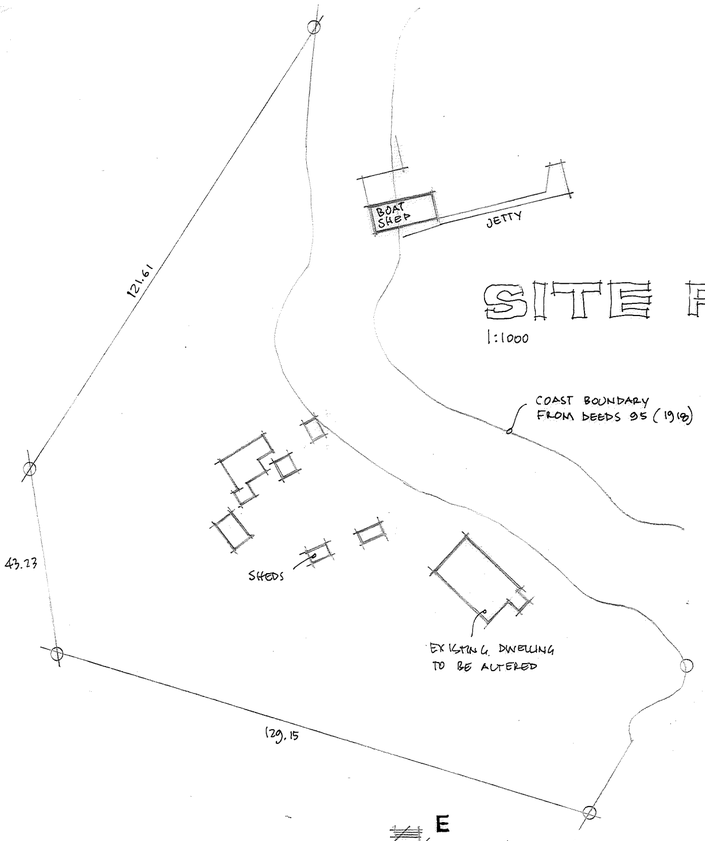
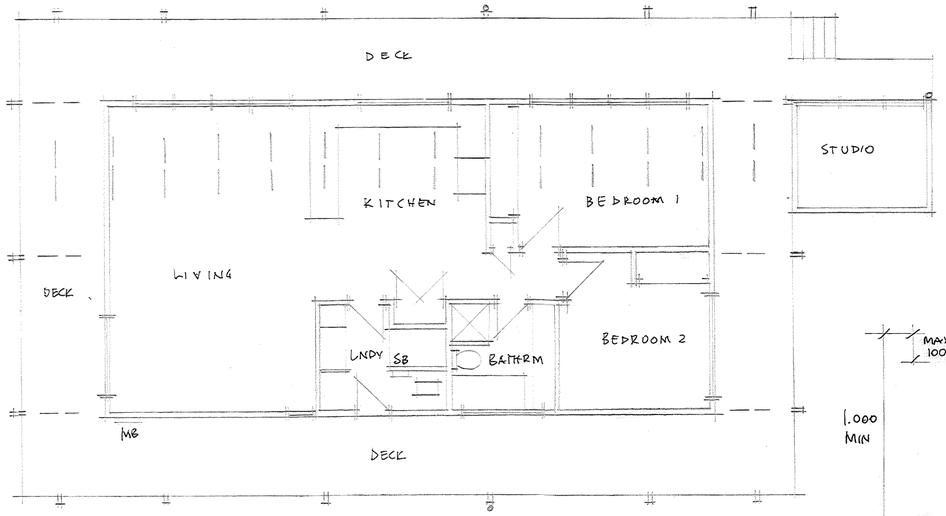


