BC240593
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Queenstown Lakes District Council

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Revision No.: 21
BC APPLICATION - STAGE 3

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Bray House

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COMPOSITES

COMPOSITES

WALL COMPOSITES

WE.02 Vertical Shiplap over 90mm Timber Framing
- Vertical Shiplap Weatherboard (finish: Dryden WoodOil, colour: Dryhills or similar), over
- H3.1 20x45mm horizontal castillated timber cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- H1.2 90x45mm existing timber framing - R2.8 Knauf External Wall batt insulation, over
- 10mm GIB® Plasterboard (paint finish, colour T.B.C.)

WE.04 Horizontal Corrugated Iron over 90mm Timber Framing
- Horizontal Colorsteel Corrugate wall cladding (colour: Flaxpod), over
- H3.1 20x45mm vertical cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- H1.2 90x45mm existing timber framing - R2.6 Knauf External Wall batt insulation, over
- 10mm GIB® Plasterboard (paint finish, colour T.B.C.)

WE.05 Vertical Shiplap over 140mm Timber Framing
- Vertical Shiplap Weatherboard (finish: Dryden WoodOil, colour: Dryhills or similar), over
- H3.1 20x45mm horizontal castillated timber cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- H1.2 140x45mm timber framing (studs @ max. 600crs, dwangs @ max. 480 crs) - R3.6 Knauf External Wall batt insulation, over
- 10mm GIB® Plasterboard (paint finish, colour T.B.C.)

WE.06 Horizontal Corrugated Iron over 140mm Timber Framing + RAB
- Horizontal colorsteel Corrugate wall cladding (colour: Flaxpod), over
- H3.1 20x45mm vertical cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- H3.2 7mm Ecoply barrier bracing, over
- H1.2 140x45mm timber framing (studs @ max. 600crs, or 300crs max above 3.6m stud height) - R3.6 Knauf External Wall batt insulation, over
- Internal wall lining TBC

WE.09 Vertical Shiplap over 90mm Timber Framing
- Vertical Shiplap Weatherboard (finish: Dryden WoodOil, colour: Dryhills or similar), over
- H3.1 20x45mm horizontal castillated timber cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- H1.2 90x45mm new timber framing (studs @ max. 600crs, dwangs @ max. 480 crs) - R2.8 Knauf External Wall batt insulation, over
- 10mm GIB® Plasterboard (paint finish, colour T.B.C.)

WE.20 Horizontal Corrugated Iron over 90mm Timber Framing, no lining
- Horizontal Colorsteel Corrugate wall cladding (colour: Flaxpod), over
- H3.1 20x45mm vertical cavity battens (if reclad), over
- Pro Clima Extasana breathable wall underlay, over
- H1.2 90x45mm existing timber framing - R2.6 Knauf External Wall batt insulation

FLOOR/CEILING COMPOSITES

B.4 Existing slab and foundation

B.5 Concrete Floor - Insulated
- Selected Floor finish, over
- 120mm concrete slab (finish: Polished concrete or selected flooring), over
- 180mm MaxSlab underfloor insulation, over
- DPM, over
- min. 25mm sand blinding, over
- min. 150mm compacted hardfill

ROOF COMPOSITES

C.3 Existing Roof - Main House
- Colorsteel Corrugate roof cladding. Colour: New Denim Blue, over
- Roof underlay, over
- H3.1 70x45mm purlins @ 900crs, over
- H1.2 45x45mm rafter height extension, over
- H1.2 timber roof structure - upgrade insulation to R5.0 batt skillion roof insulation, over
- 70x35mm H1.2 ceiling framing - add R1.9 batt insulation in ceiling space, over
- Selected ceiling lining

C.8 Flat Roof - Main House Ensuite
- 2-layer torch-on bitumenous membrane roof, over
- 100mm PIR insulation board (R4.55), over
- vapour barrier on primer, over
- 17mm H3.2 plywood roof substrate, over
- H1.2 timber packing to create fall, over
- H1.2 timber structure - R2.2 batt insulation, over
- 16mm Rondo battens, over
- 13mm Gib ceiling lining

C.11 Flat Roof - Main House Entry
- 2-layer torch-on bitumenous membrane roof, over
- 80mm PIR insulation board (R3.64), over
- vapour barrier on primer, over
- 17mm H3.2 plywood roof substrate, over
- H1.2 timber packing to create fall, over
- Existing H1.2 timber structure - R2.8 batt insulation, over
- Existing timber ceiling battens, over
- 13mm Gib ceiling lining

C.12 Flat Roof - Main House Powder Room
- 2-layer torch-on bitumenous membrane roof, over
- 80mm PIR insulation board (R4.05), over
- vapour barrier on primer, over
- 17mm H3.2 plywood roof substrate, over
- H1.2 timber packing to create fall, over
- H1.2 timber structure - R2.6 batt insulation, over
- 16mm Rondo battens, over
- 13mm Gib ceiling lining

C.13 Flat Roof - Main House Entry Exterior
- 2-layer torch-on bitumenous membrane roof, over
- 80mm PIR insulation board (R3.64), over
- vapour barrier on primer, over
- 17mm H3.2 plywood roof substrate, over
- H1.2 timber packing to create fall, over
- Existing H1.2 timber structure, over
- Existing timber ceiling battens, over
- Existing soffit lining

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Drawing Title: Composite Keynotes - Main House

Drawn: AA
Issued: 14/06/24
Scale:

Issue Date:	Issue:	No:
14/06/24	BC APPLICATION - STAGE 3	21

Revision No: 21

A003.1

Published: 14/06/2024

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Queenstown Lakes District Council

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Note:
Drawing has been rotated 5.7° counter-clockwise from standard orientation.

- Existing elements
- New elements
- Under Construction
- New Additions - STAGE 3

GL Floor Area:

Existing

Residential:	206.5m²
Studio:	13.8m²
Garage:	43.8m²
Total GL Floor Area:	**264.1m²**

Proposed

Residential:	238.9m²
Studio:	149.7m²
Garage:	86.4m²
Total GL Floor Area:	**475.0m²**

L1 Floor Area:

Existing

Studio:	32.0m²

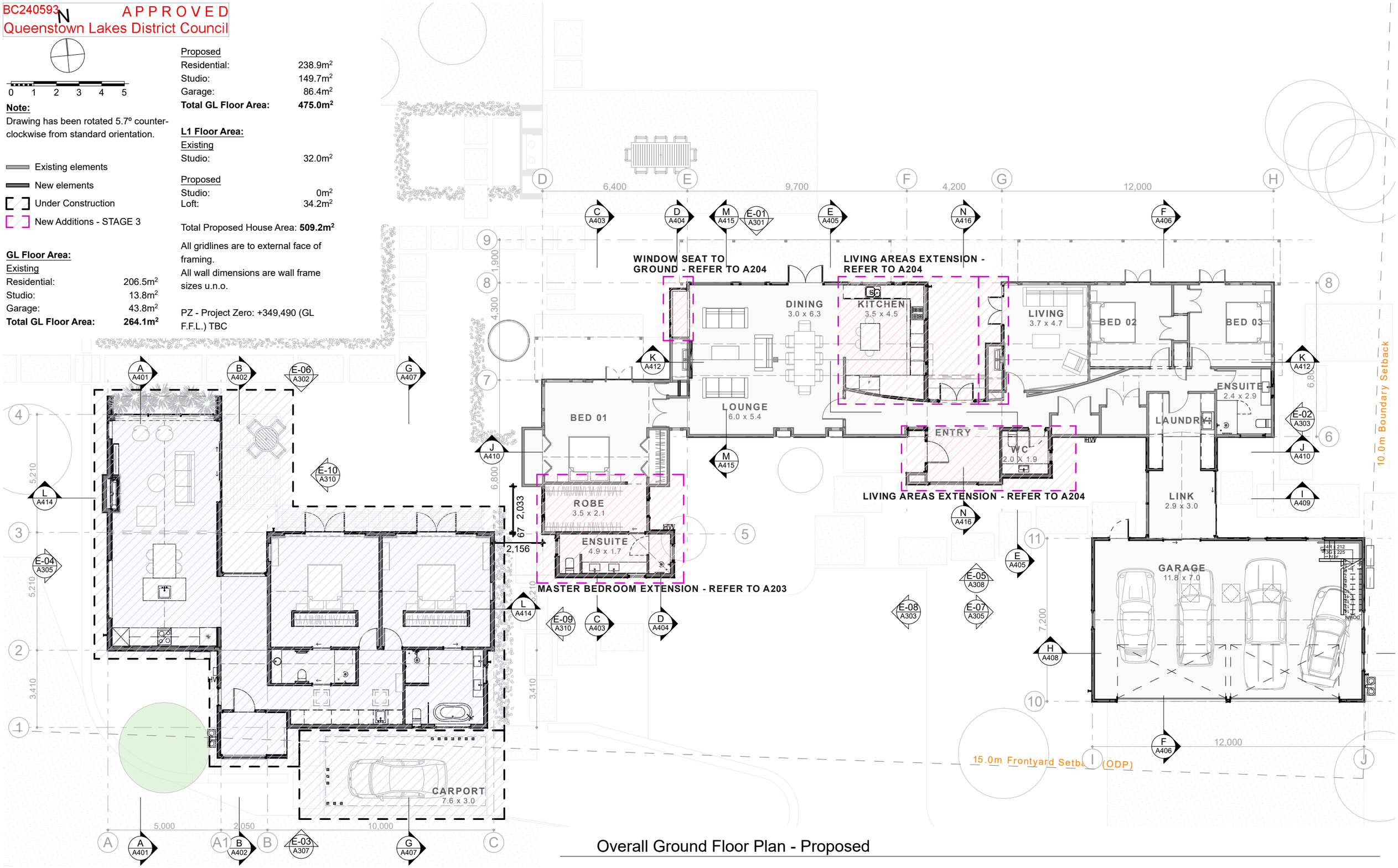
Proposed

Studio:	0m²
Loft:	34.2m²

Total Proposed House Area: **509.2m²**

All gridlines are to external face of framing.
All wall dimensions are wall frame sizes u.n.o.

PZ - Project Zero: +349,490 (GL F.F.L.) TBC



Overall Ground Floor Plan - Proposed

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Drawing Title: Overall Floor Plan

Drawn:	AA
Issued:	14/06/24
Scale:	1:150

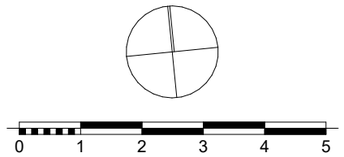
Issue Date:	Issue:	No:
14/06/24	BC APPLICATION - STAGE 3	21
17/07/23	RESOURCE CONSENT AMENDMENT	14
22/02/23	BC APPLICATION - STAGE 1 Rev01	11
17/02/23	BC APPLICATION - STAGE 1	10
18/01/23	RESOURCE CONSENT RFI02	09
22/12/22	RESOURCE CONSENT RFI01	08
23/11/22	RESOURCE CONSENT	07
28/09/22	CONCEPT 06	06

Revision No: 21

A200

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Note:
Drawing has been rotated 5.7° counter-clockwise from standard orientation.

GL Floor Area:

Existing

Residential:	206.5m²
Studio:	13.8m²
Garage:	43.8m²
Total GL Floor Area:	**264.1m²**

Proposed

Residential:	240.2m²
Studio:	149.9m²
Garage:	86.4m²
Total GL Floor Area:	**476.5m²**

L1 Floor Area:

Existing

Studio:	32.0m²

Proposed

Studio:	0m²

Total Proposed House Area: **476.5m²**

All gridlines are to external face of framing.
All wall dimensions are wall frame sizes u.n.o.

PZ - Project Zero: +349,490 (GL F.F.L.)
Studio floor slab level: PZ + 150mm

Key:

- D.01 / A.6.01 — Details
- S-01 / A.4.01 — Sections
- E-01 / A.5.01 — Elevations
- D.01 — Window/Door IDs
- Existing elements
- New elements
- External Paving
- Selected Carpet
- Timber Flooring
- Selected Tiles
- Polished Concrete

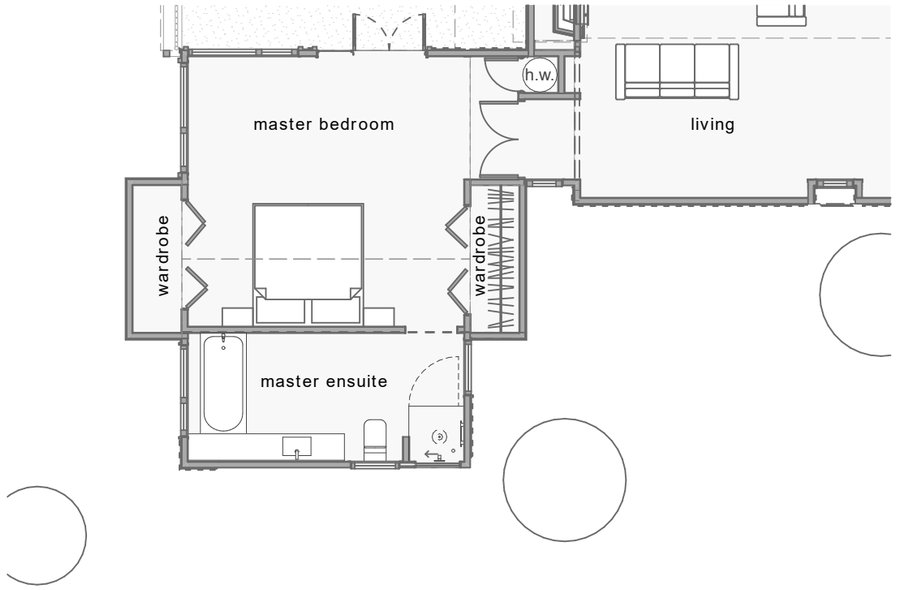
FLAT ROOF

Risk Factor	LOW		MEDIUM		HIGH		VERY HIGH		Subtotals
Wind Zone (per NZS 3604)	0		0		1	✔	2		1
Number of storeys	0	✔	1		2		4		0
Roof/wall intersection design	0		1		3		5	✔	5
Eaves width	0		1		2		5	✔	5
Envelope complexity	0		1	✔	3		6		1
Deck design	0	✔	2		4		6		0
							Total risk score:		12

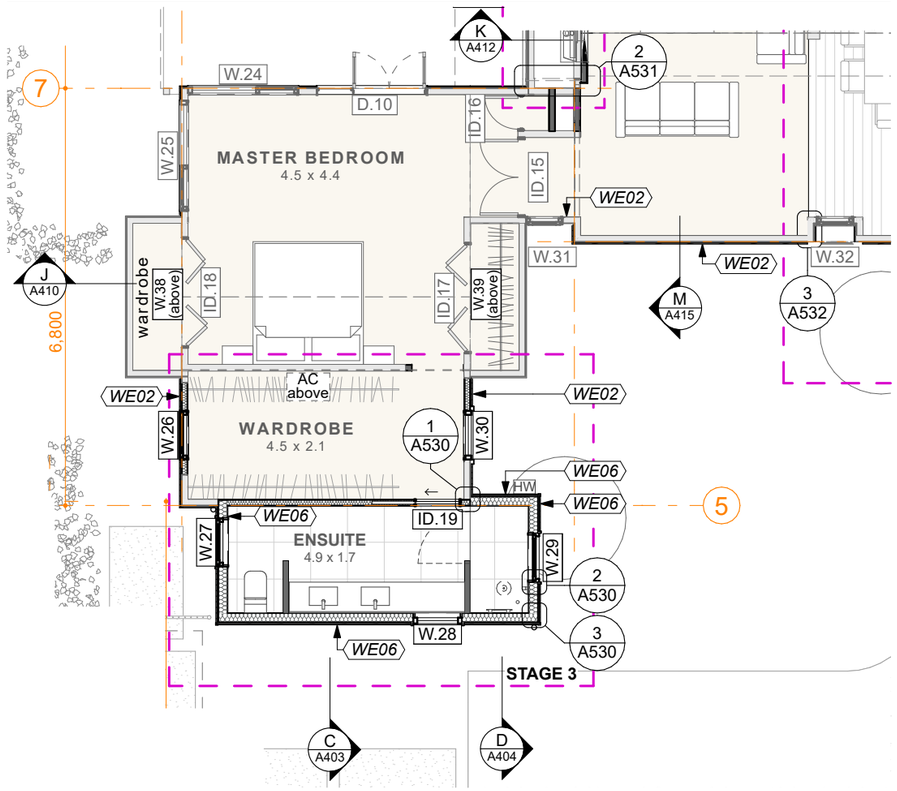
GABLE ROOF WITH NO EAVES

Risk Factor	LOW		MEDIUM		HIGH		VERY HIGH		Subtotals
Wind Zone (per NZS 3604)	0		0		1	✔	2		1
Number of storeys	0	✔	1		2		4		0
Roof/wall intersection design	0		1		3		5	✔	5
Eaves width	0		1		2		5	✔	5
Envelope complexity	0		1	✔	3		6		1
Deck design	0	✔	2		4		6		0
							Total risk score:		12

Proposed changes:
1. Change existing ensuite to wardrobe
2. Change window layout on new wardrobe
3. Add new ensuite on south side (flat roof, external gutters)
4. AC unit above wardrobe
5. Add 45mm battens to roof (raise roof height)
6. Insulate all accessible roofs and walls



Ground Floor Plan - Existing



Ground Floor Plan - Proposed

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Drawing Title: Ground Floor Plan - Master Bedroom

Drawn: AA
Issued: 14/06/24
Scale: 1:1, 1:100

Issue Date:	Issue:	No:
14/06/24	BC APPLICATION - STAGE 3	21

Revision No: 21

A203

Published: 14/06/2024

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N

0 1 2 3 4 5

Note:
Drawing has been rotated 5.7° counter-clockwise from standard orientation.

GL Floor Area:

Existing

Residential:	206.5m²
Studio:	13.8m²
Garage:	43.8m²
Total GL Floor Area:	**264.1m²**

Proposed

Residential:	240.2m²
Studio:	149.9m²
Garage:	86.4m²
Total GL Floor Area:	**476.5m²**

L1 Floor Area:

Existing

Studio:	32.0m²

Proposed

Studio:	0m²

Total Proposed House Area: **476.5m²**

All gridlines are to external face of framing.
All wall dimensions are wall frame sizes u.n.o.

PZ - Project Zero: +349,490 (GL F.F.L.)
Studio floor slab level: PZ + 150mm

Key:

- D.01 / A.6.01 — Details
- S-01 / A.4.01 — Sections
- E-01 / A.5.01 — Elevations
- D.01 — Window/Door IDs
- Existing elements
- New elements
- External Paving
- Selected Carpet
- Timber Flooring
- Selected Tiles

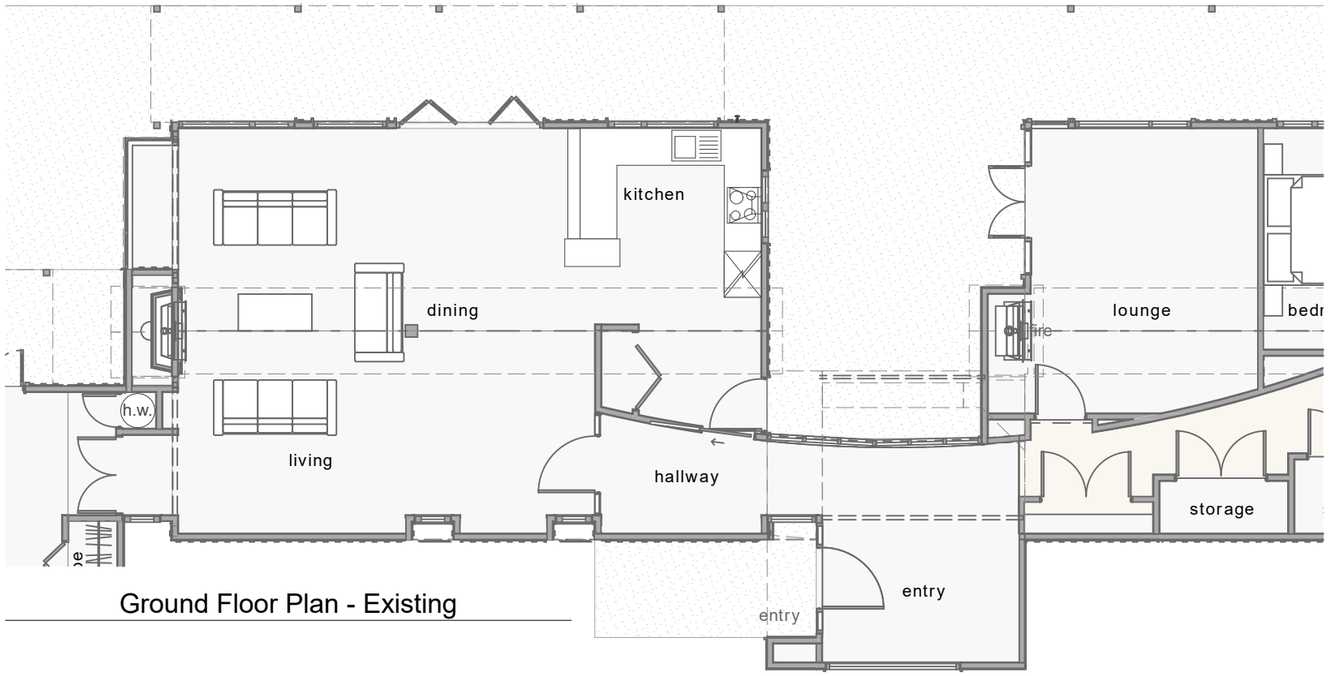
FLAT ROOF

Risk Factor	LOW		MEDIUM		HIGH		VERY HIGH		Subtotals
Wind Zone (per NZS 3604)	0		0		1	✔	2		1
Number of storeys	0	✔	1		2		4		0
Roof/wall intersection design	0		1		3		5	✔	5
Eaves width	0		1		2		5	✔	5
Envelope complexity	0		1	✔	3		6		1
Deck design	0	✔	2		4		6		0
							Total risk score:		12

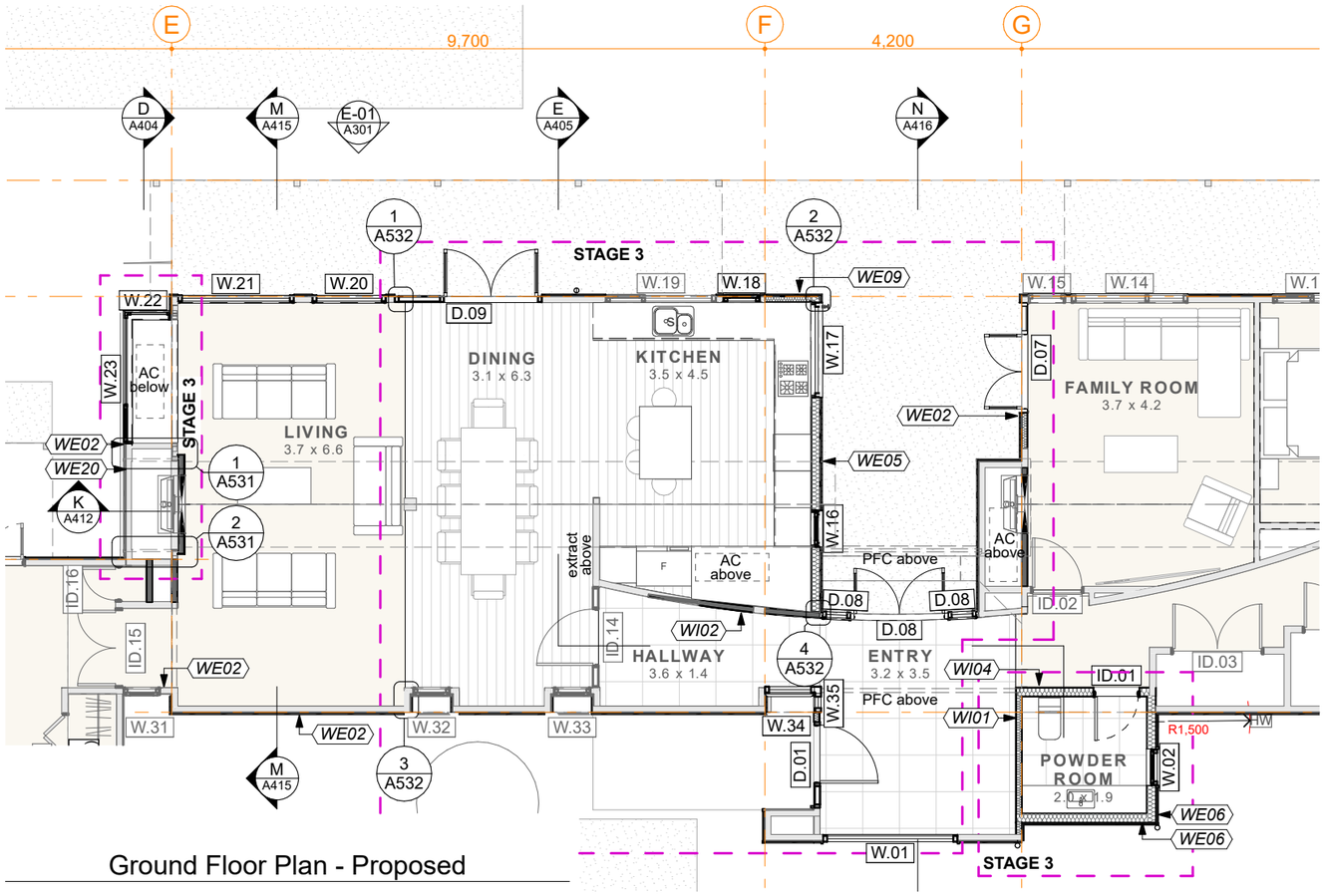
GABLE ROOF WITH NO EAVES

Risk Factor	LOW		MEDIUM		HIGH		VERY HIGH		Subtotals
Wind Zone (per NZS 3604)	0		0		1	✔	2		1
Number of storeys	0	✔	1		2		4		0
Roof/wall intersection design	0		1		3		5	✔	5
Eaves width	0		1		2		5	✔	5
Envelope complexity	0		1	✔	3		6		1
Deck design	0	✔	2		4		6		0
							Total risk score:		12

Proposed changes:
7. New gas fire in Living Room
9. New gas fire in Family Room
10. New steel chimney caps
11. New interior design around fire
12. AC units under window seat, above kitchen, Family Room fire, wardrobes
13. Build in space under window seat to accommodate AC unit
14. Raise window seat window sills
15. Insulate all accessible roofs and walls
16. Change northern windows' glazing set-out
17. Bracing to kitchen wall (1400mm long)
18. 900mm kitchen extension to east
19. Raise window head heights in entry
20. Change entry door arrangement
21. New door from entry to internal courtyard
22. New Powder Room (flat roof, joining to existing, external gutter)
23. Remove double door sidelight in Family Room
24. Add 45mm battens to roof (raise roof height)



Ground Floor Plan - Existing



Ground Floor Plan - Proposed

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Bray House

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Drawing Title: Ground Floor Plan - Living

Drawn:	AA
Issued:	14/06/24
Scale:	1:1, 1:100

Issue Date:	Issue:	No:
14/06/24	BC APPLICATION - STAGE 3	21

Revision No: 21

A204

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Note:
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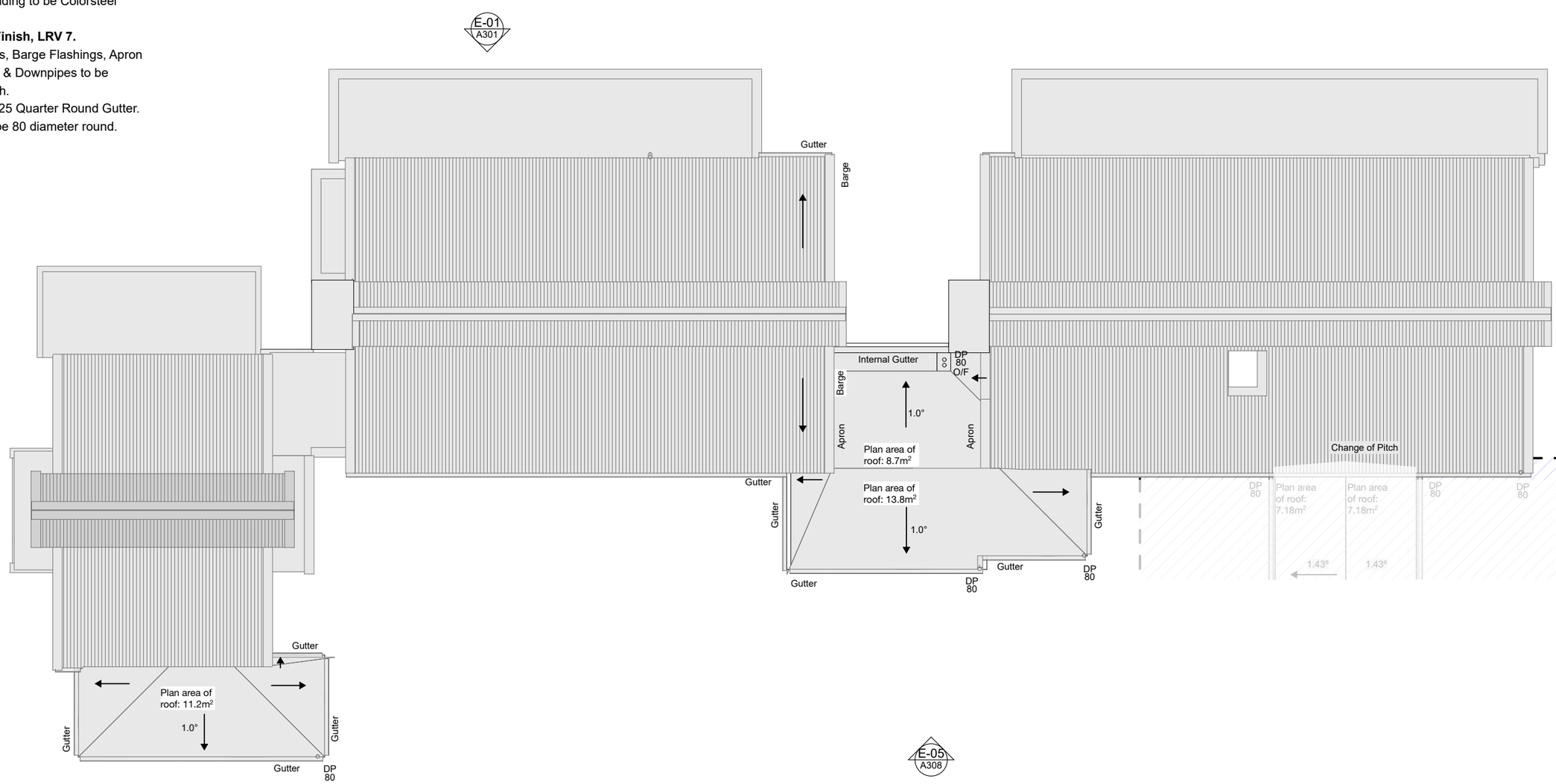
Note:
General Roof Cladding to be Colorsteel Corrugate.
Colour: **Flaxpod Finish, LRV 7.**
All Ridge Flashings, Barge Flashings, Apron Flashings, Gutters & Downpipes to be Colorsteel to Match.
All Gutters to be 125 Quarter Round Gutter.
All Downpipes to be 80 diameter round.

