



25-20
Springfield Rd Townhouses
Dwell Living
39 Springfield Road, St Albans

Building Consent
20.04.2026

Drawing Schedule

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Drawing Schedule

Number	Sheet Name	Issue	Date
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Grand total: 60

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Site Information

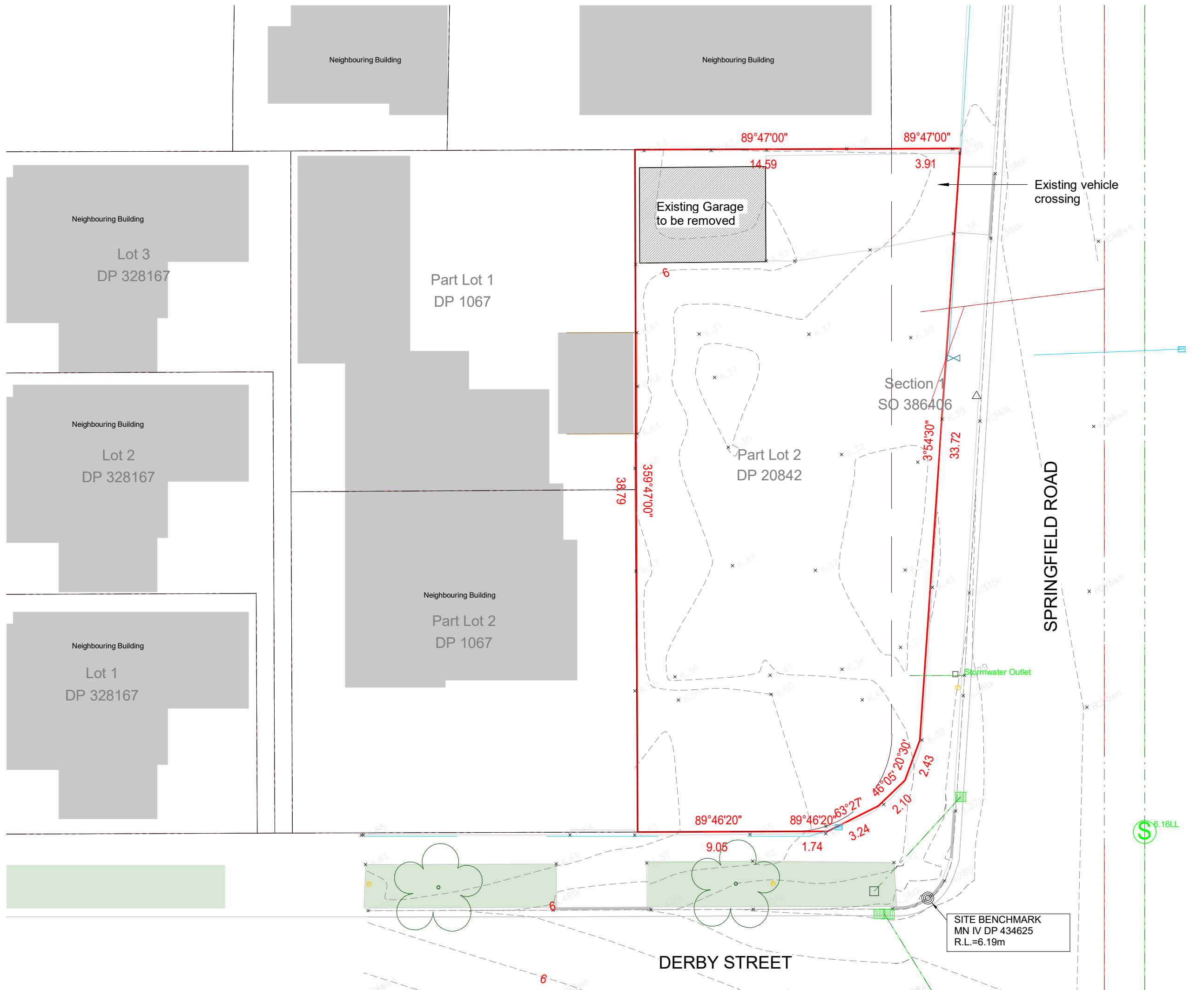
Refer Survey Consultant drawing for
full site survey information;
Mainland Surveying,
Project Ref: 2964,
Date of Survey: July 25

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No.	Description	Date
1	Building Consent	20.04.26

1:200 @ A3

A0.03-1





General Notes:
Contractor to verify all dimensions on site.
Use figured dimensions, do not scale.
Discrepancies are to be verified with
architect before commencing work.
All work to comply with relevant standards
including NZBC1992 and amendments.
Drawings to be read in conjunction with
specifications and consultants drawings.

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Consultants:
Geotech: TBC
Surveyor : Mainland Surveying
Structural Engineer : Richards
Consulting Engr.
Contractor: TBC

Site Information

Address: 39 Springfield Rd, St Albans
Legal description: Part Lot 2 DP 20842
Site Area: 655m²
Land Use Zone: Residential Medium Density
DP Zone:
RL Datum:
Earthquake Zone: 2
Wind Zone: Low
Wind Region: A
Exposure Zone: C
Climate Zone: 5

Refer Survey Consultant drawing for
full site survey information;
Mainland Surveying,
Project Ref: 2964,
Date of Survey: July 25

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Building Consent

No.	Description	Date
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25-20

Springfield Rd Townhouses
39 Springfield Road, St Albans

Existing Site

1:200 @ A3

A0.04-1



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- The site topography is generally flat
- Earthworks are limited to create building platforms and site preparation for hardstanding
- The contractor is responsible for confirming the design of the erosion and sediment control management plan prior to construction.

Pre-Construction / Site Planning / Site Layout:

- Minimise site re-contouring and keep earthworks to an absolute minimum; only start them immediately before construction
- Maintain as much grass cover as possible and install temporary fences to define 'no go' areas that are not to be disturbed
- Direct stormwater flows around the building area and any exposed soils (see step 3)
- Allow room for sediment controls as indicated on the plan above
- Do not use exposed aggregate concrete in areas where the wash-off cannot be adequately contained or removed
- confirm the erosion and sediment control plan before starting any earth-disturbing activities. This plan should define a sediment control zone beyond which no soil should be disturbed which is indicated on the plan above - leathworks limited to dashed line as shown to east of building footprint to protect vegetation
- Contractor to confirm where tool and paint washing, tile or masonry cutting and water-cooling activities can be done where they will not cause runoff into stormwater systems; aim to contain all wastewater within the site boundaries by locating these tasks on a permeable surface , where appropriate, a service trench
- Staff and subcontractors not to park where they will damage services and track dirt onto the road from the site
- All subcontractors and tradesmen are fully aware of their requirements and individual responsibilities under this plan and provide evidence.

All erosion and sediment control measures to be inspected and maintained daily during construction, and decommissioned with care at completion.

Provide stabilised all-weather access. Protect your site and stop this source by following the steps below:

- restrict entry/exit to the stabilised location as indicated on the plan; existing driveway entry
- extend the stabilised entry up to building footprint
- manage the entry/exit point so that sediment is not tracked offsite
- install a diversion hump across the stabilised area to direct stormwater runoff to the side to sediment fence / sandbag trap.

Control water on the site:

- divert stormwater around the siteworks location where possible
- discharge diverted stormwater onto existing vegetation to the east of the site
- direct water away from the site entry / exit point to avoid sediment runoff

Control erosion on the site:

- minimise disturbance and earthworks shall only start immediately before building
- maintain kerb vegetation (avoid car parking and secondary entry / exit) during the building process
- to avoid sediment runoff and erosion
- all ground disturbed by earthworks around the building footprint to be progressively stabilised during construction.

Control sediment at front (street edge) of site:

- retain grass and vegetation cover where possible at front of site to absorb sediment and avoid undue erosion opportunity
- use sand bays / bunding / sediment fences where required to control and capture sediment in stormwater
- sediment fences etc to be constructed in accordance with Environment Canterbury details. clean them out without damaging them to retain sediment control

Sump inlet protection:

- If necessary place control measures around stormwater sump inlets to keep sediment out of the public stormwater network and receiving environment

Stockpile and building waste sediment control:

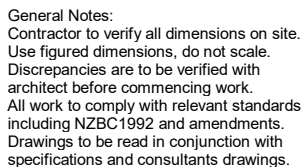
- keep stockpiles and building materials off the footpath and at locations as proposed on the above plan
- keep all stockpiles and building materials within the sediment control zone behind the sediment barrier
- do not put stockpiles in any overland flow path or within 1m of a hazard area; paved footpaths or driveways
- minimise soil loss, runoff and dust problems by covering stockpiles with waterproof covers such as geotextile fabric
- do not stockpile excessive volumes of loose soil material onsite. Limit the amount to what is needed at any one time
- remove surplus material from the site as soon as work is completed
- advise all site workers, subcontractors and delivery drivers of their responsibilities for responsible placement and management of building materials and stockpiles and make them aware that they will have to pay for any damage they do to site controls.

Connect downpipes early:

- installing temporary or permanent downpipes as soon as gutters are installed
- connecting them to stormwater system before putting roof on

Manage litter and building wastes, especially concrete

- store all waste in a way that prevents material loss caused by wind or water
- store smaller materials such as litter in covered bins or mini-skips
- retain waste and clean up from 'wet trades' on the site and contain it within the sediment control zone in approved storage container
- never let liquid waste from 'wet trades' into stormwater system
- remove accidental spills of soil or other material from the road, kerb and channel or any location outside of the sediment control zone
- following storms, inspect the road reserve and sediment barriers and clean them out without damaging them to retain sediment control



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Consultants:
Geotech: TBC
Surveyor : Mainland Surveying
Structural Engineer : Richards
Consulting Engr.

Site Notes

- Refer to structural engineer for comment of excavation or demolition methodology and sequence of works prior to commencing the work.
- Refer to civil engineers drawings or appropriate drawings for siteworks and storm water works.
- All works to comply with relevant clauses of the NZBC.
- All dimensions and levels to be checked onsite prior to construction, any ambiguities to be referred to the architect.
- Contractor to verify and mark the position of all below ground services on or adjacent to the site prior to the beginning of construction. Positions shown on drawings are approximate only.
- Ensure all existing services are identified before work begins, with services to be maintained clearly identified.
- If site is regarded as a 'sea spray' zone all material and building elements durability should perform adequately to comply with B2 of the NZBC and Section 4 NZS:3604:2011
- All private drainage within our boundary have been located where possible. All public drainage has been positioned according to council information. All new and existing service routes and drains are shown indicatively only. Drainage contractor to locate exact position prior to construction.
- All stormwater P&D to comply with E1 of the NZBC.
- All water supply P&D to comply with G12 of the NZBC.
- All sanitary P&D to comply with G13 of the NZBC.
- All cesspits to be located at low points with positive falls towards them.

