

FINISHED FLOOR LEVEL (F.F.L.)
CONCRETE - TOP OF FINISHED SLAB
TIMBER FLOOR - TOP OF FLOORING

FINISHED GROUND LEVEL (F.G.L.)
MEANS THE LEVEL AFTER ALL BACKFILLING, LANDSCAPING AND SURFACE PAVING HAS BEEN COMPLETED

CLEARED GROUND LEVEL (C.G.L.)
MEANS THE LEVEL AFTER THE SITE EXCAVATION HAS BEEN COMPLETED BUT BEFORE BUILDING FOUNDATIONS HAVE BEEN EXCAVATED AND THE AREA OF THE SITE TO BE COVERED BY THE BUILDING IS FREE OF ALL DELETERIOUS MATERIAL

DOMESTIC SMOKE ALARMS.
SMOKE ALARMS SHALL COMPLY WITH APPROVED DOCUMENT F7 WARNING SYSTEMS. SMOKE ALARMS MAY BE BATTERY POWERED, HAVE A HUSH FACILITY HAVING A MIN. 60 SECOND DURATION, HAVE A TEST FACILITY AND BE APPROVED BY A RECOGNIZED AUTHORITY

MANROSE FAN.
MANROSE AIR FLOW EXTRACTOR FAN - REFER LITERATURE FOR MORE DETAILED INFORMATION

GLAZING SCREENS
ALL GLASS SCREENS ARE TO BE CODE COMPLIANT TO ALL RELEVANT SAFETY GLASS STANDARDS AND ARE TO BE INSTALLED TO COMPLY WITH NZBC E3

WET AREAS WATERPROOFING SYSTEM OPTIONS
PROVIDE AN IMPERVIOUS AND EASILY CLEANABLE SURFACE TO ALL WALL AREAS LIKELY TO BE SPLASHED AND TO ALL BATHROOM, TOILET, LAUNDRY, KITCHEN AND MAIN ENTRANCE FLOORS.
USE ELEPHANT AQUABOARD ON BATHROOM, TOILET, LAUNDRY AND KITCHEN WALLS AND BATHROOM AND LAUNDRY CEILINGS.

TILING / WET AREAS SPECIFICATIONS
INSTALL ALL WET AREA LININGS, MEMBRANES AND TILING WORK IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS, STANDARDS AND MANUFACTURERS LITERATURE:
NZBC E3/AS1 - INTERNAL MOISTURE SPECIFICATION SECTIONS 6221A
ELEPHANT AQUABOARD WET AREA SYSTEMS AND DETAILS
TECHNOKOLLA RASOGUM LITERATURE FLOORING INSTALLATION MANUAL
AS3740 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS
AS4992.2 CERAMIC TILE GROUTS AND ADHESIVES
AS3958.1 CERAMIC TILES - GUIDE TO THE INSTALLATION OF CERAMIC TILES

