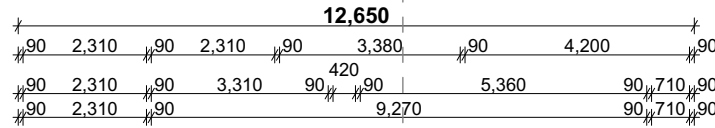
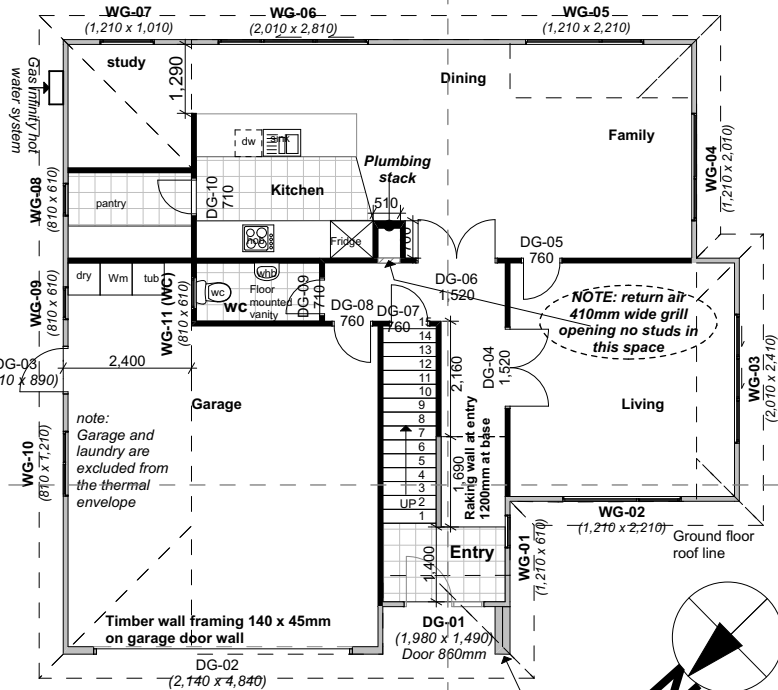
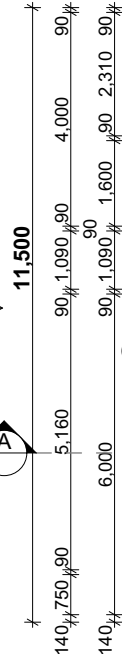


C Elevation

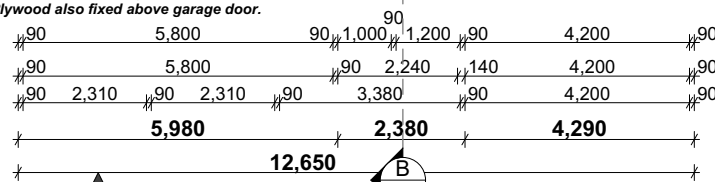


D Elevation



Garage door wall bracing: Braceline on interior and 7mm Eco-ply on exterior. Plywood also fixed above garage door.

Wing wall frames 2 x 140mm at entry



A Elevation



GROUND FLOOR PLAN
Scale 1:100

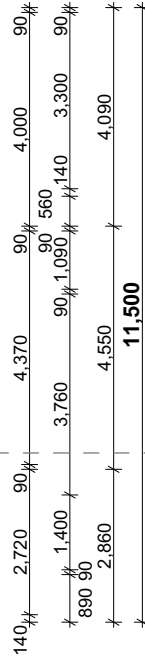
Floor Area:
Ground floor: 127.7m²
first floor: 83.4m²
total floor area: 211.1m²
(to outside of wall framing)

Ventilation:

The mechanical ventilation for the bathrooms shall provide a minimum air change of 25 litres per second and should be wired to a switch.

The external grille outlets and flashing shall be installed to meet the requirements of the NZBC clauses B2 Durability and E2 External Moisture

B Elevation



F2/AS1 requires that, where glazing may be subject to human impact, it must comply with NZS4223.3:2016

Bathroom/ensuite:

Grade A Safety Glazing will be installed to the proposed bathroom (W1-09) and ensuite (W1-08) windows (ie within 2000mm of FFL).

Low level glazing:

Grade A Safety Glazing (for low level glazing - wholly or partly within 800mm of the floor and glazed doors and side panels where glass area > 0.5m²)
ie: lower windows of WG-03 and WG-06.