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Building Consent

No.	Description	Date
1	Building Consent	20.04.26

25-20

Springfield Rd Townhouses
39 Springfield Road, St Albans

Erosion & Sediment Control

1:200 @ A3

A0.05-1

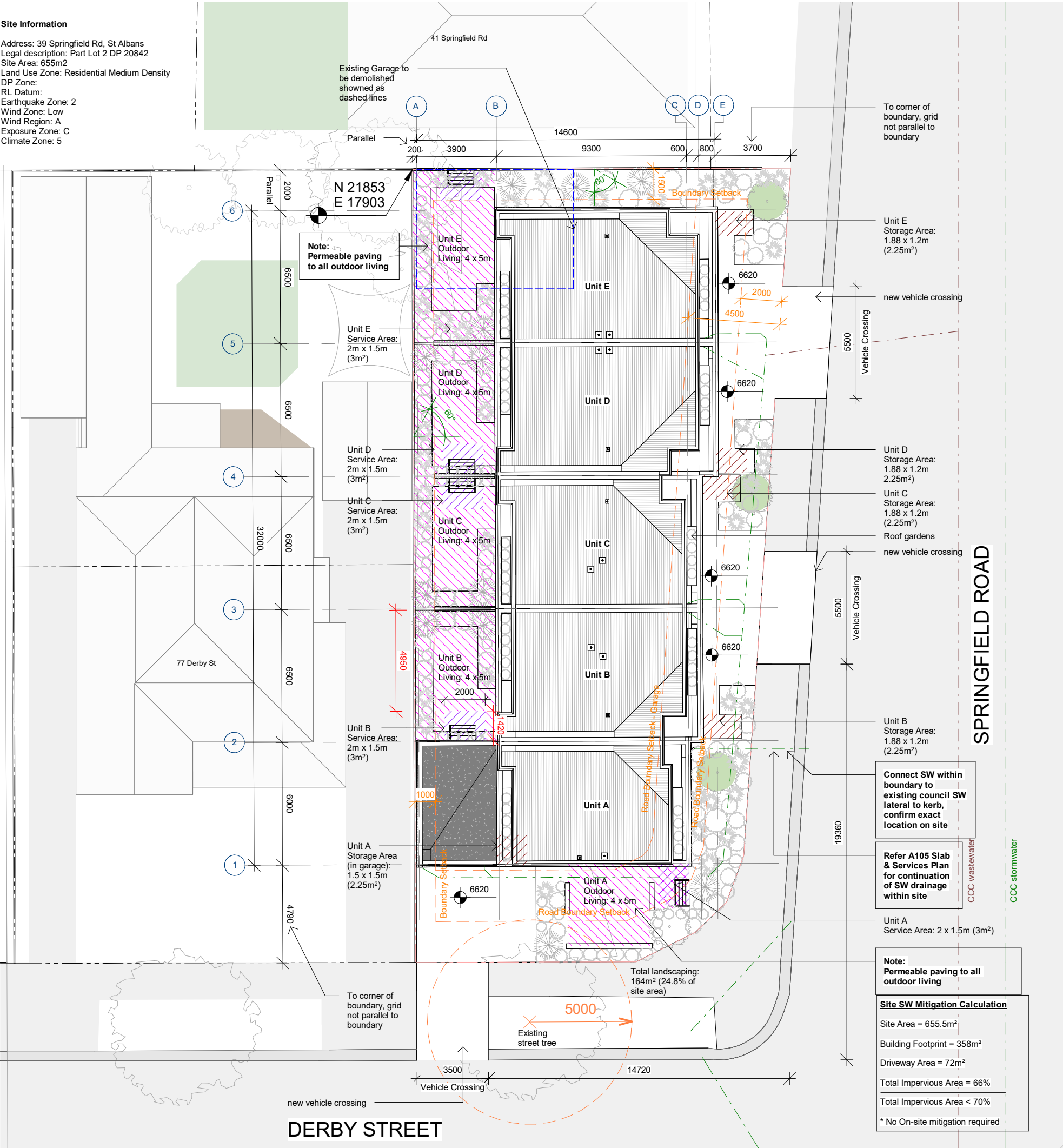


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Christchurch District Plan Controls	
Address: 39 Springfield Rd, St Albans, Christchurch 8014	
Legal: Part Lot 2 DP 20842	
Site: 655.5m² Total	
Overlays: - MRZ - Medium Density Residential Zone - Flood Management Area - LMA - Liquefaction Management Area	
Control	Proposed
14A.5.2.1 Site density:	Complies - <i>No requirements</i>
14A.5.2.2 Tree and Garden planting	Complies - <i>Landscape Area = 166m² (25.3% of site area)</i> <i>50% of landscaping is trees/shrubs</i> <i>3x Trees (1x facing road)</i> <i>See RC.04</i>
14A.5.2.3 Building height:	Complies - <i>11m max</i>
14A.5.2.4 Building coverage:	Does not Comply - <i>54% (50% to comply)</i>
14A.5.2.5 Outdoor living space	Complies - <i>20m² (3m min dimension) per unit</i>
14A.5.2.6 Daylight recession planes:	Does not comply - North intrusion (see RC.10)
14A.5.2.7 Setbacks from internal boundaries:	Complies
14A.5.2.8 outlook Space per unit:	Complies
14A.5.2.9 Setback from road:	Complies
14A.5.2.9 Fencing and Screening	Complies
14A.5.2.10 Windows to Street	Complies - East Elevation = 20.1% glazing South Elevatin = 16.2% glazing (front door faces street)
14A.5.2.12 Minimum unit size:	Complies - 139m² Net floor area (smallest unit, 3 bedrooms)
14A.5.2.12 Ground floor habitable room:	Does not comply: - <i>Typical Unit B/C : min dimension 2.25m (3m to comply)</i>
14A.5.2.13 Service, storage, and waste management spaces:	Complies - <i>2.25m² of waste management space per unit (1.2m min dimension)</i> - <i>3m² of service area per unit (1.5m min dimension)</i> - <i>10.3m² additional storage for Units D/E, B/C</i> - <i>11.7m² additional storage for Unit A</i>
14A.5.2.15 Garaging and carport building location:	Does not comply - <i>Unit A Garage is not set 1.2m back from front facade</i>
14A.5.2.17 Building Length:	Does not comply - <i>East Building length is 32m (30m to comply)</i>

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Address: 39 Springfield Rd, St Albans
Legal description: Part Lot 2 DP 20842
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DP Zone:
RL Datum:
Earthquake Zone: 2
Wind Zone: Low
Wind Region: A
Exposure Zone: C
Climate Zone: 5



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Structural Engineer : Richards Consulting Engr.
Contractor: TBC

Site Notes

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Building Consent

No.	Description	Date
1	Building Consent	20.04.26

25-20

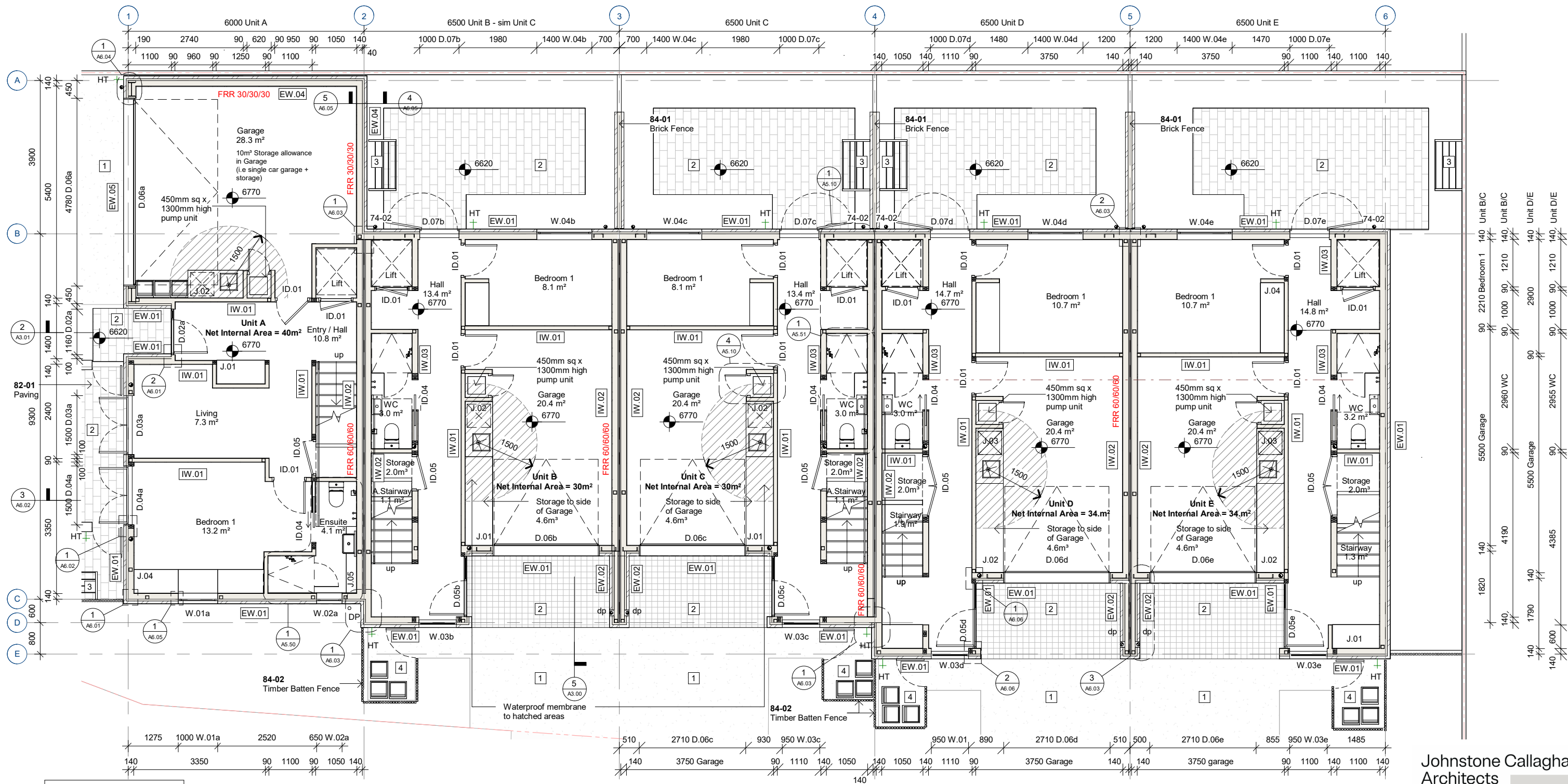
Springfield Rd Townhouses
39 Springfield Road, St Albans

Site Plan

1:200 @ A3

A1.00-1





Area Schedule (GFA) - GF

Unit	Area	Level
Unit A	77.7 m ²	Ground FL
Unit B	64.4 m ²	Ground FL
Unit C	64.4 m ²	Ground FL
Unit D	62.0 m ²	Ground FL
Unit E	62.0 m ²	Ground FL
Grand total	330.3 m ²	

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Structural Engineer: TBC
Contractor: TBC

- Floor Plan Notes**
- All works to comply with relevant clauses of the NZBC.
 - Read drawings in conjunction with all relevant consultants drawings and specifications.
 - Refer to Floor Framing plan for all standard floor and subfloor framing.

Note:

Waterproof membrane to hatched areas

- External Wall**
- * External wall framing typ. at 600mm crs with dwangs at crs to suit cladding unless noted otherwise; gib fix install system for internal gib linings to minimise framing. refer to plans and details for framing size variations
- EW.01 42-01 Brick Veneer
41-03 Flexible Wall Underlay
47-01 Wall Insulation
38-01 140mm Framing
- EW.02 42-01 Brick Veneer
41-03 Flexible Wall Underlay
51-03 90mm Intertency Wall
42-02 Profiled Metal Cladding
38-02 20mm Cavity Battens
41-03 Flexible Wall Underlay
47-01 Wall Insulation
38-01 140mm Framing

- EW.04 42-01 Brick Veneer
41-08 GIB Weatherline
47-01 Wall Insulation
38-01 140mm Framing
- EW.05 42-01 Brick Veneer
41-03 Flexible Wall Underlay
47-01 Wall Insulation
38-01 190mm Framing

- Internal Wall**
- * Internal wall framing typ. at 600mm crs with dwangs at crs to suit linings unless noted otherwise; gib fix install system for internal gib linings to minimise framing. refer to plans and details for framing size variations
- IW.01 38-01 90 Timber Framing
47-04 Wall Insulation
- IW.02 38-01 140 Timber Framing
47-04 Wall Insulation
51-03 Intertency Wall
- IW.03 38-01 140 Timber Framing
47-04 Wall Insulation
- IW.04 38-01 190 Timber Framing
47-04 Wall Insulation

- Joinery Legend**
- | Unit A | Unit E (typical unit) |
|---------------------|-----------------------|
| J.01 Entry | J.01 Entry |
| J.02 Laundry | J.02 Garage |
| J.03 Understair | J.03 Laundry |
| J.04 Bed 1 | J.04 Bed 1 |
| J.05 Ensuite vanity | J.05 Kitchen |
| J.06 Kitchen | J.06 Island |
| J.07 Lounge | J.07 Dining |
| J.08 Bed 2 | J.08 Lounge |
| J.09 Bath Vanity | J.09 Bed 2 |
| J.10 Bed 3 | J.10 Hall |
| | J.11 Ensuite 1 |
| | J.12 Ensuite 2 |
| | J.13 Bed 3 |

- Site Key**
- 1 Driveway
 - 2 Paving
 - 3 Washing line
 - 4 Bins

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Building Consent

No.	Description	Date
1	Building Consent	20.04.26

25-20

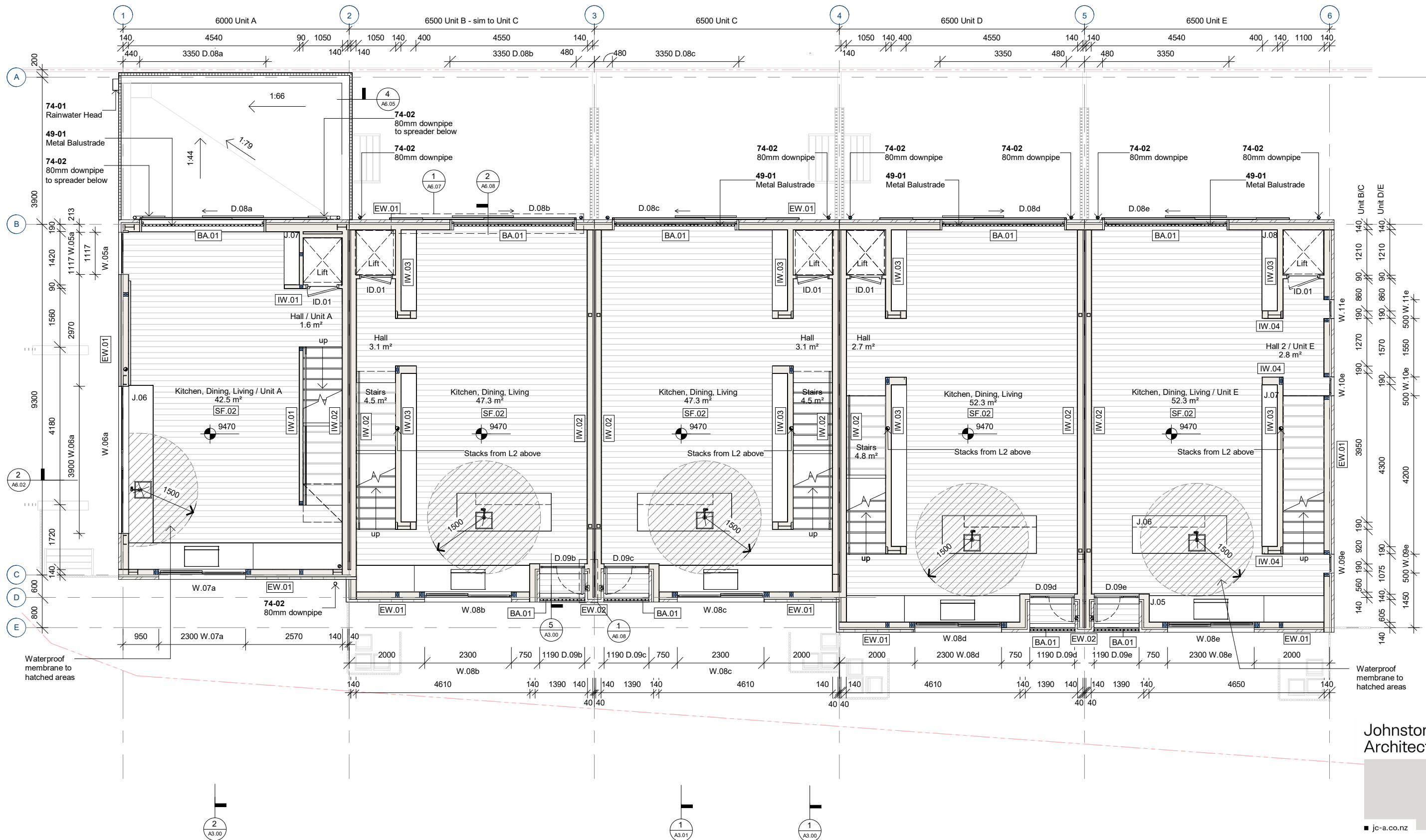
Springfield Rd Townhouses
39 Springfield Road, St Albans

Plan - Ground

1:100 @ A3

A1.01-1

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Building Consent

No.	Description	Date
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25-20

Springfield Rd Townhouses
39 Springfield Road, St Albans

Plan - L1

1:100 @ A3

A1.02-1

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Consultants: TBC
Geotech: TBC
Surveyor: Mainland Surveying
Structural Engineer: TBC
Contractor: TBC

Floor Plan Notes

- All works to comply with relevant clauses of the NZBC.
- Read drawings in conjunction with all relevant consultants drawings and specifications.
- Refer to Floor Framing plan for all standard floor and subfloor framing.

