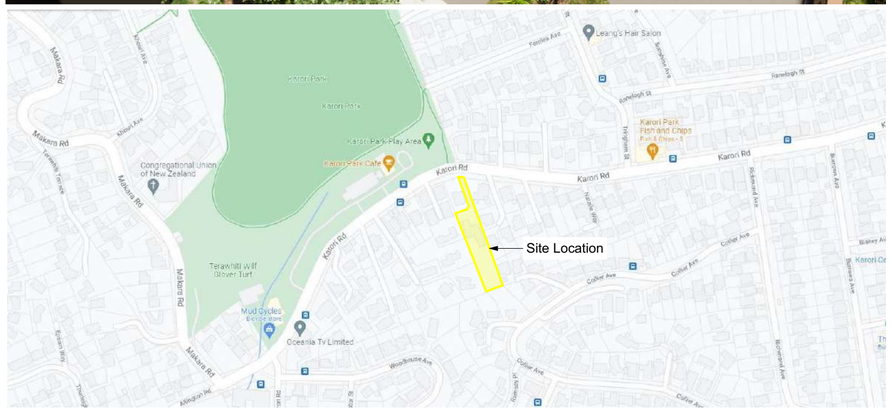






For overall 387 Karori Road Development refer to approved Resource Consent No:446688
including Residence 3 Preliminary Design with associated Recession plane.

Layout ID	Layout Name	Revision	Date
	Cover	A	211108
01	Surveyors Plan - Part 1	A	211108
02	Surveyors Plan - Part 2	A	211108
03	Site / Setout Plan	A	211108
04	Site Cut & Fill Plan	A	211108
05	Site Cute & Fill Sections	A	211108
06	Site Services Plan	A	211108
07	Foundation Plan	A	211108
08	Ground Floor Plan	A	211108
09	First Floor Plan	A	211108
10	Second Floor Plan	A	211108
11	Roof/Terrace Plan	A	211108
12	North Elevation	A	211108
13	East Elevation	A	211108
14	South Elevation	A	211108
15	West Elevation	A	211108
16	Section A-A	A	211108
17	Section B-B	A	211108
18	Section C-C	A	211108
19	Section D-D	A	211108
20	Ground Floor Electrical/Lighting Plan	A	211108
21	First Floor Electrical/Lighting Plan	A	211108
22	Second Floor Electrical/Lighting Plan	A	211108
23	Plumbing/Drainage Plans	A	211108
24	Ground Floor Floor Finishes Plan	A	211108
25	First Floor Floor Finishes Plan	A	211108
26	Second Floor Floor Finishes Plan	A	211108
27	Landscaping Plan	A	211108
28	Exterior Door and Window Schedule	A	211108
29	Interior Door and Window Schedule	A	211108
30	Lower Stair Details	A	211108
31	Upper Stairs Details	A	211108
32	Details 1-6	A	211108
33	Details 7-9, 17	A	211108
34	Details 10-11	A	211108
35	Details 18-22	A	211108
36	Details 23-27	A	211108
37	Details 28-29, 62	A	211108
38	Details 30-33	A	211108
39	Details 34-35	A	211108
40	Details 36-38	A	211108
41	Details 12, 39-40	A	211108
42	Details 46-48, 50	A	211108
43	Details 49, 51-52	A	211108
44	Details 44, 53-55	A	211108
45	Details 56-59	A	211108
46	Details 60-61, 65	A	211108
47	Details 63-64	A	211108
48	Ground Bathroom Plan	A	211008
49	Ground Bathroom Elevations	A	211008
50	Level 1 Bathroom Elevations	A	211008
51	Ensuite 1 Plan	A	211008
52	Ensuite 1 Elevations	A	211008
53	Ensuite 2 Plan	A	211008
54	Ensuite 2 Elevations	A	211008
55	Kitchen / Laundry Plan	A	211008
56	Main Kitchen Elevations	A	211008
57	Laundry Elevations	A	211008
58	Toilet Fitout	A	211008

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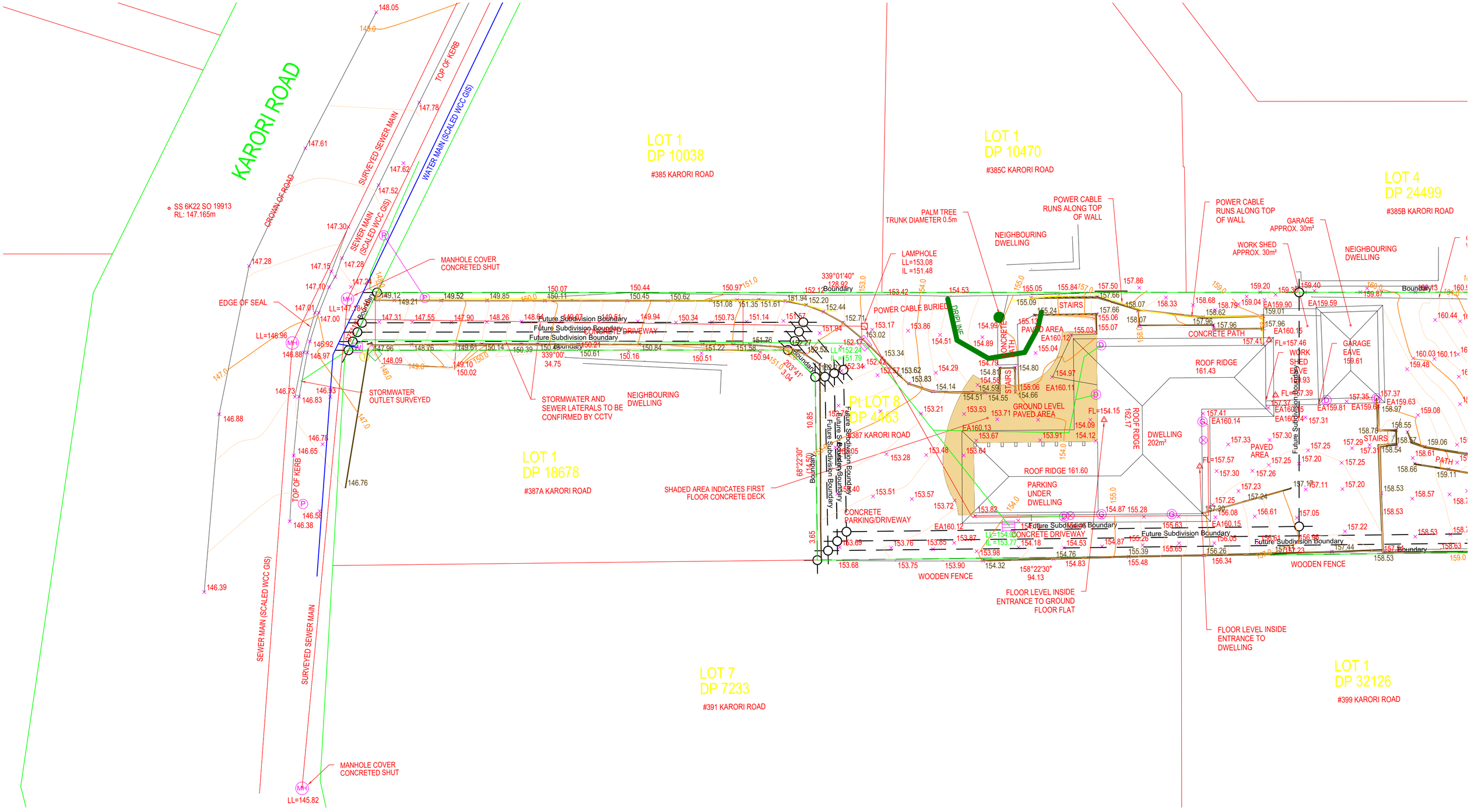
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Residence.3 387 Karori Road Building Consent



1 — Surveyors Plan
\- — 1:200

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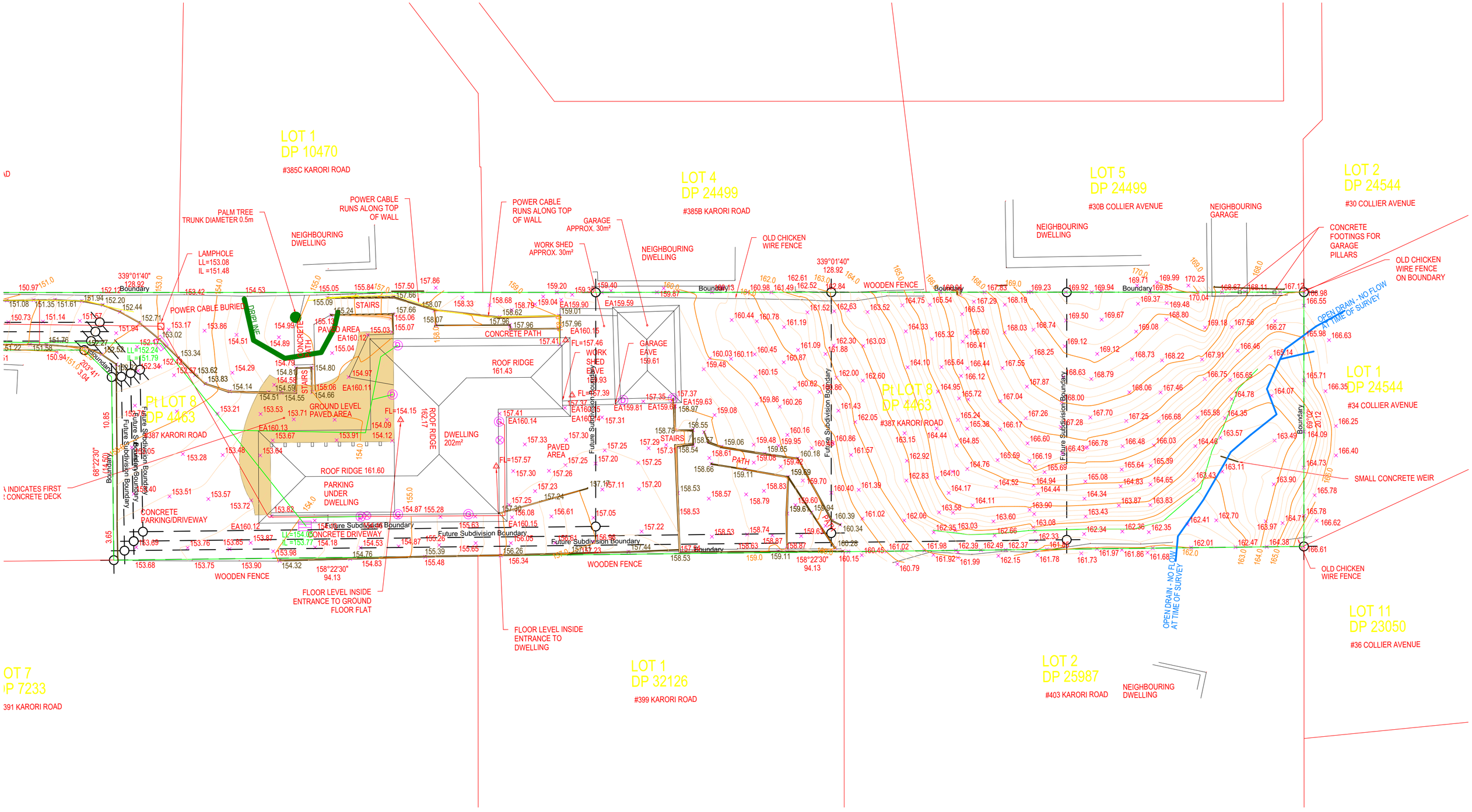
Residence.3
387 Karori Road
BC

No.	Amendment	Date	No.	Amendment	Date

Architect : Davor Mikulcic
Structural Engineer : Martin Meyers and Associates
Documentation : Michael Maddern Draft3d Design
Checked : Davor Mikulcic

Job No: #Pln
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Sheet
WD01



1 - Surveyors Plan 1:200

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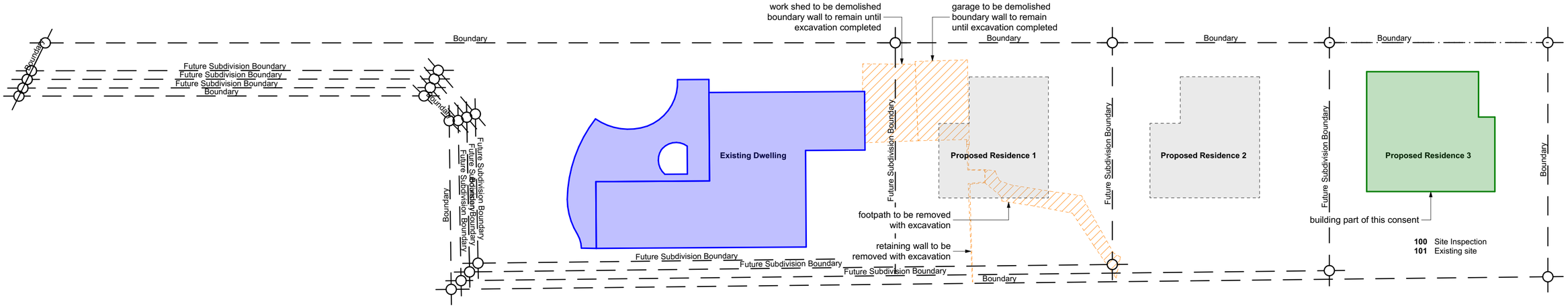
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No.	Amendment	Date

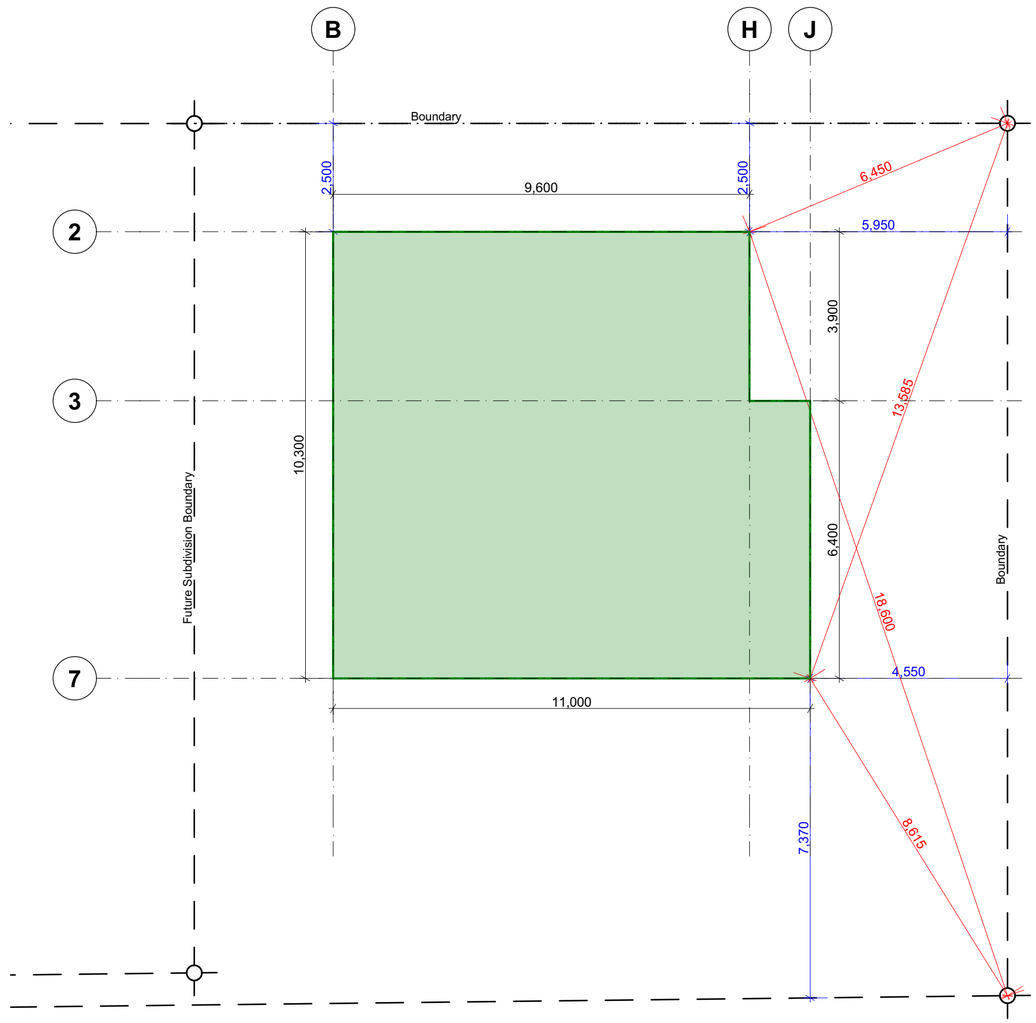
Architect	: Davor Mikulcic
Structural Engineer	: Martin Meyers and Associates
Documentation	: Michael Maddern Draft3d Design
Checked	: Davor Mikulcic

Job No:	#Pln
Date:	11/11/2021
Scale :	@ A2
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Sheet
WD02



1 — Site Setout Plan
\- — 1:250



2 — House Setout Plan
\- — 1:100

Notes

100 Site Inspection
Contractor to visit site prior to commencement of works to familiarise with existing site conditions.

101 Existing site
For overall 387 Karori Road Development refer to approved Resource Consent No:446688 and SR478797 including earthworks and services as designed by Envelope Engineering ans Meyers & Associates.

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Residence.3
387 Karori Road
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No.	Amendment	Date	No.	Amendment	Date

Architect	: Davor Mikulcic
Structural Engineer	: Martin Meyers and Associates
Documentation	: Michael Maddern Draft3d Design
Checked	: Davor Mikulcic

Job No:	#Pln
Date:	11/11/2021
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BC	

Sheet
WD03

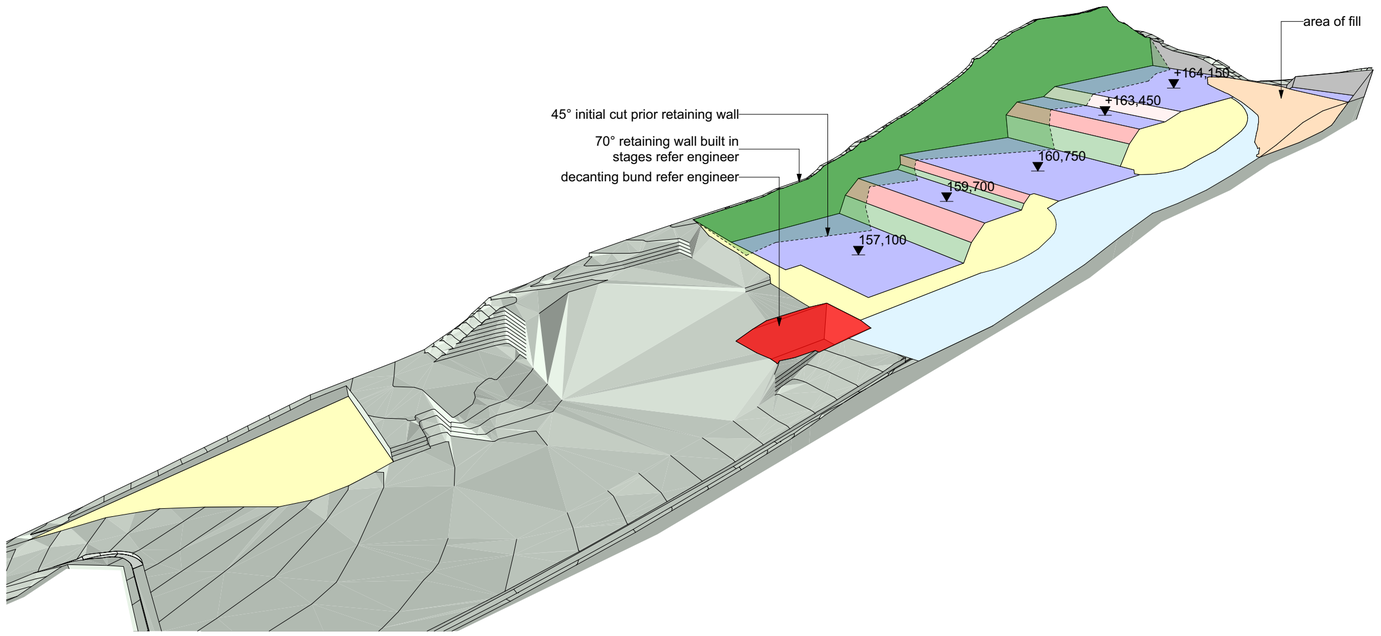
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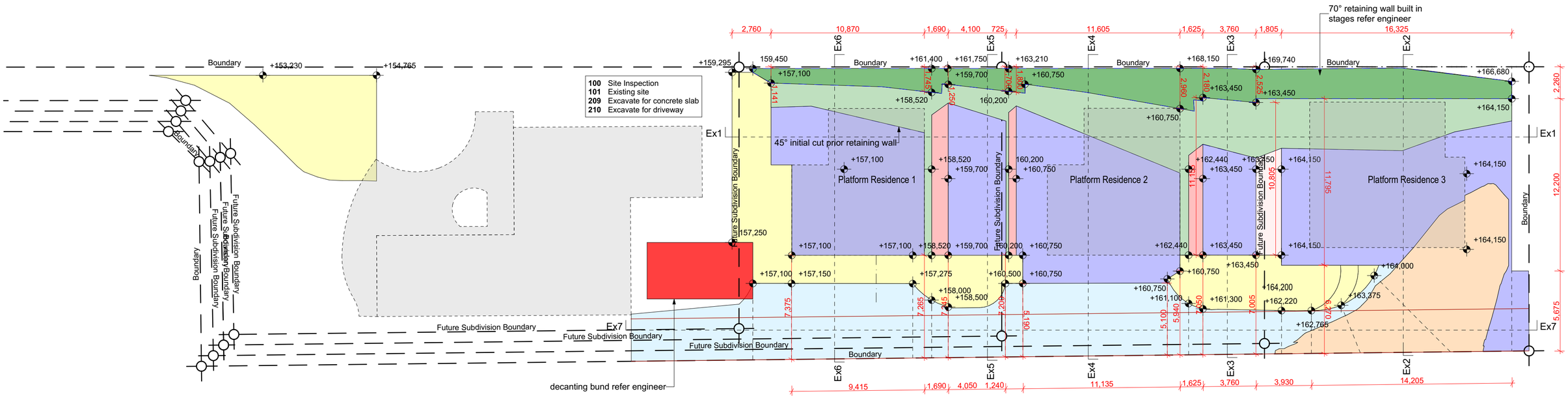
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209 Excavate for concrete slab
Excavate for Residence 3 - 70 degree cut for retaining and house footings as shown on Meyers & Associates structural engineer's drawings.
For overall 387 Karori Road Development refer to approved Resource Consent No: SR446688 and SR478797 including earthworks and services as designed by Envelope Engineering.

210 Excavate for driveway
For overall 387 Karori Road Development refer to approved Resource Consent No: SR446688 and SR478797 including earthworks and services as designed by Envelope Engineering.





1 Entire Site Earthworks Plan
- 1:200

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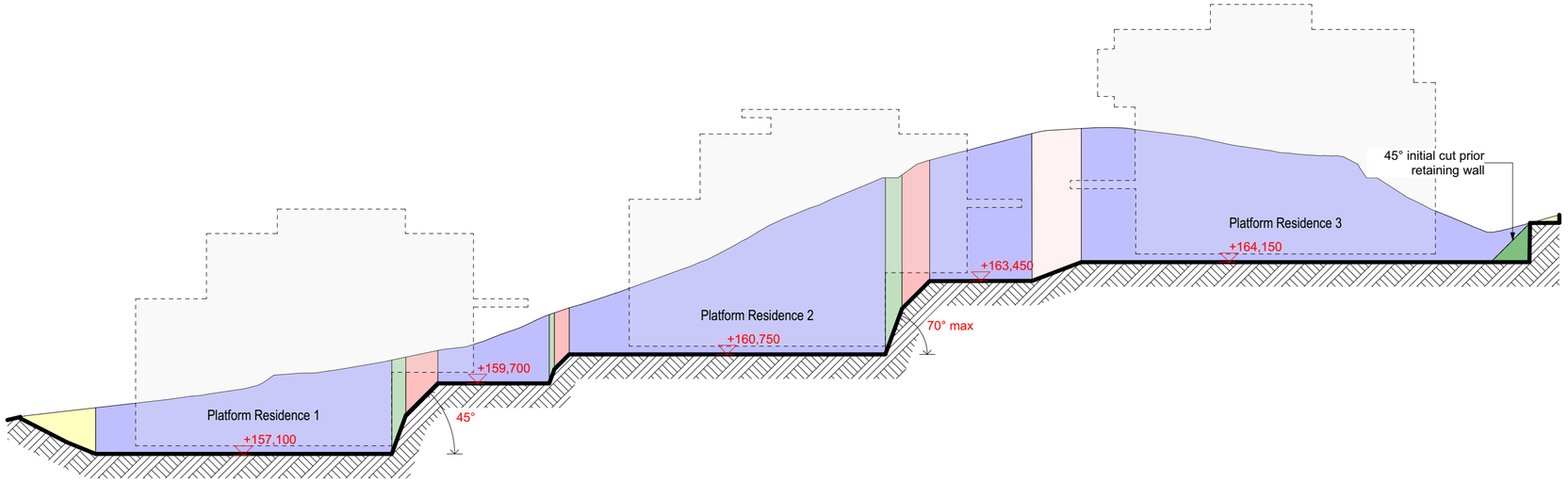
Residence.3
387 Karori Road
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No.	Amendment	Date	No.	Amendment	Date

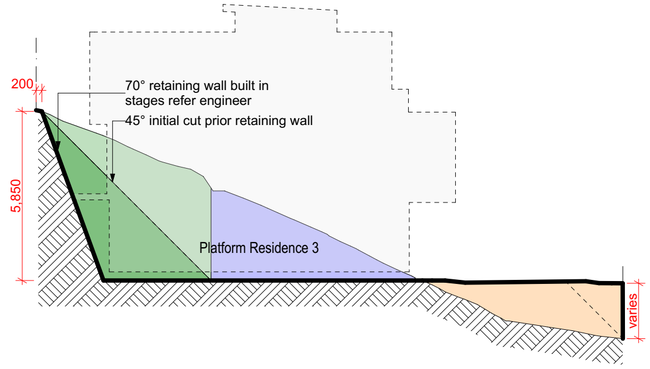
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Structural Engineer : Martin Meyers and Associates
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Job No: #Pln
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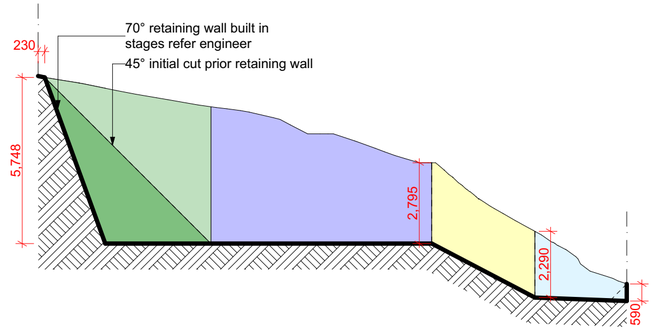
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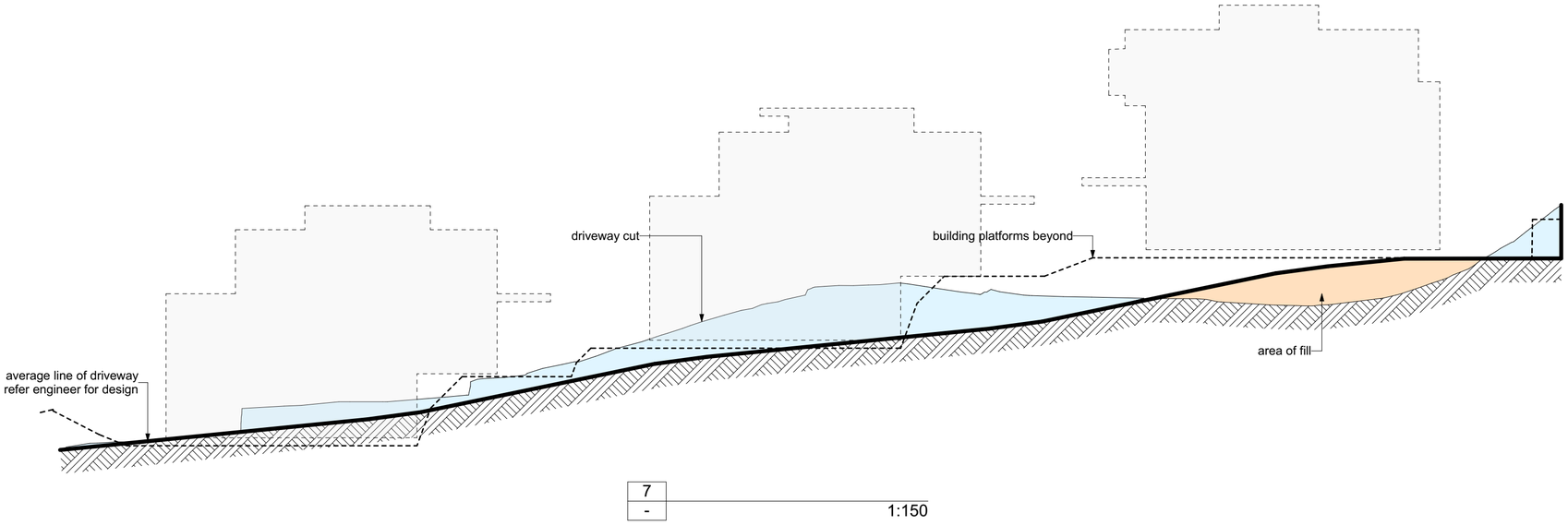
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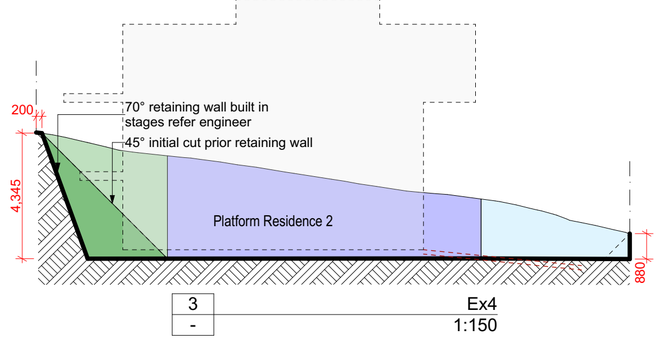
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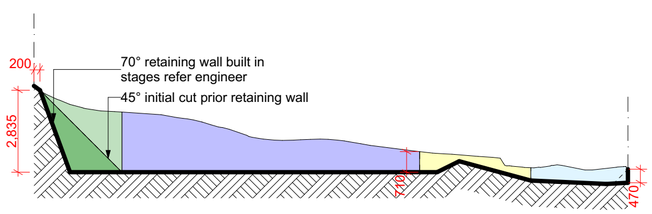
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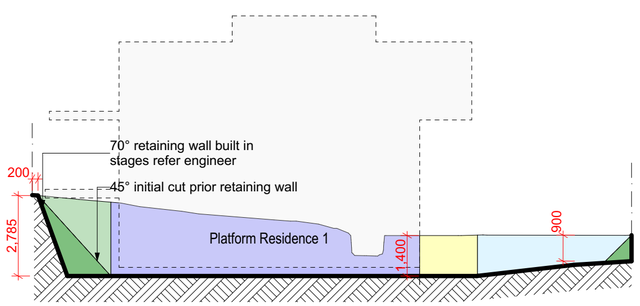
7 / - 1:150



3 / - Ex4 1:150



4 / - Ex5 1:150



5 / - Ex6 1:150

Notes

100 Site Inspection
Contractor to visit site prior to commencement of works to familiarise with existing site conditions.

101 Existing site
For overall 387 Karori Road Development refer to approved Resource Consent No:446688 and SR478797 including earthworks and services as designed by Envelope Engineering ans Meyers & Associates.

209 Excavate for concrete slab
Excavate for Residence 3 - 70 degree cut for retaining and house footings as shown on Meyers & Associates structural engineer's drawings.
For overall 387 Karori Road Development refer to approved Resource Consent No: SR446688 and SR478797 including earthworks and services as designed by Envelope Engineering.

210 Excavate for driveway
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Residence.3
387 Karori Road
B C

No.	Amendment	Date

No.	Amendment	Date

Architect : Davor Mikulcic
Structural Engineer : Martin Meyers and Associates
Documentation : Michael Maddern Draft3d Design
Checked : Davor Mikulcic

Job No: #Pln
Date: 11/11/2021
Scale : @ A2
BC

Sheet
WD05

Notes

100 Site Inspection
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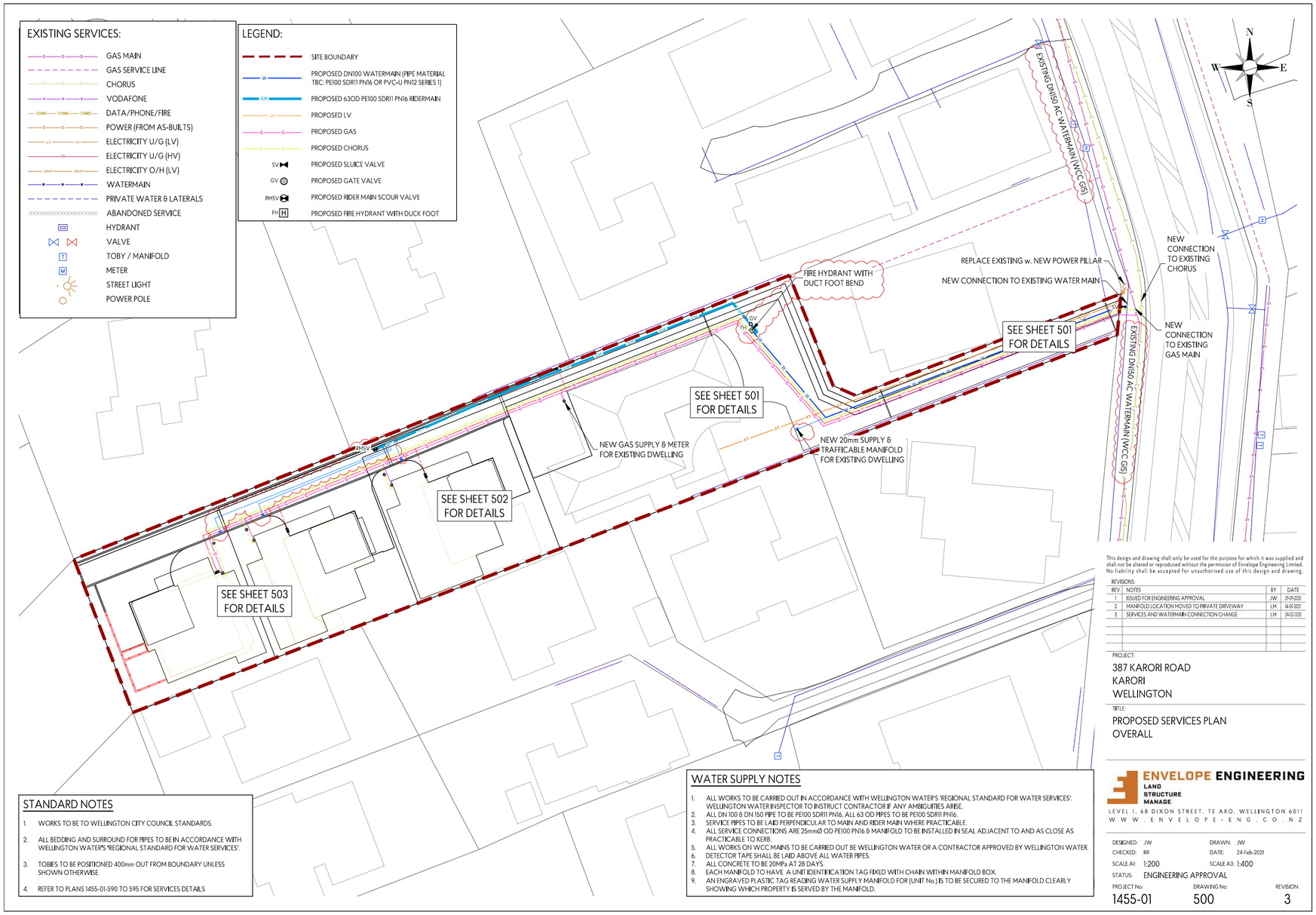
101 Existing site
For overall 387 Karori Road Development refer to approved Resource Consent No:446688 and SR478797 including earthworks and services as designed by Envelope Engineering ans Meyers & Associates.

102 Site services
Confirm location and capacity of all existing and proposed site services - refer to Envelope Engineering Civil Documents for complete details.

209 Excavate for concrete slab
Excavate for Residence 3 - 70 degree cut for retaining and house footings as shown on Meyers & Associates structural engineer's drawings.
For overall 387 Karori Road Development refer to approved Resource Consent No: SR446688 and SR478797 including earthworks and services as designed by Envelope Engineering.

210 Excavate for driveway
For overall 387 Karori Road Development refer to approved Resource Consent No: SR446688 and SR478797 including earthworks and services as designed by Envelope Engineering.

211 Driveway
Lay 125mm thick 25MPa reinforced concrete driveway with thickenings and footings to Engineer's plans. Broom finished. Edge with 120x240mm dark grey pavers as shown on landscaping plan.
For overall 387 Karori Road Development refer to approved Resource Consent No: SR446688 and SR478797 including earthworks and services as designed by Envelope Engineering.



STANDARD NOTES

1. WORKS TO BE TO WELLINGTON CITY COUNCIL STANDARDS.
2. ALL BEDDING AND SURROUND FOR PIPES TO BE IN ACCORDANCE WITH WELLINGTON WATER'S 'REGIONAL STANDARD FOR WATER SERVICES'.
3. TOBIES TO BE POSITIONED 400mm OUT FROM BOUNDARY UNLESS SHOWN OTHERWISE
4. REFER TO PLANS 1455-01-590 TO 595 FOR SERVICES DETAILS

WATER SUPPLY NOTES

1. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH WELLINGTON WATER'S 'REGIONAL STANDARD FOR WATER SERVICES'. WELLINGTON WATER INSPECTOR TO INSTRUCT CONTRACTOR IF ANY AMBIGUITIES ARISE.
2. ALL DN 100 & DN 150 PIPE TO BE PE100 SDR11 PN16, ALL 63 OD PIPES TO BE PE100 SDR11 PN16.
3. SERVICE PIPES TO BE LAID PERPENDICULAR TO MAIN AND RIDER MAIN WHERE PRACTICABLE.
4. ALL SERVICE CONNECTIONS ARE 25mmØ OD PE100 PN16 & MANIFOLD TO BE INSTALLED IN SEAL ADJACENT TO AND AS CLOSE AS PRACTICABLE TO KERB.
5. ALL WORKS ON WCC MAINS TO BE CARRIED OUT BE WELLINGTON WATER OR A CONTRACTOR APPROVED BY WELLINGTON WATER.
6. DETECTOR TAPE SHALL BE LAID ABOVE ALL WATER PIPES.
7. ALL CONCRETE TO BE 20MPa AT 28 DAYS.
8. EACH MANIFOLD TO HAVE A UNIT IDENTIFICATION TAG FIXED WITH CHAIN WITHIN MANIFOLD BOX.
9. AN ENGRAVED PLASTIC TAG READING WATER SUPPLY MANIFOLD FOR (UNIT No.) IS TO BE SECURED TO THE MANIFOLD CLEARLY SHOWING WHICH PROPERTY IS SERVED BY THE MANIFOLD.

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REVISIONS:

REV	NOTES	BY	DATE
1	ISSUED FOR ENGINEERING APPROVAL	JW	29-09-2020
2	MANIFOLD LOCATION MOVED TO PRIVATE DRIVEWAY	LM	14-01-2021
3	SERVICES AND WATERMAIN CONNECTION CHANGE	LM	24-02-2021

PROJECT:
387 KARORI ROAD
KARORI
WELLINGTON

TITLE:
PROPOSED SERVICES PLAN
OVERALL

ENVELOPE ENGINEERING
LAND STRUCTURE MANAGE
LEVEL 1, 68 DIXON STREET, TE ARO, WELLINGTON 6011
WWW.ENVELOPE-ENG.CO.NZ

DESIGNED:	JW	DRAWN:	JW
CHECKED:	RR	DATE:	24-Feb-2021
SCALE A1:	1:200	SCALE A3:	1:400
STATUS:	ENGINEERING APPROVAL		
PROJECT No:	1455-01	DRAWING No:	500
REVISION:	3		

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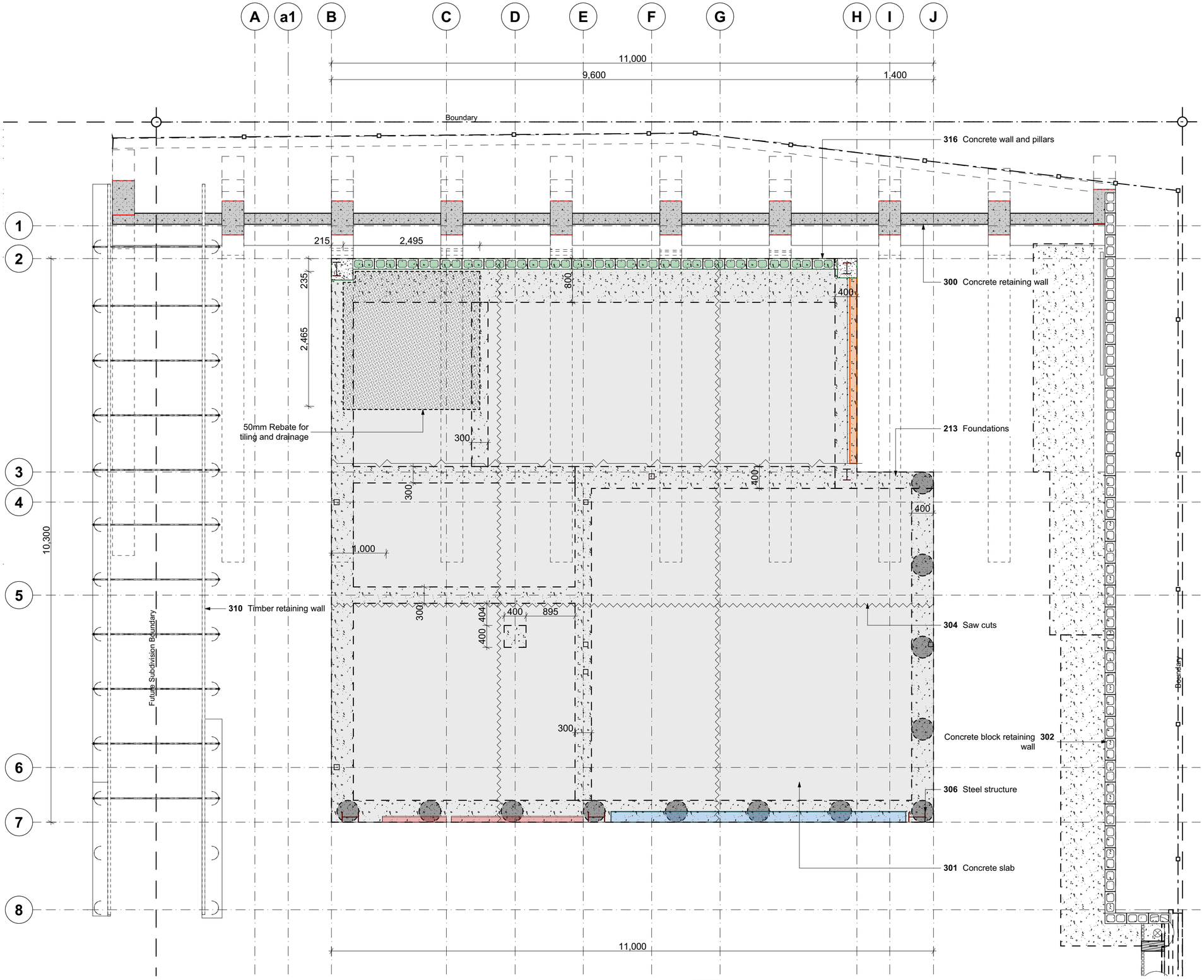
Residence.3
387 Karori Road
BC

No.	Amendment	Date	No.	Amendment	Date

Architect	: Davor Mikulcic
Structural Engineer	: Martin Meyers and Associates
Documentation	: Michael Maddern Draft3d Design
Checked	: Davor Mikulcic

Job No:	#Pln
Date:	11/11/2021
Scale :	@ A2
BC	

Sheet
WD06



1 - Foundation Plan
1:50

Notes

213 Foundations
Reinforced concrete footings to Meyers & Associates Engineer's documents.

300 Concrete retaining wall
Refer to engineers drawings to concrete pillars and sprayed concrete wall

301 Concrete slab
Lay 125mm thick 25MPa reinforced concrete slab with thickenings and footings to Engineer's plans. Side of slab to be left fair-face. Thermakraft Thermathene Black polyethylene sheet membrane continuous under footings and polystyrene, 25mm max. sand blinding and compacted granular hardfill. See note 420 for underslab insulation.

302 Concrete block retaining wall
Concrete block retaining wall and footings in accordance with Engineer's drawings. Apply waterproof membrane.

304 Saw cuts
Make shrinkage control joints using saw cuts to engineers design. Place cuts where shown on Foundation Plan. Fill cuts with Sikaflex 11FC.

306 Steel structure
Refer to engineers drawings for steel sizes

310 Timber retaining wall
Timber retaining wall and footings in accordance with Engineer's drawings. Install 110mm Novaflo 400-series drain in filter sock at base of wall. Novaflo to discharge to sump, sump to connect to SW. Backfill to Engineer's requirements.

316 Concrete wall and pillars
Concrete block wall and pillars in accordance with Engineer's drawings. Apply Nuralite 3PT & 3PTM water-proofing membrane to block walls - Refer Note 415.

LEGEND

- Rebate Type 1 - refer Detail 01 WD32
- Rebate Type 2 - refer Detail 18 WD35
- Rebate Type 3 - refer Detail 12 WD34
- Rebate Type 3 - refer Detail 30 WD38
- timber retaining wall - refer to engineers drawings
- sawcut - refer to engineers drawings
- construction joint - refer to engineers drawings
- foundation beams - refer to engineers drawings
- 20 series concrete block wall - refer to engineers drawings

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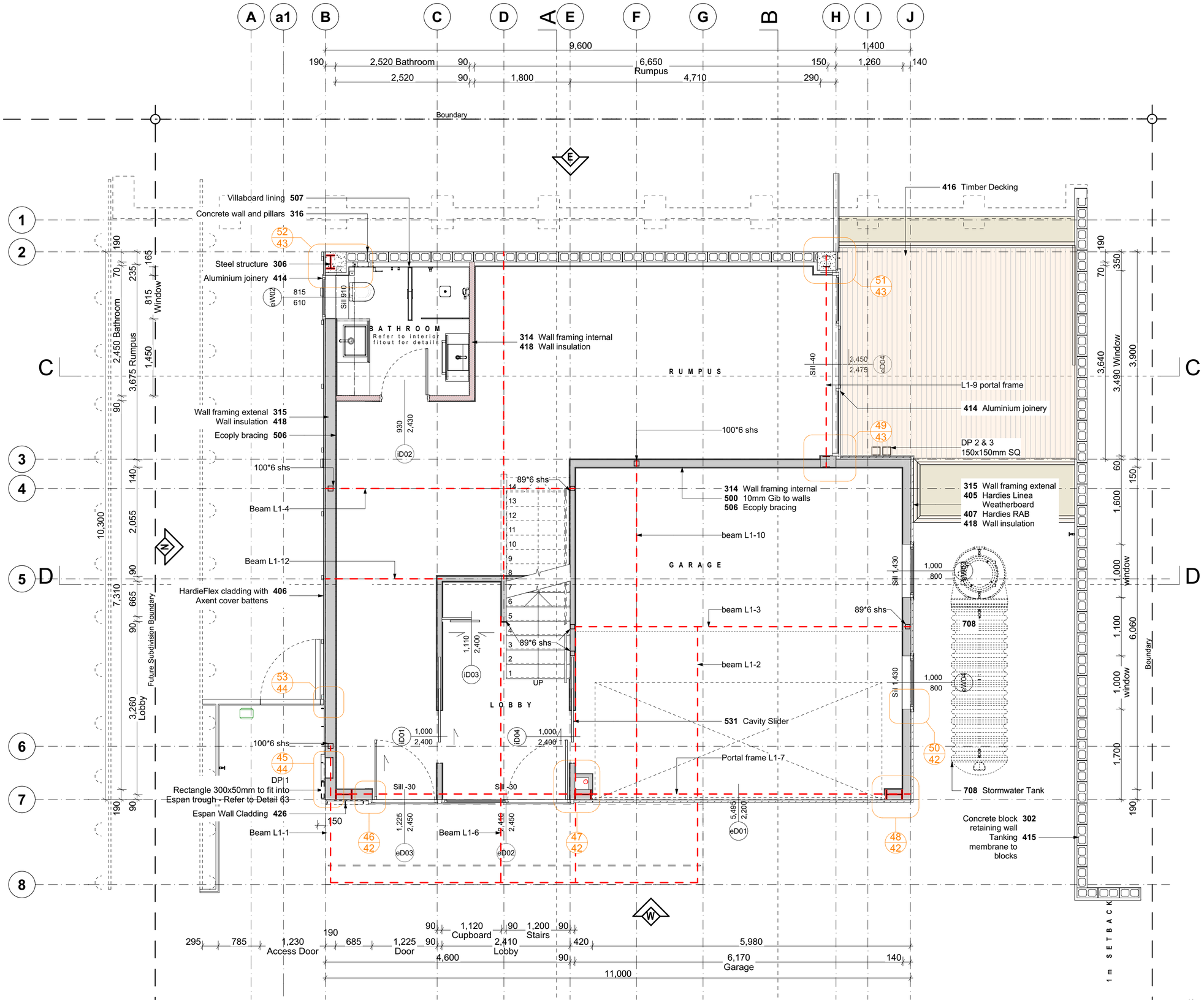
Residence.3
387 Karori Road
BC

No.	Amendment	Date	No.	Amendment	Date

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Documentation : Michael Maddern Draft3d Design
Checked : Davor Mikulcic

Job No: #Pln
Date: 11/11/2021
Scale : @ A2
BC

Sheet
WD07



1 / - Ground Floor Plan 1:50

Notes

302 Concrete block retaining wall
Concrete block retaining wall and footings in accordance with Engineer's drawings. Apply waterproof membrane.

306 Steel structure
Refer to engineers drawings for steel sizes

314 Wall framing internal
Wall Framing to NZS3604.2011 Section 8. studs at 400 max. centres. Single top plate and single bottom plate. H3.2 bottom plate on DPC with fixings to slab as shown on Foundation Plan.

315 Wall framing external
Wall Framing to NZS3604.2011 Section 8. Studs at 400 max. centres. Single top plate and single bottom plate. H3.2 bottom plate on DPC with fixings to slab as shown on Foundation Plan.

316 Concrete wall and pillars
Concrete block wall and pillars in accordance with Engineer's drawings. Apply Nuralite 3PT & 3PTM water-proofing membrane to block walls - Refer Note 415.

405 Hardies Linea Weatherboard
150mm wide Hardie Linea Weatherboard over 45 x 19mm timber cavity battens over Hardies 4.5mm HomeRAB. Fix with Hot-dipped galvanised jolt head nail with pre-drilling through the top weatherboard. Paint finish.

406 HardieFlex cladding with Axent cover battens
6mm HardieFlex over 45 x 19mm timber cavity battens fixed to Ply bracing. Hardies Axent Trim 84 x 19mm cover battens for board & batten effect. See details & technical literature.

407 Hardies RAB
Install Hardies 4.5mm HomeRAB to manufacturer's instructions. See Hardies HomeRAB Pre Cladding RAB Board Installation Manual. Tape all joints and corners.

414 Aluminium joinery
Altus Pacific Thermal System by Rylock window and door joinery. Install in accordance with details. Final Power Coated standard color as per Architect Instructions and added Color Scheme Chart.
Colour to match Colorsteel cladding.

415 Tanking membrane
Nuralite 3PT & 3PTM water-proofing membrane to block walls and conc floor, continuous to front of footing. To manufacturer's instructions. including primer coat. Nuradrain Polyethelene Protection Sheet over. Concrete drain at base of wall to discharge to sump, sump to connect to SW. Nuralite pre-formed termination bar.

416 Timber Decking
Hermpac HP99 (90 x 19mm) Kwila decking. 60mm x 10g (4.8mm) Hermpac Torx Drive T-20 stainless steel screw fixings. Use deck hole template to ensure screw lines in perfect straight line. Aris all end cuts. Natural finish.

418 Wall insulation
Exterior Walls: Earthwool R3.6 wall batts (140mm) min. Interior Walls: Earthwool R2.8 wall batts (90mm) min located as shown on Floor plans.

426 Espan Wall Cladding
Espan 340 Flat panel type by Metalcraft 0.55 BMT Colorsteel Endura wall cladding tray-section on hidden clip fixings. Separate battens and cladding with DPC.

500 Gib wall lining
10mm Gib Standard to walls generally. Gib Aqualine to bathroom & ensuite walls. Hardies 9mm Villaboard to shower and tiled walls. Level 4 finish.

506 Ecoply bracing
Ecoply Bracing - see Engineer's Bracing Plan. Gib lining over to interior - see note 500.

507 Villaboard lining
9mm Villaboard wall lining to all tiled walls.

531 Cavity Slider
CS SquareFormed cavity slider

708 Stormwater Tank
Install Bailey underground stormwater tank (SUB.1050D.3000) in accordance with manufacturers details and PS1

sill height / r/o width / r/o height / #

Note
refer to engineers dwg's for all bracing, engineered beams, pile,post bearer connections, slab & block wall construction

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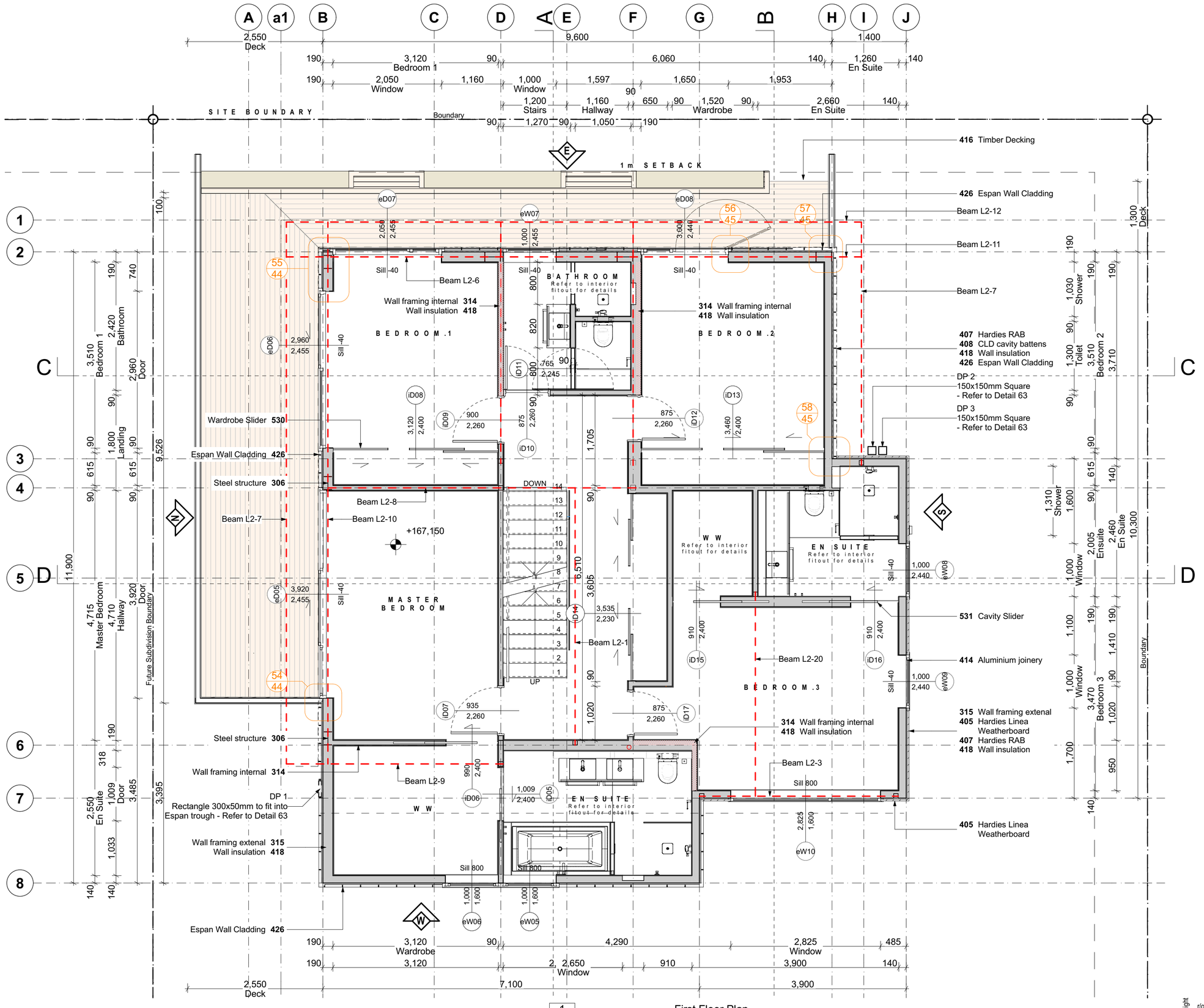
Residence.3
387 Karori Road
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No.	Amendment	Date	No.	Amendment	Date

Architect	: Davor Mikulcic
Structural Engineer	: Martin Meyers and Associates
Documentation	: Michael Maddern Draft3d Design
Checked	: Davor Mikulcic

Job No:	#Pln
Date:	11/11/2021
Scale :	@ A2
BC	

Sheet
WD08



1 First Floor Plan
- 1:50

Notes

306 Steel structure
Refer to engineers drawings for steel sizes

314 Wall framing internal
Wall Framing to NZS3604.2011 Section 8. studs at 400 max. centres. Single top plate and single bottom plate. H3.2 bottom plate on DPC with fixings to slab as shown on Foundation Plan.

315 Wall framing external
Wall Framing to NZS3604.2011 Section 8. Studs at 400 max. centres. Single top plate and single bottom plate. H3.2 bottom plate on DPC with fixings to slab as shown on Foundation Plan.

405 Hardies Linea Weatherboard
150mm wide Hardie Linea Weatherboard over 45 x 19mm timber cavity battens over Hardies 4.5mm HomeRAB. Fix with Hot-dipped galvanised jolt head nail with pre-drilling through the top weatherboard. Paint finish.

407 Hardies RAB
Install Hardies 4.5mm HomeRAB to manufacturer's instructions. See Hardies HomeRAB Pre Cladding RAB Board Installation Manual. Tape all joints and corners.

414 Aluminium joinery
Altus Pacific Thermal System by Rylock window and door joinery. Install in accordance with details. Final Power Coated standard color as per Architect Instructions and added Color Scheme Chart.
Colour to match Colorsteel cladding.

416 Timber Decking
Hermpac HP99 (90 x 19mm) Kwila decking. 60mm x 10g (4.8mm) Hermpac Torx Drive T-20 stainless steel screw fixings. Use deck hole template to ensure screw lines in perfect straight line. Aris all end cuts. Natural finish.

418 Wall insulation
Exterior Walls: Earthwool R3.6 wall batts (140mm) min. Interior Walls: Earthwool R2.8 wall batts (90mm) min located as shown on Floor plans.

426 Espan Wall Cladding
Espan 340 Flat panel type by Metalcraft 0.55 BMT Colorsteel Endura wall cladding tray-section on hidden clip fixings. Separate battens and cladding with DPC.

530 Wardrobe Slider
CS MirrorLite doors in CS FH-CeilingMountTrack Overtaking with SofStop and SquareStop. Installed to manufacturers requirements.

531 Cavity Slider
CS SquareFormed cavity slider

sill height / r/o width / r/o height (#)

Note
refer to engineers dwg's for all bracing, engineered beams, pile,post bearer connections, slab & block wall construction

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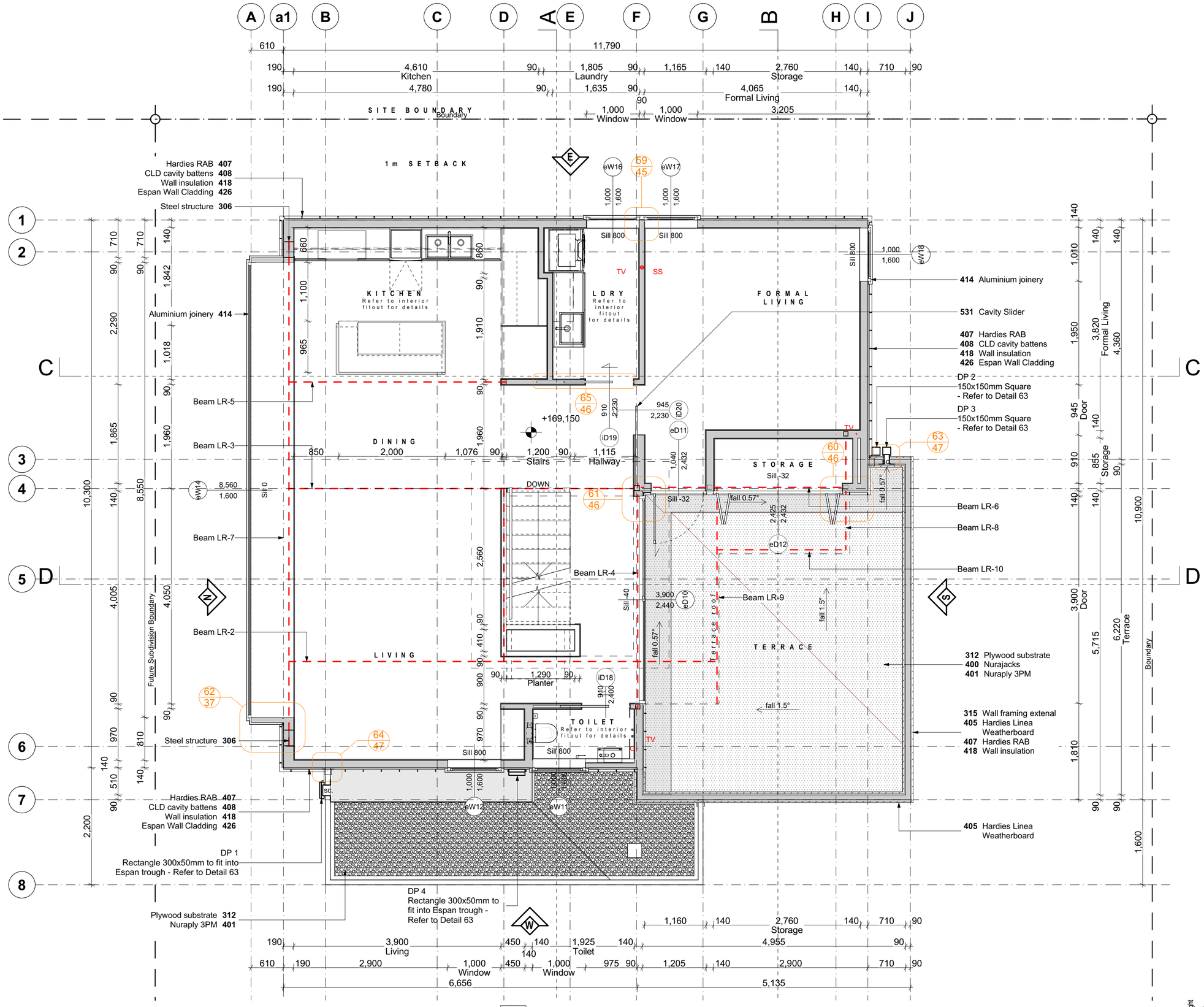
No.	Amendment	Date

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Architect	: Davor Mikulcic
Structural Engineer	: Martin Meyers and Associates
Documentation	: Michael Maddern Draft3d Design
Checked	: Davor Mikulcic

Job No:	#Pln
Date:	11/11/2021
Scale :	@ A2
BC	

Sheet
WD09



1 Second Floor Plan
- 1:50

Notes

306 Steel structure
Refer to engineers drawings for steel sizes

312 Plywood substrate
CHH 2400 x 1200 x Ecoply® Structural / CD H3.2 CCA F8 square edge flooring. Stainless steel 10g x 45mm countersunk screws at 15mm from edges, 150 centres around perimeter of each sheet & 300 max. along joists. Holdfast Gorrila Grip daubs between screw locations. Solid blocking at 1200 max. and at all sheet edges. See CHH Ecoply Technical Literature.

315 Wall framing external
Wall Framing to NZS3604.2011 Section 8. Studs at 400 max. centres. Single top plate and single bottom plate. H3.2 bottom plate on DPC with fixings to slab as shown on Foundation Plan.

