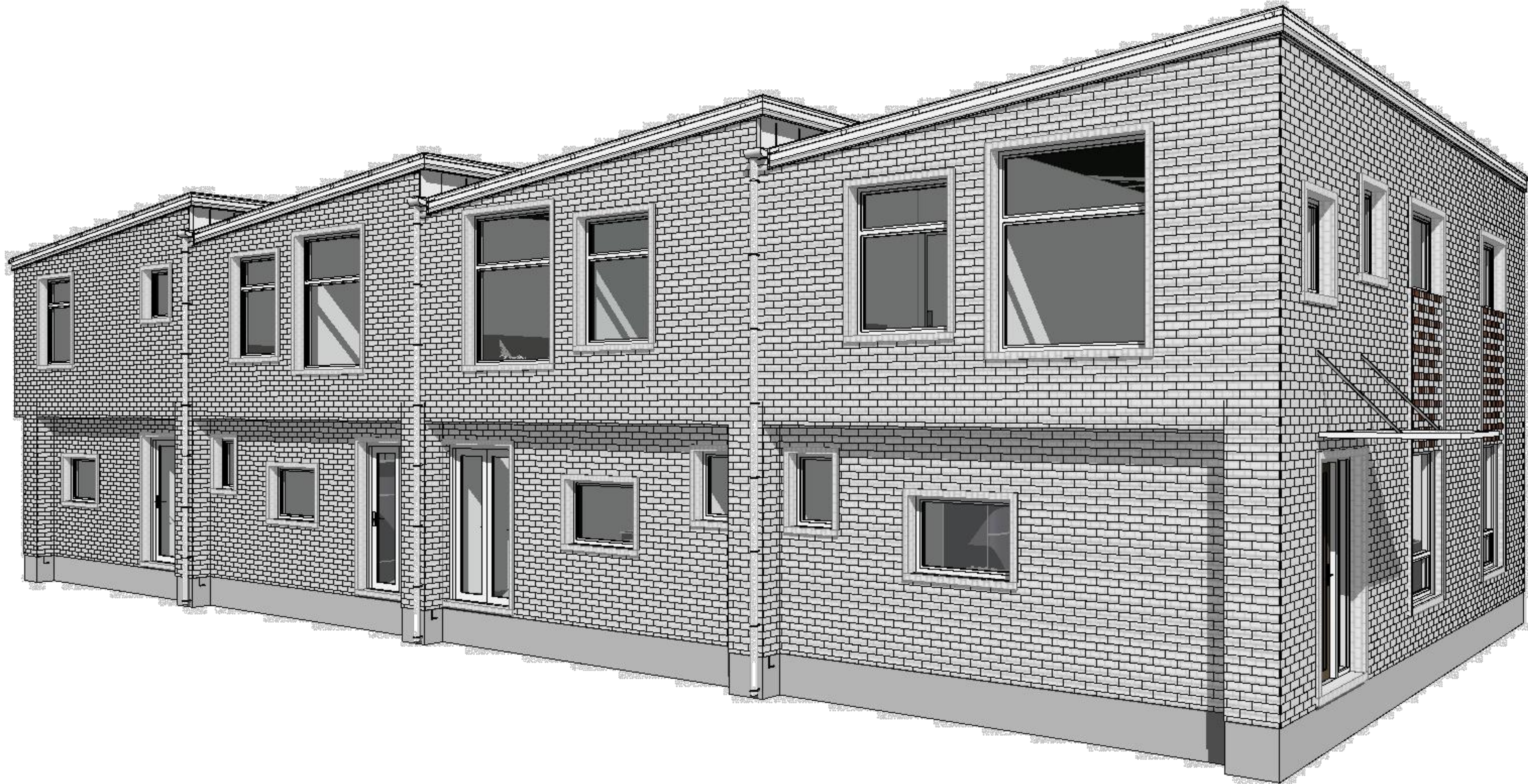


Fortune Architecture.

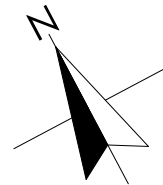
Vistaar Group

91 Olliviers Road,
Phillipstown
LOT: 1 DP: 348264

Issue 06/BuildingConsent_V1



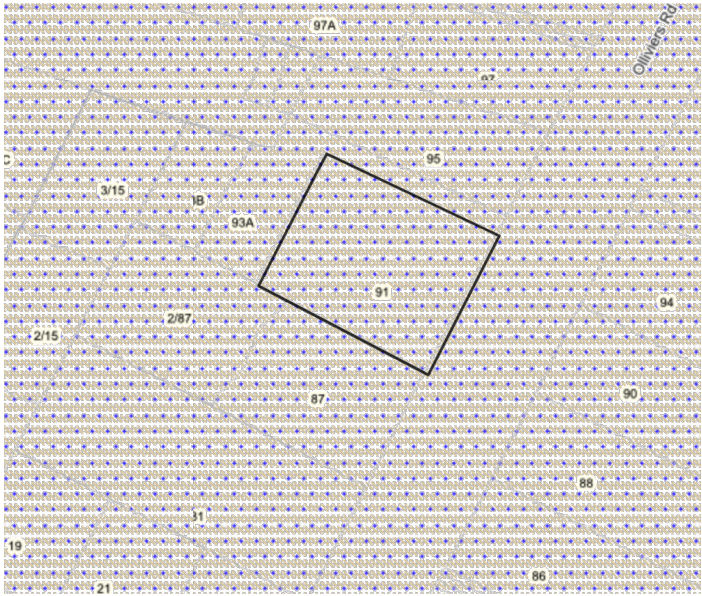
SHEET:	TITLE:	REVISION:	SHEET:	TITLE:	REVISION:
A001	Cover Sheet	02	A301	Exterior Elevations	02
A101	Location Plan	02	A302	Exterior Elevations	02
A102	Site Plan	02	A401	Cross Section	02
A103	Site Survey Plan	02	A402	Cross Section	02
A104	Subdivison Plan	01	A403	Cross Section	02
A105	Car Manouevering Plan	02	A404	Cross Section	02
A106	Sediment Control Plan	01	A500	Construction Details	01
A107	Earthworks Plan	02	A501	Construction Details	01
A108	Landscaping Plan	02	A503	Construction Details	01
A109	Foundation Plan	01	A504	Construction Details	01
A110	Plumbing & Drainage Plan	02	A505	Construction Details	01
A201	Ground Floor Plan	02	A506	Construction Details	01
A202	First Floor Plan	02	A507	Construction Details - Roof	01
A203	Ground Floor Framing Plan	02	A508	Construction Details - Roof	01
A204	First Floor Framing Plan	02	A509	Construction Details: Plumbing	01
A205	Mid-Floor Plan	01	A510	Construction Details: Plumbing	01
A206	Midfloor Plumbing Plan	02	A601	Door Schedule	02
A207	Ground Floor Electrical Plan	01	A602	Door Schedule	02
A209	First Floor Electrical Plan	01	A603	Window Schedule	02
A210	GF - Reflected Ceiling Plan	01	A604	Window Schedule	02
A211	FF - Reflected Ceiling Plan	01	A605	Lumberlok Lintel Fixing Schedule	01
A212	Roof Plan	02			



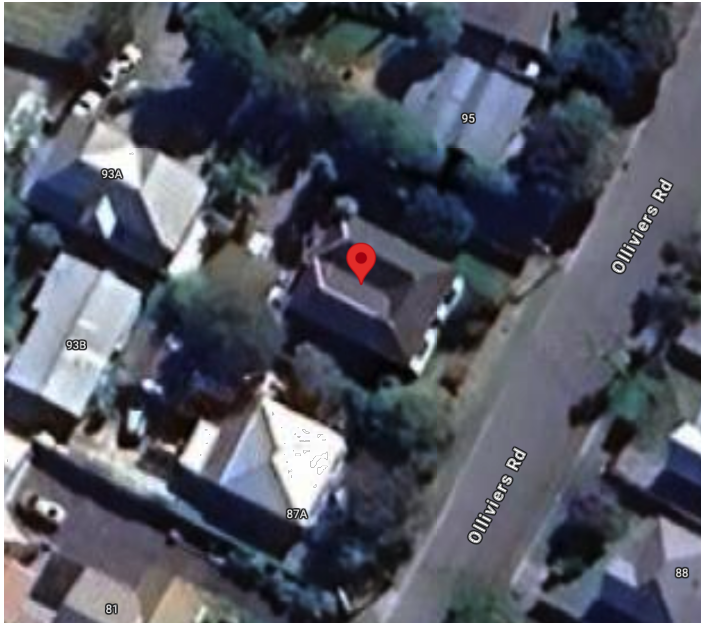
Issue	Comment
02	

Floor Level Assessment	
Street Address	91 Olliviers Road
Within District Plan Flood Management Area (FMA)	Yes
Building Code Floor Level	Not assessed. Please contact CCC.
District Plan Floor Level	Not assessed. Please contact CCC.
Recommended Floor Level (not mandatory)	Not assessed. Please contact CCC.
Predicted 1 in 50 Year Flood Level	Not assessed. Please contact CCC.
Predicted 1 in 200 Year Flood Level	Not assessed. Please contact CCC.
Minimum Ground Level	11.95 m Christchurch Drainage Datum
Average Ground Level	12.09 m Christchurch Drainage Datum
Maximum Ground Level	12.25 m Christchurch Drainage Datum

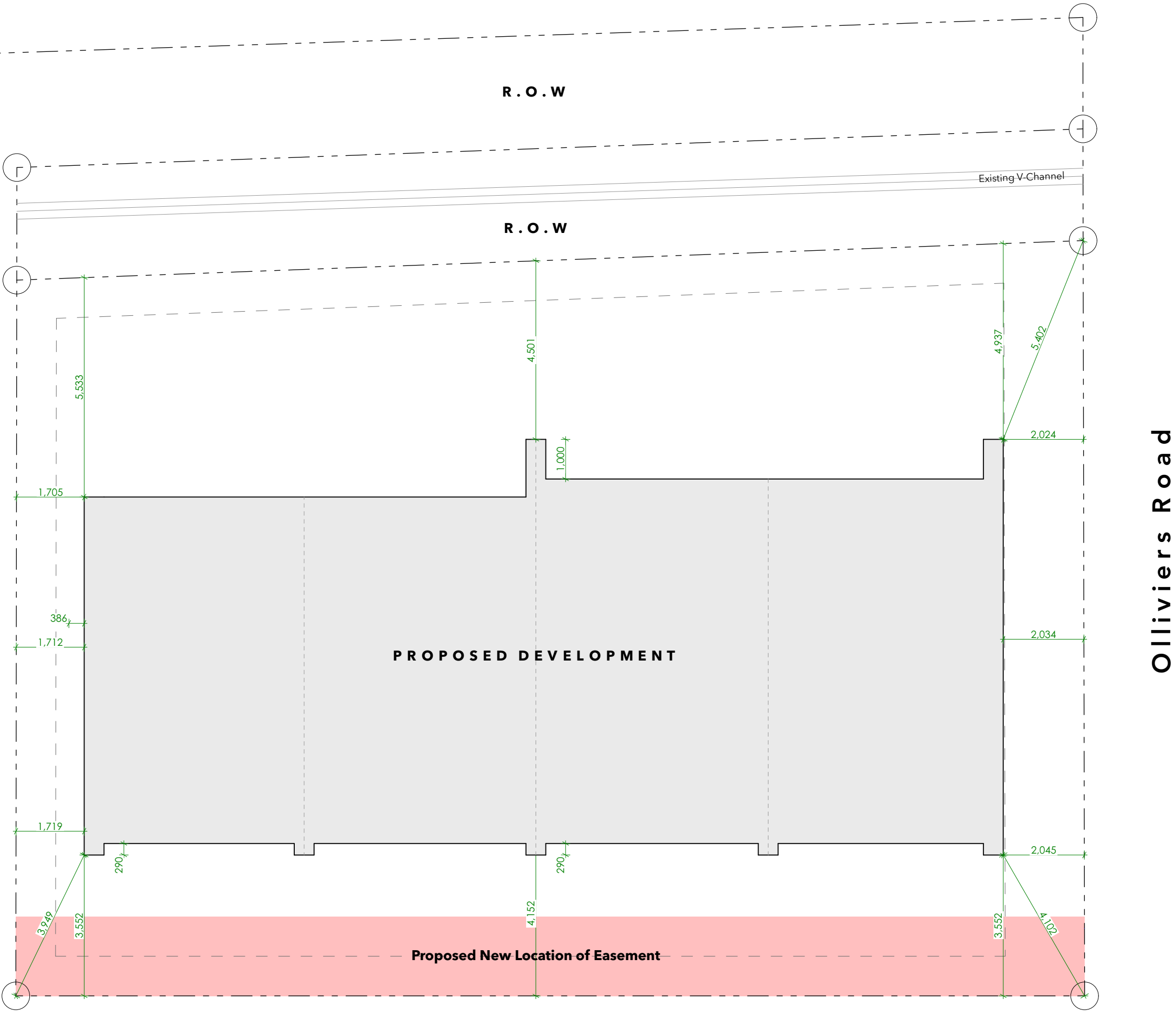
CCC FFL as at 28/03/2024



CCC Flood Management Map as at 28/03/2024



Google Earth as at 28/03/2024



Olliviers Road

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Architecture.

Vistaar Group	
Address:	91 Olliviers Road, Phillipstown, Christchurch
Legal Description:	LOT: 1 DP: 348264
Layout Name:	Location Plan
Sheet:	A101
Scale:	1:100 @ A2
Issue:	For Consent
Date:	9/08/24
Revision:	02
Drawn:	SDF
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SITE INFORMATION

Site Area 499.25m² + ROW
Site Coverage 49.19%

COUNCIL INFORMATION

Territorial Authority Christchurch City Council
Planning Zone Residential Medium Density
Flood Management Area
Liquefaction Management Area

Building Height: Compliant
Setbacks: Compliant
Recession Planes: Non-Compliant
Site Coverage: Compliant
Visibility Splay: Compliant

TOPOGRAPHICAL INFORMATION

Earthquake Zone 2
Climate Zone 5
Lee Zone No
Exposure Zone C
Wind Zone Medium
Rainfall Range 30-40mm/hr
Snow Zone N4

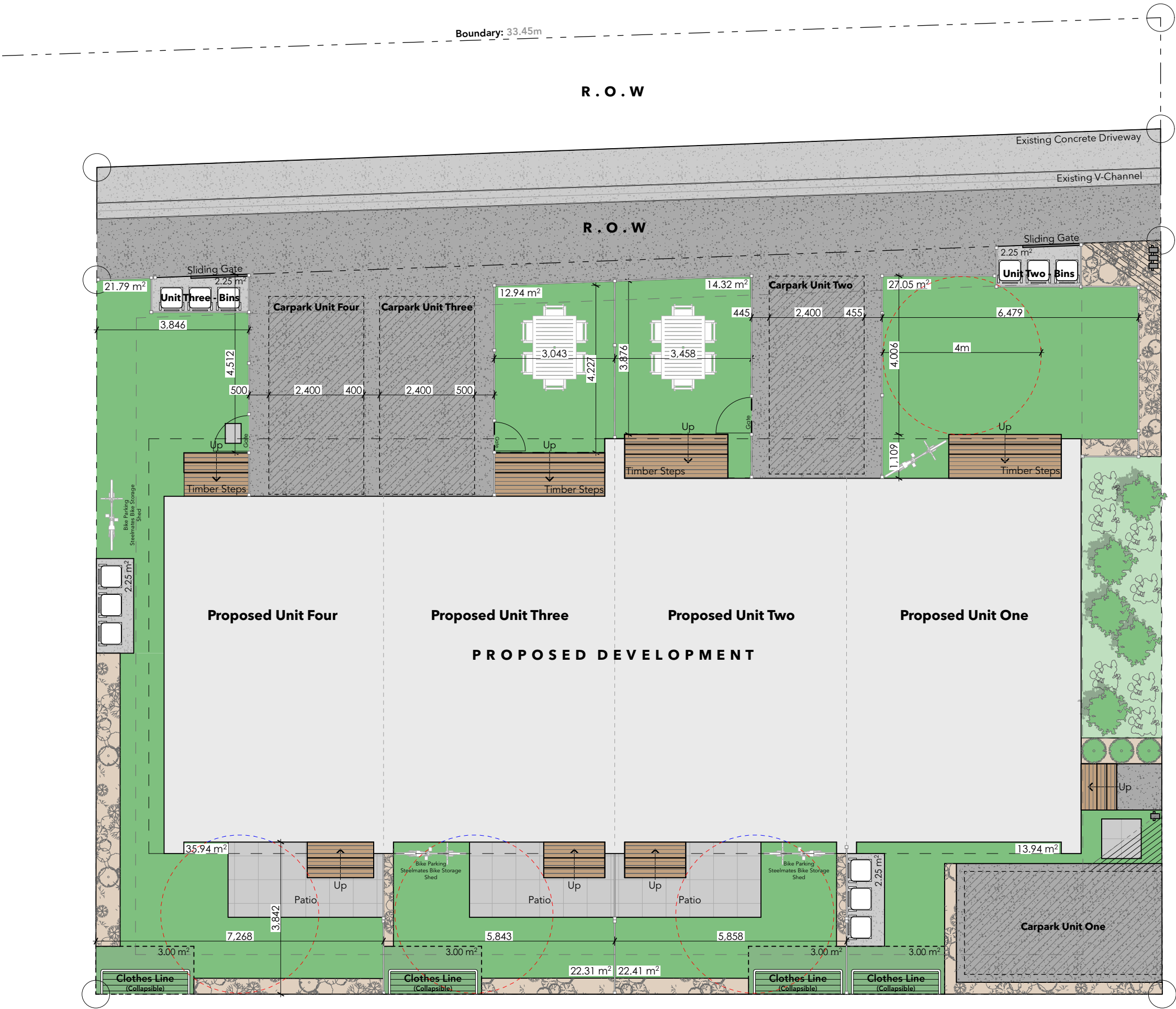
Information sourced from BRANZ Online Maps data.

GENERAL

The concept is subject to TA rules and regulations.
All dimensions are to be confirmed on-site.
The concept may be subject to developers approval.
All fencing to comply with the relevant covenants.

Steps and Paths:
All step/s or appropriate landscaping is to be provided if the drop from external doors is greater than 190mm from FFL to FGL. All access routes must provide a non-slip surface in accordance with NZBC D1/AS1 Table 2. Convey surface water from a sealed drive to an appropriate approved outfall.

Hard Landscaping Falls:
- Driveway falls @ 1:100
- Paving falls @ 1:100
- Service Court Area falls @ 1:100



Olliviers Road

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Address: 91 Olliviers Road,
Phillipstown,
Christchurch

Legal Description: LOT: 1
DP: 348264

Layout Name: Site Plan

Sheet: A102
Scale: 1:100, 1:1 @ A2
Issue: For Consent
Date: 9/08/24
Revision: 02
Drawn: SDF

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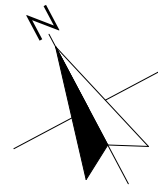
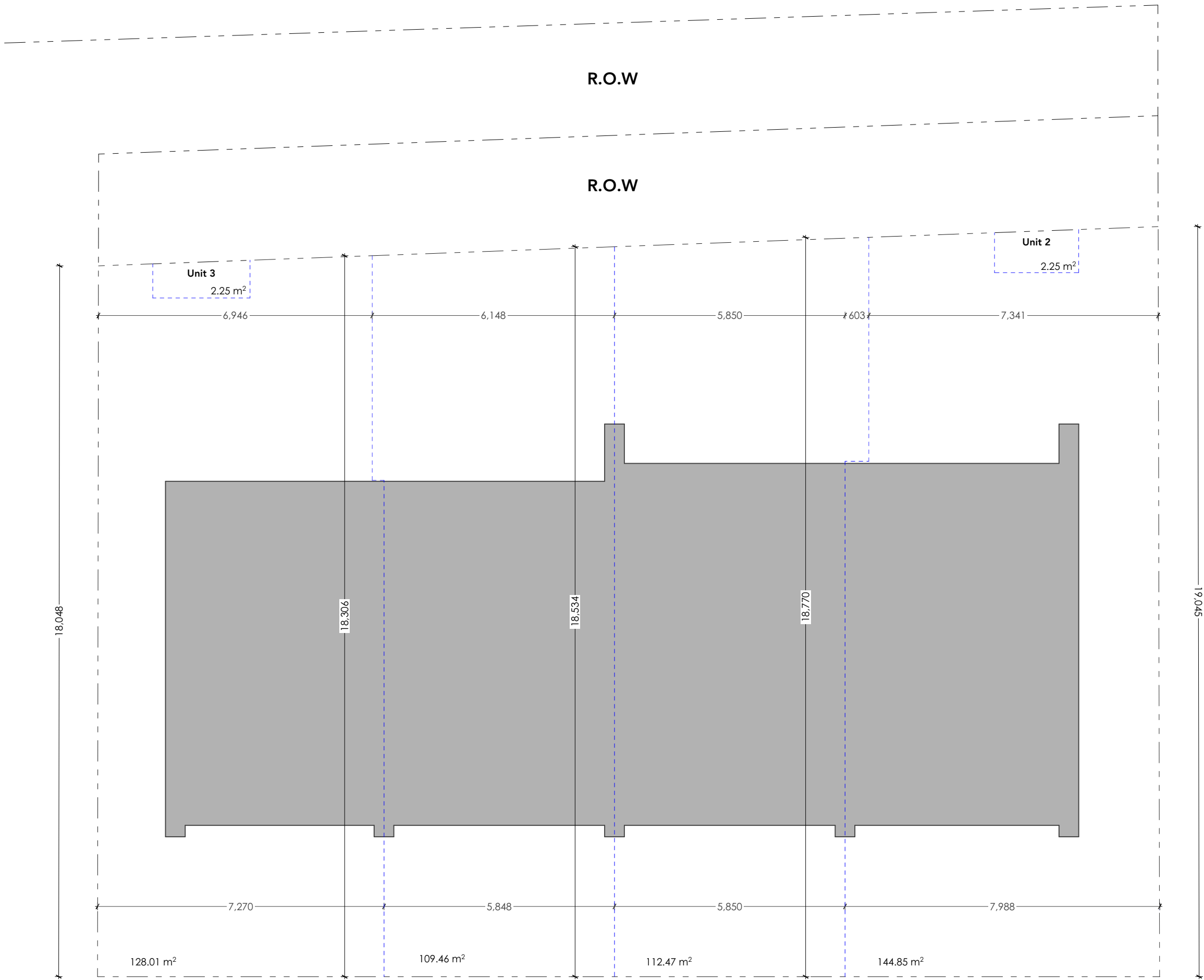


SITE AREAS

Unit One - 144.85m²
Unit Two - 112.47m² + 2.25m² = 114.72m²
Unit Three - 109.46m² + 2.25m² = 111.71m²
Unit Four - 128.01m²

GENERAL NOTES

A formal subdivision schematic will be completed by Surveyor
All dimensions to be confirmed by surveyor.



Issue	Comment

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Architecture.

Vistaar Group

Address: 91 Olliviers Road,
Phillipstown,
Christchurch

Legal Description: LOT: 1
DP: 348264

Layout Name: **Subdivison Plan**

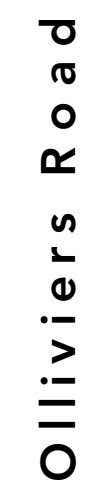
Sheet: **A104** Scale: 1:100 @ A2
Issue: For Consent
Date: 9/08/24
Revision: **01** Drawn: SDF

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**Vistaar Group**

Address: 91 Olliviers Road,
Phillipstown,
Christchurch

Legal Description: LOT: 1
DP: 348264

Layout Name: **Car Manouvering Plan**

Sheet: **A105** Scale: 1:100 @ A2
Issue: For Consent
Date: 9/08/24
Revision: **02** Drawn: SDF

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GENERAL NOTES:

Main contractor to provide 2m min. high chain link fence (min. size 50x50mm) to prevent unauthorised entry to the site. All fencing to comply with F5 including relevant hazard signage.

Main Contractor to provide site specific Health & Safety policy which is to be viewed & signed by all persons entering the site.

Main Contractor to ensure Sediment control measures are put in place as per the Sediment Control Plan.

5) Roof downpipes are to be connected to the installed stormwater drainage as soon as practical once roof cladding has been installed. Until this point ensure water run-off from downpipes is directed away from the build area but not on to neighbouring properties.

No building work will be started on this project until the construction of an approved stormwater outfall has been completed for this proposed lot.
Please Note: An on-site inspection will be completed prior to the construction stage with appropriate control measures to protect stormwater drains installed where relevant.

SEDIMENT CONTROL NOTES:

The contractor shall take all the steps necessary to control the erosion and sediment runoff from the site for the duration of the construction works. No runoff water containing sediment or silt is allowed to flow across any boundary.

Erosion and sediment control may be achieved by constructing a sediment/silt trap across the lower end of any slope, within the site boundary. The sediment/silt trap may be formed using one of the following methods:

- 1) Place hay bales into a 200mm deep trench. The hay bales are to be tied together to close all gaps between them and anchored to the ground by staking as required.
- 2) Natural soil from the site may be used to construct an earth bund of width 1.5m, and the site upstream of the bund excavated to a depth of at least 200mm below existing ground level.
- 3) Proprietary BIDIM SC04 Filter roll or similar approved alternative.

Sediment can be contained within the site by constructing a silt fence using BIDIM A24 geotextile or a similar approved alternative. Where excavated material is stockpiled, this method is also to be used to control sediment runoff, which flows along natural watercourses

Regular inspection and maintenance must be carried out to ensure these temporary sediment/ silt traps are not completely clogged by sediment or silt. Sediment and silt collected at the traps must be regularly removed to ensure no spillover.

Arrangements must be made for inspections and maintenance of the sediment/silt traps over weekends, during public holidays, over any extended periods when no work is being carried out, and when heavy rain occurs outside normal working hours.

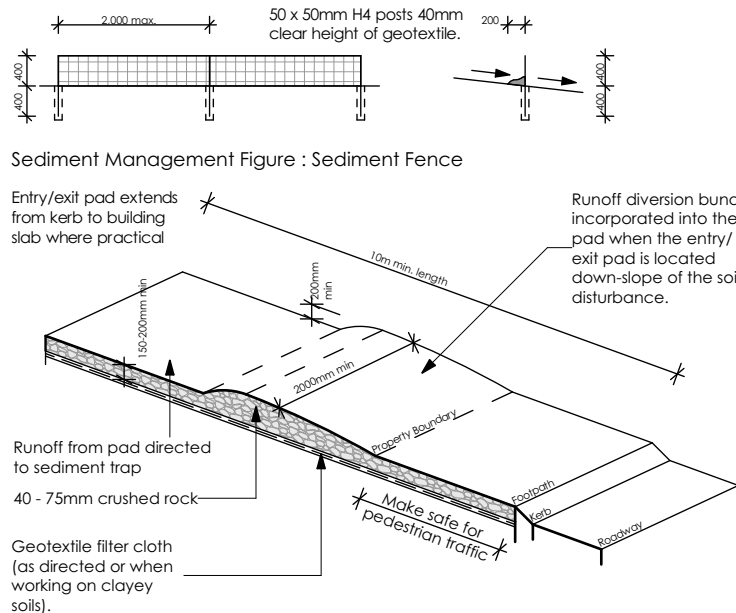
Before commencement of the site works, the contractor shall submit to the engineer full details, including sketches, of their proposed method for erosion and sediment control within the scope of the works.

The proposed method must be designed by a suitably qualified person, and certified as suitable for this site.

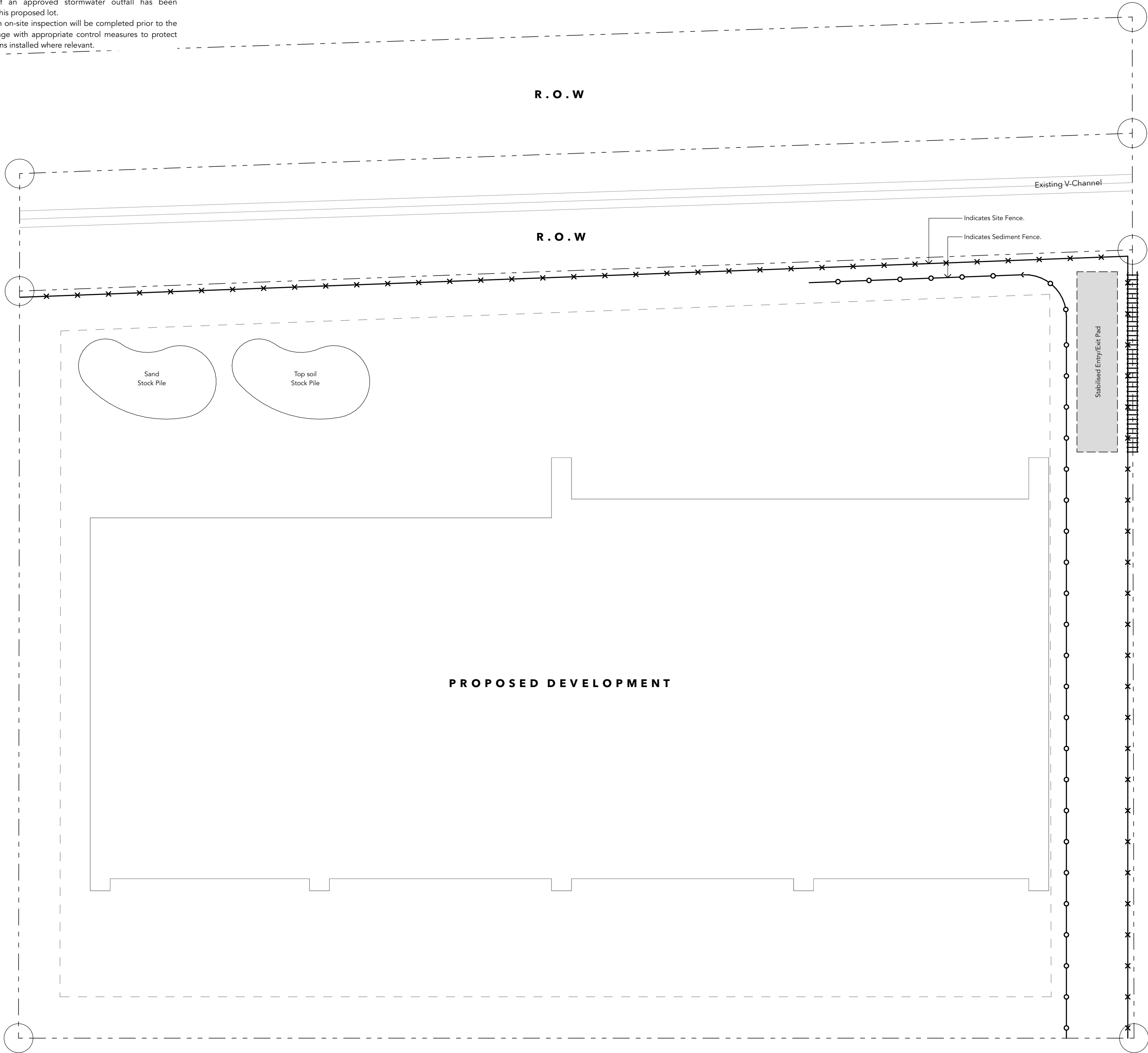
Roof water downpipes are to be connected to the permanent underground stormwater drainage system as soon as practical after the roof is laid.

SEDIMENT CONTROL NOTES (Cont.):

- 1) Rumble pad to be created at the point of entry & exit on site (Removed on completion of formed driveway)
- 2) Rumble pad to be created in accordance to guidelines provided by the local Council & maintained in good condition throughout its period of use.
- 3) All ground cover/vegetation outside of the immediate build area to be maintained throughout the period of the house build. This includes grass verges on the street frontage.
- 4) Any stockpiles of soil or excavated material are to be kept to the rear of the site & covered with impervious sheets.



Sediment Management Figure : Stabilised Entry Pad



Vistaar Group

Address:	91 Olliviers Road, Phillipstown, Christchurch
Legal Description:	LOT: 1 DP: 348264

Layout Name: **Sediment Control
Plan**

Sheet:	A106	Scale:	1:75 @ A2
		Issue:	For Consent
		Date:	9/08/24
Revision:	01	Drawn:	SDF

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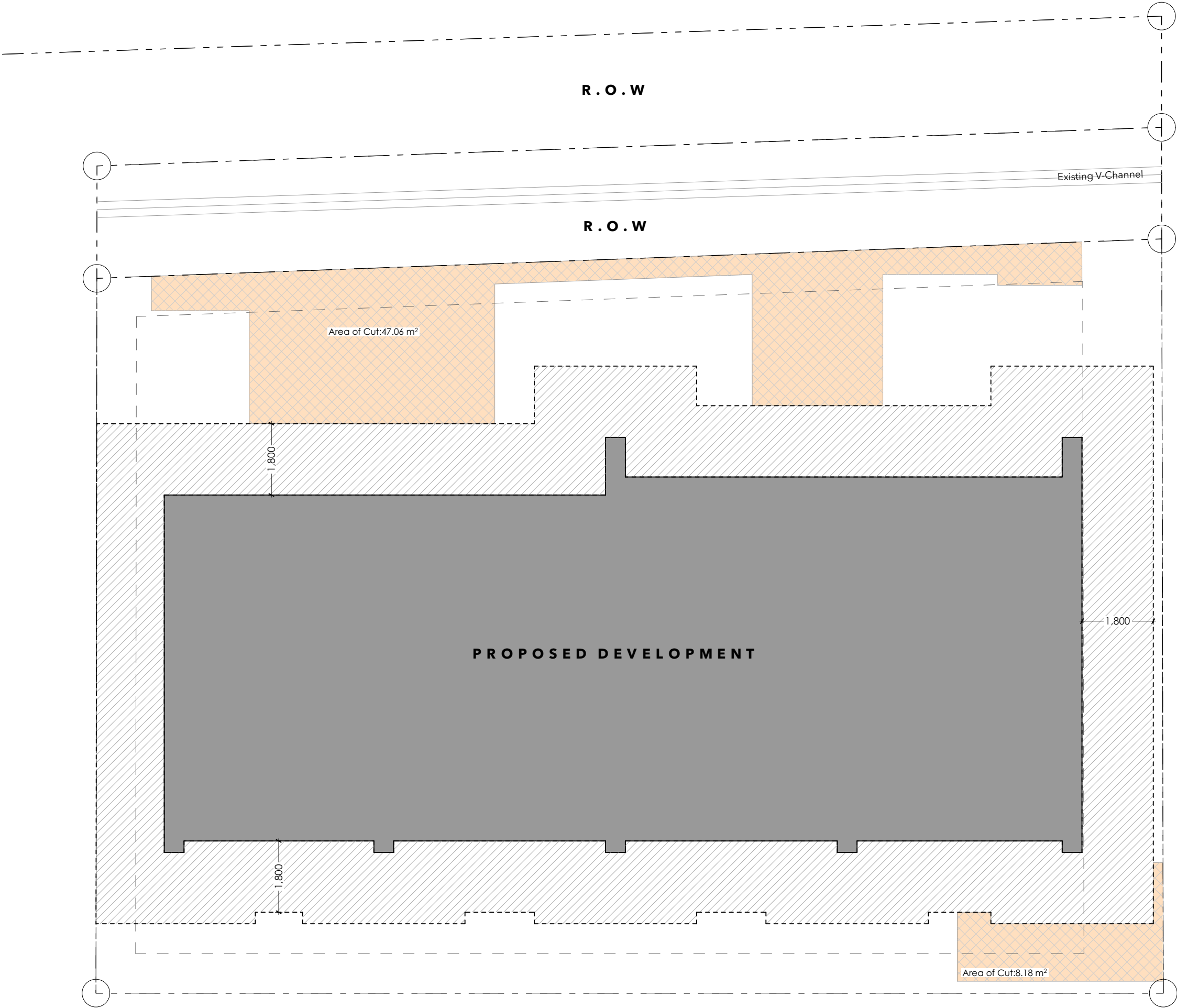
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CUT AND FILL NOTES

Cut Volume:	11.05m ³
Fill Volume:	11.05m ³
Total Cut Area:	55.24m ²
Total Fill Area:	55.24m ²
Cut Volume:	Volume of earthworks including the excavation of 20mm deep driveway, 150-200mm access-ways: 11.05m³
Fill Volume:	Allow for 200mm compacted hard fill base to concrete/asphalt areas: 11.05m³

Legend

<div></div>	Cut
<div></div>	Fill



Olliviers Road

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Vistaar Group

Address:	91 Olliviers Road, Phillipstown, Christchurch
Legal Description:	LOT: 1 DP: 348264

Layout Name: **Earthworks Plan**

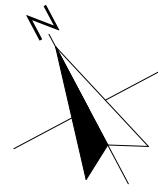
Sheet:	A107	Scale:	1:100 @ A2
Issue:	For Consent	Date:	9/08/24
Revision:	02	Drawn:	SDF

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W: www.fortunearchitecture.co.nz



SITE INFORMATION

Site Area 499.25m² + ROW
Site Coverage 49.19%

COUNCIL INFORMATION

Territorial Authority Christchurch City Council
Planning Zone Residential Medium Density
Flood Management Area
Liquefaction Management Area

Building Height: Compliant
Setbacks: Compliant
Recession Planes: Non-Compliant
Site Coverage: Compliant
Visibility Splay: Compliant

TOPOGRAPHICAL INFORMATION

Earthquake Zone 2
Climate Zone 5
Lee Zone No
Exposure Zone C
Wind Zone Medium
Rainfall Range 30-40mm/hr
Snow Zone N4

Information sourced from BRANZ Online Maps data.

GENERAL

The concept is subject to TA rules and regulations.
All dimensions are to be confirmed on-site.
The concept may be subject to developers approval.
All fencing to comply with the relevant covenants.

Steps and Paths:

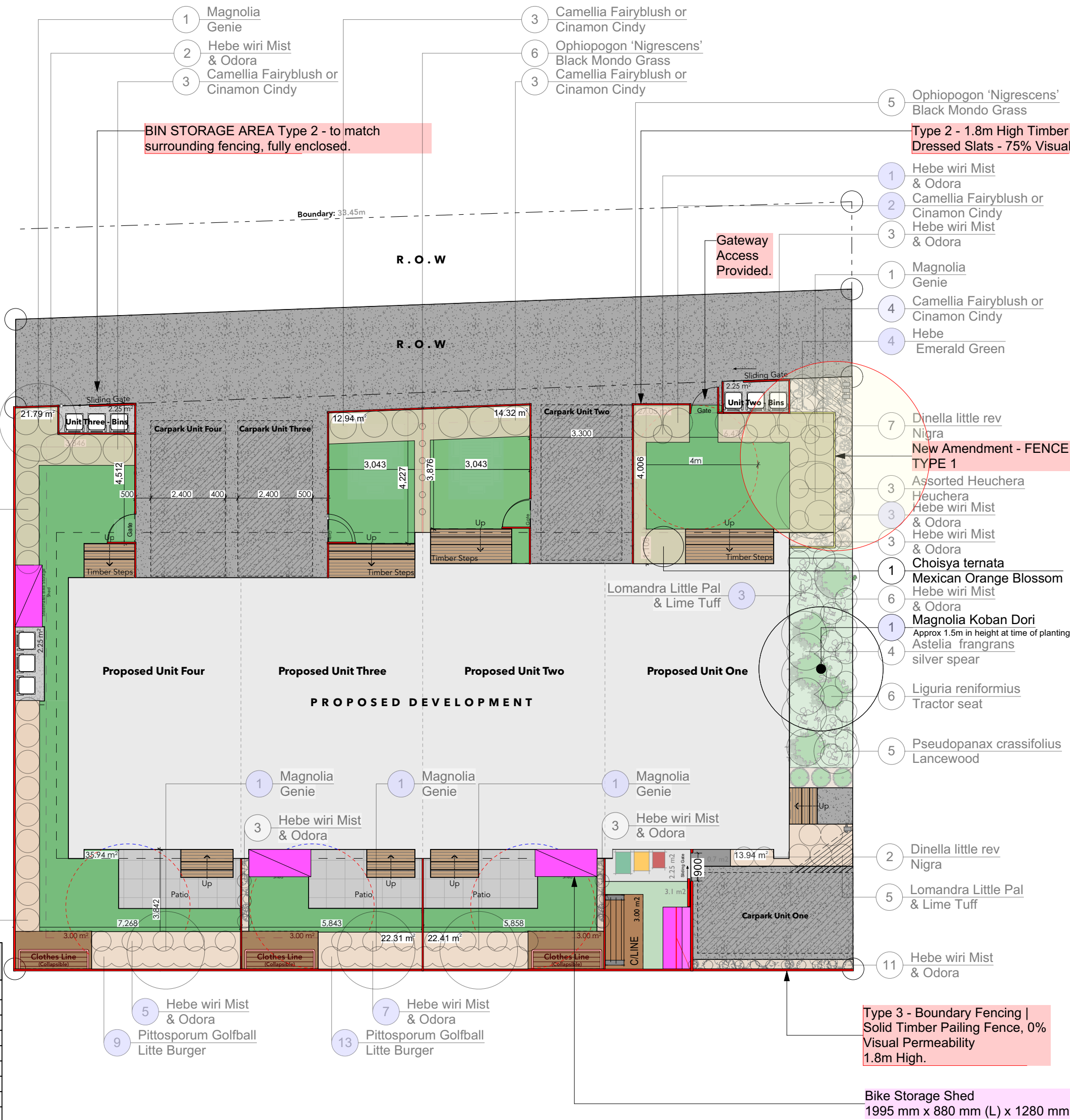
All step/s or appropriate landscaping is to be provided if the drop from external doors is greater than 190mm from FFL to EGL. All access routes must provide a non-slip surface in accordance with NZBC D1/AS1 Table 2. Convey surface water from a sealed drive to an appropriate approved outfall.

Hard Landscaping Falls:

- Driveway falls @ 1:100
- Paving falls @ 1:100
- Service Court Area falls @ 1:100

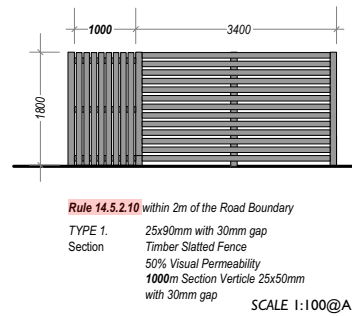
Plant Schedule - Vistaar

ID	Qty	Botanical Name	Common Name
As ca	15	Camellia Fairyrblush or	Cinamon Cindy
As he	47	Hebe wiri Mist	& Odora
As ho	4	Astelia frangrans	silver spear
Cho te	1	Choisya ternata	Mexican Orange Blossom
Do vi	9	Dinella little rev	Nigra
He eg	4	Hebe	Emerald Green
Heu	3	Assorted Heuchera	Heuchera
Li sw	6	Liguria reniformius	Tractor seat
Lo lit	8	Lomandra Little Pal	& Lime Tuff
Ma gr	1	Magnolia Koban Dori	Yellow
Ma st	5	Magnolia	Genie
Op pn	11	Ophiopogon 'Nigrescens'	Black Mondo Grass
Pi go	36	Pittosporum Golfball	Litte Burger
Ps cr	5	Pseudopanax crassifolius	Lancewood



LEGEND

- GRASS 123.925 sqm
- LANDSCAPED AREA TOTAL 27.26%
- LANDSCAPED AREA TOTAL =155.186 sqm
- TREES & SHRUBS - LAYER ACTIVE 77.62 sqm | 50% OF LANDSCAPED AREA TOTAL
- CLOTHESLINE SUR | TBD 12 sqm
- FENCING | VAR 65 m



- All specifications have since been applied to provided overlay
- No Adjustment to proposed measurements has been applied
- With exception to recommendation to allow 3sqm allowance for plain concrete beneath clothesline utility area.

Vistaar Group

Address: 91 Olliviers Road,
Phillipstown,
Christchurch

Legal Description: LOT: 1
DP: 348264

Layout Name: Site Plan

Sheet: RC04

Scale: 1:100 @ A2

Issue: Concept

Date: Work in Progress

913 Shands Road, Prebbleton
info@allwood.co.nz

phone: (03) 3499 240
att: Jeremy

DATE

22 JULY 2024

DRAWN BY

Jeremy Kappely

Vistaar Group

Address: 91 Olliviers Road,
Phillipstown,
Christchurch

Legal Description: LOT: 1
DP: 348264

Layout Name: Landscaping Plan

Sheet: A108

Scale: 1:1 @ A2

Issue: For Consent

Date: 9/08/24

Revision: 02

Drawn: SDF

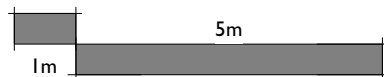
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Olliviers Road



SCALE 1:100@A2
ALLWOOD TREES

GENERAL NOTES: FOUNDATION PLAN

Ground Floor Area (Over Foundation): 208.92m²

FOUNDATION NOTES:

Foundation & Slab:

- Expol XPS 50mm to be installed in the foundation.
- 30mm Polystyrene Insulation to the perimeter of the dwelling foundation.

- Concrete shall be specified by the foundation designer.

- All foundation footing sizes, reinforcing & backfill will be as per the Structural Engineers design.

- All topsoil should be removed from beneath the area of the floor slab & the CAP40 hard fill should be placed in layers not exceeding 150mm loose depth & compacted to achieve a minimum dry density of 2,150kg/m3.

- Load bearing walls: Refer to Truss Design for internal load bearing walls and any slab thickenings under them.

Foundations & Plumbing:

- WC riser locations have a typical offset of 140mm from internal line of framing to centre of waste. (Manufacturers technical specifications should be consulted to confirm offset)

- Vanity & Tub riser locations have a typical offset of 45mm to centre line of wall framing to centre of waste.

Important Note: Confirm layout of fittings of kitchen & bathroom etc... before foundation commences.

- Mesh in floor slab must be earthed. Earth with 16mm REO rod brought up into garage wall below meter box & wired to the mesh. At prewire, connect a clamp & piece of wire to rod & earth it to the meter box.

Ground Clearances:

Minimum heights of concrete slab on ground above surrounding ground levels to be:

- All other claddings - 150mm to sealed surface & 225mm to unsealed ground as per NZBC E2

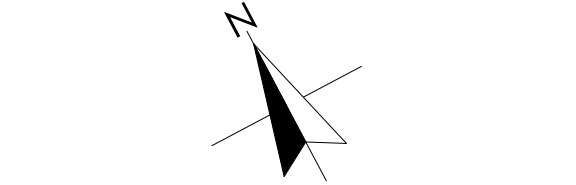
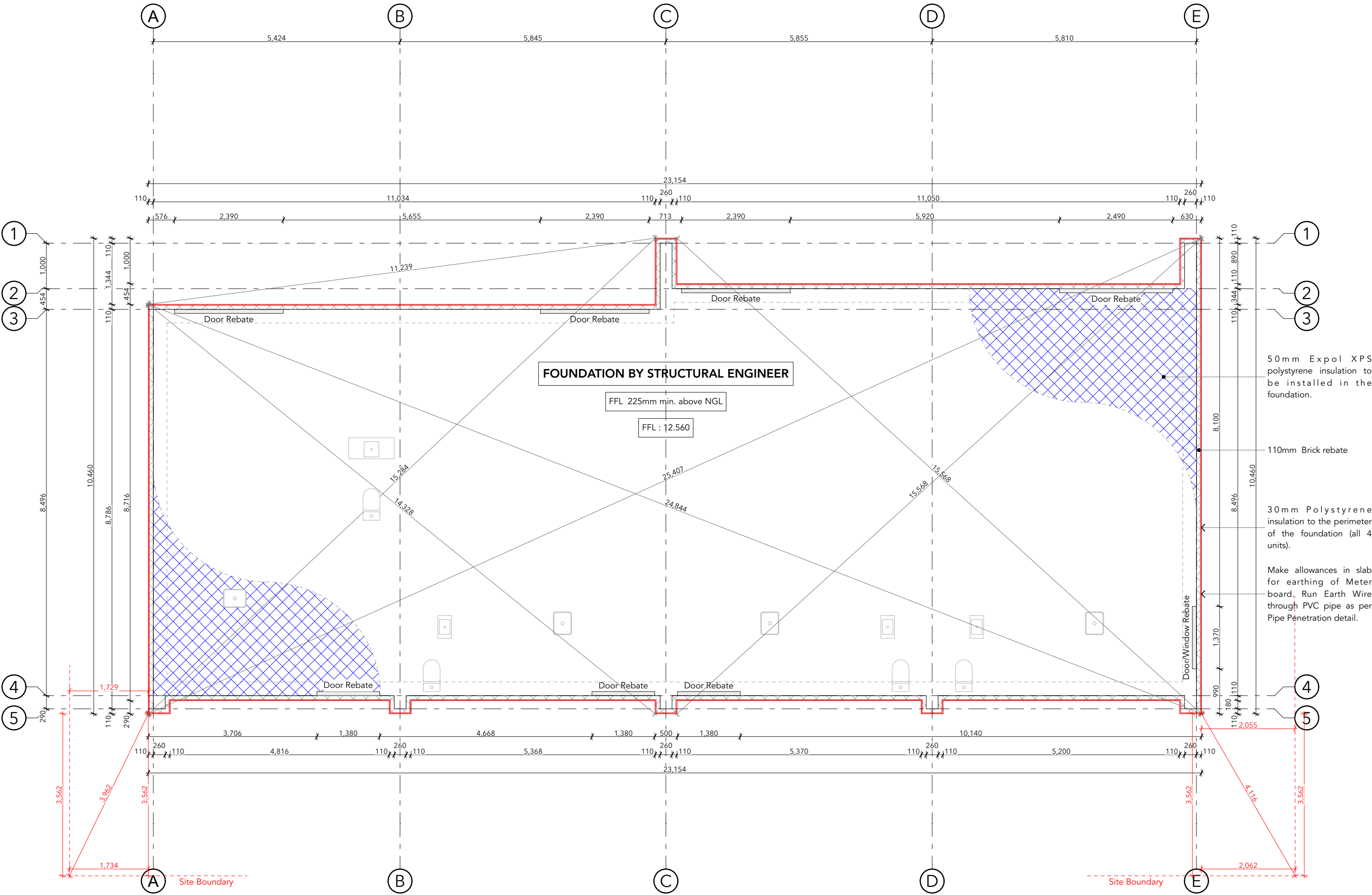
- Finished floor level to be 150mm minimum above the crown of the road as per NZBC E1/AS1.

Slab Rebates:

- Provide "wall thickness" x 30mm recess in slab for all doors noted on this plan. Refer to the Framing Plan for frame thickness.

GENERAL NOTES:

This is to be read in conjunction with Richard Consulting Engineers' documentation.



Issue	Comment

50mm Expol XPS polystyrene insulation to be installed in the foundation.

110mm Brick rebate

30mm Polystyrene insulation to the perimeter of the foundation (all 4 units).

Make allowances in slab for earthing of Meter board. Run Earth Wire through PVC pipe as per Pipe Penetration detail.

Fortune Architecture.

Vistaar Group

Address: 91 Olliviers Road, Phillipstown, Christchurch

Legal Description: LOT: 1 DP: 348264

Layout Name: Foundation Plan

Sheet: A109 Scale: 1:75 @ A2 Issue: For Consent Date: 9/08/24 Revision: 01 Drawn: SDF

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LEGEND

Ref	Fixture	Waste Size	Gradient
WC	Water Closet	100mm	1:60
B	Bath	40mm	1:40
SH	Shower	40mm	1:40
S	Kitchen Sink + DW	50mm	1:40
Van.U	Vanity Unit	40mm	1:40
TUB	Laundry Tub + WM	50mm	1:40
HWC	Hot Water Cylinder	40mm	1:40
WM	Washing Machine	Discharge to TUB	
GT	Gully Trap		
RGT	Relief Gully Trap		
RP	Rodding Point		
TV	Terminal Vent	80mm	
BV	Branch Vent	40mm	
DP	Downpipe	80mm Dia.	
IP	Inspection Point		
AAV	Air Admittance Valve		
HT	Hose Tap		
HP	Heat Pump		
SS	Soil Stack	100mm	
FWG	Floor Waste Gulley	40mm	

- 100mm uPVC surface water drain at 1:100 gradient to existing laterals at boundary. (SW)
- 100mm uPVC foul water drain at 1:60 gradient to existing laterals at boundary. (FW)
- All internal waste pipes - Size & gradient shown in above table
- Outline of First Floor Bathrooms and Ensuite's

GENERAL NOTES

Allproof Floor Waste Gulley to be installed as per G13/AS1 - 3.4.3 - C

DISCHARGE UNITS
62 - Total fixture discharge unit (entire development)

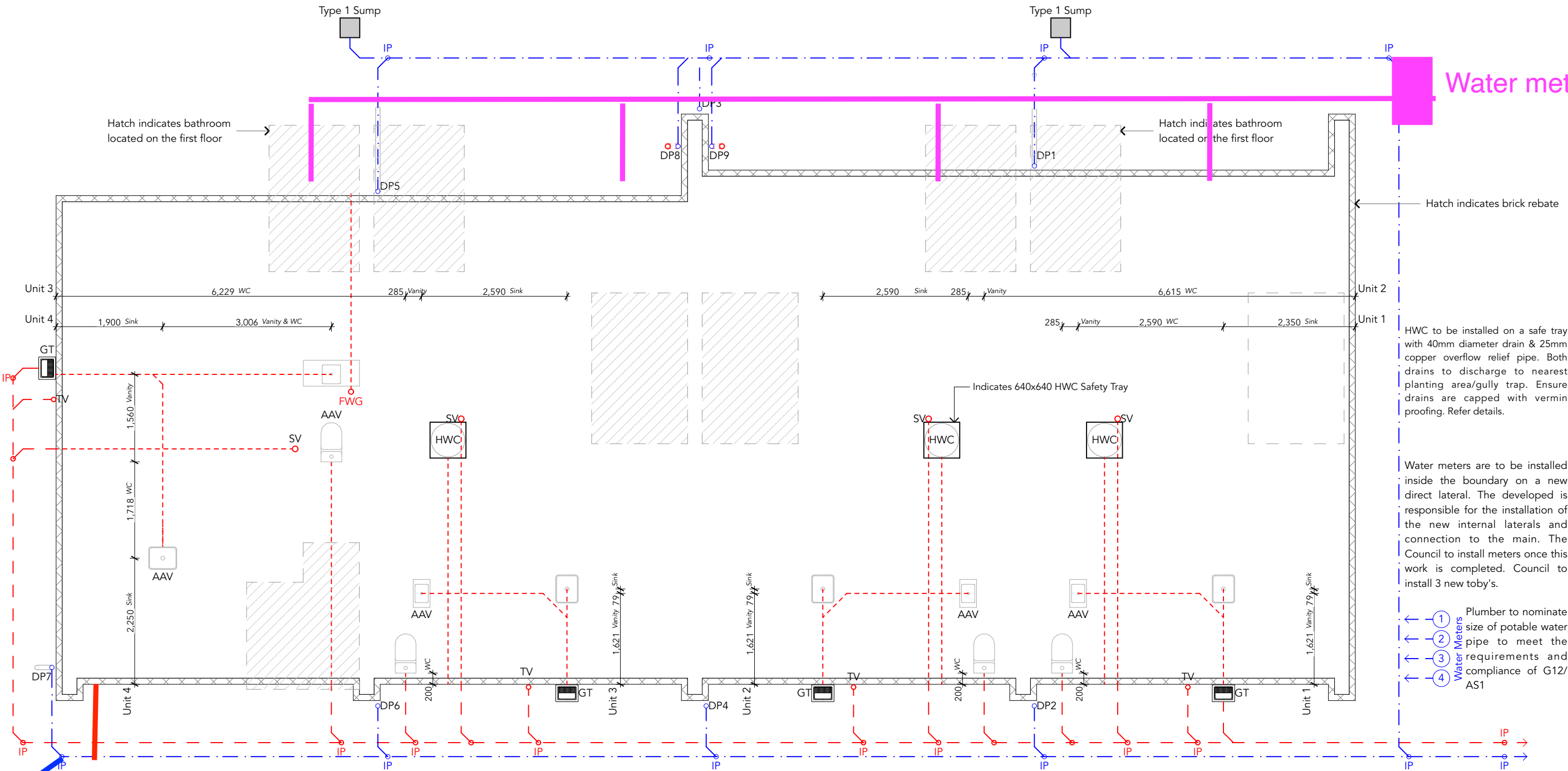
Before any concrete is poured on-site, the drain layer is to confirm the sewer lateral invert level and confirm that all sewer drainage pipe sizes and gradients can be installed as per G13/AS1. If this is not achievable no concrete is to be poured on site until an amendment is approved.

