

DRAWING LIST

SHEET	TITLE	REVISION
A001	COVER SHEET	A
A002	3D VIEWS	A
A003	LEGENDS & KEYNOTES	B
A004	H1 THERMAL DESIGN	A
A005	G7 DAYLIGHT CALCULATIONS	A
A010	SITE CONTEXT PLAN	A
A011	ENLARGED SITE PLAN	A
A101	GROUND FLOOR REFERENCE PLAN	A
A102	UPPER FLOOR REFERENCE PLAN	A
A103	ROOF PLAN	A
A201	GROUND FLOOR SLAB PLAN	A
A202	UPPER FLOOR FRAMING PLAN	A
A203	ROOF FRAMING PLAN	A
A205	WALL FRAMING PLANS	A
A206	SITE PLUMBING & DRAINAGE PLAN	A
A301	EXTERNAL ELEVATIONS	A
A302	EXTERNAL ELEVATIONS	A
A303	SECTIONS A & B	B
A304	SECTIONS C & D	B
A305	SECTIONS E & F	B
A601	JOINERY DETAILS	A
A602	JOINERY DETAILS	A
A603	JOINERY DETAILS	A
A604	JOINERY DETAILS	A
A605	CLADDING DETAILS	B
A606	CLADDING DETAILS	A
A607	CLADDING DETAILS	A
A608	ROOF DETAILS	A
A609	ROOF DETAILS	A
A610	ROOF DETAILS	A
A611	ROOF 3D DETAILS	A
A612	STAIR DETAILS	B
A613	GENERAL DETAILS	A
A614	GENERAL DETAILS	A
A801	GROUND FLOOR RCP	A
A802	UPPER FLOOR RCP	B
A901	WINDOW SCHEDULE - GROUND FLOOR	A
A902	WINDOW SCHEDULE - UPPER FLOOR	A
A911	INTERNAL DOOR SCHEDULE	A

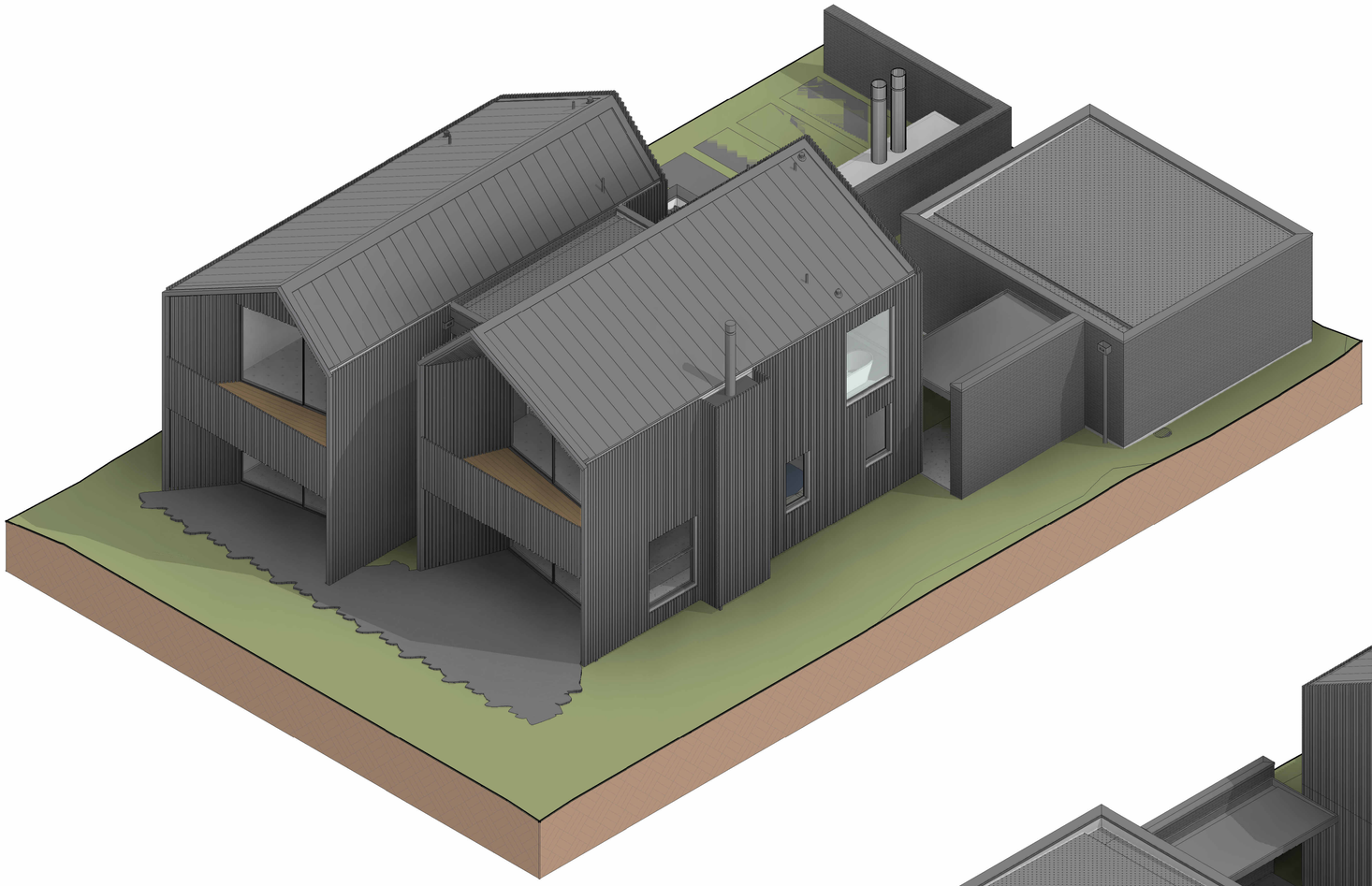
LAKESIDE RESIDENCE

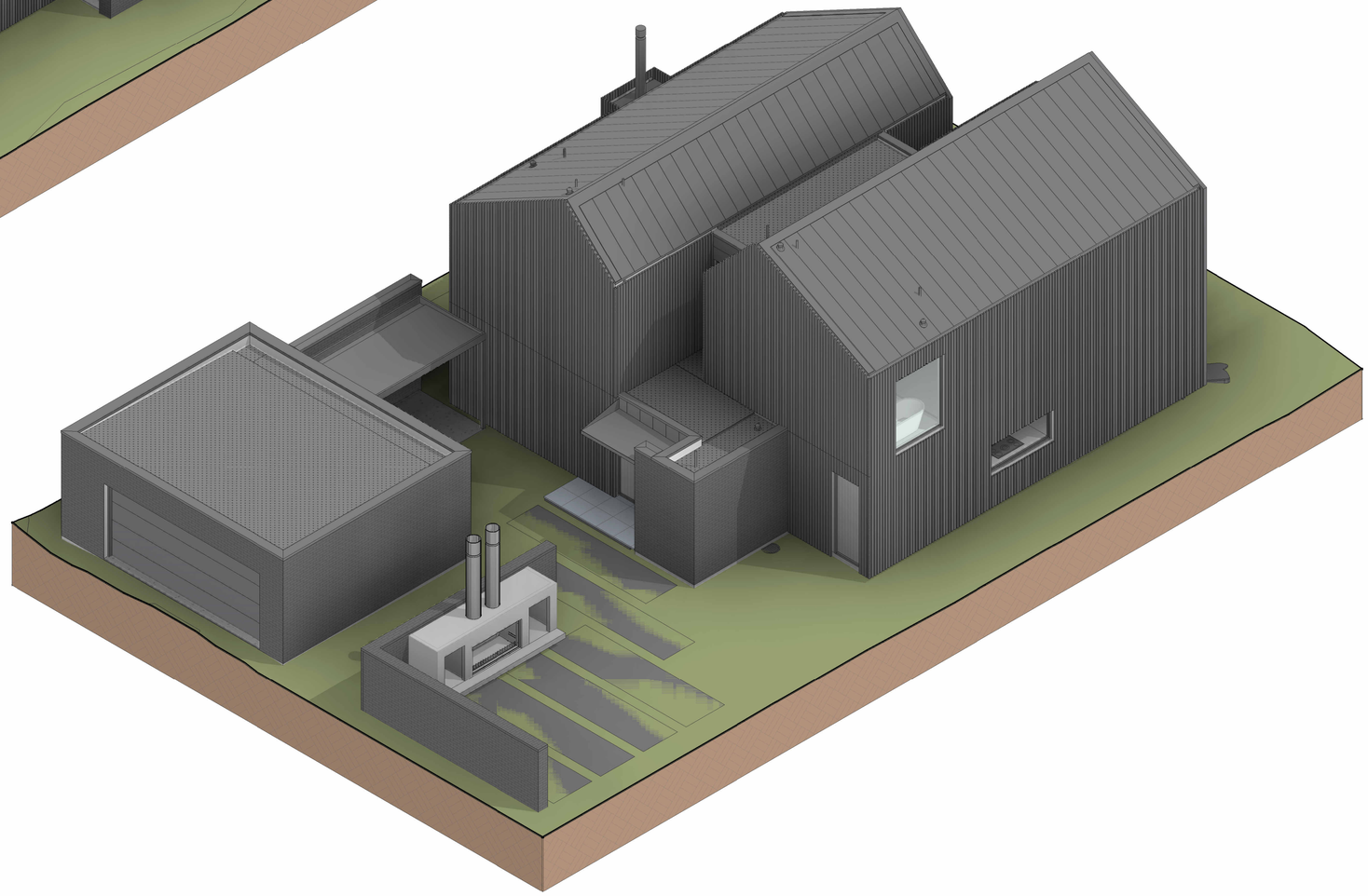
24-160

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SITE NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. REGISTERED SURVEYOR TO CHECK ALL BOUNDARIES ARE ACURATE & ESTABLISH GRIDS+LEVELS PRIOR TO CONSTRUCTION. ANY AMBIGUITIES TO BE REFERRED TO THE SITE ADMINISTRATOR.
3. ALL NEW PRIVATE DRAINAGE WITHIN OUR BOUNDARY HAVE BEEN LOCATED ACCORDING TO ASBUILTS, ALL PUBLIC DRAINAGE HAVE 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.
4. ALL PLUMBING AND DRAINAGE WORK SHALL COMPLY WITH NZBC APPROVED DOCUMENTS NZBC:G13 & G14 OR AS/NZS:3500-2, WHERE BOTH SYSTEMS ARE USED IN CONJUNCTION, PIPE GRADIENTS, SIZES AND VENTING MUST COMPLY WITH WORST CASE REQUIREMENTS.
5. ALL STORMWATER P&D TO COMPLY WITH NZBC:E1.
6. ALL WATER SUPPLY P&D TO COMPLY WITH NZBC:G12.
7. ALL SANITARY P&D TO COMPLY WITH NZBC:G13.
8. ALL P&D TO COMPLY WITH AS/NZS:3500.2.2.
9. ALL P&D ROUTES ARE SHOWN INDICATIVELY, CONTRACTOR TO DETERMINE EXACT ROUTES ON SITE.
10. ALL CESSPITS TO BE LOCATED AT LOW POINTS WITH POSITIVE FALLS TOWARDS THEM.
11. NOVAFLO COIL TO ALL RETAINING WALLS & FOUNDATIONS AS REQUIRED. ALL SUBSOIL DRAINS TO DISCHARGE VIA A SILT TRAP TO STORMWATER DRAINAGE SYSTEM.

SITE IDENTIFICATION

PARCEL	: 8034219
LOT	:1 DP: 533917
SITE AREA	:11,800m²
TA	:QUEENSTOWN-LAKES DISTRICT
EQ ZONE	: ZONE 3
EXPOSURE	: ZONE B
CLIMATE	: ZONE 6
WIND REG	: A
LEE ZONE	: NO
WINDZONE	: VERY HIGH
RAINFALL	: 20-30

SITE KEY

SL 9000	SLAB/STRUCTURAL SUBSTRATE LEVEL
RL 9000	EXISTING SPOT LEVEL
RL 9000	NEW SPOT LEVEL

PLUMBING AND DRAINAGE NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. ALL STORMWATER P&D TO COMPLY WITH NZBC:E1
3. ALL WATER SUPPLY P&D TO COMPLY WITH NZBC:G12.
4. ALL SANITARY P&D TO COMPLY WITH NZBC:G13.
5. ALL P&D TO COMPLY WITH AS/NZS:3500.2.2.
6. ALL SANITARY PLUMBING AND DRAINAGE PIPES SHALL BE IPLEX PIPELINES SOLID WALL DWV GRADE UPVC MADE IN ACCORDANCE WITH AS/NZS:1260. PIPES SHALL BE INSTALLED WITH SOLVENT WELDED (EXPANSION JOINTS EXCEPTED) OR RUBBER RING JOINTS AND FITTINGS.
7. ALL CHECKING OR DRILLING OF PIPES THROUGH TIMBER STRUCTURAL MEMBERS TO COMPLY WITH NZS:3604:2011, ALL NOTCHES AND HOLES OUTSIDE THE SCOPE OF NZS:3604:2011 SHALL BE SPECIFIC DESIGN.
8. ENSURE ALL PLUMBING PIPES AND WASTES ARE CONCEALED IN WALL AND FLOOR/CEILING SPACES.
9. ALL P&D ROUTES ARE SHOWN INDICATIVELY, CONTRACTOR TO DETERMINE EXACT ROUTES ON SITE.
10. AAV TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS WHEREVER VENTILATION OF A SANITARY FITTING IS NOT ACHIEVABLE.
11. CONNECT DISHWASHER OUTLET TO ADJACENT KITCHEN SINK PLUMBING.
12. ALL CESSPITS TO BE LOCATED AT LOW POINTS WITH POSITIVE FALLS TOWARDS THEM.
13. NOVAFLO COIL TO ALL RETAINING WALLS & FOUNDATIONS AS REQUIRED. ALL SUBSOIL DRAINS TO DISCHARGE VIA A SILT TRAP TO STORMWATER DRAINAGE SYSTEM.
14. REFER TO SITE PLAN FOR DRAINAGE CONNECTION POINTS.
15. MINIMUM PIPE GRADES (AS/NZS:3500.2):

A.	32Ø	2.5%	1:40
B.	40Ø	2.5%	1:40
C.	50Ø	2.5%	1:40
D.	65Ø	2.5%	1:40
E.	80Ø	1.65%	1:60
F.	100Ø	1.65%	1:60
G.	125Ø	1.25%	1:80
H.	150Ø	1%	1:100
I.	225Ø	0.65%	1:150
J.	300Ø	0.40%	1:250

PLUMBING AND DRAINAGE KEY

DP	DOWNPIPES
ST	PLUMBING STACK
VP	PLUMBING VENT PIPE
HT	HOSETAP
ORG	OVERFLOW RELIEF GULLY
TV	TERMINAL VENT
CP	CESS PIT
RI	RODDING EYE
IB	INSPECTION BEND
IJ	INSPECTION JUNCTION
CD	CHANNEL DRAIN

EXISTING SANITARY SEWER DRAIN

PROPOSED SANITARY SEWER DRAIN

EXISTING STORMWATER DRAIN

PROPOSED STORMWATER DRAIN

PROPOSED SUBSOIL DRAIN

FLOOR PLAN NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS FROM THE DESIGNER AND STRUCTURAL ENGINEER.
3. ALL FLOOR FRAMING TO COMPLY WITH NZS:3604:2011 SECTIONS 6, 7 & 14, ALL WORKS OUTSIDE THIS SCOPE TO ENGINEERS DESIGN.
4. ALL STANDARD FLOOR FRAMING TO BE OF THE FOLLOWING:
   - A. ALL INTERMEDIATE FLOOR JOISTS AND ASSOCIATED FRAMING TO BE TREATED H1.2.
   - B. ALL CANTILEVERED FLOOR JOISTS TO BE TREATED H3.2.
   - C. ALL TIMBER DURABILITY TO COMPLY WITH B2 OF THE NZBC AND NZS:3602.
   - D. ALL STRUCTURAL TIMBER USED TO BE STRUCTURAL GRADE TO COMPLY WITH THE CURRENT EDITION NZS 3603 AND MARKED ACCORDINGLY TO COMPLY WITH THE CURRENT EDITION NZS 3622. ALL TIMBER SIZES ARE WORKED FROM THE SG8 TABLES FROM NZS:3604:2011, (THE YELLOW TABLES) THEREFORE ALL STRUCTURAL TIMBER SHOULD BE SG8 UNLESS OTHERWISE SPECIFIED.
5. ALL DOWNPIPE & GUTTER SIZES TO COMPLY WITH NZBC E1 AS1.

FLOOR PLAN KEY

G01 W01	KEYNOTE / WALL TYPE
D1.01	DOOR REFERENCE. REFER TO INTERNAL DOOR SCHEDULE
W1.01	WINDOW REFERENCE. REFER TO EXTERNAL JOINERY SCHEDULE
RL 2000	EXISTING SPOT LEVEL
RL 2000	NEW SPOT LEVEL
SL 2000	SLAB / SUBSTRATE LEVEL
FFL 2020	FINISHED FLOOR LEVEL
	BOUNDARY LINE
EXIT	EXIT SIGNAGE
CD	CHANNEL DRAIN
COL	STRUCTURAL COLUMN
DP	DOWNPIPE
DR	DRYER
DW	DISHWASHER
EX	KITCHEN/BATHROOM EXTRACT
HT	HOSE TAP
HWC	HOT WATER CYLINDER
ORG	OVERFLOW RELIEF GULLY
SH	SHOWER
SK	SINK
TV	TERMINAL VENT
WC	TOILET
WHB	WASH HAND BASIN
WM	WASHING MACHINE
SA	INTERCONNECTED SMOKE ALARM AS PER NZS4514

ROOF NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. ALL ROOF FLASHINGS AND ROOF FLASHING DETAILS TO COMPLY WITH NZBC:E2.
3. ALL ROOF PENETRATIONS AND ROOF PENETRATION DETAILS TO COMPLY WITH NZBC:E2.
4. READ DRAWINGS IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS FROM THE DESIGNER AND STRUCTURAL ENGINEER.
5. ALL FITTINGS TO BE OF GOOD QUALITY FOR PURPOSE.
6. ALL DP & GUTTER SIZES TO COMPLY WITH NZBC:E1.
7. ALL MEMBRANE ROOFS ABOVE 40sqm SHALL HAVE PROPRIETARY VENTS, INSTALLED TO MANUFACTURERS SPECIFICATIONS, LOCATIONS TO BE DETERMINED ON SITE BY THE DESIGNER.

SLAB AND FOUNDATION NOTES

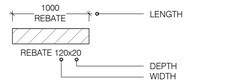
1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS FROM THE ARCHITECT, STRUCTURAL ENGINEER AND MECHANICAL CONSULTANTS.
3. CONTRACTOR TO CONFIRM ALL DIMENSIONS OF SLAB SETOUT PRIOR TO COMMENCING WORK.
4. ALL CONDUITS FOR ELECTRICAL WORK AND P&D WASTES PIPES TO BE SETOUT AND CONFIRMED PRIOR TO SLAB BEING POURED.
5. CONCRETE SLABS ON GROUND TO COMPLY WITH NZS:3604:2011 SECTION 7.5. ALL WORKS OUTSIDE THIS SCOPE TO ENGINEERS DESIGN.
6. FOUNDATION WALLS TO COMPLY WITH NZS:3604:2011 SECTION 6.11, ALL WORKS OUTSIDE THIS SCOPE TO ENGINEERS DESIGN.

SLAB KEY



SLAB EDGE 10mm SET BACK FROM GRID FOR FRAMING OVERHANG TYPICAL, REFER TO DIMENSION SETOUT PLAN

SLAB REBATES



FLOOR FRAMING NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS FROM THE DESIGNER AND STRUCTURAL ENGINEER.
3. ALL FLOOR FRAMING TO COMPLY WITH NZS:3604:2011 SECTIONS 6, 7 & 14, ALL WORKS OUTSIDE THIS SCOPE TO ENGINEERS DESIGN.
4. ALL STANDARD FLOOR FRAMING TO BE OF THE FOLLOWING:
   - A. ALL INTERMEDIATE FLOOR JOISTS AND ASSOCIATED FRAMING TO BE TREATED H1.2.
   - B. ALL CANTILEVERED FLOOR JOISTS TO BE TREATED H3.2.
   - C. ALL TIMBER DURABILITY TO COMPLY WITH B2 OF THE NZBC AND NZS:3602.
   - D. ALL STRUCTURAL TIMBER USED TO BE STRUCTURAL GRADE TO COMPLY WITH THE CURRENT EDITION NZS 3603 AND MARKED ACCORDINGLY TO COMPLY WITH THE CURRENT EDITION NZS 3622. ALL TIMBER SIZES ARE WORKED FROM THE SG8 TABLES FROM NZS:3604:2011, (THE YELLOW TABLES) THEREFORE ALL STRUCTURAL TIMBER SHOULD BE SG8 UNLESS OTHERWISE SPECIFIED

WALL FRAMING NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS FROM THE DESIGNER AND STRUCTURAL ENGINEER.
3. ALL WALL FRAMING TO COMPLY WITH NZS:3604:2011 SECTIONS 8, ALL WORKS OUTSIDE THIS SCOPE TO ENGINEERS DESIGN.

WALL FRAMING LEGEND

LINTELS

L1	2/90x45mm SG8 WITH TYPE E (1.4kN) FIXING EACH END
L2	2/190x45mm SG8 WITH TYPE F (4kN) FIXING EACH END
L3	2/190x45mm SG8 WITH TYPE F (4kN) FIXING EACH END
L4	2/240x45mm SG8 WITH TYPE G (7.5kN) FIXING EACH END
L5	240x88 GL8 GLUELAM WITH 2/CPC 80 FIXING EACH END (ABOVE AND BELOW LINTEL)

WALL FRAMING

NON-LOADBEARING

N-LB1	190x45mm SG8 AT 600 CRS MAX, NOGS AT 1350 CRS MAX
N-LB2	140x45mm SG8 AT 600 CRS MAX FOR STUD HEIGHT UP TO 3.0m, 400 CRS MAX FOR STUD HEIGHT UP TO 3.6m, 2/140x45mm SG8 AT 400 CRS MAX FOR STUD HEIGHT UP TO 4.2m, 300 CRS FOR STUD HEIGHT UP TO 4.8m, NOGS AT 600 CRS MAX
N-LB3	140x45mm SG8 AT 600 CRS MAX, NOGS AT 1350 CRS MAX
N-LB4	90x45mm SG8 AT 600 CRS MAX, NOGS AT 1350 CRS MAX

LOADBEARING

LB1	140x45mm SG8 AT 400 CRS MAX, NOGS AT 800 CRS MAX
LB2	140x45mm SG8 AT 600 CRS MAX, NOGS AT 400 CRS MAX
LB3	140x45mm SG8 AT 600 CRS MAX, NOGS AT 600 CRS MAX
LB4	140x45mm SG8 AT 600 CRS MAX, NOGS AT 1350 CRS MAX
LB5	90x45mm SG8 AT 600 CRS MAX, NOGS AT 1350 CRS MAX

ROOF FRAMING NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS FROM THE DESIGNER AND STRUCTURAL ENGINEER.
3. ALL ROOF BRACING TO COMPLY WITH NZS:3604:2011 SECTIONS 5 & 10, ALL BRACING OUTSIDE THIS SCOPE TO ENGINEERS DESIGN.
4. ALL STANDARD ROOF FRAMING, TRUSSES & CEILING FRAMING TO BE OF THE FOLLOWING:
   - A. ALL RAFTERS WITH EXPOSED ENDS AT EAVES TO BE TREATED H3.2.
   - B. ALL ENCLOSED FLAT ROOF AND ASSOCIATED FRAMING AND INTERNAL GUTTER FRAMING TO BE TREATED H1.2.
   - C. ALL ENCLOSED SKILLION ROOF AND ASSOCIATED FRAMING TO BE TREATED H1.2.
   - D. ALL OTHER SITUATIONS TO BE H1.2 TREATED TIMBER
   - E. ALL TIMBER DURABILITY TO COMPLY WITH NZBC:B2/AS1.
   - F. ALL STRUCTURAL TIMBER USED TO BE STRUCTURAL GRADE TO COMPLY WITH THE CURRENT EDITION NZS:3603 AND MARKED ACCORDINGLY TO COMPLY WITH THE CURRENT EDITION NZS:3622. ALL TIMBER SIZES ARE WORKED FROM THE SG8 TABLES FROM NZS:3604:2011, (THE YELLOW TABLES) THEREFORE ALL STRUCTURAL TIMBER SHOULD BE SG8 UNLESS OTHERWISE SPECIFIED

ELEVATION NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS FROM THE DESIGNER AND STRUCTURAL ENGINEER.
3. ALL MATERIALS DETAILED ARE TO COMPLY WITH THERE CURRENT MANUFACTURERS SPECIFICATION AND ARE TO BE INSTALLED BY NOMINATED INSTALLER IF REQUIRED.

SECTION NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS FROM THE ARCHITECT, STRUCTURAL ENGINEER AND MECHANICAL CONSULTANTS.
3. ALL MATERIALS DETAILED ARE TO COMPLY WITH THERE CURRENT MANUFACTURERS SPECIFICATION AND ARE TO BE INSTALLED BY NOMINATED INSTALLER IF REQUIRED.

EXPOSURE ZONE NOTES

1. ENSURE PARTICULAR CARE IS TAKEN WITH COMPATIBILITY AND SEPARATION OF ALL MATERIALS AND FIXINGS.
2. ENSURE ALL FLASHINGS AND FIXINGS ARE COMPATIBLE WITH CLADDING AND ROOFING.
3. READ IN CONJUNCTION WITH NZMRM CODE OF PRACTICE.
4. READ IN CONJUNCTION WITH NZS:3604:2011 SECTION 4 DURABILITY

CEILING NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS FROM THE DESIGNER AND STRUCTURAL ENGINEER.
3. PROVIDE SMOKE ALARMS TO COMPLY WITH NZBC:F8.
4. ALL ACCESS PANELS SHOWN ARE EITHER DIMENSIONED TO THERE CENTRELINE OR EDGE.

CEILING KEY

CT01:	13mm PLASTERBOARD CEILING LINING ON RONDO CEILING BATTENS
CT02:	13mm PLASTERBOARD CEILING LINING ON H1.2 SH8 70x35mm CEILING BATTENS AT 600 CRS
CT05:	JAMES HARDIE 9mm VILLABOARD SOFFIT LINING FLUSH JOINTED WITH SELECTED PAINT FINISH ON H1.2 SG8 70x45mm SOFFIT BATTENS AT 600 CRS
CT06:	65x42mm TIMBER RAINSCREEN BATTENS ON FLAT AT NOMINAL 95mm CRS ON JAMES HARDIE 9mm VILLABOARD SOFFIT LINING FLUSH JOINTED WITH SELECTED PAINT FINISH ON H1.2 SG8 90x45mm SOFFIT JOISTS AT 600 CRS

EXTERNAL DOORS & WINDOW NOTES

1. ALL MEASUREMENTS ARE TO ROUGH OPENING SIZES UNLESS STATED OTHERWISE.
2. ALUMINIUM JOINERY MANUFACTURER TO CHECK MEASURE ON SITE IN ALL CASES PRIOR TO MANUFACTURE. CONFIRM ANY INCONSISTENCIES WITH THE SITE ADMINISTRATOR.
3. JOINERY MANUFACTURER TO ENSURE WATERTIGHT DETAILING OF ALL JOINERY DETAILING. ALUMINIUM JOINERY MANUFACTURER TO SUPPLY SHOP DRAWINGS OF DETAILS & SAMPLE JOINERY SECTIONS, FOR DESIGNER REVIEW PRIOR TO MANUFACTURE.
4. ALL SILL TRAYS AND FLASHINGS TO COMPLY WITH SECTION E2 OF THE NZBC.
5. READ DRAWINGS IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS FROM THE DESIGNER AND STRUCTURAL ENGINEER. JOINERY NOT DRAWN INDIVIDUALLY, REFER TO PLANS AND ELEVATIONS TO CONFIRM HINGING AND JAMB LINER SIZES, (TO SUIT WALL THICKNESS).
6. ALLOW CLEARANCE FOR FLOOR FINISHES.
7. ALL JAMBS TO HAVE JAMB ADAPTORS FOR PLASTERBOARD UNLESS OTHERWISE SPECIFIED.
8. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
9. ALL JOINERY ELEMENTS TO COMPLY WITH NZS:4211.
10. ALUMINIUM JOINERY SECTIONS TO BE OF STANDARD PROFILES AS PER NZS 3610.
11. ALL JOINERY HARDWARE TO BE OF GOOD QUALITY FIT FOR PURPOSE AND EXPOSURE TO WEATHER AS REQUIRED. REFER TO HARDWARE SCHEDULE.
12. GLASS TYPES, GAUGE & FRAME SIZES TO BE CONFIRMED BY JOINERY MANUFACTURER TO COMPLY WITH ALL PARTS OF NZS:4223.
13. ALL GLASS TO BE CLEAR UNLESS OTHERWISE STATED, CONFIRM WITHTHE DESIGNER PRIOR TO MANUFACTURE.
14. WHERE THE POSSIBLE HEIGHT OF FALL IS 1.0m OR MORE, MEASURED FROM THE ADJACENT FLOOR LEVEL, WINDOWS THAT OPEN SHALL COMPLY WITH 4.0 F4 NZBC.
15. ALPHABETICAL LETTERS I AND O ARE NOT USED AS DOOR AND WINDOW TYPE'S FOR CLARITY.

EXTERNAL DOORS & WINDOWS KEY

A	WINDOW AWNING / OPENING.
F	WINDOW FIXED.
FD	FIXED GLAZING IN DOOR FRAME.
FS	FIXED GLAZING IN SLIDING DOOR FRAME.
GO	GLAZING OPAQUE.
R	RESTRICTOR STAY REQUIRED.
	SAFETY GLAZING TO NZS4223

DOOR NOTES

1. ALL INTERNAL DOOR MEASUREMENTS TO THE ACTUAL DOOR LEAF SIZE
2. TIMBER JOINERY MANUFACTURER TO CHECK MEASURE ON SITE IN ALL CASES PRIOR TO MANUFACTURE. CONFIRM ANY INCONSISTENCIES WITH THE DESIGNER
3. DOORS NOT DRAWN INDIVIDUALLY, REFER TO PLANS TO CONFIRM HINGING AND JAMB LINER SIZES (TO SUIT WALL THICKNESS)
4. ALLOW CLEARANCE FOR FLOOR FINISHES
5. ALL INTERNAL DOORS PAINT QUALITY WITH RADIATA PINE REBATED JAMBS, PAINT FINISH UNLESS OTHERWISE SPECIFIED
6. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC
7. ALL DOOR HARDWARE TO BE OF GOOD QUALITY FIT FOR PURPOSE AND EXPOSURE TO WEATHER AS REQUIRED. REFER TO HARDWARE SCHEDULE
8. GLASS TYPES, GAUGE & FRAME SIZES TO BE CONFIRMED BY JOINERY MANUFACTURER TO COMPLY WITH ALL PARTS OF NZS:4223
9. ALL GLASS TO BE CLEAR UNLESS OTHERWISE STATED, CONFIRM WITH THE DESIGNER PRIOR TO MANUFACTURE
10. ALPHABETICAL LETTER'S I AND O ARE NOT USED AS DOOR AND WINDOW TYPE'S FOR CLARITY.

DOOR KEY

SF	FIXED GLAZING IN SLIDING DOOR FRAME
DF	FIXED GLAZING IN DOOR FRAME
S	SLIDER
CS	CAVITY SLIDER
WR	PROPRIETARY SLIDING TIMBER WARDROBE DOOR

BALUSTRADES

TYPE MARK	DESCRIPTION
BA01	SELECTED TIMBER BALUSTRADE. 65x42mm ON FLAT AT NOMINAL 95mm CRS FIXED TO 65x4mm SHS STRUCTURAL POSTS AND RAILS AS PER ENGINEER'S DRAWINGS

CEILINGS

TYPE MARK	DESCRIPTION
CT01	13mm PLASTERBOARD CEILING LINING ON RONDO CEILING BATTENS
CT02	13mm PLASTERBOARD CEILING LINING ON H1.2 SG8 70x35mm CEILING BATTENS AT 600 CRS
CT05	JAMES HARDIE 9mm VILLABOARD SOFFIT LINING FLUSH JOINTED WITH SELECTED PAINT FINISH ON H1.2 SG8 70x45mm SOFFIT BATTENS AT 600 CRS

CEILINGS

TYPE MARK	DESCRIPTION
CT06	65x42mm TIMBER RAINSCREEN BATTENS ON FLAT AT NOMINAL 95mm CRS ON JAMES HARDIE 9mm VILLABOARD SOFFIT LINING FLUSH JOINTED WITH SELECTED PAINT FINISH ON H1.2 SG8 90x45mm SOFFIT JOISTS AT 600 CRS

EXTERNAL SCREENS

TYPE MARK	DESCRIPTION
SC01	SELECTED TIMBER RAINSCREEN. 65x42mm ON FLAT AT NOMINAL 95mm CRS ON TIMBER RAINSCREEN CAVITY BATTENS H3.1 SG8 90x45mm AT 2485 MAX CRS FIXED OVER CLADDING. EPDM WASHER BETWEEN TIMBER AND CORRUGATE AT EACH FIXING
SC02	SELECTED TIMBER RAINSCREEN. 65x42mm ON FLAT AT NOMINAL 95mm CRS ON TIMBER RAINSCREEN CAVITY BATTENS H3.1 SG8 45x45mm AT 2485 MAX CRS FIXED OVER CLADDING. EPDM WASHER BETWEEN TIMBER AND CORRUGATE AT EACH FIXING

FLASHINGS AND GUTTER

TYPE MARK	DESCRIPTION
MW01	0.55mm BMT COLORCOTE ZINACORE FLASHING IN SELECTED COLOUR
MW02	0.90mm BMT COLORCOTE ALUMIGUARD ALUMINIUM GUTTER, CUSTOM 90mm WIDE x 80mm DEEP PROFILE
MW03	SELECTED RAIN WATER HEAD WITH INTEGRATED OVERFLOW

FLOORS

TYPE MARK	DESCRIPTION
FL01	420mm THICK REINFORCED CONCRETE RIBRAFT FLOOR AS PER ENGINEERS DRAWINGS
FL02	325mm THICK REINFORCED CONCRETE RIBRAFT FLOOR AS PER ENGINEERS DRAWINGS
FL03	EXTERNAL REINFORCED CONCRETE SLAB
FL05	ECOPLY FLOORING 19mm H1.2 PLYWOOD FLOORING ON H1.2 240x45mm LVL13 FLOOR JOISTS AT 300 CRS AS PER ENGINEER'S DRAWINGS. SOLID BLOCK AT 1/3 SPAN
FL06	ECOPLY FLOORING 19mm H1.2 PLYWOOD FLOORING ON H1.2 240x45mm H1.2 SG8 FLOOR JOISTS AT 400 CRS AS PER ENGINEER'S DRAWINGS. SOLID BLOCK AT MID SPAN
FL07	ECOPLY FLOORING 19mm H1.2 PLYWOOD FLOORING ON H1.2 190x45mm H1.2 SG8 FLOOR JOISTS AT 400 CRS AS PER ENGINEER'S DRAWINGS. SOLID BLOCK AT MID SPAN
FL08	H1.2 SG8 190x45mm DECK JOISTS AT 400 CRS CUT DOWN TO 150mm MIN AT GUTTER AS PER ENGINEERS DRAWINGS. SOLID BLOCK AT MIDSPAN
FL10	VIKING ENVIROCLAD TPO WATERPROOFING ON 19mm H3.2 PLYWOOD MEMBRANE SUBSTRATE ON TIMBER DECK STRUCTURE
FL11	SELECTED HARDWOOD TIMBER DECKING ON STRUCTURAL DECK JOISTS ON SELECTED DECK JACKS

FLOOR FINISH

TYPE MARK	DESCRIPTION
FF01	SELECTED CARPET ON UNDERLAY
FF02	SELECTED CERAMIC TILE FLOORING
FF05	SELECTED EXTERNAL NON-SLIP PAVING STONES
FF06	SELECTED EXTERNAL NON-SLIP PAVING TILES

GLAZING

TYPE MARK	DESCRIPTION
GL01	APL METRO SERIES DOUBLE GLAZED ALUMINIUM JOINERY
GL02	APL MINIMA SERIES SLIDING DOOR WITH DOUBLE GLAZING
GL05	SELECTED GARAGE DOOR

INSULATION

TYPE MARK	DESCRIPTION
IN01	100mm R.3.0 EXPOL SLABX200 UNDERSLAB INSULATION
IN02	140mm R4.0 PINK BATTS FIBREGLASS WALL INSULATION
IN03	90mm R2.8 PINK BATTS FIBREGLASS WALL INSULATION
IN04	115mm R3.2 PINK BATTS FIBREGLASS SKILLION ROOF INSULATION
IN05	165mm R4.5 PINK BATTS FIBREGLASS SKILLION ROOF INSULATION
IN06	210mm R4.5 PINK BATTS FIBREGLASS CEILING INSULATION

ROOFING

TYPE MARK	DESCRIPTION
RF01	0.55mm BMT COLORCOTE ZINACORE ROOFING INDUSTRIES EUROSTYLE SPANLOK SECRET CLIP FIXED ROOFING ON ROOF UNDERLAY ON NETTING IF REQUIRED ON CAVIBAT CAVITY BATTEN SYSTEM ON TIMBER ROOF STRUCTURE
RF05	VIKING ENVIROCLAD TPO WATERPROOFING MEMBRANE ON 19mm H3.2 PLYWOOD MEMBRANE SUBSTRATE ON TIMBER ROOF STRUCTURE
RF06	0.55mm BMT COLORCOTE ZINACORE ROOFING IN SELECTED COLOUR ON DPC ON 19mm H3.2 PLYWOOD MEMBRANE SUBSTRATE ON TIMBER ROOF STRUCTURE
RF10	SELECTED AURAE ENTRANCE CANOPY IN SELECTED POWDERCOAT FINISH

STAIR

TYPE MARK	DESCRIPTION
ST01	INSITU REINFORCED CONCRETE STAIR BASE. REFER TO ENGINEERS DRAWINGS FOR REINFORCING REQUIREMENTS
ST02	6mm PLATE STEEL STAIR WITH 250x6mm STRINGERS. REFER TO ENGINEERS DRAWINGS. WRAP STEEL IN SELECTED TIMBER OVERLAY. SELECTED CARPET OVERLAY TO STAIR TREADS AND RISERS. REFER TO DETAILS
ST03	900mm HIGH 50mm DIA. CUSTOM STEEL HANDRAIL ON STAINLESS STEEL BRACKETS AT 1000 CRS FIXED THROUGH WALL SUBSTRATE INTO SOLID BLOCKING TO SUIT

TIMBER FRAMING

TYPE MARK	DESCRIPTION
TF01	TIMBER RAFTERS H1.2 190x45mm LVL11 AT 600 CRS AS PER ENGINEERS DRAWINGS
TF02	TIMBER RAFTERS H1.2 SG8 190x45mm AT 900 CRS AS PER ENGINEERS DRAWINGS
TF03	TIMBER RAFTERS H1.2 SG8 190x45mm AT 600 CRS AS PER ENGINEERS DRAWINGS
TF04	TIMBER RAFTERS H1.2 SG8 140x45mm AT 400 CRS AS PER ENGINEERS DRAWINGS
TF05	TIMBER CEILING JOISTS H1.2 SG8 90x45mm AT 600 CRS AS PER ENGINEERS DRAWINGS
TF10	200x100mm EXPOSED DECORATIVE TIMBER RAFTERS, SELECTED STAIN FINISH
TF11	EXPOSED DECORATIVE TIMBER TRUSSES, SELECTED STAIN FINISH