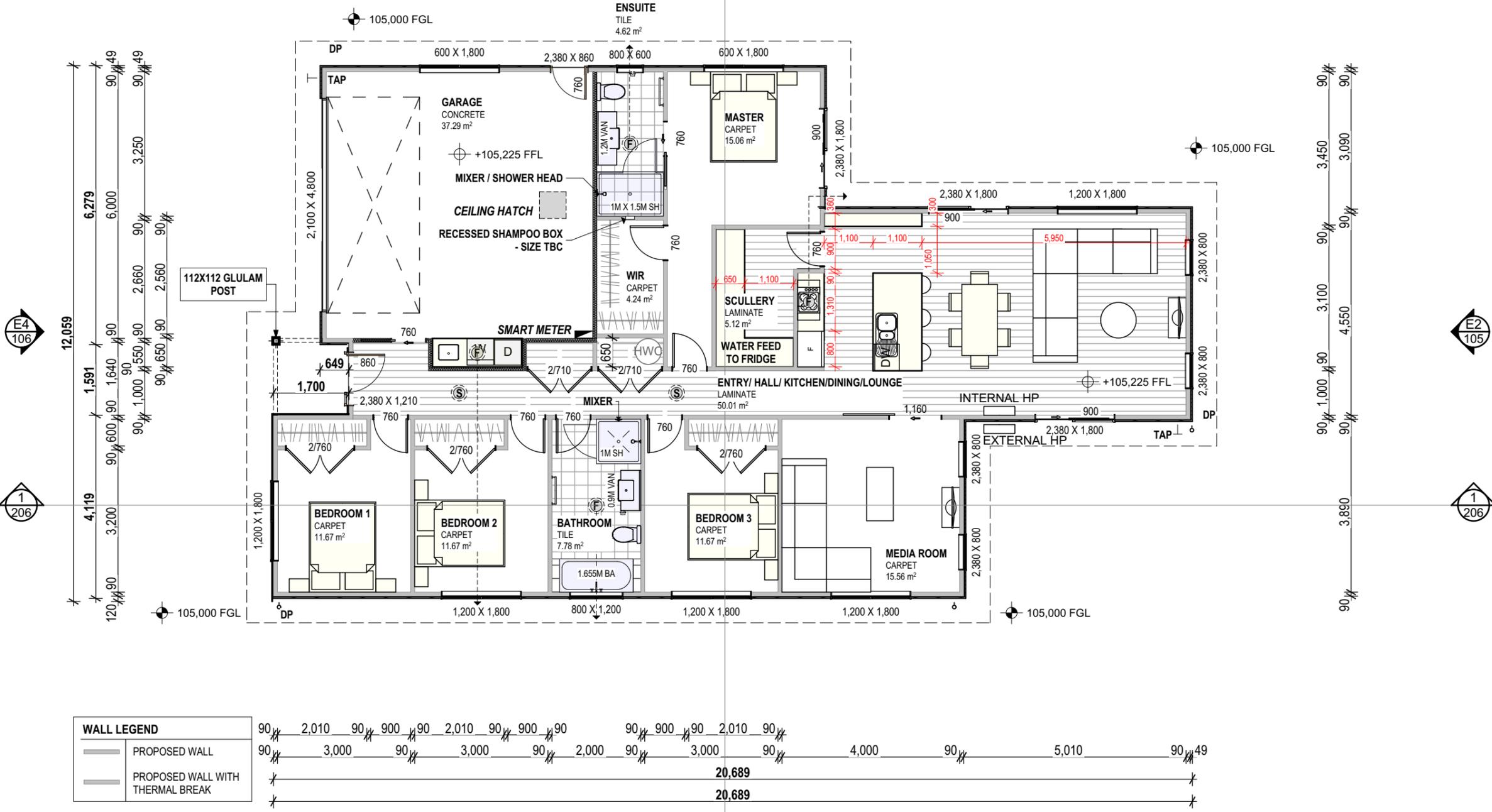
WALLS
• FIX TILES WITH APPROVED AND COMPATIBLE TILE ADHESIVE OVER TECHNOKOLLA RASOGUM WPM OVER ELEPHANT AQUABOARD SHEETS. FOR APPLICATIONS OF TILES
6MM OR LESS - STUDS @ 600CRS & NOGS @ 600CRS.
6MM OR MORE - STUDS @ 400CRS & NOGS @ 600CRS
• APPROVED PAINT SYSTEM, E.G. 1 COAT ALKYD SEALER AND 2 COATS WATER BASED ENAMEL

FLOORING
• TILING OVER CONCRETE FLOOR
FIX TILES WITH APPROVED AND COMPATIBLE TILE ADHESIVE OVER TECHNOKOLLA RASOGUM WATERPROOFING SYSTEM. ENSURE CONCRETE HAS HAD ADEQUATE CURING TIME
• VINYL OVER CONCRETE OR TIMBER FLOOR
FIX VINYL WITH APPROVED AND COMPATIBLE ADHESIVE OVER CONCRETE OR 19MM H3 PLYWOOD FLOOR.
REFER SPECIFICATION SECTION 6411.