SITE PLAN

1:1000

REFER SITE SURVEY
AYSON + PARTNERS
26 FEB 2004



EXISTING PLAN

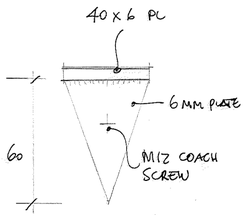
1:100

EXISTING AREA INCLUDING DECKS 207 SM

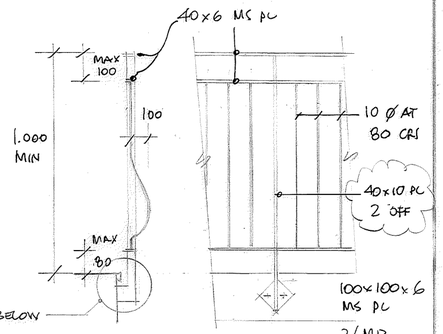
AMENDED 02.05.05

FILE 843
SHEET No. 1 OF 10 SHEETS
APRIL 2005

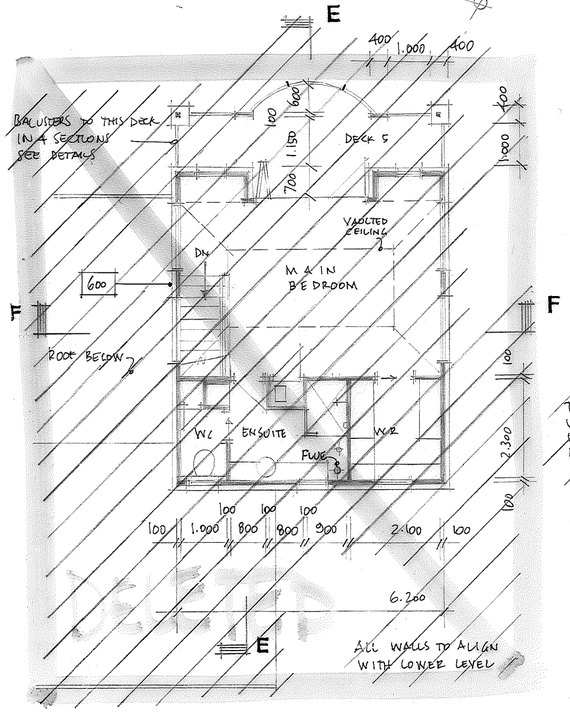
architectural designers



BALUSTRADE FIXINGS AT WALLS / COLUMNS 1:2