Note:

Waterproof membrane to hatched areas

External Wall

* External wall framing typ. at 600mm crs with dwangs at crs to suit cladding unless noted otherwise; gib fix install system for internal gib linings to minimise framing. refer to plans and details for framing size variations

EW.01	42-01 Brick Veneer 41-03 Flexible Wall Underlay 47-01 Wall Insulation 38-01 140mm Framing
EW.02	42-01 Brick Veneer 41-03 Flexible Wall Underlay 51-03 90mm Intertency Wall 42-02 Profiled Metal Cladding 38-02 20mm Cavity Battens 41-03 Flexible Wall Underlay 47-01 Wall Insulation 38-01 140mm Framing
EW.03	

EW.04	42-01 Brick Veneer 41-08 GIB Weatherline 47-01 Wall Insulation 38-01 140mm Framing
EW.05	42-01 Brick Veneer 41-03 Flexible Wall Underlay 47-01 Wall Insulation 38-01 190mm Framing

Internal Wall

* Internal wall framing typ. at 600mm crs with dwangs at crs to suit linings unless noted otherwise; gib fix install system for internal gib linings to minimise framing. refer to plans and details for framing size variations

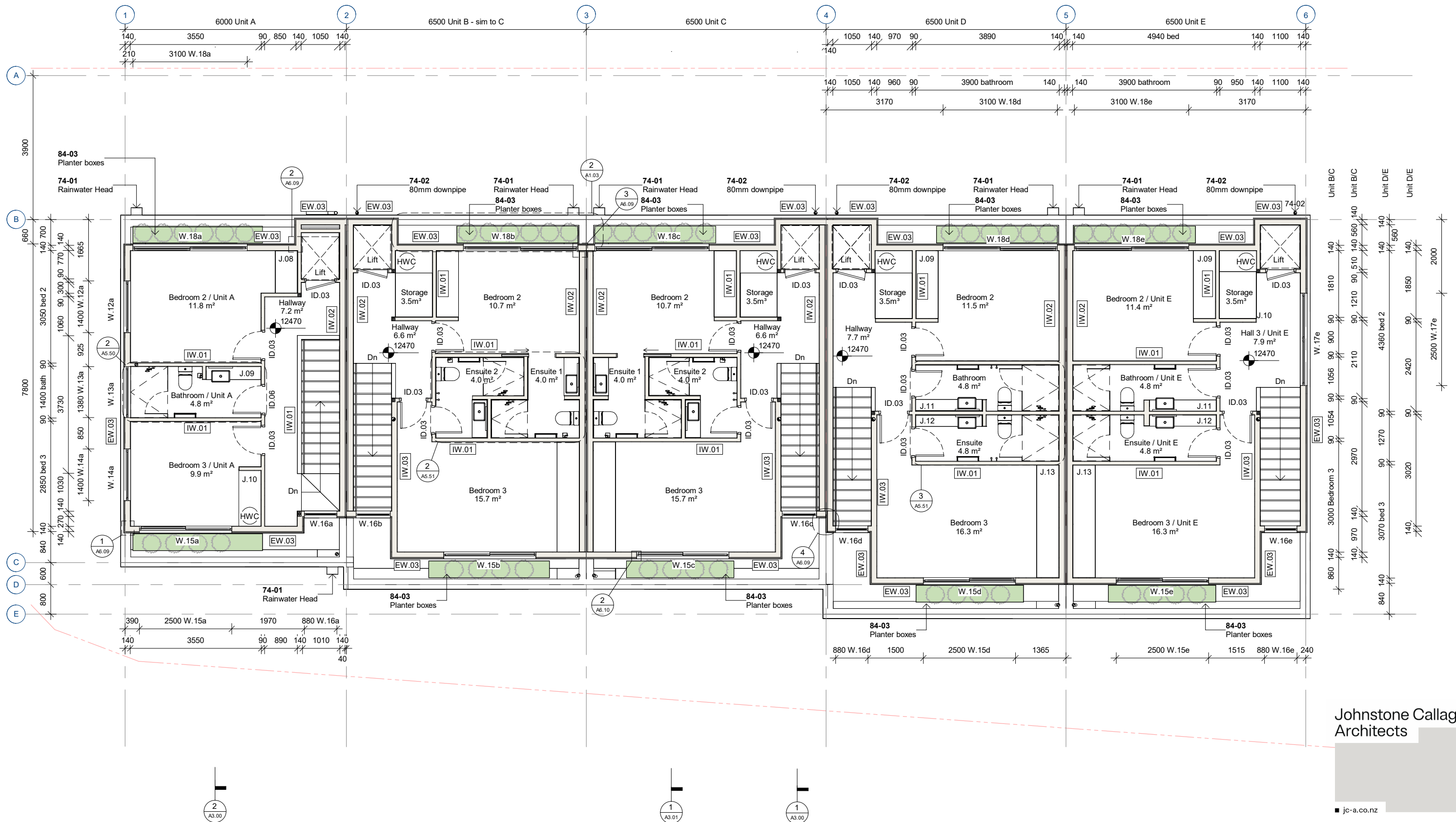
IW.01	38-01 90 Timber Framing 47-04 Wall Insulation
IW.02	38-01 140 Timber Framing 47-04 Wall Insulation 51-03 Intertency Wall
IW.03	38-01 140 Timber Framing 47-04 Wall Insulation
IW.04	38-01 190 Timber Framing 47-04 Wall Insulation

Joinery Legend

Unit A	Unit B (typical unit)
J.01 Entry	J.01 Entry
J.02 Laundry	J.02 Garage
J.03 Understair	J.03 Laundry
J.04 Bed 1	J.04 Bed 1
J.05 Ensuite vanity	J.05 Kitchen
J.06 Kitchen	J.06 Island
J.07 Lounge	J.07 Dining
J.08 Bed 2	J.08 Lounge
J.09 Bath Vanity	J.09 Bed 2
J.10 Bed 3	J.10 Hall
	J.11 Ensuite 1
	J.12 Ensuite 2
	J.13 Bed 3

Area Schedule (GFA) - L1

Unit	Area	Level
Unit A	55.8 m ²	L1
Unit B	63.2 m ²	L1
Unit C	63.2 m ²	L1
Unit D	68.3 m ²	L1
Unit E	68.4 m ²	L1
Grand total	318.9 m ²	



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Building Consent

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1	Building Consent	20.04.26

25-20

Springfield Rd Townhouses
39 Springfield Road, St Albans

Plan - L2

1:100 @ A3

A1.03-1

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Geotech: TBC
Surveyor: Mainland Surveying
Structural Engineer: TBC
Contractor: TBC

Floor Plan Notes

- All works to comply with relevant clauses of the NZBC.
- Read drawings in conjunction with all relevant consultants drawings and specifications.
- Refer to Floor Framing plan for all standard floor and subfloor framing.

External Wall

* External wall framing typ. at 600mm crs with dwangs at crs to suit cladding unless noted otherwise; gib fix install system for internal gib linings to minimise framing. refer to plans and details for framing size variations

EW.01	42-01 Brick Veneer 41-03 Flexible Wall Underlay 47-01 Wall Insulation 38-01 140mm Framing
EW.02	42-01 Brick Veneer 41-03 Flexible Wall Underlay 51-03 90mm Intertency Wall 42-02 Profiled Metal Cladding 38-02 20mm Cavity Battens 41-03 Flexible Wall Underlay 47-01 Wall Insulation 38-01 140mm Framing
EW.03	42-01 Brick Veneer 41-03 Flexible Wall Underlay 47-01 Wall Insulation 38-01 140mm Framing

EW.04	42-01 Brick Veneer 41-08 GIB Weatherline 47-01 Wall Insulation 38-01 140mm Framing
EW.05	42-01 Brick Veneer 41-03 Flexible Wall Underlay 47-01 Wall Insulation 38-01 190mm Framing

Internal Wall

* Internal wall framing typ. at 600mm crs with dwangs at crs to suit linings unless noted otherwise; gib fix install system for internal gib linings to minimise framing. refer to plans and details for framing size variations

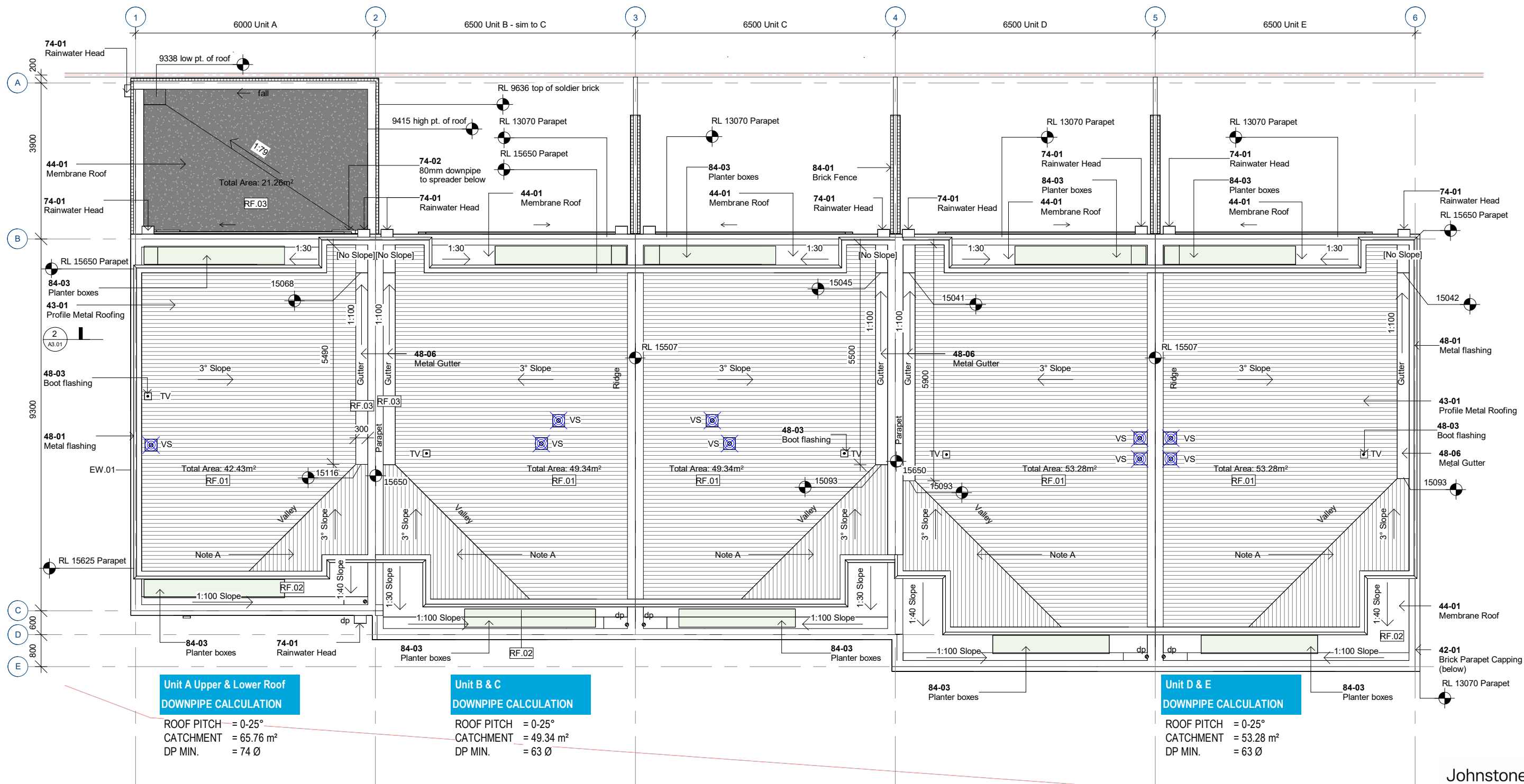
IW.01	38-01 90 Timber Framing 47-04 Wall Insulation
IW.02	38-01 140 Timber Framing 47-04 Wall Insulation
IW.03	38-01 140 Timber Framing 47-04 Wall Insulation
IW.04	38-01 190 Timber Framing 47-04 Wall Insulation

Joinery Legend

Unit A	Unit B	Unit C	Unit D	Unit E (typical unit)
J.01	J.01	J.01	J.01	J.01
J.02	J.02	J.02	J.02	J.02
J.03	J.03	J.03	J.03	J.03
J.04	J.04	J.04	J.04	J.04
J.05	J.05	J.05	J.05	J.05
J.06	J.06	J.06	J.06	J.06
J.07	J.07	J.07	J.07	J.07
J.08	J.08	J.08	J.08	J.08
J.09	J.09	J.09	J.09	J.09
J.10	J.10	J.10	J.10	J.10
				J.11
				J.12
				J.13

Area Schedule (GFA) - L2		
Unit	Area	Level
Unit A	47.0 m ²	L2
Unit B	54.6 m ²	L2
Unit C	54.6 m ²	L2
Unit D	58.7 m ²	L2
Unit E	58.8 m ²	L2
Grand total	273.7 m ²	





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Building Consent

No.	Description	Date
1	Building Consent	20.04.26

25-20

Springfield Rd Townhouses
39 Springfield Road, St Albans

Plan - Roof

1:100 @ A3

A1.04-1

General Notes:
Contractor to verify all dimensions on site. Use figured dimensions, do not scale. Discrepancies are to be verified with architect before commencing work.
All work to comply with relevant standards including NZBC1992 and amendments. Drawings to be read in conjunction with specifications and consultants drawings.

