

FIGURE & GROUND

292 Kennedys Bush Road

CONSENT ISSUE

Revisions		
-	24/06/2025	Consent Issue
A	12/08/2025	RFI 1 - Response
B	04/09/2025	LEVELS CHANGES REVISED
C	24/10/2025	PRICING ISSUE

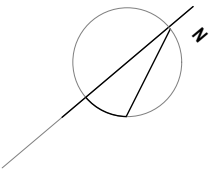


FIGURE & GROUND

292 Kennedys Bush
Road Kennedys Bush
Christchurch

Site Plan .

SITE INFORMATION

LEGAL DESCRIPTION:
LOT 3 DP 452453

ADDRESS:
292 KENNEDYS BUSH ROAD,
KENNEDYS BUSH

CLIMATE ZONE: 5

WIND ZONE: VERY HIGH

EARTHQUAKE ZONE: 2

CORROSION ZONE: C

RAINFALL: 30-40

Drawing Sheet	A1.1
Scale	1:150@A2
File	25.1029
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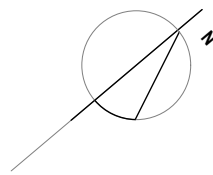
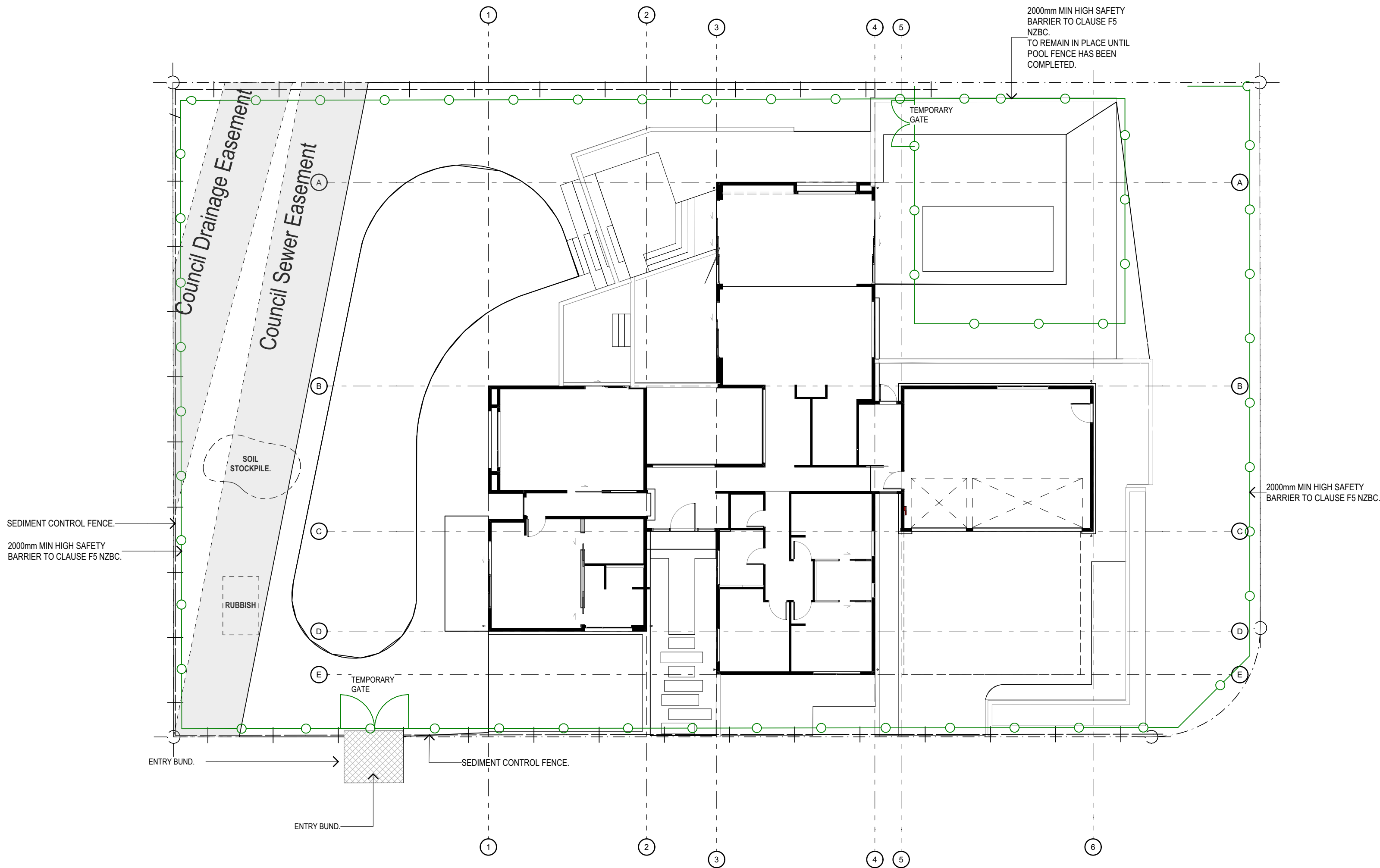


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Sediment Control
Plan.

Drawing Sheet

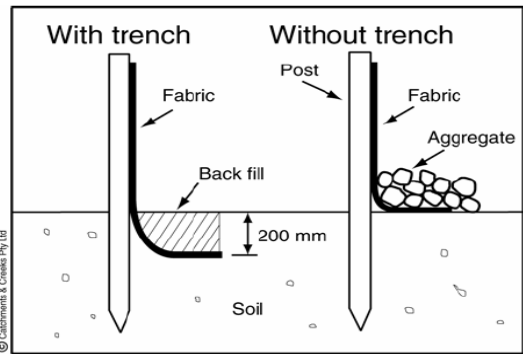
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Alternative sediment fence installations



Sediment fence construction details

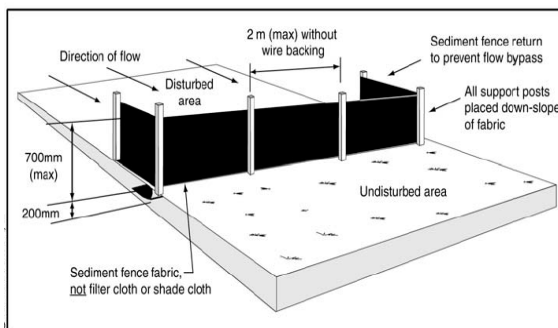


Figure 3 Typical stabilised all-weather site access

SEDIMENT CONTROL

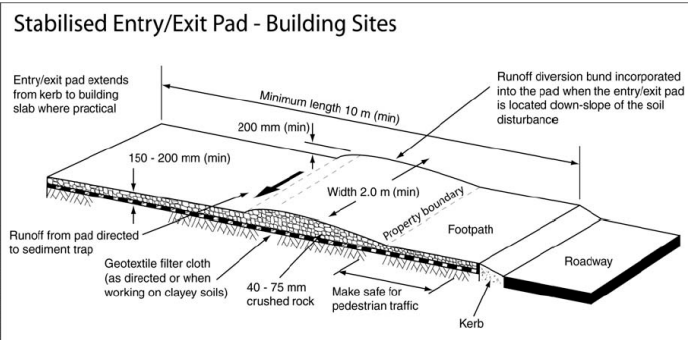


Figure 4 Typical stabilised all-weather site access - PLAN VIEW

1. THE IMPLEMENTATION AND MAINTENANCE OF SEDIMENT MANAGEMENT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR.
 2. CONTRACTORS SHALL UNLOAD AND LOAD ALL EXCAVATION MACHINERY ON THE SITE AND NOT FROM TRUCKS PARKED ON THE ROAD.
 3. THE CONTRACTOR IS TO MAKE AVAILABLE A HOSE FOR WASHING DOWN DELIVERY VEHICLES AND CONCRETE TRUCKS BEFORE THEY LEAVE THE SITE.
 4. DEMOLITION AND SITE CLEARANCE ACTIVITIES SHALL IDEALLY COMMENCE DURING A PERIOD OF FINE WEATHER TO REDUCE THE RISK OF SEDIMENT ESCAPING FROM THE SITE.
 5. EXISTING SUMPS SHALL BE PROTECTED WITH HAY BALES OR FILTER FABRIC.
 6. SOIL STOCKPILES SHALL BE COVERED WITH POLYTHENE SHEET AND HELD IN PLACE WITH LARGE ROCKS.
 7. ENSURE THAT ALL EXCAVATIONS FOR SERVICES ARE BACKFILLED AS SOON AS POSSIBLE.
 8. DOWNPIPES (TEMPORARY) IF NECESSARY ARE TO BE INSTALLED AND CONNECTED TO THE STORMWATER SYSTEM AS EARLY AS POSSIBLE ONCE THE ROOFING MATERIAL HAS BEEN INSTALLED.
 9. A HEALTHY VEGETATION BUFFER SHALL BE LEFT OVER AS MUCH OF THE SITE AS POSSIBLE.
 10. THE SITE IS TO BE KEPT CLEAN AND TIDY AT ALL TIMES.
- THE SEDIMENT CONTROL PLAN IS SCHEMATIC ONLY AND IF DEEMED NECESSARY WILL BE CONFIRMED ON SITE.

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SLAB NOTES

REFER TO DRAINAGE PLAN FOR ALL PLUMBING AND DRAINAGE ELEMENTS.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NZBC, NZS3604, OTHER RELEVANT NZ STANDARDS, LOCAL AUTHORITY BYLAWS AND MANUFACTURER'S DETAILS AND INSTRUCTIONS.

ALL WORKMANSHIP AND MATERIALS SHALL BE OF THE HIGHEST QUALITY, CURRENT TRADE PRACTICE AND OF THE BEST DESCRIPTION.

DRAWINGS ARE TO BE READ IN CONJUNCTION WITH OTHER CONSULTANTS DOCUMENTATION WHERE APPROPRIATE.

REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR FURTHER CONSTRUCTION DETAILS AND NOTES.

BOTTOM PLATE FIXINGS SHALL BE PROPRIETARY POST FIXED ANCHORS SET WITHIN 150mm OF EACH CORNER OF THE PLATE, SPACED AT A MAX OF 900mm CRS AS PER NZS3604:2018 7.5.12.2

LEGEND

- 100H X 120W SLAB REBATE FOR BRICK CLADDING
- 100H X 150W SLAB REBATE FOR BRICK CLADDING
- FOUNDATION NIB

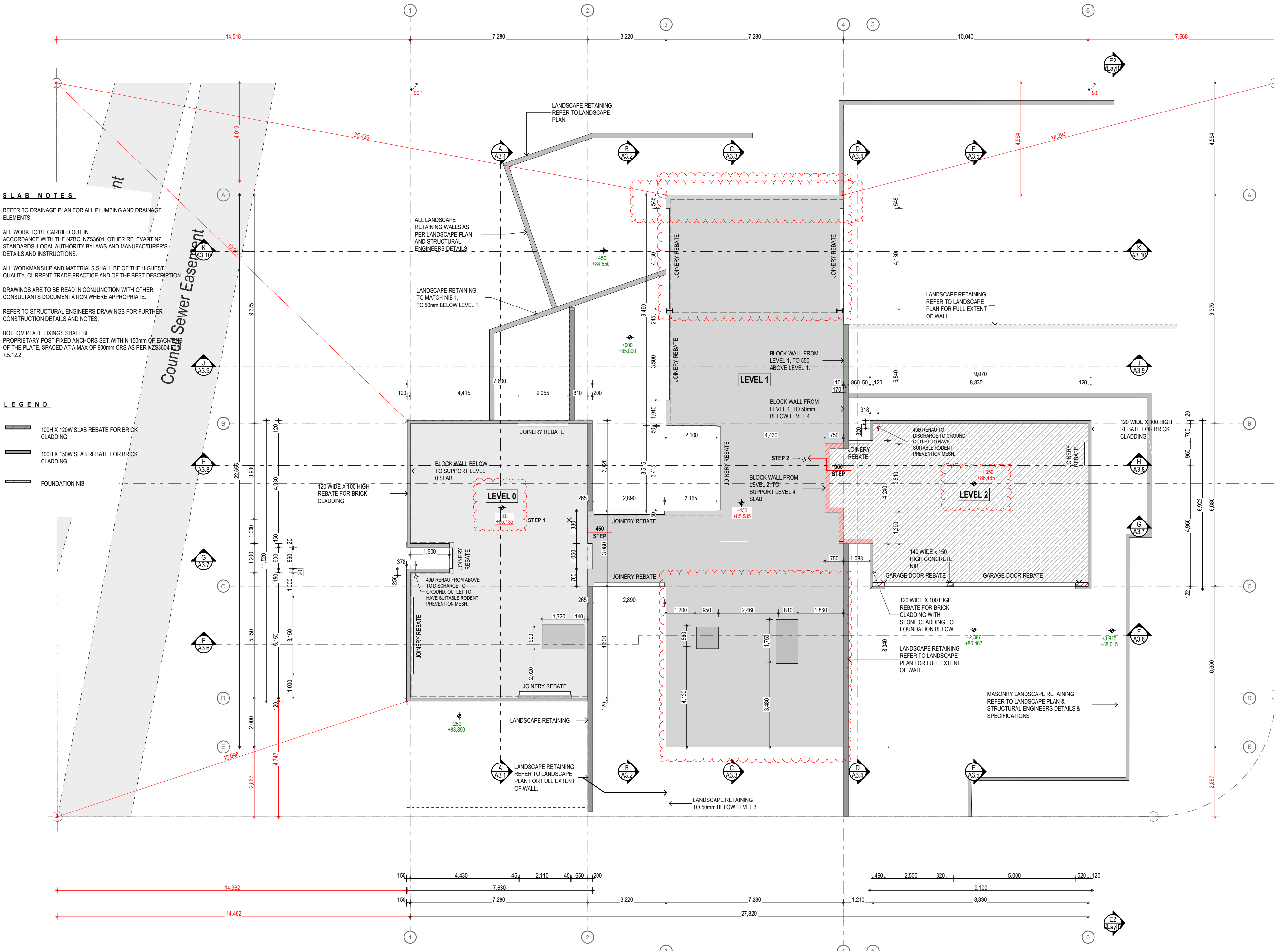


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292 Kennedys Bush
Road Kennedys Bush
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Foundation Plan.

Drawing Sheet **A1.3**

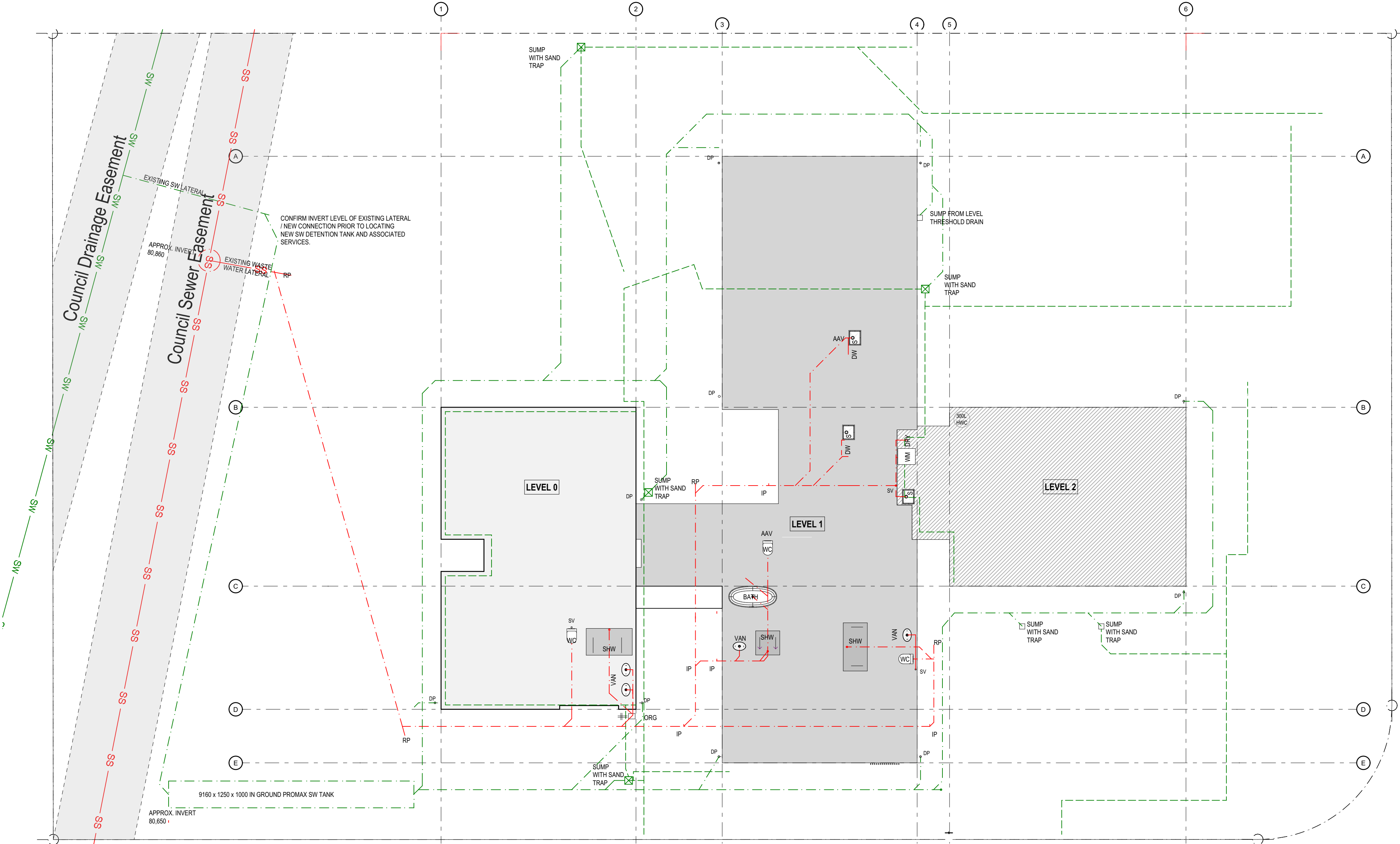
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DRAINAGE NOTES

ALL DRAINAGE SHOWN AS INDICATIVE ONLY. DRAIN SIZES AND GRADIENTS ARE TO BE CONFIRMED AND FINALISED BY PLUMBER AND DRAINLAYER.

ALL DRAINAGE TO COMPLY WITH THE NZBC APPROVED DOCUMENTS:
E1/AS1
G12/AS1
AS/NZS 3500

HOSE TAP POSITIONS TO BE CONFIRMED WITH CLIENT

EACH TITLE WILL REQUIRE AN INDIVIDUAL WATER METER AND SUPPLY LATERAL LOCATED WITHIN THE COMMON PROPERTY / ROW TO ENSURE THAT EACH TITLE IS SEPARATELY METERED WITHOUT CREATING A CROSS BOUNDARY SUPPLY.

FIXTURE	WASTE SIZE	GRAD.
SINK	65mm	1:40
VANITY	65mm	1:40
SHOWER	65mm	1:40
TUB	65mm	1:40
WC	100mm	1:60
BATH	65mm	1:40

INSTALL AIR ADMITTANCE VALVES WHERE EASILY ACCESSIBLE i.e. UNDER BENCH TO BASINS - INSTALL AAV IN ROOF AND SPACE PROVIDE ACCESS HATCH FOR MAINTENANCE WHERE DIRECT ACCESS IS NOT POSSIBLE

LEGEND

- DP. 80mmØ COLORSTEEL DOWNPIPE
- ORG OVERFLOW RELIEF GULLY TRAP
- HOSE TAP
- NOTE: BACK FLOW PREVENTION: EACH EXTERNAL TAP SHALL BE PROVIDED WITH A PERMANENTLY ATTACHED HOSE CONNECTION VACUUM BREAKER.
- AAV AIR ADMITTANCE VALVE
- SV 50Ø VENT STACK TO EXTERNAL AIR ABOVE.

- STORM WATER PIPE (uPVC 100Ø @1:120) (OR AS NOTED)
- SANITARY SEWER PIPE (uPVC 100Ø @1:60) (OR AS NOTED)
- STORM WATER PIPE NOVAFLOW PERFORATED DRAIN WRAPPED IN GEOFABRIC, TO CONNECT TO EXTERNAL SUMP WITH SAND FILTER.

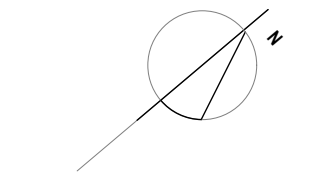
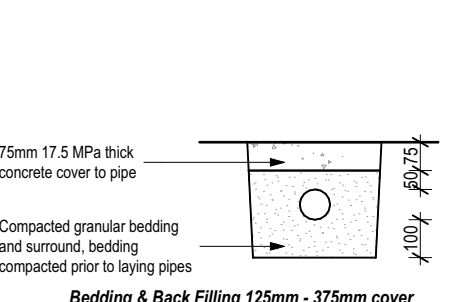
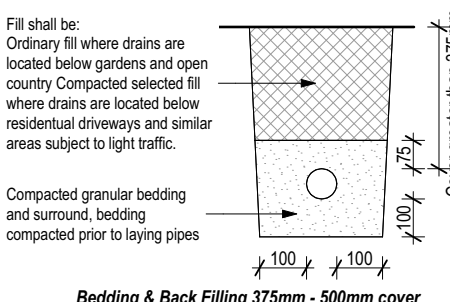
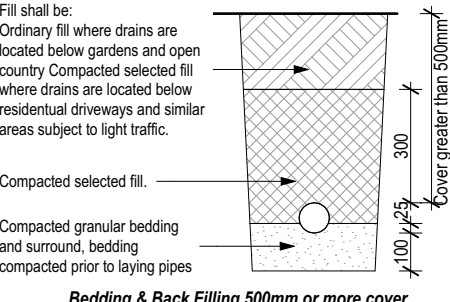


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Drainage plan.

Drawing Sheet A1.4

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GENERAL NOTES

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DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATION AND OTHER CONSULTANTS DOCUMENTATION WHERE APPROPRIATE.

SELECTED FINISHES TO PROPOSED SURFACES ON ANY ACCESS ROUTE TO COMPLY WITH NZBC D1/AS1 TABLE 2, ACCEPTABLE SLIP RESISTANCE FOR WALKING SURFACES. ALL FINISHES TO BE CONFIRMED WITH COMPLIANCE TO ABOVE STANDARDS. (ENTRY AND STAIR INCLUDED)

ALL TIMBER TO BE H1.2 TREATED AND SG8 GRADED UNLESS STATED OTHERWISE

STAIR NOTE:
STAIRWAY WITH CLOSED TREAD WITH 150 RISE AND 300 GOING TREAD (25mm NOSING) - TO HAVE HANDRAIL ON ONE SIDE TO COMPLY WITH NZBC D1/AS1 6.0 TO 900mm HEIGHT ABOVE NOSING

ELECTRICAL LIGHTING TO COMPLY WITH TABLE 1 OF G8/AS1 AND D1/AS1

TWO WAY ELECTRICAL LIGHTING IN STAIRWAY TO COMPLY WITH D1/AS1 4.6.1 & 4.6.2.

LEGEND

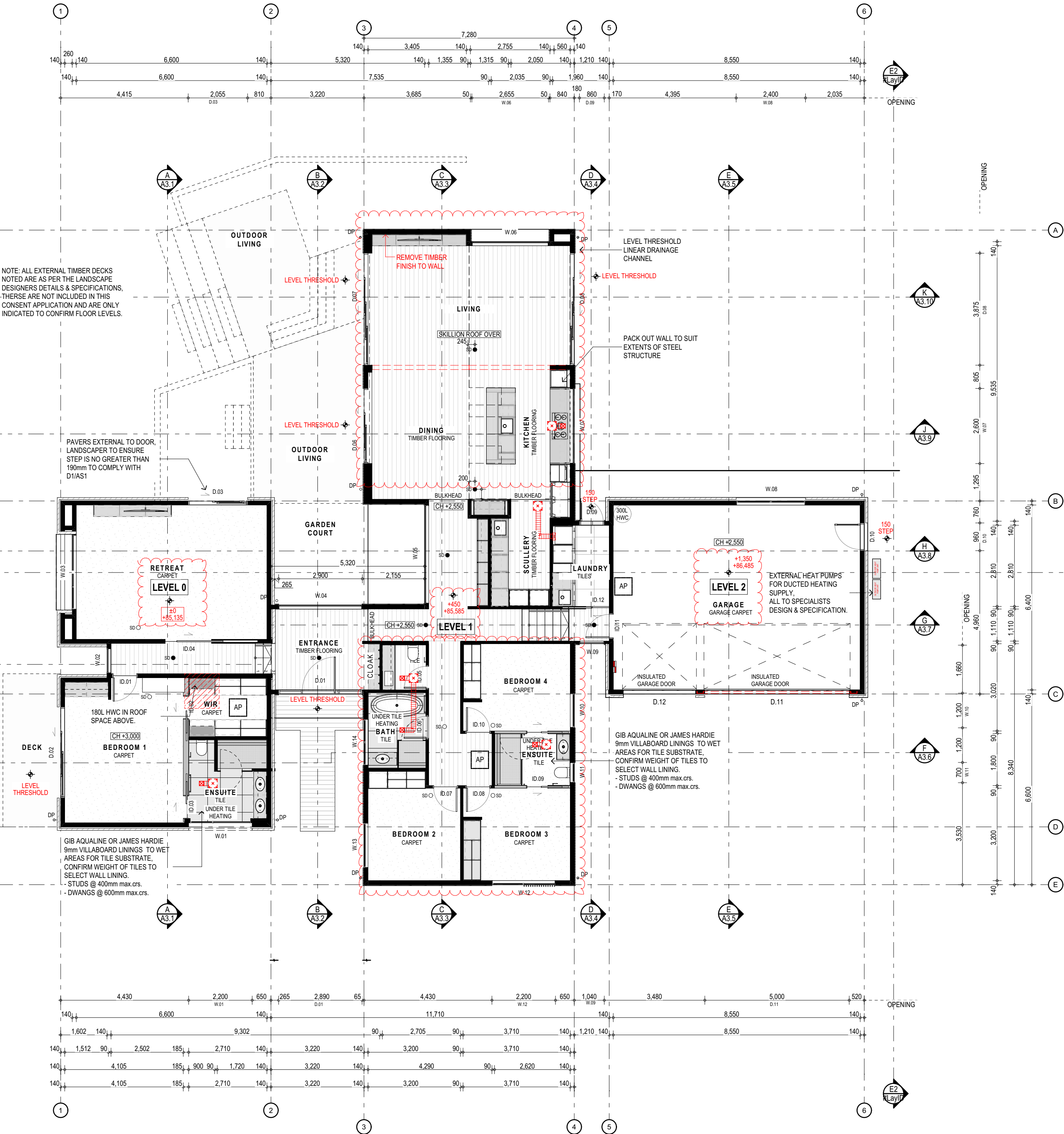
90/140mm TIMBER FRAMED WALL
EXTERNAL WALLS: 90/140x45 H1.2 SG8 STUDS @ 600 crs
STUDS @ 600crs OR 400crs (2 STORY/ OVER 4m) BRICK
DWANGS @ 400crs (BRICK), @480crs (CEDAR)
INTERNAL WALLS: 90/140x45 H1.2 SG8 STUDS @ 600 crs,
DWANGS @ 800 crs.
90/140mm TIMBER FRAMED INTERNAL WALL, 10mm GIB
NOISELINE EACH SIDE, AND SILENCER BATTS REQUIRED.

W.01 DOOR & WINDOW NUMBERS
SD NZS4514 INTERCONNECTED HARDWIRED SMOKE ALARMS
POSITIONS AS PER C/AS1, C/AS2 & NZBC F7 CLAUSE 3.2
WS 1000 WASTE STACK TO CONTINUE TO ROOF AS 500 VENT
EXTRACTION FAN POSITIONS, DUCTED TO EXTERIOR, EXACT
LOCATION TO BE CONFIRMED ONSITE. EXTRACTIONS TO HAVE A
MIN FLOW RATE OF:
KITCHEN - 50L/s
BATHROOMS - 25L/s

EXTERNAL AC UNITS
ROOF ACCESS HATCH TO BE NOT
LESS THAN 600mm x 600mm

HEIGHT TO BOTTOM OF TRUSS/RAFTER ABOVE FLOOR
LEVEL (CEILING HEIGHT APPROX 50mm BELOW THIS
HEIGHT)
INTERNAL METERBOARD / DISTRIBUTION BOARD.
HANDRAIL ON ONE SIDE TO COMPLY WITH NZBC D1/AS1 6.0 TO
900mm HEIGHT ABOVE NOSING

WET AREA NOTES:
LDRY WALLS -SELECTED SEMI GLOSS PAINT FINSH ON 10mm GIB
AQUALINE
LDRY CEILINGS TO BE - SELECTED SEMI-GLOSS PAINT FINISH ON
13mm GIB AQUALINE
KITCHEN/ FLOOR - FORTE ENGINEERED TIMBER AS PER
SPECIFICATION
WET AREAS TO COMPLY WITH NZBC E3/AS1. REFER ATTACHED GIB
AQUALINE WET AREA SYSTEM INSTALLATION MANUAL.
ALSO REFER TO FORTE WET AREA ALTERNATIVE SOLUTION
SPECIFICATIONS.
SINK OVERFLOWS AND TAP FLOW RATE RESTRICTORS TO BE FITTED
IN ALL KITCHEN/LAUNDRY AREAS, INLET FLOW RATE TO BE LESS
THAN OVERFLOW FLOW RATE.
WALL LININGS ADJACENT TO APPLIANCES AND FACILITIES SHALL
HAVE SURFACES THAT CAN BE EASILY MAINTAINED IN A HYGIENIC
CONDITION. STAINLESSSTEEL, DECORATIVE HIGH PRESSURE
LAMINATE, TILES, WALLBOARDS WITH PAINTED OR APPLIED
IMPERVIOUS COATINGS OR FILMS, ARE EXAMPLES OF SUITABLE
MATERIALS FOR THESE SURFACES. TO COMPLY WITH NZBC G3/AS1
SECTION 1.6



ALL MEASUREMENTS TO BE CONFIRMED ON SITE
BEFORE COMMENCING ANY CONSTRUCTION.
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292 Kennedys Bush
Road Kennedys Bush
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Ground Floor Plan.

Drawing Sheet A1.5

Scale	1:100@A2
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ALL ROOFING TO BE INSTALLED AS PER MANUFACTURERS INSTRUCTIONS AND IN ACCORDANCE WITH NZBC


ALLOW TO SEAL AROUND AND FLASH COMPLETE IN ALL RESPECTS TO ALL PENETRATIONS.ALLOW TO COORDINATE WITH OTHER TRADES.

