

LIST OF SUMS FOR PRICING

• CARPET	\$ 3,500
• TIMBER OVERLAY	\$ 3,500
• TILES	\$ 3,000
• LIGHTING FIXTURES	\$ 5,000
• PLUMBING FIXTURES	\$ 7,500
• JOINERY (KITCHEN / VANITY)	\$10,000
• APPLIANCES	\$ 5,000
• BBQ JOINERY UNIT	\$ 2,500
TOTAL SUMS	\$40,000
CONSTRUCTION CONTINGENCY	5%

DO NOT SCALE - IF IN DOUBT, ASK

200

150

100

90

80

70

60

50

40

30

20

10

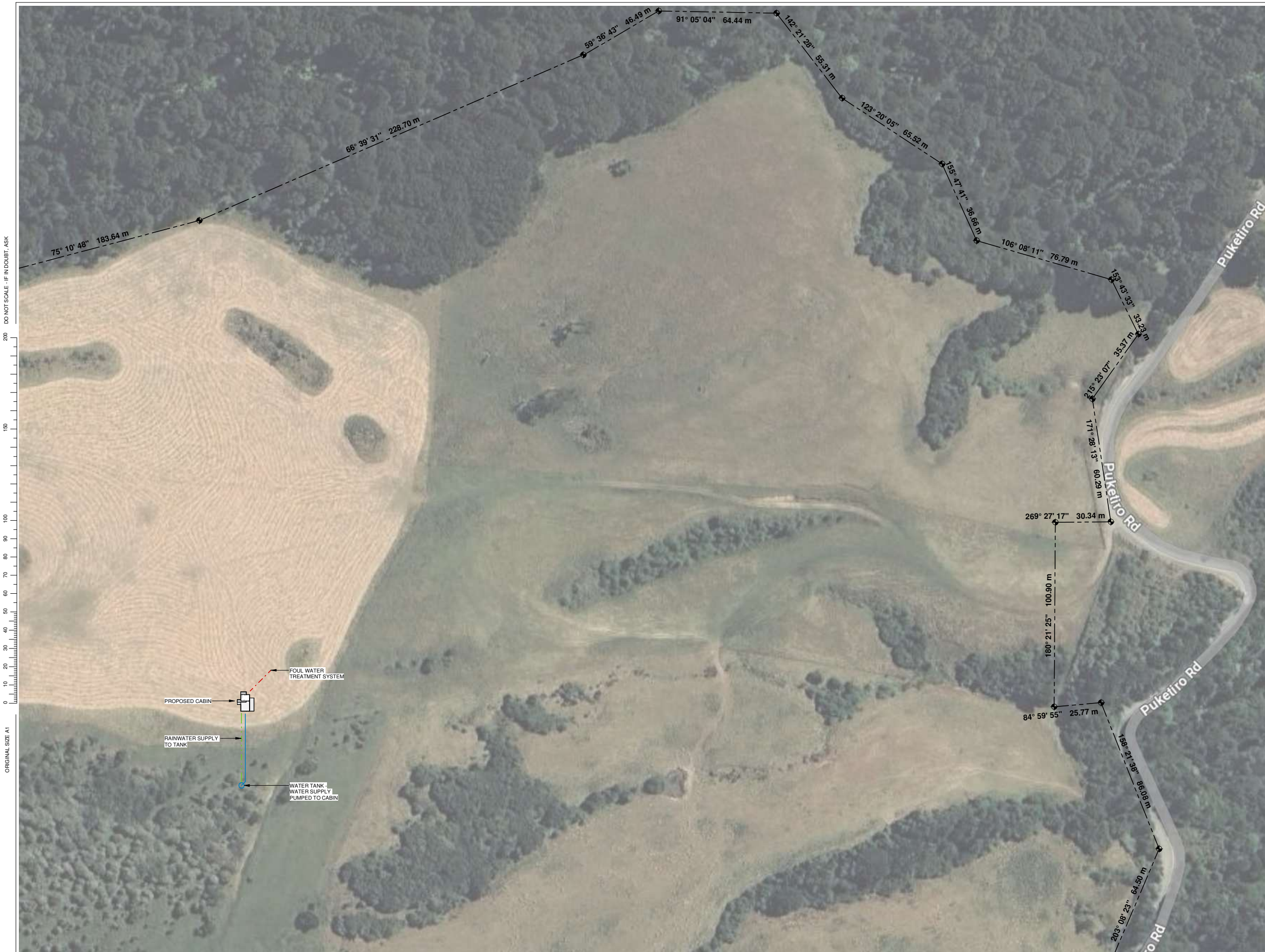
0

ORIGINAL SIZE A1

NEW CABIN for BERESFORD HEIGHTS

361 PUKETIRO ROAD • PUKETIRO • THE CATLINS

mclaren architecture.design	
021 160 0118	+m
studio@mclarenad.co.nz	+e
mclarenad.co.nz	+w
DEVELOPED DESIGN	
Sheet:	Revision:
01	D



SITE PLAN
 Scale 1:1000 @ A1, 1:2000 @ A3

DEVELOPED DESIGN

mclaren architecture.design

Contact Details:
 +m 021 160 0118
 +e studio@mclarenad.co.nz
 +w mclarenad.co.nz

Client:
S and W BURGESS

NEW CABIN for BERESFORD HEIGHTS
 361 PUKETIRO ROAD • PUKETIRO • THE CATLINS
 SITE PLAN

Job Ref:	2401
Scale:	1 : 1000 at A1, HALF SCALE at A3
Print Date:	20/06/2024 9:50:56 pm
Revision Schedule:	
C	PRICING ISSUE 05.06.2024
D	REVISED DEVELOPED DESIGN 19.06.2024

Sheet: **02** | Revision: **D**

GENERAL NOTES - SUBFLOOR PLAN

DIMENSIONS

SUBFLOOR DRAWINGS MUST BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS

ENGINEERING

REFER TO THE STRUCTURAL ENGINEER'S DOCUMENTS

INSULATION

ALLOW FOR EXPOL PLATINUM BOARD 90mm INSULATION UNDER JOISTS

TIMBER FRAMING

ALL FRAMING AND FIXINGS TO COMPLY WITH NZS 3604:2011

LAYOUT: THE FRAMING LAYOUT IS DIAGRAMMATIC ONLY. THE CONTRACTOR MUST CONFIRM THE EXACT AMOUNT OF FRAMING REQUIRED ON SITE

TREATMENT: ALL FRAMING TREATMENT TO COMPLY WITH NZBC B2/AS1, NZS 3602 SECTION 108, NZS 3640, AND HAVE FUNGICIDAL TREATMENT. IF THERE IS A CONTRADICTION BETWEEN TREATMENTS SPECIFIED BELOW AND THOSE ANNOTATED ON THE DRAWINGS, USE WHATEVER IS THE GREATER LEVEL OF PROTECTION SPECIFIED. REFER TO THE TIMBER TREATMENT SCHEDULE ON SHEET 0.01

CHECK COMPATIBILITY OF TREATMENT WITH OTHER MATERIALS IN CONTACT, CONSULT DESIGNER IF IN DOUBT

GRADING: ALL FRAMING TO COMPLY WITH NZS 3604:2011 AND TO BE MACHINE STRESS GRADE 8 (MSG8)

FIXINGS

ALL MATERIALS AND FIXINGS TO COMPLY WITH NZBC B2 DURABILITY & NZS 3604, SECTION 4. CHECK COMPATIBILITY OF MATERIALS WITH TIMBER TREATMENT, CONSULT DESIGNER IF IN DOUBT

GENERAL NOTES - DRAINAGE

COMPLIANCE

ALL NEW PRIVATE DRAINAGE WITHIN THE BOUNDARY HAS BEEN LOCATED ACCORDING TO COUNCIL AS-BUILT DRAWINGS, ALL PUBLIC DRAINAGE HAS BEEN POSITIONED ACCORDING TO COUNCIL RECORDS. ALL NEW AND EXISTING SERVICE ROUTES AND DRAINS ARE SHOWN INDICATIVELY ONLY. DRAINAGE CONTRACTOR TO LOCATE EXACT POSITIONS PRIOR TO CONSTRUCTION

ALL STORMWATER AND DRAINAGE TO COMPLY WITH NZBC E1

ALL PLUMBING AND DRAINAGE TO COMPLY WITH NZBC APPROVED DOCUMENTS G13 OR AS 3500-2, WHERE BOTH SOLUTIONS ARE USED IN CONJUNCTION, PIPE GRADIENTS, SIZES AND VENTING MUST COMPLY WITH THE WORST CASE REQUIREMENTS

ALL ACCESS POINTS TO DRAINS TO COMPLY WITH NZBC G1/AS1 AND G4/AS1

LAYOUT

PLUMBING LAYOUT SHOWN IS DIAGRAMMATIC ONLY AND SHALL BE CONFIRMED ON SITE

FIELD TESTING

FIELD TEST CONCEALED DRAINS AND PIPES FOR WATERTIGHTNESS (UPVC TO AS/NZS2032 OR AS/NZS2566.2 APPENDIX N) TO THE SATISFACTION OF THE TERRITORIAL AUTHORITY INSPECTOR

HOT AND COLD WATER PIPES

GENERALLY ALLOW FOR DUX PB-1 POLYBUTYLENE PIPE

LEGEND - PLUMBING & DRAINAGE

symbol	description	pipe dia.
BA	BASIN	50mm
SH	SHOWER	65mm
WC	TOILET PAN	100mm
SINK	KITCHEN SINK	50mm
ORG	OVERFLOW RELIEF GULLY	100mm
TV	TERMINAL VENT	50mm
IGU1	RINNAI A28I INSTANCE HOT WATER UNIT	
IO	INSPECTION OPENING	
---	STORMWATER	
---	FOUL SEWER DRAIN	
HT	COLD WATER HOSE TAP	

FIXTURE UNIT RATINGS

symbol	description	unit rating.
BA	BASIN	1
SH	SHOWER	2
WC	TOILET PAN	2
SINK	KITCHEN SINK	3
TOTAL UNIT RATING OF RESIDENCE		8

