

DRAWING REGISTER

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JOB D0643 QUE HOMES

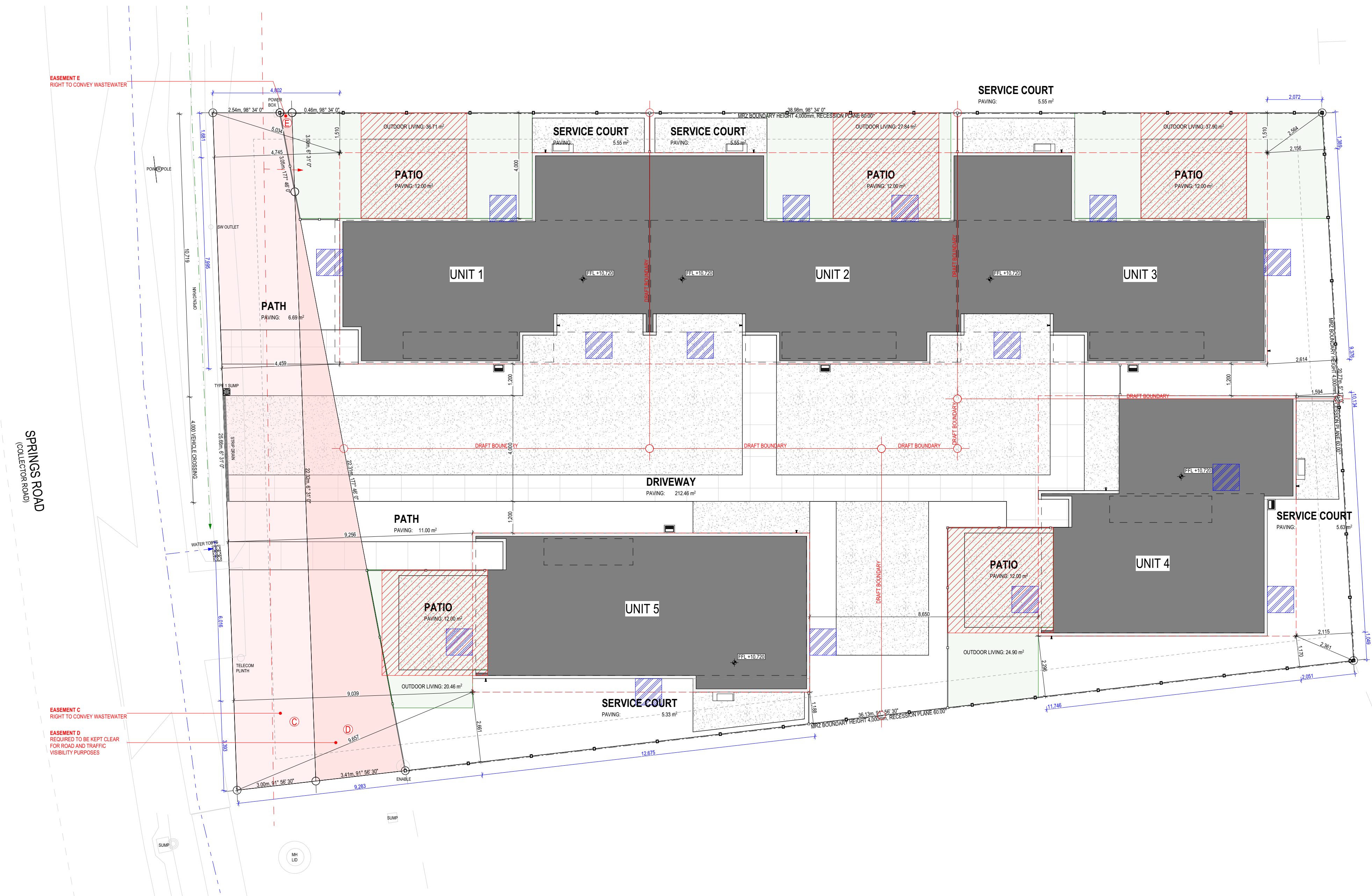
LOT: 4 DP: 544699
1433 SPRINGS RD
LINCOLN



ARTIST IMPRESSION ONLY

 QUEHOMES
DRAWN BY : VIP DESIGN LTD

PHONE	:	03 322 1290
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ADDRESS	:	262 MARSHS ROAD, PREBBLETON 7676
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DEVELOPMENT INFORMATION

UNIT 1 OVER FRAMING (GF)	63.26 m²
UNIT 1 OVER FRAMING (FF)	59.62 m²
UNIT 1 TOTAL FLOOR AREA	123.08 m²
UNIT 2 OVER FRAMING (GF)	63.43 m²
UNIT 2 OVER FRAMING (FF)	58.42 m²
UNIT 2 TOTAL FLOOR AREA	121.85 m²
UNIT 3 OVER FRAMING (GF)	64.16 m²
UNIT 3 OVER FRAMING (FF)	58.62 m²
UNIT 3 TOTAL FLOOR AREA	122.78 m²
UNIT 4 OVER FRAMING (GF)	65.03 m²
UNIT 4 OVER FRAMING (FF)	44.43 m²
UNIT 4 TOTAL FLOOR AREA	109.46 m²
UNIT 5 OVER FRAMING (GF)	65.00 m²
UNIT 5 OVER FRAMING (FF)	65.98 m²
UNIT 5 TOTAL FLOOR AREA	130.98 m²

DEVELOPMENT INFORMATION

OVER FOUNDATION	339.45 m²	
SITE COVERAGE AREA	380.60 m²	(OVER GUTTER)
SITE AREA	979m²	
SITE COVERAGE	38.87%	(50% PERMITTED)
IMPERVIOUS SURFACE AREA:	667.74 m²	(68.21% INCLUDING ALL ROOFED AREAS)

TOPOGRAPHICAL INFORMATION

EARTHQUAKE ZONE	2
WINDZONE	HIGH
SNOW ZONE	N4 - 1kPa
EXPOSURE ZONE	C
CLIMATE ZONE	5

DISCLAIMER

PLANNING REVIEW BY RESOURCE CONSENT PLANNER REQUIRED
VEHICLE MANOEUVRING TO BE CHECKED BY TRANSPORT ENGINEER

SITE INFORMATION

TERRITORIAL AUTHORITY	SELWYN DISTRICT COUNCIL
PLANNING ZONE	MEDIUM DENSITY RESIDENTIAL
NON COMPLIANCES	>3 UNITS PROPOSED LEGAL ACCESS WIDTH UNIT 4 & 5 OUTLOOK SPACE
DEVELOPER APPROVAL	N/A
HISTORICAL INTEREST	N/A
NATURAL HAZARDS	SURFACE FLOODING TO PART OF SITE, DRAIN ALONG STREET FRONTAGE
INTERIM FLOOR LEVEL	TBC - SDC FAC REQUIRED
AVERAGE GROUND LEVEL	TBC
LLUR	HAIL SITE - REFER TO LLUR REPORT
TC CATEGORY	TBC
FOUNDATION TYPE	TC1 WAFFLE - TBC WITH GEOTECH REPORT
BOUNDARY INFO	CONFIRMED WITH CT
SITE INFO	LOCATIONS OF ROAD CROSSINGS, SERVICES LOCATIONS, STREET TREES, LAMP POSTS, PARKING BAYS, PEDESTRIAN ISLANDS ETC TBC INDICATIVE ONLY. REFER TO LANDSCAPE PLAN BY DCM URBAN FOR ALL HARDSTANDING, FENCING, & PLANTING INFO
LANDSCAPING	

SITE LEVEL NOTES

SITE SURVEY	REFER TO SITE SURVEY BY CAPTURE
DATUM	NZ VERTICAL DATUM 2016

SERVICES INFORMATION

STORMWATER	TO SOAK PITS - LOCATIONS TBC
WASTEWATER	EXISTING VIA SDC LATERAL - NEW CONNECTIONS REQUIRED
WATER SUPPLY	EXISTING VIA SDC WATER TOBY - NEW CONNECTIONS REQUIRED

SITE FEATURES

EXISTING STRUCTURES	HOUSE THAT WILL NEED TO BE REMOVED/DEMOLISHED
STREET TREES	NONE PRESENT AS PER GOOGLE EARTH
SITE TREES	REFER TO CANTERBURY MAPS
STREET SIGNS	NONE PRESENT AS PER GOOGLE EARTH
POWER POLES	ONE PRESENT AS PER GOOGLE EARTH, REFER TO PLAN FOR LOCATION
LAMP POSTS	NONE PRESENT AS PER GOOGLE EARTH
SITE INFO	LOCATIONS OF ROAD CROSSINGS, SERVICES LOCATIONS, STREET TREES, LAMP POSTS, PARKING BAYS, PEDESTRIAN ISLANDS ETC TBC

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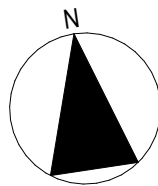
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SITE PLAN



KEY

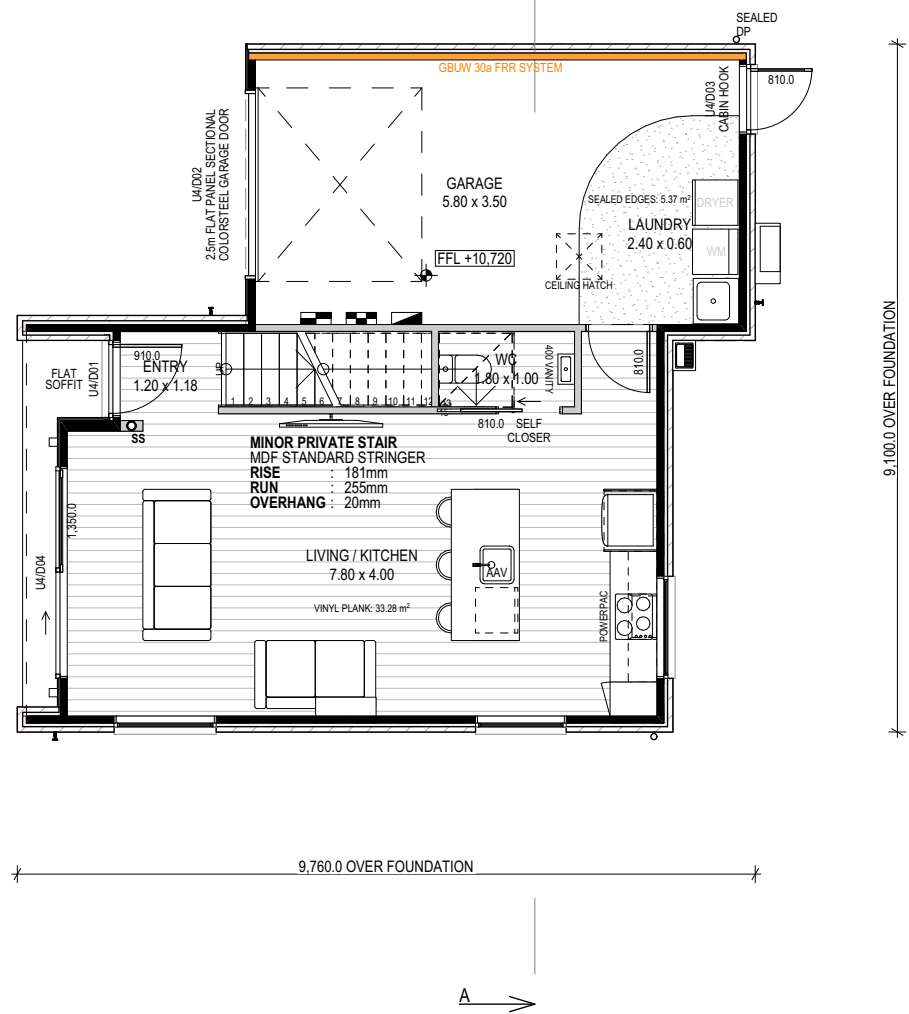
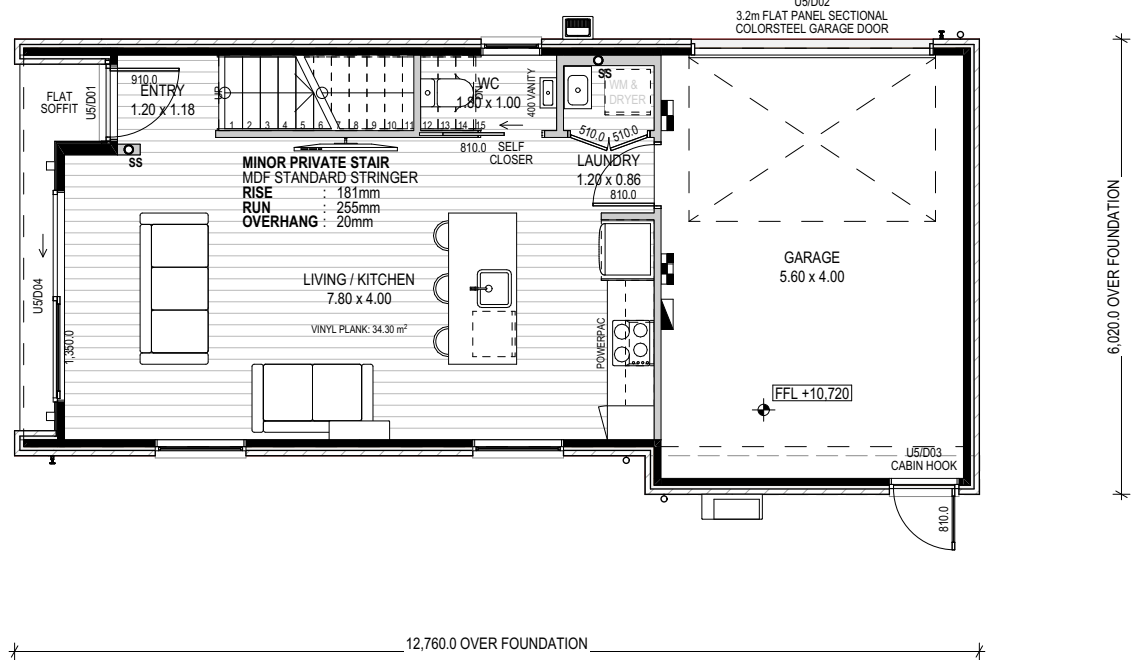
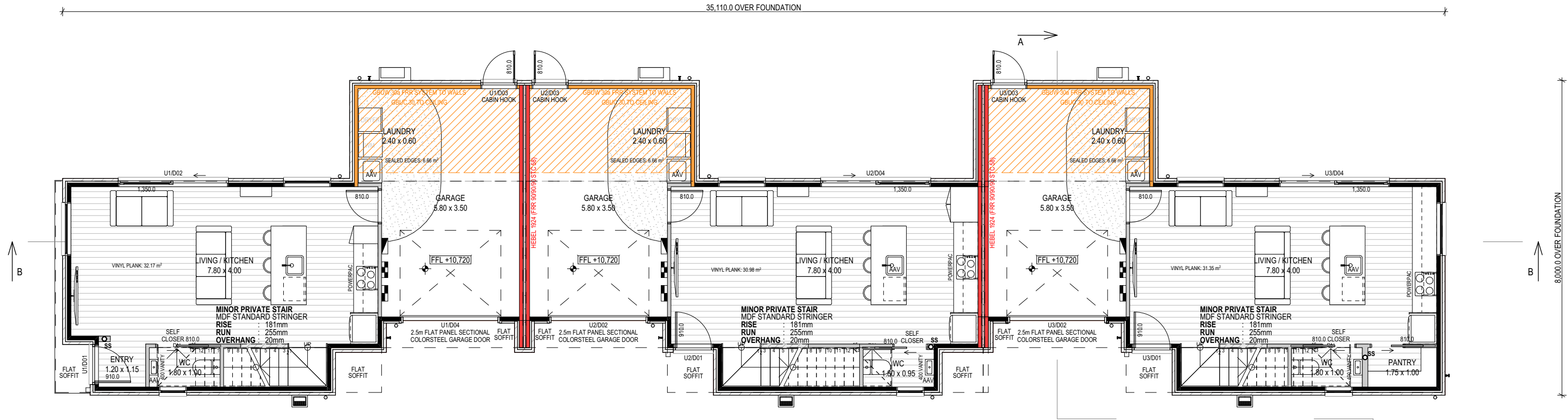
SYMBOL

METER BOARD	
DISTRIBUTION BOARD	
COMMS PANEL	
GULLY TRAP	
HOSE TAP	
DOWNSPIPE	
INT HEAT PUMP	
EXT HEAT PUMP	
GAS BOTTLES	
GAS METER	
GAS CALIFONT	
SETOUT LINE	
OUTDOOR LIVING	
PRINCIPAL OUTLOOK SPACE 4x4m	
SECONDARY OUTLOOK SPACE 1x1m	

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ENVELOPE NOTES

WALL CLADDING	ALL UNITS : 70 SERIES BRICK VENEER ON 50mm CAVITY UNITS 1-3 : METALCRAFT ESPAN 340 VERTICAL COLORSTEEL ON 20mm CAVITY WITH RECESSED JOINERY FLASHING OPTION UNIT 4 & 5 - HERMPAC HP55 (135mm, 110mm COVER, 7mm NEG DETAIL) VERTICAL SHIPLAP WEATHERBOARDS ON 20mm CAVITY, SPECIES TBC
ROOF CLADDING	COLORSTEEL T-RIB

CONSTRUCTION NOTES

ENGINEERING	TCl WAFFLE - TBC WITH GEOTECH REPORT MIDFLOOR BEAMS TBC BRACING TBC BRICK SHELF ANGLES TO UNIT 4 & 5 DRIP EDGES 1m HIGH BALUSTRADE WALLS
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EXTRAS	CHH MIDFLOOR LAYOUT STORMWATER RETENTION/DETENTION TBC
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EXTRAS CONT.

