

**Floor Plan**  
1 : 100

**Floor areas over framing**  
Garage = 25m<sup>2</sup>  
House = 57m<sup>2</sup>  
**Total = 82m<sup>2</sup>**

**Legend**  
WM Washing machine  
T Wash tub  
HW Hot water cylinder (300 litres)  
P Pantry  
HT Hose tap

**Notes:**

- 2465mm Stud height throughout
- Flat ceiling throughout, trusses to manufacturers design & detail
- Lintel sizes to truss manufacturers design & detail
- All external aluminum joinery head height 2100mm high
- All internal doors to be 1980mm high
- Domestic smoke alarm complying to AS3786:2014 battery powered (10 year) with hush facility of 60 sec min shown as **(S)**
- All hot water to be supplied by a hot water cylinder as shown
- Position of smart meter / switchboard combined unit to be installed to garage
- R2.8 Ultra standard wall batts in walls between Bedrooms & Bathroom or Living Area

**Framing:**

140 x 45mm SG8 H1.2 treated timber wall framing @ **600mm crs max** with **R4.0** wall insulation shown as

90 x 45mm SG8 H1.2 internal walls & garage @ **400mm crs max**, **R2.8 insulation** for all garage walls & bedroom walls shared with living area, bathroom or toilet

Dwangs to be typically 140 / 90 x 45mm SG8 H1.2 treated timber @ 800mm crs max and where required for fitout

Ceiling insulation to be **R7.0 Batts**

**Room Finishes Legend:**

**Floor Finish -**

- CPT - Carpet
- VNL - Vinyl planking

**Wall Finish -**

- 10mm Gib wall lining with paint finish (Typ)
- 10mm Gib Aqualine with paint finish (Bathroom & WC)
- 9mm Plywood (Garage)

**Ceiling Finish -**

- 13mm Gib ceiling with paint finish (Typ)
- 13mm Gib Aqualine ceiling with paint finish (Bathroom)

**Skirting Finish -**

- 60 x 12mm Beveled MDF trim with paint finish (Typ)
- 60 x 10mm Pine Beveled trim with paint finish (to wet areas & garage)

**Stopping -**

- 18 x 18mm Dressed Pine bead (Garage)
- Square GIB stopping to grade 4 paint finish (Typ)

**Acoustic Insulation -**

Walls separating bedrooms from the bathroom, toilet, garage or living space to have R2.8 Ultra Standard Wall Batts