Plumber to nominate size of potable water pipe to meet the requirements and compliance of G12/AS1



91 Oliviers Road - CCC Drainage Plan - as of 01/08/2024

(1 of 3)	
WsLateral: In Service	
Launch SAP	More info
WsLateralID	67813
Type	Lateral
Potability	Potable
ServiceStatus	In Service
Ownership	CCC
Responsibility	City Water and Waste
Maintenance	City Water and Waste
LocationCertainty	Accurate
SurveyDate	
CommissionDate	25/11/2004 12:00 AM
DecommissionDate	
InstallationCompany	
Manufacturer	
NominalDiameter	20
InsideDiameter	16
Construction	MDPE80
PressureClass	
StiffnessClass	Not Applicable
LoadClass	Not Applicable
InstallationMethod	
Depth	
drvLength	0.40
Comment	
Project	



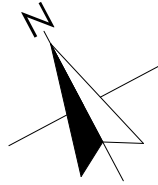
Water meters here?

Water meters are to be installed inside the boundary on a new direct lateral. The developed is responsible for the installation of the new internal laterals and connection to the main. The Council to install meters once this work is completed. Council to install 3 new toby's.

- 1

Plumber to nominate size of potable water pipe to meet the requirements and compliance of G12/AS1
- 2
- 3
- 4

Connect stormwater & foulwater to Existing Lateral connection, locations at boundary to be confirmed on site.



Issue	Comment
02	

Fortune Architecture.

Vistaar Group

Address:	91 Olliviers Road, Phillipstown, Christchurch
Legal Description:	LOT: 1 DP: 348264

Layout Name: Plumbing & Drainage Plan

Sheet	A110	Scale:	1:75 @ A2
		Issue:	For Consent
		Date:	9/08/24
Revision:	02	Drawn:	SDF

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LEGEND

- Wall Cladding:** The Brickery 'Madrid' Brick on 50mm cavity over Masons Uni Flexible Air Barrier on timber wall framing.
- James Hardie Linea Oblique Cladding on 20mm cavity over Masons Uni Flexible Air Barrier on timber wall framing.
- Inter-tenancy Wall INTA120a. Refer to Supporting Documents.
- External Walls:** 90 x 45 SG8 @ 600mm crs max.
- Internal Walls:** 90 x 45mm SG8 @ 600mm crs max. with dwangs at 800mm crs
- Wall Insulation:** Pink Batts Wall R2.8 fibreglass insulation to the exterior wall cavity throughout.
- Roof Cladding:** 0.55BMT Metalcraft T-Rib roofing in selected COLORSTEEL® Endura™ colour over self-supporting building paper on approved nail plate timber trusses.
- Ceiling Insulation:** Pink Batts Ceiling R7.0 fibreglass insulation to the exterior wall cavity throughout.
- Roof Pitch:** 3° & 6°. Refer to Roof Plan - Sheet A209.
- Ceiling Heights:** 2455mm (Underside of Floor Joists/Trusses)
- Engineering:** Refer to Richards Consulting Engineers documentation.

BUILDING INFORMATION

- Internal Door Height:** Standard
- Lintel Height:** Varies
- Soffit Type:** Flat & Raking
- Internal Linings:** GIB
- Ceiling Battens:** 35mm Metal ceiling battens @ 600mm crs
- Smoke Alarms:** Required within 3m of all sleeping areas, change in level & entry/exits as per NZS 4514 & BRANZ Bulletins No's 606

GENERAL NOTES

- 1) All glazing to comply with NZS4223
- 2) All hard floor finishes to comply with NZBC D1/AS Table 2. Floor tiles are to be non-slip & have a slip coefficient value of 0.35 - 0.65 for grit-finished ceramic tiles.
- 3) Hot water pipes are to be sized according to NZBC G12 & NZS4305:1996. Mains pressure: 15mm dia... allows 12m max. pipe length. Pipe length beyond this must be lagged.
- 4) Satin enamel wall finish to bathroom, ensuite & those walls adjacent to sinks etc... in kitchen & laundry. Impervious Lining to be used above basins, vanities & benches. The bottom edge to be filled with fungus/mould-resistant sealant.

Unit 1 - Areas:

52.37 m²	Ground Floor Area (Over Framing)
56.34 m²	First Floor Area (Over Framing)
108.51m²	Total Floor Area (Over Framing)
60.64 m²	Ground Floor Area (Over Cladding)
62.15 m²	First Floor Area (Over Cladding)
122.79m²	Total Floor Area (Cladding)
54.98 m²	Foundation Area
150.54m²	Property Area

Unit 2 - Areas:

52.56 m²	Ground Floor Area (Over Framing)
56.75 m²	First Floor Area (Over Framing)
109.10m²	Total Floor Area (Over Framing)
59.76 m²	Ground Floor Area (Over Cladding)
61.31 m²	First Floor Area (Over Cladding)
121.07m²	Total Floor Area (Over Cladding)
54.02 m²	Foundation Area
109.06m²	Property Area

Unit 3 - Areas:

49.95 m²	Ground Floor Area (Over Framing)
56.74 m²	First Floor Area (Over Framing)
106.49m²	Total Floor Area (Over Framing)
59.67 m²	Ground Floor Area (Over Cladding)
61.31 m²	First Floor Area (Over Cladding)
120.98m²	Total Floor Area (Over Cladding)
59.09 m²	Foundation Area
107.75m²	Property Area

Unit 4 - Areas:

45.13 m²	Ground Floor Area (Over Framing)
56.33 m²	First Floor Area (Over Framing)
102.92m²	Total Floor Area (Over Framing)
63.21 m²	Ground Floor Area (Over Cladding)
62.15 m²	First Floor Area (Over Cladding)
125.36m²	Total Floor Area (Over Cladding)
61.04 m²	Foundation Area
131.97m²	Property Area



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Vistaar Group

Address: 91 Olliviers Road,
Phillipstown,
Christchurch

Legal Description: LOT: 1
DP: 348264

Layout Name: **Ground Floor Plan**

Sheet: **A201** Scale: 1:75, 1:1 @ A2

Issue: For Consent

Date: 9/08/24

Revision: **02** Drawn: SDF

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LEGEND

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- Lintel Height:** Varies
- Soffit Type:** Flat & Raking
- Internal Linings:** GIB
- Ceiling Battens:** 35mm Metal ceiling battens @ 600mm crs
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GENERAL NOTES

- 1) All glazing to comply with NZS4223
- 2) All hard floor finishes to comply with NZBC D1/AS Table 2. Floor tiles are to be non-slip & have a slip coefficient value of 0.35 - 0.65 for grit-finished ceramic tiles.
- 3) Hot water pipes are to be sized according to NZBC G12 & NZS4305:1996. Mains pressure: 15mm dia... allows 12m max. pipe length. Pipe length beyond this must be lagged.
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56.34 m²	First Floor Area (Over Framing)
108.51m²	Total Floor Area (Over Framing)
60.64 m²	Ground Floor Area (Over Cladding)
62.15 m²	First Floor Area (Over Cladding)
122.79m²	Total Floor Area (Cladding)
54.98 m²	Foundation Area
150.54m²	Property Area

Unit 2 - Areas:

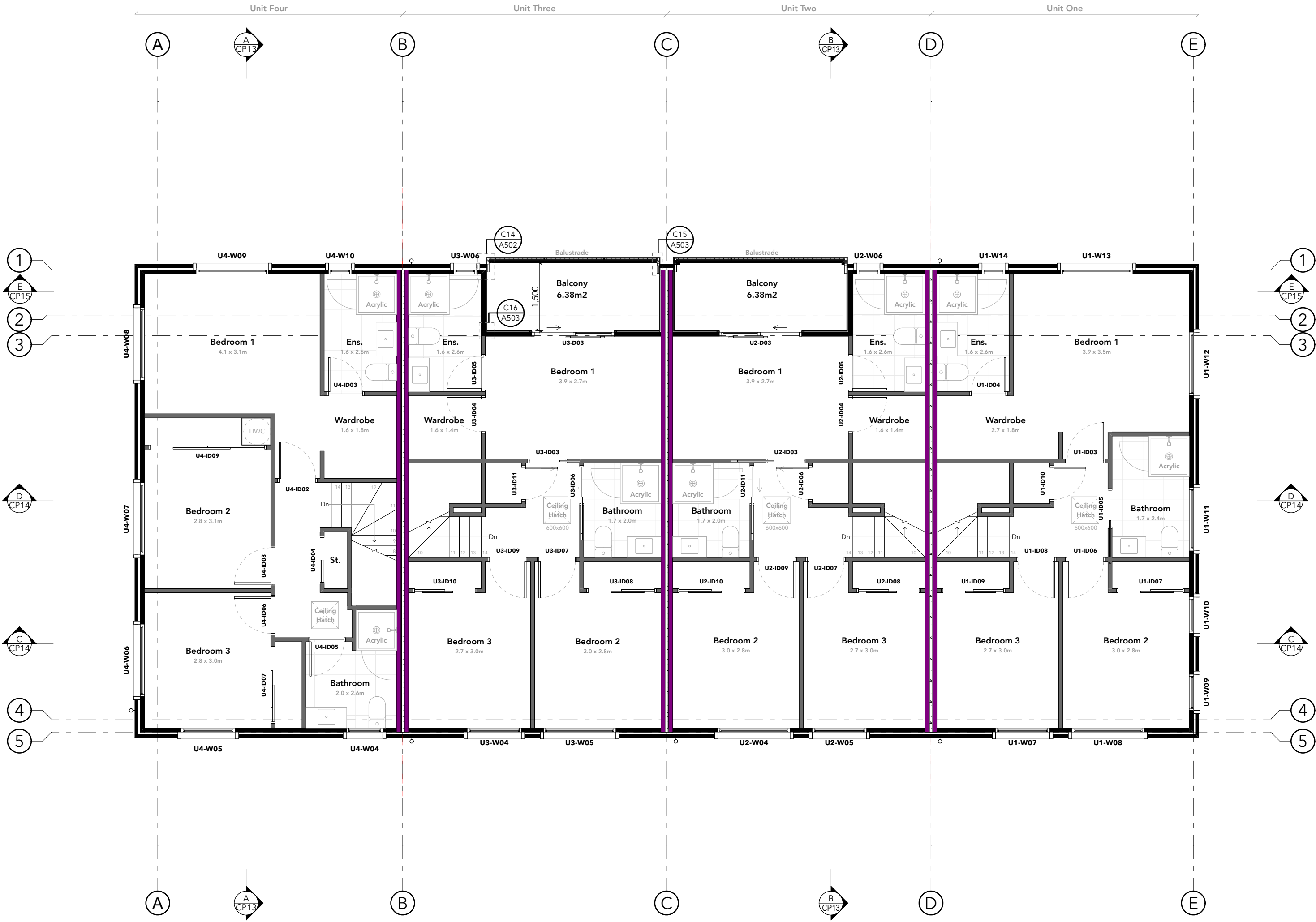
52.56 m²	Ground Floor Area (Over Framing)
56.75 m²	First Floor Area (Over Framing)
109.10m²	Total Floor Area (Over Framing)
59.76 m²	Ground Floor Area (Over Cladding)
61.31 m²	First Floor Area (Over Cladding)
121.07m²	Total Floor Area (Over Cladding)
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49.95 m²	Ground Floor Area (Over Framing)
56.74 m²	First Floor Area (Over Framing)
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61.31 m²	First Floor Area (Over Cladding)
120.98m²	Total Floor Area (Over Cladding)
59.09 m²	Foundation Area
107.75m²	Property Area

Unit 4 - Areas:

45.13 m²	Ground Floor Area (Over Framing)
56.33 m²	First Floor Area (Over Framing)
102.92m²	Total Floor Area (Over Framing)
63.21 m²	Ground Floor Area (Over Cladding)
62.15 m²	First Floor Area (Over Cladding)
125.36m²	Total Floor Area (Over Cladding)
61.04 m²	Foundation Area
131.97m²	Property Area



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Vistaar Group

Address: 91 Olliviers Road,
Phillipstown,
Christchurch

Legal Description: LOT: 1
DP: 348264

Layout Name: **First Floor Plan**

Sheet	A202	Scale	1:75, 1:1 @ A2
Issue:		For Consent	
Date:		9/08/24	
Revision:	02	Drawn	SDF

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General Notes

Unit 1 - Ground Floor Area over Framing: 52.37m²
Unit 2 - Ground Floor Area over Framing: 52.56m²
Unit 3 - Ground Floor Area over Framing: 49.95m²
Unit 4 - Ground Floor Area over Framing: 46.59m²

Stud Heights: In Medium wind zone.

Typical stud height: Single & First Storey:

2455mm to underside of truss. 90x45mm SG8 @ 600mm crs max

Dwangs: Unless noted - All dwangs @ 800mm crs

Dwangs by Wall Cladding Type: Brick dwangs 600mm crs
Dwangs to Tiled Areas: All tiled areas to have dwangs @ 600mm crs, studs at 400mm crs max. (Excludes skirting/upstands)

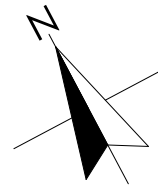
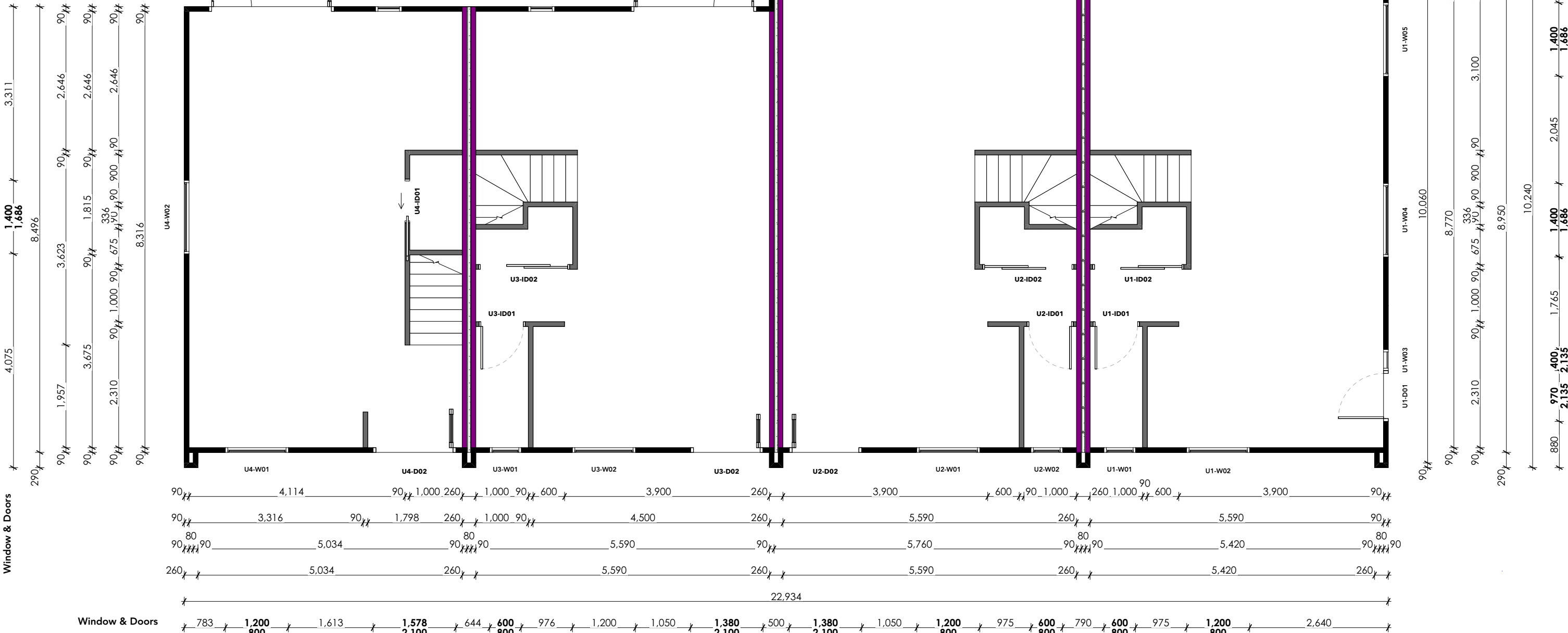
Lintels: Window lintel height: 2100mm
Internal door leaf height: Standard, unless noted otherwise.

Sizing of Timber Plates:
Bottom Plate: 45mm thick, width to match stud. SG8 H1.2 Pinus Radiata.
Top Plate: 45mm thick, width to match stud. Additional top plate 35mm thick, 90mm wide if 140mm wall, 140mm wide if 190mm wall. SG8 H1.2 Pinus Radiata.

Grading and Treatment - Wall Framing
All wall framing members SG8 H1.2 Pinus Radiata unless otherwise noted. Window framing and reveals, Dressed H3.1 Pinus Radiata. Cavity Battens SG8 H3.2 Pinus Radiata.

Specific Schedule of Timber Treatment:

- Exterior Wall Framing, Radiata, H1.2
- Interior Wall Framing, Radiata Pine / Douglas Fir, H1.2
- Wall Cavity Battens, Radiata Pine, H3.1
- Aluminium Window Reveals, Radiata Pine, H3.1
- Exposed Posts & Beams, Radiata Pine, H3.2
- Purlins On Trusses, Radiata Pine, H1.2
- Balcony, Parapet, Internal Gutter Framing, Radiata Pine, H3.1
- Framing Supporting Shelf Angles, Radiata Pine, H3.1
- Roof Framing, Trusses (Above 10.50), Radiata Pine / Douglas Fir, H1.2
- Roof Framing, Trusses (Below 10.50, Skillion Roofs, Covered Roof), Radiata Pine / Douglas Fir, H1.2
- Roof Framing, Trusses, Exposed External Rafters, Radiata Pine / Douglas Fir, H3.2



Issue	Comment
02	

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Address: 91 Olliviers Road, Phillipstown, Christchurch
Legal Description: LOT: 1 DP: 348264

Ground Floor Framing Plan

Sheet: A203 Scale: 1:75 @ A2
Issue: For Consent
Date: 9/08/24
Revision: 02 Drawn: SDF

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General Notes

Unit 1 - First Floor Area over Framing: 56.14m²
Unit 2 - First Floor Area over Framing: 56.54m²
Unit 3 - First Floor Area over Framing: 56.54m²
Unit 4 - First Floor Area over Framing: 56.33m²

Stud Heights: In Medium wind zone.

Typical stud height: Single & First Storey:

2455mm to underside of truss. 90x45mm SG8 @ 600mm crs max

Dwangs: Unless noted - All dwangs @ 800mm crs

Dwangs by Wall Cladding Type: Brick dwangs 600mm crs
Dwangs to Tiled Areas: All tiled areas to have dwangs @ 600mm crs, studs at 400mm crs max. (Excludes skirting/upstands)

Lintels: Window lintel height: 2100mm
Internal door leaf height: Standard, unless noted otherwise.

Sizing of Timber Plates:

Bottom Plate: 45mm thick, width to match stud. SG8 H1.2 Pinus Radiata.

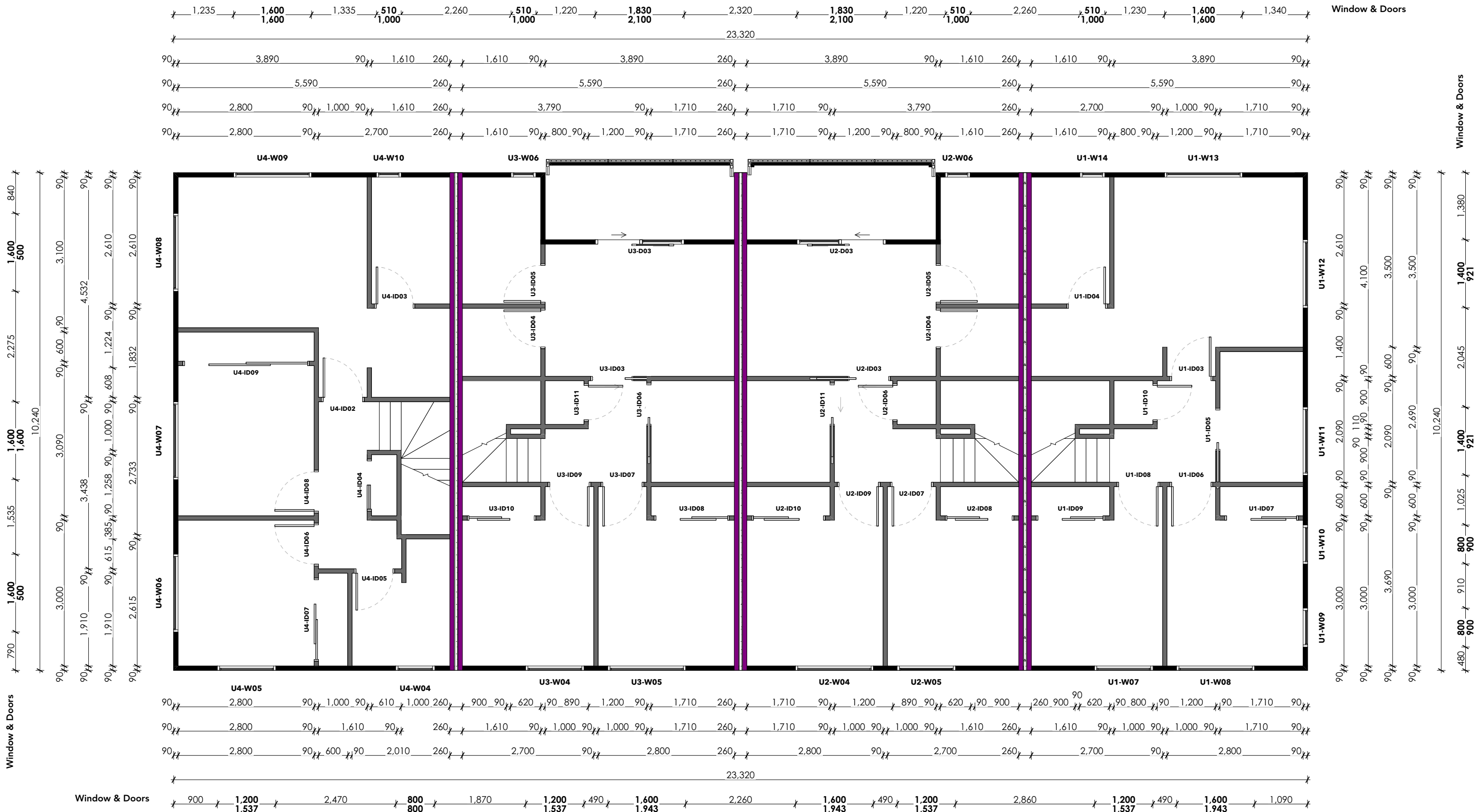
Top Plate: 45mm thick, width to match stud. Additional top plate 35mm thick, 90mm wide if 140mm wall, 140mm wide if 190mm wall. SG8 H1.2 Pinus Radiata.

Grading and Treatment - Wall Framing

All wall framing members SG8 H1.2 Pinus Radiata unless otherwise noted. Window framing and reveals, Dressed H3.1 Pinus Radiata. Cavity Battens SG8 H3.2 Pinus Radiata.

Specific Schedule of Timber Treatment:

- Exterior Wall Framing, Radiata, H1.2
- Interior Wall Framing, Radiata Pine / Douglas Fir, H1.2
- Wall Cavity Battens, Radiata Pine, H3.1
- Aluminium Window Reveals, Radiata Pine, H3.1
- Exposed Posts & Beams, Radiata Pine, H3.2
- Purlins On Trusses, Radiata Pine, H1.2
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- Roof Framing, Trusses (Below 10.50, Skillion Roofs, Covered Roof), Radiata Pine / Douglas Fir, H1.2
- Roof Framing, Trusses, Exposed External Rafters, Radiata Pine / Douglas Fir, H3.2



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Address: 91 Olliviers Road,
Phillipstown,
Christchurch

Legal Description: LOT: 1
DP: 348264

Layout Name: First Floor Framing
Plan

Sheet: A204 Scale: 1:75 @ A2
Issue: For Consent
Date: 9/08/24
Revision: 02 Drawn: SDF

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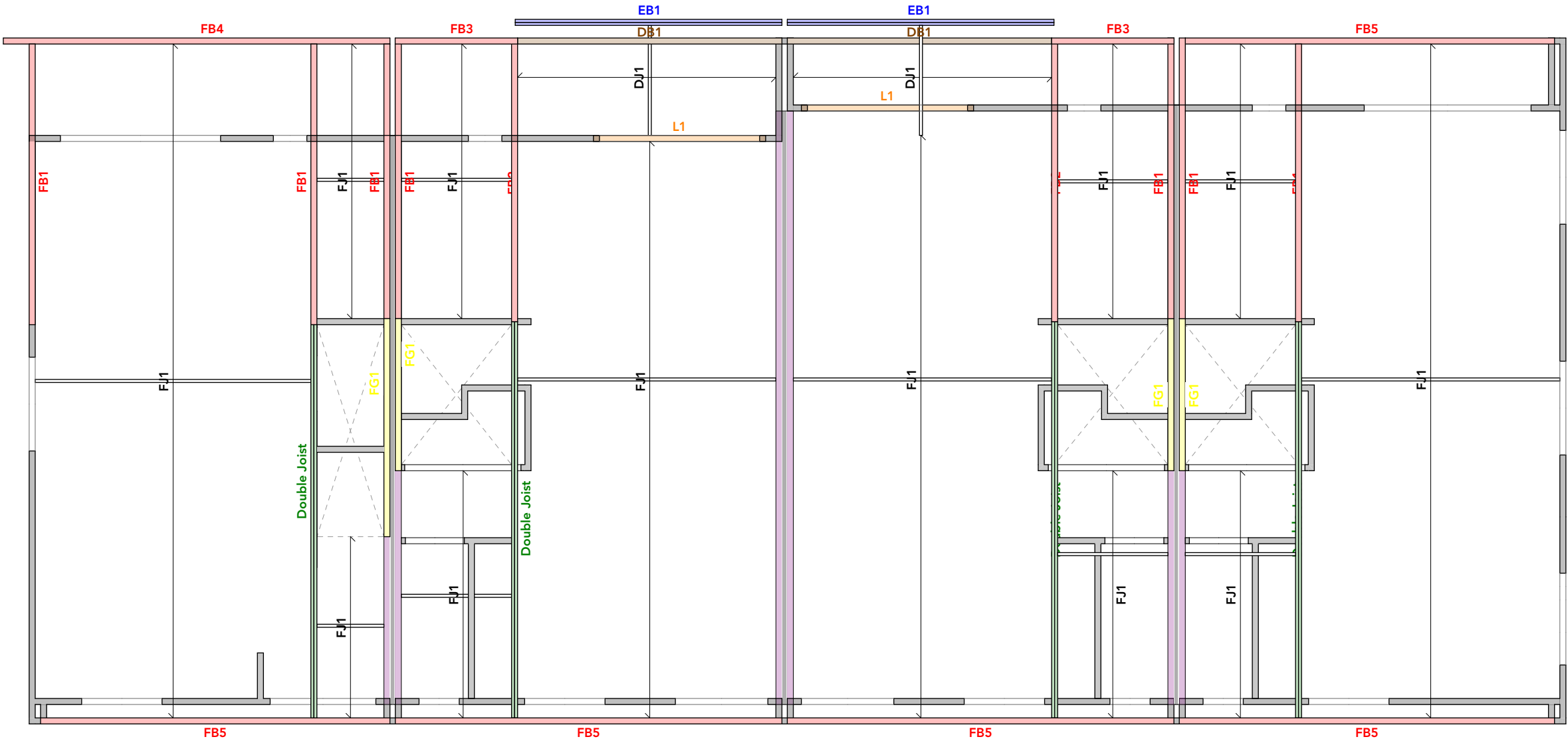
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LEGEND

FB1	FB1 - 250UB25.7 Cantilever Beam with max cantilever length 1.5m and back span 2.8m
FB2	FB2 - 200PFC Cantilever Beam with max cantilever length 1.5m and back span of 2.8m
FB3	FB3 - 2/240x45 Floor Beam
FB4	FB4 - 230PFC Floor Beam
FB5	FB5 - 250PFC Floor Beam
DB1	DB1 - 150UB18 Deck Beam
L1	L1 - 2/190x45 SG8 (H1.2) Lintel
DJ1	DJ1 - 140x45 SG8 (H3.2) Deck Joists at 450mm max crs.
FJ1	FJ1 - 240x45 SG8 (H1.2) Floor Joists @ 400mm max. crs, designed as per NZS3604
FG1	FG1 - 240x45 Hy90 Fire Girt
	Double Joist
EB1	EB1 - 290x45 SG8 Edge Beam

GENERAL NOTES

To be read and installed in strict accordance with Richards Engineering Consultants documentation.



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Address: 91 Olliviers Road,
Phillipstown,
Christchurch

Legal Description: LOT: 1
DP: 348264

Layout Name: Mid-Floor Plan

Sheet: A205 Scale: 1:75 @ A2
Issue: For Consent
Date: 9/08/24
Revision: 01 Drawn: SDF

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LEGEND

Ref	Fixture	Waste Size	Gradient
WC	Water Closet	100mm	1:60
SH	Shower	40mm	1:40
S	Kitchen Sink + DW	50mm	1:40
Van.U	Vanity Unit	40mm	1:40
TUB	Laundry Tub + WM	50mm	1:40
HWC	Hot Water Cylinder	40mm	1:40
WM	Washing Machine	Discharge to TUB	
GT	Gully Trap		
TV	Terminal Vent	80mm	
DP	Downpipe	80mm	
IP	Inspection Point		
AAV	Air Admittance Valve		
HT	Hose Tap		
HP	Heat Pump		
SS	Soil Stack	100mm	
FWG	Floor Waste Gully	40mm	

All internal waste pipes - size and gradient shown above.

All plumbing and drainage as per NZBC G13

Lumberlok Floor Joist Stiffener to be used where required to achieve gradient. Refer to Supporting Documents for manufacturer specifications.

Allproof Floor Waste Gully to be installed as per G13/AS1 - 3.4.3-C

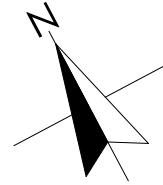
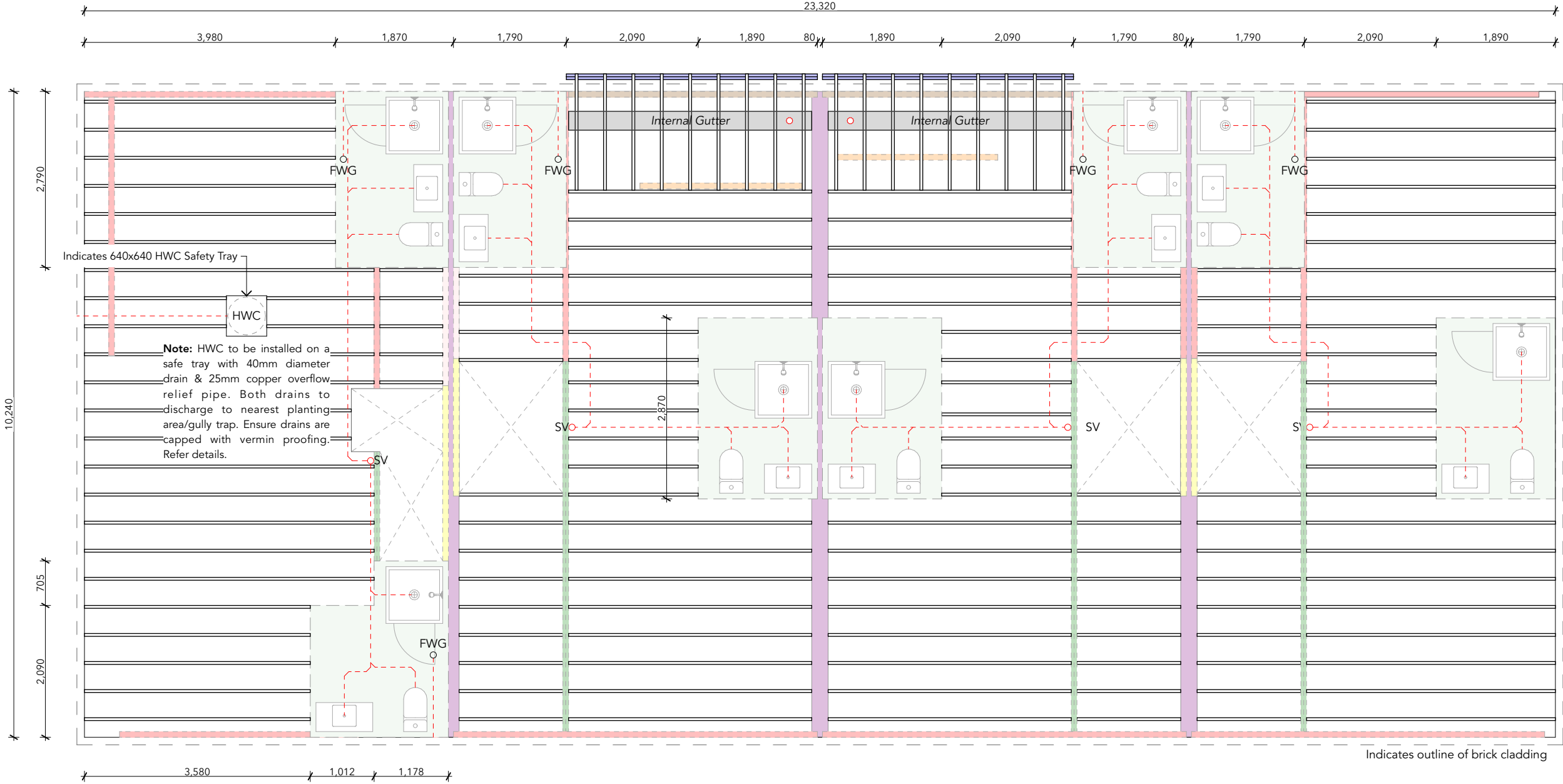
DISCHARGE UNITS

62 - Total fixture discharge unit (entire development)

NOTE: All Mid-floor framing by Structural Engineer. Refer to Supporting Documents for sizes, connections, fixings, and plumbing penetrations.

Mid-Floor Framing

- Indicates extent of H3.1(min) treated strandfloor flooring. Treatment to extend under bottom plate to framing perimeter. All joists in wet areas at 400mm centres maximum. Refer to Structural Engineers documentation.
- Engineered Timber Joists
- Engineered Steel Member
- All internal waste pipes - Size & gradient shown in above table



Issue	Comment
02	

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Vistaar Group

Address:	91 Olliviers Road, Phillipstown, Christchurch
Legal Description:	LOT: 1 DP: 348264

Layout Name: **Midfloor Plumbing Plan**

Sheet:	A206	Scale:	1:75 @ A2
		Issue:	For Consent
		Date:	9/08/24
Revision:	02	Drawn:	SDF

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LEGEND:

- Light Switch
- Light Switch - 2 way circuit
- Mechanical Vent / Ducting
- Recessed Meterboard / Earth
- Recessed Distribution Panel
- Selected 300L HWC
- Power Outlet - Multi
- Power Outlet - Above Bench
- Power Outlet - Oven
- Power Outlet - Hob
- Power Outlet - Extract
- Power Outlet - Fridge
- Power Outlet - Washing Machine
- Power Outlet - Hot Water Cylinder

ELECTRICAL NOTES

- Allow for single switched Power Point for standard appliances: Fridge, Dishwasher, Waste Disposal, Rangehood, Hob, Oven, Refer to kitchen design for layout and positions of kitchen area sockets etc.. All power points are indicative only and must be positioned and confirmed on site by architect and/or owner.

- All electrical installations to be in accordance with NZECP 51:2004

- Mesh in floor slab must be earthed, earth with 16mm REO rod brought up into garage wall below meterbox and wired to the mesh. At prewire, connect a clamp and piece of wire to rod and earth it to the meterbox.

- 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 & cooker hoods).Refer to NZBC G4/AS1 1.3.3 (a&b), Mechanical Ventilation to be 150 dia, 230 Cu M/H inline fan ducted to soffit. Auto extractor fans shall terminate through wall/soffit/ roof with an extraction rate as set out in NZBC G4.

Electrical Placement Notes

- Power points typically 300mm from nearest corner & 300mm from FFL unless otherwise noted.

- Power points in wet areas to be 1,200mm high from FFL and vertically fixed unless otherwise noted.

- Power point for heater to be located 300mm below finished ceiling level Power points in kitchen to be 1000mm high from FFL

- Light switches typically 150mm from nearest corner or door frame & 1,200mm from FFL unless otherwise noted.

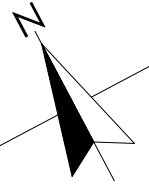
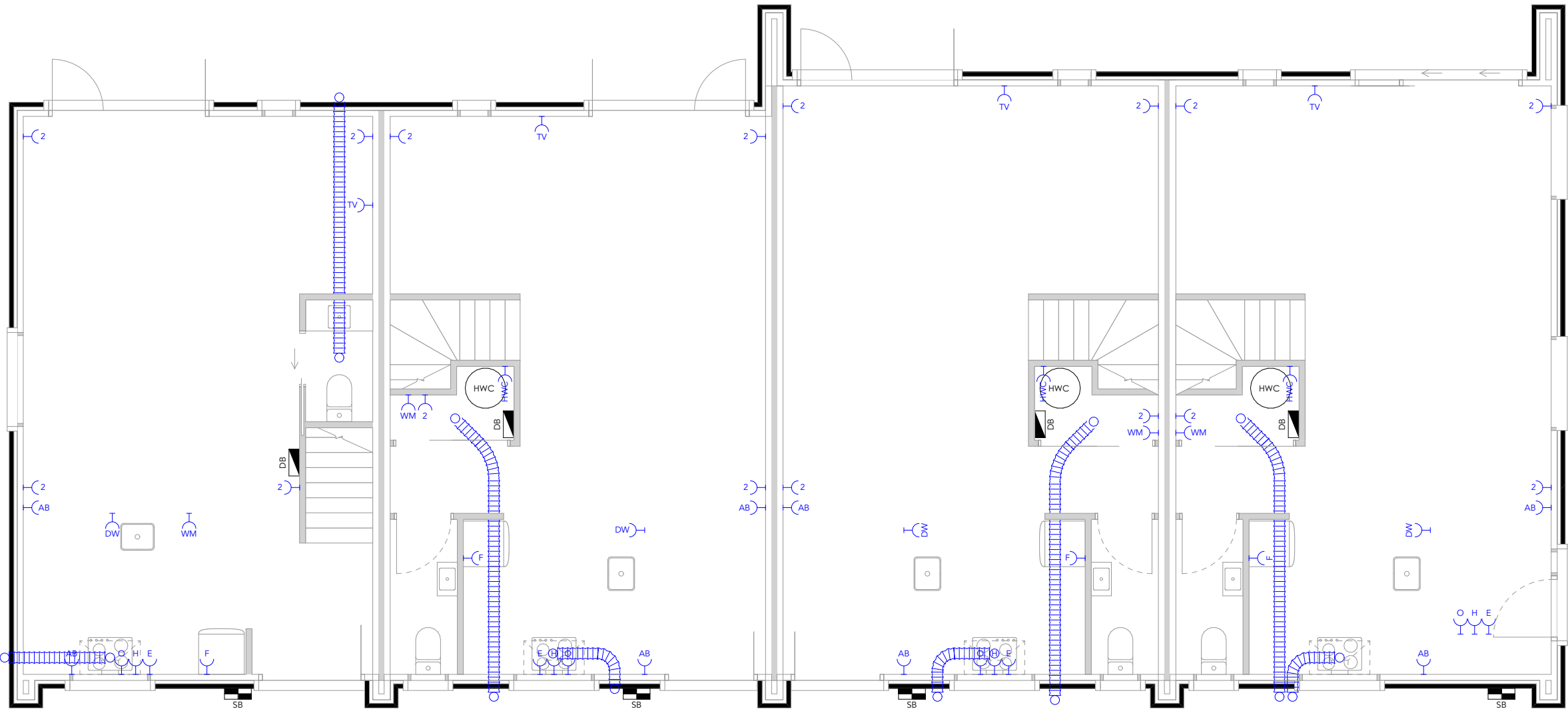
- HWC switch 300mm above FFL

- Laundry Power Point 1000mm above FFL

Electrical conduit and Cold and Hot Water Connections

- Allow for electrical conduit and cold and hot water connections to the kitchen island bench to comply with B2/AC1 Cl.1.2.1 - 50 years durability. All joints are to be kept up to a minimum it is preferable to have no joints beneath concrete slab.

Hot water piping to be: - PEX piping.
- Fusiotherm piping
- Copper piping.
- A service channel with removable top under the proposed flooring.
- A drained conduit - shows leakage as a visible discharge at the foundation edge. - PVC sleeve for pipe.



Issue	Comment

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Address:	91 Olliviers Road, Phillipstown, Christchurch
Legal Description:	LOT: 1 DP: 348264

Layout Name: **Ground Floor
Electrical Plan**

Sheet:	A207	Scale:	1:75 @ A2
Issue:	For Consent	Date:	9/08/24
Revision:	01	Drawn:	SDF















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LEGEND:

-  Light Switch
-  Light Switch - 2 way circuit
-  Mechanical Vent / Ducting
-  Recessed Meterboard / Earth
-  Recessed Distribution Panel
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-  Power Outlet - Multi
-  Power Outlet - Above Bench
-  Power Outlet - Oven
-  Power Outlet - Hob
-  Power Outlet - Extract
-  Power Outlet - Fridge
-  Power Outlet - Washing Machine
-  Power Outlet - Hot Water Cylinder

ELECTRICAL NOTES

- Allow for single switched Power Point for standard appliances: Fridge, Dishwasher, Waste Disposal, Rangehood, Hob, Oven, Refer to kitchen design for layout and positions of kitchen area sockets etc.. All power points are indicative only and must be positioned and confirmed on site by architect and/or owner.

- All electrical installations to be in accordance with NZECP 51:2004

- Mesh in floor slab must be earthed, earth with 16mm REO rod brought up into garage wall below meterbox and wired to the mesh. At prewire, connect a clamp and piece of wire to rod and earth it to the meterbox.

- 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 & cooker hoods).Refer to NZBC G4/AS1 1.3.3 (a&b), Mechanical Ventilation to be 150 dia, 230 Cu M/H inline fan ducted to soffit. Auto extractor fans shall terminate through wall/soffit/ roof with an extraction rate as set out in NZBC G4.

Electrical Placement Notes

- Power points typically 300mm from nearest corner & 300mm from FFL unless otherwise noted.

- Power points in wet areas to be 1,200mm high from FFL and vertically fixed unless otherwise noted.

- Power point for heater to be located 300mm below finished ceiling level Power points in kitchen to be 1000mm high from FFL

- Light switches typically 150mm from nearest corner or door frame & 1,200mm from FFL unless otherwise noted.

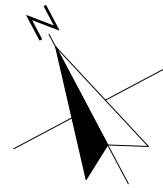
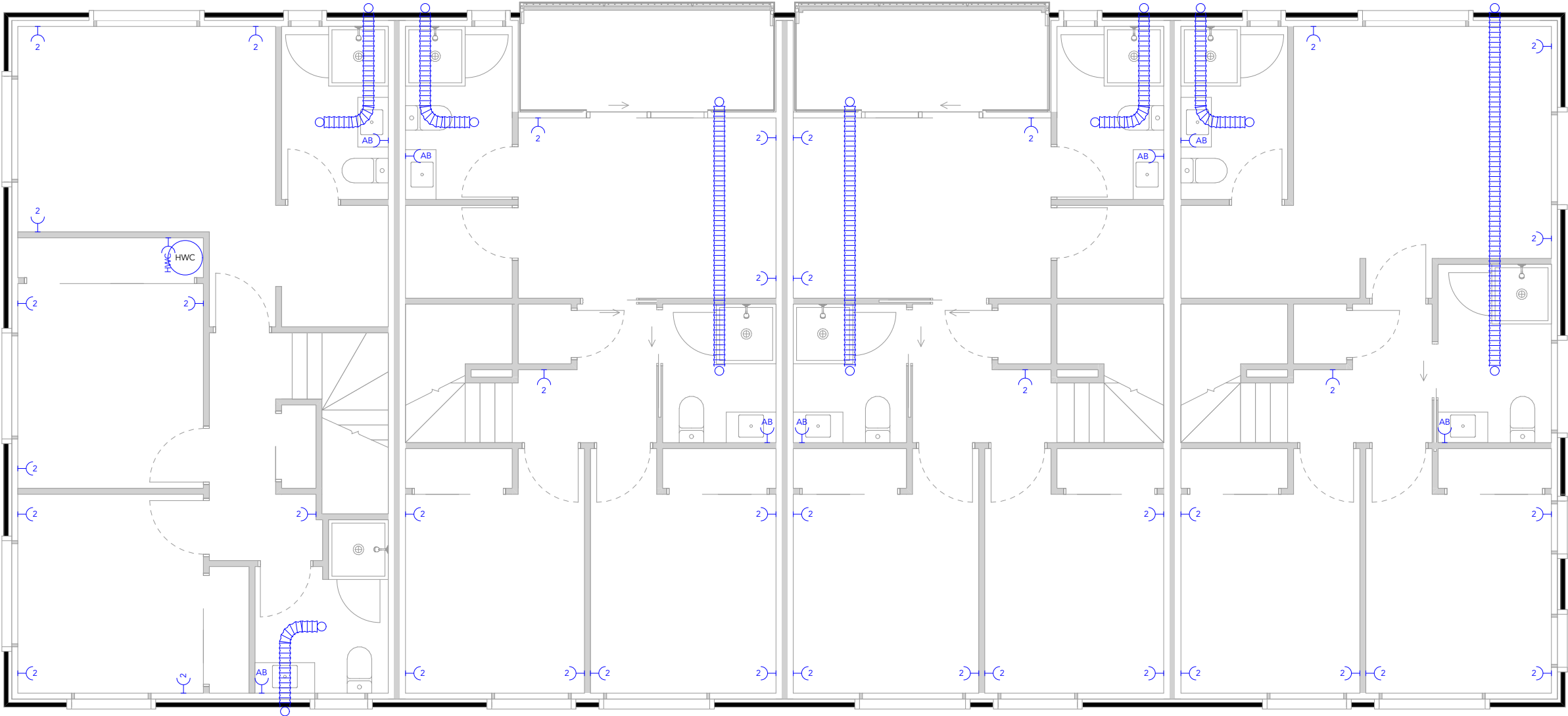
- HWC switch 300mm above FFL

- Laundry Power Point 1000mm above FFL

Electrical conduit and Cold and Hot Water Connections

- Allow for electrical conduit and cold and hot water connections to the kitchen island bench to comply with B2/AC1 Cl.1.2.1 - 50 years durability. All joints are to be kept up to a minimum it is preferable to have no joints beneath concrete slab.

Hot water piping to be: - PEX piping.
- Fusiotherm piping
- Copper piping.
- A service channel with removable top under the proposed flooring.
- A drained conduit - shows leakage as a visible discharge at the foundation edge. - PVC sleeve for pipe.



Issue	Comment

Fortune
Architecture.

Vistaar Group

Address: 91 Olliviers Road,
Phillipstown,
Christchurch

Legal Description: LOT: 1
DP: 348264

Layout Name: **First Floor Electrical
Plan**

Sheet: **A209** Scale: 1:75 @ A2
Issue: For Consent
Date: 9/08/24
Revision: **01** Drawn: SDF







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Level 1, 298 Cashel Street,
Christchurch Central, 8011

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E: hello@fortunearchitecture.co.nz
W: www.fortunearchitecture.co.nz

LEGEND:

-  Downlight
-  Pendant Light
-  Exterior Light
-  Light Switch
-  Light Switch - 2 way circuit
-  Smoke Detector

ELECTRICAL NOTES

- All Smoke detectors to be installed throughout the dwelling to comply with nzbc F7/AS1 sect 3.1 to 3.3. Fitted with hush facility as required. Ensure 300mm min from walls.

- 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, Required within 3m of all sleeping areas, change in level & entry/exits as per NZS 4514 & BRANZ Bulletin No 606.

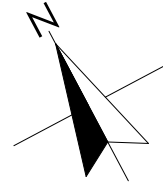
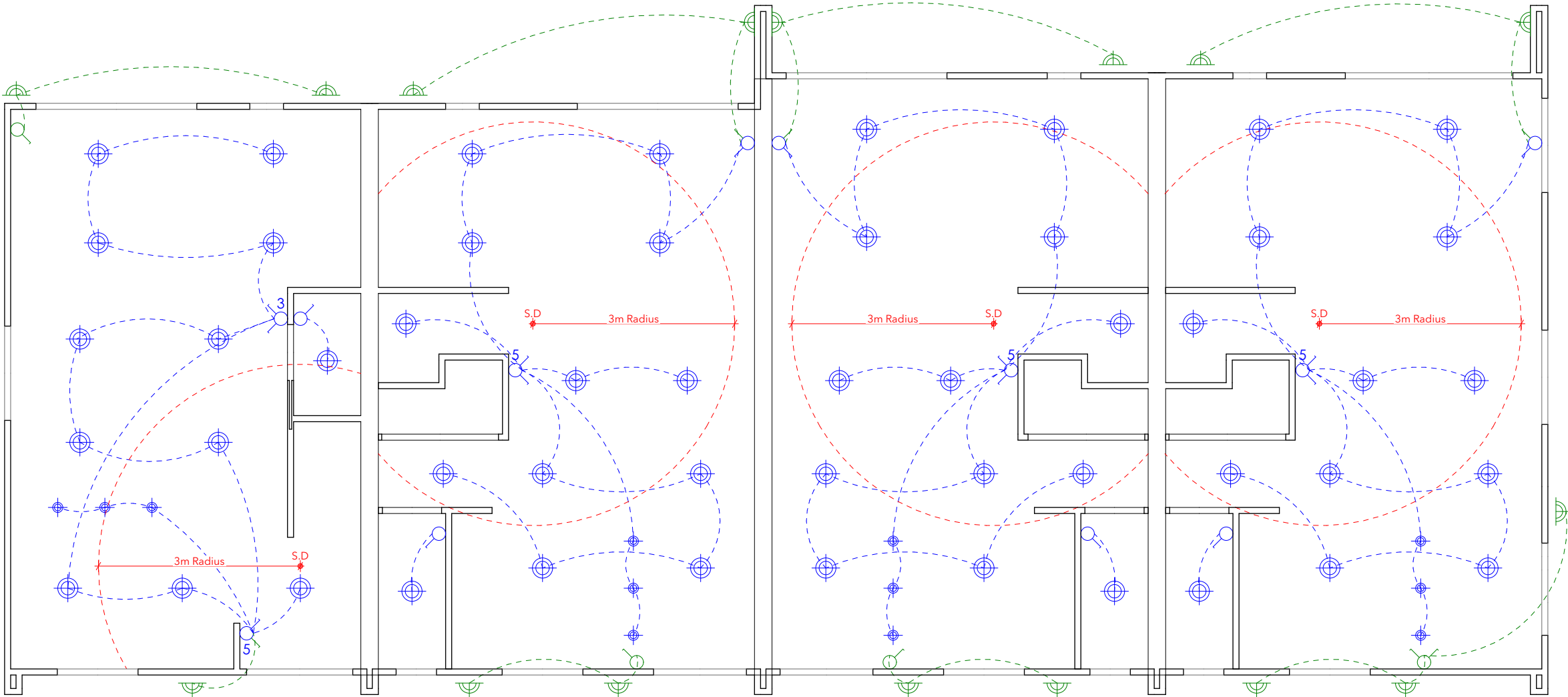
- All electrical installations to be in accordance with NZECP 51:2004

- 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.

- 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.

- Downlights shall be CA80 check the insulation manufacturers instructions to ensure their product is safe when installed along side proposed downlights.



Issue	Comment

Fortune
Architecture.

Vistaar Group

Address:	91 Olliviers Road, Phillipstown, Christchurch		
Legal Description:	LOT: 1 DP: 348264		
Layout Name:	GF - Reflected Ceiling Plan		
Sheet:	A210	Scale:	1:75 @ A2
		Issue:	For Consent
		Date:	9/08/24
Revision:	01	Drawn:	SDF







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LEGEND:

-  Downlight
-  Pendant Light
-  Exterior Light
-  Light Switch
-  Light Switch - 2 way circuit
-  Smoke Detector

ELECTRICAL NOTES

- All Smoke detectors to be installed throughout the dwelling to comply with nzbc F7/AS1 sect 3.1 to 3.3. Fitted with hush facility as required. Ensure 300mm min from walls.

- 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, Required within 3m of all sleeping areas, change in level & entry/exits as per NZS 4514 & BRANZ Bulletin No 606.