REFER TO TRUSS DESIGNERS PLANS FOR TRUSS CONSTRUCTION
INFORMATION AND LAYOUT

2.4kN CONNECTION - 1/10g SELF DRILLING SCREW 80MM LONG OR 2.4kN ALTERNATIVE

LEGEND

SV 50Ø VENT TO EXTERNAL AIR.

 **MV.** MECHANICAL VENTILATION WITH BOOT FLASHING

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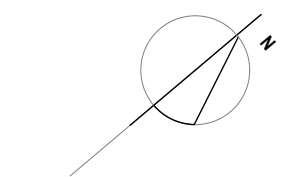


FIGURE & GROUND

292 Kennedys Bush
Road Kennedys Bush
Christchurch

Roof Plan.

Drawing Sheet **A1.7**

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CLADDING LEGEND

- ROOF: 0.4 BMT COLORSTEEL CORRUGATE ROOFING
- WALLS: SELECTED VERTICAL CEDAR ON 20mm CAVITY ON RAB BOARD ON H1.2 TIMBER FRAMING
- SELECTED 70mm BRICK VENEER
- PLASTER & PAINT TO FOUNDATION EDGES, AND TO EXTERNAL MASONRY RETAINING WALLS

BUILDING ENVELOPE RISK MATRIX		
Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		14



FIGURE & GROUND

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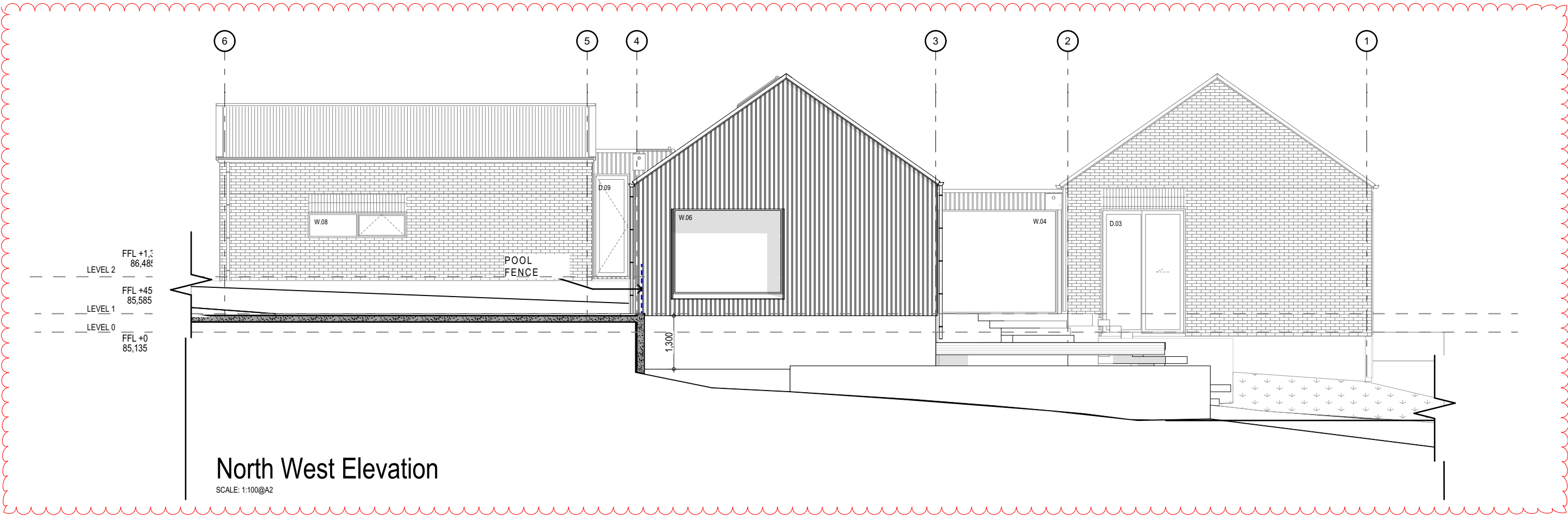
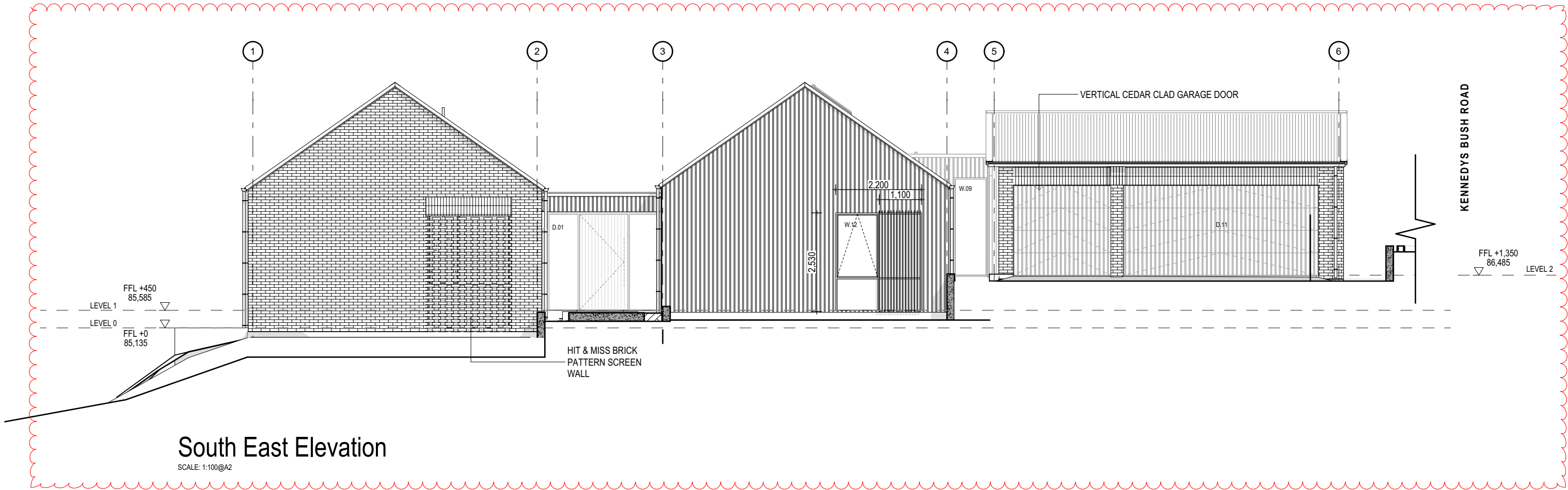
Elevations.

Drawing Sheet A2.1

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Elevations.

Drawing Sheet **A2.2**

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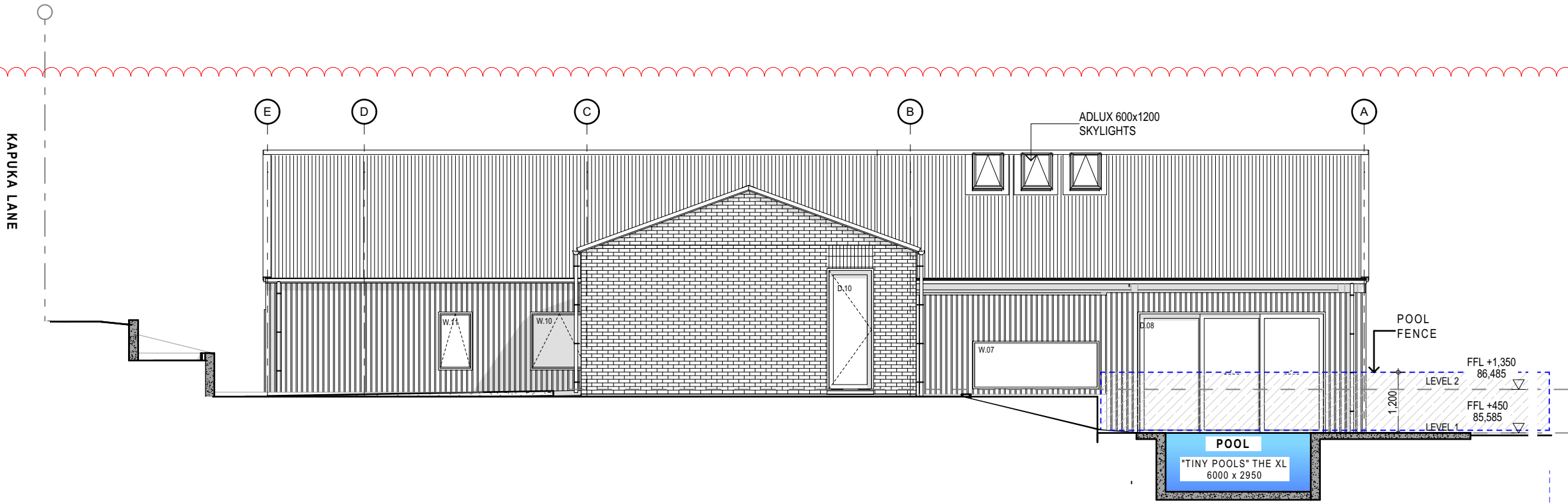
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South West Elevation

SCALE: 1:100@A2



North East Elevation

SCALE: 1:100@A2

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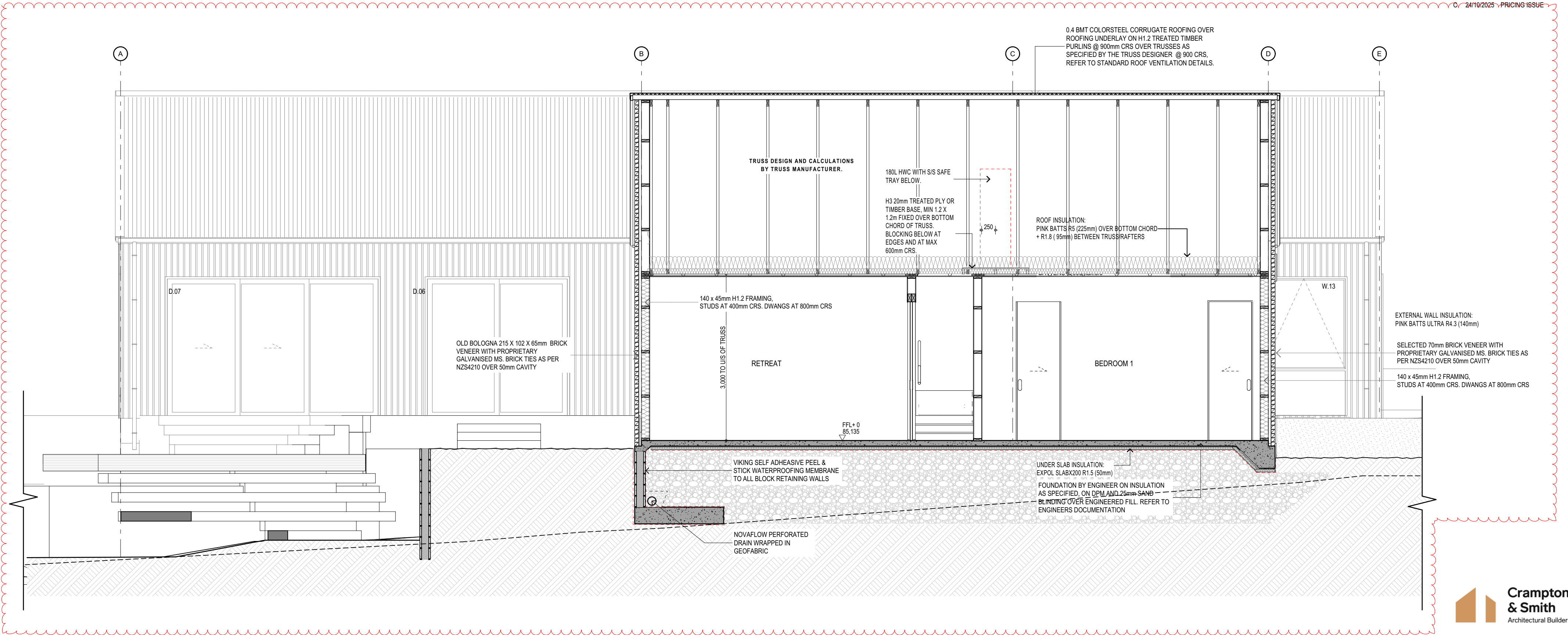


FIGURE & GROUND

292 Kennedys Bush
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Section A.

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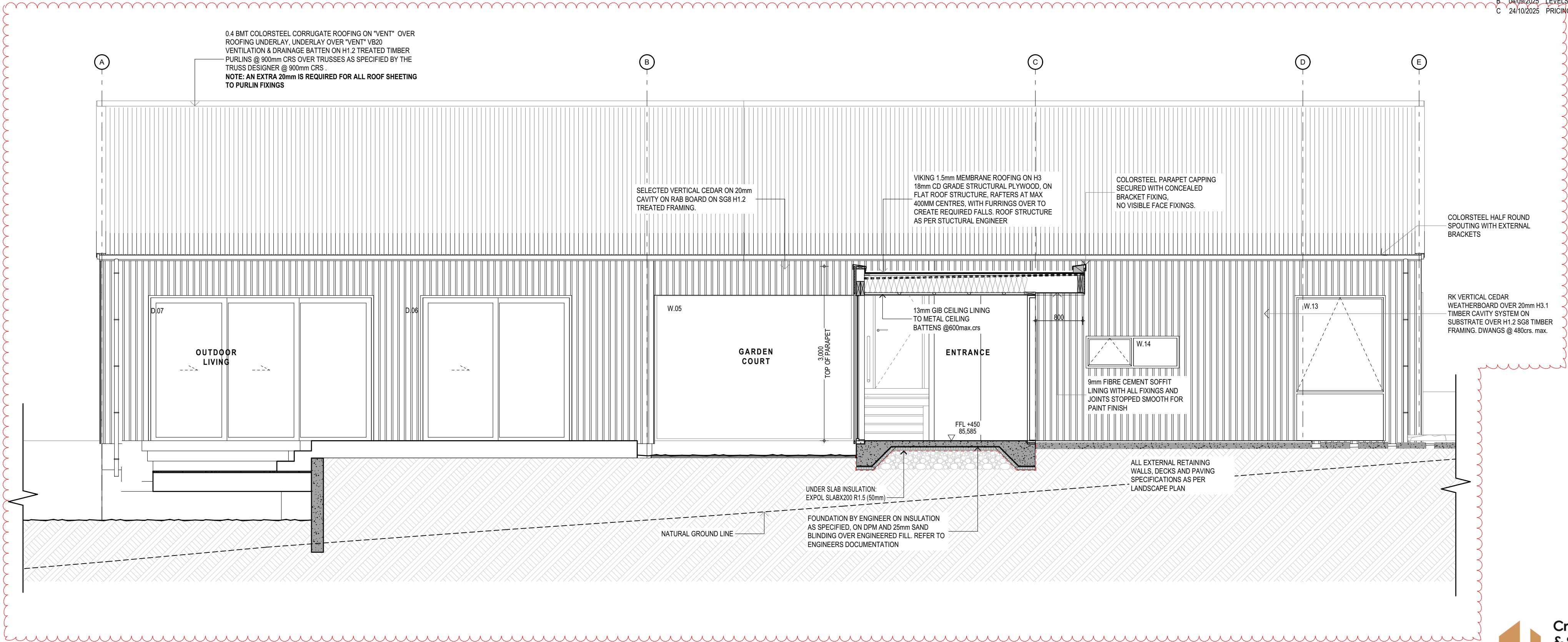


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Section B.

Drawing Sheet A3.2

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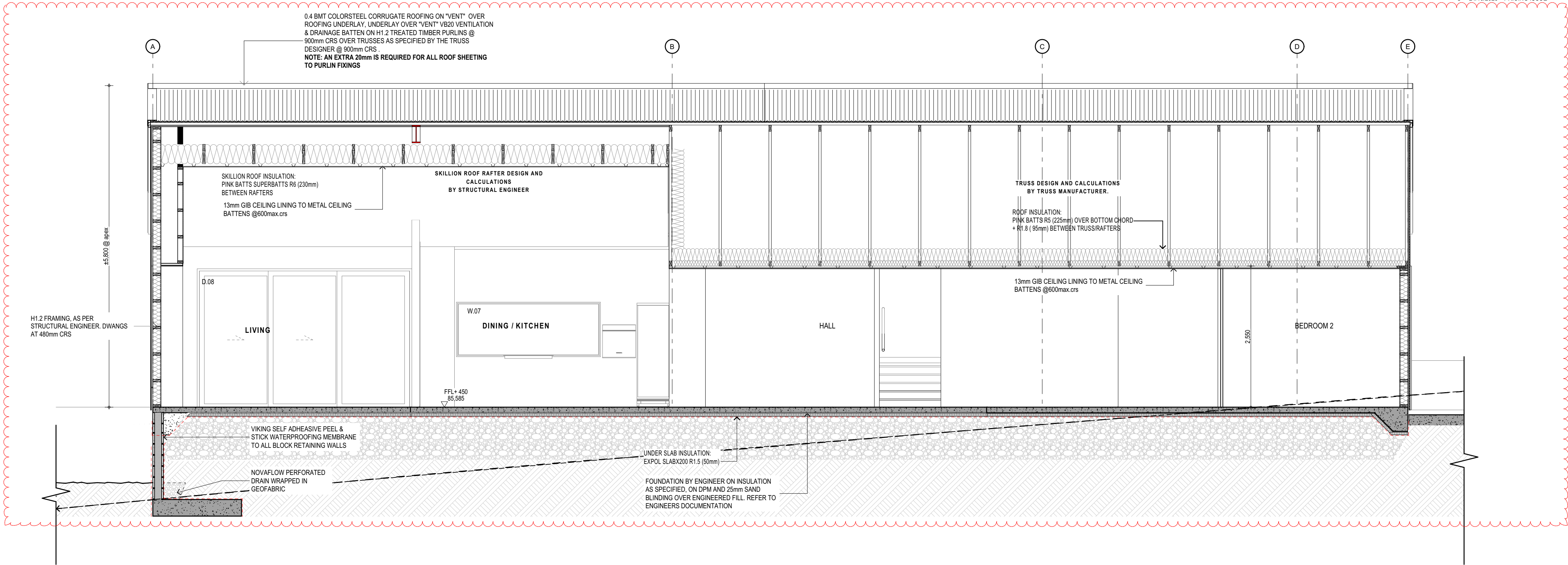


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Section C.

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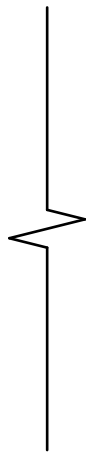
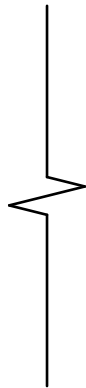


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Section D.

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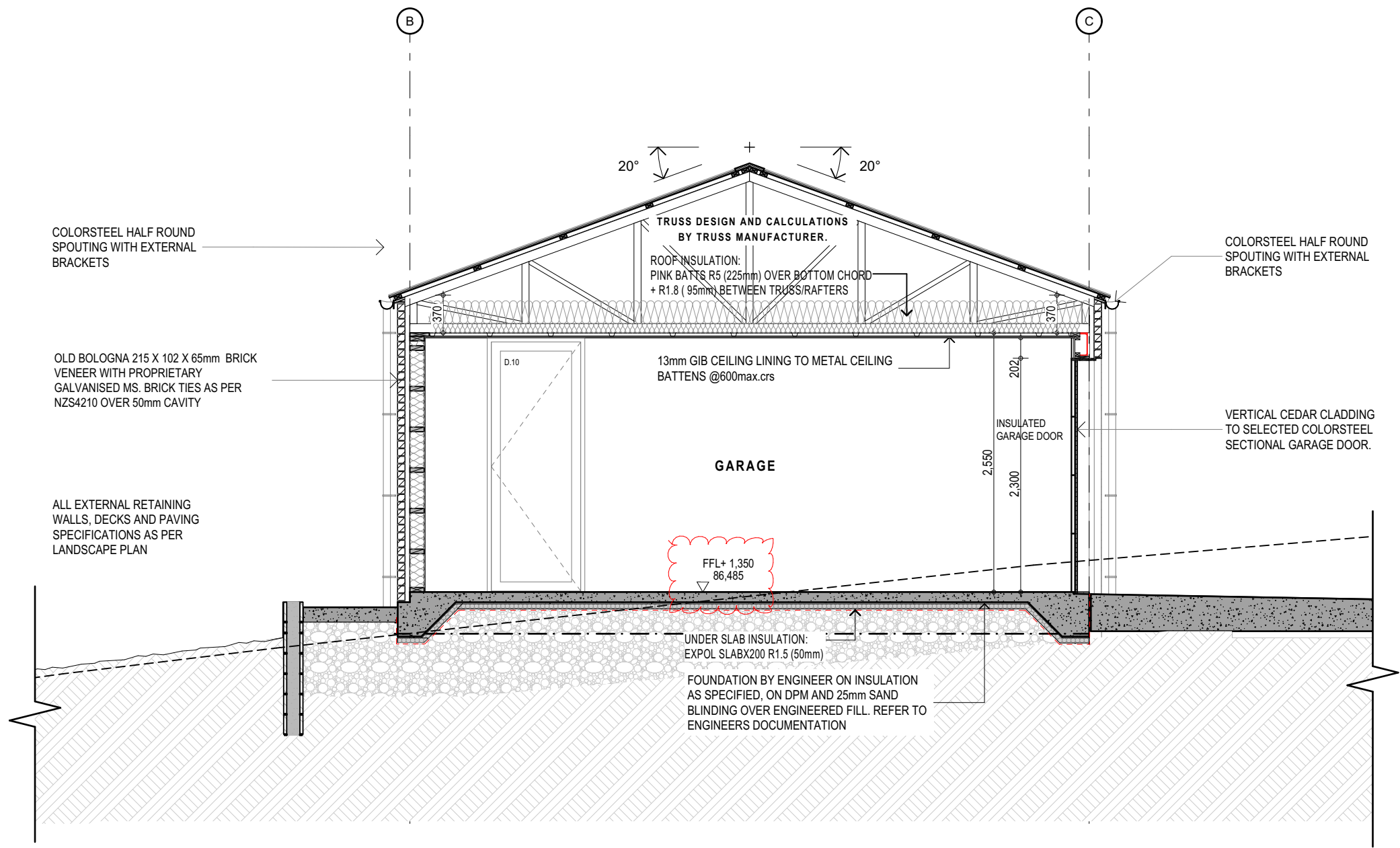


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Section E.

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Section F.

Drawing Sheet

A3.6

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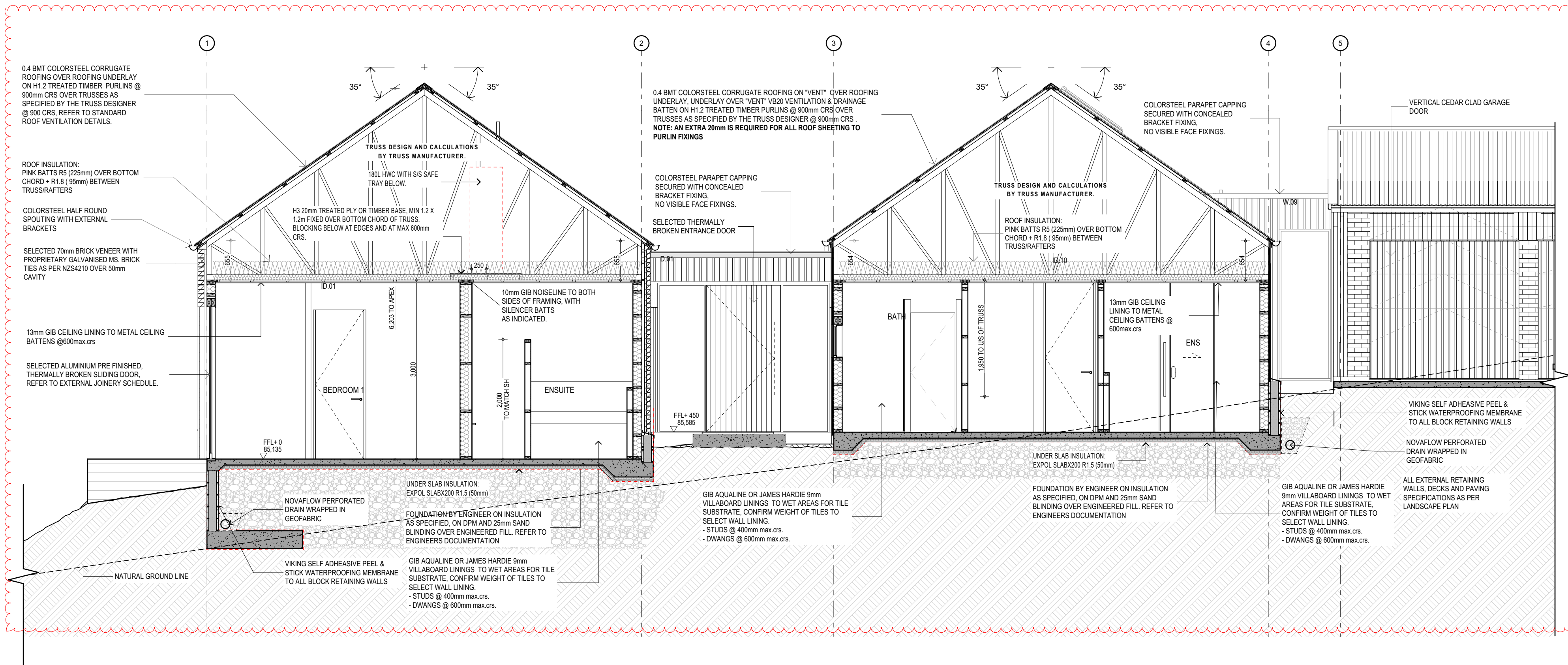
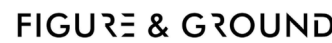


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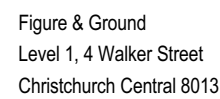


Section G.

Drawing Sheet

A3.7

Scale	1:50@A2
File	25.1029
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CONSENT ISSUE

Revisions	
-	24/06/2025 Consent Issue
A	12/08/2025 RFI 1 - Response
B	04/09/2025 LEVELS CHANGES REVISED
C	24/10/2025 PRICING ISSUE

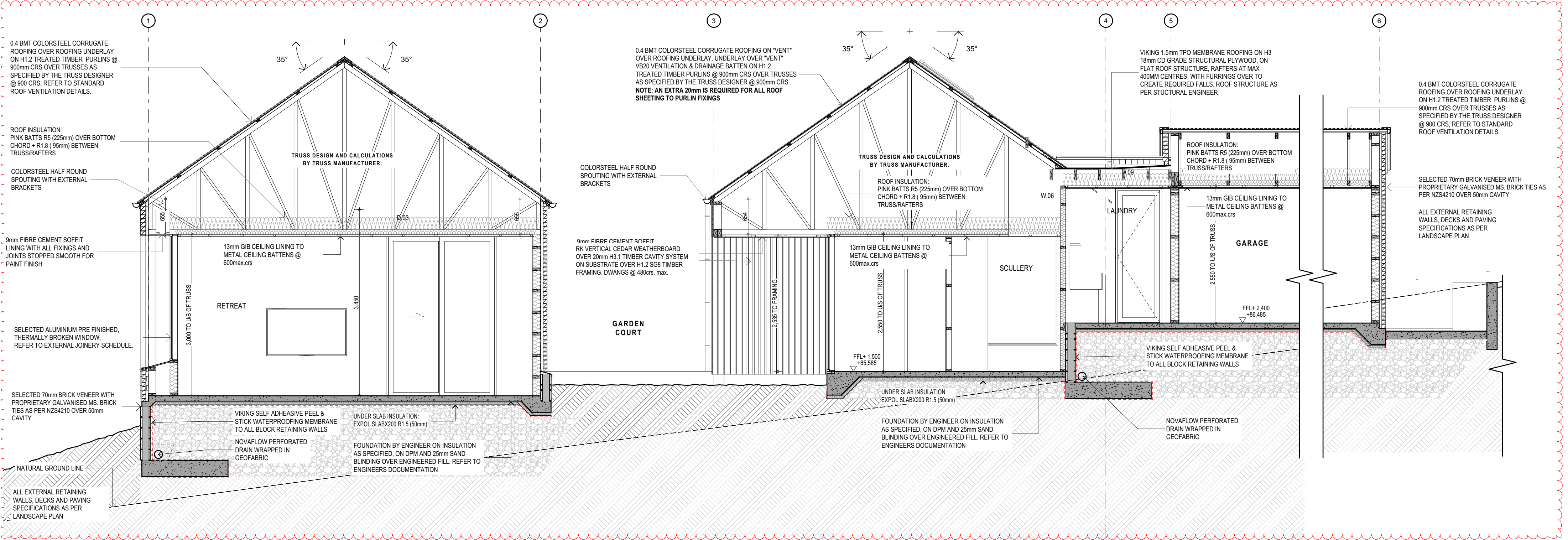


FIGURE & GROUND

292 Kennedys Bush
Road Kennedys Bush
Christchurch

Section H.

