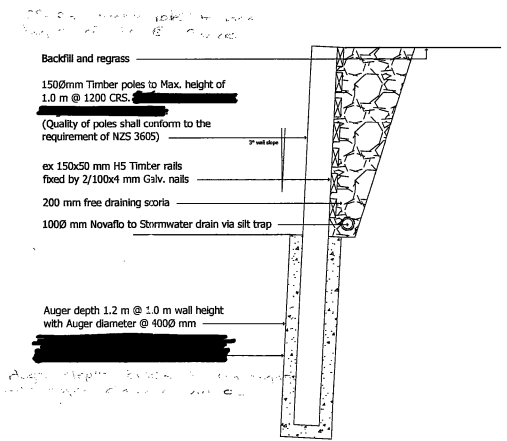


| Timber Treatment Requirements  |   |
|--|---|
| Building Element   | Treatment Levels  |
| Roof framing, Trusses & ceiling joists.  | Untreated kiln dried radiata pine. Except top chords H3.1 Untreated Douglas fir |
| Interior wall framing, including bottom plates.  | H1 treated, planer gauged radiata pine  |
| Exterior wall framing in low risk, single story masonry veneer buildings                     | H1.2  |
| Exterior wall framing & parapets in all but low risk, single story masonry veneer buildings. | H1.2  |
| Enclosed framing within skillion roofs   | H3.1  |
| Sub-floor framing  | H3.1  |
| Enclosed framing within flat roofs   | H3.2  |
| Framing for enclosed decks and balconies   | H5  |
| Framing within enclosed balustrades  |   |
| Some framing supporting decks & balconies  |   |
| Unroofed decking & external stairs, handrails & balustrades                                  |   |
| Piles & other structural in ground material  |   |

Treatment levels specified are the Min. treatment level. Higher levels may be used in any situation.

This table is a summary of the requirements only. The requirements are set out in the DBH's Acceptable solution of the durability clause of the Building code (Ref. to as B2/AS1), which cites two New Zealand Standards for detail.

- Notes:
- Architectural drawings to be read in conjunction with Engineers drawings & calculations.
  - All construction to comply with NZS3604 1999 & the New Zealand Building Code.
  - All materials are to comply with the Zone 1 Corrosion classification.
  - Do not scale dimensions from the drawings. Refer to the designer if any discrepancies arise.
  - All dimensions are to be checked on site during construction.
  - All Plumbing in accordance with NZ Building code G 15 / AS1 & AS2.



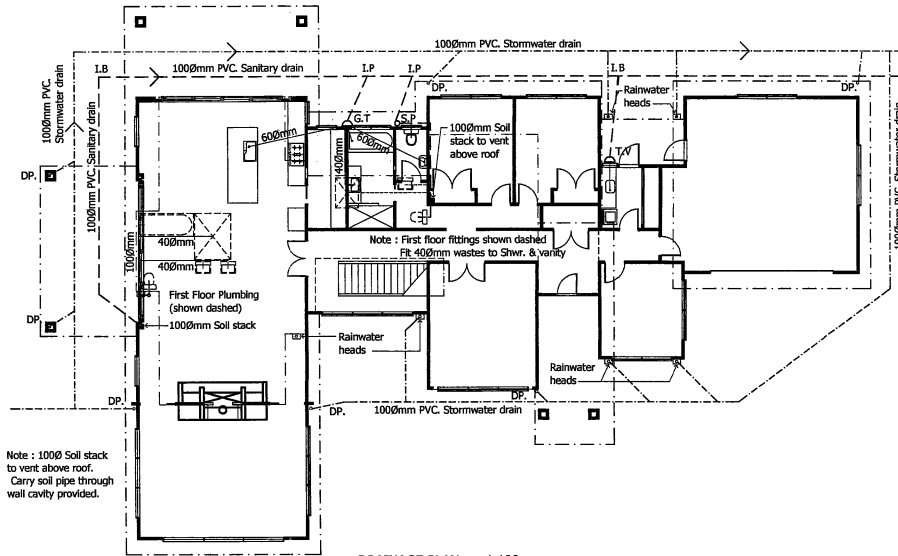
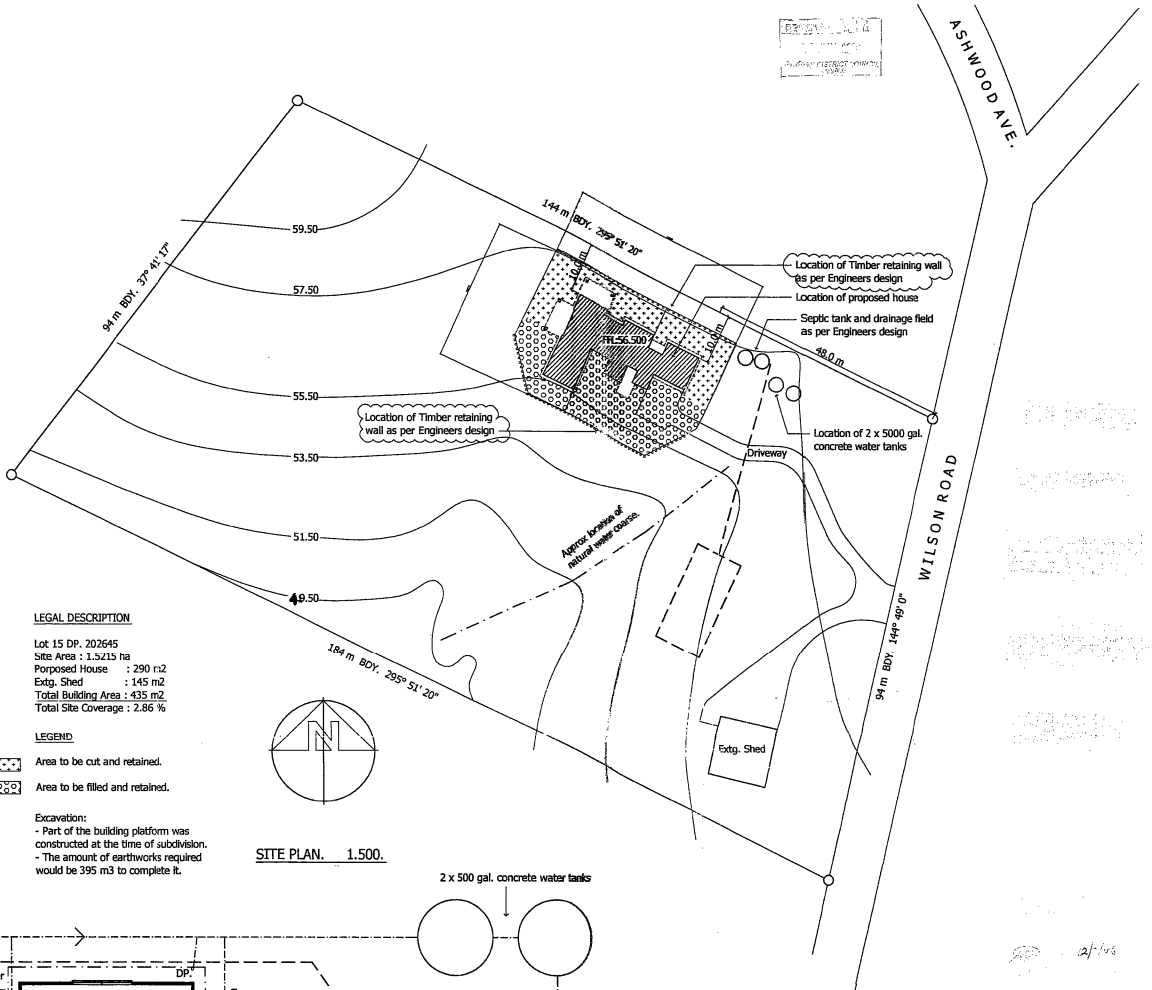
TYPICAL RETAINING WALL DETAIL. 1.20  
(Ref. Engineers Calc's & drawings for retaining wall design)

LEGAL DESCRIPTION  
Lot 15 DP. 202645  
Site Area : 1.5215 ha  
Proposed House : 230 m<sup>2</sup>  
Extg. Shed : 145 m<sup>2</sup>  
Total Building Area : 435 m<sup>2</sup>  
Total Site Coverage : 2.86 %

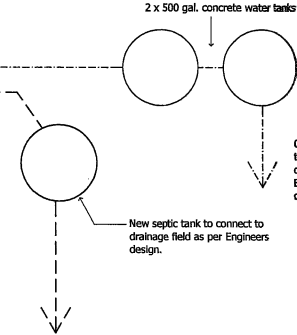
LEGEND

Excavation:  
- Part of the building platform was constructed at the time of subdivision.  
- The amount of earthworks required would be 395 m<sup>3</sup> to complete it.

SITE PLAN. 1.500.



DRAINAGE PLAN. 1.100.



Rev #1 Location & Detail of Retaining wall 17/01/06

| rev # | revision details | date |
|-------|------------------|------|
|       |                  |      |