Main House Roof Plan Areas (link and garage excluded):

20º Pitch:	192.8m²	(approx. 67.3%)
0-2.0º Pitch:	93.5m²	(approx. 32.7%)
Overall:	286.3m²	approx.
Total number of gable ends:	6	

Max. roof area served by 80mm downpipe:
0-2.0º Pitch: 85m²
20º Pitch: 85m²

All Roof Services Penetrations to be Proprietary EPDM Boot Flashing (Dektite or Similar) with Colour-Matched Steel Soakers where required.
All as Manufacturer's Details and to NZBC E2.
All roof penetrations to match roof colour.



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Drawing Title: Proposed Roof Plan - Main House

Drawn: AA
Issued: 14/06/24
Scale: 1:100

Issue Date:	Issue:	No:
14/06/24	BC APPLICATION - STAGE 3	21

Revision No: 21

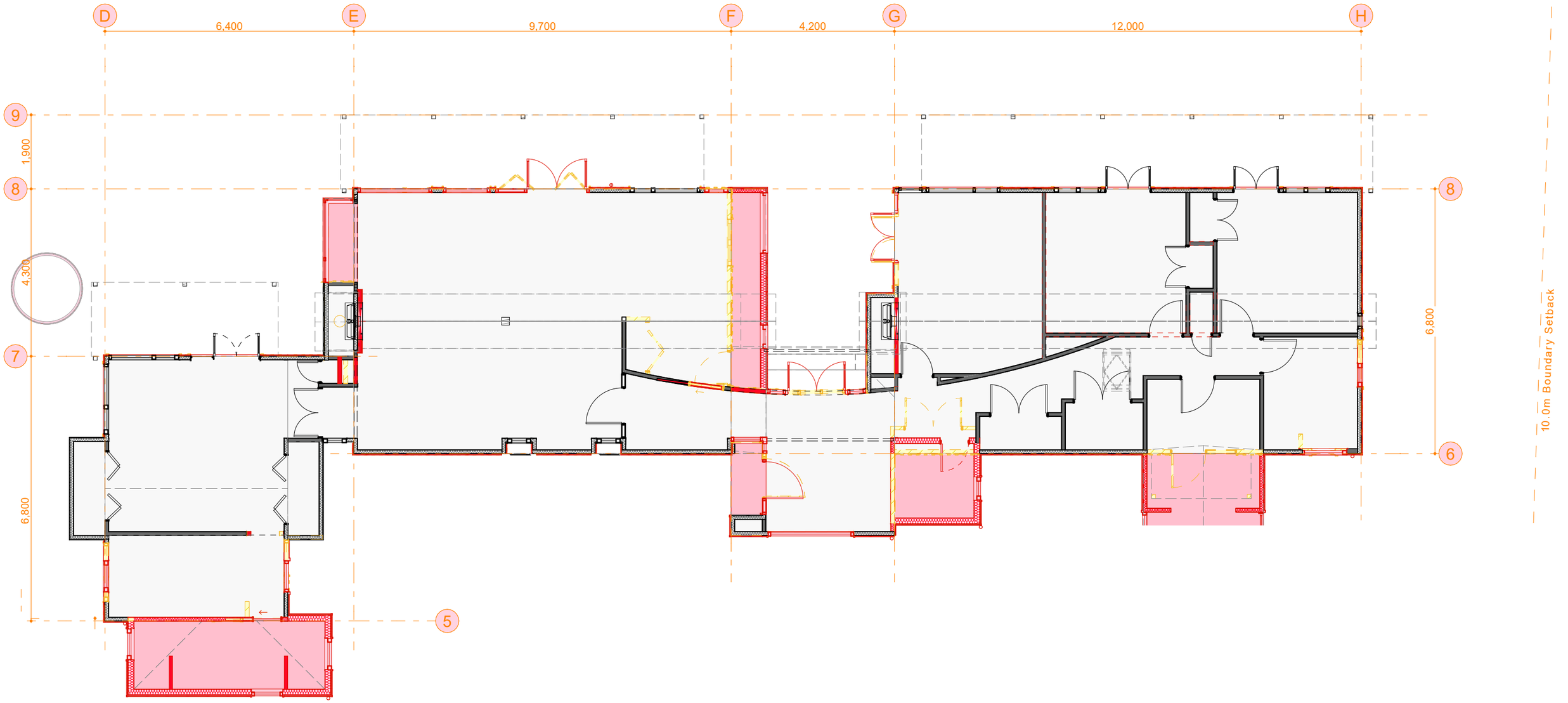
A208

Published: 14/06/2024

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KEY:

- Existing
- To be Demolished
- New



Basic Ground Floor Plan - Demolition & New

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Drawing Title: Ground Floor Plan - Demolition and New

Drawn: AA
Issued: 14/06/24
Scale: 1:100

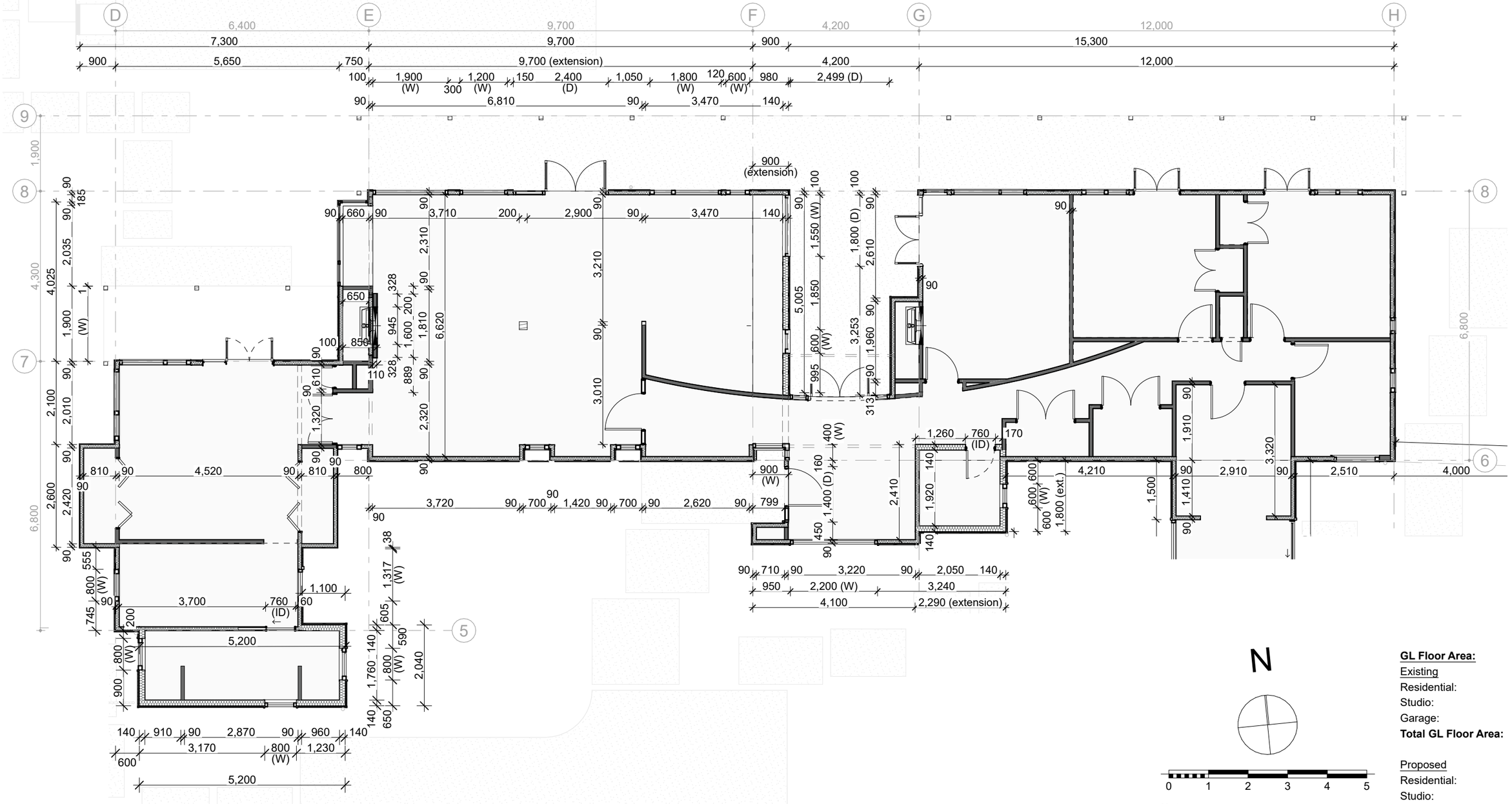
Issue Date:	Issue:	No:
14/06/24	BC APPLICATION - STAGE 3	21

Revision No: 21

A209

Published: 14/06/2024

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Ground Floor Set-out Plan

Note:
Drawing has been rotated 5.7° counter-clockwise from standard orientation.

GL Floor Area:

Existing

Residential:	206.5m²
Studio:	13.8m²
Garage:	43.8m²
Total GL Floor Area:	**264.1m²**

Proposed

Residential:	240.2m²
Studio:	149.9m²
Garage:	86.4m²
Total GL Floor Area:	**476.5m²**

L1 Floor Area:

Existing

Studio:	32.0m²

Proposed

Studio:	0m²

Total Proposed House Area: **476.5m²**

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Drawing Title: Floor Set-out Plan - Main House

Drawn: AA
Issued: 14/06/24
Scale: 1:100

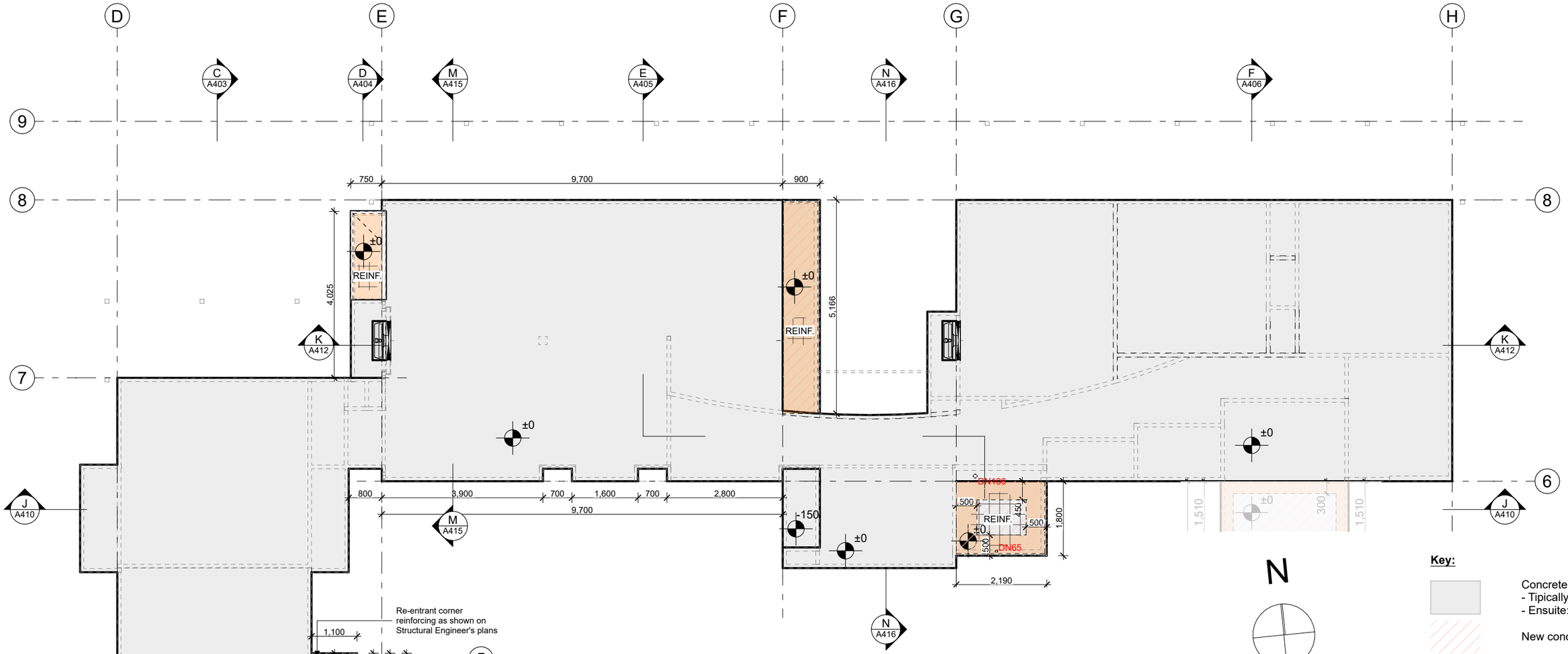
Issue Date:	Issue:	No:
14/06/24	BC APPLICATION - STAGE 3	21
28/09/22	CONCEPT 06	06
8/09/22	CONCEPT 05	05
27/06/22	CONCEPT 03	03

Revision No: 21

A211

Published: 14/06/2024

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Queenstown Lakes District Council



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Key:

- Concrete slab on ground
  - Tipically: 100mm
  - Ensuite: 120mm
- New concrete slab
- Foundation beam
- Slab thickening
- Pad footing under posts
- Shower Recess
- Thermal edge break
- Edge of concrete slab
- Wall above
- Underfloor heating in new slab
- Rebate for D/W opening

Note:

Drawing has been rotated 5.7° counter-clockwise from standard orientation.

Prepare all concrete floors for tile / timber / carpet flooring. Refer to A203 Ground Floor Plan - Master Bedroom and A204 Ground Floor Plan - Living for floor coverings, TBC by Owner.

All sizes, levels and locations are indicative. To be checked on site.
Refer to Structural Engineer's Drawings and Specifications for all foundation & slab design, set-outs, sizes, saw-cut locations.

Exact plumbing sizes & locations to be confirmed on site.

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Bray House

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Drawing Title: Ground Floor Foundation Plan - Main House

Drawn:	AA
Issued:	14/06/24
Scale:	1:100

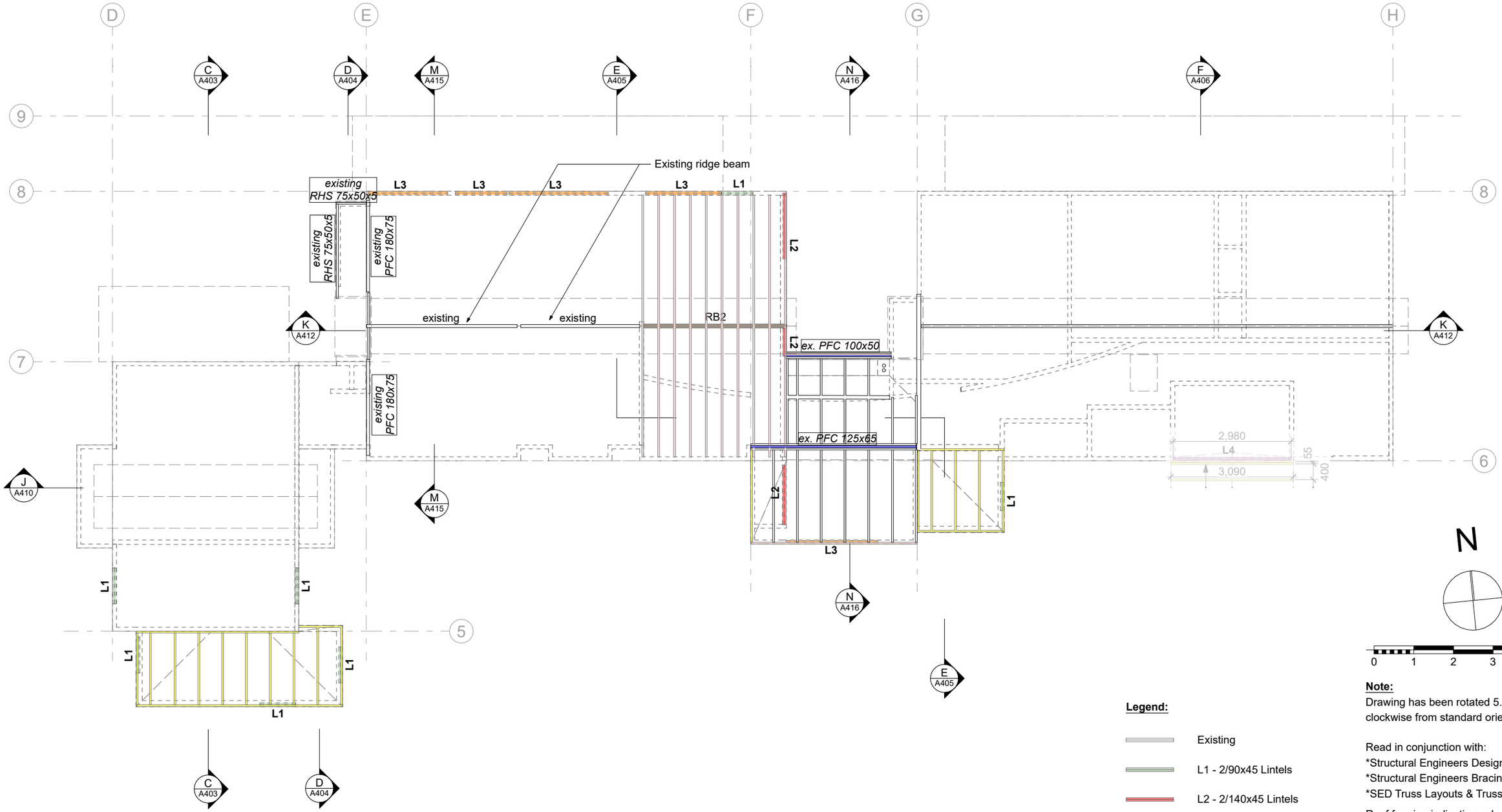
Issue Date:	Issue:	No:
14/06/24	BC APPLICATION - STAGE 3	21

Revision No: 21

A222

Published: 14/06/2024

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Legend:

- Existing
- L1 - 2/90x45 Lintels
- L2 - 2/140x45 Lintels
- L3 - 2/190x45 Lintels
- R2 - 140x45 Rafter
- RB2 - 2/290 x 45 Beam
- Steel beams
- Lumberlok Strapbrace - refer to Structural Engineer's plans & specifications

Note:

Drawing has been rotated 5.7° counter-clockwise from standard orientation.

Read in conjunction with:
*Structural Engineers Design & Specifications
*Structural Engineers Bracing Plan
*SED Truss Layouts & Truss Elevations

Roof framing indicative only.
Refer to Structural Engineer's drawings and specification for all sizes, timber grade and set-outs.

Purlins ctrs @ 900mm crs or 600 crs at sheet ends. Fixing type T. Refer to NZ3604 10.2.1.16.1 and manufacturer's specifications.

Refer to Structural Engineer for timber grade. All timber to be SG8 unless otherwise stated.

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Drawing Title: Roof Framing Plan - Main House

Drawn: AA
Issued: 14/06/24
Scale: 1:100

Issue Date:	Issue:	No:
14/06/24	BC APPLICATION - STAGE 3	21

Revision No: 21

A232

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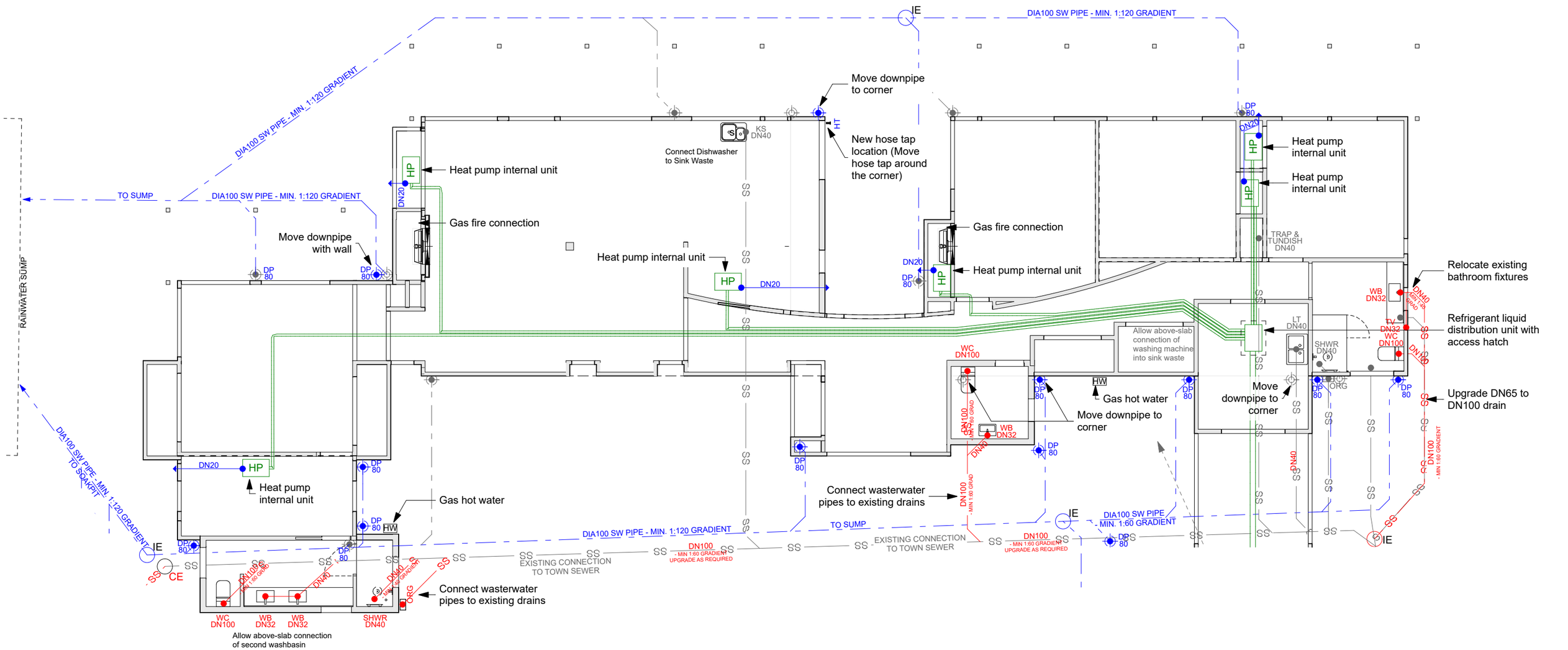
Legend:

- RP — Rodding Point
- Existing Downpipe
- Existing Downpipe to be Removed
- New Downpipe
- 25mm dia. existing water supply
- 110mm dia. Storm Water Pipe, installed to minimum 1 in 60 falls
- DN100 SS — 100mm dia. UPVC Sewer pipe, installed to minimum 1 in 60 falls, or as noted
- DN65 SS — 65mm dia. UPVC Sewer pipe, installed to minimum 1 in 40 falls, or as noted
- HP Refrigerant pipes
- Heat pump condensate drain
- Nova-Flow

BATH	- Bathtub
CD	- Channel Drain
CE	- Clearing Eye
DN	- Diameter Nominal
FS	- Foul Sewer
GT	- Gully Trap
HT	- Hose Tap
KS	- Kitchen Sink
LT	- Laundry Tub
ORG	- Overflow Relief Gully
SHWR	- Shower
TV	- Terminal Vent
T&T	- Trap & Tundish
WB	- Wash Basin
WC	- Toilet

All existing services to be confirmed on site.

Hose Taps to be 20mm, min. 600mm above ground



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Bray House

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Lot 2, DP 559337

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Drawing Title: Plumbing Plan - Main House

Drawn: AA
Issued: 14/06/24
Scale: 1:100

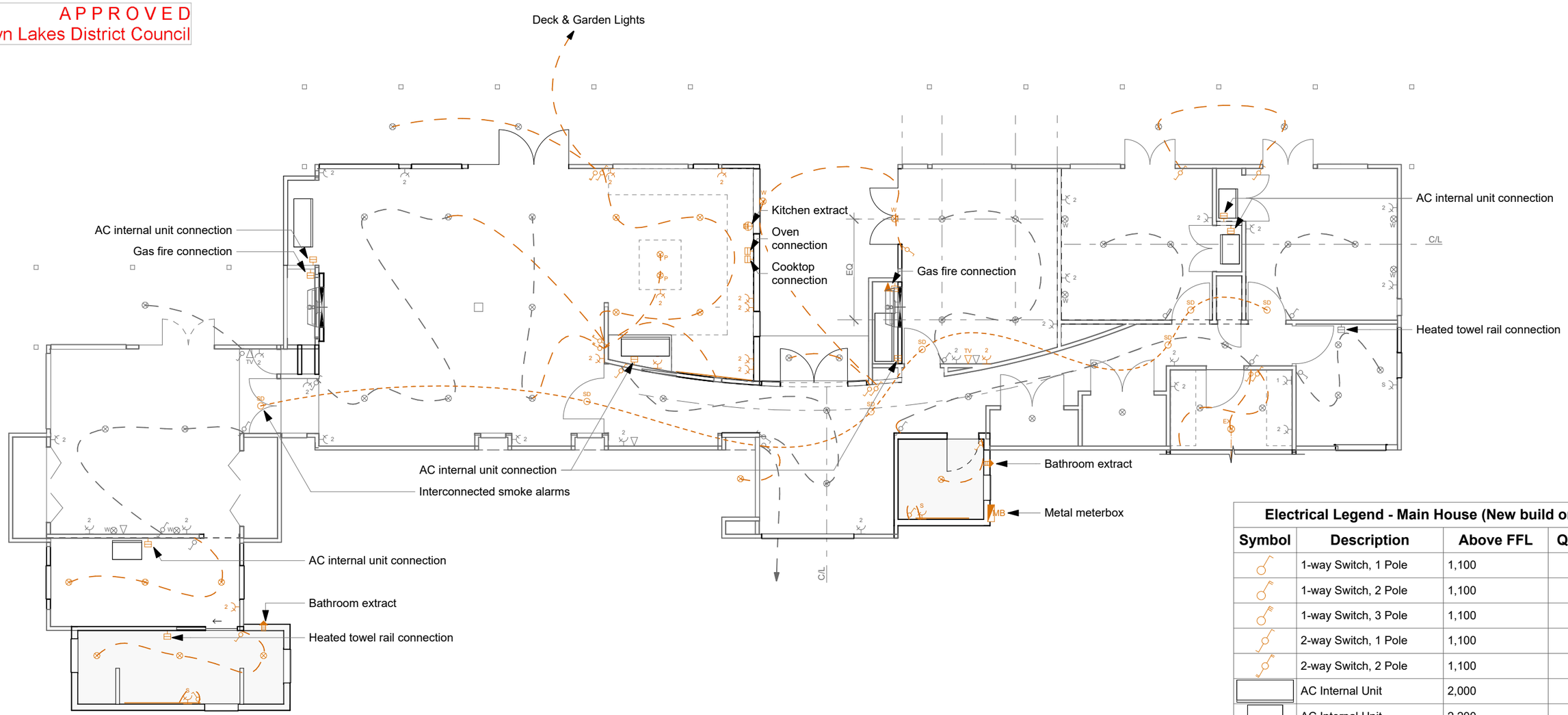
Issue Date:	Issue:	No:
14/06/24	BC APPLICATION - STAGE 3	21
9/03/23	BC APPLICATION - STAGE 1 RFI01	12

Revision No: 21

A241

Published: 14/06/2024

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Electrical Legend - Main House (New build only)			
Symbol	**Description**	**Above FFL**	**Quantity**
	1-way Switch, 1 Pole	1,100	6
	1-way Switch, 2 Pole	1,100	1
	1-way Switch, 3 Pole	1,100	1
	2-way Switch, 1 Pole	1,100	7
	2-way Switch, 2 Pole	1,100	1
	AC Internal Unit	2,000	1
	AC Internal Unit	2,200	1
	AC Internal Unit	2,400	1
	Double Power Point, Switched	400	3
	Double Power Point, Switched	750	1
	Double Power Point, Switched	1,100	8
	LED Strip	1,500	3
	Permanent Connection	200	1
	Permanent Connection	400	1
	Permanent Connection	750	2
	Permanent Connection	2,400	3
	Shaver Socket	1,100	2
SD	Smoke Alarm	2,200	1
SD	Smoke Alarm	2,400	6
TV	TV Connection	400	1
	Telephone / Data	0	1

Light Fittings Schedule - Main House		
Symbol	**Description**	**Quantity**
W	Exterior Wall Mounted Lamp	1
P	Pendant	2
	Recessed Spot	54
	Recessed Spot - IP Rated	1
	Recessed Spot, IP Rated	1
W	Wall Mounted Lamp	6

Note:
All electrical switch, power socket, permanent connection, other connection and light fitting types, locations and numbers to be consulted and confirmed by SB Design.