Drawing Sheet **A3.8**

Scale	1:50@A2
File	25.1029
Date	October 2025
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Revisions		
-	24/06/2025	Consent Issue
A	12/08/2025	RFI 1 - Response
B	04/09/2025	LEVELS CHANGES REVISED
C	24/10/2025	PRICING ISSUE

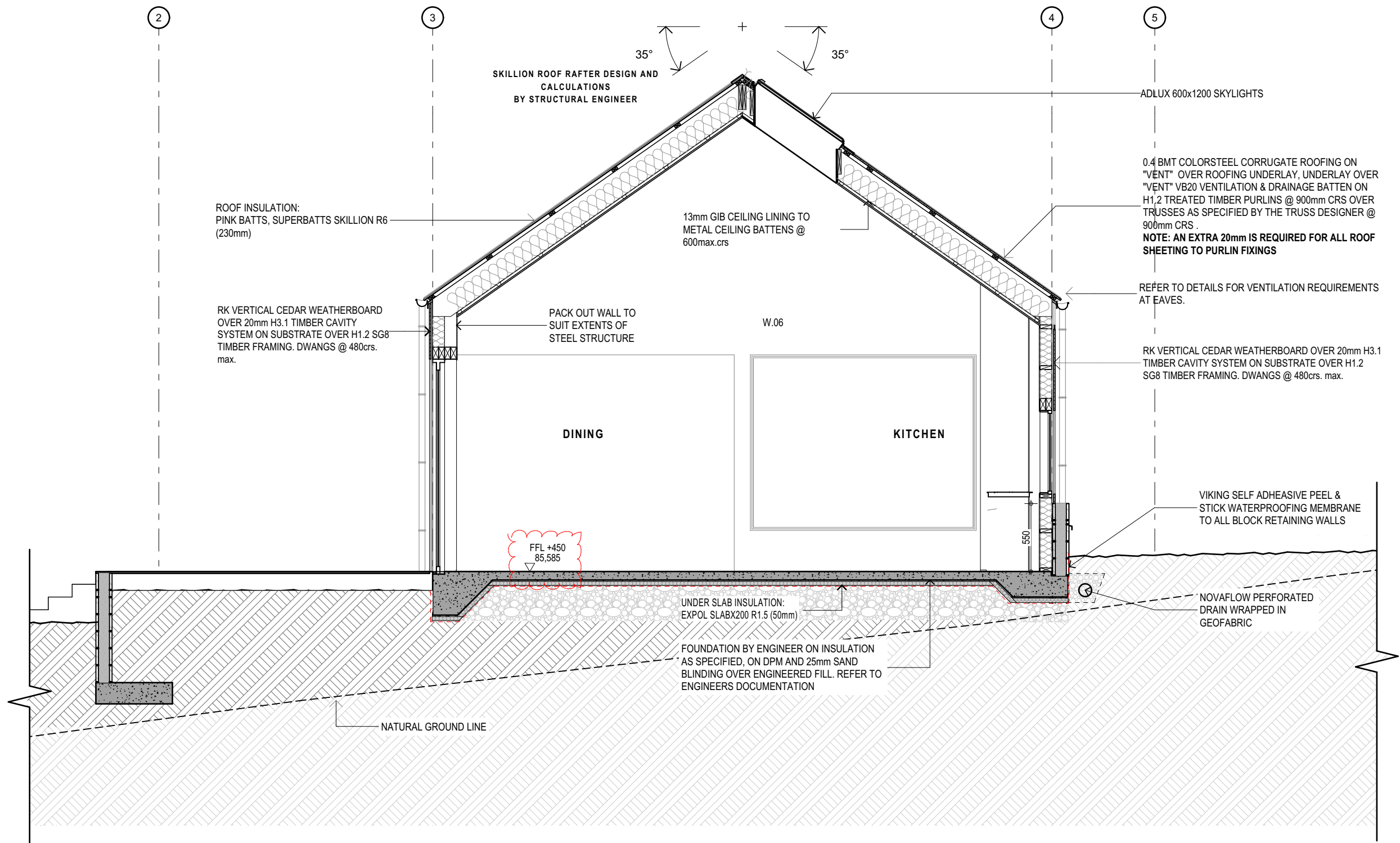


FIGURE & GROUND

292 Kennedys Bush
Road Kennedys Bush
Christchurch

Section J.

Drawing Sheet A3.9

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Date	October 2025
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Revisions		
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B	04/09/2025	LEVELS CHANGES REVISED
C	24/10/2025	PRICING ISSUE

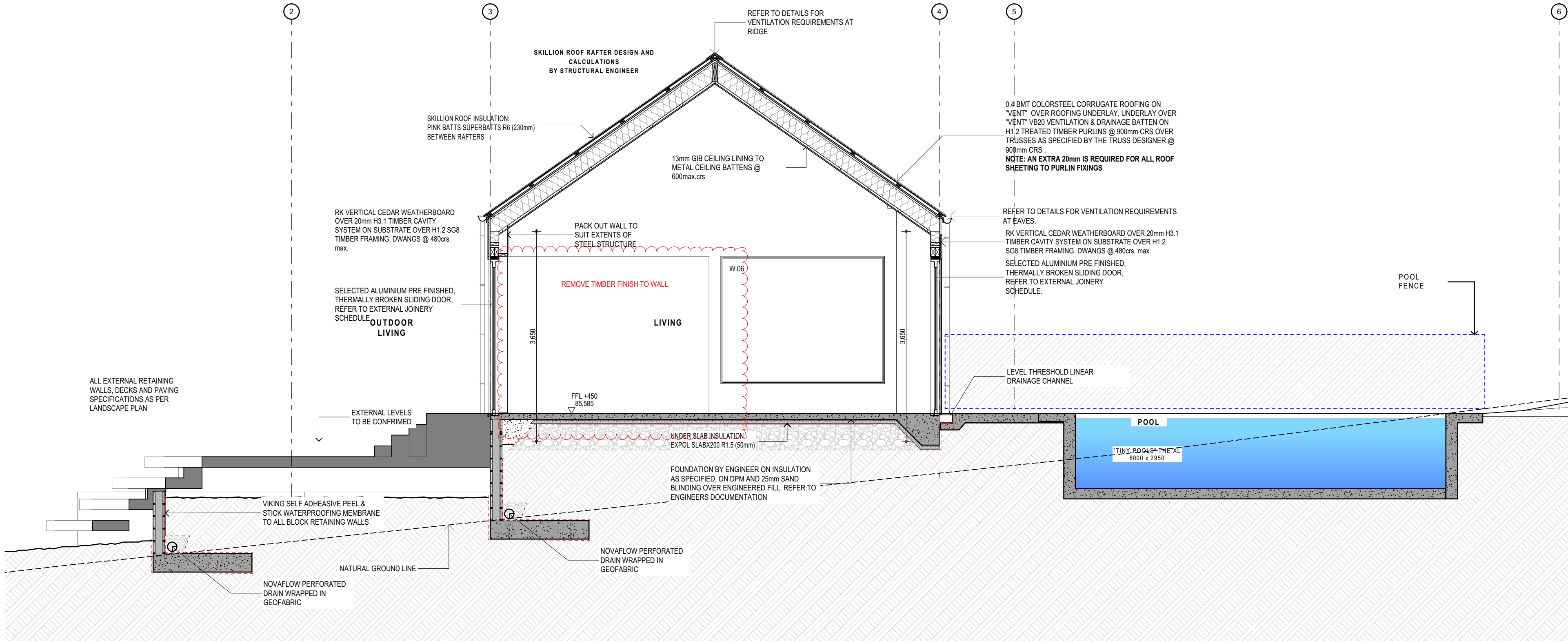


FIGURE & GROUND

292 Kennedys Bush
Road Kennedys Bush
Christchurch

Section K.

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Date	October 2025
Drawn	NDA
Revision	C

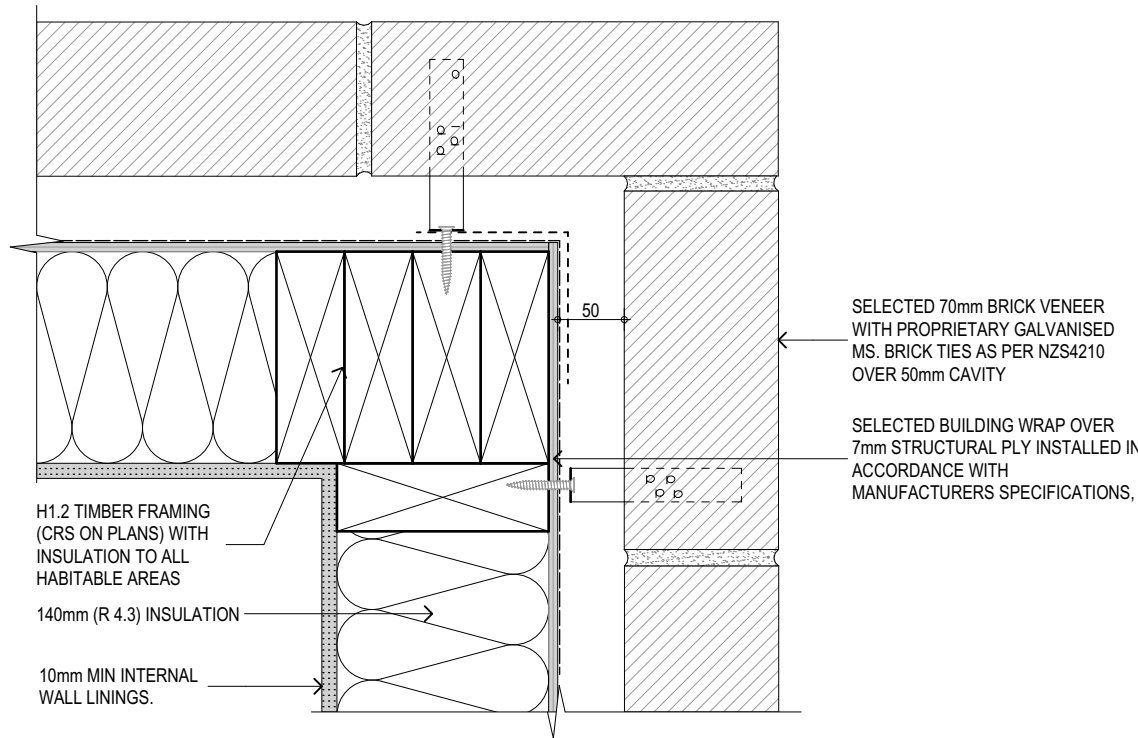
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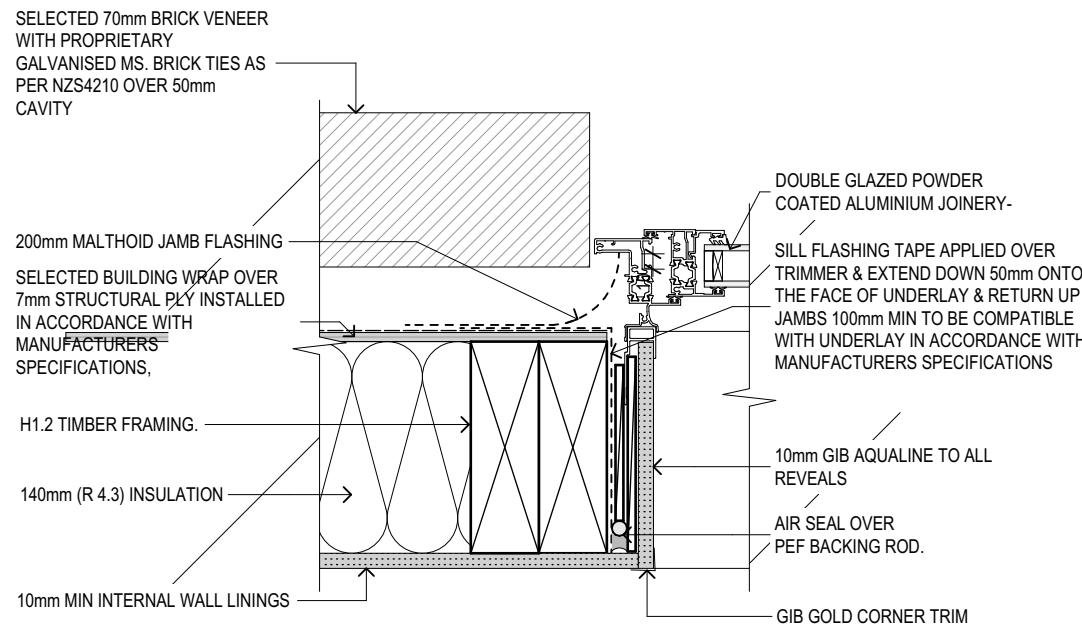
CONSENT ISSUE

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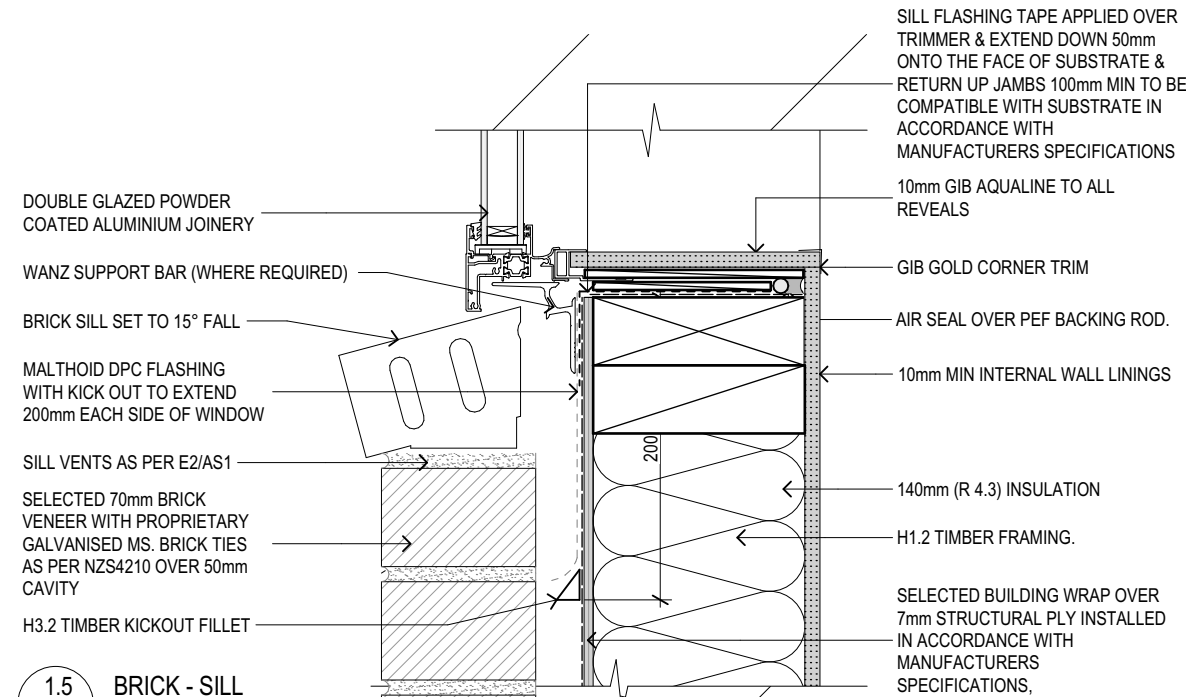
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C	24/10/2025	PRICING ISSUE



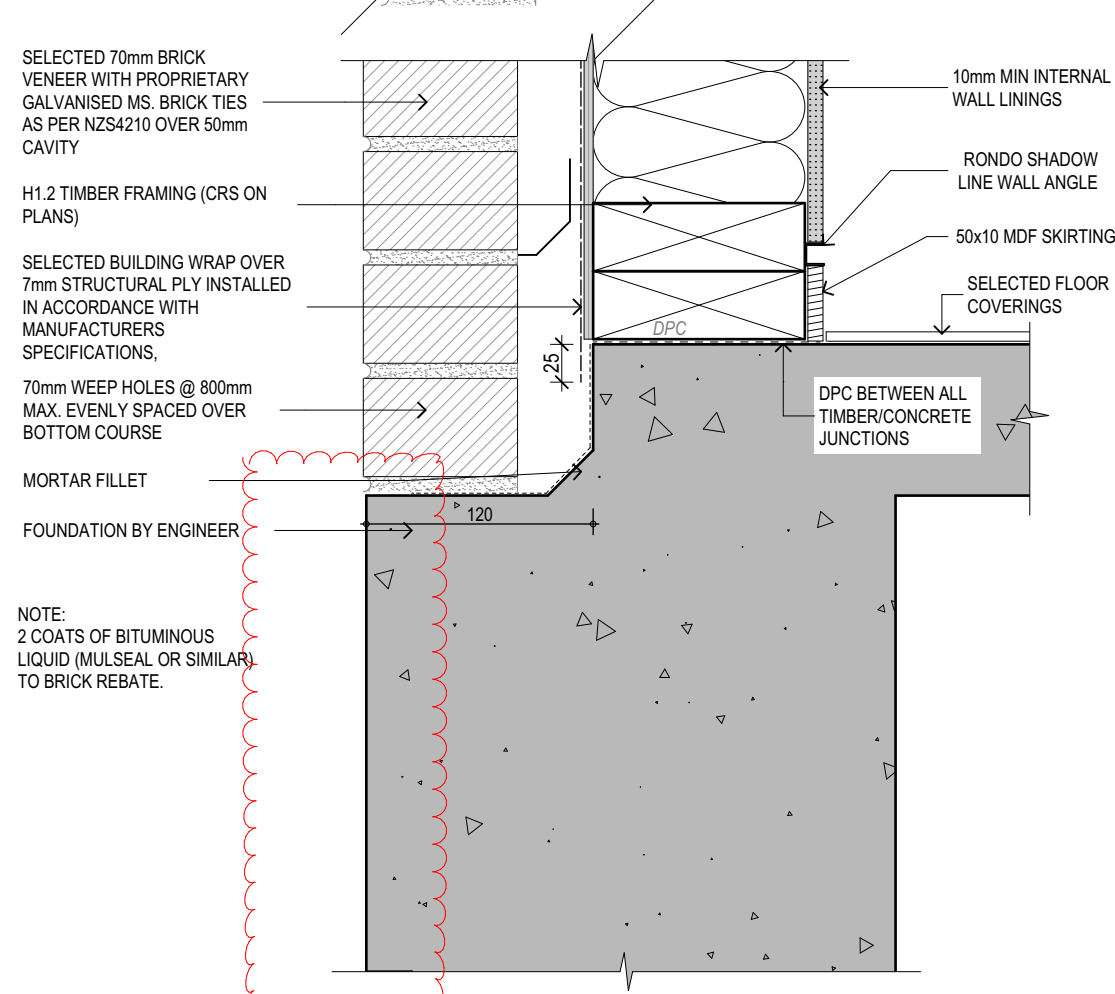
1.1 BRICK - JAMB
SCALE 1:5



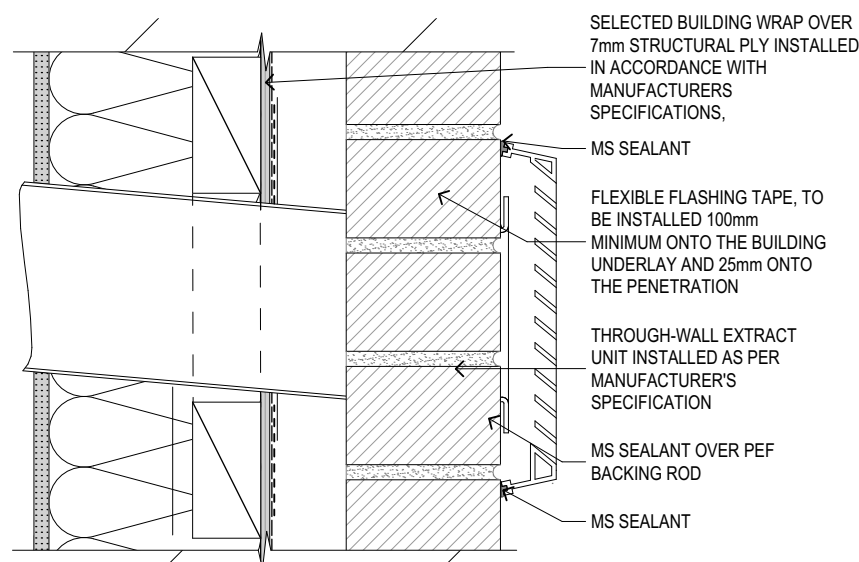
1.2 BRICK - HEAD
SCALE 1:5



1.3 BRICK - JAMB
SCALE 1:5



1.4 BRICK - JAMB JUNCTION
SCALE 1:5



1.5 BRICK - SILL
SCALE 1:5

Tie Spacings

Brick ties are to be fixed horizontally to studs at a maximum spacing of 400mm, and vertically depending on the height of the brick as per table below.

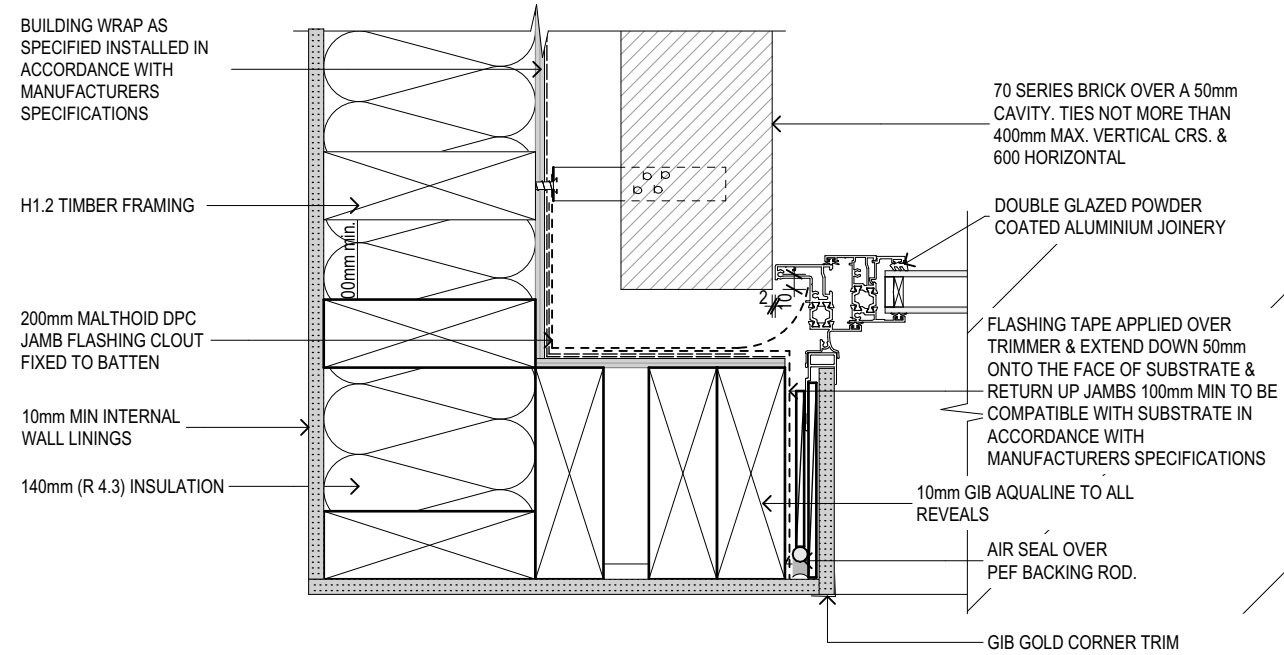
	Veneers up to 140 kg/m2 [70 mm thick veneers]	Veneers between 141 and 180 kgs/m2 [over 70 mm thick veneers]	Veneers between 141 and 180 kgs/m2 [over 70 mm thick veneers]
Horizontally	400 mm crs into studs	EH (Heavy Duty) ties	EM ties
Vertically	400 mm crs max.	400 mm crs into studs	Horizontally 400 mm crs into studs
Openings	Within 200 mm of the edge of all openings	Within 200 mm of the edge of all openings	400 mm crs into studs up to 3.0 m from foundation, then 300 mm crs max.
Shelf Angles	1st Row within 200 mm of the Shelf Angle	1st Row within 200 mm of the Shelf Angle	
Foundation	1st Row within 400 mm of the rebate	1st Row within 400 mm of the rebate	

Placement of Brick ties in Mortar Courses	
Brick Height	Studs at 400 mm crs.
40 mm	Every 8 th Course
50 mm	Every 6 th course
65 mm	Every 5 th course
71 mm	Every 5 th Course

NOTE: EXTERNAL WALL INSULATION REQUIREMENTS.
140 STUD WALLS - MIN 140mm BATTS INSULATION - R4.3.

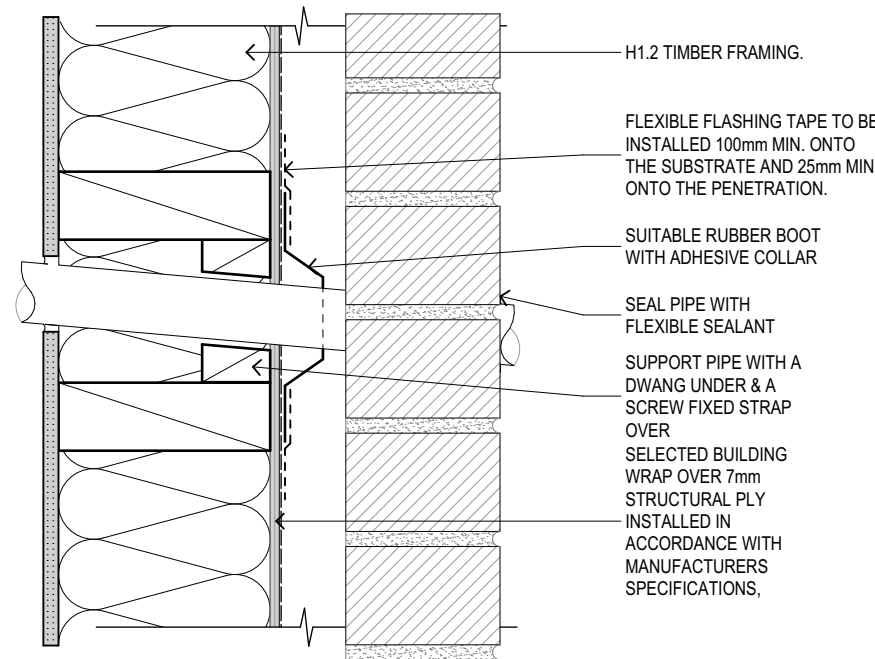
NOTE:
ALL CONCEALED FLASHINGS AND CONCEALED MILD STEEL ELEMENTS TO COMPLY WITH B2/AS1. - 50 YEAR DURABILITY REQUIREMENT.
FLASHINGS TO BE ALUMINIUM OR STAINLESS STEEL, BRICK TIES AND OTHER MILD STEEL ELEMENTS ARE TO BE HOT DIP GALVANISED

NOTE: REQUIREMENTS FOR DWANGS.
NZS: 3604 SECTION 8.8.
TO IMPROVE INSULATION APPLICATION AND EFFICIENCY THE MINIMUM PERMITTED DWANG SIZE IS 45 X 45mm. PLACED ON THE EXTERNAL FACE OF THE SPECIFIED WALL FRAMING TO SUPPORT CLADDINGS AT CENTRES AS NOTED.



1.6 BRICK - EXTRACT PENETRATION
SCALE 1:5

NOTE:
ALL CONCEALED FLASHINGS AND CONCEALED MILD STEEL ELEMENTS TO COMPLY WITH B2/AS1. - 50 YEAR DURABILITY REQUIREMENT.
FLASHINGS TO BE ALUMINIUM OR STAINLESS STEEL, BRICK TIES AND OTHER MILD STEEL ELEMENTS ARE TO BE HOT DIP GALVANISED



1.7 BRICK - FOUNDATION BASE
SCALE 1:5

FIGURE & GROUND

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Road Kennedys Bush
Christchurch

Details.