VENT ALL FANS THROUGH SOFFIT BATHROOM / ENSUITE FAN TO HAVE A MINIMUM 25/S AIRFLOW. KITCHEN FAN TO HAVE A MINIMUM 50/S AIRFLOW.
HWC = RINNAI COOPER SS 180L



189.32M² OVER FRAMES
189.32M² OVER FOUNDATION
2605 TO U/SIDE OF TRUSS
JOINERY 2380MM TO SOFFIT
(CONFIRM ON SITE)



WALL LEGEND	
	PROPOSED WALL
	PROPOSED WALL WITH THERMAL BREAK

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LICENSED BUILDING PRACTITIONER
www.dhb.govt.nz
BUILDING CONFIDENCE

MAKING PLANS LTD
ARCHITECTURAL : DESIGN

47 Forge Road, Silverdale Telephone: 09 426 7835
PO Box 88 Waiwera email: admin@makingplans.co.nz

Job Title
PROPOSED DWELLING
At
LOT 362 KENTIA COURT MARSDEN
For
MARSDEN CONCEPTS LTD

Drawing Title
GROUND FLOOR PLAN
THIS DOCUMENT REMAINS THE PROPERTY OF MAKING PLANS LTD / ALL DIMENSIONS TO BE VERIFIED ON SITE

SCALE @ A3. 1:100	WIND ZONE EXPOSURE ZONE EQ ZONE ZONE Checked Drawn Plot Date	HIGH C 1 LIVING 1 MAKING PLANS JRW 11/09/2023
SHEET NUMBER 104	Job # 23014	

ALUMINIUM JOINERY NOTES:

JOINERY MANUFACTURER TO CHECK AND VERIFY THE FOLLOWING PRIOR TO COMMENCING MANUFACTURE OF JOINERY UNITS.
 ALL DIMENSIONS SHOWN ARE ROUGH OPENINGS.
 ANY STRUCTURAL SUPPORTS WHERE REQUIRED.
 REFER TO ENGINEERS DESIGNS WHERE REQUIRED.

1. ALL JOINERY FAIRVIEW RESIDENTIAL / EVOLUTION SUITE GENERALLY AS REQUIRED FOR OPENING SIZES - UNLESS REQUESTED OTHER BY OWNER
2. ALL FRAMES DOUBLE GLAZED.
3. CONFIRM PANELS / GLAZING FOR FRONT DOOR WITH OWNER.
4. CONFIRM OPAQUE GLAZING WITH OWNER.
5. ALL SAFETY GLAZING SHALL BE SUPPLIED & INSTALLED TO THE REQUIREMENTS OF NZBC B1/AS1 & NZS 4223.3.

GLAZING TO COMPLY WITH THE FOLLOWING STANDARDS

- NZS 3504: SPECIFICATION FOR ALUMINIUM WINDOWS
- NZS 4223: CODE OF PRACTISE FOR GLAZING IN BUILDINGS
- NZS 4211: SPECIFICATION FOR THE PERFORMANCE OF WINDOWS

CLEAR FLOAT GLASS, TOUGHENED AS REQUIRED FOR PANE SIZE.
 OPAQUE GLASS - ACID TECH OR LAMINATED WITH OBSCURE INTER LAYER.
 ALL FIXINGS AND FLASHINGS TO MANUFACTURERS DETAILS AND SPECIFICATIONS.
 INSTALL WITH THERMAKRAFT WINDOW WORM AND ALUBAND FLASHING TAPE SYSTEM TO WRAP MANUFACTURERS SPECIFICATIONS AND DETAILS.
 FINISHES TO ALL SILL TRAYS AND FLASHINGS TO MATCH JOINERY FRAMES.
 ALL HINGES FOR EXTERIOR JOINERY TO BE MARINE GRADE 316 STAINLESS STEEL.
 ALL HARDWARE TO OWNERS SPECIFICATION

REFER FLOOR PLANS / ELEVATIONS FOR HANGING ORIENTATIONS.
 ALL INTERIOR DOORS TO BE SEMI GLOSS PAINT FINISH.
 ALL INTERIOR DOOR HEIGHTS AS SHOWN AND HOLLOW CORE UNLESS SPECIFIED OTHER.
 SOLID SLASH ALL EDGES.

