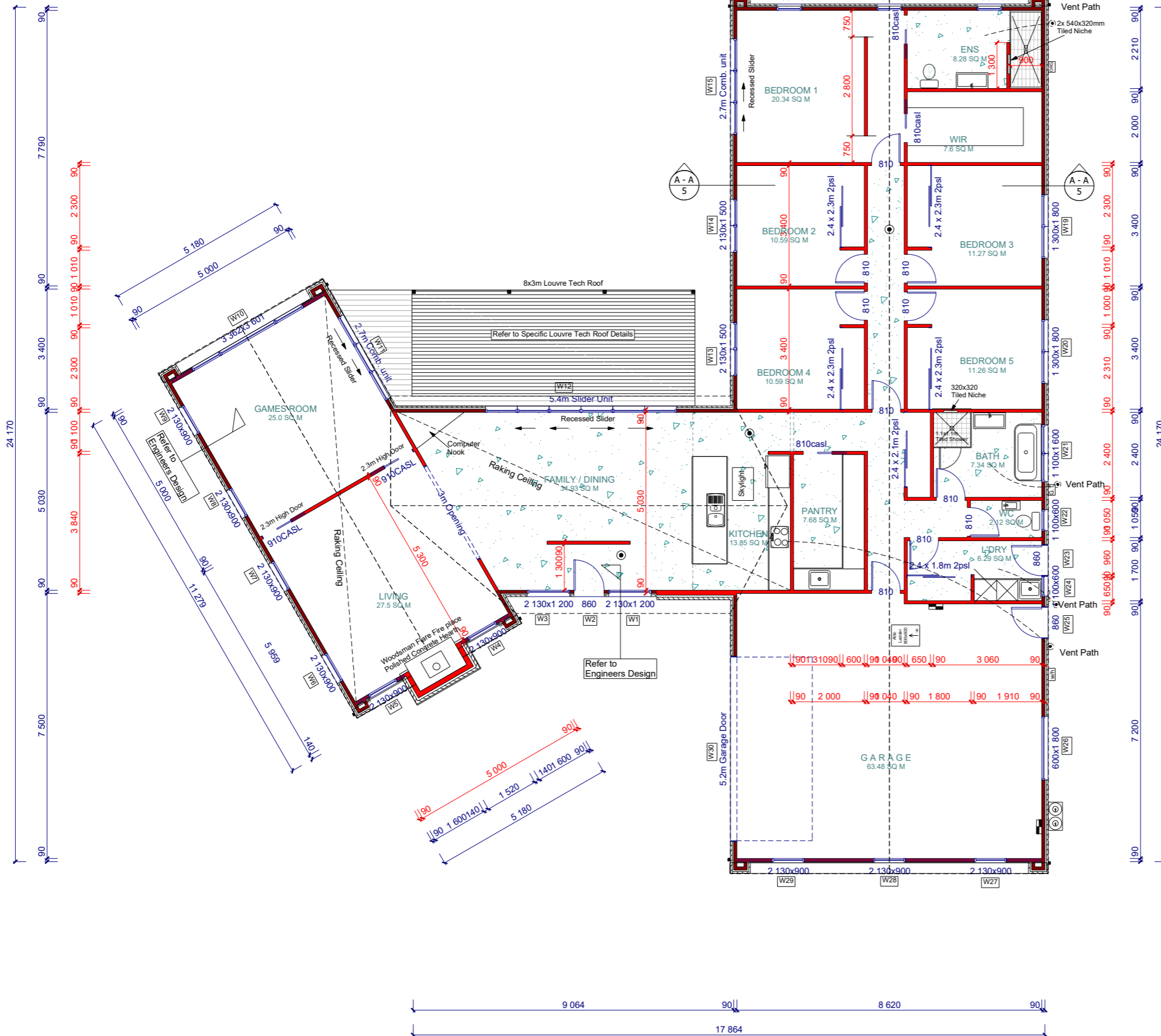




Key To Elevations



ROOF & WALL CLADDING
 Roof - 20 and 35° Coloursteel 5 Rib Roof
 Walls - 50mm EZ AAC Panel Exterior on a 20mm Cavity
 Vertical Cedar on a 20mm Cavity
 Tile Max Schist Exterior

