Christchurch City Council
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BCN/2025/10436
Approved Building Consent Document
23/03/2026 McCook Weir, Nicky



28 ANDOVER STREET LIMITED
ANDOVER STREET DEVELOPMENT

28 ANDOVER STREET MERIVALE
CHRISTCHURCH 8014

BUILDING CONSENT

PROJECT 25010
DATE 23/12/2025

STUDIO 4 ARCHITECTS

SITE INFORMATION

OWNER:	28 ANDOVER STREET LIMITED
ADDRESS:	28 ANDOVER STREET MERIVALE, CHRISTCHURCH
LEGAL DESCRIPTION:	Lot 1 DP 45705
TA:	CHRISTCHURCH CITY COUNCIL (CCC)
SITE AREA:	561M²
BUILDING FOOTPRINT:	324M²
SITE COVERAGE:	57% [15.6% LANDSCAPE]
EARTHQUAKE ZONE:	2
EXPOSURE ZONE:	C
CORROSION ZONE	C
SNOW ZONE:	N4
CLIMATE ZONE:	5
WIND REGION:	A
WIND ZONE:	LOW
LEE:	NO
RAINFALL RANGE:	40-50MM

GENERAL

ACCESS ROUTES
SLIP RESISTANCE TO ALL ACCESS ROUTES TO COMPLY WITH NZBC D1/AS1 - CLAUSE 1.0, 2.1 AND TABLE 2.
EXTERNAL DOOR LANDINGS TO BE NO LOWER THAN 150mm FROM FINISHED FLOOR LEVEL.

VENTILATION
ALL ROOMS MUST HAVE AN OPENABLE WINDOW WITH AN AREA OF 5% OR MORE OF THE TOTAL FLOOR AREA OF THE ROOM. EXTRACTOR FANS WHERE FITTED, ARE TO VENT TO THE OUTSIDE. THEY SHALL HAVE A MINIMUM EXTRACTION CAPACITY OF 25L/S OR 50L/S TO KITCHEN.

WALL FRAMING NOTES

ALL WORK TO COMPLY WITH NZS 3604:2011 AMENDMENTS 1 & 2.

ALL GLAZING TO COMPLY WITH NZS 4223:2016

ALL STRUCTURAL MEMBERS TO COMPLY WITH NZS 3604:2011 AND NZS 3602:2003 WITH 50 YEARS DURABILITY.

ALL EXTERIOR CLADDINGS AND DECKING TO COMPLY WITH NZS 3604:2011 AND NZS 3602:2003 WITH 15 YEARS DURABILITY.

PLACE CONTINUOUS FULL WIDTH DPC BETWEEN BOTH TIMBER AND CONCRETE, STEEL MEMBERS AND CONCRETE.

ALL MATERIALS AND PRODUCTS INSTALLED TO MANUFACTURERS SPECIFICATIONS.

PROTECT OR REMOVE ALL PLANTING AROUND THE SITE AND RE-ESTABLISH AT COMPLETION OF CONSTRUCTION, CONFIRM WITH CLIENT.

MAKE GOOD TO ALL EXISTING SITE STRUCTURES, TIMBER RETAINING, DRIVEWAYS AND SURFACE WATER SITE DRAINAGE AROUND THE SITE AT COMPLETION OF CONSTRUCTION, CONFIRM WITH CLIENT.

MAKE GOOD TO ALL GROUND LEVELS, FILL ALL EXCAVATION AND EVENLY SPREAD TOP SOIL OVER SITE, READY FOR LANDSCAPING.

WALL FRAMING NOTES

WIND ZONE: LOW 0.61 kPa

ALL WORK TO COMPLY WITH NZS 3604:2011 AMENDMENTS 1 & 2.

PLACE CONTINUOUS FULL WIDTH DPC BETWEEN BOTH TIMBER AND CONCRETE, STEEL MEMBERS AND CONCRETE.

ALL MATERIALS AND PRODUCTS INSTALLED TO MANUFACTURERS SPECIFICATIONS.

EXTERNAL WALLS, NZS 3604:2011 - TABLE 8.2

GROUND FLOOR - STUDS UP TO 2.7M IN HEIGHT
H1.2 90x45 SG8 TIMBER STUDS @ 600MM CRS, DWANGS @ 800MM CRS GENERALLY UNLESS OTHERWISE SPECIFIED.

FIRST FLOOR - STUDS UP 3.6M IN HEIGHT H1.2
90X45 SG8 TIMBERS STUDS @ 300 CRS DWANGS @ 800MM CRS GENERALLY UNLESS OTHERWISE SPECIFIED.

INTERNAL WALLS, NZS 3604:2011 - TABLE 8.4

STUDS UP TO 2.7M IN HEIGHT TO BE H1.2 90x45 SG8 @ 600MM CRS
DWANGS @ 800MM CRS GENERAL UNLESS OTHERWISE SPECIFIED.

FIXING SCHEDULE
(READ IN CONJUNCTION WITH STRUCURAL DRAWINGS AND TRUSS AND LINTEL DESIGN DOCUMENTATION)

WALL PLATES TO CONCRETE SLAB
BOTTOM PLATE OVER DPC FIXED WITH BOWMAC M10 x 140 BLUE HEAD SCREW BOLT @ 900mm CRS MAX.

BOTTOM PLATE TO STUD
BOTTOM PLATE FIXED TO STUD WITH 3/90x3.15 NAILS END NAILED BOTTOM PLATE TO STUD FIXING MUST ALSO COMPLY WITH BRACING ELEMENT SYSTEM AND LINTEL FIXING REQUIREMENTS.

LINTEL FIXING TO FRAMING
LINTEL FIXING INSTALLED TO MITEK TYPICAL LINTEL FIXING DETAILS AS PER LINTEL / BEAM SCHEDULE.

TOP PLATE TO STUD
LUMBERLOK STUDLOK SYSTEM TO BE USED.

TRUSS TO TOP PLATE
TRUSSES FIXED AS PER TRUSS MANUFACTURERS SPECIFICATION. REFER TRUSS DESIGN IN APPENDIX.

PURLINS TO TRUSS
PURLINS FIXED TO TRUSS / RAFTERS WITH 1/10g SELF- DRILLING TYPE 17 SCREW, 80mm LONG.

GENERAL FIXING NOTE
FIXING REQUIREMENTS INSTALLED AS PER FIXING SCHEDULE, NZS 3604:2011 AND DETAILS

TIMBER TREATMENTS / GRADE

ROOF TRUSS AND PURLINS	H1.2	SG8
INTERNAL STRUCTURAL FRAMING TIMBER	H1.2	SG8
INTERNAL FINISHING TIMBER	NONE	PINE DRESSED NO.1 CLEARS
INTERNAL SKIRTING	NONE	PINE DRESSED NO.1 CLEARS
INTERNAL SKIRTING TO WET	H3.1	PINE DRESSED NO.1 CLEARS

ALL OTHER MATERIALS AND SIZES AS SPECIFIED IN DRAWINGS.

GENERAL SELECTION OVERVIEW

CONCRETE

SLAB ON GRADE
PER STRUCTURAL ENGINEERS REQUIREMENTS.

GARAGE SLAB FINISH
3 COATS CEMIX CEMPROTECT IMPREGNATING SEALER TO MANUFACTURERS SPECIFICATION.

EXTERIOR

WALLS	GROUND FLOOR - SELECTED VERTICAL SHIPLAP CLADDING ON DRAINED CAVITY FIRST FLOOR - SELECTED BRICK VENEER ON DRAINED CAVITY [BRICK VENEER TYPE B EM TIES @ 400MM CRS HORIZONTIALLY AND VERTICALLY (105/115MM LONG) SCREW FIXINGS MIN. 12 GAUGE, 35MM LONG HEX WASHER FACE PLACEMENT OF WALL TIES PER E2/AS1 9.2.7]
ROOFING	0.55MM BMT TRAPEZOIDAL CLADDING ON SELECTED UNDERLAY AND PURLINS. *COLOR AND FINISH TBC BY CLIENT.* SEALCO ECOTUFF TPO ON TREATED SUBSTRATE
FASCIA	PAINTED TREATED TIMBER TO UNIT 4 GARAGE
GUTTER	0.55MM BMT 125MM QUARTER ROUND GUTTER
SOFFIT SELECTED	SELECTED 6MM FIBRE CEMENT BOARD WITH PAINT FINISH.

WINDOW / DOOR JOINERY

EXTERIOR	APL METRO RESIDENTIAL THERMALHEART® SERIES ALUMINIUM JOINERY, POWDER COATED FINISH. COLOR TBC BY CLIENT WITH DOUBLE GLAZING TO NZS 4223: PART 3
INTERIOR	SOLID CORE FLUSH PANEL WITH PAINT FINISH. HARDWARE TO BE SELECTED BY CLIENT.

WRAPS / UNDERLAYS / DPC
INSTALLED TO MANUFACTURERS SPECIFICATIONS

DPM	THERMAKRAFT 0.25MM BLACK POLYTHENE DPM
DPC	THERMAKRAFT SUPERCOURSE PERIMETER DPC
UNDERLAY	THERMAKRAFT COVERTEK 407 SELF-SUPPORTING
RAB TAPE	-
	FRAMING SEALING, SEALING TAPE
AIR SEAL	PEF BACKING RODS AS REQUIRED ON WEATHERING SEALANT.

LININGS
ALL LININGS TO BE STOPPED TO LEVEL 4 AND PAINTED.

WALLS	10MM GIB STANDARD PLASTERBOARD
CEILINGS	13MM GIB STANDARD PLASTERBOARD
CORNICE	SQUARE STOPPED

BRACING ELEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION, AS PER BRACING PLAN AND SCHEDULE IN STRUCTURAL DRAWINGS

GIB AQUALINE PLASTERBOARD TO BE USED IN ALL WET AREAS (BATHROOMS, WC, LAUNDRY, AND KITCHEN). WHERE WET AREAS ABUTT A DOUBLE LAYER SYSTEM, THE TOP LAYER SHALL BE GIB AQUALINE PLASTERBOARD.

INSULATION
R2.8 WALL
R7.2 ROOF
FIRTH RIB RAFT POD

EXTRACT FANS
EXTRACTOR FANS, REFER REFLECTED CEILING PLAN FOR LOCATION AND SPECIFICATION. DELAYED TIMBER CUT OUT.

BATHROOM FIXTURES AND FITTINGS
CONTRACTOR TO SUPPLY BLOCKING FOR FIXINGS AS REQUIRED

BATHROOM LIGHTS
ALL RECESSED LED DOWNLIGHTS TO BATHROOM / ENSUITE / KITCHEN TO BE IC / IC-F RATED.

FLOOR COVERINGS
TIMBER FLOOR OVERLAY TO LIVING / KITCHEN AND STAIRS
FLOOR TILES ON WATERPROOFING MEMBRANE TO BATHROOMS
CARPET ON UNDERLAY TO BEDROOMS AND CORRIDOR

FINISHES

NOTE	ALL LININGS TO BE STOPPED TO LEVEL 4. CLIENT TO CONFIRM COLOURS

GIB PLASTERBOARD WALL LININGS EXCLUDING WET AREAS

SEALER	WALL BOARD ACYRLIC UNDERCOAT *RESENE BROADWALL **
2 TOP COATS	WALL BOARD WATERBOURNE ENAMEL *RESENE SPACECOAT LOW SHEEN **

GIB PLASTERBOARD CEILING LININGS EXCLUDING WET AREAS

SEALER	WALL BOARD ACYRLIC UNDERCOAT *RESENE BROADWALL **
2 TOP COATS	WALL BOARD WATERBOURNE ENAMEL *RESENE SPACECOAT LOW SHEEN **

GIB PLASTERBOARD WALL & CEILING, WET AREAS

SEALER	OIL BASED SEALER/UNDERCOAT *RESENE SURESEAL **
2 TOP COATS	WALL BOARD WATERBOURNE ENAMEL *RESENE SPACECOAT LOW SHEEN KITCHEN & BATHROOM **

INTERIOR TIMBER & MDF, REVEALS / SKIRTINGS / DOORS

PRIMER	QUICK DRY ACRYLIC PRIMER / UNDERCOAT RESENE QUICKDRY WATERBOURNE
2 TOP COATS	*PRIMER UNDERCOAT ** ACRYLIC ENAMEL PAINT *RESENE LUSTACRYL **

** OR SIMILAR APPROVED*

KEYNOTE LEGEND MASTER

KEY VALUE	KEYNOTE TEXT
2231	
2231.01 COMPACTED GRAVEL RAFT	GRAVEL RAFT TO EXTEND 800MM PAST FOUNDATION. REFER TO STRUCTURAL AND GEOTECHNICAL DOUCMENTATION
3155.01 CONCRETE SLAB	CONCRETE RIB-RAFT FLOOR SYSTEM ON GRAVEL RAFT. REFER TO STRUCTURAL ENG. DOCS FOR DETAIL
3320.03 20 SERIES MASONRY BLOCKWORK	20 SERIES MASONRY BLOCKWORK WITH PAINT FINISH TO EXTERIOR. REFER TO STRUCTURAL ENG. DOCS FOR DETAIL
3320.10 GALVANISED MASONRY BLOCKWORKK ANCHOR	GALVANISED MASONRY ANCHOR FIXING TIMBER PLATE TO BLOCKWORK
3411.01 CONCEALED STEELWORK	REFER TO STRUCTURAL ENG. DOCS FOR MEMBER SIZES AND LOCATIONS
3411.05 125X8EA	GALVANISED 125X8EA FIXED TO STRUCTURE PER DETAILS. PAINT FINISH WHERE EXPOSED
3411.06 200X100X6 STEEL ANGLE	200X100X6 STEEL ANGLE PER GARAGE DOOR MANUFACTURERS REQUIREMENTS
3411.07 GALVANISED COACH SCREW	GALVANISED 75X10MM COACH SCREW FIXING 125X8EA BRICK VENEER SHELF ANGLE AT 400MM CRS
3411.08 125X75X6 STEEL ANGLE	125X75X6 STEEL ANGLE PER GARAGE DOOR MANUFACTURERS REQUIREMENTS
3811.01 TIMBER ROOF TRUSS	TIMBER ROOF TRUSS REFER TO MANUFACTURERS DESIGN FOR SPECIFICATION
3821.01 TIMBER WALL FRAMING	TIMBER WALL FRAMING REFER TO CARCASS PLAN FOR MEMBER SIZES AND CENTRES
3821.02 TIMBER FLOOR FRAMING	TIMBER FLOOR FRAMING REFER TO STRUCTURAL ENG. DOCS FOR MEMBER SIZES AND LOCATIONS
3821.03 TIMBER LINTELS AND BEAMS	TIMBER LINTELS AND BEAMS REFER TO STRUCTURAL AND TRUSS MANUFACTURERS DESIGN FOR SIZES AND LOCATIONS
3821.05 90X45 TIMBER RAFTERS	90X45 TIMBER RAFTERS AT 400 CRS. INTERMEDIATE BLOCKING SUPPORT AT 400 CRS. FIXINGS IN ACCORDANCE WITH NZS3604:2011 SECTION 10
3821.06 TIMBER PURLINS	70X45 TIMBER PURLINS AT 600 CRS FIXED TO TRUSSES WTIH 1/10G SELF DRILLING SCREW 80MM LONG PER NZS3604:2011
3821.10 H3.2 150X50 TIMBER PLATE	H3.2 150X50 TIMBER PLATE FIXED TO 90X45 TOP PLATE. DRESSED FLASHING TAPE OVER
3821.11 TIMBER PACKER	TIMBER PACKING TO SUPPORT ALUMINIUM JOINERY
4161.01 DPM CONCRETE	SELECTED DPM UNDERLAY 250 MICRON MIN. ON SAND BLINDING LAYER
4161.03	DPC BETWEEN ALL CONCRETE AND TIMBER
4161.04 FLEXIBLE WALL UNDERLAY	SELECTED WALL UNDERLAY INSTALLED TO MANUFACTURERS RECOMMENDATIONS
4161.05 SYNTHETIC ROOF UNDERLAY	SELECTED ROOF UNDERLAY INSTALLED TO MANUFACTURERS RECOMMENDATIONS
4161.06	PAINT ON VAPOUR BARRIER (MULSEAL OR EQUAL APPROVED)
4171.11 PLYWOOD RIGID AIR BARRIER	7MM F8 H3.2 CCA CHH ECOPLY FIXED TO FRAMING PER MANUFACTURERS REQUIREMENTS
4221.11 TIMBER VERTICAL SHIPLAP CLADDING	SELECTED VERTICAL SHIPLAP WEATHERBOARD CLADDING OVER 45MM CAVITY ON FLEXIBLE WALL UNDERLAY OR RAB OVER WALL FRAMING
4221.33 CAVITY CLOSER	CAVITY CLOSER PER VERTICAL TIMBER CLADDING SYSTEM
4221.34 H3.1 TIMBER CAVITY BATTEN	H3.1 45X45MM TIMBER CAVITY BATTEN
4221.35 H3.1 CASTELLATED TIMBER CAVITY BATTEN	H3.1 45X45MM CASTELLATED TIMBER CAVITY BATTEN
4221.37 H3.1 TIMBER CAVITY BATTEN	H3.1 ex45X45MM TIMBER CAVITY BATTEN
4224.01 H3.1 TIMBER FASCIA	230X18MM H3.1 TIMBER PRE-PRIMED FASCIA WITH PAINT FINISH
4231.01 FIBRE CEMENT BOARD SOFFIT LINING	6MM JAMES HARDIE VILLABOARD SOFFIT. FLUSH JOINT STOPPED WITH PAINT FINISH
4231.06 FIBRE CEMENT BOARD	9MM ETERPAN FIBRE CEMENT BOARD SEALED AND FIXED TO TOP PLATE
4261.01 BRICK VENEER CLADDING	75MM BRICK VENEER OVER 70MM CAVITY ON FLEXIBLE WALL UNDERLAY OVER WALL FRAMING
4261.02 BRICK VENEER CAPPING	75MM BRICK VENEER CAPPING GLUED TO 9MM ETERPAN USING APPROVED ADHESIVE. FIBRE-CEMENT TO BE SEALED AND FIXED TO TOP PLATE
4261.03 BRICK VENEER SILL	75MM BRICK VENEER SILL
4311.02 PREFINISHED TRAPEZOIDAL PROFILE ROOFING	0.55BMT TRAPEZOIDAL ROOFING ON VENTILATED CAVITY BATTEN OVER ROOFING UNDERLAY ON 70X45MM PURLINS AT 600 CRS
4311.15 VENTILATED CAVITY BATTEN	SELECTED VENTILATED CAVITY BATTEN INSTALL PER MANUFACTURERS RECOMMENDATIONS
4337.01 17MM H3.2 PLYWOOD	17MM H3.2 CCA ECOPLY STRUCTURAL CD PLYWOOD ROOFING AND DECKING SUBSTRATE
4422WT SEALCO ECOTUFF TPO ROOFING	SEALCO ECOTUFF TPO ROOFING INSTALLED TO MANUFACTURERS RECOMMENDATIONS OVER 17MM H3.2 PLYWOOD WITH SUPPORT FRAMING AT 400 CRS BOTH DIRECTIONS
4521.01 ALUMINIUM JOINERY	SELECTED THERMALLY BROKEN POWDERCOATED ALUMINIUM JOINERY. DOUBLE GLAZED UNIT
4521.92 INTERIOR TIMBER DOOR REVEAL	136X30MM THICK DOUBLE GROOVED DOOR REVEAL. PAINT FINISH
4521.93 TIMBER REVEAL	H3.1 TREATED REBATED TIMBER REVEAL. PAINT FINISH
4554VS VELUX OPENING SKYLIGHTS	VELUX VCS INTEGRA OPENING SKYLIGHTS INSTALLED PER DETAILS. REFER WINDOW SCHEDULE
4555.01 INSULATED GARAGE DOOR	SELECTED INSULATED GARAGE DOOR WITH TIMBER CLADDING OVERLAID
4611.08 TOUGHENED GLASS BALUSTRADE	SELECTED TOUGHENED GLASS BALUSTRADE FIXING TO STRUCTURE PER MANUFACTURERS DETAILS IN SPECIFICATION
4711.10 EXTERNAL WALL INSULATION	R2.8 PINK BATTS WALL INSULATION TIGHTLY FITTED BETWEEN STUDS
4731.01 MINERAL WOOL CAVITY INSULATION	SELECTED MINERAL WOOL CAVITY INSULATION FOR FIRE AND ACOUSTIC INSULATION/PROTECTION
4811.01	PEF ROD AIR SEAL AND SEALANT
4811.07 SILICONE SEALANT	SILICONE SEALANT. COLOUR TO BE CONFIRMED
4821.73 WANZ SUPPORT BAR	55MM WANZ SUPPORT BAR TO JOINERY
4821.91 FLEXIBLE FLASHING TAPE	FLEXIBLE FLASHING TAPE INSTALLED AT CORNERS INSTALLED OVER WALL UNDERLAY
4911.01 STEEL CANOPY	CUSTOM FABRICATED MILD STEEL CANOPY FIXED TO EA WITH COUNTERSUNK SCREWS. PAINT FINISH
4933.01 ALUMINIUM LOUVRE	CUSTOM FABRICATED ALUMINIUM LOUVRE. POWDERCOATED FINISH
5113.08 SELECTED PLASTERBOARD LININGS	SELECTED PLASTERBOARD LININGS REFER TO CARCASS PLAN FOR TYPE
5151	INTERNAL TRIM
5171.01 10MM FIRE RATED PLASTERBOARD	10MM GIB FYRELINE PLASTERBOARD INSTALLED IN ACCORDANCE WITH GIB FIRE RATED RAB SYSTEM GWTLE 30
5171.08 FIRE RATED SOFFIT SYSTEM	13MM WEATHERLINE PLASTERBOARD INSTALLED IN ACCORDANCE WITH GIB FIRE RATED SOFFIT SYSTEM GWUC 30
5171.09 FIRE RATED WALL SYSTEM	10MM WEATHERLINE PLASTERBOARD INSTALLED IN ACCORDANCE WITH GIB FIRE RATED RAB SYSTEM GWTLE 30
5171.10 FIRE RATED CEILING SYSTEM	16MM GIB FYRELINE PLASTERBOARD INSTALLED IN ACCORDANCE WITH GIB FIRE RATED CEILING SYSTEM GBUC 30
5171.R1 RCS INTEGRA LIGHTWEIGHT CONCRETE INTERTENANCY SYSTEM	TIMBER STUDS PER CARCASS PLAN, WITH 20MM CAVITY EITHER SIDE OF 50MM INTEGRA BOARD, 10MM GIB PLASTERBOARD TO INTERIOR FACE OF FRAMING. CONSTRUCTION PER RESENE INTA120A TIMBER FRAME 120 MINUTE WALL CONSTRUCTION SYSTEM
5231.02 TIMBER HINGED DOOR	SELECTED TIMBER HINGED DOOR. PAINT FINISH
5231.05 TIMBER CAVITY SLIDER	SELECTED TIMBER CAVITY SLIDER WITH SQUARE STOP JAMB DETAIL. PAINT FINISH
5311.05 ACCESS PANEL	600SQ SET BEAD SLIMLINE ACCESS PANEL WITH TWIST LOCK
5313.01 13MM PLASTERBOARD CEILING	13MM GIB STANDARD PLASTERBOARD LINING (AQUALINE TO WET AREAS) ON 70X35 TIMBER CEILING BATTENS AT 600 CRS. LEVEL 4 PAINT FINISH

KEYNOTE LEGEND MASTER

KEY VALUE	KEYNOTE TEXT
5313.30 TIMBER CEILING BATTEN	70X35 TIMBER CEILING BATTENS FIXED TO STRUCTURE AT 600 CRS
5431.01 PARTICLE BOARD FLOORING	20MM STRANDFLOOR FLOORING INSTALLED OVER FLOOR STRUCTURE. TREATED TO WET AREAS
5432.01 TIMBER T&G FLOORING	SELECTED TIMBER T&G FLOORING ON VAPOUR BARRIER
5571.01 TIMBER STAIRCASE	PREFABRICATED MDF TIMBER STAIRCASE SUPPORTED AND FIXED TO WALL FRAMING. SECONDARY PRIVATE PER NZBC D1 (2OOMM MAX RISER AND 250MM MIN TREAD)
5574.01 TIMBER HANDRAIL	40X20MM TIMBER HANDRAIL ON BRACKETS SUPPORTED OFF GLAZING. 900MM ABOVE STAIR PITCH LINE
6211.01 SELECTED WALL TILES	SELECTED WALL TILES ON TILE ADHESIVE OVER WATERPROOFING MEMBRANE
6221.01 SELECTED FLOOR TILES	SELECTED FLOOR TILES ON ADHESIVE OVER WATERPROOFING MEMBRANE AND SUBSTRATE
6812.01 WATERPROOF MEMBRANE	SELECTED WATERPROOFING MEMBRANE SYSTEM TO FLOOR AND WALLS. REFER TO MANUFACTURERS SPECIFICATION FOR INSTALLATION REQUIREMENTS
6812.02 SHOWER BASE INSULATION BOARD	SELECTED SHOWER BASE INSULATION BOARD INSTALLED OVER ADHESIVE ON TREATED FLOORING SUBSTRATE. REFER TO MANUFACTURERS SPECIFICATION FOR INSTALLATION REQUIREMENTS
7151.36 TILE INSERT FLOOR WASTE	SELECTED TILE INSERT FLOOR WASTE INSTALLED PER MANUFACTURERS REQUIREMENTS
7411.13 DOWNPIPE 100X50	PREFINISHED 100X50MM DOWNPIPE FIXED WITH MATCHING RINGS AT MANUFACTURERS SPECIFIED CENTRES
7411.21 PREFINISHED QUARTER ROUND GUTTER	PREFINISHED QUARTER ROUND GUTTER FIXED WITH MATCHING BRACKETS TO FASCIA PER MANUFACTURERS DETAILS
7412.01 RAINWATER HEAD	PREFINSIHED RAINWATER HEAD WITH OVERFLOW
7451.01 SURFACE WATER CHANNEL DRAIN	SELECTED SURFACE WATER CHANNEL AT THRESHOLD
7612.01 KITCHEN EXTRACT THROUGH WALL	KITCHEN EXTRACT DUCTED TO EXTERIOR WALL. GRILLE COLOUR MATCHED TO JOINERY
7612.02 DRYER EXTRACT THROUGH WALL	DRYER EXTRACT DUCTED TO EXTERIOR WALL. GRILLE COLOUR MATCHED TO JOINERY
7612.03 BATHROOM EXTRACT THROUGH WALL	BATHROOM EXTRACT DUCTED TO EXTERIOR WALL. GRILLE COLOUR MATCHED TO JOINERY
7612.04 BATHROOM EXTRACT TO ROOF	BATHROOM EXTRACT DUCTED TO ROOF COWL. FLASHED AND COLOUR MATCHED TO ROOFING
7612.05 KITCHEN EXTRACT TO ROOF	KITCHEN EXTRACT DUCTED TO ROOF COWL. FLASHED AND COLOUR MATCHED TO ROOFING
7612.06 DRYER EXTRACT TO SOFFIT	DRYER EXTRACT DUCTED TO SOFFIT. GRILLE COLOUR MATCHED TO SOFFIT
7673.01 AIR CONDITIONING UNIT	AIR CONDITIONING UNIT INSTALLED TO ROOF SPACE PER MANUFACTURERS REQUIREMENTS
7673.02 OUTDOOR UNIT	SELECTED OUTDOOR UNIT WITH SCREENING OVER. FINAL LOCATION TO BE AGREED ON SITE

SHEET NUMBER	SHEET NAME	CURRENT REVISION
A0.01	COVER SHEET	1
A0.02	INDEX SHEET	3
A0.03	EXISTING SITE PLAN	1
A0.04	PROPOSED SITE PLAN	1
A1.01	FOUNDATION & PLUMBING PLAN	3
A1.02	GROUND FLOOR PLAN	2
A1.03	GROUND FLOOR CARCASS PLAN	2
A1.04	GROUND FLOOR REFLECTED CEILING & ELECTRICAL PLAN	2
A1.05	FIRST FLOOR FRAMING & PLUMBING PLAN	3
A1.06	FIRST FLOOR PLAN	1
A1.07	FIRST FLOOR CARCASS PLAN	2
A1.08	FIRST FLOOR REFLECTED CEILING & ELECTRICAL PLAN	2
A1.10	ROOF FRAMING PLAN	1
A1.11	ROOF PLAN	2
A2.01	ELEVATIONS - NORTH & WEST	1
A2.02	ELEVATIONS - SOUTH & EAST	1
A3.01	SECTION A	1
A3.02	SECTION B	1
A3.03	SECTION M	1
A3.04	SECTION N	1
A3.05	SECTION O	1
A3.06	SECTION P	1
A5.01	DETAILS - EXTERIOR PLAN	2
A5.02	DETAILS - EXTERIOR PLAN	1
A5.03	DETAIL SECTIONS - ENVELOPE	2
A5.04	DETAIL SECTIONS - ENVELOPE	2
A5.05	DETAIL SECTIONS - ENVELOPE	2
A5.06	DETAIL SECTIONS - ENVELOPE	1
A5.07	DETAIL SECTIONS - ENVELOPE	2
A5.08	DETAIL SECTIONS - UNIT 4 ROOF	2
A5.09	DETAIL SECTIONS - UNIT 4 ENVELOPE	2
A5.10	DETAILS - INTERIOR	2
A7.01	DOOR SCHEDULE	1
A7.02	WINDOW SCHEDULE	1

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NOTES

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CONTRACTOR TO ADHERE TO ALL LATEST BUILDING CODES AND REGULATIONS INCLUDING NZS 3604, NZBC AND ANY OTHER CODES RELEVANT TO THESE DOCUMENTS AND LOCAL AUTHORITY REGULATIONS AND BYLAWS.

ALL PROPRIETARY ITEMS AND MATERIALS SHALL BE FIXED, INSTALLED OR APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATION AND SPECIFICATION.

ALL OSH REGULATIONS TO BE ADHERED TO FOR THE DURATION OF CONTRACT.

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER PLANS, SPECIFICATIONS AND DETAILS RELATED TO THIS CONTRACT.

Christchurch City Council
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BCN/2025/10436
Approved Building Consent Document
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REV.	DATE	ISSUE	AP.
3	25/03/2026	BC RFI	
2	18/03/2026	BC RFI	
1	23/12/2025	BUILDING CONSENT ISSUE	

BUILDING CONSENT

CONSULTANTS

STUDIO 4 ARCHITECTS

NZIA REGISTERED PRACTICE NO. 7336

PO BOX 36156 MERIVALE
CHRISTCHURCH 8146

WWW.STUDIO4ARCHITECTS.NZ

CLIENT
28 ANDOVER STREET LIMITED

PROJECT TITLE
ANDOVER STREET DEVELOPMENT
28 ANDOVER STREET MERIVALE
CHRISTCHURCH 8014

DRAWING TITLE
INDEX SHEET

PROJECT NUMBER	SCALE @ A1
25010	As indicated
SHEET NUMBER	REVISION
A0.02	3

PLOT DATE: 25/03/2026 10:16:50 am



EXISTING SITE PLAN

SCALE 1 : 100

PLOT DATE: 23/12/2025 4:34:56 pm

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Christchurch City Council
Page 3 of 74
BCN/2025/10436
Approved Building Consent Document
23/03/2026 McCook Weir, Nicky

REV.	DATE	ISSUE	AP.
1	23/12/2025	BUILDING CONSENT ISSUE	

BUILDING CONSENT

CONSULTANTS

STUDIO 4 ARCHITECTS

NZIA REGISTERED PRACTICE NO. 7336

PO BOX 36156 MERIVALE
CHRISTCHURCH 8146

WWW.STUDIO4ARCHITECTS.NZ

CLIENT
28 ANDOVER STREET LIMITED

PROJECT TITLE
ANDOVER STREET DEVELOPMENT
28 ANDOVER STREET MERIVALE
CHRISTCHURCH 8014

DRAWING TITLE
EXISTING SITE PLAN

PROJECT NUMBER	SCALE @ A1
25010	1 : 100
SHEET NUMBER	REVISION
A0.03	1

SITE INFORMATION

OWNER:	28 ANDOVER STREET LIMITED
ADDRESS:	28 ANDOVER STREET MERIVALE, CHRISTCHURCH
LEGAL DESCRIPTION:	Lot 1 DP 45705
TA:	CHRISTCHURCH CITY COUNCIL (CCC)
SITE AREA:	561M²
BUILDING FOOTPRINT:	324M²
SITE COVERAGE:	57% [15.6% LANDSCAPE]
EARTHQUAKE ZONE:	2
EXPOSURE ZONE:	C
CORROSION ZONE	C
SNOW ZONE:	N4
CLIMATE ZONE:	5
WIND REGION:	A
WIND ZONE:	LOW
LEE:	NO
RAINFALL RANGE:	40-50MM

SITE PLANNING

CHRISTCHURCH CITY COUNCIL ZONE	MEDIUM DENSITY RESIDENTIAL ZONE
FLOOR MANAGEMENT AREA - MINIMUM FLOOR LEVEL REQUIREMENT:	7.77M RL
SITE AREA:	561M²
SITE COVERAGE:	50%
OUTDOOR LIVING REQUIRED:	20.0M² (MIN. 3M² DIMENSION)
MAX. HEIGHT	11.0M (50% OF SLOPING ROOF MAY EXCEED BY 1 M IF ROOF IS GREATER THAN OR EQUAL TO 15°)
RECESSION PLANES:	60DEG AT 4.0M ABOVE INTERNAL BOUNDARIES.
INTERNAL BOUNDARY SETBACK:	1.0M
ROAD BOUNDARY SETBACK (FRONT):	1.5M
BALCONY SETBACK (SIDE/REAR):	1.0M
BALCONY SET BACK (ROAD):	3.0M
BALCONY DIMENSION:	8 M² MINIMUM AREA, 1.8 M MINIMUM DIMENSION
GARAGE SETBACK:	4.5M WHERE THE GARAGE VEHICLE DOOR FACES A ROAD OR SHARED ACCESS. GARAGE/CARPORT MUST BE GREATER THAN OR EQUAL TO 1.2 M BEHIND THE DWELLING FACADE. REFER CCC DISTRICT PLAN CHAPTER 14 (RULES 14.4.2.8 AND 14.5.3.2.2) FOR PLANNING RULES ON GARAGES AND ROAD SETBACKS."
MINIMUM OUTDOOR SERVICE AREA:	3.0M²
MINIMUM DIMENSION:	1.5M²
INDOOR OR OUTDOOR AREA FOR BINS:	2.25M²
MINIMUM DIMENSION:	1.2M²

PARKING SPACE NUMBERS

A). A MINIMUM OF 1 CAR PARKING SPACE SHALL BE PROVIDED FOR EACH RESIDENTIAL UNIT.

B). PARKING AREAS SHALL BE SCREENED ON INTERNAL BOUNDARIES BY LANDSCAPING, WALL(S), FENCE(S), OR A COMBINATION OF THESE TO A MINIMUM HEIGHT OF 1.5M FROM ANY ADJOINING SITE. WHERE THIS SCREENING IS BY WAY OF LANDSCAPING IT SHALL BE FOR A MINIMUM DEPTH OF 1.5M

SITE PLAN NOTES

REFER TO SITE MANAGEMENT PLAN FOR CONTROLS AND HEALTH AND SAFETY RELATING TO EARTHWORKS ON SITE

PROVIDE STABILISED ALL-WEATHER ACCESS.

RESTRICT ENTRY/EXIT TO ONE STABILISED LOCATION: THIS MAY NOT BE WHERE THE DRIVEWAY WILL ULTIMATELY BE. WHEREVER PRACTICAL, EXTEND THE STABILISED ENTRY RIGHT UP TO THE BUILDING.

MANAGE THE ENTRY/EXIT POINT SO THAT SEDIMENT IS NOT TRACKED OFFSITE: USE AN AGGREGATE, RECYCLED CONCRETE OR ROCK APRON PLACED OVER A NEEDLE PUNCHED GEOTEXTILE FABRIC MEMBRANE.

WHERE THE ENTRY/EXIT AREA SLOPES TOWARDS THE ROAD, INSTALL A DIVERSION HUMP ACROSS THE STABLISED AREA TO DIRECT STORMWATER RUNOFF TO THE SIDE FOR TREATMENT BY A SEDIMENT FENCE OR SANDBAG TRAP.

NOTE:
PRIOR TO ANY EARTHWORKS ALL EROSION AND SEDIMENT CONTROL MEASURES NEED TO BE IN PLACE.

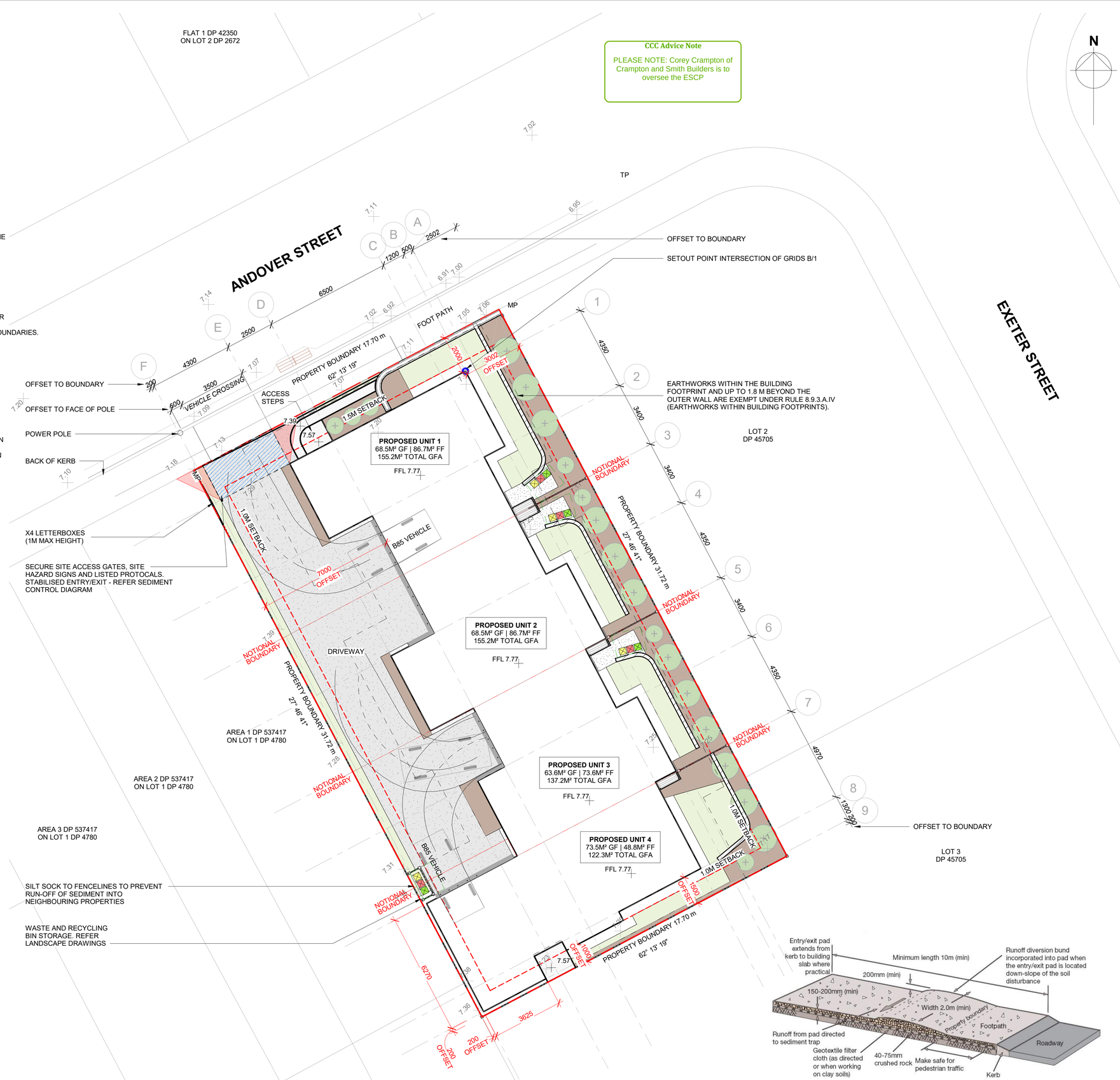
PERIMETER SILT CONTROL TO BE LOCATED WHERE POTENTIAL FOR STORMWATER RUN-OFF TO NEIGHBOURING PROPERTY EXISTS.

PLAN TO BE READ IN CONJUNCTION WITH THE ENVIRONMENT CANTERBURY'S EROSION AND SEDIMENT CONTROL GUIDELINES.

SEDIMENT CONTROL

SEDIMENT FENCES/FILTERS SHOULD BE LOCATED DOWNSLOPE OF THE DISTURBANCE AND IDEALLY ALONG A LINE OF CONSTANT LAND LEVEL TO PREVENT CONCENTRATION OF STORMWATER RUNOFF. WHERE THIS CANNOT BE ACHIEVED, SECTIONS OF SEDIMENT FENCE/FILTER SHOULD HAVE 'RETURNS' DIRECTED UP SLOPE FOR 1-2 METRES TO CONTROL CONCENTRATION OF STORMWATER RUN-OFF.

IN AREA WHERE IT IS IMPRACTICAL TO BURY THE LOWER EDGE OF THE SEDIMENT FENCE, THE LOWER 200MM (MIN) PORTION OF THE FABRIC SHOULD BE PLACED ON THE GROUND UP SLOPE OF THE FENCE AND BURIED UNDER A 100 MM (MIN LAYER OF COARSE AGGREGATE, 20MM - 40MM).



SITE PLAN
SCALE 1 : 100

SEDIMENT CONTROL DIAGRAM
SCALE NTS

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SITE PLAN LEGEND

– – –	BOUNDARY SETBACK AS PER CCC DISTRICT PLAN
– – –	BOUNDARY LINE
☐	PROPOSED BUILDING
FFL 0.00	FINISHED FLOOR LEVEL
0.000	SPOT LEVEL

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CLIENT
28 ANDOVER STREET LIMITED

PROJECT TITLE
ANDOVER STREET DEVELOPMENT
28 ANDOVER STREET MERIVALE
CHRISTCHURCH 8014

DRAWING TITLE
PROPOSED SITE PLAN

PROJECT NUMBER	SCALE @ A1
25010	NTS
SHEET NUMBER	REVISION
A0.04	1

PLOT DATE: 23/12/2025 4:34:58 pm

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PLUMBING LEGEND

- STORM WATER DRAIN
- WATER SUPPLY
- POWER SUPPLY
- FOUL SEWER DRAIN
- TERMINAL VENT PIPE

KEY TO PLUMBING / DRAINAGE	
SK	SINK
FR	FRIDGE
DW	DISHWASHER
TUB	LAUNDRY TUB
WM	WASHING MACHINE
DR	DRYER
WC	TOILET
SHR	SHOWER
FWG	FLOOR WASTE GULLY
WHB	WASH HAND BASIN
DP	DOWNPIPE
ORV	OVERFLOW RELIEF VENT
HT	HOSE TAP
IO	INSPECTION OPENING
CO	CHANNEL OUTLET

REV.	DATE	ISSUE	AP.
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BUILDING CONSENT

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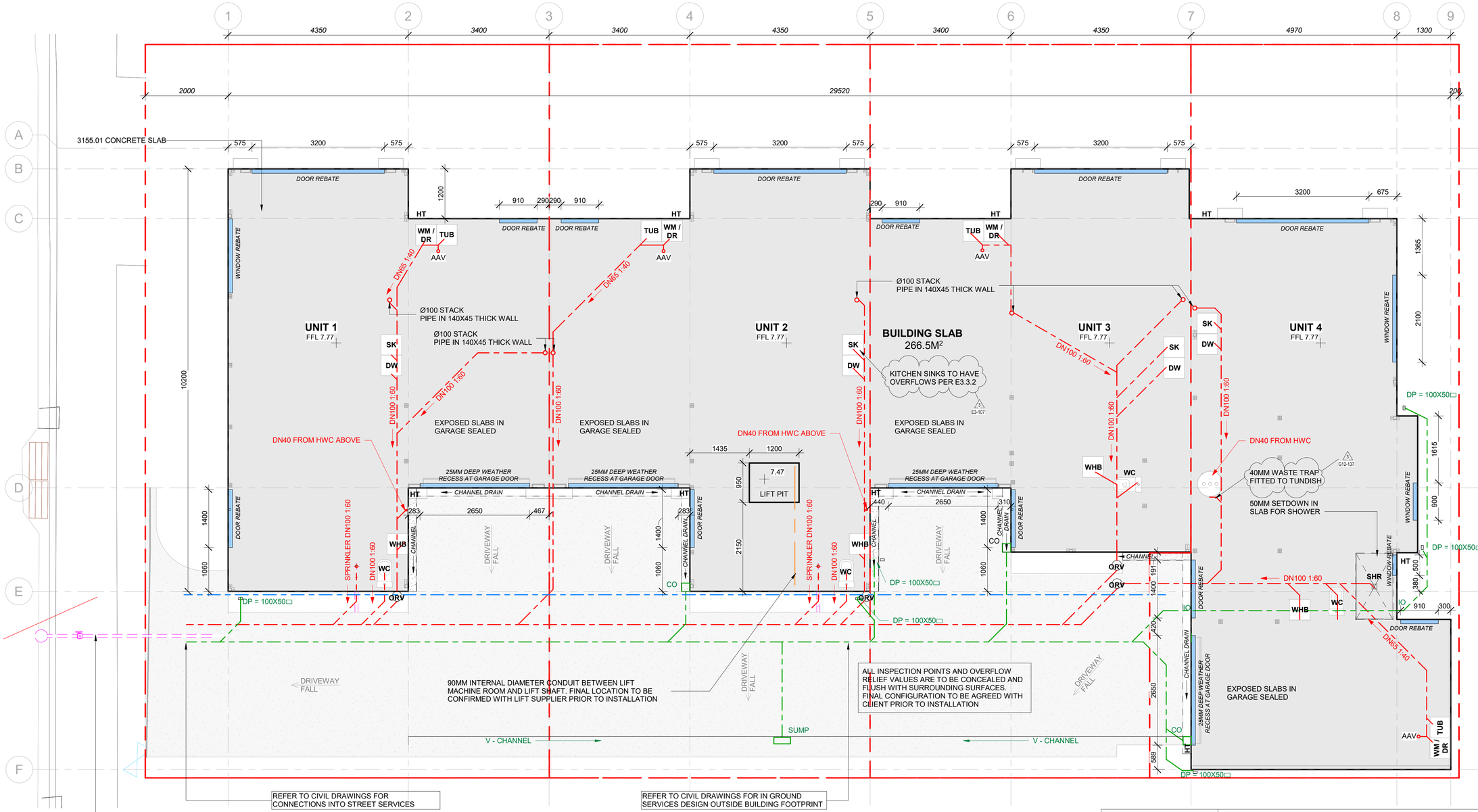
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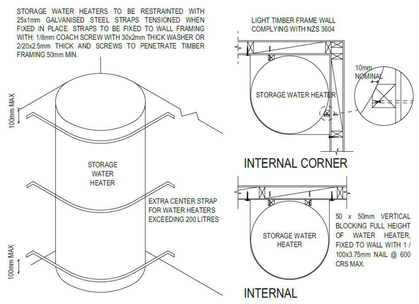
CLIENT
28 ANDOVER STREET LIMITED

PROJECT TITLE
ANDOVER STREET DEVELOPMENT
28 ANDOVER STREET MERIVALE
CHRISTCHURCH 8014

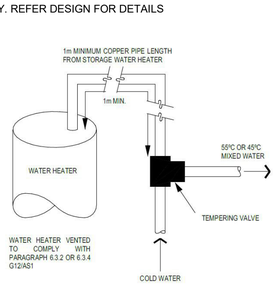
DRAWING TITLE
FOUNDATION & PLUMBING PLAN

PROJECT NUMBER	SCALE @ A1
25010	NTS
SHEET NUMBER	REVISION
A1.01	3

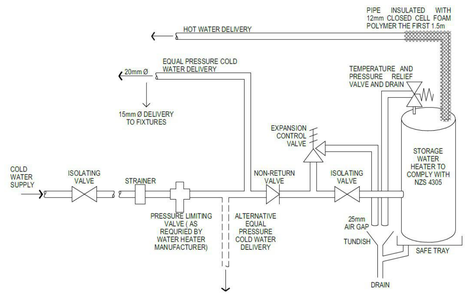




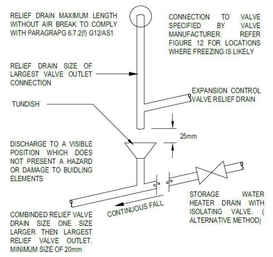
SEISMIC RESTRAINT
SCALE NTS



TEMPERING VALVE
SCALE NTS



WATER SUPPLY LEGEND
SCALE NTS



RELIEF VENT DRAIN
SCALE NTS

	WASTE DRAINAGE PIPE SIZES / GRADIENTS		
	FIXTURE	DISCHARGE PIPE DN IN SLAB	DISCHARGE PIPE DN ABOVE SLAB
	SHOWER	DN65 @ 1:40	DN50 @ 1:40
	SINK	DN65 @ 1:40	DN50 @ 1:40
	WASH HAND BASIN	DN65 @ 1:40	DN40 @ 1:40
	TOILET [WC]	DN100 @ 1:60	DN100 @ 1:60
	BATH	DN65 @ 1:40	DN50 @ 1:40
	DISHWASHER	DN65 @ 1:40	DN50 @ 1:40
	WASHING MACHINE	DN65 @ 1:40	DN50 @ 1:40
	FLOOR WASTE GULLY	DN65 @ 1:40	DN65 @ 1:40

NOTES:
MINIMUM IN-GROUND SIZE FOR PIPEWORK IS DN65. WHERE THE MINIMUM GRADIENT CANNOT BE OBTAINED, DRAINS MAY BE LAID AT REDUCED GRADES IN ACCORDANCE WITH TABLE 3.4.2 OF AS/NZS 3500.2

PLUMBING NOTES:
ALL MATERIALS, WORKMANSHIP AND DESIGN OF SANITARY PLUMBING AND DRAINAGE TO THE FOLLOWING: AS/NZS3500.1 (WATER SUPPLY), AS/NZS3500.2 (SANITARY), AS/NZS3500.3 (STORMWATER), AS/NZS3500.4 (HOT WATER)

NOTE: AS AN ALTERNATIVE TO VENTING ALL FITTINGS BACK TO TERMINAL VENT, AIR ADMITTANCE VALVES MAY BE INSTALLED TO ALL FITTINGS.

NOTE: 20MM CONDENSATE DRAIN PIPE FROM GHW BE FITTED WITH VACUUM BREAK DEVICE ON WASTE PIPE CONNECTED INTO NEAREST FIXTURE WASTE COMPLETE WITH AIR GAP AS PER AS/NZS3500.4 (REFER TO PRODUCT SPECIFICATIONS)

ALLPROOF HWC TUNDISH OR SIMILAR APPROVED OUTLET FITTED TO HWC TRAY AND RELIEF VENT

MIN. TEMPERATURE OF CYLINDER TO BE 60º DEGREES CELSIUS. LIMIT WATER TEMPERATURE TO 50º DEGREES CELSIUS VIA A TEMPERING VALVE WHERE HOT WATER IS SUPPLIED TO SANITARY FITTINGS USED FOR PERSONAL HYGIENE ALL TO COMPLY WITH AS/NZS3500.4.

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FLOOR PLAN LEGEND

W.01 WINDOW REFERENCE
W - Window, 0 - Room, 1 - Window Number
(REFER A7 SERIES FOR SCHEDULE)

D.01 DOOR REFERENCE
D - Door, 0 - Room, 1 - Door Number
(REFER A7 SERIES FOR SCHEDULE)

FFL 0.00 FINISHED FLOOR LEVEL

DP DOWNPIPE
REFER ROOF PLAN FOR CALCS

FLOOR FINISHES LEGEND

- CARPET
- CONCRETE
- TILES
- TIMBER

REV.	DATE	ISSUE	AP.
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CHRISTCHURCH 8146

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CLIENT
28 ANDOVER STREET LIMITED

PROJECT TITLE
ANDOVER STREET DEVELOPMENT
28 ANDOVER STREET MERIVALE
CHRISTCHURCH 8014

DRAWING TITLE
GROUND FLOOR PLAN

PROJECT NUMBER	SCALE @ A1
25010	1 : 50
SHEET NUMBER	REVISION
A1.02	2

GROUND FLOOR PLAN

SCALE 1 : 50

PLOT DATE: 20/03/2026 10:01:55 am

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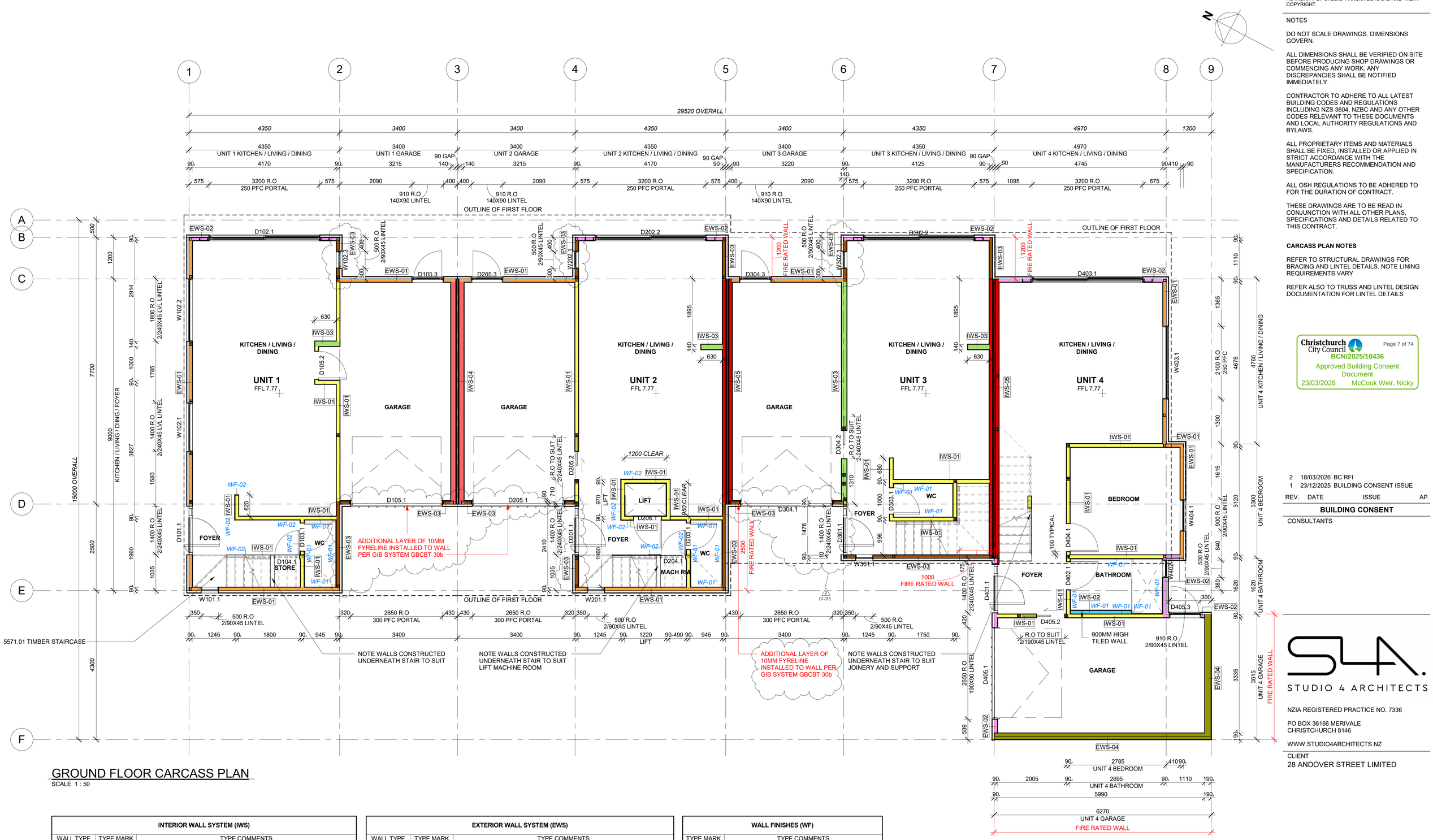
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CARCASS PLAN NOTES

REFER TO STRUCTURAL DRAWINGS FOR BRACING AND LINTEL DETAILS. NOTE LINING REQUIREMENTS VARY

REFER ALSO TO TRUSS AND LINTEL DESIGN DOCUMENTATION FOR LINTEL DETAILS



GROUND FLOOR CARCASS PLAN

SCALE 1 : 50

INTERIOR WALL SYSTEM (IWS)

WALL TYPE	TYPE MARK	TYPE COMMENTS
	IWS-01	H1.2 SG8 90X45 TIMBER STUDS @ 600CTRS. 10MM GIB PLASTERBOARD BOTH-SIDES (AQUALINE FOR WET AREAS)
	IWS-02	H1.2 SG8 90X45 TIMBER STUDS @ 600CTRS. 10MM GIB PLASTERBOARD ONE SIDE
	IWS-03	H1.2 SG8 140X45 TIMBER STUDS @ 600CTRS. 10MM GIB PLASTERBOARD BOTH-SIDES
	IWS-04	H1.2 SG8 140X45 TIMBER STUDS @ 600/300CTRS WITH 20MM CAVITY EITHER SIDE OF 50MM INTEGRA BOARD. 10MM GIB PLASTERBOARD TO INTERIOR FACE OF FRAMING. CONSTRUCTION PER RESENE INTA120A TIMBER FRAME 120 MINUTE WALL CONSTRUCTION SYSTEM
	IWS-05	H1.2 SG8 90X45 TIMBER STUDS @ 600/300CTRS WITH 20MM CAVITY EITHER SIDE OF 50MM INTEGRA BOARD. 10MM GIB PLASTERBOARD TO INTERIOR FACE OF FRAMING. CONSTRUCTION PER RESENE INTA120A TIMBER FRAME 120 MINUTE WALL CONSTRUCTION SYSTEM

EXTERIOR WALL SYSTEM (EWS)

WALL TYPE	TYPE MARK	TYPE COMMENTS
	EWS-01	H1.2 SG8 90X45 TIMBER STUDS @ 600 CTRS. 7MM ECOPLY OVER. 10MM GIB PLASTERBOARD (AQUALINE TO WET AREAS)
	EWS-02	H1.2 SG8 90X45 TIMBER STUDS @ 600/300 CTRS. 10MM GIB PLASTERBOARD (AQUALINE TO WET AREAS)
	EWS-03	H1.2 SG8 90X45 TIMBER STUDS @ 600/300 CTRS. 10MM GIB FYRELINE PLASTERBOARD INTERIOR SIDE. 10MM GIB WEATHERLINE TO EXTERIOR. CONSTRUCTION PER GIB SYSTEM GWTLE 30
	EWS-04	20 SERIES MASONRY BLOCKWORK. PAINTED FINISH

WALL FINISHES (WF)

TYPE MARK	TYPE COMMENTS
WF-01	SELECTED TILE ON WATERPROOFING MEMBRANE OVER PLASTERBOARD
WF-02	SELECTED TIMBER LINING OVER PLASTERBOARD

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CHRISTCHURCH 8014

DRAWING TITLE
GROUND FLOOR CARCASS PLAN

PROJECT NUMBER	SCALE @ A1
25010	1 : 50
SHEET NUMBER	REVISION
A1.03	2

PLOT DATE: 20/03/2026 9:34:37 am

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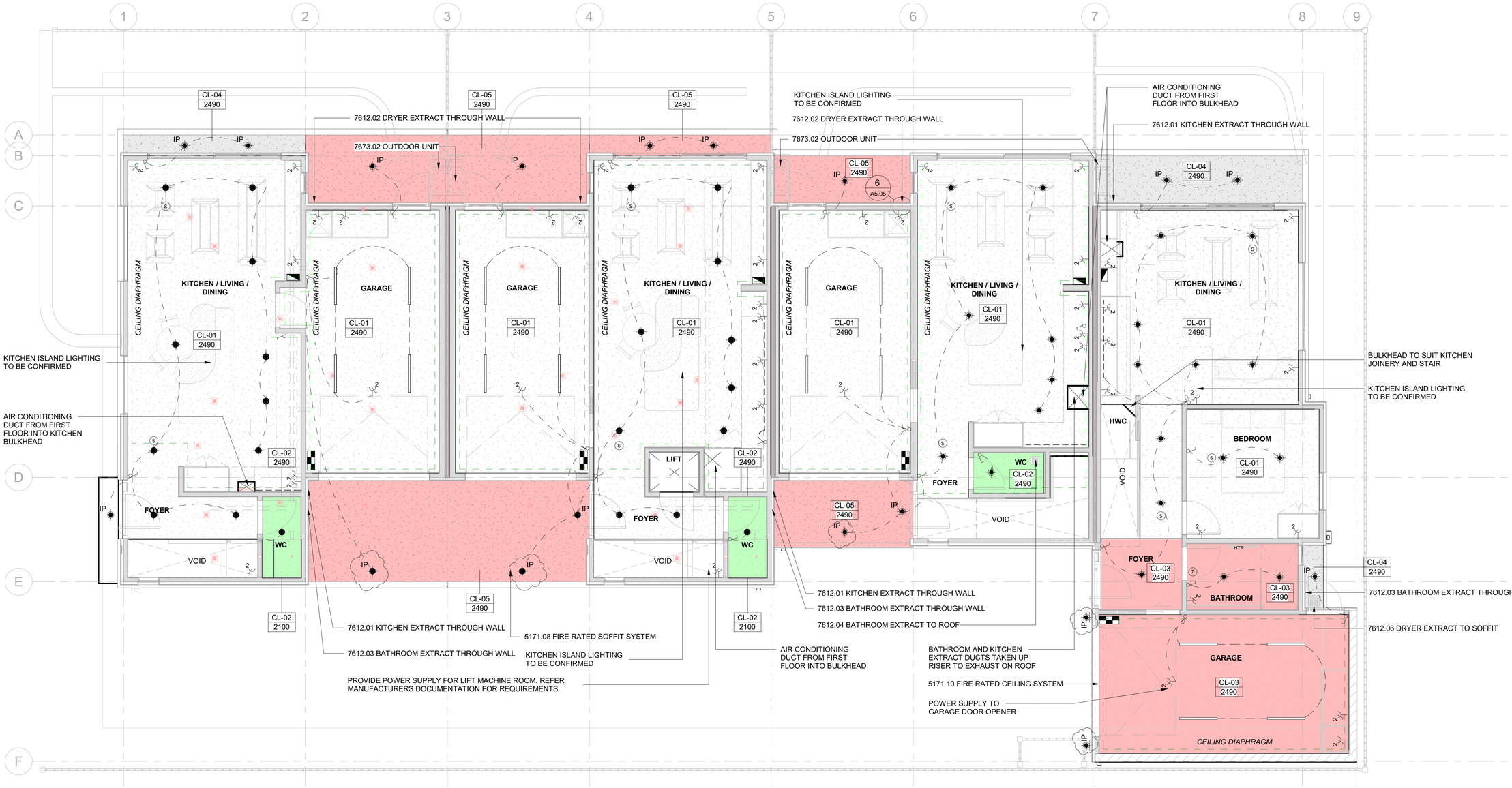
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Christchurch City Council
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23/03/2026 McCook Weir, Nicky



REFLECTED CEILING PLAN - GROUND

SCALE 1 : 50

ELECTRICAL NOTES

ALL VISIBLE SWITCHES AND OUTLETS ARE TO HAVE CONSISTENT COVER PLATE AND FINISH. PDL ICONIC SERIES OR EQUIVALENT

LOCATIONS SHOWN ON ELECTRICAL PLAN ARE INDICATIVE ONLY CONFIRM ALL LOCATIONS AND HEIGHTS OF LIGHT FITTINGS, SWITCHES, P/PT'S, DATA AND TV'S ON SITE WITH CLIENT PRIOR TO WIRING

ALLOW ELECTRICAL SERVICES TO ALL BUILT-IN APPLIANCES AND PLANT

ALL VANITY MIRRORS TO BE HEATED
ALLOW TO CONCEAL ALL WIRING WITHIN WALL/FLOOR CONSTRUCTION, NO SURFACE MOUNTED CONDUIT IN GARAGE.