BUILDING ENVELOPE RISK MATRIX

ALL WALLS

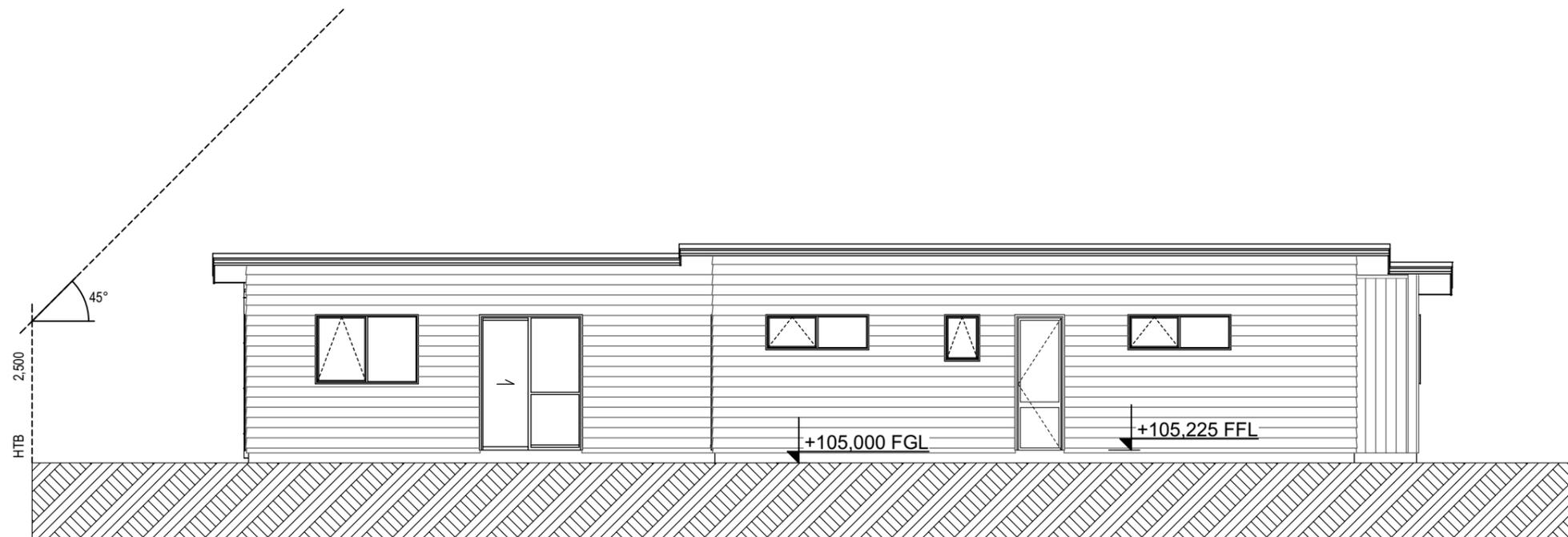
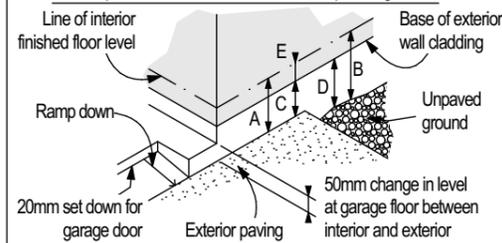
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		3