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Drawing Title: Electrical & Ceiling Plan - Main House

Drawn:	AA
Issued:	14/06/24
Scale:	1:100, 1:1

Issue Date:	Issue:	No:
14/06/24	BC APPLICATION - STAGE 3	21
9/03/23	BC APPLICATION - STAGE 1 RFI01	12

Revision No: 21

A251

Published: 14/06/2024

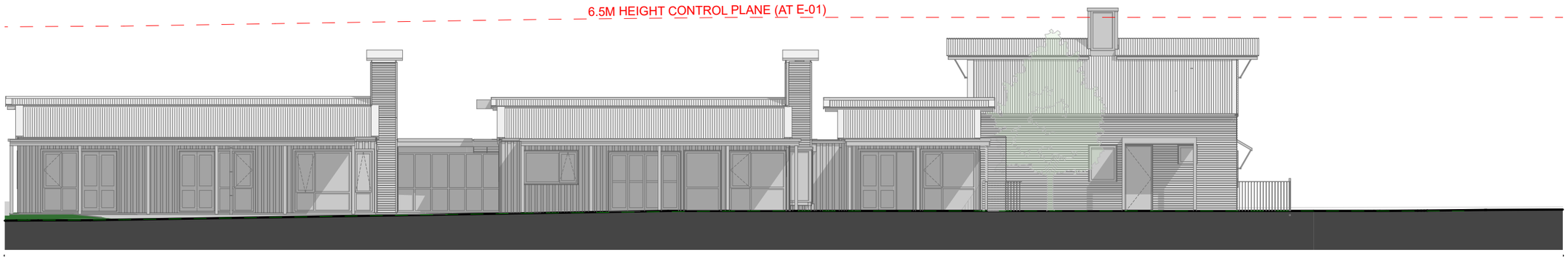
BC240593 APPROVED
Queenstown Lakes District Council

Material Legend:

- Vertical shiplap cedar weatherboard with Dryden WoodOil
  Colour: Driftwood or similar
- Corrugate roof cladding
  Colour: Flaxpod
- Horizontal Corrugate wall cladding
  Colour: Flaxpod
- Schist landscaping / retaining wall
- Glass T.B.C.

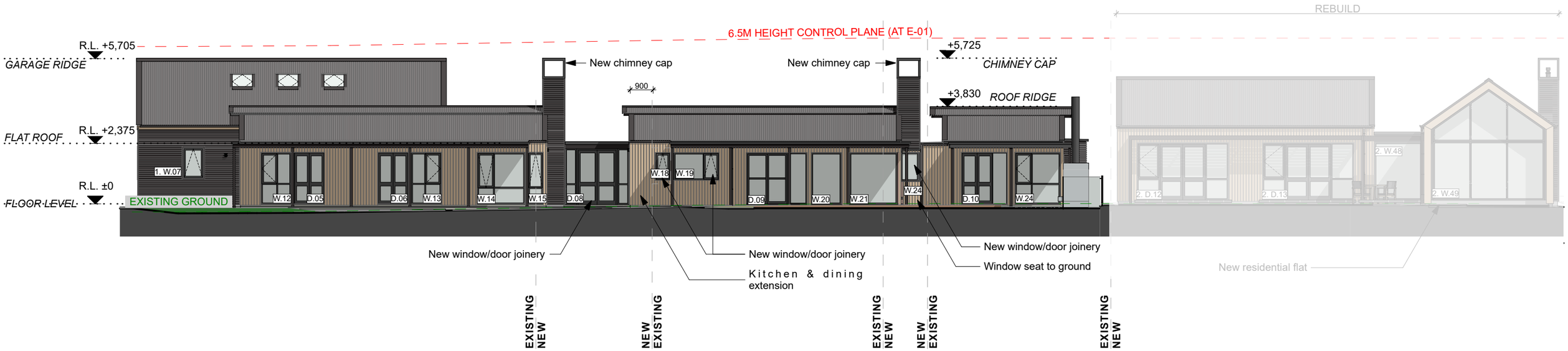
Note:
Vertical Shiplap profile boards to have 110mm cover TBC by Owner.

Note:
Roof cladding to be Colorsteel Corrugate.
Colour: Flaxpod, LRV 7.
All ridge flashings, barge flashings, apron flashings, gutters, fascias & downpipes to be Colorsteel to match.
All aluminium joinery to be matte black to match Colorsteel wall and roof cladding.
All wall mounted utilities: colour to match cladding.



North Elevation - Existing

E-01



North Elevation - Proposed

E-01

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Drawing Title: Overall North Elevation

Drawn: AA
Issued: 14/06/24
Scale: 1:150

Issue Date:	Issue:	No:
14/06/24	BC APPLICATION - STAGE 3	21
17/07/23	RESOURCE CONSENT AMENDMENT	14
18/01/23	RESOURCE CONSENT RFI02	09
22/12/22	RESOURCE CONSENT RFI01	08
23/11/22	RESOURCE CONSENT	07
28/09/22	CONCEPT 06	06
8/09/22	CONCEPT 05	05
27/06/22	CONCEPT 03	03

Revision No: 21

A301

Published: 14/06/2024

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Material Legend:

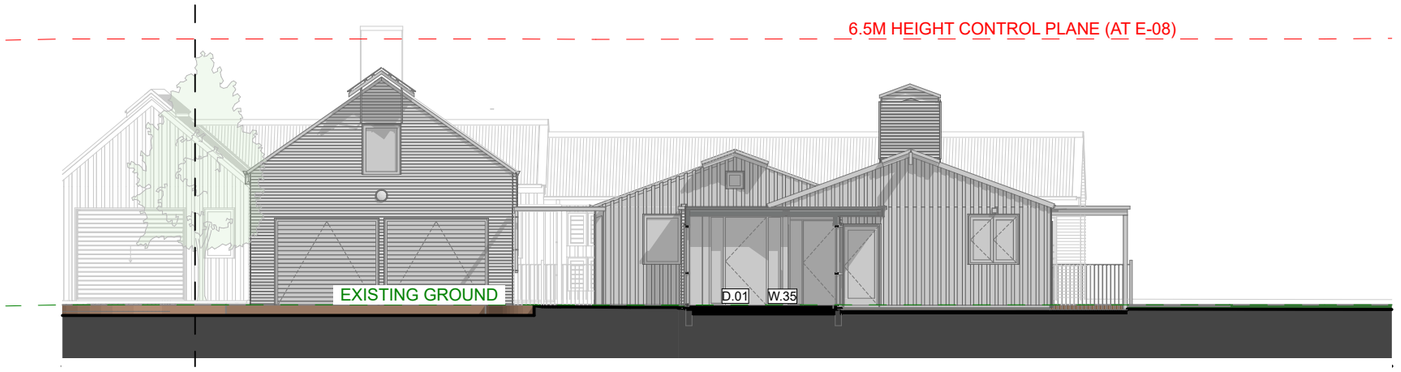
- Vertical shiplap cedar weatherboard with Dryden WoodOil
  Colour: Driftwood or similar
- Corrugate roof cladding
  Colour: Flaxpod
- Horizontal Corrugate wall cladding
  Colour: Flaxpod
- Schist landscaping / retaining wall
- Glass T.B.C.

Note:
Vertical Shiplap profile boards to have 110mm cover TBC by Owner.

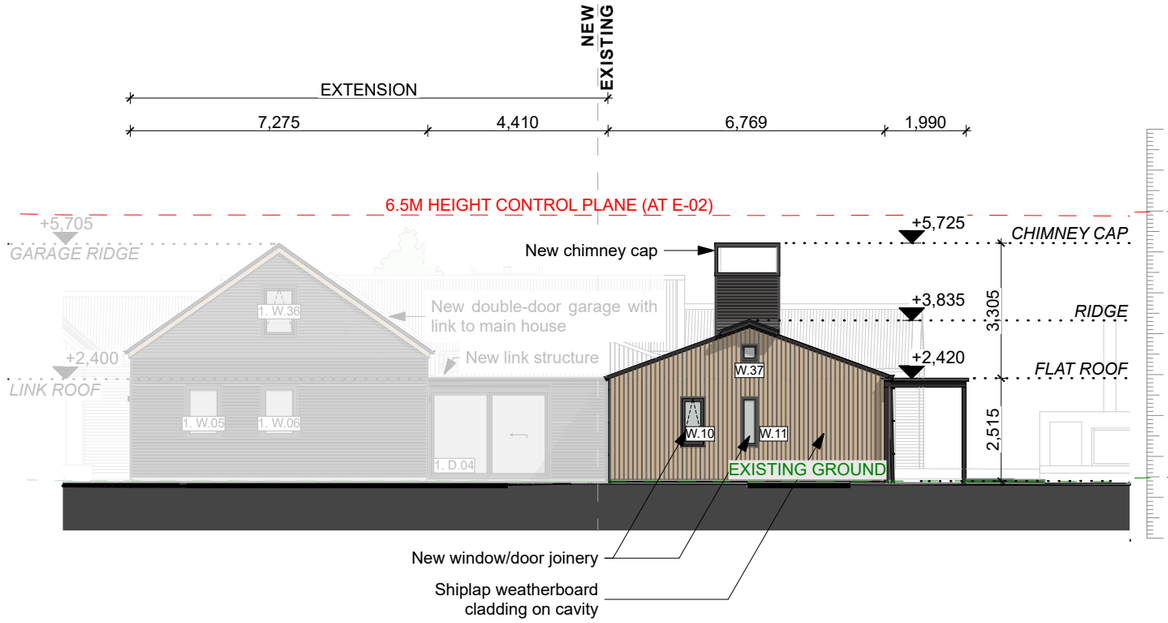
Note:
Roof cladding to be Colorsteel Corrugate.
Colour: Flaxpod, LRV 7.
All ridge flashings, barge flashings, apron flashings, gutters, fascias & downpipes to be Colorsteel to match.
All aluminium joinery to be matte black to match Colorsteel wall and roof cladding.
All wall mounted utilities: colour to match cladding.



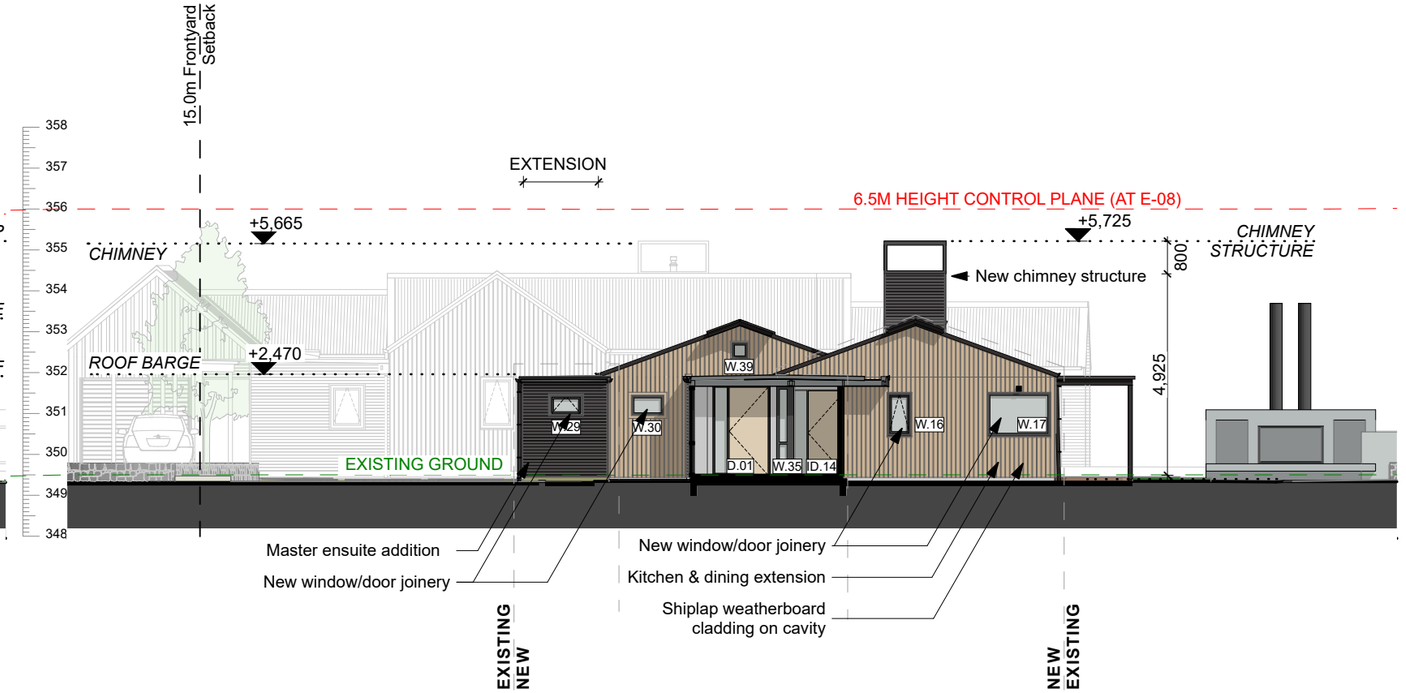
Garage and House East Elevation - Existing E-02



Courtyard East Elevation - Existing E-08



Garage and House East Elevation - Proposed E-02



Courtyard East Elevation - Proposed E-08

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Drawing Title: Main House East Elevations

Drawn: AA
Issued: 14/06/24
Scale: 1:150

Issue Date:	Issue:	No:
14/06/24	BC APPLICATION - STAGE 3	21
17/07/23	RESOURCE CONSENT AMENDMENT	14
18/01/23	RESOURCE CONSENT RFI02	09
22/12/22	RESOURCE CONSENT RFI01	08
23/11/22	RESOURCE CONSENT	07
28/09/22	CONCEPT 06	06
8/09/22	CONCEPT 05	05
27/06/22	CONCEPT 03	03

Revision No: 21

A303

Published: 14/06/2024

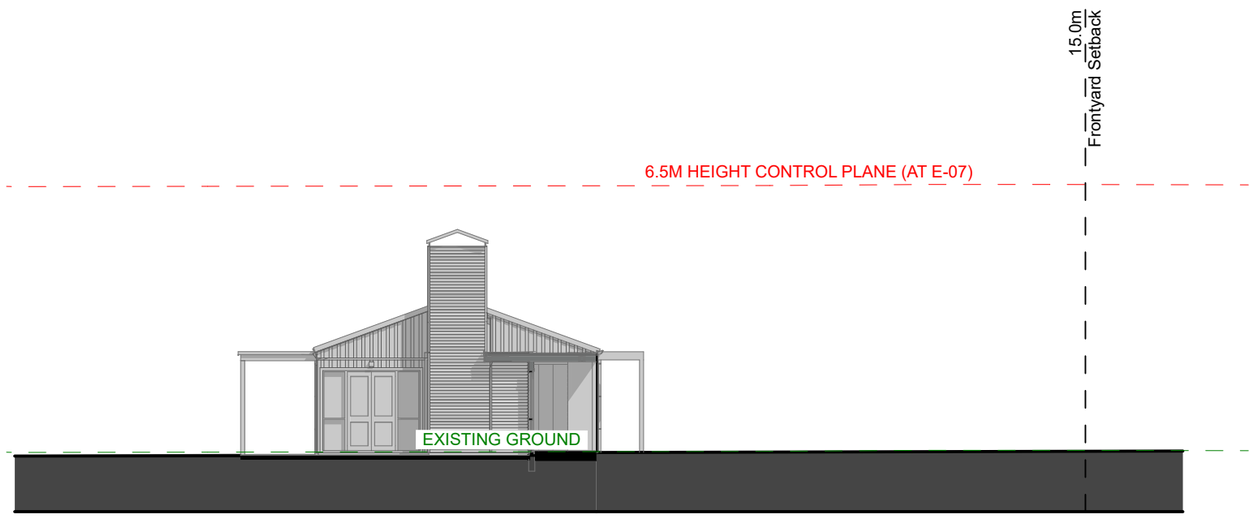
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Material Legend:

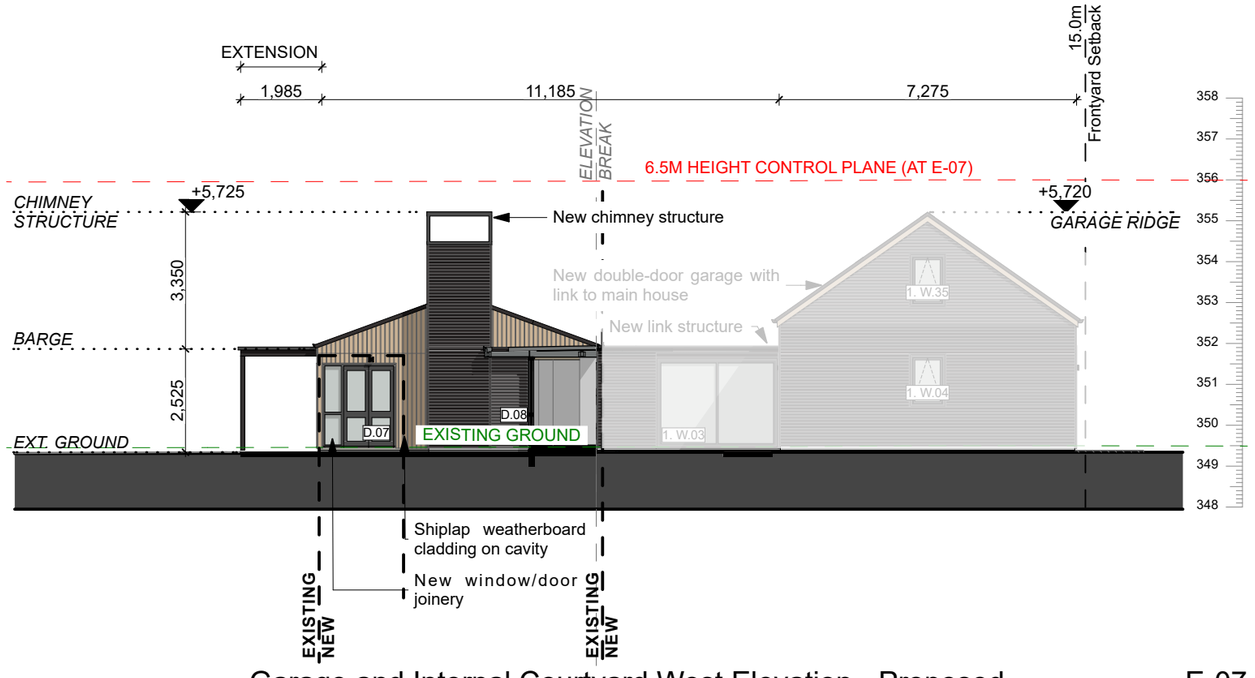
- Vertical shiplap cedar weatherboard with Dryden WoodOil
  Colour: Driftwood or similar
- Corrugate roof cladding
  Colour: Flaxpod
- Horizontal Corrugate wall cladding
  Colour: Flaxpod
- Schist landscaping / retaining wall
- Glass T.B.C.

Note:
Vertical Shiplap profile boards to have 110mm cover TBC by Owner.

Note:
Roof cladding to be Colorsteel Corrugate.
Colour: Flaxpod, LRV 7.
All ridge flashings, barge flashings, apron flashings, gutters, fascias & downpipes to be Colorsteel to match.
All aluminium joinery to be matte black to match Colorsteel wall and roof cladding.
All wall mounted utilities: colour to match cladding.



Garage and Internal Courtyard West Elevation - Existing E-07



Garage and Internal Courtyard West Elevation - Proposed E-07

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Drawing Title: West Elevations

Drawn: AA
Issued: 14/06/24
Scale: 1:150

Issue Date:	Issue:	No:
14/06/24	BC APPLICATION - STAGE 3	21
17/07/23	RESOURCE CONSENT AMENDMENT	14
18/01/23	RESOURCE CONSENT RFI02	09
22/12/22	RESOURCE CONSENT RFI01	08
23/11/22	RESOURCE CONSENT	07

Revision No: 21

A305

Published: 14/06/2024

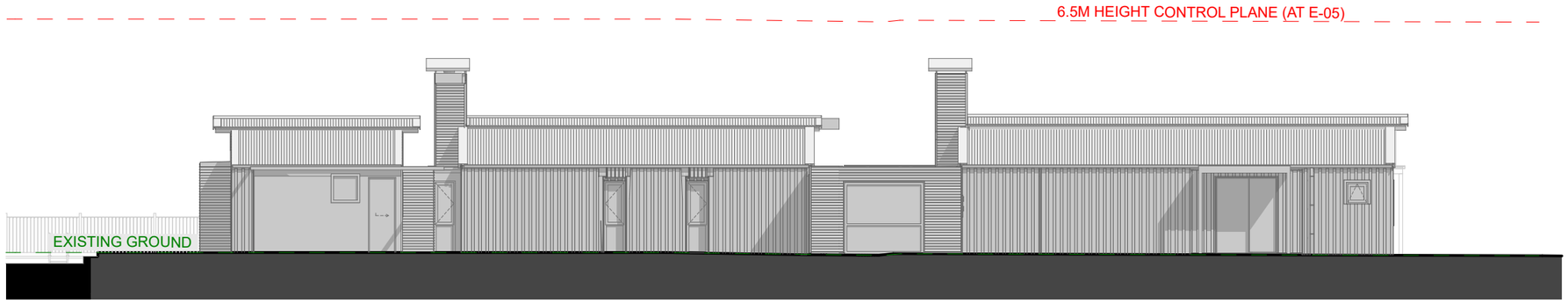
BC240593
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Material Legend:

- Vertical shiplap cedar weatherboard with Dryden WoodOil
  Colour: Driftwood or similar
- Corrugate roof cladding
  Colour: Flaxpod
- Horizontal Corrugate wall cladding
  Colour: Flaxpod
- Schist landscaping / retaining wall
- Glass T.B.C.

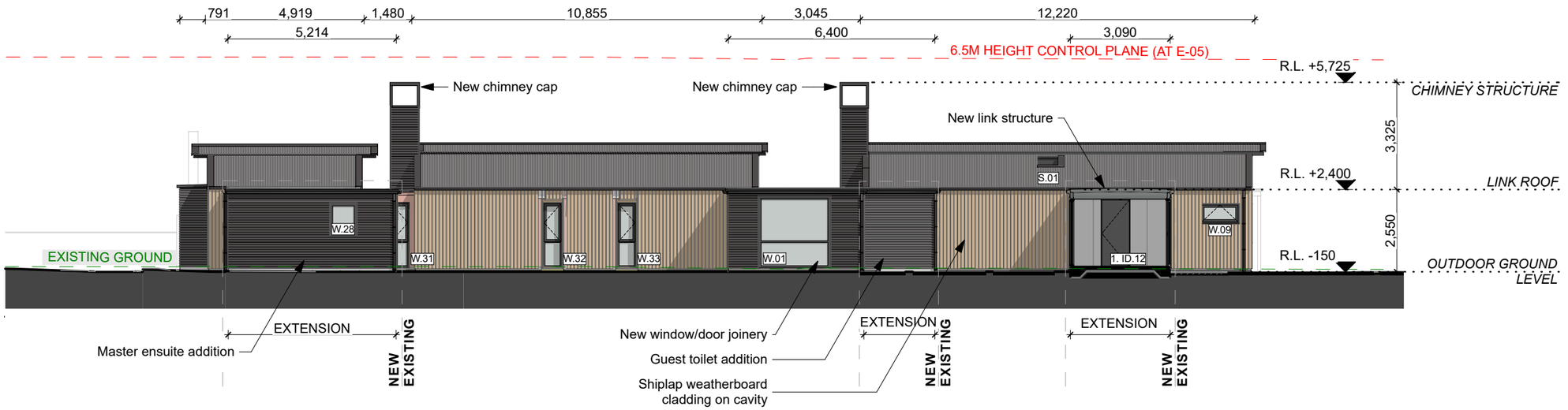
Note:
Vertical Shiplap profile boards to have 110mm cover TBC by Owner.

Note:
Roof cladding to be Colorsteel Corrugate.
Colour: Flaxpod, LRV 7.
All ridge flashings, barge flashings, apron flashings, gutters, fascias & downpipes to be Colorsteel to match.
All aluminium joinery to be matte black to match Colorsteel wall and roof cladding.
All wall mounted utilities: colour to match cladding.



South Elevation - Existing

E-05



South Elevation - Proposed

E-05

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Drawing Title: Main House South Elevation

Drawn:	AA
Issued:	14/06/24
Scale:	1:150

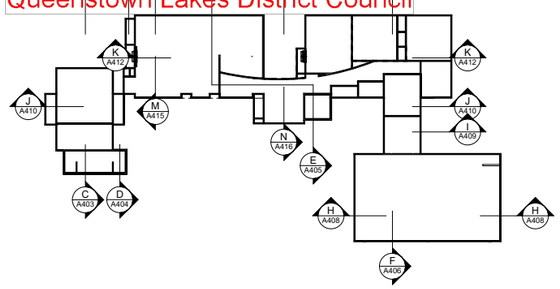
Issue Date:	Issue:	No:
14/06/24	BC APPLICATION - STAGE 3	21
17/07/23	RESOURCE CONSENT AMENDMENT	14
18/01/23	RESOURCE CONSENT RFI02	09
22/12/22	RESOURCE CONSENT RFI01	08
23/11/22	RESOURCE CONSENT	07

Revision No: 21

A308

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WE.02 Vertical Shiplap over 90mm Timber Framing
- Vertical Shiplap Weatherboard (finish: Dryden WoodOil, colour: Dryhills or similar), over
- H3.1 20x45mm horizontal castillated timber cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- H1.2 90x45mm (existing or new) timber framing (studs @ max. 400crs, dwangs @ max. 600 crs) - R2.8 Knauf External Wall batt insulation, over
- 10mm GIB® Plasterboard (paint finish, colour T.B.C.)

WE.06 Horizontal Corrugated Iron over 140mm Timber Framing + RAB
- Horizontal colorsteel Corrugate wall cladding (colour: Flaxpod), over
- H3.1 20x45mm vertical cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- H3.2 7mm Ecoply barrier bracing, over
- H1.2 140x45mm timber framing (studs @ max. 600crs, or 300crs max above 3.6m stud height) - R3.6 Knauf External Wall batt insulation, over
- Internal wall lining TBC

WI.01 Int. - 90mm Framing with GIB both sides
- 10mm GIB® Plasterboard (paint finish, colour T.B.C., use Aqualine in wet areas), over
- H1.2 90x45mm timber framing (studs @ max. 600crs, dwangs @ max. 800 crs) - R2.6HD Knauf Acoustic Wall batt insulation, over
- 10mm GIB® Plasterboard (paint finish, colour T.B.C., use Aqualine in wet areas)

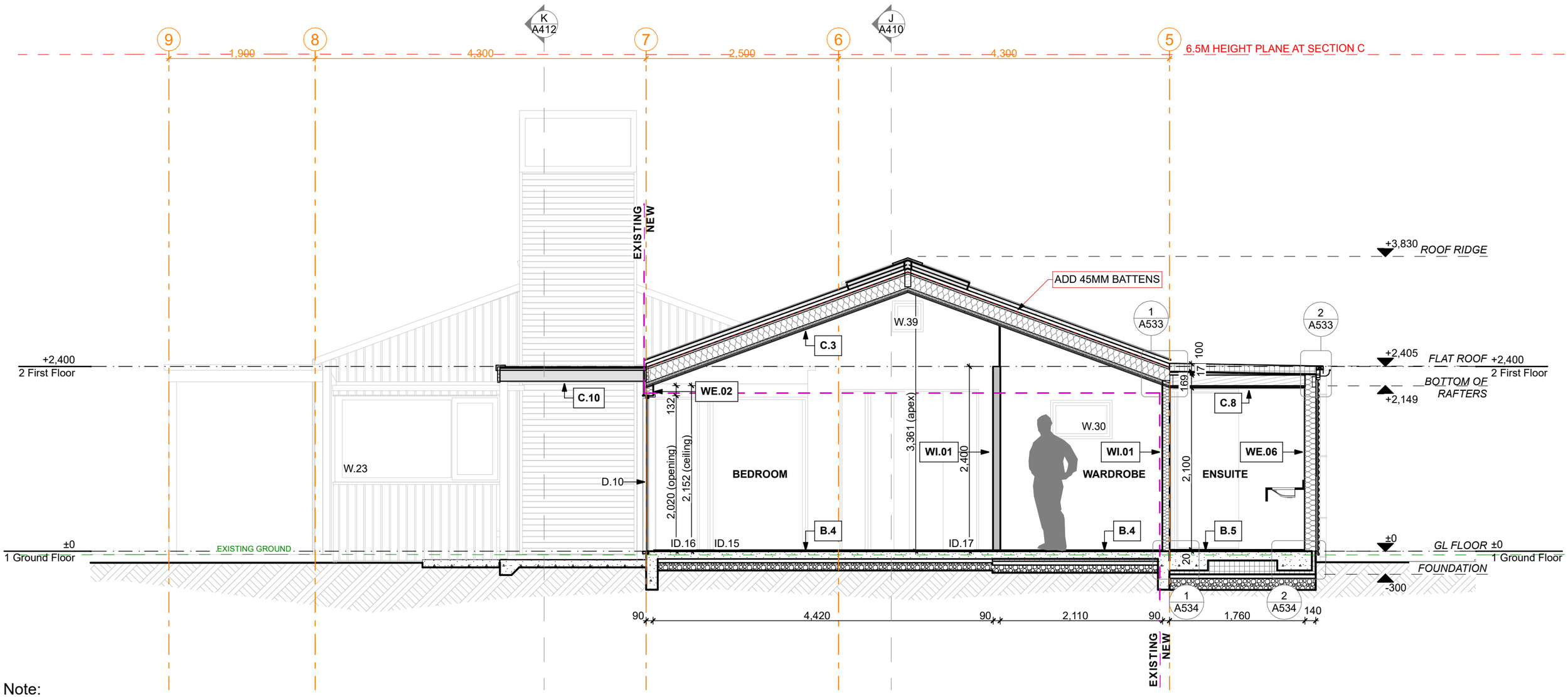
B.4 Existing slab and foundation

B.5 Concrete Floor - Insulated
- Selected Floor finish, over
- 120mm concrete slab (finish: Polished concrete or selected flooring), over
- 180mm MaxSlab underfloor insulation, over
- DPM, over
- min. 25mm sand blinding, over
- min. 150mm compacted hardfill

C.3 Existing Roof - Main House
- Colorsteel Corrugate roof cladding. Colour: New Denim Blue, over
- Roof underlay, over
- H3.1 70x45mm purlins @ 900crs, over
- H1.2 45x45mm rafter height extension, over
- H1.2 timber roof structure - upgrade insulation to R5.0 batt skillion roof insulation, over
- 70x35mm H1.2 ceiling framing - add R1.9 batt insulation in ceiling space, over
- Selected ceiling lining

C.8 Flat Roof - Main House Ensuite
- 2-layer torch-on bitumenous membrane roof, over
- 100mm PIR insulation board (R4.55), over
- vapour barrier on primer, over
- 17mm H3.2 plywood roof substrate, over
- H1.2 timber packing to create fall, over
- H1.2 timber structure - R2.2 batt insulation, over
- 16mm Rondo battens, over
- 13mm Gib ceiling lining

C.10 Verandah Roof
- Existing verandah roof



Note:
All existing dimensions are approximate.

