

SITE PAVING & TERRACES
Allow for a maximum step of 190mm (150mm min.) from exterior doors to paving / terraces as per NZBC D1/AS1.

Concrete entry path & terraces to have wood float finish (Class U2) to form an acceptable wet slip resistance as per NZBC D1/AS1 Table 2.
Driveway shall be ramped up to Garage with 1:100 min fall to away & 20mm max. step at threshold.
Surface water from hard surfaces shall be directed onto landscaping / lawns within site

WARNING SYSTEMS F7/AS1
Type 1 domestic smoke alarms to be installed to locations as required by NZBC F7/AS1

FLOOR TILES
Extent as shown on plan to - Laundry, Bathroom, Toilet, Entry, Kitchen
Allow for water resistant grouts & glues for all tiles.
Allow for flexible grout lines over saw-cuts in concrete slab.

CEILING
To - Throughout
2.4m flat 13mm Gib standard plasterboard ceiling

INTERNAL LININGS
GARAGE
9mm Strandboard.
Refer to bracing plan for any exceptions. Where any Garage walls require plasterboard braces, overline with 9mm Strandboard

ELSEWHERE
10mm Gib standard plasterboard, with 10mm Gib Aqualine plasterboard to wet areas.
Refer to bracing plan for walls requiring 10mm Gib Braceline plasterboard

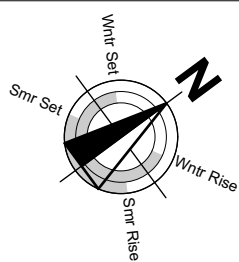
JOINERY
All exterior doors & windows to be aluminium joinery

GLAZING
All glass sizes & thickness to be in accordance with NZS 4223 parts 3 & 4.
Allow for grade A safety glass to wet areas, & where required by NZS 4223.
Allow for double glazing to all exterior doors & windows unless otherwise specified.
Allow to check all door & window sizes & positions on site & against the Bracing plan before manufacture.

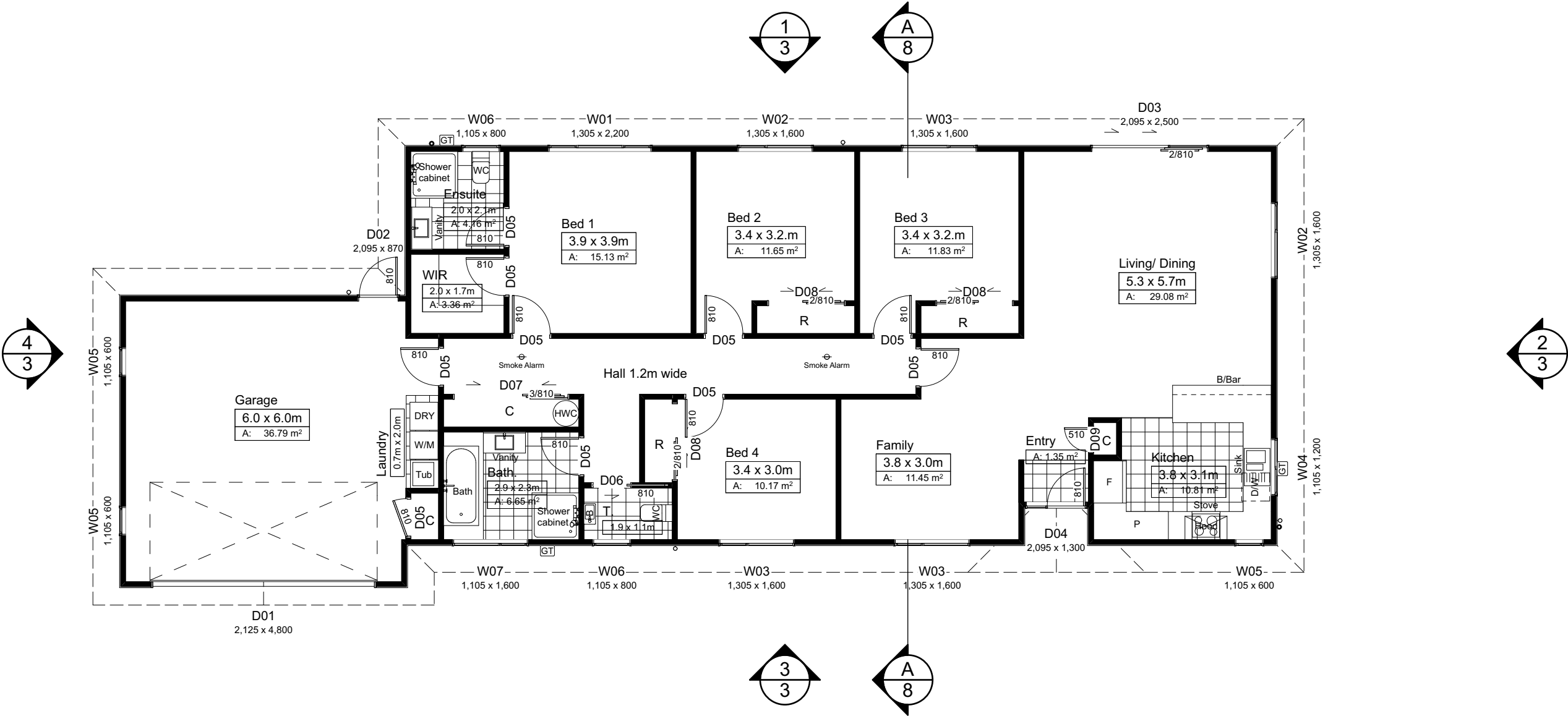
ARCHITRAVES
60x12mm bevelled edge architraves to all windows & doors