MINOR PRIVATE STAIRS TO ALL UNITS BRICK VENEER LINTELS & SHELF ANGLES GBUW 30a FRR WALLS GBUC 30 FRR CEILINGS HEBEL 1924 FRR & STC INTERTENANCY WALLS

GENERAL NOTES

ROOF PITCH	35.0° : 3.0°
EAVE WIDTH	125mm TO BRICK CLAD WALLS, 70mm TO ESPAN CLAD WALLS, 40mm TO WEATHERBOARD CLAD WALLS
GABLE WIDTH	SAME AS EAVE WIDTHS
PITCHING HEIGHT	2,455mm TO GF & FF
HEEL HEIGHT	300mm TO 3° ROOFS, 355mm TO 35° ROOFS
LINTEL HEIGHT	2,405mm TO U1/D01, U1/D02, U1/W01, U5/D01, & U5/D04 1,600mm TO U3/W02, & U4/W01 2,000mm TO U1/W03, U1/W05, U2/W02, U3/W03, U3/W07, U4/W08, & U5/W10 2,200mm TO EVERYTHING ELSE. REFER TO JOINERY SCHEDULE
SOFFIT HEIGHT	2,410mm TO CANTILEVERED MIDFLOOR AREAS
SOFFIT TYPE	FLAT
DOOR R/O HEIGHT	GF : O/H 2,200mm, FF : STANDARD 2,050mm
FASCIA	185mm COLORSTEEL
SPOUTING	COLORSTEEL, COLONIAL QUAD (5550mm ²) WITH CONCEALED OVERFLOW BRACKETS
DOWNPIPES	80mm COLORSTEEL ROUND DPS

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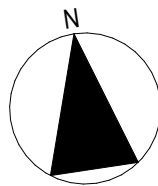
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FLOOR PLAN : GF



KEY

SYMBOL

METER BOARD	
DISTRIBUTION BOARD	
COMMS PANEL	
GULLY TRAP	
HOSE TAP	
DOWNPipe	
INT HEAT PUMP	
EXT HEAT PUMP	
GAS BOTTLES	
GAS METER	
GAS CALIFONT	

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FIRST FLOOR OPENINGS

WHERE FALL EXCEEDS 1m	: MEASURED FROM INSIDE FL OR FIXED FEATURE
OPENING LESS THAN 1m	: LOWER EDGE OF OPENING 760mm MIN ABOVE FL RESTRICTOR STAY, 100mm MAX OPENING 760mm MIN HIGH BARRIER
OPENING MORE THAN 1m	: LOWER EDGE OF OPENING 1000mm MIN ABOVE FL

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1:100 @ A2

D1.04

FLOOR PLAN : FF

N

KEY	SYMBOL
METER BOARD	
DISTRIBUTION BOARD	
COMMS PANEL	
GULLY TRAP	
HOSE TAP	
DOWNPIPE	
INT HEAT PUMP	
EXT HEAT PUMP	
GAS BOTTLES	
GAS METER	
GAS CALIFONT	

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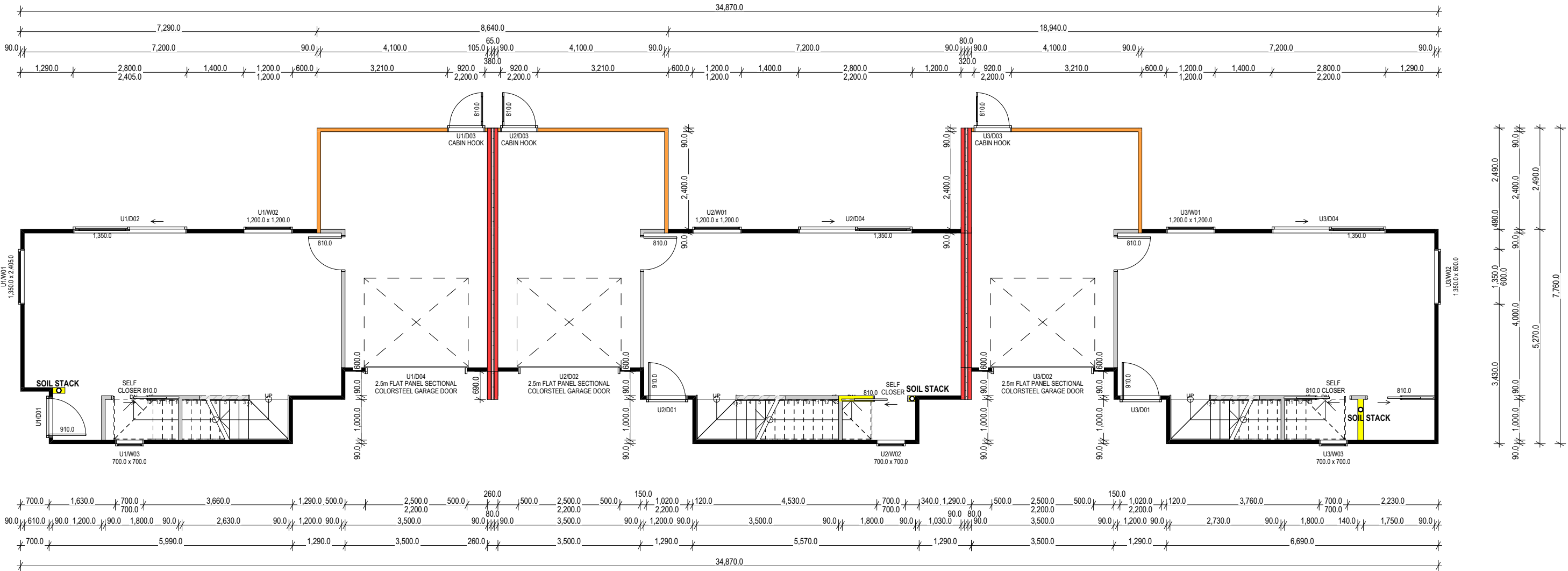
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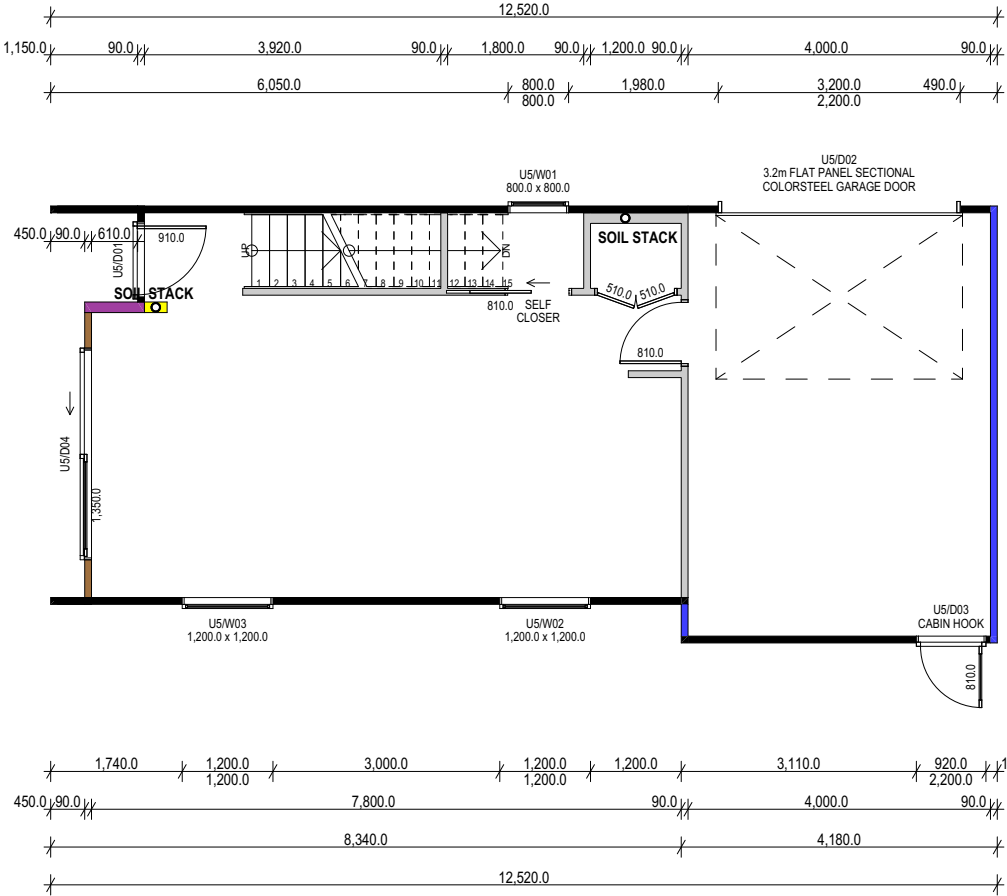
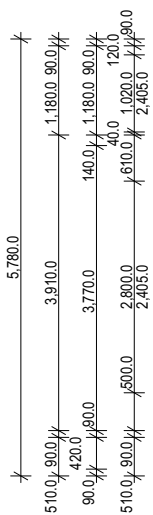
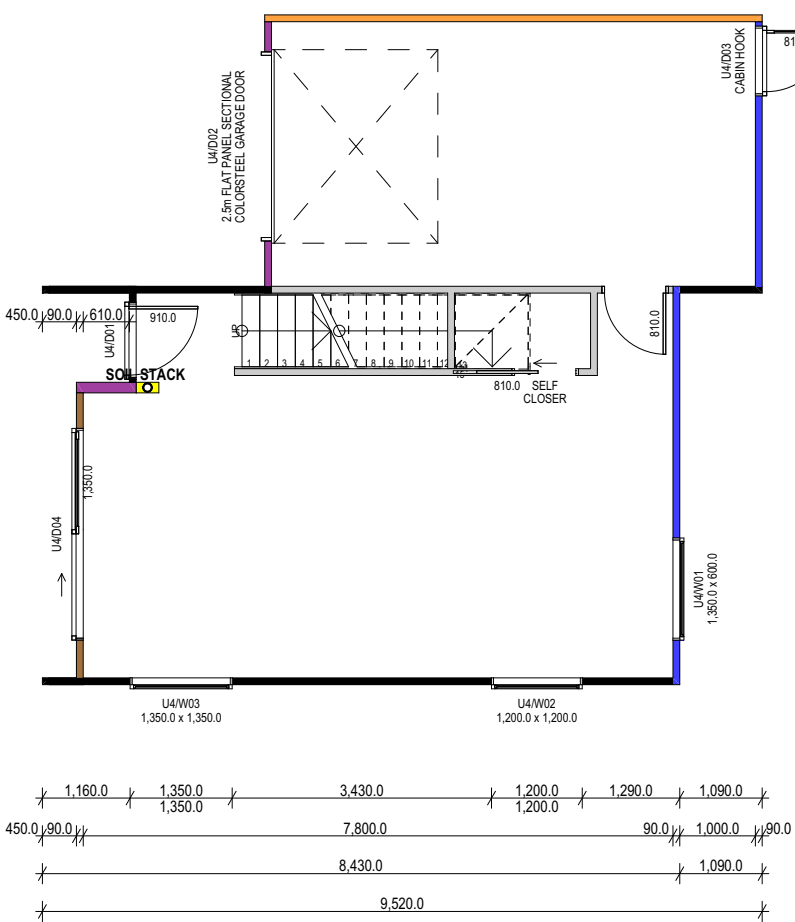
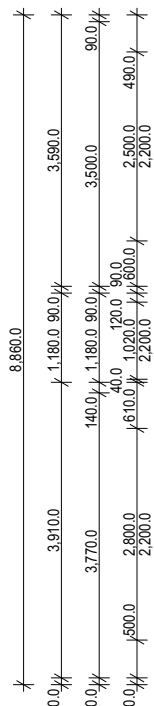
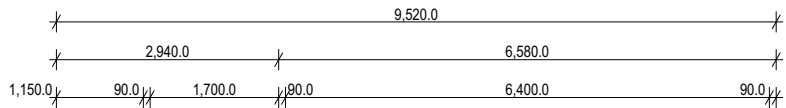
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UNITS 1, 2, & 3 SHOWN SEPARATED FROM UNITS 4, & 5 FOR CLARITY. REFER TO SITE PLAN FOR ACTUAL PROXIMITIES



GENERAL NOTES

- WIND ZONE** : HIGH
- PITCHING HEIGHT** : 2,455mm TO GF & FF
- BOTTOM PLATE** : 45mm THICK, WIDTH TO MATCH STUD
- TOP PLATE** : 45mm THICK, WIDTH TO MATCH STUD, ADDITIONAL TOP PLATE 35mm THICK, 140mm WIDE IF 90mm WALL, 190mm WIDE IF 140mm WALL
- INSULATION** : REFER TO H1 PLAN
- LINTEL HEIGHT** : 2,405mm TO U1/D01, U1/D02, U1/W01, U5/D01, & U5/D04
1,600mm TO U3/W02, & U4/W01
2,000mm TO U1/W03, U1/W05, U2/W02, U3/W03, U3/W07, U4/W08, & U5/W10
2,200mm TO EVERYTHING ELSE. REFER TO JOINERY SCHEDULEmm, REFER TO TRUSS DESIGN FOR SIZES
- DOOR R/O HEIGHT** : GF : OH 2,200mm, FF : STANDARD 2,050mm

CONSTRUCTION NOTES

- WALL STRUCTURE (EXT)** : 90x45mm TIMBER STUDS @ 600mm CRS (STUDS @ 400mm CRS TO GABLE END WALLS)
DWANGS @ 800mm CRS FOR ALL UNITS : 70 SERIES BRICK VENEER ON 50mm CAVITY
DWANGS @ 800mm CRS FOR UNITS 1-3 : METALCRAFT ESPAN 340 VERTICAL COLORSTEEL ON 20mm CAVITY WITH RECESSED JOINERY FLASHING OPTION
DWANGS @ 480mm CRS FOR UNIT 4 & 5 - HERMAPAC HP55 (135mm, 110mm COVER, 7mm NEG DETAIL) VERTICAL SHIPLAP WEATHERBOARDS ON 20mm CAVITY, SPECIES TBC
- WALL STRUCTURE (INT)** : 90x45mm TIMBER STUDS @ 600mm CRS, DWANGS AS ABOVE
90x45mm TIMBER STUDS @ 600mm CRS, DWANGS @ 800mm CRS, STUDS @ 400mm CRS & DWANGS @ 600mm CRS FOR TILED SHOWERS & FULLY TILED WALLS.