client:  
**Wayne & Michelle Davies**

address:  
Ashwood Ave.  
Dairy Flat

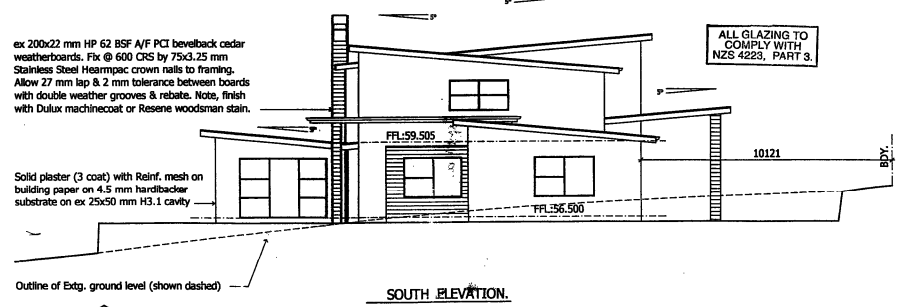
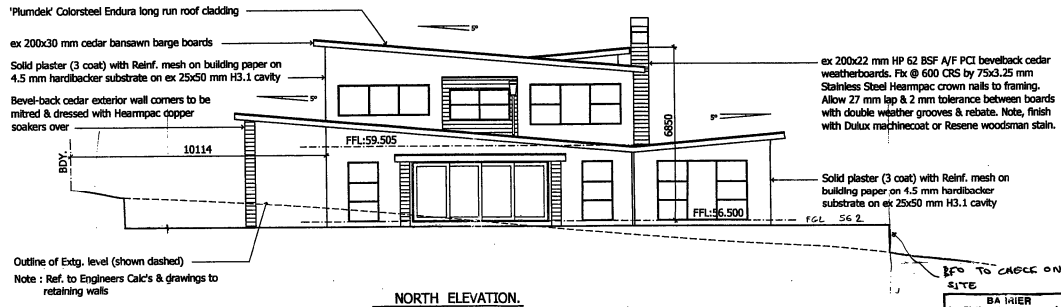
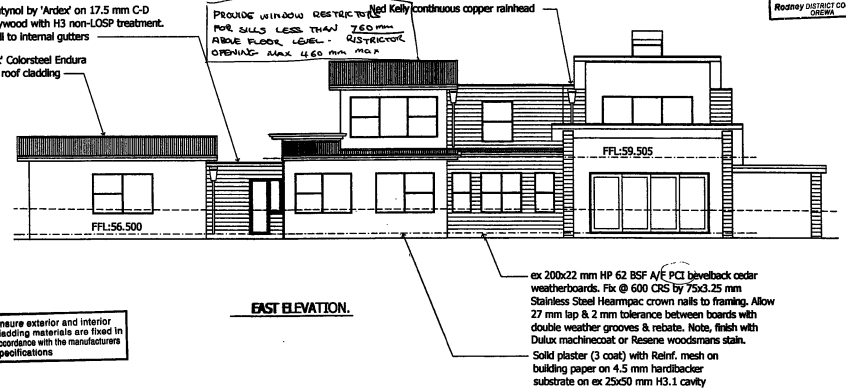
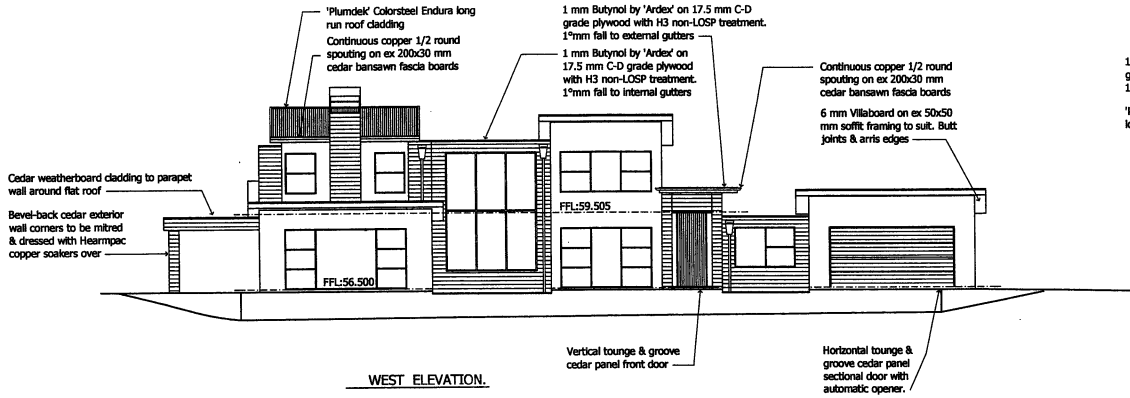
sheet title:  
Site & Drainage Plan

sheet 01 of 16

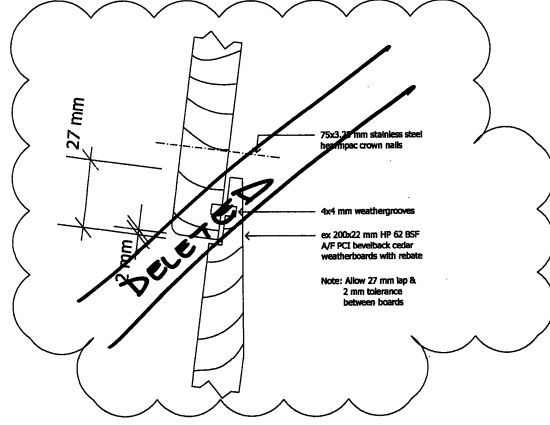
date 17 January 06 design R Furne  
drawn J McLeod

**richard.furze design**  
architecture for living

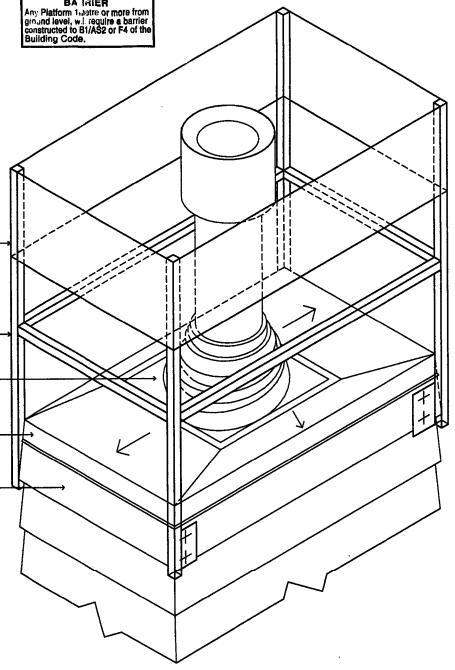
level 1, 399 new north road, kingstons, auckland, new zealand  
p.o. box 100 35, auckland road, auckland  
phone 09 815 3664, fax 09 815 3665, mobile 021 811 329



ELEVATIONS. 1.100



LAPS IN HORIZONTAL BOARDS DETAIL. 1.1.



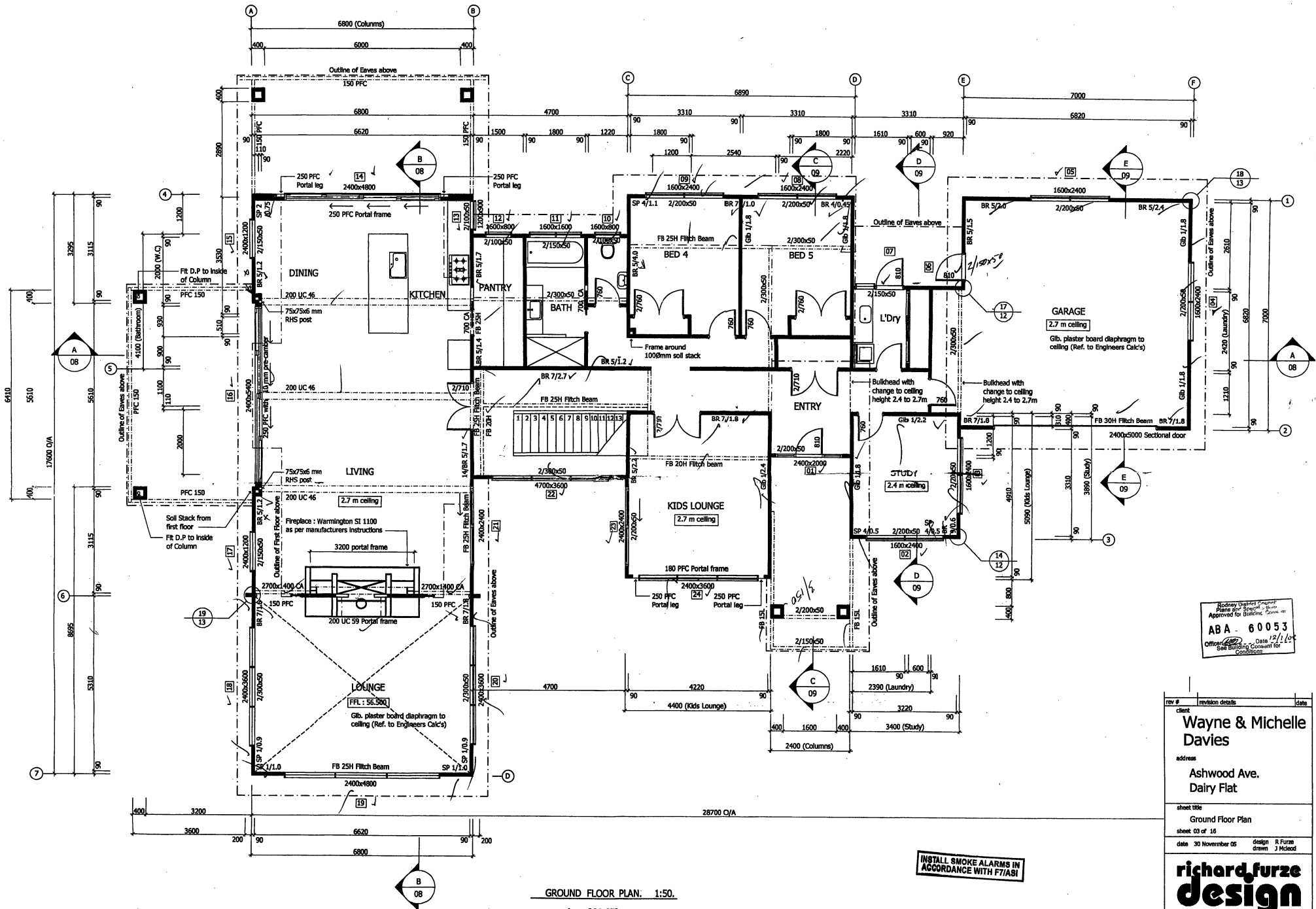
CHIMNEY HEAD DETAIL. 1.10.

BA TRIER  
Any Platform 1.1 metre or more from ground level, w.l. require a barrier constructed to 81/AS2 or F4 of the Building Code.