DRAINAGE MINIMUM GRADIENTS

ALL SANITARY SEWER DRAINAGE
 100DN 1:60 MIN FALLS

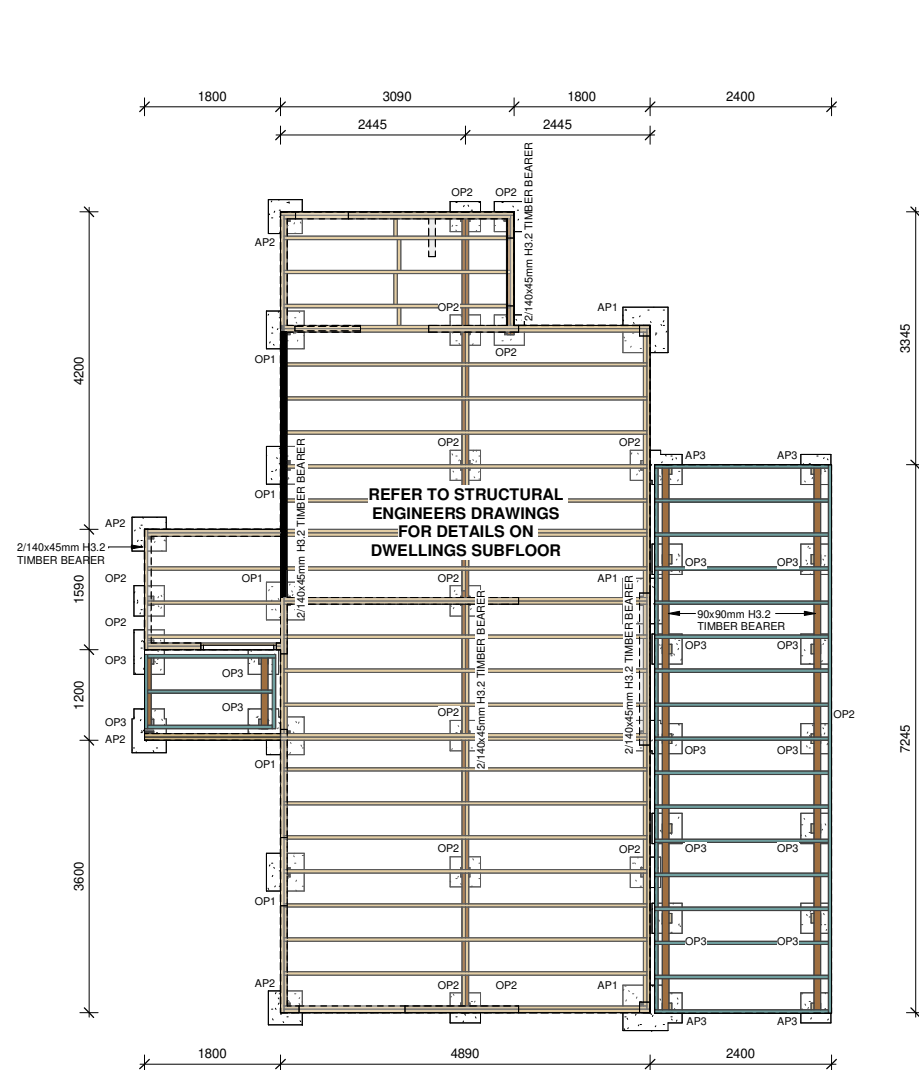
ALL STORMWATER DRAINAGE 100DN MIN
 1:120 FALL

FIXTURE'S PIPE GRADIENTS

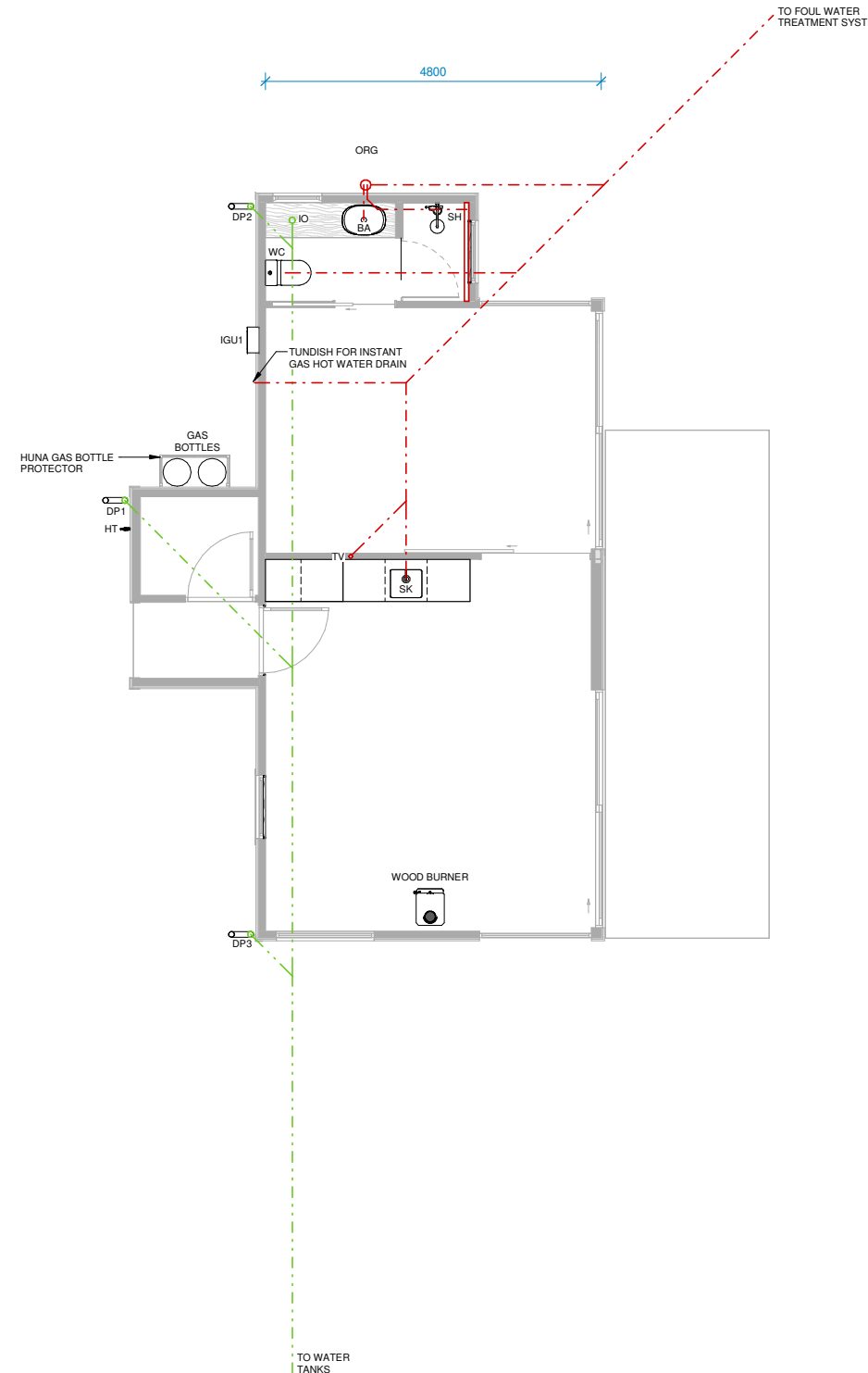
SK.	KITCHEN SINK	1:40 MIN. GRADIENT
BA.	BASIN	1:40 MIN. GRADIENT
SH.	SHOWER	1:40 MIN. GRADIENT
WC.	TOILET	1:60 MIN. GRADIENT

DEVELOPED DESIGN

Sheet:	Revision:
03	D



SUBFLOOR PLAN
 Scale 1:50 @ A1, 1:100 @ A3

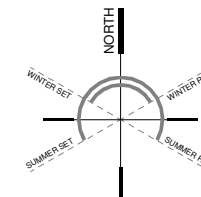


PLUMBING and DRAINAGE SCHEMATIC
 Scale 1:50 @ A1, 1:100 @ A3

DO NOT SCALE - IF INDOUBT, ASK

ORIGINAL SIZE A1

ORIENTATION



GENERAL NOTES - FLOOR PLAN

TIMBER FRAMING
 ALL FRAMING AND FIXINGS TO COMPLY WITH NZS 3604:2011

LAYOUT: THE FRAMING LAYOUT IS DIAGRAMMATIC ONLY. THE CONTRACTOR MUST CONFIRM THE EXACT AMOUNT OF FRAMING REQUIRED ON SITE

TREATMENT: ALL FRAMING TREATMENT TO COMPLY WITH NZBC B2/AS1, NZS 3602 SECTION 108, NZS 3640, AND HAVE FUNGICIDAL TREATMENT. IF THERE IS A CONTRADICTION BETWEEN TREATMENTS SPECIFIED BELOW AND THOSE ANNOTATED ON THE DRAWINGS, USE WHATEVER IS THE GREATER LEVEL OF PROTECTION SPECIFIED. REFER TO THE TIMBER TREATMENT SCHEDULE ON SHEET 2.15

CHECK COMPATIBILITY OF TREATMENT WITH OTHER MATERIALS IN CONTACT, CONSULT DESIGNER IF IN DOUBT

GRADING: ALL FRAMING TO COMPLY WITH NZS 3604:2011 AND TO BE MACHINE STRESS GRADE 8 (MSG8)

STUD SPACING: WALL STUDS ARE 90x45 AT NOTED CENTRES IN ACCORDANCE WITH NZS3604:2011.

DWANGS: EXTERIOR WALLS 45x45mm AT 450mm C/C, FLUSH WITH EXTERIOR FACE OF STUDS
 INTERIOR WALLS STUD SIZED DWANGS AT 800mm C/C

FLOORING
 ALL FLOORING TO COMPLY WITH AS/NZS 3661.1
 SLIP RESISTANCE ON PEDESTRIAN SURFACE

TIMBER FRAMING FIXING REQUIREMENTS

THE FIXING REQUIREMENT FOR TIMBER MEMBERS SHALL BE IN ACCORDANCE WITH NZS 3604: 2011 TIMBER FRAMED BUILDINGS, THE STRUCTURAL ENGINEER

BOTTOM PLATE TO FLOOR:
 EXTERIOR WALLS AND INTERIOR LOAD BEARING WALLS: M12 GALV. BOLTS SET NOT LESS THAN 120MM INTO THE CONCRETE AND LOCATED NOT MORE THAN 150MM FROM THE END OF THE WALL AND AT 900MM CRS MAX. OR PROPRIETARY FASTENERS COMPLYING WITH NZS 3604: 2011 7.5.12.2 AND 7.5.12.4, AND AS REQUIRED TO COMPLY WITH THE GIB BRACING SYSTEMS REQUIREMENTS.

BOTTOM PLATE TO STUD:
 MINIMUM OF 2/100x3.75 NAILS, END NAILED, OR 3/90x3.15 POWER DRIVEN NAILS, END NAILED, IN ACCORDANCE WITH NZS 3604 SECTION 8 - WALLS.

INTEL TO STUD:
 25x1mm STRAP WITH 6/30x2.5mm NAILS INTO BOTH INTEL AND STUD, OR A 7.5KN (TENSION) CONNECTION. REFER TO NZS 3604: 2011, 8.6.1.8 AND FIGURE 8.12

TOP PLATE TO STUD:
 MINIMUM OF 3/90x3.15 POWER DRIVEN NAILS, END NAILED OR AN ALTERNATIVE PROPRIETARY FIXING IN ACCORDANCE WITH NZS 3604 SECTION 8 - WALLS.