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Consultants: TBC
Geotech: TBC
Surveyor: Mainland Surveying
Structural Engineer: TBC
Contractor: TBC

Roof Notes

- All works to comply with the relevant clauses of the NZBC.
- All roof flashings and roof flashing details to comply with E2 of the NZBC.
- Read drawings in conjunction with architects specification and fittings schedule. All fittings to be good quality and fit for purpose.
- All downpipes and gutter sizes to comply with E1 of NZBC.
- Refer to specification for all roof plant or equipment, access and fall arrest.
- All membrane decks and roofs above 40m² shall have proprietary vents, installed to manufacturers specifications, locations to be determined on site by architect.
- All roof penetrations and roof penetration details to comply with E2 of the building code.

Roof Schedule

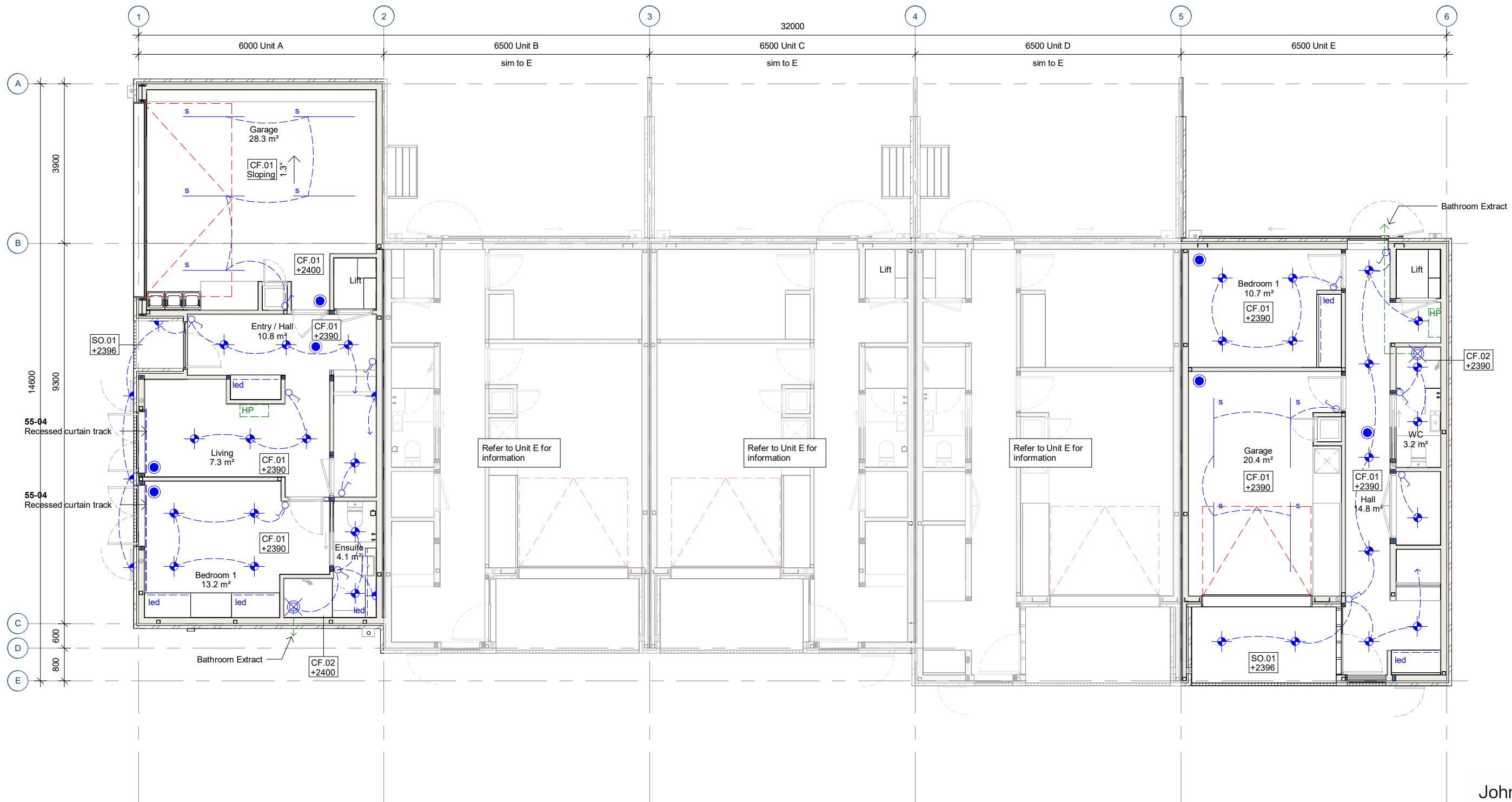
- RF.01 43-01 Profiled Metal Roofing
41-04 Roofing Underlay (strips only)
38-01 45mm Timber Purlin
38-01 20mm Timber Batten
41-04 Roofing Underlay
38-01 Timber Trusses
- RF.02 44-01 Membrane Roof
38-03 Plywood Substrate
48-05 Vent Batten
41-04 Roofing Underlay
38-01 Framing to falls
38-01 240 / 140mm Timber Rafter
47-04 Roof Insulation
- RF.03 48-06 Metal Gutter
38-03 Plywood Substrate
41-04 Roofing Underlay
38-01 Purlin Framing
38-01 Timber Trusses
47-04 Roof Insulation

Roof Drainage Calculations

- Roof Area Unit A**
Roof pitch: 3°
Catchment area: 42.23m²
Downpipe size: 1 No. 80mm Ø
Gutter size: 5490mm (length) x 300mm (width)
- Roof Area Unit B & C**
Roof pitch: 3°
Catchment area: 49.34m²
Downpipe size: 1 No. 80mm Ø
Gutter size: 5500mm (length) x 300mm (width).
- Roof Area Unit D & E**
Roof pitch: 3°
Catchment area: 53.28m²
Downpipe size: 1 No. 80mm Ø
Gutter size: 5900mm (length) x 300mm (width)

Note A:

Locally frame up areas of return roof fall above roof trusses for 3° cross fall as indicated on roof plan



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Surveyor: Mainland Surveying
Structural Engineer: TBC
Contractor: TBC

Lighting Legend

1,2,3... - lighting types

light
suffix: p - pendant
d - downlight
s - surface mounted

wall light
suffix: st - step light (stairs)
ex - external

extrusion / linear light
suffix:
s - surface mounted
w - wall/side mounted
j - joinery integrated
t - track lighting
led - rebated joinery

switch
suffix: 2 - two way
d - dimmer

sensor
inter-connected
smoke detector
ceiling fan/ extract

Note:
Lighting plan subject to change during interiors and in consultation with client/lighting consultants. Security lights and further exterior lighting to follow.

Ceiling Schedule

CF.01 53-01 Standard Plasterboard
CF.02 53-02 Wet Area Plasterboard

Soffit Schedule

SO.01 38-01 Timber Framing Batten
42-03 Fibre Cement Soffit

HVAC System Key

HP Heat Pump, high wall
LG Linear Grille, at high level
FG Floor Grille
AH Access Hatch

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Building Consent

No.	Description	Date
1	Building Consent	20.04.26

25-20

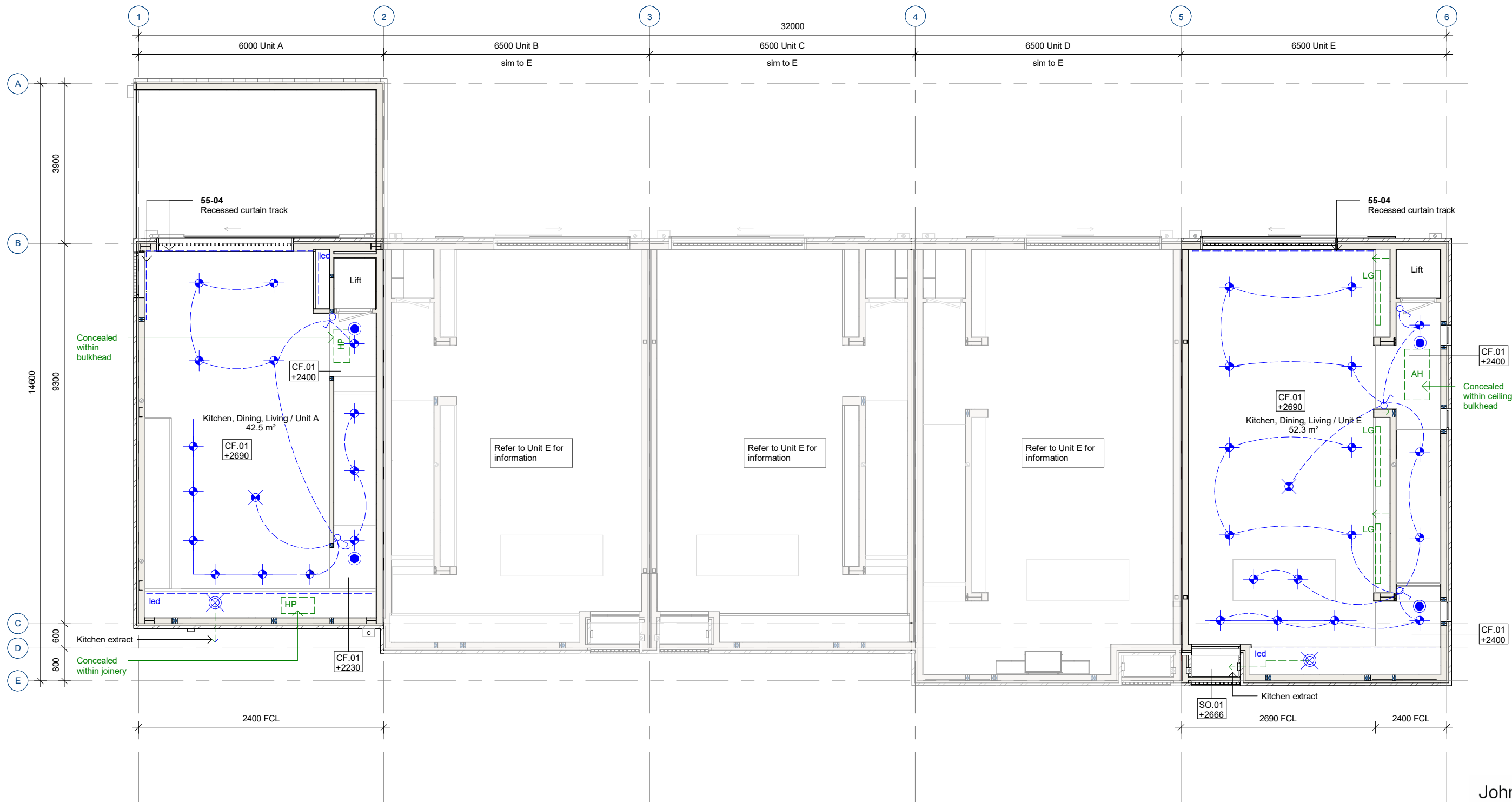
Springfield Rd Townhouses
39 Springfield Road, St Albans

RCP - Ground

1:100 @ A3

A1.08-1

20/04/2026 4:29:02 pm



General Notes:
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Surveyor: Mainland Surveying
Structural Engineer: TBC
Contractor: TBC

Lighting Legend

1,2,3... - lighting types

light
suffix: p - pendant
d - downlight
s - surface mounted

wall light
suffix: st - step light (stairs)
ex - external

extrusion / linear light
suffix:
s - surface mounted
w - wall/side mounted
j - joinery integrated
t - track lighting
led - rebated joinery

switch
suffix: 2 - two way
d - dimmer

sensor

inter-connected
smoke detector

ceiling fan/ extract

Note:
Lighting plan subject to change during interiors and in consultation with client/lighting consultants. Security lights and further exterior lighting to follow.

Ceiling Schedule

CF.01 53-01 Standard Plasterboard
CF.02 53-02 Wet Area Plasterboard

Soffit Schedule

SO.01 38-01 Timber Framing Batten
42-03 Fibre Cement Soffit

HVAC System Key

HP Heat Pump, high wall
LG Linear Grille, at high level
FG Floor Grille
AH Access Hatch

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Architects

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Building Consent

No.	Description	Date
1	Building Consent	20.04.26

25-20

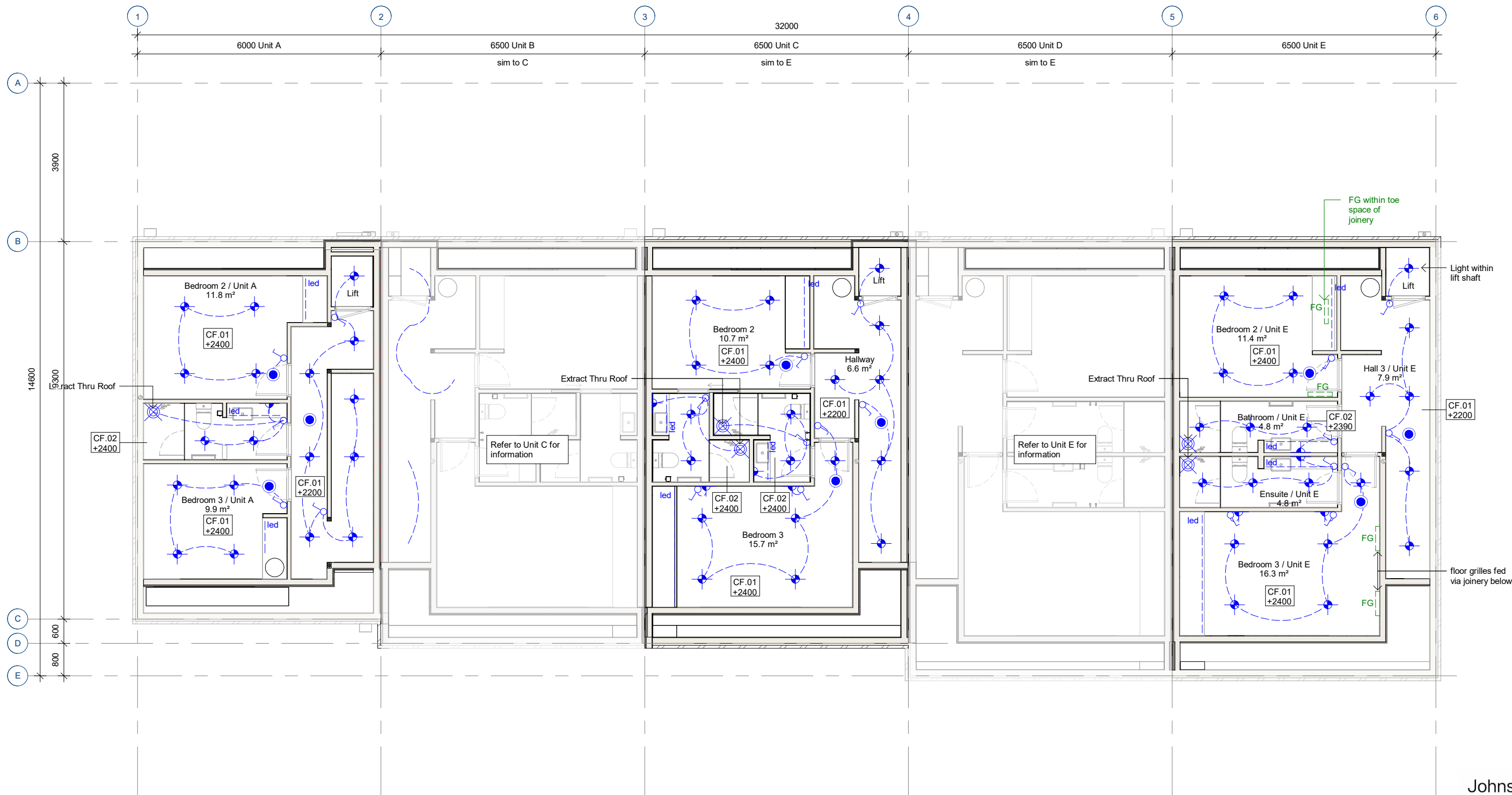
Springfield Rd Townhouses
39 Springfield Road, St Albans