CORNICE
55mm Gib Cove

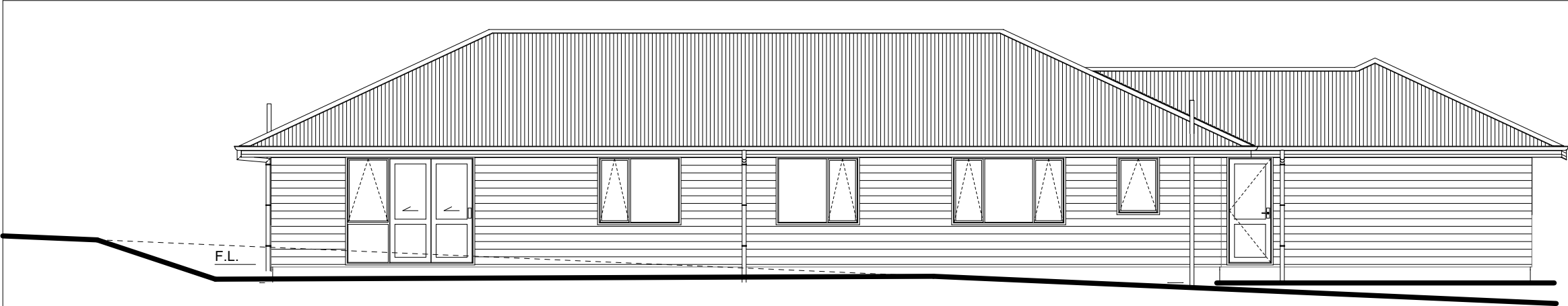
SKIRTING
60x12mm bevelled edge



RevID	By	ChID	Change Name	Date
01	AH	01	Sketch Plans	15/03/2017
		-29	Changed fire alarm note	
02		02	Developed Sketch Plans	17/03/2017
03	AH	03	WD checkset	4/04/2017
FC	MJ	FC	For consent	12/04/2017



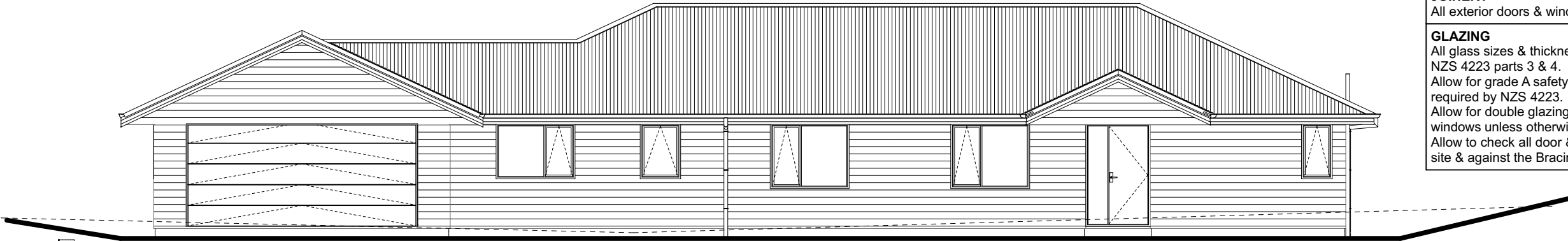
FLOOR PLAN 1:100 @ A3



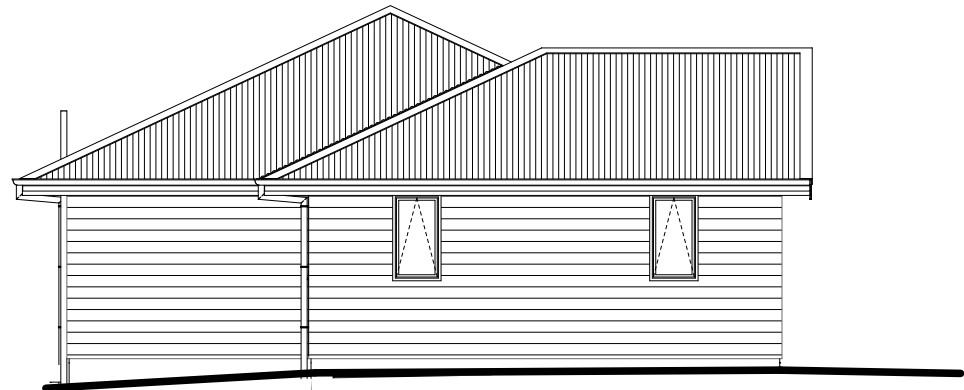
1 NORTH ELEVATION 1:100



2 EAST ELEVATION 1:100



3 SOUTH ELEVATION 1:100



4 WEST ELEVATION 1:100

ELEVATIONS 1:100 @ A3

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ROOFING Longrun corrugated Colorsteel roofing (0.55mm) Heavy duty paperbased underlay (Thermakraft 213) Netting 70x45mm H1.2 SG8 purlins @ 750mm crs. max. Fix purlins with 1/10g self drilling screw, 80mm long (2.4kN)
SOFFIT Flat 4.5mm Hardieflex soffits with uPVC jointers - paint finish.
FASCIA & BARGE 180mm Colorsteel fascia
SPOUTING Colorsteel continuous
WALL CLADDING Linea weatherboards - paint finish Direct fixed over Wall underlay (Thermakraft Watergate Plus 295)
JOINERY All exterior doors & windows to be aluminium joinery
GLAZING All glass sizes & thickness to be in accordance with NZS 4223 parts 3 & 4. Allow for grade A safety glass to wet areas, & where required by NZS 4223. Allow for double glazing to all exterior doors & windows unless otherwise specified. Allow to check all door & window sizes & positions on site & against the Bracing plan before manufacture.

BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4