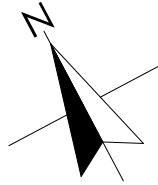
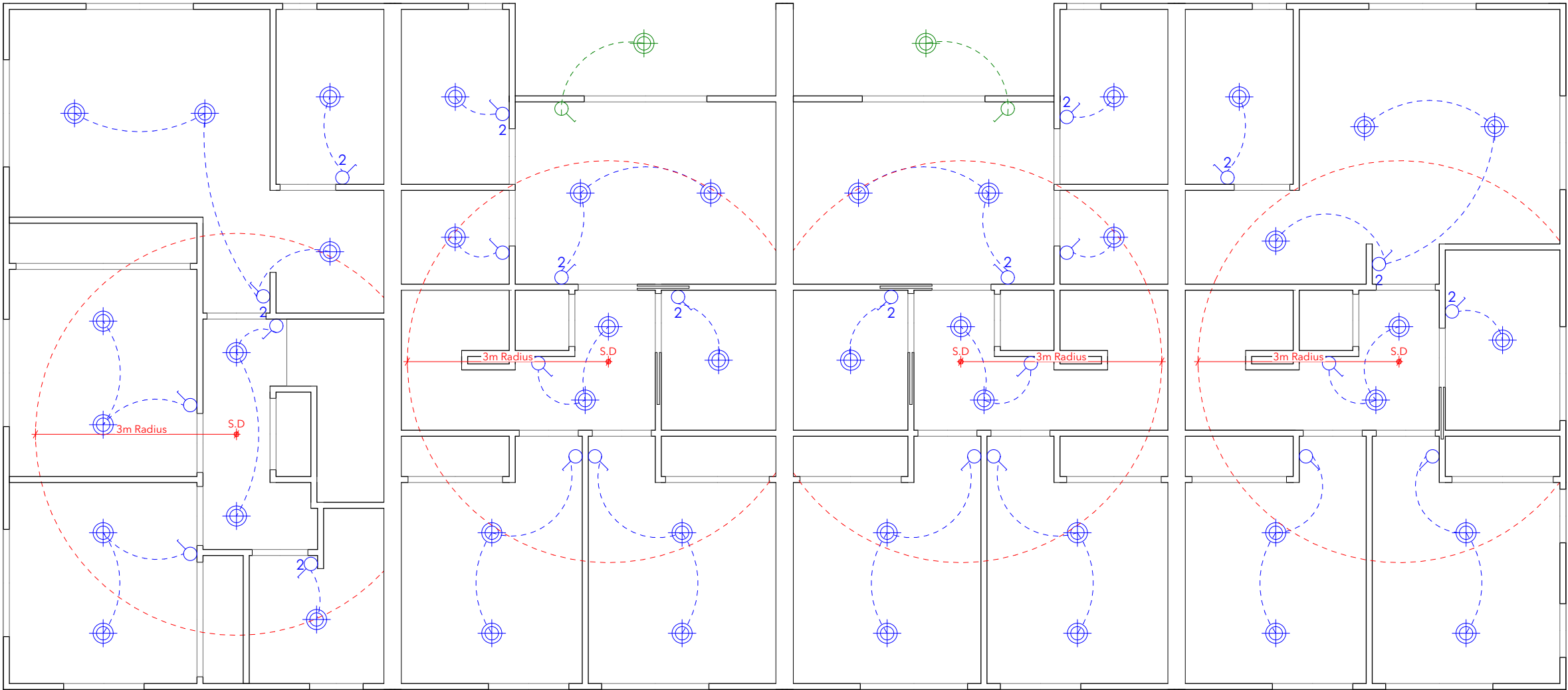
- All electrical installations to be in accordance with NZECP 51:2004

- 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.

- 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.

- Downlights shall be CA80 check the insulation manufacturers instructions to ensure their product is safe when installed along side proposed downlights.



Issue	Comment

Fortune
Architecture.

Vistaar Group

Address:	91 Olliviers Road, Phillipstown, Christchurch
Legal Description:	LOT: 1 DP: 348264

Layout Name: **FF - Reflected Ceiling Plan**

Sheet:	A211	Scale:	1:75 @ A2
Issue:	For Consent	Date:	9/08/24
Revision:	01	Drawn:	SDF

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LEGEND

- Roof Cladding:

0.55BMT Metalcraft T-Rib (or similar) roofing in selected COLORSTEEL® Endura™ colour on Thermakraft Covertex 407 roofing underlay on 70x45mm H1.2 purlins on approved nail plate timber trusses.
- Ceiling Insulation:

Pink® Batts® Ultra R7.0 fibreglass insulation
- Roof Pitch:

3° & 6°
- Downpipes:

Metalcraft 80mm Dia. downpipe in selected COLORSTEEL® Endura™ colour.
- Spouting:

Metalcraft Quadline spouting in client-selected COLORSTEEL® Endura™ colour.
- Flashings:

0.55 BMT metal flashings in colour-matched in selected COLORSTEEL® Endura™ colour.

Ceiling Heights: 2455mmHeight to underside of Floor Joists & Trusses

GENERAL NOTES

Roof Cladding:
Metalcraft T-Rib metal roof cladding with 150mm overhang over Thermakraft Covertex 407 roofing underlay on 70x45mm H1.2 purlins depending on gauge @ 900mm crs on approved nail plate trusses @ 900 crs max. Metalcraft 185mm Fascia.

Metalcraft Quadline spouting in client-selected COLORSTEEL® Endura™ colour with concealed brackets @ 800mm crs max. fixed to Metalcraft 185mm Fascia. (6,290mm2 cross-sectional area to spouting). With Metalcraft 80mm Dia Downpipes.

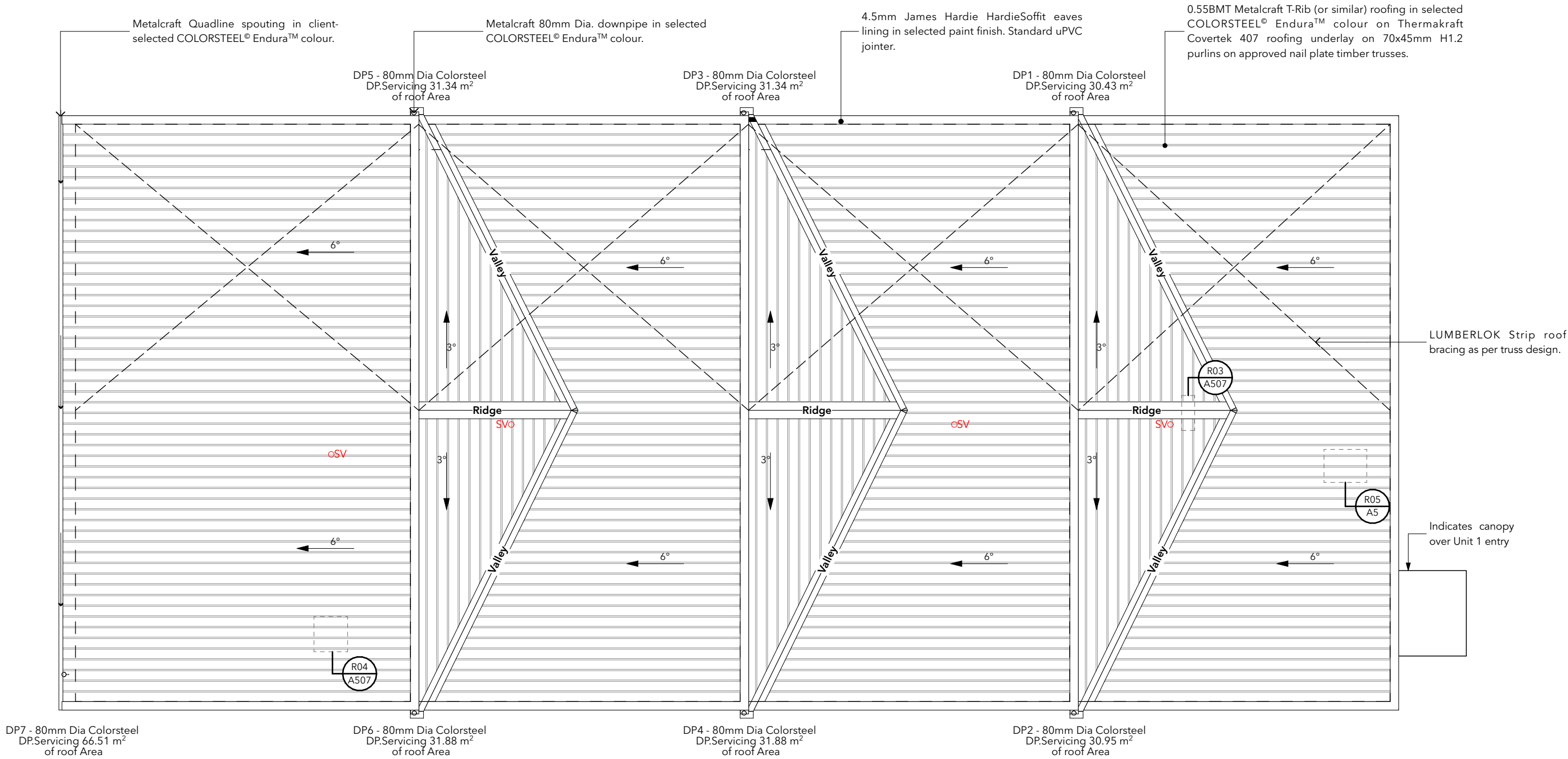
All roof penetrations shall be flashed as per NZBC E2/AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 Roof Penetrations) as shown in figure 53 & 54.

All Flashings are to be 0.55 BMT in selected COLORSTEEL® Endura™ colour fixed in accordance with NZS3604:2011 and meeting the durability requirements of NZBC E2/AS1 Table 20,21,22.

Roof Framing:
All trusses to be designed & approved by a qualified truss manufacturer able to issue a producer statement prior to building consent approval, which shall guarantee satisfactory performance within the parameters of this design. The truss system design shall include bracing in accordance with NZS3604:2011.

Pitching height to be set at 2455mm above Ground and first Floor levels.

Heel end height as per Truss Design



N

Issue	Comment
02	

Fortune Architecture.

Vistaar Group

Address:	91 Olliviers Road, Phillipstown, Christchurch
Legal Description:	LOT: 1 DP: 348264

Layout Name: **Roof Plan**

Sheet:	A212	Scale:	1:75 @ A2
		Issue:	For Consent
		Date:	9/08/24
Revision:	02	Drawn:	SDF

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LEGEND

- 1

The Brickery 'Madrid' Brick on 50mm cavity over Masons Uni Flexible Air Barrier on timber wall framing.
- 2

James Hardie Linea Oblique Cladding on 20mm cavity over Masons Uni Flexible Air Barrier on timber wall framing.
- 3

0.55BMT Metalcraft T-Rib roofing in selected COLORSTEEL Endura® colour over self-supporting building paper on approved nail plate timber trusses.
- 4

Metalcraft Quadline Gutter (or similar) in selected COLORSTEEL Endura® colour.
- 5

Foundation by Structural Engineer. Refer to Richard Consulting documentation.
- 6

First - Residential Series Window and Door joinery.
- 7

Metalcraft 80m Dia. downpipe in selected COLORSTEEL Endura colour.
- 8

Free standing timber steps.
- 9

Juralco Aluminium Balustrade (or similar).
- 10

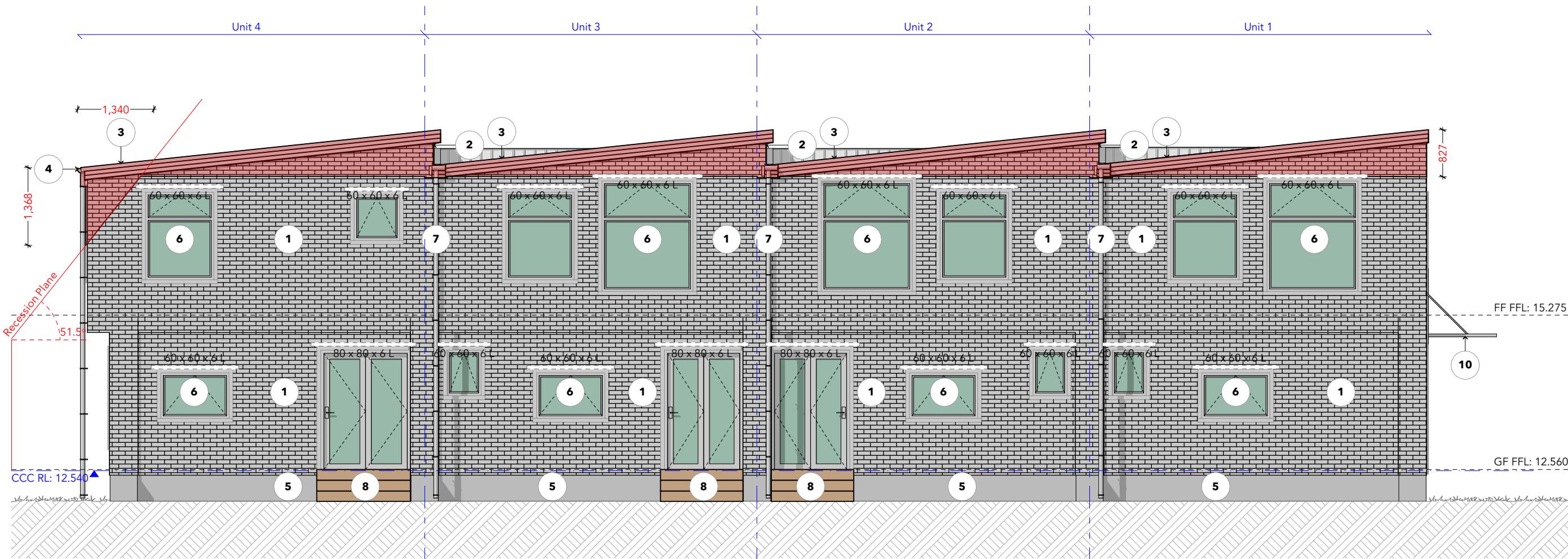
Powdercoated aluminium free-draining canopy.

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	High risk	2
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:		9

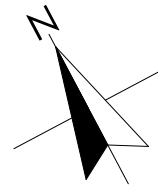


1 North Elevation
Scale 1:75

BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	High risk	2
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		8



2 South Elevation
Scale 1:75



Issue	Comment
02	

Fortune Architecture.

Vistaar Group

Address: 91 Olliviers Road,
Phillipstown,
Christchurch

Legal Description: LOT: 1
DP: 348264

Layout Name: Exterior Elevations

Sheet: A301
Scale: 1:75 @ A2
Issue: For Consent
Date: 9/08/24
Revision: 02
Drawn: SDF

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W: www.fortunearchitecture.co.nz

LEGEND

- 1

The Brickery 'Madrid' Brick on 50mm cavity over Masons Uni Flexible Air Barrier on timber wall framing.
- 2

James Hardie Linea Oblique Cladding on 20mm cavity over Masons Uni Flexible Air Barrier on timber wall framing.
- 3

0.55BMT Metalcraft T-Rib roofing in selected COLORSTEEL Endura® colour over self-supporting building paper on approved nail plate timber trusses.
- 4

Metalcraft Quadline Gutter (or similar) in selected COLORSTEEL Endura® colour.
- 5

Foundation by Structural Engineer. Refer to Richard Consulting documentation.
- 6

First - Residential Series Window and Door joinery.
- 7

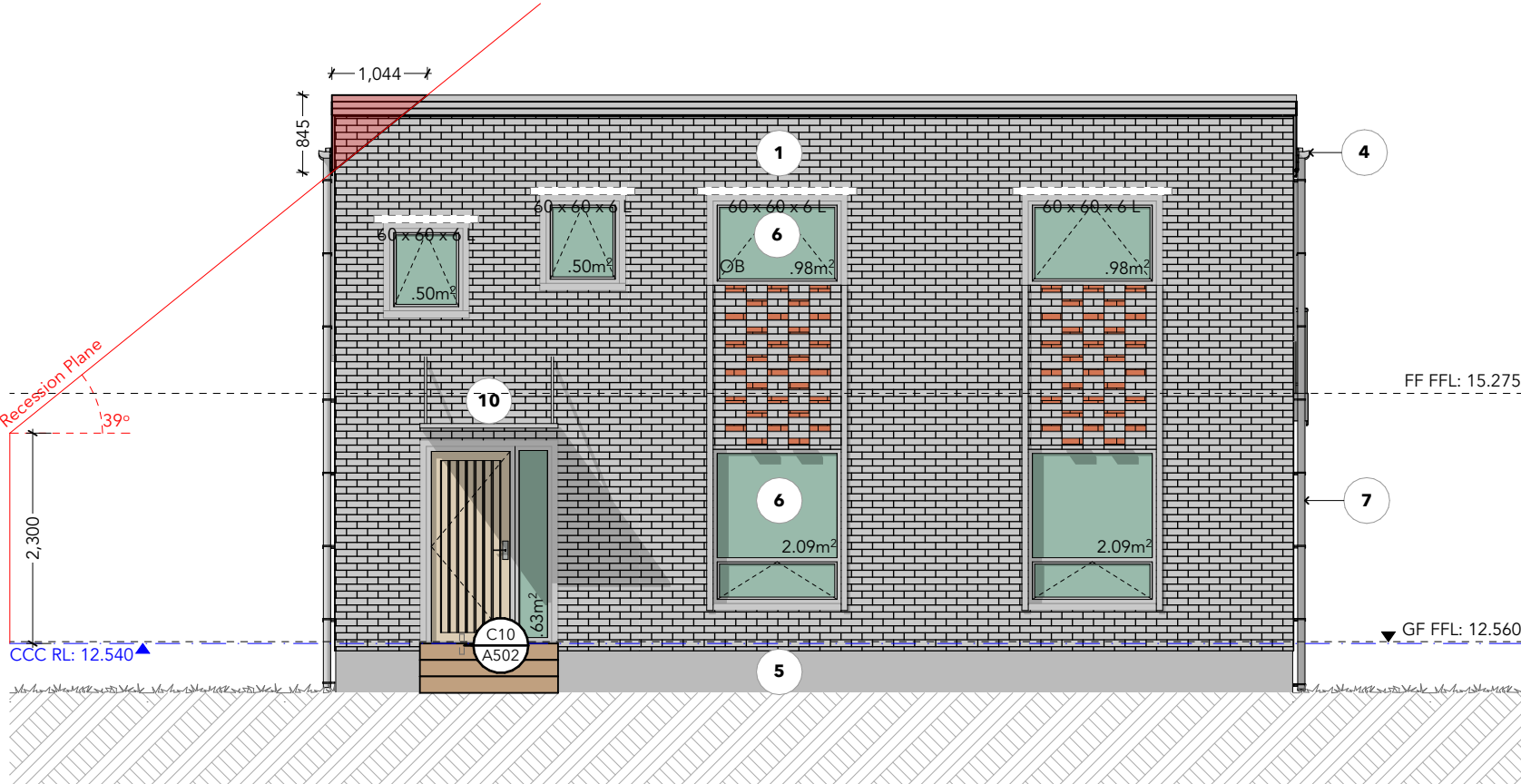
Metalcraft 80m Dia. downpipe in selected COLORSTEEL Endura colour.
- 8

Free standing timber steps.
- 9

Juralco Aluminium Balustrade (or similar).
- 10

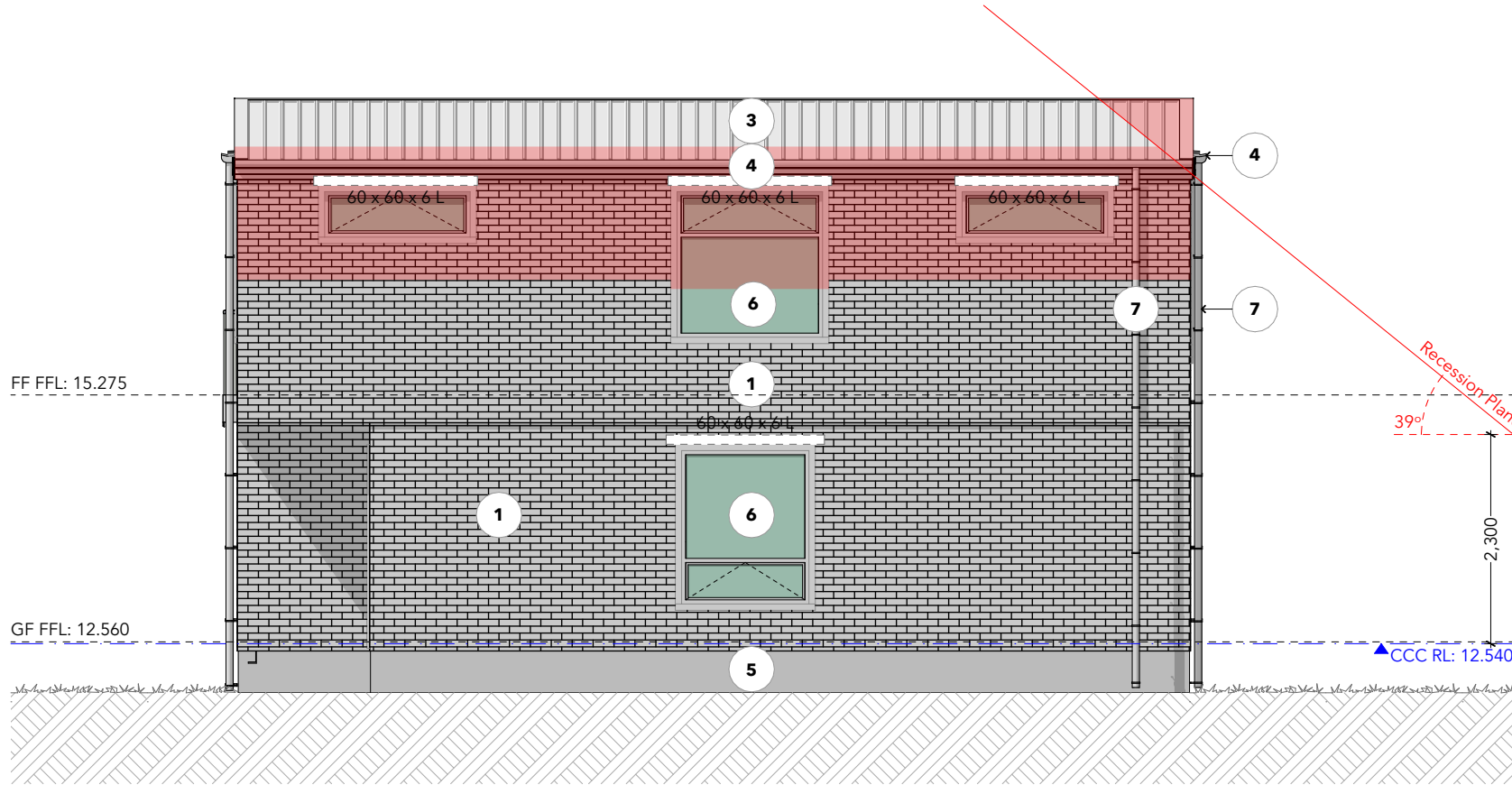
Powdercoated aluminium free-draining canopy.

BUILDING ENVELOPE RISK MATRIX			
East Elevation			
Risk Factor	Risk Severity	Risk Score	
Wind zone (per NZS 3604)	Medium risk	0	
Number of storeys	High risk	2	
Roof/wall intersection design	Medium risk	1	
Eaves width	Very high risk	5	
Envelope complexity	Low risk	0	
Deck design	Low risk	0	
Total Risk Score:		8	

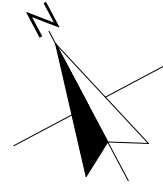


1 East Elevation
Scale 1:75

BUILDING ENVELOPE RISK MATRIX			
West Elevation			
Risk Factor	Risk Severity	Risk Score	
Wind zone (per NZS 3604)	Medium risk	0	
Number of storeys	Very high risk	4	
Roof/wall intersection design	Medium risk	1	
Eaves width	Very high risk	5	
Envelope complexity	Low risk	0	
Deck design	Low risk	0	
Total Risk Score:		10	



2 West Elevation
Scale 1:75



Issue	Comment
02	

Fortune Architecture.

Vistaar Group

Address:	91 Olliviers Road, Phillipstown, Christchurch
Legal Description:	LOT: 1 DP: 348264

Layout Name: **Exterior Elevations**

Sheet:	A302	Scale:	1:75 @ A2
		Issue:	For Consent
		Date:	9/08/24
Revision:	02	Drawn:	SDF

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Notes: Install all proprietary products in accordance with their manufacturer's instructions, unless specified otherwise. Refer to Architectural Specification.

Selected 3° & 6° pitched Metalcraft T-Rib roofing in selected COLORSTEEL Endura® colour with overhang/soffit over Thermakraft 407 self-supporting underlay on 70x45mm H1.2 purlins @ 900mm crs max. on approved nail plate trusses @ 900mm crs max. (first purlin from fascia @ 600mm crs.)

Walls
R2.8 Pink® Batts® Ultra® 90mm

R3.2 Pink® Batts® Snugfloor® 140mm (Mid-floor)
R7.0 Pink® Batts® 245mm

4.5mm James Hardie Hardie soffit lining in client-selected paint finish.

The Brickery 'Madrid' Brick on 50mm cavity over Masons Uni
Flexible Air Barrier on timber wall framing.

James Hardie Linea Oblique Cladding on 20mm cavity over
Masons Uni Flexible Air Barrier on timber wall framing.

First Residential Series aluminium framed window joinery in selected COLORSTEEL® Endura® colour. All joinery glazing to comply NZS 4223.

First Residential Series aluminium framed door joinery in selected COLORSTEEL® Endura® colour. All joinery glazing to comply NZS 4223.

13mm GIB® Board ceiling lining to GIB® Rondo™ batten ceiling system. Note, minimum requirements are 70x35mm metal battens @ 600mm crs max.

10mm GIB® Board lined H1.2 treated 90x45mm timber framing (unless stated otherwise) min. studs @ 600mm crs (Low Wind Zone), dwangs @ 480mm crs.

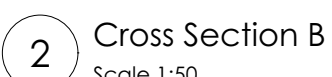
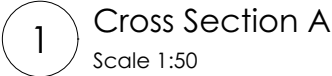
Note: Selected wall finish over 10mm GIB® Board over framed walls and H1.2 timber bottom plates to wet areas (Bathroom, Laundry, Kitchen) contractor to confirm finish with the client.

Engineered Concrete Slab Foundation. Refer to Structural Engineers documentation.

All windows shall be constructed in accordance with NZS 4211 to suit the location.

All glazing shall be to NZS 4223 PT 3, Human Impact Safety Requirements (ie Grade A Safety Glazing material to bathroom windows and full height glazing).

A Grade Safety Glass to all doors without transoms - WANZ
support bar to all doors and windows.



Issue	Comment
02	

Fortune Architecture.

Address: 91 Olliviers Road,
Phillipstown,
Christchurch

Legal Description: LOT: 1
DP: 348264

Sheet: **A401** Scale: 1:50 @ A2
Issue: For Consent
Date: 9/08/24
Revision: **02** Drawn: SDF

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GENERAL NOTES:

Notes: Install all proprietary products in accordance with their manufacturer's instructions, unless specified otherwise. Refer to Architectural Specification.

Roof Cladding:

Selected 3° & 6° pitched Metalcraft T-Rib roofing in selected COLORSTEEL Endura® colour with overhang/soffit over Thermakraft 407 self-supporting underlay on 70x45mm H1.2 purlins @ 900mm crs max. on approved nail plate trusses @ 900mm crs max. (first purlin from fascia @ 600mm crs.)

Insulation:

Walls
R2.8 Pink® Batts® Ultra® 90mm

Ceiling

R3.2 Pink® Batts® Snugfloor® 140mm (Mid-floor)
R7.0 Pink® Batts® 245mm

Soffits:

4.5mm James Hardie Hardie soffit lining in client-selected paint finish.

Exterior Cladding:

The Brickery 'Madrid' Brick on 50mm cavity over Masons Uni Flexible Air Barrier on timber wall framing.

James Hardie Linea Oblique Cladding on 20mm cavity over Masons Uni Flexible Air Barrier on timber wall framing.

Window Joinery:

First Residential Series aluminium framed window joinery in selected COLORSTEEL® Endura® colour. All joinery glazing to comply NZS 4223.

Doors Joinery:

First Residential Series aluminium framed door joinery in selected COLORSTEEL® Endura® colour. All joinery glazing to comply NZS 4223.

Ceiling Lining:

13mm GIB® Board ceiling lining to GIB® Rondo™ batten ceiling system. Note, minimum requirements are 70x35mm metal battens @ 600mm crs max.

Wall Structure & Interior Lining:

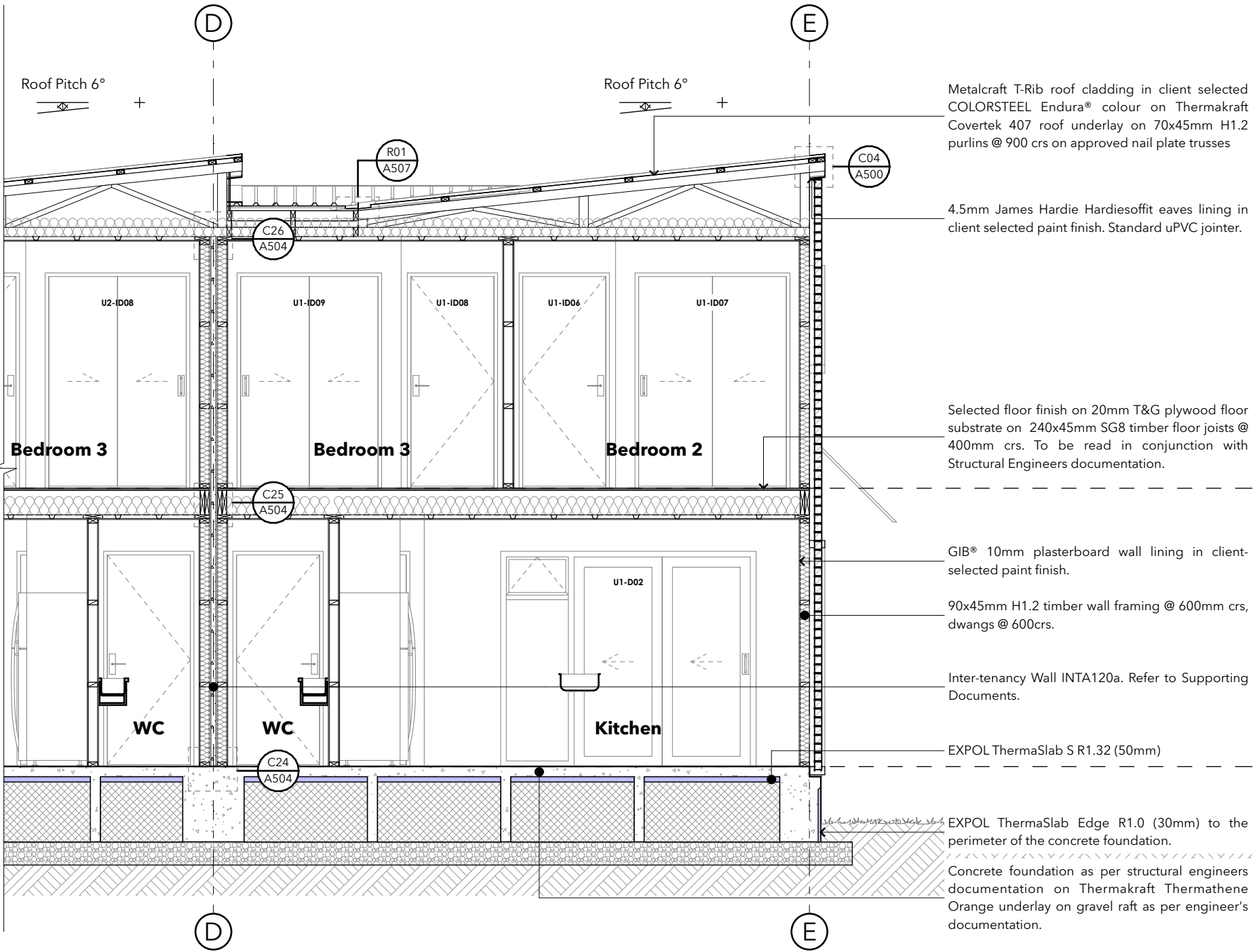
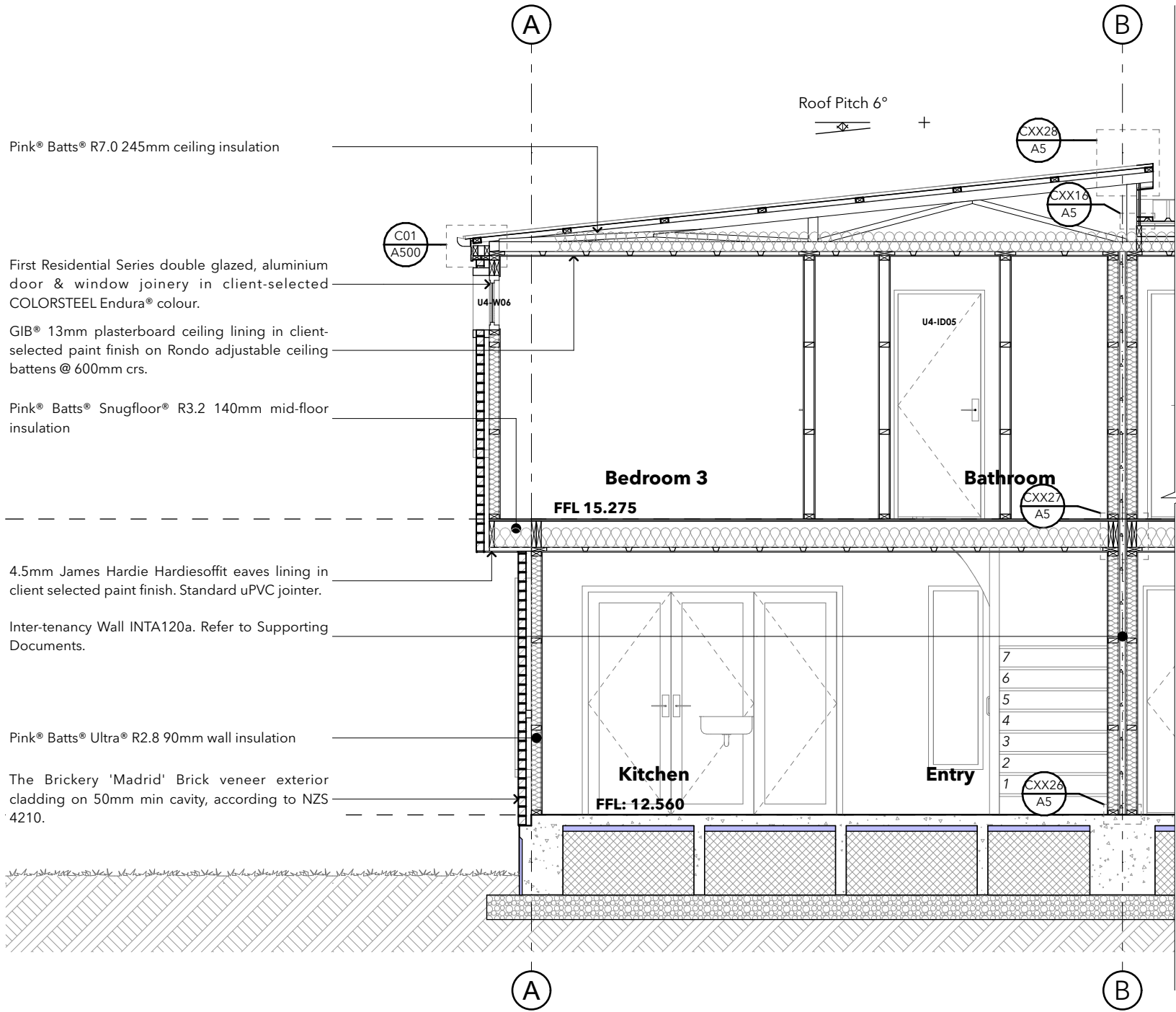
10mm GIB® Board lined H1.2 treated 90x45mm timber framing (unless stated otherwise) min. studs @ 600mm crs (Low Wind Zone), dwangs @ 480mm crs.
Note: Selected wall finish over 10mm GIB® Board over framed walls and H1.2 timber bottom plates to wet areas (Bathroom, Laundry, Kitchen) contractor to confirm finish with the client.

Slab Construction:

Engineered Concrete Slab Foundation. Refer to Structural Engineers documentation.

Glazing:

All windows shall be constructed in accordance with NZS 4211 to suit the location.
All glazing shall be to NZS 4223 PT 3, Human Impact Safety Requirements (ie Grade A Safety Glazing material to bathroom windows and full height glazing).
A Grade Safety Glass to all doors without transoms - WANZ support bar to all doors and windows.



1 Cross Section C
Scale 1:50

Issue	Comment
02	

Fortune
Architecture.

Vistaar Group

Address: 91 Olliviers Road,
Phillipstown,
Christchurch

Legal Description: LOT: 1
DP: 348264

Layout Name: Cross Section

Sheet	A402	Scale:	1:50 @ A2
		Issue:	For Consent
		Date:	9/08/24
Revision:	02	Drawn:	SDF

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GENERAL NOTES:

Notes: Install all proprietary products in accordance with their manufacturer's instructions, unless specified otherwise. Refer to Architectural Specification.

Roof Cladding:

Selected 3° & 6° pitched Metalcraft T-Rib roofing in selected COLORSTEEL Endura® colour with overhang/soffit over Thermakraft 407 self-supporting underlay on 70x45mm H1.2 purlins @ 900mm crs max. on approved nail plate trusses @ 900mm crs max. (first purlin from fascia @ 600mm crs.)

Insulation:

Walls
R2.8 Pink® Batts® Ultra® 90mm

Ceiling

R3.2 Pink® Batts® Snugfloor® 140mm (Mid-floor)
R7.0 Pink® Batts® 245mm

Soffits:

4.5mm James Hardie Hardie soffit lining in client-selected paint finish.

Exterior Cladding:

The Brickery 'Madrid' Brick on 50mm cavity over Masons Uni Flexible Air Barrier on timber wall framing.

James Hardie Linea Oblique Cladding on 20mm cavity over Masons Uni Flexible Air Barrier on timber wall framing.

Window Joinery:

First Residential Series aluminium framed window joinery in selected COLORSTEEL® Endura® colour. All joinery glazing to comply NZS 4223.

Doors Joinery:

First Residential Series aluminium framed door joinery in selected COLORSTEEL® Endura® colour. All joinery glazing to comply NZS 4223.

Ceiling Lining:

13mm GIB® Board ceiling lining to GIB® Rondo™ batten ceiling system. Note, minimum requirements are 70x35mm metal battens @ 600mm crs max.

Wall Structure & Interior Lining:

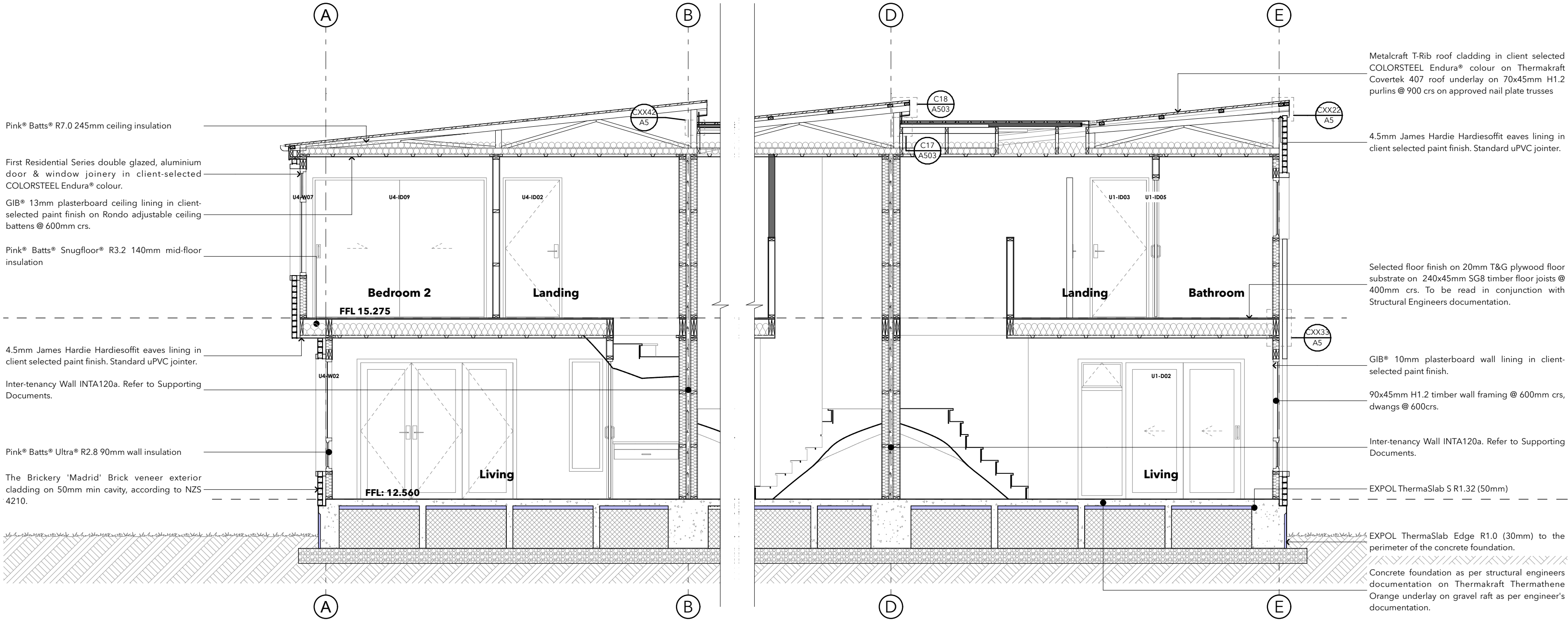
10mm GIB® Board lined H1.2 treated 90x45mm timber framing (unless stated otherwise) min. studs @ 600mm crs (Low Wind Zone), dwangs @ 480mm crs.
Note: Selected wall finish over 10mm GIB® Board over framed walls and H1.2 timber bottom plates to wet areas (Bathroom, Laundry, Kitchen) contractor to confirm finish with the client.

Slab Construction:

Engineered Concrete Slab Foundation. Refer to Structural Engineers documentation.

Glazing:

All windows shall be constructed in accordance with NZS 4211 to suit the location.
All glazing shall be to NZS 4223 PT 3, Human Impact Safety Requirements (ie Grade A Safety Glazing material to bathroom windows and full height glazing).
A Grade Safety Glass to all doors without transoms - WANZ support bar to all doors and windows.



1 Cross Section D
Scale 1:50

Fortune
Architecture.

Vistaar Group

Address: 91 Olliviers Road,
Phillipstown,
Christchurch

Legal Description: LOT: 1
DP: 348264

Layout Name: Cross Section

Sheet: A403
Scale: 1:50 @ A2
Issue: For Consent
Date: 9/08/24
Revision: 02
Drawn: SDF

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GENERAL NOTES:

Notes: Install all proprietary products in accordance with their manufacturer's instructions, unless specified otherwise. Refer to Architectural Specification.

Roof Cladding:

Selected 3° & 6° pitched Metalcraft T-Rib roofing in selected COLORSTEEL Endura® colour with overhang/soffit over Thermakraft 407 self-supporting underlay on 70x45mm H1.2 purlins @ 900mm crs max. on approved nail plate trusses @ 900mm crs max. (first purlin from fascia @ 600mm crs.)

Insulation:

Walls

R2.8 Pink® Batts® Ultra® 90mm

Ceiling

R3.2 Pink® Batts® Snugfloor® 140mm (Mid-floor)

R7.0 Pink® Batts® 245mm

Soffits:

4.5mm James Hardie Hardie soffit lining in client-selected paint finish.

Exterior Cladding:

The Brickery 'Madrid' Brick on 50mm cavity over Masons Uni Flexible Air Barrier on timber wall framing.

James Hardie Linea Oblique Cladding on 20mm cavity over Masons Uni Flexible Air Barrier on timber wall framing.

Window Joinery:

First Residential Series aluminium framed window joinery in selected COLORSTEEL® Endura® colour. All joinery glazing to comply NZS 4223.

Doors Joinery:

First Residential Series aluminium framed door joinery in selected COLORSTEEL® Endura® colour. All joinery glazing to comply NZS 4223.

Ceiling Lining:

13mm GIB® Board ceiling lining to GIB® Rondo™ batten ceiling system. Note, minimum requirements are 70x35mm metal battens @ 600mm crs max.

Wall Structure & Interior Lining:

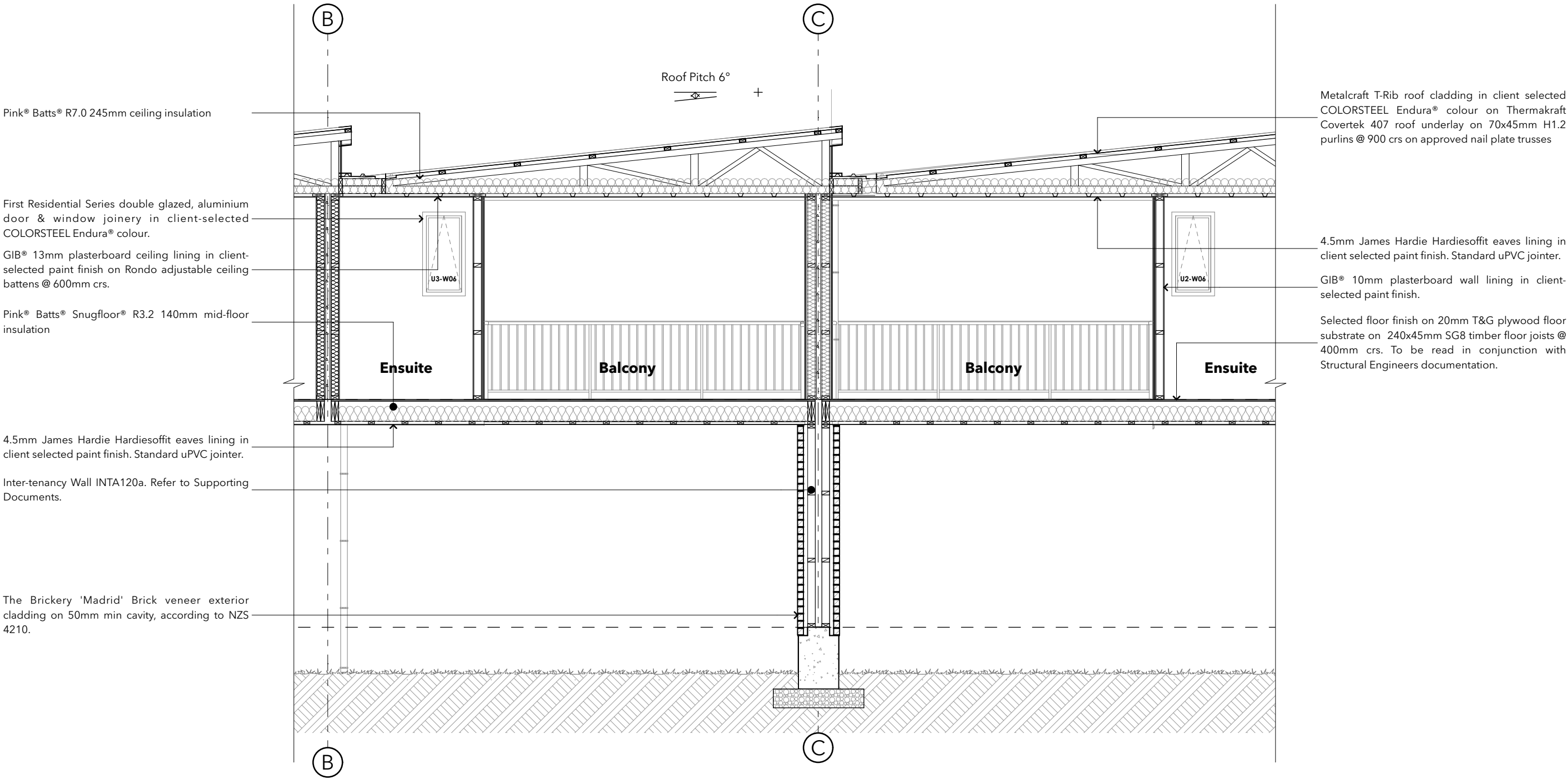
10mm GIB® Board lined H1.2 treated 90x45mm timber framing (unless stated otherwise) min. studs @ 600mm crs (Low Wind Zone), dwangs @ 480mm crs.
Note: Selected wall finish over 10mm GIB® Board over framed walls and H1.2 timber bottom plates to wet areas (Bathroom, Laundry, Kitchen) contractor to confirm finish with the client.

Slab Construction:

Engineered Concrete Slab Foundation. Refer to Structural Engineers documentation.

Glazing:

All windows shall be constructed in accordance with NZS 4211 to suit the location.
All glazing shall be to NZS 4223 PT 3, Human Impact Safety Requirements (ie Grade A Safety Glazing material to bathroom windows and full height glazing).
A Grade Safety Glass to all doors without transoms - WANZ support bar to all doors and windows.