Rodney District Council  
Plans also Registered  
Approved for Building  
ABA - 60053  
Date 22/11/06  
See Building Consent for Conditions

rev # 1 Lap in horizontal board detail  
Elevation of retaining walls  
06/02/06

|   |                              |
|---|------------------------------|
| Client  | Wayne & Michelle Davies      |
| Address   | Ashwood Ave. Dairy Flat      |
| Sheet title   | Elevations & Chimney Detail. |
| Sheet   | 02 of 16                     |
| Date  | 30 November 05               |
| Design  | R Furze                      |
| Drawn   | J McLeod                     |
| <p><b>richard furze design</b><br/>architecture for living</p> <p>level 1, 399 new north road, hampstead, auckland, new zealand<br/>p.o. box 100 36, auckland mail, email rfuze4urze@rfd.co.nz<br/>phone 09 815 3694, fax 09 815 3665, mobile 021 811 370</p> |                              |



Rodney Durrant, Principal  
 Approved for Building Consent  
 ABA - 60053  
 Date 12/1/05  
 See Building Consent for Conditions

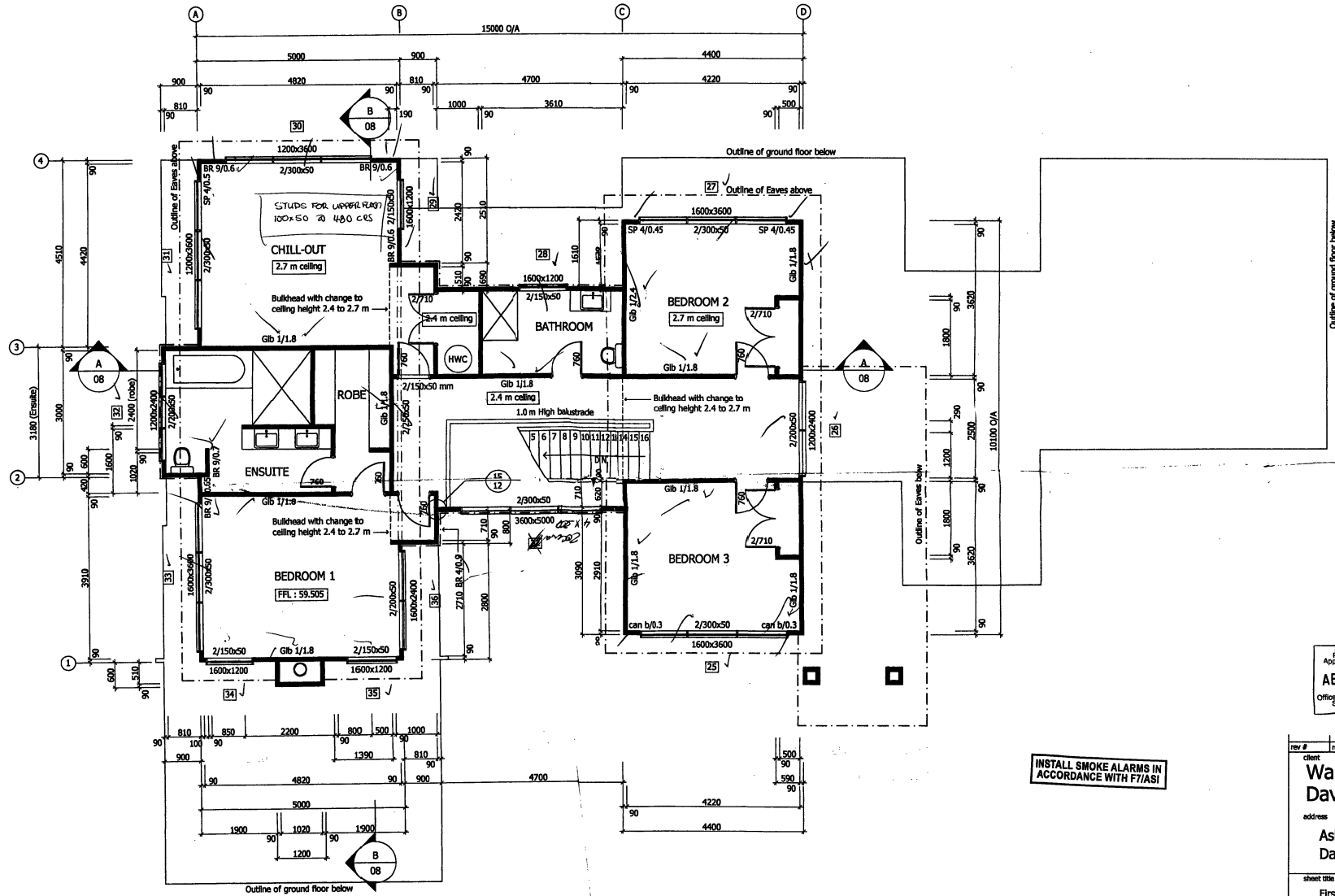
| rev #          | revision details           | Date                             |
|----------------|----------------------------|----------------------------------|
| client         | Wayne & Michelle Davies    |                                  |
| address        | Ashwood Ave.<br>Dairy Flat |                                  |
| sheet title    | Ground Floor Plan          |                                  |
| sheet 03 of 16 |                            |                                  |
| date           | 30 November 05             | design R Furze<br>drawn J McLeod |

**INSTALL SMOKE ALARMS IN ACCORDANCE WITH F7/AS1**

GROUND FLOOR PLAN, 1:50.  
 Area 289.852 sq m

**richard furze design**  
 architecture for living

level 1, 399 new north road, kirkland, auckland, new zealand  
 p.o. box 100 36, auckland road, email richard@rfdesign.co.nz  
 phone 09 815 3664, fax 09 815 3666, mobile 021 811 319



FIRST FLOOR PLAN. 1:50.  
Area 135.60sq m

INSTALL SMOKE ALARMS IN ACCORDANCE WITH F7/AS1

Rodney District Council  
Plans and Specifications  
Approved for Building Consent  
**ABA--60053**  
Office: [Signature] Date: 12/1/05  
See Building Consent for Conditions

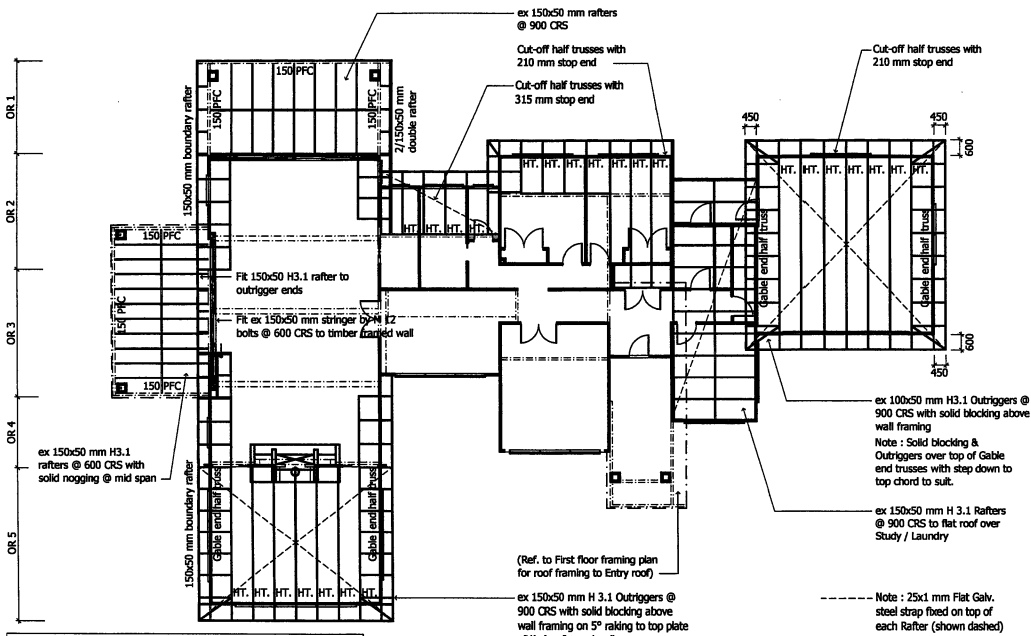
| rev #               | revision details           | date           |
|---------------------|----------------------------|----------------|
| client              | Wynne & Michelle Davies    |                |
| address             | Ashwood Ave.<br>Dairy Flat |                |
| sheet title         | First Floor Plan           |                |
| sheet 04 of 16      |                            |                |
| date 30 November 05 | design R Furze             | drawn J Michol |

**richard furze design**  
architecture for living

Level 1, 395 New North Road, Kingsland, Auckland, New Zealand  
P.O. Box 100, Dominion Road, email: richard@furzedesign.com  
phone 09 815 3884, fax 09 815 3685, mobile 021 811 339

