

THAMES-COROMANDEL District Council
Approved Building Consent Document

ABA20180266 - Pg 1 of 26

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Thames-Coromandel District Council
PLANNING CHECK COMPLETED
Approved Date: 30/08/2018

House for Robyn Lewis

- 1 Site
- 2 Elevations NE & SW
- 3 Elevations NW & SE
- 4 Floor Plan
- 5 Cross Section XX Along
- 6 Cross Sections YY, ZZ Across
- 7a Foundation Plan
- 7b Bracing Plan
- 7c Foundation Detail
- 8 Roof Framing Plan
- 9 Plumbing Plan
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- 14 b Joinery Details 2
- 14 c Joinery Details 3
- 15a Joinery Details 4
- 15 b Joinery Details 5
- 16 Joinery Schedule
- 18 Sto Details - Wooden Door D2
- 19 Sto Details - Parapet
- 20 Sto Details - Aluminium Windows



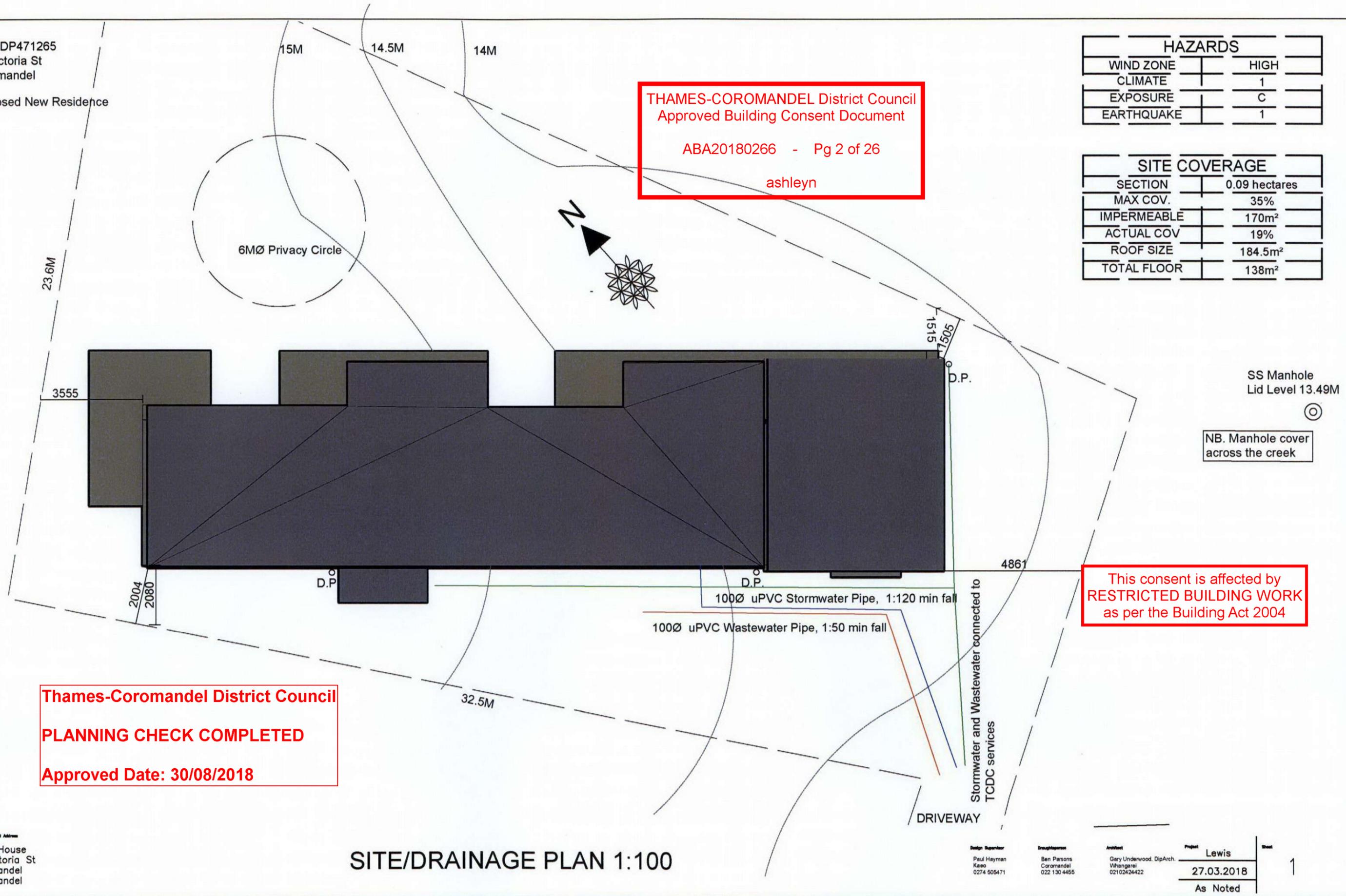
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Lot 3 DP471265
40 Victoria St
Coromandel
Proposed New Residence

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HAZARDS	
WIND ZONE	HIGH
CLIMATE	1
EXPOSURE	C
EARTHQUAKE	1

SITE COVERAGE	
SECTION	0.09 hectares
MAX COV.	35%
IMPERMEABLE	170m ²
ACTUAL COV	19%
ROOF SIZE	184.5m ²
TOTAL FLOOR	138m ²



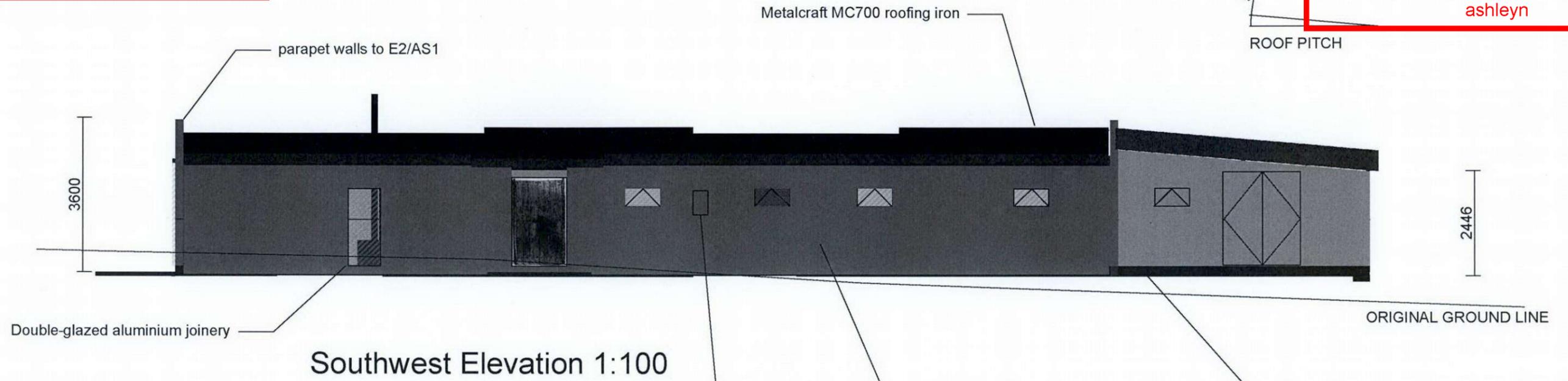
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SITE/DRAINAGE PLAN 1:100

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Coromandel
Coromandel

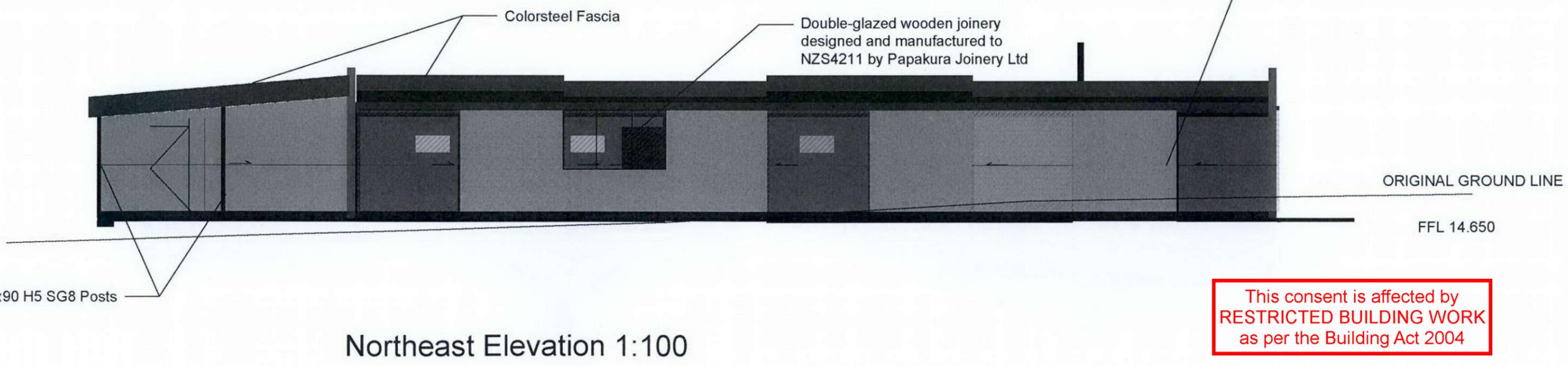
Design Supervisor Paul Hayman Kaeo 0274 505471	Draughtsman Ben Parsons Coromandel 022 130 4455	Architect Gary Underwood, DipArch. Whangarei 021 02424422	Project Lewis	Sheet 1
			27.03.2018	
			As Noted	



H/W califont and service box

Sto Armat Plaster EIFS continues below CGL

Shadowclad Natural Groove H3.2 12mm plywood over drained cavity

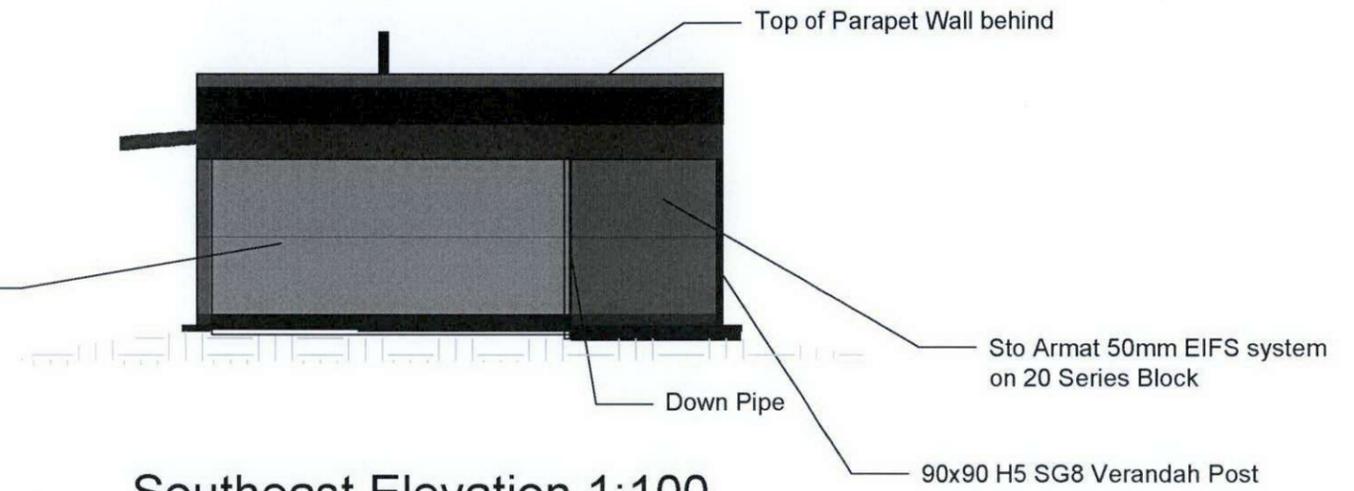


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Shadowclad
 12mm H3.2 plywood cladding
 over 20mm drained cavity
 13mm exterior box corner flashing

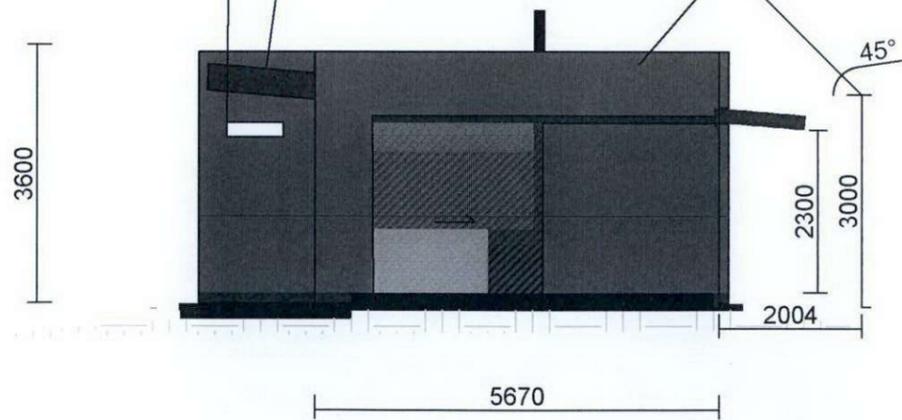


Southeast Elevation 1:100

Metalcraft MC700 roofing iron, Steel fascia,
 Vented barge flashings ON BOTH ROOFS

Sto therm Armat EIFS system
 with 50mm thick polystyrene sheet
 Stolic K 1mm modified plaster

790Wx200H Slit in wall
 Lintel: 2/D12 with R6 @ 50mm
 Sill: cement plaster with acrylic paint



Daylighting as required
 TCDC District Plan
 Section 54, Rule 21.1.g

Northwest Elevation 1:100

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Interior floors to be polished concrete
 Exterior (wet) floors to be brushed concrete

N.B. INTERNAL WALLS
 Internal Walls to be 2000mm high except around Storage Room
 Internal load bearing walls

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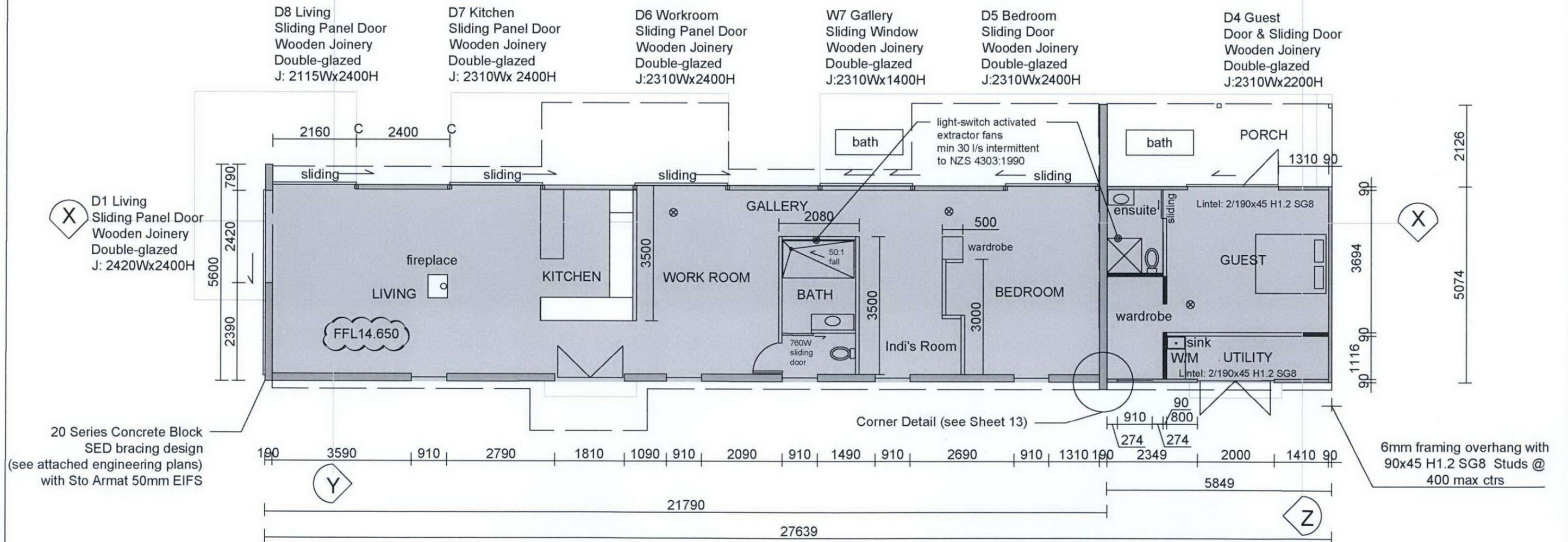
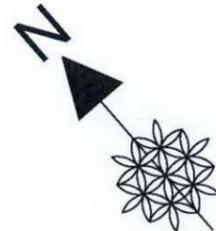
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⊗ Smoke Alarm

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20 Series Concrete Block
 SED bracing design
 (see attached engineering plans)
 with Sto Armat 50mm EIFS

6mm framing overhang with
 90x45 H1.2 SG8 Studs @
 400 max ctrs

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W1 Living Awning Window Aluminium Joinery Double Glazed J: 910Wx2000H	D2 Living Mexican Doors Wooden Joinery Solid Wooden 1720Wx2100H	W2 Living Awning Window Aluminium Joinery Double-glazed J: 910Wx400H	W3 Bathroom Casement Window Aluminium Joinery Double-glazed Safety Glass J: 910Wx400H	W4 Indi's Room Awning Window Aluminium Joinery Double-glazed J: 910Wx400H	W5 Bedroom Awning Window Aluminium Joinery Double-glazed J: 910Wx400H	W6 Guest Awning Window Aluminium Joinery Double-glazed J: 910Wx400H	D3 Storage Double Door Wooden Joinery J: 2000Wx2000H
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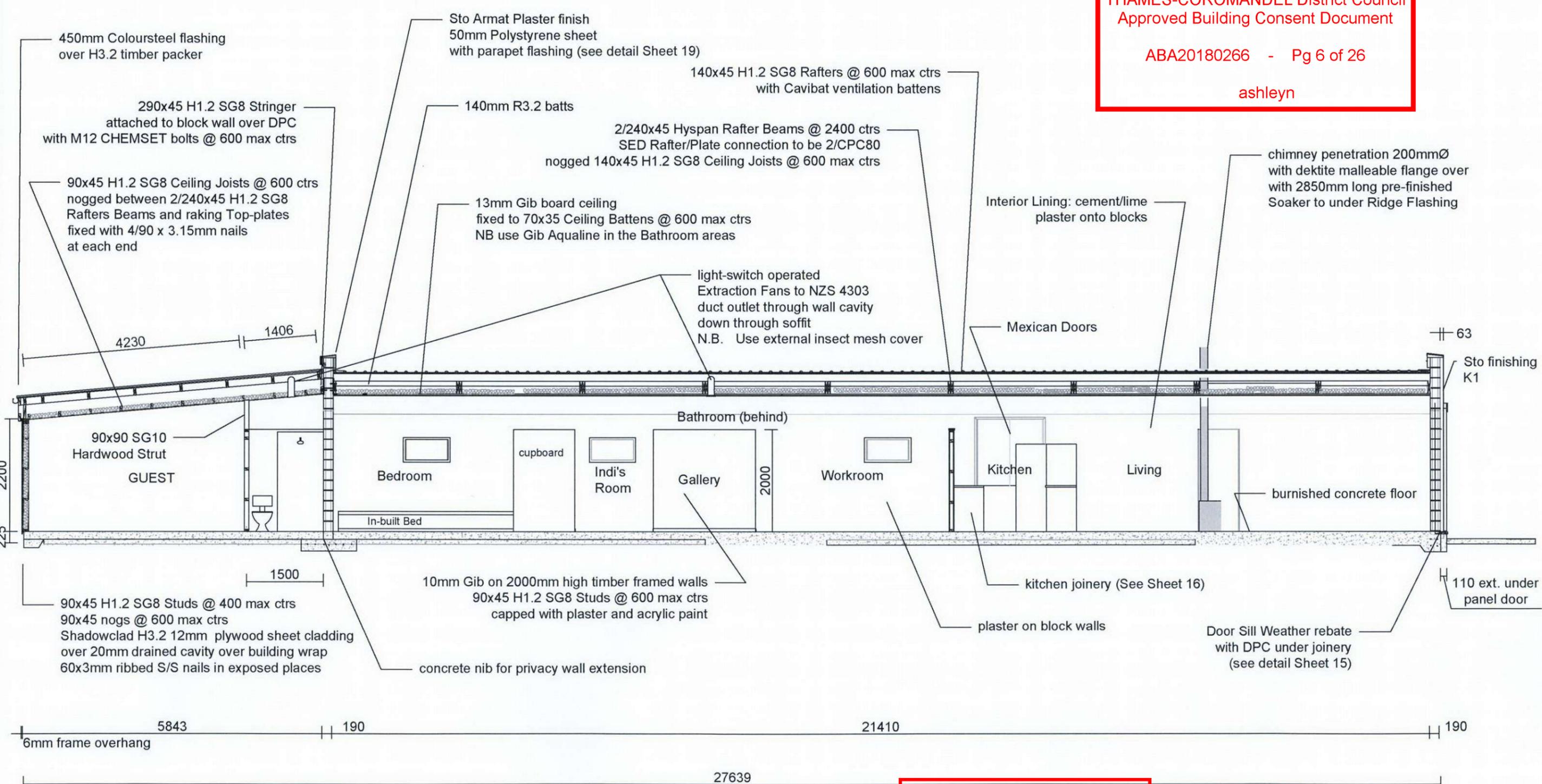
FLOOR PLAN 1:100