Glazed internal doors:

Grade A Safety Glazing to glass in Internal doors: DG-04, DG-05, DG-06 (fully framed glazed doors)

Shower doors:

Showers: Englefield Valencia which have fully framed, 6mm toughened safety glass shower doors

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Churton Park
Wellington

Phone: 478 4632,
Mobile: 0274 48 22 33
email: mike@russellproperties.co.nz

Notes:

Dimensions to be checked on site.

WIND ZONE: VERY HIGH
EARTHQUAKE ZONE: 3
SOIL: D&E (deep to very soft)

Multiproof Plan for: **Magnolia: version 2**

Lot 393 Belize Grove
Grenada, Hunters Hill
Wellington

Drawn by:	VAR
Checked by:	MGR
Plan Number:	430
Plot Date	16/03/2018

Drawing Title	
Ground Floor Plan	
Drawing Number	Scale 1:100
L 02	
ALL DIMENSIONS TO BE VERIFIED ON SITE	

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Notes:
Dimensions to be checked on site.

SMOKE DETECTORS:
Smoke alarms to be installed within 3m from all bedroom doors and must be audible within the rooms with the doors shut.
Smoke alarms must have both a hush facility to silence the alarm with min. of 60 seconds and a test facility.
Smoke alarms may be battery powered.

WIND ZONE: VERY HIGH
EARTHQUAKE ZONE: 3
SOIL: D&E (deep to very soft)

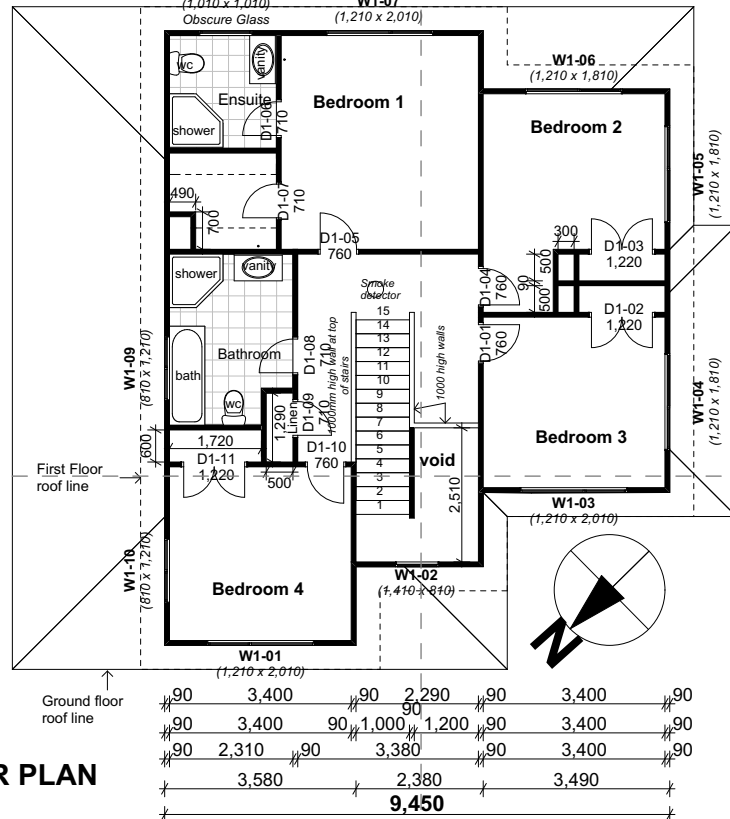
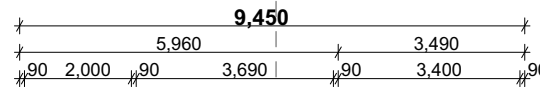
Multiproof Plan for: Magnolia: version 2

**Lot 393 Belize Grove
Grenada, Hunters Hill
Wellington**

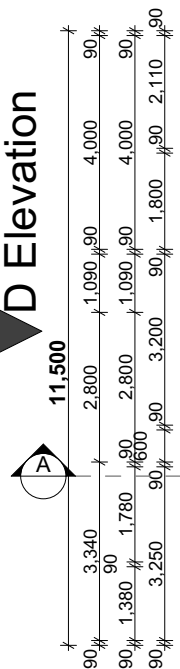
Drawn by:	VAR
Checked by:	MGR
Plan Number:	430
Plot Date	16/03/2018