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File 25.1029
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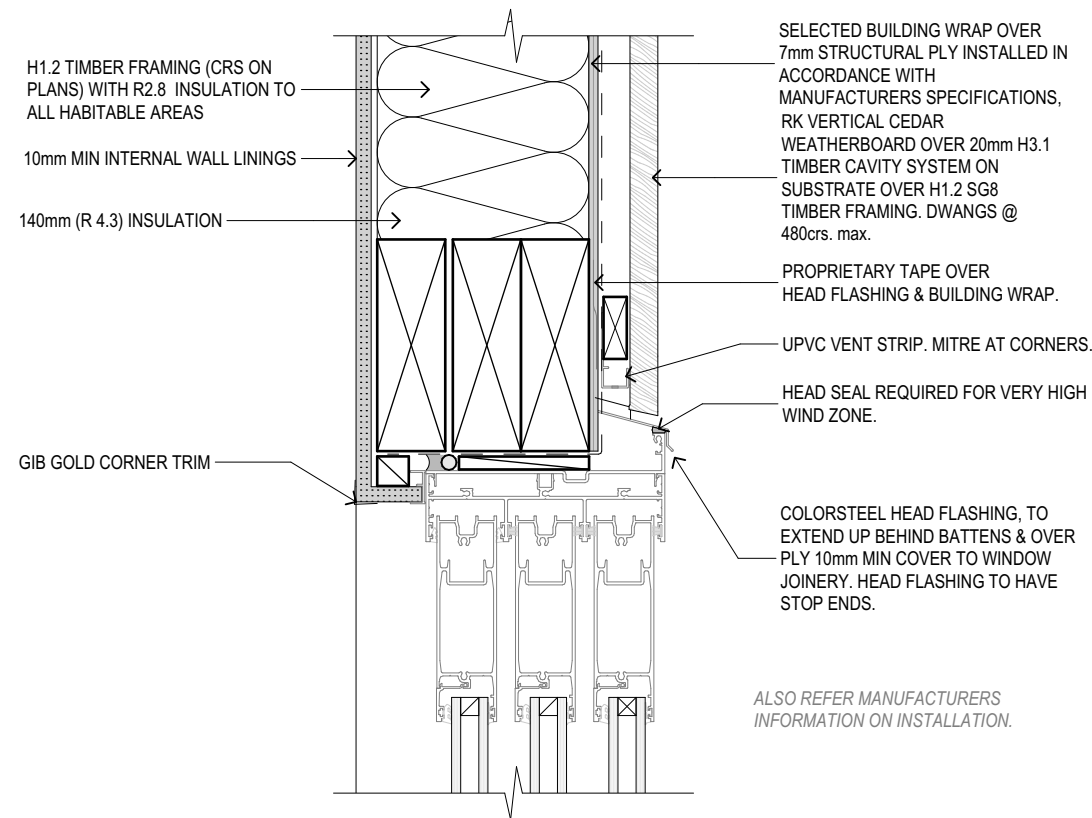
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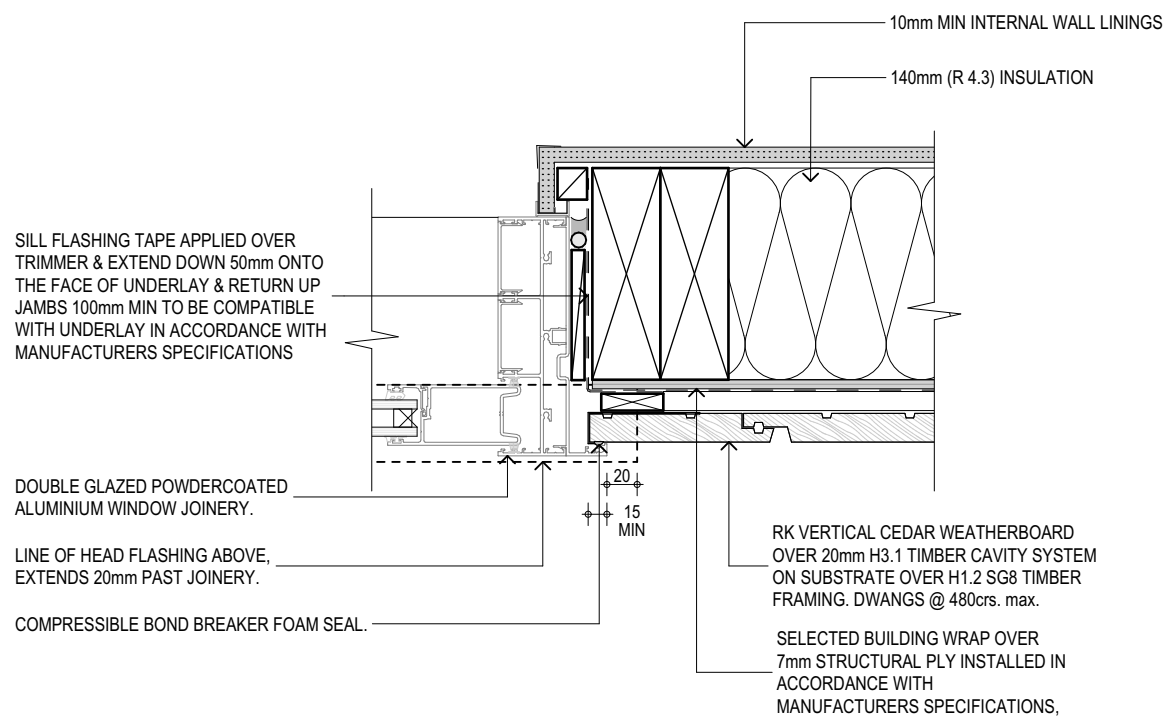
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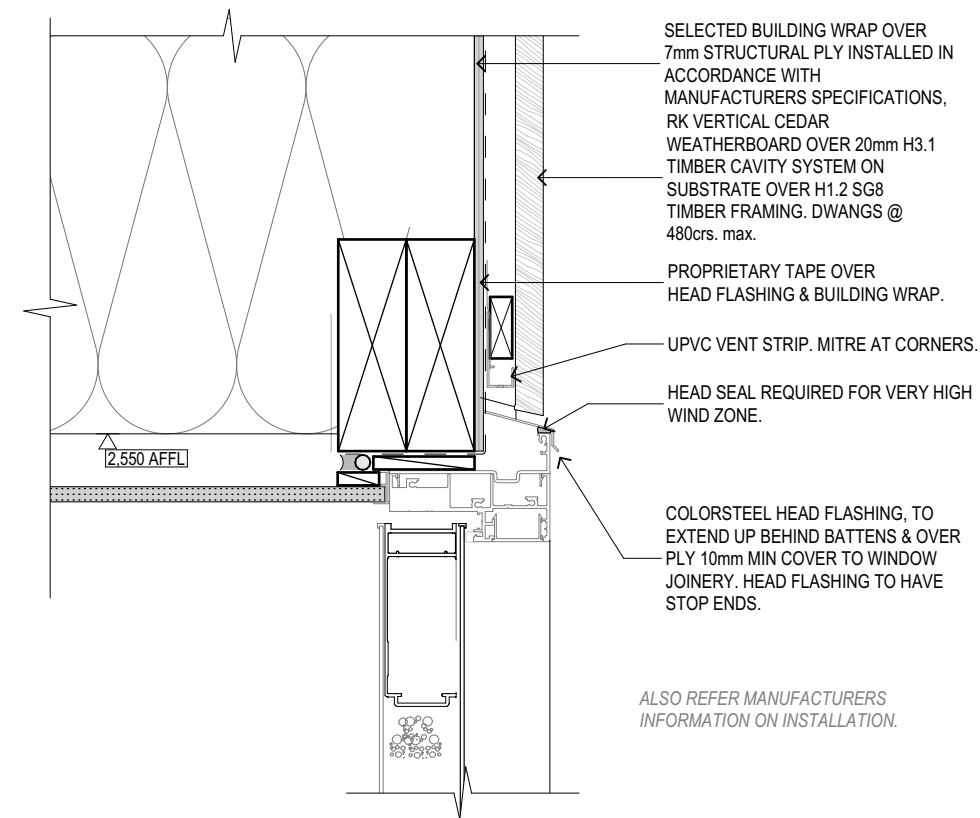
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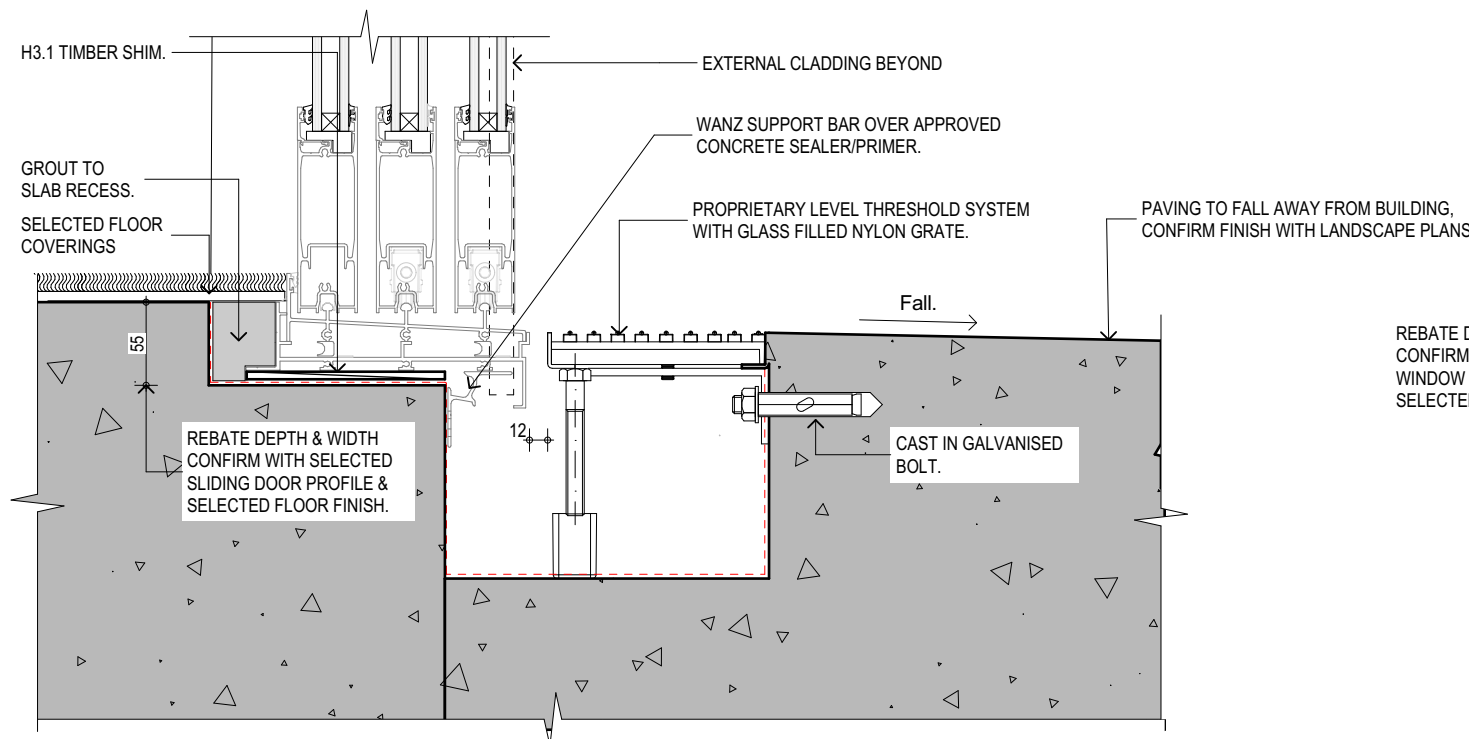
2.1 VERTICAL CEDAR - HEAD
SCALE 1:5



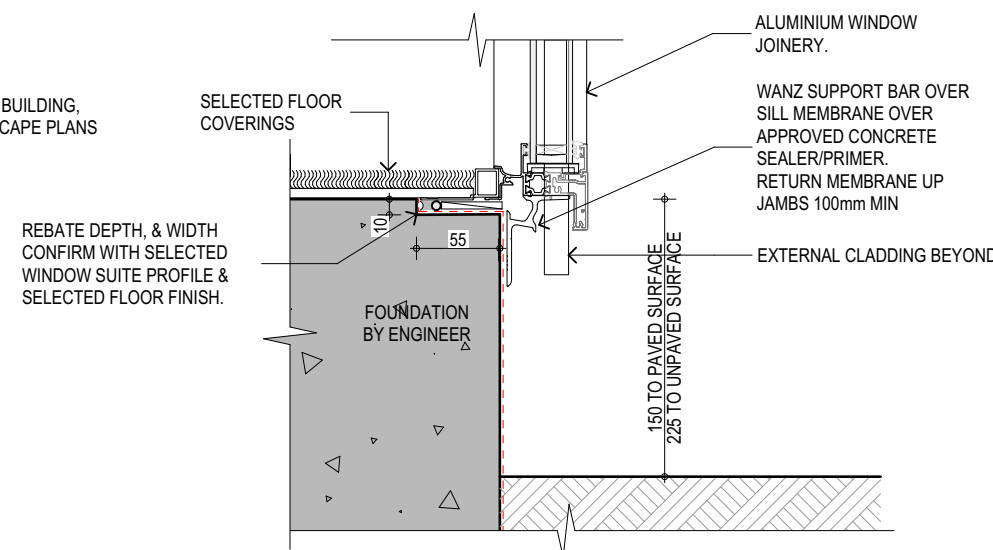
2.4 VERTICAL CEDAR - SLIDING DOOR JAMB DETAIL
SCALE 1:5



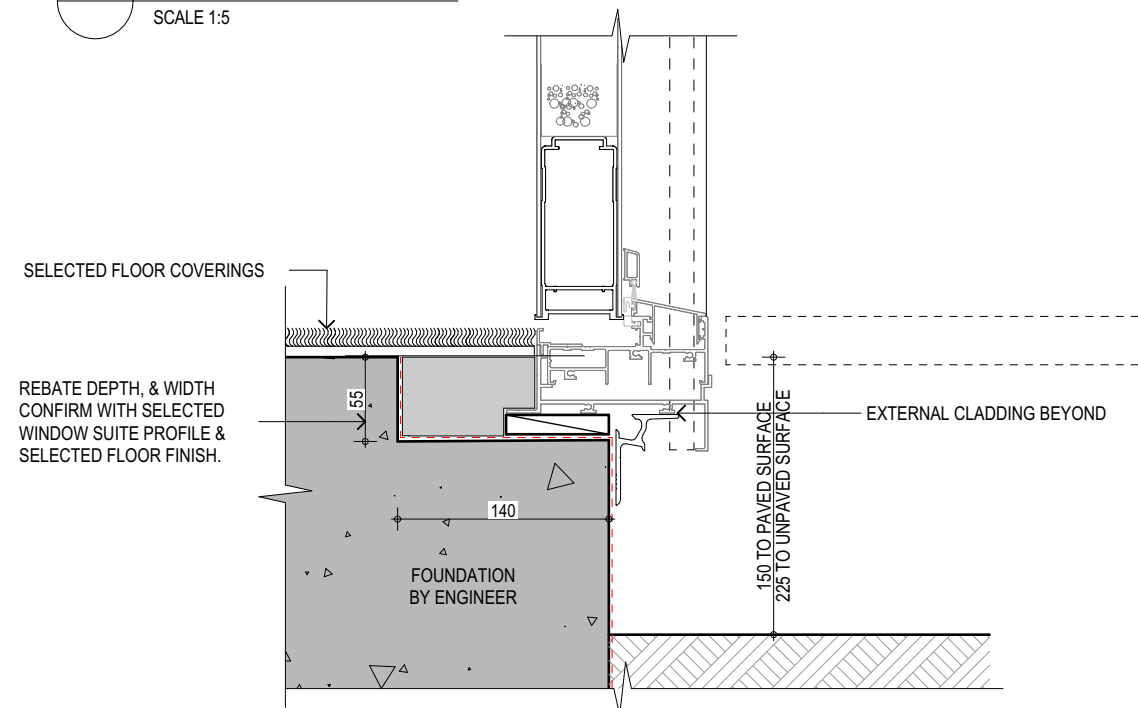
2.7 VERTICAL CEDAR - HEAD
SCALE 1:5



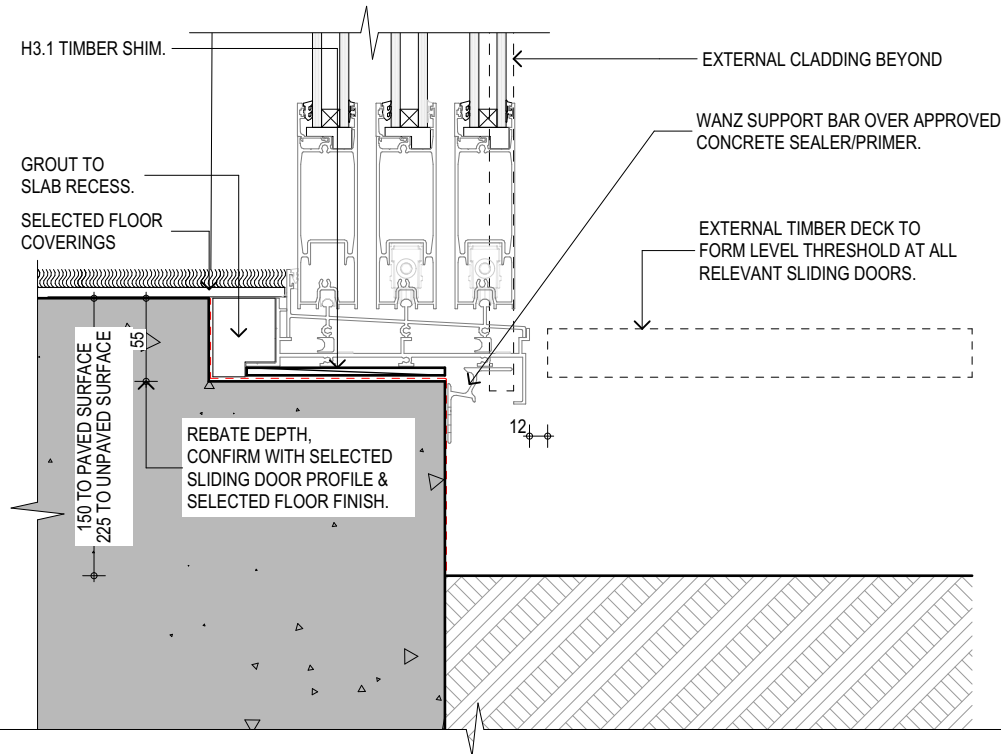
2.2 REBATED SLIDING DOOR SILL DETAIL.
SCALE 1:5



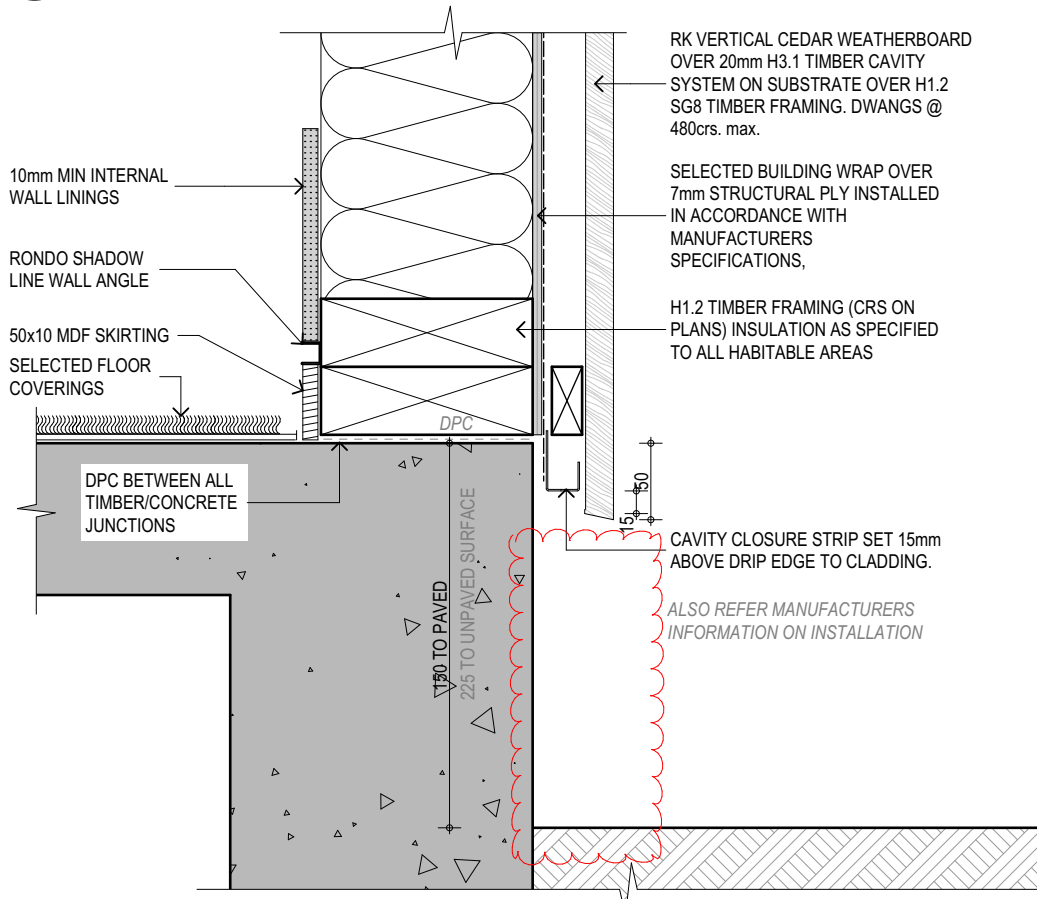
2.5 TYPICAL SLAB WINDOW JOINERY SILL
SCALE 1:5



2.8 ENTRANCE DOOR SLAB JOINERY SILL
SCALE 1:5



2.3 REBATED DOOR SILL DETAIL @ TIMBER DECK.
SCALE 1:5



2.6 SHIPLAP - FOUNDATION BASE
SCALE 1:5

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-	24/06/2025	Consent Issue
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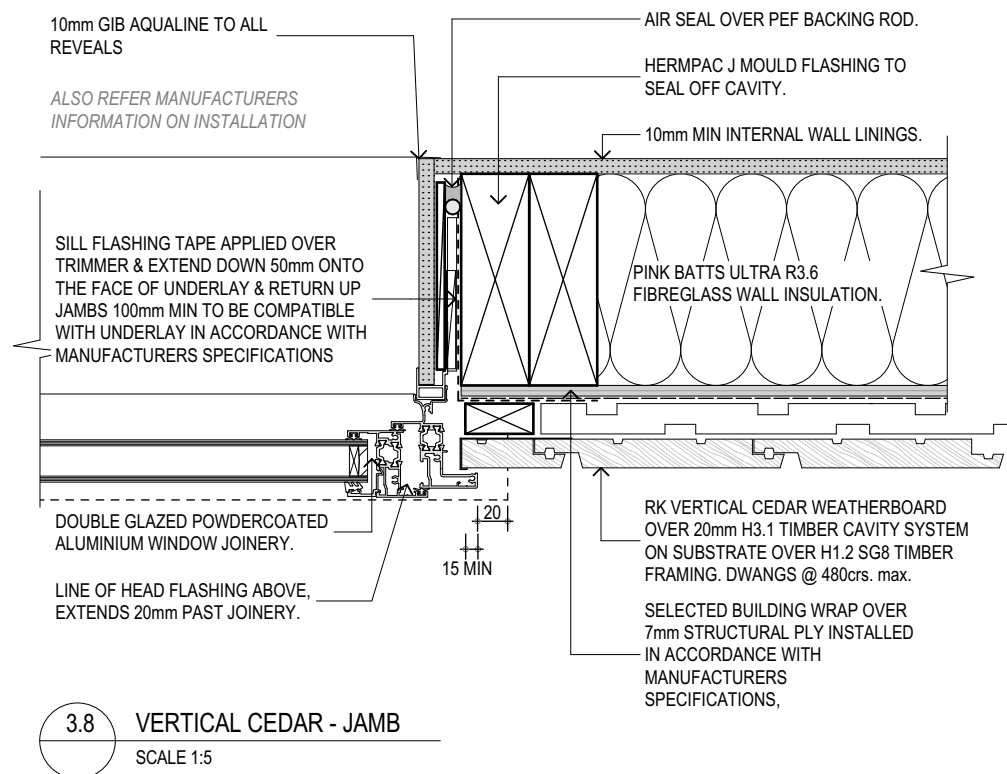
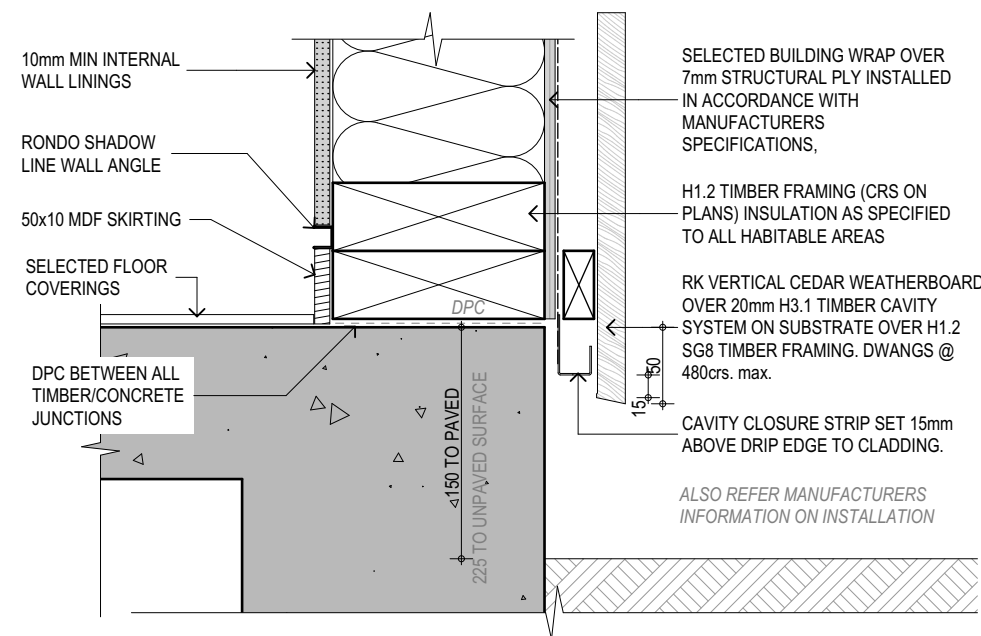
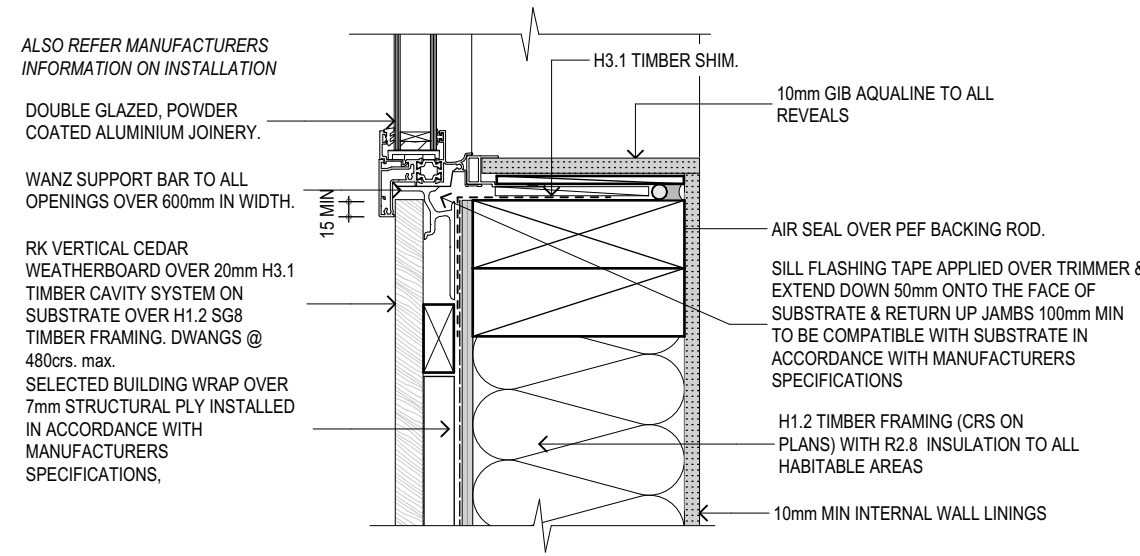
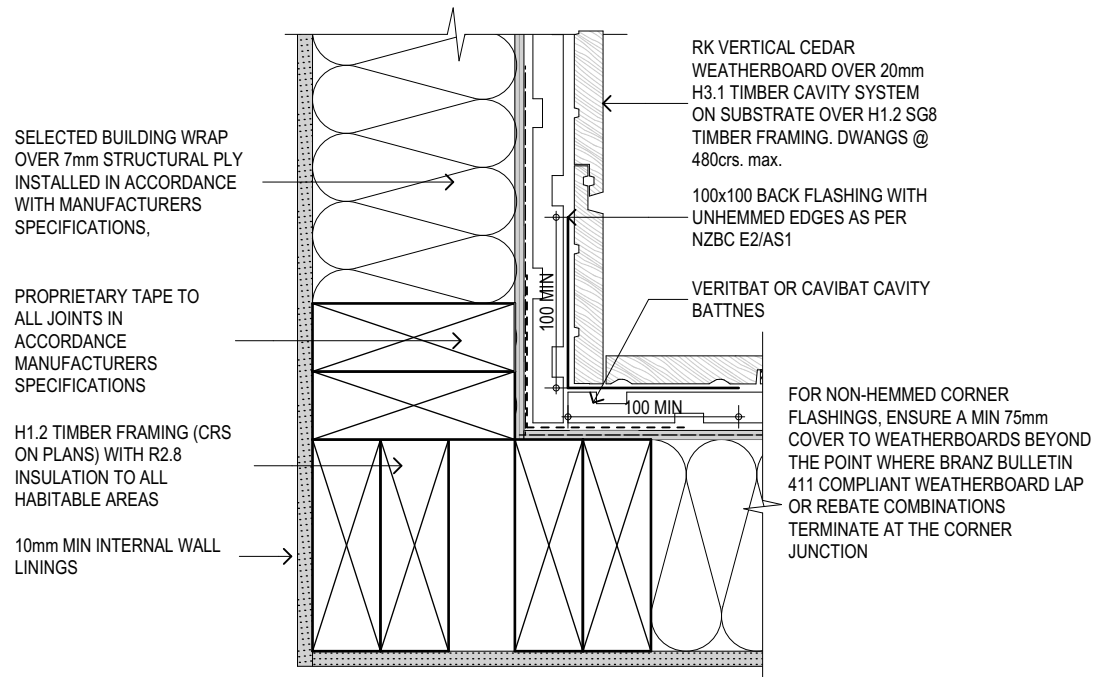
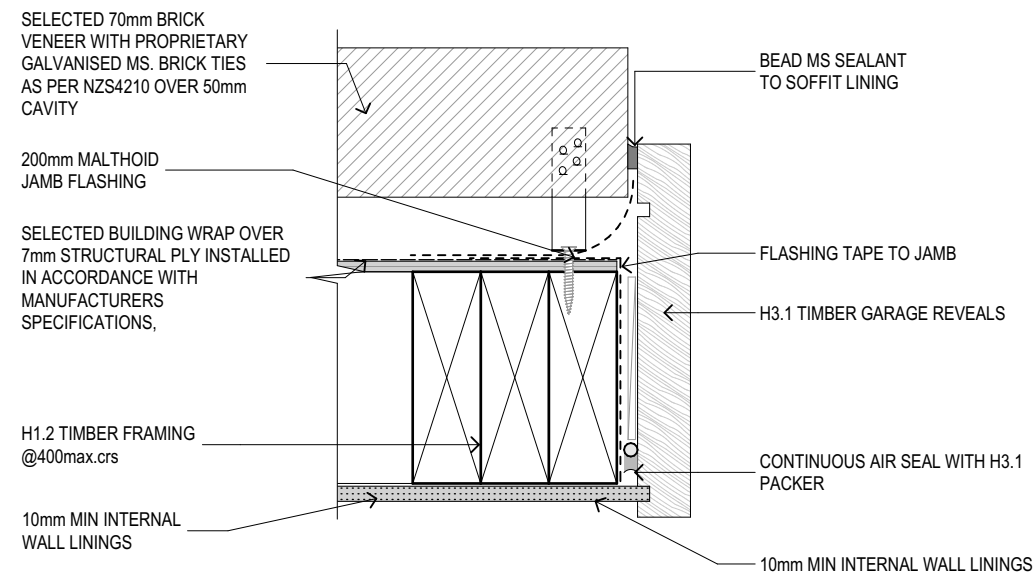
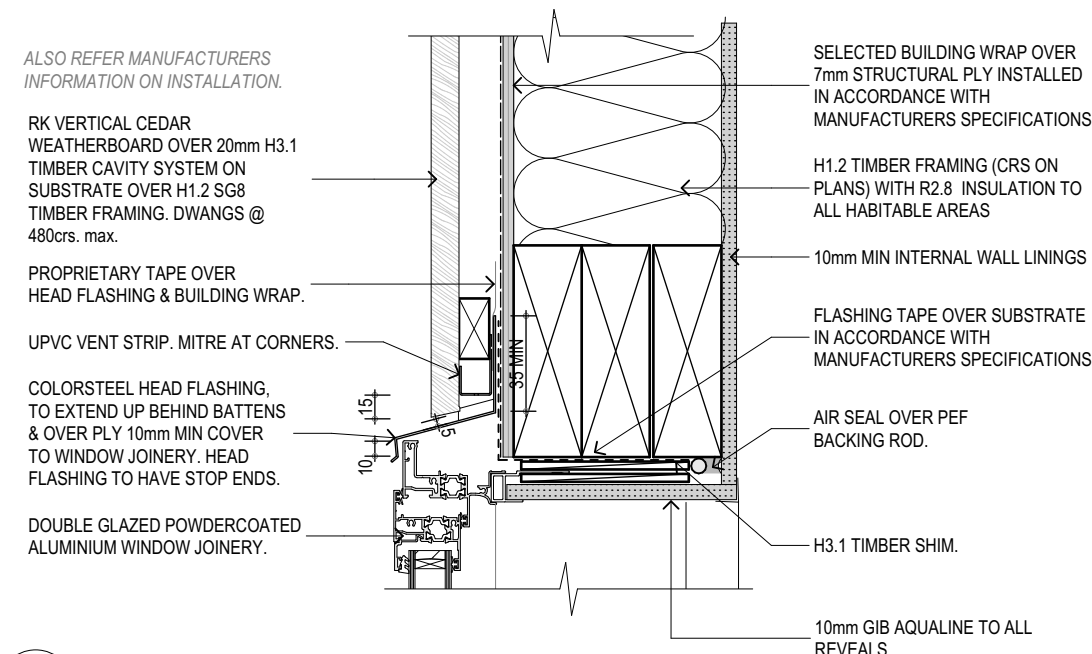
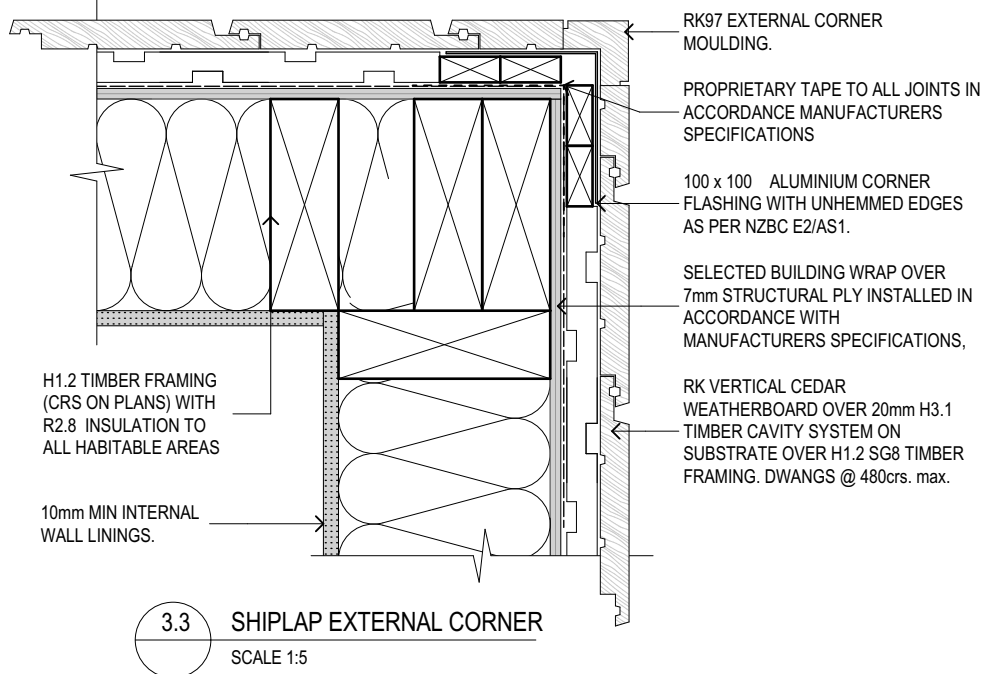
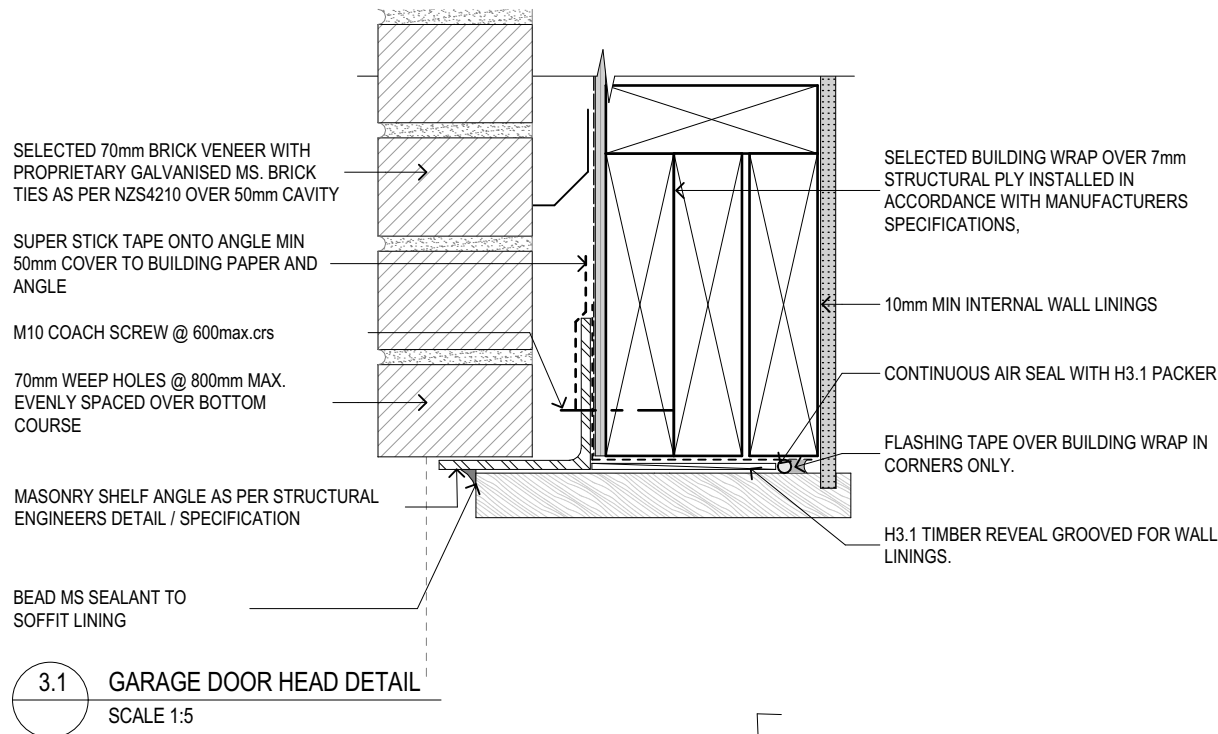