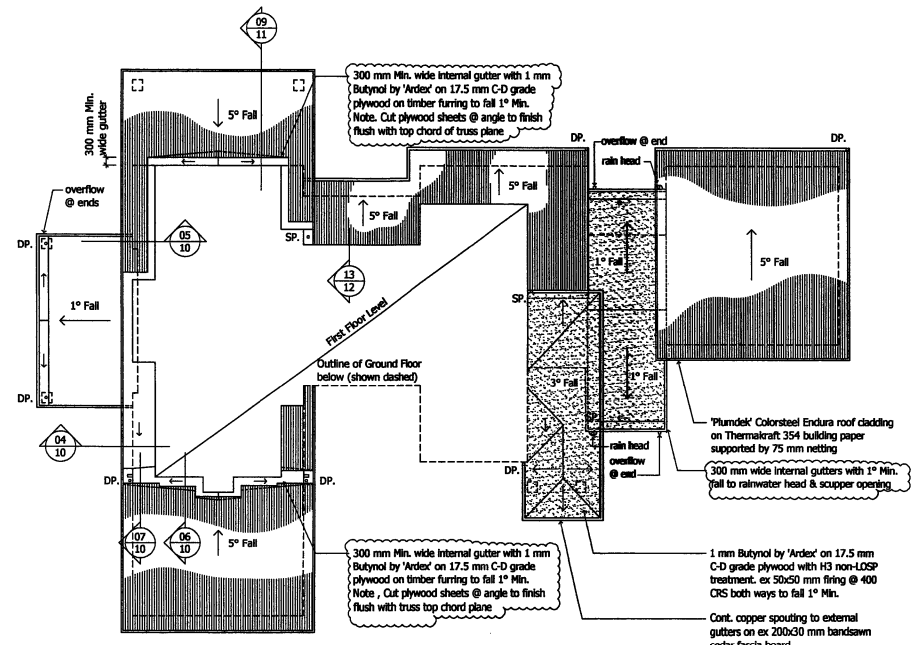






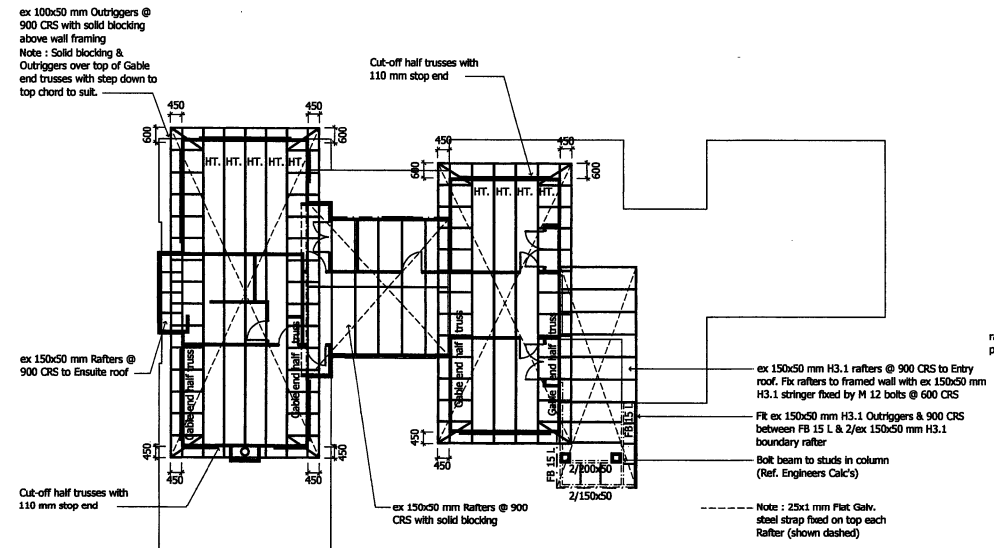
- OR 1 : ex 150x50 mm H3.1 Outriggers @ 900 CRS fixed to stringer & boundary rafter by joist hangers. Fix stringer to 150 PFC by M 12 bolts @ 600 CRS
- OR 2 : ex 150x50 mm H3.1 Outriggers @ 900 CRS cut down with ex 100x50 mm boundary rafter & solid nogging to soffit framing
- OR 3 : ex 100x50 mm H3.1 Outriggers @ 900 CRS fixed between ex 100x50 mm H3.1 boundary rafter & ex 100x50 mm H3.1 stringer
- OR 4 : ex 150x50 mm H3.1 Outriggers @ 900 CRS cut down with ex 100x50 mm H3.1 boundary rafter
- OR 5 : ex 100x50 mm H3.1 Outriggers @ 900 CRS cut down over gable end truss with solid nogging to soffit framing

GROUND FLOOR FRAMING PLAN. 1.100.

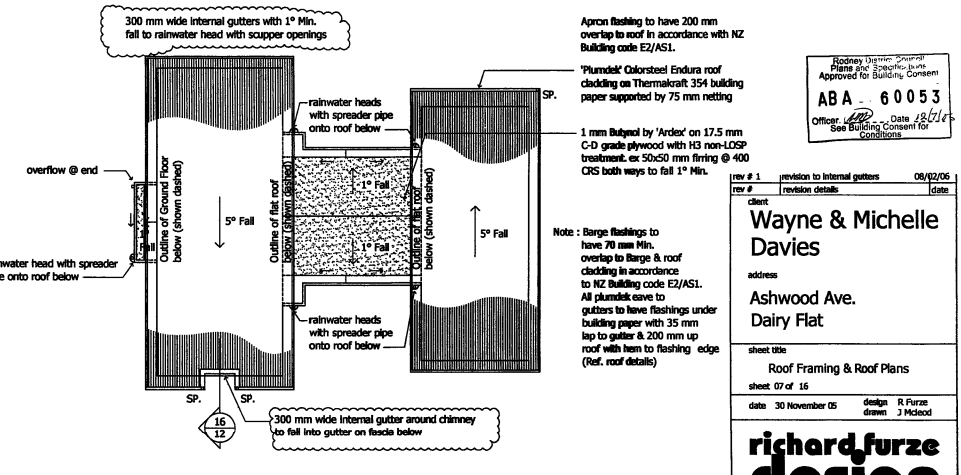


GROUND FLOOR ROOF PLAN. 1.100.

Note: Plywood to have sanded C face upwards & have H3.1 treatment type compatible with membrane. Use seam tape on all joints of plywood to gutter & 25 mm polyethene release tape applied to junctions with other materials. All external edges to have 5 mm Min. chamfers & 20 mm fillets @ base to upstands



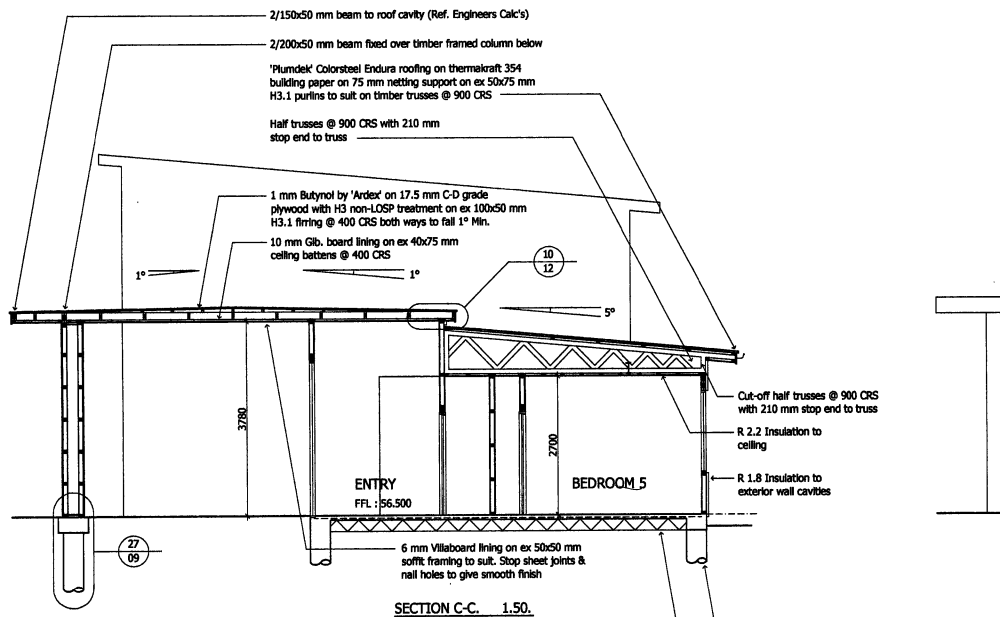
FIRST FLOOR FRAMING PLAN. 1.100.



FIRST FLOOR ROOF PLAN. 1.100.

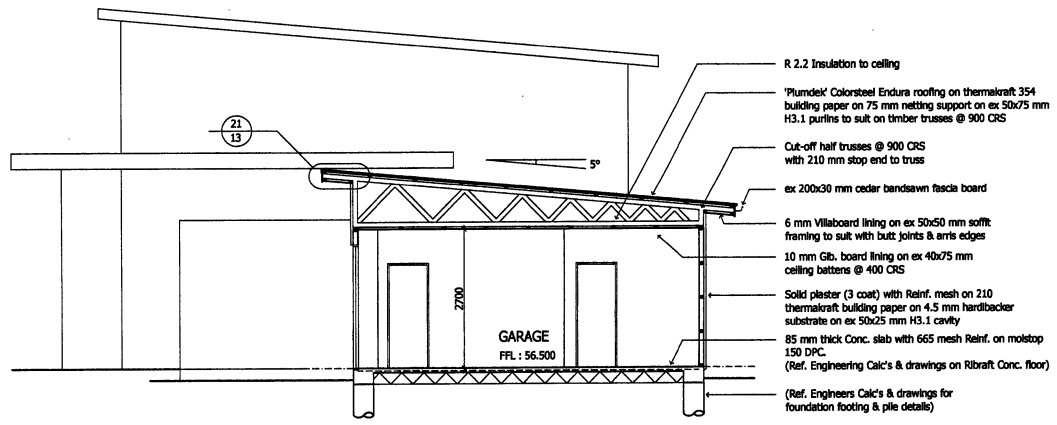






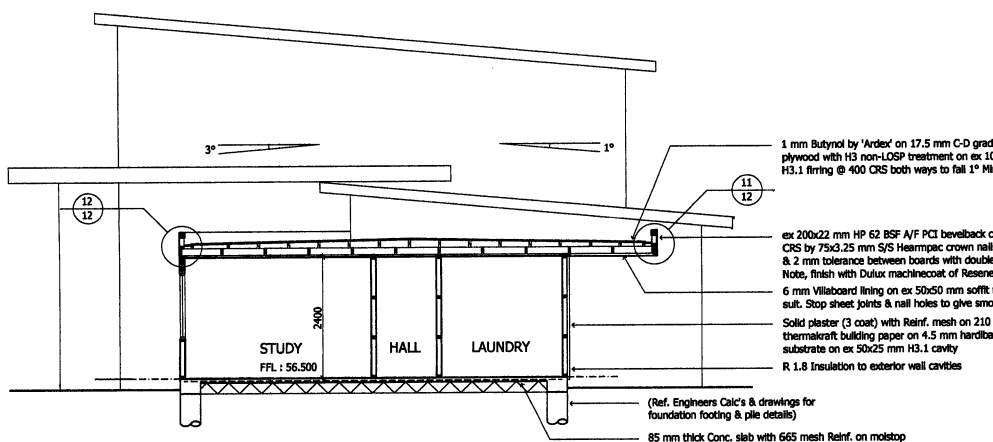
SECTION C-C. 1:50.

Top storey external wall framing to be ex 100x50 mm @ 600 CRS  
 Lower storey external wall framing to be ex 100x50 mm @ 400 CRS  
 nogging to be @ 800 CRS Max.



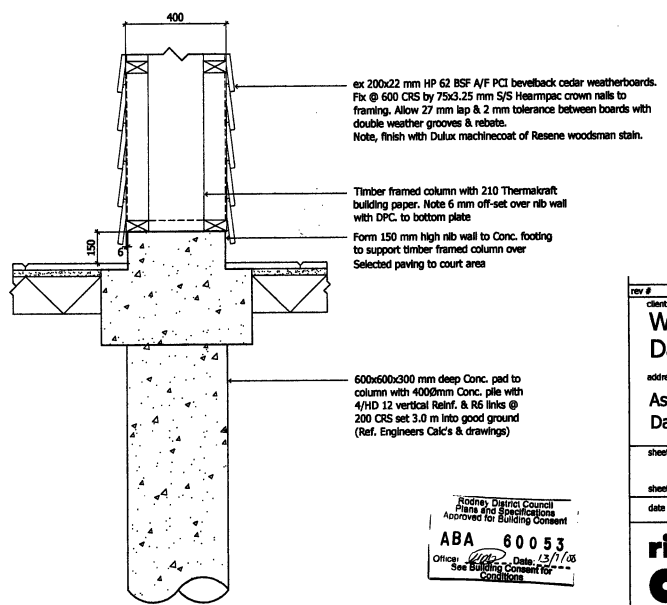
SECTION E-E. 1:50.