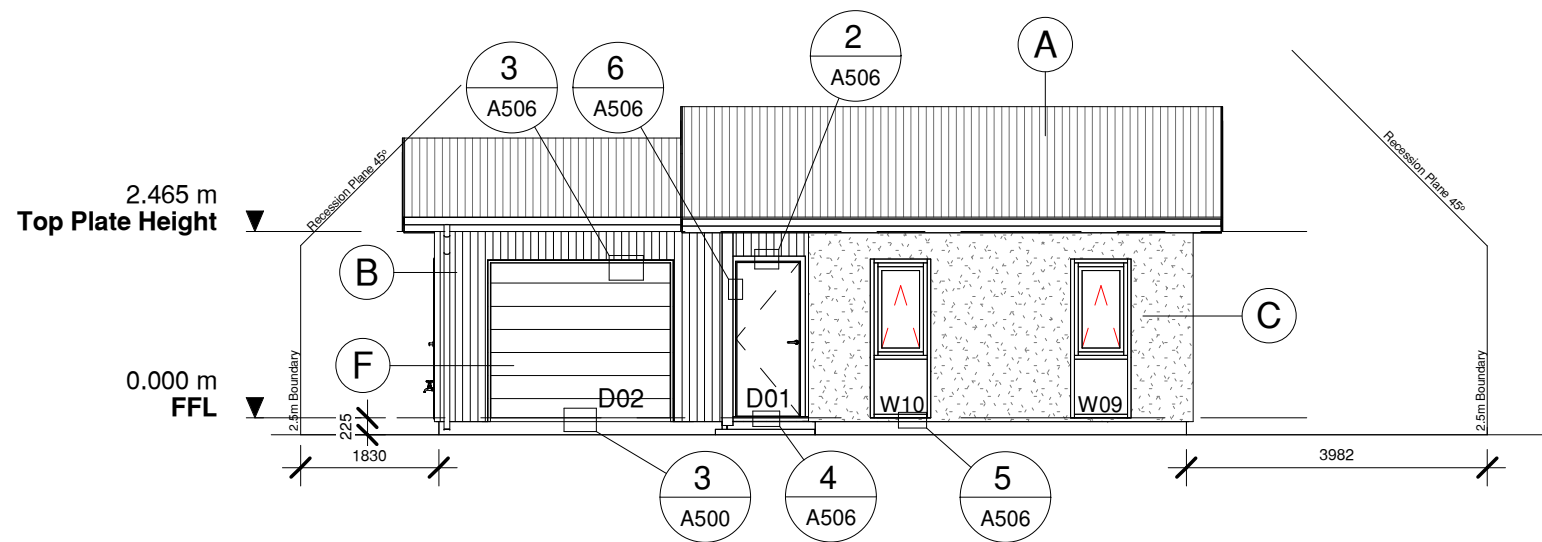
**Floor Areas over Framing:**

**Total - 82m<sup>2</sup>**

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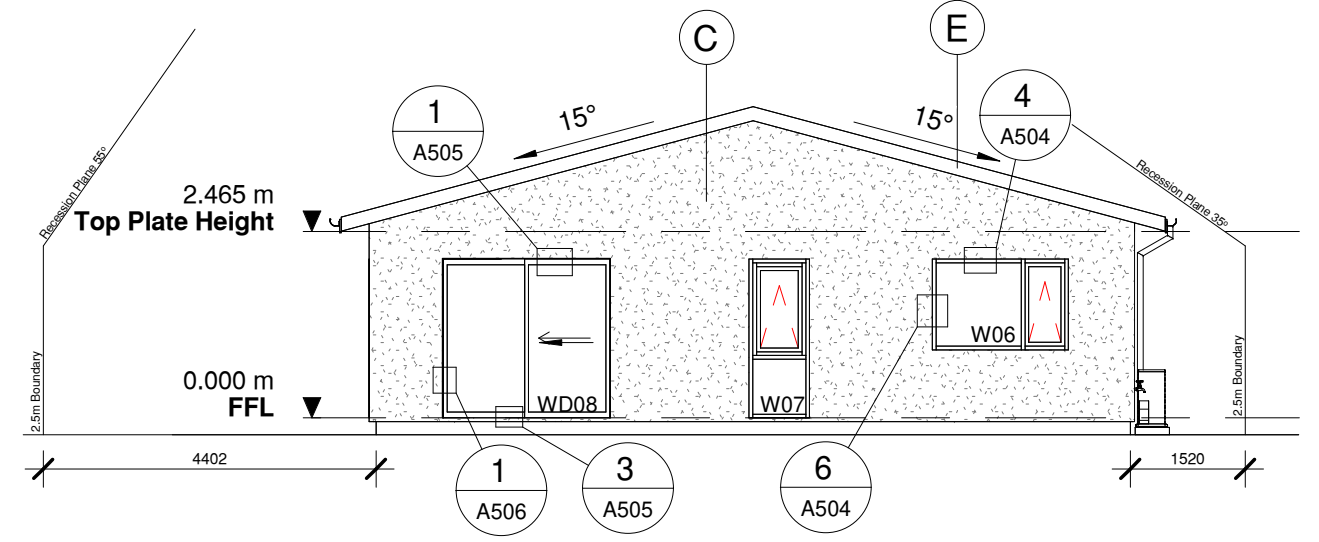
 www.dhb.govt.nz BUILDING CONFIDENCE		<b>THE BREEN CONSTRUCTION CO LTD</b> PO BOX 97, ALEXANDRA PH 03 440 0190 FAX 03 448 9314 info@breen.co.nz www.breen.co.nz	REVISIONS No. Date Description A 08/07/2022 Change of house type for 1 E 8/12/2022 Add Timber Framing Details	DRAWN <b>JN</b>	PLOT DATE 12/10/2022	DRAWING TITLE Floor Plan	PROJECT TITLE QLCHT - Longview - Type 1 Riley Street, Hawea (Lot 239)	PROJECT NUMBER 21444	SHEET NUMBER A200	REV E	
				APPROVED <b>MK</b>	SCALE 1 : 100						

