

- 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 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

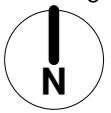
Ceiling insulation to be R7.0 Batts

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 Batt

Floor Areas over Framing: Total -122.2m²

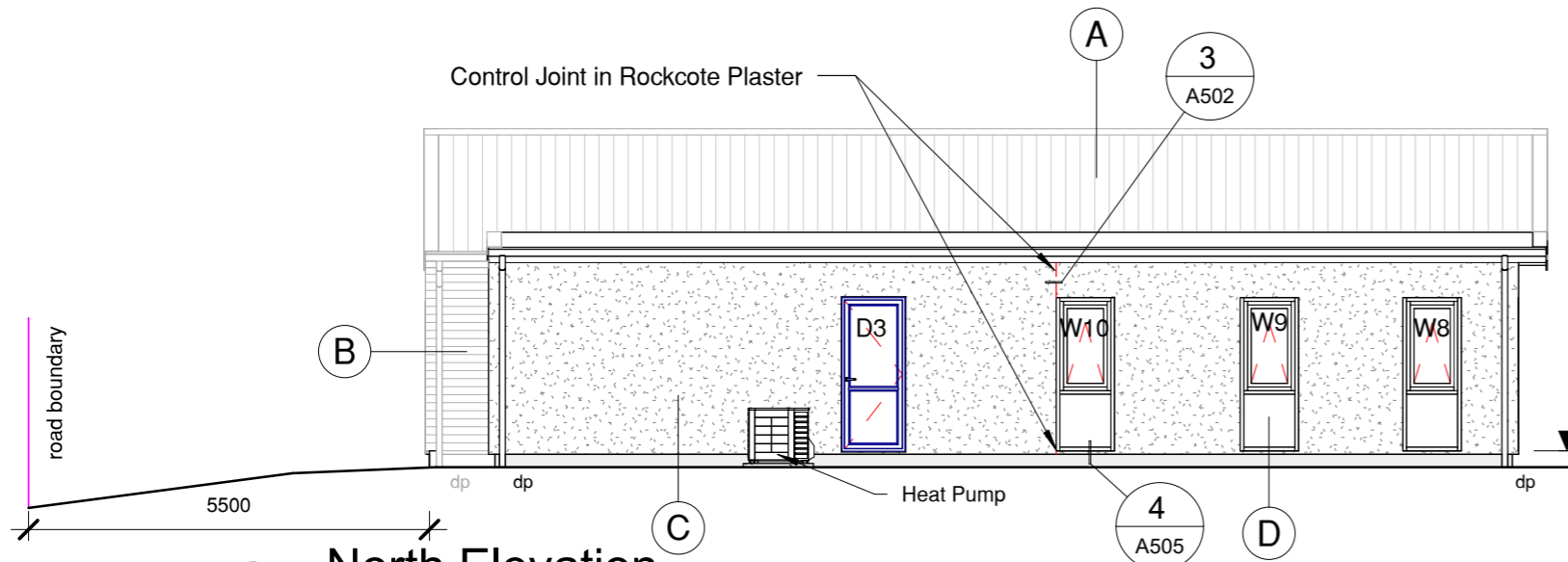


SCALE 1:100
100 mm
90
80
70
60
50
40
30
20
10

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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 <table border="1"> <tr><th>No.</th><th>Date</th><th>Description</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	No.	Date	Description										DRAWN GF	PLOT DATE 12/09/2022	DRAWING TITLE Floor Plan	PROJECT TITLE QLCHT - Longview - Type 4 Lot 408 - Longview, Hawea
		No.	Date	Description													
APPROVED MK	SCALE 1 : 100	PROJECT STATUS For Consent	PROJECT NUMBER 21444	SHEET NUMBER A200	REV												