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Drawing Title: Section C

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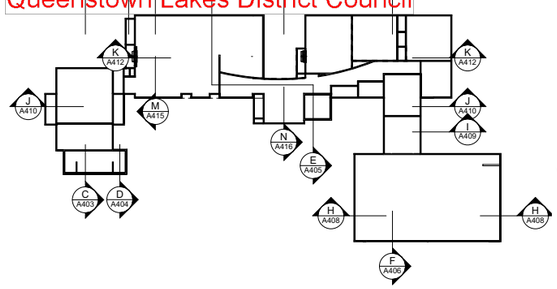
Issue Date:	Issue:	No:
14/06/24	BC APPLICATION - STAGE 3	21

Revision No: 21

A403

Published: 14/06/2024

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WE.02 Vertical Shiplap over 90mm Timber Framing
- Vertical Shiplap Weatherboard (finish: Dryden WoodOil, colour: Dryhills or similar), over
- H3.1 20x45mm horizontal castillated timber cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- H1.2 90x45mm (existing or new) timber framing (studs @ max. 400crs, dwangs @ max. 600 crs) - R2.8 Knauf External Wall batt insulation, over
- 10mm GIB® Plasterboard (paint finish, colour T.B.C.)

WE.04 Horizontal Corrugated Iron over 90mm Timber Framing
- Horizontal Colorsteel Corrugate wall cladding (colour: Flaxpod), over
- H3.1 20x45mm vertical cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- H1.2 90x45mm existing or new timber framing (studs @ max. 600crs, or 300crs max above 3.6m stud height) - R2.6 Knauf External Wall batt insulation, over
- 10mm GIB® Plasterboard (paint finish, colour T.B.C.)

WE.06 Horizontal Corrugated Iron over 140mm Timber Framing + RAB
- Horizontal colorsteel Corrugate wall cladding (colour: Flaxpod), over
- H3.1 20x45mm vertical cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- H3.2 7mm Ecoply barrier bracing, over
- H1.2 140x45mm timber framing (studs @ max. 600crs, or 300crs max above 3.6m stud height) - R3.6 Knauf External Wall batt insulation, over
- Internal wall lining TBC

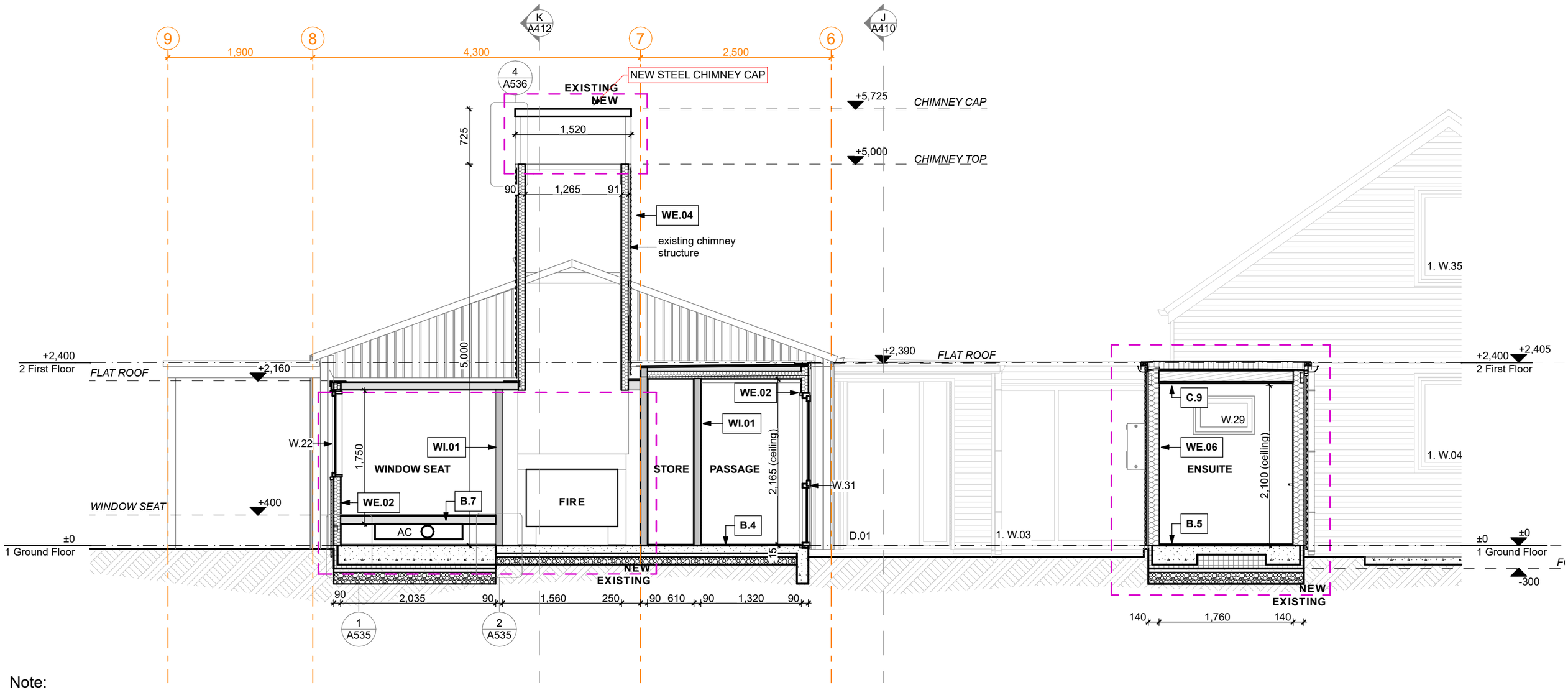
WI.01 Int. - 90mm Framing with GIB both sides
- 10mm GIB® Plasterboard (paint finish, colour T.B.C., use Aqualine in wet areas), over
- H1.2 90x45mm timber framing (studs @ max. 600crs, dwangs @ max. 800 crs) - R2.6HD Knauf Acoustic Wall batt insulation, over
- 10mm GIB® Plasterboard (paint finish, colour T.B.C., use Aqualine in wet areas)

B.4 Existing slab and foundation

B.5 Concrete Floor - Insulated
- Selected Floor finish, over
- 120mm concrete slab (finish: Polished concrete or selected flooring), over
- 180mm MaxSlab underfloor insulation, over
- DPM, over
- min. 25mm sand blinding, over
- min. 150mm compacted hardfill

B.7 Window Seat floor
- 21mm H1.2 plywood, over
- H1.2 90x45mm timber floor framingwith R2.8 batt insulation, over
- 9mm fibrecement soffit lining

C.9 Flat Roof - Window Seat
- 2-layer torch-on bitumenous membrane roof, over
- 100mm PIR insulation board (R4.5), over
- vapour barrier on primer, over
- 17mm H3.2 plywood roof substrate, over
- H1.2 timber packing to create fall, over
- H1.2 timber structure - R2.2 batt insulation, over
- min. 35mm H1.2 timber ceiling battens, over
- 13mm Plasterboard ceiling lining



Note:
All existing dimensions are approximate.

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Drawing Title: Section D

Drawn: AA
Issued: 14/06/24
Scale: 1:50

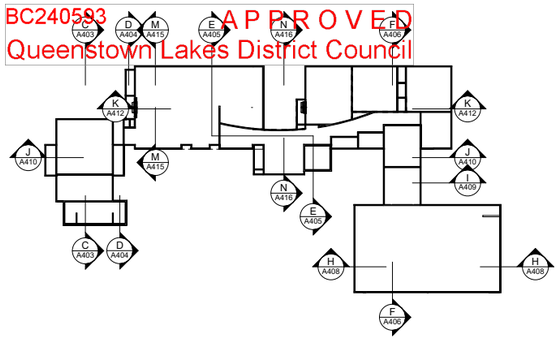
Issue Date:	Issue:	No:
14/06/24	BC APPLICATION - STAGE 3	21

Revision No: 21

A404

Published: 14/06/2024

BC240593 APPROVED
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WE.02 Vertical Shiplap over 90mm Timber Framing
- Vertical Shiplap Weatherboard (finish: Dryden WoodOil, colour: Dryhills or similar), over
- H3.1 20x45mm horizontal castillated timber cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- H1.2 90x45mm (existing or new) timber framing (studs @ max. 400crs, dwangs @ max. 600 crs)
- R2.8 Knauf External Wall batt insulation, over
- 10mm GIB® Plasterboard (paint finish, colour T.B.C.)

WE.06 Horizontal Corrugated Iron over 140mm Timber Framing + RAB
- Horizontal colorsteel Corrugate wall cladding (colour: Flaxpod), over
- H3.1 20x45mm vertical cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- H3.2 7mm Ecoply barrier bracing, over
- H1.2 140x45mm timber framing (studs @ max. 600crs, or 300crs max above 3.6m stud height) - R3.6 Knauf External Wall batt insulation, over
- Internal wall lining TBC

WI.04 Int. - 140mm Framing with GIB both sides
- 10mm GIB® Braceline Plasterboard (paint finish, colour T.B.C., use Aqualine in wet areas), over
- H1.2 140x45mm timber framing (studs @ max. 400crs, dwangs @ max. 800 crs) - R4.1 Knauf Acoustic Wall batt insulation, over
- 10mm GIB® Braceline Plasterboard (paint finish, colour T.B.C., use Aqualine in wet areas)

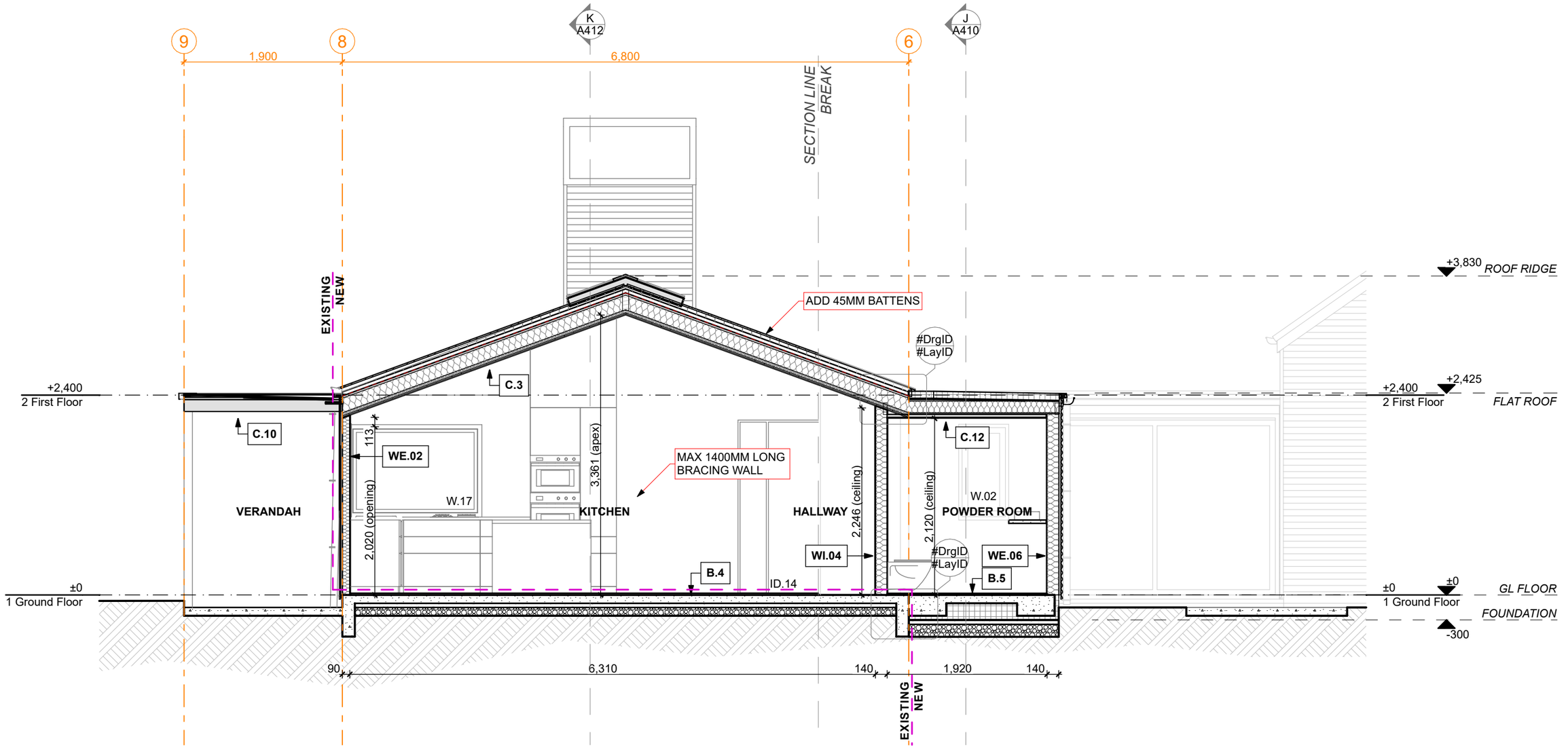
B.4 Existing slab and foundation

B.5 Concrete Floor - Insulated
- Selected Floor finish, over
- 120mm concrete slab (finish: Polished concrete or selected flooring), over
- 180mm MaxSlab underfloor insulation, over
- DPM, over
- min. 25mm sand blinding, over
- min. 150mm compacted hardfill

C.3 Existing Roof - Main House
- Colorsteel Corrugate roof cladding. Colour: New Denim Blue, over
- Roof underlay, over
- H3.1 70x45mm purlins @ 900crs, over
- H1.2 45x45mm rafter height extension, over
- H1.2 timber roof structure - upgrade insulation to R5.0 batt skillion roof insulation, over
- 70x35mm H1.2 ceiling framing - add R1.9 batt insulation in ceiling space, over
- Selected ceiling lining

C.10 Verandah Roof
- Existing verandah roof

C.12 Flat Roof - Main House Powder Room
- 2-layer torch-on bitumenous membrane roof, over
- 80mm PIR insulation board (R4.05), over
- vapour barrier on primer, over
- 17mm H3.2 plywood roof substrate, over
- H1.2 timber packing to create fall, over
- H1.2 timber structure - R2.6 batt insulation, over
- 16mm Rondo battens, over
- 13mm Gib ceiling lining



Note:
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Drawing Title: Section E

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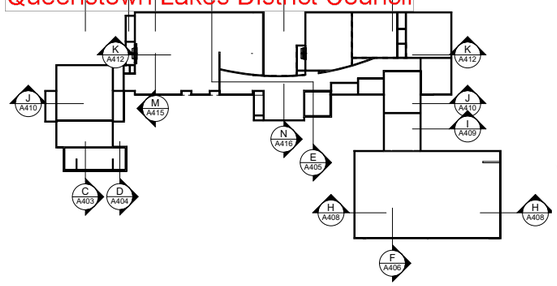
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Published: 14/06/2024

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WE.02 Vertical Shiplap over 90mm Timber Framing
- Vertical Shiplap Weatherboard (finish: Dryden WoodOil, colour: Dryhills or similar), over
- H3.1 20x45mm horizontal castillated timber cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- H1.2 90x45mm (existing or new) timber framing (studs @ max. 400crs, dwangs @ max. 600 crs) - R2.8 Knauf External Wall batt insulation, over
- 10mm GIB® Plasterboard (paint finish, colour T.B.C.)

WE.04 Horizontal Corrugated Iron over 90mm Timber Framing
- Horizontal Colorsteel Corrugate wall cladding (colour: Flaxpod), over
- H3.1 20x45mm vertical cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- H1.2 90x45mm existing or new timber framing (studs @ max. 600crs, or 300crs max above 3.6m stud height) - R2.6 Knauf External Wall batt insulation, over
- 10mm GIB® Plasterboard (paint finish, colour T.B.C.)

WE.06 Horizontal Corrugated Iron over 140mm Timber Framing + RAB
- Horizontal colorsteel Corrugate wall cladding (colour: Flaxpod), over
- H3.1 20x45mm vertical cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- H3.2 7mm Ecoply barrier bracing, over
- H1.2 140x45mm timber framing (studs @ max. 600crs, or 300crs max above 3.6m stud height) - R3.6 Knauf External Wall batt insulation, over
- Internal wall lining TBC

WI.01 Int. - 90mm Framing with GIB both sides
- 10mm GIB® Plasterboard (paint finish, colour T.B.C., use Aqualine in wet areas), over
- H1.2 90x45mm timber framing (studs @ max. 600crs, dwangs @ max. 800 crs) - R2.6HD Knauf Acoustic Wall batt insulation, over
- 10mm GIB® Plasterboard (paint finish, colour T.B.C., use Aqualine in wet areas)

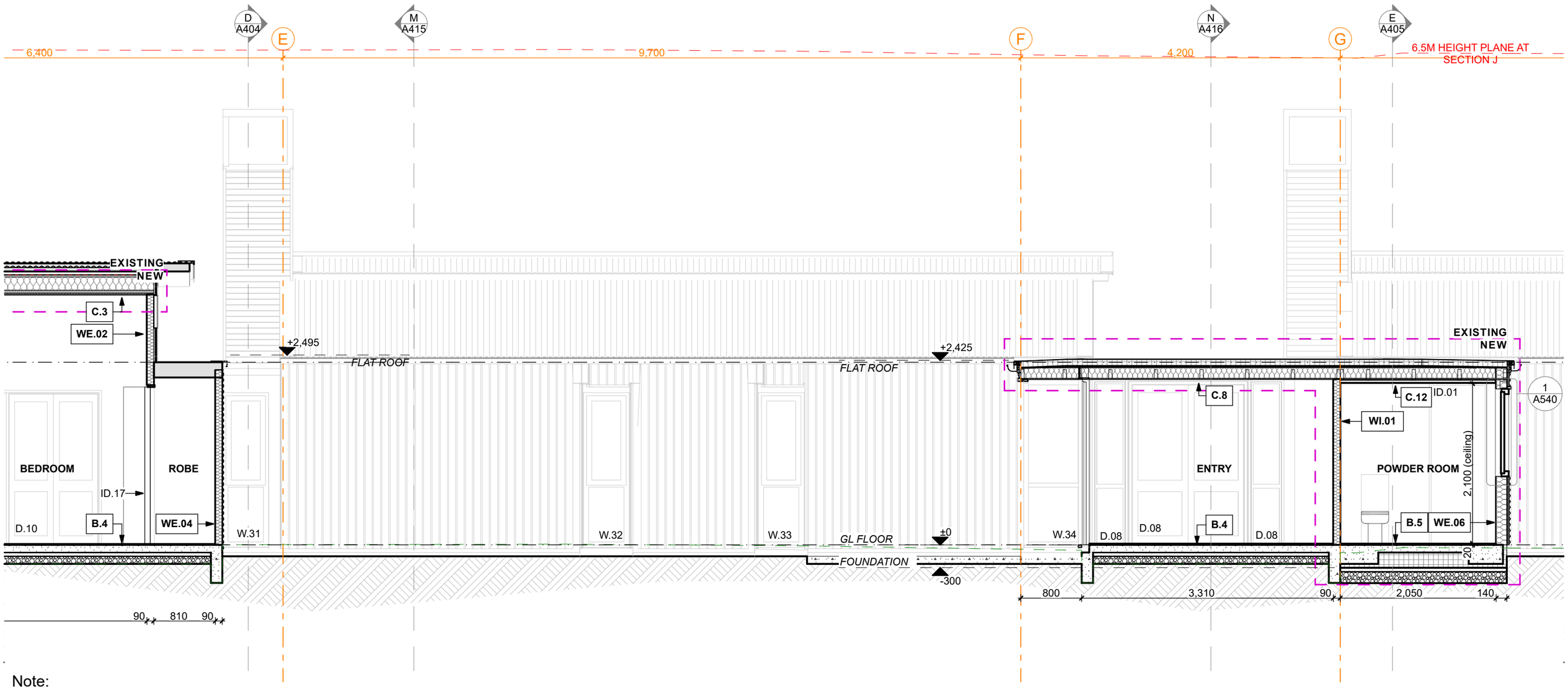
B.4 Existing slab and foundation

B.5 Concrete Floor - Insulated
- Selected Floor finish, over
- 120mm concrete slab (finish: Polished concrete or selected flooring), over
- 180mm MaxSlab underfloor insulation, over
- DPM, over
- min. 25mm sand blinding, over
- min. 150mm compacted hardfill

C.3 Existing Roof - Main House
- Colorsteel Corrugate roof cladding. Colour: New Denim Blue, over
- Roof underlay, over
- H3.1 70x45mm purlins @ 900crs, over
- H1.2 45x45mm rafter height extension, over
- H1.2 timber roof structure - upgrade insulation to R5.0 batt skillion roof insulation, over
- 70x35mm H1.2 ceiling framing - add R1.9 batt insulation in ceiling space, over
- Selected ceiling lining

C.8 Flat Roof - Main House Ensuite
- 2-layer torch-on bitumenous membrane roof, over
- 100mm PIR insulation board (R4.55), over
- vapour barrier on primer, over
- 17mm H3.2 plywood roof substrate, over
- H1.2 timber packing to create fall, over
- H1.2 timber structure - R2.2 batt insulation, over
- 16mm Rondo battens, over
- 13mm Gib ceiling lining

C.12 Flat Roof - Main House Powder Room
- 2-layer torch-on bitumenous membrane roof, over
- 80mm PIR insulation board (R4.05), over
- vapour barrier on primer, over
- 17mm H3.2 plywood roof substrate, over
- H1.2 timber packing to create fall, over
- H1.2 timber structure - R2.6 batt insulation, over
- 16mm Rondo battens, over
- 13mm Gib ceiling lining



Note:
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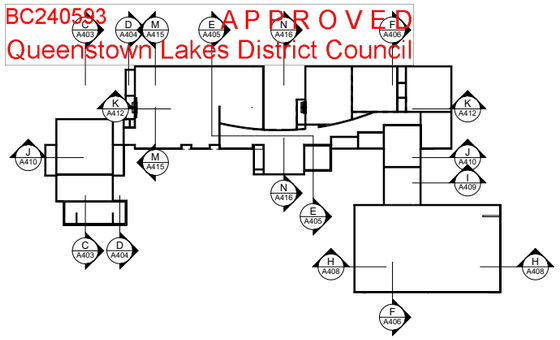
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WE.11 Vertical Shiplap over 140mm Timber Framing
- Vertical Shiplap cedar cladding, over
- H3.1 20x45mm horizontal castellated cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- H1.2 140x45mm timber framing (studs @ max. 600crs, doubles above 3.6m stud height) - R4.1 Knauf External Wall batt insulation, over
- 10mm GIB® Plasterboard (paint finish, colour T.B.C.)

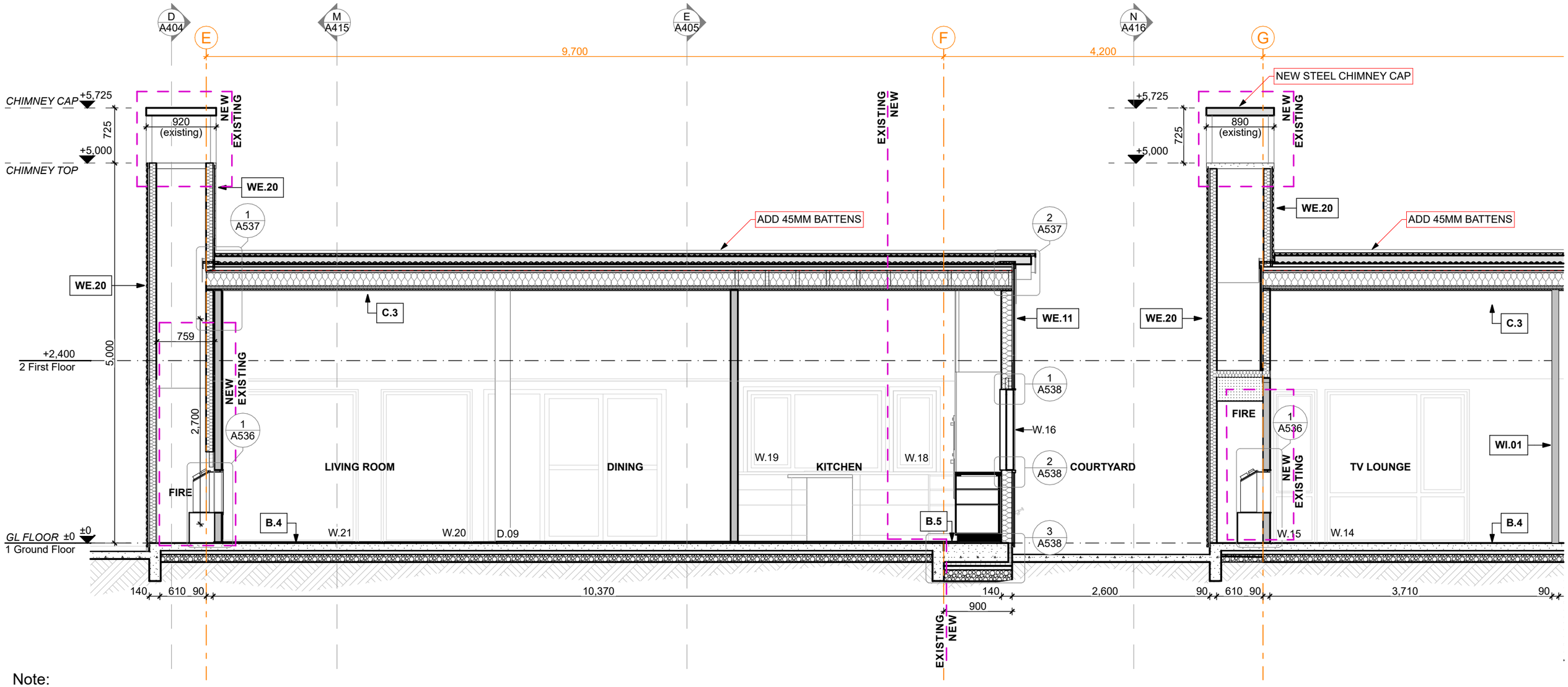
WE.20 Horizontal Corrugated Iron over 90mm Timber Framing, no lining
- Horizontal Colorsteel Corrugate wall cladding (colour: Flaxpod), over
- H3.1 20x45mm vertical cavity battens (if reclad), over
- Pro Clima Extasana breathable wall underlay, over
- H1.2 90x45mm existing timber framing - R2.6 Knauf External Wall batt insulation

WI.01 Int. - 90mm Framing with GIB both sides
- 10mm GIB® Plasterboard (paint finish, colour T.B.C., use Aqualine in wet areas), over
- H1.2 90x45mm timber framing (studs @ max. 600crs, dwangs @ max. 800 crs) - R2.6HD Knauf Acoustic Wall batt insulation, over
- 10mm GIB® Plasterboard (paint finish, colour T.B.C., use Aqualine in wet areas)

B.4 Existing slab and foundation

B.5 Concrete Floor - Insulated
- Selected Floor finish, over
- 120mm concrete slab (finish: Polished concrete or selected flooring), over
- 180mm MaxSlab underfloor insulation, over
- DPM, over
- min. 25mm sand blinding, over
- min. 150mm compacted hardfill