400 Nurajacks
Nurajacks, Nurapads or Nurashims as required to achieve level deck.

401 Nuraply TPO
Nuraply single layer TPO membrane to manufacturer's instructions. Install on Ecoply flooring (see note 312) on joists to 1.5 degree fall (1:40). 0.57 degree in gutter (1:100).

405 Hardies Linea Weatherboard
150mm wide Hardie Linea Weatherboard over 45 x 19mm timber cavity battens over Hardies 4.5mm HomeRAB. Fix with Hot-dipped galvanised jolt head nail with pre-drilling through the top weatherboard. Paint finish.

407 Hardies RAB
Install Hardies 4.5mm HomeRAB to manufacturer's instructions. See Hardies HomeRAB Pre Cladding RAB Board Installation Manual. Tape all joints and corners.

414 Aluminium joinery
Altus Pacific Thermal System by Rylock window and door joinery. Install in accordance with details. Final Power Coated standard color as per Architect Instructions and added Color Scheme Chart.
Colour to match Colorsteel cladding.

418 Wall insulation
Exterior Walls: Earthwool R3.6 wall batts (140mm) min. Interior Walls: Earthwool R2.8 wall batts (90mm) min located as shown on Floor plans.

531 Cavity Slider
CS SquareFormed cavity slider

sill height r/o width r/o height #

Note
refer to engineers dwg's for all bracing, engineered beams, pile,post bearer connections, slab & block wall construction

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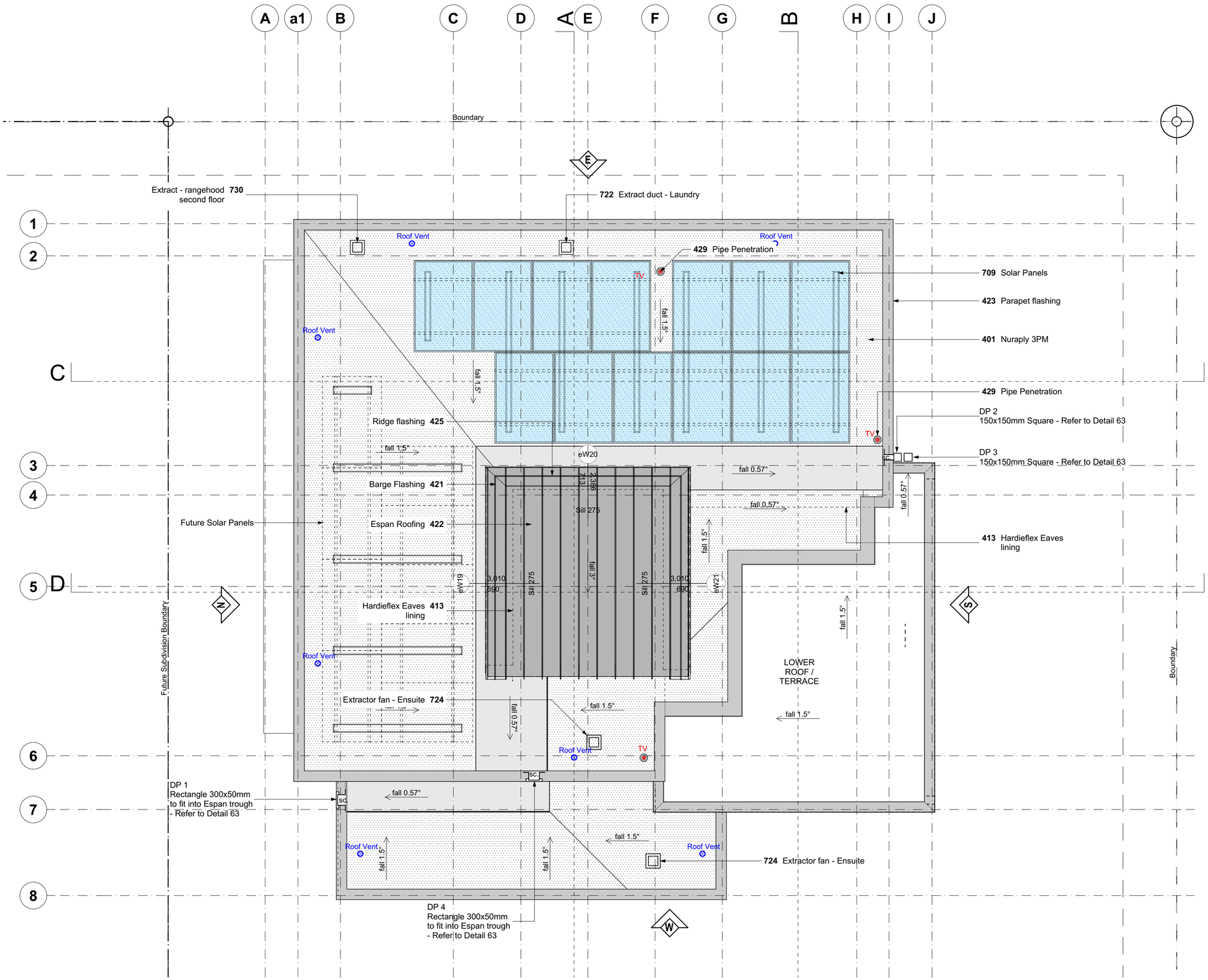
No.	Amendment	Date

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Architect	: Davor Mikulcic
Structural Engineer	: Martin Meyers and Associates
Documentation	: Michael Maddern Draft3d Design
Checked	: Davor Mikulcic

Job No:	#Pln
Date:	11/11/2021
Scale :	@ A2
BC	

Sheet
WD10



1 - Roof / Terrace Plan
1:50

Notes

401 Nuraply TPO
Nuraply single layer TPO membrane to manufacturer's instructions. Install on Ecoply flooring (see note 312) on joists to 1.5 degree fall (1:40). 0.57 degree in gutter (1:100).

413 Hardieflex Eaves lining
4.5mm Hardieflex Eaves lining. Flush joints using Hardies base and top coats as per product info. White low-sheen textured paint finish .

421 Barge Flashing
0.55mm BMT Colorsteel folded metal barge flashing. Colour to match roof and wall cladding.
For profile and size refer to details.

422 Espan Roofing
Espan 340 Flat panel type by Metalcraft 0.55 BMT Colorsteel Endura roofing tray-section roofing on hidden clip fixings over roofing underlay and galvanised netting.

423 Parapet flashing
0.55mm BMT Colorsteel folded metal parapet cap flashing. No fixing to top of flashing install in accordance with details. Colour to match cladding.

425 Ridge flashing
0.55mm BMT Colorsteel folded metal ridge flashing. Colour to match roof and wall cladding.
For profile and size refer to details.

429 Pipe Penetration
Decktite flashing for pipe penetration - refer spec

709 Solar Panels
Harrisons Solar Panels and associated battery storage and inverter - install to Harrisons specifications.
Standard PV panel fitting on preframed ribs as detailed.

722 Extract duct - Laundry
Manrose DCT1263 dryer duct. Ventech Inline fan (RIL-150) Expel through roof with Tube mounted roof ventilator (VTMV). Installed to manufacturers requirements.

724 Extractor fan - Ensuite
Ventech Frameless Extract Grille (VFG200) with Ventech Inline fan (RIL-150) with Ventech Tube mounted roof ventilator (VTMV). Installed to manufacturers requirements.

730 Extract - rangehood second floor
Electrician to install supplied range hood. Expel through roof with Ventech Tube mounted roof ventilator (VTMV). Installed to manufacturers requirements.

sill height r/o width r/o height #

Note
refer to engineers dwg's for all bracing, engineered beams, pile,post bearer connections, slab & block wall construction

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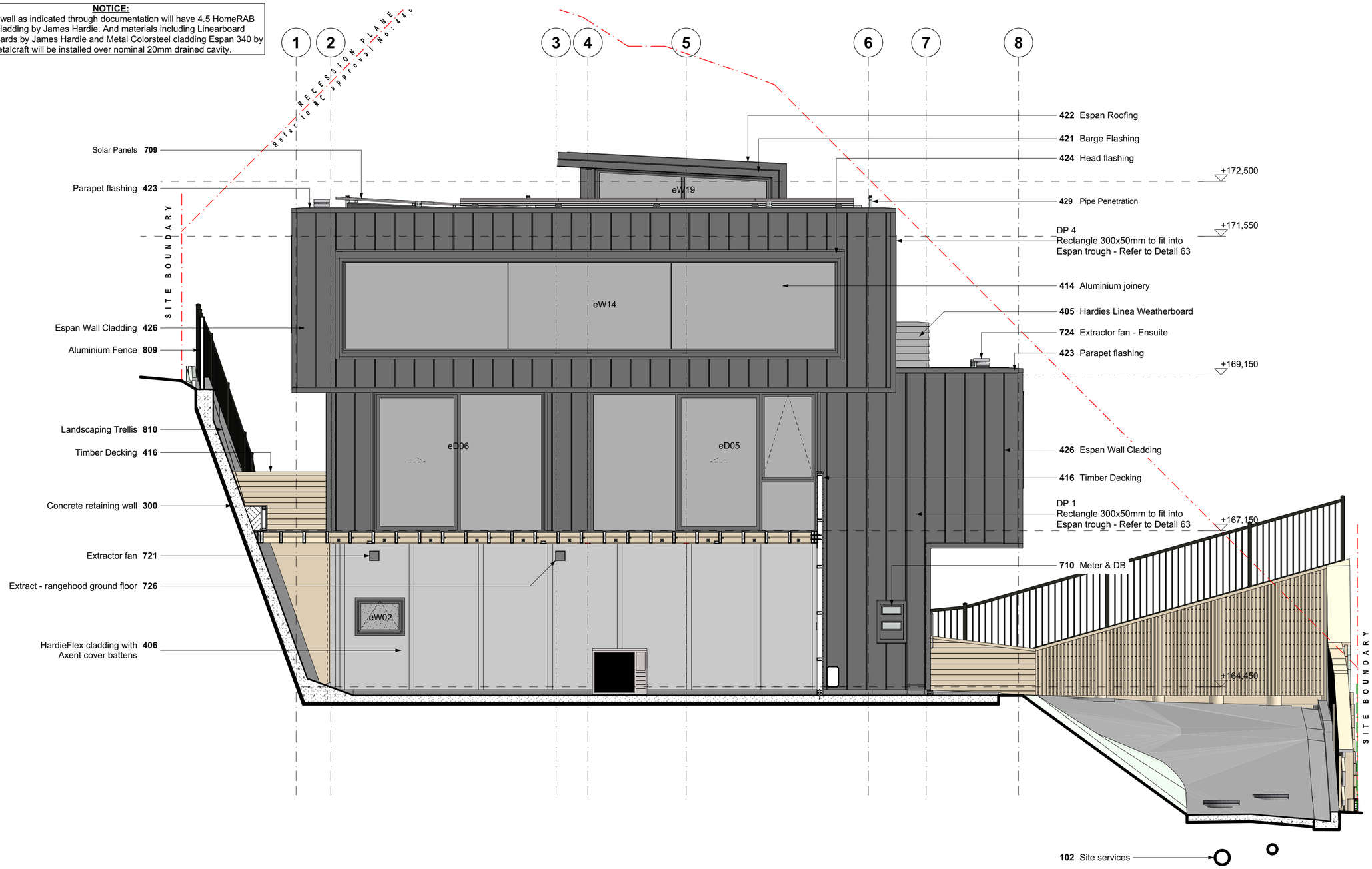
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WD11

Resource Consent Granted for Sunlight access
Consent Number 446688

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	**Risk Severity**	**Score**
Score		
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall junctions	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Very high risk	6
Deck design	Medium risk	2
Total Risk Score:		**19**

NOTICE:
Exterior wall as indicated through documentation will have 4.5 HomeRAB Pre-Cladding by James Hardie. And materials including Linearboard weatherboards by James Hardie and Metal Colorsteel cladding Espan 340 by Metalcraft will be installed over nominal 20mm drained cavity.





1 North Elevation
- 1:50

Notes

102 Site services
Confirm location and capacity of all existing and proposed site services - refer to Envelope Engineering Civil Documents for complete details.

300 Concrete retaining wall
Refer to engineers drawings to concrete pillars and sprayed concrete wall

405 Hardies Linea Weatherboard
150mm wide Hardie Linea Weatherboard over 45 x 19mm timber cavity battens over Hardies 4.5mm HomeRAB. Fix with Hot-dipped galvanised jolt head nail with pre-drilling through the top weatherboard. Paint finish.

406 HardieFlex cladding with Axent cover battens
6mm HardieFlex over 45 x 19mm timber cavity battens fixed to Ply bracing. Hardies Axent Trim 84 x 19mm cover battens for board & batten effect. See details & technical literature.

414 Aluminium joinery
Altus Pacific Thermal System by Rylock window and door joinery. Install in accordance with details. Final Power Coated standard color as per Architect Instructions and added Color Scheme Chart.
Colour to match Colorsteel cladding.

416 Timber Decking
Hermpac HP99 (90 x 19mm) Kwila decking. 60mm x 10g (4.8mm) Hermpac Torx Drive T-20 stainless steel screw fixings. Use deck hole template to ensure screw lines in perfect straight line. Aris all end cuts. Natural finish.

421 Barge Flashing
0.55mm BMT Colorsteel folded metal barge flashing. Colour to match roof and wall cladding.
For profile and size refer to details.

422 Espan Roofing
Espan 340 Flat panel type by Metalcraft 0.55 BMT Colorsteel Endura roofing tray-section roofing on hidden clip fixings over roofing underlay and galvanised netting.

423 Parapet flashing
0.55mm BMT Colorsteel folded metal parapet cap flashing. No fixing to top of flashing install in accordance with details. Colour to match cladding.

424 Head flashing
0.55 BMT colorsteel window head flashing min 15° slope. Colour to match roof and wall cladding.
For profile and size refer to details.

426 Espan Wall Cladding
Espan 340 Flat panel type by Metalcraft 0.55 BMT Colorsteel Endura wall cladding tray-section on hidden clip fixings. Separate battens and cladding with DPC.

429 Pipe Penetration
Decktite flashing for pipe penetration - refer spec

709 Solar Panels
Harrisons Solar Panels and associated battery storage and inverter - install to Harrisons specifications.
Standard PV panel fitting on preframed ribs as detailed.

710 Meter & DB
Install smart meter and PDL Superboard. Install earth pin.

721 Extractor fan
Ventech Frameless Extract Grille (VFG200) with Ventech Inline fan (RIL-150) Expel through wall using Manrose Pre-primed Exterior Weatherproof Cowl (DCT4261). Paint exterior grille and cowl to match wall colour. Installed to manufacturers requirements.

724 Extractor fan - Ensuite
Ventech Frameless Extract Grille (VFG200) with Ventech Inline fan (RIL-150) with Ventech Tube mounted roof ventilator (VTMV). Installed to manufacturers requirements.

726 Extract - rangehood ground floor
Electrician to install supplied range hood. Expel through wall using Manrose Pre-primed Exterior Weatherproof Cowl (DCT4261). Paint exterior grille and cowl to match wall colour. Installed to manufacturers requirements.

809 Aluminium Fence
Urban Group Premier Panel Aluminium Fence - Refer to Manufacturer for PS1 and Details

810 Landscaping Trellis
Anzor stainless steel wire foliage system tall profile for Concrete - Long Run System. Fixed to concrete wall. For layout consult Architect.

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No.	Amendment	Date	No.	Amendment	Date

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Structural Engineer : Martin Meyers and Associates
Documentation : Michael Maddern Draft3d Design
Checked : Davor Mikulcic

Job No: #Pln
Date: 11/11/2021
Scale : @ A2
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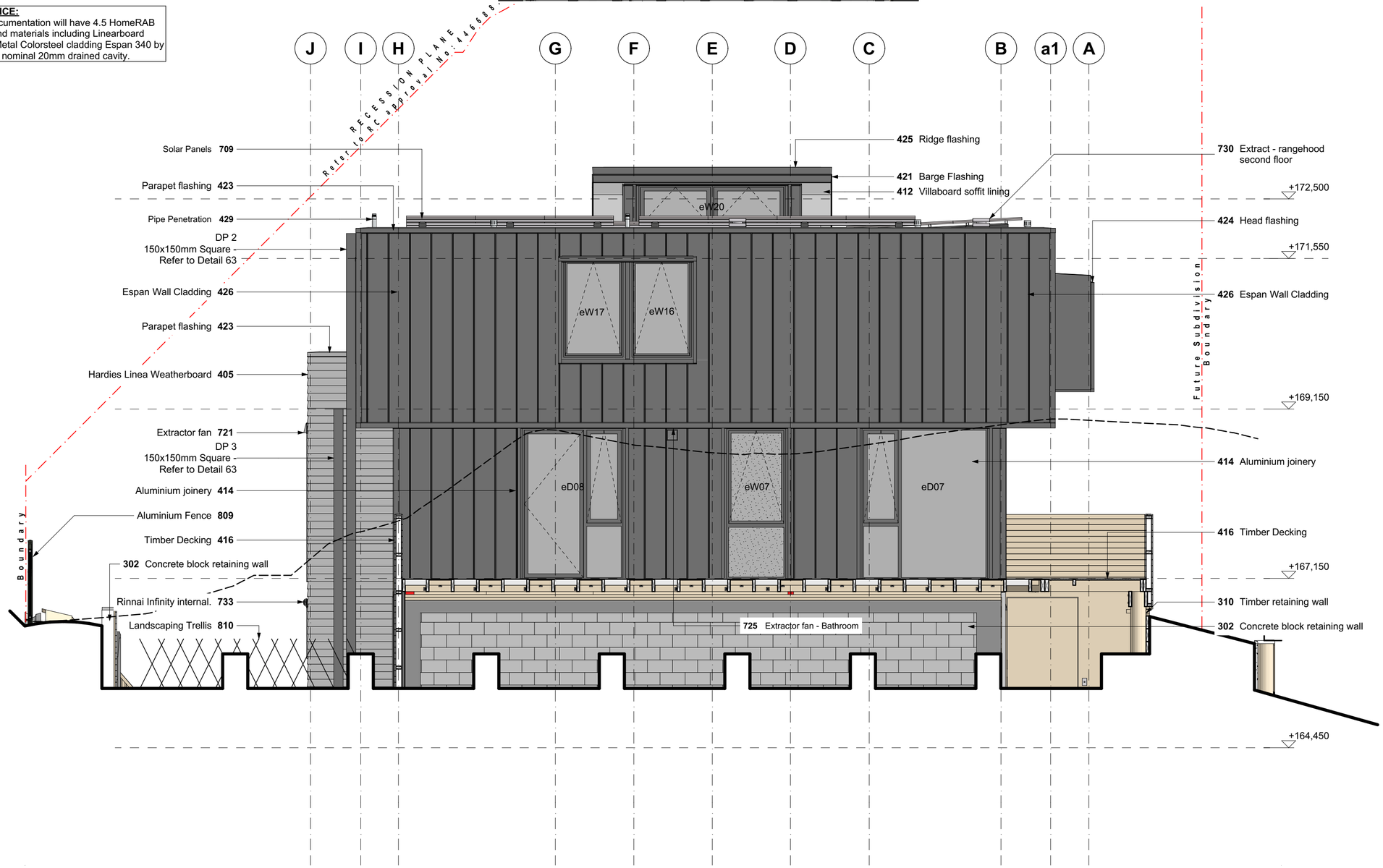
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WD12

Resource Consent Granted for Sunlight access
Consent Number 446688

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	**Risk Severity**	**Score**
Score		
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall junctions	High risk	3
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	High risk	4
Total Risk Score:		**18**

NOTICE:
Exterior wall as indicated through documentation will have 4.5 HomeRAB Pre-Cladding by James Hardie. And materials including Linearboard weatherboards by James Hardie and Metal Colorsteel cladding Espan 340 by Metalcraft will be installed over nominal 20mm drained cavity.





1 - East Elevation
1:50

Notes

302 Concrete block retaining wall
Concrete block retaining wall and footings in accordance with Engineer's drawings. Apply waterproof membrane.

310 Timber retaining wall
Timber retaining wall and footings in accordance with Engineer's drawings. Install 110mm Novaflo 400-series drain in filter sock at base of wall. Novaflo to discharge to sump, sump to connect to SW. Backfill to Engineer's requirements.

405 Hardies Linea Weatherboard
150mm wide Hardie Linea Weatherboard over 45 x 19mm timber cavity battens over Hardies 4.5mm HomeRAB. Fix with Hot-dipped galvanised jolt head nail with pre-drilling through the top weatherboard. Paint finish.

412 Villaboard soffit lining
9mm Hardies Villaboard soffit lining to eaves and wing-wall inside face. HardieDrive 30mm x 7g s/s screw fixings. Flush joints using Hardies base and top coats as per product info. Paint finish.

414 Aluminium joinery
Altus Pacific Thermal System by Rylock window and door joinery. Install in accordance with details. Final Power Coated standard color as per Architect Instructions and added Color Scheme Chart.
Colour to match Colorsteel cladding.

416 Timber Decking
Hermpac HP99 (90 x 19mm) Kwila decking. 60mm x 10g (4.8mm) Hermpac Torx Drive T-20 stainless steel screw fixings. Use deck hole template to ensure screw lines in perfect straight line. Aris all end cuts. Natural finish.

421 Barge Flashing
0.55mm BMT Colorsteel folded metal barge flashing. Colour to match roof and wall cladding.
For profile and size refer to details.

423 Parapet flashing
0.55mm BMT Colorsteel folded metal parapet cap flashing. No fixing to top of flashing install in accordance with details. Colour to match cladding.

424 Head flashing
0.55 BMT colorsteel window head flashing min 15° slope. Colour to match roof and wall cladding.
For profile and size refer to details.

425 Ridge flashing
0.55mm BMT Colorsteel folded metal ridge flashing. Colour to match roof and wall cladding.
For profile and size refer to details.

426 Espan Wall Cladding
Espan 340 Flat panel type by Metalcraft 0.55 BMT Colorsteel Endura wall cladding tray-section on hidden clip fixings. Separate battens and cladding with DPC.

429 Pipe Penetration
Decktite flashing for pipe penetration - refer spec

709 Solar Panels
Harrisons Solar Panels and associated battery storage and inverter - install to Harrisons specifications.
Standard PV panel fitting on preframed ribs as detailed.

721 Extractor fan
Ventech Frameless Extract Grille (VFG200) with Ventech Inline fan (RIL-150) Expel through wall using Manrose Pre-primed Exterior Weatherproof Cowl (DCT4261). Paint exterior grille and cowl to match wall colour. Installed to manufacturers requirements.

725 Extractor fan - Bathroom
2x Ventech Frameless Extract Grilles (VFG200) with Ventech Inline fan (RIL-150) Expel through wall using Manrose Pre-primed Exterior Weatherproof Cowl (DCT4261). Paint exterior grille and cowl to match wall colour. Installed to manufacturers requirements.

730 Extract - rangehood second floor
Electrician to install supplied range hood. Expel through roof with Ventech Tube mounted roof ventilator (VTMV). Installed to manufacturers requirements.

733 Rinnai Infinity internal.
Install Rinnai Infinity N56kWi internal continuous water heater. Install to manufacturers requirements, vent through outside wall.
Power point, water supply and hot water feed from unit. Set water temperature control to be 55 degrees Celcius at tap.

809 Aluminium Fence
Urban Group Premier Panel Aluminium Fence - Refer to Manufacturer for PS1 and Details

810 Landscaping Trellis
Anzor stainless steel wire foliage system tall profile for Concrete - Long Run System. Fixed to concrete wall. For layout consult Architect.

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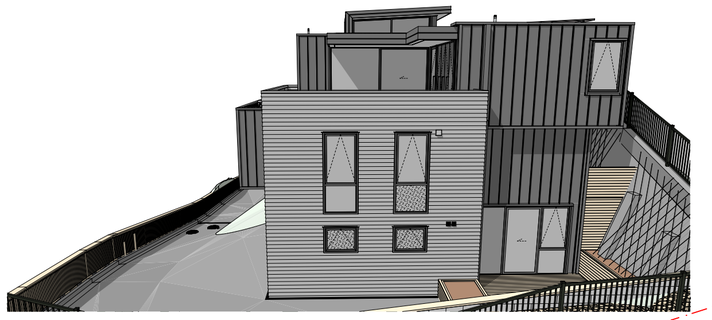
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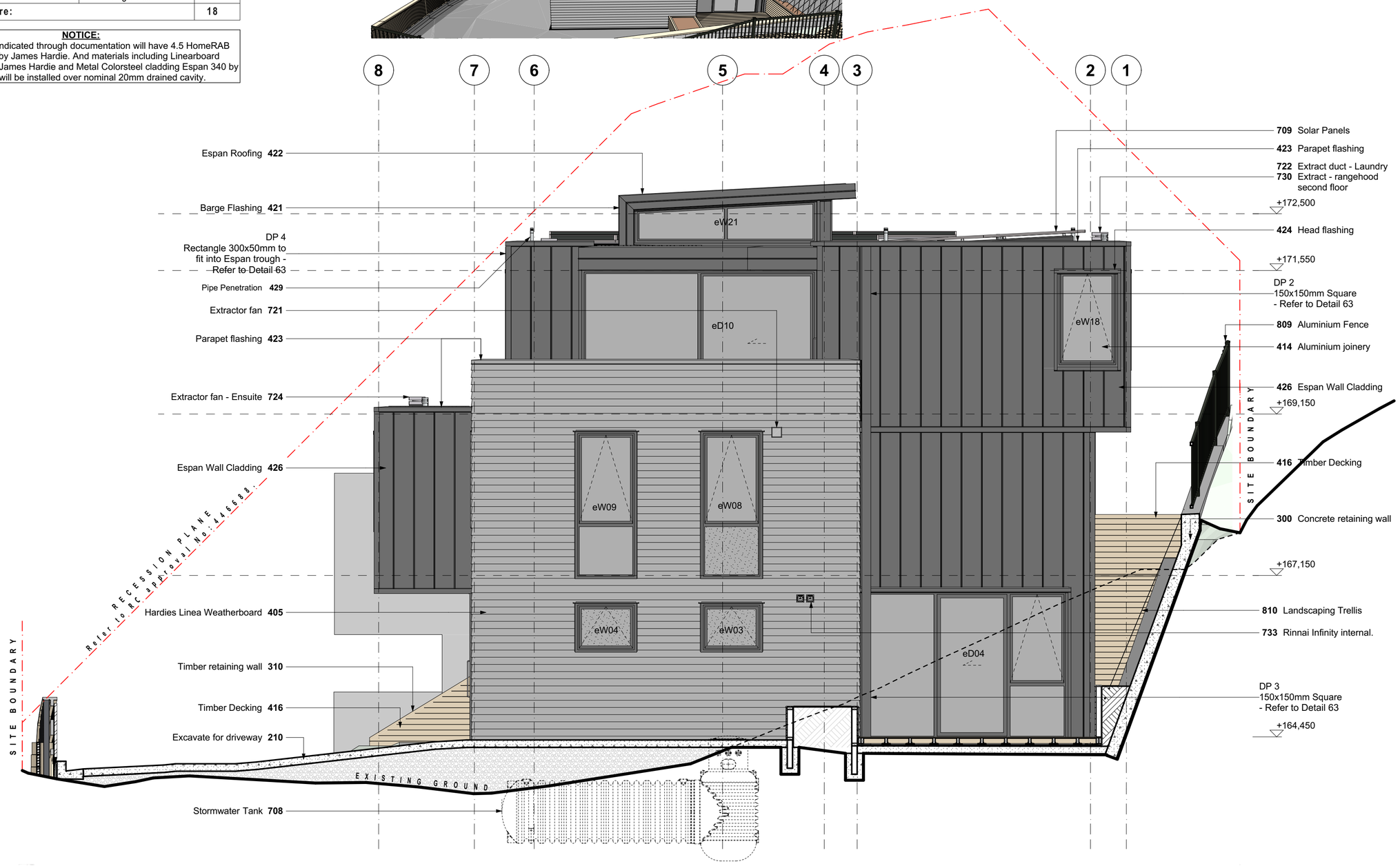
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WD13

Resource Consent Granted for Sunlight access
Consent Number 446688

BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	**Risk Severity**	**Score**
Score		
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Very high risk	4
Roof/wall junctions	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	High risk	4
Total Risk Score:		**18**

NOTICE:
Exterior wall as indicated through documentation will have 4.5 HomeRAB Pre-Cladding by James Hardie. And materials including Linearboard weatherboards by James Hardie and Metal Colorsteel cladding Espan 340 by Metalcraft will be installed over nominal 20mm drained cavity.





1 / - South Elevation
1:50

Notes

210 Excavate for driveway
For overall 387 Karori Road Development refer to approved Resource Consent No: SR446688 and SR478797 including earthworks and services as designed by Envelope Engineering.

300 Concrete retaining wall
Refer to engineers drawings to concrete pillars and sprayed concrete wall

310 Timber retaining wall
Timber retaining wall and footings in accordance with Engineer's drawings. Install 110mm Novaflo 400-series drain in filter sock at base of wall. Novaflo to discharge to sump, sump to connect to SW. Backfill to Engineer's requirements.

405 Hardies Linea Weatherboard
150mm wide Hardie Linea Weatherboard over 45 x 19mm timber cavity battens over Hardies 4.5mm HomeRAB. Fix with Hot-dipped galvanised jolt head nail with pre-drilling through the top weatherboard. Paint finish.

414 Aluminium joinery
Altus Pacific Thermal System by Rylock window and door joinery. Install in accordance with details. Final Power Coated standard color as per Architect Instructions and added Color Scheme Chart. Colour to match Colorsteel cladding.

416 Timber Decking
Hermpac HP99 (90 x 19mm) Kwila decking. 60mm x 10g (4.8mm) Hermpac Torx Drive T-20 stainless steel screw fixings. Use deck hole template to ensure screw lines in perfect straight line. Aris all end cuts. Natural finish.

421 Barge Flashing
0.55mm BMT Colorsteel folded metal barge flashing. Colour to match roof and wall cladding. For profile and size refer to details.

422 Espan Roofing
Espan 340 Flat panel type by Metalcraft 0.55 BMT Colorsteel Endura roofing tray-section roofing on hidden clip fixings over roofing underlay and galvanised netting.

423 Parapet flashing
0.55mm BMT Colorsteel folded metal parapet cap flashing. No fixing to top of flashing install in accordance with details. Colour to match cladding.

424 Head flashing
0.55 BMT colorsteel window head flashing min 15° slope. Colour to match roof and wall cladding. For profile and size refer to details.

426 Espan Wall Cladding
Espan 340 Flat panel type by Metalcraft 0.55 BMT Colorsteel Endura wall cladding tray-section on hidden clip fixings. Separate battens and cladding with DPC.

429 Pipe Penetration
Decktite flashing for pipe penetration - refer spec

708 Stormwater Tank
Install Bailey underground stormwater tank (SUB.1050D.3000) in accordance with manufacturers details and PS1

709 Solar Panels
Harrisons Solar Panels and associated battery storage and inverter - install to Harrisons specifications.
Standard PV panel fitting on preframed ribs as detailed.

721 Extractor fan
Ventech Frameless Extract Grille (VFG200) with Ventech Inline fan (RIL-150) Expel through wall using Manrose Pre-primed Exterior Weatherproof Cowl (DCT4261). Paint exterior grille and cowl to match wall colour. Installed to manufacturers requirements.

722 Extract duct - Laundry
Manrose DCT1263 dryer duct. Ventech Inline fan (RIL-150) Expel through roof with Tube mounted roof ventilator (VTMV). Installed to manufacturers requirements.

724 Extractor fan - Ensuite
Ventech Frameless Extract Grille (VFG200) with Ventech Inline fan (RIL-150) with Ventech Tube mounted roof ventilator (VTMV). Installed to manufacturers requirements.

730 Extract - rangehood second floor
Electrician to install supplied range hood. Expel through roof with Ventech Tube mounted roof ventilator (VTMV). Installed to manufacturers requirements.

733 Rinnai Infinity internal.
Install Rinnai Infinity N56kWi internal continuous water heater. Install to manufacturers requirements, vent through outside wall.
Power point, water supply and hot water feed from unit. Set water temperature control to be 55 degrees Celcius at tap.

809 Aluminium Fence
Urban Group Premier Panel Aluminium Fence - Refer to Manufacturer for PS1 and Details

810 Landscaping Trellis
Anzor stainless steel wire foliage system tall profile for Concrete - Long Run System. Fixed to concrete wall. For layout consult Architect.

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ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR ON SITE.
THESE DRAWINGS MUST BE READ TOGETHER WITH ARCHITECTURAL SPECIFICATION, ENGINEERING DRAWINGS AND SPECIFICATION AND COMPLY WITH ALL CONDITIONS OF BUILDING CONSENT.

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All Dimensions to be verified on site prior to making any shop drawings or commencing any work

Residence.3
387 Karori Road
BC

No.	Amendment	Date	No.	Amendment	Date

Architect	: Davor Mikulcic
Structural Engineer	: Martin Meyers and Associates
Documentation	: Michael Maddern Draft3d Design
Checked	: Davor Mikulcic

Job No:	#Pln
Date:	11/11/2021
Scale :	@ A2
BC	

Sheet
WD14

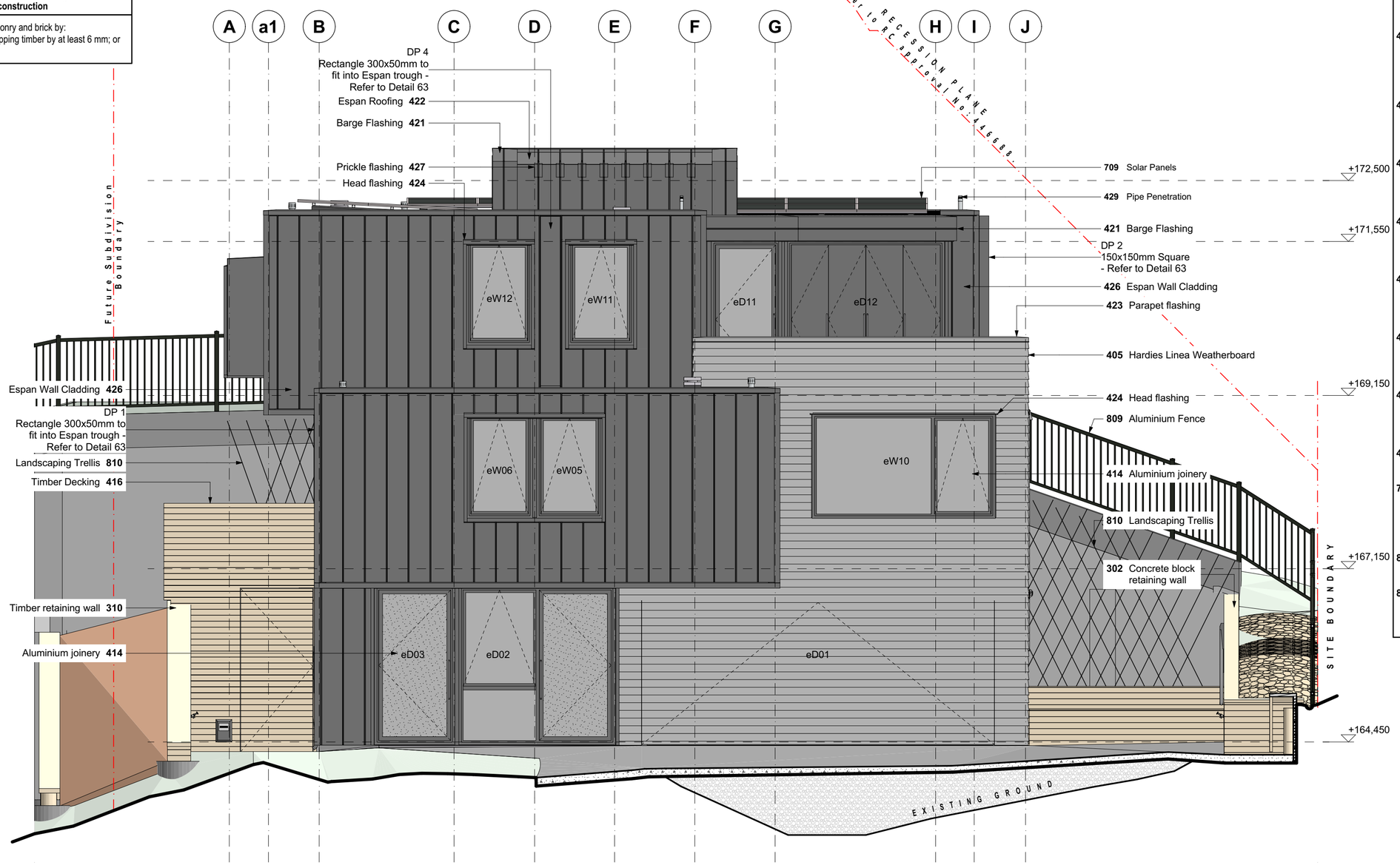
Resource Consent Granted for Sunlight access
Consent Number 446688

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	**Risk Severity**	**Score**
Score		
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Very high risk	4
Roof/wall junctions	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Very high risk	6
Total Risk Score:		20

Note
refer to engineers dwg's for all bracing, engineered beams, pile,post bearer connections, slab & block wall construction

Separate all timber framing timbers from concrete, masonry and brick by:
- a full length bituminous damp-proof membrane overlapping timber by at least 6 mm; or
a 12 mm minimum free draining air space





1 West Elevation
\- 1:50

Notes

302 Concrete block retaining wall
Concrete block retaining wall and footings in accordance with Engineer's drawings. Apply waterproof membrane.

310 Timber retaining wall
Timber retaining wall and footings in accordance with Engineer's drawings. Install 110mm Novaflo 400-series drain in filter sock at base of wall. Novaflo to discharge to sump, sump to connect to SW. Backfill to Engineer's requirements.

405 Hardies Linea Weatherboard
150mm wide Hardie Linea Weatherboard over 45 x 19mm timber cavity battens over Hardies 4.5mm HomeRAB. Fix with Hot-dipped galvanised jolt head nail with pre-drilling through the top weatherboard. Paint finish.

414 Aluminium joinery
Altus Pacific Thermal System by Rylock window and door joinery. Install in accordance with details. Final Power Coated standard color as per Architect Instructions and added Color Scheme Chart.
Colour to match Colorsteel cladding.

416 Timber Decking
Hermpac HP99 (90 x 19mm) Kwila decking. 60mm x 10g (4.8mm) Hermpac Torx Drive T-20 stainless steel screw fixings. Use deck hole template to ensure screw lines in perfect straight line. Aris all end cuts. Natural finish.

421 Barge Flashing
0.55mm BMT Colorsteel folded metal barge flashing. Colour to match roof and wall cladding.
For profile and size refer to details.

422 Espan Roofing
Espan 340 Flat panel type by Metalcraft 0.55 BMT Colorsteel Endura roofing tray-section roofing on hidden clip fixings over roofing underlay and galvanised netting.

423 Parapet flashing
0.55mm BMT Colorsteel folded metal parapet cap flashing. No fixing to top of flashing install in accordance with details. Colour to match cladding.

424 Head flashing
0.55 BMT colorsteel window head flashing min 15° slope. Colour to match roof and wall cladding.
For profile and size refer to details.

426 Espan Wall Cladding
Espan 340 Flat panel type by Metalcraft 0.55 BMT Colorsteel Endura wall cladding tray-section on hidden clip fixings. Separate battens and cladding with DPC.

427 Prickle flashing
0.55mm BMT Colorsteel folded metal prickle flashing. Colour to match roof and wall cladding.
For profile and size refer to details.

429 Pipe Penetration
Decktite flashing for pipe penetration - refer spec

709 Solar Panels
Harrisons Solar Panels and associated battery storage and inverter - install to Harrisons specifications.
Standard PV panel fitting on preframed ribs as detailed.

809 Aluminium Fence
Urban Group Premier Panel Aluminium Fence - Refer to Manufacturer for PS1 and Details

810 Landscaping Trellis
Anzor stainless steel wire foliage system tall profile for Concrete - Long Run System. Fixed to concrete wall. For layout consult Architect.

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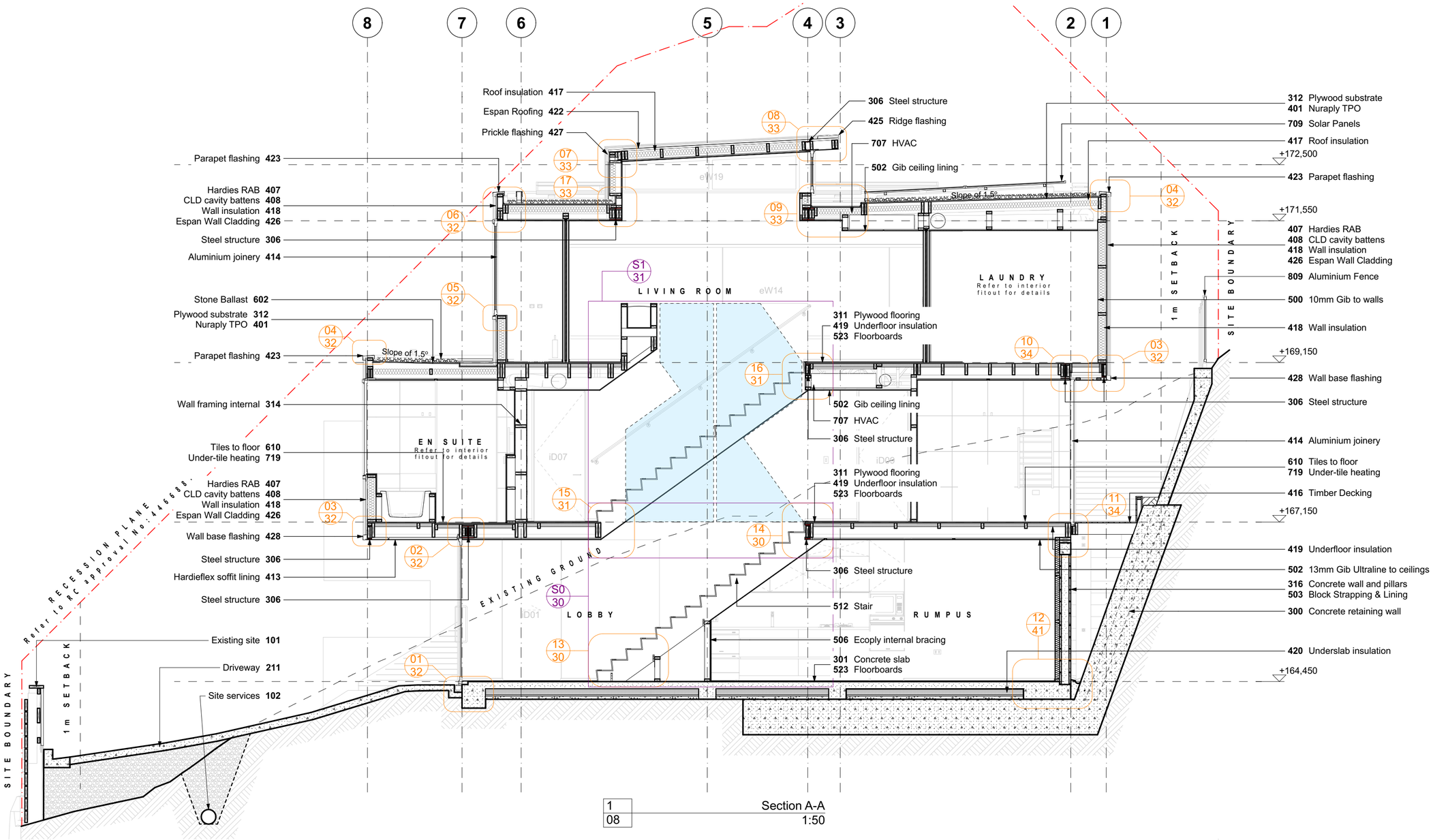
Residence.3
387 Karori Road
B C

No.	Amendment	Date	No.	Amendment	Date

Architect	: Davor Mikulcic
Structural Engineer	: Martin Meyers and Associates
Documentation	: Michael Maddern Draft3d Design
Checked	: Davor Mikulcic

Job No:	#Pln
Date:	11/11/2021
Scale :	@ A2
BC	

Sheet
WD15



1 / 08 Section A-A 1:50

Notes

101 Existing site
For overall 387 Karori Road Development refer to approved Resource Consent No:446688 and SR478797 including earthworks and services as designed by Envelope Engineering ans Meyers & Associates.

102 Site services
Confirm location and capacity of all existing and proposed site services - refer to Envelope Engineering Civil Documents for complete details.

211 Driveway
Lay 125mm thick 25MPa reinforced concrete driveway with thickenings and footings to Engineer's plans. Broom finished. Edge with 120x240mm dark grey pavers as shown on landscaping plan.
For overall 387 Karori Road Development refer to approved Resource Consent No: SR446688 and SR478797 including earthworks and services as designed by Envelope Engineering.

300 Concrete retaining wall
Refer to engineers drawings to concrete pillars and sprayed concrete wall

301 Concrete slab
Lay 125mm thick 25MPa reinforced concrete slab with thickenings and footings to Engineer's plans. Side of slab to be left fair-face. Thermakraft Thermathene Black polyethylene sheet membrane continuous under footings and polystyrene, 25mm max. sand blinding and compacted granular hardfill. See note 420 for underslab insulation.

306 Steel structure
Refer to engineers drawings for steel sizes

311 Plywood flooring
CHH 2400 x 1200 x 17mm Ecoply untreated F11 Longspan (blue tongue) flooring glued & screwed. H3.2 CCA treated under bathroom, ensuites, toilet & laundry.

312 Plywood substrate
CHH 2400 x 1200 x Ecoply® Structural / CD H3.2 CCA F8 square edge flooring. Stainless steel 10g x 45mm countersunk screws at 15mm from edges, 150 centres around perimeter of each sheet & 300 max. along joists. Holdfast Gorrila Grip daubs between screw locations. Solid blocking at 1200 max. and at all sheet edges. See CHH Ecoply Technical Literature.

314 Wall framing internal
Wall Framing to NZS3604.2011 Section 8. studs at 400 max. centres. Single top plate and single bottom plate. H3.2 bottom plate on DPC with fixings to slab as shown on Foundation Plan.

316 Concrete wall and pillars
Concrete block wall and pillars in accordance with Engineer's drawings. Apply Nuralite 3PT & 3PTM water-proofing membrane to block walls - Refer Note 415.

401 Nuraply TPO
Nuraply single layer TPO membrane to manufacturer's instructions. Install on Ecoply flooring (see note 312) on joists to 1.5 degree fall (1:40). 0.57 degree in gutter (1:100).

407 Hardies RAB
Install Hardies 4.5mm HomeRAB to manufacturer's instructions. See Hardies HomeRAB Pre Cladding RAB Board Installation Manual. Tape all joints and corners.

408 CLD cavity battens
Structurally fixed Hardies 70 x 19mm CLD cavity battens. 75 x 3.15mm RounDrive ring shank stainless steel nail fixings to timber frame at 200 max. centres. See Hardies Stria CLD Technical Specification.

413 Hardieflex Eaves lining
4.5mm Hardieflex Eaves lining. Flush joints using Hardies base and top coats as per product info. White low-sheen textured paint finish .

414 Aluminium joinery
Altus Pacific Thermal System by Rylock window and door joinery. Install in accordance with details. Final Power Coated standard color as per Architect Instructions and added Color Scheme Chart.
Colour to match Colorsteel cladding.

416 Timber Decking
Hermpac HP99 (90 x 19mm) Kwila decking. 60mm x 10g (4.8mm) Hermpac Torx Drive T-20 stainless steel screw fixings. Use deck hole template to ensure screw lines in perfect straight line. Aris all end cuts. Natural finish.

417 Roof insulation
Earthwool Ceiling Pads R3.6 (175mm)
Skillion Roof: (Wall Batts) R3.6 (140mm)

418 Wall insulation
Exterior Walls: Earthwool R3.6 wall batts (140mm) min. Interior Walls: Earthwool R2.8 wall batts (90mm) min located as shown on Floor plans.

419 Underfloor insulation
Goldfoam XPS polystyrene R2.31 (60mm) underfloor insulation to timber floor.

420 Underslab insulation
Expol Thermaslab (S) R2.8 Concrete Slab (100mm) polystyrene insulation beneath whole slab excluding footings & thickenings.

422 Espan Roofing
Espan 340 Flat panel type by Metalcraft 0.55 BMT Colorsteel Endura roofing tray-section roofing on hidden clip fixings over roofing underlay and galvanised netting.

423 Parapet flashing
0.55mm BMT Colorsteel folded metal parapet cap flashing. No fixing to top of flashing install in accordance with details. Colour to match cladding.

425 Ridge flashing
0.55mm BMT Colorsteel folded metal ridge flashing. Colour to match roof and wall cladding.
For profile and size refer to details.

426 Espan Wall Cladding
Espan 340 Flat panel type by Metalcraft 0.55 BMT Colorsteel Endura wall cladding tray-section on hidden clip fixings. Separate battens and cladding with DPC.

427 Prickle flashing
0.55mm BMT Colorsteel folded metal prickle flashing. Colour to match roof and wall cladding.
For profile and size refer to details.

428 Wall base flashing
0.55mm BMT Colorsteel folded metal base flashing. Colour to match roof and wall cladding. For profile and size refer to details.

500 Gib wall lining
10mm Gib Standard to walls generally. Gib Aqualine to bathroom & ensuite walls. Hardies 9mm Villaboard to shower and tiled walls. Level 4 finish.

502 Gib ceiling lining
10mm Gib Ultraline to ceilings over ceiling battens at 600 centres. 10mm Gib Aqualine to Bathroom and Ensuite ceilings.

503 Block Strapping & Lining
70 mm framed false wall with studs at 600 mm centres and nogging at 800 mm centres. Pink Batts Classic Wall Thermal Insulation R2.2. Lined with 10mm Gib Standard to walls generally. Gib Aqualine to bathroom & ensuite walls. Hardies 9mm Villaboard to shower and tiled walls. Level 4 finish.

506 Ecoply bracing
Ecoply Bracing - see Engineer's Bracing Plan. Gib lining over to interior - see note 500.

512 Stair
CHH 2400 x 1200 x 17mm Ecoply untreated F11 Longspan to form steps. Framed with 390x45 stringers @ 400crs.

523 Floorboards
14mm x 85 Cover JSC T&G Overlay hardwood timber flooring - Tasmanian Oak or Blackbutt - 3 Coats of Polyeurethane satin finish. Timber flooring samples (min. 1.0 m2) provided to architect for final confirmation prior ordering and installation.

602 Stone Ballast
Stone ballast finish to areas as highlighted, use ballast guard to close off areas.

610 Tiles to floor
Install floor tiles. Floor tiles on 19mm Hardies Secura™ Interior Flooring (if timber) . ASA Dampfix Gold WPM to wet areas in accordance with manufacturer's literature. See also note 719 under-tile heating.

707 HVAC
Rinnai ducted heat pump indoor unit DSNR07-14A12 and associated ducting. Refer to design by Rinnai in appendix

709 Solar Panels
Harrisons Solar Panels and associated battery storage and inverter - install to Harrisons specifications.
Standard PV panel fitting on preframed ribs as detailed.

719 Under-tile heating
Warm Up undertile, with programmable thermostat W3WT02 Color Touch Wi-Fi.

809 Aluminium Fence
Urban Group Premier Panel Aluminium Fence - Refer to Manufacturer for PS1 and Details

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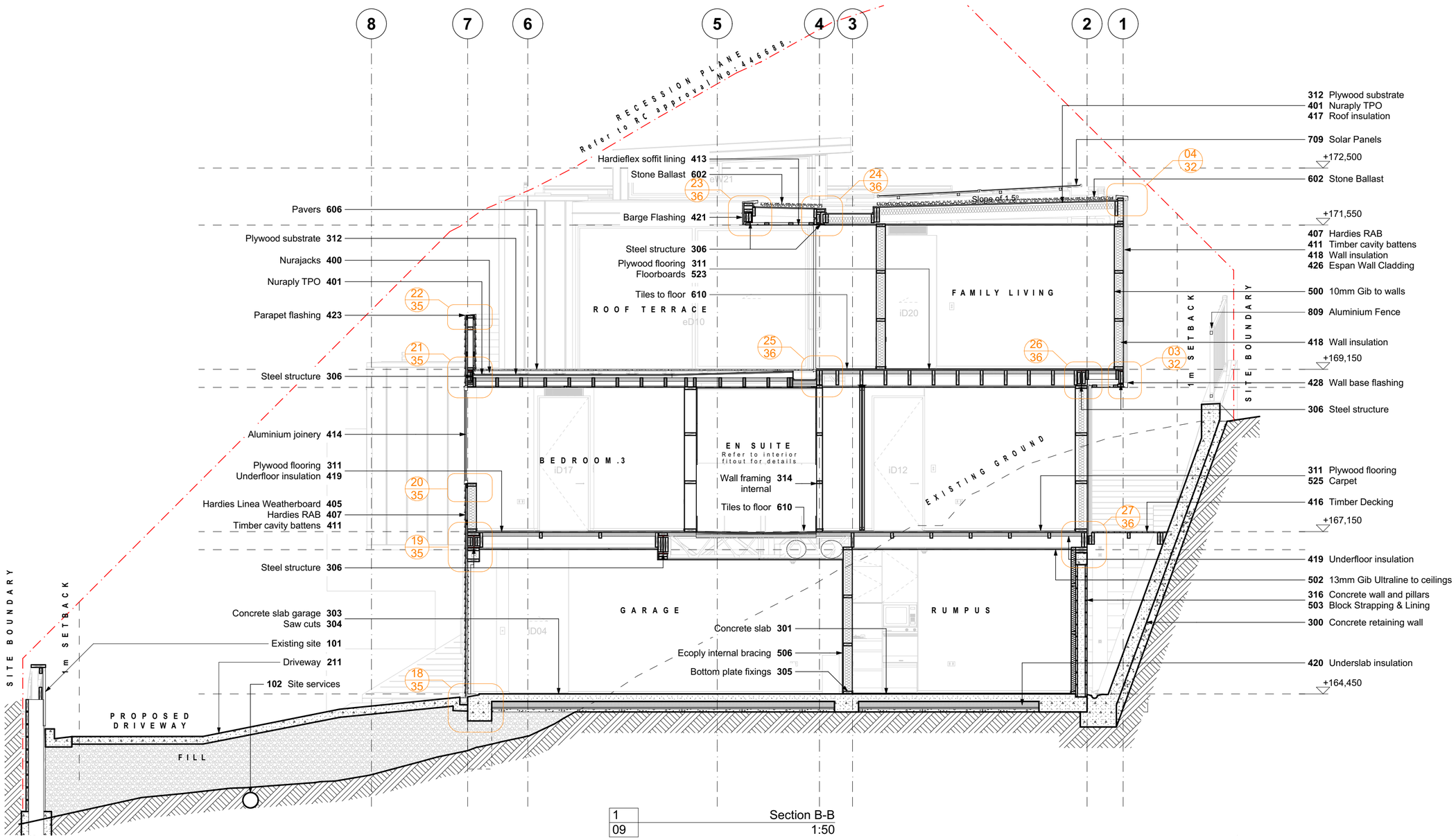
Residence.3
387 Karori Road
BC

No.	Amendment	Date	No.	Amendment	Date

Architect	: Davor Mikulcic
Structural Engineer	: Martin Meyers and Associates
Documentation	: Michael Maddern Draft3d Design
Checked	: Davor Mikulcic

Job No:	#Pln
Date:	11/11/2021
Scale :	@ A2
	BC

Sheet
WD16



1 Section B-B
09 1:50

Notes

101 Existing site
For overall 387 Karori Road Development refer to approved Resource Consent No:446688 and SR478797 including earthworks and services as designed by Envelope Engineering ans Meyers & Associates.

102 Site services
Confirm location and capacity of all existing and proposed site services - refer to Envelope Engineering Civil Documents for complete details.

211 Driveway
Lay 125mm thick 25MPa reinforced concrete driveway with thickenings and footings to Engineer's plans. Broom finished. Edge with 120x240mm dark grey pavers as shown on landscaping plan.
For overall 387 Karori Road Development refer to approved Resource Consent No: SR446688 and SR478797 including earthworks and services as designed by Envelope Engineering.

300 Concrete retaining wall
Refer to engineers drawings to concrete pillars and sprayed concrete wall

301 Concrete slab
Lay 125mm thick 25MPa reinforced concrete slab with thickenings and footings to Engineer's plans. Side of slab to be left fair-face. Thermakraft Thermathene Black polyethylene sheet membrane continuous under footings and polystyrene, 25mm max. sand blinding and compacted granular hardfill. See note 420 for underslab insulation.

303 Concrete slab garage
Lay slab as per Note 301. Concrete floor acid washed power floated concrete sealed with Peter Fell acrylic sealer.

304 Saw cuts
Make shrinkage control joints using saw cuts to engineers design. Place cuts where shown on Foundation Plan. Fill cuts with Sikaflex 11FC.

305 Bottom plate fixings
External and internal walls to NZS3604:2011. Refer to Structural Engineer for full requirements.

306 Steel structure
Refer to engineers drawings for steel sizes

311 Plywood flooring
CHH 2400 x 1200 x 17mm Ecoply untreated F11 Longspan (blue tongue) flooring glued & screwed. H3.2 CCA treated under bathroom, ensuites, toilet & laundry.

312 Plywood substrate
CHH 2400 x 1200 x Ecoply® Structural / CD H3.2 CCA F8 square edge flooring. Stainless steel 10g x 45mm countersunk screws at 15mm from edges, 150 centres around perimeter of each sheet & 300 max. along joists. Holdfast Gorrila Grip daubs between screw locations. Solid blocking at 1200 max. and at all sheet edges. See CHH Ecoply Technical Literature.

314 Wall framing internal
Wall Framing to NZS3604.2011 Section 8. studs at 400 max. centres. Single top plate and single bottom plate. H3.2 bottom plate on DPC with fixings to slab as shown on Foundation Plan.

316 Concrete wall and pillars
Concrete block wall and pillars in accordance with Engineer's drawings. Apply Nuralite 3PT & 3PTM water-proofing membrane to block walls - Refer Note 415.

400 Nurajacks
Nurajacks, Nurapads or Nurashims as required to achieve level deck.

401 Nuraply TPO
Nuraply single layer TPO membrane to manufacturer's instructions. Install on Ecoply flooring (see note 312) on joists to 1.5 degree fall (1:40). 0.57 degree in gutter (1:100).

405 Hardies Linea Weatherboard
150mm wide Hardie Linea Weatherboard over 45 x 19mm timber cavity battens over Hardies 4.5mm HomeRAB. Fix with Hot-dipped galvanised jolt head nail with pre-drilling through the top weatherboard. Paint finish.

407 Hardies RAB
Install Hardies 4.5mm HomeRAB to manufacturer's instructions. See Hardies HomeRAB Pre Cladding RAB Board Installation Manual. Tape all joints and corners.

411 Timber cavity battens
45 x 19mm SG6 H3.1 timber cavity battens fixed with 75 x 3.15mm flathead hot-dip galv. nails.

413 Hardieflex Eaves lining
4.5mm Hardieflex Eaves lining. Flush joints using Hardies base and top coats as per product info. White low-sheen textured paint finish .

414 Aluminium joinery
Altus Pacific Thermal System by Rylock window and door joinery. Install in accordance with details. Final Power Coated standard color as per Architect Instructions and added Color Scheme Chart.
Colour to match Colorsteel cladding.

416 Timber Decking
Hermpac HP99 (90 x 19mm) Kwila decking. 60mm x 10g (4.8mm) Hermpac Torx Drive T-20 stainless steel screw fixings. Use deck hole template to ensure screw lines in perfect straight line. Aris all end cuts. Natural finish.

417 Roof insulation
Earthwool Ceiling Pads R3.6 (175mm)
Skillion Roof: (Wall Batts) R3.6 (140mm)

418 Wall insulation
Exterior Walls: Earthwool R3.6 wall batts (140mm) min. Interior Walls: Earthwool R2.8 wall batts (90mm) min located as shown on Floor plans.

419 Underfloor insulation
Goldfoam XPS polystyrene R2.31 (60mm) underfloor insulation to timber floor.

420 Underslab insulation
Expol Thermaslab (S) R2.8 Concrete Slab (100mm) polystyrene insulation beneath whole slab excluding footings & thickenings.

421 Barge Flashing
0.55mm BMT Colorsteel folded metal barge flashing. Colour to match roof and wall cladding.
For profile and size refer to details.

423 Parapet flashing
0.55mm BMT Colorsteel folded metal parapet cap flashing. No fixing to top of flashing install in accordance with details. Colour to match cladding.

426 Espan Wall Cladding
Espan 340 Flat panel type by Metalcraft 0.55 BMT Colorsteel Endura wall cladding tray-section on hidden clip fixings. Separate battens and cladding with DPC.

428 Wall base flashing
0.55mm BMT Colorsteel folded metal base flashing. Colour to match roof and wall cladding. For profile and size refer to details.

500 Gib wall lining
10mm Gib Standard to walls generally. Gib Aqualine to bathroom & ensuite walls. Hardies 9mm Villaboard to shower and tiled walls. Level 4 finish.

502 Gib ceiling lining
10mm Gib Ultraline to ceilings over ceiling battens at 600 centres. 10mm Gib Aqualine to Bathroom and Ensuite ceilings.

503 Block Strapping & Lining
70 mm framed false wall with studs at 600 mm centres and nogging at 800 mm centres. Pink Batts Classic Wall Thermal Insulation R2.2. Lined with 10mm Gib Standard to walls generally. Gib Aqualine to bathroom & ensuite walls. Hardies 9mm Villaboard to shower and tiled walls. Level 4 finish.

506 Ecoply bracing
Ecoply Bracing - see Engineer's Bracing Plan. Gib lining over to interior - see note 500.

523 Floorboards
14mm x 85 Cover JSC T&G Overlay hardwood timber flooring - Tasmanian Oak or Blackbutt - 3 Coats of Polyeurethane satin finish. Timber flooring samples (min. 1.0 m2) provided to architect for final confirmation prior ordering and installation.

525 Carpet
Selected synthetic carpet with required underlay. Color as per overall Exterior/Interior Color chart. Prior ordering/measurements confirm (provide samples) on site final color/finish with architect.

602 Stone Ballast
Stone ballast finish to areas as highlighted, use ballast guard to close off areas.

606 Pavers
600x600 Pavers Deck Crystal Grip by Tile Warehouse

610 Tiles to floor
Install floor tiles. Floor tiles on 19mm Hardies Secura™ Interior Flooring (if timber) . ASA Dampfix Gold WPM to wet areas in accordance with manufacturer's literature. See also note 719 under-tile heating.

709 Solar Panels
Harrisons Solar Panels and associated battery storage and inverter - install to Harrisons specifications.
Standard PV panel fitting on preframed ribs as detailed.