WALLS EXTERNAL

TYPE MARK	DESCRIPTION
WE01	ROOFING INDUSTRIES 0.90mm BMT COLORCOTE ALUMIGUARD ALUMINIUM CORRUGATE PROFILE CLADDING IN SELECTED COLOUR ON ECOPLY BARRIER 7mm PLYWOOD RIGID AIR BARRIER WITH TAPED JOINTS FIXED OVER TIMBER STUDS H1.2 SG8 140x45mm, REFER TO SHEET A205 FOR STUD AND NOG CRS. 140mm R4.0 PINK BATTS FIBREGLASS WALL INSULATION TO FRAMING CAVITY
WE02	ROOFING INDUSTRIES 0.90mm BMT COLORCOTE ALUMIGUARD ALUMINIUM CORRUGATE PROFILE CLADDING IN SELECTED COLOUR ON ECOPLY BARRIER 7mm PLYWOOD RIGID AIR BARRIER WITH TAPED JOINTS FIXED OVER TIMBER STUDS H1.2 SG8 190x45mm PACKED OUT TO 210mm FOR FLOOR BEAM, REFER TO SHEET A205 FOR STUD AND NOG CRS. 140mm R4.0 PINK BATTS FIBREGLASS WALL INSULATION TO FRAMING CAVITY
WE03	SELECTED BRICK VENEER CLADDING WITH 50mm CAVITY ON ECOPLY BARRIER 7mm PLYWOOD RIGID AIR BARRIER WITH TAPED JOINTS FIXED OVER TIMBER STUDS H1.2 SG8 140x45mm, REFER TO SHEET A205 FOR STUD AND NOG CRS. 140mm R4.0 PINK BATTS FIBREGLASS WALL INSULATION TO FRAMING CAVITY
WE04	SELECTED BRICK VENEER CLADDING WITH 50mm CAVITY ON ECOPLY BARRIER 7mm PLYWOOD RIGID AIR BARRIER WITH TAPED JOINTS FIXED TO BOTH SIDES OF TIMBER STUDS H1.2 SG8 140x45mm, REFER TO SHEET A205 FOR STUD AND NOG CRS.
WE05	0.55mm BMT COLORCOTE ZINACORE ROOFING INDUSTRIES EUROSTYLE PANELOK CLADDING LAID HORIZONTALLY ON ECOPLY BARRIER 7mm PLYWOOD RIGID AIR BARRIER WITH TAPED JOINTS FIXED OVER TIMBER STUDS H1.2 SG8 140x45mm, REFER TO SHEET A205 FOR STUD AND NOG CRS. 140mm R4.0 PINK BATTS FIBREGLASS WALL INSULATION TO FRAMING CAVITY
WE06	0.55mm BMT COLORCOTE ZINACORE ROOFING INDUSTRIES EUROSTYLE PANELOK CLADDING LAID VERTICALLY ON ECOPLY BARRIER 7mm PLYWOOD RIGID AIR BARRIER WITH TAPED JOINTS FIXED OVER TIMBER STUDS H1.2 SG8 140x45mm, REFER TO SHEET A205 FOR STUD AND NOG CRS. 140mm R4.0 PINK BATTS FIBREGLASS WALL INSULATION TO FRAMING CAVITY
WE07	SELECTED BRICK VENEER CLADDING FIXED TO BLOCK WALL WITH EH BRICK TIES AT 400 CRS HORIZONTAL AND 400 CRS VERTICAL ON 20 SERIES REINFORCED CONCRETE BLOCK WALL, REFER TO ENGINEER'S DRAWINGS
WE08	SELECTED BRICK VENEER CLADDING FIXED TO BLOCK WALL WITH EH BRICK TIES AT 400 CRS HORIZONTAL AND 400 CRS VERTICAL ON 25 SERIES REINFORCED CONCRETE BLOCK WALL, REFER TO ENGINEER'S DRAWINGS

WALLS INTERNAL

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NZBC:H1 - THERMAL ENVELOPE AREAS

H1 SCHEDULE - FLOORS

DESCRIPTION	AREA	PERIMETER	FLOOR PERIMETER RATIO	CONSTRUCTION R-VALUE	HEAT LOSS
SLAB					
420mm THICK REINFORCED CONCRETE RIBRAFT FLOOR AS PER ENGINEERS DRAWINGS	125.5 m²	52.6 m	2.4	3.67	34.2
	125.5 m²				34.2
GRAND TOTAL	125.5 m²				34.2

H1 SCHEDULE - WALLS

DESCRIPTION	COUNT	AREA	CONSTRUCTION R-VALUE	HEAT LOSS
EAST				
ROOFING INDUSTRIES 0.90mm BMT COLORCOTE ALUMIGUARD ALUMINIUM CORRUGATE PROFILE CLADDING IN SELECTED COLOUR ON ECOPLY BARRIER 7mm PLYWOOD RIGID AIR BARRIER WITH TAPED JOINTS FIXED OVER TIMBER STUDS H1.2 SG8 140x45mm, REFER TO SHEET A205 FOR STUD AND NOG CRS. 140mm R4.0 PINK BATTS FIBREGLASS WALL INSULATION TO FRAMING CAVITY	1	10.9 m²	3.14	3.5
		10.9 m²		3.5
ROOFING INDUSTRIES 0.90mm BMT COLORCOTE ALUMIGUARD ALUMINIUM CORRUGATE PROFILE CLADDING IN SELECTED COLOUR ON ECOPLY BARRIER 7mm PLYWOOD RIGID AIR BARRIER WITH TAPED JOINTS FIXED OVER TIMBER STUDS H1.2 SG8 140x45mm, REFER TO SHEET A205 FOR STUD AND NOG CRS. 140mm R4.0 PINK BATTS FIBREGLASS WALL INSULATION TO FRAMING CAVITY	1	25.2 m²	3.14	8.0
		25.2 m²		8.0
ROOFING INDUSTRIES 0.90mm BMT COLORCOTE ALUMIGUARD ALUMINIUM CORRUGATE PROFILE CLADDING IN SELECTED COLOUR ON ECOPLY BARRIER 7mm PLYWOOD RIGID AIR BARRIER WITH TAPED JOINTS FIXED OVER TIMBER STUDS H1.2 SG8 140x45mm, REFER TO SHEET A205 FOR STUD AND NOG CRS. 140mm R4.0 PINK BATTS FIBREGLASS WALL INSULATION TO FRAMING CAVITY	1	28.0 m²	3.14	8.9
		28.0 m²		8.9
SELECTED BRICK VENEER CLADDING WITH 50mm CAVITY ON ECOPLY BARRIER 7mm PLYWOOD RIGID AIR BARRIER WITH TAPED JOINTS FIXED OVER TIMBER STUDS H1.2 SG8 140x45mm, REFER TO SHEET A205 FOR STUD AND NOG CRS. 140mm R4.0 PINK BATTS FIBREGLASS WALL INSULATION TO FRAMING CAVITY	1	10.3 m²	3.17	3.3
		10.3 m²		3.3
NORTH				
0.55mm BMT COLORCOTE ZINACORE ROOFING INDUSTRIES EUROSTYLE PANELOK CLADDING LAID HORIZONTALLY ON ECOPLY BARRIER 7mm PLYWOOD RIGID AIR BARRIER WITH TAPED JOINTS FIXED OVER TIMBER STUDS H1.2 SG8 140x45mm, REFER TO SHEET A205 FOR STUD AND NOG CRS. 140mm R4.0 PINK BATTS FIBREGLASS WALL INSULATION TO FRAMING CAVITY	1	2.1 m²	3.15	0.7
		2.1 m²		0.7
0.55mm BMT COLORCOTE ZINACORE ROOFING INDUSTRIES EUROSTYLE PANELOK CLADDING LAID HORIZONTALLY ON ECOPLY BARRIER 7mm PLYWOOD RIGID AIR BARRIER WITH TAPED JOINTS FIXED OVER TIMBER STUDS H1.2 SG8 140x45mm, REFER TO SHEET A205 FOR STUD AND NOG CRS. 140mm R4.0 PINK BATTS FIBREGLASS WALL INSULATION TO FRAMING CAVITY	1	2.4 m²	3.15	0.8
		2.4 m²		0.8
ROOFING INDUSTRIES 0.90mm BMT COLORCOTE ALUMIGUARD ALUMINIUM CORRUGATE PROFILE CLADDING IN SELECTED COLOUR ON ECOPLY BARRIER 7mm PLYWOOD RIGID AIR BARRIER WITH TAPED JOINTS FIXED OVER TIMBER STUDS H1.2 SG8 140x45mm, REFER TO SHEET A205 FOR STUD AND NOG CRS. 140mm R4.0 PINK BATTS FIBREGLASS WALL INSULATION TO FRAMING CAVITY	1	1.7 m²	3.14	0.5
		1.7 m²		0.5
ROOFING INDUSTRIES 0.90mm BMT COLORCOTE ALUMIGUARD ALUMINIUM CORRUGATE PROFILE CLADDING IN SELECTED COLOUR ON ECOPLY BARRIER 7mm PLYWOOD RIGID AIR BARRIER WITH TAPED JOINTS FIXED OVER TIMBER STUDS H1.2 SG8 190x45mm PACKED OUT TO 210mm FOR FLOOR BEAM. REFER TO SHEET A205 FOR STUD AND NOG CRS. 140mm R4.0 PINK BATTS FIBREGLASS WALL INSULATION TO FRAMING CAVITY	1	4.8 m²	3.14	1.5
		4.8 m²		1.5
ROOFING INDUSTRIES 0.90mm BMT COLORCOTE ALUMIGUARD ALUMINIUM CORRUGATE PROFILE CLADDING IN SELECTED COLOUR ON ECOPLY BARRIER 7mm PLYWOOD RIGID AIR BARRIER WITH TAPED JOINTS FIXED OVER TIMBER STUDS H1.2 SG8 190x45mm PACKED OUT TO 210mm FOR FLOOR BEAM. REFER TO SHEET A205 FOR STUD AND NOG CRS. 140mm R4.0 PINK BATTS FIBREGLASS WALL INSULATION TO FRAMING CAVITY	1	5.5 m²	3.14	1.8
		5.5 m²		1.8
ROOFING INDUSTRIES 0.90mm BMT COLORCOTE ALUMIGUARD ALUMINIUM CORRUGATE PROFILE CLADDING IN SELECTED COLOUR ON ECOPLY BARRIER 7mm PLYWOOD RIGID AIR BARRIER WITH TAPED JOINTS FIXED OVER TIMBER STUDS H1.2 SG8 190x45mm PACKED OUT TO 210mm FOR FLOOR BEAM. REFER TO SHEET A205 FOR STUD AND NOG CRS. 140mm R4.0 PINK BATTS FIBREGLASS WALL INSULATION TO FRAMING CAVITY	2	22.5 m²	3.14	7.2
		22.5 m²		7.2
SOUTH				
0.55mm BMT COLORCOTE ZINACORE ROOFING INDUSTRIES EUROSTYLE PANELOK CLADDING LAID HORIZONTALLY ON ECOPLY BARRIER 7mm PLYWOOD RIGID AIR BARRIER WITH TAPED JOINTS FIXED OVER TIMBER STUDS H1.2 SG8 140x45mm, REFER TO SHEET A205 FOR STUD AND NOG CRS. 140mm R4.0 PINK BATTS FIBREGLASS WALL INSULATION TO FRAMING CAVITY	1	1.6 m²	3.15	0.5
		1.6 m²		0.5
0.55mm BMT COLORCOTE ZINACORE ROOFING INDUSTRIES EUROSTYLE PANELOK CLADDING LAID VERTICALLY ON ECOPLY BARRIER 7mm PLYWOOD RIGID AIR BARRIER WITH TAPED JOINTS FIXED OVER TIMBER STUDS H1.2 SG8 140x45mm, REFER TO SHEET A205 FOR STUD AND NOG CRS. 140mm R4.0 PINK BATTS FIBREGLASS WALL INSULATION TO FRAMING CAVITY	1	3.6 m²	3.15	1.2
		3.6 m²		1.2
ROOFING INDUSTRIES 0.90mm BMT COLORCOTE ALUMIGUARD ALUMINIUM CORRUGATE PROFILE CLADDING IN SELECTED COLOUR ON ECOPLY BARRIER 7mm PLYWOOD RIGID AIR BARRIER WITH TAPED JOINTS FIXED OVER TIMBER STUDS H1.2 SG8 140x45mm, REFER TO SHEET A205 FOR STUD AND NOG CRS. 140mm R4.0 PINK BATTS FIBREGLASS WALL INSULATION TO FRAMING CAVITY	1	1.7 m²	3.14	0.5
		1.7 m²		0.5
ROOFING INDUSTRIES 0.90mm BMT COLORCOTE ALUMIGUARD ALUMINIUM CORRUGATE PROFILE CLADDING IN SELECTED COLOUR ON ECOPLY BARRIER 7mm PLYWOOD RIGID AIR BARRIER WITH TAPED JOINTS FIXED OVER TIMBER STUDS H1.2 SG8 140x45mm, REFER TO SHEET A205 FOR STUD AND NOG CRS. 140mm R4.0 PINK BATTS FIBREGLASS WALL INSULATION TO FRAMING CAVITY	1	5.1 m²	3.14	1.6
		5.1 m²		1.6
ROOFING INDUSTRIES 0.90mm BMT COLORCOTE ALUMIGUARD ALUMINIUM CORRUGATE PROFILE CLADDING IN SELECTED COLOUR ON ECOPLY BARRIER 7mm PLYWOOD RIGID AIR BARRIER WITH TAPED JOINTS FIXED OVER TIMBER STUDS H1.2 SG8 140x45mm, REFER TO SHEET A205 FOR STUD AND NOG CRS. 140mm R4.0 PINK BATTS FIBREGLASS WALL INSULATION TO FRAMING CAVITY	1	14.6 m²	3.14	4.6
		14.6 m²		4.6
ROOFING INDUSTRIES 0.90mm BMT COLORCOTE ALUMIGUARD ALUMINIUM CORRUGATE PROFILE CLADDING IN SELECTED COLOUR ON ECOPLY BARRIER 7mm PLYWOOD RIGID AIR BARRIER WITH TAPED JOINTS FIXED OVER TIMBER STUDS H1.2 SG8 140x45mm, REFER TO SHEET A205 FOR STUD AND NOG CRS. 140mm R4.0 PINK BATTS FIBREGLASS WALL INSULATION TO FRAMING CAVITY	1	20.7 m²	3.14	6.6
		20.7 m²		6.6
ROOFING INDUSTRIES 0.90mm BMT COLORCOTE ALUMIGUARD ALUMINIUM CORRUGATE PROFILE CLADDING IN SELECTED COLOUR ON ECOPLY BARRIER 7mm PLYWOOD RIGID AIR BARRIER WITH TAPED JOINTS FIXED OVER TIMBER STUDS H1.2 SG8 140x45mm, REFER TO SHEET A205 FOR STUD AND NOG CRS. 140mm R4.0 PINK BATTS FIBREGLASS WALL INSULATION TO FRAMING CAVITY	1	21.3 m²	3.14	6.8
		21.3 m²		6.8
SELECTED BRICK VENEER CLADDING WITH 50mm CAVITY ON ECOPLY BARRIER 7mm PLYWOOD RIGID AIR BARRIER WITH TAPED JOINTS FIXED OVER TIMBER STUDS H1.2 SG8 140x45mm, REFER TO SHEET A205 FOR STUD AND NOG CRS. 140mm R4.0 PINK BATTS FIBREGLASS WALL INSULATION TO FRAMING CAVITY	1	4.5 m²	3.17	1.4
		4.5 m²		1.4
WEST				
0.55mm BMT COLORCOTE ZINACORE ROOFING INDUSTRIES EUROSTYLE PANELOK CLADDING LAID VERTICALLY ON ECOPLY BARRIER 7mm PLYWOOD RIGID AIR BARRIER WITH TAPED JOINTS FIXED OVER TIMBER STUDS H1.2 SG8 140x45mm, REFER TO SHEET A205 FOR STUD AND NOG CRS. 140mm R4.0 PINK BATTS FIBREGLASS WALL INSULATION TO FRAMING CAVITY	1	3.2 m²	3.15	1.0
		3.2 m²		1.0
ROOFING INDUSTRIES 0.90mm BMT COLORCOTE ALUMIGUARD ALUMINIUM CORRUGATE PROFILE CLADDING IN SELECTED COLOUR ON ECOPLY BARRIER 7mm PLYWOOD RIGID AIR BARRIER WITH TAPED JOINTS FIXED OVER TIMBER STUDS H1.2 SG8 140x45mm, REFER TO SHEET A205 FOR STUD AND NOG CRS. 140mm R4.0 PINK BATTS FIBREGLASS WALL INSULATION TO FRAMING CAVITY	1	3.7 m²	3.14	1.2
		3.7 m²		1.2
ROOFING INDUSTRIES 0.90mm BMT COLORCOTE ALUMIGUARD ALUMINIUM CORRUGATE PROFILE CLADDING IN SELECTED COLOUR ON ECOPLY BARRIER 7mm PLYWOOD RIGID AIR BARRIER WITH TAPED JOINTS FIXED OVER TIMBER STUDS H1.2 SG8 140x45mm, REFER TO SHEET A205 FOR STUD AND NOG CRS. 140mm R4.0 PINK BATTS FIBREGLASS WALL INSULATION TO FRAMING CAVITY	1	4.6 m²	3.14	1.5
		4.6 m²		1.5
ROOFING INDUSTRIES 0.90mm BMT COLORCOTE ALUMIGUARD ALUMINIUM CORRUGATE PROFILE CLADDING IN SELECTED COLOUR ON ECOPLY BARRIER 7mm PLYWOOD RIGID AIR BARRIER WITH TAPED JOINTS FIXED OVER TIMBER STUDS H1.2 SG8 140x45mm, REFER TO SHEET A205 FOR STUD AND NOG CRS. 140mm R4.0 PINK BATTS FIBREGLASS WALL INSULATION TO FRAMING CAVITY	1	6.4 m²	3.14	2.1
		6.4 m²		2.1
ROOFING INDUSTRIES 0.90mm BMT COLORCOTE ALUMIGUARD ALUMINIUM CORRUGATE PROFILE CLADDING IN SELECTED COLOUR ON ECOPLY BARRIER 7mm PLYWOOD RIGID AIR BARRIER WITH TAPED JOINTS FIXED OVER TIMBER STUDS H1.2 SG8 140x45mm, REFER TO SHEET A205 FOR STUD AND NOG CRS. 140mm R4.0 PINK BATTS FIBREGLASS WALL INSULATION TO FRAMING CAVITY	1	15.0 m²	3.14	4.8
		15.0 m²		4.8
ROOFING INDUSTRIES 0.90mm BMT COLORCOTE ALUMIGUARD ALUMINIUM CORRUGATE PROFILE CLADDING IN SELECTED COLOUR ON ECOPLY BARRIER 7mm PLYWOOD RIGID AIR BARRIER WITH TAPED JOINTS FIXED OVER TIMBER STUDS H1.2 SG8 140x45mm, REFER TO SHEET A205 FOR STUD AND NOG CRS. 140mm R4.0 PINK BATTS FIBREGLASS WALL INSULATION TO FRAMING CAVITY	1	25.6 m²	3.14	8.2
		25.6 m²		8.2
GRAND TOTAL		245.1 m²		78.0

H1 SCHEDULE - WINDOWS

#	DESCRIPTION	AREA	CONSTRUCTION R-VALUE	HEAT LOSS
EAST				
0.04	APL METRO SERIES DOUBLE GLAZED ALUMINIUM JOINERY	2.2 m²	0.50	4.3
1.02	APL METRO SERIES DOUBLE GLAZED ALUMINIUM JOINERY	4.0 m²	0.50	8.0
		6.1 m²		12.3
NORTH				
0.05	APL MINIMA SERIES SLIDING DOOR WITH DOUBLE GLAZING	10.8 m²	0.37	29.1
0.06	APL METRO SERIES DOUBLE GLAZED ALUMINIUM JOINERY	2.8 m²	0.50	5.5
0.07	APL MINIMA SERIES SLIDING DOOR WITH DOUBLE GLAZING	10.8 m²	0.37	29.1
1.03	APL MINIMA SERIES SLIDING DOOR WITH DOUBLE GLAZING	10.3 m²	0.37	27.8
1.04	APL METRO SERIES DOUBLE GLAZED ALUMINIUM JOINERY	2.6 m²	0.50	5.2
1.05	APL MINIMA SERIES SLIDING DOOR WITH DOUBLE GLAZING	10.3 m²	0.37	27.8
		47.5 m²		124.6
SOUTH				
0.01	APL METRO SERIES DOUBLE GLAZED ALUMINIUM JOINERY	5.0 m²	0.50	10.0
0.02	APL METRO SERIES DOUBLE GLAZED ALUMINIUM JOINERY	1.4 m²	0.50	2.8
0.03	APL METRO SERIES DOUBLE GLAZED ALUMINIUM JOINERY	2.6 m²	0.50	5.2
0.11	APL METRO SERIES DOUBLE GLAZED ALUMINIUM JOINERY	1.3 m²	0.50	2.6
1.01	APL METRO SERIES DOUBLE GLAZED ALUMINIUM JOINERY	2.5 m²	0.50	5.1
		12.8 m²		25.6
WEST				
0.09	APL METRO SERIES DOUBLE GLAZED ALUMINIUM JOINERY	1.4 m²	0.50	2.8
0.10	APL METRO SERIES DOUBLE GLAZED ALUMINIUM JOINERY	1.5 m²	0.50	3.1
1.06	APL METRO SERIES DOUBLE GLAZED ALUMINIUM JOINERY	4.0 m²	0.50	7.9
		6.9 m²		13.8
GRAND TOTAL		73.4 m²		176.3

H1 SCHEDULE - ROOF

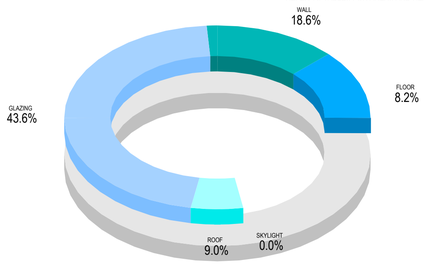
DESCRIPTION	AREA	CONSTRUCTION R-VALUE	HEAT LOSS
SKILLION			
TIMBER RAFTERS H1.2 SG8 140x45mm AT 400 CRS AS PER ENGINEER'S DRAWINGS	7.6 m²	2.93	2.6
	7.6 m²		2.6
TIMBER RAFTERS H1.2 SG8 140x45mm AT 400 CRS AS PER ENGINEER'S DRAWINGS	10.2 m²	2.93	3.5
	10.2 m²		3.5
TIMBER RAFTERS H1.2 SG8 190x45mm AT 900 CRS AS PER ENGINEER'S DRAWINGS	64.4 m²	4.11	15.7
TIMBER RAFTERS H1.2 SG8 190x45mm AT 900 CRS AS PER ENGINEER'S DRAWINGS	64.4 m²	4.11	15.7
	128.8 m²		31.3
GRAND TOTAL	146.6 m²		37.4

H1/AS1 - MINIMUM R-VALUES

CLIMATE ZONE: 6	*MIN R-VALUES* (m² °C/W)	*PROPOSED INSULATION*
FLOORS (SLAB):	**R1.7**	100mm R.3.0 EXPOL SLABX200 UNDERSLAB INSULATION
FLOORS (OTHER):	**R3.0**	
WALLS:	**R2.0**	140mm R4.0 FIBREGLASS INSULATION TO WALL CAVITIES
GLAZING:	**R0.46**	
ROOF:	**R6.6**	165mm R4.5 FIBREGLASS INSULATION TO 190mm ROOF CAVITIES 115mm R3.2 FIBREGLASS INSULATION TO 140mm ROOF CAVITIES

H1/AS1 - CALCULATION METHOD

*REFER TO TABLES FOR AREAS AND HEATLOSS CALCS



FLOOR SLAB: 34.2 W/°C
OTHER FLOOR: 0.0 W/°C — *FLOOR SLAB AREA / MIN R-VALUE FLOOR SLABS* = 125.4 m² / 1.7 = *73.8 W/°C*; *OTHER FLOOR AREA / MIN R-VALUE FLOOR* = 0.0 m² / 3.0 = *0.0 W/°C*

WALL: 77.3 W/°C — *70% OF WALL AREA / MIN R-VALUE WALLS* = 223.0 m² / 2.0 = *73.8 W/°C*

GLAZING: 180.9 W/°C — *30% OF WALL AREA / MIN R-VALUE GLAZING* = 95.6 m² / 0.46 = *207.7 W/°C*

ROOF: 37.4 W/°C
SKYLIGHTS: 0.0 W/°C — *ROOF+SKYLIGHT AREA / MIN R-VALUE ROOF* = 146.6 m²+0.0 m² / 6.6 = *22.2 W/°C*

ACTUAL BUILDING HEATLOSS
329.8 W/°C
79.4%

REFERENCE BUILDING HEATLOSS
415.2 W/°C
100.0%

ACTUAL BUILDING HEATLOSS COMPLIES WITH NZBC H1
BY LOSING 20.6% LESS HEAT THAN THE REFERENCE BUILDING

TABLE E.1.1.1: Construction R-values (R_{window}) of selected generic vertical windows and doors

Paragraph E.1.1.1.a1

Type of glazing	U_w [1]	Spacer type [2]	Example IGU[3,4] (informative)	R_{window} (m²·K/W) for different frames			
				Aluminium frame	Thermally broken aluminium frame	uPVC frame	Timber frame
Double pane	2.63	Aluminium	Glass: Clear/Clear Gas: Air	R0.26	R0.32	R0.40	R0.44
	1.90	Aluminium	Glass: Low E/Clear Gas: Argon	R0.30	R0.39	R0.50	R0.56
	1.60	Thermally improved	Glass: Low E_s/Clear Gas: Argon	R0.33	R0.42	R0.56	R0.63
	1.30	Thermally improved	Glass: Low E_s/Clear Gas: Argon	R0.35	R0.46	R0.63	R0.71
	1.10	Thermally improved	Glass: Low E_s/Clear Gas: Argon	R0.37	R0.50	R0.69	R0.77
	0.90	Thermally improved	Glass: Low E_s/Clear Gas: Krypton	R0.40	R0.54	R0.76	R0.85
Triple pane	1.89	Thermally improved	Glass: Clear/Clear/Clear Gas: Air		R0.38	R0.50	R0.56
	1.20	Thermally improved	Glass: Low E_s/Clear/Clear Gas: Argon		R0.48	R0.66	R0.74
	1.00	Thermally improved	Glass: Low E_s/Clear/Clear Gas: Argon		R0.52	R0.73	R0.81
	0.70	Thermally improved	Glass: Low E_s/Low E_s/ Clear Gas: Argon		R0.59	R0.86	R0.95
	0.60	Thermally improved	Glass: Low E_s/Low E_s/ Clear Gas: Argon		R0.62	R0.91	R1.01

Notes:

(1) Thermal transmittance of the glazing determined using BS EN 673. Where the U_w value of the proposed glazing is different from the values included in the table, R_{window} shall be determined based on the nearest U_w value in the table that is greater than the U_w value of the proposed glazing.

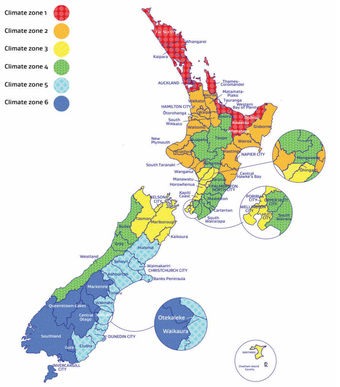
(2) 'Thermally improved' refers to a spacer that meets the definition of thermally improved spacer in ISO 10077-1 Annex G.

(3) The examples provided are informative descriptions only of the insulated glazing unit (IGU) types that might be used to deliver the nominated U_w values. When using this table, R_{window} shall be determined based on U_w, spacer type and frame type.

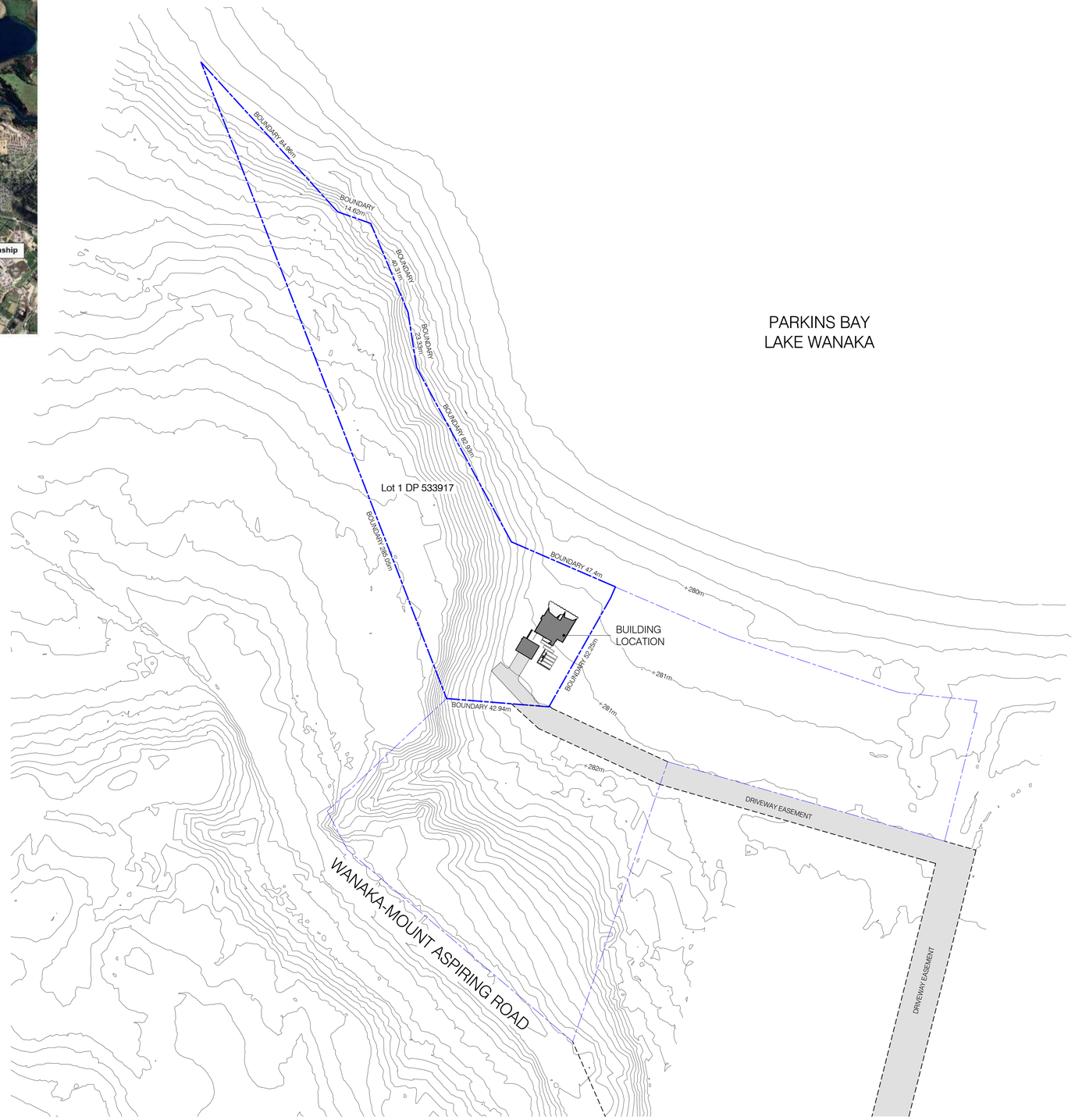
(4) The properties of each of the glass panes within the IGU are provided and separated by '/'. 'Clear' refers to clear float glass. 'Low E_s' 'Low E_s' Low E_s' and 'Low E_s' refer to glass with low emissivity coatings at different performance levels.

FIGURE C.1.1.2: Map of New Zealand climate zones

Paragraph C.1.1.2


Climate zone 1
Climate zone 2
Climate zone 3
Climate zone 4
Climate zone 5
Climate zone 6
Whangarei
Kaitaia
AUCKLAND
Thames-Coromandel
Hauraki Plains
Waikato
Matamata-Piako
Hamilton City
Waipa
HAMILTON CITY
Ōtorohanga
South Waikato
New Plymouth
Stratford
South Taranaki
Wanganui
Manawatu
Horowhenua
NAPIER CITY
Hastings
Central Hawke's Bay
Gisborne
Wairoa
Tauranga
Western Bay of Plenty
Whakatane
Kawerau
Ōpōtiki
Rotorua
Taupo
Rotorua Lakes
Kaingaroa
Kaipara
Rodney
North Shore
Waitakere
Auckland City
Manukau
Papakura
Franklin
Thames Valley
Matamata
Waitomo
Otorohanga
Kawhia
Raglan
Waipa
Waikato





NORTH

SITE NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. REGISTERED SURVEYOR TO CHECK ALL BOUNDARIES ARE ACURATE & ESTABLISH GRIDS + LEVELS PRIOR TO CONSTRUCTION. ANY AMBIGUITIES TO BE REFERRED TO THE SITE ADMINISTRATOR.
3. ALL NEW PRIVATE DRAINAGE WITHIN OUR BOUNDARY HAVE BEEN LOCATED ACCORDING TO ASBUILTS, ALL PUBLIC DRAINAGE HAVE 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.
4. ALL PLUMBING AND DRAINAGE WORK SHALL COMPLY WITH NZBC APPROVED DOCUMENTS NZBC:G13 & G14 OR AS/NZS:3500-2, WHERE BOTH SYSTEMS ARE USED IN CONJUNCTION, PIPE GRADIENTS, SIZES AND VENTING MUST COMPLY WITH WORST CASE REQUIREMENTS.
5. ALL STORMWATER P&D TO COMPLY WITH NZBC:E1.
6. ALL WATER SUPPLY P&D TO COMPLY WITH NZBC:G12.
7. ALL SANITARY P&D TO COMPLY WITH NZBC:G13.
8. ALL P&D TO COMPLY WITH AS/NZS:3500.2.2.
9. ALL P&D ROUTES ARE SHOWN INDICATIVELY, CONTRACTOR TO DETERMINE EXACT ROUTES ON SITE.
10. ALL CESSPITS TO BE LOCATED AT LOW POINTS WITH POSITIVE FALLS TOWARDS THEM.
11. NOVAFLO COIL TO ALL RETAINING WALLS & FOUNDATIONS AS REQUIRED. ALL SUBSOIL DRAINS TO DISCHARGE VIA A SILT TRAP TO STORMWATER DRAINAGE SYSTEM.

SITE IDENTIFICATION

PARCEL	: 8034219
LOT	:1 DP: 533917
SITE AREA	:11,800m²
TA	:QUEENSTOWN-LAKES DISTRICT
EQ ZONE	: ZONE 3
EXPOSURE	: ZONE B
CLIMATE	: ZONE 6
WIND REG	: A
LEE ZONE	: NO
WINDZONE	: VERY HIGH
RAINFALL	: 20-30

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NORTH

SITE NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. REGISTERED SURVEYOR TO CHECK ALL BOUNDARIES ARE ACURATE & ESTABLISH GRIDS + LEVELS PRIOR TO CONSTRUCTION. ANY AMBIGUITIES TO BE REFERRED TO THE SITE ADMINISTRATOR.
3. ALL NEW PRIVATE DRAINAGE WITHIN OUR BOUNDARY HAVE BEEN LOCATED ACCORDING TO ASBUILTS, ALL PUBLIC DRAINAGE HAVE 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.
4. ALL PLUMBING AND DRAINAGE WORK SHALL COMPLY WITH NZBC APPROVED DOCUMENTS NZBC:G13 & G14 OR AS/NZS:3500-2, WHERE BOTH SYSTEMS ARE USED IN CONJUNCTION, PIPE GRADIENTS, SIZES AND VENTING MUST COMPLY WITH WORST CASE REQUIREMENTS.
5. ALL STORMWATER P&D TO COMPLY WITH NZBC:E1.
6. ALL WATER SUPPLY P&D TO COMPLY WITH NZBC:G12.
7. ALL SANITARY P&D TO COMPLY WITH NZBC:G13.
8. ALL P&D TO COMPLY WITH AS/NZS:3500.2.2.
9. ALL P&D ROUTES ARE SHOWN INDICATIVELY, CONTRACTOR TO DETERMINE EXACT ROUTES ON SITE.
10. ALL CESSPITS TO BE LOCATED AT LOW POINTS WITH POSITIVE FALLS TOWARDS THEM.
11. NOVAFLO COIL TO ALL RETAINING WALLS & FOUNDATIONS AS REQUIRED. ALL SUBSOIL DRAINS TO DISCHARGE VIA A SILT TRAP TO STORMWATER DRAINAGE SYSTEM.

SITE IDENTIFICATION

PARCEL	: 8034219
LOT	:1 DP: 533917
SITE AREA	:11,800m²
TA	:QUEENSTOWN-LAKES DISTRICT
EQ ZONE	: ZONE 3
EXPOSURE	: ZONE B
CLIMATE	: ZONE 6
WIND REG	: A
LEE ZONE	: NO
WINDZONE	: VERY HIGH
RAINFALL	: 20-30

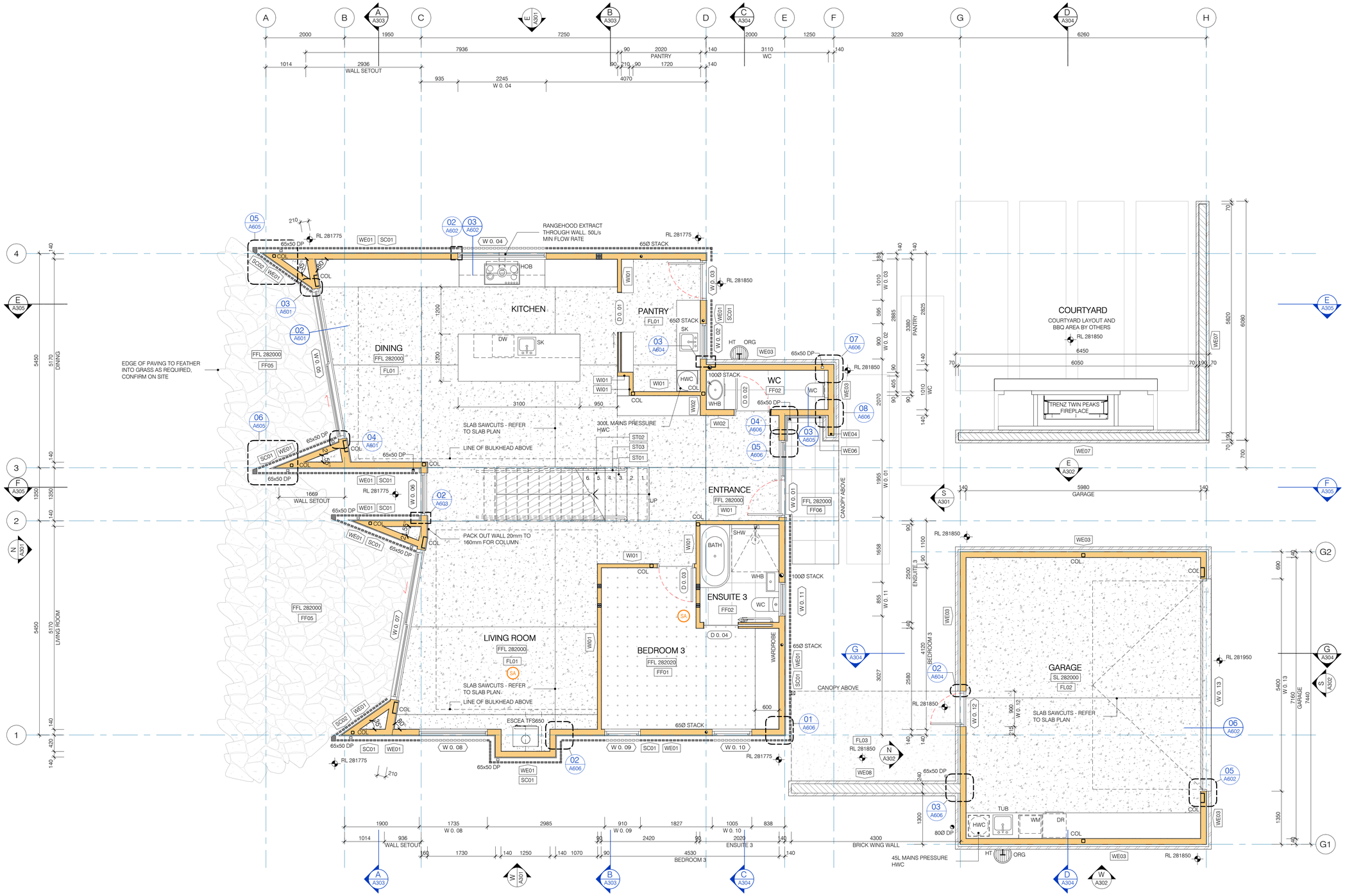
SITE KEY

SL 9000	SLAB/STRUCTURAL SUBSTRATE LEVEL
RL 9000	EXISTING SPOT LEVEL
RL 9000	NEW SPOT LEVEL

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1 A018 GROUND FLOOR REFERENCE PLAN
1 : 50 @ A1 1 : 100 @ A3 PLAN VIEW

FLOOR PLAN NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS FROM THE DESIGNER AND STRUCTURAL ENGINEER.
3. ALL FLOOR FRAMING TO COMPLY WITH NZS:3604:2011 SECTIONS 6, 7 & 14. ALL WORKS OUTSIDE THIS SCOPE TO ENGINEERS DESIGN.
4. ALL STANDARD FLOOR FRAMING TO BE OF THE FOLLOWING:
   - A. ALL INTERMEDIATE FLOOR JOISTS AND ASSOCIATED FRAMING TO BE TREATED H1.2.
   - B. ALL CANTILEVERED FLOOR JOISTS TO BE TREATED H3.2.
   - C. ALL TIMBER DURABILITY TO COMPLY WITH B2 OF THE NZBC AND NZS:3602.
   - D. ALL STRUCTURAL TIMBER USED TO BE STRUCTURAL GRADE TO COMPLY WITH THE CURRENT EDITION NZS 3603 AND MARKED ACCORDINGLY TO COMPLY WITH THE CURRENT EDITION NZS 3622. ALL TIMBER SIZES ARE WORKED FROM THE SG8 TABLES FROM NZS:3604:2011, (THE YELLOW TABLES) THEREFORE ALL STRUCTURAL TIMBER SHOULD BE SG8 UNLESS OTHERWISE SPECIFIED.
5. ALL DOWNPIPE & GUTTER SIZES TO COMPLY WITH NZBC E1 AS1.

