

20mm Strandboard overlay in the Entry, Kitchen, Dining , Lounge, bedrooms and area in front of bathroom 1
6mm Slate and tile overlay for the Kitchen, Dining and Entry (non Wet area Tiled Floors)
19mm Scyon Secura sheet flooring with waterproofing in Bathroom 1 & 2, Utility area and Laundry (Wet area Tiled Floors)
Bamboo / Solid wood flooring for Lounge, Bedrooms and Lobby.

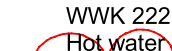
Generally External :- 140x45 H1.2 LVL8 timber framing @ 600mm ctrs
+ Intello wrap
Internal :- 90 x 45 H1.2 LVL8 timber framing @ 600mm ctrs
7mm Ecoply to all External walls

Garage Wall Framing
External: 90 x 45 H1.2 LVL8 timber Framing @ 600 ctrs,
dwang @ 800mm ctrs
Ecoply lining is on the inside only (Building wrap to exterior face)

Exterior Decking (Kwila)
- (Exempt Building work Part 1 -
Schedule 1 Exempt work - Deck)

Stiebel Eltron
WWK 222
Hot water heat pump

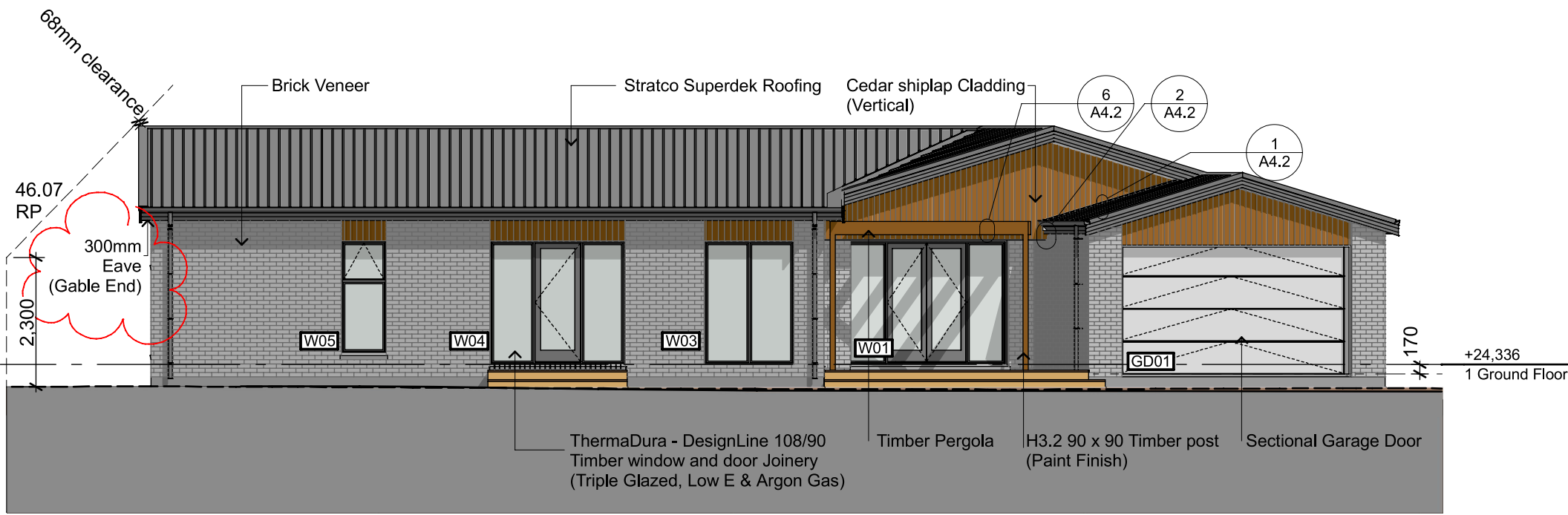
Storage water heater to be restrained with (top and bottom 2/ 25 x 1mm galvanised steel straps tensioned when fixed in place, straps to be fixed to wall framing.



