

**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
- 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, Living Area or Garage

**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 @ 600mm crs max, & external garage walls @ 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 Battis

**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)

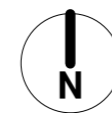
**Stopping -**

- 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 Battis

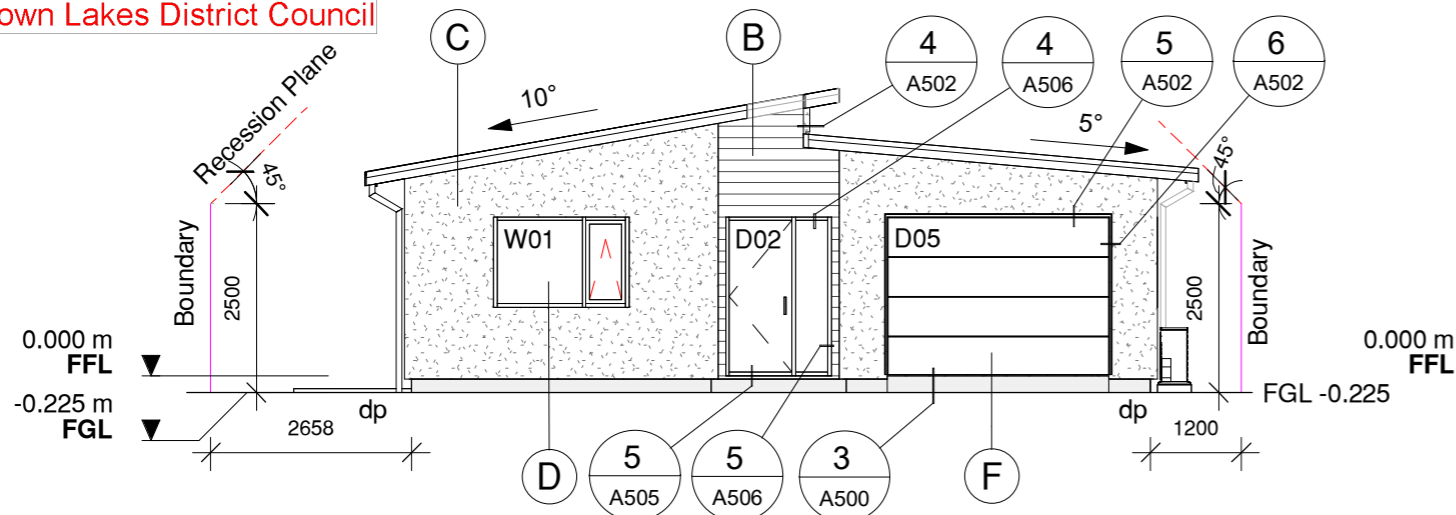
**Floor Areas over Framing: Total -116.4m<sup>2</sup>**



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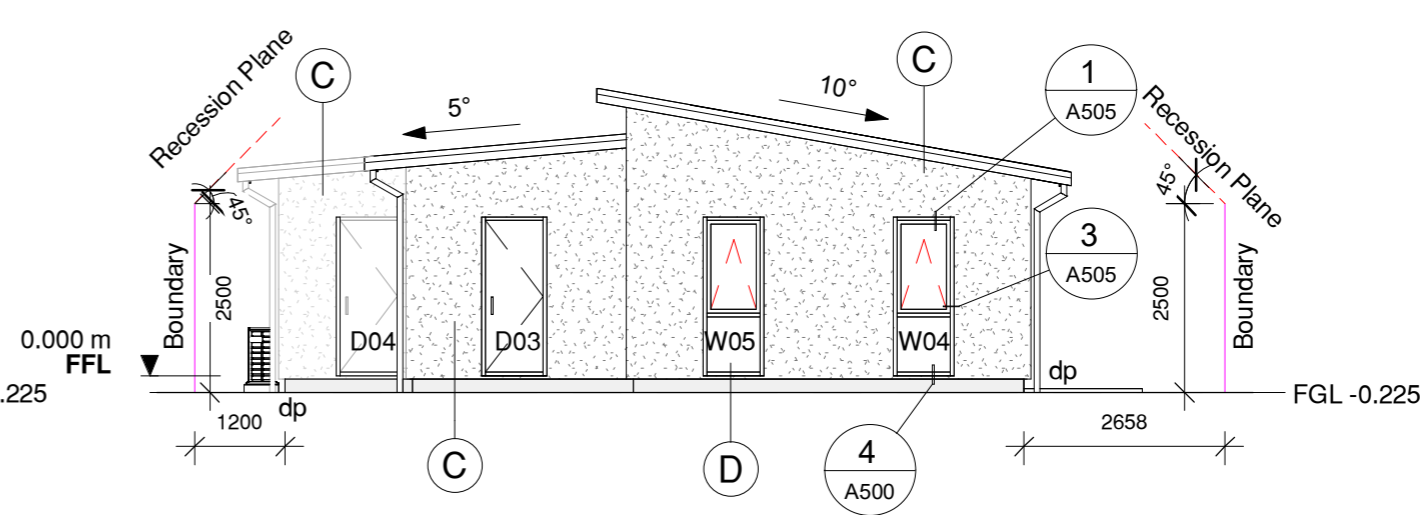
 <b>breemhomes</b>	<b>THE BREEM CONSTRUCTION CO LTD</b> PO BOX 97, ALEXANDRA PH 03 440 0190 FAX 03 448 9314 info@breen.co.nz www.breen.co.nz		REVISIONS No. Date Description	DRAWN GF	PLOT DATE 6/12/2022	DRAWING TITLE Floor Plan	PROJECT TITLE QLCHT - LONGVIEW - Type 2 Lot 48 Longview, Hawea			
	APPROVED MK			SCALE 1 : 100	PROJECT STATUS For Consent	PROJECT NUMBER 21444	SHEET NUMBER A200	REV		