BUILDING AREA
 AREA: 311.8 m² O/F
 AREA: 320.4m² O/V

GENERAL FLOOR PLAN NOTES

SMOKE ALARMS
 Smoke Alarms to be fitted within 3.0m of sleeping areas and on escape routes, as indicated on plan. Refer to Construction Schedule (Page 2 & 3) in the Specification for more information.

MISCELLANEOUS:
 Dimensions shown are to the frame, GIB thickness not shown.
 Refer to Construction Schedule (Page 2 & 3 of Specification) for additional construction information.
 Entry through external doors
 Mechanical ventilation
 Air Seals to have PEF rod & low expansion foam
 All windows and doors centered in room unless shown otherwise

FOUNDATION SYSTEM
 Standard foundations as per NZS3604:2011 subject to final soil report.

WALL FRAMING -designed to high wind zone
 Stud Height: 2570 mm
 Exterior Walls: 90x45mm studs @ 400 mm crs
 Interior Loadbearing wall: 90x45mm studs @ 600 mm crs
 Dwangs Ext: 90x45 @ 800 crs
 Non loadbearing: 90x45mm studs @ 600 mm crs
 Dwangs Int: 90x45mm @ 1350mm crs max

LINTELS AND BEAMS
 Lintels and beams can be found on the Truss Design

BUILDING WRAP
 Watertight Building Wrap, refer to manufacturers specifications attached

INSULATION
 Wall - Pink Batts R2.4 Wall Batts
 Ceiling - Pink Batts R3.6 Ceiling Batts

WALL AND CEILING LININGS
 Wall - Standard 10mm GIB (unless required for bracing)
 Ceiling - Standard 13mm GIB
 Bathroom - 13mm GIB Aqualine (bathrooms)
 Corner Finish - Square

FLOOR FINISHES
 Carpet, Tiles, Polished Concrete

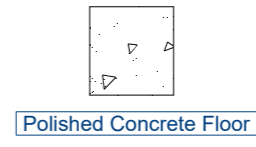
INTERIOR AND EXTERIOR JOINERY
 Joinery - Double Glazed Vantage
 Standard Aluminium Joinery
 Interior - Shelf and rail to wardrobes

WATER HEATING
 Gas Hot water system

KITCHEN COOKTOP
 Gas Hobb

ROOF CLADDING AND STRUCTURE
 Purlins - 70x45 SG8 H1.2 @ 900crs

GUTTER/FASCIA/DOWNPINES/SOFFITS
 Gutter - Metalline Quad Gutter
 Fascia - Metalline 185 Fascia
 Downpipes - Marley 80mm Dia PVC
 Soffits - Hardiflex 4.5mm



Note:
 Interior door Heights to be 1.980m High
 Except the 2 Cavity Sliders in the Games roof these will be 2.3m High
 Wardrobe Sliders to be 2.4m High



Floor Plan	Drawn: Jeremy Harrison LBP # 105491	Job Number: 2036	SHEET: 2
	Scale: 1:125	Date: 15/07/2019	DF: 18
Consent Plan			

GENERAL ELEVATION NOTES

Air Barrier to unlined wall and gables, refer to the Construction Schedule in the Specification for type.