FRAMING FIXING SCHEDULE

- ROOF FIXINGS** : REFER TO ROOF PLAN
- EXTERIOR BOTTOM PLATE TO SLAB** : PROPRIETARY SCREW BOLT WITH WASHER @ 900mm CRS MAX, FIXED IN ACCORDANCE WITH MANUFACTURES GUIDELINES & NZS 3604:2011. 90mm EMBEDMENT MINIMUM, 55mm MIN FROM EDGE OF SLAB AS PER MANUFACTURERS SPECIFICATIONS @ 900mm CRS MAX AS PER NZS3604:2011. REFER TO BRACING PLAN FOR ADDITIONAL HOLD DOWN FIXINGS
- INTERIOR BOTTOM PLATE TO SLAB** : 75x3.8mm SHOT FIRED FASTENINGS WITH 16mm WASHERS @ 600mm CRS, WITHIN 150mm EACH END OF PLATE. REFER TO BRACING PLAN FOR ADDITIONAL HOLD DOWN FIXINGS
- STUD TO BOTTOM OR TOP PLATE** : 2/90x3.15mm NAILS + LUMBERLOK STUD STRAP (OR ALTERNATIVE 4.7xN FIXING)
- DWANG TO STUD** : 2/90x3.15mm SKEWED NAILS
- HALF JOINT IN TOP PLATE** : 4/75x3.06mm SKEWED NAILS
- SOFFIT RIBBON BOARD TO STUD** : 3/90x3.15mm NAILS
- DOUBLE TOP PLATE TO TOP PLATE** : 2/90x3.15mm NAILS @ 500mm CRS
- LINTEL TO UNDERSTUD** : AS PER MITEK FIXING SCHEDULE / TRUSS DESIGN / FRAME & TRUSS AS-BUILT

- LINTEL TO TRIMMING STUD** : AS PER MITEK FIXING SCHEDULE / TRUSS DESIGN / FRAME & TRUSS AS-BUILT
- SILL TO TRIMMING STUD** : TRIMMER NOT EXCEEDING 2400mm; 3/90x3.15mm END NAILED TRIMMER NOT EXCEEDING 3000mm; 5/90x3.15mm END NAILED TRIMMER NOT EXCEEDING 3600mm; 6/90x3.15mm END NAILED
- WALL INTERSECTIONS** : 90x3.15mm NAILS @ 600mm CRS
- TRIMMING STUD TO DOUBLING STUD** : 2/90x3.15mm NAILS IMMEDIATELY UNDER LINTELS
- SCHEDULE OF FRAMING TIMBER GRADING & TREATMENT**
- WALL FRAMING** : EXTERIOR WALLS & LINTELS: SG8, H1.2, PINUS RADIATA
INTERIOR WALLS (LOADBEARING): SG8, H1.2, PINUS RADIATA
INTERIOR WALLS (NON-LOADBEARING): SG8, H1.2, PINUS RADIATA
BOTTOM PLATE & TOP PLATE: SG8, H1.2, PINUS RADIATA
H3.2 (MCA), PINUS RADIATA
- CAVITY BATTENS** : ROOF TRUSSES - TYPICAL: SG8, H1.2, PINUS RADIATA
- ROOF FRAMING** : GABLE END TRUSS: SG8, H1.2, PINUS RADIATA
COVERED OR ATTIC TRUSSES: SG8, H1.2, PINUS RADIATA
PURLINS: SG8, H1.2, PINUS RADIATA
VALLEY BOARDS, BARGE BOARDS: H3.2, PINUS RADIATA
FRAMING AND REVEALS: DRESSED, H3.1, PINUS RADIATA
- WINDOWS** : AS PER MITEK FIXING SCHEDULE / TRUSS DESIGN / FRAME & TRUSS AS-BUILT

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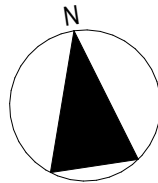
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FRAMING PLAN : GF



KEY

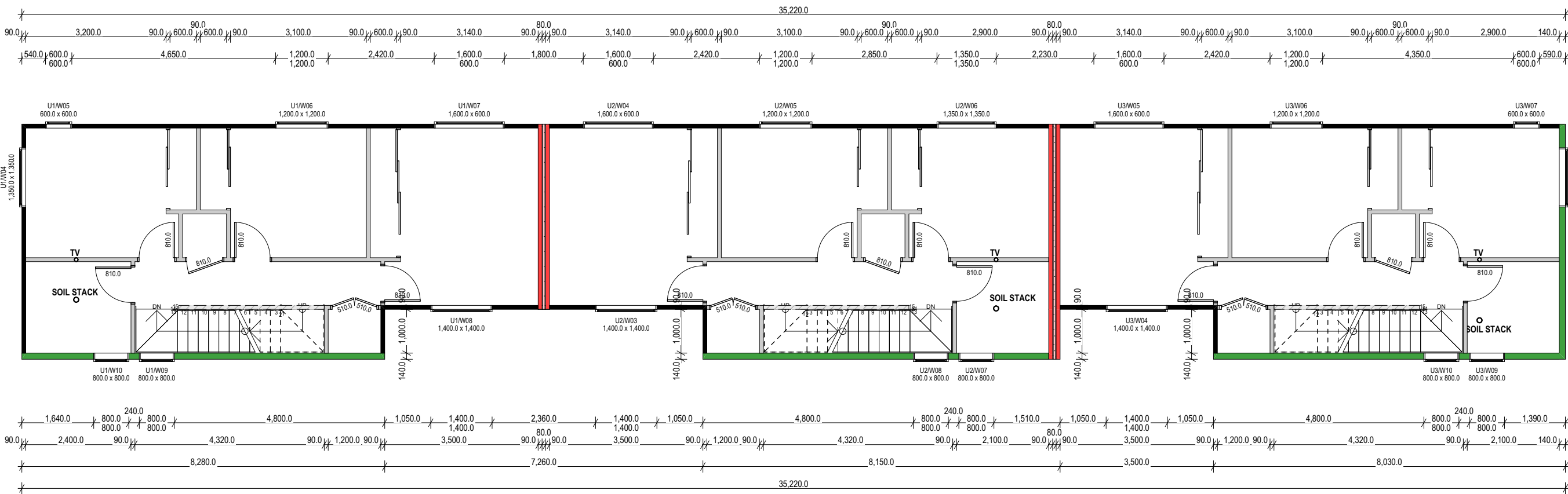
SYMBOL

- EXTERNAL WALL**
90mm STUDS @ 600 CRS
DWANGS @ 800 CRS
- EXTERNAL WALL**
140mm STUDS @ 600 CRS
DWANGS @ 800 CRS
- EXTERNAL WALL**
90mm STUDS @ 400 CRS
DWANGS @ 800 CRS
GBUW 30a FIRE SYSTEM
- EXTERNAL WALL**
90mm STUDS @ 400 CRS
DWANGS @ 800 CRS
- EXTERNAL WALL**
90mm STUDS @ 600 CRS
DWANGS @ 480 CRS
- EXTERNAL WALL**
140mm STUDS @ 600 CRS
DWANGS @ 480 CRS
- INTERNAL WALL**
90mm STUDS @ 600 CRS
DWANGS @ 800 CRS
- INTERNAL WALL**
140mm STUDS @ 600 CRS
DWANGS @ 800 CRS
- INTERTEENANCY WALL**
90mm STUDS @ 400 CRS
DWANGS @ 800 CRS
HEBEL 1924 SYSTEM

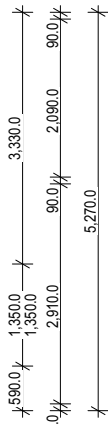
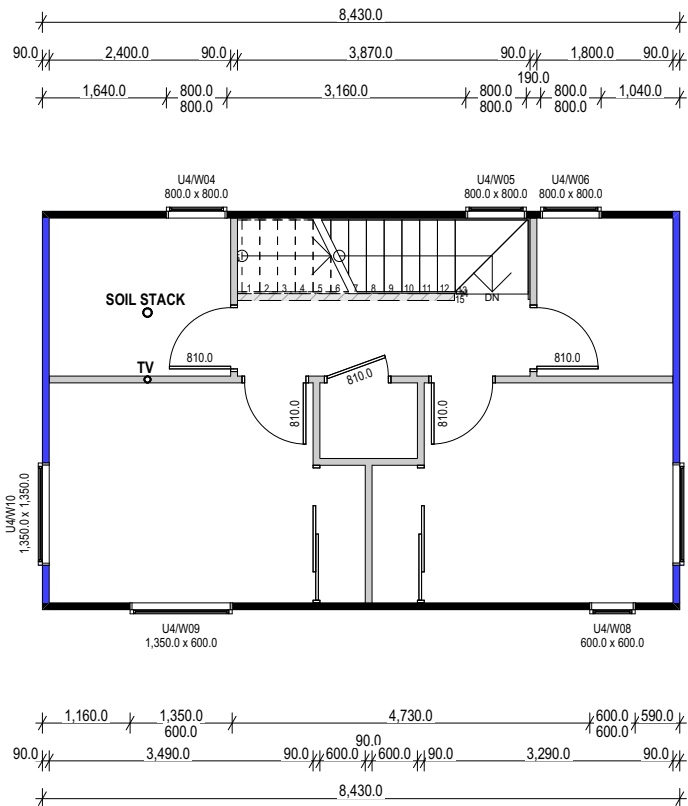
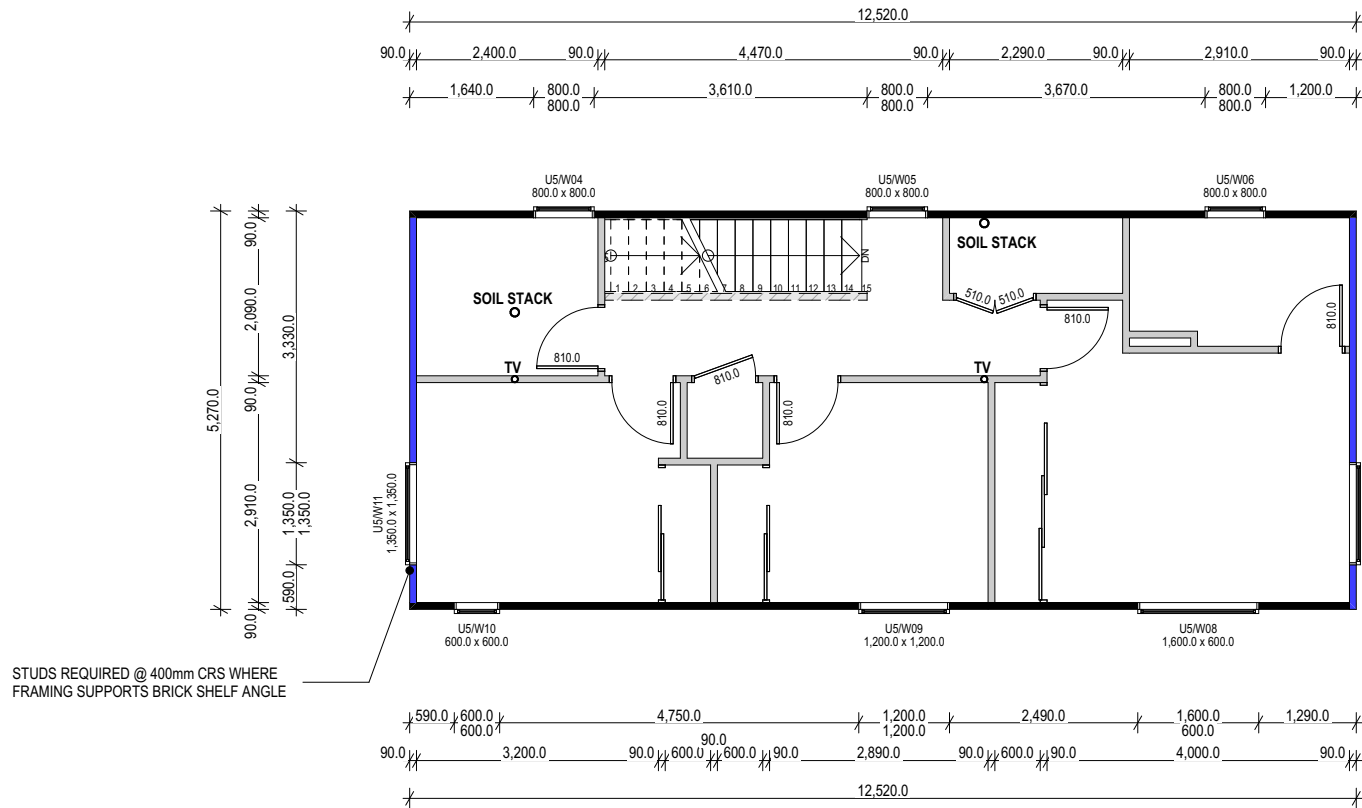
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GENERAL NOTES

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- PITCHING HEIGHT** : 2,455mm TO GF & FF
- BOTTOM PLATE TOP PLATE** : 45mm THICK, WIDTH TO MATCH STUD
45mm THICK, WIDTH TO MATCH STUD, ADDITIONAL TOP PLATE 35mm THICK, 140mm WIDE IF 90mm WALL, 190mm WIDE IF 140mm WALL
- INSULATION** : REFER TO H1 PLAN
- LINTEL HEIGHT** : 2,405mm TO U1/D01, U1/D02, U1/W01, U5/D01, & U5/D04
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2,000mm TO U1/W03, U1/W05, U2/W02, U3/W03, U3/W07, U4/W08, & U5/W10
2,200mm TO EVERYTHING ELSE. REFER TO JOINERY SCHEDULE, REFER TO TRUSS DESIGN FOR SIZES
- DOOR R/O HEIGHT** : GF : O/H 2,200mm, FF : STANDARD 2,050mm

CONSTRUCTION NOTES

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140x45mm TIMBER STUDS @ 600mm CRS, DWANGS AS ABOVE
- WALL STRUCTURE (INT)** : 90x45mm TIMBER STUDS @ 600mm CRS, DWANGS @ 800mm CRS, STUDS @ 400mm CRS & DWANGS @ 600mm CRS FOR TILED SHOWERS & FULLY TILED WALLS.

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- DWANG TO STUD** : 2/90x3.15mm SKEWED NAILS
- HALF JOINT IN TOP PLATE** : 4/75x3.06mm SKEWED NAILS
- SOFFIT RIBBON BOARD TO STUD** : 3/90x3.15mm NAILS
- DOUBLE TOP PLATE TO TOP PLATE** : 2/90x3.15mm NAILS @ 500mm CRS
- LINTEL TO UNDERSTUD** : AS PER MITEK FIXING SCHEDULE / TRUSS DESIGN / FRAME & TRUSS AS-BUILT

- LINTEL TO TRIMMING STUD** : AS PER MITEK FIXING SCHEDULE / TRUSS DESIGN / FRAME & TRUSS AS-BUILT
- SILL TO TRIMMING STUD** : TRIMMER NOT EXCEEDING 2400mm; 3/90x3.15mm END NAILED
TRIMMER NOT EXCEEDING 3000mm; 5/90x3.15mm END NAILED
TRIMMER NOT EXCEEDING 3600mm; 6/90x3.15mm END NAILED
- WALL INTERSECTIONS** : 90x3.15mm NAILS @ 600mm CRS
- TRIMMING STUD TO DOUBLING STUD** : 2/90x3.15mm NAILS IMMEDIATELY UNDER LINTELS
- SCHEDULE OF FRAMING TIMBER GRADING & TREATMENT**
- WALL FRAMING** : EXTERIOR WALLS & LINTELS: SG8, H1.2, PINUS RADIATA
INTERIOR WALLS (LOADBEARING): SG8, H1.2, PINUS RADIATA
INTERIOR WALLS (NON-LOADBEARING): SG8, H1.2, PINUS RADIATA
BOTTOM PLATE & TOP PLATE: SG8, H1.2, PINUS RADIATA
H3.2 (MCA), PINUS RADIATA
- CAVITY BATTENS ROOF FRAMING** : ROOF TRUSSES - TYPICAL: SG8, H1.2, PINUS RADIATA
GABLE END TRUSS: SG8, H1.2, PINUS RADIATA
COVERED OR ATTIC TRUSSES: SG8, H1.2, PINUS RADIATA
PURLINS: SG8, H1.2, PINUS RADIATA
VALLEY BOARDS, BARGE BOARDS: H3.2, PINUS RADIATA
FRAMING AND REVEALS: DRESSED, H3.1, PINUS RADIATA
- WINDOWS** :

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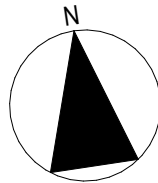
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D1.06

FRAMING PLAN : FF



KEY

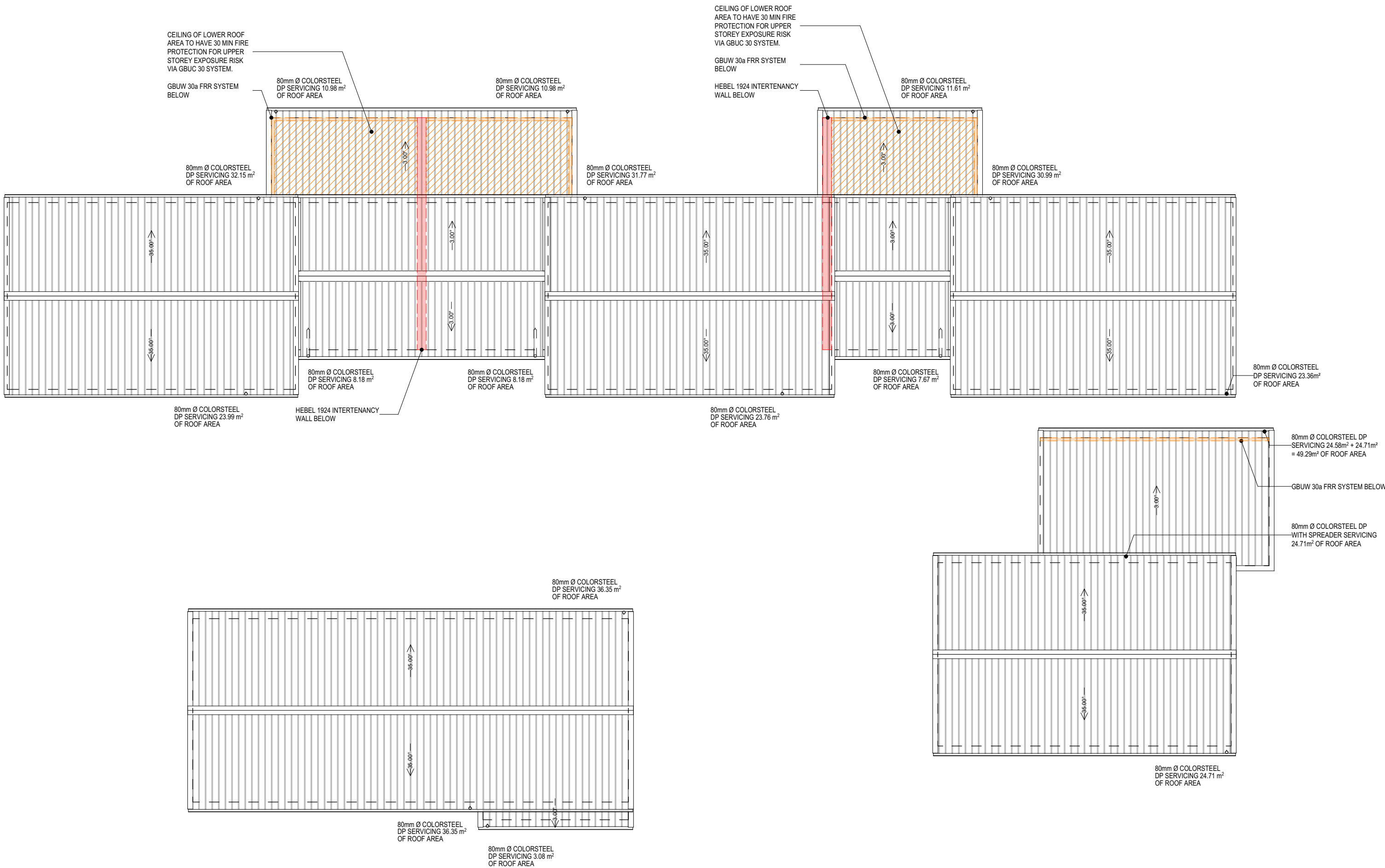
SYMBOL

- EXTERNAL WALL**
90mm STUDS @ 600 CRS
DWANGS @ 800 CRS
- EXTERNAL WALL**
140mm STUDS @ 600 CRS
DWANGS @ 800 CRS
- EXTERNAL WALL**
90mm STUDS @ 400 CRS
DWANGS @ 30a FIRE SYSTEM
- EXTERNAL WALL**
90mm STUDS @ 400 CRS
DWANGS @ 800 CRS
- EXTERNAL WALL**
90mm STUDS @ 600 CRS
DWANGS @ 480 CRS
- EXTERNAL WALL**
140mm STUDS @ 600 CRS
DWANGS @ 480 CRS
- INTERNAL WALL**
90mm STUDS @ 600 CRS
DWANGS @ 800 CRS
- INTERNAL WALL**
140mm STUDS @ 600 CRS
DWANGS @ 800 CRS
- INTERTENANCY WALL**
90mm STUDS @ 400 CRS
DWANGS @ 800 CRS
HEBEL 1924 SYSTEM

