

DRAWING REGISTER

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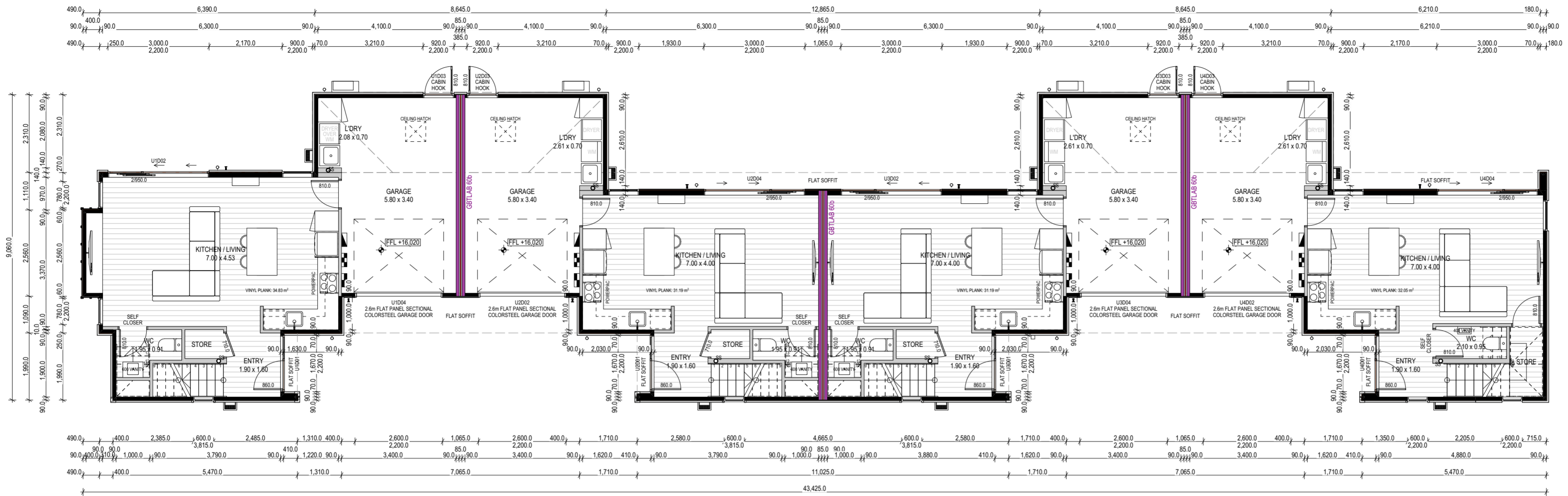
ARTIST IMPRESSION ONLY