C.3 Existing Roof - Main House
- Colorsteel Corrugate roof cladding. Colour: New Denim Blue, over
- Roof underlay, over
- H3.1 70x45mm purlins @ 900crs, over
- H1.2 45x45mm rafter height extension, over
- H1.2 timber roof structure - upgrade insulation to R5.0 batt skillion roof insulation, over
- 70x35mm H1.2 ceiling framing - add R1.9 batt insulation in ceiling space, over
- Selected ceiling lining



Note:
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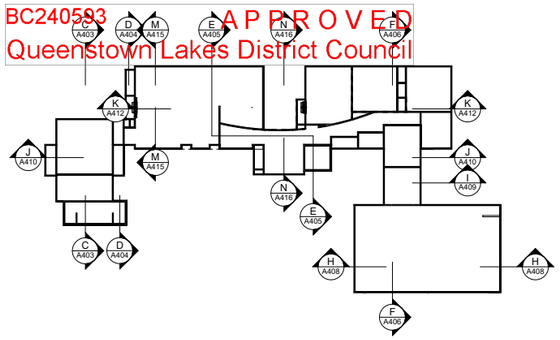
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A412

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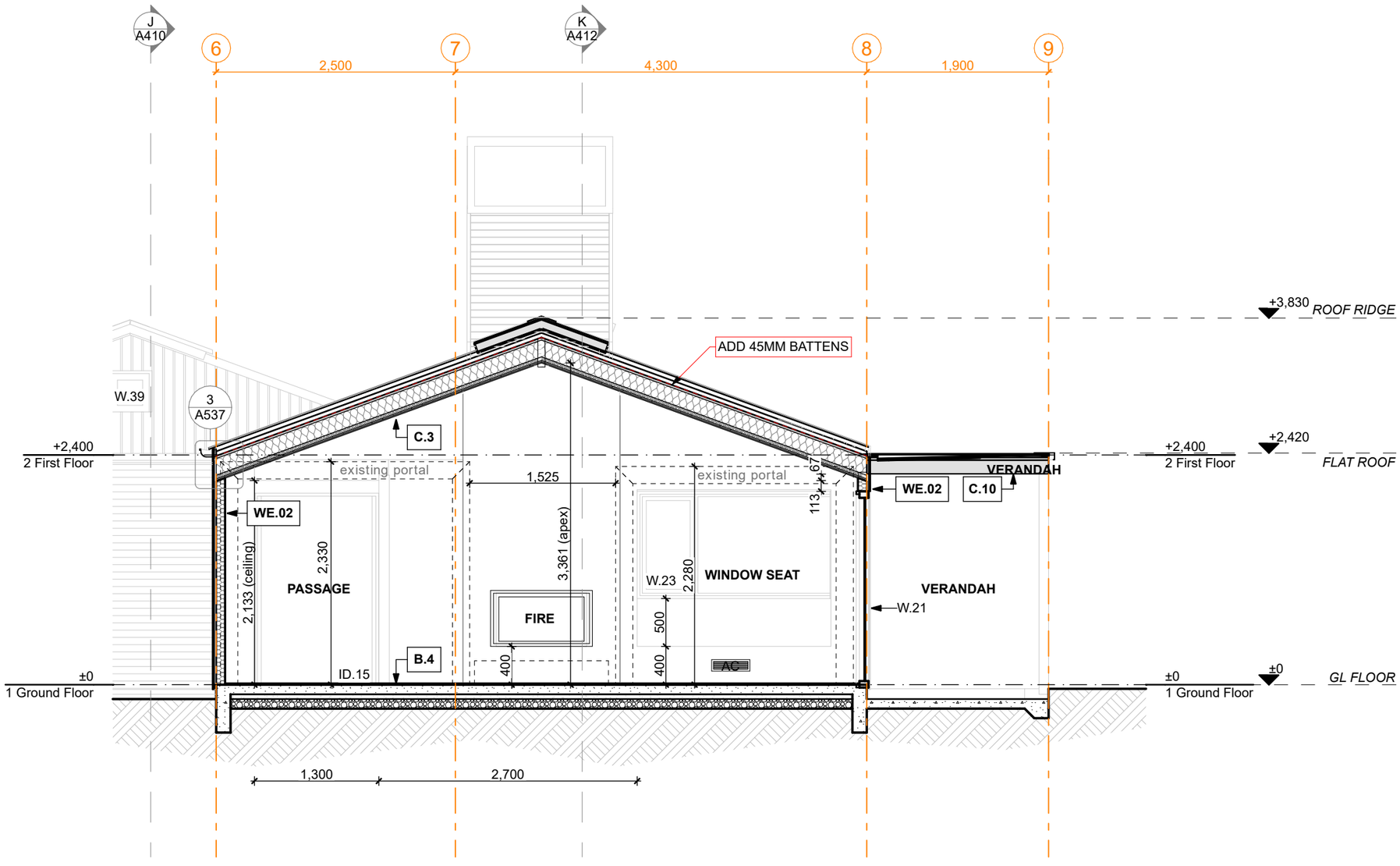


WE.02 Vertical Shiplap over 90mm Timber Framing
- Vertical Shiplap Weatherboard (finish: Dryden WoodOil, colour: Dryhills or similar), over
- H3.1 20x45mm horizontal castillated timber cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- H1.2 90x45mm (existing or new) timber framing (studs @ max. 400crs, dwangs @ max. 600 crs) - R2.8 Knauf External Wall batt insulation, over
- 10mm GIB® Plasterboard (paint finish, colour T.B.C.)

B.4 Existing slab and foundation

C.3 Existing Roof - Main House
- Colorsteel Corrugate roof cladding. Colour: New Denim Blue, over
- Roof underlay, over
- H3.1 70x45mm purlins @ 900crs, over
- H1.2 45x45mm rafter height extension, over
- H1.2 timber roof structure - upgrade insulation to R5.0 batt skillion roof insulation, over
- 70x35mm H1.2 ceiling framing - add R1.9 batt insulation in ceiling space, over
- Selected ceiling lining

C.10 Verandah Roof
- Existing verandah roof



Note:
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Drawing Title: Section M

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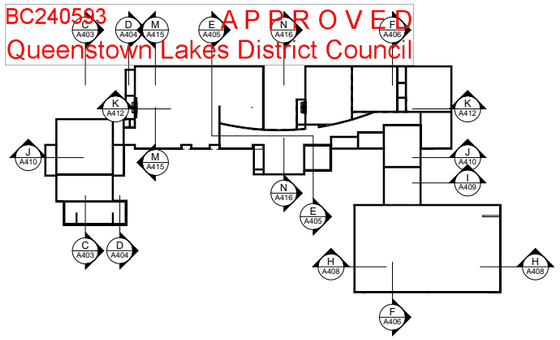
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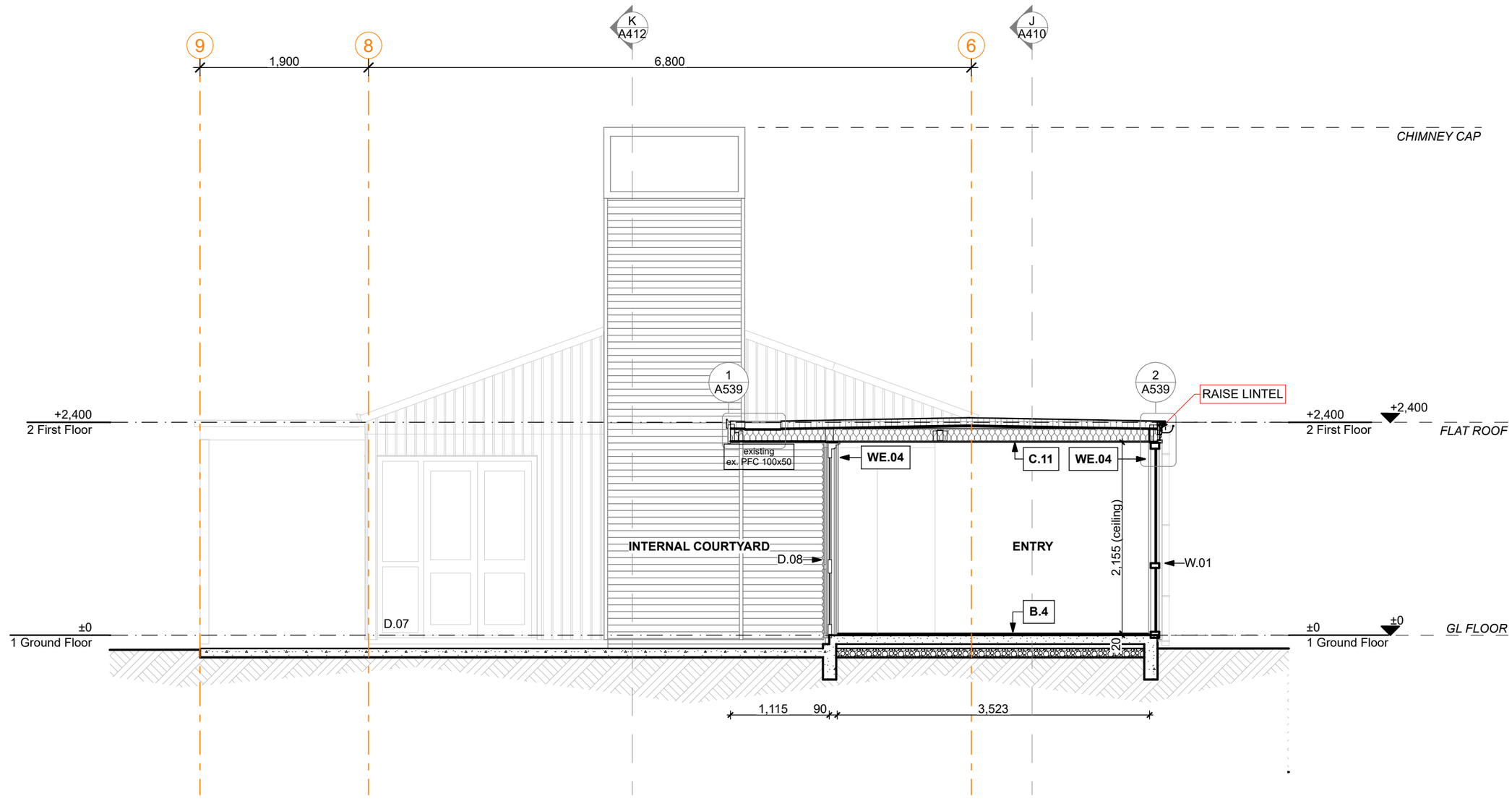
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WE.04 Horizontal Corrugated Iron over 90mm Timber Framing
- Horizontal Colorsteel Corrugate wall cladding (colour: Flaxpod), over
- H3.1 20x45mm vertical cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- H1.2 90x45mm existing or new timber framing (studs @ max. 600crs, or 300crs max above 3.6m stud height) - R2.6 Knauf External Wall batt insulation, over
- 10mm GIB® Plasterboard (paint finish, colour T.B.C.)

B.4 Existing slab and foundation

C.11 Flat Roof - Main House Entry
- 2-layer torch-on bitumenous membrane roof, over
- 80mm PIR insulation board (R3.64), over
- vapour barrier on primer, over
- 17mm H3.2 plywood roof substrate, over
- H1.2 timber packing to create fall, over
- Existing H1.2 timber structure - R2.8 batt insulation, over
- Existing timber ceiling battens, over
- 13mm Gib ceiling lining



Note:
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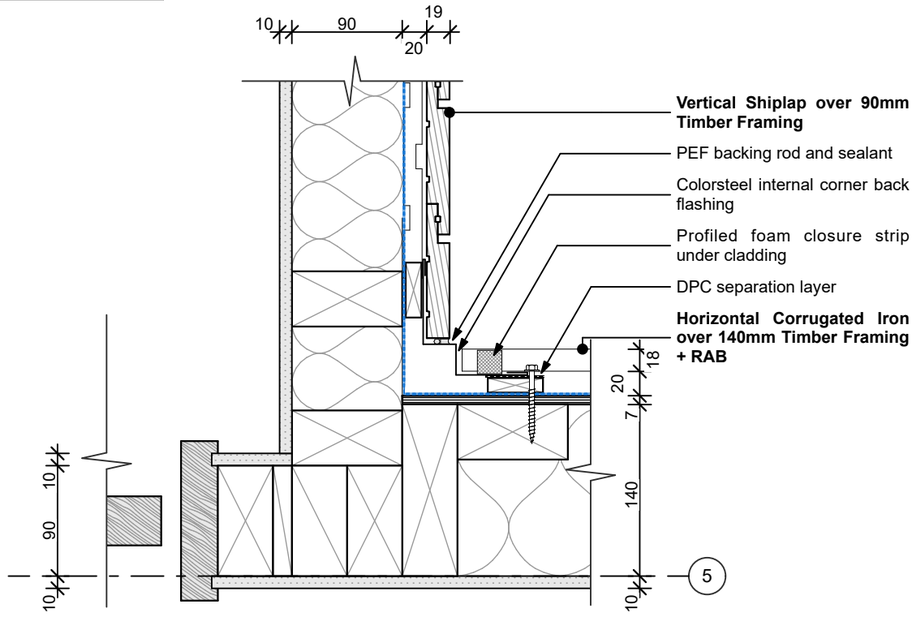
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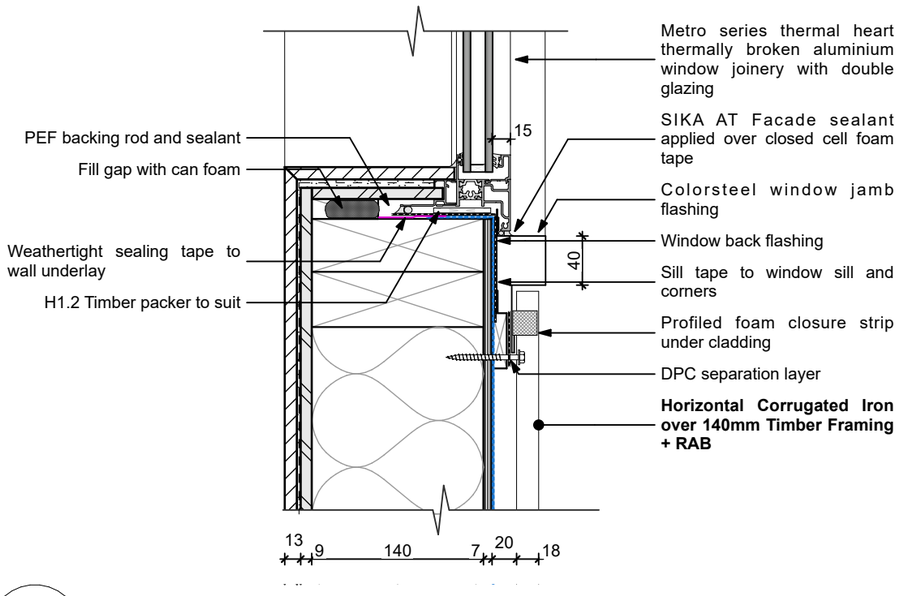
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1 A203 Corrugate to Cedar Internal Corner

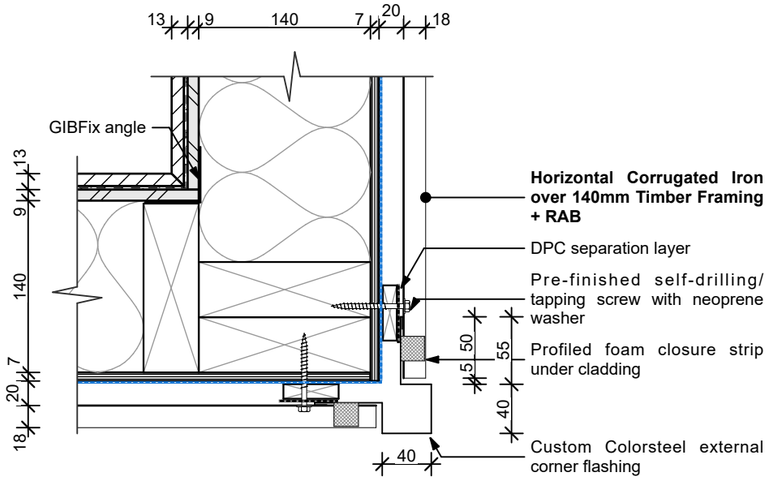


2 A203 Window Jamb - Corrugate

Keynotes

WE.02 Vertical Shiplap over 90mm Timber Framing
- Vertical Shiplap Weatherboard (finish: Dryden WoodOil, colour: Dryhills or similar), over
- H3.1 20x45mm horizontal castillated timber cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- H1.2 90x45mm existing timber framing - R2.8 Knauf External Wall batt insulation, over
- 10mm GIB® Plasterboard (paint finish, colour T.B.C.)

WE.06 Horizontal Corrugated Iron over 140mm Timber Framing + RAB
- Horizontal colorsteel Corrugate wall cladding (colour: Flaxpod), over
- H3.1 20x45mm vertical cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- H3.2 7mm Ecoply barrier bracing, over
- H1.2 140x45mm timber framing (studs @ max. 600crs, or 300crs max above 3.6m stud height) - R3.6 Knauf External Wall batt insulation, over
- Internal wall lining TBC



3 A203 External Corner - Corrugate

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Drawing Title: Plan Details with Corrugate - Main House

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Revision No: 21

A530

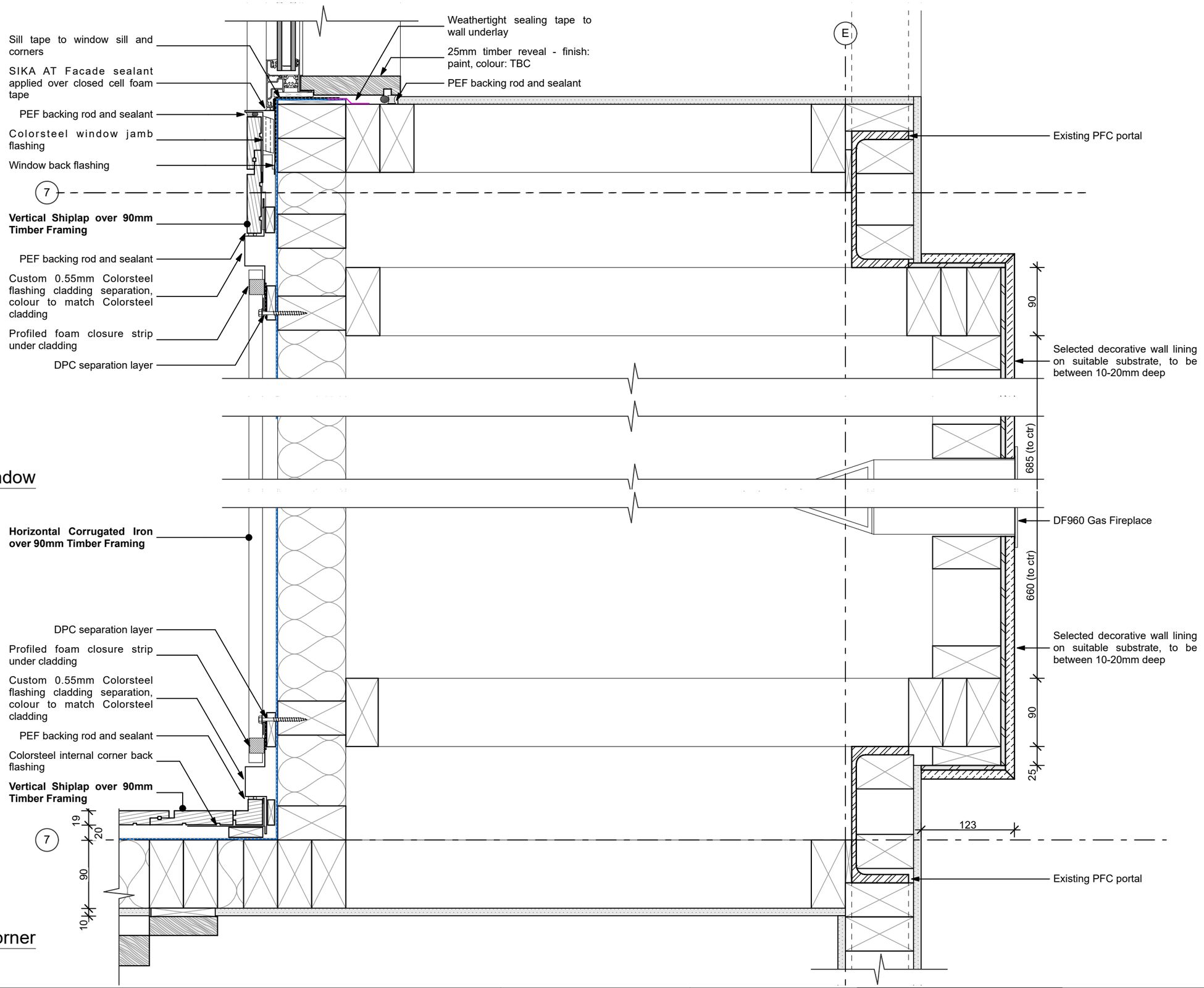
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Keynotes

WE.02 Vertical Shiplap over 90mm Timber Framing
- Vertical Shiplap Weatherboard (finish: Dryden WoodOil, colour: Dryhills or similar), over
- H3.1 20x45mm horizontal castillated timber cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- H1.2 90x45mm existing timber framing - R2.8 Knauf External Wall batt insulation, over
- 10mm GIB® Plasterboard (paint finish, colour T.B.C.)

WE.04 Horizontal Corrugated Iron over 90mm Timber Framing
- Horizontal Colorsteel Corrugate wall cladding (colour: Flaxpod), over
- H3.1 20x45mm vertical cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- H1.2 90x45mm existing timber framing - R2.6 Knauf External Wall batt insulation, over
- 10mm GIB® Plasterboard (paint finish, colour T.B.C.)



1 / A204 Fireplace Jamb with Bay Window

2 / A204 Fireplace Jamb with Internal Corner

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Drawing Title: Gas Fire Plan Details - Main House

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Issue Date	Issue	No
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A531

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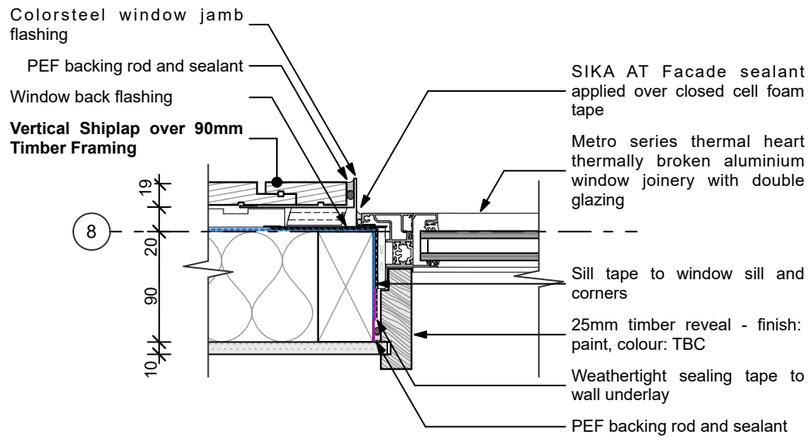
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Keynotes

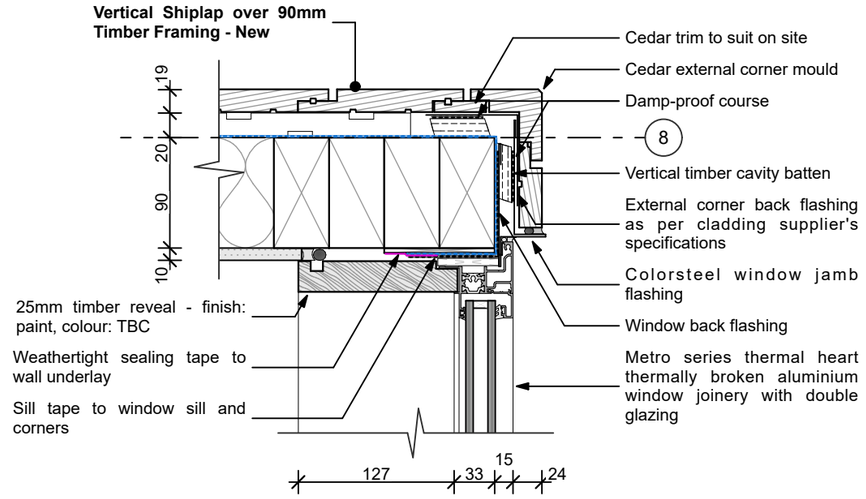
WE.02 Vertical Shiplap over 90mm Timber Framing
- Vertical Shiplap Weatherboard (finish: Dryden WoodOil, colour: Dryhills or similar), over
- H3.1 20x45mm horizontal castillated timber cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- H1.2 90x45mm existing timber framing - R2.8 Knauf External Wall batt insulation, over
- 10mm GIB® Plasterboard (paint finish, colour T.B.C.)

WE.05 Vertical Shiplap over 140mm Timber Framing
- Vertical Shiplap Weatherboard (finish: Dryden WoodOil, colour: Dryhills or similar), over
- H3.1 20x45mm horizontal castillated timber cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- H1.2 140x45mm timber framing (studs @ max. 600crs, dwangs @ max. 480 crs) - R3.6 Knauf External Wall batt insulation, over
- 10mm GIB® Plasterboard (paint finish, colour T.B.C.)

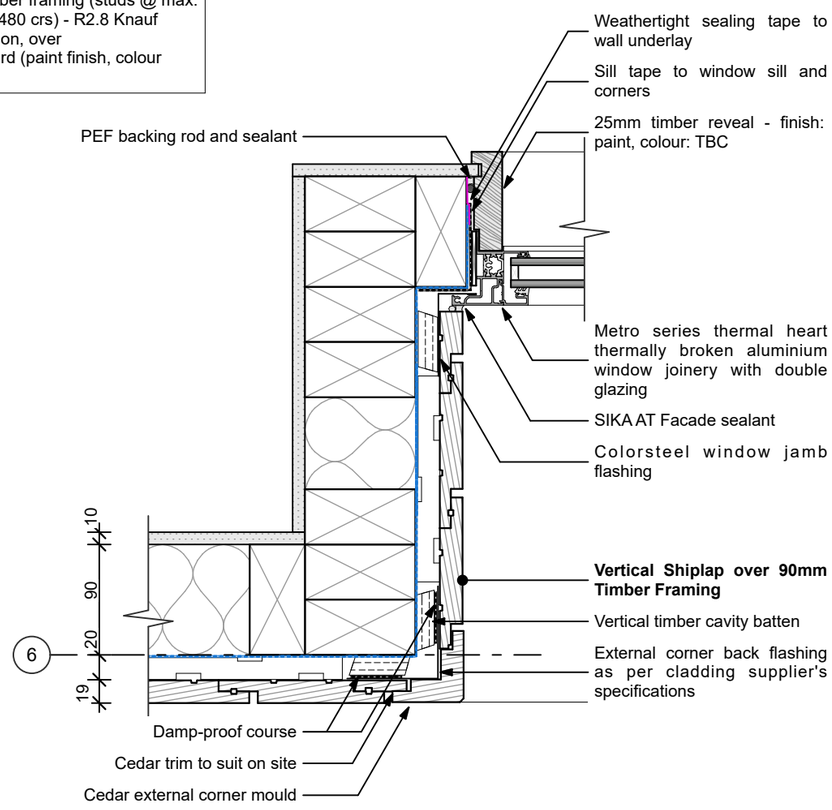
WE.09 Vertical Shiplap over 90mm Timber Framing - New
- Vertical Shiplap Weatherboard (finish: Dryden WoodOil, colour: Dryhills or similar), over
- H3.1 20x45mm horizontal castillated timber cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- H1.2 90x45mm new timber framing (studs @ max. 600crs, dwangs @ max. 480 crs) - R2.8 Knauf External Wall batt insulation, over
- 10mm GIB® Plasterboard (paint finish, colour T.B.C.)