DECK 5 BALUSTRADE 1:20

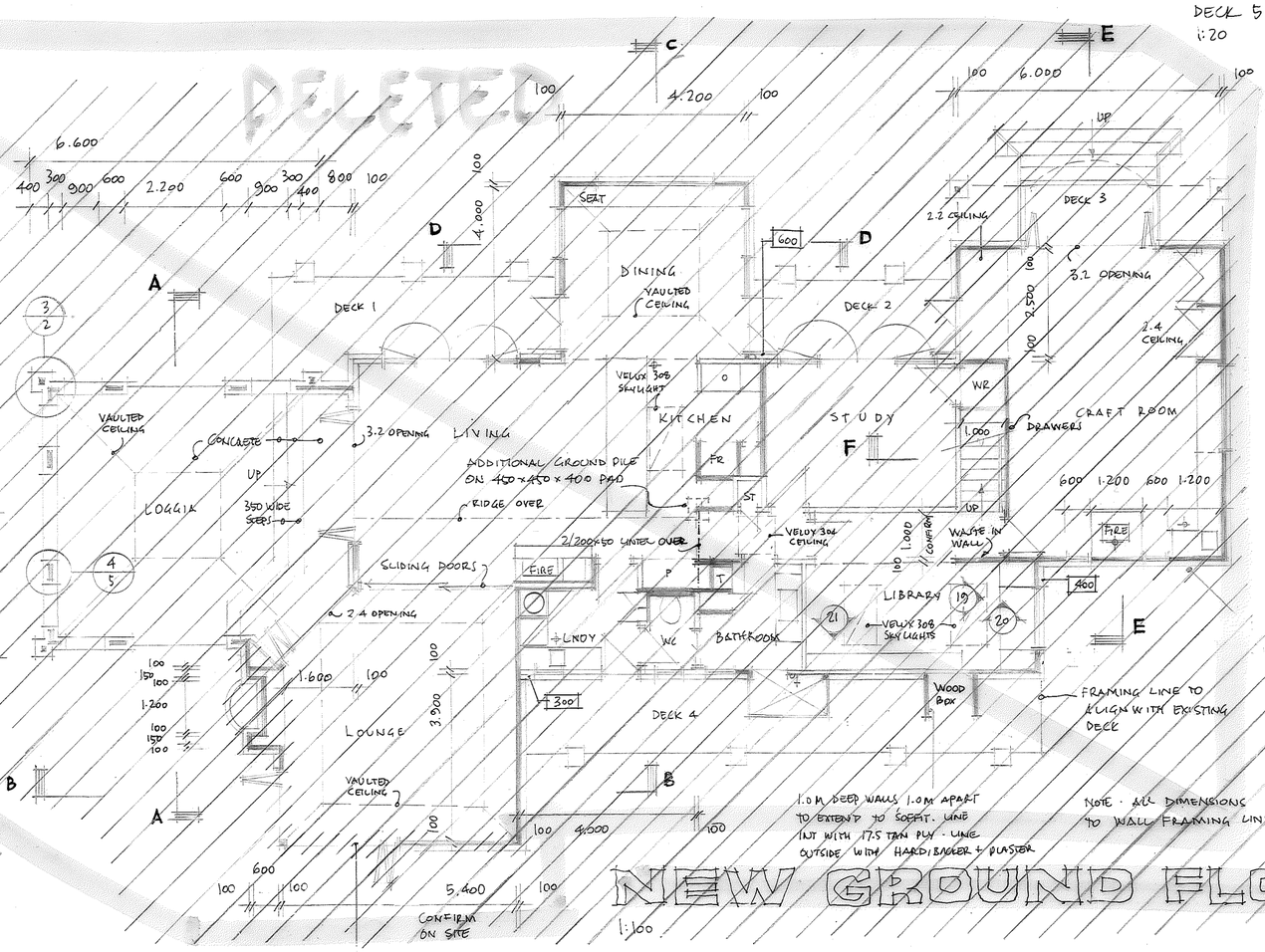


NEW AREA 57.0 SM
INCL. DECK

NEW FIRST FLOOR

1:100

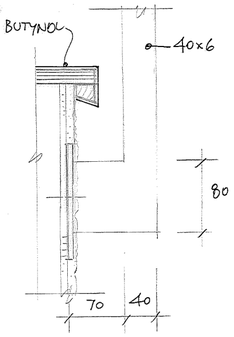
DELETED



1.0M DEEP WALLS 1.0M APART TO EXTEND TO SOFFIT. LINE INT WITH 17.5 TAN PLY - LINE OUTSIDE WITH HARDIBACKER + PLASTER

NOTE - ALL DIMENSIONS TO WALL FRAMING LINES

INDICATES PANEL SIZES
FLOOR WASTES (40ΦF)