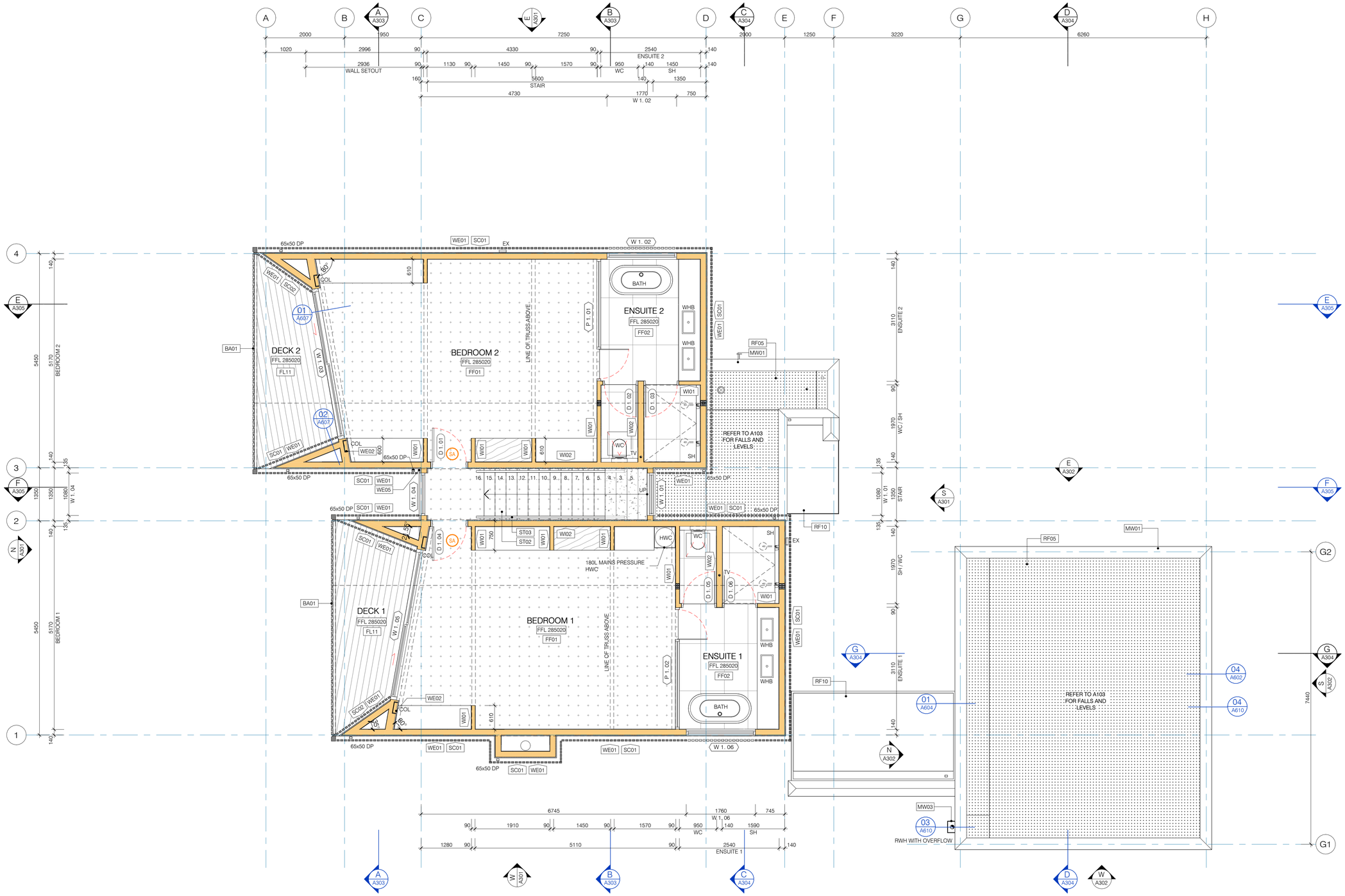
FLOOR PLAN KEY

G01 W01	KEYNOTE / WALL TYPE
D1.01	DOOR REFERENCE. REFER TO INTERNAL DOOR SCHEDULE
W1.01	WINDOW REFERENCE. REFER TO EXTERNAL JOINERY SCHEDULE
RL 2000	EXISTING SPOT LEVEL
RL 2000	NEW SPOT LEVEL
SL 2000	SLAB / SUBSTRATE LEVEL
FFL 2020	FINISHED FLOOR LEVEL
	BOUNDARY LINE
EXIT	EXIT SIGNAGE
CD	CHANNEL DRAIN
COL	STRUCTURAL COLUMN
DP	DOWNPIPE
DR	DRYER
DW	DISHWASHER
EX	KITCHEN/BATHROOM EXTRACT
HT	HOSE TAP
HWC	HOT WATER CYLINDER
ORG	OVERFLOW RELIEF GULLY
SH	SHOWER
SK	SINK
TV	TERMINAL VENT
WC	TOILET
WHB	WASH HAND BASIN
WM	WASHING MACHINE
SA	INTERCONNECTED SMOKE ALARM AS PER NZS4514

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1 A018 UPPER FLOOR REFERENCE PLAN
1 : 50 @ A1 1 : 100 @ A3 PLAN VIEW

FLOOR PLAN NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS FROM THE DESIGNER AND STRUCTURAL ENGINEER.
3. ALL FLOOR FRAMING TO COMPLY WITH NZS:3604:2011 SECTIONS 6, 7 & 14. ALL WORKS OUTSIDE THIS SCOPE TO ENGINEERS DESIGN.
4. ALL STANDARD FLOOR FRAMING TO BE OF THE FOLLOWING:
   - A. ALL INTERMEDIATE FLOOR JOISTS AND ASSOCIATED FRAMING TO BE TREATED H1.2.
   - B. ALL CANTILEVERED FLOOR JOISTS TO BE TREATED H3.2.
   - C. ALL TIMBER DURABILITY TO COMPLY WITH B2 OF THE NZBC AND NZS:3602.
   - D. ALL STRUCTURAL TIMBER USED TO BE STRUCTURAL GRADE TO COMPLY WITH THE CURRENT EDITION NZS 3603 AND MARKED ACCORDINGLY TO COMPLY WITH THE CURRENT EDITION NZS 3622. ALL TIMBER SIZES ARE WORKED FROM THE SG8 TABLES FROM NZS:3604:2011, (THE YELLOW TABLES) THEREFORE ALL STRUCTURAL TIMBER SHOULD BE SG8 UNLESS OTHERWISE SPECIFIED.
5. ALL DOWNPIPE & GUTTER SIZES TO COMPLY WITH NZBC E1 AS1.

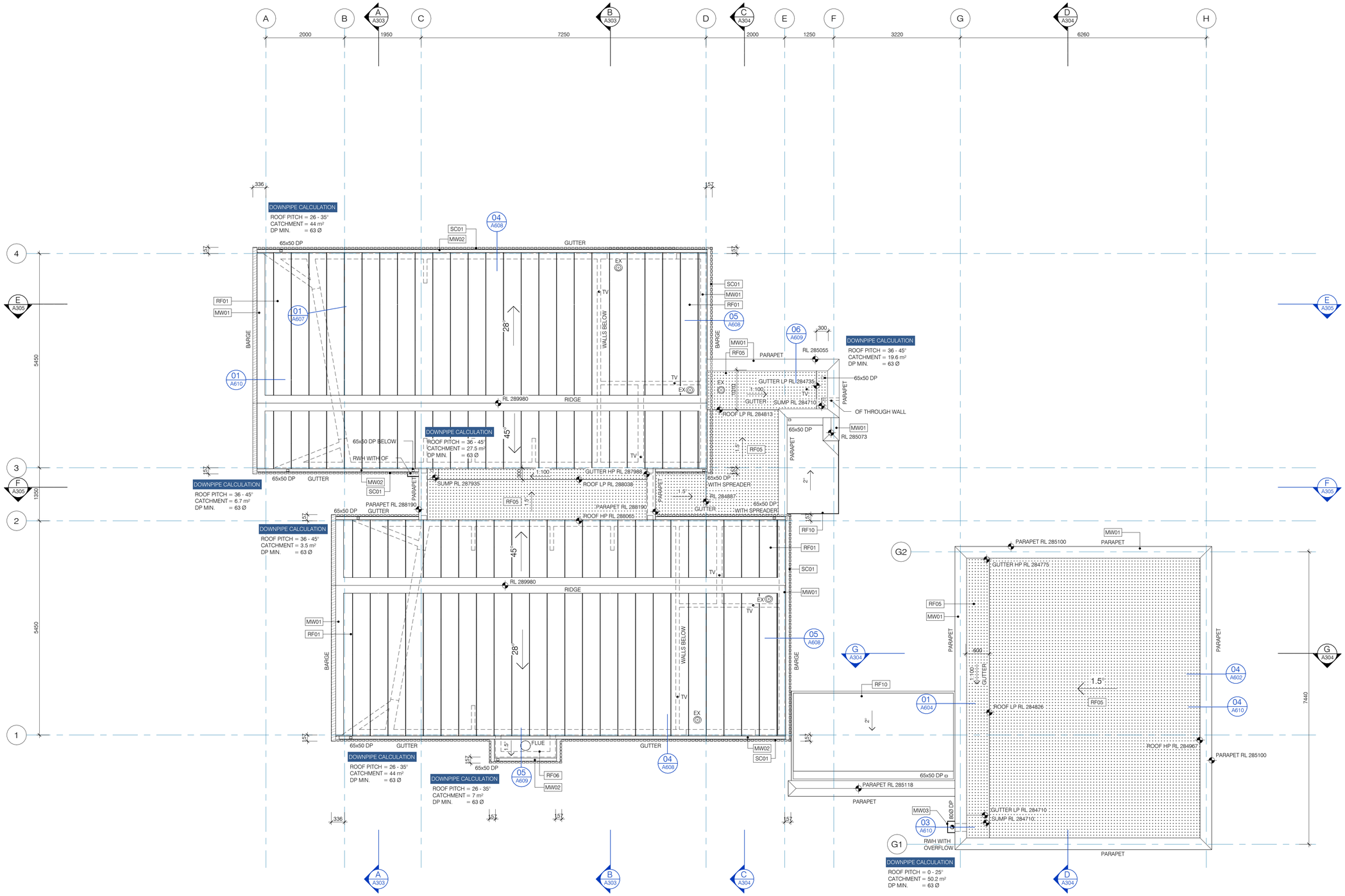
FLOOR PLAN KEY

G01 W01	KEYNOTE / WALL TYPE
D1.01	DOOR REFERENCE. REFER TO INTERNAL DOOR SCHEDULE
W1.01	WINDOW REFERENCE. REFER TO EXTERNAL JOINERY SCHEDULE
RL 2000	EXISTING SPOT LEVEL
RL 2000	NEW SPOT LEVEL
SL 2000	SLAB / SUBSTRATE LEVEL
FFL 2020	FINISHED FLOOR LEVEL
	BOUNDARY LINE
EXIT	EXIT SIGNAGE
CD	CHANNEL DRAIN
COL	STRUCTURAL COLUMN
DP	DOWNPIPE
DR	DRYER
DW	DISHWASHER
EX	KITCHEN/BATHROOM EXTRACT
HT	HOSE TAP
HWC	HOT WATER CYLINDER
ORG	OVERFLOW RELIEF GULLY
SH	SHOWER
SK	SINK
TV	TERMINAL VENT
WC	TOILET
WHB	WASH HAND BASIN
WM	WASHING MACHINE
SA	INTERCONNECTED SMOKE ALARM AS PER NZS4514

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1 A018 ROOF PLAN
1 : 50 @ A1 1 : 100 @ A3 PLAN VIEW

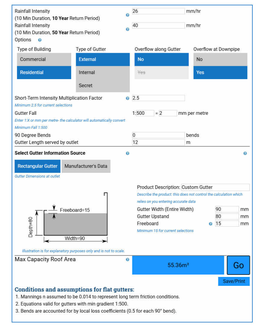
ROOF NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC
2. ALL ROOF FLASHINGS AND ROOF FLASHING DETAILS TO COMPLY WITH NZBC:E2.
3. ALL ROOF PENETRATIONS AND ROOF PENETRATION DETAILS TO COMPLY WITH NZBC:E2.
4. READ DRAWINGS IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS FROM THE DESIGNER AND STRUCTURAL ENGINEER.
5. ALL FITTINGS TO BE OF GOOD QUALITY FOR PURPOSE.
6. ALL DP & GUTTER SIZES TO COMPLY WITH NZBC:E1.
7. ALL MEMBRANE ROOFS ABOVE 40sqm SHALL HAVE PROPRIETARY VENTS, INSTALLED TO MANUFACTURERS SPECIFICATIONS, LOCATIONS TO BE DETERMINED ON SITE BY THE DESIGNER.

EXPOSURE ZONE NOTES

1. ENSURE PARTICULAR CARE IS TAKEN WITH COMPATIBILITY AND SEPARATION OF ALL MATERIALS AND FIXINGS.
2. ENSURE ALL FLASHINGS AND FIXINGS ARE COMPATIBLE WITH CLADDING AND ROOFING.
3. READ IN CONJUNCTION WITH NZMRM CODE OF PRACTICE.
4. READ IN CONJUNCTION WITH NZS:3604:2011 SECTION 4 DURABILITY

CUSTOM GUTTER PROFILE



NOTE:

MAX AREA OF 65x50 DP: 60m² FOR 1.5° PITCH
50m² FOR 28° PITCH
40m² FOR 45° PITCH

ROOF CATCHMENT:



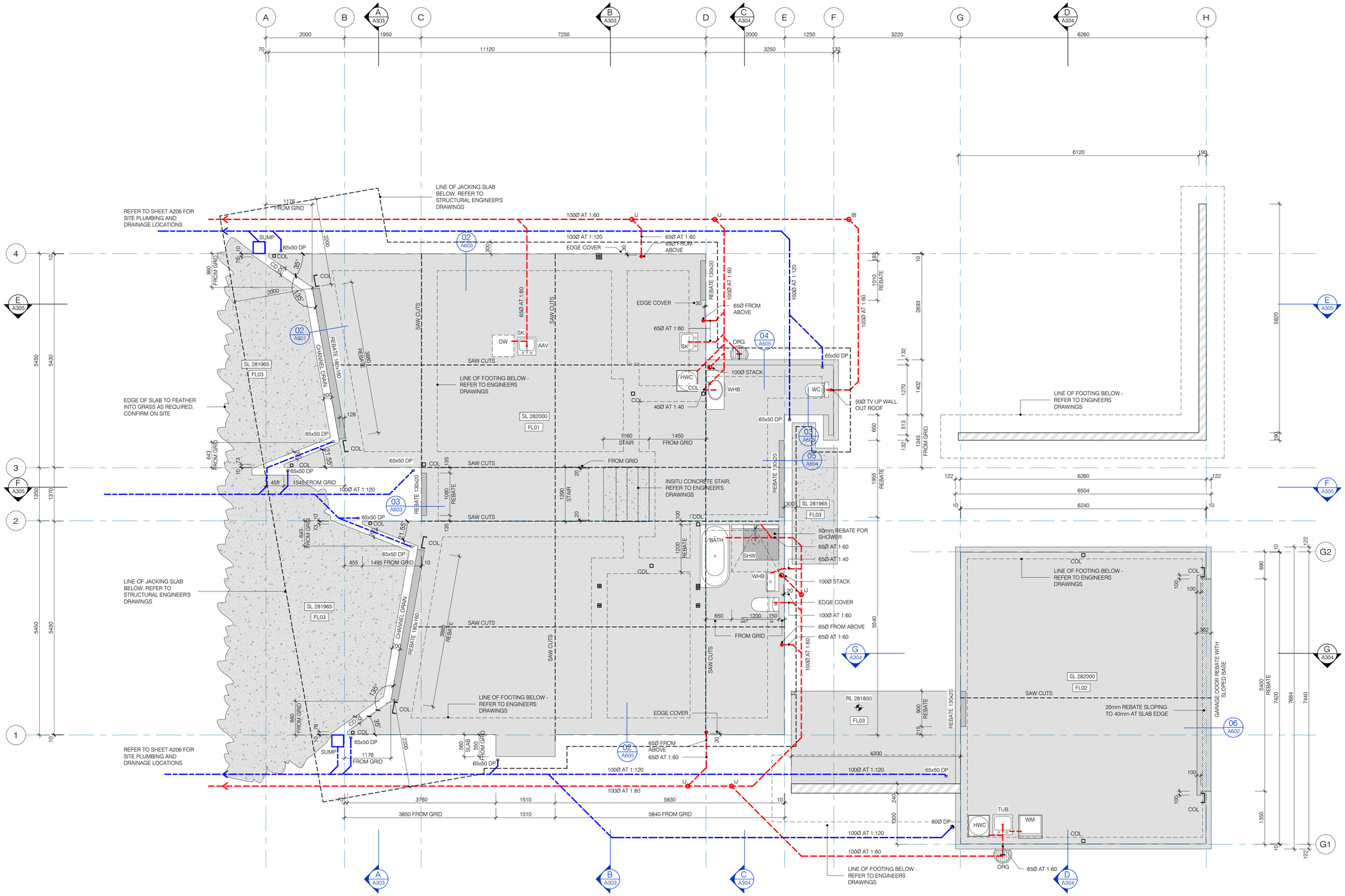
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ED DRAWN		A (REV)

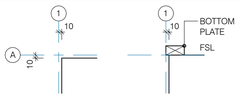
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SLAB AND FOUNDATION NOTES

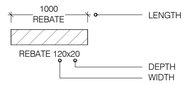
1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS FROM THE ARCHITECT, STRUCTURAL ENGINEER AND MECHANICAL CONSULTANTS.
3. CONTRACTOR TO CONFIRM ALL DIMENSIONS OF SLAB SETOUT PRIOR TO COMMENCING WORK.
4. ALL CONDUITS FOR ELECTRICAL WORK AND P&D WASTES PIPES TO BE SETOUT AND CONFIRMED PRIOR TO SLAB BEING POURED.
5. CONCRETE SLABS ON GROUND TO COMPLY WITH NZS:3604:2011 SECTION 7.5. ALL WORKS OUTSIDE THIS SCOPE TO ENGINEERS DESIGN.
6. FOUNDATION WALLS TO COMPLY WITH NZS:3604:2011 SECTION 6.11. ALL WORKS OUTSIDE THIS SCOPE TO ENGINEERS DESIGN.

SLAB KEY



SLAB EDGE 10mm SET BACK FROM GRID FOR FRAMING OVERHANG TYPICAL, REFER TO DIMENSION SETOUT PLAN

SLAB REBATES



PLUMBING AND DRAINAGE NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. ALL STORMWATER P&D TO COMPLY WITH NZBC:E1.
3. ALL WATER SUPPLY P&D TO COMPLY WITH NZBC:G12.
4. ALL SANITARY P&D TO COMPLY WITH NZBC:G13.
5. ALL P&D TO COMPLY WITH AS/NZS:3500.2.2.
6. ALL SANITARY PLUMBING AND DRAINAGE PIPES SHALL BE IPLEX PIPELINES SOLID WALL DWV GRADE UPVC MADE IN ACCORDANCE WITH AS/NZS:1260. PIPES SHALL BE INSTALLED WITH SOLVENT WELDED (EXPANSION JOINTS EXCEPTED) OR RUBBER RING JOINTS AND FITTINGS.
7. ALL CHECKING OR DRILLING OF PIPES THROUGH TIMBER STRUCTURAL MEMBERS TO COMPLY WITH NZS:3604:2011, ALL NOTCHES AND HOLES OUTSIDE THE SCOPE OF NZS:3604:2011 SHALL BE SPECIFIC DESIGN.
8. ENSURE ALL PLUMBING PIPES AND WASTES ARE CONCEALED IN WALL AND FLOOR/CEILING SPACES.
9. ALL P&D ROUTES ARE SHOWN INDICATIVELY, CONTRACTOR TO DETERMINE EXACT ROUTES ON SITE.
10. AAV TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS WHEREVER VENTILATION OF A SANITARY FITTING IS NOT ACHIEVABLE.
11. CONNECT DISHWASHER OUTLET TO ADJACENT KITCHEN SINK PLUMBING.
12. ALL CESSPITS TO BE LOCATED AT LOW POINTS WITH POSITIVE FALLS TOWARDS THEM.
13. NOVAFLO COIL TO ALL RETAINING WALLS & FOUNDATIONS AS REQUIRED. ALL SUBSOIL DRAINS TO DISCHARGE VIA A SILT TRAP TO STORMWATER DRAINAGE SYSTEM.
14. REFER TO SITE PLAN FOR DRAINAGE CONNECTION POINTS.
15. MINIMUM PIPE GRADES (AS/NZS:3500.2):

A.	32Ø	2.5%	1:40
B.	40Ø	2.5%	1:40
C.	50Ø	2.5%	1:40
D.	65Ø	2.5%	1:40
E.	80Ø	1.65%	1:60
F.	100Ø	1.65%	1:60
G.	125Ø	1.25%	1:80
H.	150Ø	1%	1:100
I.	225Ø	0.65%	1:150
J.	300Ø	0.40%	1:250

PLUMBING AND DRAINAGE KEY

○	DP	DOWNPIPES
○	ST	PLUMBING STACK
○	VP	PLUMBING VENT PIPE
⊣	HT	HOSETAP
⌓	ORG	OVERFLOW RELIEF GULLY
○	TV	TERMINAL VENT
▥	CP	CESS PIT
	RI	RODDING EYE
	IB	INSPECTION BEND
	IJ	INSPECTION JUNCTION
	CD	CHANNEL DRAIN

EXISTING SANITARY SEWER DRAIN

PROPOSED SANITARY SEWER DRAIN

EXISTING STORMWATER DRAIN

PROPOSED STORMWATER DRAIN

PROPOSED SUBSOIL DRAIN

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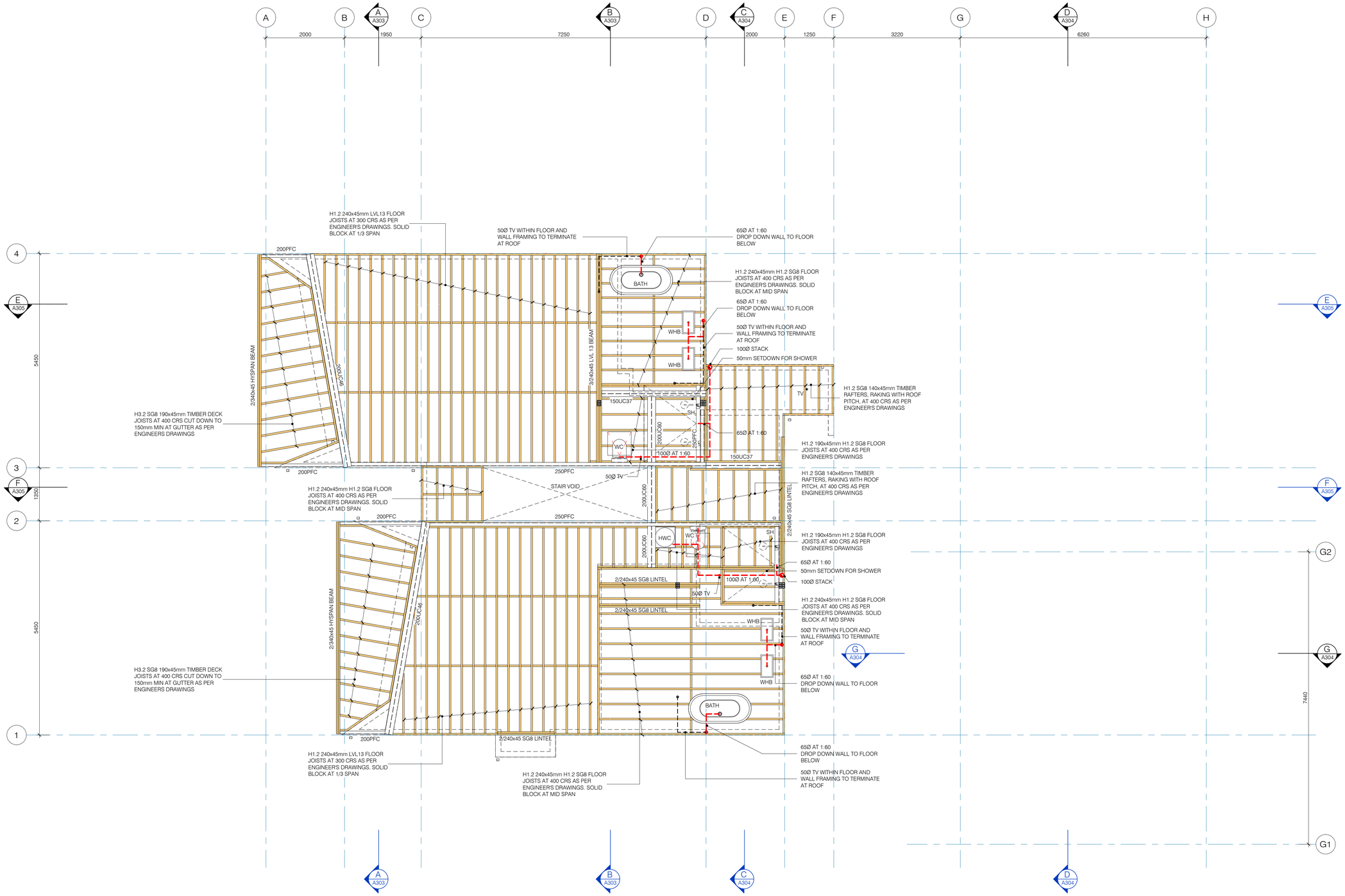
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FLOOR FRAMING NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS FROM THE DESIGNER AND STRUCTURAL ENGINEER.
3. ALL FLOOR FRAMING TO COMPLY WITH NZS:3604:2011 SECTIONS 6, 7 & 14. ALL WORKS OUTSIDE THIS SCOPE TO ENGINEERS DESIGN.
4. ALL STANDARD FLOOR FRAMING TO BE OF THE FOLLOWING:
   - A. ALL INTERMEDIATE FLOOR JOISTS AND ASSOCIATED FRAMING TO BE TREATED H1.2.
   - B. ALL CANTILEVERED FLOOR JOISTS TO BE TREATED H3.2.
   - C. ALL TIMBER DURABILITY TO COMPLY WITH B2 OF THE NZBC AND NZS:3602.
   - D. ALL STRUCTURAL TIMBER USED TO BE STRUCTURAL GRADE TO COMPLY WITH THE CURRENT EDITION NZS:3603 AND MARKED ACCORDINGLY TO COMPLY WITH THE CURRENT EDITION NZS:3622. ALL TIMBER SIZES ARE WORKED FROM THE SG8 TABLES FROM NZS:3604:2011, (THE YELLOW TABLES) THEREFORE ALL STRUCTURAL TIMBER SHOULD BE SG8 UNLESS OTHERWISE SPECIFIED

WALL FRAMING NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS FROM THE DESIGNER AND STRUCTURAL ENGINEER.
3. ALL WALL FRAMING TO COMPLY WITH NZS:3604:2011 SECTIONS 8. ALL WORKS OUTSIDE THIS SCOPE TO ENGINEERS DESIGN.



1 A018 UPPER FLOOR FRAMING PLAN
1 : 50 @ A1 1 : 100 @ A3 PLAN VIEW

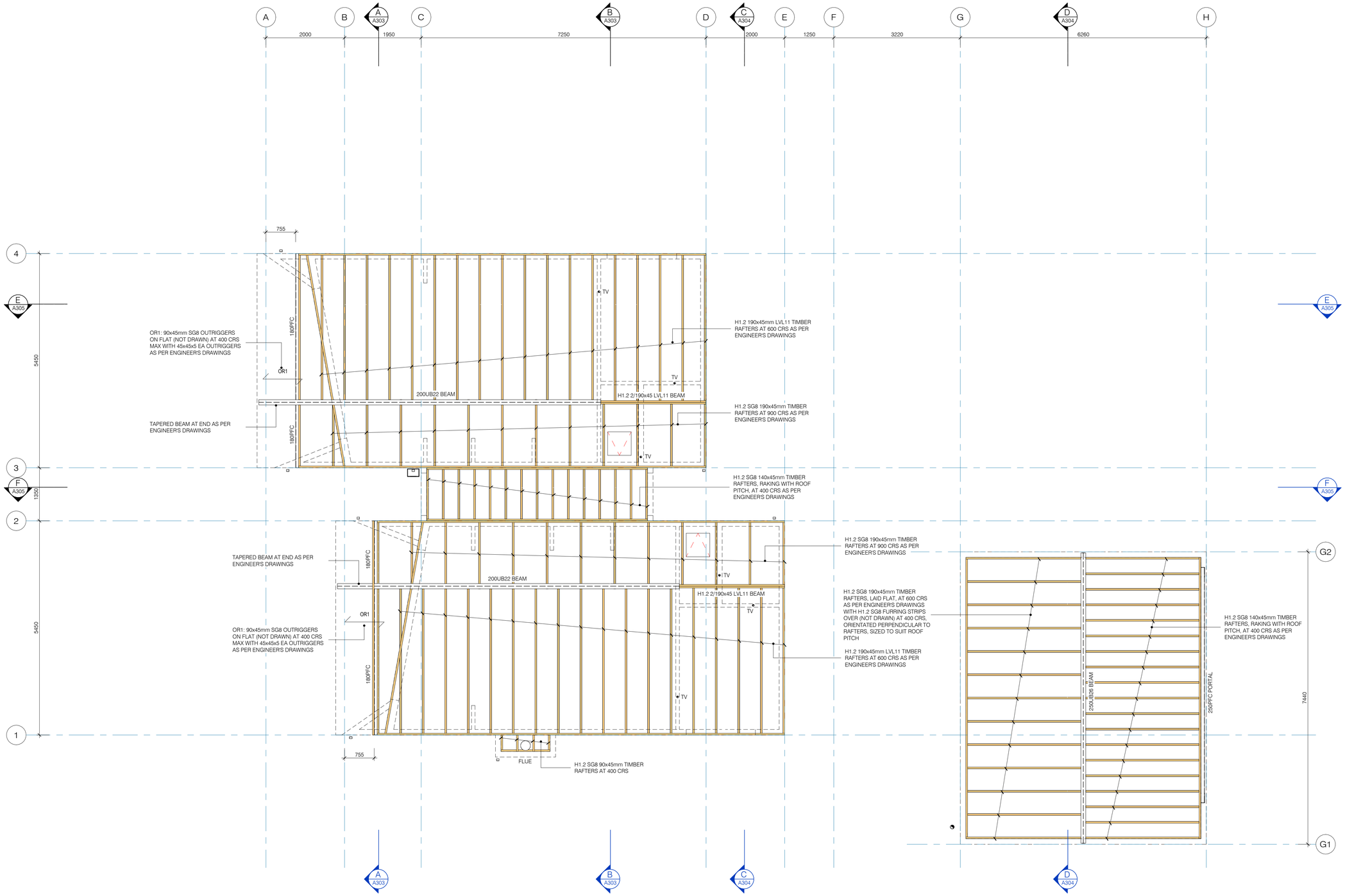
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ROOF FRAMING NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS FROM THE DESIGNER AND STRUCTURAL ENGINEER.
3. ALL ROOF BRACING TO COMPLY WITH NZS:3604:2011 SECTIONS 5 & 10. ALL BRACING OUTSIDE THIS SCOPE TO ENGINEERS DESIGN.
4. ALL STANDARD ROOF FRAMING, TRUSSES & CEILING FRAMING TO BE OF THE FOLLOWING:
   - A. ALL RAFTERS WITH EXPOSED ENDS AT EAVES TO BE TREATED H3.2.
   - B. ALL ENCLOSED FLAT ROOF AND ASSOCIATED FRAMING AND INTERNAL GUTTER FRAMING TO BE TREATED H1.2.
   - C. ALL ENCLOSED SKILLION ROOF AND ASSOCIATED FRAMING TO BE TREATED H1.2.
   - D. ALL OTHER SITUATIONS TO BE H1.2 TREATED TIMBER.
   - E. ALL TIMBER DURABILITY TO COMPLY WITH NZBC:B2/AS1.
   - F. ALL STRUCTURAL TIMBER USED TO BE STRUCTURAL GRADE TO COMPLY WITH THE CURRENT EDITION NZS:3603 AND MARKED ACCORDINGLY TO COMPLY WITH THE CURRENT EDITION NZS:3622. ALL TIMBER SIZES ARE WORKED FROM THE SG8 TABLES FROM NZS:3604:2011, (THE YELLOW TABLES) THEREFORE ALL STRUCTURAL TIMBER SHOULD BE SG8 UNLESS OTHERWISE SPECIFIED

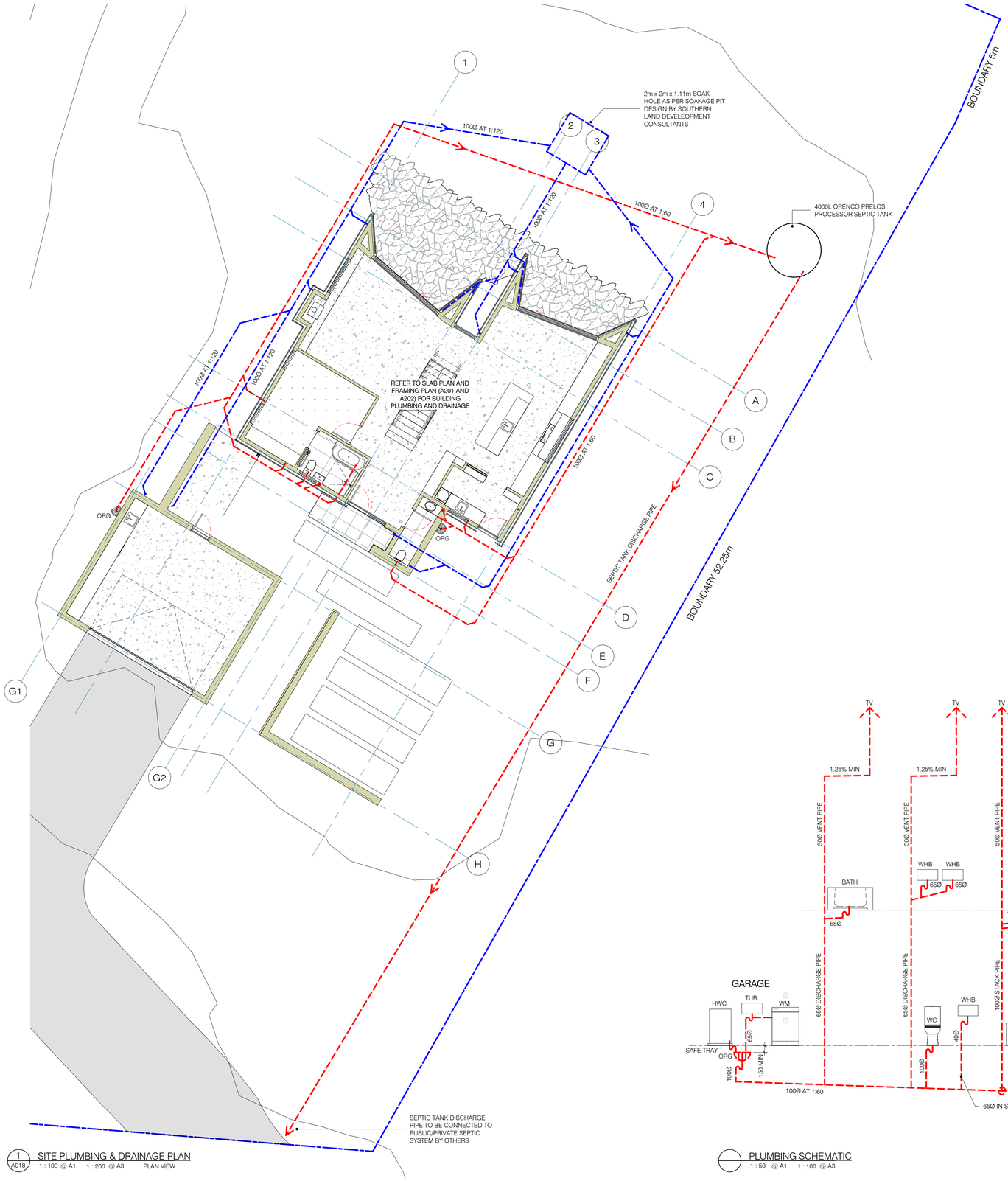


1 / A018 ROOF STRUCTURE PLAN
1 : 50 @ A1 1 : 100 @ A3 PLAN VIEW

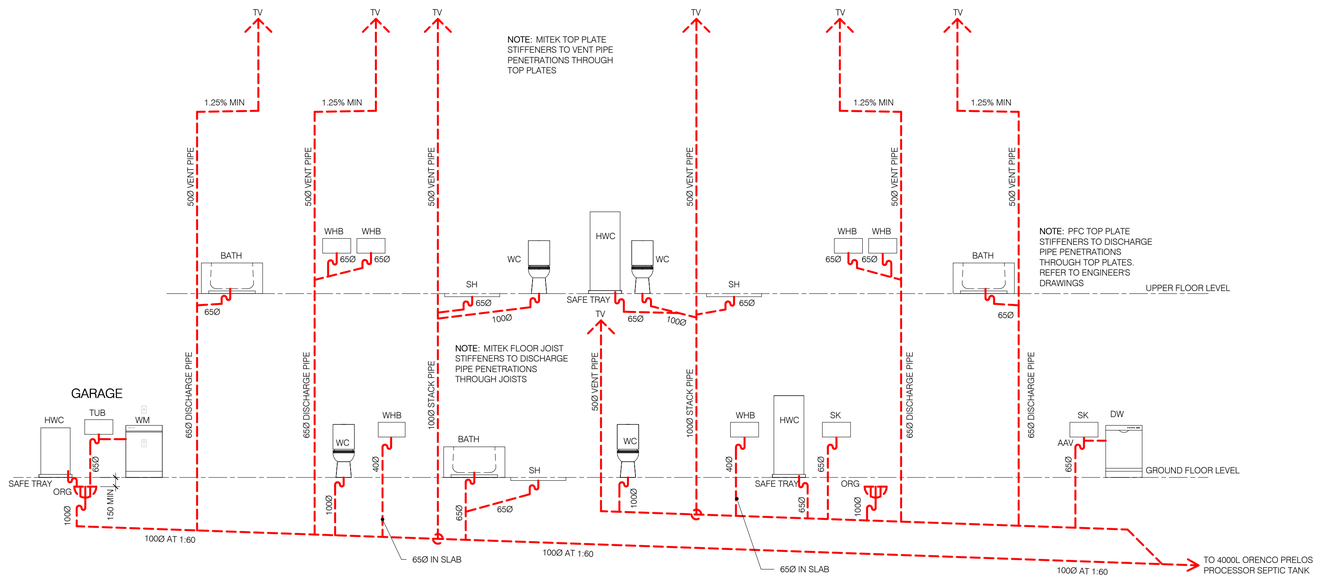
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1 A018 SITE PLUMBING & DRAINAGE PLAN
1 : 100 @ A1 1 : 200 @ A3 PLAN VIEW