809 Aluminium Fence
Urban Group Premier Panel Aluminium Fence - Refer to Manufacturer for PS1 and Details

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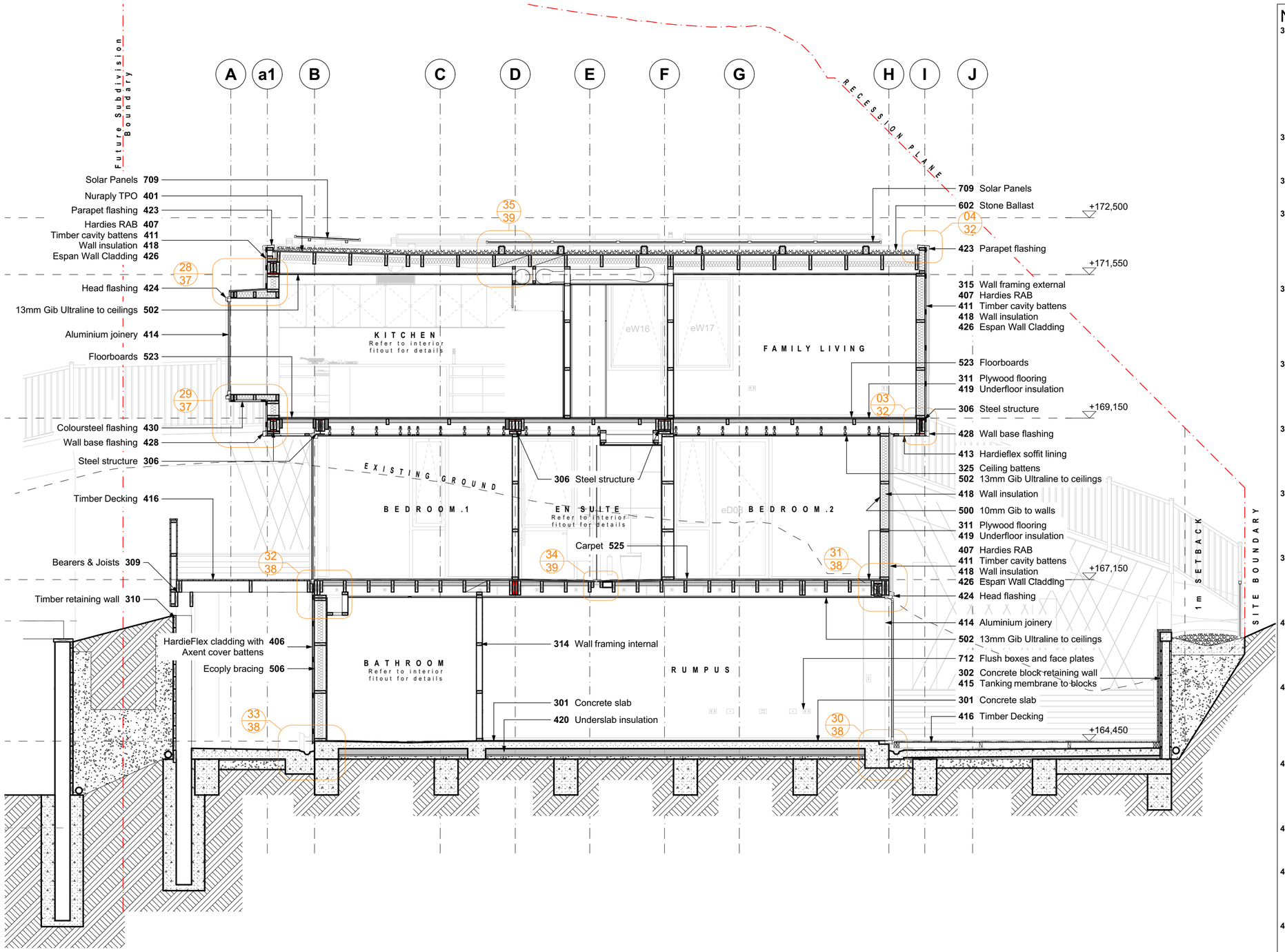
Residence.3
387 Karori Road
BC

No.	Amendment	Date	No.	Amendment	Date

Architect	: Davor Mikulcic
Structural Engineer	: Martin Meyers and Associates
Documentation	: Michael Maddern Draft3d Design
Checked	: Davor Mikulcic

Job No:	#Pln
Date:	11/11/2021
Scale :	@ A2
BC	

Sheet
WD17



1 Section C-C
10 1:50

Notes

301 Concrete slab
Lay 125mm thick 25MPa reinforced concrete slab with thickenings and footings to Engineer's plans. Side of slab to be left fair-face. Thermakraft Thermathene Black polyethylene sheet membrane continuous under footings and polystyrene, 25mm max. sand blinding and compacted granular hardfill. See note 420 for underslab insulation.

302 Concrete block retaining wall
Concrete block retaining wall and footings in accordance with Engineer's drawings. Apply waterproof membrane.

306 Steel structure
Refer to engineers drawings for steel sizes

309 Bearers & Joists
2/240 x 45 H4 bearers, fixed to extention of retaining wall posts - refer to engineers drawings for details.
190x45 Joists @ 400 crs blocking @ 1600 crs
DPC between bearers and joists.

310 Timber retaining wall
Timber retaining wall and footings in accordance with Engineer's drawings. Install 110mm Novaflo 400-series drain in filter sock at base of wall. Novaflo to discharge to sump, sump to connect to SW. Backfill to Engineer's requirements.

311 Plywood flooring
CHH 2400 x 1200 x 17mm Ecoply untreated F11 Longspan (blue tongue) flooring glued & screwed. H3.2 CCA treated under bathroom, ensuites, toilet & laundry.

314 Wall framing internal
Wall Framing to NZS3604.2011 Section 8. studs at 400 max. centres. Single top plate and single bottom plate. H3.2 bottom plate on DPC with fixings to slab as shown on Foundation Plan.

315 Wall framing external
Wall Framing to NZS3604.2011 Section 8. Studs at 400 max. centres. Single top plate and single bottom plate. H3.2 bottom plate on DPC with fixings to slab as shown on Foundation Plan.

325 Ceiling battens
Gib Rondo 308 Battens fits into 139 clip and TCR or 394 clip up to 130mm. Edge connections use 142 Perimeter Channel. Install in accordance with manufacturers requirements.

401 Nuraply TPO
Nuraply single layer TPO membrane to manufacturer's instructions. Install on Ecoply flooring (see note 312) on joists to 1.5 degree fall (1:40). 0.57 degree in gutter (1:100).

406 HardieFlex cladding with Axent cover battens
6mm HardieFlex over 45 x 19mm timber cavity battens fixed to Ply bracing. Hardies Axent Trim 84 x 19mm cover battens for board & batten effect. See details & technical literature.

407 Hardies RAB
Install Hardies 4.5mm HomeRAB to manufacturer's instructions. See Hardies HomeRAB Pre Cladding RAB Board Installation Manual. Tape all joints and corners.

411 Timber cavity battens
45 x 19mm SG6 H3.1 timber cavity battens fixed with 75 x 3.15mm flathead hot-dip galv. nails.

413 Hardieflex Eaves lining
4.5mm Hardieflex Eaves lining. Flush joints using Hardies base and top coats as per product info. White low-sheen textured paint finish .

414 Aluminium joinery
Altus Pacific Thermal System by Rylock window and door joinery. Install in accordance with details. Final Power Coated standard color as per Architect Instructions and added Color Scheme Chart.
Colour to match Colorsteel cladding.

415 Tanking membrane
Nuralite 3PT & 3PTM water-proofing membrane to block walls and conc floor, continuous to front of footing. To manufacturer's instructions. including primer coat. Nuradrain Polyethelene Protection Sheet over. Concrete drain at base of wall to discharge to sump, sump to connect to SW. Nuralite pre-formed termination bar.

416 Timber Decking
Hermpac HP99 (90 x 19mm) Kwila decking. 60mm x 10g (4.8mm) Hermpac Torx Drive T-20 stainless steel screw fixings. Use deck hole template to ensure screw lines in perfect straight line. Aris all end cuts. Natural finish.

418 Wall insulation
Exterior Walls: Earthwool R3.6 wall batts (140mm) min. Interior Walls: Earthwool R2.8 wall batts (90mm) min located as shown on Floor plans.

419 Underfloor insulation
Goldfoam XPS polystyrene R2.31 (60mm) underfloor insulation to timber floor.

420 Underslab insulation
Expol Thermaslab (S) R2.8 Concrete Slab (100mm) polystyrene insulation beneath whole slab excluding footings & thickenings.

423 Parapet flashing
0.55mm BMT Colorsteel folded metal parapet cap flashing. No fixing to top of flashing install in accordance with details. Colour to match cladding.

424 Head flashing
0.55 BMT colorsteel window head flashing min 15° slope. Colour to match roof and wall cladding.
For profile and size refer to details.

426 Espan Wall Cladding
Espan 340 Flat panel type by Metalcraft 0.55 BMT Colorsteel Endura wall cladding tray-section on hidden clip fixings. Separate battens and cladding with DPC.

428 Wall base flashing
0.55mm BMT Colorsteel folded metal base flashing. Colour to match roof and wall cladding. For profile and size refer to details.

430 Coloursteel flashing
0.55mm BMT Colorsteel folded metal flashing. Colour to match roof and wall cladding. For profile and size refer to details.

500 Gib wall lining
10mm Gib Standard to walls generally. Gib Aqualine to bathroom & ensuite walls. Hardies 9mm Villaboard to shower and tiled walls. Level 4 finish.

502 Gib ceiling lining
10mm Gib Ultraline to ceilings over ceiling battens at 600 centres. 10mm Gib Aqualine to Bathroom and Ensuite ceilings.

506 Ecoply bracing
Ecoply Bracing - see Engineer's Bracing Plan. Gib lining over to interior - see note 500.

523 Floorboards
14mm x 85 Cover JSC T&G Overlay hardwood timber flooring - Tasmanian Oak or Blackbutt - 3 Coats of Polyeurethane satin finish. Timber flooring samples (min. 1.0 m2) provided to architect for final confirmation prior ordering and installation.

525 Carpet
Selected synthetic carpet with required underlay. Color as per overall Exterior/Interior Color chart. Prior ordering/measurements confirm (provide samples) on site final color/finish with architect.

602 Stone Ballast
Stone ballast finish to areas as highlighted, use ballast guard to close off areas.

709 Solar Panels
Harrisons Solar Panels and associated battery storage and inverter - install to Harrisons specifications.
Standard PV panel fitting on preframed ribs as detailed.

712 Flush boxes and face plates
Clipsal Saturn Zen Series™ white coverplates with white modules. Label as appropriate, confirm labelling with Architect.(60ZPBC-ZW). Confirm with architect prior order and installation exact models with labels.
All power, TV, Data points mounted at 450mm centre from FFL unless otherwise stated.
All Switch points to be 1050 mm centre of plate or to same level of door handle. Consult Architect in all other situations.

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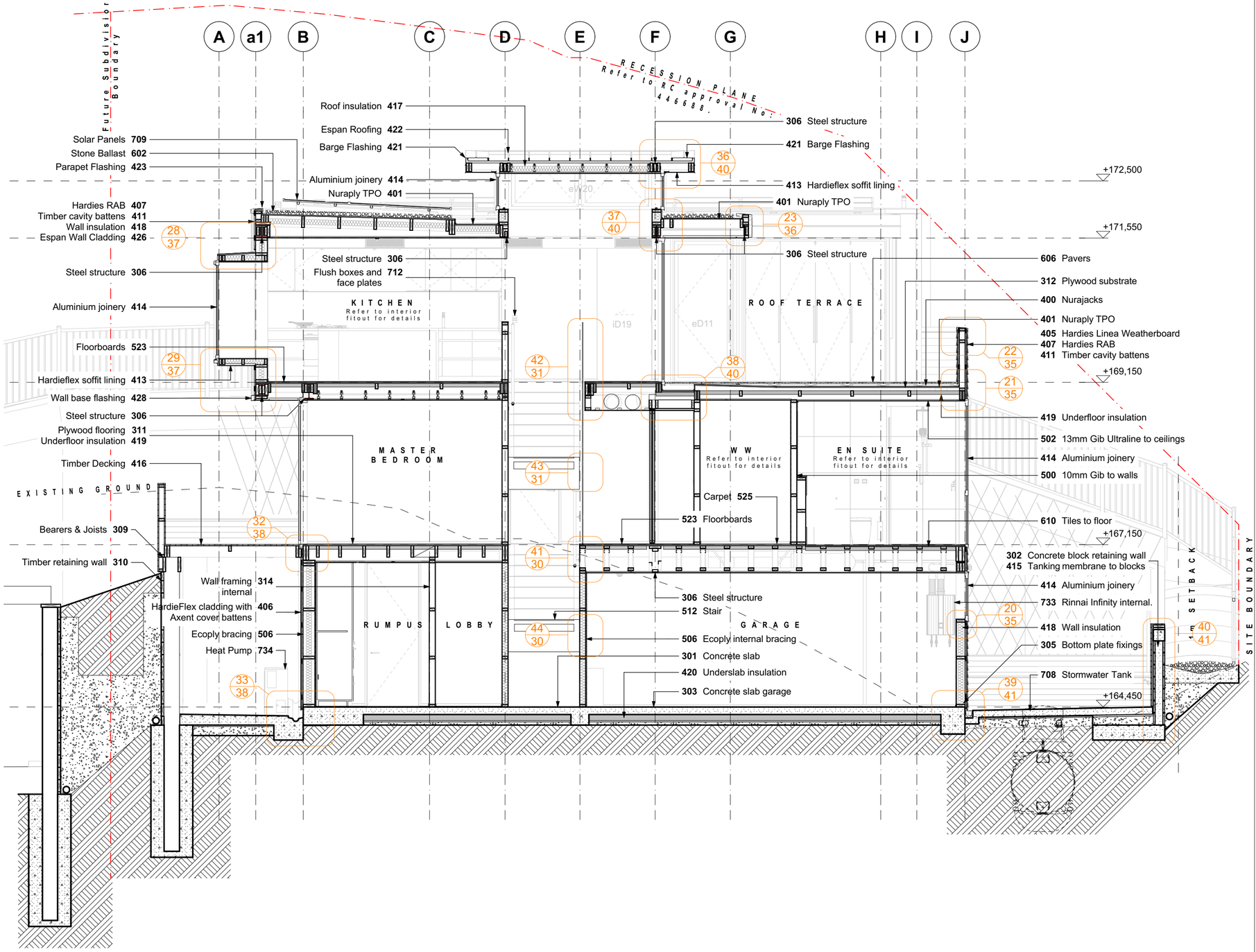
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No.	Amendment	Date	No.	Amendment	Date

Architect	: Davor Mikulcic
Structural Engineer	: Martin Meyers and Associates
Documentation	: Michael Maddern Draft3d Design
Checked	: Davor Mikulcic

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WD18



1 Section D-D
11 1:50

Notes

301 Concrete slab
Lay 125mm thick 25MPa reinforced concrete slab with thickenings and footings to Engineer's plans. Side of slab to be left fair-face. Thermakraft Thermathene Black polyethylene sheet membrane continuous under footings and polystyrene, 25mm max. sand blinding and compacted granular hardfill. See note 420 for underslab insulation.

302 Concrete block retaining wall
Concrete block retaining wall and footings in accordance with Engineer's drawings. Apply waterproof membrane.

303 Concrete slab garage
Lay slab as per Note 301. Concrete floor acid washed power floated concrete sealed with Peter Fell acrylic sealer.

305 Bottom plate fixings
External and internal walls to NZS3604:2011. Refer to Structural Engineer for full requirements.

306 Steel structure
Refer to engineers drawings for steel sizes

309 Bearers & Joists
2/240 x 45 H4 bearers, fixed to extention of retaining wall posts - refer to engineers drawings for details. 190x45 Joists @ 400 crs blocking @ 1600 crs DPC between bearers and joists.

310 Timber retaining wall
Timber retaining wall and footings in accordance with Engineer's drawings. Install 110mm Novaflo 400-series drain in filter sock at base of wall. Novaflo to discharge to sump, sump to connect to SW. Backfill to Engineer's requirements.

311 Plywood flooring
CHH 2400 x 1200 x 17mm Ecoply untreated F11 Longspan (blue tongue) flooring glued & screwed. H3.2 CCA treated under bathroom, ensuites, toilet & laundry.

312 Plywood substrate
CHH 2400 x 1200 x Ecoply® Structural / CD H3.2 CCA F8 square edge flooring. Stainless steel 10g x 45mm countersunk screws at 15mm from edges, 150 centres around perimeter of each sheet & 300 max. along joists. Holdfast Gorrila Grip daubs between screw locations. Solid blocking at 1200 max. and at all sheet edges. See CHH Ecoply Technical Literature.

314 Wall framing internal
Wall Framing to NZS3604.2011 Section 8. studs at 400 max. centres. Single top plate and single bottom plate. H3.2 bottom plate on DPC with fixings to slab as shown on Foundation Plan.

400 Nurajacks
Nurajacks, Nurapads or Nurashims as required to achieve level deck.

401 Nuraply TPO
Nuraply single layer TPO membrane to manufacturer's instructions. Install on Ecoply flooring (see note 312) on joists to 1.5 degree fall (1:40). 0.57 degree in gutter (1:100).

405 Hardies Linea Weatherboard
150mm wide Hardie Linea Weatherboard over 45 x 19mm timber cavity battens over Hardies 4.5mm HomeRAB. Fix with Hot-dipped galvanised jolt head nail with pre-drilling through the top weatherboard. Paint finish.

406 HardieFlex cladding with Axent cover battens
6mm HardieFlex over 45 x 19mm timber cavity battens fixed to Ply bracing. Hardies Axent Trim 84 x 19mm cover battens for board & batten effect. See details & technical literature.

407 Hardies RAB
Install Hardies 4.5mm HomeRAB to manufacturer's instructions. See Hardies HomeRAB Pre Cladding RAB Board Installation Manual. Tape all joints and corners.

411 Timber cavity battens
45 x 19mm SG6 H3.1 timber cavity battens fixed with 75 x 3.15mm flathead hot-dip galv. nails.

413 Hardieflex Eaves lining
4.5mm Hardieflex Eaves lining. Flush joints using Hardies base and top coats as per product info. White low-sheen textured paint finish .

414 Aluminium joinery
Altus Pacific Thermal System by Rylock window and door joinery. Install in accordance with details. Final Power Coated standard color as per Architect Instructions and added Color Scheme Chart. Colour to match Colorsteel cladding.

415 Tanking membrane
Nuralite 3PT & 3PTM water-proofing membrane to block walls and conc floor, continuous to front of footing. To manufacturer's instructions. including primer coat. Nuradrain Polyethelene Protection Sheet over. Concrete drain at base of wall to discharge to sump, sump to connect to SW. Nuralite pre-formed termination bar.

416 Timber Decking
Hermpac HP99 (90 x 19mm) Kwila decking. 60mm x 10g (4.8mm) Hermpac Torx Drive T-20 stainless steel screw fixings. Use deck hole template to ensure screw lines in perfect straight line. Aris all end cuts. Natural finish.

417 Roof insulation
Earthwool Ceiling Pads R3.6 (175mm)
Skillion Roof: (Wall Batts) R3.6 (140mm)

418 Wall insulation
Exterior Walls: Earthwool R3.6 wall batts (140mm) min. Interior Walls: Earthwool R2.8 wall batts (90mm) min located as shown on Floor plans.

419 Underfloor insulation
Goldfoam XPS polystyrene R2.31 (60mm) underfloor insulation to timber floor.

420 Underslab insulation
Expol Thermaslab (S) R2.8 Concrete Slab (100mm) polystyrene insulation beneath whole slab excluding footings & thickenings.

421 Barge Flashing
0.55mm BMT Colorsteel folded metal barge flashing. Colour to match roof and wall cladding. For profile and size refer to details.

422 Espan Roofing
Espan 340 Flat panel type by Metalcraft 0.55 BMT Colorsteel Endura roofing tray-section roofing on hidden clip fixings over roofing underlay and galvanised netting.

423 Parapet flashing
0.55mm BMT Colorsteel folded metal parapet cap flashing. No fixing to top of flashing install in accordance with details. Colour to match cladding.

426 Espan Wall Cladding
Espan 340 Flat panel type by Metalcraft 0.55 BMT Colorsteel Endura wall cladding tray-section on hidden clip fixings. Separate battens and cladding with DPC.

428 Wall base flashing
0.55mm BMT Colorsteel folded metal base flashing. Colour to match roof and wall cladding. For profile and size refer to details.

500 Gib wall lining
10mm Gib Standard to walls generally. Gib Aqualine to bathroom & ensuite walls. Hardies 9mm Villaboard to shower and tiled walls. Level 4 finish.

502 Gib ceiling lining
10mm Gib Ultraline to ceilings over ceiling battens at 600 centres. 10mm Gib Aqualine to Bathroom and Ensuite ceilings.

506 Ecoply bracing
Ecoply Bracing - see Engineer's Bracing Plan. Gib lining over to interior - see note 500.

512 Stair
CHH 2400 x 1200 x 17mm Ecoply untreated F11 Longspan to form steps. Framed with 390x45 stringers @ 400crs.

523 Floorboards
14mm x 85 Cover JSC T&G Overlay hardwood timber flooring - Tasmanian Oak or Blackbutt - 3 Coats of Polyeurethane satin finish. Timber flooring samples (min. 1.0 m2) provided to architect for final confirmation prior ordering and installation.

525 Carpet
Selected synthetic carpet with required underlay. Color as per overall Exterior/Interior Color chart. Prior ordering/measurements confirm (provide samples) on site final color/finish with architect.

602 Stone Ballast
Stone ballast finish to areas as highlighted, use ballast guard to close off areas.

606 Pavers
600x600 Pavers Deck Crystal Grip by Tile Warehouse

610 Tiles to floor
Install floor tiles. Floor tiles on 19mm Hardies Secura™ Interior Flooring (if timber) . ASA Dampfix Gold WPM to wet areas in accordance with manufacturer's literature. See also note 719 under-tile heating.

708 Stormwater Tank
Install Bailey underground stormwater tank (SUB.1050D.3000) in accordance with manufacturers details and PS1

709 Solar Panels
Harrisons Solar Panels and associated battery storage and inverter - install to Harrisons specifications.
Standard PV panel fitting on preframed ribs as detailed.

712 Flush boxes and face plates
Clipsal Saturn Zen Series™ white coverplates with white modules. Label as appropriate, confirm labelling with Architect.(60ZPBC-ZW). Confirm with architect prior order and installation exact models with labels.
All power, TV, Data points mounted at 450mm centre from FFL unless otherwise stated.
All Switch points to be 1050 mm centre of plate or to same level of door handle.
Consult Architect in all other situations.

733 Rinnai Infinity internal.
Install Rinnai Infinity N56kWi internal continuous water heater. Install to manufacturers requirements, vent through outside wall.
Power point, water supply and hot water feed from unit. Set water temperature control to be 55 degrees Celcius at tap.

734 Heat Pump
Rinnai ducted heat pump outdoor unit DSNR07-14A12 on concrete plinth. Run trunking within wall frame, not on outside of wall.

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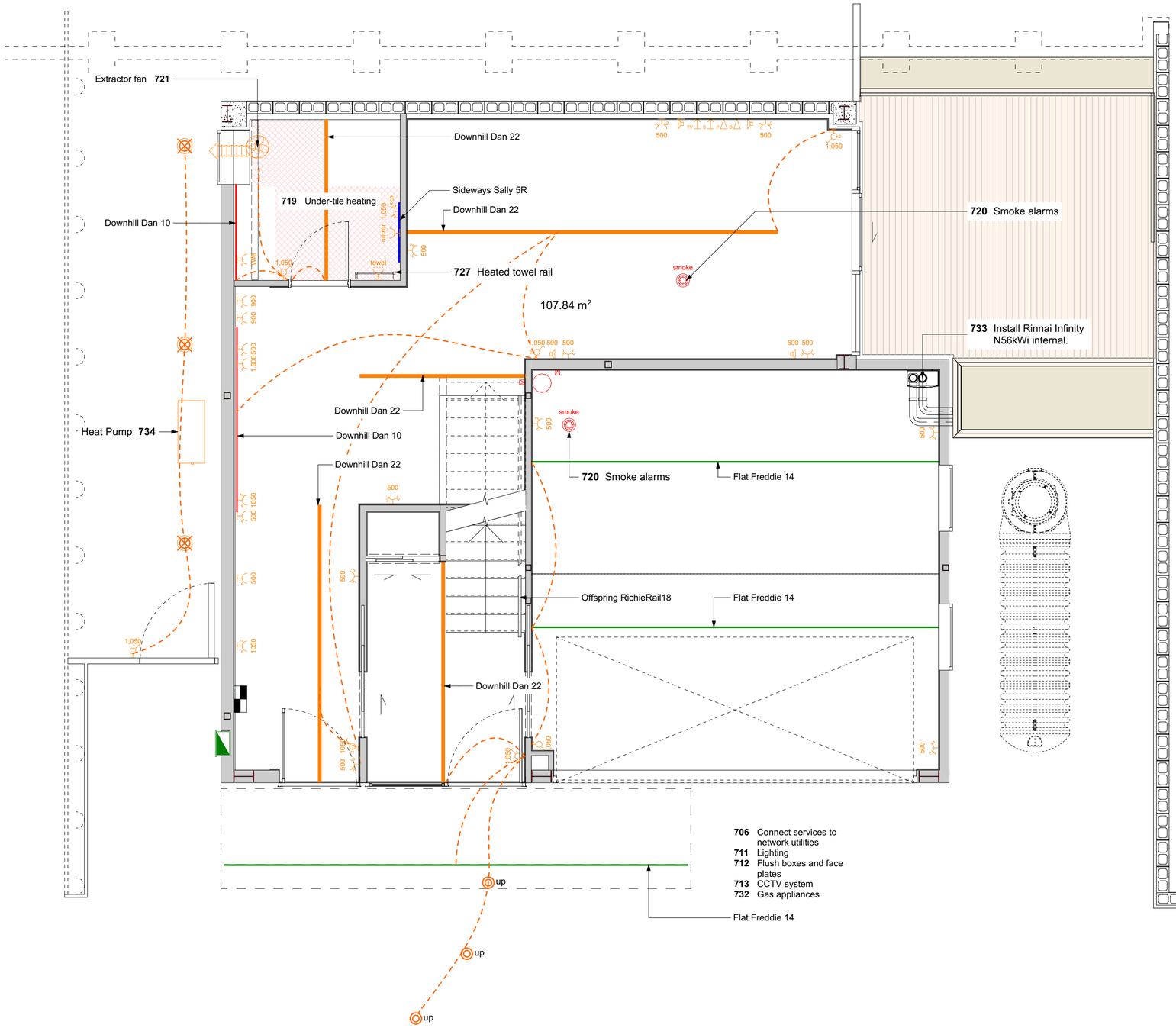
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Sheet
WD19



Notes

706 Connect services to network utilities
Connect SW, SS, electricity, phone, water and natural gas to network services.

711 Lighting
Named light fittings supplied by Mothlight

712 Flush boxes and face plates
Clipsal Saturn Zen Series™ white coverplates with white modules. Label as appropriate, confirm labelling with Architect.(60ZPBC-ZW). Confirm with architect prior order and installation exact models with labels.
All power, TV, Data points mounted at 450mm centre from FFL unless otherwise stated.
All Switch points to be 1050 mm centre of plate or to same level of door handle.
Consult Architect in all other situations.

713 CCTV system
Install Dynamix DVRKIT4CH-04 CCTV kit with IP connection, confirm position with owner.

719 Under-tile heating
Warm Up undertile, with programmable thermostat W3WT02 Color Touch Wi-Fi.

720 Smoke alarms
Install smoke alarms to F7/AS1
Sentech Micro SK-20NZ

721 Extractor fan
Ventech Frameless Extract Grille (VFG200) with Ventech Inline fan (RIL-150) Expel through wall using Manrose Pre-primed Exterior Weatherproof Cowl (DCT4261). Paint exterior grille and cowl to match wall colour. Installed to manufacturers requirements.

727 Heated towel rail
Install heated towel rail - refer to interior fitout

732 Gas appliances
Install gas appliances (Rinnai califont, kitchen hob and boiler) to comply with NZBC G10/AS1. Provide isolating device beneath kitchen hob.

733 Rinnai Infinity internal.
Install Rinnai Infinity N56kWi internal continuous water heater. Install to manufacturers requirements, vent through outside wall. Power point, water supply and hot water feed from unit. Set water temperature control to be 55 degrees Celcius at tap.

734 Heat Pump
Rinnai ducted heat pump outdoor unit DSNR07-14A12 on concrete plinth. Run trunking within wall frame, not on outside of wall.

	Meter	New smartmeter
	DB	PDL Superboard type
smoke	Smoke alarm	See note 720
1,050	Single switch	PDL Z4061PBL
1,050	Dimmered switch	PDL Z4062E450UDN
1,050 2	Multiple switch	PDL Z4062VH, Z4063PBL etc.
500	Double hotpoint	PDL Z4025 PDL WSO310 for exterior
	Motion Detector	PDL100MPIR
	Phone	617BT2
F	Fridge hotpoint	
C	Cooktop hotpoint	60R32COOK
Ov	Oven hotpoint	
Mv	Microwave hotpoint	
E	Extractor hotpoint	
DW	Dishwasher hotpoint	
WM	Washing machine hotpoint	
towel	Towel rail hotpoint	
mirror	Mirror demister	
	Speaker jack	
S	Sky TV jack	PDL615MFSKY
TV	TV aerial jack	PDL615MFTV
	Fibre	Fibre connection
up	Uplight - inground	TBC
	Extractor fans	See notes 721, 722 & 726
	Rinnai	Hot water digital controller See note 733
	Warmup	under-tile heating. Refer to note 719.
	Exterior PIR sensor	PDL100SA360
	CCTV	Dynamix IK-4385TH-MMP
	Central Vacuum	Beam unit and outlet Refer to note 735

Ground Floor Electrical & Lighting Plan
-
1:50

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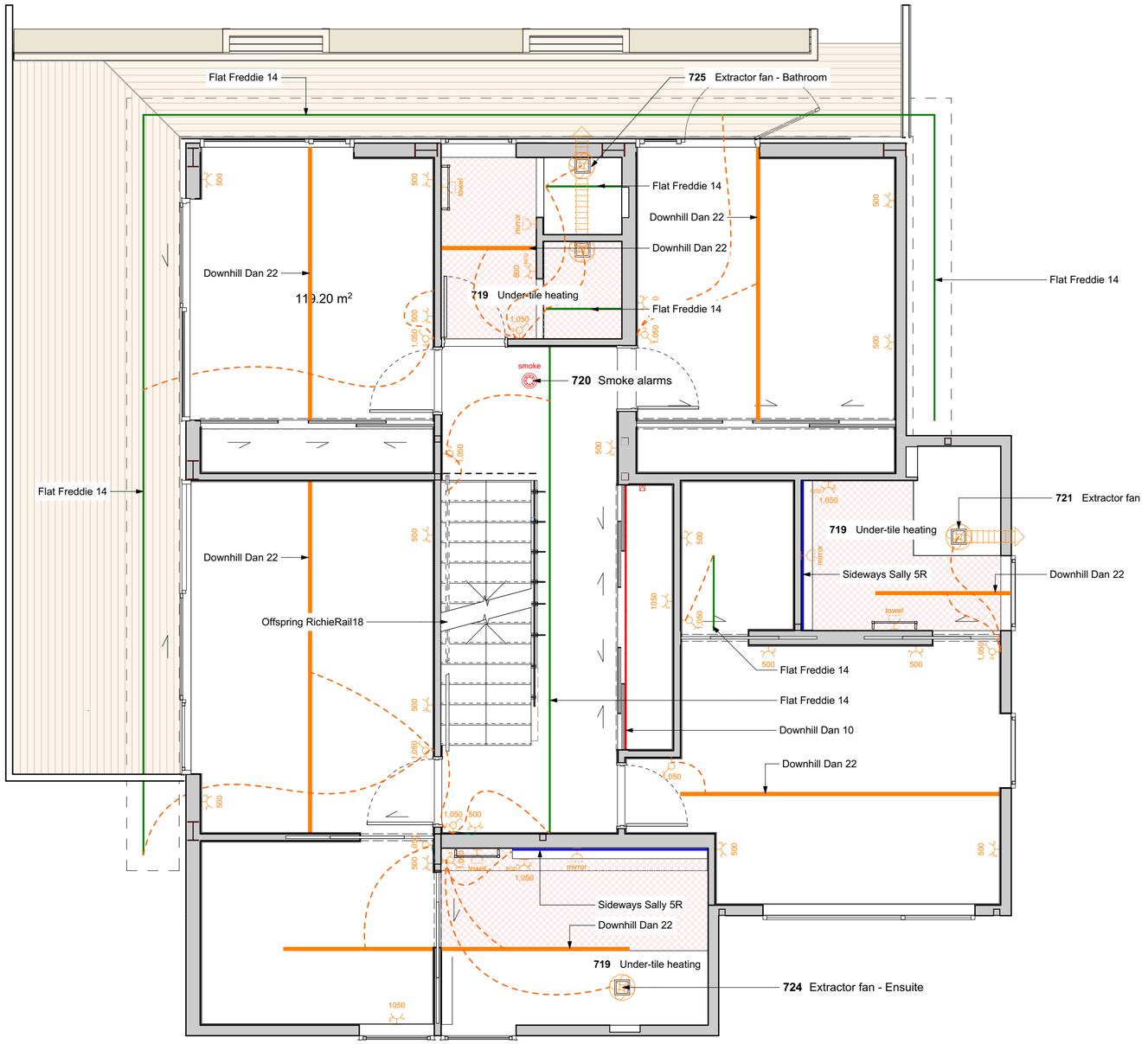
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WD20



Notes

719 Under-tile heating
Warm Up undertile, with programmable thermostat W3WT02 Color Touch Wi-Fi.

720 Smoke alarms
Install smoke alarms to F7/AS1
Sentech Micro SK-20NZ

721 Extractor fan
Ventech Frameless Extract Grille (VFG200) with Ventech Inline fan (RIL-150) Expel through wall using Manrose Pre-primed Exterior Weatherproof Cowl (DCT4261). Paint exterior grille and cowl to match wall colour. Installed to manufacturers requirements.

724 Extractor fan - Ensuite
Ventech Frameless Extract Grille (VFG200) with Ventech Inline fan (RIL-150) with Ventech Tube mounted roof ventilator (VTMV). Installed to manufacturers requirements.

725 Extractor fan - Bathroom
2x Ventech Frameless Extract Grilles (VFG200) with Ventech Inline fan (RIL-150) Expel through wall using Manrose Pre-primed Exterior Weatherproof Cowl (DCT4261). Paint exterior grille and cowl to match wall colour. Installed to manufacturers requirements.

	Meter	New smartmeter
	DB	PDL Superboard type
smoke	Smoke alarm	See note 720
1,050	Single switch	PDL Z4061PBL
1,050	Dimmered switch	PDL Z4062E450UDN
1,050 2	Multiple switch	PDL Z4062VH, Z4063PBL etc.
500	Double hotpoint	PDL Z4025 PDL WSO310 for exterior
	Motion Detector	PDL100MPIR
P	Phone	617BT2
F	Fridge hotpoint	
C	Cooktop hotpoint	60R32COOK
Ov	Oven hotpoint	
Mv	Microwave hotpoint	
E	Extractor hotpoint	
DW	Dishwasher hotpoint	
WM	Washing machine hotpoint	
towel	Towel rail hotpoint	
mirror	Mirror demister	
	Speaker jack	
S	Sky TV jack	PDL615MFSKY
TV	TV aerial jack	PDL615MFTV
F	Fibre	Fibre connection
up	Uplight - inground	TBC
	Extractor fans	See notes 721, 722 & 726
	Rinnai	Hot water digital controller See note 733
	Warmup	under-tile heating. Refer to note 719.
	Exterior PIR sensor	PDL100SA360
	CCTV	Dynamix IK-4385TH-MMP
	Central Vacuum	Beam unit and outlet Refer to note 735

1	First Floor Electrical & Lighting Plan
-	1:50

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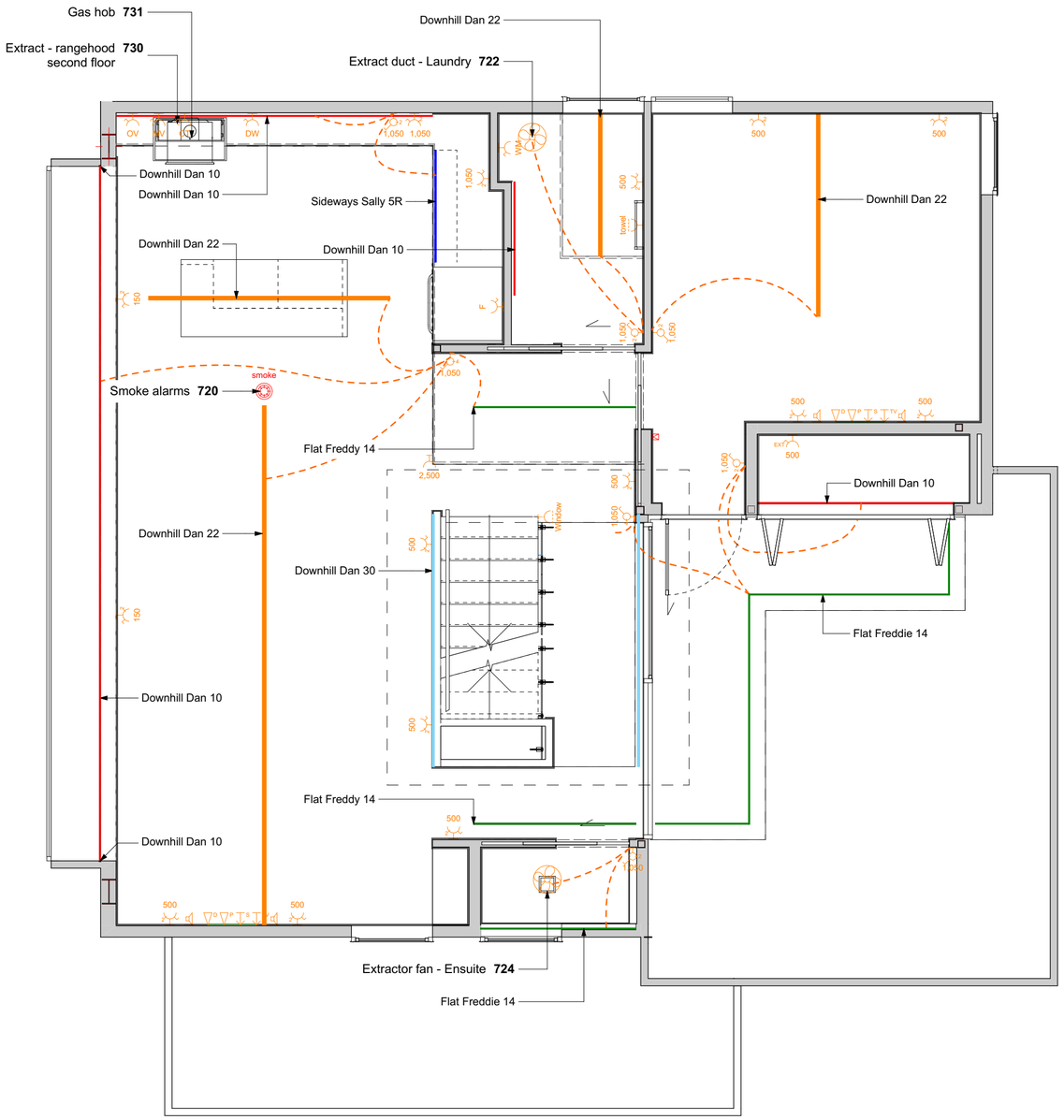
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WD21



Notes

720 Smoke alarms
Install smoke alarms to F7/AS1
Sentech Micro SK-20NZ

722 Extract duct - Laundry
Manrose DCT1263 dryer duct. Ventech Inline fan (RIL-150) Expel through roof with Tube mounted roof ventilator (VTMV). Installed to manufacturers requirements.

724 Extractor fan - Ensuite
Ventech Frameless Extract Grille (VFG200) with Ventech Inline fan (RIL-150) with Ventech Tube mounted roof ventilator (VTMV). Installed to manufacturers requirements.

730 Extract - rangehood second floor
Electrician to install supplied range hood. Expel through roof with Ventech Tube mounted roof ventilator (VTMV). Installed to manufacturers requirements.

731 Gas hob
Install gas cooking hob - refer to Kitchen fitout for type

	Meter	New smartmeter
	DB	PDL Superboard type
smoke	Smoke alarm	See note 720
1,050	Single switch	PDL Z4061PBL
1,050	Dimmered switch	PDL Z4062E450UDN
1,050 2	Multiple switch	PDL Z4062VH, Z4063PBL etc.
500	Double hotpoint	PDL Z4025 PDL WSO310 for exterior
	Motion Detector	PDL100MPIR
P	Phone	617BT2
F	Fridge hotpoint	
C	Cooktop hotpoint	60R32COOK
Ov	Oven hotpoint	
Mv	Microwave hotpoint	
E	Extractor hotpoint	
DW	Dishwasher hotpoint	
WM	Washing machine hotpoint	
towel	Towel rail hotpoint	
mirror	Mirror demister	
	Speaker jack	
S	Sky TV jack	PDL615MFSKY
TV	TV aerial jack	PDL615MFTV
D	Fibre	Fibre connection
up	Uplight - inground	TBC
	Extractor fans	See notes 721, 722 & 726
	Rinnai	Hot water digital controller See note 733
	Warmup	under-tile heating. Refer to note 719.
	Exterior PIR sensor	PDL100SA360
	CCTV	Dynamix IK-4385TH-MMP
	Central Vacuum	Beam unit and outlet Refer to note 735

1 Second Floor Electrical & Lighting Plan
\- 1:50

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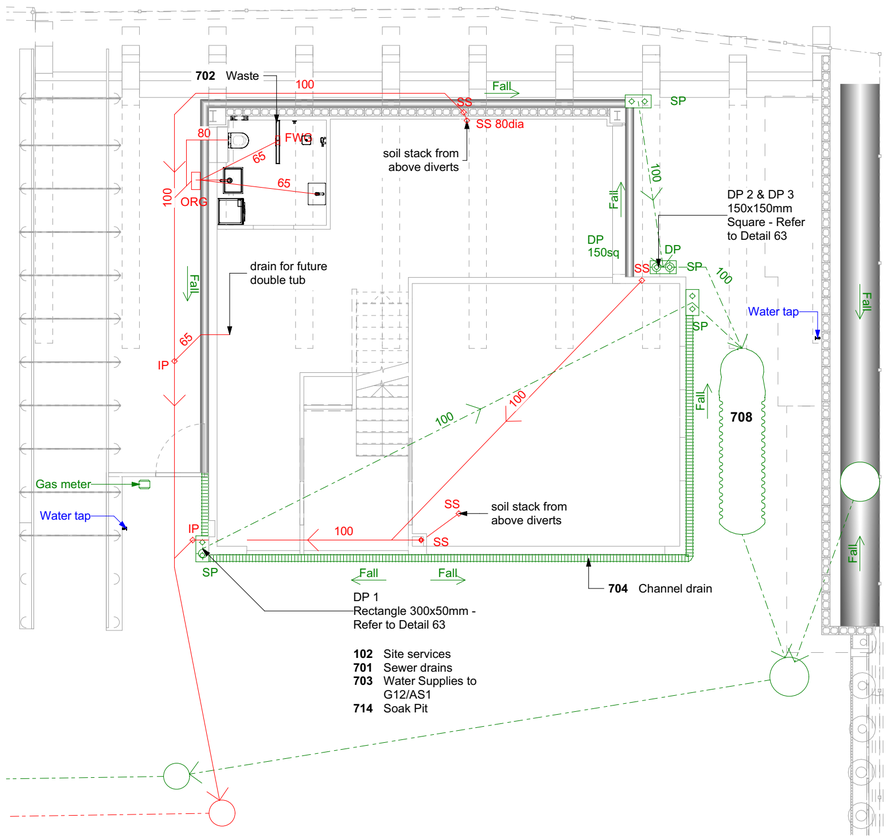
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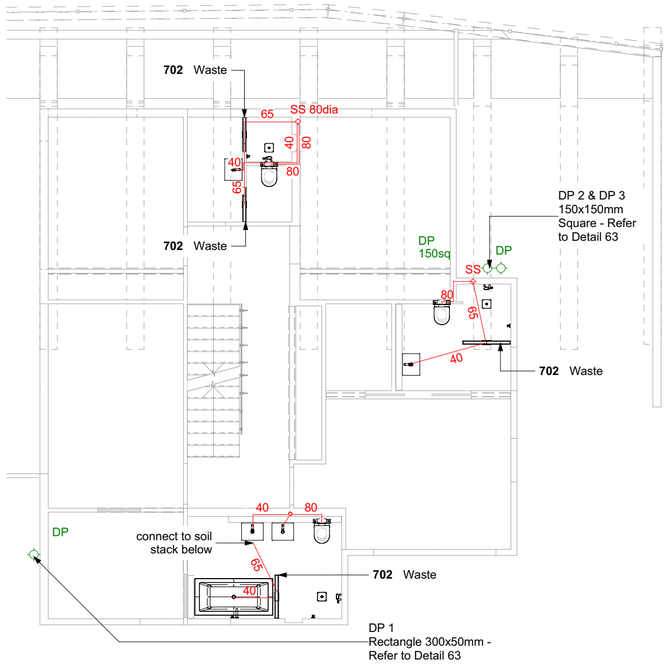
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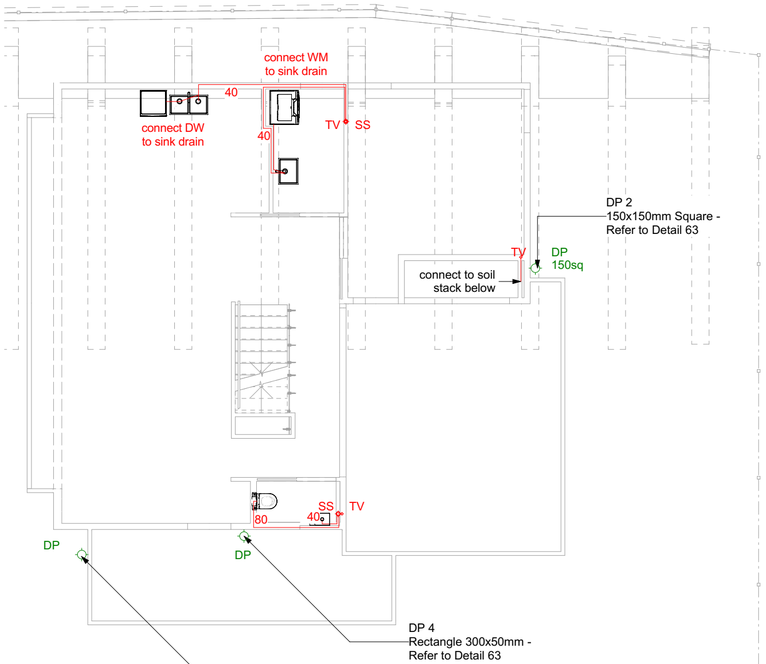
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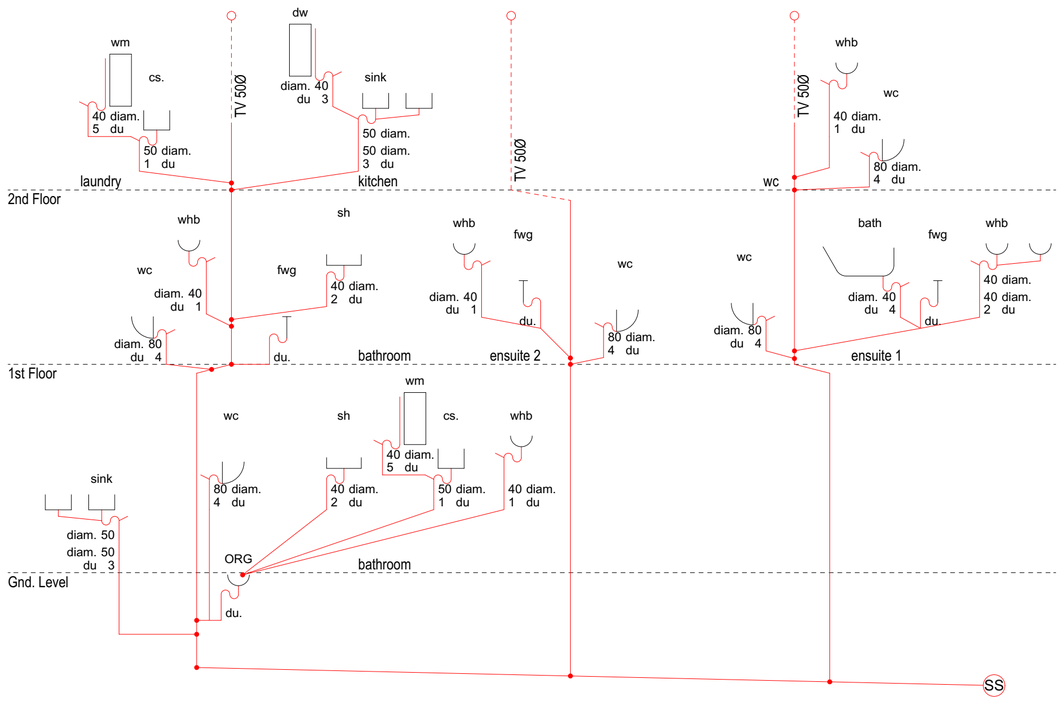
1 - Ground Floor Plumbing Plan 1:100



2 - First Floor Plumbing Plan 1:100



3 - Second Floor Plumbing Plan 1:100



5 - Plumbing Schematic 1:50

Key	
tb	washing tub
wc	water closet
whb	hand wash basin
sh	shower
dw	dashwasher
wm/wd	washingmachine
aav	air admittance valve
GT	Gully trap
ORG	Overflow relief gully

LEGEND

DN	sewer pipe
	stormwater pipe
	strip drain
DP	downpipe
SP	soak pit
SS	soil stack
FWG	floor waste gully
ORG	overflow relief gully trap
IP	inspection point
TV	terminal vent

Notes

102 Site services
Confirm location and capacity of all existing and proposed site services - refer to Envelope Engineering Civil Documents for complete details.

701 Sewer drains
Install all sewer plumbing and drainage in accordance with NZS3500.2.2003. Refer to Specification also.

702 Waste
Install Allproof Vision Shower Channel tile insert to manufacturers requirements. Refer to interior fitout drawings for size. WPM dressed into waste outlet flange.
If a alternative product is suggested - Confirm with architect on site (provide sample) prior ordering.

703 Water Supplies to G12/AS1
Hot water supply to be from Rinnai gas hot water boiler to be installed in accordance with manufacturers requirements.
Hot water temperature at any sanitary fixture used for personal hygiene shall not exceed 55°C.
All new hot water pipework shall be thermally insulated to comply with the requirements of Energy Efficiency H1/AS1 Clause 5.0 Hot Water Systems.
All hot and cold water services in polybutylene or copper. Copper pipework shall be installed for hot water 1 metre to and from the hot water heater to comply with G12/AS1.

704 Channel drain
Allproof The Threaded Leg system in preformed concrete drain, 304SS Grate. Level Threshold in front of doors.

708 Stormwater Tank
Install Bailey underground stormwater tank (SUB.1050D.3000) in accordance with manufacturers details and PS1

714 Soak Pit
Allproof 350 x 350 pit with Aluminium Grate installed in accordance with manufacturers requirements.

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LEGEND

=Concrete Slab in garage/storage area floated finish

=Selected porcelain tiles glued directly on Adhesive, Waterproof membrane beneath Undertile heating matt over concrete. 600x600 mm with maximum 1.5 mm grouting. Wall /floor tiles identical.

=14mm x 85 Cover JSC T&G Overlay hardwood timber flooring - Tasmanian Oak or Blackbutt - 3 Coats of Polyeurethane satin finish.

=Hermpac HP99 (90 x 19mm) Kwila decking. 60mm x 10g (4.8mm) Hermpac Torx Drive T-20 stainless steel screw fixings. Use deck hole template to ensure screw lines in perfect straight line. Aris all end cuts. Natural finish.

A =10mm Gib standard fixed to walls Level 5 Paint Finish

B =10mm Gib Aqualine fixed to walls Level 5 Paint Finish Colour TBA by Architect

C Porcelain tiles over 9mm Hardies Villaboard glued directly on Adhesive, Waterproof membrane. 600x600 mm with maximum 1.5 mm grouting. Wall /floor tiles identical.

D =150mm wide Hardie Linea Weatherboard over 45 x 19mm timber cavity battens over Hardies 4.5mm RAB. Colour TBA by Architect

E Espan 340 by Metalcraft 0.55 BMT Colorsteel Endura wall cladding tray-section on hidden clip fixings.

F 0.55mm BMT Colorsteel folded metal flashing. Colour to match roof and wall cladding. For profile and size refer to details.

G 20mm Caesarstone 6141 Ocean Foam™over 9mm Hardies Villaboard glued directly on Adhesive - Refer to Interior fitout for extent and details.

H Concrete block wall and pillars finished with StoProtect Clear Coating System for Concrete Blocks.

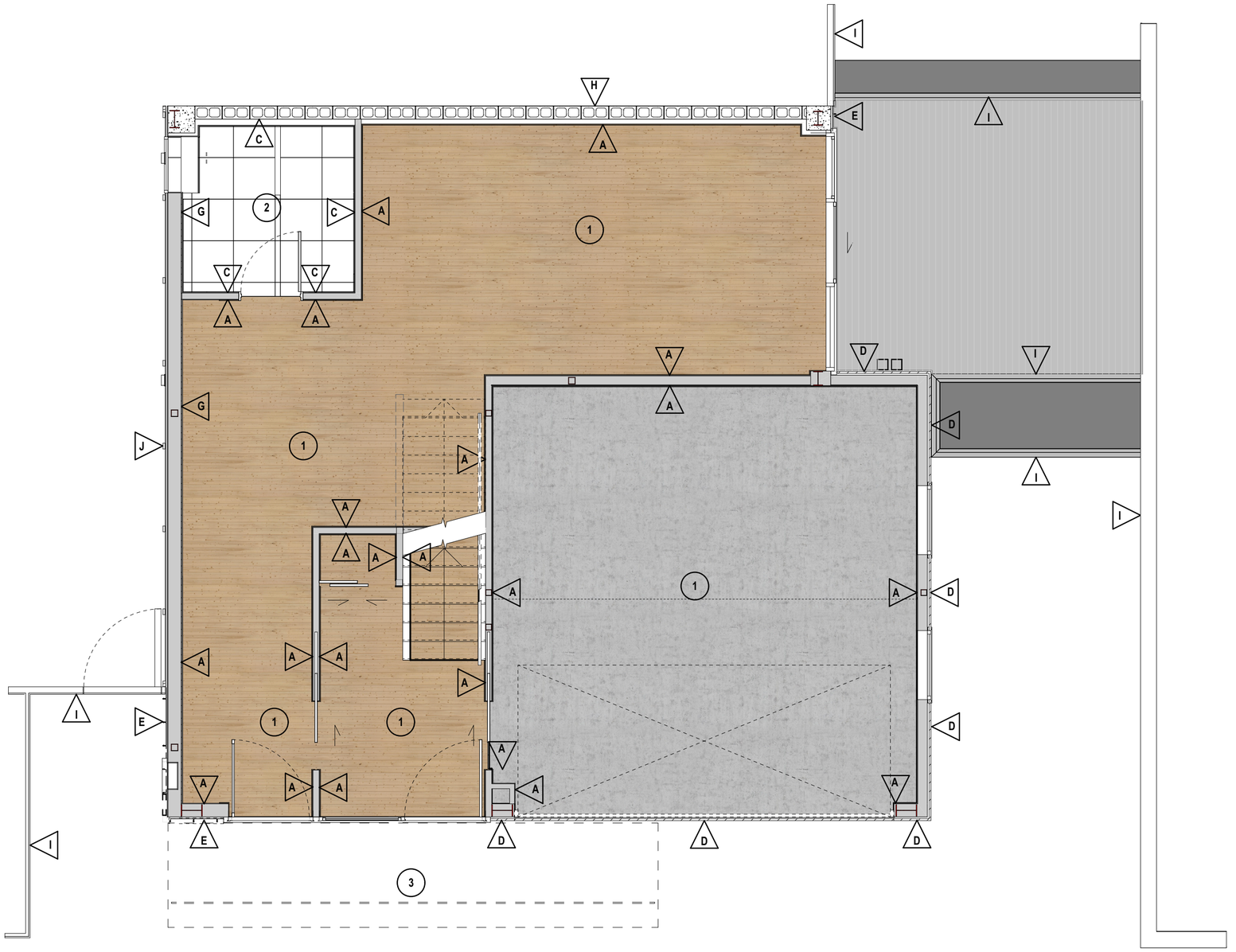
I =Hermpac HP99 Kwila - see note above for complete detail.

J =6mm HardieFlex over 45 x 19mm timber cavity battens. Hardies Axent Trim cover battens for board & batten effect. Paint finish colour TBA by Architect

1 =10mm Gib Ultraline Fixed to ceiling level 5 skim coat finish no exposed joints

2 =10mm Gib Aqualine on ceiling level 5 skim coat finish no exposed joints

3 =4.5mm Hardieflex Eaves lining Fixed to soffit level 5 skim coat finish no exposed joints



1 - Ground Floor Finishes Plan
1:50

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Residence.3
387 Karori Road
BC

No.	Amendment	Date

No.	Amendment	Date

Architect : Davor Mikulcic
Structural Engineer : Martin Meyers and Associates
Documentation : Michael Maddern Draft3d Design
Checked : Davor Mikulcic

Job No: #Pln
Date: 11/11/2021
Scale : @ A2
BC

Sheet
WD24

LEGEND

=Selected synthetic carpet with required underlay. Color as per overall Exterior/Interior Color chart.

=Selected porcelain tiles glued directly on Adhesive, Waterproof membrane beneath Undertile heating matt over JH Secura. 600x600 mm with maximum 1.5 mm grouting. Wall /floor tiles identical.

=14mm x 85 Cover JSC T&G Overlay hardwood timber flooring - Tasmanian Oak or Blackbutt - 3 Coats of Polyeurethane satin finish.

=Hermpac HP99 (90 x 19mm) Kwila decking. 60mm x 10g (4.8mm) Hermpac Torx Drive T-20 stainless steel screw fixings. Use deck hole template to ensure screw lines in perfect straight line. Aris all end cuts. Natural finish.

A =10mm Gib standard fixed to walls Level 5 Paint Finish

B =10mm Gib Aqualine fixed to walls Level 5 Paint Finish Colour TBA by Architect

C Porcelain tiles over 9mm Hardies Villaboard glued directly on Adhesive, Waterproof membrane. 600x600 mm with maximum 1.5 mm grouting. Wall /floor tiles identical.

D =150mm wide Hardie Linea Weatherboard over 45 x 19mm timber cavity battens over Hardies 4.5mm RAB. Colour TBA by Architect

E Espan 340 by Metalcraft 0.55 BMT Colorsteel Endura wall cladding tray-section on hidden clip fixings.

F 0.55mm BMT Colorsteel folded metal flashing. Colour to match roof and wall cladding. For profile and size refer to details.

G 20mm Caesarstone 6141 Ocean Foam™ over 9mm Hardies Villaboard glued directly on Adhesive - Refer to Interior fitout for extent and details.

H Concrete block wall and pillars finished with StoProtect Clear Coating System for Concrete Blocks.

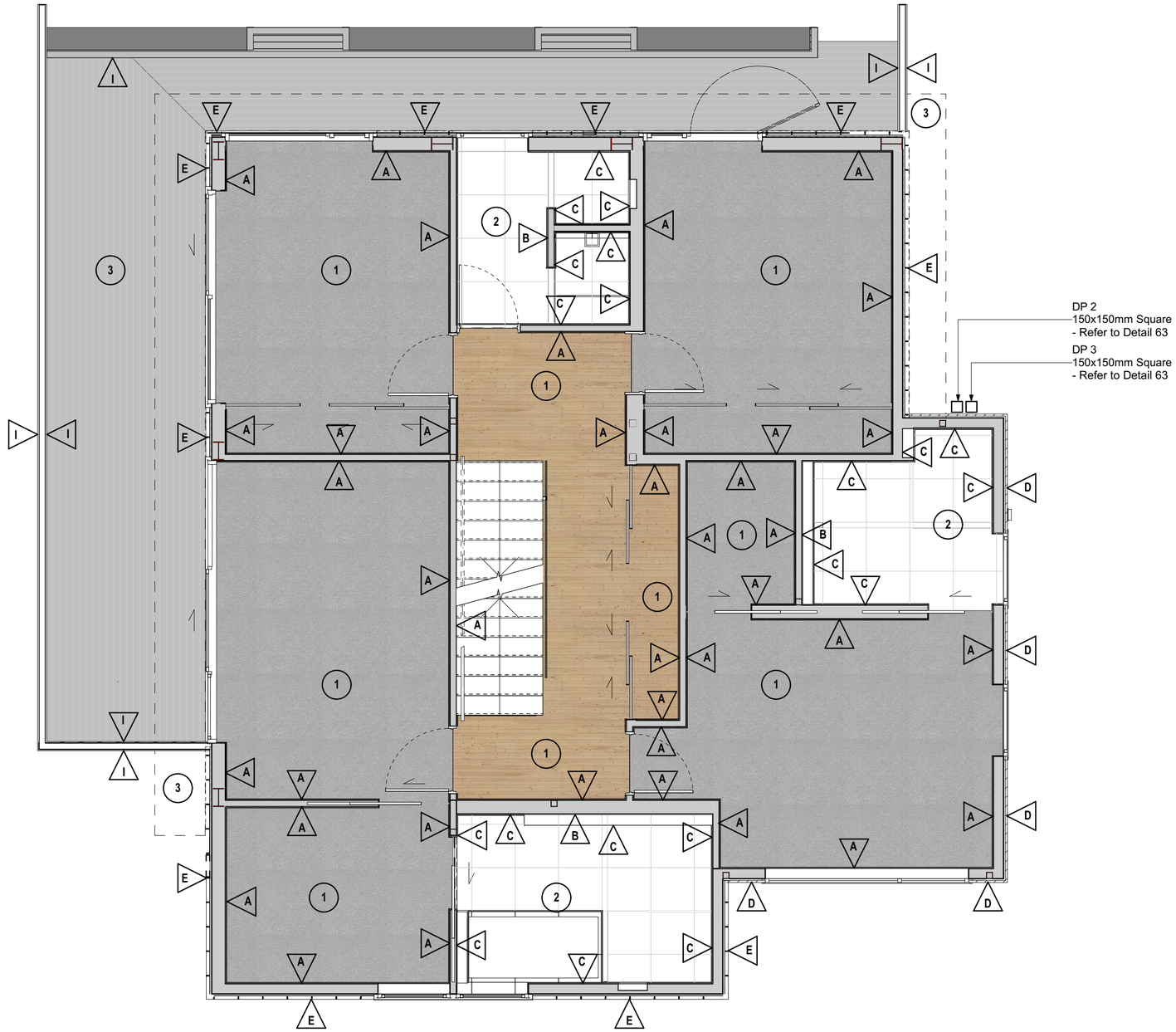
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J =6mm HardieFlex over 45 x 19mm timber cavity battens. Hardies Axent Trim cover battens for board & batten effect. Paint finish colour TBA by Architect

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2 =10mm Gib Aqualine on ceiling level 5 skim coat finish no exposed joints

3 =4.5mm Hardieflex Eaves lining Fixed to soffit level 5 skim coat finish no exposed joints



1 First Floor Finishes Plan
- 1:50

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Documentation : Michael Maddern Draft3d Design
Checked : Davor Mikulcic

Job No: #Pln
Date: 11/11/2021
Scale : @ A2
BC

Sheet
WD25

LEGEND

=Selected synthetic carpet with required underlay. Color as per overall Exterior/Interior Color chart.

=Selected porcelain tiles glued directly on Adhesive, Waterproof membrane beneath Undertile heating matt over JH Secura. 600x600 mm with maximum 1.5 mm grouting. Wall /floor tiles identical.

=14mm x 85 Cover JSC T&G Overlay hardwood timber flooring - Tasmanian Oak or Blackbutt - 3 Coats of Polyeurethane satin finish.

=Hermpac HP99 (90 x 19mm) Kwila decking. 60mm x 10g (4.8mm) Hermpac Torx Drive T-20 stainless steel screw fixings. Use deck hole template to ensure screw lines in perfect straight line. Aris all end cuts. Natural finish.

=20mm Pavers - 600x600 Deck Silver Crystal Grip by The Tile Warehouse on Nurajacks over Nuraply TPO

A =10mm Gib standard fixed to walls Level 5 Paint Finish

B =10mm Gib Aqualine fixed to walls Level 5 Paint Finish Colour TBA by Architect

C Porcelain tiles over 9mm Hardies Villaboard glued directly on Adhesive, Waterproof membrane. 600x600 mm with maximum 1.5 mm grouting. Wall /floor tiles identical.

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H Concrete block wall and pillars finished with StoProtect Clear Coating System for Concrete Blocks.