DECK EDGES

NEW AREA INCL DECKS
207.4 SM

NEW GROUND FLOOR

1:100

BARNETT ADDITION
LOCHMARA BAY

BANBURY ARCHITECTS
75 ST ANDREWS HILL ROAD
CHRISTCHURCH T+F 03.3849290

FOUNDATION WITH · D16 AT 200 CRS HORIZ. & D10 LINKS AT 400 CRS AS BELOW

EXTEND PILE TO U/S OF BEARER

NOTE · NO VENTS TO THIS ZONE

600 ⌀ PILE HOLES AUGERED TO REFUSAL · 200 ⌀ SED PILES CONCRETED INTO ROCK

2/200x50 BEARER

1.0M MAX

DECK EDGE

150 x 50 FLOORS JOISTS AT 400 CRS CONTINUOUS OVER 2/200 x 50 BEARER

125 x 75 BEARER

TYPICAL FOUNDATION

SEE DETAIL FOR PILE DETAILS

5 OFF AUGERED

STD 150 SED H5 PILES

SUBFLOOR AT DINING 1:100

125 x 75 BEARERS

JOISTS 100 x 50 AT 450 CRS

150 SED PILES TREATED H5

150 SED PILES H5

PLATE

125 x 75 BEARER

JOISTS 100 x 50 AT 450

SUBFLOOR AT LIBRARY 1:100

150 x 50 AT 400 CRS

2/200 x 50 BEARER

D16

D10 AT 400 CRS

R10 TIES · KNOCK OUT SIDES OF BLOCK + BOND IN SUPPORT LATERALLY DURING GROUTING

200 x 200 BLOCK PIER TO SUPPORT 2/200 x 50 BEARER

2/D16 TIE BARS

STD FNDN FOOTING BEYOND

3 LOOPS OF R6 BAR AROUND PILE

CONCRETE FILL TO PILE HOLE + ALL BLOCKWORK

200 SED H5 PILE IN 600 DIA HOLE AUGERED TO REFUSAL (APPROX 1.5 TO 2.5M DEEP)

PILES AT DINING 1:20

2 OFF + 3 SIMILAR

SUBFLOOR AT LOUNGE + CRAFT ROOM 1:100

APPROX 200x50

EXISTING POST

H6BEL

2 1:10

EXISTING ROOF

180x90 RAFTERS

EXISTING POST CUT DOWN AT TOP

TOP HAT FIXINGS

PLASTER FINISH NOT SHOWN

EXISTING POST MEMBERS

NEW TIMBER FRAMING H3

100x75x8 GALV ANGLE PAINTED

50 CLEARANCE

H6BEL PANELS

EXISTING BRACKET

DP

150 THICK CONC PAD

75 MIN CLEARANCE

1 1:10

400

300

H3 FRAMING

300

200 PFC BRACING FRAME

200

3 1:10

SIMILAR WINDOW + DOORS TO SE

CH CH

CH CH

500

OPEN

OPEN

OPEN

BEAMS

BF BF

DINING

LOGGIA

LOUNGE

STEEL PFC FRAME SEE SHEET 5

NW 1:100

HATCHED AREA REVISED SEE SHEET 10

SHEET No 2 OF 10 SHEETS

APRIL 2005.

AMENDED 02.05.05

MAIN BEDROOM

CH F

F

CH CH

CRAFT ROOM

NW 1:100

HATCHED AREA REVISED SEE SHEET 10

MAIN BEDROOM

CH F

F

CH CH

CRAFT ROOM

BALUSTRADE NOT SHOWN

EXISTING ROOF

SKYLIGHT BEHIND

GREY BUTYNOL ON 17.5 PLY

CH F CH BF BF CH F

CH F CH CH F

BF BF BF BF

CH F CH

500

OPEN

OPEN

OPEN

STUDY

DINING

LIVING

LOGGIA

NE 1:100

HATCHED AREA REVISED SEE SHEET 10

DELETED

F F

CH F

CH CH

1400

750

750

LOUNGE

LIBRARY

CRAFT ROOM

MAIN BEDROOM

HATCHED AREA REVISED SEE SHEET 10

SE 1:100

CEDAR LOUVRES

EXISTING ROOF

SKYLIGHTS

CH CH CH

1000

800

OPEN

OPEN

BF BF BF

1000

CH CH CH

CH CH CH

F F

750

LOGGIA

LOUNGE

LAUNDRY

WC

BATHROOM

LIBRARY

CRAFT ROOM

MAIN BEDROOM

SW 1:100

HATCHED AREA REVISED SEE SHEET 10

FILE B 43
SHEET Nº 3 OF 10 SHEETS
APRIL 2005

BEAMS B 180 UB 22
150x50
M10 AT 800
BEAR PLATES ON BOTTOM FLANGES
6 1:10
2.000
GREY BUTYNOL ON 17.5 TAN PLY
LOUVRES to 3 SIDES
GIB
B
2 STOREY SECTION ADJOINS
800
1
6
T+G PLY
HEBEL PANEL
LINTEL A
280
650
2.100
L O G G I A
BIFOLD DOORS
FL 100.00
BIFOLD DOORS
BIFOLDING DOORS
DECK
99.50
3 2 1
CONCRETE STEPS
STEPS DETERMINED ON SITE
200 W x 400 D FND REINF WITH 2/D16 WITH R10 AT 600, 600 INTO SLAB
100 SLAB REINF WITH 665 MESH, ON DPC ON 150 HARDFILL