JOB D0482 JOYCE BUILT

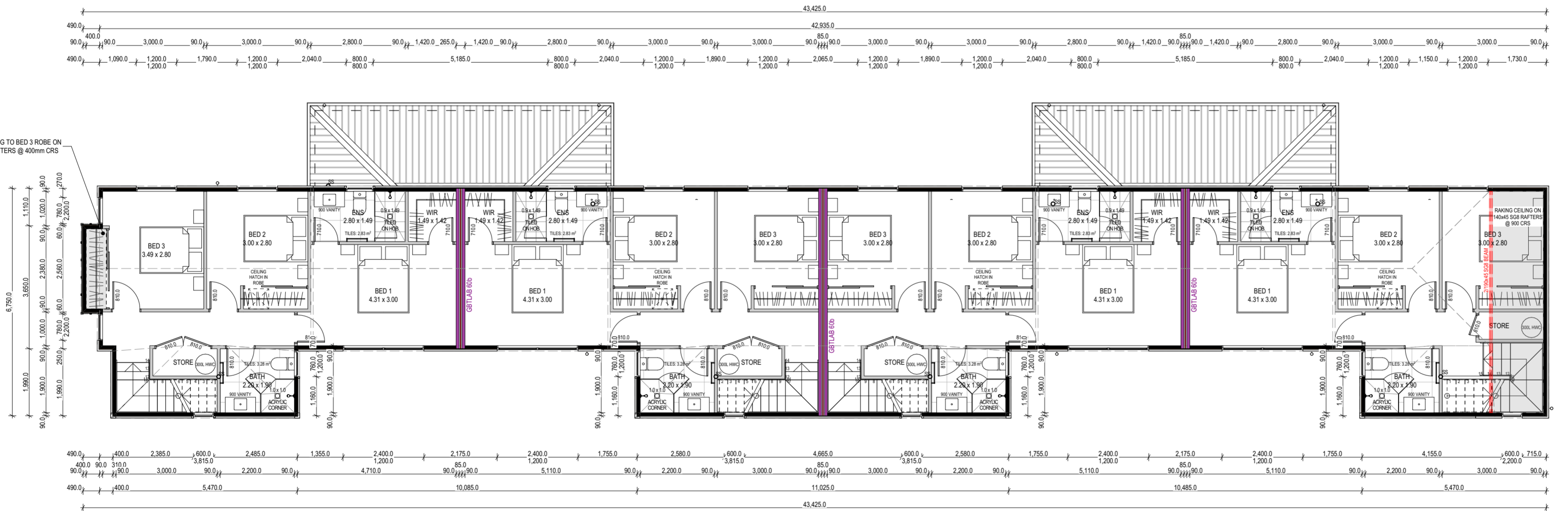
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134 WESTMINSTER ST
ST ALBANS, CHRISTCHURCH



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DRAWING : FLOOR PLAN : GF
1:100



DRAWING : FLOOR PLAN : FF
1:100

- ENVELOPE NOTES**
- WALL CLADDING** : ROCKCOTE INTEGRA 50mm AAC PANEL ON 20mm CAVITY
METAL CRAFT ESPRAN 340 VERTICAL COLORSTEEL ON 20mm CAVITY
HERMPAC HP67 (135mm, 110mm COVER, 25mm NEG DETAIL) HORIZONTAL RUSTICATED WEATHERBOARDS ON 20mm CAVITY (VERTICAL BATTENS TO STREET FACING FEATURE WALLS)
 - ROOF CLADDING** : COLORSTEEL T-RIB
COLORSTEEL FLASHING ON PLY TO STREET FACING FEATURE POP-OUT
 - CONSTRUCTION NOTES**
 - ENGINEERING** : FOUNDATION
MIDFLOOR BEAMS
BRACING
 - EXTRAS** : MIDFLOOR BY CH4, 240mm h joists REQUIRED
GIB BARRIERLINE INTERTENANCY WALLS (GBTLAB 600)
SECONDARY PRIVATE STAIRS TO ALL UNITS (245mm TREADS WITH 15mm PROJECTION & 194mm RISERS)

- GENERAL NOTES**
- ROOF PITCH** : 35.0°, 3.0°
 - EAVE WIDTH** : 70mm
 - GABLE WIDTH** : 70mm
 - PITCHING HEIGHT** : 2,455mm
 - HEEL HEIGHT** : 201mm TO GF 3° ROOFS, 210mm TO FF 3° ROOFS, 258mm TO 35° ROOFS
 - LINTEL HEIGHT** : 2,200mm
 - SOFFIT HEIGHT** : 2,205mm TO GF OVERHANG AREAS
 - SOFFIT TYPE** : FLAT
 - RAKING CEILING** : RAFTERS TO UNIT 4 STAIRCASE & BEDROOM 3
 - RAISED CEILING** : N/A
 - DOOR RIO HEIGHT** : GF : OVER HEIGHT 2200mm, FF : STANDARD
 - FASCIA** : 185mm COLORSTEEL
 - SPOUTING** : COLORSTEEL HALF ROUND (5650mm²) WITH EXTERNAL BRACKETS
 - DOWNPIPES** : 80mm COLORSTEEL ROUND DPS