Drawing Title	
First Floor Plan	
Drawing Number	Scale 1:100
L 03	
ALL DIMENSIONS TO BE VERIFIED ON SITE	

C Elevation

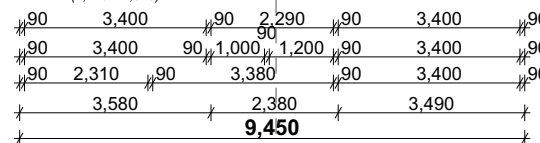


D Elevation

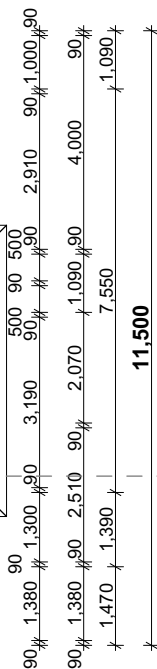


FIRST FLOOR PLAN
Scale 1:100

A Elevation



B Elevation



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Notes:
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WIND ZONE: VERY HIGH
EARTHQUAKE ZONE: 3
SOIL: D&E (deep to very soft)

Multiproof Plan for: Magnolia: version 2

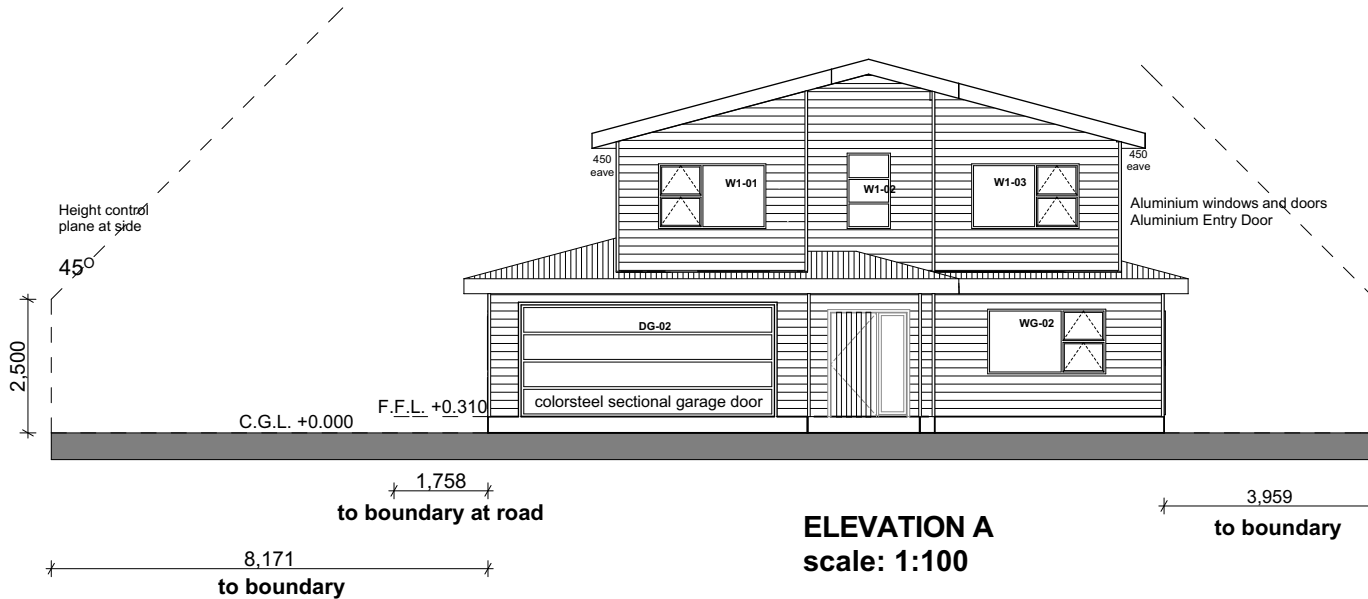
Lot 393 Belize Grove
Grenada, Hunters Hill
Wellington