FIGURE & GROUND

292 Kennedys Bush
Road Kennedys Bush
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Details.

Drawing Sheet

A4.3

Scale 1:5@A2
File 25.1029
Date October 2025
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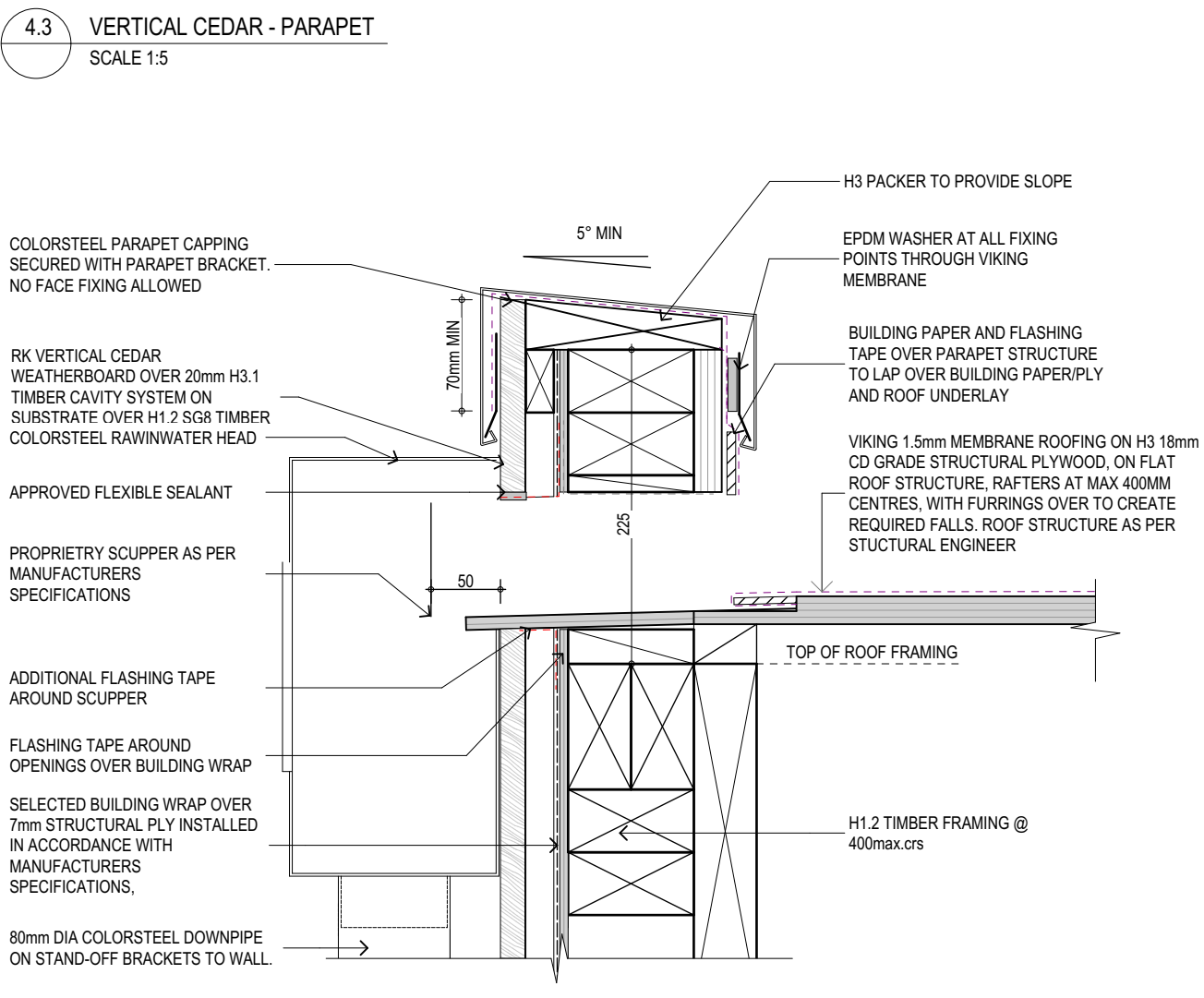
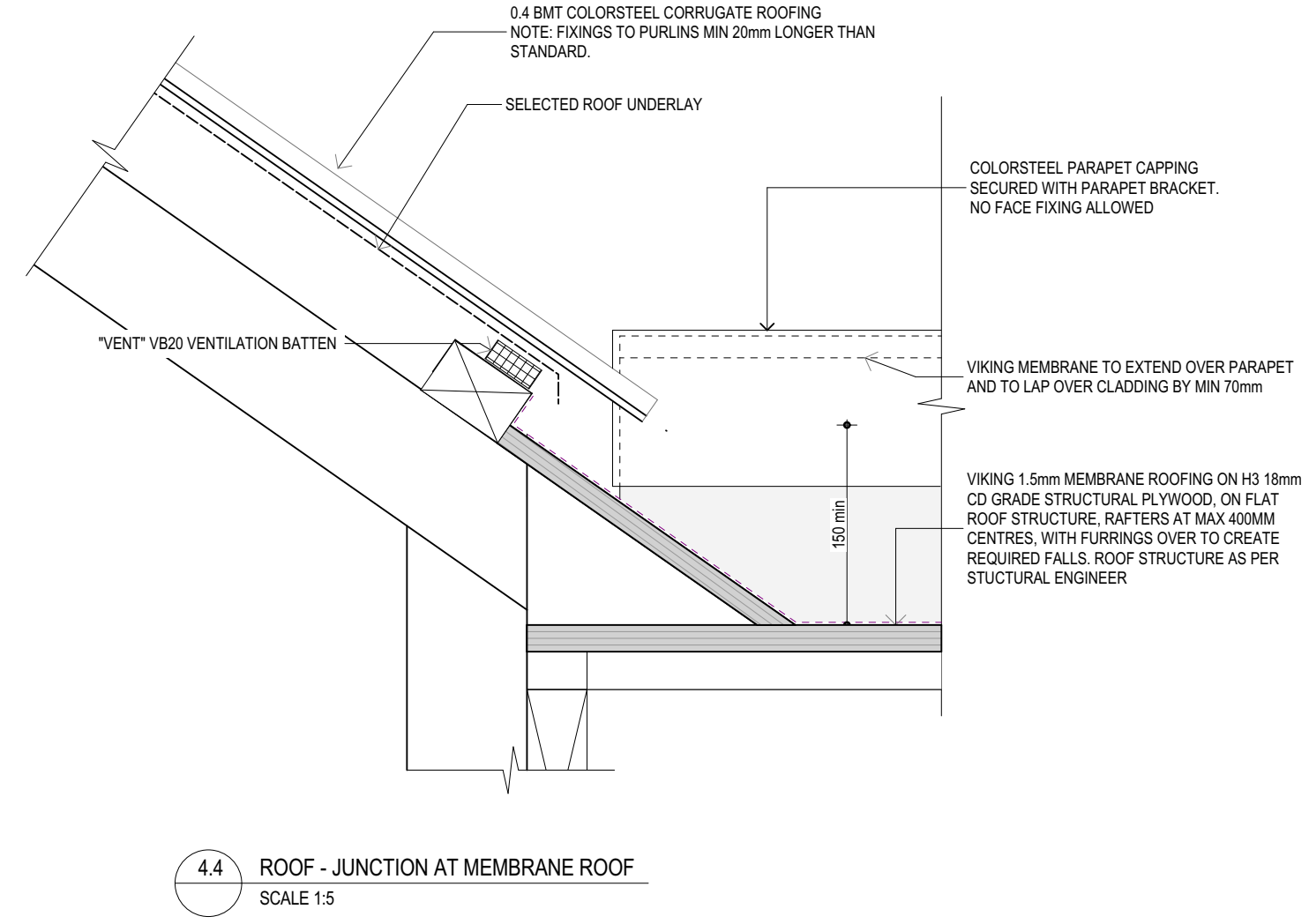
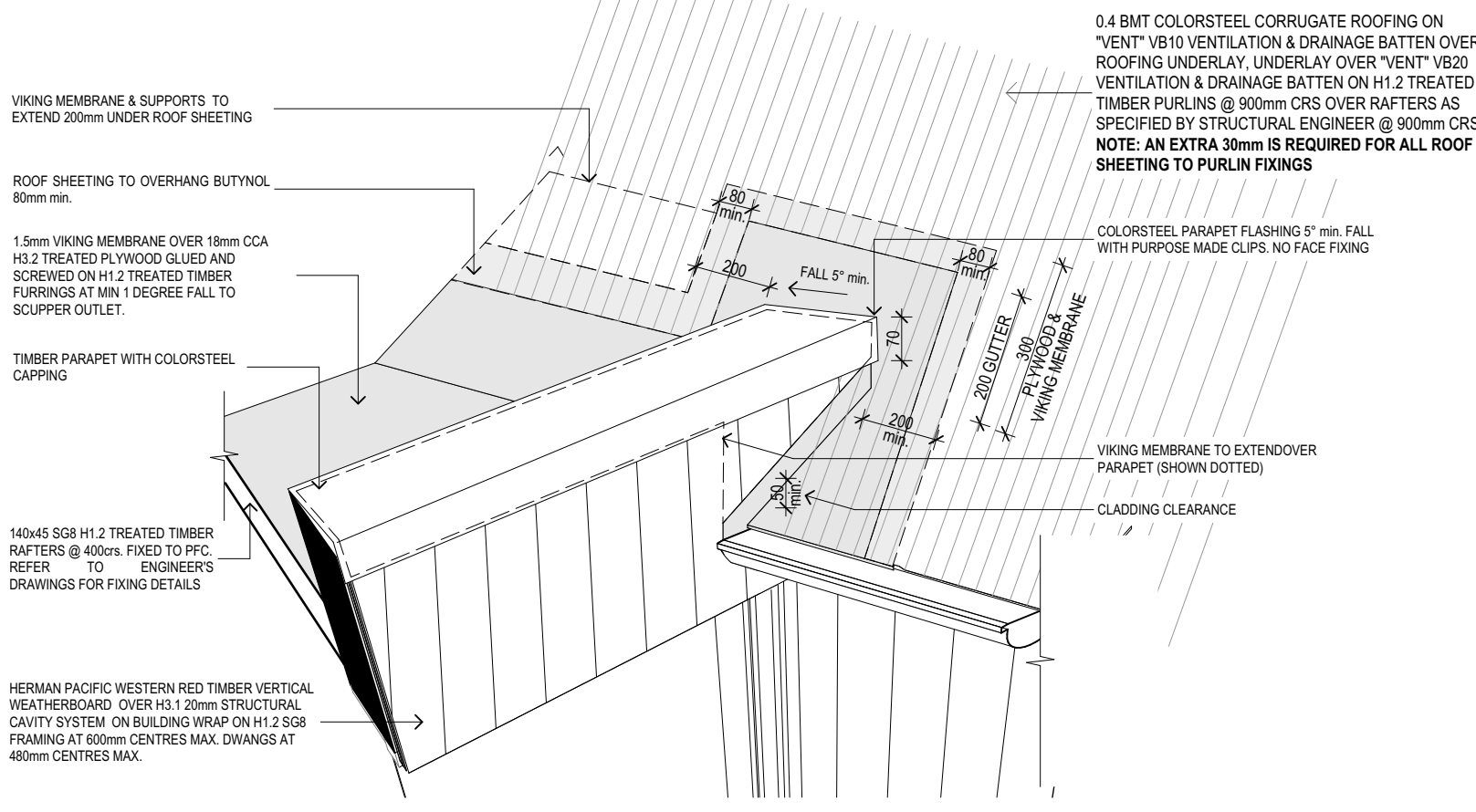
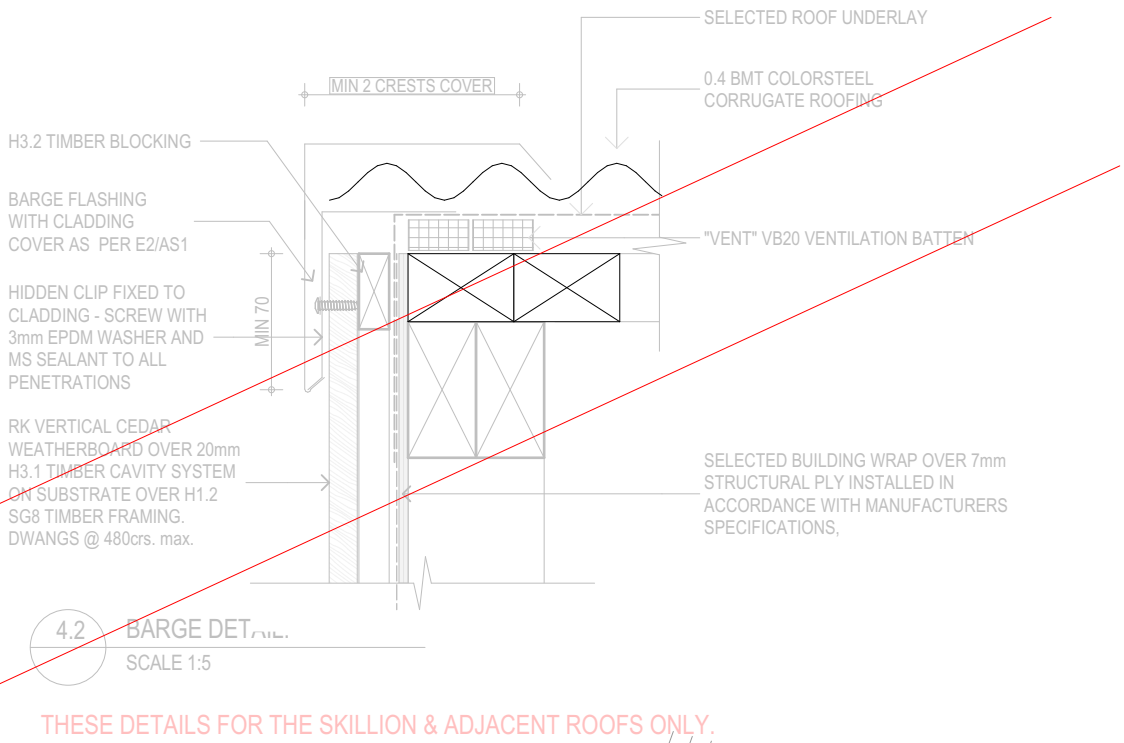
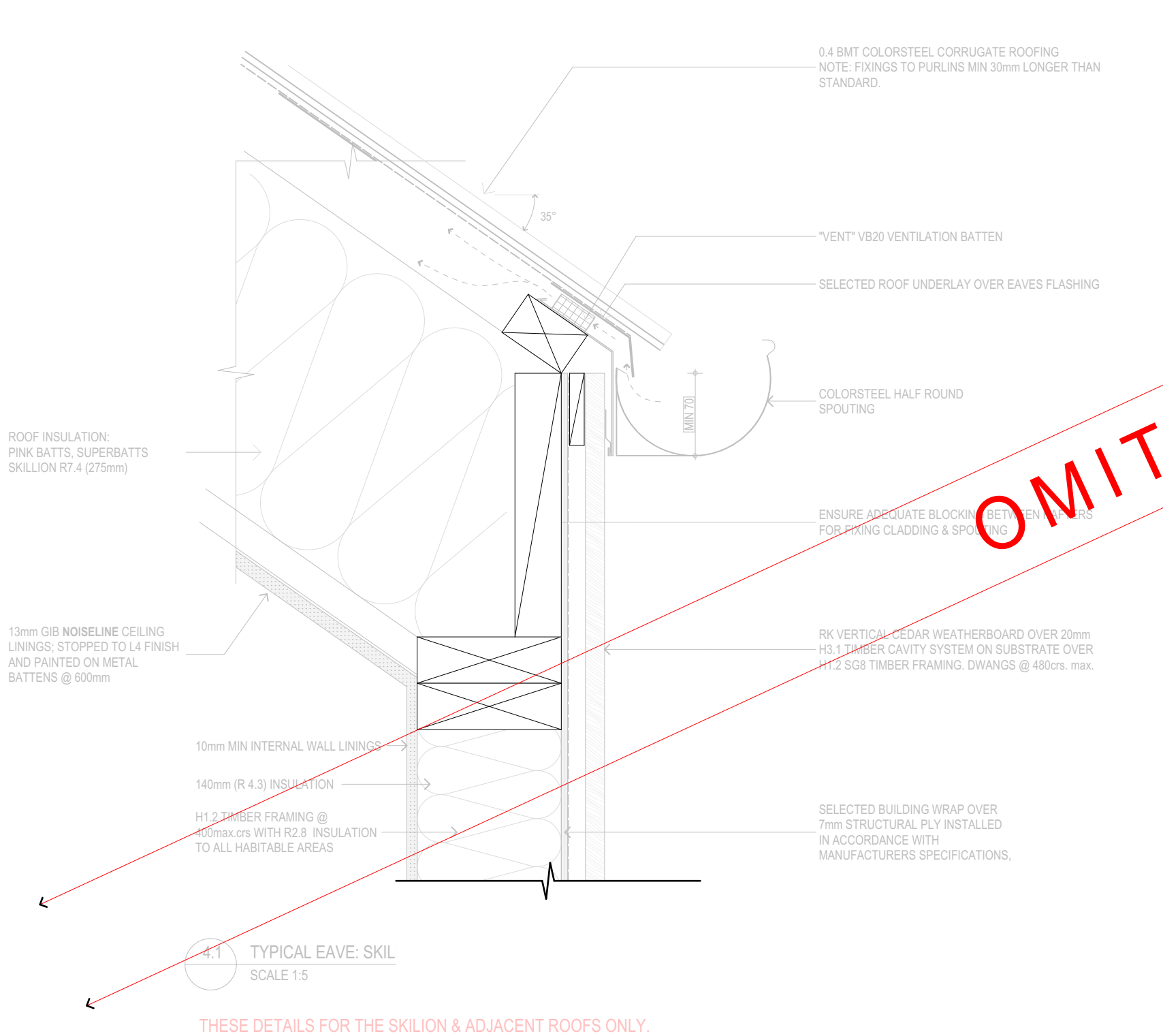


FIGURE & GROUND

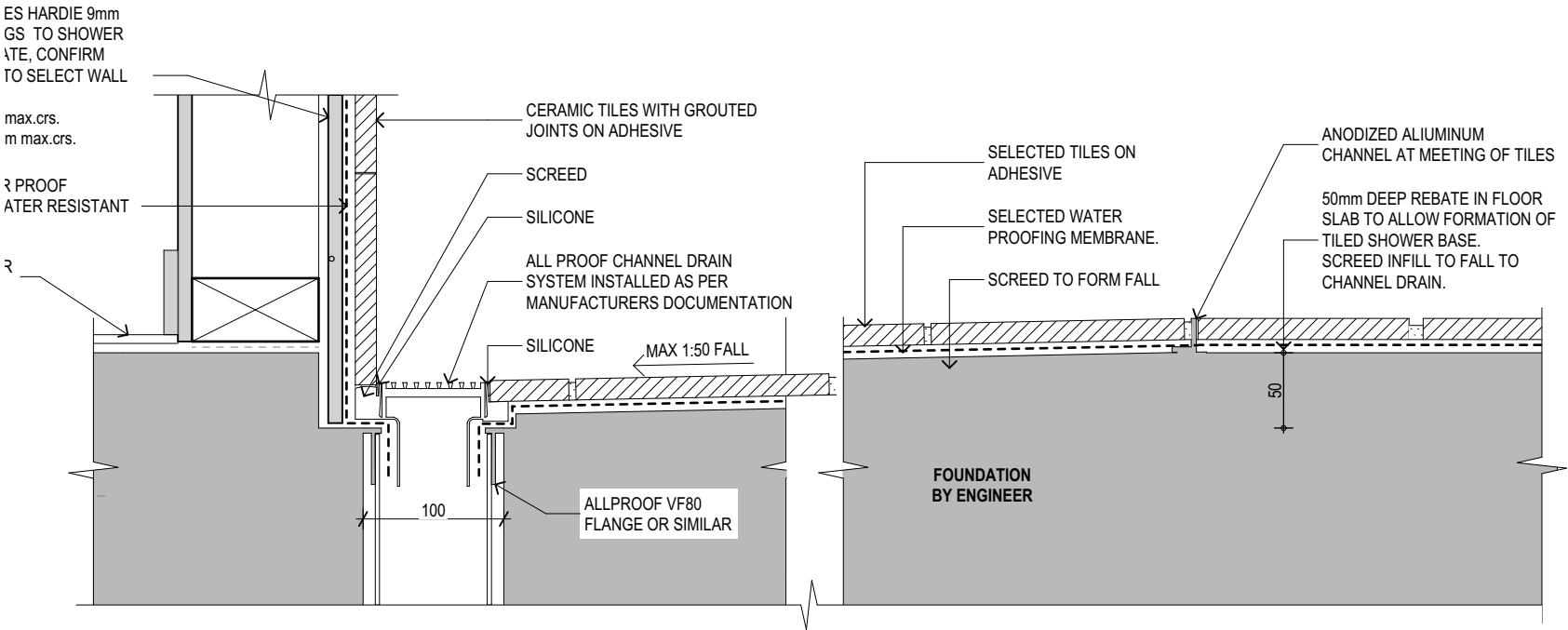
292 Kennedys Bush
Road Kennedys Bush
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Details.