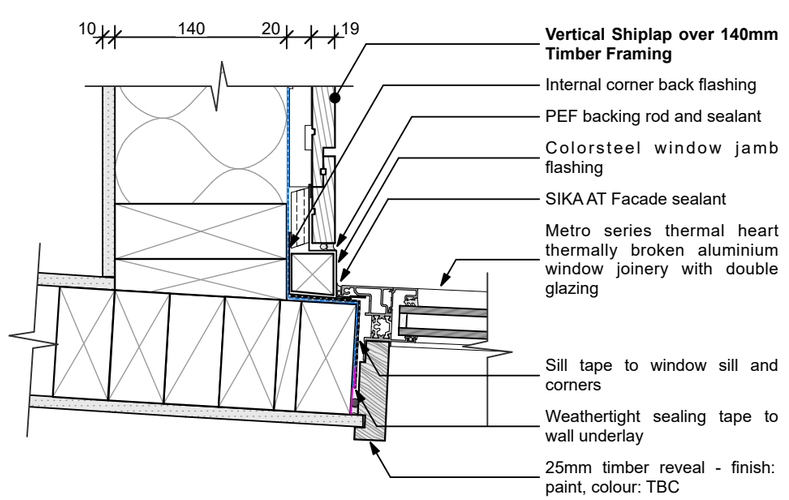
1 A204 SHS post in 90mm Wall Framing



2 A204 External Corner and Window Jamb - Cedar



3 A204 Window Alcove



4 A204 Internal Corner and Window Jamb - Cedar

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Drawing Title: Plan Details with Cedar - Main House

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Issue Date	Issue	No
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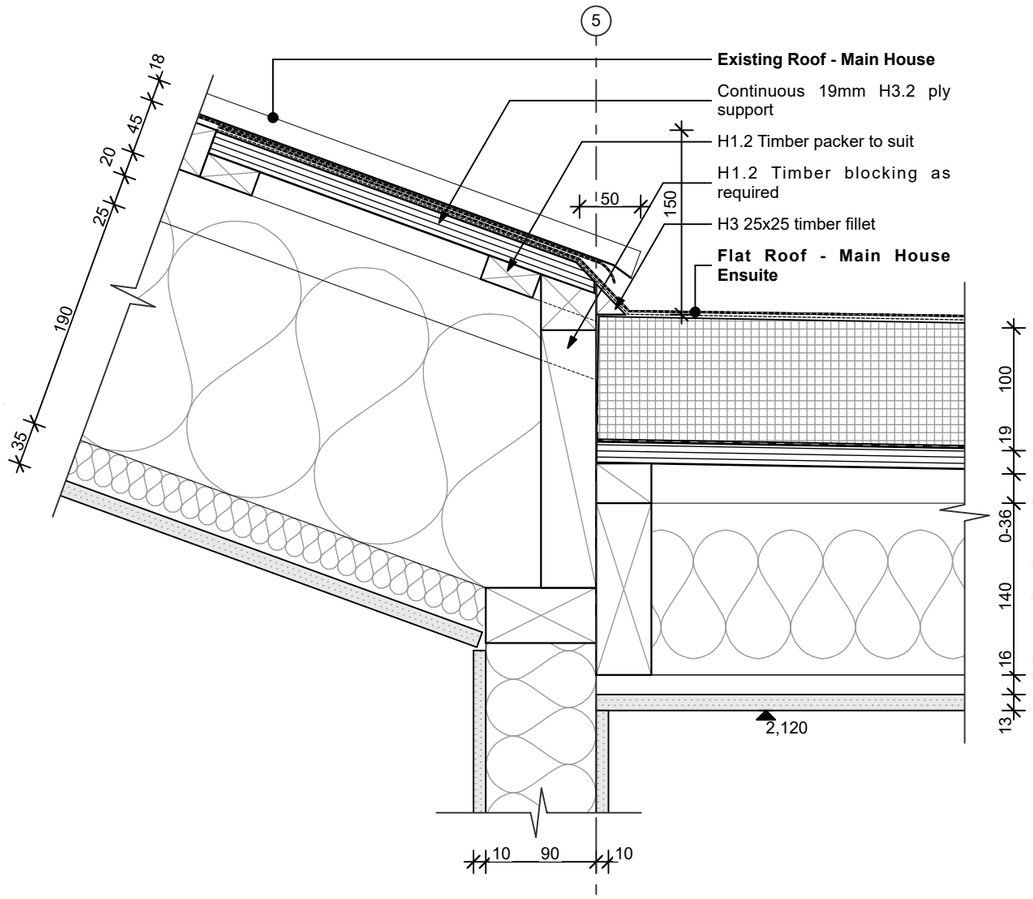
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Keynotes

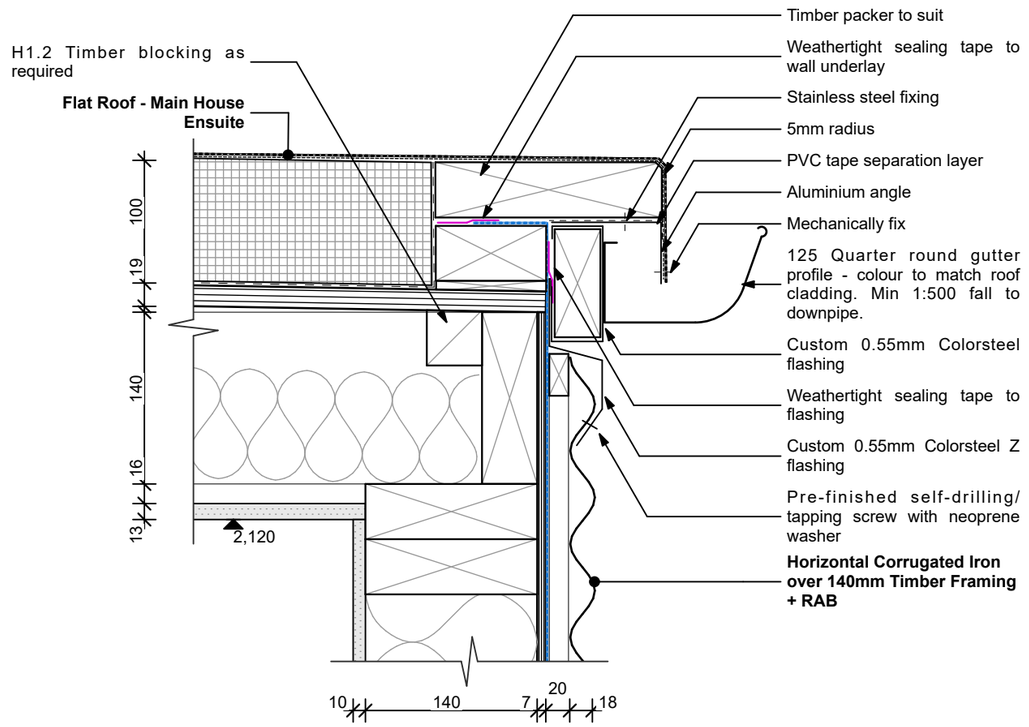
WE.06 Horizontal Corrugated Iron over 140mm Timber Framing + RAB
- Horizontal colorsteel Corrugate wall cladding (colour: Flaxpod), over
- H3.1 20x45mm vertical cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- H3.2 7mm Ecoply barrier bracing, over
- H1.2 140x45mm timber framing (studs @ max. 600crs, or 300crs max above 3.6m stud height) - R3.6 Knauf External Wall batt insulation, over
- Internal wall lining TBC

C.3 Existing Roof - Main House
- Colorsteel Corrugate roof cladding. Colour: New Denim Blue, over
- Roof underlay, over
- H3.1 70x45mm purlins @ 900crs, over
- H1.2 45x45mm rafter height extension, over
- H1.2 timber roof structure - upgrade insulation to R5.0 batt skillion roof insulation, over
- 70x35mm H1.2 ceiling framing - add R1.9 batt insulation in ceiling space, over
- Selected ceiling lining

C.8 Flat Roof - Main House Ensuite
- 2-layer torch-on bitumenous membrane roof, over
- 100mm PIR insulation board (R4.55), over
- vapour barrier on primer, over
- 17mm H3.2 plywood roof substrate, over
- H1.2 timber packing to create fall, over
- H1.2 timber structure - R2.2 batt insulation, over
- 16mm Rondo battens, over
- 13mm Gib ceiling lining



1 / A403 Warm Roof Junction to Existing Roof with 45mm Height Extension



2 / A403 Warm Roof Gutter

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Drawing Title: Ensuite Addition - Roof Details

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Issue Date:	Issue:	No:
14/06/24	BC APPLICATION - STAGE 3	21

Revision No: 21

A533

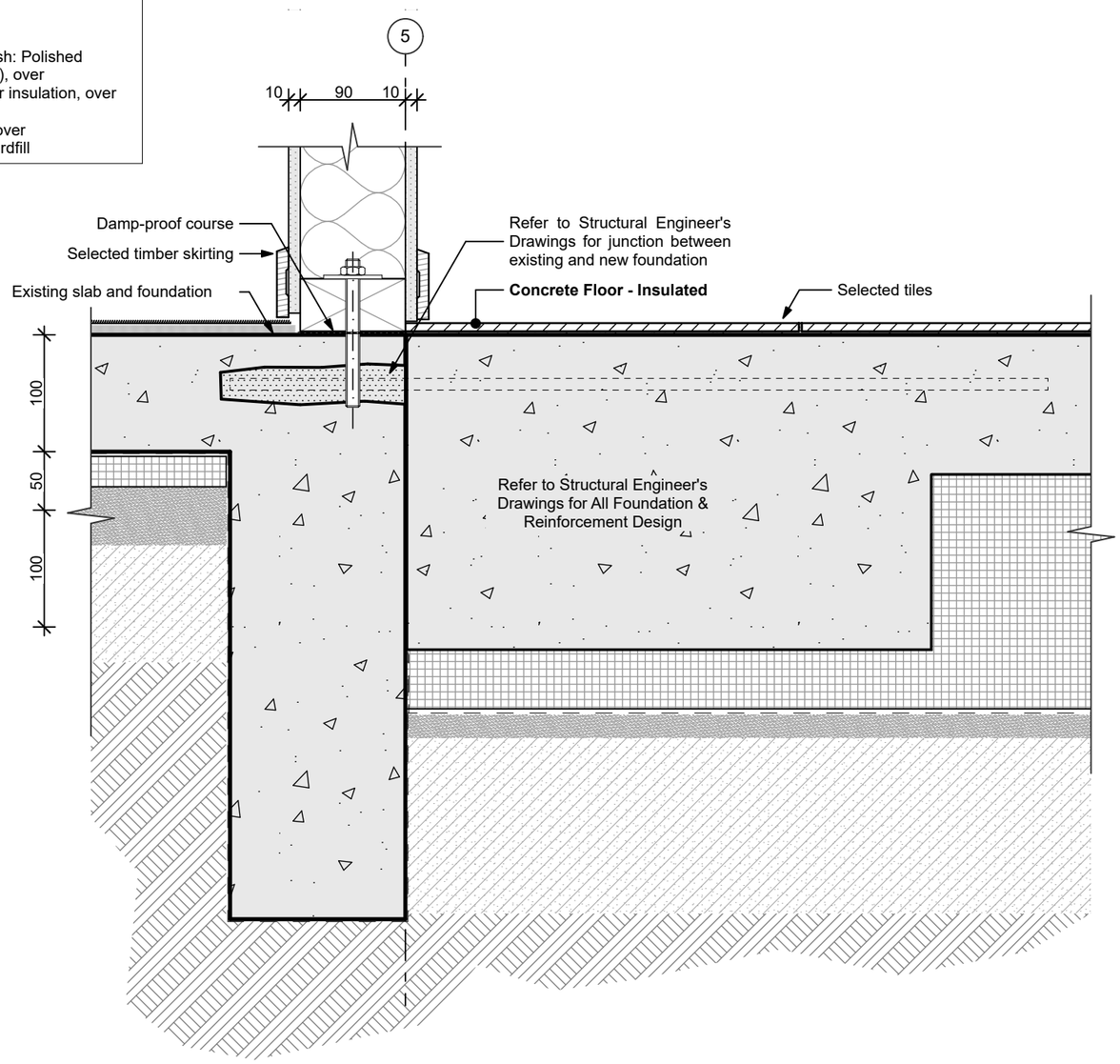
Published: 14/06/2024

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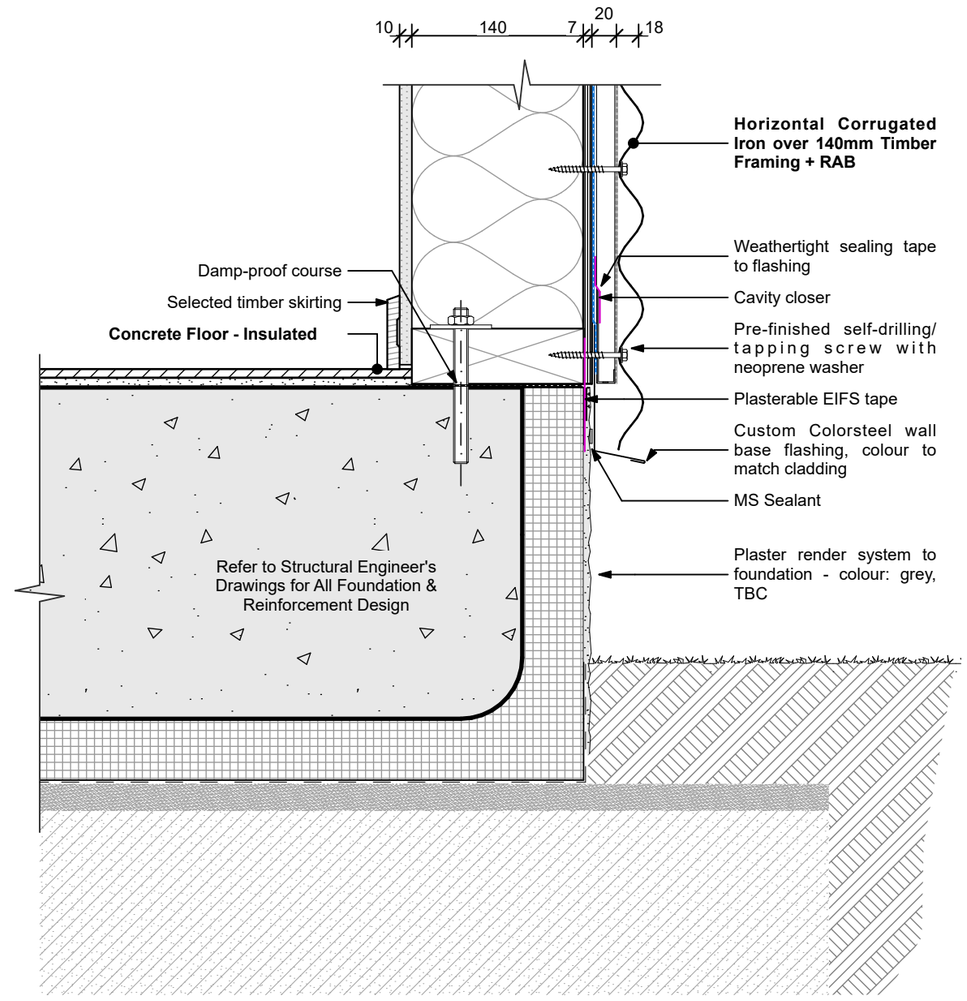
Keynotes

WE.06 Horizontal Corrugated Iron over 140mm Timber Framing + RAB
- Horizontal colorsteel Corrugate wall cladding (colour: Flaxpod), over
- H3.1 20x45mm vertical cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- H3.2 7mm Ecoply barrier bracing, over
- H1.2 140x45mm timber framing (studs @ max. 600crs, or 300crs max above 3.6m stud height) - R3.6 Knauf External Wall batt insulation, over
- Internal wall lining TBC

B.5 Concrete Floor - Insulated
- Selected Floor finish, over
- 120mm concrete slab (finish: Polished concrete or selected flooring), over
- 180mm MaxSlab underfloor insulation, over
- DPM, over
- min. 25mm sand blinding, over
- min. 150mm compacted hardfill



1 / A403 New Footing Junction to Existing



2 / A403 Wall base - Corrugated Iron

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Drawing Title: Ensuite Addition - Sectional Slab Details

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Scale:	1:5

Issue Date:	Issue:	No:
14/06/24	BC APPLICATION - STAGE 3	21

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A534

Published: 14/06/2024

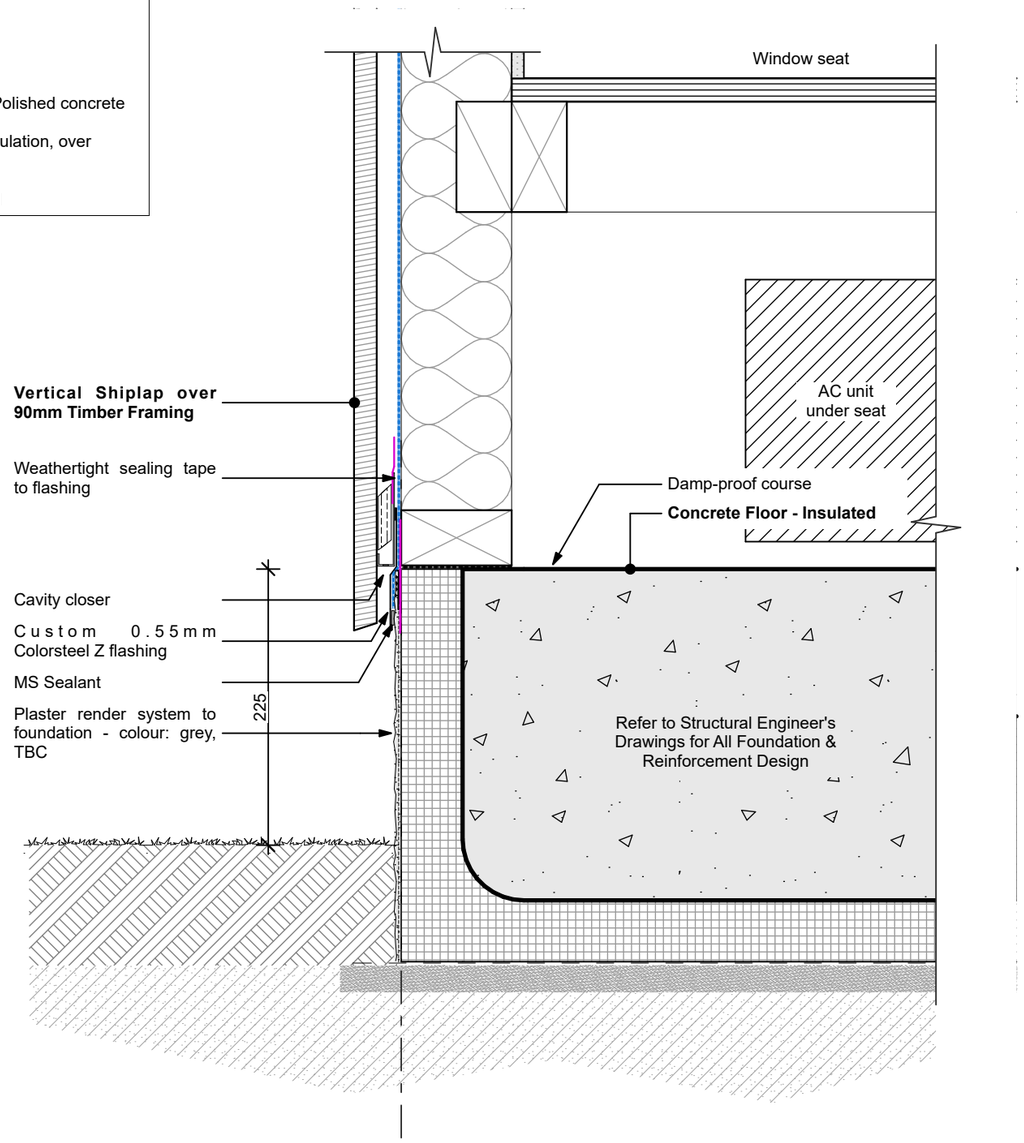
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Keynotes

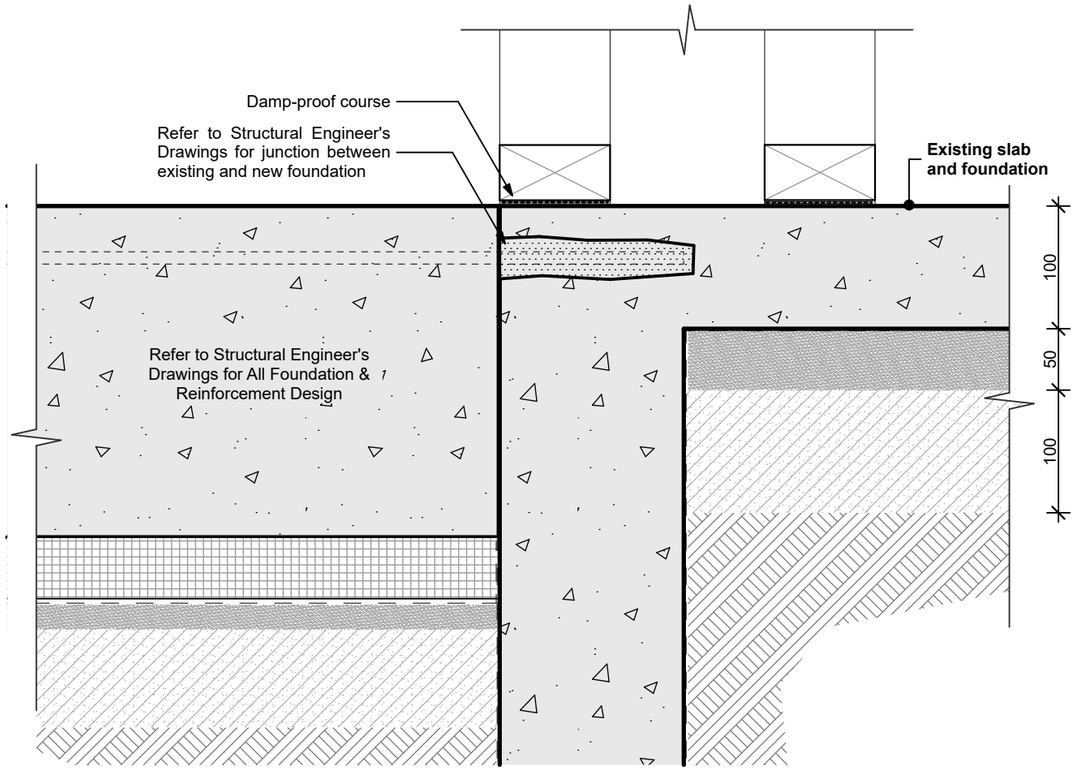
WE.02 Vertical Shiplap over 90mm Timber Framing
- Vertical Shiplap Weatherboard (finish: Dryden WoodOil, colour: Dryhills or similar), over
- H3.1 20x45mm horizontal castillated timber cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- H1.2 90x45mm existing timber framing - R2.8 Knauf External Wall batt insulation, over
- 10mm GIB® Plasterboard (paint finish, colour T.B.C.)

B.4 Existing slab and foundation

B.5 Concrete Floor - Insulated
- Selected Floor finish, over
- 120mm concrete slab (finish: Polished concrete or selected flooring), over
- 180mm MaxSlab underfloor insulation, over
- DPM, over
- min. 25mm sand blinding, over
- min. 150mm compacted hardfill



1 / A404 Bay Window Wall Base



2 / A404 Bay Window Footing Junction to Existing

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Drawing Title: Bay Window - Sectional Details

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Issue Date:	Issue:	No:
14/06/24	BC APPLICATION - STAGE 3	21

Revision No: 21

A535

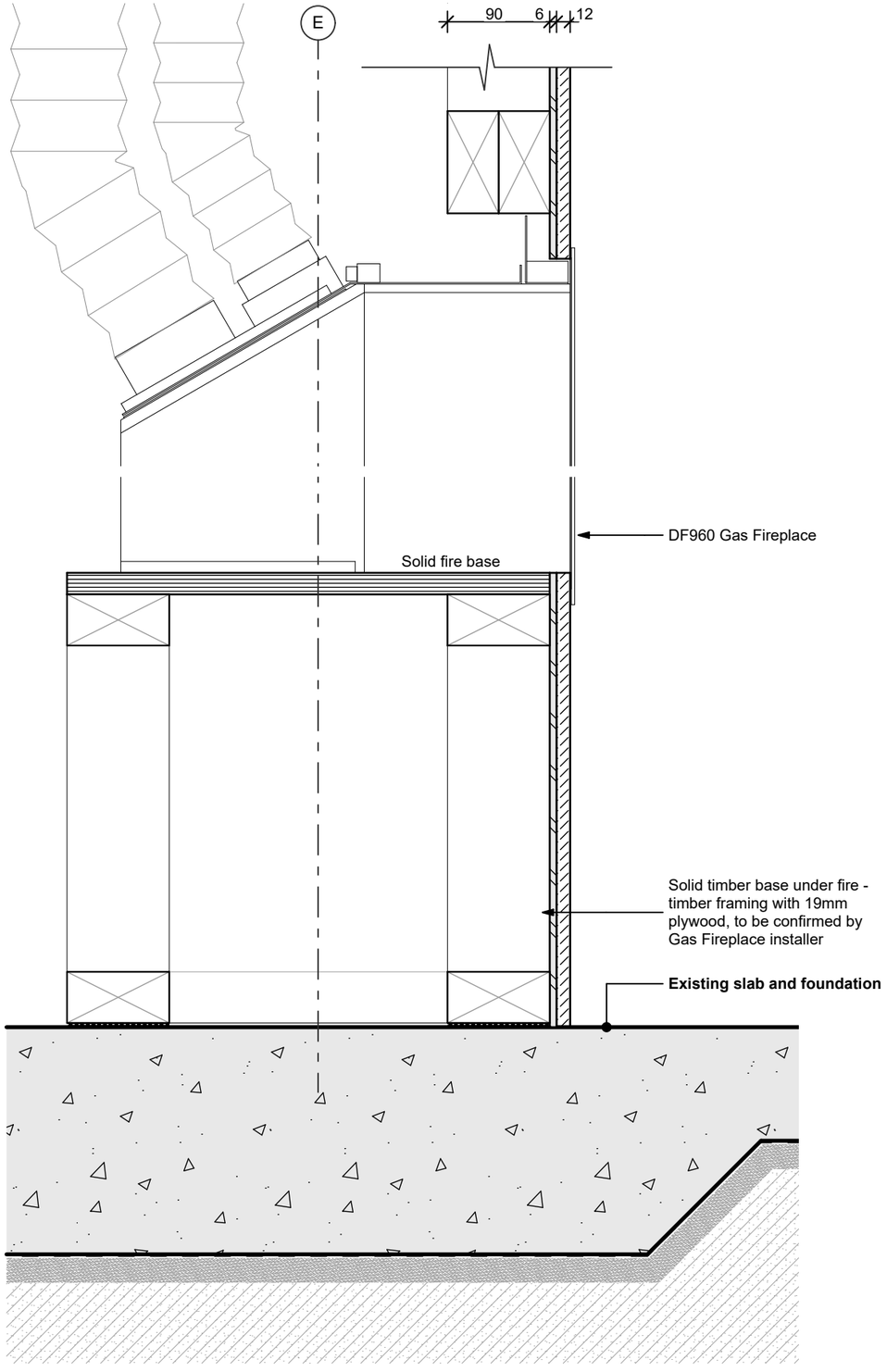
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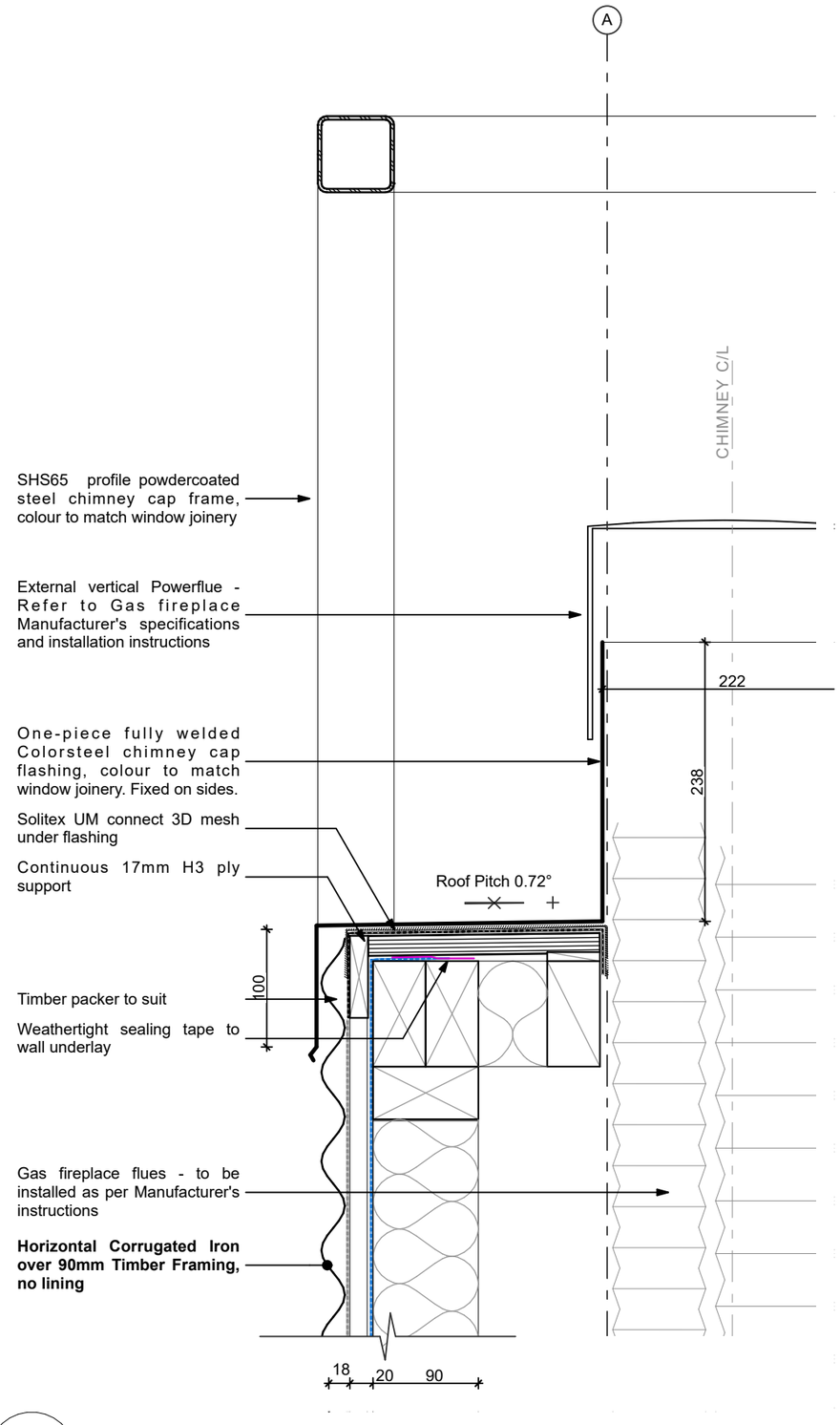
Keynotes

WE.20 Horizontal Corrugated Iron over 90mm Timber Framing, no lining
- Horizontal Colorsteel Corrugate wall cladding (colour: Flaxpod), over
- H3.1 20x45mm vertical cavity battens (if reclad), over
- Pro Clima Extasana breathable wall underlay, over
- H1.2 90x45mm existing timber framing - R2.6 Knauf External Wall batt insulation

B.4 Existing slab and foundation



2 A412 Gas Fire Opening and Base



4 A404 Chimney Cap - Main House

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Drawing Title: Gas Fire Base & Chimney Details

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14/06/24	BC APPLICATION - STAGE 3	21

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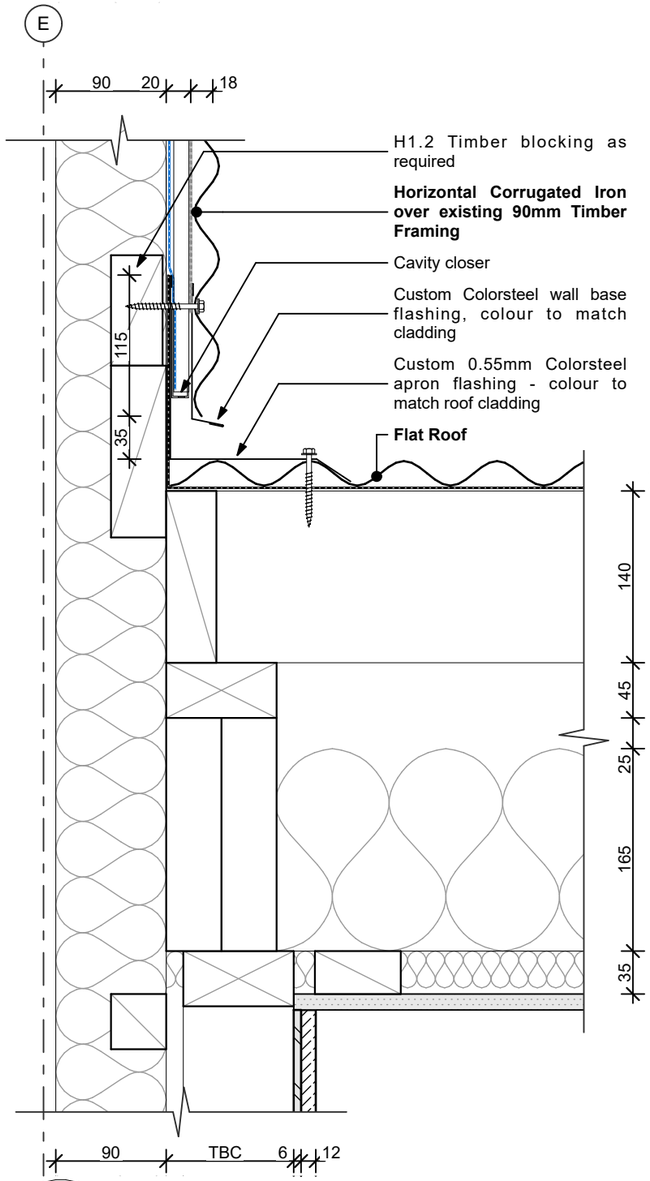
Keynotes

WE.02 Vertical Shiplap over 90mm Timber Framing
- Vertical Shiplap Weatherboard (finish: Dryden WoodOil, colour: Dryhills or similar), over
- H3.1 20x45mm horizontal castillated timber cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- H1.2 90x45mm existing timber framing - R2.8 Knauf External Wall batt insulation, over
- 10mm GIB® Plasterboard (paint finish, colour T.B.C.)