Drawn by:	VAR
Checked by:	MGR
Plan Number:	430
Plot Date	16/03/2018

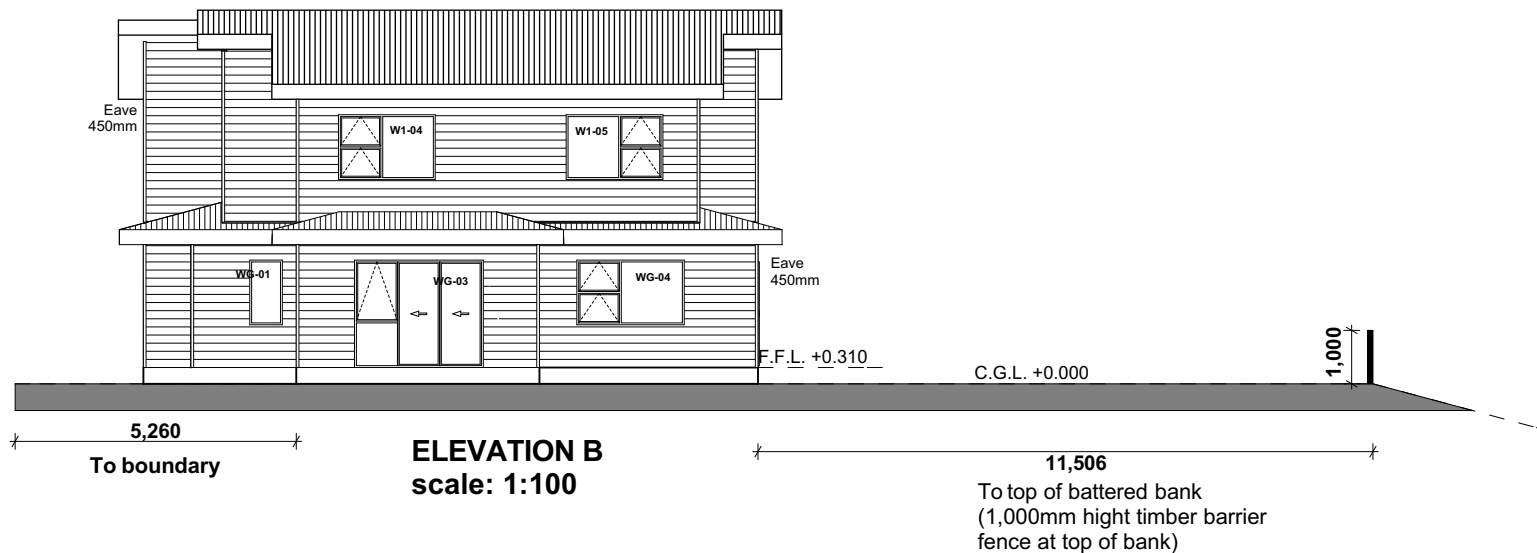
Drawing Title
Elevations A & B

Drawing Number L 06	Scale 1:100
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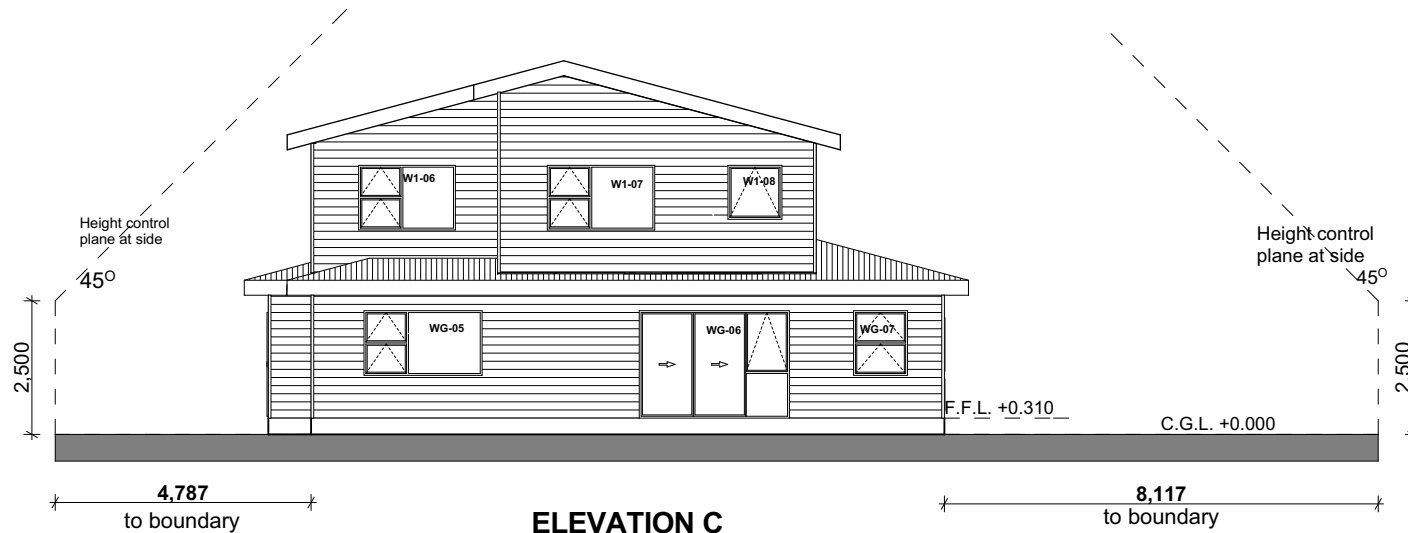
ALL DIMENSIONS TO BE VERIFIED ON SITE



