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Clarkson House

Architectural Working Drawings

41 Smith Road RD2, Wānaka

FOR BUILDING CONSENT

15/10/2026

Drawing List

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Drawing List

Dwg No.	Drawing Name	Issued
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A9-04	SIP Plan	
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A9-06	SIP Elevations	

GENERAL NOTES

1. The Architectural drawings shall be read in conjunction with the Associated Specifications and conditions of Contract.

The drawings shall also be read in conjunction with any Structural, Services and all other project drawings. Any discrepancies shall be referred to the Architect for resolution.

2. Verify all dimensions with Structural, Services, Civil and all other project drawings prior to construction commencing. Refer all discrepancies to the Architect for resolution.

3. Substitution or an amendment of specified details or material shall not be carried out without approval of the Architect.

4. Building Contractor to assess site to ensure daylighting and building restrictions are complied with. No liability for encroachment shall be held by the architect if site is not surveyed by a registered surveyor prior to commencement of foundations.

ABBREVIATIONS

AD	Above Datum	Min	Minimum
AP	Access Panel	mm	Millimetre
BM	Bench Mark	MS	Mild Steel
C/C	Centre to Centre	NB	Nominal Bore
CB	Coach Bolt	NTS	Not To Scale
CHS	Circular Hollow Section	NZS	New Zealand Standard
CJ	Control Joint	O/A	Overall
CL	Centre Line	O/F	Over flow
Code	Building Code	O/H	Overhead
CONC	Concrete	OD	Outside Diameter
COS	Check on Site	ONT	Optical Network Termination
CP	Cesspit	ORG	Overflow Relief Gully
CRS	Centres	Pa	Pascals
CS	Coach Screw	PC	Precast Concrete
DB	Distribution Board	PFC	Parallel Flange Channel
DHS	Dimond Hi-Span (Metal Purlin)	R	Radius
DIA	Diameter	RAD	Radiata
DIM	Dimension	RC	Reinforced Concrete
DP	Downpipe	REF	Reference
DPC	Damp Proof Course	RHS	Rolled Hollow Section
DPM	Damp Proof Membrane	RL	Reduced Level
DRG	Drawing	ROW	Right of Way
ETP	External Termination Point	SC	Sawcut Joint
EJ	Expansion Joint	SED	Small End Diameter
F	Fixed Glass	SHS	Square Hollow Section
FHR	Fire Hose Reel	SHT	Sheet
GT	Gully Trap	SIM	Similar
HD	Holding Down Bolt	SK	Sketch
HG	Hot Dipped Galvanised	SP	Soil Pipe
ID	Inside Diameter	SPEC	Specification
IP	Inspection Point	SS	Stainless Steel
IL	Invert Level	TFC	Tapered Flange Channel
kW	Kilowatt	TV	Terminal Vent
L	Litre	TYP	Typical
M	Metre	U/S	Underside
MAX	Maximum	UB	Universal Beam
		UC	Universal Column

DRAWING NUMBER

A = DISCIPLINE (e.g., A is Architectural)
1 = CATEGORY (e.g., 1 is plans)
03 = SHEET NUMBER (0-999)

project

Project Name

WORKING DRAWINGS

drawing title

GROUND FLOOR PLAN

scale (A1) 1:100 (A3) 1:200 | drawn XY

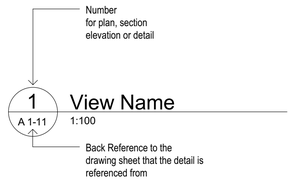
job no. 1201 | drawing no. A0-00 | rev C

SHEET NUMBERS CONTAIN 3 FIELDS



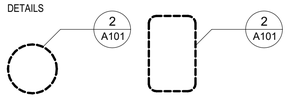
0	Site
1	Plans
2	Sections
3	Elevations
4	Section Details
5	Plan Details
7	Core Plans & Int. Elevations
9	Door/Window Schedule
10	Fitting Schedule

PLAN, SECTION, ELEVATION OR DETAIL TITLES



REFERENCE SYMBOLS

DETAILS



FOR PLAN DETAILS & SECTION DETAILS

SECTIONS



ELEVATIONS



DRAWING ANNOTATION

SPACE NUMBERING

FFL = +42.45

1 = LEVEL NUMBER
02 = SPACE NUMBER
CHANGING 1 = PACE NAME
FFL = FINISHED FLOOR LEVEL
46m2 = ROOM AREA

DOORS & WINDOWS

REFER TO THE FLOOR PLANS & THE DOOR & WINDOW SCHEDULES FOR THE OPENING SIZES, FINISHES, HARDWARE & FURNITURE

DOOR NUMBERS



D = DOOR
1.02 = SPACE 102
1 = DOOR 1 WITHIN SPACE

WINDOW NUMBERS

W = WINDOW
1.02 = SPACE 1.02
1 = WINDOW 1 WITHIN SPACE

WALL FRAMING LINING, AND FINISHES KEY

S1/L1/F1

S1 = STRUCTURE
L1 = WALL LINING
F1 = FINISH

REFER TO SPECIFIC NOTES ON FLOOR PLANS

FLOOR FINISHES SYMBOL

VF

VF = FLOOR FINISH

CEILING FRAMING LINING AND FINISHES SYMBOL

ACT

FIRE RATING KEY

30/30/30 FRR
60/60/60 FRR
120/120/120 FRR

EXPRESSIONS OF LEVELS

LEVELS SHOWN ARE IN TERMS OF A PROJECT DATUM. SURVEY LEVELS IN TERMS OF LAND & SURVEY OR CITY DATUMS ARE SHOWN IN BRACKETS

0.00 (+ 18.300) — DATUM LEVEL, SURVEY LEVEL (FOR PLAN VIEWS)

26.500 — SPOT LEVEL

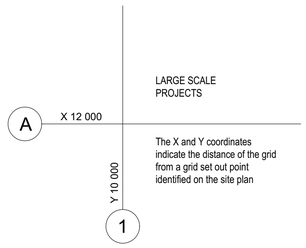
FFL 26.500 — FINISHED FLOOR LEVEL FOR AREAS WITH CARPET, VINYL TILES FIXED DIRECTLY TO SL AND PAINT FINISHES FFL=SURFACE LEVEL

RL 26.500 — REDUCED LEVELS (FOR PLAN VIEWS)



REDUCED LEVELS SHOWN ON SECTIONS, ELEVATIONS & DETAILS

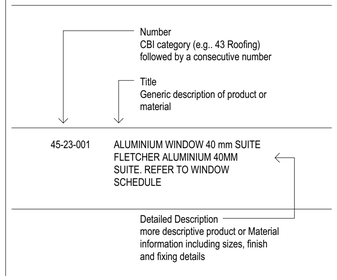
GRID REFERENCES



CBI CODES & CATEGORIES

(CBI = Coordinated Building Information)

1	General
10	General Keynotes
2	Site
21	Demolition
22	Preparation and Groundwork
23	Foundations
24	Minor demolition and alterations
3	Structure
31	Concrete
32	Earth
33	Masonry
34	Steel
35	Stainless Steel
36	Aluminium
37	Other metals
38	Timber
39	Plastic
4	Enclosure
41	Tanking and damp proofing
42	Cladding
43	Roofing
44	Membrane roofing
45	Doors, windows and roof lights
46	Glazing
47	Insulation
48	Sealants
5	Interior
51	Linings
52	Partitions
53	Ceilings
54	Access floors
55	Fixtures
56	Equipment and assemblies
57	Furniture and appliances
58	Signs and features
59	Stairs
6	Finish
61	Trowelled and sprayed coatings
62	Tiling
63	Sheet, slab and panel wall surfacing
64	Resilient surfacing
65	Carpeting
66	Flooring ancillaries
67	Painting and paper hanging
7	Services
71	Liquid
72	Gas
73	Fire suppression
74	Plumbing and drainage
75	Heating and cooling
76	Ventilation and air-conditioning
77	Electrical power and lighting
78	Communications and controls
79	Transport
8	External
81	Retaining walls
82	Roads and Parking
83	Landscaping
84	Pools
85	Engineering works
86	Specialist structures



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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

TABLE 2.2 NZS 3604 FIXING TYPE AND CAPACITY GUIDE

FIXING	DESCRIPTION	Alternative Fixing Capacity	See table
A	2/90x3.15 end nails	0.7	8.18
B	2/90x3.15 end nails + 2 wire dogs	4.7	
C	2/90x3.15 end nails +strap fixing (see figure 8.12)	8.5	
D	4/90x3.15 end nails + 2 strap fixing (double stud)	16.0	
E	2/90x3.15 skew nails + 2 wire dogs	4.7	10.1, A10.1 10.7, A10.7 10.11, A10.11 10.14, 10.15 15.6, A15.6 15.10, A15.10
F	2/90x3.15 skew nails + strap fixing (see figure 10.6)	7.0	
G	10/90x3.15 nails (5 each side)	4.7	10.2, A10.2 15.7, A15.7
H	1/M12 bolt	8.5	
I	2/M12 bolts	16.0	
J	2/M16 bolts	24.0	
K	6/90x3.15 nails	3.0	10.5, A10.5
L	2/M12 bolts	9.8	
M	2/M16 bolts	13.0	
N	6/100x4.0 HDG nails (hand driven)	4.7	
O	2/M12 bolts (see figure 9.3 (C))	6.8	10.8, A10.8 15.8, A15.8
P	2 HDG 'flat' straps (see figure 9.3 (B))	13.7	
Q	2 HDG 'tee' straps (see figure 9.3 (A))	25.5	
R	1/90x3.15 nail	0.55	10.10, A10.10 10.12 15.9, A15.9
S	2/90x3.15 nails	0.8	
T	1/10g self-drilling screw, 80mm long	2.4	
U	1/14g self-drilling Type 17 screw, 100mm long	5.5	

NOTE – Capacities are associated with fixing type, not fasteners. See individual selection tables for the appropriate fixing type for the application.

EXPOSURE ZONE B&C

Steel fixings and fastenings, excluding nails — From NZS 3604:2011 Table 4.1 & 4.2

Location		Material
Closed i.e. Dry, internal, not subject to airborne salts or rain wetting		Mild Steel
Sub floor treated timber piles, for all connections		Hot dipped galvanised steel, protection required = 600g/m². 304 Stainless Steel, 316 Stainless Within 600mm Ground
Roof spaces	- nail plates	Continuously coated galvanised steel nail plates. Galvanising to AS 1397 with protection requirement of Z275
	- Wire dogs	Hot dipped galvanised steel, protection required = 260g/m².
	- Bolts	Hot dipped galvanised steel, protection required = 390g/m².
Sheltered i.e. open to airborne salts, but not rain-washed		304 Stainless Steel, 316 Stainless where highly visible.
Exposed i.e. open to airborne salts, and rain wetting		304 Stainless Steel, 316 Stainless where highly visible.

All items described above are steel fasteners required to last 50 years, used for joining timber, such as nail plates, bolts, brackets, wire dogs and similar, but not including nails or screws.

Refer to NZS 3604:2011 4.4.3 or 4.4.4 for additional protective coatings that can be used to with galvanized fixings identified in the table above, where the product does not reach the required mass of galvanizing as specified above.

In both tables above 'Sheltered' shall be that above a 45degree line drawn from the lower edge of a projecting weather tight structure such as a floor, roof or deck. 'Exposed' shall be below that 45 degree line.

All structural fixings in Zone D must be Type 304 stainless steel

Nails and Screws — From NZS 3604:2011 Table 4.3

Use	Durability minimum	Material
Cladding that acts as bracing	50 years	Galvanised Steel
Non-structural cladding	15 years	Galvanised Steel
Framing in closed areas, including roof spaces	DBH AS Durability B2/AS1, Table 1	Mild Steel
Framing in sheltered and exposed areas	DBH AS Durability B2/AS1, Table 1	Galvanised Steel

Galvanised nails shall be hot-dipped galvanized; galvanized screws shall be mechanically zinc plated in accordance with AS 3566 Irrespective of the above, nails and screws must be compatible with any fixing plate they are used with.
Nails and screws into piles within 600mm of the ground shall be stainless steel.

Material Compatibility

Refer to table 20 of NZBC clause 'E2/AS1' flashing material selection

Durability

Durability periods to comply with NZBC B2/AS1 Table 1. These are noted by element in the building specification.

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project

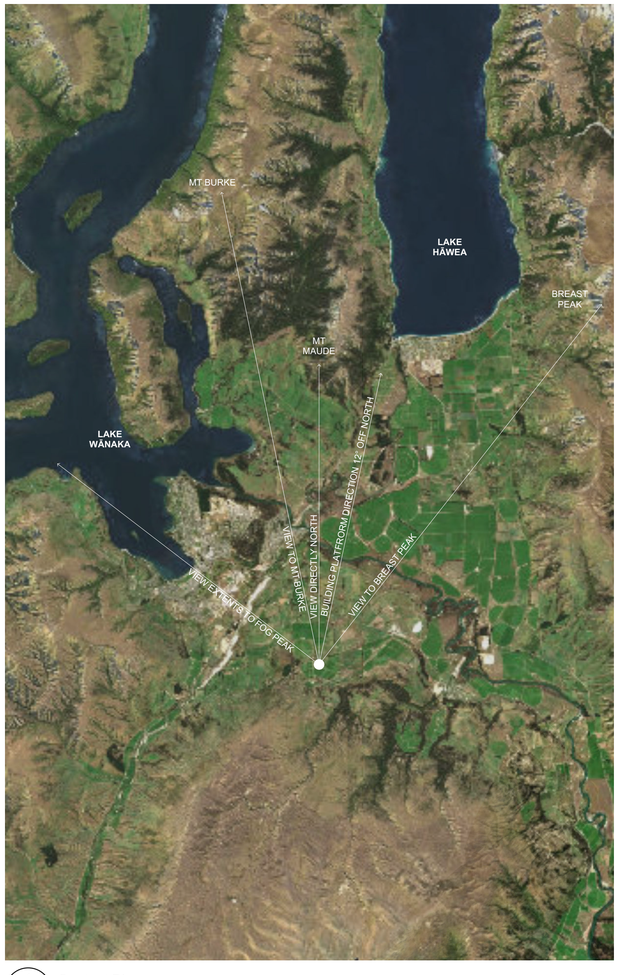
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41 Smith Road RD2,

drawing title

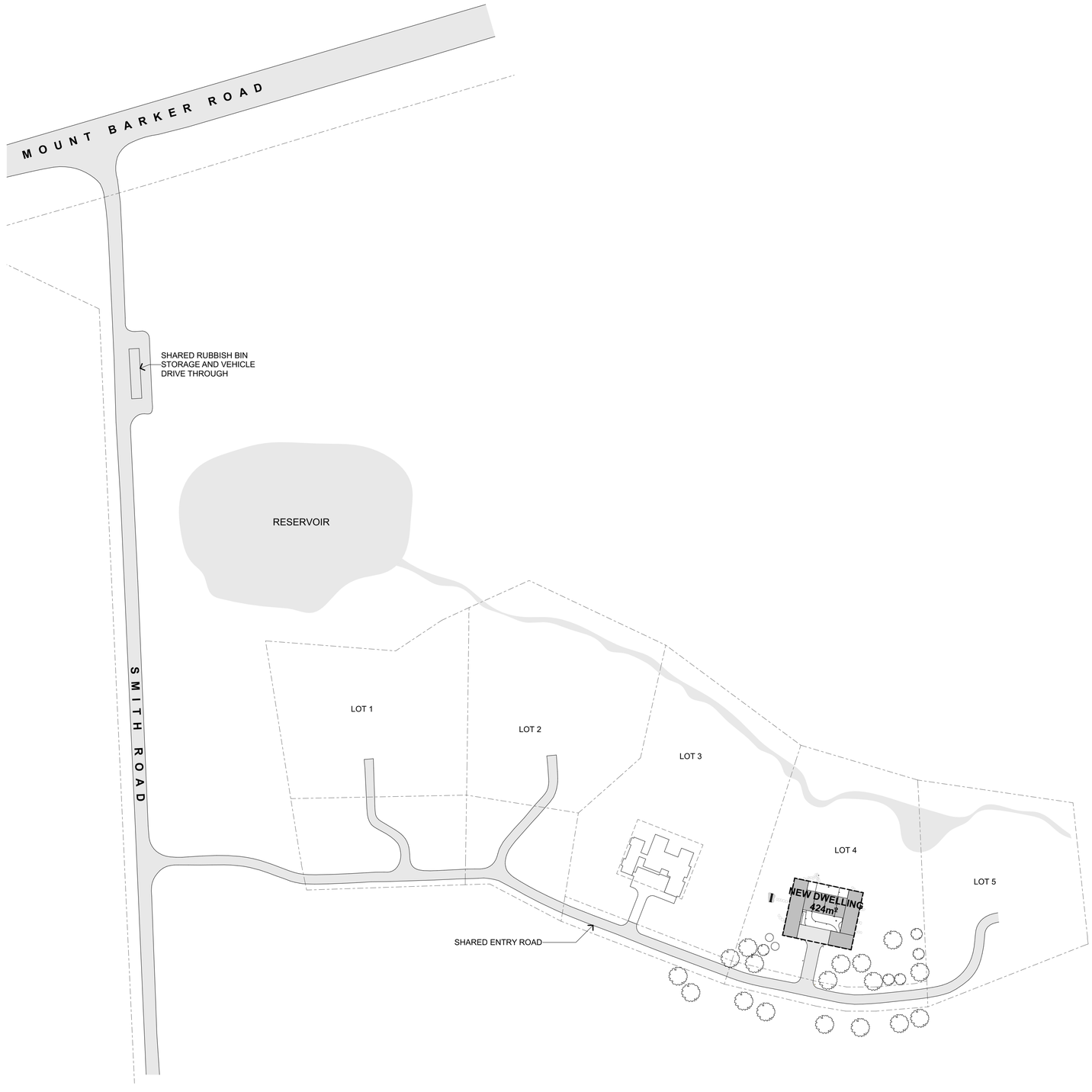
Drawing Standards

scale (A3) (A1) | drawn HD 15/10/2026

job no. 2504 | drawing no. A0-00 | rev BC1



1 Context Plan
- NTS



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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

SITE DETAILS

ADDRESS	41 Smith Road RD2, Wānaka
LEGAL DESCRIPTION	LOT 4 DP575250
SITE AREA	7,285m²
WIND ZONE	HIGH
EARTHQUAKE ZONE:	ZONE 3
EXPOSURE ZONE:	ZONE B

PLANNING INFO

PLANNING ZONE:	Rural
MAX HEIGHT:	4.5m
MAX DENSITY:	1 RESIDENTIAL UNIT/SITE
MAX BUILDING PLATFORM COVERAGE:	60% (450m² of building platform)
ACTUAL BUILDING PLATFORM COVERAGE:	59.3% (445m²)
HAIL REGISTERED:	NIL

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drawing title

Site Plan

scale		drawn
(A3) 1:500	(A1) 1:1000	HD
		15/10/2026

job no.	drawing no.	rev
2504	**A0-01**	**BC1**

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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

SITE DETAILS

ADDRESS	41 Smith Road RD2, Wānaka
LEGAL DESCRIPTION	LOT 4 DP575250
SITE AREA	7,285m²
WIND ZONE	HIGH
EARTHQUAKE ZONE:	ZONE 3
EXPOSURE ZONE:	ZONE B

PLANNING INFO

PLANNING ZONE:	Rural
MAX HEIGHT:	4.5m
MAX DENSITY:	1 RESIDENTIAL UNIT/SITE
MAX BUILDING PLATFORM COVERAGE:	60% (450m² of building platform)
ACTUAL BUILDING PLATFORM COVERAGE:	59.3% (445m²)
HAIL REGISTERED:	NIL

SERVICES KEY

- STORMWATER
- FOUL WATER
- PRIVATE WATER SUPPLY
- SUBDIVISION STORMWATER CHANNEL



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Detailed Site Plan

scale		drawn
(A3) 1:500	(A1) 1:250	HD 15/10/2026

job no.	drawing no.	rev
2504	**A0-02**	**BC1**

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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

SITE DETAILS

ADDRESS	41 Smith Road RD2, Wānaka
LEGAL DESCRIPTION	LOT 4 DP575250
SITE AREA	7,285m²
WIND ZONE	HIGH
EARTHQUAKE ZONE:	ZONE 3
EXPOSURE ZONE:	ZONE B

PLANNING INFO

PLANNING ZONE:	Rural
MAX HEIGHT:	4.5m
MAX DENSITY:	1 RESIDENTIAL UNIT/SITE
MAX BUILDING PLATFORM COVERAGE:	60% (450m² of building platform)
ACTUAL BUILDING PLATFORM COVERAGE:	59.3% (445m²)
HAIL REGISTERED:	NIL

KEYNOTES

8225.02 CONCRETE PAVING
100mm paving with SE62 mesh. Allied exposed aggregate finish - Autumn Gold. Standard crushed aggregate mix.

EXTERNAL DOWNLIGHTING ON MAX 1m HIGH MACROCARPA POST
EXTENDABLE CANVAS SCREENS FOR SHADE
TO SOAKAGE PIT
TO SEPTIC SYSTEM
GARDEN
GARDEN
TO INTERNAL SWITCH
GRAVEL PIT FOR RAIN CHAIN DISCHARGE - SUMP BELOW
HOUSE
CLOTHESLINE
VEGE & HERB GARDEN ZONE
LIGHTING ON PIR CONNECTED TO SWITCH INTERNALLY
TO INTERNAL SWITCH
GRAVEL PIT FOR RAIN CHAIN DISCHARGE - SUMP BELOW
LARGE SCHIST PAVING STONES FOR ROOM EXIT
8225.02 CONCRETE PAVING UP TO FRONT DOOR
8225.02 CONCRETE PAVING
GARDEN
GRAVEL VEHICLE COURT
GARAGE
GARAGE
BUILDING PLATFORM 30x25m
TO SOAKAGE PIT
TO WATER TANKS
GARDEN
GARDEN
WATER TANKS PARTIALLY BURIED
EXISTING GRAVEL DRIVEWAY
FENZ APPROVED WATER TANK CONNECTION
EXTERNAL DOWNLIGHTING ON MAX 1m HIGH MACROCARPA POSTS. LIGHTING CONNECTED TO PIR SENSORS TO TURN ON WHEN VEHICLES DRIVE PAST
TO ADDITIONAL POST & LIGHT AT SITE ENTRY

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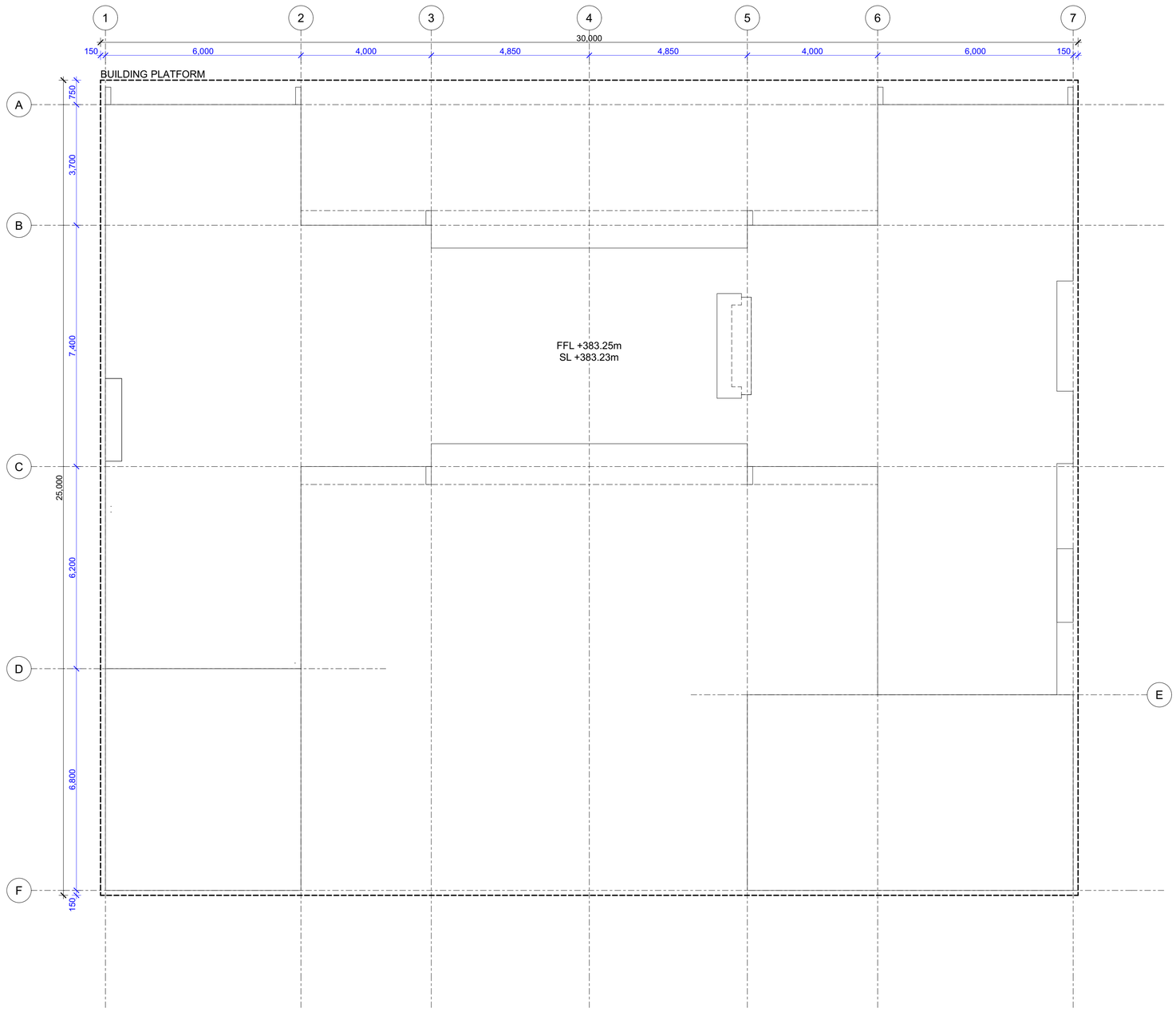
Clarkson House
41 Smith Road RD2,

drawing title

Paving & Close Landscaping Plan

scale		drawn
(A3) 1:150	(A1) 1:75	HD
		15/10/2026

job no.	drawing no.	rev
2504	**A0-03**	**BC1**



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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

SETOUT NOTES:

BUILDING PLATFORM LOCATION WITHIN SITE TO BE LOCATED BY LICENSED CADASTRAL SURVEYOR

SETOUT OF GRIDS & HOUSE SITING TO BE ESTABLISHED BY LICENSED CADASTRAL SURVEYOR

FLOOR LEVEL TO BE ESTABLISHED BY LICENSED CADASTRAL SURVEYOR

CERTIFIED SETOUT PLAN TO BE PROVIDED AFTER WORKS ARE COMPLETE

FINISHED FLOOR LEVEL NOTES:

THE FFL (FINISHED FLOOR LEVEL) OF LOT 4 SHALL BE:
+383.25m AS PER RM220755

THUS THE SL (SLAB LEVEL) OF THE HOUSE SHALL BE:
+383.23m TO ALLOW FOR 20mm OF OVERLAY FLOORING

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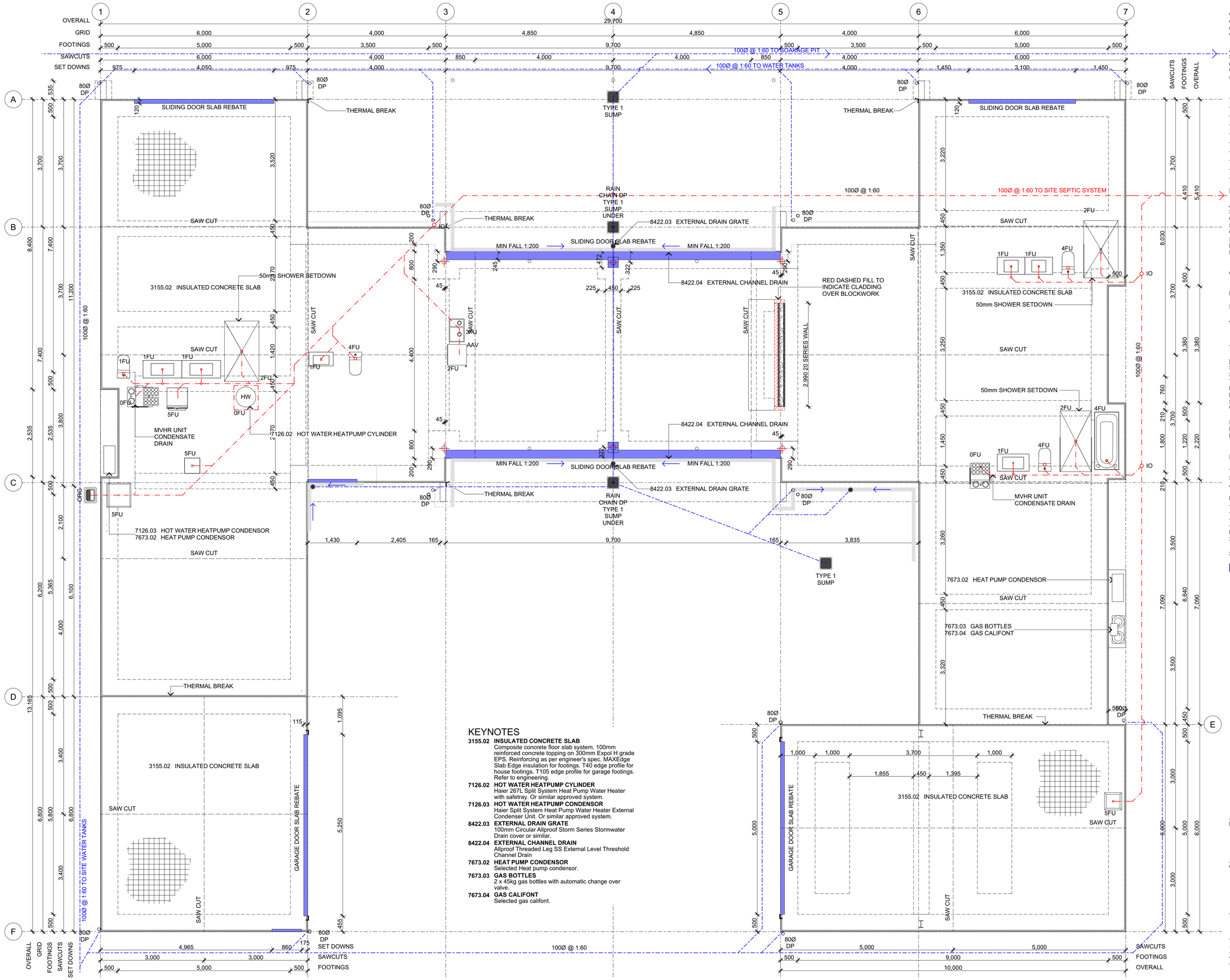
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drawing title

Site Setout Plan

scale		drawn
(A3) 1:150	(A1) 1:75	HD 15/10/2026

job no.	drawing no.	rev
2504	**A0-04**	**BC1**



KEYNOTES

3155.02 INSULATED CONCRETE SLAB
Composite concrete floor slab system. 100mm reinforced concrete topping on 300mm Expol H grade EPS. Reinforcing as per engineer's spec. MAXEdge Slab Edge insulation for footings. T40 edge profile for house footings. T105 edge profile for garage footings. Refer to engineering.

7126.02 HOT WATER HEATPUMP CYLINDER
Haier 267L Split System Heat Pump Water Heater with safetray. Or similar approved system.

7126.03 HOT WATER HEATPUMP CONDENSOR
Haier Split System Heat Pump Water Heater External Condenser Unit. Or similar approved system.

8422.03 EXTERNAL DRAIN GRATE
100mm Circular Allproof Storm Series Stormwater Drain cover or similar.

8422.04 EXTERNAL CHANNEL DRAIN
Allproof Threaded Leg SS External Level Threshold Channel Drain

7673.02 HEAT PUMP CONDENSOR
Selected Heat pump condensor.

7673.03 GAS BOTTLES
2 x 45kg gas bottles with automatic change over valve.

7673.04 GAS CALIFONT
Selected gas califont.

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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

PLUMBING NOTES

ALL PLUMBING WORK SHALL CONFORM TO NZBC E1 SURFACE WATER, AS3500.2-2018 AND BE INSTALLED BY A QUALIFIED TRADESMAN. CONTRACTOR TO LOCATE ALL SERVICE CONNECTIONS ON SITE PRIOR TO COMMENCING EARTHWORKS; CONFIRM ALL BOUNDARY SETBACKS & RESTRICTIONS COMPLY WITH CURRENT REGULATIONS PRIOR TO COMMENCEMENT OF FOUNDATIONS.

ORG — OVERFLOW RELIEF GULLY (150mm BELOW LOWEST FIXTURE INVERT LEVEL)
DP — DOWNPIPE
IP — INSPECTION POINT
AAV — AIR ADMITTANCE VALVE
SUMP
TAP — EXTERNAL TAP

FIXTURE	PIPE SIZE	FALL
SINK	DN40	1:40
SINK+DW	DN50	1:40
TUB	DN40	1:30
BATH	DN40	1:40
BASIN	DN40	1:40
SHOWER	DN40	1:40
WC	DN100	1:40

INTERNAL WATER PIPES TO BE POLYBUTYLENE. ALL PIPEWORK AND PIPES EXPOSED TO FREEZING TO BE LAGGED WITH CLOSED CELL FOAM.

DRAINAGE NOTES

TRENCHES SHOULD BE EXCAVATED TO ALLOW FOR THE SPECIFIED DEPTH OF BEDDING, THE PIPE'S DIAMETER AND THE MINIMUM RECOMMENDED COVER

MIN COVER:
- ROADS & STREETS 750mm
- DRIVEWAYS AND SIMILAR AREAS 600mm
- FOOTPATHS, GARDENS 500mm
- CONSTRUCTION TRAFFIC 750mm

BEDDING MATERIALS ARE LISTED AS PER AS/NZS 3500.2-2018

SLAB KEY:

SLAB REBATE

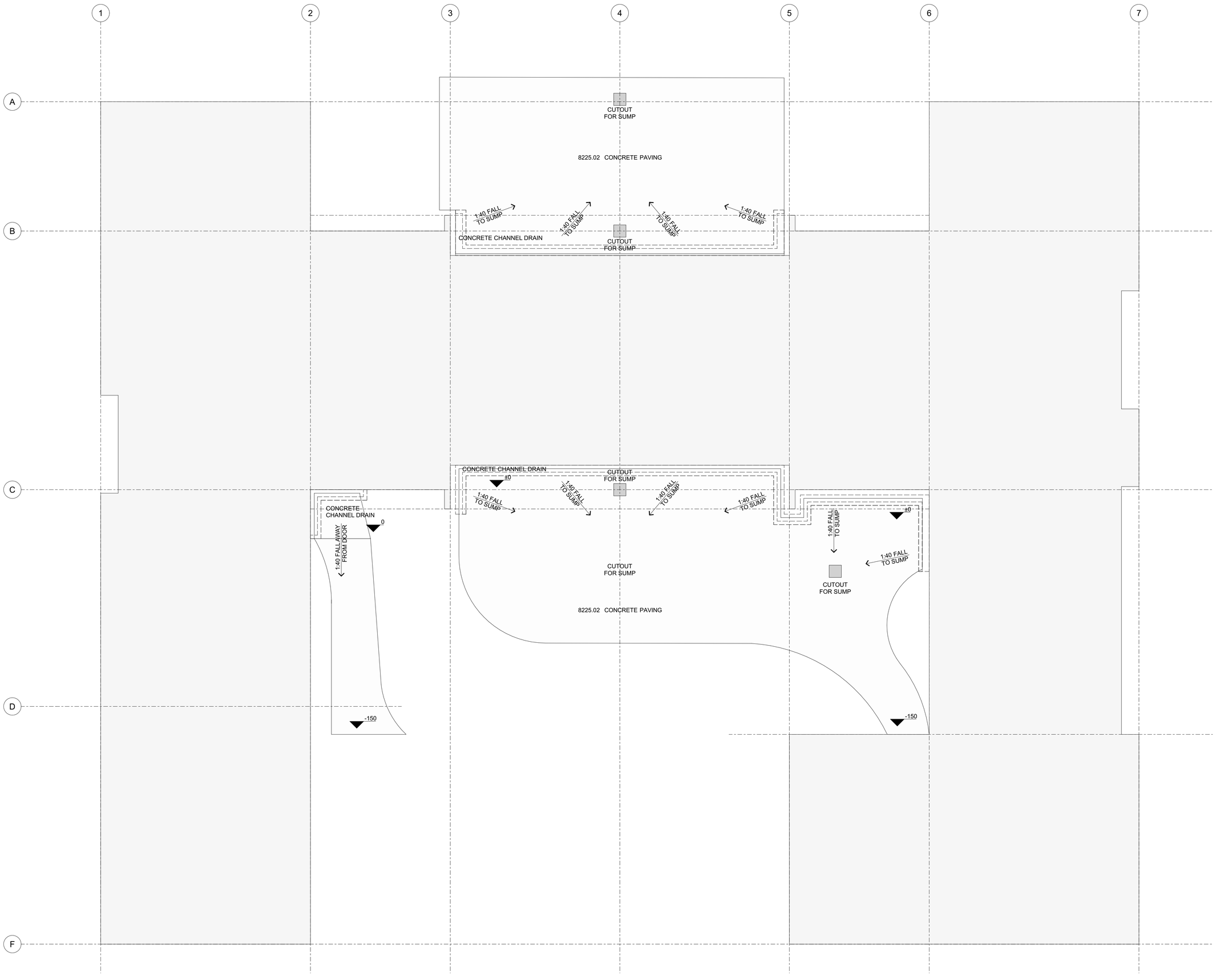
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drawing title
Foundation Plan

scale		drawn
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2504	A1-01	BC1



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issue	amendment	date
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KEYNOTES

8225.02 CONCRETE PAVING
100mm paving with SE62 mesh. Allied exposed aggregate finish - Autumn Gold. Standard crushed aggregate mix.

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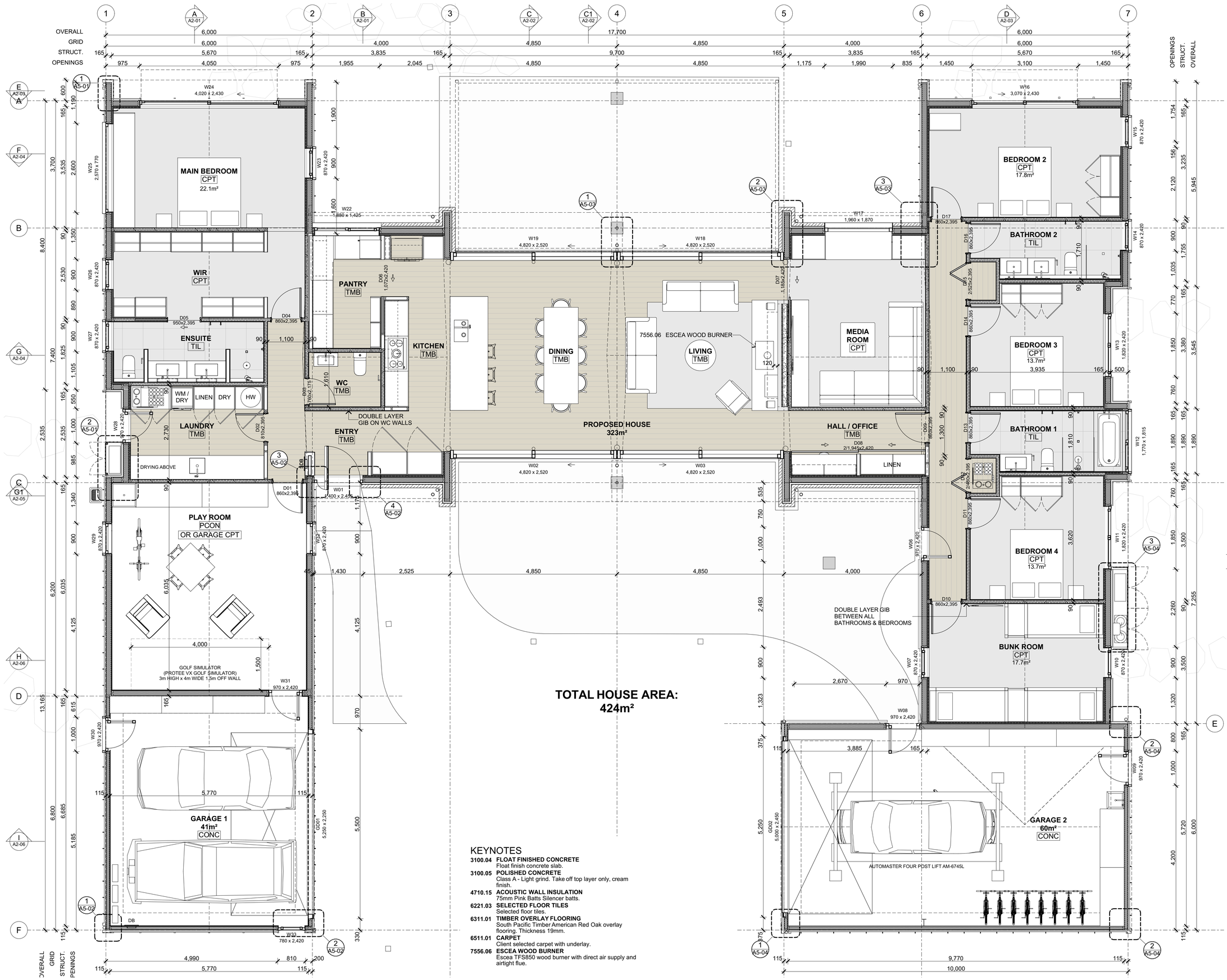
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Paving Plan

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2504	**A1-02**	**BC1**



KEYNOTES

3100.04 FLOAT FINISHED CONCRETE
Float finish concrete slab.

3100.05 POLISHED CONCRETE
Class A - Light grind. Take off top layer only, cream finish.

4710.15 ACOUSTIC WALL INSULATION
75mm Pink Batts Silencer batts.

6221.03 SELECTED FLOOR TILES
Selected floor tiles.

6311.01 TIMBER OVERLAY FLOORING
South Pacific Timber American Red Oak overlay flooring. Thickness 19mm.

6511.01 CARPET
Client selected carpet with underlay.

7556.06 ESCEA WOOD BURNER
Escea TFS850 wood burner with direct air supply and airtight flue.

TOTAL HOUSE AREA:
424m²

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BC1	FOR BUILDING CONSENT	15/10/2026

FLOOR FINISH LEGEND

TMB	6311.01	TIMBER OVERLAY FLOORING
TIL	6221.03	SELECTED FLOOR TILES
CPT	6511.01	CARPET
CONC	3100.04	FLOAT FINISHED CONCRETE
PCON	3100.05	POLISHED CONCRETE

NOTE ALL EXTERNAL WALL FRAMING ASSUMED TO HAVE NO NOGS UNLESS SPECIFICALLY STATED. INTERNAL SERVICE CAVITIES LIKEWISE TO INCLUDE NO NOGS

WALL TYPES

140x45 @ 600 CRS H1.2 FRAMING WITH 90mm H1.2 SERVICE CAVITY

140x45 @ 600 CRS H1.2 FRAMING

90x45 @ 600 CRS H1.2 FRAMING

90x45 @ 600 CRS H1.2 FRAMING

140x45 @ 600 CRS H1.2 FRAMING

INTERNAL WALLS AS SHOWN TO HAVE
4710.15 ACOUSTIC WALL INSULATION

H1 NOTES

ROOF - 210	210mm SIP PANELS	R5.1
ROOF - 260	260mm SIP PANELS	R6.7
WALLS	165mm SIP PANELS	R4.2
FLOOR	INSULATED CONCRETE SLAB	R8.58
WINDOWS	HIGH PERFORMANCE WINDOWS	R1.2

ELEVATION	WALL(m²)	GLAZING (m²)
NORTH	109.5	53.7
EAST	84.8	18.4
SOUTH	109.5	33.7
WEST	81.1	10.6
TOTAL	**384.9**	**116.4**
TOTAL E,S &W	**275.4**	**62.7**

TOTAL GLAZING	30% (116.4/384.9)	✓
TOTAL E S W GLAZING	22.7% (62.7/275.4)	✓
TOTAL SKYLIGHT < 1.5m² OR 1.5% OF TOTAL ROOF AREA	N/A	✓
AREA OF DECORATIVE GLAZING AND LOUVRES ≤ 3m²	N/A	✓