Level Entry Tiled shower
Allow for level entry tiled open
shower and full width channel
grate. fall to outlet at 1:50 minimum
Refer to WARMUP wetroom system

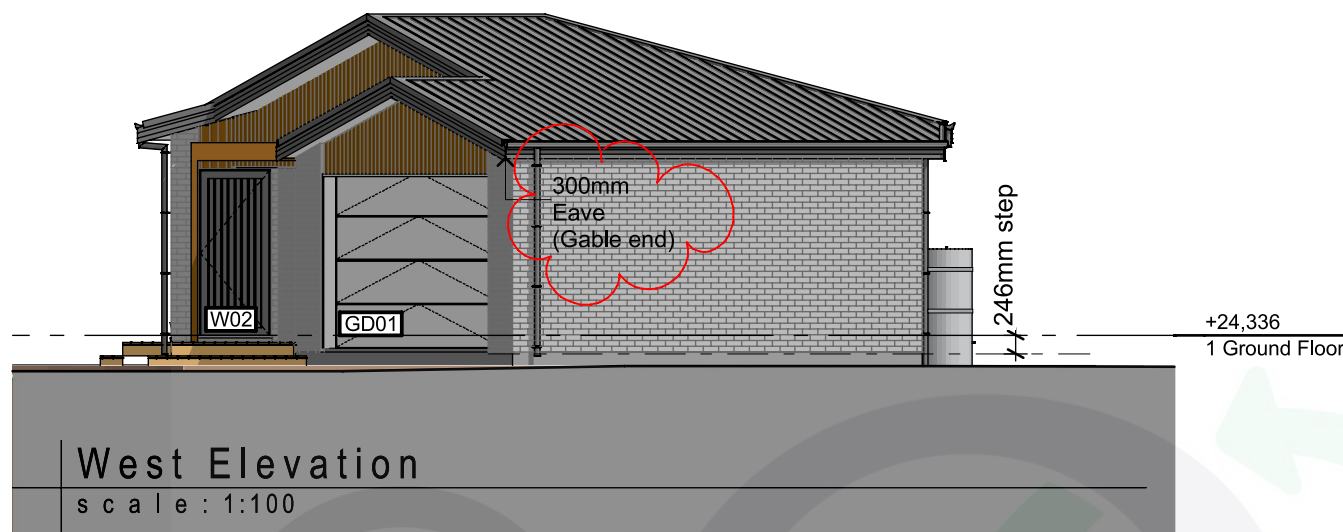
MasterBedroom Area: 15.17m²
10% of bedroom area = 1.517m²
W10 = 1.71m² Comply with
G7/AS1 Natural light