LEVELS AND CLADDING CLEARENCES

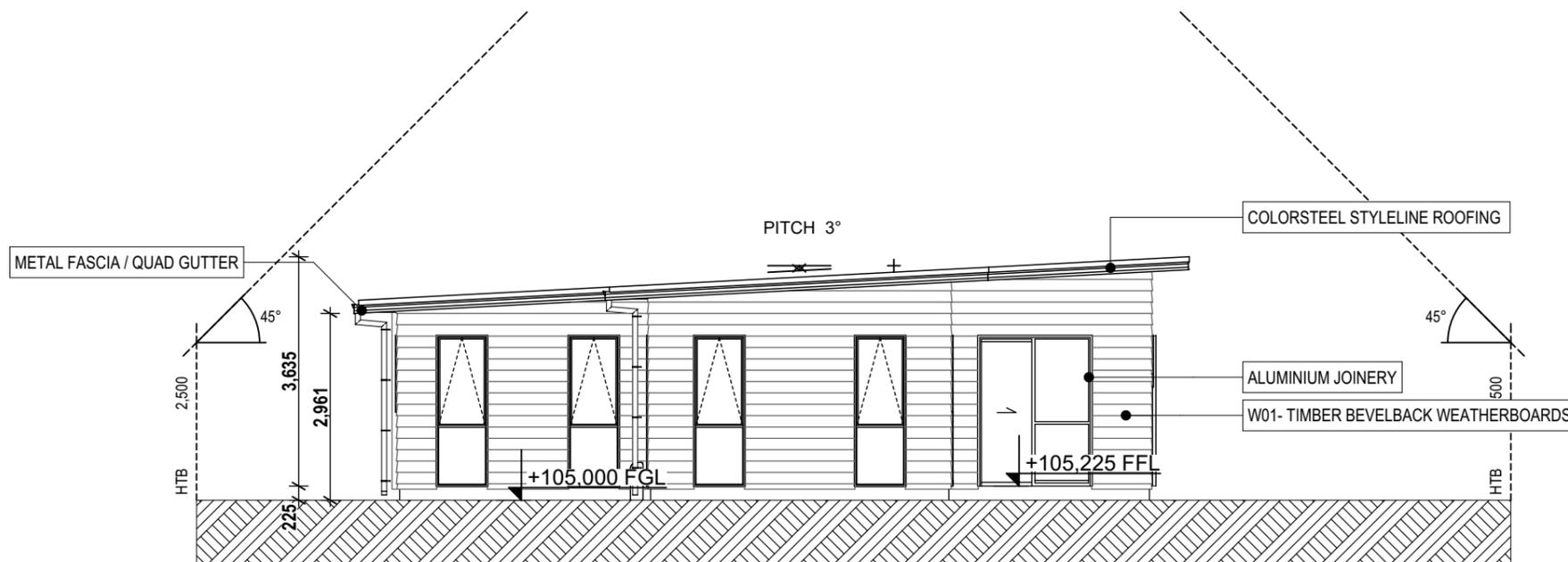
TO COMPLY WITH E2/AS1 fig.65 / table 18

Min. clearance	Masonry Veneer		Other claddings				
	A	B	A	B	C	D	E
CONCRETE SLAB	100	150	150	225	100	175	50
TIMBER FLOOR	refer note		100	175	50		

Brick veneer requires additional clearance under slab rebate of 25mm to paved surfaces or 100mm to unpaved ground



E1
104
WEST ELEVATION
1:100



E2
104
NORTH ELEVATION
1:100

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Drawing Title
ELEVATIONS
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SCALE @ A3.	1:100	WIND ZONE	HIGH
SHEET NUMBER	105	EXPOSURE ZONE	C
		EQ ZONE	1
		ZONE	LIVING 1
		Checked	MAKING PLANS
		Drawn	JRW
		Plot Date	11/09/2023