THIS HOUSE COMPLIES WITH H1 SCHEDULE METHOD

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Floor Plan

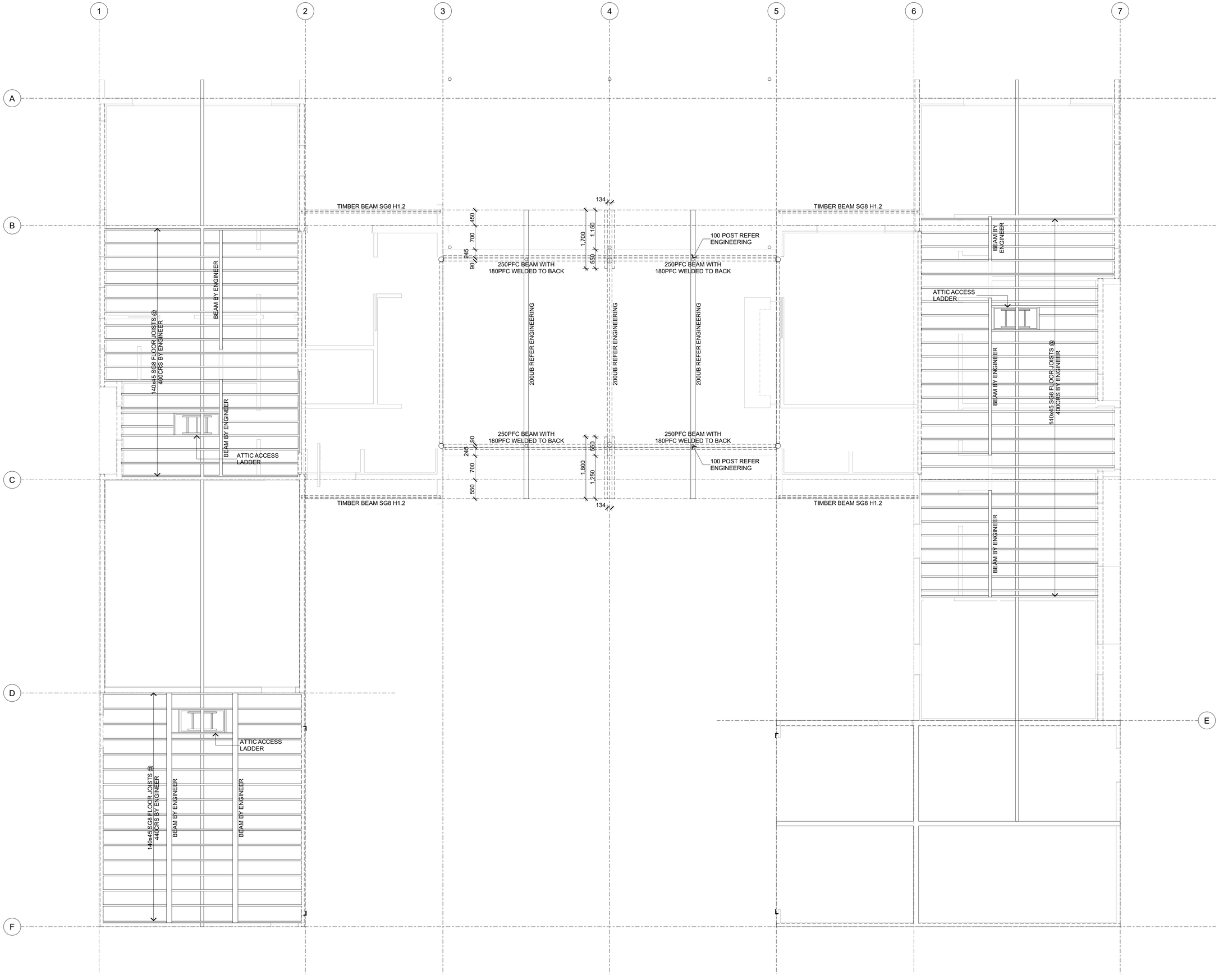
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2504	**A1-03**	**BC1**

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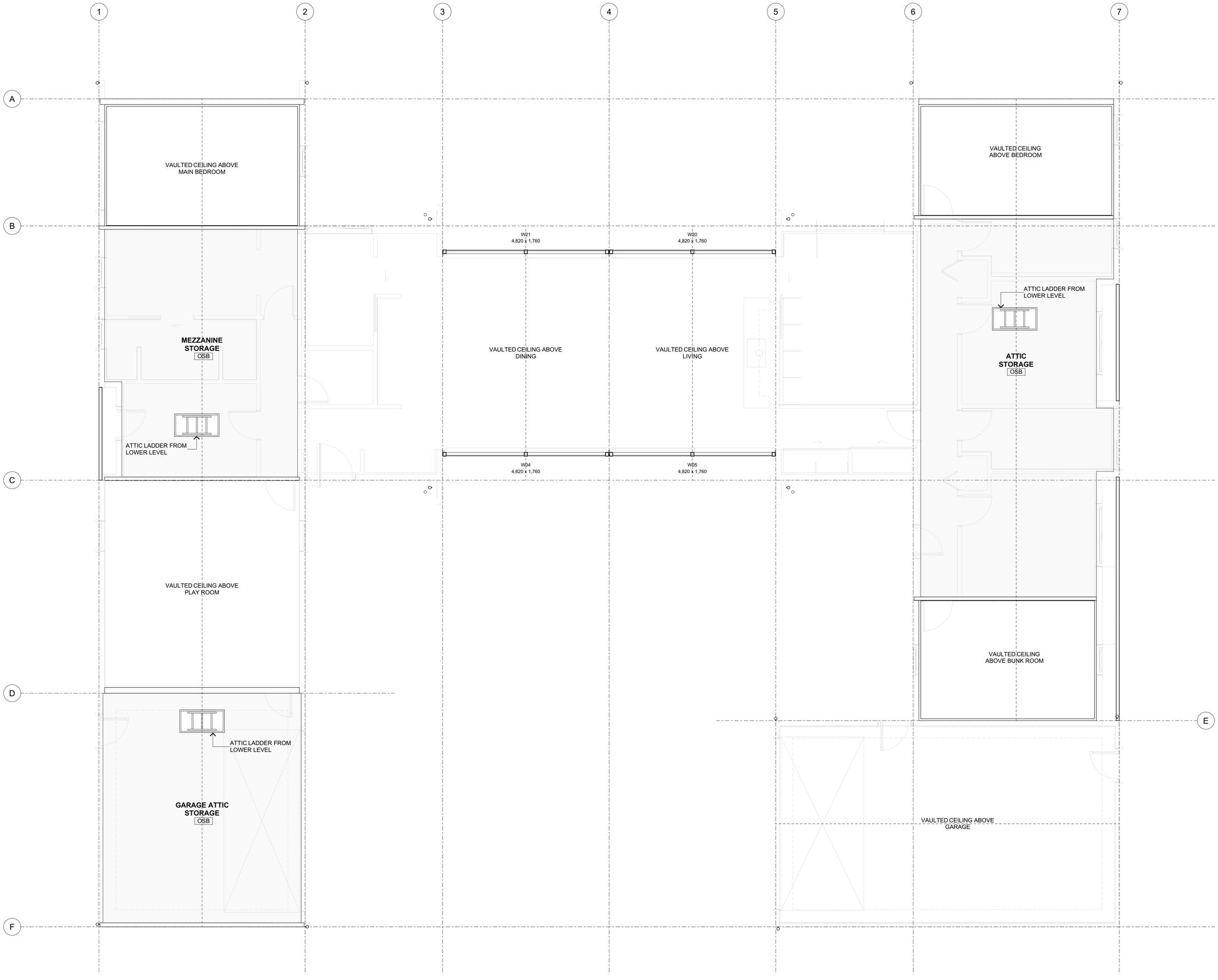
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Attic Framing Plan

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BC1	FOR BUILDING CONSENT	15/10/2026

FLOOR FINISH LEGEND

OSB 8421.04 OSB FLOORING

KEYNOTES

8421.04 OSB FLOORING
18mm OSB Sheet Flooring

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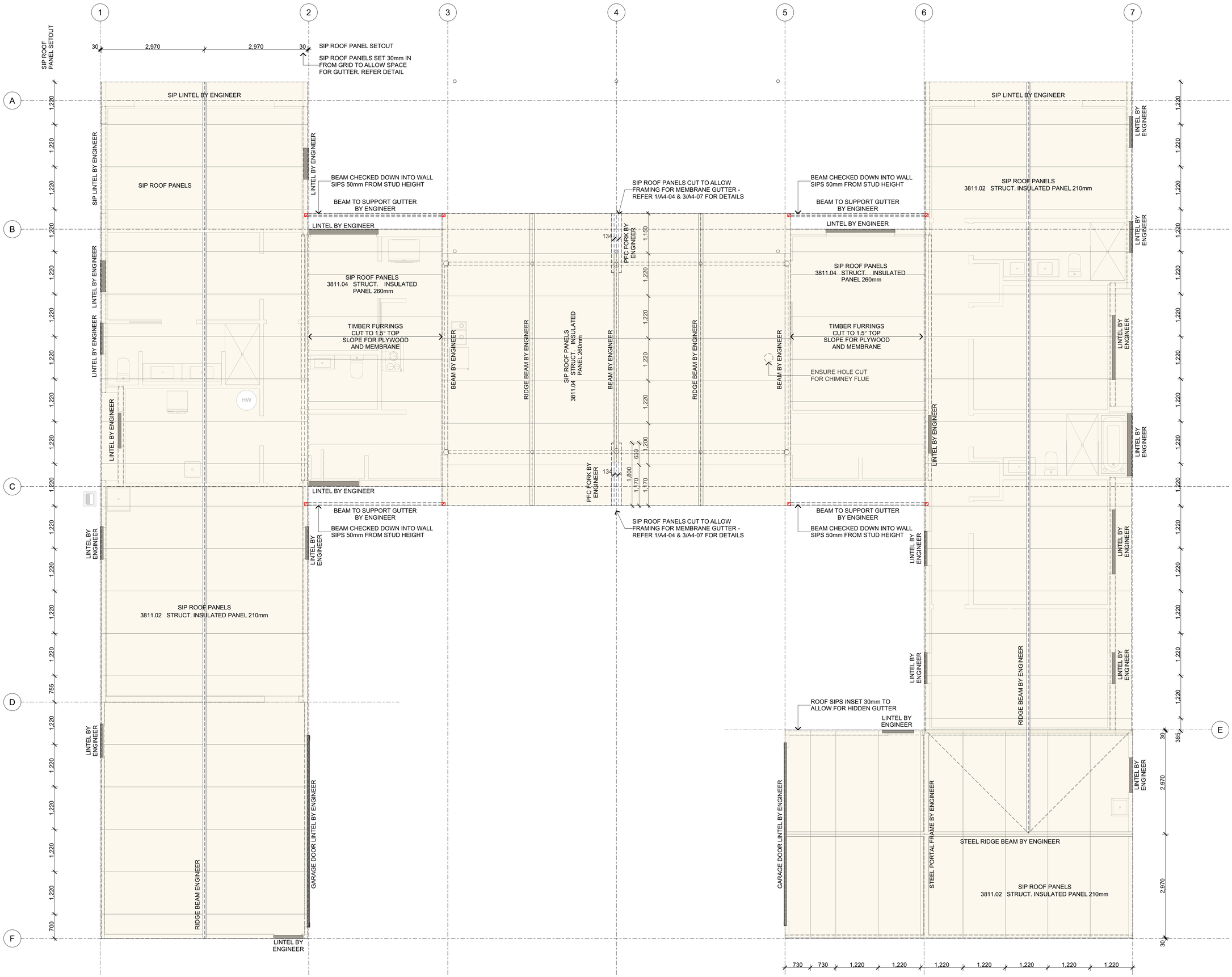
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Attic Plan

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BC1	FOR BUILDING CONSENT	15/10/2026

STRUCTURAL NOTES

WINDZONE: HIGH

PURLINS:

70x45 SG8, H1.2 PURLINS WITH 900 MAX. SPAN @ 900 CRS ON 18mm PLYWOOD PACKERS TO DIVERT WATER AT PURLIN FIXING LOCATIONS. FIXING TO SIPS BY ENGINEER

ROOF BRACING:

REFER TO STRUCTURAL ENGINEERING

KEYNOTES

3811.02 STRUCT. INSULATED PANEL 210mm
210mm, R5.1, Newko structural insulated panels. Refer to engineering. Installed by others.

3811.04 STRUCT. INSULATED PANEL 260mm
260mm, R6.7 Newko structural insulated panels. Refer to engineering. Installed by others.

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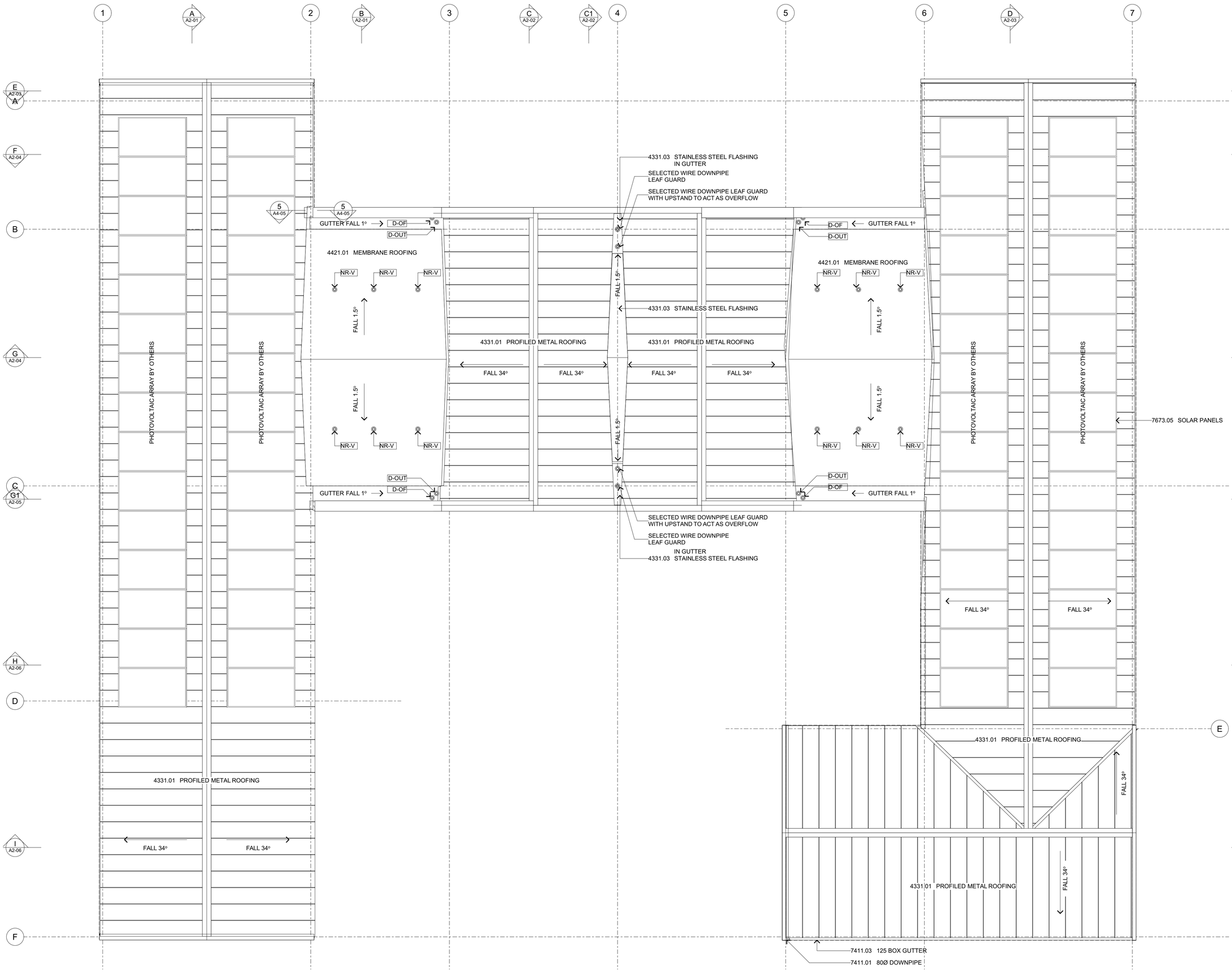
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Roof Framing Plan

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BC1	FOR BUILDING CONSENT	15/10/2026

ROOF KEY

D-OUT	7411.10	ROOF DRAIN OUTLET
D-OF	7411.11	ROOF DRAIN OVERFLOW
N-RV	4381.02	TPO VENTS

KEYNOTES

4331.01 PROFILED METAL ROOFING
0.55mm BMT Metalcraft Espan 470. Colorcote ZinaCore. Colour - FlaxPod® Matte. Fixed using hidden clip fixing.

4331.03 STAINLESS STEEL FLASHING
0.55mm BMT Stainless Steel valley flashing bent from a single coil.

4381.02 TPO VENTS
Sealco Aeratori Per Ventilazione Roof Vents across membrane roof to vent roof space and prevent roof space moisture.

4421.01 MEMBRANE ROOFING
1.5mm EcoTUFF membrane TPO roofing on 19mm H3.2 Ecoply CD Grade C facing up plywood substrate.

7411.01 80Ø DOWNPIPE
0.55mm, 80mm diameter, colorcote downpipe.

7411.03 125 BOX GUTTER
Metalcraft custom swageless 125mm box gutter with internal brackets @ 900mm crs. Effective cross section of 7500mm2. Colour to match roofing.

7411.10 ROOF DRAIN OUTLET
80mm Bronze Allproof Small Diameter Roof Drain

7411.11 ROOF DRAIN OVERFLOW
Allproof Stainless Steel Overflow 168.80OFLOWSS and Soffit Cover SOC80SS.

7673.05 SOLAR PANELS
Alko 650w Bifacial panels by client. 2382 x 1132 x 30mm size.

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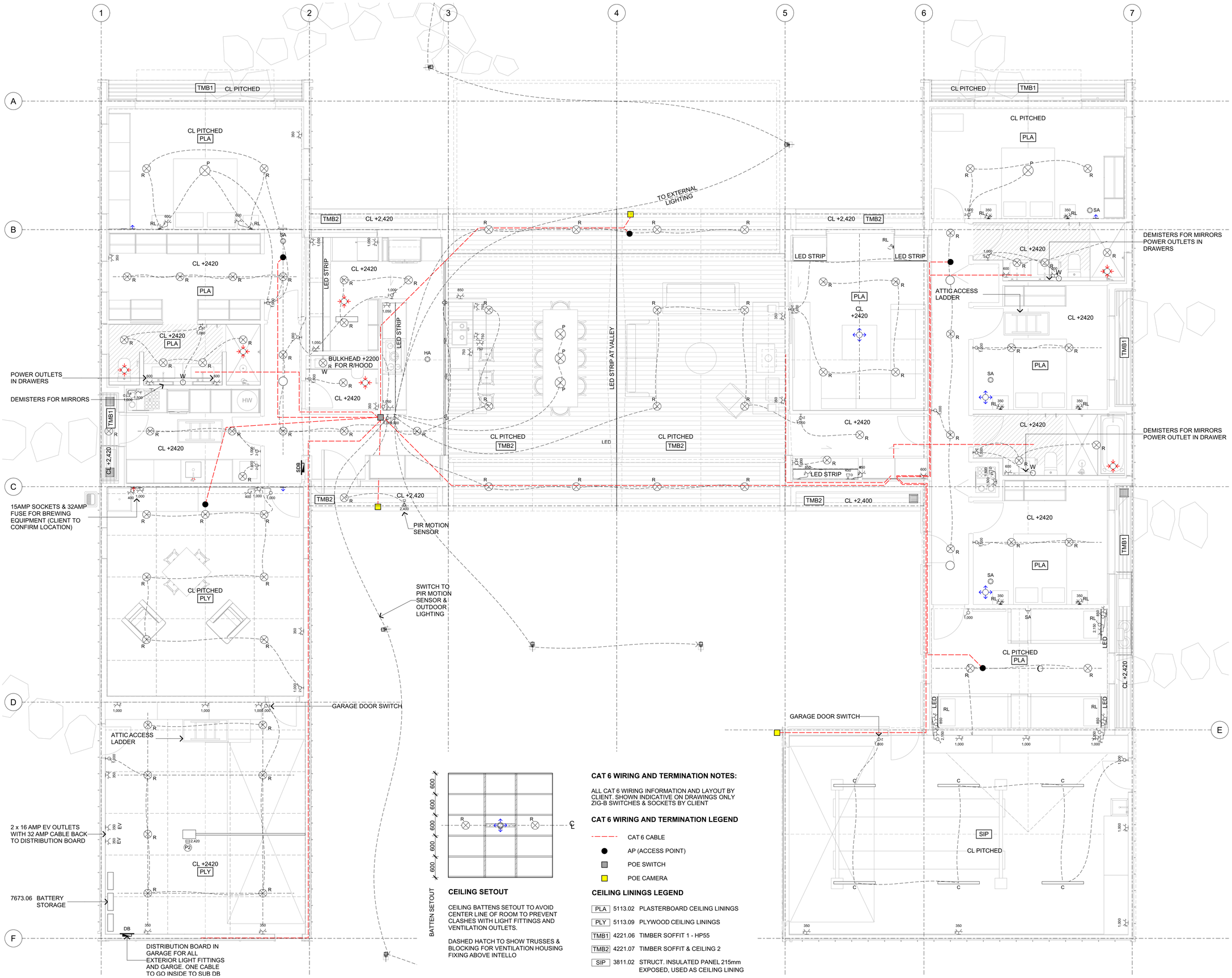
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Roof Plan

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2504	**A1-07**	**BC1**



CEILING SETOUT

CEILING BATTENS SETOUT TO AVOID CENTER LINE OF ROOM TO PREVENT CLASHES WITH LIGHT FITTINGS AND VENTILATION OUTLETS.

DASHED HATCH TO SHOW TRUSSES & BLOCKING FOR VENTILATION HOUSING FIXING ABOVE INTELLO

CAT 6 WIRING AND TERMINATION NOTES:

ALL CAT 6 WIRING INFORMATION AND LAYOUT BY CLIENT. SHOWN INDICATIVE ON DRAWINGS ONLY ZIG-B SWITCHES & SOCKETS BY CLIENT

CAT 6 WIRING AND TERMINATION LEGEND

- CAT 6 CABLE
- AP (ACCESS POINT)
- POE SWITCH
- POE CAMERA

CEILING LININGS LEGEND

PLA	5113.02	PLASTERBOARD CEILING LININGS
PLY	5113.09	PLYWOOD CEILING LININGS
TMB1	4221.06	TIMBER SOFFIT 1 - HP55
TMB2	4221.07	TIMBER SOFFIT & CEILING 2
SIP	3811.02	STRUCT. INSULATED PANEL 215mm EXPOSED, USED AS CEILING LINING

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BC1	FOR BUILDING CONSENT	15/10/2026

ELECTRICAL LEGEND

- CIRCUIT WIRING
- POWER POINT DOUBLE
- POWER POINT SINGLE
- P2 POWER POINT DOUBLE CEILING
- D DATA POINT
- SWITCH
- P PENDANT LIGHT FITTING
- R RECESSED LED LIGHT FITTING
- W WALL MOUNTED LIGHT FITTING
- C ADJUSTABLE CEILING DOWNLIGHT
- DB DISTRIBUTION BOARD
- HHNE HOME HUB NETWORK ENCLOSURE WITH ONT
- ETP EXTERNAL TERMINATION POINT (ETP)
- SA SMOKE ALARM
- HA HEAT ALARM
- RL READING LIGHT
- UNDERFLOOR HEATING EXTENTS

GENERAL NOTES:

ALL HEIGHTS ARE FROM SFL TO MIDDLE OF FLUSHBOX

LIGHTING AT FLOOR LEVEL IN ALL EXITWAYS, ACCESS ROUTES AND COMMON SPACES WITHIN THE BUILDING SHALL COMPLY WITH G8/ AS1

ALL DIMENSIONS TO CENTRE OF COMPONENT

VENTILATION NOTES:

ELECTRICIAN TO ALLOW TO INSTALL VENTILATION BOOST 'PRESS MECH' SWITCHES IN ALL BATHROOMS. ALLOW TO RUN CAT6 CABLE FROM PRESS MECH SWITCH BACK TO MVHR UNIT. USE BLUE AND WHITE CAT6 WIRES TO CREATE CIRCUIT.

FOR COMFOAIR Q350 & 400 UNITS ALLOW TO PROVIDE DATA CONNECTION FROM MAIN ROUTER TO UNIT.

KEYNOTES

3811.02 STRUCT. INSULATED PANEL 210mm
210mm, R5.1, Newko structural insulated panels. Refer to engineering. Installed by others.

4221.06 TIMBER SOFFIT 1 - HP55
Vitex shiplap weatherboards to align with cladding below. HP55 Profile - hidden fixing. Dark oil finish, refer spec.

4221.07 TIMBER SOFFIT & CEILING 2
Vitex T&G ceiling lining. HP84 Profile - hidden fixing. Light oil finish exterior refer spec. No oil interior.

5113.02 PLASTERBOARD CEILING LININGS
13mm GIB lining on Rondo ceiling battens @ max. 600 crs. to manufacturer's specifications. Level 4 finish.

5113.09 PLYWOOD LININGS
9mm Birch Plywood Lining, pin fixed. 3mm Negative Detail black backpaint.

7673.06 BATTERY STORAGE
3 BETTENERGY 51.2V 314Ah high-capacity, 16 kWh batteries

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RCP & Electrical

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BC1	FOR BUILDING CONSENT	15/10/2026

ELECTRICAL LEGEND

- CIRCUIT WIRING
- 2 — POWER POINT DOUBLE
- POWER POINT SINGLE
- P2 — POWER POINT DOUBLE CEILING
- D — DATA POINT
- SWITCH
- P — PENDANT LIGHT FITTING
- R — RECESSED LED LIGHT FITTING
- W — WALL MOUNTED LIGHT FITTING
- C — ADJUSTABLE CEILING DOWNLIGHT
- DB — DISTRIBUTION BOARD
- HHNE — HOME HUB NETWORK ENCLOSURE WITH ONT
- ETP — EXTERNAL TERMINATION POINT (ETP)
- SA — SMOKE ALARM
- HA — HEAT ALARM
- RL — READING LIGHT
- UNDERFLOOR HEATING EXTENTS

GENERAL NOTES:

ALL HEIGHTS ARE FROM SFL TO MIDDLE OF FLUSHBOX

LIGHTING AT FLOOR LEVEL IN ALL EXITWAYS, ACCESS ROUTES AND COMMON SPACES WITHIN THE BUILDING SHALL COMPLY WITH G8/ AS1

ALL DIMENSIONS TO CENTRE OF COMPONENT

VENTILATION NOTES:

ELECTRICIAN TO ALLOW TO INSTALL VENTILATION BOOST 'PRESS MECH' SWITCHES IN ALL BATHROOMS. ALLOW TO RUN CAT6 CABLE FROM PRESS MECH SWITCH BACK TO MVHR UNIT. USE BLUE AND WHITE CAT6 WIRES TO CREATE CIRCUIT.

FOR COMFOAIR Q350 & 400 UNITS ALLOW TO PROVIDE DATA CONNECTION FROM MAIN ROUTER TO UNIT.

CEILING LININGS LEGEND

SIP	3811.02	STRUCT. INSULATED PANEL 215mm EXPOSED, USED AS CEILING LINING

KEYNOTES

3811.02 STRUCT. INSULATED PANEL 210mm
210mm, R5.1, Newko structural insulated panels. Refer to engineering. Installed by others.

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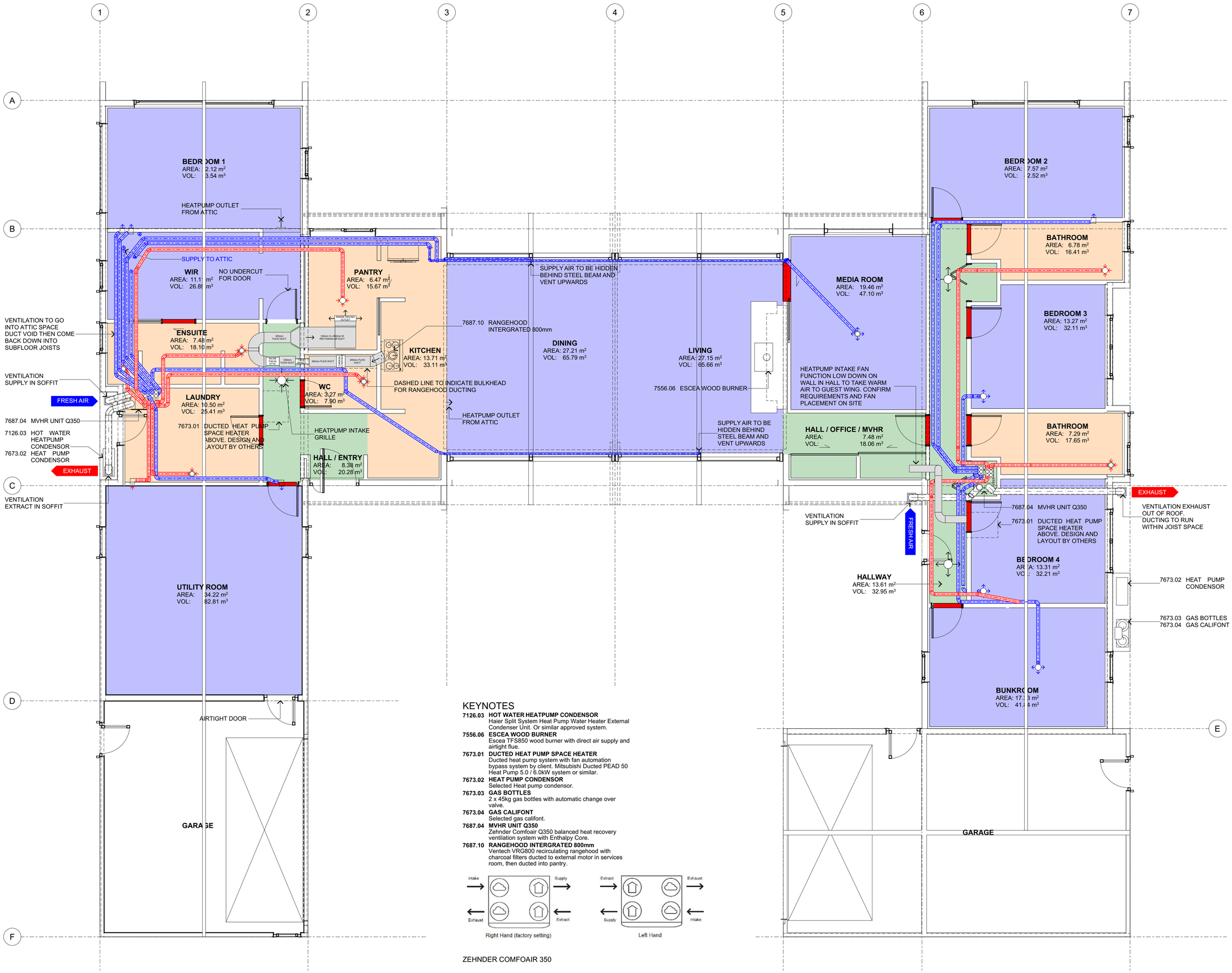
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Attic RCP & Electrical

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2504	**A1-09**	**BC1**



KEYNOTES

7126.03 HOT WATER HEATPUMP CONDENSOR
Haier Split System Heat Pump Water Heater External Condenser Unit. Or similar approved system.

7556.06 ESCEA WOOD BURNER
Escea TFS850 wood burner with direct air supply and airtight flue.

7673.01 DUCTED HEAT PUMP SPACE HEATER
Ducted heat pump system with fan automation bypass system by client. Mitsubishi Ducted PEAD 50 Heat Pump 5.0 / 6.0kW system or similar.

7673.02 HEAT PUMP CONDENSOR
Selected Heat pump condensor.

7673.03 GAS BOTTLES
2 x 45kg gas bottles with automatic change over valve.

7673.04 GAS CALIFONT
Selected gas califont.

7687.04 MVHR UNIT Q350
Zehnder Comfoair Q350 balanced heat recovery ventilation system with Enthalpy Core.

7687.10 RANGEHOOD INTERGRATED 800mm
Ventech VRG800 recirculating rangehood with charcoal filters ducted to external motor in services room, then ducted into pantry.

ZEHNDER COMFOAIR 350

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VENTILATION LEGEND

- UNDERCUT DOORS 10mm MIN. TO ALLOW AIR FLOW UNDER
- SUPPLY AIR ZONE
- EXTRACT AIR ZONE
- TRANSFER AIR ZONE
- CEILING MOUNTED SUPPLY VALVE
- WALL MOUNTED SUPPLY VALVE
- CEILING MOUNTED RETURN VALVE

VENTILATION NOTES:

ELECTRICIAN TO ALLOW TO INSTALL VENTILATION BOOST 'PRESS MECH' SWITCHES IN ALL BATHROOMS. ALLOW TO RUN CAT6 CABLE FROM PRESS MECH SWITCH BACK TO MVHR UNIT. USE BLUE AND WHITE CAT6 WIRES TO CREATE CIRCUIT.

FOR COMFOAIR Q350 & 400 UNITS ALLOW TO PROVIDE DATACONNECTION FROM MAIN ROUTER TO UNIT.

PLUMBER TO ALLOW TO CONNECT THE SUPPLIED DRY SYPHON TO UNIT CONDENSATE DRAIN AND WASTE

AIRTIGHTNESS MEASUREMENTS IN PASSIVE HOUSE BUILDINGS NEED TO BE PERFORMED IN ACCORDANCE WITH AS/NZS ISO 9972:2015

DWELLING IS SERVICED WITH A COMBINATION OF NATURAL AND MECHANICAL VENTILATION.

ALL LIVING AREAS MEET THE MINIMUM REQUIRED AIR CHANGES PER HOUR OF 0.35 ACH. G4/AS1 1.5.1 a), NZS 4303:1990 TABLE 2.3

THE RECIRCULATING RANGEHOOD IN THE KITCHEN FILTERS LOCAL CONTAMINANTS AT SOURCE AT MIN. 50l/s. KITCHEN RETURN PROVIDES CONTINUOUS MECHANICAL EXTRACT IN ACCORDANCE WITH G4/AS1 1.5.1 C) ii)

THE VENTILATION SYSTEM PROVIDES CONTINUOUS EXTRACTION DIRECTLY FROM BATHROOMS AND KITCHENS TO THE OUTSIDE

NOTES:

HEATPUMP, FAN & AUTOMATION SYSTEM BY CLIENT.

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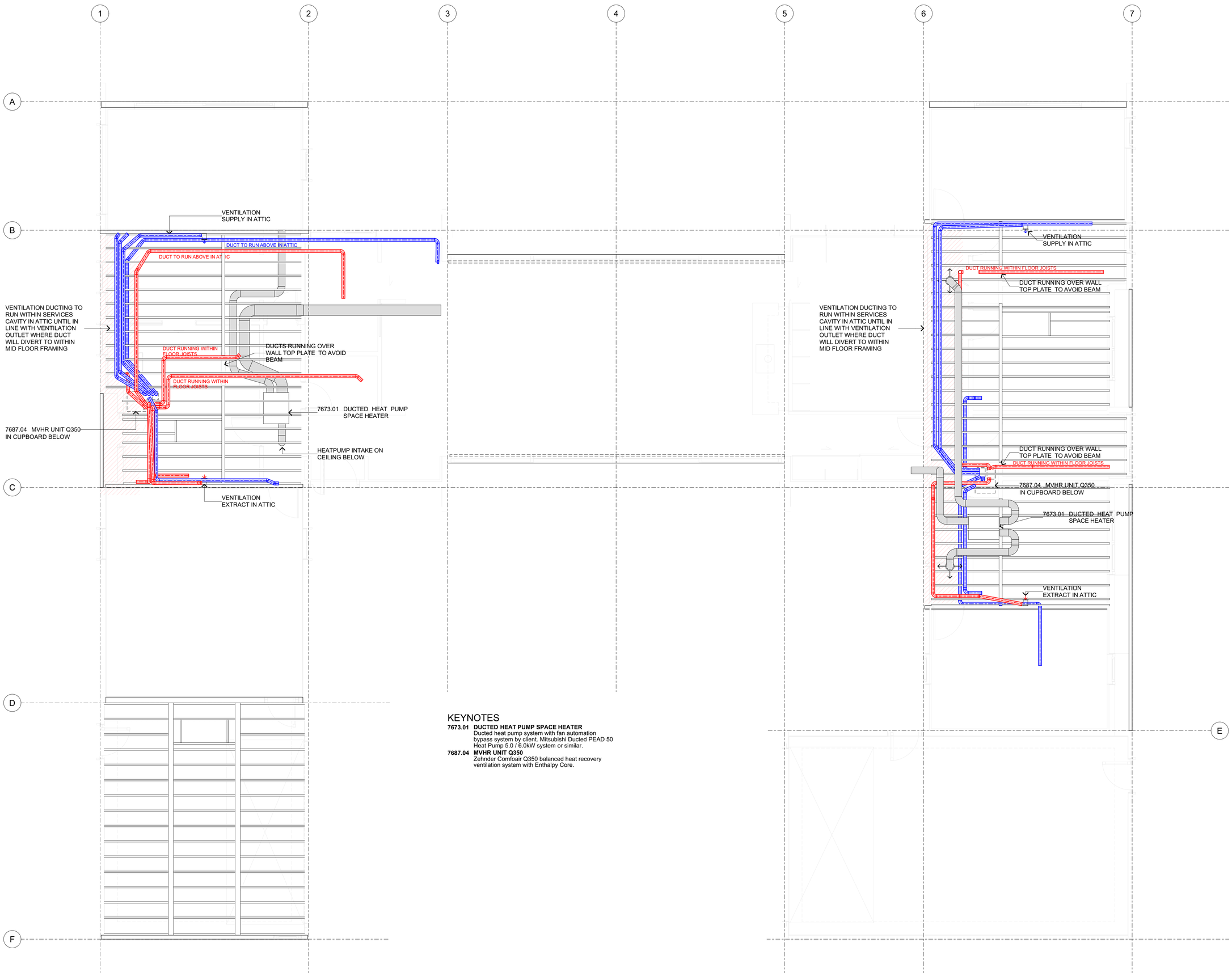
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HVAC Plan

scale		drawn
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		15/10/2026

job no.	drawing no.	rev
2504	**A1-10**	**BC1**



KEYNOTES

7673.01 DUCTED HEAT PUMP SPACE HEATER
Ducted heat pump system with fan automation bypass system by client. Mitsubishi Ducted PEAD 50 Heat Pump 5.0 / 6.0kW system or similar.

7687.04 MVHR UNIT Q350
Zehnder Comfoair Q350 balanced heat recovery ventilation system with Enthalpy Core.

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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

VENTILATION LEGEND

- UNDERCUT DOORS 10mm MIN. TO ALLOW AIR FLOW UNDER
- SUPPLY AIR ZONE
- EXTRACT AIR ZONE
- TRANSFER AIR ZONE
- CEILING MOUNTED SUPPLY VALVE
- WALL MOUNTED SUPPLY VALVE
- CEILING MOUNTED RETURN VALVE

VENTILATION NOTES:

ELECTRICIAN TO ALLOW TO INSTALL VENTILATION BOOST 'PRESS MECH' SWITCHES IN ALL BATHROOMS. ALLOW TO RUN CAT6 CABLE FROM PRESS MECH SWITCH BACK TO MVHR UNIT. USE BLUE AND WHITE CAT6 WIRES TO CREATE CIRCUIT.

FOR COMFOAIR Q350 & 400 UNITS ALLOW TO PROVIDE DATACONNECTION FROM MAIN ROUTER TO UNIT.

PLUMBER TO ALLOW TO CONNECT THE SUPPLIED DRY SYPHON TO UNIT CONDENSATE DRAIN AND WASTE

AIRTIGHTNESS MEASUREMENTS IN PASSIVE HOUSE BUILDINGS NEED TO BE PERFORMED IN ACCORDANCE WITH AS/NZS ISO 9972:2015

DWELLING IS SERVICED WITH A COMBINATION OF NATURAL AND MECHANICAL VENTILATION.

ALL LIVING AREAS MEET THE MINIMUM REQUIRED AIR CHANGES PER HOUR OF 0.35 ACH. G4/AS1 1.5.1 a), NZS 4303:1990 TABLE 2.3

THE RECIRCULATING RANGEHOOD IN THE KITCHEN FILTERS LOCAL CONTAMINANTS AT SOURCE AT MIN. 50l/s. KITCHEN RETURN PROVIDES CONTINUOUS MECHANICAL EXTRACT IN ACCORDANCE WITH G4/AS1 1.5.1 C) ii)

THE VENTILATION SYSTEM PROVIDES CONTINUOUS EXTRACTION DIRECTLY FROM BATHROOMS AND KITCHENS TO THE OUTSIDE

NOTES:

HEATPUMP, FAN & AUTOMATION SYSTEM BY CLIENT.

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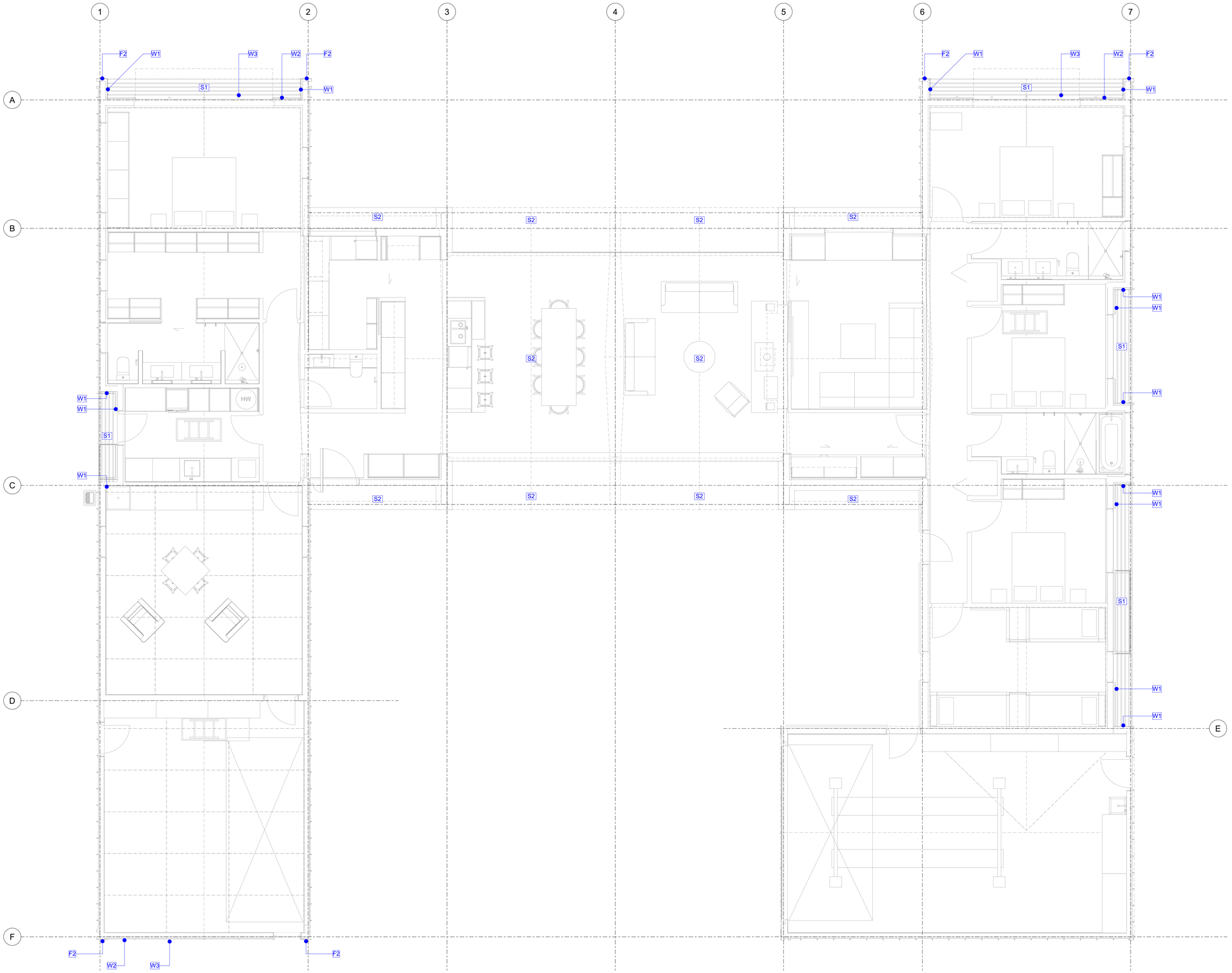
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41 Smith Road RD2,

drawing title

HVAC Plan - Attic

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				15/10/2026

job no.	drawing no.	rev
2504	**A1-11**	**BC1**



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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

KEY

W1 - VERTICAL TIMBER WEATHERBOARDS HP55

W2 - HORIZONTAL TIMBER WEATHERBOARDS CP838

W3 - VERTICAL TIMBER BATTENS OVER HORIZONTAL WEATHERBOARDS

S1 - VERTICAL TIMBER WEATHERBOARDS SOFFIT HP55

S2 - TIMBER CEILING & SOFFIT - CUSTOM PROFILE 103mm VISIBLE COVER

F1 - HORIZONTAL TIMBER WEATHERBOARD FASCIA CP838

F2 - VERTICAL TIMBER WEATHERBOARD FASCIA HP55

KEY

W1 -	4221.01	VERTICAL TIMBER WEATHERBOARDS
W2 -	4221.03	HORIZONTAL TIMBER WEATHERBOARDS
W3 -	4221.05	VERTICAL TIMBER BATTENS
S1 -	4221.06	TIMBER SOFFIT 1 - HP55
S2 -	4221.07	TIMBER SOFFIT & CEILING 2
F1 -	4221.04	TIMBER WEATHERBOARD FASCIA - HORIZONTAL
F2 -	4221.08	TIMBER WEATHERBOARD FASCIA - VERTICAL

KEYNOTES

4221.01 VERTICAL TIMBER WEATHERBOARDS
Vertical Shiplap Vitex weatherboards. HP55 Profile - fixed with 75x3.2mm SS jolt head screws. One per board per batten. Dark oil finish, refer spec.

4221.03 HORIZONTAL TIMBER WEATHERBOARDS
Horizontal rusticated Vitex weatherboards. CP838 Profile - fixed with 75x3.2mm SS jolt head screws. One per board per batten. Dark oil finish, refer spec.

4221.04 TIMBER WEATHERBOARD FASCIA - HORIZONTAL
3 x Horizontal rusticated Vitex weatherboards CP838 Profile fixed with 75x3.2mm SS jolt head screws. Bottom board to be custom profile. One per board per batten. Dark oil finish, refer spec.

4221.05 VERTICAL TIMBER BATTENS
45x20mm Vitex batten fixed through horizontal cladding. Dark oil finish, refer spec.

4221.06 TIMBER SOFFIT 1 - HP55
Vitex shiplap weatherboards to align with cladding below. HP55 Profile - hidden fixing. Dark oil finish, refer spec.

4221.07 TIMBER SOFFIT & CEILING 2
Vitex T&G ceiling lining. HP84 Profile - hidden fixing. Light oil finish exterior refer spec. No oil interior.

4221.08 TIMBER WEATHERBOARD FASCIA - VERTICAL
3 x Vertical Shiplap Vitex weatherboards HP55 Profile fixed with 75x3.2mm SS jolt head screws. One per board per batten. Dark stain.