TOP PLATE TO TOP PLATE
 LUMBERLOK PLATE-LOK 6KN CAPACITY PLATE CONNECTOR

PURLIN TO RAFTER:
 REFER TO STRUCTURAL ENGINEERING DRAWINGS

TIMBER TREATMENT

location.	treatment level.	durability.
FLOOR ELEMENTS		
FLOOR JOISTS	H1.2	50 YEARS
DECK JOISTS	H3.2	50 YEARS
WALL ELEMENTS		
WALL FRAMING	H1.2	50 YEARS
CAVITY BATTENS	H3.1	50 YEARS
ROOF ELEMENTS		
ROOF FRAMING	H1.2	50 YEARS
CEILING ELEMENTS		
CEILING BATTENS	H1.2	50 YEARS

LEGEND

- 90x45mm H1.2 TIMBER FRAMING
- INTERCONNECTED SMOKE ALARM CAVIUS MAINS POWERED PHOTOELECTRIC WITH RECESS KIT

AREA SCHEDULE

TOTAL CABIN AREA	50m ²
ENTRY DECK	2m ²
EASTERN DECK	17m ²

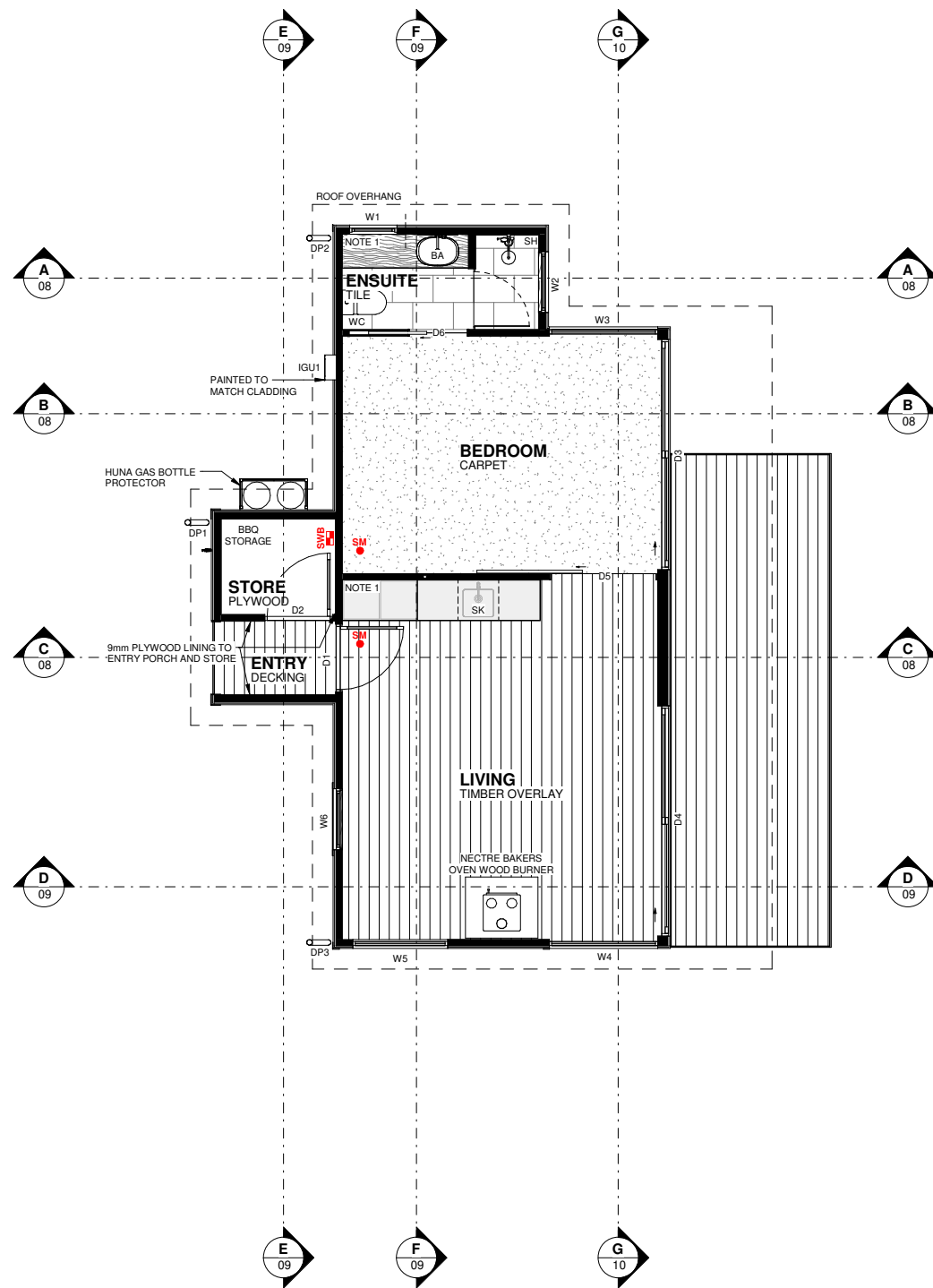
NOTES

NOTE 1 ALL JOINERY BY OTHERS

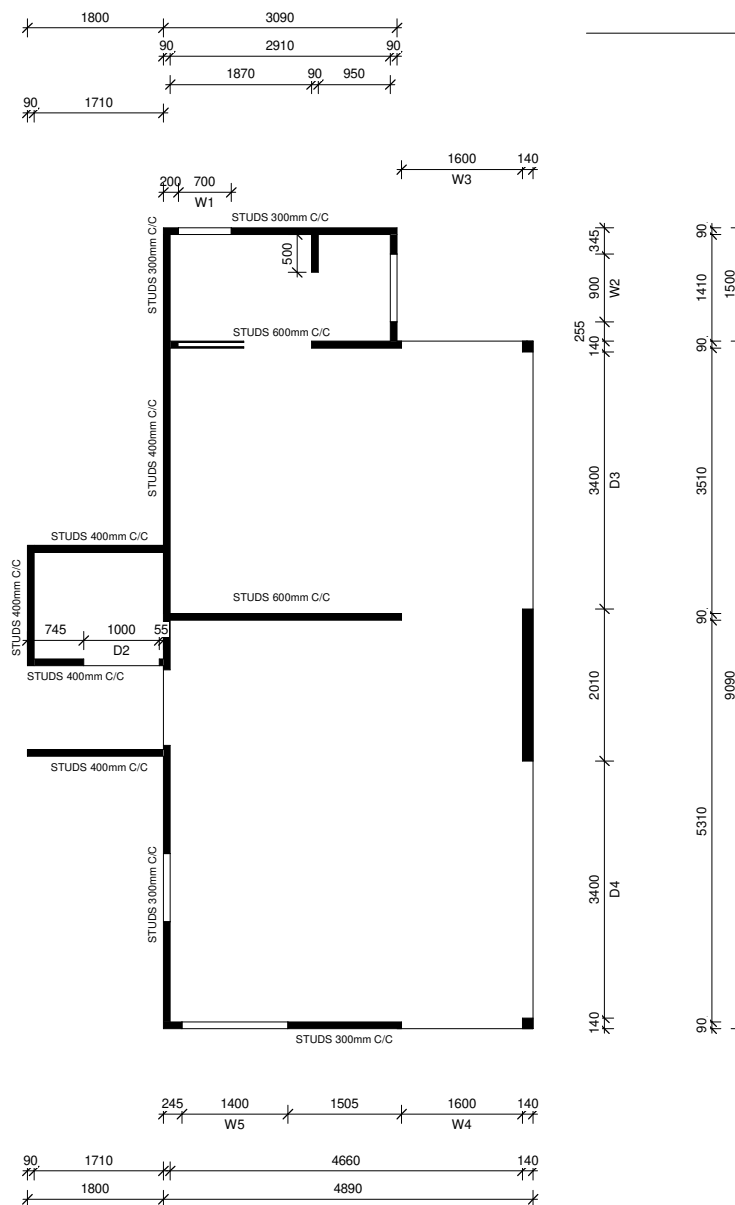
DEVELOPED DESIGN

04

D



FLOOR LEVEL
 Scale 1:50 @ A1, 1:100 @ A3



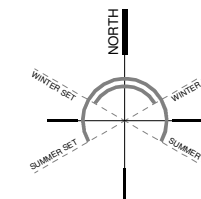
FRAMING PLAN
 Scale 1:50 @ A1, 1:100 @ A3

DO NOT SCALE - IF IN DOUBT, ASK

200
150
100
90
80
70
60
50
40
30
20
10
0

ORIGINAL SIZE A1

ORIENTATION



LEGEND

- METAL ROOFING - PITCH 5°**
0.4bmt PREFINISHED ZINCALUME
TRUE OAK CORRUGATE ROOFING.
COLORSTEEL ENDURA FINISH.
- DP** 80mm DIA DOWNPIPES, IN ACCORDANCE WITH NZBC E1/AS1 TABLE 5
0.55BMT PREFINISHED ZINCALUME IN SELECTED FINISH, FIT WITH APPROVED LEAF GRATE
- TV** TERMINAL VENT, PAINTED TO MATCH ROOFING COLOUR

GUTTERS

GUTTERS TO BE PREFINISHED ZINCALUME
150mm HALF ROUND GUTTER
PROPRIETARY BRACKETS, PREFINISHED IN SELECTED COLOUR WITH SNOWSTRAPS
SNOWSTRAPS SPACING: 600mm
MINIMUM RECOMMENDED FALL: 1:500 (2mm in 1m)
ROOF GUTTERS SHALL DISCHARGE TO DOWNPIPES AS SIZED BELOW

PENETRATION DETAILS

Dektite Soaker

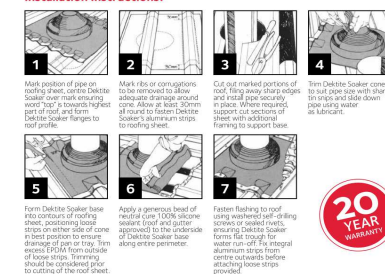
The perfect flashing for all tray roofs

- ✓ The large base of the Dektite Soaker dramatically reduces rainwater back up on very low or very high roof pitches and deep ribbed roofing profiles.
- ✓ Dektite Soakers are ready to use straight from the box. Engineered to eliminate damming.
- ✓ The unique corrosion resistant aluminum flange is ideal for low pitch and deep profile roofs, providing a positive break-on-off seal.
- ✓ EPDM withstands temperatures from -50°C to 115°C and up to 150°C intermittently.