Martin Residence



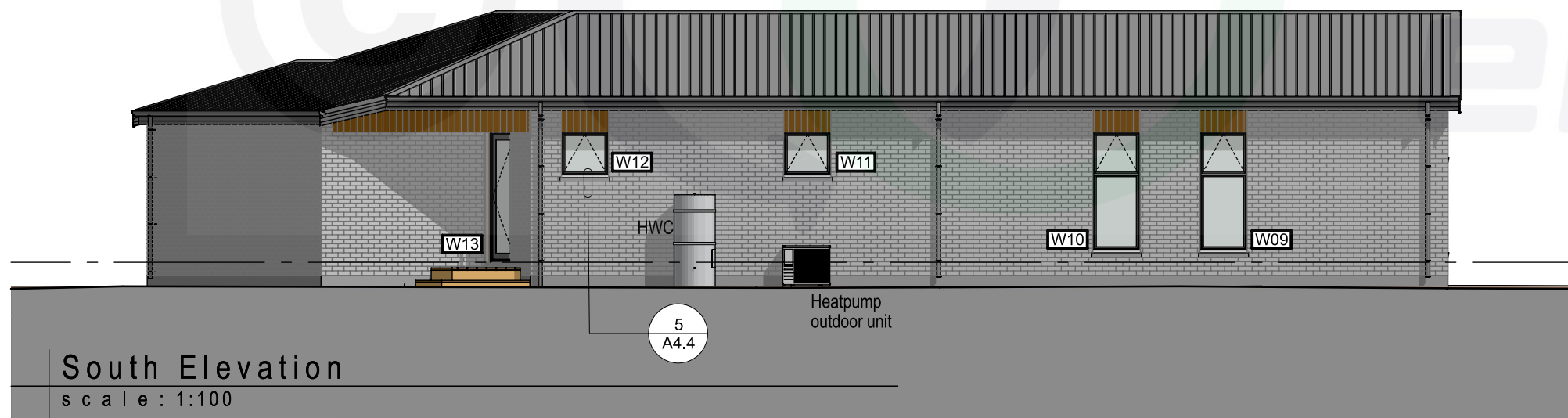
North Elevation

scale : 1:100



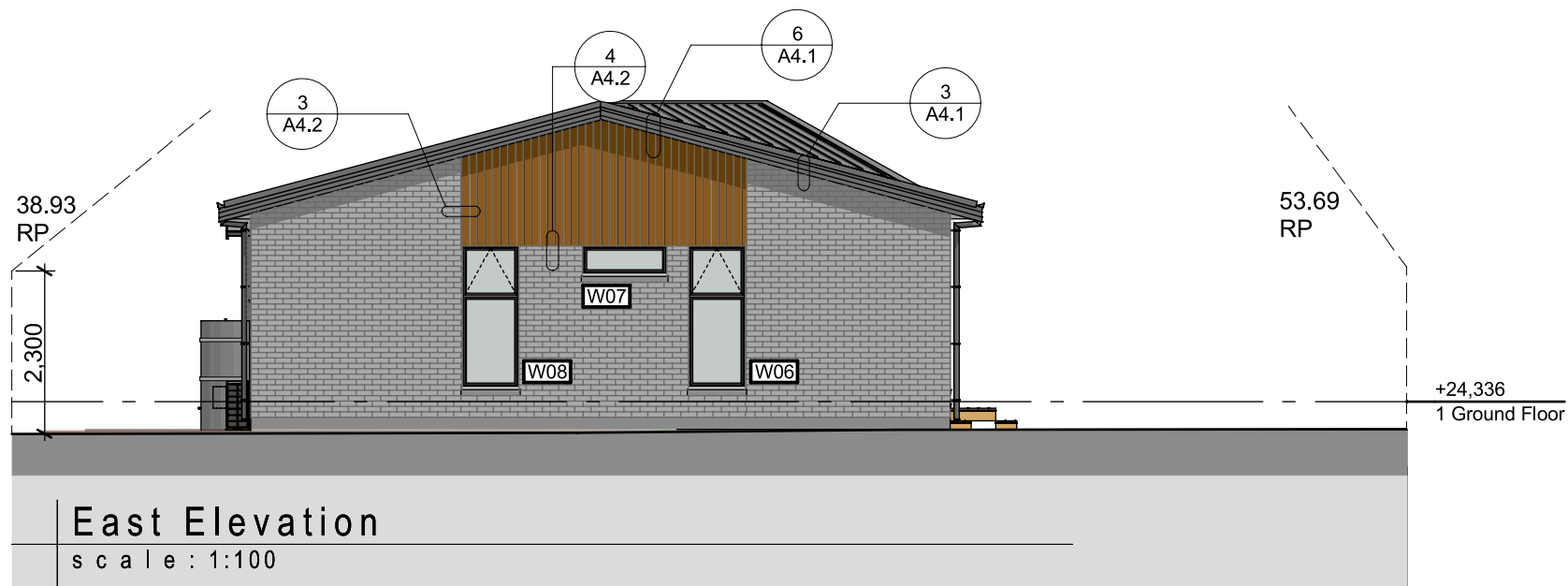
West Elevation

scale : 1:100



South Elevation

scale : 1:100



East Elevation

scale : 1:100

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

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

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

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

ELEVATION KEY NOTES

ROOF:

TRAY ROOFING:

Stratco Superdek profile roofing. Colorsteel Endura finish. Selected colour. 0.55BMT Colorsteel endura eave flashing required to NZBC E2/AS1

DOWNPINES

Generally 65mmØ Colorsteel downpipes on matching holderbats.

FASCIA

Stratco Concept fascia - Colour to match roofing

SPOUTING

Stratco Quad Spouting. Brackets at 600mm crs with snow straps - Colour to match roofing

SOFFIT LINING

6mm fibre cement sheet close butt jointed. Paint finished.

WINDOW & DOORJOINERY

ThermaDura - DesignLine 180/90 Timber window & door Triple glazed, Low E & Argon Gas.

GARAGE DOOR

Selected Colour flat panel sectional garage door complete with auto closer.

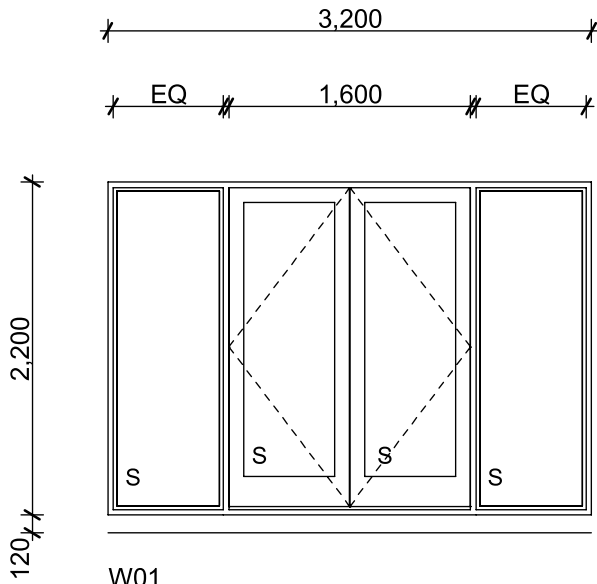
BRICK CLADDING

70mm Series (AZTEC - Traditional Arctic White with grey sand / white cement mortar) with 50mm cavity. Wall ties to be provided at 600mm crs horizontally, 400mm vertically.