RCP - L1

1:100 @ A3

A1.09-1

20/04/2026 4:29:03 pm



General Notes:
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Consultants: TBC
Geotech: TBC
Surveyor: Mainland Surveying
Structural Engineer: TBC
Contractor: TBC

- Lighting Legend**
- 1,2,3... - lighting types
- light
suffix: p - pendant
d - downlight
s - surface mounted
- wall light
suffix: st - step light (stairs)
ex - external
- extrusion / linear light
suffix:
s - surface mounted
w - wall/side mounted
j - joinery integrated
t - track lighting
led - rebated joinery
- switch
suffix: 2 - two way
d - dimmer
- sensor
- inter-connected
smoke detector
- ceiling fan/ extract
- Note:
Lighting plan subject to change during interiors and in consultation with client/lighting consultants. Security lights and further exterior lighting to follow.

- Ceiling Schedule**
- CF.01 53-01 Standard Plasterboard
CF.02 53-02 Wet Area Plasterboard
- Soffit Schedule**
- SO.01 38-01 Timber Framing Batten
42-03 Fibre Cement Soffit

- HVAC System Key**
- HP Heat Pump, high wall
LG Linear Grille, at high level
FG Floor Grille
AH Access Hatch



Building Consent

No.	Description	Date
1	Building Consent	20.04.26

25-20

Springfield Rd Townhouses
39 Springfield Road, St Albans

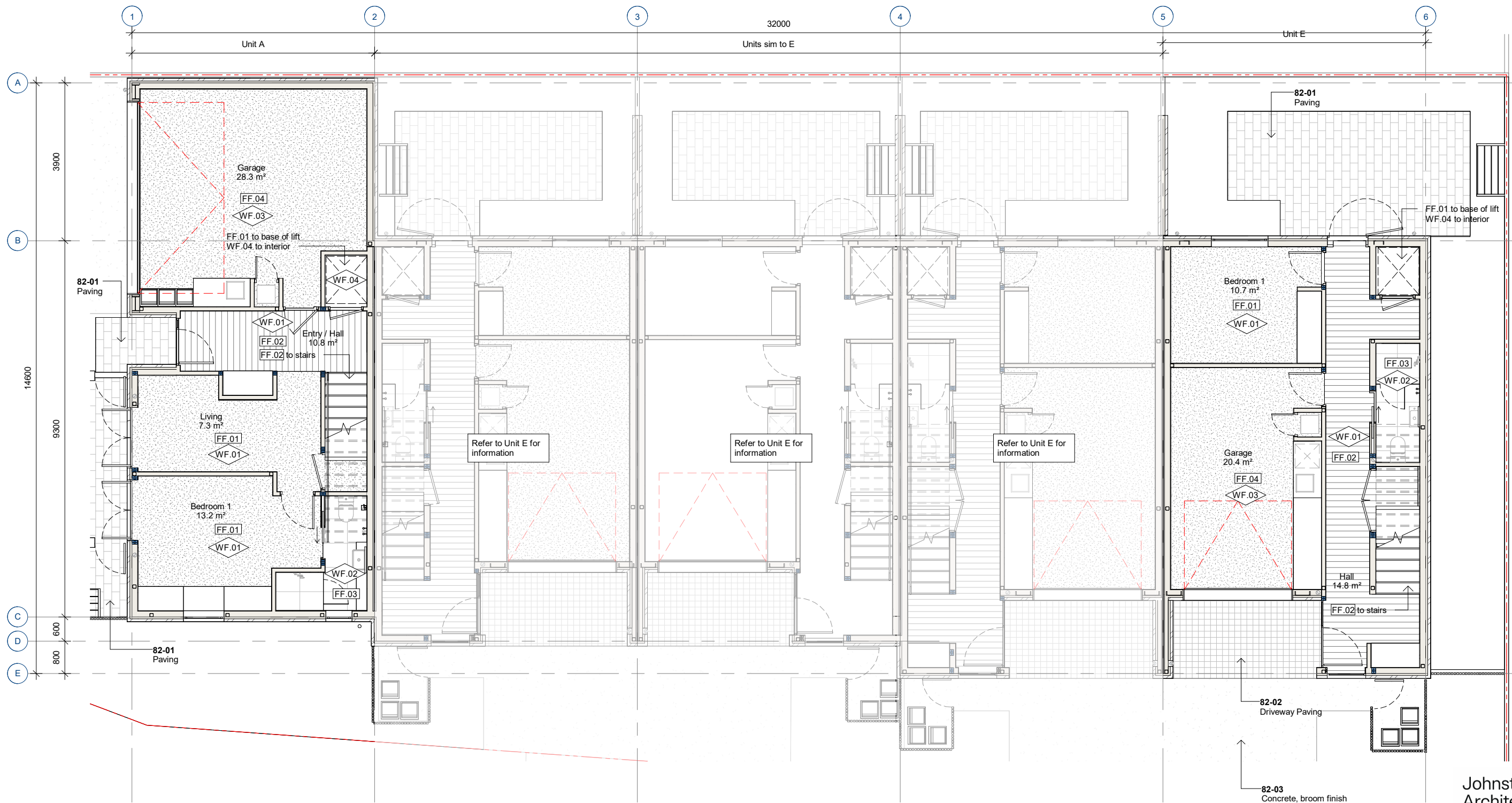
RCP - L2

1:100 @ A3

A1.10-1



20/04/2026 4:29:06 pm



General Notes:
Contractor to verify all dimensions on site.
Use figured dimensions, do not scale.
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Consultants: TBC
Geotech: TBC
Surveyor: Mainland Surveying
Structural Engineer: TBC
Contractor: TBC

Floor Finishes

Refer to finishes schedule for selections

- | | |
|-------|-----------------------|
| FF.01 | 65-01 Carpet |
| FF.02 | 63-01 Timber Flooring |
| FF.03 | 62-01 Tiles |
| FF.04 | 65-02 Garage Carpet |
| FF.05 | 43-02 Timber Decking |

Wall Finishes

Refer to structural documentation for lining substitutions where bracing is required

- | | |
|-------|---|
| WF.01 | 51-01 Standard Plasterboard
67-01 Paint Finish
51-04 Skirting |
| WF.02 | 51-02 Wet Area Plasterboard
62-01 Tiles, full wall
62-02 Undertile Waterproofing |
| WF.03 | 51-06 Plywood
51-01 Standard Plasterboard (over IT wall)
51-07 Fyrelite Plasterboard (at wall < 1m from boundary) |
| WF.04 | 51-08 MDF Board |

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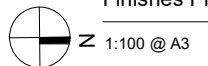
Building Consent

No.	Description	Date
1	Building Consent	20.04.26

25-20

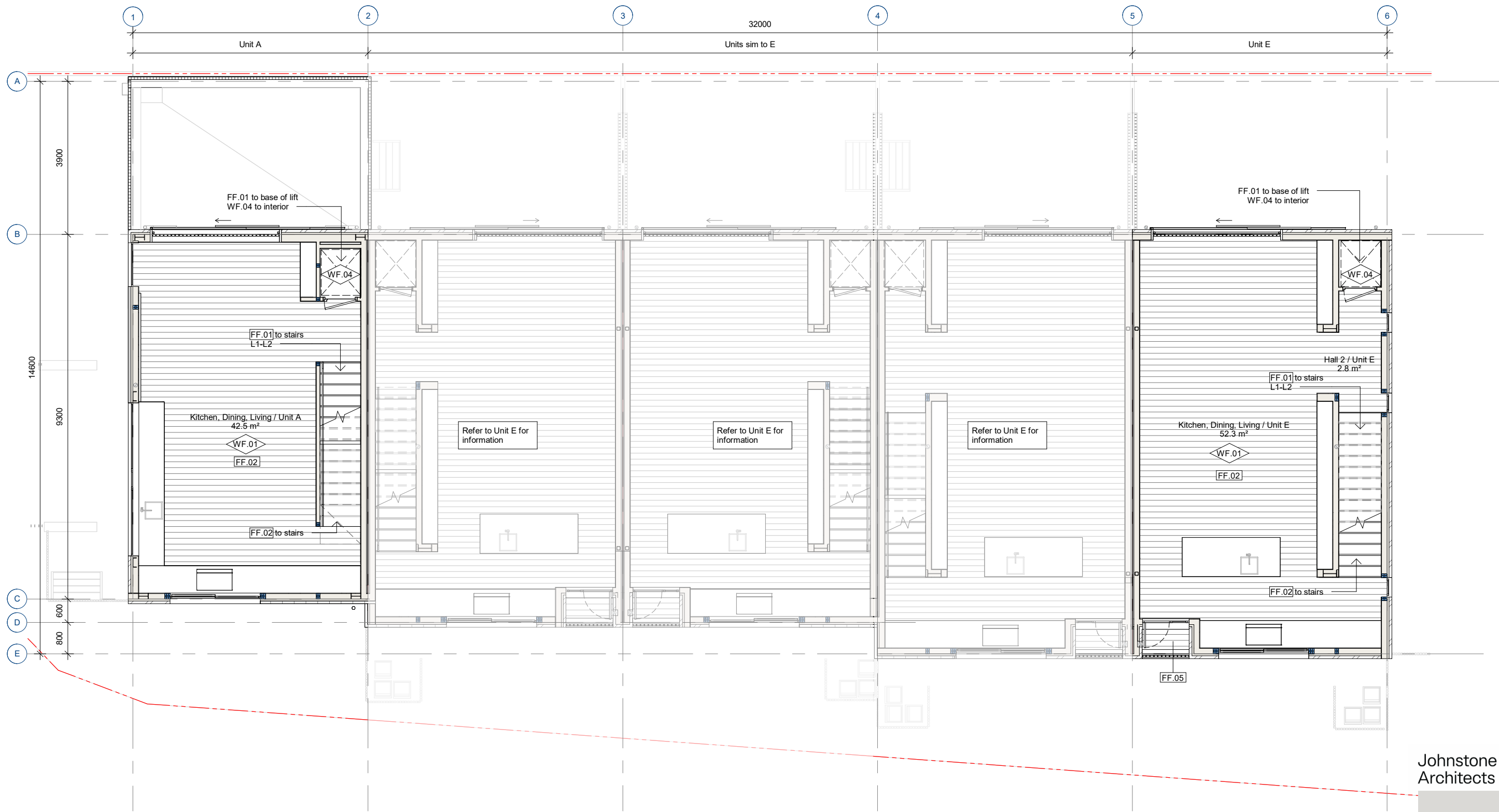
Springfield Rd Townhouses
39 Springfield Road, St Albans

Finishes Plan - Ground



A1.11-1

20/04/2026 4:29:07 pm



General Notes:
Contractor to verify all dimensions on site.
Use figured dimensions, do not scale.
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Drawings to be read in conjunction with specifications and consultants drawings.