PLUMBING SCHEMATIC
1 : 50 @ A1 1 : 100 @ A3

PLUMBING AND DRAINAGE NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. ALL STORMWATER P&D TO COMPLY WITH NZBC:E1
3. ALL WATER SUPPLY P&D TO COMPLY WITH NZBC:G12.
4. ALL SANITARY P&D TO COMPLY WITH NZBC:G13.
5. ALL P&D TO COMPLY WITH AS/NZS:3500.2.2.
6. ALL SANITARY PLUMBING AND DRAINAGE PIPES SHALL BE IPLEX PIPELINES SOLID WALL DWV GRADE UPVC MADE IN ACCORDANCE WITH AS/NZS:1260. PIPES SHALL BE INSTALLED WITH SOLVENT WELDED (EXPANSION JOINTS EXCEPTED) OR RUBBER RING JOINTS AND FITTINGS.
7. ALL CHECKING OR DRILLING OF PIPES THROUGH TIMBER STRUCTURAL MEMBERS TO COMPLY WITH NZS:3604:2011, ALL NOTCHES AND HOLES OUTSIDE THE SCOPE OF NZS:3604:2011 SHALL BE SPECIFIC DESIGN.
8. ENSURE ALL PLUMBING PIPES AND WASTES ARE CONCEALED IN WALL AND FLOOR/CEILING SPACES.
9. ALL P&D ROUTES ARE SHOWN INDICATIVELY. CONTRACTOR TO DETERMINE EXACT ROUTES ON SITE.
10. AAV TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS WHEREVER VENTILATION OF A SANITARY FITTING IS NOT ACHIEVABLE.
11. CONNECT DISHWASHER OUTLET TO ADJACENT KITCHEN SINK PLUMBING.
12. ALL CESSPITS TO BE LOCATED AT LOW POINTS WITH POSITIVE FALLS TOWARDS THEM.
13. NOVAFLO COIL TO ALL RETAINING WALLS & FOUNDATIONS AS REQUIRED. ALL SUBSOIL DRAINS TO DISCHARGE VIA A SILT TRAP TO STORMWATER DRAINAGE SYSTEM.
14. REFER TO SITE PLAN FOR DRAINAGE CONNECTION POINTS.
15. MINIMUM PIPE GRADES (AS/NZS:3500.2):

A.	32Ø	2.5%	1:40
B.	40Ø	2.5%	1:40
C.	50Ø	2.5%	1:40
D.	65Ø	2.5%	1:40
E.	80Ø	1.65%	1:60
F.	100Ø	1.65%	1:60
G.	125Ø	1.25%	1:80
H.	150Ø	1%	1:100
I.	225Ø	0.65%	1:150
J.	300Ø	0.40%	1:250

PLUMBING AND DRAINAGE KEY

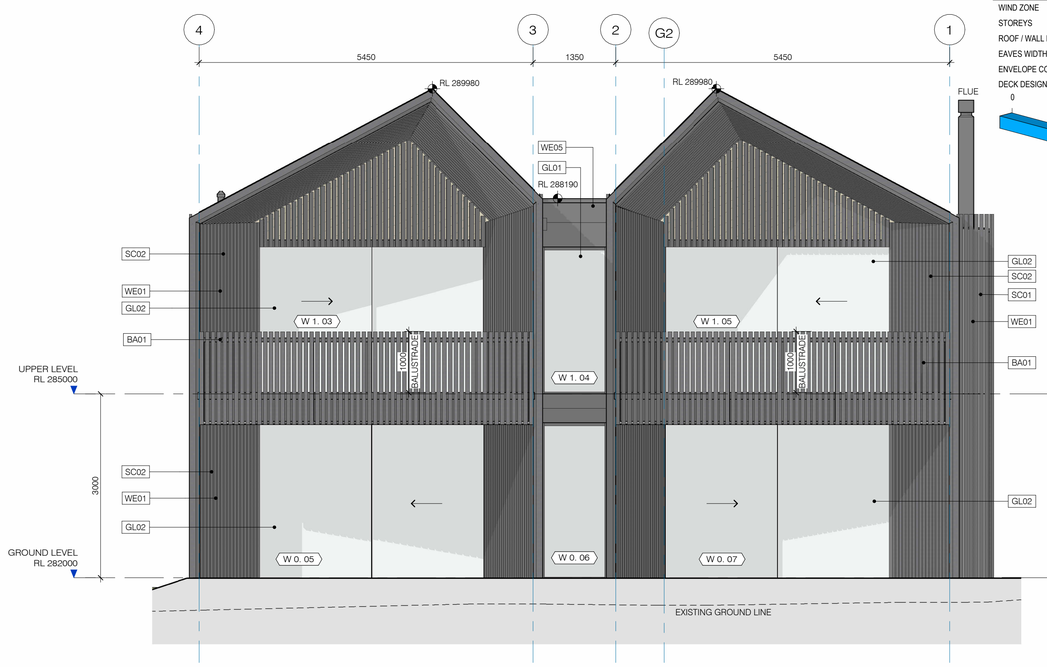
DP	DOWNPIPES	
ST	PLUMBING STACK	
VP	PLUMBING VENT PIPE	
HT	HOSETAP	
ORG	OVERFLOW RELIEF GULLY	
TV	TERMINAL VENT	
CP	CESS PIT	
RI	RODDING EYE	
IB	INSPECTION BEND	
IJ	INSPECTION JUNCTION	
CD	CHANNEL DRAIN	
	EXISTING SANITARY SEWER DRAIN	
	PROPOSED SANITARY SEWER DRAIN	
	EXISTING STORMWATER DRAIN	
	PROPOSED STORMWATER DRAIN	
	PROPOSED SUBSOIL DRAIN	

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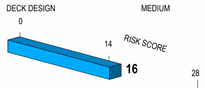
A BUILDING CONSENT 31.07.2026



N A101 NORTH ELEVATION
1 : 50 @ A1 1 : 100 @ A3 SECTION VIEW

RISK MATRIX

NORTH ELEVATION		#
WIND ZONE		1
STOREYS	HIGH	2
ROOF / WALL INTERSECTION	HIGH	3
EAVES WIDTH	VERY HIGH	5
ENVELOPE COMPLEXITY	HIGH	3
DECK DESIGN	MEDIUM	2



S A101 SOUTH ELEVATION
1 : 50 @ A1 1 : 100 @ A3 SECTION VIEW

ELEVATION NOTES

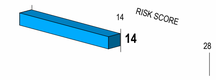
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EXPOSURE ZONE NOTES

1. ENSURE PARTICULAR CARE IS TAKEN WITH COMPATIBILITY AND SEPARATION OF ALL MATERIALS AND FIXINGS.
2. ENSURE ALL FLASHINGS AND FIXINGS ARE COMPATIBLE WITH CLADDING AND ROOFING.
3. READ IN CONJUNCTION WITH NZMRM CODE OF PRACTICE.
4. READ IN CONJUNCTION WITH NZS:3604:2011 SECTION 4 DURABILITY

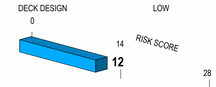
RISK MATRIX

SOUTH ELEVATION		#
WIND ZONE		1
STOREYS	HIGH	2
ROOF / WALL INTERSECTION	HIGH	3
EAVES WIDTH	VERY HIGH	5
ENVELOPE COMPLEXITY	HIGH	3
DECK DESIGN	LOW	0



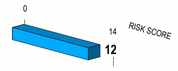
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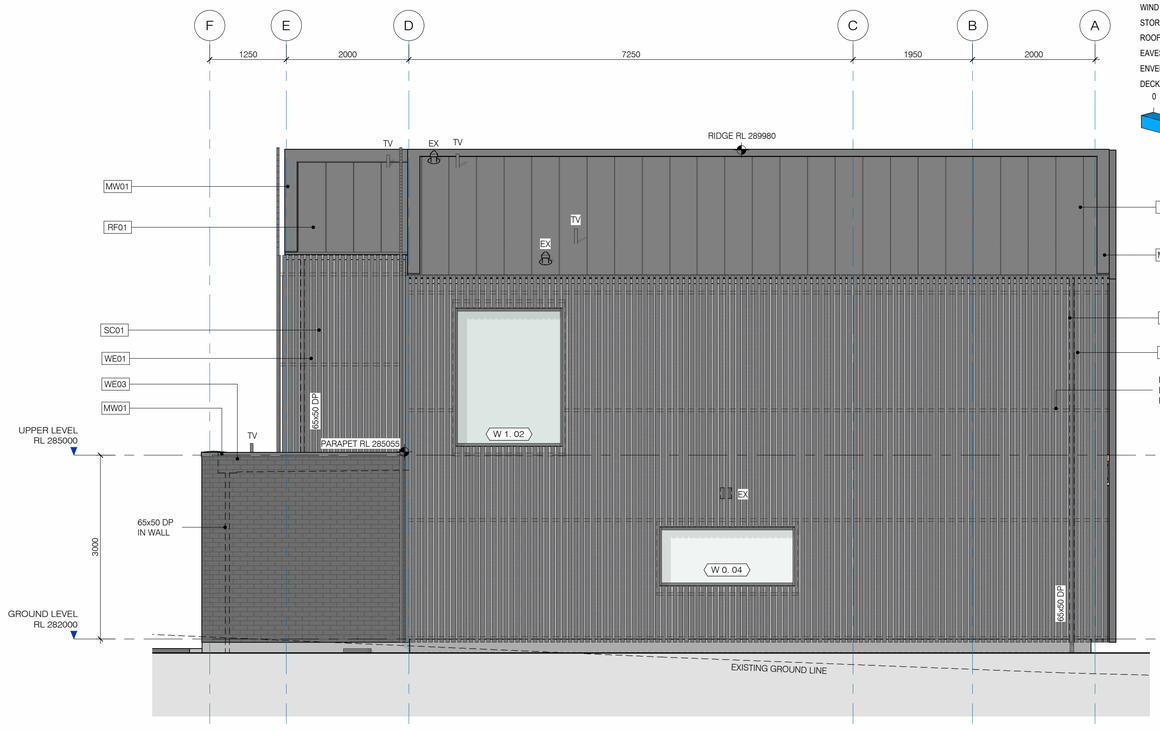
WEST ELEVATION		#
WIND ZONE		1
STOREYS	HIGH	2
ROOF / WALL INTERSECTION	HIGH	3
EAVES WIDTH	VERY HIGH	5
ENVELOPE COMPLEXITY	MEDIUM	1
DECK DESIGN	LOW	0



RISK MATRIX

EAST ELEVATION		#
WIND ZONE		1
STOREYS	HIGH	2
ROOF / WALL INTERSECTION	HIGH	3
EAVES WIDTH	VERY HIGH	5
ENVELOPE COMPLEXITY	MEDIUM	1
DECK DESIGN	LOW	0





E A101 EAST ELEVATION
1 : 50 @ A1 1 : 150 @ A3 SECTION VIEW

W A101 WEST ELEVATION
1 : 50 @ A1 1 : 150 @ A3 SECTION VIEW

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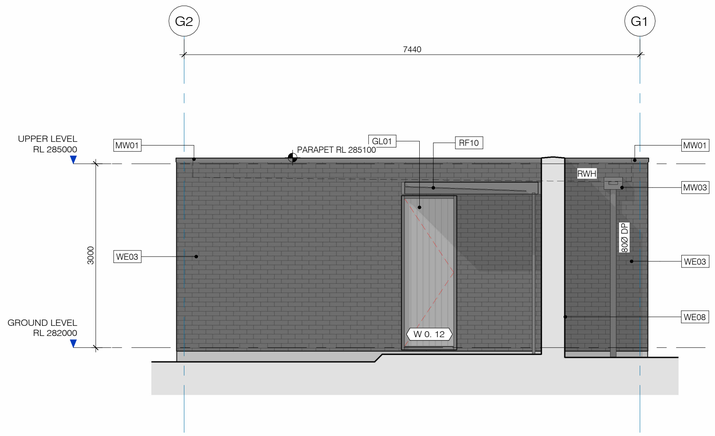
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ELEVATION NOTES

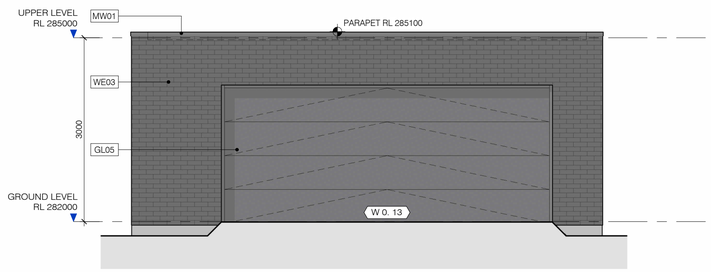
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EXPOSURE ZONE NOTES

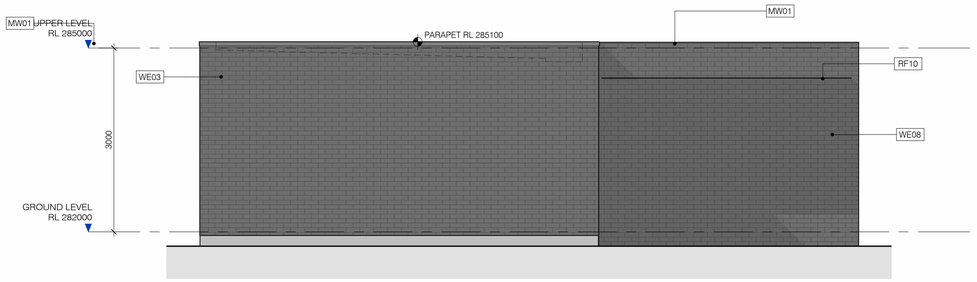
1. ENSURE PARTICULAR CARE IS TAKEN WITH COMPATIBILITY AND SEPARATION OF ALL MATERIALS AND FIXINGS.
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3. READ IN CONJUNCTION WITH NZMRM CODE OF PRACTICE.
4. READ IN CONJUNCTION WITH NZS:3604:2011 SECTION 4 DURABILITY



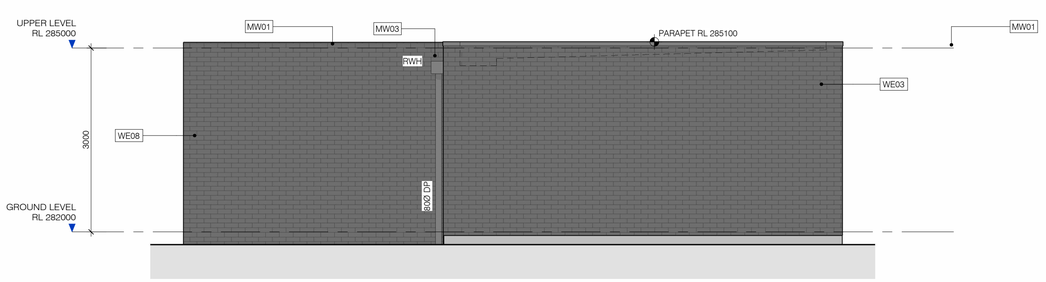
N A101 GARAGE NORTH ELEVATION
1 : 50 @ A1 1 : 100 @ A3 SECTION VIEW



S A101 GARAGE SOUTH ELEVATION
1 : 50 @ A1 1 : 100 @ A3 SECTION VIEW



E A101 GARAGE EAST ELEVATION
1 : 50 @ A1 1 : 100 @ A3 SECTION VIEW



W A101 GARAGE WEST ELEVATION
1 : 50 @ A1 1 : 100 @ A3 SECTION VIEW

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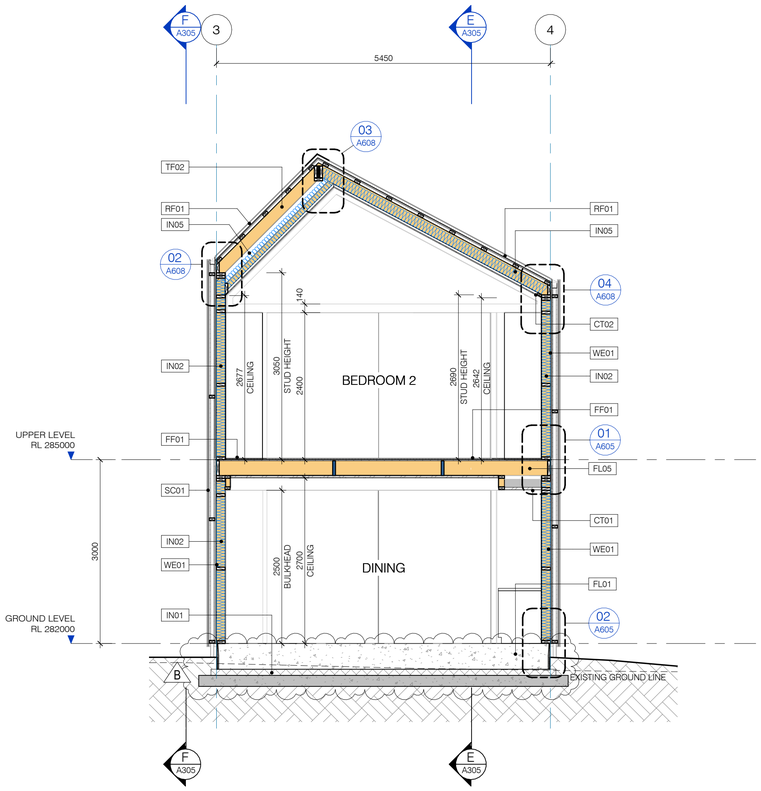
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SECTION NOTES

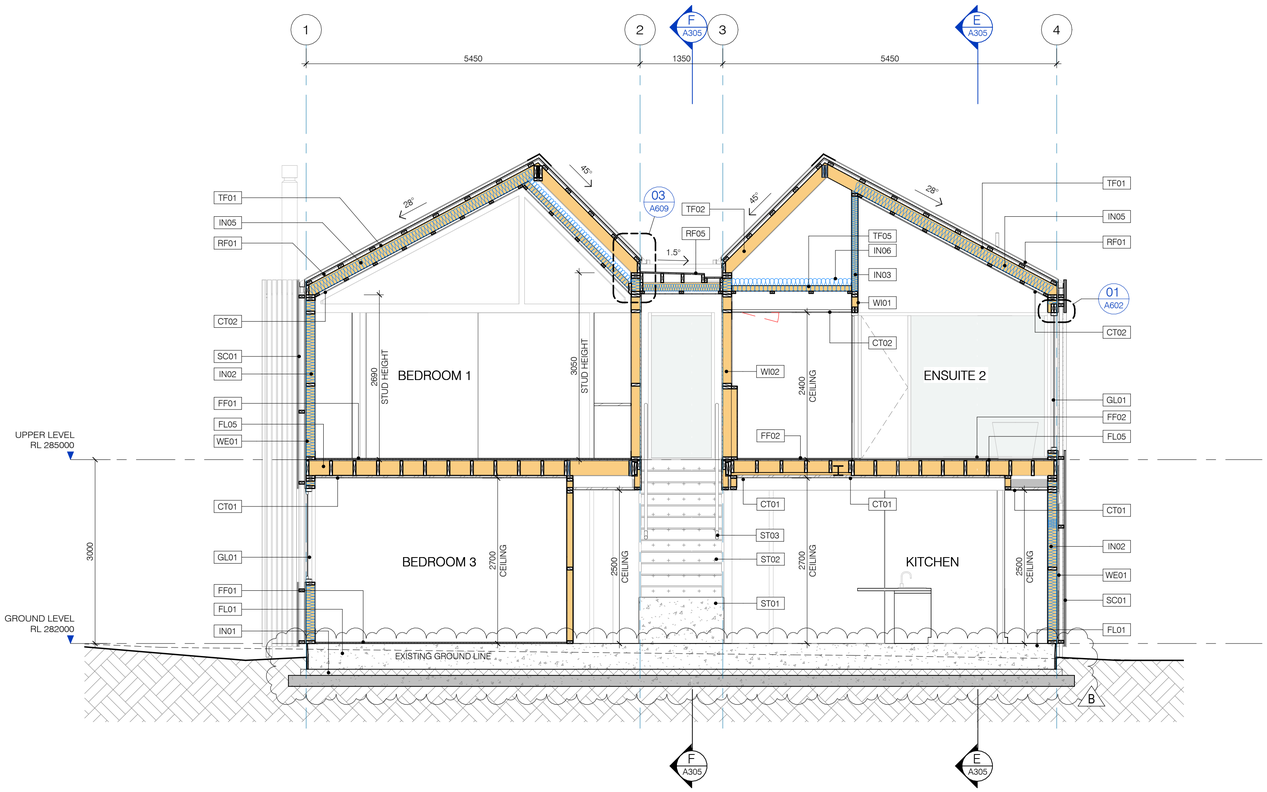
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EXPOSURE ZONE NOTES

1. ENSURE PARTICULAR CARE IS TAKEN WITH COMPATIBILITY AND SEPARATION OF ALL MATERIALS AND FIXINGS.
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3. READ IN CONJUNCTION WITH NZMRM CODE OF PRACTICE.
4. READ IN CONJUNCTION WITH NZS:3604:2011 SECTION 4 DURABILITY



A A101 SECTION A
1 : 50 @ A1 1 : 100 @ A3 SECTION VIEW



B A019 SECTION B
1 : 50 @ A1 1 : 100 @ A3 SECTION VIEW

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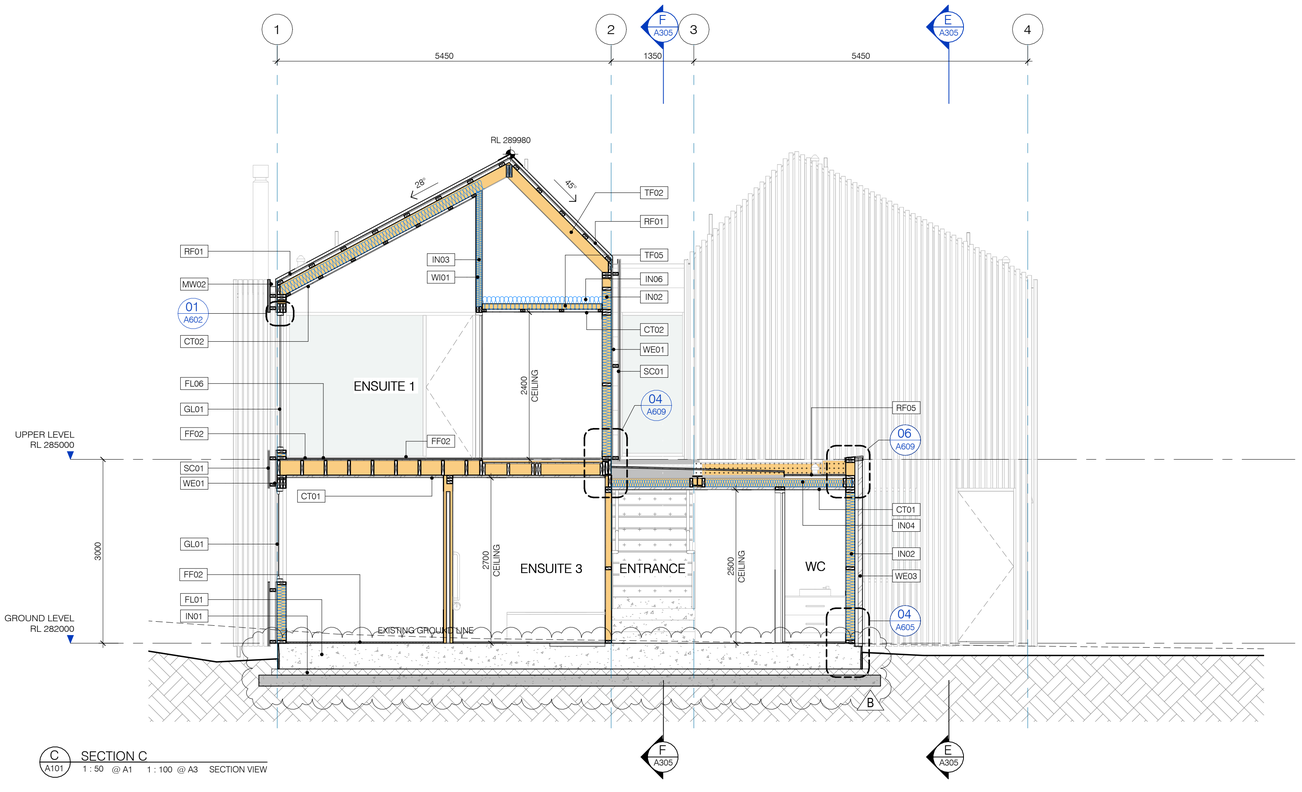
CLIENT :	MICHAEL DALLIMORE, ELLA DARBY
PROJECT:	LAKESIDE RESIDENCE
PROJECT ADDRESS:	GLENDHU STATION
	BUILDING CONSENT

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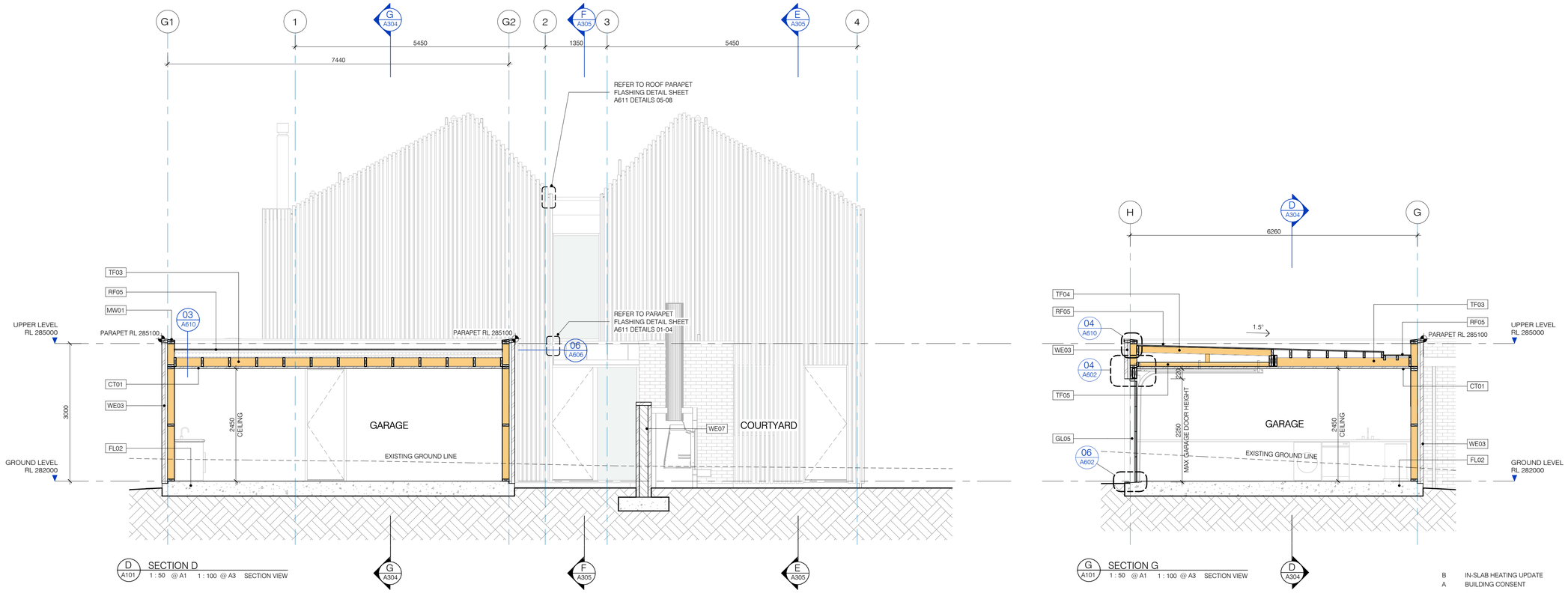
SHEET TITLE : SECTIONS A & B

REVISION		DATE
B	IN-SLAB HEATING UPDATE	7.09.2026
A	BUILDING CONSENT	31.07.2026

AS DESIGN	1 : 50 @ A1	A303	24-160	
ED DRAWN	SCALE	DWG NO.	B REV	



C A101 SECTION C
1 : 50 @ A1 1 : 100 @ A3 SECTION VIEW



D A101 SECTION D
1 : 50 @ A1 1 : 100 @ A3 SECTION VIEW

G A101 SECTION G
1 : 50 @ A1 1 : 100 @ A3 SECTION VIEW

SECTION NOTES

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3. ALL MATERIALS DETAILED ARE TO COMPLY WITH THERE CURRENT MANUFACTURERS SPECIFICATION AND ARE TO BE INSTALLED BY NOMINATED INSTALLER IF REQUIRED.

EXPOSURE ZONE NOTES

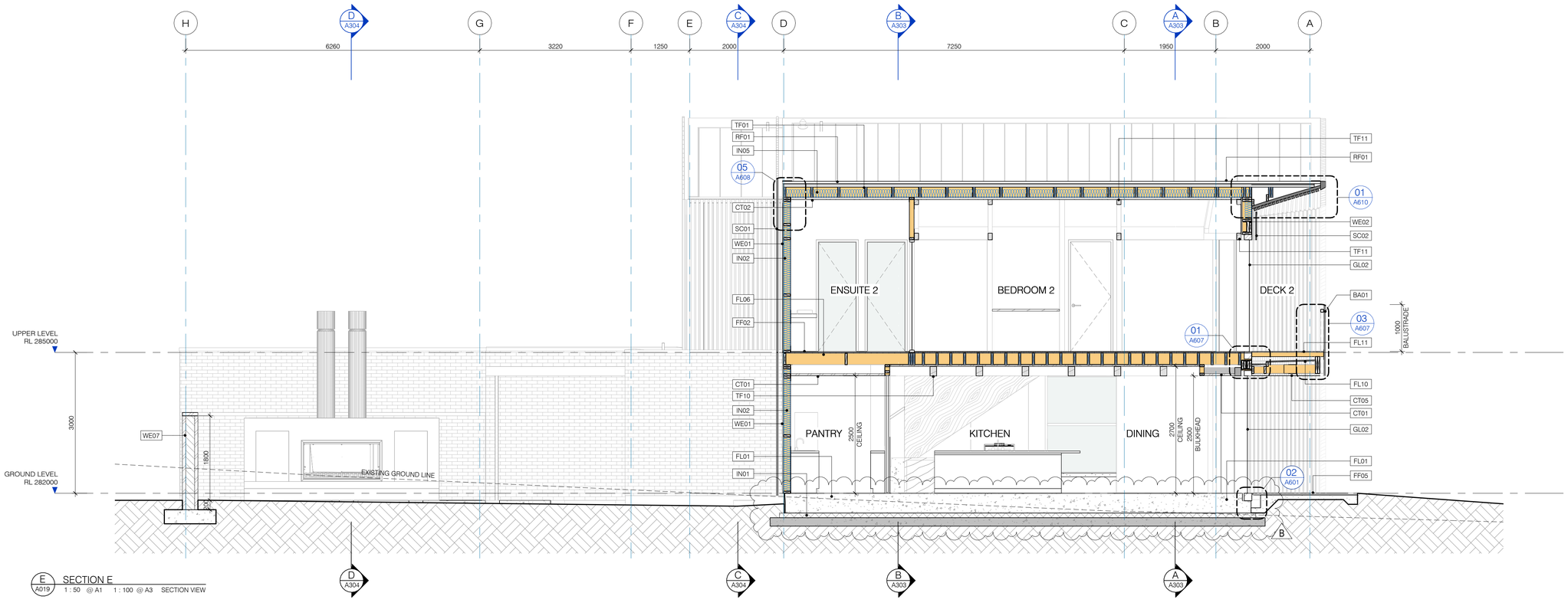
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3. READ IN CONJUNCTION WITH NZMRM CODE OF PRACTICE.
4. READ IN CONJUNCTION WITH NZS:3604:2011 SECTION 4 DURABILITY

REVISION		DATE
B	IN-SLAB HEATING UPDATE	7.09.2026
A	BUILDING CONSENT	31.07.2026

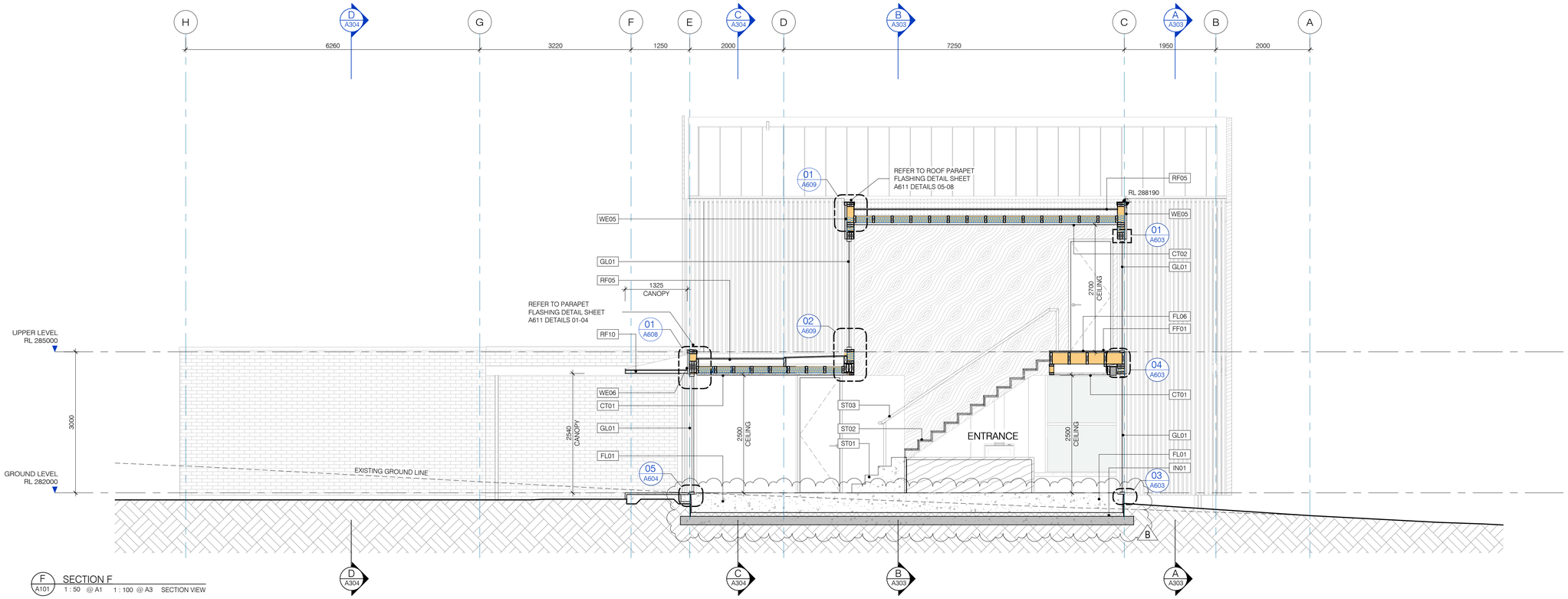
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E A019 SECTION E
1 : 50 @ A1 1 : 100 @ A3 SECTION VIEW



F A101 SECTION F
1 : 50 @ A1 1 : 100 @ A3 SECTION VIEW

SECTION NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
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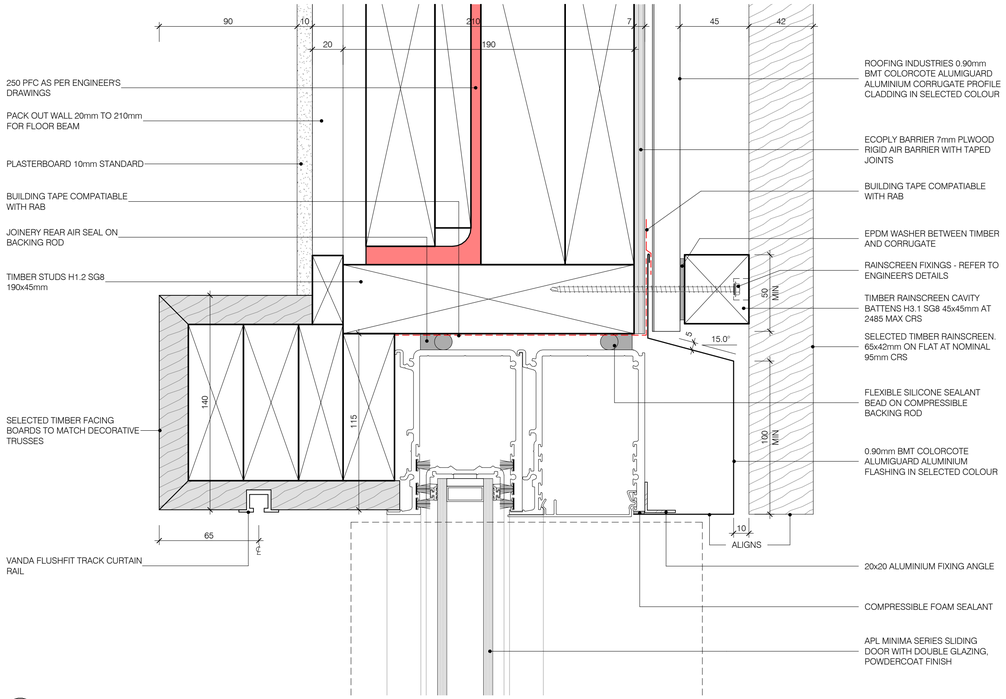
REVISION		DATE
B	IN-SLAB HEATING UPDATE	7.09.2026
A	BUILDING CONSENT	31.07.2026

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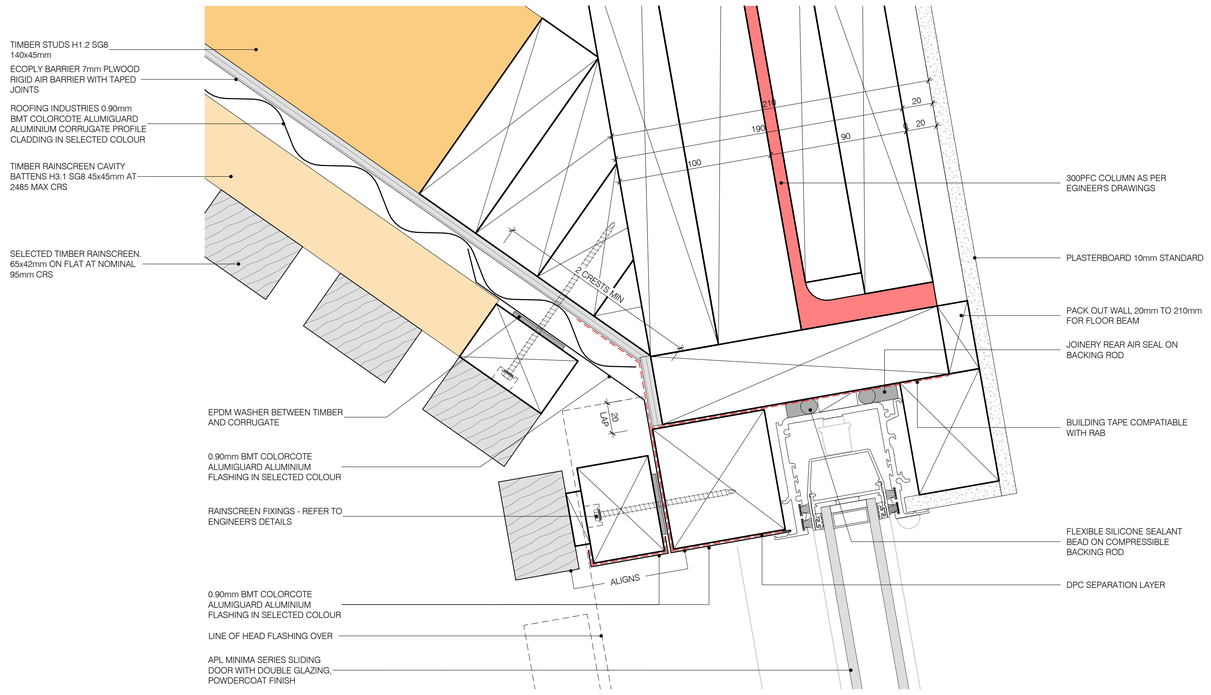
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A305	24-160
DWG NO.	B REV