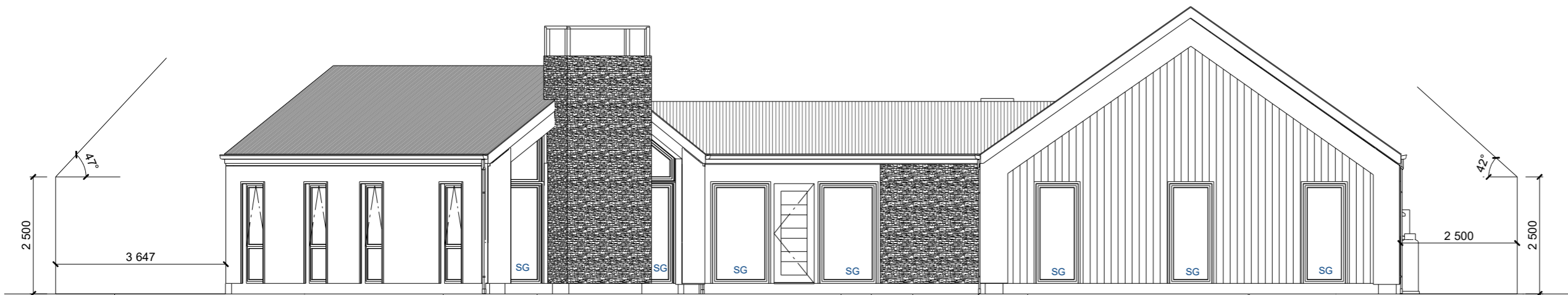
This sheet to be read in conjunction with the Risk Matrix in specification.

Driveway to fall from 20mm max below garage rebates (By Others).

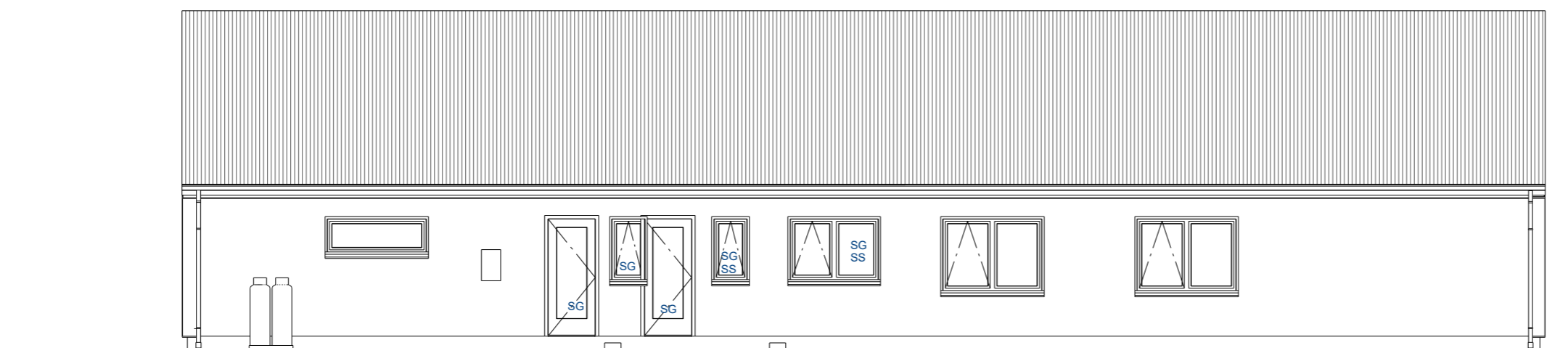
Key
 SS: Security Stay
 SG: Safety Glass

LEGEND

- 1 - Coloursteel 5 Rib Roof
- 2 - 50mm EZ AAC Panel on a 20mm cavity
- 3 - Vertical Cedar on a 20mm Cavity
- 4 - Tilemax Schist on a 20mm Cavity
- 5 - Coloursteel Fascia and Gutter System
- 6 - Aluminum Joinery
- 7 - 80mm Dia PVC Downpipe's



Elevation A



Elevation B

GENERAL ELEVATION NOTES

Air Barrier to unlined wall and gables, refer to the Construction Schedule in the Specification for type.