Project Name and Address
 Lewis House
 40 Victoria St
 Coromandel
 Coromandel

Design Supervisor Paul Hayman Kao 0274 505471	Draughtsman Ben Parsons Coromandel 022 130 4455	Architect Gary Underwood, DipArch. Whangarei 0210242422	Project Lewis 27.03.2018	Sheet 4
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As Noted

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SECTION XX 1:75

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140x45 H1.2 SG8 Rafters @ 600 max ctrs with solid blocking at ends & joins fixed with 2 wiredogs & 2 skew 90x3.15 nails

2/240x45 Hyspan Rafter Beams @ 2400 ctrs fixed together with 3/90x3.15 skew nails at 300mm ctrs, alternating from each side

Rafter/Plate connection to be 2/CPC80 on every connection and 5° birdsmouth

140x45 H1.2 SG8 Ceiling Nogs @ 900 max ctrs fixed with 2/90x3.15 end nails

13mm Gib Ceiling
70x35 H1.2 Ceiling battens @ 600 max ctrs

ex140x45 H1.2 SG8 Runner

Lintel: 2/190x45 H1.2 SG8

Sliding Panel Door on rollers
NZS 4211 compliant
JMF designed wooden joinery
manufactured by Papakura Joinery

concrete ledge extension
to carry roller track outside cladding

90x90 SG10 hardwood Strut
fixed to top-plate with 2/CPC80
and to Rafter Beam with 2/Nailon plates

140x45 H1.2 SG8 Rafter
with 20mm Cavibat ventilation packers

13mm Gib Ceiling
on 90x45 nogged Ceiling
Battens @ 600 ctrs

90x45 H1.2 SG8
studs @ 400 max ctrs
noggs @ 600 max ctrs
R2.6 wool batts

12mm H3.2 Shadowclad
cavity-fixed using SS 75x3mm nails

10mm Gib plaster board interior wall-lining

Bottom plate with DPC under
fixed with M12 bolts @ 600 max ctrs
bent and set into foundations

SED 20kPa concrete slab floor with poly pods

Ventilated Barge Flashing
over Folded Steel Fascia

Metalcraft MC700 fixed with 65mm hex screws with neoprene washers
Turn up roofing to form stop-end

Member Span
4819

Chimney Cover

Storm Collar

Attic Insulation Shield

Gallery
(behind)
Kitchen Cupboards
(see Sheet 16)

2M high
bathroom &
kitchen walls

Parapet Wall behind

140x45 H1.2 SG8 Rafters @ 600 max ctrs fixed with 2 skew 90s and 2 wiredogs at every rafter, staggered joins and solid blocking over rafters with 45x18 Cavibat ventilation packers

140x45 Ceiling Nogs @ 900 max ctrs fixed with 3 skew 90s
R4 Ceiling Battens (140mm deep)

turn down roofing 30° to form
Gutter flashing as per E2/AS1 8.4.14

2/240x45 Hyspan LVL Rafter Beams fixed to top-plate with 2/CPC80
J/H 6mm Soffit

H1.2 190x45 SG8 Top Plate bolted through into concrete with M12 CHEMSET bolts at 600 intervals over DPC

Aluminium Window (see detail Page 18 & attached Sto specifications)

20 Series Reinforced Masonry Block Wall
D12 @ 600 max ctrs

Stootherm Flexyl water-proofing
with 50mm EPS Panel in ground
(see manufacturer's specifications)

Step
vented Apron flashing min 110 upstand
under EIFS (see detail page 19)

vented Barge flashing
(both sides)

2/190x45 H3.2 SG8 boundary Rafter Beam
Post/Rafter Connection
Lumberlock B85 (see detail page 13)

6mm J/H Soffit onto
90x45 H1.2 Soffit noggs @ 600 max ctrs

790Wx200H Slit in wall
Lintel: 2/D12 with R6 @ 50mm
Sill: cement plaster with acrylic paint

90x90 H5 Post
(see SED foundation Detail 4 in attached specifications;
see Detail R4, Sheet 11)

12 mm direct fixed H3.2 Shadowclad
fixed with 50mm nails, S/S in exposed areas

SECTION YY 1:50

7433

Storage

Guest

Ensuite

Block Wall (beyond)
no polystyrene sheet
outside envelope

SECTION ZZ 1:50

5074

1206

2142

2400

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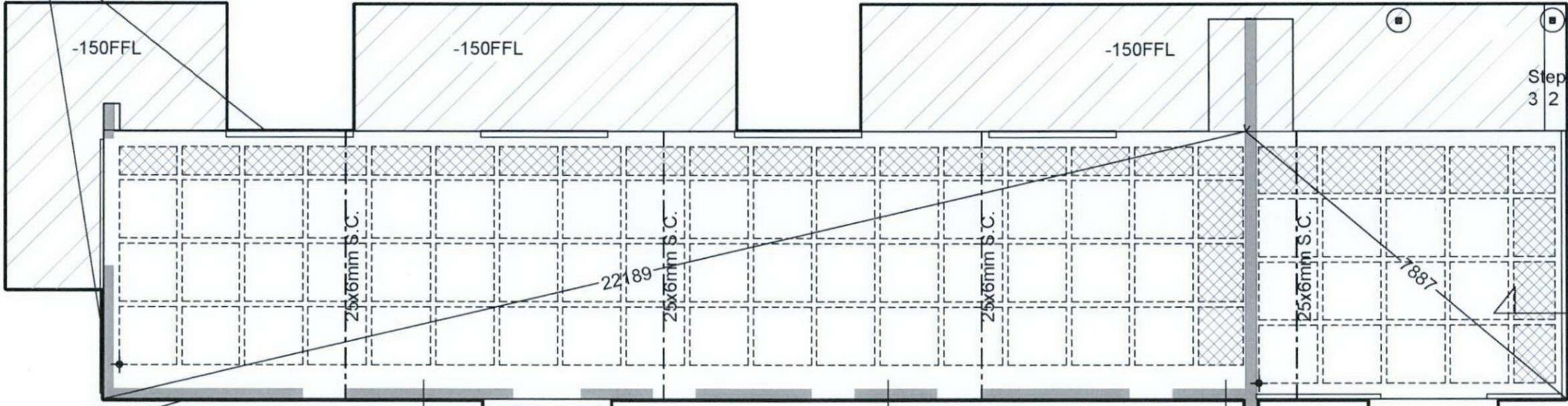
Bottom-plate connection M12 bolts bent and set in concrete @ 600 max ctrs
 DPC under bottom plate
 300mm min lap over 665 mesh

min 75mm compaction to NZS 3604:2011
 R12 bent around 2/D12 Slab bars @ 600 max ctrs

F1 Slab Thickening under Load bearing Timber Wall 1:20

1791 4782 7188 2380 13289

NB Slab thickening extends under EIFS at FFL-150 by 110mm to collect Sliding Panel Door rollers



2100 2400 7390
 5074
 1100 1100 300
 F1 7/7

B

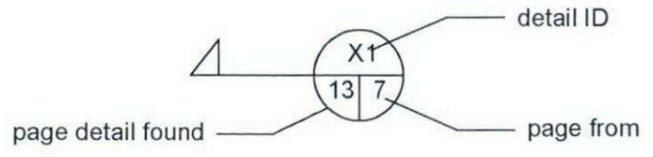
A

20 Series Block wall

Control Joints as per NZS 4229:2013 12.1

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Project Name and Address
 Lewis House
 40 Victoria St
 Coromandel
 Coromandel



FOUNDATION PLAN 1:100

Design Supervisor Paul Hayman Kaeo 0274 506471	Draughtsman Ben Parsons Coromandel 022 130 4455	Architect Gary Underwood, DipArch. Whangarei 02102424422	Project Lewis 27.03.2018	Sheet 7a
As Noted				

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FOR CONSENT

A DETAILS ADDED JF 12/17

REV	REVISION DETAILS	APPD	DATE

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 2. Using the drawings or other data for any purpose not agreed to in writing by GDC

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 Chartered Professional
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Client:
ROBYN LEWIS
 40 VICTORIA STREET
 COROMANDEL

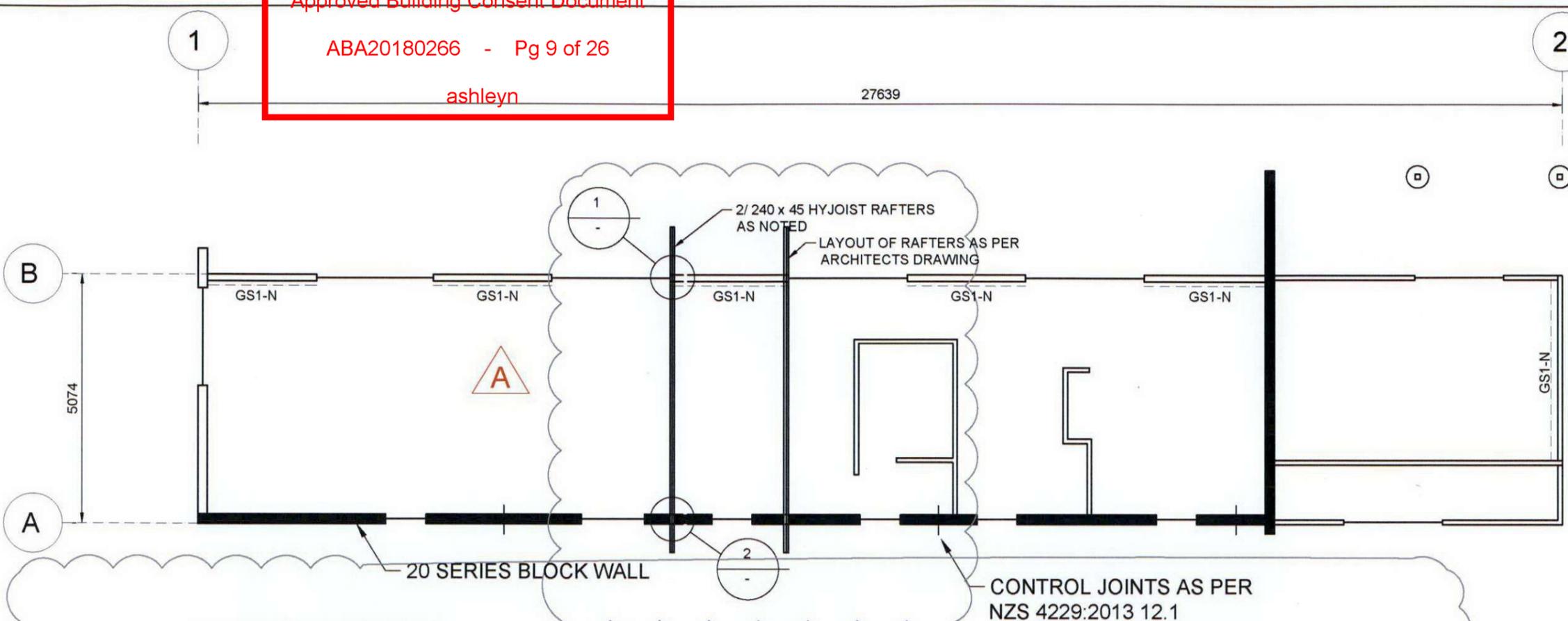
Project:
 STRUCTURAL DESIGN

Drawing Title:
 BRACING LAYOUT PLAN

JOB No.	J001389	DESIGNED	UMALI S.
CAD No.	J001389	DRAWN	RUWAN D.
DATE	09-2017	CHECKED	J.UTTING
DATE	09-2017	APPROVED	K.WILLIAMS

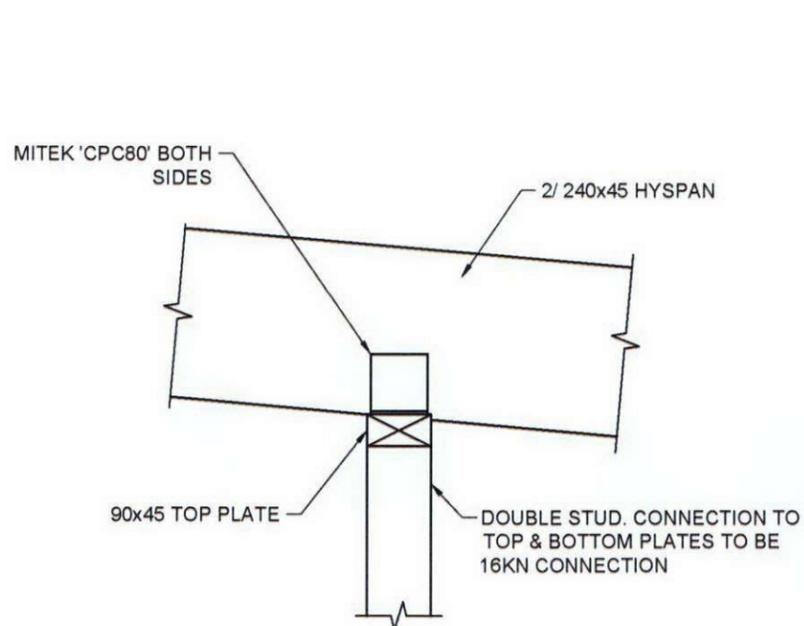
ORIGINAL SCALES
 AS NOTED @ A3

DRAWING No.	J001389 - 04	SHEET	4	REV.	A
		OF 5			

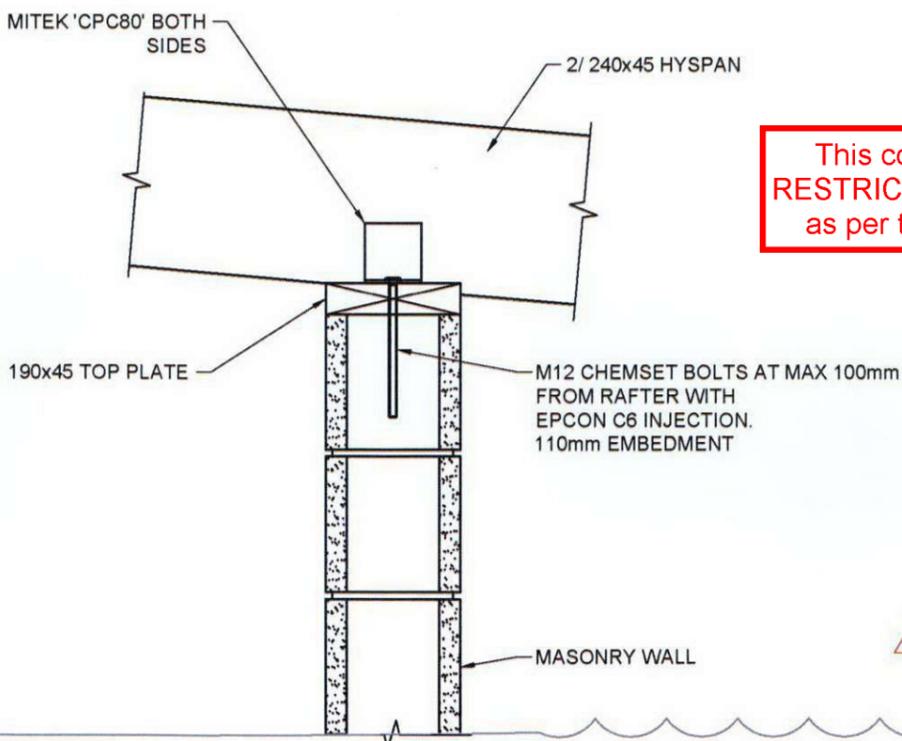


BRACING LAYOUT PLAN
 SCALE 1:150

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1 RAFTER TO STUD WALL CONNECTION
 SCALE 1:10



2 RAFTER TO BLOCK WALL CONNECTION
 SCALE 1:10

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 40 Victoria St
 Coromandel
 Coromandel

Supervisor
 Paul Heyman
 Keo
 0274 505471

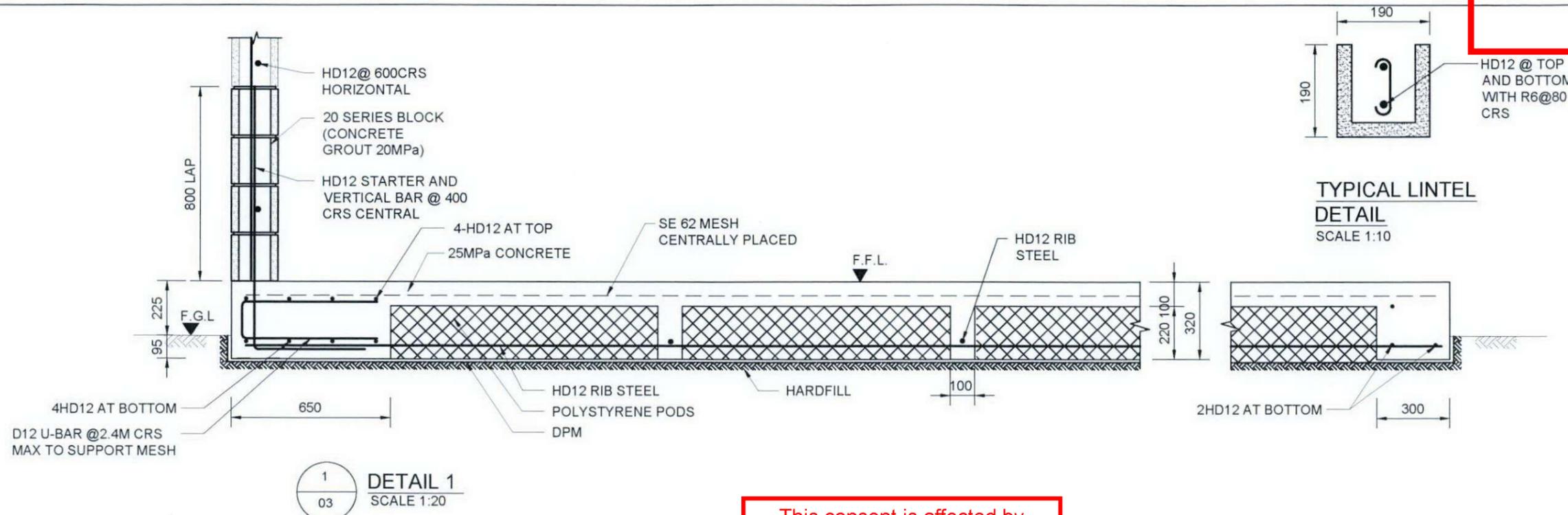
Draughtsperson
 Ben Parsons
 Coromandel
 022 130 4455

Architect
 Gary Underwood, DipArch.
 Whangarei
 02102424422

Project Lewis
 27.03.2018
 As Noted

Sheet 7b

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A	DETAIL 3	NS 11/17
REV	REVISION DETAILS	APPD DATE

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Chartered Professional Engineers & mediators

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Also at: Thames Whitianga Rotorua Napier Wellington Auckland
Web: www.gdcgroup.co.nz Email: hamilton@gdcgroup.co.nz

Client:
ROBYN LEWIS
40 VICTORIA STREET
COROMANDEL

Project:
STRUCTURAL DESIGN

Drawing Title:
FOUNDATION & LINTEL DETAILS

JOB No. J001389	DESIGNED UMALI S.
CAD No. J001389	DRAWN RUWAN D.
DATE 09-2017	CHECKED J.UTTING
DATE 09-2017	APPROVED K.WILLIAMS