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Consultants: TBC
Geotech: TBC
Surveyor: Mainland Surveying
Structural Engineer: TBC
Contractor: TBC

Floor Finishes

Refer to finishes schedule for selections

FF.01	65-01 Carpet
FF.02	63-01 Timber Flooring
FF.03	62-01 Tiles
FF.04	65-02 Garage Carpet
FF.05	43-02 Timber Decking

Wall Finishes

Refer to structural documentation for lining substitutions where bracing is required

WF.01	51-01 Standard Plasterboard 67-01 Paint Finish 51-04 Skirting
WF.02	51-02 Wet Area Plasterboard 62-01 Tiles, full wall 62-02 Undertile Waterproofing
WF.03	51-06 Plywood 51-01 Standard Plasterboard (over IT wall) 51-07 Fyreline Plasterboard (at wall < 1m from boundary)
WF.04	51-08 MDF Board

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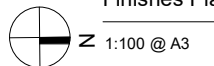
Building Consent

No.	Description	Date
1	Building Consent	20.04.26

25-20

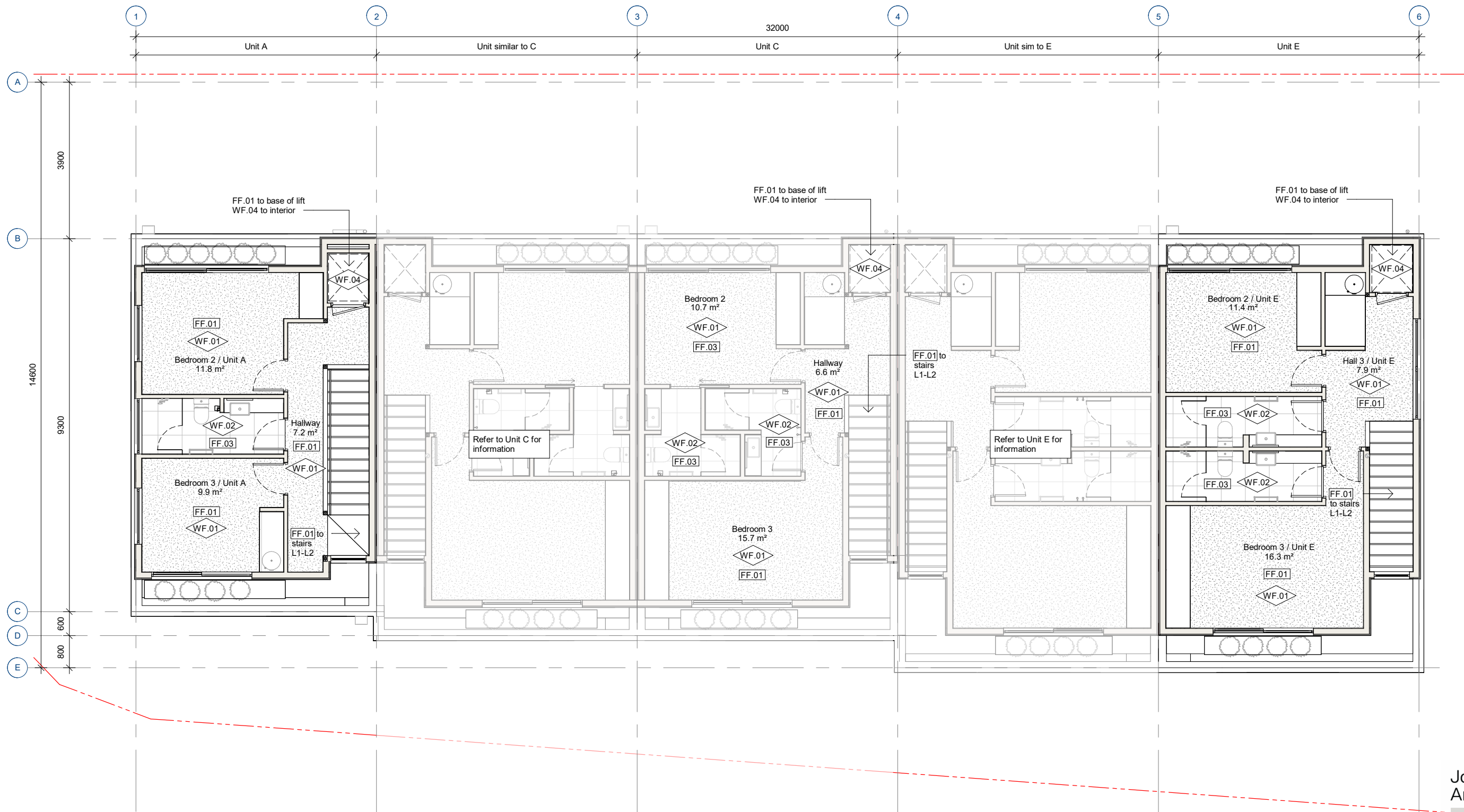
Springfield Rd Townhouses
39 Springfield Road, St Albans

Finishes Plan - L1



A1.12-1

20/04/2026 4:29:09 pm



General Notes:
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Consultants: TBC
Geotech: TBC
Surveyor: Mainland Surveying
Structural Engineer: TBC
Contractor: TBC

Floor Finishes	
Refer to finishes schedule for selections	
FF.01	65-01 Carpet
FF.02	63-01 Timber Flooring
FF.03	62-01 Tiles
FF.04	65-02 Garage Carpet
FF.05	43-02 Timber Decking

Wall Finishes	
Refer to structural documentation for lining substitutions where bracing is required	
WF.01	51-01 Standard Plasterboard 67-01 Paint Finish 51-04 Skirting
WF.02	51-02 Wet Area Plasterboard 62-01 Tiles, full wall 62-02 Undertile Waterproofing
WF.03	51-06 Plywood 51-01 Standard Plasterboard (over IT wall) 51-07 Fyreline Plasterboard (at wall < 1m from boundary)
WF.04	51-08 MDF Board

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Building Consent

No.	Description	Date
1	Building Consent	20.04.26

25-20

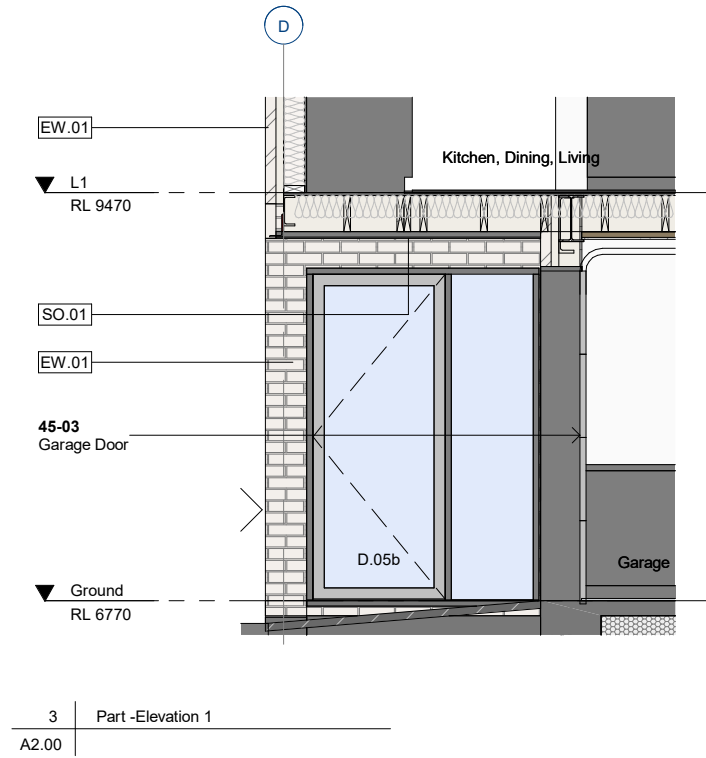
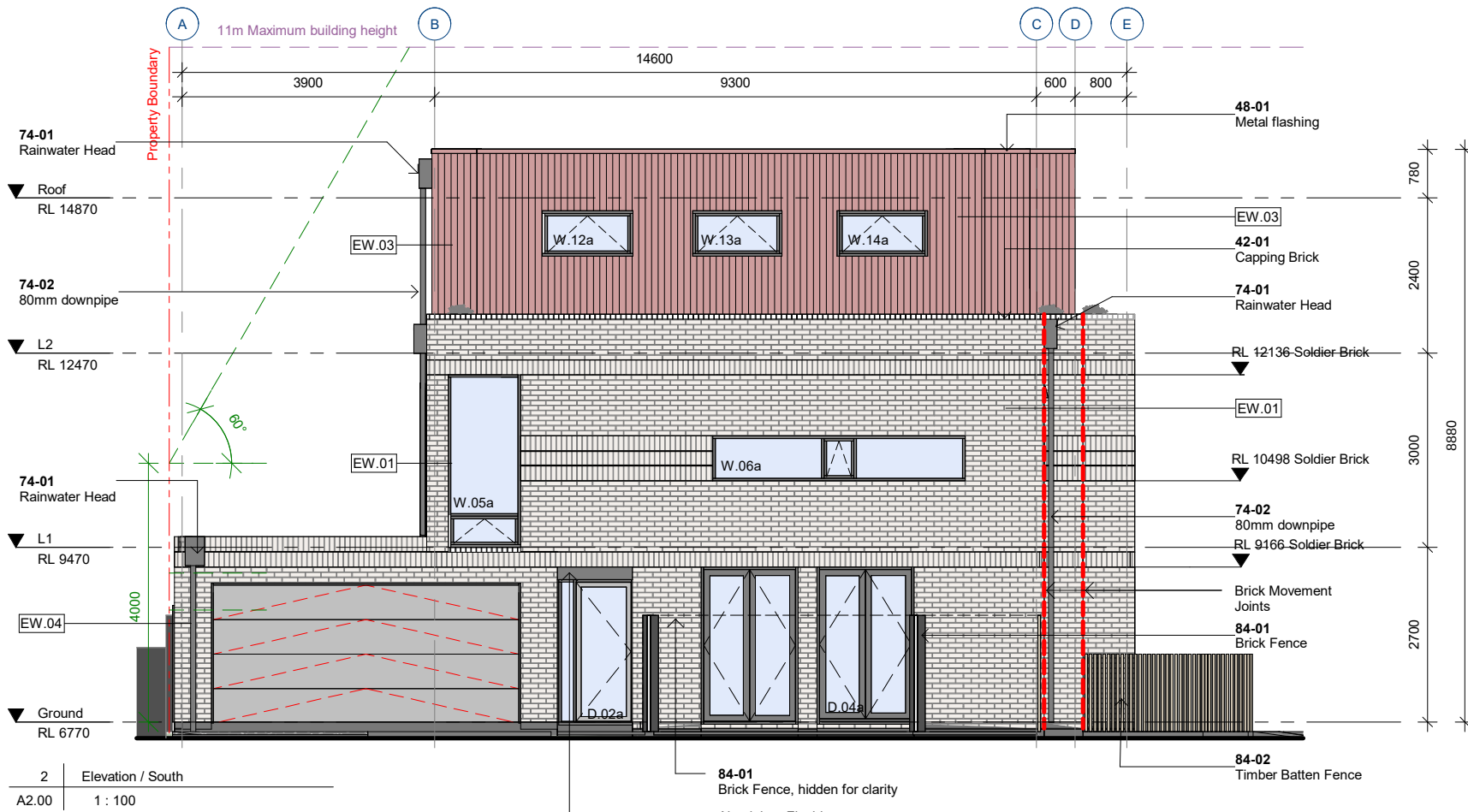
Springfield Rd Townhouses
39 Springfield Road, St Albans

Finishes Plan - L2

1:100 @ A3

A1.13-1





General Notes:
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Consultants:
Geotech: TBC
Surveyor : Mainland Surveying
Structural Engineer : Richards
Consulting Engr.
Contractor: TBC

Elevation / Section Notes

- All works to comply with relevant clauses of the NZBC.
- Read drawings in conjunction with relevant consultants drawings and specifications.
- All materials detailed are to comply with their current manufacturers specification and are to be installed by a nominated installer if required.

External Wall

* External wall framing typ. at 600mm crs with dwangs at crs to suit cladding unless noted otherwise; gib fix install system for internal gib linings to minimise framing. refer to plans and details for framing size variations

- EW.01 42-01 Brick Veneer
41-03 Flexible Wall Underlay
47-01 Wall Insulation
38-01 140mm Framing
- EW.02 42-01 Brick Veneer
41-03 Flexible Wall Underlay
51-03 90mm Intertency Wall
42-02 Profiled Metal Cladding
38-02 20mm Cavity Battens
41-03 Flexible Wall Underlay
47-01 Wall Insulation
38-01 140mm Framing
- EW.04 42-01 Brick Veneer
41-08 GIB Weatherline
47-01 Wall Insulation
38-01 140mm Framing
- EW.05 42-01 Brick Veneer
41-03 Flexible Wall Underlay
47-01 Wall Insulation
38-01 190mm Framing

