

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, 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 & 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 Batt

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 Batt

Floor Areas over Framing: Total -122m²



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

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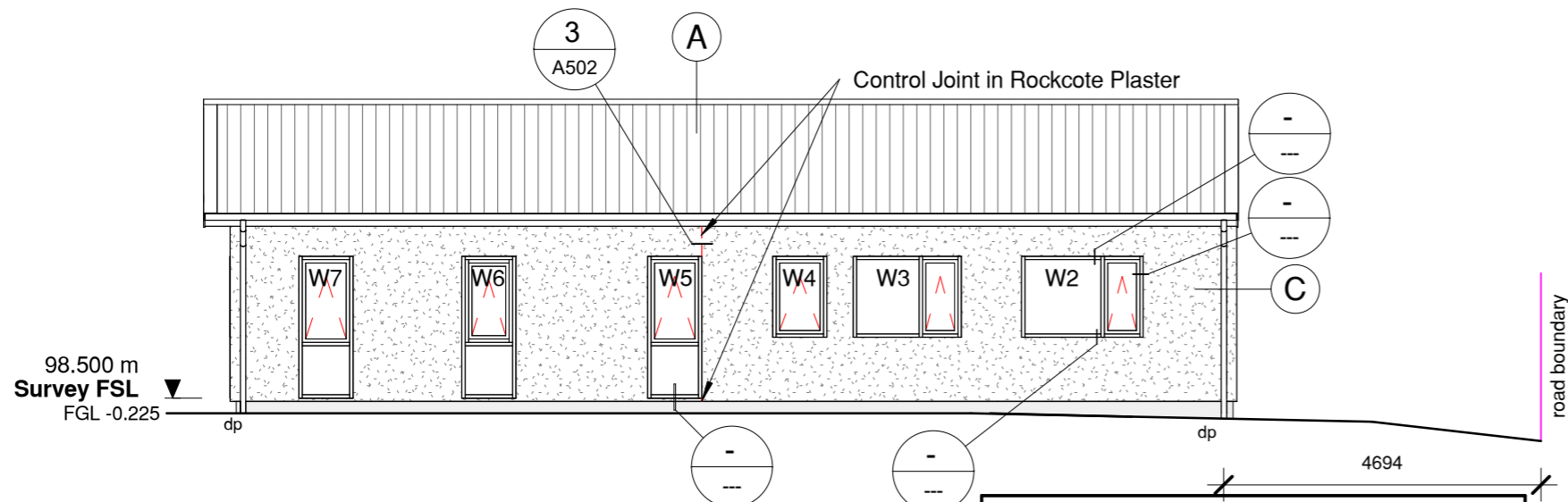
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REVISIONS	No.	Date	Description

DRAWN	GF	PLOT DATE	12/09/2022	DRAWING TITLE	Floor Plan
APPROVED	MK	SCALE	1 : 100	PROJECT STATUS	For Consent

PROJECT TITLE		QLCHT - Longview - Type 3 Lot 241 - Longview, Hawea		
PROJECT NUMBER	21444	SHEET NUMBER	A200	REV