Project Name and Address
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40 Victoria St
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Design Supervisor Paul Hayman Kaeo 0274 505471	Draftsperson Ben Parsons Coromandel 022 130 4455	Architect Gary Underwood, DipArch. Whangarei 02102424422	Project Lewis 27.03.2018	Sheet 7c
As Noted				

Metalcraft MC700 trapezoidal profiled Roofing Iron - colour: 'Ironsand'
fixed with 65mm hex screws with neoprene washers

Hyspan 2/240x45 Rafter Beams @ 2400 cnrs
extending to form deck roof
with nogs at ends and joins
fixed with 2/90x3.15 skew nails
and 6mm JH soffit to E2/AS1 (see detail Page 11)
Rafter/Plate connection to be
Lumberlock CPC80 on both sides

140x45 H1.2 SG8 Purlins @600 max ctrs
fixed with 2/90x3.15 skew nails and 2 wire-dogs

240x45 H1.2 Hyspan
fixed to block wall over DPC
with M12 CHEMSET bolts @ 600 ctrs

240x45 H1.2 SG8 Stringer
fixed to block wall over DPC
with M12 CHEMSET bolts @ 600 ctrs

2/190x45 H3.2 SG8 Boundary Verandah Beam
bolted to posts Lumberlock B85
M12 bolts with 50x50x3mm washers

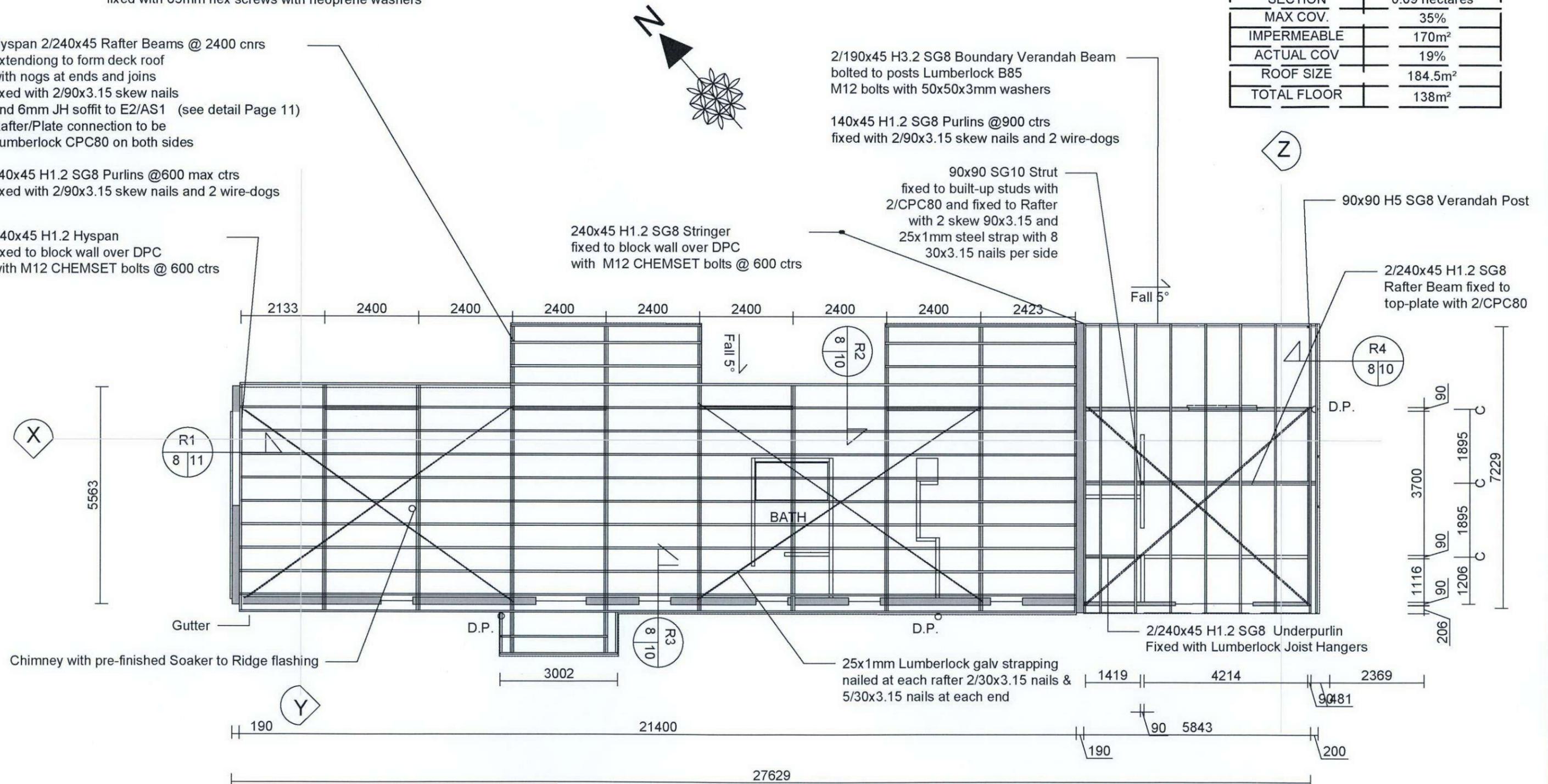
140x45 H1.2 SG8 Purlins @900 ctrs
fixed with 2/90x3.15 skew nails and 2 wire-dogs

90x90 SG10 Strut
fixed to built-up studs with
2/CPC80 and fixed to Rafter
with 2 skew 90x3.15 and
25x1mm steel strap with 8
30x3.15 nails per side

90x90 H5 SG8 Verandah Post

2/240x45 H1.2 SG8
Rafter Beam fixed to
top-plate with 2/CPC80

SITE COVERAGE	
SECTION	0.09 hectares
MAX COV.	35%
IMPERMEABLE	170m ²
ACTUAL COV	19%
ROOF SIZE	184.5m ²
TOTAL FLOOR	138m ²



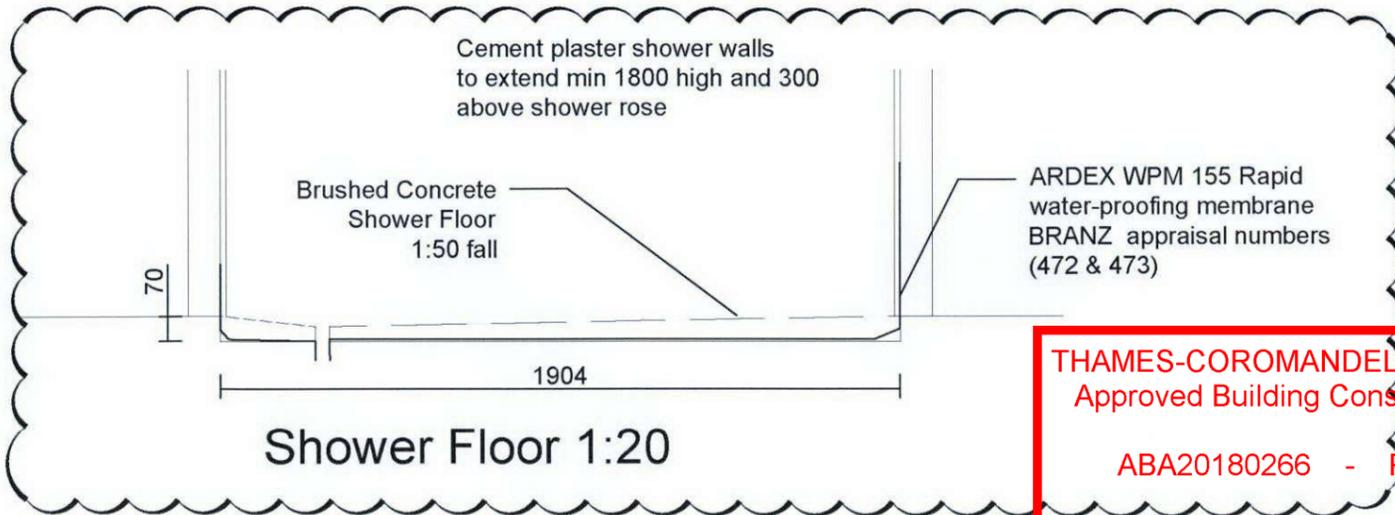
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ROOF FRAMING PLAN 1:100

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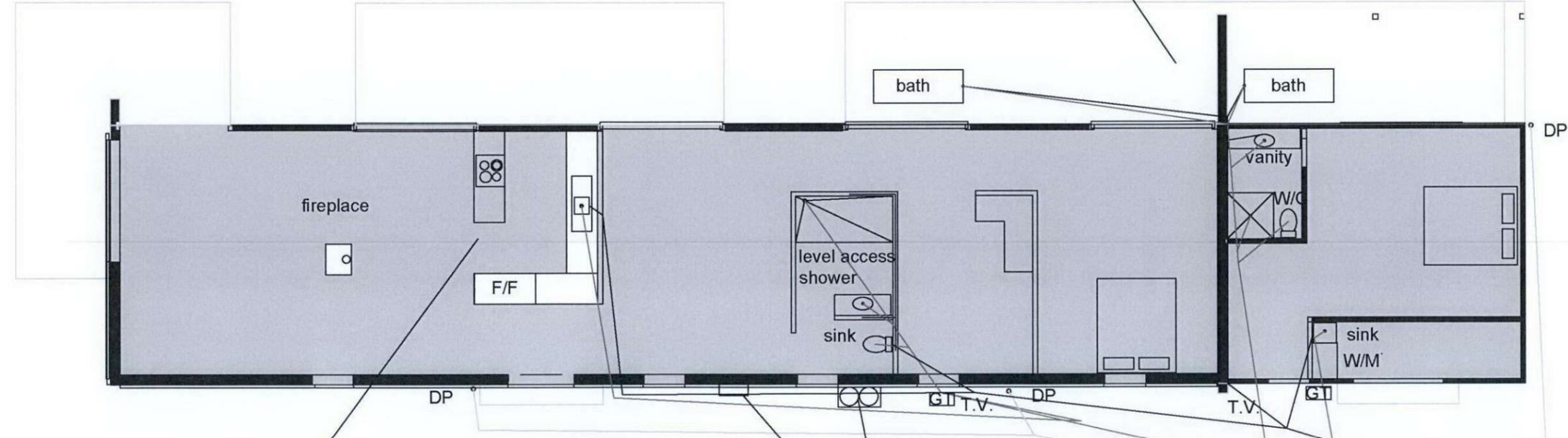
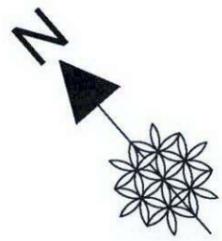
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Plumbing to NZ Building Code G13/AS1

Inlet pipe sizes to G12/AS1, Table 4 (mains pressure)
 20mm to Tempering Valve, Showers, Baths, Laundry
 15mm throughout
 10mm for Basins

Outlet pipe sizes to G13/AS1, Table 2:
 40mm for Kitchen Sink, Showers, Baths, Laundry
 32mm for Basins
 80mm for Water closet pan

Wastewater Discharge Stack uPVC Pipe
 100mmØ with 1:50 gradient

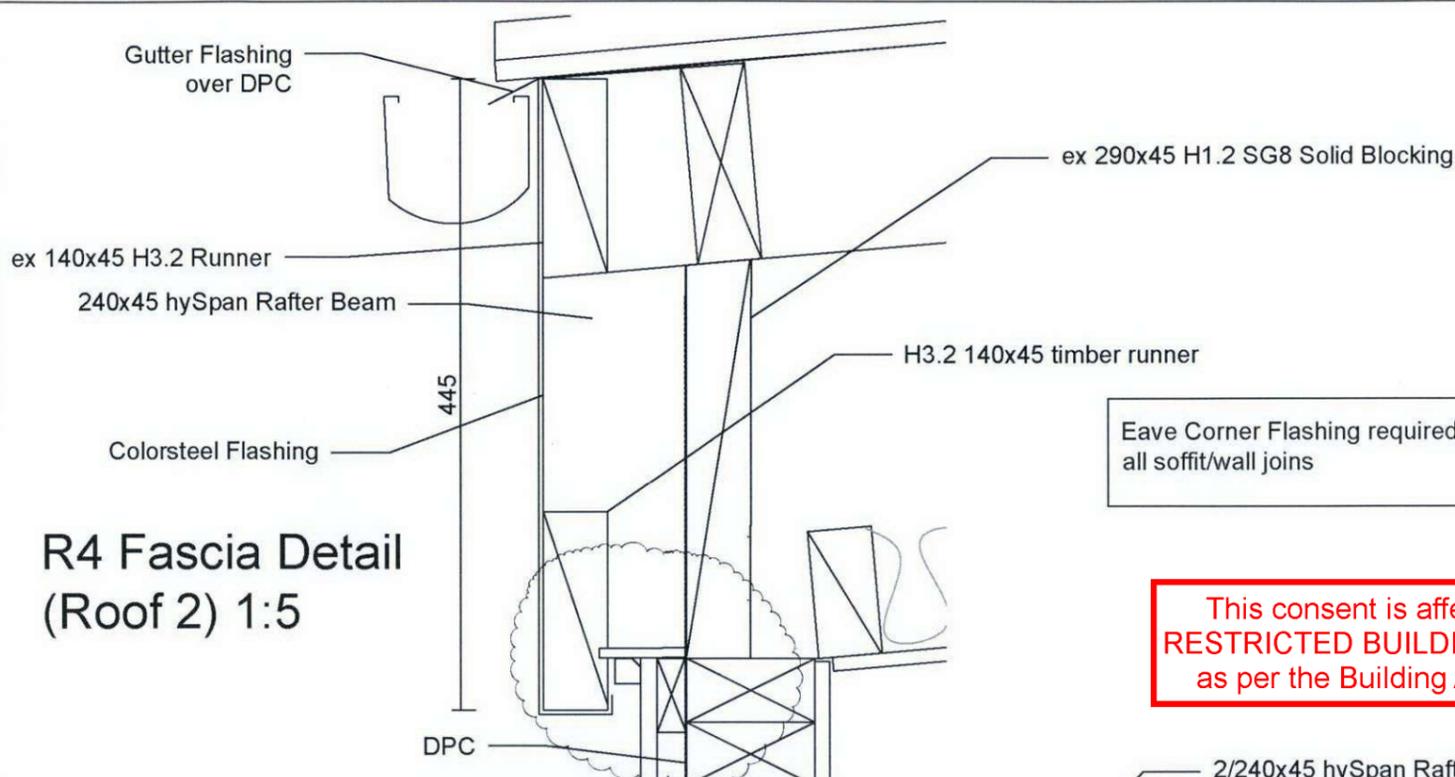


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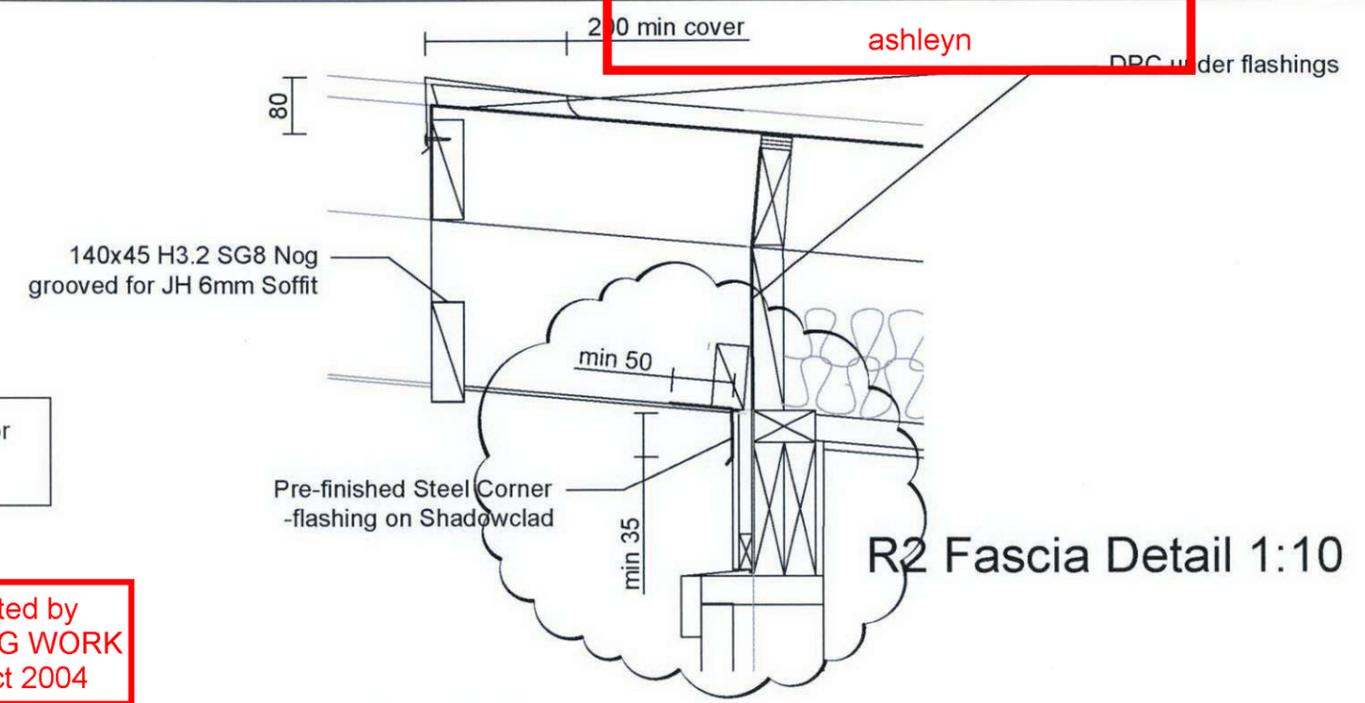
Gas bottles on 20kPa
 min 100mm concrete base
 Stormwater Pipe uPVC 100mmØ 1:200 min
 Hot Water supplied by LPG gas califont Rannai