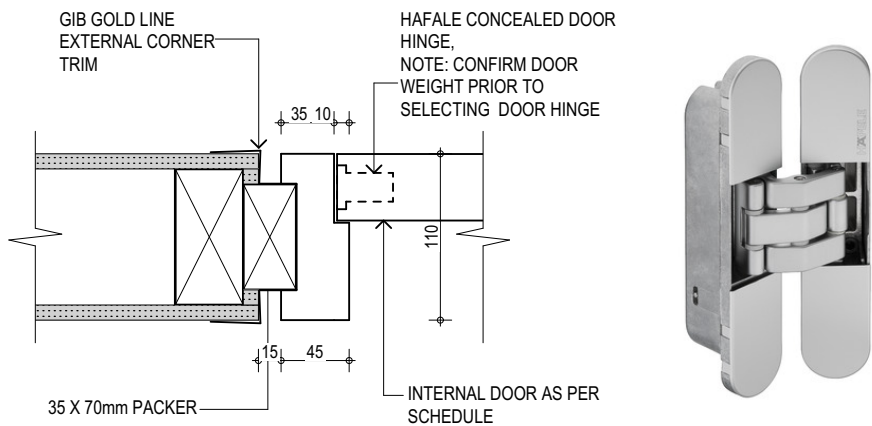
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Date	October 2025
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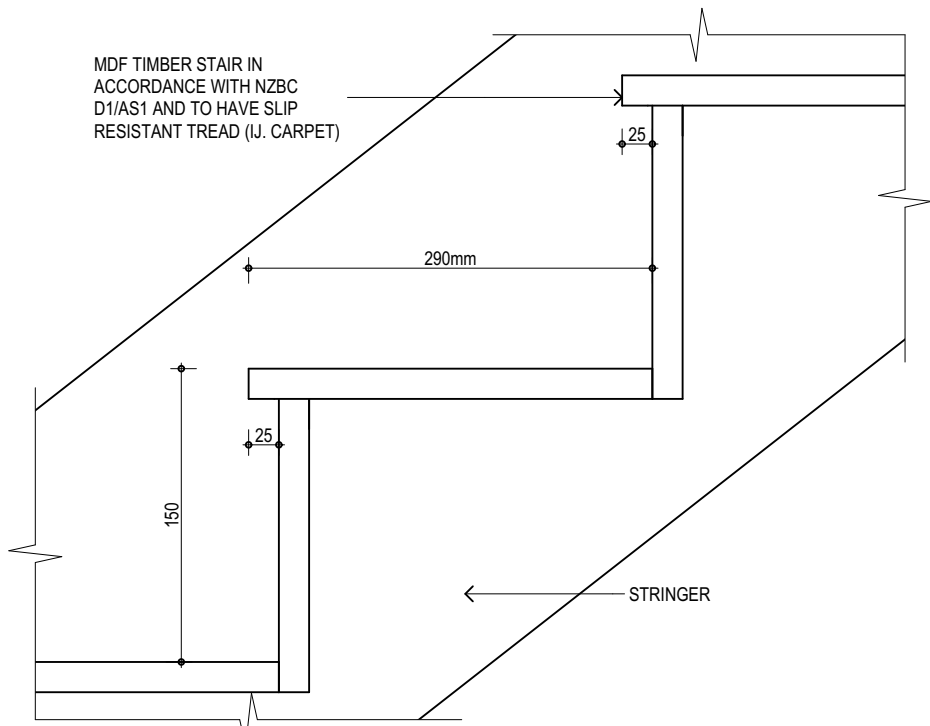
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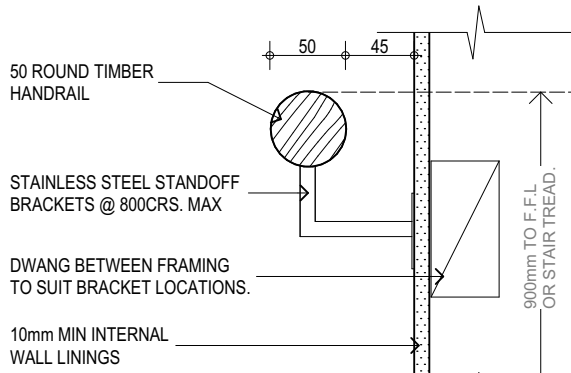
5.1 TILED SHOWER REBATE
SCALE 1:5



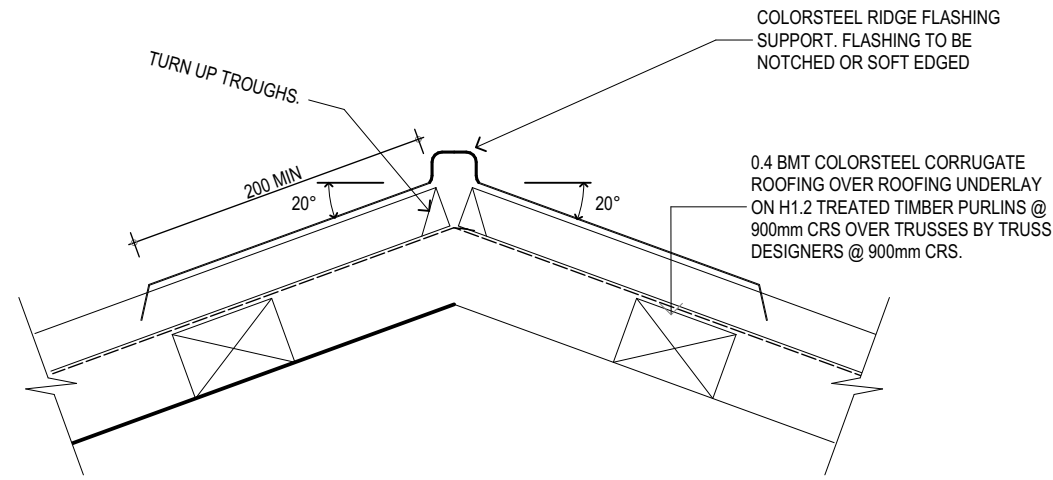
5.2 INTERNAL DOOR JAMB WITH CONCEALED DOOR HINGE
SCALE 1:5



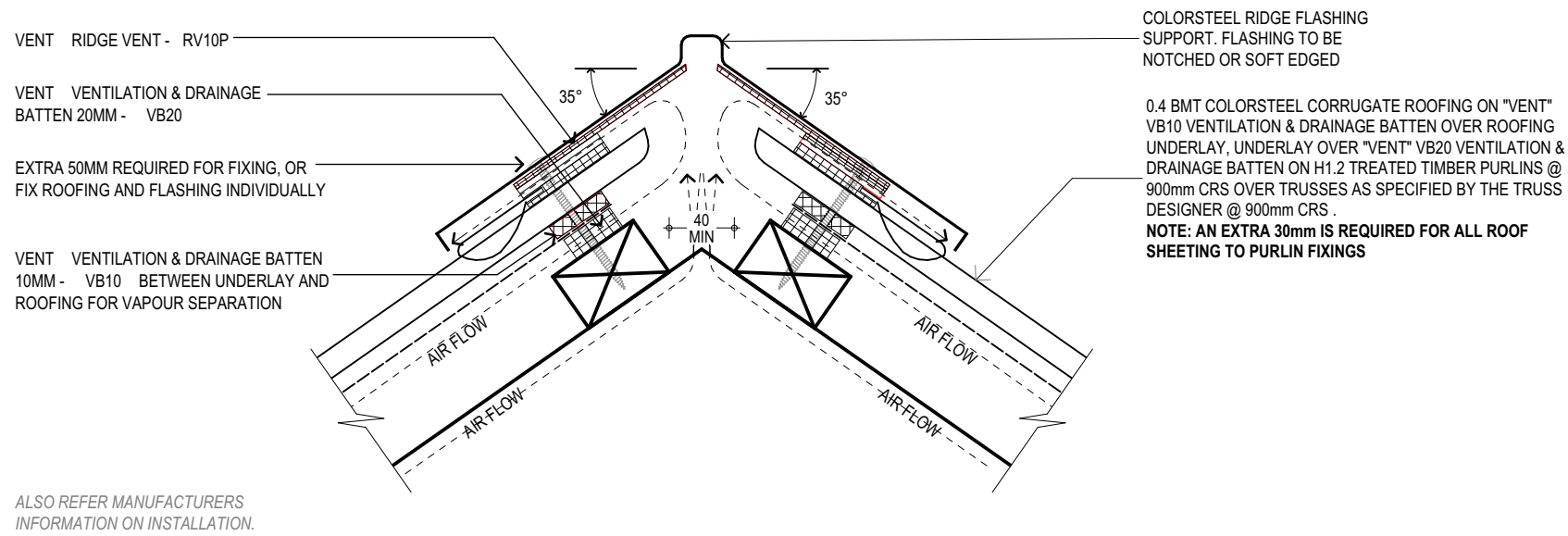
5.3 STAIRCASE DETAIL
SCALE 1:5



5.6 INTERNAL HANDRAIL
SCALE 1:5

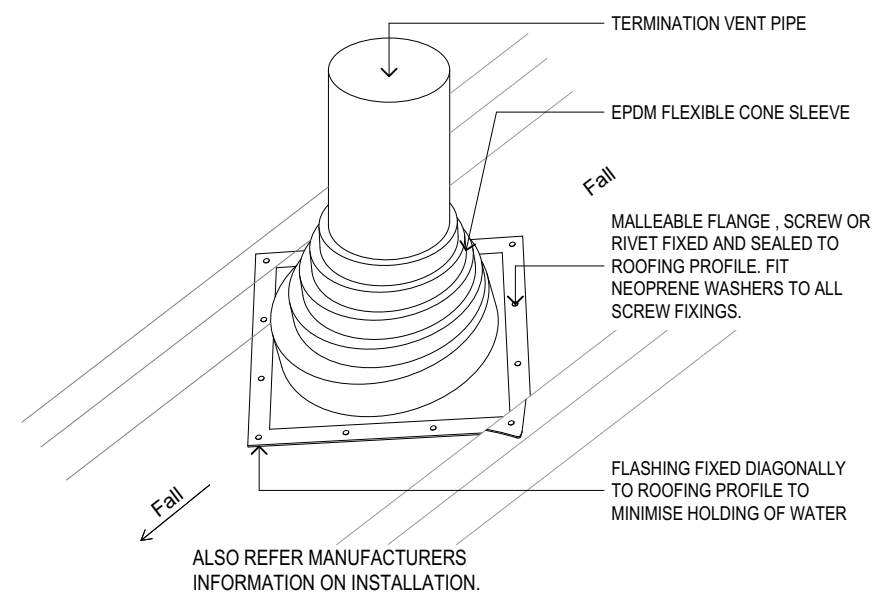


5.4 RIDGE DETAIL.
SCALE 1:5



ALSO REFER MANUFACTURERS INFORMATION ON INSTALLATION.

5.5 RIDGE DETAIL - VENTILATED SKILLION ROOF
SCALE 1:5



5.7 ROOF PENETRATION

ALL MEASUREMENTS TO BE CONFIRMED ON SITE BEFORE COMMENCING ANY CONSTRUCTION. THE COPYRIGHT OF THIS DRAWING REMAINS WITH FIGURE AND GROUND LIMITED.

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Details.

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A4.5

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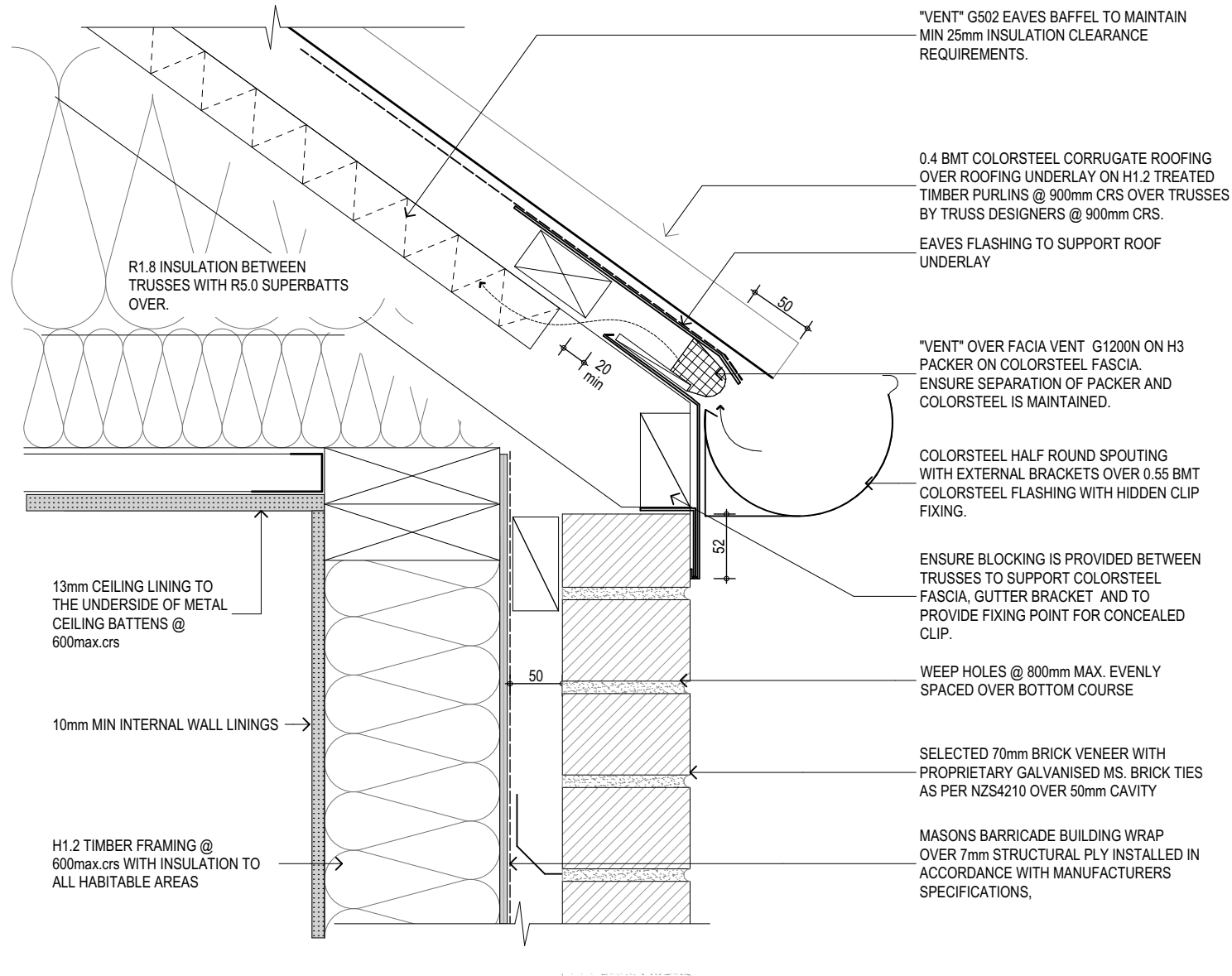
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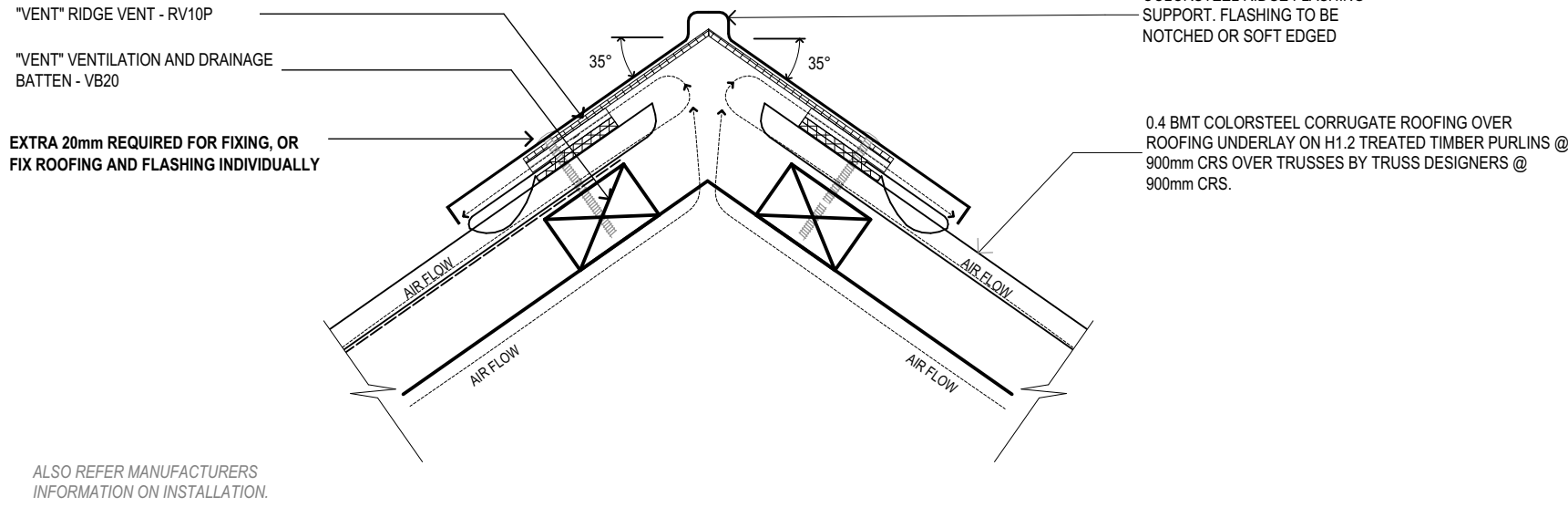
Revisions

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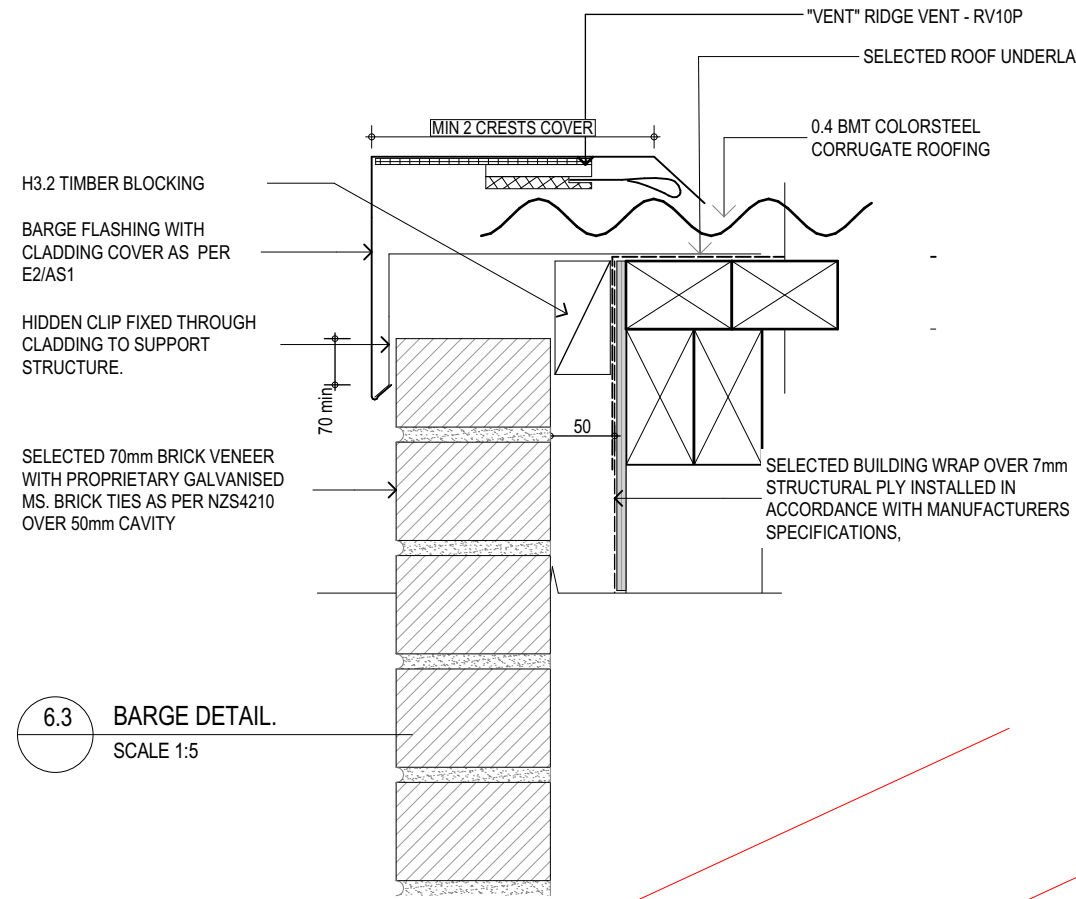