IMPORTANT: For any pitch above 40° do not cut below the first three sloping ribs on the 603, 605 and 606

CODE	BASE (MM)	PPE (MM)	ROOF PITCH	PPE (MM)	ROOF PITCH
CR 603	410 x 360	75-160	Up to 60°	165-255	Up to 40°
CR 605	485 x 460	114-165	Up to 60°	165-255	Up to 40°
CR 606	708 x 635	230-358	Up to 60°	358-410	Up to 40°
CR 606	1006 x 905	380-470	Up to 60°	470-610	Up to 40°

Installation Instructions:



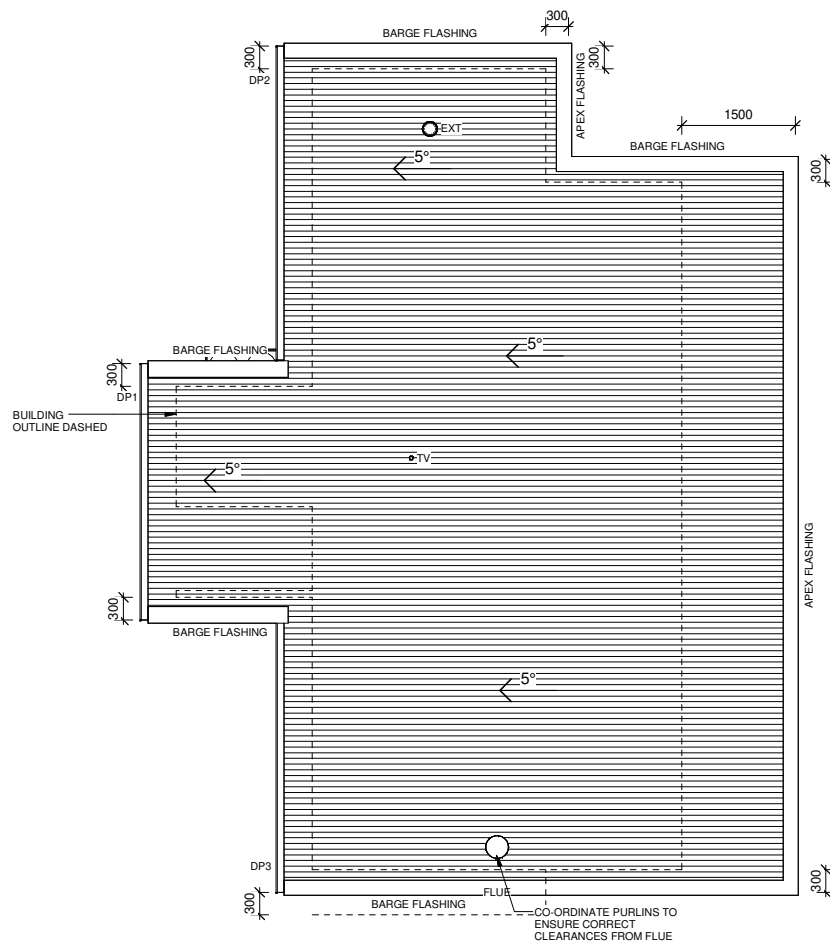
GENERAL NOTES - CEILING PLAN

CEILING BATTENS
70x35mm TIMBER BATTENS 600mm CRS MAX

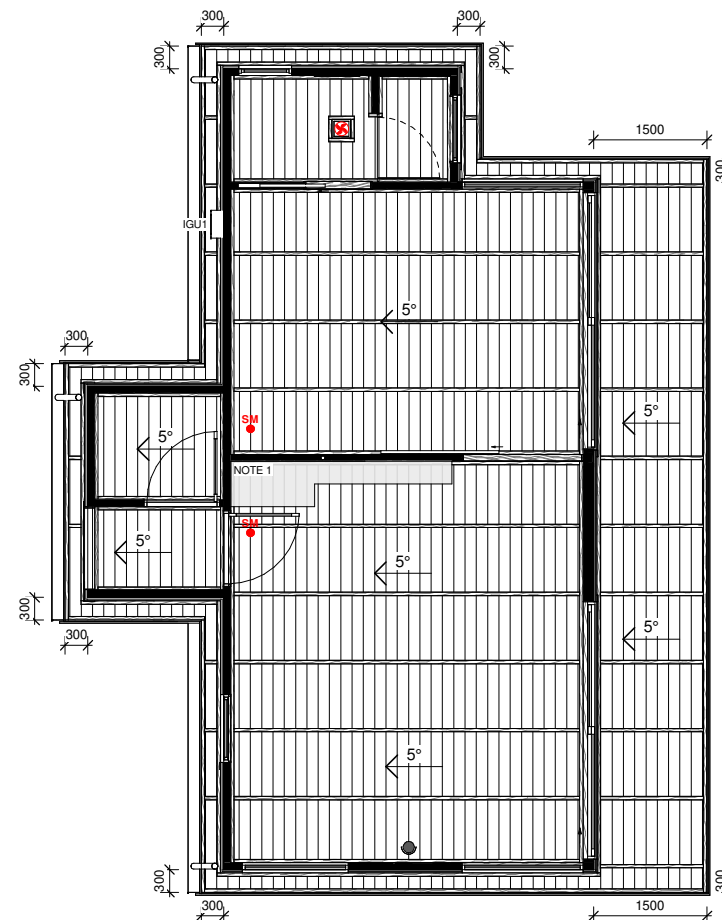
LEGEND - CEILING

- 9MM PLYWOOD WITH 45x20mm PINUS RADIATA TIMBER BATTENS ON 70x35mm TIMBER CEILING BATTENS AT 600mm C/C MAX
- SA** INTERCONNECTED SMOKE ALARM IN ACCORDANCE WITH NZS 4514:2021
- EXTRACTOR FAN
VENTECH VTM190 TUBE MOUNTED ROOF FAN - VTC250 WOODEN FRAMELESS GRILL
- SWB** RECESSED SWITCHBOARD

DEVELOPED DESIGN

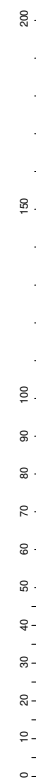


ROOF PLAN
Scale 1:50 @ A1, 1:100 @ A3






FLOOR LEVEL
Scale 1:50 @ A1, 1:100 @ A3

DO NOT SCALE - IF IN DOUBT, ASK












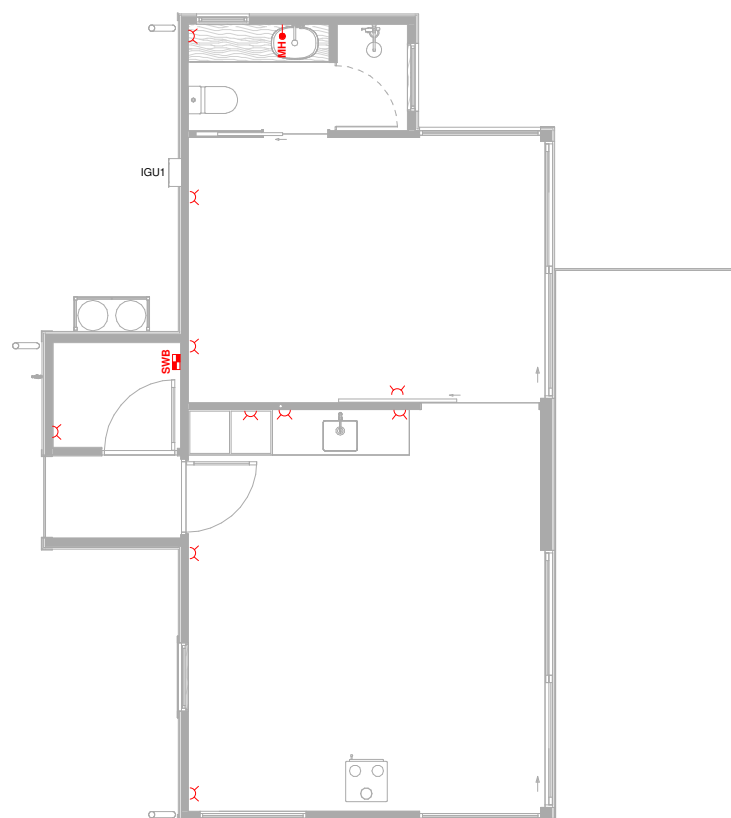
ORIGINAL SIZE A1

LEGEND - ELECTRICAL

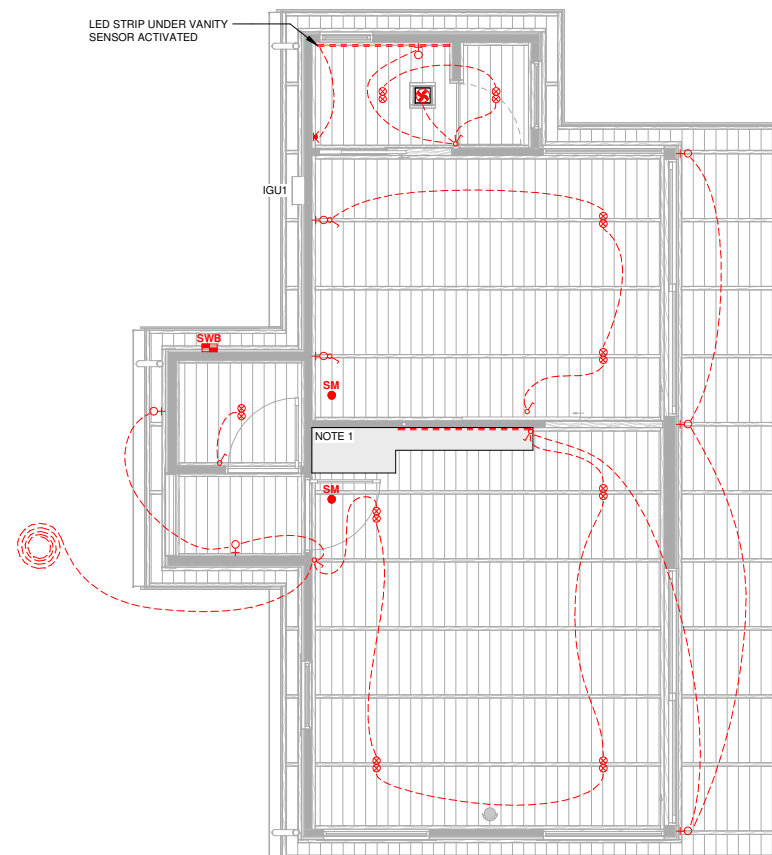
-  SWITCH BOARD
 -  MIRROR HEATING
 -  POWER SOCKET
- NOTE 1** ADDITIONAL ELECTRICAL FIXTURES TO JOINERY BY INTERIOR DESIGN / CLIENT