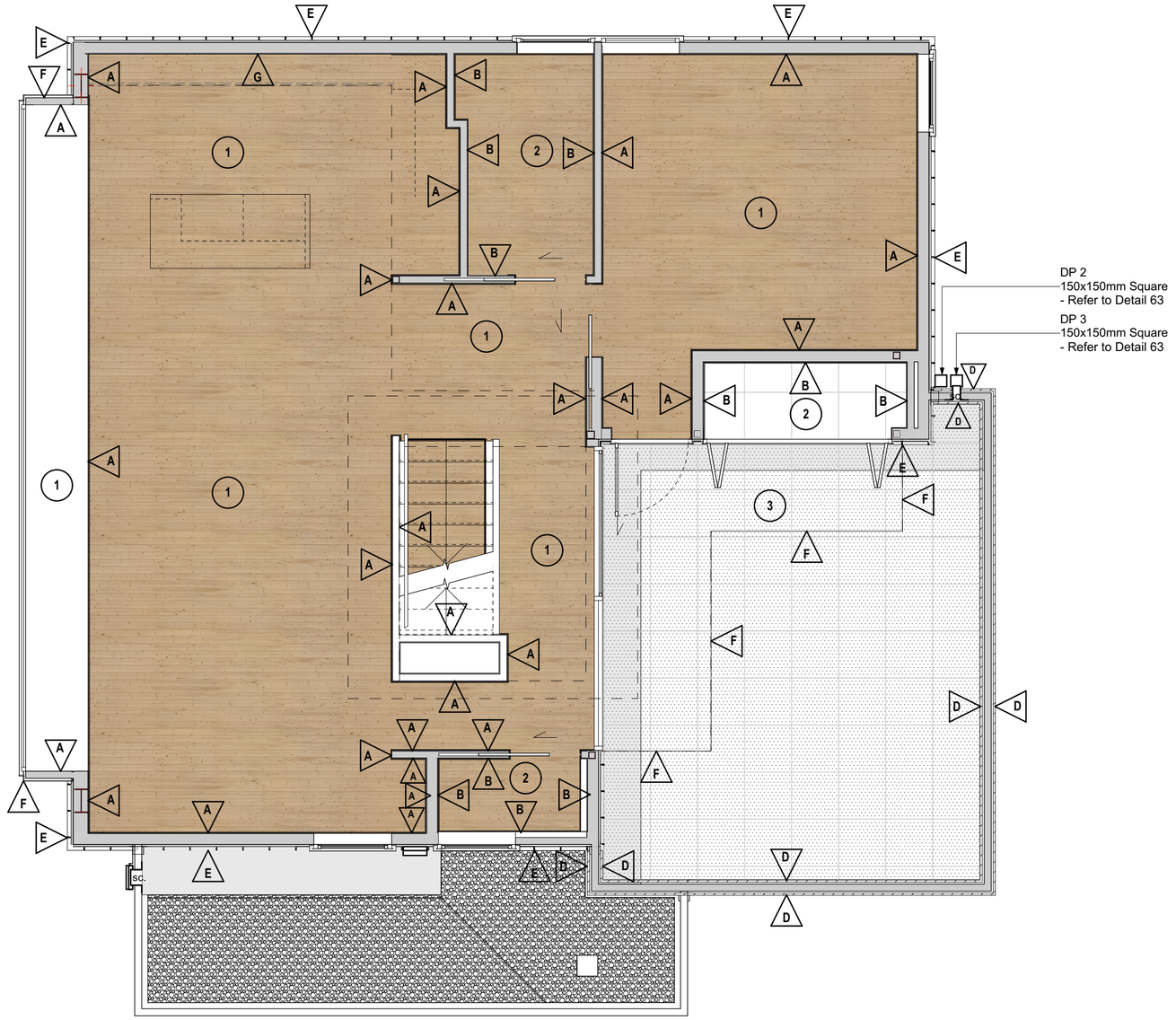
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1 =10mm Gib Ultraline Fixed to ceiling level 5 skim coat finish no exposed joints

2 =10mm Gib Aqualine on ceiling level 5 skim coat finish no exposed joints

3 =4.5mm Hardieflex Eaves lining Fixed to soffit level 5 skim coat finish no exposed joints



1 Second Floor Finishes Plan
- 1:50

N

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Sheet
WD26



Carex Comans - Frosted Curls
CaCoFc



Carex comans - NZ Hairy Sedge Bronze
CaCoBr



Carex flagelifera green - kiwi portion
CaFlKi



Coprosma Mangatang
CoMa



Carex Secta - Sedge
CaSe



Sophora microphylla
SoMi



Dracena Marginata - Dragon Tree
DrMa



1 - Landscaping Plan
1:100

Notes

102 Site services
Confirm location and capacity of all existing and proposed site services - refer to Envelope Engineering Civil Documents for complete details.

211 Driveway
Lay 125mm thick 25MPa reinforced concrete driveway with thickenings and footings to Engineer's plans. Broom finished. Edge with 120x240mm dark grey pavers as shown on landscaping plan.
For overall 387 Karori Road Development refer to approved Resource Consent No: SR446688 and SR478797 including earthworks and services as designed by Envelope Engineering.

416 Timber Decking
Hermpac HP99 (90 x 19mm) Kwila decking. 60mm x 10g (4.8mm) Hermpac Torx Drive T-20 stainless steel screw fixings. Use deck hole template to ensure screw lines in perfect straight line. Aris all end cuts. Natural finish.



Cordyline Australis
CoAu



Pseudopanax Crassifolius
PsCr



Phormium - Dark Delight
PhDd



Cordyline Australis Purpurea
CoAuP



Pandorea Jasminoides
PaJa



Muehlenbeckia astonii
MuAs



Hebe Topiaria - Green light
HeToGl



Hebe Albicans - Hebe Red Edge
HeAlRe



Hebe - Autumn Glory
HeAu

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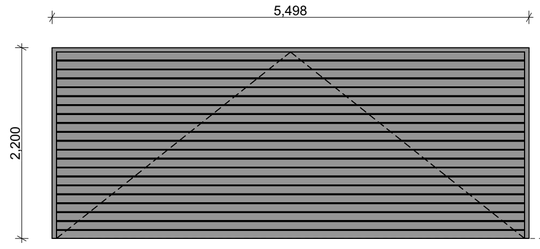
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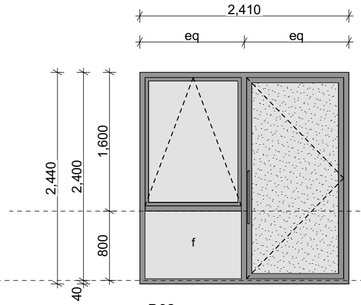
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Date: 11/11/2021
Scale : @ A2
BC

Sheet
WD27

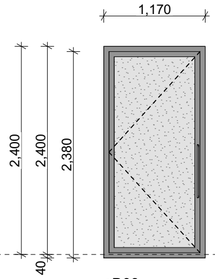


eD01

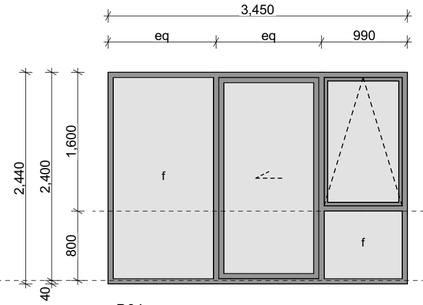
Flushmount Tilting garage door, Lineaboard 150 mm cladding to match wall cladding - allow for two remotes for electric opening mechanism



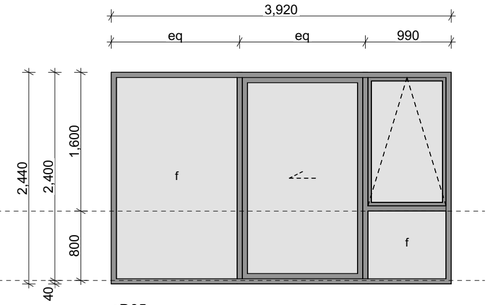
eD02



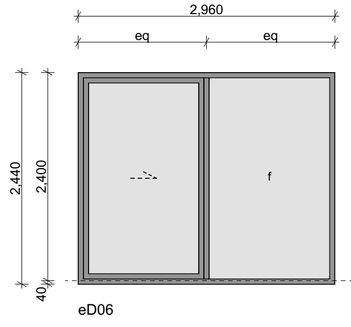
eD03



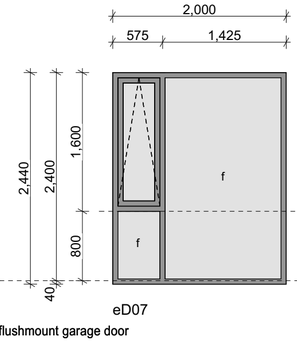
eD04



eD05

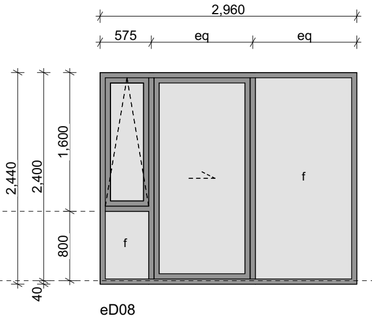


eD06

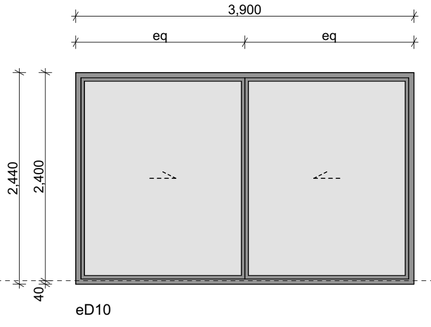


eD07

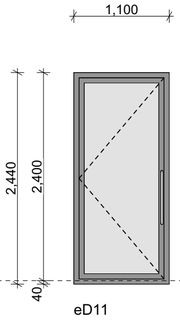
flushmount garage door



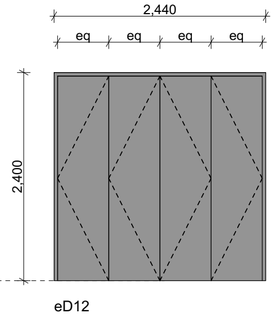
eD08



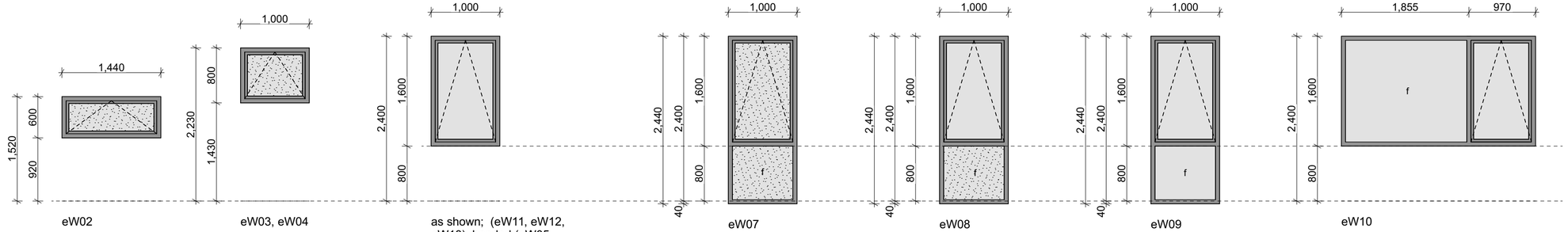
eD10



eD11



eD12



eW02

eW03, eW04

as shown; (eW11, eW12, eW18); handed (eW05, eW06)

eW07

eW08

eW09

eW10

Exterior Joinery

1) All Exterior Doors and Windows are **Pacific Thermal System (tbc)** unless otherwise stated
   Glass - all glazing to NZS 4223 for very high wind zone double glazed IGU with Argon gas and a Low E coating.
2) Window and Jamb liners - as indicated on drawings
3) Frame - Aluminium powder coated - **colour to match metal cladding**
4) Hardware: Malta door hardware range (tbc)
   Stays: Aluminium Fix Window Stay
   Hinges: x3 aluminium with nylon bushes and stainless steel fixed pin
   Lock: Double Keyed Deadbolt
5) All transom / mullion dimensions are indicative only
6) Sizes are rough opening and are to be verified on site prior to manufacturer
7) Shop drawings to be supplied by Aluminium supplier to be provided to Architect

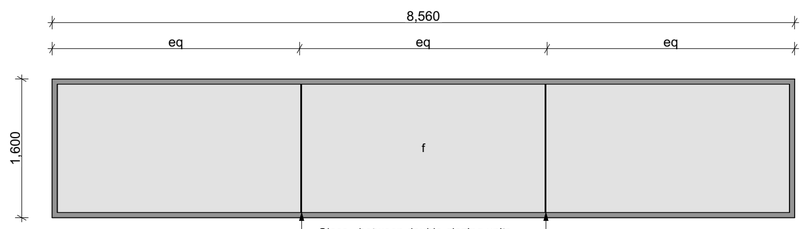
LEGEND

f fixed sash

eq equal width

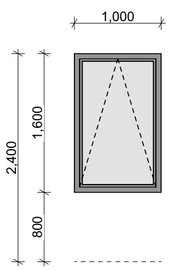
Exterior Grey tinted glass as part of double glazing units with internal clear glass.

Privacy/obscured double glazing with internal clear glass - stipolite or similar

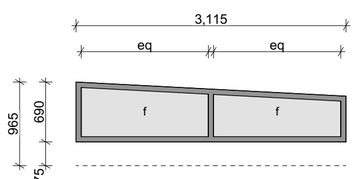


eW14

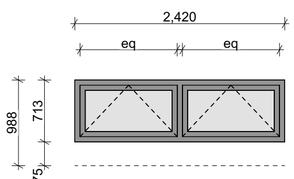
Glass - between double glazing units use : at internal and external side for thickness of glass gray/alternatively black silicon (app. 6.0 m thick and app. 10-15 mm wide as per manufacturer/installer recommendation and inside between glass units.



eW16, eW17

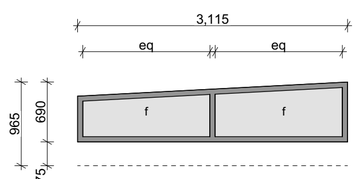


eW19



eW20

auto opener



eW21

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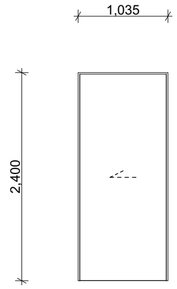
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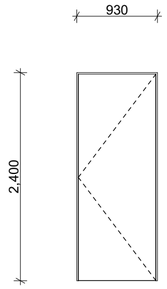
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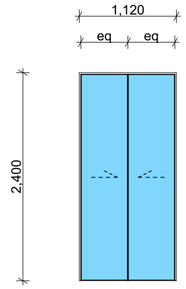
Sheet
WD28



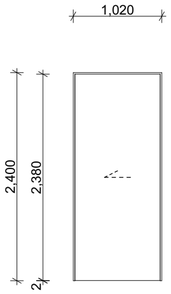
iD01, iD04



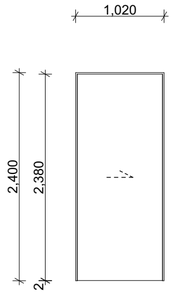
iD02



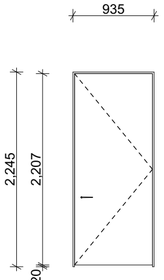
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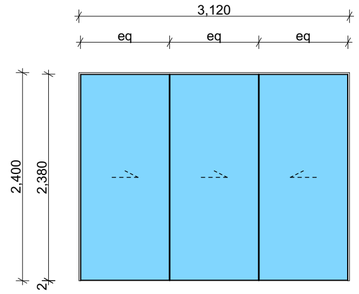
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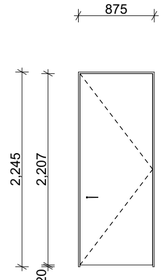
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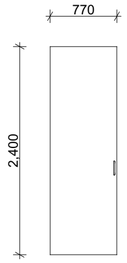
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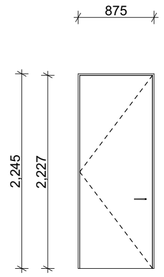
iD08



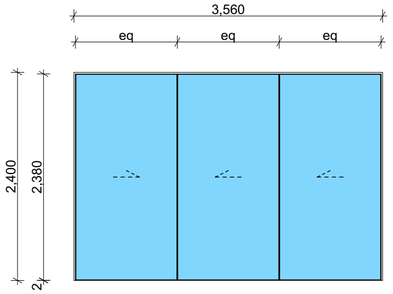
iD09, iD10



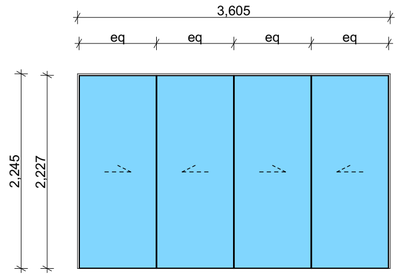
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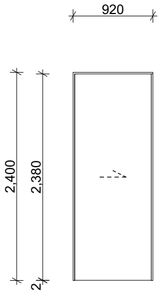
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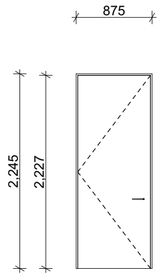
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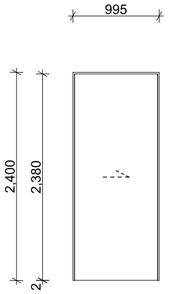
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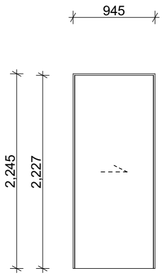
item as shown (iD16); item handed (iD15)



iD17



iD18



iD19, iD20

Interior Joinery

1) Interior door generally will be hollow core 35 mm door with slimline door jambs.

2) Hardware: Schlage - now ALEGION Albo #713 stainles steel brush finish door handle hardware (on ground level bathroom, Main bathroom at First Level and toilet at Second level will be as part of door handles included privacy set.

3) Finish: All interior doors will be off white lacquer paint - satin finish (colour to be confirmed by architect prior overall interior paint (refer color-chart for interior/exterior color finishes) - colour match wall and ceiling finish.

4) Wardrobe sliding doors CS MirrorLite doors in CS FH-CeilingMountTrack Overtaking with SofStop and SquareStop. Installed to manufacturers requirements. Finish mirror - towards room only. iD03, iD08, iD13, iD14

5) Sizes are rough opening and are to be verified onsite prior to manufacturer

7) All cavity Sliders CS SquareFormed cavity slider installed to manufacturer requirements

1	Interior Door Schedule
-	1:50

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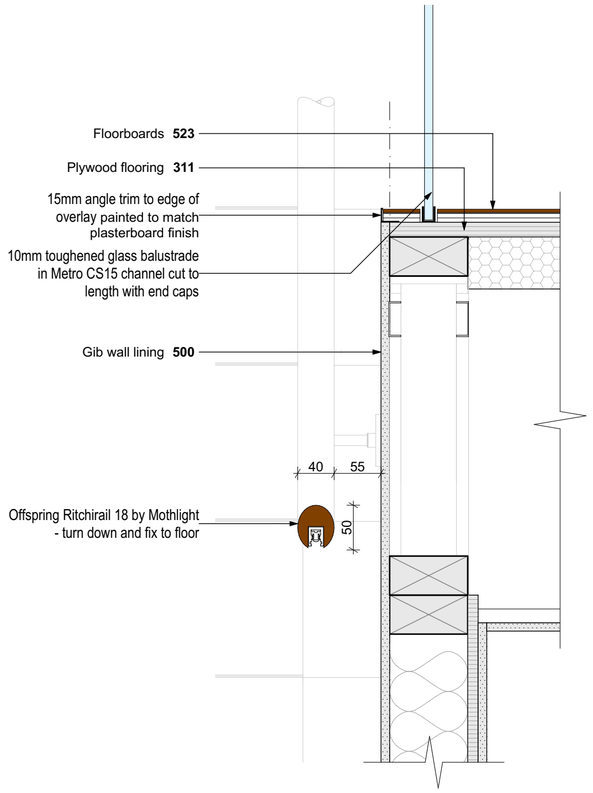
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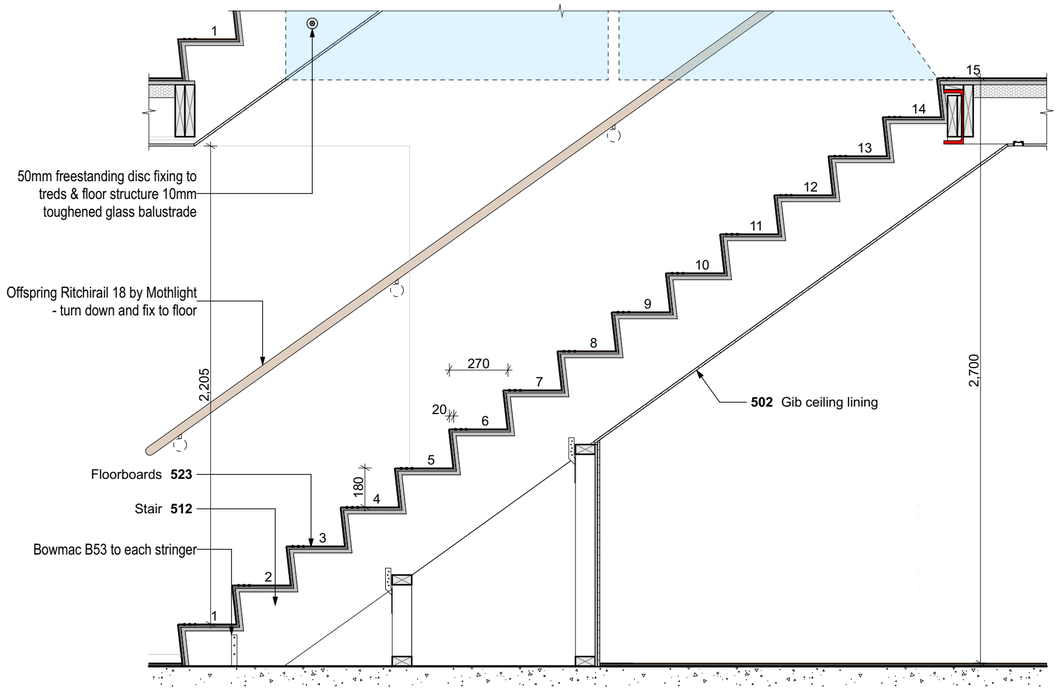
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Structural Engineer : Martin Meyers and Associates
Documentation : Michael Maddern Draft3d Design
Checked : Davor Mikulcic

Job No: #Pln
Date: 11/11/2021
Scale : @ A2
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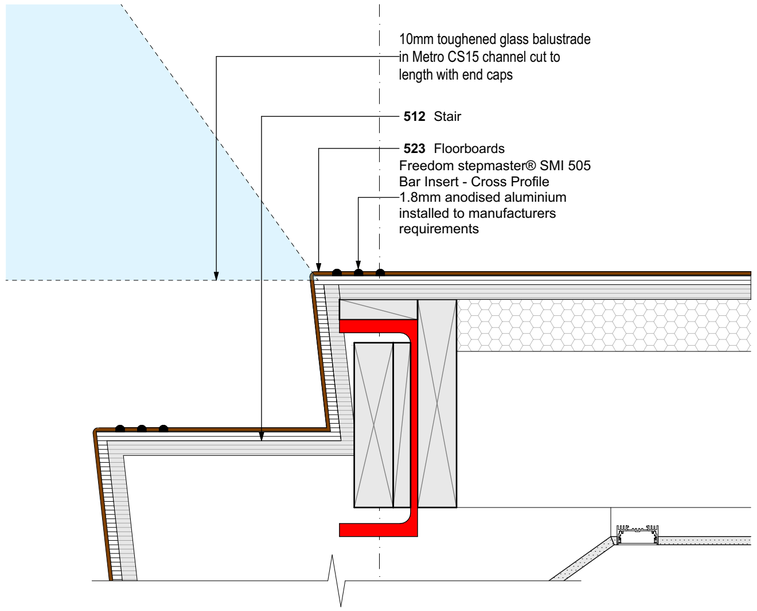
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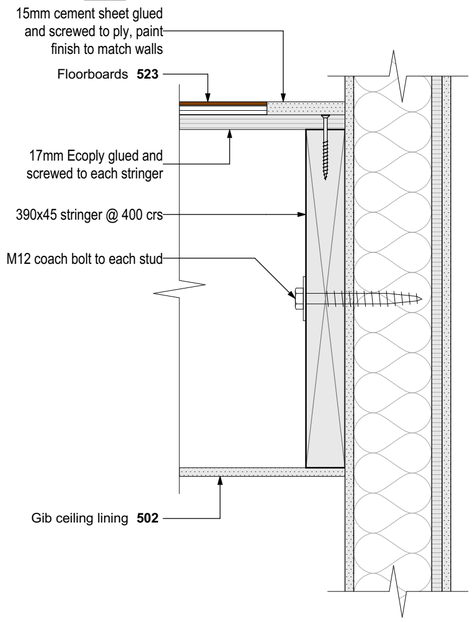
41 / 19 Lower Stair Glass Balustrade Detail 1:5



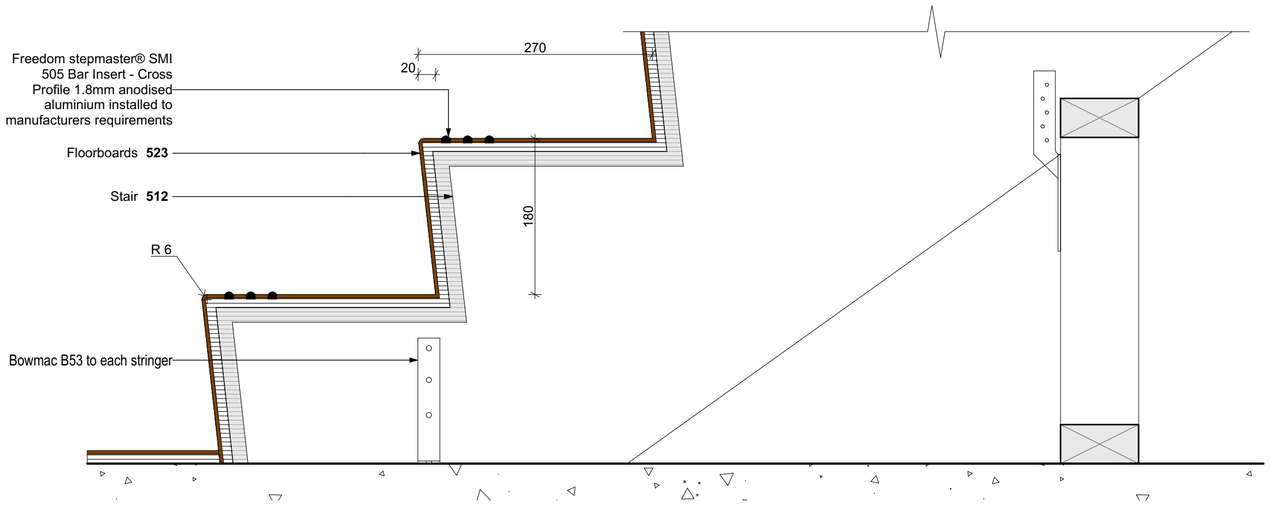
S0 / - Lower Stairs 1:20



14 / 16 Level 1 Stair Head Detail 1:5



44 / 19 Lower Stair Edge Detail 1:5



13 / 16 Ground Stair Base Detail 1:5

Notes

311 Plywood flooring
CHH 2400 x 1200 x 17mm Ecoply untreated F11 Longspan (blue tongue) flooring glued & screwed. H3.2 CCA treated under bathroom, ensuites, toilet & laundry.

500 Gib wall lining
10mm Gib Standard to walls generally. Gib Aqualine to bathroom & ensuite walls. Hardies 9mm Villaboard to shower and tiled walls. Level 4 finish.

502 Gib ceiling lining
10mm Gib Ultraline to ceilings over ceiling battens at 600 centres. 10mm Gib Aqualine to Bathroom and Ensuite ceilings.

512 Stair
CHH 2400 x 1200 x 17mm Ecoply untreated F11 Longspan to form steps. Framed with 390x45 stringers @ 400crs.

523 Floorboards
14mm x 85 Cover JSC T&G Overlay hardwood timber flooring - Tasmanian Oak or Blackbutt - 3 Coats of Polyeurethane satin finish. Timber flooring samples (min. 1.0 m2) provided to architect for final confirmation prior ordering and installation.

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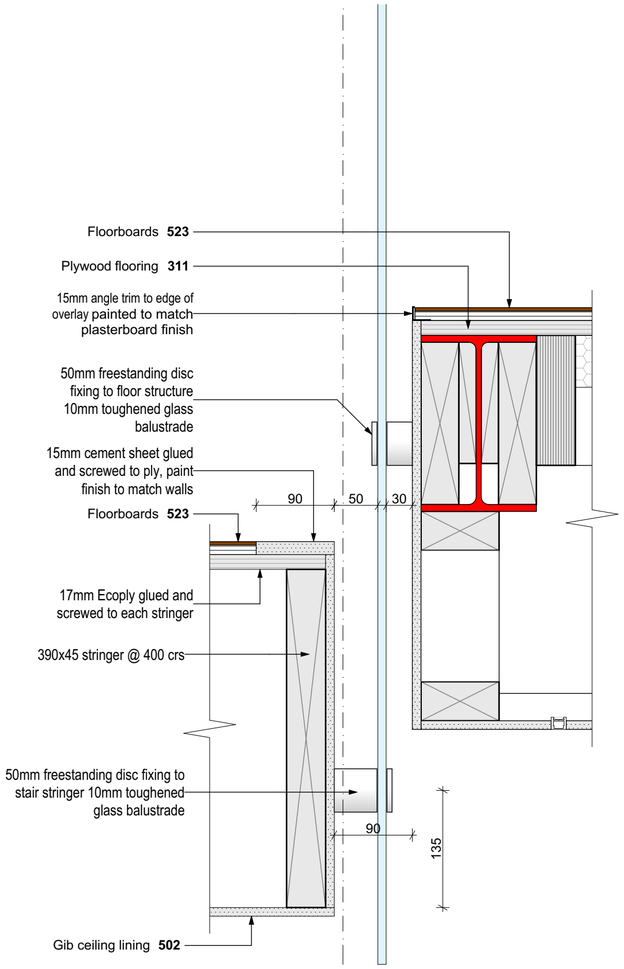
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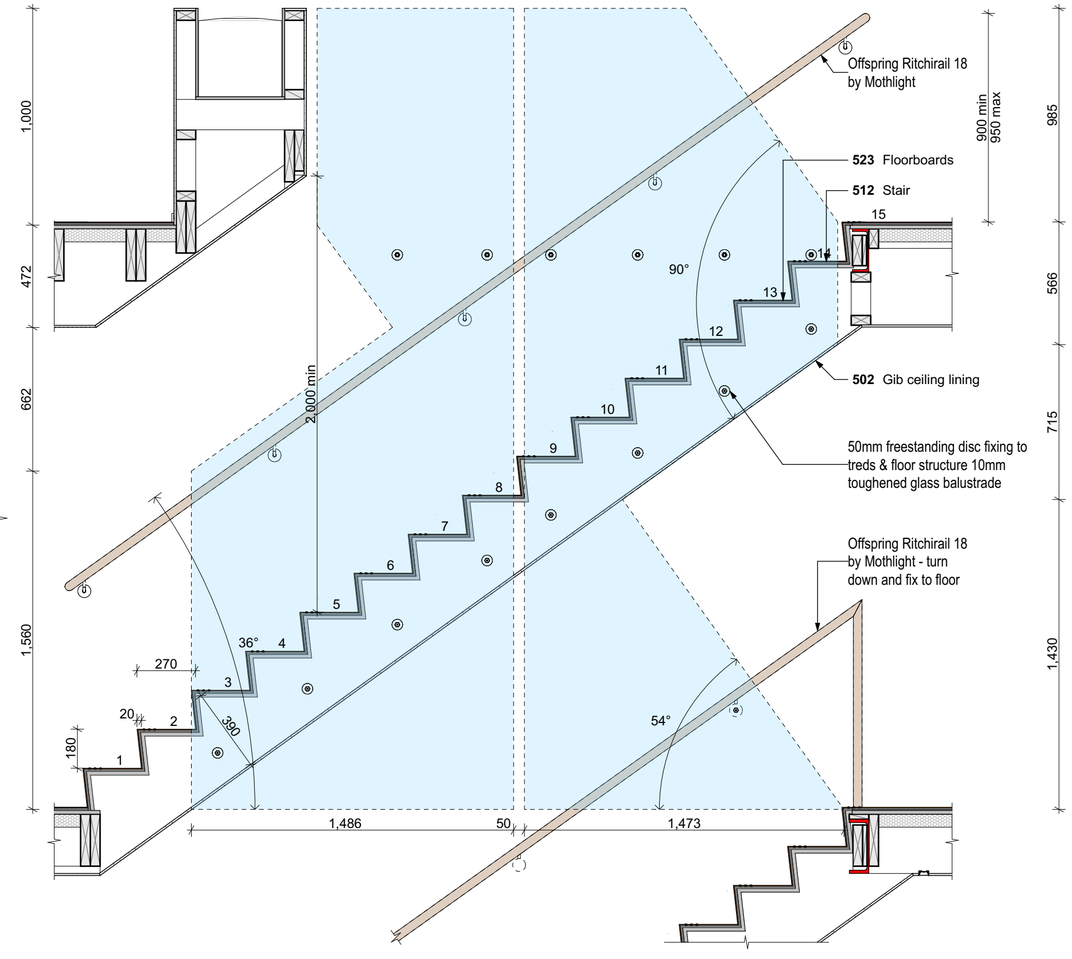
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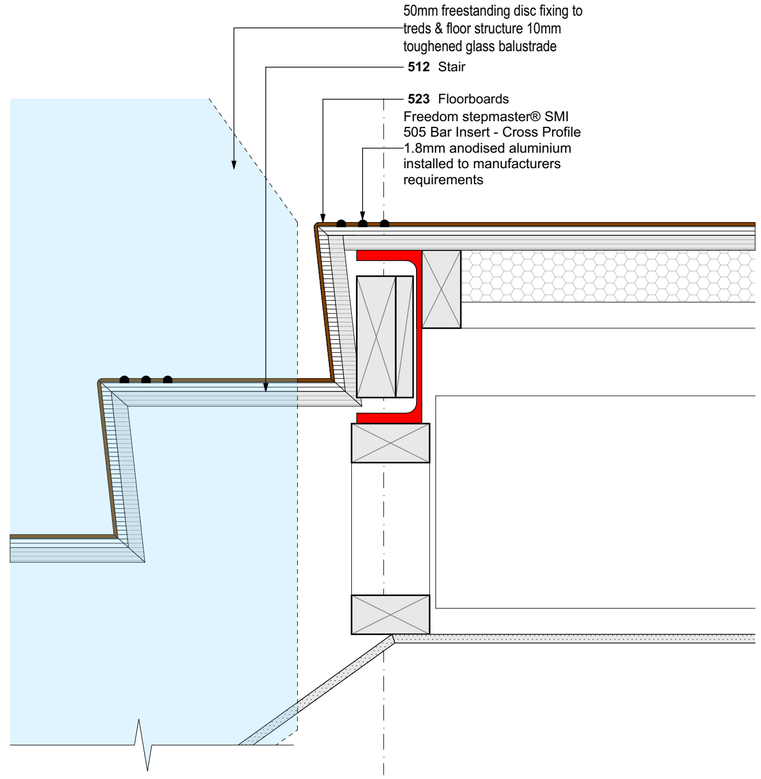
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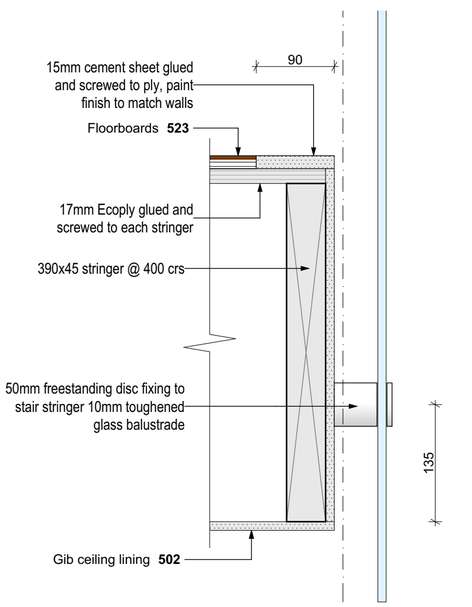
42 Upper Stair Glass Balustrade Detail
19 1:5



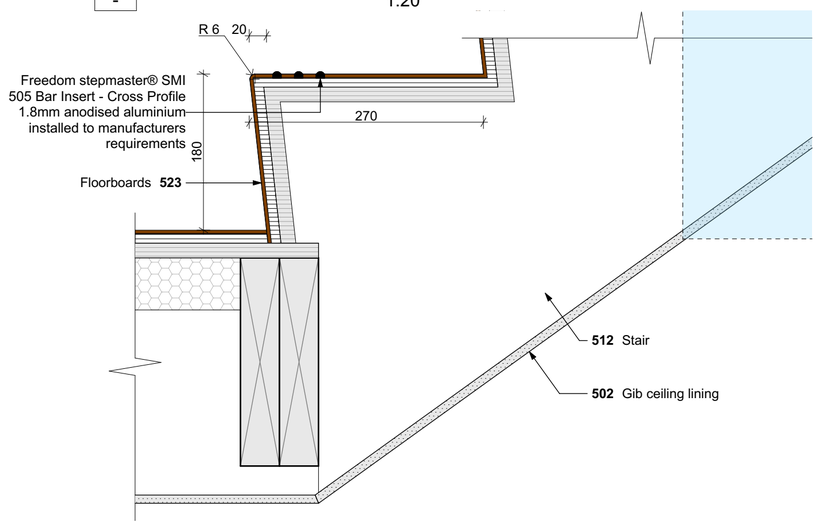
S1 Upper Stairs
- 1:20



16 Level 2 Stair Head Detail
16 1:5



43 Upper Stair Edge Detail
19 1:5



15 Level 1 Stair Base Detail
16 1:5

Notes

311 Plywood flooring
CHH 2400 x 1200 x 17mm Ecoply untreated F11 Longspan (blue tongue) flooring glued & screwed. H3.2 CCA treated under bathroom, ensuites, toilet & laundry.

502 Gib ceiling lining
10mm Gib Ultraline to ceilings over ceiling battens at 600 centres. 10mm Gib Aqualine to Bathroom and Ensuite ceilings.

512 Stair
CHH 2400 x 1200 x 17mm Ecoply untreated F11 Longspan to form steps. Framed with 390x45 stringers @ 400crs.

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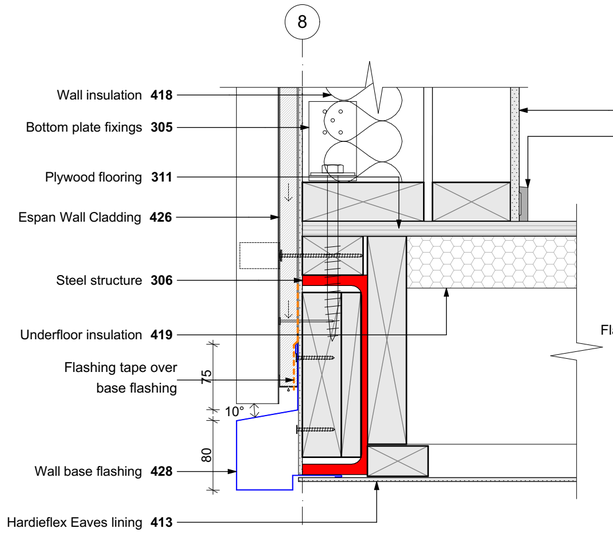
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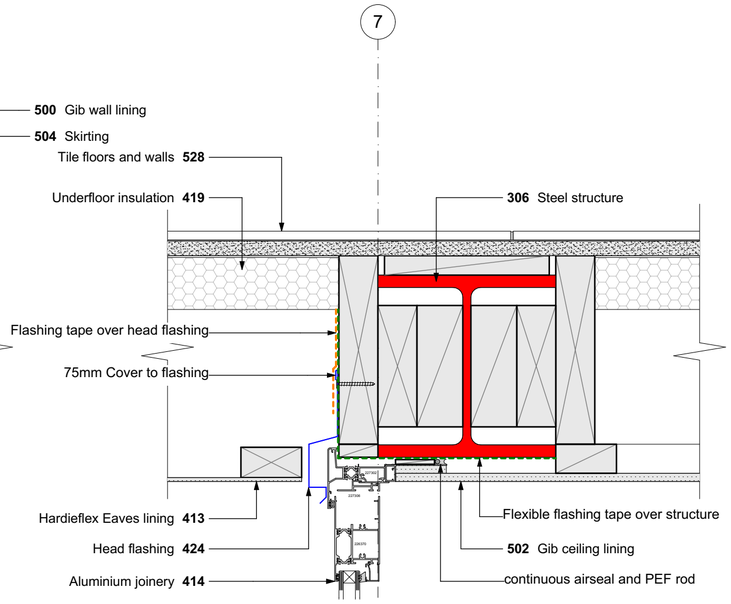
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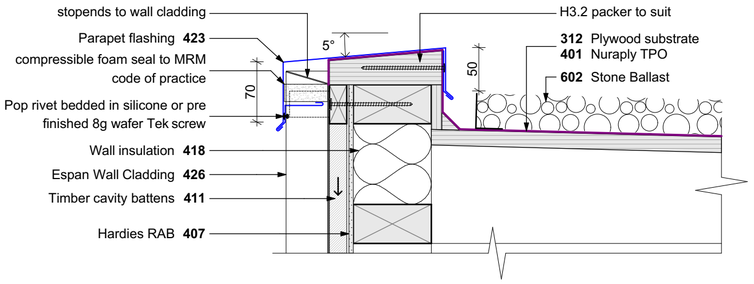
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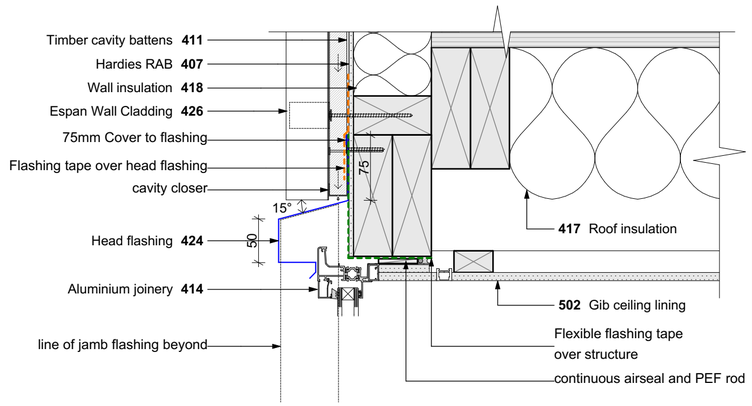
03 / 16 Espan Wall Soffit Detail 1:5



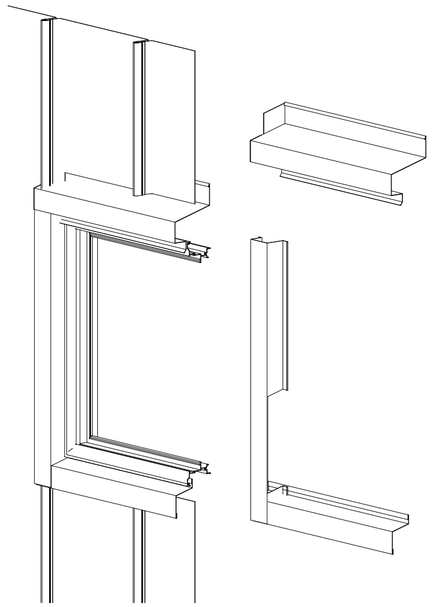
02 / 16 Open In Door Head 1:5



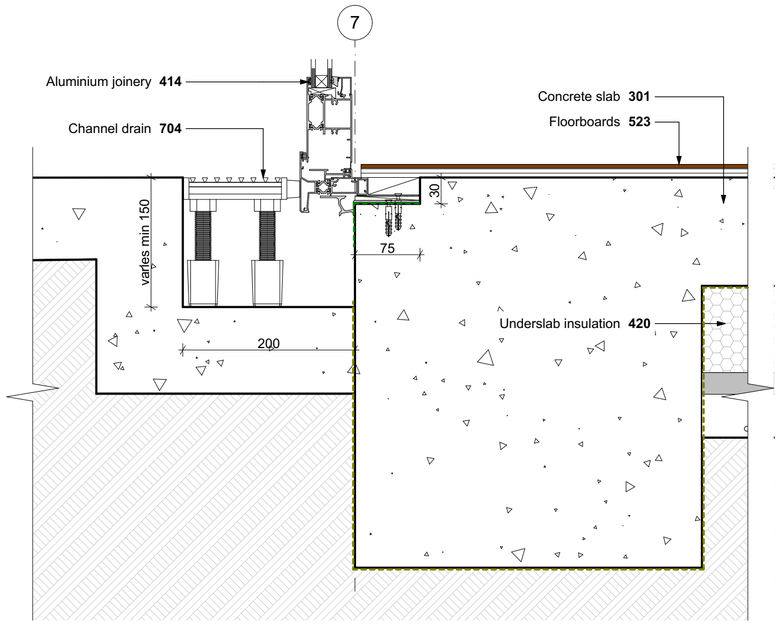
04 / 16 Espan Wall Cap Detail 1:5



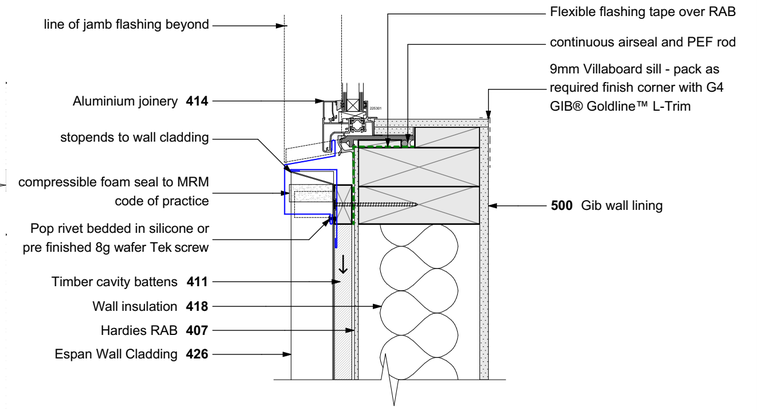
06 / 16 Espan Window Head Detail 1:5



Espan Window Flashing 3D - 1:10



01 / 16 Open In Door Sill Detail 1:5



05 / 16 Espan Window Sill Detail 1:5

Notes

301 Concrete slab
Lay 125mm thick 25MPa reinforced concrete slab with thickenings and footings to Engineer's plans. Side of slab to be left fair-face. Thermakraft Thermathene Black polyethylene sheet membrane continuous under footings and polystyrene, 25mm max. sand blinding and compacted granular hardfill. See note 420 for underslab insulation.

305 Bottom plate fixings
External and internal walls to NZS3604:2011. Refer to Structural Engineer for full requirements.

306 Steel structure
Refer to engineers drawings for steel sizes

311 Plywood flooring
CHH 2400 x 1200 x 17mm Ecoply untreated F11 Longspan (blue tongue) flooring glued & screwed. H3.2 CCA treated under bathroom, ensuites, toilet & laundry.

312 Plywood substrate
CHH 2400 x 1200 x Ecoply® Structural / CD H3.2 CCA F8 square edge flooring. Stainless steel 10g x 45mm countersunk screws at 15mm from edges, 150 centres around perimeter of each sheet & 300 max. along joists. Holdfast Gorrila Grip daubs between screw locations. Solid blocking at 1200 max. and at all sheet edges. See CHH Ecoply Technical Literature.

401 Nuraply TPO
Nuraply single layer TPO membrane to manufacturer's instructions. Install on Ecoply flooring (see note 312) on joists to 1.5 degree fall (1:40). 0.57 degree in gutter (1:100).

407 Hardies RAB
Install Hardies 4.5mm HomeRAB to manufacturer's instructions. See Hardies HomeRAB Pre Cladding RAB Board Installation Manual. Tape all joints and corners.

411 Timber cavity battens
45 x 19mm SG6 H3.1 timber cavity battens fixed with 75 x 3.15mm flathead hot-dip galv. nails.

413 Hardieflex Eaves lining
4.5mm Hardieflex Eaves lining. Flush joints using Hardies base and top coats as per product info. White low-sheen textured paint finish .

414 Aluminium joinery
Altus Pacific Thermal System by Rylock window and door joinery. Install in accordance with details. Final Power Coated standard color as per Architect Instructions and added Color Scheme Chart. Colour to match Colorsteel cladding.

417 Roof insulation
Earthwool Ceiling Pads R3.6 (175mm)
Skillion Roof: (Wall Batts) R3.6 (140mm)

418 Wall insulation
Exterior Walls: Earthwool R3.6 wall batts (140mm) min.
Interior Walls: Earthwool R2.8 wall batts (90mm) min located as shown on Floor plans.

419 Underfloor insulation
Goldfoam XPS polystyrene R2.31 (60mm) underfloor insulation to timber floor.

420 Underslab insulation
Expol Thermaslab (S) R2.8 Concrete Slab (100mm) polystyrene insulation beneath whole slab excluding footings & thickenings.

423 Parapet flashing
0.55mm BMT Colorsteel folded metal parapet cap flashing. No fixing to top of flashing install in accordance with details. Colour to match cladding.

424 Head flashing
0.55 BMT colorsteel window head flashing min 15° slope. Colour to match roof and wall cladding.
For profile and size refer to details.

426 Espan Wall Cladding
Espan 340 Flat panel type by Metalcraft 0.55 BMT Colorsteel Endura wall cladding tray-section on hidden clip fixings. Separate battens and cladding with DPC.

428 Wall base flashing
0.55mm BMT Colorsteel folded metal base flashing. Colour to match roof and wall cladding. For profile and size refer to details.

500 Gib wall lining
10mm Gib Standard to walls generally. Gib Aqualine to bathroom & ensuite walls. Hardies 9mm Villaboard to shower and tiled walls. Level 4 finish.

502 Gib ceiling lining
10mm Gib Ultraline to ceilings over ceiling battens at 600 centres. 10mm Gib Aqualine to Bathroom and Ensuite ceilings.

504 Skirting
40 x 10mm Single Bevelled pine finger jointed skirting, mitre cut all joints.
Paint to match wall colour min 3 coats.

523 Floorboards
14mm x 85 Cover JSC T&G Overlay hardwood timber flooring - Tasmanian Oak or Blackbutt - 3 Coats of Polyeurethane satin finish. Timber flooring samples (min. 1.0 m2) provided to architect for final confirmation prior ordering and installation.

528 Tile floors and walls
Floor tiles on 19mm Hardies Secura™ Interior Flooring (if timber) and on ASA Dampfix Gold WPM. Wall tiles over 9mm Hardies Villaboard in showers or Gib Aqualine elsewhere.

602 Stone Ballast
Stone ballast finish to areas as highlighted, use ballast guard to close off areas.

704 Channel drain

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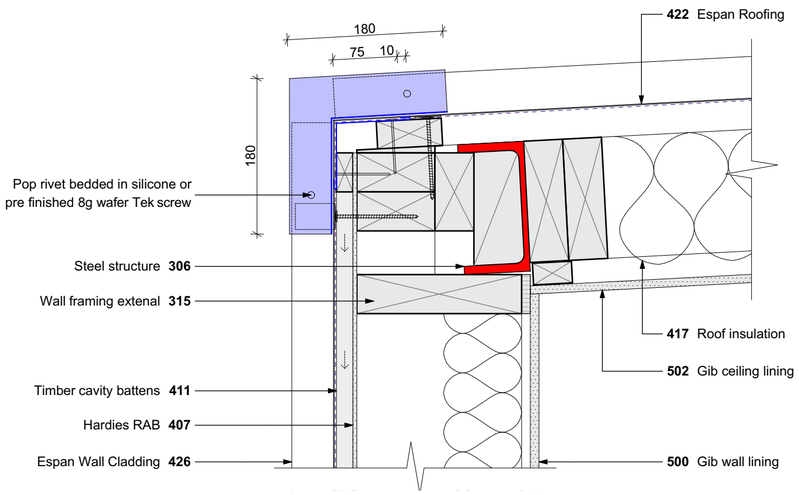
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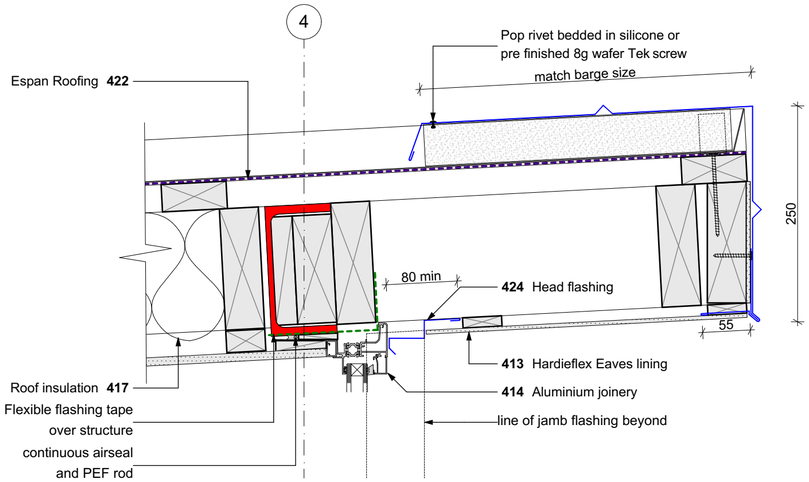
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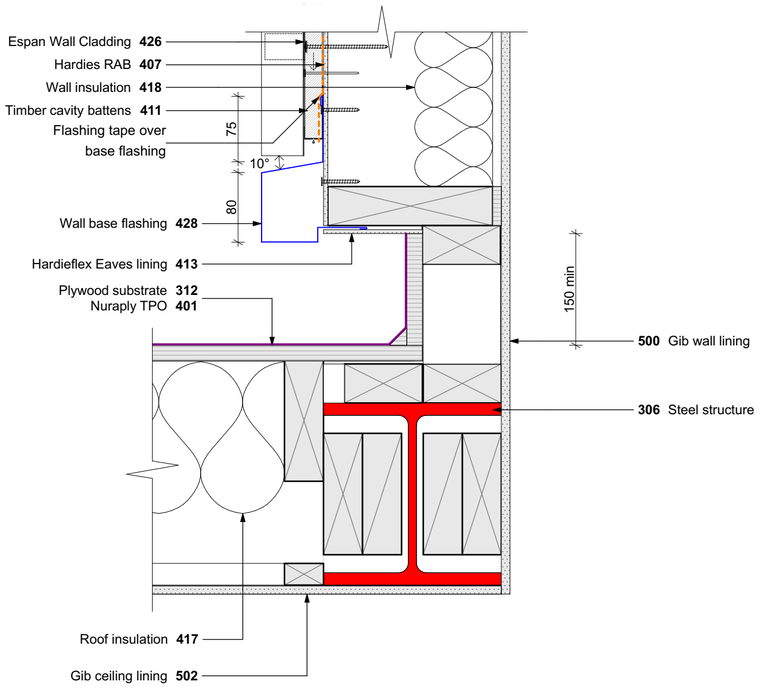
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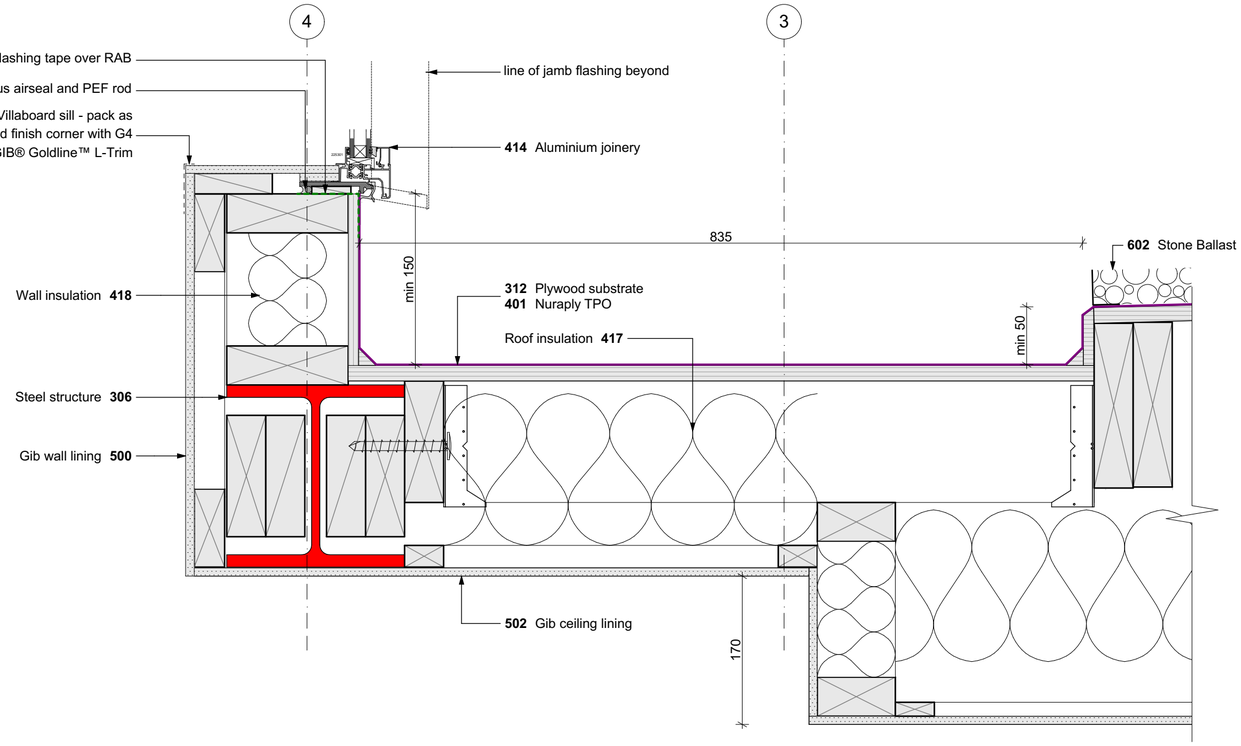
07 / 16 — Espan Prickle Detail 1:5



08 / 16 — Espan Roof Ridge Detail 1:5



17 / 16 — Espan Roof Base Detail 1:5



09 / 16 — Nuraply TPO Gutter Detail 1:5

Notes

306 Steel structure
Refer to engineers drawings for steel sizes

312 Plywood substrate
CHH 2400 x 1200 x Ecoply® Structural / CD H3.2 CCA F8 square edge flooring. Stainless steel 10g x 45mm countersunk screws at 15mm from edges, 150 centres around perimeter of each sheet & 300 max. along joists. Holdfast Gorrila Grip daubs between screw locations. Solid blocking at 1200 max. and at all sheet edges. See CHH Ecoply Technical Literature.

315 Wall framing external
Wall Framing to NZS3604.2011 Section 8. Studs at 400 max. centres. Single top plate and single bottom plate. H3.2 bottom plate on DPC with fixings to slab as shown on Foundation Plan.

401 Nuraply TPO
Nuraply single layer TPO membrane to manufacturer's instructions. Install on Ecoply flooring (see note 312) on joists to 1.5 degree fall (1:40). 0.57 degree in gutter (1:100).

407 Hardies RAB
Install Hardies 4.5mm HomeRAB to manufacturer's instructions. See Hardies HomeRAB Pre Cladding RAB Board Installation Manual. Tape all joints and corners.

411 Timber cavity battens
45 x 19mm SG6 H3.1 timber cavity battens fixed with 75 x 3.15mm flathead hot-dip galv. nails.

413 Hardieflex Eaves lining
4.5mm Hardieflex Eaves lining. Flush joints using Hardies base and top coats as per product info. White low-sheen textured paint finish .

414 Aluminium joinery
Altus Pacific Thermal System by Rylock window and door joinery. Install in accordance with details. Final Power Coated standard color as per Architect Instructions and added Color Scheme Chart.
Colour to match Colorsteel cladding.

417 Roof insulation
Earthwool Ceiling Pads R3.6 (175mm)
Skillion Roof: (Wall Batts) R3.6 (140mm)

418 Wall insulation
Exterior Walls: Earthwool R3.6 wall batts (140mm) min. Interior Walls: Earthwool R2.8 wall batts (90mm) min located as shown on Floor plans.

422 Espan Roofing
Espan 340 Flat panel type by Metalcraft 0.55 BMT Colorsteel Endura roofing tray-section roofing on hidden clip fixings over roofing underlay and galvanised netting.

424 Head flashing
0.55 BMT colorsteel window head flashing min 15° slope. Colour to match roof and wall cladding.
For profile and size refer to details.

426 Espan Wall Cladding
Espan 340 Flat panel type by Metalcraft 0.55 BMT Colorsteel Endura wall cladding tray-section on hidden clip fixings. Separate battens and cladding with DPC.

428 Wall base flashing
0.55mm BMT Colorsteel folded metal base flashing. Colour to match roof and wall cladding. For profile and size refer to details.

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Stone ballast finish to areas as highlighted, use ballast guard to close off areas.

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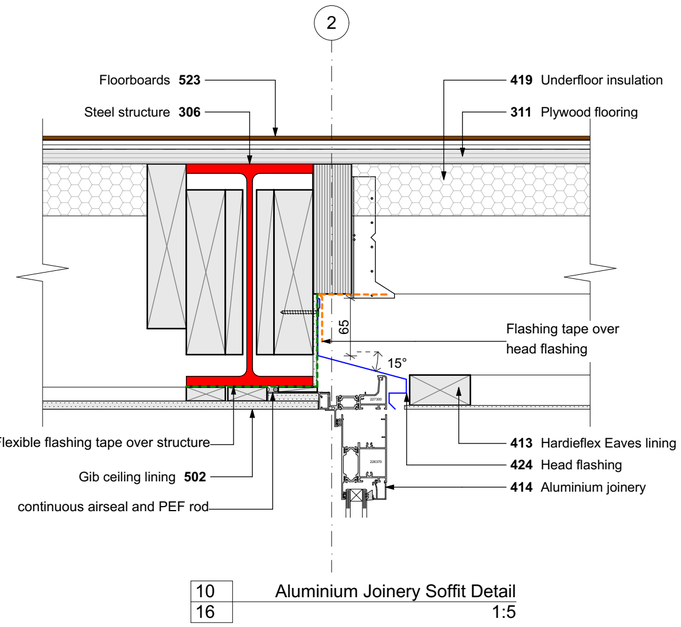
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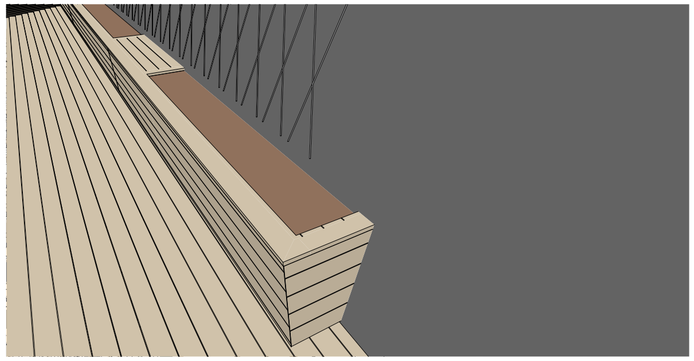
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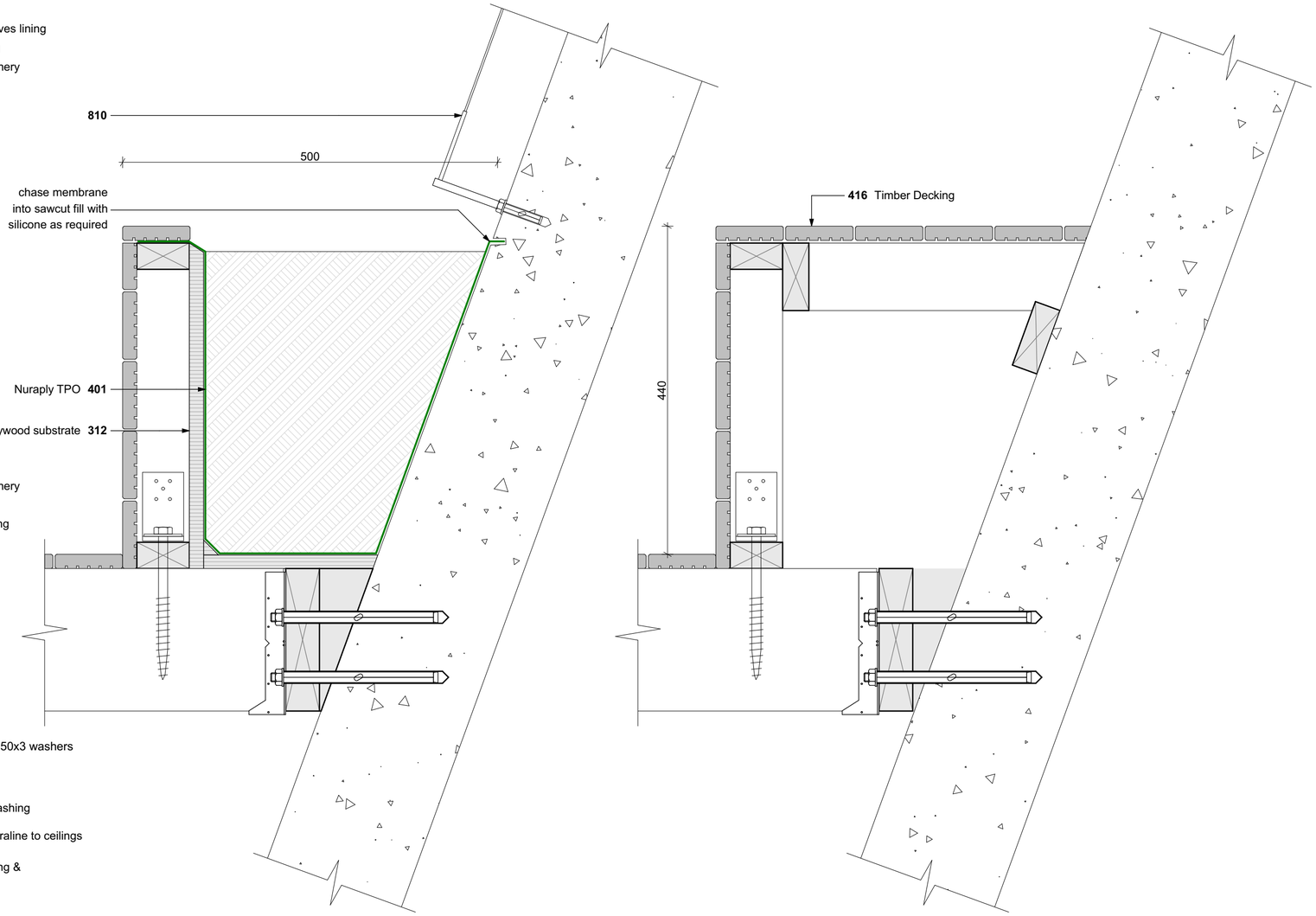
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10 / 16 Aluminium Joinery Soffit Detail 1:5



Seat/Planter Box 3D



11 / 16 Aluminium Joinery Deck/Planter Detail 1:5

Notes

306 Steel structure
Refer to engineers drawings for steel sizes

311 Plywood flooring
CHH 2400 x 1200 x 17mm Ecoply untreated F11 Longspan (blue tongue) flooring glued & screwed. H3.2 CCA treated under bathroom, ensuites, toilet & laundry.