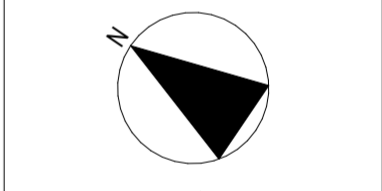
- FIRST FLOOR OPENINGS**
- WHERE FALL EXCEEDS 1m** : MEASURED FROM INSIDE FL OR FIXED FEATURE
 - OPENING LESS THAN 1m** : LOWER EDGE OF OPENING 760mm MIN ABOVE FL
RESTRICTOR STAY, 100mm MAX OPENING
760mm MIN HIGH BARRIER
 - OPENING MORE THAN 1m** : LOWER EDGE OF OPENING 1000mm MIN ABOVE FL

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STAGE: DEVELOPED DESIGN
VERSION: 2.2
DATE: 02.02.2024
SCALE: 1:100 @ A2

D1.04
FLOOR PLANS



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

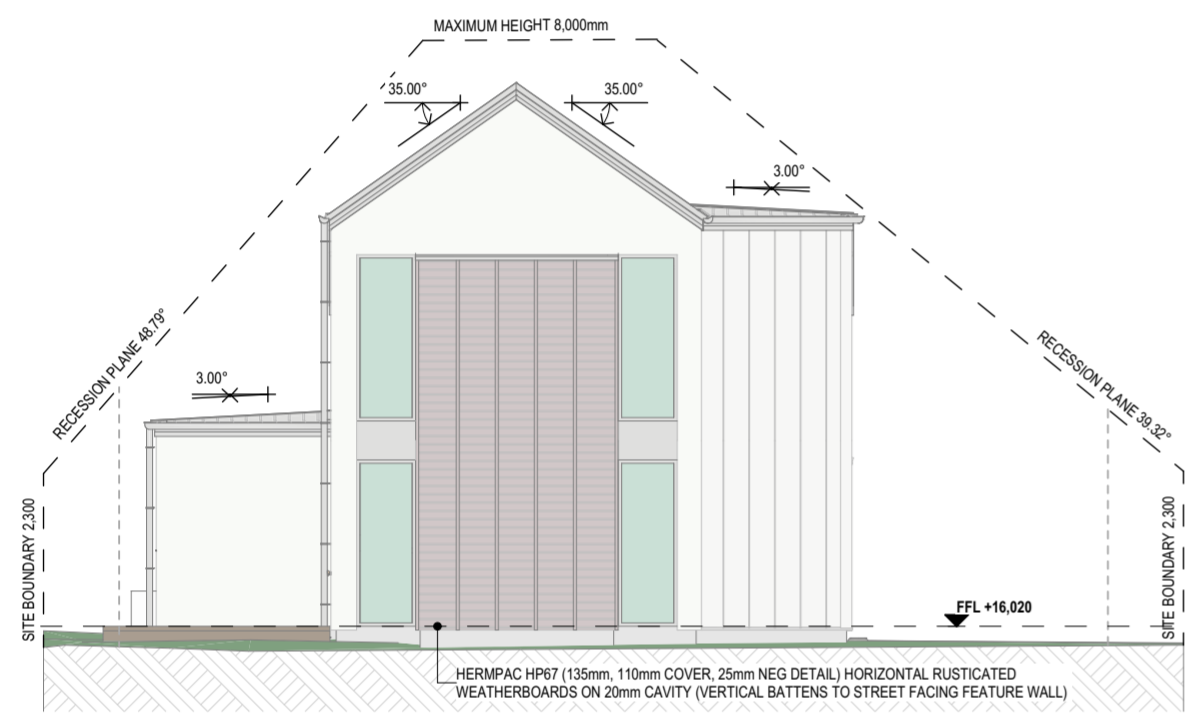
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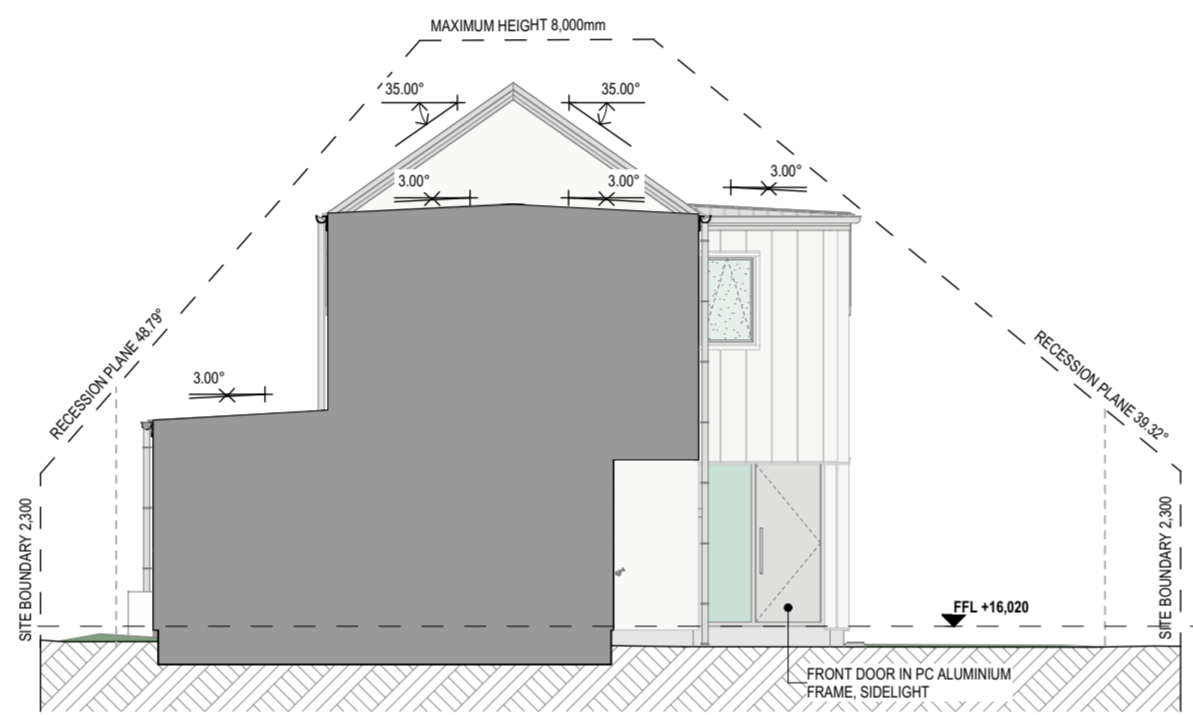