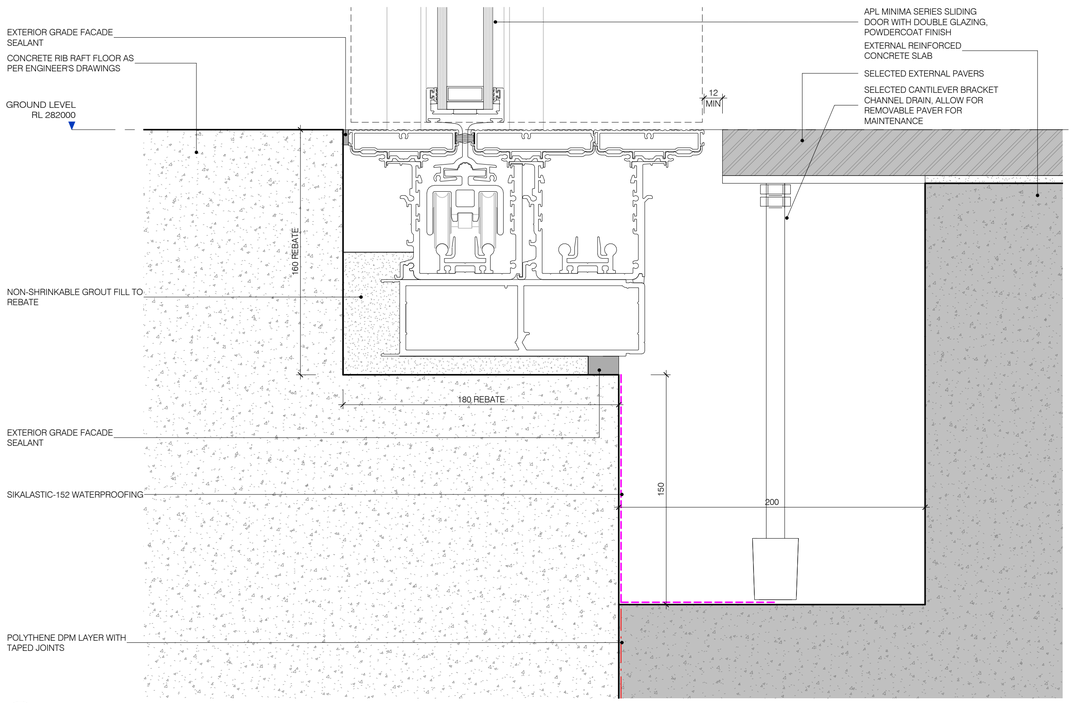
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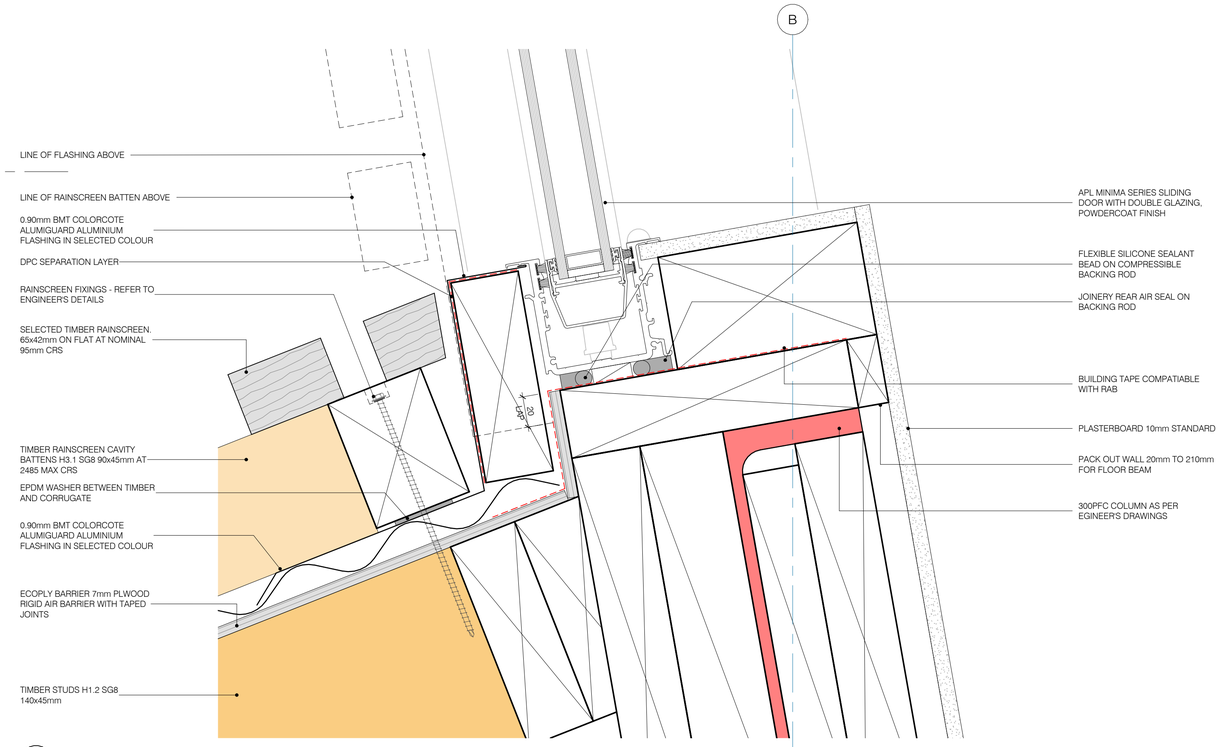
01 JOINERY - MINIMA SLIDING DOOR HEAD
1 : 2 @ A1 1 : 4 @ A3 SECTION VIEW



03 A101 JOINERY - MINIMA SLIDING DOOR JAMB 1
1 : 2 @ A1 1 : 4 @ A3 PLAN VIEW



02 A101 JOINERY - MINIMA SLIDING DOOR SILL AT SLAB
1 : 2 @ A1 1 : 4 @ A3 SECTION VIEW

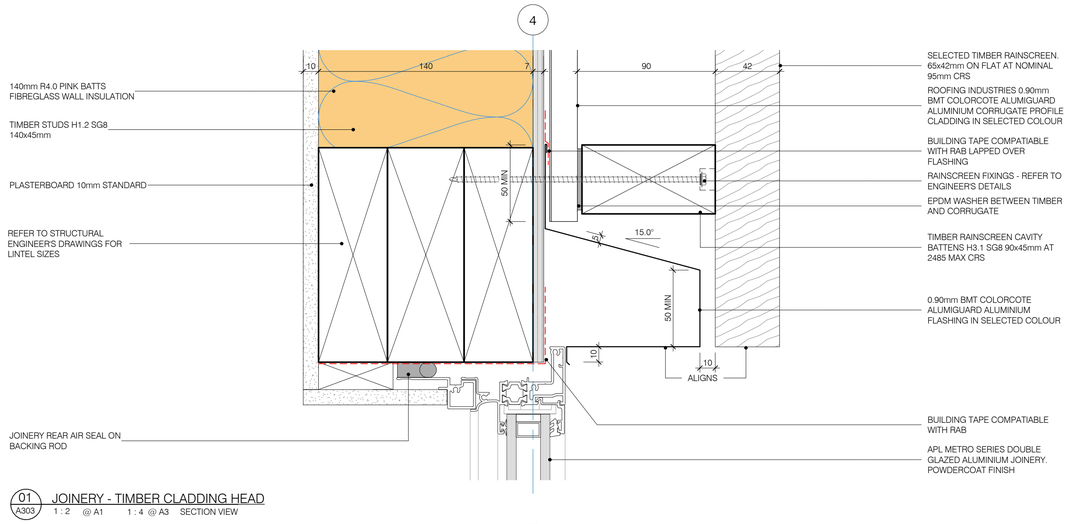


04 A101 JOINERY - MINIMA SLIDING DOOR JAMB 2
1 : 2 @ A1 1 : 4 @ A3 PLAN VIEW

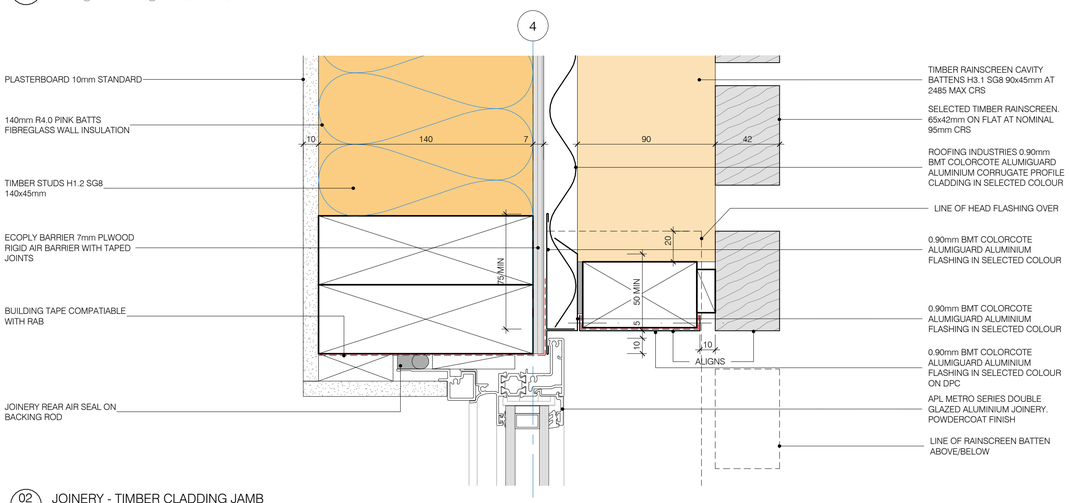
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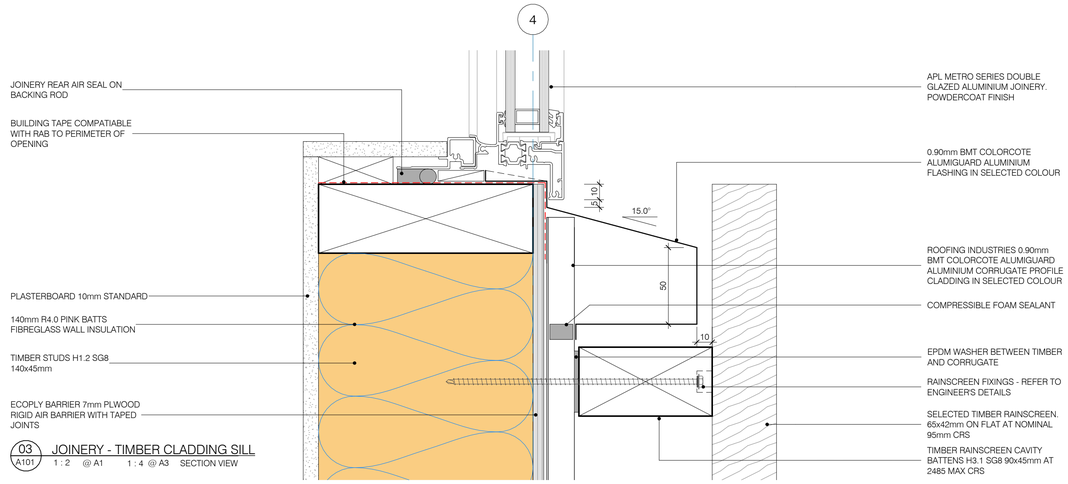
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PROJECT:	LAKESIDE RESIDENCE
PROJECT ADDRESS:	GLENDHU STATION
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DESIGN	AS
DRAWN	ED
SCALE	1 : 2 @ A1
DWG NO.	A601
REV	A
DATE	24-160



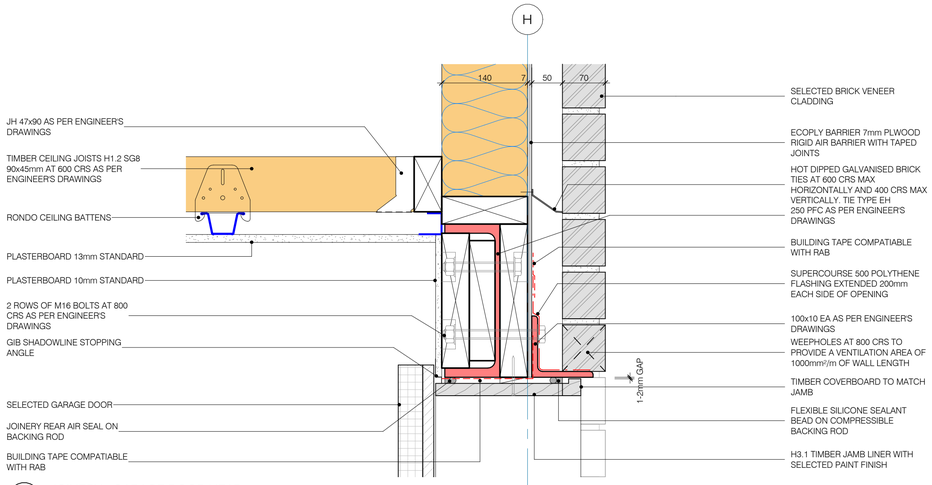
01 A303 JOINERY - TIMBER CLADDING HEAD
1 : 2 @ A1 1 : 4 @ A3 SECTION VIEW



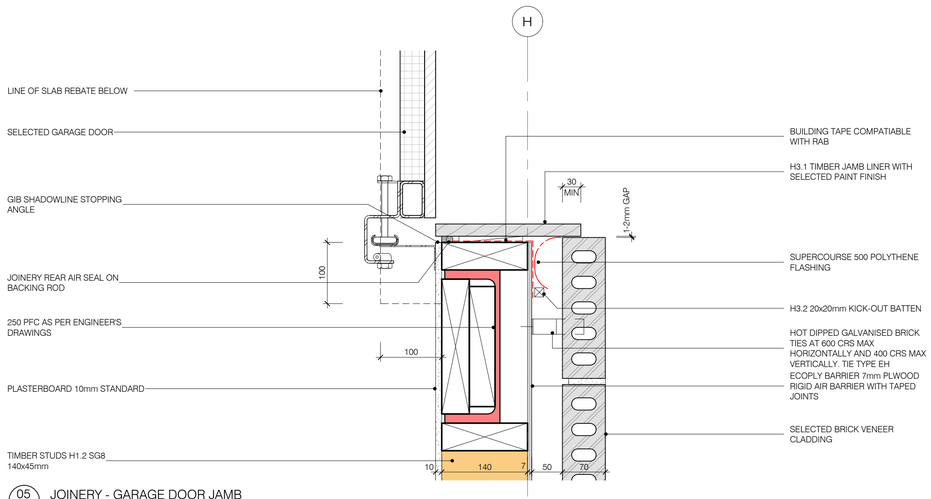
02 A101 JOINERY - TIMBER CLADDING JAMB
1 : 2 @ A1 1 : 4 @ A3 PLAN VIEW



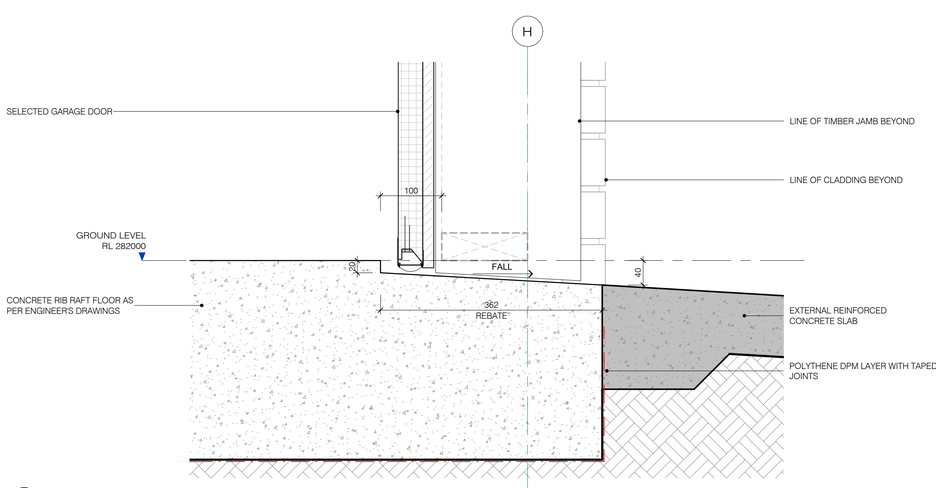
03 A101 JOINERY - TIMBER CLADDING SILL
1 : 2 @ A1 1 : 4 @ A3 SECTION VIEW



04 A102 JOINERY - GARAGE DOOR HEAD
1 : 5 @ A1 1 : 10 @ A3 SECTION VIEW



05 A101 JOINERY - GARAGE DOOR JAMB
1 : 5 @ A1 1 : 10 @ A3 PLAN VIEW



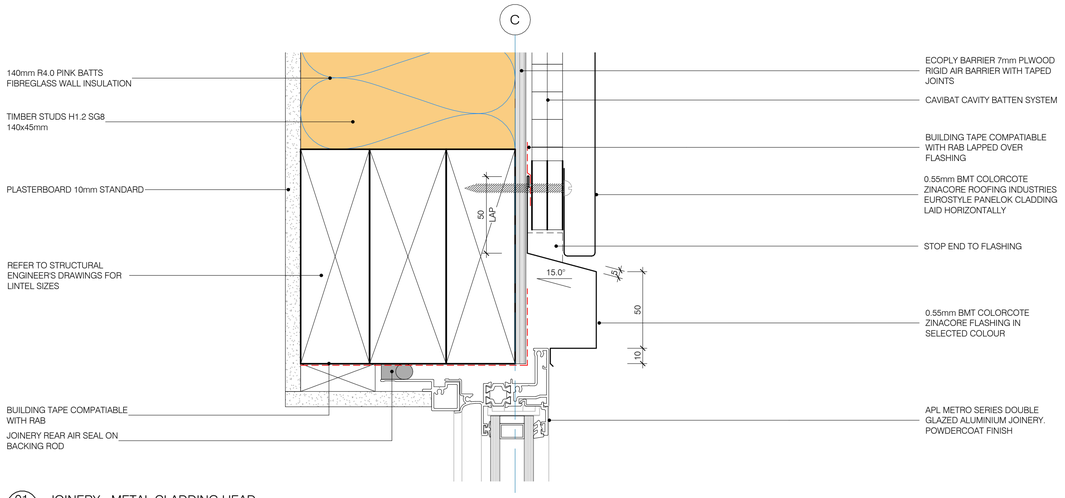
06 A101 JOINERY - GARAGE DOOR SILL
1 : 5 @ A1 1 : 10 @ A3 SECTION VIEW

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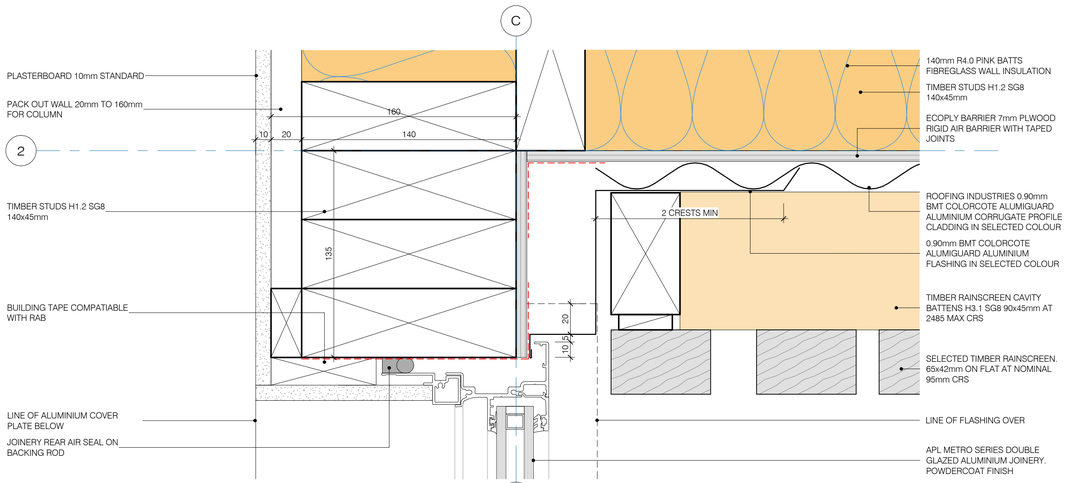
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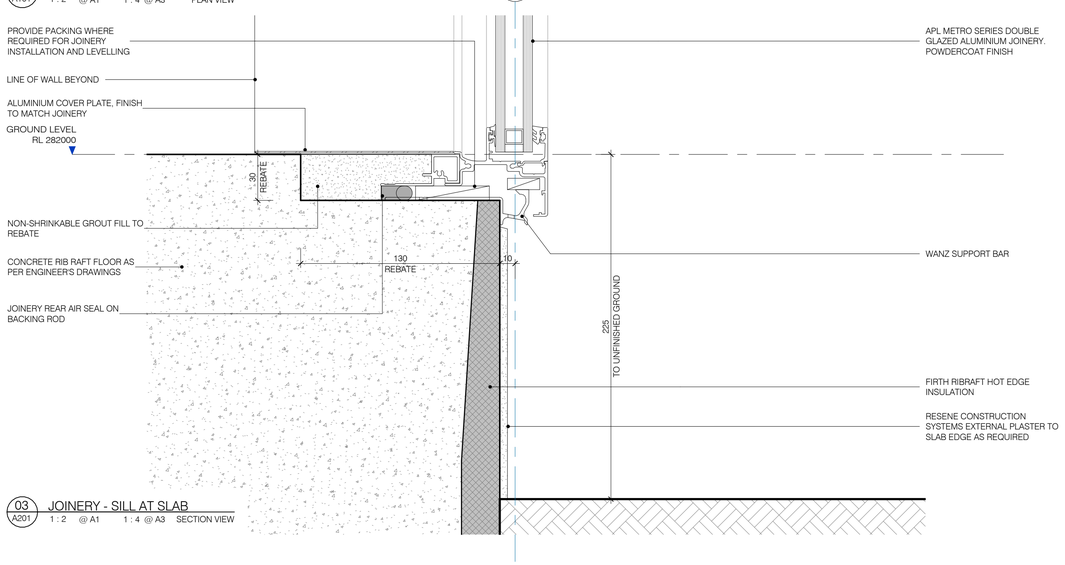
A BUILDING CONSENT 31.07.2026



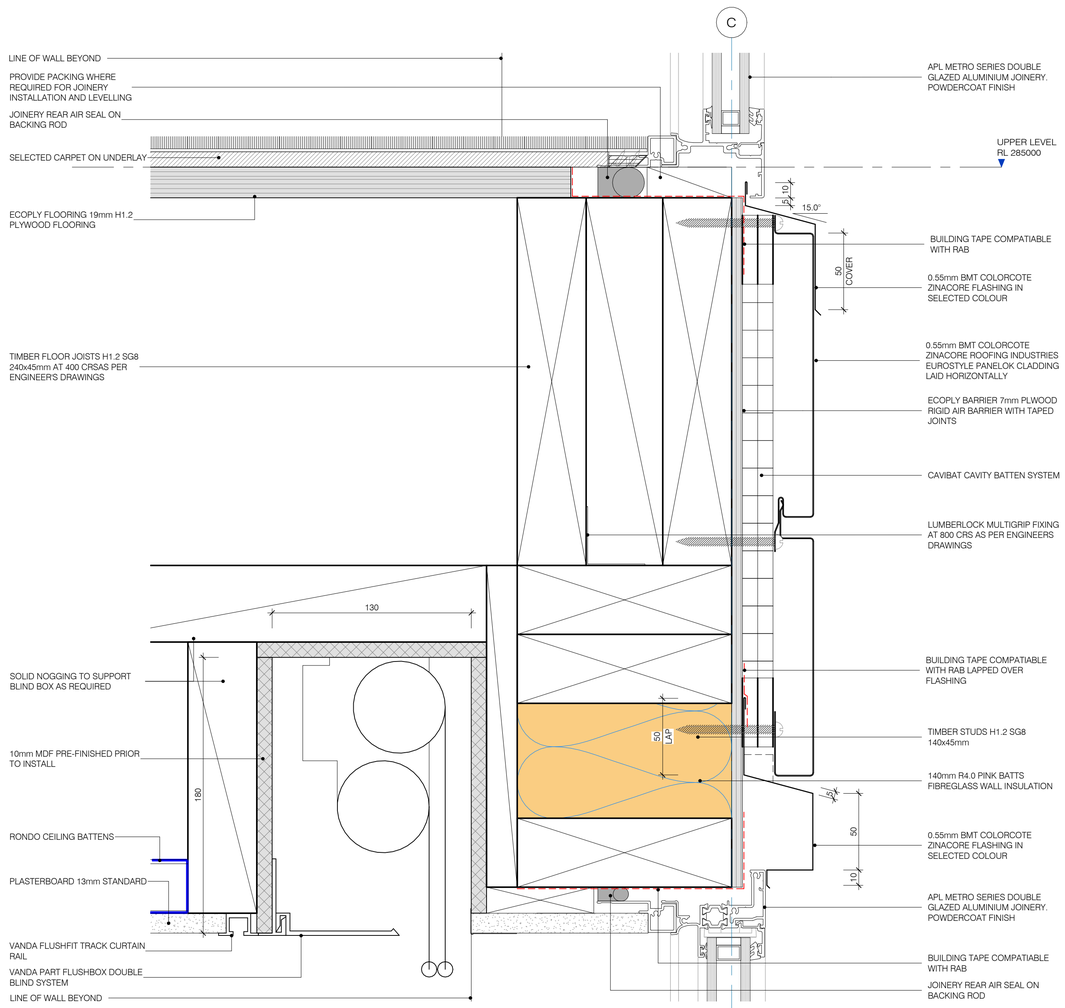
01 A305 JOINERY - METAL CLADDING HEAD
1 : 2 @ A1 1 : 4 @ A3 SECTION VIEW



02 A101 JOINERY - METAL CLADDING JAMB
1 : 2 @ A1 1 : 4 @ A3 PLAN VIEW



03 A201 JOINERY - SILL AT SLAB
1 : 2 @ A1 1 : 4 @ A3 SECTION VIEW

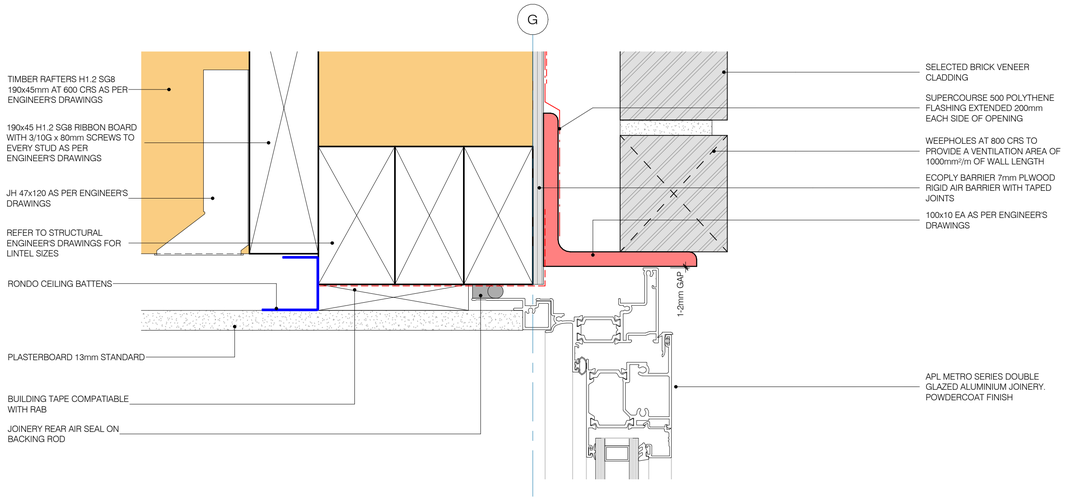


04 A305 JOINERY - HEAD AND SILL AT FLOOR
1 : 2 @ A1 1 : 4 @ A3 SECTION VIEW

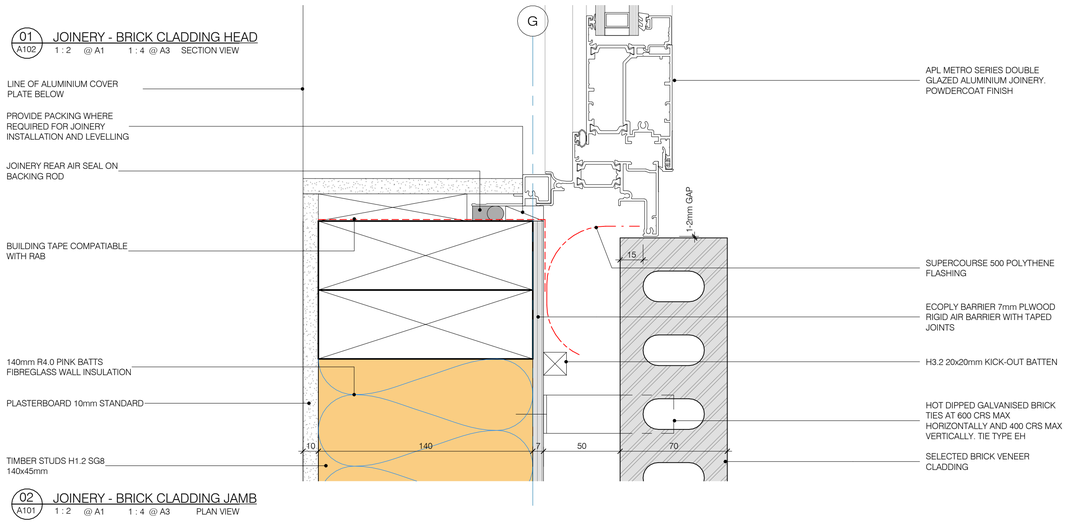
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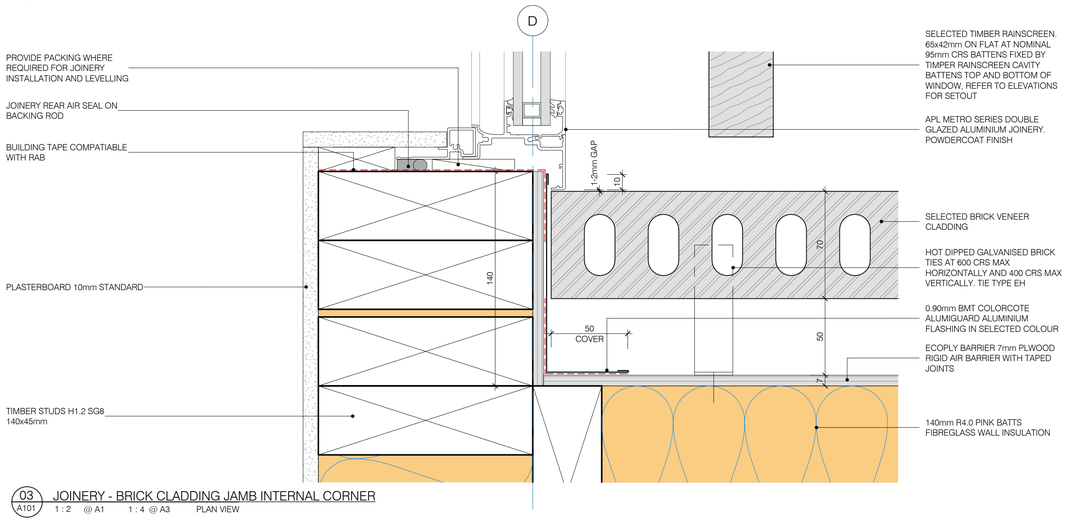
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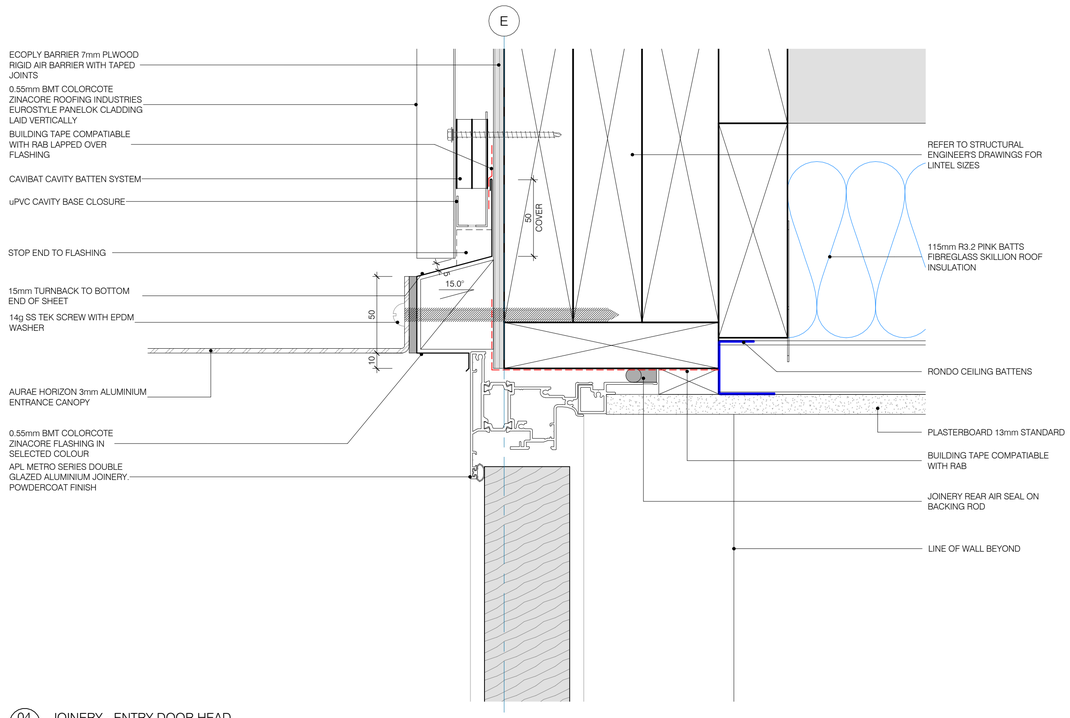
01 A102 JOINERY - BRICK CLADDING HEAD
1 : 2 @ A1 1 : 4 @ A3 SECTION VIEW



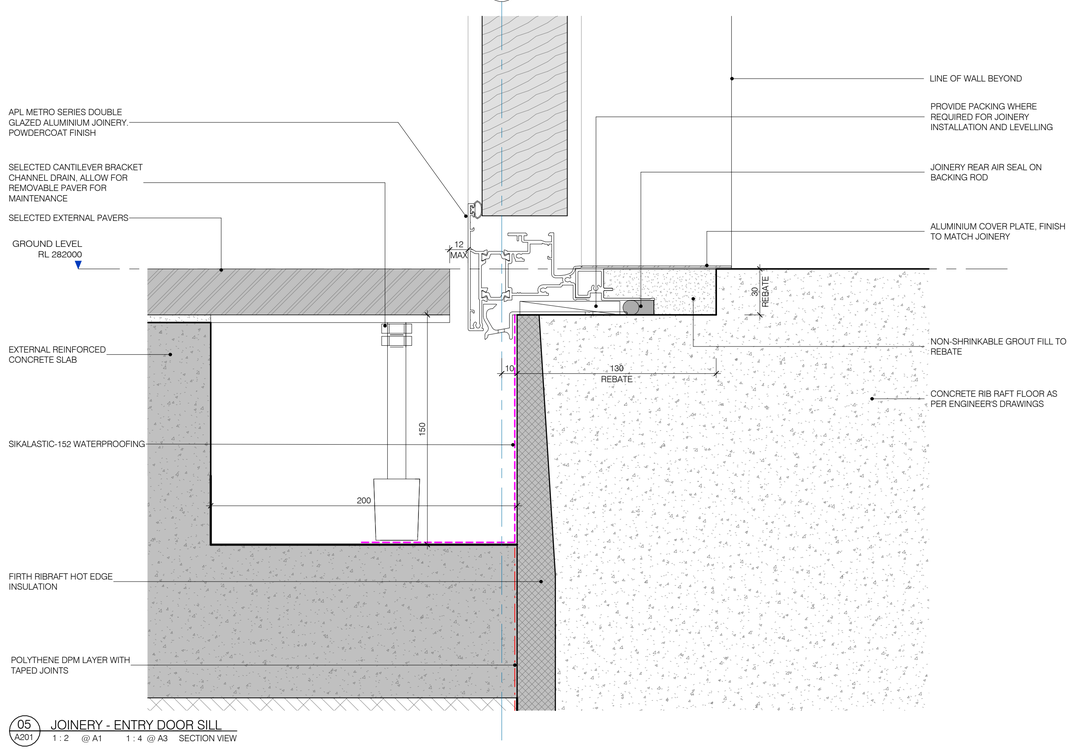
02 A101 JOINERY - BRICK CLADDING JAMB
1 : 2 @ A1 1 : 4 @ A3 PLAN VIEW



03 A101 JOINERY - BRICK CLADDING JAMB INTERNAL CORNER
1 : 2 @ A1 1 : 4 @ A3 PLAN VIEW



04 A608 JOINERY - ENTRY DOOR HEAD
1 : 2 @ A1 1 : 4 @ A3 SECTION VIEW

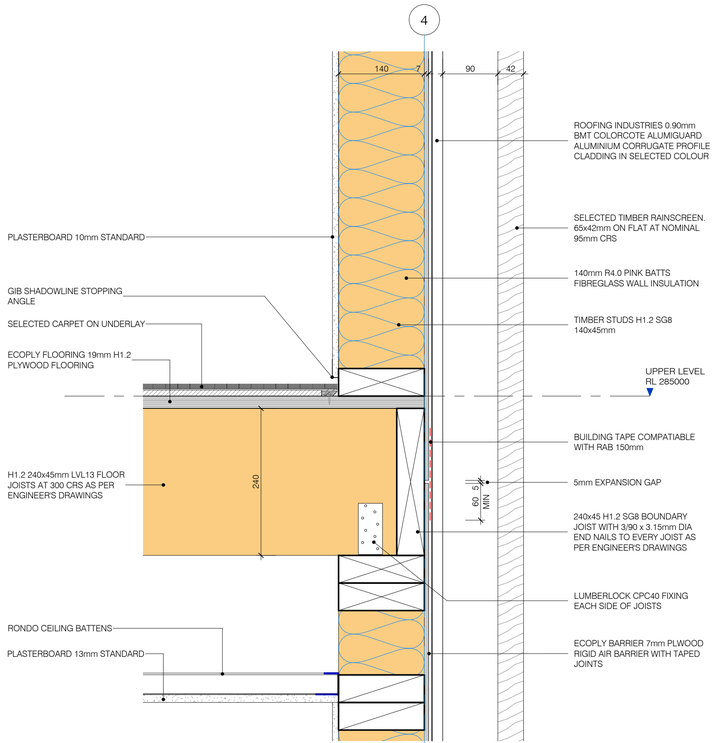


05 A201 JOINERY - ENTRY DOOR SILL
1 : 2 @ A1 1 : 4 @ A3 SECTION VIEW

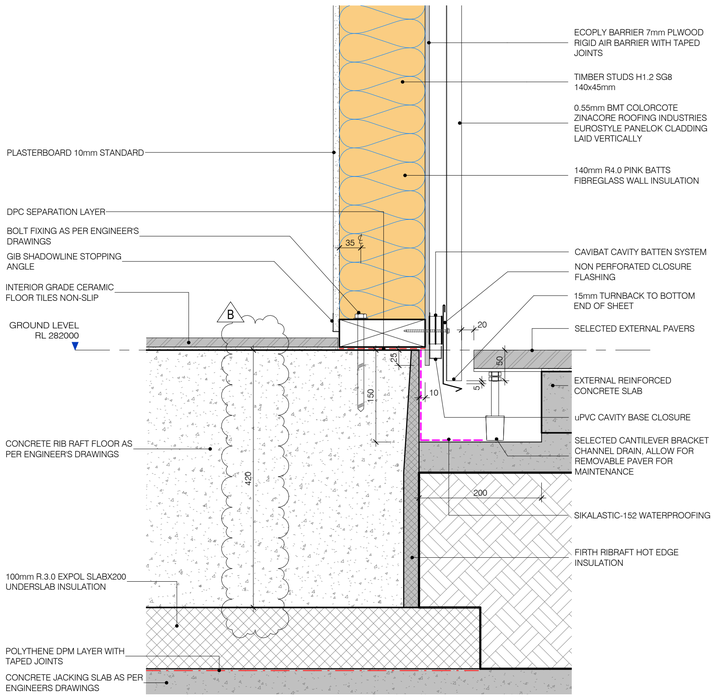
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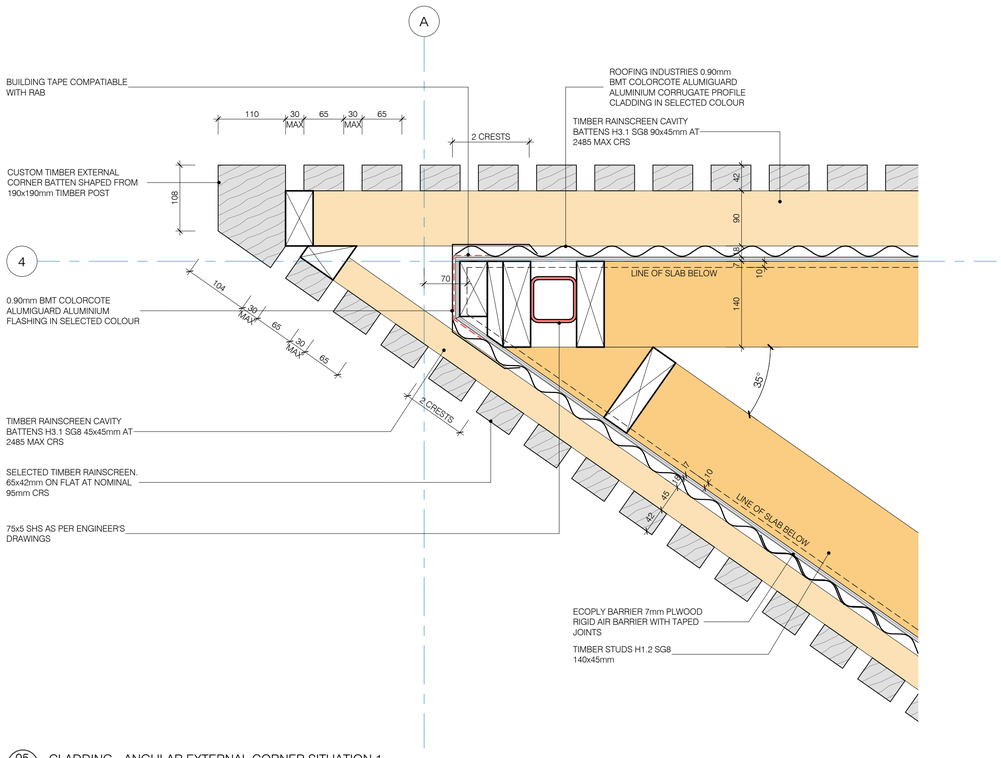
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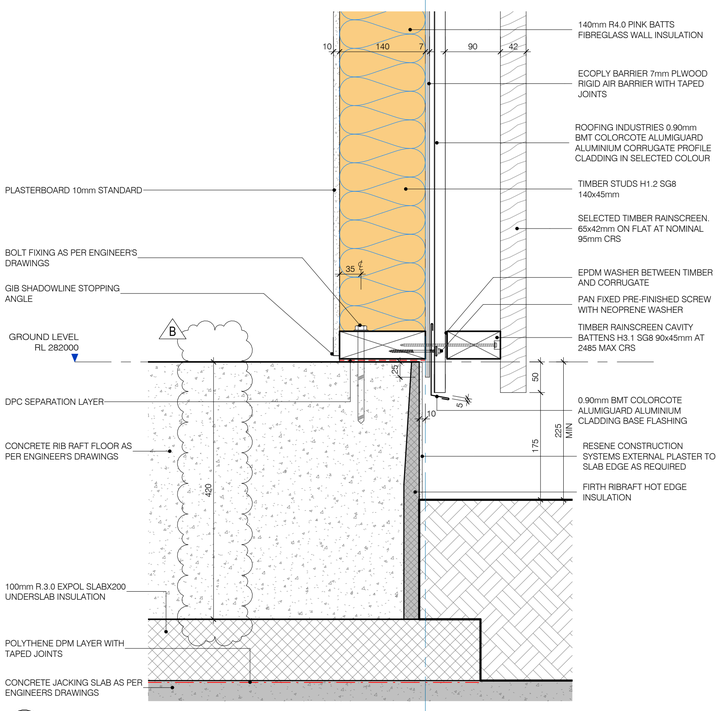
01 A303 CLADDING - TIMBER FLOOR JUNCTION
1 : 5 @ A1 1 : 10 @ A3 SECTION VIEW