312 Plywood substrate
CHH 2400 x 1200 x Ecoply® Structural / CD H3.2 CCA F8 square edge flooring. Stainless steel 10g x 45mm countersunk screws at 15mm from edges, 150 centres around perimeter of each sheet & 300 max. along joists. Holdfast Gorrila Grip daubs between screw locations. Solid blocking at 1200 max. and at all sheet edges. See CHH Ecoply Technical Literature.

316 Concrete wall and pillars
Concrete block wall and pillars in accordance with Engineer's drawings. Apply Nuralite 3PT & 3PTM water-proofing membrane to block walls - Refer Note 415.

326 DPC
Thermakraft Supercourse 500 between concrete and timber, to extend 6mm beyond each face of the timber.

401 Nuraply TPO
Nuraply single layer TPO membrane to manufacturer's instructions. Install on Ecoply flooring (see note 312) on joists to 1.5 degree fall (1:40). 0.57 degree in gutter (1:100).

413 Hardieflex Eaves lining
4.5mm Hardieflex Eaves lining. Flush joints using Hardies base and top coats as per product info. White low-sheen textured paint finish .

414 Aluminium joinery
Altus Pacific Thermal System by Rylock window and door joinery. Install in accordance with details. Final Power Coated standard color as per Architect Instructions and added Color Scheme Chart.
Colour to match Colorsteel cladding.

416 Timber Decking
Hermpac HP99 (90 x 19mm) Kwila decking. 60mm x 10g (4.8mm) Hermpac Torx Drive T-20 stainless steel screw fixings. Use deck hole template to ensure screw lines in perfect straight line. Aris all end cuts. Natural finish.

419 Underfloor insulation
Goldfoam XPS polystyrene R2.31 (60mm) underfloor insulation to timber floor.

424 Head flashing
0.55 BMT colorsteel window head flashing min 15° slope. Colour to match roof and wall cladding.
For profile and size refer to details.

430 Coloursteel flashing
0.55mm BMT Colorsteel folded metal flashing. Colour to match roof and wall cladding. For profile and size refer to details.

502 Gib ceiling lining
10mm Gib Ultraline to ceilings over ceiling battens at 600 centres. 10mm Gib Aqualine to Bathroom and Ensuite ceilings.

503 Block Strapping & Lining
70 mm framed false wall with studs at 600 mm centres and nogging at 800 mm centres. Pink Batts Classic Wall Thermal Insulation R2.2. Lined with 10mm Gib Standard to walls generally. Gib Aqualine to bathroom & ensuite walls. Hardies 9mm Villaboard to shower and tiled walls. Level 4 finish.

523 Floorboards
14mm x 85 Cover JSC T&G Overlay hardwood timber flooring - Tasmanian Oak or Blackbutt - 3 Coats of Polyeurethane satin finish. Timber flooring samples (min. 1.0 m2) provided to architect for final confirmation prior ordering and installation.

810 Landscaping Trellis
Anzor stainless steel wire foliage system tall profile for Concrete - Long Run System. Fixed to concrete wall. For layout consult Architect.

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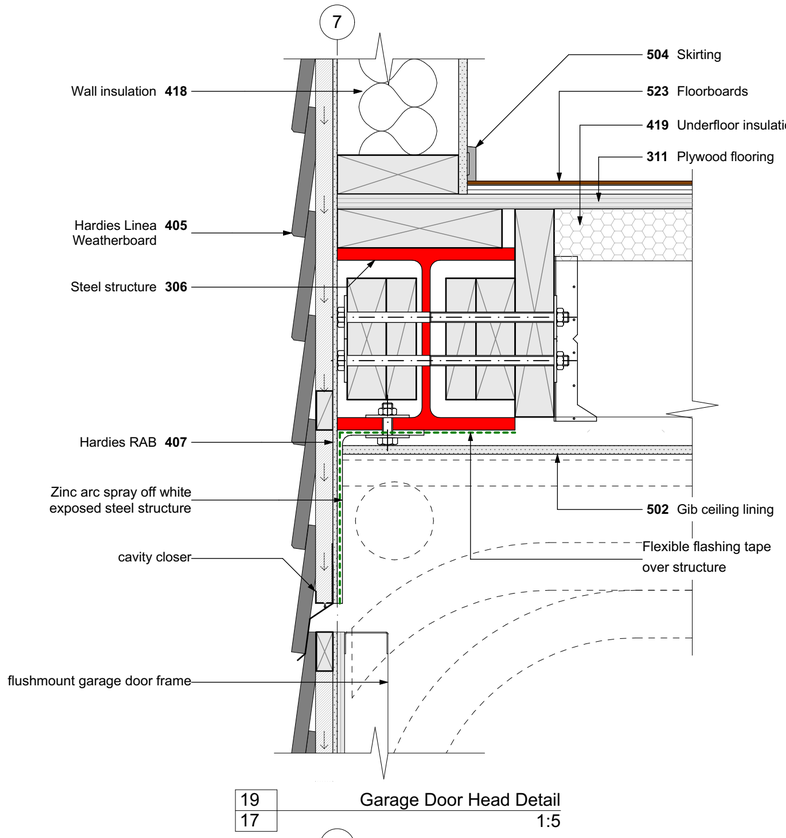
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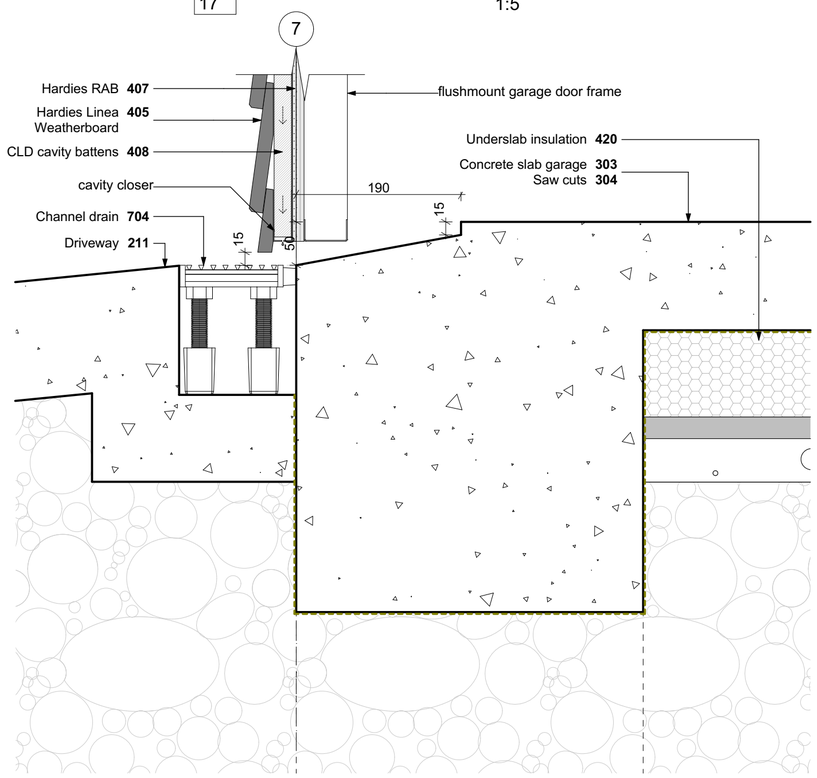
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Structural Engineer : Martin Meyers and Associates	
Documentation : Michael Maddern Draft3d Design	
Checked : Davor Mikulcic	

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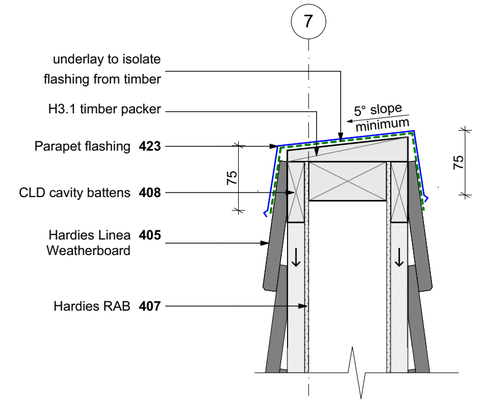
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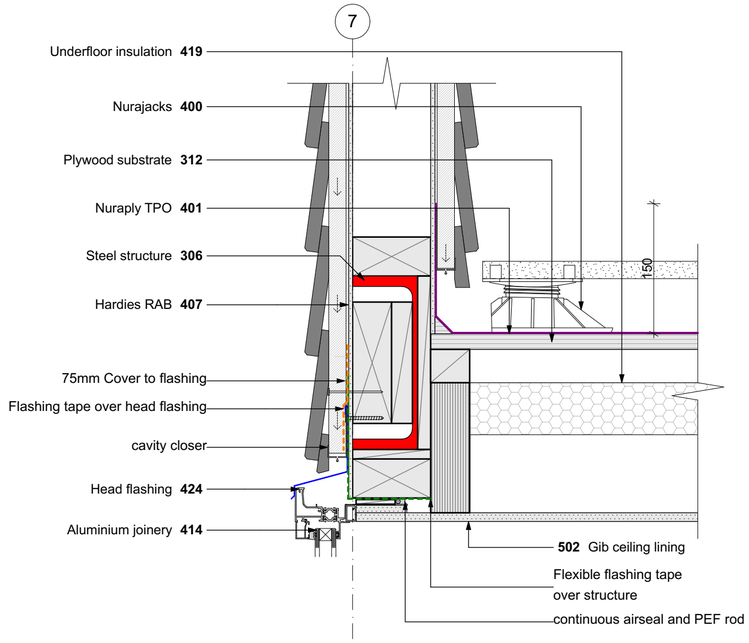
19 / 17 Garage Door Head Detail 1:5



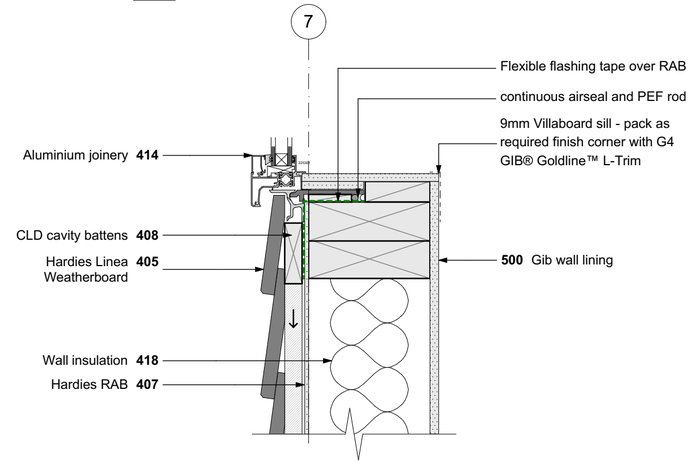
18 / 17 Garage Door Sill Detail 1:5



22 / 17 Hardies Linea Weatherboard Parapet Detail 1:5



21 / 17 Hardies Linea Weatherboard Window Head Detail 1:5



20 / 17 Hardies Linea Weatherboard Window Sill Detail 1:5

Notes

211 Driveway
Lay 125mm thick 25MPa reinforced concrete driveway with thickenings and footings to Engineer's plans. Broom finished. Edge with 120x240mm dark grey pavers as shown on landscaping plan.
For overall 387 Karori Road Development refer to approved Resource Consent No: SR446688 and SR478797 including earthworks and services as designed by Envelope Engineering.

303 Concrete slab garage
Lay slab as per Note 301. Concrete floor acid washed power floated concrete sealed with Peter Fell acrylic sealer.

304 Saw cuts
Make shrinkage control joints using saw cuts to engineers design. Place cuts where shown on Foundation Plan. Fill cuts with Sikaflex 11FC.

306 Steel structure
Refer to engineers drawings for steel sizes

311 Plywood flooring
CHH 2400 x 1200 x 17mm Ecoply untreated F11 Longspan (blue tongue) flooring glued & screwed. H3.2 CCA treated under bathroom, ensuites, toilet & laundry.

312 Plywood substrate
CHH 2400 x 1200 x Ecoply® Structural / CD H3.2 CCA F8 square edge flooring. Stainless steel 10g x 45mm countersunk screws at 15mm from edges, 150 centres around perimeter of each sheet & 300 max. along joists. Holdfast Gorrila Grip daubs between screw locations. Solid blocking at 1200 max. and at all sheet edges. See CHH Ecoply Technical Literature.

400 Nurajacks
Nurajacks, Nurapads or Nurashims as required to achieve level deck.

401 Nuraply TPO
Nuraply single layer TPO membrane to manufacturer's instructions. Install on Ecoply flooring (see note 312) on joists to 1.5 degree fall (1:40). 0.57 degree in gutter (1:100).

405 Hardies Linea Weatherboard
150mm wide Hardie Linea Weatherboard over 45 x 19mm timber cavity battens over Hardies 4.5mm HomeRAB. Fix with Hot-dipped galvanised jolt head nail with pre-drilling through the top weatherboard. Paint finish.

407 Hardies RAB
Install Hardies 4.5mm HomeRAB to manufacturer's instructions. See Hardies HomeRAB Pre Cladding RAB Board Installation Manual. Tape all joints and corners.

408 CLD cavity battens
Structurally fixed Hardies 70 x 19mm CLD cavity battens. 75 x 3.15mm RounDrive ring shank stainless steel nail fixings to timber frame at 200 max. centres. See Hardies Stria CLD Technical Specification.

414 Aluminium joinery
Altus Pacific Thermal System by Rylock window and door joinery. Install in accordance with details. Final Power Coated standard color as per Architect Instructions and added Color Scheme Chart. Colour to match Colorsteel cladding.

418 Wall insulation
Exterior Walls: Earthwool R3.6 wall batts (140mm) min. Interior Walls: Earthwool R2.8 wall batts (90mm) min located as shown on Floor plans.

419 Underfloor insulation
Goldfoam XPS polystyrene R2.31 (60mm) underfloor insulation to timber floor.

420 Underslab insulation
Expol Thermaslab (S) R2.8 Concrete Slab (100mm) polystyrene insulation beneath whole slab excluding footings & thickenings.

423 Parapet flashing
0.55mm BMT Colorsteel folded metal parapet cap flashing. No fixing to top of flashing install in accordance with details. Colour to match cladding.

424 Head flashing
0.55 BMT colorsteel window head flashing min 15° slope. Colour to match roof and wall cladding.
For profile and size refer to details.

500 Gib wall lining
10mm Gib Standard to walls generally. Gib Aqualine to bathroom & ensuite walls. Hardies 9mm Villaboard to shower and tiled walls. Level 4 finish.

502 Gib ceiling lining
10mm Gib Ultraline to ceilings over ceiling battens at 600 centres. 10mm Gib Aqualine to Bathroom and Ensuite ceilings.

504 Skirting
40 x 10mm Single Bevelled pine finger jointed skirting, mitre cut all joints.
Paint to match wall colour min 3 coats.

523 Floorboards
14mm x 85 Cover JSC T&G Overlay hardwood timber flooring - Tasmanian Oak or Blackbutt - 3 Coats of Polyeurethane satin finish. Timber flooring samples (min. 1.0 m2) provided to architect for final confirmation prior ordering and installation.

704 Channel drain
Allproof The Threaded Leg system in preformed concrete drain, 304SS Grate. Level Threshold in front of doors.

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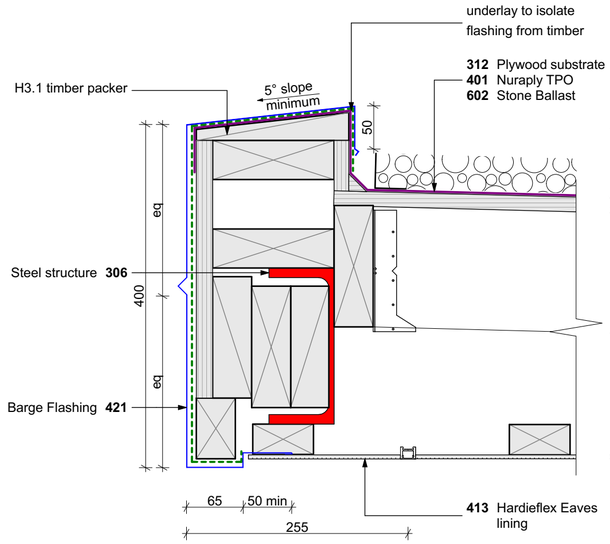
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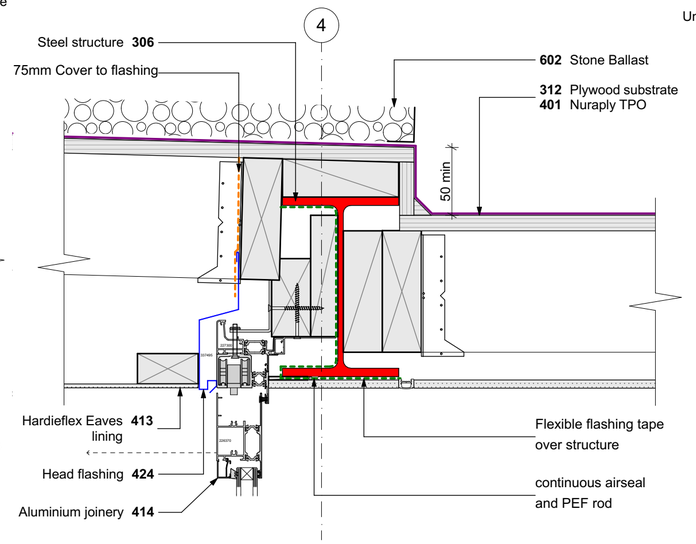
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Structural Engineer : Martin Meyers and Associates	**Date:** 11/11/2021
Documentation : Michael Maddern Draft3d Design	**Scale :** @ A2
Checked : Davor Mikulcic	BC

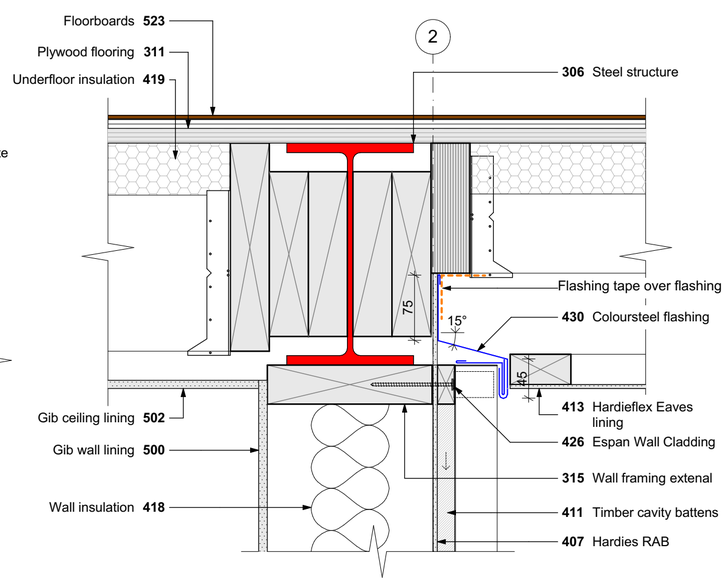
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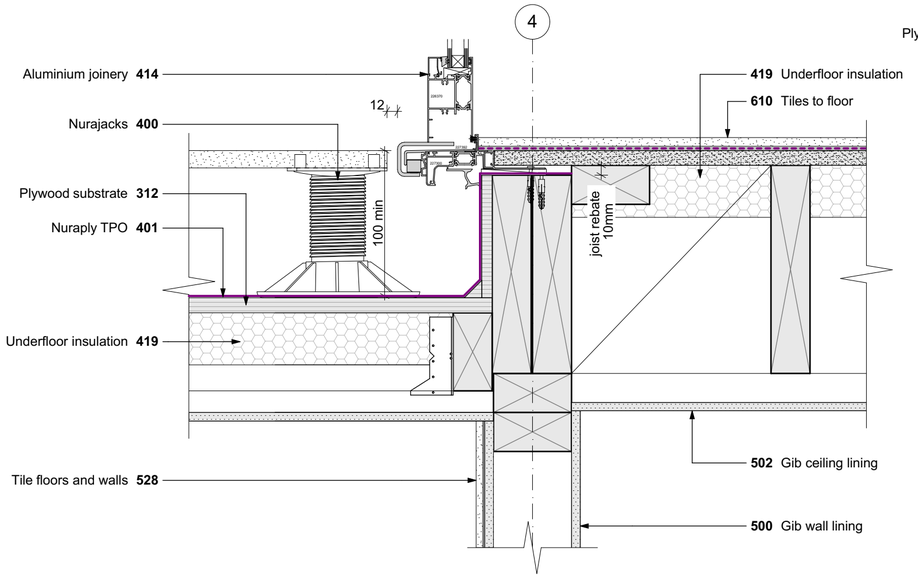
23 / 17 — Canopy Barge Detail 1:5



24 / 17 — Bifold Door Head Detail 1:5



26 / 17 — Espan Wall Head Detail 1:5



25 / 17 — Bifold Door Sill Detail 1:5

27 / 17 — Espan Wall Base Deck Detail 1:5

Notes

306 Steel structure
Refer to engineers drawings for steel sizes

311 Plywood flooring
CHH 2400 x 1200 x 17mm Ecoply untreated F11 Longspan (blue tongue) flooring glued & screwed. H3.2 CCA treated under bathroom, ensuites, toilet & laundry.

312 Plywood substrate
CHH 2400 x 1200 x Ecoply® Structural / CD H3.2 CCA F8 square edge flooring. Stainless steel 10g x 45mm countersunk screws at 15mm from edges, 150 centres around perimeter of each sheet & 300 max. along joists. Holdfast Gorrila Grip daubs between screw locations. Solid blocking at 1200 max. and at all sheet edges. See CHH Ecoply Technical Literature.

315 Wall framing external
Wall Framing to NZS3604.2011 Section 8. Studs at 400 max. centres. Single top plate and single bottom plate. H3.2 bottom plate on DPC with fixings to slab as shown on Foundation Plan.

316 Concrete wall and pillars
Concrete block wall and pillars in accordance with Engineer's drawings. Apply Nuralite 3PT & 3PTM water-proofing membrane to block walls - Refer Note 415.

326 DPC
Thermakraft Supercourse 500 between concrete and timber, to extend 6mm beyond each face of the timber.

400 Nurajacks
Nurajacks, Nurapads or Nurashims as required to achieve level deck.

401 Nuraply TPO
Nuraply single layer TPO membrane to manufacturer's instructions. Install on Ecoply flooring (see note 312) on joists to 1.5 degree fall (1:40). 0.57 degree in gutter (1:100).

407 Hardies RAB
Install Hardies 4.5mm HomeRAB to manufacturer's instructions. See Hardies HomeRAB Pre Cladding RAB Board Installation Manual. Tape all joints and corners.

411 Timber cavity battens
45 x 19mm SG6 H3.1 timber cavity battens fixed with 75 x 3.15mm flathead hot-dip galv. nails.

413 Hardieflex Eaves lining
4.5mm Hardieflex Eaves lining. Flush joints using Hardies base and top coats as per product info. White low-sheen textured paint finish .

414 Aluminium joinery
Altus Pacific Thermal System by Rylock window and door joinery. Install in accordance with details. Final Power Coated standard color as per Architect Instructions and added Color Scheme Chart. Colour to match Colorsteel cladding.

416 Timber Decking
Hermpac HP99 (90 x 19mm) Kwila decking. 60mm x 10g (4.8mm) Hermpac Torx Drive T-20 stainless steel screw fixings. Use deck hole template to ensure screw lines in perfect straight line. Aris all end cuts. Natural finish.

418 Wall insulation
Exterior Walls: Earthwool R3.6 wall batts (140mm) min. Interior Walls: Earthwool R2.8 wall batts (90mm) min located as shown on Floor plans.

419 Underfloor insulation
Goldfoam XPS polystyrene R2.31 (60mm) underfloor insulation to timber floor.

421 Barge Flashing
0.55mm BMT Colorsteel folded metal barge flashing. Colour to match roof and wall cladding.
For profile and size refer to details.

424 Head flashing
0.55 BMT colorsteel window head flashing min 15° slope. Colour to match roof and wall cladding.
For profile and size refer to details.

426 Espan Wall Cladding
Espan 340 Flat panel type by Metalcraft 0.55 BMT Colorsteel Endura wall cladding tray-section on hidden clip fixings. Separate battens and cladding with DPC.

430 Coloursteel flashing
0.55mm BMT Colorsteel folded metal flashing. Colour to match roof and wall cladding. For profile and size refer to details.

500 Gib wall lining
10mm Gib Standard to walls generally. Gib Aqualine to bathroom & ensuite walls. Hardies 9mm Villaboard to shower and tiled walls. Level 4 finish.

502 Gib ceiling lining
10mm Gib Ultraline to ceilings over ceiling battens at 600 centres. 10mm Gib Aqualine to Bathroom and Ensuite ceilings.

503 Block Strapping & Lining
70 mm framed false wall with studs at 600 mm centres and nogging at 800 mm centres. Pink Batts Classic Wall Thermal Insulation R2.2. Lined with 10mm Gib Standard to walls generally. Gib Aqualine to bathroom & ensuite walls. Hardies 9mm Villaboard to shower and tiled walls. Level 4 finish.

504 Skirting
40 x 10mm Single Bevelled pine finger jointed skirting, mitre cut all joints.
Paint to match wall colour min 3 coats.

523 Floorboards
14mm x 85 Cover JSC T&G Overlay hardwood timber flooring - Tasmanian Oak or Blackbutt - 3 Coats of Polyeurethane satin finish. Timber flooring samples (min. 1.0 m2) provided to architect for final confirmation prior ordering and installation.

528 Tile floors and walls
Floor tiles on 19mm Hardies Secura™ Interior Flooring (if timber) and on ASA Dampfix Gold WPM. Wall tiles over 9mm Hardies Villaboard in showers or Gib Aqualine elsewhere.

602 Stone Ballast
Stone ballast finish to areas as highlighted, use ballast guard to close off areas.

610 Tiles to floor
Install floor tiles. Floor tiles on 19mm Hardies Secura™ Interior Flooring (if timber) . ASA Dampfix Gold WPM to wet areas in accordance with manufacturer's literature. See also note 719 under-tile heating.

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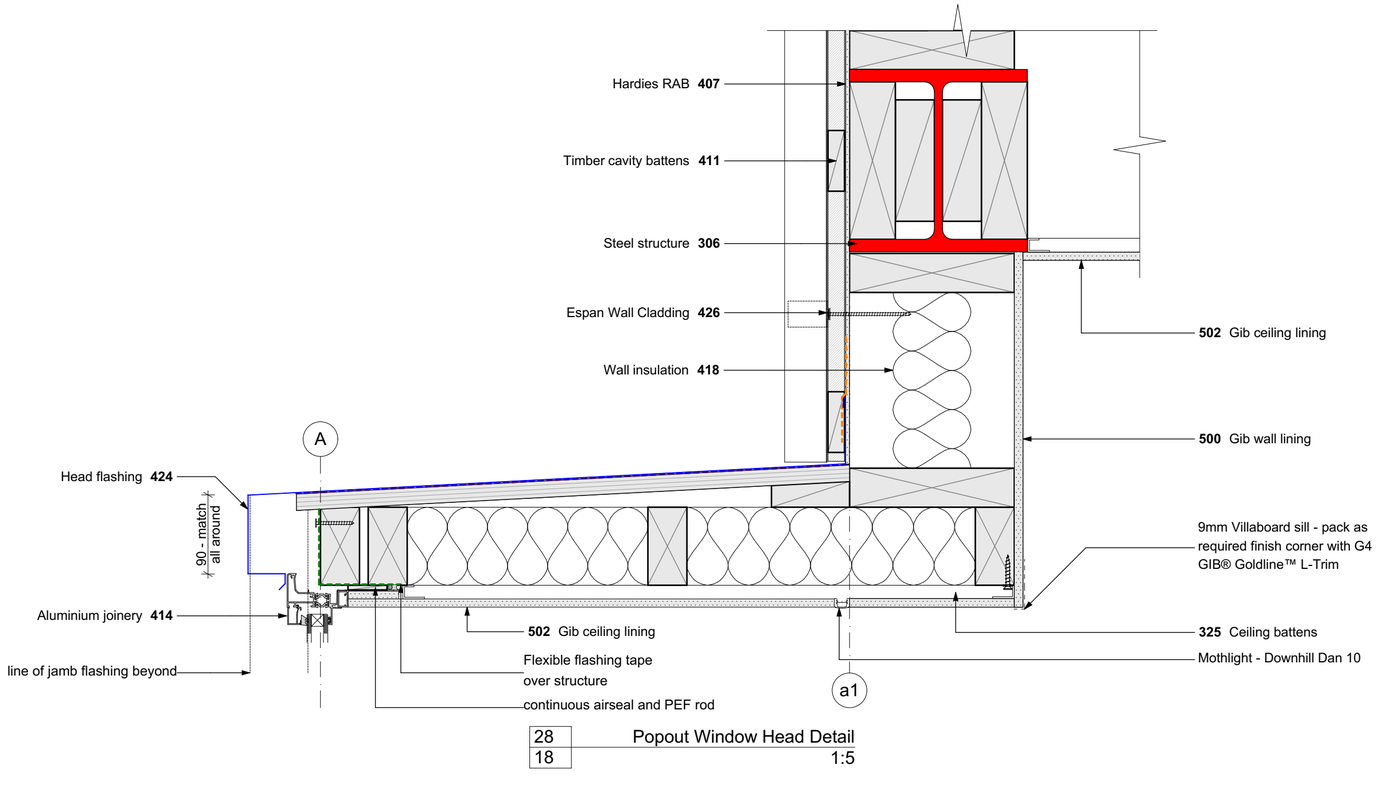
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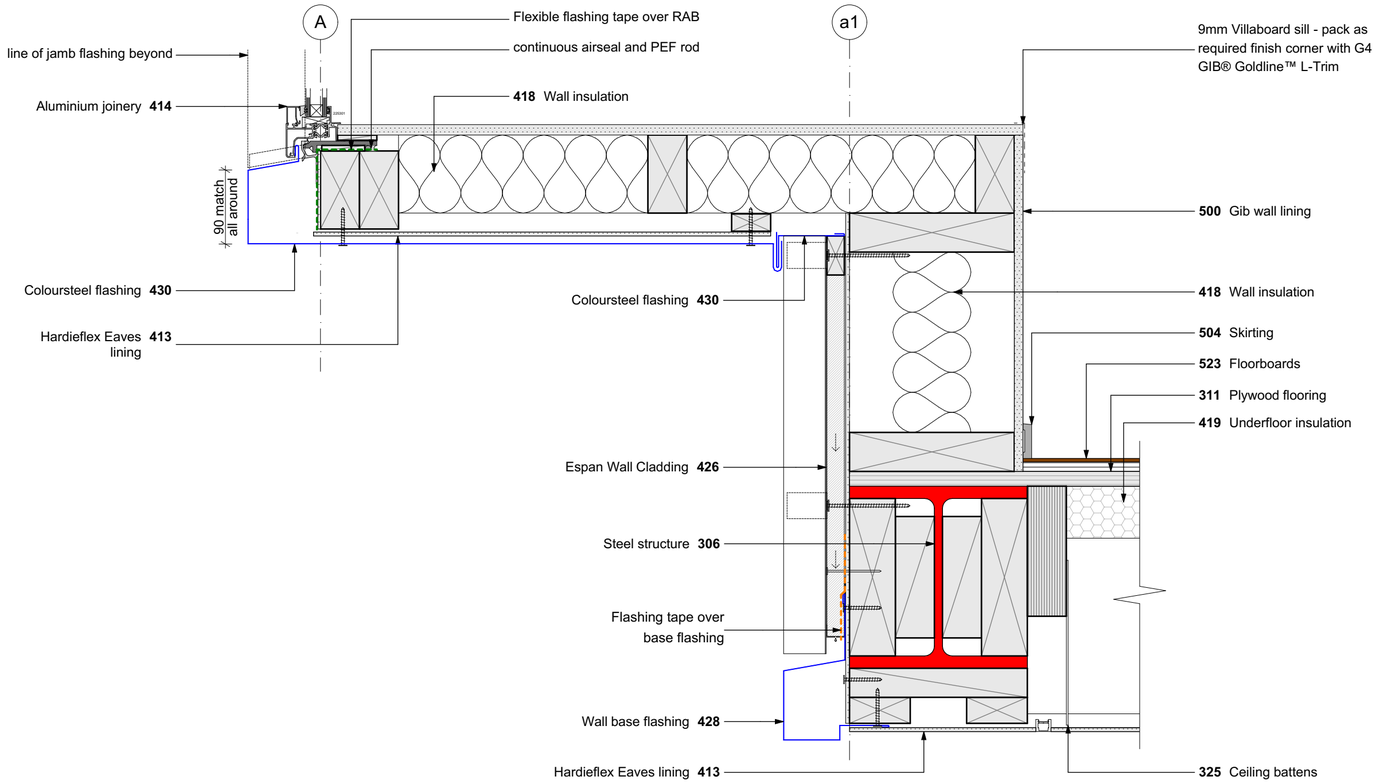
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Structural Engineer	: Martin Meyers and Associates
Documentation	: Michael Maddern Draft3d Design
Checked	: Davor Mikulcic

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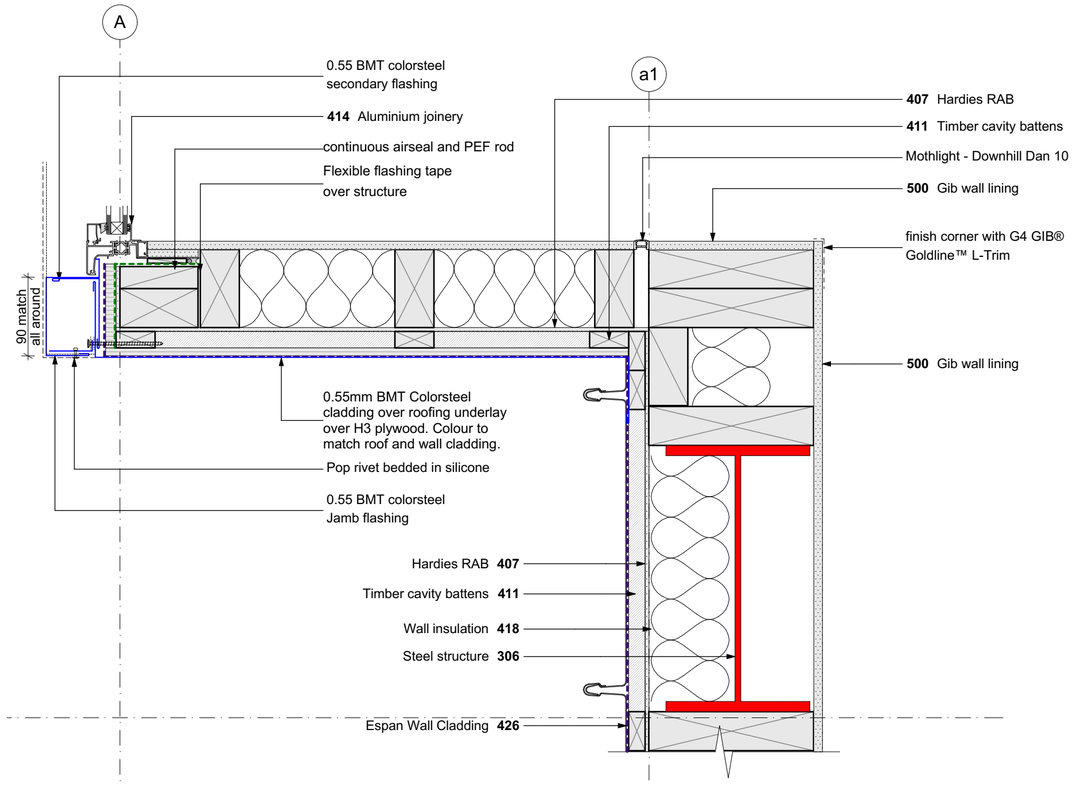
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28 / 18 Popout Window Head Detail 1:5



29 / 18 Popout Window Sill Detail 1:5



62 / 10 Popout Window Jamb Detail 1:5

Notes

306 Steel structure
Refer to engineers drawings for steel sizes

311 Plywood flooring
CHH 2400 x 1200 x 17mm Ecoply untreated F11 Longspan (blue tongue) flooring glued & screwed. H3.2 CCA treated under bathroom, ensuites, toilet & laundry.

325 Ceiling battens
Gib Rondo 308 Battens fits into 139 clip and TCR or 394 clip up to 130mm. Edge connections use 142 Perimeter Channel. Install in accordance with manufacturers requirements.

407 Hardies RAB
Install Hardies 4.5mm HomeRAB to manufacturer's instructions. See Hardies HomeRAB Pre Cladding RAB Board Installation Manual. Tape all joints and corners.

411 Timber cavity battens
45 x 19mm SG6 H3.1 timber cavity battens fixed with 75 x 3.15mm flathead hot-dip galv. nails.

413 Hardieflex Eaves lining
4.5mm Hardieflex Eaves lining. Flush joints using Hardies base and top coats as per product info. White low-sheen textured paint finish .

414 Aluminium joinery
Altus Pacific Thermal System by Rylock window and door joinery. Install in accordance with details. Final Power Coated standard color as per Architect Instructions and added Color Scheme Chart. Colour to match Colorsteel cladding.

418 Wall insulation
Exterior Walls: Earthwool R3.6 wall batts (140mm) min. Interior Walls: Earthwool R2.8 wall batts (90mm) min located as shown on Floor plans.

419 Underfloor insulation
Goldfoam XPS polystyrene R2.31 (60mm) underfloor insulation to timber floor.

424 Head flashing
0.55 BMT colorsteel window head flashing min 15° slope. Colour to match roof and wall cladding.
For profile and size refer to details.

426 Espan Wall Cladding
Espan 340 Flat panel type by Metalcraft 0.55 BMT Colorsteel Endura wall cladding tray-section on hidden clip fixings. Separate battens and cladding with DPC.

428 Wall base flashing
0.55mm BMT Colorsteel folded metal base flashing. Colour to match roof and wall cladding. For profile and size refer to details.

430 Coloursteel flashing
0.55mm BMT Colorsteel folded metal flashing. Colour to match roof and wall cladding. For profile and size refer to details.

500 Gib wall lining
10mm Gib Standard to walls generally. Gib Aqualine to bathroom & ensuite walls. Hardies 9mm Villaboard to shower and tiled walls. Level 4 finish.

502 Gib ceiling lining
10mm Gib Ultraline to ceilings over ceiling battens at 600 centres. 10mm Gib Aqualine to Bathroom and Ensuite ceilings.

504 Skirting
40 x 10mm Single Bevelled pine finger jointed skirting, mitre cut all joints. Paint to match wall colour min 3 coats.

523 Floorboards
14mm x 85 Cover JSC T&G Overlay hardwood timber flooring - Tasmanian Oak or Blackbutt - 3 Coats of Polyeurethane satin finish. Timber flooring samples (min. 1.0 m2) provided to architect for final confirmation prior ordering and installation.

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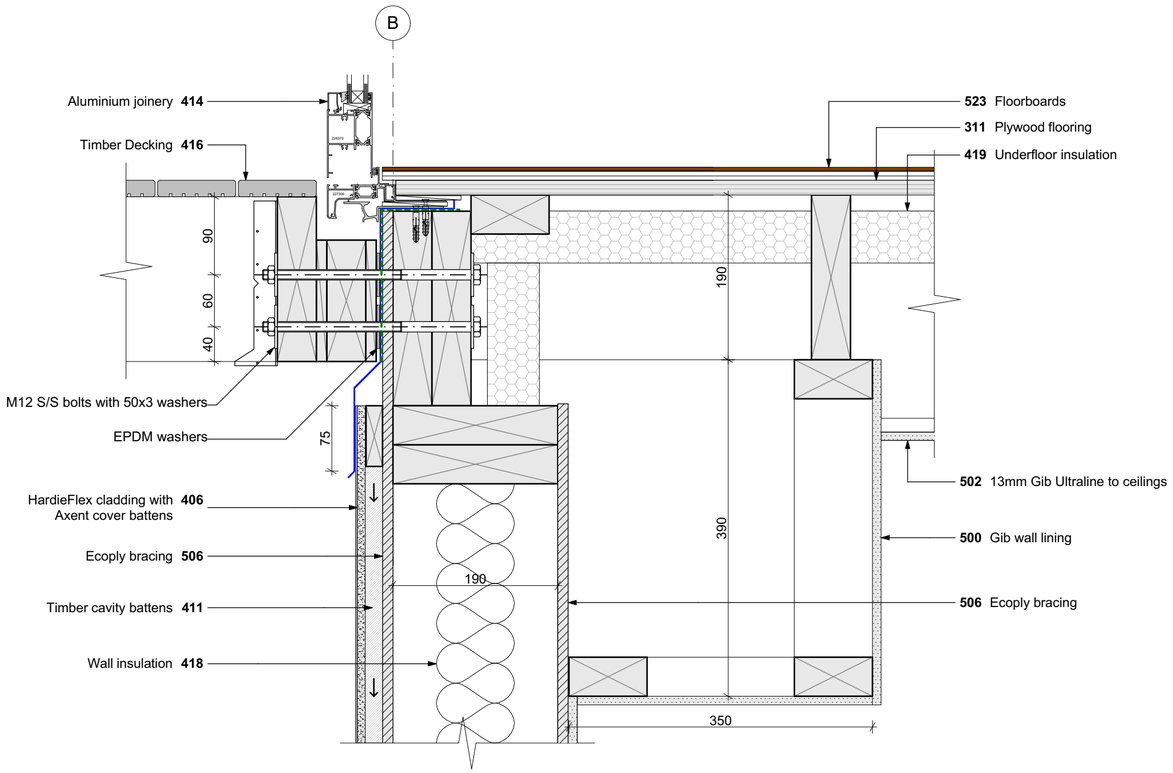
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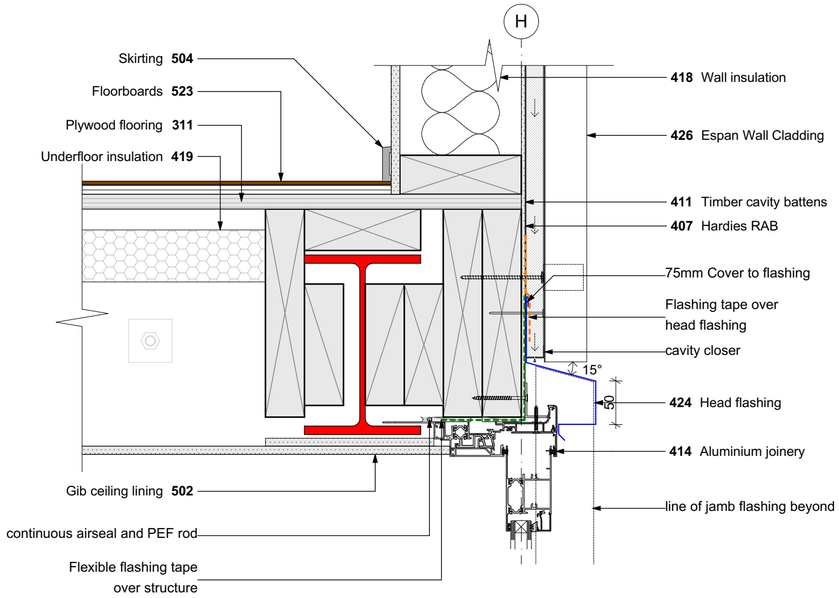
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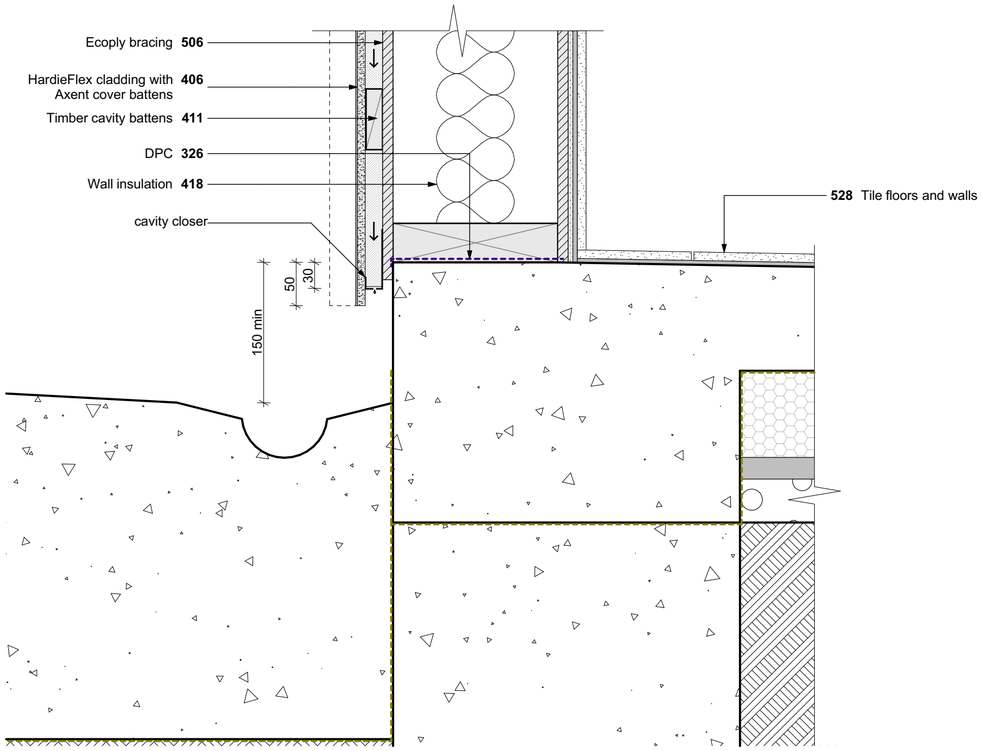
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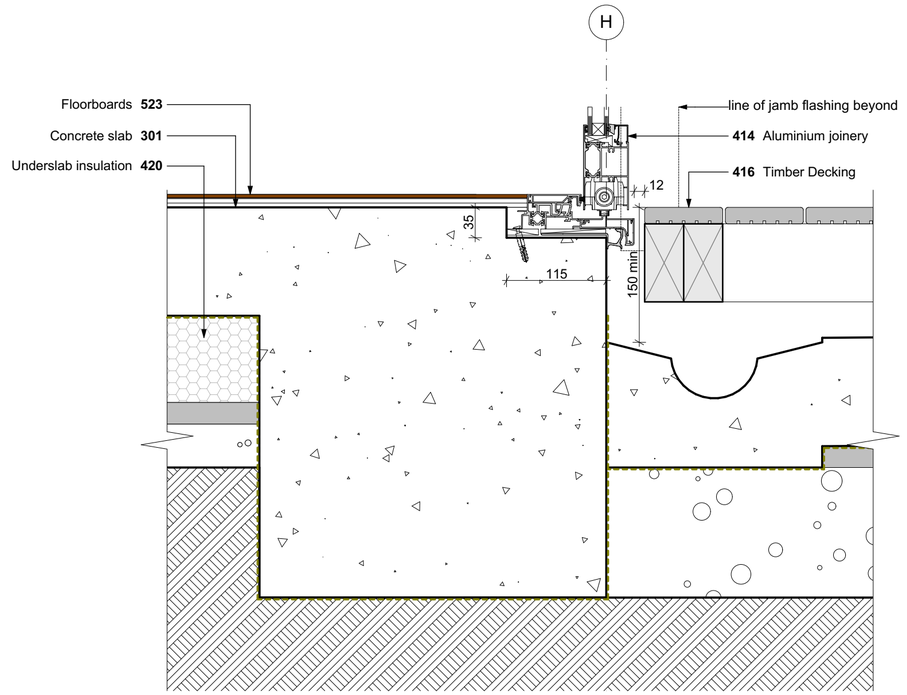
32 18 Sliding Door HardieFlex/Deck Sill Detail 1:5



31 18 Sliding Door Espan Head Detail 1:5



33 18 HardieFlex Wall Base Detail 1:5



30 18 Sliding Door Concrete Sill Detail 1:5

Notes

301 Concrete slab
Lay 125mm thick 25MPa reinforced concrete slab with thickenings and footings to Engineer's plans. Side of slab to be left fair-face. Thermakraft Thermathene Black polyethylene sheet membrane continuous under footings and polystyrene, 25mm max. sand blinding and compacted granular hardfill. See note 420 for underslab insulation.

311 Plywood flooring
CHH 2400 x 1200 x 17mm Ecoply untreated F11 Longspan (blue tongue) flooring glued & screwed. H3.2 CCA treated under bathroom, ensuites, toilet & laundry.

326 DPC
Thermakraft Supercourse 500 between concrete and timber, to extend 6mm beyond each face of the timber.

406 HardieFlex cladding with Axent cover battens
6mm HardieFlex over 45 x 19mm timber cavity battens fixed to Ply bracing. Hardies Axent Trim 84 x 19mm cover battens for board & batten effect. See details & technical literature.

407 Hardies RAB
Install Hardies 4.5mm HomeRAB to manufacturer's instructions. See Hardies HomeRAB Pre Cladding RAB Board Installation Manual. Tape all joints and corners.

411 Timber cavity battens
45 x 19mm SG6 H3.1 timber cavity battens fixed with 75 x 3.15mm flathead hot-dip galv. nails.

414 Aluminium joinery
Altus Pacific Thermal System by Rylock window and door joinery. Install in accordance with details. Final Power Coated standard color as per Architect Instructions and added Color Scheme Chart.
Colour to match Colorsteel cladding.

416 Timber Decking
Hermpac HP99 (90 x 19mm) Kwila decking. 60mm x 10g (4.8mm) Hermpac Torx Drive T-20 stainless steel screw fixings. Use deck hole template to ensure screw lines in perfect straight line. Aris all end cuts. Natural finish.

418 Wall insulation
Exterior Walls: Earthwool R3.6 wall batts (140mm) min. Interior Walls: Earthwool R2.8 wall batts (90mm) min located as shown on Floor plans.

419 Underfloor insulation
Goldfoam XPS polystyrene R2.31 (60mm) underfloor insulation to timber floor.

420 Underslab insulation
Expol Thermaslab (S) R2.8 Concrete Slab (100mm) polystyrene insulation beneath whole slab excluding footings & thickenings.

424 Head flashing
0.55 BMT colorsteel window head flashing min 15° slope. Colour to match roof and wall cladding.
For profile and size refer to details.

426 Espan Wall Cladding
Espan 340 Flat panel type by Metalcraft 0.55 BMT Colorsteel Endura wall cladding tray-section on hidden clip fixings. Separate battens and cladding with DPC.

500 Gib wall lining
10mm Gib Standard to walls generally. Gib Aqualine to bathroom & ensuite walls. Hardies 9mm Villaboard to shower and tiled walls. Level 4 finish.

502 Gib ceiling lining
10mm Gib Ultraline to ceilings over ceiling battens at 600 centres. 10mm Gib Aqualine to Bathroom and Ensuite ceilings.

504 Skirting
40 x 10mm Single Bevelled pine finger jointed skirting, mitre cut all joints.
Paint to match wall colour min 3 coats.

506 Ecoply bracing
Ecoply Bracing - see Engineer's Bracing Plan. Gib lining over to interior - see note 500.

523 Floorboards
14mm x 85 Cover JSC T&G Overlay hardwood timber flooring - Tasmanian Oak or Blackbutt - 3 Coats of Polyeurethane satin finish. Timber flooring samples (min. 1.0 m2) provided to architect for final confirmation prior ordering and installation.

528 Tile floors and walls
Floor tiles on 19mm Hardies Secura™ Interior Flooring (if timber) and on ASA Dampfix Gold WPM. Wall tiles over 9mm Hardies Villaboard in showers or Gib Aqualine elsewhere.

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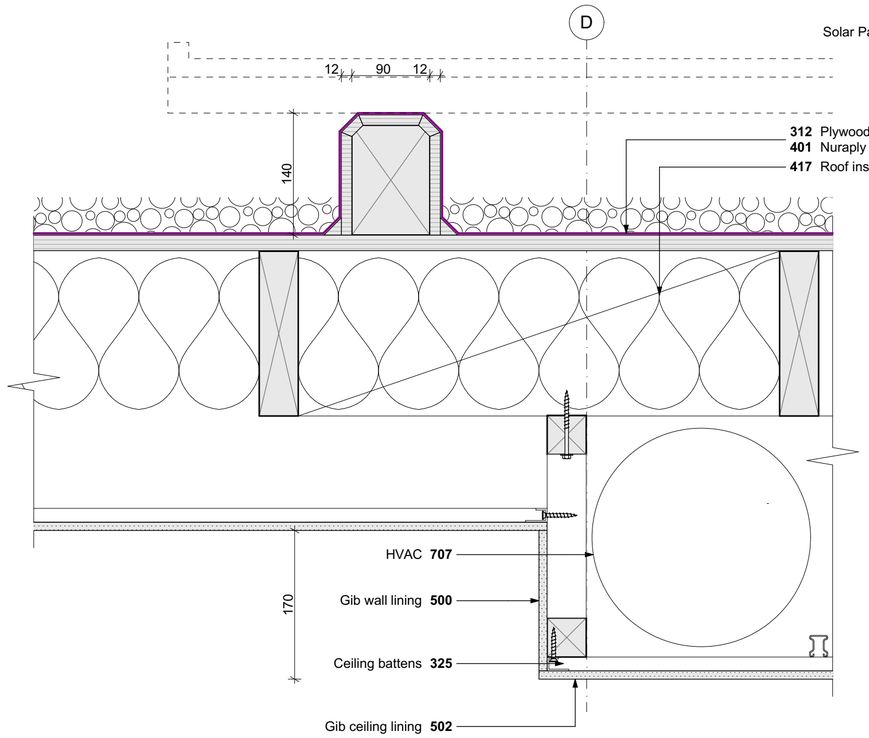
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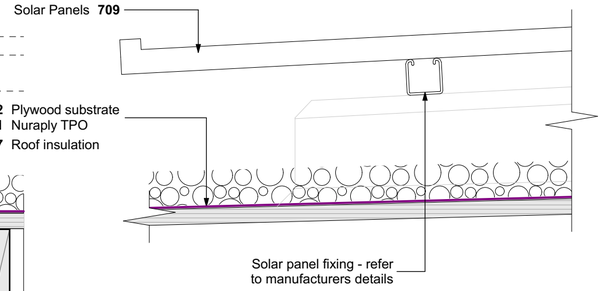
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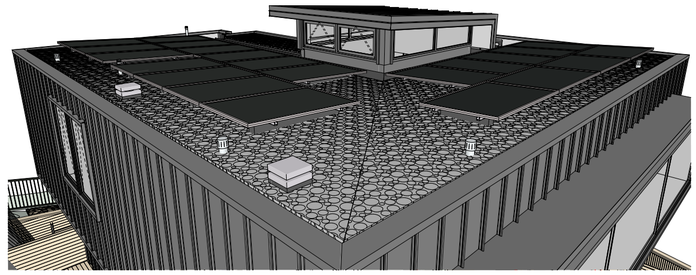
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Structural Engineer : Martin Meyers and Associates	**Date:** 11/11/2021
Documentation : Michael Maddern Draft3d Design	**Scale :** @ A2
Checked : Davor Mikulcic	BC

Sheet
WD38

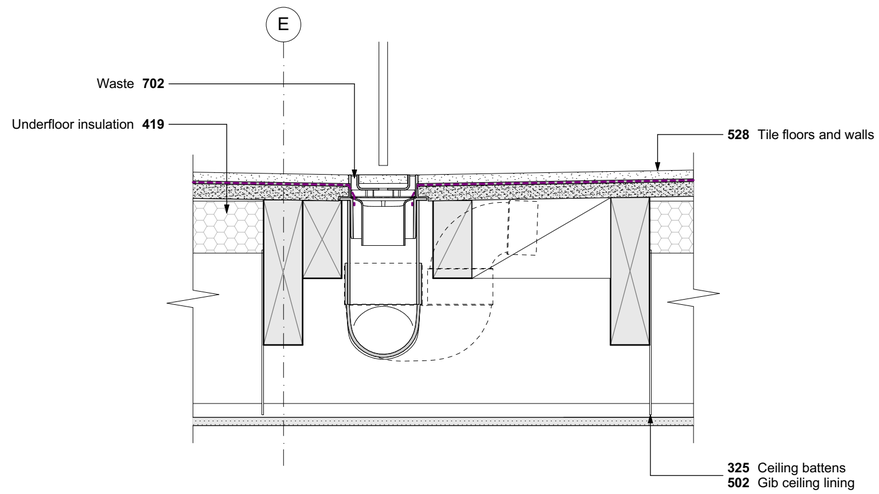


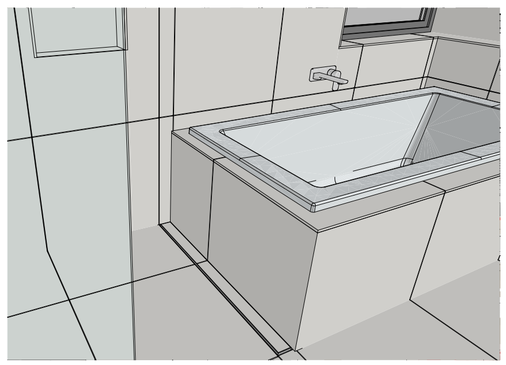
35 Solar Panel Support Detail
18 1:5





SolarPanel Array 3D
-





34 Floor Drain Detail
18 1:5

Allproof Drain 3D
-

Notes

312 Plywood substrate
CHH 2400 x 1200 x Ecoply® Structural / CD H3.2 CCA F8 square edge flooring. Stainless steel 10g x 45mm countersunk screws at 15mm from edges, 150 centres around perimeter of each sheet & 300 max. along joists. Holdfast Gorrila Grip daubs between screw locations. Solid blocking at 1200 max. and at all sheet edges. See CHH Ecoply Technical Literature.

325 Ceiling battens
Gib Rondo 308 Battens fits into 139 clip and TCR or 394 clip up to 130mm. Edge connections use 142 Perimeter Channel. Install in accordance with manufacturers requirements.

401 Nuraply TPO
Nuraply single layer TPO membrane to manufacturer's instructions. Install on Ecoply flooring (see note 312) on joists to 1.5 degree fall (1:40). 0.57 degree in gutter (1:100).

417 Roof insulation
Earthwool Ceiling Pads R3.6 (175mm)
Skillion Roof: (Wall Batts) R3.6 (140mm)

419 Underfloor insulation
Goldfoam XPS polystyrene R2.31 (60mm) underfloor insulation to timber floor.

500 Gib wall lining
10mm Gib Standard to walls generally. Gib Aqualine to bathroom & ensuite walls. Hardies 9mm Villaboard to shower and tiled walls. Level 4 finish.

502 Gib ceiling lining
10mm Gib Ultraline to ceilings over ceiling battens at 600 centres. 10mm Gib Aqualine to Bathroom and Ensuite ceilings.

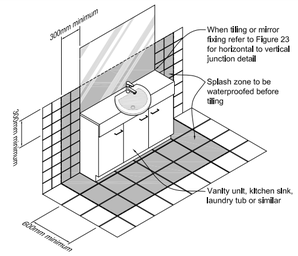
528 Tile floors and walls
Floor tiles on 19mm Hardies Secura™ Interior Flooring (if timber) and on ASA Dampfix Gold WPM. Wall tiles over 9mm Hardies Villaboard in showers or Gib Aqualine elsewhere.

702 Waste
Install Allproof Vision Shower Channel tile insert to manufacturers requirements. Refer to interior fitout drawings for size. WPM dressed into waste outlet flange.
If a alternative product is suggested - Confirm with architect on site (provide sample) prior ordering.

707 HVAC
Rinnai ducted heat pump indoor unit DSNR07-14A12 and associated ducting.
Refer to design by Rinnai in appendix

709 Solar Panels
Harrisons Solar Panels and associated battery storage and inverter - install to Harrisons specifications.
Standard PV panel fitting on preframed ribs as detailed.

Figure 21: Sealing around splash zones



Note: The extent of floor or wall waterproofing depends on the extent of water to be splashed over these areas. Recommended area to be waterproofed outside of bath, shower or vanity is a minimum of 300mm on walls and 600mm on floors.

Figure 22: Wall to wall wet area tiled wall internal corner

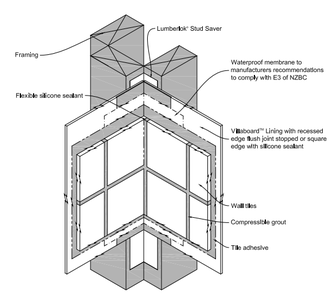
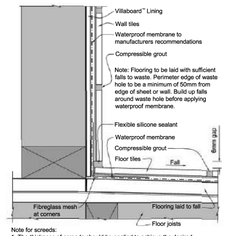


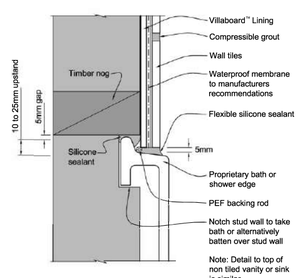
Figure 23: Wall to floor junction



Note for screeds:
1. The thickness of screeds should be applied to achieve the desired slope in accordance with the manufacturers recommendations.
2. Clean down the surface of the sheet flooring thoroughly. Apply a coat of bonding chemical to improve the bonding of the mortar bed to the floor.
3. To prevent cracking of the floor tiles, the mortar bed must be reinforced over all joints in floor sheets with 150mm wide galvanised mesh placed centrally over joints and in the centre of bedding.
4. Control joints in the flooring must be continued through the tiles.
5. Epoxy mortar screeds may also be used.