ELEVATION A
 scale: 1:100

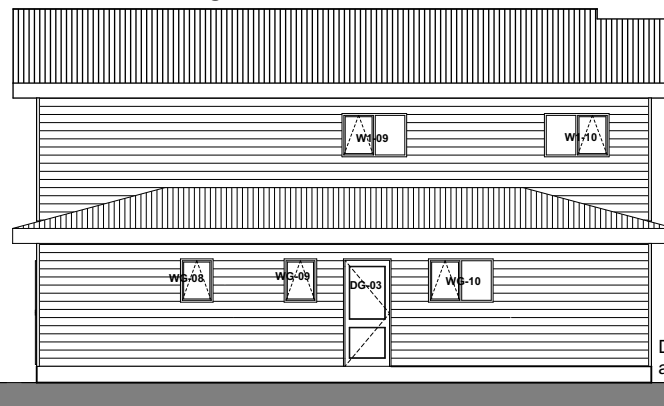


ELEVATION B
 scale: 1:100



ELEVATION C
scale: 1:100

Colorsteel corrugated roofing
Pitch: 15 deg.



ELEVATION D
scale: 1:100

Exterior cladding:

200 x 25 Bevelback weather boards
H3.1 treated, pre-primed and fixed with
75mm galvanised Jolthead nails
on 50x25mm cavity batten, H3.1 treated
fixed with 65mm Ringshank D head
galvanised nails @ 150 crs., closed with
30mm pvc vented cavity closer
on Tekton Building wrap
on 7mm DD PLYWOOD (H3.1 treated)
on Timber wall framing. H1.2 treated.
Boxed corners

To top of battered bank
(1,000mm high timber barrier
fence at top of bank)

Driveway levels
as per site plan

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Notes:
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WIND ZONE: VERY HIGH
EARTHQUAKE ZONE: 3
SOIL: D&E (deep to very soft)

Multiproof Plan for: Magnolia: version 2

Lot 393 Belize Grove
Grenada, Hunters Hill
Wellington

Drawn by:	VAR
Checked by:	MGR
Plan Number:	430
Plot Date	16/03/2018

Drawing Title
Elevations C & D

Drawing Number L 05	Scale 1:100
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











ALL DIMENSIONS TO BE VERIFIED ON SITE

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ELECTRICAL LEGEND

-  R Recessed Downlight
-  H Recessed Halogen downlight
-  S Batten Holder Light
-  X Exterior Light
-  One way switch
-  Two way switch
-  double power point
-  Ph Phone point
-  TV TV point
-  fan Extractor Fan
-  TR Towel Rail
-  Auto Auto garage door opener
-  B Door Bell
-  Sm Smoke Detector
-  Switch Board
-  Sensor Sensor Light