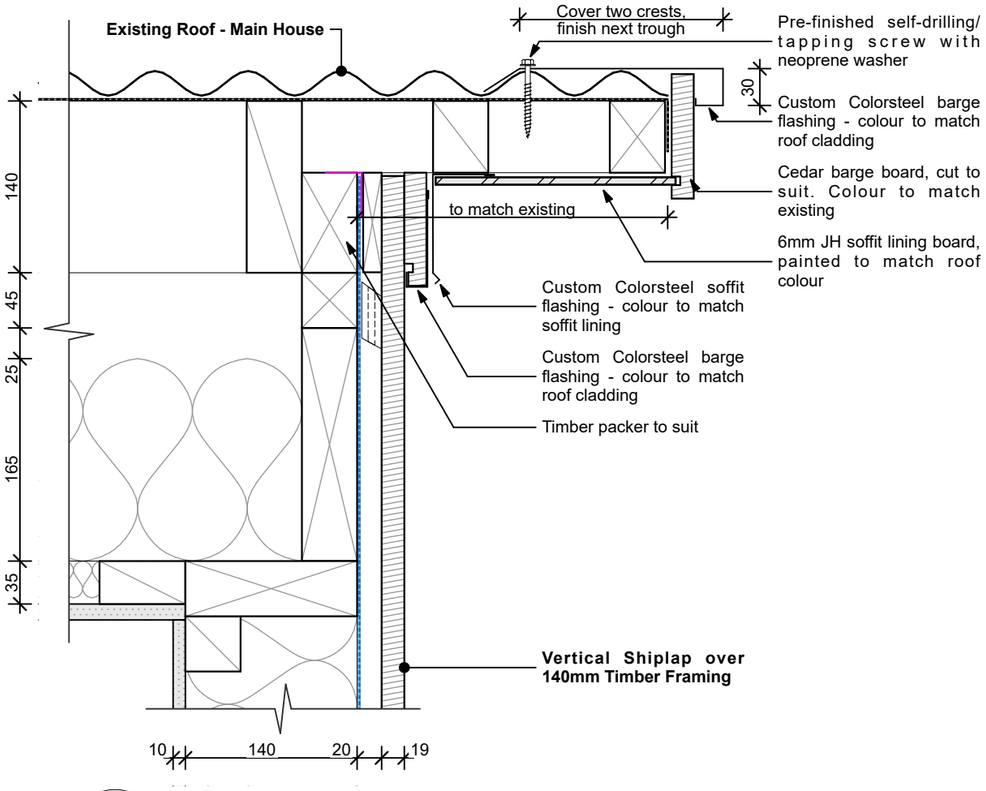
WE.05 Vertical Shiplap over 140mm Timber Framing
- Vertical Shiplap Weatherboard (finish: Dryden WoodOil, colour: Dryhills or similar), over
- H3.1 20x45mm horizontal castillated timber cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- H1.2 140x45mm timber framing (studs @ max. 600crs, dwangs @ max. 480 crs) - R3.6 Knauf External Wall batt insulation, over
- 10mm GIB® Plasterboard (paint finish, colour T.B.C.)

WE.07 Horizontal Corrugated Iron over existing 90mm Timber Framing
- Horizontal Colorsteel Corrugate wall cladding (colour: Flaxpod), over
- H3.1 20x45mm vertical cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- Existing 90x45mm timber framing - upgrade insulation to min. R2.6 Knauf External Wall batt insulation

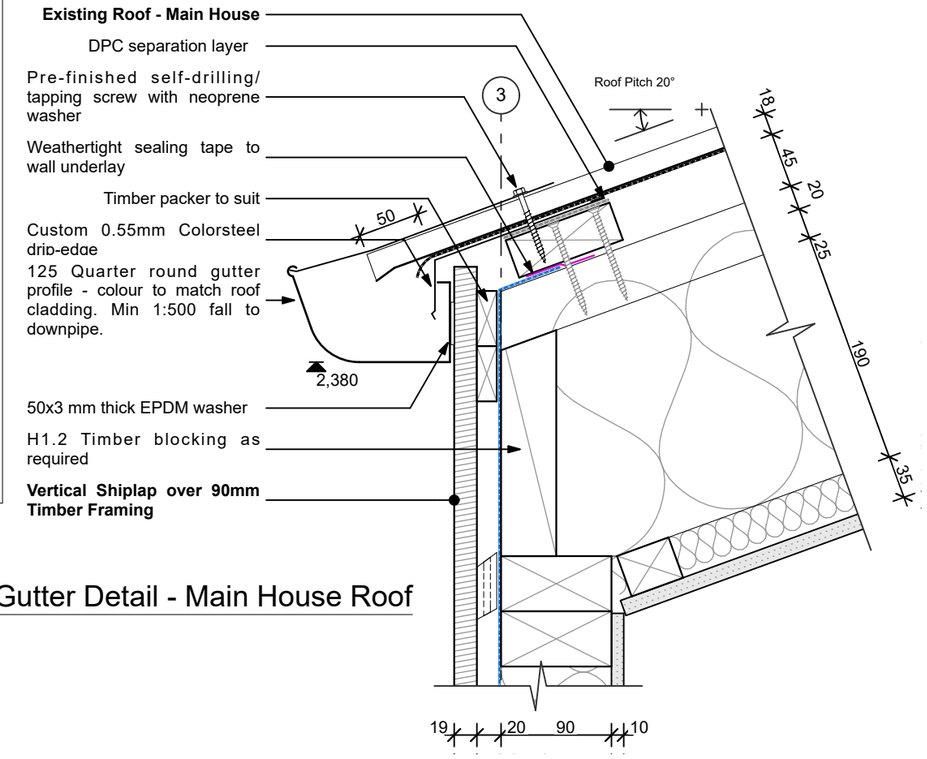
C.3 Existing Roof - Main House
- Colorsteel Corrugate roof cladding. Colour: New Denim Blue, over
- Roof underlay, over
- H3.1 70x45mm purlins @ 900crs, over
- H1.2 45x45mm rafter height extension, over
- H1.2 timber roof structure - upgrade insulation to R5.0 batt skillion roof insulation, over
- 70x35mm H1.2 ceiling framing - add R1.9 batt insulation in ceiling space, over
- Selected ceiling lining



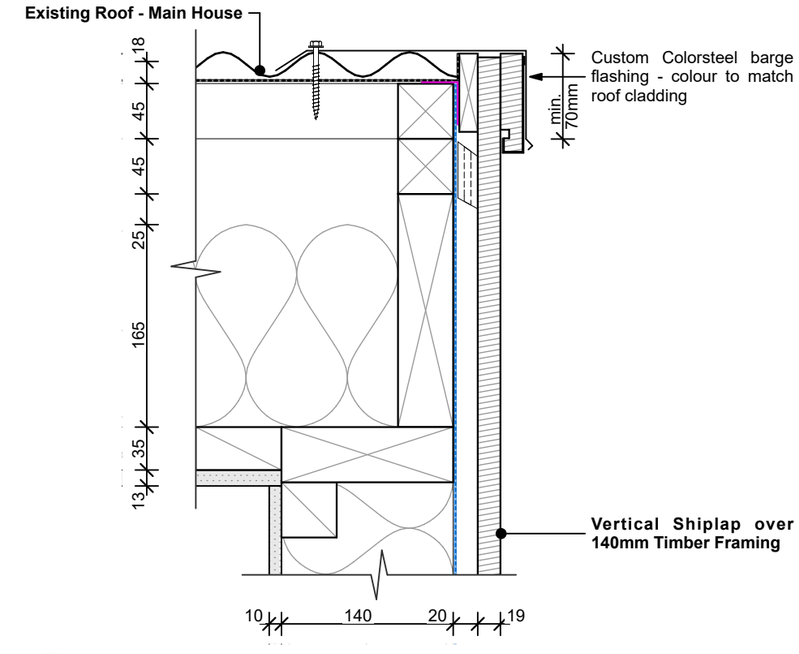
1 A412 Roof to Chimney Junction



2 A412 Roof Barge - Main Building



3 A415 Gutter Detail - Main House Roof



4 A412 Roof Barge - Main Building

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Drawing Title: Main House Roof Details

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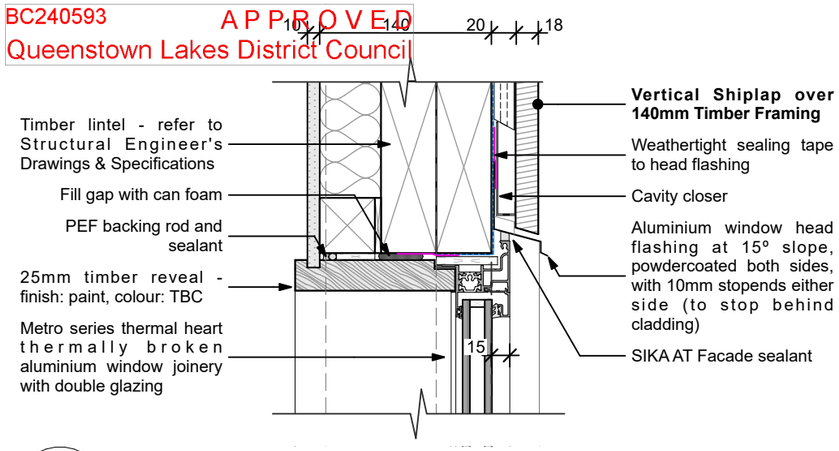
14/06/24	BC APPLICATION - STAGE 3	21
Issue Date:	Issue:	No:

Revision No: 21

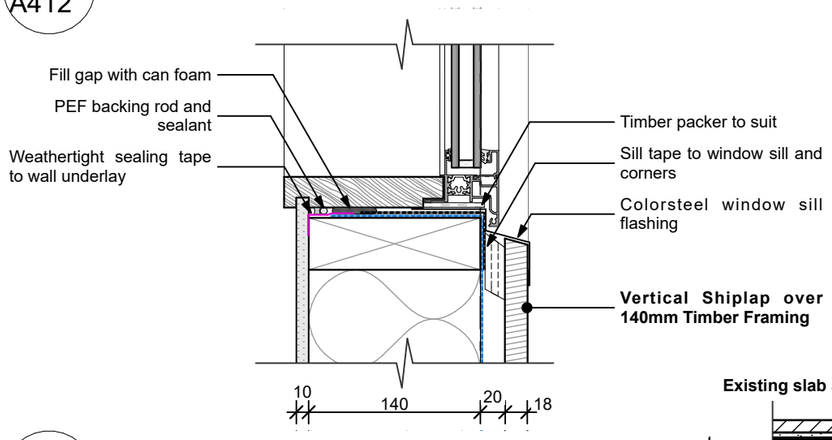
A537

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1 / A412 — Window Head - Cedar



2 / A412 — Window Sill - Cedar

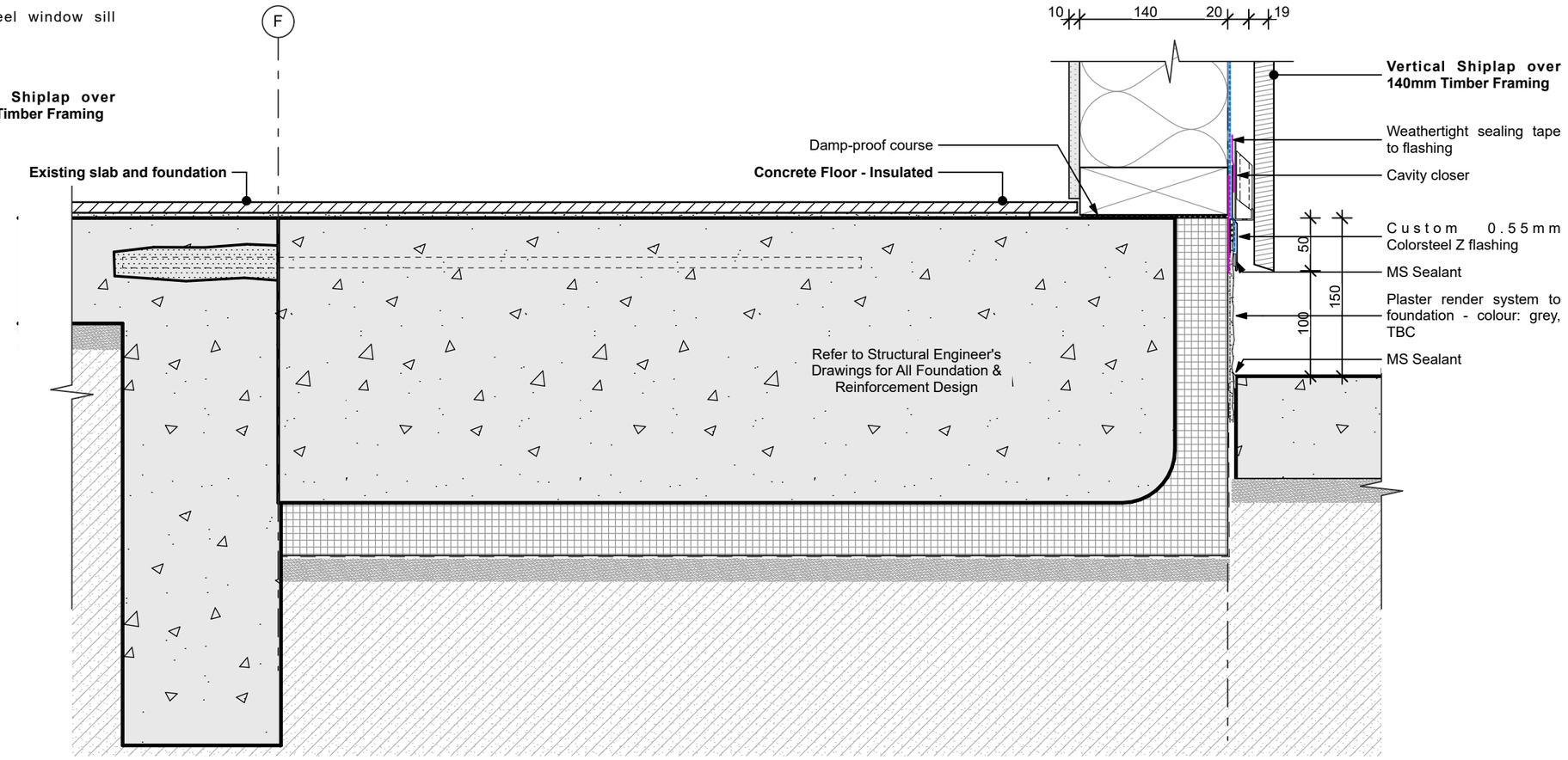
Keynotes

WE.05 Vertical Shiplap over 140mm Timber Framing
- Vertical Shiplap Weatherboard (finish: Dryden WoodOil, colour: Dryhills or similar), over
- H3.1 20x45mm horizontal castillated timber cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- H1.2 140x45mm timber framing (studs @ max. 600crs, dwangs @ max. 480 crs) - R3.6 Knauf External Wall batt insulation, over
- 10mm GIB® Plasterboard (paint finish, colour T.B.C.)

B.4 Existing slab and foundation

B.5 Concrete Floor - Insulated
- Selected Floor finish, over
- 120mm concrete slab (finish: Polished concrete or selected flooring), over
- 180mm MaxSlab underfloor insulation, over
- DPM, over
- min. 25mm sand blinding, over
- min. 150mm compacted hardfill

3 / A412 — Wall Base - Cedar



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Drawing Title: Kitchen Addition - Sectional Details

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14/06/24	BC APPLICATION - STAGE 3	21

Revision No: 21

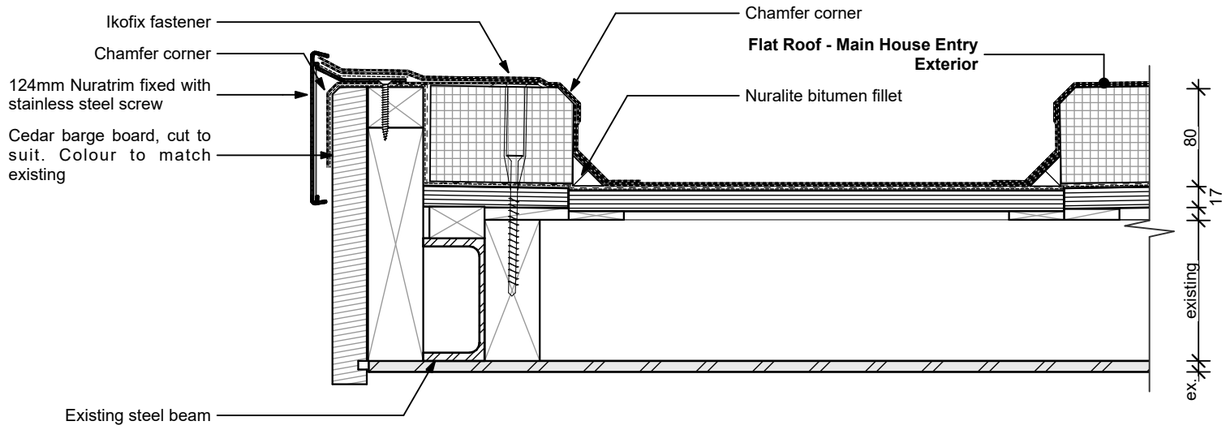
A538

Published: 14/06/2024

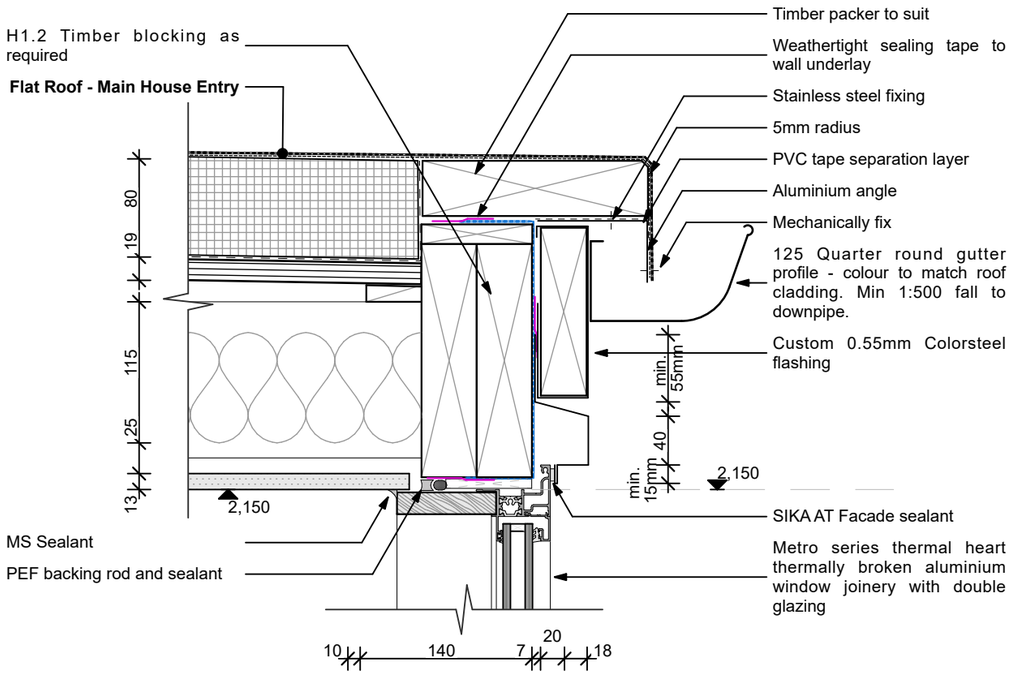
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Keynotes

C.11 Flat Roof - Main House Entry
- 2-layer torch-on bitumenous membrane roof, over
- 80mm PIR insulation board (R3.64), over
- vapour barrier on primer, over
- 17mm H3.2 plywood roof substrate, over
- H1.2 timber packing to create fall, over
- Existing H1.2 timber structure - R2.8 batt insulation, over
- Existing timber ceiling battens, over
- 13mm Gib ceiling lining



1 A416 Flat Roof Barge and Soffit



2 A416 Flat Roof Barge with Window Head

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Drawing Title: Main House Entry and Meterbox Details

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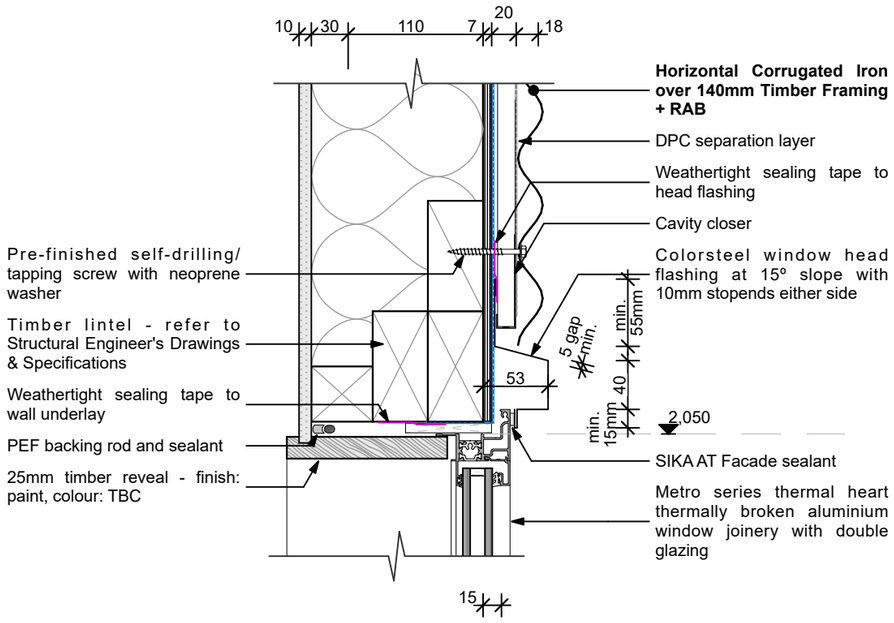
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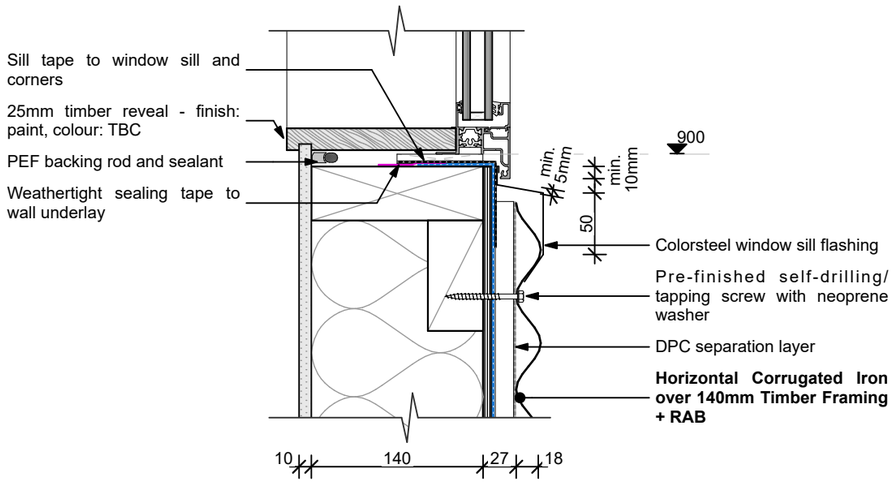
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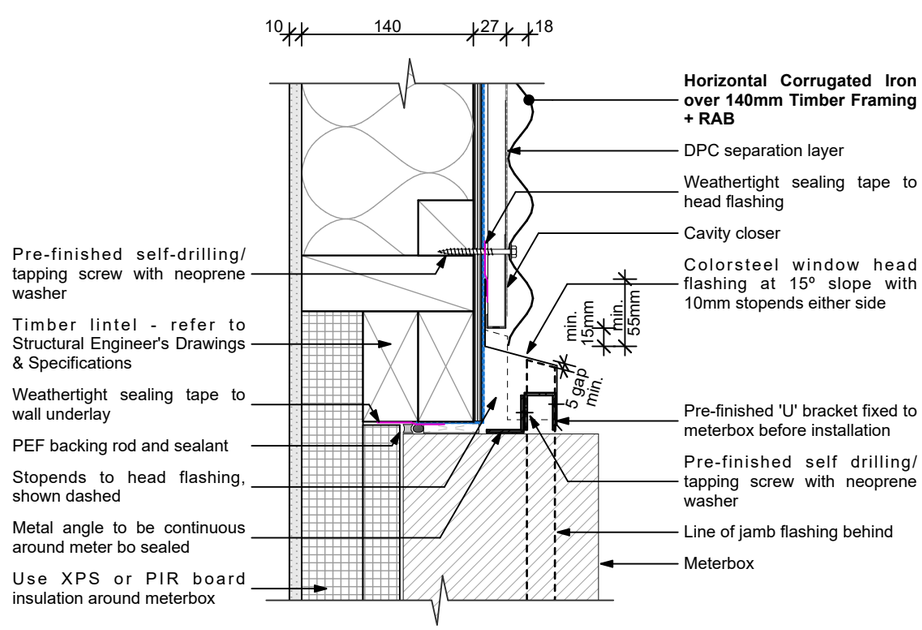
WE.06 Horizontal Corrugated Iron over 140mm Timber Framing + RAB
- Horizontal colorsteel Corrugate wall cladding (colour: Flaxpod), over
- H3.1 20x45mm vertical cavity battens, over
- Pro Clima Extasana breathable wall underlay, over
- H3.2 7mm Ecoply barrier bracing, over
- H1.2 140x45mm timber framing (studs @ max. 600crs, or 300crs max above 3.6m stud height) - R3.6 Knauf External Wall batt insulation, over
- Internal wall lining TBC