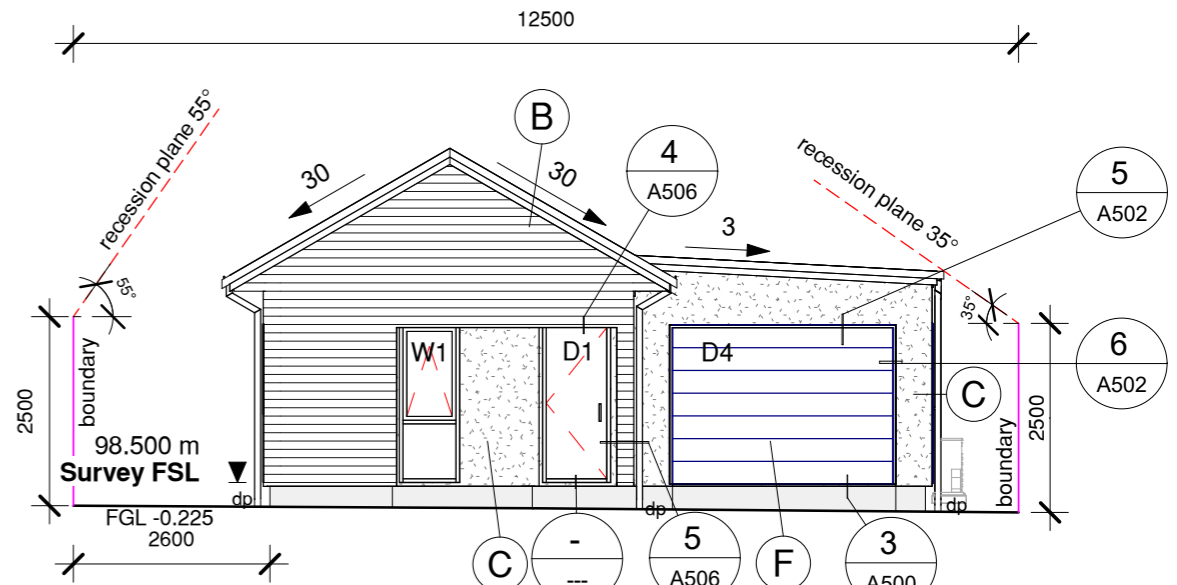




1 North Elevation
1 : 100

Exterior Finishes Legend

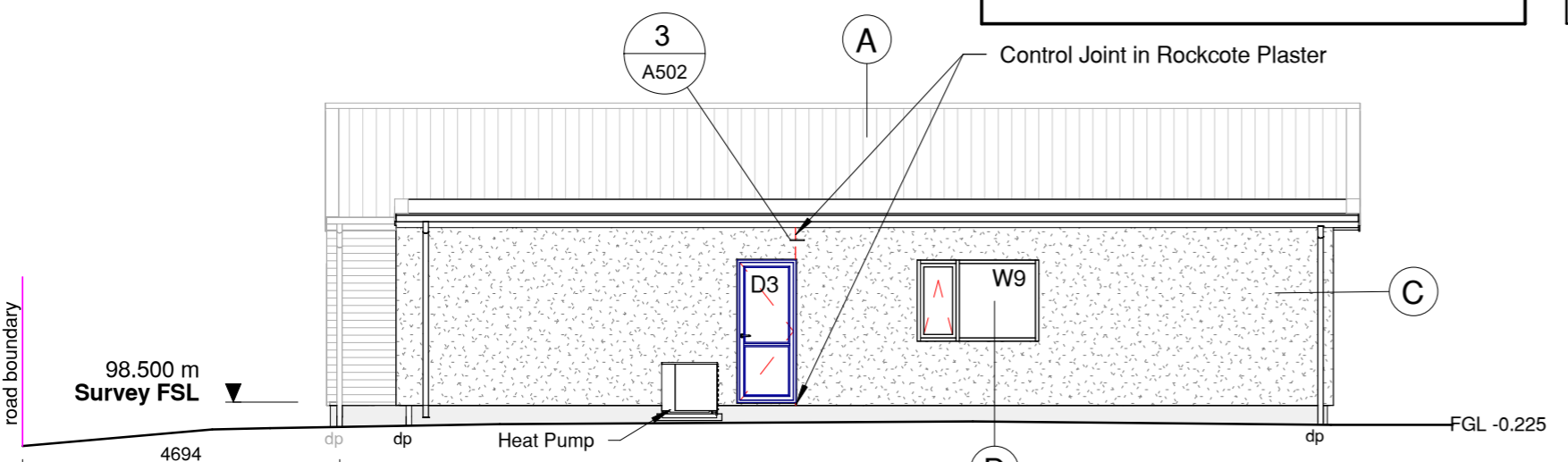
- (A) 0.4BMT 5Rib Roofing on Covertek 407 roof underlay. LRV <20%
- (B) James Hardie Linea Weatherboard on nominal 20 mm cavity on RAB board. LRV < 35%
- (C) Rockcote Plaster System on 50 mm Integra Panel on 20 mm Styrene cavity on RAB board. LRV < 35%
- (D) Thermally broken double glazed aluminium window and door joinery with Low-E Excel glazing
- (E) 165 Colorsteel Paltec Fascia with 125 Quad spouting
- (F) Insulated Auto Sectional Garage Door