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Address: 91 Olliviers Road,
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Legal Description: LOT: 1
DP: 348264

Layout Name: Cross Section

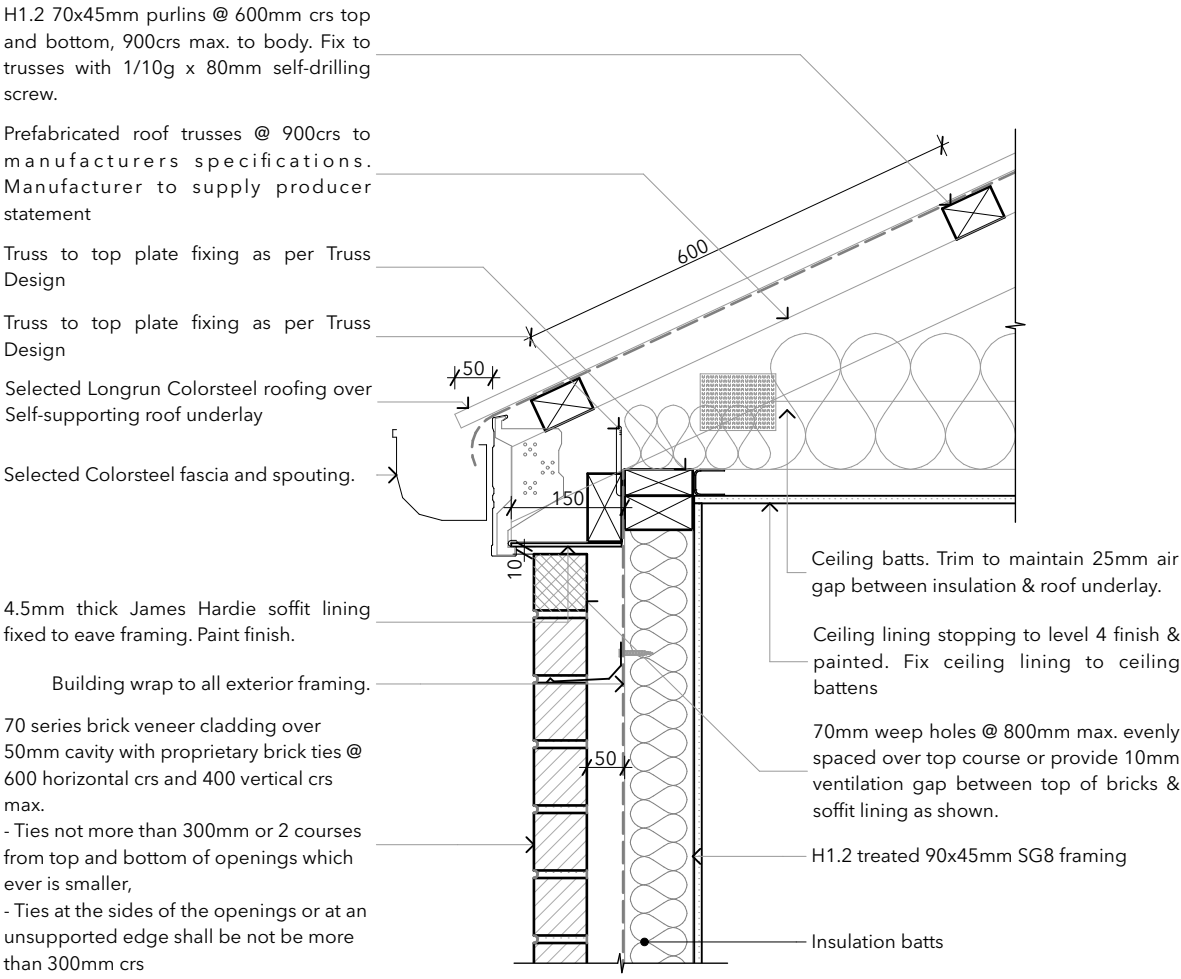
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Issue: For Consent
Date: 9/08/24
Revision: 02 Drawn: SDF

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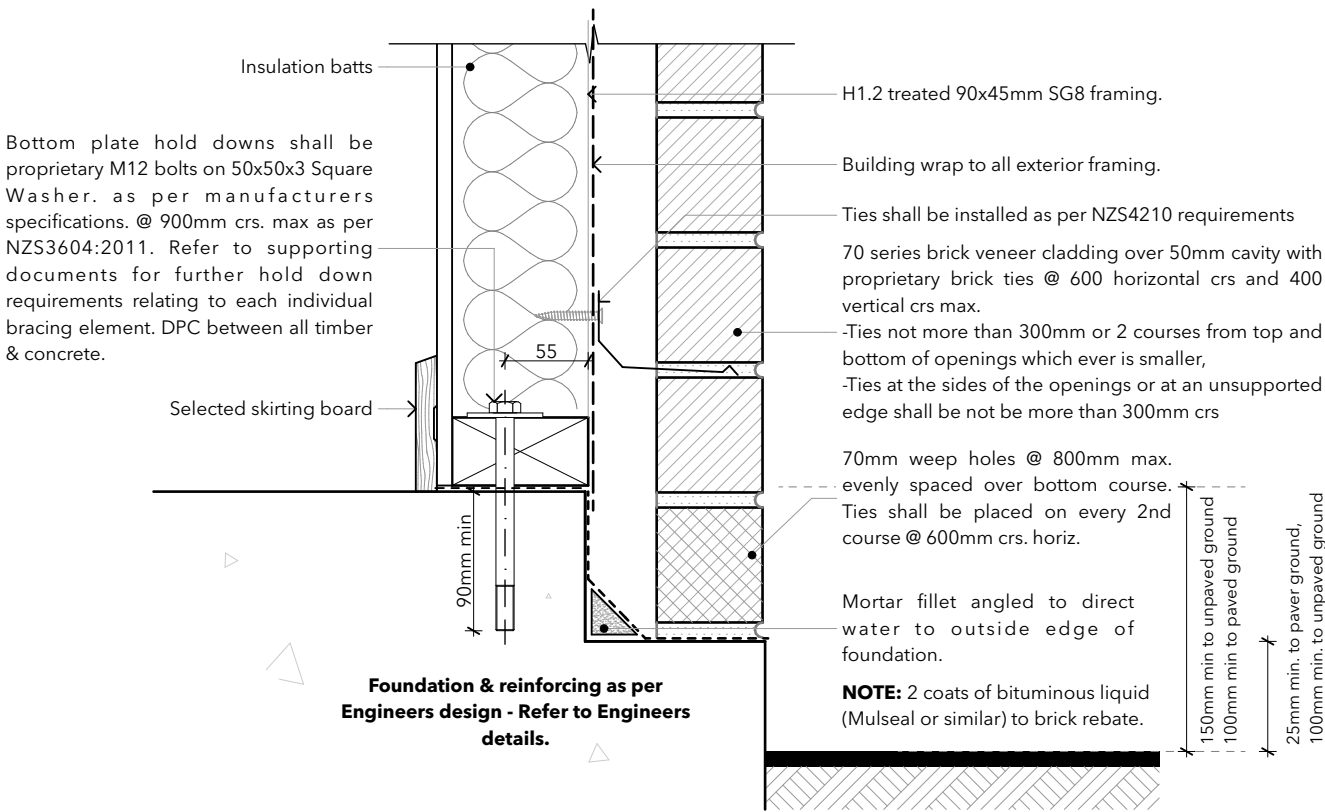
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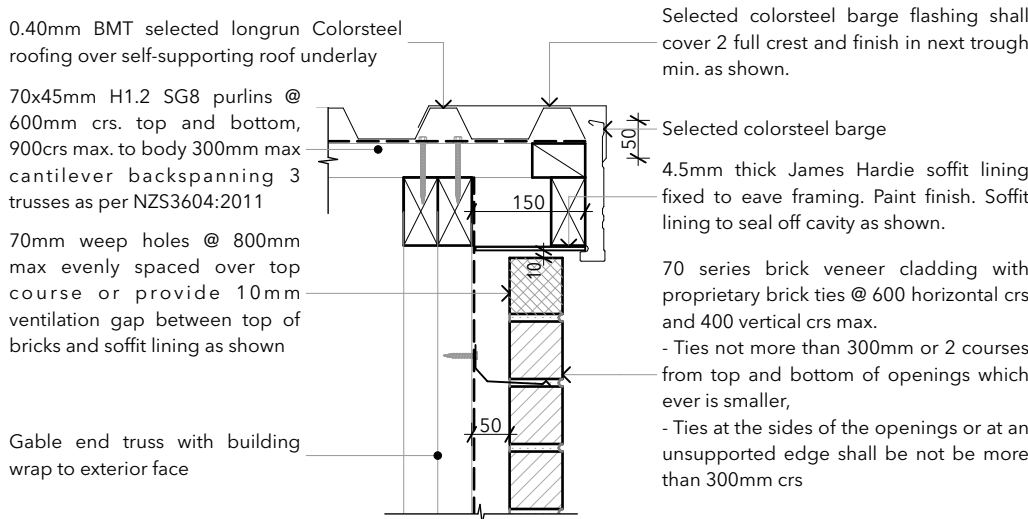
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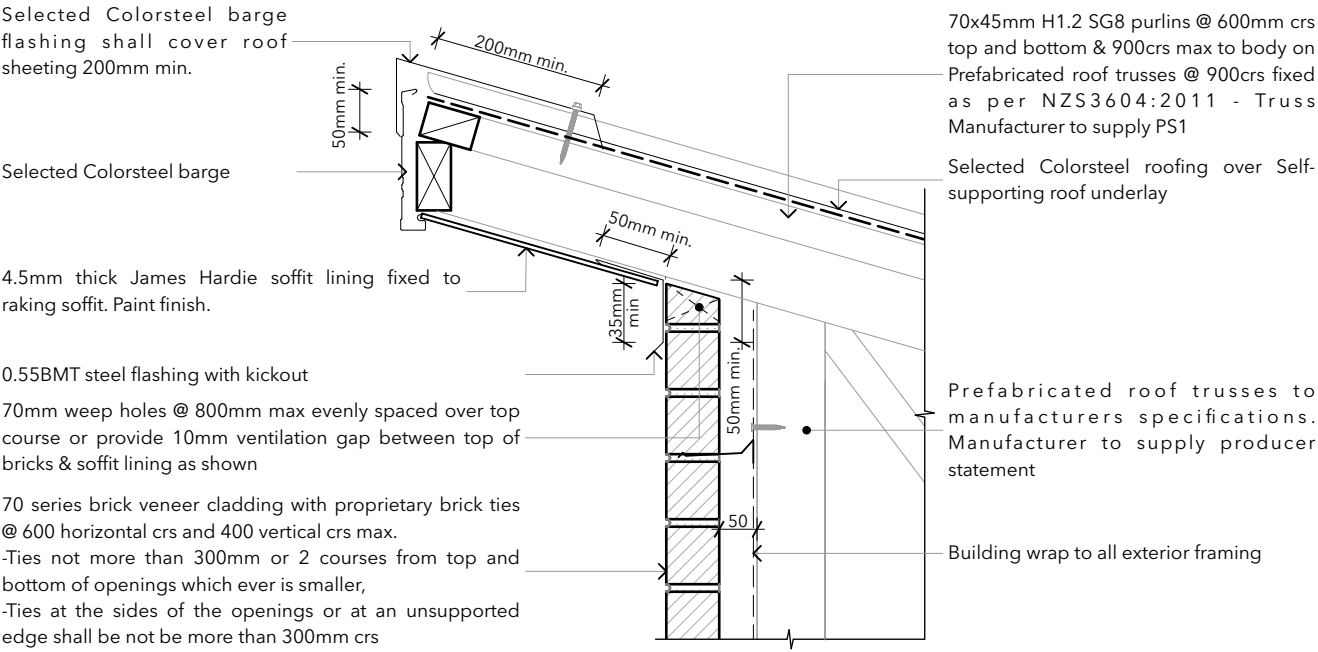
C01 70 Series Brick - Soffit Junction
Scale 1:10



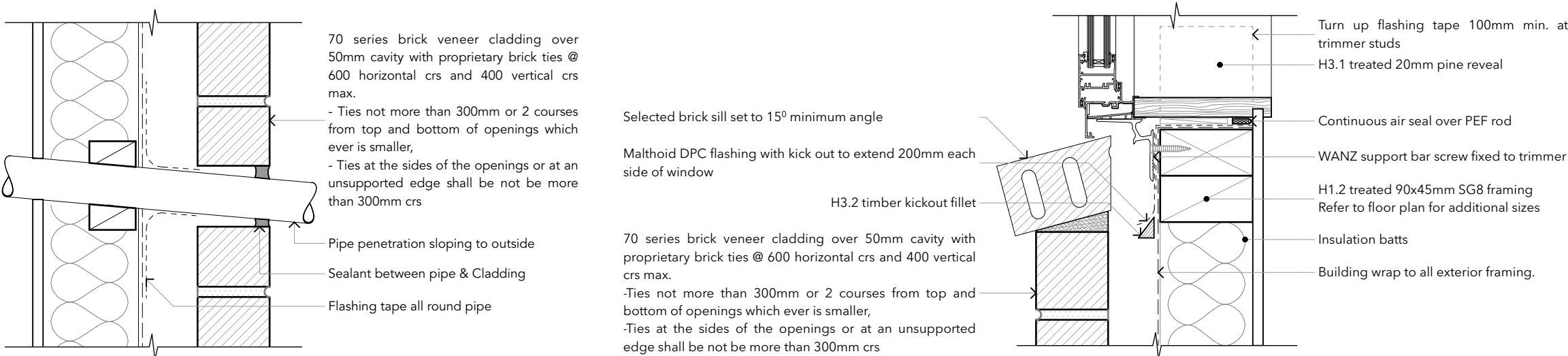
C02 70 Series Brick - Foundation
Scale 1:5



C03 70 Series Brick - Barge
Scale 1:10

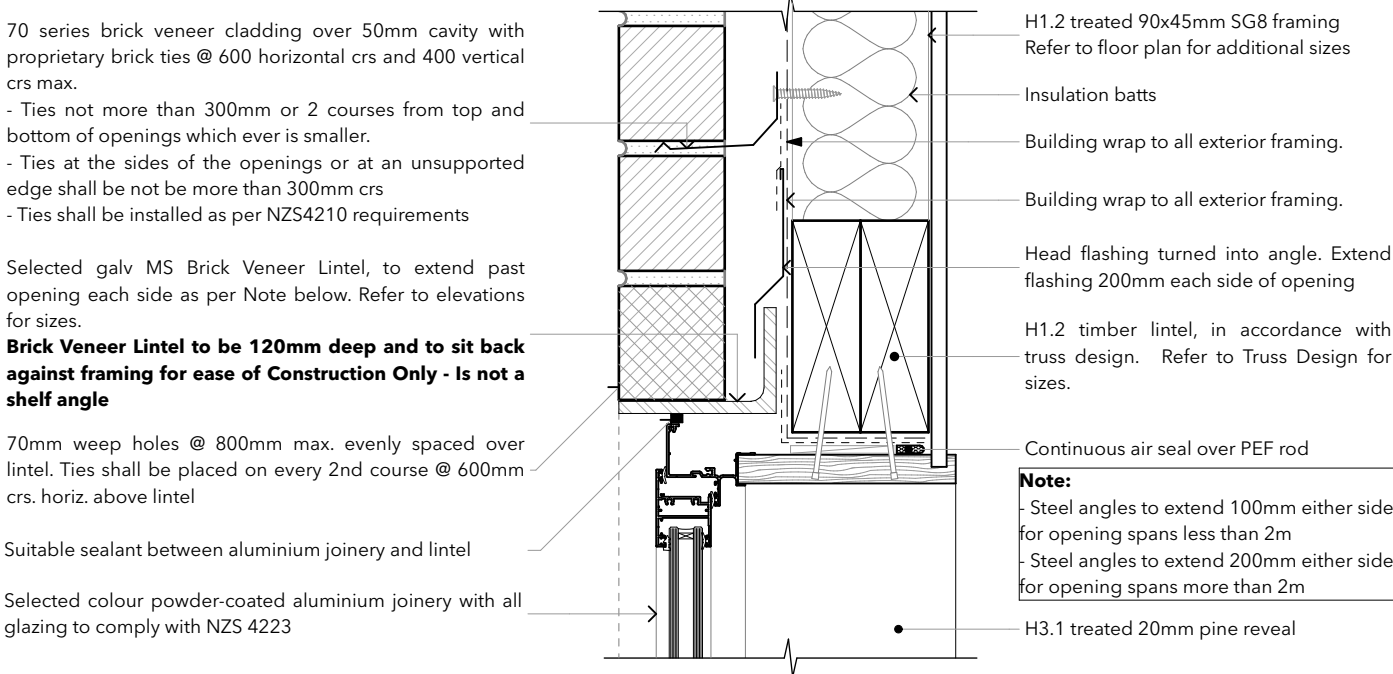


C04 70 Series Brick - Raking Soffit
Scale 1:10

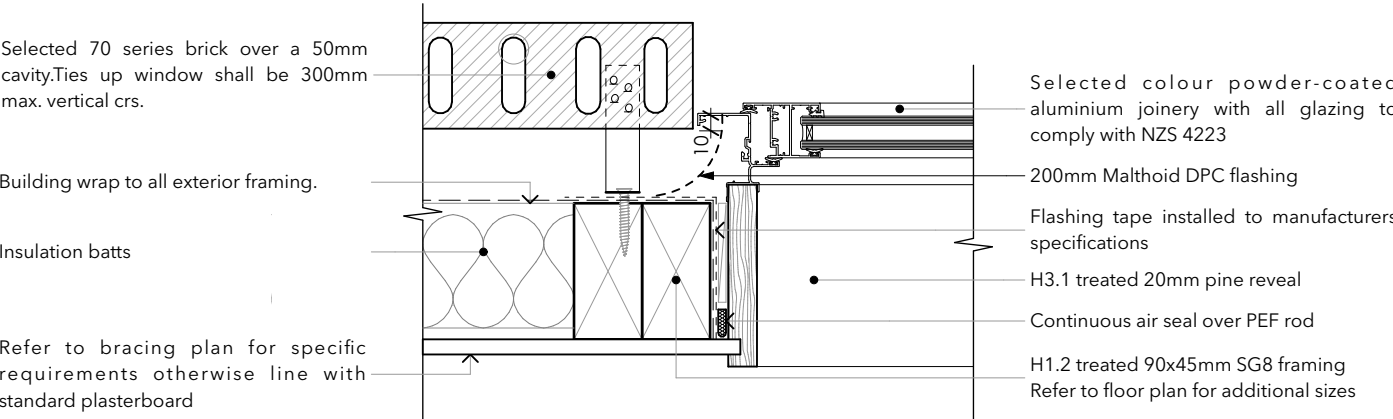


C05 70 Series Brick - Pipe Penetration
Scale 1:5

C07 70 Series Brick - Window Sill Detail
Scale 1:5



C06 70 Series Brick - Window Head Detail
Scale 1:5



C08 70 Series Brick - Window Jamb Detail
Scale 1:5

Issue	Comment

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Legal Description: LOT: 1
DP: 348264

Construction Details

Sheet A500 Scale 1:10, 1:5 @ A2

Issue: For Consent

Date: 9/08/24

Revision: 01

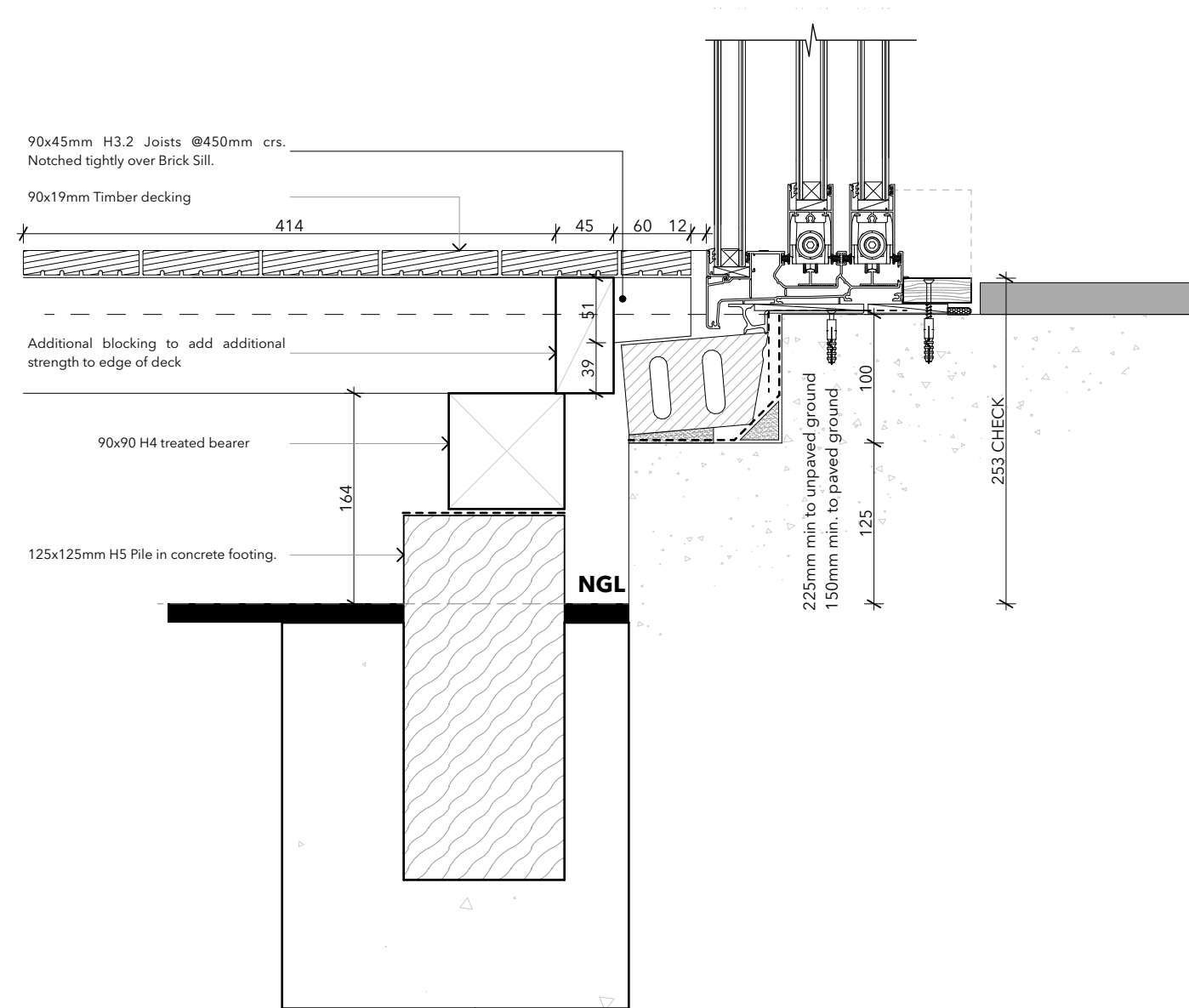
Drawn SDF

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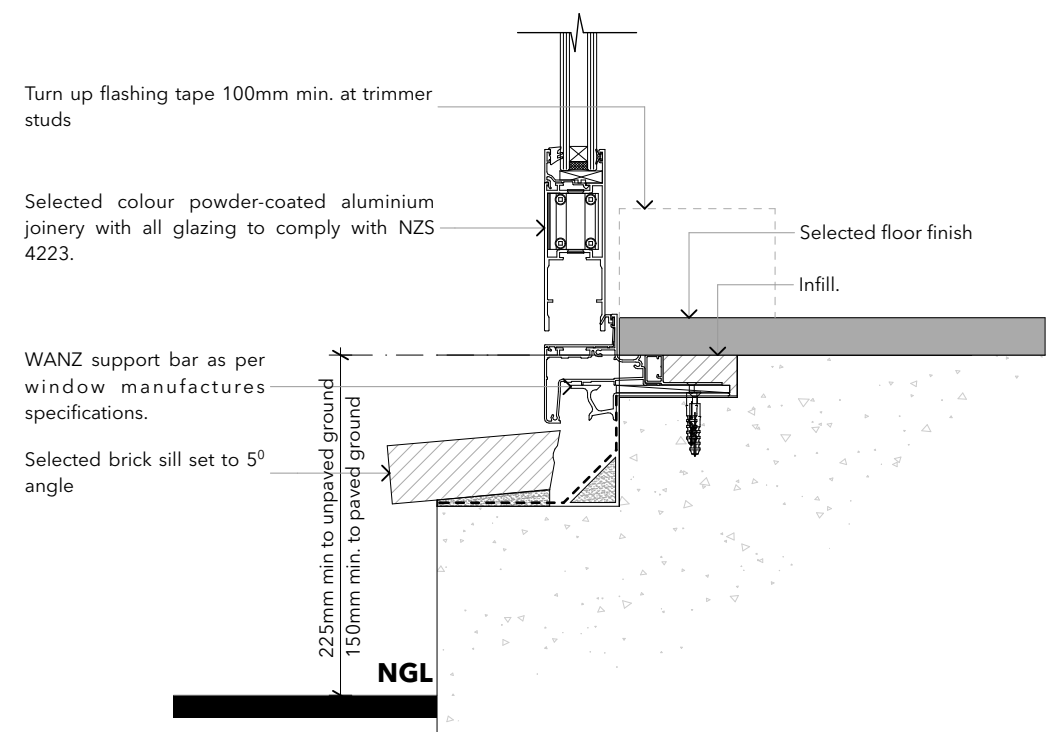
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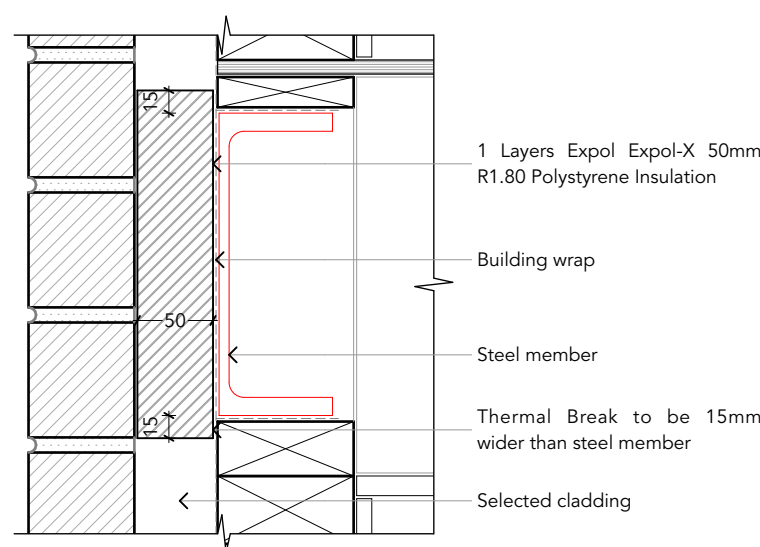
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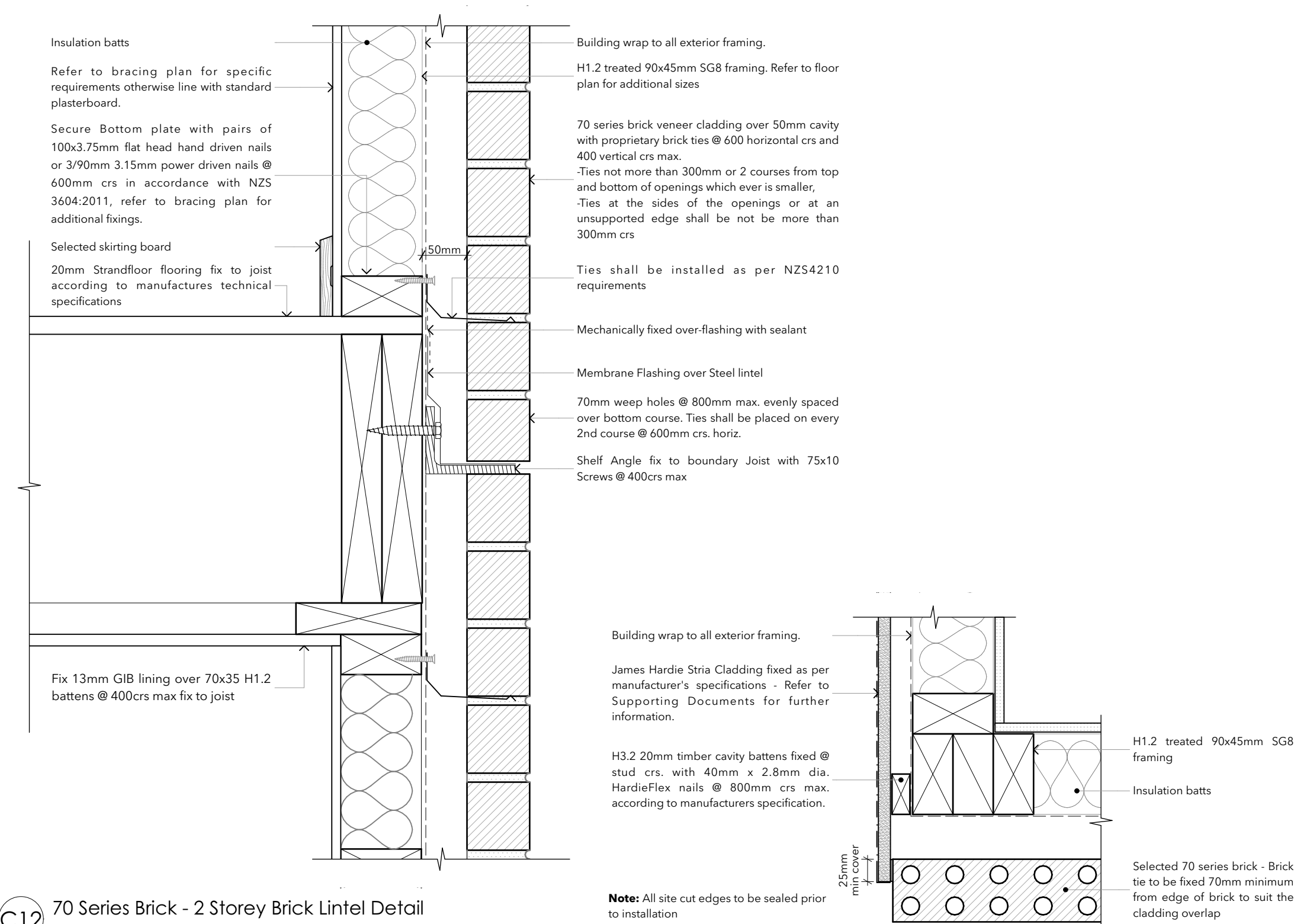
C09 70 Series Brick - Slider Door Detail
Scale 1:5



C10 70 Series Brick - Hinged Door Detail
Scale 1:5

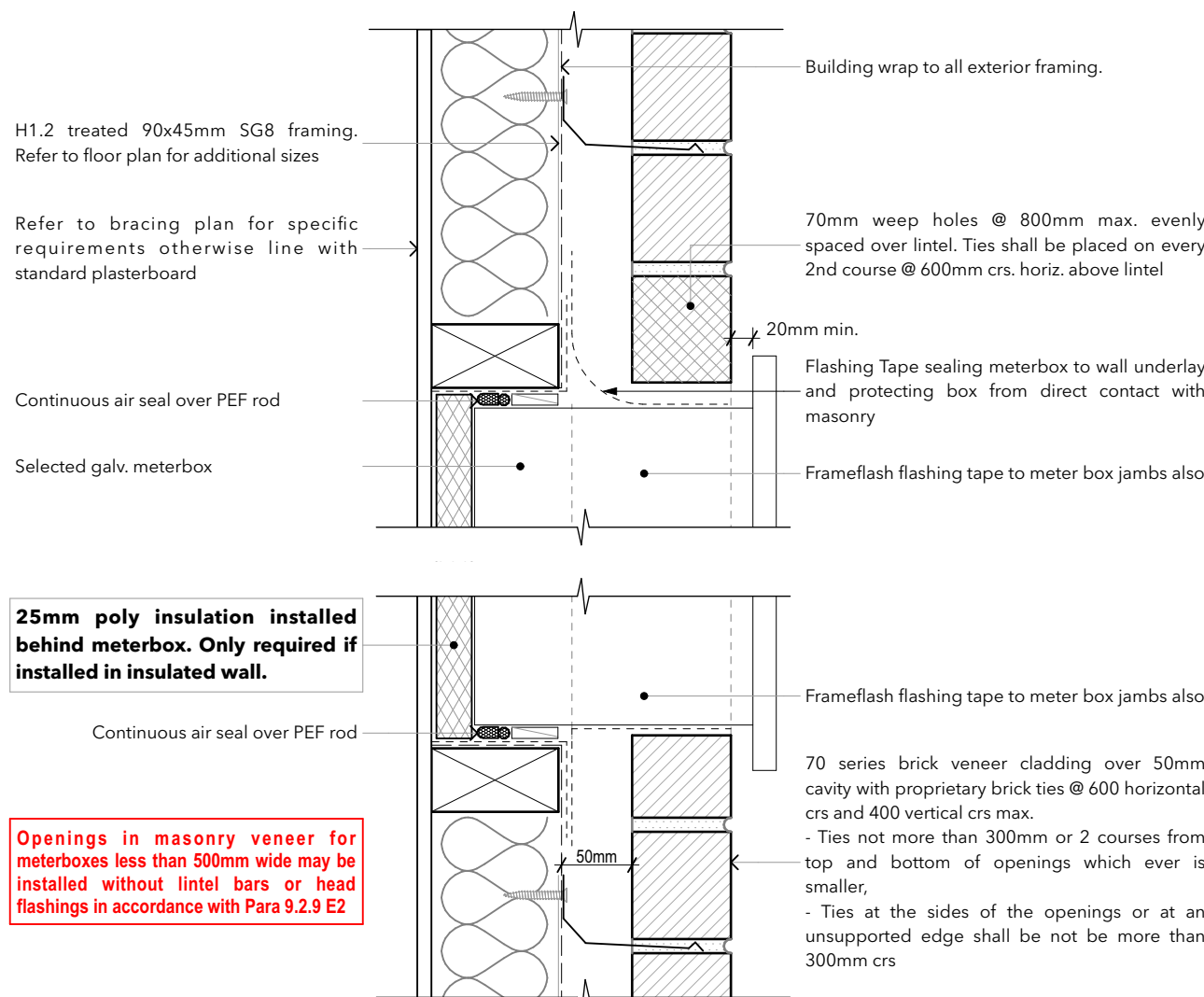


C11 Thermal Break at Steel Members
Scale 1:5



C12 70 Series Brick - 2 Storey Brick Lintel Detail
Scale 1:5

C14 JH Oblique to Brick - External Corner
Scale 1:5



C13 70 Series Brick - Meter Box Detail
Scale 1:5

Issue	Comment

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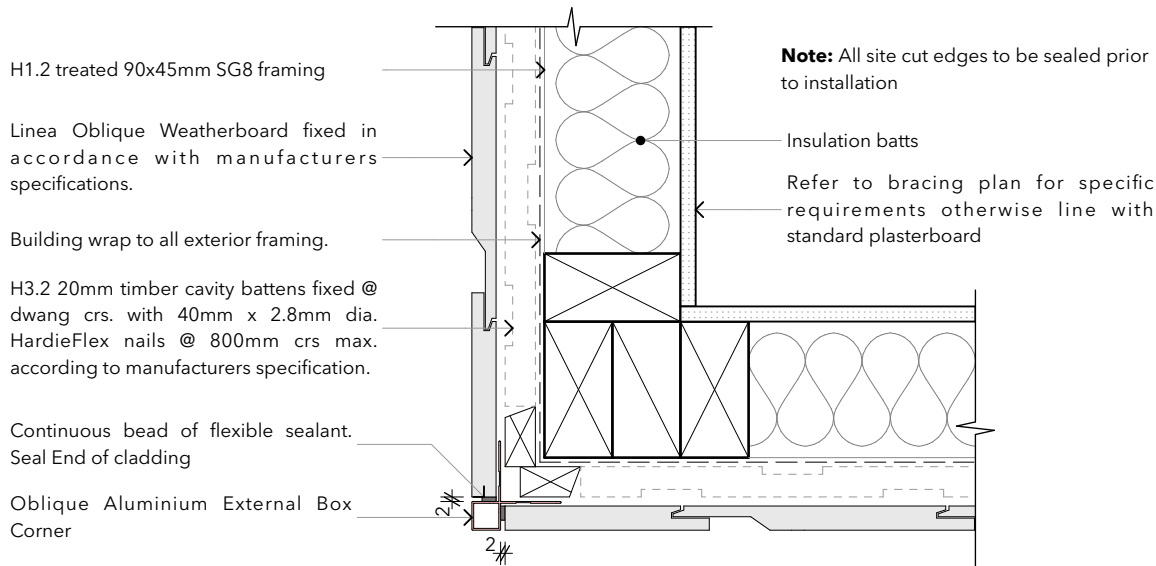
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		Date:	9/08/24
Revision:	01	Drawn	SDF

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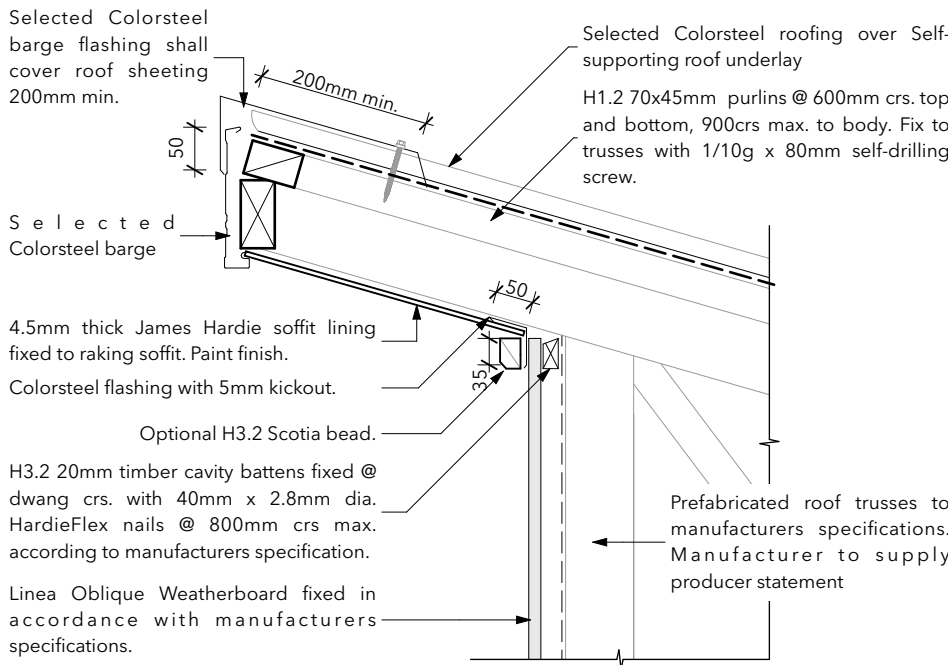
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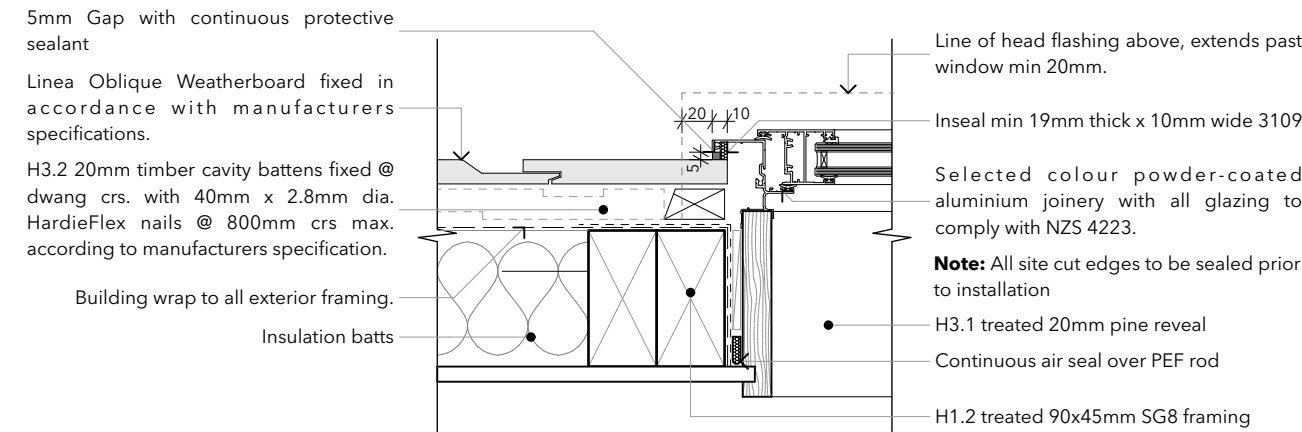
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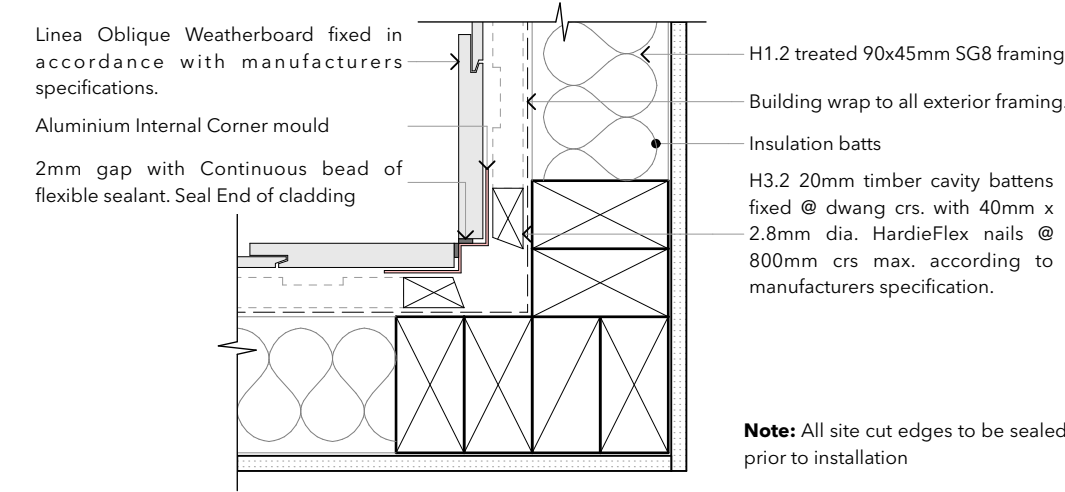
C15 JH Oblique (Vertical) - External Corner
Scale 1:5



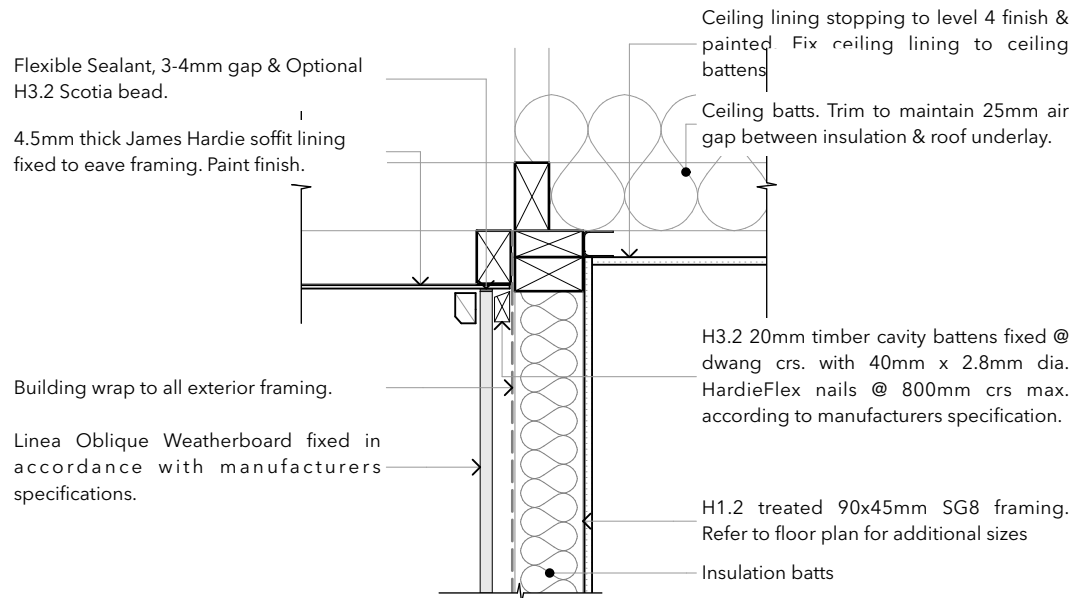
C18 JH Oblique (Vertical) - Raking Soffit
Scale 1:10



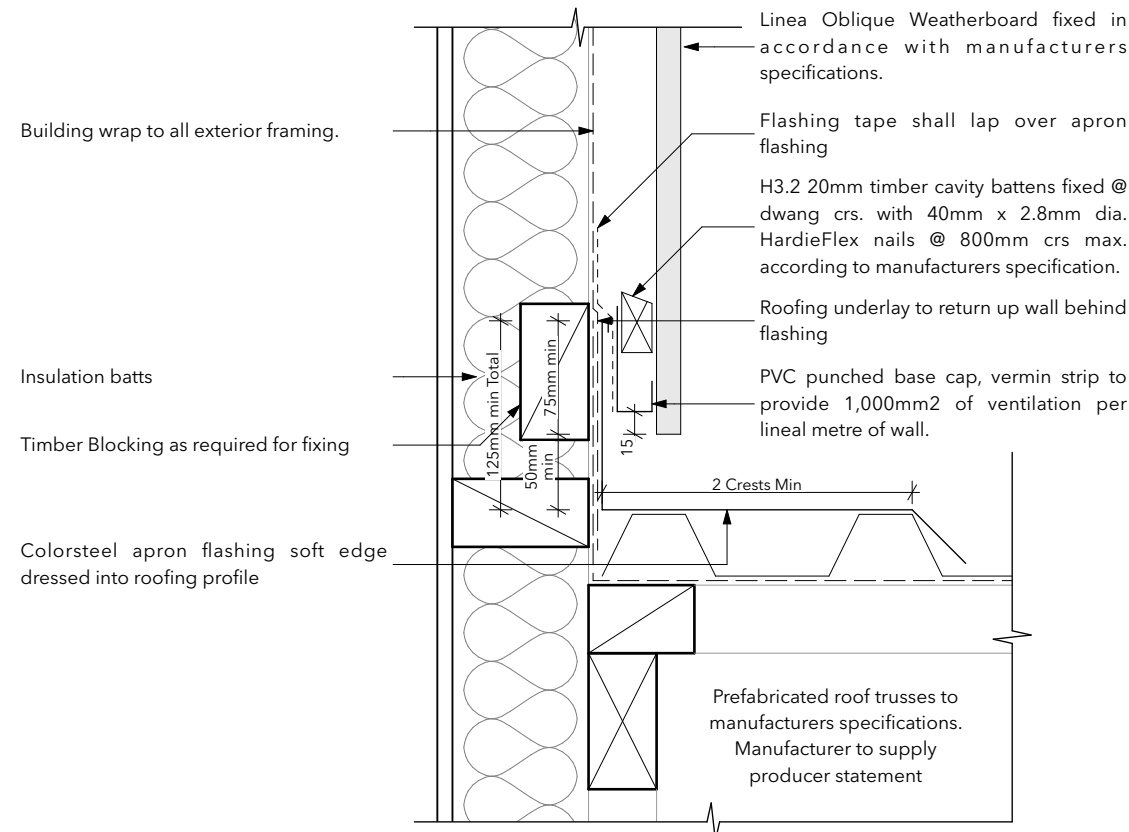
C21 JH Oblique (Vertical) - Joinery Jamb Detail
Scale 1:5



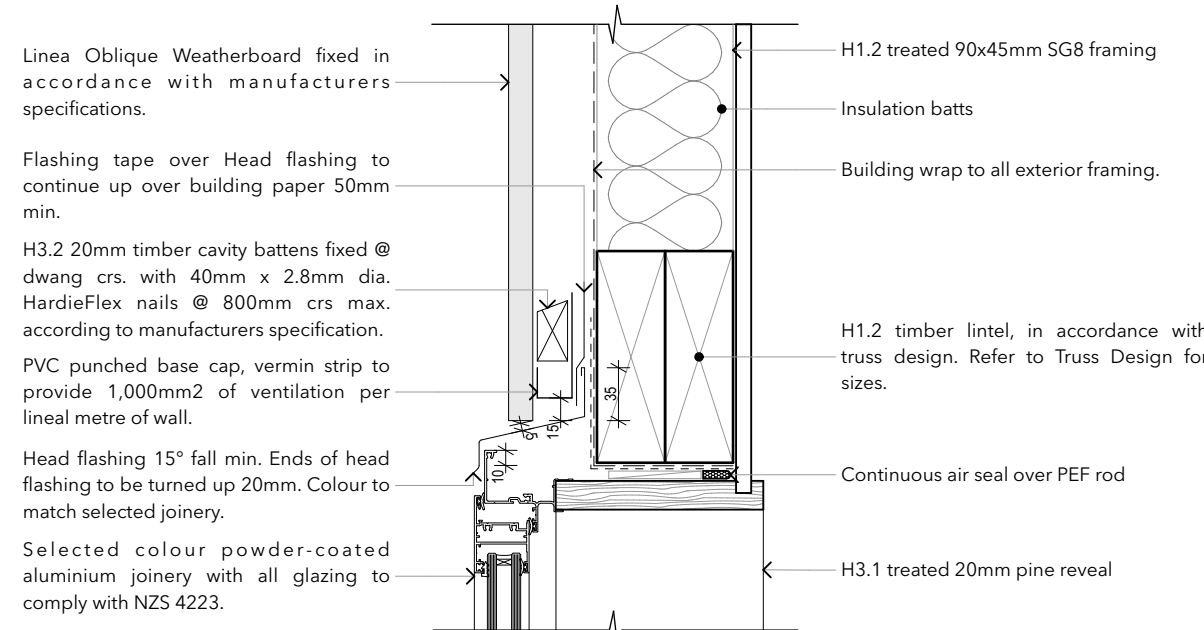
C16 JH Oblique (Vertical) - Internal Corner
Scale 1:5



C19 JH Oblique (Vertical) - Balcony Soffit
Scale 1:10



C17 JH Oblique (Vertical) - Apron Flashing (Parallel)
Scale 1:5



C20 JH Oblique (Vertical) - Joinery Head Detail
Scale 1:5

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Layout Name: Construction Details

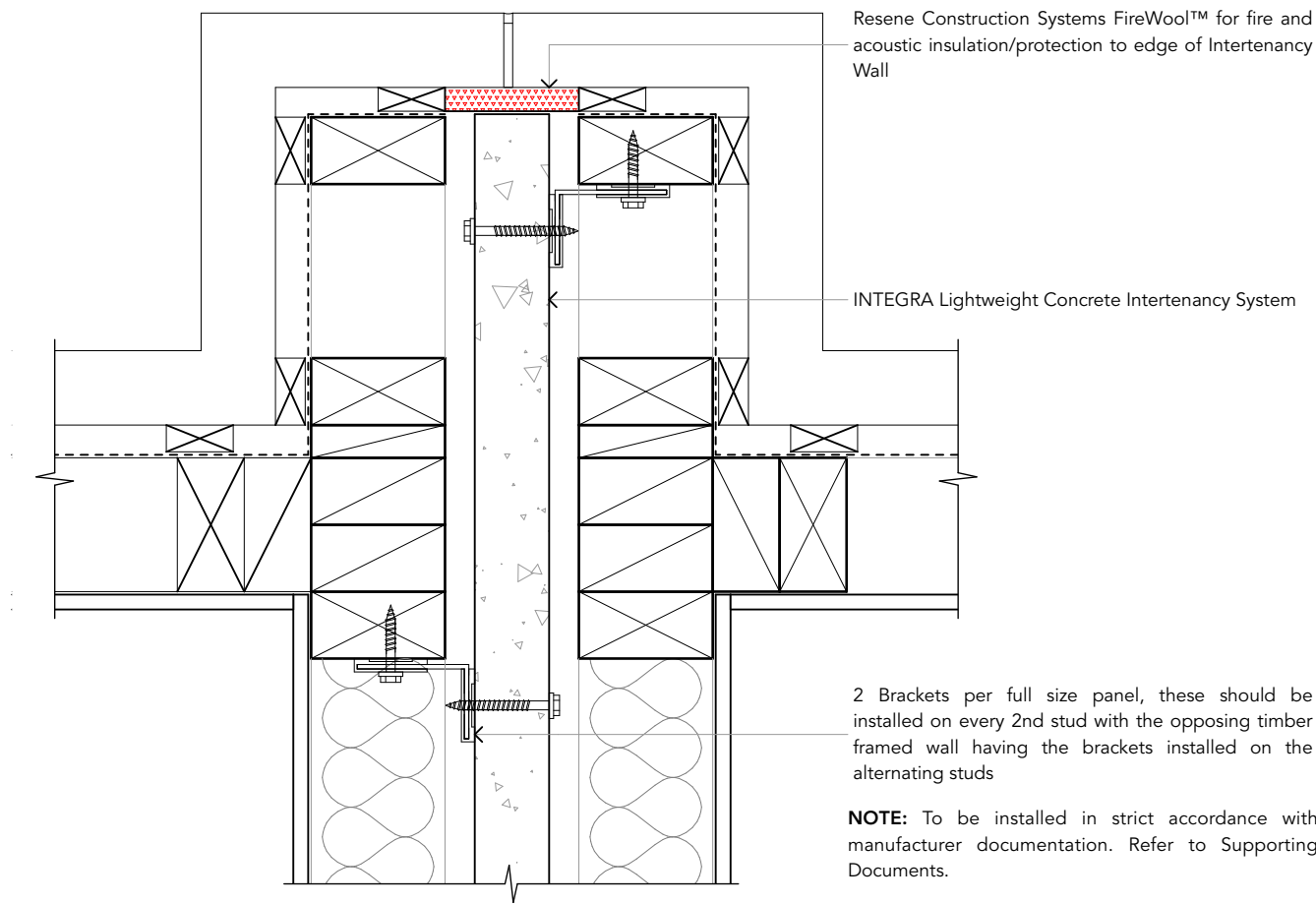
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Date: 9/08/24
Revision: 01
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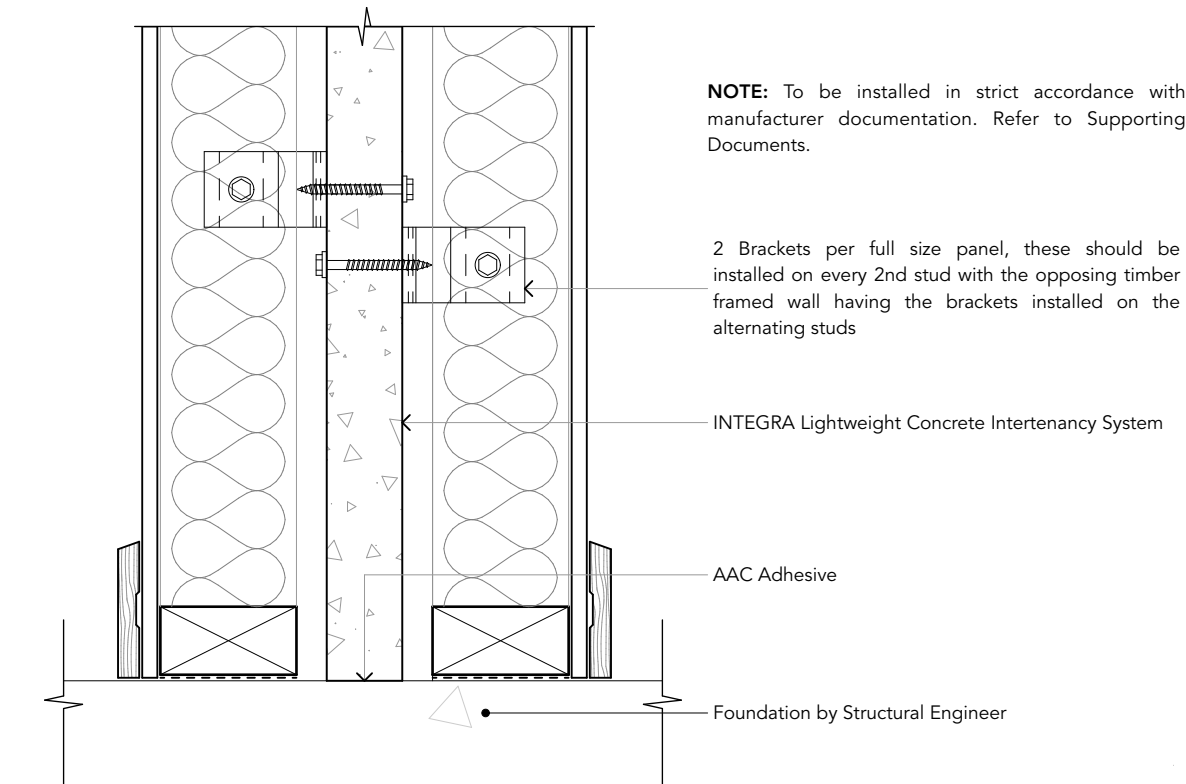
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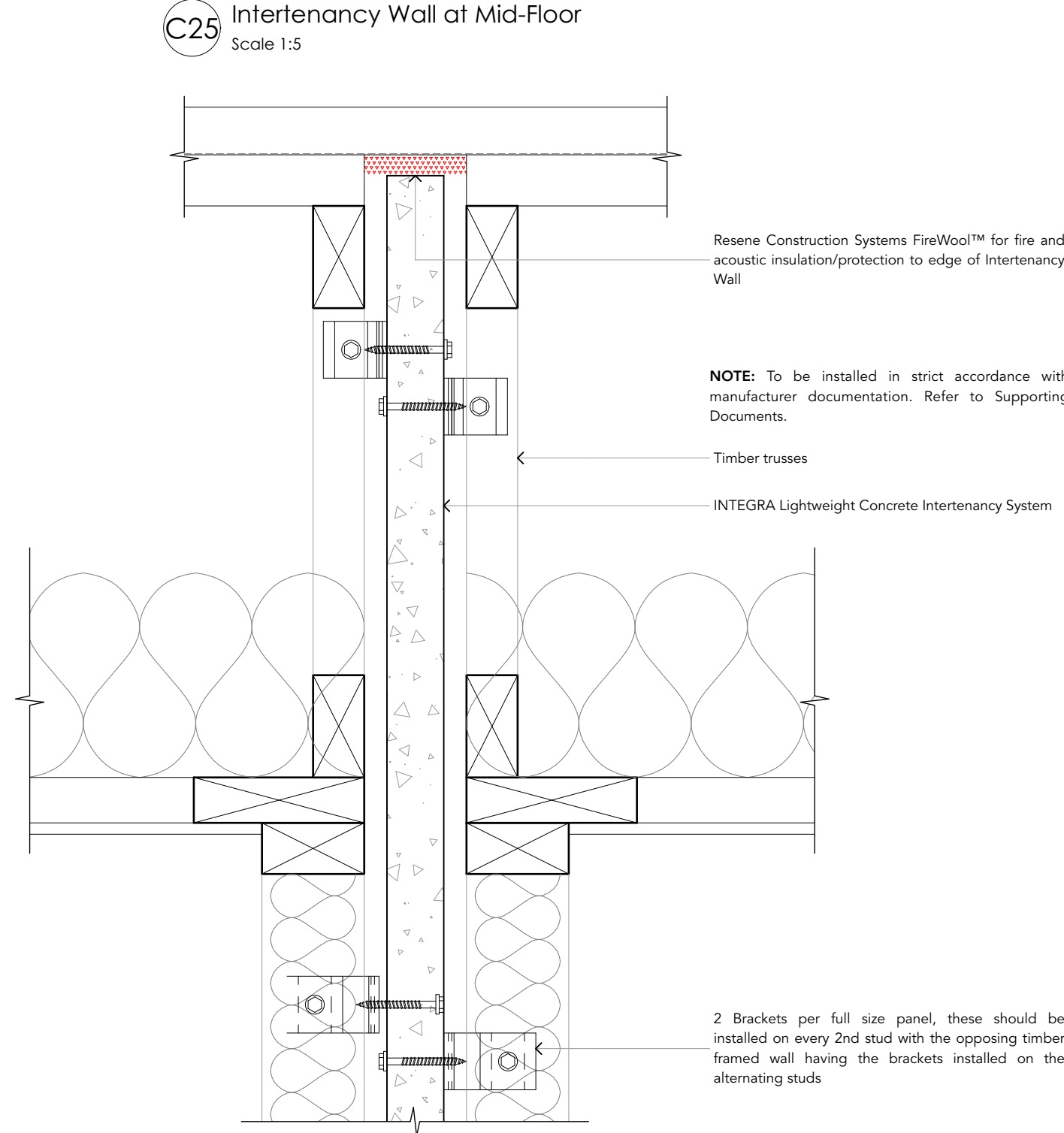
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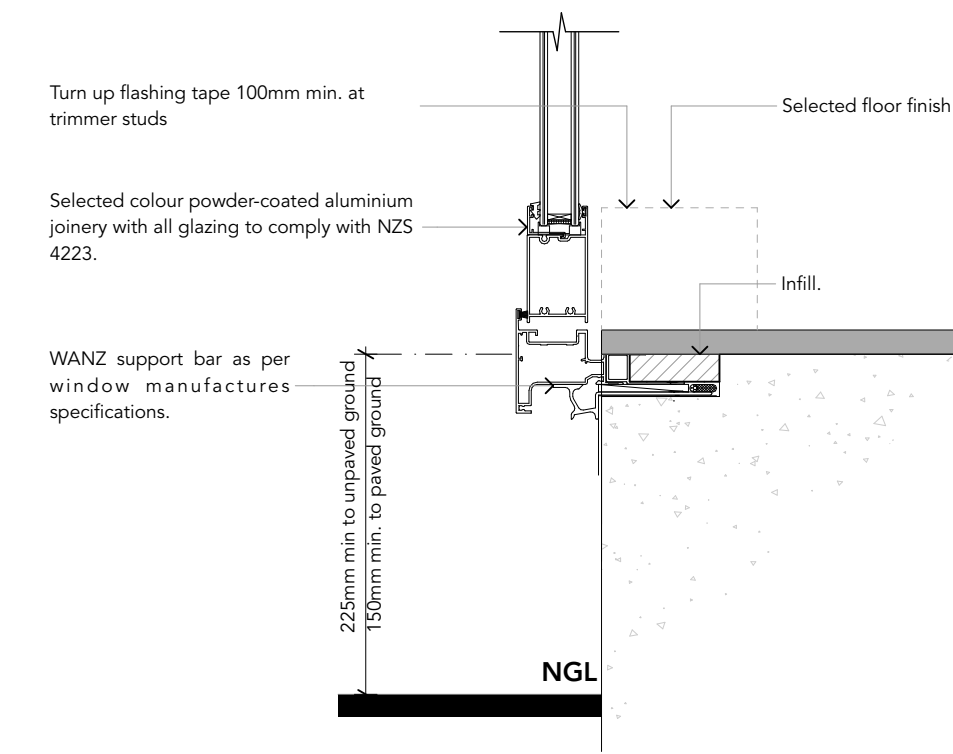
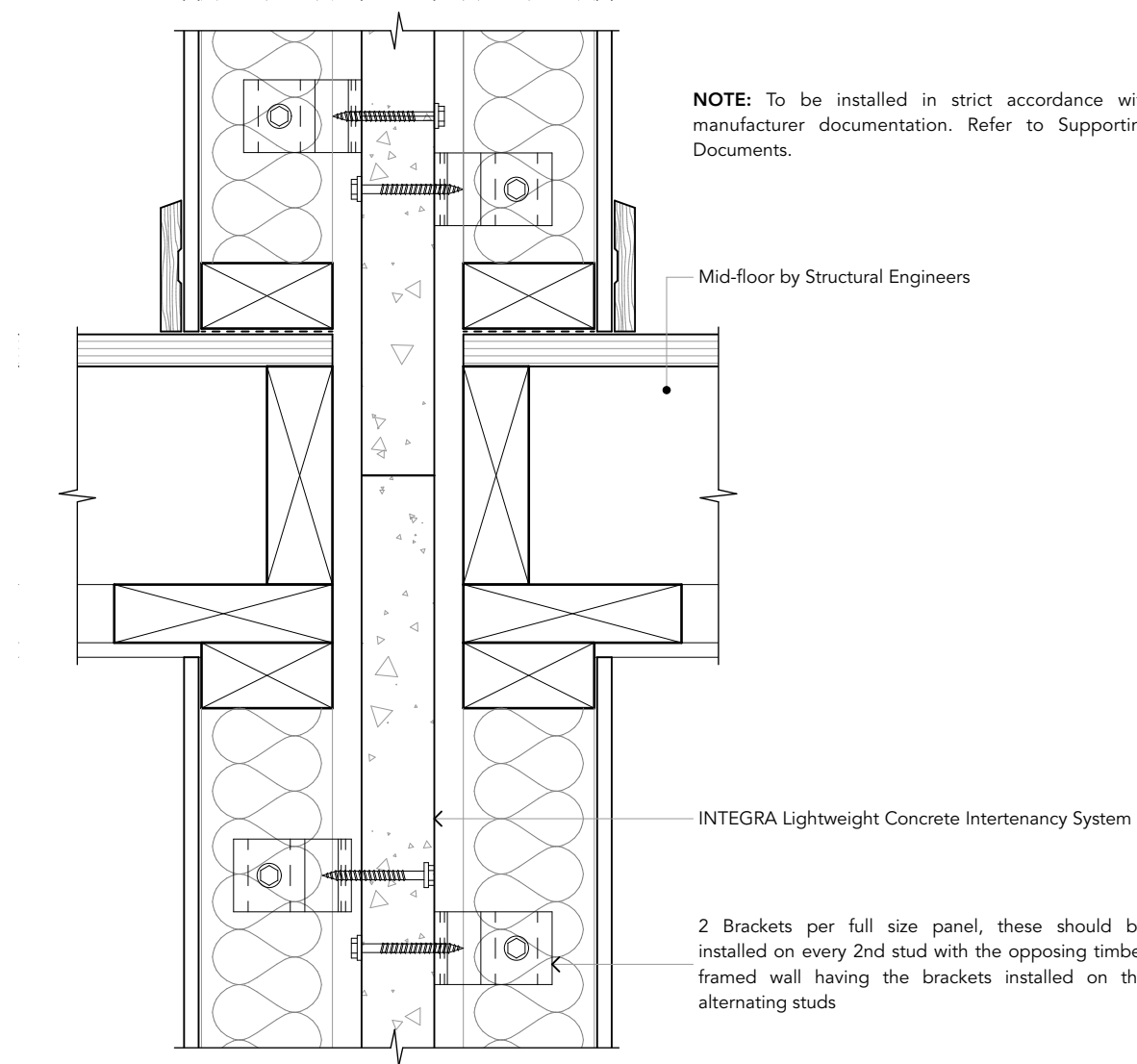
C23 Intertency at Wall Projection
Scale 1:5