Job # 23014

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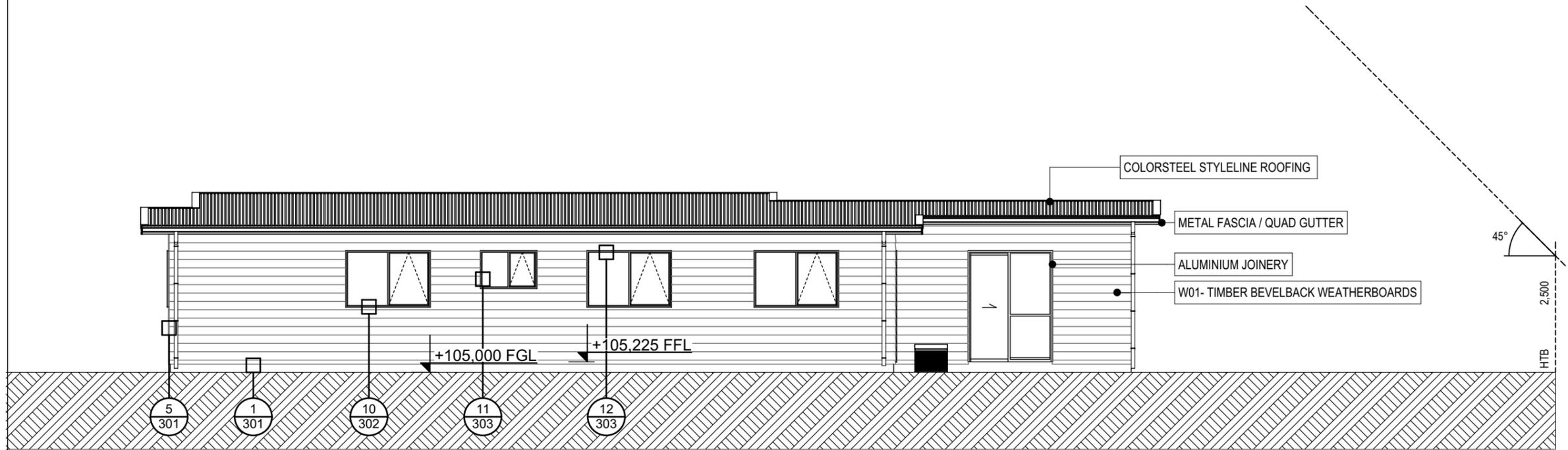
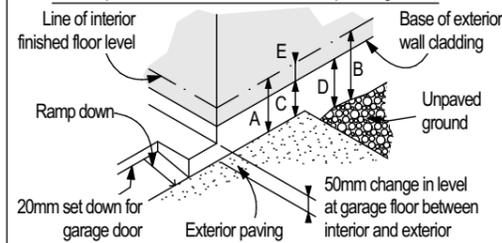
ALL WALLS