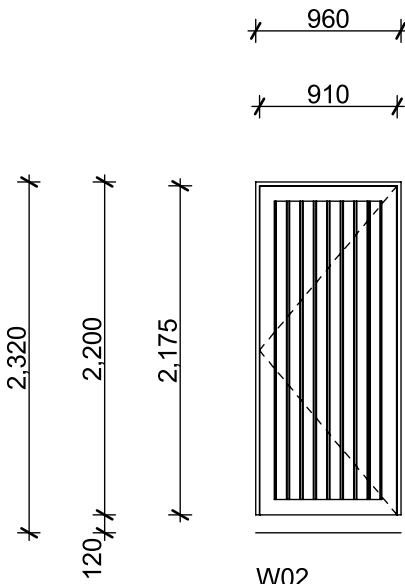
Vertical Weatherboard:

CP1742 28mm Western Red Cedar vertical shiplap weatherboards, on 45 x 45mm at 400crs H3.2 Castellated cavity battens Machine oil finished.

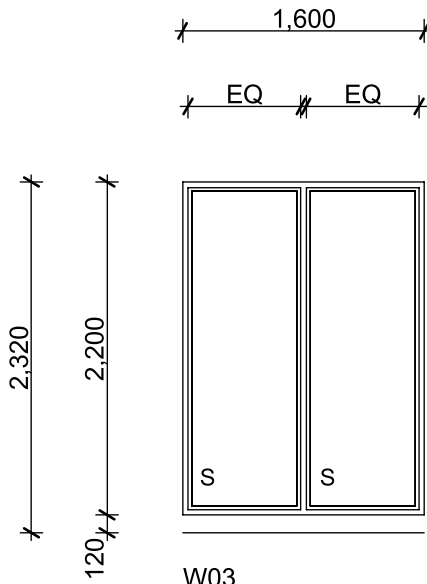
Martin Residence



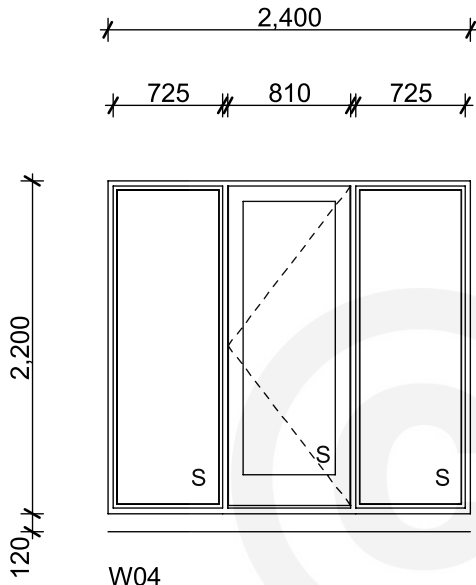
W01
Glazing Triple Glazed - Low E + Argon Gas (Thermadura Window)
Window Frame Timber Framed Joinery



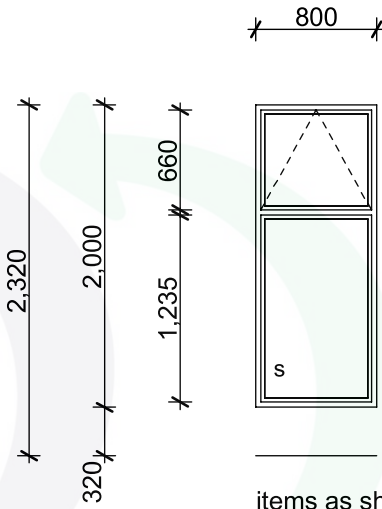
W02
Doors Exterior Grade (Thermadura Window)
Window Frame Hinged Door
Timber Framed Joinery