Top storey external wall framing to be ex 100x50 mm @ 600 CRS  
 Lower storey external wall framing to be ex 100x50 mm @ 400 CRS  
 nogging to be @ 800 CRS Max.



SECTION D-D. 1:50.

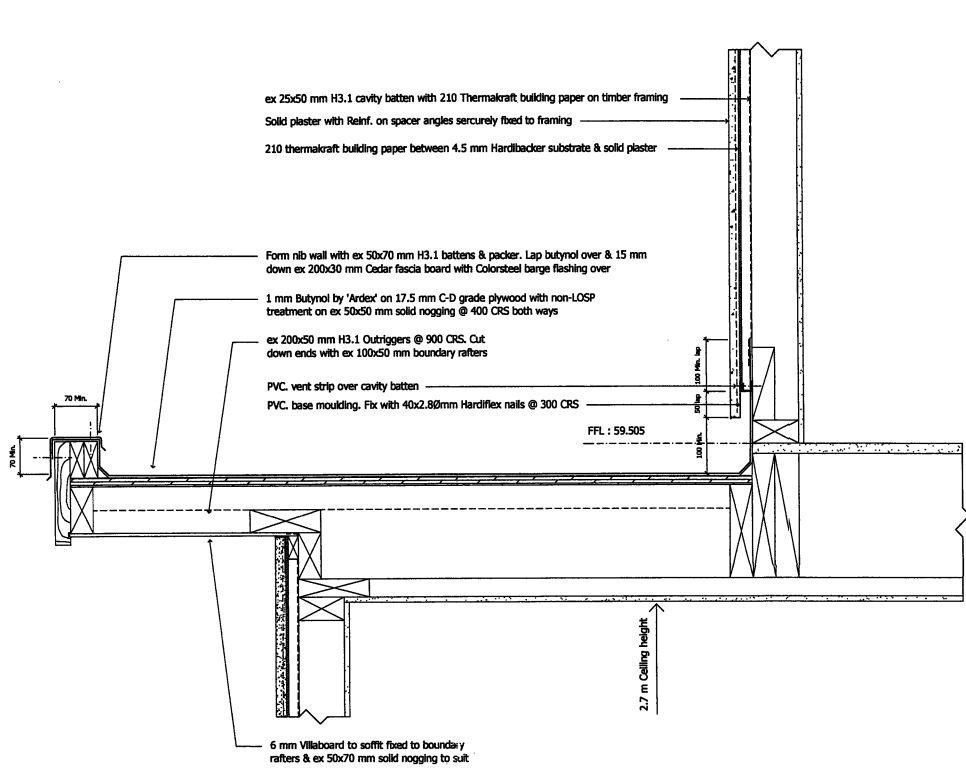
Top storey external wall framing to be ex 100x50 mm @ 600 CRS  
 Lower storey external wall framing to be ex 100x50 mm @ 400 CRS  
 nogging to be @ 800 CRS Max.



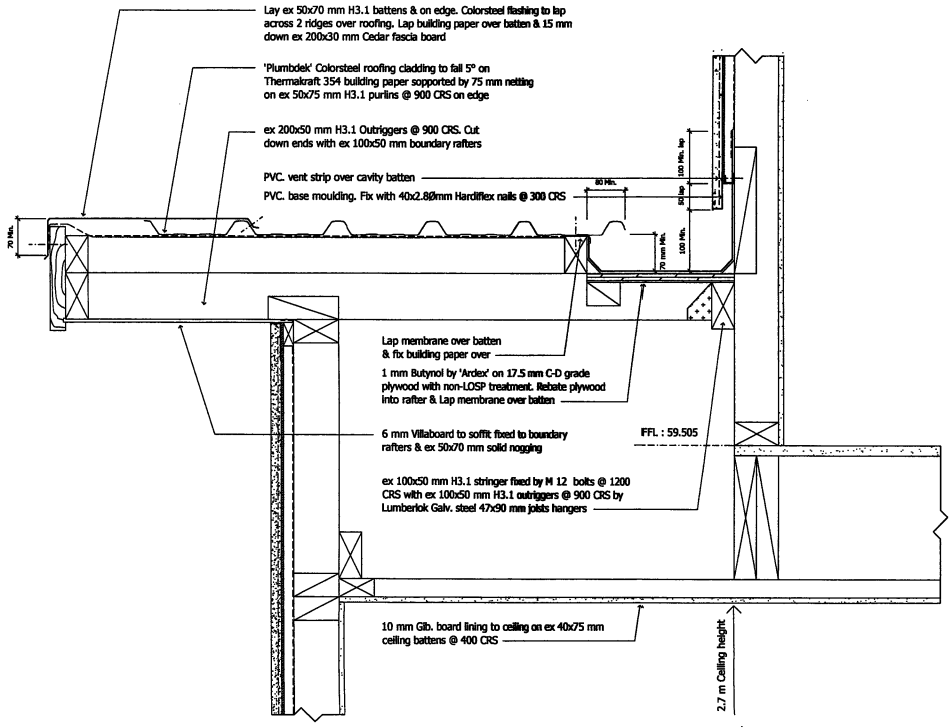
27 09 COLUMN PAD DETAIL. 1:10

Robyn District Council  
 Plans and Specifications  
 Approved for Building Consent  
 ABA 60053  
 Office: [Signature] Date: 23/11/05  
 See Building Consent for conditions

| rev #  | revision details           | date                |
|--|----------------------------|---------------------|
| client   | Wayne & Michelle Davies    |                     |
| address  | Ashwood Ave.<br>Dairy Flat |                     |
| sheet title  | Sections C-C, D-D & E-E    |                     |
| sheet 09 of 16   | design R Furze             | date 20 December 05 |
|  | drawn J McLeod             |                     |
|  |                            |                     |
| <small>level 1, 399 new north road, hngland, auctland, new zealand<br/>         p.o. box 100 30, donmilton road, email richard@rurzedesign.co.nz<br/>         phone 09 815 3694, fax 09 815 3665, mobile 021 811 339</small> |                            |                     |

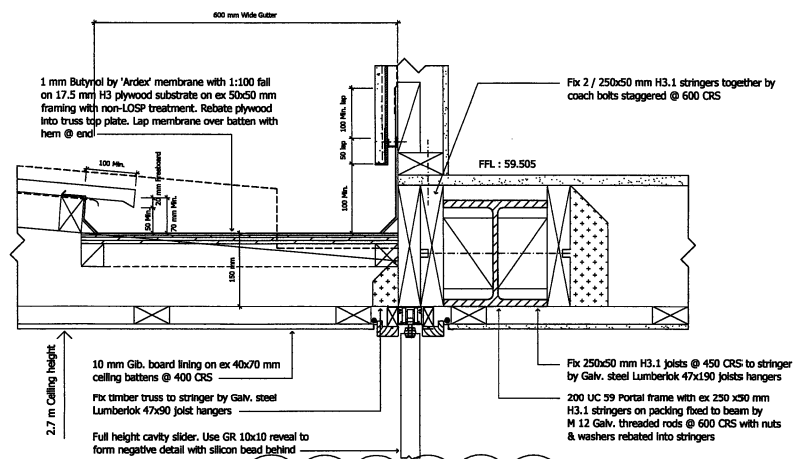


04 SLOPING ROOF / EAVES DETAIL 1:5

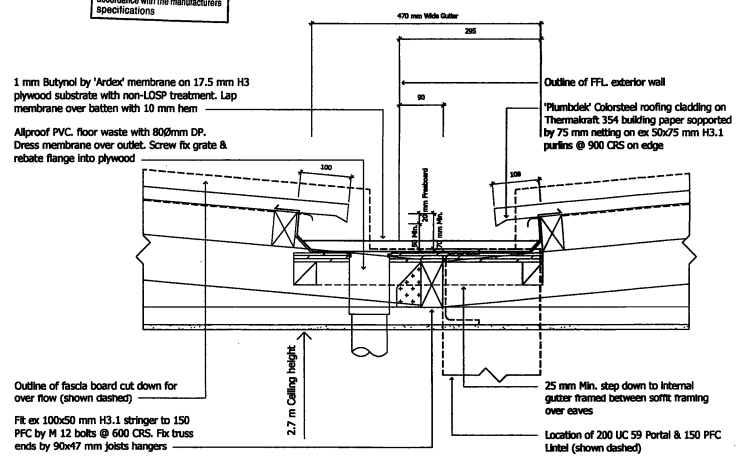


05 VALLEY / EAVES DETAIL 1:5

Ensure exterior and interior cladding materials are fixed in accordance with the manufacturers specifications



06 VALLEY / BEAM DETAIL 1:5



07 INTERNAL GUTTER / OUTLET DETAIL 1:5

Rodney District Council  
Plans and Specifications  
Approved for Building Consent  
**ABA - 60053**  
Office: [Signature] Date: 15/1/15  
See Building Consent for conditions

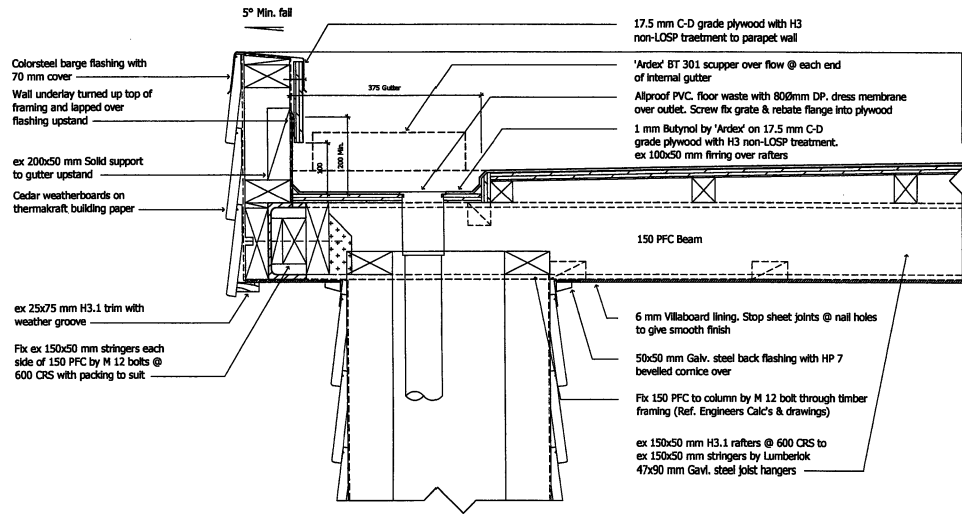
rev # 1 Internal gutter details 09/02/05

| rev # | revision details        | date     |
|-------|-------------------------|----------|
| 1     | Internal gutter details | 09/02/05 |