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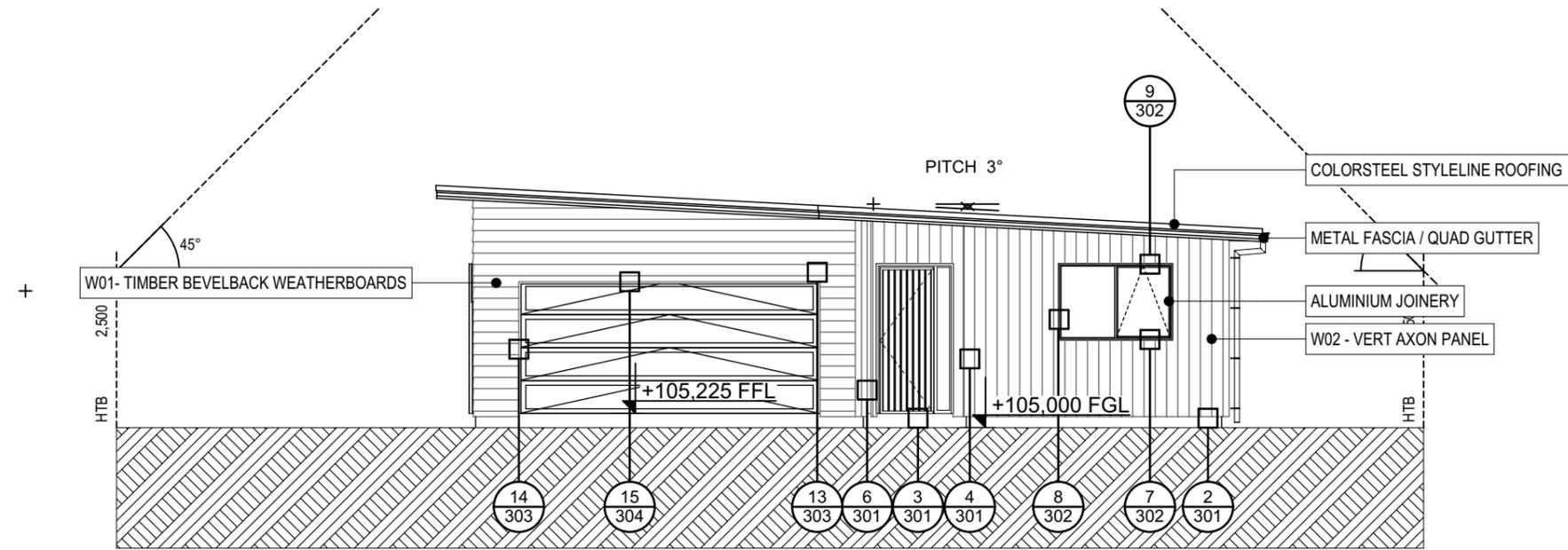
LEVELS AND CLADDING CLEARANCES TO COMPLY WITH E2/AS1 fig.65 / table 18