LEGEND - LIGHTING

-  INTERCONNECTED SMOKE ALARM
 -  MOTION SENSOR
 -  LIGHT SWITCH
 -  EXTRACT FAN
VENTECH VTM190 TUBE MOUNTED ROOF FAN - VTC250 WOODEN FRAMELESS GRILL
 -  CABLE FOR EXTERIOR LIGHTING
 -  CEILING MOUNTED DOWNLIGHT (SINGLE)
 -  CEILING MOUNTED DOWNLIGHT (DOUBLE)
 -  RECESSED LED STRIP LIGHT
 -  WALL LIGHT
- NOTE 1** LIGHTING FIXTURES TO JOINERY BY DETAIL BY INTERIOR DESIGN / CLIENT
- INDICATIVE DESIGN ONLY - FINAL DESIGN TO BE CONFIRMED



ELECTRICAL PLAN
 Scale 1:50 @ A1, 1:100 @ A3





LIGHTING PLAN
 Scale 1:50 @ A1, 1:100 @ A3

DO NOT SCALE - IF INDOUBT, ASK

ORIGINAL SIZE A1

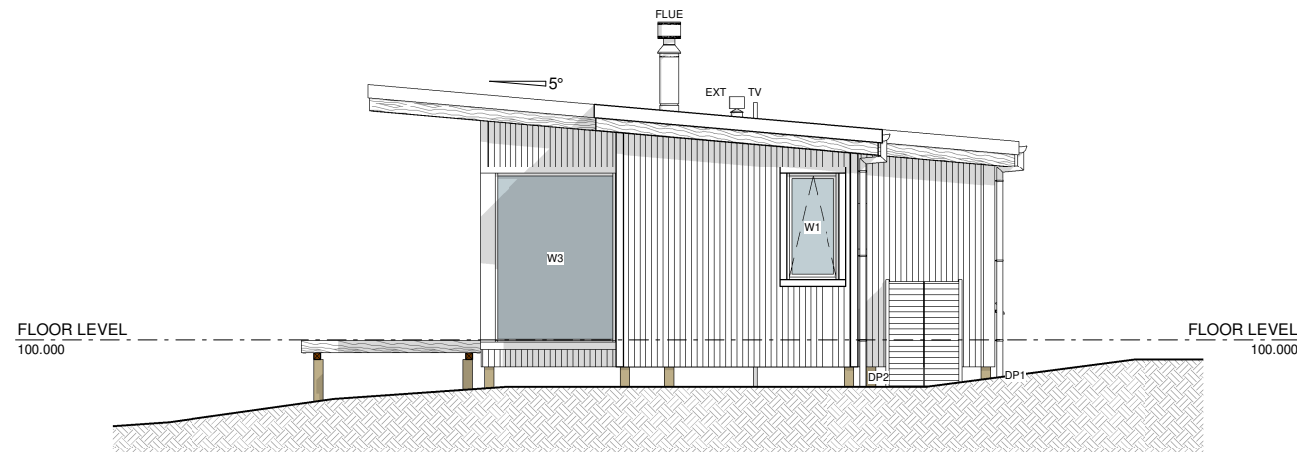
DEVELOPED DESIGN

MATERIAL LEGEND

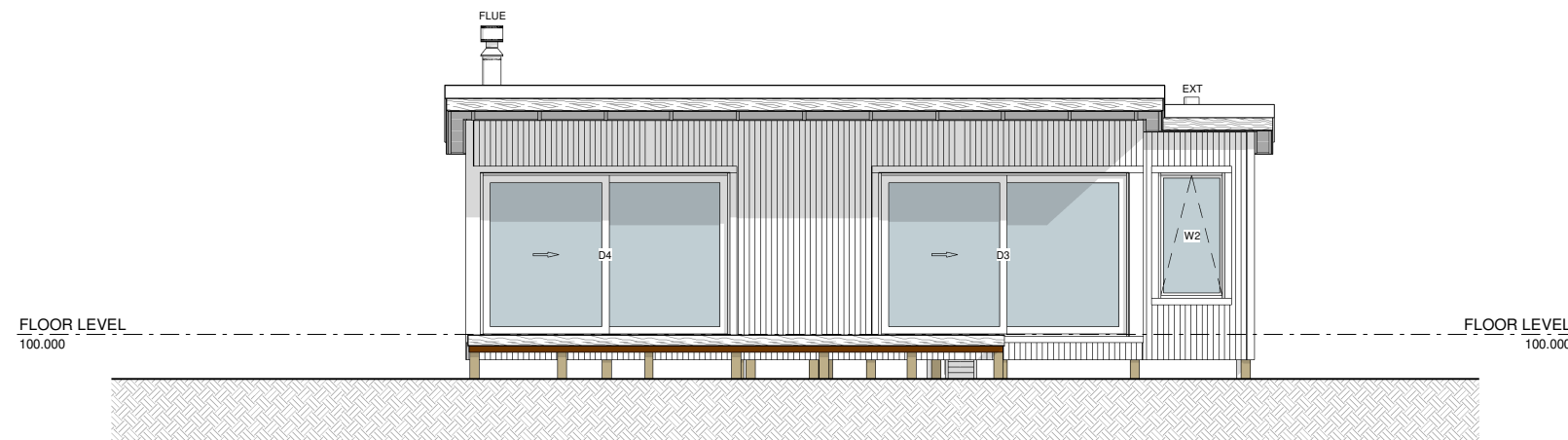
-  **METAL ROOFING - PITCH 5°**
 0.4bmt PREFINISHED ZINCALUME
 TRUE OAK CORRUGATE ROOFING.
 COLORSTEEL ENDURA TIDAL DRIFT MATTE
-  **METAL CLADDING**
 0.4bmt PREFINISHED ZINCALUME
 CORRUGATE ROOFING.
 COLORSTEEL ENDURA TIDAL DRIFT MATTE
- DP** 80mm DIA DOWNPIPES, IN
 ACCORDANCE WITH NZBC E1/AS1 TABLE 5
 0.55BMT PREFINISHED ZINCALUME IN
 COLORSTEEL ENDURA TIDAL DRIFT MATTE,
 FIT WITH APPROVED LEAF GRATE
- TV** TERMINAL VENT
 PAINTED TO MATCH ROOF COLOUR
- EXT** EXTRACTOR FAN
- HT** HOSE TAP

RISK MATRIX

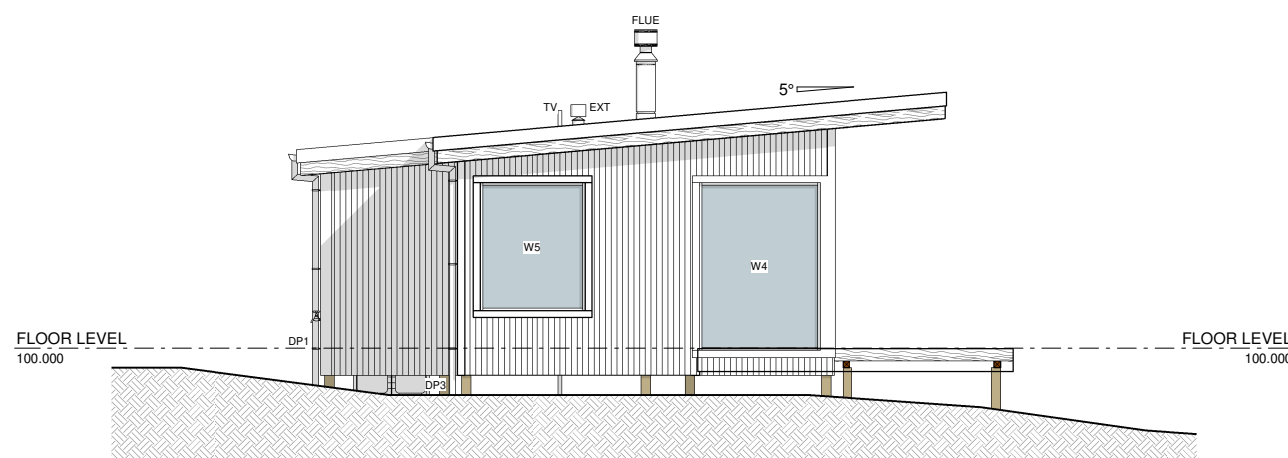
NORTH ELEVATION:		
WIND ZONE:	VERY HIGH	2
NO OF STOREYS:	LOW	2
ROOF/WALL INTERSECTION:	LOW	0
EAVES WIDTH:	HIGH	2
ENVELOPE COMPLEXITY:	LOW	0
DECK DESIGN:	N/A	0
TOTAL		6
EAST ELEVATION:		
WIND ZONE:	VERY HIGH	2
NO OF STOREYS:	LOW	2
ROOF/WALL INTERSECTION:	HIGH	3
EAVES WIDTH:	LOW	0
ENVELOPE COMPLEXITY:	LOW	0
DECK DESIGN:	LOW	0
TOTAL		7
SOUTH ELEVATION:		
WIND ZONE:	VERY HIGH	2
NO OF STOREYS:	LOW	2
ROOF/WALL INTERSECTION:	LOW	0
EAVES WIDTH:	HIGH	2
ENVELOPE COMPLEXITY:	LOW	0
DECK DESIGN:	LOW	0
TOTAL		6
WEST ELEVATION:		
WIND ZONE:	VERY HIGH	2
NO OF STOREYS:	LOW	2
ROOF/WALL INTERSECTION:	LOW	0
EAVES WIDTH:	HIGH	2
ENVELOPE COMPLEXITY:	LOW	0
DECK DESIGN:	LOW	0
TOTAL		6