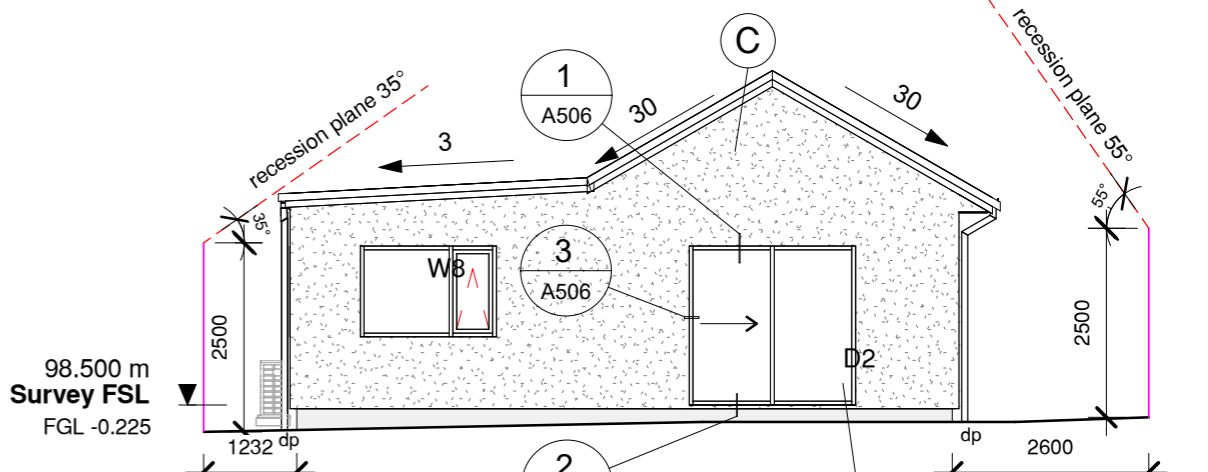
2 East Elevation
1 : 100

Type 3 Exterior Colours

Location	Item	Colour	LRV %
Roof	Colour	State	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	Weatherboard	Resene Eighth Tapa N78-005-103	LRV 54%
	Plaster	Resene Tapa G60-101-102	LRV 28%