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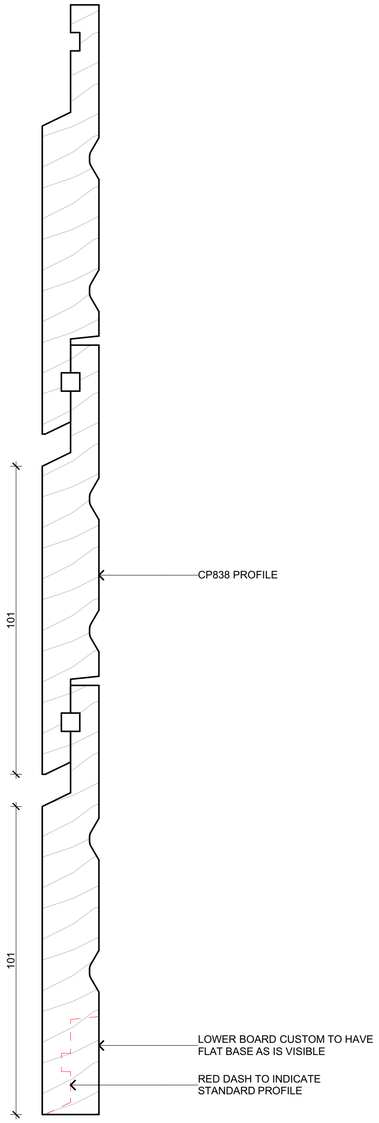
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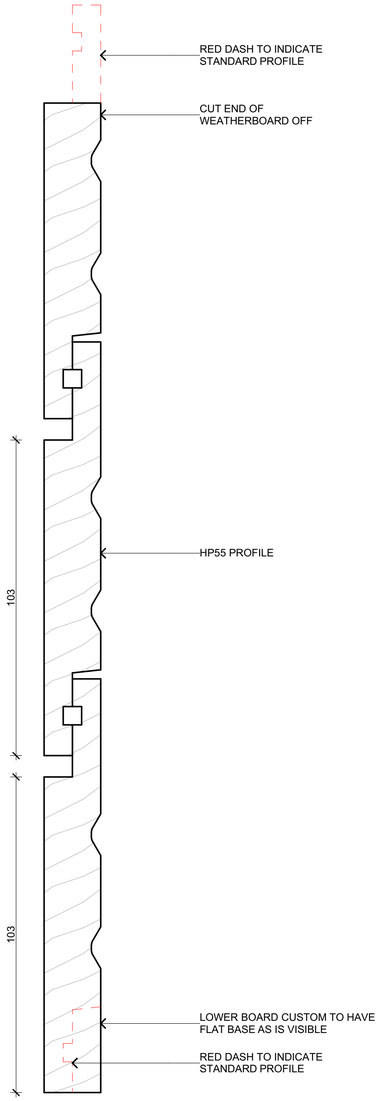
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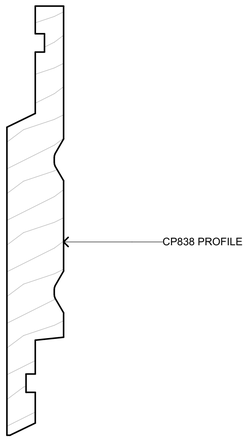
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2504	**A1-12**	**BC1**



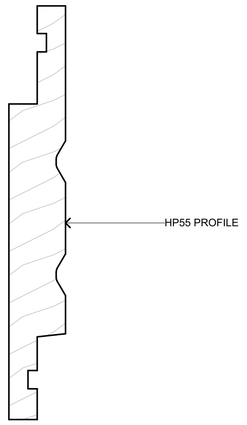
F1 - HORIZONTAL FASCIA



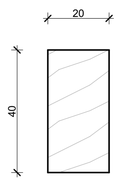
F2 - VERTICAL FASCIA



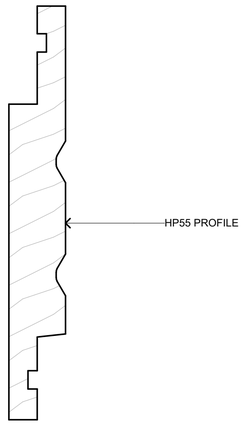
W2 - HORIZONTAL WEATHERBOARDS



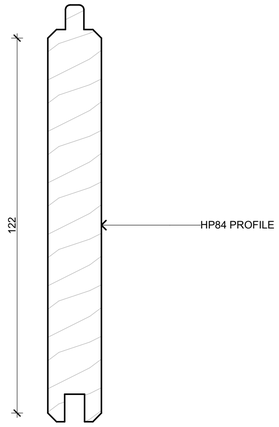
W1 - VERTICAL WEATHERBOARDS



W3 - TIMBER BATTENS



S1 - TIMBER SOFFIT



S2 - TIMBER SOFFIT & CEILING

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F2 - VERTICAL TIMBER WEATHERBOARD FASCIA HP55

KEY

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W2 -	4221.03	HORIZONTAL TIMBER WEATHERBOARDS
W3 -	4221.05	VERTICAL TIMBER BATTENS
S1 -	4221.06	TIMBER SOFFIT 1 - HP55
S2 -	4221.07	TIMBER SOFFIT & CEILING 2
F1 -	4221.04	TIMBER WEATHERBOARD FASCIA - HORIZONTAL
F2 -	4221.08	TIMBER WEATHERBOARD FASCIA - VERTICAL

KEYNOTES

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Vertical Shiplap Vitex weatherboards. HP55 Profile - fixed with 75x3.2mm SS jolt head screws. One per board per batten. Dark oil finish, refer spec.

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45x20mm Vitex batten fixed through horizontal cladding. Dark oil finish, refer spec.

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Vitex shiplap weatherboards to align with cladding below. HP55 Profile - hidden fixing. Dark oil finish, refer spec.

4221.07 TIMBER SOFFIT & CEILING 2
Vitex T&G ceiling lining. HP84 Profile - hidden fixing. Light oil finish exterior refer spec. No oil interior.

4221.08 TIMBER WEATHERBOARD FASCIA - VERTICAL
3 x Vertical Shiplap Vitex weatherboards HP55 Profile fixed with 75x3.2mm SS jolt head screws. One per board per batten. Dark stain.

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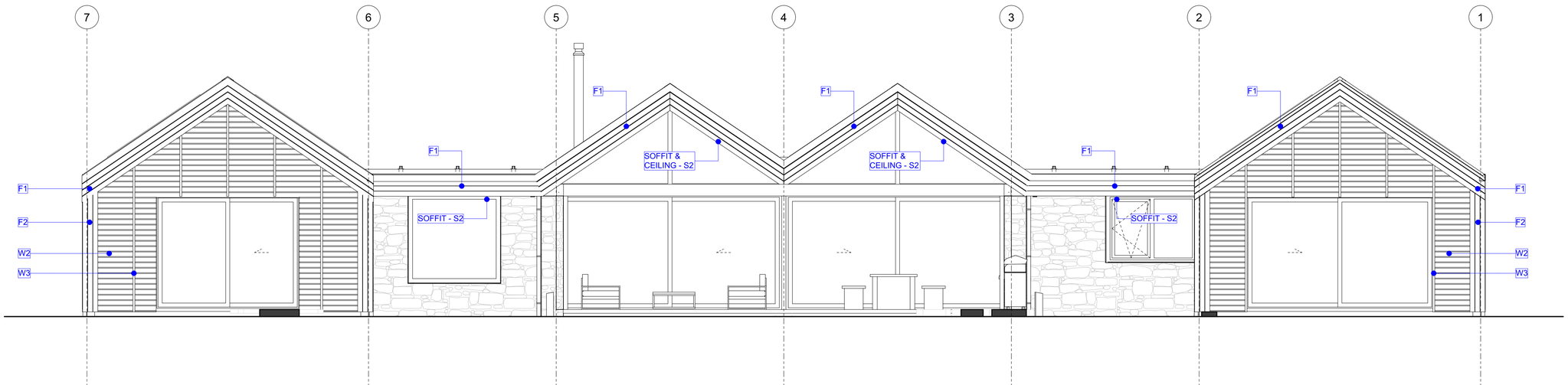
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Timber Profile Details

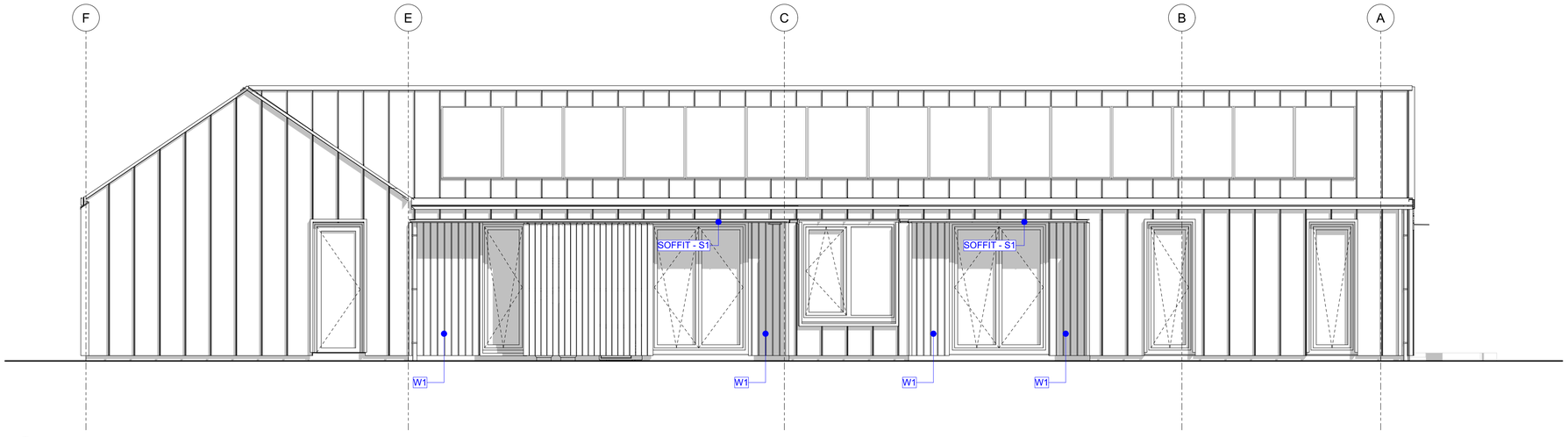
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		15/10/2026

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2504	**A1-13**	**BC1**



1 A1-03 North Elevation Timber Profiles

Scale 1:50



2 A1-03 East Elevation Timber Profiles

Scale 1:50

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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

KEY

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W2 - HORIZONTAL TIMBER WEATHERBOARDS CP838

W3 - VERTICAL TIMBER BATTENS OVER HORIZONTAL WEATHERBOARDS

S1 - VERTICAL TIMBER WEATHERBOARDS SOFFIT HP55

S2 - TIMBER CEILING & SOFFIT - CUSTOM PROFILE 103mm VISIBLE COVER

F1 - HORIZONTAL TIMBER WEATHERBOARD FASCIA CP838

F2 - VERTICAL TIMBER WEATHERBOARD FASCIA HP55

KEY

W1 -	4221.01	VERTICAL TIMBER WEATHERBOARDS
W2 -	4221.03	HORIZONTAL TIMBER WEATHERBOARDS
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KEYNOTES

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3 x Vertical Shiplap Vitex weatherboards HP55 Profile fixed with 75x3.2mm SS jolt head screws. One per board per batten. Dark stain.

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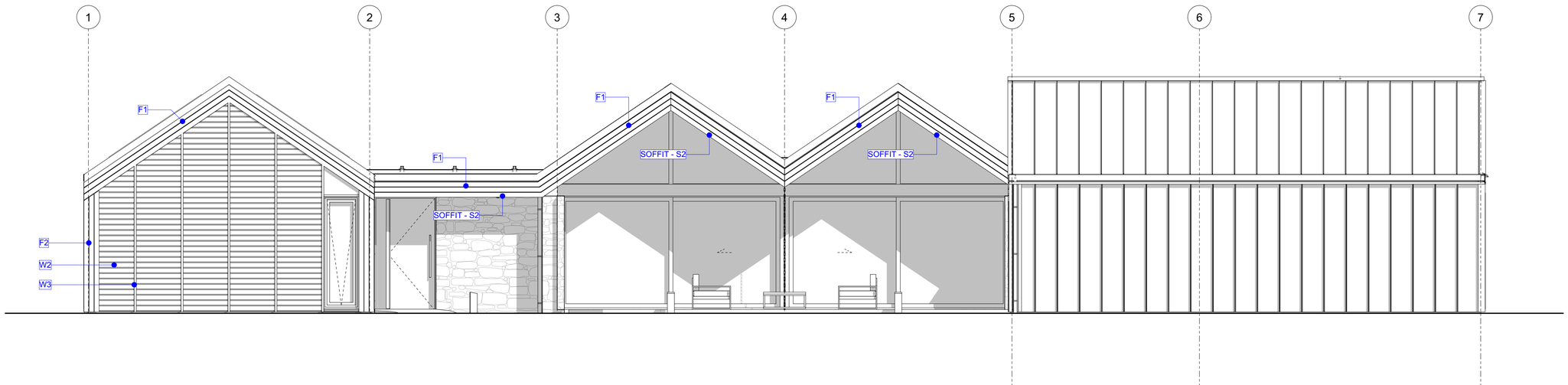
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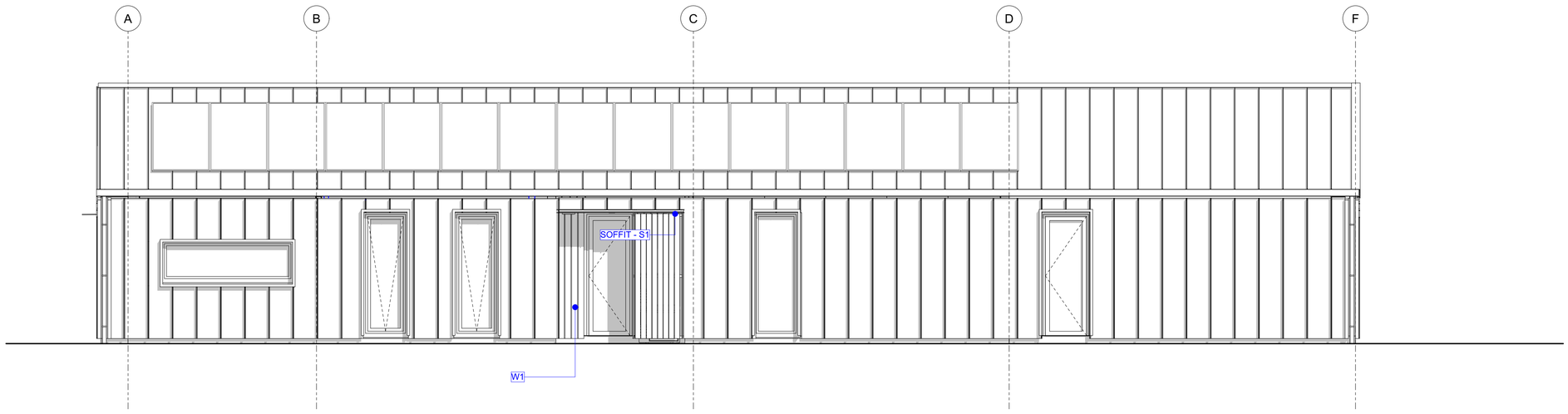
Timber Elevation Profiles

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			15/10/2026

job no.	drawing no.	rev
2504	**A1-14**	**BC1**



1 South Elevation Timber Profiles
A1-03 Scale 1:50



2 West Elevation Timber Profiles
A1-03 Scale 1:50

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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

KEY

W1 - VERTICAL TIMBER WEATHERBOARDS HP55

W2 - HORIZONTAL TIMBER WEATHERBOARDS CP838

W3 - VERTICAL TIMBER BATTENS OVER HORIZONTAL WEATHERBOARDS

S1 - VERTICAL TIMBER WEATHERBOARDS SOFFIT HP55

S2 - TIMBER CEILING & SOFFIT - CUSTOM PROFILE 103mm VISIBLE COVER

F1 - HORIZONTAL TIMBER WEATHERBOARD FASCIA CP838

F2 - VERTICAL TIMBER WEATHERBOARD FASCIA HP55

KEY

W1 -	4221.01	VERTICAL TIMBER WEATHERBOARDS
W2 -	4221.03	HORIZONTAL TIMBER WEATHERBOARDS
W3 -	4221.05	VERTICAL TIMBER BATTENS
S1 -	4221.06	TIMBER SOFFIT 1 - HP55
S2 -	4221.07	TIMBER SOFFIT & CEILING 2
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KEYNOTES

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Vertical Shiplap Vitex weatherboards. HP55 Profile - fixed with 75x3.2mm SS jolt head screws. One per board per batten. Dark oil finish, refer spec.

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4221.04 TIMBER WEATHERBOARD FASCIA - HORIZONTAL
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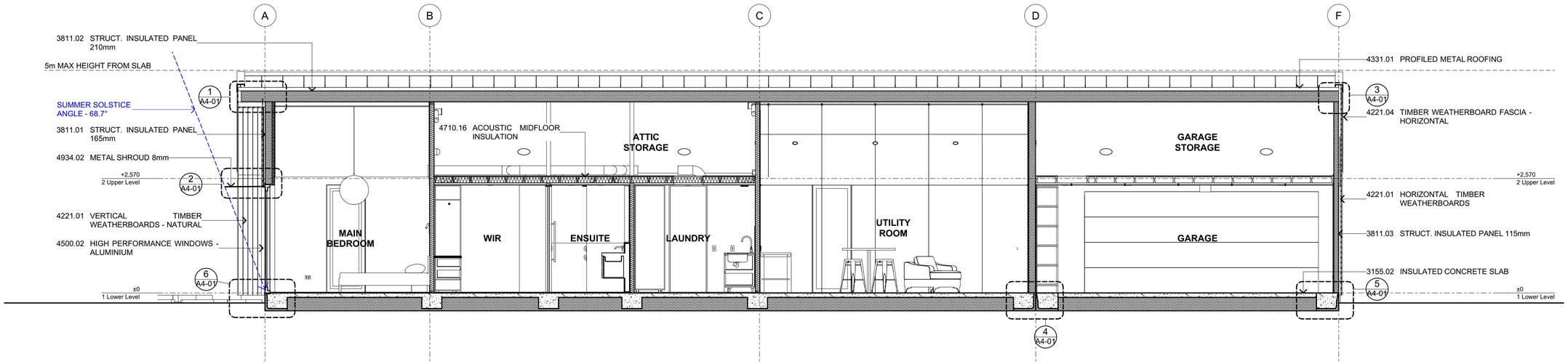
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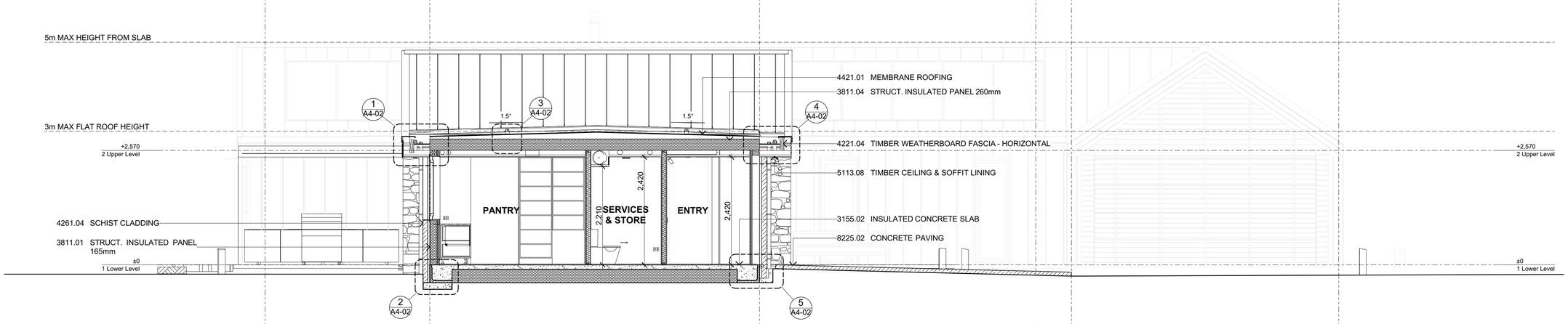
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A Section A
A1-03 Scale 1:50



B Section B
A1-03 Scale 1:50

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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

KEYNOTES

3155.02 INSULATED CONCRETE SLAB
Composite concrete floor slab system. 100mm reinforced concrete topping on 300mm Expol H grade EPS. Reinforcing as per engineer's spec. MAXEdge Slab Edge insulation for footings. T40 edge profile for house footings. T105 edge profile for garage footings. Refer to engineering.

3811.01 STRUCT. INSULATED PANEL 165mm
165mm, R4.2, Newko structural, insulated panels. Refer to engineering. Installed by others.

3811.02 STRUCT. INSULATED PANEL 210mm
210mm, R5.1, Newko structural insulated panels. Refer to engineering. Installed by others.

3811.03 STRUCT. INSULATED PANEL 115mm
115mm, R2.8, Newko structural insulated panels. Refer to engineering. Installed by others.

3811.04 STRUCT. INSULATED PANEL 260mm
260mm, R6.7 Newko structural insulated panels. Refer to engineering. Installed by others.

4221.01 VERTICAL TIMBER WEATHERBOARDS
Vertical Shiplap Vitex weatherboards. HP55 Profile - fixed with 75x3.2mm SS jolt head screws. One per board per batten. Dark oil finish, refer spec.

4221.03 HORIZONTAL TIMBER WEATHERBOARDS
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3 x Horizontal rusticated Vitex weatherboards CP838 Profile fixed with 75x3.2mm SS jolt head screws. Bottom board to be custom profile. One per board per batten. Dark oil finish, refer spec.

4261.04 SCHIST CLADDING
75-100mm Poolburn blend schist cladding with wide/ bagged flush grout (Grout color creamy white). Secured with 80mm stone ties fixed at 300crs. horizontally & vertically. Cladding sample to be prepared on site and approved before install. Back of stones cut flat to fit within 100mm.

4331.01 PROFILED METAL ROOFING
0.55mm BMT Metalcraft Espan 470. Colorcote ZinaCore. Colour - FlaxPod® Matte. Fixed using hidden clip fixing.

4421.01 MEMBRANE ROOFING
1.5mm EcoTUFF membrane TPO roofing on 19mm H3.2 Ecoply CD Grade C facing up plywood substrate. Colour - Grey Friars.

4500.02 HIGH PERFORMANCE WINDOWS - ALUMINIUM
Ropo Tilt and Turn Thermally broken, aluminium frames with low E Argon filled triple glazed IGUs.

4710.16 ACOUSTIC MIDFLOOR INSULATION
150mm Pink Batts Silencer Midfloor.

4934.02 METAL SHROUD 8mm
8mm Mild Steel Shroud. Resene Paint 22e 2.4ULT. Colour to match roof. Design & fixing by engineer.

5113.08 TIMBER CEILING & SOFFIT LINING
Vertical Vitex T&G ceiling lining. Cover to match weatherboards. Hidden fixing. No stain.

8225.02 CONCRETE PAVING
100mm paving with SE62 mesh. Allied exposed aggregate finish - Autumn Gold. Standard crushed aggregate mix.

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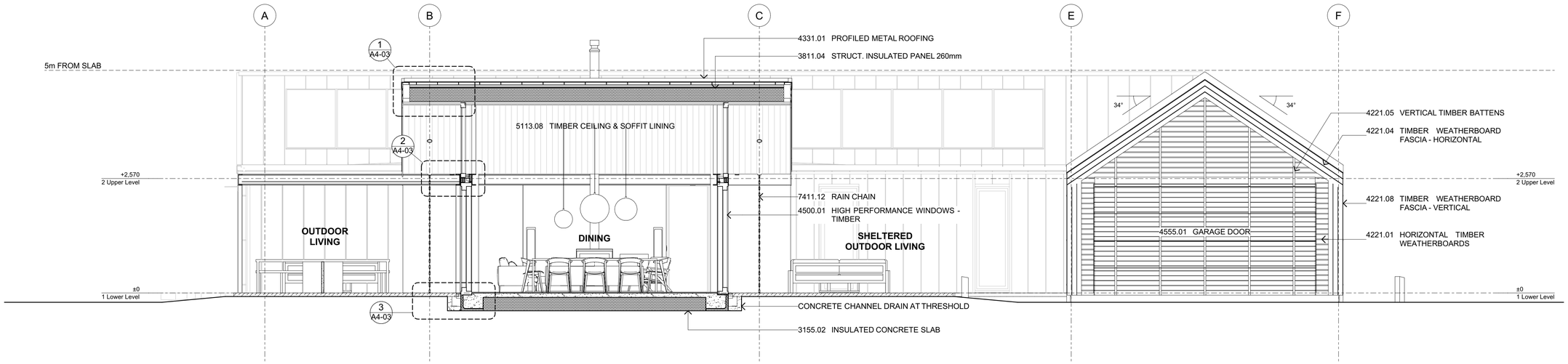
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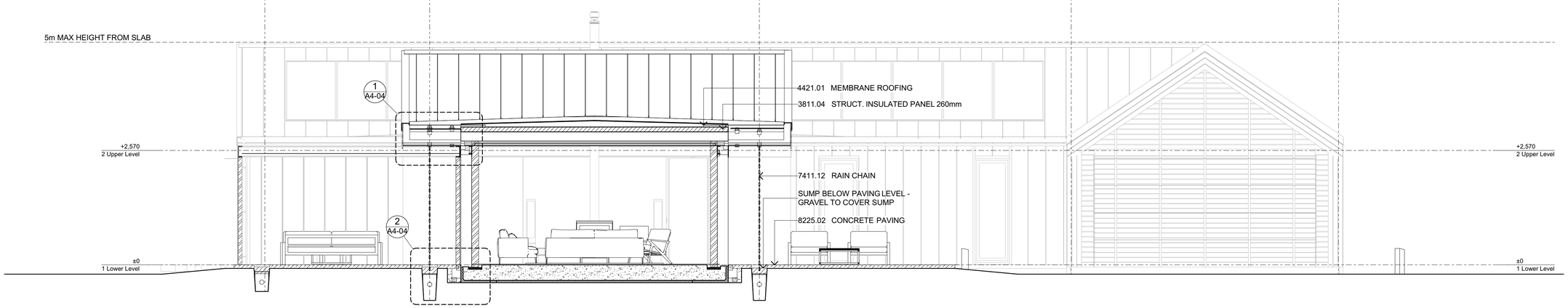
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drawing title
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job no. **2504**
drawing no. **A2-01**
rev **BC1**



C Section C
A1-03 Scale 1:50



C1 Section C1
A1-03 Scale 1:50

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3155.02 INSULATED CONCRETE SLAB
Composite concrete floor slab system. 100mm reinforced concrete topping on 300mm Expol H grade EPS. Reinforcing as per engineer's spec. MAXEdge Slab Edge insulation for footings. T40 edge profile for house footings. T105 edge profile for garage footings. Refer to engineering.

3811.04 STRUCT. INSULATED PANEL 260mm
260mm, R6.7 Newko structural insulated panels. Refer to engineering. Installed by others.

4221.03 HORIZONTAL TIMBER WEATHERBOARDS
Horizontal rusticated Vitex weatherboards. CP838 Profile - fixed with 75x3.2mm SS jolt head screws. One per board per batten. Dark oil finish, refer spec.

4221.04 TIMBER WEATHERBOARD FASCIA - HORIZONTAL
3 x Horizontal rusticated Vitex weatherboards CP838 Profile fixed with 75x3.2mm SS jolt head screws. Bottom board to be custom profile. One per board per batten. Dark oil finish, refer spec.

4221.05 VERTICAL TIMBER BATTENS
45x20mm Vitex batten fixed through horizontal cladding. Dark oil finish, refer spec.

4221.08 TIMBER WEATHERBOARD FASCIA - VERTICAL
3 x Vertical Shiplap Vitex weatherboards HP55 Profile fixed with 75x3.2mm SS jolt head screws. One per board per batten. Dark stain.

4331.01 PROFILED METAL ROOFING
0.55mm BMT Metalcraft Espan 470. Colorcote ZinaCore. Colour - FlaxPod® Matte. Fixed using hidden clip fixing.

4421.01 MEMBRANE ROOFING
1.5mm EcoTUFF membrane TPO roofing on 19mm H3.2 Ecoply CD Grade C facing up plywood substrate. Colour - Grey Friars.

4500.01 HIGH PERFORMANCE WINDOWS - TIMBER
Betrand Tilt and Turn Timber/Alu frames with low E Argon filled triple glazed IGUs.

4555.01 GARAGE DOOR 1
Custom Made Garage Doors Flush Mounted Door with metal tray cladding. Commander Elite MS105MYQ opener.

5113.08 TIMBER CEILING & SOFFIT LINING
Vertical Vitex T&G ceiling lining. Cover to match weatherboards. Hidden fixing. No stain.

7411.12 RAIN CHAIN
Stainless Steel Rain Chain connecting from downpipe outlet to sump below.

8225.02 CONCRETE PAVING
100mm paving with SE62 mesh. Allied exposed aggregate finish - Autumn Gold. Standard crushed aggregate mix.

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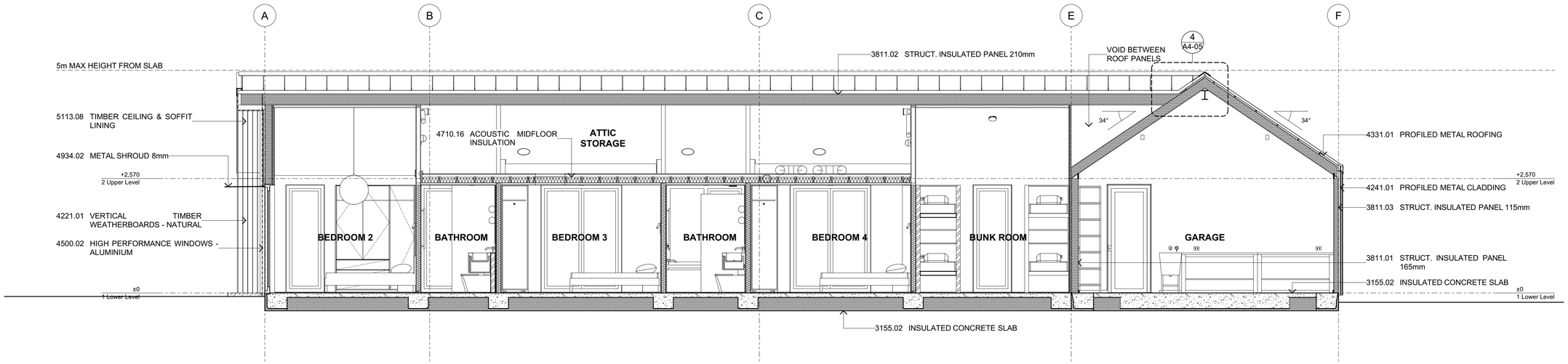
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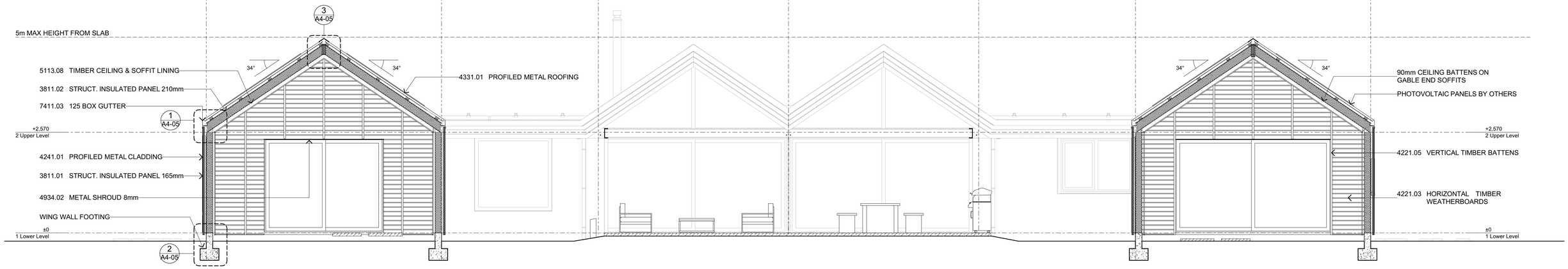
project
Clarkson House
41 Smith Road RD2,

drawing title
Sections

job no.	drawing no.	rev
2504	**A2-02**	**BC1**



D
A1-03
Section D
Scale 1:50



E
A1-03
Section E
Scale 1:50

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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

KEYNOTES

3155.02 INSULATED CONCRETE SLAB
Composite concrete floor slab system. 100mm reinforced concrete topping on 300mm Expol H grade EPS. Reinforcing as per engineer's spec. MAXEdge Slab Edge insulation for footings. T40 edge profile for house footings. T105 edge profile for garage footings. Refer to engineering.

3811.01 STRUCT. INSULATED PANEL 165mm
165mm, R4.2, Newko structural, insulated panels. Refer to engineering. Installed by others.

3811.02 STRUCT. INSULATED PANEL 210mm
210mm, R5.1, Newko structural insulated panels. Refer to engineering. Installed by others.

3811.03 STRUCT. INSULATED PANEL 115mm
115mm, R2.8, Newko structural insulated panels. Refer to engineering. Installed by others.

4221.01 VERTICAL TIMBER WEATHERBOARDS
Vertical Shiplap Vitex weatherboards. HP55 Profile - fixed with 75x3.2mm SS jolt head screws. One per board per batten. Dark oil finish, refer spec.

4221.03 HORIZONTAL TIMBER WEATHERBOARDS
Horizontal rusticated Vitex weatherboards. CP838 Profile - fixed with 75x3.2mm SS jolt head screws. One per board per batten. Dark oil finish, refer spec.

4221.05 VERTICAL TIMBER BATTENS
45x20mm Vitex batten fixed through horizontal cladding. Dark oil finish, refer spec.

4241.01 PROFILED METAL CLADDING
0.55mm BMT Metalcraft Espan 470. Colorcote ZinaCore. Colour - FlaxPod® Matte. Fixed using hidden clip fixing.

4331.01 PROFILED METAL ROOFING
0.55mm BMT Metalcraft Espan 470. Colorcote ZinaCore. Colour - FlaxPod® Matte. Fixed using hidden clip fixing.

4500.02 HIGH PERFORMANCE WINDOWS - ALUMINIUM
Ropo Tilt and Turn Thermally broken, aluminium frames with low E Argon filled triple glazed IGUs.

4710.16 ACOUSTIC MIDFLOOR INSULATION
150mm Pink Batts Silencer Midfloor.

4934.02 METAL SHROUD 8mm
8mm Mild Steel Shroud. Resene Paint 22e 2.4ULT. Colour to match roof. Design & fixing by engineer.

5113.08 TIMBER CEILING & SOFFIT LINING
Vertical Vitex T&G ceiling lining. Cover to match weatherboards. Hidden fixing. No stain.

7411.03 125 BOX GUTTER
Metalcraft custom swageless 125mm box gutter with internal brackets @ 900mm crs. Effective cross section of 7500mm2. Colour to match roofing.

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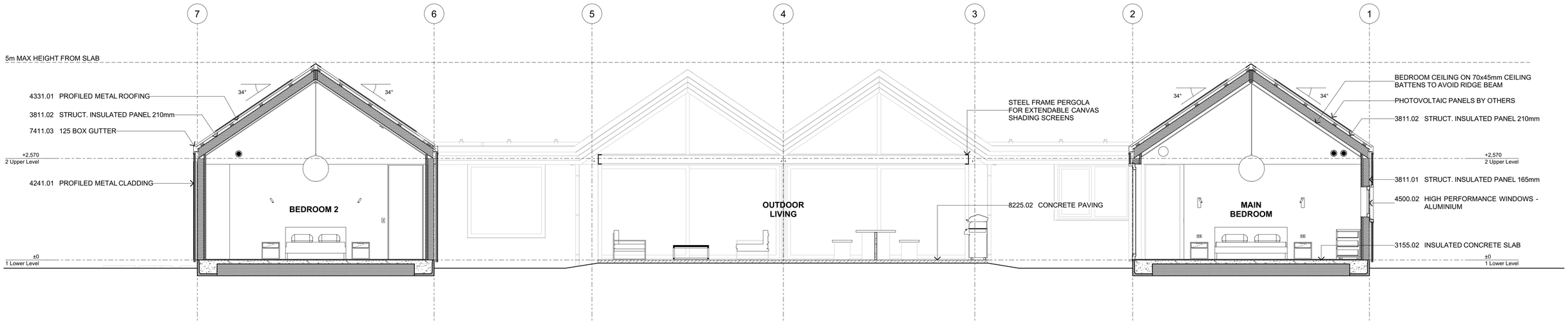
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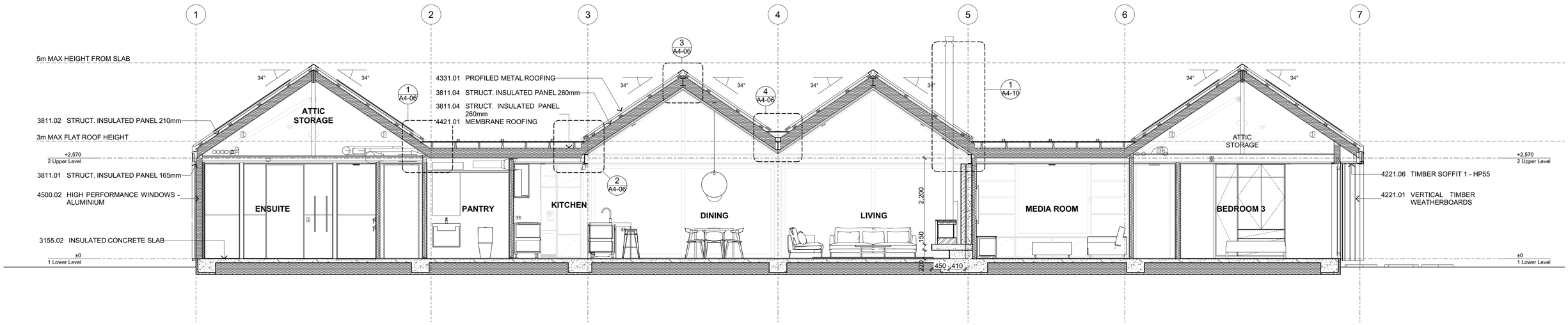
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41 Smith Road RD2,

drawing title
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job no.	drawing no.	rev
2504	**A2-03**	**BC1**



F Section F
A1-03 Scale 1:50



G Section G
A1-03 Scale 1:50

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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

KEYNOTES

3155.02 INSULATED CONCRETE SLAB
Composite concrete floor slab system. 100mm reinforced concrete topping on 300mm Expol H grade EPS. Reinforcing as per engineer's spec. MAXEdge Slab Edge insulation for footings. T40 edge profile for house footings. T105 edge profile for garage footings. Refer to engineering.

3811.01 STRUCT. INSULATED PANEL 165mm
165mm, R4.2, Newko structural, insulated panels. Refer to engineering. Installed by others.

3811.02 STRUCT. INSULATED PANEL 210mm
210mm, R5.1, Newko structural insulated panels. Refer to engineering. Installed by others.

3811.04 STRUCT. INSULATED PANEL 260mm
260mm, R6.7 Newko structural insulated panels. Refer to engineering. Installed by others.

4221.01 VERTICAL TIMBER WEATHERBOARDS
Vertical Shiplap Vitex weatherboards. HP55 Profile - fixed with 75x3.2mm SS jolt head screws. One per board per batten. Dark oil finish, refer spec.

4221.06 TIMBER SOFFIT 1 - HP55
Vitex shiplap weatherboards to align with cladding below. HP55 Profile - hidden fixing. Dark oil finish, refer spec.

4241.01 PROFILED METAL CLADDING
0.55mm BMT Metalcraft Espan 470. Colorcote ZinaCore. Colour - FlaxPod® Matte. Fixed using hidden clip fixing.

4331.01 PROFILED METAL ROOFING
0.55mm BMT Metalcraft Espan 470. Colorcote ZinaCore. Colour - FlaxPod® Matte. Fixed using hidden clip fixing.

4421.01 MEMBRANE ROOFING
1.5mm EcoTUFF membrane TPO roofing on 19mm H3.2 Ecoply CD Grade C facing up plywood substrate.

4500.02 HIGH PERFORMANCE WINDOWS - ALUMINIUM
Ropo Tilt and Turn Thermally broken, aluminium frames with low E Argon filled triple glazed IGUs.

7411.03 125 BOX GUTTER
Metalcraft custom swageless 125mm box gutter with internal brackets @ 900mm crs. Effective cross section of 7500mm2. Colour to match roofing.

8225.02 CONCRETE PAVING
100mm paving with SE62 mesh. Allied exposed aggregate finish - Autumn Gold. Standard crushed aggregate mix.

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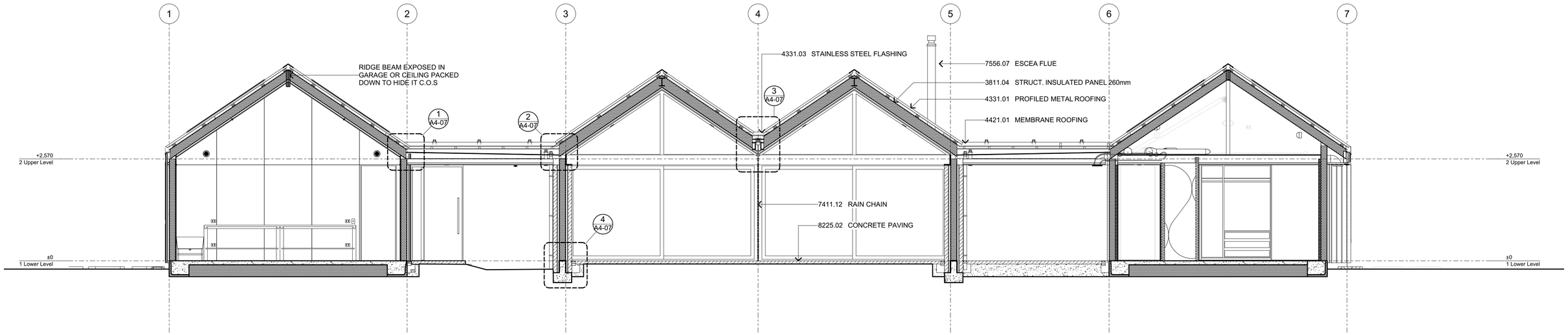
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Sections

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G1 Section G1
A1-03 Scale 1:50

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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

KEYNOTES

3811.04 STRUCT. INSULATED PANEL 260mm
260mm, R6.7 Newko structural insulated panels. Refer to engineering. Installed by others.

4331.01 PROFILED METAL ROOFING
0.55mm BMT Metalcraft Espan 470. Colorcote ZinaCore. Colour - FlaxPod® Matte. Fixed using hidden clip fixing.

4331.03 STAINLESS STEEL FLASHING
0.55mm BMT Stainless Steel valley flashing bent from a single coil.

4421.01 MEMBRANE ROOFING
1.5mm EcoTUFF membrane TPO roofing on 19mm H3.2 Ecoply CD Grade C facing up plywood substrate.

7411.12 RAIN CHAIN
Stainless Steel Rain Chain connecting from downpipe outlet to sump below.

7556.07 ESCEA FLUE
Escea direct air supply and airtight flue. All joints sealed with high temperature silicone to ensure airtightness.

8225.02 CONCRETE PAVING
100mm paving with SE62 mesh. Allied exposed aggregate finish - Autumn Gold. Standard crushed aggregate mix.

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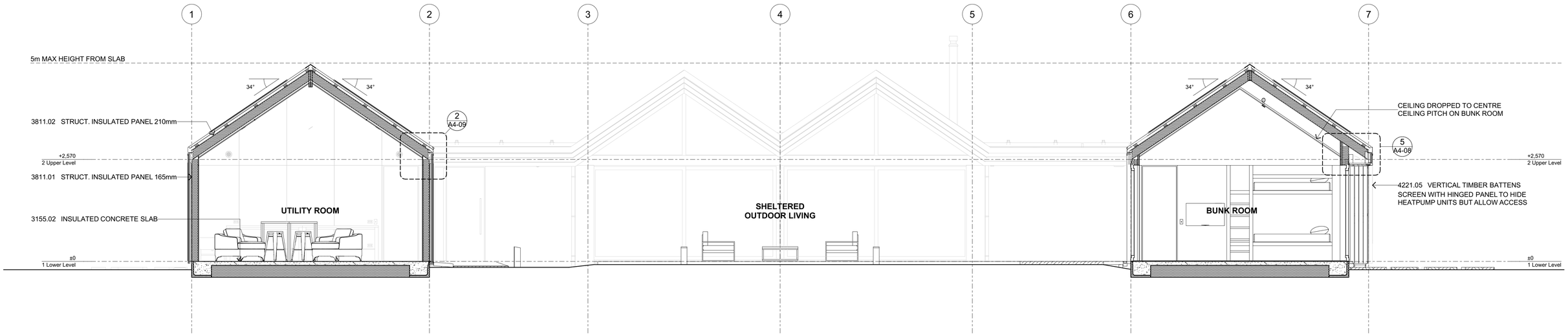
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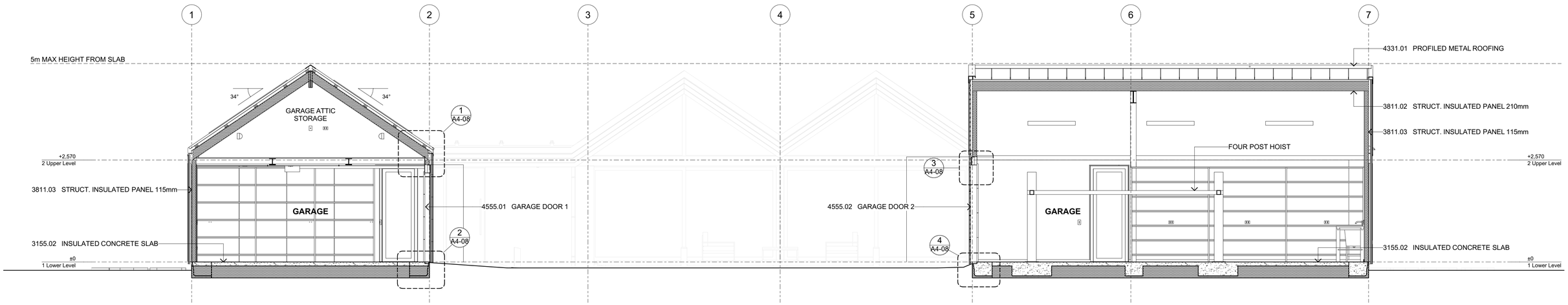
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2504	**A2-05**	**BC1**



H Section H
A1-03 Scale 1:50



I Section I
A1-03 Scale 1:50

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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

KEYNOTES

3155.02 INSULATED CONCRETE SLAB
Composite concrete floor slab system. 100mm reinforced concrete topping on 300mm Expol H grade EPS. Reinforcing as per engineer's spec. MAXEdge Slab Edge insulation for footings. T40 edge profile for house footings. T105 edge profile for garage footings. Refer to engineering.