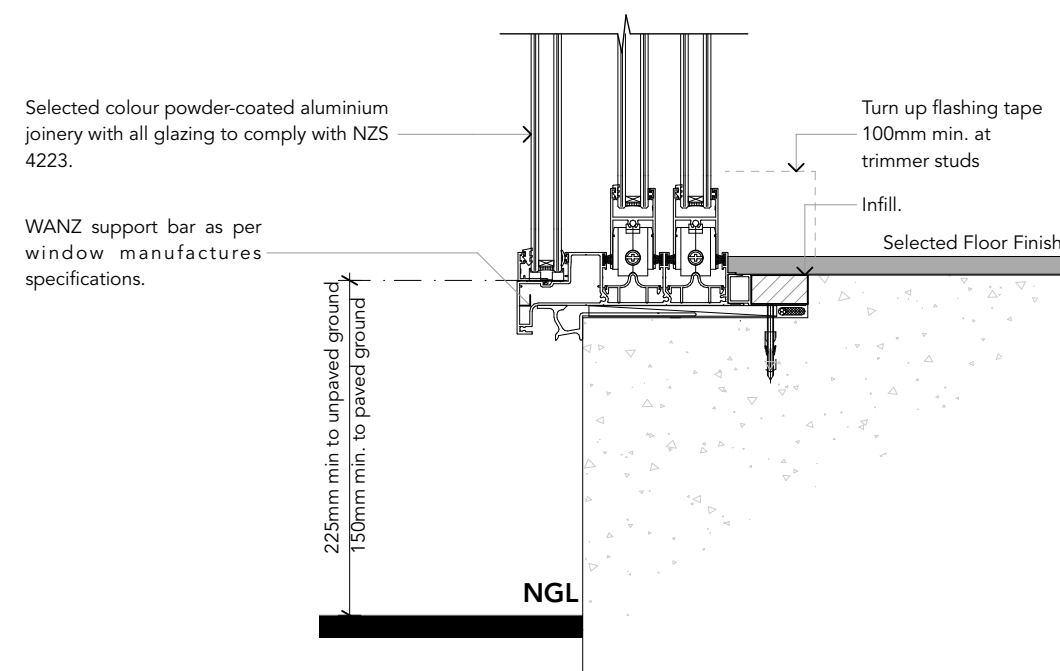
C24 Intertency Wall at Foundation
Scale 1:5



C26 Intertency Wall at Roof
Scale 1:5



C27 Exterior Door Sill Detail
Scale 1:5



C28 Exterior Sliding Door Sill Detail
Scale 1:5

Issue	Comment

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Construction Details

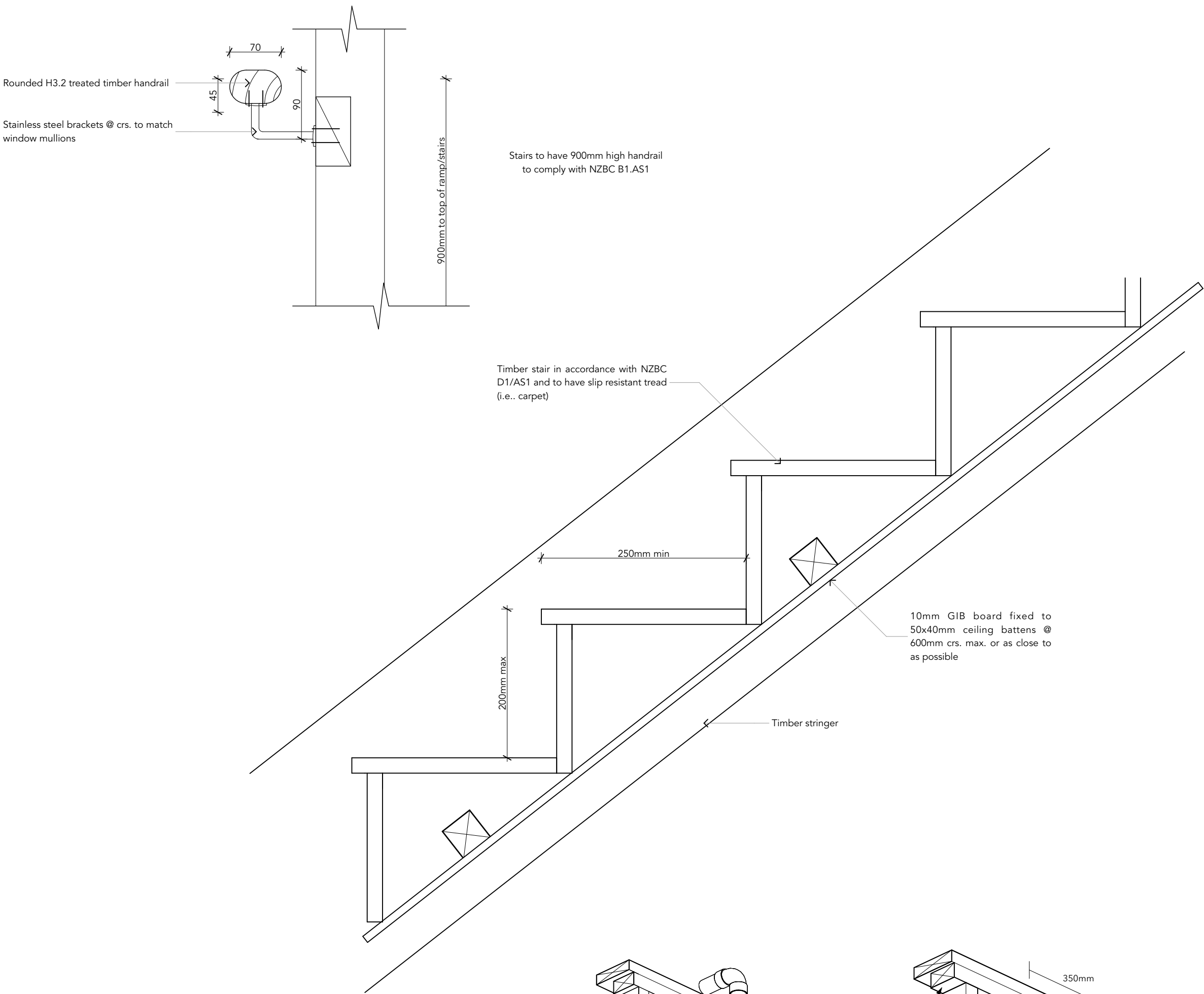
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Issue:		Issue:	For Consent
Date:	9/08/24	Date:	
Revision:	01	Drawn:	SDF

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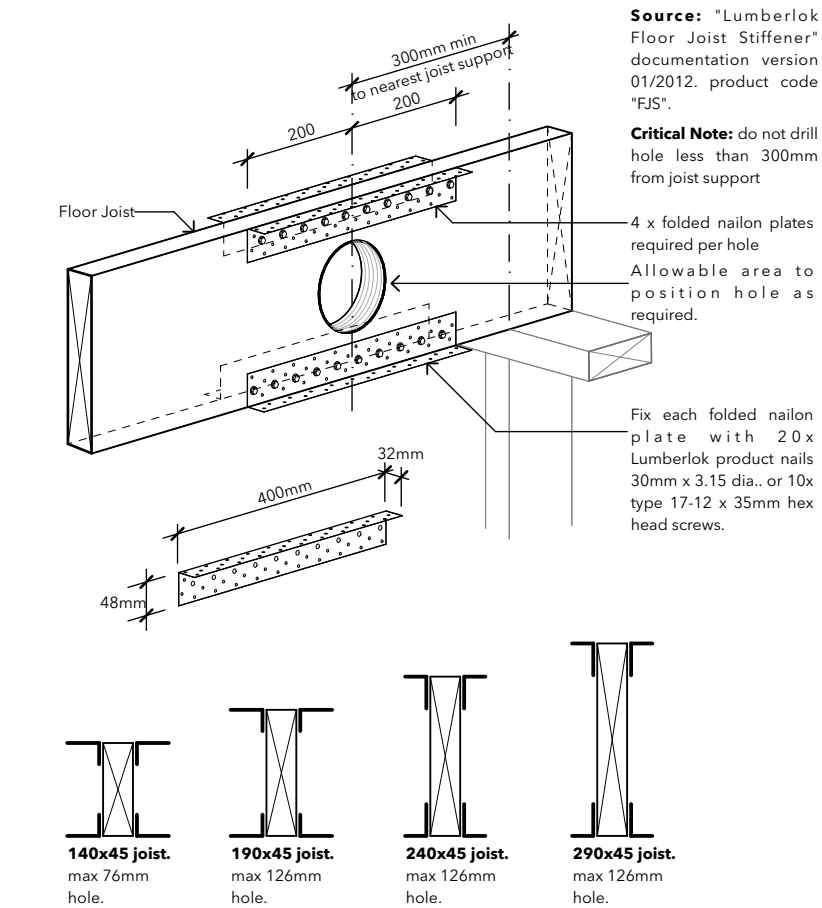
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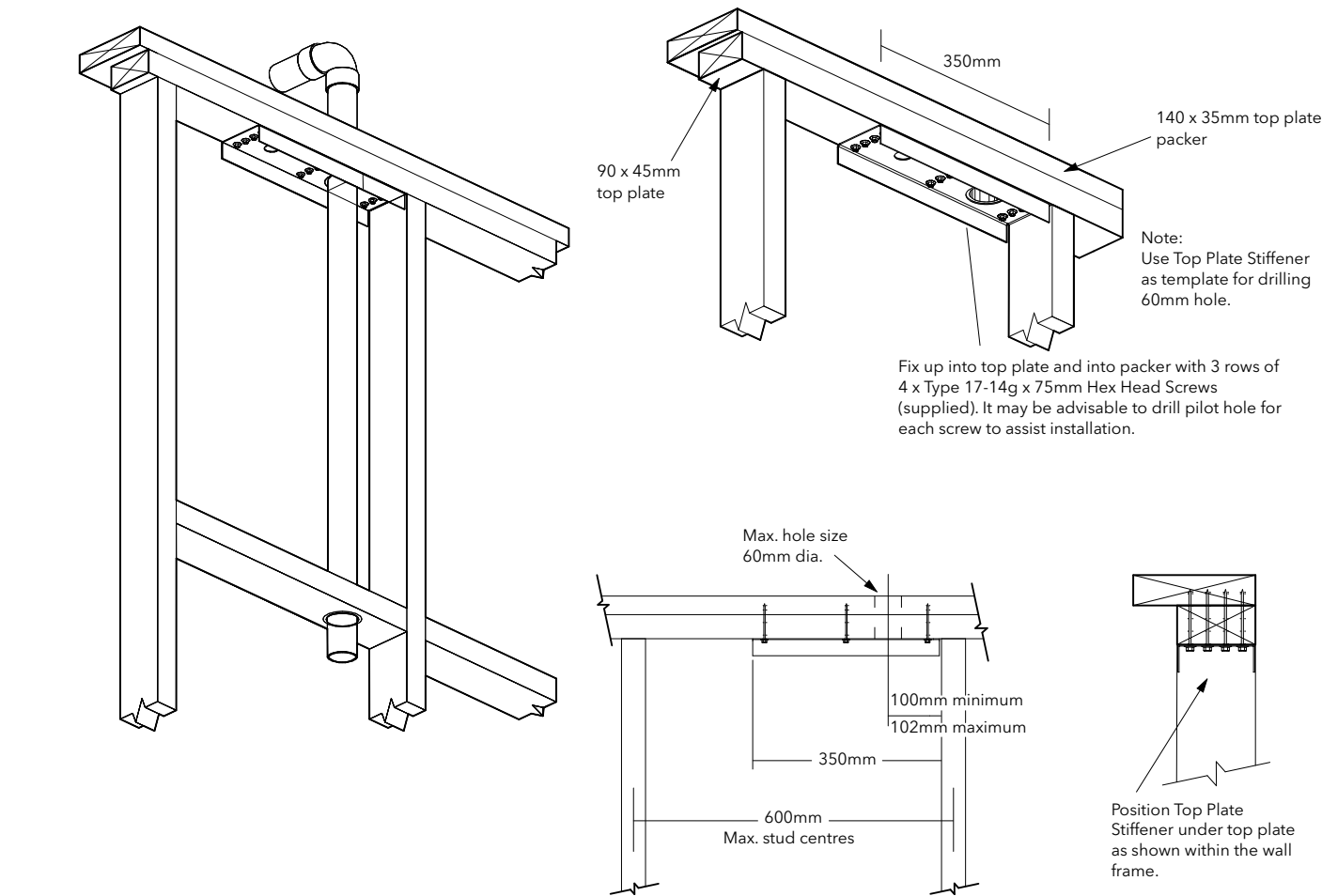
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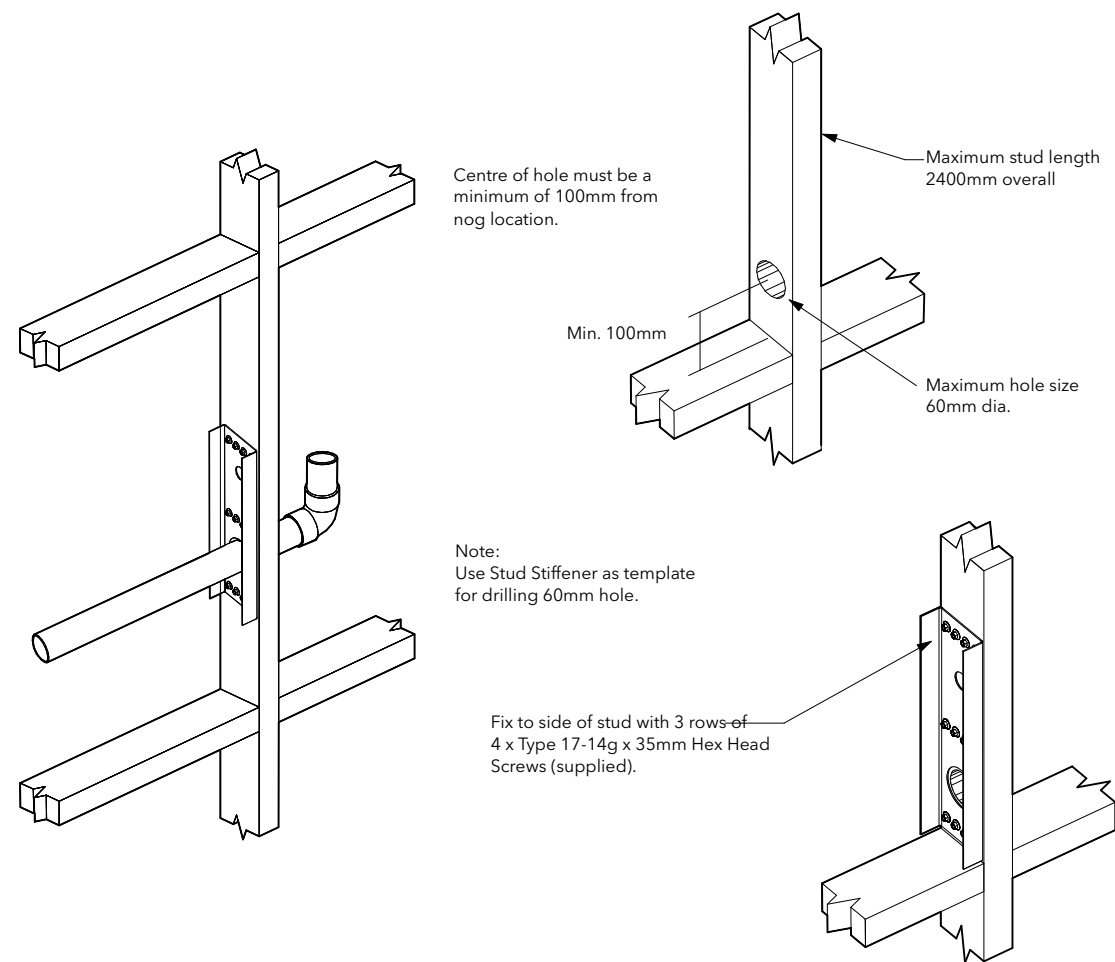
C29 Internal Staircase Details
Scale 1:5



C30 Floor Joist Stiffner
Scale 1:10



C31 Stud Stiffner
Scale 1:5



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DP: 348264

Construction Details

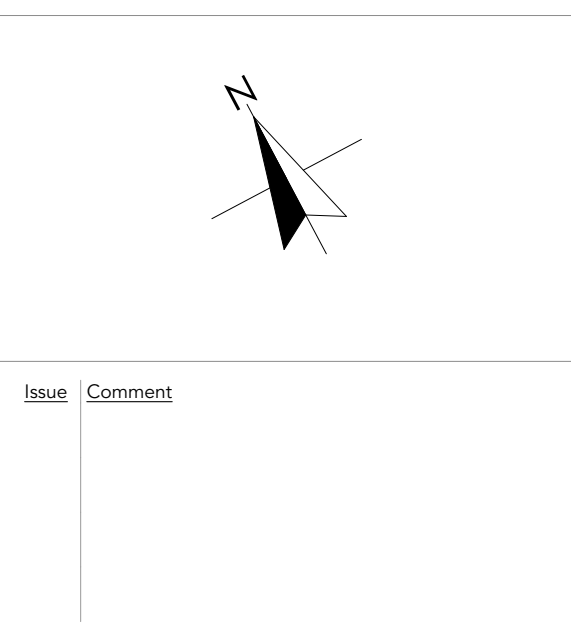
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Date: 9/08/24
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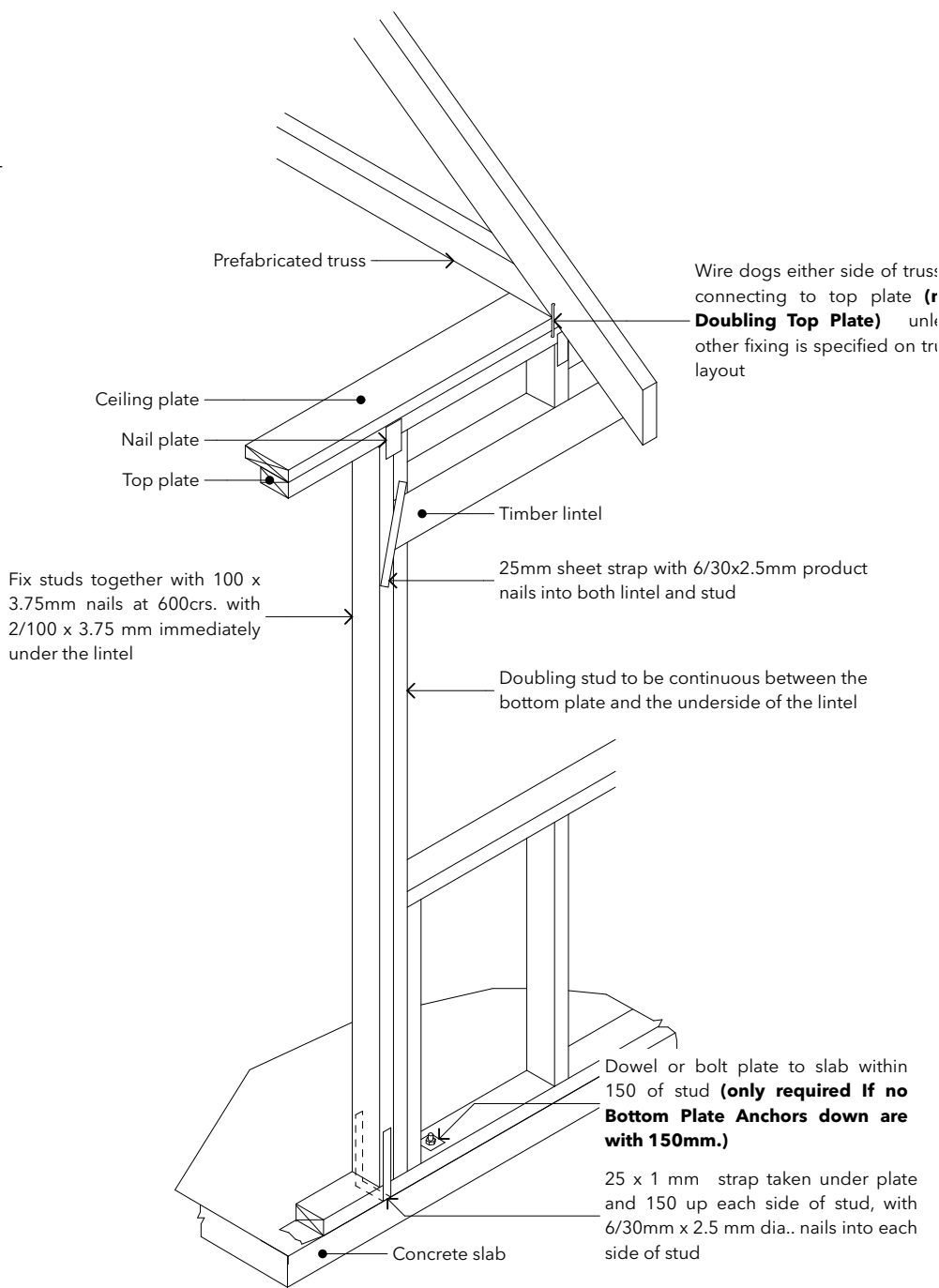
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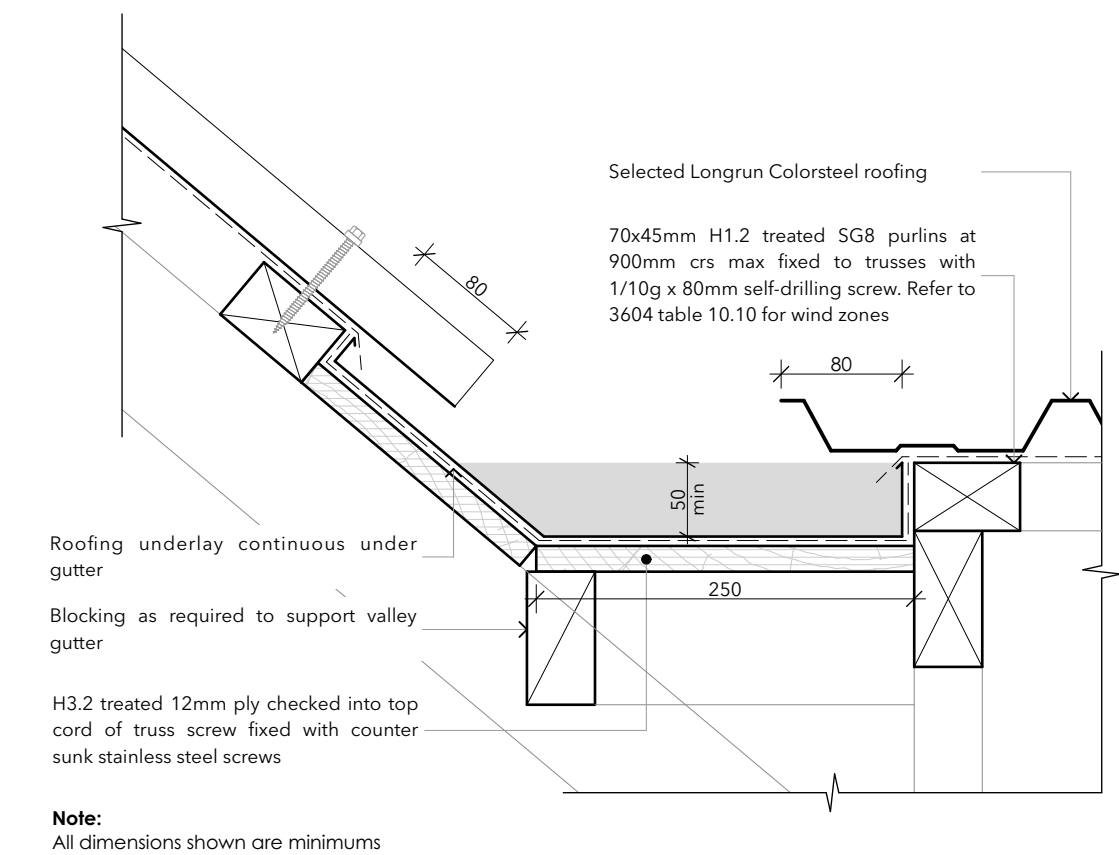


C33 Typical Lintel Fixing
Scale 1:20

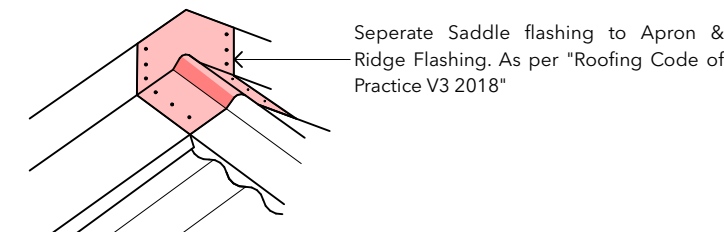


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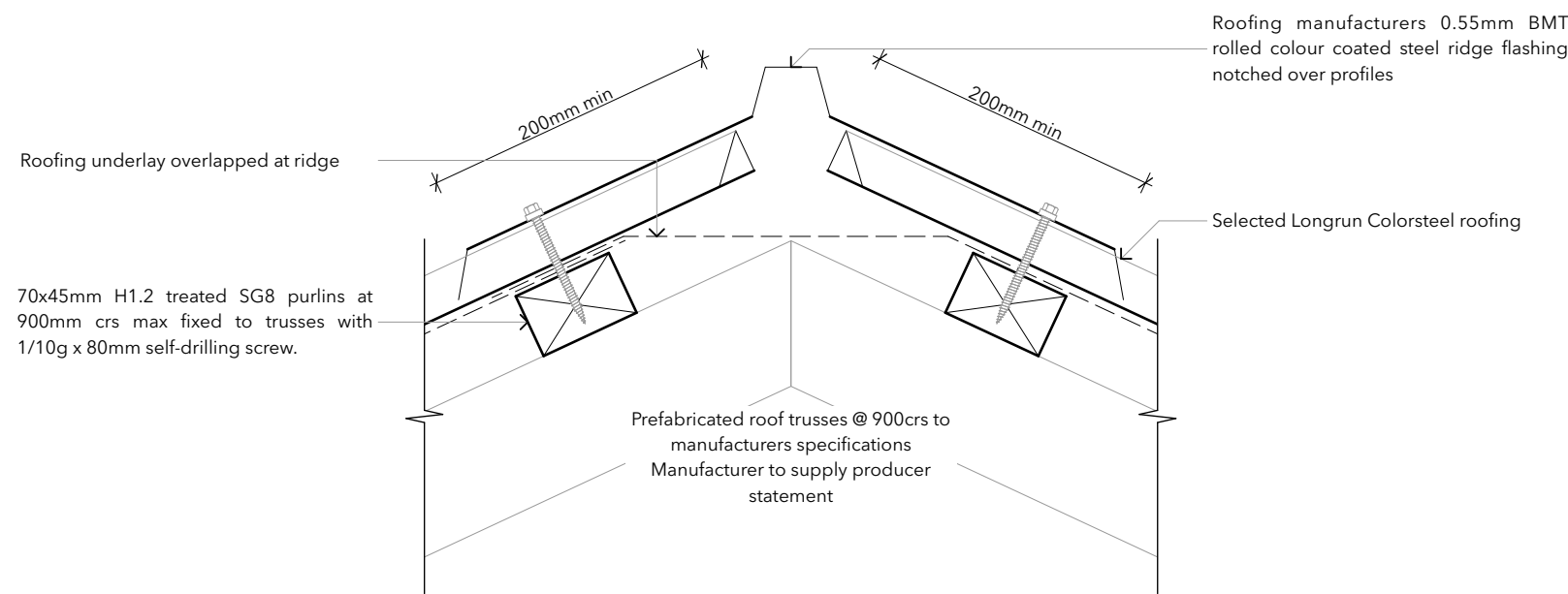
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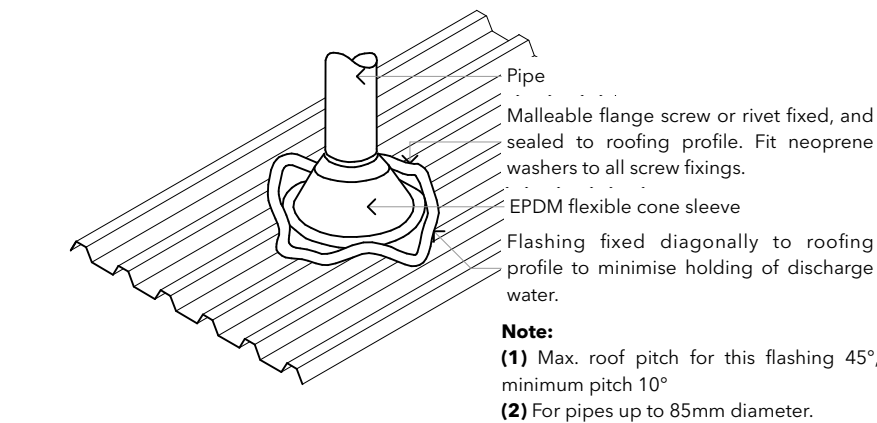
R01 Valley Gutter Alternate
Scale 1:5



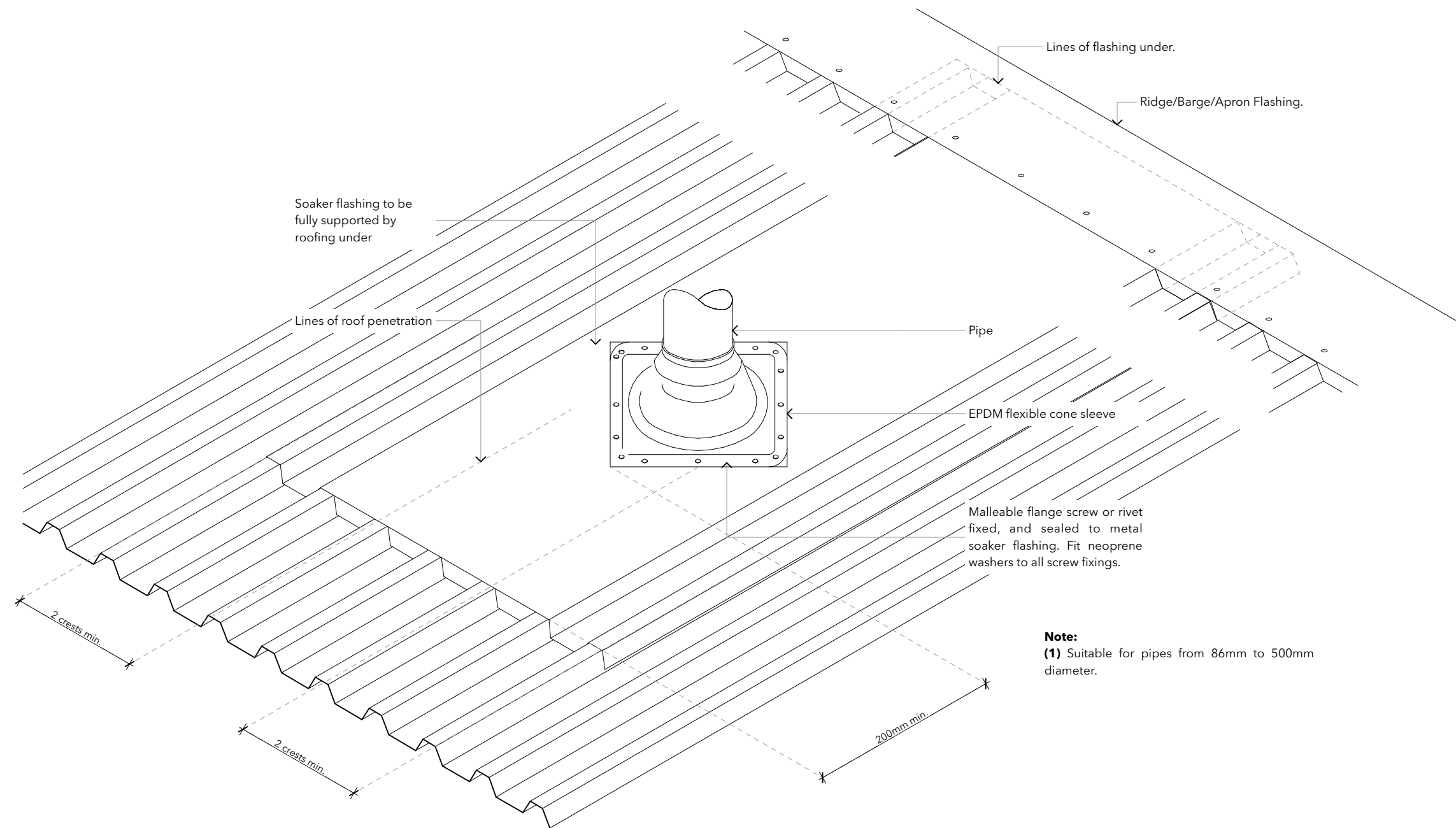
R02 Ridge to Wall
Scale 1:5



R03 Ridge Detail
Scale 1:5



R05 Typical Pipe Penetration
Scale 1:10



R04 Pipe Penetration - Under 10 Degrees
Scale 1:5

Issue	Comment

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Address:	91 Olliviers Road, Phillipstown, Christchurch
Legal Description:	LOT: 1 DP: 348264

Construction Details - Roof

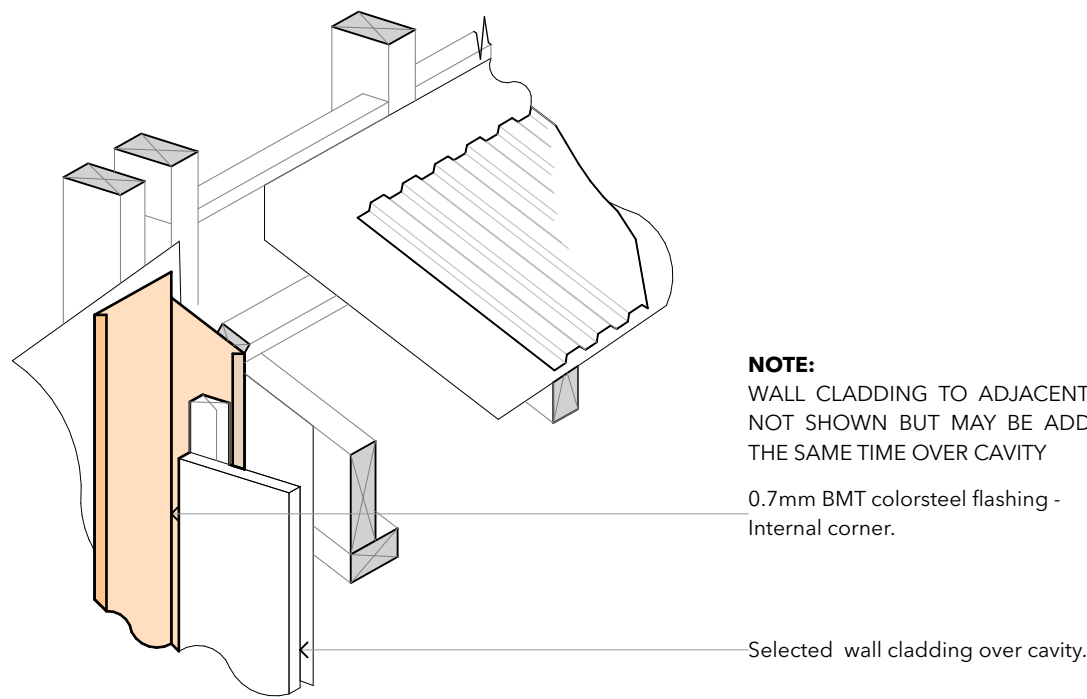
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Revision:	01	Drawn:	SDF

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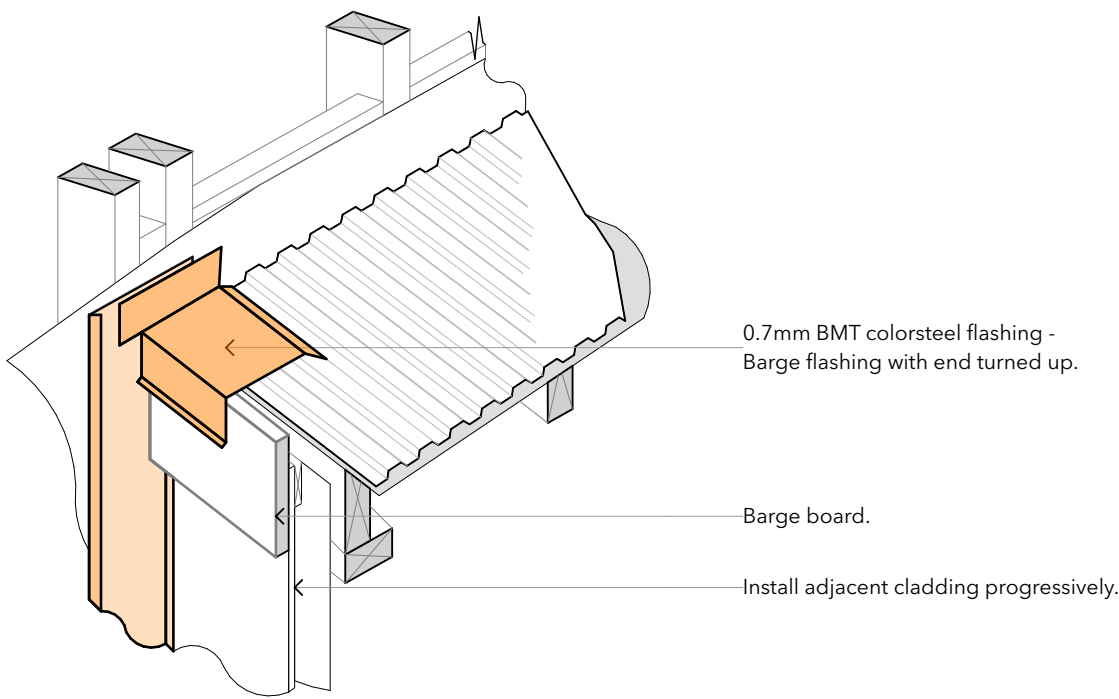
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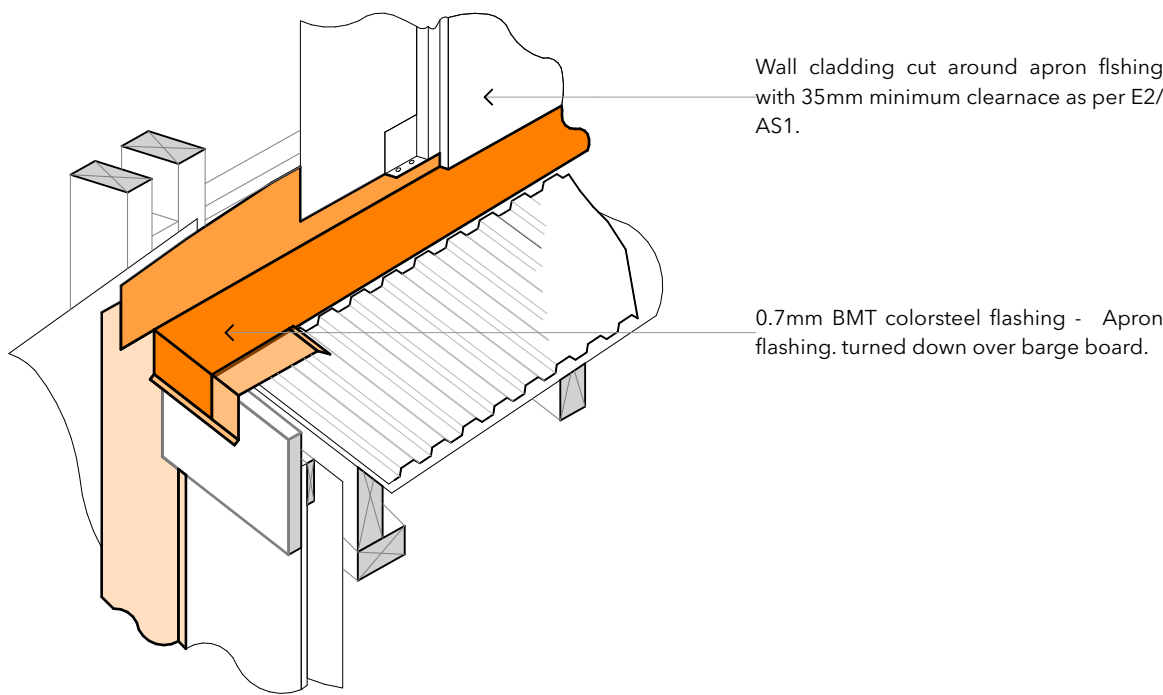
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Scale NTS



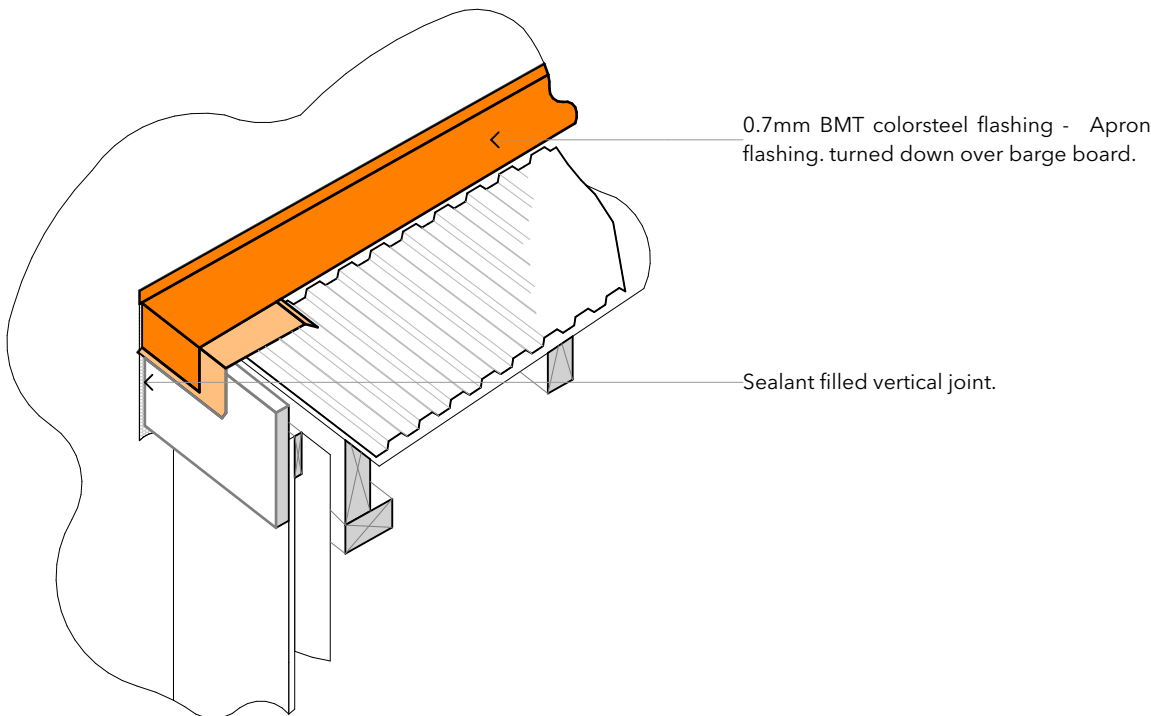
Step 2

Scale NTS



Step 3

Scale NTS



Step 4

Scale NTS

R06 Barge to Wall
Scale 1:5

Issue	Comment

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Vistaar Group

Address: 91 Olliviers Road,
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Legal Description: LOT: 1
DP: 348264

Layout Name: **Construction
Details - Roof**

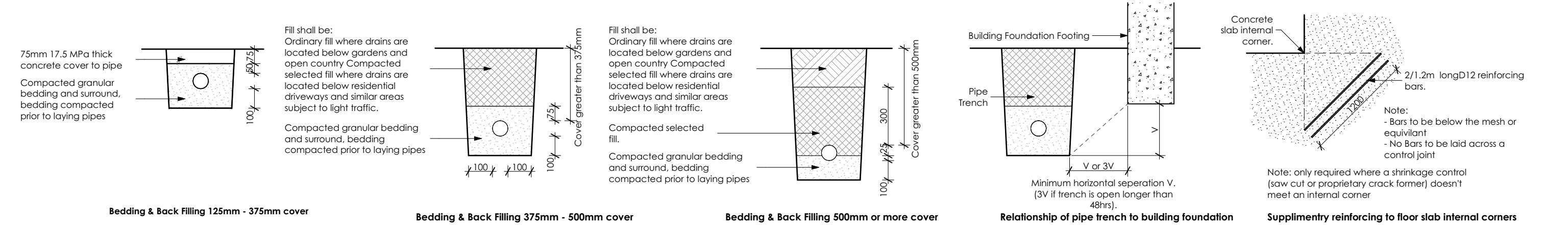
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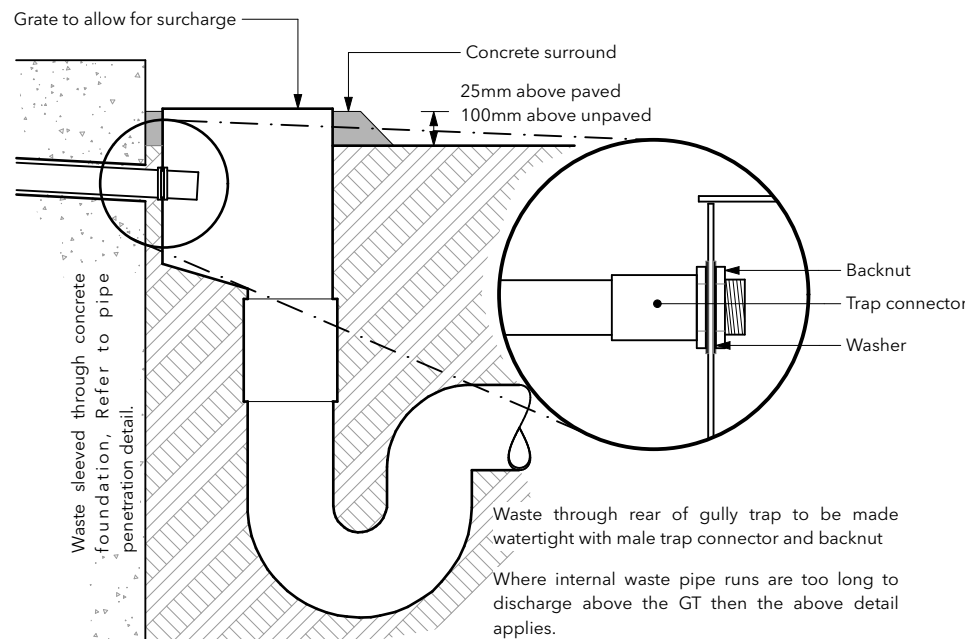
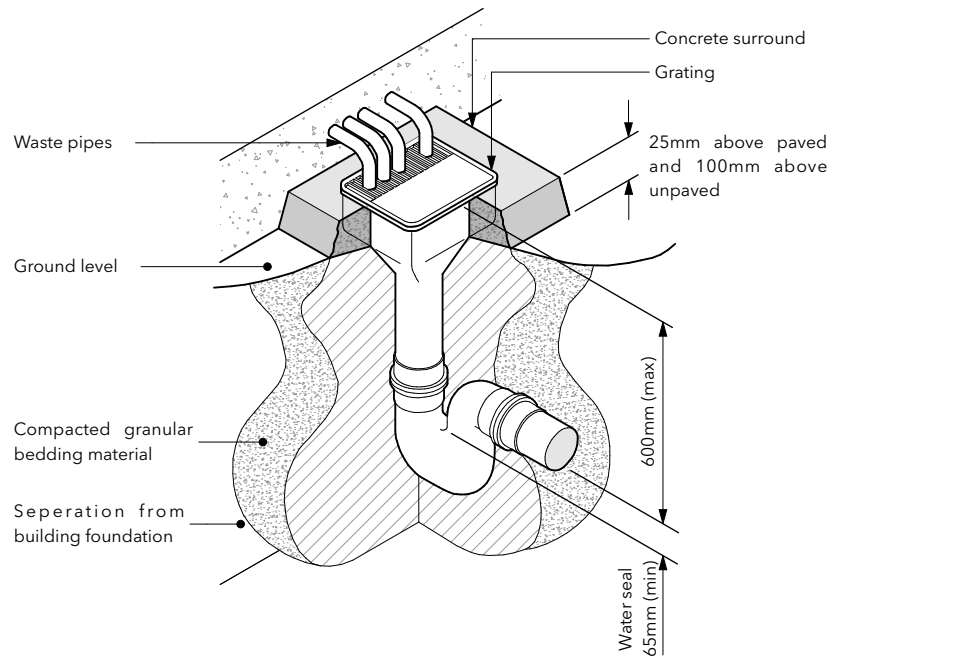
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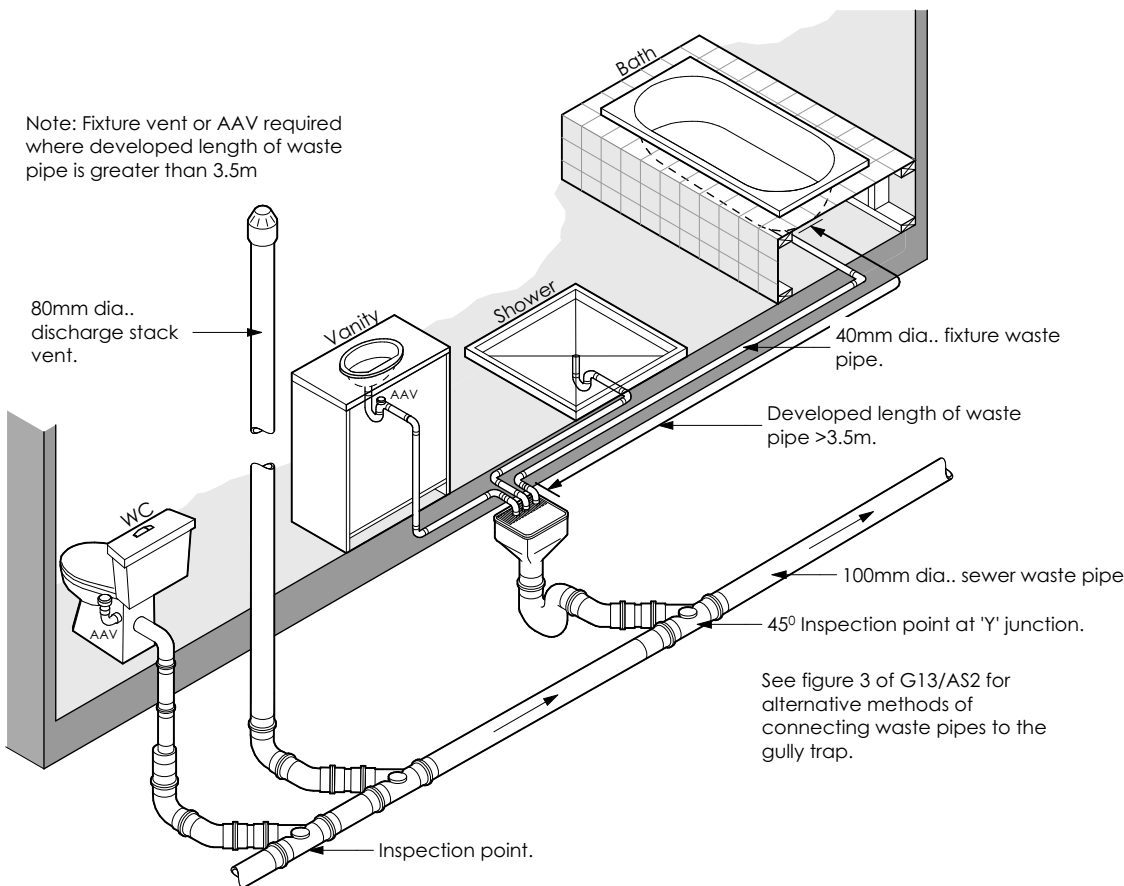
P01 Bedding & Back Filling