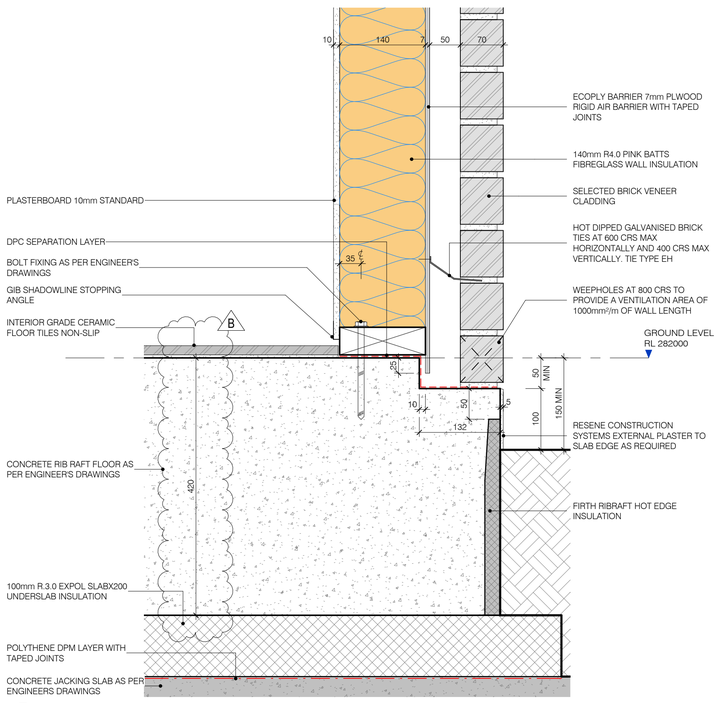
03 A101 CLADDING - METAL FLOOR BASE
1 : 5 @ A1 1 : 10 @ A3 SECTION VIEW



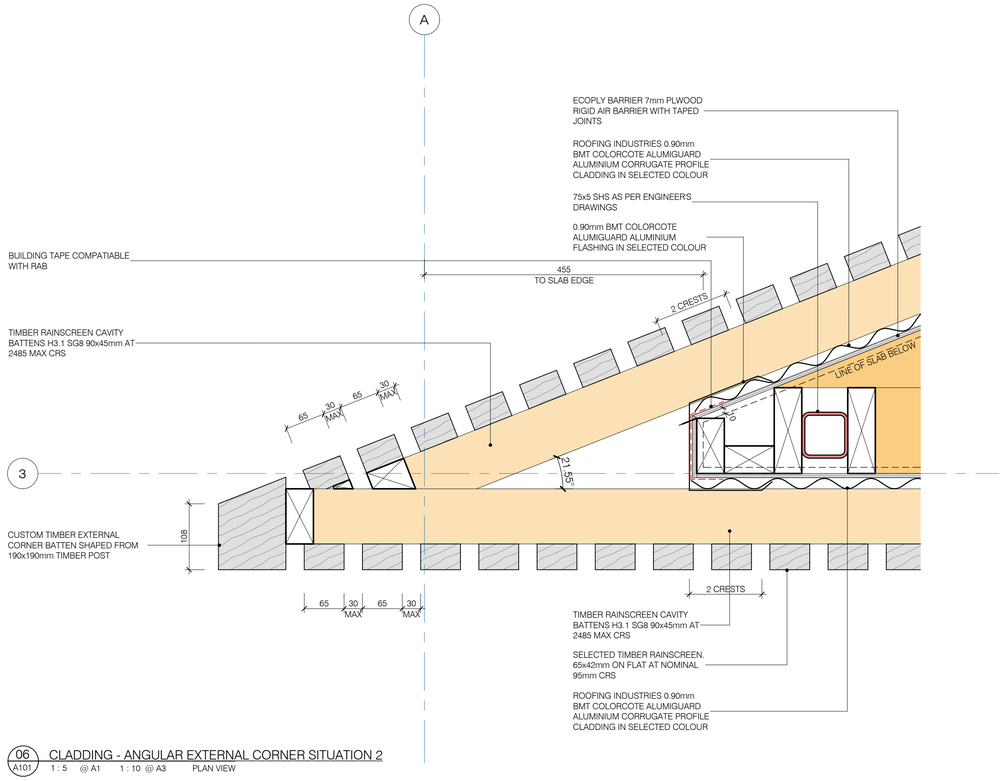
05 A101 CLADDING - ANGULAR EXTERNAL CORNER SITUATION 1
1 : 5 @ A1 1 : 10 @ A3 PLAN VIEW



02 A201 CLADDING - TIMBER FLOOR BASE
1 : 5 @ A1 1 : 10 @ A3 SECTION VIEW



04 A201 CLADDING - BRICK FLOOR BASE
1 : 5 @ A1 1 : 10 @ A3 SECTION VIEW

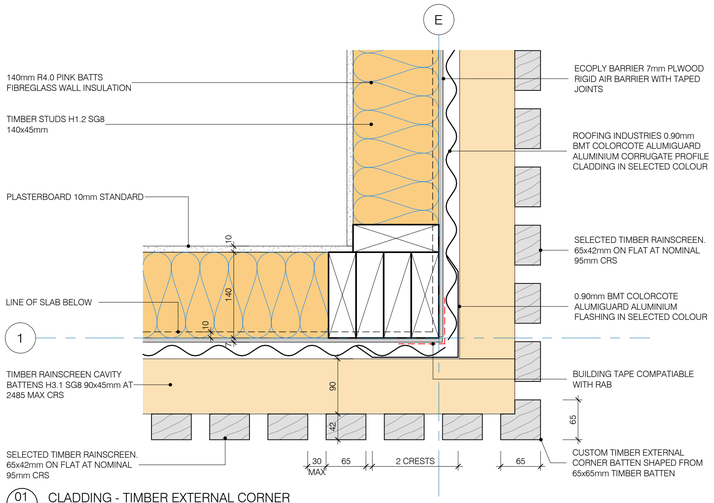


06 A101 CLADDING - ANGULAR EXTERNAL CORNER SITUATION 2
1 : 5 @ A1 1 : 10 @ A3 PLAN VIEW

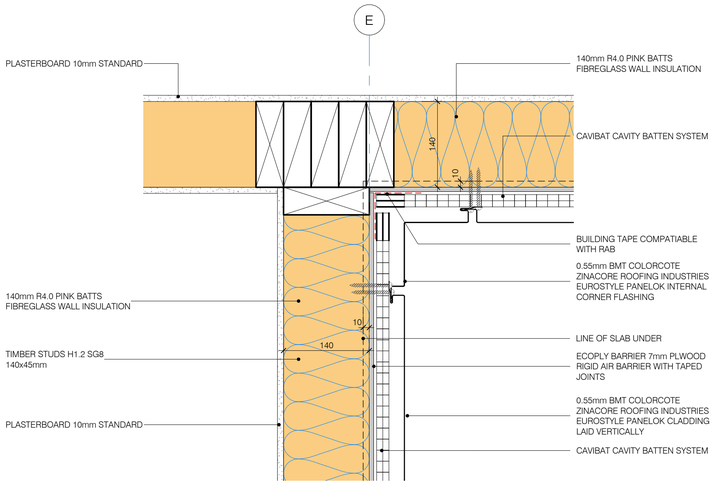
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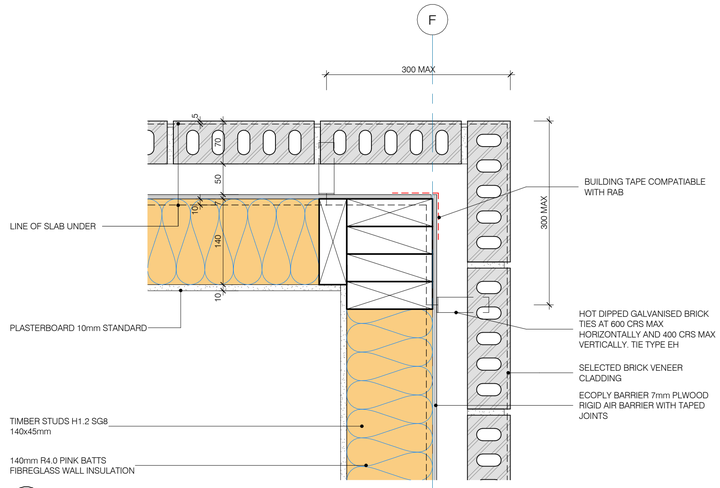
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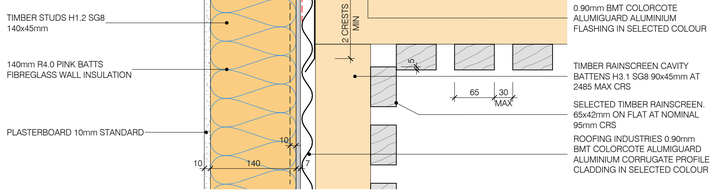
01 A101 CLADDING - TIMBER EXTERNAL CORNER
1 : 5 @ A1 1 : 10 @ A3 PLAN VIEW



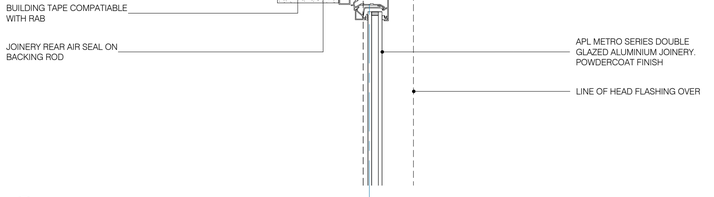
04 A101 CLADDING - METAL INTERNAL CORNER
1 : 5 @ A1 1 : 10 @ A3 PLAN VIEW



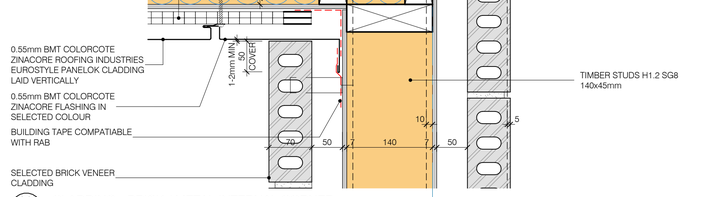
07 A101 CLADDING - BRICK EXTERAL CORNER
1 : 5 @ A1 1 : 10 @ A3 PLAN VIEW



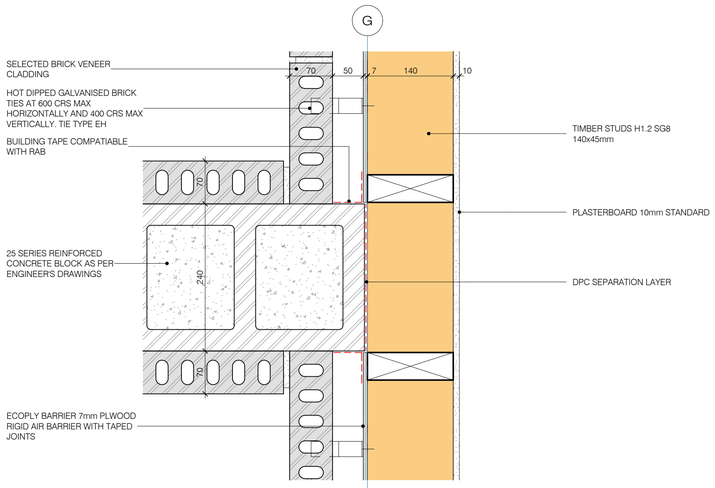
02 A101 CLADDING - TIMBER INTERNAL CORNER
1 : 5 @ A1 1 : 10 @ A3 PLAN VIEW



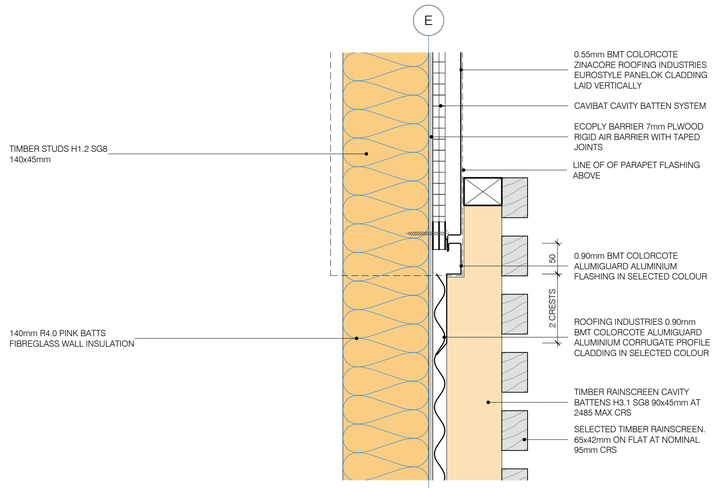
05 A101 JOINERY - ENTRY DOOR JAMB AT PANELOK
1 : 5 @ A1 1 : 4 @ A3 PLAN VIEW



08 A101 CLADDING - BRICK / METAL INTERNAL CORNER
1 : 5 @ A1 1 : 10 @ A3 SECTION VIEW



03 A101 CLADDING - BRICK INTERNAL CORNER
1 : 5 @ A1 1 : 10 @ A3 PLAN VIEW

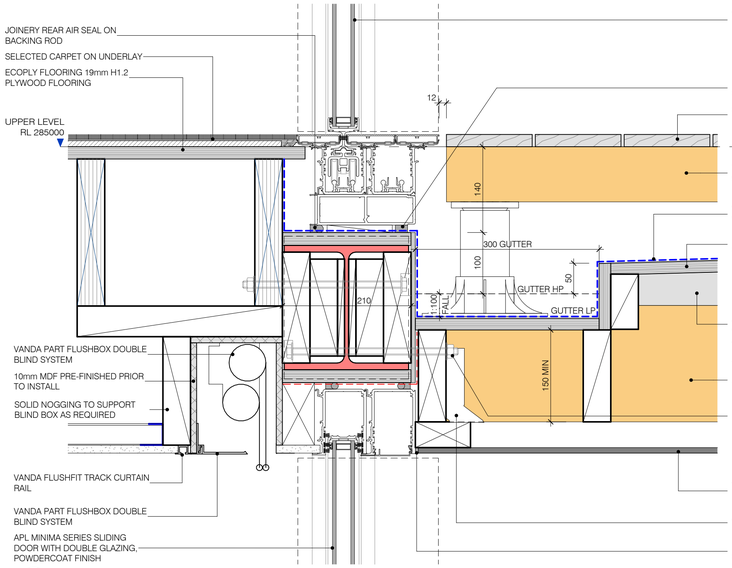


06 A304 CLADDING - VERTICAL CLADDING CHANGE
1 : 5 @ A1 1 : 10 @ A3 PLAN VIEW

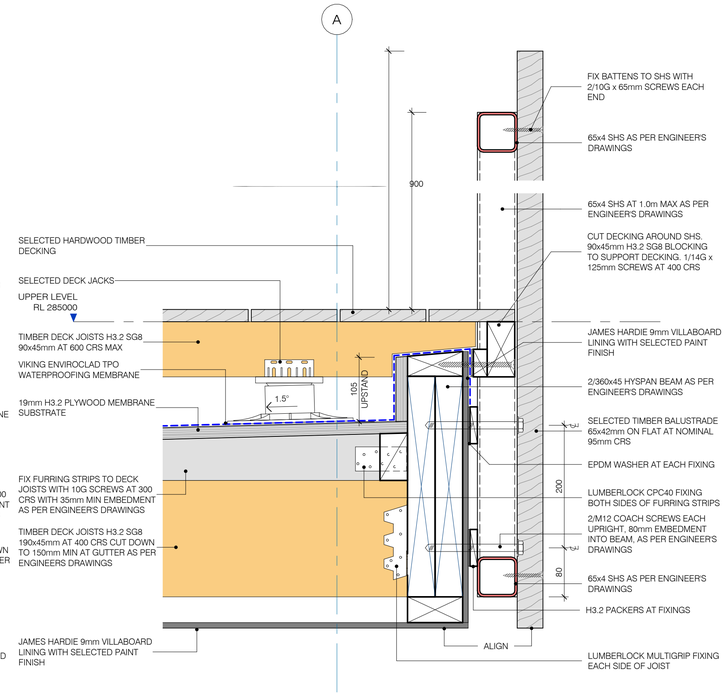
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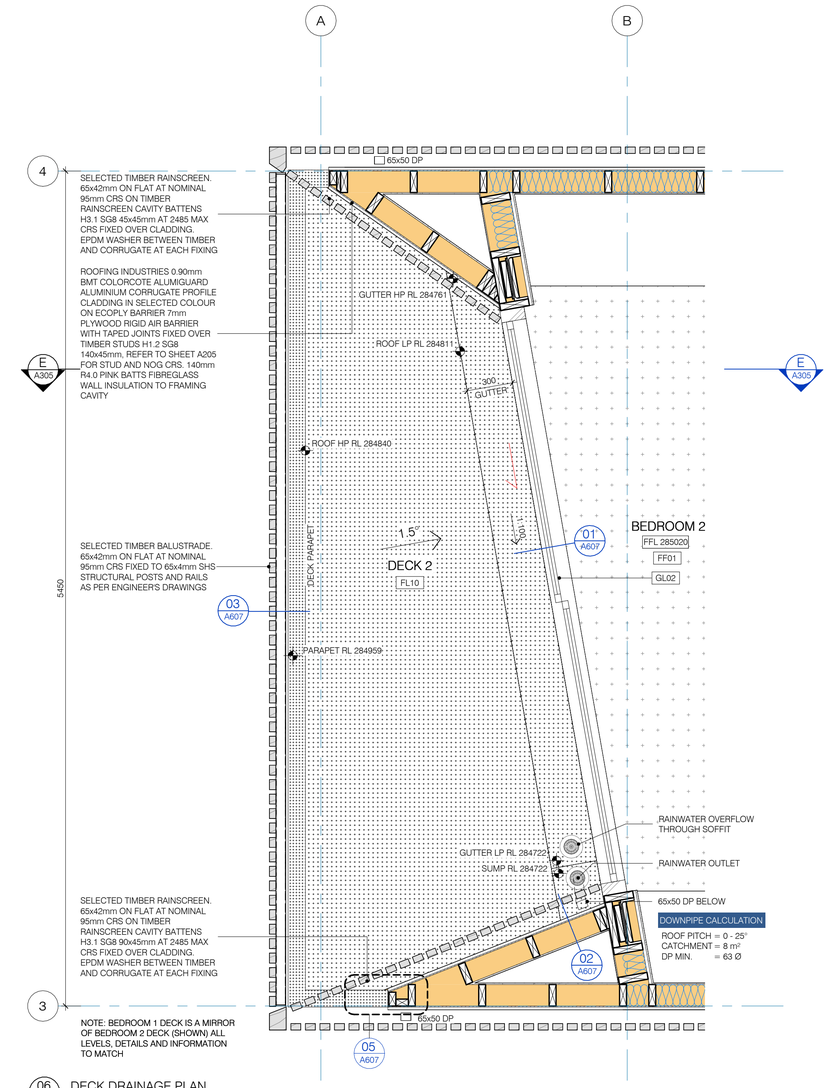


01 A102 CLADDING - MINIMA DOOR HEAD / SILL AT DECK
1 : 5 @ A1 1 : 10 @ A3 SECTION VIEW

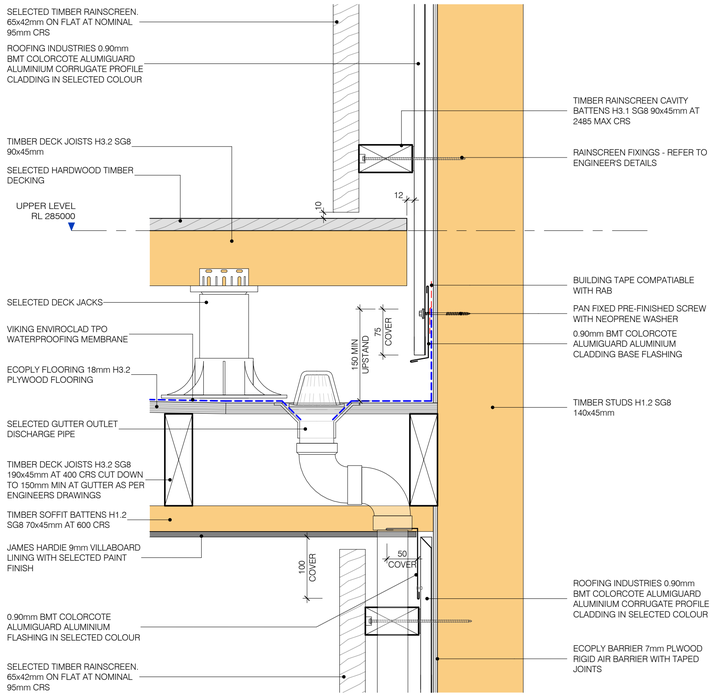


NOTE: BEDROOM 1 DECK IS A MIRROR OF BEDROOM 2 DECK (SHOWN) ALL LEVELS, DETAILS AND INFORMATION TO MATCH

03 A305 CLADDING - BALUSTRADE DECK EDGE
1 : 5 @ A1 1 : 10 @ A3 SECTION VIEW

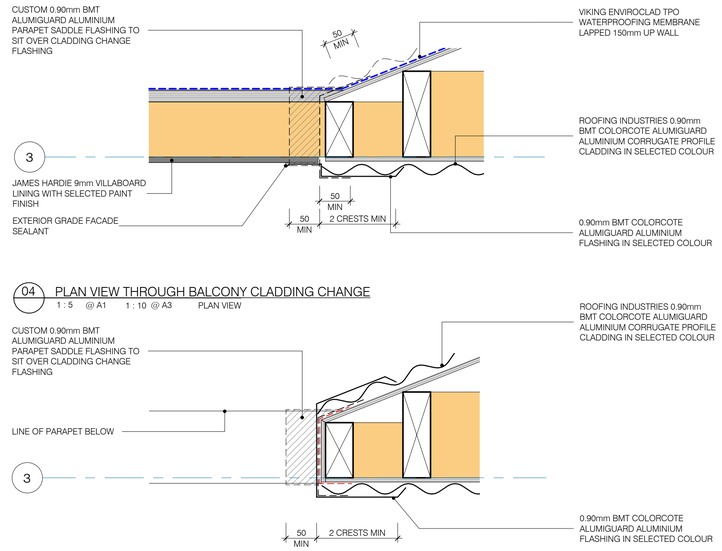


06 A018 DECK DRAINAGE PLAN
1 : 20 @ A1 1 : 40 @ A3 PLAN VIEW



02 A102 CLADDING - DECK TO WALL JUNCTION
1 : 5 @ A1 1 : 10 @ A3 SECTION VIEW

NOTE: BEDROOM 1 DECK IS A MIRROR OF BEDROOM 2 DECK (SHOWN) ALL LEVELS, DETAILS AND INFORMATION TO MATCH



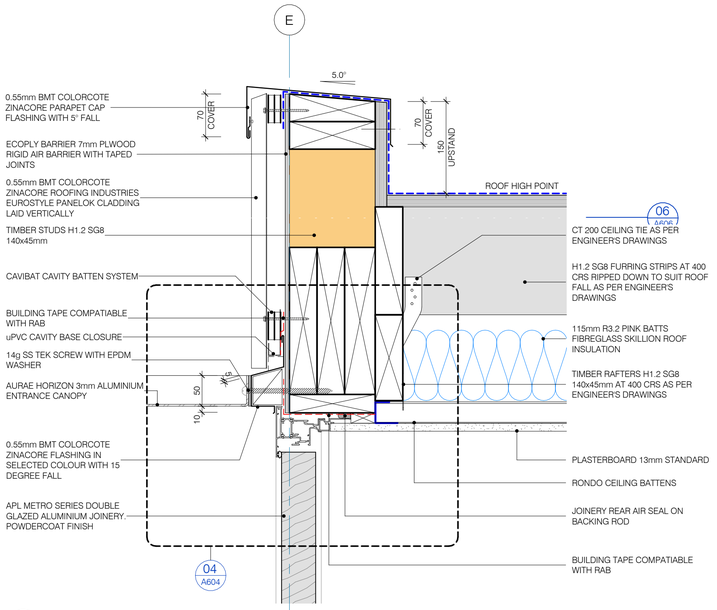
04 PLAN VIEW THROUGH BALCONY CLADDING CHANGE
1 : 5 @ A1 1 : 10 @ A3 PLAN VIEW

05 A607 PLAN VIEW AT BALCONY ABOVE PARAPET
1 : 5 @ A1 1 : 10 @ A3 PLAN VIEW

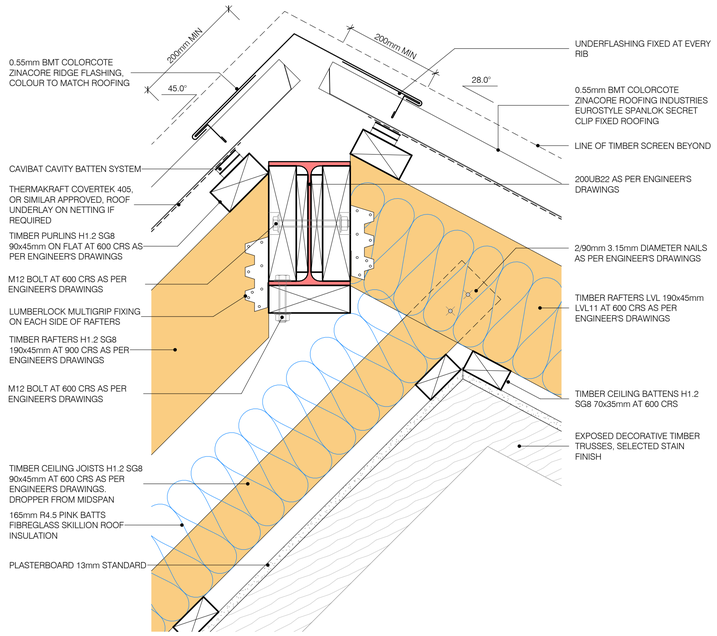
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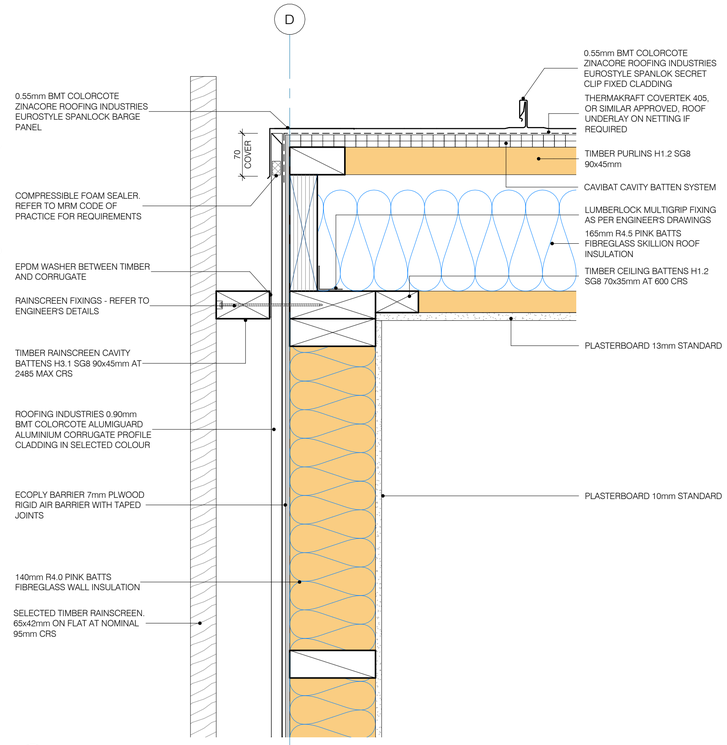
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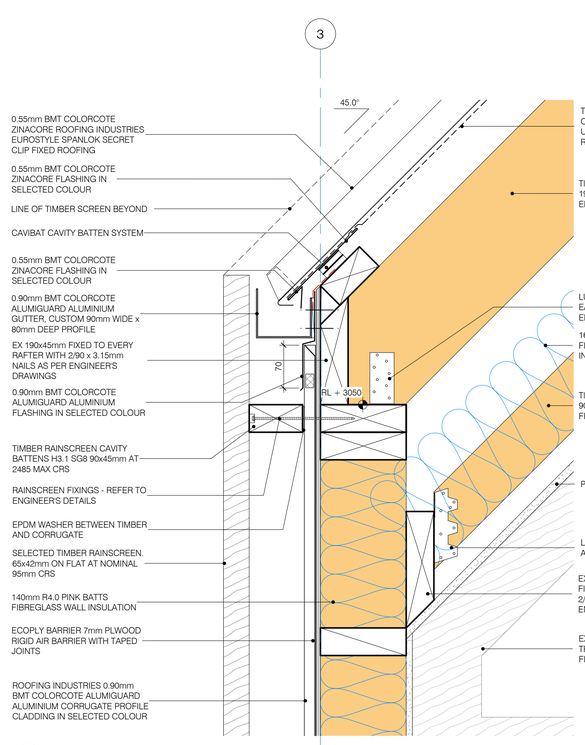
01 A305 ROOF - ENTRY PARAPET / CANOPY
1 : 5 @ A1 1 : 10 @ A3 SECTION VIEW



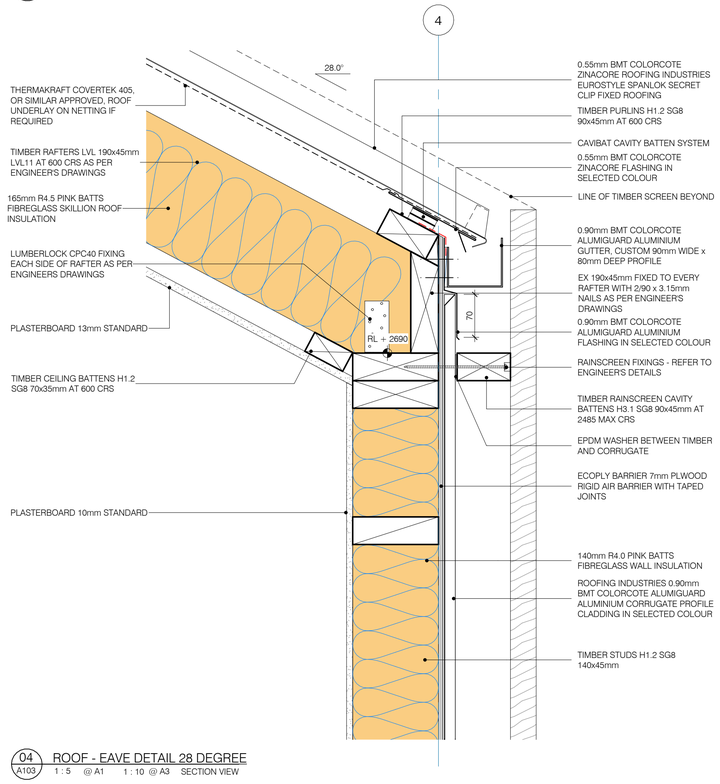
03 A303 ROOF - RIDGE DETAIL
1 : 5 @ A1 1 : 10 @ A3 SECTION VIEW



05 A103 ROOF - BARGE DETAIL
1 : 5 @ A1 1 : 10 @ A3 SECTION VIEW



02 A303 ROOF - EAVE DETAIL 45 DEGREE
1 : 5 @ A1 1 : 10 @ A3 SECTION VIEW

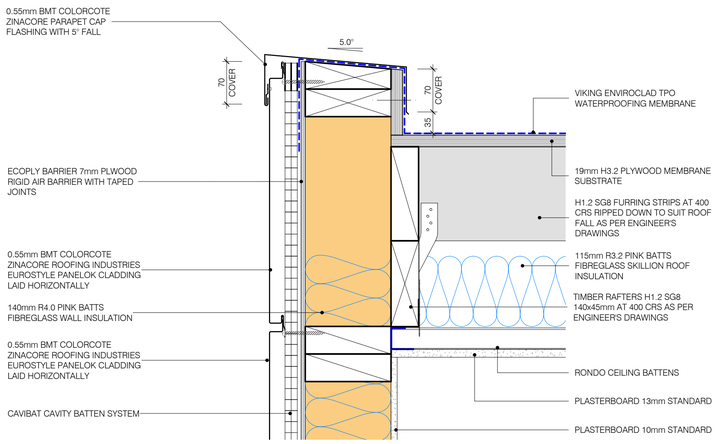


04 A103 ROOF - EAVE DETAIL 28 DEGREE
1 : 5 @ A1 1 : 10 @ A3 SECTION VIEW

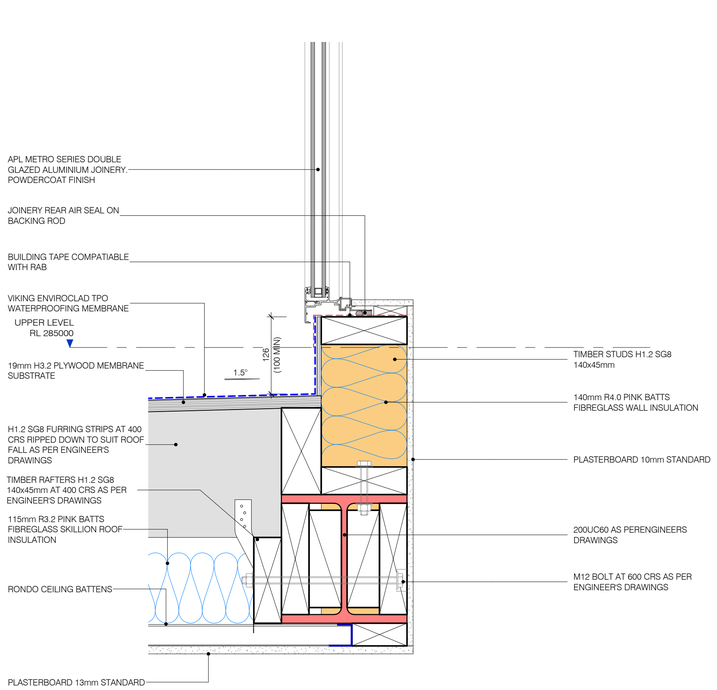
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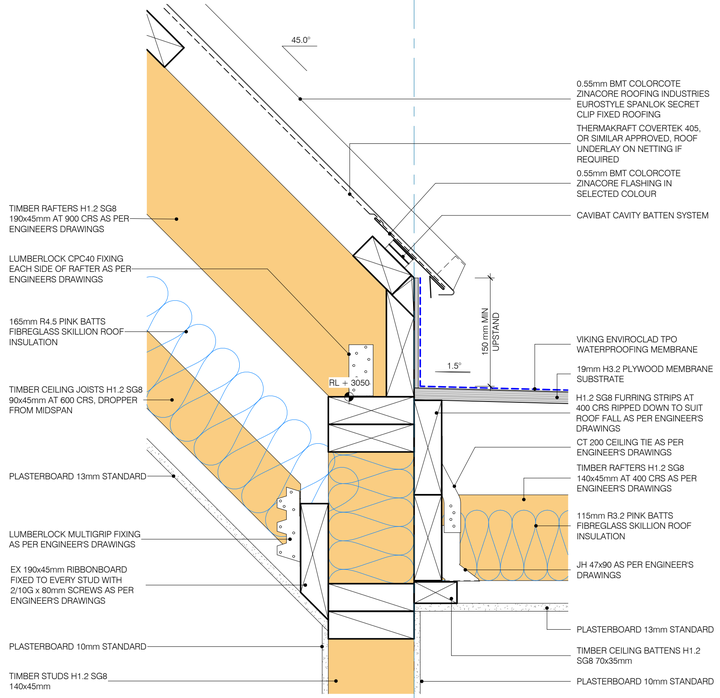
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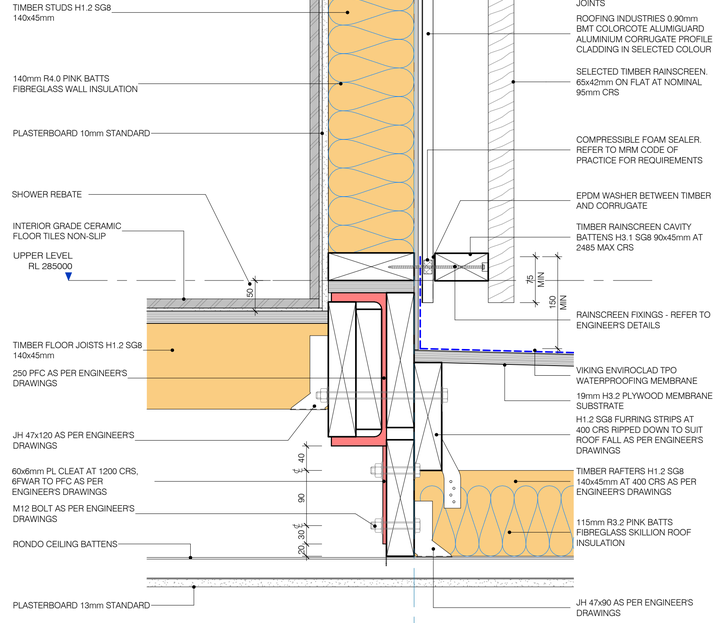
01 A305 ROOF - PARAPET AT METAL CLADDING
1 : 5 @ A1 1 : 10 @ A3 SECTION VIEW