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GENERAL NOTES

ROOF PITCH	: 35.0° 3.0°
EAVE WIDTH	: 125mm TO BRICK CLAD WALLS, 70mm TO ESPAN CLAD WALLS, 40mm TO WEATHERBOARD CLAD WALLS
GABLE WIDTH	: SAME AS EAVE WIDTHS
PITCHING HEIGHT	: 2,455mm TO GF & FF
HEEL HEIGHT	: 300mm TO 3° ROOFS, 355mm TO 35° ROOFS
SOFFIT TYPE	: FLAT
RAKING CEILING	: N/A
RAISED CEILING	: N/A

CONSTRUCTION NOTES

ROOF STRUCTURE	: PREFABRICATED TRUSSES
ROOF CLADDING	: COLORSTEEL T-RIB
FASCIA	: 185mm COLORSTEEL
SPOUTING	: COLORSTEEL COLONIAL QUAD (5550mm ²) WITH CONCEALED OVERFLOW BRACKETS
DOWNPIPES	: 80mm COLORSTEEL ROUND DPS

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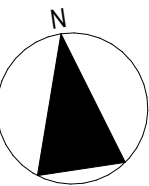
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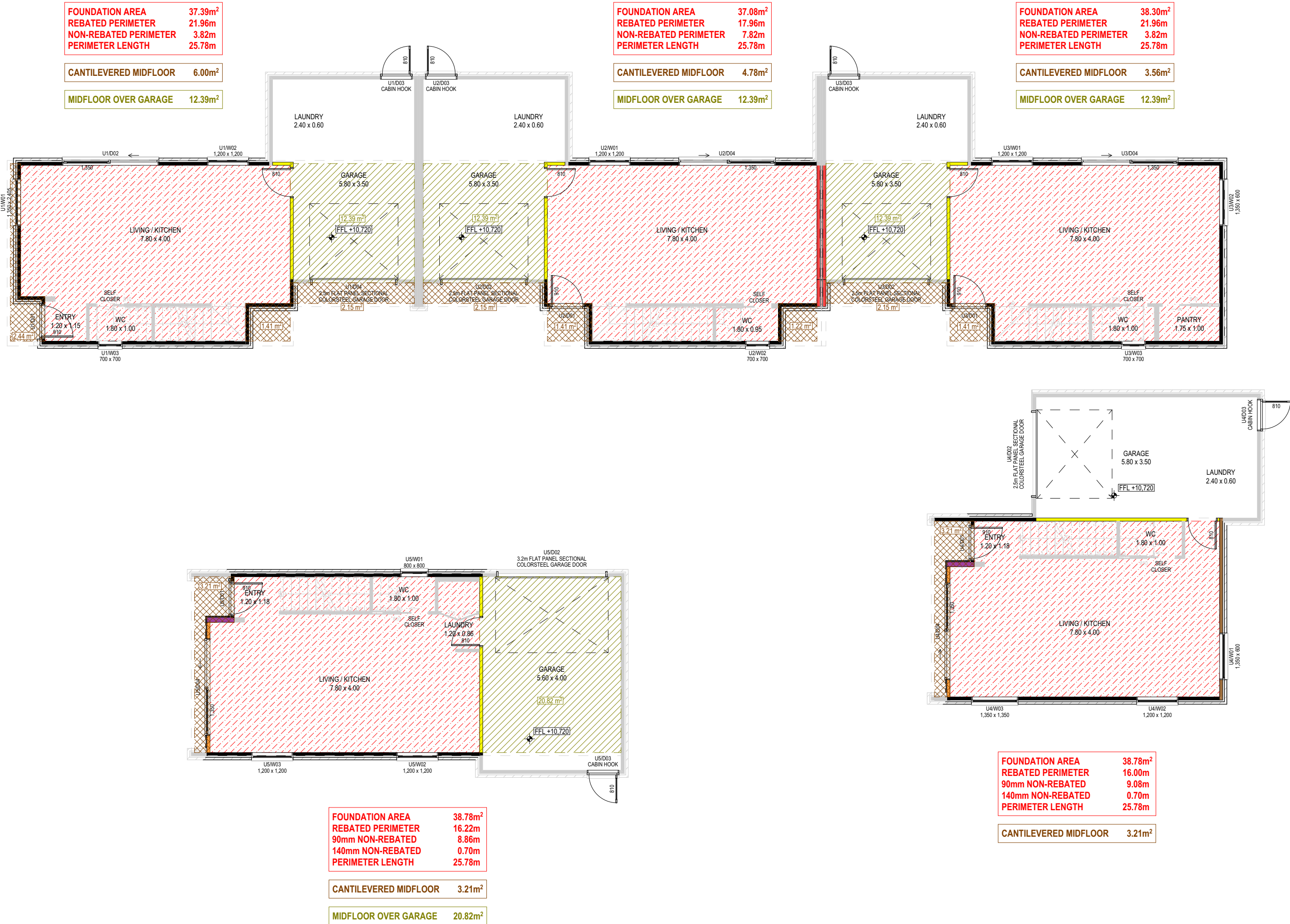
ROOF PLAN



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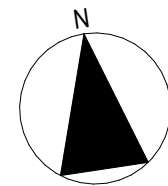
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H1 PLAN : GF



KEY

SYMBOL

INSULATED 90mm EXTERNAL WALL 70 SERIES BRICK	
INSULATED 90mm (@ 400 CRS) EXTERNAL WALL 70 SERIES BRICK	
INSULATED 90mm EXTERNAL WALL ESPAN	
INSULATED 140mm EXTERNAL WALL ESPAN	
INSULATED 90mm EXTERNAL WALL VERTICAL CEDAR	
INSULATED 140mm EXTERNAL WALL VERTICAL CEDAR	
INTERTENANCY WALL HEBEL SYSTEM	
INSULATED 90mm INTERNAL WALL	
NON-INSULATED WALL	
FOUNDATION AREA	
hyJOIST MIDFLOOR AREA	
hyJOIST MIDFLOOR AREA (OVER GARAGE)	
ROOF MIDDLE AREA	

H1 COMPLIANCE NOTES

H1 REPORT : MEANS OF COMPLIANCE IS H1/AS1 5TH EDITION CALCULATION METHOD. REFER TO SUPPORTING DOCUMENTS FOR FULL H1 REPORT VIA DESIGN NAVIGATOR.

INSTALLATION : A 25mm AIR GAP MUST BE MAINTAINED BETWEEN CEILING INSULATION & ROOF UNDERLAY. SELECTED BATTS WILL ALLOW FOR THIS AT THE INSIDE OF THE EXTERNAL WALL LINE. TRIM TO MAINTAIN GAP OVER TOP PLATE AS REQUIRED.

GARAGE : NO INSULATION TO GARAGE CEILING & EXTERIOR GARAGE WALLS

CONSTRUCTION R VALUES

FOUNDATION : TC1 WAFFLE - TBC WITH GEOTECH REPORT
CONSTRUCTION R VALUE: UNIT 1 : R1.11
UNIT 2 : R1.10
UNIT 3 : R1.12
UNIT 4 : R1.08
UNIT 5 : R1.08

MIDFLOOR (CANTILEVER) : SELECTED FLOORING ON 240x90mm hyJOISTS @ 400mm CRS
R2.6 INSULATION
4.5mm SOFFIT LINING TO UNDERSIDE
CONSTRUCTION R VALUE: R3.05

MIDFLOOR (GARAGE) : SELECTED FLOORING ON 240x90mm hyJOISTS @ 400mm CRS
R2.6 INSULATION
13mm GIB CEILING LINING
CONSTRUCTION R VALUE: R3.08

BRICK (90mm WALL) : ALL UNITS : 70 SERIES BRICK VENEER ON 50mm CAVITY
90x45mm TIMBER STUDS @ 600mm CRS, DWANGS @ 800mm CRS
10mm GIB LINING, R2.6 BATT INSULATION
CONSTRUCTION R VALUE: R2.21

BRICK (90mm WALL (400 CRS)) : ALL UNITS : 70 SERIES BRICK VENEER ON 50mm CAVITY
90x45mm TIMBER STUDS @ 400mm CRS, DWANGS @ 800mm CRS
10mm GIB LINING, R2.6 BATT INSULATION
CONSTRUCTION R VALUE: R2.10

ESPAN (90mm WALL) : UNITS 1-3 : METALCRAFT ESPAN 340 VERTICAL COLORSTEEL ON 20mm CAVITY WITH RECESSED JOINERY FLASHING OPTION
90x45mm TIMBER STUDS @ 600mm CRS, DWANGS @ 800mm CRS
10mm GIB LINING, R2.6 BATT INSULATION
CONSTRUCTION R VALUE: R2.22

ESPAN (140mm WALL) : UNITS 1-3 : METALCRAFT ESPAN 340 VERTICAL COLORSTEEL ON 20mm CAVITY WITH RECESSED JOINERY FLASHING OPTION
140x45mm TIMBER STUDS @ 600mm CRS, DWANGS @ 800mm CRS
10mm GIB LINING, R3.2 BATT INSULATION
CONSTRUCTION R VALUE: R2.85

SHIPLAP (90mm WALL) : UNIT 4 & 5 - HERMPAC HP55 (135mm, 110mm COVER, 7mm NEG DETAIL) VERTICAL SHIPLAP WEATHERBOARDS ON 20mm CAVITY, SPECIES TBC
90x45mm TIMBER STUDS @ 600mm CRS, DWANGS @ 480mm CRS
10mm GIB LINING, R2.6 BATT INSULATION
CONSTRUCTION R VALUE: R2.15

SHIPLAP (140mm WALL) : UNIT 4 & 5 - HERMPAC HP55 (135mm, 110mm COVER, 7mm NEG DETAIL) VERTICAL SHIPLAP WEATHERBOARDS ON 20mm CAVITY, SPECIES TBC
140x45mm TIMBER STUDS @ 600mm CRS, DWANGS @ 480mm CRS
10mm GIB LINING, R3.2 BATT INSULATION
CONSTRUCTION R VALUE: R2.78

INTERTENANCY WALL : 50mm HEBEL POWERPANEL WITH 15mm AIR GAP
90x45mm TIMBER STUDS @ 600mm CRS, DWANGS @ 800mm CRS EACH SIDE
10mm GIB LINING EACH SIDE, R1.9 BATT INSULATION
CONSTRUCTION R VALUE: R3.53

90mm INTERNAL WALL : 90x45mm TIMBER STUDS @ 600mm CRS, DWANGS @ 800mm CRS
10mm GIB LININGS BOTH SIDES, R2.6 BATT INSULATION
CONSTRUCTION R VALUE: R2.18

TRUSS ROOF : LONGRUN COLORSTEEL T-RIB ROOFING ON SELF SUPPORTING UNDERLAY
90x45mm TRUSSES @ 900mm CRS
13mm GIB CEILING LINING, R7.0 SUPERBATT INSULATION (275mm DEPTH)
CONSTRUCTION R VALUE: R7.20

JOINERY SUITE GLAZING UNITS : THERMALLY BROKEN ALUMINIUM FRAME WITH THERMALLY IMPROVED SPACER
DOUBLE GLAZING WITH LOW-E, COATING & ARGON GAS
CONSTRUCTION R VALUE: R0.50
JOINERY TO NON-HABITABLE SPACES CAN BE STANDARD ALUMINIUM FRAME WITH SINGLE GLAZING. CONFIRM WITH CLIENT PRIOR TO ORDERING
AGP SOLUX-E, METRO GLASS LOW-E EXTREME & METRO GLASS LOW-E EXCEL. ALL MEET THE REQUIREMENTS OF A LOW-E_i COATING