**Lot 393 Belize Grove
 Grenada, Hunters Hill
 Wellington**

Drawn by: VAR

Checked by: MGR

Plan Number: **430**

Plot Date 16/03/2018

Drawing Title

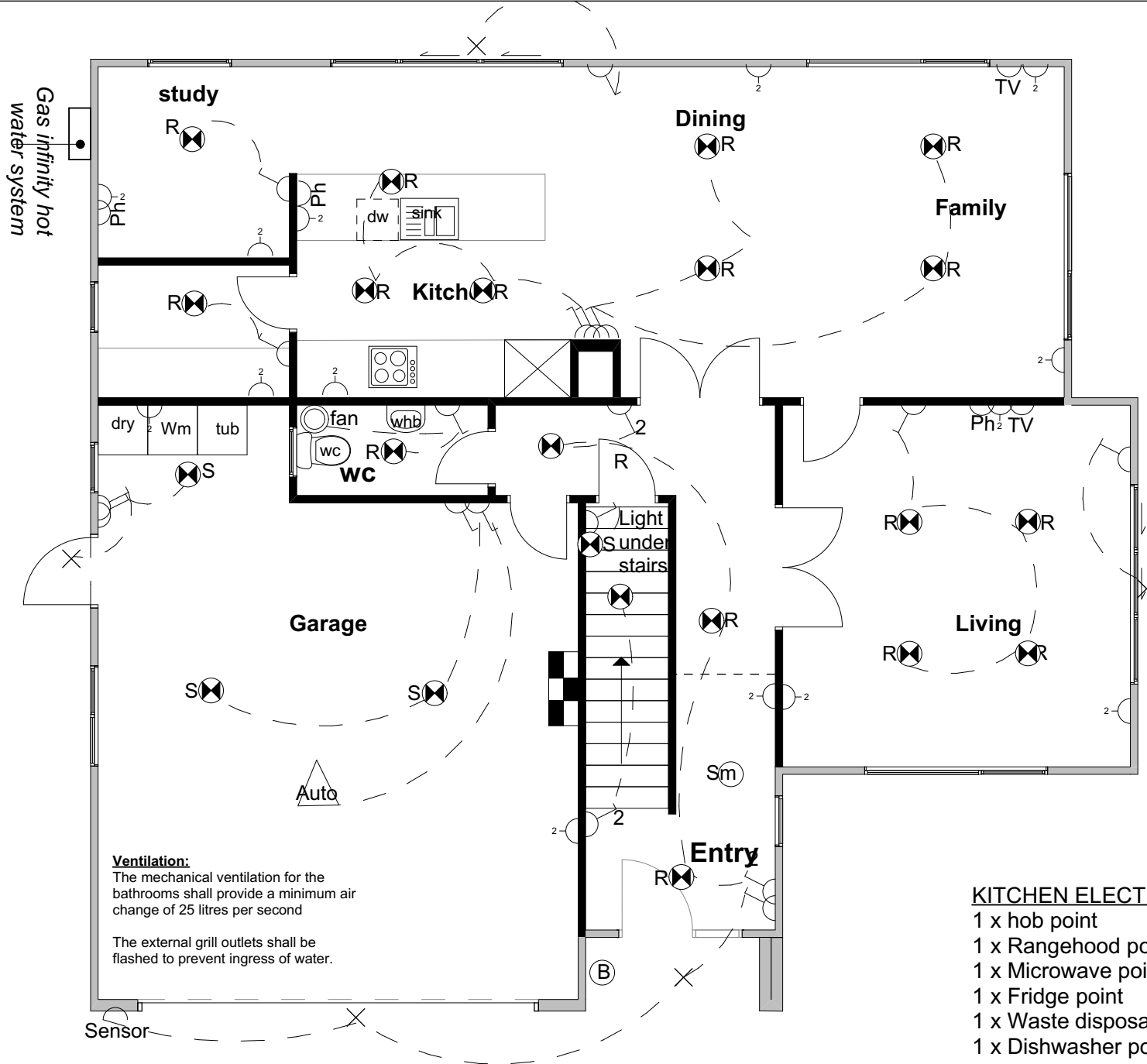
Electrical Plan - ground floor

Drawing Number

L 11

Scale 1:50

ALL DIMENSIONS TO BE VERIFIED ON SITE



KITCHEN ELECTRICAL

- 1 x hob point
- 1 x Rangehood point
- 1 x Microwave point
- 1 x Fridge point
- 1 x Waste disposal point
- 1 x Dishwasher point

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Notes:
 Dimensions to be checked on site.