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E3 EAST ELEVATION
104 1:100



E4 SOUTH ELEVATION
104 1:100

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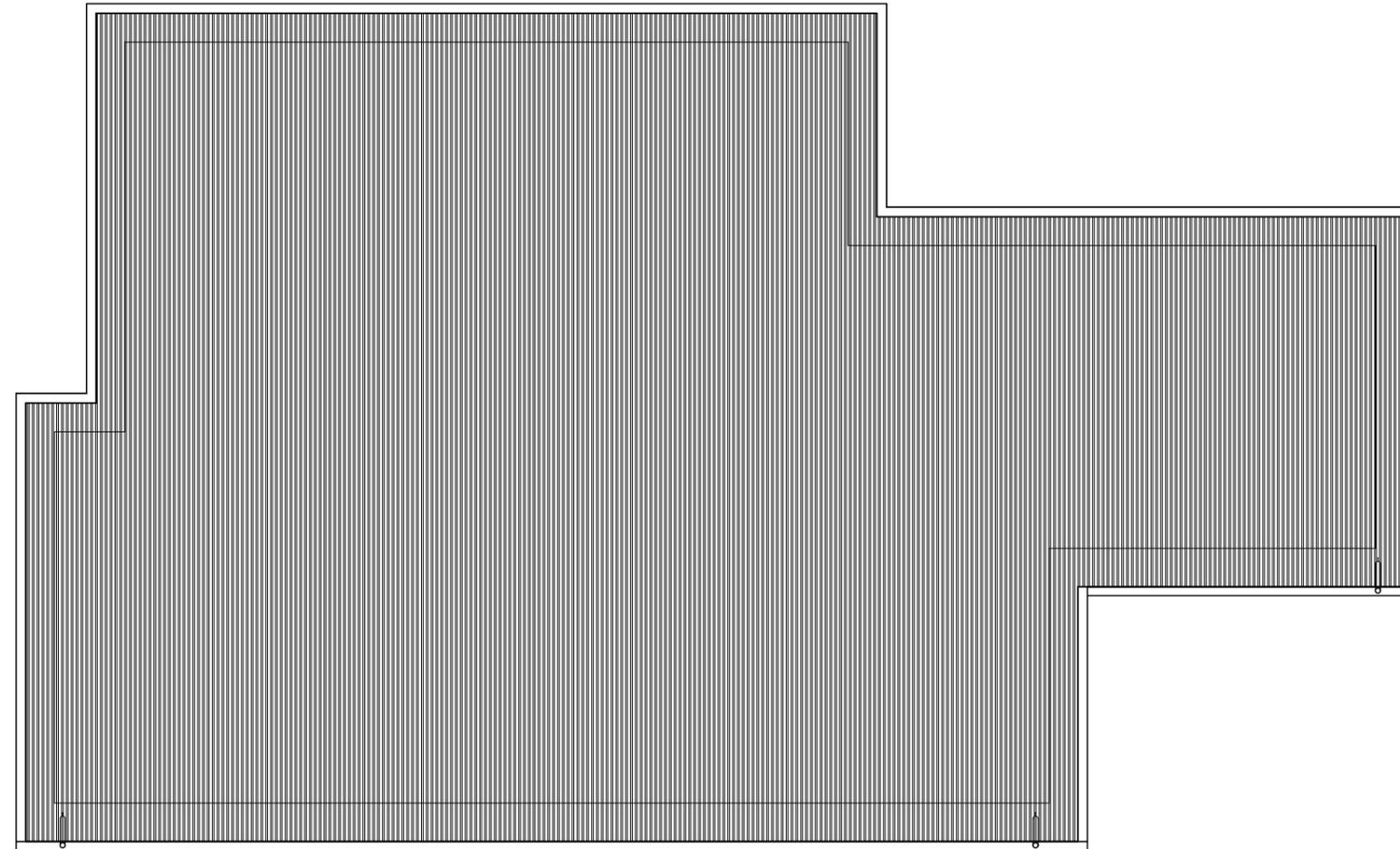
Drawing Title
ELEVATIONS
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SCALE @ A3.
1:100
 SHEET NUMBER
106
 WIND ZONE **HIGH**
 EXPOSURE ZONE **C**
 EQ ZONE **1**
 ZONE **LIVING 1**
 Checked **MAKING PLANS**
 Drawn **JRW**
 Plot Date **11/09/2023**

Job # 23014

DOWNPIPE CALCULATIONS:
 PROPOSED ROOF PITCH = 3°
 0° - 25° = 1 80Ø DP/85M²
 25° - 35° = 1 80Ø DP/70M²
 35° - 45° = 1 80Ø DP/60M²
 PROPOSED ROOF AREA = 232.69M²
 REQUIRED # OF DP = 3
 SUPPLIED # OF DP = 3
 COMPLIES

COLORSTEEL STYLELINE ROOFING
 AREA: 232.69
 3° PITCH



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 <p>MAKING PLANS LTD ARCHITECTURAL : DESIGN</p>	<p>Job Title PROPOSED DWELLING At LOT 362 KENTIA COURT MARSDEN For MARSDEN CONCEPTS LTD</p>	<p>Drawing Title ROOF PLAN</p>	<p>SCALE @ A3. 1:100</p>	<p>WIND ZONE HIGH EXPOSURE ZONE C EQ ZONE 1</p>	<p>Job # 23014</p>
			<p>SHEET NUMBER 107</p>	<p>ZONE LIVING 1 Checked MAKING PLANS Drawn JRW Plot Date 11/09/2023</p>	
<p>47 Forge Road, Silverdale PO Box 88 Waiwera</p>	<p>Telephone: 09 426 7835 email: admin@makingplans.co.nz</p>	<p>THIS DOCUMENT REMAINS THE PROPERTY OF MAKING PLANS LTD / ALL DIMENSIONS TO BE VERIFIED ON SITE</p>			