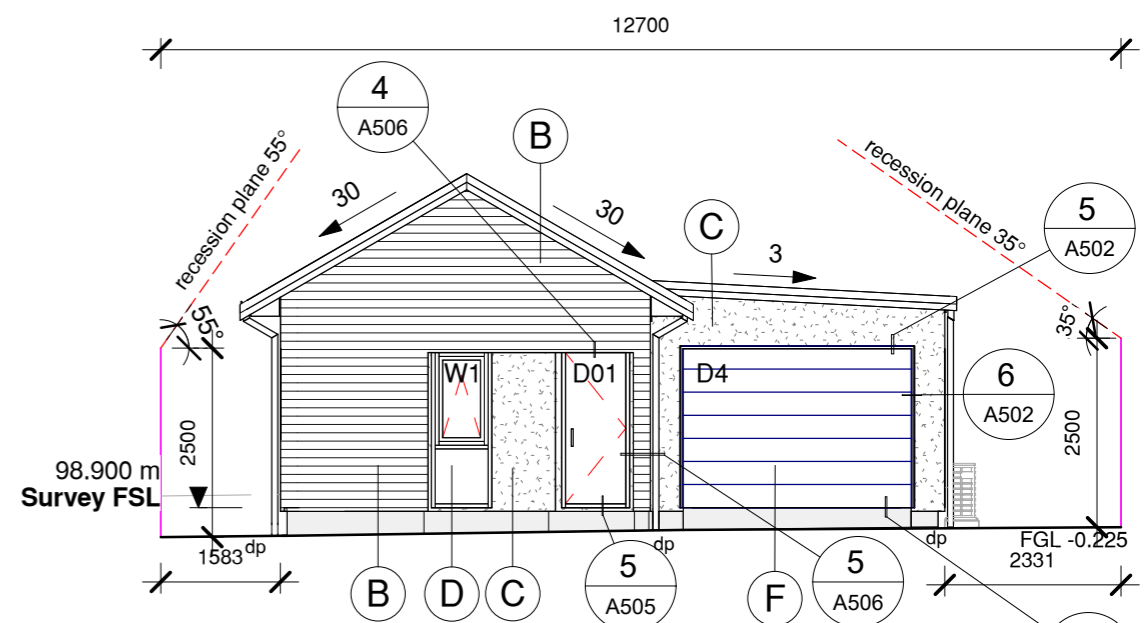


North Elevation

1 : 100

Exterior Finishes Legend

- (A) 0.4BMT 5Rib Roofing on Covertex 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