SCALE 1:100  
100 mm  
90  
80  
70  
60  
50  
40  
30  
20  
10



**North Elevation**

1 : 100

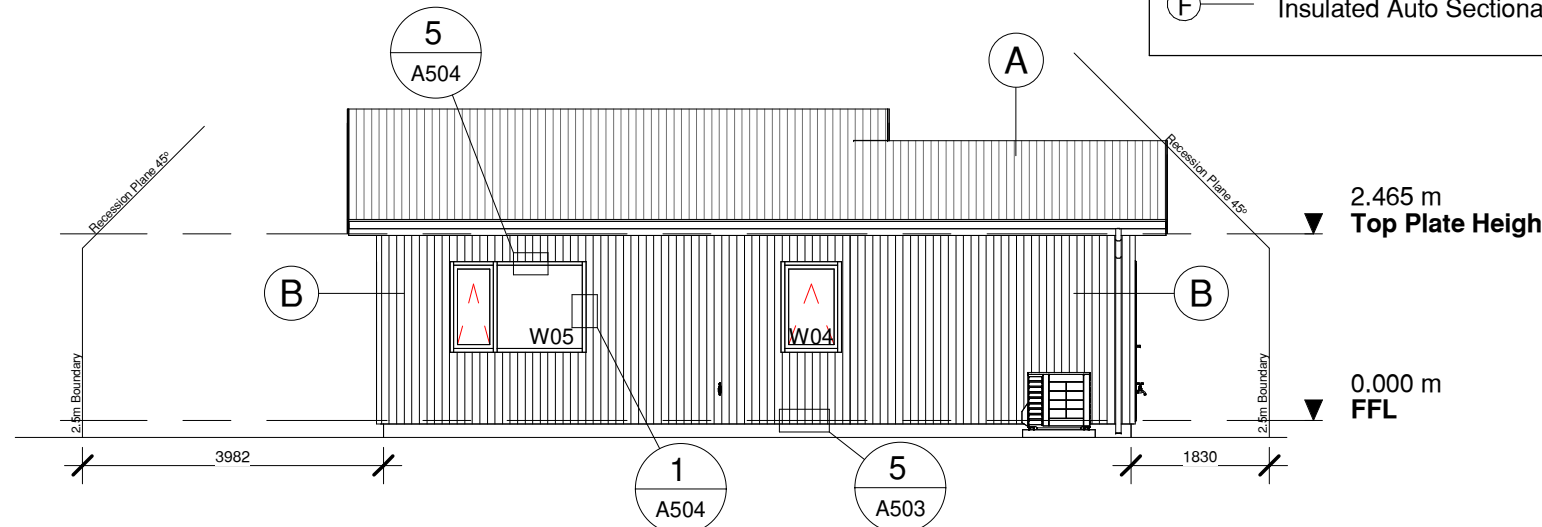


**West Elevation**

1 : 100

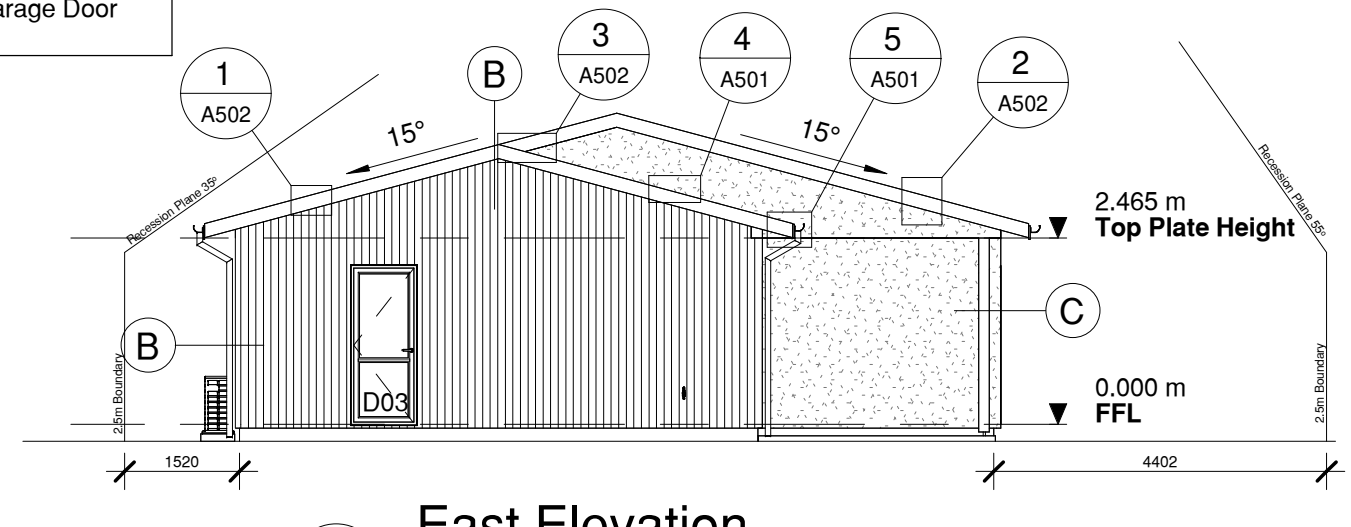
Type 1 Exterior Colours			
Location	Item	Colour	LRV %
Roof	Colour	Windsor Grey	LRV 7%
Fascia	Colour	Windsor Grey	LRV 7%
Gutter	Colour	Windsor Grey	LRV 7%
Downpipes	Colour	Windsor Grey	LRV 7%
Aluminium	Colour	Matt Ghost Grey	LRV 45%
Garage Door	Colour	Windsor Grey	LRV 7%
Cladding Colour	Colorsteel	Windsor Grey	LRV 7%
	Plaster	Sandstone Grey	LRV 25%

Exterior Finishes Legend	
(A)	0.4BMT Corrugated Roofing on Covertek 407 roof underlay. LRV <20%
(B)	Vertical Corrugated Colorsteel on nominal 20 mm cavity on RAB. LRV < 35%
(C)	Rockcote Plaster System on 50 mm Intergra Panel on 20 mm Styrene cavity on RAB board. LRV < 35%
(D)	Thermally broken double glazed aluminium window and door joinery with Low-E Excel glazing
(E)	165 Colorsteel Paltec Fascia with 125 Quad spouting
(F)	Insulated Auto Sectional Garage Door



**South Elevation**

1 : 100



**East Elevation**

1 : 100

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			APPROVED <b>MK</b>	SCALE 1 : 100	PROJECT STATUS Consent	PROJECT NUMBER 21444	SHEET NUMBER A300	REV A	

SCALE 1:100



SCALE 1:100  
100 mm  
90  
80  
70  
60  
50  
40  
30  
20  
10

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REVISIONS	No.	Date	Description
	A	08/07/2022	Change of house type for 1

DRAWN	PLOT DATE	DRAWING TITLE
MK	12/10/2022	Exterior Perspectives
APPROVED	SCALE	PROJECT STATUS
~		Consent

PROJECT TITLE		
QLCHT - Longview - Type 1 Riley Street, Hawea (Lot 239)		
PROJECT NUMBER	SHEET NUMBER	REV
21444	A301	A