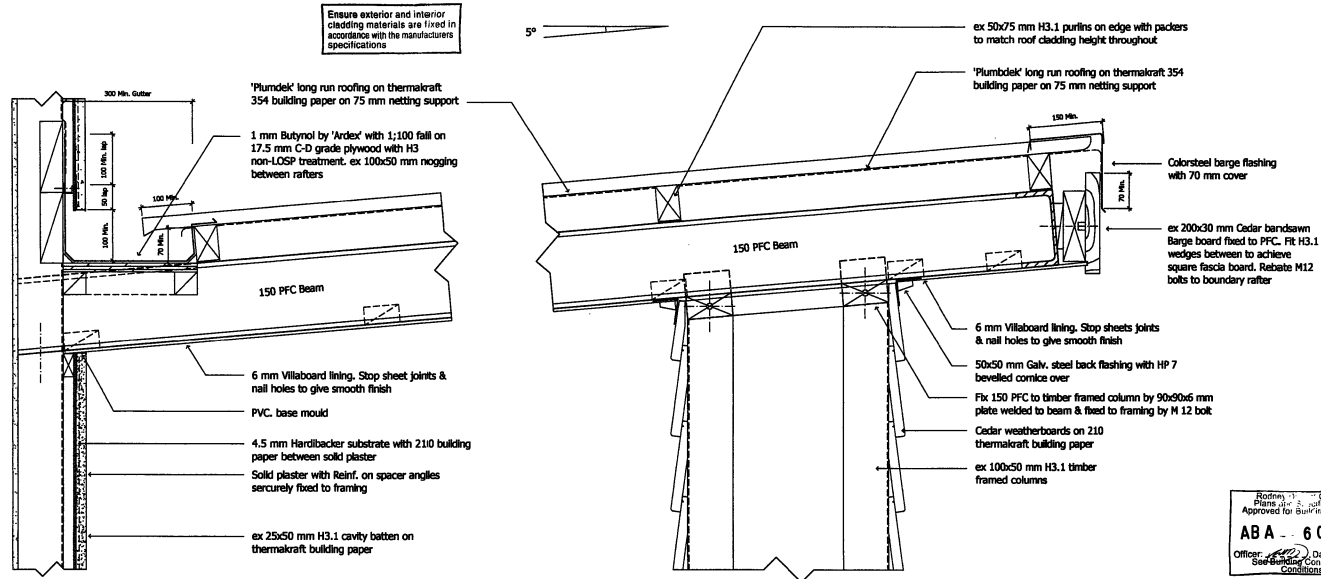
client: **Wayne & Michelle Davies**  
address: **Ashwood Ave. Dairy Flat**

sheet title: **Roof Gutter Details**  
sheet 10 of 16  
date: 30 November 05 design: R Furze  
drawn: J Micoled

**richard furze design**  
architecture for living  
level 1, 399 new north road, longland, auckland, new zealand  
p.o. box 100 36, daniels road, small island/ferndown area  
phone 09 815 3664, fax 09 815 3665, mobile 021 811 330



08  
08 COLUMN / EAVE DETAIL 1:5  
(Ref. to Engineers Calc's & drawings for beam connection details)



09  
08 COLUMN / EAVES DETAIL 1:5  
(Ref. to Engineers Calc's & drawings for beam connection details)

Richard Furze  
Plumber & Building Consultant  
Approved for Building Consent  
ABA - 60053  
Official Seal Date 12/11/14  
See Building Consent for Conditions

rev # 1 Revision of purline & gutter 10/02/06

rev # revision details date

Client

Wayne & Michelle  
Davies

address  
Ashwood Ave.  
Dairy Flat

sheet title

Roof Details

sheet 11 of 16

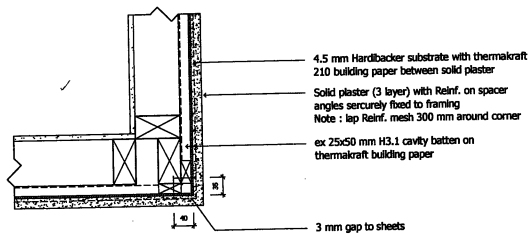
date 30 November 05 design R Furze

drawn J McLeod

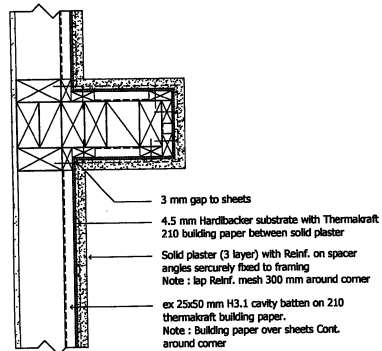
richard furze  
design  
architecture for living

level 1, 299 new north road, ingersoll, auckland, new zealand  
p.o. box 100 36, denison road, wellington-fernside.co.nz  
phone 09 815 3604, fax 09 815 3605, mobile 021 811 320



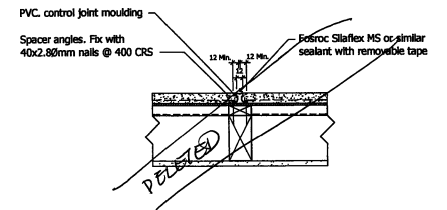


18 SOLID PLASTER EXTERNAL CORNER DETAIL 1:5

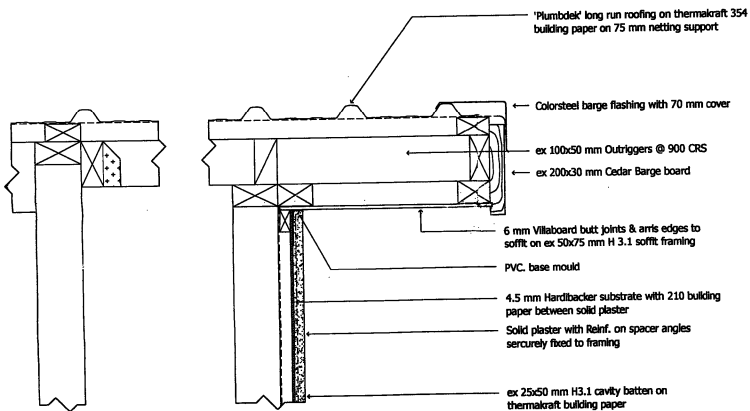


19 SOLID PLASTER INTERNAL CORNER DETAIL 1:5

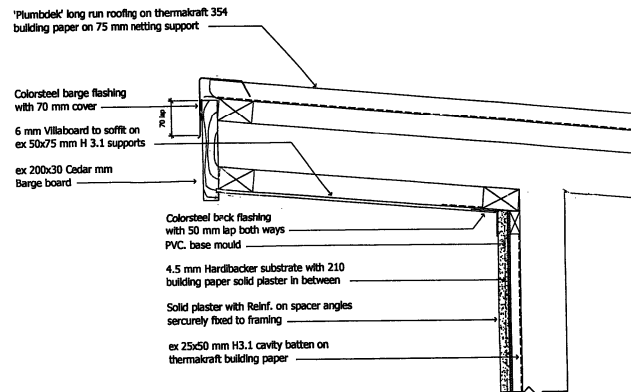
Solid plaster details in accordance with E2/AS1 of the Building code & Jameshardie Hardibacker substrate specification.



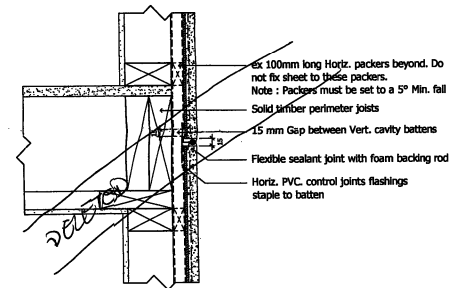
SOLID PLASTER VERTICAL CONTROL JOINT DETAIL 1:5



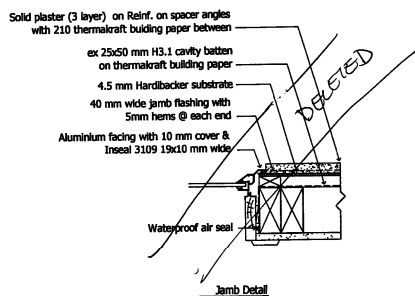
20 SOLID PLASTER / EAVES DETAIL 1:5



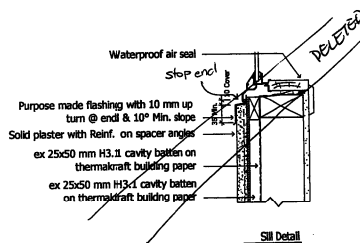
21 SOLID PLASTER / BARGE DETAIL 1:5



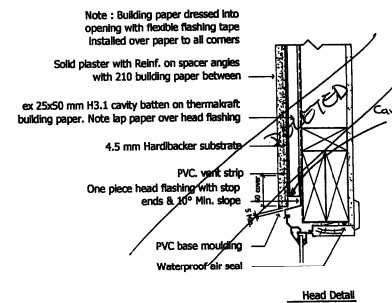
SOLID PLASTER HORIZONTAL CONTROL JOINT DETAIL 1:5



Jamb Detail



Sill Detail



Head Detail

ALUMINUM WINDOW/SOLID PLASTER DETAILS 1:5

(Jameshardie solid plaster on rigid substrate)

rev # 1 Ref. to Jameshardie Specification 10/02/05 & NZ Building code for plaster.