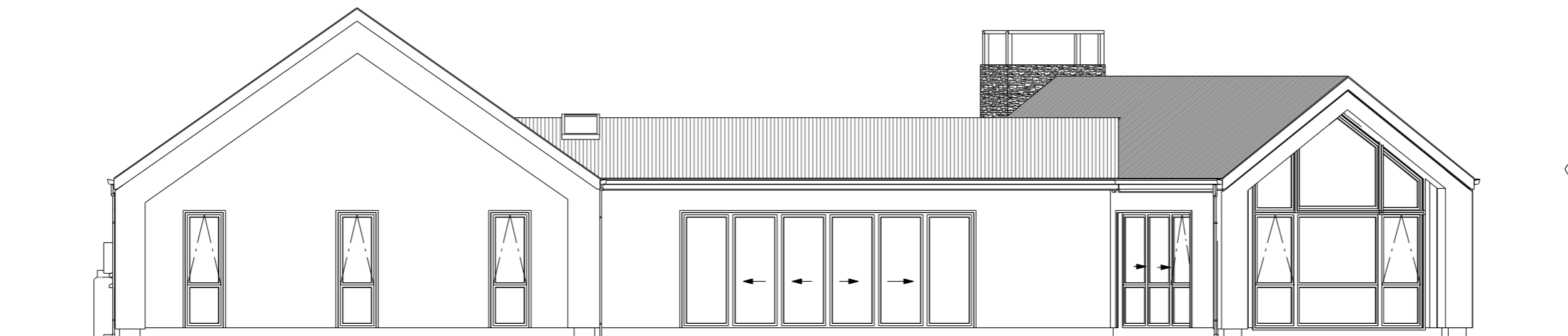
This sheet to be read in conjunction with the Risk Matrix in specification.

Driveway to fall from 20mm max below garage rebates (By Others).

Key
 SS: Security Stay
 SG: Safety Glass

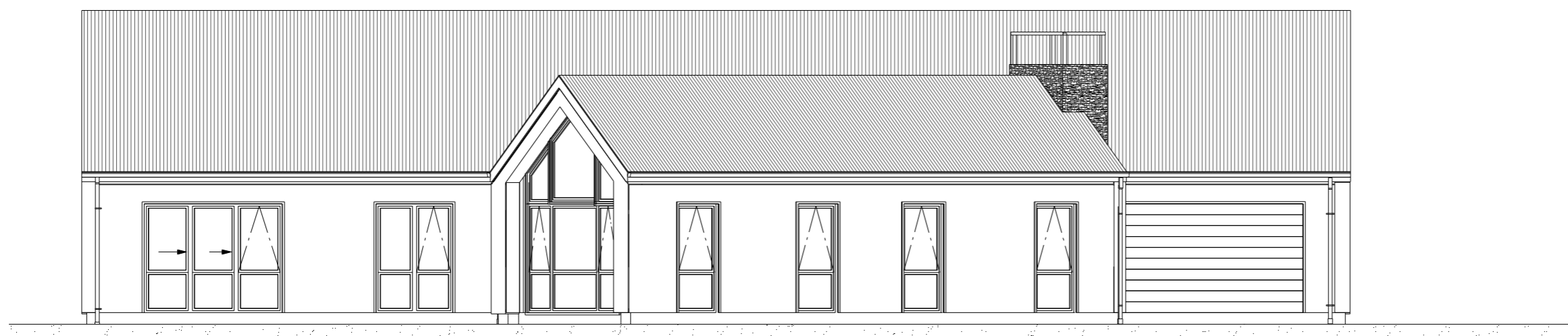
LEGEND

- 1 - Coloursteel 5 Rib Roof
- 2 - 50mm EZ AAC Panel on a 20mm cavity
- 3 - Vertical Cedar on a 20mm Cavity
- 4 - Tilemax Schist on a 20mm Cavity
- 5 - Coloursteel Fascia and Gutter System
- 6 - Aluminum Joinery
- 7 - 80mm Dia PVC Downpipe's



Note:
 No opening Sashes to Games Room Windows

Elevation C



Elevation D