6.1 TYPICAL BRICK EAVE
SCALE 1:5

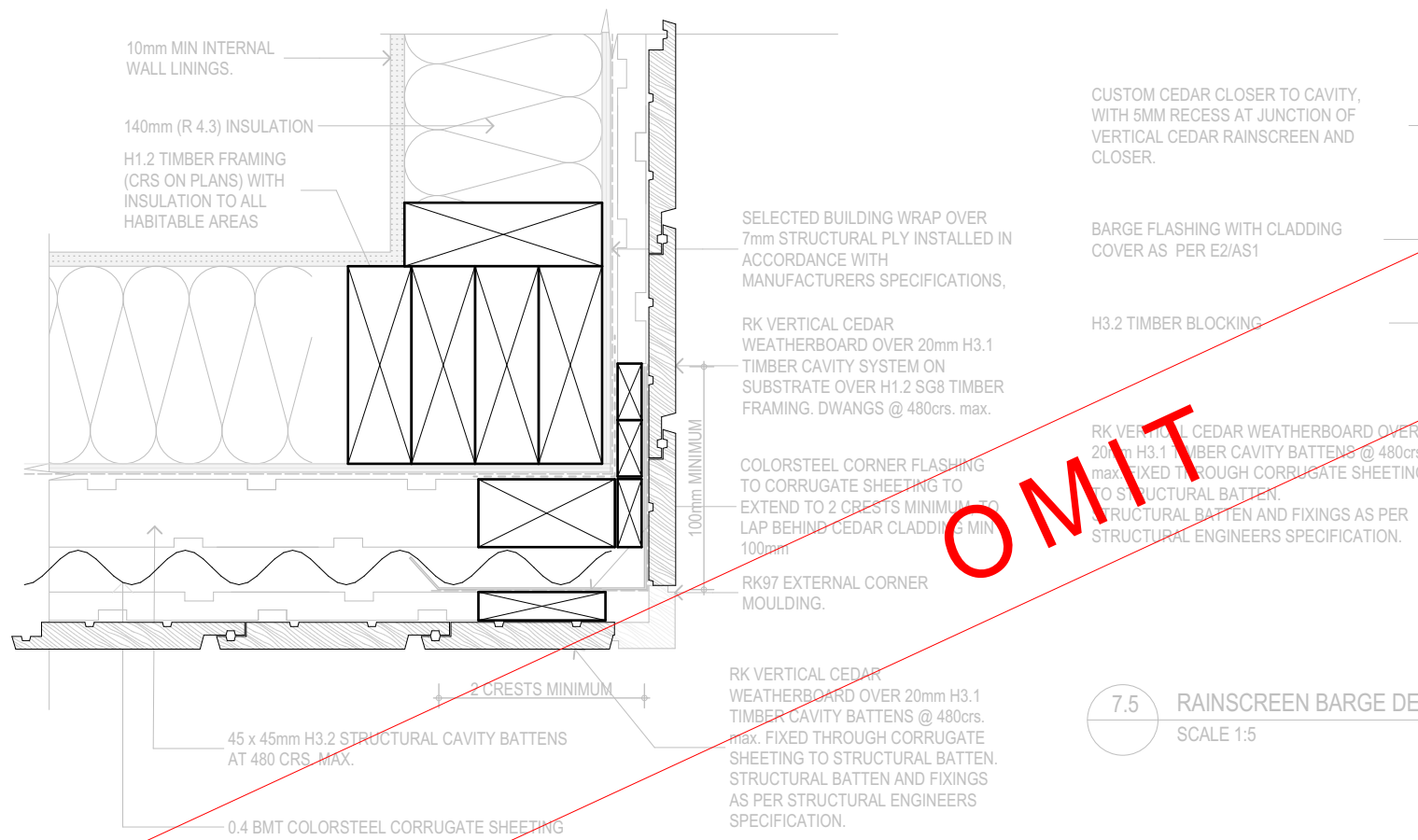
THESE DETAILS FOR ALL ROOFS OTHER THAN THE SKILION & ADJACENT ROOFS



6.2 RIDGE DETAIL - VENTILATED STANDARD ROOF
SCALE 1:5

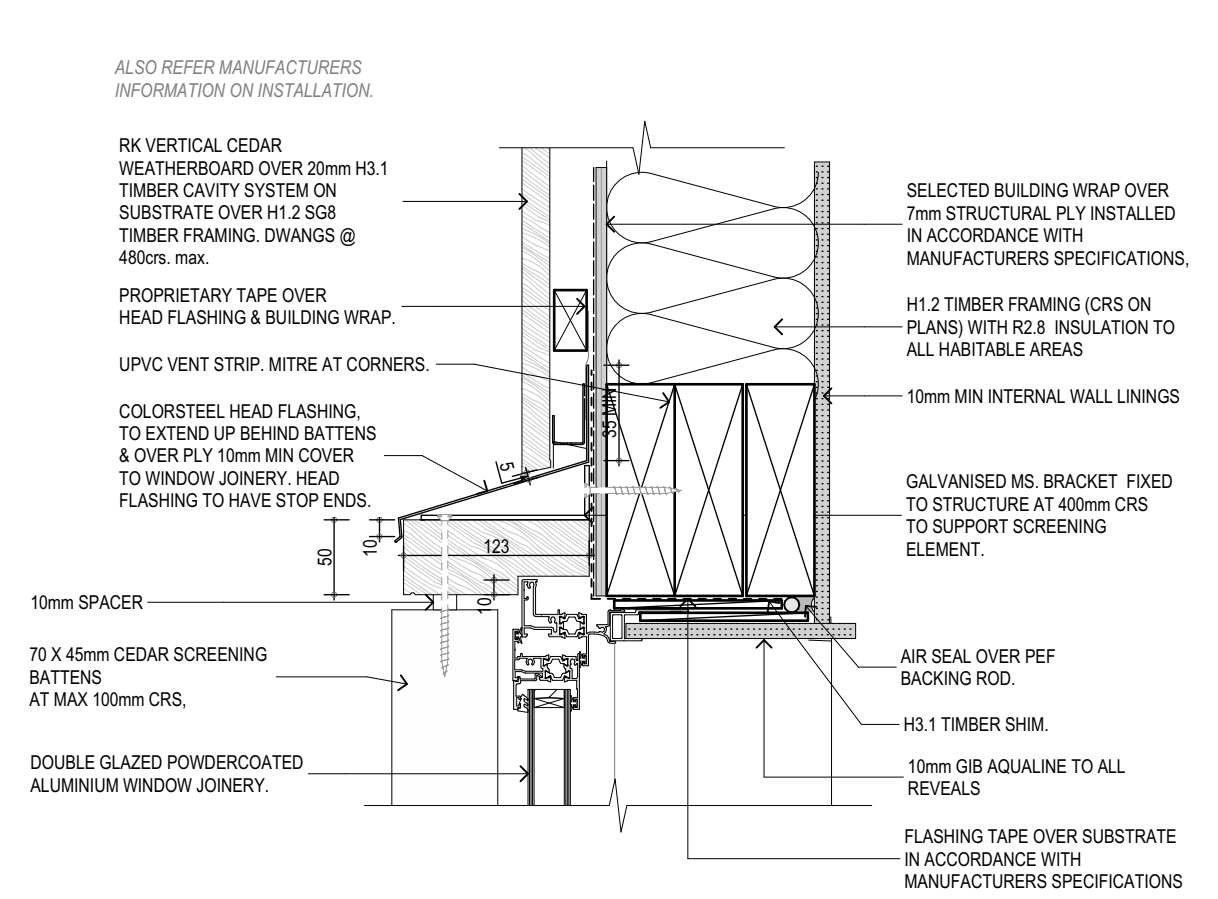


6.3 BARGE DETAIL.
SCALE 1:5

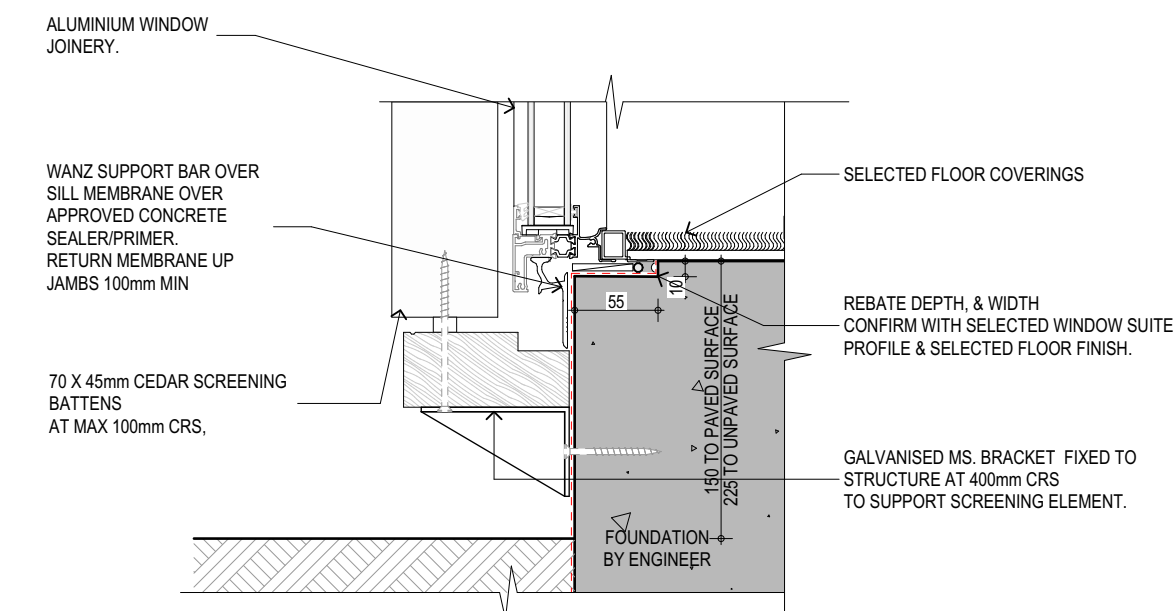


6.4 EXTERNAL CORNER @ RAINSCREEN
SCALE 1:5

7.5 RAINSCREEN BARGE DETAIL.
SCALE 1:5



6.6 VERTICAL CEDAR - WINDOW HEAD WITH TIMBER SCREEN
SCALE 1:5



6.7 TYPICAL SLAB WINDOW JOINERY SILL WITH TIMBER SCREEN
SCALE 1:5



FIGURE & GROUND

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A4.6

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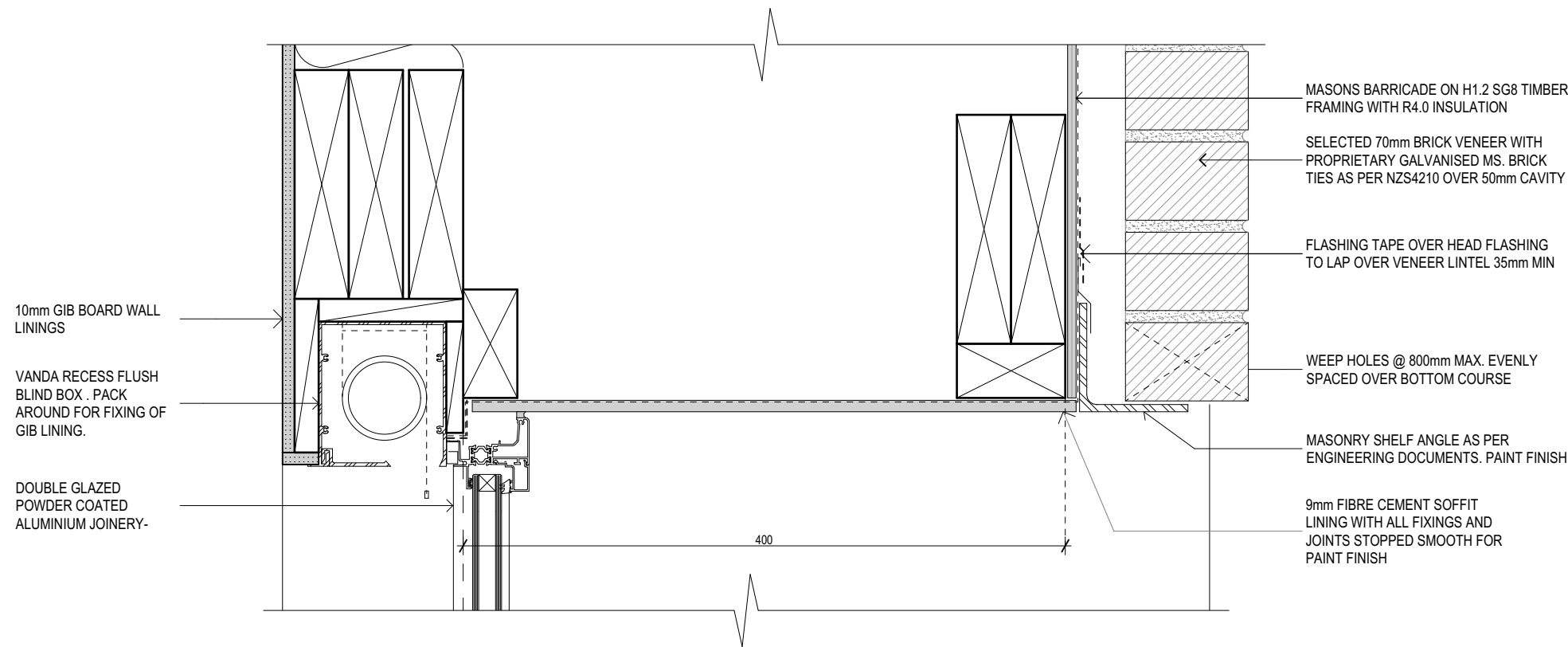
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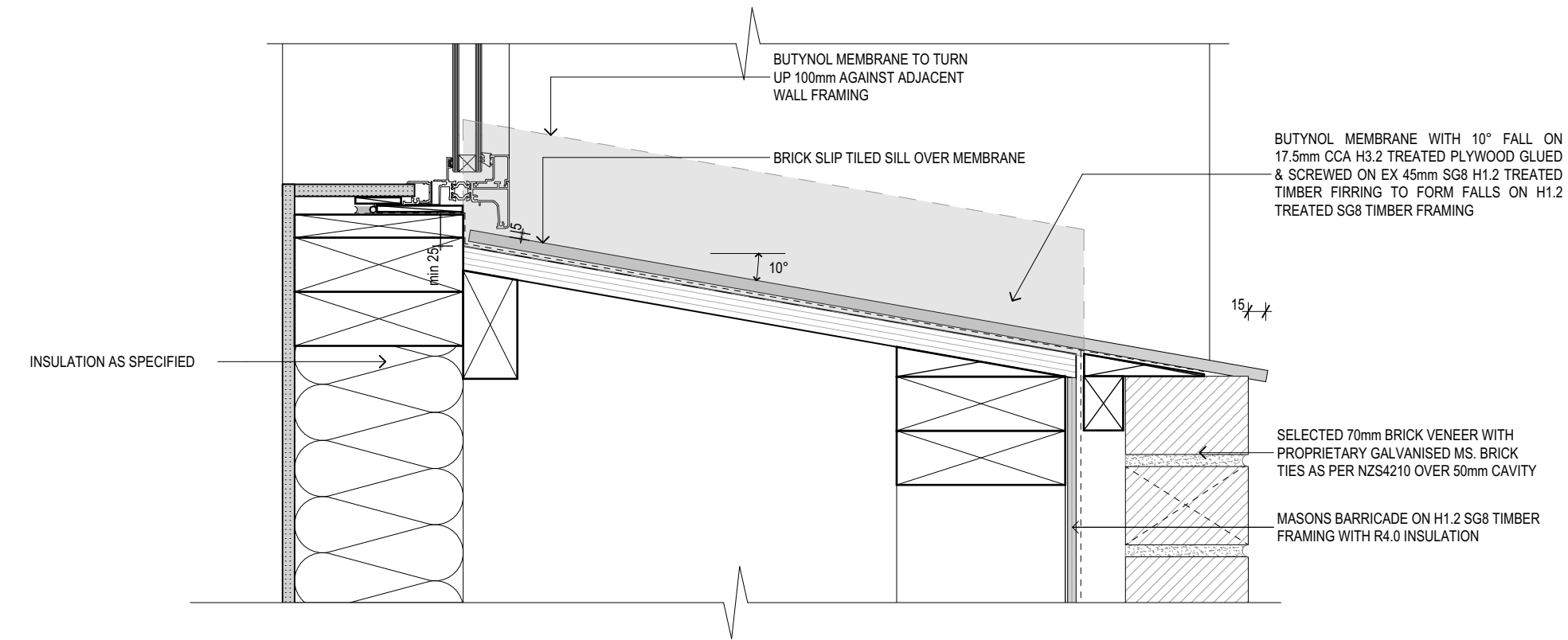
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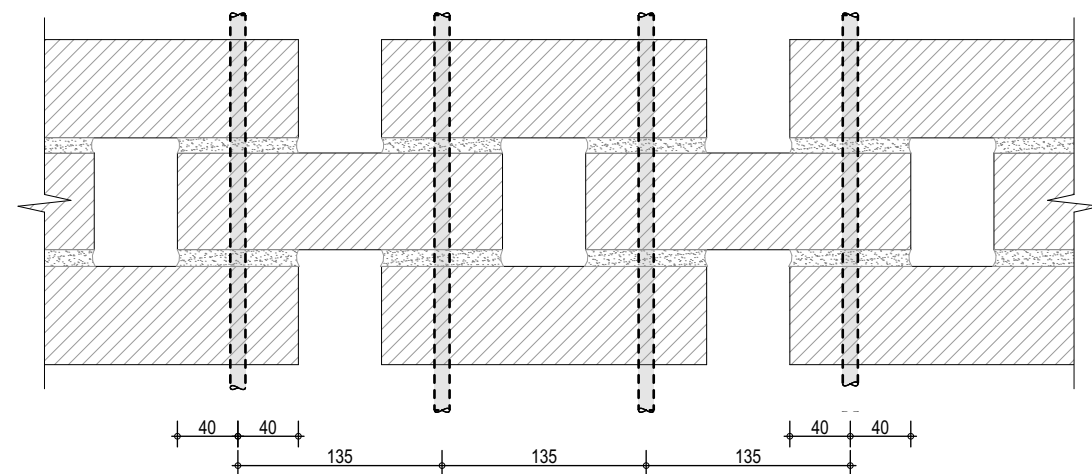
-	24/06/2025	Consent Issue
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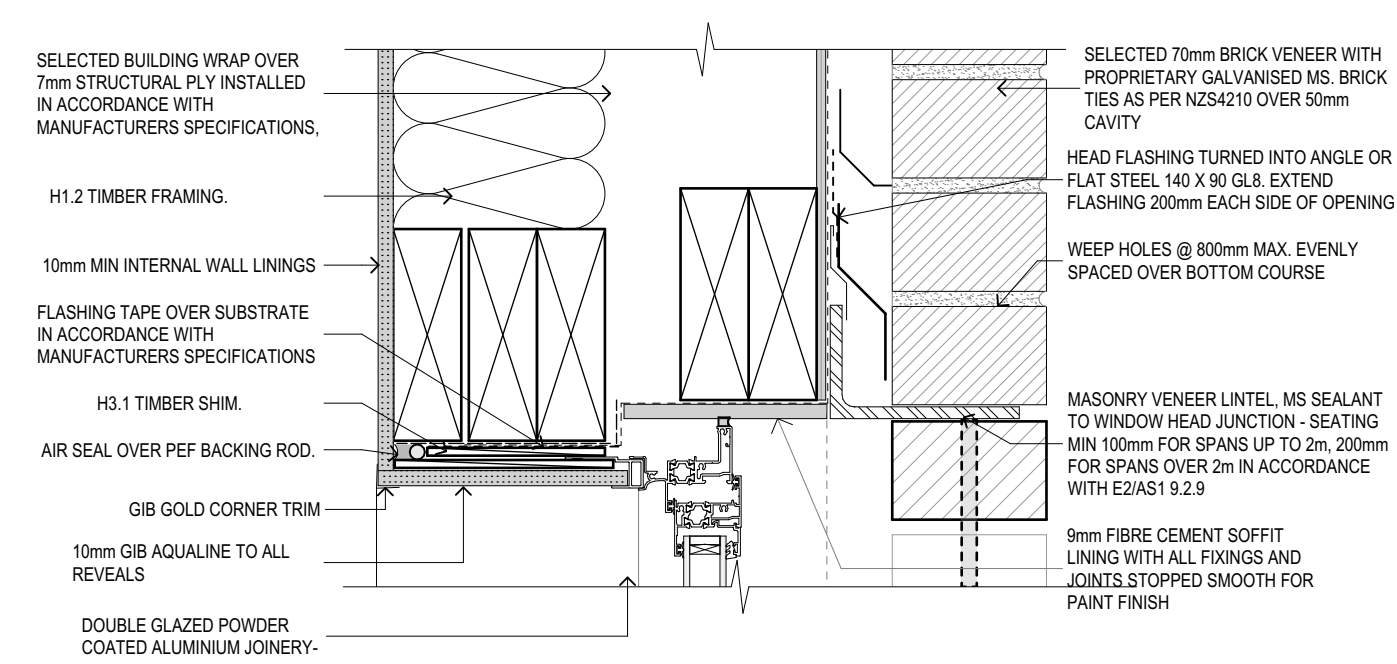
7.1 RECESSED WINDOW, HEAD DETAIL - WINDOWS W.03
SCALE 1:5



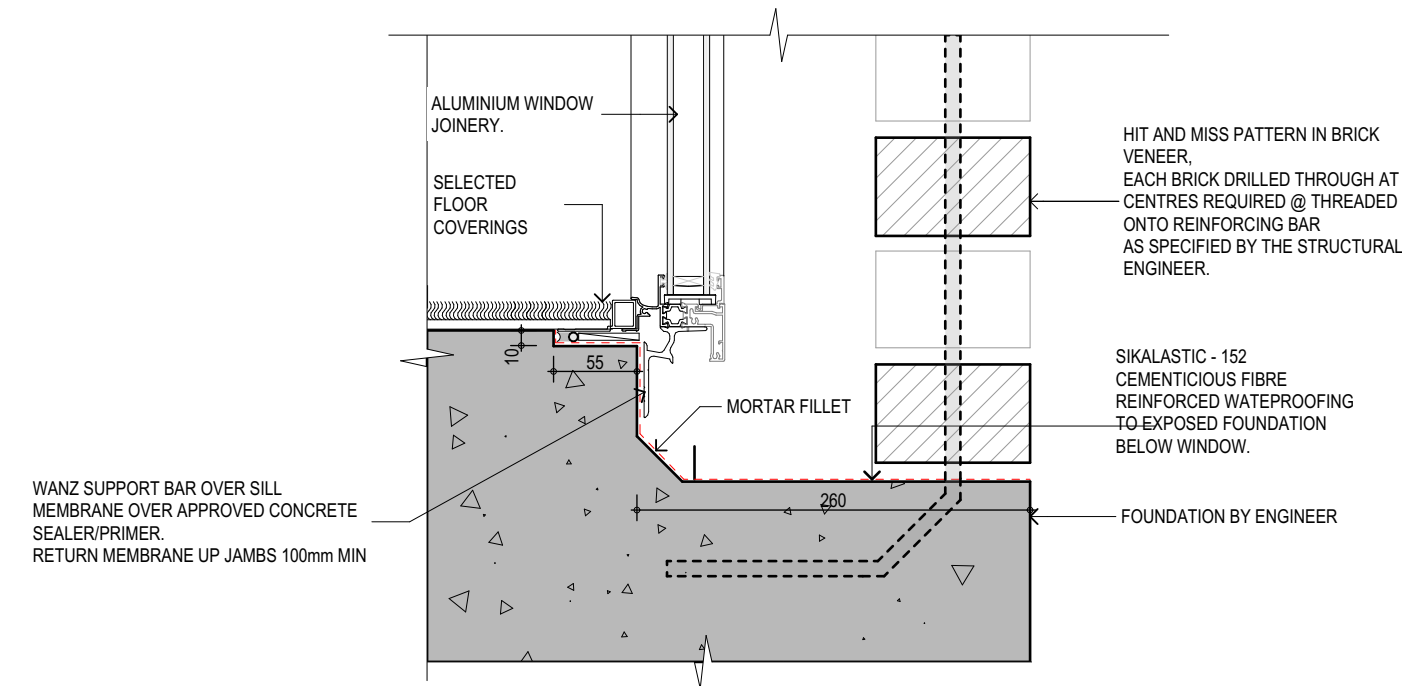
7.2 RECESSED WINDOW, SILL DETAIL - WINDOWS W.03
SCALE 1:5



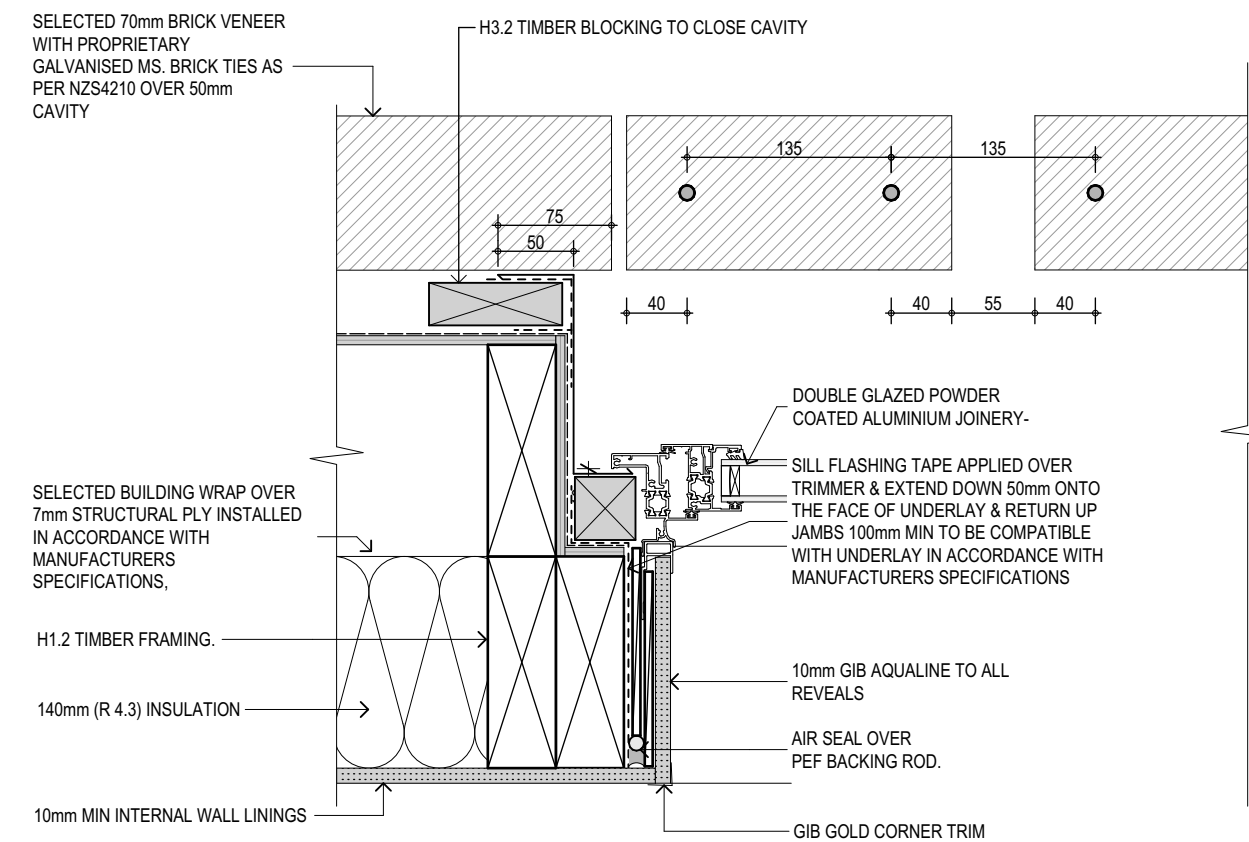
7.6 HIT & MISS SCREEN WALL - PARTIAL ELEVATION
SCALE 1:5



7.3 WINDOW HEAD DETAIL @ HIT & MISS SCREEN WALL
SCALE 1:5



7.4 WINDOW SILL & FOUNDATION DETAIL @ HIT & MISS SCREEN WALL
SCALE 1:5



7.5 WINDOW JAMB DETAIL @ HIT & MISS SCREEN WALL
SCALE 1:5

FIGURE & GROUND

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A4.7

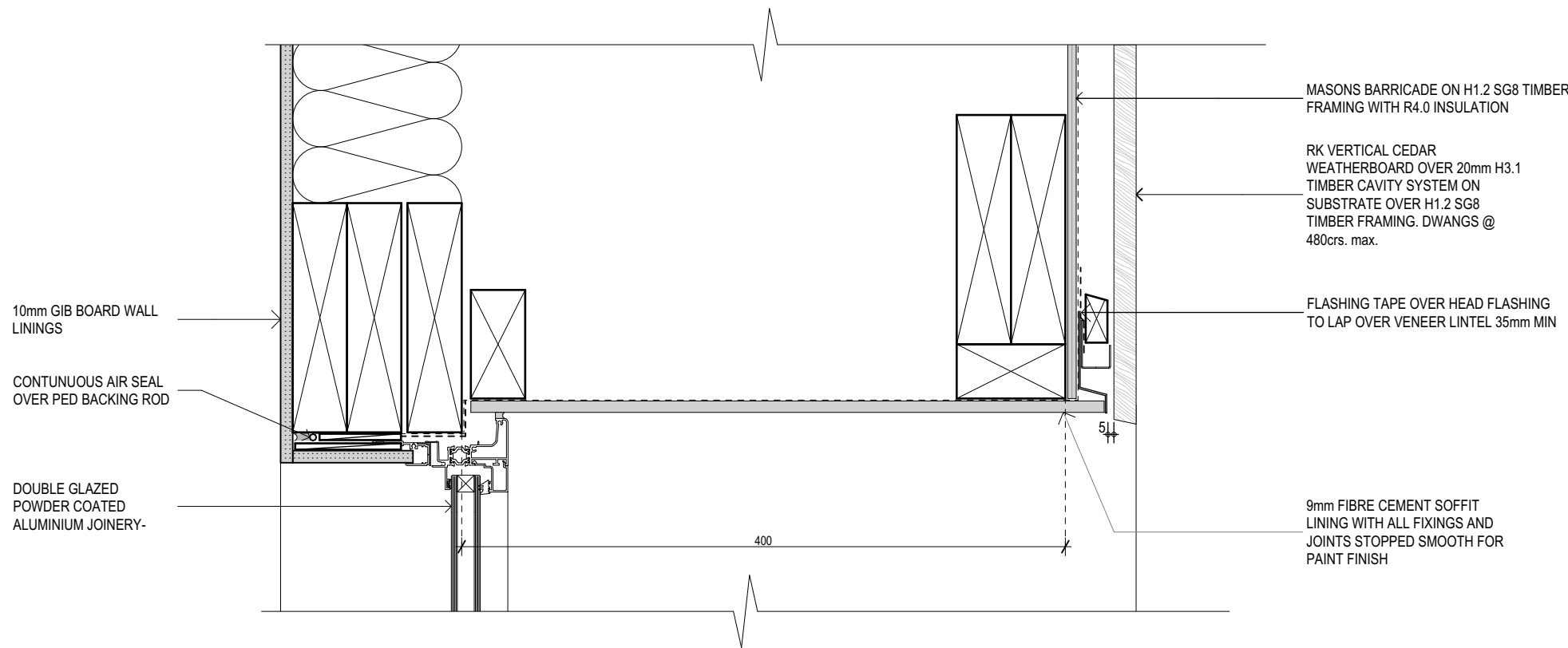
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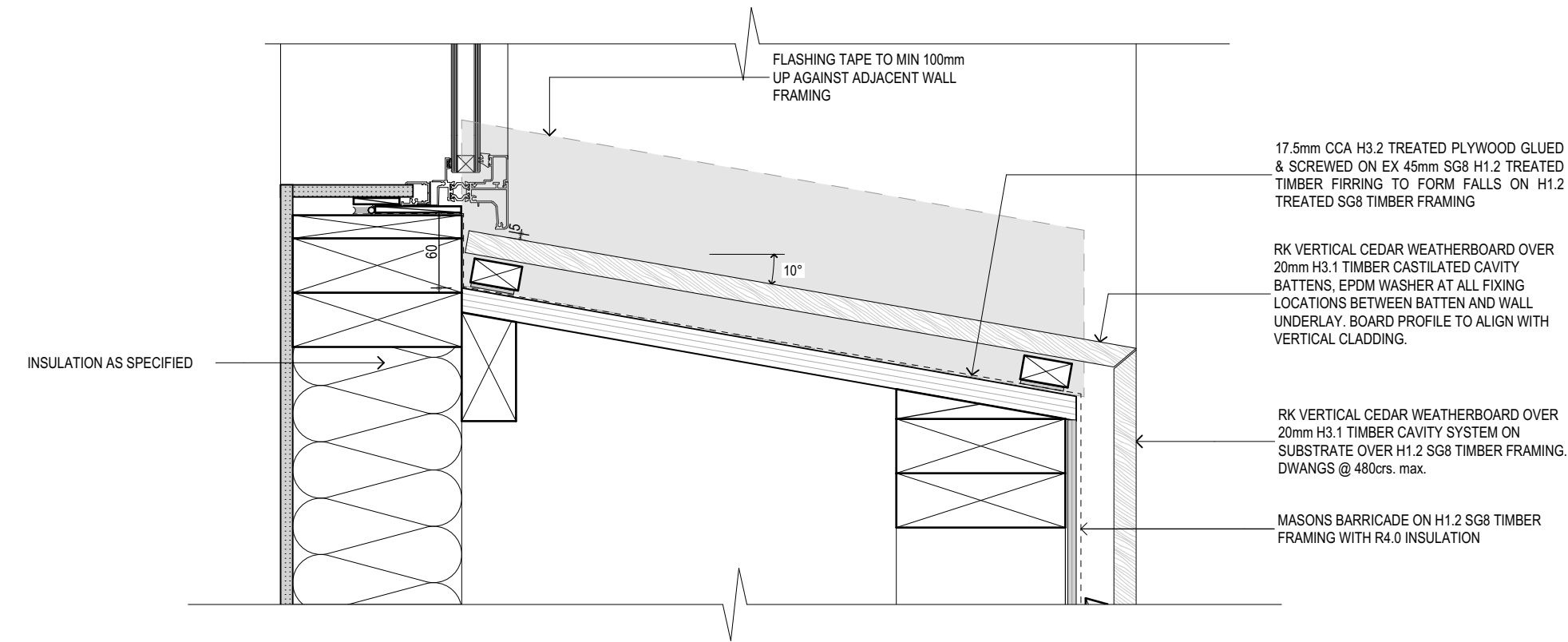
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8.1 RECESSED WINDOW, HEAD DETAIL - WINDOWS W.05
SCALE 1:5



8.2 RECESSED WINDOW, SILL DETAIL - WINDOWS W.05
SCALE 1:5

FIGURE & GROUND

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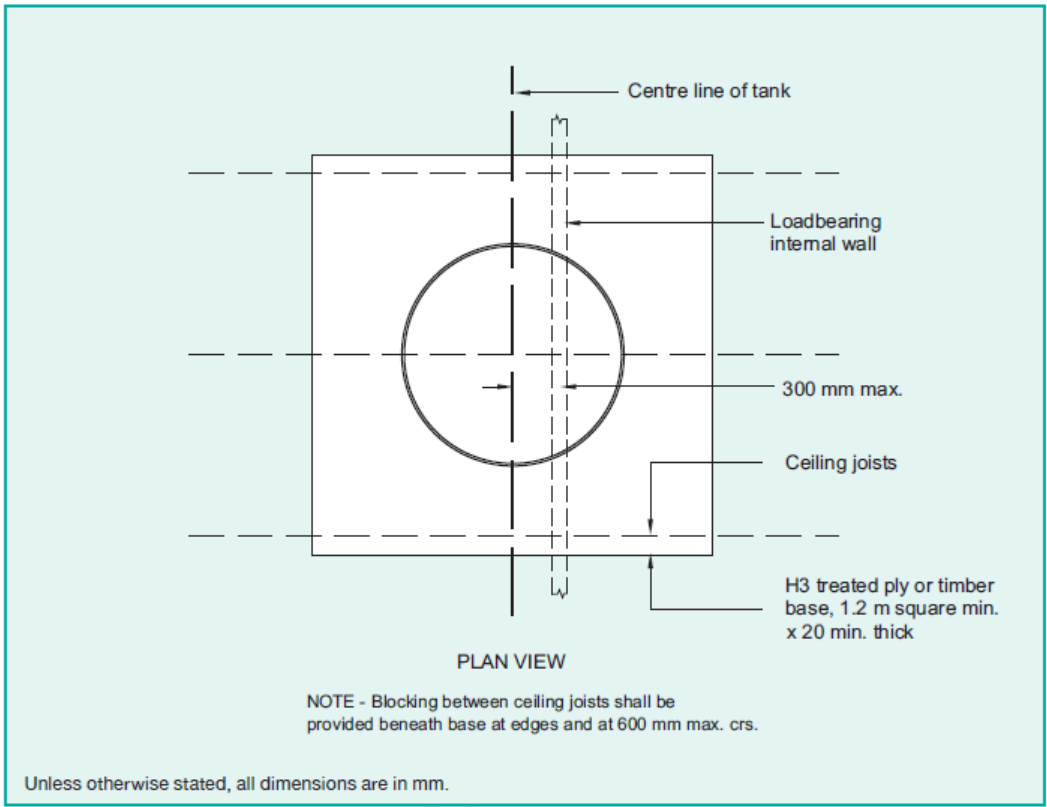
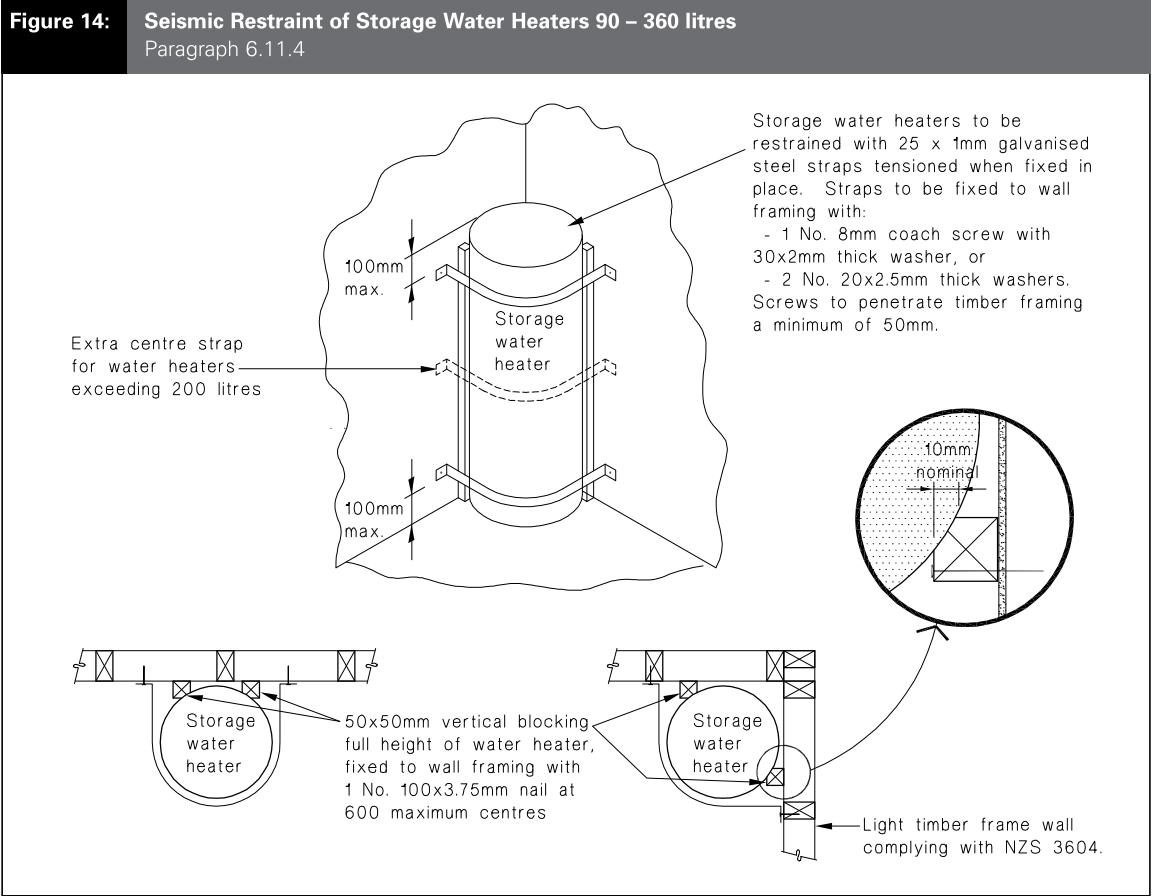
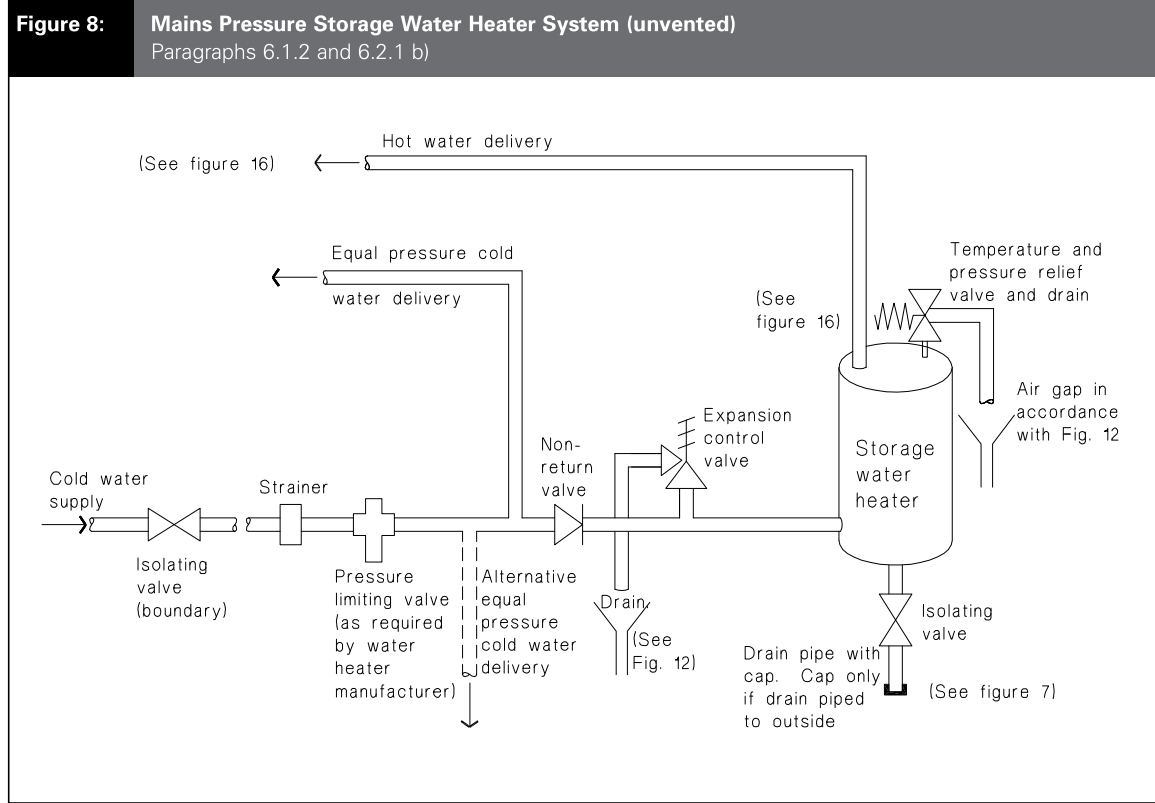


Figure 13.3 – Support of water tanks in the roof space (see 13.4.1)