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



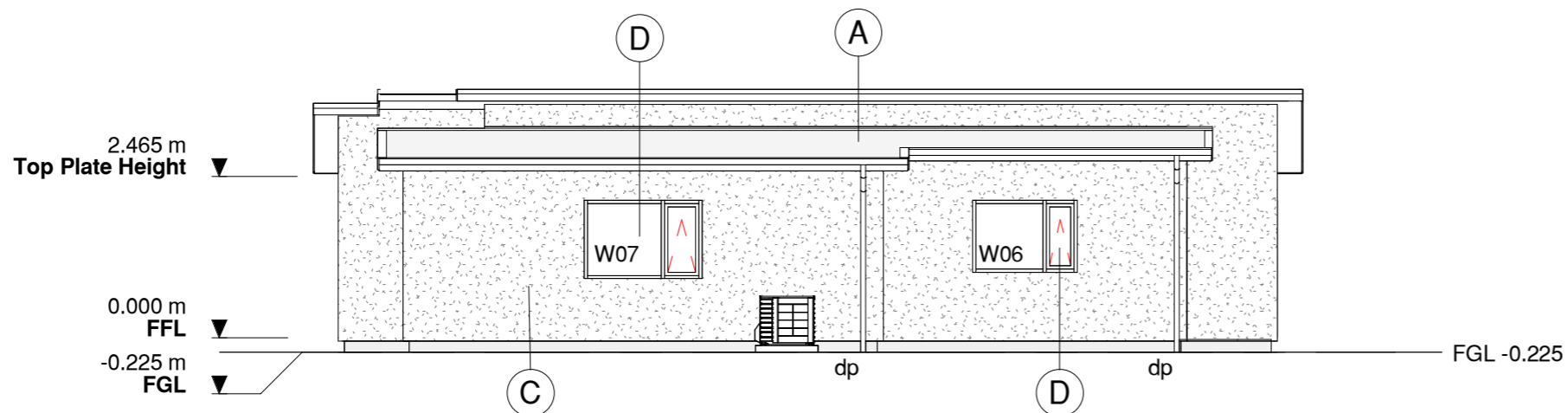
**South Elevation**

1 : 100



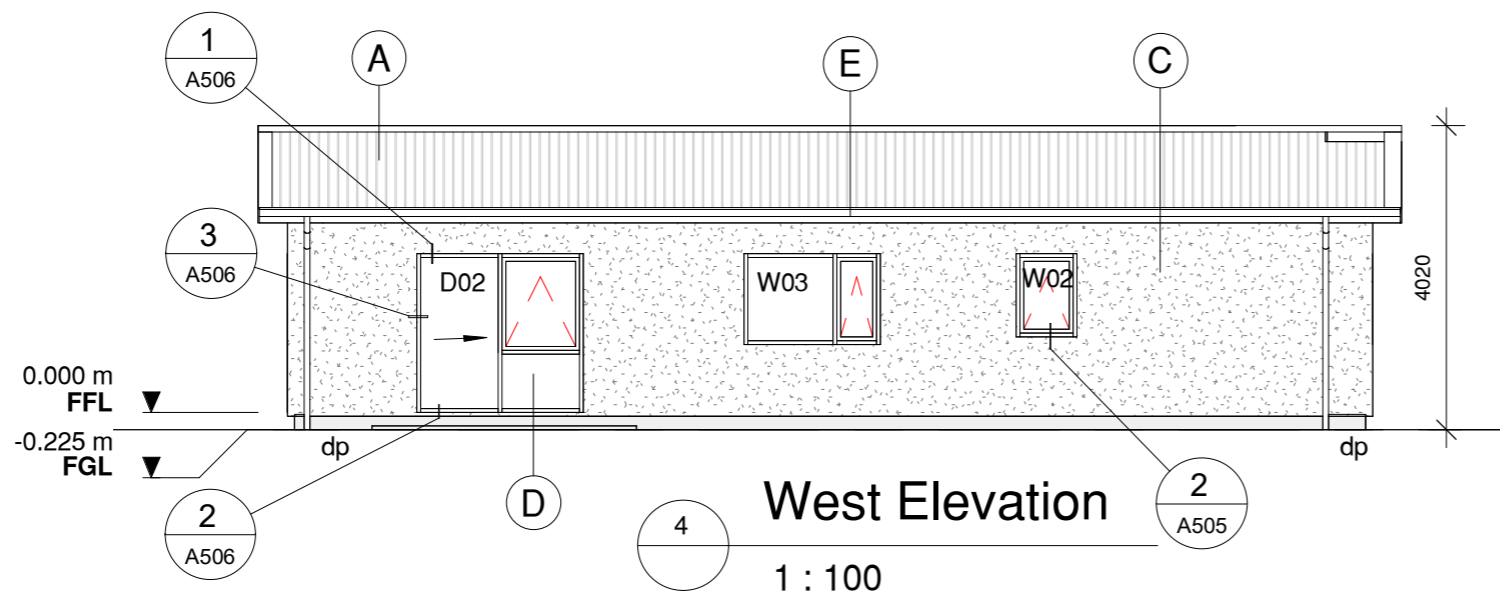
**North Elevation**

1 : 100



**East Elevation**

1 : 100



**West Elevation**

1 : 100

**Exterior Finishes Legend**

- (A) 0.4BMT Trapezoidal Roofing on Covertex 407 roof underlay. LRV <20%
- (B) Horizontal Cedar weatherboards on 20 mm cavity on RAB board. Stain Finish
- (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 Xcel glazing
- (E) 165 Colorsteel Paltec Fascia with 125 Quad spouting
- (F) Insulated Auto Sectional Garage Door

**Type 2 Exterior Colours**

Location	Item	Colour	LRV %
Roof	Colour	Slate	LRV 9%
Fascia	Colour	Slate	LRV 9%
Gutter	Colour	Slate	LRV 9%
Downpipes	Colour	Slate	LRV 9%
Aluminium	Colour	Slate	LRV 9%
Garage Door	Colour	Slate	LRV 9%
Cladding Colour	Plaster	Resene Tapa G60-101-102	LRV 28%
	Cedar	Drydens Elm	

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REVISIONS	No.	Date	Description