3811.01 STRUCT. INSULATED PANEL 165mm
165mm, R4.2, Newko structural, insulated panels. Refer to engineering. Installed by others.

3811.02 STRUCT. INSULATED PANEL 210mm
210mm, R5.1, Newko structural insulated panels. Refer to engineering. Installed by others.

3811.03 STRUCT. INSULATED PANEL 115mm
115mm, R2.8, Newko structural insulated panels. Refer to engineering. Installed by others.

4221.05 VERTICAL TIMBER BATTENS
45x20mm Vitex batten fixed through horizontal cladding. Dark oil finish, refer spec.

4331.01 PROFILED METAL ROOFING
0.55mm BMT Metalcraft Espan 470. Colorcote ZinaCore. Colour - FlaxPod® Matte. Fixed using hidden clip fixing.

4555.01 GARAGE DOOR 1
Custom Made Garage Doors Flush Mounted Door with metal tray cladding. Commander Elite MS105MYQ opener.

4555.02 GARAGE DOOR 2
Custom Made Garage Doors Flush Mounted Door with timber cladding. Side mounted door motor opener.

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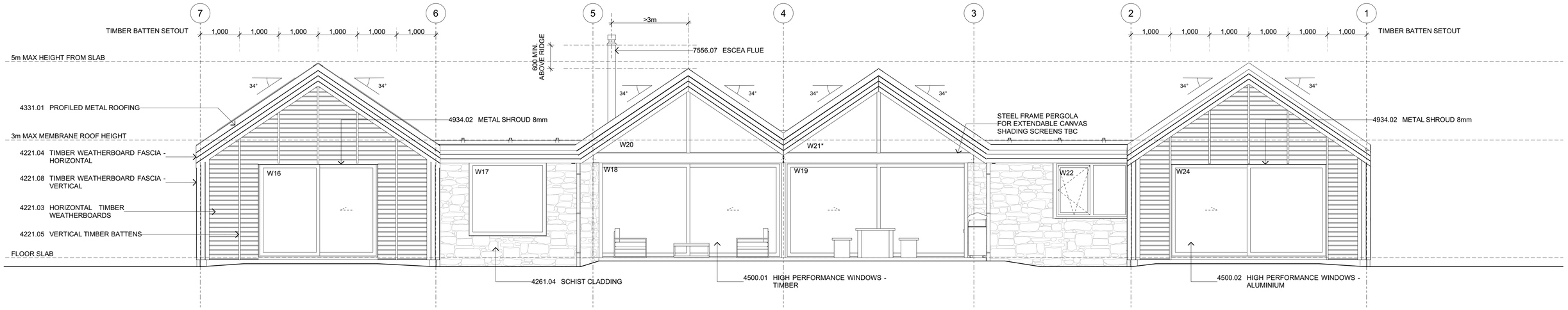
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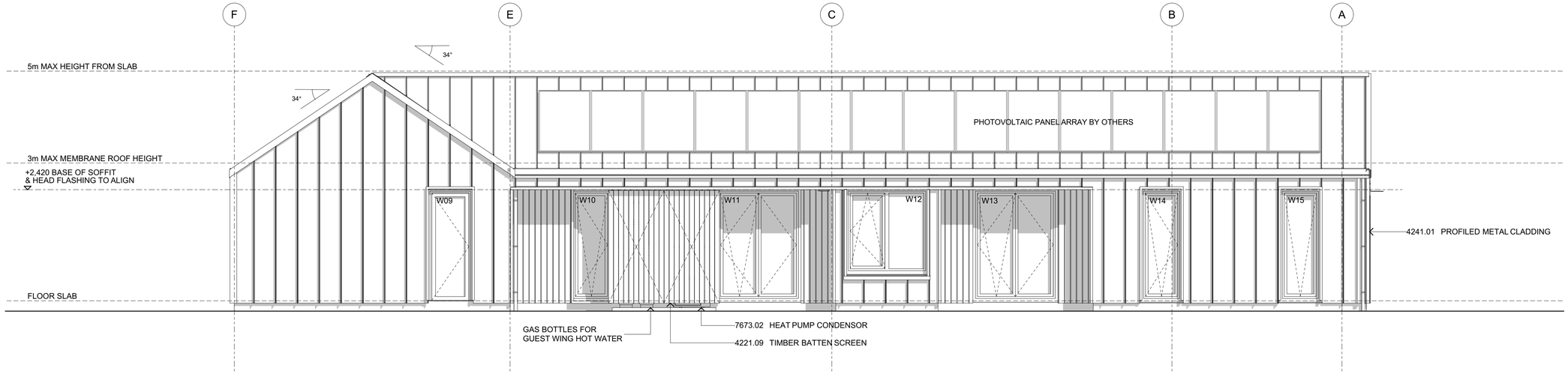
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drawing title
Sections

job no.	drawing no.	rev
2504	**A2-06**	**BC1**



1 / - North Elevation
Scale 1:50



2 / - East Elevation
Scale 1:50

ENVELOPE RISK SCORES

RISK FACTOR				
A. WIND ZONE	0	0	①	2
B. NO. STORIES	⓪	1	2	4
C. ROOF/WALL JOIN	0	1	③	5
D. EAVES WIDTH	0	1	2	⑤
E. ENVELOPE COMPLEX.	0	1	③	6
F. DECK DESIGN	⓪	2	4	6
TOTAL RISK SCORE				**12**

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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

KEYNOTES

4221.03 HORIZONTAL TIMBER WEATHERBOARDS
Horizontal rusticated Vitex weatherboards. CP838 Profile - fixed with 75x3.2mm SS jolt head screws. One per board per batten. Dark oil finish, refer spec.

4221.04 TIMBER WEATHERBOARD FASCIA - HORIZONTAL
3 x Horizontal rusticated Vitex weatherboards CP838 Profile fixed with 75x3.2mm SS jolt head screws. Bottom board to be custom profile. One per board per batten. Dark oil finish, refer spec.

4221.05 VERTICAL TIMBER BATTENS
45x20mm Vitex batten fixed through horizontal cladding. Dark oil finish, refer spec.

4221.08 TIMBER WEATHERBOARD FASCIA - VERTICAL
3 x Vertical Shiplap Vitex weatherboards HP55 Profile fixed with 75x3.2mm SS jolt head screws. One per board per batten. Dark stain.

4221.09 TIMBER BATTEN SCREEN
Vitex Vertical Shiplap Weatherboard Batten Screen (tounge cut off weatherboard) over unequal angle Metal Frame. Hinged to screen heatpump condenser units and gas bottles. Refer to A5 for specific details.

4241.01 PROFILED METAL CLADDING
0.55mm BMT Metalcraft Espan 470. Colorcote ZinaCore. Colour - FlaxPod® Matte. Fixed using hidden clip fixing.

4261.04 SCHIST CLADDING
75-100mm Poolburn blend schist cladding with wide/ bagged flush grout (Grout color creamy white). Secured with 80mm stone ties fixed at 300crs. horizontally & vertically. Cladding sample to be prepared on site and approved before install. Back of stones cut flat to fit within 100mm.

4331.01 PROFILED METAL ROOFING
0.55mm BMT Metalcraft Espan 470. Colorcote ZinaCore. Colour - FlaxPod® Matte. Fixed using hidden clip fixing.

4500.01 HIGH PERFORMANCE WINDOWS - TIMBER
Betrand Tilt and Turn Timber/Alu frames with low E Argon filled triple glazed IGUs.

4500.02 HIGH PERFORMANCE WINDOWS - ALUMINIUM
Ropo Tilt and Turn Thermally broken, aluminium frames with low E Argon filled triple glazed IGUs.

4934.02 METAL SHROUD 8mm
8mm Mild Steel Shroud. Resene Paint 22e 2.4ULT. Colour to match roof. Design & fixing by engineer.

7556.07 ESCEA FLUE
Escea direct air supply and airtight flue. All joints sealed with high temperature silicone to ensure airtightness.

7673.02 HEAT PUMP CONDENSOR
Selected Heat pump condensor.

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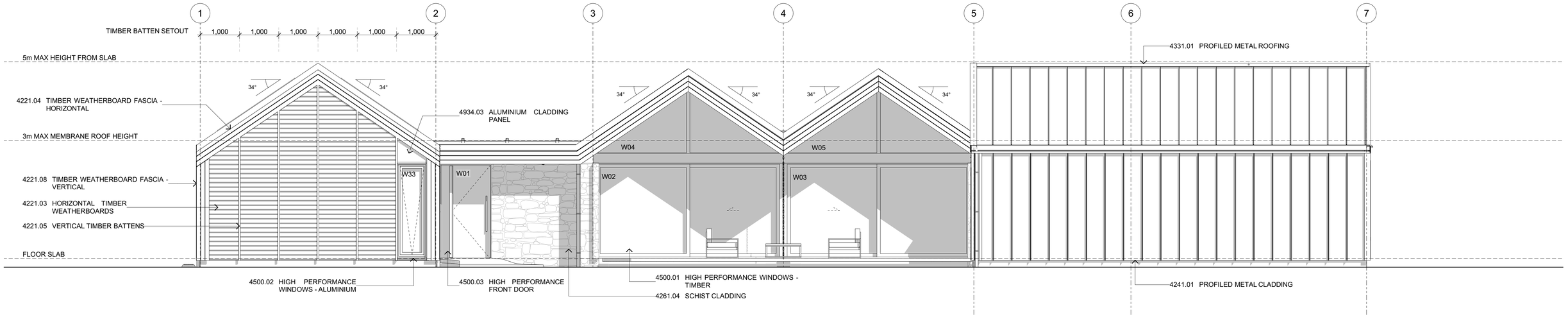
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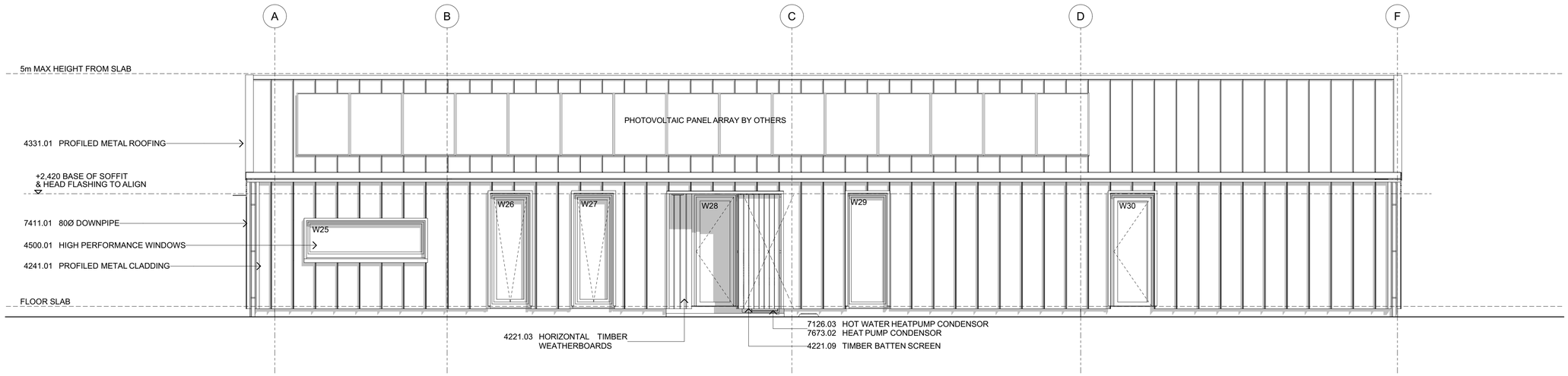
project
Clarkson House
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drawing title
Elevations

job no.	drawing no.	rev
2504	**A3-01**	**BC1**



1 / - South Elevation
Scale 1:50



2 / - West Elevation
Scale 1:50

ENVELOPE RISK SCORES

RISK FACTOR				
A. WIND ZONE	0	0	①	2
B. NO. STORIES	⓪	1	2	4
C. ROOF/WALL JOIN	0	1	③	5
D. EAVES WIDTH	0	1	2	⑤
E. ENVELOPE COMPLEX.	0	1	③	6
F. DECK DESIGN	⓪	2	4	6
TOTAL RISK SCORE				**12**

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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

KEYNOTES

4221.03 HORIZONTAL TIMBER WEATHERBOARDS
Horizontal rusticated Vitex weatherboards. CP838 Profile - fixed with 75x3.2mm SS jolt head screws. One per board per batten. Dark oil finish, refer spec.

4221.04 TIMBER WEATHERBOARD FASCIA - HORIZONTAL
3 x Horizontal rusticated Vitex weatherboards CP838 Profile fixed with 75x3.2mm SS jolt head screws. Bottom board to be custom profile. One per board per batten. Dark oil finish, refer spec.

4221.05 VERTICAL TIMBER BATTENS
45x20mm Vitex batten fixed through horizontal cladding. Dark oil finish, refer spec.

4221.08 TIMBER WEATHERBOARD FASCIA - VERTICAL
3 x Vertical Shiplap Vitex weatherboards HP55 Profile fixed with 75x3.2mm SS jolt head screws. One per board per batten. Dark stain.

4221.09 TIMBER BATTEN SCREEN
Vitex Vertical Shiplap Weatherboard Batten Screen (tounge cut off weatherboard) over unequal angle Metal Frame. Hinged to screen heatpump condenser units and gas bottles. Refer to A5 for specific details.

4241.01 PROFILED METAL CLADDING
0.55mm BMT Metalcraft Espan 470. Colorcote ZinaCore. Colour - FlaxPod® Matte. Fixed using hidden clip fixing.

4261.04 SCHIST CLADDING
75-100mm Poolburn blend schist cladding with wide/ bagged flush grout (Grout color creamy white). Secured with 80mm stone ties fixed at 300crs. horizontally & vertically. Cladding sample to be prepared on site and approved before install. Back of stones cut flat to fit within 100mm.

4331.01 PROFILED METAL ROOFING
0.55mm BMT Metalcraft Espan 470. Colorcote ZinaCore. Colour - FlaxPod® Matte. Fixed using hidden clip fixing.

4500.01 HIGH PERFORMANCE WINDOWS - TIMBER
Betrand Tilt and Turn Timber/Alu frames with low E Argon filled triple glazed IGUs.

4500.02 HIGH PERFORMANCE WINDOWS - ALUMINIUM
Ropo Tilt and Turn Thermally broken, aluminium frames with low E Argon filled triple glazed IGUs.

4500.03 HIGH PERFORMANCE FRONT DOOR
Betrand Pivot Series Front Door - Lineo Harmony.

4934.03 ALUMINIUM CLADDING PANEL
2mm Aluminium cladding panel, PC to match window joinery.

7126.03 HOT WATER HEATPUMP CONDENSOR
Haier Split System Heat Pump Water Heater External Condenser Unit. Or similar approved system.

7411.01 80Ø DOWNPIPE
0.55mm, 80mm diameter, colorcote downpipe.

7673.02 HEAT PUMP CONDENSOR
Selected Heat pump condensor.

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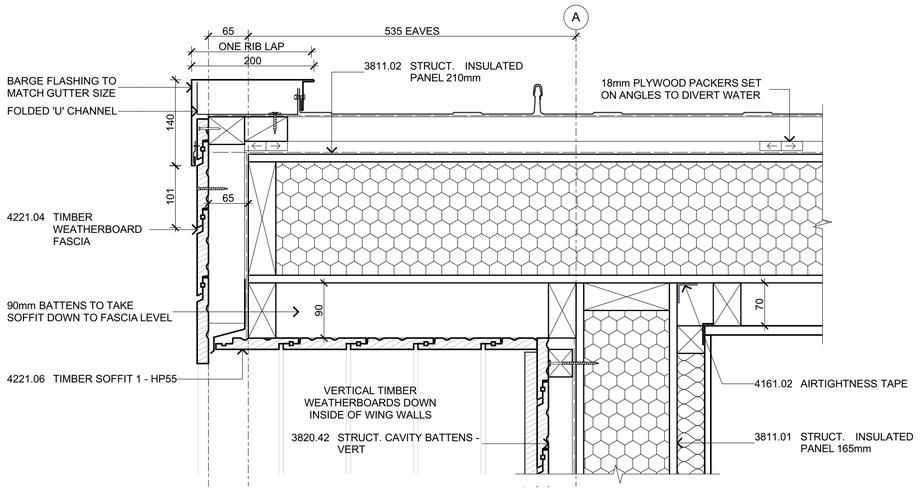
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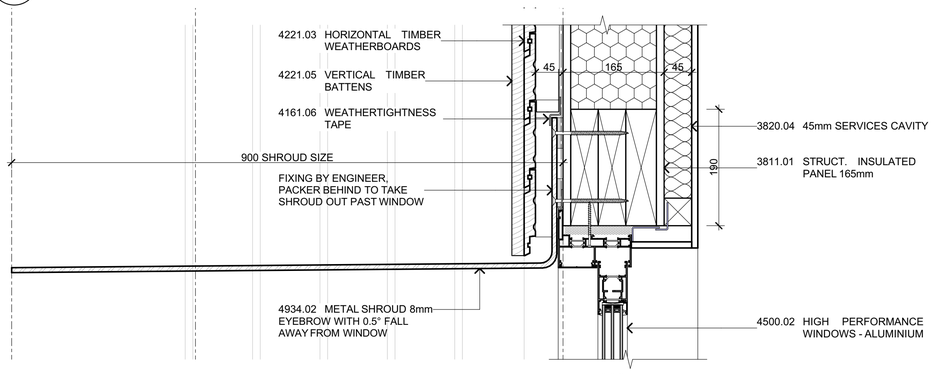
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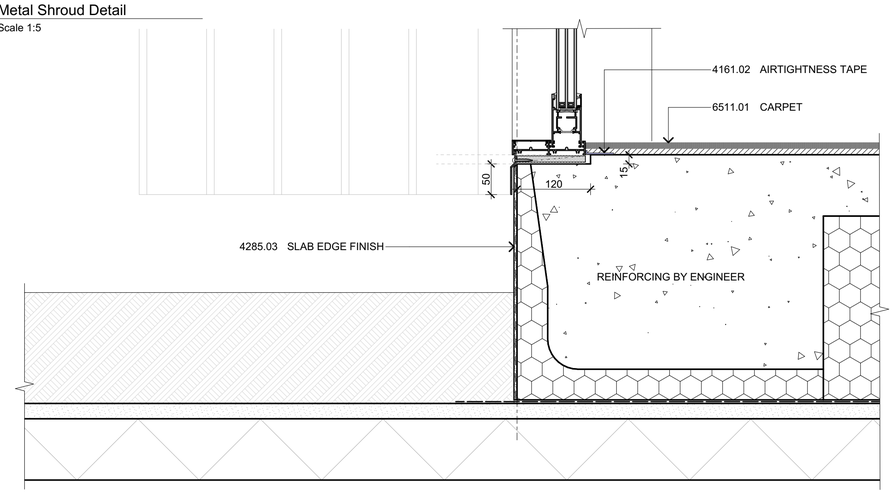
job no.	drawing no.	rev
2504	**A3-02**	**BC1**



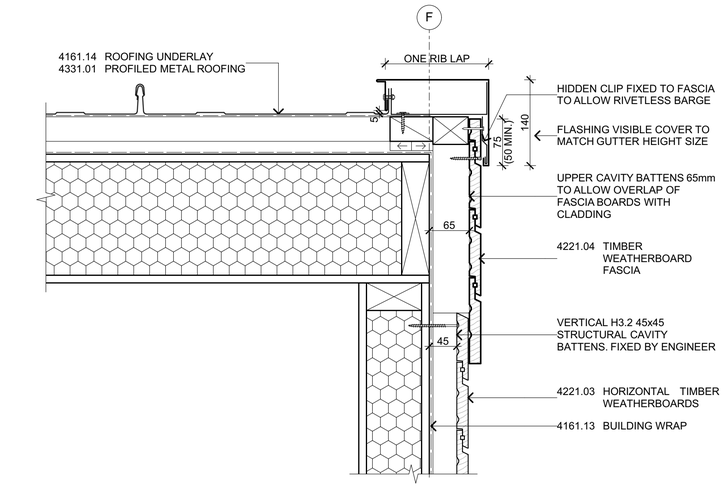
1 A2-01 **Overhanging Eave Barge Detail**
Scale 1:5



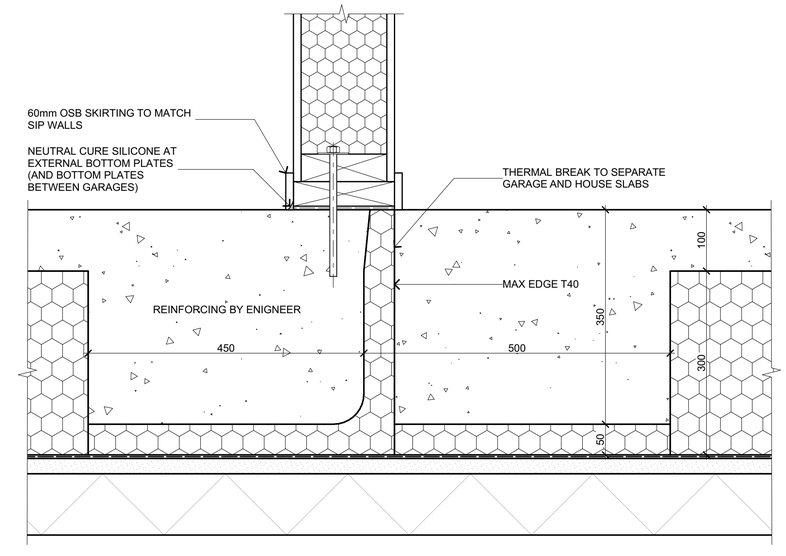
2 A2-01 **Metal Shroud Detail**
Scale 1:5



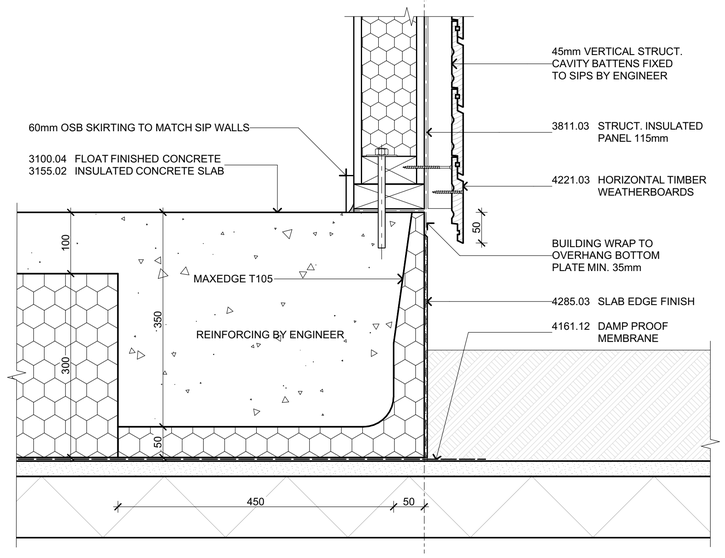
6 A2-01 **Aluminium Sliding Door Footing Detail**
Scale 1:5



3 A2-01 **Garage Barge Detail**
Scale 1:5



4 A2-01 **House to Garage Footing Detail**
Scale 1:5



5 A2-01 **Garage Footing Detail**
Scale 1:5

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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

KEYNOTES

3100.04 FLOAT FINISHED CONCRETE
Float finish concrete slab.

3155.02 INSULATED CONCRETE SLAB
Composite concrete floor slab system. 100mm reinforced concrete topping on 300mm Expol H grade EPS. Reinforcing as per engineer's spec. MAXEdge Slab Edge insulation for footings. T40 edge profile for house footings. T105 edge profile for garage footings. Refer to engineering.

3811.01 STRUCT. INSULATED PANEL 165mm
165mm, R4.2, Newko structural, insulated panels. Refer to engineering. Installed by others.

3811.02 STRUCT. INSULATED PANEL 210mm
210mm, R5.1, Newko structural insulated panels. Refer to engineering. Installed by others.

3811.03 STRUCT. INSULATED PANEL 115mm
115mm, R2.8, Newko structural insulated panels. Refer to engineering. Installed by others.

3820.04 45mm SERVICES CAVITY
45x45mm H1.2 SG8 timber battens fixed horizontally to framing. 50mm, R1.2 Pink Batts insulation.

3820.42 STRUCT. CAVITY BATTENS - VERT
45x45mm H3.2 MCA structural cavity battens fixed vertically. SS fixing by engineer.

4161.02 AIRTIGHTNESS TAPE
TESCON VANA® multipurpose airtightness tape.

4161.06 WEATHERTIGHTNESS TAPE
TESCON EXTORA® weathertight sealing tape.

4161.12 DAMP PROOF MEMBRANE
Thermathene Black™ under concrete slab with Thermakraft™ White General Purpose Underlay Tape at joints.

4161.13 BUILDING WRAP
Pro Clima Solitex Extasana Wall Protection Membrane, installed as per manufacturer's spec.

4161.14 ROOFING UNDERLAY
Pro Clima Solitex Mento 1000 SS roofing underlay.

4221.03 HORIZONTAL TIMBER WEATHERBOARDS
Horizontal rusticated Vitex weatherboards. CP838 Profile - fixed with 75x3.2mm SS jolt head screws. One per board per batten. Dark oil finish, refer spec.

4221.04 TIMBER WEATHERBOARD FASCIA - HORIZONTAL
3 x Horizontal rusticated Vitex weatherboards CP838 Profile fixed with 75x3.2mm SS jolt head screws. Bottom board to be custom profile. One per board per batten. Dark oil finish, refer spec.

4221.05 VERTICAL TIMBER BATTENS
45x20mm Vitex batten fixed through horizontal cladding. Dark oil finish, refer spec.

4221.06 TIMBER SOFFIT 1 - HP55
Vitex shiplap weatherboards to align with cladding below. HP55 Profile - hidden fixing. Dark oil finish, refer spec.

4285.03 SLAB EDGE FINISH
StoArmat meshed reinforced plaster finish with Stolit K 1.0mm coloured finishing render. Colour -

4331.01 PROFILED METAL ROOFING
0.55mm BMT Metalcraft Espan 470. Colorcote ZinaCore. Colour - FlaxPod® Matte. Fixed using hidden clip fixing.

4500.02 HIGH PERFORMANCE WINDOWS - ALUMINIUM
Ropo Tilt and Turn Thermally broken, aluminium frames with low E Argon filled triple glazed IGUs.

4934.02 METAL SHROUD 8mm
8mm Mild Steel Shroud. Resene Paint 22e 2.4ULT. Colour to match roof. Design & fixing by engineer.

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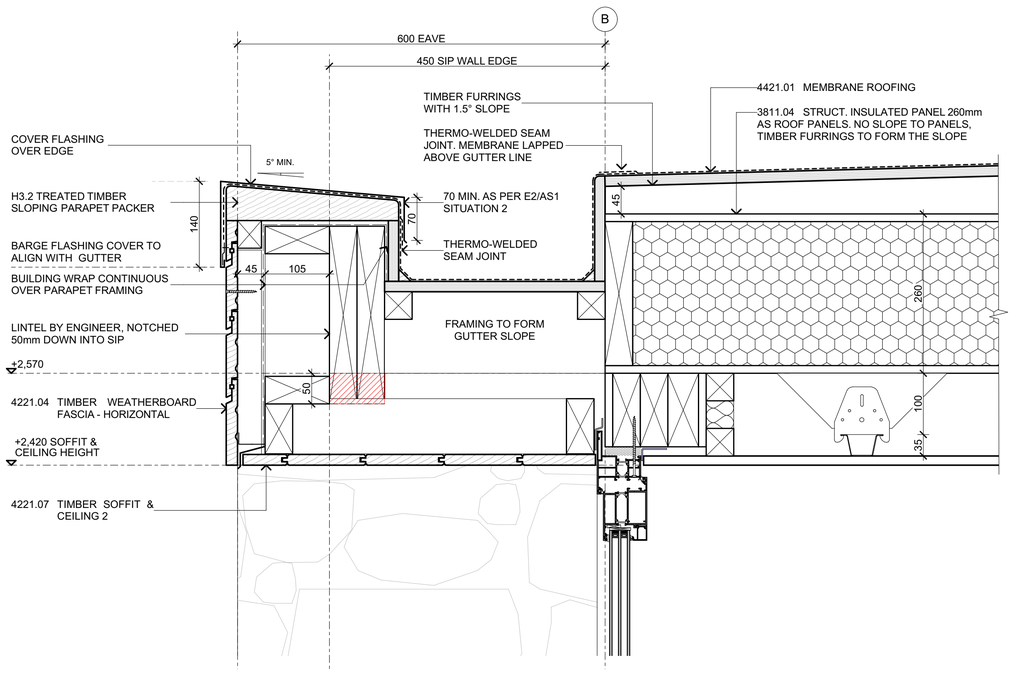
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15/10/2026

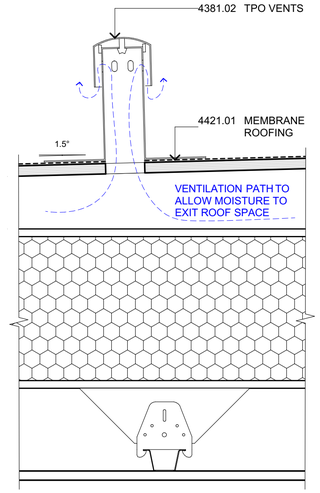
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drawing title
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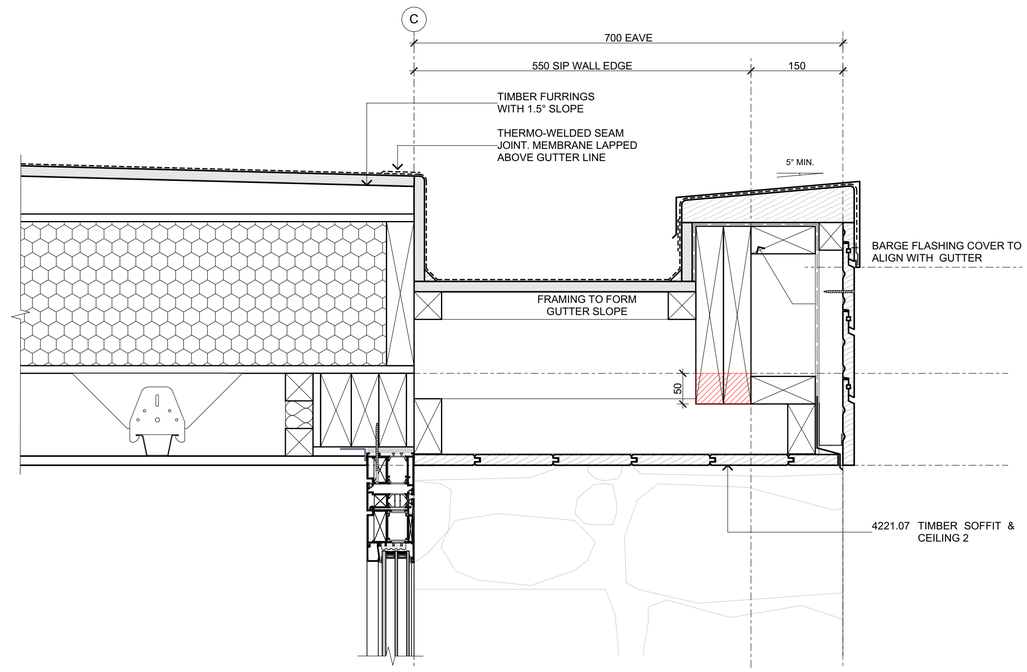
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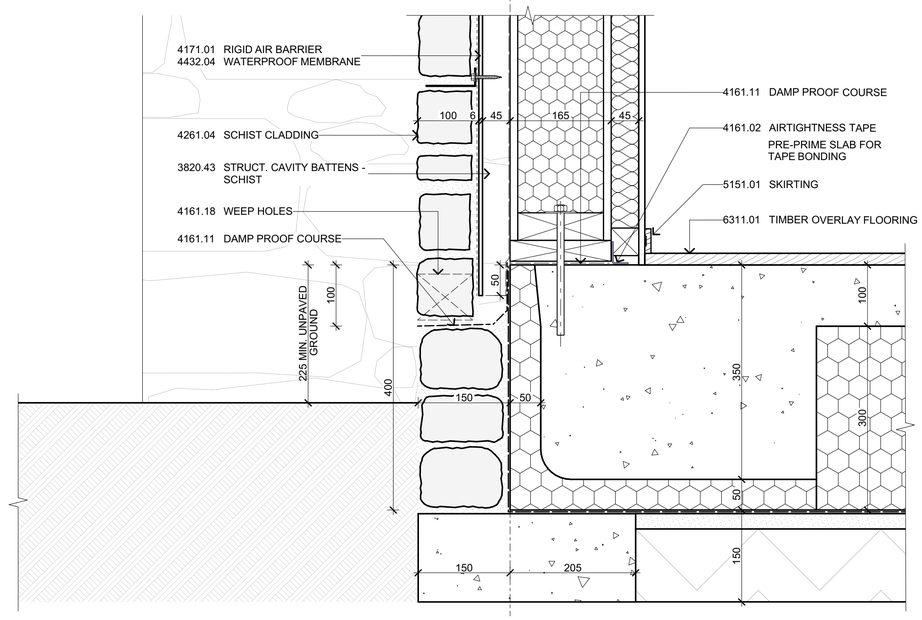
1 A2-01 Membrane Roof & Gutter Eave Detail
Scale 1:5



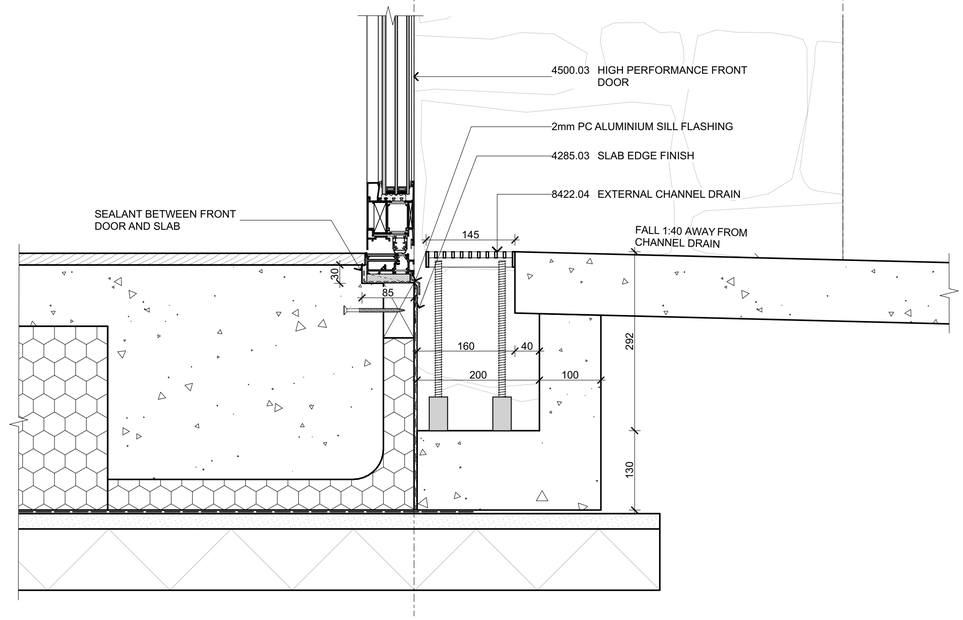
3 A2-01 Membrane Roof Ventilation Outlet
Scale 1:5



4 A2-01 Membrane Roof Eave and Gutter Detail 2
Scale 1:5



2 A2-01 Typical Schist Footing Detail
Scale 1:5



5 A2-01 Front Door Level Threshold Detail
Scale 1:5

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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

KEYNOTES

3811.04 STRUCT. INSULATED PANEL 260mm
260mm, R6.7 Newko structural insulated panels. Refer to engineering. Installed by others.

3820.43 STRUCT. CAVITY BATTENS - SCHIST
40x45mm H3.2 MCA treated structural cavity battens fixed vertically @ max 300 CRS. Refer to fixing by engineer.

4161.02 AIRTIGHTNESS TAPE
TESCON VANA® multipurpose airtightness tape.

4161.11 DAMP PROOF COURSE
Supercourse 500™ DPC under bottom plates.

4161.18 WEEP HOLES
Provide min. 1000m2 opening per lineal metre. Openings bigger than 12mm require vermin proofing.

4171.01 RIGID AIR BARRIER
6mm JH RAB Board. Fixed to framing with 40x2.8mm HardieFlex nails @ 150mm crs. to all framing. Fixing to be 12mm from sheet edges.

4221.04 TIMBER WEATHERBOARD FASCIA - HORIZONTAL
3 x Horizontal rusticated Vitex weatherboards CP838 Profile fixed with 75x3.2mm SS jolt head screws. Bottom board to be custom profile. One per board per batten. Dark oil finish, refer spec.

4221.07 TIMBER SOFFIT & CEILING 2
Vitex T&G ceiling lining. HP84 Profile - hidden fixing. Light oil finish exterior refer spec. No oil interior.

4261.04 SCHIST CLADDING
75-100mm Poolburn blend schist cladding with wide/ bagged flush grout (Grout color creamy white). Secured with 80mm stone ties fixed at 300crs. horizontally & vertically. Cladding sample to be prepared on site and approved before install. Back of stones cut flat to fit within 100mm.

4285.03 SLAB EDGE FINISH
StoArmat meshed reinforced plaster finish with Stolit K 1.0mm coloured finishing render. Colour -

4381.02 TPO VENTS
Sealco Aeratori Per Ventilazione Roof Vents across membrane roof to vent roof space and prevent roof space moisture.

4421.01 MEMBRANE ROOFING
1.5mm EcoTUFF membrane TPO roofing on 19mm H3.2 Ecoply CD Grade C facing up plywood substrate.

4432.04 WATERPROOF MEMBRANE
Min. 3 coats of Sika BlackSeal

4500.03 HIGH PERFORMANCE FRONT DOOR
Betrand Pivot Series Front Door - Lineo Harmony.

5151.01 SKIRTING
40x10mm painted timber skirting.

6311.01 TIMBER OVERLAY FLOORING
South Pacific Timber American Red Oak overlay flooring. Thickness 19mm.

8422.04 EXTERNAL CHANNEL DRAIN
Allproof Threaded Leg SS External Level Threshold Channel Drain

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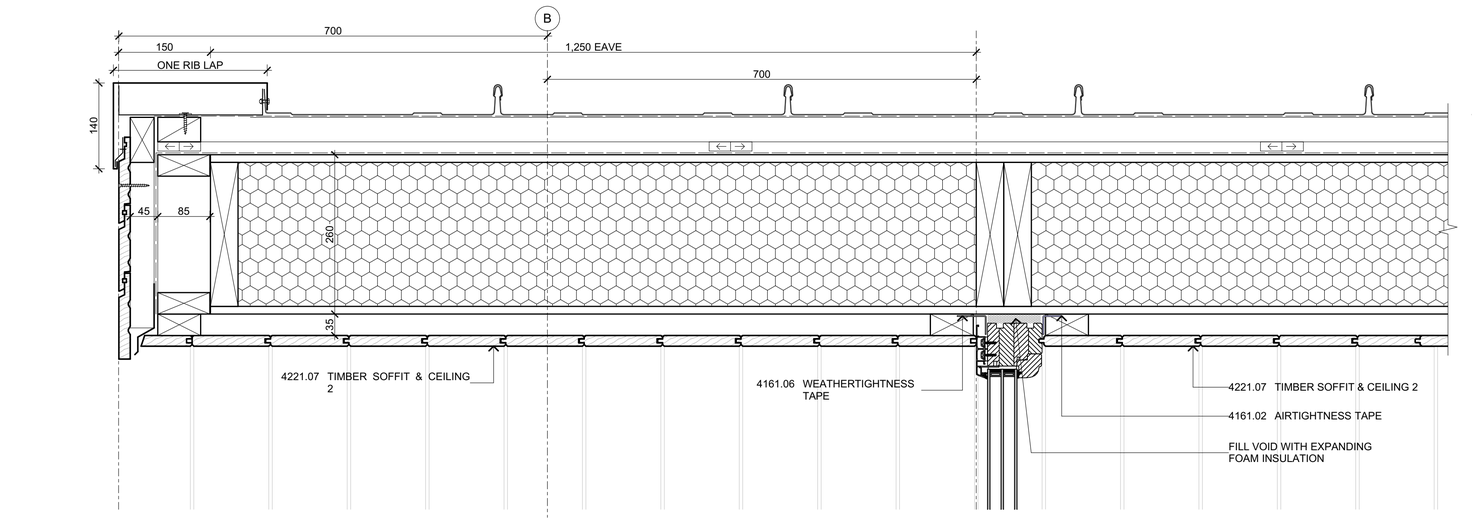
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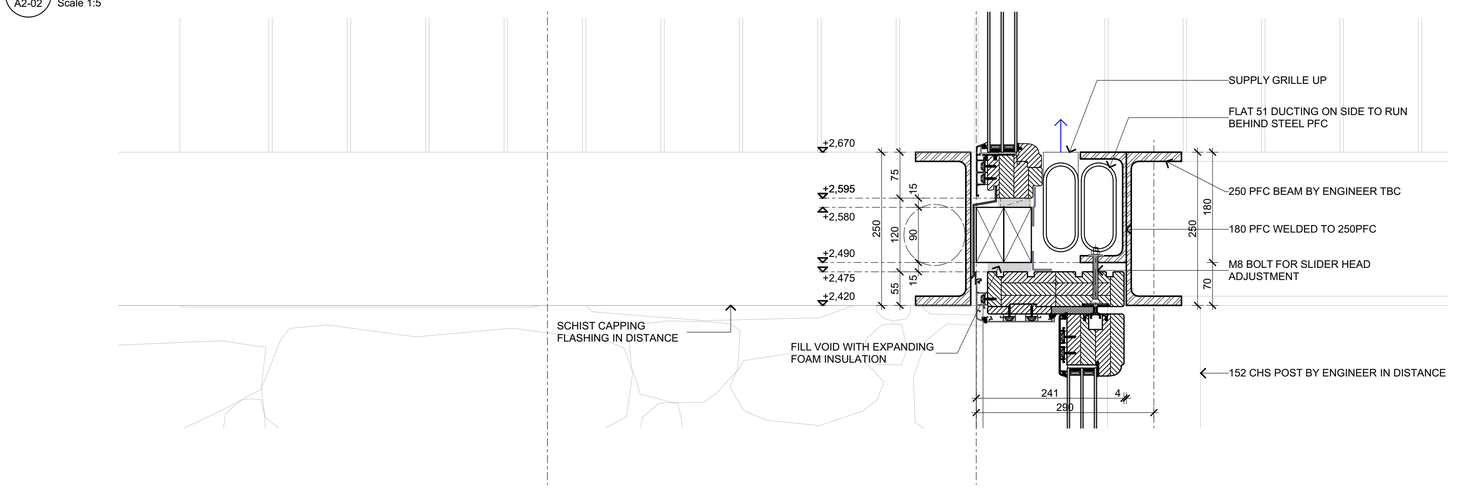
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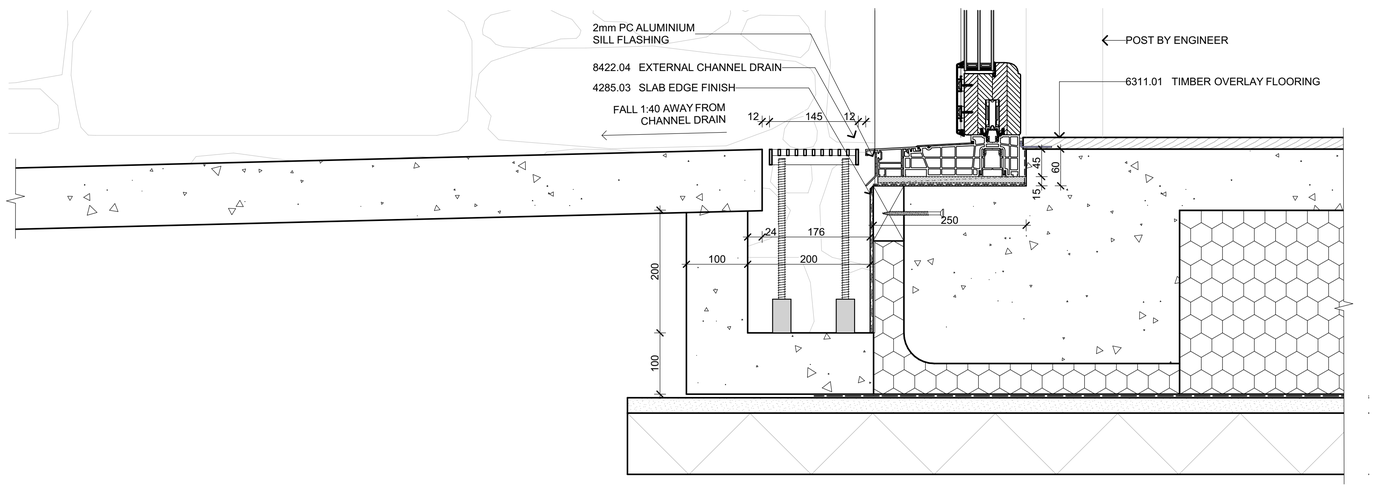
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2504	**A4-02**	**BC1**



1 A2-02 Large Eave Overhang Detail
Scale 1:5



2 A2-02 Sliding Door to Upper Level Windows Detail
Scale 1:5



3 A2-02 Sliding Door Threshold Detail
Scale 1:5

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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

KEYNOTES

4161.02 AIRTIGHTNESS TAPE
TESCON VANA® multipurpose airtightness tape.

4161.06 WEATHERTIGHTNESS TAPE
TESCON EXTORA® weathertight sealing tape.

4221.07 TIMBER SOFFIT & CEILING 2
Vitex T&G ceiling lining. HP84 Profile - hidden fixing. Light oil finish exterior refer spec. No oil interior.