ALLOW TO FIT RCD TO CIRCUITS ACCORDING TO ELECTRICAL WIRING REGULATIONS. COORDINATE RECESSED LIGHTING LAYOUT WITH CLEARANCES TO TIMBER FRAMING TO ENSURE COMPLIANCE WITH ELECTRICAL REGULATIONS CONFIRM TRANSFORMER REQUIREMENTS FOR ALL CIRCUITS AND SPECIFIED FITTINGS. NO VISIBLE TRANSFORMER BASES TO BE INSTALLED

HEATED FLOOR COMPONENTS SHOWN INDICATIVELY. SUPPLIER/INSTALLER TO CONFIRM POSITION AND TYPE OF ALL THERMOSTATS PRIOR TO COMMENCING INSTALLATION.
WHERE CIRCUITRY DRAWN TO SWITCHES INSTALL STANDARD WIRED SWITCHING/DIMMING AS NOTED.

GENERAL SMOKE ALARM REQUIREMENTS

TYPE 1 DOMESTIC SMOKE ALARM SYSTEM IN COMPLIANCE WITH NZS 4514 TO BE INSTALLED.

- KITCHEN TO HAVE A HEAT ALARM
- THE DISTANCE FROM ANY WALL TO SMOKE ALARM SHALL NOT EXCEED 5M AND SMOKE ALARMS SHALL BE WITHIN 10M OF EACH OTHER IN ANY DIRECTION.
- SMOKE ALARMS TO BE PROVIDED WITH HUSH-BUTTON FACILITIES

REFER TO NZS 4514 FOR FURTHER INFORMATION REGARDING RULES AND REGULATIONS.

ELECTRICAL LEGEND

- SINGLE RECESSED LED DOWNLIGHT
- IP — SINGLE RECESSED IP LED DOWNLIGHT
- WALL LUMINAIRE
- IP — WALL LUMINAIRE IP RATED
- LED STRIP LIGHT (SURFACE MOUNTED)
- LED BATTEN
- (T) — UNDERFLOOR HEATING
- (S) — SMOKE ALARM
- ONE WAY LIGHT SWITCH
- 2 — TWO WAY LIGHT SWITCH
- DIM — DIMABLE SWITCH
- HTR — HEATED TOWEL RAIL
- POWER OUTLET - DOUBLE, SWITCHED
- 650 — +650mm - DENOTES HEIGHT TO UNDERLINE OF FACEPLATE OF SWITCH/SOCKET
- RCD — RCD PROTECTED DOUBLE POWER SOCKET. HEIGHT TO BE DICTATED BY HEIGHT OF SELECTED JOINERY +300mm ABOVE BENCH HEIGHT
- DATA POINT / WIFI BOOSTER
- HWC — HOT WATER CYLINDER
- DISTRIBUTION BOARD

CEILING & SOFFIT FINISHES SCHEDULE

TYPE MARK	TYPE COMMENTS
CL-01	13MM STANDARD PLASTERBOARD LINING
CL-02	13MM WET AREA PLASTERBOARD LINING
CL-03	GIB FIRE RATED CEILING SYSTEM GBUC 30. 16MM GIB FYRELINE ON TIMBER BATTEN
CL-04	6MM FC BOARD ON TIMBER BATTEN
CL-05	GIB FIRE RATED SOFFIT SYSTEM GWUC 30. 13MM GIB WEATHERLINE TO FLOOR JOISTS. 6MM FC BOARD ON TIMBER BATTEN TO FINISHED FACE

REV.	DATE	ISSUE	AP.
2	18/03/2026	BC RFI	
1	23/12/2025	BUILDING CONSENT ISSUE	

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STUDIO 4 ARCHITECTS

NZIA REGISTERED PRACTICE NO. 7336

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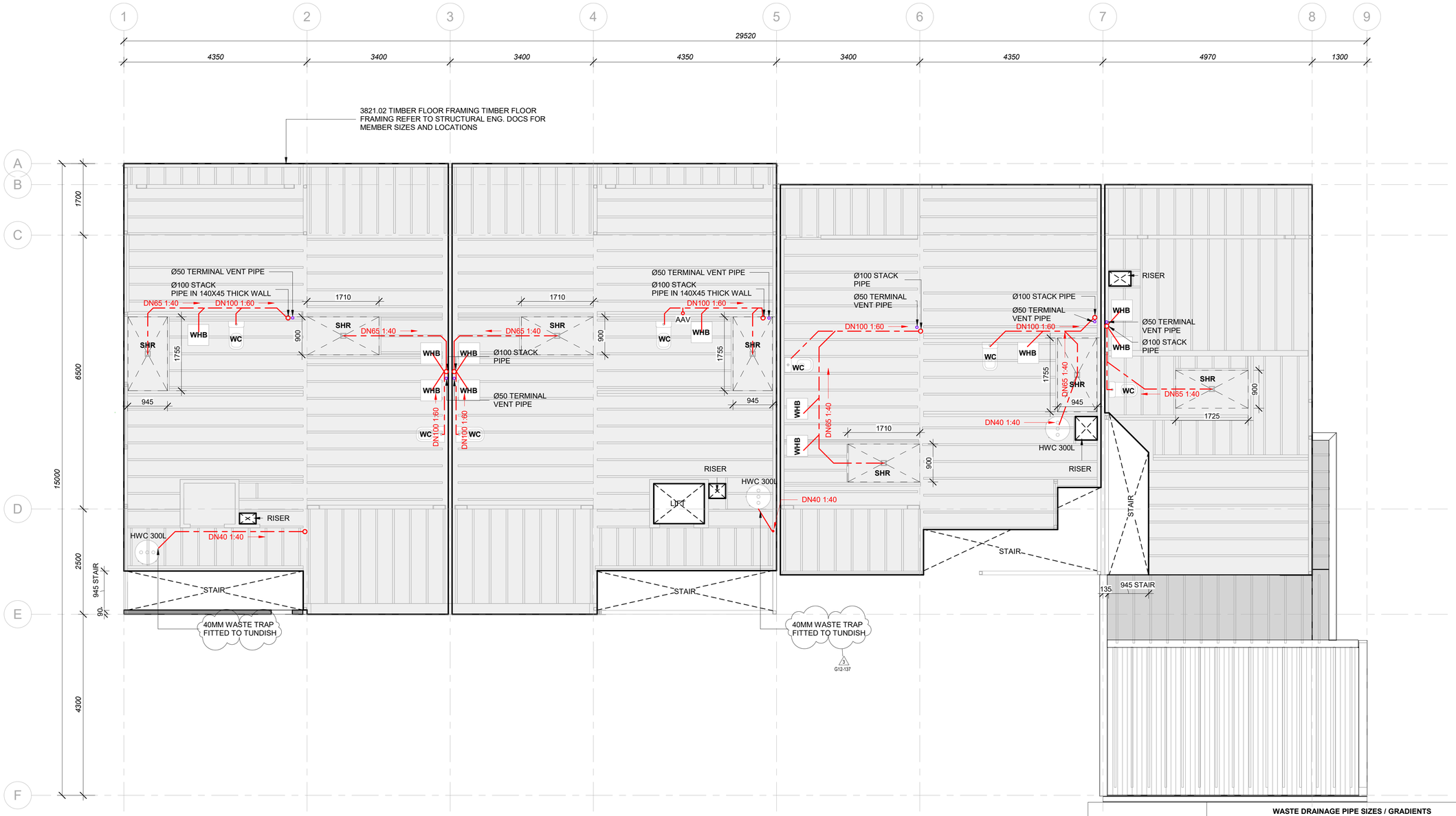
CLIENT
28 ANDOVER STREET LIMITED

PROJECT TITLE
ANDOVER STREET DEVELOPMENT
28 ANDOVER STREET MERIVALE
CHRISTCHURCH 8014

DRAWING TITLE
GROUND FLOOR REFLECTED CEILING & ELECTRICAL PLAN

PROJECT NUMBER	SCALE @ A1
25010	1 : 50
SHEET NUMBER	REVISION
A1.04	2

PLOT DATE: 20/03/2026 10:04:08 am



	WASTE DRAINAGE PIPE SIZES / GRADIENTS		
NOTES: MINIMUM IN-GROUND SIZE FOR PIPEWORK IS DN65. WHERE THE MINIMUM GRADIENT CANNOT BE OBTAINED, DRAINS MAY BE LAID AT REDUCED GRADES IN ACCORDANCE WITH TABLE 3.4.2 OF AS/NZS 3500.2	**FIXTURE**	**DISCHARGE PIPE DN IN SLAB**	**DISCHARGE PIPE DN ABOVE SLAB**
	SHOWER	DN65 @ 1:40	DN50 @ 1:40
	SINK	DN65 @ 1:40	DN50 @ 1:40
	WASH HAND BASIN	DN65 @ 1:40	DN40 @ 1:40
	TOILET [WC]	DN100 @ 1:60	DN100 @ 1:60
	BATH	DN65 @ 1:40	DN50 @ 1:40
	DISHWASHER	DN65 @ 1:40	DN50 @ 1:40
	WASHING MACHINE	DN65 @ 1:40	DN50 @ 1:40
	FLOOR WASTE GULLY	DN65 @ 1:40	DN65 @ 1:40

PLUMBING NOTES:
ALL MATERIALS, WORKMANSHIP AND DESIGN OF SANITARY PLUMBING AND DRAINAGE TO THE FOLLOWING: AS/NZS3500.1 (WATER SUPPLY), AS/NZS3500.2 (SANITARY), AS/NZS3500.3 (STORMWATER), AS/NZS3500.4 (HOT WATER)

NOTE: AS AN ALTERNATIVE TO VENTING ALL FITTINGS BACK TO TERMINAL VENT, AIR ADMITTANCE VALVES MAY BE INSTALLED TO ALL FITTINGS.

NOTE: 20MM CONDENSATE DRAIN PIPE FROM GHW BE FITTED WITH VACUUM BREAK DEVICE ON WASTE PIPE CONNECTED INTO NEAREST FIXTURE WASTE COMPLETE WITH AIR GAP AS PER AS/NZS3500.4 (REFER TO PRODUCT SPECIFICATIONS)

ALLPROOF HWC TUNDISH OR SIMILAR APPROVED OUTLET FITTED TO HWC TRAY AND RELIEF VENT

MIN. TEMPERATURE OF CYLINDER TO BE 60º DEGREES CELSIUS. LIMIT WATER TEMPERATURE TO 50º DEGREES CELSIUS VIA A TEMPERING VALVE WHERE HOT WATER IS SUPPLIED TO SANITARY FITTINGS USED FOR PERSONAL HYGIENE ALL TO COMPLY WITH AS/NZS3500.4.

PLOT DATE: 25/03/2026 10:16:52 am

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PLUMBING LEGEND

- STORM WATER DRAIN
- WATER SUPPLY
- POWER SUPPLY
- FOUL SEWER DRAIN
- TERMINAL VENT PIPE

KEY TO PLUMBING / DRAINAGE	
SK	SINK
FR	FRIDGE
DW	DISHWASHER
TUB	LAUNDRY TUB
WM	WASHING MACHINE
DR	DRYER
WC	TOILET
SHR	SHOWER
FWG	FLOOR WASTE GULLY
WHB	WASH HAND BASIN
DP	DOWNPIPE
ORV	OVERFLOW RELIEF VENT
HT	HOSE TAP
IO	INSPECTION OPENING
CO	CHANNEL OUTLET

REV.	DATE	ISSUE	AP.
3	25/03/2026	BC RFI	
2	18/03/2026	BC RFI	
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CHRISTCHURCH 8146

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CLIENT
28 ANDOVER STREET LIMITED

PROJECT TITLE
ANDOVER STREET DEVELOPMENT
28 ANDOVER STREET MERIVALE
CHRISTCHURCH 8014

DRAWING TITLE
FIRST FLOOR FRAMING & PLUMBING PLAN

PROJECT NUMBER	SCALE @ A1
25010	1 : 50
SHEET NUMBER	REVISION
A1.05	3

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FLOOR PLAN LEGEND

W.01 WINDOW REFERENCE
W - Window, 0 - Room, 1 - Window Number
(REFER A7 SERIES FOR SCHEDULE)

D.01 DOOR REFERENCE
D - Door, 0 - Room, 1 - Door Number
(REFER A7 SERIES FOR SCHEDULE)

FFL 0.00 FINISHED FLOOR LEVEL

DP DOWNPIPE
REFER ROOF PLAN FOR CALCS

FLOOR FINISHES LEGEND

CARPET

TILES

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FIRST FLOOR PLAN

PROJECT NUMBER	SCALE @ A1
25010	1 : 50
SHEET NUMBER	REVISION
A1.06	1

FIRST FLOOR PLAN

SCALE 1 : 50

PLOT DATE: 23/12/2025 4:35:07 pm

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CARCASS PLAN NOTES

REFER TO STRUCTURAL DRAWINGS FOR BRACING AND LINTEL DETAILS. NOTE LINING REQUIREMENTS VARY

REFER ALSO TO TRUSS AND LINTEL DESIGN DOCUMENTATION FOR LINTEL DETAILS

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DRAWING TITLE
FIRST FLOOR CARCASS PLAN

PROJECT NUMBER	SCALE @ A1
25010	1 : 50
SHEET NUMBER	REVISION
A1.07	2

FIRST FLOOR CARCASS PLAN

SCALE 1 : 50

INTERIOR WALL SYSTEM (IWS)

WALL TYPE	TYPE MARK	TYPE COMMENTS
	IWS-01	H1.2 SG8 90X45 TIMBER STUDS @ 600CTRS. 10MM GIB PLASTERBOARD BOTH-SIDES (AQUALINE FOR WET AREAS)
	IWS-02	H1.2 SG8 90X45 TIMBER STUDS @ 600CTRS. 10MM GIB PLASTERBOARD ONE SIDE
	IWS-03	H1.2 SG8 140X45 TIMBER STUDS @ 600CTRS. 10MM GIB PLASTERBOARD BOTH-SIDES
	IWS-04	H1.2 SG8 140X45 TIMBER STUDS @ 600/300CTRS WITH 20MM CAVITY EITHER SIDE OF 50MM INTEGRA BOARD. 10MM GIB PLASTERBOARD TO INTERIOR FACE OF FRAMING. CONSTRUCTION PER RESENE INTA120A TIMBER FRAME 120 MINUTE WALL CONSTRUCTION SYSTEM
	IWS-05	H1.2 SG8 90X45 TIMBER STUDS @ 600/300CTRS WITH 20MM CAVITY EITHER SIDE OF 50MM INTEGRA BOARD. 10MM GIB PLASTERBOARD TO INTERIOR FACE OF FRAMING. CONSTRUCTION PER RESENE INTA120A TIMBER FRAME 120 MINUTE WALL CONSTRUCTION SYSTEM

EXTERIOR WALL SYSTEM (EWS)

WALL TYPE	TYPE MARK	TYPE COMMENTS
	EWS-01	H1.2 SG8 90X45 TIMBER STUDS @ 600 CTRS. 7MM ECOPLY OVER. 10MM GIB PLASTERBOARD (AQUALINE TO WET AREAS)
	EWS-02	H1.2 SG8 90X45 TIMBER STUDS @ 600/300 CTRS. 10MM GIB PLASTERBOARD (AQUALINE TO WET AREAS)
	EWS-03	H1.2 SG8 90X45 TIMBER STUDS @ 600/300 CTRS. 10MM GIB FYRELINE PLASTERBOARD INTERIOR SIDE. 10MM GIB WEATHERLINE TO EXTERIOR. CONSTRUCTION PER GIB SYSTEM GWTLE 30
	EWS-04	20 SERIES MASONRY BLOCKWORK. PAINTED FINISH

WALL FINISHES (WF)

TYPE MARK	TYPE COMMENTS
WF-01	SELECTED TILE ON WATERPROOFING MEMBRANE OVER PLASTERBOARD
WF-02	SELECTED TIMBER LINING OVER PLASTERBOARD

PLOT DATE: 20/03/2026 10:02:58 am

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REFLECTED CEILING PLAN - FIRST

SCALE 1 : 50

ELECTRICAL NOTES

ALL VISIBLE SWITCHES AND OUTLETS ARE TO HAVE CONSISTENT COVER PLATE AND FINISH. PDL ICONIC SERIES OR EQUIVALENT

LOCATIONS SHOWN ON ELECTRICAL PLAN ARE INDICATIVE ONLY CONFIRM ALL LOCATIONS AND HEIGHTS OF LIGHT FITTINGS, SWITCHES, P/PT'S, DATA AND TV'S ON SITE WITH CLIENT PRIOR TO WIRING

ALLOW ELECTRICAL SERVICES TO ALL BUILT-IN APPLIANCES AND PLANT

ALL VANITY MIRRORS TO BE HEATED
ALLOW TO CONCEAL ALL WIRING WITHIN WALL/FLOOR CONSTRUCTION, NO SURFACE MOUNTED CONDUIT IN GARAGE.

ALLOW TO FIT RCD TO CIRCUITS ACCORDING TO ELECTRICAL WIRING REGULATIONS. COORDINATE RECESSED LIGHTING LAYOUT WITH CLEARANCES TO TIMBER FRAMING TO ENSURE COMPLIANCE WITH ELECTRICAL REGULATIONS CONFIRM TRANSFORMER REQUIREMENTS FOR ALL CIRCUITS AND SPECIFIED FITTINGS. NO VISIBLE TRANSFORMER BASES TO BE INSTALLED

HEATED FLOOR COMPONENTS SHOWN INDICATIVELY. SUPPLIER/INSTALLER TO CONFIRM POSITION AND TYPE OF ALL THERMOSTATS PRIOR TO COMMENCING INSTALLATION.
WHERE CIRCUITRY DRAWN TO SWITCHES INSTALL STANDARD WIRED SWITCHING/DIMMING AS NOTED.

GENERAL SMOKE ALARM REQUIREMENTS

TYPE 1 DOMESTIC SMOKE ALARM SYSTEM IN COMPLIANCE WITH NZS 4514 TO BE INSTALLED.

- KITCHEN TO HAVE A HEAT ALARM
- THE DISTANCE FROM ANY WALL TO SMOKE ALARM SHALL NOT EXCEED 5M AND SMOKE ALARMS SHALL BE WITHIN 10M OF EACH OTHER IN ANY DIRECTION.
- SMOKE ALARMS TO BE PROVIDED WITH HUSH-BUTTON FACILITIES

REFER TO NZS 4514 FOR FURTHER INFORMATION REGARDING RULES AND REGULATIONS.

ELECTRICAL LEGEND

- SINGLE RECESSED LED DOWNLIGHT
- IP — SINGLE RECESSED IP LED DOWNLIGHT
- WALL LUMINAIRE
- IP — WALL LUMINAIRE IP RATED
- LED STRIP LIGHT (SURFACE MOUNTED)
- LED BATTEN
- (T) — UNDERFLOOR HEATING
- (S) — SMOKE ALARM
- ONE WAY LIGHT SWITCH
- 2 — TWO WAY LIGHT SWITCH
- DIM — DIMABLE SWITCH
- HTR — HEATED TOWEL RAIL
- POWER OUTLET - DOUBLE, SWITCHED
- 650 — +650mm - DENOTES HEIGHT TO UNDERLINE OF FACEPLATE OF SWITCH/SOCKET
- RCD — RCD PROTECTED DOUBLE POWER SOCKET. HEIGHT TO BE DICTATED BY HEIGHT OF SELECTED JOINERY +300mm ABOVE BENCH HEIGHT
- DATA POINT / WIFI BOOSTER
- HWC — HOT WATER CYLINDER
- DISTRIBUTION BOARD

CEILING & SOFFIT FINISHES SCHEDULE

TYPE MARK	TYPE COMMENTS
CL-01	13MM STANDARD PLASTERBOARD LINING
CL-02	13MM WET AREA PLASTERBOARD LINING

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DRAWING TITLE
FIRST FLOOR REFLECTED CEILING & ELECTRICAL PLAN

PROJECT NUMBER	SCALE @ A1
25010	1 : 50
SHEET NUMBER	REVISION
A1.08	2

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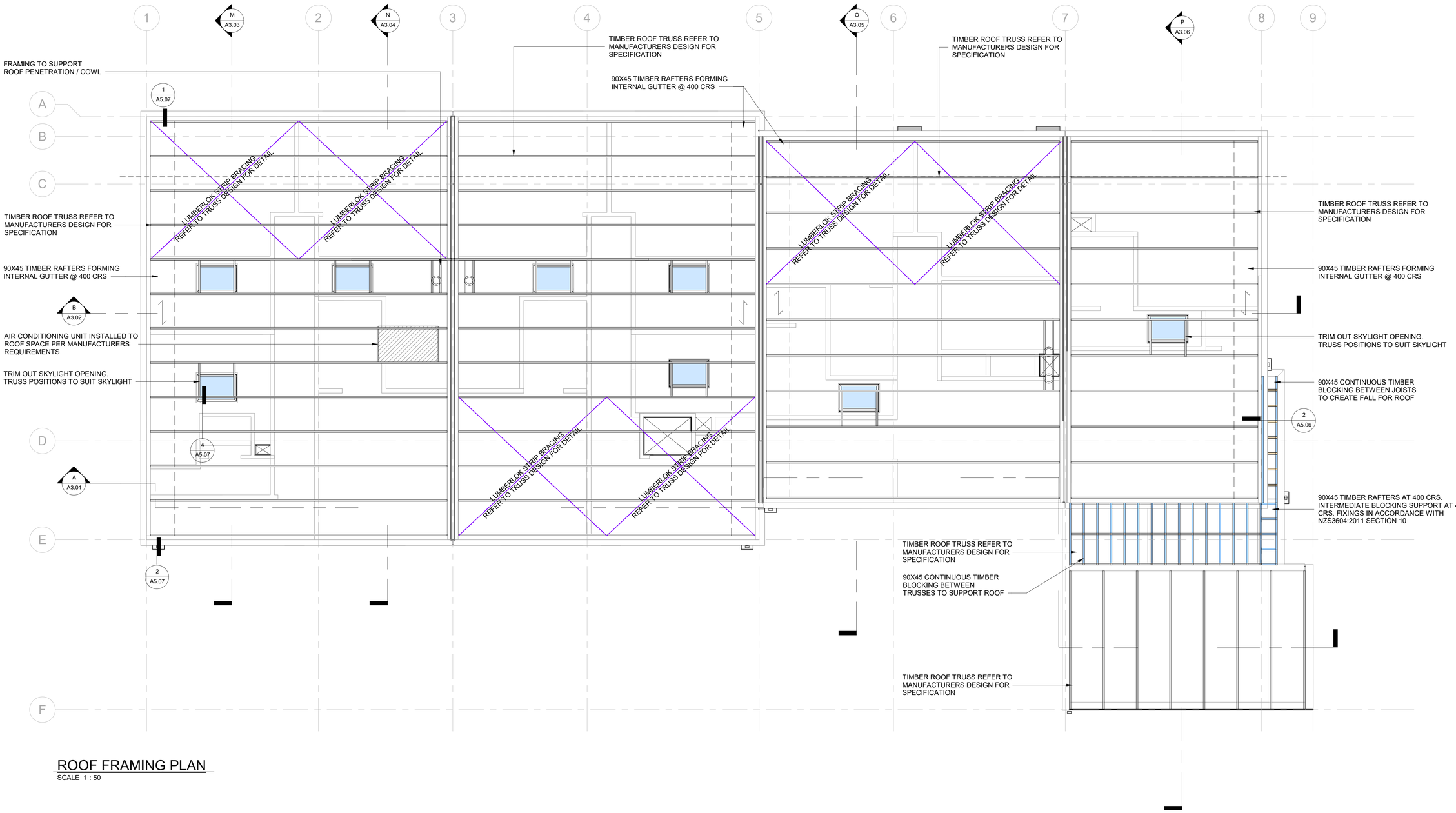
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ROOF FRAMING PLAN

SCALE 1 : 50

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DRAWING TITLE
ROOF FRAMING PLAN

PROJECT NUMBER	SCALE @ A1
25010	1 : 50
SHEET NUMBER	REVISION
A1.10	1

PLOT DATE: 23/12/2025 4:35:11 pm

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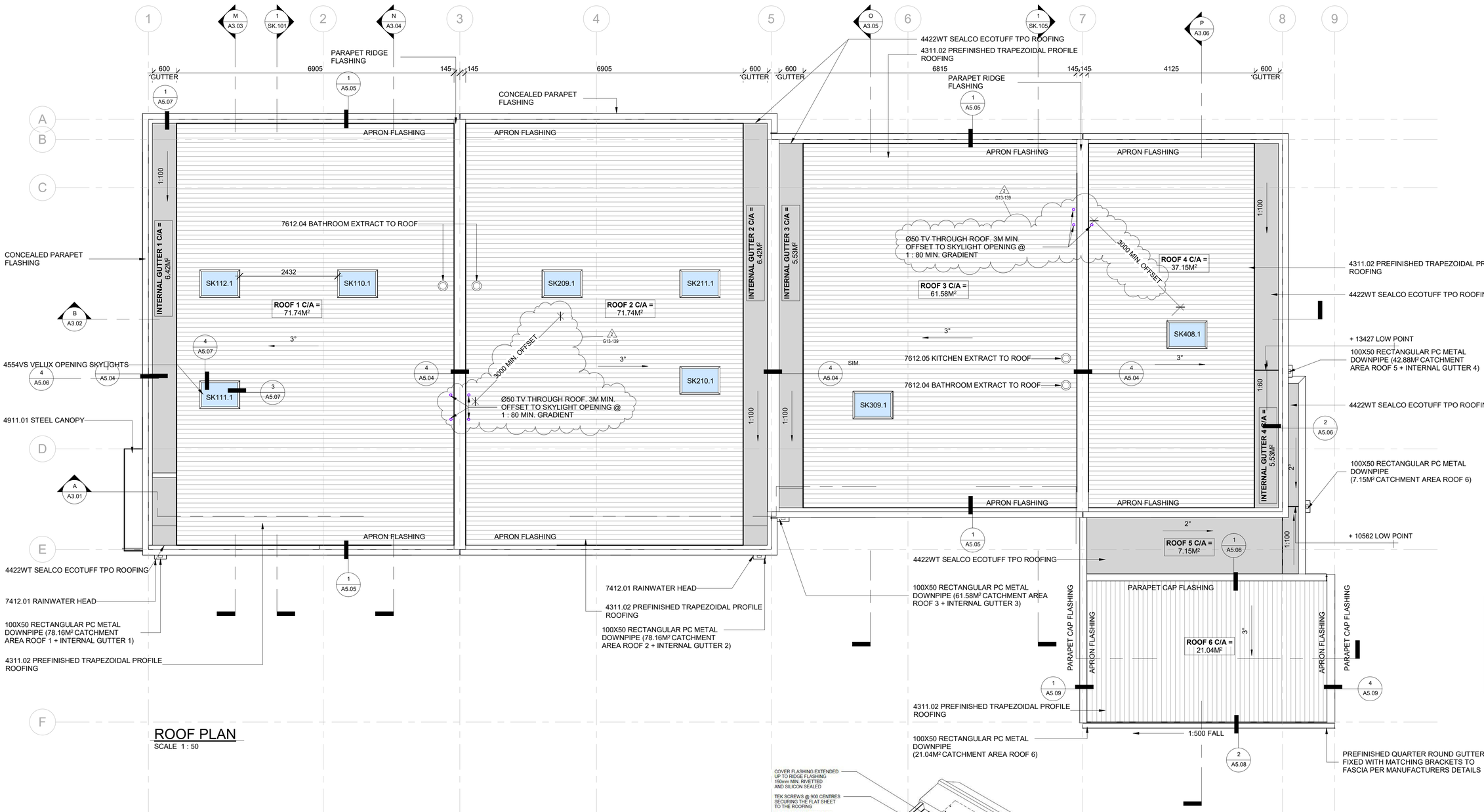
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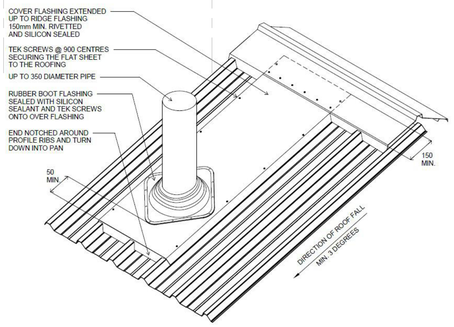
ROOF NOTE

ALL ROOFING WORK SHALL BE CARRIED OUT BY APPROVED ROOFING CONTRACTORS AND MATERIALS SHALL BE FIXED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.



ROOF PLAN

SCALE 1 : 50



ROOF PENETRATION DETAIL

SCALE 1 : 5

ROOF 1
INTERNAL GUTTER 1 CAPACITY

5,750MM² CROSS SECTIONAL AREA REQUIRED
54,000MM² CROSS SECTIONAL AREA ACHIEVED

SELECTED DOWNPIPE
TOTAL C/A: 71.74M² + 6.42M² = **78.16M²**
DP'S REQUIRED: 1 X **100X50 MM ▭ PC METAL DP** @ 3° ROOF SLOPE (SERVES UP TO 100M²)

ROOF 2
INTERNAL GUTTER 2 CAPACITY

5,750MM² CROSS SECTIONAL AREA REQUIRED
54,000MM² CROSS SECTIONAL AREA ACHIEVED

SELECTED DOWNPIPE:
TOTAL C/A: 71.74M² + 6.42M² = **78.16M²**
DP'S REQUIRED: 1 X **100X50 MM ▭ PC METAL DP** @ 3° ROOF SLOPE (SERVES UP TO 100M²)

ROOF 3
INTERNAL GUTTER 3 CAPACITY

4,570MM² CROSS SECTIONAL AREA REQUIRED
54,000MM² CROSS SECTIONAL AREA ACHIEVED

SELECTED DOWNPIPE:
TOTAL C/A: 61.58M² + 5.53M² = **67.11M²**
DP'S REQUIRED: 1 X **100X50 MM ▭ PC METAL DP** @ 3° ROOF SLOPE (SERVES UP TO 100M²)

ROOF 4
INTERNAL GUTTER 4 CAPACITY

3,950MM² CROSS SECTIONAL AREA REQUIRED
54,000MM² CROSS SECTIONAL AREA ACHIEVED

SELECTED DOWNPIPE:
TOTAL C/A: 37.15M² + 5.53M² = **42.68M²**
DP'S REQUIRED: 1 X **100X50 MM ▭ PC METAL DP** @ 3° ROOF SLOPE (SERVES UP TO 100M²)

ROOF 5
SELECTED GUTTER= 125 QUARTER ROUND

1,900MM² CROSS AREA REQUIRED
5,170MM² CROSS AREA ACHIEVED

SELECTED DOWNPIPE:
TOTAL C/A: **21.04M²**
DP'S REQUIRED: 1 X **100X50 MM ▭ PC METAL DP** @ 2° ROOF SLOPE (SERVES UP TO 100M²)

KEYNOTE LEGEND	
KEY VALUE	**KEYNOTE TEXT**
4311.02 PREFINISHED TRAPEZOIDAL PROFILE ROOFING	0.55BMT TRAPEZOIDAL ROOFING ON VENTILATED CAVITY BATTEN OVER ROOFING UNDERLAY ON 70X45MM PURLINS AT 600 CRS
4422WT SEALCO ECOTUFF TPO ROOFING	SEALCO ECOTUFF TPO ROOFING INSTALLED TO MANUFACTURERS RECOMMENDATIONS OVER 17MM H3.2 PLYWOOD WITH SUPPORT FRAMING AT 400 CRS BOTH DIRECTIONS
4554VS VELUX OPENING SKYLIGHTS	VELUX VCS INTEGRA OPENING SKYLIGHTS INSTALLED PER DETAILS. REFER WINDOW SCHEDULE
4911.01 STEEL CANOPY	CUSTOM FABRICATED MILD STEEL CANOPY FIXED TO EA WITH COUNTERSUNK SCREWS. PAINT FINISH
7411.21 PREFINISHED QUARTER ROUND GUTTER	PREFINISHED QUARTER ROUND GUTTER FIXED WITH MATCHING BRACKETS TO FASCIA PER MANUFACTURERS DETAILS
7412.01 RAINWATER HEAD	PREFINSIHED RAINWATER HEAD WITH OVERFLOW
7612.04 BATHROOM EXTRACT TO ROOF	BATHROOM EXTRACT DUCTED TO ROOF COWL. FLASHED AND COLOUR MATCHED TO ROOFING
7612.05 KITCHEN EXTRACT TO ROOF	KITCHEN EXTRACT DUCTED TO ROOF COWL. FLASHED AND COLOUR MATCHED TO ROOFING

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23/03/2026 McCook Weir, Nicky

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2	18/03/2026	BC RFI	
1	23/12/2025	BUILDING CONSENT ISSUE	

BUILDING CONSENT

CONSULTANTS

STUDIO 4 ARCHITECTS

NZIA REGISTERED PRACTICE NO. 7336

PO BOX 36156 MERIVALE
CHRISTCHURCH 8146

WWW.STUDIO4ARCHITECTS.NZ

CLIENT
28 ANDOVER STREET LIMITED

PROJECT TITLE
ANDOVER STREET DEVELOPMENT
28 ANDOVER STREET MERIVALE
CHRISTCHURCH 8014

DRAWING TITLE
ROOF PLAN

PROJECT NUMBER	SCALE @ A1
25010	As indicated
SHEET NUMBER	**REVISION**
A1.11	2

PLOT DATE: 20/03/2026 9:59:43 am

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GLAZING PERCENTAGE 18.3%
TOTAL AREA 67.38M2
GLAZING AREA INCLUDING FRONT DOOR 12.39M2

NORTH ELEVATION
SCALE 1 : 50

BUILDING ENVELOPE RISK MATRIX		
NORTH ELEVATION		
RISK FACTOR	**RISK SEVERITY**	**RISK SCORE**
WIND ZONE	LOW RISK	0
NUMBER OF STORIES	HIGH RISK	2
ROOF/WALL INTERSECTION DESIGN	HIGH RISK	3
EAVES WIDTH	VERY HIGH RISK	5
ENVELOPE COMPLEXITY	MEDIUM RISK	1
DECK DESIGN	LOW RISK	0
TOTAL RISK SCORE		**11**



WEST ELEVATION
SCALE 1 : 50

BUILDING ENVELOPE RISK MATRIX		
WEST ELEVATION		
RISK FACTOR	**RISK SEVERITY**	**RISK SCORE**
WIND ZONE	LOW RISK	0
NUMBER OF STORIES	HIGH RISK	2
ROOF/WALL INTERSECTION DESIGN	HIGH RISK	3
EAVES WIDTH	VERY HIGH RISK	5
ENVELOPE COMPLEXITY	MEDIUM RISK	1
DECK DESIGN	LOW RISK	0
TOTAL RISK SCORE		**11**

KEYNOTE LEGEND	
KEY VALUE	**KEYNOTE TEXT**
3320.03 20 SERIES MASONRY BLOCKWORK	20 SERIES MASONRY BLOCKWORK WITH PAINT FINISH TO EXTERIOR. REFER TO STRUCTURAL ENG. DOCS FOR DETAIL
4221.11 TIMBER VERTICAL SHIPLAP CLADDING	SELECTED VERTICAL SHIPLAP WEATHERBOARD CLADDING OVER 45MM CAVITY ON FLEXIBLE WALL UNDERLAY OR RAB OVER WALL FRAMING
4261.01 BRICK VENEER CLADDING	75MM BRICK VENEER OVER 70MM CAVITY ON FLEXIBLE WALL UNDERLAY OVER WALL FRAMING
4521.01 ALUMINIUM JOINERY	SELECTED THERMALLY BROKEN POWDERCOATED ALUMINIUM JOINERY. DOUBLE GLAZED UNIT
4555.01 INSULATED GARAGE DOOR	SELECTED INSULATED GARAGE DOOR WITH TIMBER CLADDING OVERLAID
4911.01 STEEL CANOPY	CUSTOM FABRICATED MILD STEEL CANOPY FIXED TO EA WITH COUNTERSUNK SCREWS. PAINT FINISH
4933.01 ALUMINIUM LOUVRE	CUSTOM FABRICATED ALUMINIUM LOUVRE. POWDERCOATED FINISH
7412.01 RAINWATER HEAD	PREFINSIHED RAINWATER HEAD WITH OVERFLOW

NOTES

DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.

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Christchurch City Council
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Approved Building Consent Document
23/03/2026 McCook Weir, Nicky

REV.	DATE	ISSUE	AP.
1	23/12/2025	BUILDING CONSENT ISSUE	

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CONSULTANTS

STUDIO 4 ARCHITECTS
NZIA REGISTERED PRACTICE NO. 7336
PO BOX 36156 MERIVALE
CHRISTCHURCH 8146
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CLIENT
28 ANDOVER STREET LIMITED

PROJECT TITLE
ANDOVER STREET DEVELOPMENT
28 ANDOVER STREET MERIVALE
CHRISTCHURCH 8014

DRAWING TITLE
ELEVATIONS - NORTH & WEST

PROJECT NUMBER	SCALE @ A1
25010	1 : 50
SHEET NUMBER	REVISION
A2.01	1

PLOT DATE: 23/12/2025 4:35:42 pm

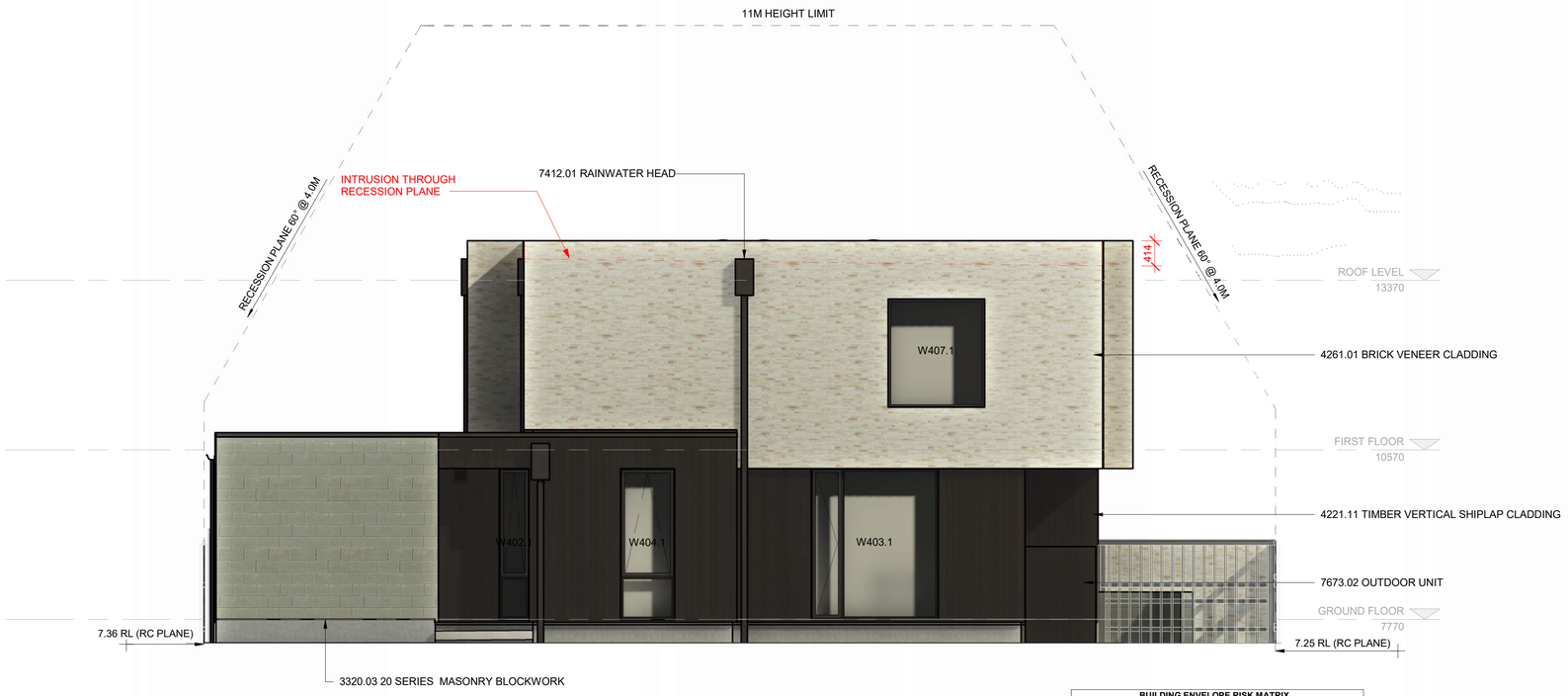
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KEYNOTE LEGEND	
KEY VALUE	**KEYNOTE TEXT**
3320.03 20 SERIES MASONRY BLOCKWORK	20 SERIES MASONRY BLOCKWORK WITH PAINT FINISH TO EXTERIOR. REFER TO STRUCTURAL ENG. DOCS FOR DETAIL
4221.11 TIMBER VERTICAL SHIPLAP CLADDING	SELECTED VERTICAL SHIPLAP WEATHERBOARD CLADDING OVER 45MM CAVITY ON FLEXIBLE WALL UNDERLAY OR RAB OVER WALL FRAMING
4261.01 BRICK VENEER CLADDING	75MM BRICK VENEER OVER 70MM CAVITY ON FLEXIBLE WALL UNDERLAY OVER WALL FRAMING
4521.01 ALUMINIUM JOINERY	SELECTED THERMALLY BROKEN POWDERCOATED ALUMINIUM JOINERY. DOUBLE GLAZED UNIT
7412.01 RAINWATER HEAD	PREFINSIHED RAINWATER HEAD WITH OVERFLOW
7612.02 DRYER EXTRACT THROUGH WALL	DRYER EXTRACT DUCTED TO EXTERIOR WALL. GRILLE COLOUR MATCHED TO JOINERY
7673.02 OUTDOOR UNIT	SELECTED OUTDOOR UNIT WITH SCREENING OVER. FINAL LOCATION TO BE AGREED ON SITE



EAST ELEVATION
SCALE 1 : 50

BUILDING ENVELOPE RISK MATRIX		
EAST ELEVATION		
RISK FACTOR	**RISK SEVERITY**	**RISK SCORE**
WIND ZONE	LOW RISK	0
NUMBER OF STORIES	HIGH RISK	2
ROOF/WALL INTERSECTION DESIGN	HIGH RISK	3
EAVES WIDTH	VERY HIGH RISK	5
ENVELOPE COMPLEXITY	MEDIUM RISK	1
DECK DESIGN	LOW RISK	0
TOTAL RISK SCORE		**11**



SOUTH ELEVATION
SCALE 1 : 50

BUILDING ENVELOPE RISK MATRIX		
SOUTH ELEVATION		
RISK FACTOR	**RISK SEVERITY**	**RISK SCORE**
WIND ZONE	LOW RISK	0
NUMBER OF STORIES	HIGH RISK	2
ROOF/WALL INTERSECTION DESIGN	HIGH RISK	3
EAVES WIDTH	VERY HIGH RISK	5
ENVELOPE COMPLEXITY	MEDIUM RISK	1
DECK DESIGN	LOW RISK	0
TOTAL RISK SCORE		**11**

NOTES

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Christchurch City Council
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Approved Building Consent Document
23/03/2026 McCook Weir, Nicky

REV.	DATE	ISSUE	AP.
1	23/12/2025	BUILDING CONSENT ISSUE	

BUILDING CONSENT

CONSULTANTS

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NZIA REGISTERED PRACTICE NO. 7336

PO BOX 36156 MERIVALE
CHRISTCHURCH 8146

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CLIENT
28 ANDOVER STREET LIMITED

PROJECT TITLE
ANDOVER STREET DEVELOPMENT
28 ANDOVER STREET MERIVALE
CHRISTCHURCH 8014

DRAWING TITLE
ELEVATIONS - SOUTH & EAST

PROJECT NUMBER	SCALE @ A1
25010	1 : 50
SHEET NUMBER	REVISION
A2.02	1

PLOT DATE: 23/12/2025 4:36:12 pm

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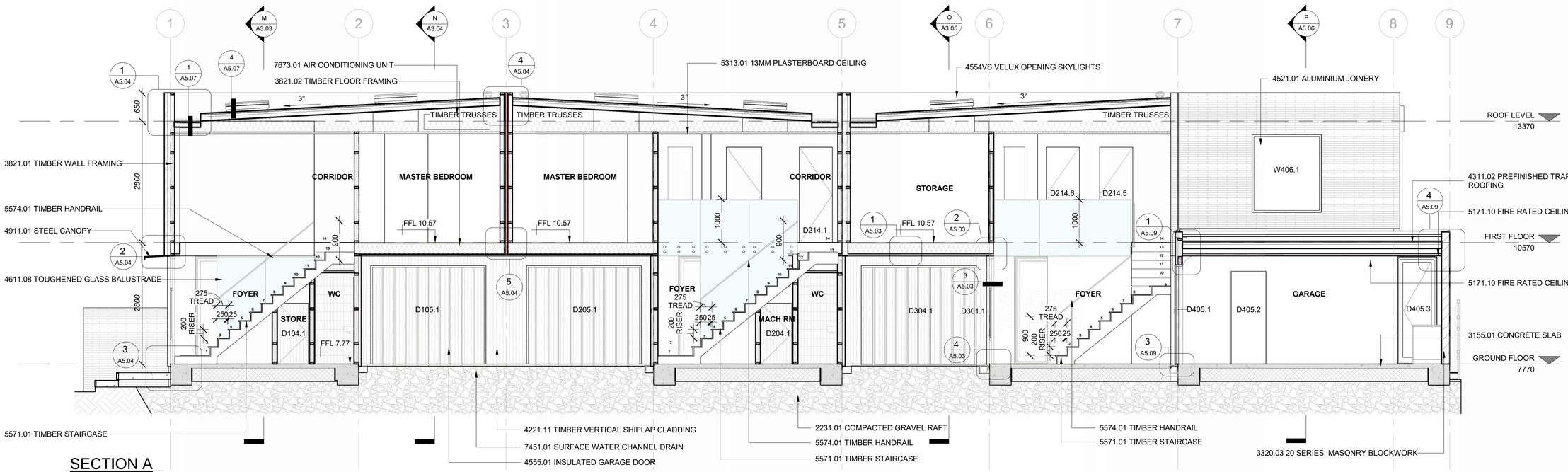
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23/03/2026 McCook Weir, Nicky



SECTION A
SCALE 1 : 50

KEYNOTE LEGEND	
KEY VALUE	**KEYNOTE TEXT**
2231.01 COMPACTED GRAVEL RAFT	GRAVEL RAFT TO EXTEND 800MM PAST FOUNDATION. REFER TO STRUCTURAL AND GEOTECHNICAL DOUCMENTATION
3155.01 CONCRETE SLAB	CONCRETE RIB-RAFT FLOOR SYSTEM ON GRAVEL RAFT. REFER TO STRUCTURAL ENG. DOCS FOR DETAIL
3320.03 20 SERIES MASONRY BLOCKWORK	20 SERIES MASONRY BLOCKWORK WITH PAINT FINISH TO EXTERIOR. REFER TO STRUCTURAL ENG. DOCS FOR DETAIL
3821.01 TIMBER WALL FRAMING	TIMBER WALL FRAMING REFER TO CARCASS PLAN FOR MEMBER SIZES AND CENTRES
3821.02 TIMBER FLOOR FRAMING	TIMBER FLOOR FRAMING REFER TO STRUCTURAL ENG. DOCS FOR MEMBER SIZES AND LOCATIONS
4221.11 TIMBER VERTICAL SHIPLAP CLADDING	SELECTED VERTICAL SHIPLAP WEATHERBOARD CLADDING OVER 45MM CAVITY ON FLEXIBLE WALL UNDERLAY OR RAB OVER WALL FRAMING
4311.02 PREFINISHED TRAPEZOIDAL PROFILE ROOFING	0.55BMT TRAPEZOIDAL ROOFING ON VENTILATED CAVITY BATTEN OVER ROOFING UNDERLAY ON 70X45MM PURLINS AT 600 CRS
4521.01 ALUMINIUM JOINERY	SELECTED THERMALLY BROKEN POWDERCOATED ALUMINIUM JOINERY. DOUBLE GLAZED UNIT
4554VS VELUX OPENING SKYLIGHTS	VELUX VCS INTEGRA OPENING SKYLIGHTS INSTALLED PER DETAILS. REFER WINDOW SCHEDULE
4555.01 INSULATED GARAGE DOOR	SELECTED INSULATED GARAGE DOOR WITH TIMBER CLADDING OVERLAID
4611.08 TOUGHENED GLASS BALUSTRADE	SELECTED TOUGHENED GLASS BALUSTRADE FIXING TO STRUCTURE PER MANUFACTURERS DETAILS IN SPECIFICATION
4911.01 STEEL CANOPY	CUSTOM FABRICATED MILD STEEL CANOPY FIXED TO EA WITH COUNTERSUNK SCREWS. PAINT FINISH
5171.10 FIRE RATED CEILING SYSTEM	16MM GIB FYRELINE PLASTERBOARD INSTALLED IN ACCORDANCE WITH GIB FIRE RATED CEILING SYSTEM GBUC 30

KEYNOTE LEGEND	
KEY VALUE	**KEYNOTE TEXT**
5313.01 13MM PLASTERBOARD CEILING	13MM GIB STANDARD PLASTERBOARD LINING (AQUALINE TO WET AREAS) ON 70X35 TIMBER CEILING BATTENS AT 600 CRS. LEVEL 4 PAINT FINISH
5571.01 TIMBER STAIRCASE	PREFABRICATED MDF TIMBER STAIRCASE SUPPORTED AND FIXED TO WALL FRAMING. SECONDARY PRIVATE PER NZBC D1 (2OOMM MAX RISER AND 250MM MIN TREAD)
5574.01 TIMBER HANDRAIL	40X20MM TIMBER HANDRAIL ON BRACKETS SUPPORTED OFF GLAZING. 900MM ABOVE STAIR PITCH LINE
7451.01 SURFACE WATER CHANNEL DRAIN	SELECTED SURFACE WATER CHANNEL AT THRESHOLD
7673.01 AIR CONDITIONING UNIT	AIR CONDITIONING UNIT INSTALLED TO ROOF SPACE PER MANUFACTURERS REQUIREMENTS

PLOT DATE: 23/12/2025 4:36:15 pm

REV.	DATE	ISSUE	AP.
1	23/12/2025	BUILDING CONSENT ISSUE	

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STUDIO 4 ARCHITECTS

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PO BOX 36156 MERIVALE
CHRISTCHURCH 8146

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CLIENT
28 ANDOVER STREET LIMITED

PROJECT TITLE
ANDOVER STREET DEVELOPMENT
28 ANDOVER STREET MERIVALE
CHRISTCHURCH 8014

DRAWING TITLE
SECTION A

PROJECT NUMBER	SCALE @ A1
25010	1 : 50
SHEET NUMBER	REVISION
A3.01	1

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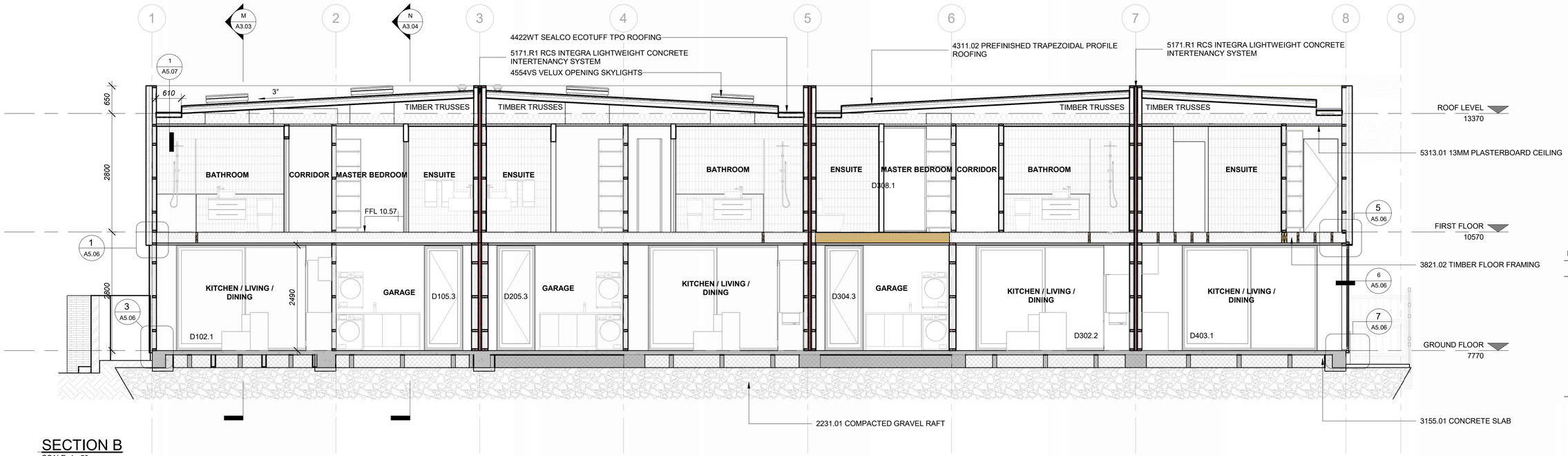
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SECTION B