3 South Elevation
1 : 100



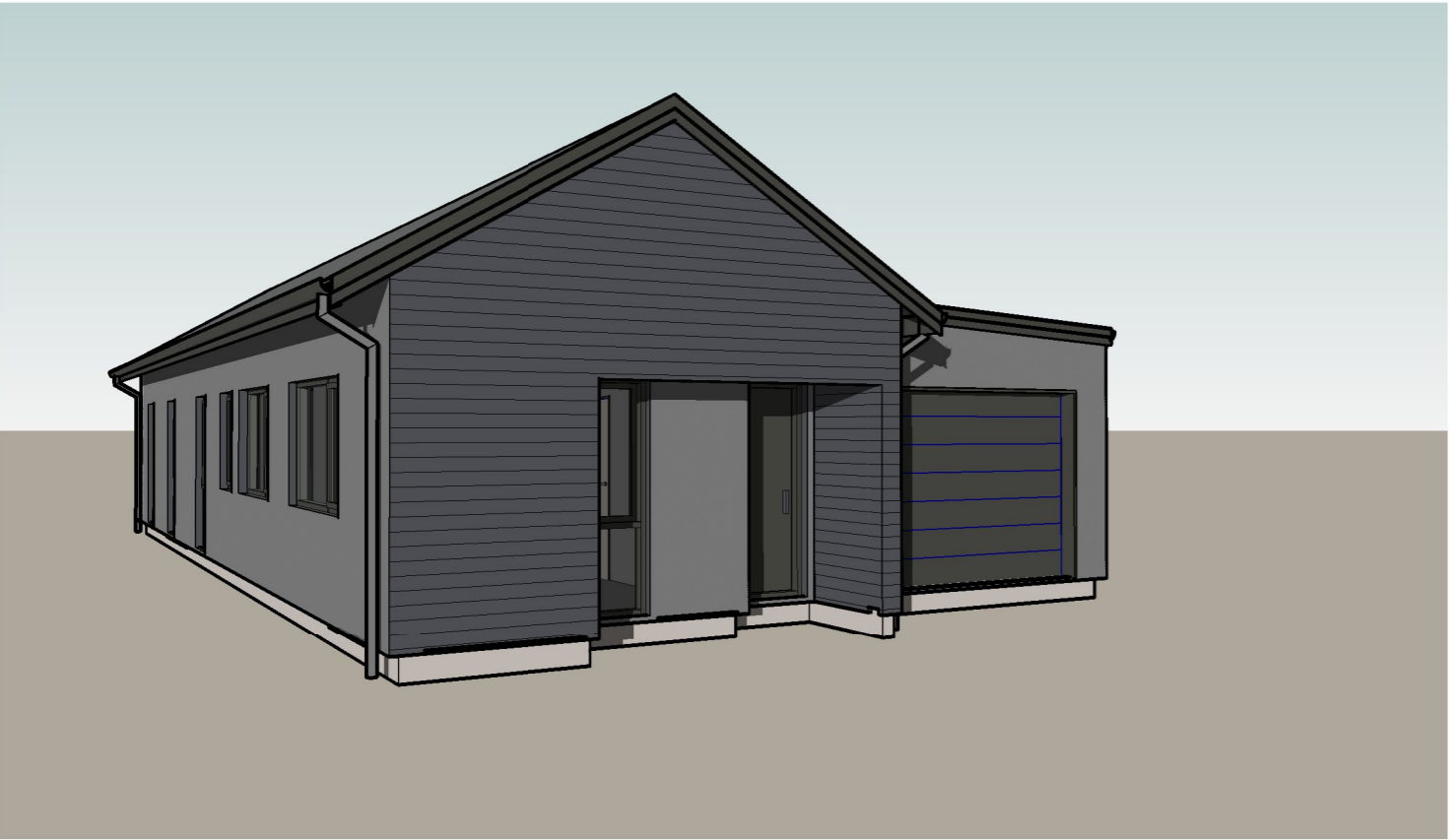
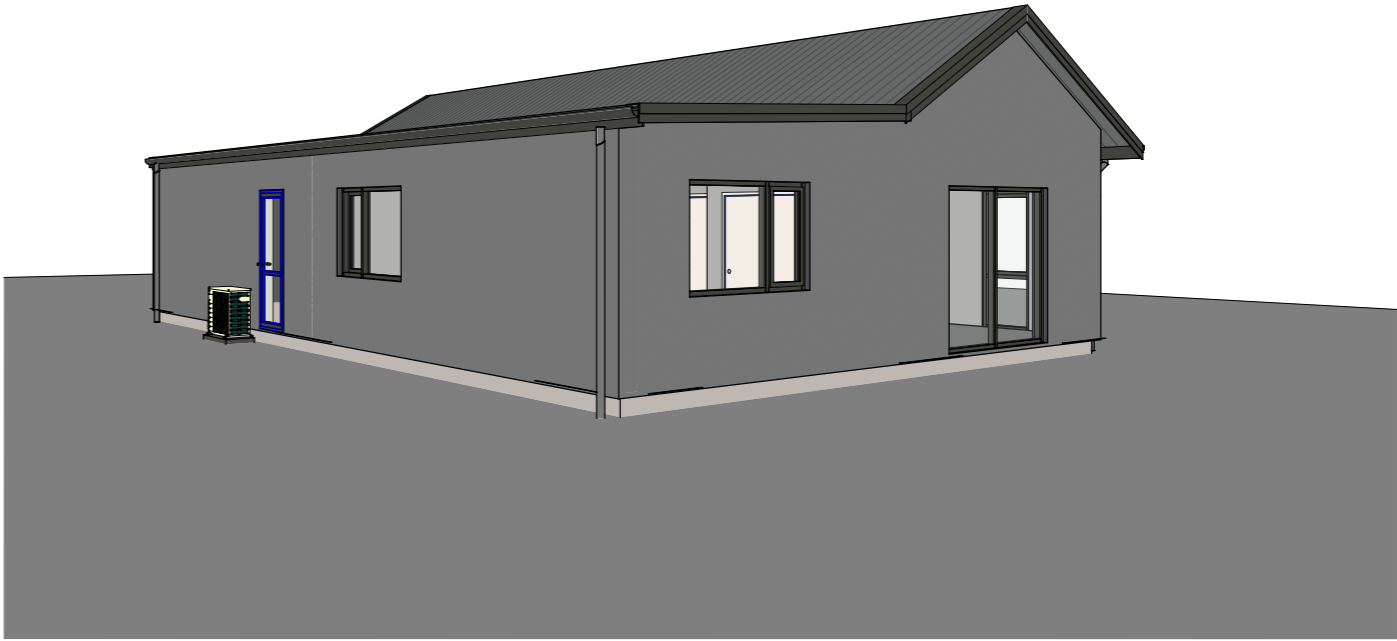
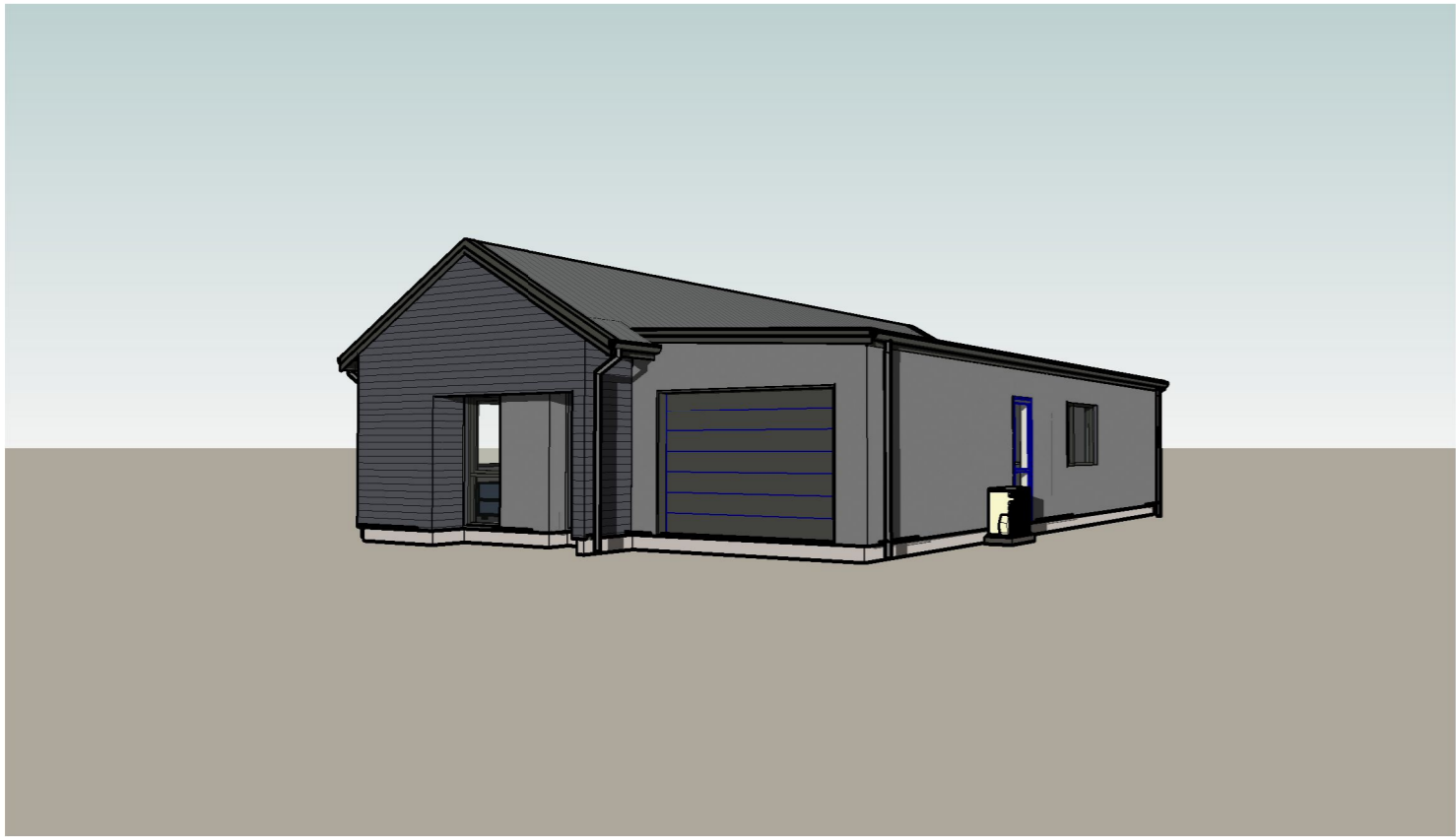
4 West Elevation
1 : 100

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 THE BREEM CONSTRUCTION CO LTD 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 12/09/2022	DRAWING TITLE Elevations	PROJECT TITLE QLCHT - Longview - Type 3 Lot 241 - Longview, Hawea		
		APPROVED MK	SCALE 1 : 100		PROJECT STATUS For Consent	PROJECT NUMBER 21444	SHEET NUMBER A300



SCALE 1:100



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

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