polished concrete floor

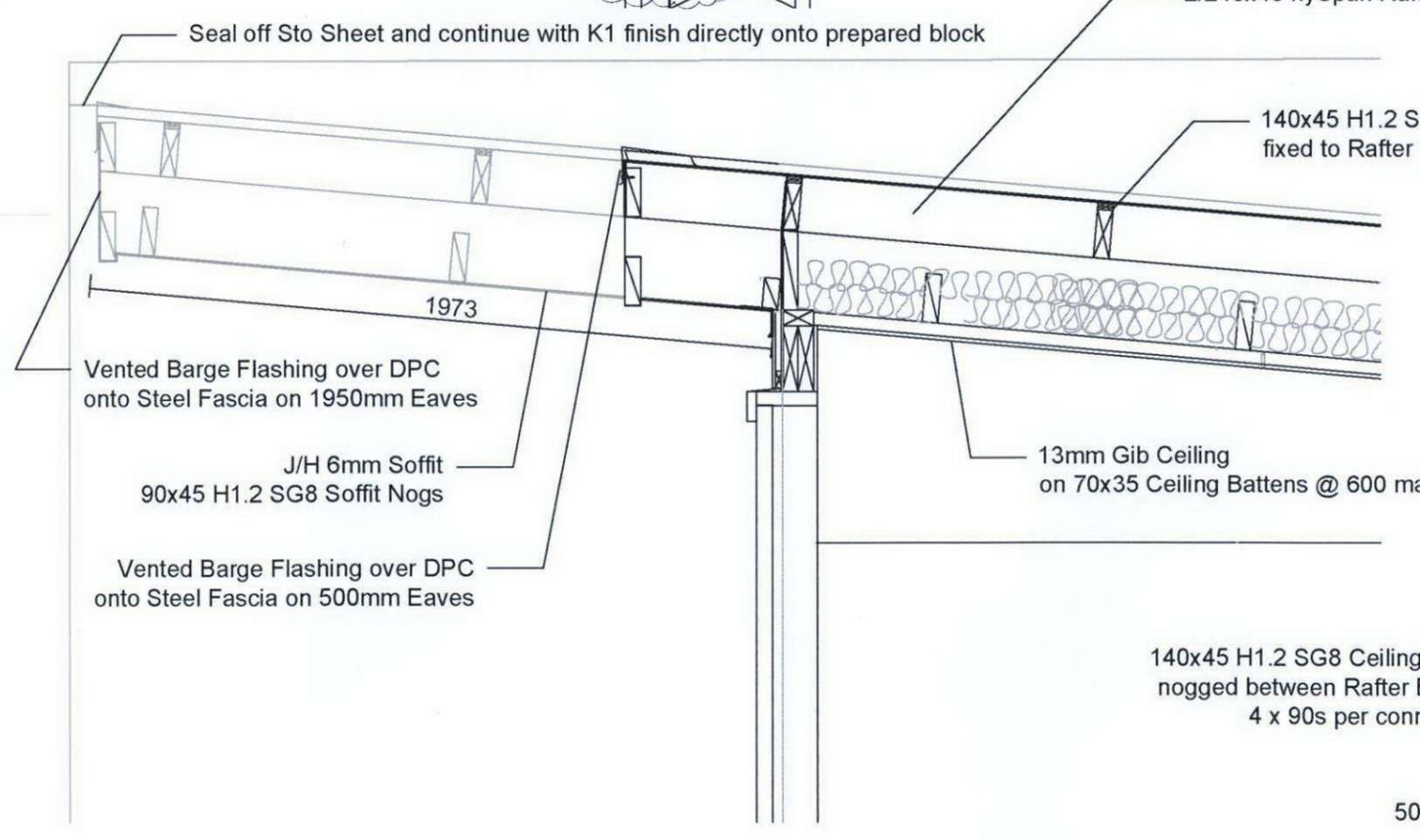
PLUMBING PLAN 1:100



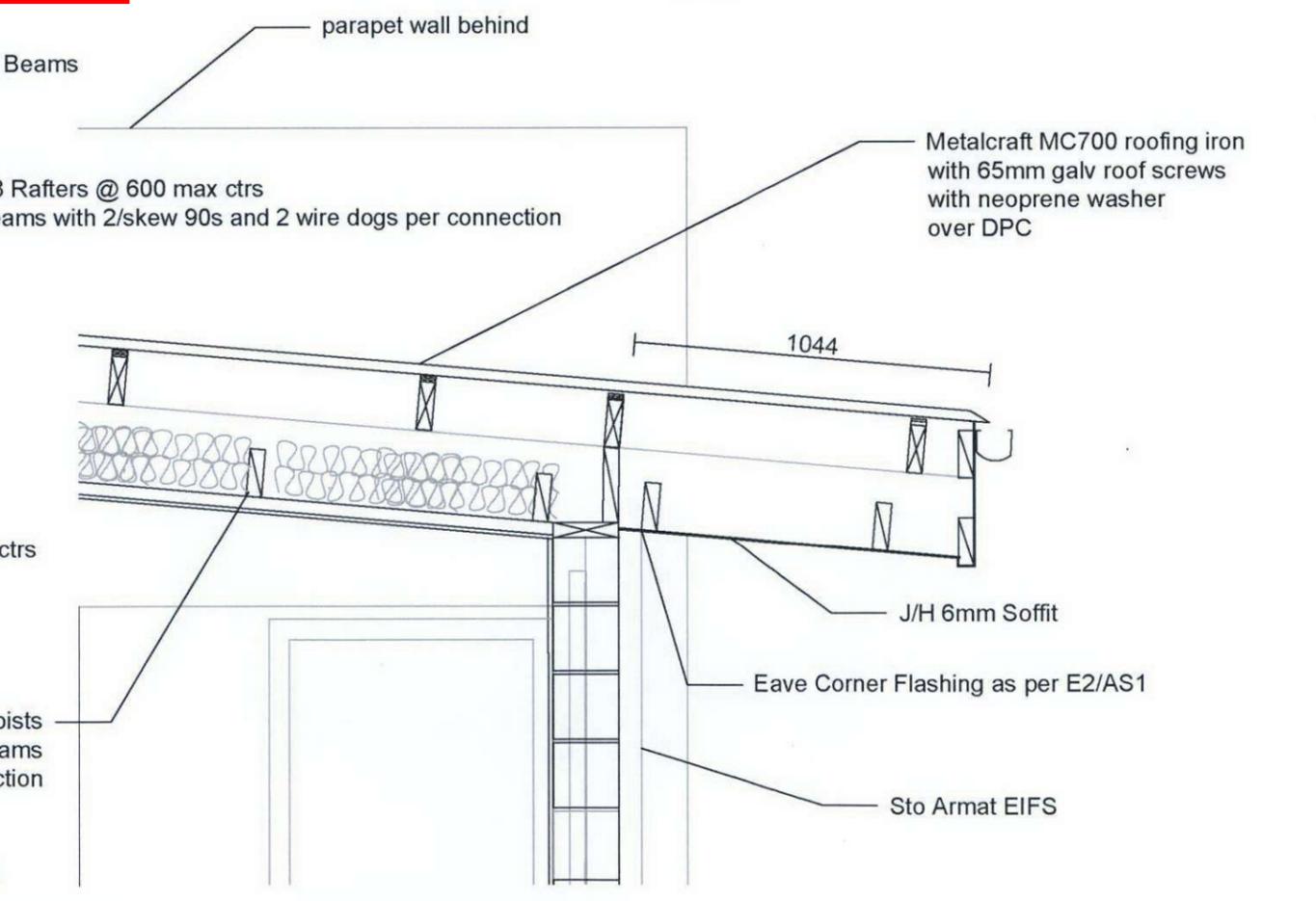
R4 Fascia Detail
(Roof 2) 1:5



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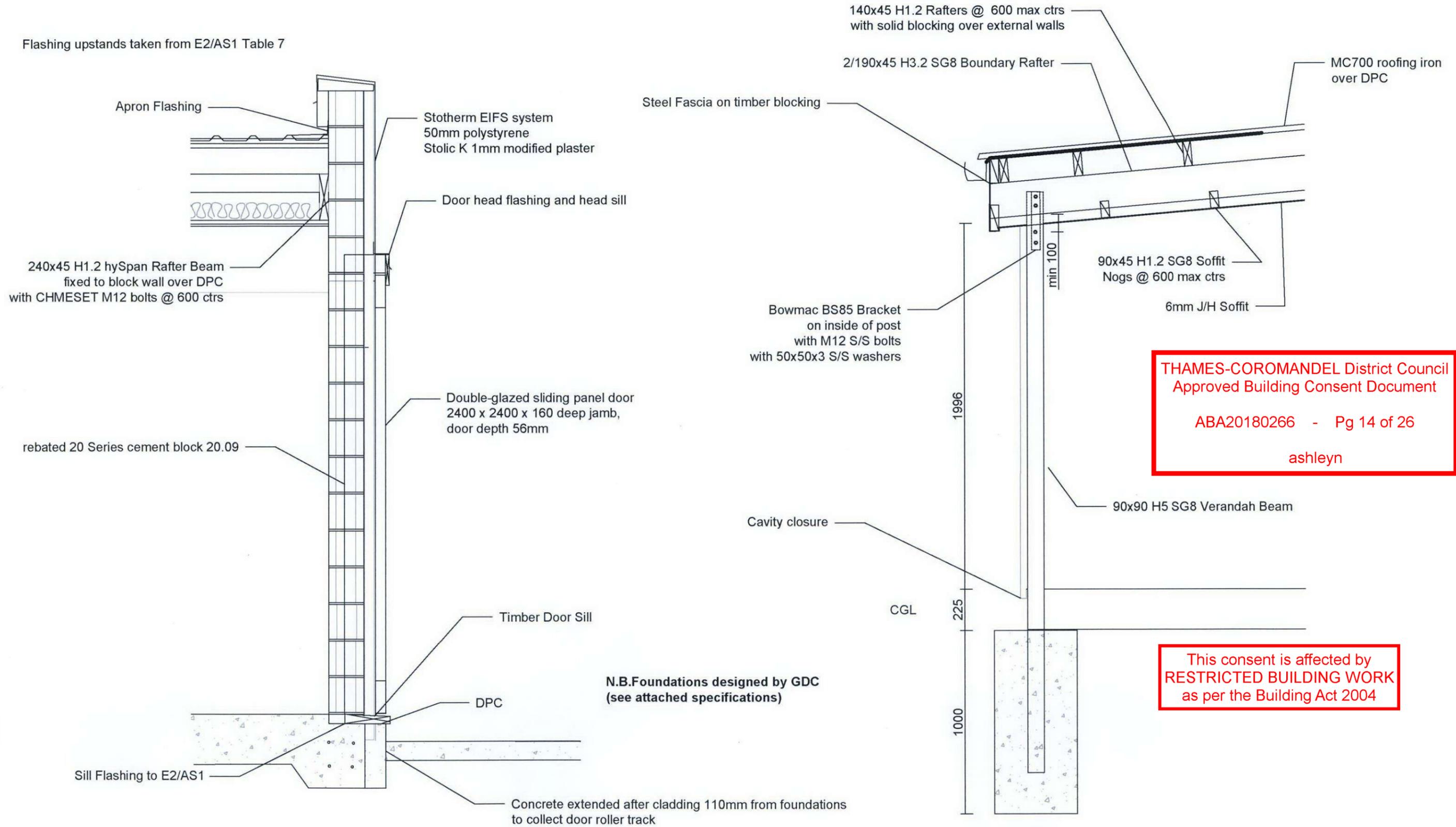


R3 Northeast Eave Detail 1:20



R3 Southwest Eave Detail 1:20

Flashing upstands taken from E2/AS1 Table 7



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F1 Wall/Footing/Door 1:20

R4 Verandah Beam
 Detail 1:20

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Parapet Flashing over DPC
and Sto K1 Armat EIFS
with 50mm Polystyrene sheet

80mm min cover

110 min upstand

200 min

Ventilated Steel Apron Flashing

Sottherm EIFS 50mm
on 20 Series Concrete Block
to NZS4229

Apron Flashing
min 110mm upstand, 200mm roof cover

MC770 Colorsteel Roofing
over DPC, on Cavibat ventilation cavity
connected with 75mm hex screws
with neoprene washers

Turn-up roofing iron under flashing

H1.2 140x45 SG8 Rafters

2/240x45 H1.2 SG8 Rafter Beam
checked over 140x45 H1.2 SG8 Stringer
fixed with 2 / 90 x 3.15mm nails
and 2 wiredogs

DPC

13mm Gib on 70x20 H1.2 Ceiling Battens @ 600 ctrs
on nogged 140x45 H1.2 SG8 Ceiling Joists @ 600 max ctrs

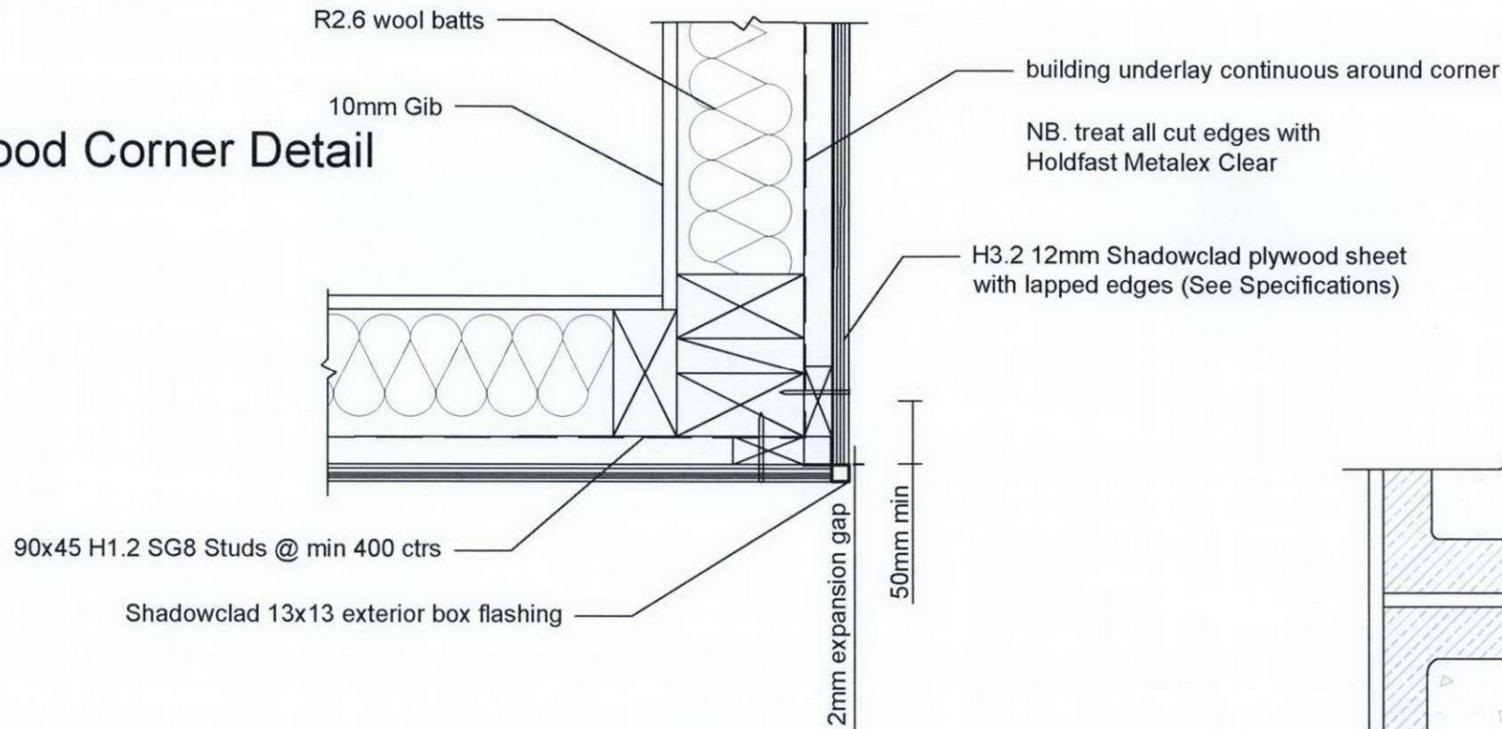
13mm Gib on 90x45 H1.2 SG8 Ceiling Joists @ 600 max ctrs

140x45 H1.2 SG8 Stringer
fixed to block wall over DPC
with pairs of M12 CHEMSET bolts @ 600 max ctrs

240x45 H1.2 SG8 Rafter Beam on DPC
fixed to block wall with pairs of M12 CHEMSET bolts @ 600 max ctrs

Central Parapet Detail (Section View) 1:5

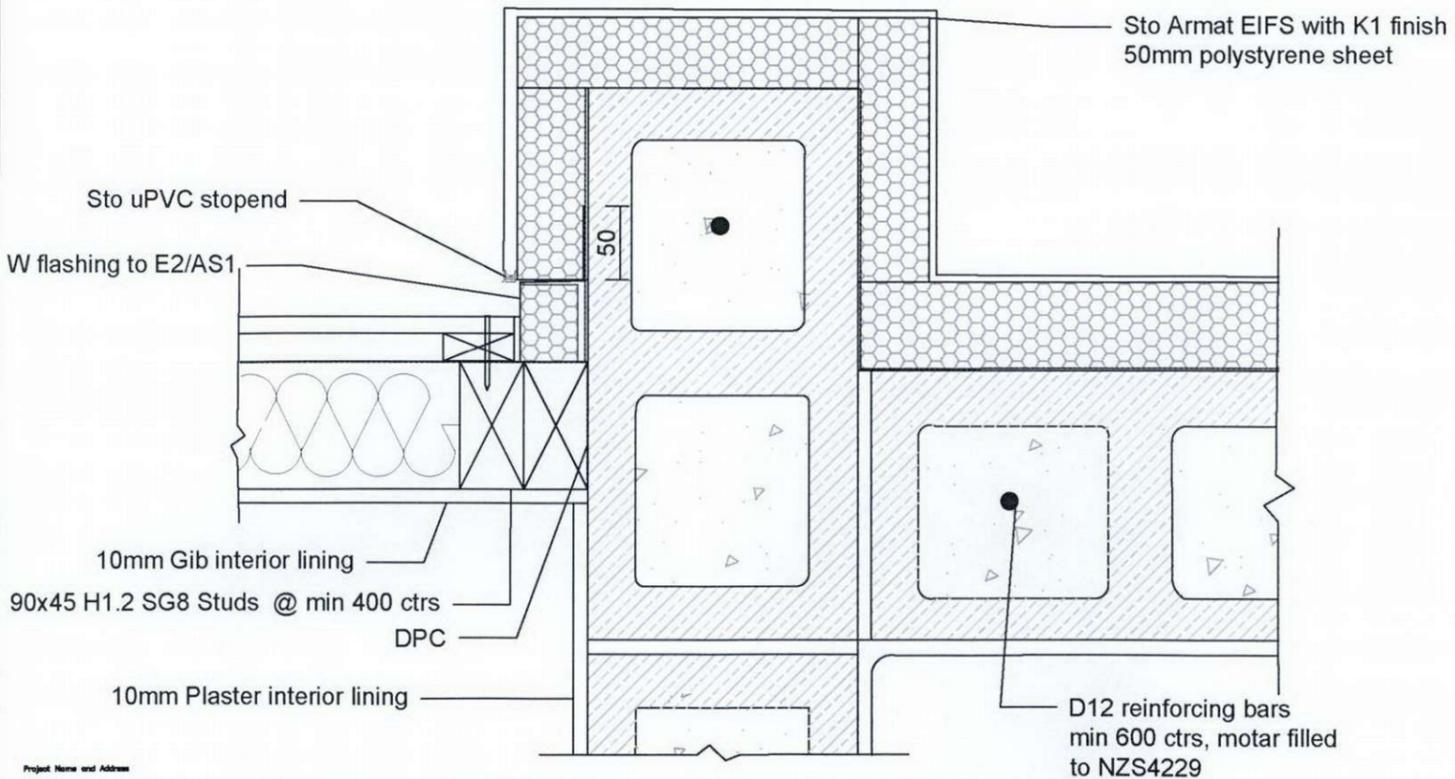
Exterior Plywood Corner Detail 1:5



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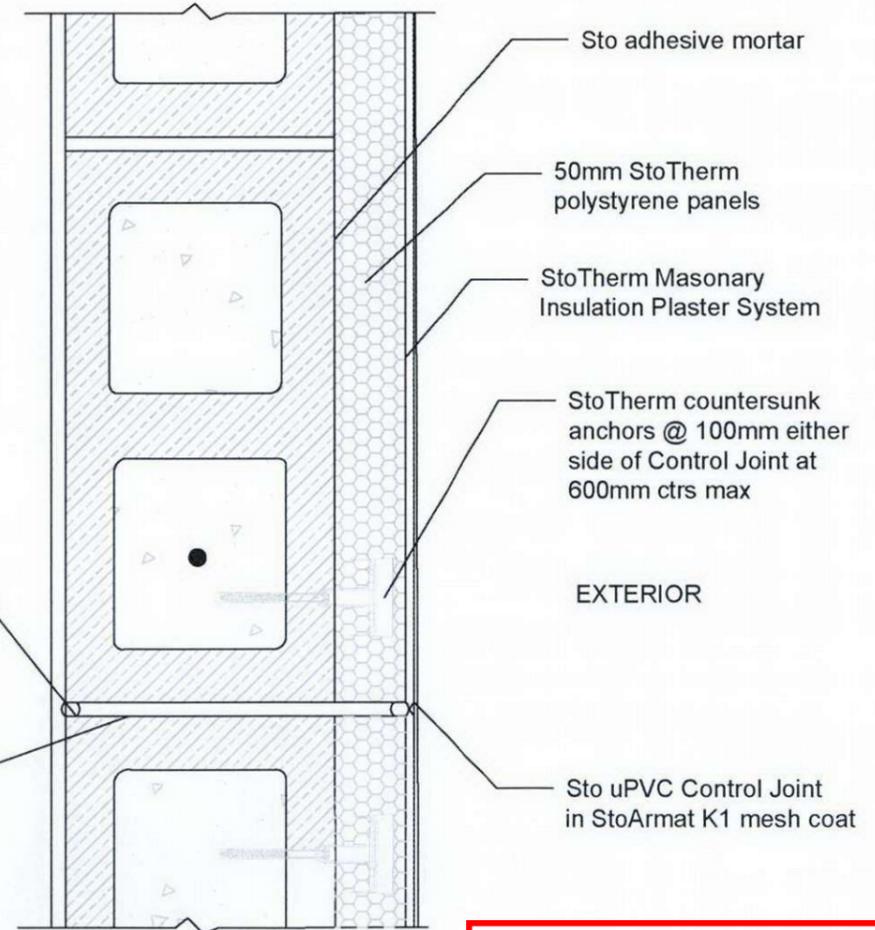