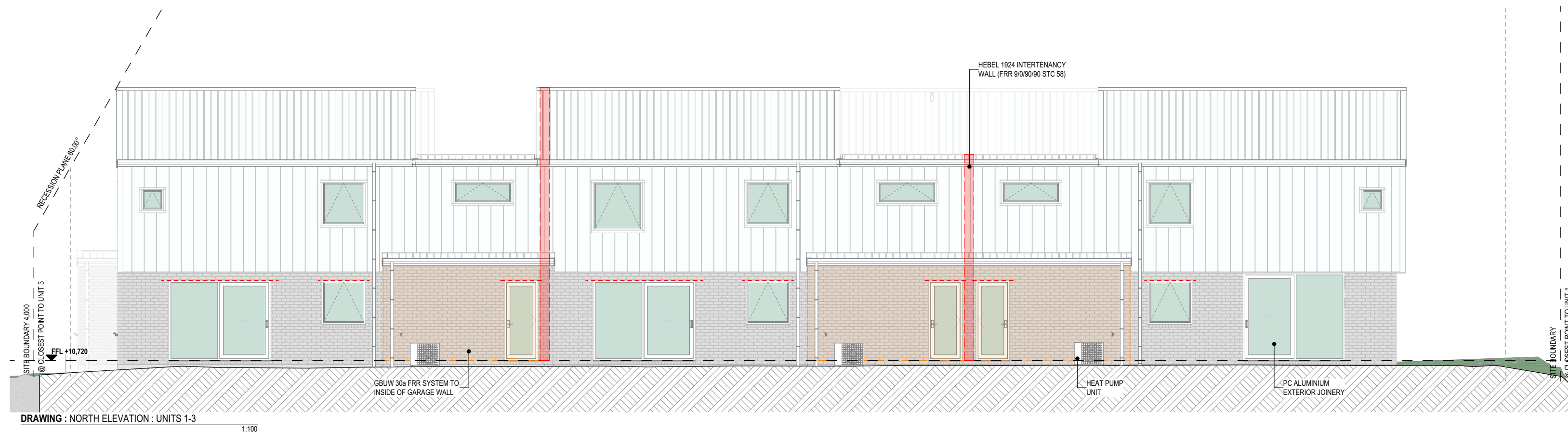
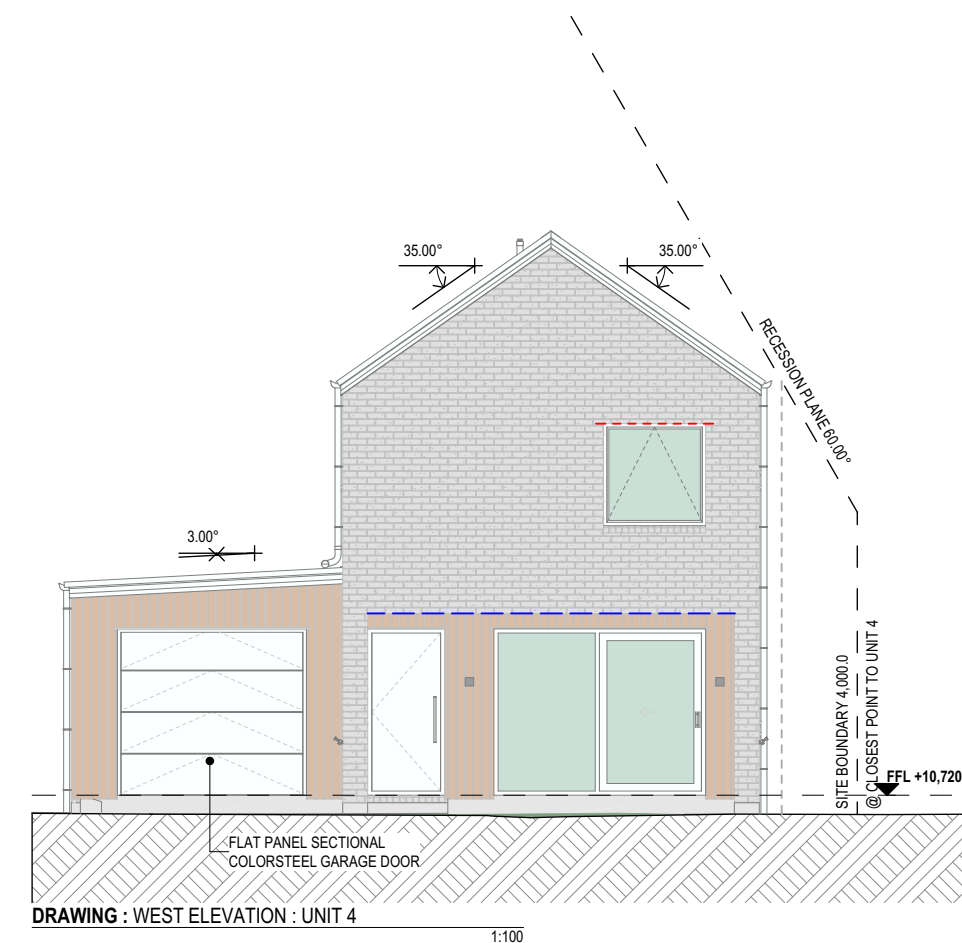
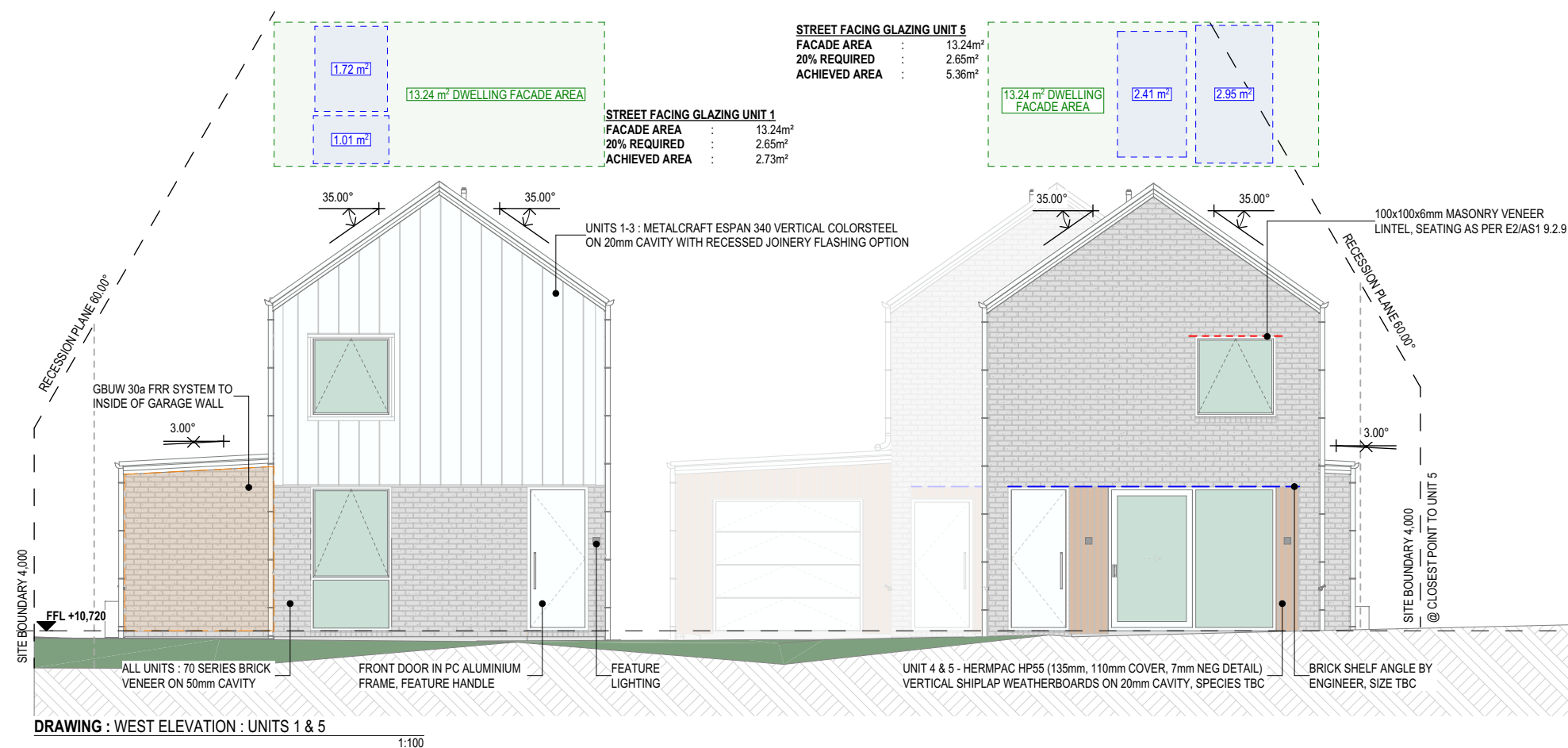
FRONT DOOR : POWDERCOATED ALUMINIUM THERMTEK DOOR (EPS FOAM CORE)
CONSTRUCTION R VALUE: R0.46

INT DOOR TO GARAGE : MDF HOLLOWCORE DOOR
CONSTRUCTION R VALUE: R0.46

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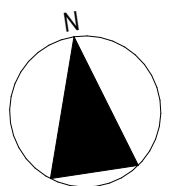
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D1.10

ELEVATIONS



KEY	SYMBOL
100x100x6mm MASONRY VENEER LINTEL	
100x100x6mm MASONRY SHELF ANGLE	
MASONRY SHELF ANGLE SIZE TBC BY ENGINEER	

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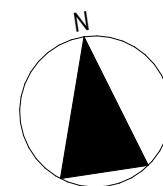
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ELEVATIONS



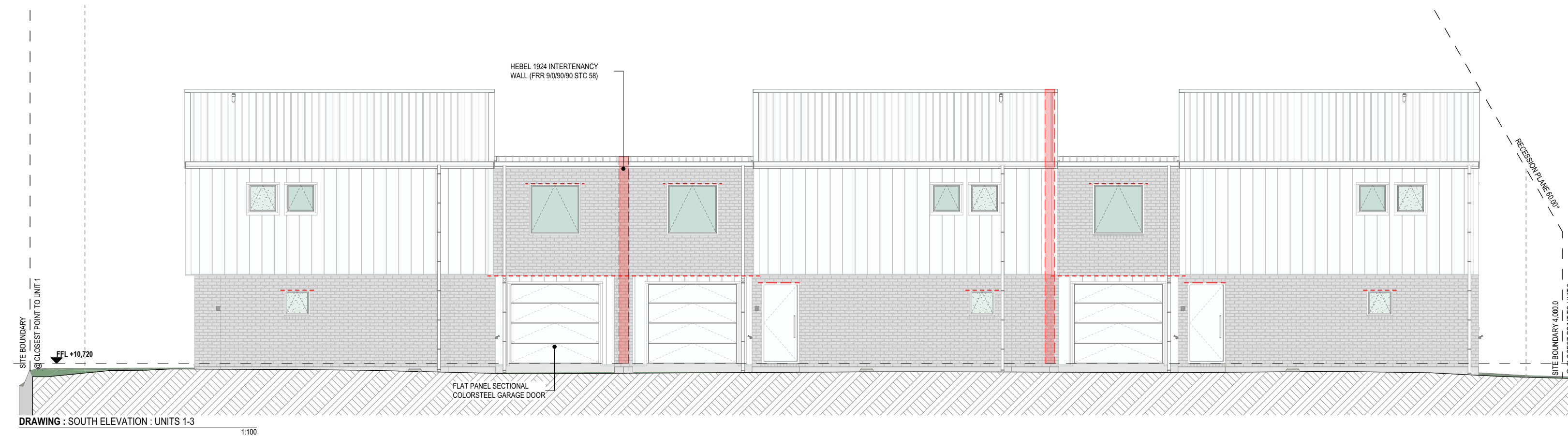
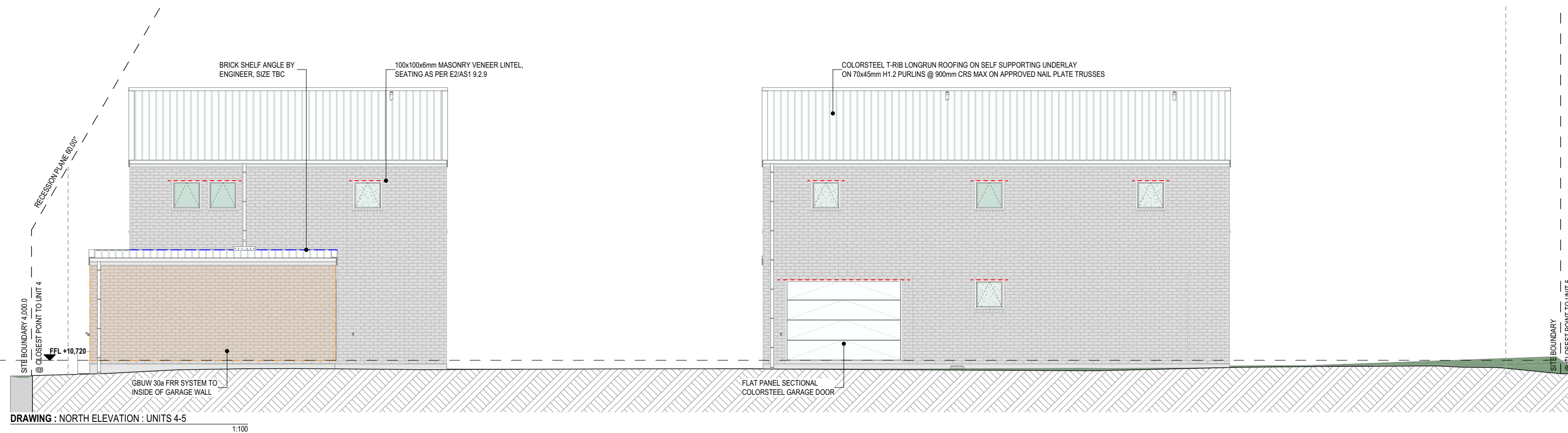
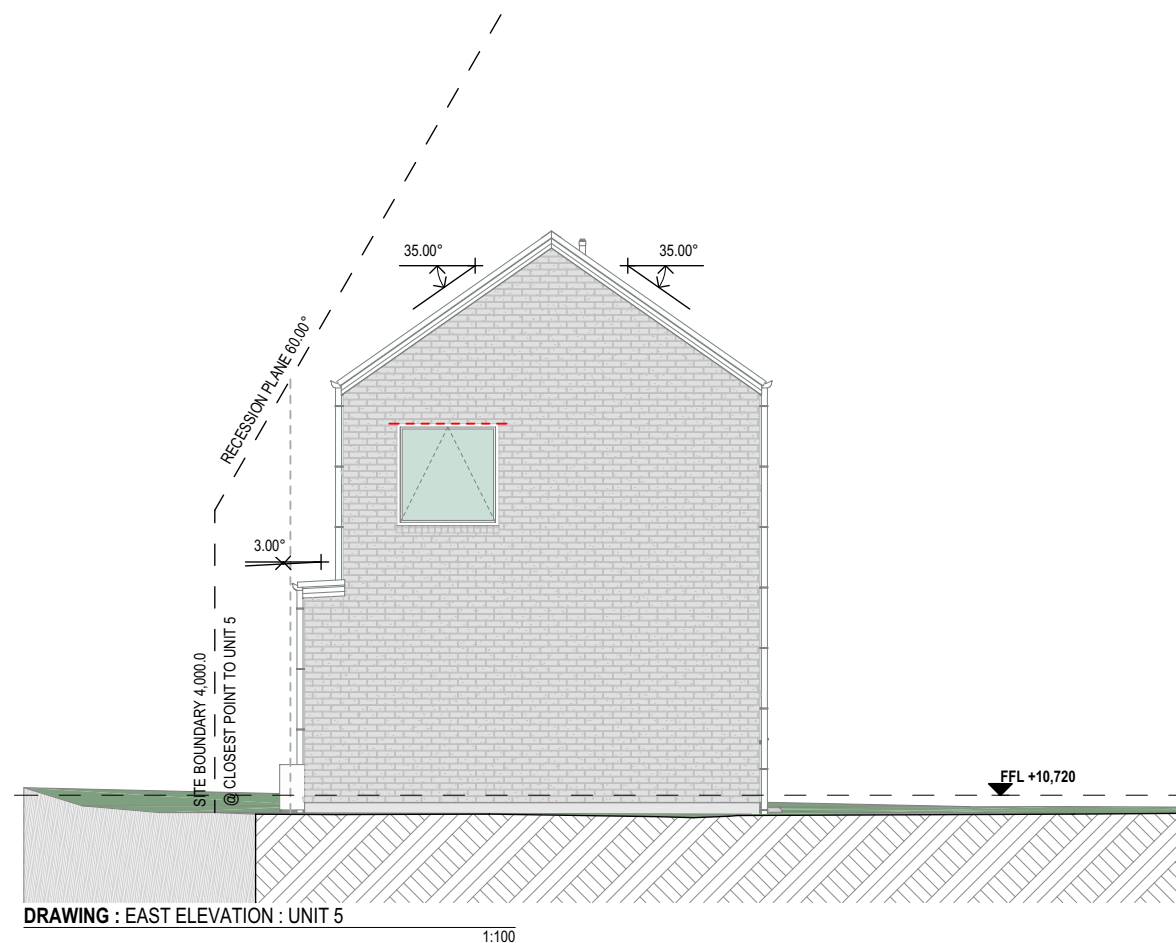
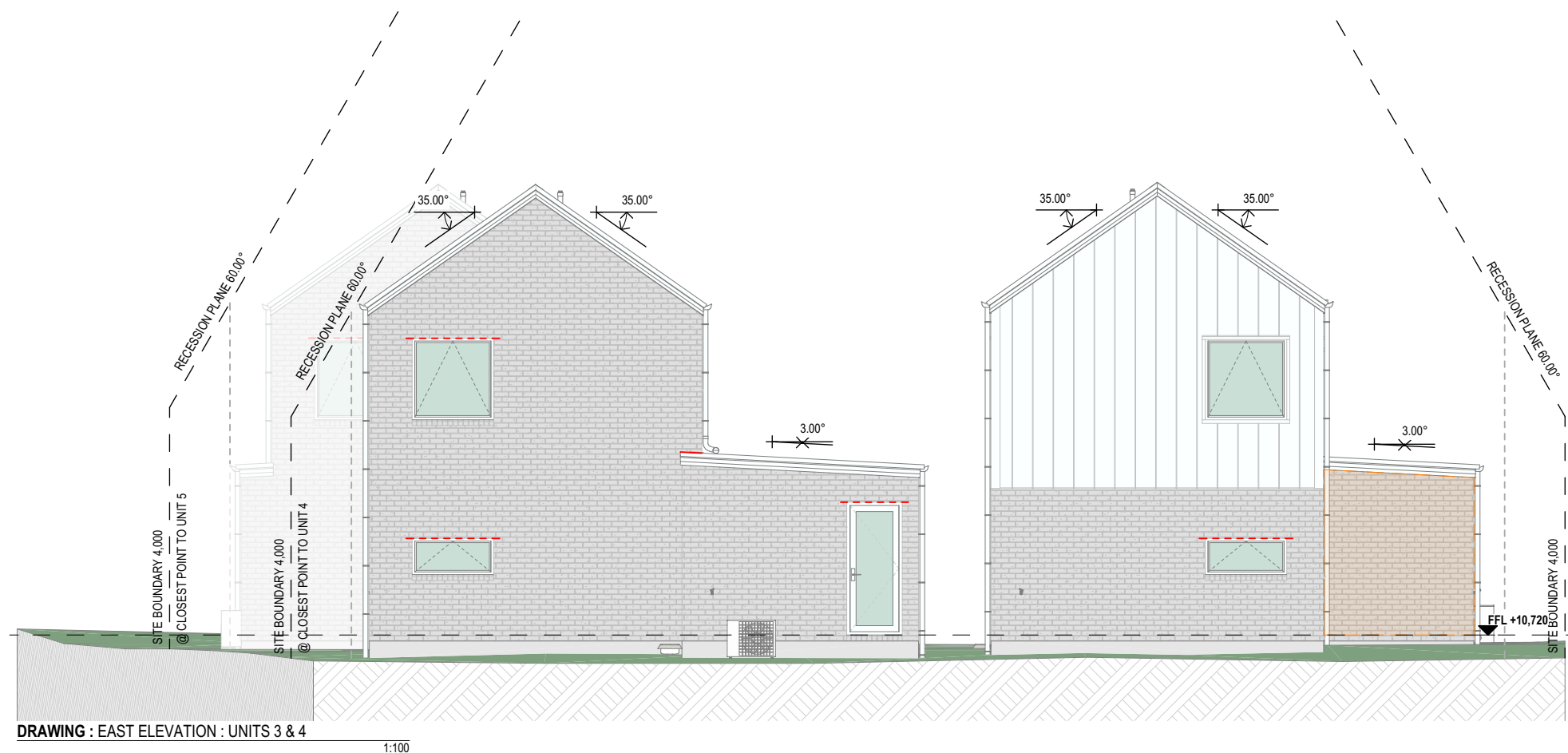
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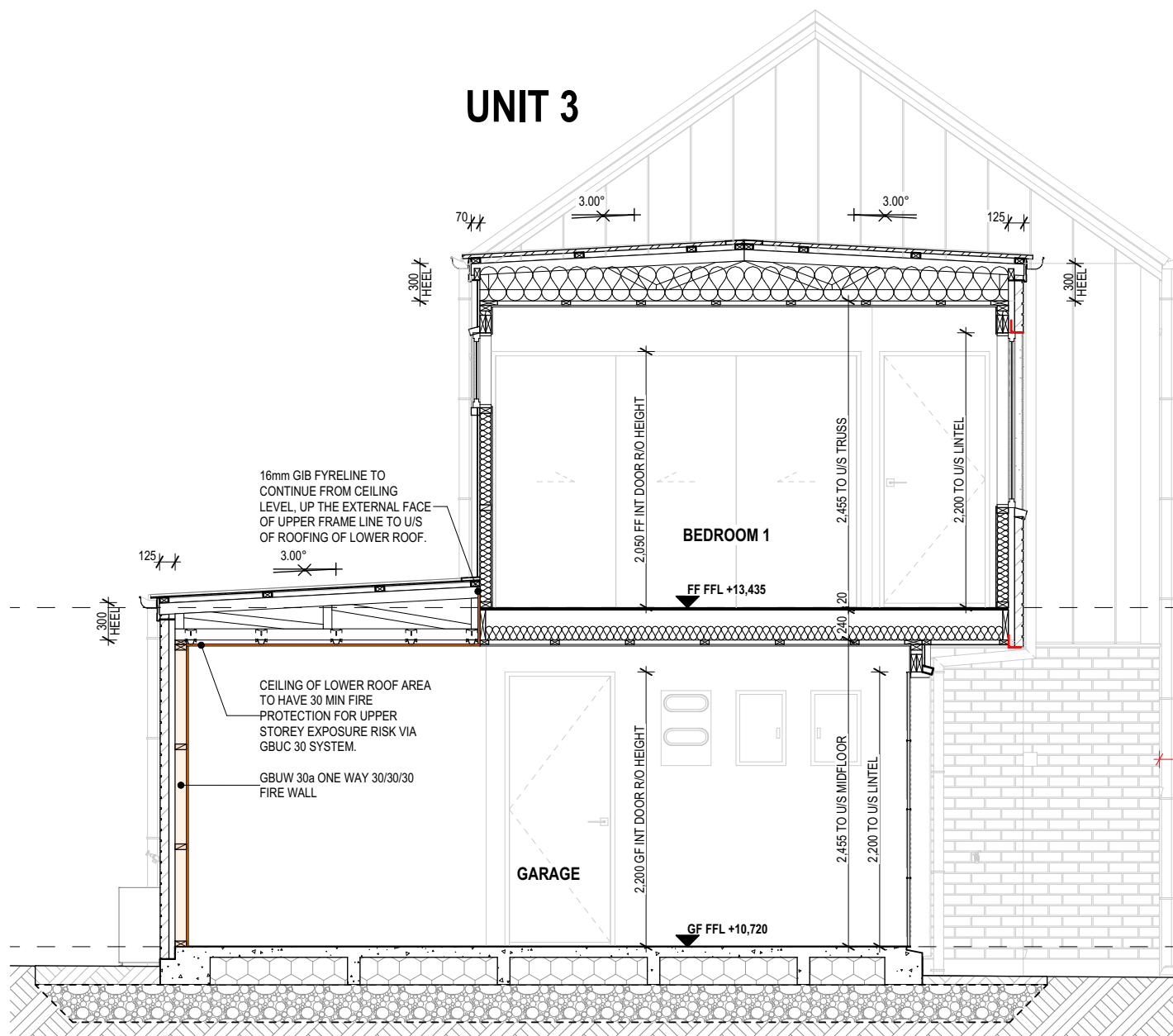
100x100x6mm MASONRY
VENEER LINTEL
100x100x6mm MASONRY
SHELF ANGLE
MASONRY SHELF ANGLE
SIZE TBC BY ENGINEER