SCALE 1 : 50

KEYNOTE LEGEND	
KEY VALUE	**KEYNOTE TEXT**
2231.01 COMPACTED GRAVEL RAFT	GRAVEL RAFT TO EXTEND 800MM PAST FOUNDATION. REFER TO STRUCTURAL AND GEOTECHNICAL DOUCMENTATION
3155.01 CONCRETE SLAB	CONCRETE RIB-RAFT FLOOR SYSTEM ON GRAVEL RAFT. REFER TO STRUCTURAL ENG. DOCS FOR DETAIL
3821.02 TIMBER FLOOR FRAMING	TIMBER FLOOR FRAMING REFER TO STRUCTURAL ENG. DOCS FOR MEMBER SIZES AND LOCATIONS
4311.02 PREFINISHED TRAPEZOIDAL PROFILE ROOFING	0.55BMT TRAPEZOIDAL ROOFING ON VENTILATED CAVITY BATTEN OVER ROOFING UNDERLAY ON 70X45MM PURLINS AT 600 CRS
4422WT SEALCO ECOTUFF TPO ROOFING	SEALCO ECOTUFF TPO ROOFING INSTALLED TO MANUFACTURERS RECOMMENDATIONS OVER 17MM H3.2 PLYWOOD WITH SUPPORT FRAMING AT 400 CRS BOTH DIRECTIONS
4554VS VELUX OPENING SKYLIGHTS	VELUX VCS INTEGRA OPENING SKYLIGHTS INSTALLED PER DETAILS. REFER WINDOW SCHEDULE
5171.R1 RCS INTEGRA LIGHTWEIGHT CONCRETE INTERTENANCY SYSTEM	TIMBER STUDS PER CARCASS PLAN, WITH 20MM CAVITY EITHER SIDE OF 50MM INTEGRA BOARD, 10MM GIB PLASTERBOARD TO INTERIOR FACE OF FRAMING. CONSTRUCTION PER RESENE INTA120A TIMBER FRAME 120 MINUTE WALL CONSTRUCTION SYSTEM
5313.01 13MM PLASTERBOARD CEILING	13MM GIB STANDARD PLASTERBOARD LINING (AQUALINE TO WET AREAS) ON 70X35 TIMBER CEILING BATTENS AT 600 CRS. LEVEL 4 PAINT FINISH

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23/03/2026 McCook Weir, Nicky

REV.	DATE	ISSUE	AP.
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28 ANDOVER STREET LIMITED

PROJECT TITLE
ANDOVER STREET DEVELOPMENT
28 ANDOVER STREET MERIVALE
CHRISTCHURCH 8014

DRAWING TITLE
SECTION B

PROJECT NUMBER	SCALE @ A1
25010	1 : 50
SHEET NUMBER	REVISION
A3.02	1

PLOT DATE: 23/12/2025 4:36:17 pm

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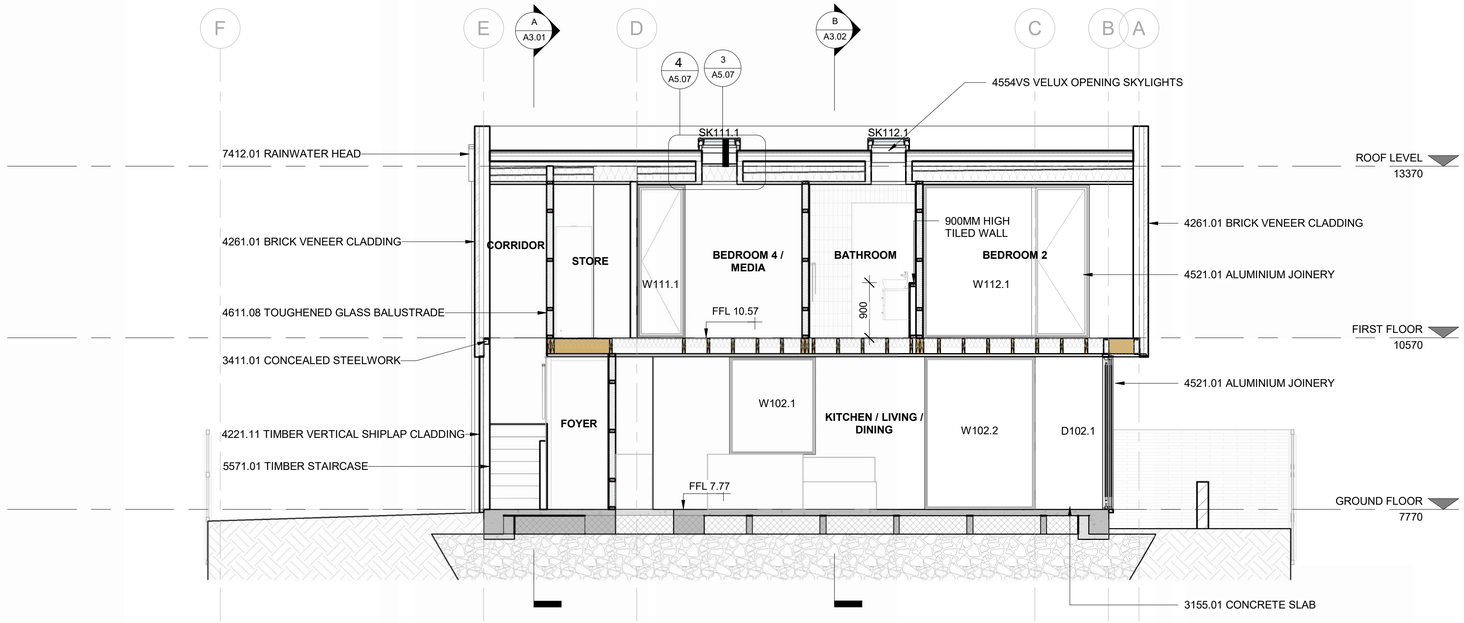
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SECTION M

SCALE 1 : 50

KEYNOTE LEGEND	
KEY VALUE	**KEYNOTE TEXT**
3155.01 CONCRETE SLAB	CONCRETE RIB-RAFT FLOOR SYSTEM ON GRAVEL RAFT. REFER TO STRUCTURAL ENG. DOCS FOR DETAIL
3411.01 CONCEALED STEELWORK	REFER TO STRUCTURAL ENG. DOCS FOR MEMBER SIZES AND LOCATIONS
4221.11 TIMBER VERTICAL SHIPLAP CLADDING	SELECTED VERTICAL SHIPLAP WEATHERBOARD CLADDING OVER 45MM CAVITY ON FLEXIBLE WALL UNDERLAY OR RAB OVER WALL FRAMING
4261.01 BRICK VENEER CLADDING	75MM BRICK VENEER OVER 70MM CAVITY ON FLEXIBLE WALL UNDERLAY OVER WALL FRAMING
4521.01 ALUMINIUM JOINERY	SELECTED THERMALLY BROKEN POWDERCOATED ALUMINIUM JOINERY. DOUBLE GLAZED UNIT
4554VS VELUX OPENING SKYLIGHTS	VELUX VCS INTEGRA OPENING SKYLIGHTS INSTALLED PER DETAILS. REFER WINDOW SCHEDULE
4611.08 TOUGHENED GLASS BALUSTRADE	SELECTED TOUGHENED GLASS BALUSTRADE FIXING TO STRUCTURE PER MANUFACTURERS DETAILS IN SPECIFICATION
5571.01 TIMBER STAIRCASE	PREFABRICATED MDF TIMBER STAIRCASE SUPPORTED AND FIXED TO WALL FRAMING. SECONDARY PRIVATE PER NZBC D1 (200MM MAX RISER AND 250MM MIN TREAD)
7412.01 RAINWATER HEAD	PREFINSIHED RAINWATER HEAD WITH OVERFLOW

Christchurch City Council
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Approved Building Consent Document
23/03/2026 McCook Weir, Nicky

REV.	DATE	ISSUE	AP.
1	23/12/2025	BUILDING CONSENT ISSUE	

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STUDIO 4 ARCHITECTS

NZIA REGISTERED PRACTICE NO. 7336

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CLIENT
28 ANDOVER STREET LIMITED

PROJECT TITLE
ANDOVER STREET DEVELOPMENT
28 ANDOVER STREET MERIVALE
CHRISTCHURCH 8014

DRAWING TITLE
SECTION M

PROJECT NUMBER	SCALE @ A1
25010	1 : 50
SHEET NUMBER	REVISION
A3.03	1

PLOT DATE: 23/12/2025 4:36:19 pm

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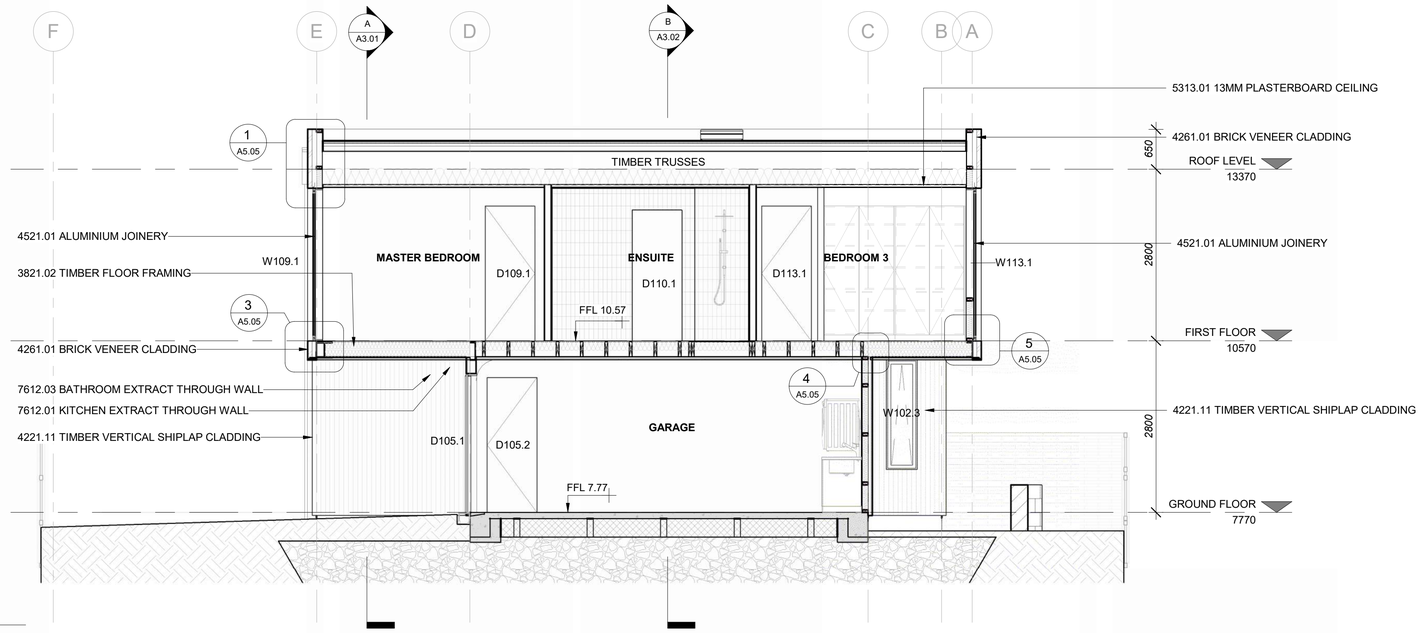
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SECTION N

SCALE 1 : 50

KEYNOTE LEGEND	
KEY VALUE	**KEYNOTE TEXT**
3821.02 TIMBER FLOOR FRAMING	TIMBER FLOOR FRAMING REFER TO STRUCTURAL ENG. DOCS FOR MEMBER SIZES AND LOCATIONS
4221.11 TIMBER VERTICAL SHIPLAP CLADDING	SELECTED VERTICAL SHIPLAP WEATHERBOARD CLADDING OVER 45MM CAVITY ON FLEXIBLE WALL UNDERLAY OR RAB OVER WALL FRAMING
4261.01 BRICK VENEER CLADDING	75MM BRICK VENEER OVER 70MM CAVITY ON FLEXIBLE WALL UNDERLAY OVER WALL FRAMING
4521.01 ALUMINIUM JOINERY	SELECTED THERMALLY BROKEN POWDERCOATED ALUMINIUM JOINERY. DOUBLE GLAZED UNIT
5313.01 13MM PLASTERBOARD CEILING	13MM GIB STANDARD PLASTERBOARD LINING (AQUALINE TO WET AREAS) ON 70X35 TIMBER CEILING BATTENS AT 600 CRS. LEVEL 4 PAINT FINISH
7612.01 KITCHEN EXTRACT THROUGH WALL	KITCHEN EXTRACT DUCTED TO EXTERIOR WALL. GRILLE COLOUR MATCHED TO JOINERY
7612.03 BATHROOM EXTRACT THROUGH WALL	BATHROOM EXTRACT DUCTED TO EXTERIOR WALL. GRILLE COLOUR MATCHED TO JOINERY

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Approved Building Consent Document
23/03/2026 McCook Weir, Nicky

REV.	DATE	ISSUE	AP.
1	23/12/2025	BUILDING CONSENT ISSUE	

BUILDING CONSENT

CONSULTANTS

STUDIO 4 ARCHITECTS

NZIA REGISTERED PRACTICE NO. 7336

PO BOX 36156 MERIVALE
CHRISTCHURCH 8146

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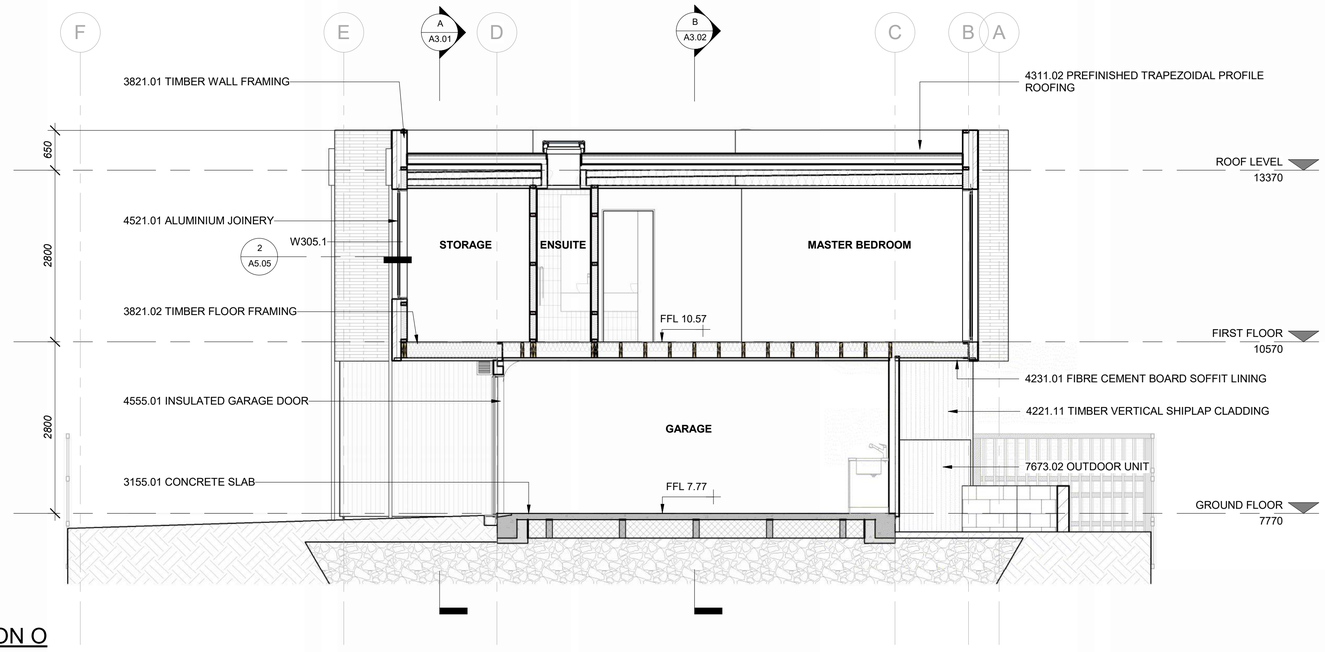
CLIENT
28 ANDOVER STREET LIMITED

PROJECT TITLE
ANDOVER STREET DEVELOPMENT
28 ANDOVER STREET MERIVALE
CHRISTCHURCH 8014

DRAWING TITLE
SECTION N

PROJECT NUMBER	SCALE @ A1
25010	1 : 50
SHEET NUMBER	REVISION
A3.04	1

PLOT DATE: 23/12/2025 4:36:20 pm



SECTION O

SCALE 1 : 50

KEYNOTE LEGEND	
KEY VALUE	**KEYNOTE TEXT**
3155.01 CONCRETE SLAB	CONCRETE RIB-RAFT FLOOR SYSTEM ON GRAVEL RAFT. REFER TO STRUCTURAL ENG. DOCS FOR DETAIL
3821.01 TIMBER WALL FRAMING	TIMBER WALL FRAMING REFER TO CARCASS PLAN FOR MEMBER SIZES AND CENTRES
3821.02 TIMBER FLOOR FRAMING	TIMBER FLOOR FRAMING REFER TO STRUCTURAL ENG. DOCS FOR MEMBER SIZES AND LOCATIONS
4221.11 TIMBER VERTICAL SHIPLAP CLADDING	SELECTED VERTICAL SHIPLAP WEATHERBOARD CLADDING OVER 45MM CAVITY ON FLEXIBLE WALL UNDERLAY OR RAB OVER WALL FRAMING
4231.01 FIBRE CEMENT BOARD SOFFIT LINING	6MM JAMES HARDIE VILLABOARD SOFFIT. FLUSH JOINT STOPPED WITH PAINT FINISH
4311.02 PREFINISHED TRAPEZOIDAL PROFILE ROOFING	0.55BMT TRAPEZOIDAL ROOFING ON VENTILATED CAVITY BATTEN OVER ROOFING UNDERLAY ON 70X45MM PURLINS AT 600 CRS
4521.01 ALUMINIUM JOINERY	SELECTED THERMALLY BROKEN POWDERCOATED ALUMINIUM JOINERY. DOUBLE GLAZED UNIT
4555.01 INSULATED GARAGE DOOR	SELECTED INSULATED GARAGE DOOR WITH TIMBER CLADDING OVERLAID
7673.02 OUTDOOR UNIT	SELECTED OUTDOOR UNIT WITH SCREENING OVER. FINAL LOCATION TO BE AGREED ON SITE

PLOT DATE: 23/12/2025 4:36:22 pm

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23/03/2026 McCook Weir, Nicky

REV.	DATE	ISSUE	AP.
1	23/12/2025	BUILDING CONSENT ISSUE	

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NZIA REGISTERED PRACTICE NO. 7336

PO BOX 36156 MERIVALE
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CLIENT
28 ANDOVER STREET LIMITED

PROJECT TITLE
ANDOVER STREET DEVELOPMENT
28 ANDOVER STREET MERIVALE
CHRISTCHURCH 8014

DRAWING TITLE
SECTION O

PROJECT NUMBER	SCALE @ A1
25010	1 : 50
SHEET NUMBER	REVISION
A3.05	1

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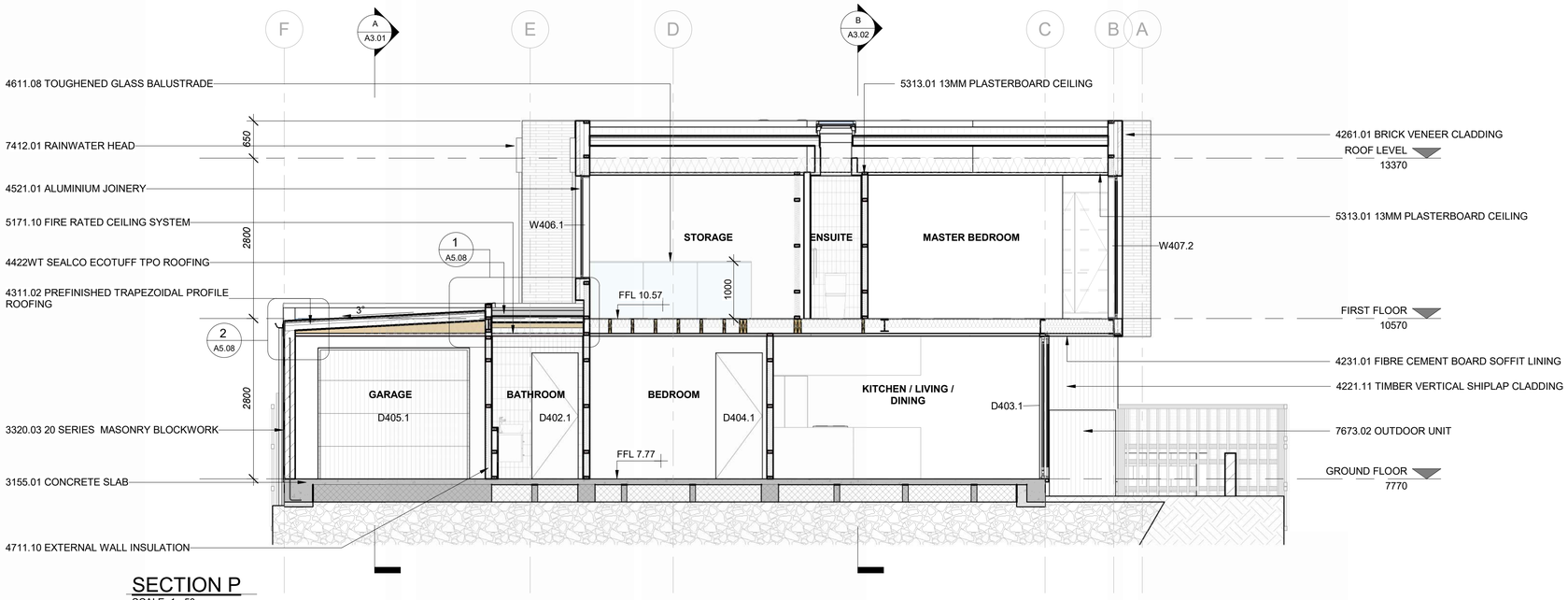
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SECTION P

SCALE 1 : 50

KEYNOTE LEGEND	
KEY VALUE	**KEYNOTE TEXT**
3155.01 CONCRETE SLAB	CONCRETE RIB-RAFT FLOOR SYSTEM ON GRAVEL RAFT. REFER TO STRUCTURAL ENG. DOCS FOR DETAIL
3320.03 20 SERIES MASONRY BLOCKWORK	20 SERIES MASONRY BLOCKWORK WITH PAINT FINISH TO EXTERIOR. REFER TO STRUCTURAL ENG. DOCS FOR DETAIL
4221.11 TIMBER VERTICAL SHIPLAP CLADDING	SELECTED VERTICAL SHIPLAP WEATHERBOARD CLADDING OVER 45MM CAVITY ON FLEXIBLE WALL UNDERLAY OR RAB OVER WALL FRAMING
4231.01 FIBRE CEMENT BOARD SOFFIT LINING	6MM JAMES HARDIE VILLABOARD SOFFIT. FLUSH JOINT STOPPED WITH PAINT FINISH
4261.01 BRICK VENEER CLADDING	75MM BRICK VENEER OVER 70MM CAVITY ON FLEXIBLE WALL UNDERLAY OVER WALL FRAMING
4311.02 PREFINISHED TRAPEZOIDAL PROFILE ROOFING	0.55BMT TRAPEZOIDAL ROOFING ON VENTILATED CAVITY BATTEN OVER ROOFING UNDERLAY ON 70X45MM PURLINS AT 600 CRS
4422WT SEALCO ECOTUFF TPO ROOFING	SEALCO ECOTUFF TPO ROOFING INSTALLED TO MANUFACTURERS RECOMMENDATIONS OVER 17MM H3.2 PLYWOOD WITH SUPPORT FRAMING AT 400 CRS BOTH DIRECTIONS
4521.01 ALUMINIUM JOINERY	SELECTED THERMALLY BROKEN POWDERCOATED ALUMINIUM JOINERY. DOUBLE GLAZED UNIT
4611.08 TOUGHENED GLASS BALUSTRADE	SELECTED TOUGHENED GLASS BALUSTRADE FIXING TO STRUCTURE PER MANUFACTURERS DETAILS IN SPECIFICATION
4711.10 EXTERNAL WALL INSULATION	R2.8 PINK BATTS WALL INSULATION TIGHTLY FITTED BETWEEN STUDS
5171.10 FIRE RATED CEILING SYSTEM	16MM GIB FYRELINE PLASTERBOARD INSTALLED IN ACCORDANCE WITH GIB FIRE RATED CEILING SYSTEM GBUC 30
5313.01 13MM PLASTERBOARD CEILING	13MM GIB STANDARD PLASTERBOARD LINING (AQUALINE TO WET AREAS) ON 70X35 TIMBER CEILING BATTENS AT 600 CRS. LEVEL 4 PAINT FINISH
7412.01 RAINWATER HEAD	PREFINSIHED RAINWATER HEAD WITH OVERFLOW
7673.02 OUTDOOR UNIT	SELECTED OUTDOOR UNIT WITH SCREENING OVER. FINAL LOCATION TO BE AGREED ON SITE

PLOT DATE: 23/12/2025 4:36:25 pm

REV.	DATE	ISSUE	AP.
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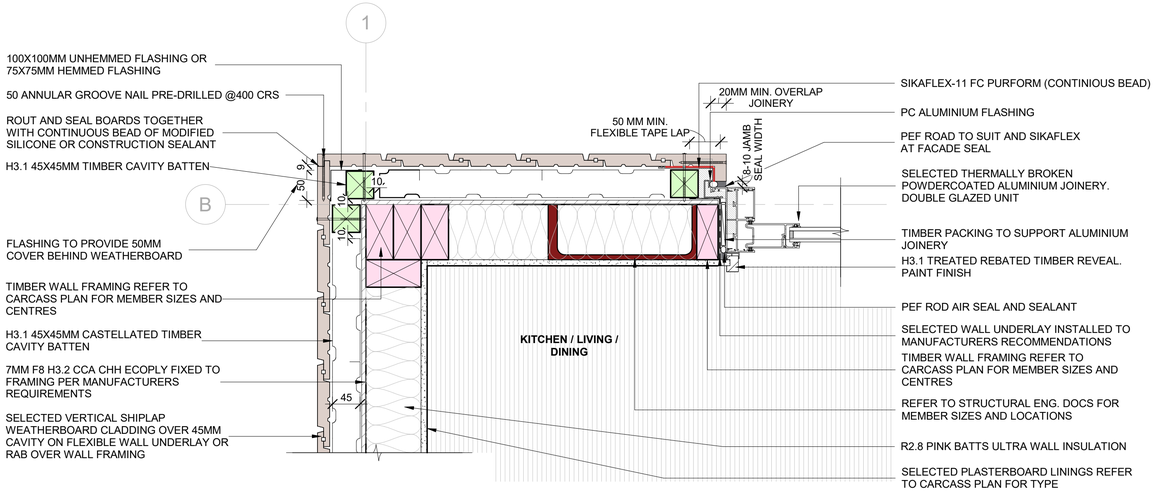
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28 ANDOVER STREET LIMITED

PROJECT TITLE
ANDOVER STREET DEVELOPMENT
28 ANDOVER STREET MERIVALE
CHRISTCHURCH 8014

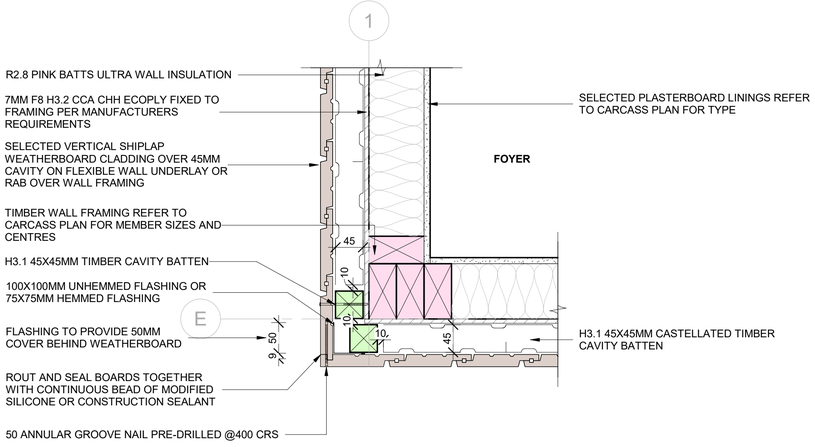
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SHEET NUMBER	REVISION
A3.06	1



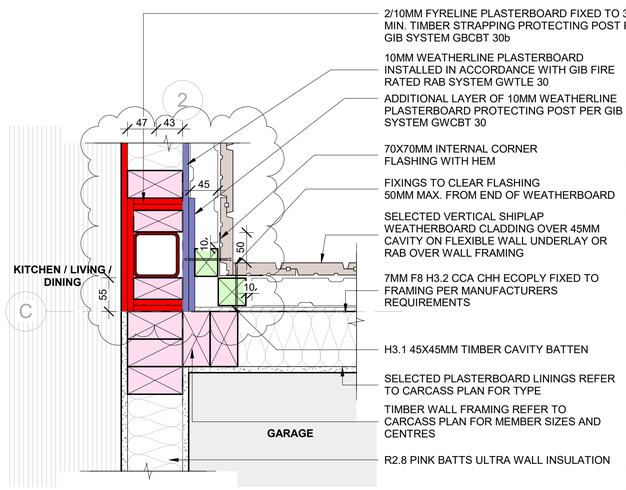
1 A1.02 VERTICAL TIMBER CLADDING / SLIDING DOOR JAMB

SCALE 1 : 5



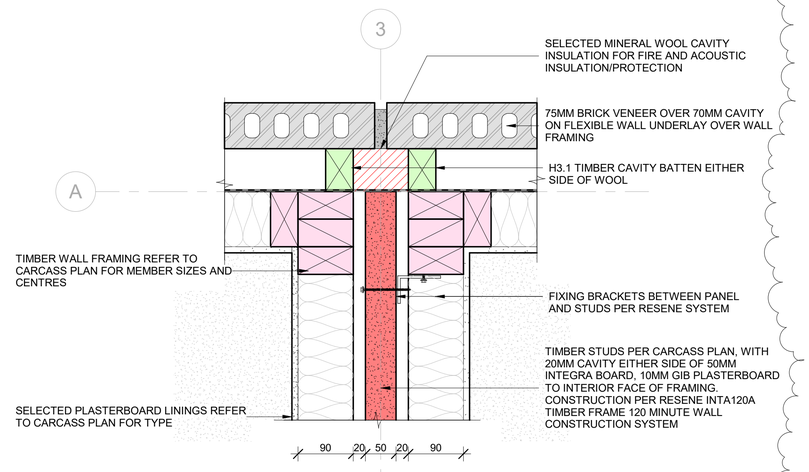
2 A1.02 VERTICAL TIMBER CLADDING - EXTERNAL CORNER

SCALE 1 : 5



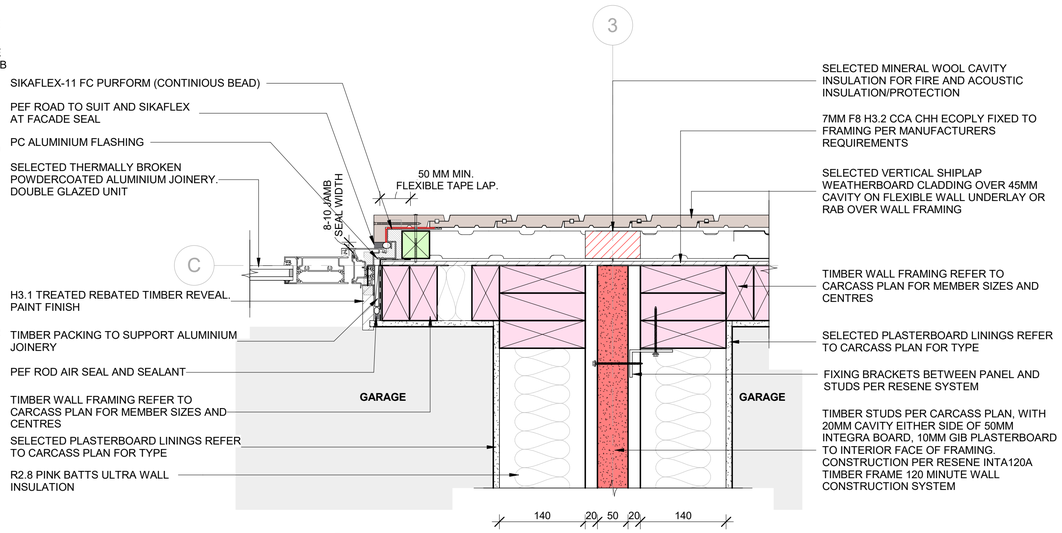
4 A1.02 VERTICAL TIMBER CLADDING - INTERNAL CORNER

SCALE 1 : 5



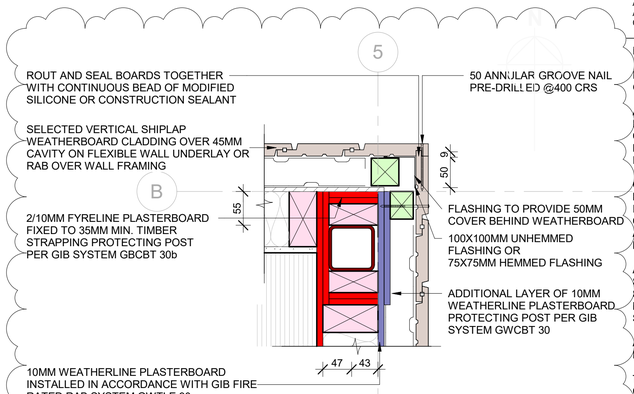
3 A1.06 INTERTENANCY WALL @ BRICK VENEER

SCALE 1 : 5



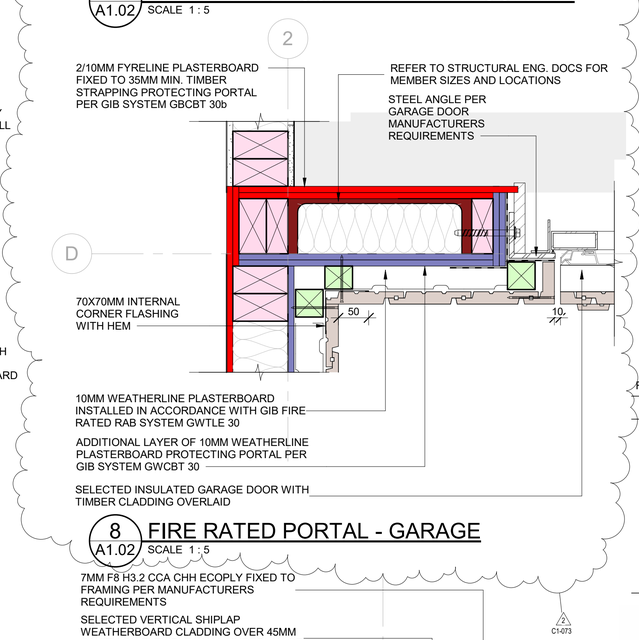
5 A1.02 INTERTENANCY WALL @ VERTICAL TIMBER CLADDING

SCALE 1 : 5



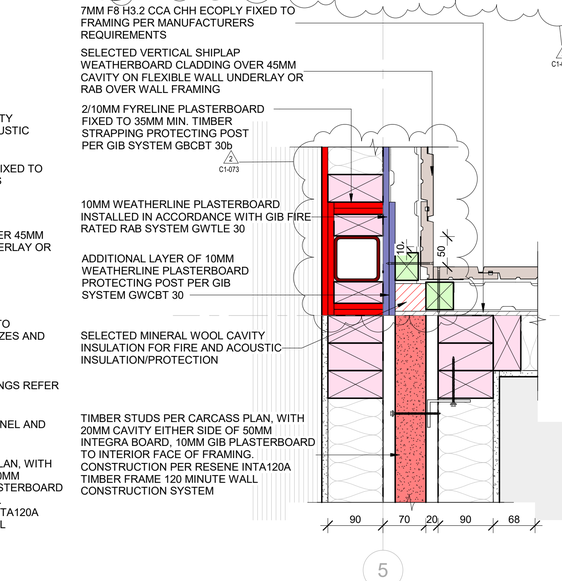
7 A1.02 FIRE RATED POST - EXTERNAL CORNER

SCALE 1 : 5



8 A1.02 FIRE RATED PORTAL - GARAGE

SCALE 1 : 5



6 A1.02 INTERTENANCY WALL @ INTERNAL CORNER

SCALE 1 : 5

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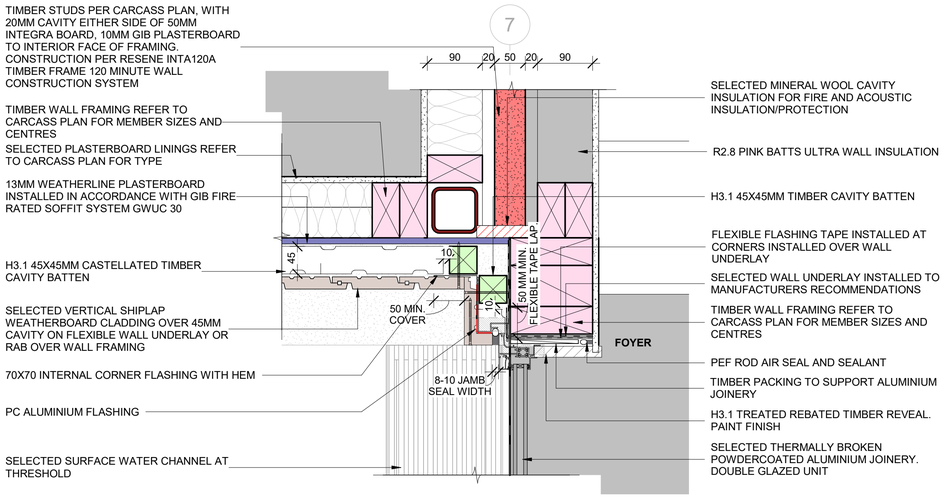
CLIENT
28 ANDOVER STREET LIMITED

PROJECT TITLE
ANDOVER STREET DEVELOPMENT
28 ANDOVER STREET MERIVALE
CHRISTCHURCH 8014

DRAWING TITLE
DETAILS - EXTERIOR PLAN

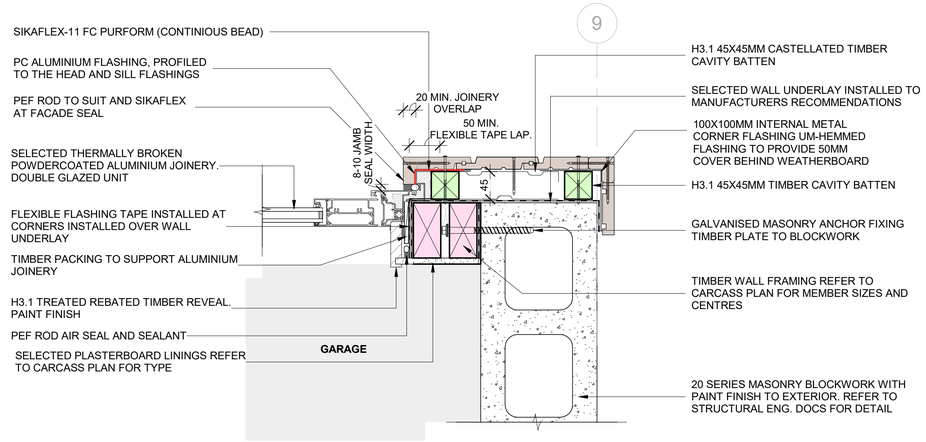
PROJECT NUMBER	SCALE @ A1
25010	1 : 5
SHEET NUMBER	REVISION
A5.01	2

PLOT DATE: 20/03/2026 9:27:49 am



1 A1.02 VERTICAL TIMBER CLADDING / HINGED DOOR JAMB

SCALE 1 : 5



2 A1.02 EXTERNAL CORNER TO WINDOW JAMB

SCALE 1 : 5

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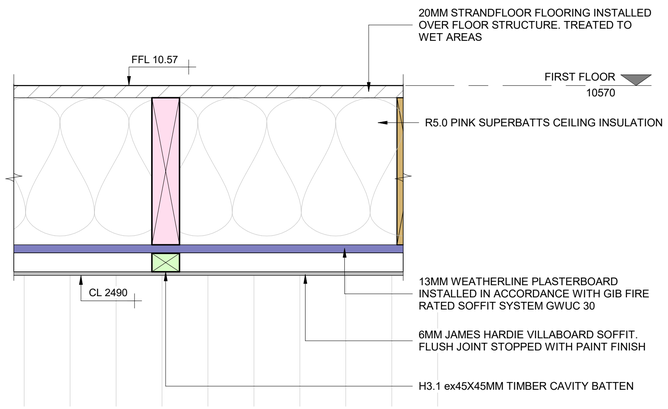
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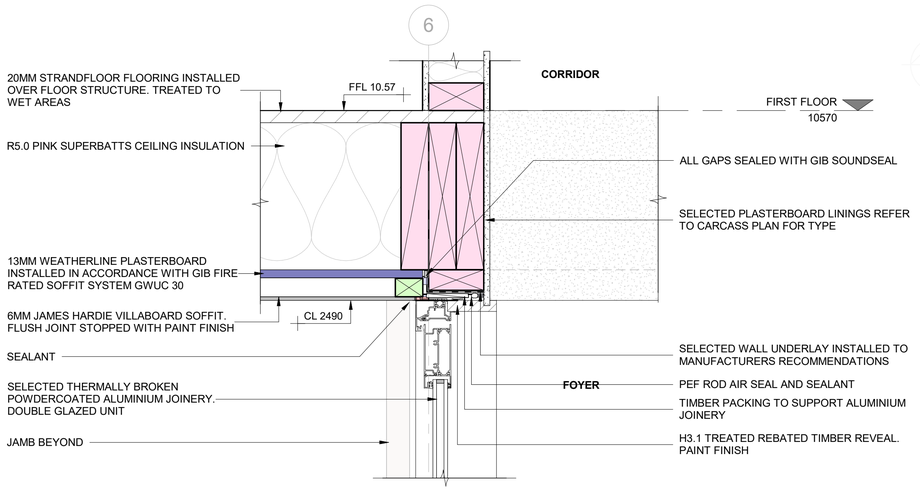
DRAWING TITLE
DETAILS - EXTERIOR PLAN

PROJECT NUMBER	SCALE @ A1
25010	1 : 5
SHEET NUMBER	REVISION
A5.02	1

PLOT DATE: 23/12/2025 4:36:26 pm

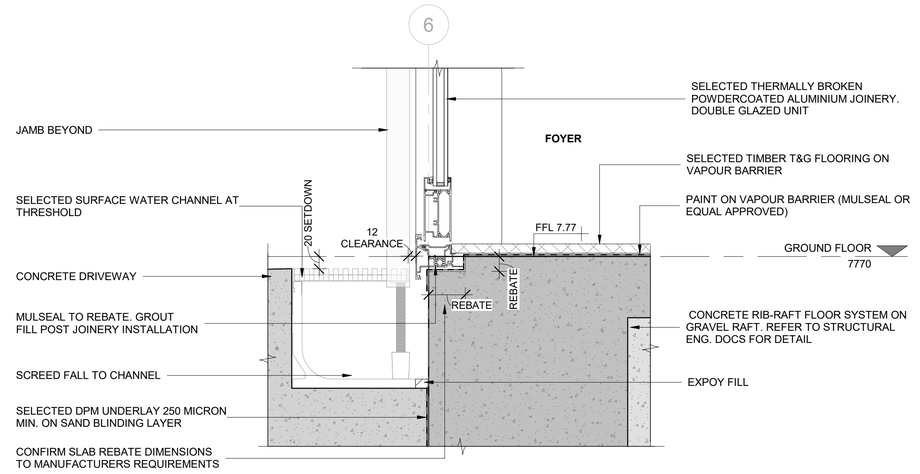


1 A3.01 FIRE RATED SOFFIT
SCALE 1 : 5



2 A3.01 FIRE RATED SOFFIT / DOOR HEAD
SCALE 1 : 5

3 A1.02 FIRE RATED WALL / DOOR JAMB
SCALE 1 : 5



4 A3.01 DOOR SILL AT PERIMETER CHANNEL
SCALE 1 : 5

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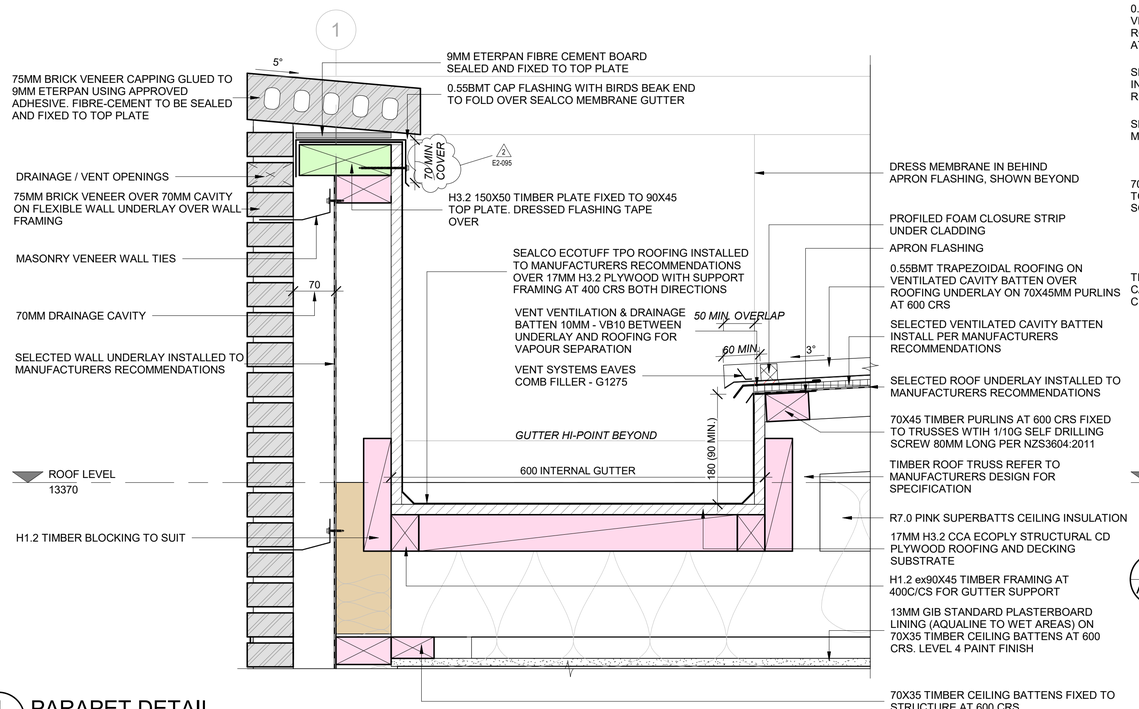
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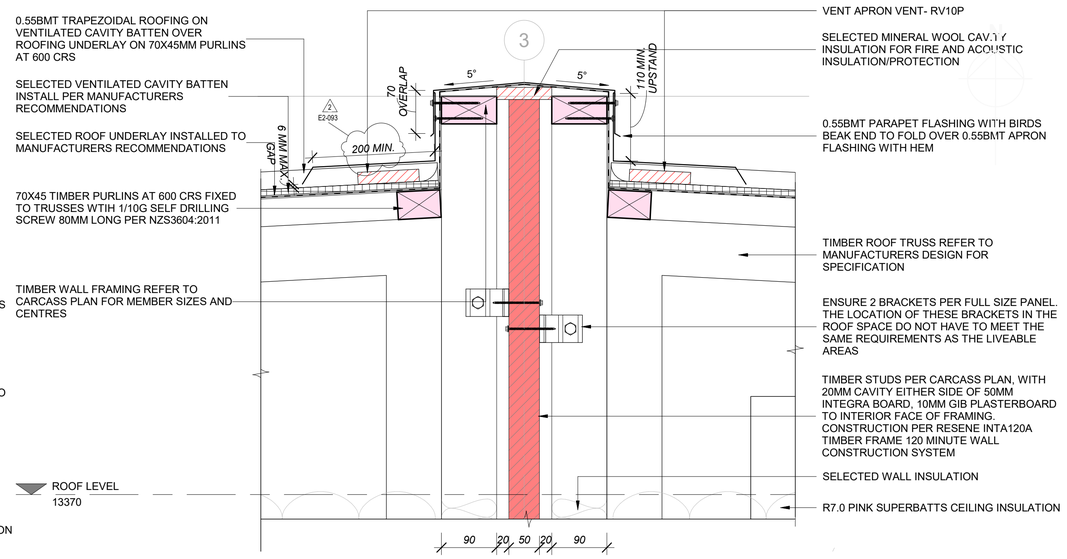
PROJECT TITLE
ANDOVER STREET DEVELOPMENT
28 ANDOVER STREET MERIVALE
CHRISTCHURCH 8014

DRAWING TITLE
DETAIL SECTIONS - ENVELOPE

PROJECT NUMBER	SCALE @ A1
25010	1 : 5
SHEET NUMBER	REVISION
A5.03	2



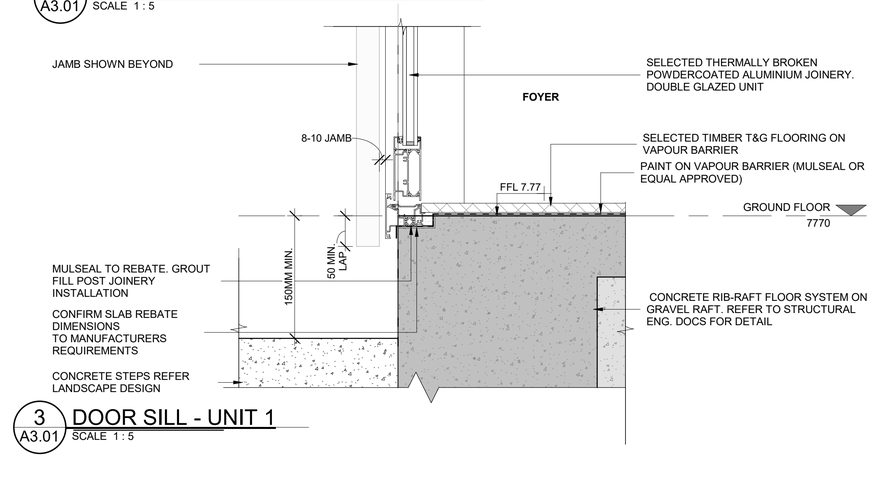
1 A1.11 PARAPET DETAIL
SCALE 1 : 5



4 A1.11 INTERTENANCY WALL @ PARAPET
SCALE 1 : 5

5 A3.01 INTERTENANCY WALL @ FIRE RATED SOFFIT
SCALE 1 : 5

2 A3.01 INTERSTOREY / DOOR HEAD - UNIT 1
SCALE 1 : 5



3 A3.01 DOOR SILL - UNIT 1
SCALE 1 : 5

PLOT DATE: 20/03/2026 9:40:27 am

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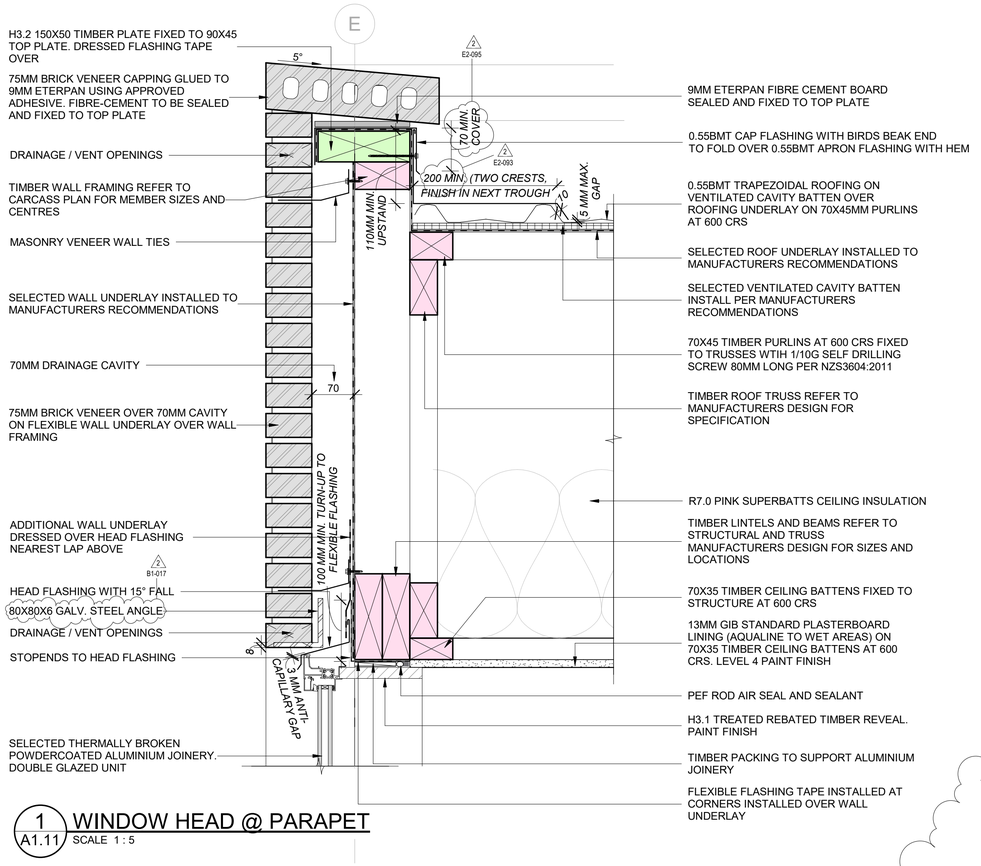
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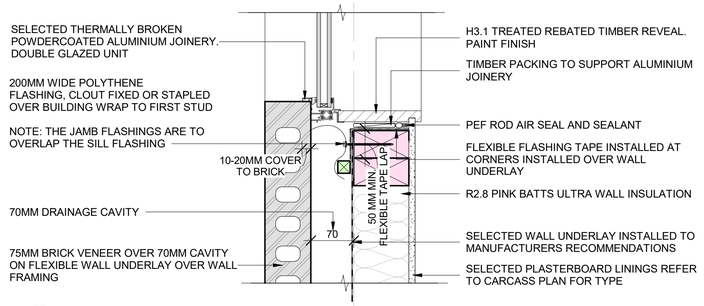
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ANDOVER STREET DEVELOPMENT
28 ANDOVER STREET MERIVALE
CHRISTCHURCH 8014

DRAWING TITLE
DETAIL SECTIONS - ENVELOPE

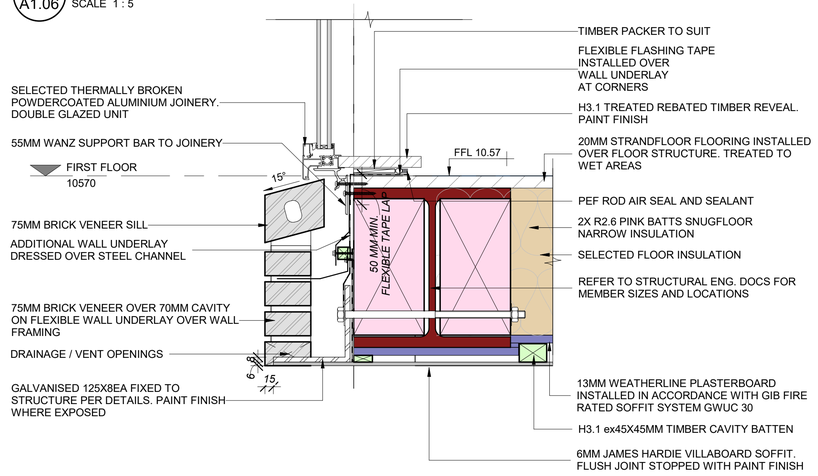
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25010	1 : 5
SHEET NUMBER	REVISION
A5.04	2



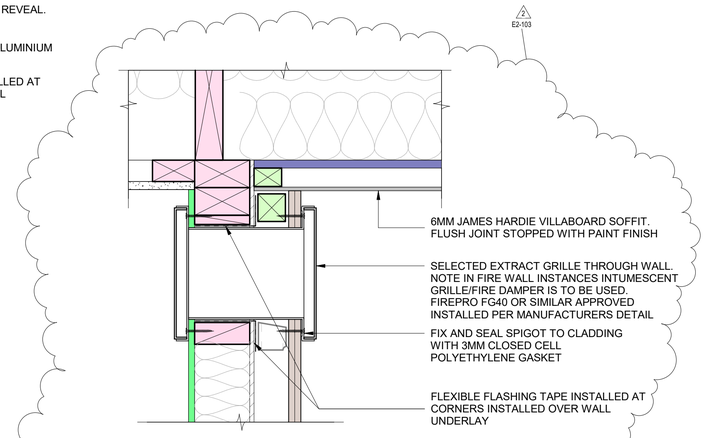
1 A1.11 WINDOW HEAD @ PARAPET
SCALE 1 : 5



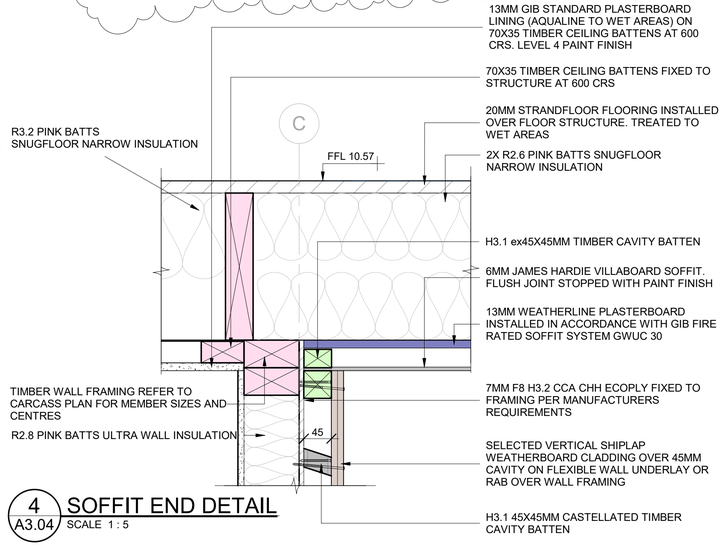
2 A1.06 WINDOW JAMB
SCALE 1 : 5



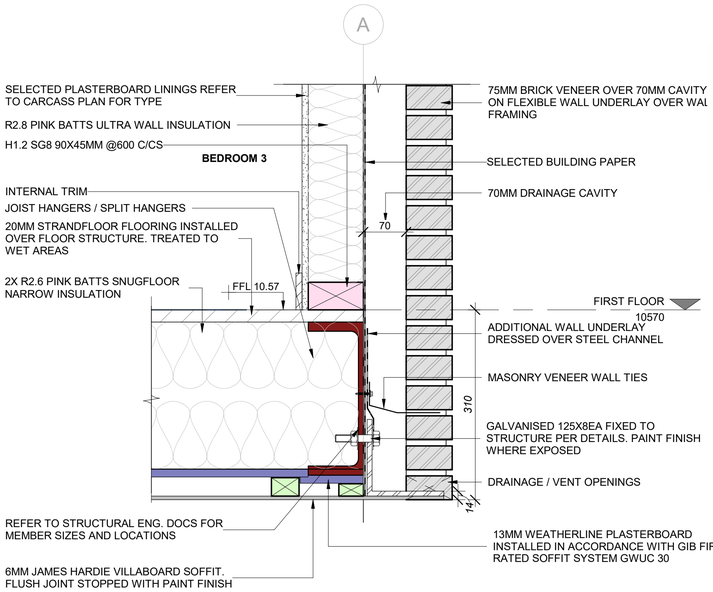
3 A3.04 EXTERNAL DETAIL - SOFFIT 1
SCALE 1 : 5