Scale 1:20



P02 Gully Trap

Scale 1:50

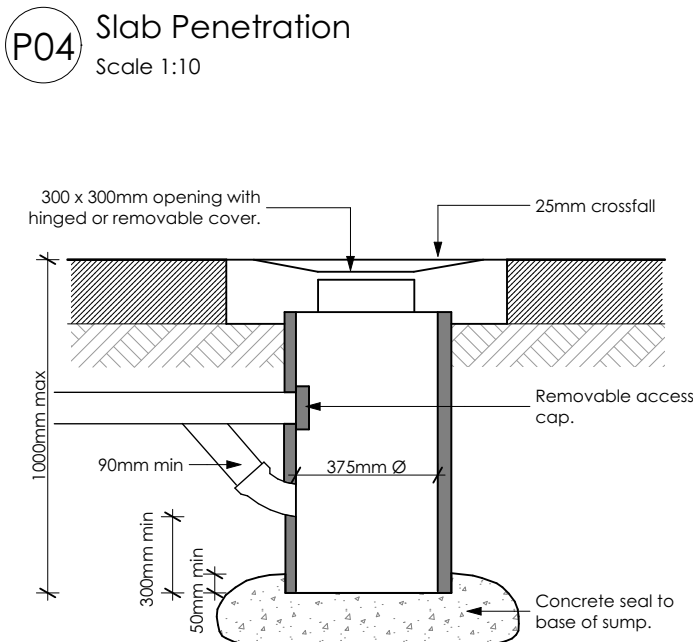
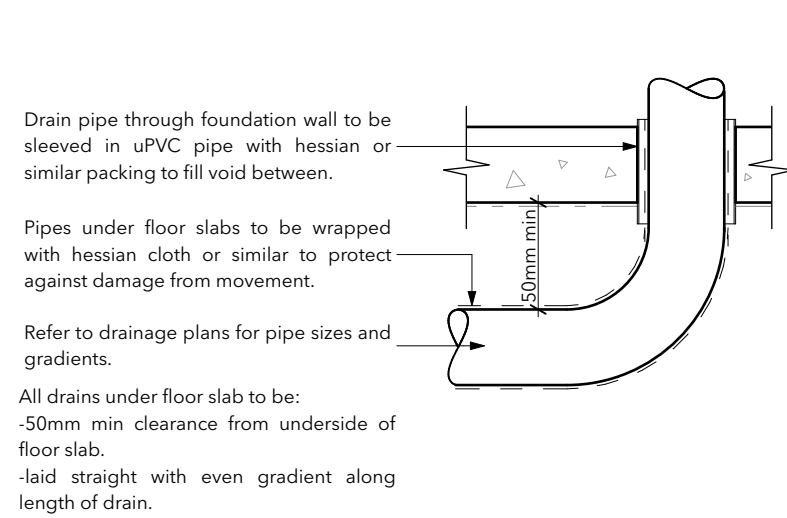


P03 Typical Plumbing Schematic

Scale 1:50

P04 Slab Penetration

Scale 1:10

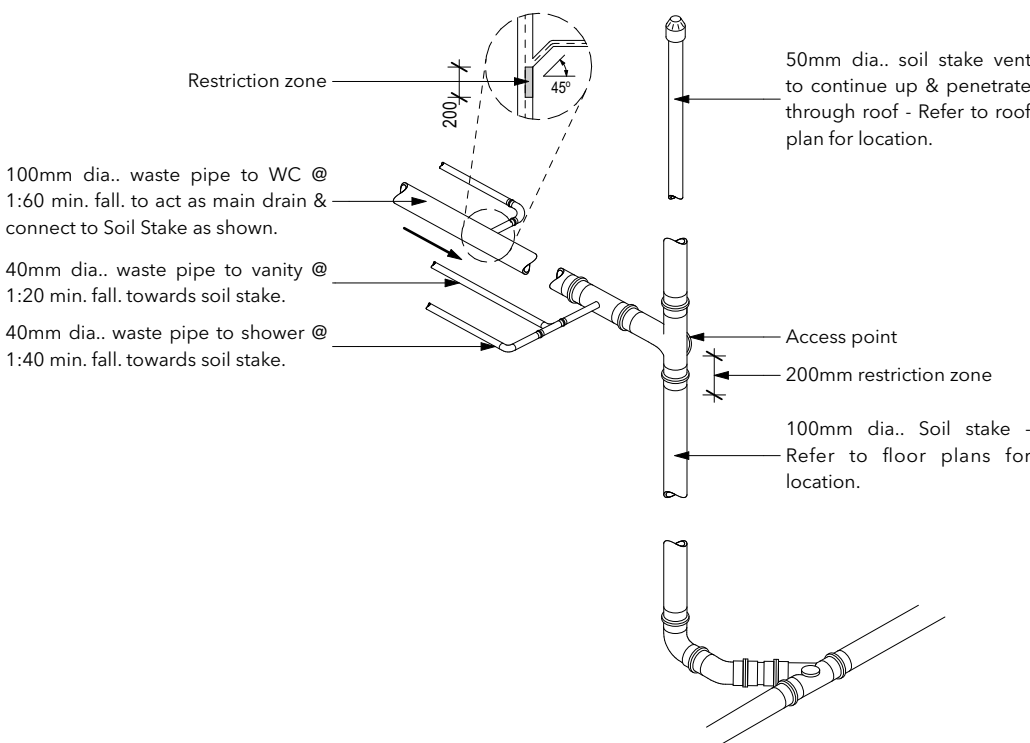


For paved areas >80m² & <110m²

Type 1 Sump

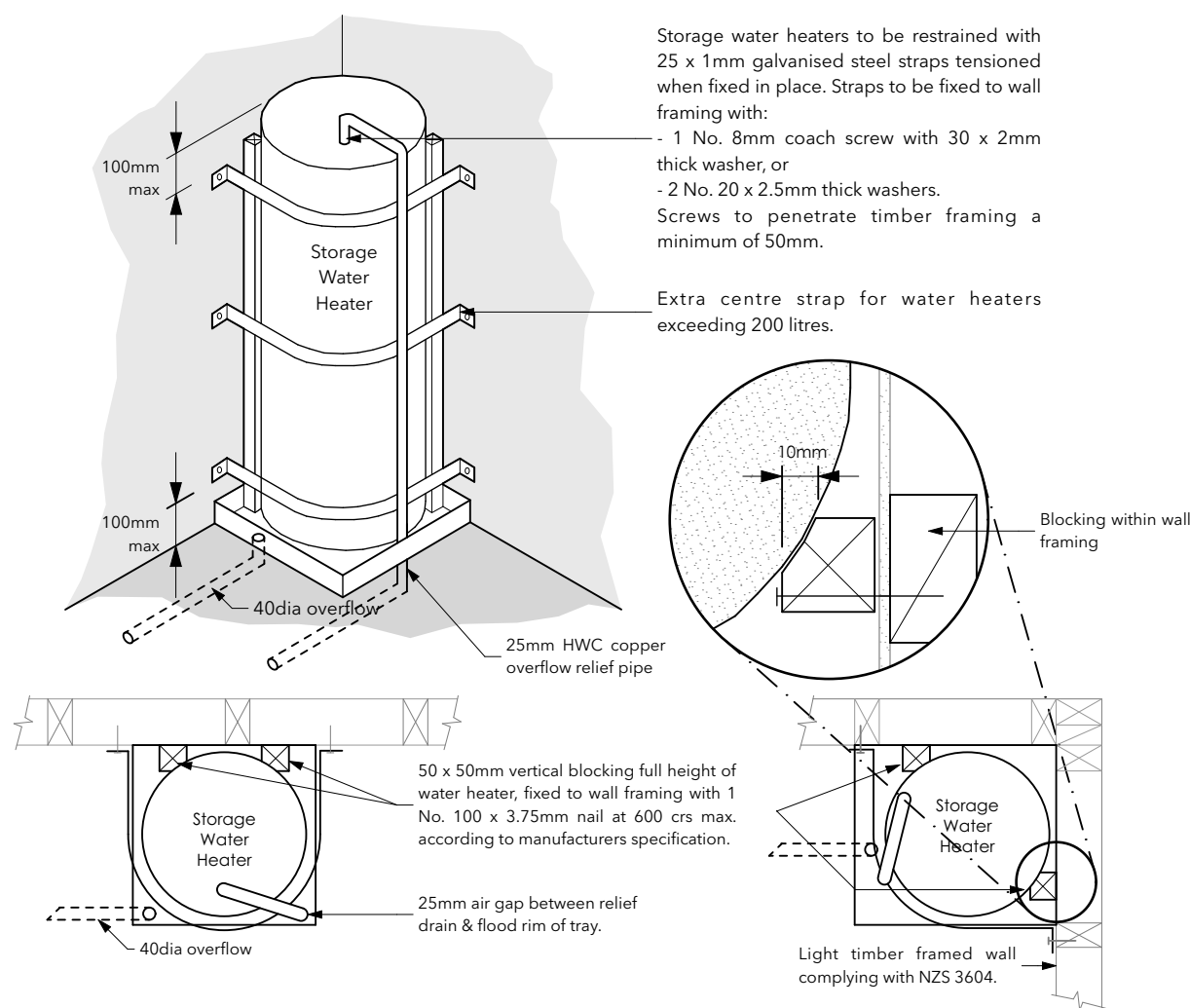
P05 Sump Details

Scale 1:20



P06 Typical Soil Stack Plumbing Schematic

Scale 1:50



P07 HWC Restraint Diagram

Scale 1:50

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Address: 91 Olliviers Road, Phillipstown, Christchurch

Legal Description: LOT: 1 DP: 348264

Construction Details: Plumbing

Sheet **A509** 1:20, 1:50, 1:10 @ A2

Issue: For Consent

Date: 9/08/24

Revision: **01**

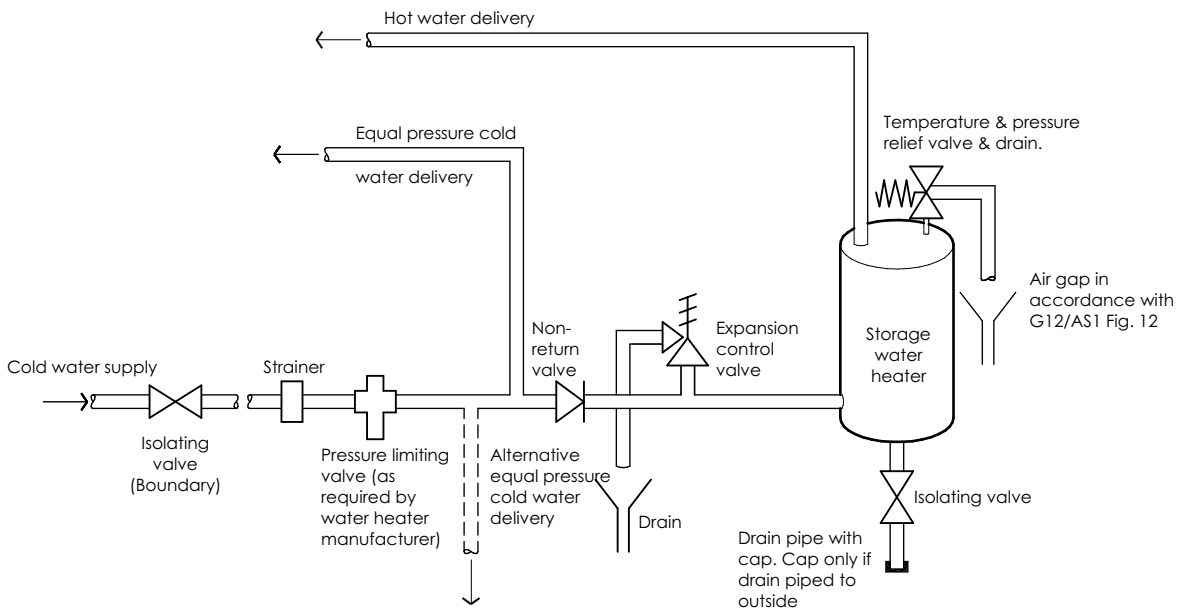
Drawn: SDF

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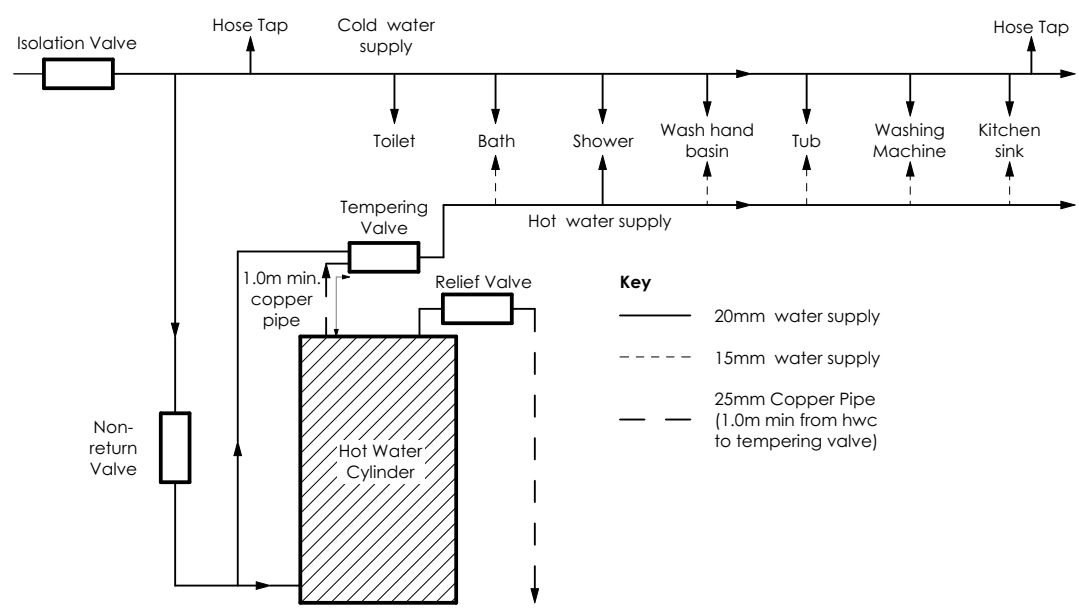
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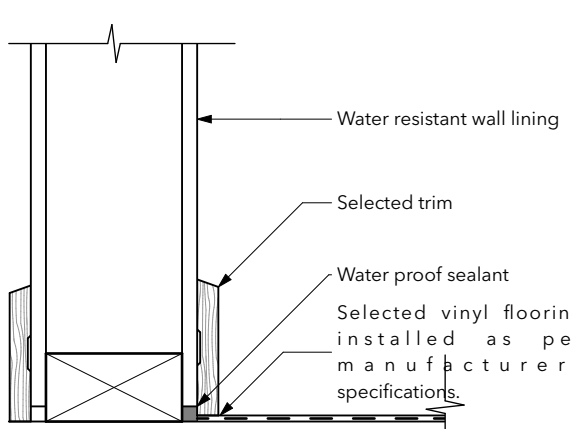
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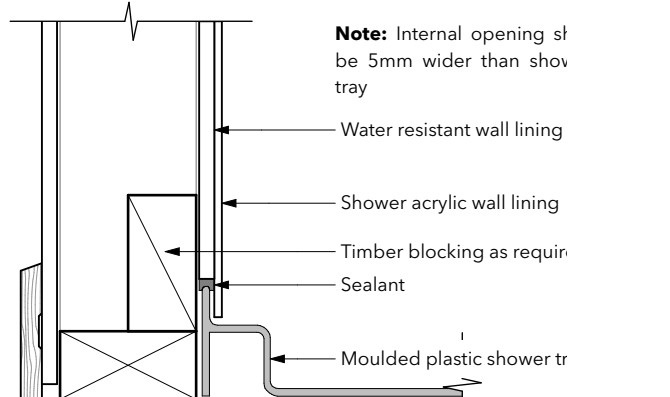
P08 Hotwater Schematic Diagrams
Scale 1:50



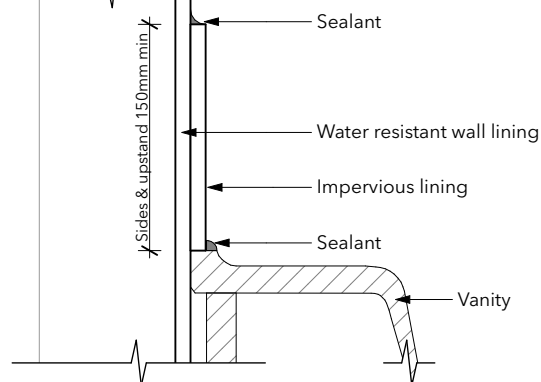
P09 Hotwater Schematic Diagrams
Scale 1:50



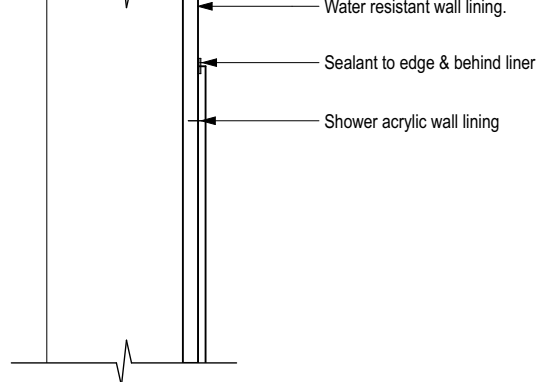
P10 Vinyl Floor to Wall Junction
Scale 1:5



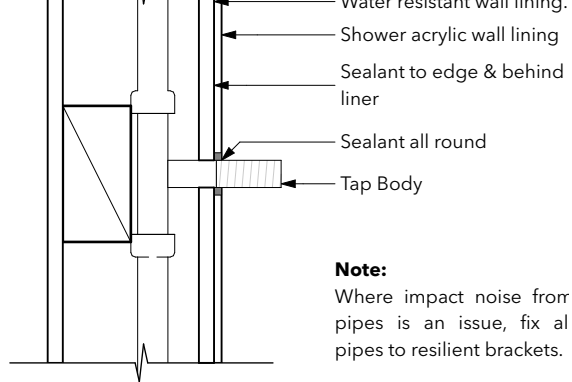
P14 Acrylic Shower Base to Wall Junction
Scale 1:5



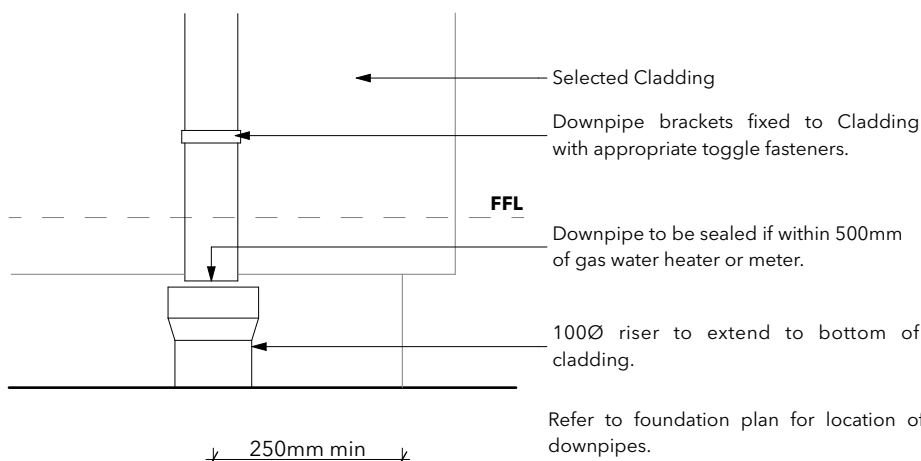
P11 Vanity to Wall Junction
Scale 1:5



P12 Acrylic to Wall Junction
Scale 1:5



P13 Pipe Penetration (Acrylic Shower)
Scale 1:5



P15 Downpipe Corner Offset
Scale 1:10

Issue	Comment

Fortune Architecture.

Vistaar Group

Address: 91 Olliviers Road,
Phillipstown,
Christchurch

Legal Description: LOT: 1
DP: 348264

Layout Name: **Construction
Details: Plumbing**

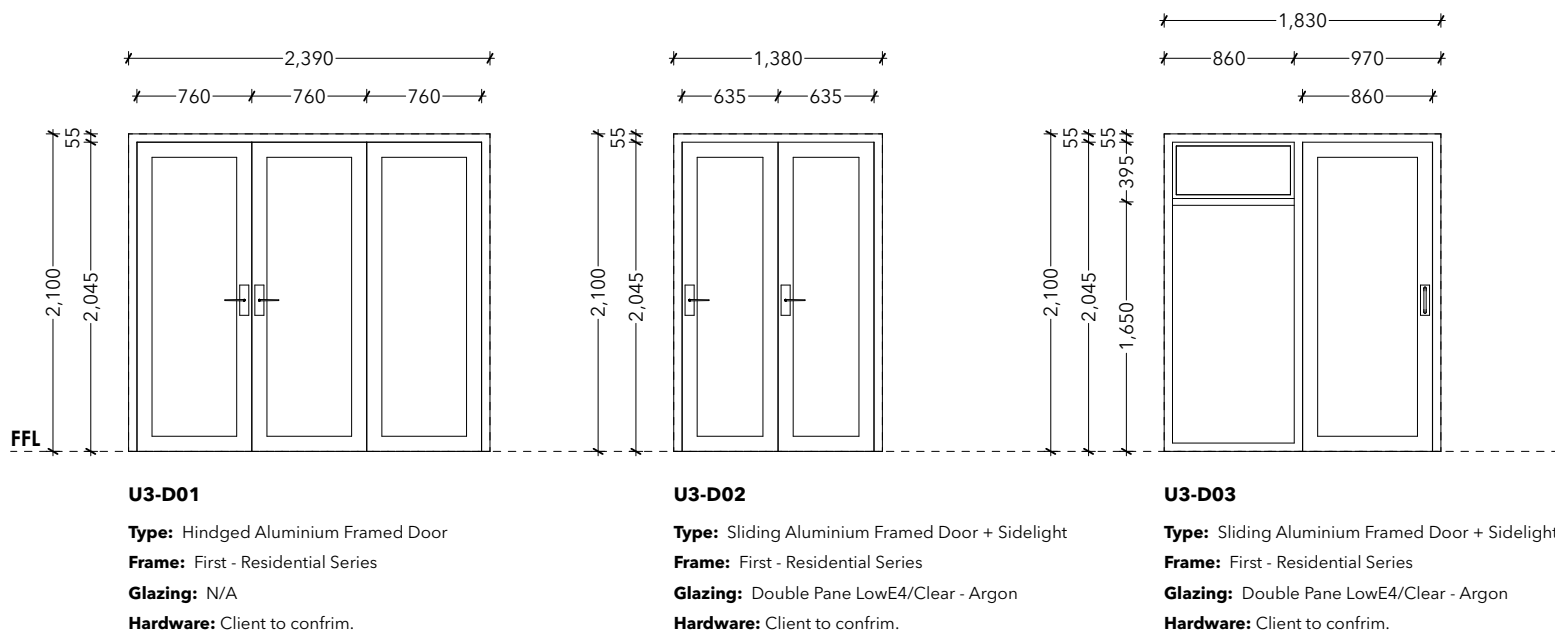
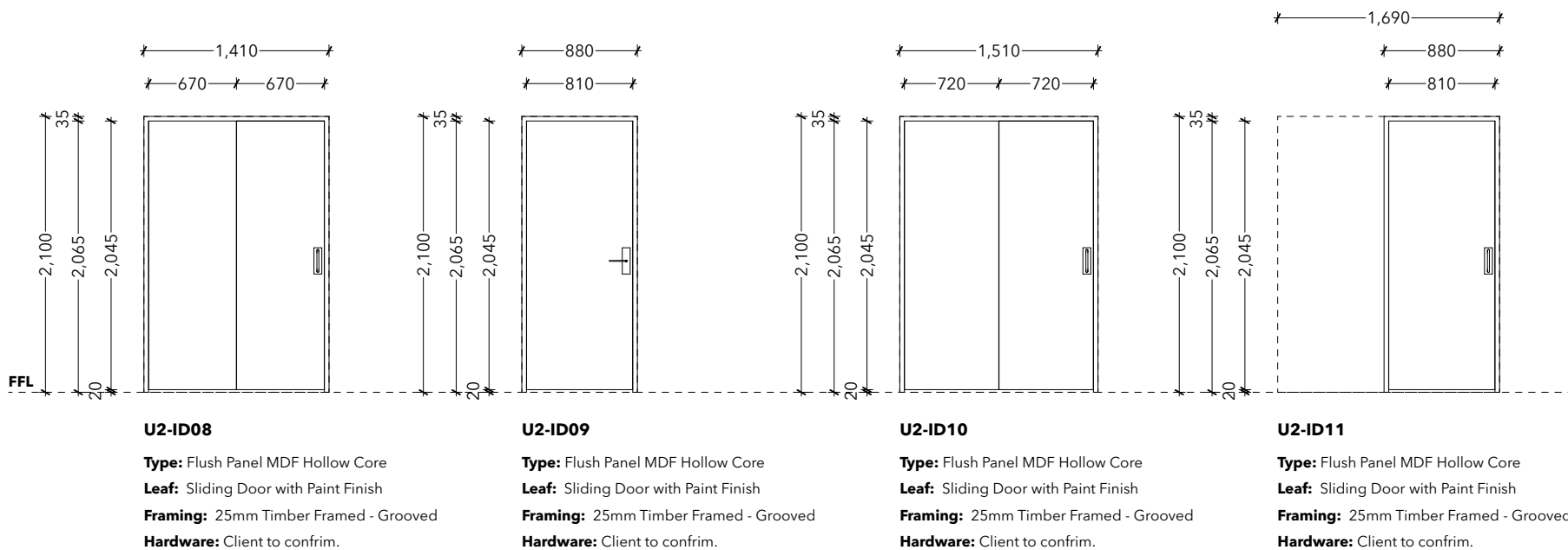
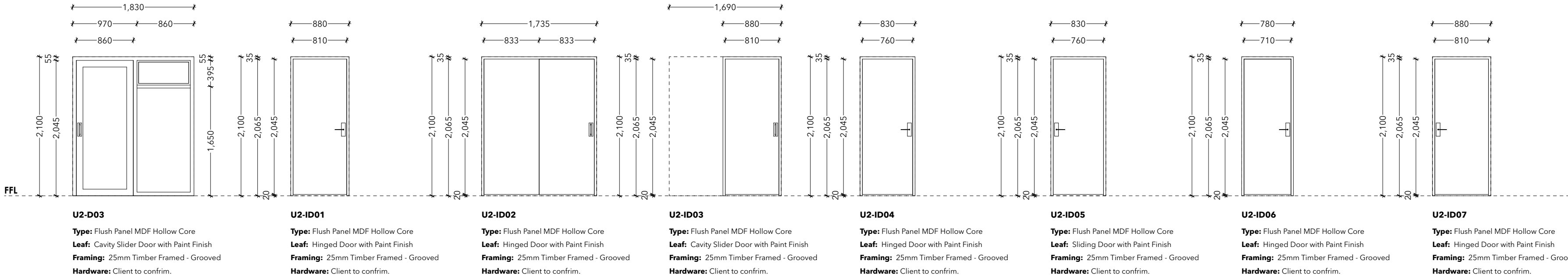
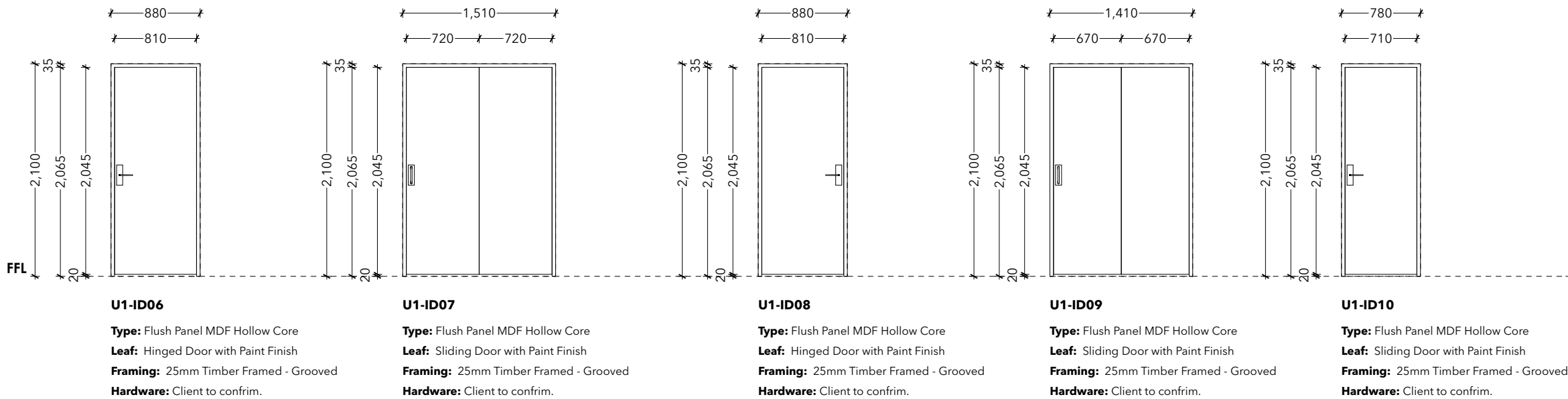
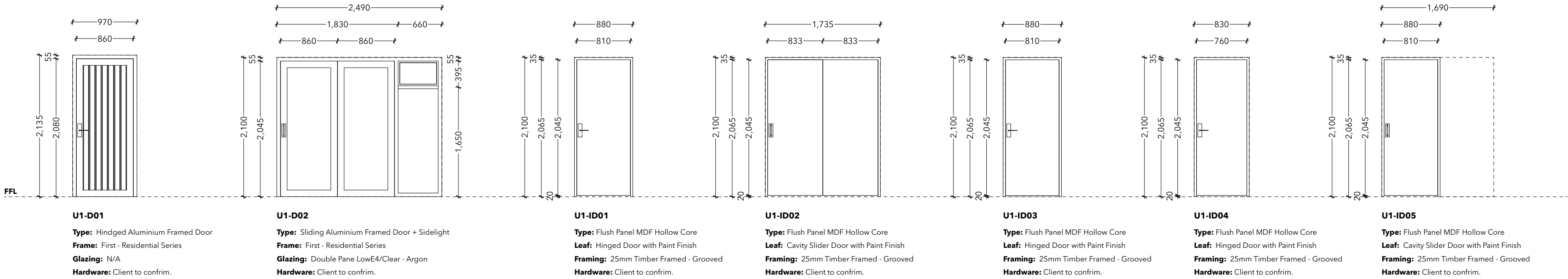
Sheet: **A510** 1:50, 1:5, 1:10 @ A2
Issue: For Consent
Date: 9/08/24
Revision: **01** Drawn: SDF

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Fortune Architecture Ltd
Level 1, 298 Cashel Street,
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P: 027 382 1414
E: hello@fortunearchitecture.co.nz
W: www.fortunearchitecture.co.nz



Issue	Comment
02	

Fortune Architecture.

Vistaar Group

Address:	91 Olliviers Road, Phillipstown, Christchurch
Legal Description:	LOT: 1 DP: 348264

Door Schedule

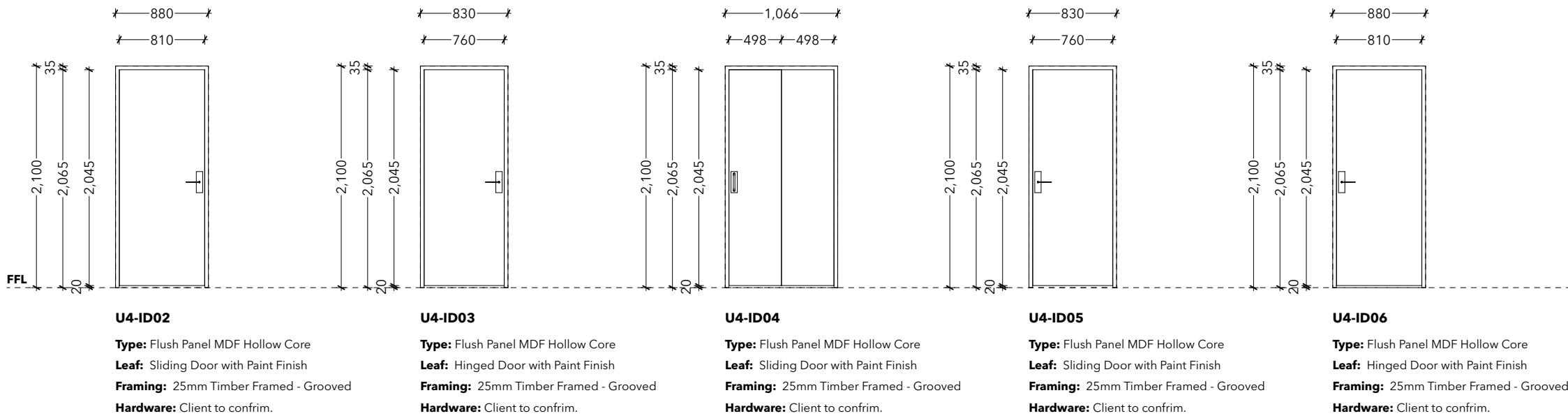
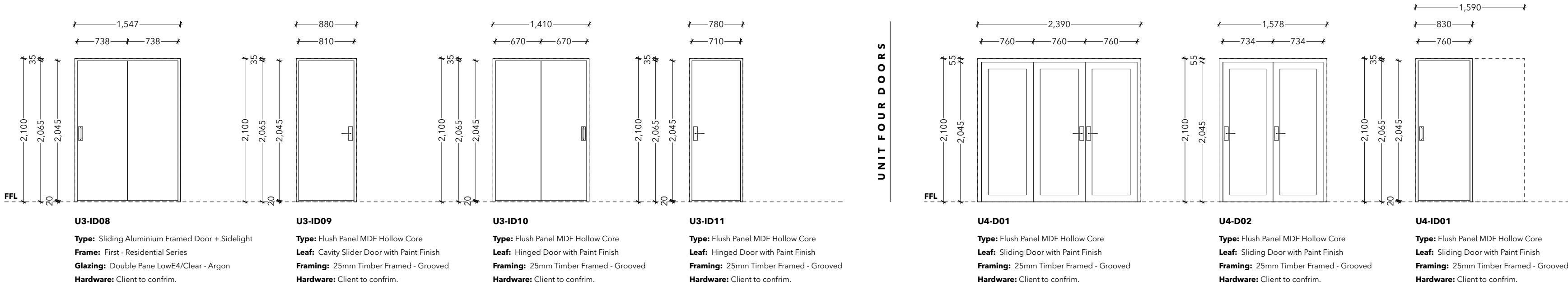
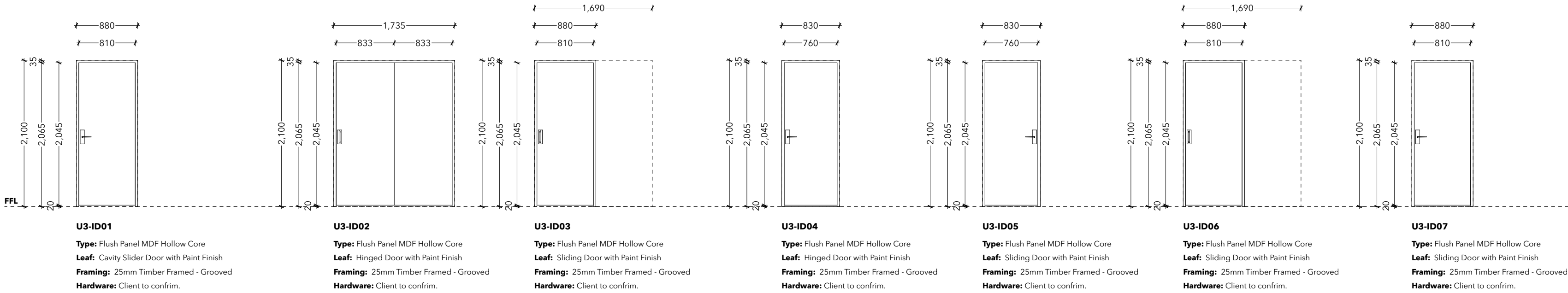
Sheet	A601	Scale:	1:50 @ A2
		Issue:	For Consent
		Date:	9/08/24
Revision:	02	Drawn:	SDF

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Issue	Comment
02	

Fortune
Architecture.

Vistaar Group

Address:	91 Olliviers Road, Phillipstown, Christchurch
Legal Description:	LOT: 1 DP: 348264

Layout Name: Door Schedule

Sheet:	A602	Scale:	1:50 @ A2
Issue:		For Consent	
Date:	9/08/24		
Revision:	02	Drawn:	SDF

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UNIT ONE WINDOWS

U1-W01
Type: 1 Awning Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: Client to confirm

U1-W02
Type: 1 Awning Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: Client to confirm

U1-W03
Type: 1 Fixed Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: Client to confirm

U1-W04
Type: 1 Awning Sash + 1 Fixed Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: Client to confirm

U1-W05
Type: 1 Awning Sash + 1 Fixed Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: Client to confirm

U1-W06
Type: 1 Fixed Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: N/A

U1-W07
Type: 1 Awning Sash + 1 Fixed Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: Client to confirm

U1-W08
Type: 1 Awning Sash + 1 Fixed Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: Client to confirm

U1-W09
Type: 1 Awning Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: Client to confirm

U1-W10
Type: 1 Awning Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: Client to confirm

U1-W11
Type: 1 Awning Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: Client to confirm

U1-W12
Type: 1 Awning Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: Client to confirm

U1-W13
Type: 1 Awning Sash + 1 Fixed Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: Client to confirm

U1-W14
Type: 1 Awning Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: Client to confirm

UNIT TWO WINDOWS

U2-W01
Type: 1 Awning Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: Client to confirm

U2-W02
Type: 1 Awning Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: Client to confirm

U2-W03
Type: 1 Awning Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: Client to confirm

U2-W04
Type: 1 Awning Sash + 1 Fixed Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: Client to confirm

U2-W05
Type: 1 Awning Sash + 1 Fixed Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: Client to confirm

U2-W06
Type: 1 Awning Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: Client to confirm

UNIT THREE WINDOWS

U3-W01
Type: 1 Awning Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: Client to confirm

U3-W02
Type: 1 Awning Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: N/A

U3-W03
Type: 1 Fixed Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: N/A

U3-W04
Type: 1 Awning Sash + 1 Fixed Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: N/A

U3-W05
Type: 1 Awning Sash + 1 Fixed Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: N/A

U3-W06
Type: 1 Awning Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: Client to confirm

Issue	Comment
02	

Fortune Architecture.

Vistaar Group

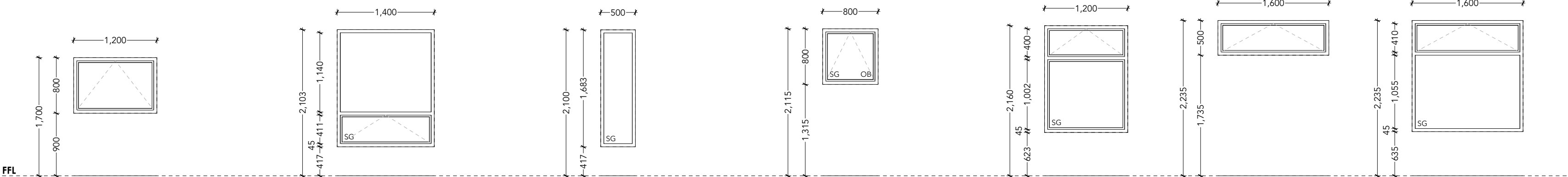
Address:	91 Olliviers Road, Phillipstown, Christchurch
Legal Description:	LOT: 1 DP: 348264

Layout Name: Window Schedule

Sheet	A603	Scale:	1:50 @ A2
		Issue:	For Consent
		Date:	9/08/24
Revision:	02	Drawn:	SDF

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U4-W01

Type: 1 Awning Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: Client to confirm

U4-W02

Type: 1 Awning Sash + 1 Fixed Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: Client to confirm

U4-W03

Type: 1 Fixed Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: Client to confirm

U4-W04

Type: 1 Awning Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: Client to confirm

U4-W05

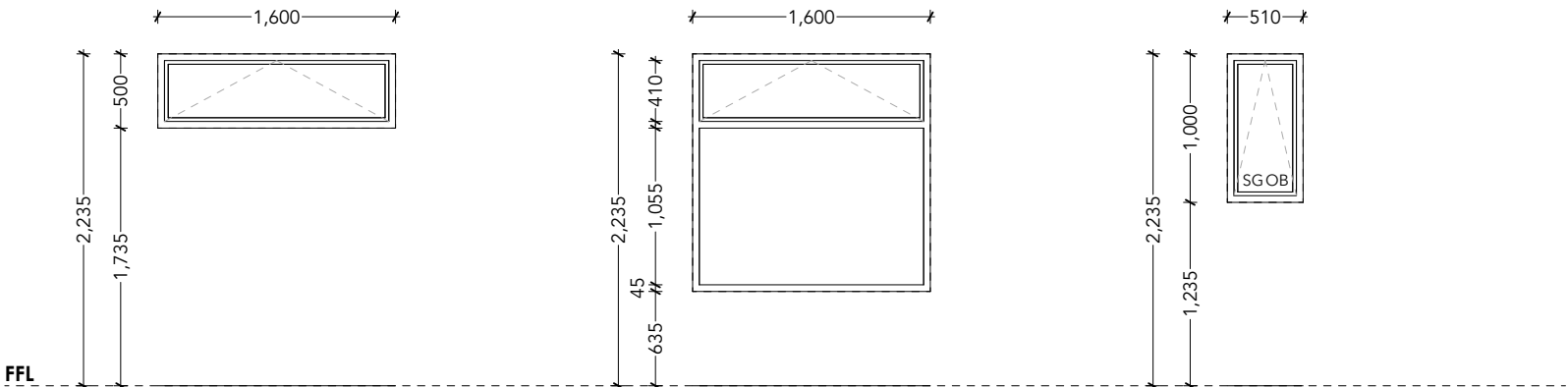
Type: 1 Awning Sash + 1 Fixed Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: Client to confirm

U4-W06

Type: 1 Awning Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: Client to confirm

U4-W07

Type: 1 Awning Sash + 1 Fixed Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: Client to confirm



U4-W08

Type: 1 Awning Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: Client to confirm

U4-W09

Type: 1 Awning Sash + 1 Fixed Sash
Frame: First - Residential Series
Glazing: Double Pane LowE4/Clear - Argon
Hardware: Client to confirm

U4-W10

Type: 1 Awning Sash
Glazing: Double Pane LowE4/Clear - Argon
Hardware: Client to confirm

Vistaar Group

Address: 91 Olliviers Road,
Phillipstown,
Christchurch

Legal Description: LOT: 1
DP: 348264

Layout Name: Window Schedule

Sheet: A604 Scale: 1:50 @ A2
Issue: For Consent
Date: 9/08/24
Revision: 02 Drawn: SDF

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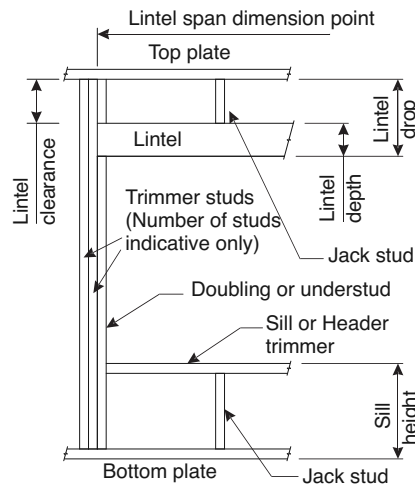
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W: www.fortunearchitecture.co.nz

LUMBERLOK®
LINTEL FIXING SCHEDULE
ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12
NZS 3604:2011

NOTE:

- ★ All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20kPa.
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- ★ All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011.

DEFINITIONS

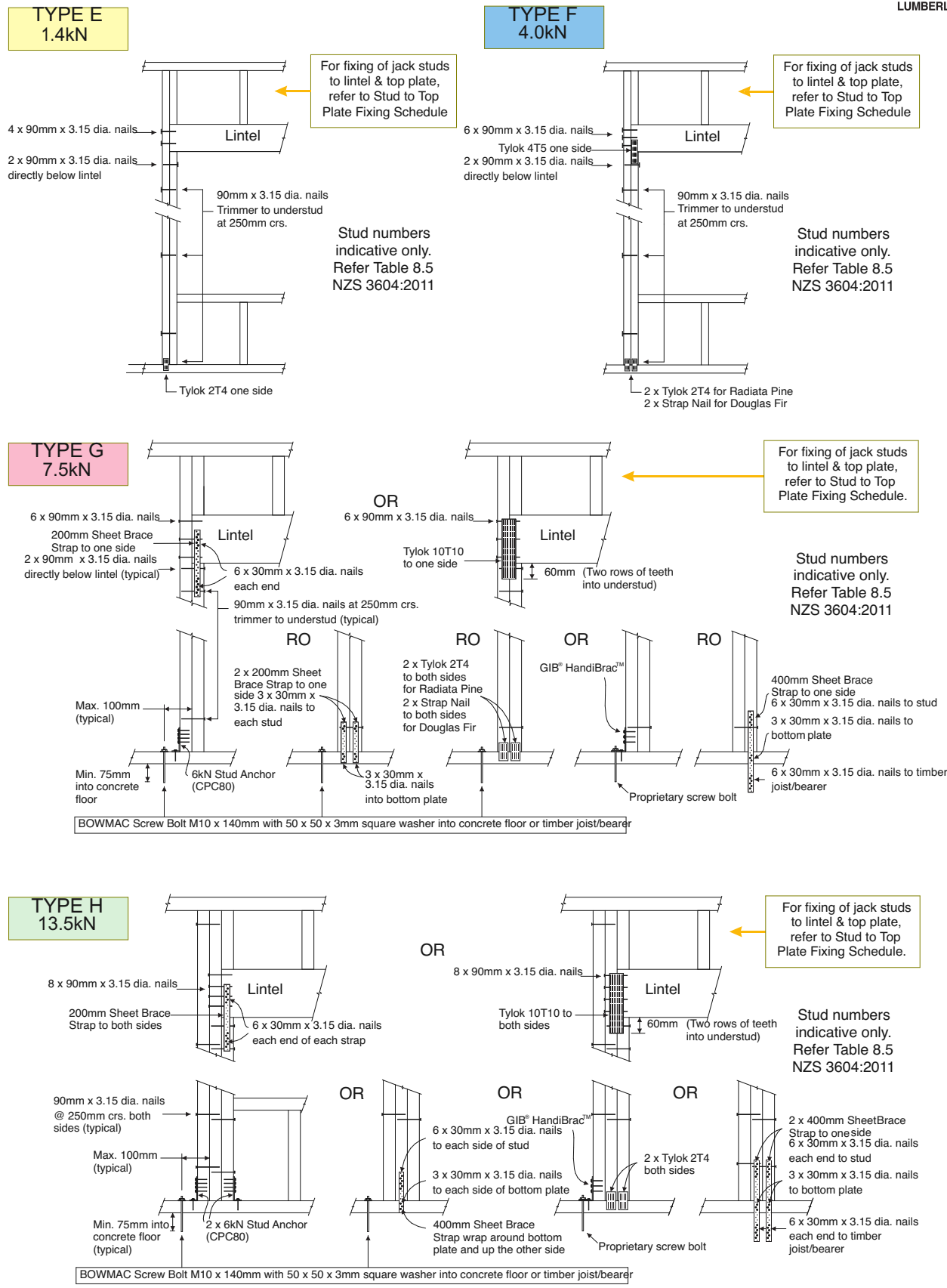


Roof Tributary Area	Light Roof			Heavy Roof		
	Wind Zone		EH	Wind Zone		EH
	L, M, H	VH		L, M, H	VH	
8.6m²	G	G	H	G	G	H
11.6m²	G	H	H	G	G	H
12.1m²	G	H	H	G	H	H
15.3m²	H	H	-	G	H	H
19.1m²	H	-	-	G	H	-
20.9m²	H	-	-	H	H	-
21.8m²	H	-	-	H	-	-
34.3m²	-	-	-	H	-	-

- NOTES:
1. Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
 2. Assumed girder truss is at mid-span or middle third span of lintel
 3. Use similar fixings for both ends of lintel
 4. All other cases require specific engineering design

Lintel Span (m)	Loaded Dimension (m) (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone				Heavy Roof Wind Zone			
		L	M	H	VH	L	M	H	VH
1.0	2.0	E	E	E	F	F	E	E	E
	3.0	E	F	F	F	E	E	F	F
	4.0	E	F	F	G	E	E	F	F
	5.0	E	F	F	G	E	E	F	G
	6.0	E	F	F	G	E	E	F	G
1.2	2.0	E	E	F	F	F	E	E	F
	3.0	E	E	F	F	E	E	F	F
	4.0	E	F	F	G	E	E	F	G
	5.0	E	F	F	G	E	E	F	G
	6.0	F	F	G	G	H	E	E	G
1.5	2.0	E	E	F	F	F	E	E	F
	3.0	E	F	F	F	G	E	E	F
	4.0	E	F	F	G	G	E	E	F
	5.0	F	F	G	G	H	E	E	G
	6.0	F	F	G	G	H	E	E	G
2.0	2.0	E	F	F	F	G	E	E	F
	3.0	E	F	F	G	H	E	E	F
	4.0	F	F	G	G	H	E	E	G
	5.0	F	F	G	G	H	E	E	G
	6.0	F	F	G	G	H	E	E	G
2.4	2.0	E	F	F	G	G	E	E	F
	3.0	F	F	G	G	H	E	E	F
	4.0	F	F	G	G	H	E	E	F
	5.0	F	F	G	G	H	E	E	F
	6.0	F	F	G	G	H	E	E	F
3.0	2.0	F	F	G	G	H	E	E	F
	3.0	F	F	G	G	H	E	E	F
	4.0	F	G	G	H	H	E	E	F
	5.0	F	G	G	H	H	E	E	F
	6.0	F	G	G	H	H	E	E	F
3.6	2.0	F	F	G	G	H	E	E	F
	3.0	F	F	G	G	H	E	E	F
	4.0	F	G	G	H	H	E	E	F
	5.0	F	G	G	H	H	E	E	F
	6.0	F	G	G	H	H	E	E	F
4.2	2.0	F	F	G	G	H	E	E	F
	3.0	F	F	G	G	H	E	E	F
	4.0	F	G	G	H	H	E	E	F
	5.0	F	G	G	H	H	E	E	F
	6.0	F	G	G	H	H	E	E	F
4.5	2.0	F	F	G	G	H	E	E	F
	3.0	F	F	G	G	H	E	E	F
	3.4	F	G	G	H	H	E	E	F
	4.0	F	G	G	H	H	E	E	F
	5.0	F	G	G	H	H	E	E	F
4.8	2.0	F	F	G	G	H	E	E	F
	3.0	F	F	G	G	H	E	E	F
	3.2	F	G	G	H	H	E	E	F
	4.0	F	G	G	H	H	E	E	F
	5.0	F	G	G	H	H	E	E	F
5.1	2.0	F	F	G	G	H	E	E	F
	3.0	F	F	G	G	H	E	E	F
	3.5	F	G	G	H	H	E	E	F
	4.0	F	G	G	H	H	E	E	F
	5.0	F	G	G	H	H	E	E	F
5.4	2.0	F	F	G	G	H	E	E	F
	2.8	F	G	G	H	H	E	E	F
	3.0	F	G	G	H	H	E	E	F
	4.0	F	G	G	H	H	E	E	F
	5.0	F	G	G	H	H	E	E	F

LINTEL FIXING OPTIONS



Issue	Comment

Fortune Architecture.