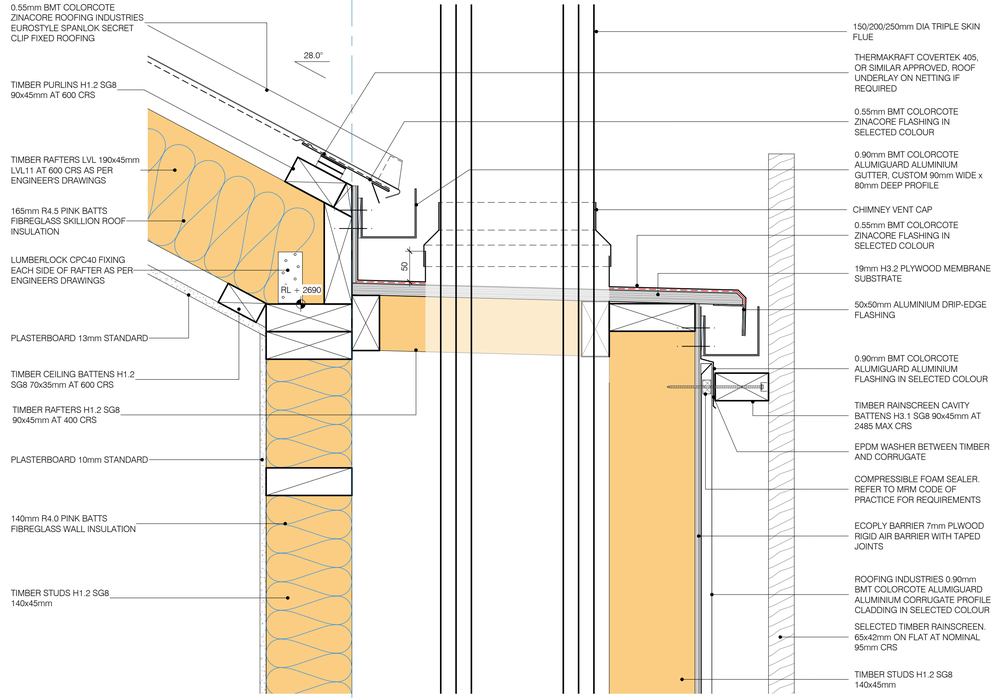
02 A305 ROOF - MEMBRANE UPSTAND AT JOINERY
1 : 5 @ A1 1 : 10 @ A3 SECTION VIEW



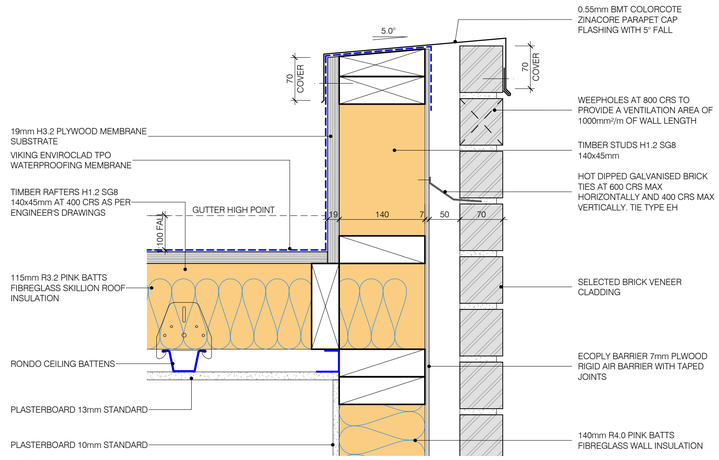
03 A303 ROOF - EAVE AT MEMBRANE JUNCTION
1 : 5 @ A1 1 : 10 @ A3 SECTION VIEW



04 A304 ROOF - MEMBRANE UPSTAND AT METAL CLADDING
1 : 5 @ A1 1 : 10 @ A3 SECTION VIEW



05 A103 ROOF - CHIMNEY CAP
1 : 5 @ A1 1 : 10 @ A3 SECTION VIEW

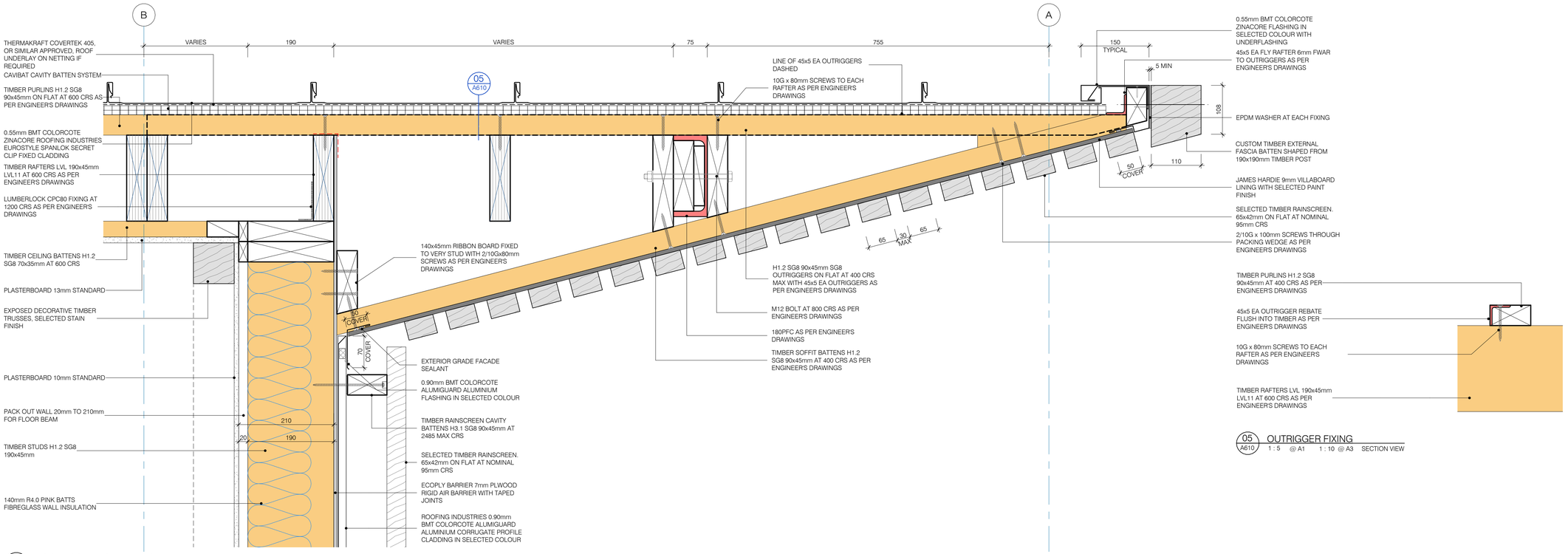


06 A103 ROOF - BRICK PARAPET AT MEMBRANE
1 : 5 @ A1 1 : 10 @ A3 SECTION VIEW

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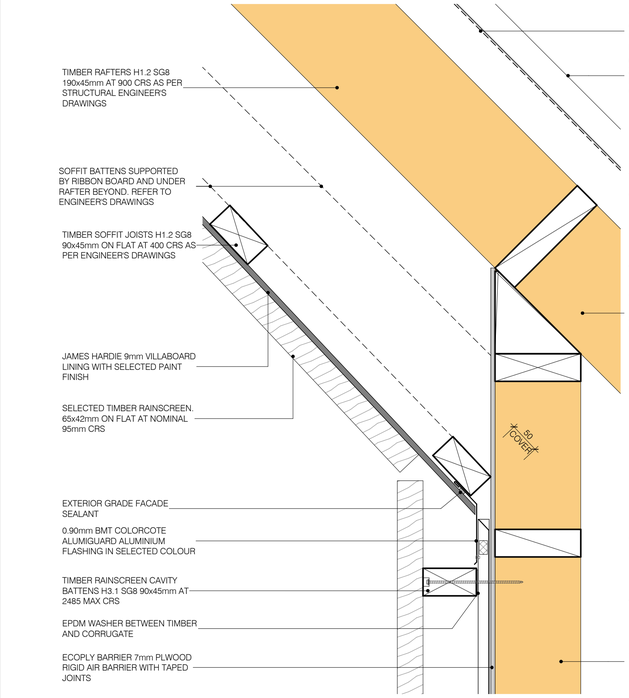
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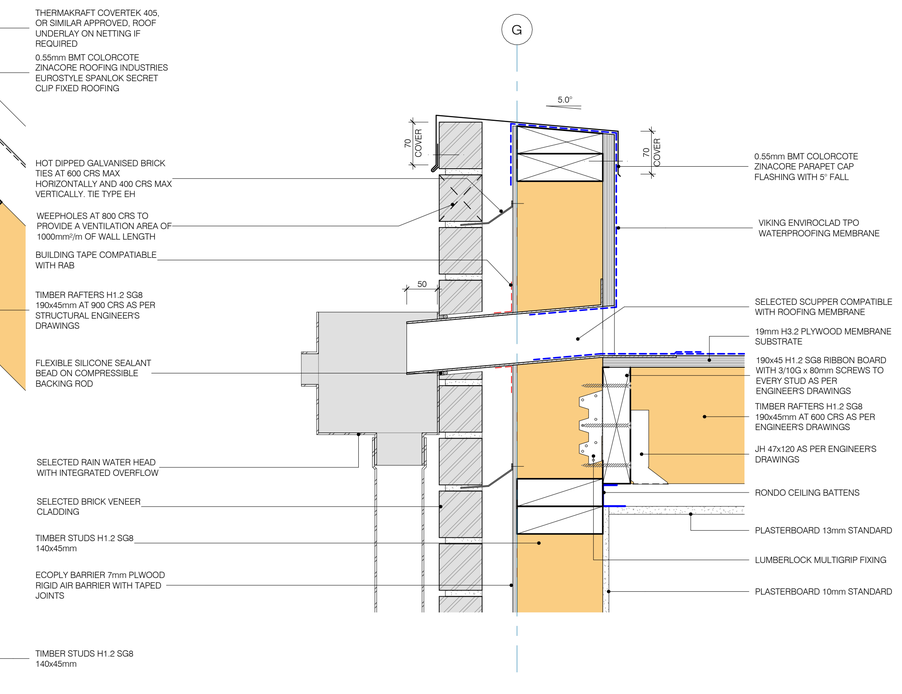


01 ROOF - SOFFIT OVERHANG
A103 1 : 5 @ A1 1 : 10 @ A3 SECTION VIEW

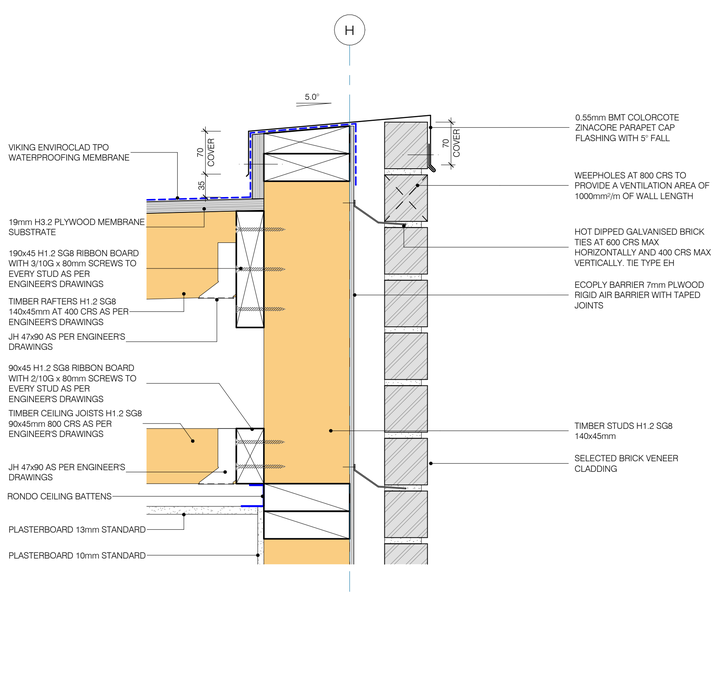
05 OUTRIGGER FIXING
A610 1 : 5 @ A1 1 : 10 @ A3 SECTION VIEW



02 ROOF - SOFFIT TO WALL
1 : 5 @ A1 1 : 10 @ A3 SECTION VIEW



03 ROOF - GARAGE RWH OUTLET DETAIL
A102 1 : 5 @ A1 1 : 10 @ A3 SECTION VIEW



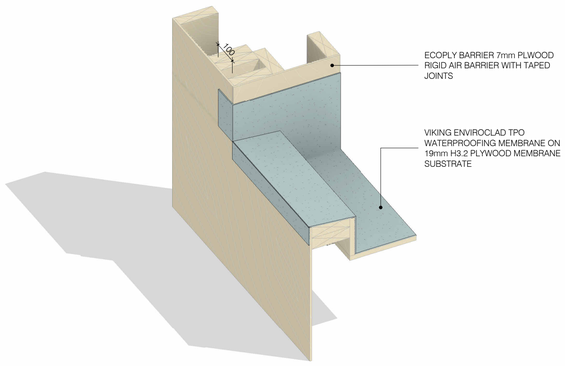
04 ROOF - GARAGE MEMBRANE PARAPET DETAIL
A102 1 : 5 @ A1 1 : 10 @ A3 SECTION VIEW

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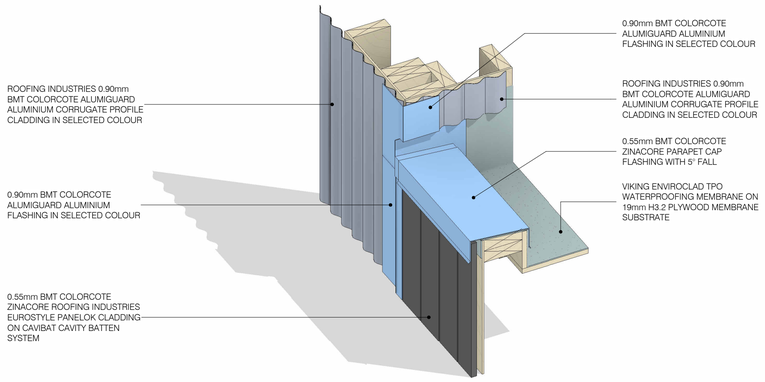
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PROJECT ADDRESS:	GLENDHU STATION
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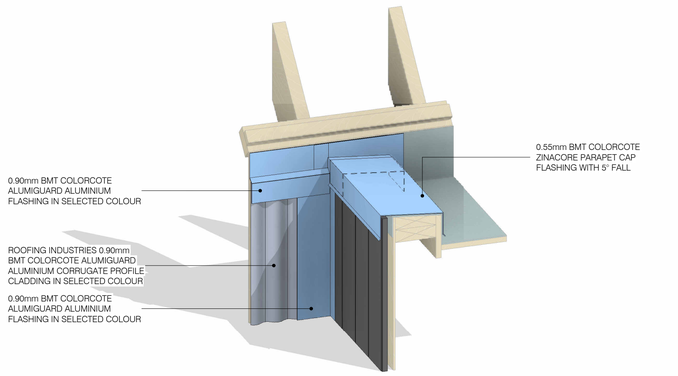
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AS DESIGN	1 : 5 @ A1	24-160
ED DRAWN	SCALE	A REV
A610 DWG NO.		



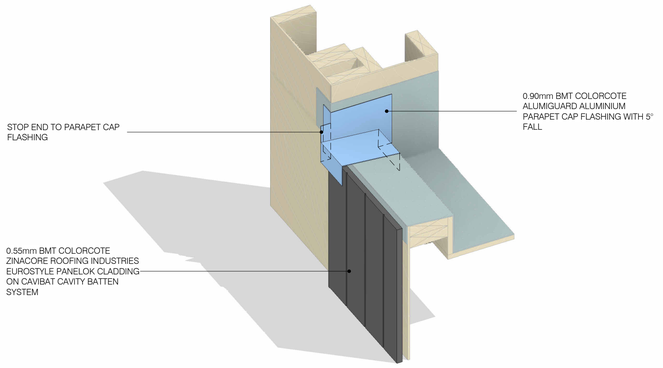
01 PARAPAT FLASHING STAGE 1



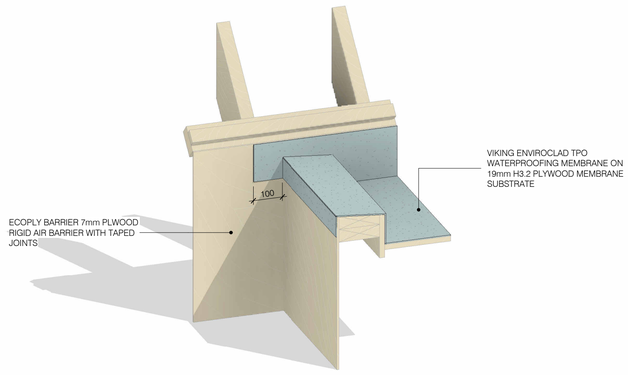
04 PARAPAT FLASHING FINAL



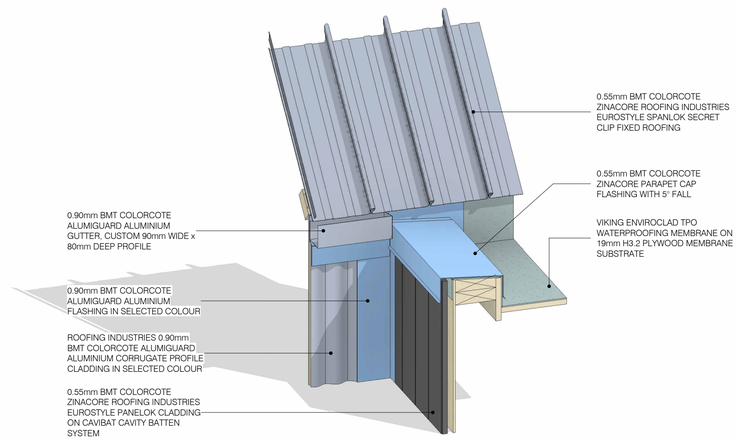
07 ROOF PARAPET FLASHING STAGE 3



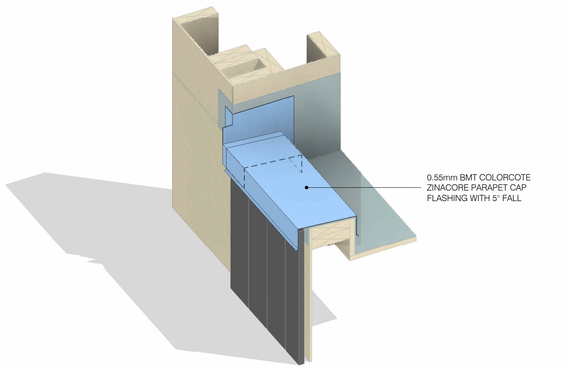
02 PARAPAT FLASHING STAGE 2



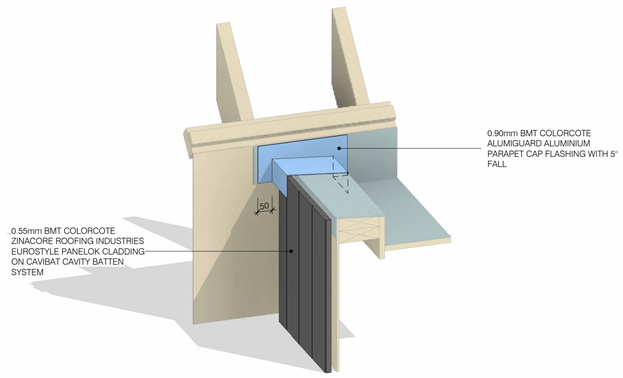
05 ROOF PARAPET FLASHING STAGE 1



08 ROOF PARAPET FLASHING FINAL



03 PARAPAT FLASHING STAGE 3

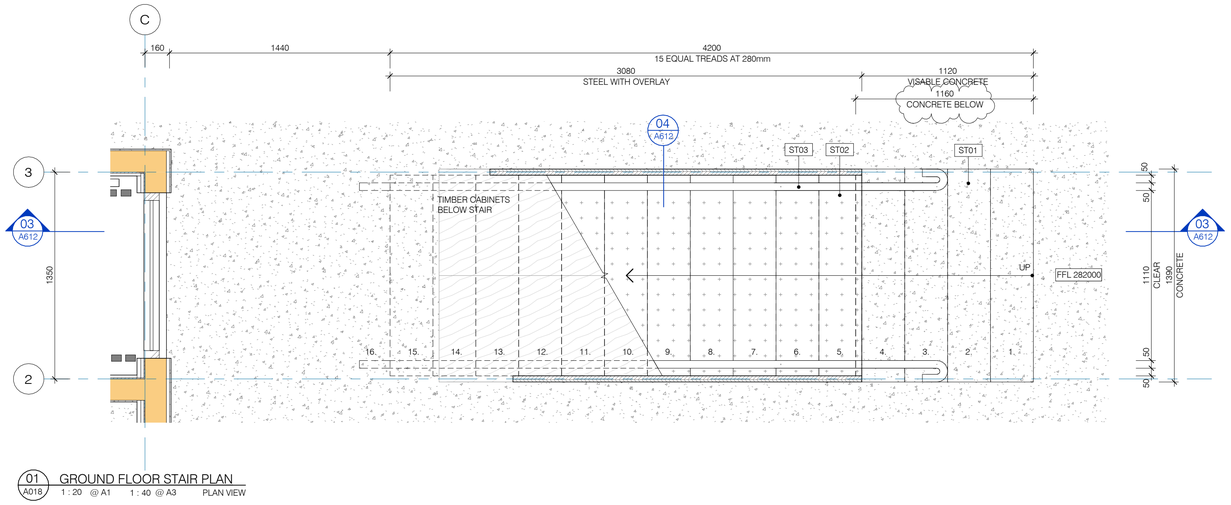


06 ROOF PARAPET FLASHING STAGE 2

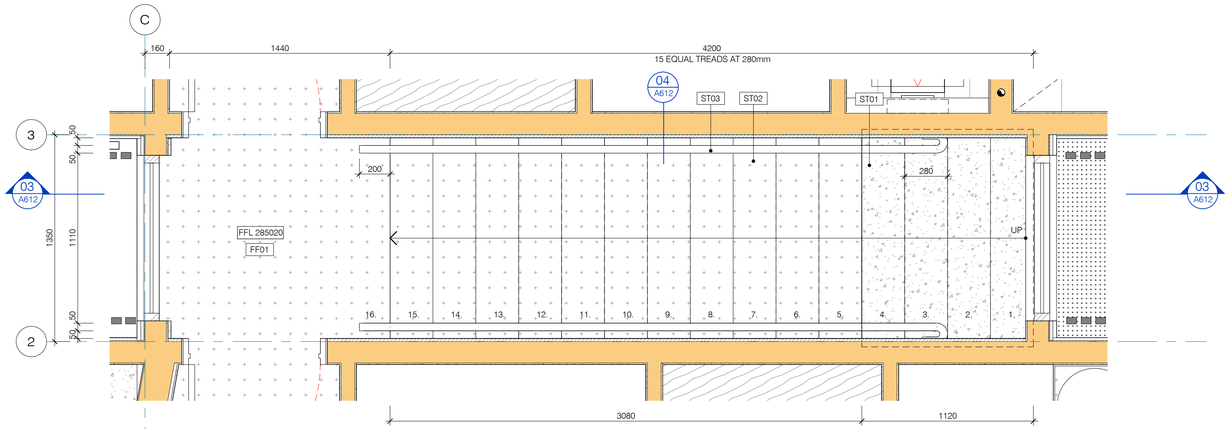
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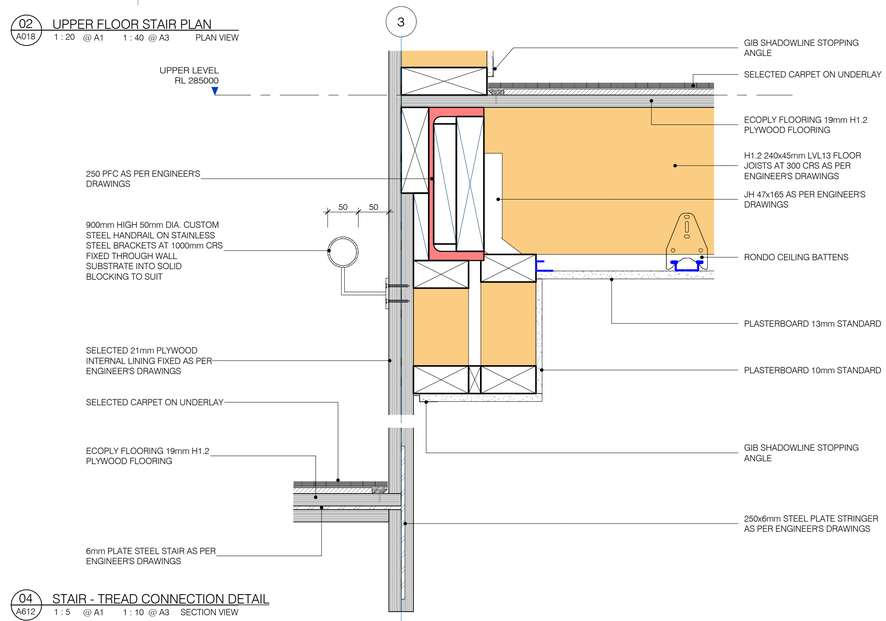
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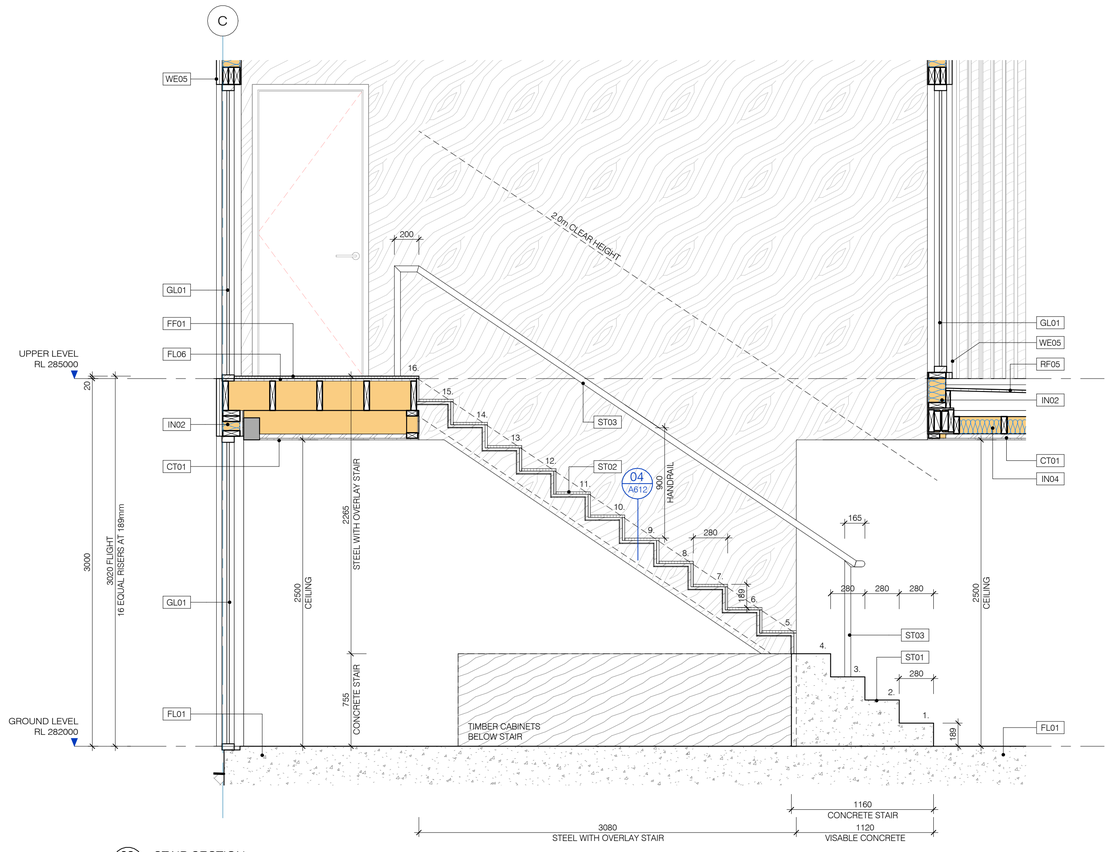
01 A018 GROUND FLOOR STAIR PLAN
1 : 20 @ A1 1 : 40 @ A3 PLAN VIEW



02 A018 UPPER FLOOR STAIR PLAN
1 : 20 @ A1 1 : 40 @ A3 PLAN VIEW



04 A612 STAIR - TREAD CONNECTION DETAIL
1 : 5 @ A1 1 : 10 @ A3 SECTION VIEW



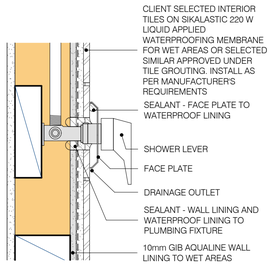
03 A612 STAIR SECTION
1 : 25 @ A1 1 : 40 @ A3 SECTION VIEW

REVISION		DATE
B	DRAWING UPDATES	xx.08.2026
A	BUILDING CONSENT	31.07.2026

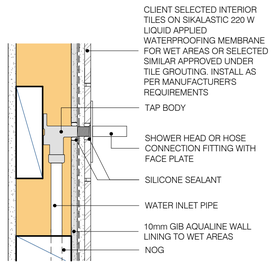
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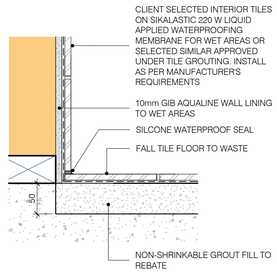
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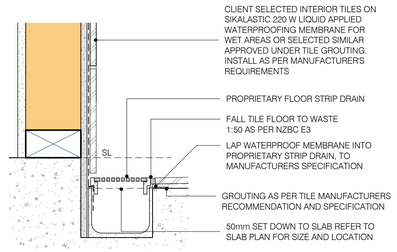
1 INTERIOR PENETRATION DETAIL - SHOWER MIXER TO TILES
1 : 5 @ A1 1 : 10 @ A3



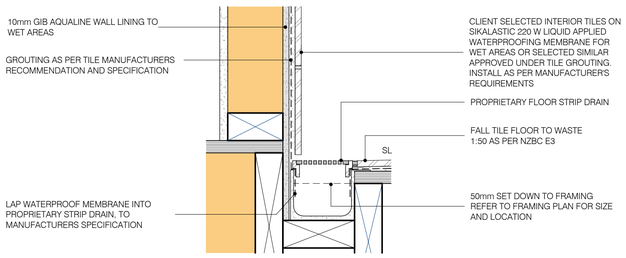
2 INTERIOR PENETRATION DETAIL - SHOWER TILED
1 : 5 @ A1 1 : 10 @ A3



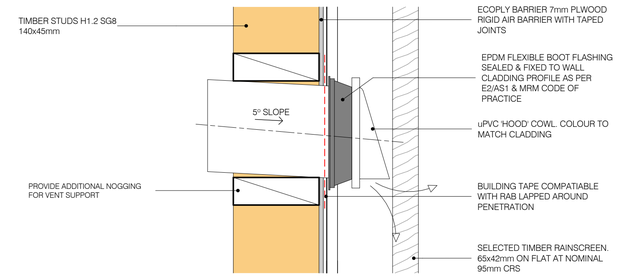
3 TILED SHOWER CORNER - CONCRETE
1 : 5 @ A1 1 : 10 @ A3



4 TILED SHOWER DRAIN - CONCRETE
1 : 5 @ A1 1 : 10 @ A3



5 TILED SHOWER DRAIN - TIMBER FLOOR
1 : 5 @ A1 1 : 10 @ A3



10 CLADDING - CORRUGATE VENT PENETRATION
1 : 5 @ A1 1 : 10 @ A3 SECTION VIEW

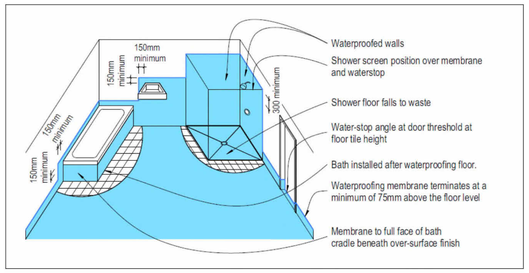


Figure 6: Typical extent of membrane in bathroom with hobless shower area

Notes:
1. Shower area shown with waterproof membrane system to provide waterproofing to floor and walls, and with rigid screen and door. Refer to Fig 10 (p33) for other options which affect the extent of membrane to shower floor, and to walls around and adjacent to the shower area.
2. Built-in bath shown. For both built-in and freestanding baths, the waterproof membrane system must extend under bath and up the wall(s) behind.
3. Refer to Fig 13 (p36) for extent of membrane if the bath has a shower over.
4. Wall-mounted wash hand basin shown. The waterproof membrane system must extend across the floor underneath all fixtures with water supplies (such as wash hand basins and plumbed vanities, whether floor- or wall-mounted), and up the wall behind.
5. Full-height membrane must be applied to all exposed faces of bath cradle, beneath any over-surface finish.
6. There is no need to apply waterproof membrane under an impervious lining.

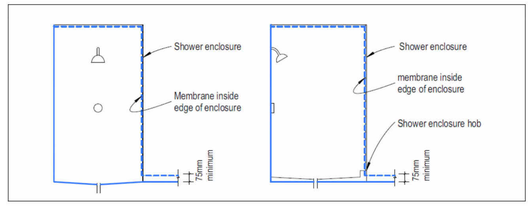
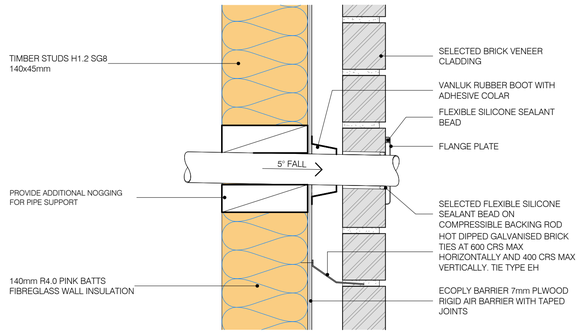
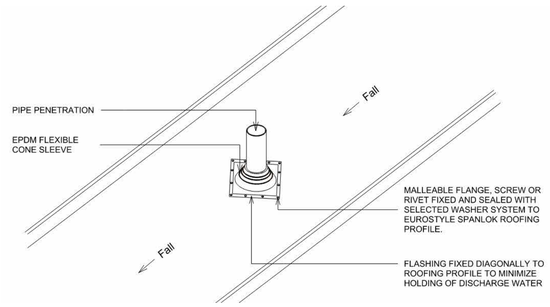


Figure 8: Extent of waterproof membrane behind shower enclosures

Notes:
1. All hot, cold and/or mixer penetrations must be sealed.



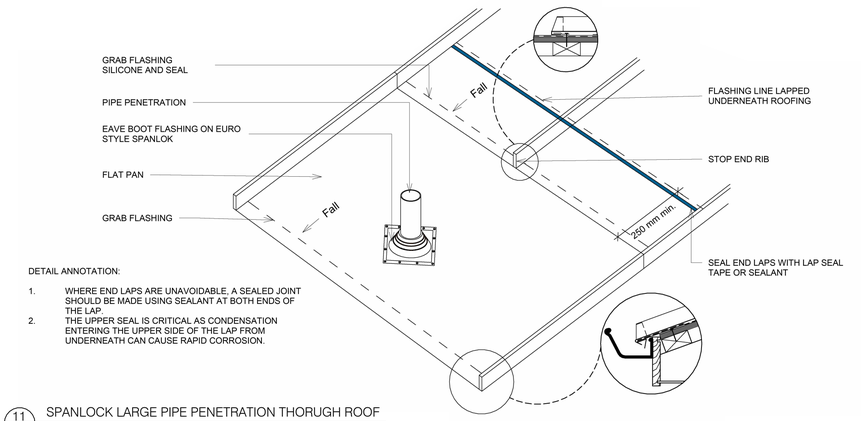
8 CLADDING - BRICK VENEER PIPE PENTRATION
1 : 5 @ A1 1 : 10 @ A3 SECTION VIEW



DETAIL ANNOTATION:

1. INDICATIVE STRUCTURE SHOWN FOR ILLUSTRATION PURPOSES ONLY
2. CONFIRMATION REQUIRED OF THICKNESS AND COATING TO CLADDING/FLASHING
3. REFER TO PROFILE TECHNICAL SUMMARY FOR FIXING REQUIREMENTS
4. SUITABLE FOR PIPES UP TO 85mm DIAMETER
5. MAX ROOF PITCH FOR FLASHING IS 45°, MINIMUM PITCH IS 10° IF BASE OF FLANGE COVERS ONE OR MORE COMPLETE TROUGHS.
6. WHERE THE BASE OF A BOOT DOES NOT OBSTRUCT A PAN IT CAN BE DIRECT-FIXED TO THE MINIMUM PITCH FOR THAT PROFILE.
7. WHERE OVERALL WIDTH IS NOT A CONSTRAINT, DIRECTLY FIXED BOOT FLASHINGS SHOULD BE INSTALLED WITH THEIR EDGES DIAGONAL TO THE FALL OF WATER. WHERE THIS IS NOT PRACTICAL, THEY MAY BE LAID SQUARE AT PITCHES OF 10° OR MORE.
8. REFER TO NZ METAL ROOF AND WALL CLADDING CODE OF PRACTICE V3.0

9 SPANLOCK SMALL PIPE PENETRATION THORUGH ROOF



DETAIL ANNOTATION:

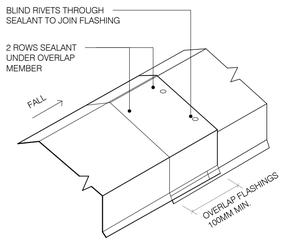
1. WHERE END LAPS ARE UNAVOIDABLE, A SEALED JOINT SHOULD BE MADE USING SEALANT AT BOTH ENDS OF THE LAP.
2. THE UPPER SEAL IS CRITICAL AS CONDENSATION ENTERING THE UPPER SIDE OF THE LAP FROM UNDERNEATH CAN CAUSE RAPID CORROSION.

11 SPANLOCK LARGE PIPE PENETRATION THORUGH ROOF

7/09/2026 12:32:14 pm

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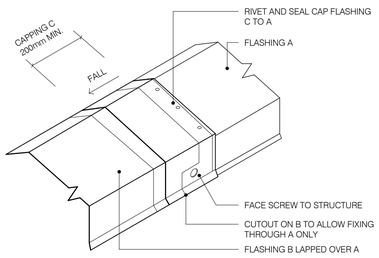
MICHAEL DALLIMORE, ELLA DARBY CLIENT :	LAKESIDE RESIDENCE PROJECT:	GLENDHU STATION PROJECT ADDRESS:	BUILDING CONSENT THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS, ANGLES, SITE MEASUREMENTS AND CONDITIONS ETC. BEFORE FABRICATION OR CONSTRUCTION BEGINS. THE COPYRIGHT OF THESE DRAWINGS REMAINS THE PROPERTY OF ASSEMBLE LTD	GENERAL DETAILS SHEET TITLE :	REVISION: A BUILDING CONSENT — DATE: 31.07.2026 AS DESIGN / ED DRAWN 1 : 5 @ A1 SCALE	A613 DWG NO.	24-160 A REV



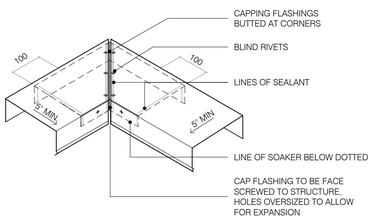
(a) FLASHING SEALED JOINT

JOINTS IN METAL FLASHINGS

REFER TO FIGURE 6 E2



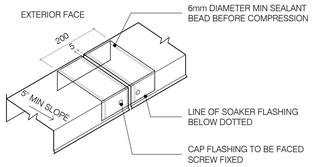
(b) FLASHING EXPANSION JOINT



(a) CAPPING FLASHING AT EXTERNAL CORNER OF PARAPET

GENERAL CAPPING JOINTS FOR PARAPETS

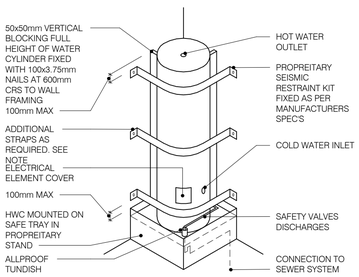
REFER TO FIGURE 9 E2 FOR ADDITIONAL INFORMATION

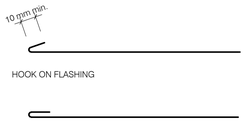


(b) PARAPET FLASHING SOAKER JOINT

NUMBER OF STRAPS REQUIRED TO SEISMICALLY RESTRAIN WATER STORAGE HEATERS ACCORDING TO G12/AS1.