SECTION A 1:50

D
PLASTER ON HARDIBACKER ON 20 BATTENS
4
3
5
NEW 9.5 GIB CEILING ON 50 x 50 BATTENS AT 400 CRS
NEW BIFOLD DOORS TO LOGGIA SEE SECTION A
L I V I N G
D I N I N G
2.7
2.43
500
EXISTING SUBFLOOR
150 ø SED PILES
150 x 50 JOISTS AT 400 CRS
2/200x50 BEARER
100 x 50 RIBBON PLATE FIXED WITH M12 AT 800 CRS
200 SED PILES INTO 600 ø HOLES AUGERED TO REFUSAL CONCRETE SURROUND

SECTION C 1:50

A
CEDAR FACINGS
2
TRUSSES AT MAX 900 CRS. TOP CHORD 250 x 50
RIDGES TO ALIGN - PITCH ROOF TO MEET RIDGE - APPROX 15°
12.5 GIB ON T5 x 50 BATTENS AT 600 CRS
LINTEL A
LINTEL D
LINTEL F
VALLEY GUTTER
900
200
OPEN
OPEN TO LOGGIA
APPROX 2.98
L O U N G E
2.4M BIFOLD DOORS HIGH
2.4M SLIDING DOORS GLAZED HIGH
100.00
20 CHIPBD ON FOIL INSULATION ON 100 x 50 AT 450 CRS
2.600
600
99.50
H5 150 ø PILES SET IN 400 x 400 x 200 INSITU CONCRETE

SECTION B 1:50

EXISTING CEILING AT LIVING 2.73
150x50 AT 600
APPROX 2.75
HEBEL
APPROX 600
NEW CEILING AT LIVING 2.46
EXISTING WALL AT LIVING
HEBEL FACE