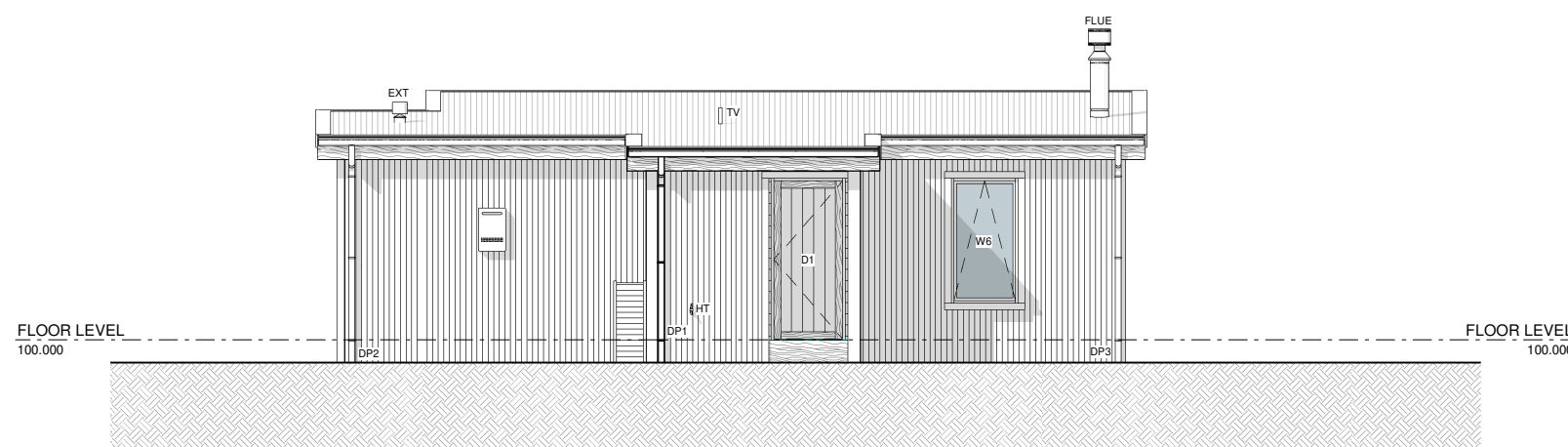
NORTH ELEVATION
 Scale 1:50 @ A1, 1:100 @ A3



EAST ELEVATION
 Scale 1:50 @ A1, 1:100 @ A3



SOUTH ELEVATION
 Scale 1:50 @ A1, 1:100 @ A3



WEST ELEVATION
 Scale 1:50 @ A1, 1:100 @ A3

DEVELOPED DESIGN

GENERAL NOTES - SECTIONS

FLOORS

FLOOR: CHH ECOPLY 19mm PLYWOOD FLOORING ON H1.2 140x45mm SGB JOISTS AT 450mm C/C - REFER TO STRUCTURAL ENGINEERS DOCUMENTATION

DECK: 140x19mm GARAPA DECKING ON H3.2 140x45mm SGB JOISTS AT MAX 450mm C/C

WALLS - EXTERIOR

METAL CLADDING: 0.4bmt PREFINISHED ZINCALUME ROOFING INDUSTRIES CORRUGATE CLADDING ON KRAFT BUILDING PAPER ON H3.1 45x20mm CASTELLATED CAVITY BATTENS ON CHH ECOPLY RIGID AIR BARRIER ON H1.2 90x45mm TIMBER FRAMING WITH STUDS AT NOTED CENTRES

DWANGS: EXTERIOR WALLS - 45x45mm AT 450mm C/C, FLUSH WITH EXTERIOR FACE OF STUDS

LININGS: LININGS ARE GENERALLY 9mm PLYWOOD SHOWER TO BE 9mm VILLABOARD WITH TILES.

WALLS - INTERIOR

GENERALLY 90x45mm H1.2 TIMBER WALL FRAMING WITH STUDS AT NOTED CENTRES - REFER FRAMING PLAN

DWANGS: INTERIOR WALL DWANGS SIZED TO MATCH FRAMING AT 800mm CRS MAX

LININGS: LININGS ARE GENERALLY 9mm PLYWOOD SHOWER TO BE 9mm VILLABOARD WITH TILES.

CEILING

GENERALLY ALL CEILINGS AND SOFFIT TO BE 9MM PLYWOOD ON 70x35mm TIMBER BATTENS AT 600mm C/C MAX

ROOFS

METAL ROOFING: ROOFING INDUSTRIES TRUE OAK CORRUGAGE - 0.4BMT PREFINISHED ZINCALUME ROOFING ON THERMAKRAFT COVERTEK 403 PLUS ROOF UNDERLAY ON MESH ON 45x20mm CASTELLATED BATTENS (VENTILATION) ON H1.2 90x45mm TIMBER PURLINS AT 900mm MAX C/C, ON 290x45mm TIMBER RAFTERS - OVERHANGS TO BE 190x45mm

SPOUTING TO BE PREFINISHED ZINCALUME 150mm HALF ROUND WITH PREFINISHED EXTERNAL BRACKETS AT 600mm C/C MAX.

DP 80mm DIA DOWNPIPES, IN ACCORDANCE WITH NZBC E1/AS1 TABLE 5
 0.55BMT PREFINISHED ZINCALUME IN SELECTED FINISH, FIT WITH APPROVED LEAF GRATE

TV TERMINAL VENT
 PAINTED TO MATCH ROOF COLOUR

EXT EXTRACTOR FAN
 VENTECH VTM190 TUBE MOUNTED ROOF FAN - VTC250 WOODEN FRAMELESS GRILL

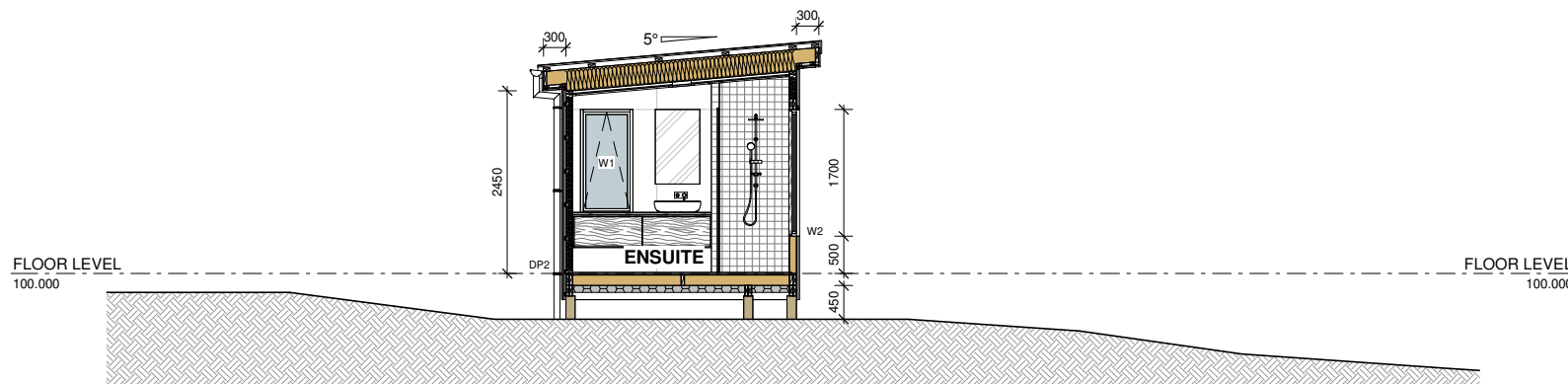
HT HOSE TAP

INSULATION

FLOOR
 EXPOL PLATINUM BOARD 90mm INSULATION UNDER JOISTS

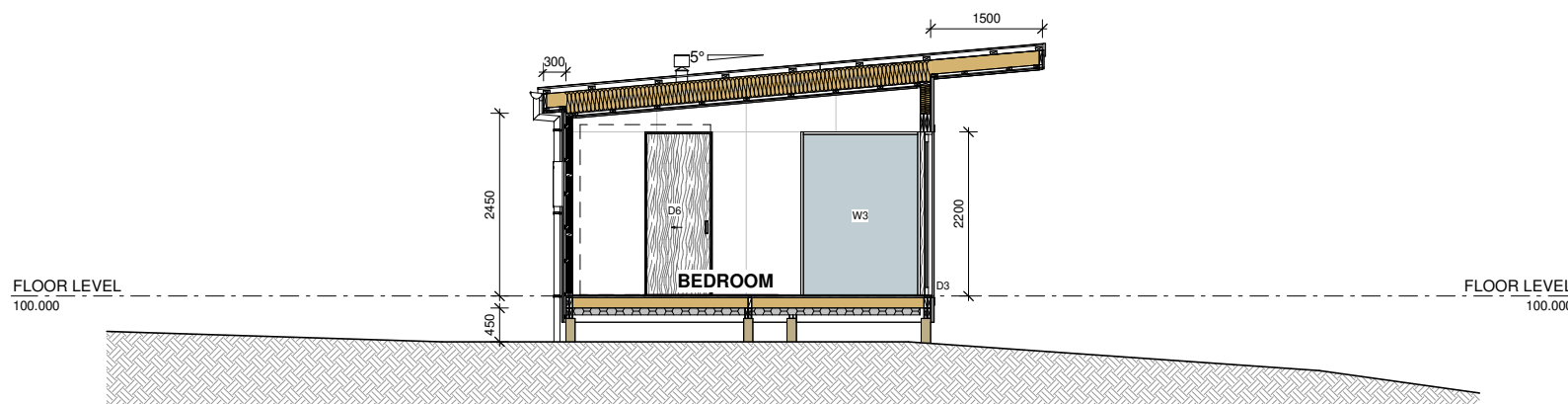
WALLS
 90mm WALL PINK BATTS ULTRA R2.8, 90mm BATT
 140mm WALL PINK BATTS ULTRA R4.3, 140mm BATT

CEILING / ROOF CAVITY
 PINK SUPERBATTS R7.4, 275mm BATT



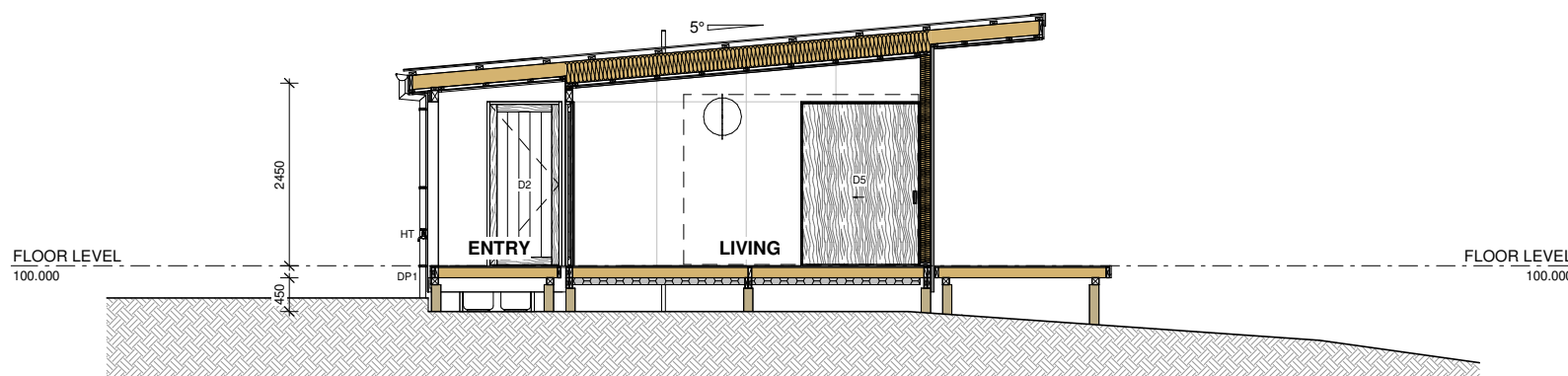
SECTION A

Scale 1:50 @ A1, 1:100 @ A3



SECTION B

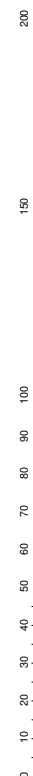
Scale 1:25 @ A1, 1:50 @ A3



SECTION C

Scale 1:25 @ A1, 1:50 @ A3

DO NOT SCALE - IF IN DOUBT, ASK



ORIGINAL SIZE A1

DEVELOPED DESIGN

GENERAL NOTES - SECTIONS

FLOORS

FLOOR: CHH ECOPLY 19mm PLYWOOD FLOORING ON H1.2 140x45mm SGB JOISTS AT 450mm C/C - REFER TO STRUCTURAL ENGINEERS DOCUMENTATION