Vistaar Group

Address: 91 Olliviers Road, Phillipstown, Christchurch

Legal Description: LOT: 1 DP: 348264

Lumberlok Lintel Fixing Schedule

Sheet: **A605** Scale: @ A2

Issue: For Consent

Date: 9/08/24

Revision: **01** Drawn: SDF

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NEW APARTMENTS 91 OLLIVIERS ROAD PHILLIPSTOWN



STRUCTURAL DRAWING LIST

Job No 24154

Christchurch office: (03) 347 1624
Auckland office: (09) 3911324
Wellington Office: (04) 974 9094
Queenstown office: (03) 347 1624
Website: rcengineers.co.nz
Email: rce@rcengineers.co.nz

		DATE	29.04.24	09.08.24
REVISION NO:			1	2
DWG No:	TITLE			
S0.00	SPECIFICATION		1	2
S0.01	SPECIFICATION		1	2
SK.01	MIDFLOOR FRAMING LAYOUT		1	1
SK.02	GROUND FLOOR BRACING PLAN		1	1
SK.03	FLOOR DIAPHRAGM LAYOUT		1	1
SK.04	FIRST FLOOR BRACING PLAN		1	1
S1.01	FOUNDATION PLAN		1	2
S2.01	PORTAL FRAME ELEVATION		1	2
S3.01	FOUNDATION DETAILS		1	2
S3.02	FOUNDATION DETAILS		1	2
S3.03	FOUNDATION DETAILS		1	1
S4.01	FRAMING DETAILS		1	2
S4.02	FRAMING DETAILS		-	1
S4.03	FRAMING DETAILS		-	1
S4.04	FRAMING DETAILS		1	1

REV 2
AUGUST 2024
BUILDING CONSENT

<div><div><div>1.0 GENERAL</div><div><div>1.1</div><div>All drawings to be read in conjunction with all relevant Architect’s (design), Structural Engineer’s and Specialist’s drawings and specifications.</div></div><div><div>1.2</div><div>All Work shall comply with the relevant clauses of the New Zealand Building Code, best practice and relevant New Zealand Standards and Codes of Practice.</div></div><div><div>1.3</div><div>The Contractor shall verify all dimensions on site and compare with Architectural drawings before commencing work or making shop drawings.</div></div><div><div>1.4</div><div>Do Not Scale from any drawings. Use figured dimensions only. If in doubt ask.</div></div><div><div>1.5</div><div>The Contractor shall be responsible for verifying all dimensions on site and ensuring that all dimensions and levels shown on the drawings are correct and consistent with other relevant drawings. Any discrepancies are to be reported immediately to the Engineer.</div></div><div><div>1.6</div><div>The Contractor shall notify the Engineer immediately if they become aware of any issues or discrepancies with what has been proposed in the Structural Drawing set, or discrepancies between the Structural Drawings and the Design Drawings.</div></div><div><div>1.7</div><div>If at any time prior to Practical Completion, the Contractor should become aware of any signs of distress, excessive settlement or deflection, conflict of components or any other indications whatsoever of actual or potential damage to the Contract Works or any part thereof, they shall forthwith notify the Engineer, and confirm such notice in writing as soon as is practicable.</div></div><div><div>1.8</div><div>Materials and components to be appropriate for intended use.</div></div><div><div>1.9</div><div>For concrete nibs, chamfers, rebates and other Architectural features the Architectural drawings are to have preference over structural drawings.</div></div><div><div>1.10</div><div>The Contractor shall design temporary propping works and be able to provide a Producer Statement (PS1-design) if requested.</div></div><div><div>1.11</div><div>The protection and durability requirements of steel, timber, concrete and masonry materials shall comply with Section 4 NZS 3604:2011. Please refer to Architectural plans and specifications for further details.</div></div><div><div>1.12</div><div>All weather tightness details are to be specified by others and are especially excluded from structural details.</div></div></div></div>	<div><div>2.0 INSPECTIONS</div><div><div>2.1</div><div>To verify the works have been constructed as per the design the following inspections:</div></div><table><tr><th>Structural Element</th><th>Construction monitoring method</th></tr><tr><td>Inspection of excavated surface and bearing (200kPa)</td><td>By Richards Consulting Engineers</td></tr><tr><td>Foundation pre-pour inspection</td><td>By Richards Consulting Engineers</td></tr><tr><td>Structural framing and connection</td><td>By Richards Consulting Engineers</td></tr></table><div><div>2.2</div><div>A minimum of 48 hours’ notice shall be provided to the Engineer before an inspection is required.</div></div><div><div>2.3</div><div>Failure to have the structural work inspected may result in Richards Consulting Engineers Limited not able to issue a PS4 or destructive testing to expose hidden structural elements.</div></div><div><div>3.0 EXCAVATIONS AND FOUNDATIONS</div><div><div>3.1</div><div>All organic material shall be stripped from under the foundations. All soft spots to be fully excavated and backfilled as per Engineers direction.</div></div><div><div>3.2</div><div>Assumed geotechnical ultimate bearing capacity of 200kPa from a minimum depth of 700mm below ground level (BGL). If the recommended founding stratum is not encountered at the foundation level, the Engineer is to be informed before work proceeds in that area.</div></div><div><div>3.3</div><div>Backfill or subgrade material shall consist of well compacted AP40 in layers not greater than 200mm deep.</div></div><div><div>3.4</div><div>The Contractor shall manage the effects of ground water. Temporary dewatering may be required. The effects of dewatering on adjoining properties should be considered and managed.</div></div><div><div>3.5</div><div>Ground bearing floor slabs to be placed on DPM/Waterproof membrane on sand blinding on hardfill (DPM to be specified by the Architect).</div></div><div><div>3.6</div><div>The Contractor shall confirm construction methodology of foundations before commencing work. Alternative construction methodologies / detailing will be considered by the Engineer.</div></div><div><div>3.7</div><div>The Engineer shall inspect the excavations before any hardfill or boxing is formed.</div></div><div><div>3.8</div><div>The Contractor shall carry out all safety procedures as required by the WorkSafe</div></div></div></div>	Structural Element	Construction monitoring method	Inspection of excavated surface and bearing (200kPa)	By Richards Consulting Engineers	Foundation pre-pour inspection	By Richards Consulting Engineers	Structural framing and connection	By Richards Consulting Engineers	<div>publication ‘Excavation Safety Good Practice Guidelines’, and the Health and Safety at Work Act 2015, regarding notifiable work and timbering. Prevent material rolling into trenches.</div> <div><div>3.9</div><div>For deep excavations, the trench width is to be sufficient to provide safe access and to accommodate shoring to WorkSafe requirements.</div></div> <div><div>4.0 CONCRETE WORK</div><div><div>4.1</div><div>Carry out work in accordance with NZS 3109:1997 – Concrete construction.</div></div><div><div>4.2</div><div>No additives are to be included in the concrete without the Engineer’s approval.</div></div><div><div>4.3</div><div>Concrete compressive strengths at 28 days shall be:</div><div><div>•</div><div>Footings and slabs on grade – 20 MPa.</div></div><div><div>•</div><div>Unexposed foundations F1.</div></div><div><div>•</div><div>Exposed foundations F3.</div></div></div><div><div>4.4</div><div>The following finishes are required, unless specified by the architect:</div><div><div>•</div><div>Slab internal U3.</div></div><div><div>•</div><div>Unexposed foundations F1.</div></div><div><div>•</div><div>Exposed foundations F3.</div></div></div><div><div>4.5</div><div>The specified finishes are to be in accordance with the standards defined in NZS 3114:1987 – Concrete surface finishes.</div></div><div><div>4.6</div><div>All concrete to be mechanical vibrated and carefully worked around the reinforcement and into the corners of the formwork.</div></div><div><div>4.7</div><div>Freshly cast concrete surfaces shall be protected and cured in accordance with NZS 3109. Curing shall be commenced as soon as the exposed surface has hardened sufficiently but not later than two hours after finishing. Curing shall be continuous for seven days. Curing shall be carried out by one of the following methods:</div><div><div>•</div><div>Ponding with water or a continuous fine water spray.</div></div><div><div>•</div><div>Covering with plastic sheeting fully lapped at joints and sealed at the edges.</div></div><div><div>•</div><div>Application of a curing compound meeting the requirements of NZS3109.</div></div></div><div><div>4.8</div><div>The Contractor is responsible for all cast in fixings e.g. for cladding, lifts, staircases, balustrades, corner protection etc.</div></div><div><div>4.9</div><div>All reinforcement shall be 500E MA unless specified.</div></div><div><div>4.10</div><div>Where rods are shown in long lengths, they may, in general be lapped anywhere providing that the laps are full length as outlined below. Laps in adjacent bars must be staggered at least 60 bar diameters. Where laps are detailed, these must not be varied or extra laps</div></div></div>	<div>introduced without the permission of the Engineer. Minimum lap lengths for plain bars shall be 45d_b. Minimum lap length for deformed bars (in mm) based on 20MPa concrete and ‘top’ bar:</div> <table><tr><th colspan="3">DEVELOPMENT LENGTH</th></tr><tr><th>Dia. (mm)</th><th>Gr 300E</th><th>Gr 500E</th></tr><tr><td>12</td><td>550</td><td>900</td></tr><tr><td>16</td><td>700</td><td>1200</td></tr></table> <div><div>4.11</div><div>Lap the mesh in the slab by 250mm.</div></div> <div><div>4.12</div><div>Bending of reinforcement shall comply with NZS 3101:</div><table><tr><th colspan="3">MAIN REBAR BENDS</th></tr><tr><th>Steel Grade</th><th>Bar Dia. (mm)</th><th>Min. Bend Dia.</th></tr><tr><td>Grade 300E/500E</td><td>6-20</td><td>5d</td></tr></table><div><div>4.13</div><div>Reinforcing shall have the following minimum covers:</div><div><div>•</div><div>50mm to exterior air and protected ground (i.e. DPM).</div></div><div><div>•</div><div>75mm to unprotected ground.</div></div><div><div>•</div><div>30mm to interior air (top of slab).</div></div></div><div><div>4.14</div><div>The Contractor must verify the manufacturer specified curing times for proprietary suspended floor systems prior to the removal of propping or adding design loadings.</div></div></div>	DEVELOPMENT LENGTH			Dia. (mm)	Gr 300E	Gr 500E	12	550	900	16	700	1200	MAIN REBAR BENDS			Steel Grade	Bar Dia. (mm)	Min. Bend Dia.	Grade 300E/500E	6-20	5d	<div>The Contractor shall verify any substitutions with the Engineer prior to placing an order.</div> <div><div>5.5</div><div>All timber bolted connections shall have the following minimum spacings, unless specified otherwise:</div><table><tr><th></th><th>Perpendicular to timber grain</th><th>Parallel to timber grain</th></tr><tr><td>Edge Distance</td><td>4d</td><td>8d</td></tr><tr><td>Spacing</td><td colspan="2">5d</td></tr></table><div><div>5.6</div><div>All timber screw and nail connections (pre-bored to 0.8d) shall have the following minimum spacings, unless specified otherwise:</div></div><table><tr><th></th><th>Perpendicular to timber grain</th><th>Parallel to timber grain</th></tr><tr><td>Edge Distance</td><td>5d</td><td>10d</td></tr><tr><td>Spacing</td><td>5d</td><td>10d</td></tr></table><div><div>5.7</div><div>All timber nail connections (no pre-boring) shall have the following minimum spacings, unless specified otherwise:</div></div><table><tr><th rowspan="2"></th><th colspan="2">Perpendicular to timber grain</th><th colspan="2">Parallel to timber grain</th></tr><tr><th>SG8</th><th>Otherwise</th><th>SG8</th><th>Otherwise</th></tr><tr><td>Edge Distance</td><td colspan="2">5d</td><td>12d</td><td>20d</td></tr><tr><td>Spacing</td><td>5d</td><td>10d</td><td>10d</td><td>20d</td></tr></table><div><div>5.8</div><div>All external timber fixings (i.e. sub-floor or deck framing) shall be stainless steel. All other fixings shall be galvanised.</div></div><div><div>5.9</div><div>The moisture condition of dry timber shall be maintained during construction, such that the moisture content should not exceed 15% as per NZS/AS 1720: 2022 (ZZ4.8.2).</div></div><div><div>5.10</div><div>The Contractor is responsible for checking the moisture content of timber prior to installation.</div></div><div><div>5.11</div><div>If non-vertical timber members have moisture content exceeding 15% (i.e. green timber), they must be propped and not subject to design loadings until they become dry (<15% moisture content), as per NZS 3604: 2011 (2.3.4) and NZS/AS 1720: 2022 (ZZ4.8.2).</div></div><div><div>5.12</div><div><u>Membrane decks need to have a minimum fall of 1.5 degrees (1:40) and a minimum of 100mm difference between the floor level and the finished deck surface.</u></div></div><div><div>6.0 STEEL WORK</div><div><div>6.1</div><div>All PFC members shall be from grade 350 steel. All other steelwork shall be fabricated from grade 300 steel (BHP 300-plus steel or</div></div></div></div>		Perpendicular to timber grain	Parallel to timber grain	Edge Distance	4d	8d	Spacing	5d			Perpendicular to timber grain	Parallel to timber grain	Edge Distance	5d	10d	Spacing	5d	10d		Perpendicular to timber grain		Parallel to timber grain		SG8	Otherwise	SG8	Otherwise	Edge Distance	5d		12d	20d	Spacing	5d	10d	10d	20d
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RICHARDS

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PROJECT TITLE

NEW APPARTMENTS

91 OLLIVIERS ROAD

PHILLIPSTOWN

DRAWING TITLE

SPECIFICATION

REV NO.	REVISION	DATE	APPROVED
1.	BUILDING CONSENT	APR2024	HW
2.	BUILDING CONSENT	AUG2024	HW

PROJECT NO.24154

SCALE@A3

REV NO.

2

DESIGNED

DRAWN

SHEET NO.

S.00

- 6.2 All bolts specified for structural steel connections shall be from grade 8.8 steel unless specified otherwise.
- 6.3 All steelwork shall be set out correctly to angles and planes at the time of fabrication. If necessary, component parts are to be trial assembled to ensure proper alignment. Fabrication shall be in accordance with the recommendations and procedures given in “general specification for the fabrication and erection of structural steel (Hera 1990)”.
- 6.4 Holes shall be drilled in steel members at 600mm c/s to accommodate M12 bolts where timber plates / packers are required.
- 6.5 All interior steel work shall be primed with Carbozinc 11. Inorganic Zinc Silicate. Surface preparation shall be abrasive blast to SSPC SP10 to achieve a jagged blast profile of between 35 and 50 microns and application of the primer shall be as specified. Dry film thickness shall be a minimum of 75 microns.

- 7.1 All reinforcing shall be grade 500E MA reinforcing made by Pacific steel and complying with AS/NZS4671.
- 7.2 All mesh shall be grade 500E supplied by Fletcher Reinforcing.
- 7.3 All concrete shall be 20MPa Firth RP2019 TC2 fibre mix concrete.
- 7.4 Steel reinforcing shall have the following minimum covers:
 - 75mm to earth.
 - 50mm to exposed edge.
 - 50mm to edge protected by vapour barrier.
- 7.5 All concrete to be mechanical vibrated and carefully worked around the reinforcement and into the corners of the formwork.
- 7.6 The bottom slab shall be broom finished.
- 7.7 Any load bearing points from the truss design shall be confirmed with the Engineer prior to construction.
- 7.8 Design drawings for rebates, nibs and ground clearances take precedence over structural drawing.
- 7.9 Slab reinforcing shall be bent or hooked at corners, junctions and ends.
- 7.10 H12 reinforcing rods can be joined by lapping 700mm.
- 7.11 H12 reinforcing rods found in the top of 100mm wide ribs are required to extend a

7.12 Mesh shall be lapped 250mm.

7.13 All reinforcement shall be fixed and tied to specified position.

7.14 Spacers:

- Edge at 1200mm centres (one on edge and two on corners typically).
- Internal one on each side of pod (typically).
- 25/50 or similar mesh chair at 800mm centres.

7.15 All work shall comply with **Firth Ribraft Technical Manual Jan 2023** except where altered by these drawings. The builder shall contact the Engineer where a standard detail is not applicable.

7.16 Polystyrene spacers must not be used as bar chairs.

7.17 **No saw cuts are permitted** due to the possibility of cutting the top reinforcing in the slab and reducing the strength of the foundation system. **Some cracking of the floor slab is possible**, however steel fibre reinforcing shall minimise the potential cracks rather than eliminating them. 2/D12 reinforcing steel shall be installed at all re-entrant corners.

8.1 This schedule of ongoing inspection and maintenance of structural elements shall be included with the O&M manuals and provided to the Owner/Body Corporate and building managers.

Inspection/Maintenance timeframe and item
<p>(a) Half-yearly</p> <p><u>Wash down all exposed steelwork that is not in a fully interior environment including:</u></p> <ul style="list-style-type: none"> <u>Deck and balcony steelwork.</u>
<p>(b) 5-yearly</p> <p>Inspect and repair sealant that encloses structural mild-steel components and/or timber with mild-steel fixings.</p>
<p>(c) 10-yearly</p> <p>Check exposed timber fixings for corrosion, repair as required.</p> <p>Inspect/replace sealant that encloses structural mild-steel components and/or timber with mild-steel fixings. This will typically include sealants around the perimeter of precast panels. Note that 10 years is the expected useful life for many sealants.</p>
<p>Check all exposed steelwork that is not in a fully interior environment for signs of corrosion. Repair protective coatings as required.</p>
<p>(d) 25-yearly</p>

Inspect all exposed, external timber. Repair as required.
Inspect all exposed, external reinforced concrete for signs of spalling. Repair as required.
(e) Following seismic shaking > SLS1 event
Inspections and repair as per b), c) and d) above.

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General Notes

Unit 1 - Ground Floor Area over Framing: 52.37m²
Unit 2 - Ground Floor Area over Framing: 52.56m²
Unit 3 - Ground Floor Area over Framing: 49.95m²
Unit 4 - Ground Floor Area over Framing: 46.59m²

Stud Heights: In Medium wind zone.

Typical stud height: Single & First Storey:

2455mm to underside of truss. 90x45mm SG8 @ 600mm crs max

Dwangs: Unless noted - All dwangs @ 800mm crs

Dwangs by Wall Cladding Type: Brick dwangs 600mm crs
Dwangs to Tiled Areas: All tiled areas to have dwangs @ 600mm crs, studs at 400mm crs max. (Excludes skirting/upstands)

Lintels: Window lintel height: 2100mm
Internal door leaf height: Standard, unless noted otherwise.

Sizing of Timber Plates:
Bottom Plate: 45mm thick, width to match stud. SG8 H1.2 Pinus Radiata.
Top Plate: 45mm thick, width to match stud. Additional top plate 35mm thick, 90mm wide if 140mm wall, 140mm wide if 190mm wall. SG8 H1.2 Pinus Radiata.

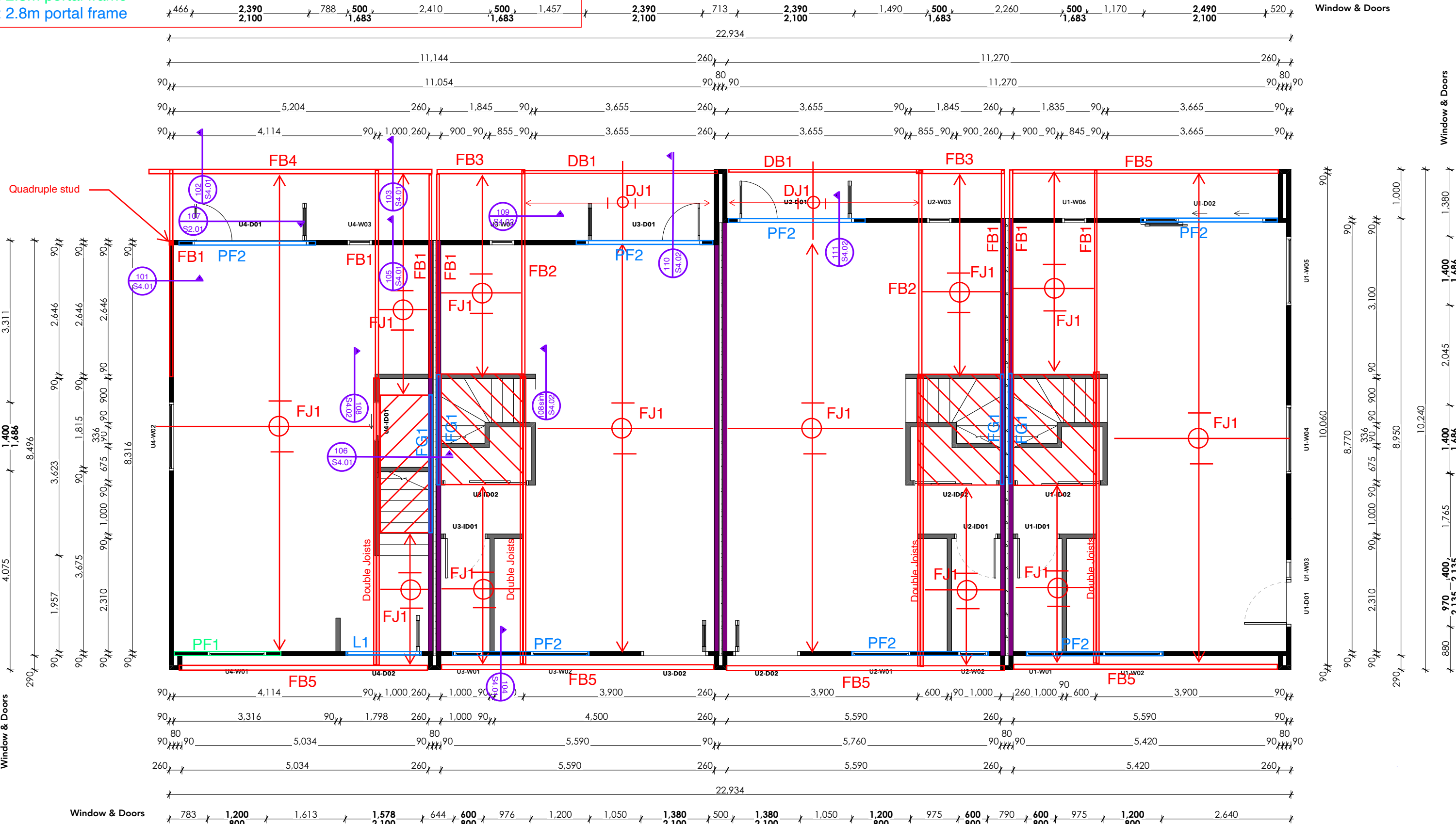
Grading and Treatment - Wall Framing
All wall framing members SG8 H1.2 Pinus Radiata unless otherwise noted. Window framing and reveals, Dressed H3.1 Pinus Radiata. Cavity Battens SG8 H3.2 Pinus Radiata.

Specific Schedule of Timber Treatment:

- Exterior Wall Framing, Radiata, H1.2
- Interior Wall Framing, Radiata Pine / Douglas Fir, H1.2
- Wall Cavity Battens, Radiata Pine, H3.1
- Aluminium Window Reveals, Radiata Pine, H3.1
- Exposed Posts & Beams, Radiata Pine, H3.2
- Purlins On Trusses, Radiata Pine, H1.2
- Balcony, Parapet, Internal Gutter Framing, Radiata Pine, H3.1
- Framing Supporting Shelf Angles, Radiata Pine, H3.1
- Roof Framing, Trusses (Above 10.50), Radiata Pine / Douglas Fir, H1.2
- Roof Framing, Trusses (Below 10.50, Skillion Roofs, Covered Roof), Radiata Pine / Douglas Fir, H1.2
- Roof Framing, Trusses, Exposed External Rafters, Radiata Pine / Douglas Fir, H3.2

KEY

FB1: 250UB25.7 cantilever beam with max cantilever length 1.5m and back span 2.8m
FB2: 200PFC cantilever beam with max cantilever length 1.5m and back span 2.8m
FB3: 2/240x45 floor beam
FB4: 230PFC floor beam
FB5: 250PFC floor beam
DB1: 150UB18 deck beam
PF2: 250PFC portal frame, length 2.8m
DJ1: 140x45 SG8 (H3.2) deck joists at 450mm max crs.
FJ1: 240X45 SG8 (H1.2) floor joists at 400mm max crs, designed as per NZS3604
FG1: 240x45 Hy90 fire girt
L1: 2/300X45 Hyspan intel
PF1: 2.3m portal frame
PF2: 2.8m portal frame



Issue 02 - WIP
Comment
WORK IN PROGRESS

Fortune Architecture.

Vistaar Group

Address: 91 Olliviers Road, Phillipstown, Christchurch

Legal Description: LOT: 1 DP: 348264

Layout Name: Ground Floor Framing Plan

Sheet A203 Scale: 1:75 @ A2
Issue: Concept
Date: Work in Progress
Revision: 02 - WIP Drawn: SDF

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Fortune Architecture Ltd
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RCE Sketch SK01
(91 Olliviers Road)
24154 REV2
(09/08/2024)

RICHARDS CONSULTING ENGINEERS

MIDFLOOR FRAMING PLAN

Unit 1 - Ground Floor Area over Framing: 52.37m²
Unit 2 - Ground Floor Area over Framing: 52.56m²
Unit 3 - Ground Floor Area over Framing: 49.95m²
Unit 4 - Ground Floor Area over Framing: 46.59m²

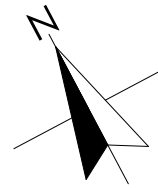
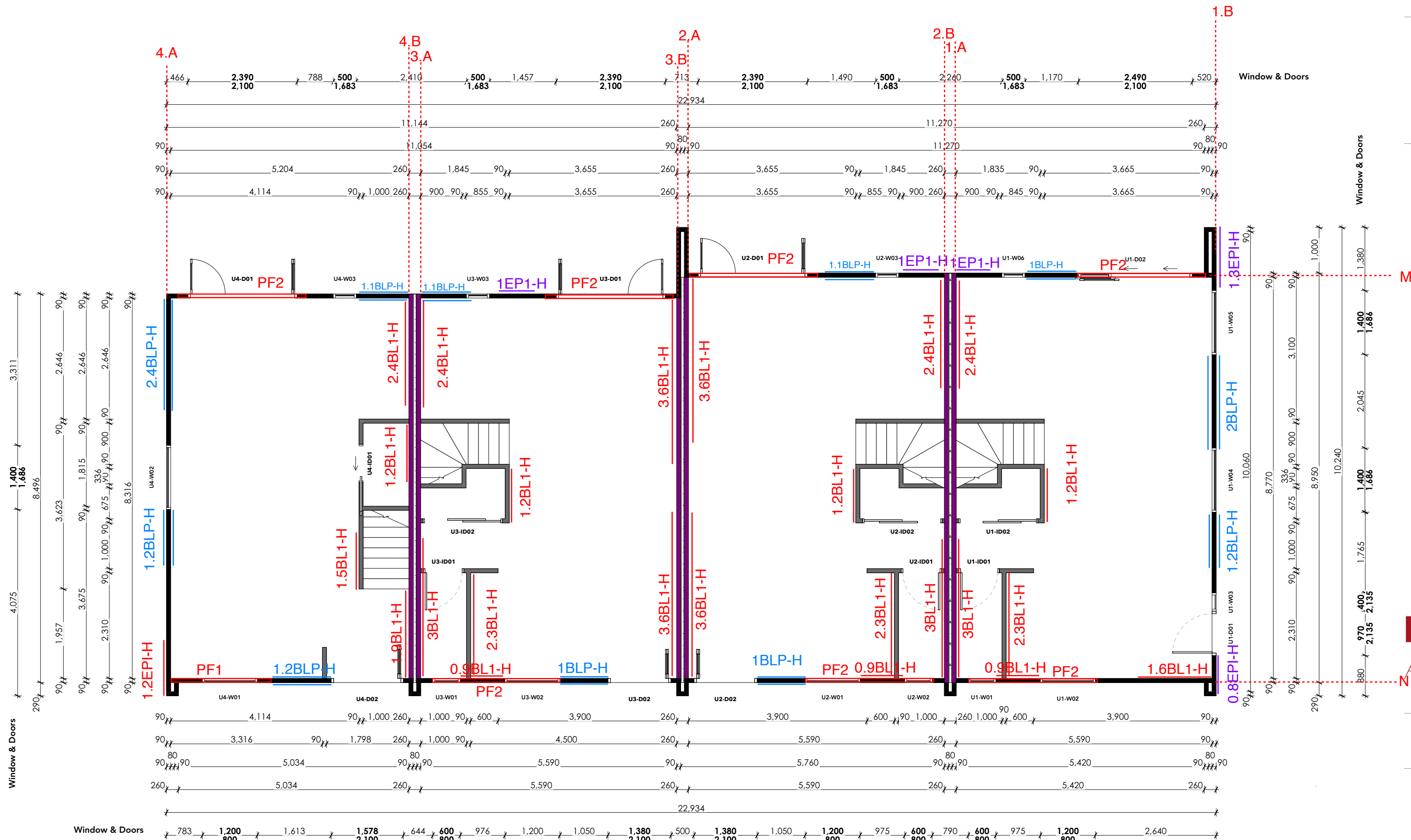
Typical stud height: Single & First Storey:
2455mm to underside of truss. 90x45mm SG8 @ 600mm c/s
max

Lintels:
Window lintel height: 2100mm
Internal door leaf height: Standard, unless noted otherwise.

Grading and Treatment - Wall Framing
All wall framing members SG8 H1.2 Pinus Radiata unless otherwise noted. Window framing and reveals, Dressed H3.1 Pinus Radiata.
Cavity Battens SG8 H3.2 Pinus Radiata.

- Exterior Wall Framing, Radiata, H1.2
- Interior Wall Framing, Radiata Pine / Douglas Fir, H1.2
- Wall Cavity Battens, Radiata Pine, H3.1
- Aluminium Window Reveals, Radiata Pine, H3.1
- Exposed Posts & Beams, Radiata Pine, H3.2
- Purlins On Trusses, Radiata Pine, H1.2
- Balcony, Parapet, Internal Gutter Framing, Radiata Pine, H3.1
- Framing Supporting Shelf Angles, Radiata Pine, H3.1
- Roof Framing, Trusses (Above 10.50), Radiata Pine / Douglas Fir, H1.2
- Roof Framing, Trusses (Below 10.50, Skillion Roofs, Covered Roof), Radiata Pine / Douglas Fir, H1.2
- Roof Framing, Trusses, Exposed External Rafter, Radiata Pine / Douglas Fir, H3.2

PF1: 250PFC portal frame, length 2.3m
PF2: 250PFC portal frame, length 2.8m



WORK IN PROGRESS

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RICHARDS
CONSULTING | ENGINEERS

General Notes

Unit 1 - First Floor Area over Framing: 56.14m²
Unit 2 - First Floor Area over Framing: 56.54m²
Unit 3 - First Floor Area over Framing: 56.54m²
Unit 4 - First Floor Area over Framing: 56.33m²

Stud Heights: In Medium wind zone.

Typical stud height: Single & First Storey:

2455mm to underside of truss. 90x45mm SG8 @ 600mm crs max

Dwangs: Unless noted - All dwangs @ 800mm crs

Dwangs by Wall Cladding Type: Brick dwangs 600mm crs
Dwangs to Tiled Areas: All tiled areas to have dwangs @ 600mm crs, studs at 400mm crs max. (Excludes skirting/upstands)

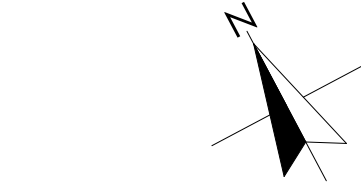
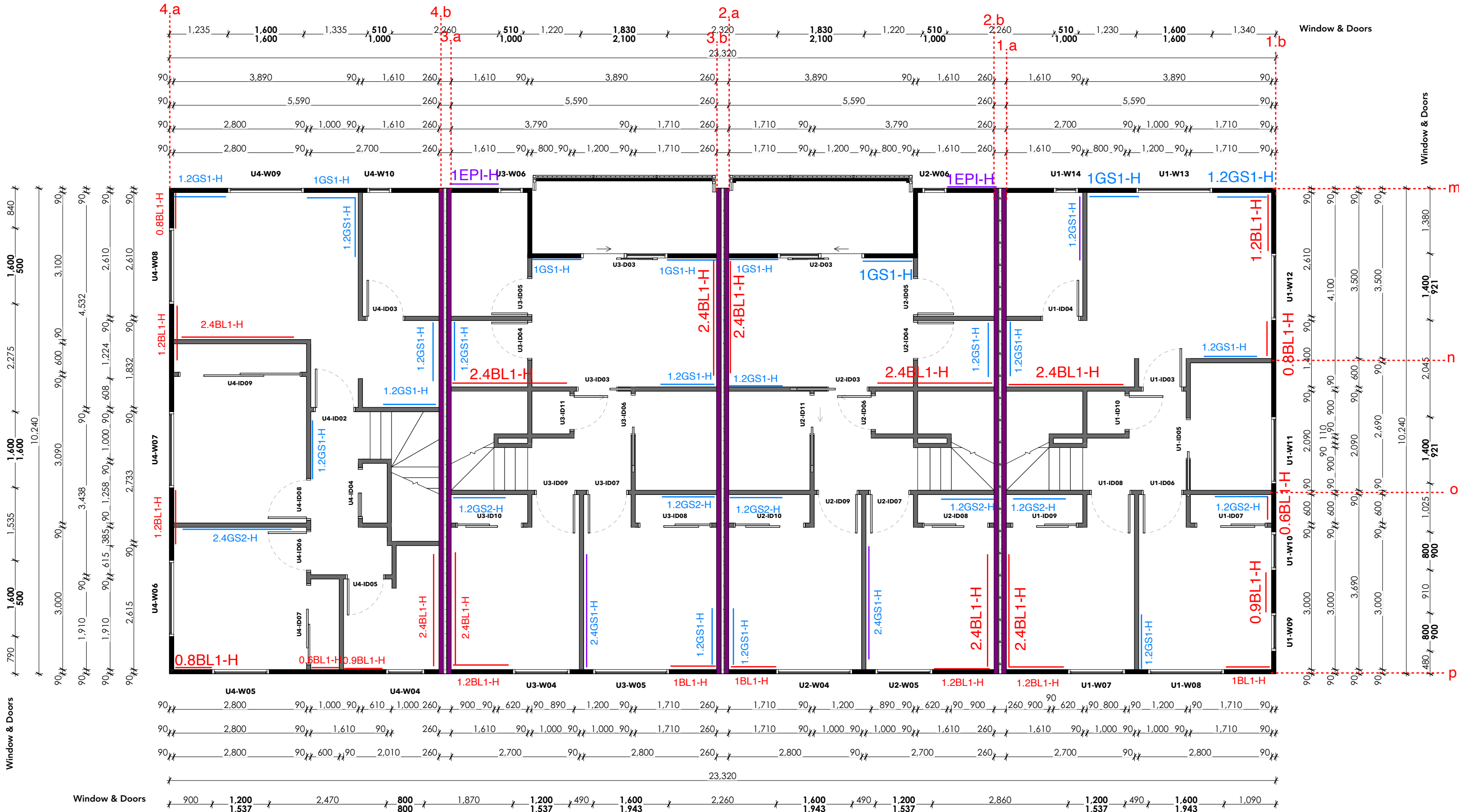
Lintels: Window lintel height: 2100mm
Internal door leaf height: Standard, unless noted otherwise.

Sizing of Timber Plates: Bottom Plate: 45mm thick, width to match stud. SG8 H1.2 Pinus Radiata.
Top Plate: 45mm thick, width to match stud. Additional top plate 35mm thick, 90mm wide if 140mm wall, 140mm wide if 190mm wall. SG8 H1.2 Pinus Radiata.

Grading and Treatment - Wall Framing
All wall framing members SG8 H1.2 Pinus Radiata unless otherwise noted. Window framing and reveals, Dressed H3.1 Pinus Radiata. Cavity Battens SG8 H3.2 Pinus Radiata.

Specific Schedule of Timber Treatment:

- Exterior Wall Framing, Radiata, H1.2
- Interior Wall Framing, Radiata Pine / Douglas Fir, H1.2
- Wall Cavity Battens, Radiata Pine, H3.1
- Aluminium Window Reveals, Radiata Pine, H3.1
- Exposed Posts & Beams, Radiata Pine, H3.2
- Purlins On Trusses, Radiata Pine, H1.2
- Balcony, Parapet, Internal Gutter Framing, Radiata Pine, H3.1
- Framing Supporting Shelf Angles, Radiata Pine, H3.1
- Roof Framing, Trusses (Above 10.50), Radiata Pine / Douglas Fir, H1.2
- Roof Framing, Trusses (Below 10.50, Skillion Roofs, Covered Roof), Radiata Pine / Douglas Fir, H1.2
- Roof Framing, Trusses, Exposed External Rafters, Radiata Pine / Douglas Fir, H3.2



Issue	Comment
02 - WIP	

WORK IN PROGRESS

Fortune Architecture.

Vistaar Group

Address: 91 Olliviers Road, Phillipstown, Christchurch

Legal Description: LOT: 1 DP: 348264

Layout Name: First Floor Framing Plan

Sheet: A204 Scale: 1:75 @ A2
Issue: Concept
Date: Work in Progress
Revision: 02 - WIP Drawn: SDF

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RCE Sketch SK03
(91 Olliviers Road)
24154 REV2
(09/08/2024)

RICHARDS
CONSULTING | ENGINEERS

General Notes

Unit 1 - Ground Floor Area over Framing: 52.37m²
Unit 2 - Ground Floor Area over Framing: 52.56m²
Unit 3 - Ground Floor Area over Framing: 49.95m²
Unit 4 - Ground Floor Area over Framing: 46.59m²

Stud Heights: In Medium wind zone.

Typical stud height: Single & First Storey:

2455mm to underside of truss. 90x45mm SG8 @ 600mm crs max

Dwangs: Unless noted - All dwangs @ 800mm crs

Dwangs by Wall Cladding Type: Brick dwangs 600mm crs
Dwangs to Tiled Areas: All tiled areas to have dwangs @ 600mm crs, studs at 400mm crs max. (Excludes skirting/upstands)

Lintels: Window lintel height: 2100mm
Internal door leaf height: Standard, unless noted otherwise.

Sizing of Timber Plates:
Bottom Plate: 45mm thick, width to match stud. SG8 H1.2 Pinus Radiata.
Top Plate: 45mm thick, width to match stud. Additional top plate 35mm thick, 90mm wide if 140mm wall, 140mm wide if 190mm wall. SG8 H1.2 Pinus Radiata.

Grading and Treatment - Wall Framing
All wall framing members SG8 H1.2 Pinus Radiata unless otherwise noted. Window framing and reveals, Dressed H3.1 Pinus Radiata. Cavity Battens SG8 H3.2 Pinus Radiata.

Specific Schedule of Timber Treatment:

- Exterior Wall Framing, Radiata, H1.2
- Interior Wall Framing, Radiata Pine / Douglas Fir, H1.2
- Wall Cavity Battens, Radiata Pine, H3.1
- Aluminium Window Reveals, Radiata Pine, H3.1
- Exposed Posts & Beams, Radiata Pine, H3.2
- Purlins On Trusses, Radiata Pine, H1.2
- Balcony, Parapet, Internal Gutter Framing, Radiata Pine, H3.1
- Framing Supporting Shelf Angles, Radiata Pine, H3.1
- Roof Framing, Trusses (Above 10.50), Radiata Pine / Douglas Fir, H1.2
- Roof Framing, Trusses (Below 10.50, Skillion Roofs, Covered Roof), Radiata Pine / Douglas Fir, H1.2
- Roof Framing, Trusses, Exposed External Rafters, Radiata Pine / Douglas Fir, H3.2

19mm plywood floor diaphragm installed as per the Ecoply Specification for a diaphragm

2/Ø3.15 nails @ 75mm crs

2/Ø3.15 nails @ 75mm crs

2/Ø3.15 nails @ 75mm crs

2/Ø3.15 nails @ 75mm crs

2/Ø3.15 nails @ 75mm crs

2/Ø3.15 nails @ 75mm crs

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2/Ø3.15 nails @ 75mm crs

2/Ø3.15 nails @ 75mm crs

2/Ø3.15 nails @ 75mm crs

2/Ø3.15 nails @ 75mm crs

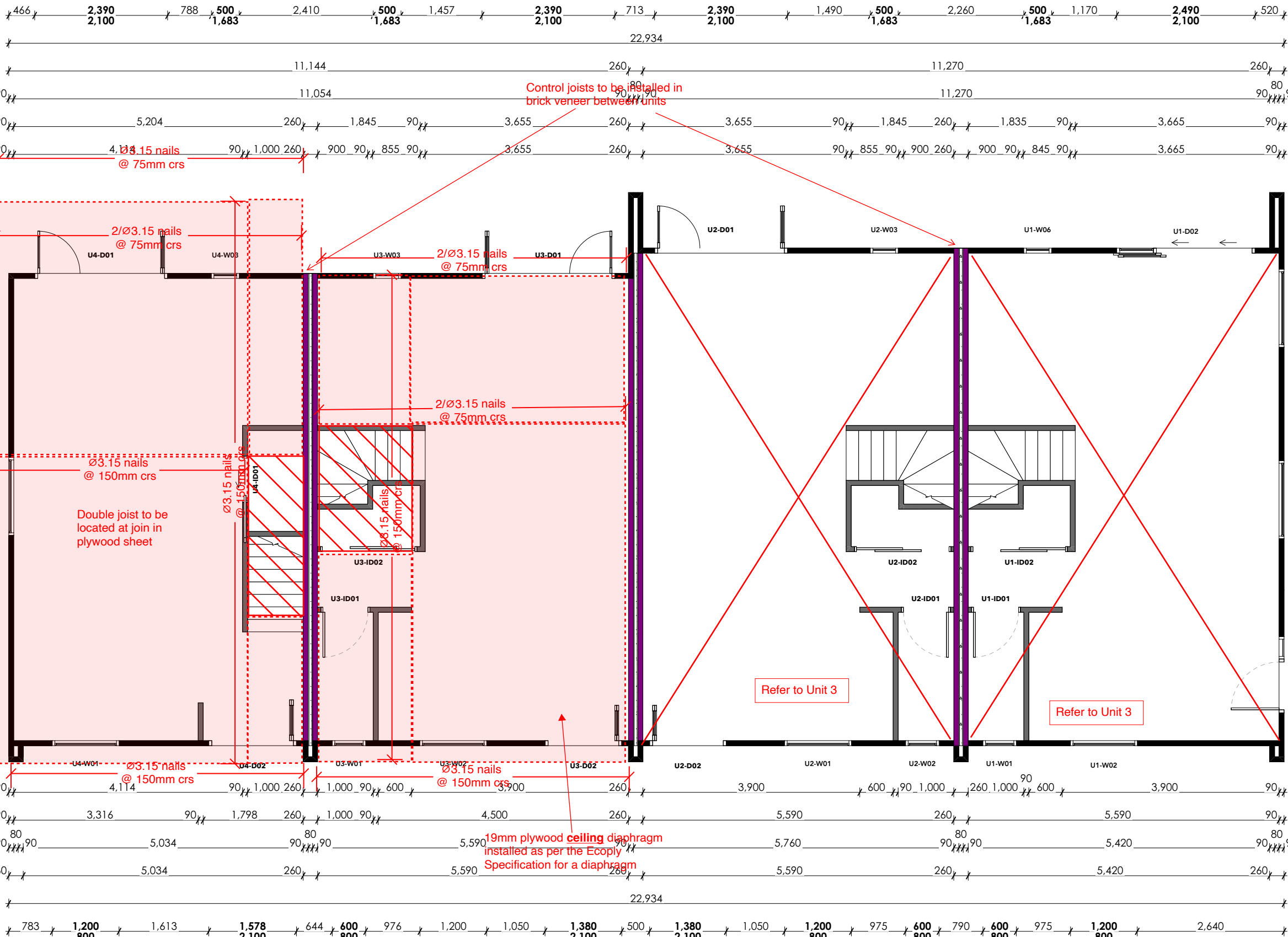
2/Ø3.15 nails @ 75mm crs

2/Ø3.15 nails @ 75mm crs

2/Ø3.15 nails @ 75mm crs

2/Ø3.15 nails @ 75mm crs

2/Ø3.15 nails @ 75mm crs



FLOOR DIAPHRAGM LAYOUT

Issue	Comment
02 - WIP	

WORK IN PROGRESS

Fortune Architecture.

Vistaar Group

Address: 91 Olliviers Road, Phillipstown, Christchurch

Legal Description: LOT: 1 DP: 348264

Layout Name: Ground Floor Framing Plan

Sheet: A203 Scale: 1:75 @ A2

Issue: Concept

Date: Work in Progress

Revision: 02 - WIP Drawn: SDF

- ALL MEASUREMENTS ARE TO BE CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK

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Fortune Architecture Ltd
Level 1, 298 Cashel Street, Christchurch Central, 8011

P: 027 382 1414
E: hello@fortunearchitecture.co.nz
W: www.fortunearchitecture.co.nz

RCE Sketch SK04
(91 Olliviers Road)
24154 REV2
(09/08/2024)

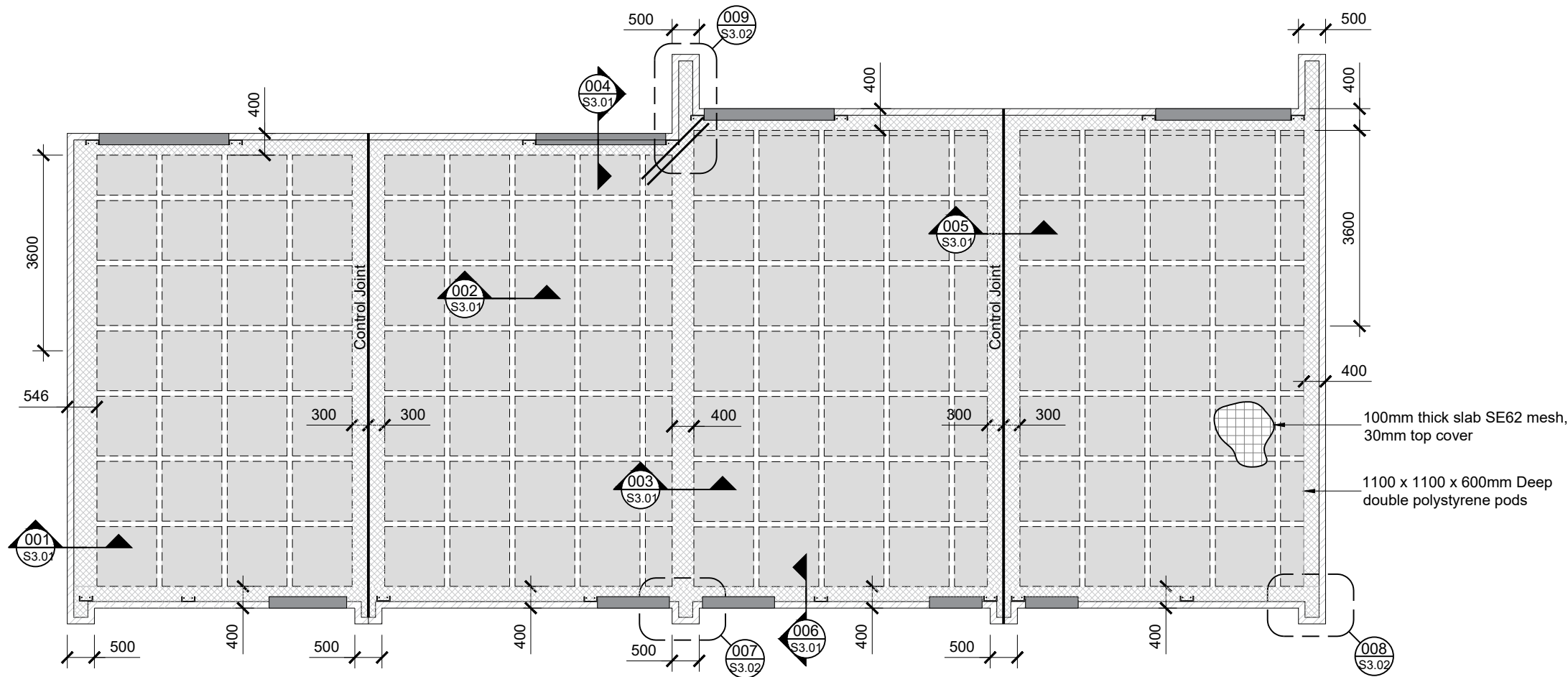
RICHARDS
CONSULTING ENGINEERS

KEY:

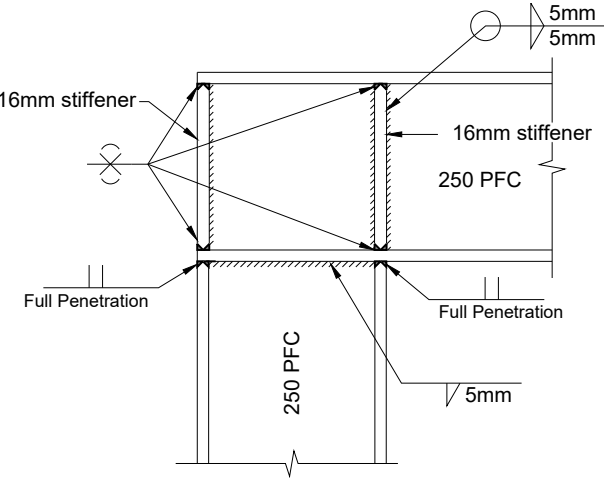
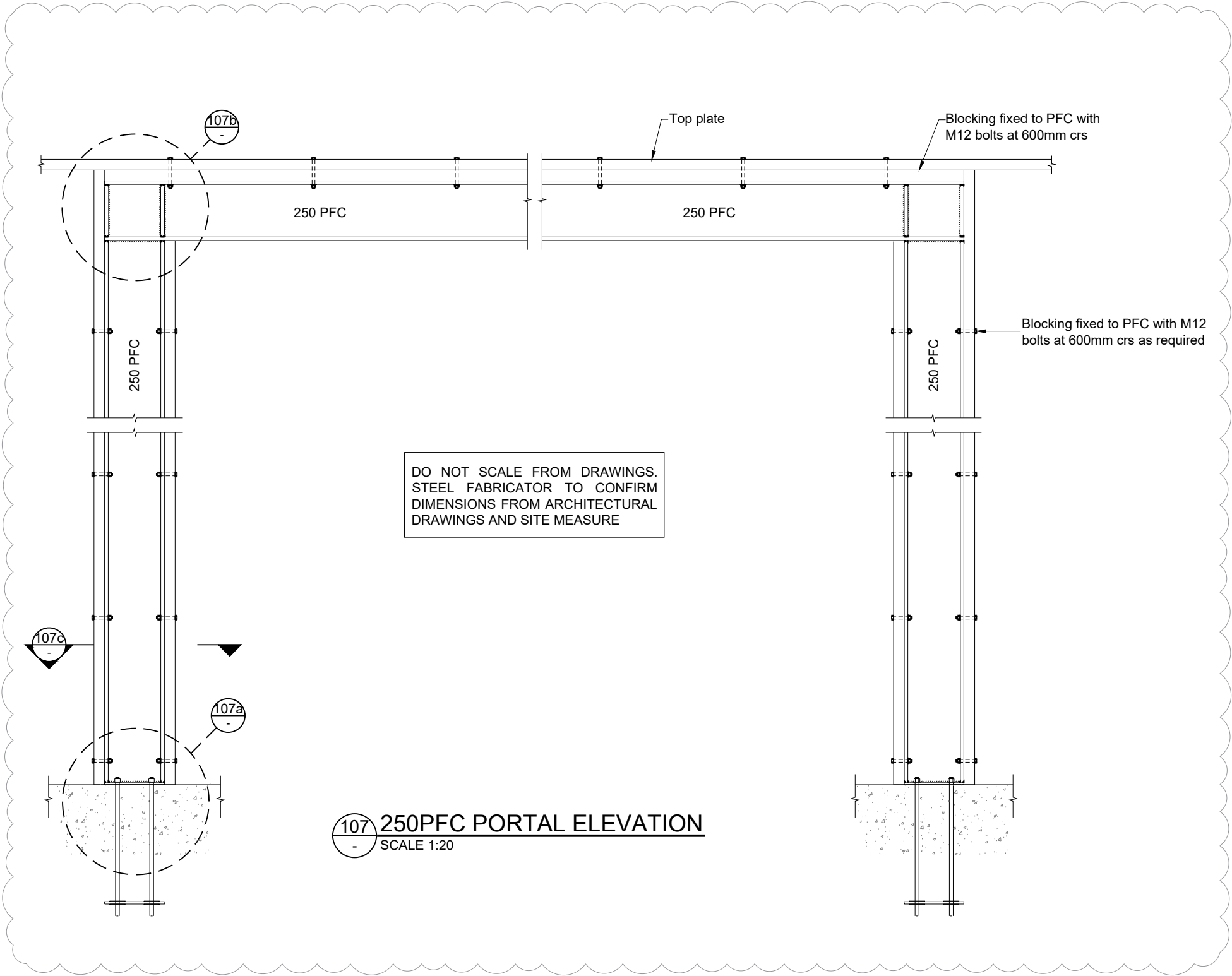
- Refer architect's drawings for rebate position & size
- Brick rebate, refer to Architect
- 3-H12's T&B with R6 stirrups at 200mm crs
- 2-H12, 1600mm long, spaced 150mm apart
- M16 Cast-in anchors and portal leg

NOTE:

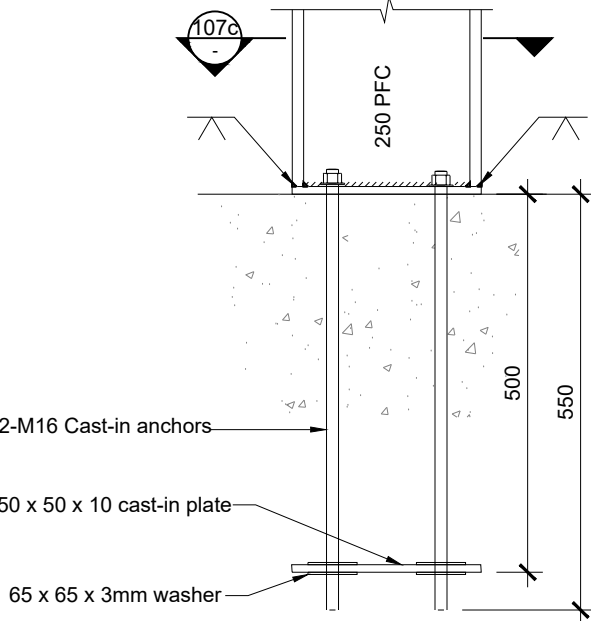
USE FIRTH RIB RAFT FIBRE MIX
RAFT MIX RP2019TC2-FIBRE REINFORCED



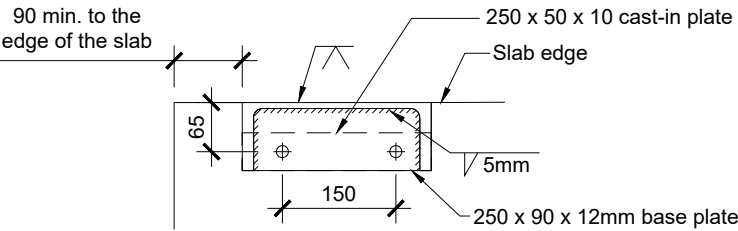
FOUNDATION PLAN
SCALE 1:100



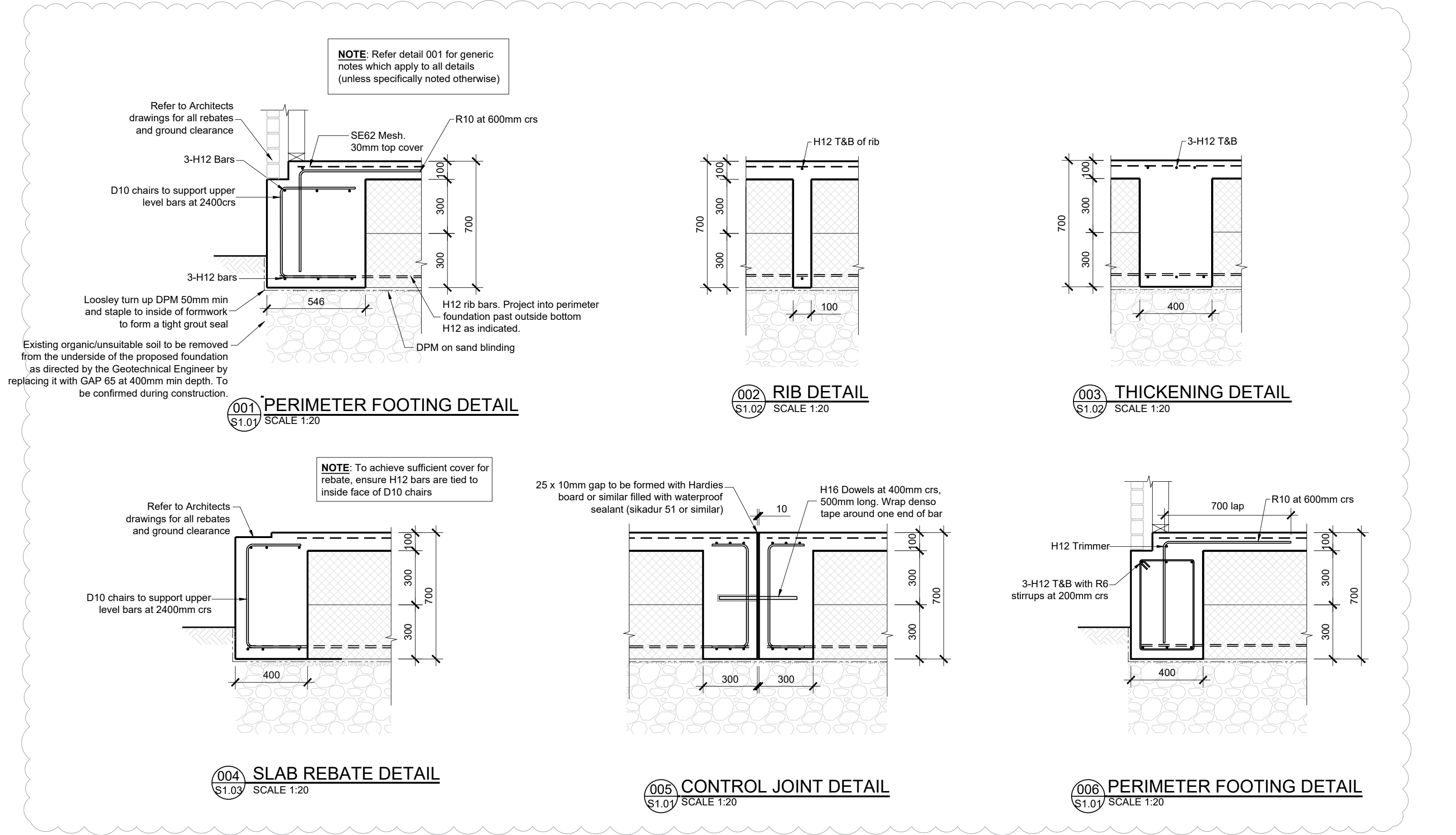
107b
-
DETAIL
SCALE 1:10

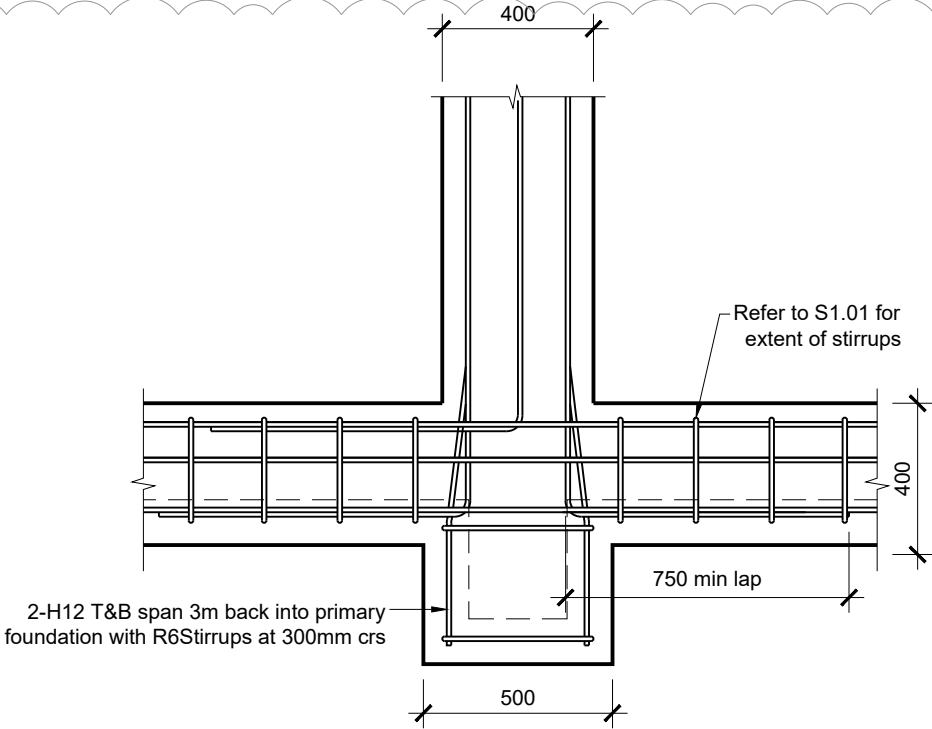


107a
-
DETAIL
SCALE 1:10

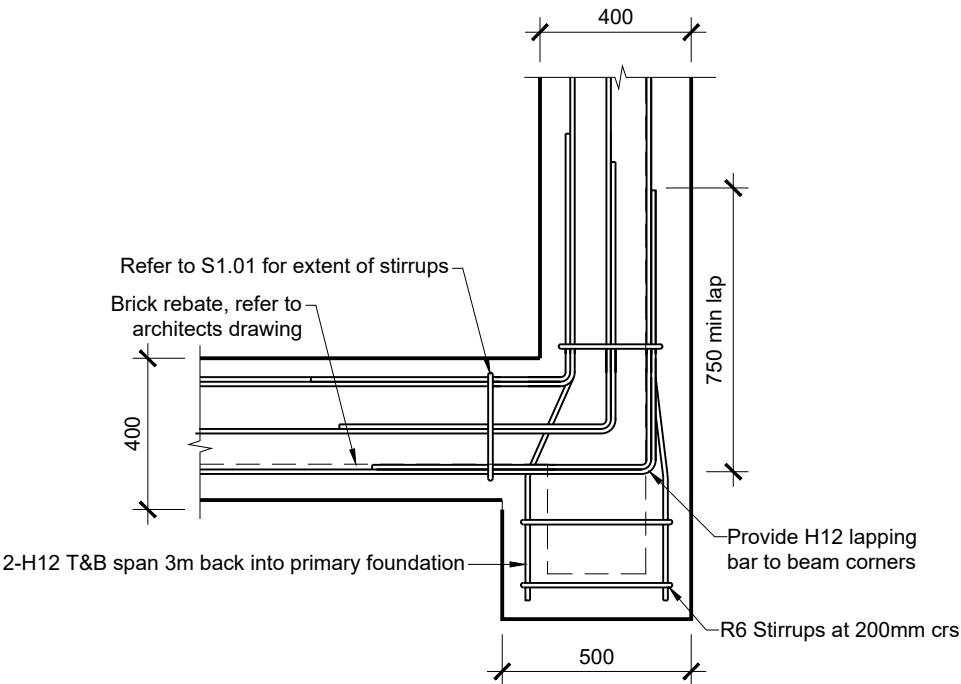


107c
-
DETAIL
SCALE 1:10

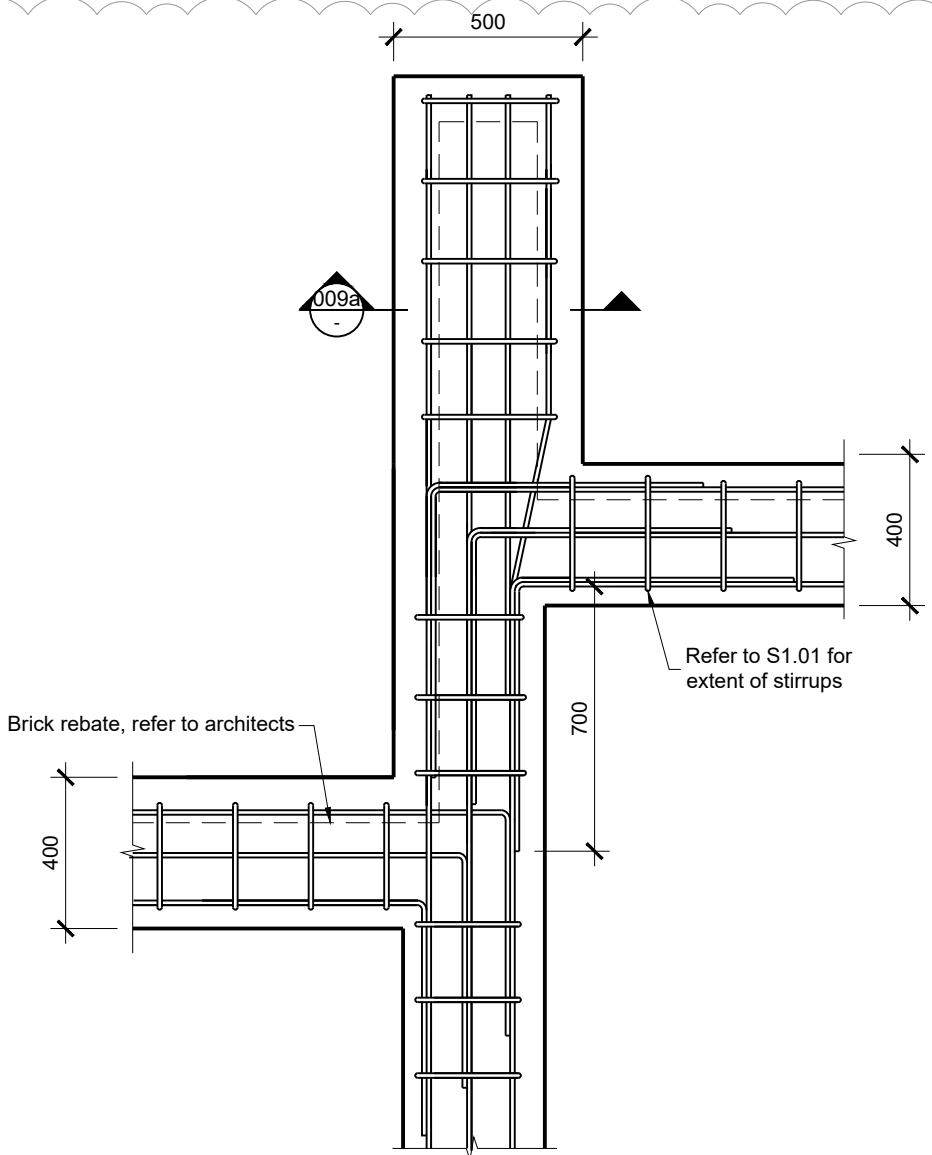




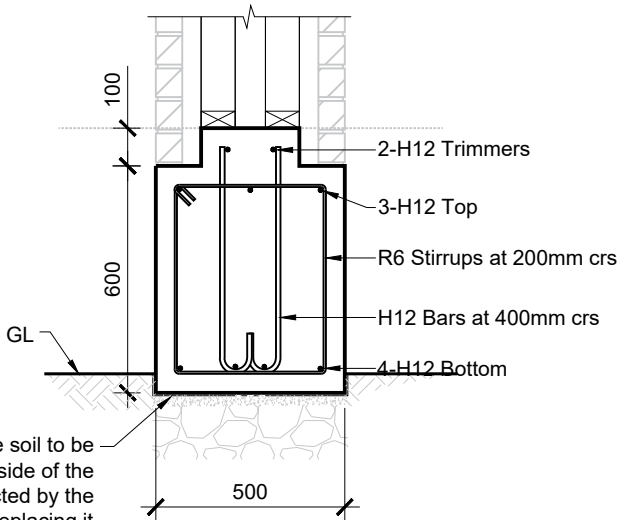
007 INTERNAL BEAM REINFORCING
S1.02 SCALE 1:20



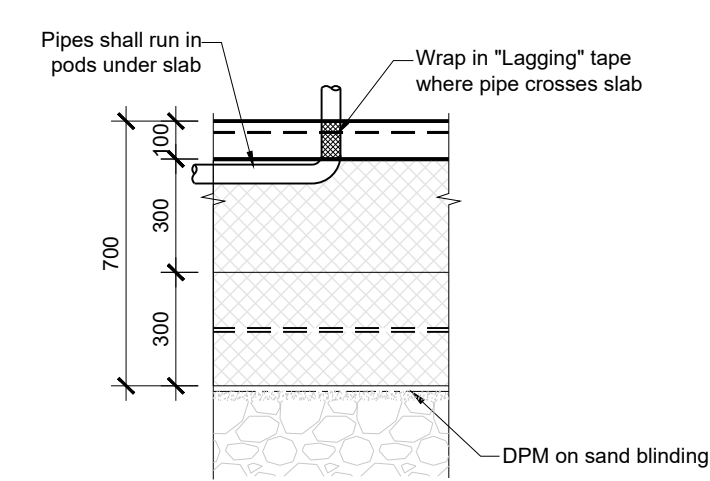
008 CORNER BEAM REINFORCING
S1.01 SCALE 1:20



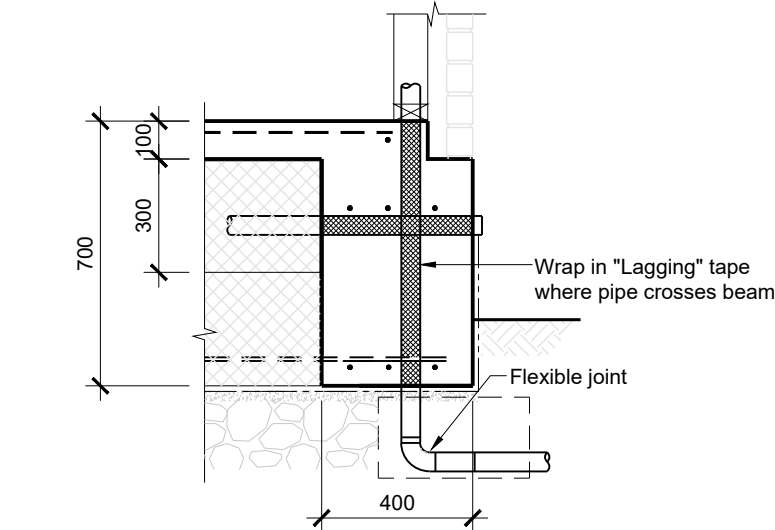
009 WING WALL BEAM REINFORCING
S1.01 SCALE 1:20



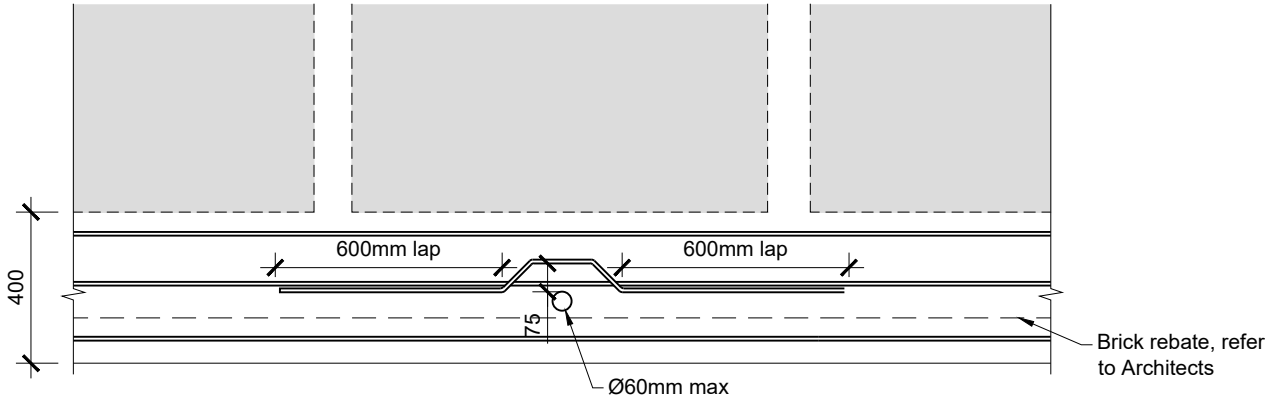
009a WING WALL FOOTING DETAIL
SCALE 1:20



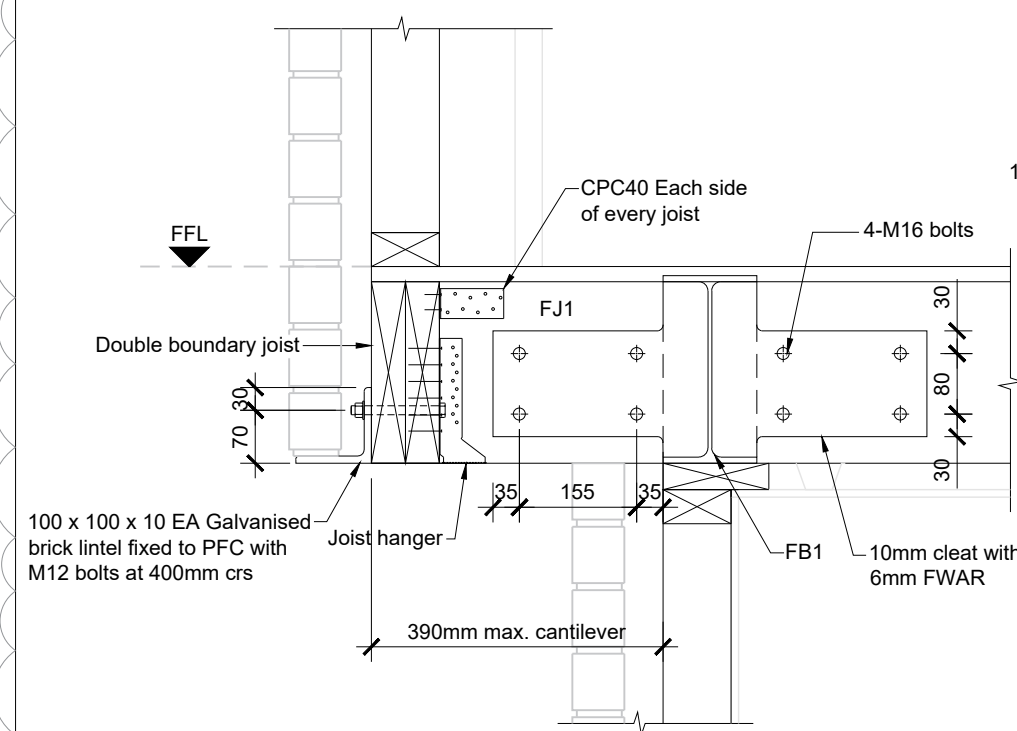
SLAB SERVICES PENETRATION DETAIL
SCALE 1:20



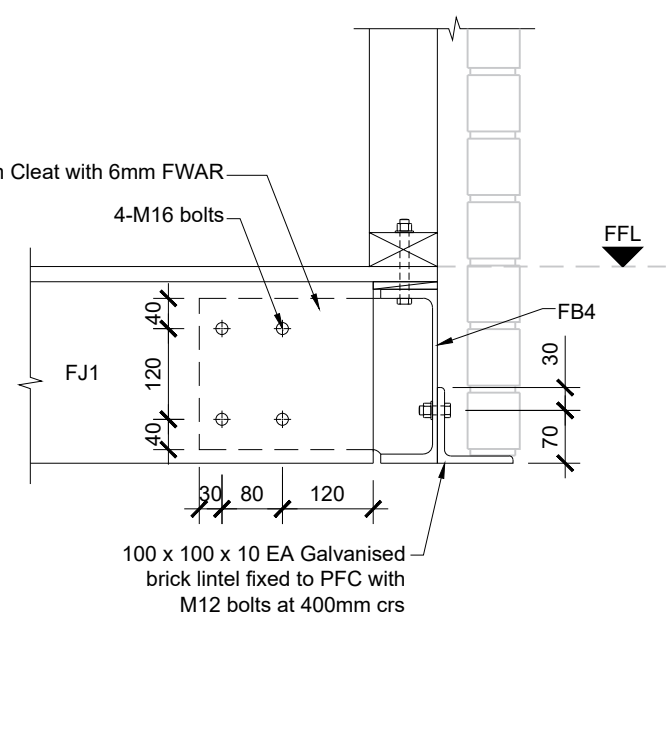
BEAM SERVICES PENETRATION DETAIL
SCALE 1:20



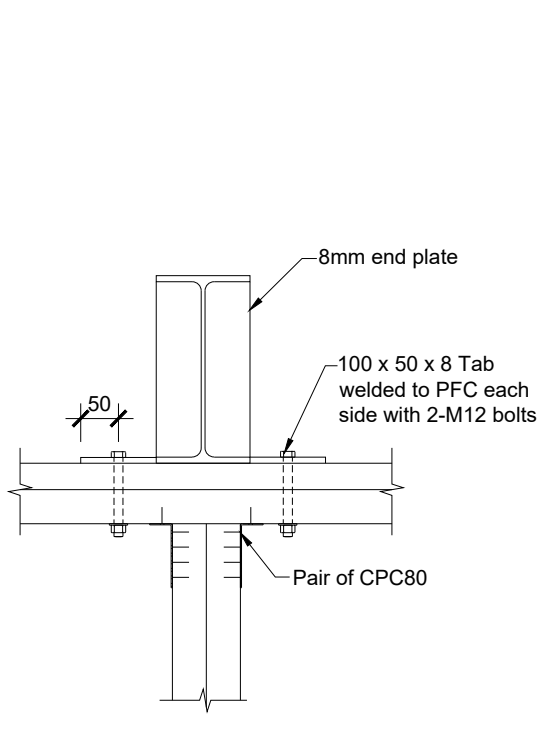
EDGE SERVICE PENETRATION DETAIL
SCALE 1:20



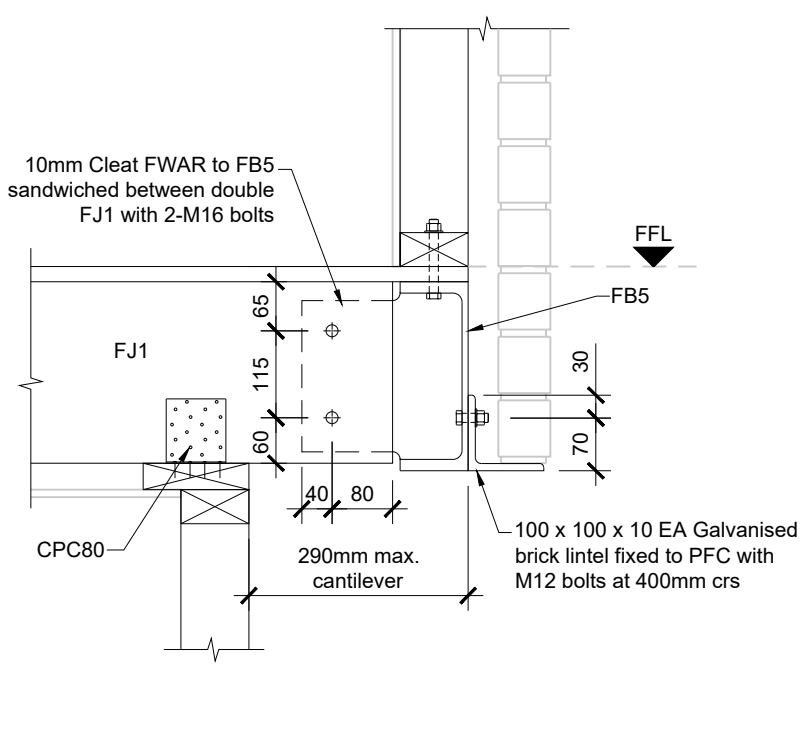
101 FJ1 CANTILEVER DETAIL
SK.01 SCALE 1:10



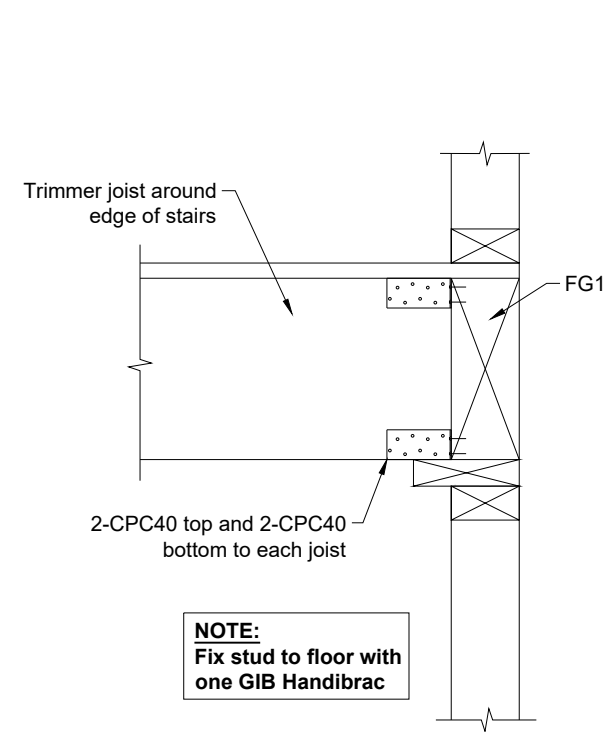
102 FJ1 TO FB1 DETAIL
SK.01 SCALE 1:10



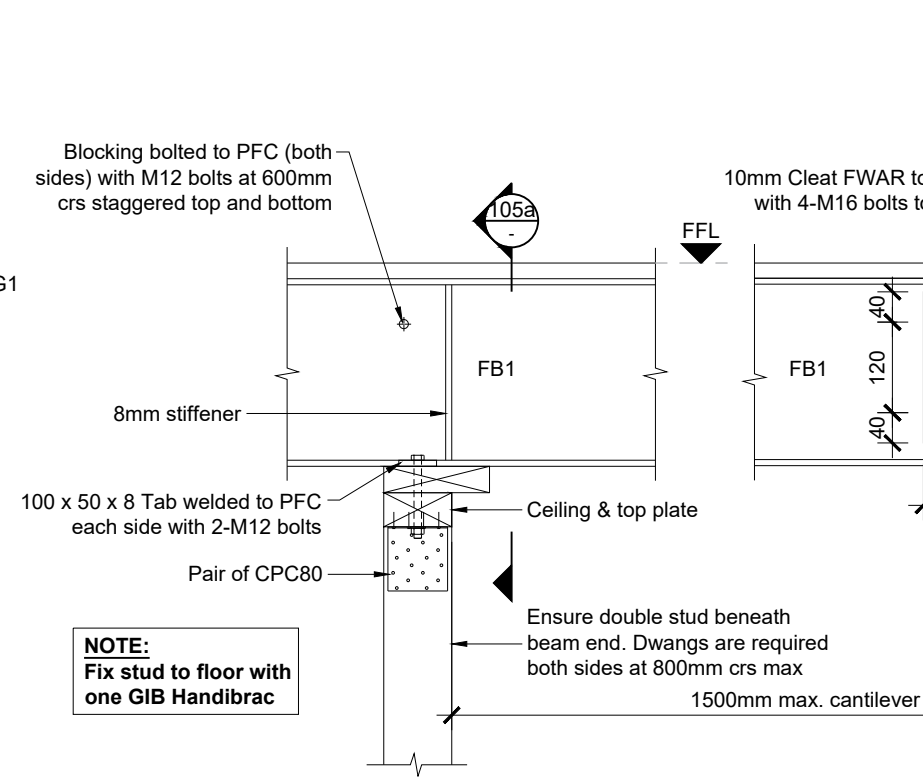
105a FB2 TO STUD DETAIL
- SCALE 1:10



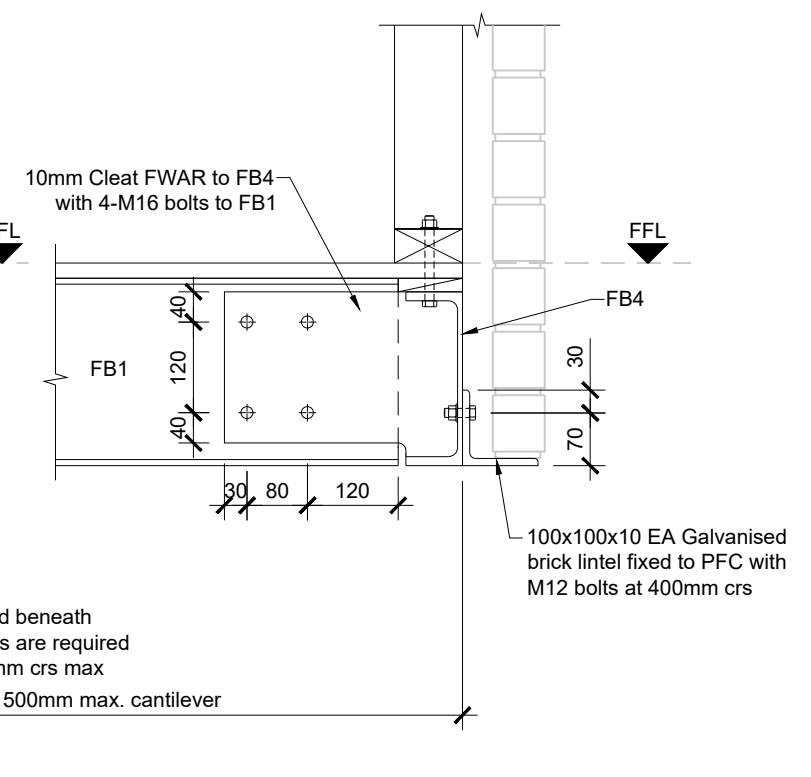
104 DOUBLE JOIST TO FB5 DETAIL
SK.01 SCALE 1:10



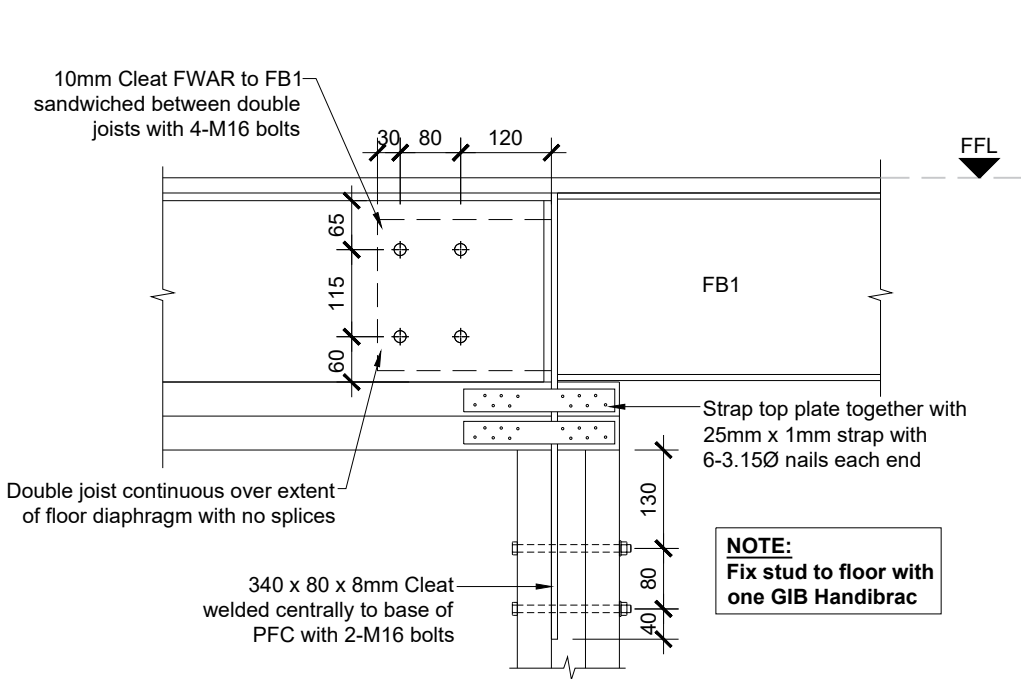
106 TYPICAL INTERNAL BALUSTRADE
SK.01 SCALE 1:10



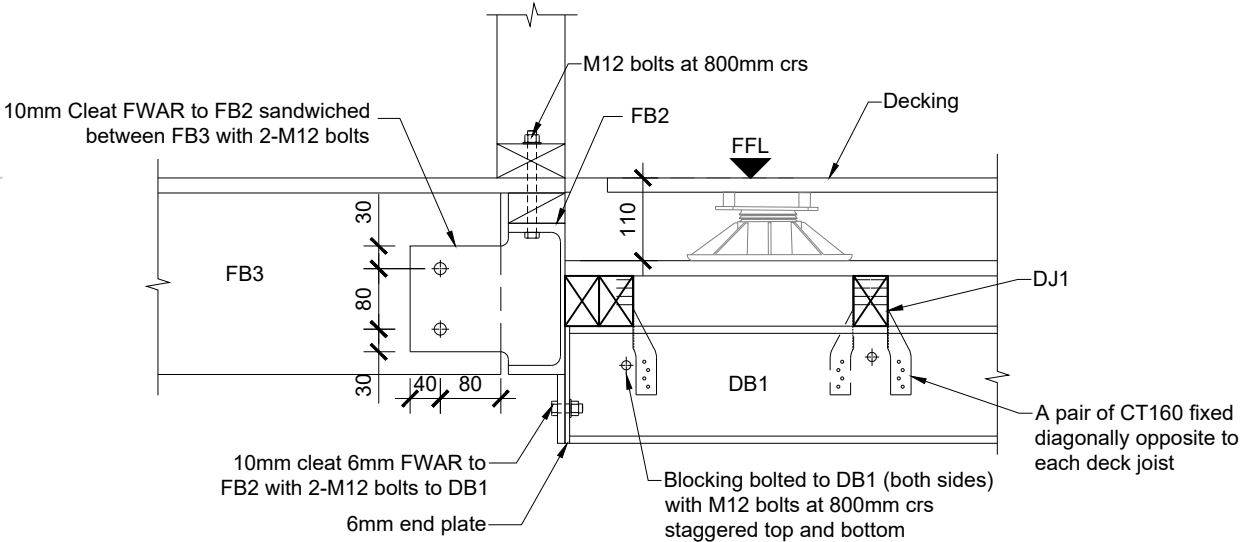
105 FB1 TO STUD DETAIL
SK.01 SCALE 1:10



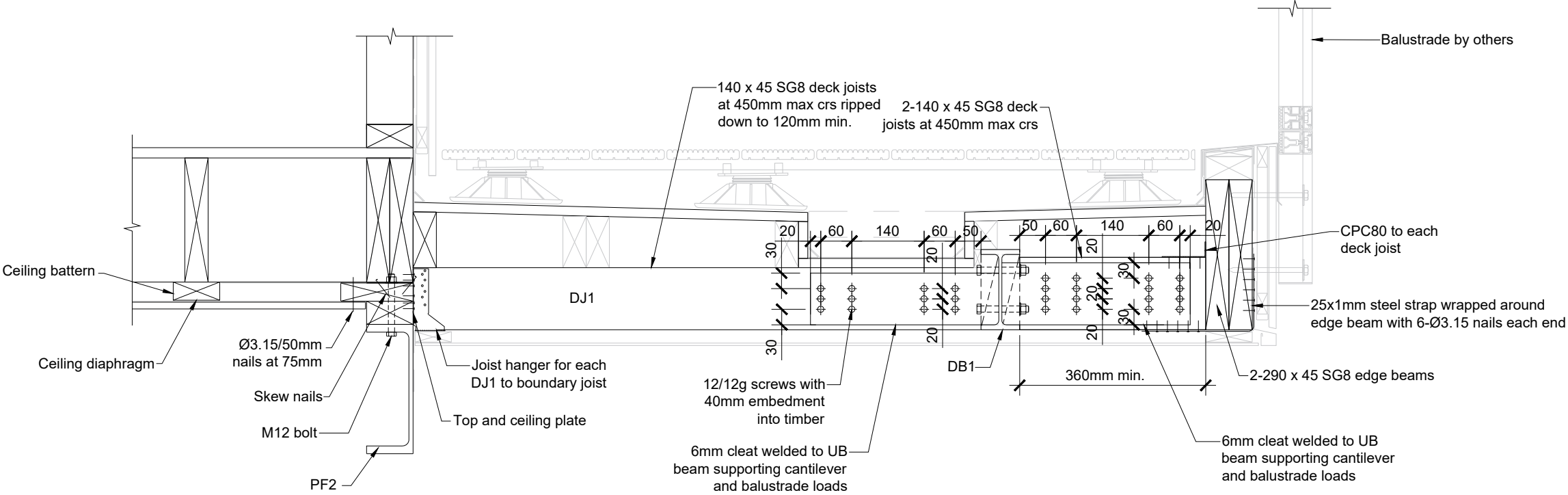
103 FB4 TO FB1 DETAIL
SK.01 SCALE 1:10



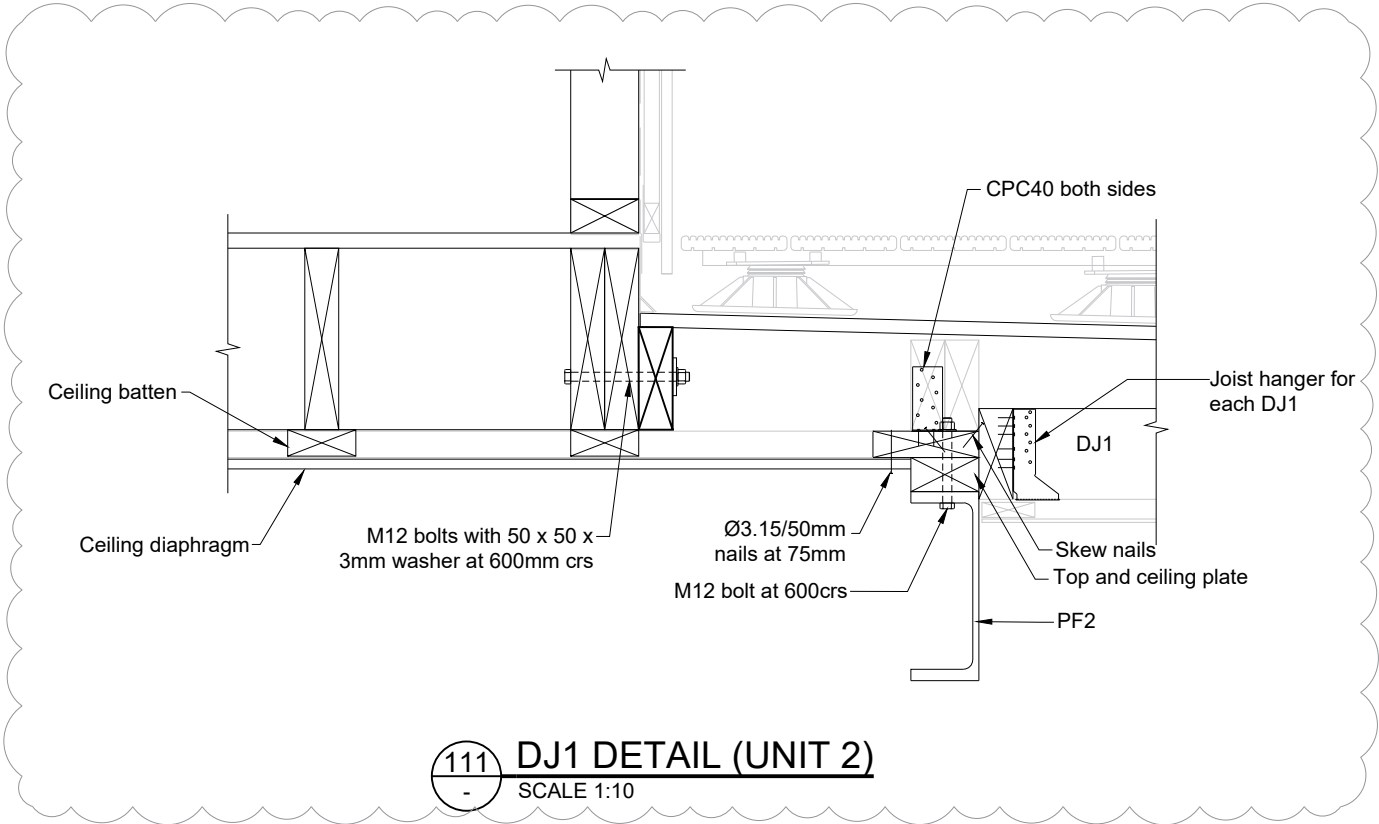
108 DOUBLE JOIST TO FB1 DETAIL
SCALE 1:10

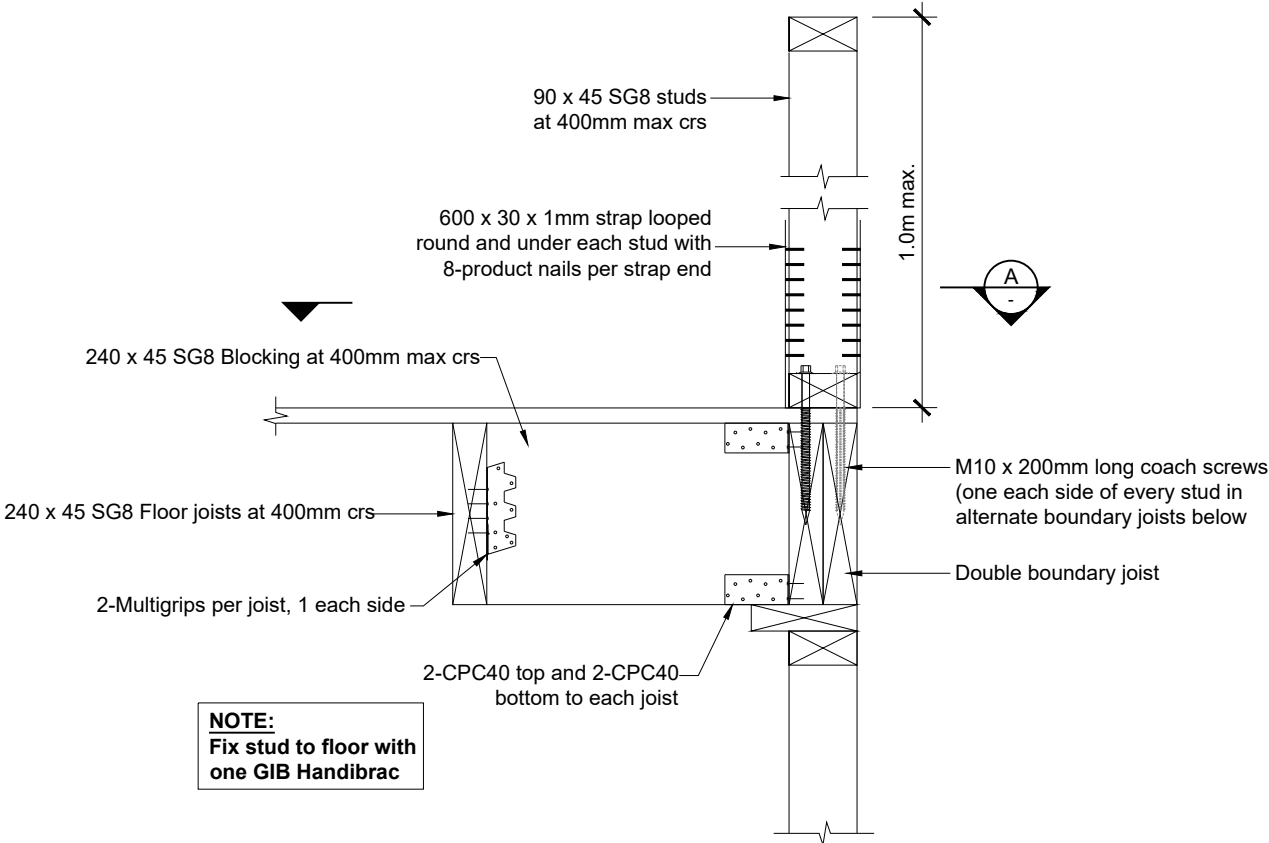


109 FB2 TO FB3 AND DB1 DETAIL
SCALE 1:10

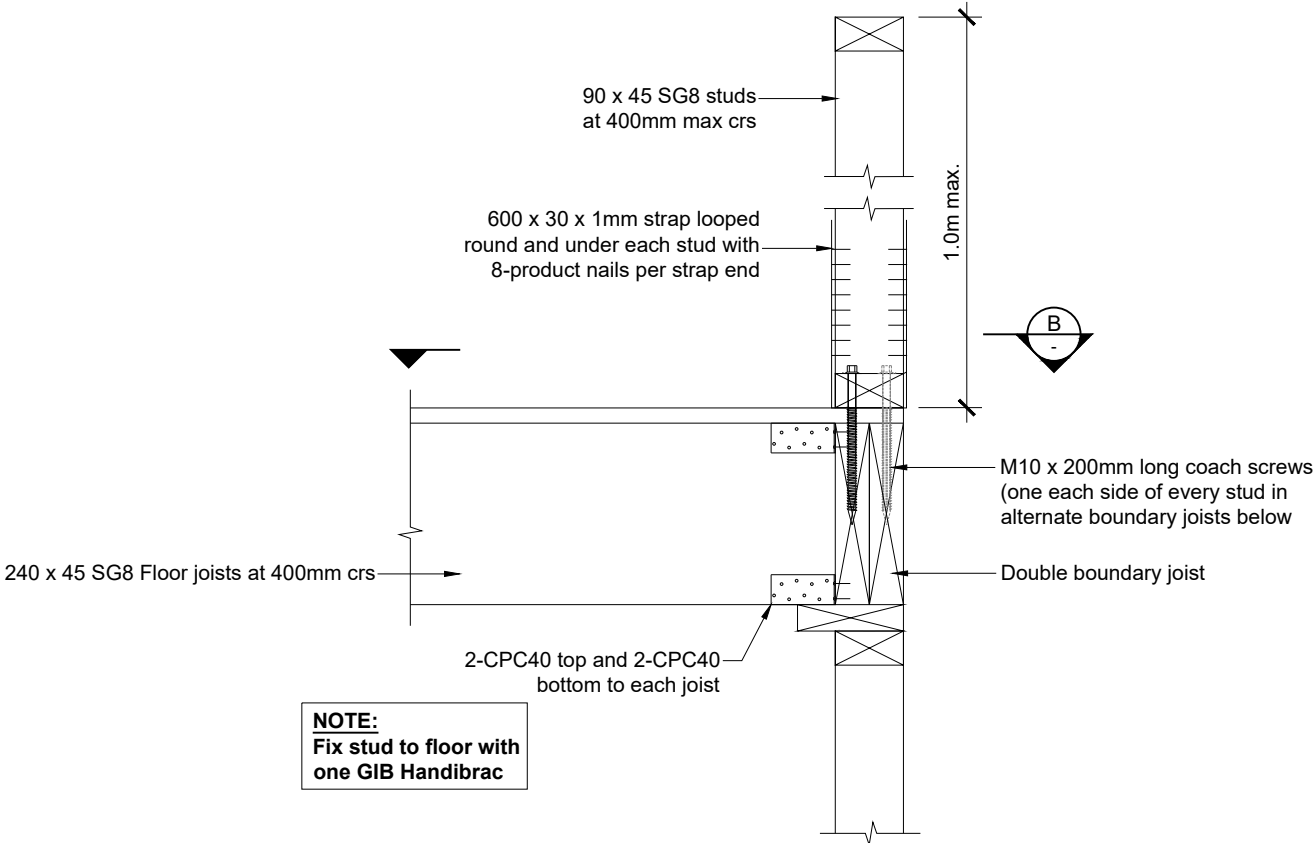


110 DJ1 DETAIL (UNIT 3)
SCALE 1:10

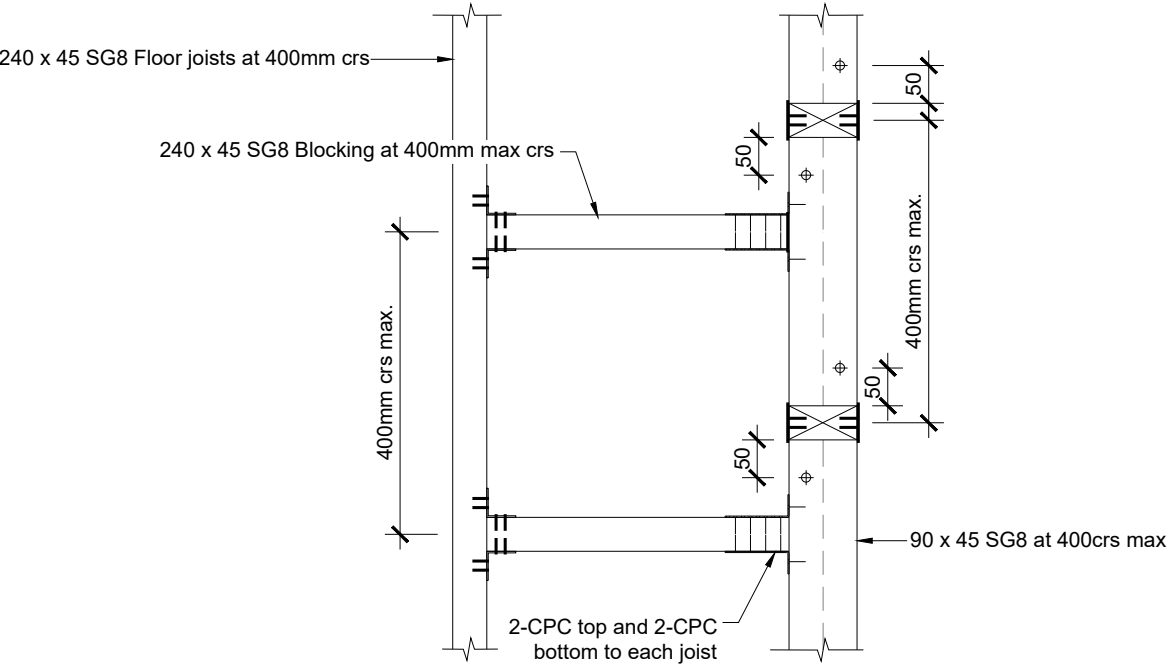




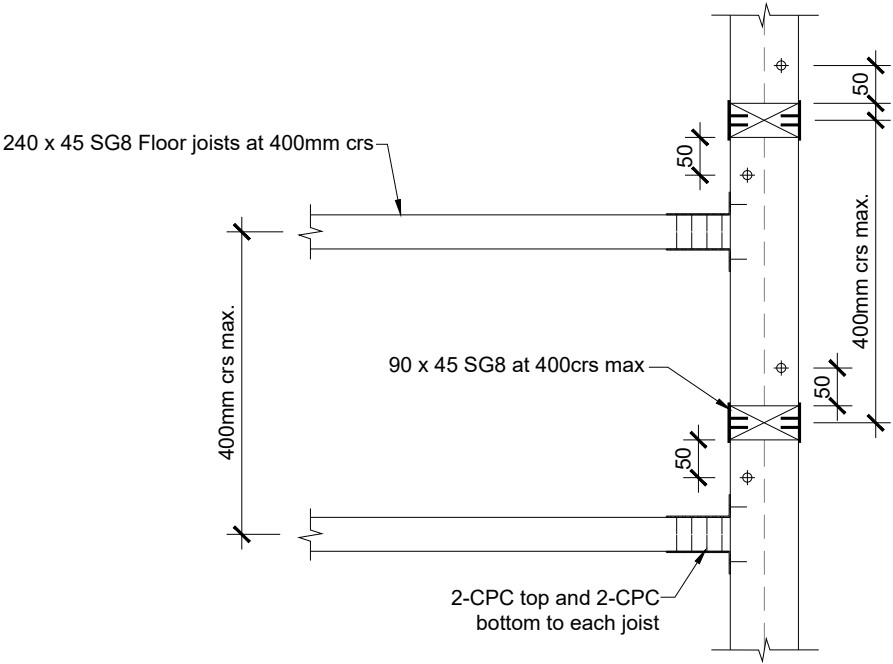
TYPICAL INTERNAL BALUSTRADE (PARALLEL TO JOISTS)
SCALE 1:10



TYPICAL INTERNAL BALUSTRADE (PERPENDICULAR TO JOISTS)
SCALE 1:10



A **INTERNAL BALUSTRADE CONNECTION DETAIL**
SCALE 1:10



B **INTERNAL BALUSTRADE CONNECTION DETAIL**
SCALE 1:10