1 1:10

CONTINUOUS 100x50
TRUSSES AT 900
250 x 50 TOP CHORD
APPROX 2.7
900
HEBEL
COVE 850 WIDE

2 1:10

CORRUGATED IRON
50 x 25
75 x 50
180 x 90 N20

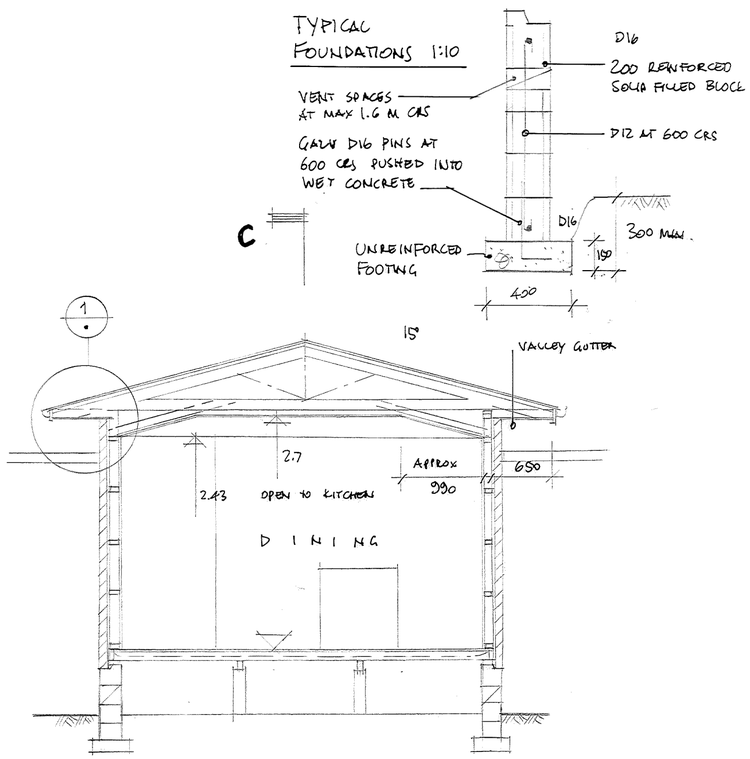
3 1:10

EXISTING BOLT CONNECTIONS REMOVED
BEAM J 250 UB 31
M10 AT APPROX 625 CRS
75 x 50 PURLINS
50 x 25 BATTENS
EXISTING PINEX
95 x 165 FRAMING BRACKETS
PLATES TO BEAR ON BOTTOM FLANGE
180 x 90 AT 1.25
NEW 9.5 GIB ON 50 x 50 AT 400
EXISTING 350 x 100 RIDGE BEAM REMOVED

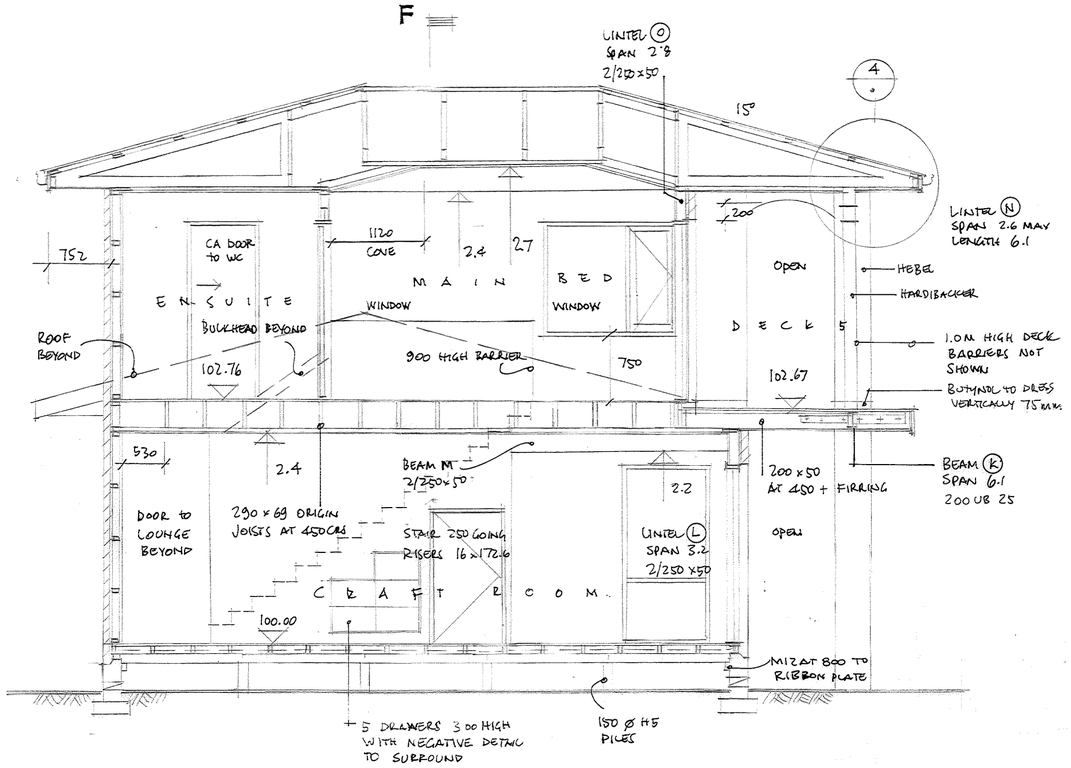
4 1:10

EXISTING PINEX CEILING LINE
300 WIDE INT GUTTER - BUTYNOL ON 17.5 PLY
NEW LINTEL I 2/300 x 50 SHAPE BOTTOM AS NECESSARY
NEW ROOF
50
75
180 x 90 N20 AT 1.25 CRS
TRUSSES AT 900
200 x 50
VALLEY GUTTER EACH END
FALSEWORK FOR VAULTED CEILING
9.5 GIB NEW CEILING ON 50 x 50 BATTENS AT 400
2.75
2.43
3.55 to RIDGE
EXISTING WALL REMOVED