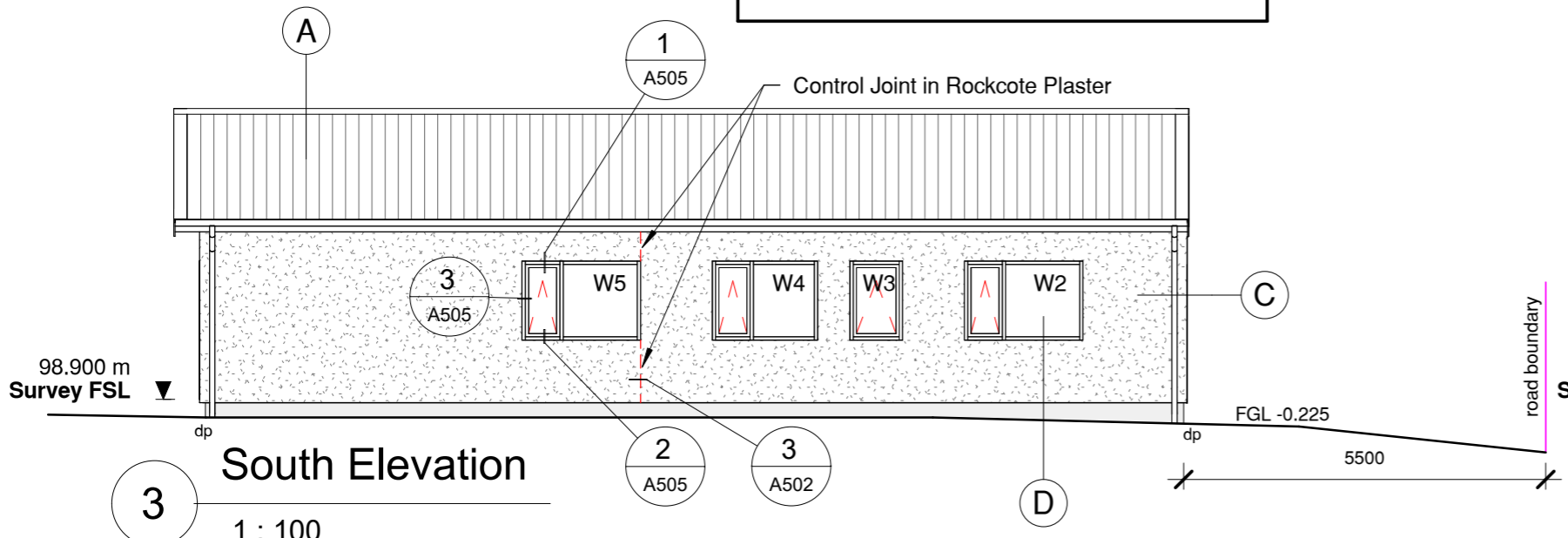


East Elevation

2 : 100

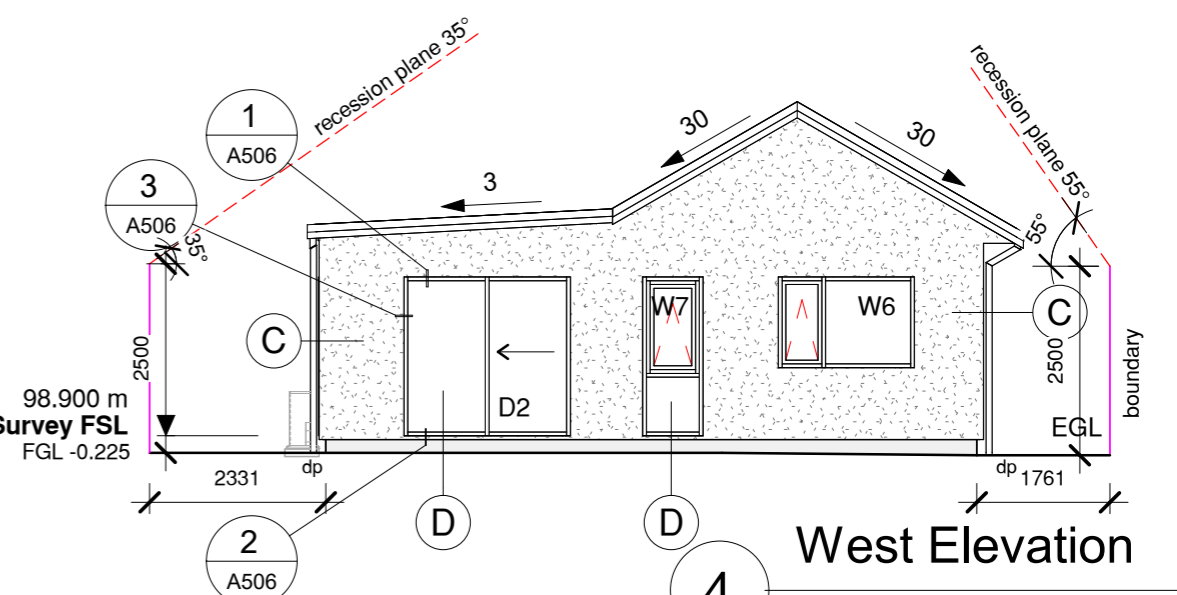
Type 4 Exterior Colours

Location	Item	Colour	LRV %
Roof	Colour	Grey Friars	LRV 10%
Fascia	Colour	Grey Friars	LRV 10%
Gutter	Colour	Grey Friars	LRV 10%
Downpipes	Colour	Grey Friars	LRV 10%
Aluminium	Colour	Grey Friars	LRV 10%
Garage Door	Colour	Grey Friars	LRV 10%
Cladding Colour	Weatherboard	Quarter Craigieburn Y79-016-082	LRV 55%
	Plaster	Craigieburn Y66-023-081	LRV 35%