CAPACITY	TOP AND BOTTOM STRAP WITHIN 100mm	WITHIN
0-200L	2 STRAPS	25%
200-360L	3 STRAPS	3 STRAPS
>360L	OUTSIDE THE SCOPE OF G12/AS1	4 STRAPS

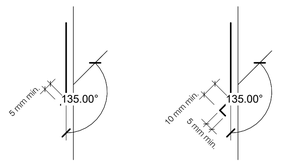




HOOK ON FLASHING

HEM MAY BE FLATTENED BUT NOT COMPLETELY CLOSED

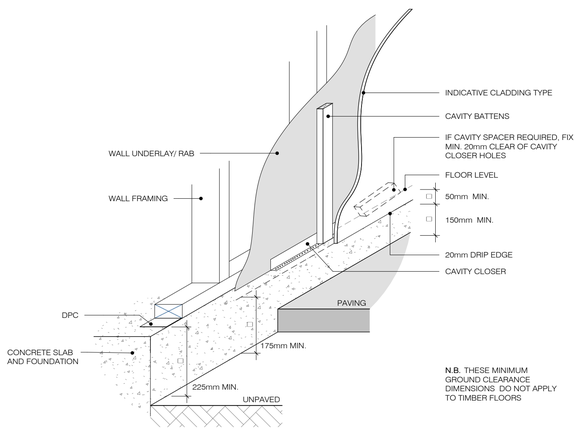
NOTE:
(1) FOR L,M,H,VH WIND ZONES, HOOKS AND HEMS MAY BE OMMITED ON FLASHING UPSTANDS ON CONDITION THE UPSTAND DIMENSIONS ARE INCREASED BY 25mm
(2) FOR EH WIND ZONE, HEMS AND HOOKS ARE MANDATORY. REFER NZBC E2 PARAGRAPH 4.5.1.



'KICK OUT' AT BOTTOM EDGE OF VERTICAL FLASHING

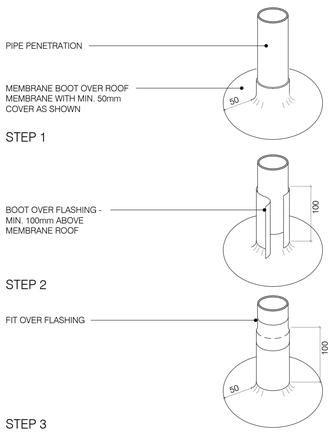
'BIRD'S BEAK' AT BOTTOM EDGE OF VERTICAL FLASHING

FIGURE 5 - TYPICAL METAL FLASHING EDGE TREATMENTS



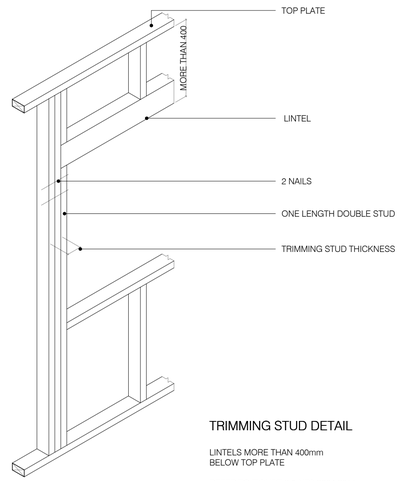
N.B. THESE MINIMUM GROUND CLEARANCE DIMENSIONS DO NOT APPLY TO TIMBER FLOORS

DRAINAGE AND VENTILATION AT THE BASE OF THE CAVITY (CONCRETE FLOORS)



PIPE PENETRATING MEMBRANE ROOF

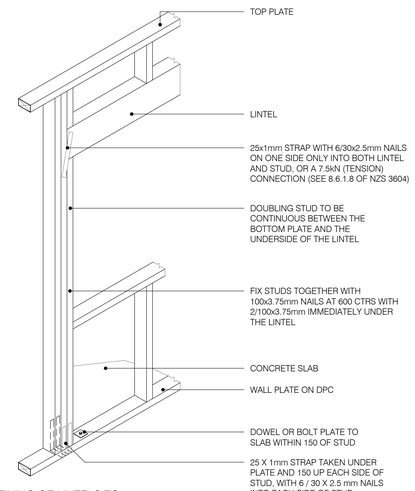
REFER TO FIGURE 60 E2



TRIMMING STUD DETAIL

LINTELS MORE THAN 400mm BELOW TOP PLATE

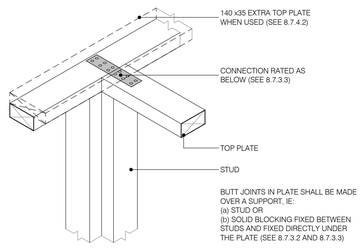
REFER TO FIGURE 8.5 NZS 3604:2011



FIXING OF LINTELS TO PREVENT UPLIFT

REFER TO FIGURE 8.12 NZS 3604:2011

NZS 3604:2011 FIGURE 8.16 - CONNECTING TOP PLATES TO EXTERNAL WALLS AT RIGHT ANGLES (WALLS CONTAINING BRACING)



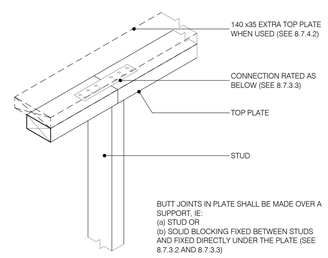
(a) BUTT JOINT

REFER TO FIGURE 8.16 NZS 3604:2011

CAPACITIES OF METAL PLATE JOINTS	
UP TO 3kN	3/30x3.15mm NAILS PER SIDE
UP TO 6kN	6/30x3.15mm NAILS PER SIDE

NOTE: SEE SECTION 4 OF NZS 3604:2011 FOR DURABILITY REQUIREMENTS

NZS 3604:2011 FIGURE 8.15 - CONNECTING TOP PLATES IN LINE WALLS CONTAINING BRACING



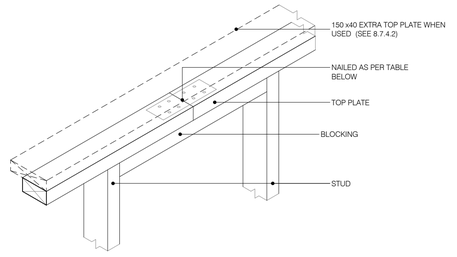
(a) BUTT JOINT OVER STUD

CONNECTING TOP PLATES WALLS CONTAINING BRACING, BUTT JOINT OVER STUD

REFER TO FIGURE 8.15 NZS 3604

CAPACITIES OF METAL PLATE JOINTS	
UP TO 3kN	3/30x3.15mm NAILS PER SIDE
UP TO 6kN	6/30x3.15mm NAILS PER SIDE

(1) SEE SECTION 4 OF NZS 3604:1999 FOR DURABILITY REQUIREMENTS
(2) NOT REQUIRED WHEN EXTRA TOP PLATE IS USED



(b) BUTT JOINT OVER BLOCKING

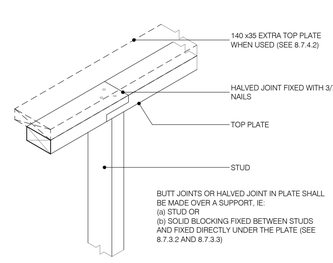
CONNECTING TOP PLATES WALLS NOT CONTAINING BRACING, BUTT JOINT

REFER TO FIGURE 8.14 NZS 3604

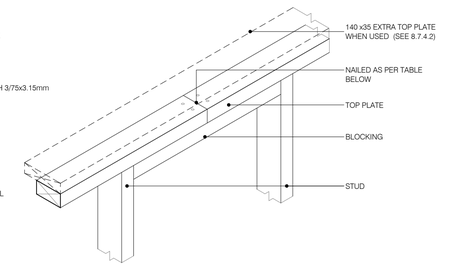
CAPACITIES OF METAL PLATE JOINTS	
UP TO 3kN	3/30x3.15mm NAILS PER SIDE
UP TO 6kN	6/30x3.15mm NAILS PER SIDE

(1) SEE SECTION 4 OF NZS 3604:1999 FOR DURABILITY REQUIREMENTS
(2) NOT REQUIRED WHEN EXTRA TOP PLATE IS USED

NZS 3604:2011 FIGURE 8.14 - CONNECTING TOP PLATES IN LINE WALLS NOT CONTAINING BRACING



(a) HALVED JOINT OVER STUD



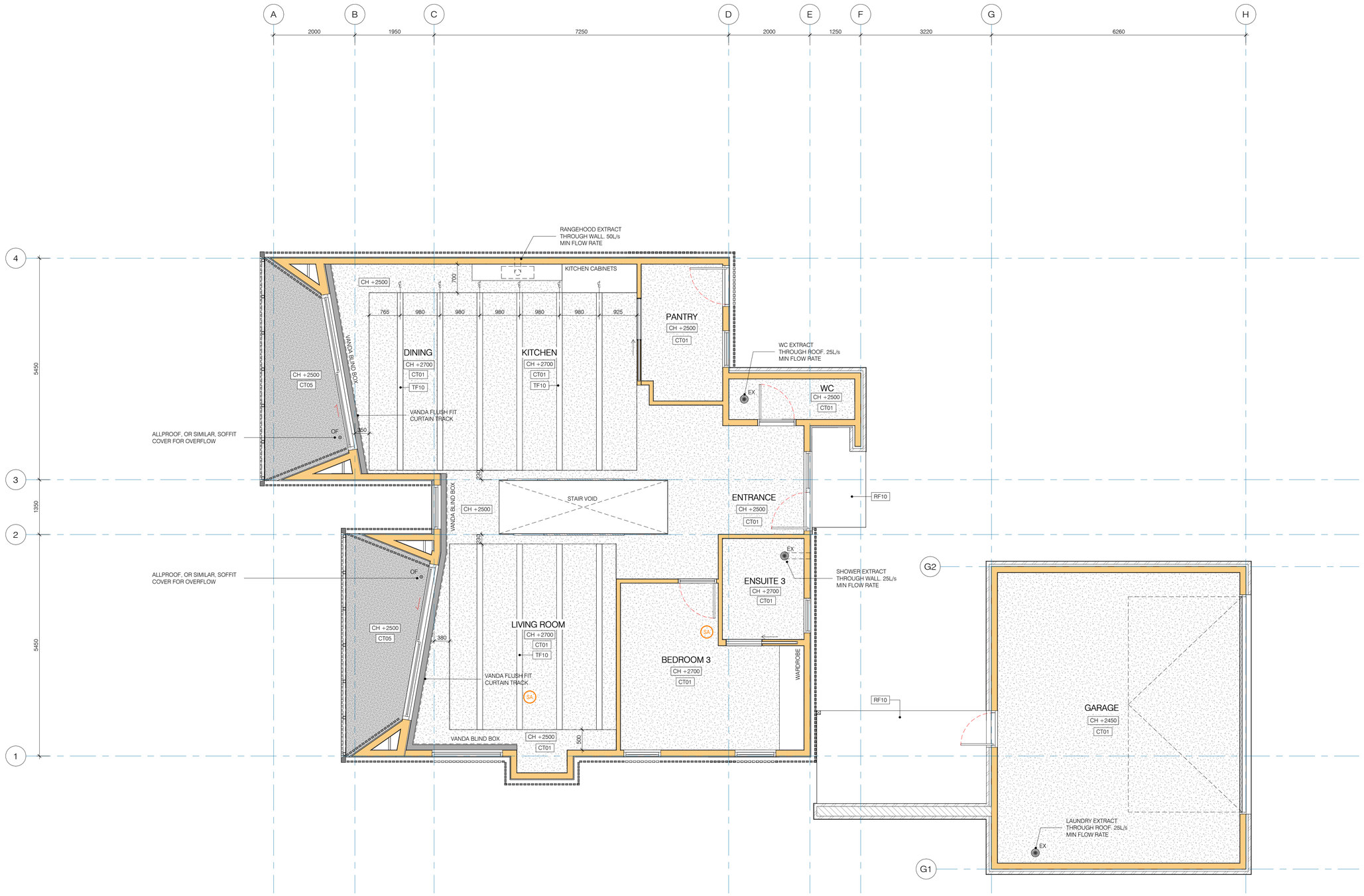
(b) BUTT JOINT

REVISION		DATE
A	BUILDING CONSENT	31.07.2026

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7/09/2026 12:32:15 pm



1 GROUND FLOOR RCP PLAN
A018 1 : 50 @ A1 1 : 100 @ A3 PLAN VIEW

CEILING NOTES

1. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
2. READ DRAWINGS IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS FROM THE DESIGNER AND STRUCTURAL ENGINEER.
3. PROVIDE SMOKE ALARMS TO COMPLY WITH NZBC:F8.
4. ALL ACCESS PANELS SHOWN ARE EITHER DIMENSIONED TO THERE CENTRELINE OR EDGE.

CEILING KEY

CT01: 13mm PLASTERBOARD CEILING LINING ON RONDO CEILING BATTENS

CT02: 13mm PLASTERBOARD CEILING LINING ON H1.2 SH8 70x35mm CEILING BATTENS AT 600 CRS

CT05: JAMES HARDIE 9mm VILLABOARD SOFFIT LINING FLUSH JOINTED WITH SELECTED PAINT FINISH ON H1.2 SG8 70x45mm SOFFIT BATTENS AT 600 CRS

CT06: 65x42mm TIMBER RAINSCREEN BATTENS ON FLAT AT NOMINAL 95mm CRS ON JAMES HARDIE 9mm VILLABOARD SOFFIT LINING FLUSH JOINTED WITH SELECTED PAINT FINISH ON H1.2 SG8 90x45mm SOFFIT JOISTS AT 600 CRS

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3. PROVIDE SMOKE ALARMS TO COMPLY WITH NZBC:F8.
4. ALL ACCESS PANELS SHOWN ARE EITHER DIMENSIONED TO THERE CENTRELINE OR EDGE.

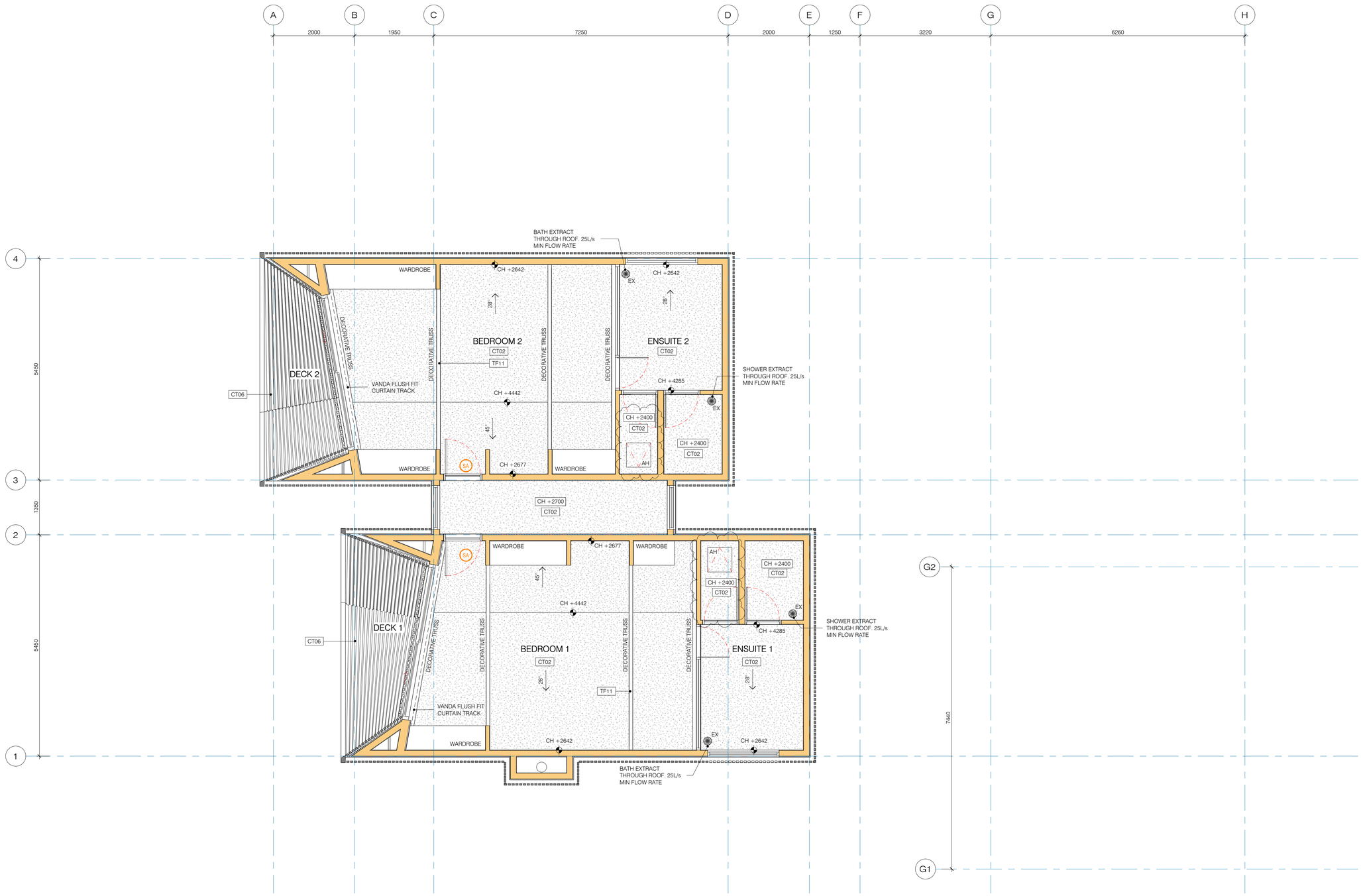
CEILING KEY

CT01: 13mm PLASTERBOARD CEILING LINING ON RONDO CEILING BATTENS

CT02: 13mm PLASTERBOARD CEILING LINING ON H1.2 SH8 70x35mm CEILING BATTENS AT 600 CRS

CT05: JAMES HARDIE 9mm VILLABOARD SOFFIT LINING FLUSH JOINTED WITH SELECTED PAINT FINISH ON H1.2 SG8 70x45mm SOFFIT BATTENS AT 600 CRS

CT06: 65x42mm TIMBER RAINSCREEN BATTENS ON FLAT AT NOMINAL 95mm CRS ON JAMES HARDIE 9mm VILLABOARD SOFFIT LINING FLUSH JOINTED WITH SELECTED PAINT FINISH ON H1.2 SG8 90x45mm SOFFIT JOISTS AT 600 CRS



1 / A018 UPPER FLOOR RCP PLAN

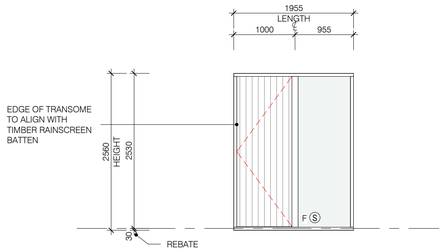
1 : 50 @ A1 1 : 100 @ A3 PLAN VIEW

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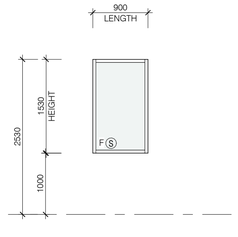
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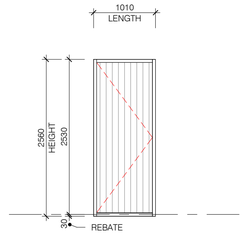
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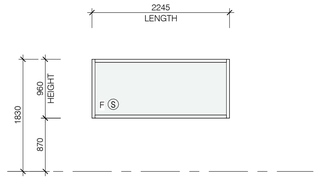
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FINISH:	POWDERCOAT FINISH IN SELECTED COLOUR
HARDWARE:	REFER TO HARDWARE SCHEDULE BY OTHERS
OTHER:	SOLID CORE TIMBER HINGED DOOR WITH SELECTED FINISH



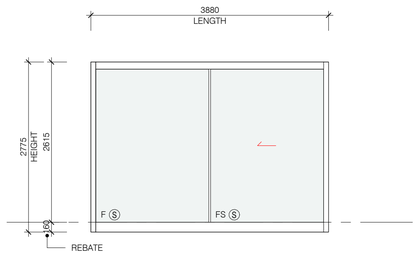
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OTHER:	



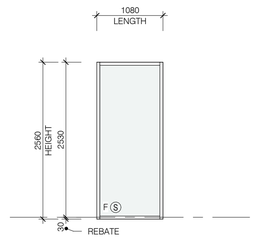
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HARDWARE:	REFER TO HARDWARE SCHEDULE BY OTHERS
OTHER:	SOLID CORE TIMBER HINGED DOOR WITH SELECTED FINISH



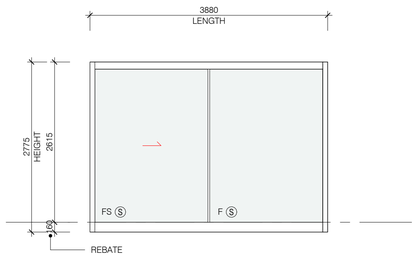
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HARDWARE:	
OTHER:	



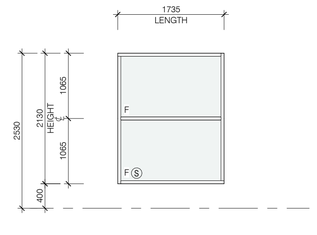
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HARDWARE:	REFER TO HARDWARE SCHEDULE BY OTHERS
OTHER:	



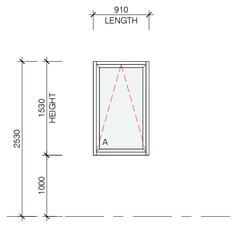
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FINISH:	POWDERCOAT FINISH IN SELECTED COLOUR
HARDWARE:	
OTHER:	



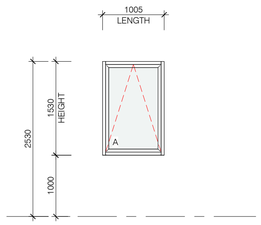
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OTHER:	



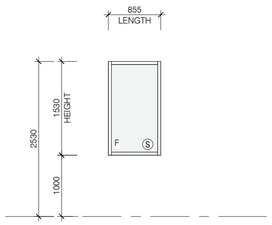
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OTHER:	



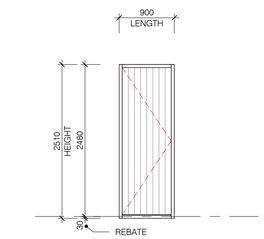
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OTHER:	



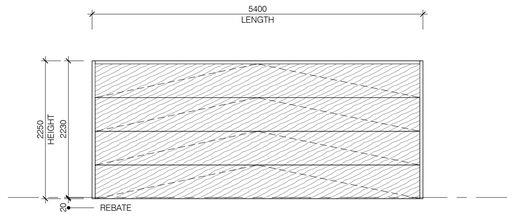
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FINISH:	POWDERCOAT FINISH IN SELECTED COLOUR
HARDWARE:	
OTHER:	



TYPE/NUMBER	W 0.11
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FINISH:	POWDERCOAT FINISH IN SELECTED COLOUR
HARDWARE:	
OTHER:	



TYPE/NUMBER	W 0.12
DESCRIPTION:	APL METRO SERIES DOUBLE GLAZED ALUMINIUM JOINERY
FINISH:	POWDERCOAT FINISH IN SELECTED COLOUR
HARDWARE:	POWDERCOAT FINISH IN SELECTED COLOUR
OTHER:	SOLID CORE TIMBER HINGED DOOR WITH SELECTED FINISH



TYPE/NUMBER	W 0.13
DESCRIPTION:	SELECTED GARAGE DOOR
FINISH:	SELECTED FINISH
HARDWARE:	REFER TO HARDWARE SCHEDULE BY OTHERS
OTHER:	

EXTERNAL DOORS & WINDOW NOTES

1. ALL MEASUREMENTS ARE TO ROUGH OPENING SIZES UNLESS STATED OTHERWISE.
2. ALUMINIUM JOINERY MANUFACTURER TO CHECK MEASURE ON SITE IN ALL CASES PRIOR TO MANUFACTURE. CONFIRM ANY INCONSISTENCIES WITH THE SITE ADMINISTRATOR.
3. JOINERY MANUFACTURER TO ENSURE WATERTIGHT DETAILING OF ALL JOINERY DETAILING. ALUMINIUM JOINERY MANUFACTURER TO SUPPLY SHOP DRAWINGS OF DETAILS & SAMPLE JOINERY SECTIONS, FOR DESIGNER REVIEW PRIOR TO MANUFACTURE.
4. ALL SILL TRAYS AND FLASHINGS TO COMPLY WITH SECTION E2 OF THE NZBC.
5. READ DRAWINGS IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS FROM THE DESIGNER AND STRUCTURAL ENGINEER.
6. JOINERY NOT DRAWN INDIVIDUALLY, REFER TO PLANS AND ELEVATIONS TO CONFIRM HINGING AND JAMB LINER SIZES, (TO SUIT WALL THICKNESS).
7. ALLOW CLEARANCE FOR FLOOR FINISHES.
8. ALL JAMBS TO HAVE JAMB ADAPTORS FOR PLASTERBOARD UNLESS OTHERWISE SPECIFIED.
9. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
10. ALL JOINERY ELEMENTS TO COMPLY WITH NZS:4211.
11. ALUMINIUM JOINERY SECTIONS TO BE OF STANDARD PROFILES AS PER NZS 3610.
12. ALL JOINERY HARDWARE TO BE OF GOOD QUALITY FIT FOR PURPOSE AND EXPOSURE TO WEATHER AS REQUIRED. REFER TO HARDWARE SCHEDULE.
13. GLASS TYPES, GAUGE & FRAME SIZES TO BE CONFIRMED BY JOINERY MANUFACTURER TO COMPLY WITH ALL PARTS OF NZS:4223.
14. ALL GLASS TO BE CLEAR UNLESS OTHERWISE STATED, CONFIRM WITHTHE DESIGNER PRIOR TO MANUFACTURE.
15. WHERE THE POSSIBLE HEIGHT OF FALL IS 1.0m OR MORE, MEASURED FROM THE ADJACENT FLOOR LEVEL, WINDOWS THAT OPEN SHALL COMPLY WITH 4.0 F4 NZBC.
16. ALPHABETICAL LETTERS I AND O ARE NOT USED AS DOOR AND WINDOW TYPES FOR CLARITY.

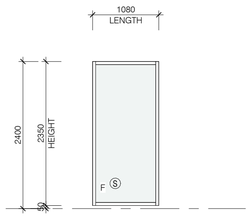
EXTERNAL DOORS & WINDOWS KEY

A	WINDOW AWNING / OPENING.
F	WINDOW FIXED.
FD	FIXED GLAZING IN DOOR FRAME.
FS	FIXED GLAZING IN SLIDING DOOR FRAME.
GO	GLAZING OPAQUE.
R	RESTRICTOR STAY REQUIRED.
◜	SAFETY GLAZING TO NZS4223

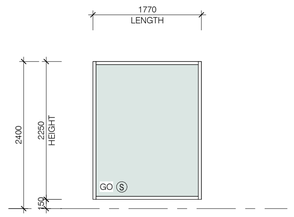
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MICHAEL DALLIMORE, ELLA DARBY CLIENT :	LAKESIDE RESIDENCE PROJECT:	GLENDHU STATION PROJECT ADDRESS:	BUILDING CONSENT THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS, ANGLES, SITE MEASUREMENTS AND CONDITIONS ETC. BEFORE FABRICATION OR CONSTRUCTION BEGINS. THE COPYRIGHT OF THESE DRAWINGS REMAINS THE PROPERTY OF ASSEMBLE LTD	WINDOW SCHEDULE - GROUND FLOOR SHEET TITLE :	REVISION: A BUILDING CONSENT Designer DESIGN Author DRAWN	1 : 50 @ A1 SCALE	A901 DWG NO.	DATE: 31.07.2026 24-160 A REV

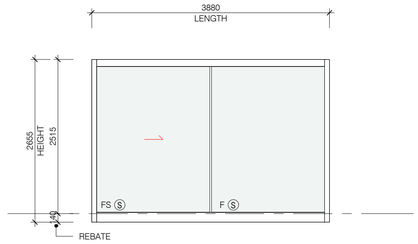
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TYPE/NUMBER	W 1.01
DESCRIPTION:	APL METRO SERIES DOUBLE GLAZED ALUMINIUM JOINERY
FINISH:	POWDERCOAT FINISH IN SELECTED COLOUR
HARDWARE:	
OTHER:	



TYPE/NUMBER	W 1.02
DESCRIPTION:	APL METRO SERIES DOUBLE GLAZED ALUMINIUM JOINERY
FINISH:	POWDERCOAT FINISH IN SELECTED COLOUR
HARDWARE:	
OTHER:	OPAQUE GLAZING



TYPE/NUMBER	W 1.03
DESCRIPTION:	APL MINIMA SERIES SLIDING DOOR WITH DOUBLE GLAZING
FINISH:	POWDERCOAT FINISH IN SELECTED COLOUR
HARDWARE:	REFER TO HARDWARE SCHEDULE BY OTHERS
OTHER:	

TYPE/NUMBER	W 1.04
DESCRIPTION:	APL METRO SERIES DOUBLE GLAZED ALUMINIUM JOINERY
FINISH:	POWDERCOAT FINISH IN SELECTED COLOUR
HARDWARE:	
OTHER:	

TYPE/NUMBER	W 1.05
DESCRIPTION:	APL MINIMA SERIES SLIDING DOOR WITH DOUBLE GLAZING
FINISH:	POWDERCOAT FINISH IN SELECTED COLOUR
HARDWARE:	REFER TO HARDWARE SCHEDULE BY OTHERS
OTHER:	

TYPE/NUMBER	W 1.06
DESCRIPTION:	APL METRO SERIES DOUBLE GLAZED ALUMINIUM JOINERY
FINISH:	POWDERCOAT FINISH IN SELECTED COLOUR
HARDWARE:	
OTHER:	OPAQUE GLAZING

EXTERNAL DOORS & WINDOW NOTES

1. ALL MEASUREMENTS ARE TO ROUGH OPENING SIZES UNLESS STATED OTHERWISE.
2. ALUMINIUM JOINERY MANUFACTURER TO CHECK MEASURE ON SITE IN ALL CASES PRIOR TO MANUFACTURE. CONFIRM ANY INCONSISTENCIES WITH THE SITE ADMINISTRATOR.
3. JOINERY MANUFACTURER TO ENSURE WATERTIGHT DETAILING OF ALL JOINERY DETAILING. ALUMINIUM JOINERY MANUFACTURER TO SUPPLY SHOP DRAWINGS OF DETAILS & SAMPLE JOINERY SECTIONS, FOR DESIGNER REVIEW PRIOR TO MANUFACTURE.
4. ALL SILL TRAYS AND FLASHINGS TO COMPLY WITH SECTION E2 OF THE NZBC.
5. READ DRAWINGS IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS FROM THE DESIGNER AND STRUCTURAL ENGINEER.
6. JOINERY NOT DRAWN INDIVIDUALLY, REFER TO PLANS AND ELEVATIONS TO CONFIRM HINGING AND JAMB LINER SIZES, (TO SUIT WALL THICKNESS).
7. ALLOW CLEARANCE FOR FLOOR FINISHES.
8. ALL JAMBS TO HAVE JAMB ADAPTORS FOR PLASTERBOARD UNLESS OTHERWISE SPECIFIED.
9. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC.
10. ALL JOINERY ELEMENTS TO COMPLY WITH NZS:4211.
11. ALUMINIUM JOINERY SECTIONS TO BE OF STANDARD PROFILES AS PER NZS 3610.
12. ALL JOINERY HARDWARE TO BE OF GOOD QUALITY FIT FOR PURPOSE AND EXPOSURE TO WEATHER AS REQUIRED. REFER TO HARDWARE SCHEDULE.
13. GLASS TYPES, GAUGE & FRAME SIZES TO BE CONFIRMED BY JOINERY MANUFACTURER TO COMPLY WITH ALL PARTS OF NZS:4223.
14. ALL GLASS TO BE CLEAR UNLESS OTHERWISE STATED, CONFIRM WITHTHE DESIGNER PRIOR TO MANUFACTURE.
15. WHERE THE POSSIBLE HEIGHT OF FALL IS 1.0m OR MORE, MEASURED FROM THE ADJACENT FLOOR LEVEL, WINDOWS THAT OPEN SHALL COMPLY WITH 4.0 F4 NZBC.
16. ALPHABETICAL LETTER'S I AND O ARE NOT USED AS DOOR AND WINDOW TYPES FOR CLARITY.

EXTERNAL DOORS & WINDOWS KEY

A	WINDOW AWNING / OPENING.
F	WINDOW FIXED.
FD	FIXED GLAZING IN DOOR FRAME.
FS	FIXED GLAZING IN SLIDING DOOR FRAME.
GO	GLAZING OPAQUE.
R	RESTRICTOR STAY REQUIRED.
◜	SAFETY GLAZING TO NZS4223

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REVISION		DATE
A	BUILDING CONSENT	31.07.2026

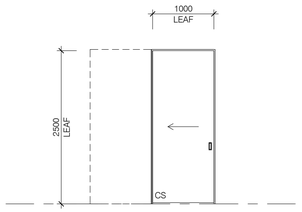
MICHAEL DALLIMORE, ELLA DARBY CLIENT :	LAKESIDE RESIDENCE PROJECT:	GLENDHU STATION PROJECT ADDRESS:	BUILDING CONSENT THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS, ANGLES, SITE MEASUREMENTS AND CONDITIONS ETC. BEFORE FABRICATION OR CONSTRUCTION BEGINS. THE COPYRIGHT OF THESE DRAWINGS REMAINS THE PROPERTY OF ASSEMBLE LTD	WINDOW SCHEDULE - UPPER FLOOR SHEET TITLE :	Designer DESIGN Author DRAWN	1 : 50 @ A1 SCALE	A902 DWG NO.	24-160 A REV

DOOR NOTES

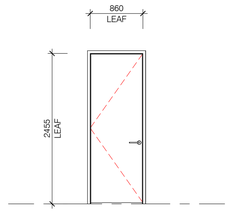
1. ALL INTERNAL DOOR MEASUREMENTS TO THE ACTUAL DOOR LEAF SIZE
2. TIMBER JOINERY MANUFACTURER TO CHECK MEASURE ON SITE IN ALL CASES PRIOR TO MANUFACTURE. CONFIRM ANY INCONSISTENCIES WITH THE DESIGNER
3. DOORS NOT DRAWN INDIVIDUALLY, REFER TO PLANS TO CONFIRM HINGING AND JAMB LINER SIZES (TO SUIT WALL THICKNESS)
4. ALLOW CLEARANCE FOR FLOOR FINISHES
5. ALL INTERNAL DOORS PAINT QUALITY WITH RADIATA PINE REBATED JAMBS. PAINT FINISH UNLESS OTHERWISE SPECIFIED
6. ALL WORKS TO COMPLY WITH RELEVANT CLAUSES OF THE NZBC
7. ALL DOOR HARDWARE TO BE OF GOOD QUALITY FIT FOR PURPOSE AND EXPOSURE TO WEATHER AS REQUIRED. REFER TO HARDWARE SCHEDULE
8. GLASS TYPES, GAUGE & FRAME SIZES TO BE CONFIRMED BY JOINERY MANUFACTURER TO COMPLY WITH ALL PARTS OF NZS 4223
9. ALL GLASS TO BE CLEAR UNLESS OTHERWISE STATED, CONFIRM WITH THE DESIGNER PRIOR TO MANUFACTURE.
10. ALPHABETICAL LETTERS I AND O ARE NOT USED AS DOOR AND WINDOW TYPES FOR CLARITY.

DOOR KEY

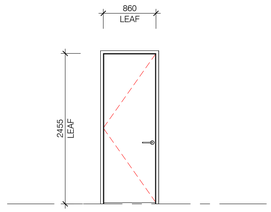
SF	FIXED GLAZING IN SLIDING DOOR FRAME
DF	FIXED GLAZING IN DOOR FRAME
S	SLIDER
CS	CAVITY SLIDER
WR	PROPRIETARY SLIDING TIMBER WARDROBE DOOR



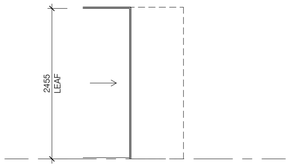
MARK:	D0. 01
DESCRIPTION:	HOLLOW CORE TIMBER SLIDING DOOR
FINISH:	
HARDWARE:	REFER TO HARDWARE SCHEDULE BY OTHERS
OTHER:	



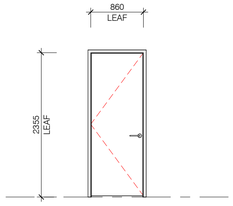
MARK:	D0. 02
DESCRIPTION:	SELECTED HOLLOW CORE TIMBER DOOR
FINISH:	SELECTED PAINT FINISH
HARDWARE:	REFER TO HARDWARE SCHEDULE BY OTHERS
OTHER:	



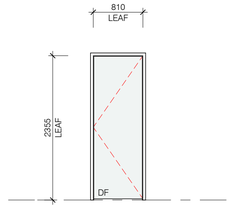
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FINISH:	SELECTED PAINT FINISH
HARDWARE:	REFER TO HARDWARE SCHEDULE BY OTHERS
OTHER:	



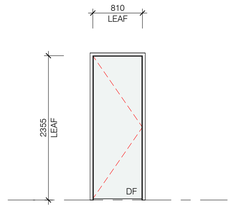
MARK:	D0. 04
DESCRIPTION:	HOLLOW CORE TIMBER SLIDING DOOR
FINISH:	SELECTED PAINT FINISH
HARDWARE:	REFER TO HARDWARE SCHEDULE BY OTHERS
OTHER:	



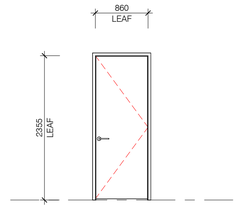
MARK:	D1. 01
DESCRIPTION:	SELECTED HOLLOW CORE TIMBER DOOR
FINISH:	SELECTED PAINT FINISH
HARDWARE:	REFER TO HARDWARE SCHEDULE BY OTHERS
OTHER:	



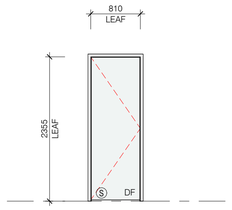
MARK:	D1. 02
DESCRIPTION:	SELECTED GLASS DOOR IN TIMBER DOOR FRAME
FINISH:	SELECTED GLAZING TO DOOR
HARDWARE:	REFER TO HARDWARE SCHEDULE BY OTHERS
OTHER:	UNDERCUT IN DOOR FOR VENTILATION



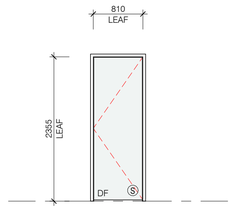
MARK:	D1. 03
DESCRIPTION:	SELECTED GLASS DOOR IN TIMBER DOOR FRAME
FINISH:	SELECTED GLAZING TO DOOR
HARDWARE:	REFER TO HARDWARE SCHEDULE BY OTHERS
OTHER:	



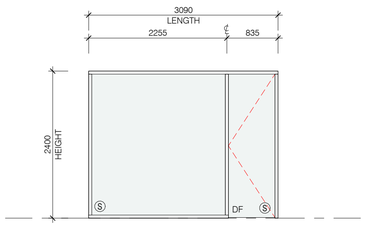
MARK:	D1. 04
DESCRIPTION:	SELECTED HOLLOW CORE TIMBER DOOR
FINISH:	SELECTED PAINT FINISH
HARDWARE:	REFER TO HARDWARE SCHEDULE BY OTHERS
OTHER:	



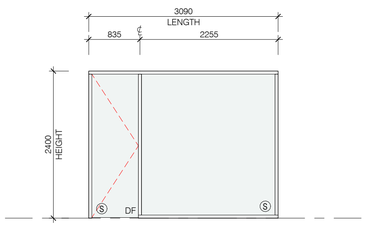
MARK:	D1. 05
DESCRIPTION:	SELECTED GLASS DOOR IN TIMBER DOOR FRAME
FINISH:	SELECTED GLAZING TO DOOR
HARDWARE:	REFER TO HARDWARE SCHEDULE BY OTHERS
OTHER:	UNDERCUT IN DOOR FOR VENTILATION



MARK:	D1. 06
DESCRIPTION:	SELECTED GLASS DOOR IN TIMBER DOOR FRAME
FINISH:	SELECTED GLAZING TO DOOR
HARDWARE:	REFER TO HARDWARE SCHEDULE BY OTHERS
OTHER:	



TYPE/NUMBER	P 1.01
DESCRIPTION:	SELECTED INTERIOR ALUMINIUM JOINERY SUITE
FINISH:	POWDERCOAT FINISH IN SELECTED COLOUR
HARDWARE:	REFER TO HARDWARE SCHEDULE BY OTHERS
OTHER:	



TYPE/NUMBER	P 1.02
DESCRIPTION:	SELECTED INTERIOR ALUMINIUM JOINERY SUITE
FINISH:	POWDERCOAT FINISH IN SELECTED COLOUR
HARDWARE:	REFER TO HARDWARE SCHEDULE BY OTHERS
OTHER:	

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