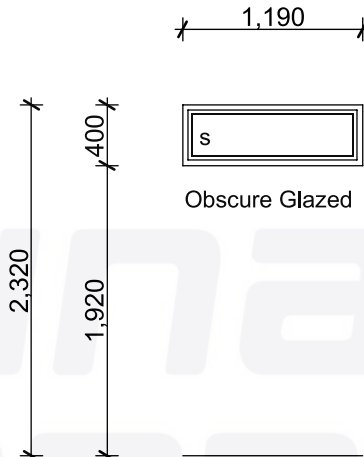
W03
Glazing Triple Glazed - Low E + Argon Gas (Thermadura Window)
Window Frame Timber Framed Joinery



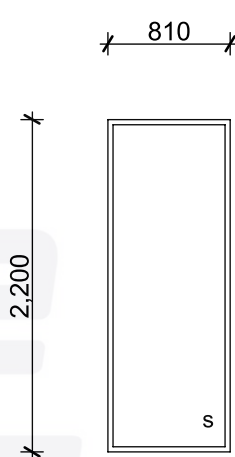
W04
Glazing Triple Glazed - Low E + Argon Gas (Thermadura Window)
Window Frame Timber Framed Joinery



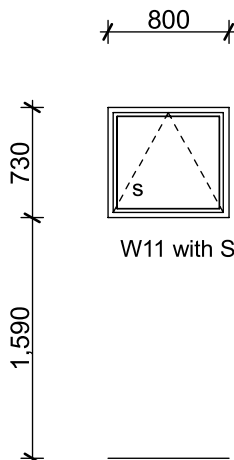
items as shown (W05, W06, W08, W09); item handed (W10)
Glazing Triple Glazed - Low E + Argon Gas (Thermadura Window)
Window Frame Timber Framed Joinery



W07
Glazing (Thermadura Window)
Window Frame Triple Glazed - Low E + Argon Gas
Timber Framed Joinery

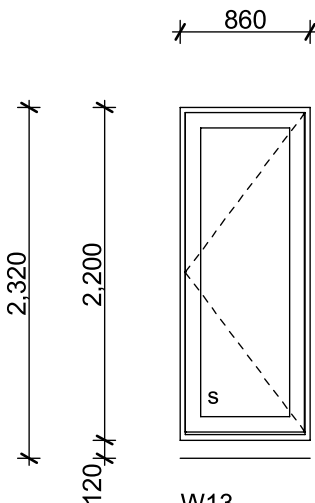


IW01
Glazing Standard Double Glazed
Window Frame Timber Framed Joinery
(Thermadura Window)



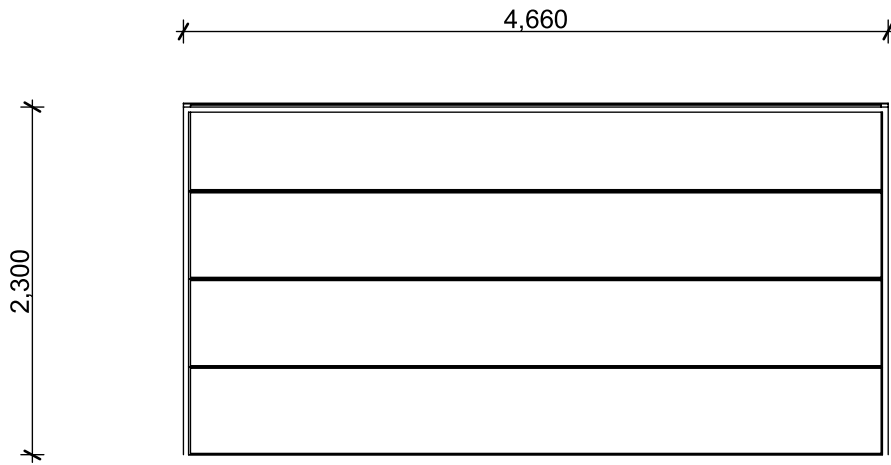
W11 with Safety Glazed & Obscure Glazed

W11, W12
Glazing Triple Glazed - Low E + Argon Gas (Thermadura Window)
Window Frame Timber Framed Joinery



W13
Glazing Triple Glazed - Low E + Argon Gas (Thermadura Window)
Window Frame Timber Framed Joinery

- Notes:
1. All windows and doors to comply NZS 4211 and to meet requirements of NZS 3604 for High wind zones
 2. All glazing to windows and doors to comply with NZS 4223
 3. Doors hardware shall be powder coated to match frames.
 4. All doors and windows to be site measured prior to fabrication. Check "site measure" against scheduled dimensions.
 5. "S" Safety glazing to NZS 4233: Part 3



GD01
Garage Doors Sectional
Automatic opener

Window Schedule

scale : 1:50

Garage Door Schedule

scale : 1:50

Martin Residence