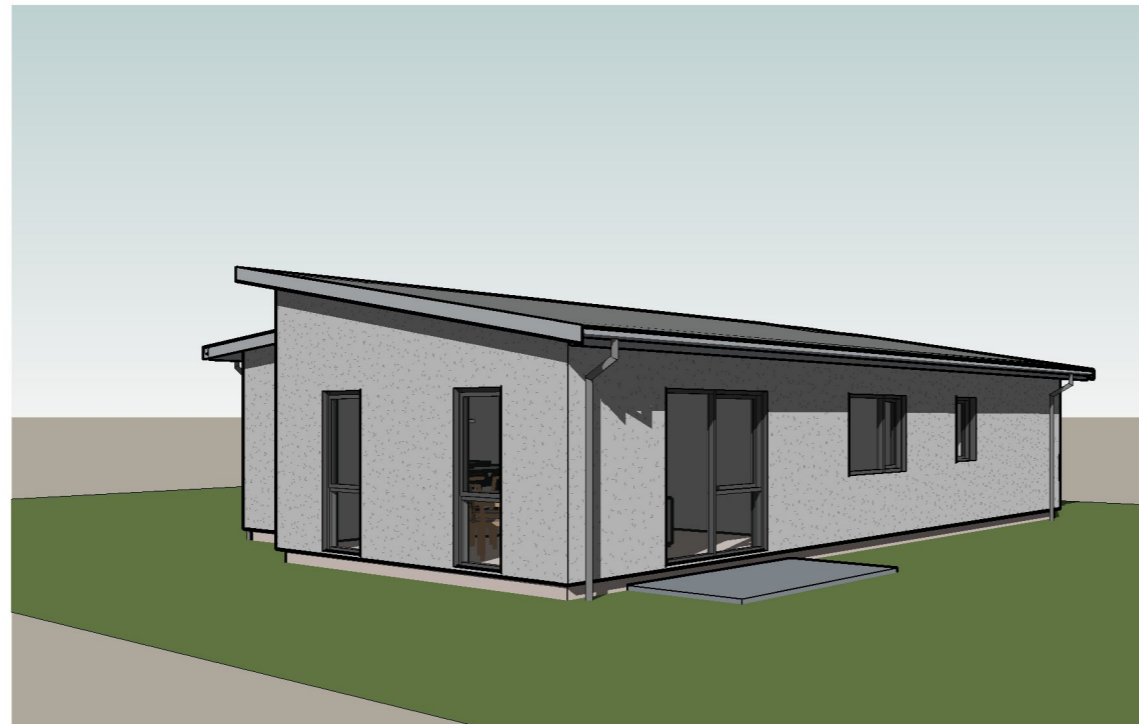
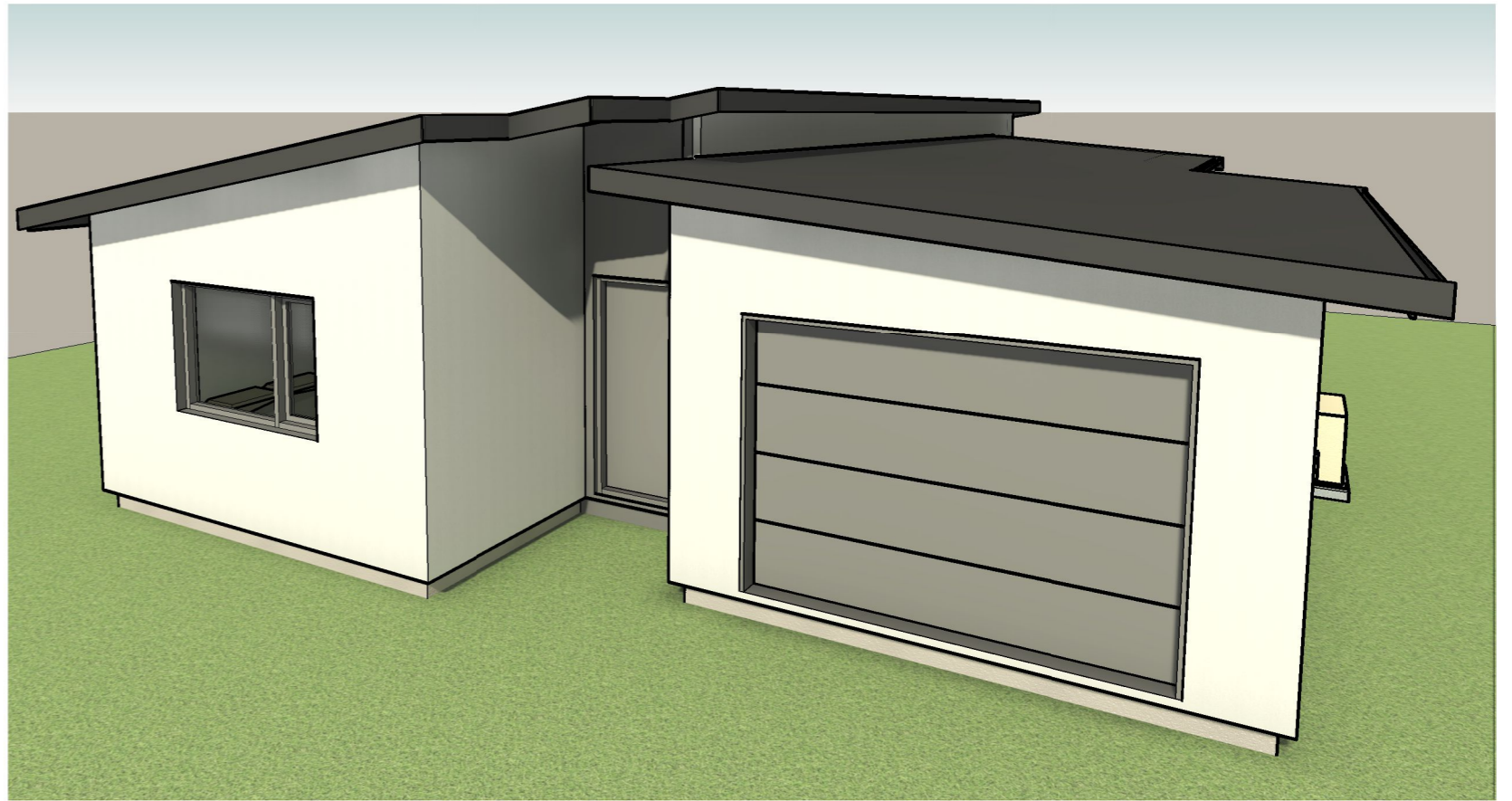
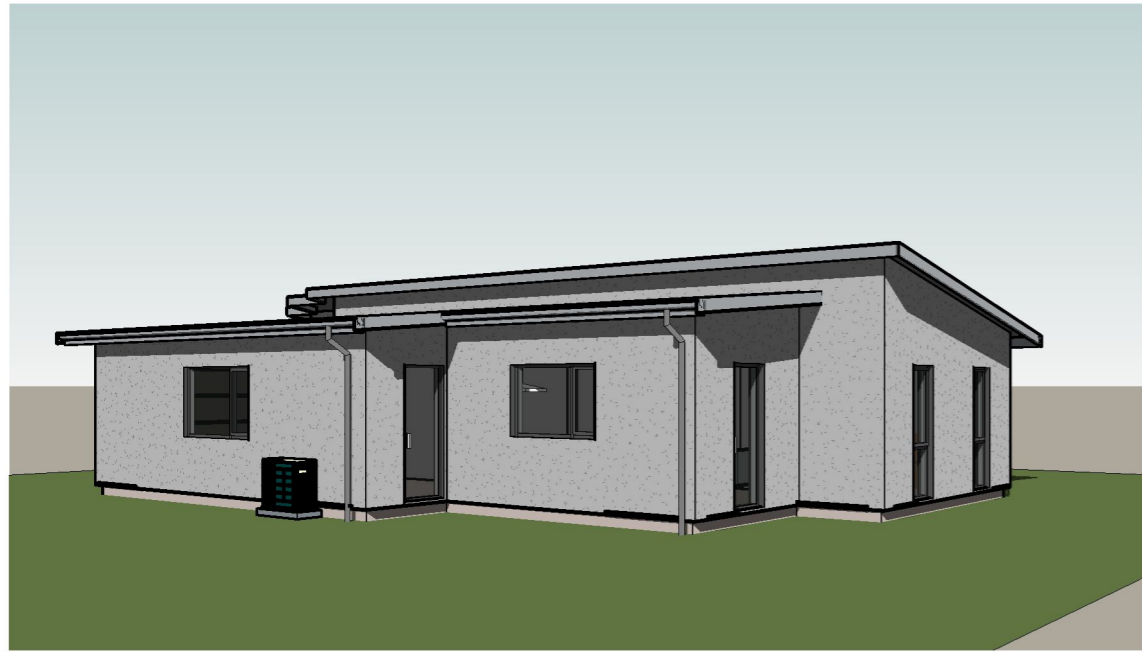
DRAWN	GF	PLOT DATE	06/12/2022
APPROVED	MK	SCALE	1 : 100

DRAWING TITLE	Elevations
PROJECT STATUS	For Consent

PROJECT TITLE	QLCHT - LONGVIEW - Type 2 Lot 48 Longview, Hawea		
PROJECT NUMBER	21444	SHEET NUMBER	A300






SCALE 1:100



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

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	APPROVED MK	SCALE	PROJECT STATUS For Consent		PROJECT NUMBER 21444	SHEET NUMBER A301		REV			