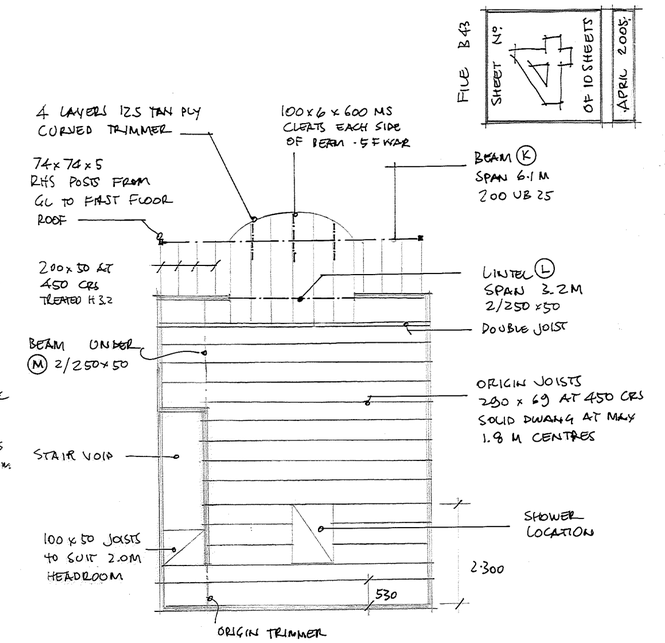
5 1:10



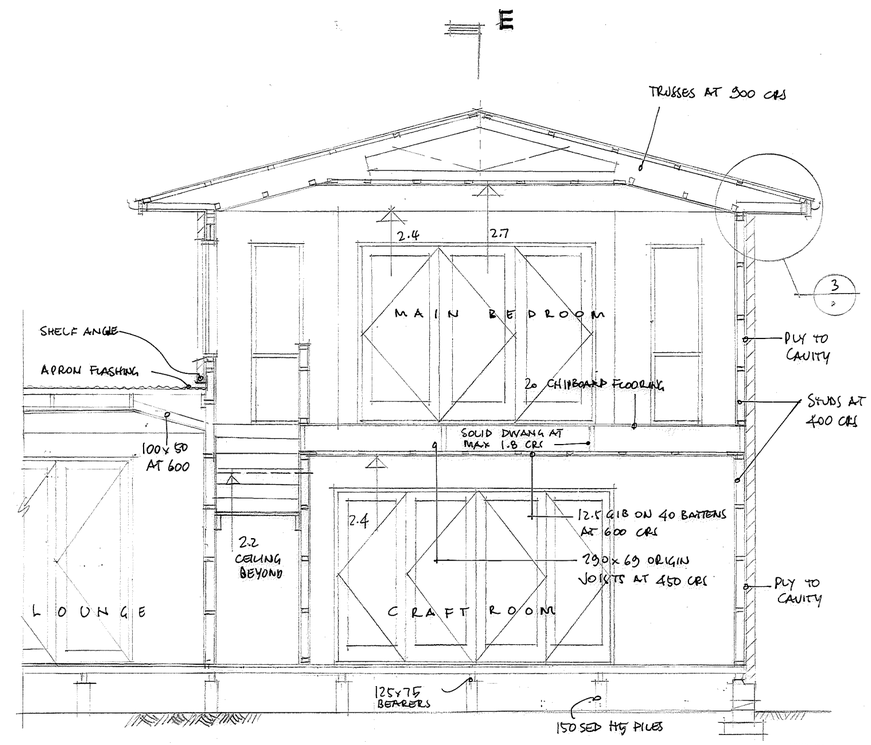
SECTION D 1:50



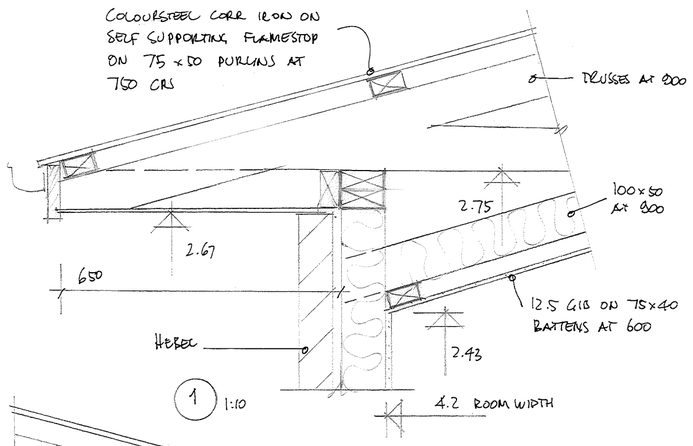