INTERIOR

silicon bead

Concrete Block
Control Joint

Control Joint Detail 1:5



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Corner Detail (from Sheet 4) 1:5

Project Name and Address
Lewis House
40 Victoria St
Coromandel
Coromandel

Design Supervisor
Paul Hayman
Kaeo
0274 505471

Draughtsperson
Ben Parsons
Coromandel
022 130 4455

Architect
Gary Underwood, DipArch.
Whangarei
02102424422

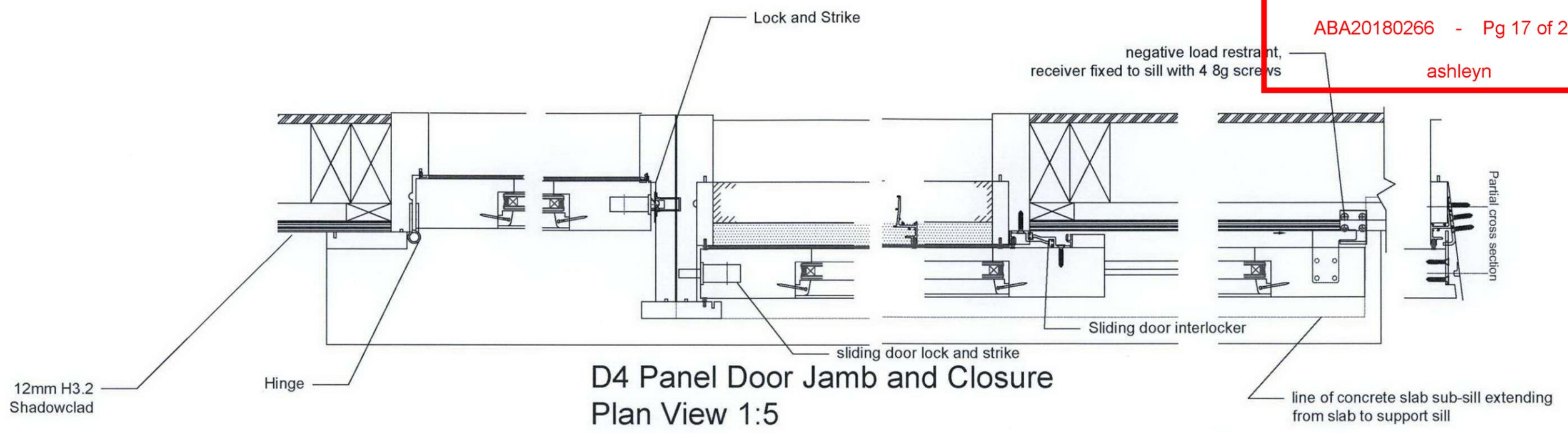
Project
Lewis
27.03.2018

Sheet

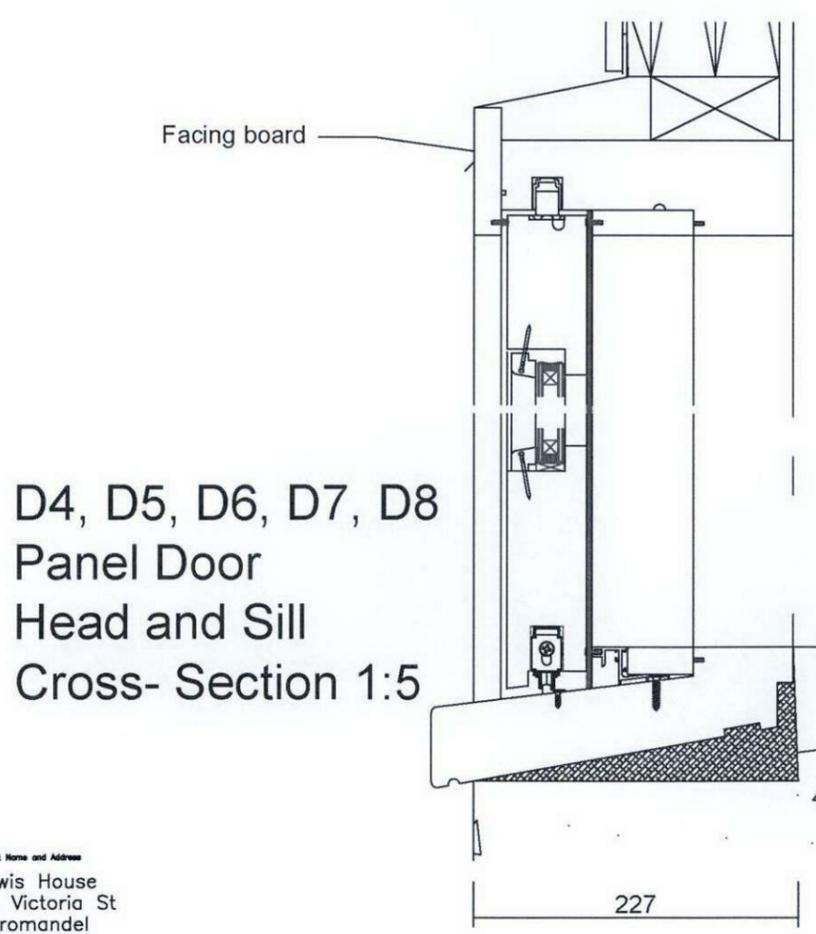
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As Noted

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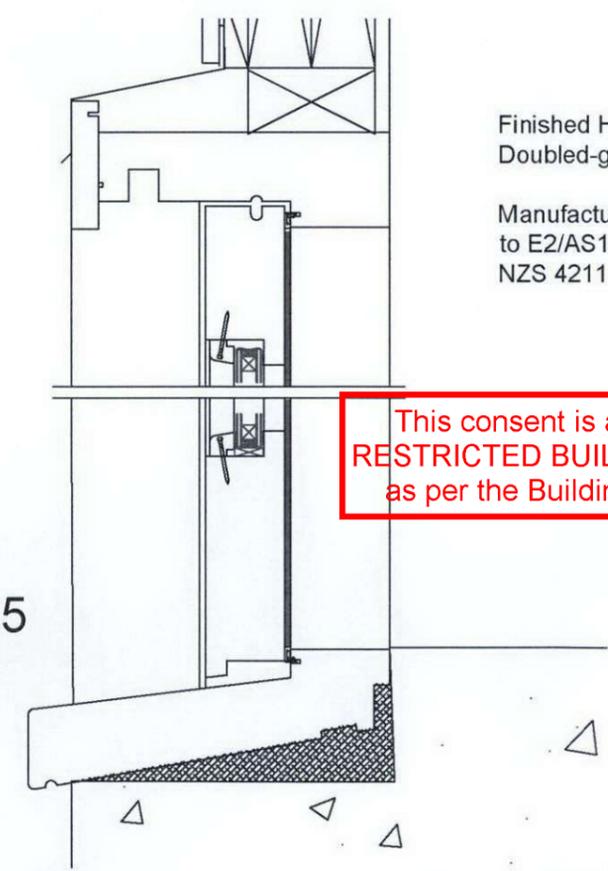
D4 Panel Door Jamb and Closure
 Plan View 1:5



D4, D5, D6, D7, D8
 Panel Door
 Head and Sill
 Cross- Section 1:5

NB
 Joinery designed and manufactured
 by Papakura Joinery using
 JMFNZ compliant joinery
 to NZS 4211

D4
 Hinged Door
 Head and Sill
 Cross- Section 1:5

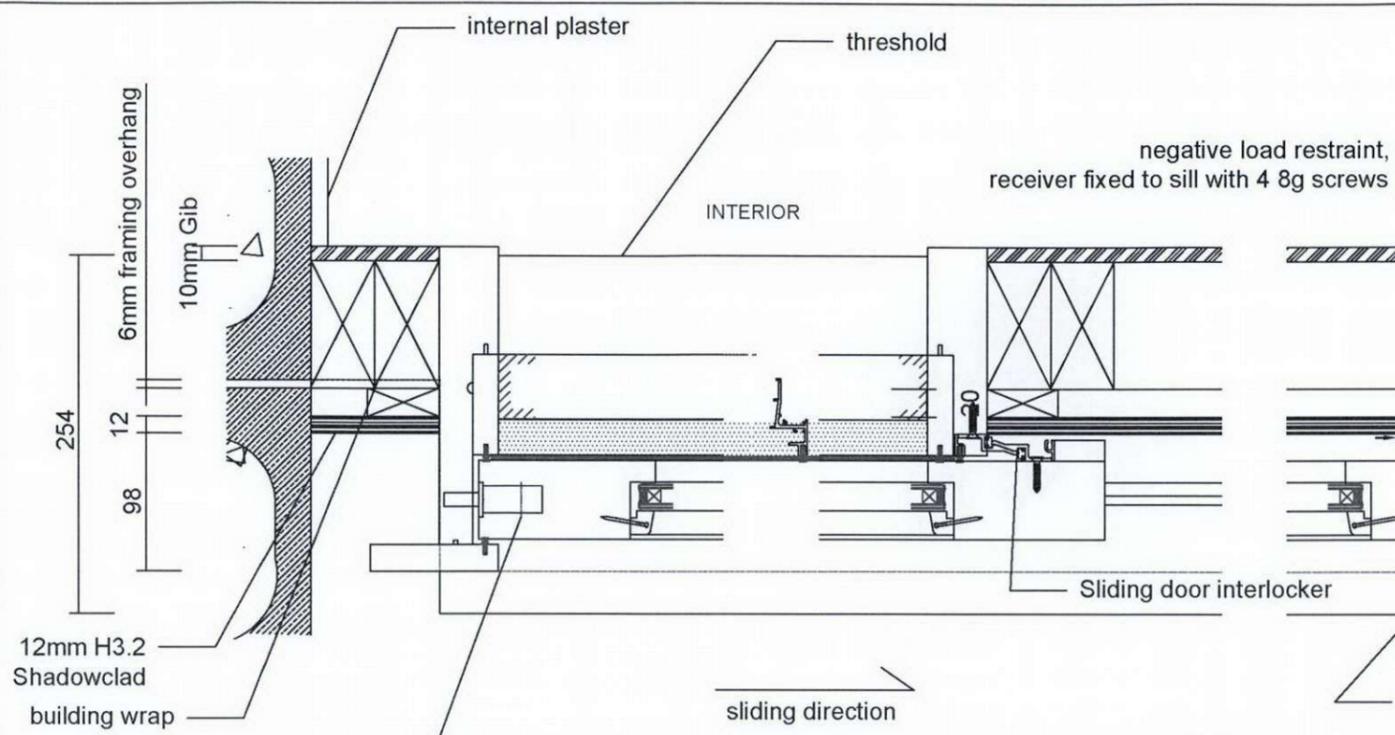


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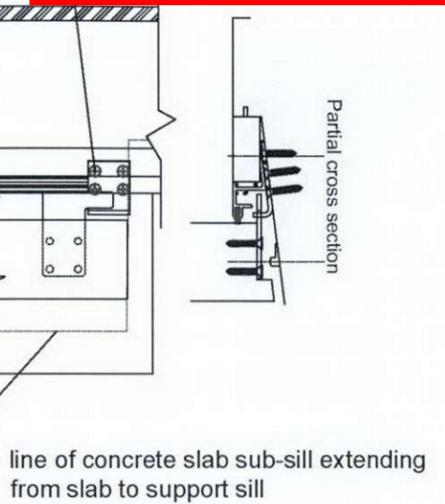
Project Name and Address
 Lewis House
 40 Victoria St
 Coromandel
 Coromandel

Draughtsperson Ben Parsons 233 Waikanae Valley Rd RD4 Colville Coromandel +64 22 130 4455	Architect Gary Underwood, DipArch Whangarei 02102424422	Project Lewis 27.03.2018 As Noted	Sheet 14a
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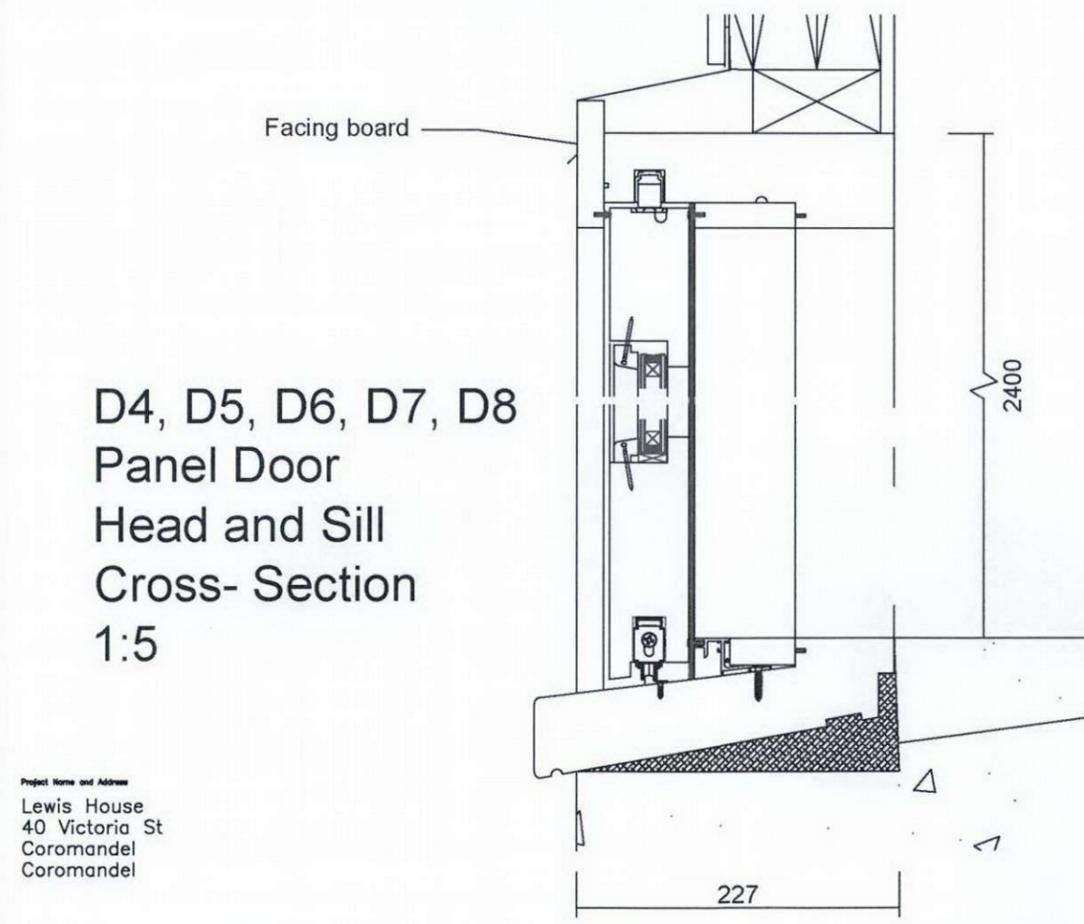
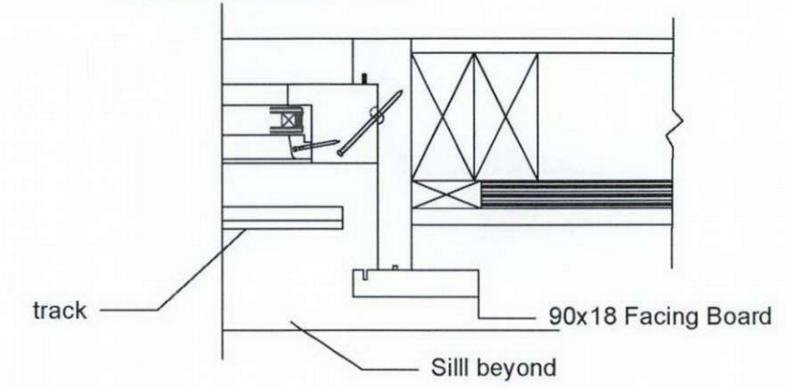
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D5 Panel Door Jamb and Closure
 Plan View 1:5

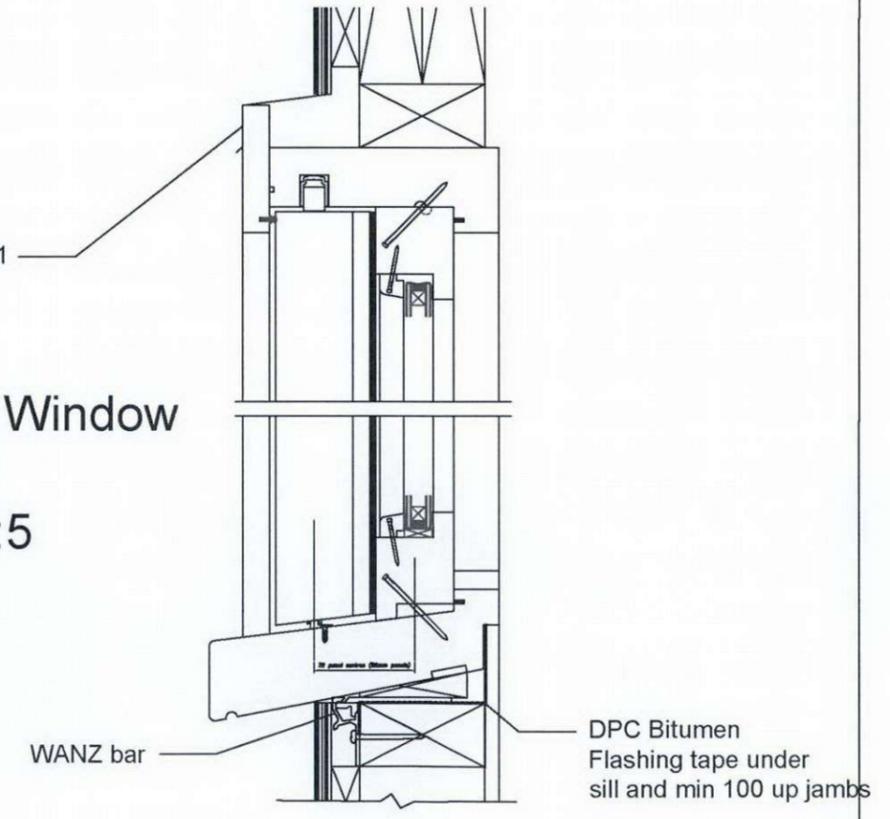


W7 3-Panel Sliding
 Window Detail
 Jamb at Fixed Panel
 Plan View 1:5



D4, D5, D6, D7, D8
 Panel Door
 Head and Sill
 Cross- Section
 1:5

W7
 3-Panel Sliding Window
 at Fixed Panel
 Cross Section 1:5

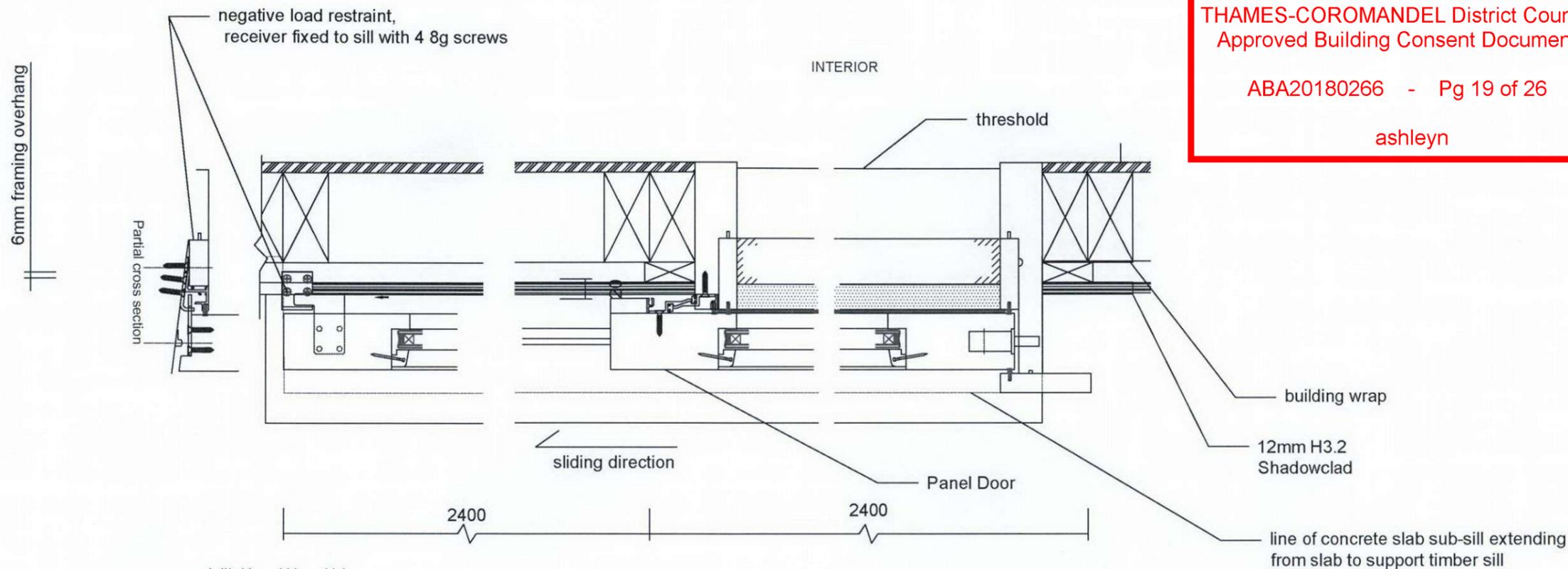


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 40 Victoria St
 Coromandel
 Coromandel