South Elevation

3 : 100



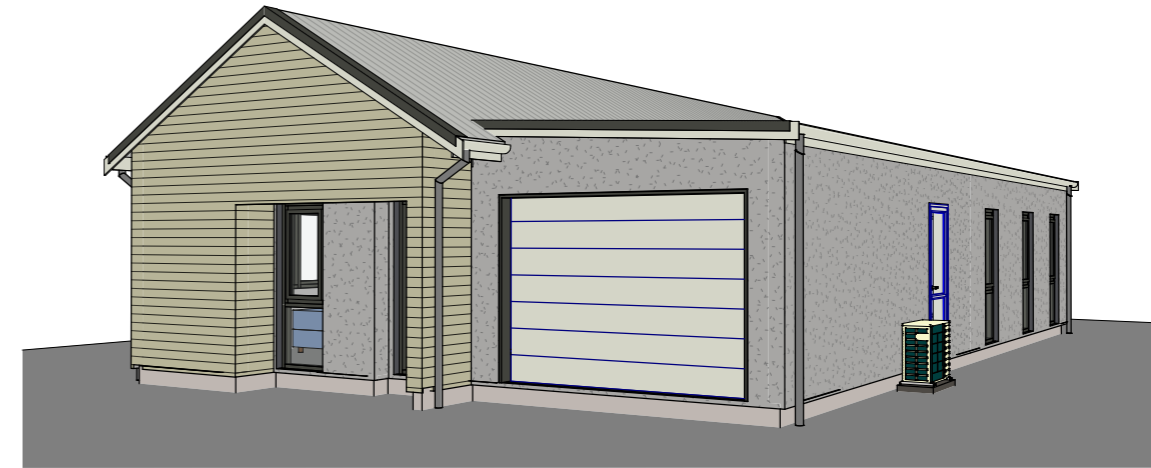
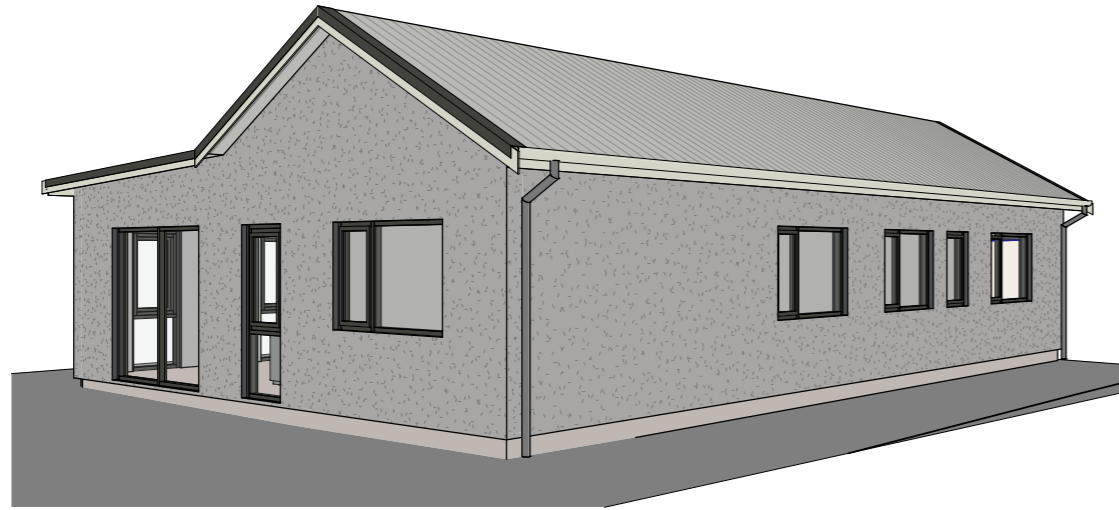
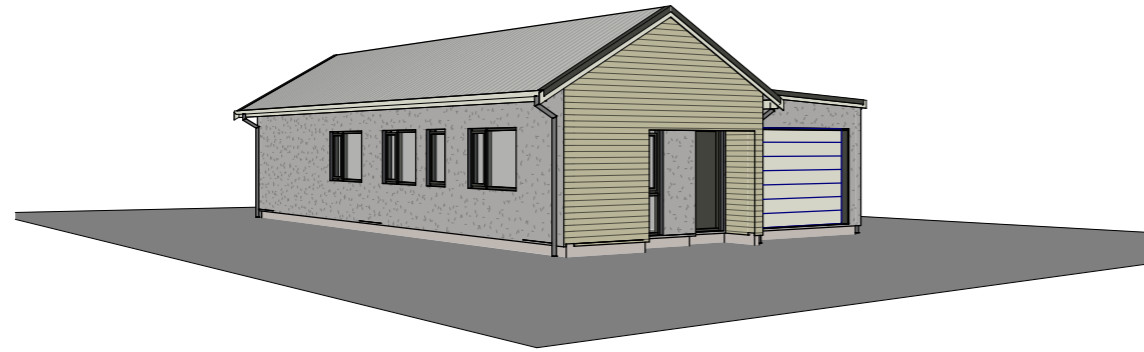
West Elevation

4 : 100

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<p>APPROVED MK</p>	<p>SCALE 1 : 100</p>	<p>PROJECT STATUS For Consent</p>	<p>PROJECT NUMBER 21444</p>	<p>SHEET NUMBER A300</p>									

SCALE 1:100



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

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REVISIONS	No.	Date	Description

DRAWN	PLOT DATE
GF	12/09/2022
APPROVED	SCALE
MK	

DRAWING TITLE	PROJECT STATUS
Exterior Perspectives	For Consent

PROJECT TITLE	
QLCHT - Longview - Type 4 Lot 408 - Longview, Hawea	
PROJECT NUMBER	SHEET NUMBER
21444	A301
REV	