Note: Refer to Clause 8.5 for further information

Figure 24: Wall to acrylic bath/shower



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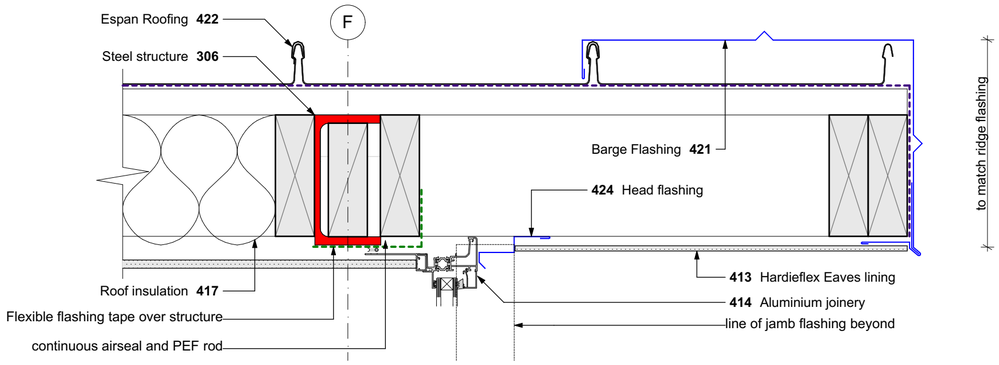
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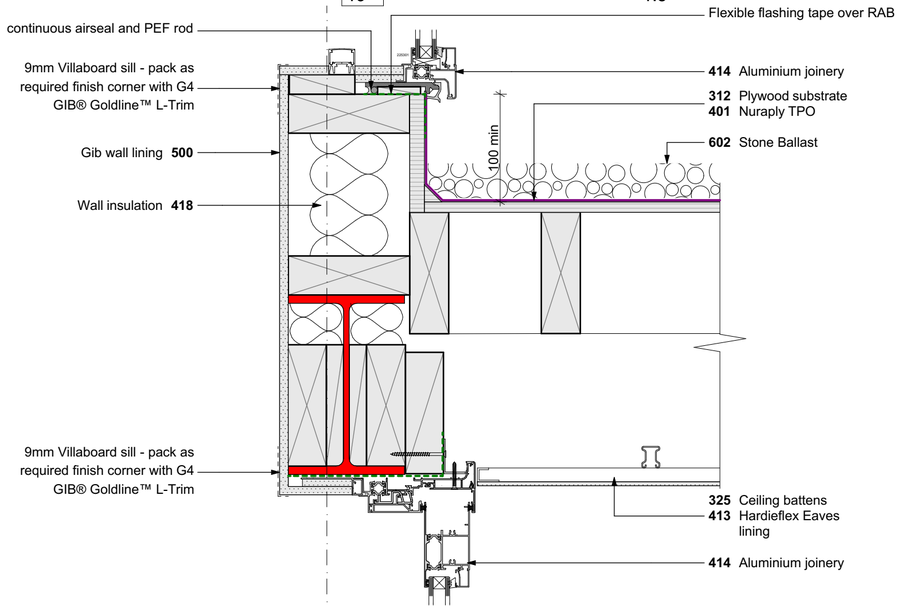
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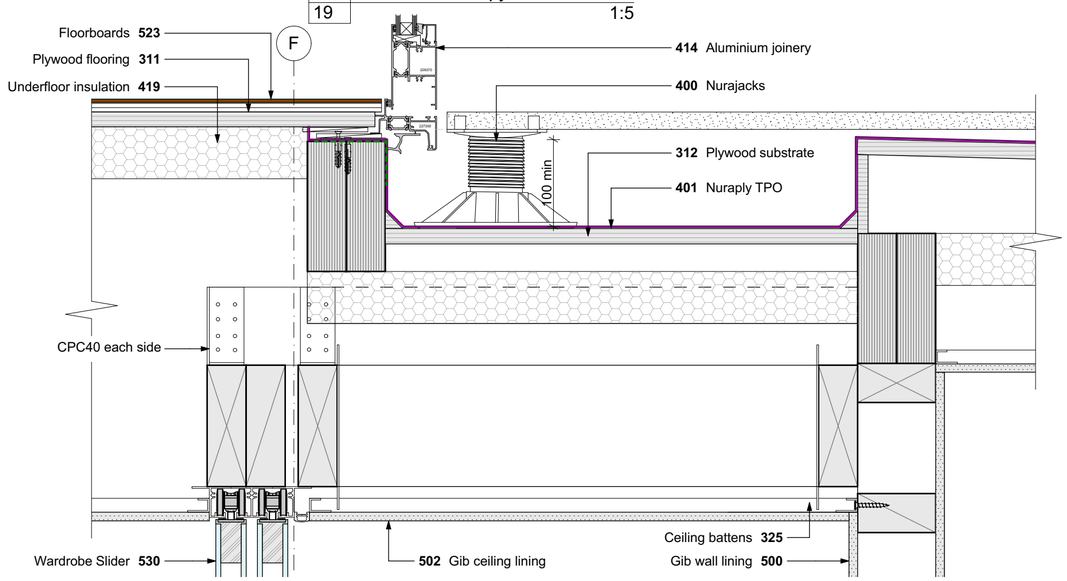
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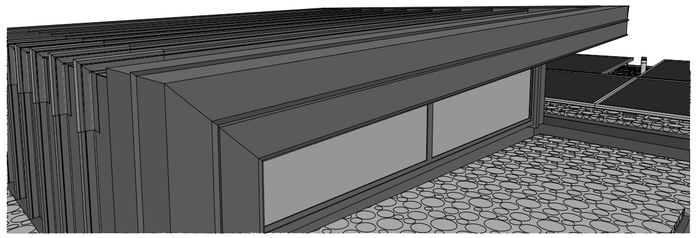
36 / 19 — Espan Barge Detail — 1:5



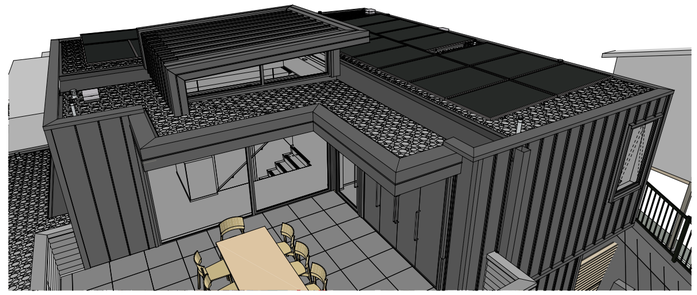
37 / 19 — Canopy Head/Sill Detail — 1:5



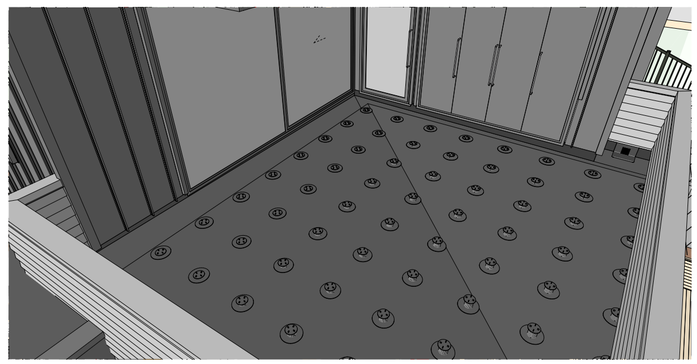
38 / 19 — Sliding Door Gutter Detail — 1:5



- — Espan Roof Barge 3D



- — Terrace Canopy 3D



- — Terrace Nuraply Falls 3D

Notes

306 Steel structure
Refer to engineers drawings for steel sizes

311 Plywood flooring
CHH 2400 x 1200 x 17mm Ecoply untreated F11 Longspan (blue tongue) flooring glued & screwed. H3.2 CCA treated under bathroom, ensuites, toilet & laundry.

312 Plywood substrate
CHH 2400 x 1200 x Ecoply® Structural / CD H3.2 CCA F8 square edge flooring. Stainless steel 10g x 45mm countersunk screws at 15mm from edges, 150 centres around perimeter of each sheet & 300 max. along joists. Holdfast Gorrila Grip daubs between screw locations. Solid blocking at 1200 max. and at all sheet edges. See CHH Ecoply Technical Literature.

325 Ceiling battens
Gib Rondo 308 Battens fits into 139 clip and TCR or 394 clip up to 130mm. Edge connections use 142 Perimeter Channel. Install in accordance with manufacturers requirements.

400 Nurajacks
Nurajacks, Nurapads or Nurashims as required to achieve level deck.

401 Nuraply TPO
Nuraply single layer TPO membrane to manufacturer's instructions. Install on Ecoply flooring (see note 312) on joists to 1.5 degree fall (1:40). 0.57 degree in gutter (1:100).

413 Hardieflex Eaves lining
4.5mm Hardieflex Eaves lining. Flush joints using Hardies base and top coats as per product info. White low-sheen textured paint finish .

414 Aluminium joinery
Altus Pacific Thermal System by Rylock window and door joinery. Install in accordance with details. Final Power Coated standard color as per Architect Instructions and added Color Scheme Chart.
Colour to match Colorsteel cladding.

417 Roof insulation
Earthwool Ceiling Pads R3.6 (175mm)
Skillion Roof: (Wall Batts) R3.6 (140mm)

418 Wall insulation
Exterior Walls: Earthwool R3.6 wall batts (140mm) min. Interior Walls: Earthwool R2.8 wall batts (90mm) min located as shown on Floor plans.

419 Underfloor insulation
Goldfoam XPS polystyrene R2.31 (60mm) underfloor insulation to timber floor.

421 Barge Flashing
0.55mm BMT Colorsteel folded metal barge flashing. Colour to match roof and wall cladding.
For profile and size refer to details.

422 Espan Roofing
Espan 340 Flat panel type by Metalcraft 0.55 BMT Colorsteel Endura roofing tray-section roofing on hidden clip fixings over roofing underlay and galvanised netting.

424 Head flashing
0.55 BMT colorsteel window head flashing min 15° slope. Colour to match roof and wall cladding.
For profile and size refer to details.

500 Gib wall lining
10mm Gib Standard to walls generally. Gib Aqualine to bathroom & ensuite walls. Hardies 9mm Villaboard to shower and tiled walls. Level 4 finish.

502 Gib ceiling lining
10mm Gib Ultraline to ceilings over ceiling battens at 600 centres. 10mm Gib Aqualine to Bathroom and Ensuite ceilings.

523 Floorboards
14mm x 85 Cover JSC T&G Overlay hardwood timber flooring - Tasmanian Oak or Blackbutt - 3 Coats of Polyeurethane satin finish. Timber flooring samples (min. 1.0 m2) provided to architect for final confirmation prior ordering and installation.

530 Wardrobe Slider
CS MirrorLite doors in CS FH-CeilingMountTrack Overtaking with SofStop and SquareStop. Installed to manufacturers requirements.

602 Stone Ballast
Stone ballast finish to areas as highlighted, use ballast guard to close off areas.

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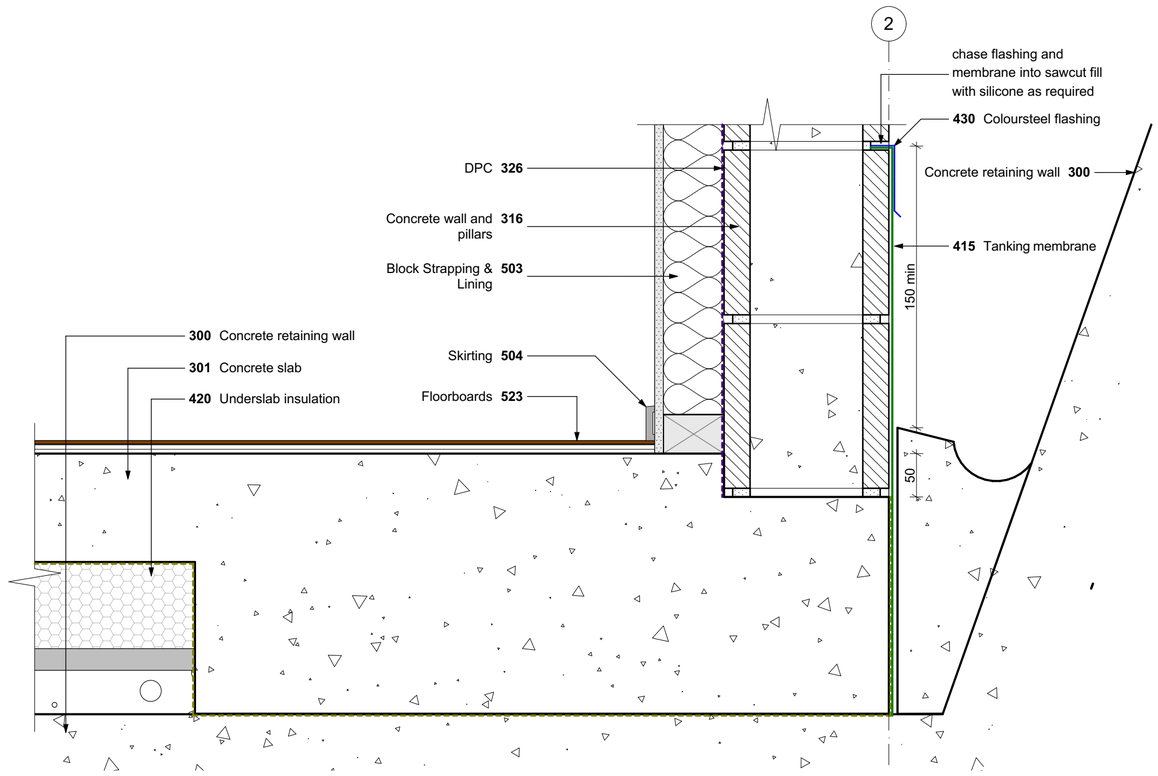
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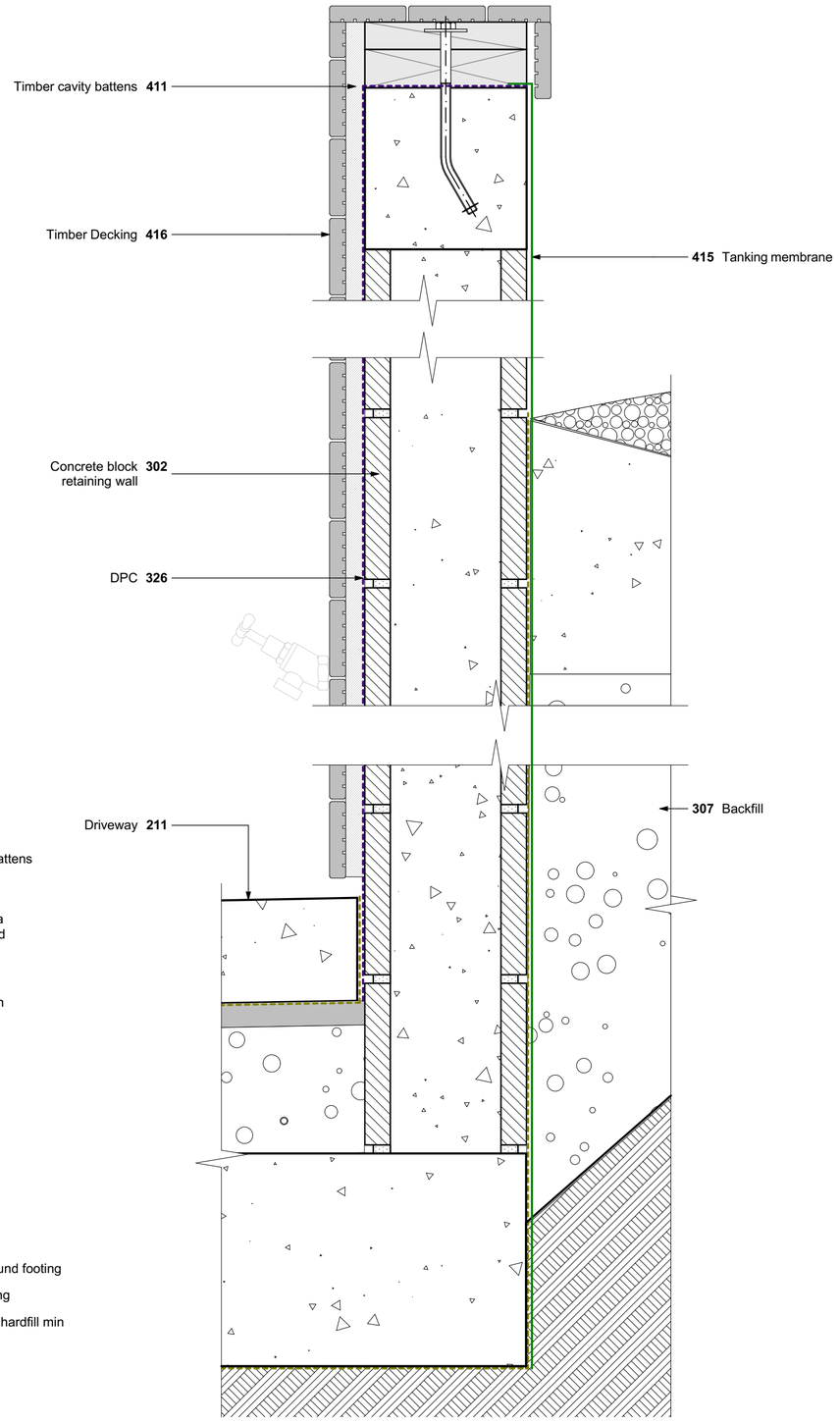
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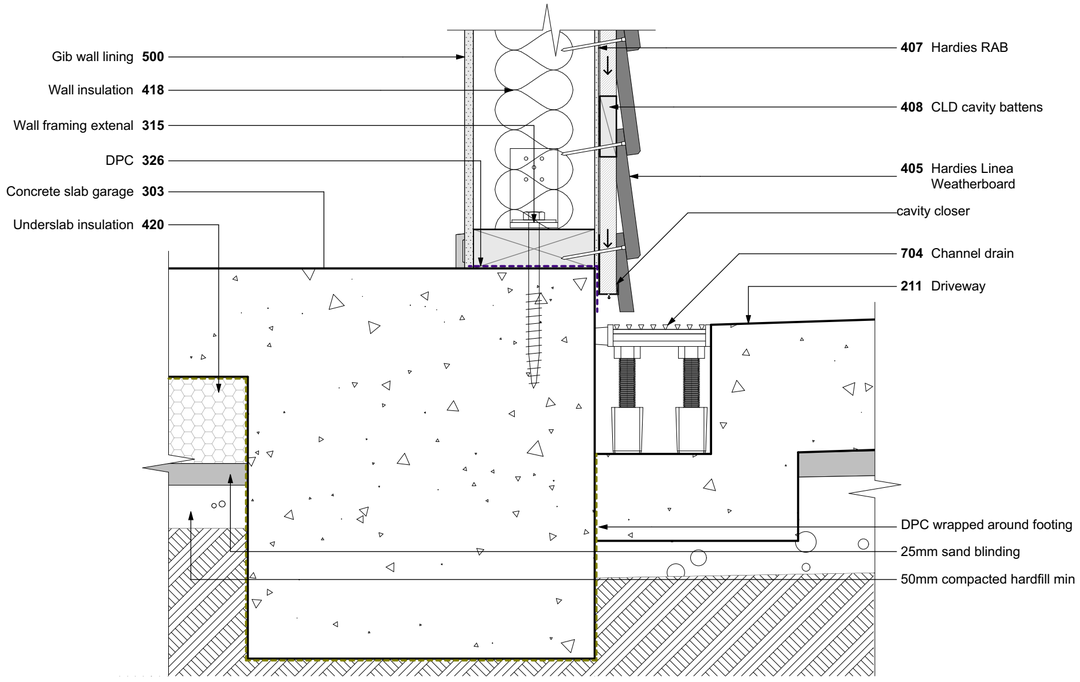
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WD40



12 / 16 Block Wall Base Detail 1:5



40 / 19 Concrete Block RW Cladding Detail 1:5



39 / 19 Hardies Linea Weatherboard Wall Base Detail 1:5

Notes

211 Driveway
Lay 125mm thick 25MPa reinforced concrete driveway with thickenings and footings to Engineer's plans. Broom finished. Edge with 120x240mm dark grey pavers as shown on landscaping plan. For overall 387 Karori Road Development refer to approved Resource Consent No: SR446688 and SR478797 including earthworks and services as designed by Envelope Engineering.

300 Concrete retaining wall
Refer to engineers drawings to concrete pillars and sprayed concrete wall

301 Concrete slab
Lay 125mm thick 25MPa reinforced concrete slab with thickenings and footings to Engineer's plans. Side of slab to be left fair-face. Thermakraft Thermathene Black polyethylene sheet membrane continuous under footings and polystyrene, 25mm max. sand blinding and compacted granular hardfill. See note 420 for underslab insulation.

302 Concrete block retaining wall
Concrete block retaining wall and footings in accordance with Engineer's drawings. Apply waterproof membrane.

303 Concrete slab garage
Lay slab as per Note 301. Concrete floor acid washed power floated concrete sealed with Peter Fell acrylic sealer.

307 Backfill
Coarse angular free draining backfill wrapped in filter fabric.

315 Wall framing external
Wall Framing to NZS3604.2011 Section 8. Studs at 400 max. centres. Single top plate and single bottom plate. H3.2 bottom plate on DPC with fixings to slab as shown on Foundation Plan.

316 Concrete wall and pillars
Concrete block wall and pillars in accordance with Engineer's drawings. Apply Nuralite 3PT & 3PTM water-proofing membrane to block walls - Refer Note 415.

326 DPC
Thermakraft Supercourse 500 between concrete and timber, to extend 6mm beyond each face of the timber.

405 Hardies Linea Weatherboard
150mm wide Hardie Linea Weatherboard over 45 x 19mm timber cavity battens over Hardies 4.5mm HomeRAB. Fix with Hot-dipped galvanised jolt head nail with pre-drilling through the top weatherboard. Paint finish.

407 Hardies RAB
Install Hardies 4.5mm HomeRAB to manufacturer's instructions. See Hardies HomeRAB Pre Cladding RAB Board Installation Manual. Tape all joints and corners.

408 CLD cavity battens
Structurally fixed Hardies 70 x 19mm CLD cavity battens. 75 x 3.15mm RounDrive ring shank stainless steel nail fixings to timber frame at 200 max. centres. See Hardies Stria CLD Technical Specification.

411 Timber cavity battens
45 x 19mm SG6 H3.1 timber cavity battens fixed with 75 x 3.15mm flathead hot-dip galv. nails.

415 Tanking membrane
Nuralite 3PT & 3PTM water-proofing membrane to block walls and conc floor, continuous to front of footing. To manufacturer's instructions. including primer coat. Nuradrain Polyethelene Protection Sheet over. Concrete drain at base of wall to discharge to sump, sump to connect to SW. Nuralite pre-formed termination bar.

416 Timber Decking
Hermpac HP99 (90 x 19mm) Kwila decking. 60mm x 10g (4.8mm) Hermpac Torx Drive T-20 stainless steel screw fixings. Use deck hole template to ensure screw lines in perfect straight line. Aris all end cuts. Natural finish.

418 Wall insulation
Exterior Walls: Earthwool R3.6 wall batts (140mm) min. Interior Walls: Earthwool R2.8 wall batts (90mm) min located as shown on Floor plans.

420 Underslab insulation
Expol Thermaslab (S) R2.8 Concrete Slab (100mm) polystyrene insulation beneath whole slab excluding footings & thickenings.

430 Coloursteel flashing
0.55mm BMT Colorsteel folded metal flashing. Colour to match roof and wall cladding. For profile and size refer to details.

500 Gib wall lining
10mm Gib Standard to walls generally. Gib Aqualine to bathroom & ensuite walls. Hardies 9mm Villaboard to shower and tiled walls. Level 4 finish.

503 Block Strapping & Lining
70 mm framed false wall with studs at 600 mm centres and nogging at 800 mm centres. Pink Batts Classic Wall Thermal Insulation R2.2. Lined with 10mm Gib Standard to walls generally. Gib Aqualine to bathroom & ensuite walls. Hardies 9mm Villaboard to shower and tiled walls. Level 4 finish.

504 Skirting
40 x 10mm Single Bevelled pine finger jointed skirting, mitre cut all joints. Paint to match wall colour min 3 coats.

523 Floorboards
14mm x 85 Cover JSC T&G Overlay hardwood timber flooring - Tasmanian Oak or Blackbutt - 3 Coats of Polyeurethane satin finish. Timber flooring samples (min. 1.0 m2) provided to architect for final confirmation prior ordering and installation.

704 Channel drain
Allproof The Threaded Leg system in preformed concrete drain, 304SS Grate. Level Threshold in front of doors.

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Sheet
WD41

Notes

306 Steel structure
Refer to engineers drawings for steel sizes

315 Wall framing external
Wall Framing to NZS3604.2011 Section 8. Studs at 400 max. centres. Single top plate and single bottom plate. H3.2 bottom plate on DPC with fixings to slab as shown on Foundation Plan.

405 Hardies Linea Weatherboard
150mm wide Hardie Linea Weatherboard over 45 x 19mm timber cavity battens over Hardies 4.5mm HomeRAB. Fix with Hot-dipped galvanised jolt head nail with pre-drilling through the top weatherboard. Paint finish.

407 Hardies RAB
Install Hardies 4.5mm HomeRAB to manufacturer's instructions. See Hardies HomeRAB Pre Cladding RAB Board Installation Manual. Tape all joints and corners.

411 Timber cavity battens
45 x 19mm SG6 H3.1 timber cavity battens fixed with 75 x 3.15mm flathead hot-dip galv. nails.

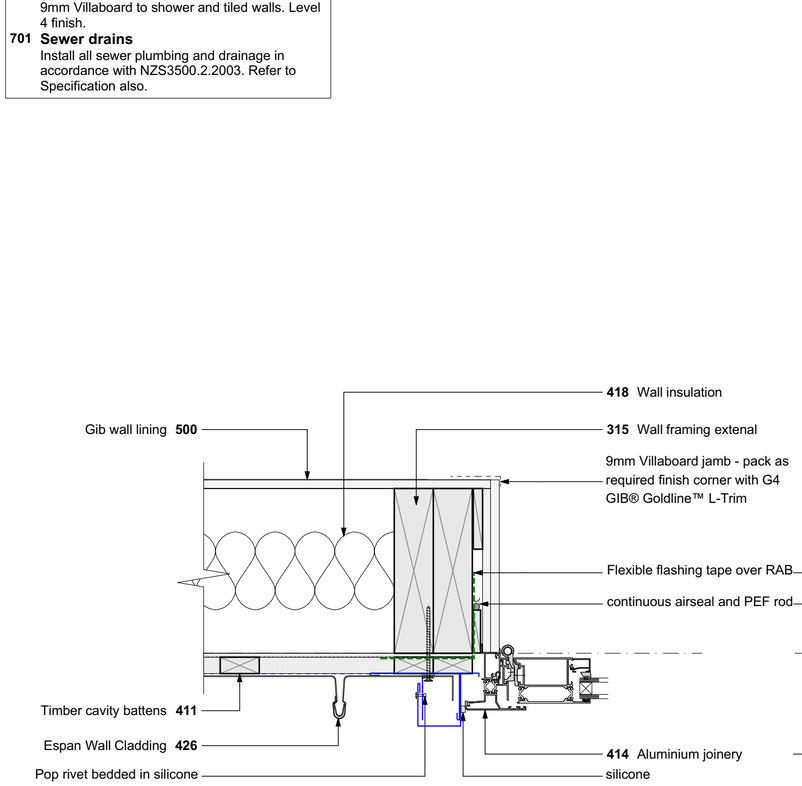
414 Aluminium joinery
Altus Pacific Thermal System by Rylock window and door joinery. Install in accordance with details. Final Power Coated standard color as per Architect Instructions and added Color Scheme Chart.
Colour to match Colorsteel cladding.

418 Wall insulation
Exterior Walls: Earthwool R3.6 wall batts (140mm) min. Interior Walls: Earthwool R2.8 wall batts (90mm) min located as shown on Floor plans.

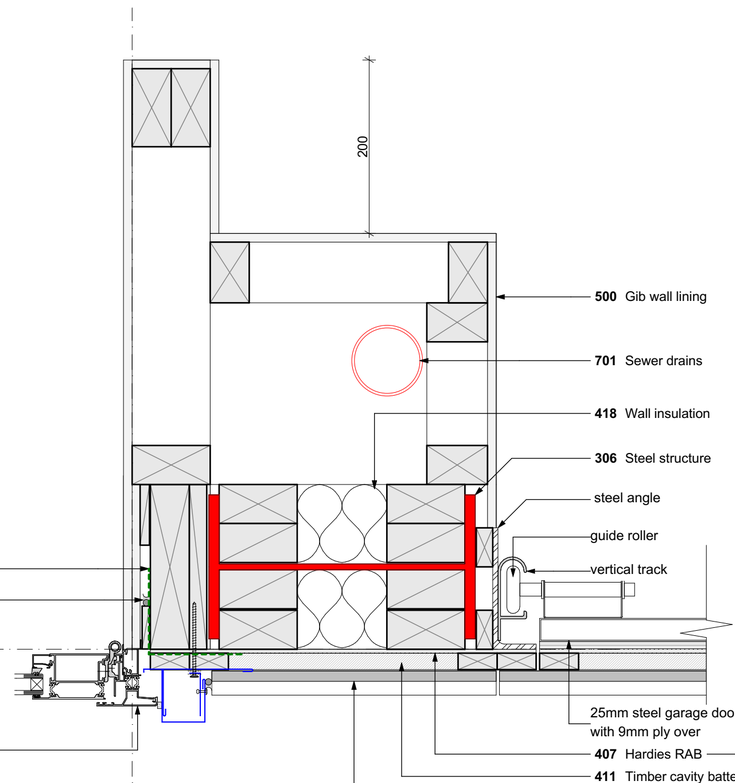
426 Espan Wall Cladding
Espan 340 Flat panel type by Metalcraft 0.55 BMT Colorsteel Endura wall cladding tray-section on hidden clip fixings. Separate battens and cladding with DPC.

500 Gib wall lining
10mm Gib Standard to walls generally. Gib Aqualine to bathroom & ensuite walls. Hardies 9mm Villaboard to shower and tiled walls. Level 4 finish.

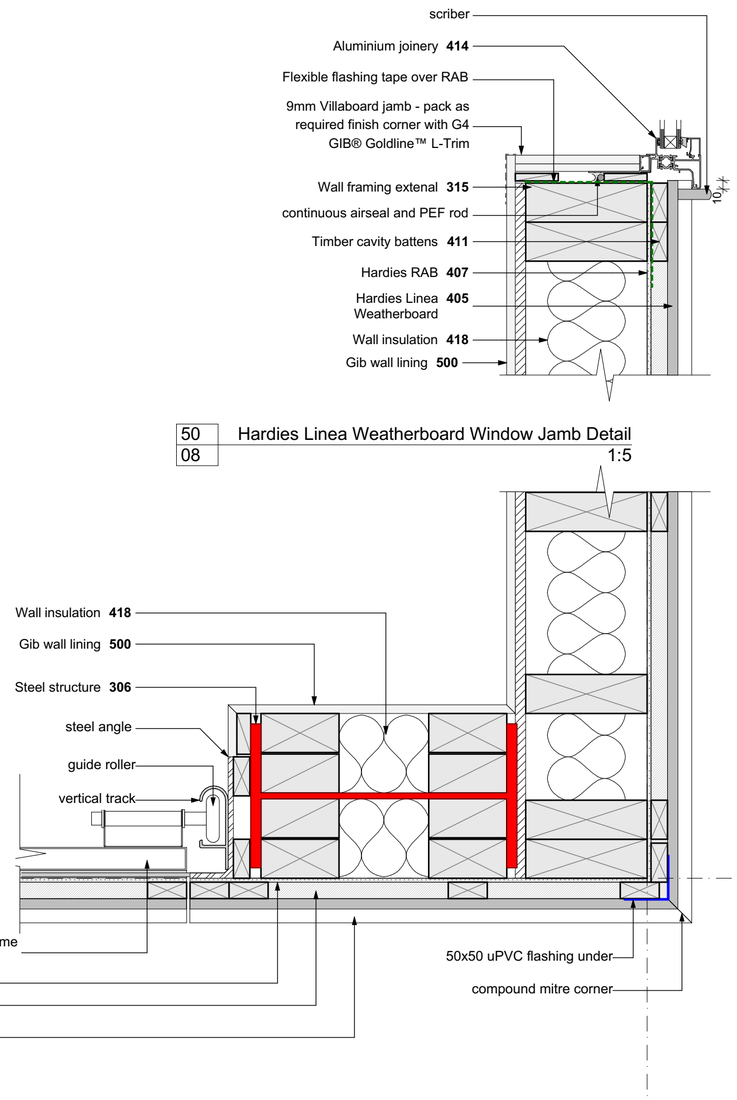
701 Sewer drains
Install all sewer plumbing and drainage in accordance with NZS3500.2.2003. Refer to Specification also.



46 / 08 Espan Open In Door Jamb Detail 1:5



47 / 08 Hardies Linea Weatherboard Open In Door Jamb Detail 1:5



50 / 08 Hardies Linea Weatherboard Window Jamb Detail 1:5

48 / 08 Garage Door Jamb Detail 1:5

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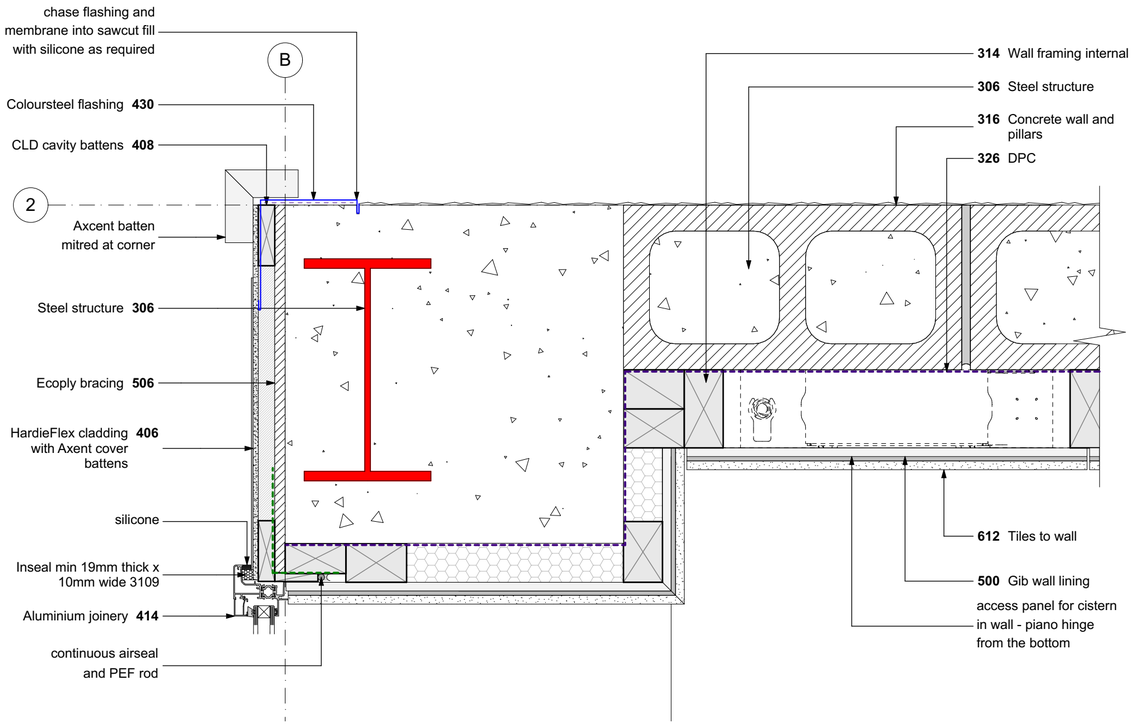
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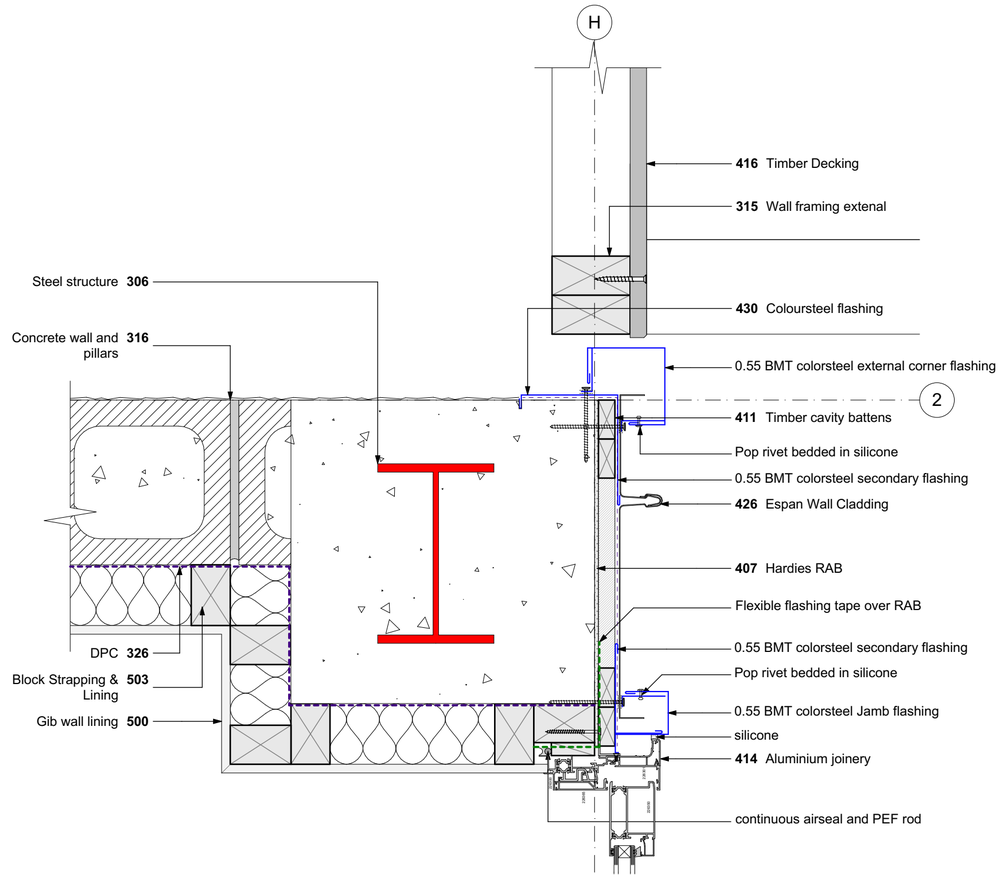
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Structural Engineer : Martin Meyers and Associates
Documentation : Michael Maddern Draft3d Design
Checked : Davor Mikulcic

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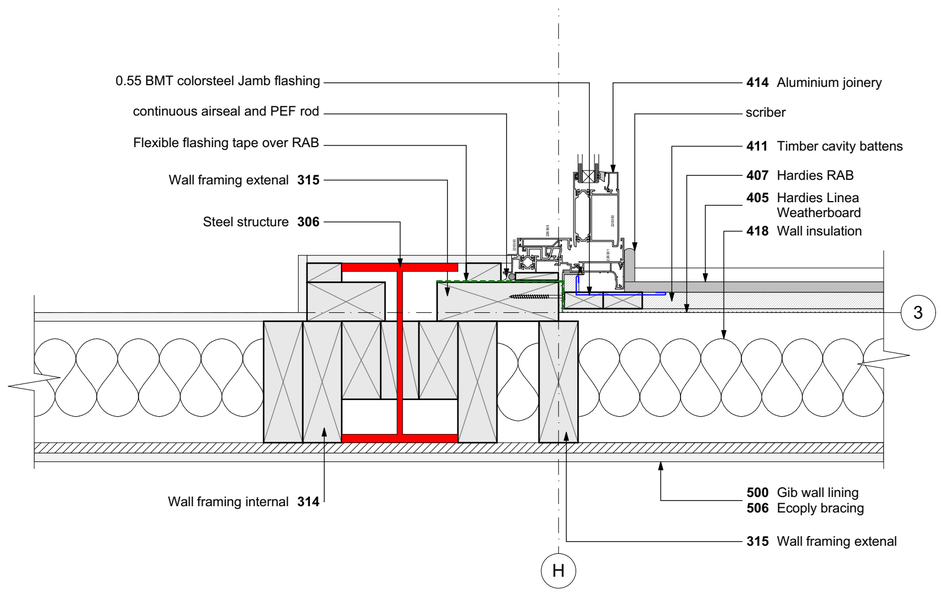
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52 Awning Window HardieFlex Jamb Detail
08 1:5



51 Sliding Door Concrete Column Jamb Detail
08 1:5



49 Linea Sliding Door Jamb Detail
08 1:5

Notes

306 Steel structure
Refer to engineers drawings for steel sizes

314 Wall framing internal
Wall Framing to NZS3604.2011 Section 8. studs at 400 max. centres. Single top plate and single bottom plate. H3.2 bottom plate on DPC with fixings to slab as shown on Foundation Plan.

315 Wall framing external
Wall Framing to NZS3604.2011 Section 8. Studs at 400 max. centres. Single top plate and single bottom plate. H3.2 bottom plate on DPC with fixings to slab as shown on Foundation Plan.

316 Concrete wall and pillars
Concrete block wall and pillars in accordance with Engineer's drawings. Apply Nuralite 3PT & 3PTM water-proofing membrane to block walls - Refer Note 415.

326 DPC
Thermakraft Supercourse 500 between concrete and timber, to extend 6mm beyond each face of the timber.

405 Hardies Linea Weatherboard
150mm wide Hardie Linea Weatherboard over 45 x 19mm timber cavity battens over Hardies 4.5mm HomeRAB. Fix with Hot-dipped galvanised jolt head nail with pre-drilling through the top weatherboard. Paint finish.

406 HardieFlex cladding with Axent cover battens
6mm HardieFlex over 45 x 19mm timber cavity battens fixed to Ply bracing. Hardies Axent Trim 84 x 19mm cover battens for board & batten effect. See details & technical literature.

407 Hardies RAB
Install Hardies 4.5mm HomeRAB to manufacturer's instructions. See Hardies HomeRAB Pre Cladding RAB Board Installation Manual. Tape all joints and corners.

408 CLD cavity battens
Structurally fixed Hardies 70 x 19mm CLD cavity battens. 75 x 3.15mm RounDrive ring shank stainless steel nail fixings to timber frame at 200 max. centres. See Hardies Stria CLD Technical Specification.

411 Timber cavity battens
45 x 19mm SG6 H3.1 timber cavity battens fixed with 75 x 3.15mm flathead hot-dip galv. nails.

414 Aluminium joinery
Altus Pacific Thermal System by Rylock window and door joinery. Install in accordance with details. Final Power Coated standard color as per Architect Instructions and added Color Scheme Chart.
Colour to match Colorsteel cladding.

416 Timber Decking
Hermpac HP99 (90 x 19mm) Kwila decking. 60mm x 10g (4.8mm) Hermpac Torx Drive T-20 stainless steel screw fixings. Use deck hole template to ensure screw lines in perfect straight line. Aris all end cuts. Natural finish.

418 Wall insulation
Exterior Walls: Earthwool R3.6 wall batts (140mm) min. Interior Walls: Earthwool R2.8 wall batts (90mm) min located as shown on Floor plans.

426 Espan Wall Cladding
Espan 340 Flat panel type by Metalcraft 0.55 BMT Colorsteel Endura wall cladding tray-section on hidden clip fixings. Separate battens and cladding with DPC.

430 Colorsteel flashing
0.55mm BMT Colorsteel folded metal flashing. Colour to match roof and wall cladding. For profile and size refer to details.

500 Gib wall lining
10mm Gib Standard to walls generally. Gib Aqualine to bathroom & ensuite walls. Hardies 9mm Villaboard to shower and tiled walls. Level 4 finish.

503 Block Strapping & Lining
70 mm framed false wall with studs at 600 mm centres and nogging at 800 mm centres. Pink Batts Classic Wall Thermal Insulation R2.2. Lined with 10mm Gib Standard to walls generally. Gib Aqualine to bathroom & ensuite walls. Hardies 9mm Villaboard to shower and tiled walls. Level 4 finish.

506 Ecoply bracing
Ecoply Bracing - see Engineer's Bracing Plan. Gib lining over to interior - see note 500.

612 Tiles to wall
Install owner-supplied tiles over 9mm Hardies Villaboard. ASA Dampfix Gold WPM to wet areas in accordance with manufacturer's literature.

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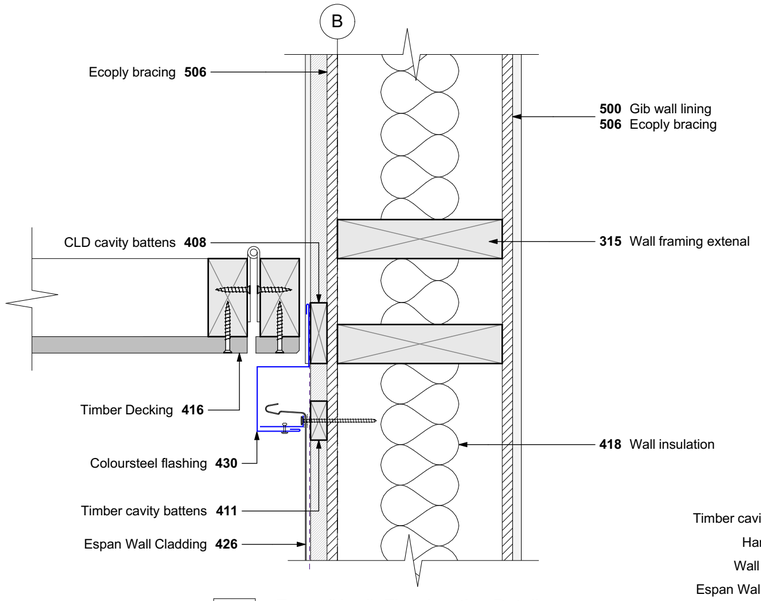
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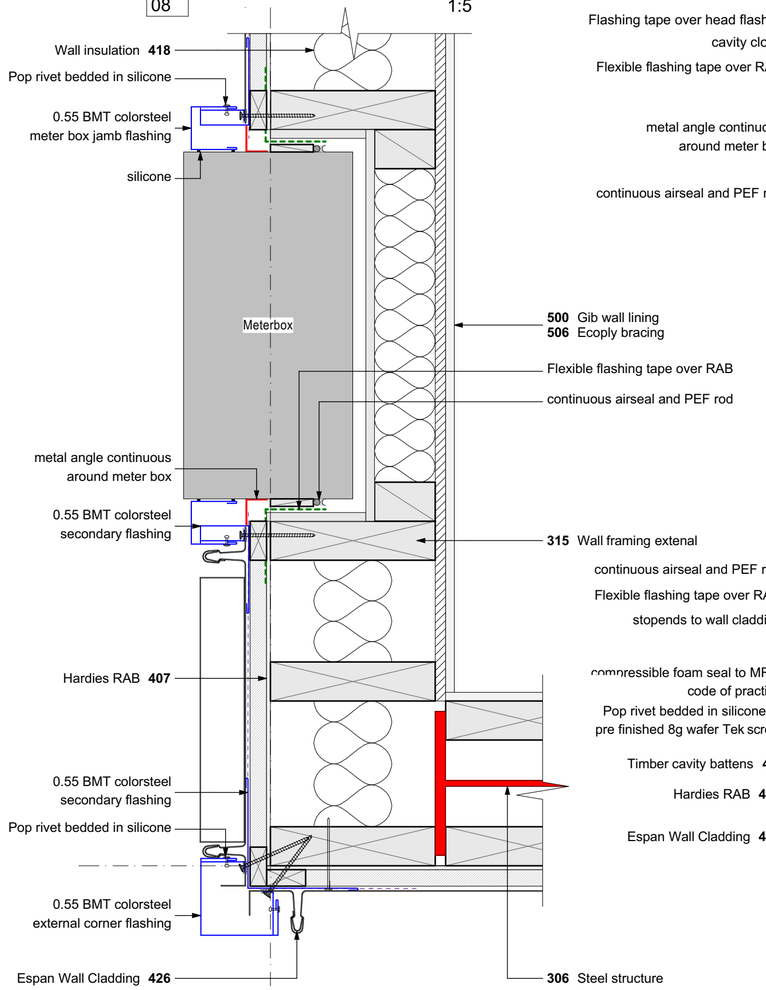
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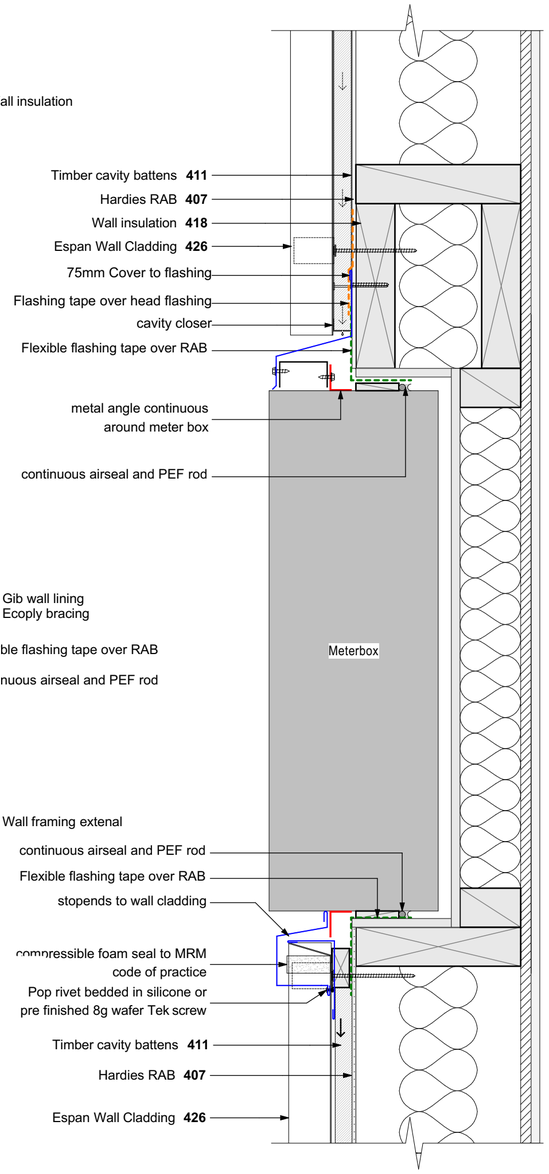
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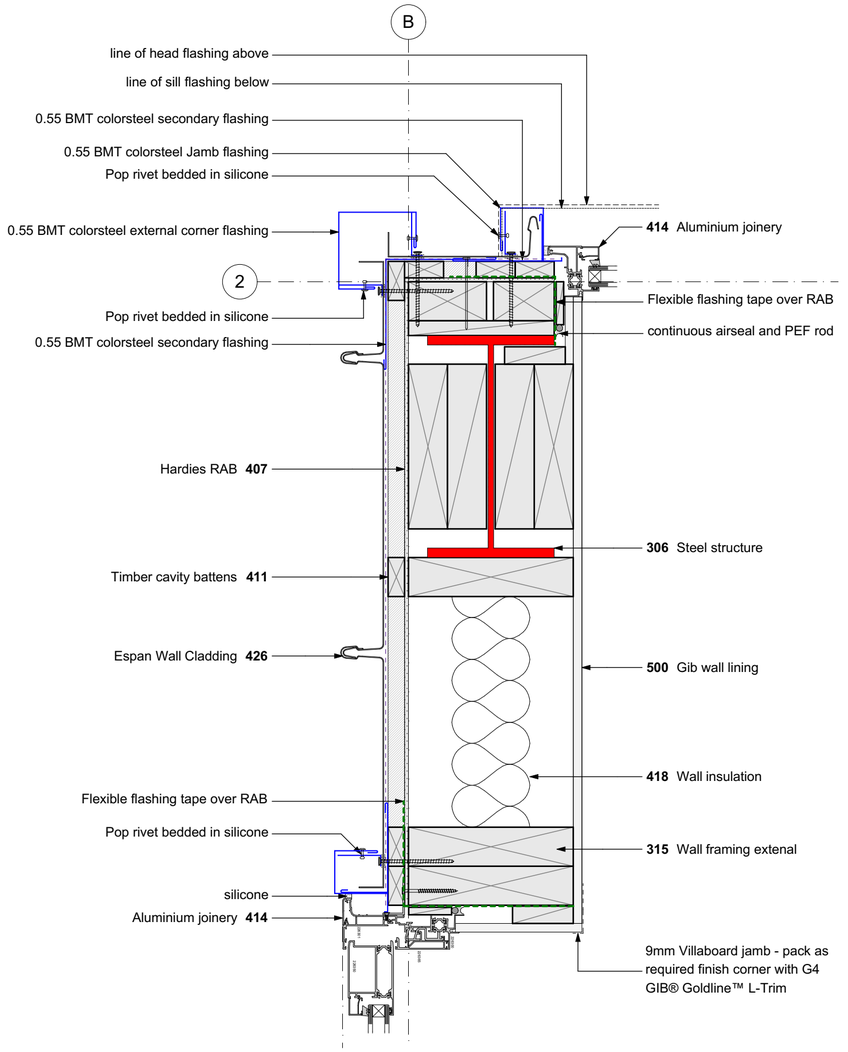


53 08 Espan/HardieFlex Junction Detail 1:5

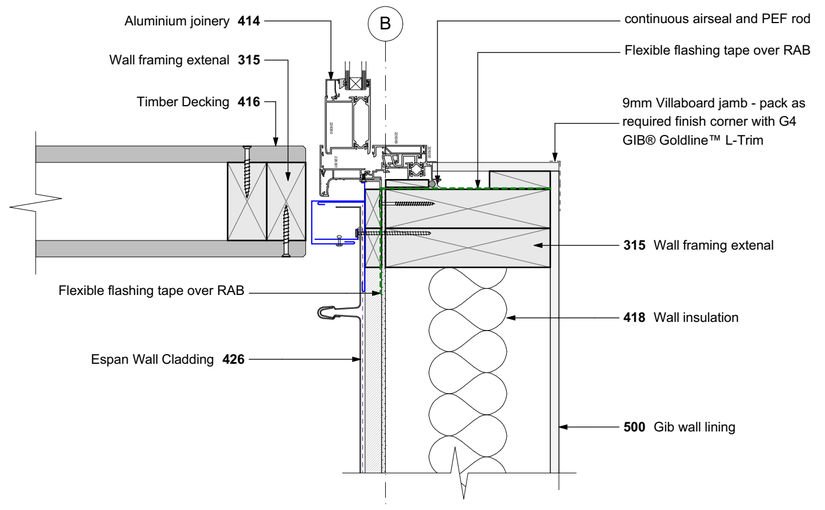


45 08 Meter Board Recess Detail 1:5





55 09 Espan Window Jamb Ex Corner Detail 1:5



54 09 Espan Sliding Door Jamb Detail 1:5

Notes

306 Steel structure
Refer to engineers drawings for steel sizes

315 Wall framing external
Wall Framing to NZS3604.2011 Section 8. Studs at 400 max. centres. Single top plate and single bottom plate. H3.2 bottom plate on DPC with fixings to slab as shown on Foundation Plan.

407 Hardies RAB
Install Hardies 4.5mm HomeRAB to manufacturer's instructions. See Hardies HomeRAB Pre Cladding RAB Board Installation Manual. Tape all joints and corners.

408 CLD cavity battens
Structurally fixed Hardies 70 x 19mm CLD cavity battens. 75 x 3.15mm RounDrive ring shank stainless steel nail fixings to timber frame at 200 max. centres. See Hardies Stria CLD Technical Specification.

411 Timber cavity battens
45 x 19mm SG6 H3.1 timber cavity battens fixed with 75 x 3.15mm flathead hot-dip galv. nails.

414 Aluminium joinery
Altus Pacific Thermal System by Rylock window and door joinery. Install in accordance with details. Final Power Coated standard color as per Architect Instructions and added Color Scheme Chart.
Colour to match Colorsteel cladding.

416 Timber Decking
Hermpac HP99 (90 x 19mm) Kwila decking. 60mm x 10g (4.8mm) Hermpac Torx Drive T-20 stainless steel screw fixings. Use deck hole template to ensure screw lines in perfect straight line. Aris all end cuts. Natural finish.

418 Wall insulation
Exterior Walls: Earthwool R3.6 wall batts (140mm) min. Interior Walls: Earthwool R2.8 wall batts (90mm) min located as shown on Floor plans.

426 Espan Wall Cladding
Espan 340 Flat panel type by Metalcraft 0.55 BMT Colorsteel Endura wall cladding tray-section on hidden clip fixings. Separate battens and cladding with DPC.

430 Coloursteel flashing
0.55mm BMT Colorsteel folded metal flashing. Colour to match roof and wall cladding. For profile and size refer to details.

500 Gib wall lining
10mm Gib Standard to walls generally. Gib Aqualine to bathroom & ensuite walls. Hardies 9mm Villaboard to shower and tiled walls. Level 4 finish.

506 Ecoply bracing
Ecoply Bracing - see Engineer's Bracing Plan. Gib lining over to interior - see note 500.

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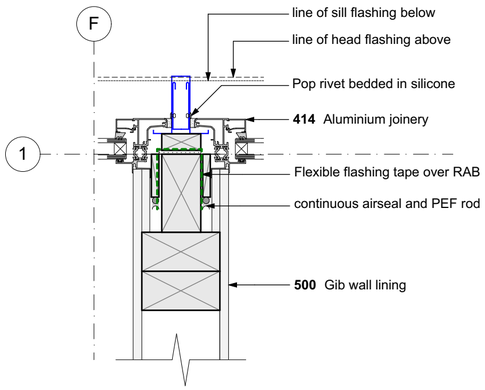
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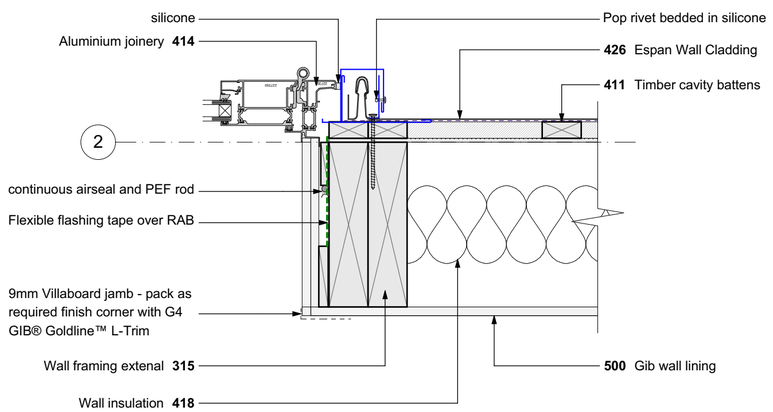
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Documentation : Michael Maddern Draft3d Design	
Checked : Davor Mikulcic	

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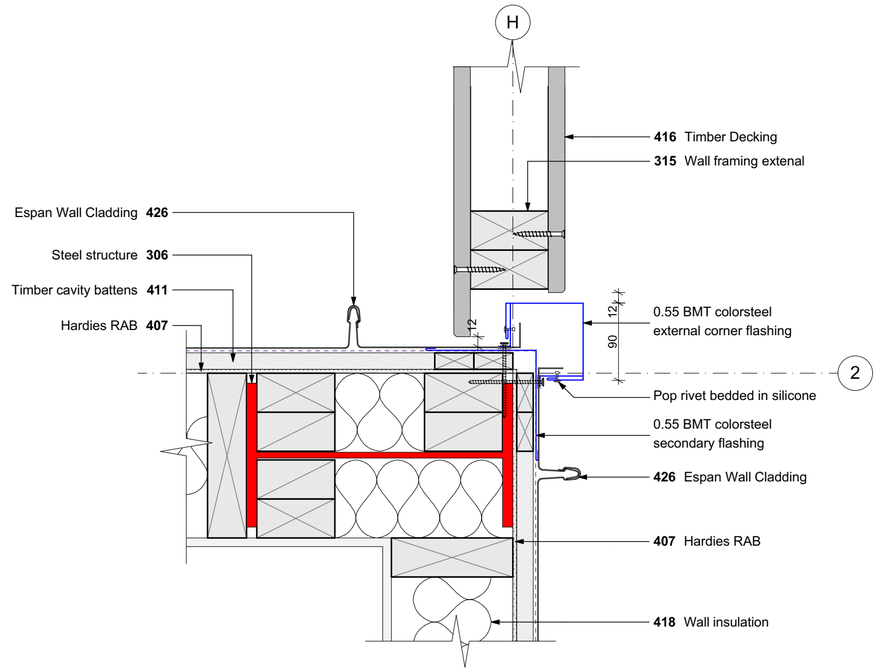
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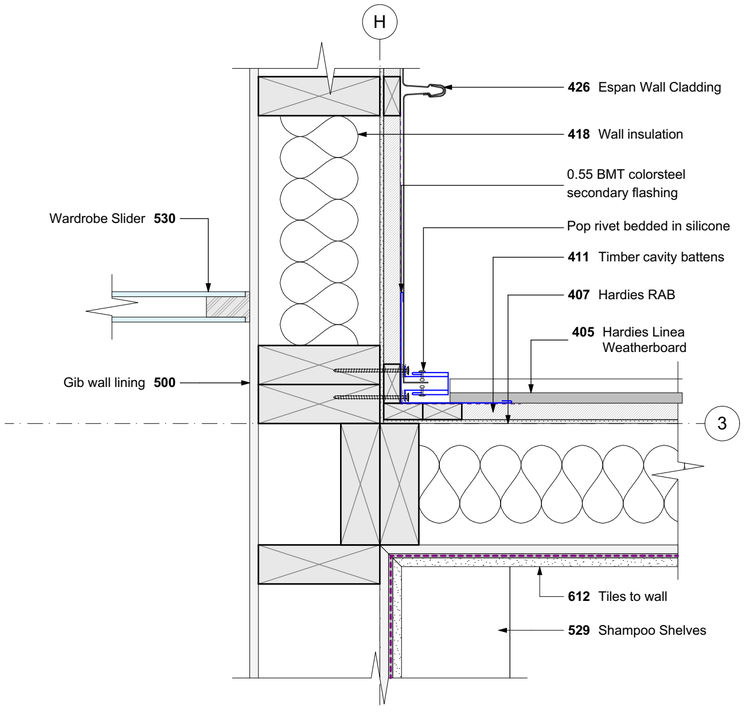
59 10 Window to Window Jamb Detail 1:5



56 09 Espan Door Jamb Detail 1:5



57 09 Espan Deck External Corner Detail 1:5



58 09 Espan Linea Internal Corner Detail 1:5

Notes

306 Steel structure
Refer to engineers drawings for steel sizes

315 Wall framing external
Wall Framing to NZS3604.2011 Section 8. Studs at 400 max. centres. Single top plate and single bottom plate. H3.2 bottom plate on DPC with fixings to slab as shown on Foundation Plan.

405 Hardies Linea Weatherboard
150mm wide Hardie Linea Weatherboard over 45 x 19mm timber cavity battens over Hardies 4.5mm HomeRAB. Fix with Hot-dipped galvanised jolt head nail with pre-drilling through the top weatherboard. Paint finish.

407 Hardies RAB
Install Hardies 4.5mm HomeRAB to manufacturer's instructions. See Hardies HomeRAB Pre Cladding RAB Board Installation Manual. Tape all joints and corners.

411 Timber cavity battens
45 x 19mm SG6 H3.1 timber cavity battens fixed with 75 x 3.15mm flathead hot-dip galv. nails.

414 Aluminium joinery
Altus Pacific Thermal System by Rylock window and door joinery. Install in accordance with details. Final Power Coated standard color as per Architect Instructions and added Color Scheme Chart.
Colour to match Colorsteel cladding.

416 Timber Decking
Hermpac HP99 (90 x 19mm) Kwila decking. 60mm x 10g (4.8mm) Hermpac Torx Drive T-20 stainless steel screw fixings. Use deck hole template to ensure screw lines in perfect straight line. Aris all end cuts. Natural finish.

418 Wall insulation
Exterior Walls: Earthwool R3.6 wall batts (140mm) min. Interior Walls: Earthwool R2.8 wall batts (90mm) min located as shown on Floor plans.

426 Espan Wall Cladding
Espan 340 Flat panel type by Metalcraft 0.55 BMT Colorsteel Endura wall cladding tray-section on hidden clip fixings. Separate battens and cladding with DPC.

500 Gib wall lining
10mm Gib Standard to walls generally. Gib Aqualine to bathroom & ensuite walls. Hardies 9mm Villaboard to shower and tiled walls. Level 4 finish.

529 Shampoo Niche
Make 400W x 300H recessed tiled Niche in shower at height shown. Install timber blocking, fit 9mm Villaboard lining, WPM then tile. Ensure watertightness.

530 Wardrobe Slider
CS MirrorLite doors in CS FH-CeilingMountTrack Overtaking with SofStop and SquareStop. Installed to manufacturers requirements.

612 Tiles to wall
Install owner-supplied tiles over 9mm Hardies Villaboard. ASA Dampfix Gold WPM to wet areas in accordance with manufacturer's literature.