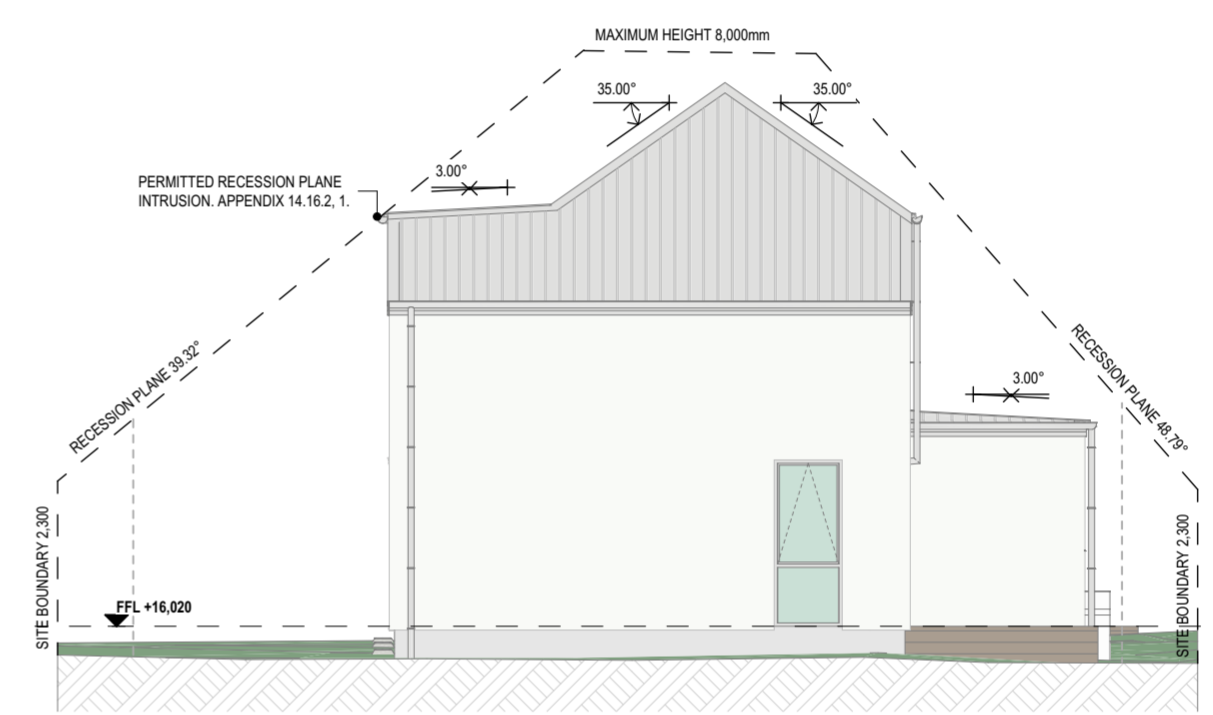
DRAWING : NORTH EAST ELEVATION
1:100



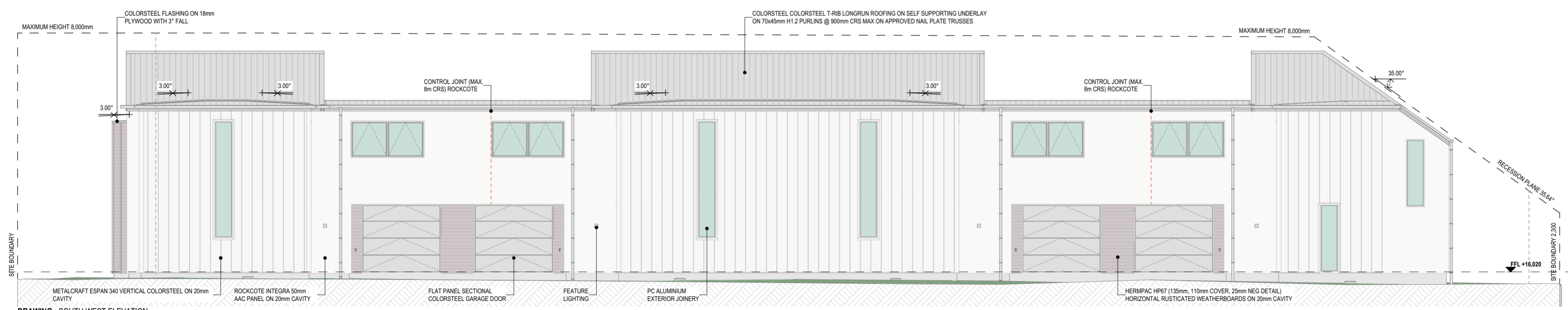
DRAWING : NORTH WEST ELEVATION
1:100



DRAWING : HIDDEN NORTH WEST ELEVATION
1:100



DRAWING : SOUTH EAST ELEVATION
1:100



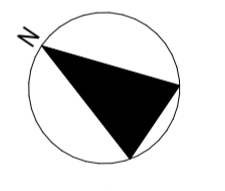
DRAWING : SOUTH WEST ELEVATION
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D1.08
ELEVATIONS



KEY **SYMBOL**

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