



Wall Framing Sizes
 2.7m Stud Height
 Exterior / load bearing walls - 90x45 @ 400crs with 90x45 nogs @ 800crs
 Internal non load bearing walls - 90x45 @ 600crs with 90x45 nogs @ 800crs

Total Floor (O/A Foundation): 207.60m²

Excludes covered areas / porches

All enclosed timber framing to be H1.2 treated
 All exposed timber including claddings, trims, bearers and cavity battens to be H3.2 treated
 All inground timber to be H5 treated
 Unless noted otherwise

Use SG 8 timber unless otherwise stated
 Subfloor fixings within 600mm of finished ground level and all exterior fixings to be stainless steel

Client:
Shore Homes Limited
Proposed Residence at
3 Aporo Dr (Lot 143)
Matua Estate
Auckland



(R1) Longrun Roofing - Trusses
 25° Prefinished Longrun roofing (corrugated) on Thermakraft 215 self supporting building paper on 70x45 timber purlins @ 900crs on timber trusses @ 900crs as per manufacturers design

(R2) Longrun Roofing - Rafters
 25° Prefinished longrun roofing (corrugated) on Thermakraft 215 self supporting building paper on 70x45 timber purlins @ 900crs on 190x45 timber rafters @ 900crs

Fascia & Spouting
 Prefinished metal fascia and spouting system with 800 pvc downpipes

Soffit
 4.5mm Hardiflex soffit lining on 90x45 timber soffit bearers
 T&G Cedar sarking on 70x35 timber ceiling battens to entry roof

(W1) Exterior Walls - Weatherboard
 Bevel back timber weatherboards on 20mm timber cavity battens on Watertight Plus breather type building paper on timber framing, refer to table on the floor plan for sizes and spacings of wall framing

(W2) Exterior Walls - Brick
 70 Series brick veneer with a 50mm drainage cavity on Watertight Plus breather type building paper on timber framing, refer to table on the floor plan for sizes and spacings of wall framing

(W3) Exterior Walls - Vertical Weatherboards
 19mm Vertiline Shiplap cedar weatherboards on 20mm Cavitbat battens at 400crs horizontal (with nogs @ 400crs to suit) on 7mm Ecoply plywood rigid air barrier on timber framing, refer to floor framing plan for sizes and spacings of wall framing

(W4) Internal Walls
 Timber framing, refer to table on the floor plan for sizes and spacings of wall framing

Interior Linings
Ceiling - 13mm Gibboard fixed to Rondo steel ceiling battens @ 600crs (Aqualine to wet areas)
Walls - 10mm Gibboard internal linings (Aqualine to wet areas)

Insulation
Ceiling - R3.6 Mammoth Polyester insulation (Garage excluded)
Walls - R2.2 Mammoth Polyester insulation (Garage excluded but insulate all internal walls between the garage and residence)

Waterproofing Membrane
 Tiled wet areas - Wetseal waterproofing membrane

Joinery
 Powder coated aluminium joinery with double glazing unless noted otherwise on the window schedule

(F2) Concrete Raft Slab
 Raft slab as per engineers design and details, refer to the design by DBCon, Ref: XXXXX; on 0.25mm polythene dpm on sand blinding on 100mm minimum compacted hardfill. 120x100 (WxH) brick rebates to slab, as located on the foundation plan.

Ground clearances from FFL
 Permanently paved ground - 150mm (Brick 125mm)
 Unpaved ground - 225mm (Brick 200mm)

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

Notes
 1) All dimensions and underground service locations to be checked on site prior to commencement of work.
 2) Do not scale from drawings, if in doubt, ask the designer.
 3) Construction to comply with NZS 3604, local body bylaws and the NZ building code.
 4) These drawings are only to be used for the purpose they were supplied. No reproduction of these plans is permitted without the written approval of LifeStyle Architectural Services.
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 6) Refer to the MasterSpec attached

Drawing Revision
 1 - 03 Sept 2015 - Site / Floorplans
 2 - 01 Apr 2016 - Grassmere Plan
 3 - 04 Apr 2016 - Preliminary Design - Floorplan
 4 - 04 Apr 2016 - Renders
 5 - 18 Apr 2016 - Truss design issue
 6 - 03 May 2016 - Resource Consent Issue
 7 - 23 May 2016 - Structural Engineer Issue
 8 - 15 June 2016 - Resource Consent RFI Issue
 9 - not issued - Prelim Building Consent Issue
 10 - 15 June 2016 - Redesign