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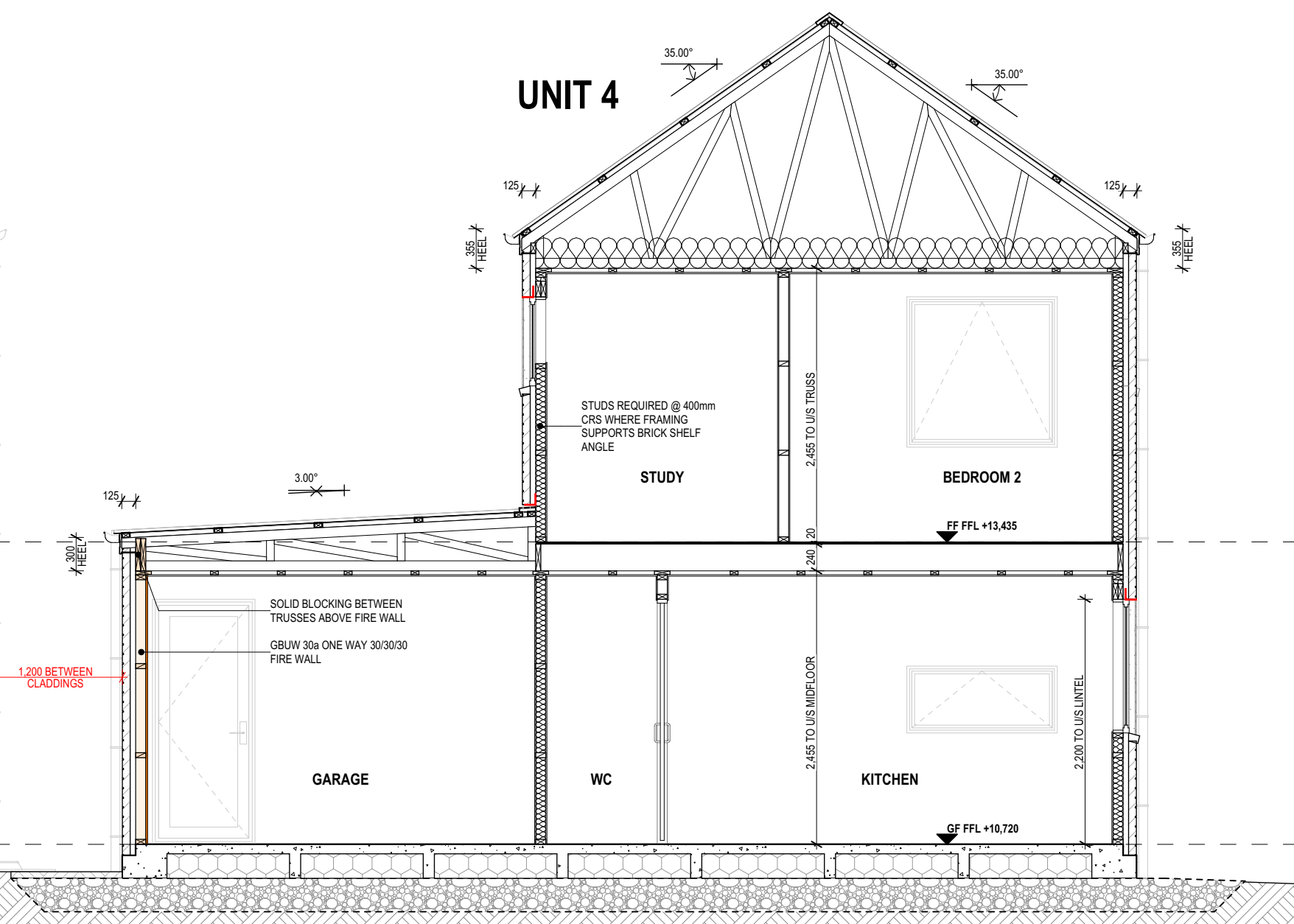
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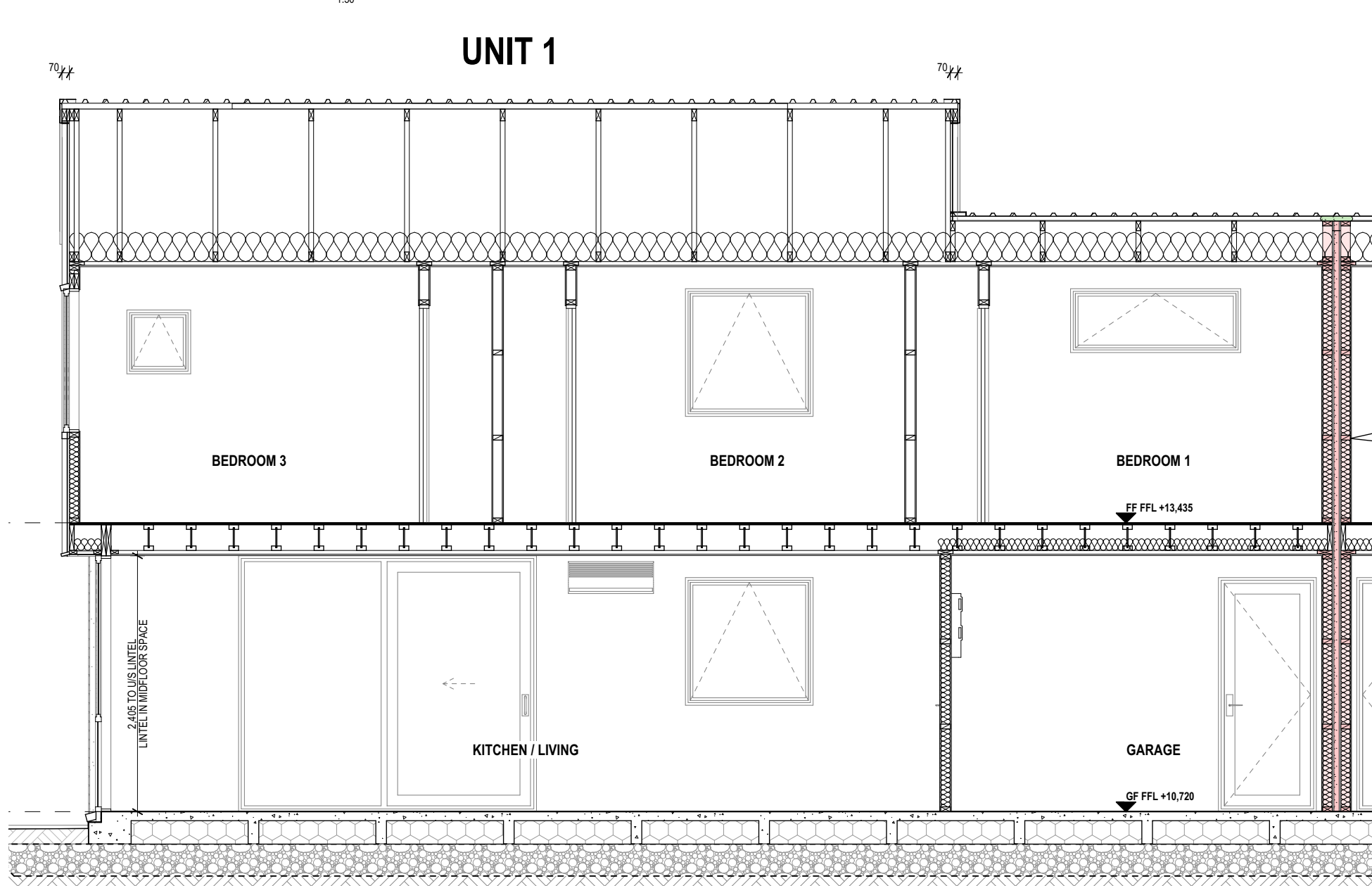
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UNIT 4



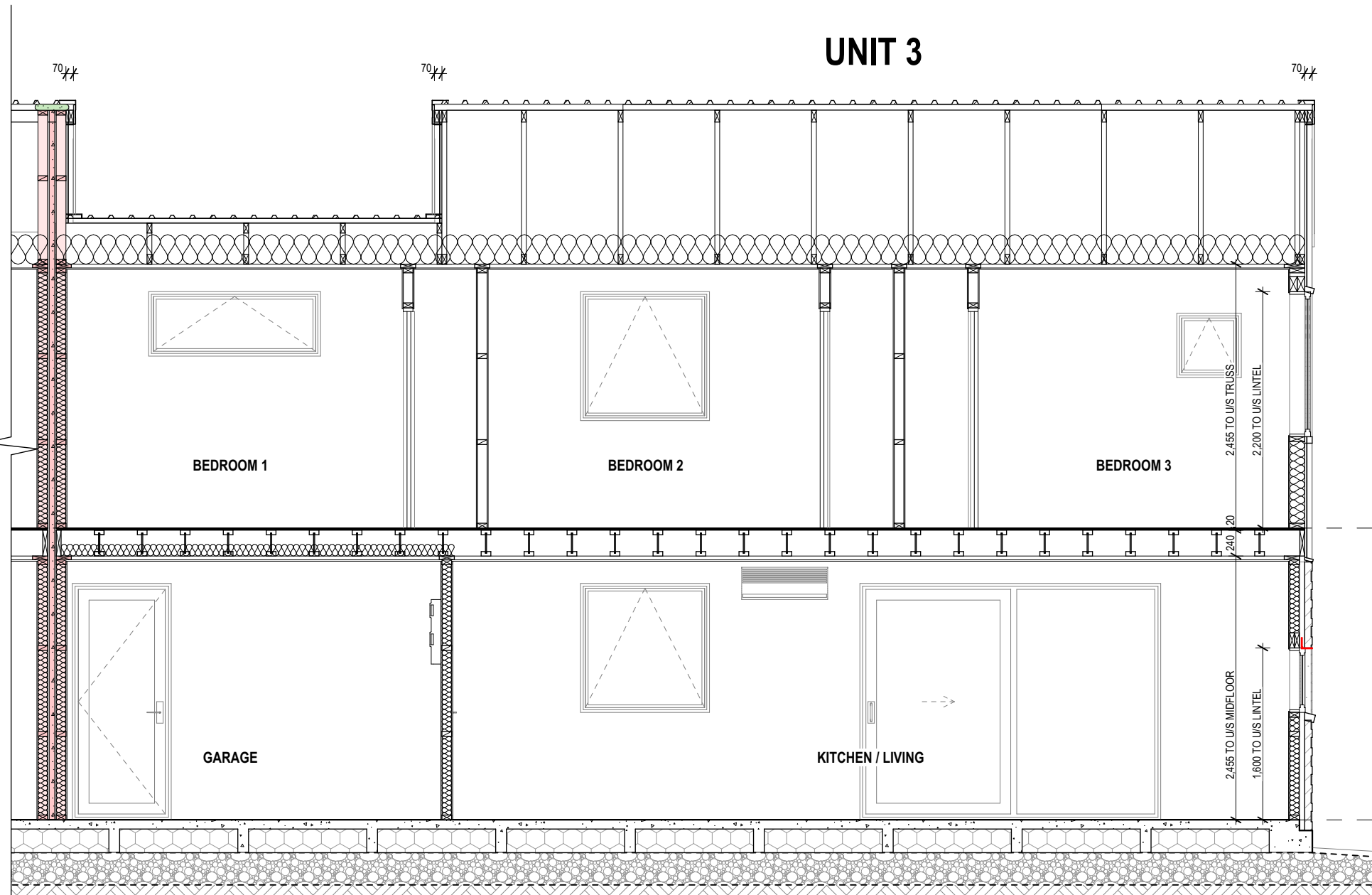
UNIT 1



DRAWING : SECTION B

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UNIT 3



CONSTRUCTION NOTES

ENGINEERING	:	FOUNDATION MIDFLOOR BEAMS TBC BRACING TBC BRICK SHELF ANGLES TO UNIT 4 & 5 DRIP EDGES
	:	
FOUNDATION	:	TC1 WAFFLE - TBC WITH GEOTECH REPORT, ALL FOUNDATION FOOTING SIZES, REINFORCING & BACKFILL WILL BE AS PER THE STRUCTURAL ENGINEERS DESIGN
WALL CLADDING	:	ALL UNITS : 70 SERIES BRICK VENEER ON 50mm CAVITY UNITS 1-3 : METALCRAFT ESPAN 340 VERTICAL COLORSTEEL ON 20mm CAVITY WITH RECESSED JOINERY FLASHING OPTION UNIT 4 & 5 - HERMPAC HP55 (135mm, 110mm COVER, 7mm NEG DETAIL) VERTICAL SHIPLAP WEATHERBOARDS ON 20mm CAVITY, SPECIES TBC

CONSTRUCTION NOTES

WALL STRUCTURE (EXT)	:	90x45mm TIMBER STUDS @ 600mm CRS (STUDS @ 400mm CRS WHERE WALL SUPPORTS BRICK SHELF ANGLE) DWANGS @ 800mm CRS FOR ALL UNITS : 70 SERIES BRICK VENEER ON 50mm CAVITY DWANGS @ 800mm CRS FOR UNITS 1-3 : METALCRAFT ESPAN 340 VERTICAL COLORSTEEL ON 20mm CAVITY WITH RECESSED JOINERY FLASHING OPTION DWANGS @ 480mm CRS FOR UNIT 4 & 5 - HERMPAC HP55 (135mm, 110mm COVER, 7mm NEG DETAIL) VERTICAL SHIPLAP WEATHERBOARDS ON 20mm CAVITY, SPECIES TBC 140x45mm TIMBER STUDS @ 600mm CRS, DWANGS AS ABOVE
	:	
WALL STRUCTURE (INT)	:	90x45mm TIMBER STUDS @ 600mm CRS, DWANGS @ 800mm CRS, STUDS @ 400mm CRS & DWANGS @ 600mm CRS FOR TILED SHOWERS & FULLY TILED WALLS.