6 A1.04 EXTRACT VENT WALL PENETRATION
SCALE 1 : 5



4 A3.04 SOFFIT END DETAIL
SCALE 1 : 5



5 A3.04 EXTERNAL DETAIL - SOFFIT 2
SCALE 1 : 5

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REV.	DATE	ISSUE	AP.
2	18/03/2026	BC RFI	
1	23/12/2025	BUILDING CONSENT ISSUE	

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CLIENT
28 ANDOVER STREET LIMITED

PROJECT TITLE
ANDOVER STREET DEVELOPMENT
28 ANDOVER STREET MERIVALE
CHRISTCHURCH 8014

DRAWING TITLE
DETAIL SECTIONS - ENVELOPE

PROJECT NUMBER	SCALE @ A1
25010	1 : 5
SHEET NUMBER	REVISION
A5.05	2

PLOT DATE: 20/03/2026 9:40:27 am

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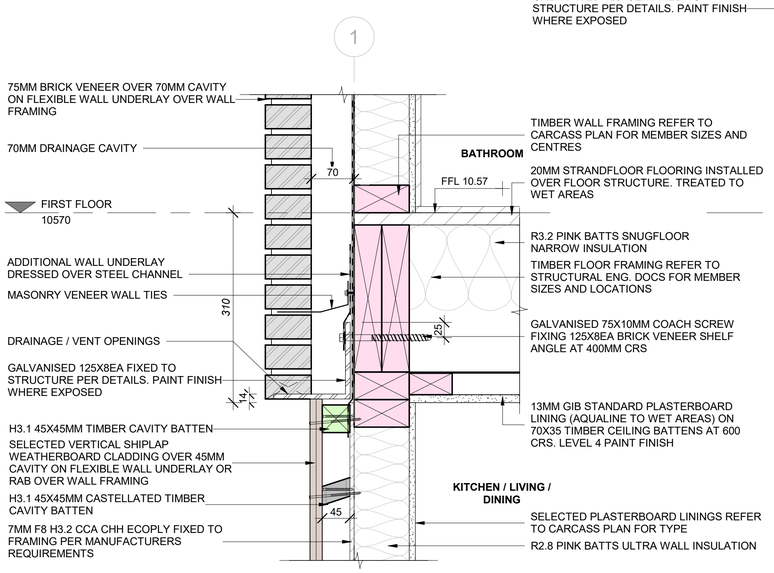
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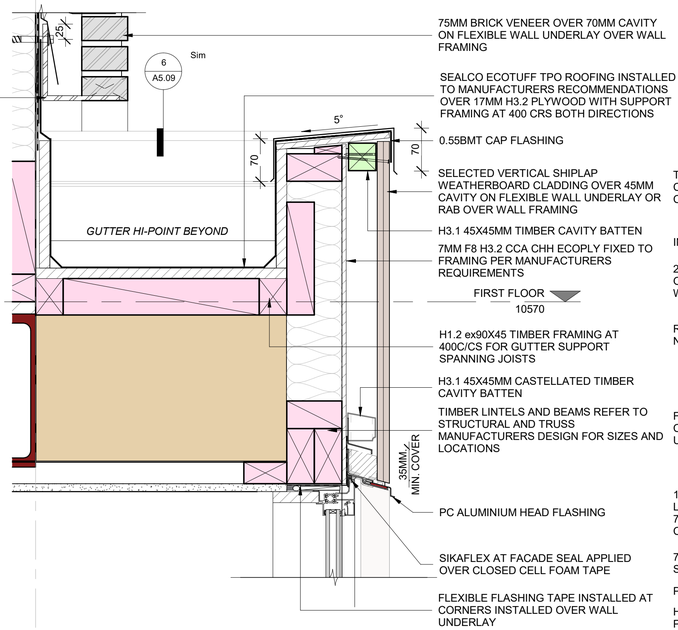
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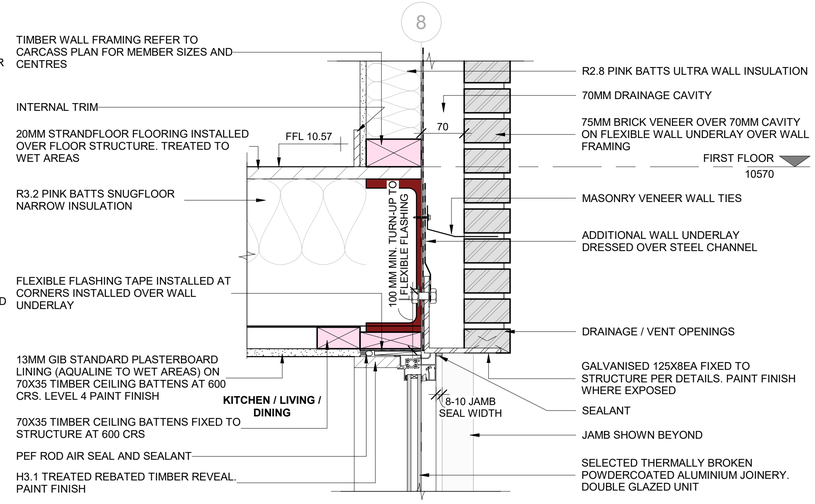
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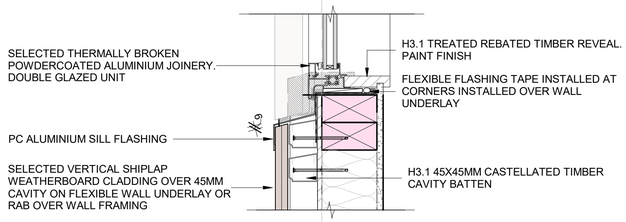
1 A3.02 INTERSTOREY CLADDING JUNCTION
SCALE 1 : 5

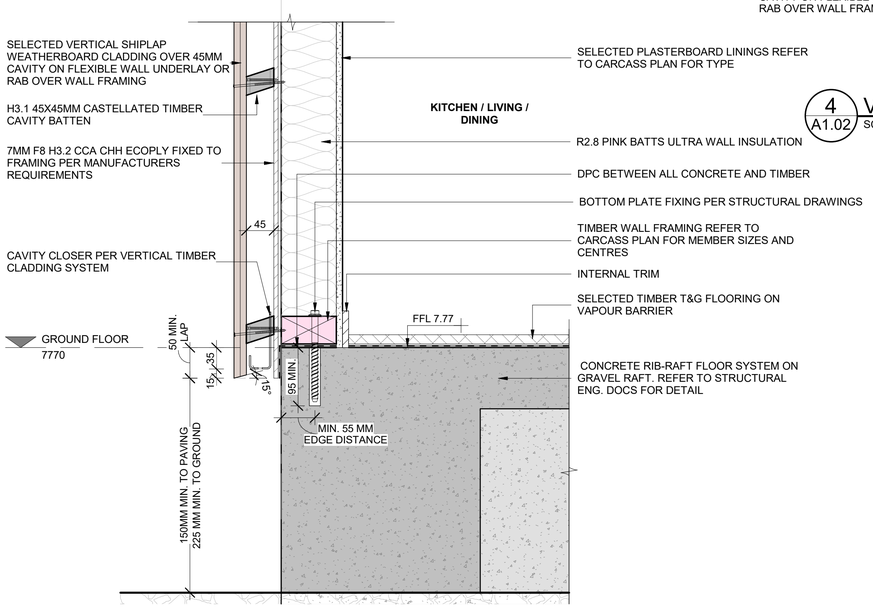


2 A1.10 VERTICAL TIMBER CLADDING WINDOW HEAD / PARAPET
SCALE 1 : 5



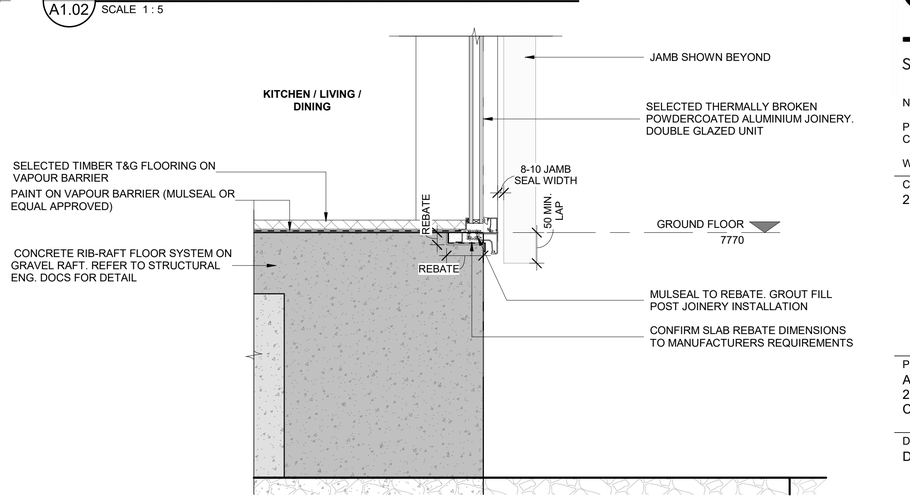
5 A3.02 INTERSTOREY WINDOW HEAD
SCALE 1 : 5





4 A1.02 VERTICAL TIMBER CLADDING WINDOW SILL
SCALE 1 : 5

3 A3.02 VERTICAL TIMBER CLADDING BASE
SCALE 1 : 5



6 A1.02 VERTICAL TIMBER CLADDING WINDOW JAMB
SCALE 1 : 5

7 A3.02 VERTICAL TIMBER CLADDING WINDOW SILL @ SLAB
SCALE 1 : 5

REV.	DATE	ISSUE	AP.
1	23/12/2025	BUILDING CONSENT ISSUE	

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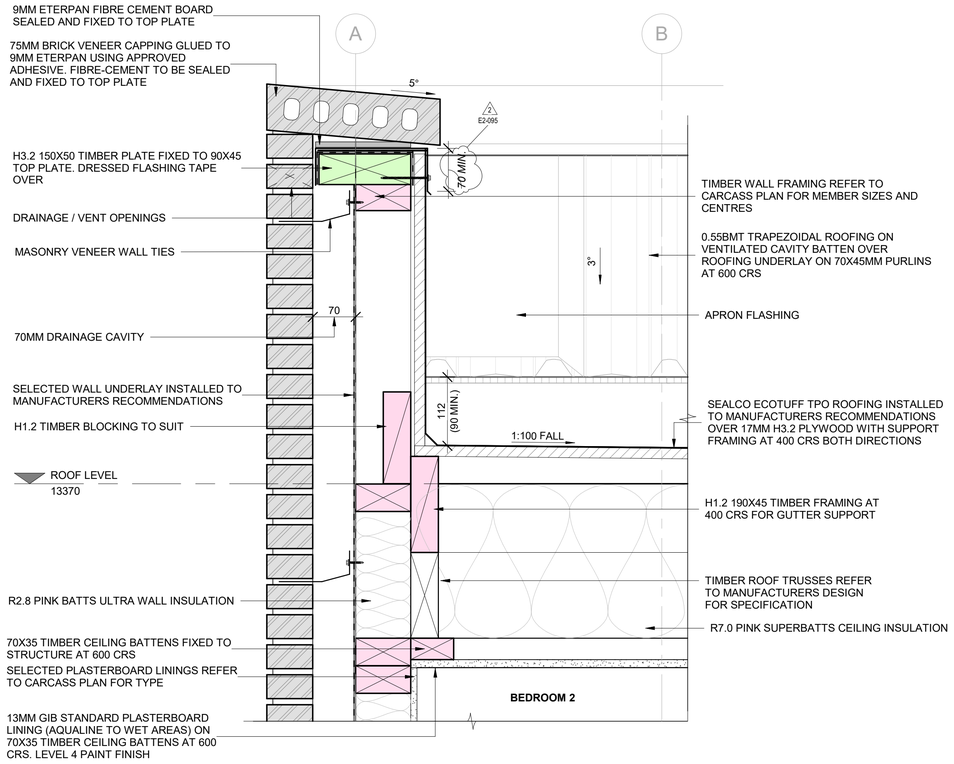
CLIENT
28 ANDOVER STREET LIMITED

PROJECT TITLE
ANDOVER STREET DEVELOPMENT
28 ANDOVER STREET MERIVALE
CHRISTCHURCH 8014

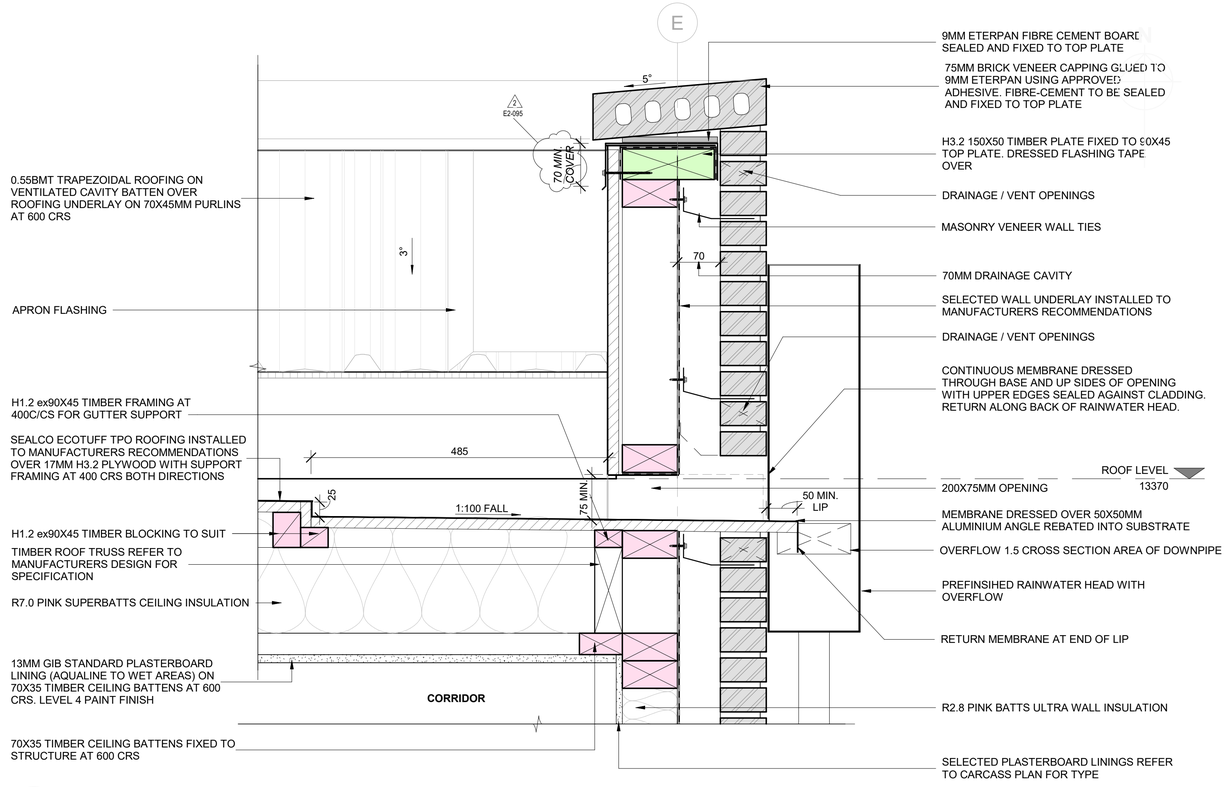
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DETAIL SECTIONS - ENVELOPE

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SHEET NUMBER	REVISION
A5.06	1

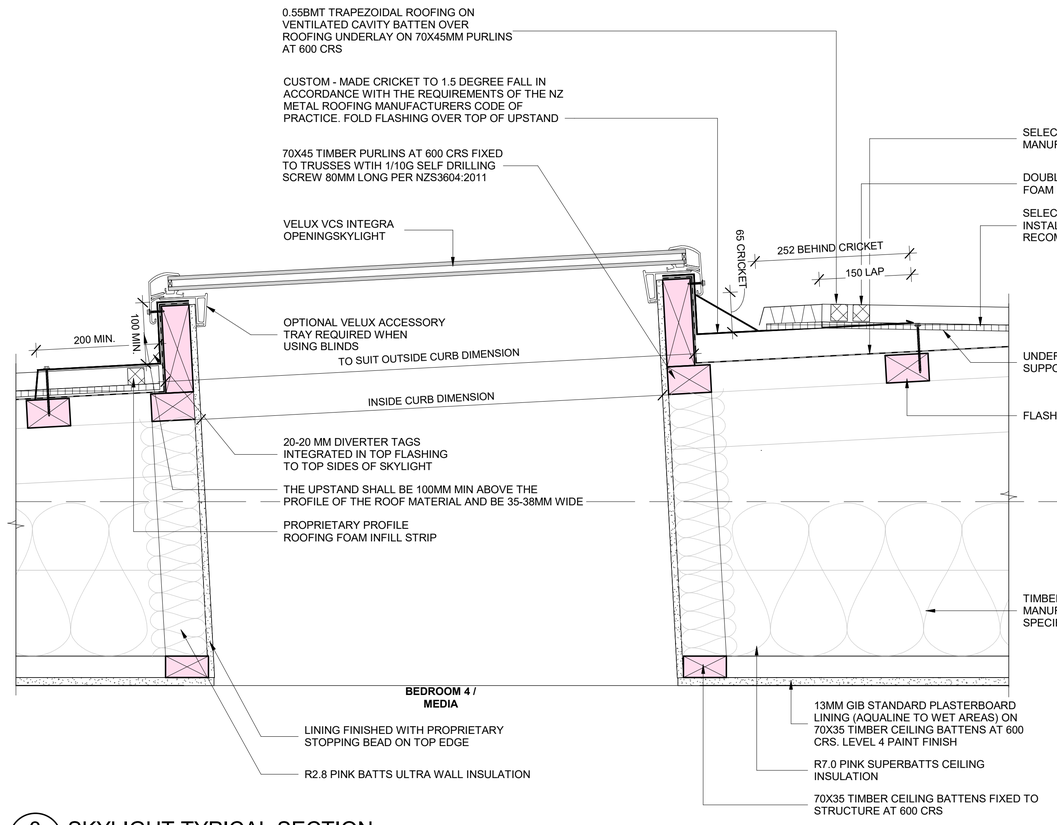
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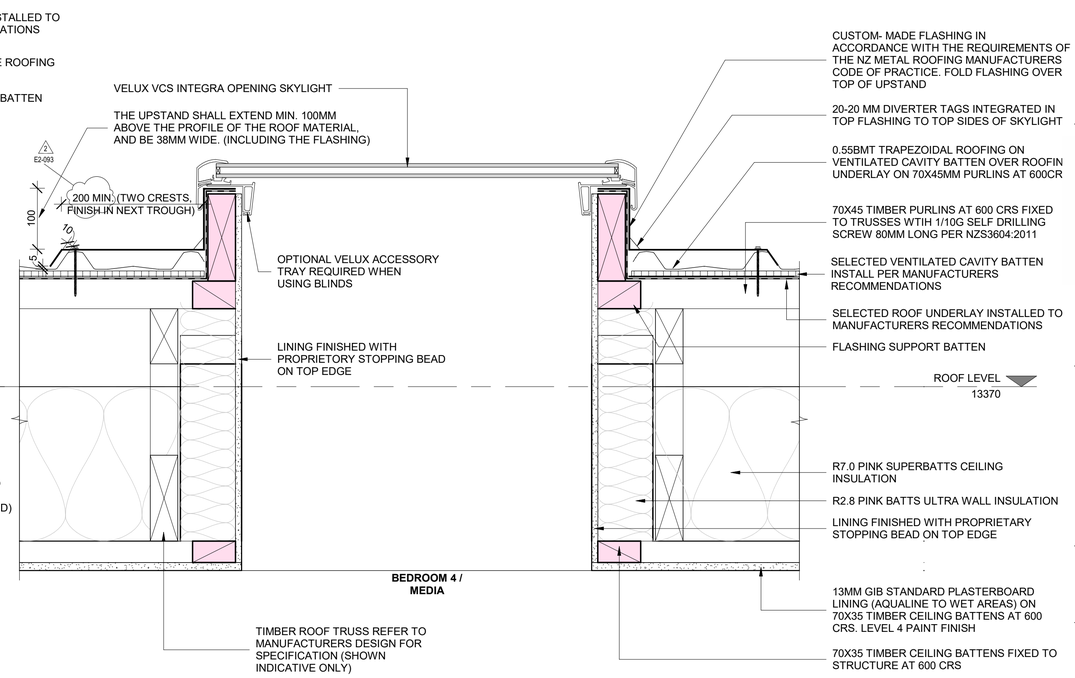
1 A1.10 INTERNAL GUTTER DETAIL
SCALE 1 : 5



2 A1.10 RAIN WATER HEAD / INTERNAL GUTTER DETAIL
SCALE 1 : 5



3 A1.11 SKYLIGHT TYPICAL SECTION
SCALE 1 : 5



4 A1.10 SKYLIGHT TYPICAL CROSS-SECTION
SCALE 1 : 5

PLOT DATE: 20/03/2026 9:40:28 am

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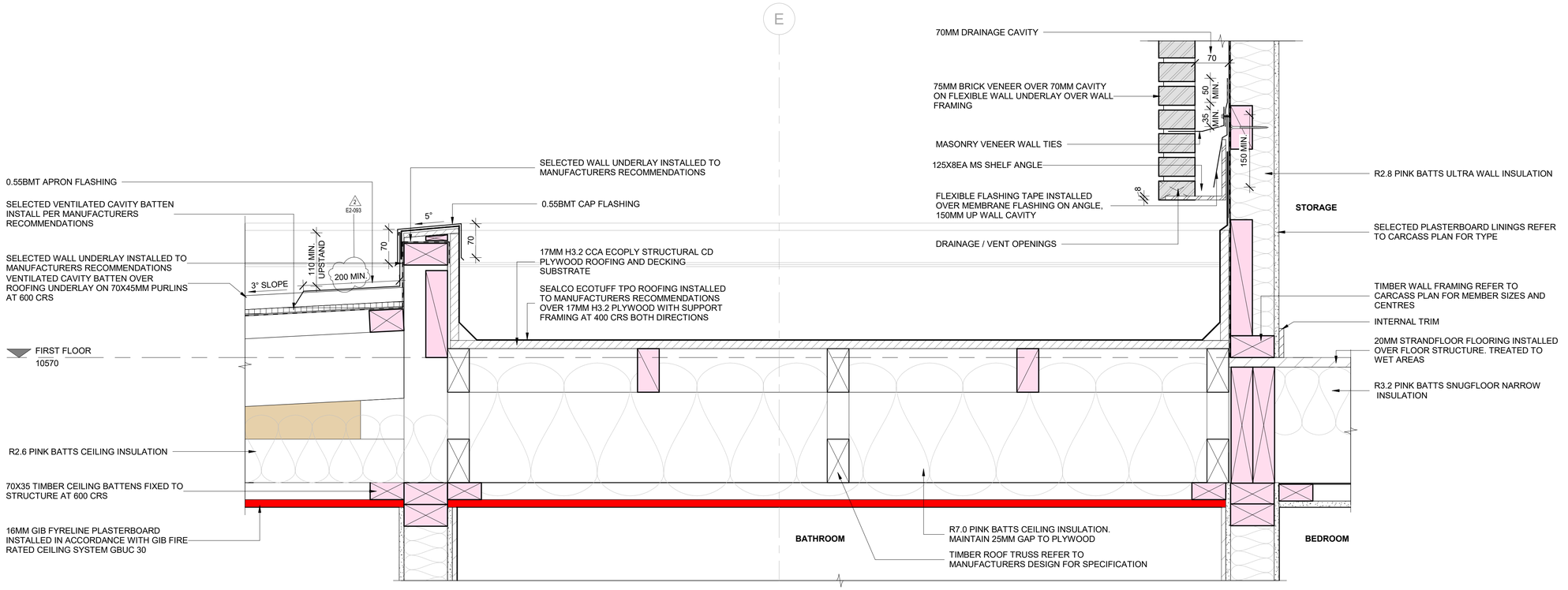
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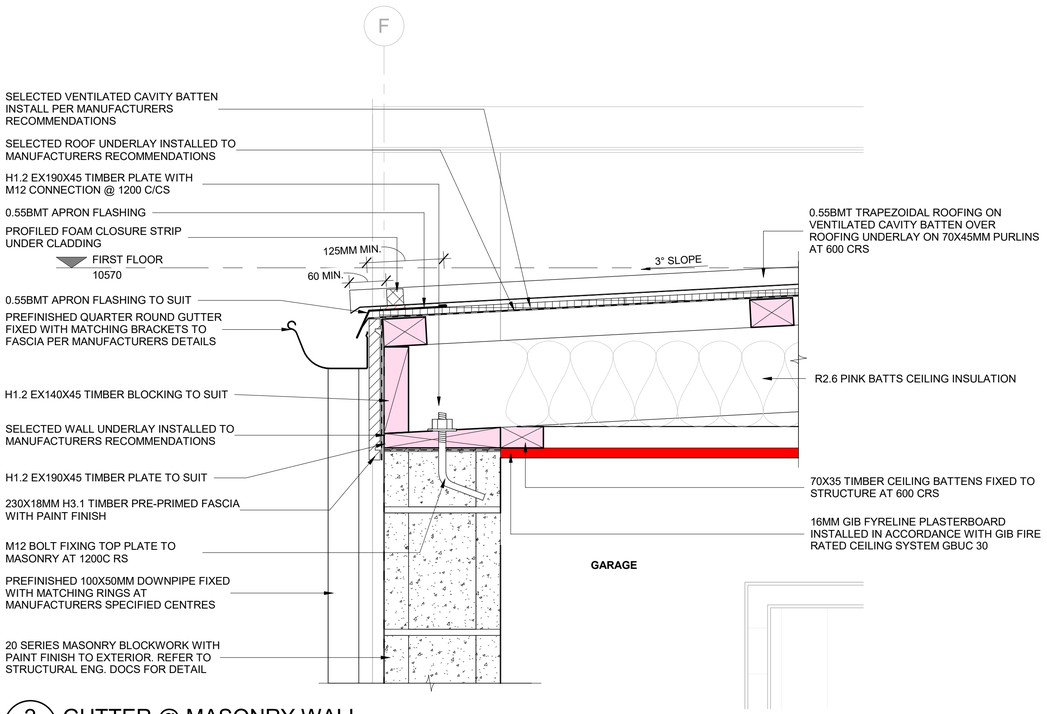
PROJECT TITLE
ANDOVER STREET DEVELOPMENT
28 ANDOVER STREET MERIVALE
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DRAWING TITLE
DETAIL SECTIONS - ENVELOPE

PROJECT NUMBER	SCALE @ A1
25010	1 : 5
SHEET NUMBER	REVISION
A5.07	2



1 A1.11 MEMBRANE ROOF SECTION
SCALE 1 : 5



2 A1.11 GUTTER @ MASONRY WALL
SCALE 1 : 5

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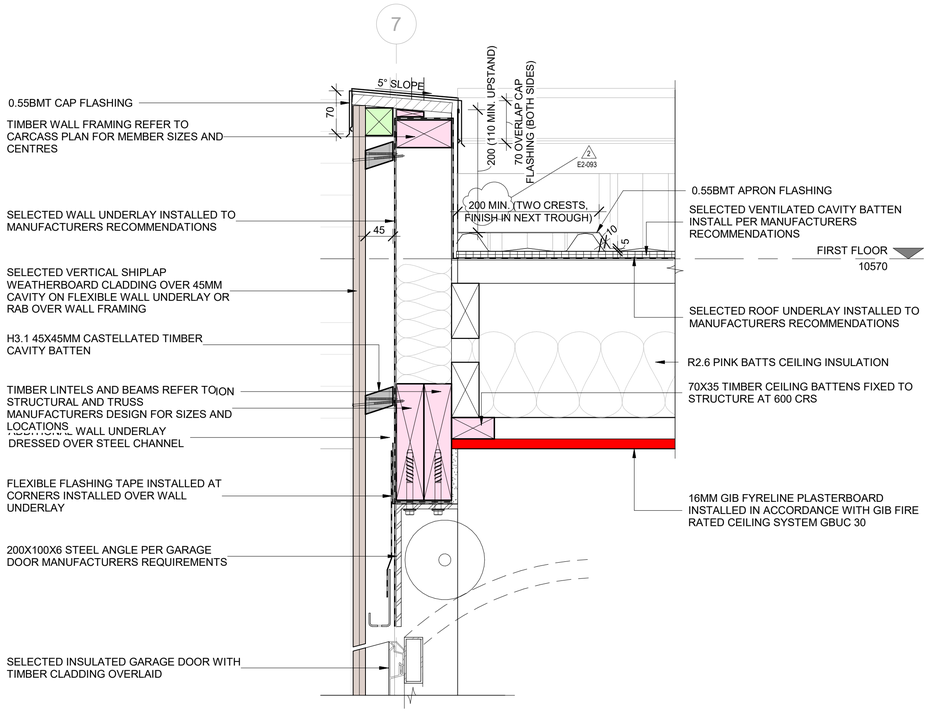
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DRAWING TITLE
DETAIL SECTIONS - UNIT 4 ROOF

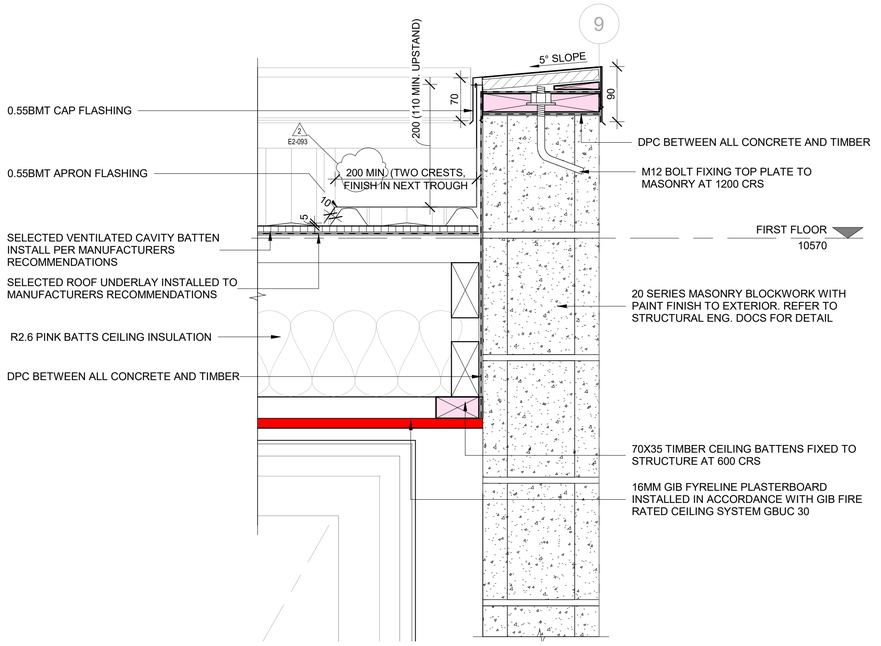
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SHEET NUMBER	REVISION
A5.08	2



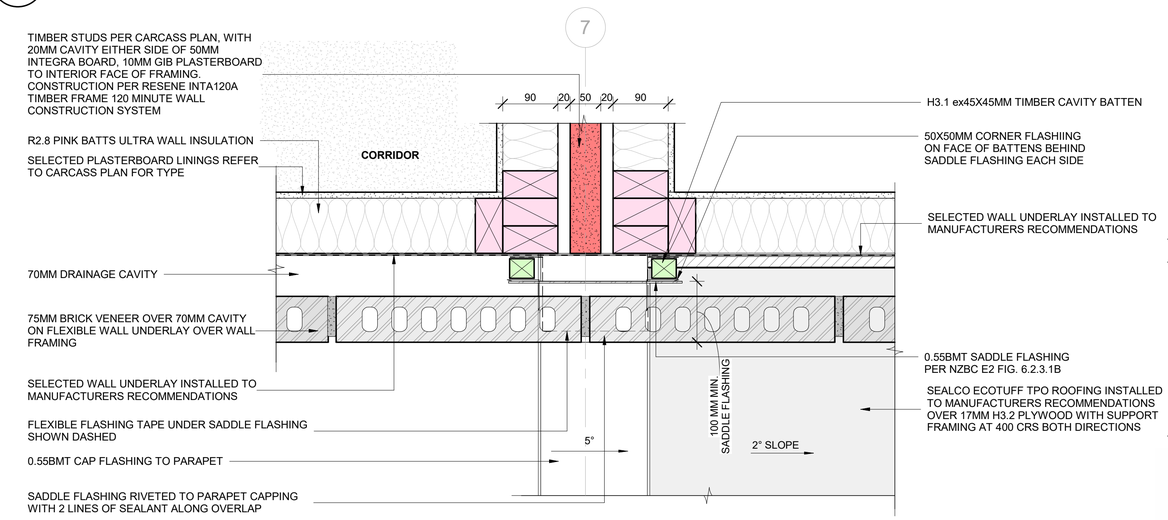
1 A1.11 GARAGE DOOR TYPICAL HEAD
SCALE 1 : 5

2 A1.02 GARAGE DOOR TYPICAL JAMB
SCALE 1 : 5

3 A3.01 GARAGE DOOR TYPICAL SILL
SCALE 1 : 5



4 A1.11 MASONRY WALL PARAPET
SCALE 1 : 5



6 A1.06 SADDLE FLASHING
SCALE 1 : 5

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2	18/03/2026	BC RFI	
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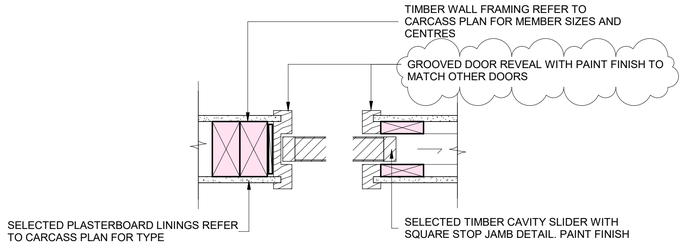
DRAWING TITLE
DETAIL SECTIONS - UNIT 4 ENVELOPE

PROJECT NUMBER	SCALE @ A1
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SHEET NUMBER	REVISION
A5.09	2

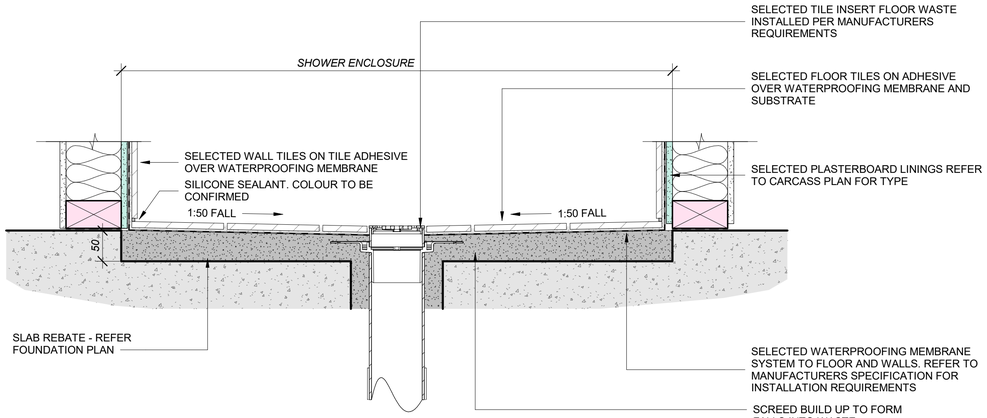
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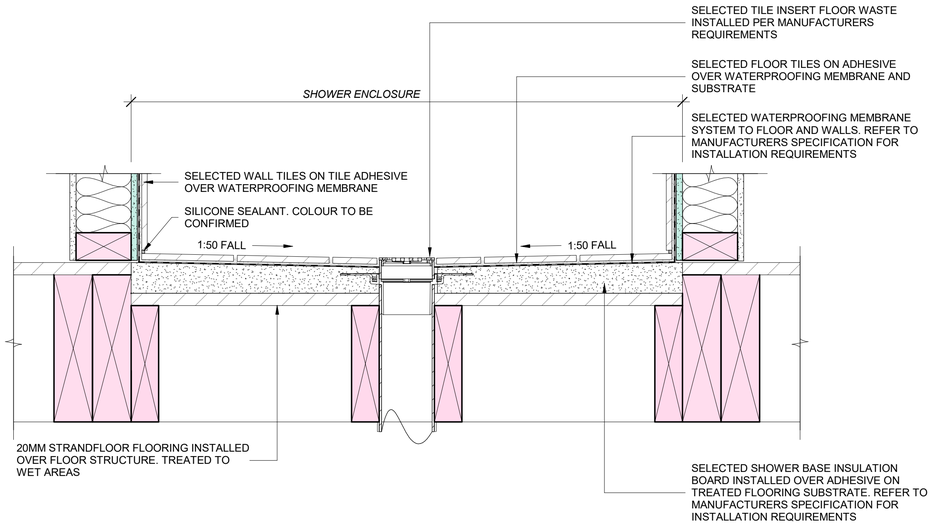
TYPICAL INTERIOR DOOR DETAIL
SCALE 1 : 5



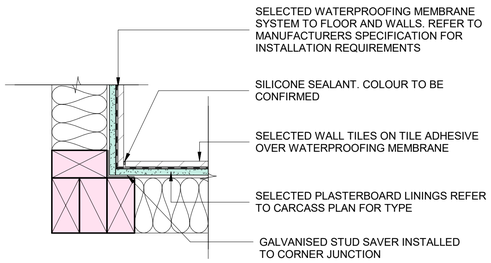
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SCALE 1 : 5



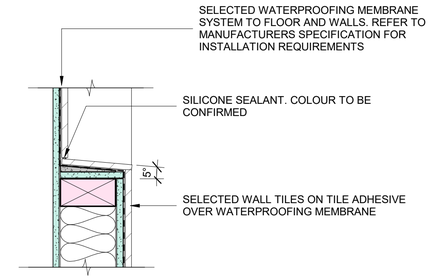
TYPICAL SHOWER REBATE - SLAB
SCALE 1 : 5



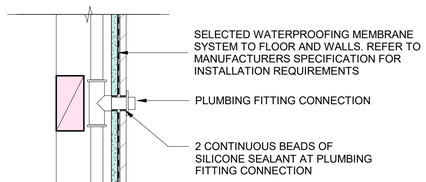
TYPICAL SHOWER REBATE - TIMBER FLOOR
SCALE 1 : 5



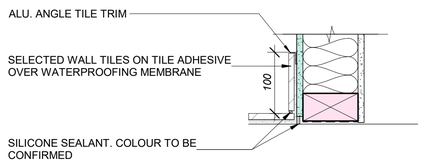
TILE CORNER JUNCTION DETAIL
SCALE 1 : 5



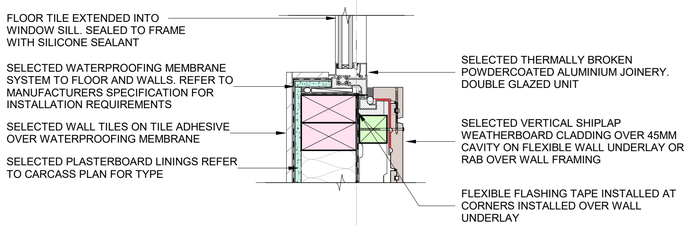
SHOWER NICHE DETAIL
SCALE 1 : 5



PIPE PENETRATION DETAIL
SCALE 1 : 5



TYPICAL SKIRTING DETAIL
SCALE 1 : 5



TILED WINDOW JAMB
SCALE 1 : 5

PLOT DATE: 20/03/2026 10:06:43 am

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23/03/2026 McCook Weir, Nicky

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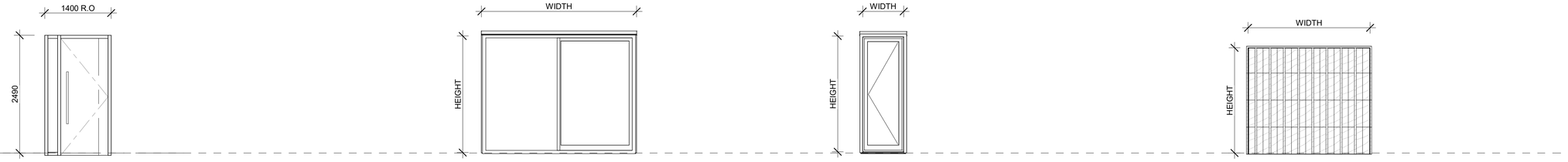
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PROJECT TITLE
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CHRISTCHURCH 8014

DRAWING TITLE
DETAILS - INTERIOR

PROJECT NUMBER	SCALE @ A1
25010	1 : 5
SHEET NUMBER	REVISION
A5.10	2



EXTERIOR DOOR SCHEDULE - TYPE A

DOOR NO.	WIDTH	HEIGHT	COMMENTS
D101.1	1000	2475	ALUMINIUM FRAME WITH PC FINISH. EXTERIOR GRADE ALUMINIUM FACED PIVOT DOOR. DOUBLE GLAZING. PULL HANDLE
D201.1	1000	2475	ALUMINIUM FRAME WITH PC FINISH. EXTERIOR GRADE ALUMINIUM FACED PIVOT DOOR. DOUBLE GLAZING. PULL HANDLE
D301.1	1000	2475	ALUMINIUM FRAME WITH PC FINISH. EXTERIOR GRADE ALUMINIUM FACED PIVOT DOOR. DOUBLE GLAZING. PULL HANDLE
D401.1	1000	2475	ALUMINIUM FRAME WITH PC FINISH. EXTERIOR GRADE ALUMINIUM FACED PIVOT DOOR. DOUBLE GLAZING. PULL HANDLE
Grand total: 4			

EXTERIOR DOOR SCHEDULE - TYPE B

DOOR NO.	WIDTH	HEIGHT	COMMENTS
D102.1	3200	2490	ALUMINIUM FRAME WITH PC FINISH. DOUBLE GLAZING
D202.2	3200	2490	ALUMINIUM FRAME WITH PC FINISH. DOUBLE GLAZING
D302.2	3200	2490	ALUMINIUM FRAME WITH PC FINISH. DOUBLE GLAZING
D403.1	3200	2490	ALUMINIUM FRAME WITH PC FINISH. DOUBLE GLAZING
Grand total: 4			

EXTERIOR DOOR SCHEDULE - TYPE C

DOOR NO.	WIDTH	HEIGHT	COMMENTS
D105.3	910	2480	ALUMINIUM FRAME WITH PC FINISH. DOUBLE GLAZING
D205.3	910	2480	ALUMINIUM FRAME WITH PC FINISH. DOUBLE GLAZING
D304.3	910	2480	ALUMINIUM FRAME WITH PC FINISH. DOUBLE GLAZING
D405.3	910	2480	ALUMINIUM FRAME WITH PC FINISH. DOUBLE GLAZING
Grand total: 4			

EXTERIOR DOOR SCHEDULE - TYPE D

DOOR NO.	WIDTH	HEIGHT	COMMENTS
D105.1	2650	2250	STEEL FRAMED GARAGE DOOR. FLUSH TIMBER FINISH TO MATCH CLADDING WITH BATTEN
D205.1	2650	2250	STEEL FRAMED GARAGE DOOR. FLUSH TIMBER FINISH TO MATCH CLADDING WITH BATTEN
D304.1	2650	2250	STEEL FRAMED GARAGE DOOR. FLUSH TIMBER FINISH TO MATCH CLADDING WITH BATTEN
D405.1	2650	2250	STEEL FRAMED GARAGE DOOR. FLUSH TIMBER FINISH TO MATCH CLADDING WITH BATTEN
Grand total: 4			



INTERIOR DOOR SCHEDULE - TYPE A

DOOR NO.	WIDTH	HEIGHT	COMMENTS
D103.1	810	2200	TIMBER SOLID CORE DOOR LEAF. TIMBER FRAME. OVERLAID TIMBER FINISH. HIDDEN DETAIL
D104.1	710	1400	TIMBER SOLID CORE DOOR LEAF. TIMBER FRAME. OVERLAID TIMBER FINISH. HIDDEN DETAIL
D105.2	810	2200	TIMBER SOLID CORE DOOR LEAF. SQUARED STOPPED JAMB. PAINT FINISH
D108.1	760	2200	TIMBER SOLID CORE DOOR LEAF. REBATED TIMBER FRAME. PAINT FINISH
D109.1	810	2200	TIMBER SOLID CORE DOOR LEAF. REBATED TIMBER FRAME. PAINT FINISH
D112.1	810	2200	TIMBER SOLID CORE DOOR LEAF. REBATED TIMBER FRAME. PAINT FINISH
D112.1	810	2200	TIMBER SOLID CORE DOOR LEAF. REBATED TIMBER FRAME. PAINT FINISH
D113.1	810	2200	TIMBER SOLID CORE DOOR LEAF. REBATED TIMBER FRAME. PAINT FINISH
D203.1	760	2200	TIMBER SOLID CORE DOOR LEAF. TIMBER FRAME. OVERLAID TIMBER FINISH. HIDDEN DETAIL
D204.1	710	1400	TIMBER SOLID CORE DOOR LEAF. TIMBER FRAME. OVERLAID TIMBER FINISH. HIDDEN DETAIL
D206.1	810	2200	TIMBER SOLID CORE DOOR LEAF. TIMBER FRAME. OVERLAID TIMBER FINISH. HIDDEN DETAIL
D206.1	810	2200	TIMBER SOLID CORE DOOR LEAF. REBATED TIMBER FRAME. PAINT FINISH
D208.1	810	2200	TIMBER SOLID CORE DOOR LEAF. REBATED TIMBER FRAME. PAINT FINISH
D211.1	810	2200	TIMBER SOLID CORE DOOR LEAF. REBATED TIMBER FRAME. PAINT FINISH
D212.1	810	2200	TIMBER SOLID CORE DOOR LEAF. REBATED TIMBER FRAME. PAINT FINISH
D213.1	810	2200	TIMBER SOLID CORE DOOR LEAF. REBATED TIMBER FRAME. PAINT FINISH
D214.1	760	2200	TIMBER SOLID CORE DOOR LEAF. REBATED TIMBER FRAME. PAINT FINISH
D214.5	760	2200	TIMBER SOLID CORE DOOR LEAF. REBATED TIMBER FRAME. PAINT FINISH
D214.6	760	2200	TIMBER SOLID CORE DOOR LEAF. REBATED TIMBER FRAME. PAINT FINISH
D303.1	760	2200	TIMBER SOLID CORE DOOR LEAF. TIMBER FRAME. OVERLAID TIMBER FINISH. HIDDEN DETAIL
D306.1	810	2200	TIMBER SOLID CORE DOOR LEAF. REBATED TIMBER FRAME. PAINT FINISH
D307.1	810	2200	TIMBER SOLID CORE DOOR LEAF. REBATED TIMBER FRAME. PAINT FINISH
D308.1	810	2200	TIMBER SOLID CORE DOOR LEAF. REBATED TIMBER FRAME. PAINT FINISH
D402.1	810	2200	TIMBER SOLID CORE DOOR LEAF. REBATED TIMBER FRAME. PAINT FINISH
D404.1	810	2200	TIMBER SOLID CORE DOOR LEAF. REBATED TIMBER FRAME. PAINT FINISH
D407.1	810	2200	TIMBER SOLID CORE DOOR LEAF. REBATED TIMBER FRAME. PAINT FINISH
Grand total: 26			

INTERIOR DOOR SCHEDULE - TYPE B

DOOR NO.	WIDTH	HEIGHT	COMMENTS
D110.1	810	2200	TIMBER SOLID CORE DOOR LEAF. SQUARED STOPPED JAMB. PAINT FINISH
D111.1	810	2200	TIMBER SOLID CORE DOOR LEAF. SQUARED STOPPED JAMB. PAINT FINISH
D205.2	810	2200	TIMBER SOLID CORE DOOR LEAF. SQUARED STOPPED JAMB. PAINT FINISH
D209.1	810	2200	TIMBER SOLID CORE DOOR LEAF. SQUARED STOPPED JAMB. PAINT FINISH
D210.1	810	2200	TIMBER SOLID CORE DOOR LEAF. SQUARED STOPPED JAMB. PAINT FINISH
D304.2	810	2200	TIMBER SOLID CORE DOOR LEAF. SQUARED STOPPED JAMB. PAINT FINISH
D305.1	810	2200	TIMBER SOLID CORE DOOR LEAF. SQUARED STOPPED JAMB. PAINT FINISH
D309.1	810	2200	TIMBER SOLID CORE DOOR LEAF. SQUARED STOPPED JAMB. PAINT FINISH
D405.2	810	2200	TIMBER SOLID CORE DOOR LEAF. SQUARED STOPPED JAMB. PAINT FINISH
D408.1	810	2200	TIMBER SOLID CORE DOOR LEAF. SQUARED STOPPED JAMB. PAINT FINISH
Grand total: 10			

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DOOR NOTES

REFER TO FLOOR PLANS FOR HANDING

DOOR HANDLES AT 900MM ABOVE FFL

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO MANUFACTURER

SLAB REBATES TO EXTERNAL DOORS

UNDERCUT DOOR LEAFS WHERE INDICATED IN AIR CONDITIONING DESIGN

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REV.	DATE	ISSUE	AP.
1	23/12/2025	BUILDING CONSENT ISSUE	

BUILDING CONSENT

CONSULTANTS

STUDIO 4 ARCHITECTS

NZIA REGISTERED PRACTICE NO. 7336

PO BOX 36156 MERIVALE
CHRISTCHURCH 8146

WWW.STUDIO4ARCHITECTS.NZ

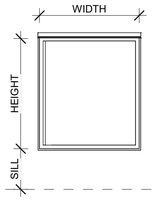
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28 ANDOVER STREET LIMITED

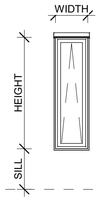
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ANDOVER STREET DEVELOPMENT
28 ANDOVER STREET MERIVALE
CHRISTCHURCH 8014

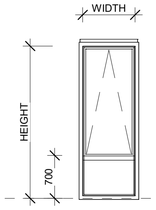
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DOOR SCHEDULE

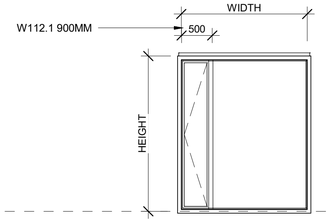
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25010	1 : 50
SHEET NUMBER	REVISION
A7.01	1

PLOT DATE: 23/12/2025 4:36:34 pm









FLOOR SURFACE

WINDOW

WINDOW SCHEDULE - TYPE A

WINDOW NO.	WIDTH	HEIGHT	SILL	COMMENTS
W101.1	500	1790	695	ALUMINIUM FRAME WITH PC FINISH. DOUBLE GLAZING
W102.1	1400	1590	895	ALUMINIUM FRAME WITH PC FINISH. DOUBLE GLAZING
W102.2	1800	2490	0	ALUMINIUM FRAME WITH PC FINISH. DOUBLE GLAZING
W107.1	500	2490	0	ALUMINIUM FRAME WITH PC FINISH. DOUBLE GLAZING
W201.1	500	1790	695	ALUMINIUM FRAME WITH PC FINISH. DOUBLE GLAZING
W207.1	500	2490	0	ALUMINIUM FRAME WITH PC FINISH. DOUBLE GLAZING
W301.1	500	1790	695	ALUMINIUM FRAME WITH PC FINISH. DOUBLE GLAZING
W305.1	1600	1790	700	ALUMINIUM FRAME WITH PC FINISH. DOUBLE GLAZING
W310.1	500	2490	0	ALUMINIUM FRAME WITH PC FINISH. DOUBLE GLAZING
W406.1	1600	1790	700	ALUMINIUM FRAME WITH PC FINISH. DOUBLE GLAZING
W407.1	1600	1790	700	ALUMINIUM FRAME WITH PC FINISH. DOUBLE GLAZING
Grand total: 11				

WINDOW SCHEDULE - TYPE B

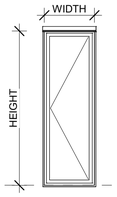
WINDOW NO.	WIDTH	HEIGHT	SILL	COMMENTS
W102.3	500	1790	700	ALUMINIUM AWNING FRAME WITH PC FINISH. DOUBLE GLAZING. RESTRICTOR STAYS
W202.1	500	1790	700	ALUMINIUM AWNING FRAME WITH PC FINISH. DOUBLE GLAZING. RESTRICTOR STAYS
W302.1	500	1790	700	ALUMINIUM AWNING FRAME WITH PC FINISH. DOUBLE GLAZING. RESTRICTOR STAYS
Grand total: 3				

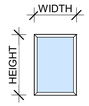
WINDOW SCHEDULE - TYPE C

WINDOW NO.	WIDTH	HEIGHT	SILL	COMMENTS
W402.1	500	2490	-5	ALUMINIUM AWNING FRAME WITH PC FINISH. DOUBLE GLAZING - SAFETY. RESTRICTOR STAYS
W404.1	900	2490	-5	ALUMINIUM AWNING FRAME WITH PC FINISH. DOUBLE GLAZING. RESTRICTOR STAYS
Grand total: 2				

WINDOW SCHEDULE - TYPE D

WINDOW NO.	WIDTH	HEIGHT	SILL	COMMENTS
W109.1	2100	2490	0	ALUMINIUM AWNING FRAME WITH PC FINISH. DOUBLE GLAZING. RESTRICTOR STAYS
W112.1	2700	2490	0	ALUMINIUM CASEMENT FRAME WITH PC FINISH. DOUBLE GLAZING. RESTRICTOR STAYS
W113.1	2100	2490	0	ALUMINIUM AWNING FRAME WITH PC FINISH. DOUBLE GLAZING. RESTRICTOR STAYS
W208.1	2100	2490	0	ALUMINIUM AWNING FRAME WITH PC FINISH. DOUBLE GLAZING. RESTRICTOR STAYS
W212.1	2100	2490	0	ALUMINIUM AWNING FRAME WITH PC FINISH. DOUBLE GLAZING. RESTRICTOR STAYS
W213.1	2100	2490	0	ALUMINIUM AWNING FRAME WITH PC FINISH. DOUBLE GLAZING. RESTRICTOR STAYS
W306.1	2100	2490	0	ALUMINIUM AWNING FRAME WITH PC FINISH. DOUBLE GLAZING. RESTRICTOR STAYS
W308.1	2100	2490	0	ALUMINIUM AWNING FRAME WITH PC FINISH. DOUBLE GLAZING. RESTRICTOR STAYS
W403.1	2100	2490	0	ALUMINIUM AWNING FRAME WITH PC FINISH. DOUBLE GLAZING. RESTRICTOR STAYS
W407.2	2100	2490	0	ALUMINIUM AWNING FRAME WITH PC FINISH. DOUBLE GLAZING. RESTRICTOR STAYS
Grand total: 10				





WINDOW

SKYLIGHTS

WINDOW SCHEDULE - TYPE E

WINDOW NO.	WIDTH	HEIGHT	SILL	COMMENTS
W111.1	790	2490	0	ALUMINIUM CASEMENT FRAME WITH PC FINISH. DOUBLE GLAZING. RESTRICTOR STAYS
Grand total: 1				

WINDOW SCHEDULE - SKYLIGHT

WINDOW NO.	WIDTH	HEIGHT	SILL	COMMENTS
SK110.1	692	997		OPENING SKYLIGHT WITH PC FINISH. DOUBLE GLAZING
SK111.1	692	997		OPENING SKYLIGHT WITH PC FINISH. DOUBLE GLAZING
SK112.1	692	997		OPENING SKYLIGHT WITH PC FINISH. DOUBLE GLAZING
SK209.1	692	997		OPENING SKYLIGHT WITH PC FINISH. DOUBLE GLAZING
SK210.1	692	997		OPENING SKYLIGHT WITH PC FINISH. DOUBLE GLAZING
SK211.1	692	997		OPENING SKYLIGHT WITH PC FINISH. DOUBLE GLAZING
SK309.1	692	997		OPENING SKYLIGHT WITH PC FINISH. DOUBLE GLAZING
SK408.1	692	997		OPENING SKYLIGHT WITH PC FINISH. DOUBLE GLAZING
Grand total: 8				

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WINDOW NOTES

REFER TO ELEVATIONS FOR CONFIGURATIONS

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO MANUFACTURER

SLAB REBATES TO FULL HEIGHT WINDOWS

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23/03/2026 McCook Weir, Nicky

1 23/12/2025 BUILDING CONSENT ISSUE

REV. DATE ISSUE AP.

BUILDING CONSENT

CONSULTANTS

STUDIO 4 ARCHITECTS

NZIA REGISTERED PRACTICE NO. 7336

PO BOX 36156 MERIVALE
CHRISTCHURCH 8146

WWW.STUDIO4ARCHITECTS.NZ

CLIENT
28 ANDOVER STREET LIMITED

PROJECT TITLE
ANDOVER STREET DEVELOPMENT
28 ANDOVER STREET MERIVALE
CHRISTCHURCH 8014

DRAWING TITLE
WINDOW SCHEDULE

PROJECT NUMBER 25010

SCALE @ A1 1 : 50

SHEET NUMBER A7.02

REVISION 1

PLOT DATE: 23/12/2025 4:36:35 pm

28 Andover Street

Merivale, Christchurch, 8014

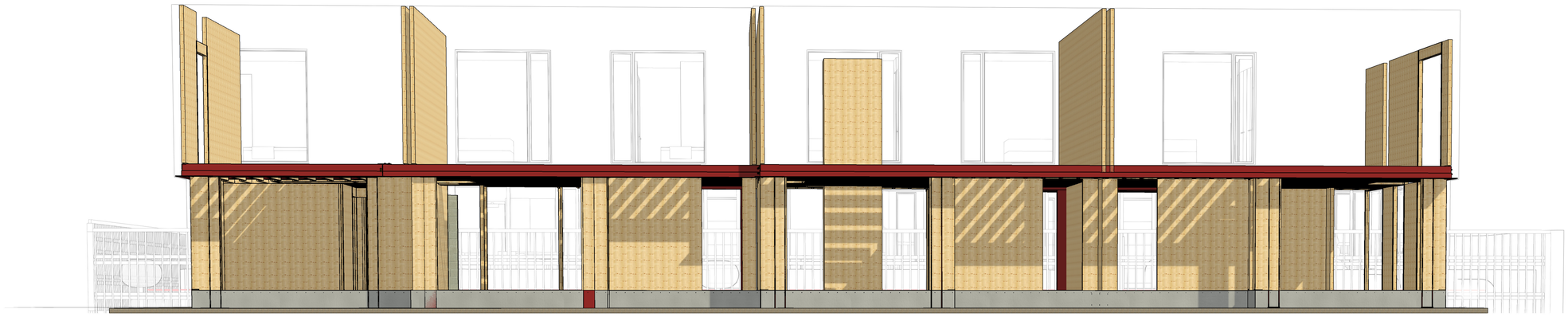
Legal Description : Lot 1 / DP 45705

Project Number: 2509-4618

Project Partners:

STUDIO 4 ARCHITECTS

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Construction Observation Requirements

Component	Inspection		By Whom	No of Visits
Ground Conditions	Suitability of Subgrade		Geotechnical Engineer	1
Compacted Hardfill Beneath Ground Slab	< 600 mm	as per section 7.5.3 of NZS 3604:2011	No Inspection	T.B.C.
	> 600 mm	Certified fill as per NZS 4431:2022	Geotechnical Engineer	
RC Footings, Pads, Pile Caps*	Depth, width, reinforcing (including starters), cover		BMC	1 per Pour
Ground Floor Waffle Slab(s)	Hardfill extents, reinforcing, pod set out, starters, cover, boxing height		BMC	1 per Pour
Pre-line Structural Steel	Installation, size, connections, durability (if external)		BMC	1
Pre-line Specific Design Timber Structure	Installation, size, connections, durability (if external)		BMC	1

Notes:

- In the absence of structural engineering inspection requirements contained within the building consent approval, the above forms the minimum level of supervision required.
- Observations are to be undertaken by a Chartered Structural Engineer.
- A producer statement - Construction Review (PS4) certificate will only be issued (by the Engineer engaged) on completion of the required inspections listed above.
- 24 hours minimum notice is required for any inspection.
- * Limitation: In all instances the Structural Engineer is NOT responsible for inspection, testing or the like, of sub-soil strength and/or certification of hardfill compaction. Refer all queries of this nature to a Chartered Geotechnical Engineer.