DECK: 140x19mm GARAPA DECKING ON H3.2 140x45mm SGB JOISTS AT MAX 450mm C/C

WALLS - EXTERIOR

METAL CLADDING: 0.4bmt PREFINISHED ZINCALUME ROOFING INDUSTRIES CORRUGATE CLADDING ON KRAFT BUILDING PAPER ON H3.1 45x20mm CASTELLATED CAVITY BATTENS ON CHH ECOPLY RIGID AIR BARRIER ON H1.2 90x45mm TIMBER FRAMING WITH STUDS AT NOTED CENTRES

DWANGS: EXTERIOR WALLS - 45x45mm AT 450mm C/C, FLUSH WITH EXTERIOR FACE OF STUDS

LININGS: LININGS ARE GENERALLY 9mm PLYWOOD SHOWER TO BE 9mm VILLABOARD WITH TILES.

WALLS - INTERIOR
 GENERALLY 90x45mm H1.2 TIMBER WALL FRAMING WITH STUDS AT NOTED CENTRES - REFER FRAMING PLAN

DWANGS: INTERIOR WALL DWANGS SIZED TO MATCH FRAMING AT 800mm CRS MAX

LININGS: LININGS ARE GENERALLY 9mm PLYWOOD SHOWER TO BE 9mm VILLABOARD WITH TILES.

CEILINGS
 GENERALLY ALL CEILINGS AND SOFFIT TO BE 9MM PLYWOOD ON 70x35mm TIMBER BATTENS AT 600mm C/C MAX

ROOFS

METAL ROOFING: ROOFING INDUSTRIES TRUE OAK CORRUGAGE - 0.4BMT PREFINISHED ZINCALUME ROOFING ON THERMAKRAFT COVERTEK 403 PLUS ROOF UNDERLAY ON MESH ON 45x20mm CASTELLATED BATTENS (VENTILATION) ON H1.2 90x45mm TIMBER PURLINS AT 900mm MAX C/C, ON 290x45mm TIMBER RAFTERS - OVERHANGS TO BE 190x45mm

SPOUTING TO BE PREFINISHED ZINCALUME 150mm HALF ROUND WITH PREFINISHED EXTERNAL BRACKETS AT 600mm C/C MAX.

DP 80mm DIA DOWNPIPES, IN ACCORDANCE WITH NZBC E1/AS1 TABLE 5
 0.55BMT PREFINISHED ZINCALUME IN SELECTED FINISH, FIT WITH APPROVED LEAF GRATE

TV TERMINAL VENT
 PAINTED TO MATCH ROOF COLOUR

EXT EXTRACTOR FAN
 VENTECH VTM190 TUBE MOUNTED ROOF FAN - VTC250 WOODEN FRAMELESS GRILL

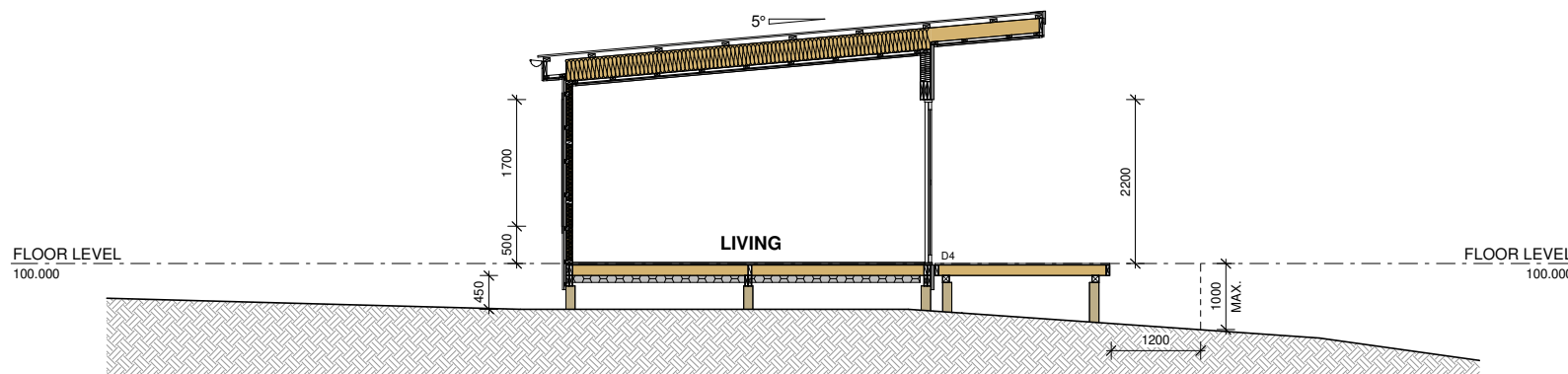
HT HOSE TAP

INSULATION

FLOOR
 EXPOL PLATINUM BOARD 90mm INSULATION UNDER JOISTS

WALLS
 90mm WALL PINK BATTS ULTRA R2.8, 90mm BATT
 140mm WALL PINK BATTS ULTRA R4.3, 140mm BATT

CEILINGS / ROOF CAVITY
 PINK SUPERBATTS R7.4, 275mm BATT



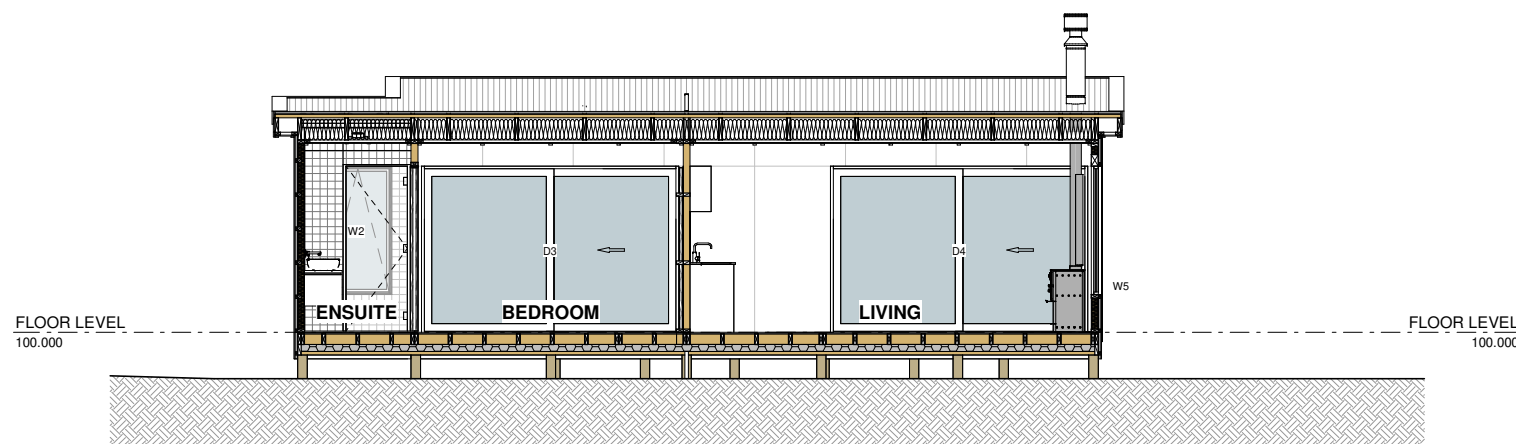
SECTION D

Scale 1:50 @ A1, 1:100 @ A3



SECTION E

Scale 1:50 @ A1, 1:100 @ A3



SECTION F

Scale 1:50 @ A1, 1:100 @ A3

DO NOT SCALE - IF IN DOUBT, ASK

200
150
100
90
80
70
60
50
40
30
20
10
0

ORIGINAL SIZE A1

DEVELOPED DESIGN

LEGEND	
ED.	ENTRY DOOR
SL.	SLIDING DOOR
HDI.	HINGED DOOR - INWARD OPENING
F.	FIXED GLAZING
AW.	OPENING SASH - AWNING
⊗	SAFETY GLASS

GENERAL NOTES - SCHEDULE

EXTERNAL JOINERY
 JOINERY COMPONENTS (REBATES, SILL, HEAD, & JAMBS) DETAILED ON ARCHITECTURAL DRAWINGS ARE INDICATIVE ONLY. JOINERY COMPONENT SIZES MUST BE CONFIRMED AT PRICING WITH JOINERY SUPPLIER.

ALL DIMENSIONS SHOWN ARE ROUGH OPENING SIZES UNLESS OTHERWISE NOTED. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO MANUFACTURE

ALL JOINERY IS VIEWED EXTERNALLY (UNLESS OTHERWISE NOTED)

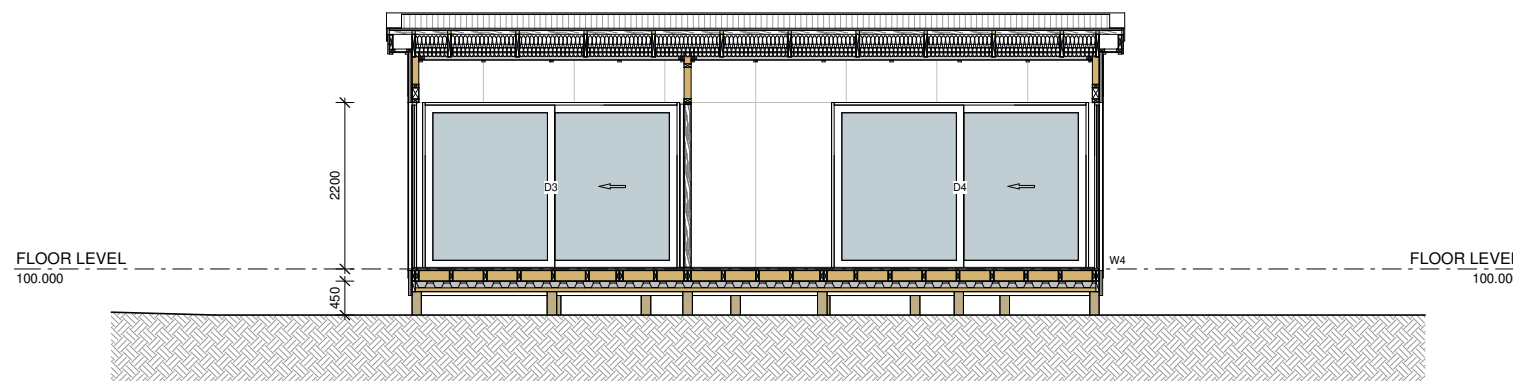
GLAZING TO BE IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE.