CONSTRUCTION NOTES

INSULATION	:	REFER TO H1 PLAN
	:	
LININGS	:	13mm PLASTERBOARD TO CEILINGS ON 70x35mm TIMBER CEILING BATTENS @ 600mm CRS 10mm PLASTERBOARD TO WALLS, WET AREA PLASTERBOARD TO WET AREAS.
EXTERNAL JOINERY	:	REFER TO JOINERY SCHEDULE
ROOF STRUCTURE	:	PREFABRICATED NAIL PLATE TRUSSES TRUSSED ROOF BRACING BY TRUSS DESIGNER 70x45mm H1.2 PURLINS @ 600mm CRS TOP & BOTTOM, @ 900mm CRS MAX TO BODY
ROOF CLADDING	:	0.40mm BMT LONGRUN COLORSTEEL T-RIB ROOFING ON SELF SUPPORTING UNDERLAY, FIX TO PURLINS IN ACCORDANCE WITH ROOFING MANUFACTURERS LOAD SPAN FIXING TABLE.
SOFFIT	:	SELECTED 4.5mm SOFFIT LINING WITH PROPRIETARY JOINTERS, PAINT FINISH

GENERAL NOTES

ROOF PITCH	:	35.0°/ 3.0°
EAVE WIDTH	:	125mm TO BRICK CLAD WALLS, 70mm TO ESPAN CLAD WALLS, 40mm TO WEATHERBOARD CLAD WALLS
GABLE WIDTH	:	SAME AS EAVE WIDTHS
PITCHING HEIGHT	:	2,455mm TO GF & FF
HEEL HEIGHT	:	300mm TO 3° ROOFS, 355mm TO 35° ROOFS
LINTEL HEIGHT	:	2,405mm TO U1/D01, U1/D02, U1/W01, U5/D01, & U5/D04 1,600mm TO U3/W02, & U4/W01 2,000mm TO U1/W03, U1/W05, U2/W02, U3/W03, U3/W07, U4/W08, & U5/W10 2,200mm TO EVERYTHING ELSE. REFER TO JOINERY SCHEDULE
SOFFIT HEIGHT	:	2,410mm TO CANTILEVERED MIDFLOOR AREAS
SOFFIT TYPE	:	FLAT
DOOR R/O HEIGHT	:	GF : O/H 2,200mm, FF : STANDARD 2,050mm
FASCIA	:	185mm COLORSTEEL
SPOUTING	:	COLORSTEEL COLONIAL QUAD (5550mm ²) WITH CONCEALED OVERFLOW BRACKETS
DOWNPipes	:	80mm COLORSTEEL ROUND DPS

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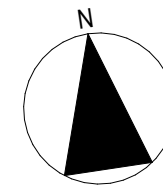
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SECTIONS

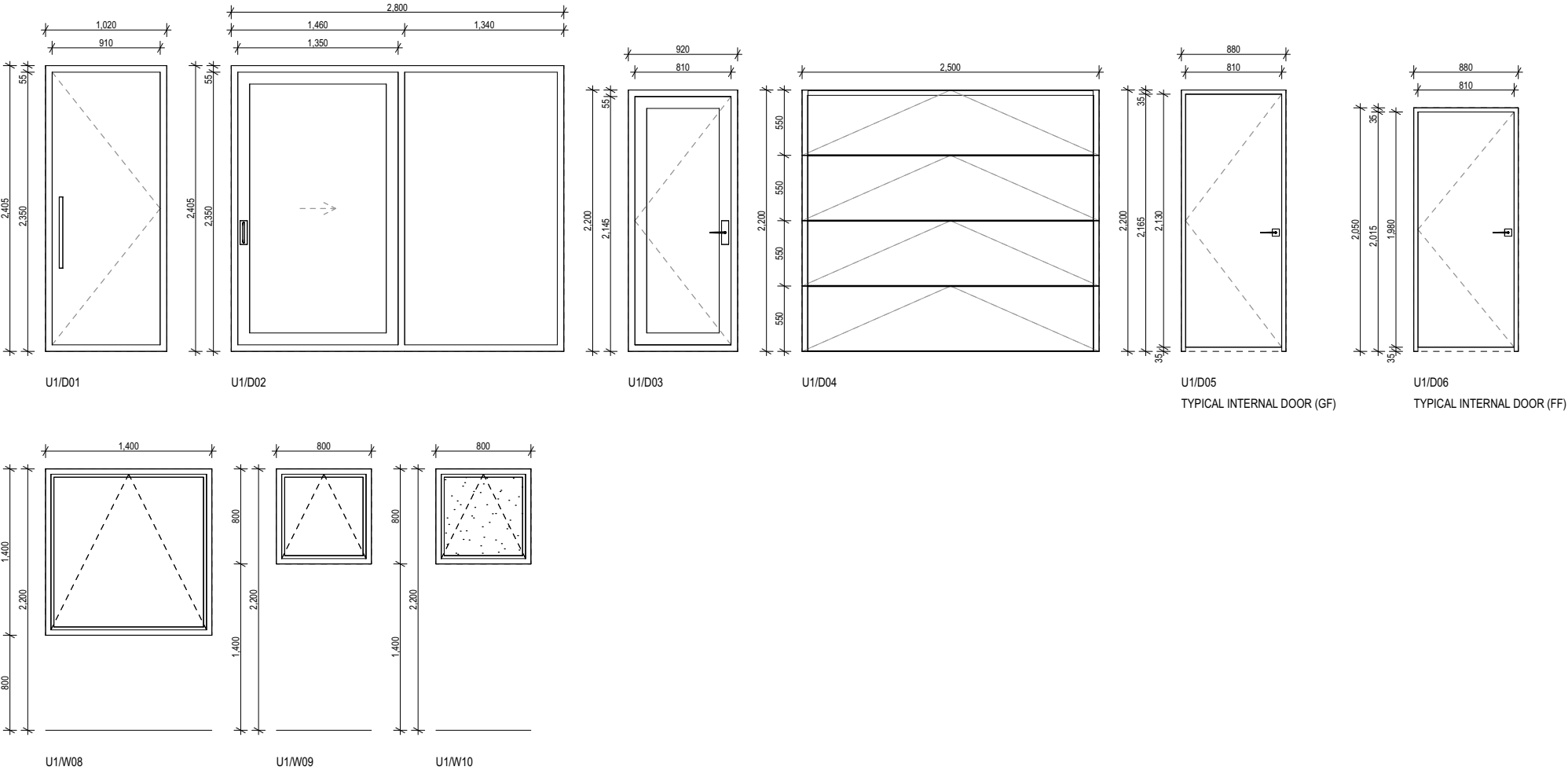


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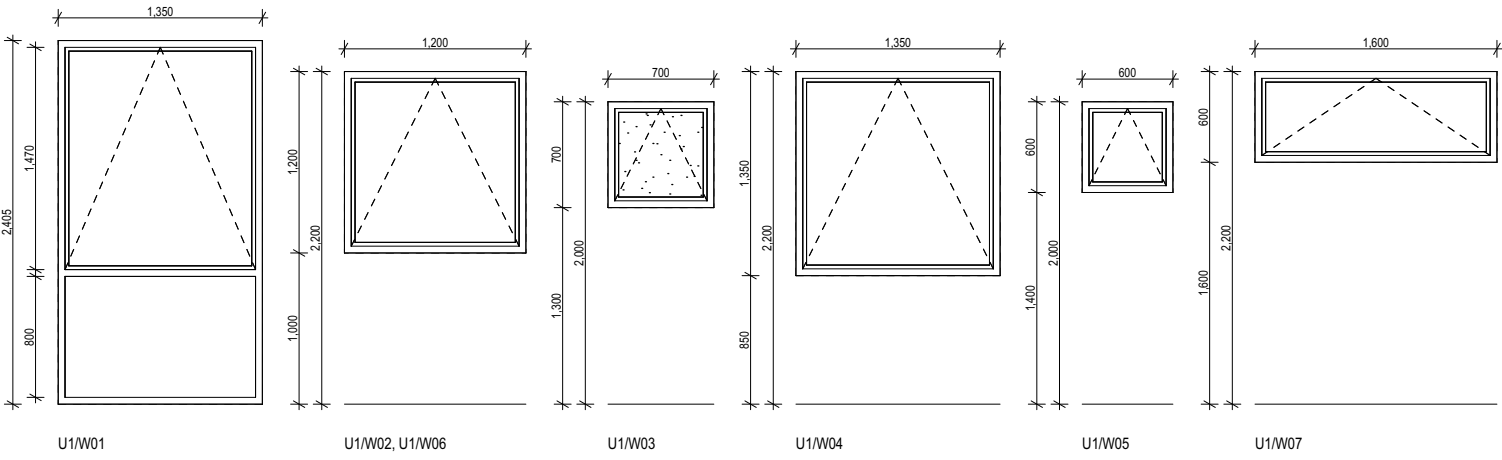
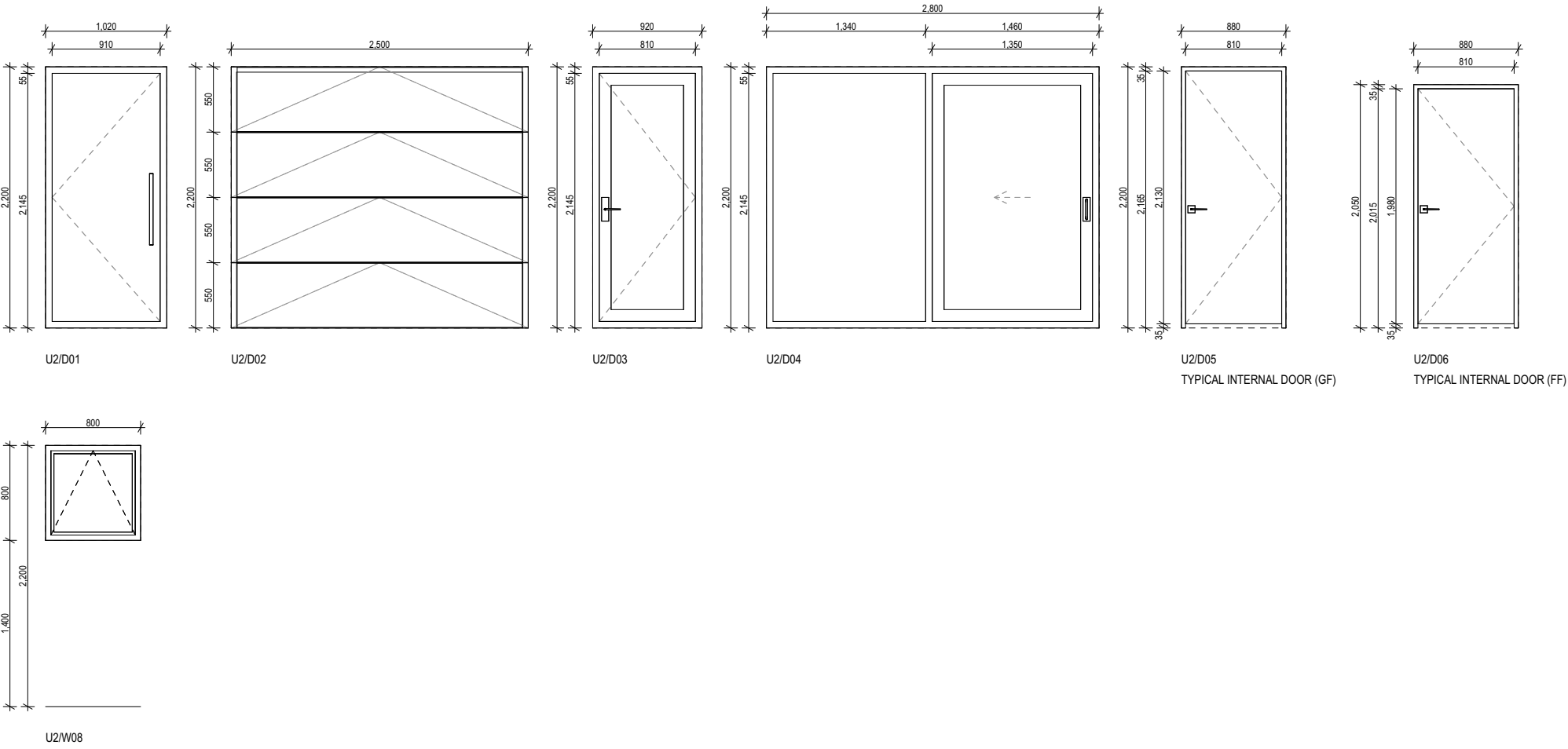
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UNIT 1



UNIT 2



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1:50 @ A2

D1.13

JOINERY SCHEDULE : UNITS 1 &

N

GRADE A SAFETY GLAZING

SG

OBSCURE GLAZING

RS

RESTRICTOR STAYS

GA

GIB ADAPTOR

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CONTRACTOR TO VERIFY ALL DIMENSIONS & LEVELS
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ALL DRAWINGS TO BE PRINTED IN COLOUR.

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WEB

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QUEHOMES

GENERAL NOTES

- INSTALLATION : SIZES SHOWN ARE ROUGH OPENING SIZES & LEAF SIZES
CONFIRM ALL OPENING SIZES ON SITE PRIOR TO INSTALLATION
REFER TO FRAMING PLAN FOR OPENING LOCATIONS & TO ELEVATIONS FOR OPENING DIRECTION
- LINTEL SIZING : REFER TO TRUSS DESIGN & FRAMING PLAN
- LINTEL HEIGHT : 2,405mm TO U1/D01, U1/D02, U1/W01, U5/D01, & U5/D04
1,600mm TO U3/W02, & U4/W01
2,000mm TO U1/W03, U1/W05, U2/W02, U3/W03, U3/W07, U4/W08, & U5/W10
2,200mm TO EVERYTHING ELSE. REFER TO JOINERY SCHEDULE
- INTERNAL DOOR R/O HEIGHT : GF : O/H 2,200mm, FF : STANDARD 2,050mm
DETAILER TO CONFIRM DOOR SUPPLIER WITH BUILDER TO CHECK R/O WIDTH FOR PRENAIL (SOME SUPPLIERS REQUIRE LARGER R/O FOR CAVITY SLIDERS)

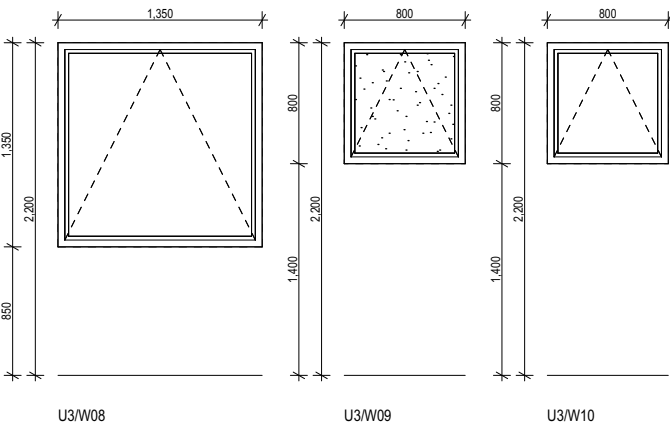
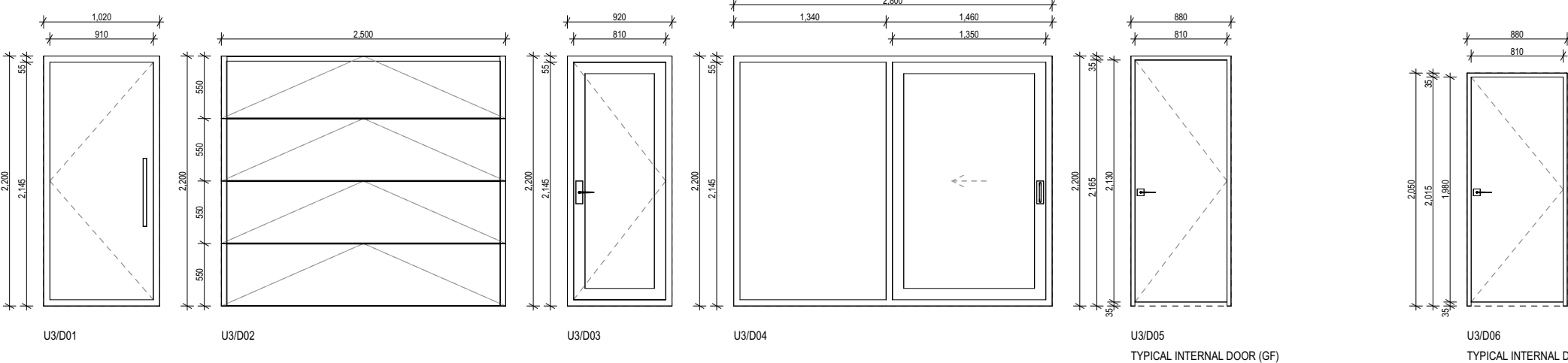
GENERAL NOTES

- INTERNAL DOOR LEAF : REFER TO FLOOR PLAN FOR SIZES
REFER TO H1 PLAN FOR DOOR TYPE OF DOOR BETWEEN HABITABLE SPACES & NON-HABITABLE SPACES (E.G. INTERNAL DOOR TO GARAGE)
UNDERCUT LAUNDRY / WC DOOR 20mm TO ALLOW FOR AIR DRAW IN ACCORDANCE WITH G4/AS1 1.4.2. (UNITS 4 & 5 ONLY)
- FRONT DOOR : REFER TO H1 PLAN FOR DOOR TYPE
- EXTERNAL JOINERY : ALL EXTERIOR DOORS & WINDOWS TO COMPLY WITH SNZ TS 4211:2022 WITH FRAME SPECIFICATION AS PER H1 PLAN & DRESSED TIMBER REVEALS
- GLAZING : REFER TO H1 PLAN FOR GLAZING SPECIFICATION
- SAFETY GLAZING : SAFETY GLAZING IN ACCORDANCE WITH NZS4223.3:2016 APPENDIX A (HUMAN IMPACT SAFETY REQUIREMENTS) & F2/AS1 & F4/AS1. REFER TO SCHEDULE FOR LOCATIONS & TO SELECTED EXTERNAL JOINERY MANUFACTURERS AS-BUILTS.
- OBSCURE GLAZING : TO BATHROOM, ENSUITE & WC (REFER TO ELEVATIONS). CONFIRM FINISH (MILK OR STIPPOLITE) WITH CLIENT.
- REBATES : NO REBATES, BOTTOM REVEAL TO ALL JOINERY UNITS.