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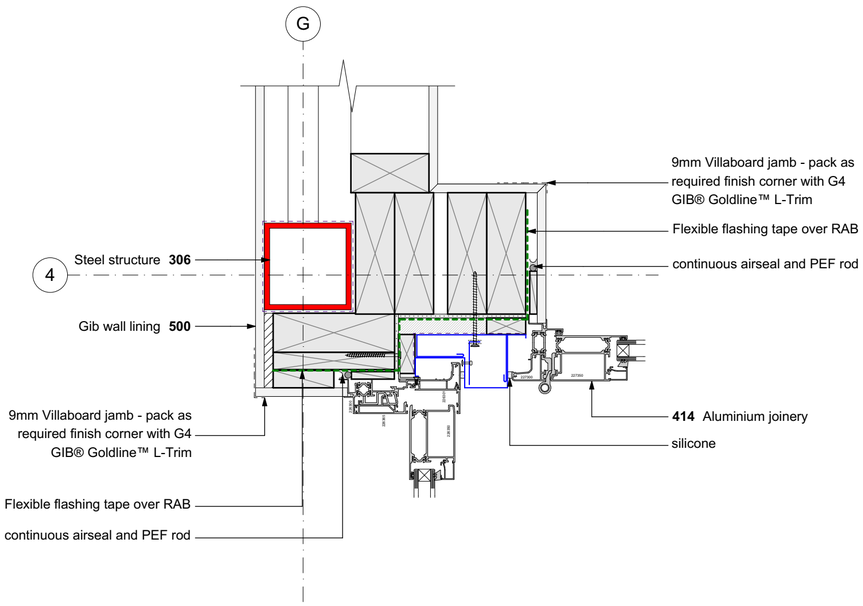
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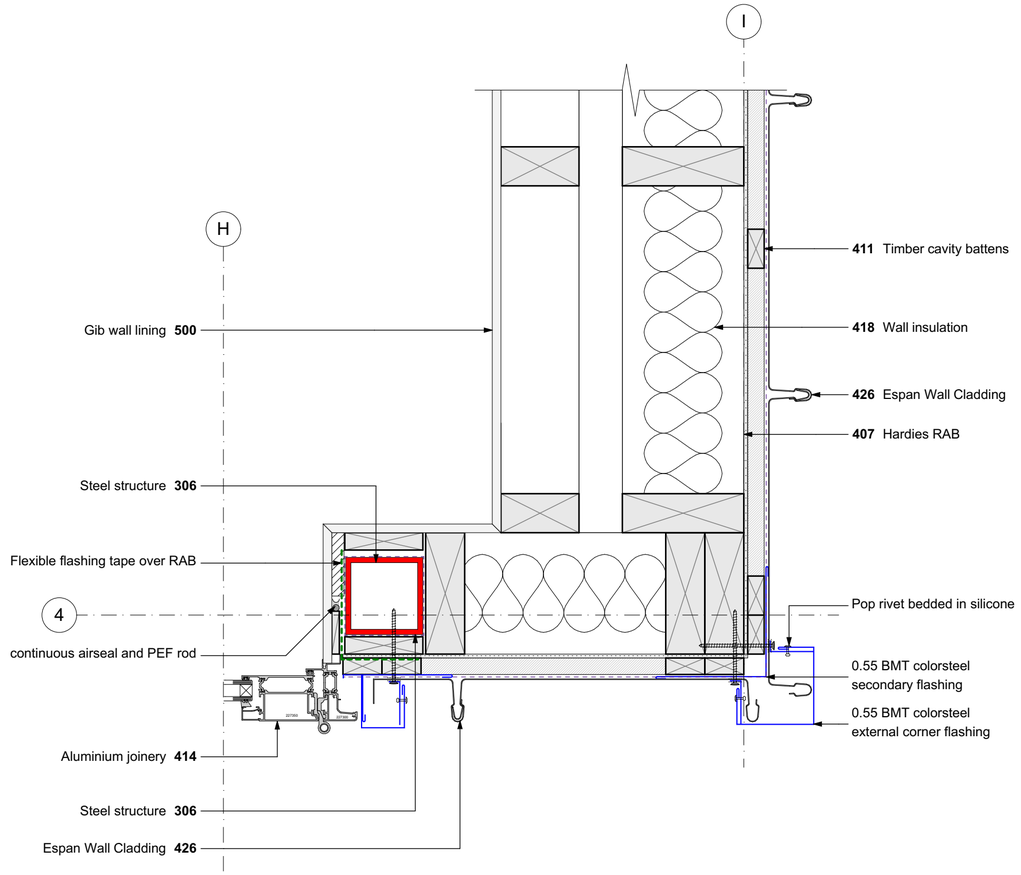
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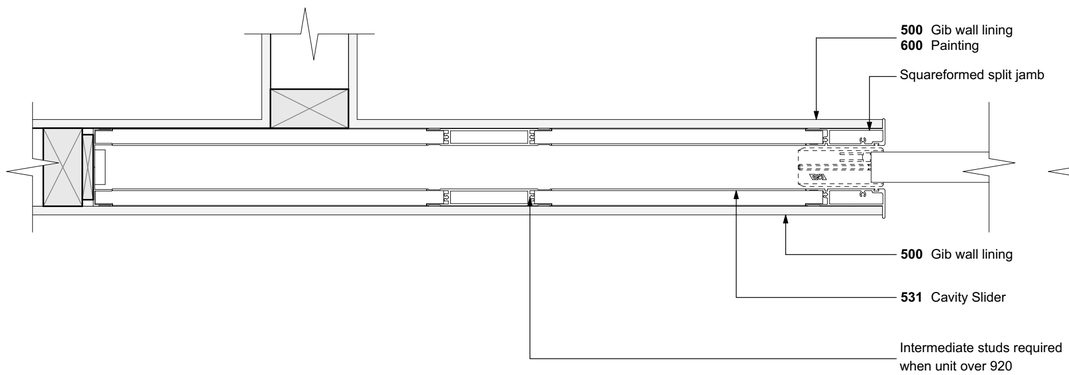
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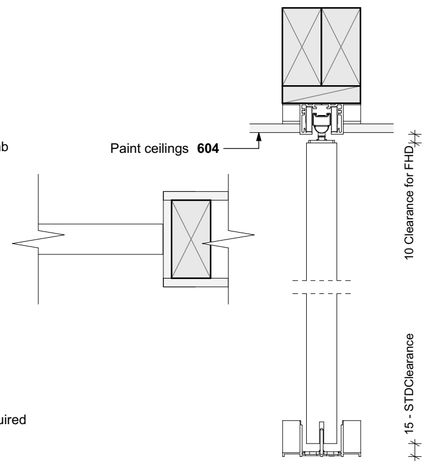


61/10 Sliding/Openout Door Jamb Detail 1:5



60/10 Espan Bifold Door Jamb Detail 1:5





65/10 Cavity Slider Detail 1:5

Notes

306 Steel structure
Refer to engineers drawings for steel sizes

407 Hardies RAB
Install Hardies 4.5mm HomeRAB to manufacturer's instructions. See Hardies HomeRAB Pre Cladding RAB Board Installation Manual. Tape all joints and corners.

411 Timber cavity battens
45 x 19mm SG6 H3.1 timber cavity battens fixed with 75 x 3.15mm flathead hot-dip galv. nails.

414 Aluminium joinery
Altus Pacific Thermal System by Rylock window and door joinery. Install in accordance with details. Final Power Coated standard color as per Architect Instructions and added Color Scheme Chart.
Colour to match Colorsteel cladding.

418 Wall insulation
Exterior Walls: Earthwool R3.6 wall batts (140mm) min. Interior Walls: Earthwool R2.8 wall batts (90mm) min located as shown on Floor plans.

426 Espan Wall Cladding
Espan 340 Flat panel type by Metalcraft 0.55 BMT Colorsteel Endura wall cladding tray-section on hidden clip fixings. Separate battens and cladding with DPC.

500 Gib wall lining
10mm Gib Standard to walls generally. Gib Aqualine to bathroom & ensuite walls. Hardies 9mm Villaboard to shower and tiled walls. Level 4 finish.

531 Cavity Slider
CS SquareFormed cavity slider

600 Painting
level 4 plaster and paint finish to 10mm Gib lining

604 Paint ceilings
level 4 plaster and paint finish to ceiling lining

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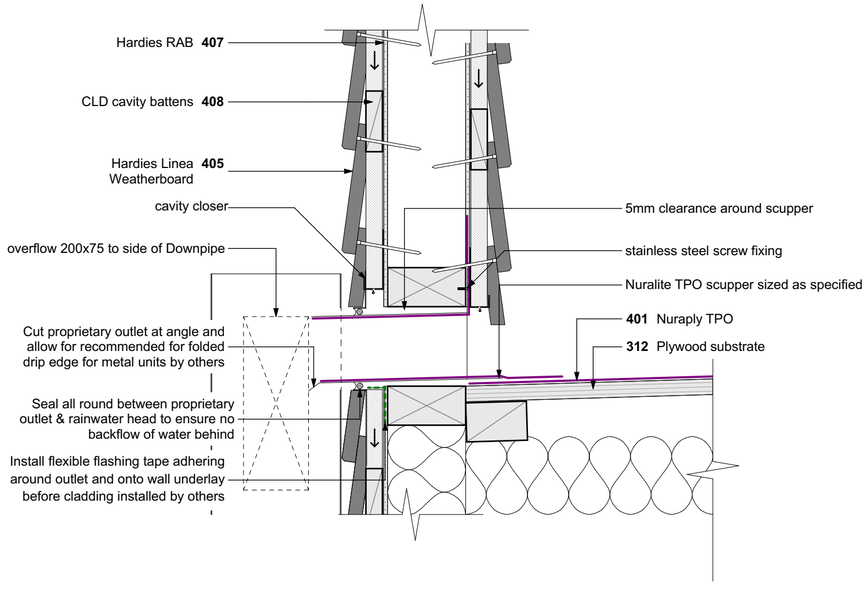
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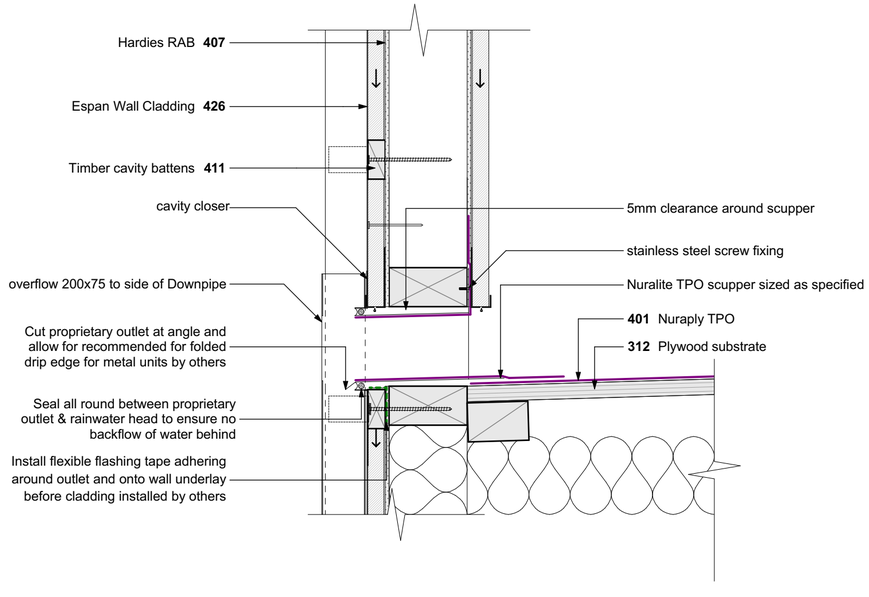
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63 / 10 Scupper Detail 1:5

Notes

312 Plywood substrate
CHH 2400 x 1200 x Ecoply® Structural / CD H3.2 CCA F8 square edge flooring. Stainless steel 10g x 45mm countersunk screws at 15mm from edges, 150 centres around perimeter of each sheet & 300 max. along joists. Holdfast Gorrila Grip daubs between screw locations. Solid blocking at 1200 max. and at all sheet edges. See CHH Ecoply Technical Literature.

401 Nuraply TPO
Nuraply single layer TPO membrane to manufacturer's instructions. Install on Ecoply flooring (see note 312) on joists to 1.5 degree fall (1:40). 0.57 degree in gutter (1:100).

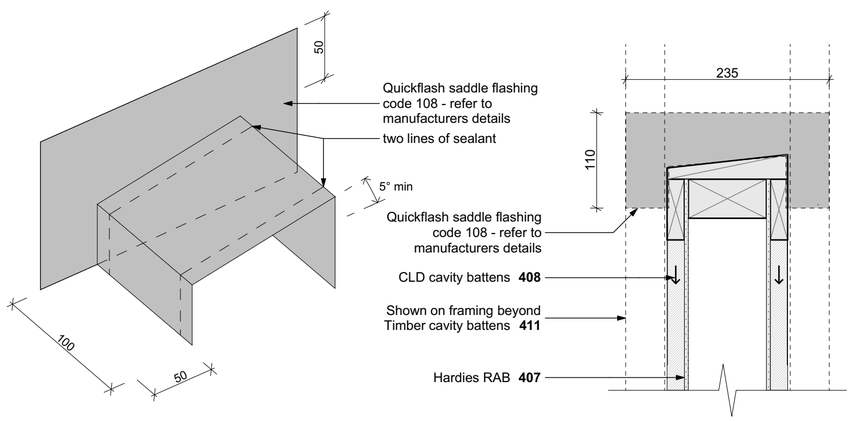
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150mm wide Hardie Linea Weatherboard over 45 x 19mm timber cavity battens over Hardies 4.5mm HomeRAB. Fix with Hot-dipped galvanised jolt head nail with pre-drilling through the top weatherboard. Paint finish.

407 Hardies RAB
Install Hardies 4.5mm HomeRAB to manufacturer's instructions. See Hardies HomeRAB Pre Cladding RAB Board Installation Manual. Tape all joints and corners.

408 CLD cavity battens
Structurally fixed Hardies 70 x 19mm CLD cavity battens. 75 x 3.15mm RounDrive ring shank stainless steel nail fixings to timber frame at 200 max. centres. See Hardies Stria CLD Technical Specification.

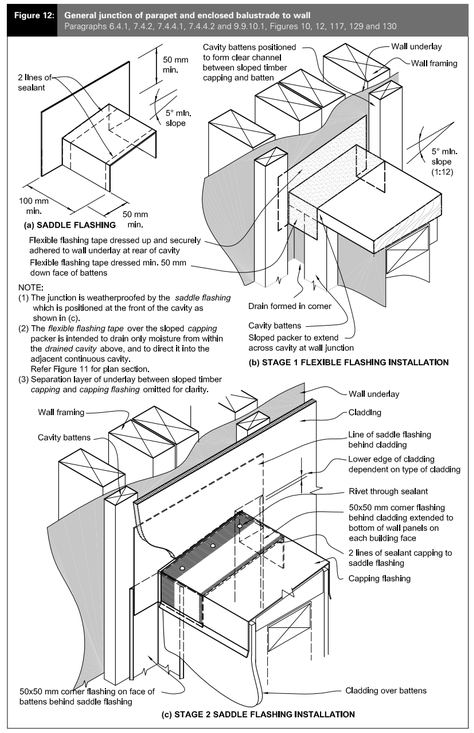
411 Timber cavity battens
45 x 19mm SG6 H3.1 timber cavity battens fixed with 75 x 3.15mm flathead hot-dip galv. nails.

426 Espan Wall Cladding
Espan 340 Flat panel type by Metalcraft 0.55 BMT Colorsteel Endura wall cladding tray-section on hidden clip fixings. Separate battens and cladding with DPC.



64 / 10 Saddle Flashing Detail 1:5

Figure 12: General junction of parapet and enclosed balustrade to wall
Paragraphs 6.4.1, 7.4.2, 7.4.4.1, 7.4.4.2 and 9.9.10.1, Figures 10, 12, 117, 129 and 130



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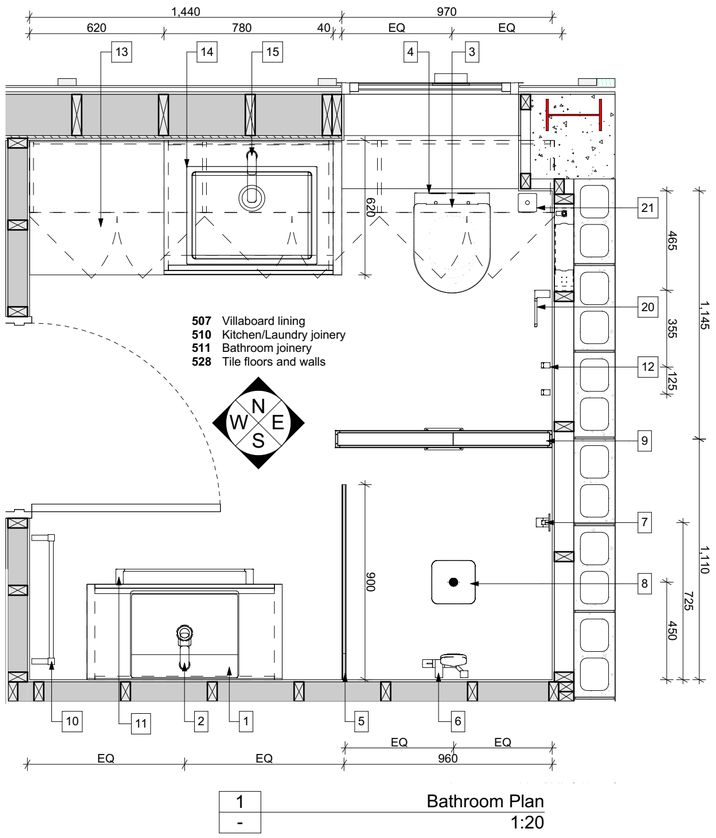
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1 Bathroom Plan
\- 1:20

BATHROOM GROUND LEVEL - FIT OUT LIST

No.	Special note	Product	Hardware	Size	Finish	Manufacturer	Type	Quantity
1	Supplied by owner-allow for installation	Hand Basin-bench mounted CAROMA URBANE II INSET BASINS	Rectangular bench mounted hand basin with mashroom pop up waste (ceramic finish) and with overflow	500 mm (W) x 400 mm (D) x 60mm (H-above bench)	White	CAROMA	CAROMA URBANE II INSET BASINS-Bench mounted with1 tap hole (Code 878310W) - Series Urban II	1
2	Supplied by owner-allow for installation	Hand basin single lever mixer	Hand basin single lever mixer basin top mounted	167-209 mm (H) x Ø 50mm	Chrome	CAROMA	CAROMA - Luna series Basin Mixer 6 star - Model: 68181C6A	1
3	Supplied by owner-allow for installation	Toilet pan - back to wall floor standing with hidden in wall cistern	Self closing toilet seat with top	660(l)x365(w)x435(h)	White	CAROMA	CAROMA COMPACT Invisi Series II® Wall Faced Toilet Suite (in wall hidden cistern without push buttons) - connection with floor tiles clear silicone apply	1
4	Supplied by owner-allow for installation	PUSH buttons - wall mounted for hidden toilet pan cistern	Durable ABS plastic in Chrome finish mounted as per Manufacturer instructions	78 mm(W) x 68 mm(H)	chrome	CAROMA	CAROMA Invisi Series II Rectangle Dual Flush Remote Buttons - Model 237023C	2 uits
5	Supply and installation	Frameless Shower screen	Chrome/alternative aluminium frame "U"profile 15x15 mm recesed in tiles in floor and wall thicknes - visible only glass panel.	As indicated on drawings - measurements check and confirm with architect on site	clear toughened glass 10-12 mm with square polished edges	Pilkington or equivalent	Fixed panel - 2 sides inside chrome/aluminium "U" profile 15x15 mm (floor and wall) with silicon finish to match grouting.	1 peace
6	Supplied by owner-allow for installation	Multi-function Rail Shower with rose	Multi-function Rail Shower app. 680 mm rail set with rose	app. 680 mm long rail with two fixings (top and bottom)	Chrome	CAROMA	CAROMA - Luna series Multi-function Rail Shower with rose - Model: 90384C4F	1
7	Supplied by owner-allow for installation	Shower mixer with diverter	Shower single lever mixer with diverter	back plate 80 mm(W) x 175 mm(H)	Chrome	CAROMA	CAROMA - Luna series Bath/Shower Mixer with Diverter - Model: 68185C	1
8	Supplied by owner-allow for installation	Ceiling shower rose square	Ceiling mounted	200 x 200 mm without extension pipe	Chrome	CAROMA	CAROMA - Luna series Overhead Shower Head - Model: 90386C4E	1
9	Supplied by owner-allow for installation	Shower/Floor floor waste strip drain	Insert in level with floor - refer drawings	app 100 x 1200 mm drain	Chrome with tiles insert to match tiles floor finish	ALPROOF	ALLPROOF Chanell shower strip waste - tile insert. Strip drain shower kit 100 x 1200 mm- check&confirm	1
10	Supplied by owner-allow for installation	Heated Towel Rail - ladder	Wall mounted on position as per drawings	1025mm(H) x 600mm(W)x 120mm(D) - 9 Rungs	Chrome	HERLIOOM	HEIRLOOM-Calisto1025 Towel Warmer Model: WK1025	1
11	Supplied by owner-allow for installation	Single towel rail 630 mm	Wall mounted refer drawings (1) and front upper drwer for vanity cabinet (1)	634 mm x 70 mm x 25 mm	Chrome	CAROMA	Model - Luna single Towel Rail 630 mm	1
12	Supplied by owner-allow for installation	Robe Hook	Concealed fixing	40 mm x 25 mm (W) x 53 mm (H)	Chrome	CAROMA	CAROMA - Luna series Robe Hook - Model: 99608C	2
13	Architect/Client direct contact with Trethewey Stone for supply and installation - coordination with Cabinetmaker	Trethewey Stone supplied and manufactured Engineering stone - Cesar stone kitchen bench and splashback as per Kitchen design	As required by Manufacturer to produce square finish with arised edges 45 degree app.1.0 1.5 mm	As per architectural drawings including: kitchen main bench with splashback, kitchen island and pantry bench	Trethewey Stone - Cesar stone: Ocean Foam 6141	Cesar Stone supply, manufacture and install by Trethewey Stone	Cesar Stone - Engineering stone combined different thicknesses in colour/finish: Ocean Foam 6141	L'dry bench with splashback,
14	Supplied by owner-allow for installation	L'dry INSET (flushmount) mounted stainless steel 1 bowl sink by MERCER	Flushmounted single sink with mounting kit by Mercer	Overal sink size 600 mm(W) x W=450 mm(D) x 200 mm(H) - single bowl internal 550 mm x 400 mm x 200 mm	Stainless steel	MERCER	INSET (Flushmounted) Granite bench mounted stainless steel single bowl Model: DV107	1 unit
15	Supplied by owner-allow for installation	Sink free standing single lever mixer	Bench mounted single lever mixer. Refer manufacturer instructions for installation	TBC	Chrome	FELTON-Max sink mixer/ alternative/substitution discuss with architect first	Sink surface mounted single lever tap/mixer - refer drawings	1
16	Supplied by owner-allow for installation	Exhaust ceiling outlet - located as per drawings (check with architect prior final installation)	recessed ceiling mounted - refer drawings (final position)	250 mm square [25 mm (W) x 50 mm(D)]	White /ceiling paint	Ventech - New Zealand	Ventech VFG 250 Frameless Extract Grille	1
17	Supplied by owner-allow for installation	Exhaust Wall mounted Exterior Ventilator (located as per drawings)	Exterior wall mounted - refer drawings (final position)	265 mm square x 75 mm (overal depth of unit outside wall)	Powercoated (to match metall wall cladding)	Ventech - New Zealand	Ventech VWM190-3 Wall Mounted Exterior Ventilator - side wall or soffit mounted	1
18	Supplied by owner-allow for installation	Under upper cabinetry strip lighting by MOTHLIGHT New Zealand - Downhill Dan 10	Under upper cabinets surface mounted (on connection between cabinet and top of splashback)	As per drawings (check dimmensions on site prior ordering and mounting)	Aluminium body with Opal polycarbonate diffuser.	MOTHLIGHT New Zealand	Under upper cabinetry strip lighting(refer drawings). MODEL: Downhill Dan 10	1
19	Supplied by owner-allow for installation	Wall/surface mounted - above mirror strip lighting by MOTHLIGHT New Zealand - Sideway Sally 5R	Wall/surface mounted strip light (above mirror)	As per drawings (check dimmensions on site prior mounting)	Aluminium body with Opal polycarbonate diffuser.	MOTHLIGHT New Zealand	Wall/surface mounted - above mirror strip light by MOTHLIGHT New Zealand(refer drawings). MODEL: Sideway Sally 5R	1
20	Supplied by owner-allow for installation	Toilet Roll Holder	Concealed fixing	169mm (W) x 25mm(H) x 70mm(D)	Chrome	CAROMA	CAROMA - Luna series Toilet Roll Holder - Model: 99607C	1
21	Supplied by owner-allow for installation	Toilet brush holder - wall mounted	Toilet brush holder - wall mounted (rectangular)	385mm(H) x 85mm(W) x 85mm (D)	Chrome	PLUMBLINE	PLUMBLINE Model:COMO Toilet brush holder wall mounted	1

Notes

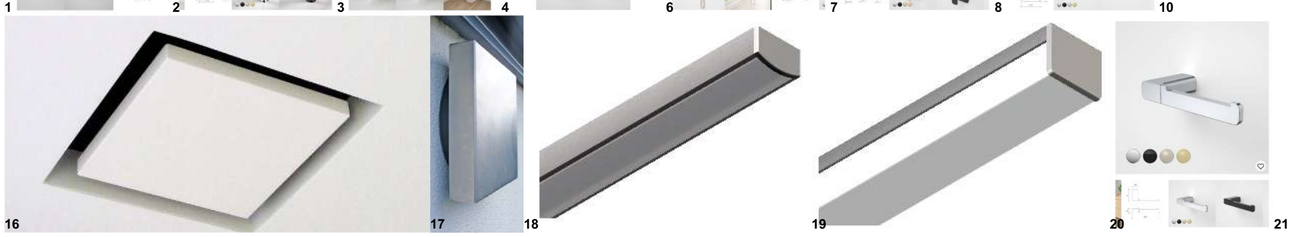
507 Villaboard lining
9mm Villaboard wall lining to all tiled walls.

510 Kitchen/Laundry joinery
All kitchen or laundry cabinetry carcases will be produced from 16-18 mm water resistant Melteca melamine white finish.
All fronts for kitchen cabinetry including drawers, cupboards lower and upper doors will be produced from 18-20 mm water resistant MDF with 2-pot Spray - Lacquer satin finish, colour white.
Cupboards hinges generally concealed adjustable HAFELE Silentio or Hettich or similar (wheel not suitable) use HAFELE smooth door damping
system drilled into carcase.
Upper Cupboard doors will be with push release mechanism and generally upper cabinets door will be 20 mm extended below carcase to create handle.
All recessed handles system will be PRO DÉCOR by HETTICH type 9 995 920 - 62 x 25 mm.
Drawers generally HAFELE or HETTICH full extension on metal gliders and all with self closing mechanism. Maximize length of drawers to suit carcases. Supply where noted on drawings (cutlery inserts PVC into drawers - one for cooking utensil and another for dining). Deep drawers will have IKEA standard dividing system supplied by owner allow for installation.
Toe kick 100 mm high will be produced from 16-18 mm water resistant Melteca melamine white finish.
All internal shelving will be produced and installed from 16-18 mm water resistant white Melteca laminate (or similar) all on metal insert slewing supports drilled every app. 50 mm to give opportunity for adjustment.
Joiner to confirm all dimensions and material selections with Architect.

511 Bathroom joinery
Joinery 'frame' will be produced from plywood glued 2x18 mm to gain thickness of app. 36 mm (type TBA) as per drawings. Finish will be satin finish 2 pot clear lacquer. Cabinetry drawers' front will be produced from 18-20 mm water resistant MDF with 2-pot Spray - Lacquer matt finish. Drawers generally HAFELE or HETTICH full extension on metal gliders and all with self closing mechanism. Maximize length of drawers to suit carcases. Joiner to confirm all dimensions and material selections with Architect.

528 Tile floors and walls
Floor tiles on 19mm Hardies Secura™ Interior Flooring (if timber) and on ASA Dampfix Gold WPM. Wall tiles over 9mm Hardies Villaboard in showers or Gib Aqualine elsewhere.





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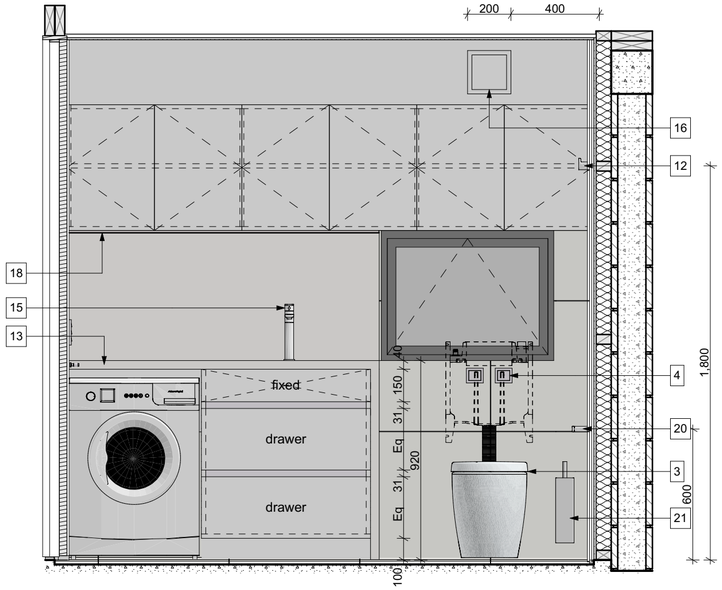
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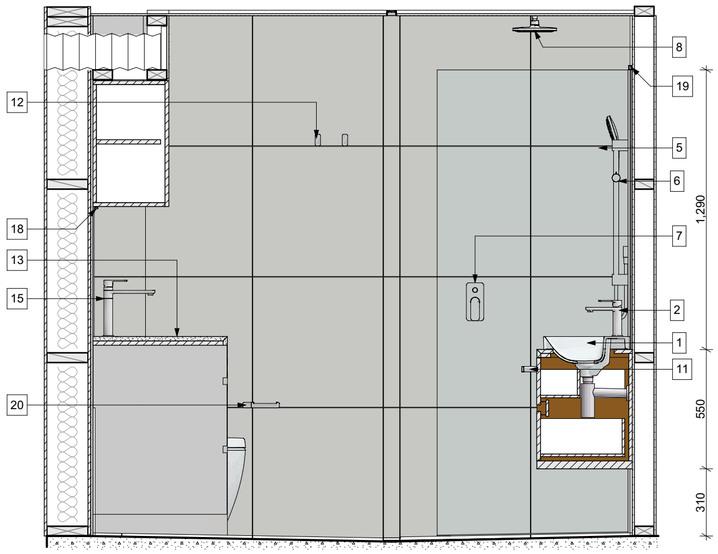
Architect : Davor Mikulcic
Structural Engineer : Martin Meyers and Associates
Documentation : Michael Maddern Draft3d Design
Checked : Davor Mikulcic

Job No: #Pln
Date: 11/11/2021
Scale : @ A2
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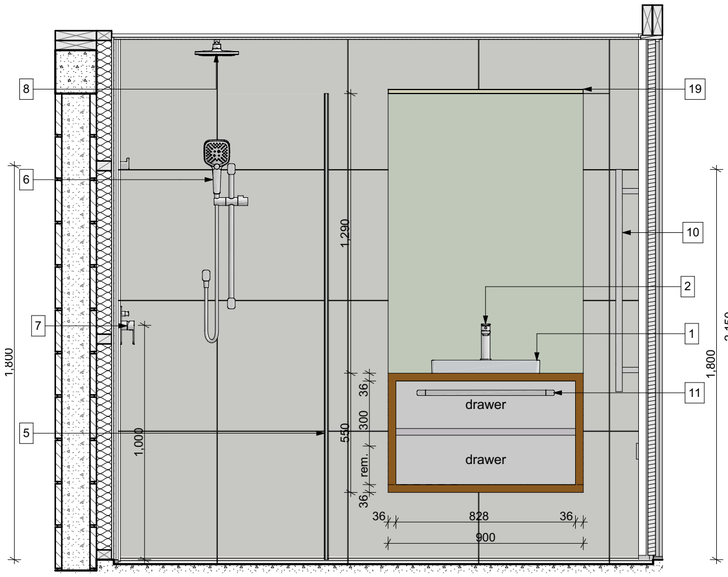
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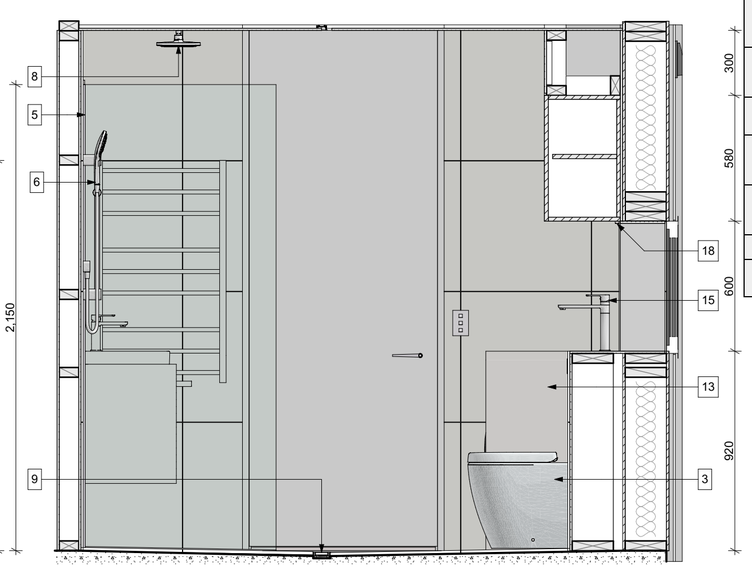
1 — Ground Bath North
1:20



2 — Ground Bath East
1:20



3 — Ground Bath South
1:20



4 — Ground Bath West
1:20

BATHROOM GROUND LEVEL - FIT OUT LIST

No.	Special note	Product	Hardware	Size	Finish	Manufacturer	Type	Quantity
1	Supplied by owner-allow for installation	Hand Basin-bench mounted CAROMA URBANE II INSET BASINS	Rectangular bench mounted hand basin with mashroom pop up waste (ceramic finish) and with overflow	500 mm (W) x 400 mm (D) x 60mm (H-above bench)	White	CAROMA	CAROMA URBANE II INSET BASINS-Bench mounted with1 tap hole (Code 878310W) - Series Urban II	1
2	Supplied by owner-allow for installation	Hand basin single lever mixer	Hand basin single lever mixer basin top mounted	167-209 mm (H) x Ø 50mm	Chrome	CAROMA	CAROMA - Luna series Basin Mixer 6 star - Model: 68181C6A	1
3	Supplied by owner-allow for installation	Toilet pan - back to wall floor standing with hidden in wall cistern	Self closing toilet seat with top	660(l)x365(w)x435(h)	White	CAROMA	CAROMA COMPACT Invisi Series II® Wall Faced Toilet Suite (in wall hidden cistern without push buttons) - connection with floor tiles clear silicone apply	1
4	Supplied by owner-allow for installation	PUSH buttons - wall mounted for hidden toilet pan cistern	Durable ABS plastic in Chrome finish mounted as per Manufacturer instructions	78 mm(W) x 68 mm(H)	chrome	CAROMA	CAROMA Invisi Series II Rectangle Dual Flush Remote Buttons - Model 237023C	2 uits
5	Supply and installation	Frameless Shower screen	Chrome/alternative aluminium frame "U"profile 15x15 mm recesed in tiles in floor and wall thickness - visible only glass panel.	As indicated on drawings - measurements check and confirm with architect on site	clear toughened glass 10-12 mm with square polished edges	Pilkington or equivalent	Fixed panel - 2 sides inside chrome/aluminium "U" profile 15x15 mm (floor and wall) with silicon finish to match grouting.	1 peace
6	Supplied by owner-allow for installation	Multi-function Rail Shower with rose	Multi-function Rail Shower app. 680 mm rail set with rose	app. 680 mm long rail with two fixings (top and bottom)	Chrome	CAROMA	CAROMA - Luna series Multi-function Rail Shower with rose - Model: 90384C4F	1
7	Supplied by owner-allow for installation	Shower mixer with diverter	Shower single lever mixer with diverter	back plate 80 mm(W) x 175 mm(H)	Chrome	CAROMA	CAROMA - Luna series Bath/Shower Mixer with Diverter - Model: 68185C	1
8	Supplied by owner-allow for installation	Ceiling shower rose square	Ceiling mounted	200 x 200 mm without extension pipe	Chrome	CAROMA	CAROMA - Luna series Overhead Shower Head - Model: 90386C4E	1
9	Supplied by owner-allow for installation	Shower/Floor floor waste strip drain	Insert in level with floor - refer drawings	app 100 x 1200 mm drain	Chrome with tiles insert to match tiles floor finish	ALPROOF	ALLPROOF Chanell shower strip waste - tile insert. Strip drain shower kit 100 x 1200 mm-check&confirm	1
10	Supplied by owner-allow for installation	Heated Towel Rail - ladder	Wall mounted on position as per drawings	1025mm(H) x 600mm(W)x 120mm(D) - 9 Rungs	Chrome	HERLIOOM	HEIRLOOM-Calisto1025 Towel Warmer Model: WK1025	1
11	Supplied by owner-allow for installation	Single towel rail 630 mm	Wall mounted refer drawings (1) and front upper drwer for vanity cabinet (1)	634 mm x 70 mm x 25 mm	Chrome	CAROMA	Model - Luna single Towel Rail 630 mm	1
12	Supplied by owner-allow for installation	Robe Hook	Concealed fixing	40 mm x 25 mm (W) x 53 mm (H)	Chrome	CAROMA	CAROMA - Luna series Robe Hook - Model: 99608C	2
13	Architect/Client direct contact with Trethewey Stone for supply and installation - coordination with Cabinetmaker	Trethewey Stone supplied and manufactured Engineering stone - Cesar stone kitchen bench and splashback as per Kitchen design	As required by Manufacturer to produce square finish with arised edges 45 degree app.1.0-1.5 mm	As per architectural drawings including: kitchen main bench with splashback, kitchen island and pantry bench	Trethewey Stone - Cesar stone: Ocean Foam 6141	Cesar Stone supply, manufacture and install by Trethewey Stone	Cesar Stone - Engineering stone combined different thicknesses in colour/finish: Ocean Foam 6141	L'dry bench with splashback.
14	Supplied by owner-allow for installation	L'dry INSET (flushmount) mounted stainless steel 1 bowl sink by MERCER	Flushmounted single sink with mounting kit by Mercer	Overal sink size 600 mm(W) x W=450 mm(D) x 200 mm(H) - single bowl internal 550 mm x 400 mm x 200 mm	Stainless steel	MERCER	INSET (Flushmounted) Granite bench mounted stainless steel single bowl Model: DV107	1 unit
15	Supplied by owner-allow for installation	Sink free standing single lever mixer	Bench mounted single lever mixer. Refer manufacturer instructions for installation	TBC	Chrome	FELTON-Max sink mixer/ alternative/substitution discuss with architect first	Sink surface mounted single lever tap/mixer - refer drawings	1
16	Supplied by owner-allow for installation	Exhaust ceiling outlet - located as per drawings (check with architect prior final installation)	recessed ceiling mounted - refer drawings (final position)	250 mm square [25 mm (W) x 50 mm(D)]	White /ceiling paint	Ventech - New Zealand	Ventech VFG 250 Frameless Extract Grille	1
17	Supplied by owner-allow for installation	Exhaust Wall mounted Exterior Ventilator (located as per drawings)	Exterior wall mounted - refer drawings (final position)	265 mm square x 75 mm (overal depth of unit outside wall)	Powercoated (to match metall wall cladding)	Ventech - New Zealand	Ventech VWM190-3 Wall Mounted Exterior Ventilator - side wall or soffit mounted	1
18	Supplied by owner-allow for installation	Under upper cabinetry strip lighting by MOTHLIGHT New Zealand - Downhill Dan 10	Under upper cabinets surface mounted (on connection between cabinet and top of splashback)	As per drawings (check dimmensions on site prior ordering and mounting)	Aluminium body with Opal polycarbonate diffuser.	MOTHLIGHT New Zealand	Under upper cabinetry strip lighting(refer drawings). MODEL: Downhill Dan 10	1
19	Supplied by owner-allow for installation	Wall/surface mounted - above mirror strip lighting by MOTHLIGHT New Zealand - Sideway Sally 5R	Wall/surface mounted strip light (above mirror)	As per drawings (check dimmensions on site prior mounting)	Aluminium body with Opal polycarbonate diffuser.	MOTHLIGHT New Zealand	Wall/surface mounted - above mirror strip light by MOTHLIGHT New Zealand(refer drawings). MODEL: Sideway Sally 5R	1
20	Supplied by owner-allow for installation	Toilet Roll Holder	Concealed fixing	169mm (W) x 25mm(H) x 70mm(D)	Chrome	CAROMA	CAROMA - Luna series Toilet Roll Holder - Model: 99607C	1
21	Supplied by owner-allow for installation	Toilet brush holder - wall mounted	Toilet brush holder - wall mounted (rectangular)	385mm(H) x 85mm(W) x 85mm (D)	Chrome	PLUMBLINE	PLUMBLINE Model:COMO Toilet brush holder wall mounted	1



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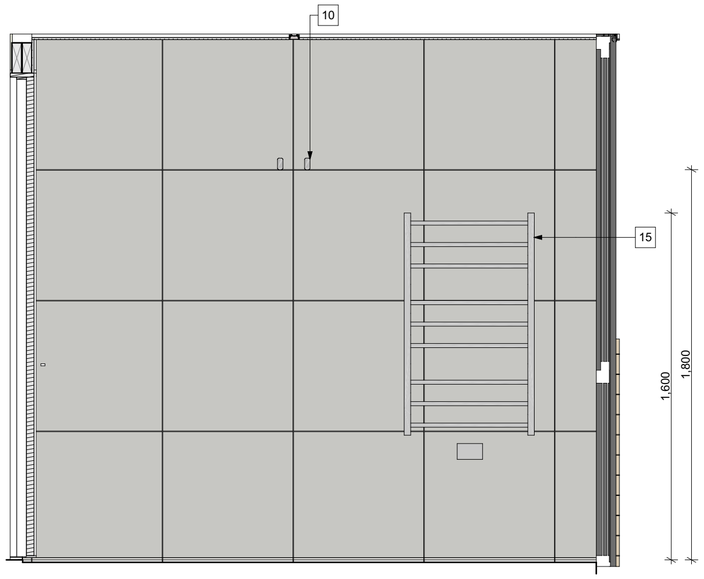
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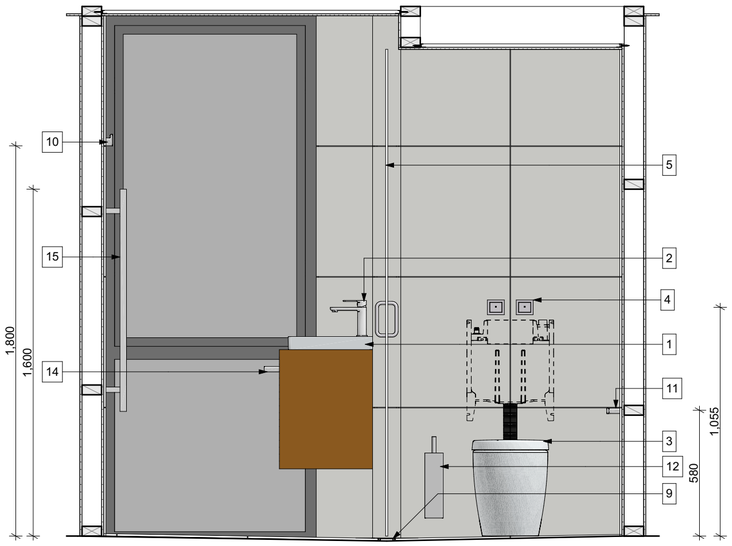
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Structural Engineer : Martin Meyers and Associates
Documentation : Michael Maddern Draft3d Design
Checked : Davor Mikulcic

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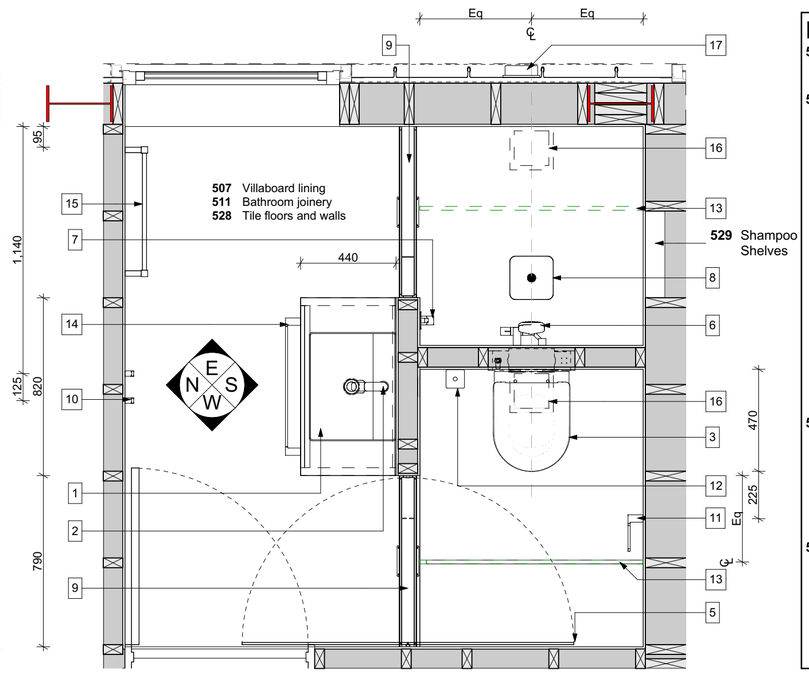
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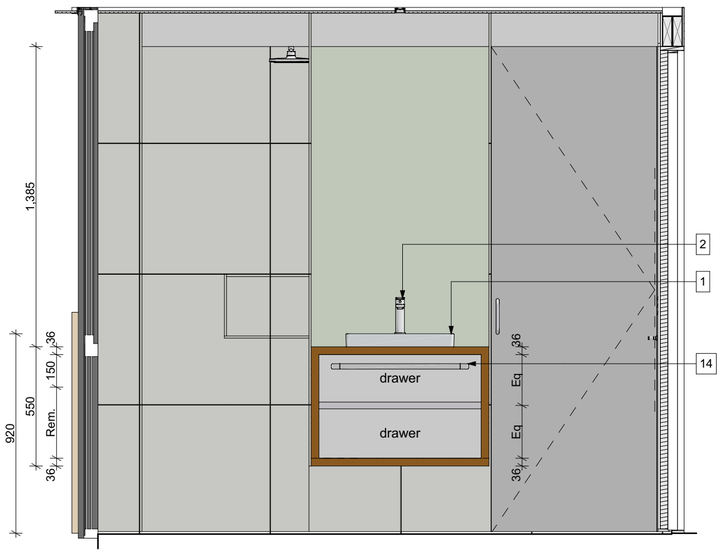
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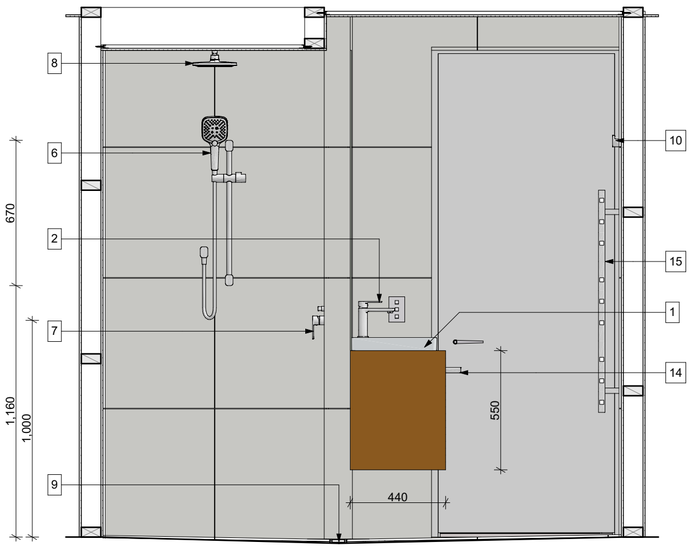
2 — Bath 1 East
1:20



5 — Bath 1 Plan
1:20



3 — Bath 1 South
1:20



4 — Bath 1 West
1:20



Notes

507 Villaboard lining
9mm Villaboard wall lining to all tiled walls.

511 Bathroom joinery
Joinery 'frame' will be produced from plywood glued 2x18 mm to gain thickness of app. 36 mm (type TBA) as per drawings. Finish will be satin finish 2 pot clear lacquer. Cabinetry drawers' front will be produced from 18-20 mm water resistant MDF with 2-pot Spray - Lacquer matt finish. Drawers generally HAFELE or HETTICH full extension on metal gliders and all with self closing mechanism. Maximize length of drawers to suit carcases. Joiner to confirm all dimensions and material selections with Architect.

528 Tile floors and walls
Floor tiles on 19mm Hardies Secura™ Interior Flooring (if timber) and on ASA Dampfix Gold WPM. Wall tiles over 9mm Hardies Villaboard in showers or Gib Aqualine elsewhere.

529 Shampoo Niche
Make 400W x 300H recessed tiled Niche in shower at height shown. Install timber blocking, fit 9mm Villaboard lining, WPM then tile. Ensure watertightness.

MAIN BATHROOM MIDDLE LEVEL - FIT OUT LIST

No.	Special note	Product	Hardware	Size	Finish	Manufacturer	Type	Quantity
1	Supplied by owner-allow for installation	Hand Basin-bench mounted CAROMA URBANE II INSET BASINS	Rectangular bench mounted hand basin with mashroom pop up waste (ceramic finish) and with overflow	500 mm (W) x 400 mm (D) x 60mm (H-above bench)	White	CAROMA	CAROMA URBANE II INSET BASINS-Bench mounted with1 tap hole (Code 878310W) - Series Urban II	1
2	Supplied by owner-allow for installation	Hand basin single lever mixer	Hand basin single lever mixer basin top mounted	167-209 mm (H) x Ø 50mm	Chrome	CAROMA	CAROMA - Luna series Basin Mixer 6 star - Model: 68181C6A	1
3	Supplied by owner-allow for installation	Toilet pan - back to wall floor standing with hidden in wall cistern	Self closing toilet seat with top	660(l)x365(w)x435(h)	White	CAROMA	CAROMA COMPACT Invisi Series II® Wall Faced Toilet Suite (in wall hidden cistern without push buttons) - connection with floor tiles clear silicone apply	1
4	Supplied by owner-allow for installation	PUSH buttons - wall mounted for hidden toilet pan cistern	Durable ABS plastic in Chrome finish mounted as per Manufacturer instructions	78 mm(W) x 68 mm(H)	chrome	CAROMA	CAROMA Invisi Series II Rectangle Dual Flush Remote Buttons - Model 237023C	2 uits
5	Supply and install	WC cubicle frameless obscured glass door with hinges and door handle	Door hinged with 2 wall mounted hinges with chrome finish covers and associated handle - refer drawings	As per drawings: check measurements on site	Obscured toughened glass with square polished edges and associated wall hang hinges in Chrome finish 750mm(W) x 2000 mm(H) x 8-10 mm (T) - confirm measurements on site prior manufacturing and installation	TBC	Obscured toughened glass doors with associated wall hinges and door handle - all hardware chrome finish	1 unit
6	Supplied by owner-allow for installation	Multi-function Rail Shower with rose	Multi-function Rail Shower app. 680 mm rail set with rose	app. 680 mm long rail with two fixings (top and bottom)	Chrome	CAROMA	CAROMA - Luna series Multi-function Rail Shower with rose - Model: 90384C4F	1
7	Supplied by owner-allow for installation	Shower mixer with diverter	Shower single lever mixer with diverter	back plate 80 mm(W) x 175 mm(H)	Chrome	CAROMA	CAROMA - Luna series Bath/Shower Mixer with Diverter - Model: 68185C	1
8	Supplied by owner-allow for installation	Ceiling shower rose square	Ceiling mounted	200 x 200 mm without extension pipe	Chrome	CAROMA	CAROMA - Luna series Overhead Shower Head - Model: 90386C4E	1
9	Supplied by owner-allow for installation	Shower/Floor floor waste strip drain	Insert in level with floor - refer drawings	app 100 x 1000 mm drain	Chrome with tiles insert to match tiles floor finish	ALPROOF	ALLPROOF Chanell shower strip waste - tile insert. Strip drain shower kit 100 x 1000 mm-check&confirm	1
10	Supplied by owner-allow for installation	Robe Hook	Concealed fixing	40 mm x 25 mm (W) x 53 mm (H)	Chrome	CAROMA	CAROMA - Luna series Robe Hook - Model: 99608C	2
11	Supplied by owner-allow for installation	Toilet Roll Holder	Concealed fixing	169mm (W) x 25mm(H) x 70mm(D)	Chrome	CAROMA	CAROMA - Luna series Toilet Roll Holder - Model: 99607C	1
12	Supplied by owner-allow for installation	Toilet brush holder - wall mounted	Toilet brush holder - wall mounted (rectangular)	385mm(H) x 85mm(W) x 85mm (D)	Chrome	PLUMBLINE	PLUMBLINE Model:COMO Toilet brush holder wall mounted	1
13	Supplied by owner-allow for installation	Toilet &shower ceiling recessed LED strip lighting by MOTHLIGHT New Zealand	Ceiling recessed mounted - refer drawings	app.600 mm long (check on site with architect prior ordering and mounting)	Aluminium body with Opal polycarbonate diffuser.	MOTHLIGHT New Zealand	Ceiling recessed strip lighting (refer drawings). MODEL: Flat Freddie 14	2
14	Supplied by owner-allow for installation	Single towel rail 630 mm	To be installed as cabinet top drawer "handle" and under window	646 mm x 80 mm x 25 mm	Chrome	CAROMA	Model - Luna Single Towel Rail 630 mm	2
15	Supplied by owner-allow for installation	Heated Towel Rail - ladder	Wall mounted on position as per drawings	1025mm(H) x 600mm(W)x 120mm(D) - 9 Rungs	Chrome	HERLIOOM	HEIRLOOM-Calisto1025 Towel Warmer Model: WK1025	1
16	Supplied by owner-allow for installation	Exhaust ceiling outlet -located as per drawings (check with architect prior final installation)	recessed ceiling mounted - refer drawings (final position)	250 mm square [25 mm (W) x 50 mm(D)]	White /ceiling paint	Ventech - New Zealand	Ventech VFG 250 Frameless Extract Grille	2
17	Supplied by owner-allow for installation	Exhaust Wall mounted Exterior Ventilator (located as per drawings)	Exterior wall mounted - refer drawings (final position)	265 mm square x 75 mm (overal depth of unit outside wall)	Powercoated (to match metall wall cladding)	Ventech - New Zealand	Ventech VWM190-3 Wall Mounted Exterior Ventilator - side wall or soffit mounted	1

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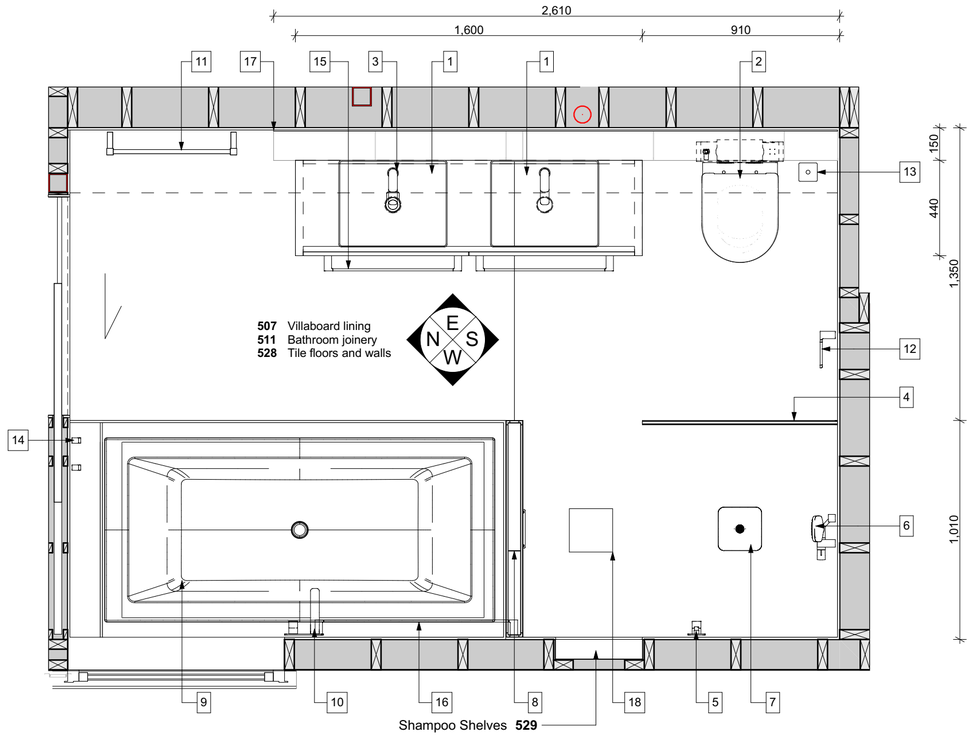
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Architect : Davor Mikulcic
Structural Engineer : Martin Meyers and Associates
Documentation : Michael Maddern Draft3d Design
Checked : Davor Mikulcic

Job No: #Pln
Date: 11/11/2021
Scale : @ A2
BC

Sheet
WD50



1 — Ensuite 1 Plan
- — 1:20

MASTER ENSUITE - FIT OUT LIST

No.	Special note	Product	Hardware	Size	Finish	Manufacturer	Type	Quantity
1	Supplied by owner-allow for installation	Hand Basin-bench mounted CAROMA URBANE II INSET BASINS	Rectangular bench mounted hand basin with mashroom pop up waste (ceramic finish) and with overflow	500 mm (W) x 400 mm (D) x 60mm (H-above bench)	White	CAROMA	CAROMA URBANE II INSET BASINS-Bench mounted with1 tap hole (Model: 878310W) - Series Urban II	2
2	Supplied by owner-allow for installation	Toilet pan - back to wall floor standing with hidden in wall cistern - connection with floor tiles clear silicone apply or white	Self closing toilet seat with top	460(l)x365(W)x395(H)	White	CAROMA	CAROMA COMPACT Invisi Series II® Wall Faced Toilet Suite (in wall hidden cistern without push buttons) - Model: 741500W	1
3	Supplied by owner-allow for installation	Hand basin single lever mixer	Hand basin single lever mixer basin top mounted	167-209 mm (H) x Ø 50mm	Chrome	CAROMA	CAROMA - Luna series Basin Mixer 6 star - Model: 68181C6A	2
4	Supply and installation	Frameless Shower screen	Chrome/alternative aluminium frame "U"profile 15x15 mm recesed in tiles in floor and wall thicknes - visible only glass panel.	As indicated on drawings - measurements check and confirm with architect on site	clear toughened glass 10-12 mm with square polished edges	Pilkington or equivalent	Fixed panel - 2 sides inside chrome/aluminium "U" profile 15x15 mm (floor and wall) with silicon finish to match grouting.	1 peace
5	Supplied by owner-allow for installation	Shower mixer with diverter	Shower single lever mixer with diverter	back plate 80 mm(W) x 175 mm(H)	Chrome	CAROMA	CAROMA - Luna series Bath/Shower Mixer with Diverter - Model: 68185C	1
6	Supplied by owner-allow for installation	Multi-function Rail Shower with rose	Multi-function Rail Shower app. 680 mm rail set with rose	app. 680 mm long rail with two fixings (top and bottom)	Chrome	CAROMA	CAROMA - Luna series Multi-function Rail Shower with rose - Model: 90384C4F	1
7	Supplied by owner-allow for installation	Ceiling shower rose square	Ceiling mounted	200 x 200 mm without extension pipe	Chrome	CAROMA	CAROMA - Luna series Overhead Shower Head - Model: 90386C4E	1
8	Supplied by owner-allow for installation	Shower/Floor floor waste strip drain	Insert in level with floor - refer drawings	app 100 x 1000 mm drain	Chrome with tiles insert to match tiles floor finish	ALPROOF	ALLPROOF Chanell shower strip waste - tile insert. Strip drain shower kit 100 x 1000 mm	1
9	Supplied by owner-allow for installation	1800 INSET Bath	Fully integrated with associated manufacturer fixings - surroundings completed in tiles (refer drawings)	1800mm (L) x 850mm (W) x 468 mm (D) with waste and overflow	Sanitary grade acrilyc/check castiron as prefered finish (same dimensions and shape)	CAROMA	Bath only, Model - CAROMA Newbury 1800 Inset bath 1800 x 850 x 468 mm - Model: NW8W	1
10	Supplied by owner-allow for installation	Bath wall tap with single lever mixer	Tap 230 mm with single lever mixer (mounted at centre of bath)	back plate horizontaly mounted 70 mm (H) x 180 mm (W)	Chrome	CAROMA	CAROMA - Luna series Wall Basin/Bath Mixer 6 star - Model: 68186C6A	1
11	Supplied by owner-allow for installation	Heated Towel Rail - ladder	Wall mounted on position as per drawings	1025mm(H) x 600mm(W)x 120mm(D) - 9 Rungs	Chrome	HERLIOOM	HEIRLOOM-Calisto1025 Towel Warmer Model: WK1025	1
12	Supplied by owner-allow for installation	Toilet Roll Holder	Concealed fixing	169mm (W) x 25mm(H) x 70mm(D)	Chrome	CAROMA	CAROMA - Luna series Toilet Roll Holder - Model: 99607C	1
13	Supplied by owner-allow for installation	Toilet brush holder - wall mounted	Toilet brush holder - wall mounted (rectangular)	385mm(H) x 85mm(W) x 85mm (D)	Chrome	PLUMBLINE	PLUMBLINE Model:COMO Toilet brush holder wall mounted	1
14	Supplied by owner-allow for installation	Robe Hook	Concealed fixing	40 mm x 25 mm (W) x 53 mm (H)	Chrome	CAROMA	CAROMA - Luna series Robe Hook - Model: 99608C	2
15	Supplied by owner-allow for installation	Single Towel Rail 630 mm	To be installed as cabinet top drawer "handle" (refer	634 mm x 70 mm x 25 mm	Chrome	CAROMA	Model - Luna Single Towel Rail 630 mm - MODEL: 99612C	2
16	Supplied by owner-allow for installation	Single Towel Rail 930 mm	Wall mounted (refer drawings)	934 mm x 70 mm x 25 mm	Chrome	CAROMA	Model - Luna Single Towel Rail 930 mm - MODEL: 99613C	2
17	Supplied by owner-allow for installation	Wall/surface mounted - above mirror strip lighting by MOTHLIGHT New Zealand - Sideway Sally 5R	Wall/surface mounted strip light (above mirror)	As per drawings (check dimmensions on site prior mounting)	Aluminium body with Opal polycarbonate diffuser.	MOTHLIGHT New Zealand	Wall/surface mounted - above mirror strip light by MOTHLIGHT New Zealand(refer drawings). MODEL: Sideway Sally 5R	1
18	Supplied by owner-allow for installation	Exhaust ceiling outlet - located as per drawings (check with architect prior final installation)	recessed ceiling mounted - refer drawings (final position)	250 mm square [25 mm (W) x 50 mm(D)]	White /ceiling paint	Ventech - New Zealand	Ventech VFG 250 Frameless Extract Grille	1
19	Supplied by owner-allow for installation	Exhaust Tube mounted Roof fan (located as per drawings)	Flat - Membrane roof mounted unit - refer drawings (final position)	265 mm square x 145 mm(H) with 150 mm x 400 m long galvanized mounting tube	Powercoated/optional stainless steel	Ventech - New Zealand	Ventech VTM 190 Tube Mounted Roof Fan	1

Notes

507 Villaboard lining
9mm Villaboard wall lining to all tiled walls.

511 Bathroom joinery
Joinery 'frame' will be produced from plywood glued 2x18 mm to gain thickness of app. 36 mm (type TBA) as per drawings. Finish will be satin finish 2 pot clear lacquer. Cabinetry drawers' front will be produced from 18-20 mm water resistant MDF with 2-pot Spray - Lacquer matt finish. Drawers generally HAFELE or HETTICH full extension on metal gliders and all with self closing mechanism. Maximize length of drawers to suit carcases. Joiner to confirm all dimensions and material selections with Architect.

528 Tile floors and walls
Floor tiles on 19mm Hardies Secura™ Interior Flooring (if timber) and on ASA Dampfix Gold WPM. Wall tiles over 9mm Hardies Villaboard in showers or Gib Aqualine elsewhere.

529 Shampoo Niche
Make 400W x 300H recessed tiled Niche in shower at height shown. Install timber blocking, fit 9mm Villaboard lining, WPM then tile. Ensure watertightness.