4285.03 SLAB EDGE FINISH
StoArmat meshed reinforced plaster finish with Stolit K 1.0mm coloured finishing render. Colour -

6311.01 TIMBER OVERLAY FLOORING
South Pacific Timber American Red Oak overlay flooring. Thickness 19mm.

8422.04 EXTERNAL CHANNEL DRAIN
Allproof Threaded Leg SS External Level Threshold Channel Drain

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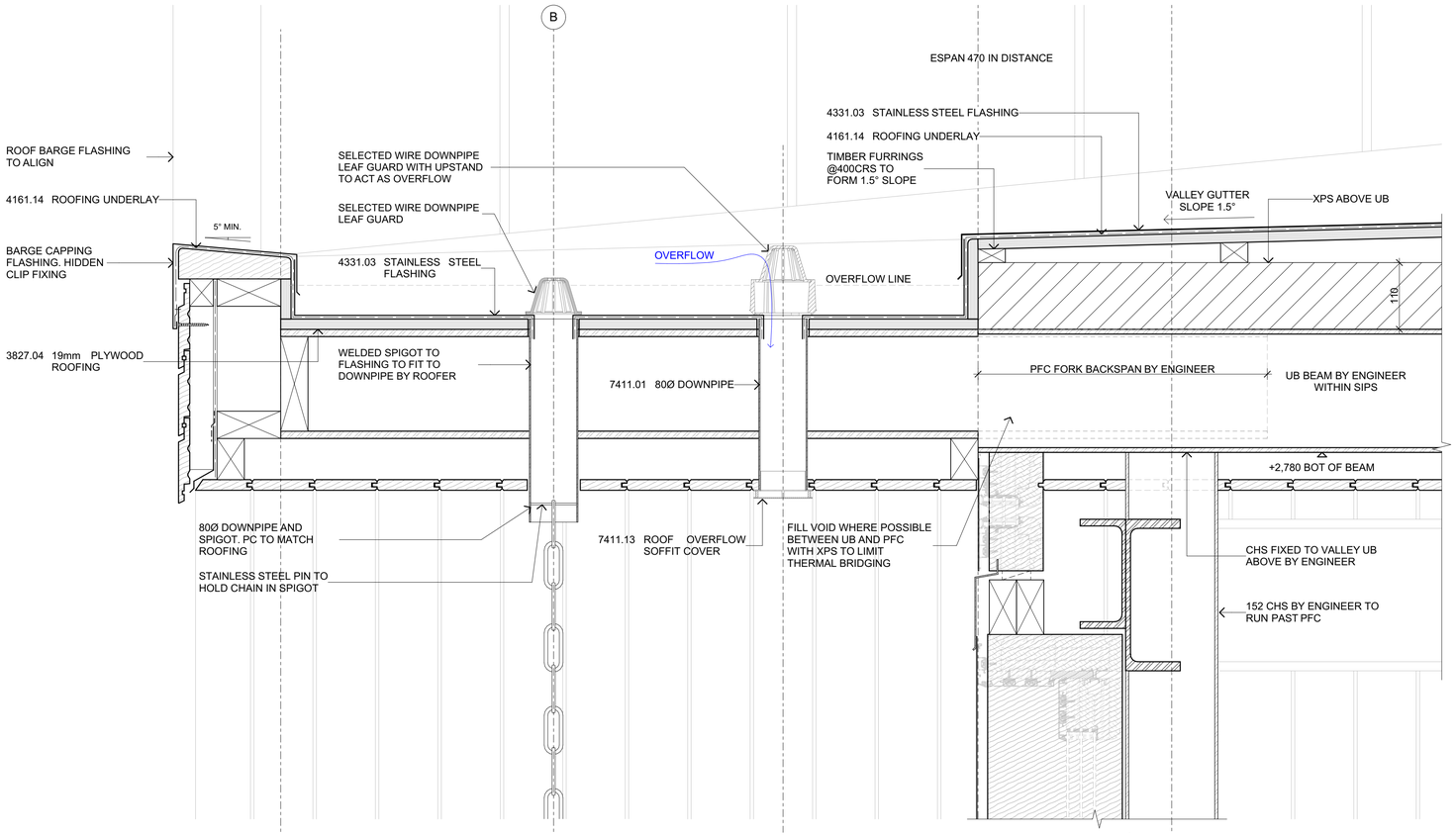
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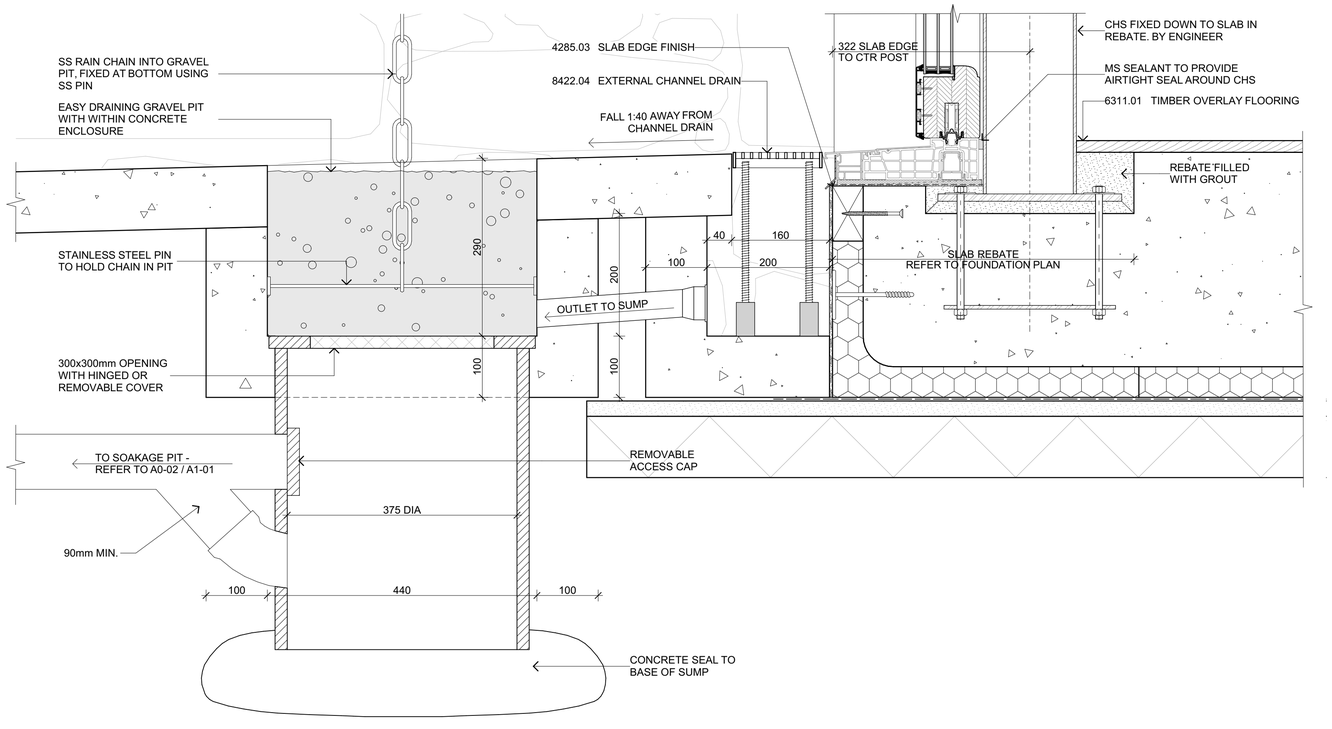
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2504	**A4-03**	**BC1**



1 Membrane Eave & Rainchain Detail
A1-03 Scale 1:5



2 Threshold Gutter & Rainchain Outlet Detail
A1-03 Scale 1:5

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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

KEYNOTES

3827.04 19mm PLYWOOD ROOFING
19mm H3.2 Ecoply CD Grade C facing up plywood substrate.

4161.14 ROOFING UNDERLAY
Pro Clima Solitex Mento 1000 SS roofing underlay.

4285.03 SLAB EDGE FINISH
StoArmat meshed reinforced plaster finish with Stolit K 1.0mm coloured finishing render. Colour -

4331.03 STAINLESS STEEL FLASHING
0.55mm BMT Stainless Steel valley flashing bent from a single coil.

6311.01 TIMBER OVERLAY FLOORING
South Pacific Timber American Red Oak overlay flooring. Thickness 19mm.

7411.01 80Ø DOWNPIPE
0.55mm, 80mm diameter, colorcote downpipe.

7411.13 ROOF OVERFLOW SOFFIT COVER
SS Soffit Cover SOC80SS to fit into 80mm downpipe. PC to match roof.

8422.04 EXTERNAL CHANNEL DRAIN
Allproof Threaded Leg SS External Level Threshold Channel Drain

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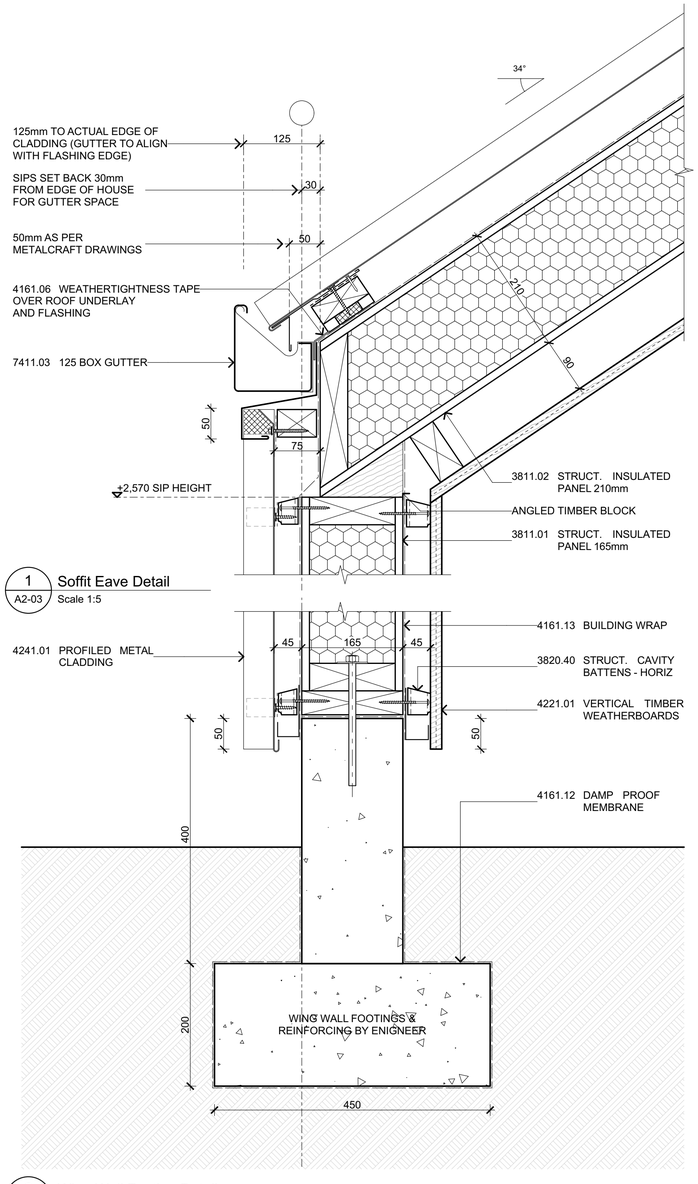
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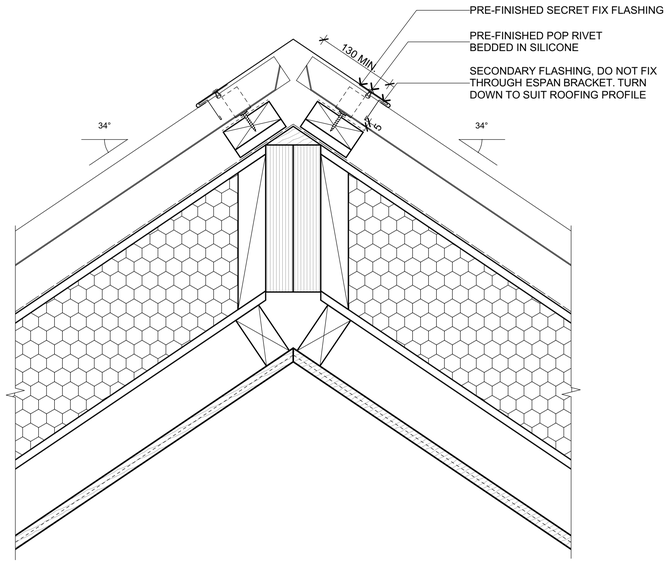
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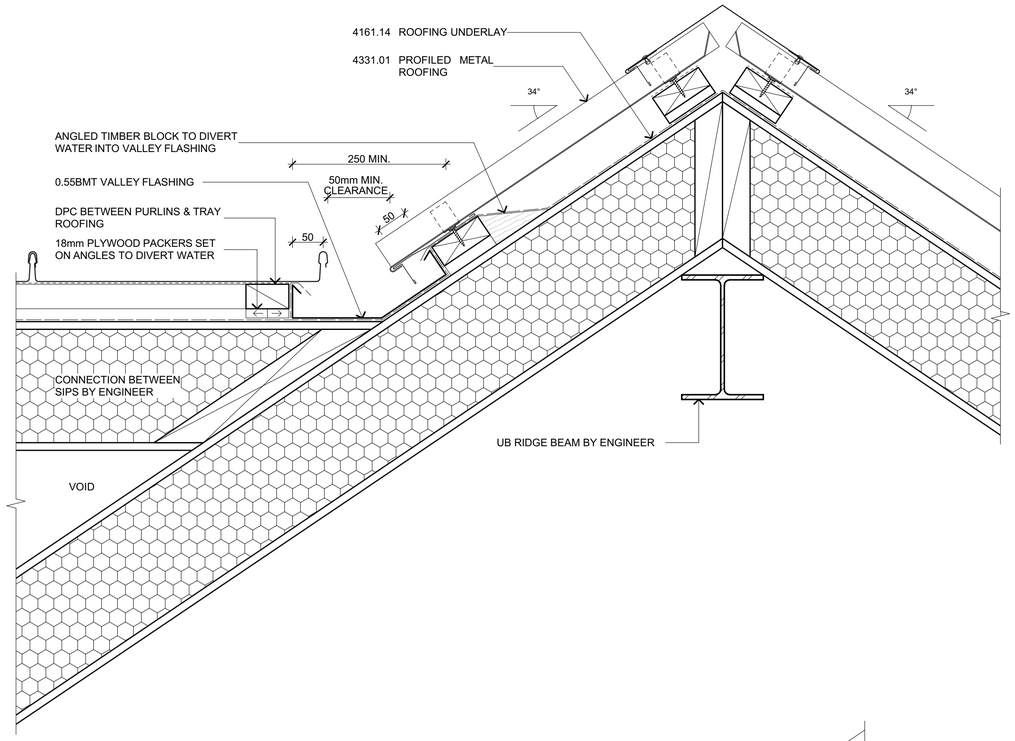


1 A2-03 **Soffit Eave Detail**
Scale 1:5

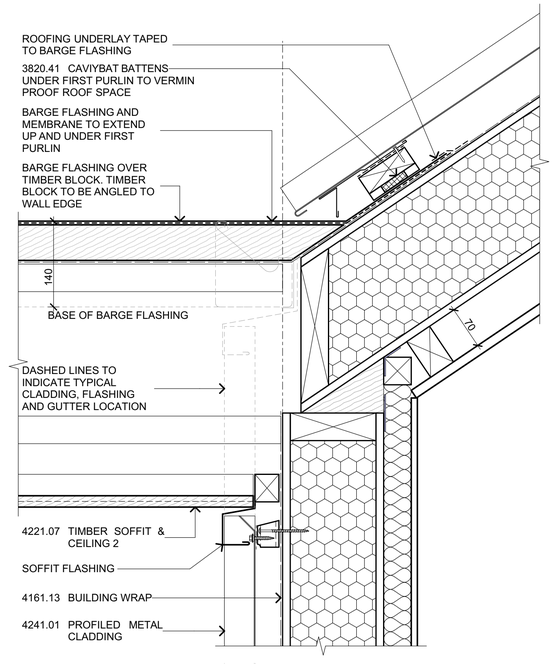
2 A2-03 **Wing Wall Footing Detail**
Scale 1:5



3 A2-03 **Eave Ridge Detail**
Scale 1:5



4 A2-03 **Valley and Ridge Detail**
Scale 1:5



5 A1-07 **Barge to Gutter & Roof Detail**
Scale 1:5

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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

KEYNOTES

3811.01 STRUCT. INSULATED PANEL 165mm
165mm, R4.2, Newko structural, insulated panels. Refer to engineering. Installed by others.

3811.02 STRUCT. INSULATED PANEL 210mm
210mm, R5.1, Newko structural insulated panels. Refer to engineering. Installed by others.

3820.40 STRUCT. CAVITY BATTENS - HORIZ
45x45mm H3.2 MCA treated castellated structural cavity battens fixed horizontally. SS fixing by engineer.

3820.41 CAVIYBAT BATTENS
18x45mm Cavibat under first purlin to vermin proof roof space.

4161.06 WEATHERTIGHTNESS TAPE
TESCON EXTORA® weathertight sealing tape.

4161.12 DAMP PROOF MEMBRANE
Thermathene Black™ under concrete slab with Thermakraft™ White General Purpose Underlay Tape at joints.

4161.13 BUILDING WRAP
Pro Clima Solitex Extasana Wall Protection Membrane, installed as per manufacturer's spec.

4161.14 ROOFING UNDERLAY
Pro Clima Solitex Mento 1000 SS roofing underlay.

4221.01 VERTICAL TIMBER WEATHERBOARDS
Vertical Shiplap Vitex weatherboards. HP55 Profile - fixed with 75x3.2mm SS jolt head screws. One per board per batten. Dark oil finish, refer spec.

4221.07 TIMBER SOFFIT & CEILING 2
Vitex T&G ceiling lining. HP84 Profile - hidden fixing. Light oil finish exterior refer spec. No oil interior.

4241.01 PROFILED METAL CLADDING
0.55mm BMT Metalcraft Espan 470. Colorcote ZinaCore. Colour - FlaxPod® Matte. Fixed using hidden clip fixing.

4331.01 PROFILED METAL ROOFING
0.55mm BMT Metalcraft Espan 470. Colorcote ZinaCore. Colour - FlaxPod® Matte. Fixed using hidden clip fixing.

7411.03 125 BOX GUTTER
Metalcraft custom swageless 125mm box gutter with internal brackets @ 900mm crs. Effective cross section of 7500mm2. Colour to match roofing.

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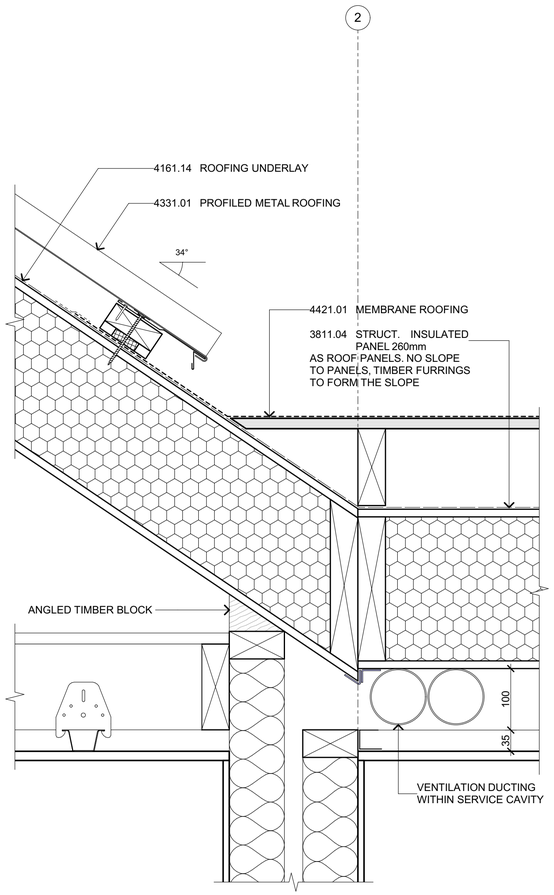
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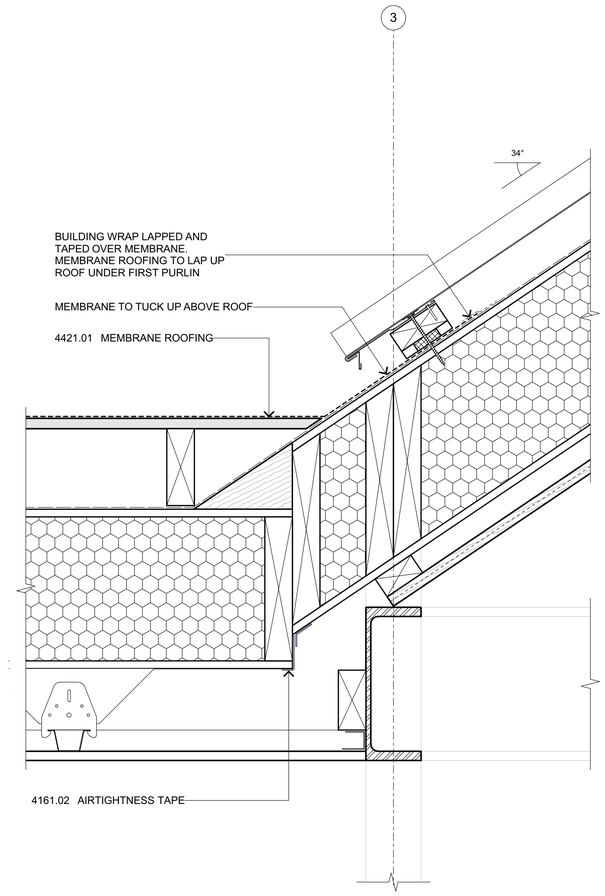
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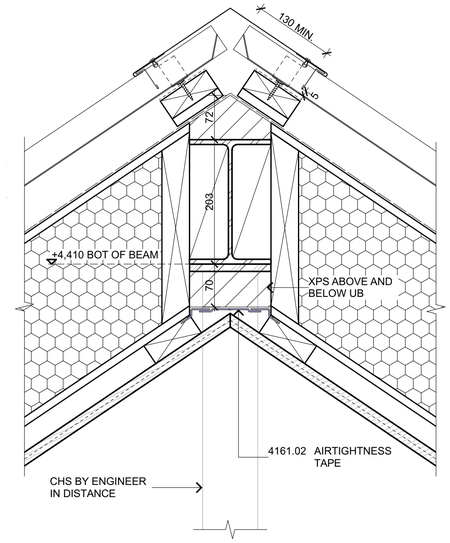
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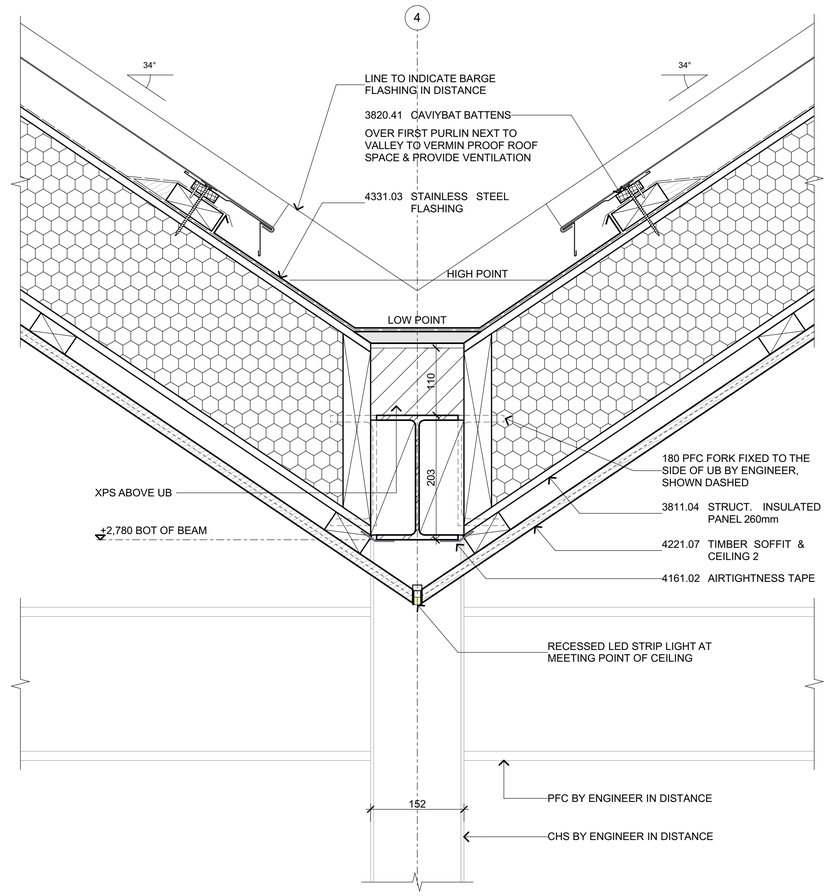
1 A2-04 Membrane Valley Detail 1
Scale 1:5



2 A2-04 Membrane Valley Detail 2
Scale 1:5



3 A2-04 House Ridge Detail
Scale 1:5



4 A2-04 Valley Gutter Detail
Scale 1:5

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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

KEYNOTES

3811.04 STRUCT. INSULATED PANEL 260mm
260mm, R6.7 Newko structural insulated panels. Refer to engineering. Installed by others.

3820.41 CAVIYBAT BATTENS
18x45mm Cavibat under first purlin to vermin proof roof space.

4161.02 AIRTIGHTNESS TAPE
TESCON VANA® multipurpose airtightness tape.

4161.14 ROOFING UNDERLAY
Pro Clima Solitex Mento 1000 SS roofing underlay.

4221.07 TIMBER SOFFIT & CEILING 2
Vitex T&G ceiling lining. HP84 Profile - hidden fixing. Light oil finish exterior refer spec. No oil interior.

4331.01 PROFILED METAL ROOFING
0.55mm BMT Metalcraft Espan 470. Colorcote ZinaCore. Colour - FlaxPod® Matte. Fixed using hidden clip fixing.

4331.03 STAINLESS STEEL FLASHING
0.55mm BMT Stainless Steel valley flashing bent from a single coil.

4421.01 MEMBRANE ROOFING
1.5mm EcoTUFF membrane TPO roofing on 19mm H3.2 Ecoply CD Grade C facing up plywood substrate.

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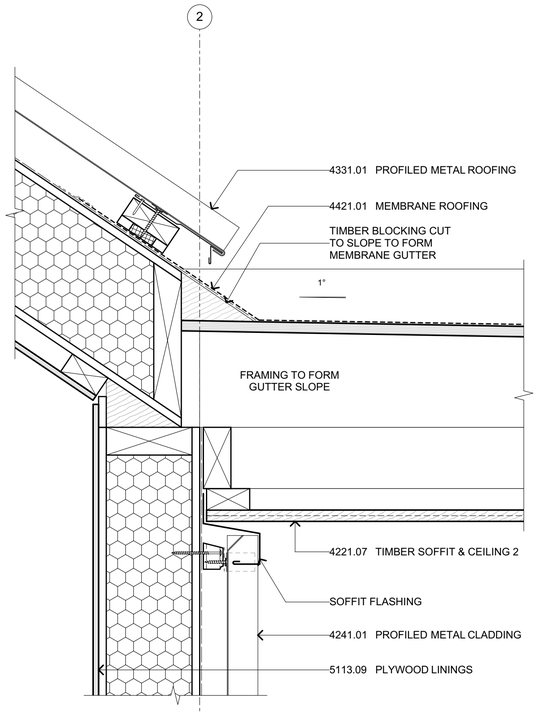
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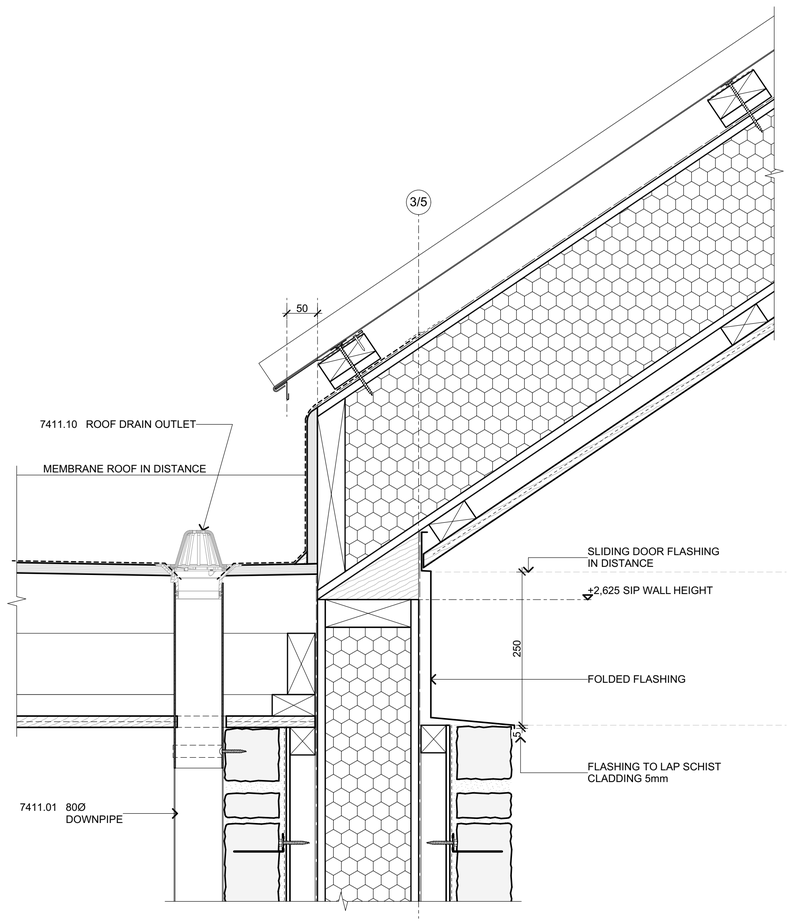
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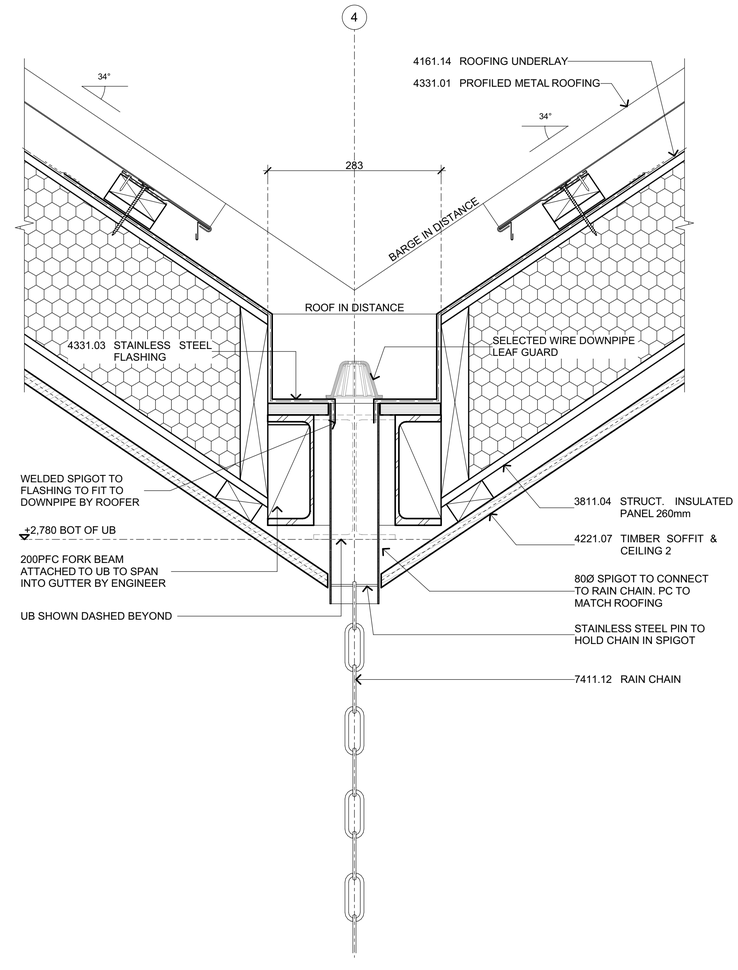
issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026



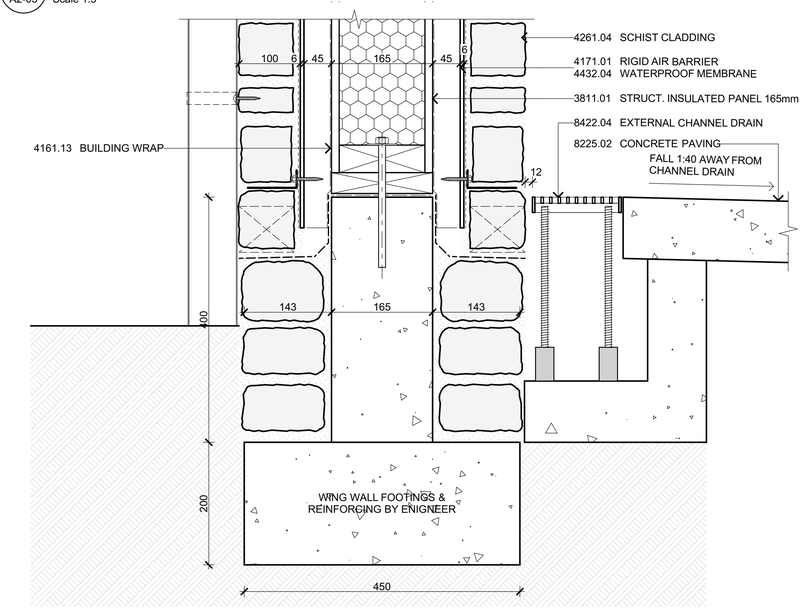
1 Roof to Gutter Detail
A2-05 Scale 1:5



2 Living Roof to Membrane Gutter Outlet
A2-05 Scale 1:5



3 Valley Gutter Outlet Detail
A2-05 Scale 1:5



4 Schist Wing Wall Footing Detail
A2-05 Scale 1:5

KEYNOTES

3811.01 STRUCT. INSULATED PANEL 165mm
165mm, R4.2, Newko structural, insulated panels. Refer to engineering. Installed by others.

3811.04 STRUCT. INSULATED PANEL 260mm
260mm, R6.7 Newko structural insulated panels. Refer to engineering. Installed by others.

4161.13 BUILDING WRAP
Pro Clima Solitex Extasana Wall Protection Membrane, installed as per manufacturer's spec.

4161.14 ROOFING UNDERLAY
Pro Clima Solitex Mento 1000 SS roofing underlay.

4171.01 RIGID AIR BARRIER
6mm JH RAB Board. Fixed to framing with 40x2.8mm HardieFlex nails @ 150mm crs. to all framing. Fixing to be 12mm from sheet edges.

4221.07 TIMBER SOFFIT & CEILING 2
Vitex T&G ceiling lining. HP84 Profile - hidden fixing. Light oil finish exterior refer spec. No oil interior.

4241.01 PROFILED METAL CLADDING
0.55mm BMT Metalcraft Espan 470. Colorcote ZinaCore. Colour - FlaxPod® Matte. Fixed using hidden clip fixing.

4261.04 SCHIST CLADDING
75-100mm Poolburn blend schist cladding with wide/ bagged flush grout (Grout color creamy white). Secured with 80mm stone ties fixed at 300crs. horizontally & vertically. Cladding sample to be prepared on site and approved before install. Back of stones cut flat to fit within 100mm.

4331.01 PROFILED METAL ROOFING
0.55mm BMT Metalcraft Espan 470. Colorcote ZinaCore. Colour - FlaxPod® Matte. Fixed using hidden clip fixing.

4331.03 STAINLESS STEEL FLASHING
0.55mm BMT Stainless Steel valley flashing bent from a single coil.

4421.01 MEMBRANE ROOFING
1.5mm EcoTUFF membrane TPO roofing on 19mm H3.2 Ecoply CD Grade C facing up plywood substrate.

4432.04 WATERPROOF MEMBRANE
Min. 3 coats of Sika BlackSeal

5113.09 PLYWOOD LININGS
9mm Birch Plywood Lining, pin fixed. 3mm Negative Detail black backpaint.

7411.01 80Ø DOWNPIPE
0.55mm, 80mm diameter, colorcote downpipe.

7411.10 ROOF DRAIN OUTLET
80mm Bronze Allproof Small Diameter Roof Drain

7411.12 RAIN CHAIN
Stainless Steel Rain Chain connecting from downpipe outlet to sump below.

8422.04 EXTERNAL CHANNEL DRAIN
Allproof Threaded Leg SS External Level Threshold Channel Drain

8225.02 CONCRETE PAVING
100mm paving with SE62 mesh. Allied exposed aggregate finish - Autumn Gold. Standard crushed aggregate mix.

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project

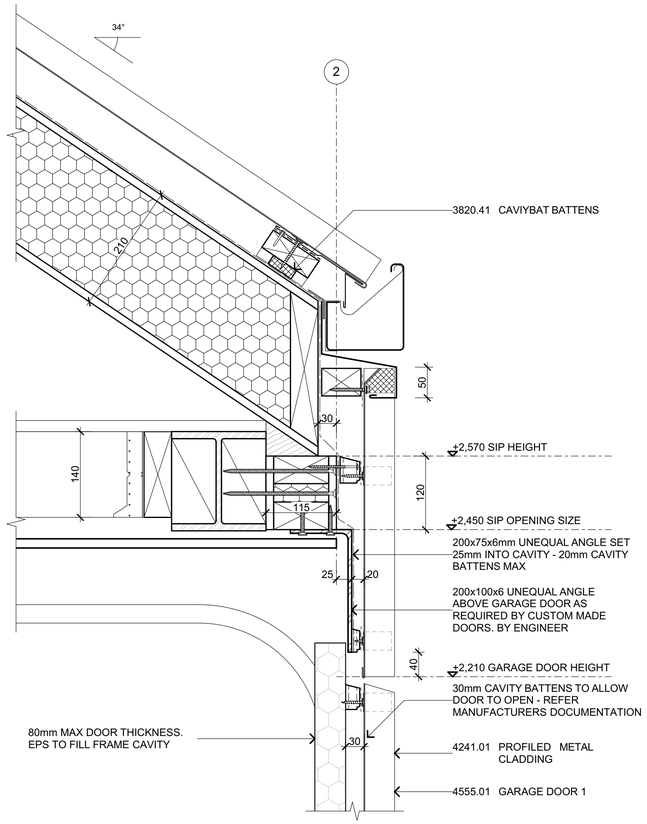
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41 Smith Road RD2,

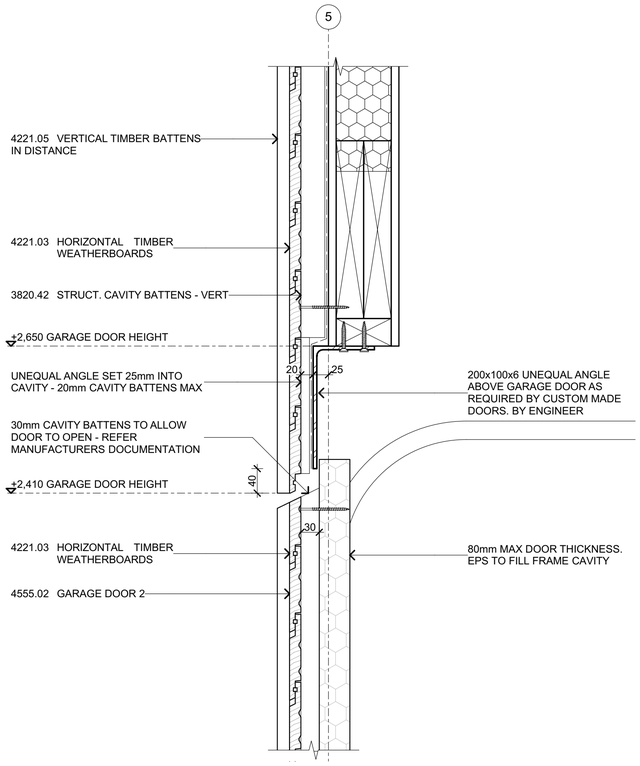
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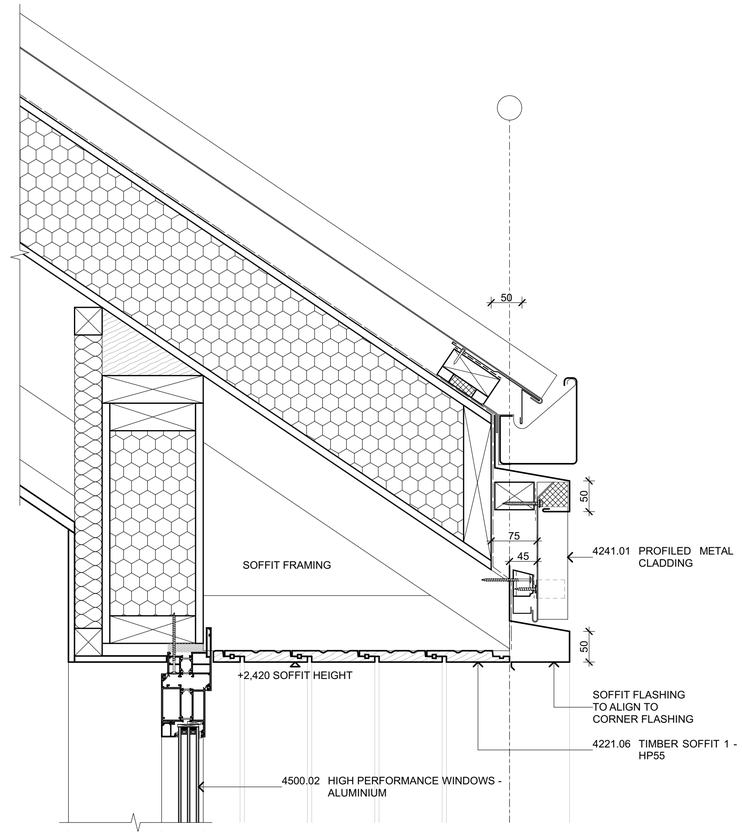
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		15/10/2026

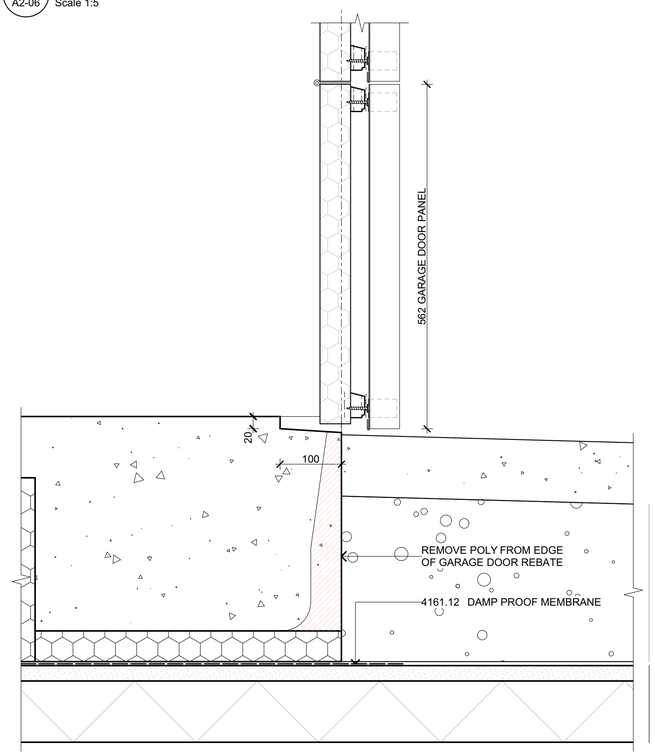
job no.	drawing no.	rev
2504	**A4-07**	**BC1**





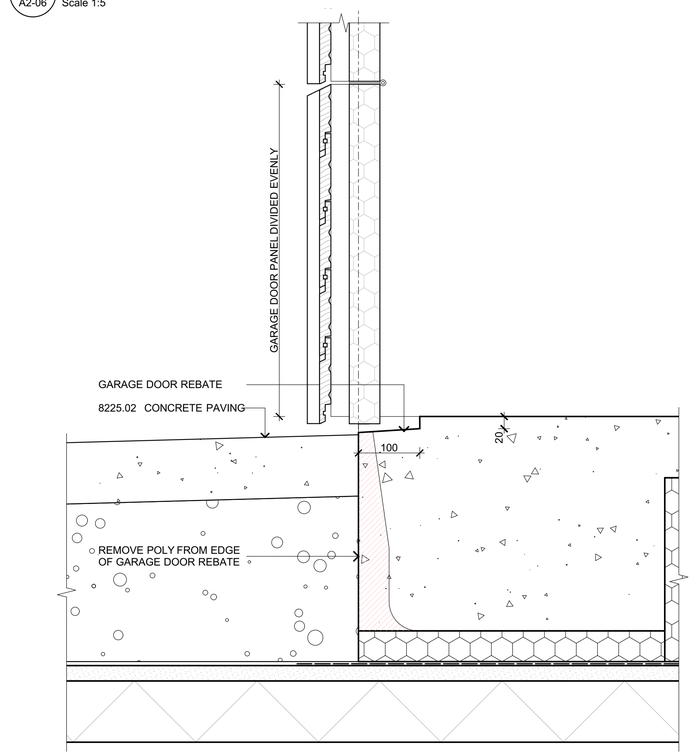


1 A2-06 Garage 1 Door Head Detail
Scale 1:5



2 A2-06 Garage 1 Door Threshold Detail
Scale 1:5

3 A2-06 Garage 2 Door Head Detail
Scale 1:5



4 A2-06 Garage 2 Door Threshold Detail
Scale 1:5

5 A2-06 Eave Overhang Detail
Scale 1:5

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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

KEYNOTES

3820.41 CAVIYBAT BATTENS
18x45mm Cavibat under first purlin to vermin proof roof space.

3820.42 STRUCT. CAVITY BATTENS - VERT
45x45mm H3.2 MCA structural cavity battens fixed vertically. SS fixing by engineer.