Draughtsperson Ben Parsons 233 Waikanae Valley Rd RD4 Colville Coromandel +64 22 130 4455	Architect Gary Underwood, DipArch. Whangarei 021 02424422	Project Lewis 27.03.2018 As Noted	Sheet 14b
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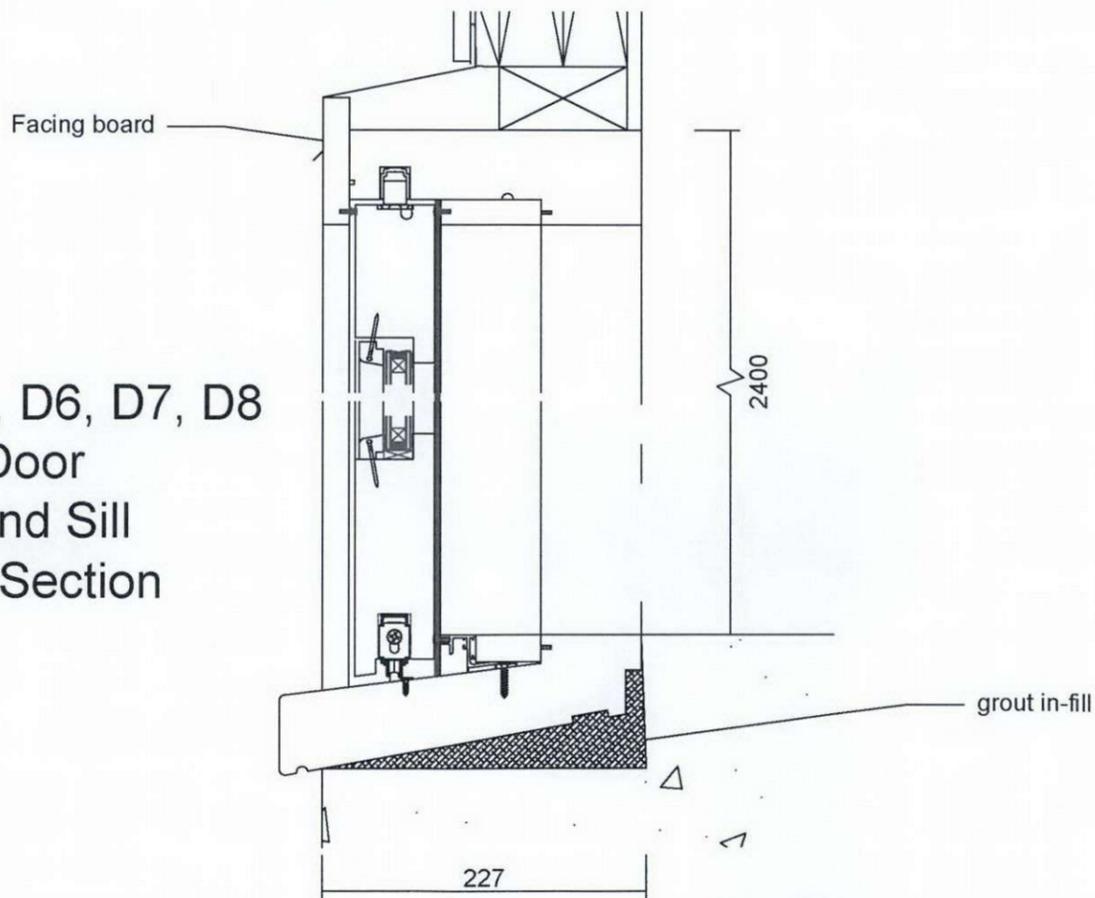
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D6, D7, D8 Panel Door Jamb and Closure
 Plan View 1:5

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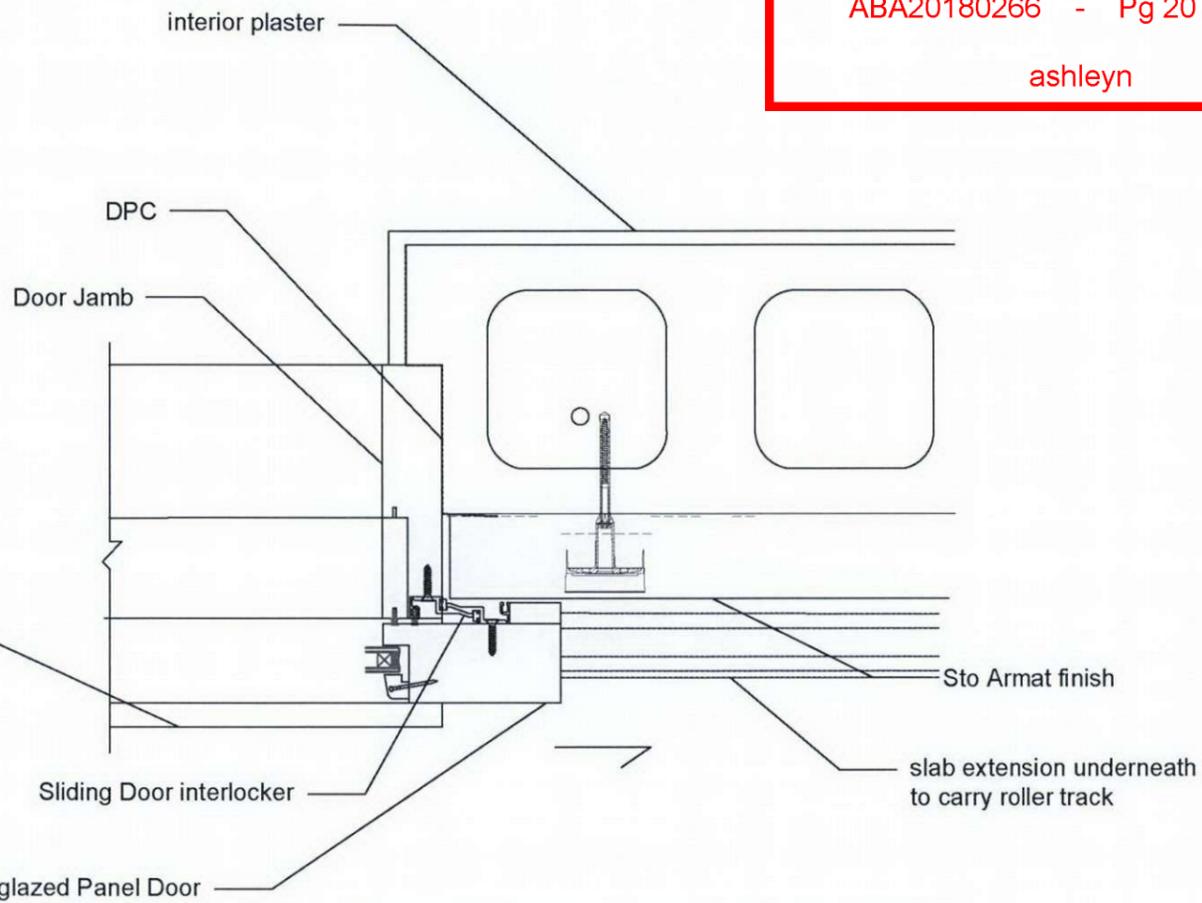
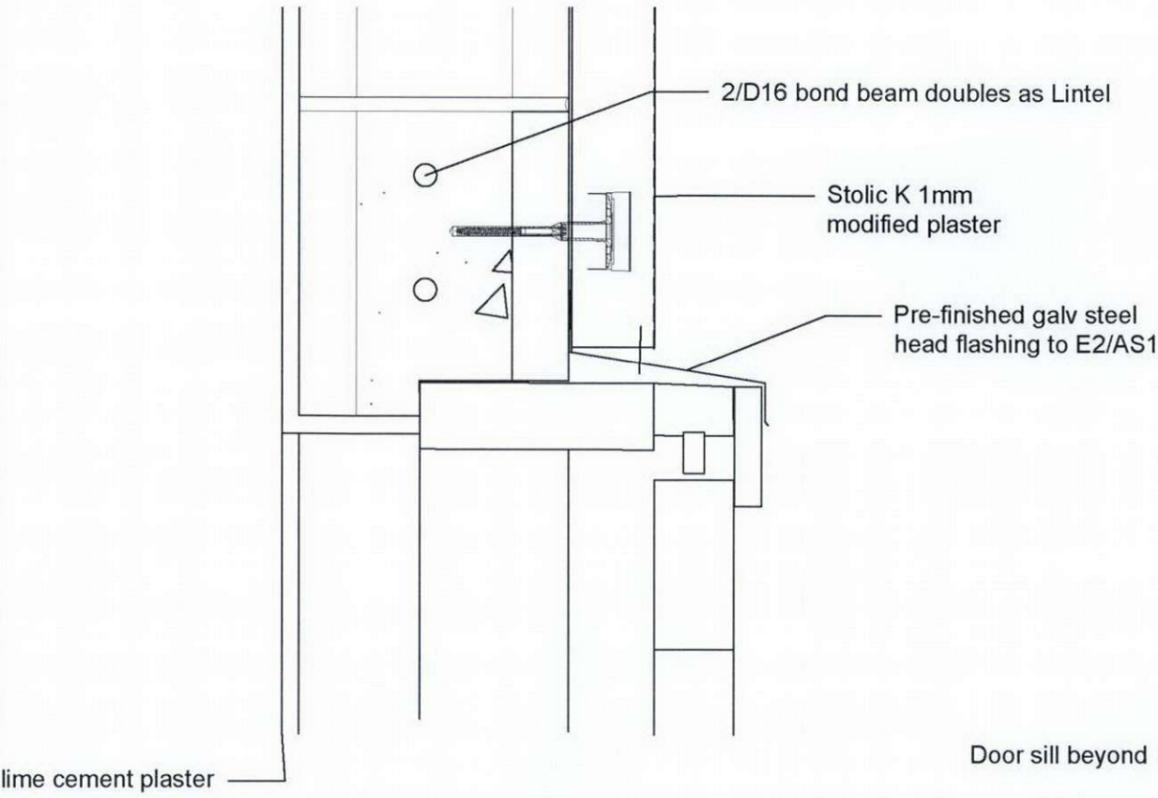
D4, D5, D6, D7, D8
 Panel Door
 Head and Sill
 Cross- Section
 1:5



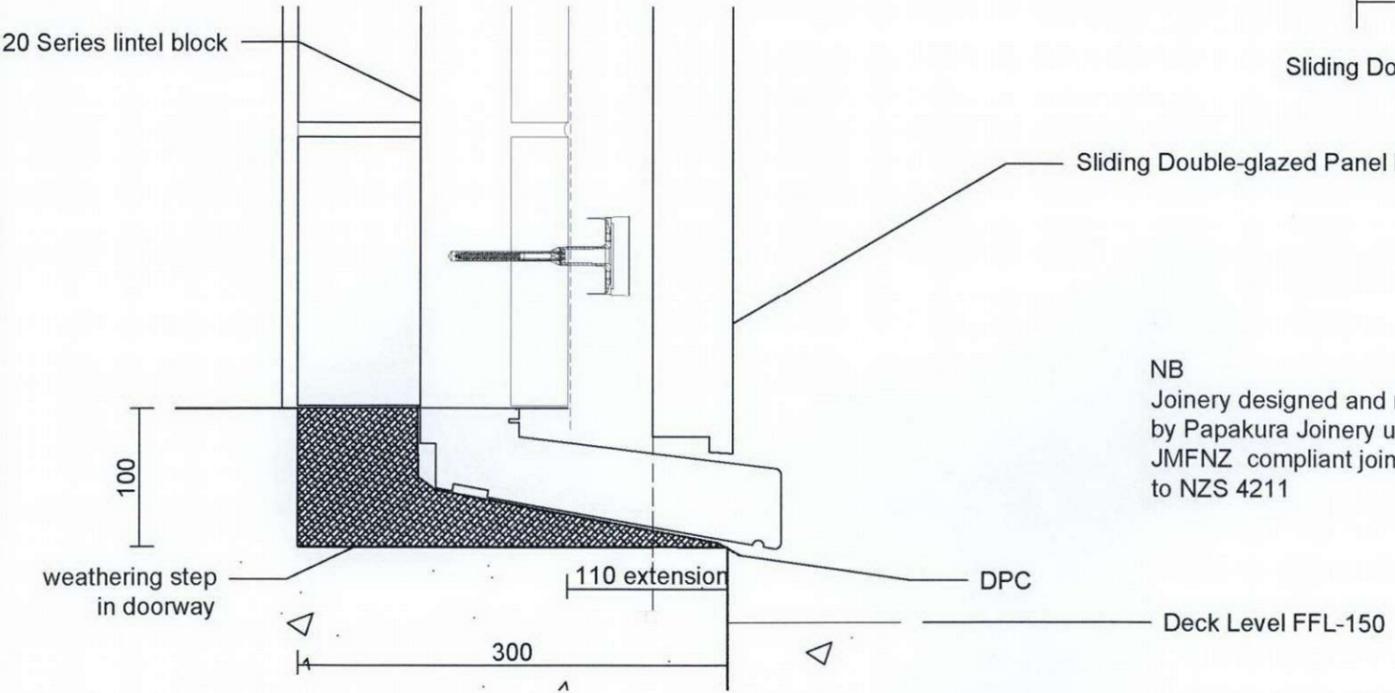
NB
 Joinery designed and manufactured
 by Papakura Joinery using
 JMFNZ compliant joinery
 to NZS 4211

Panel Door Head Detail 1:5

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D1 Panel Door Jamb Detail 1:5



D1 Panel Door Sill Detail 1:5

NB
 Joinery designed and manufactured
 by Papakura Joinery using
 JMFNZ compliant joinery
 to NZS 4211

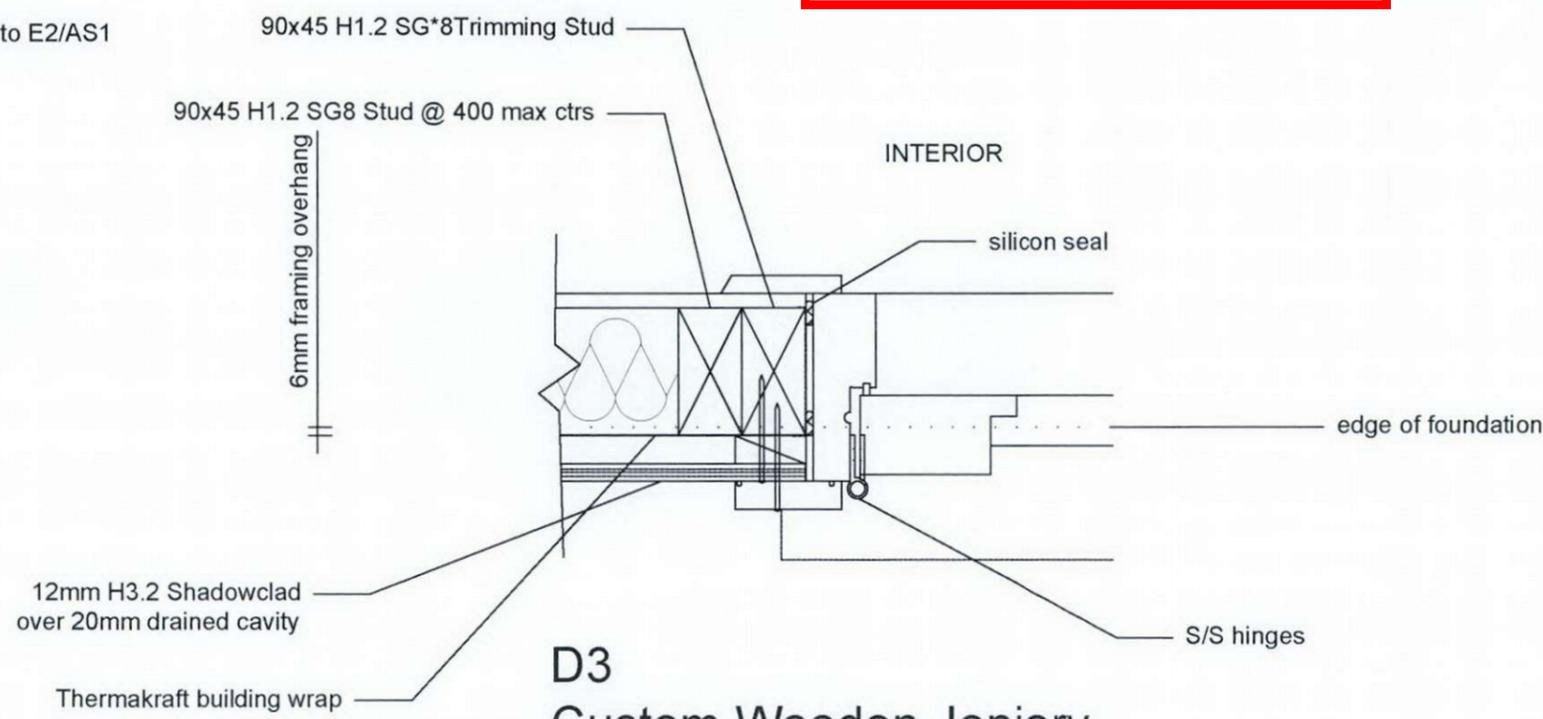
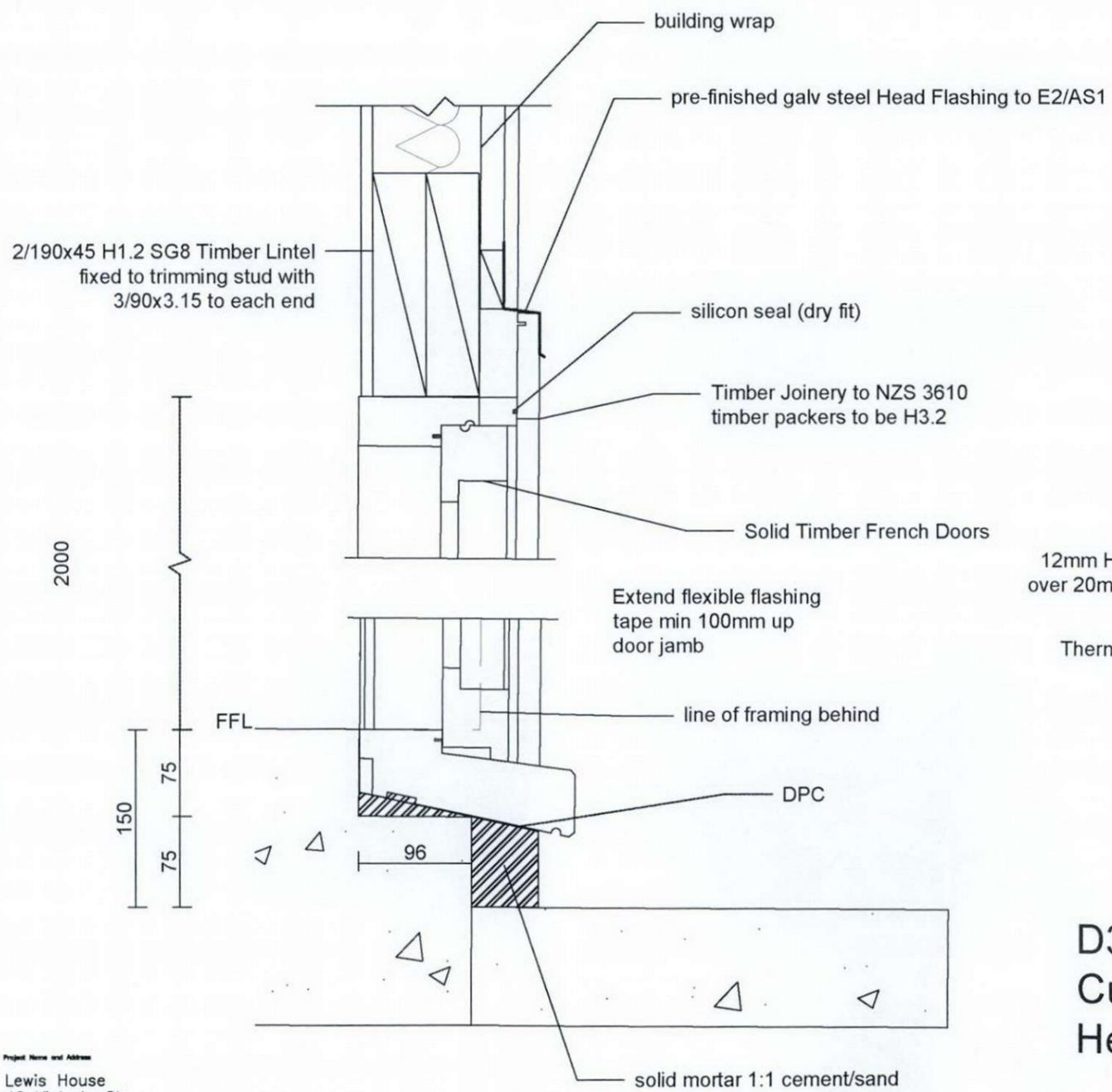
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Project Name and Address
 Lewis House
 40 Victoria St
 Coromandel
 Coromandel