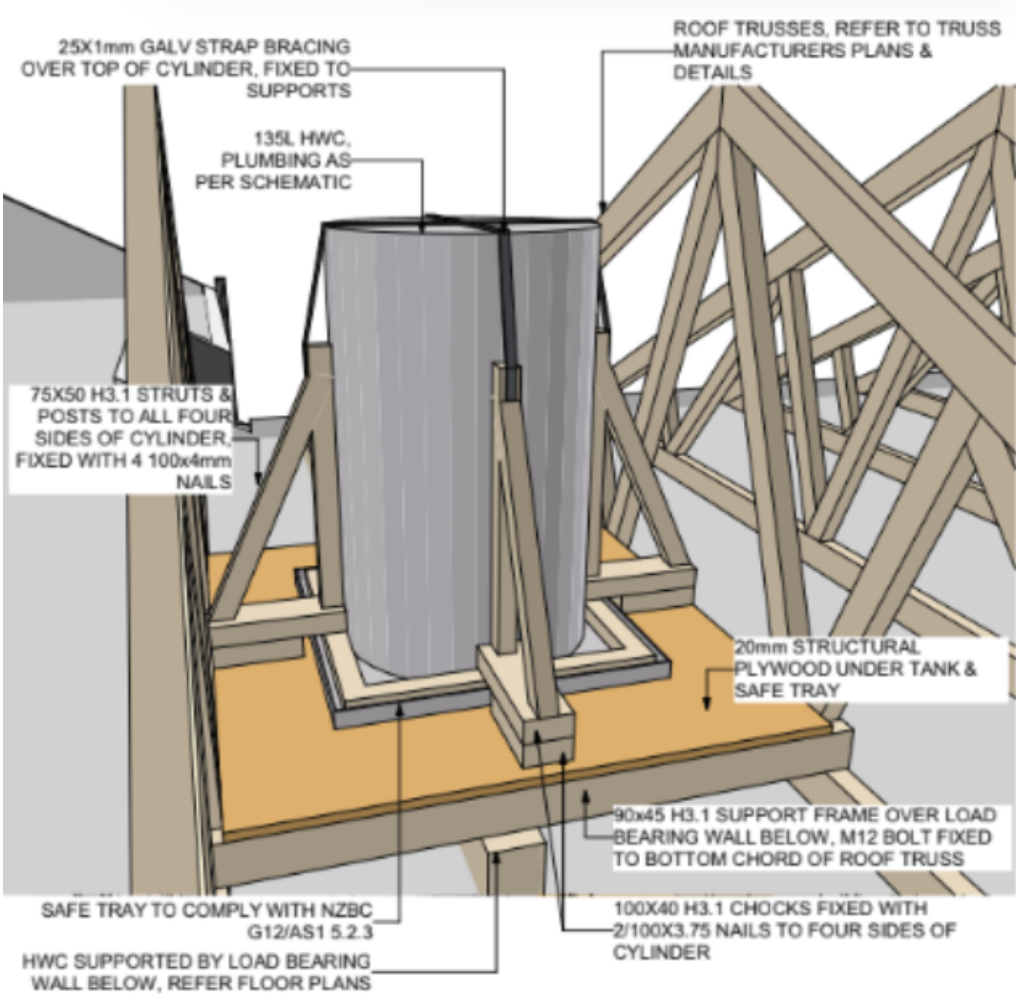
9.1 NZS 3604 HWC IN ROOF SPACE SUPPORTED BY TRUSSES
SCALE NTS



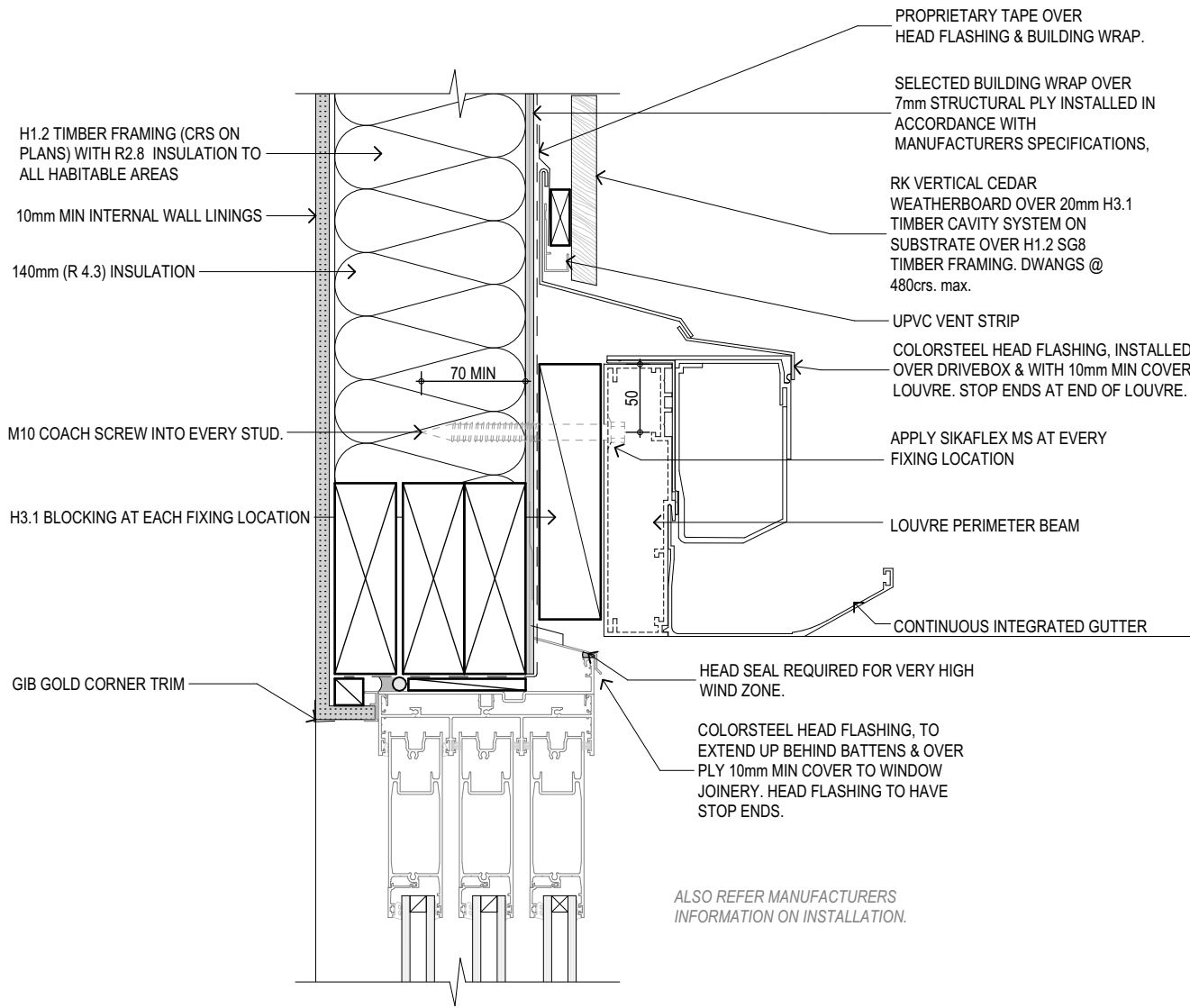
9.3 HWC SEISMIC RESTRAINT
SCALE 1:5



9.4 VALVE TRAIN DIAGRAM
SCALE 1:5

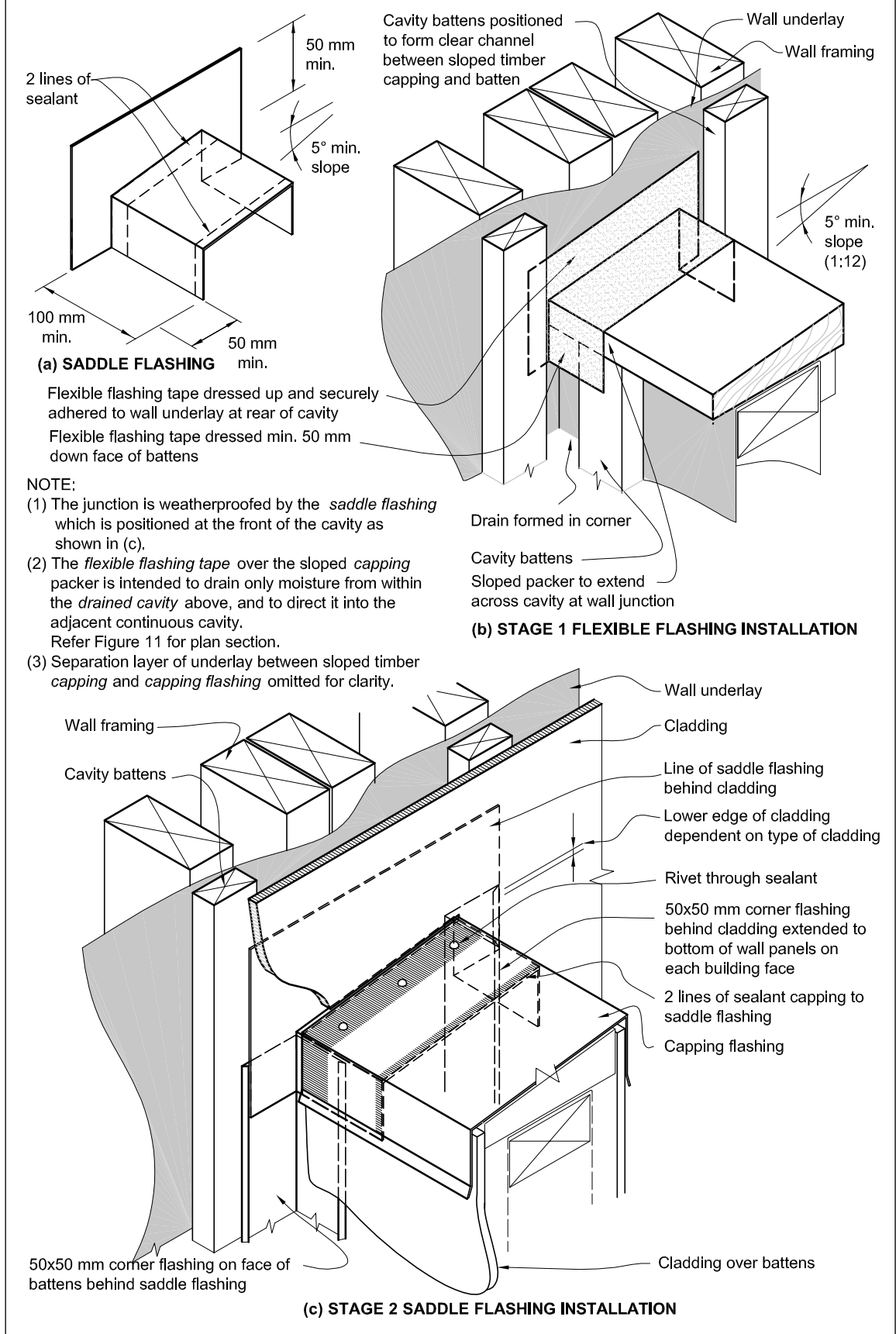


9.5 HWC IN ROOF SPACE SUPPORTED BY TRUSSES - SEISMIC BRACING
SCALE NTS



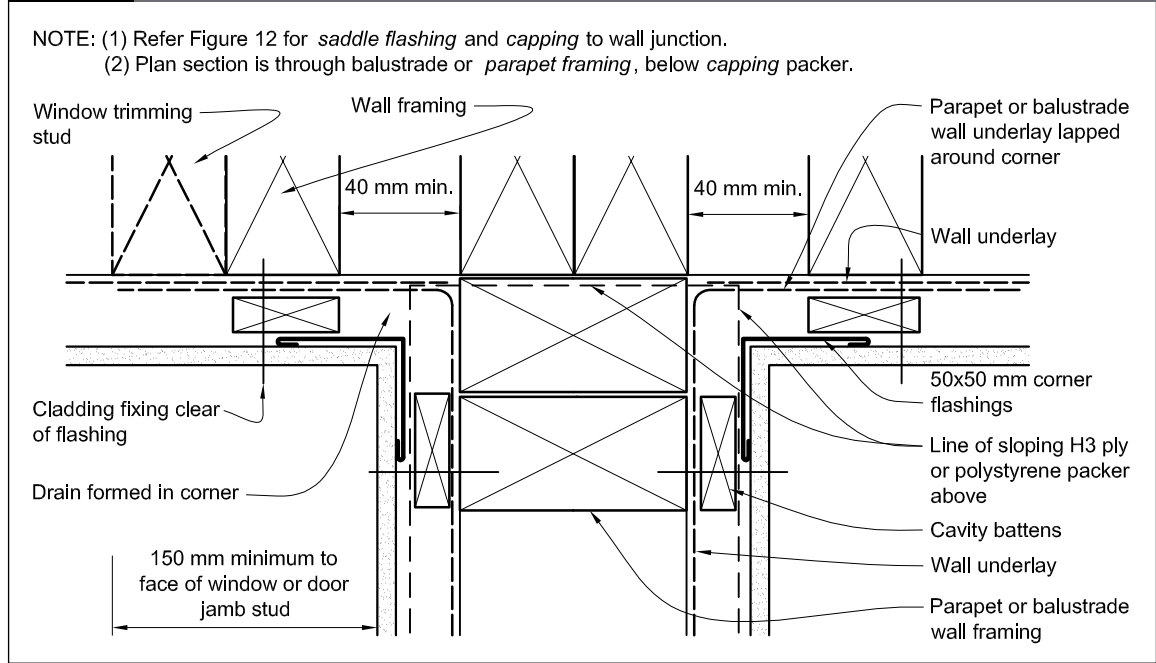
9.6 CUSTOM LOUVRE - JUNCTION AT CLADDING & DOOR HEAD
SCALE 1:5

Figure 12: General junction of parapet and enclosed balustrade to wall
Paragraphs 6.4.1, 7.4.2, and 9.9.10.2, Figures 10, 11, 117, 129 and 130



9.7 PARAPET CONSTRUCTION SEQUENCE
SCALE 1:5

Figure 11: Parapet/enclosed balustrade-to-wall junctions – plan section
Paragraphs 6.4.1, 7.4.2 and 9.9.10.2, Figures 10, 12, 117, 129 and 130



9.8 PARAPET CONSTRUCTION SEQUENCE
SCALE 1:5

ALSO REFER TO THE
CLADDING JUNCTION DETAILS

ALL MEASUREMENTS TO BE CONFIRMED ON SITE BEFORE COMMENCING ANY CONSTRUCTION. THE COPYRIGHT OF THIS DRAWING REMAINS WITH FIGURE AND GROUND LIMITED.

CONSENT ISSUE

Revisions	
-	24/06/2025 Consent Issue
A	12/08/2025 RF1 - Response
B	04/09/2025 LEVELS CHANGES REVISED
C	24/10/2025 PRICING ISSUE



FIGURE & GROUND

292 Kennedys Bush
Road Kennedys Bush
Christchurch

Details.

Drawing Sheet A4.9

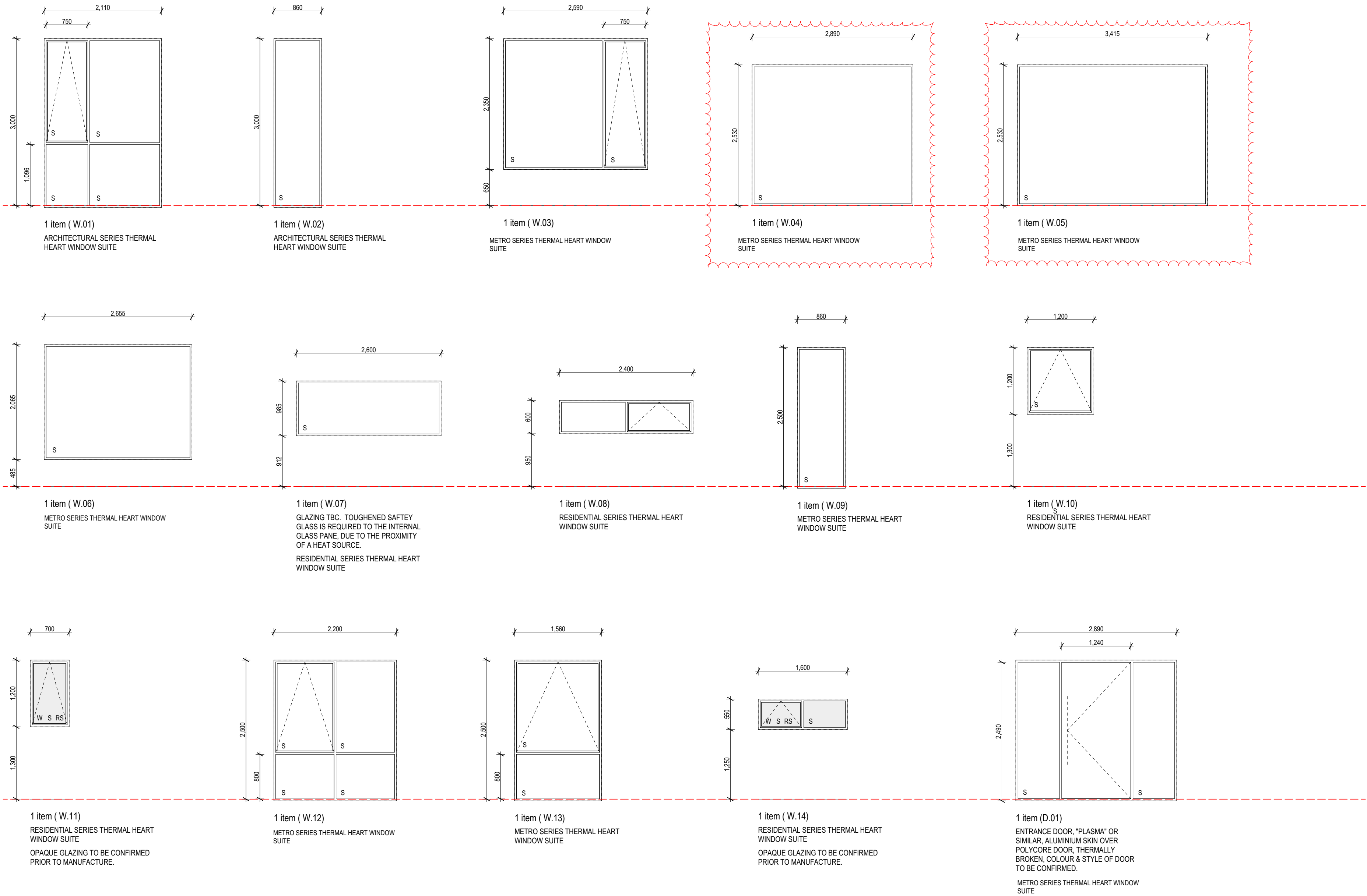
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File	25.1029
Date	October 2025
Drawn	NDA
Revision	C

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CONSENT ISSUE

Revisions		
-	24/06/2025	Consent Issue
A	12/08/2025	RFI 1 - Response
B	04/09/2025	LEVELS CHANGES REVISED
C	24/10/2025	PRICING ISSUE



KEY / NOTES:

HEIGHT DIMENSIONS ARE FROM RELATIVE FFL'S.
OVERALL DIMENSIONS ARE THE STRUCTURAL OPENINGS. THE JOINERY MANUFACTURER IS TO MEASURE ON SITE PRIOR TO FABRICATION AND ALLOW ADEQUATE SPACINGS AROUND TO FIT PACKERS AND AIR SEAL AS INDICATED ON THE JOINERY DETAILS.
ALL DIMENSIONS INCLUDING DOOR AND SASH DIMENSIONS ARE INDICATIVE ONLY.
DOOR HARDWARE INDICATIVE ONLY. CLIENT TO CONFIRM.
ALL GLASS IN BATHROOMS AND ENSUITES TO BE LAMINATED SAFETY GLASS TO COMPLY WITH NZBC.
ALL GLAZED FULL HEIGHT DOORS OR WINDOWS WITHOUT VISION BARS OR SILL HEIGHTS LESS THAN 500mm AFFL TO BE SAFETY GLASS TO COMPLY WITH NZBC AND NZS 4223 PART 3.
ALL JOINERY DIVISIONS EQUAL UNLESS NOTED OTHERWISE.

ALL ALUMINIUM FRAMED EXTERIOR WINDOWS & DOORS, UNLESS OTHERWISE NOTED, SHALL BE A THERMALLY BROKEN, DOUBLE GLAZED ALUMINIUM WINDOW SUITE; POWDERCOAT FINISH IN A SELECTED COLOUR.

ALL GLAZING SHALL COMPLY WITH NZS 4223:- PART 3: 2016.

CHECK ALL DETAILS, WALL THICKNESSES & WALL LINING THICKNESSES PRIOR TO MANUFACTURE OF REVEALS TO CONFIRM DIFFERENT REVEAL DETAILS, DEPTHS & LINING THICKNESSES.

WIND ZONE: VERY HIGH

LEGEND	
S	GRADE A SAFETY GLASS REQUIRED TO COMPLY WITH NZS 4223:PART 3:2016.
O	MILK WHITE SAFETY GLASS.
R	RESTRICTOR STAYS

NOTES	
WINDOW AND DOOR MANUFACTURER TO PROVIDE A STATEMENT AT THE TIME OF PRELINE INSPECTION THAT THE WINDOWS + GLAZED DOORS HAVE BEEN MANUFACTURED TO A MINIMUM OF R0.50.	
THERMALLY BROKEN ALUMINIUM FRAMED DOUBLE GLAZING / THERMALLY IMPROVED SPACER / LOW E GLASS / ARGON GAS FILLED.	



FIGURE & GROUND

292 Kennedys Bush
Road Kennedys Bush
Christchurch

External Joinery
Schedule.

Drawing Sheet **A5.1**

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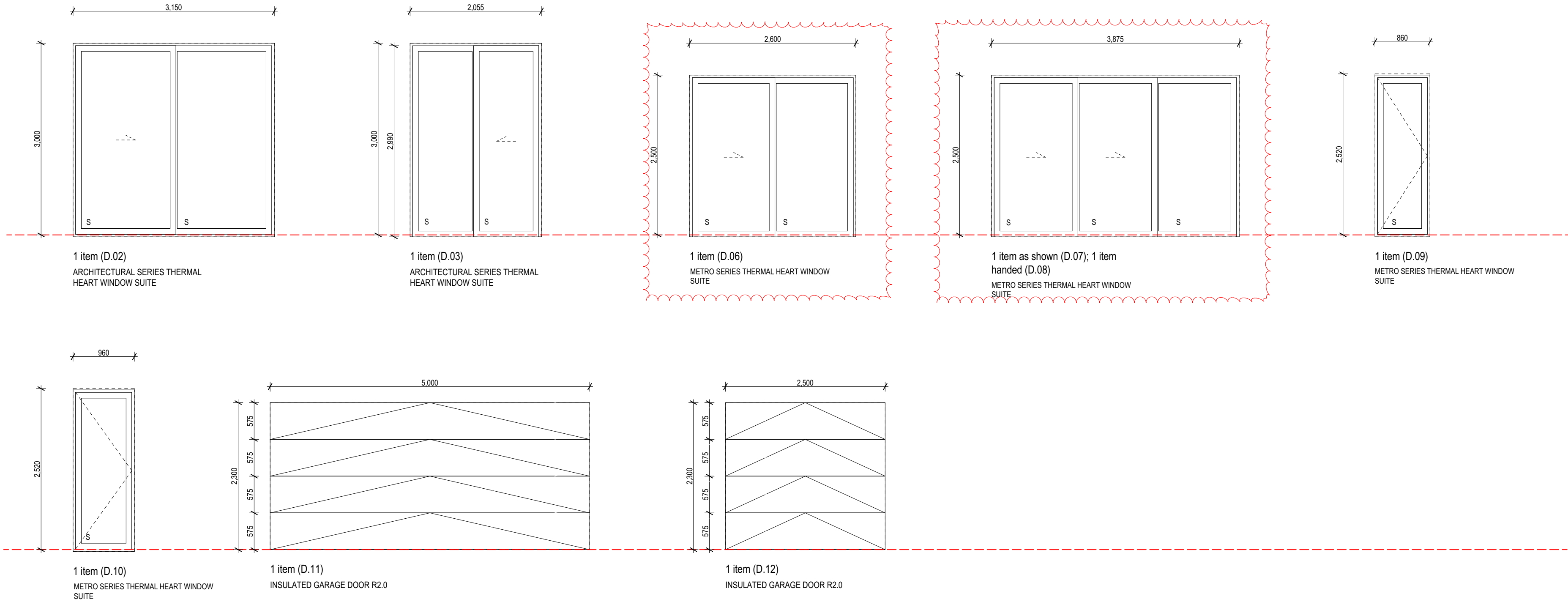


FIGURE & GROUND

292 Kennedys Bush
Road Kennedys Bush
Christchurch

External Joinery
Schedule.

Drawing Sheet **A5.2**

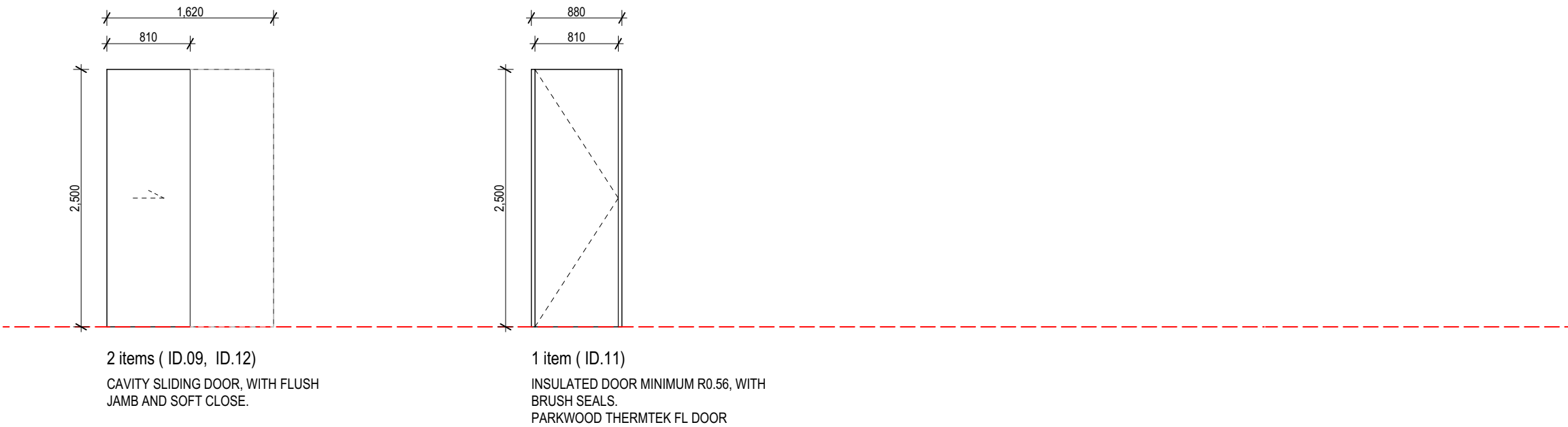
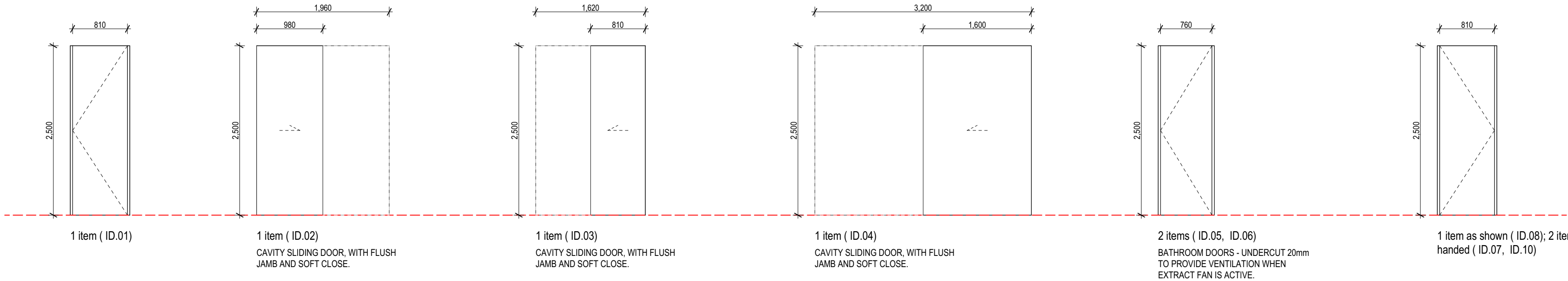
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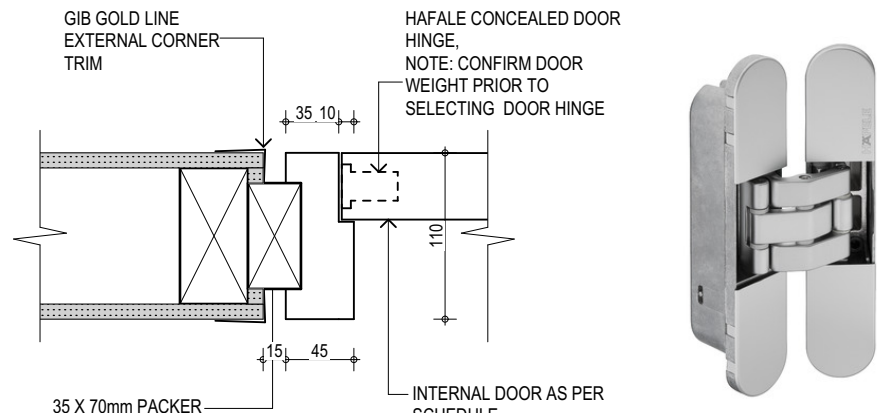
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ALL DIMENSIONS INCLUDING DOOR AND SASH DIMENSIONS ARE INDICATIVE ONLY.
DOOR HARDWARE INDICATIVE ONLY. CLIENT TO CONFIRM.

ALL JOINERY DIVISIONS EQUAL UNLESS NOTED OTHERWISE.

ALL INTERNAL TIMBER DOORS SHALL BE 38mm THICK HOLLOW CORE, FLUSH FACED DOORS; SUITABLE FOR A PAINT FINISH; SELECTED COLOUR.
HINGED DOORS WITH JAMB LININGS ONLY, AS PER DETAIL, WITH PLASTERED REVEALS; ; SUITABLE FOR A PAINT FINISH;
CHECK ALL DETAILS, WALL THICKNESSES & WALL LINING THICKNESSES PRIOR TO MANUFACTURE OF REVEALS TO CONFIRM DIFFERENT REVEAL DETAILS, DEPTHS & LINING THICKNESSES.

WIND ZONE: VERY HIGH



5.2 INTERNAL DOOR JAMB WITH CONCEALED DOOR HINGE
SCALE 1:5