BMC BATCHELAR McDOUGALL CONSULTING
STRUCTURAL & CIVIL ENGINEERS

Structural Drawing Index

Drawing No.	Drawing Title	Revision	Issue Date
S0 - General Drawings			
S0-00	Cover Sheet	N/A	12.12.2025
S0-01	General Notes - Sheet 1	C1	12.12.2025
S0-02	General Notes - Sheet 2	C1	12.12.2025
S0-03	3D Views	C1	12.12.2025
S1 - General Arrangement Drawings			
S1-01	Foundation Plan	C3	04.03.2026
S1-02	Ground Floor Plan	C3	04.03.2026
S1-03	First Floor Plan	C3	19.03.2026
S1-04	Roof Plan	C1	12.12.2025
S2 - Concrete Details			
S2-00	Concrete Typical Details	C1	12.12.2025
S2-01	Concrete Details - Sheet 1	C3	19.03.2026
S3 - Building Elevations & Sections Drawings			
S3-01	Building Sections - Sheet 1	C1	12.12.2025
S4 - Steelwork Details			
S4-00	Typical Steelwork Details	C1	12.12.2025
S4-01	Steel Connections - Sheet 1	C1	12.12.2025
S5 - Timber Details			
S5-00	Typical Timber Details	C1	12.12.2025
S6 - Bracing Details			
S6-01	Ground Floor Bracing Plan	C4	19.03.2026
S6-02	First Floor Bracing Plan	C2	23.01.2026
S6-10	GIB Bracing Specification - Sheet 1	C1	12.12.2025
S6-11	GIB Bracing Specification - Sheet 2	C2	19.03.2026
S6-12	Ecoply Bracing Specification - Sheet 1	C1	12.12.2025

Project Status : Building Consent

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23/03/2026 McCook Weir, Nicky

General

G1) Provide safe working conditions at all times. Comply in full with Health and Safety in Employment Act in general and NZBC 5/AS1.

G2) If in doubt ask.

G3) The Contractor is to locate all existing services before construction and report all positions and clashes in writing to the Architect and Engineer.

G4) It is the Contractors responsibility to arrange and pass all necessary Council and Engineering inspections.

G5) Main Contractor to provide BMC with PS3 certificate from all specialist subcontractors for all completed works in accordance with drawings and specifications.

G6) BMC DOES NOT provide PS4 certificates for items not inspected by BMC.

G7) All durability shall be in accordance with clause B2 of NZBC.

G8) BMC DOES NOT certify B2 of the building code for anything relating to waterproofing or weather tightness - refer Council for these inspections / certifications.

G9) These drawings are subject to and to be read in conjunction with the General Notes provided. These General Notes are superceded by a separate Structural Specification document if provided.

G10) The drawings show the design intent. Shop detailing is the responsibility of the Contractor.

G11) All specifications, codes and the like referenced either directly or by inference shall be the latest published versions.

G12) Unless otherwise noted all dimensions are in millimeters & all levels are in meters. Refer to the Architectural drawings for all setting out, nibs, rebates, setdowns and the like.

G13) These structural drawings are to be read in conjunction with all relevant Architectural, Engineering & Specialist drawings & specifications.

G14) Dimensions shall not be obtained by scaling from drawings.

G15) All discrepancies shall be referred to the Engineer for resolution before proceeding with work.

G16) Dimensions shown on the drawings shall be verified by the contractor.

G17) During construction the structure shall be maintained in a stable condition & no part shall be over-stressed. Temporary structures, formwork, falsework, temporary bracing, shoring & the like shall be the responsibility of the contractor.

G18) All materials & workmanship shall be in accordance with the current Codes of Practice except where varied by the Specification and/or drawings.

G19) Where proprietary products are specified in the documents the Contractor may submit an alternative product for approval. All materials & workmanship shall be in accordance with the manufacturers specification.

G20) General substitutions of specified materials, products or the like as detailed in these drawings are to be made ONLY with prior written approval of the engineer.

G21) The contractor shall submit precast concrete panel and structural steelwork shop drawings to the engineer for 1 week review prior to commencement of work. Review of the shop drawings does not relieve the contractor of responsibility for the correctness of the shop drawings, site dimensions, or for ensuring that the work is carried out in accordance with the contract documents.

G22) Where the Engineers are engaged for inspections and/or supervision, a minimum of 24 hours notice shall be given.

G23) Any New Zealand standards or Building Codes referred to within any drawings and specifications are deemed to be the current edition

G24) Common abbreviations:

General:

COS	-	Check / Confirm On Site
C/C or CRS	-	Centres or centre to centre
RTAD	-	Refer to Architects Drawings & Details
UNO	-	Unless Noted Otherwise
NTS	-	Not to Scale
DPM	-	Damp Proof Membrane
ES	-	Each Side
FL	-	Formation Level
EXTG or EX	-	Existing
SED	-	Small End Diameter
TBA	-	To Be Advised
TBC	-	To Be Confirmed
TYP	-	Typical
FFL	-	Finished Floor Level
SSL	-	Structural Slab Level
(F/E)GL	-	(Finished / Existing) Ground Level
U/S	-	Underside
DIA	-	Diameter
RAD	-	Radius
OSA	-	Or Similar Approved (by the engineer)
O/A	-	Overall

Concrete / Reinforcing:

RC	-	Reinforced Concrete
PC	-	Precast Concrete
CJ	-	Construction / Control Joint
NF	-	Near Face
FF	-	Far Face
EF	-	Each Face
B(1)	-	Bottom (number denotes layer)
T(1)	-	Top (number denotes layer)
CVR	-	Cover
H	-	Horizontal
V	-	Vertical
SC / S.J.	-	Sawcut / Sawcut Joint

Steelwork:

CHS	-	Circular Hollow Section
EA	-	Equal Angle
RHS	-	Rectangular Hollow Section
SHS	-	Square Hollow Section
UA	-	Unequal Angle
UB	-	Universal Beam
UC	-	Universal Column
CPW	-	Complete Penetration Weld
FSBW	-	Full Strength Butt Weld
FWAR	-	Fillet Weld All Round
TOS	-	Top Of Steel

Excavation

E1) Contractor to use safe digging practices to avoid contact with, and undermining, existing underground services.

E2) Contractor to check excavation each day before starting work and after any event that may affect its stability

E3) Ground to be protected from subsidence and erosion during construction. No excavation or alteration of ground past the neighbouring boundary is permitted without prior written consent.

E4) Temporary fall height barrier may be required. Contractor to determine requirements BEFORE construction and arrange a suitably qualified person to undertake design and construction.

E5) Worksafe must be notified where; pile holes (>750mm dia) or trenches are to be deeper than 1.5m and entry is required, and pile holes (>750mm dia) greater than 5m deep (with or without a requirement for entry).

Foundations

F1) Foundation material shall be approved by the Geotechnical Engineer for safe bearing capacity before construction of footings. Blinding concrete, typically not shown on the drawings, shall be used where necessary.

F2) Unless a site specific Geotechnical report is provided by the client, all founding strata is assumed to be "Good Ground" in accordance with NZS 3604, unless noted otherwise.

F3) All walls and columns shall be concentric with supporting foundations unless noted otherwise on the drawings.

F4) Unless otherwise specified by Geotechnical Engineer, prepare the sub base under slabs & footings by removing all vegetation, topsoil & deleterious material. Place 150mm minimum of compacted hardfill under entire building footprint unless noted otherwise. Any soft spots encountered should be removed and made up with compacted hardfill in max. 150mm layers. The contractor will provide a markup of locations on a foundation plan to the engineer for comment.

F5) Granular hardfill > 600mm to Geotechnical Engineer's specifications. Granular hardfill < 600mm shall be in accordance NZS 3604 Section 7.5.3.2. Material shall be composed of rounded gravel, crushed rock, scoria or approved material (by Geotechnical Engineer). Hardfill shall be free from any material which may cause it to heave when wet:
i) Not more than 5% shall pass through a 2.2mm sieve with exception with Geotechnical Engineer approval;
ii) 100% shall pass either;
a) A 19mm sieve for any fill thickness; or
b) A 37.5mm sieve for a fill thickness exceeding 100mm.

F6) Engineer to inspect exposed subgrade when FL is achieved if condition is found to be questionable. Otherwise, refer to Construction Observation Requirements for inspections.

F7) Maintain all cut faces & protect from surface water.

F8) No foundations to be poured until inspected by the Engineer or Building Inspector.

F9) DPM (250 micron polythene or other specified) to be provided in accordance with Architects specifications and details, on sand or concrete blinding as required - typically not shown on drawings.

Concrete

C1) All concrete finishes - refer to Architectural details.

C2) All workmanship & materials shall be in accordance with NZS 3101 & NZS 3109, current edition with amendments, except where varied by the contract documents.

C3) All concrete placed directly from the concrete truck shall have a maximum aggregate size of 19mm. Concrete placed using a concrete pump shall have a maximum aggregate size of 13mm.

C4) Concrete & formwork shall comply with the requirements of NZS 3109.

C5) All reinforcement shall be firmly supported on plastic or concrete chairs at not greater than 1.0m centres both ways. Horizontal spacing from formwork / excavation faces by plastic or concrete chairs at centres as required to maintain specified cover.

C6) All concrete shall be high or special grade in accordance with NZS 3109 to the following minimum strengths unless noted otherwise:

WHERE POSSIBLE, LOW CARBON CONCRETE SHALL BE USED.

Site Concrete	- 10 MPa
Block foundation grout (with expanding agent)	- 25 MPa
Foundations (pads & strip footings)	- 25 MPa

C7) Concrete quality testing shall be in accordance with NZS 3109, Section 9.

C8) Sizes of concrete elements do not include thickness of applied finishes.

C9) Construction joints where not shown shall be located to the approval of the Engineer.

C10) Dimensional tolerances are to conform with NZS3109 & to NZS 3114.

C11) All concreting shall conform to NZS 3109, Section 7.

C12) All concrete shall be cured as defined in NZS 3109, Clause 7.8.

C13) Sawcut slab where shown within 24 hours of pouring.

C14) Refer Architects drawings for DPC / waterproofing requirements and details.

C15) No penetrations, chases or embedments of pipes other than those shown on the structural drawings shall be made in concrete members without prior written approval of the Engineer.

C16) Proprietary precast components referred to on these drawings shall be designed and detailed by the supplier, and a copy of the documentation submitted to the Engineer for comment prior to commencement of work.

C17) All suspended concrete elements (beams, floors etc) to be fully propped during construction unless noted otherwise. Propping to remain in place for a minimum of 28 days without written approval of the engineer.

C18) Concrete placement to be in accordance with NZS 3109.

Reinforcement

R1) All reinforcing shall be manufactured to AS/NZS 4671. All reinforcing to be as follows:

Code	Type
D	deformed bars, grade 300E to NZS 4671 (300 MPa)
R	plain bars, grade 300E to NZS 4671 (300 MPa)
HD	deformed bars, grade 500E to NZS 4671 (500 MPa)
HR	plain bars, grade 500E to NZS 4671 (500 MPa)

R2) Typical reinforcement designations are as follows:
16-HD12 EF denotes 16 of, grade 500E deformed 12mm dia bars in each face.

D16-300 EW T+B denotes grade 300E deformed 16mm dia bars at 300mm min crs each way placed in the top and bottom layers.

R3) Reinforcing bars shall comply with NZS 3402. Reinforcement fabric shall comply with NZS 3421 & be supplied as flat sheets.

R4) Reinforcement lap lengths in concrete to comply with the table below (all shall be staggered unless noted otherwise)

Bar Size	Min.	10	12	16	20	25
D	300	400	480	640	800	1000
HD	-	600	780	1040	1300	1500

R5) Reinforcement laps in blockwork to comply with the table below unless noted otherwise:

Bar Size	Min.	10	12	16	20
D	400	400	480	640	800
HD	-	700	840	1120	1400

R6) Minimum lap for mesh fabric shall be in accordance with manufacturers recommendations.

R7) Hooks & bends are to be in accordance with NZS 3109 unless noted otherwise. Provide hook or bend to ALL open ends (ends without splice/lap bars) of main reinforcing steel.

R8) Reinforcement is represented diagrammatically, it is not necessarily shown in the true projection.

R9) All splices to achieve full lap lengths unless noted otherwise. Ensure NO splices are located in splice exclusion zones as noted on drawings without prior written approval of the engineer.

R10) Welding of the reinforcement shall not be permitted unless shown on the structural drawings. Only D reinforcement is to be welded NOT HD.

R11) Pipes or conduits shall not be placed within the concrete cover to reinforcement without the approval of the Engineer.

R12) Concrete cover to all reinforcement in mm:

Exposure Classification	Concrete (MPa)				
	17.5	20	25	30	40
Interior: Dry : A1	30	25	25	20	20
Exterior : Inland : B1	65	50	40	35	30
Interior : Wet : B1	65	50	40	35	30
Cast against ground	75	75	75	75	75

R13) Epoxy grout shall not be used where the fixings are subject to elevated temperatures (such as required to maintain support during fire). If in doubt contact the engineer.

R14) Epoxy grout shall be Ramset Epcon C6, unless noted otherwise on the drawings. Preparation and installation of the epoxy shall be strictly in accordance with manufacturers literature. Epcon C6 shall not be used in overhead applications, use Chemset 101 for overhead applications.

R15) Epoxy grouting depths for reinforcing bars into concrete (Epcon C6) shall be as follows:

Bar Size	10	12	16	20	25
Hole Ø	14Ø	16Ø	20Ø	25Ø	32Ø
D	160	200	270	350	500
HD	210	270	380	490	640

R16) Unless noted otherwise on the drawings the epoxy grouting depths for threaded rod into concrete shall use Ramset Epcon C6 and shall be installed to the depth and diameter holes as noted below.

Thread Size	M10	M12	M16	M20	M24
Hole Ø (mm)	12	14	18	22	26
Depth (mm)	90	110	125	170	210

R17) Any ReidBar starter to be installed to inserts in accordance with manufacturers specifications including application of Epcon C8 Extreme prior to inspection / placing concrete.

R18) Bars embedded in concrete shall not be site bent unless specifically shown on the drawings or approved by the Engineer.

Certified Fill

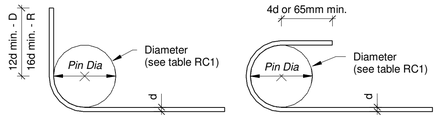
CF1) Certified fill is required where any fill beneath foundations, slab or any other load-bearing structure exceeds 600mm depth. Fill shall be sourced, placed, compacted and certified in accordance with NZS 4431.

BMC recommends the Contractor engages a suitably qualified Geotechnical Engineer to determine; fill material, fill and compaction methodology and to carry out NDM testing and certify that the fill satisfies NZS 4431. Testing results and certification shall be provided to BMC upon completion for inclusion in PS4 documentation.

Table RC1 - Diameter of bends

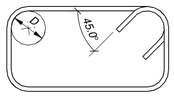
Reinforcement Type	Bar Diameter (d)							
	6	10	12	16	20	25	32	40
Plain Bars - R	30	50	60	80	100	150	200	240
Deformed Bars - D	30	50	60	80	100	150	200	240
Plain Bars - R (Stirrups)	12	20	24	36	40	75		
Deformed Bars - D (STIRRUPS & TIES)	24	40	48	64	80	150		

Note: d = Diameter of bar being bent

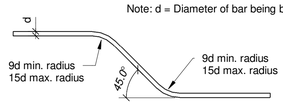


Standard Bend
Note: d = Diameter of bar being bent

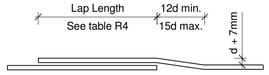
Standard Hook
Note: d = Diameter of bar being bent



Standard Stirrup
Note: d = Diameter of bar being bent



45° Crank
Note: d = Diameter of bar being bent



Offset Laps
Note: d = Diameter of bar being bent

REV	DATE	REASON
C1	12.12.2025	Building Consent

PROJECT NAME & ADDRESS

28 Andover Street
Merivale, Christchurch, 8014

SHEET TITLE

General Notes - Sheet 1

BMC BATCHELAR McDOUGALL CONSULTING
STRUCTURAL & CIVIL ENGINEERS
Level Three, 335 Lincoln Rd, Addington, Christchurch, 8024, Tel : (03) 338 3351
Email : contact@bmconsult.co.nz Web : http://www.bmconsult.co.nz

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Christchurch		
DRAWN BY	DESIGNED BY	CHECKED BY
JFM	HW	CG

PROJECT NUMBER	SHEET NUMBER	REVISION
2509-4618	S0-01	C1

STATUS
Building Consent

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Structural Steelwork

S1) All workmanship & materials shall be in accordance with AS/NZS 5131 & NZS 1554 except where varied by contract documents.

S2) The general requirements are:-
1. Rolled Steel Sections: Grade 300 S0 to AS3679.1
2. Steel Plate <8mm thick: Minimum Grade 250 S0 to AS3678
3. Steel Plate >8mm thick: Minimum Grade 300 S0 to AS3678
4. SHS Hollow Section: Grade 350 L0 to AS1163

S3) All connections, splices and baseplates shall be to HERA report R4-100 as shown typically on the drawings unless specifically noted or detailed.

S4) All cold formed sections including cold rolled purlins to conform to AS/NZS 4600 and shall have a minimum yield stress of 450 MPa unless specified otherwise. Refer to Cold Formed Purlins & Girts for more information.

S5) The ends of all hollow sections shall be sealed with a 3mm endplate, seal welded all around.

S6) All other plates shall be 6mm thickness unless noted otherwise.

S7) All fillet welds shall be 6mm continuous fillets category "SP" unless noted otherwise. All members in contact shall be welded as such unless noted otherwise.

S8) Butt welds where indicated on the drawings are to be complete penetration butt welds as defined in NZS 1554.

S9) Inspections of all shop welding before any concealment on site shall be conducted by a competent person in accordance with NZS 5131 or as follows as a minimum:
i. 100% visual scan
ii. 25% visual inspection

S10) Bolts
i) All bolts shall have at least one washer which shall not be less than twice the nominal bolt size in diameter.
ii) The bolt shall be selected so that the projection beyond the nut is not less than two threads & not more than 10mm.
iii) All bolts to be Grade 8.8 to AS 1252 "ISO Metric High Strength Steel Bolts" unless noted otherwise.
iv) Unless noted otherwise the minimum edge distances are to meet the requirements of 9.6.2.1 or 12.9.4.4 of NZS 3404.
v) All bolts shall be tightened Snug Tight as per NZS 3404: 9.2 unless noted otherwise.

Summarised for Rolled plate, flat bar or section: machine flame cut, sawn or planed edge as:-

Bolt Size	M12	M16	M20	M24	M30	M36
Edge Distance	25	35	40	50	60	75

S11) Holes
i) Holes for the bolts shall be drilled or punched & not gas cut.
ii) Common detailing criteria:
Std holes D+2mm
Slotted holes D+2mm wide & 2.5D long
HD bolts 1.22D (standard washer)
iii) For any oversize holes (including slotted holes) special plate washers shall be to the requirements of NZS 3404: 3.2.5.2.4 and NZS 5131: 6.7.
Limitations on use of oversize or slotted holes as per NZS 5131 6.7.4.
iv) A special plate washer shall be of minimum thickness 4 mm and placed under the nut. The plate washer shall completely cover the hole such that the minimum distance from the edge of the hole to the edge of the plate washer shall be 0.5 times the hole's diameter.

S12) Welding
i) All welded connections to be metal arc welded.
ii) All welding is category SP U.N.O.
iii) All welding shall comply with AS 1554:Part 1 unless noted otherwise.
iv) Where specified by Architect, welds exposed in the completed building, particularly butt welds of stock lengths, shall be neat finished and ground smooth.
v) All butt welds shall be full penetration.
vi) Welding of hollow sections shall incorporate internal section or backing plates as necessary to complete the specified weld.
vii) Welds shall be continuous butt welds or 6mm continuous fillet welds as appropriate unless noted otherwise.
viii) Surface preparation and corrosion protection of steelwork shall be in accordance with the specifications. Any damage to the protective coatings shall be made good.

S13) Painting and Corrosion Protection:

Steelwork corrosion protection in accordance with SNZ TS 3404 for a time to first maintenance of 25 years unless noted otherwise. Refer to Steelwork Notes for referenced tables, if provided.

S14) The builder shall provide all cleats & drill all holes necessary for fixing steel to steel & timber, whether or not detailed on the drawing. Distance to bolt holes in accordance with NZS 3404.

Timber

T1) General
i) All timber construction to comply with NZS 3604 U.N.O
ii) This section is to be read in conjunction with all other sections of the specification and drawings including Architectural and other specialist consultants.
ii) Co-ordinate in full with the Architectural drawings.

T2) Supply
i) All timber supplied shall comply with NZS 3604.
ii) Species, grade and in service moisture content shall be to NZS 3602 and NZBC B2/AS1.
iii) Timber treatment shall be to NZS 3640 and NZBC B2/AS1. Refer to the drawings for treatment requirements.
iv) Timber structural grade (e.g. SG8) shall be to NZS drawings for structural grade and member size requirements.
v) Appearance timbers shall be graded to NZS 3631 Ensure that the drawings show treatment (H) and structural grade (S) requirements.

T3) Installation
i) Installation to comply with NZS 3604. All work to include those methods, practices and processes contained in the unit standards for the National Certificate in Carpentry.
ii) Protect all timber against damage and from inclement weather (including sunshine). Ensure that any variation in moisture content is kept to a minimum, before and after erection and before enclosure.
iii) Fit and fix subfloor, wall and roof bracing elements to the requirements of the manufacturer or to NZS 3604, to develop the full number of bracing units required.
iv) Fix, as required in co-ordination with the architectural drawings, all timber plates to steelwork with M12 bolts and washers at 1.0 metre maximum spacing and not less than 2 fixings to each member, unless noted otherwise on the structural drawings. Co-ordinate with the steel fabricator.

T4) Connectors and Fixings

i) Supply for each particular joint the connectors and fixings as noted on the drawings. Comply with the requirements of the manufacturer and NZS 3604.
ii) All connectors and fixings used shall comply with NZS 3604, sections 2 and 4.
iii) Connectors and fixings shall be fitted in accordance to the manufacturer's requirements to obtain full bearing over all contact surfaces and to allow full development of the required loading capacity for that particular joint.
iv) Ensure the correct fixings (galvanised / stainless steel) are selected in accordance with Clause T9 and NZS 3604 Section 4.

T5) Nails:
i) All nails used shall comply with NZS 3604, section 4, Durability, and of the size and number for each particular types of joint as laid down in the nailing schedules of NZS 3604.
ii) Nails are not to be slant driven unless specifically noted otherwise as skew nails or similar.
iii) Significant splitting shall be avoided. If the timber tends to split, pre-bored holes having a diameter of 80% of the nail shall be used.

T6) Screws:
i) All screws to the requirements of NZS 3604, section 4, Durability, and of the number and form required for each particular junction to NZS 3604, sections 6-10.
ii) The lead hole for the threaded portion of the screw shall be bored for all screws and shall not exceed the root diameter of the screw.
iii) The diameter of the hole for the shank shall not exceed the diameter of the shank.

T7) Bolts and Threaded Rods:
i) All bolts shall be grade 4.6 to AS/NZS 1252 unless noted otherwise.
ii) All bolts and threaded rod, complete with washers, to the requirements of NZS 3604, section 4, Durability.
iii) All bolts shall have at least one washer each end which shall have not less than the following dimensions.

For bolts not exceeding 8mm diameter: 20x20x1.5mm
For bolts not exceeding 12mm diameter: 35x35x3mm
For bolts not exceeding 20mm diameter: 50x50x4mm
For bolts exceeding 20mm: 65x65x5mm

For joints with the bolt in tension, the major dimensions above shall be increased by a factor of 1.3

iv) The bolt shall be selected so that the projection beyond the nut is not less than two threads and not more than 10mm.
v) Bolt hole diameters shall not be less than the bolt diameter and shall not exceed it by more than 10%.
vi) Bolts shall be tightened sufficiently to just set the washer into the timber.

Timber cont....

T8) Coach screws:
i) All coach screws, complete with washers, to the requirements of NZS 3604, section 4, Durability.
ii) Washers for coach screws are to be sized as required for bolts of the same diameter.
iii) All coach screws shall be tightened sufficiently to just set the washer into the timber.
iv) The diameter of the drilled hole for the shank of the coach screws shall not be less than the shank diameter and shall not exceed it by more than 1.5mm.
v) The diameter of the drilled hole for the threaded portion shall not exceed the root diameter of the screw, and its depth shall be at least two diameters greater than the intended depth to which the screw is to be placed.
vi) Coach screws shall be inserted by turning with a wrench and shall not be hammered into place.
vii) The depth of penetration of the coach screw shall not be less than 10 shank diameters. Lesser penetration depths are acceptable provided that the strength has been appropriately reduced.

T9) Durability
i) Timber treatments shall be in accordance with NZS 3604.
ii) All connections (including nails, screws and steel connectors) are to comply with the requirements of NZS 3604, section 4, Durability.
iii) Separate all timber framing timbers (except H4 and H5 treated timbers) from concrete, masonry and brick with a full length polyethylene damp-proof membrane overlapping timber by at least 6mm.
iv) For exterior timber, timber in damp areas and timber subject to occasional wetting, use only stainless steel (or equivalent) fixings and connectors, when the timber is treated with; Copper Azole (CuAz, Preservative code 58), Alkaline Copper Quaternary (ACQ, Preservative code 90), Micronise Copper Azole (code 88) or Micronised Copper Quaternary (code 89). Typically this includes all timber treated to H3 or higher, unless noted otherwise.

T10) Spax screws (or equivalent):
i) All screws, complete with washers, to the requirements of NZS 3604, section 4, Durability.
ii) Washers for screws are to be sized as required for bolts of the same diameter.
iii) All screws shall be tightened sufficiently to just set the washer into the timber.
iv) The diameter of the drilled hole for the shank of the coach screws shall not be less than the shank diameter and shall not exceed it by more than 1.5mm.
v) The diameter of the drilled hole for the threaded portion shall not exceed the root diameter of the screw, and its depth shall be at least two diameters greater than the intended depth to which the screw is to be placed.
vi) Spax screws shall be inserted by turning with a wrench and shall not be hammered into place.
vii) The depth of penetration of the Spax screw shall not be less than 10 shank diameters unless otherwise specified.
viii) All screwed fixings shall be installed in accordance with BMC & Manufacturers specifications.

T11) Round timber
i) All round timber quality to be the responsibility of the log home manufacturer.
ii) All log work is carried out by a suitably qualified and competent tradesman experienced in log building construction
iii) All log home maintenance & adjustment procedures to account for log shrinkage are carried out as necessary

T12) Glulam
i) Glulam timber shall comply with AS/NZS 1328 and NZS 3603.
ii) All glulam timber should be grade GL8 U.N.O.
iii) Contractor should confirm selected service class and aesthetic grade for all elements prior to fabrication.
iv) Only manufacturers licensed under AS 5068 may produce structural finger joints.
v) All connection hardware shall be pre-fitted where possible, with end cutting and slotting carried out in the factory.
vi) All members shall be weather protected with a minimum of one coat of approved sealer applied in accordance with the manufacturer's recommendations. End grain sealed with minimum two coats of sealer.

Durability

Structural Maintenance Schedule	
(a) Half-yearly	Wash down all exposed steelwork that is not in a fully interior environment.
(b) 5-yearly	Inspect and repair sealant that encloses structural mild-steel components and/or timber with mild-steel fixings.
(b) 10-yearly	Check exposed timber fixings for corrosion, repair as required.
	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.**
	Check all exposed steelwork that is not in a fully interior environment for signs of corrosion. Repair protective coatings as required.
(d) 25-yearly	Inspect samples of structural steel that is hidden from view, and repair protective coatings as necessary. Inspection may typically require removal of claddings and/or the drilling of holes for borescope access. Repair as required.
	Inspect all exposed, external timber. Repair as required.
	Inspect all exposed, external timber. Repair as required.
Following seismic shaking > SLS1 event	Inspections and repair as per b), c) and d) above.

Christchurch City Council
BCN/2025/10436
Approved Building Consent Document
23/03/2026 McCook Weir, Nicky

REV	DATE	REASON
C1	12.12.2025	Building Consent

PROJECT NAME & ADDRESS

28 Andover Street
Merivale, Christchurch, 8014

SHEET TITLE

General Notes - Sheet 2

BMC BATCHELAR McDOUGALL CONSULTING
STRUCTURAL & CIVIL ENGINEERS
Level Three, 335 Lincoln Rd, Addington, Christchurch, 8024, Tel : (03) 338 3351
Email : contact@bmconsult.co.nz Web : http://www.bmconsult.co.nz

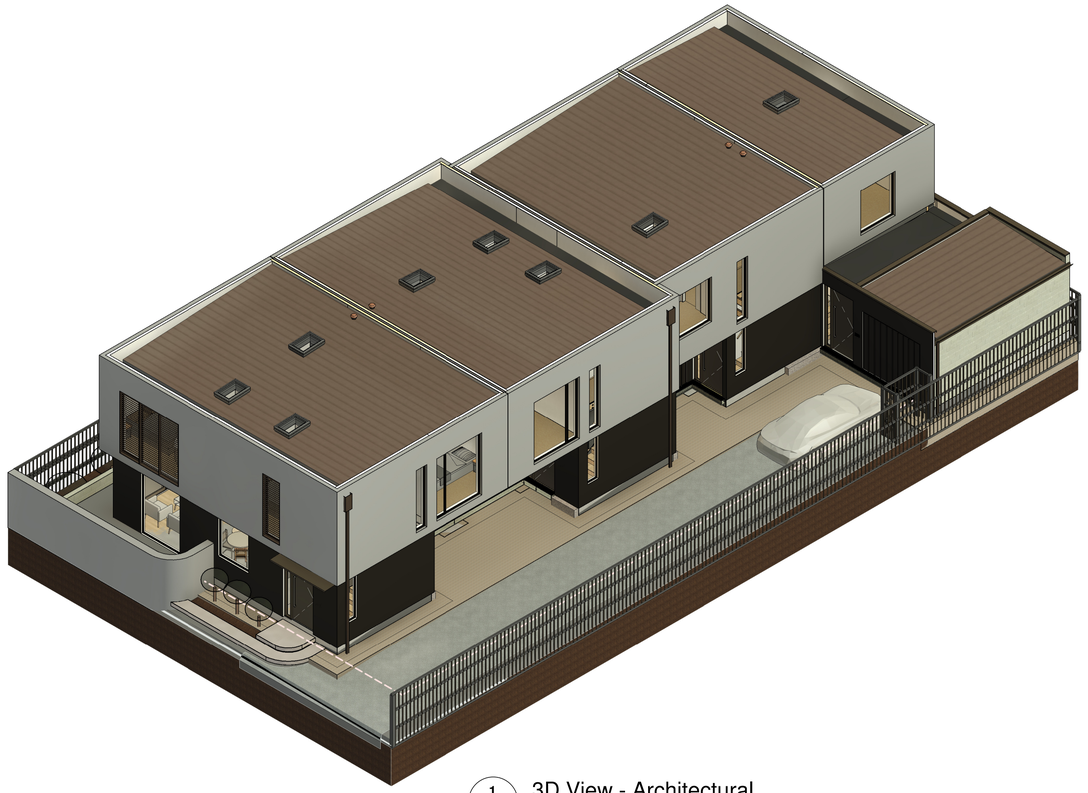
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Christchurch		
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JFM	HW	CG

PROJECT NUMBER	SHEET NUMBER	REVISION
2509-4618	S0-02	C1

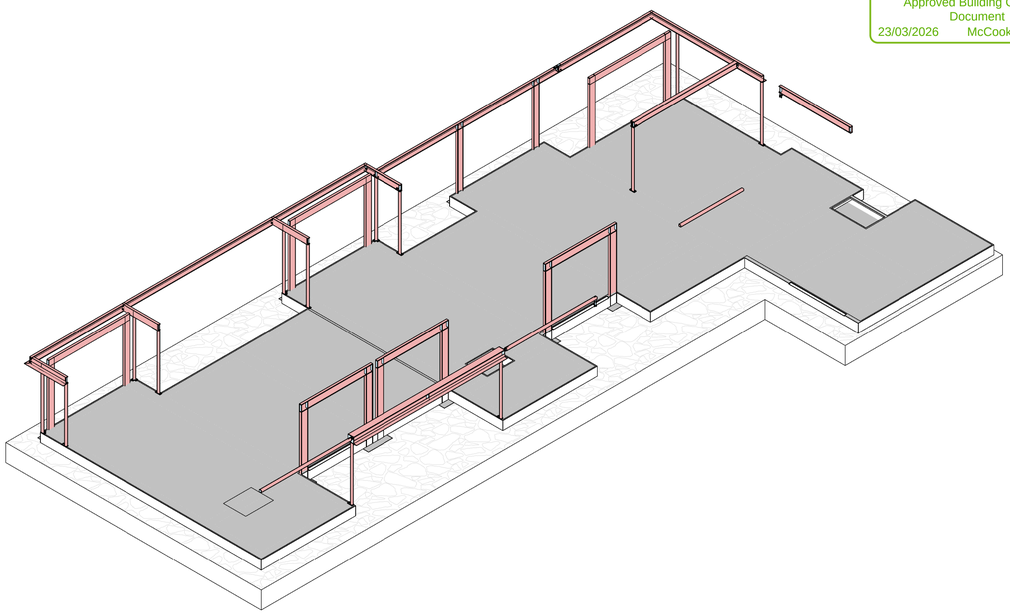
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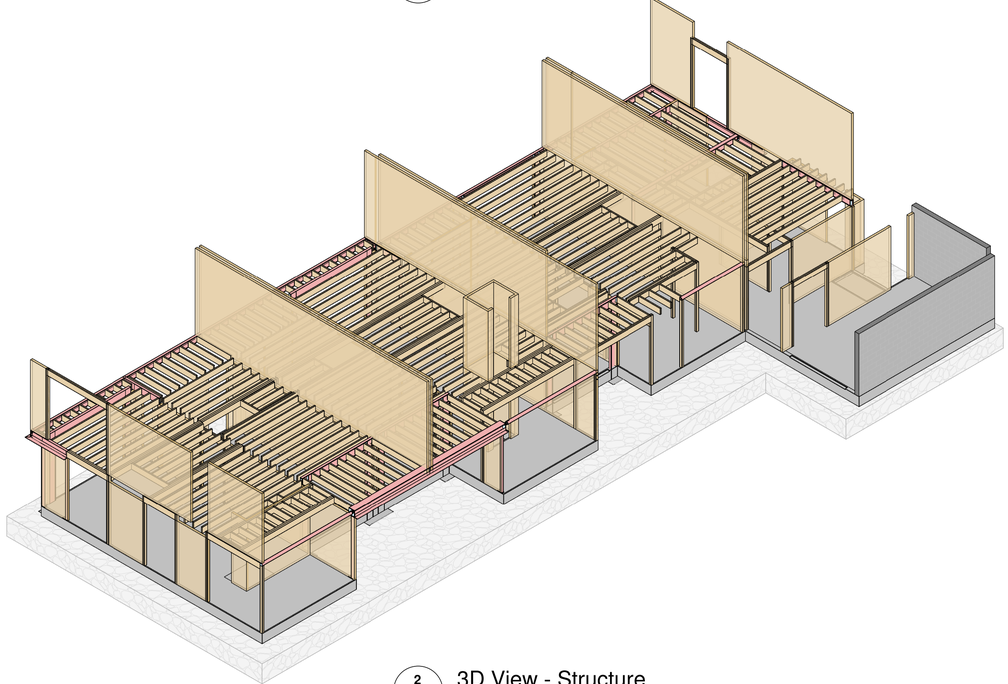
Christchurch City Council
Page 38 of 74
BCN/2025/10436
Approved Building Consent Document
23/03/2026 McCook Weir, Nicky



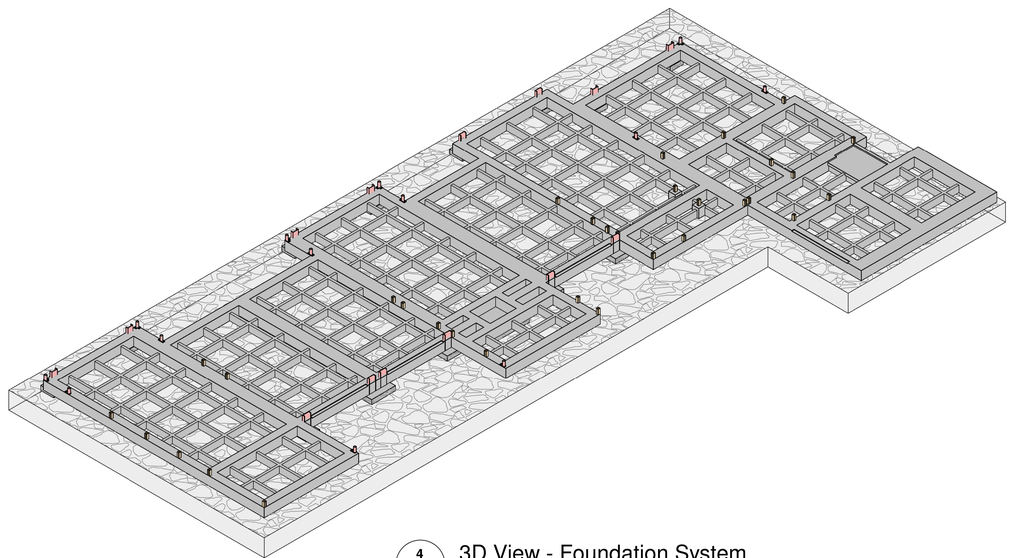
1 3D View - Architectural
Scale @ A1



3 3D View - Structural Steel
Scale @ A1



2 3D View - Structure
Scale @ A1



4 3D View - Foundation System
Scale @ A1

REV	DATE	REASON
C1	12.12.2025	Building Consent

PROJECT NAME & ADDRESS

28 Andover Street
Merivale, Christchurch, 8014

SHEET TITLE

3D Views

BMC BATCHELAR McDOUGALL CONSULTING
STRUCTURAL & CIVIL ENGINEERS
Level Three, 335 Lincoln Rd, Addington, Christchurch 8024, Tel : (03) 338 3351
Email : contact@bmconsult.co.nz Web : http://www.bmconsult.co.nz

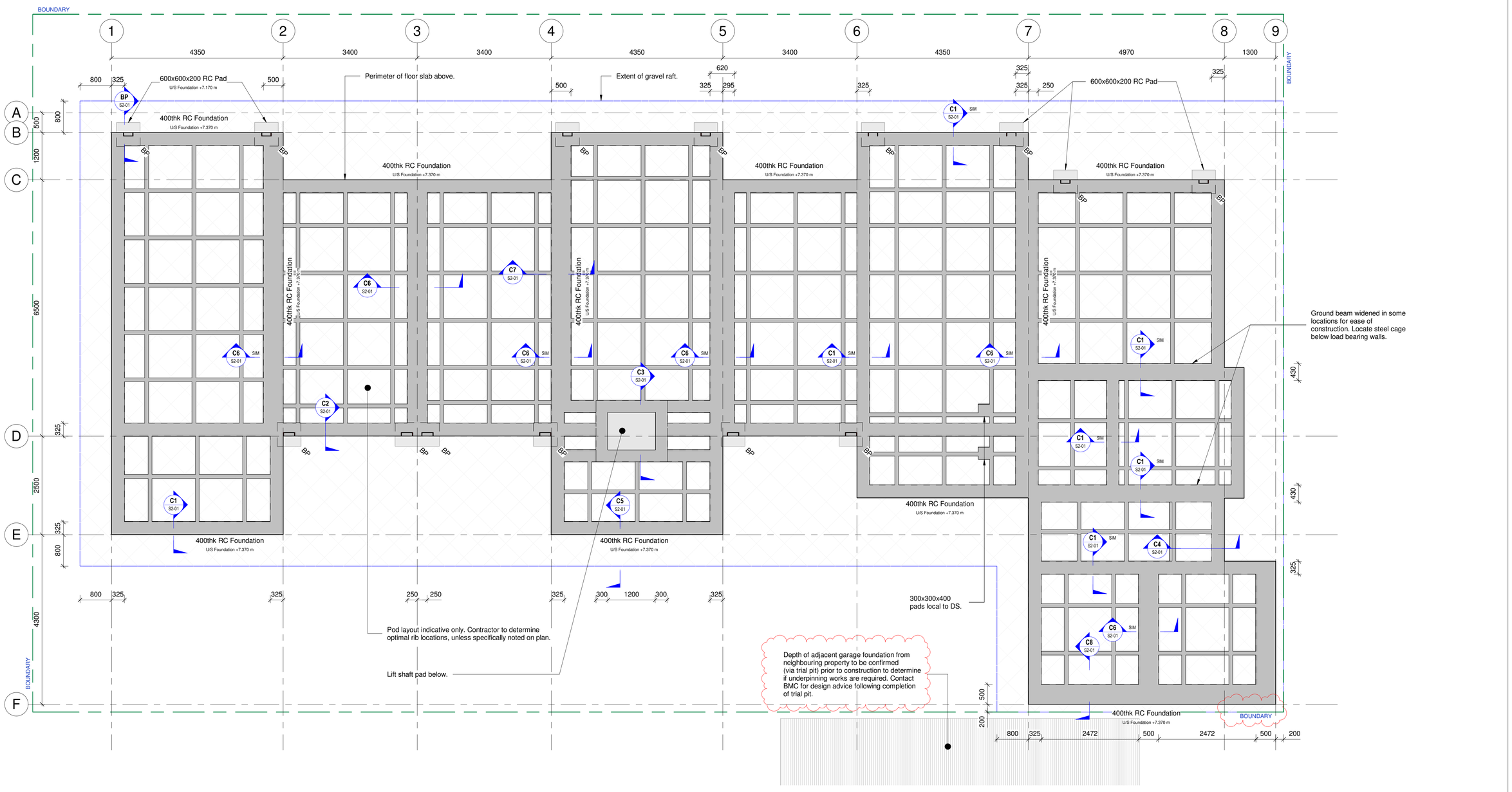
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PROJECT NUMBER	SHEET NUMBER	REVISION
2509-4618	S0-03	C1

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BP	600x600x200 **Bearing Pad** to underside of waffle slab, 10 MPa site concrete. Setout central to PFC column. See detail BP / S2-01

Christchurch City Council
BCN/2025/10436
Approved Building Consent Document
23/03/2026 McCook Weir, Nicky



REV	DATE	REASON
C3	04.03.2026	Building Consent Update
C2	23.01.2026	Building Consent Updates - Unit 1 Liftshaft Removed & Bracing Updates
C1	12.12.2025	Building Consent

PROJECT NAME & ADDRESS

28 Andover Street
Merivale, Christchurch, 8014

SHEET TITLE

Foundation Plan

BMC BATCHELAR McDOUGALL CONSULTING
STRUCTURAL & CIVIL ENGINEERS
Level Three, 335 Lincoln Rd, Addington, Christchurch 8024, Tel : (03) 338 3351
Email : contact@bmconsult.co.nz Web : http://www.bmconsult.co.nz

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Denotes sawcut joint as S.J / S2-00

Denotes 2-D12 1.2m long trimmers to all re-entrant corners

Denotes load-bearing / bracing timber framing over

Denotes load-bearing / bracing timber framing

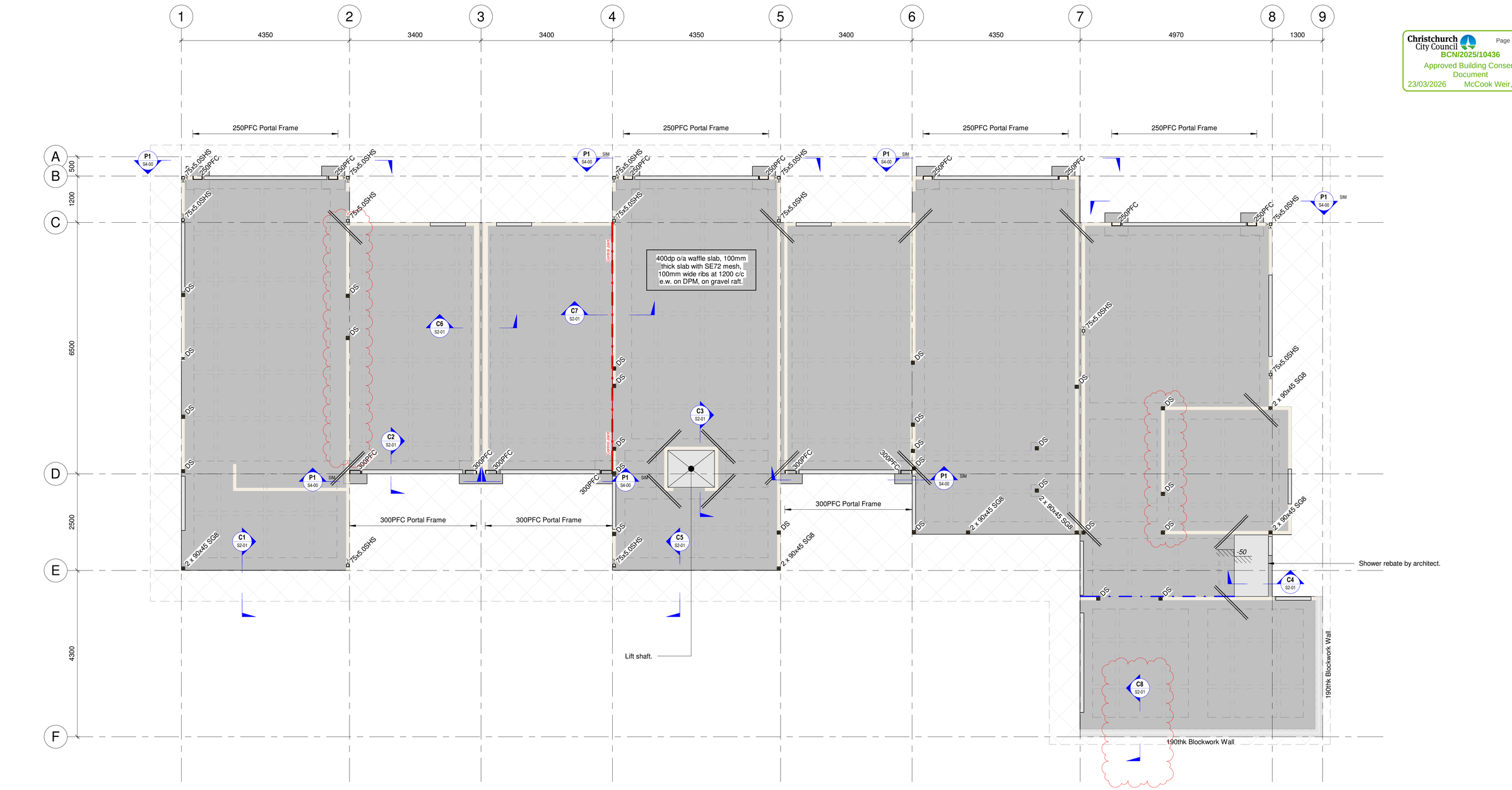
Garage door & joinery rebates, by architect.

DS — Denotes double stud - Typ. min. 7.5kN Lintel Fixings U.N.O refer to S5-00

TS — Denotes triple stud - Typ. min. 13.5kN Lintel Fixings U.N.O refer to S5-00

Denotes 2-D12 1.2m long trimmers to all re-entrant corners.

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23/03/2026 McCook Weir, Nicky



REV	DATE	REASON
C3	04.03.2026	Building Consent Update
C2	23.01.2026	Building Consent Updates - Unit 1 Liftshaft Removed & Bracing Updates
C1	12.12.2025	Building Consent

PROJECT NAME & ADDRESS

28 Andover Street
Merivale, Christchurch, 8014

SHEET TITLE

Ground Floor Plan

BMC BATCHELAR McDOUGALL CONSULTING
STRUCTURAL & CIVIL ENGINEERS
Level Three, 335 Lincoln Rd, Addington, Christchurch 8024, Tel : (03) 338 3351
Email : contact@bmconsult.co.nz Web : http://www.bmconsult.co.nz

OFFICE	SCALE @ A1	SCALE @ A3
Christchurch	1 : 50	1 : 100
DRAWN BY	DESIGNED BY	CHECKED BY
JFM	HW	CG
PROJECT NUMBER	SHEET NUMBER	REVISION
2509-4618	S1-02	C3

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Alternative floor joists:

240x45 LVL13 at 400mm crs **OR** 240x63 hyJOIST at 400mm crs,

240x45 SG8 at 400mm crs **OR** 240x45 hyJOIST at 400mm crs,

Note: Use solid LVL13 members to trim out shower set downs.

Joist connections:

63 wide joist members to use split hangers, otherwise use typical joist hangers. JH 47x120 min.

All unspecified timber in accordance with NZS 3604

Denotes load-bearing / bracing timber framing over

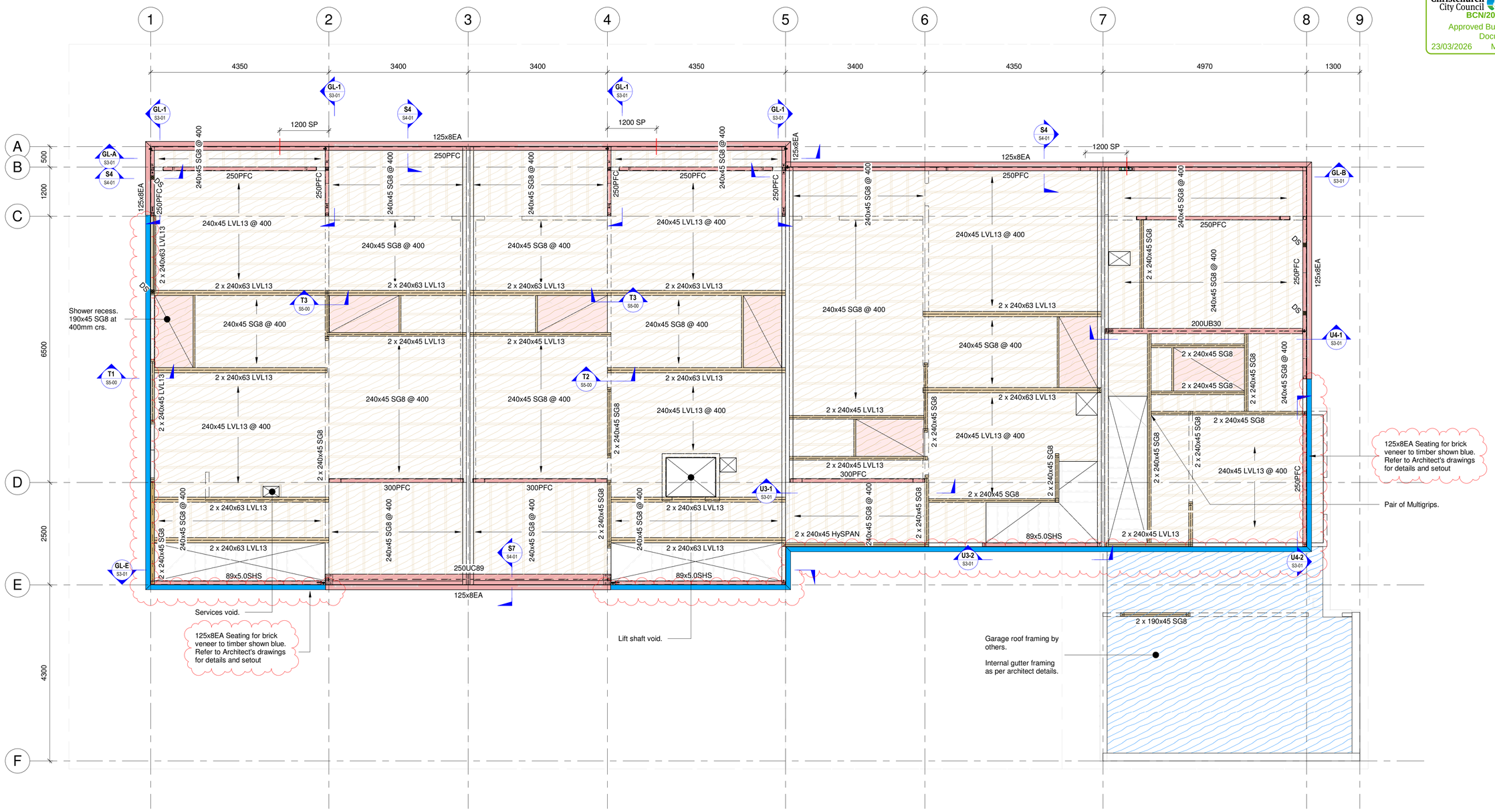
Denotes load-bearing / bracing timber framing under

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TS — Denotes triple stud - Typ. min. 13.5kN Lintel Fixings U.N.O refer to S5-00

SP — Denotes structural steel **Splice** location.

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23/03/2026 McCook Weir, Nicky



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C2	23.01.2026	Building Consent Updates - Unit 1 Liftshaft Removed & Bracing Updates
C1	12.12.2025	Building Consent

PROJECT NAME & ADDRESS

28 Andover Street
Merivale, Christchurch, 8014

SHEET TITLE

First Floor Plan

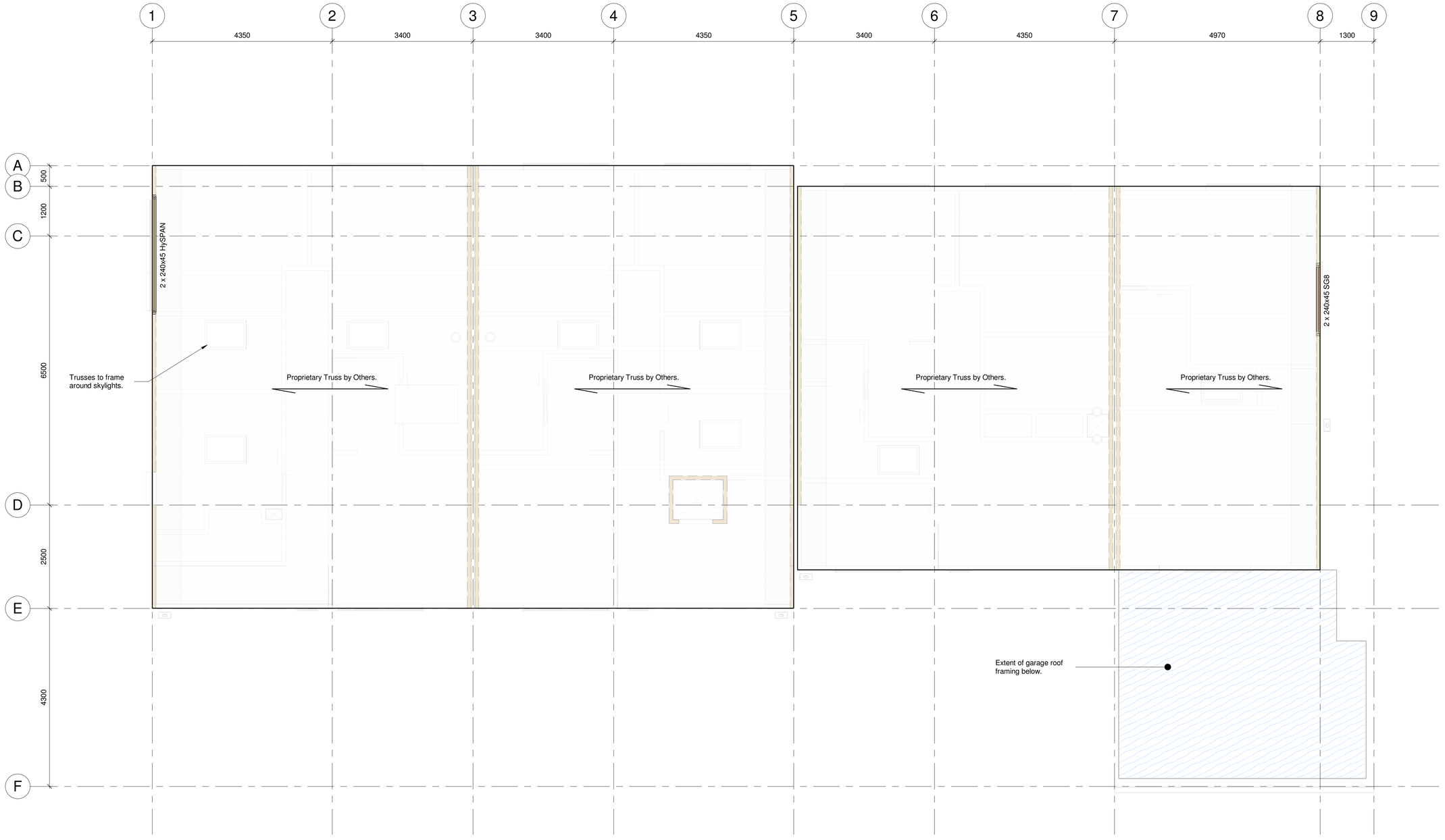
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OFFICE	SCALE @ A1	SCALE @ A3
Christchurch	1 : 50	1 : 100
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JFM	HW	CG
PROJECT NUMBER	SHEET NUMBER	REVISION
2509-4618	S1-03	C3

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REV	DATE	REASON
C1	12.12.2025	Building Consent

PROJECT NAME & ADDRESS

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Merivale, Christchurch, 8014

SHEET TITLE

Roof Plan

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OFFICE	SCALE @ A1	SCALE @ A3
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PROJECT NUMBER	SHEET NUMBER	REVISION
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STATUS **Building Consent**

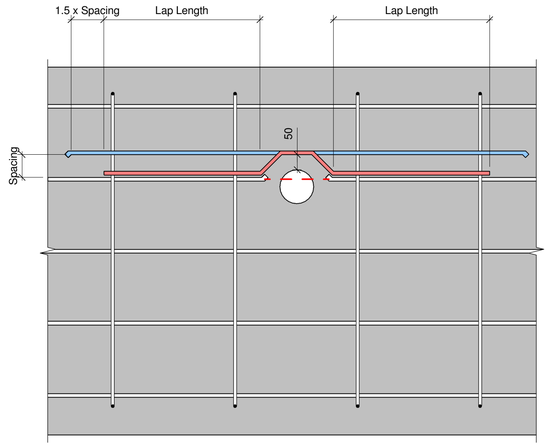
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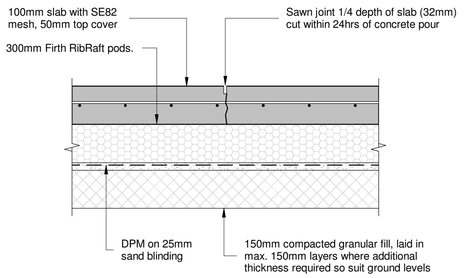
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Lap bars should be same size and grade as bar to be lapped with.