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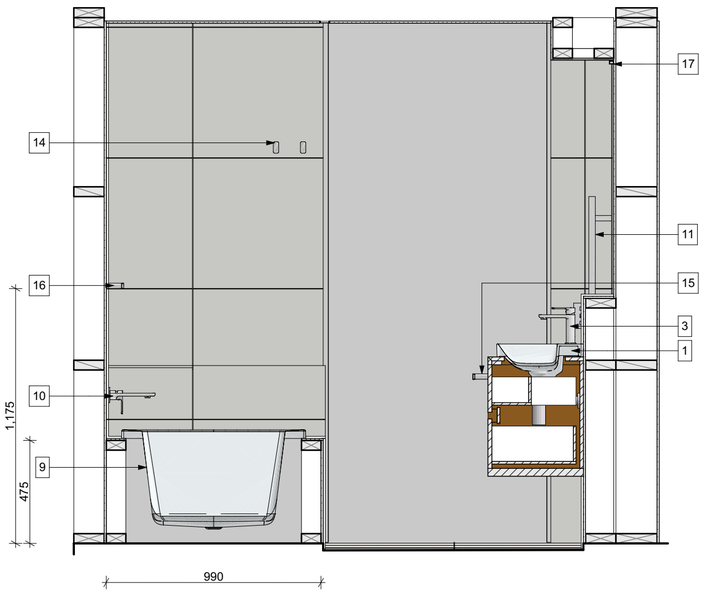
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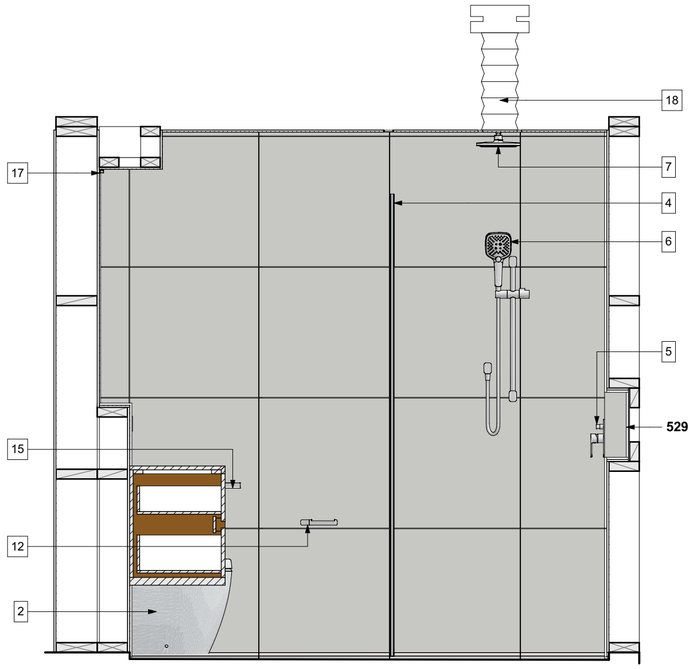
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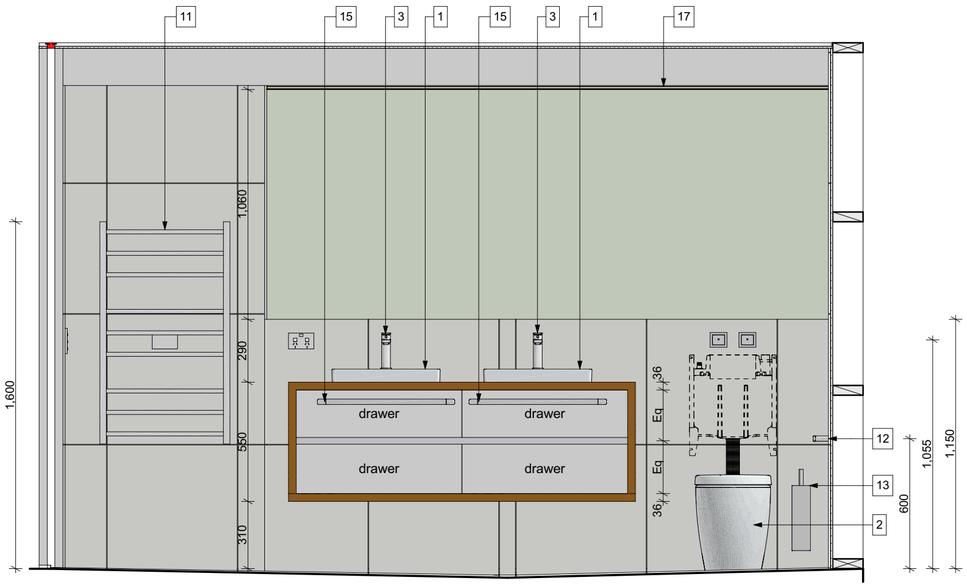
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1:20



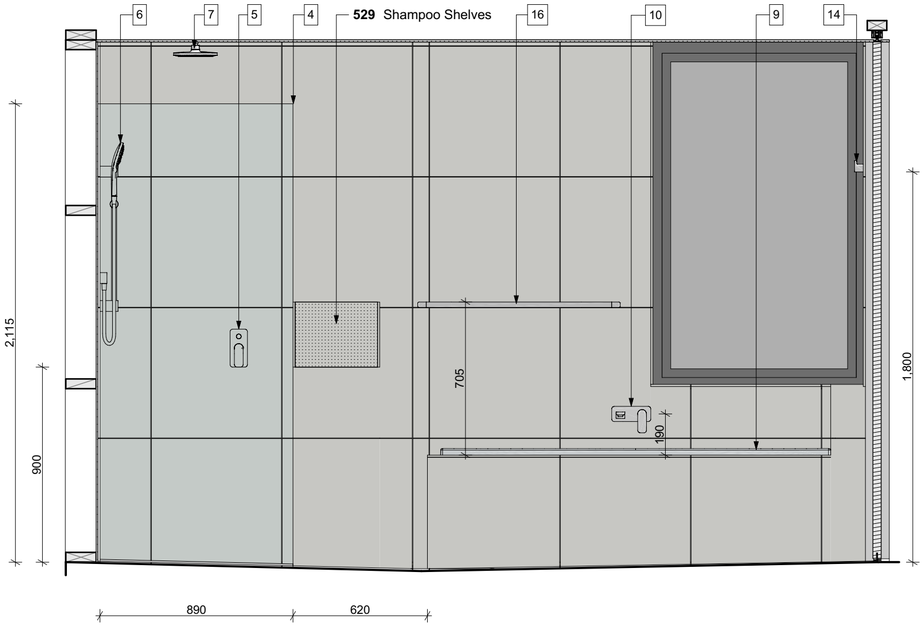
3 — Ensuite 1 South
1:20

MASTER ENSUITE - FIT OUT LIST

No.	Special note	Product	Hardware	Size	Finish	Manufacturer	Type	Quantity
1	Supplied by owner-allow for installation	Hand Basin-bench mounted CAROMA URBANE II INSET BASINS	Rectangular bench mounted hand basin with mashroom pop up waste (ceramic finish) and with overflow	500 mm (W) x 400 mm (D) x 60mm (H-above bench)	White	CAROMA	CAROMA URBANE II INSET BASINS-Bench mounted with1 tap hole (Model: 878310W) - Series Urban II	2
2	Supplied by owner-allow for installation	Toilet pan - back to wall floor standing with hidden in wall cistern - connection with floor tiles clear silicone apply or white	Self closing toilet seat with top	460(l)x365(W)x395(H)	White	CAROMA	CAROMA COMPACT Invisi Series II® Wall Faced Toilet Suite (in wall hidden cistern without push buttons) - Model: 741500W	1
3	Supplied by owner-allow for installation	Hand basin single lever mixer	Hand basin single lever mixer basin top mounted	167-209 mm (H) x Ø 50mm	Chrome	CAROMA	CAROMA - Luna series Basin Mixer 6 star - Model: 68181C6A	2
4	Supply and installation	Frameless Shower screen	Chrome/alternative aluminium frame "U"profile 15x15 mm recessed in tiles in floor and wall thicknes - visible only glass panel.	As indicated on drawings - measurements check and confirm with architect on site	clear toughened glass 10-12 mm with square polished edges	Pilkington or equivalent	Fixed panel - 2 sides inside chrome/aluminium "U" profile 15x15 mm (floor and wall) with silicon finish to match grouting.	1 peace
5	Supplied by owner-allow for installation	Shower mixer with diverter	Shower single lever mixer with diverter	back plate 80 mm(W) x 175 mm(H)	Chrome	CAROMA	CAROMA - Luna series Bath/Shower Mixer with Diverter - Model: 68185C	1
6	Supplied by owner-allow for installation	Multi-function Rail Shower with rose	Multi-function Rail Shower app. 680 mm rail set with rose	app. 680 mm long rail with two fixings (top and bottom)	Chrome	CAROMA	CAROMA - Luna series Multi-function Rail Shower with rose - Model: 90384C4F	1
7	Supplied by owner-allow for installation	Ceiling shower rose square	Ceiling mounted	200 x 200 mm without extension pipe	Chrome	CAROMA	CAROMA - Luna series Overhead Shower Head - Model: 90386C4E	1
8	Supplied by owner-allow for installation	Shower/Floor floor waste strip drain	Insert in level with floor - refer drawings	app 100 x 1000 mm drain	Chrome with tiles insert to match tiles floor finish	ALPROOF	ALLPROOF Chanell shower strip waste - tile insert. Strip drain shower kit 100 x 1000 mm	1
9	Supplied by owner-allow for installation	1800 INSET Bath	Fully integrated with associated manufacturer fixings - surroundings completed in tiles (refer drawings)	1800mm (L) x 850mm (W) x 468 mm (D) with waste and overflow	Sanitary grade acrilyc/check castiron as prefered finish (same dimensions and shape)	CAROMA	Bath only, Model - CAROMA Newbury 1800 Inset bath 1800 x 850 x 468 mm - Model: NW8W	1
10	Supplied by owner-allow for installation	Bath wall tap with single lever mixer	Tap 230 mm with single lever mixer (mounted at centre of bath)	back plate horizontaly mounted 70 mm (H) x 180 mm (W)	Chrome	CAROMA	CAROMA - Luna series Wall Basin/Bath Mixer 6 star - Model: 68186C6A	1
11	Supplied by owner-allow for installation	Heated Towel Rail - ladder	Wall mounted on position as per drawings	1025mm(H) x 600mm(W)x 120mm(D) - 9 Rungs	Chrome	HERLIOOM	HEIRLOOM-Calisto1025 Towel Warmer Model: WK1025	1
12	Supplied by owner-allow for installation	Toilet Roll Holder	Concealed fixing	169mm (W) x 25mm(H) x 70mm(D)	Chrome	CAROMA	CAROMA - Luna series Toilet Roll Holder - Model: 99607C	1
13	Supplied by owner-allow for installation	Toilet brush holder - wall mounted	Toilet brush holder - wall mounted (rectangular)	385mm(H) x 85mm(W) x 85mm (D)	Chrome	PLUMBLINE	PLUMBLINE Model:COMO Toilet brush holder wall mounted	1
14	Supplied by owner-allow for installation	Robe Hook	Concealed fixing	40 mm x 25 mm (W) x 53 mm (H)	Chrome	CAROMA	CAROMA - Luna series Robe Hook - Model: 99608C	2
15	Supplied by owner-allow for installation	Single Towel Rail 630 mm	To be installed as cabinet top drawer "handle" (refer	634 mm x 70 mm x 25 mm	Chrome	CAROMA	Model - Luna Single Towel Rail 630 mm - MODEL: 99612C	2
16	Supplied by owner-allow for installation	Single Towel Rail 930 mm	Wall mounted (refer drawings)	934 mm x 70 mm x 25 mm	Chrome	CAROMA	Model - Luna Single Towel Rail 930 mm - MODEL: 99613C	2
17	Supplied by owner-allow for installation	Wall/surface mounted - above mirror strip lighting by MOTHLIGHT New Zealand - Sideway Sally 5R	Wall/surface mounted strip light (above mirror)	As per drawings (check dimmensions on site prior mounting)	Aluminium body with Opal polycarbonate diffuser.	MOTHLIGHT New Zealand	Wall/surface mounted - above mirror strip light by MOTHLIGHT New Zealand(refer drawings). MODEL: Sideway Sally 5R	1
18	Supplied by owner-allow for installation	Exhaust ceiling outlet - located as per drawings (check with architect prior final installation)	recessed ceiling mounted - refer drawings (final position)	250 mm square [25 mm (W) x 50 mm(D)]	White /ceiling paint	Ventech - New Zealand	Ventech VFG 250 Frameless Extract Grille	1



2 — Ensuite 1 East
1:20



4 — Ensuite 1 West
1:20

Notes

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9mm Villaboard wall lining to all tiled walls.

511 Bathroom joinery
Joinery 'frame' will be produced from plywood glued 2x18 mm to gain thickness of app. 36 mm (type TBA) as per drawings. Finish will be satin finish 2 pot clear lacquer. Cabinetry drawers' front will be produced from 18-20 mm water resistant MDF with 2-pot Spray - Lacquer matt finish. Drawers generally HAFELE or HETTICH full extension on metal gliders and all with self closing mechanism. Maximize length of drawers to suit carcases. Joiner to confirm all dimensions and material selections with Architect.

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Floor tiles on 19mm Hardies Secura™ Interior Flooring (if timber) and on ASA Dampfix Gold WPM. Wall tiles over 9mm Hardies Villaboard in showers or Gib Aqualine elsewhere.

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Make 400W x 300H recessed tiled Niche in shower at height shown. Install timber blocking, fit 9mm Villaboard lining, WPM then tile. Ensure watertightness.

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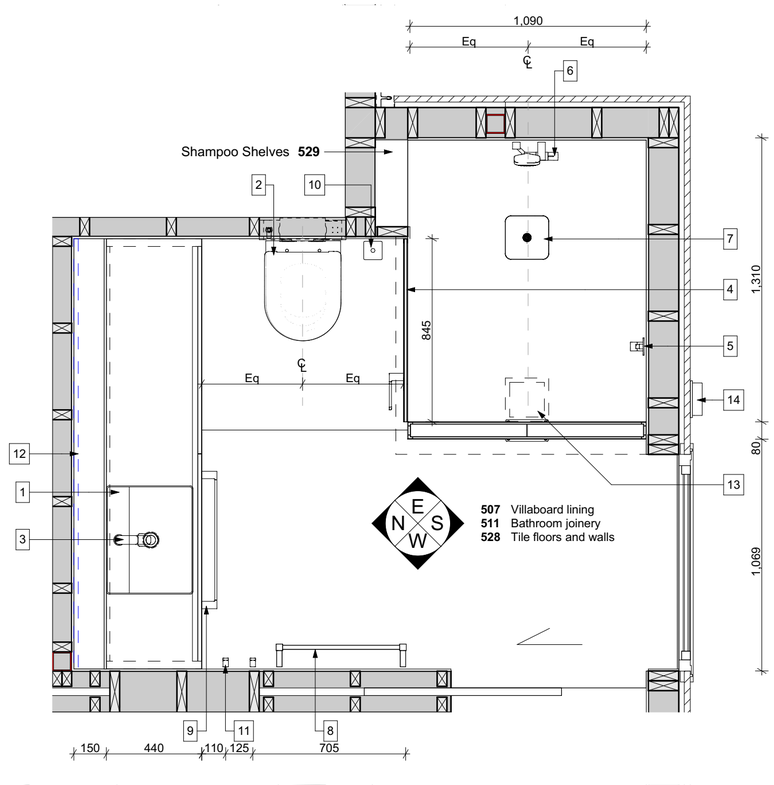
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Structural Engineer : Martin Meyers and Associates
Documentation : Michael Maddern Draft3d Design
Checked : Davor Mikulcic

Job No: #Pln
Date: 11/11/2021
Scale : @ A2
BC

Sheet
WD52



1 - Ensuite 2 Plan
1:20

ENSUITE BEDROOM 3 - FIT OUT LIST

No.	Special note	Product	Hardware	Size	Finish	Manufacturer	Type	Quantity
1	Supplied by owner-allow for installation	Hand Basin-bench mounted CAROMA URBANE II INSET BASINS	Rectangular bench mounted hand basin with mashroom pop up waste (ceramic finish) and with overflow	500 mm (W) x 400 mm (D) x 60mm (H-above bench)	White	CAROMA	CAROMA URBANE II INSET BASINS-Bench mounted with1 tap hole (Code 878310W) - Series Urban II	1
2	Supplied by owner-allow for installation	Toilet pan - back to wall floor standing with hidden in wall cistern	Self closing toilet seat with top	660(l)x365(w)x435(h)	White	CAROMA	CAROMA COMPACT Invisi Series II® Wall Faced Toilet Suite (in wall hidden cistern without push buttons) - connection with floor tiles clear silicone apply	1
3	Supplied by owner-allow for installation	Hand basin single lever mixer	Hand basin single lever mixer basin top mounted	167-209 mm (H) x Ø 50mm	Chrome	CAROMA	CAROMA - Luna series Basin Mixer 6 star - Model: 68181C6A	1
4	Supply and installation	Frameless Shower screen	Chrome/alternative aluminium frame "U"profile 15x15 mm recesed in tiles in floor and wall thickness - visible only glass panel.	As indicated on drawings - measurements check and confirm with architect on site	clear toughened glass 10-12 mm with square polished edges	Pilkington or equivalent	Fixed panel - 2 sides inside chrome/aluminium "U" profile 15x15 mm (floor and wall) with silicon finish to match grouting.	1 peace
5	Supplied by owner-allow for installation	Shower mixer with diverter	Shower single lever mixer with diverter	back plate 80 mm(W) x 175 mm(H)	Chrome	CAROMA	CAROMA - Luna series Bath/Shower Mixer with Diverter - Model: 68185C	1
6	Supplied by owner-allow for installation	Multi-function Rail Shower with rose	Multi-function Rail Shower app. 680 mm rail set with rose	app. 680 mm long rail with two fixings (top and bottom)	Chrome	CAROMA	CAROMA - Luna series Multi-function Rail Shower with rose - Model: 90384C4F	1
7	Supplied by owner-allow for installation	Ceiling shower rose square	Ceiling mounted	200 x 200 mm without extension pipe	Chrome	CAROMA	CAROMA - Luna series Overhead Shower Head - Model: 90386C4E	1
8	Supplied by owner-allow for installation	Heated Towel Rail - ladder	Wall mounted on position as per drawings	1025mm(H) x 600mm(W)x 120mm(D) - 9 Rungs	Chrome	HERLIOOM	HEIRLOOM-Calisto1025 Towel Warmer Model: WK1025	1
9	Supplied by owner-allow for installation	Single towel rail 630 mm	Wall mounted refer drawings (1) and front upper drwer for vanity cabinet (1)	634 mm x 70 mm x 25 mm	Chrome	CAROMA	Model - Luna single Towel Rail 630 mm	1
10	Supplied by owner-allow for installation	Toilet brush holder - wall mounted	Toilet brush holder - wall mounted (rectangular)	385mm(H) x 85mm(W) x 85mm (D)	Chrome	PLUMBLINE	PLUMBLINE Model:COMO Toilet brush holder wall mounted	1
11	Supplied by owner-allow for installation	Robe Hook	Concealed fixing	40 mm x 25 mm (W) x 53 mm (H)	Chrome	CAROMA	CAROMA - Luna series Robe Hook - Model: 99608C	2
12	Supplied by owner-allow for installation	Wall/surface mounted - above mirror strip lighting by MOTHLIGHT New Zealand - Sideway Sally 5R	Wall/surface mounted strip light (above mirror)	As per drawings (check dimmensions on site prior mounting)	Aluminium body with Opal polycarbonate diffuser.	MOTHLIGHT New Zealand	Wall/surface mounted - above mirror strip light by MOTHLIGHT New Zealand(refer drawings). MODEL: Sideway Sally 5R	1
13	Supplied by owner-allow for installation	Exhaust ceiling outlet - located as per drawings (check with architect prior final installation)	recessed ceiling mounted - refer drawings (final position)	250 mm square [25 mm (W) x 50 mm(D)]	White /ceiling paint	Ventech - New Zealand	Ventech VFG 250 Frameless Extract Grille	1
14	Supplied by owner-allow for installation	Exhaust Wall mounted Exterior Ventilator (located as per drawings)	Exterior wall mounted - refer drawings (final position)	265 mm square x 75 mm (overal depth of unit outside wall)	Powercoated (to match metall wall cladding)	Ventech - New Zealand	Ventech VWM190-3 Wall Mounted Exterior Ventilator - side wall or soffit mounted	1
15	Supplied by owner-allow for installation	Toilet Roll Holder	Concealed fixing	169mm (W) x 25mm(H) x 70mm(D)	Chrome	CAROMA	CAROMA - Luna series Toilet Roll Holder - Model: 99607C	1

Notes

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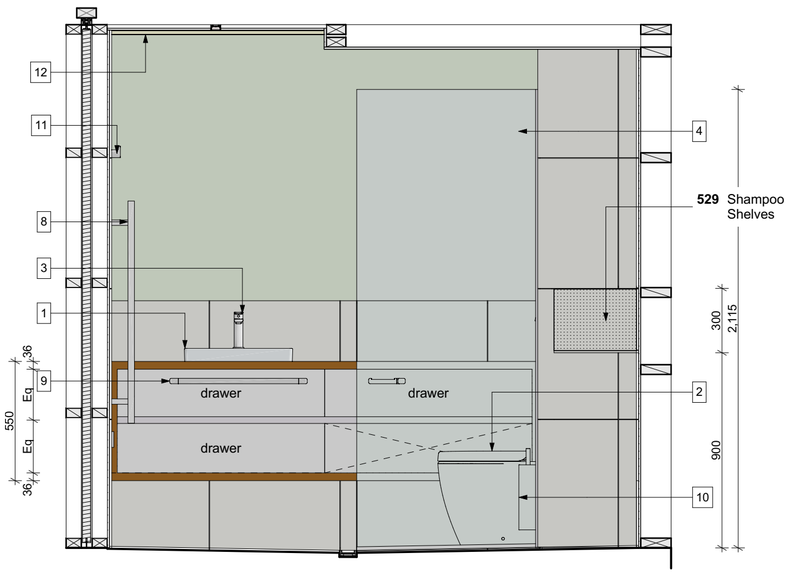
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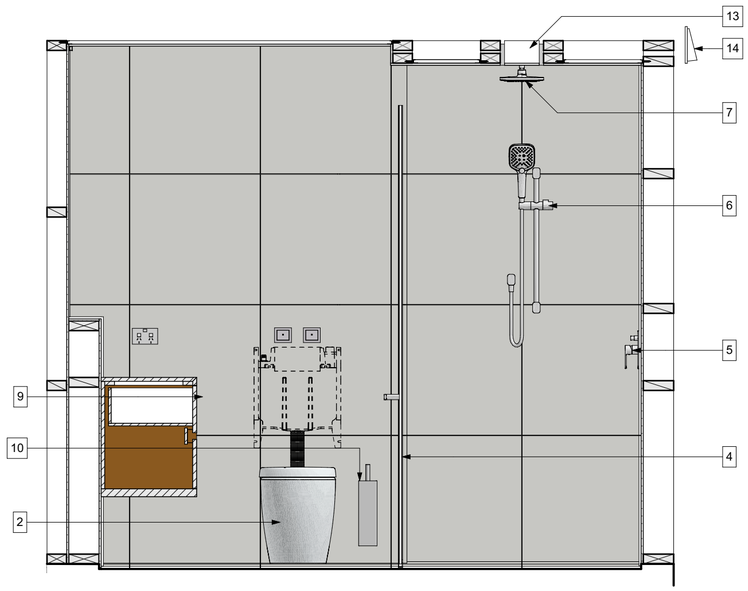
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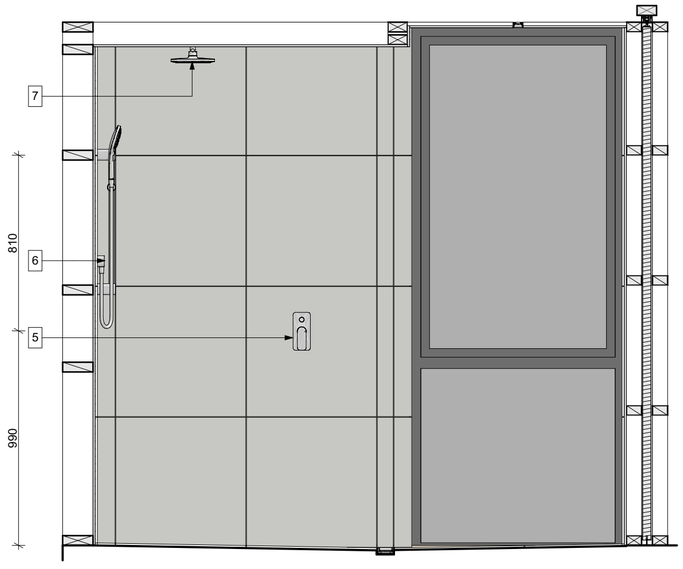
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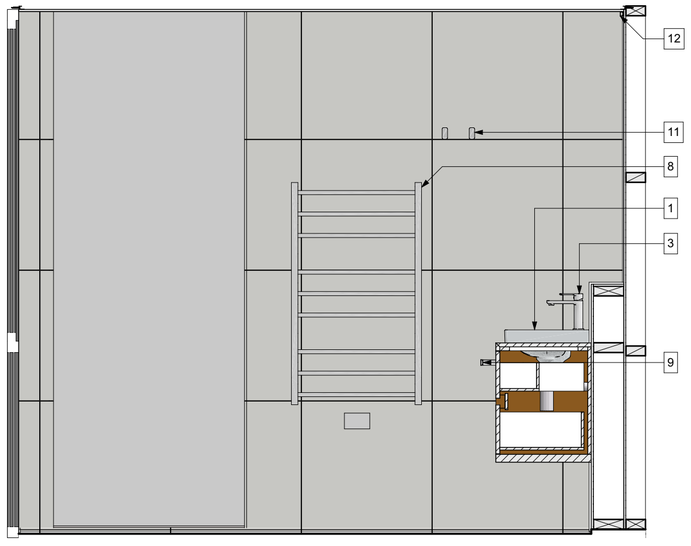
1 — Ensuite 2 North
- — 1:20



2 — Ensuite 2 East
- — 1:20



3 — Ensuite 2 South
- — 1:20



4 — Ensuite 2 West
- — 1:20

Notes

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3	Supplied by owner-allow for installation	Hand basin single lever mixer	Hand basin single lever mixer basin top mounted	167-209 mm (H) x Ø 50mm	Chrome	CAROMA	CAROMA - Luna series Basin Mixer 6 star - Model: 68181C6A
4	Supply and installation	Frameless Shower screen	Chrome/alternative aluminium frame "U"profile 15x15 mm recesed in tiles in floor and wall thicknes - visible only glass panel.	As indicated on drawings - measurements check and confirm with architect on site	clear toughened glass 10-12 mm with square polished edges	Pilkington or equivalent	Fixed panel - 2 sides inside chrome/aluminium "U" profile 15x15 mm (floor and wall) with silicon finish to match grouting.
5	Supplied by owner-allow for installation	Shower mixer with diverter	Shower single lever mixer with diverter	back plate 80 mm(W) x 175 mm(H)	Chrome	CAROMA	CAROMA - Luna series Bath/Shower Mixer with Diverter - Model: 68185C
6	Supplied by owner-allow for installation	Multi-function Rail Shower with rose	Multi-function Rail Shower app. 680 mm rail set with rose	app. 680 mm long rail with two fixings (top and bottom)	Chrome	CAROMA	CAROMA - Luna series Multi-function Rail Shower with rose - Model: 90384C4F
7	Supplied by owner-allow for installation	Ceiling shower rose square	Ceiling mounted	200 x 200 mm without extension pipe	Chrome	CAROMA	CAROMA - Luna series Overhead Shower Head - Model: 90386C4E
8	Supplied by owner-allow for installation	Heated Towel Rail - ladder	Wall mounted on position as per drawings	1025mm(H) x 600mm(W)x 120mm(D) - 9 Rungs	Chrome	HERLIOOM	HEIRLOOM-Calisto1025 Towel Warmer Model: WK1025
9	Supplied by owner-allow for installation	Single towel rail 630 mm	Wall mounted refer drawings (1) and front upper drwer for vanity cabinet (1)	634 mm x 70 mm x 25 mm	Chrome	CAROMA	Model - Luna single Towel Rail 630 mm
10	Supplied by owner-allow for installation	Toilet brush holder - wall mounted	Toilet brush holder - wall mounted (rectangular)	385mm(H) x 85mm(W) x 85mm (D)	Chrome	PLUMBLINE	PLUMBLINE Model:COMO Toilet brush holder wall mounted
11	Supplied by owner-allow for installation	Robe Hook	Concealed fixing	40 mm x 25 mm (W) x 53 mm (H)	Chrome	CAROMA	CAROMA - Luna series Robe Hook - Model: 99608C
12	Supplied by owner-allow for installation	Wall/surface mounted - above mirror strip lighting by MOTHLIGHT New Zealand - Sideway Sally 5R	Wall/surface mounted strip light (above mirror)	As per drawings (check dimmensions on site prior mounting)	Aluminium body with Opal polycarbonate diffuser.	MOTHLIGHT New Zealand	Wall/surface mounted - above mirror strip light by MOTHLIGHT New Zealand(refer drawings). MODEL: Sideway Sally 5R
13	Supplied by owner-allow for installation	Exhaust ceiling outlet - located as per drawings (check with architect prior final installation)	recessed ceiling mounted - refer drawings (final position)	250 mm square [25 mm (W) x 50 mm(D)]	White /ceiling paint	Ventech - New Zealand	Ventech VFG 250 Frameless Extract Grille
14	Supplied by owner-allow for installation	Exhaust Wall mounted Exterior Ventilator (located as per drawings)	Exterior wall mounted - refer drawings (final position)	265 mm square x 75 mm (overal depth of unit outside wall)	Powercoated (to match metall wall cladding)	Ventech - New Zealand	Ventech VWM190-3 Wall Mounted Exterior Ventilator - side wall or soffit mounted
15	Supplied by owner-allow for installation	Toilet Roll Holder	Concealed fixing	169mm (W) x 25mm(H) x 70mm(D)	Chrome	CAROMA	CAROMA - Luna series Toilet Roll Holder - Model: 99607C

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Structural Engineer : Martin Meyers and Associates
Documentation : Michael Maddern Draft3d Design
Checked : Davor Mikulcic

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Date: 11/11/2021
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WD 54



1 Ocean Foam™ 6141



2



3



5



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8



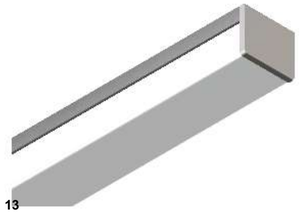
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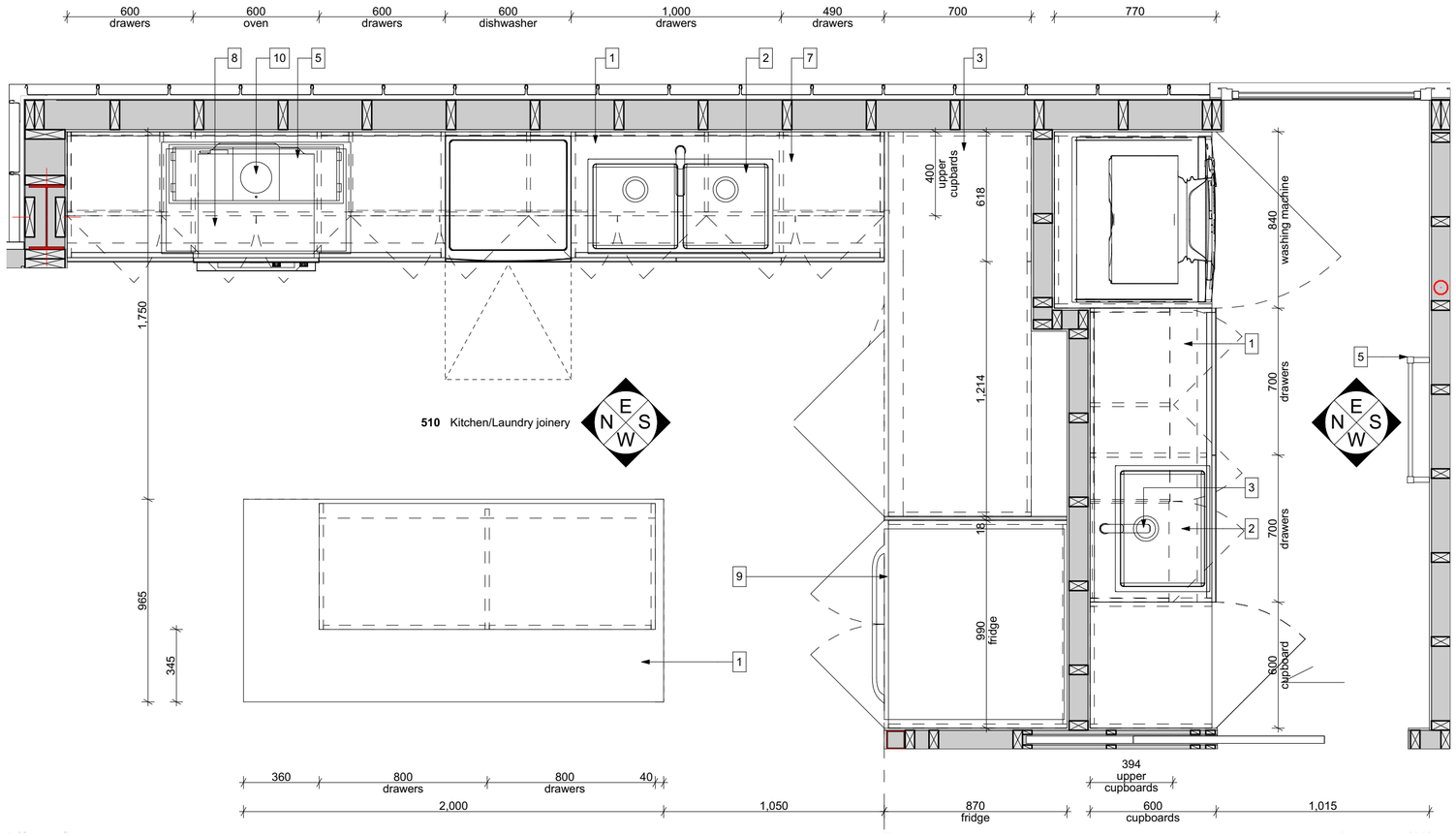
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12



13



1 Kitchen Plan
- 1:20

MAIN KITCHEN - FIT OUT LIST

No.	Special note	Product	Hardware	Size	Finish	Manufacturer	Type	Quantity
1	Architect/Client direct contact with Trethewey Stone for supply and installation - coordination with Cabinetmaker	Trethewey Stone supplied and manufactured Engineering stone - Cesar stone kitchen bench and splashback as per Kitchen design	As required by Manufacturer to produce square finish with arised edges 45 degree app.1.0 1.5 mm	As per architectural drawings including: kitchen main bench with splashback, kitchen island and pantry bench	Trethewey Stone - Cesar stone: Ocean Foam 6141	Cesar Stone supply, manufacture and install by Trethewey Stone	Cesar Stone - Engineering stone combined different thicknesses in colour/finish: Ocean Foam 6141	Kitchen bench with splashback, kitchen island and pantry bench
2	Supplied by owner-allow for installation	Kitchen INSET (flushmount) mounted stainless steel double sink 400mm + 400 mm	Flushmounted double sink with mounting kit by Mercer	Overal sink size 880 mm(W) x W=450 mm(D) x 200 mm(H) - two identical bowls 400 mm x 400 mm x 200 mm	Stainless steel	MERCER	INSET - Flushmounted Granite bench mounted stainless steel double bowl with drainer Model: DV207	1 unit
3	Supplied by owner-allow for installation	Sink free standing single lever mixer	Bench mounted single lever mixer. Refer manufacturer instructions for installation	TBC	Chrome	FELTON-Max sink mixer/ alternative/substitution discuss with architect first	Sink surface mounted single lever tap/mixer - refer drawings	1
4	Supplied by owner-allow for installation	Under kitchen sink (bottom deep drawer) recycling/waste bins	PVC free standing at bottom of drawer with spacers as dividers	PVC bins dimmension app. W=230mm(W) x 390mm(L) x 320mm(D)	Black or Grey PVC	Cabinetmaker create 3 dividers into bottom deep drawer for 3 individual rubish/recycling bins (similar to HAFELE model Art.no.50249523) or similar, for insert into bottom deep drawer under sink	With cabinetry bottom drawer under bench mounted 3 x 32 l capacity (tpical bin dimmension app. 230mm(W)x 385mm(L)x320mm(H)	3bins
5	Supplied by owner-allow for installation	Electric built-in underbench oven 600 mm model - Fisher & Paykel	Refer drawings & manual for installation	598 mm(H) x 596 mm(W) x 565(D) mm - (85 l total capacity - 72 l usable capacity)	black coloured glas/stainless steel	Fisher & Paykel	Build in oven - Model:OB60SC7CEPX2/alternative should be discussed with architect first	1
6	Supplied by owner-allow for installation	Free standing MICROWAVE-capacity app. 39 litre at pantry bench position)	In cabinet on bench free standing	Microwave dimmensions: app. 520 mm(W) x 448 mm(D) x 310 mm(H) to be confirmed by client	White	TBC	In pantry cabinetry free standing Model - 1200 W power	1
7	Supplied by owner-allow for installation	Free standing under bench dishwasher Fisher & Paykel	Refer drawings & manual for installation	820-870mm(H) x 597mm(W) x 600mm(D)	White	Fisher & Paykel	Model - Fisher & Paykel DW60FC4W1	1
8	Supplied by owner-allow for installation	Gas 900 mm ceramic gas cooktop Fisher & Paykel	Refer drawings for position & manual for installation (check with architect for final position)	58 mm(H) x 900 mm(W) x 530 mm(D)	Granite benchtop recesed - inset mounted as per manufacturer instructions	Fisher & Paykel	Model -CG905DNGGB4 minimal-series 9/alternative should be discussed with architect first	1
9	Existing owner appliance - allow for installation	Existing SAMSUNG Fridge/Freezer	Existing SAMSUNG Fridge/Freezer	1774 mm(H) x 912 mm(W) x 920 mm(D - Incl. door 110 mm thick)capacity 517 litre (fridge 400 + freezer 117 l)	Stainless steel	SAMSUNG	SAMSUNG Fridge/Freezer	1
10	Supplied by owner-allow for installation	Fixed under cupboard Rangehood - located as per drawings (check with architect prior final installation)	Recesed from bottom of upper kitchen cabinets -refer drawings for final position	800 mm (W) x 370 mm (D) x40 mm (H)	Stainless steel	Ventech - New Zealand	Ventech 800 Rangehood	1
11	Supplied by owner-allow for installation	Exhaust - Range Hood Square Curb Roof Ventilator (located as per drawings direct above rangehood)	Unit mounted over Flat - Membrane roofing - direct above rangehood - refer drawings for final position)	265 mm square x 145 mm(H) with 150 mm x 400 m long galvanized mounting tube	Powder-coated/optional stainless steel	Ventech - New Zealand	Ventech VCM310 Rangehood Square Curb Roof Ventilator	1
12	Supplied by owner-allow for installation	Under upper cabinetry strip lighting by MOTHLIGHT New Zealand - Downhill Dan 10	Under upper cabinets surface mounted (on connection between cabinet and top of splashback)	As per drawings (check dimmensions on site prior ordering and mounting)	Aluminium body with Opal polycarbonate diffuser.	MOTHLIGHT New Zealand	Under upper cabinetry strip lighting(refer drawings). MODEL: Downhill Dan 10	1
13	Supplied by owner-allow for installation	Pantry ceiling mounted (next to sliding door) strip lighting by MOTHLIGHT New Zealand - Sideways Sally 5R	Ceiling/surface mounted (refer drawings - on ceiling next to sliding doors).	As per drawings (check dimmensions on site prior ordering and mounting)	Aluminium body with Opal polycarbonate diffuser.	MOTHLIGHT New Zealand	Pantry ceiling mounted (next to sliding door) strip lighting by MOTHLIGHT New Zealand - MODEL: Sideways Sally 5R	1

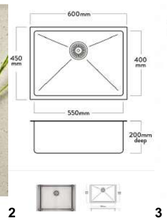
LAUNDRY - FIT OUT LIST

No.	Special note	Product	Hardware	Size	Finish	Manufacturer	Type	Quantity
1	Architect/Client direct contact with Trethewey Stone for supply and installation - coordination with Cabinetmaker	Trethewey Stone supplied and manufactured Engineering stone - Cesar stone kitchen bench and splashback as per Kitchen design	As required by Manufacturer to produce square finish with arised edges 45 degree app.1.0-1.5 mm	As per architectural drawings including: kitchen main bench with splashback, kitchen island and pantry bench	Trethewey Stone - Cesar stone: Ocean Foam 6141	Cesar Stone supply, manufacture and install by Trethewey Stone	Cesar Stone - Engineering stone combined different thicknesses in colour/finish: Ocean Foam 6141	L'dry bench with splashback,
2	Supplied by owner-allow for installation	L'dry INSET (flushmount) mounted stainless steel 1 bowl sink by MERCER	Flushmounted single sink with mounting kit by Mercer	Overal sink size 600 mm(W) x W=450 mm(D) x 200 mm(H) - single bowl internal 550 mm x 400 mm x 200 mm	Stainless steel	MERCER	INSET (Flushmounted) Granite bench mounted stainless steel single bowl Model: DV107	1 unit
3	Supplied by owner-allow for installation	Sink free standing single lever mixer	Bench mounted single lever mixer. Refer manufacturer instructions for installation	TBC	Chrome	FELTON-Max sink mixer/ alternative/substitution discuss with architect first	Sink surface mounted single lever tap/mixer - refer drawings	1
4	Supplied by owner-allow for installation	Swivel Towel Rail	Concealed fixing-wall mounted	374 mm(L) x 32mm(H) x 45mm(W)	Chrome	HEIRLOOM	HEIRLOOM Studio 1 Swivel towel Rail - STSTR	1
5	Supplied by owner-allow for installation	Heated Towel Rail - ladder	Wall mounted on position as per drawings	1025mm(H) x 600mm(W)x 120mm(D) - 9 Rungs	Chrome	HERLIOOM	HEIRLOOM-Calisto1025 Towel Warmer Model: WK1025	1
6	Supplied by owner-allow for installation	Under upper cabinetry strip lighting by MOTHLIGHT New Zealand - Downhill Dan 10	Under upper cabinets surface mounted (on connection between cabinet and top of splashback)	As per drawings (check dimmensions on site prior ordering and mounting)	Aluminium body with Opal polycarbonate diffuser.	MOTHLIGHT New Zealand	Under upper cabinetry strip lighting(refer drawings). MODEL: Downhill Dan 10	1

NOTICE:



1 Ocean Foam™ 6141



2



3



5



6

Notes

510 Kitchen/Laundry joinery

All kitchen or laundry cabinetry carcases will be produced from 16-18 mm water resistant Melteca melamine white finish.
All fronts for kitchen cabinetry including drawers, cupboards lower and upper doors will be produced from 18-20 mm water resistant MDF with 2-pot Spray - Lacquer satin finish, colour white.
Cupboards hinges generally concealed adjustable HAFELE Silentio or Hettich or similar (wheel not suitable) use HAFELE smooth door damping
system drilled into carcase.
Upper Cupboard doors will be with push release mechanism and generally upper cabinets door will be 20 mm extended below carcase to create handle.
All recessed handles system will be PRO DÉCOR by HETTICH type 9 995 920 - 62 x 25 mm.
Drawers generally HAFELE or HETTICH full extension on metal gliders and all with self closing mechanism. Maximize length of drawers to suit carcases. Supply where noted on drawings (cutlery inserts PVC into drawers - one for cooking utensil and another for dining). Deep drawers will have IKEA standard dividing system supplied by owner allow for installation.
Toe kick 100 mm high will be produced from 16-18 mm water resistant Melteca melamine white finish.
All internal shelving will be produced and installed from 16-18 mm water resistant white Melteca laminate (or similar) all on metal insert slewing supports drilled every app. 50 mm to give opportunity for adjustment.
Joiner to confirm all dimensions and material selections with Architect.

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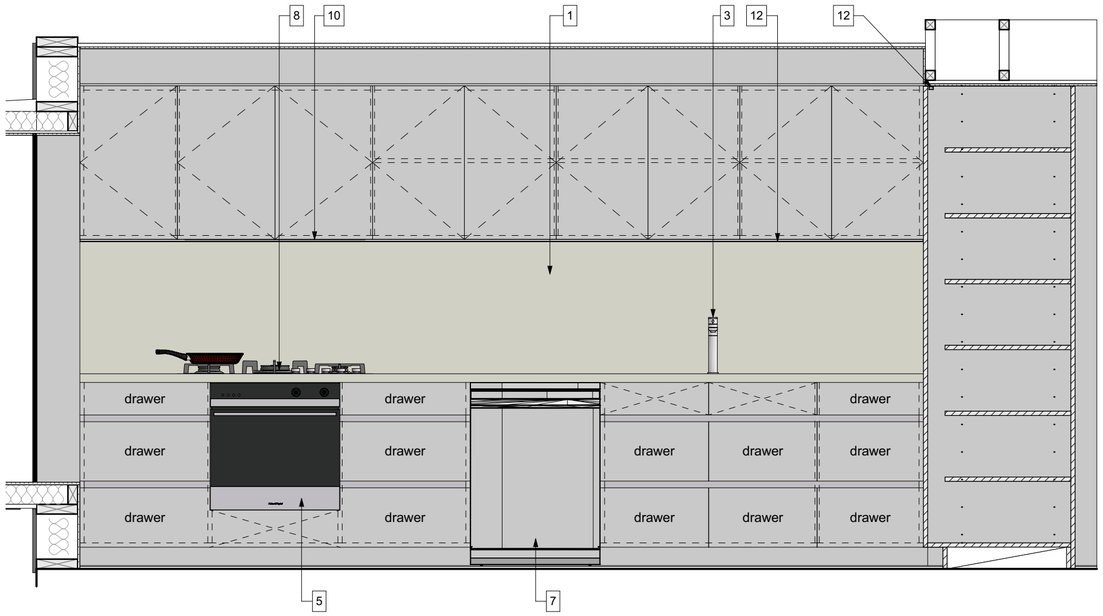
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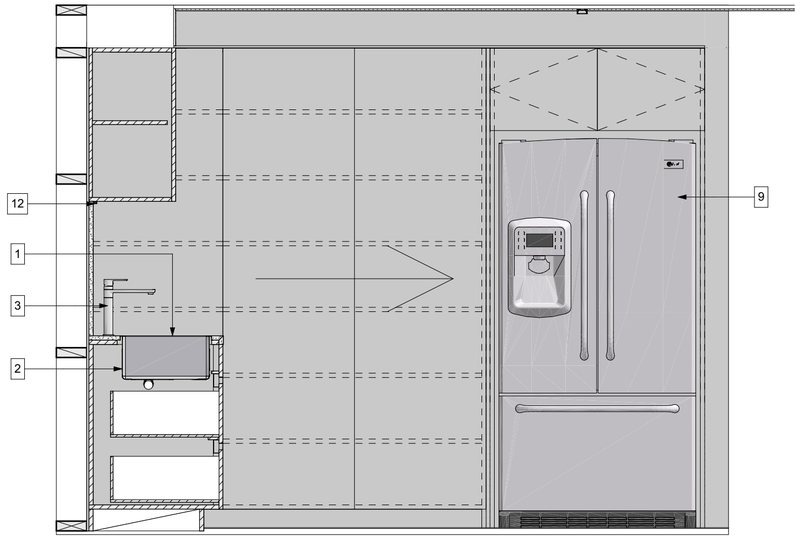
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2 - Kitchen East
1:20



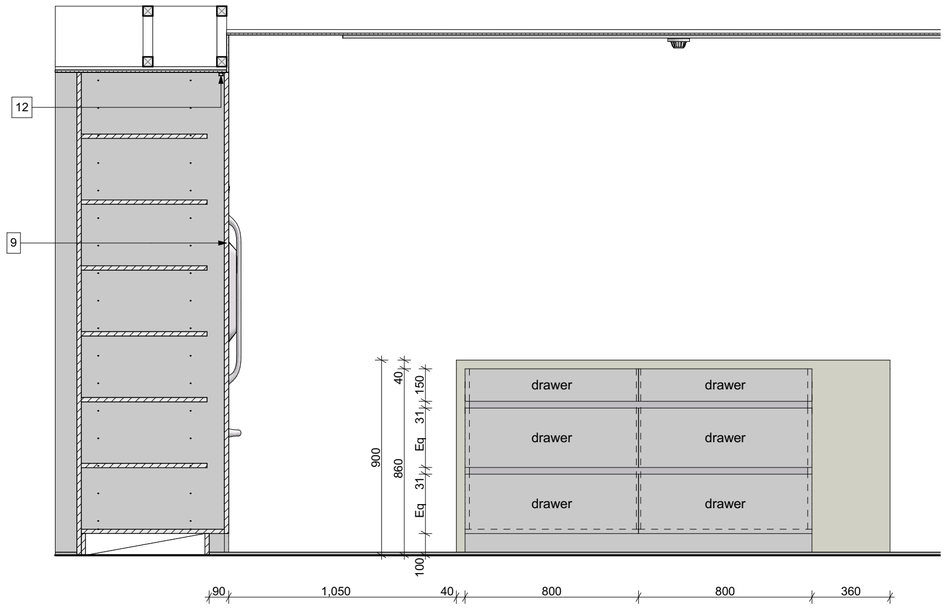


3 - Kitchen South
1:20

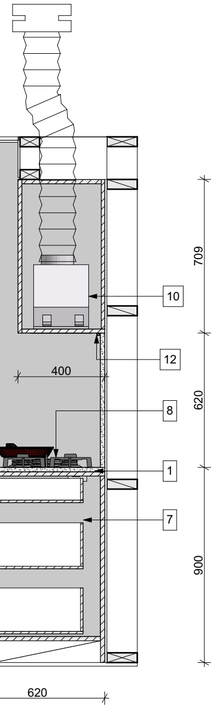
Notes

510 Kitchen/Laundry joinery

All kitchen or laundry cabinetry carcases will be produced from 16-18 mm water resistant Melteca melamine white finish.
All fronts for kitchen cabinetry including drawers, cupboards lower and upper doors will be produced from 18-20 mm water resistant MDF with 2-pot Spray - Lacquer satin finish, colour white.
Cupboards hinges generally concealed adjustable HAFELE Silentio or Hettich or similar (wheel not suitable) use HAFELE smooth door damping
system drilled into carcase.
Upper Cupboard doors will be with push release mechanism and generally upper cabinets door will be 20 mm extended below carcase to create handle.
All recessed handles system will be PRO DÉCOR by HETTICH type 9 995 920 - 62 x 25 mm.
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Toe kick 100 mm high will be produced from 16-18 mm water resistant Melteca melamine white finish.
All internal shelving will be produced and installed from 16-18 mm water resistant white Melteca laminate (or similar) all on metal insert slewing supports drilled every app. 50 mm to give opportunity for adjustment.
Joiner to confirm all dimensions and material selections with Architect.



4 - Kitchen West
1:20



1 - Kitchen North
1:20



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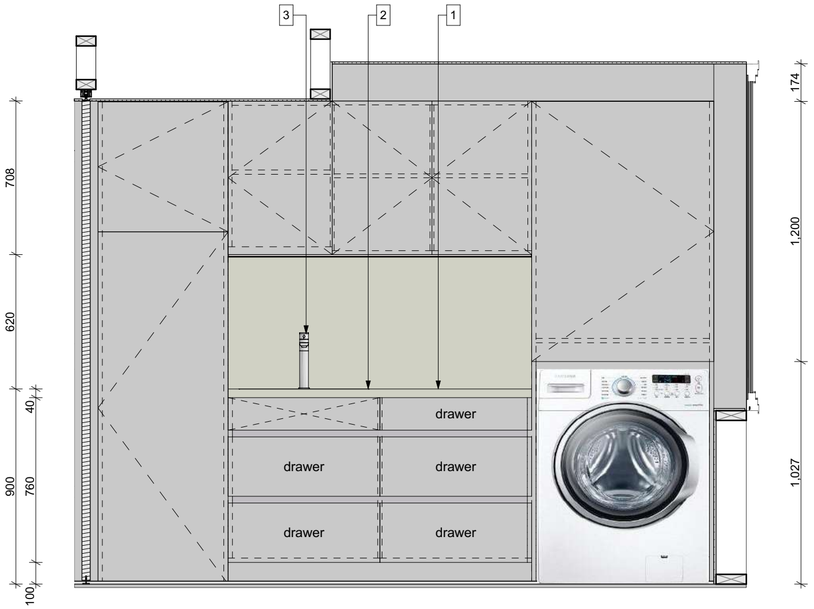
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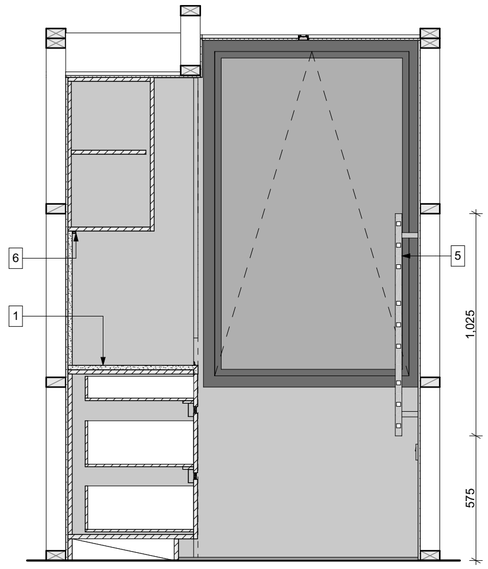
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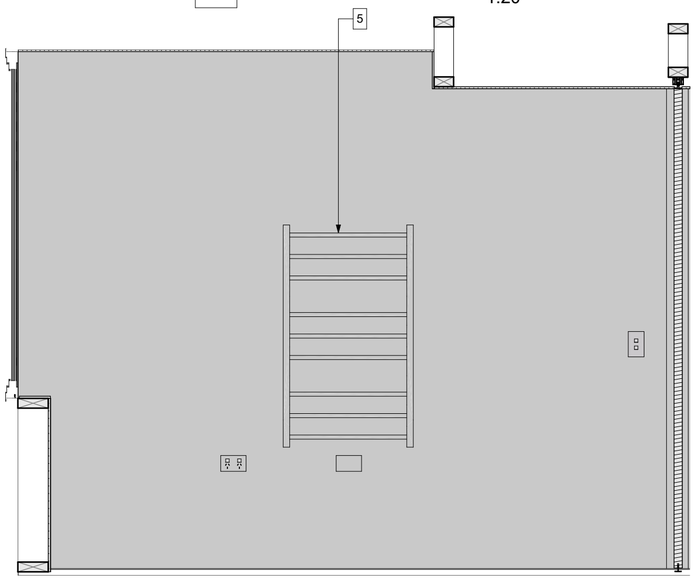


LAUNDRY - FIT OUT LIST

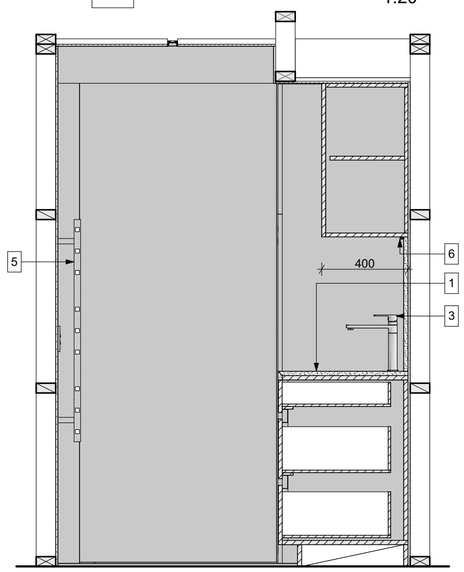
No.	Special note	Product	Hardware	Size	Finish	Manufacturer	Type	Quantity
1	Architect/Client direct contact with Trethewey Stone for supply and installation - coordination with Cabinetmaker	Trethewey Stone supplied and manufactured Engineering stone - Cesar stone kitchen bench and splashback as per Kitchen design	As required by Manufacturer to produce square finish with arised edges 45 degree app.1.0-1.5 mm	As per architectural drawings including: kitchen main bench with splashback, kitchen island and pantry bench	Trethewey Stone - Cesar stone: Ocean Foam 6141	Cesar Stone supply, manufacture and install by Trethewey Stone	Cesar Stone - Engineering stone combined different thicknesses in colour/finish: Ocean Foam 6141	L'dry bench with splashback,
2	Supplied by owner-allow for installation	L'dry INSET (flushmount) mounted stainless steel 1 bowl sink by MERCER	Flushmounted single sink with mounting kit by Mercer	Overal sink size 600 mm(W) x W=450 mm(D) x 200 mm(H) - single bowl internal 550 mm x 400 mm x 200 mm	Stainless steel	MERCER	INSET (Flushmounted) Granite bench mounted stainless steel single bowl Model: DV107	1 unit
3	Supplied by owner-allow for installation	Sink free standing single lever mixer	Bench mounted single lever mixer. Refer manufacturer instructions for installation	TBC	Chrome	FELTON-Max sink mixer/ alternative/substitution discuss with architect first	Sink surface mounted single lever tap/mixer - refer drawings	1
4	Supplied by owner-allow for installation	Swivel Towel Rail	Concealed fixing-wall mounted	374 mm(L) x 32mm(H) x 45mm(W)	Chrome	HEIRLOOM	HEIRLOOM Studio 1 Swivel towel Rail - STSTR	1
5	Supplied by owner-allow for installation	Heated Towel Rail - ladder	Wall mounted on position as per drawings	1025mm(H) x 600mm(W)x 120mm(D) - 9 Rungs	Chrome	HERLIOOM	HEIRLOOM-Calisto1025 Towel Warmer Model: WK1025	1
6	Supplied by owner-allow for installation	Under upper cabinetry strip lighting by MOTHLIGHT New Zealand - Downhill Dan 10	Under upper cabinets surface mounted (on connection between cabinet and top of splashback)	As per drawings (check dimmensions on site prior ordering and mounting)	Aluminium body with Opal polycarbonate diffuser.	MOTHLIGHT New Zealand	Under upper cabinetry strip lighting(refer drawings). MODEL: Downhill Dan 10	1

NOTICE:

1 - Laundry North
1:20



2 - Laundry East
1:20



3 - Laundry South
1:20

4 - Laundry West
1:20



Notes

510 Kitchen/Laundry joinery

All kitchen or laundry cabinetry carcases will be produced from 16-18 mm water resistant Melteca melamine white finish.
All fronts for kitchen cabinetry including drawers, cupboards lower and upper doors will be produced from 18-20 mm water resistant MDF with 2-pot Spray - Lacquer satin finish, colour white.
Cupboards hinges generally concealed adjustable HAFELE Silentio or Hettich or similar (wheel not suitable) use HAFELE smooth door damping
system drilled into carcase.
Upper Cupboard doors will be with push release mechanism and generally upper cabinets door will be 20 mm extended below carcase to create handle.
All recessed handles system will be PRO DÉCOR by HETTICH type 9 995 920 - 62 x 25 mm.
Drawers generally HAFELE or HETTICH full extension on metal gliders and all with self closing mechanism. Maximize length of drawers to suit carcases. Supply where noted on drawings (cutlery inserts PVC into drawers - one for cooking utensil and another for dining). Deep drawers will have IKEA standard dividing system supplied by owner allow for installation.
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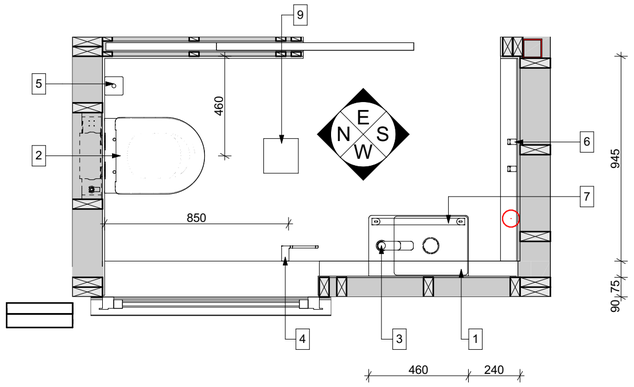
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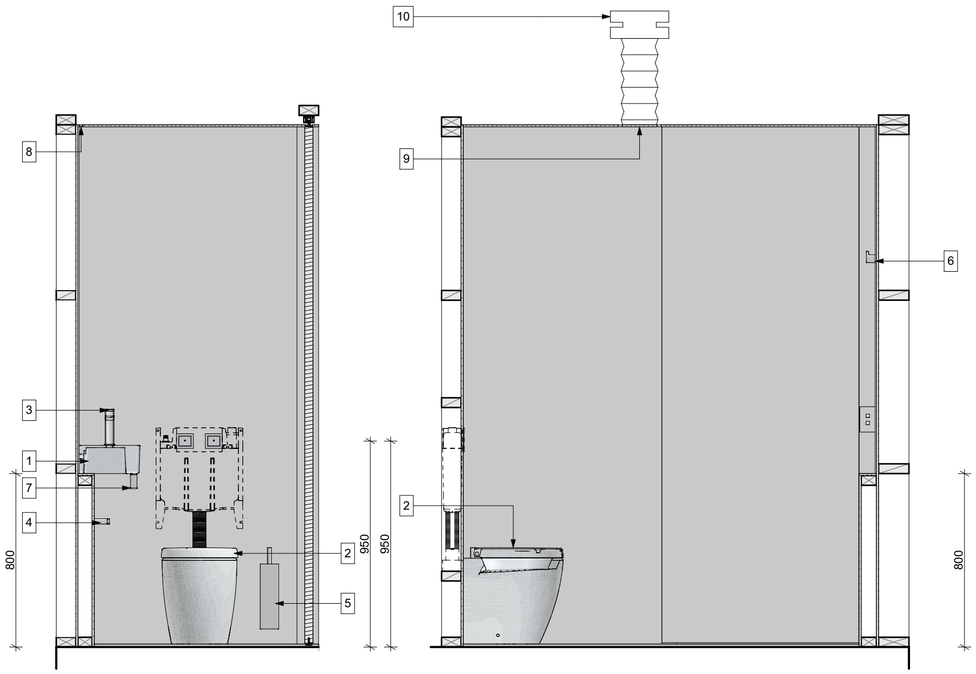


1 - Toilet Plan 1:20

TOILET - FIT OUT LIST

No.	Special note	Product	Hardware	Size	Finish	Manufacturer	Type	Quantity
1	Supplied by owner-allow for installation	Hand Basin-wall mounted CAROMA URBANE II Hand Wall Basin (1 Tap hole)	Rectangular wall mounted hand basin with mashroom pop up waste (ceramic finish) and with overflow	460 mm (W) x 280 mm (D) x 130 (H front)/176 mm total)	White	CAROMA	CAROMA URBANE II Hand Wall Basin (1 Tap hole) with1 tap hole (Model: 879010W)	1
2	Supplied by owner-allow for installation	Toilet pan - back to wall floor standing with hidden in wall cistern	Self closing toilet seat with top	460(l)x365(w)x435(h)	White	CAROMA	CAROMA COMPACT Invisi Series II® Wall Faced Toilet Suite (in wall hidden cistern without push buttons) - connection with floor tiles clear silicone apply	1
3	Supplied by owner-allow for installation	Hand basin single lever mixer	Hand basin single lever mixer basin top mounted	167-209 mm (H) x Ø 50mm	Chrome	CAROMA	CAROMA - Luna series Basin Mixer 6 star - Model: 68181C6A	1
4	Supplied by owner-allow for installation	Toilet Roll Holder	Concealed fixing	169mm (W) x 25mm(H) x 70mm(D)	Chrome	CAROMA	CAROMA - Luna series Toilet Roll Holder - Model: 99607C	1
5	Supplied by owner-allow for installation	Toilet brush holder - wall mounted	Toilet brush holder - wall mounted (rectangular)	385mm(H) x 85mm(W) x 85mm (D)	Chrome	PLUMBLINE	PLUMBLINE Toilet brush holder wall mounted Model:COMO	1
6	Supplied by owner-allow for installation	Robe Hook	Concealed fixing	40 mm x 25 mm (W) x 53 mm (H)	Chrome	CAROMA	CAROMA - Luna series Robe Hook - Model: 99608C	1
7	Supplied by owner-allow for installation	Hand wall basin integrated Rail	Under hand basin mounting	428mm(L) x 70mm(H) x 30mm(W)	Chrome	CAROMA	CAROMA - Urbane II Hand Wall Basin Integrated Rail Model: 99623C	1
8	Supplied by owner-allow for installation	Toilet ceiling recessed LED strip lighting by MOTHLIGHT New Zealand	Ceiling recessed mounted - refer drawings	as per drawings - two parts (check dimmensions on site prior ordering and mounting)	Aluminium body with Opal polycarbonate diffuser.	MOTHLIGHT New Zealand	Ceiling recessed strip lighting - two parts (refer drawings). MODEL: Flat Freddie 14	1
9	Supplied by owner-allow for installation	Exhaust ceiling outlet -located as per drawings (check with architect prior final installation)	recessed ceiling mounted - refer drawings (final position)	250 mm square [25 mm (W) x 50 mm(D)]	White /ceiling paint	Ventech - New Zealand	Ventech VFG 250 Frameless Extract Grille	1
10	Supplied by owner-allow for installation	Exhaust Tube mounted Roof fan (located as per drawings)	Flat - Membrane roof mounted unit - refer drawings (final position)	265 mm square x 145 mm(H) with 150 mm x 400 m long galvanized mounting tube	Powercoated/optional stainless steel	Ventech - New Zealand	Ventech VTM 190 Tube Mounted Roof Fan	1

NOTICE:



2 - Toilet North 1:20

3 - Toilet East 1:20

4 - Toilet South 1:20

5 - Toilet West 1:20



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ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR ON SITE.
THESE DRAWINGS MUST BE READ TOGETHER WITH ARCHITECTURAL SPECIFICATION, ENGINEERING DRAWINGS AND SPECIFICATION AND COMPLY WITH ALL CONDITIONS OF BUILDING CONSENT.

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All Dimensions to be verified on site prior to making any shop drawings or commencing any work

Residence.3
387 Karori Road
BC

No.	Amendment	Date	No.	Amendment	Date

Architect : Davor Mikulcic
Structural Engineer : Martin Meyers and Associates
Documentation : Michael Maddern Draft3d Design
Checked : Davor Mikulcic

Job No: #Pln
Date: 11/11/2021
Scale : @ A2
BC

Sheet
WD58