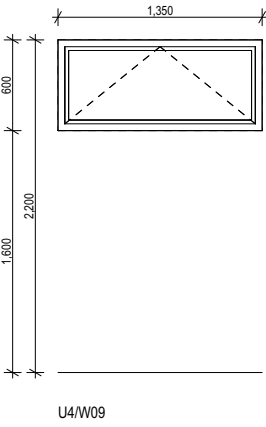
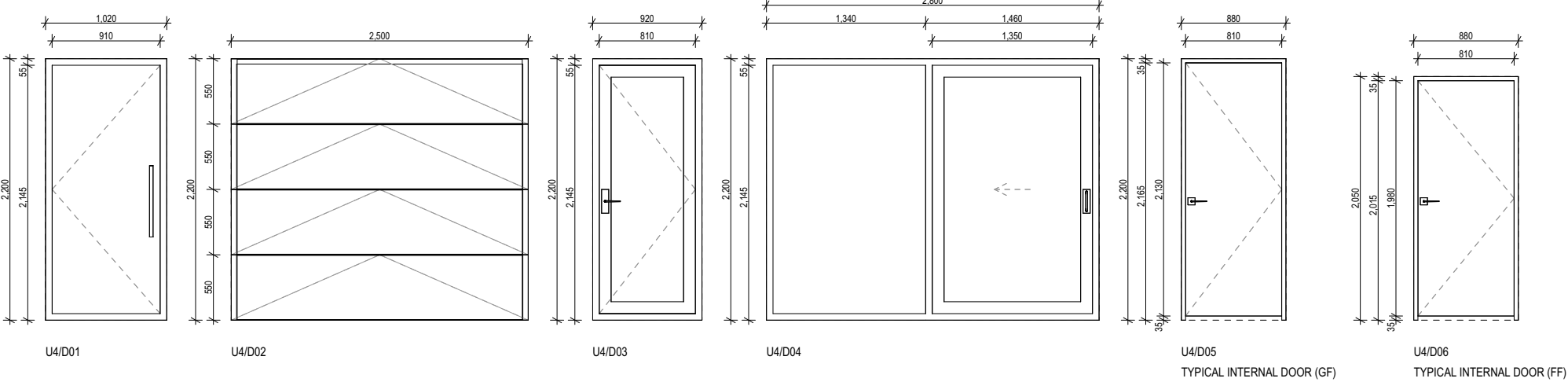
FIRST FLOOR OPENINGS

- WHERE FALL EXCEEDS 1m : MEASURED FROM INSIDE FL OR FIXED FEATURE
- OPENING LESS THAN 1m : LOWER EDGE OF OPENING 760mm MIN ABOVE FL
RESTRICTOR STAY, 100mm MAX OPENING
760mm MIN HIGH BARRIER
- OPENING MORE THAN 1m : LOWER EDGE OF OPENING 1000mm MIN ABOVE FL

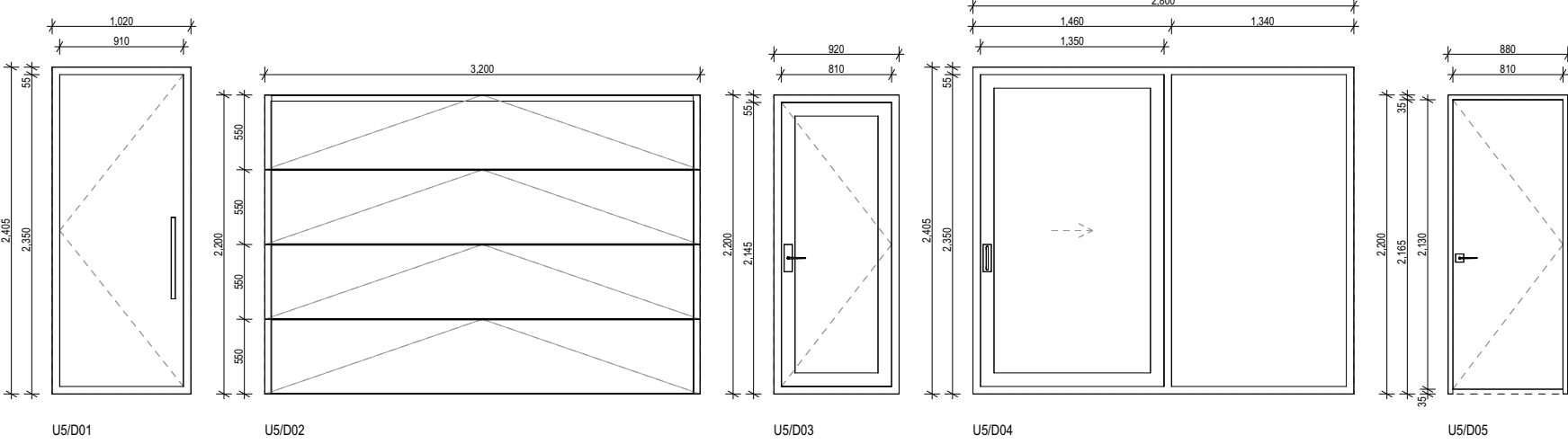
UNIT 3



UNIT 4



UNIT 5



GENERAL NOTES

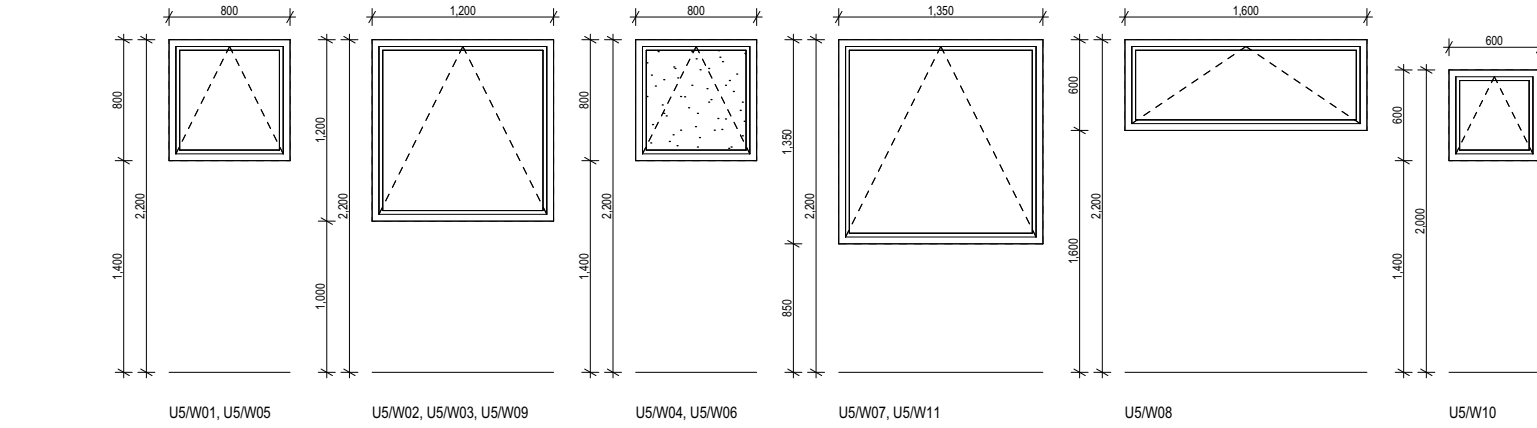
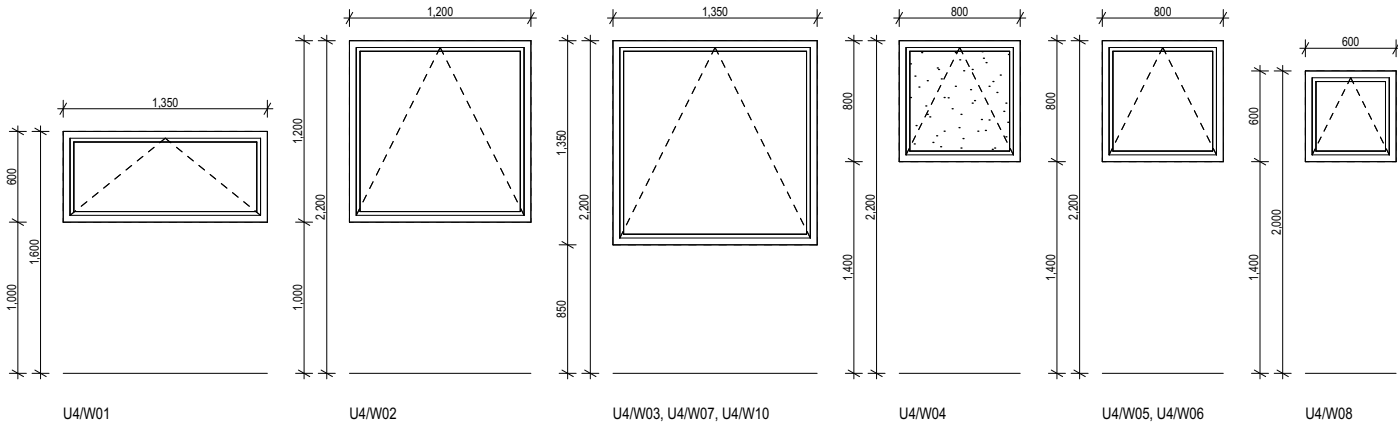
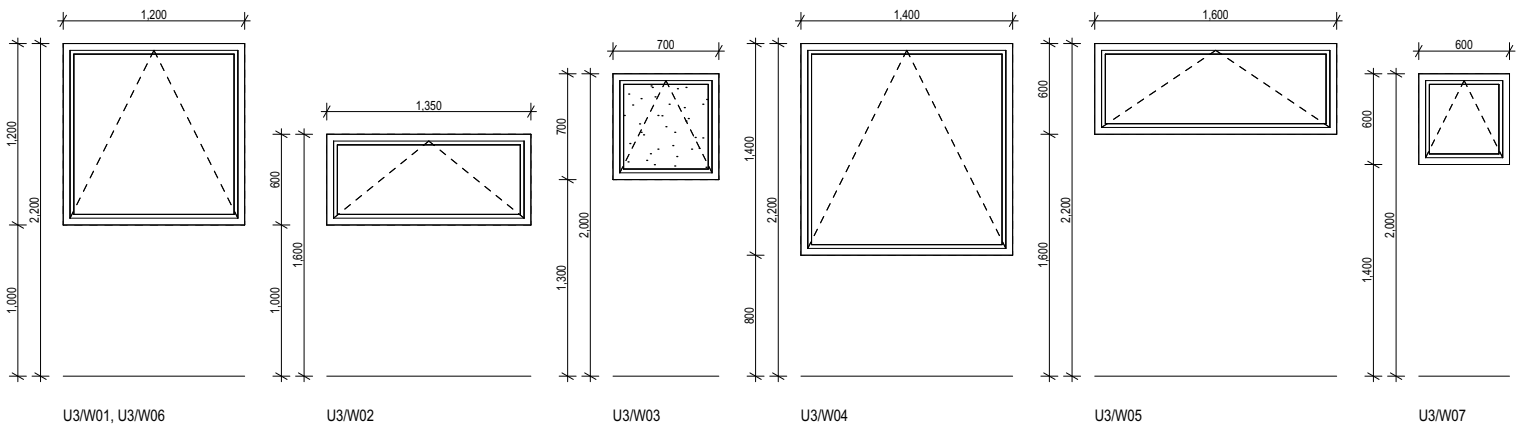
INSTALLATION	SIZES SHOWN ARE ROUGH OPENING SIZES & LEAF SIZES CONFIRM ALL OPENING SIZES ON SITE PRIOR TO INSTALLATION REFER TO FRAMING PLAN FOR OPENING LOCATIONS & TO ELEVATIONS FOR OPENING DIRECTION
LINTEL SIZING	REFER TO TRUSS DESIGN & FRAMING PLAN
LINTEL HEIGHT	2,405mm TO U1/D01, U1/D02, U1/W01, U5/D01, & U5/D04 1,600mm TO U3/W02, & U4/W01 2,000mm TO U1/W03, U1/W05, U2/W02, U3/W03, U3/W07, U4/W08, & U5/W10 2,200mm TO EVERYTHING ELSE. REFER TO JOINERY SCHEDULE
INTERNAL DOOR R/O HEIGHT	GF : O/H 2,200mm, FF : STANDARD 2,050mm DETAILER TO CONFIRM DOOR SUPPLIER WITH BUILDER TO CHECK R/O WIDTH FOR PRENAL (SOME SUPPLIERS REQUIRE LARGER R/O FOR CAVITY SLIDERS)
INTERNAL DOOR LEAF	REFER TO FLOOR PLAN FOR SIZES REFER TO H1 PLAN FOR DOOR TYPE OF DOOR BETWEEN HABITABLE SPACES & NON-HABITABLE SPACES (E.G. INTERNAL DOOR TO GARAGE) UNDERCUT LAUNDRY / WC DOOR 20mm TO ALLOW FOR AIR DRAW IN ACCORDANCE

GENERAL NOTES

FRONT DOOR	REFER TO H1 PLAN FOR DOOR TYPE
EXTERNAL JOINERY	ALL EXTERIOR DOORS & WINDOWS TO COMPLY WITH SNZ TS 4211:2022 WITH FRAME SPECIFICATION AS PER H1 PLAN & DRESSED TIMBER REVEALS
GLAZING	REFER TO H1 PLAN FOR GLAZING SPECIFICATION
SAFETY GLAZING	SAFETY GLAZING IN ACCORDANCE WITH NZS4223.3:2016 APPENDIX A (HUMAN IMPACT SAFETY REQUIREMENTS) & F2AS1 & F4AS1. REFER TO SCHEDULE FOR LOCATIONS & TO SELECTED EXTERNAL JOINERY MANUFACTURERS AS-BUILTS.
OBSCURE GLAZING	TO BATHROOM, ENSUITE & WC (REFER TO ELEVATIONS), CONFIRM FINISH (MILK OR STIPPOLITE) WITH CLIENT.
REBATES	NO REBATES, BOTTOM REVEAL TO ALL JOINERY UNITS.

FIRST FLOOR OPENINGS

WHERE FALL EXCEEDS 1m	MEASURED FROM INSIDE FL OR FIXED FEATURE
OPENING LESS THAN 1m	LOWER EDGE OF OPENING 760mm MIN ABOVE FL RESTRICTOR STAY, 100mm MAX OPENING 760mm MIN HIGH BARRIER
OPENING MORE THAN 1m	LOWER EDGE OF OPENING 1000mm MIN ABOVE FL



JOB D0643

QUE HOMES

ADDRESS:

LOT: 4 DP: 544699
1433 SPRINGS RD
LINCOLN

STAGE:

DEVELOPED DESIGN

VERSION:

5.1

DATE:

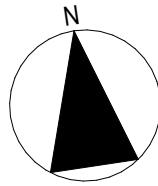
03.03.2025

SCALE:

1:50 @ A2

D1.14

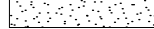
JOINERY SCHEDULE : UNITS 3, 4,



GRADE A SAFETY GLAZING

SG

OBSCURE GLAZING



RESTRICTOR STAYS

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