WIND ZONE: VERY HIGH
EARTHQUAKE ZONE: 3
SOIL: D&E (deep to very soft)

Multiproof Plan for: Magnolia: version 2

**Lot 393 Belize Grove
 Grenada, Hunters Hill
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











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Checked by:	MGR
Plan Number:	430
Plot Date	16/03/2018

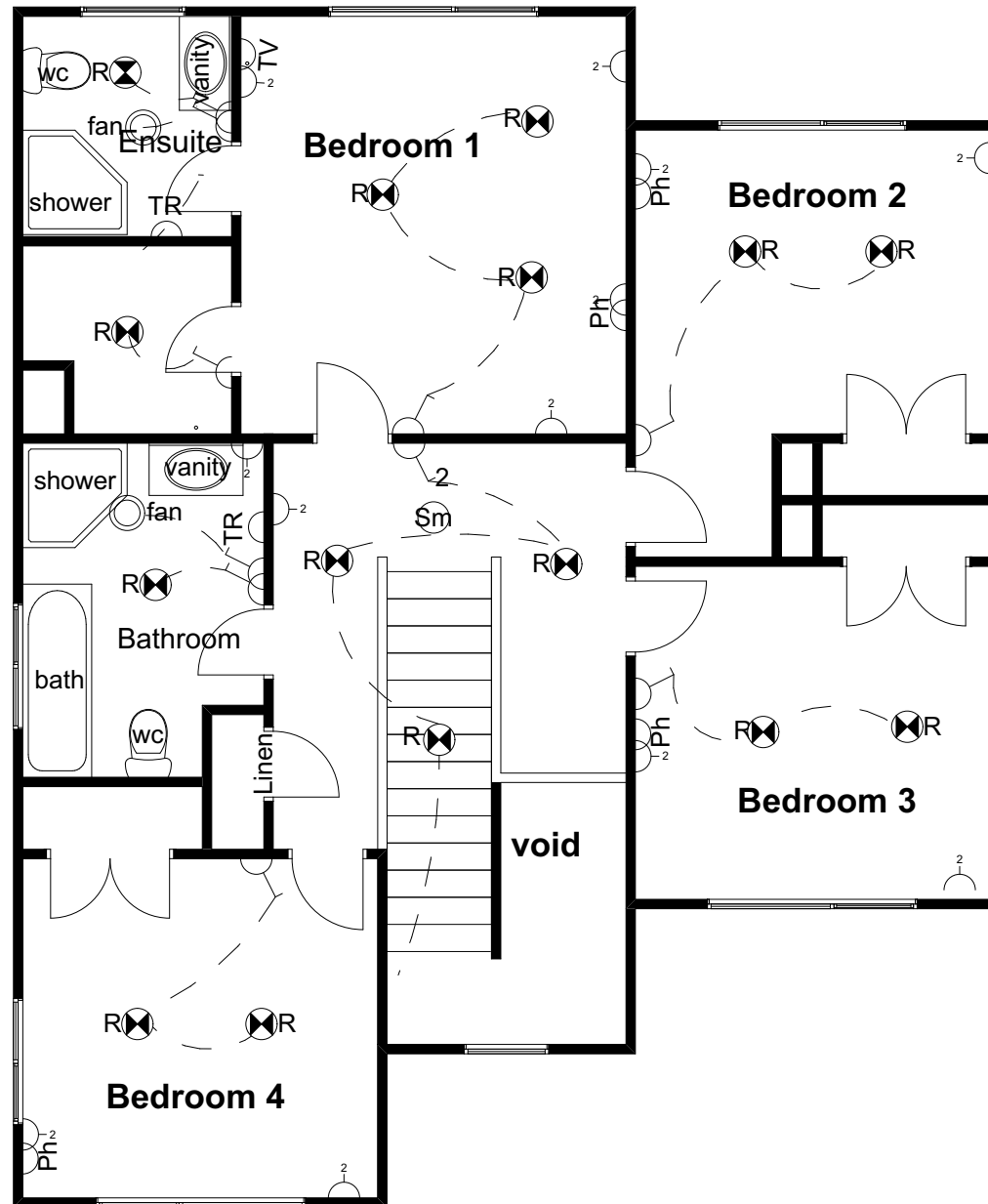
Drawing Title
Electrical Plan - First floor

Drawing Number	L 12	Scale	1:50
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ALL DIMENSIONS TO BE VERIFIED ON SITE

ELECTRICAL LEGEND

-  Recessed Downlight
-  Recessed Halogen downlight
-  Batten Holder Light
-  Exterior Light
-  One way switch
-  Two way switch
-  double power point
-  Phone point
-  TV point
-  Extractor Fan
-  Towel Rail
-  Auto garage door opener
-  Door Bell
-  Smoke Detector
-  Switch Board
-  Sensor Light



Electrical Plan - First Floor
Scale 1:50