rev # revision details date

Client: Wayne & Michelle Davies

address: Ashwood Ave. Dairy Flat

sheet title: Solid Plaster Details

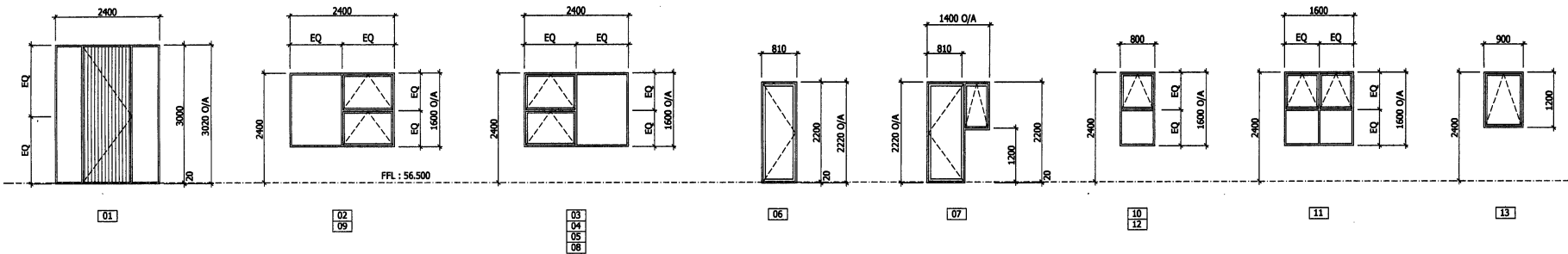
sheet: 13 of 16

date: 30 November 05 design: R Furze drawn: J McLeod

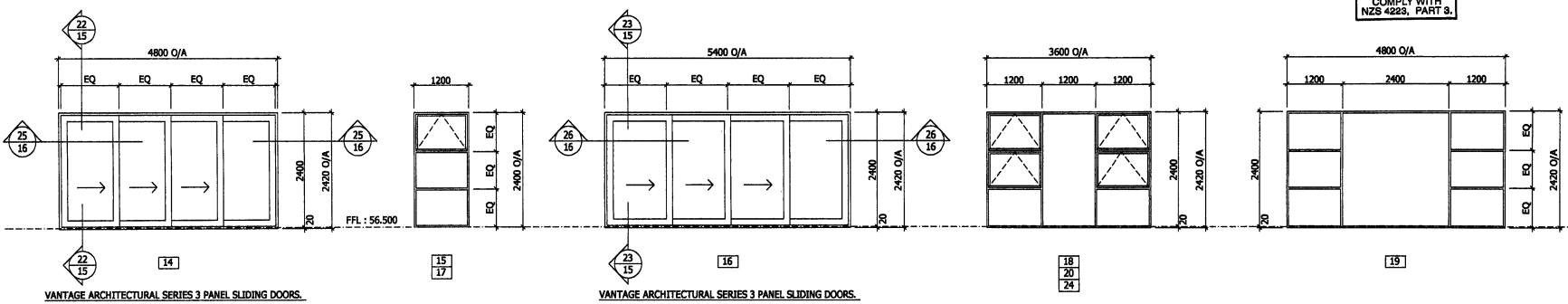
Rodney District Council Plans and Specifications Approved for Building Consent  
ABA - 60053  
Officer: [Signature] Date: 28/11/05  
See Building Consent for Conditions

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architecture for living

level 1, 299 new north road, longlands, auckland, new zealand  
p.o. box 100, 26, denison road, email: richard@furzedesign.co.nz  
phone: 09 815 3664, fax: 09 815 3665, mobile: 021 811 339

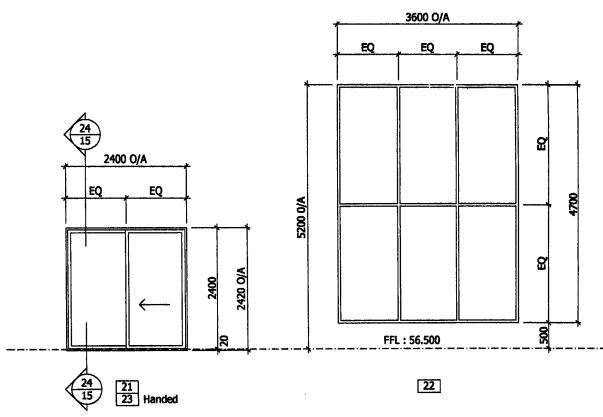


ALL GLAZING TO COMPLY WITH NZS 4223, PART 3.



VANTAGE ARCHITECTURAL SERIES 3 PANEL SLIDING DOORS.

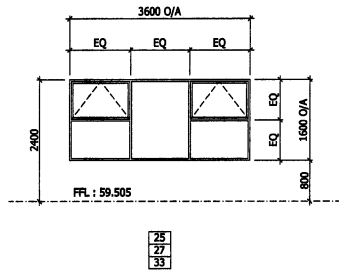
VANTAGE ARCHITECTURAL SERIES 3 PANEL SLIDING DOORS.



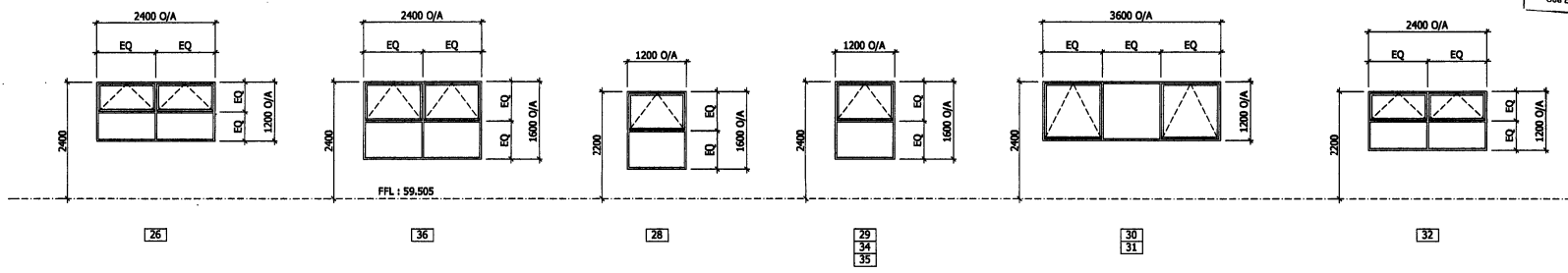
VANTAGE 35 mm FS SLIDING DOOR.

GROUND FLOOR WINDOW SCHEDULE. 1.50.

- NOTES:**
- All units viewed from outside.
  - All joinery to be residential 35 mm unless otherwise stated.
  - Fit square glazing beads to all joinery. (Note : details are drawn with standard beads as provided by supplier for convenience only)
  - Supply joinery in powder coated standard Colour range.
  - Use Green tinted glass throughout.
  - Use 18 mm pre-primed pine liners & 60x10 mm architraves throughout.
  - Supply all door units without sill liners.
  - Supplier to provide all head flashings, trims & joinery.
  - Building to be site measured before manufacturing.
  - All glass to comply with NZS 4223, Part 3, 1999
  - Wind zone - High
  - Window Hardware;
  - Ref. specification for door & window furniture.
  - Colour match hardware to joinery.
  - All doors to have Srib locks to inside & keyed alike from outside.
  - Wedgeless fasteners to GFL & double tongue fasteners to FFL.
  - Use Miro window furniture throughout.



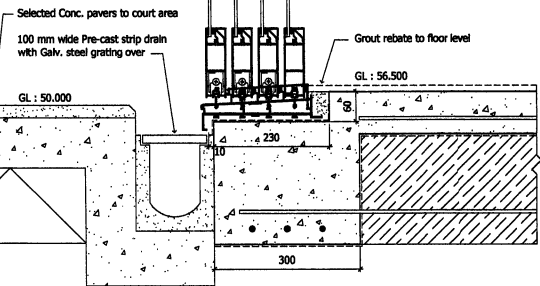
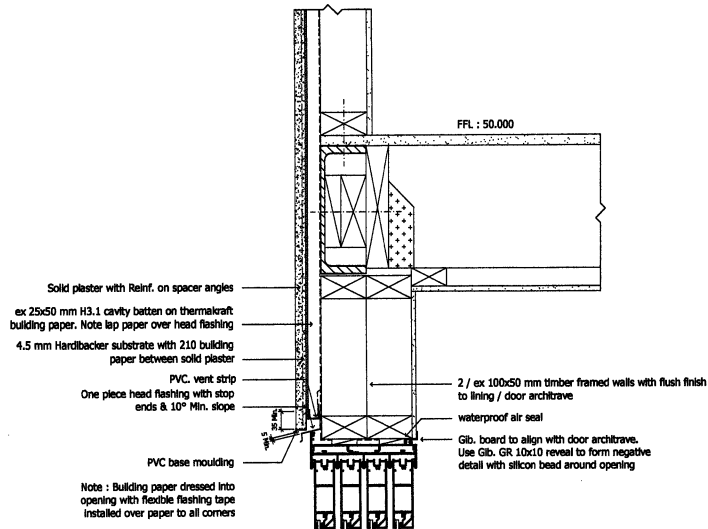
25  
27  
33



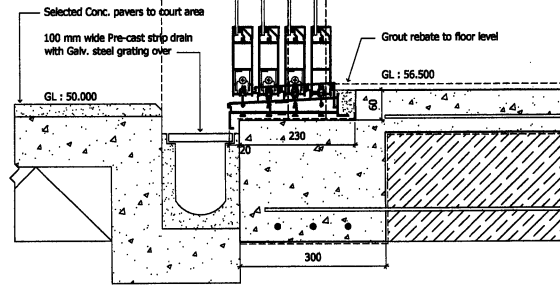
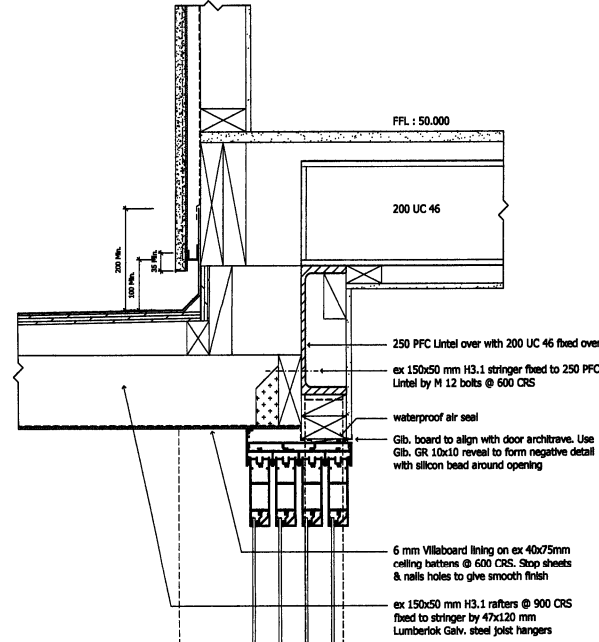
FIRST FLOOR WINDOW SCHEDULE. 1.50.