4161.12 DAMP PROOF MEMBRANE
Thermathene Black™ under concrete slab with Thermakraft™ White General Purpose Underlay Tape at joints.

4221.03 HORIZONTAL TIMBER WEATHERBOARDS
Horizontal rusticated Vitex weatherboards. CP838 Profile - fixed with 75x3.2mm SS jolt head screws. One per board per batten. Dark oil finish, refer spec.

4221.05 VERTICAL TIMBER BATTENS
45x20mm Vitex batten fixed through horizontal cladding. Dark oil finish, refer spec.

4221.06 TIMBER SOFFIT 1 - HP55
Vitex shiplap weatherboards to align with cladding below. HP55 Profile - hidden fixing. Dark oil finish, refer spec.

4241.01 PROFILED METAL CLADDING
0.55mm BMT Metalcraft Espan 470. Colorcote ZinaCore. Colour - FlaxPod® Matte. Fixed using hidden clip fixing.

4500.02 HIGH PERFORMANCE WINDOWS - ALUMINIUM
Ropo Tilt and Turn Thermally broken, aluminium frames with low E Argon filled triple glazed IGUs.

4555.01 GARAGE DOOR 1
Custom Made Garage Doors Flush Mounted Door with metal tray cladding. Commander Elite MS105MYQ opener.

4555.02 GARAGE DOOR 2
Custom Made Garage Doors Flush Mounted Door with timber cladding. Side mounted door motor opener.

8225.02 CONCRETE PAVING
100mm paving with SE62 mesh. Allied exposed aggregate finish - Autumn Gold. Standard crushed aggregate mix.

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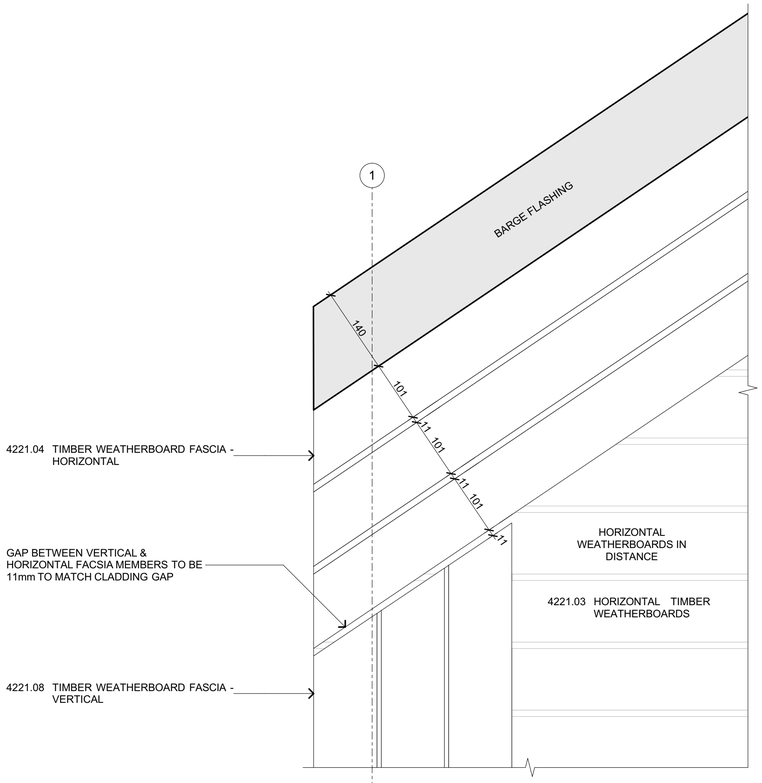
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drawing title

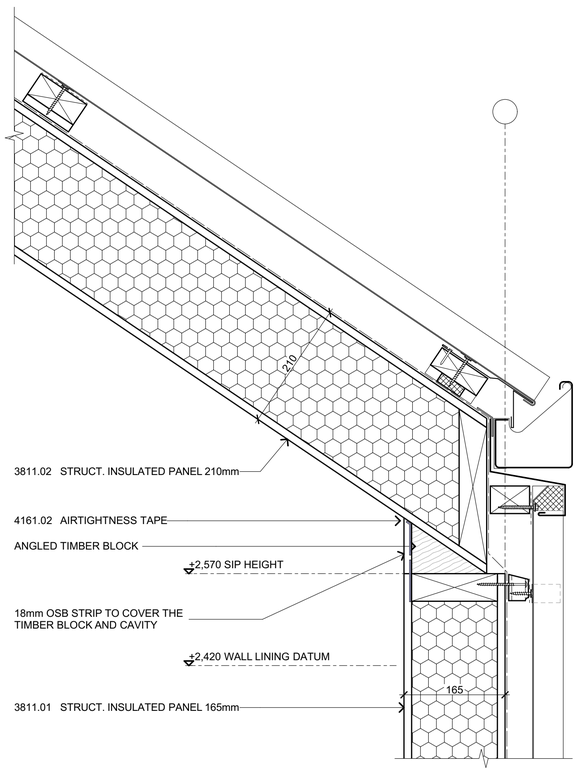
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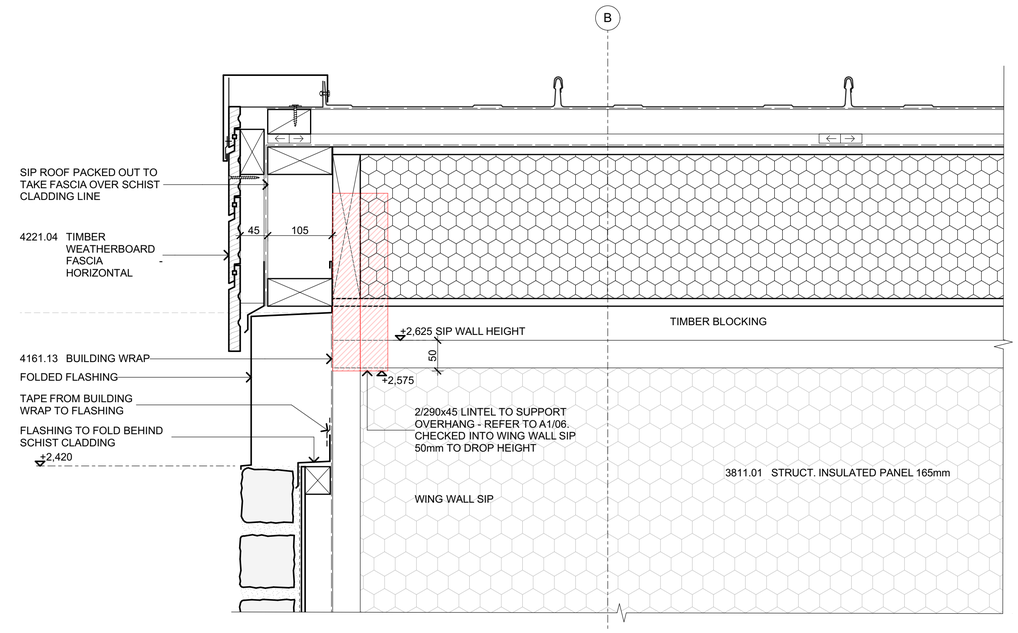
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2504	**A4-08**	**BC1**



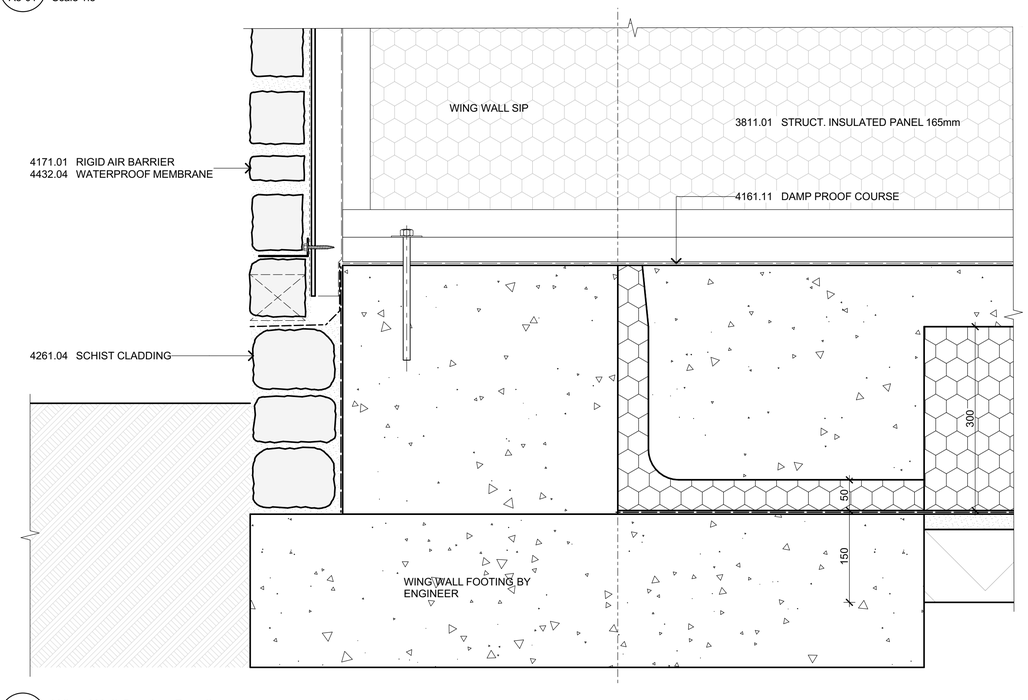
1 Fascia Elevation Detail
#LayID Scale 1:5



2 Typical Eave
A2-06 Scale 1:5



3 Wing Wall Section Detail
A3-01 Scale 1:5



4 Wing Wall Section Detail
A3-01 Scale 1:5

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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

KEYNOTES

3811.01 STRUCT. INSULATED PANEL 165mm
165mm, R4.2, Newko structural, insulated panels. Refer to engineering. Installed by others.

3811.02 STRUCT. INSULATED PANEL 210mm
210mm, R5.1, Newko structural insulated panels. Refer to engineering. Installed by others.

4161.02 AIRTIGHTNESS TAPE
TESCON VANA® multipurpose airtightness tape.

4161.11 DAMP PROOF COURSE
Supercourse 500™ DPC under bottom plates.

4161.13 BUILDING WRAP
Pro Clima Solitex Extasana Wall Protection Membrane, installed as per manufacturer's spec.

4171.01 RIGID AIR BARRIER
6mm JH RAB Board. Fixed to framing with 40x2.8mm HardieFlex nails @ 150mm crs. to all framing. Fixing to be 12mm from sheet edges.

4221.03 HORIZONTAL TIMBER WEATHERBOARDS
Horizontal rusticated Vitex weatherboards. CP838 Profile - fixed with 75x3.2mm SS jolt head screws. One per board per batten. Dark oil finish, refer spec.

4221.04 TIMBER WEATHERBOARD FASCIA - HORIZONTAL
3 x Horizontal rusticated Vitex weatherboards CP838 Profile fixed with 75x3.2mm SS jolt head screws. Bottom board to be custom profile. One per board per batten. Dark oil finish, refer spec.

4221.08 TIMBER WEATHERBOARD FASCIA - VERTICAL
3 x Vertical Shiplap Vitex weatherboards HP55 Profile fixed with 75x3.2mm SS jolt head screws. One per board per batten. Dark stain.

4261.04 SCHIST CLADDING
75-100mm Poolburn blend schist cladding with wide/ bagged flush grout (Grout color creamy white). Secured with 80mm stone ties fixed at 300crs. horizontally & vertically. Cladding sample to be prepared on site and approved before install. Back of stones cut flat to fit within 100mm.

4432.04 WATERPROOF MEMBRANE
Min. 3 coats of Sika BlackSeal

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scale				drawn
(A3)	1:10	(A1)	1:5	HD

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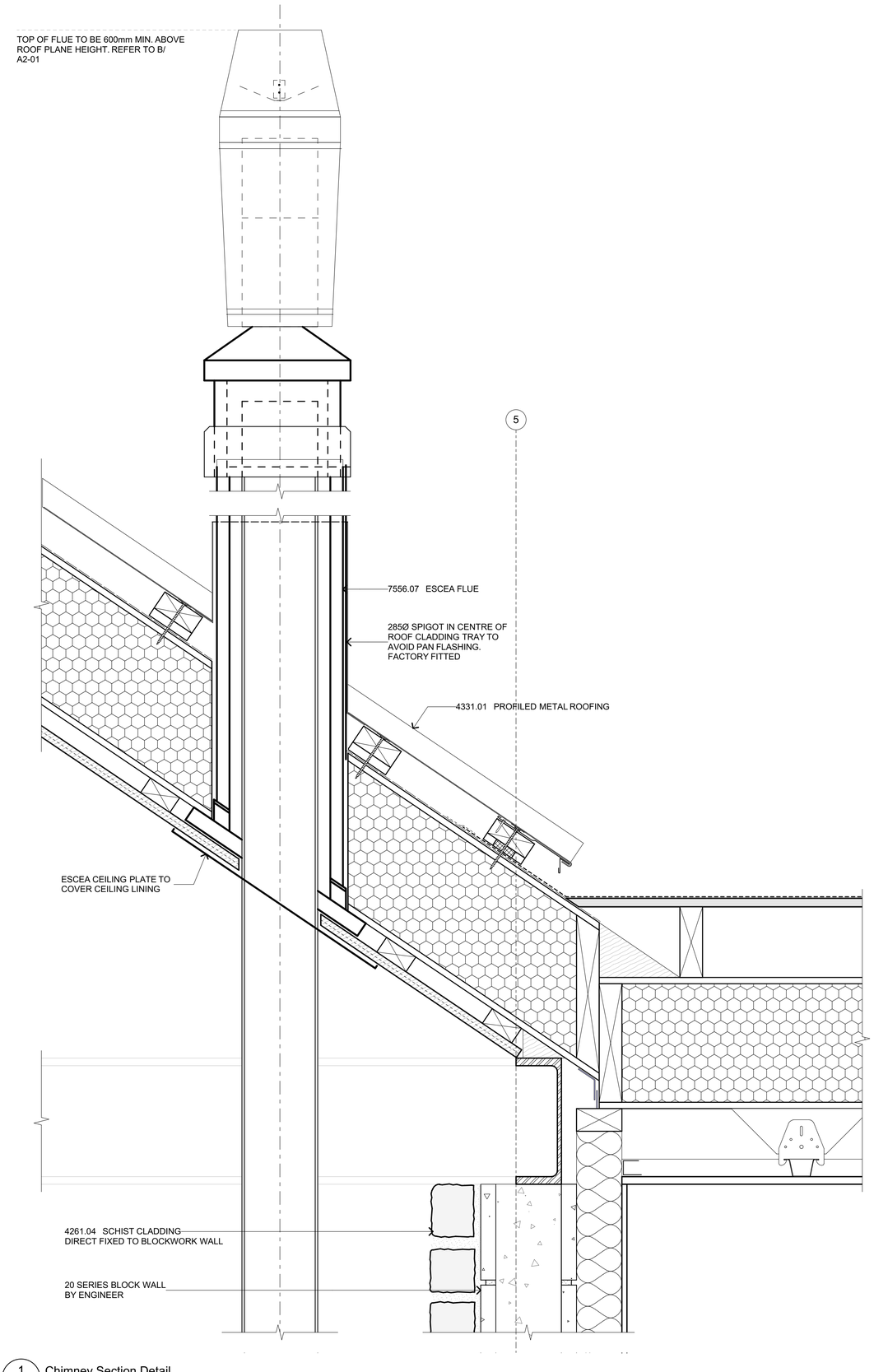
drawing title
Construction Details

job no.	drawing no.	rev
2504	**A4-09**	**BC1**

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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026



1 / A2-04 Chimney Section Detail
Scale 1:5

KEYNOTES

4261.04 SCHIST CLADDING
75-100mm Poolburn blend schist cladding with wide/ bagged flush grout (Grout color creamy white). Secured with 80mm stone ties fixed at 300crs. horizontally & vertically. Cladding sample to be prepared on site and approved before install. Back of stones cut flat to fit within 100mm.

4331.01 PROFILED METAL ROOFING
0.55mm BMT Metalcraft Espan 470. Colorcote ZinaCore. Colour - FlaxPod® Matte. Fixed using hidden clip fixing.

7556.07 ESCEA FLUE
Escea direct air supply and airtight flue. All joints sealed with high temperature silicone to ensure airtightness.

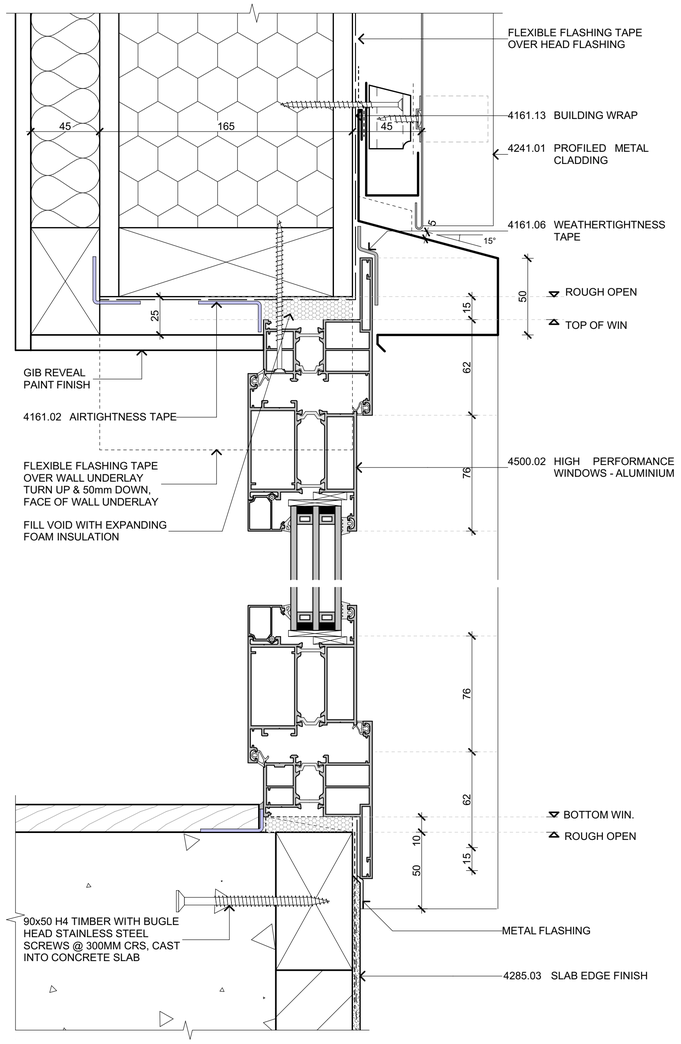
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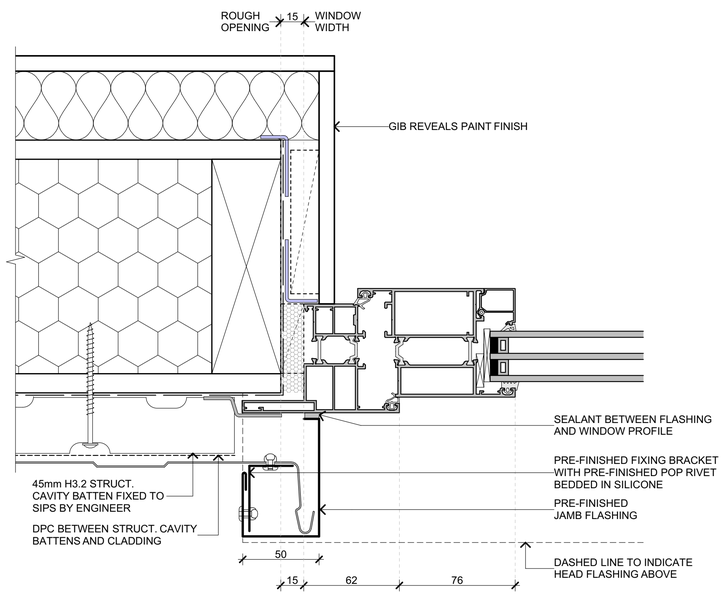
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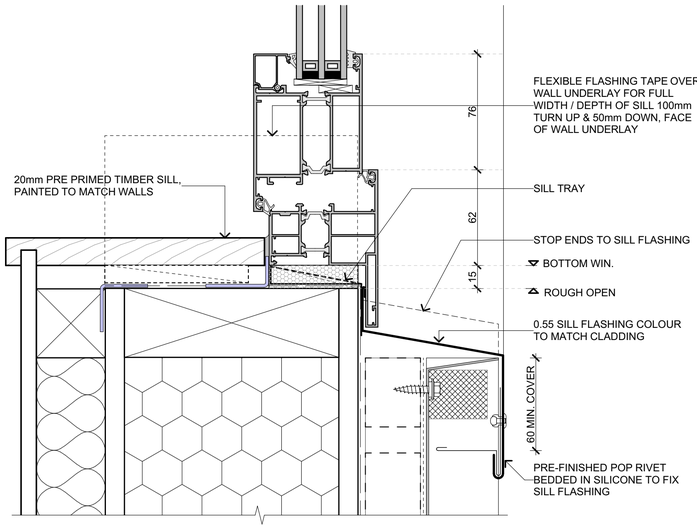
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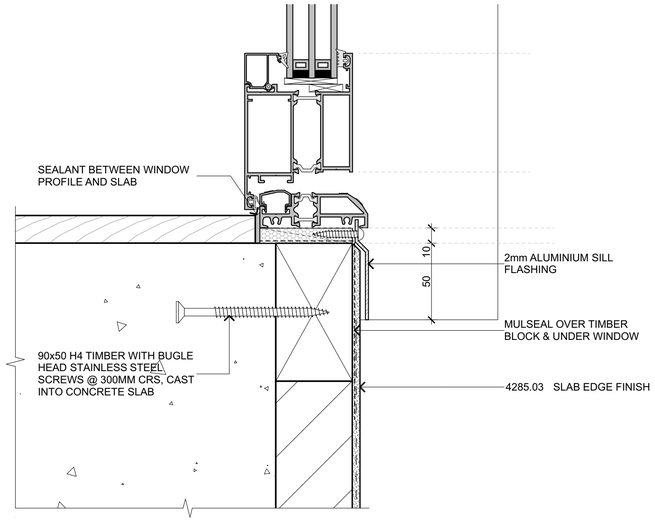
1 - Window Details - Aluminium - Espan
Scale 1:2



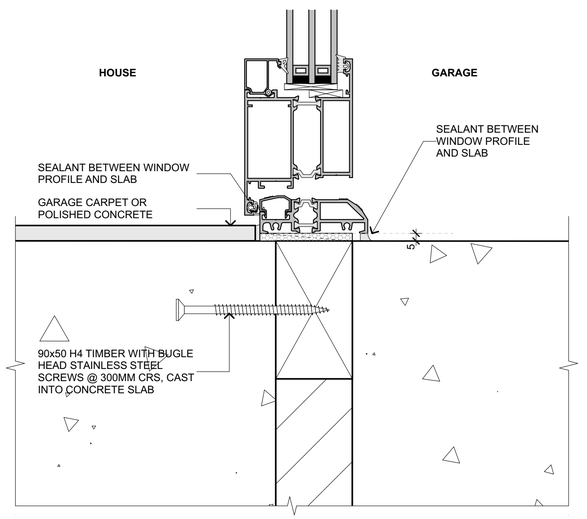
1 - Window Details - Aluminium - Espan
Scale 1:2



2 - Window Details - Aluminium - Espan Sill
Scale 1:2



3 - Typical Internally Opening Door Sill Detail
Scale 1:2



3 - House to Garage Door Sill Detail
Scale 1:2

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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

KEYNOTES

4161.02 AIRTIGHTNESS TAPE
TESCON VANA® multipurpose airtightness tape.

4161.06 WEATHERTIGHTNESS TAPE
TESCON EXTORA® weathertight sealing tape.

4161.13 BUILDING WRAP
Pro Clima Solitex Extasana Wall Protection Membrane, installed as per manufacturer's spec.

4241.01 PROFILED METAL CLADDING
0.55mm BMT Metalcraft Espan 470. Colorcote ZinaCore. Colour - FlaxPod® Matte. Fixed using hidden clip fixing.

4285.03 SLAB EDGE FINISH
StoArmat meshed reinforced plaster finish with Stolit K 1.0mm coloured finishing render. Colour -

4500.02 HIGH PERFORMANCE WINDOWS - ALUMINIUM
Ropo Tilt and Turn Thermally broken, aluminium frames with low E Argon filled triple glazed IGUs.

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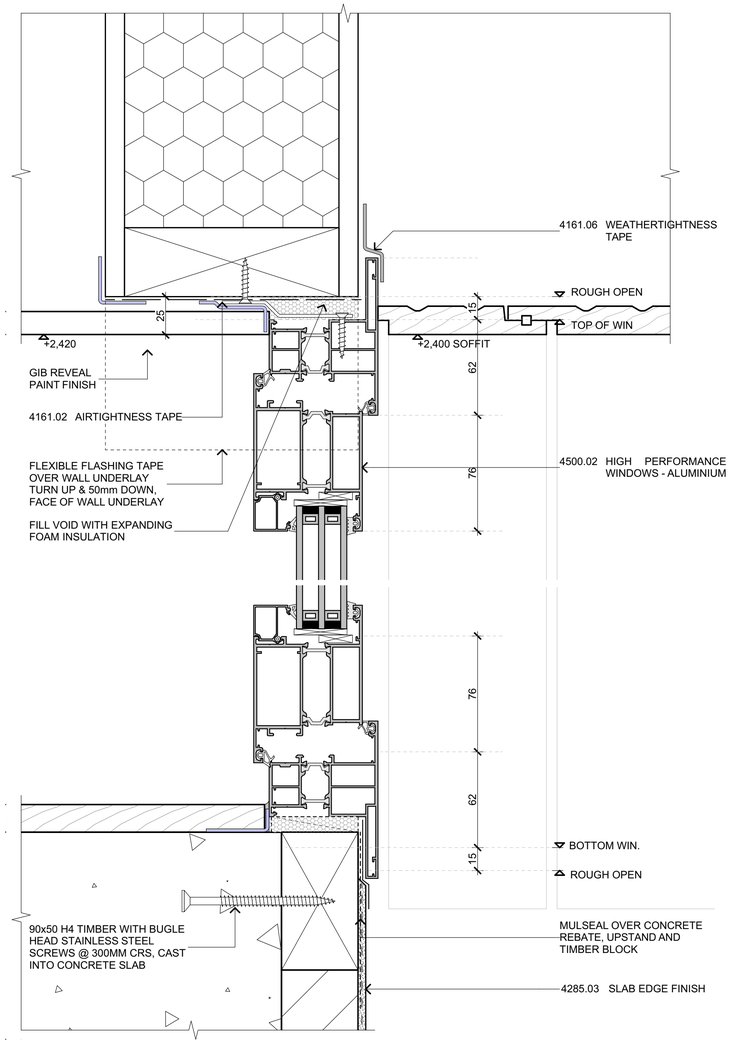
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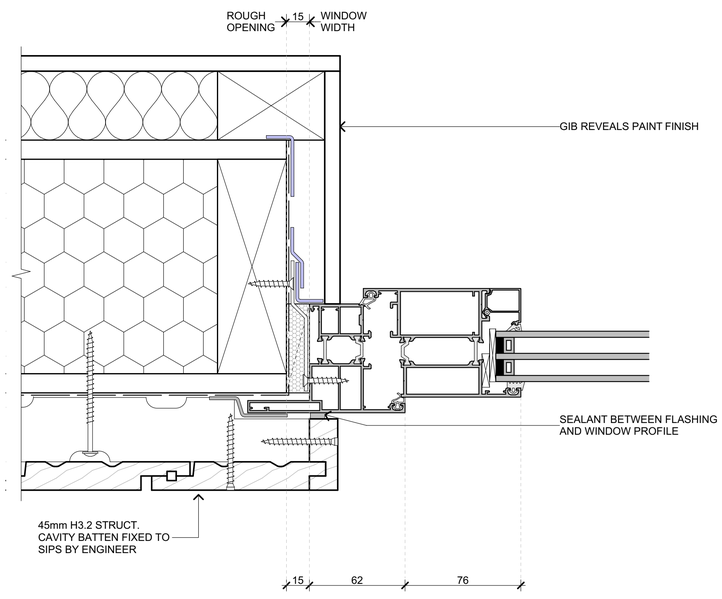
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Typical Window Details

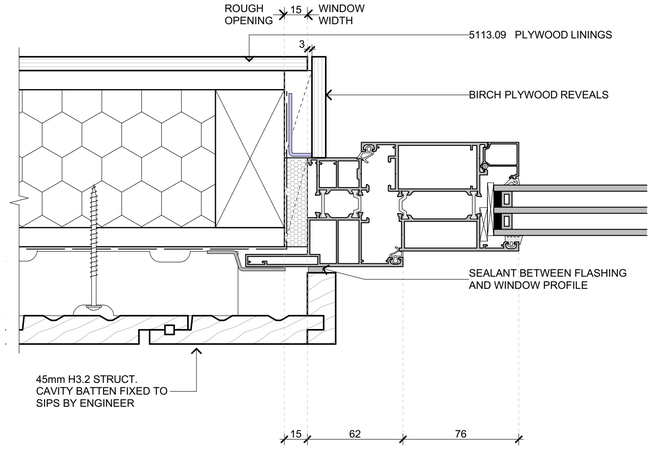
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job no.	drawing no.	rev
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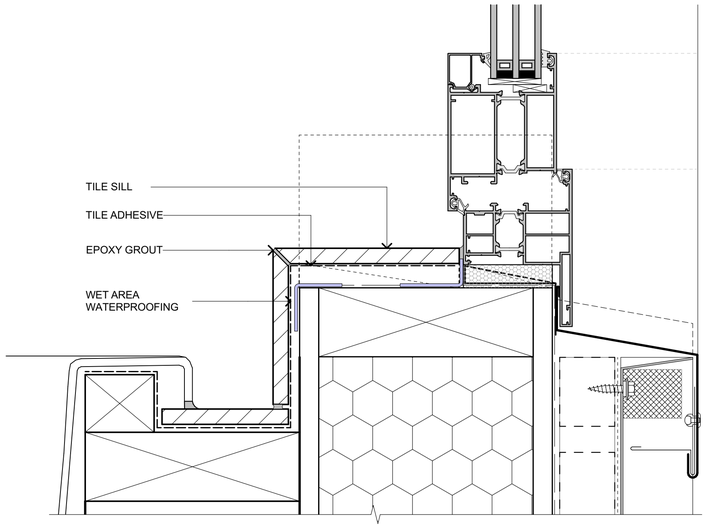




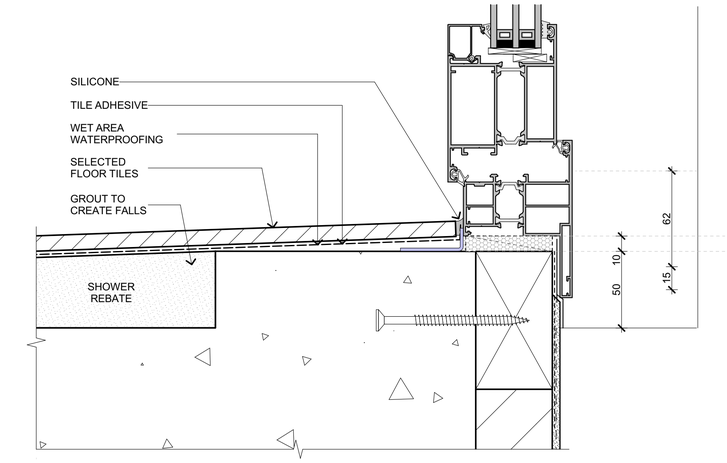
1 / - Window Details - Vertical Timber Cladding
Scale 1:2

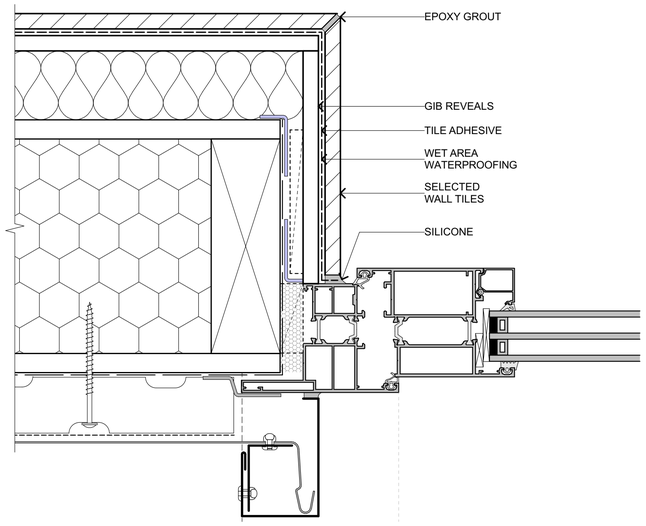


2 / - Window Details - Horizontal Timber Cladding
Scale 1:2



1 / - Window Details - Bath Sill
Scale 1:2





1 / - Window Details - Shower Sill
Scale 1:2

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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

KEYNOTES

4161.02 AIRTIGHTNESS TAPE
TESCON VANA® multipurpose airtightness tape.

4161.06 WEATHERTIGHTNESS TAPE
TESCON EXTORA® weathertight sealing tape.

4285.03 SLAB EDGE FINISH
StoArmat meshed reinforced plaster finish with Stolit K 1.0mm coloured finishing render. Colour -

4500.02 HIGH PERFORMANCE WINDOWS - ALUMINIUM
Ropo Tilt and Turn Thermally broken, aluminium frames with low E Argon filled triple glazed IGUs.

4934.03 ALUMINIUM CLADDING PANEL
2mm Aluminium cladding panel, PC to match window joinery.

5113.09 PLYWOOD LININGS
9mm Birch Plywood Lining, pin fixed. 3mm Negative Detail black backpaint.

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drawing title

Typical Window Details

scale		drawn
(A3) 1:4	(A1) 1:2	HD
		15/10/2026

job no.	drawing no.	rev
2504	**A4-12**	**BC1**

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issue	amendment	date
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KEYNOTES

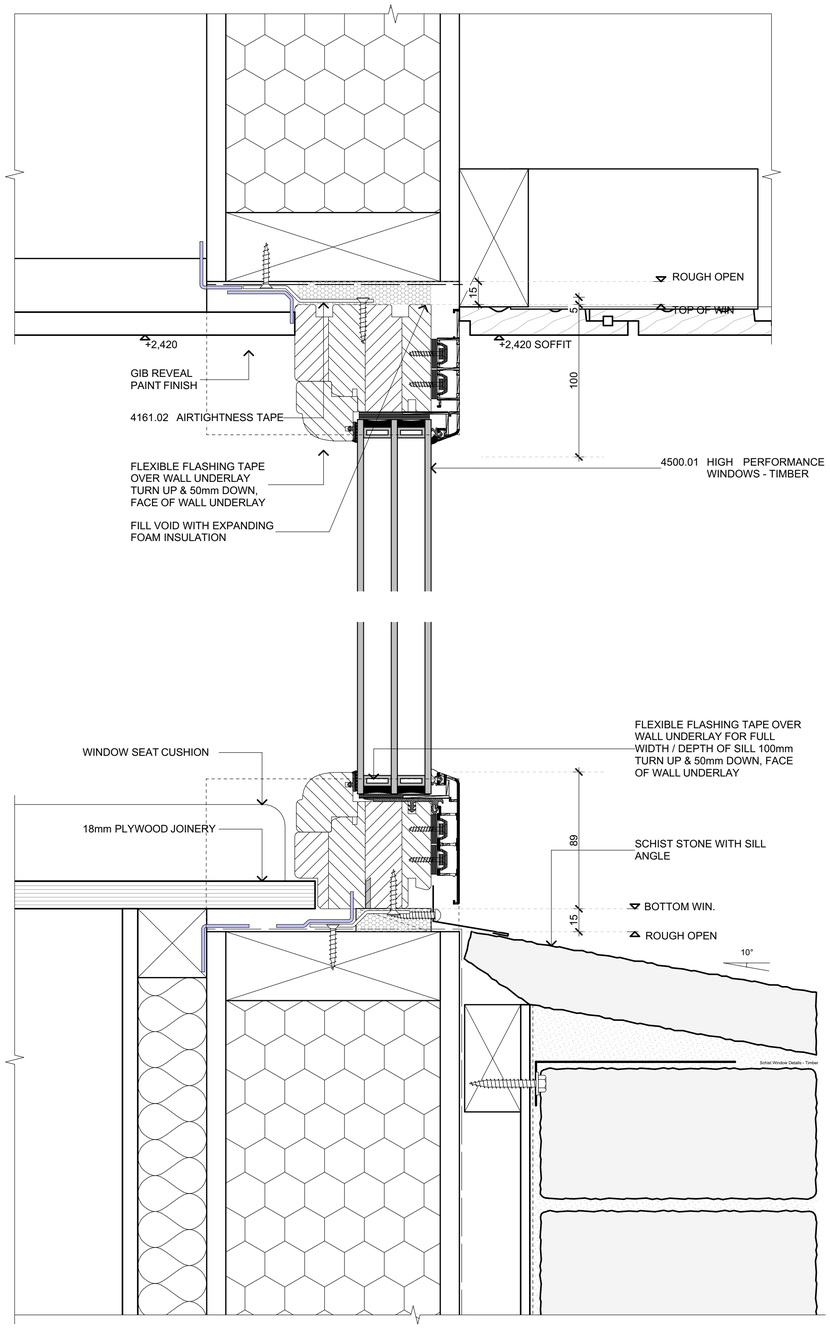
4161.02 AIRTIGHTNESS TAPE
TESCON VANA® multipurpose airtightness tape.

4161.06 WEATHERTIGHTNESS TAPE
TESCON EXTORA® weathertight sealing tape.

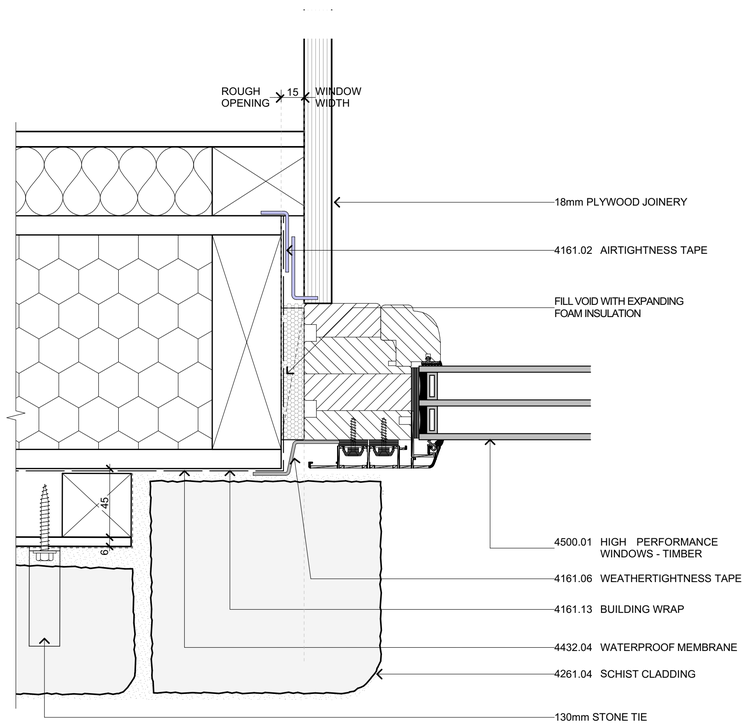
4161.13 BUILDING WRAP
Pro Clima Solitex Extasana Wall Protection Membrane, installed as per manufacturer's spec.

4261.04 SCHIST CLADDING
75-100mm Poolburn blend schist cladding with wide/ bagged flush grout (Grout color creamy white). Secured with 80mm stone ties fixed at 300crs. horizontally & vertically. Cladding sample to be prepared on site and approved before install. Back of stones cut flat to fit within 100mm.

4500.01 HIGH PERFORMANCE WINDOWS - TIMBER
Betrand Tilt and Turn Timber/Alu frames with low E Argon filled triple glazed IGUs.



1 / A1-03 Schist Window Details - Timber
Scale 1:2



1 / A1-03 Schist Window Details - Timber
Scale 1:2

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project

Clarkson House
41 Smith Road RD2,

drawing title

Typical Window Details

scale		drawn
(A3) 1:4	(A1) 1:2	HD
		15/10/2026

job no.	drawing no.	rev
2504	**A4-13**	**BC1**

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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

KEYNOTES

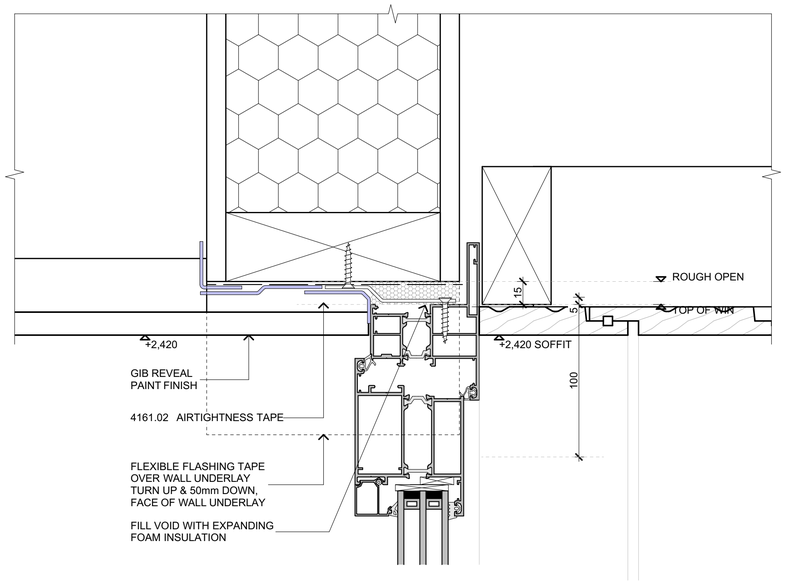
4161.02 AIRTIGHTNESS TAPE
TESCON VANA® multipurpose airtightness tape.

4161.06 WEATHERTIGHTNESS TAPE
TESCON EXTORA® weathertight sealing tape.

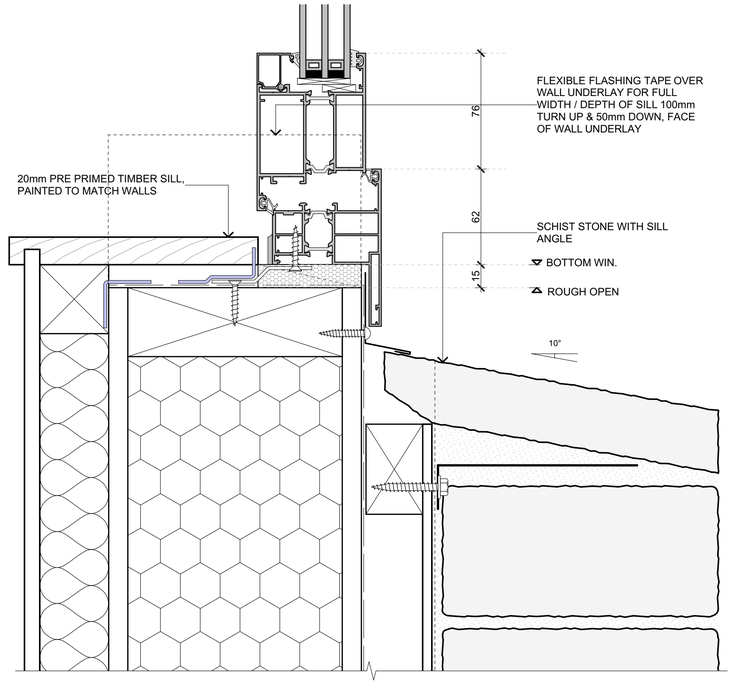
4161.13 BUILDING WRAP
Pro Clima Solitex Extasana Wall Protection Membrane, installed as per manufacturer's spec.

4261.04 SCHIST CLADDING
75-100mm Poolburn blend schist cladding with wide/ bagged flush grout (Grout color creamy white). Secured with 80mm stone ties fixed at 300crs. horizontally & vertically. Cladding sample to be prepared on site and approved before install. Back of stones cut flat to fit within 100mm.

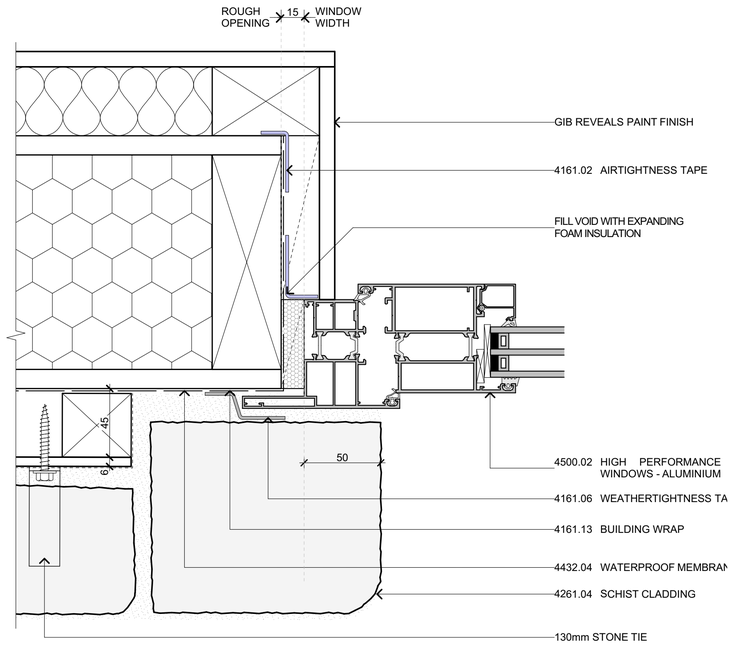
4500.02 HIGH PERFORMANCE WINDOWS - ALUMINIUM
Ropo Tilt and Turn Thermally broken, aluminium frames with low E Argon filled triple glazed IGUs.