Design Supervisor Paul Hayman Kaeo 0274 505471	Draughtsperson Ben Parsons Coromandel 022 130 4455	Architect Gary Underwood, DipArch. Whangarei 02102424422	Project Lewis 27.03.2018	Sheet 15a
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D3
 Custom Wooden Jonieri
 Jamb Detail 1:5

D3
 Custom Wooden Jonieri
 Head and Sill Detail 1:5

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Project Name and Address
 Lewis House
 40 Victoria St
 Coromandel
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Design Supervisor
 Paul Hayman
 Kaeo
 0274 505471

Draughtsperson
 Ben Parsons
 Coromandel
 022 130 4455

Architect
 Gary Underwood, DipArch.
 Whangarei
 02102424422

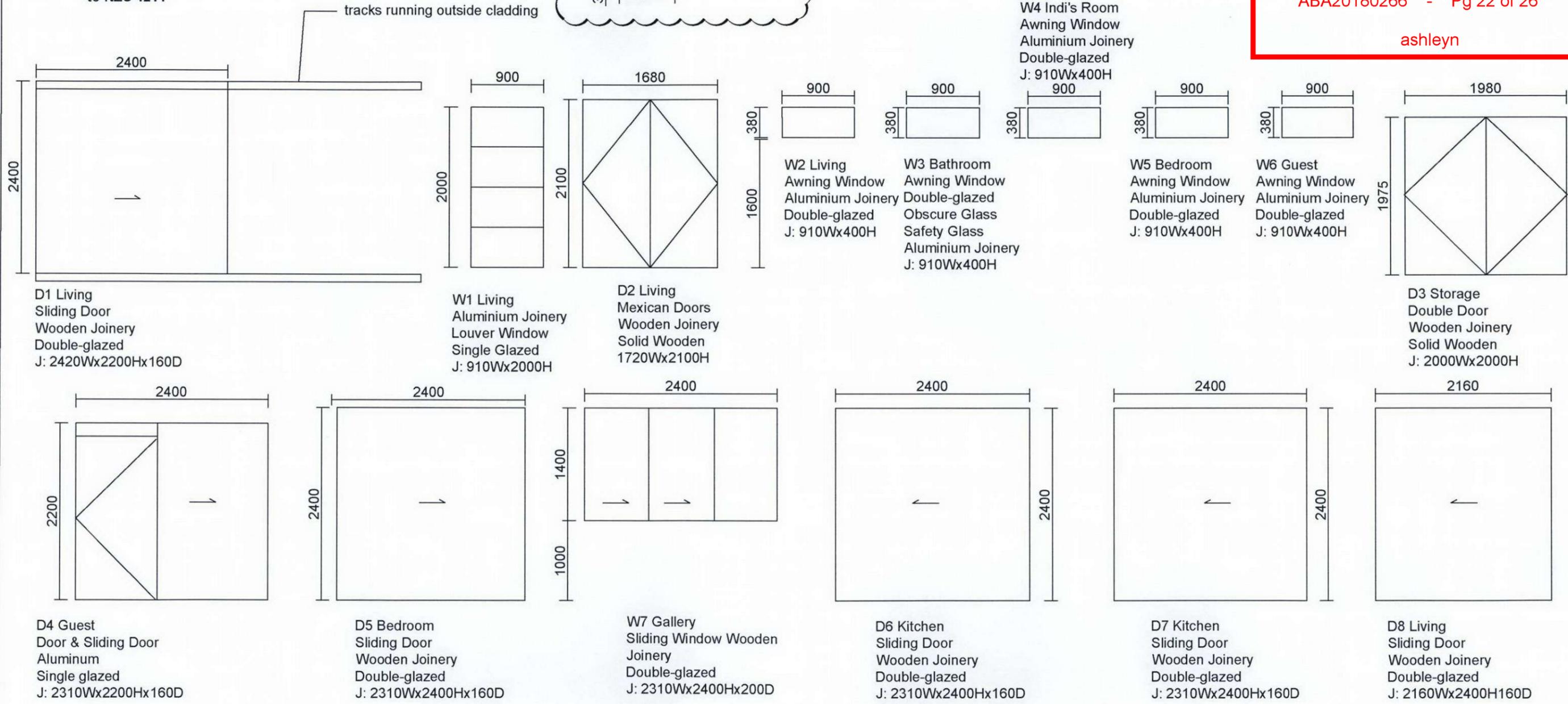
Project
 Lewis
 27.03.2018
 As Noted

Sheet
 15b

N.B.
 Joinery designed and manufactured
 Trim sizes subject to SITE MEASURE
 by Papakura Joinery using
 JMFNZ compliant joinery
 to NZS 4211



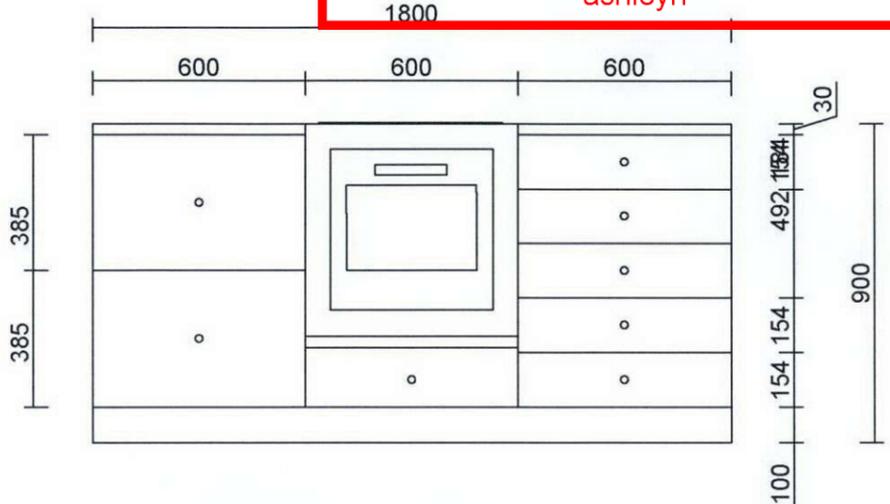
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JOINERY SCHEDULE 1:50

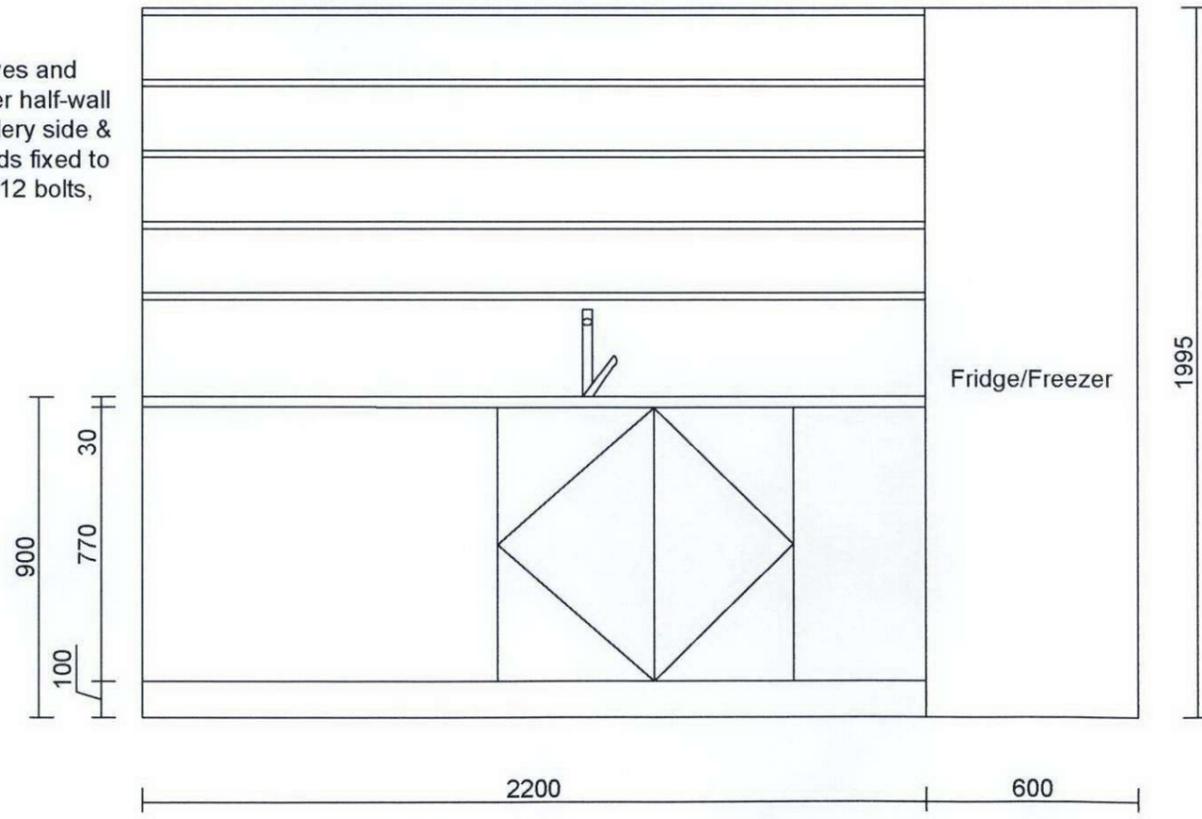
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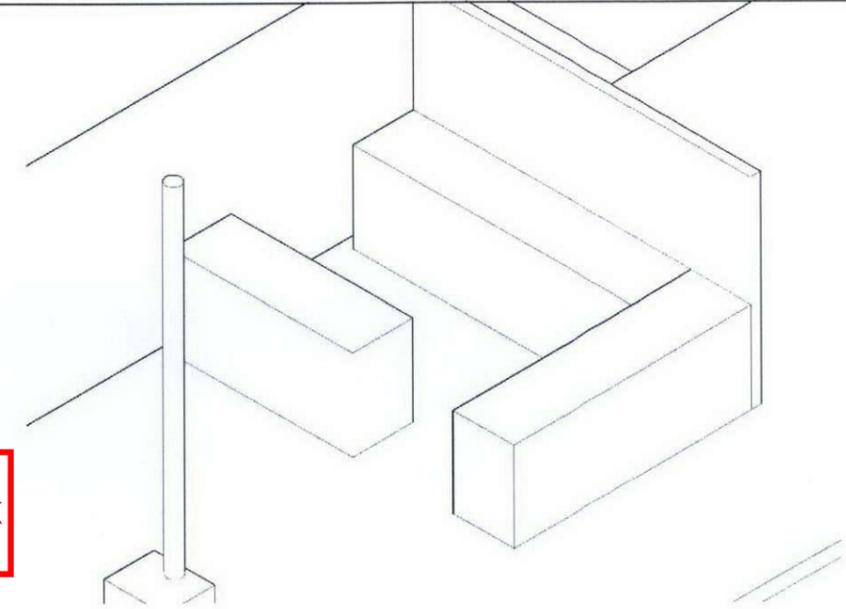


Kitchen Island 1:20

Hardwood shelves and untreated veneer half-wall with Gib on Gallery side & 70x45 H1.2 Studs fixed to concrete with M12 bolts, above bench