EXTERIOR ALUMINIUM DOORS / WINDOWS

BEADING: ALLOW FOR SQUARE BEADING

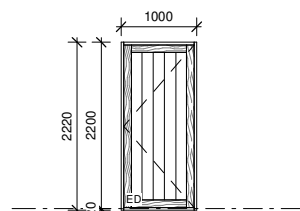
HINGES: ALL HINGES TO BE STAINLESS STEEL

WEATHER SEALS: ALL OPENING WINDOWS AND DOORS TO HAVE DRAFT AND WEATHER SEALS FITTED

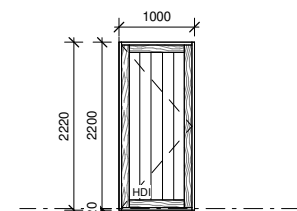


SECTION G
 Scale 1:50 @ A1, 1:100 @ A3

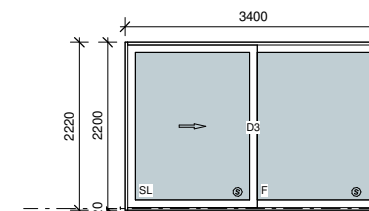
D1	ENTRY
DESCRIPTION:	PARKWOOD ENTRY DOOR EXTERIOR TIMBER FRAME, SINGLE FRAME EXTERIOR TIMBER LEAF, E1 WITH RAILS
COLOUR/FINISH:	WESTERN RED CEDAR FRAME WITH VULCAN HARDWOOD SILL WESTERN RED CEDAR LEAF
GLAZING:	N/A
HARDWARE:	ICON PULL HANDLE XXL 1820mm HIGH KEYPAD DIGITAL LOCK
JAMBS:	90x20mm SOLID TIMBER ARCHITRAVE WESTERN RED CEDAR
TREATMENTS:	N/A



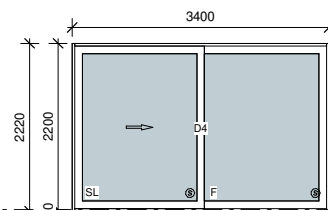
D2	STORE
DESCRIPTION:	PARKWOOD ENTRY DOOR, SINGLE FRAME EXTERIOR TIMBER FRAME, SINGLE FRAME EXTERIOR TIMBER LEAF, E1 WITH RAILS
COLOUR/FINISH:	WESTERN RED CEDAR FRAME WITH VULCAN HARDWOOD SILL WESTERN RED CEDAR LEAF
GLAZING:	N/A
HARDWARE:	ICON SMALL PULL HANDLE KEY LOCK, SNIB LOCK TO INTERIOR
JAMBS:	90x20mm SOLID TIMBER ARCHITRAVE WESTERN RED CEDAR
TREATMENTS:	N/A



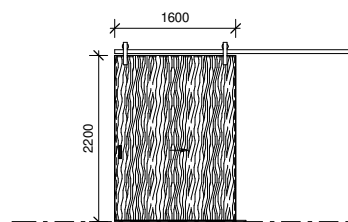
D3, W6, W7	BEDROOM
DESCRIPTION:	SLIDING DOOR / WINDOW METRO THERMAL HEART FRAME WITH METRO THERMAL HEART LEAF
COLOUR/FINISH:	POWDERCOATED IN SELECTED COLOUR
GLAZING:	DOUBLE GLAZING - LOW E+ / ARGON
HARDWARE:	ICON SMALL PULL HANDLE SNIB LOCK TO INTERIOR ONLY
JAMBS:	20mm SOLID TIMBER REVEALS PINUS RADIATA - CLEARS
TREATMENTS:	TBC



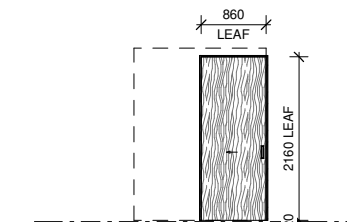
D4, W8, W9, W10	LIVING
DESCRIPTION:	SLIDING DOOR / WINDOW METRO THERMAL HEART FRAME WITH METRO THERMAL HEART LEAF
COLOUR/FINISH:	POWDERCOATED IN SELECTED COLOUR
GLAZING:	DOUBLE GLAZING - LOW E+ / ARGON
HARDWARE:	ICON SMALL PULL HANDLE SNIB LOCK TO INTERIOR ONLY
JAMBS:	20mm SOLID TIMBER REVEALS PINUS RADIATA - CLEARS
TREATMENTS:	TBC



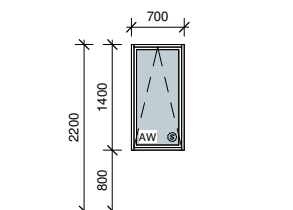
D5	BEDROOM
FRAME:	SOLID TIMBER FRAME - 20mm PINUS RADIATA - CLEARS
LEAF:	PAINT GRADE POLYSTYRENE CORE PINUS RADIATA VENEER
GLAZING:	N/A
HARDWARE:	CS BARN DOOR TRACK WITH SOFSTOP MARDECO M-SERIES 8008/SET FLUSH PULL SET - BRUSHED NICKEL
LININGS:	LIVING PLYWOOD BEDROOM PLYWOOD



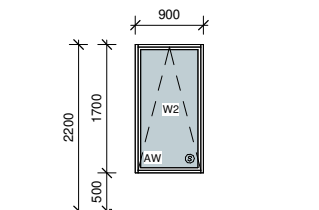
D6	ENSUITE
FRAME:	SOLID TIMBER FRAME - 20mm PINUS RADIATA - CLEARS
LEAF:	PAINT GRADE POLYSTYRENE CORE PINUS RADIATA VENEER
GLAZING:	N/A
HARDWARE:	MARDECO M-SERIES 8008/SET FLUSH PULL SET - BRUSHED NICKEL
LININGS:	ENSUITE PLYWOOD BEDROOM PLYWOOD



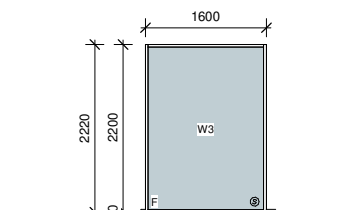
W1	ENSUITE
DESCRIPTION:	METRO THERMAL HEART FRAME METRO THERMAL HEART HEART SASH
COLOUR/FINISH:	POWDERCOATED DURATEC IN SELECTED COLOUR
GLAZING:	DOUBLE GLAZED - LOW E+ / ARGON
HARDWARE:	ICON ARCHITECTURAL WINDOW FASTENER
JAMBS:	20mm SOLID TIMBER REVEALS PINUS RADIATA - CLEARS
TREATMENTS:	TBC



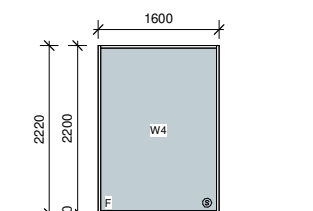
W2, W3	ENSUITE
DESCRIPTION:	METRO THERMAL HEART FRAME METRO THERMAL HEART HEART SASH
COLOUR/FINISH:	POWDERCOATED DURATEC IN SELECTED COLOUR
GLAZING:	DOUBLE GLAZED - LOW E+ / ARGON
HARDWARE:	ICON ARCHITECTURAL WINDOW FASTENER
JAMBS:	20mm SOLID TIMBER REVEALS PINUS RADIATA - CLEARS
TREATMENTS:	TBC



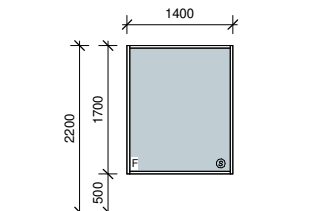
W4, W5	BEDROOM
DESCRIPTION:	METRO THERMAL HEART FRAME METRO THERMAL HEART HEART SASH
COLOUR/FINISH:	POWDERCOATED DURATEC IN SELECTED COLOUR
GLAZING:	DOUBLE GLAZED - LOW E+ / ARGON
HARDWARE:	ICON ARCHITECTURAL WINDOW FASTENER
JAMBS:	20mm SOLID TIMBER REVEALS PINUS RADIATA - CLEARS
TREATMENTS:	TBC



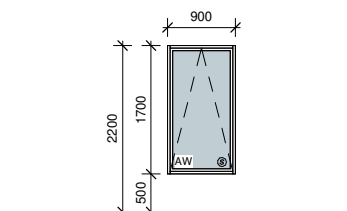
W11, W12	LIVING
DESCRIPTION:	METRO THERMAL HEART FRAME METRO THERMAL HEART HEART SASH
COLOUR/FINISH:	POWDERCOATED DURATEC IN SELECTED COLOUR
GLAZING:	DOUBLE GLAZED - LOW E+ / ARGON
HARDWARE:	ICON ARCHITECTURAL WINDOW FASTENER
JAMBS:	20mm SOLID TIMBER REVEALS PINUS RADIATA - CLEARS
TREATMENTS:	TBC



W13	LIVING
DESCRIPTION:	METRO THERMAL HEART FRAME METRO THERMAL HEART HEART SASH
COLOUR/FINISH:	POWDERCOATED DURATEC IN SELECTED COLOUR
GLAZING:	DOUBLE GLAZED - LOW E+ / ARGON
HARDWARE:	ICON ARCHITECTURAL WINDOW FASTENER
JAMBS:	20mm SOLID TIMBER REVEALS PINUS RADIATA - CLEARS
TREATMENTS:	TBC



W14	LIVING
DESCRIPTION:	METRO THERMAL HEART FRAME METRO THERMAL HEART HEART SASH
COLOUR/FINISH:	POWDERCOATED DURATEC IN SELECTED COLOUR
GLAZING:	DOUBLE GLAZED - LOW E+ / ARGON
HARDWARE:	ICON ARCHITECTURAL WINDOW FASTENER
JAMBS:	20mm SOLID TIMBER REVEALS PINUS RADIATA - CLEARS
TREATMENTS:	TBC



DEVELOPED DESIGN

DO NOT SCALE - IF INDOUBT, ASK

ORIGINAL SIZE A1