1 / A1-03 Schist Window Details - Aluminium
Scale 1:2



1 / A1-03 Schist Window Details - Aluminium
Scale 1:2



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drawing title

Typical Window Details

scale		drawn
(A3) 1:4	(A1) 1:2	HD 15/10/2026

job no.	drawing no.	rev
2504	**A4-14**	**BC1**

Table 6.6 – Nailing schedule for hand - driven and power - driven nails

Joint	Hand-driven nails		Power-driven nails	
	Length x diameter and type (mm x mm)	Number/ Location	Length x diameter and type (mm x mm)	Number/ Location
Bearer to jack stud	100 x 3.75	2 (skewed)	90 x 3.15	2 (skewed)
Bearer end to cut between plates	100 x 3.75	4 (skewed)	90 x 3.15	4 (skewed)
Bearer to top plate of wall framing	100 x 3.75	4 (skewed)	90 x 3.15	6 (skewed)
Stud or jack stud to plate	100 x 3.75 or 75 x 3.15	2 (end nailed) 4 (skewed)	90 x 3.15	3 (end nailed)

NOTE–
(1) Nail lengths and diameters are the minimum required.
(2) See 4.4 for required protective coatings for metal fasteners.

Table 7.5 – Nailing schedule for hand - driven and power - driven nails (see 7.6)

Joint	Hand-driven nails		Power-driven nails	
	Length (mm) x diameter (mm) and type	Number/ Location	Length (mm) x diameter (mm) and type	Number/ Location
Floor framing				
Boundary joist to end of each joist	100 x 3.75	2 (end nailed)	90 x 3.15	2 (end nailed)
Curtailed joist not exceeding 3 m long to trimmer	100 x 3.75	3 (end nailed)	90 x 3.15	5 (end nailed)
Curtailed joist to trimmer when half housed	100 x 3.75	2 (end nailed)	90 x 3.15	3 (end nailed)
Flitched joint in joist	100 x 3.75	4 (each end)	90 x 3.15	6 (each end)
Herringbone strutting to joist	60 x 2.8	2 (skewed)	60 x 2.8	2 (skewed)
Joist to plate on foundation walls	100 x 3.75	12 (skewed) per 1.5 m length	90 x 3.15	18 (skewed) per 1.5 m length
Joist to plate or bearer	100 x 3.75	2 (skewed)	90 x 3.15	3 (skewed)
Lapped joint in joist	100 x 3.75	2 (each side)	90 x 3.15	3 (each side)
Solid blocking between joists to plate bearer or stringer	100 x 3.75	4 (skewed)	90 x 3.15	6 (skewed)
Solid blocking to joist	100 x 3.75 or 75 x 3.15	2 (end nailed) 4 (skewed)	90 x 3.15	2 (end nailed)
Flooring				
Sheet decking (not exceeding 21 mm thick): (a) Supports at sheet edges (b) Intermediate supports	60 x 3.06 ring shanked galv. or 60 x 2.8	150 mm centres 300 mm centres	60 x 2.8 ring shanked galv.	150 mm centres 300 mm centres
Strip flooring not exceeding 75 mm wide to floor joist	2½ x finished thickness	1	–	1
Strip flooring not exceeding 100 mm wide to floor joist	2½ x finished thickness	2	–	2

NOTE–
(1) Nail lengths and diameters are the minimum required.
(2) See 4.4 for required protective coatings for metal fasteners.

Table 8.19 – Nailing schedule for hand - driven and power - driven nails (see 8.8.6)

Joint	Hand-driven nails		Power-driven nails	
	Length (mm) x diameter (mm) and type	Number/ Location	Length (mm) x diameter (mm) and type	Number/ Location
Bottom plate to floor framing at: (a) External walls and internal wall bracing elements (b) Internal walls (may be nailed to floor decking) (c) Trimmer not exceeding 4.2 m long	100 x 3.75 100 x 3.75	2 at 600 mm centres 1 at 600 mm centres 4 (end nailed)	90 x 3.15 90 x 3.15 90 x 3.15	3 at 600 mm centres 1 at 600 mm centres 6 (end nailed)
Dwang to stud	75 x 3.15 or 100 x 3.75	2 (skewed) 2 (end nailed)	75 x 3.06 90 x 3.15	2 (skewed) 2 (end nailed)
Fishplate to straightened stud	60 x 2.8	4 each side of cut	60 x 2.8	4 (each side of cut)
Half joint in top plate	75 x 3.15	3	75 x 3.06	4
Lintel to trimming stud	75 x 3.15 or 100 x 3.75	4 (skewed) 2 (end nailed)	90 x 3.15	3 (end nailed)
Ribbon board to stud	100 x 3.75	2	90 x 3.15	3
Sill or header trimmer to trimming stud for: (a) Trimmer not exceeding 2.4 m long (b) Trimmer not exceeding 3.0 m long (c) Trimmers not exceeding 3.6 m long	100 x 3.75 100 x 3.75	2 (end nailed) 3 (end nailed) 4 (end nailed)	90 x 3.15 90 x 3.15 90 x 3.15	3 (end nailed) 5 (end nailed) 6 (end nailed)
Solid plaster batten to stud	60 x 2.8 (galv.)	500 mm centres	60 x 2.8 (galv.)	500 mm centres
Stud to plate	75 x 3.15 or 100 x 3.75	4 (skewed) 2 (end nailed)	75 x 3.06 90 x 3.15	4 (skewed) 3 (end nailed)
Top plate 140 mm x 35 mm to 90 mm x 45 mm and top plate to lintel	100 x 3.75	2 at 500 mm centres	90 x 3.15	3 at 500 mm centres
Trimming studs at openings, blocking and studs at wall intersections	100 x 3.75	600 mm centres	90 x 3.15	600 mm centres
Trimming stud to doubled stud immediately under lintel	100 x 3.75	2	90 x 3.15	2
Waling to stud	60 x 2.8	2	60 x 2.8	2

NOTE–
(1) Nail lengths and diameters are the minimum required.
(2) Refer to4.4 for required protective coatings for metal fasteners.
(3) For studs up to 2.7 in length, 2 / 90 x 3.15 power-driven nails (end nailed) are sufficient.

Table 10. 18 – Nailing schedule for hand -driven and power -driven nails (see 10.5.1)

Joint	Hand-driven nails		Power-driven nails	
	Length (mm) x diameter (mm) and type	Number/ Location	Length (mm) x diameter (mm) and type	Number/ Location
Roof framing				
Rafter or jack rafter to ridge board or top plate (except skillion roofs) (see 10.2.1.3.7)	See table 10.1	See table 10.1	See table 10.1	See table 10.1
Truss to top plate of external wall	See tables 10.14 and 10.15	See tables 10.14 and 10.15	See tables 10.14 and 10.15	See tables 10.14 and 10.15
Truss to top plate of internal wall	100 x 3.75	2	90 x 3.15	2
Ceiling batten to parallel top plate of internal wall bracing element	75 x 3.15	2 at 400 mm centres	90 x 3.15	2 at 400 mm centres
Collar tie or cleat to rafter	75 x 3.15	4	75 x 3.06	4
Flitches to ridge board and roof members for each side on both joints	60 x 2.8	3	60 x 2.8	3
Hip rafter to top plate	See table 10.1	See table 10.1	See table 10.1	See table 10.1
Underpurlin strut to underpurlin or top plate or strutting beam	100 x 3.75 together with fixing types as set out in table 10.5	2	90 x 3.15 together with fixing types as set out in table 10.5	3
Strutting beam to top plate	See table 10.7	See table 10.7	See table 10.7	See table 10.7
Roof braces at each connection to a framing member: (a) 90 mm x 19 mm brace (b) 70 mm x 45 mm brace runner (c) 90 mm x 45 mm brace (d) Steel strip brace (i) At ends (ii) Other cases (iii) To ends of braces	 75 x 3.15 100 x 3.75 100 x 3.75 60 x 3.15 60 x 3.15 –	 3 2 3 3 2 –	 75 x 3.15 90 x 3.15 90 x 3.15 – – –	 3 3 5 – – –

NOTE–
(1) Nail lengths and diameters are the minimum required.
(2) Refer to4.4 for required protective coatings for metal fasteners.
(3) Proprietary fixings with the required fixing capacity indicated in the tables may be used.

Table 10.18 – Nailing schedule for hand -driven and power -driven nails (continued) (see 10.5.1)

Joint	Hand-driven nails		Power-driven nails	
	Length (mm) x diameter (mm) and type	Number/ Location	Length (mm) x diameter (mm) and type	Number/ Location
Roof framing (continued)				
Blocking between rafters, joists or truss chords, 90 mm x 45 mm	100 x 3.75	2 (end nailed)	90 x 3.15	2 (end nailed)
Outrigger to gable top plate (as for equivalent purlins)	See table 10.10 and table 10.11	See table 10.10 and table 10.11	See table 10.10 and table 10.11	See table 10.10 and table 10.11
Outrigger to rafter	100 x 3.75 or 75 x 3.15	2 (end nailed) 4 (skewed)	90 x 3.15	3 (end nailed)
Flying rafter to outrigger	100 x 3.75	2	90 x 3.15	3
Outrigger blocking to top plate	100 x 3.75	4 (skewed)	90 x 3.15	4 (skewed)
Purlin or batten directly to rafter or top chord	See table 10.10 and table 10.11	See table 10.10 and table 10.11	See table 10.10 and table 10.11	See table 10.10 and table 10.11
Roof sarking				
Board sarking to rafters or top chords: (a) Boards not exceeding 75 mm wide (b) Boards exceeding 75 mm wide	2½ x finished thickness	1 2	– –	– –
Sheet material for sheet sarking to: (a) Rafters or top chords at sheet edges (b) Intermediate supports	30 x 2.5 FH	150 mm centres 300 mm centres	– –	– –
Purlins or battens through sarking to rafter or top chord	See table 10.15	See table 10.15	See table 10.15	See table 10.15

NOTE–
(1) Nail lengths and diameters are the minimum required.
(2) Refer to4.4 for required protective coatings for metal fasteners.
(3) Proprietary fixings with the required fixing capacity indicated in the tables may be used.

Table 133 – Nailing schedule for hand - driven and power - driven nails (see 13.6)

Joint	Hand-driven nails		Power-driven nails	
	Length (mm) x diameter (mm) and type	Number/ Location	Length (mm) x diameter (mm) and type	Number/ Location
Ceiling framing				
Ceiling batten to top plate	75 x 3.15	1	75 x 3.06	1
Ceiling joist to top plate	100 x 3.75	2 (skewed)	90 x 3.15	3 (skewed)
Ceiling joist to rafter	100 x 3.75	3	90 x 3.15	4
Lapped joint in joist	100 x 3.75	2 (each side)	90 x 3.15	4 (each side)
Flitched joint in joist	100 x 3.75	4 (each end)	90 x 3.15	6 (each end)
Ceiling runner to top plate packer	100 x 3.75	2 (skewed)	90 x 3.15	2 (skewed)
Ceiling runner to ceiling joist	100 x 3.75	2 (skewed)	90 x 3.15	4 (skewed)
Hanger to runner or joist	100 x 3.75	2	90 x 3.15	3
Ceiling batten to joist, rafter or truss: (a) 45 mm x 19 mm (b) 70 mm x 35 mm	60 x 2.8 or 57 x 11.1 x 1.8 staple 75 x 3.15	1 1 2	60 x 2.8 – 75 x 3.06	1 – 2
Dragon tie to top plate or blocking piece: 90 mm x 35 mm	100 x 3.75	3	90 x 3.15	5
Dragon tie to joist, truss, or rafter: 90 mm x 35 mm	100 x 3.75	2	90 x 3.15	2
Blocking piece to top plate truss, joist or rafter	100 x 3.75	4	90 x 3.15	6

NOTE–
(1) Nail lengths and diameters are the minimum required.
(2) Refer to4.4 for required protective coatings for metal fasteners.

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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

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project

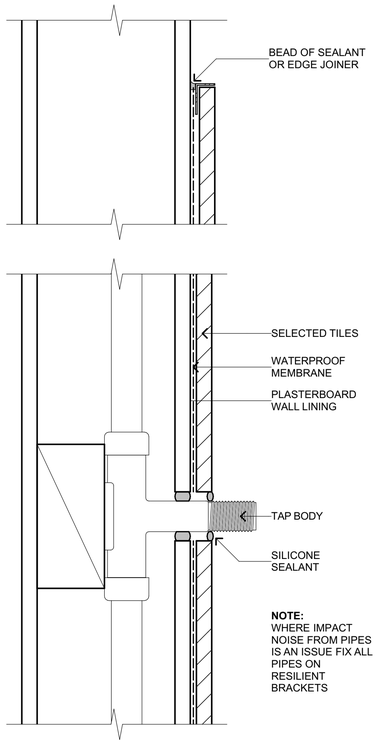
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41 Smith Road RD2,

drawing title

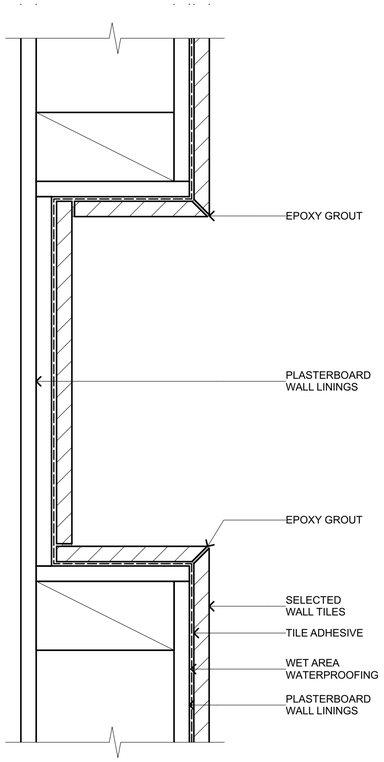
Nailing Schedules

scale		drawn
(A3)	(A1)	HD
		15/10/2026

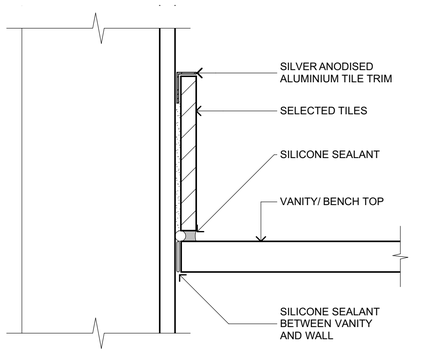
job no.	drawing no.	rev
2504	**A4-15**	**BC1**



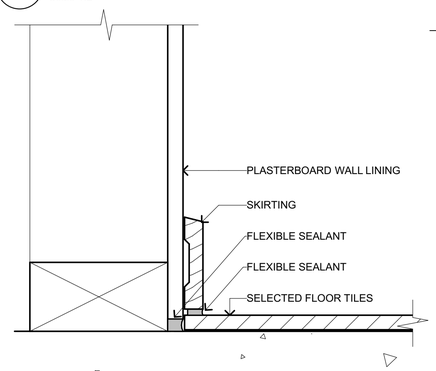
1 - Plumbing Penetration Detail
Scale 1:2



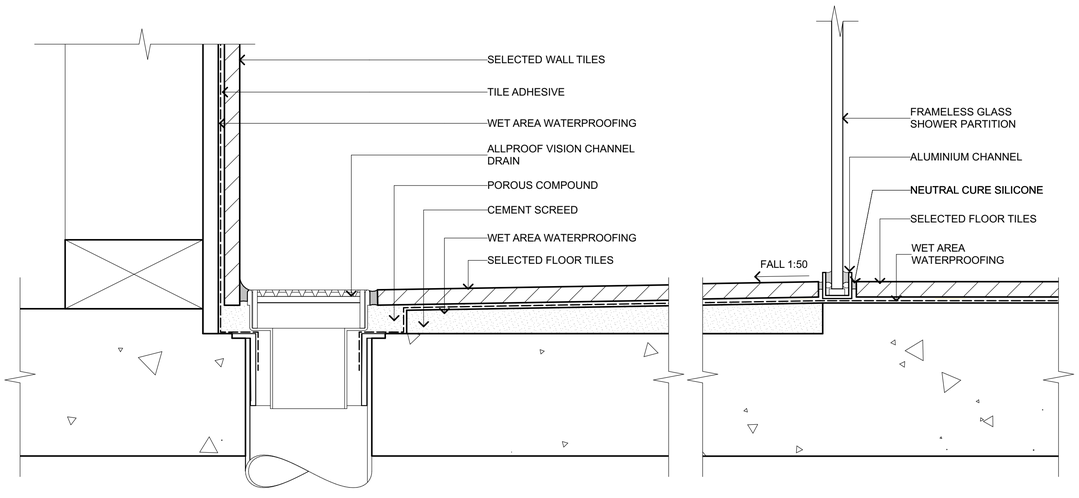
2 - Tiled Shower Niche / Shelf Detail
Scale 1:2



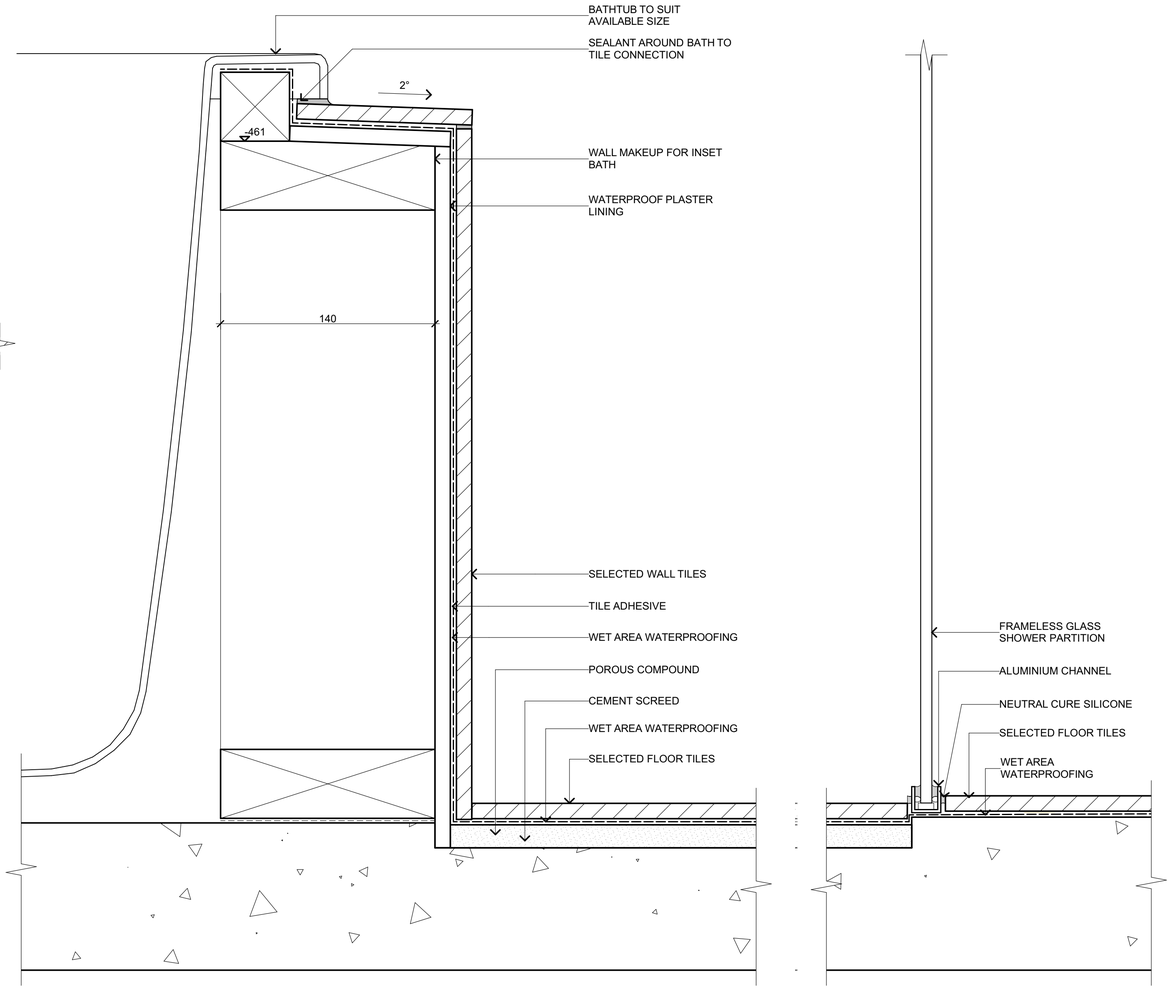
3 - Bench to Wall Detail
Scale 1:2



4 - Wet Area Skirting Detail
Scale 1:2



8 - Tiled Shower - Channel Drain Detail
Scale 1:2



9 - Tiled Shower - Channel Drain Detail
Scale 1:2

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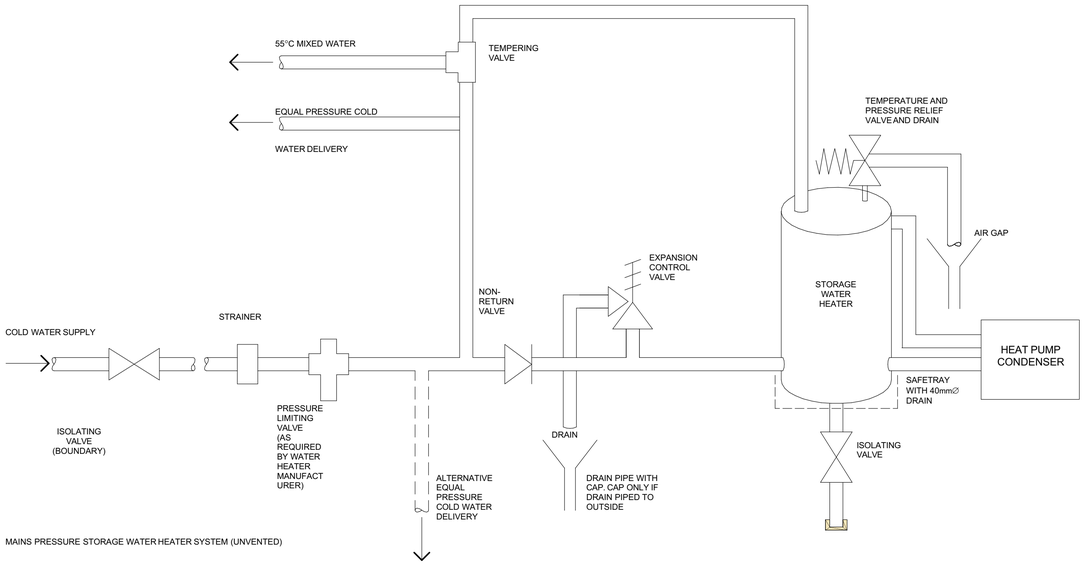
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scale (A3) (A1) 1:2
drawn HD
15/10/2026

project
Clarkson House
41 Smith Road RD2,

drawing title
Wet Area Details

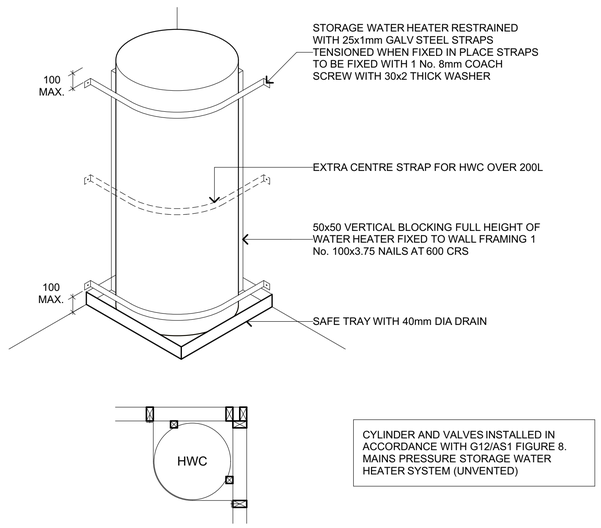
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2504	**A4-16**	**BC1**



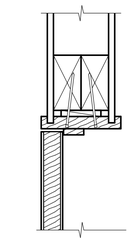
1 - HWC Valve Diagram
Scale NTS



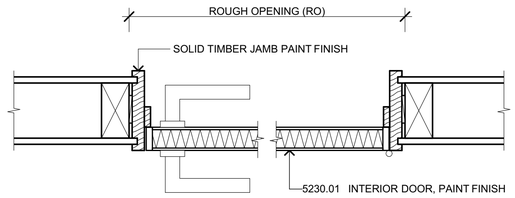
INSULATION OF ALL PIPEWORK (HOT & COLD) AT LEAST 1.5m FROM HWC REQUIRED. INSULATION TO BE TAPED AT ALL JOINS, ONLY VALVES/HANDLES REQUIRED TO BE ACCESSIBLE BY THE BUILDING CODE TO BE LEFT UNINSULATED.



3 - HWC Restraint Detail
Scale NTS



5 - Internal Door Head Detail
Scale 1:5



4 - Internal Door Jamb Detail
Scale 1:5

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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

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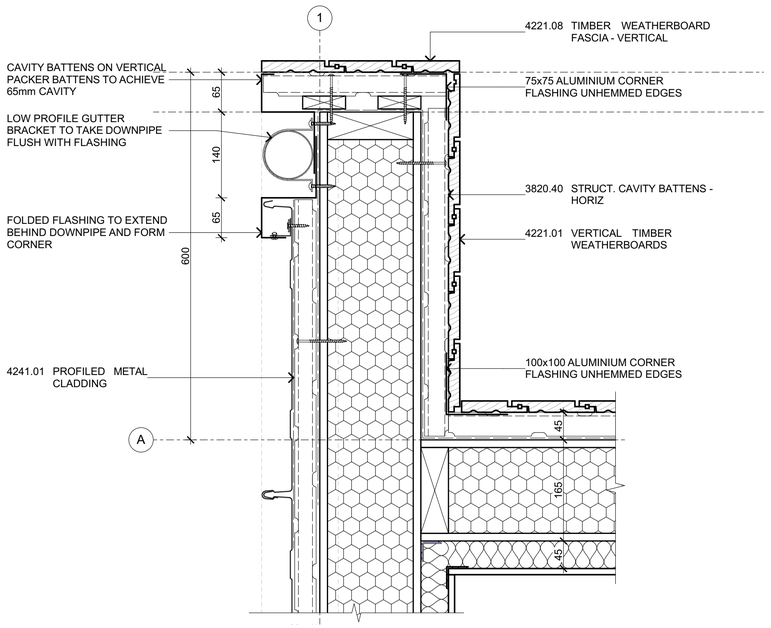
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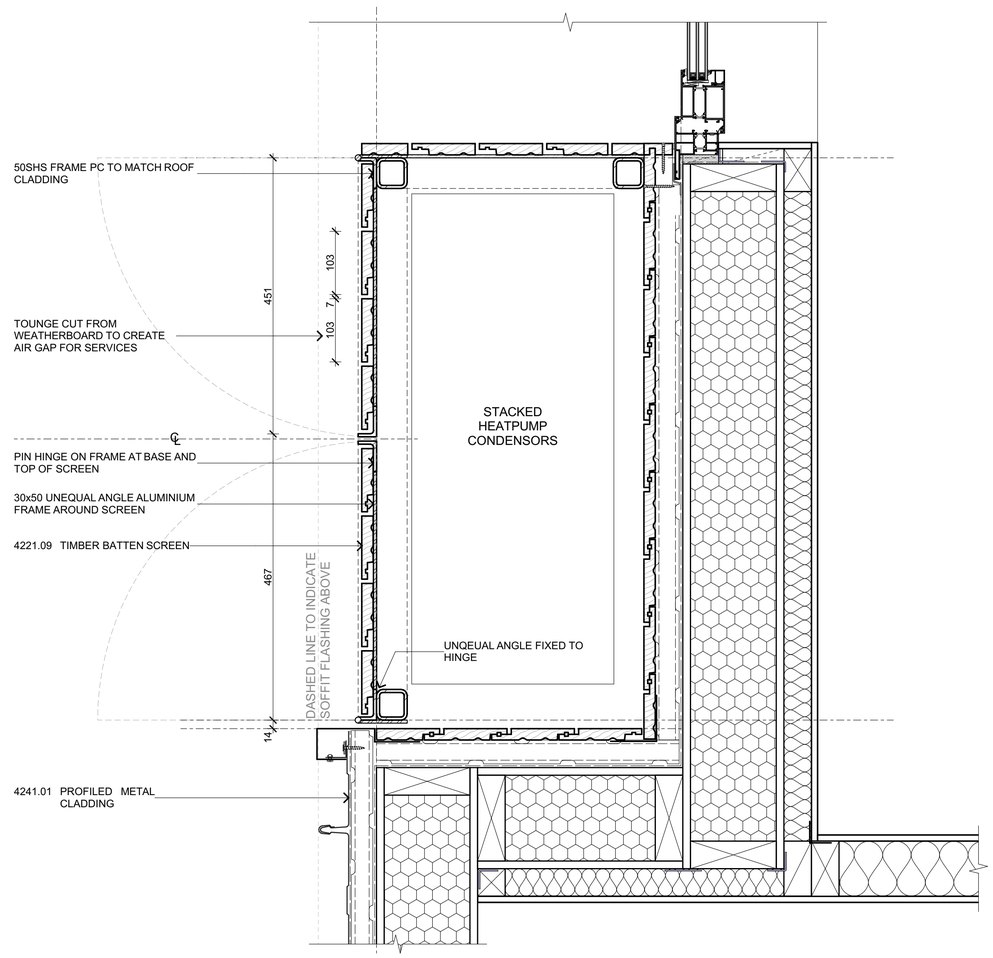
drawing title
Plumbing Details

scale		drawn
(A3)	(A1) 1:5	HD
		15/10/2026

job no.	drawing no.	rev
2504	**A4-17**	**BC1**



1 / A1-03 Wing Wall Plan Detail
Scale 1:5



2 / A1-03 Heatpump Enclosure Plan Detail
Scale 1:5

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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

KEYNOTES

3820.40 STRUCT. CAVITY BATTENS - HORIZ
45x45mm H3.2 MCA treated castellated structural cavity battens fixed horizontally. SS fixing by engineer.

4221.01 VERTICAL TIMBER WEATHERBOARDS
Vertical Shiplap Vitex weatherboards. HP55 Profile - fixed with 75x3.2mm SS jolt head screws. One per board per batten. Dark oil finish, refer spec.

4221.08 TIMBER WEATHERBOARD FASCIA - VERTICAL
3 x Vertical Shiplap Vitex weatherboards HP55 Profile fixed with 75x3.2mm SS jolt head screws. One per board per batten. Dark stain.

4221.09 TIMBER BATTEN SCREEN
Vitex Vertical Shiplap Weatherboard Batten Screen over unequal angle Metal Frame. Hinged to screen heatpump condenser units and gas bottles. Refer to A5 for specific details.

4241.01 PROFILED METAL CLADDING
0.55mm BMT Metalcraft Espan 470. Colorcote ZinaCore. Colour - FlaxPod® Matte. Fixed using hidden clip fixing.

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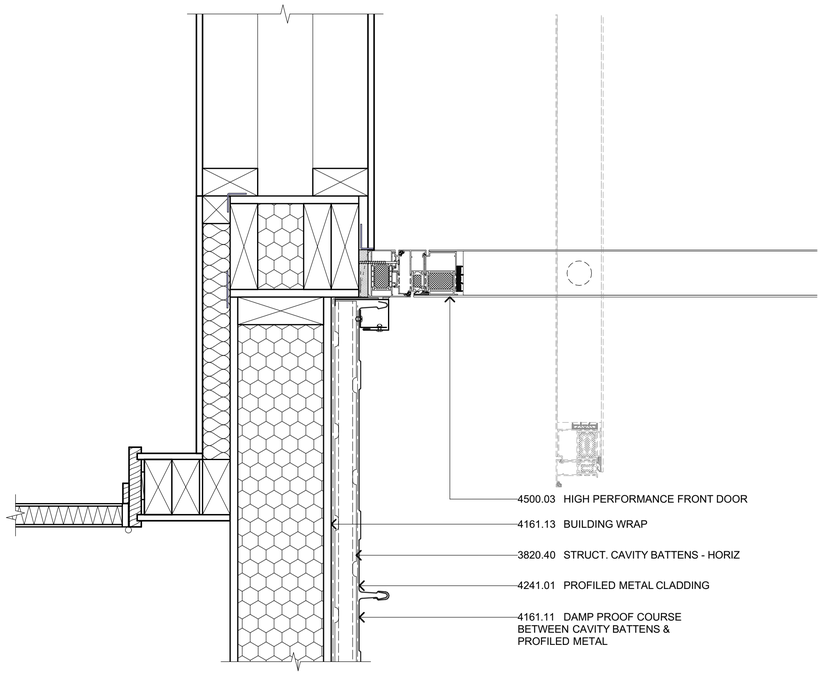
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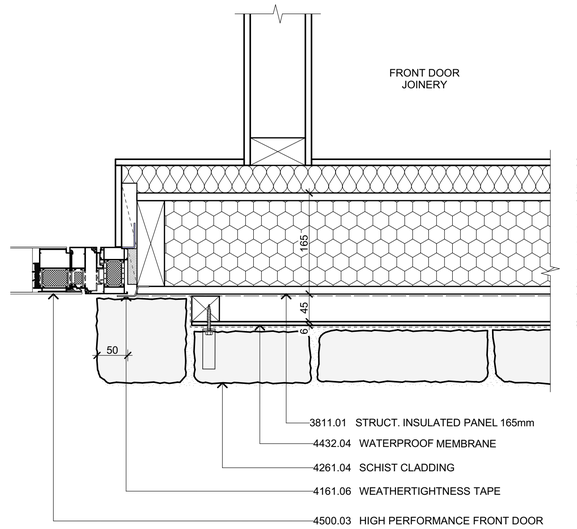
drawing title
Plan Details

scale		drawn
(A3) 1:10	(A1) 1:5	HD 15/10/2026

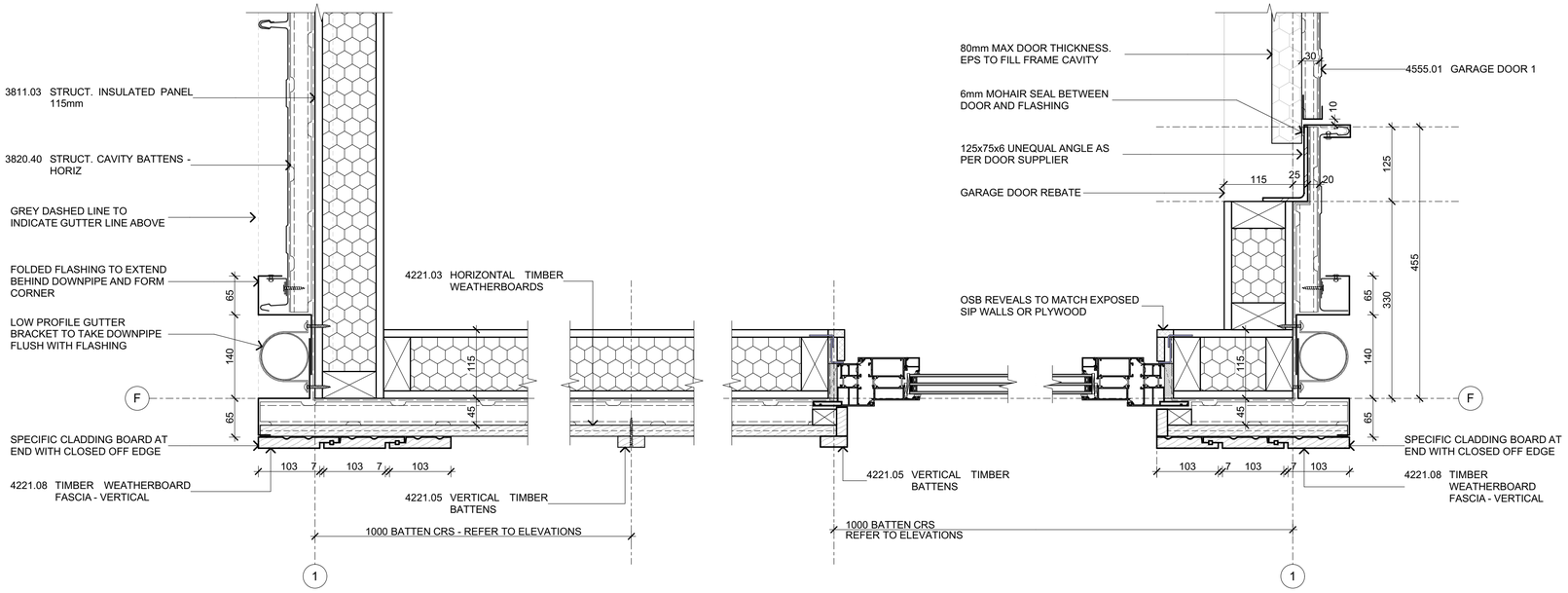
job no.	drawing no.	rev
2504	**A5-01**	**BC1**



3 A1-03 Entry Door Jamb Detail 1
Scale 1:5



4 A1-03 Entry Door Jamb Detail 2
Scale 1:5



1 A1-03 Garage External Corner Detail 1
Scale 1:5

2 A1-03 Garage Door Plan Detail
Scale 1:5

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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

KEYNOTES

3811.01 STRUCT. INSULATED PANEL 165mm
165mm, R4.2, Newko structural, insulated panels. Refer to engineering. Installed by others.

3811.03 STRUCT. INSULATED PANEL 115mm
115mm, R2.8, Newko structural insulated panels. Refer to engineering. Installed by others.

3820.40 STRUCT. CAVITY BATTENS - HORIZ
45x45mm H3.2 MCA treated castellated structural cavity battens fixed horizontally. SS fixing by engineer.

4161.06 WEATHERTIGHTNESS TAPE
TESCON EXTORA® weathertight sealing tape.

4161.11 DAMP PROOF COURSE
Supercourse 500™ DPC under bottom plates.

4161.13 BUILDING WRAP
Pro Clima Solitex Extasana Wall Protection Membrane, installed as per manufacturer's spec.

4221.03 HORIZONTAL TIMBER WEATHERBOARDS
Horizontal rusticated Vitex weatherboards. CP838 Profile - fixed with 75x3.2mm SS jolt head screws. One per board per batten. Dark oil finish, refer spec.

4221.05 VERTICAL TIMBER BATTENS
45x20mm Vitex batten fixed through horizontal cladding. Dark oil finish, refer spec.

4221.08 TIMBER WEATHERBOARD FASCIA - VERTICAL
3 x Vertical Shiplap Vitex weatherboards HP55 Profile fixed with 75x3.2mm SS jolt head screws. One per board per batten. Dark stain.

4241.01 PROFILED METAL CLADDING
0.55mm BMT Metalcraft Espan 470. Colorcote ZinaCore. Colour - FlaxPod® Matte. Fixed using hidden clip fixing.

4261.04 SCHIST CLADDING
75-100mm Poolburn blend schist cladding with wide/ bagged flush grout (Grout color creamy white). Secured with 80mm stone ties fixed at 300crs. horizontally & vertically. Cladding sample to be prepared on site and approved before install. Back of stones cut flat to fit within 100mm.

4432.04 WATERPROOF MEMBRANE
Min. 3 coats of Sika BlackSeal

4500.03 HIGH PERFORMANCE FRONT DOOR
Betrand Pivot Series Front Door - Lineo Harmony.

4555.01 GARAGE DOOR 1
Custom Made Garage Doors Flush Mounted Door with metal tray cladding. Commander Elite MS105MYQ opener.

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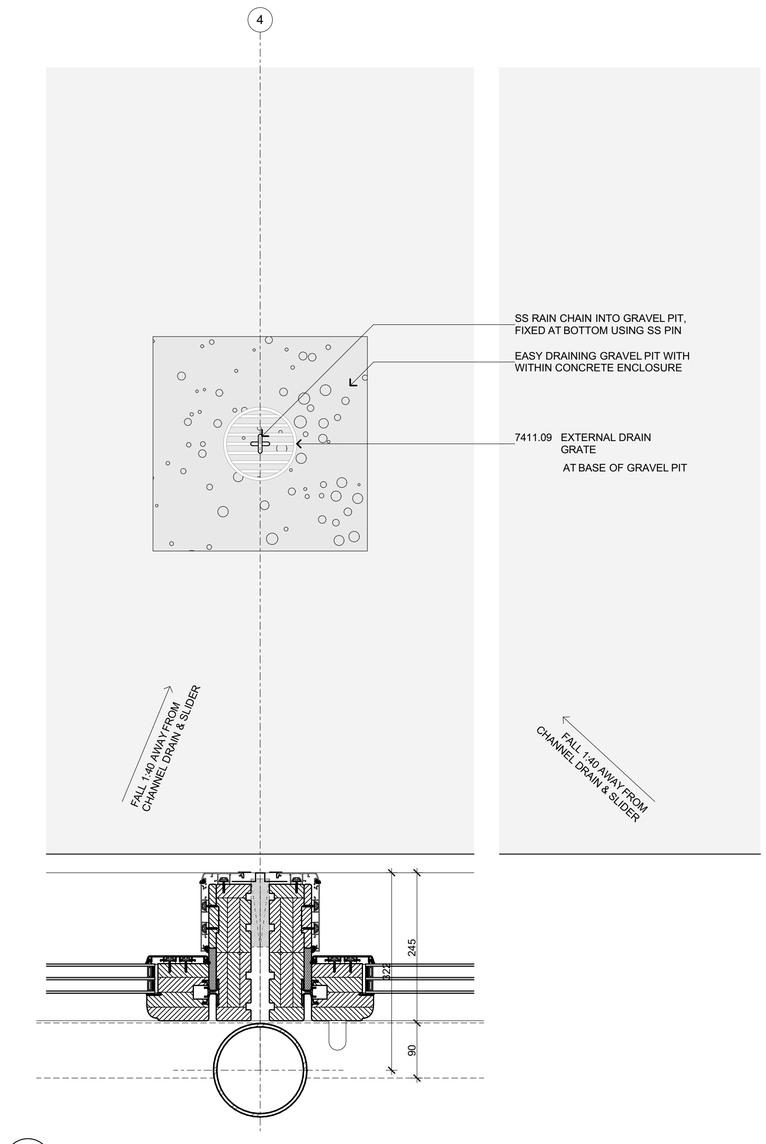
project
Clarkson House
41 Smith Road RD2,

drawing title
Plan Details

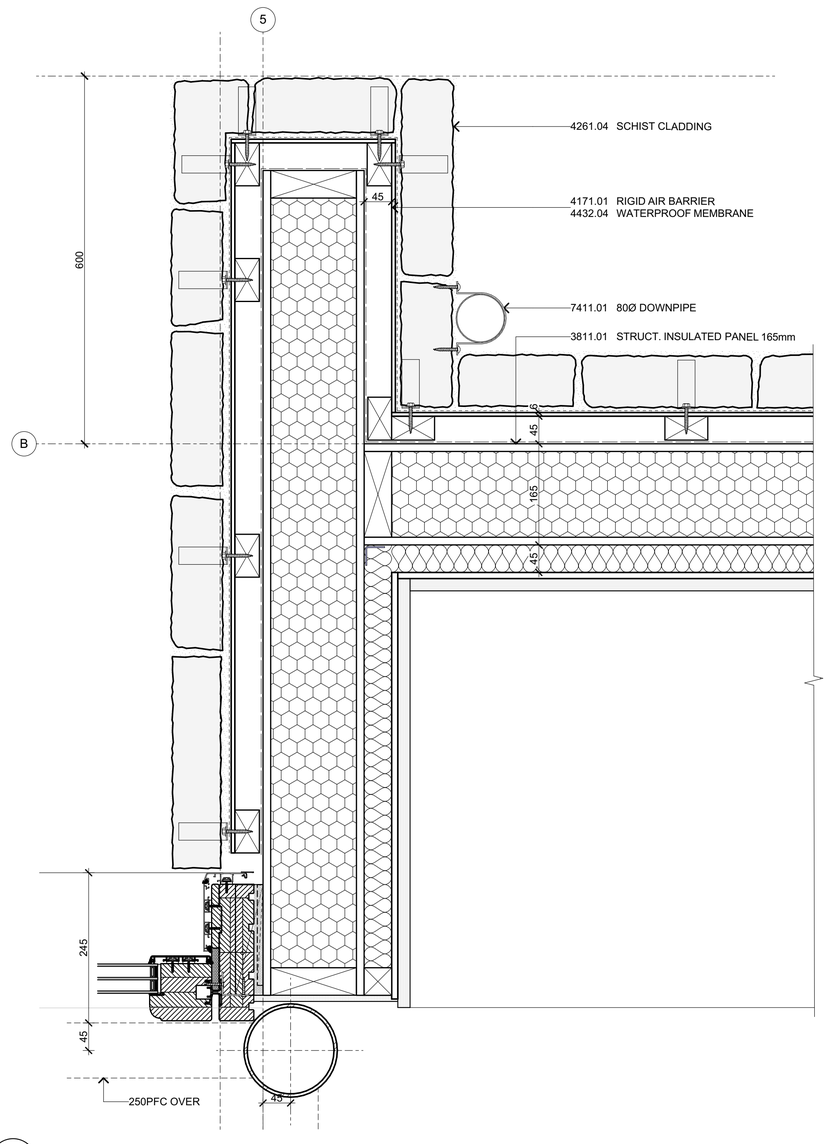
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15/10/2026

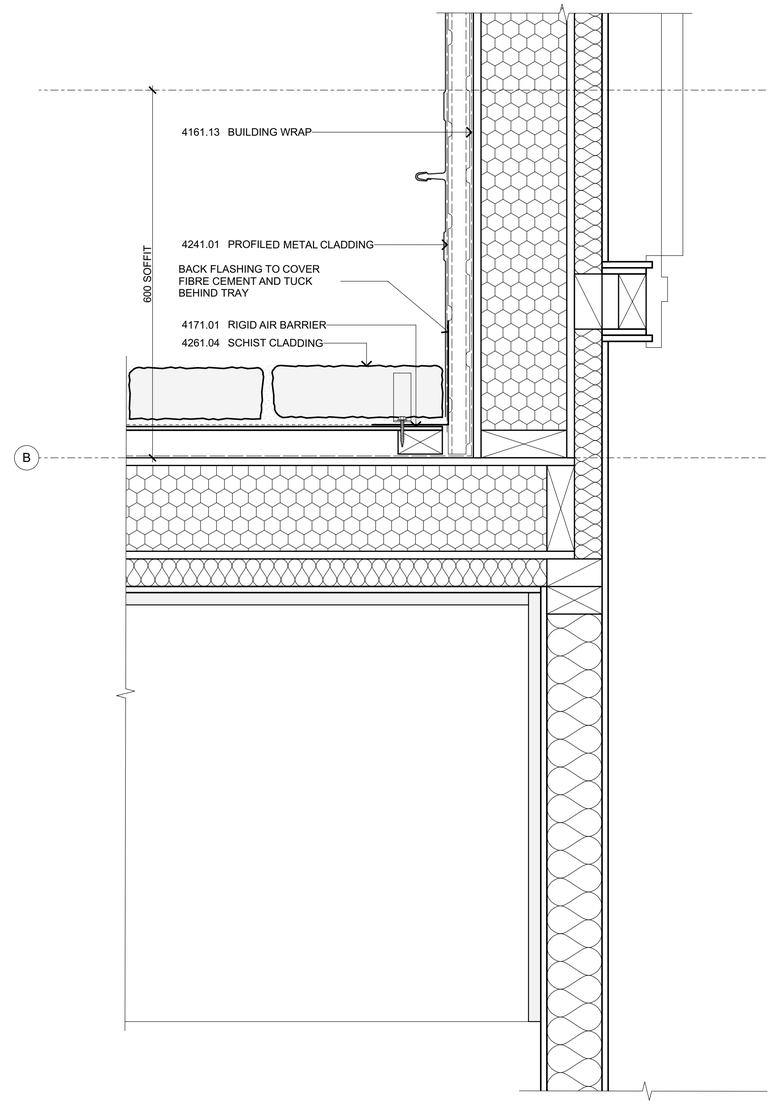
job no.	drawing no.	rev
2504	**A5-02**	**BC1**



1 A1-03 Sliding Door & Rain Chain Plan Detail
Scale 1:5



2 A1-03 Schist Wing Wall Plan Detail
Scale 1:5



3 A1-03 Schist to Metal Tray Internal Corner
Scale 1:5

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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

KEYNOTES

3811.01 STRUCT. INSULATED PANEL 165mm
165mm, R4.2, Newko structural, insulated panels. Refer to engineering. Installed by others.