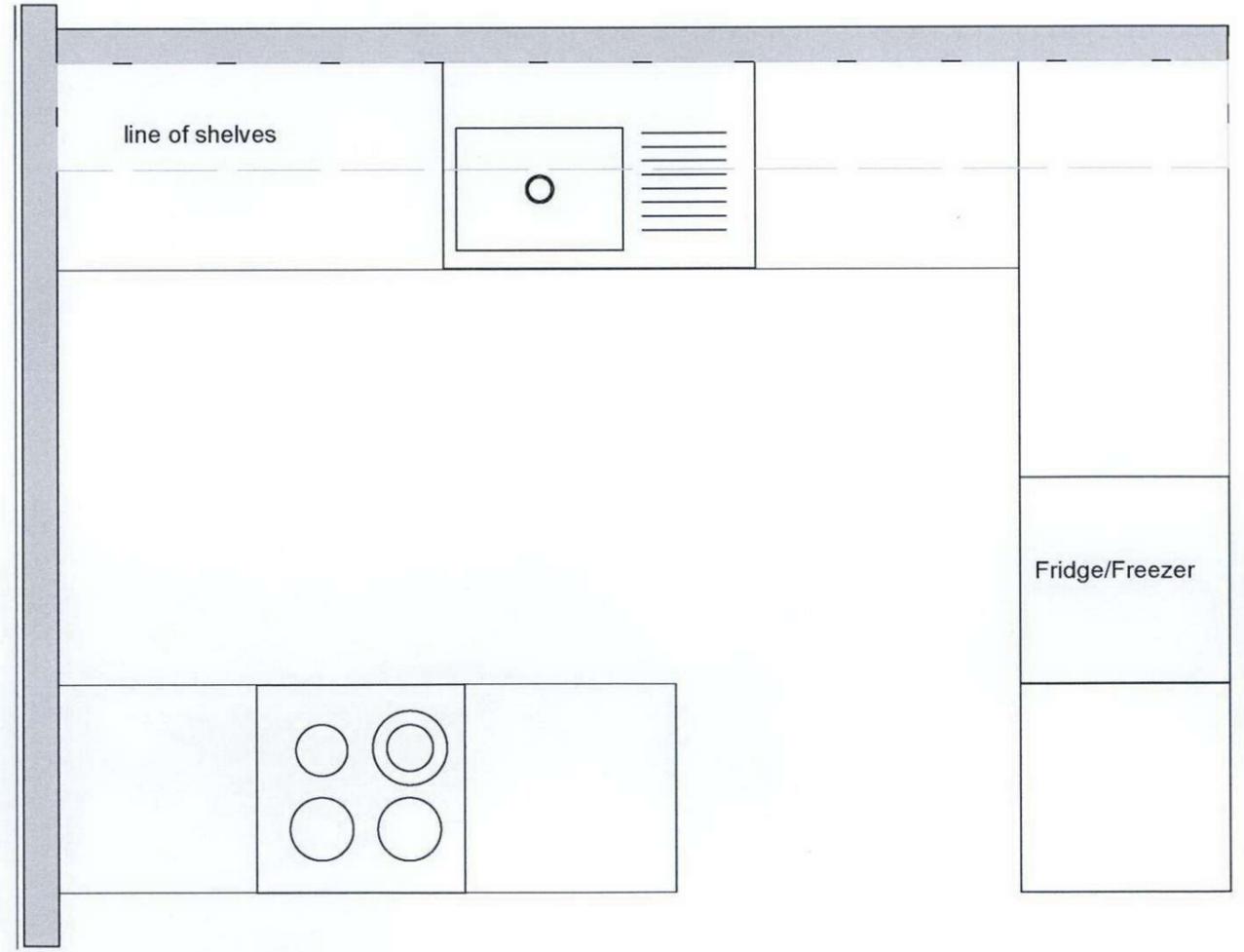


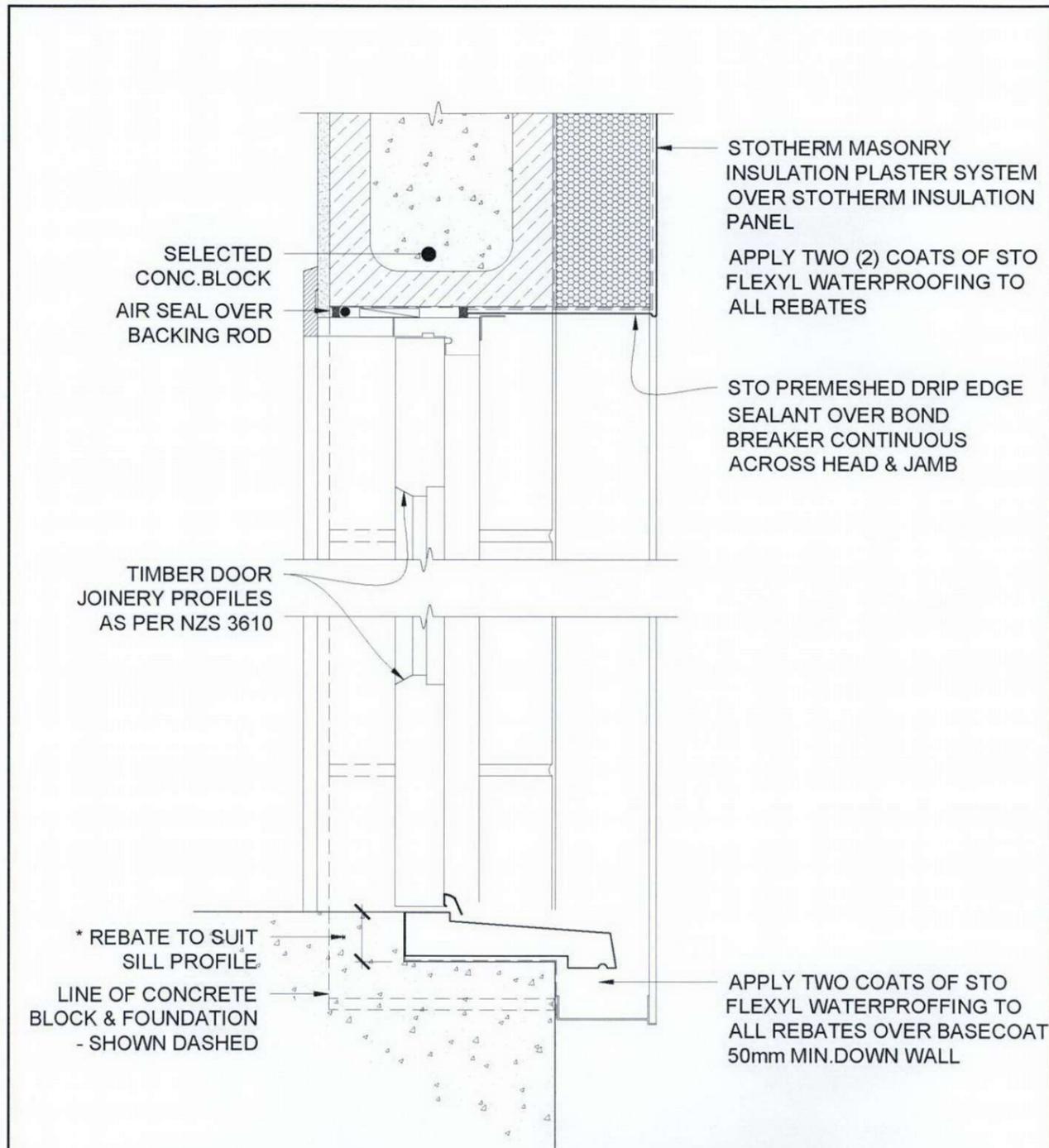
Kitchen Joinery 1:20



Kitchen Isometric 1:50

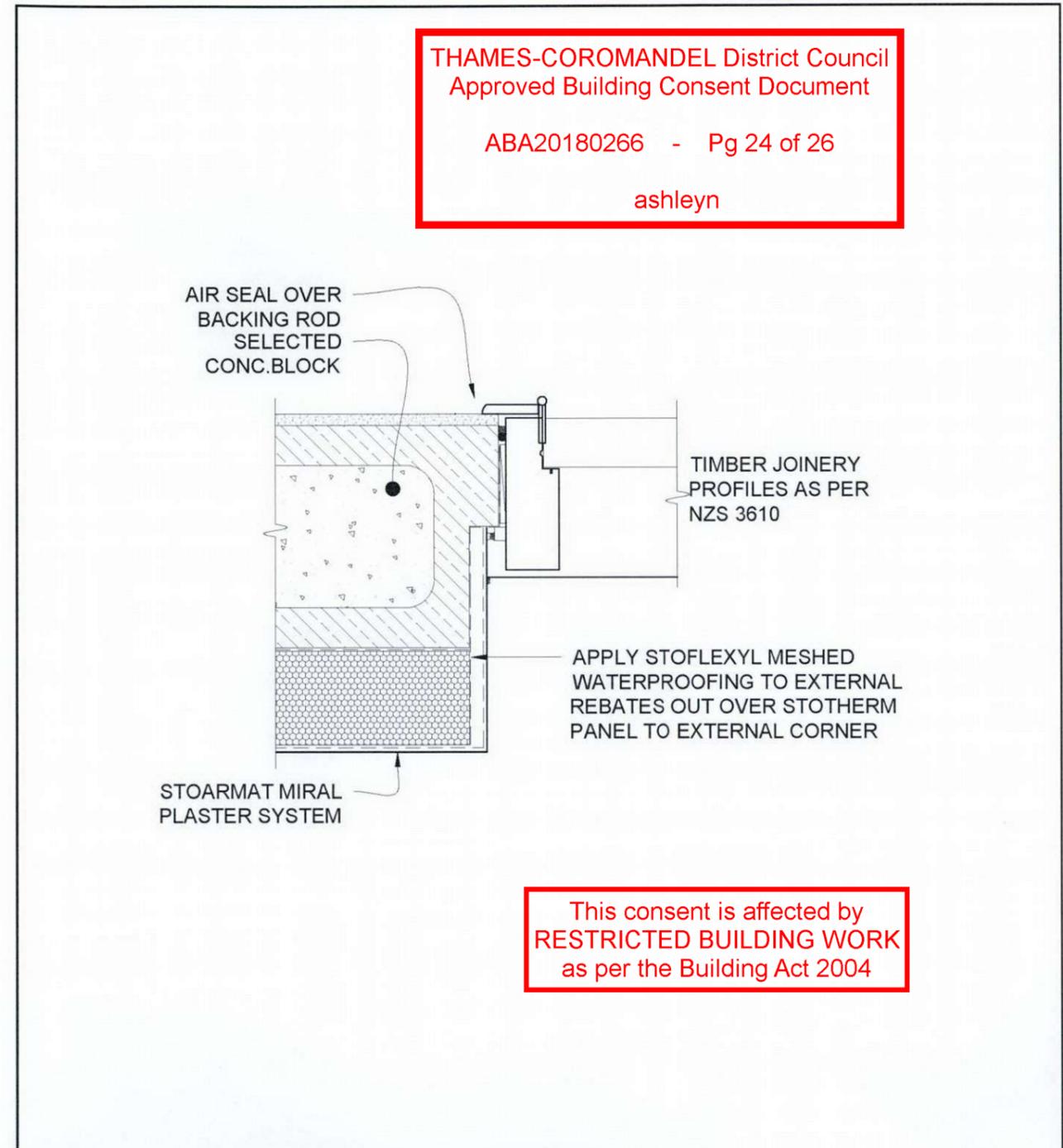
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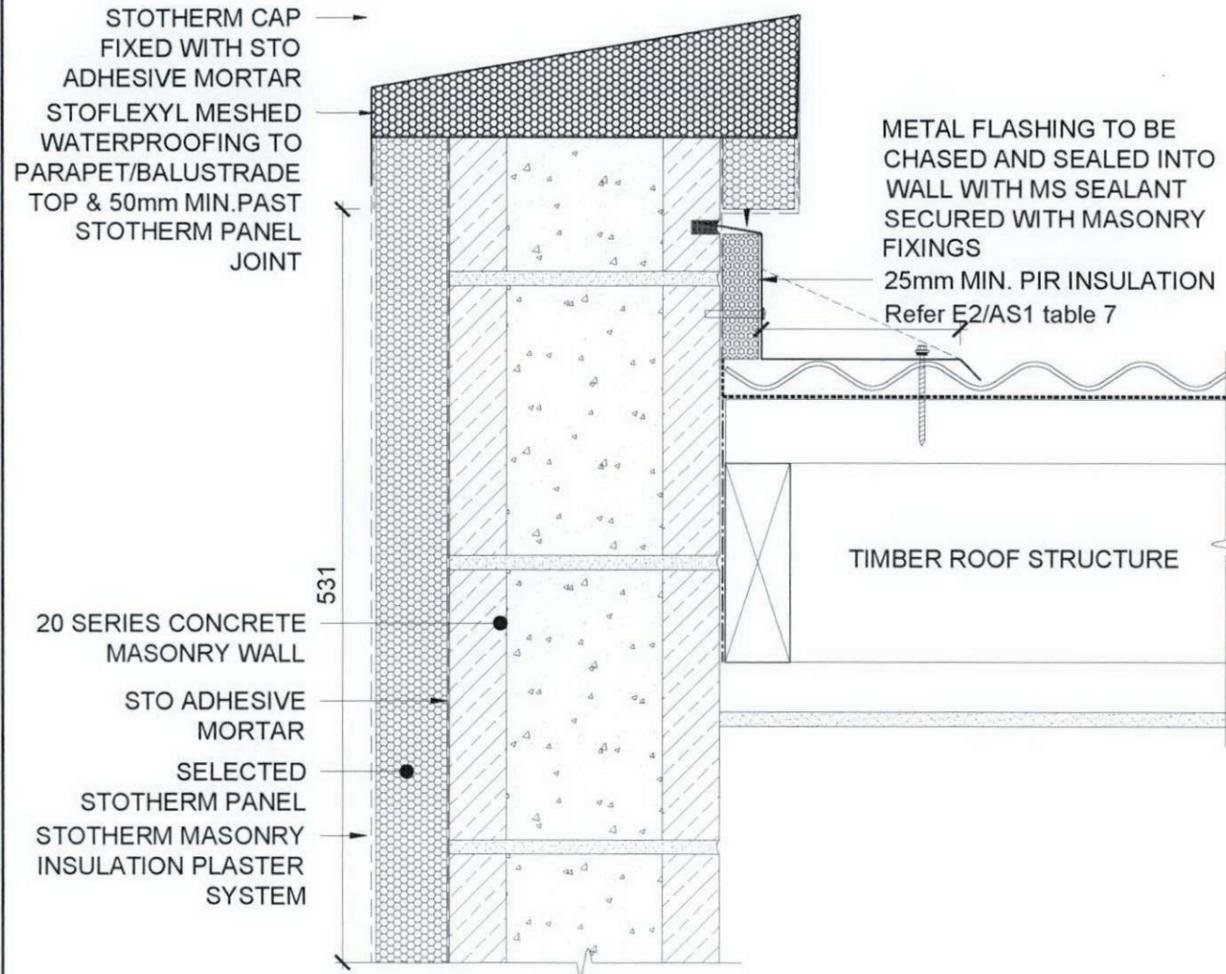
SCALE 1:5

STO CONCRETE BLOCK	STO CONCRETE BLOCK INSULATION SYSTEM	STCB 405
	TIMBER DOOR JOINERY - HEAD & SILL DETAIL	2014



SCALE 1:5

STO CONCRETE BLOCK	STO CONCRETE BLOCK INSULATION SYSTEM	STCB 403
	TIMBER JOINERY - JAMB DETAIL	2014



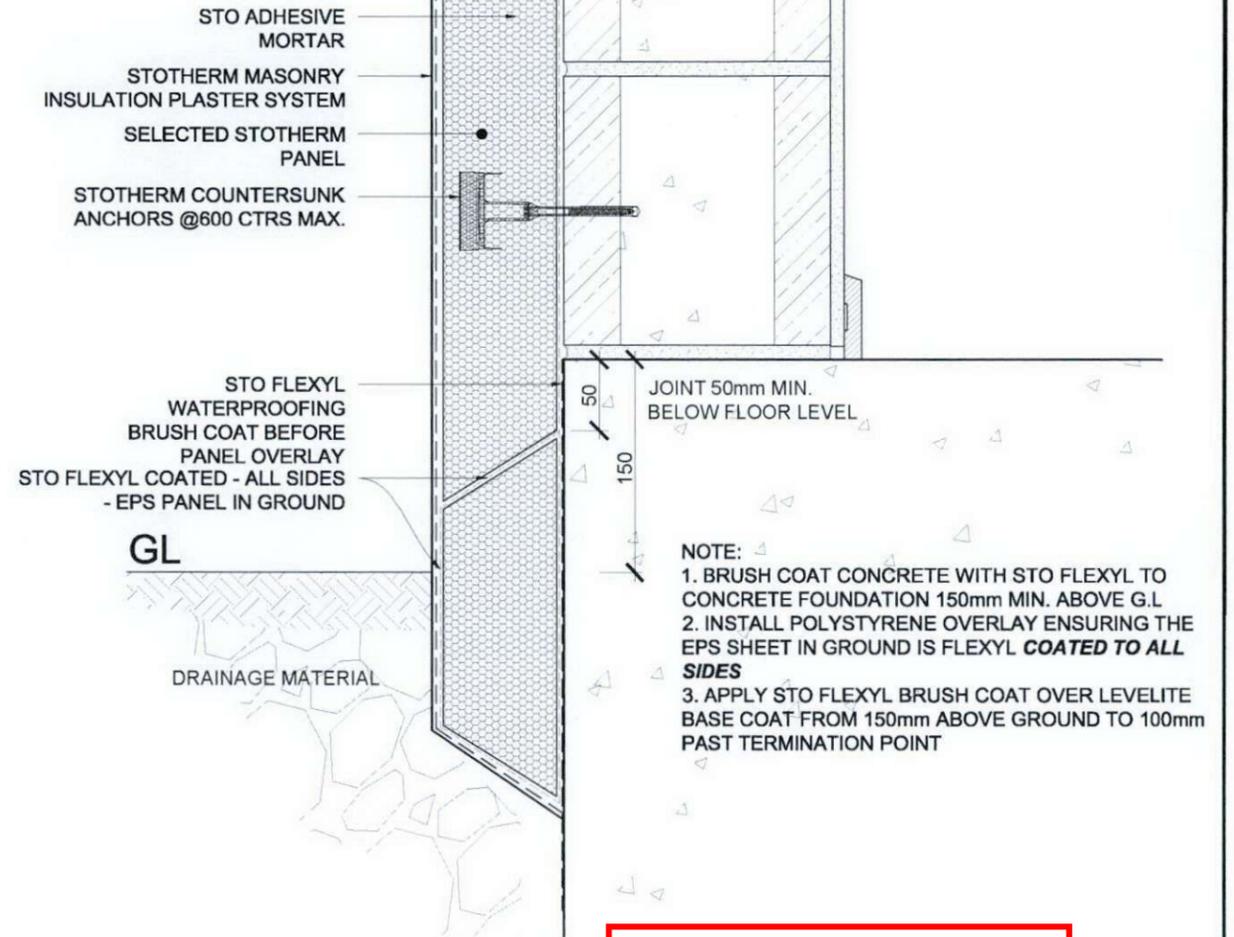
SCALE 1:5

STO CONCRETE BLOCK	STO CONCRETE BLOCK INSULATION SYSTEM BARGE WITH NO OVERHANG	STCB 701
		2014

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1. 100mm TO PAVED GROUND LEVEL
2. 150mm TO UNPAVED GROUND LEVEL

SCALE 1:5

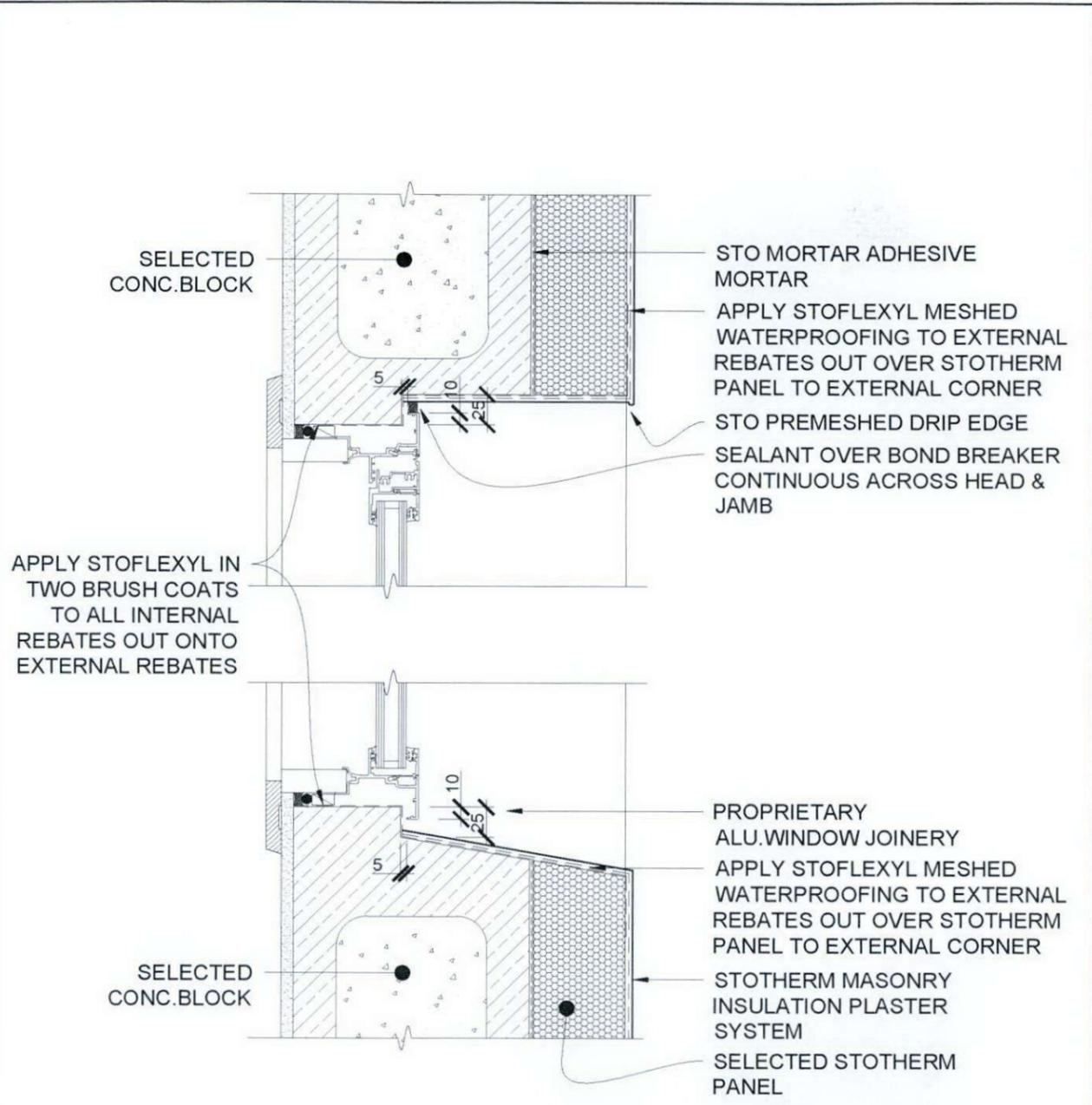
STO CONCRETE BLOCK	STO CONCRETE BLOCK INSULATION SYSTEM BELOW GROUND INSULATION	STCB 201
		2014

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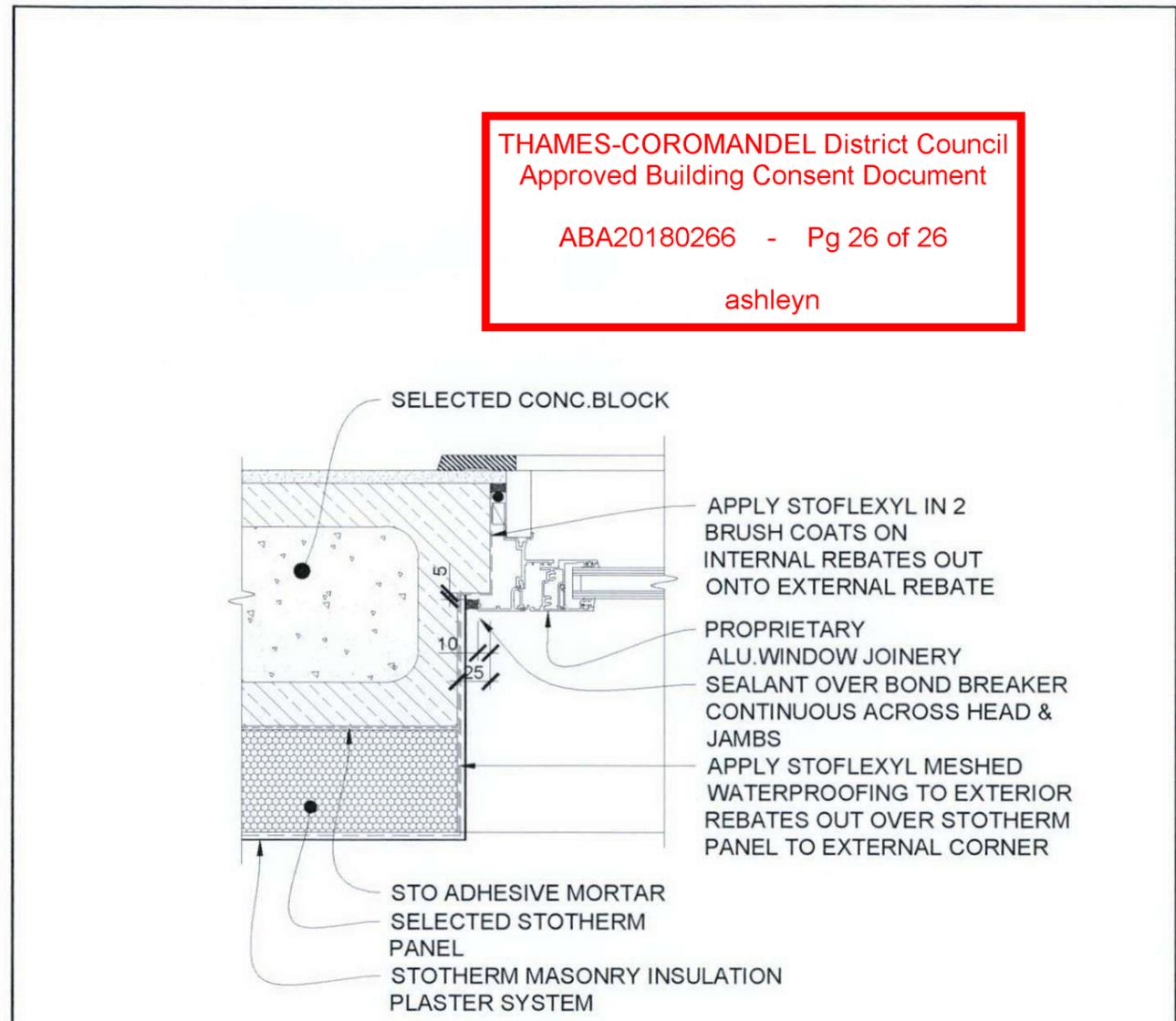
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ashleyn



SCALE 1:5

STO CONCRETE BLOCK	STO CONCRETE BLOCK INSULATION SYSTEM	STCB 400
	ALUMINIUM JOINERY - HEAD & SILL DETAIL	2014



SCALE 1:5

STO CONCRETE BLOCK	STO CONCRETE BLOCK INSULATION SYSTEM	STCB 401
	ALUMINIUM JOINERY - JAMB DETAIL	2014

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Coromandel

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Draughtsman Ben Parsons 233 Waikanae Valley Rd RD4 Colville Coromandel +64 22 130 4455	Architect Gary Underwood, DipArch. Whangarei 0210242422	Project Lewis 27.03.2018 As Noted	Sheet 20
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