Provide either cranked lap bar with min. lap length as Clause R4 / S0-01 (shown red) - or - provide non-contact splice (as NZS 3101 Clause 8.7.2.5) where lap length is min. Lap length as Clause R4 / S0-01 + 1.5 x spacing between bars being lapped (shown blue - can lap both directions).

Increased lap length must be provided where bars are separated by 3 x bar diameter or more.

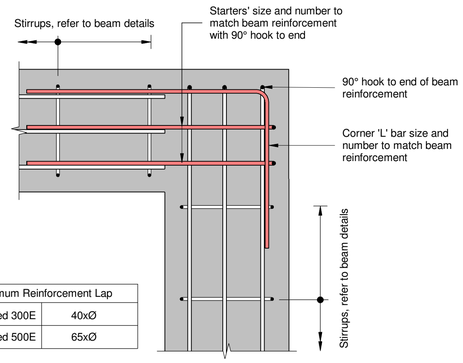




S.J Typical Slab Sawcut Joint (6m max c/c)

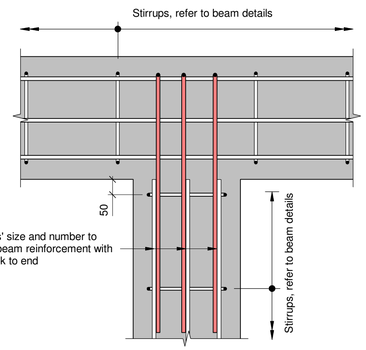
PPD Pipe Penetration Detail

Scale 1 : 10 @ A1

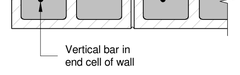


Minimum Reinforcement Lap	
Deformed 300E	40xØ
Deformed 500E	65xØ

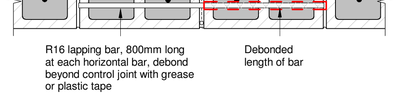
Footing Corner



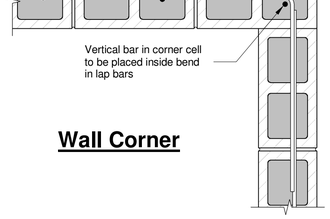
Footing Intersection



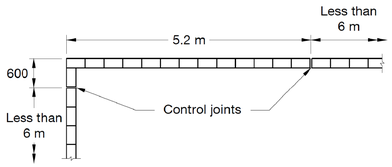
Wall End



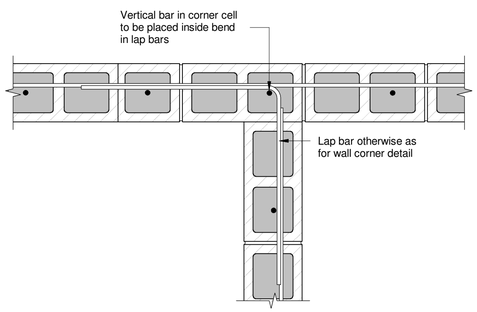
Control Joint



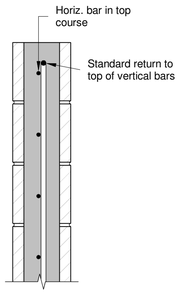
Wall Corner



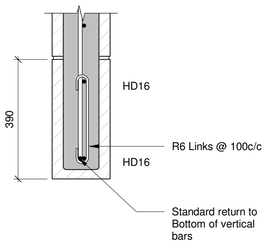
Note: control joints or shrinkage joints to be placed: at 6m max spacing, near one side of door opening less than 1.8m (near both sides where greater than 1.8m) taking care to avoid conflicts with lintel reinforcing (contact engineer for clarification if require), at locations where changes in wall height occur, and adjacent to wall corners or intersections within a distance equal to half the control joint spacing (or as per NZS4229:2013)



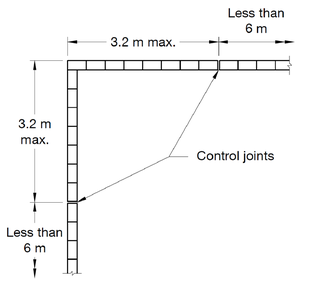
Wall Intersection



Wall Top



390 Lintel Block



TR Typical Reinforcement at Footing Junctions

TMD Typical Masonry Wall Details

REV	DATE	REASON
C1	12.12.2025	Building Consent

PROJECT NAME & ADDRESS

28 Andover Street
Merivale, Christchurch, 8014

SHEET TITLE

Concrete Typical Details

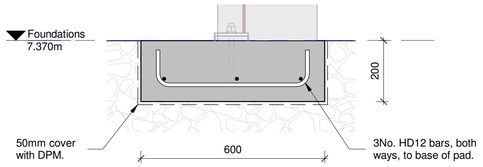
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OFFICE	SCALE @ A1	SCALE @ A3
Christchurch	1 : 10	NTS
DRAWN BY	DESIGNED BY	CHECKED BY
JFM	HW	CG
PROJECT NUMBER	SHEET NUMBER	REVISION
2509-4618	S2-00	C1

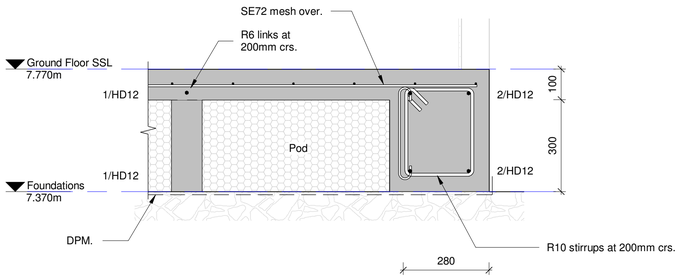
STATUS **Building Consent**

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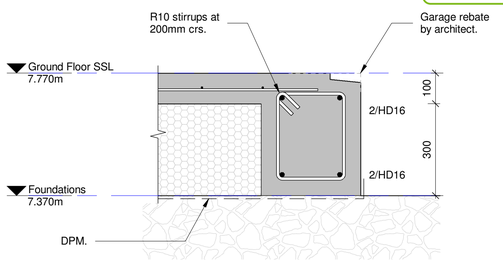
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23/03/2026 McCook Weir, Nicky



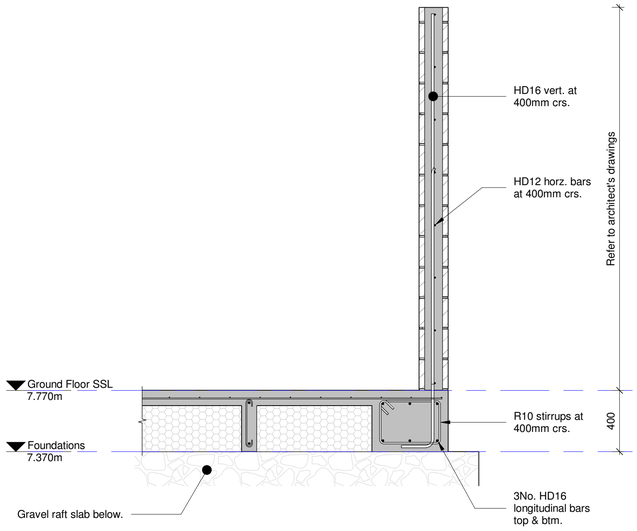
BP S1-01 — Typical Bearing Pad (BP) Section
Scale 1 : 10 @ A1



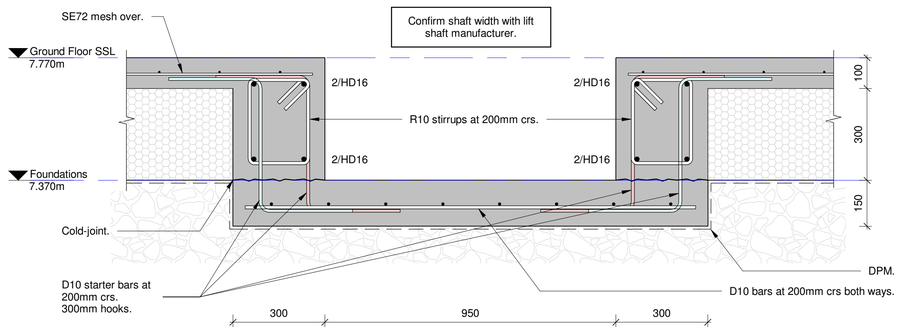
C1 S1-01 — Typical Slab Edge
Scale 1 : 10 @ A1



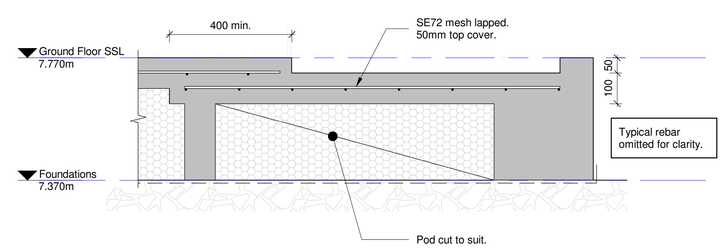
C2 S1-01 — Typical Garage Rebate
Scale 1 : 10 @ A1



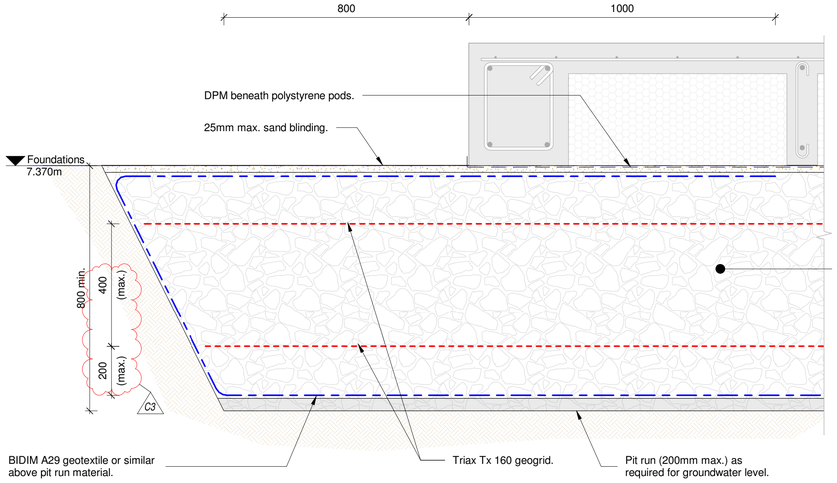
B1 — Typical Blockwork Section
Scale 1 : 20 @ A1



C3 S1-01 — Typical Lift Shaft Section
Scale 1 : 10 @ A1



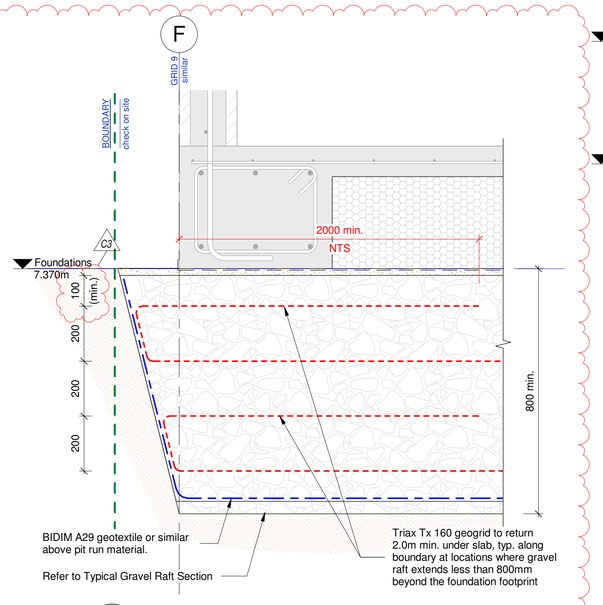
C4 S1-01 — Shower Rebate
Scale 1 : 10 @ A1



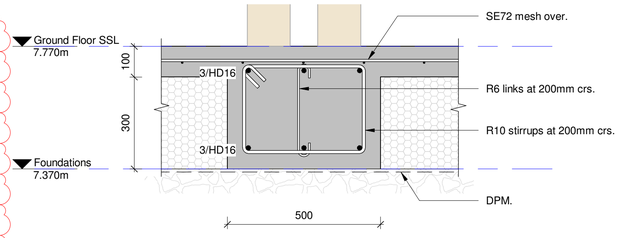
C5 S1-01 — Typical Gravel Raft Section
Scale 1 : 10 @ A1

Note: Geotechnical Foundation Specifications

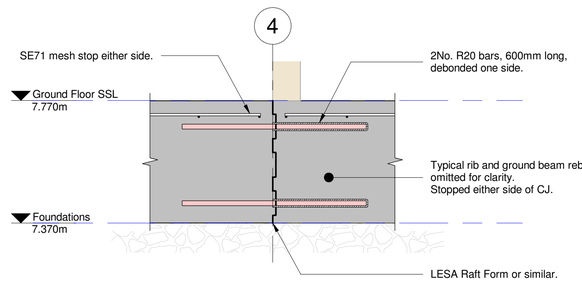
- Excavate the slab footprint to a level depth of approximately 800mm below ground level to remove organic topsoil and reach a consistent ultimate bearing capacity of 200kPa.
- The excavation should extend 800mm beyond the footprint on all sides. Where this cannot be achieved, geogrid material shall be lapped back into the gravel raft. ENGCO can provide a detailed section and advice to any temporary works requirements for this once the excavation depth and overcut widths are known.
- Prior to any backfilling, the underlying soils must be inspected by a suitably qualified engineer to confirm the soil conditions are consistent with that described in ENGCO report Ref. 25553. The engineer may use the "Tensar T-method" in verification of if the required bearing capacities are not achieved.
- Further excavation of any localised soft spots or organic soils may be required as instructed by the supervising engineer. Due to the variable soil bearing capacity profile across the site, contingency should be considered for additional, localised excavation.
- Backfill with pit run material until above the groundwater table if required (max 200mm of pit run), then backfill with a compacted well-graded gravel, such as AP40/AP65. Compact in maximum layers of 150mm (for AP40) or 200mm (for AP65) up to the underside of the foundation to suit the proposed FFL, as dictated by NZBC/E2 or local authority requirements.
- One layer of non-woven geofilter strength-class C (BIDIM A29 or similar engineer approved) geotextile shall be laid above the pit run material.
- Two layers of Triax Tx 160 shall be distributed throughout the gravel raft's thickness above the geotextile material; one at 200mm above the geotextile and one a further 400mm above the first.
- N.D compaction tests on the finished gravel surface shall be provided by the contractor for Engineer's review if the depth of fill is greater than 400 mm.
- Up to 25mm (max) sand blinding or crusher dust can be placed as required on the top of the compacted gravel to provide a flat surface for the DPM layer and polystyrene pods.
- Additional detailing will also be required where any piped services are located within the proposed gravel raft, however this should practicably be kept to a minimum.
- The contractor shall engage a chartered geotechnical engineer prior to excavation to assess ground stability at the boundary, temporary works and/or underpinning requirements in proximity to surcharge loads from neighboring properties.



C8 S1-01 — Typical Gravel Raft Section at Boundary
Scale 1 : 10 @ A1



C6 S1-01 — Typical 500w Internal Ground Beam
Scale 1 : 10 @ A1



C7 S1-01 — Typical Control Joint
Scale 1 : 10 @ A1

REV	DATE	REASON
C3	19.03.2026	Building Consent Update
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PROJECT NAME & ADDRESS

28 Andover Street
Merivale, Christchurch, 8014

SHEET TITLE

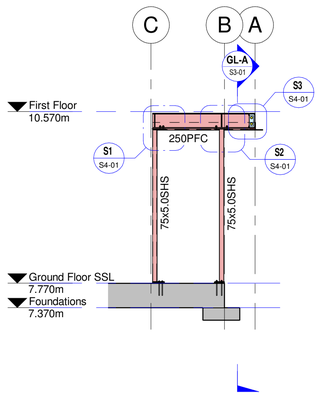
Concrete Details - Sheet 1

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Email : contact@bmconsult.co.nz Web : http://www.bmconsult.co.nz

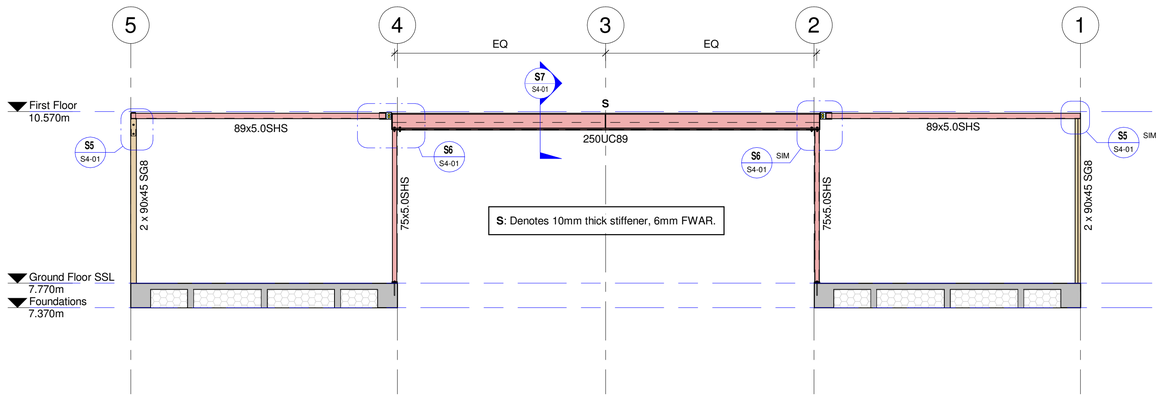
OFFICE	SCALE @ A1	SCALE @ A3
Christchurch	As indicated	
DRAWN BY	DESIGNED BY	CHECKED BY
JFM	HW	CG
PROJECT NUMBER	SHEET NUMBER	REVISION
2509-4618	S2-01	C3

STATUS **Building Consent**

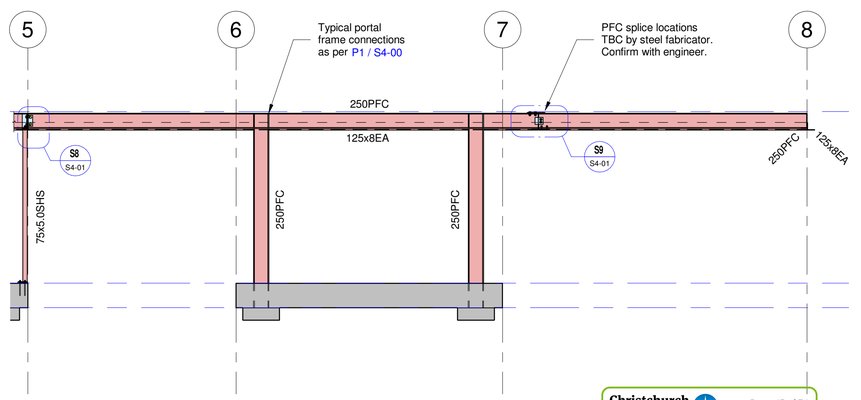
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GL-1 S1-03 — Typical PFC Cantilever Steel Elevation
Scale 1 : 50 @ A1

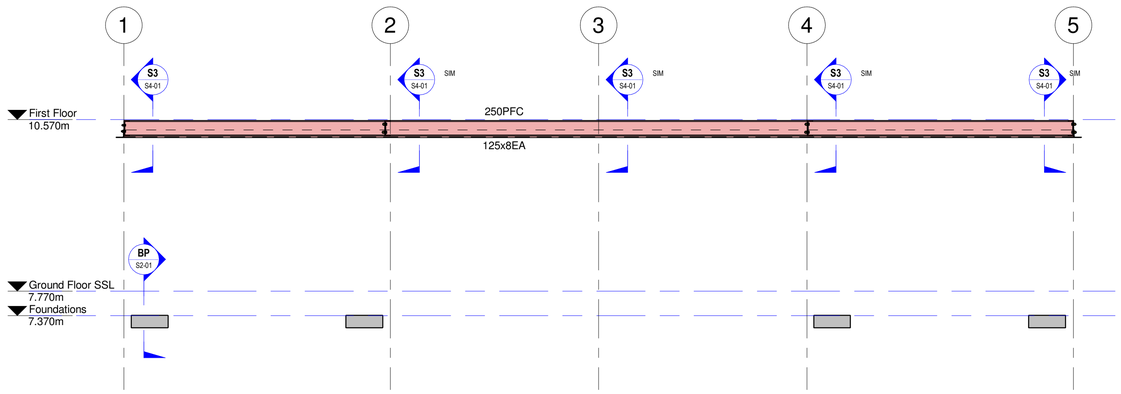


GL-E S1-03 — GL-E - Steel Elevation
Scale 1 : 50 @ A1

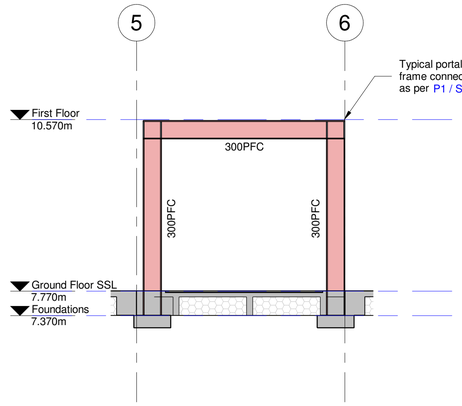


GL-B S1-03 — GL-B - Steel Elevation
Scale 1 : 50 @ A1

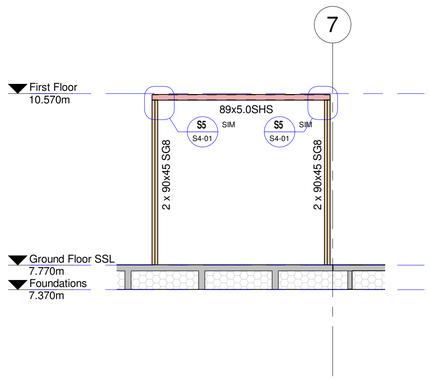
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23/03/2026 McCook Weir, Nicky



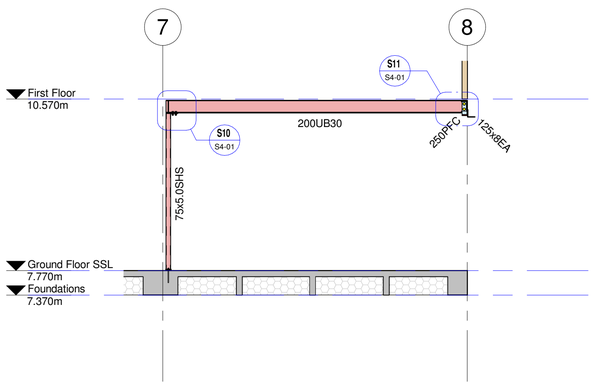
GL-A S1-03 — GL-A - Steel Elevation
Scale 1 : 50 @ A1



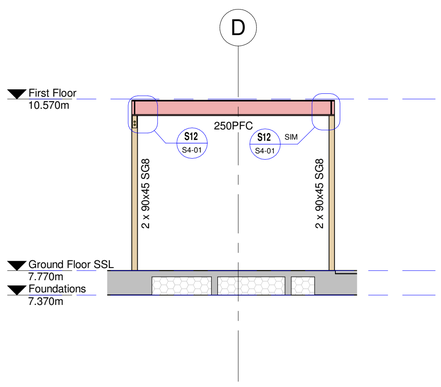
U3-1 S1-03 — Unit 3 - 300PFC Portal Frame
Scale 1 : 50 @ A1



U3-2 S1-03 — Unit 3- Wind Beam
Scale 1 : 50 @ A1



U4-1 S1-03 — Unit 4 - 200UB
Scale 1 : 50 @ A1



U4-2 S1-03 — Unit 4 - 250PFC
Scale 1 : 50 @ A1

REV	DATE	REASON
C1	12.12.2025	Building Consent

PROJECT NAME & ADDRESS

28 Andover Street
Merivale, Christchurch, 8014

SHEET TITLE

Building Sections - Sheet 1

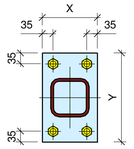
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Level Three, 335 Lincoln Rd, Addington, Christchurch 8024, Tel : (03) 338 3351
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OFFICE	SCALE @ A1	SCALE @ A3
Christchurch	1 : 50	1 : 100
DRAWN BY	DESIGNED BY	CHECKED BY
JFM	HW	CG
PROJECT NUMBER	SHEET NUMBER	REVISION
2509-4618	S3-01	C1

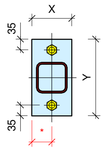
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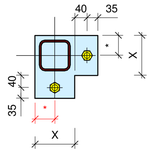
Christchurch City Council
BCN/2025/10436
Approved Building Consent Document
23/03/2026 McCook Weir, Nicky



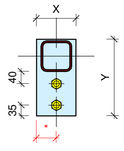
BP1 - Type 1



BP2 - Type 2



BP3 - Type 3

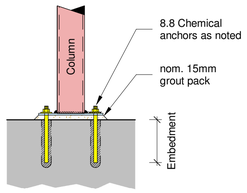


BP4 - Type 4

Post	Plate Thickness (mm)	Type	X(mm)	Y(mm)	Anchor Size (mm Ø)	Anchor Type	Anchor Embedment (mm)
75x5 SHS	10	2,3,4	90	210	12	Chemical	140
89x5 SHS	10	2,3,4	90	230	12	Chemical	140
100x6 SHS	10	2,3,4	120	240	12	Chemical	140
125x6 SHS	12	1	140	275	16	Chemical	160
150x6 SHS	12	1	180	290	16	Chemical	200

* Bolts may require to be offset to suit concrete edge distance

- Weld column to base plate 6FWAR, U.N.O
- Anchor selection to be confirmed by contractor prior to construction. Other available options can be submitted to Engineer as a substitution.
- Ramset Chemset anchor studs in Epcon C8 Xtrem, edge distance = M12 min. 60mm, M16 min. 80mm
- Hilti Anchor rod in HIT-RE 500 V4, edge distance = M12 min. 45mm, M16 min. 50mm

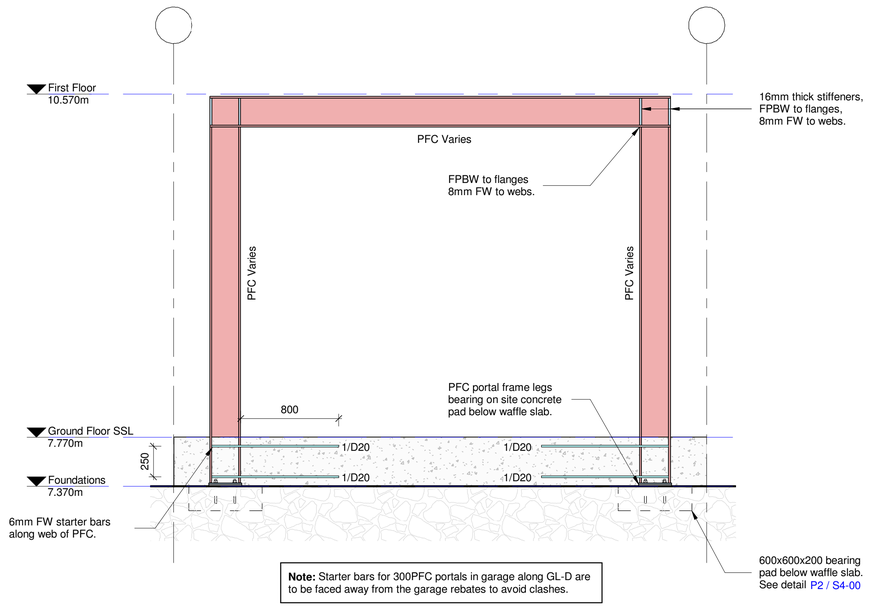


Chemical Anchor

TBP

SHS Baseplate Details into Concrete

Scale 1 : 10 @ A1

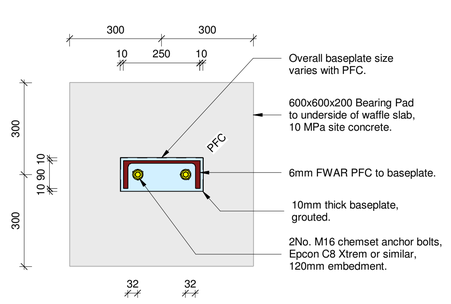


Note: Starter bars for 300PFC portals in garage along GL-D are to be faced away from the garage rebates to avoid clashes.

P1
S1-02

Typical PFC Portal Frame

Scale 1 : 25 @ A1



P2

Typical Bearing Pad (BP) Baseplate Detail

Scale 1 : 10 @ A1

STRUCTURAL STEEL NOTES:

All Structural Steel Construction Category CC2, Service Category SC1, Unless Noted Otherwise (U.N.O)

Table I6 - AS/NZS 5131:2016
Extent of NDE for welds to AS/NZS 1554, Parts 1&5:

Weld Category:	All SP U.N.O
Visual Scanning:	100%
Visual Examination:	25%

NOTE: Visual means of NDE implies two levels of examination:

(a) Visual scanning—to determine that no welds called for in the drawings are omitted and to detect gross defects.
(b) Visual examination—to examine a percentage of the welds to determine whether the required weld quality (see Table 6.2 of AS/NZS 1554.1:2015) has been achieved.

Table I7 - AS/NZS 5131:2016
EXTENT OF NON-DESTRUCTIVE EXAMINATION FOR WELDS TO AS/NZS 1554.1 (ULTRASONIC OR RADIOGRAPHIC (UT), MAGNETIC PARTICLE (MT), LIQUID PENETRANT (LP) (see Note 1):

Weld Failure Consequence:	B (Moderate)
Seismic demand:	L (Low)
NDE:	Nil

NOTES:
1) The use of MT or LP is used for supplementary inspection in conjunction with visual examination.
2) Inspection of fatigue welds shall also comply with the specific requirements of the relevant fatigue detail classification in Tables 7 and 8 of NZS 3404.1:2009.
3) The use of UT may be reduced on the basis of the plate thickness limits in Table I5.

5.2.3 - Traceability - AS/NZS 5131:2016

Construction Category CC2: Basic Traceability as Clause 4.7

Test certificates are required for all steel material. Once issued from stock into the manufacturing/fabrication system, the grade of steel shall remain identifiable, but the direct link between the steel material and the relevant original test certificate need not be retained. Individual plate and section components shall be marked to correlate them directly with a fabrication drawing or data (see Clause 4.4.2) to ensure that when the fabricated component is finished, the grade of each piece part comprising the assembled component can be recorded.

A copy of the test certificates or supplier declaration of conformity (SDoC) with the purchasing information shall be maintained and if necessary, a copy provided to the relevant stakeholder(s).
In the case of partial and basic traceability sufficient quantities of the correct grade(s) and types of material procured for the purposes of the project and in accordance with the construction specification shall be demonstrable.

Corrosion Protection - SNZ TS 3404:2018

Macroclimate corrosion Category: C2 - Table 2

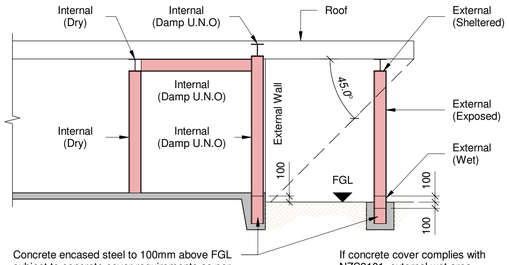
Surface Specific Atmospheric Corrosivity:

External:	Exposed	C2 - Table 5
	Sheltered	C2 - Table 5
	Wet	C3 - Table 6
Internal:	Dry	C1 - Table 4
	Damp	C3 - Table 6

All systems to be selected for a time to first maintenance of 25 years U.N.O

Min. Construction (max. 4 weeks) Corrosion Protection as Category C1 - Table 4 to all steelwork to suit External Exposed Allowable surface-specific corrosivity during construction

Refer to R12 / S0-01 for concrete cover to NZS3101



Concrete encased steel to 100mm above FGL subject to concrete cover requirements as per NZS3101 with min. Construction Corrosion Protection - otherwise External (Wet)

If concrete cover complies with NZS3101, external wet area extends both above and below surface 100mm - option to provide benched concrete plinth

REV	DATE	REASON
C1	12.12.2025	Building Consent

PROJECT NAME & ADDRESS

28 Andover Street
Merivale, Christchurch, 8014

SHEET TITLE

Typical Steelwork Details

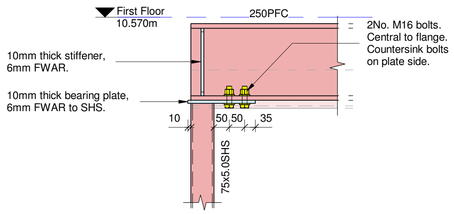
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OFFICE	SCALE @ A1	SCALE @ A3
Christchurch	As indicated	NTS
DRAWN BY	DESIGNED BY	CHECKED BY
JFM	HW	CG
PROJECT NUMBER	SHEET NUMBER	REVISION
2509-4618	S4-00	C1

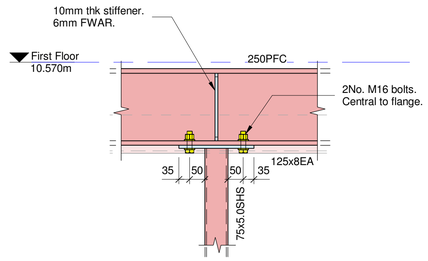
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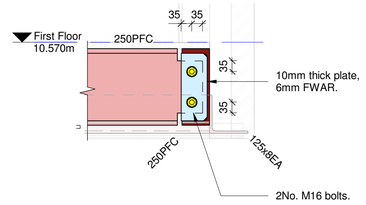
Christchurch City Council
BCN/2025/10436
Approved Building Consent Document
23/03/2026 McCook Weir, Nicky



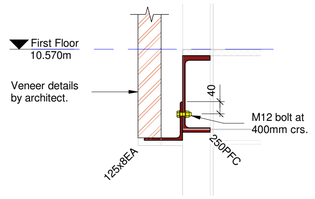
S1 S3-01 — Typical PFC to SHS end support
Scale 1 : 10 @ A1



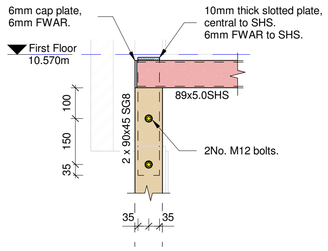
S2 S3-01 — Typical PFC to SHS mid-span support
Scale 1 : 10 @ A1



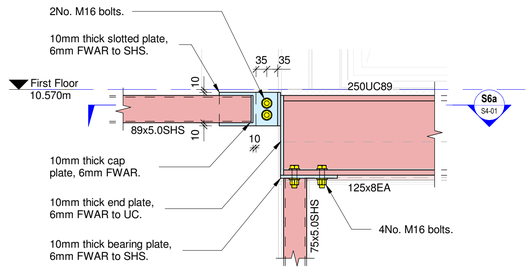
S3 S3-01 — Typical PFC to PFC Corner
Scale 1 : 10 @ A1



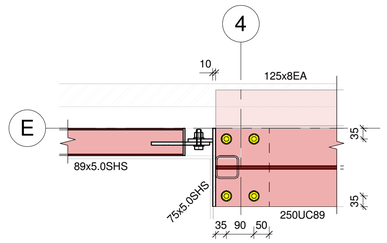
S4 S1-03 — Typical EA Shelf Angle to PFC
Scale 1 : 10 @ A1



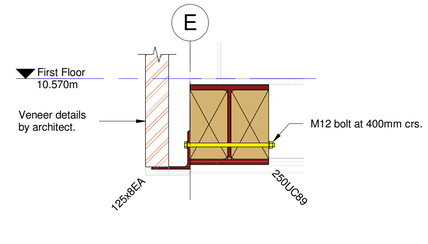
S5 S3-01 — SHS Wind Beam to SHS Post
Scale 1 : 10 @ A1



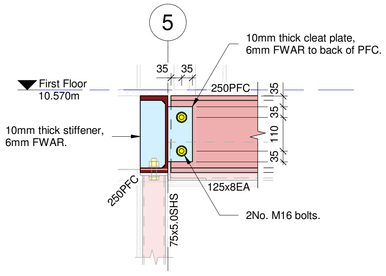
S6 S3-01 — Unit 1&2 - UC Beam End Connection
Scale 1 : 10 @ A1



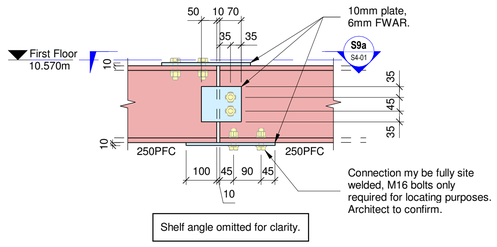
S6a S4-01 — Section S6a
Scale 1 : 10 @ A1



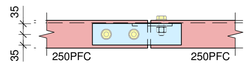
S7 S1-03 — EA Shelf Angle to UC
Scale 1 : 10 @ A1



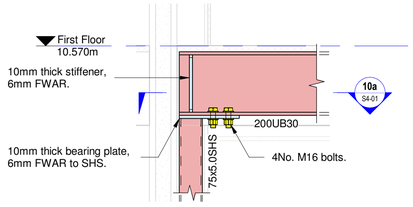
S8 S3-01 — Typical PFC cleat to PFC web
Scale 1 : 10 @ A1



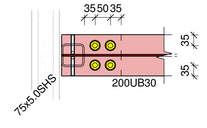
S9 S3-01 — Typical PFC Splice
Scale 1 : 10 @ A1



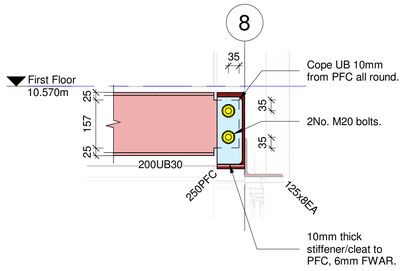
S9a S4-01 — S9a - Section
Scale 1 : 10 @ A1



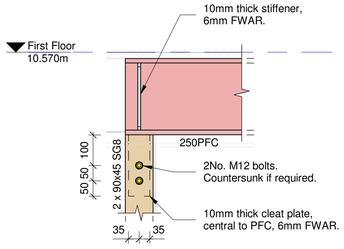
S10 S3-01 — Typical seated UB connection
Scale 1 : 10 @ A1



10a S4-01 — S10a - Section
Scale 1 : 10 @ A1



S11 S3-01 — UB to PFC Connection
Scale 1 : 10 @ A1



S12 S3-01 — Typical PFC with timber Cleat Plate
Scale 1 : 10 @ A1

REV	DATE	REASON
C1	12.12.2025	Building Consent

PROJECT NAME & ADDRESS

28 Andover Street
Merivale, Christchurch, 8014

SHEET TITLE

Steel Connections - Sheet 1

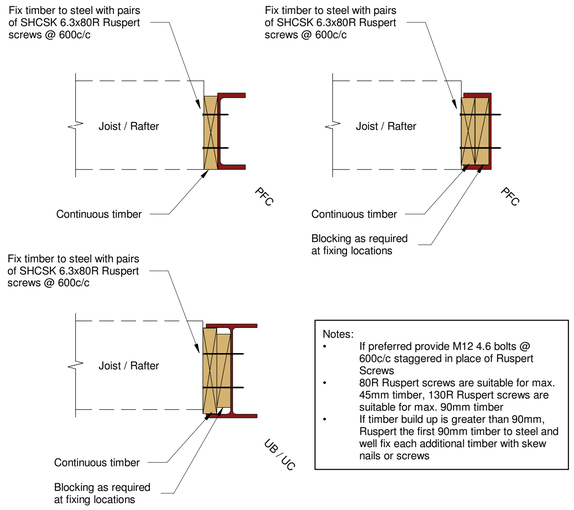
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OFFICE	SCALE @ A1	SCALE @ A3
Christchurch	1 : 10	
DRAWN BY	DESIGNED BY	CHECKED BY
JFM	HW	CG
PROJECT NUMBER	SHEET NUMBER	REVISION
2509-4618	S4-01	C1

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Timber Packing Details

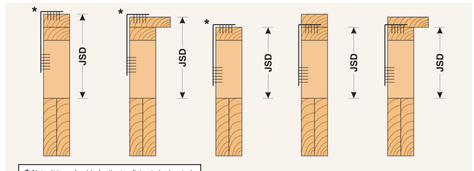


Notes:
- If preferred provide M12 4.6 bolts @ 600c/c staggered in place of Ruspert Screws
- 80R Ruspert screws are suitable for max. 45mm timber, 130R Ruspert screws are suitable for max. 90mm timber
- If timber build up is greater than 90mm, Ruspert the first 90mm timber to steel and well fix each additional timber with skew nails or screws

FRAMING ARRANGEMENTS

Jack Stud Dimension Definition **(JSD)**

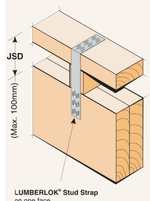
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* Note: It is preferable for the top fixing to be located on the uppermost top plate or top plate packer to provide better fixing options for the truss connections

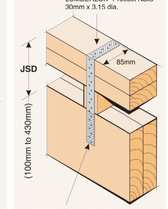
FIXING OPTIONS

FIXING 1
Jack Stud Dimension **(JSD)** up to a maximum of 100mm. Includes top plate fixed directly onto lintel i.e. no jack stud used.



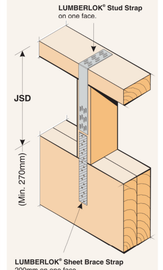
Note:
Fix jack stud with 2/ 90mm x 3.15 dia. nails from top plate and 2/ 90mm x 3.15 dia. skew nails to lintel (typical)

FIXING 2
Jack Stud Dimension **(JSD)** from a minimum of 100mm to a maximum of 430mm.



Note:
- JSD up to 230mm use Sheet Brace Strap 400mm.
- JSD from 230mm to 430mm use Sheet Brace Strap 600mm.

FIXING 3
Jack Stud Dimension **(JSD)** from a minimum of 270mm. No maximum dimension.



MiTek New Zealand Limited

AUCKLAND
PO Box 58-014, Botany 2163
Phone: 09-274 7109
Fax: 09-274 7100

CHRISTCHURCH
PO Box 8387, Riccarton 8440
Phone: 03-348 8891
Fax: 03-348 0314

www.mitek.co.nz

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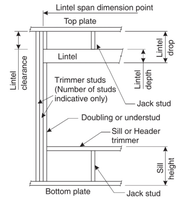
LINTEL FIXING SCHEDULE

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



Lintel Supporting Girder Trusses

Roof Tributary Area	Light Roof Wind Zone			Heavy Roof Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
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

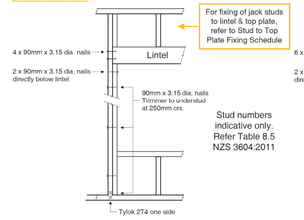
Lintel Span (m)	Loaded Dimension (m) (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone L	M	H	VH	EH	Heavy Roof Wind Zone L	M	H	VH	EH
1.0	2.0	E	E	E	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
1.2	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	F	F	G	G	H	E	E	F	G	G
1.5	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	F	F	F	G	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	F	F	G	G	H	E	E	F	G	G
	6.0	F	F	G	H	H	E	E	F	G	H
2.0	2.0	E	F	F	F	G	E	E	F	F	F
	3.0	E	F	F	G	G	E	E	F	F	G
	4.0	F	F	G	G	H	E	E	F	G	G
	5.0	F	F	G	H	H	E	E	F	G	H
	6.0	G	G	G	H	H	E	F	G	H	H
2.4	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	G	H	E	E	F	G	G
	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	F	G	G	H	H	E	F	G	H	H
	6.0	F	G	H	H	-	E	F	G	H	H
3.0	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	H	H	E	E	F	G	H
	4.0	F	G	G	H	H	E	F	G	H	H
	5.0	F	G	H	H	-	E	F	G	H	H
	6.0	F	G	H	-	-	E	F	G	H	-
3.6	2.0	F	F	G	G	H	E	F	G	G	G
	3.0	F	F	G	H	H	E	F	G	G	H
	4.0	F	G	H	H	-	E	F	G	H	H
	5.0	G	G	H	H	-	E	F	G	H	-
	6.0	G	H	H	-	-	E	F	H	-	-
4.2	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
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	6.0	G	H	-	-	-	E	F	H	-	-
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	4.0	G	G	H	-	-	E	F	H	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	G	H	-	-
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	6.0	G	H	-	-	-	E	G	H	-	-

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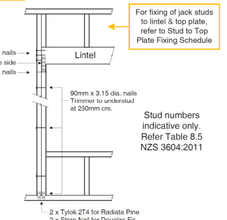
LINTEL FIXING OPTIONS

LUMBERLOK®

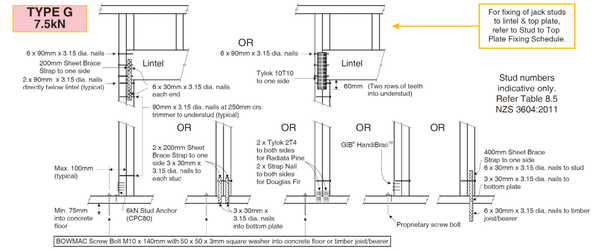
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1.4kN



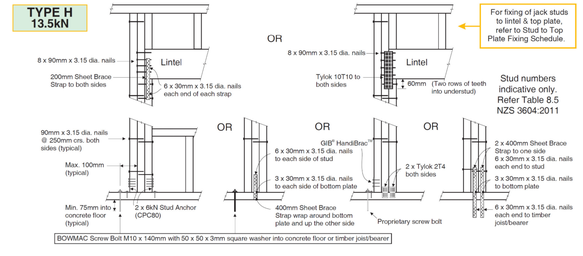
TYPE F
4.0kN



TYPE G
7.5kN



TYPE H
13.5kN



Top Plate Connections as required by clause 8.7.3 NZS3604:2011

Type 1 3kN connection to be used for connections to all wall joints as per clause 8.7.3.2 NZS3604:2011.
Type 2 6kN connection to be used for wall joints at walls with a bracing capacity exceeding 100Bu's
Type 3 12kN connection to be used at abutting wall locations where the bracing capacity exceeds 250Bu's

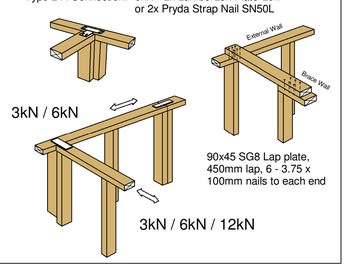
1 Type 1 Connection: 3kN - Nail plate with 3x 30mm x 3.15mm nails each end or LumberLok Plate-Lok or Tylok Plate 6T5 or similar approved 3kN connection

2 Type 2 Connection: 6kN - Tylok 6T10 or LumberLok Strap Nail or Plate-Lok or Pryda Strap Nail SN50L or similar approved 6kN connection

3 Type 3 Connection: 12kN - 2 x sheet brace straps fixed with 6 x 30mm x 3.15mm dia nails per end per strap (24 nails total) OR 110 x 200 LumberLok Nailon plate (or similar approved), fixed with 16/LumberLok product nails (30mm x3.15mm) each side of joint. OR similar approved 12kN connection

Center Wall Joint

Type 2-A Connection: 6kN - 2x LumberLok Plate-Lok or 2x Pryda Strap Nail SN50L



Timber Bottom Plate Fixing

Cast-in Anchors:

Anchors shall be M12 bolts set within 150mm of each end of the plate, spaced at a maximum of 1200mm c/c, bent to [prevent turning and projecting sufficiently to allow a washer and fully threaded nut above the timber.

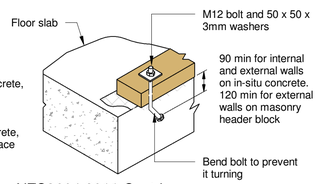
(a) For internal and external walls, where the slab edge is formed with in-situ concrete, anchors shall be set not less than 90mm into the concrete, maintaining a minimum edge distance of 50mm.

(b) For external walls, where the slab edge is formed with masonry header blocks, anchors shall be set not less than 120mm into the concrete, maintaining a minimum edge distance of 50mm to the outside face of the blocks.

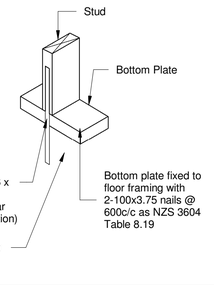
Proprietary Anchors:

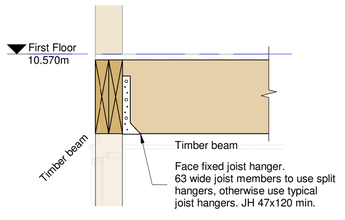
Proprietary anchors shall be within 150mm of each end of the plate and be spaced at a maximum of 900c/c, or 600mm c/c when used on slab edges formed by masonry header blocks.

Alternatively use 75 x 3.8mm shot-fired fasteners with 16mm discs, 150mm and 300mm from each end of the bracing element and at 600mm thereafter or similar approved compliant system.

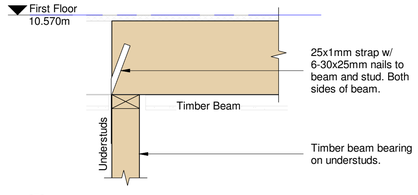


NZS3604:2011 Cast-in bolt anchor example

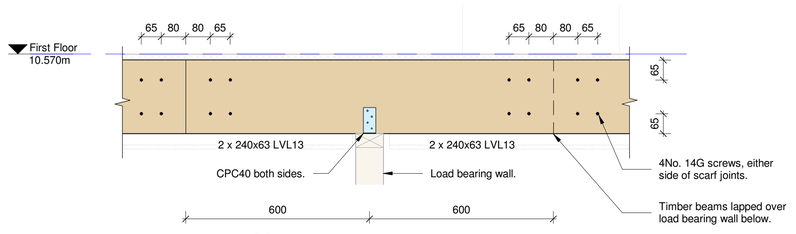




T1 S1-03 Typical Timber Beam to Timber Beam
Scale 1 : 10 @ A1



T2 S1-03 Typical Timber Beam Bearing
Scale 1 : 10 @ A1



T3 S1-03 Lapped Beam Splice
Scale 1 : 10 @ A1

Christchurch City Council
BCN/2025/10436
Approved Building Consent Document
23/03/2026 McCook Weir, Nicky

REV	DATE	REASON
C1	12.12.2025	Building Consent

PROJECT NAME & ADDRESS

28 Andover Street
Merivale, Christchurch, 8014

SHEET TITLE

Typical Timber Details

BMC BATCHELAR McDOUGALL CONSULTING
STRUCTURAL & CIVIL ENGINEERS
Level Three, 335 Lincoln Rd, Addington, Christchurch 8024, Tel : (03) 338 3351
Email : contact@bmconsult.co.nz Web : http://www.bmconsult.co.nz

OFFICE	SCALE @ A1	SCALE @ A3
Christchurch	As indicated	NTS
DRAWN BY	DESIGNED BY	CHECKED BY
JFM	HW	CG
PROJECT NUMBER	SHEET NUMBER	REVISION
2509-4618	S5-00	C1

STATUS **Building Consent**

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Bracing Summary:

First Floor:

Bracing to the first floor level typically comprises MultiBrace roof strap bracing system transferring to GIB bracing systems on a flexible suspended timber floor diaphragm.

Ground Floor:

Bracing to the ground floor level typically comprises a flexible timber floor diaphragm at ceiling, spanning between GIB / ECOPLY bracing systems on light timber framing walls supported on shallow reinforced concrete waffle slab foundations.

Wall Bracing Legend

BLG-H
C-1 | 5.7m

- BRACING ELEMENT (suffix 'N' indicates no specific end hold downs, 'H' indicates standard end hold downs required)
- LENGTH of bracing element (metres)
- Element Reference

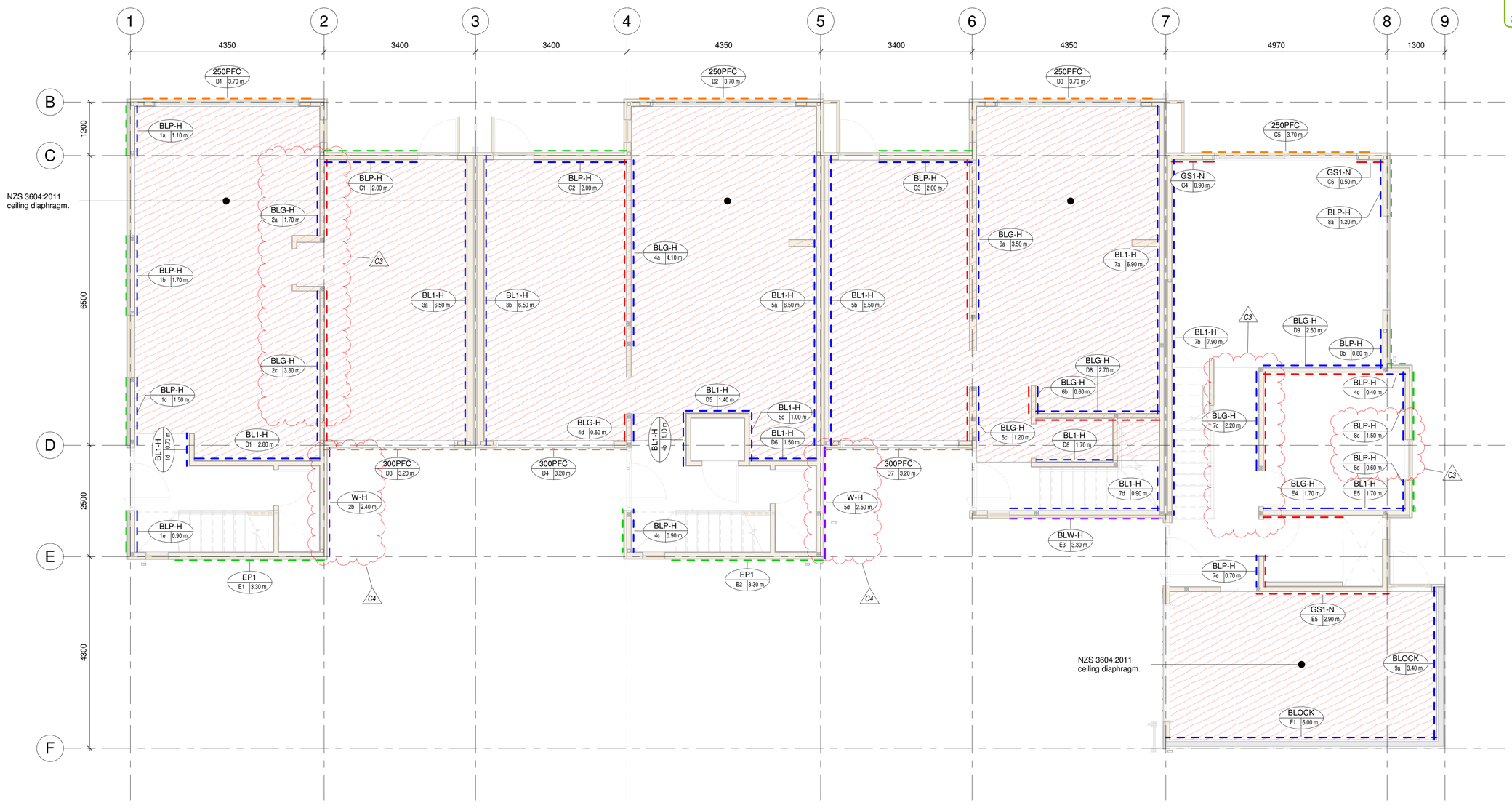
Note : - lengths shown are the minimum length of the bracing element - actual wall lengths may differ (refer to Architect for all wall dimensions). If bracing length is not achievable, contact the Engineer

Bracing materials indicated as below:

- Denotes Standard GIB
- Denotes Braceline GIB
- Denotes Plywood (EP1/SED)
- Denotes SED Steel bracing (Portal, braced frame or cantilever)

All proprietary bracing systems (GIB, Ecoply, James Hardie) to be installed in accordance with the manufacturers specifications and details, including the installation of any required hold-down fixings.

Christchurch City Council
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Approved Building Consent Document
23/03/2026 McCook Weir, Nicky



REV	DATE	REASON
C4	19.03.2026	Building Consent Update
C3	04.03.2026	Building Consent Update
C2	23.01.2026	Building Consent Updates - Unit 1 Liftshaft Removed & Bracing Updates
C1	12.12.2025	Building Consent

PROJECT NAME & ADDRESS

28 Andover Street
Merivale, Christchurch, 8014

SHEET TITLE

Ground Floor Bracing Plan

BMC BATCHELAR McDOUGALL CONSULTING
STRUCTURAL & CIVIL ENGINEERS
Level Three, 335 Lincoln Rd, Addington, Christchurch 8024, Tel : (03) 338 3351
Email : contact@bmconsult.co.nz Web : http://www.bmconsult.co.nz

OFFICE	SCALE @ A1	SCALE @ A3
Christchurch	1 : 50	1 : 100
DRAWN BY	DESIGNED BY	CHECKED BY
JFM	HW	CG
PROJECT NUMBER	SHEET NUMBER	REVISION
2509-4618	S6-01	C4

STATUS **Building Consent**

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Bracing Summary:

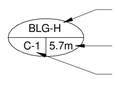
First Floor:

Bracing to the first floor level typically comprises MultiBrace roof strap bracing system transferring to GIB bracing systems on a flexible suspended timber floor diaphragm.

Ground Floor:

Bracing to the ground floor level typically comprises a flexible timber floor diaphragm at ceiling, spanning between GIB / ECOPLY bracing systems on light timber framing walls supported on shallow reinforced concrete waffle slab foundations.