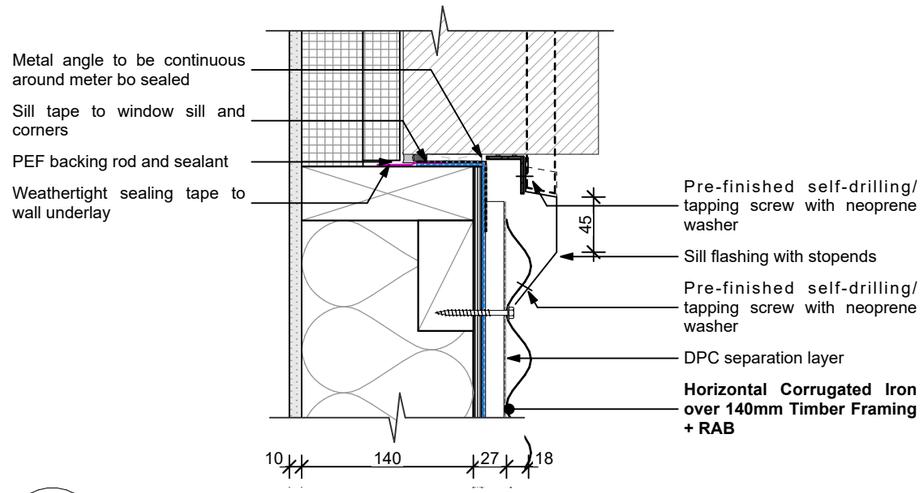
1 / A410 — Window Head and Sill Corrugate



2 / A410 — Window Head and Sill Corrugate



3 / - — Meterbox Details - Corrugated Iron



4 / - — Meterbox Details - Corrugated Iron

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Drawing Title: Window Head and Sill in Corrugate

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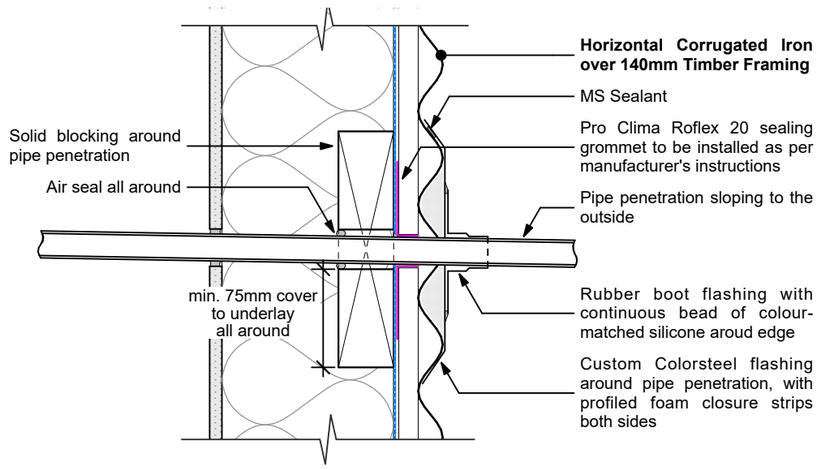
Revision No: 21

A540

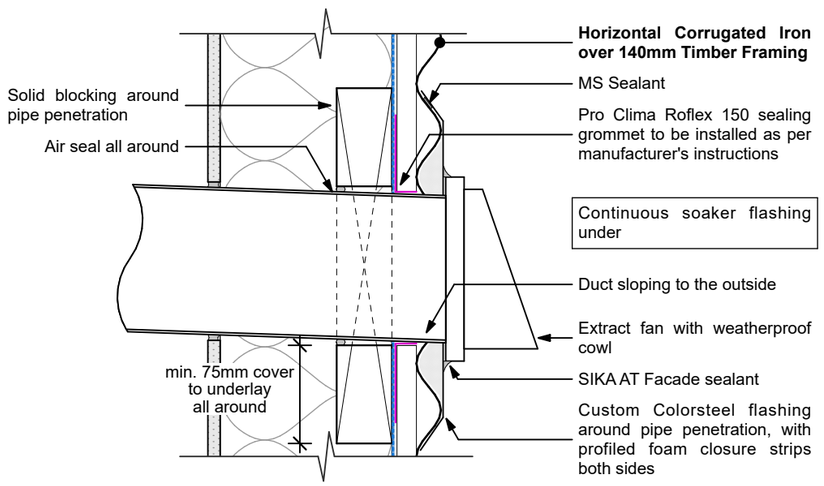
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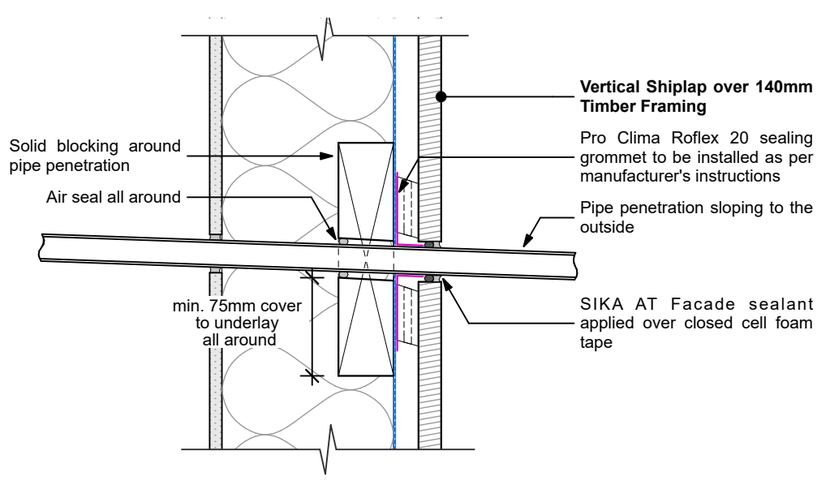
32



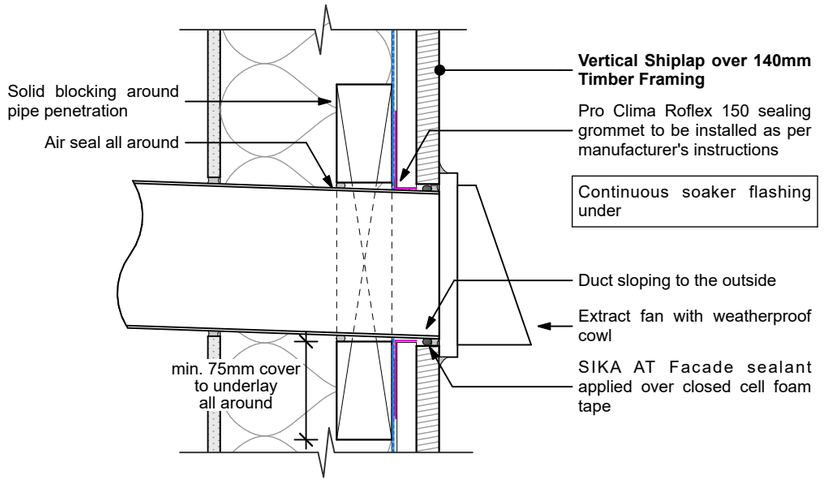
1 - Small Pipe Penetration - Horizontal Corrugate



2 - Extract Fan Penetration - Horizontal Corrugate



3 - Small Pipe Penetration - Vertical Shiplap Weatherboard



4 - Extract Fan Penetration - Vertical Shiplap Weatherboard

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Drawing Title: Wall Penetration Details

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Issue Date:	Issue:	No:
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Revision No: 21

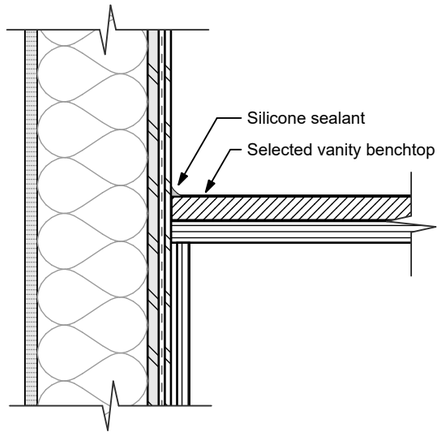
A541

Published: 14/06/2024

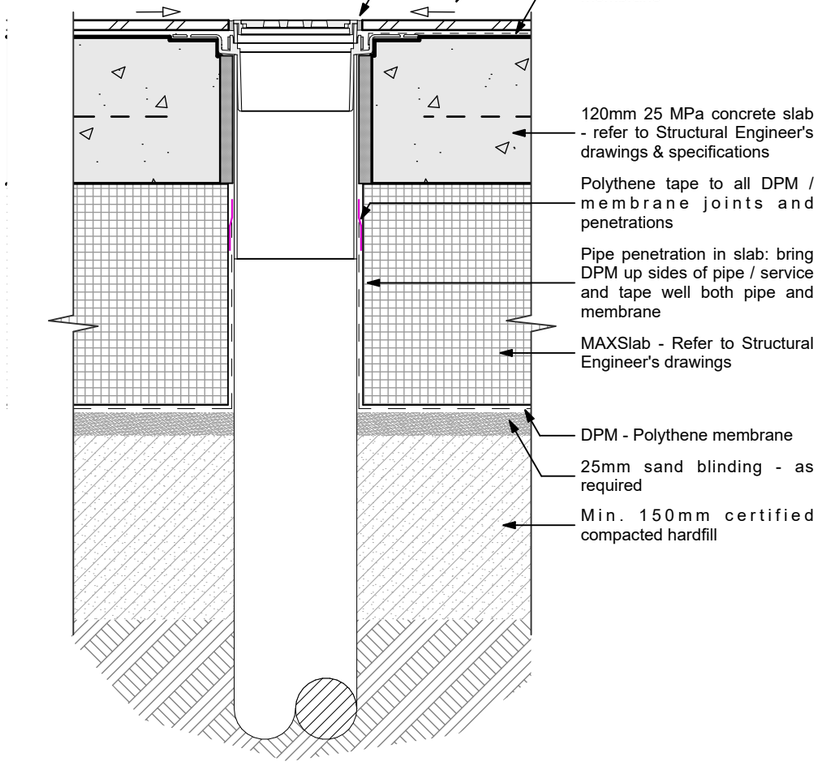
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Refer to Structural Engineer's Drawings and Specifications for all penetrations through structural slab.

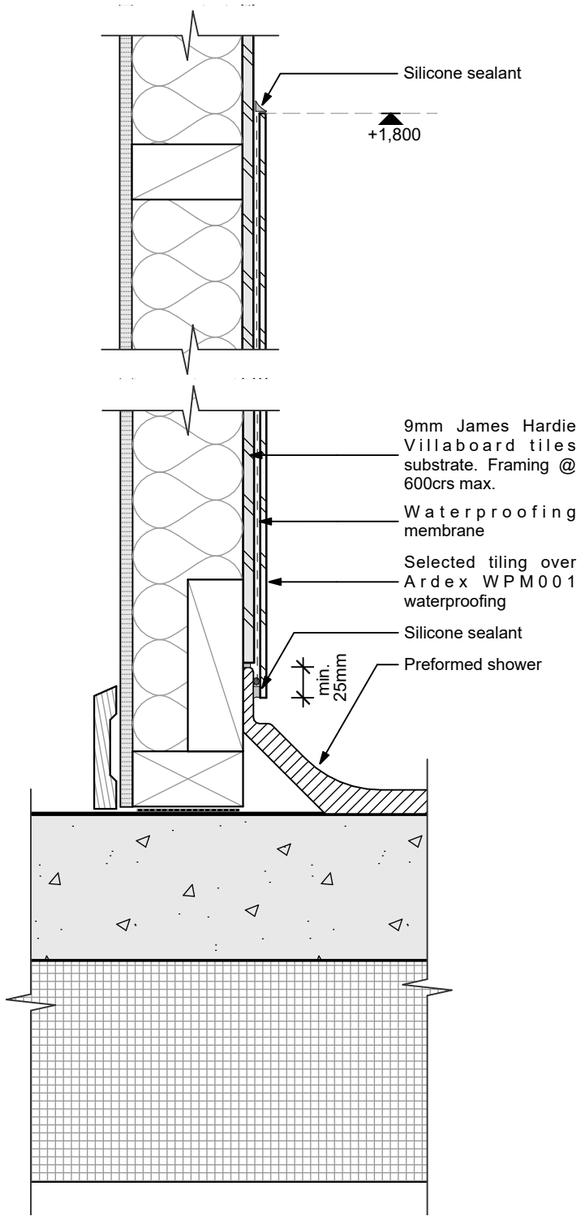
VANITY INSTALLATION ON WALL



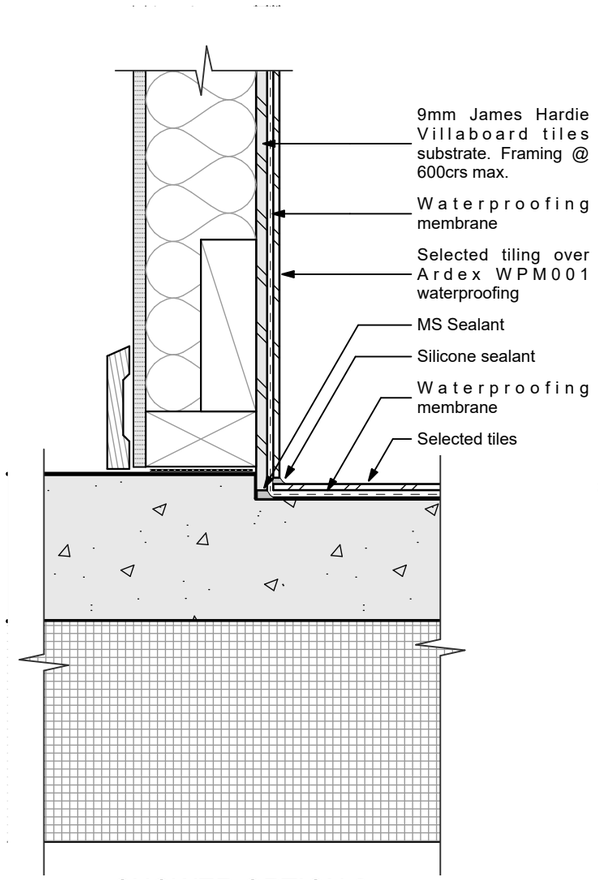
FLOOR DRAIN



33



SHOWER OPTION 1:
ACRYLIC SHOWER TRAY



SHOWER OPTION 2:
TILE RECESS SHOWER

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Drawing Title: Internal Waterproofing Details

Drawn:	AA
Issued:	14/06/24
Scale:	1:5

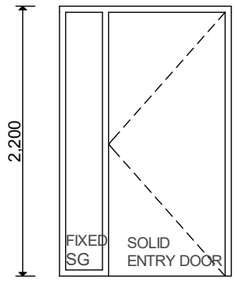
Issue Date:	Issue:	No:
14/06/24	BC APPLICATION - STAGE 3	21

Revision No: 21

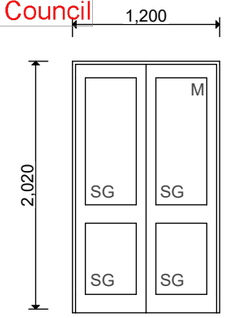
A542

Published: 14/06/2024

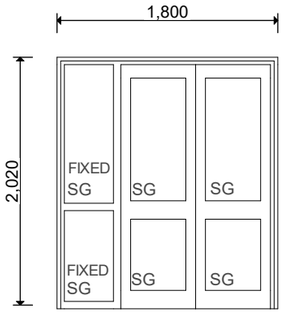
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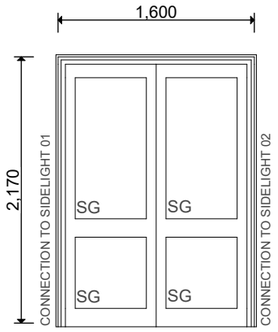
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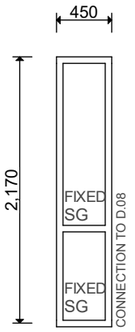
2 items (D.05, D.06)



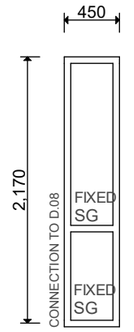
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1 item (D.08)

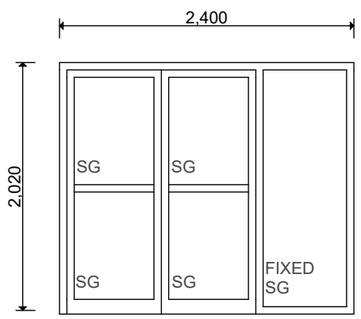


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SIDELIGHT 01

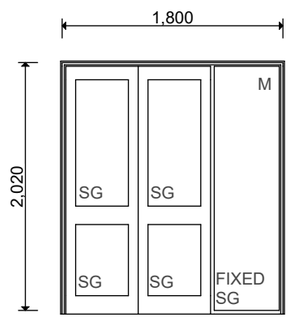


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SIDELIGHT 02

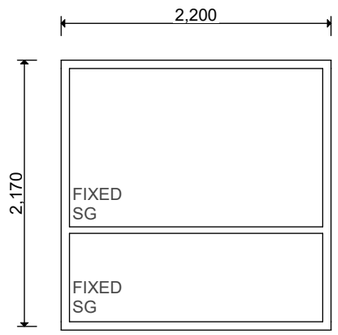
GENERAL NOTES
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- Notify the architect immediately of any discrepancies
- Handing may vary from shown - refer to plans to determine door swing
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- All windows and external doors to be thermally broken aluminium or uPVC joinery
- Argon filled, Low-E, Double glazed
- Warm edge spacers throughout
- Double tongues windows handles (for passive ventilation)
- Wind Zone (under NZS 3604:2011) is High
- Check manufacturer's recommended maximum dimensions
- Use selected timber reveals & architraves to match existing all round
- **SG**: Grade A Safety Glass where required by NZBC F2 / NZS 4223
- **M**: site measure and match existing
- Refer to Notes and Reference Plans
- Exterior Door & Window frames to match existing



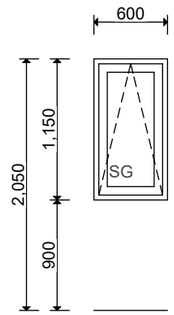
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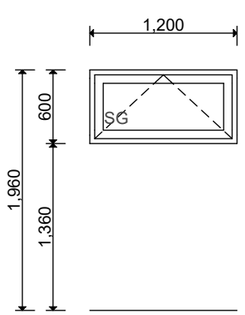
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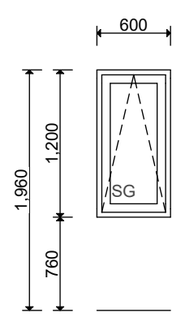
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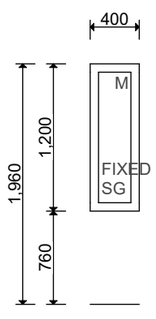
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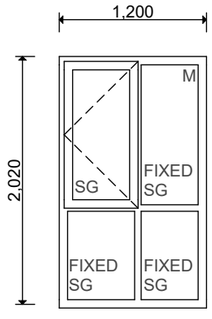
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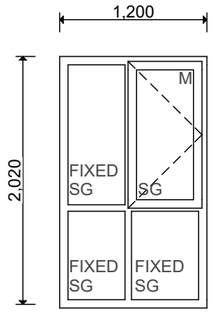
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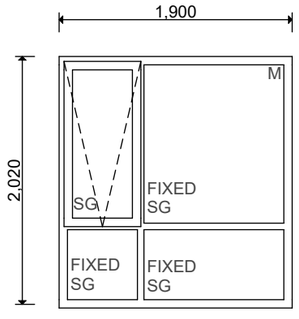
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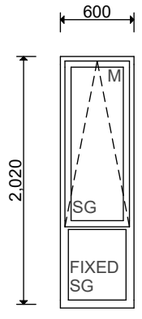
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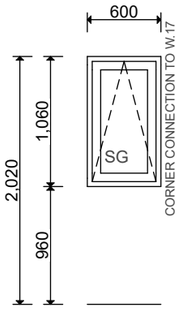
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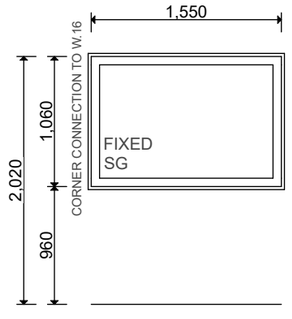
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1 item (W.15)



1 item (W.16)



1 item (W.17)

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Drawing Title: Door & Window Schedule

Drawn:	AA
Issued:	14/06/24
Scale:	1:50

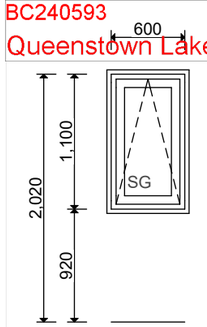
Issue Date:	Issue:	No:
14/06/24	BC APPLICATION - STAGE 3	21

Revision No: 21

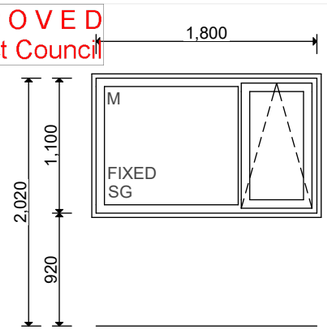
A701

Published: 14/06/2024

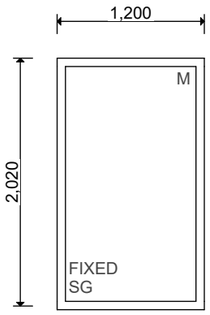
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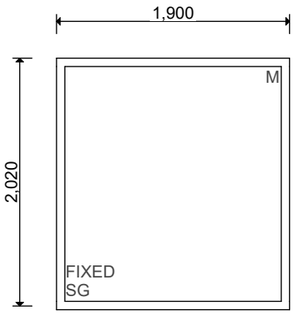
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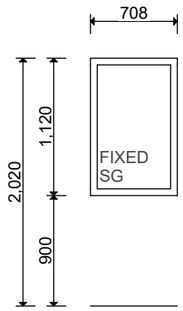
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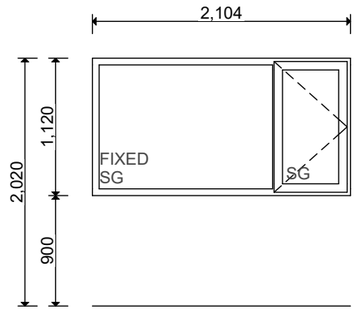
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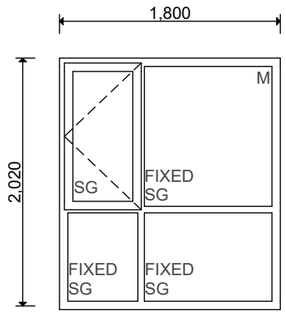


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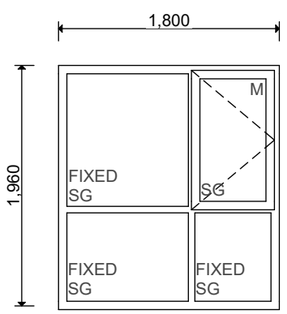


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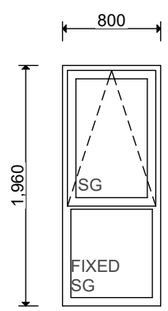
GENERAL NOTES
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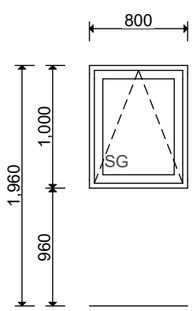
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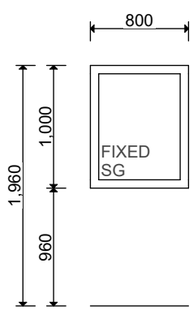
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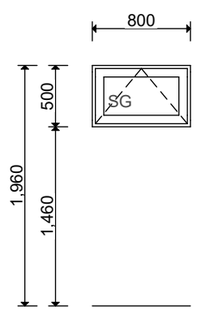
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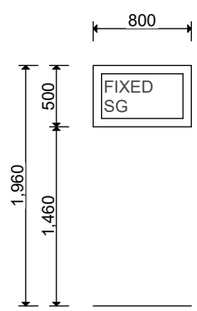
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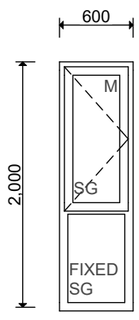
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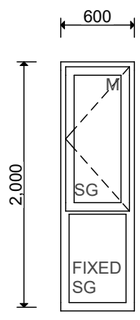
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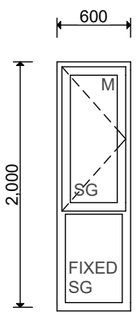
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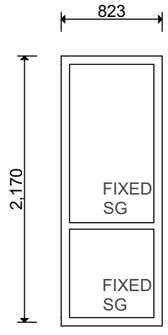
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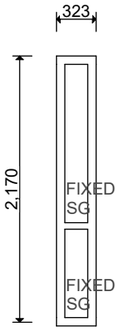
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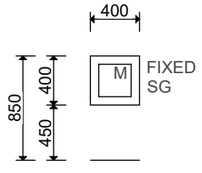
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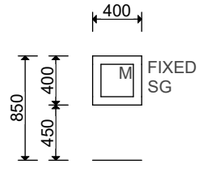
1 item (W.34)



1 item (W.35)



2 items (W.37, W.39)



1 item (W.38)

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Drawing Title: Door & Window Schedule

Drawn: AA
Issued: 14/06/24
Scale: 1:50

Issue Date:	Issue:	No:
14/06/24	BC APPLICATION - STAGE 3	21

Revision No: 21

A702

Published: 14/06/2024

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Generic Perspective West



Generic Perspective East

This is an approximation of the appearance of the building and site, prepared from the proposed plans and specifications. It is not intended to be, not should be relied upon as an accurate scale model of the final product. No liability will be accepted for reliance on this visualisation in any respects what so ever by any person.

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Drawing Title: Outdoor Living Perspectives

Drawn: AA
Issued: 14/06/24
Scale:

Issue Date:	Issue:	No:
14/06/24	BC APPLICATION - STAGE 3	21
19/01/24	CONSTRUCTION - STAGE 2	18
3/11/23	BC APPLICATION - STAGE 2	16
17/07/23	RESOURCE CONSENT AMENDMENT	14
18/01/23	RESOURCE CONSENT RFI02	09
22/12/22	RESOURCE CONSENT RFI01	08
23/11/22	RESOURCE CONSENT	07
28/09/22	CONCEPT 06	06

Revision No: 21

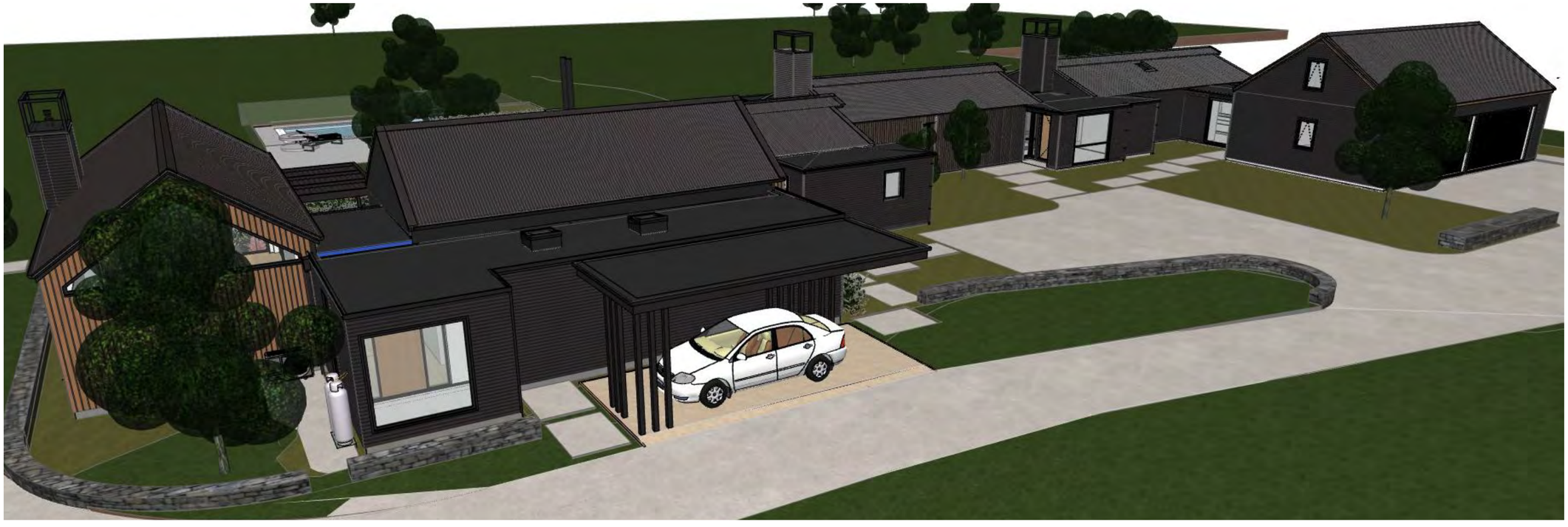
A601

Published: 14/06/2024

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Generic Perspective South



Generic Perspective South-West

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Drawing Title: Driveway Perspectives

Drawn: AA
Issued: 14/06/24
Scale:

Issue Date:	Issue:	No:
14/06/24	BC APPLICATION - STAGE 3	21
19/01/24	CONSTRUCTION - STAGE 2	18
3/11/23	BC APPLICATION - STAGE 2	16
17/07/23	RESOURCE CONSENT AMENDMENT	14
18/01/23	RESOURCE CONSENT RFI02	09
22/12/22	RESOURCE CONSENT RFI01	08
23/11/22	RESOURCE CONSENT	07
28/09/22	CONCEPT 06	06

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