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Building Consent

No.	Description	Date
1	Building Consent	20.04.26

25-20

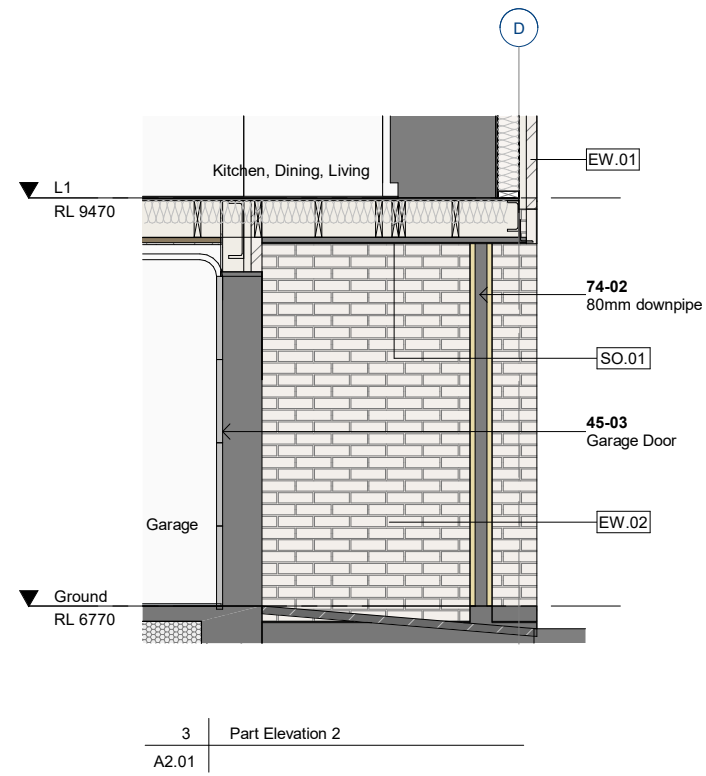
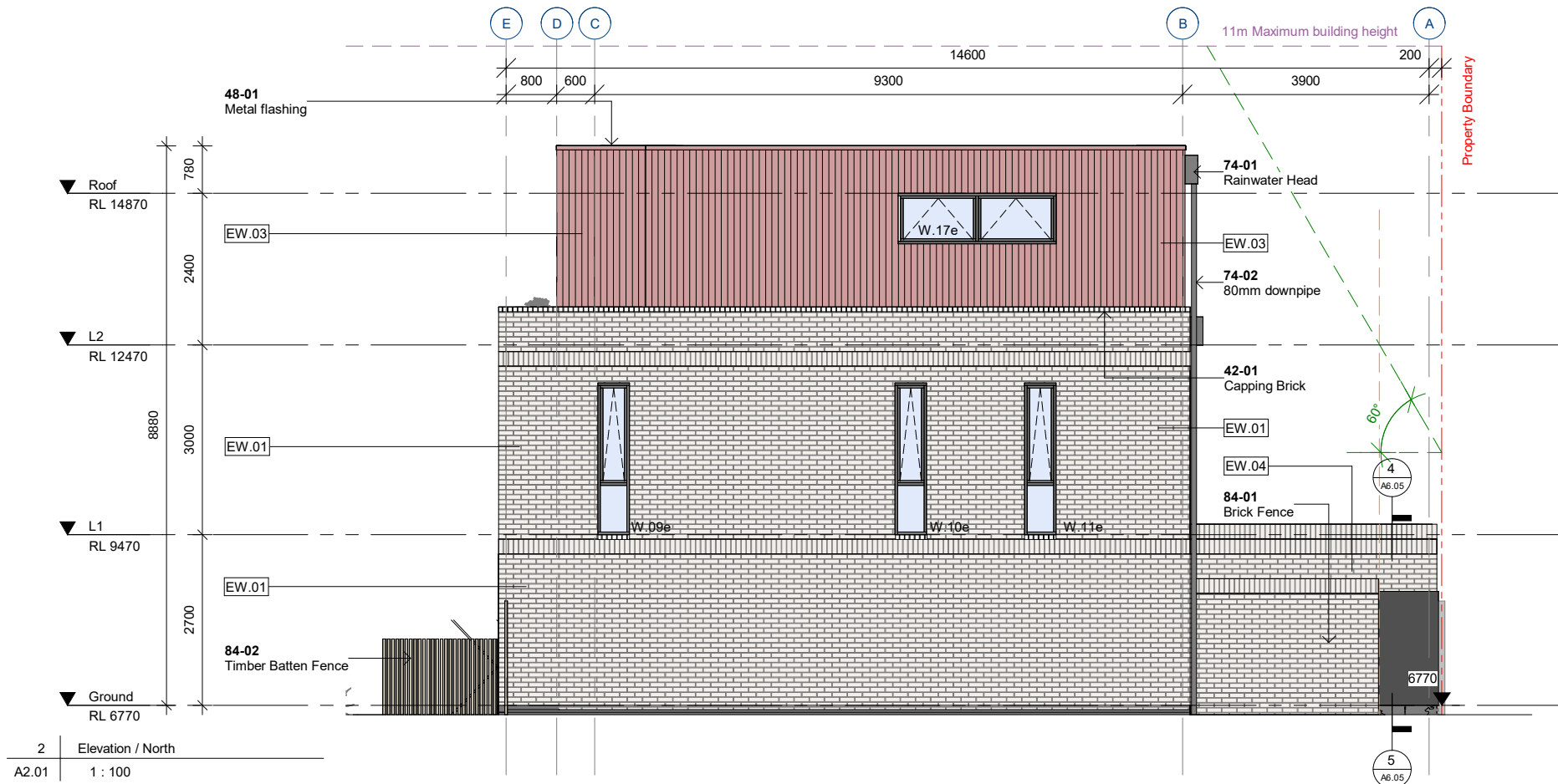
Springfield Rd Townhouses
39 Springfield Road, St Albans

Elevations

1:100 @ A3

A2.00-1

20/04/2026 4:29:21 pm



General Notes:
Contractor to verify all dimensions on site.
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Consultants:
Geotech: TBC
Surveyor : Mainland Surveying
Structural Engineer : Richards
Consulting Engr. Richards

Contractor: TBC

Elevation / Section Notes

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- EW.01 42-01 Brick Veneer
41-03 Flexible Wall Underlay
47-01 Wall Insulation
38-01 140mm Framing
- EW.02 42-01 Brick Veneer
41-03 Flexible Wall Underlay
51-03 90mm Intertency Wall
42-02 Profiled Metal Cladding
38-02 20mm Cavity Battens
41-03 Flexible Wall Underlay
47-01 Wall Insulation
38-01 140mm Framing
- EW.03 42-01 Brick Veneer
41-08 GIB Weatherline
47-01 Wall Insulation
38-01 140mm Framing
- EW.04 42-01 Brick Veneer
41-03 Flexible Wall Underlay
47-01 Wall Insulation
38-01 190mm Framing
- EW.05 42-01 Brick Veneer
41-03 Flexible Wall Underlay
47-01 Wall Insulation
38-01 190mm Framing

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Building Consent

No.	Description	Date
1	Building Consent	20.04.26

25-20

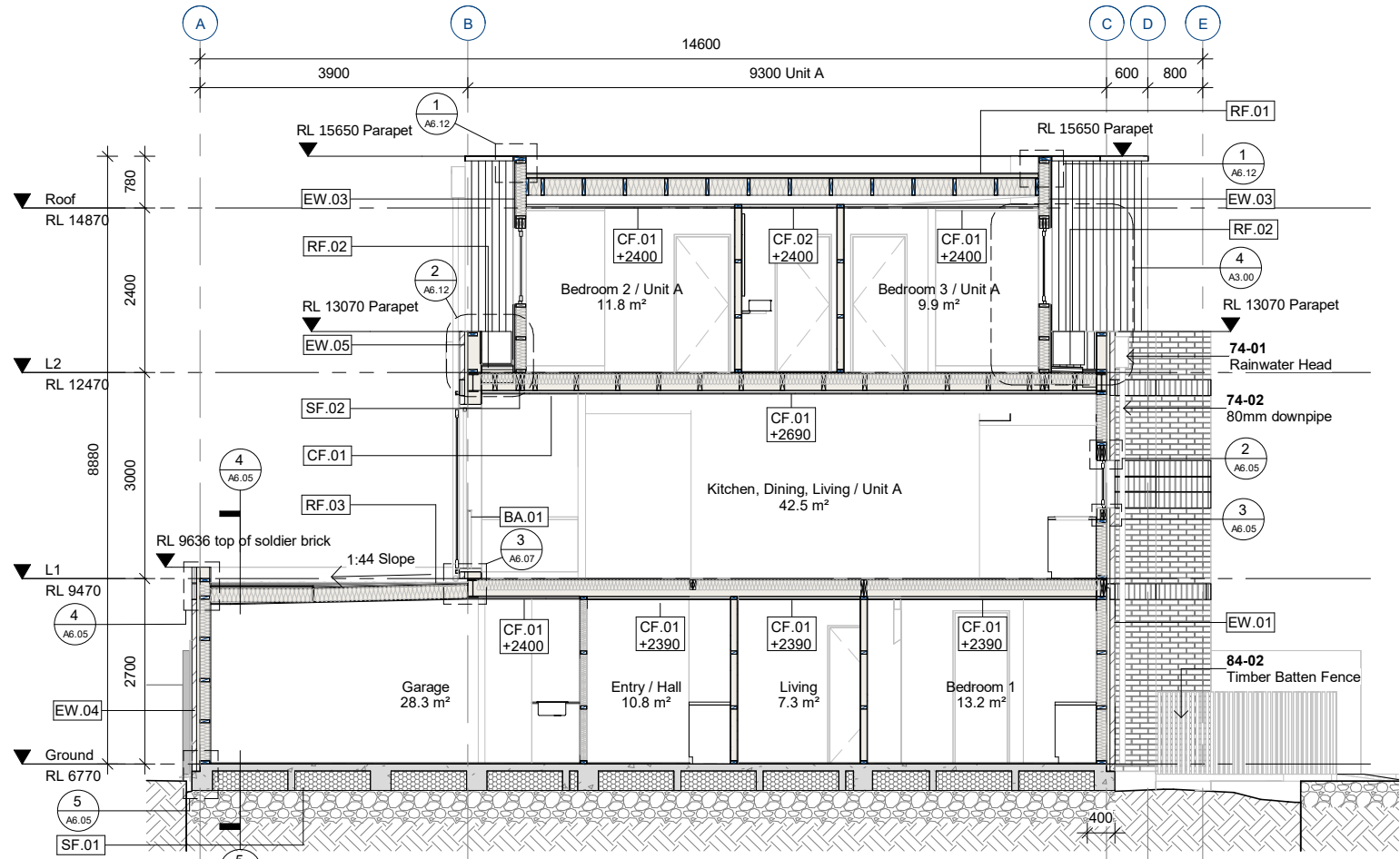
Springfield Rd Townhouses
39 Springfield Road, St Albans

Elevations

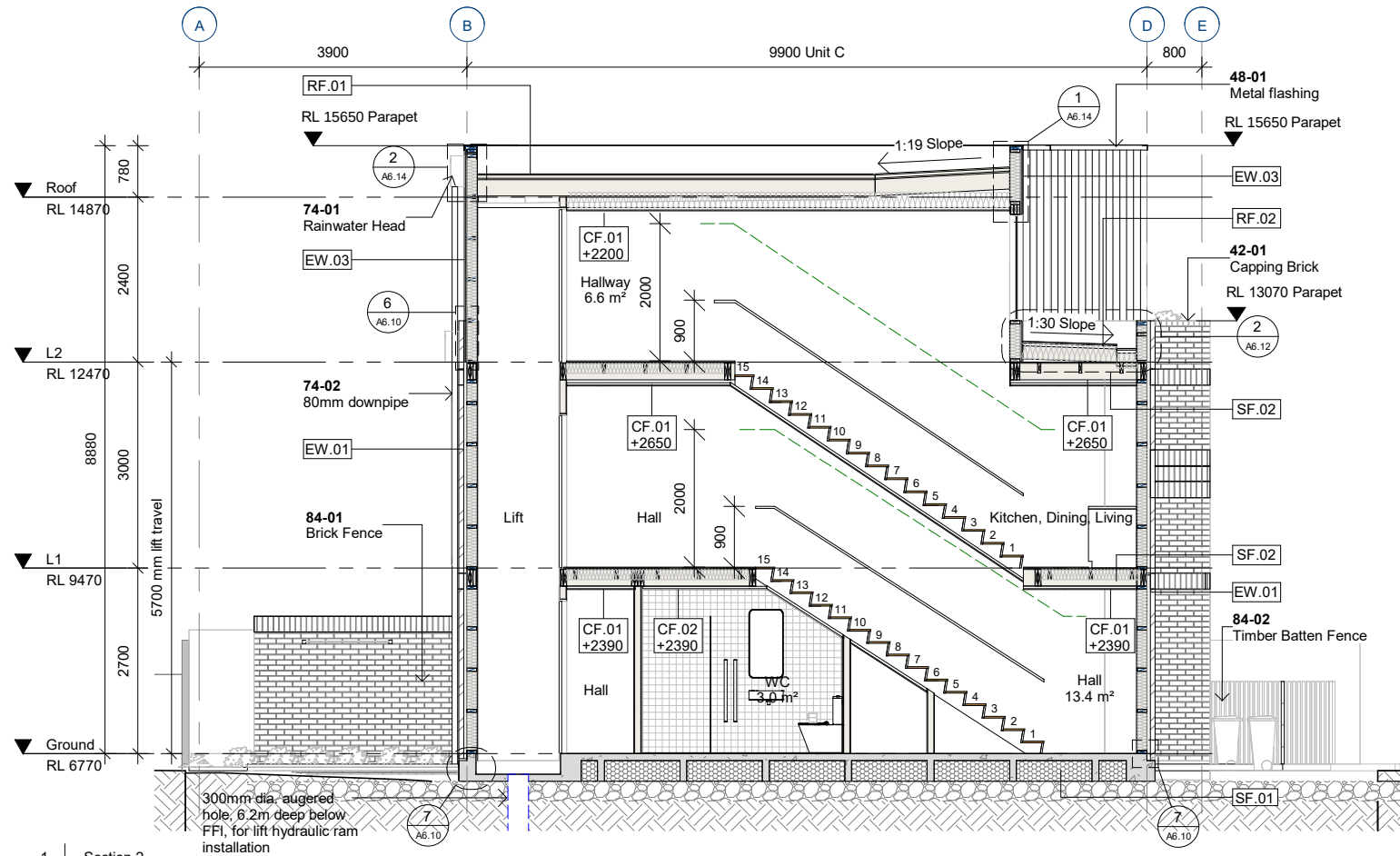
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A2.01-1

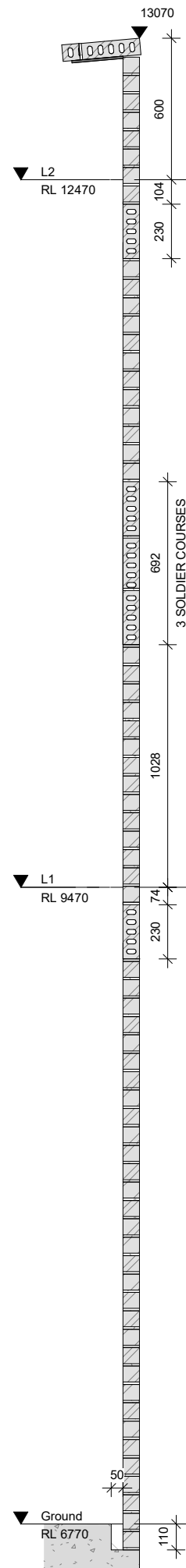
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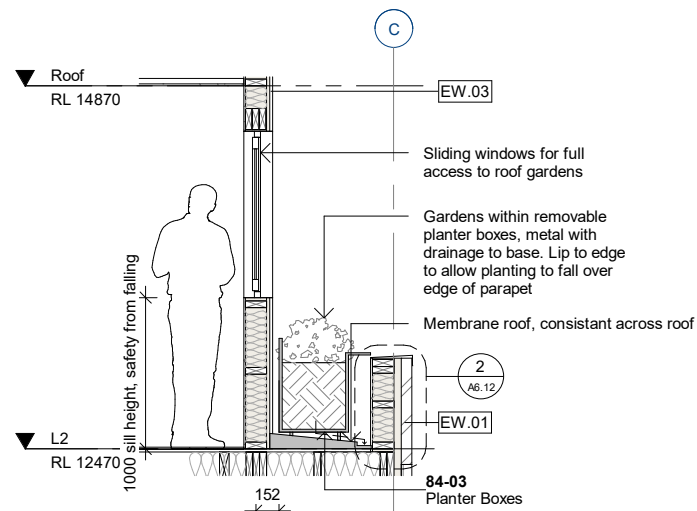
2 Section 1
A1.01 1 : 100