Wall Bracing Legend



BRACING ELEMENT (suffix 'N' indicates no specific end hold downs, 'H' indicates standard end hold downs required)

LENGTH of bracing element (metres)

Element Reference

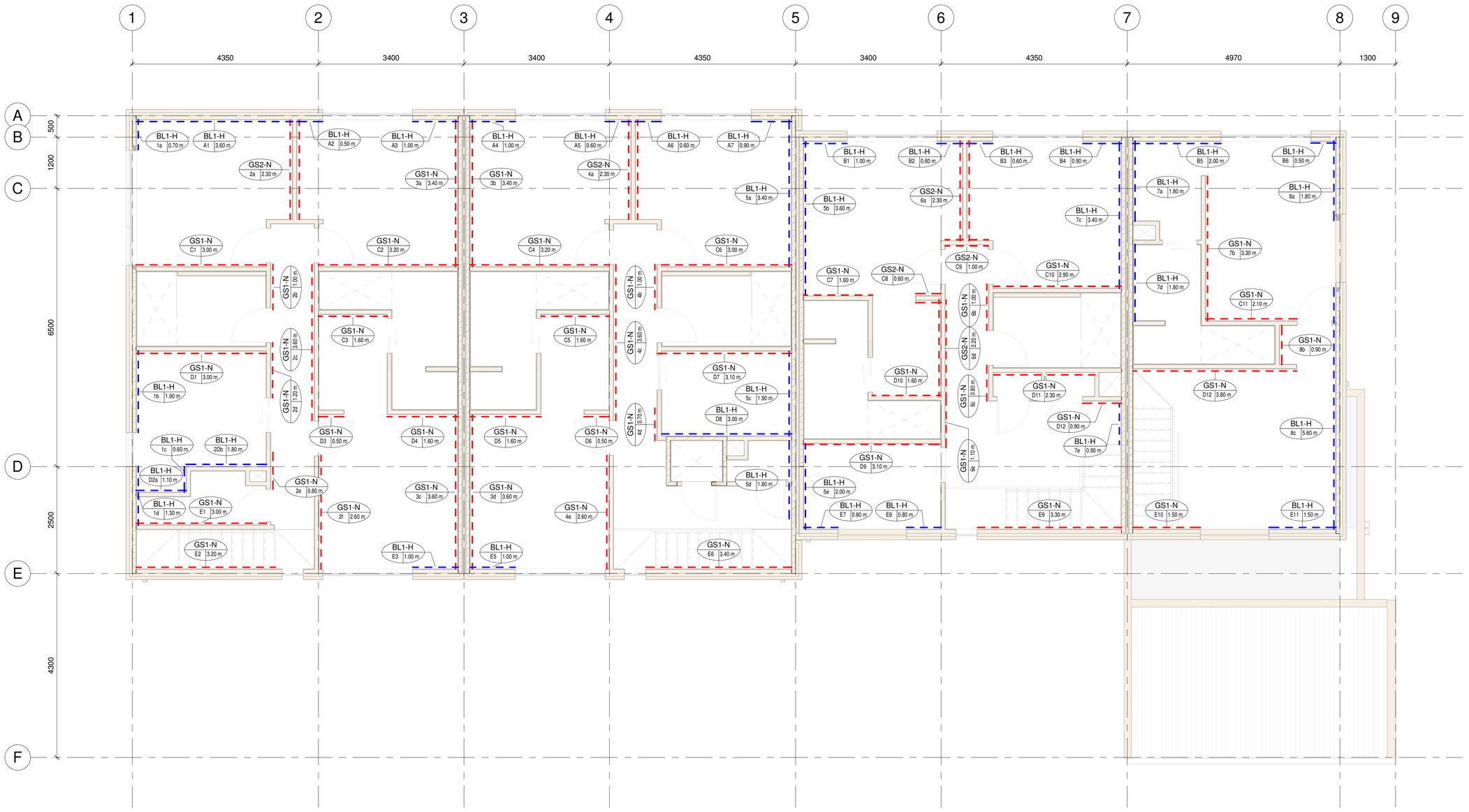
Note : - lengths shown are the minimum length of the bracing element - actual wall lengths may differ (refer to Architect for all wall dimensions). If bracing length is not achievable, contact the Engineer

Bracing materials indicated as below:

- Denotes Standard GIB
- Denotes Braceline GIB
- Denotes Plywood (EP1/SED)
- Denotes SED Steel bracing (Portal, braced frame or cantilever)

All proprietary bracing systems (GIB, Ecoply, James Hardie) to be installed in accordance with the manufacturers specifications and details, including the installation of any required hold-down fixings.

Christchurch City Council
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BCN/2025/10436
Approved Building Consent Document
23/03/2026 McCook Weir, Nicky



REV	DATE	REASON
C2	23.01.2026	Building Consent Updates - Unit 1 Liftshaft Removed & Bracing Updates
C1	12.12.2025	Building Consent

PROJECT NAME & ADDRESS

28 Andover Street
Merivale, Christchurch, 8014

SHEET TITLE

First Floor Bracing Plan

BMC BATCHELAR McDOUGALL CONSULTING
STRUCTURAL & CIVIL ENGINEERS
Level Three, 335 Lincoln Rd, Addington, Christchurch 8024, Tel : (03) 338 3351
Email : contact@bmconsult.co.nz Web : http://www.bmconsult.co.nz

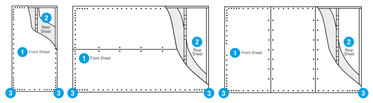
OFFICE	SCALE @ A1	SCALE @ A3
Christchurch	1 : 50	1 : 100
DRAWN BY	DESIGNED BY	CHECKED BY
JFM	HW	CG
PROJECT NUMBER	SHEET NUMBER	REVISION
2509-4618	S6-02	C2

STATUS **Building Consent**

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Christchurch City Council
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BCN/2025/10436
Approved Building Consent Document
23/03/2026 McCook Weir, Nicky

6.1.1 Installation Summary - Internal System Options



	Front Sheet 1		Rear Sheet 2		Panel Hold-Down Fixings 3	Fastener Spacing
	Lining	Fasteners	Lining	Fasteners		
GS2-NOM	Any 10mm or 13mm GIB® plasterboard	Minimum 32mm x 6g GIB® Grabber® high thread screws	Any 10mm or 13mm GIB® plasterboard	Minimum 32mm x 6g GIB® Grabber® high thread screws	Not Required	Corner fastening pattern as illustrated on p.71. All four corners of GS2-NOM bracing element must be fastened at 50mm max and 250mm max from the edge of the sheet at 300mm max centres
GS1-N	Any 10mm or 13mm GIB® plasterboard	Minimum 32mm x 6g GIB® Grabber® high thread screws	Not Required	Not Required	Not Required	**GIB® Plasterboard** Corner fastening pattern as illustrated on p.71.; Fasteners at 150mm max to bracing element perimeter and: at 300mm max centres to intermediate sheet joints for vertical fixing, or at stud/sheet junction for horizontally fixed elements, and GIBFix® adhesive daubs at 300mm max are to intermediate framing **Structural Plywood** Fasteners at 150mm max around the perimeter of every sheet and at 300mm max centres to intermediate studs. Place fasteners no closer than 7mm from sheet edges. Plasterboard corner fastener pattern does not apply to plywood
GS2-N			Any 10mm or 13mm GIB® plasterboard	32mm x 6g GIB® Grabber® high thread screws		
GSP-H			Minimum 7mm structural plywood manufactured to AS/NZS 2269	50mm x 2.8mm flat head galvanised or stainless steel nails	Yes	
BL1-H	10mm or 13mm GIB Braceline®	Minimum 32mm x 6g GIB® Grabber® high thread screws	Not required	Not required		
BLG-H			Any 10mm or 13mm GIB® plasterboard	32mm x 6g GIB® Grabber® high thread screws		
BLP-H			Minimum 7mm structural plywood manufactured to AS/NZS 2269	50mm x 2.8mm flat head galvanised or stainless steel nails		

Note: Minimum bracing element length is 400mm

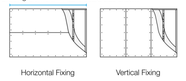
Scan to view GIB® installation videos

6.1.2 Internal Bracing System Specifications

GS2-NOM

1. 10mm or 13mm GIB® Standard plasterboard fixed to each side of the wall framing
2. Corner fastening pattern applies (see p.71)
3. 32mm x 6g GIB® Grabber® screws or GIB® Grabber® Dual Thread screws at 300mm max to perimeter
4. Panel hold downs not required
5. Centre of the sheet may be fixed with adhesive or fastenings at 300mm max
6. Joints must be stopped
7. GIB® tape must be used in joints
8. Sheets may be fixed horizontally or vertically

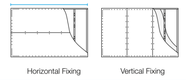
Bracing Element – Plasterboard side shown



GS1-N

1. Any 10mm or 13mm GIB® plasterboard to one side of the wall only
2. Corner fastening pattern applies (see p.71)
3. 32mm x 6g GIB® Grabber® screws or GIB® Grabber® Dual Thread screws at 150mm max to perimeter
4. Centre of the sheet may be fixed with adhesive or fastenings at 300mm max
5. Panel hold downs not required
6. Joints must be stopped
7. GIB® tape must be used in joints
8. Sheets may be fixed horizontally or vertically

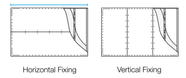
Bracing Element – Plasterboard side shown



GS2-N

1. Any 10mm or 13mm GIB® plasterboard to both sides of the wall. Both sides fixed as bracing elements
2. Corner fastening pattern applies (see p.71)
3. 32mm x 6g GIB® Grabber® screws or GIB® Grabber® Dual Thread screws at 150mm max to perimeter
4. Centre of the sheet may be fixed with adhesive or fastenings at 300mm max
5. Panel hold downs not required
6. Joints must be stopped
7. GIB® tape must be used in joints
8. Sheets may be fixed horizontally or vertically

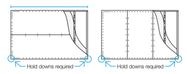
Bracing Element – Plasterboard side shown



GSP-H

1. Any 10mm or 13mm GIB® plasterboard to one side of the wall
2. 7mm structural plywood to the other side
3. Corner fastening pattern applies (see p.71)
4. 32mm x 6g GIB® Grabber® screws or GIB® Grabber® Dual Thread screws at 150mm max to perimeter (plasterboard side) 50 x 2.8mm FH nails at 150mm max to perimeter. Corner fastening pattern not applicable to plywood side
5. Panel hold downs required
6. Centre of the sheet may be fixed with adhesive or fastenings at 300mm max
7. Joints must be stopped
8. GIB® tape must be used in joints
9. Sheets may be fixed horizontally or vertically

Bracing Element – Plasterboard side shown

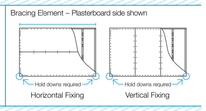


6.1.2 Internal Bracing System Specifications

BL1-H

1. 10mm or 13mm GIB Braceline® to one side of the wall only
2. Corner fastening pattern applies (see p.71)
3. 32mm x 6g GIB® Grabber® screws or GIB® Grabber® Dual Thread screws at 150mm max to perimeter
4. Centre of the sheet may be fixed with adhesive or fastenings at 300mm max
5. Panel hold downs required
6. Joints must be stopped
7. GIB® tape must be used in joints
8. Sheets may be fixed horizontally or vertically

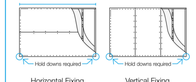
Bracing Element – Plasterboard side shown



BLG-H

1. 10mm or 13mm GIB Braceline® to one side of the wall
2. Any 10mm or 13mm GIB® plasterboard to the other side. Both sides fixed as bracing elements
3. Corner fastening pattern applies (see p.71)
4. 32mm x 6g GIB® Grabber® screws or GIB® Grabber® Dual Thread screws at 150mm max to perimeter
5. Centre of the sheet may be fixed with adhesive or fastenings at 300mm max
6. Panel hold downs required
7. Joints must be stopped
8. GIB® tape must be used in joints
9. Sheets may be fixed horizontally or vertically

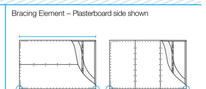
Bracing Element – Plasterboard side shown



BLP-H

1. 10mm or 13mm GIB Braceline® to one side of the wall only
2. 7mm structural plywood to the other side
3. Corner fastening pattern applies (see p.71)
4. 32mm x 6g GIB® Grabber® screws or GIB® Grabber® Dual Thread screws at 150mm max to perimeter (plasterboard side). 50 x 2.8mm FH nails at 150mm max to plywood perimeter. Corner fastening pattern not applicable (plywood side)
5. Panel hold downs required
6. Centre of the sheet may be fixed with adhesive or fastenings at 300mm max
7. Joints must be stopped
8. GIB® tape must be used in joints
9. Sheets may be fixed horizontally or vertically

Bracing Element – Plasterboard side shown



For sheet substitution options refer to p.14.

Scan to view GIB® installation videos

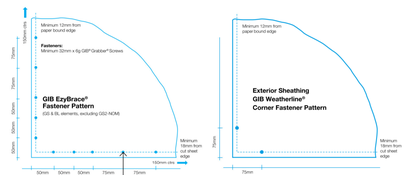
6.1.7 GIB EzyBrace® Corner Fastener Pattern

Corner Fastener Pattern for ALL 4 CORNERS OF GIB® Bracing Elements (excluding GS2-NOM).

- All four corners of a GIB® plasterboard bracing element must be fastened as per the fastening patterns shown below
- Bracing element perimeter is then fastened at 150mm centres, or for GS2-NOM 300mm centres
- Fasteners must be no closer than 12mm from the paper enclosed edge and no closer than 18mm from sheet ends or cut edges of sheets

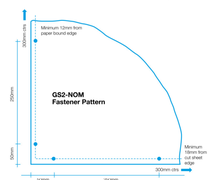
GIB EzyBrace® Corner Fastener Pattern

Unless specified all fastener spacings are maximums.

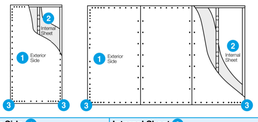


Note: For panels between 400mm and 450mm place this fastener centrally

Refer to wind loading section of the GIB Weatherline® Design and Construction Manual for fastening centres, except when installing a W-H bracing element where the GIB EzyBrace® fastener pattern will apply.



6.1.3 Installation Summary - Exterior System Options



	Exterior Side 1			Internal Sheet 2			Panel Hold-Down Fixings 3
	Lining	Fasteners	Fastener Spacing	Lining	Fasteners	Fastener Spacing	
GSW-N	10mm or 13mm GIB Weatherline®	41mm x 6g GIB® Grabber® ceramic coated high thread screws.	Corner screw placement as illustrated on p.71. Screw placement at 150mm max to sheet perimeter. Centre of the sheet fixed at 300mm max.	Any 10mm or 13mm GIB® plasterboard	32mm x 6g GIB® Grabber® high thread screws	Corner screw placement as illustrated on p.71. Screw placement at 150mm max to sheet perimeter. Centre of the sheet may be fixed with adhesive or fastenings at 300mm max.	Not Required
GSW-H							Yes
W-H				Not Required			Yes
BLW-H				10mm or 13mm GIB Braceline®/ Noiseline®	32mm x 6g GIB® Grabber® high thread screws	Corner screw placement as illustrated on p.71. Screw placement at 150mm max to sheet perimeter. Centre of the sheet may be fixed with adhesive or fastenings at 300mm max.	Yes

Note: Minimum bracing element length is 400mm

6.1.4 Exterior Bracing Systems Specifications

GSW-N

— Corner fastening pattern applies (see p.71)
— Panel hold downs not required

Exterior Side

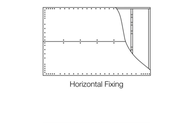
1. 10mm or 13mm GIB Weatherline® to exterior side of the wall
2. Fasteners 41mm x 6g GIB® Grabber® ceramic coated high thread screws
3. Refer to wind loading section fo the GIB Weatherline® Design and Construction Manual for fastener centres
4. All joints and screw fixings must be taped with GIB Weatherline® Flashing Tape, no plaster stopping is required

— Corner fastening pattern applies (see p.71)
— Panel hold downs not required

Internal Side

1. Any 10mm or 13mm GIB® plasterboard to one side of the wall only
2. Corner fastening pattern applies (see p.71)
3. 32mm x 6g GIB® Grabber® screws or GIB® Grabber® Dual Thread screws at 150mm max to perimeter
4. Centre of the sheet may be fixed with adhesive or fastenings at 300mm max
5. Panel hold downs not required
6. Joints must be stopped
7. GIB® tape must be used in joints
8. Sheets may be fixed horizontally or vertically

Bracing Element – Internal side



GSW-H

— Corner fastening pattern applies (see p.71)
— Panel hold downs required

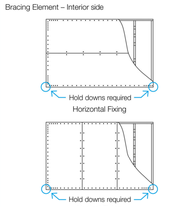
Exterior Side

1. 10mm or 13mm GIB Weatherline® to exterior side of the wall
2. Fasteners 41mm x 6g GIB® Grabber® Ceramic Coated High Thread Screws
3. Refer to wind loading section fo the GIB Weatherline® Design and Construction Manual for fastener centres
4. All joints and screw fixings must be taped with GIB Weatherline® Flashing Tape, no plaster stopping is required

Internal Side

1. 10mm or 13mm GIB Braceline® to one side of the wall only
2. Corner fastening pattern applies (see p.71)
3. 32mm x 6g GIB® Grabber® screws or GIB® Grabber® Dual Thread screws at 150mm max to perimeter (plasterboard side) 50 x 2.8mm FH nails at 150mm max to perimeter. Corner fastening pattern not applicable to plywood side
4. Centre of the sheet may be fixed with adhesive or fastenings at 300mm max
5. Panel hold downs required
6. Joints must be stopped
7. GIB® tape must be used in joints
8. Sheets may be fixed horizontally or vertically

Bracing Element – Interior side



For sheet substitution options refer to p.14.

6.1.4 Exterior Bracing Systems Specifications

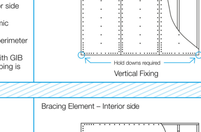
W-H

— Corner fastening pattern applies (see p.71)
— Panel hold downs required

Exterior Side

1. 10mm or 13mm GIB Weatherline® to exterior side of the wall
2. Fasteners 41mm x 6g GIB® Grabber® Ceramic Coated High Thread Screws
3. Screw placement at 150mm max to sheet perimeter
4. Centre of the sheet fixed at 300mm max
5. All joints and screw fixings must be taped with GIB Weatherline® Flashing Tape, no plaster stopping is required

Bracing Element – Exterior side



BLW-H

— Corner fastening pattern applies (see p.71)
— Panel hold downs required

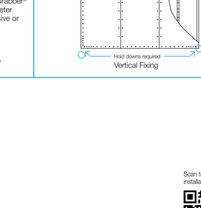
Exterior Side

1. 10mm or 13mm GIB Weatherline® to exterior side of the wall
2. Fasteners 41mm x 6g GIB® Grabber® Ceramic Coated High Thread Screws
3. Refer to wind loading section fo the GIB Weatherline® Design and Construction Manual for fastener centres
4. All joints and screw fixings must be taped with GIB Weatherline® Flashing Tape, no plaster stopping is required

Internal Side

1. Any 10mm or 13mm GIB® plasterboard to one side of the wall only
2. Corner fastening pattern applies (see p.71)
3. 32mm x 6g GIB® Grabber® screws or GIB® Grabber® Dual Thread screws at 150mm max to perimeter
4. Centre of the sheet may be fixed with adhesive or fastenings at 300mm max
5. Panel hold downs not required
6. Joints must be stopped
7. GIB® tape must be used in joints
8. Sheets may be fixed horizontally or vertically

Bracing Element – Interior side



For sheet substitution options refer to p.14.

Scan to view GIB® installation videos

2.3 GIB® PLASTERBOARD ALTERNATIVES

With the wide range of plasterboard types there are occasionally some overlaps in functionality. A tick ✔ indicates that the board can perform the same function as that of the original board.
For situations not covered below contact the GIB® Helpline on 0800 100 442.

		Proposed Alternative							
		GIB® Standard	GIB Fyreline®	GIB Braceline® GIB Noiseline®	GIB Aqualine®	GIB Ultraline®	GIB Toughline®	GIB Toughline® Aqua	GIB Weatherline®
Original 10mm Board		10mm	10mm	10mm	10mm	10mm	-	-	10mm
GIB® Standard	10mm		✔	✔	✔	✔			
GIB Fyreline®	10mm	✔ Note 1		✔	✔	✔			
GIB Braceline®/ GIB Noiseline®	10mm		✔ Note 1 & Either side		✔ Noted 2 and 3				
GIB Aqualine®	10mm								✔
GIB Ultraline®	10mm								

Original 13mm Board		13mm	13mm	13mm	13mm	13mm	13mm	13mm	13mm
GIB® Standard	13mm		✔	✔	✔	✔	✔	✔	
GIB Fyreline®	13mm			✔	✔		✔	✔	
GIB Braceline®/ GIB Noiseline®	13mm		✔ Notes 1 and 3		✔ Noted 2 and 3		✔ Note 3	✔ Note 3	
GIB Aqualine®	13mm							✔	✔ Note 6
GIB Ultraline®	13mm								
GIB Toughline®	13mm							✔	

Note 1: Fastener type and length must be as specified for the relevant FRR system at 10mm centres to the perimeter of the element. The bracing element must be 900mm or greater. Corner fastening pattern applies.
Note 2: Fasteners at 100mm centres to the perimeter of the element. The bracing element must be 900mm or greater. Corner fastening pattern applies.
Note 3: The bracing function can be met but noise control will be reduced.
Note 4: If stopping and painting of GIB Weatherline® is anticipated refer to the GIB Weatherline® technical literature for more information.
Note 5: This alternative applies to wet area applications. 13mm GIB Weatherline® is not a direct substitute for 13mm GIB Fyreline® in fire-rated applications.

Weatherline has some cross-function capabilities but as it requires other components it may require a "system change". Check with the GIB® Helpline for more information.

REV	DATE	REASON
C1	12.12.2025	Building Consent

PROJECT NAME & ADDRESS

28 Andover Street
Merivale, Christchurch, 8014

SHEET TITLE

GIB Bracing Specification - Sheet 1

BMC BATCHELAR McDOUGALL CONSULTING
STRUCTURAL & CIVIL ENGINEERS
Level Three, 335 Lincoln Rd, Addington, Christchurch 8024, Tel : (03) 338 3351
Email : contact@bmconsult.co.nz Web : http://www.bmconsult.co.nz

OFFICE	SCALE @ A1	SCALE @ A3
Christchurch	1 : 1	NTS
DRAWN BY	DESIGNED BY	CHECKED BY
JFM	HW	CG
PROJECT NUMBER	SHEET NUMBER	REVISION
2509-4618	S6-10	C1

STATUS
Building Consent

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Christchurch City Council
Page 52 of 74
BCN/2025/10436
Approved Building Consent Document
23/03/2026 McCook Weir, Nicky

6.1.5 Bottom Plate Fixing

Bottom Plate Fixings for GIB® Bracing Elements

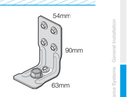
Brace Type	Concrete Slabs		Timber Floors
	External Walls	Internal Walls	External and Internal Walls
GS1-N GSW-N	As per NZS 3604:2011 No specific additional fastening required	As per NZS 3604:2011 Alternatively use 75 x 3.8mm shot-fired fasteners with 16mm discs, 150mm and 300mm from each end of the bracing element and at 600mm thereafter.	Pairs of 100 x 3.75mm flat head hand driven nails or 3/90 x 3.15mm power driven nails at 600mm centres in accordance with NZS 3604:2011
GS2-N GS2-NOM	Not applicable		
GSP-H BL1-H BLP-H GSW-H W-H BLW-H	Intermediate fastenings to comply with NZS 3604:2011 In addition: GIB HandiBrac® fixings or metal wrap-around strap fixings and bolt as illustrated on p.69-70		Pairs of 100 x 3.75mm flat head hand driven nails or 3/90 x 3.15mm power driven nails at 600mm centres in accordance with NZS 3604:2011 In addition: GIB HandiBrac® fixings or metal wrap-around strap fixings and bolt as illustrated below
BLG-H	Not applicable	As for GSP-H, BL1-H, BLP-H on concrete slab as illustrated on p.69-70	

6.1.6 Panel Hold-Down Details

GIB HandiBrac® – Recommended Method

Developed in conjunction with MiTek™ NZ, the GIB HandiBrac® has been designed and tested for use as a hold-down in GIB® BL and GSP bracing elements.

- The GIB HandiBrac® registered design provides for quick and easy installation
- The GIB HandiBrac® provides a flush surface for the wall linings because it is fitted inside the framing. There is no need to check into the framing as recommended with conventional straps
- The GIB HandiBrac® is suitable for both new and retrofit construction
- The design also allows for installation and inspection at any stage prior to fitting internal linings



Concrete Floors		Timber Floors	
External Walls	Internal Walls	External Walls	Internal Walls
			
Position GIB HandiBrac® as close as practicable to the internal edge of the bottom plate	Position GIB HandiBrac® at the stud / plate junction	Position GIB HandiBrac® in the centre of the perimeter boundary joist	Position GIB HandiBrac® in the centre of floor joist or full depth solid block

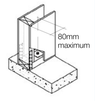
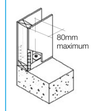
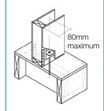
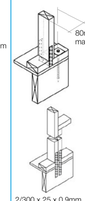
Hold-Down Fastener Requirements

Concrete Floors	Timber Floors
A mechanical fastening with a minimum characteristic uplift capacity of 15kN or use supplied BT 10/140 screw bolt in GIB HandiBrac® pack.	12 x 150mm galvanised coach screw or use supplied BT 10/140 screw bolt in GIB HandiBrac® pack.

Bracing Strap Installation

Care needs to be taken with the installation of the bracing strap. It should be checked in to be flush with the face of the stud providing a flat substrate for the plasterboard. It should be positioned in such a way that the important corner fastenings of the bracing element are not affected by it. Keeping the strap to the edge of the end stud as shown will allow the important corner fastenings to be installed without having to penetrate the bracing strap.

Concrete Floors	Timber Floors
400 x 25 x 0.9mm galvanised strap to pass under the plate and up the other side of the stud. Six 30 x 2.5 flat head galvanised nails to each side of the stud. Three 30 x 2.5 flat head galvanised nails to each side of the plate. Hold down bolt with 50 x 50 x 3mm washer to be fitted within 80mm of the edge of the element.	

Internal Walls	External Walls	Internal Walls	External Walls
			
80mm maximum	80mm maximum	80mm maximum	80mm maximum 2/300 x 25 x 0.9mm galvanised straps with six 30 x 2.5mm flat head galvanised nails to each stud and into the floor joist and three nails to the plate. Block to nog fixed with 3/100 x 3.75mm nails to stud.

Hold-Down Fastener Requirements

Concrete Floors	Timber Floors
A mechanical fastening with a minimum characteristic uplift capacity of 15kN fitted with a 50 x 50 x 3mm square washer within 80mm of the ends of the bracing element.	12 x 150mm galvanised coach screw fitted with a 50 x 50 x 3mm square washer within 80mm of the ends of the bracing element.

Scan to view GIB® installation videos

6.1.8 General Installation Details

- Timber framing to comply with NZS 3604:2011
- Minimum stud dimensions:
  - External walls – 90 x 35mm
  - Internal walls – 70 x 45mm
- Use full sheets where possible
- If part sheets are required a min dimension of 300mm applies for all bracing elements
- All joints and fastener heads in GIB EzyBrace® Systems must be stopped. GIB® tape must be used in joints

Bracing in Wet Areas

GIB EzyBrace® Systems are not to be installed inside shower cubicles or around baths.

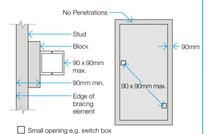
Outside of these areas it is acceptable to use GIB EzyBrace® Systems in bathrooms and other wet areas provided that the surface of the element is maintained impervious for the life of the building.



Small Openings in Bracing Elements

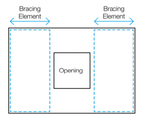
Small openings (e.g. power outlets) of 90 x 90mm maximum or circular holes no more than 100mm may be placed no closer than 90mm to the edge of the braced element. A block may need to be provided alongside the perimeter stud as shown below.

When more than 1 small opening is required to be placed in a bracing element, contact the GIB® Helpline for further guidance.



Large Openings in Bracing Elements

For openings above 90 x 90mm such as switch boards, recessed cabinets and TV's etc. should be placed outside of the bracing element or locate the bracing element on the other side of the wall framing.



Intersecting Walls

GIB® Bracing Elements may have intersecting walls with a min length of 200mm. Fasteners are required around the perimeter of the bracing element. Vertical joints at T-junctions must be fixed and jointed as specified for intermediate sheet joints. The bracing element length must be no less than 900mm.

Where a Wall Bracing Element is interrupted by a T-junction the element is deemed to be continuous for the whole length (900mm min in the example illustrated).

When fixing part sheets of GIB® plasterboard to the side of a T-junction, a min width of 300mm applies for bracing elements. See figures on p.73.

6.1.9 Ceiling Diaphragms

Ceiling diaphragms do not have a bracing unit rating but are used when bracing lines are spaced further than 6.0m apart.

Any 10mm or 13mm GIB® plasterboard can be used for ceiling diaphragms.

Ceiling Diaphragms

Small Openings
Small opening (e.g. down lights) of 90 x 90mm or less may be placed no closer than 90mm to the edge of the ceiling diaphragm.

Large Openings
Openings are allowed within the middle third of the diaphragms length and width. Fixing of sheet material to opening trimmers should be at 150mm centres. Neither opening dimension should exceed a third of the diaphragm width. Larger openings or openings in other locations require specific engineering design.

Flue and Range Hood Openings
Where flue or range hood openings are required in a ceiling diaphragm the use of a galvanised metal backing plate is recommended, with a max hole diameter of 350mm.

Note: Backing plate detail can be used for range hood openings in walls.

For more information refer to the GIB Ezybrace® technical manual.





Use full width sheets where possible.

Minimum length sheet – 1.8m

Minimum width sheet – 900mm

Sheets less than 900mm in width but no less than 600mm may be used provided that the sheet edge joint is fully back blocked.

Ceiling diaphragms may be constructed using any GIB® plasterboard provided perimeter fixing is at;

150mm centres for: Diaphragms up to 7.5m in length, no steeper than 15°.

100mm centres for: Diaphragms up to 7.5m in length, no steeper than 45°. Diaphragms up to 12m in length, no steeper than 25°.

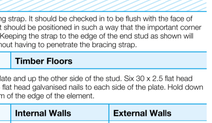
Diaphragms outside these parameters must be specifically designed.

6.1.9 Ceiling Diaphragms

Ceiling Diaphragms

GIB® Rondo® 310 metal ceiling battens may be used if fixed directly through the flanges into the ceiling framing using 2/32mm x 8g wafer head screws.

If the 310 ceiling battens are required to be clip fixed, a block or continuous timber member must be securely attached to the ceiling framing at the level of the back of the metal batten. The batten is then fastened to this timber as shown.



For steel battens a continuous channel or angle is required to the perimeter of the diaphragm.

This must be fastened to the framing with GIB® Grabber® 32mm x 8g wafer head screws at 300mm centres.

Battens must be fixed to the channel with 32mm x 8g GIB® Grabber® wafer head screws.

It is important that a positive connection is created between the top plate and the ceiling substrate.

Coved ceiling diaphragms can be achieved by attaching a folded metal angle to the junctions.

- Minimum .55mm BMT with 100mm each leg
- Fastened at 300mm centres on each edge using 32mm x 6g GIB® wafer head screws

Linings must be fixed to both sides of the metal angle at 150mm or 100mm centres with minimum 25mm x 6g GIB® Grabber® self-tapping screws

General installation

- Sheet end butt joints must be formed off framing and back-blocked (see p.50)
- Framing and ceiling batten requirements for ceiling diaphragms are the same as for general ceiling installaton (see p.48)
- The body of the ceiling must be fixed as per general ceiling installaton (see p.48)
- Openings and penetrations in ceiling diaphragms are as for wall bracing (see p.74)
- Linings must be installed over the entire area of the diaphragm
- Joints and fastener heads must be stopped. GIB® tape must be used in joints

GIB® EZYBRACE® SYSTEMS (NZS 3604)

GIB EzyBrace® Systems specification W-H

Specification	Minimum length (m)	Lining requirements		Other requirements
W-H	0.4	Interior lining	None	Hold downs
		Exterior sheathing	10mm or 13mm GIB Weatherline®	

WALL FRAMING

Wall framing to comply with:

- NZBC B1 – Structure B1/AS1 Clause 3 – Timber (NZS 3604).
- NZBC B2 – Durability: B2/AS1 Clause 3.2 – Timber (NZS 3602).

Framing dimensions and height as determined by NZS 3604 stud and top plate tables for load-bearing and non-load bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING

Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in the GIB EzyBrace® Systems Specification and Installation Manual or the GIB® Site Guide. Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or three power driven 90 x 3.15mm nails at 600mm centres.

Concrete floor

Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in the GIB EzyBrace® Systems Specification and Installation Manual or the GIB® Site Guide. Within the length of the bracing element bottom plates are to be fixed in accordance with the requirements of NZS 3604.

WALL LINING / SHEATHING

Interior lining

- None.

Exterior sheathing

- 10mm or 13mm GIB Weatherline® sheets.
- Sheets must be fixed vertically.
- Sheets must be fixed to top and bottom plates.
- Vertical sheet joints must be touch fitted.
- Use full length sheets where possible.

FASTENING THE LINING / SHEATHING

Exterior sheathing fasteners

41mm x 6g GIB® Grabber® Ceramic Coated High Thread Screws.

Exterior sheathing fastener centres

For corner fastening pattern refer to diagram or the following page. Intermediate sheet joints fastener centres must be at 150mm centres maximum or less if wind loading specification requires them to be less. Mid-sheet fasteners must be at 300mm centres maximum or less if wind loading specification requires them to be less.

JOINTING

Exterior sheathing jointing

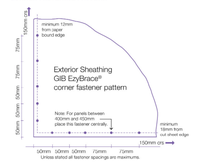
No plaster stopping is required. Unless the entire surface is protected with a self-adhesive WRB, all joints and screw fixings must be taped with GIB Weatherline® Flashing Tape. Flashing tape to mid-sheet vertical fasteners is not required when fasteners are covered with a structural cavity batten.

GIB® EZYBRACE® SYSTEMS (NZS 3604)

GIB EzyBrace® Systems specification W-H

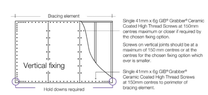
Specification	Minimum length (m)	Lining requirements		Other requirements
W-H	0.4	Interior lining	None	Hold downs
		Exterior sheathing	10mm or 13mm GIB Weatherline®	

CORNER FASTENING PATTERN



See the wind loading section in this manual for fastening centres.

EXTERNAL SHEET LAYOUT



In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components can produce an entirely different system and may seriously compromise performance. Follow the specifications. This specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems.

REV	DATE	REASON
C2	19.03.2026	Building Consent Update
C1	12.12.2025	Building Consent

PROJECT NAME & ADDRESS

28 Andover Street
Merivale, Christchurch, 8014

SHEET TITLE

GIB Bracing Specification - Sheet 2

BMC BATCHELAR McDOUGALL CONSULTING
STRUCTURAL & CIVIL ENGINEERS
Level Three, 335 Lincoln Rd, Addington, Christchurch 8024, Tel : (03) 338 3351
Email : contact@bmconsult.co.nz Web : http://www.bmconsult.co.nz

OFFICE	SCALE @ A1	SCALE @ A3
Christchurch	As indicated	NTS
DRAWN BY	DESIGNED BY	CHECKED BY
JFM	HW	CG
PROJECT NUMBER	SHEET NUMBER	REVISION
2509-4618	S6-11	C2

STATUS
Building Consent

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3.3 ECOPLY® BRACING SPECIFICATION - EPI

Table 10: Singled Sided Structural Plywood Brace

Specification No.	Minimum Wall Length	Lining Requirements	BUs/m Wind	BUs/m Earthquake
EP1_0.4	0.4 m	Ecoply® one side	80	95
EP1_0.6	0.6 m	Ecoply one side	95	105
EP1_1.2	1.2 m	Ecoply one side	120	135

Framing

Wall framing must comply with:

- NZBC B1 - Structure: AS1 Clause 3 Timber (NZS 3604)
- NZBC B2 - Durability: AS1 Clause 3.2 Timber (NZS 3602)

Framing dimensions and height are as determined by the NZS 3604 stud and tcp plate tables for load bearing and non load bearing walls. Kiln dried verified structural grade timber must be used. Machine stress graded timber, such as Laserframe® of SG8 stress grade minimum, is recommended.

Bottom Plate Fixing

Use GIB Handibrac® hold-down connections at each end of the bracing element. Refer to manufacturer installation instructions supplied with the connectors for correct installation instructions and bolt types to be used for either concrete or timber floors. Within the length of the bracing element, bottom plates are fixed in accordance with the requirements of NZS 3604.

Lining

One layer of 7mm, 9mm or 12mm Ecoply® plywood fixed directly to framing. If part sheets are used, ensure nailing at required centres is carried out around the perimeter of each sheet or part sheet. A 2-3mm expansion gap should be left between sheets.

Fastening the Ecoply® Panels

Fasten with 50 x 2.8mm hot dipped galvanised or stainless steel flat head nails for direct fix. Place fasteners no less than 7mm or 3 fastener diameters from sheet edges. Screws cannot be used. Power driven nails are suitable. Do not overdrive, nails must be full round head.

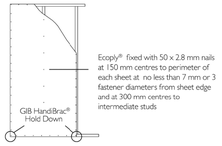
Fasteners for H3.2 CCA Treated Ecoply® Panels

Where fasteners are in contact with H3.2 CCA treated timber or plywood, fasteners shall be a minimum of hot dip galvanised.

In certain circumstances stainless steel fasteners may be required. Refer to Table 8 of the Ecoply Specification and Installation Guide for these circumstances and further fastener selection advice. Where stainless steel nails are required, annular grooved nails must be used.

Fastening Centres

Fasteners are placed at 150mm centres around the perimeter of each sheet and 300mm centres to intermediate studs. Where more than one sheet forms the brace element each sheet must be nailed off independently.



Ecoply® Bracing Systems are designed to meet the requirements of the NZBC and have been tested and analysed using the P21 method referenced in NZS 3604:2011 listed as an acceptable solution B1/AS1 Structure. Testing was carried out using Ecoply manufactured by Carter Holt Harvey and SG8 timber framing, and GIB® products manufactured by Winstone Wallboards Ltd. Substituting materials may compromise performance of the system. GIB® and GIB HandiBrac® are registered trade marks of Fletcher Building Holdings Ltd.

SEPTEMBER 2022

Christchurch City Council
BCN/2025/10436
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23/03/2026 McCook Weir, Nicky

REV	DATE	REASON
C1	12.12.2025	Building Consent

PROJECT NAME & ADDRESS

28 Andover Street
Merivale, Christchurch, 8014

SHEET TITLE

Ecoply Bracing Specification - Sheet 1

BMC BATCHELAR McDOUGALL CONSULTING STRUCTURAL & CIVIL ENGINEERS
Level Three, 335 Lincoln Rd, Addington, Christchurch 8024, Tel : (03) 338 3351
Email : contact@bmconsult.co.nz Web : http://www.bmconsult.co.nz

OFFICE	SCALE @ A1	SCALE @ A3
Christchurch	1 : 1	NTS
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JFM	HW	CG
PROJECT NUMBER	SHEET NUMBER	REVISION
2509-4618	S6-12	C1

STATUS **Building Consent**

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ANDOVER STREET DEVELOPMENT

28 ANDOVER STREET MERIVALE, CHRISTCHURCH 8014

Christchurch City Council
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23/03/2026 McCook Weir, Nicky

FIRE SPRINKLER DRAWINGS

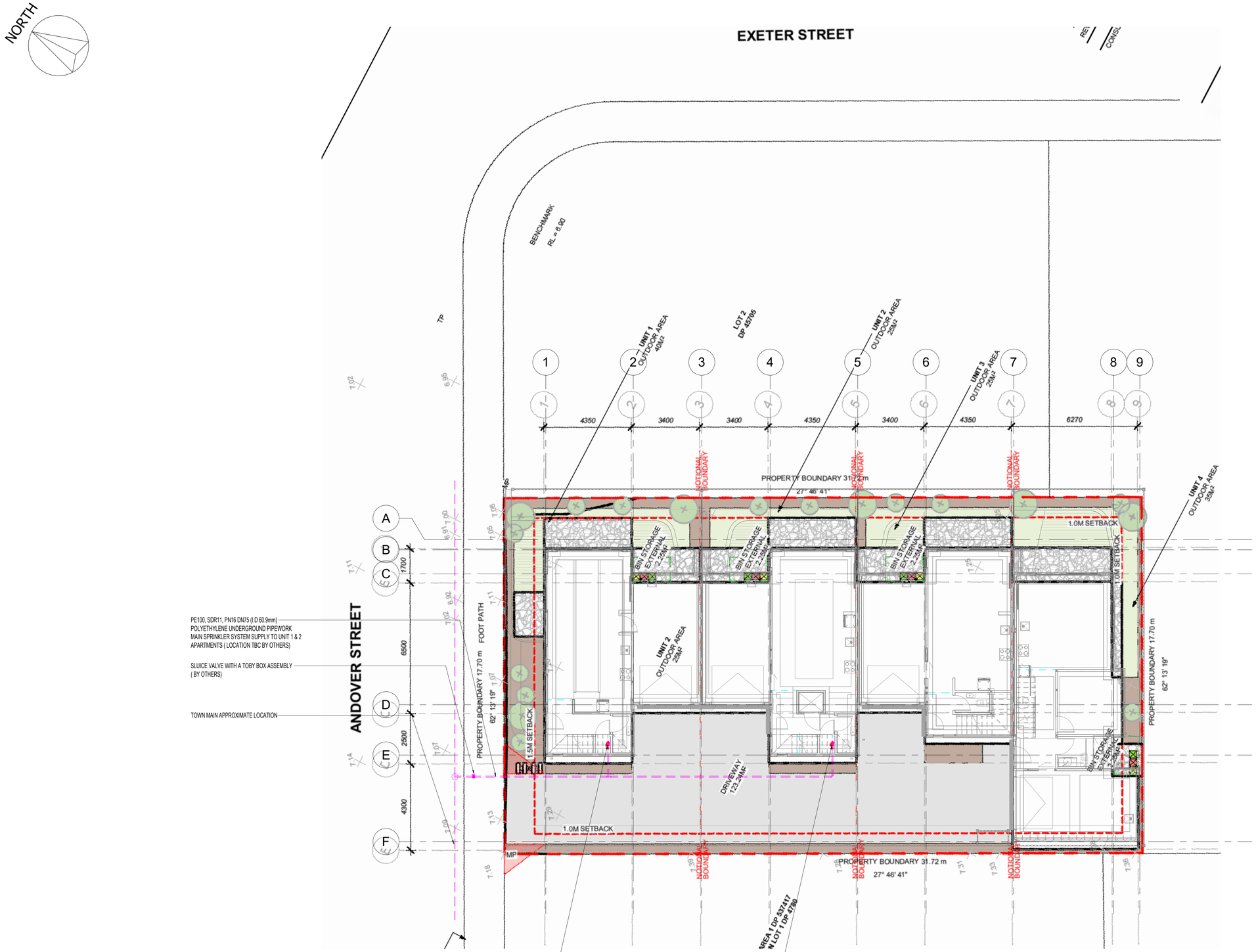
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DRAWING LIST	
SHEET NO.	SHEET NAME
FS-0000	COVER PAGE
FS-0001	SITE PLAN
FS-0010	FIRE SPRINKLER LAYOUT - GROUND FLOOR
FS-0011	FIRE SPRINKLER LAYOUT - FIRST FLOOR

SPFP
South Pacific Fire Protection

S4A.
STUDIO 4 ARCHITECTS

Christchurch City Council
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23/03/2026 McCook Weir, Nicky



1 SITE PLAN
1 : 100

REV	REVISION DETAIL	DATE
A	FOR CONSENT	13/03/2026

SPFP
South Pacific Fire Protection
3A OLIVE ROAD, AUCKLAND
PH: 0800 434 883
FAX: (03) 477 0662
WWW.SOUTHPACIFICFIRE.CO.NZ

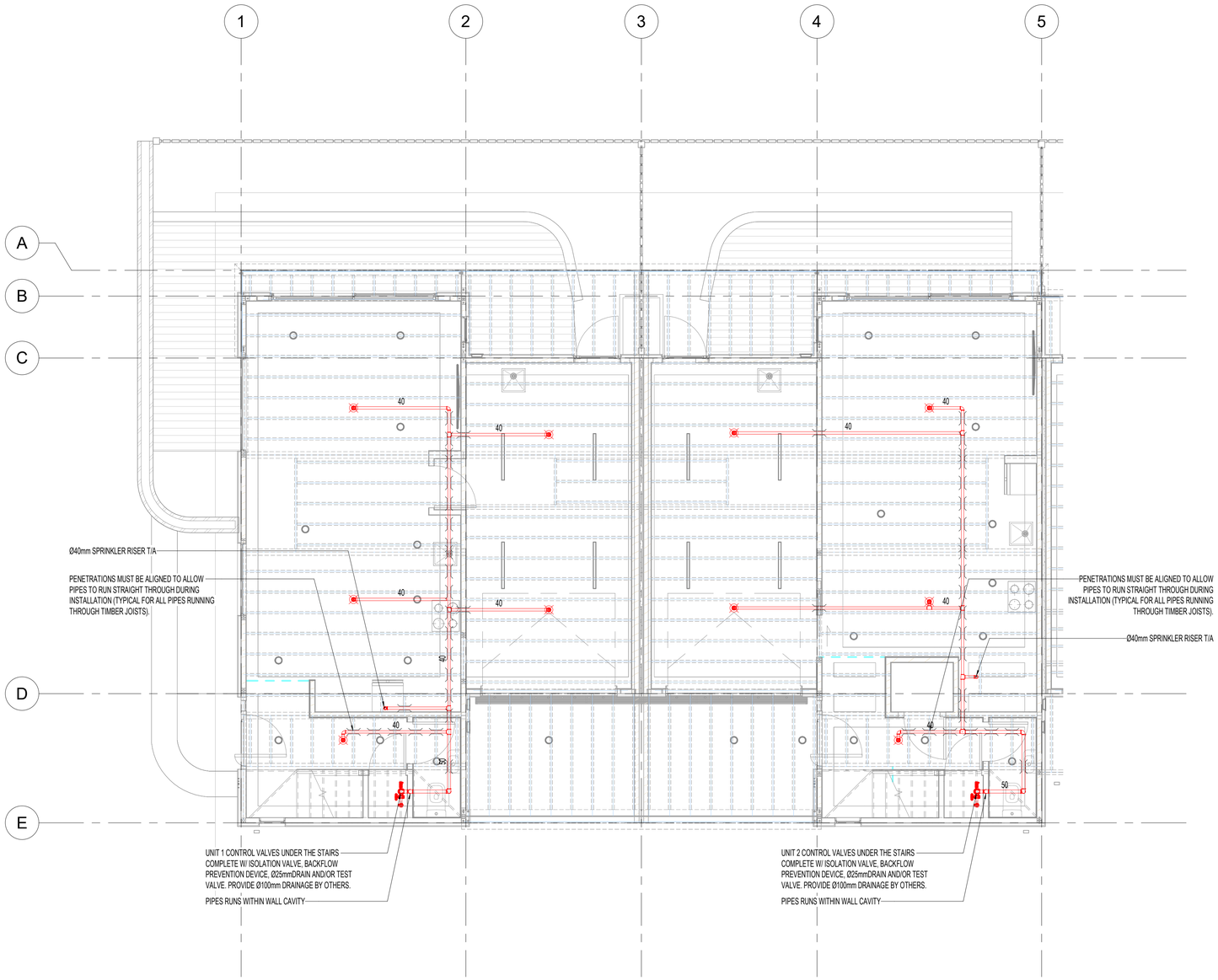
PROJECT:
ANDOVER STREET DEVELOPMENT
28 ANDOVER STREET MERIVALE
CHRISTCHURCH 8014

DRAWING TITLE:
SITE PLAN

DRAWING STATUS:
FOR CONSENT

PROJECT No:	CHC-XXXX	DESIGN TO:	NZS4541-2020
DRAWN BY:	MD	CHECKED BY:	SPFP
DATE:	13/03/2026	SCALE:	(A1) 1 : 100

DRAWING No: FS-0001
REVISION: A

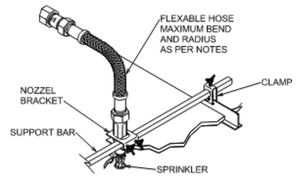


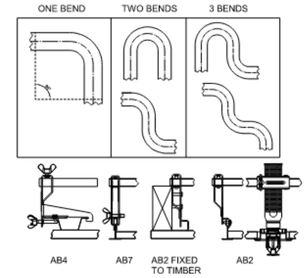
1 GROUND FLOOR
1 : 50

FLEXIBLE DROP NOTES

VICTAULIC AH2 BRADED HOSE
790 mm HOSE MAXIMUM 2 BENDS
915 mm HOSE MAXIMUM 2 BENDS
1220 mm HOSE MAXIMUM 3 BENDS
1830 mm HOSE MAXIMUM 4 BENDS

90° BENDS AT 203 mm BEND RADIUS





LEGEND

NUMBER	SYMBOL	DESCRIPTION	QTY.
V3806		FLEXI DROPPED SPRINKLER FULLY CONCEALED, WHITE QR 68° K8	-
V2708	G	EXPOSED SPRINKLER ON PIPE PENDENT, BRASS QR 93° K8	-
		PENETRATION	
	T/A,T/B	TO ABOVE, TO BELOW	
	F/A,F/B	FROM ABOVE, FROM BELOW	

GENERAL NOTE:

PLEASE NOTE THAT THE PIPE NEEDS TO BE INSTALLED STARTING FROM THE END OF THE BUILDING AND WORKED BACK TOWARD THE INSTALLATION POINT. BECAUSE OF THIS, THE PENETRATION WILL NEED TO BE EXTENDED TO ALLOW THE PIPE TO PASS THROUGH AND REACH THE LOCATION WHERE IT WILL BE INSTALLED.

PLEASE ENSURE THE PENETRATION IS SIZED/EXTENDED APPROPRIATELY SO THE PIPE CAN BE INSERTED AND INSTALLED WITHOUT OBSTRUCTION.

Christchurch City Council
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23/03/2026 McCook Weir, Nicky

FIRE SPRINKLER SYSTEM DESIGNED TO NZS4517:2010

APARTMENTS (RESIDENTIAL)
MAXIMUM COVERAGE AREA PER SPRINKLER= 24m²
MAXIMUM DISTANCE BETWEEN SPRINKLER= 4.9m
MAXIMUM DISTANCE OFF WALLS= 2.45m
MINIMUM DISTANCE APART= 2.4m

REV	REVISION DETAIL	DATE
A	FOR CONSENT	13/03/2026

SPFP
South Pacific Fire Protection
3A OLIVE ROAD, AUCKLAND
PH: 0800 434 883
FAX: (03) 477 0662
WWW.SOUTHPACIFICFIRE.CO.NZ

PROJECT:
ANDOVER STREET DEVELOPMENT
28 ANDOVER STREET MERIVALE
CHRISTCHURCH 8014

DRAWING TITLE:
FIRE SPRINKLER LAYOUT
GROUND FLOOR

DRAWING STATUS:
FOR CONSENT

PROJECT No:	CHC-XXXX	DESIGN TO:	NZS4517-2010
DRAWN BY:	MD	CHECKED BY:	SPFP
DATE:	13/03/2026	SCALE:	(A1)As indicated

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REVISION: A

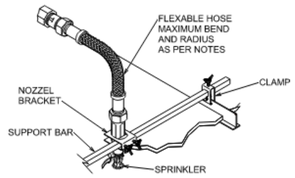


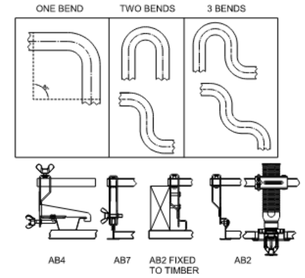
1 FIRST FLOOR
1 : 50

FLEXIBLE DROP NOTES

VICTAULIC AH2 BRADED HOSE
790 mm HOSE MAXIMUM 2 BENDS
915 mm HOSE MAXIMUM 2 BENDS
1220 mm HOSE MAXIMUM 3 BENDS
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90° BENDS AT 203 mm BEND RADIUS





LEGEND

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Christchurch City Council
Page 57 of 74
BCN/2025/10436
Approved Building Consent Document
23/03/2026 McCook Weir, Nicky

FIRE SPRINKLER SYSTEM DESIGNED TO NZS4517:2010

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REV	REVISION DETAIL	DATE
A	FOR CONSENT	13/03/2026

SPFP
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3A OLIVE ROAD, AUCKLAND
PH: 0800 434 883
FAX: (03) 477 0662
WWW.SOUTHPACIFICFIRE.CO.NZ

PROJECT:
ANDOVER STREET DEVELOPMENT
28 ANDOVER STREET MERIVALE
CHRISTCHURCH 8014

DRAWING TITLE:
FIRE SPRINKLER LAYOUT
FIRST FLOOR

DRAWING STATUS:
FOR CONSENT

PROJECT No:	CHC-XXXX	DESIGN TO:	NZS4517-2010
DRAWN BY:	MD	CHECKED BY:	SPFP
DATE:	13/03/2026	SCALE:	(A1)As indicated

DRAWING No: FS-0011
REVISION: A

Christchurch City Council
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23/03/2026 McCook Weir, Nicky

Andover Street Development

28 Andover Street, Merivale, Christchurch

Fire Safety Services

Update drawings Date: 13/03/2026



FIRE SAFETY SERVICES DRAWINGS LIST			
Drawing Number	**Drawing Discipline**	**Drawing Title**	**Current Revision**
FS Series: General			
250887-TMC-0000-DRG-FS -0000	FIRE SAFETY SERVICES	Cover Sheet	4
250887-TMC-0000-DRG-FS -0001	FIRE SAFETY SERVICES	Legend Sheet	4
250887-TMC-0000-DRG-FS -0002	FIRE SAFETY SERVICES	Site Plan	4
250887-TMC-0000-DRG FS -1002	FIRE SAFETY SERVICES	Ground Floor Fire Notes	4
250887-TMC-0000-DRG-FS -1003	FIRE SAFETY SERVICES	First Floor Fire Notes	4
250887-TMC-0000-DRG-FS -1004	FIRE SAFETY SERVICES	North & West Elevation Fire Notes	4
250887-TMC-0000-DRG-FS -1005	FIRE SAFETY SERVICES	East & South Elevation Fire Notes	4
250887-TMC-0000-DRG-FS -1006	FIRE SAFETY SERVICES	Section A Fire Notes	4
250887-TMC-0000-DRG-FS -1007	FIRE SAFETY SERVICES	Section B Fire Notes	4

CRAMPTON & SMITH

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Drawing Title: Cover Sheet

Project Number	Size	Scale
250887	A1	

Drawing Number: 250887-TMC-0000-DRG-FS -0000 Rev: 4

Notes:

1. The Contractor shall work to figured dimensions only.

Christchurch City Council
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23/03/2026 McCook Weir, Nicky

Fire Legend

30 30 30 — Fire rated element 30/30/30 FRR

##m — Total open path travel distance

##m — Dead end path travel distance

##m — Measured hose laying distance

S — Domestic smoke detector (indicative location)

H — Domestic heat detector (indicative location)

 FENZ Hardstand (indicative location)

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Rev	Date	Description
4	13/03/26	Update drawings

To Be Printed In Colour

All information must be verified on site prior to commencing works. Do not scale from drawing.

This drawing shall be read in conjunction with the specification and all other project drawings and documents.