4161.13 BUILDING WRAP
Pro Clima Solitex Extasana Wall Protection Membrane, installed as per manufacturer's spec.

4171.01 RIGID AIR BARRIER
6mm JH RAB Board. Fixed to framing with 40x2.8mm HardieFlex nails @ 150mm crs. to all framing. Fixing to be 12mm from sheet edges.

4241.01 PROFILED METAL CLADDING
0.55mm BMT Metalcraft Espan 470. Colorcote ZinaCore. Colour - FlaxPod® Matte. Fixed using hidden clip fixing.

4261.04 SCHIST CLADDING
75-100mm Poolburn blend schist cladding with wide/ bagged flush grout (Grout color creamy white). Secured with 80mm stone ties fixed at 300crs. horizontally & vertically. Cladding sample to be prepared on site and approved before install. Back of stones cut flat to fit within 100mm.

4432.04 WATERPROOF MEMBRANE
Min. 3 coats of Sika BlackSeal

7411.01 80Ø DOWNPIPE
0.55mm, 80mm diameter, colorcote downpipe.

7411.09 EXTERNAL DRAIN GRATE
100mm Circular Allproof Storm Series Stormwater Drain cover or similar

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scale				drawn
(A3)	1:10	(A1)	1:5	HD

15/10/2026

project
Clarkson House
41 Smith Road RD2,

drawing title
Plan Details

job no.	drawing no.	rev
2504	**A5-03**	**BC1**

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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

KEYNOTES

3811.03 STRUCT. INSULATED PANEL 115mm
115mm, R2.8, Newko structural insulated panels. Refer to engineering. Installed by others.

3820.40 STRUCT. CAVITY BATTENS - HORIZ
45x45mm H3.2 MCA treated castellated structural cavity battens fixed horizontally. SS fixing by engineer.

3820.42 STRUCT. CAVITY BATTENS - VERT
45x45mm H3.2 MCA structural cavity battens fixed vertically. SS fixing by engineer.

4221.01 VERTICAL TIMBER WEATHERBOARDS
Vertical Shiplap Vitex weatherboards. HP55 Profile - fixed with 75x3.2mm SS jolt head screws. One per board per batten. Dark oil finish, refer spec.

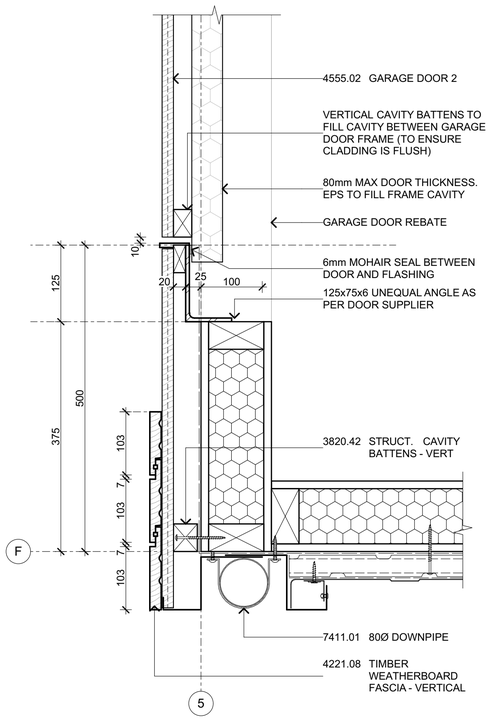
4221.08 TIMBER WEATHERBOARD FASCIA - VERTICAL
3 x Vertical Shiplap Vitex weatherboards HP55 Profile fixed with 75x3.2mm SS jolt head screws. One per board per batten. Dark stain.

4221.09 TIMBER BATTEN SCREEN
Vitex Vertical Shiplap Weatherboard Batten Screen over unequal angle Metal Frame. Hinged to screen heatpump condenser units and gas bottles. Refer to A5 for specific details.

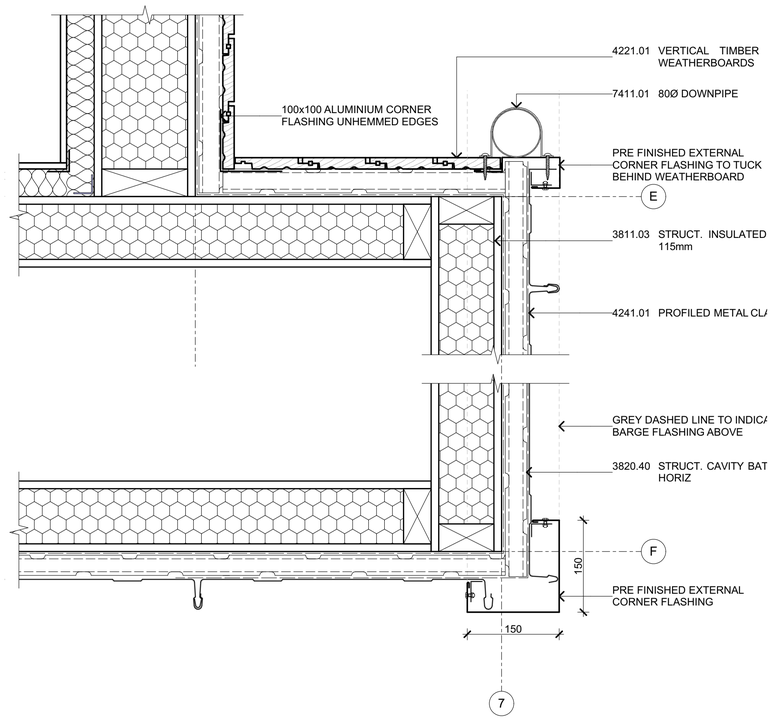
4241.01 PROFILED METAL CLADDING
0.55mm BMT Metalcraft Espan 470. Colorcote ZinaCore. Colour - FlaxPod® Matte. Fixed using hidden clip fixing.

4555.02 GARAGE DOOR 2
Custom Made Garage Doors Flush Mounted Door with timber cladding. Side mounted door motor opener.

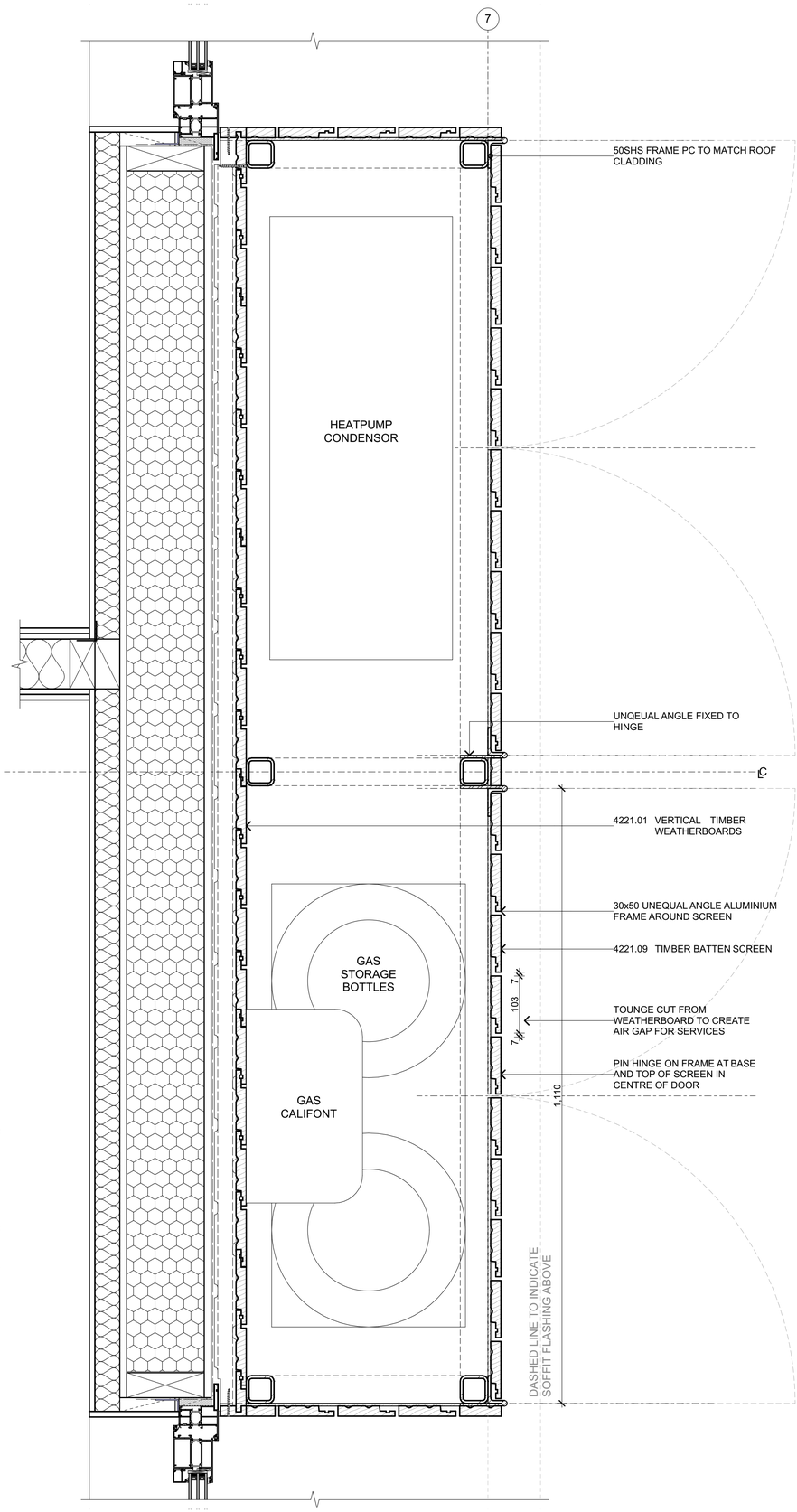
7411.01 80Ø DOWNPIPE
0.55mm, 80mm diameter, colorcote downpipe.



1 A1-03 Garage Jamb Detail
Scale 1:5



2 A1-03 Espan External Corner Detail
Scale 1:5



3 A1-03 Heatpump Enclosure Plan Detail
Scale 1:5

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project

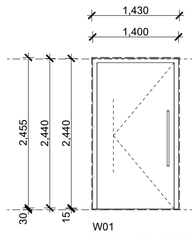
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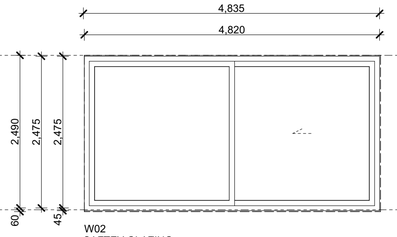
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		15/10/2026

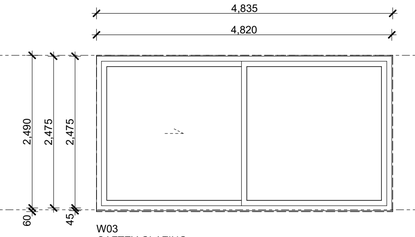
job no.	drawing no.	rev
2504	**A5-04**	**BC1**



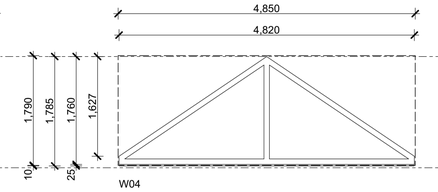
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BETRAND PIVOT FRONT DOOR. SMART LOCKING & CLOSER BY CLIENT



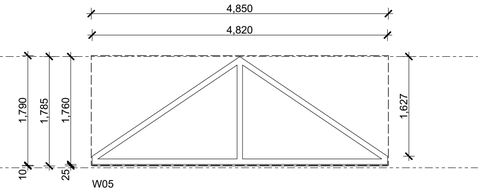
W02
SAFTEY GLAZING
SLIDING DOOR
BETRAND WINDOWS



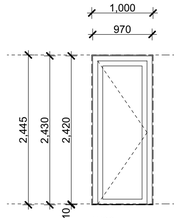
W03
SAFTEY GLAZING
SLIDING DOOR
BETRAND WINDOWS



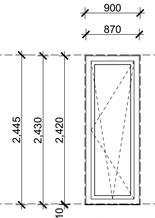
W04
WINDOW
BETRAND WINDOWS



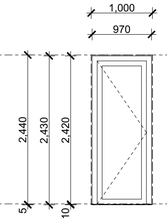
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WINDOW
BETRAND WINDOWS



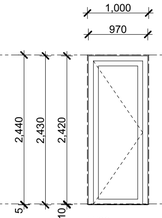
W06
SAFTEY GLAZING
DOOR
ROPO WINDOWS



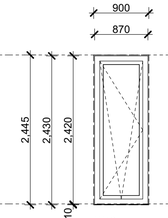
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SAFTEY GLAZING
FRENCH DOOR
ROPO WINDOWS



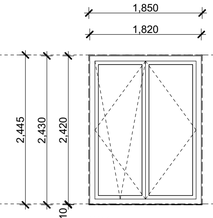
W08
SAFTEY GLAZING
DOOR
ROPO WINDOWS



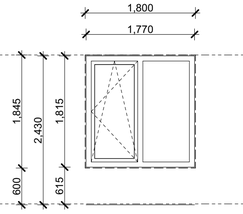
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DOOR
ROPO WINDOWS



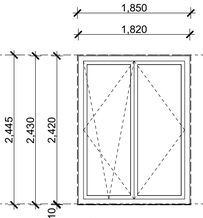
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FRENCH DOOR
ROPO WINDOWS



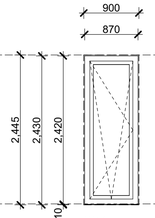
W11
SAFTEY GLAZING
WINDOW
ROPO WINDOWS



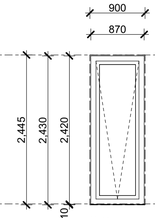
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FRENCH DOOR
ROPO WINDOWS
FROSTED GLASS TBC CLIENT



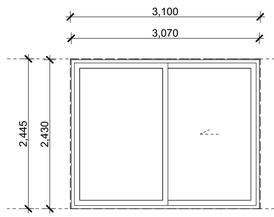
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WINDOW
ROPO WINDOWS



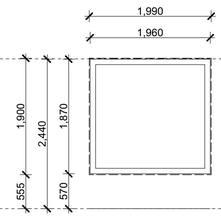
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SAFTEY GLAZING
WINDOW
ROPO WINDOWS
FROSTED GLASS



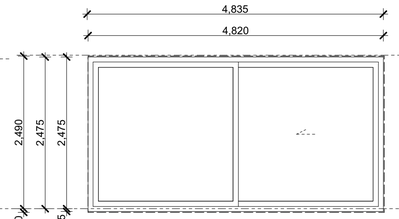
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ROPO WINDOWS



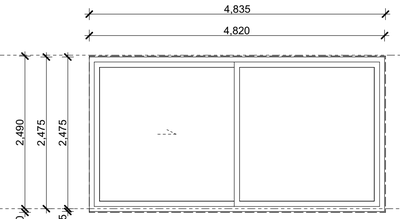
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SAFTEY GLAZING
SLIDING DOOR
BETRAND WINDOWS



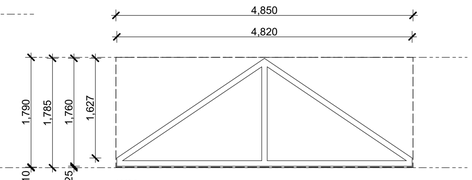
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WINDOW
BETRAND WINDOWS



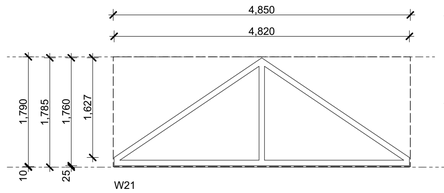
W18
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SLIDING DOOR
BETRAND WINDOWS



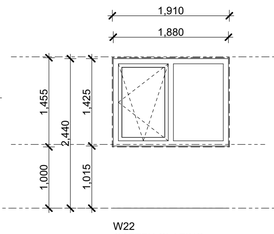
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SLIDING DOOR
BETRAND WINDOWS



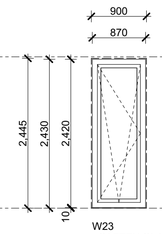
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WINDOW
BETRAND WINDOWS



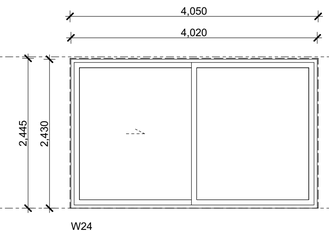
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BETRAND WINDOWS



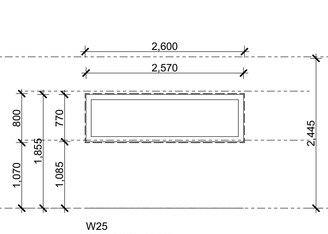
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WINDOW
ROPO WINDOWS



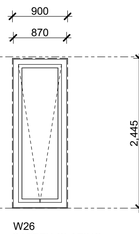
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WINDOW
ROPO WINDOWS



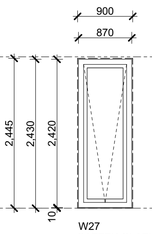
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SAFTEY GLAZING
SLIDING DOOR
ROPO WINDOWS



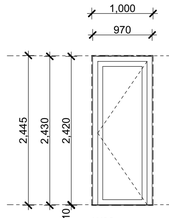
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SLIDING DOOR
ROPO WINDOWS



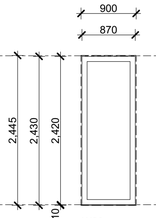
W26
SAFTEY GLAZING
WINDOW
ROPO WINDOWS



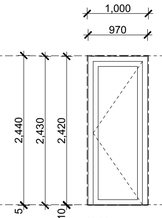
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WINDOW
ROPO WINDOWS
FROSTED GLASS TBC CLIENT



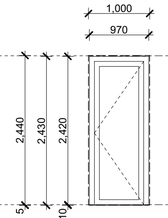
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SAFTEY GLAZING
DOOR
ROPO WINDOWS



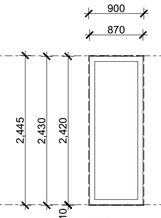
W29
SAFTEY GLAZING
WINDOW
ROPO WINDOWS



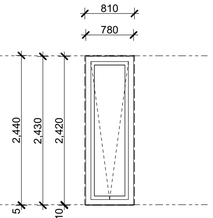
W30
SAFTEY GLAZING
DOOR
ROPO WINDOWS



W31
SAFTEY GLAZING
DOOR
ROPO WINDOWS



W32
SAFTEY GLAZING
WINDOW
ROPO WINDOWS



W33
SAFTEY GLAZING
WINDOW
ROPO WINDOWS

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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

GENERAL NOTES

ALL GLAZING TO COMPLY WITH NZS 4223 AND NZ BUILDING CODE REQUIREMENTS

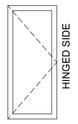
SHOP DRAWINGS TO BE PROVIDED TO ARCHITECT PRIOR TO WINDOW FABRICATION. REFER TO SPECIFICATION

LATCHING TO COMPLY WITH 3.15.1 C/AS4
LOCKING TO COMPLY WITH 3.15.2 C/AS4

ALL GLAZING TO BE TRIPLE GLAZED, LOW E IGUs UNLESS NOTED OTHERWISE

PLEASE NOTE:

ACCORDING TO NZ CONVENTION, ALL WINDOWS ARE VIEWED FROM THE OUTSIDE.



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project

Clarkson House
41 Smith Road RD2,

drawing title

External Door & Window Schedule

scale		drawn
(A3) 1:100	(A1) 1:50	HD
		15/10/2026

job no.	drawing no.	rev
2504	**A9-01**	**BC1**

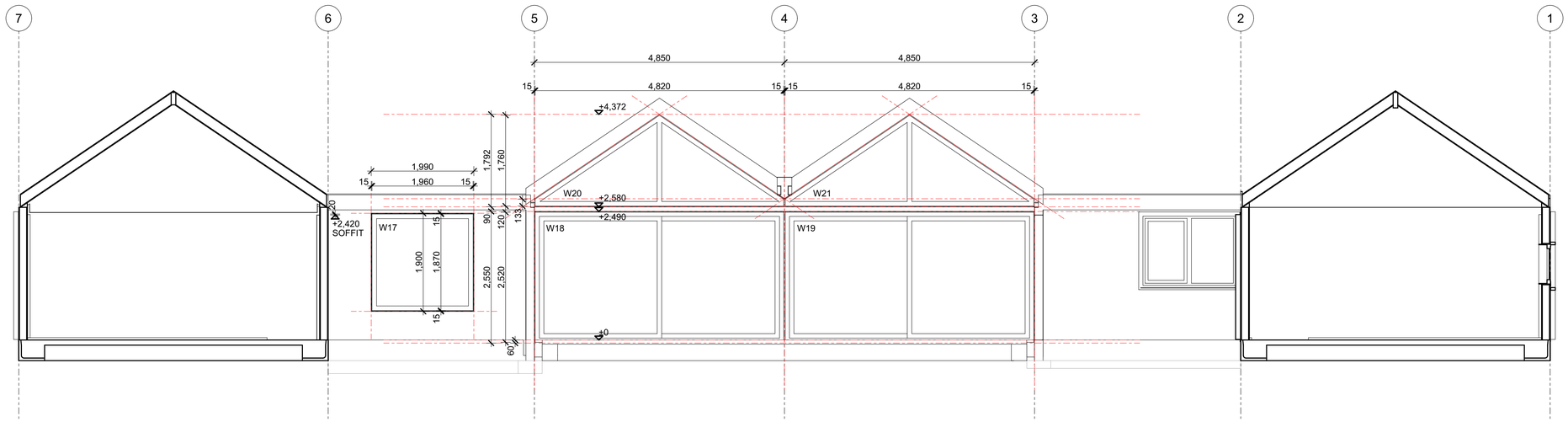
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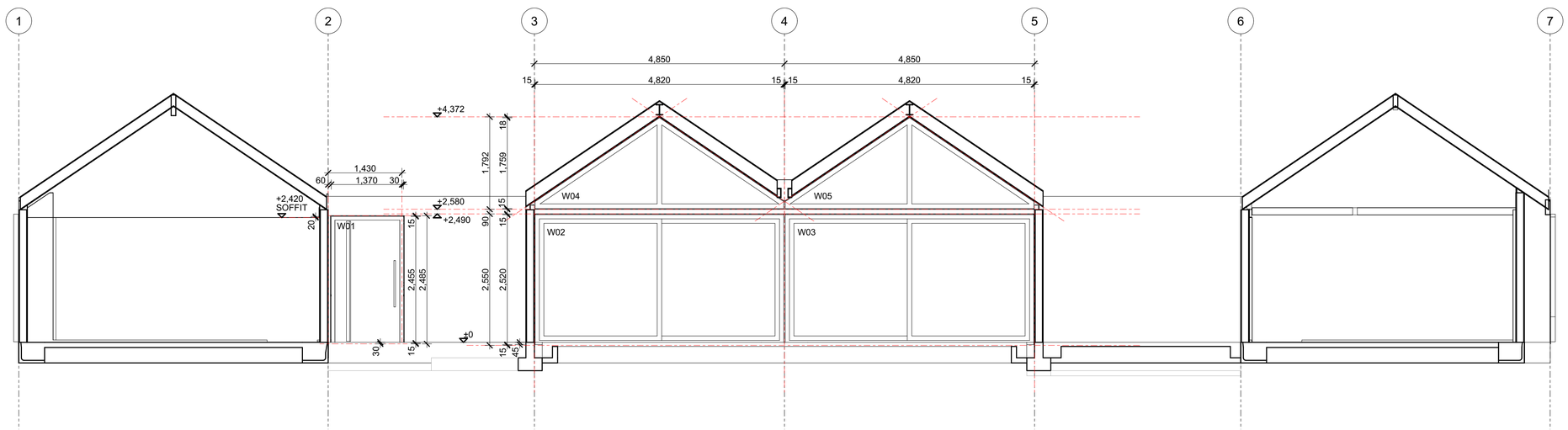
issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

NOTES:

DASHED LINES TO INDICATE ROUGH WINDOW OPENINGS



1 North Window Elevation
Scale 1:50



2 South Window Elevation
Scale 1:50

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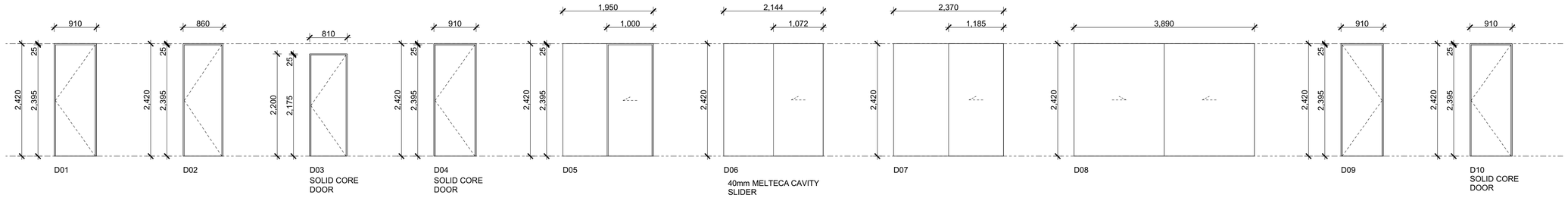
Clarkson House
41 Smith Road RD2,

drawing title

North & South Window Elevations

scale		drawn
(A3)	(A1) 1:50	HD
		15/10/2026

job no.	drawing no.	rev
2504	**A9-02**	**BC1**



D01

D02

D03
SOLID CORE
DOOR

D04
SOLID CORE
DOOR

D05

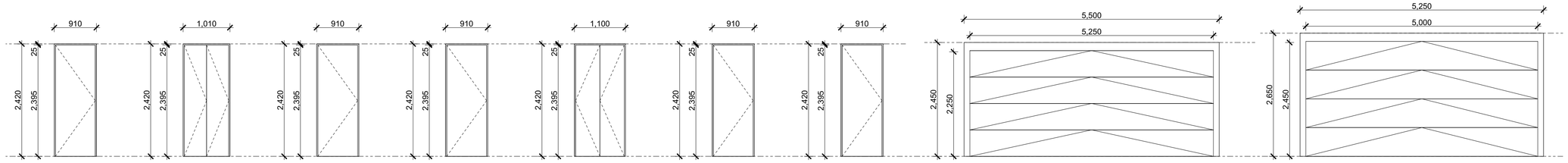
D06
40mm MELTECA CAVITY
SLIDER

D07

D08

D09

D10
SOLID CORE
DOOR



D11
SOLID CORE
DOOR

D12

D13
SOLID CORE
DOOR

D14
SOLID CORE
DOOR

D15

D16
SOLID CORE
DOOR

D17
SOLID CORE
DOOR

GD01

4555.01 GARAGE DOOR 1

150mm SHIM ON JAMBS FOR
UNEQUAL ANGLE

GD02

4555.02 GARAGE DOOR 2

150mm SHIM ON JAMBS FOR
UNEQUAL ANGLE

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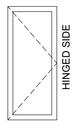
LATCHING TO COMPLY WITH 3.15.1 C/AS4
LOCKING TO COMPLY WITH 3.15.2 C/AS4

MACO TURN LOCK RESTRICTORS TO ALL WINDOWS LESS THAN 1.0M WIDE WITH SILLS LOWER THAN 760MM, TO COMPLY WITH F4/AS1

ALL GLAZING TO BE TRIPLE GLAZED, LOW E IGUs UNLESS NOTED OTHERWISE

PLEASE NOTE:

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KEYNOTES

4555.01 GARAGE DOOR 1
Custom Made Garage Doors Flush Mounted Door with metal tray cladding. Commander Elite MS105MYQ opener.

4555.02 GARAGE DOOR 2
Custom Made Garage Doors Flush Mounted Door with timber cladding. Side mounted door motor opener.

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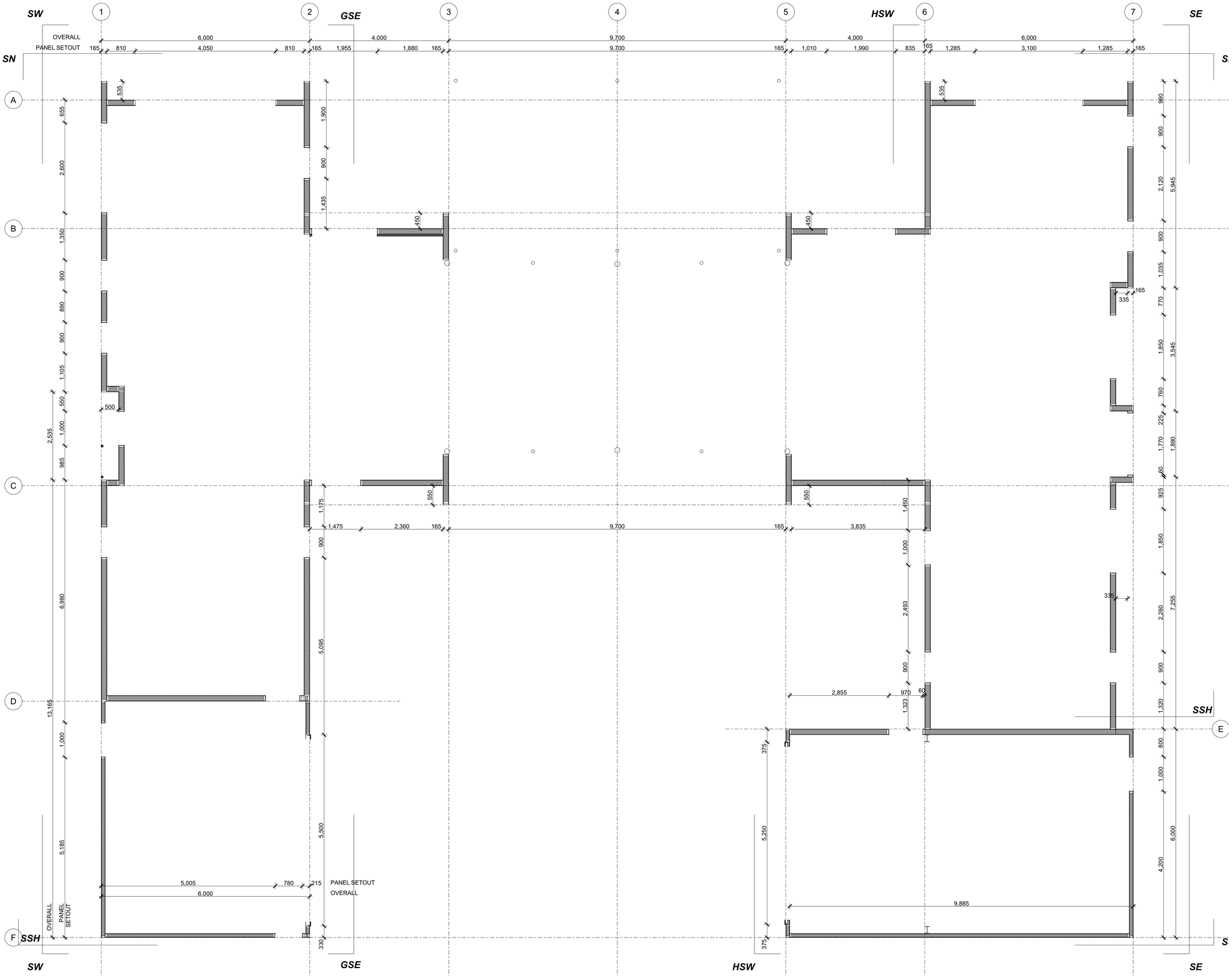
Clarkson House
41 Smith Road RD2,

drawing title

Internal Door & Window Schedule

scale				drawn
(A3)	1:100	(A1)	1:50	HD
				15/10/2026

job no.	drawing no.	rev
2504	**A9-03**	**BC1**



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issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026

ENSURE TO CHECK OVER ALL DIMENSIONS OF OPENINGS, PANELS WHEN RECIEVING SIP SHOP DRAWINGS

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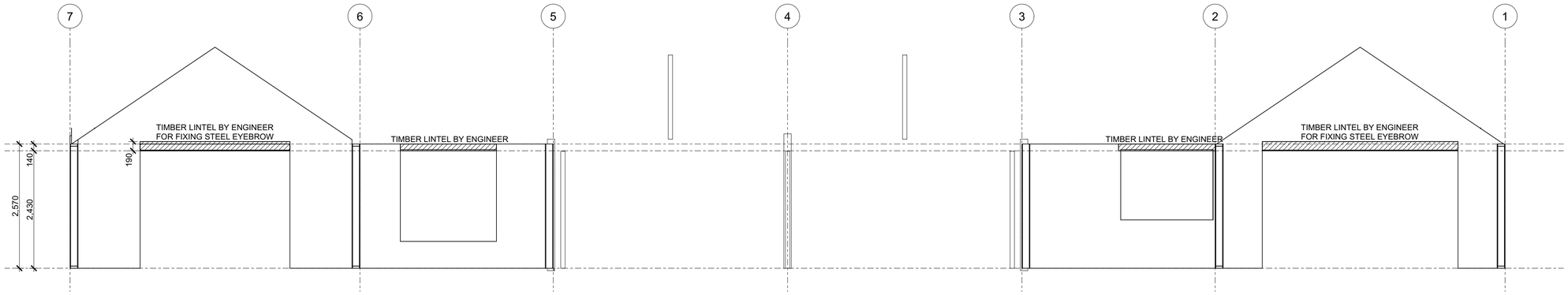
Clarkson House
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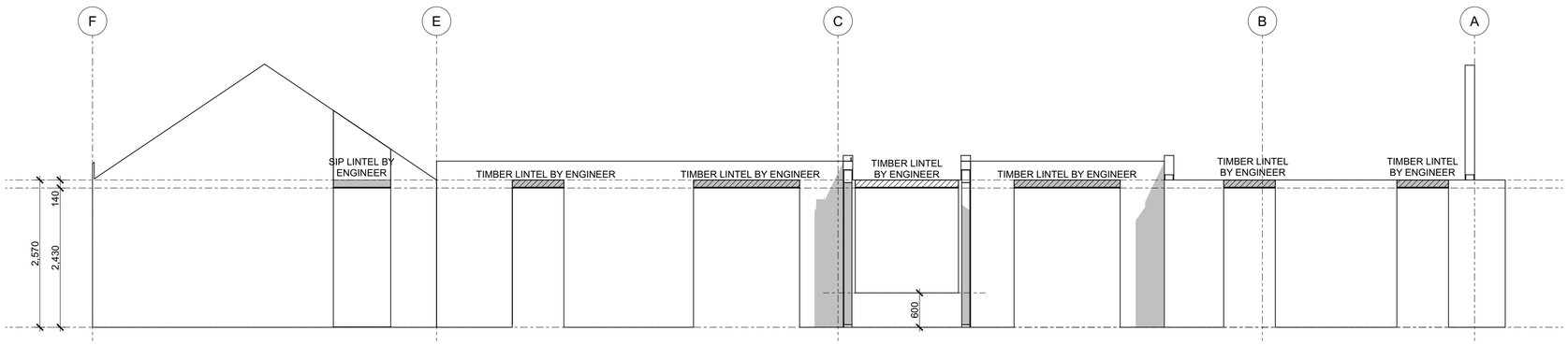
SIP Plan

scale		drawn
(A3) 1:100	(A1) 1:50	HD
		15/10/2026

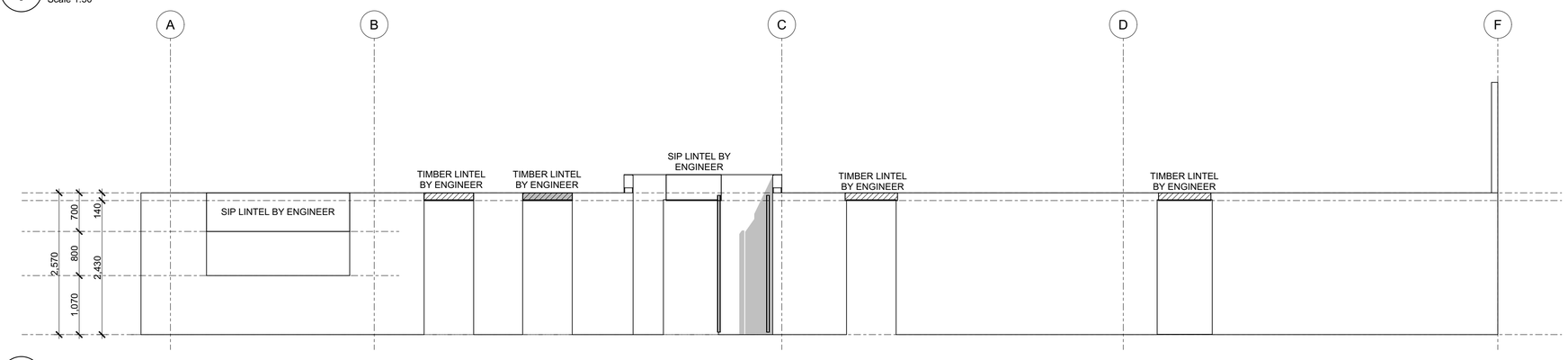
job no.	drawing no.	rev
2504	**A9-04**	**BC1**



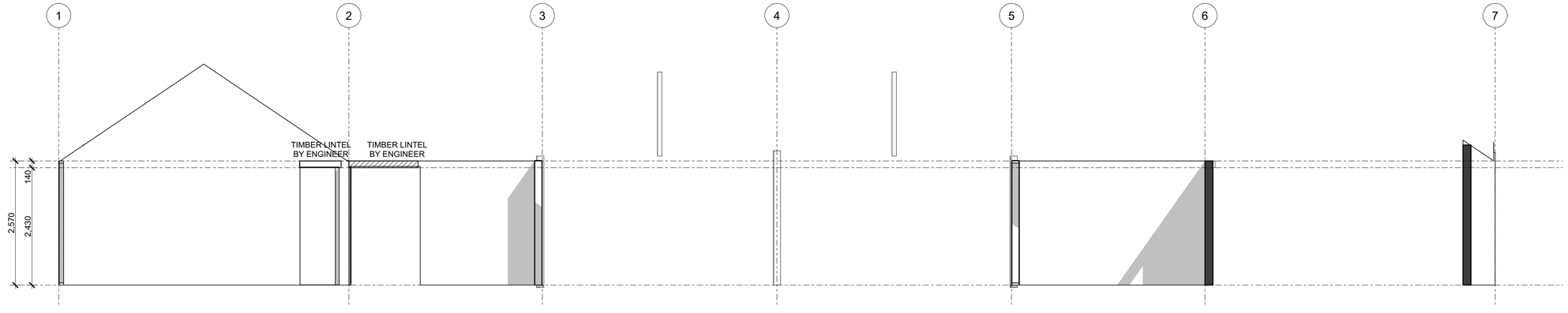
SN — SIP North Elevation
Scale 1:50



SE — SIP East Elevation
Scale 1:50



SW — SIP West Elevation
Scale 1:50



SSH — SIP South Elevation - House
Scale 1:50

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SIP Elevations

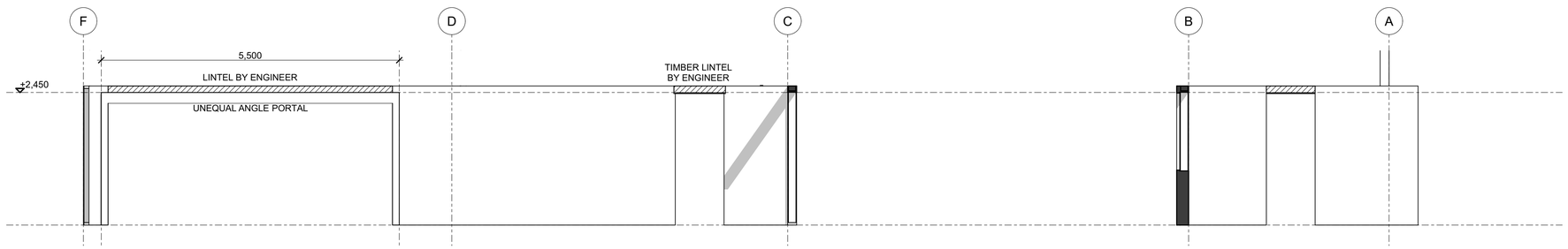
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(A3) 1:100	(A1) 1:50	HD
		15/10/2026

job no.	drawing no.	rev
2504	**A9-05**	**BC1**

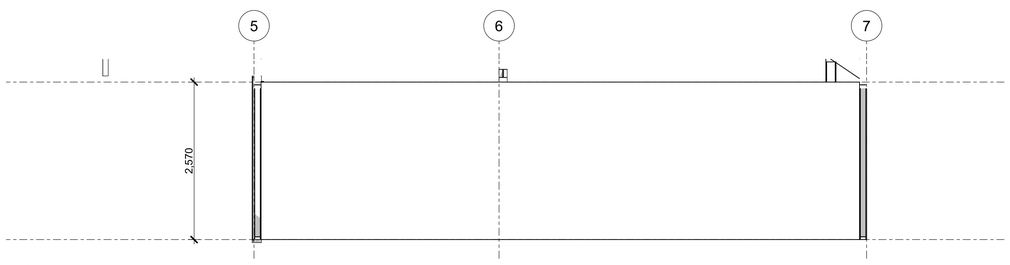
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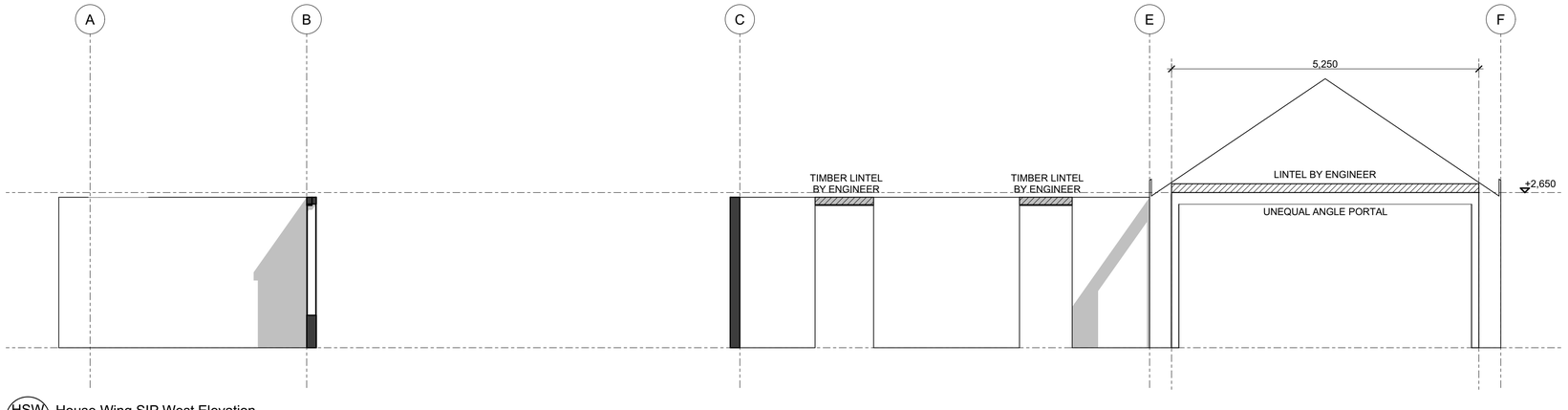
issue	amendment	date
BC1	FOR BUILDING CONSENT	15/10/2026



GSE - House Garage SIP Elevation
Scale 1:50



SSG - SIP South Elevation - Garage
Scale 1:50



HSW - House Wing SIP West Elevation
Scale 1:50

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drawing title

SIP Elevations

scale		drawn
(A3) 1:100	(A1) 1:50	HD
		15/10/2026

job no.	drawing no.	rev
2504	**A9-06**	**BC1**