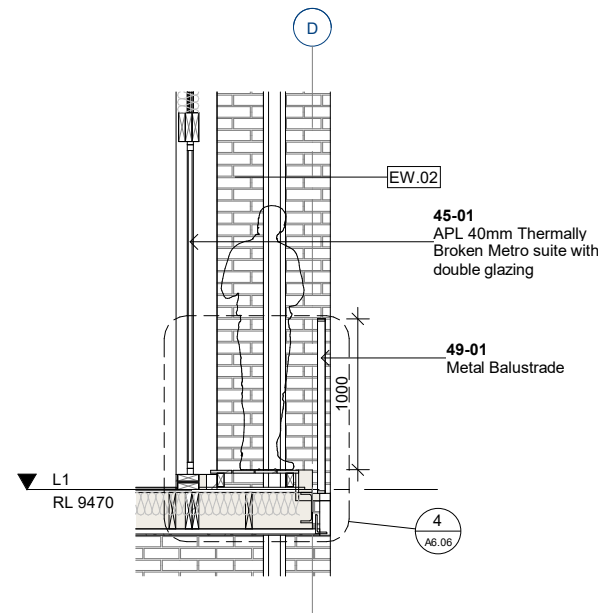
1 Section 2
A1.01 1 : 100



3 Brick setout
A3.00



4 Roof Garden Section
A3.00 1 : 50



5 Balcony Detail
A3.00

Ceiling Schedule

CF.01 53-01 Standard Plasterboard
CF.02 53-02 Wet Area Plasterboard

Soffit Schedule

SO.01 38-01 Timber Framing Batten
42-03 Fibre Cement Soffit

Roof Schedule

RF.01 43-01 Profiled Metal Roofing
41-04 Roofing Underlay (strips only)
38-01 45mm Timber Purlin
38-01 20mm Timber Batten
41-04 Roofing Underlay
38-01 Timber Trusses
47-04 Roof Insulation
RF.02 44-01 Membrane Roof
38-03 Plywood Substrate
48-05 Vent Batten
41-04 Roofing Underlay
38-01 Framing to falls
38-01 240 / 140mm Timber Rafter
47-04 Roof Insulation
RF.03 48-06 Metal Gutter
38-03 Plywood Substrate
41-04 Roofing Underlay
38-01 Purlin Framing
38-01 Timber Trusses
47-04 Roof Insulation

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Consultants:
Geotech: TBC
Surveyor : Mainland Surveying
Structural Engineer : Richards
Consulting Engr.
Contractor: TBC

Elevation / Section Notes

- All works to comply with relevant clauses of the NZBC.
- Read drawings in conjunction with relevant consultants drawings and specifications.
- All materials detailed are to comply with their current manufacturers specification and are to be installed by a nominated installer if required.

Structural Floor

Refer to drawings for extent of cast in corrugate formwork edging.

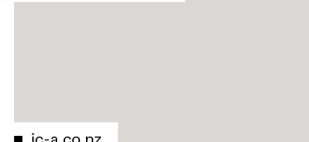
SF.01 31-01 Concrete Floor Slab
41-01 DPM
SF.02 54-01 Plywood Floor
38-01 Timber Framing
47-03 Mid Floor Insulation

External Wall

* External wall framing typ. at 600mm crs with dwangs at crs to suit cladding unless noted otherwise; gib fix install system for internal gib linings to minimise framing. refer to plans and details for framing size variations

EW.01 42-01 Brick Veneer
41-03 Flexible Wall Underlay
47-01 Wall Insulation
38-01 140mm Framing
EW.02 42-01 Brick Veneer
41-03 Flexible Wall Underlay
51-03 90mm Intertency Wall
42-02 Profiled Metal Cladding
38-02 20mm Cavity Battens
41-03 Flexible Wall Underlay
47-01 Wall Insulation
38-01 140mm Framing
EW.04 42-01 Brick Veneer
41-08 GIB Weatherline
47-01 Wall Insulation
38-01 140mm Framing
EW.05 42-01 Brick Veneer
41-03 Flexible Wall Underlay
47-01 Wall Insulation
38-01 190mm Framing

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Building Consent

No.	Description	Date
1	Building Consent	20.04.26

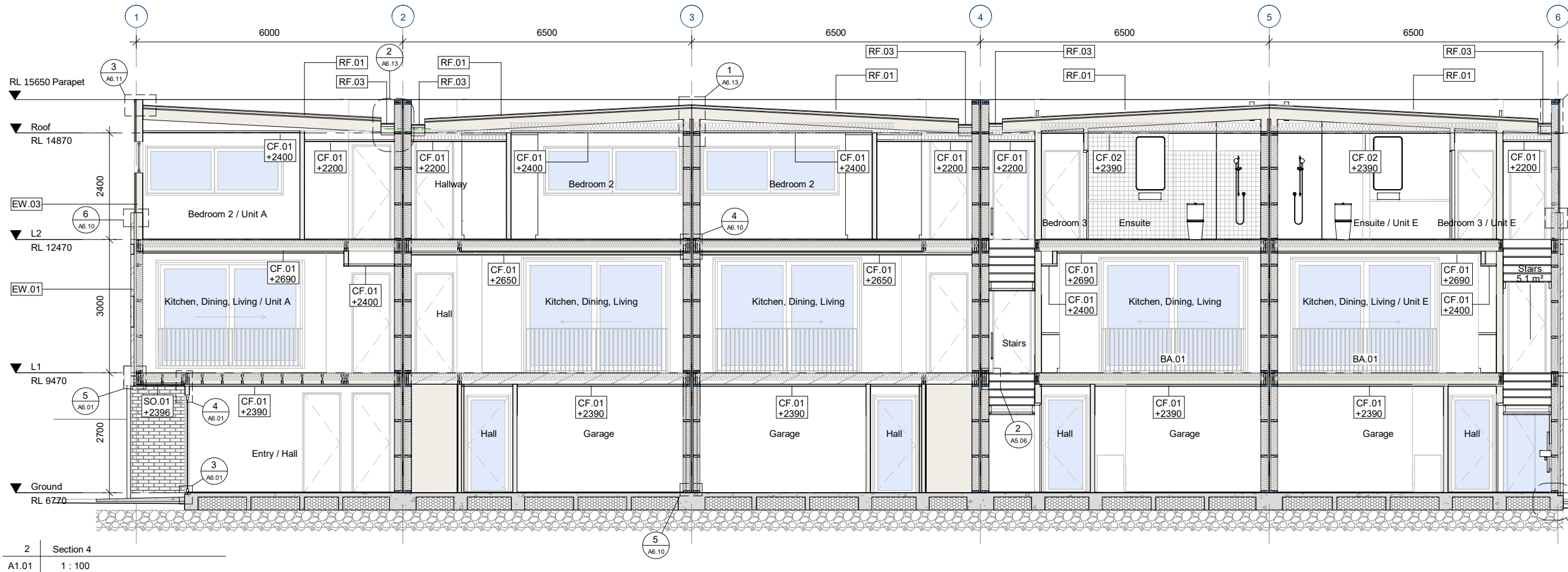
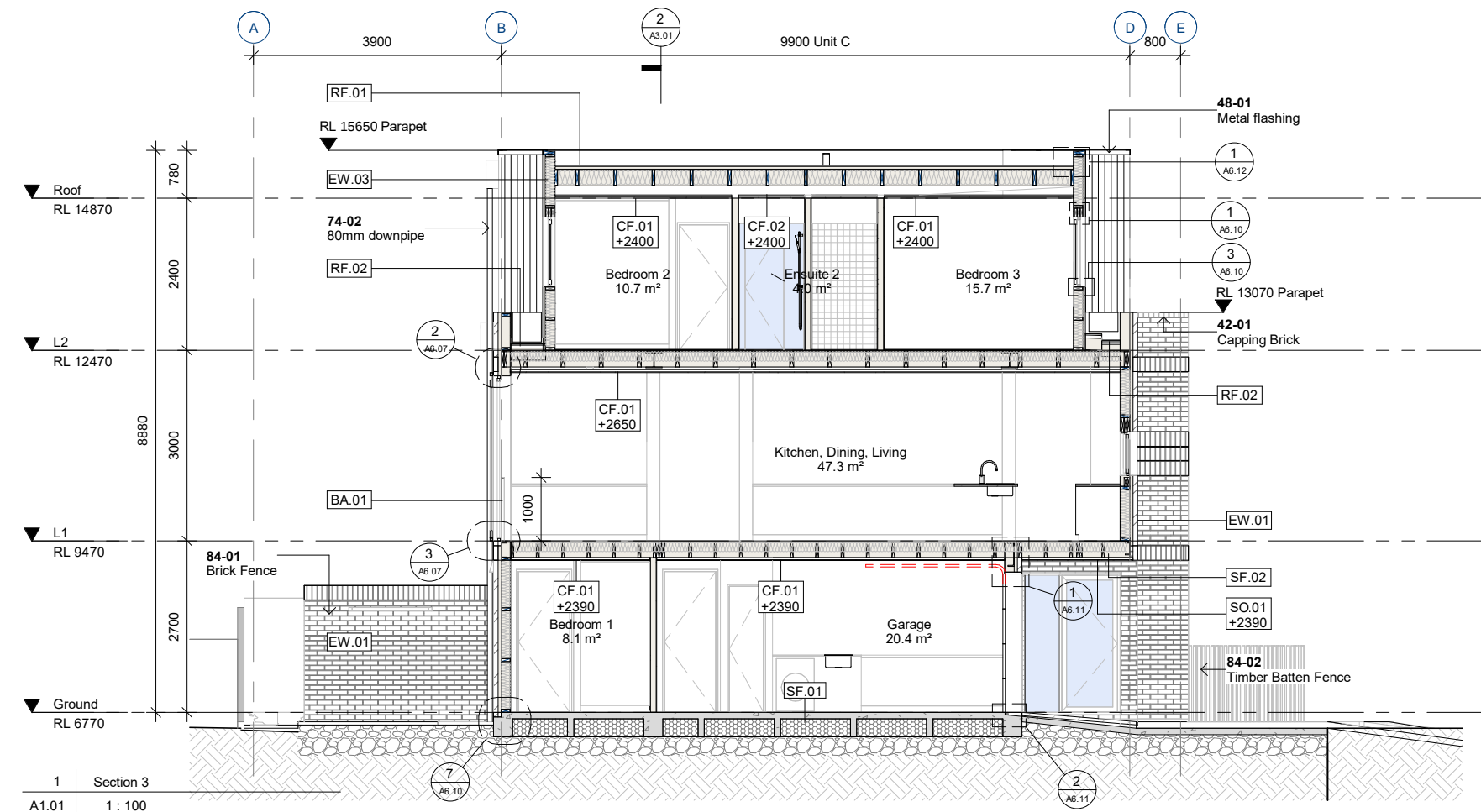
25-20

Springfield Rd Townhouses
39 Springfield Road, St Albans

Sections

As indicated @ A3

A3.00-1



Ceiling Schedule

CF.01	53-01 Standard Plasterboard
CF.02	53-02 Wet Area Plasterboard

Soffit Schedule

SO.01	38-01 Timber Framing Batten
	42-03 Fibre Cement Soffit

Roof Schedule

RF.01	43-01 Profiled Metal Roofing
	41-04 Roofing Underlay (strips only)
	38-01 45mm Timber Purlin
	38-01 20mm Timber Batten
	41-04 Roofing Underlay
	38-01 Timber Trusses
	47-04 Roof Insulation
RF.02	44-01 Membrane Roof
	38-03 Plywood Substrate
	48-05 Vent Batten
	41-04 Roofing Underlay
	38-01 Framing to falls
	38-01 240 / 140mm Timber Rafter
	47-04 Roof Insulation
RF.03	48-06 Metal Gutter
	38-03 Plywood Substrate
	41-04 Roofing Underlay
	38-01 Purlin Framing
	38-01 Timber Trusses
	47-04 Roof Insulation

General Notes:
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architect before commencing work.
All work to comply with relevant standards
including NZBC1992 and amendments.
Drawings to be read in conjunction with
specifications and consultants drawings.

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Johnstone Callaghan Architects Limited ©

Consultants:
Geotech: TBC
Surveyor : Mainland Surveying
Structural Engineer : Richards
Consulting Engr.
Contractor: TBC

Elevation / Section Notes

- All works to comply with relevant clauses of the NZBC.
- Read drawings in conjunction with relevant consultants drawings and specifications.
- All materials detailed are to comply with their current manufacturers specification and are to be installed by a nominated installer if required.

Structural Floor

Refer to drawings for extent of cast in corrugate formwork edging.

SF.01	31-01 Concrete Floor Slab
	41-01 DPM
SF.02	54-01 Plywood Floor
	38-01 Timber Framing
	47-03 Mid Floor Insulation

External Wall

* External wall framing typ. at 600mm crs with dwangs at crs to suit cladding unless noted otherwise; gib fix install system for internal gib linings to minimise framing. refer to plans and details for framing size variations

EW.01	42-01 Brick Veneer
	41-03 Flexible Wall Underlay
	47-01 Wall Insulation
	38-01 140mm Framing
EW.02	42-01 Brick Veneer
	41-03 Flexible Wall Underlay
	51-03 90mm Intertency Wall
EW.03	42-02 Profiled Metal Cladding
	38-02 20mm Cavity Battens
	41-03 Flexible Wall Underlay
	47-01 Wall Insulation
	38-01 140mm Framing
EW.04	42-01 Brick Veneer
	41-08 GIB Weatherline
	47-01 Wall Insulation
	38-01 140mm Framing
EW.05	42-01 Brick Veneer
	41-03 Flexible Wall Underlay
	47-01 Wall Insulation
	38-01 190mm Framing

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Building Consent

No.	Description	Date
1	Building Consent	20.04.26

25-20

Springfield Rd Townhouses
39 Springfield Road, St Albans

Sections

1:100 @ A3

A3.01-1

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