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TMCO
14 Show Place, West Bldg, Addington
engineering@tmco.co.nz
www.TMCO.co.nz
03 348 6066
MECHANICAL FIRE STRUCTURAL ELECTRICAL SUSTAINABILITY HYDRAULICS SEISMIC CIVIL

Client
CRAMPTON & SMITH

Project Name
Andover Street Development
28 Andover Street, Merivale, Christchurch

FIRE SAFETY SERVICES

Drawing Title
Legend Sheet

Project Number	Size	Scale
250887	A1	As Shown

Drawn by	Designed by	Reviewed by
CC	CC	JK

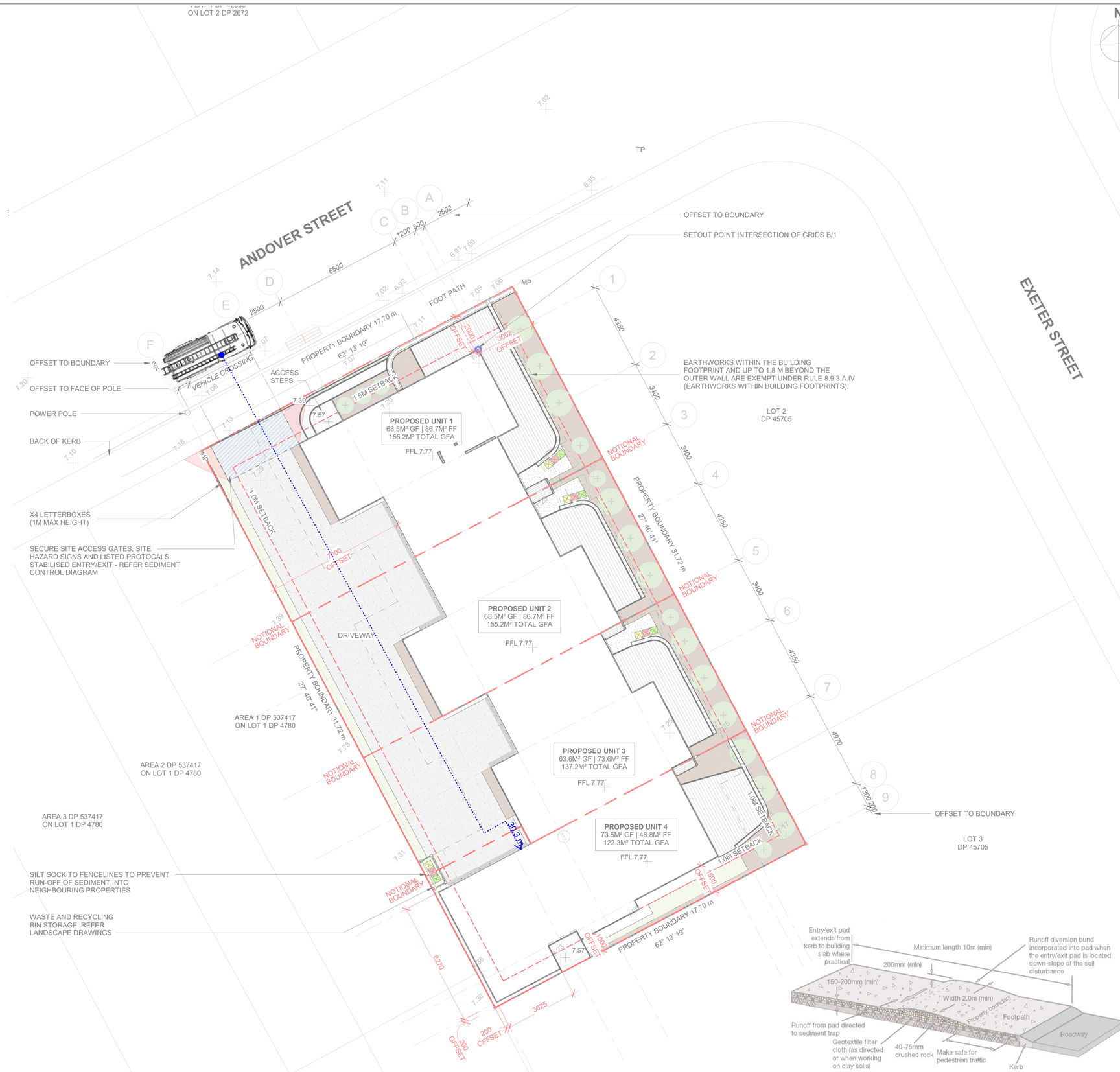
Drawing Status
Update drawings

Drawing Number	Rev
250887 -TMC-0000-DRG-FS - 0001	**4**

Notes:

1. The Contractor shall work to figured dimensions only.

Christchurch City Council
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SITE PLAN
SCALE 1 : 100

SEDIMENT CONTROL DIAGRAM
SCALE NTS

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Rev	Date	Description
4	13/03/26	Update drawings

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engineering@tmco.co.nz
www.TMCO.co.nz
03 348 6066
MECHANICAL FIRE STRUCTURAL ELECTRICAL SUSTAINABILITY HYDRAULICS SEISMIC CIVIL

Client

Project Name
Andover Street Development
28 Andover Street, Merivale, Christchurch

FIRE SAFETY SERVICES

Drawing Title
Site Plan

Project Number	Size	Scale
250887	A1	As Shown

Drawn by	Designed by	Reviewed by
CC	CC	JK

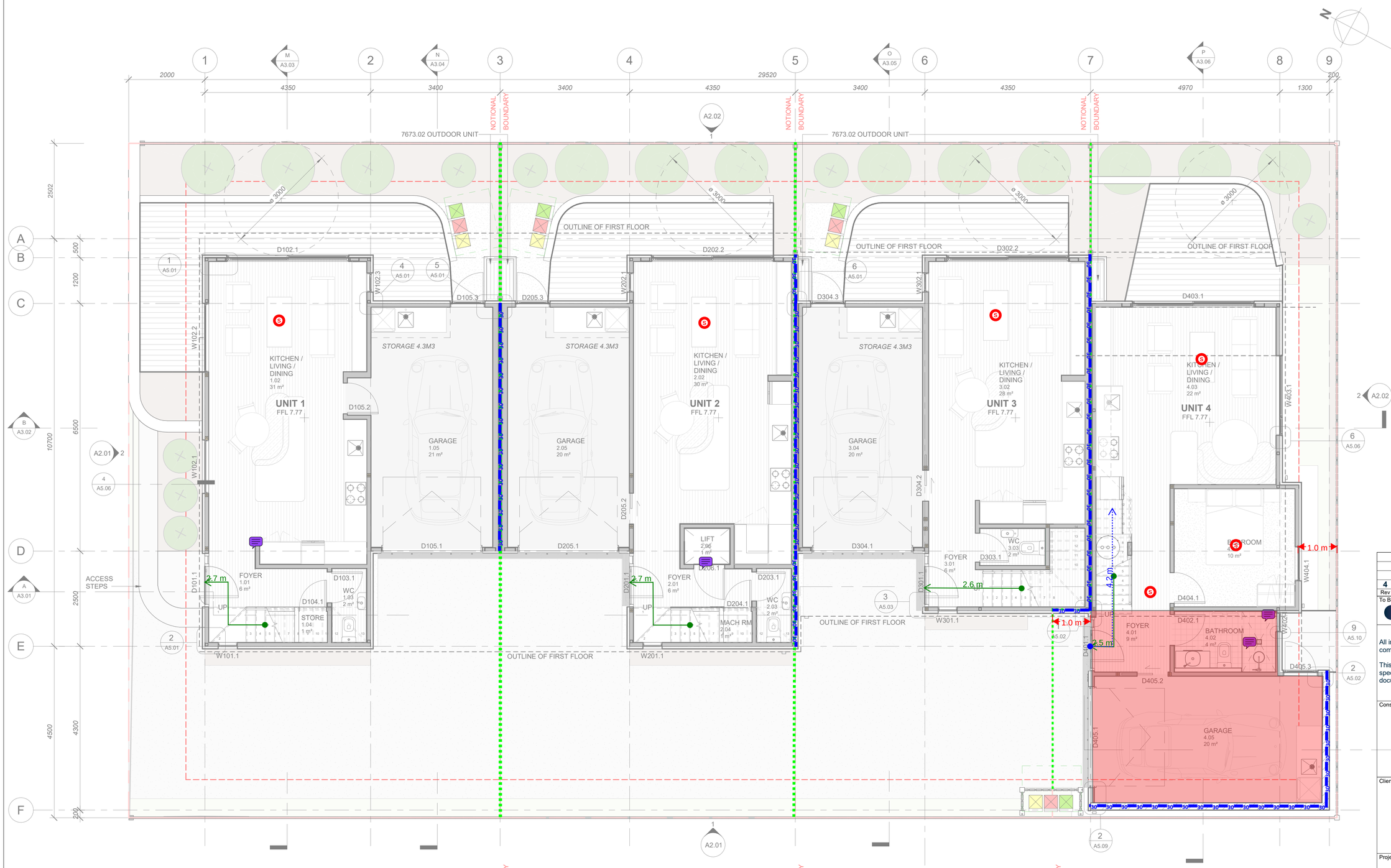
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Drawing Number
250887 -TMC-0000-DRG-FS - 0002
Rev 4

Notes:

1. The Contractor shall work to figured dimensions only.

Christchurch City Council
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Approved Building Consent Document
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GROUND FLOOR PLAN

SCALE 1 : 50

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Rev	Date	Description
4	13/03/26	Update drawings

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engineering@tmco.co.nz
www.TMCO.co.nz
03 348 6066
MECHANICAL FIRE STRUCTURAL ELECTRICAL SUSTAINABILITY HYDRAULICS SEISMIC CIVIL

Client

Project Name
Andover Street Development
28 Andover Street, Merivale, Christchurch

FIRE SAFETY SERVICES

Drawing Title
Ground Floor Fire Notes

Project Number	Size	Scale
250887	A1	As Shown

Drawn by	Designed by	Reviewed by
CC	CC	JK

Drawing Status
Update drawings

Drawing Number
250887 -TMC-0000-DRG-FS - 1002

Rev
4

Notes:

1. The Contractor shall work to figured dimensions only.

Christchurch City Council
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FIRST FLOOR PLAN
SCALE 1 : 50

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Rev	Date	Description
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engineering@tmco.co.nz
www.TMCO.co.nz
03 348 6066
MECHANICAL FIRE STRUCTURAL ELECTRICAL SUSTAINABILITY HYDRAULICS SEISMIC CIVIL

Client

Project Name
Andover Street Development
28 Andover Street, Merivale, Christchurch

FIRE SAFETY SERVICES

Drawing Title
First Floor Fire Notes

Project Number	Size	Scale
250887	A1	As Shown

Drawn by	Designed by	Reviewed by
CC	CC	JK

Drawing Status
Update drawings

Drawing Number	Rev
250887 -TMC-0000-DRG-FS - 1003	4

Notes:

1. The Contractor shall work to figured dimensions only.

Christchurch City Council
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23/03/2026 McCook Weir, Nicky



NORTH ELEVATION

SCALE 1 : 50



WEST ELEVATION

SCALE 1 : 50

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Rev	Date	Description
4	13/03/26	Update drawings

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03 348 6066
MECHANICAL FIRE STRUCTURAL ELECTRICAL SUSTAINABILITY HYDRAULICS SEISMIC CIVIL

Client

Project Name
Andover Street Development
28 Andover Street, Merivale, Christchurch

FIRE SAFETY SERVICES

Drawing Title
North & West Elevation Fire Notes

Project Number	Size	Scale
250887	A1	As Shown

Drawn by	Designed by	Reviewed by
CC	CC	JK

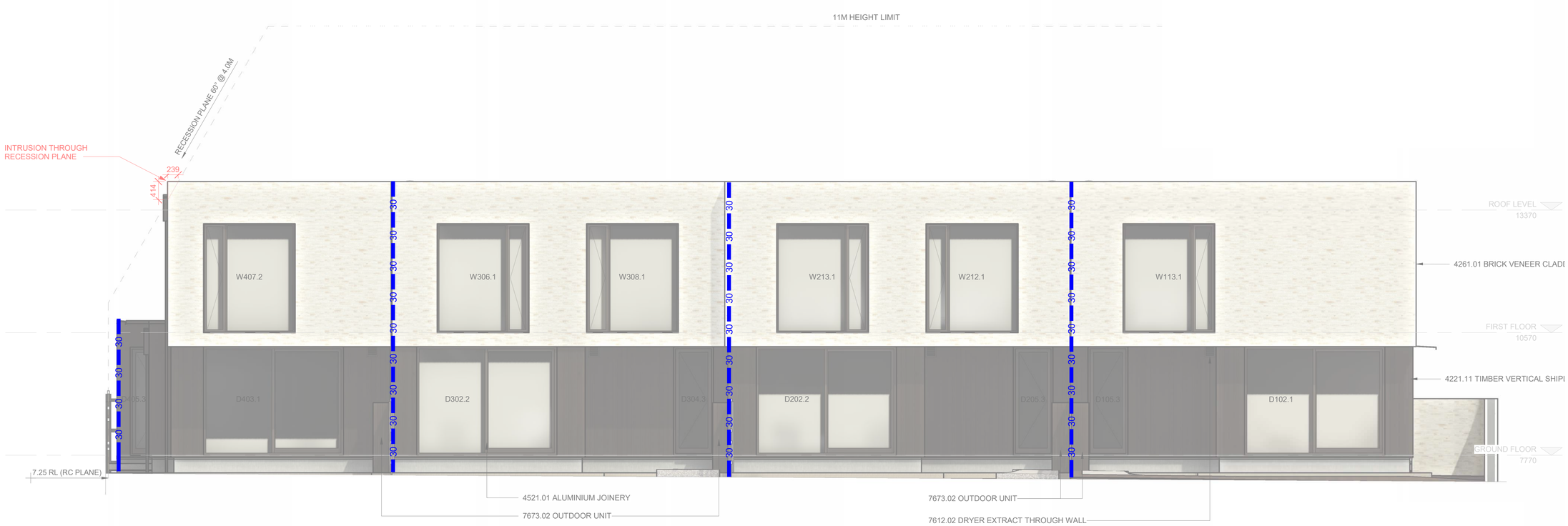
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Update drawings

Drawing Number	Rev
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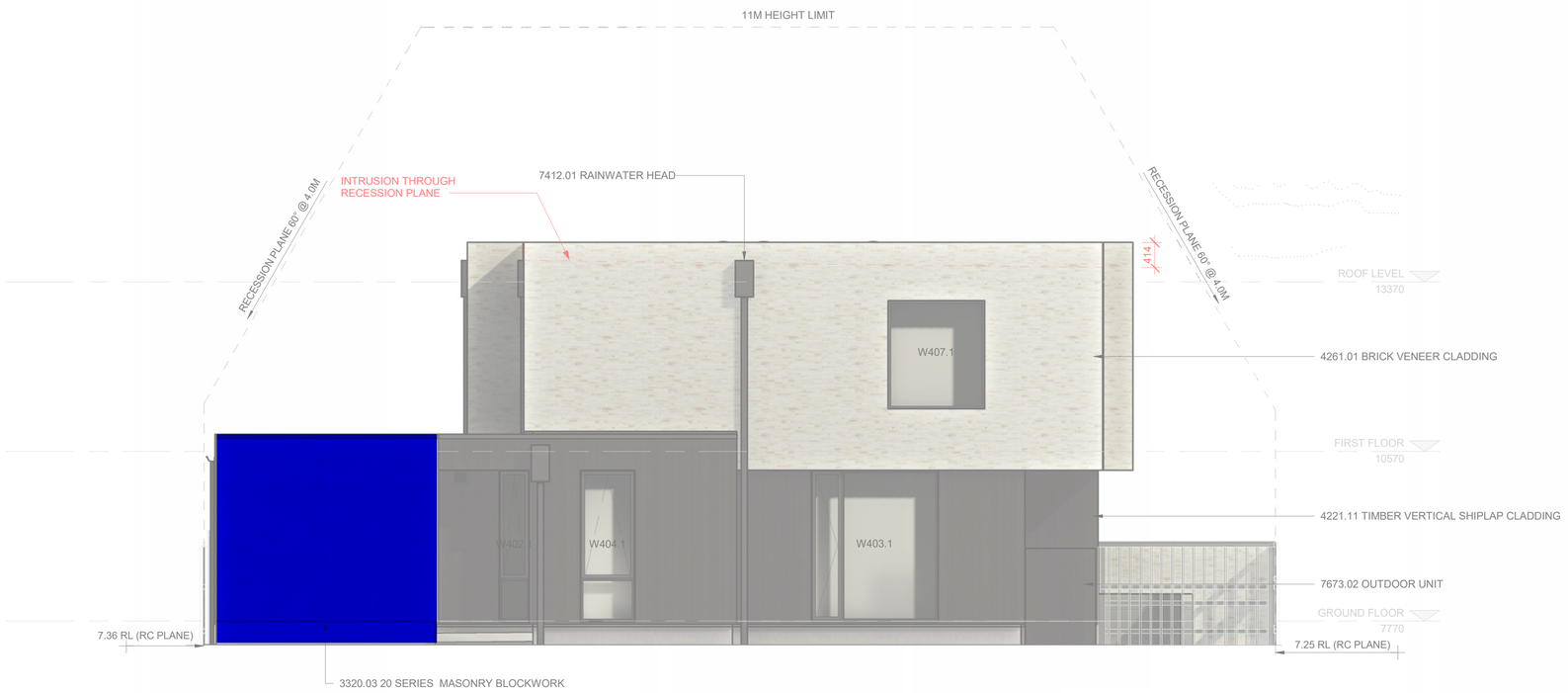
1. The Contractor shall work to figured dimensions only.

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23/03/2026 McCook Weir, Nicky



EAST ELEVATION

SCALE 1 : 50



SOUTH ELEVATION

SCALE 1 : 50

PDF ONLY
NO DWG OR REVIT FILE

Rev	Date	Description
4	13/03/26	Update drawings

To Be Printed In Colour

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Consultant
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14 Show Place, West Bldg, Addington
engineering@tmco.co.nz
www.TMCO.co.nz
03 348 6066
MECHANICAL FIRE STRUCTURAL ELECTRICAL SUSTAINABILITY HYDRAULICS SEISMIC CIVIL

Client

Project Name
Andover Street Development
28 Andover Street, Merivale, Christchurch

FIRE SAFETY SERVICES

Drawing Title
East & South Elevation Fire Notes

Project Number	Size	Scale
250887	A1	As Shown

Drawn by	Designed by	Reviewed by
CC	CC	JK

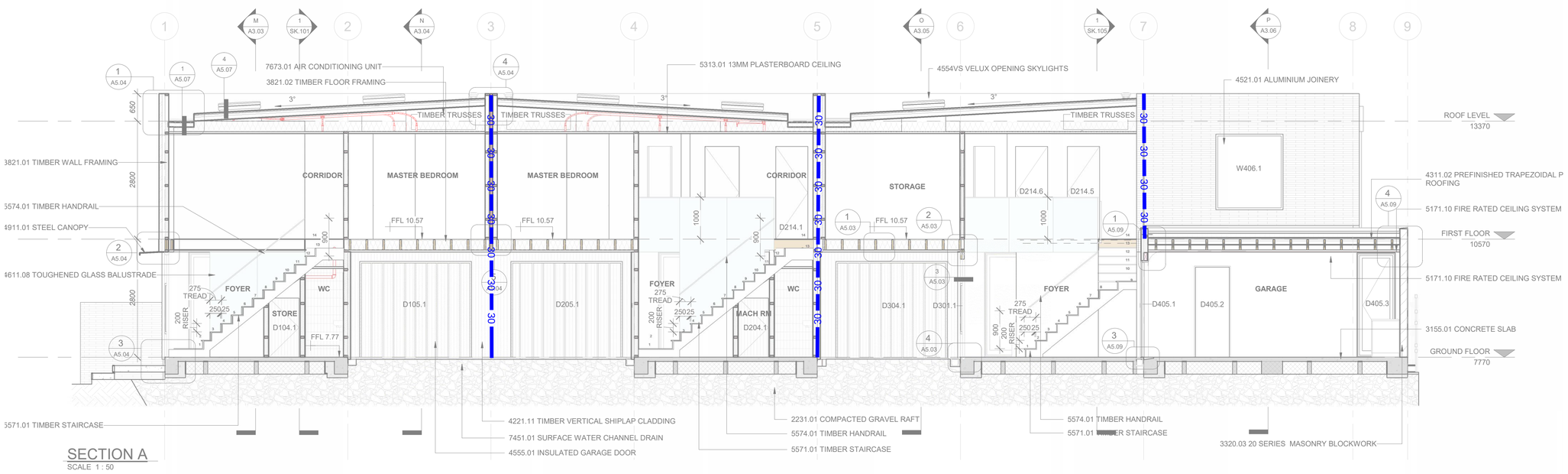
Drawing Status
Update drawings

Drawing Number	Rev
250887 -TMC-0000-DRG-FS - 1005	4

Notes:

1. The Contractor shall work to figured dimensions only.

Christchurch City Council
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Approved Building Consent Document
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SECTION A
SCALE 1 : 50

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Rev	Date	Description
4	13/03/26	Update drawings

To Be Printed In Colour

All information must be verified on site prior to commencing works. Do not scale from drawing.

This drawing shall be read in conjunction with the specification and all other project drawings and documents.

Consultant
TMCO
14 Show Place, West Bldg, Addington
engineering@tmco.co.nz
www.TMCO.co.nz
03 348 6066
MECHANICAL FIRE STRUCTURAL ELECTRICAL SUSTAINABILITY HYDRAULICS SEISMIC CIVIL

Client

Project Name
Andover Street Development
28 Andover Street, Merivale, Christchurch

FIRE SAFETY SERVICES

Drawing Title
Section A Fire Notes

Project Number	Size	Scale
250887	A1	As Shown

Drawn by	Designed by	Reviewed by
CC	CC	JK

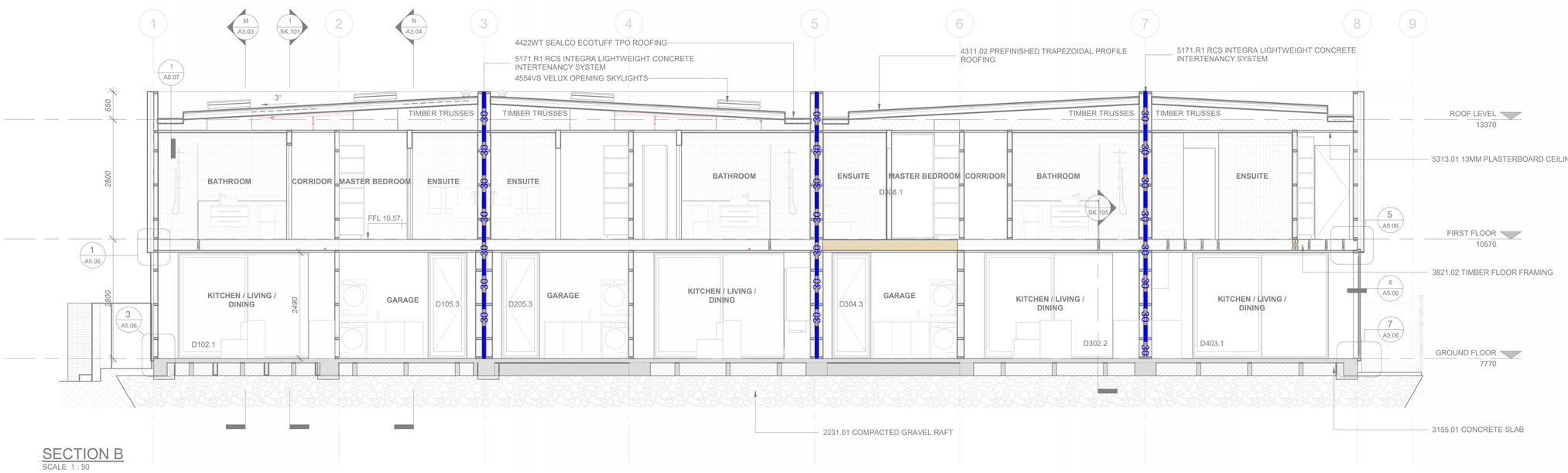
Drawing Status
Update drawings

Drawing Number	Rev
250887 -TMC-0000-DRG-FS - 1006	4

Notes:

1. The Contractor shall work to figured dimensions only.

Christchurch City Council
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SECTION B
SCALE 1 : 50

PDF ONLY
NO DWG OR REVIT FILE

Rev	Date	Description
4	13/03/26	Update drawings

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MECHANICAL FIRE STRUCTURAL ELECTRICAL SUSTAINABILITY HYDRAULICS SEISMIC CIVIL

Client

Project Name
Andover Street Development
28 Andover Street, Merivale, Christchurch

FIRE SAFETY SERVICES

Drawing Title
Section B Fire Notes

Project Number	Size	Scale
250887	A1	As Shown
Drawn by	Designed by	Reviewed by
CC	CC	JK

Drawing Status
Update drawings

Drawing Number	Rev
250887 -TMC-0000-DRG-FS– 1007	4

Christchurch City Council
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MULTI UNIT DEVELOPMENT

28 ANDOVER STREET, CHRISTCHURCH

File Number: 25553

ENGCO Consulting Engineers
CHRISTCHURCH ▮ NELSON ▮ QUEENSTOWN ▮ WANAKA

Crampton & Smith Architectural Builders

CIVIL DRAWINGS

Issue Register

Rev	Date	Description
A	28.11.2025	Building Consent
B	11.02.2026	Building Consent

Sheet No.	Rev	Date Issued	Sheet Title
C0.0	A	28.11.2025	General Notes
C1.0	A	28.11.2025	Site Plan
C1.1	A	28.11.2025	Pavement Details
C2.0	B	11.02.2026	Drainage Plan
C2.1	A	28.11.2025	Pipe Long Sections
C2.2	A	28.11.2025	Drainage Details
C3.0	A	28.11.2025	Earthworks Plan

Disclaimer: *All reports, advice, drawings and other deliverables of any kind provided by the consultant ("advice")) are, unless agreed otherwise in writing by the consultant, prepared exclusively for the client's use for the purposes stated in the scope of services in relation to the project. Unless the consultant's prior written consent has been obtained, the client shall not use or rely on the advice (in whole or part) for any other purpose or disclose any of the advice to a third party. The consultant shall have no liability if any of the advice is used or relied on by the client for any unauthorised purpose or by any unauthorised third party.*

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Contractor shall verify all dimensions before commencing work

REFERENCES
- Survey: Elric & CO Planning and surveying, Topographical Plan for Lot 1 DP 45705 – 28 Andover Street`, Christchurch, drawing no. 6727-001, dated 09/09/2025.
- Architectural: Studio 4 Architects, Site Plan, Sheet A0.04, Job No 25010, dated 12/11/2025.
- Geotechnical: ENGCO Geotechnical Report, 28 Andover Street, Job no. 25553, Dates 18/09/2025.
- Resource Consent: N/A
- Hydraulics: N/A
- Landscape: N/A

GENERAL
All work shall comply with:
- Local Authority Engineering Standards (latest edition)
- NZS 4404:2020 “Land Development and Subdivision Infrastructure”
- NZ Transport Agency (Waka Kotahi) Specifications as applicable
- Pavement in pedestrian areas to be finished per Architect’s requirements.
- All services to be constructed in accordance with Regional Plan and Local Authority Engineering Standards (latest edition).
- Alternative products or proprietary systems must be approved in writing by the Engineer.
- Services within the building envelope are indicative only – refer to Hydraulic, Electrical and Architectural documentation for details.
- NZBC - E1, G12 and G13
- AS/NZS3500 Plumbing and Drainage - Part 1, and 3
- The Contractor is responsible for all site set-out. Ground levels on site and adjacent properties shall be confirmed by survey prior to construction.
- Elric & CO Planning and surveying, Topographical Plan for Lot 1 DP 45705 – 28 Andover Street`, Christchurch, drawing no. 6727-001, dated 09/09/2025..
- Notify the Engineer at least 48 hours before any inspection. Works not inspected will not be certified and may require remedial work at the Contractor’s cost.

GENERAL EARTHWORKS
Unless stated otherwise, earthworks shall comply with:
- NZS 4431:1989 “Code of Practice for Earthfill for Dams”
- NZS 4404:2020 “Land Development and Subdivision Infrastructure”
- Local Authority Engineering Standards (latest edition)
- Engage a suitably qualified independent testing laboratory or consultant to monitor bulk fill placement and provide certification that compaction meets this specification.
- Cooperate with the Engineer to avoid unnecessary over-excavation.
- Design, install and maintain erosion and sediment controls (ESC) prior to and throughout earthworks. ESC must comply with Regional Plan and Local Authority ESC guidelines. Confine all eroded material within site boundaries.
- Notify the Engineer 48 hours before achieving final cut levels to allow inspection of the exposed subgrade.
- Prior to fill placement, proof-roll subgrade, rectify soft spots as directed by the Engineer, then proof-roll again until stable.
- Submit all Maximum Dry Density (MDD) curves (NZS 4402:1986 Test 4.1.1) and Particle Size Distribution (PSD) graphs (NZS 4407:2015 Test 3.8.1) before placement.
- Spread fill materials in layers ≤ 225 mm thick (uncompacted), conditioned to within ± 3 % of optimum moisture.
- Achieve compaction per NZS 4431 layer-control requirements under Contractor’s chosen method.

FILL MATERIAL PARAMETERS
AP40 & GAP40:
- Compaction: average ≥ 95 % MDD; individual ≥ 92 % MDD
- Air voids: average < 8 %; individual < 10 %
- Moisture: average within ± 3 % OMC; individual within ± 5 % OMC
- CBR: average ≥ 35 %; individual ≥ 33 %

GAP65:
- Compaction: average ≥ 95 % MDD; individual ≥ 92 % MDD
- Air voids: average < 8 %; individual < 10 %
- Moisture: average within ± 3 % OMC; individual within ± 5 % OMC
- CBR: average ≥ 25 %; individual ≥ 23 %

Non-Cohesive Fill:
- Compaction: average ≥ 95 % MDD; individual ≥ 92 % MDD
- Air voids: average < 8 %; individual < 10 %
- Moisture: average within ± 3 % OMC; individual within ± 5 % OMC

Cohesive Fill:
- Compaction: average ≥ 95 % MDD; individual ≥ 92 % MDD
- Air voids: average < 8 %; individual < 10 %
- Moisture: average within ± 3 % OMC; individual within ± 5 % OMC
- Undrained shear strength: average ≥ 140 kPa; individual ≥ 120 kPa

TESTING & FREQUENCY
- In-situ Density (NDM): NZS 4407:1991 Tests 4.2.1 & 4.2.2; ≥ 1 test per 50 m³ or per 0.5 m thickness (whichever is less).
- Undrained Shear Strength: Hand-held vane per NZ Geotechnical Society Guidelines (2001); ≥ 1 test per 25 m³ or ≥ 2 per 0.5 m thickness.
- Clegg Impact Test (Basecourse): ≥ 1 test every 10 m (alternate sides) or per 100 m².
- Record and submit all test results in tabulated form within 48 hours of testing.

AS-BUILT & HANDOVER
- Provide as-built drawings (CAD & PDF) showing set-out control, layer thicknesses, surface levels, ESC layouts and all test locations/results.
- Submit O&M manuals, independent test certificates, MDD/PSD reports and ESC monitoring logs prior to Practical Completion.

STORMWATER & WASTEWATER
Standards & References
All works shall comply with the latest editions of:
- NZS 4404:2020 “Land Development and Subdivision Infrastructure”
- AS/NZS 3500.2:2025 “Sanitary Plumbing & Drainage”
- AS/NZS 3500.3:2025 “Stormwater Drainage”
- AS/NZS 1254:2010 “PVC-U Pipes & Fittings for Stormwater”
- AS/NZS 1260:2009 “PVC-U Pipes & Fittings for Drain, Waste & Venting”
- AS/NZS 2032:2006 “Installation of PVC Pipe Systems”
- AS/NZS 2566.2:2002 “Buried Flexible Pipelines – Installation”
- AS/NZS 3725:2007 “Reinforced Concrete Pipe Installation”
- NZS 4058:2023 “Precast Concrete Manholes & Structures”
- CPAA Engineering Guideline for Bedding of Steel-Reinforced Concrete Pipe
- Local Authority Engineering Standards (latest edition)
- Regional Plan & NES-Freshwater requirements

Materials & Strength Classes
- PVC-U pipes: SN 10 (stormwater) and SN 16 (wastewater) minimum; solvent-welded joints per AS/NZS 1260.
- Reinforced concrete pipes (RCP): Class 3 minimum; reinforcement and jointing per AS/NZS 3725.
- Manholes: Precast to NZS 4058; 1 050 mm internal diameter unless noted otherwise.
- Bedding & surround: Imported granular material (nominal 10 mm, max 20 mm), free of clay and organic matter; 150 mm under barrel, 100 mm over crown (NZS 4404).

Setting-Out & Alignment
- Set out by survey control to within ±10 mm; verify laser-set grades with conventional reduced-level checks every 50 m.
- Invert levels within ±10 mm of design; grade tolerance ±0.2 %.
- Horizontal alignment within 5 mm offset over any 3 m length.

Installation
- Lay all laterals at least 100 mm diameter unless noted otherwise.
- Minimum trench clearance of 100 mm from pipe to trench wall.
- Surround pipes with compacted granular bedding to 150 mm above the barrel.
- Construct manholes in precast modules with in-situ drop-inverts (half-pipe channels for mains up to 300 mm; mortar-trowelled for larger).
- Install Y-junctions for service connections complete with inspection bends, concrete surround and risers to finished levels.

Testing & Verification
- Pipelines: CCTV inspection prior to backfilling; air-pressure test at 200 kPa ±10 kPa per AS/NZS 2032 or hydrostatic test per Local Authority Standard.
- Manholes: Watertightness test at 0.5 m head for 30 minutes.
- Compaction: Bedding and backfill to at least 95 % NZSProM or Local Authority schedule.
- Record all test results in tabulated form and submit to the engineer within 48 hours.

Environmental Controls
- Erosion and sediment controls per Regional Plan and Erosion & Sediment Control Guidelines.
- Manage dewatering discharges under NES-Freshwater permitted conditions.
- Confirm and protect existing services (Dial Before You Dig).
- Traffic & Pedestrian Management
- Prepare a Temporary Traffic Management (TTM) plan per CoPTTM.
- Maintain safe pedestrian access and signage around all excavation works.

As-Built & Handover
- Provide as-built drawings (CAD and PDF) showing horizontal/vertical control, cover and invert levels.
- Submit operation and maintenance manuals, product data sheets and certified test reports prior to Practical Completion.

WATER SUPPLY
Standards & References
Latest editions of:
- NZS 4404:2020 “Land Development and Subdivision Infrastructure”
- AS/NZS 3500.1:2025 “Water Services”
- AS/NZS 4130:2009 “Polyethylene (PE) Pipes for Pressure Applications”
- NZS 7602:2018 “PE Pipe (Type 5) for Cold Water Services”
- AS/NZS 2033:2008 “Installation of PE Pipe Systems”
- AS/NZS 2566.2:2002 “Buried Flexible Pipelines – Installation”
- BS 750:2012 “Underground Fire Hydrants & Surface Box Frames”
- Local Authority Engineering Standards (latest edition)

Materials & Installation
- Pipes & fittings: PE100 SDR 17 minimum; fused joints per AS/NZS 2033.
- Valves & hydrants: Comply with BS 750; mount on concrete plinths per Local Authority detail.
- Meter boxes: As specified in Local Authority Standard detail.
- Anchor/thrust blocks: Cast-in-situ concrete (17.5 MPa) or precast (30 MPa) per NZS 3109 at all bends, tees, valves, hydrants, reducers and dead ends.
- Backfill: Granular surround to 150 mm above barrel; compact to Local Authority compaction QA requirements.

Testing & Disinfection
- Hydrostatic test: Per Local Authority Standard; ensure no leaks before backfilling.
- Disinfection: Chlorinate per NZS 4404:2020 Appendix C; flush until residual chlorine ≤0.5 mg/L.
- Submit test certificates and disinfection logs within 48 hours.
- Quality & Handover
- Verify alignment and levels as per Section 2.
- Provide as-built drawings (CAD and PDF) with control levels, pipe dimensions and fitting schedules.
- Submit operation manuals and material certificates before Practical Completion.

PAVEMENT WORKS
Standards & References
- All works shall comply with the latest editions of:
- NZS 4404:2020 “Land Development and Subdivision Infrastructure”
- Waka Kotahi NZ Transport Agency (NZTA) Specifications:
- M/3 General All-passing (GAP) 65 mm for sub-base
- M/4 Crushed Basecourse Aggregate (AP40 for sealed areas; AP20 for footpaths)
- M/1 Specification for Roading Bitumens (penetration grade 80/100)
- M/6 Chip-sealing in New Zealand Practice Notes
- M-01-A and M/10 for asphalt pavement (binder “PG 58S”)
- M/10 for asphaltic concrete placement
- NZS 4402 Test 4.1.1 “Method of Determination of Dry Density of Aggregates”
- NZBC and NZS 3104, NZS 3109, NZS 3112, NZS 3114 for concrete works
- AS/NZS 4671:2001 “Steel Reinforcing Materials”
- Local Authority Engineering Standards (latest edition)

Subgrade Preparation
- Bring subgrade to formation levels shown on drawings; compact to ≥ 95 % of maximum dry density (NZS 4402, Test 4.1.1).
- Verify compaction and moisture content with plate-bearing or CBR tests; submit results to Engineer for approval before placing sub-base.
- Tolerances: formation levels within ± 10 mm; grade within ± 0.2 %.

Sub-base Construction
- Material: GAP 65 mm crushed rock, gravel or sand blend to NZTA M/3.
- Place in near-horizontal layers ≤ 225 mm uncompacted thickness; do not place on saturated ground or during wet weather.
- Condition each layer to optimum moisture; compact with appropriate plant to ≥ 95 % maximum dry density.
- Verify compaction by in-situ density testing (e.g. sand replacement); submit test results before placing basecourse.

Basecourse Construction
- Material: crushed rock free of silt/clay and organic matter; grading to NZTA M/4 AP40 (sealed areas) or AP20 (footpaths).
- Place and compact in layers ≤ 225 mm uncompacted thickness, conditioned to correct moisture.
- Compact each layer by multiple passes of a smooth-wheeled roller or equivalent plant to ≥ 95 % maximum dry density (NZS 4402) and to satisfy deflection limits specified in Local Authority Standards.
- Uppermost layer: proof-roll with a smooth steel roller (rear rolls ≥ 500 mm wide, loaded ≥ 6 t/m width).
- Submit compaction and deflection test results to Engineer before surfacing.

Asphalt Surface
- Binder: PG 58S unless noted otherwise.
- Production, transport, spreading and compaction per NZTA M/10
- Degree of saturation of basecourse prior to surfacing ≤ 65 %.

Chip Seal
- Membrane chip seals with bituminous emulsion per NZTA Chip-sealing Practice Notes and TNZ M/6.

Bitumen
- Penetration grade 80/100 per NZTA M/1.

Concrete Pavements & Reinstatement
- Concrete: normal-grade ready-mix, ≥ 40 MPa at 28 days; max aggregate 20 mm; no calcium chloride, plasticisers or superplasticisers without Engineer’s approval.
- Supplier: member of the Ready-Mixed Concrete Association of NZ or Engineer-approved equivalent with independent audit evidence.
- Formwork: comply with NZS 3109; placing, compaction and vibration per NZS 3109; curing per NZS 3109.
- Kerbs, channels and crossings: ≥ 20 MPa at 28 days, placed per Local Authority Standards.
- Reinforcement: mesh to AS/NZS 4671.
- Reinstatement backfill: NZTA M/4 AP40 or equivalent, compacted to Clegg Impact Values – footpaths/residential crossings 25, commercial crossings/carriageways 35.

Surface Gradients & Tolerances
Minimum finished crossfall (unless noted otherwise):
- Asphalt, chip seal, pedestrian asphalt: 2.0 %
- Concrete: 1.0 %
- Maximum running gradient: 5 %; max crossfall on concrete footpaths 1 %, elsewhere 2 %.
- Surface non-slip rating when wet per NZBC D1.
- Free joints in concrete pavements > 30 m long to Engineer’s detail.
- Thickness and alignment tolerances: ± 5 mm.

Line Markings
- To Waka Kotahi MOTSAM – Part 2 Line Markings & Part 3 Intersection Markings.

Environmental & Site Controls
- Direct stormwater away from unsealed pavement; remove any mud or silt deposits immediately.
- Erosion and sediment controls per Regional Plan and Local Authority Standards.
- Traffic management per CoPTTM; maintain pedestrian routes and signage.

Verification of Existing Services
- Prior to any works, pothole or expose invert, lid and base levels, falls, material and condition of all public infrastructure at key points; record and submit to Engineer.

As-Built & Handover
- Provide as-built drawings (CAD & PDF) showing horizontal/vertical control, pavement layer thicknesses, covers/invert levels and all surface treatments.
- Submit operation & maintenance manuals, material certificates, test records and audit reports prior to Practical Completion.

LEGEND
Existing:
- Boundary
- 27 Major Contour
- Minor Contour
- ×41.25 Existing Level
- Vegetation
- Existing Manhole
- M Existing Water Meter
- H Existing Hydrant
- Existing Water Valve
- Sump / Catch-pit
- P Power Box
- SW Stormwater Pipe
- WW Wastewater Pipe
- W Water Supply Pipe

Proposed:
- Boundary
- 20.0 Major Contour
- Minor Contour
- 41.25 Proposed Level
- Landscaping
- Concrete
- Permeable Concrete
- Asphalt
- Paver
- Decking
- Kerb & Channel
- Nib Kerb
- V-Channel
- Stormwater Manhole
- TD Treatment Device
- Sump / Catch-pit
- Strip Drain
- SW Stormwater Pipe
- Subsoil Drain
- DP Downpipe
- RP Rodding Point
- WW Wastewater Pipe
- Wastewater Manhole
- RP Rodding Point
- W Water Supply Pipe
- W Water Meter
- Gate/sluice Valve
- BWM Bulk Water Meter
- Backflow Preventer
- Streetlight
- Overland Flow Path

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Purpose of Issue: Building Consent

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ENGCO Consulting Engineers
03 366 7955
office@engco.nz
www.engco.nz
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Crampton & Smith Architectural Builders

MULTI UNIT DEVELOPMENT
28 ANDOVER STREET, CHRISTCHURCH

GENERAL NOTES

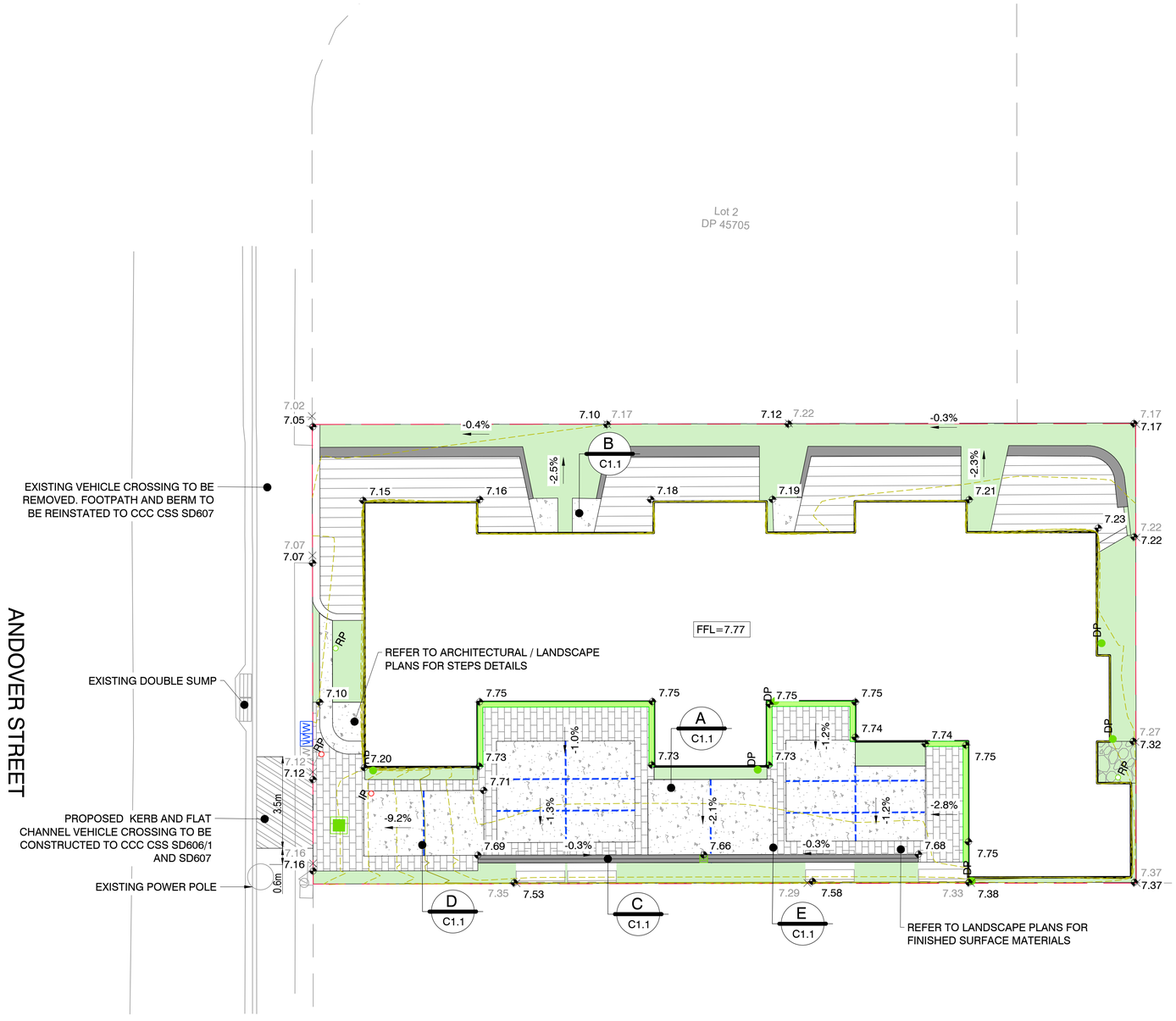
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design A. Chhabra
drawn A. Chhabra
appvd D. Marais
date 28.11.2025

file 25553
dwg C0.0
rev. A

Contractor shall verify all dimensions before commencing work

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0 2 4 6 8 10m
SCALE 1:100 (A1) IN METERS

Purpose of Issue:
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28 ANDOVER STREET, CHRISTCHURCH

SITE PLAN

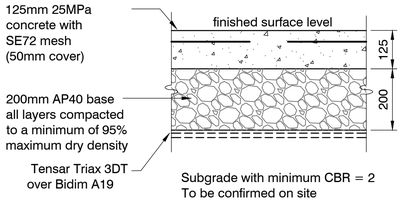
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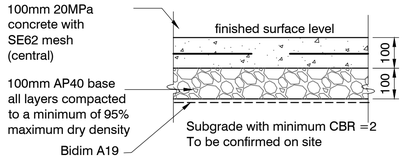
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rev. A

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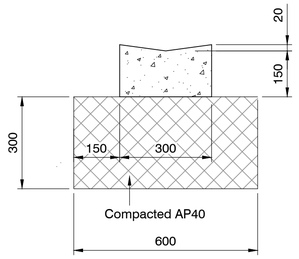
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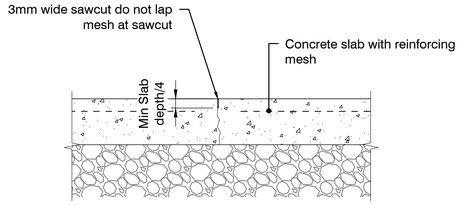
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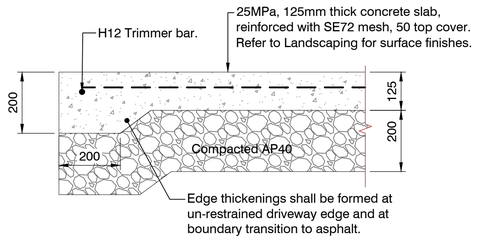
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DISH CHANNEL C
1:10 C1.0



TYPICAL SAWCUT DETAIL D
1:10 C1.0



CONCRETE EDGE THICKENING E
1:10 C1.0

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03 366 7955
office@engco.nz
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28 ANDOVER STREET, CHRISTCHURCH

PAVEMENT DETAILS

Purpose of Issue:
Building Consent

revisions			
A	28.11.2025	DETAILED DESIGN	

design A. Chhabra
drawn A. Chhabra
appvd D. Marais
date 28.11.2025

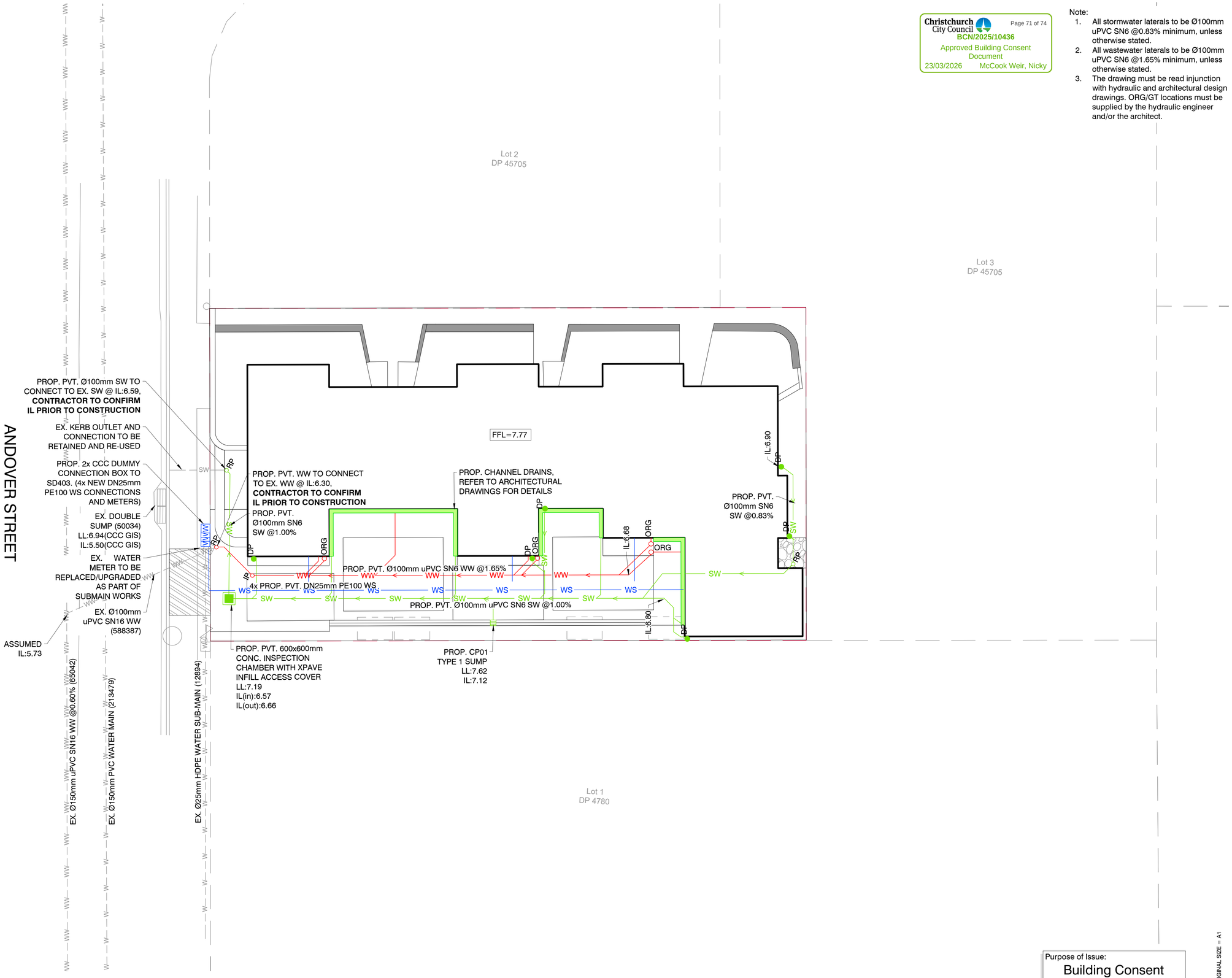
file 25553
dwg C1.1
rev. A

ORIGINAL SIZE = A1

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Note:
1. All stormwater laterals to be Ø100mm uPVC SN6 @0.83% minimum, unless otherwise stated.
2. All wastewater laterals to be Ø100mm uPVC SN6 @1.65% minimum, unless otherwise stated.
3. The drawing must be read injunction with hydraulic and architectural design drawings. ORG/GT locations must be supplied by the hydraulic engineer and/or the architect.



0 2 4 6 8 10m
SCALE 1:100 (A1) IN METERS

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28 ANDOVER STREET, CHRISTCHURCH

DRAINAGE PLAN

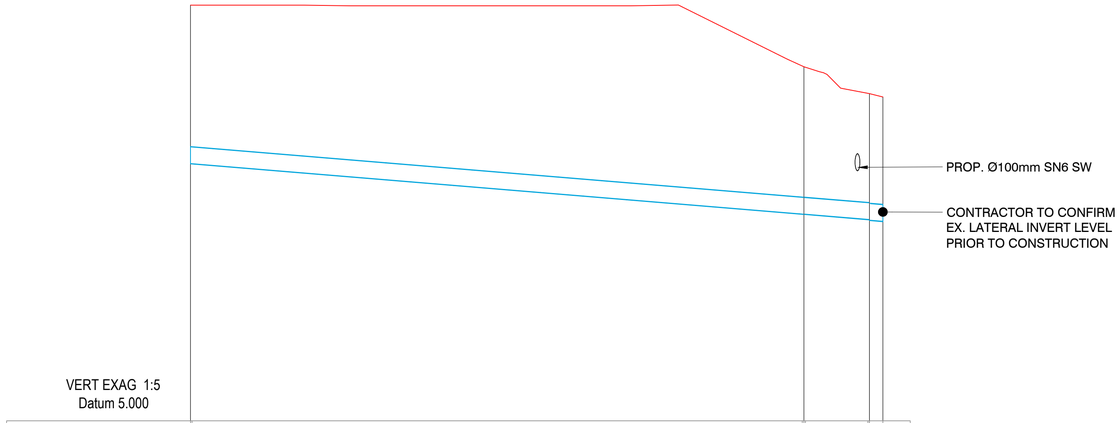
revisions			
	A	28.11.2025	DETAILED DESIGN
	B	11.02.2026	DETAILED DESIGN

design A. Chhabra
drawn A. Chhabra
appvd D. Marais
date 28.11.2025

file 25553
dwg C2.0
rev. B

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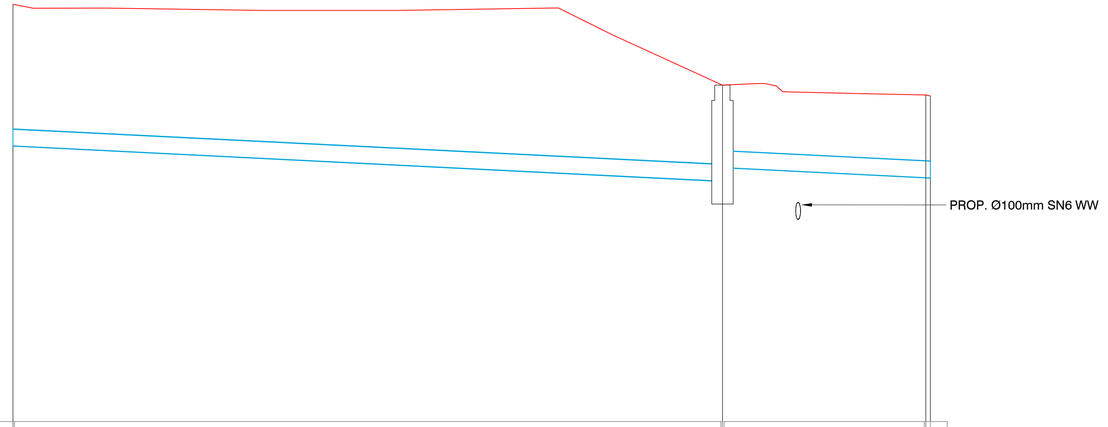
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VERT EXAG 1:5
Datum 5.000

PIPE DETAILS	20.03m Ø 100 UPVC SN6		2.14m Ø 100 UPVC SN6	
INVERT LEVEL (m)	6.68	6.35	6.35	6.31
DESIGN LEVEL (m)	7.71	7.31		7.14
CHAINAGE (m)	0.00	20.03		22.17
COVER	0.92	0.85	0.85	0.71
PIPE GRADIENT	1.65%		1.65%	

WASTEWATER LONG SECTION (1)
1:100 — C2.0



VERT EXAG 1:5
Datum 5.000

PIPE DETAILS	22.86m Ø 100 UPVC SN6		6.34m Ø 100 UPVC SN6	
INVERT LEVEL (m)	6.80	6.57	6.66	6.59
DESIGN LEVEL (m)	7.73		7.20	7.13
CHAINAGE (m)	0.03		23.16	29.80
COVER	0.81	0.52	0.43	0.43
PIPE GRADIENT	1.00%		1.00%	

STORMWATER LONG SECTION (2)
1:100 — C2.0

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Purpose of Issue: Building Consent

ORIGINAL SIZE = A1

ENGCO Consulting Engineers
03 366 7955
office@engco.nz
www.engco.nz
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MULTI UNIT DEVELOPMENT
28 ANDOVER STREET, CHRISTCHURCH

PIPE LONG SECTIONS

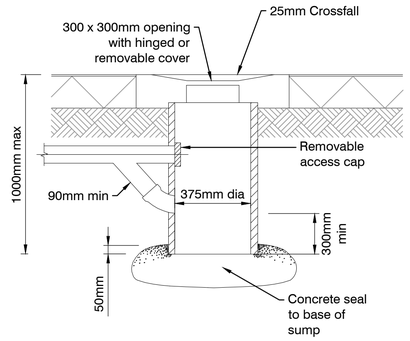
revisions			
	A	28.11.2025	DETAILED DESIGN

design A. Chhabra
drawn A. Chhabra
appvd D. Marais
date 28.11.2025

file 25553
dwg C2.1
rev. A

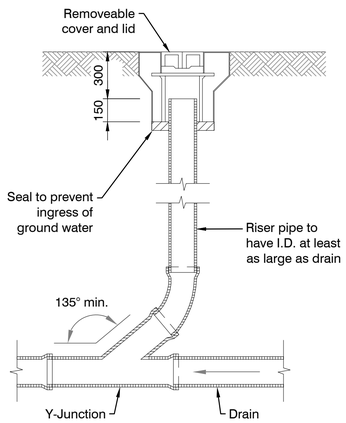
Contractor shall verify all dimensions before commencing work
This drawing is for discussion purposes only

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23/03/2026 McCook Weir, Nicky



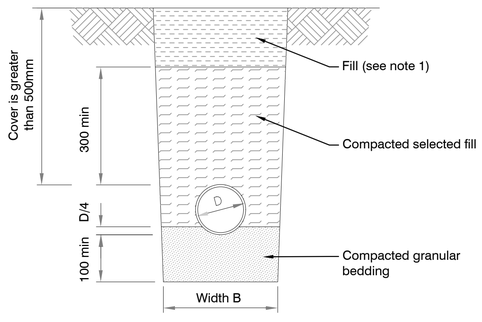
TYPE 1 SURFACE WATER SUMP (A)

1:20

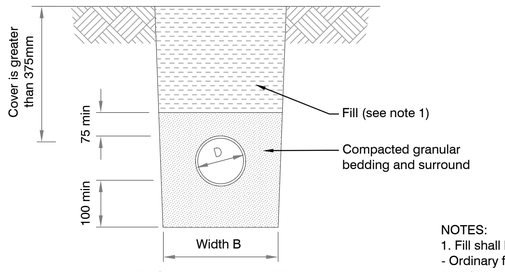


TYPICAL RODDING POINT (B)

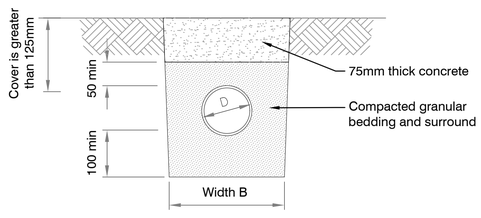
1:20



(a) Cover greater than 500mm
Bedding type 'B' of NZS 4452



(b) Cover greater than 375mm
Bedding type 'B' of NZS 4452



(c) Cover greater than 125mm

NOTES:
1. Fill shall be:
- Ordinary fill where drains are located below gardens and open country.
- Compacted selected fill where the drains are located below residential driveways and similar areas subjected to light traffic.

2. The width B of the trench shall be no less than the diameter D plus 200mm. Trench width at the top of the pipe shall be no more than 600mm unless the pipe in the trench are covered with concrete.

BEDDING AND BACKFILLING (C)

N.T.S

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DRAINAGE DETAILS

revisions			
A	28.11.2025	DETAILED DESIGN	

design A. Chhabra
drawn A. Chhabra
appvd D. Marais
date 28.11.2025

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Purpose of Issue:
Building Consent

ORIGINAL SIZE = A1

Contractor shall verify all dimensions before commencing work
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Surface Analysis: Cut & Fill Depth			
Number	Color	Minimum Depth (m)	Maximum Depth (m)
1		-0.200	-0.100
2		-0.100	0.000
3		0.000	0.100
4		0.100	0.200
5		0.200	0.300
6		0.300	0.400
7		0.400	0.500

Earthworks Volumes:
(Excluding Building Footprint)
27m³ Cut
26m³ Fill
Over an area of 450m²

(Excluding 1.8m Building Footprint Offset)
2.5m³ Cut
23m³ Fill
Over an area of 126m²

Volumes above are a comparison of existing surface level to finished surface level and does not account for site stripping or excavation required to reach designed subgrade level.

0 2 4 6 8 10m
SCALE 1:100 (A1) IN METERS

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EARTHWORKS PLAN

revisions			
	A	28.11.2025	DETAILED DESIGN

design A. Chhabra
drawn A. Chhabra
appvd D. Marais
date 28.11.2025

file 25553
dwg C3.0
rev. A