Rodney District Council  
Plans and Specifications  
Approved for Building Consent  
ABA 60053  
Office: [Signature] Date: 2/1/18  
See Building Consent for Conditions

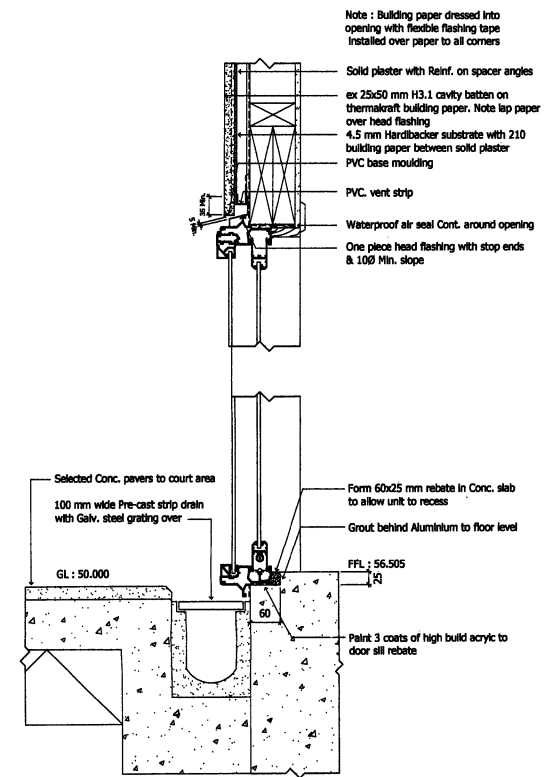
|   |                            |                                  |
|---|----------------------------|----------------------------------|
| rev #   | revision details           | date                             |
| client  | Wayne & Michelle Davies    |                                  |
| address   | Ashwood Ave.<br>Dairy Flat |                                  |
| sheet title   | Window Schedule            |                                  |
| sheet   | 14 of 16                   |                                  |
| date  | 30 November 05             | design R Furne<br>drawn J McLeod |
| <p><b>richard furze design</b><br/>architecture for living</p> <p>level 1, 399 new north road, longlands, auckland, new zealand<br/>p.o. box 100, 36, downies road, email: richard@rfd.co.nz<br/>phone 09 815 3884, fax 09 815 3885, mobile 021 811 339</p> |                            |                                  |



22 VANTAGE ARCHITECTURAL SERIES 4 PANEL SLIDING DOORS DETAIL. 1:5.



23 VANTAGE ARCHITECTURAL SERIES 4 PANEL SLIDING DOORS DETAIL. 1:5.

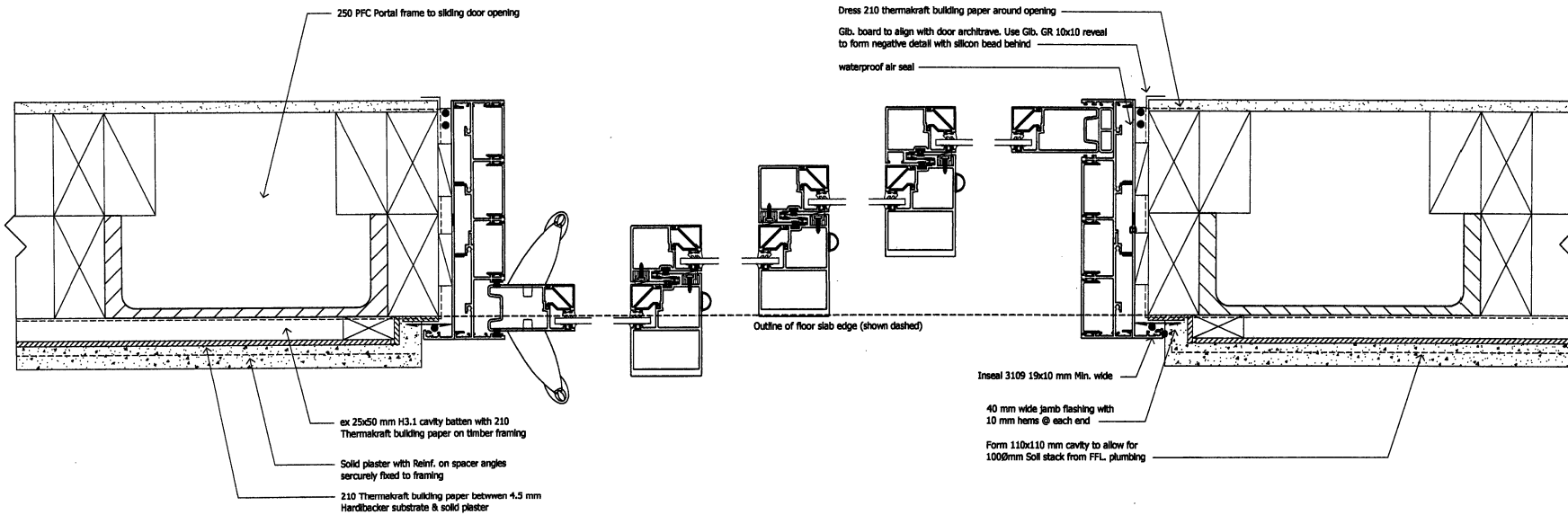


24 35 mm FS SLIDING DOOR DETAIL. 1:5.

21&23

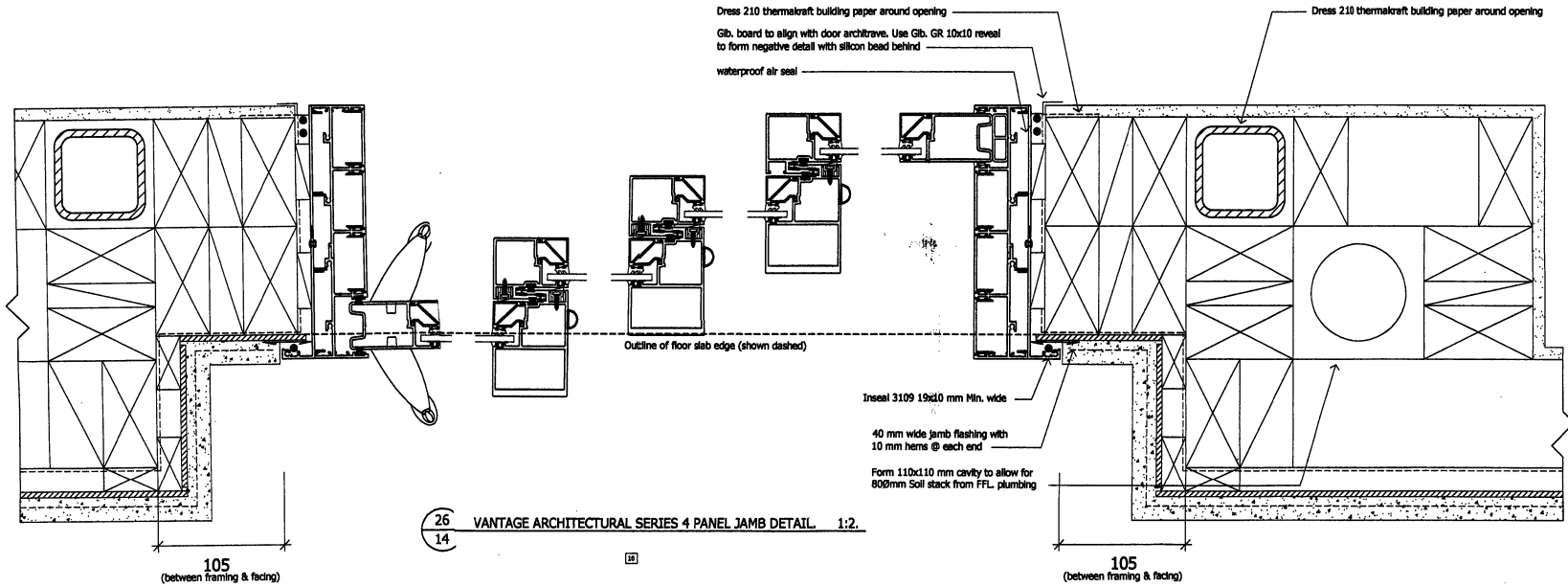
|  |                         |                                  |
|--|-------------------------|----------------------------------|
| rev #  | revision details        | date                             |
| client   | Wayne & Michelle Davies |                                  |
| address  | Ashwood Ave. Dairy Flat |                                  |
| sheet title  | Sliding Door Details    |                                  |
| sheet  | 15 of 16                |                                  |
| date   | 30 November 05          | design R Furze<br>drawn J McLeod |
|  |                         |                                  |
| level 1, 399 new north road, springland, auckland, new zealand<br>p.o. box 100, 26, domain road, auckland, new zealand<br>phone 09 815 3684, fax 09 815 3685, mobile 021 811 339 |                         |                                  |

Rodney District Council  
 Plans and Specifications  
 Approved for Building Consent  
 ABA 60053  
 Office: See Building Consent for Conditions



25 VANTAGE ARCHITECTURAL SERIES 4 PANEL JAMB DETAIL. 1:2.

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26 VANTAGE ARCHITECTURAL SERIES 4 PANEL JAMB DETAIL. 1:2.

14

Final Approval  
Submitted for Building Consent  
ABA 60053  
Date: 15/1/04  
See Building Consent for Conditions

| rev #  | revision details           | date                            |
|--|----------------------------|---------------------------------|
| client   | Wayne & Michelle Davies    |                                 |
| address  | Ashwood Ave.<br>Dairy Flat |                                 |
| sheet title  | Sliding Door Details       |                                 |
| sheet  | 16 of 16                   |                                 |
| date   | 30 November 05             | design R Furn<br>drawn J McLeod |
| <p><b>richard furze design</b><br/>architecture for living</p> <p>level 1, 395 new north road, kingstons, auckland, new zealand<br/>p.o. box 100 36, denham road, email richard@rfd.co.nz<br/>phone 09 813 3604, fax 09 813 3605, mobile 021 811 130</p> |                            |                                 |