SECTION E 1:50 HANDED



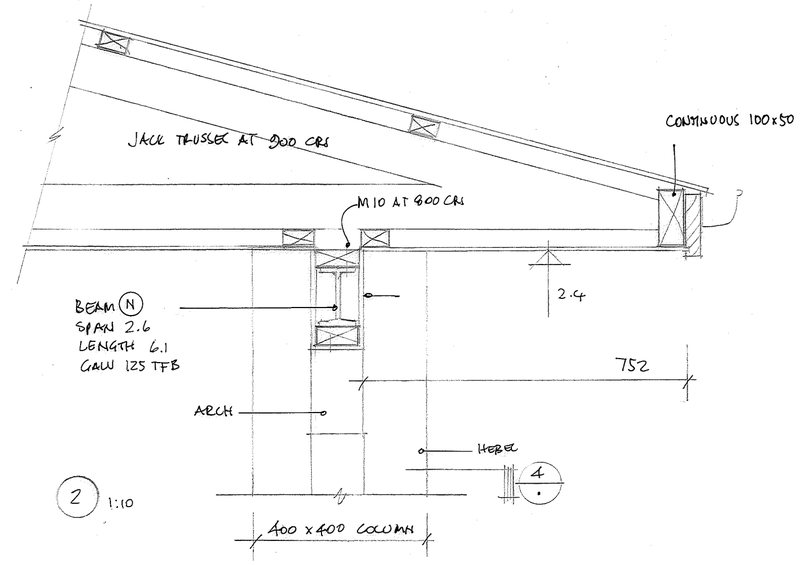
FLOOR JOISTS
FIRST FLOOR 1:100 HANDED



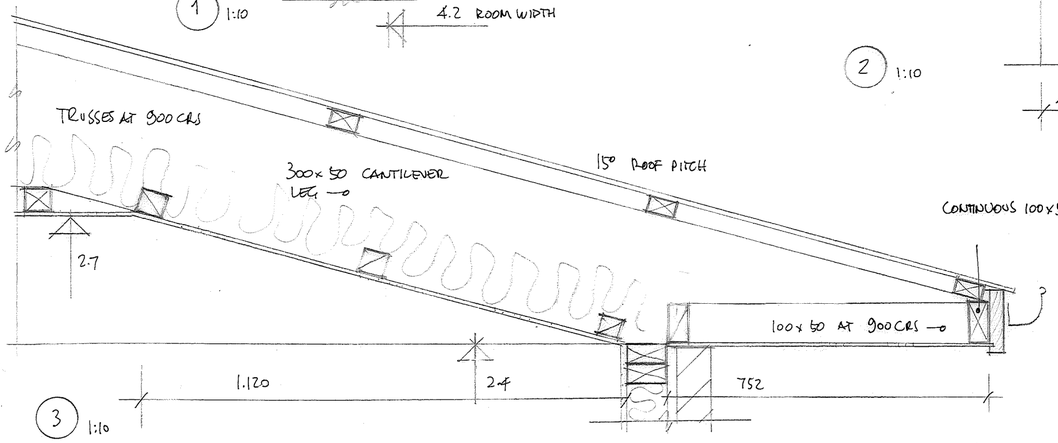
HANDED
SECTION F 1:50



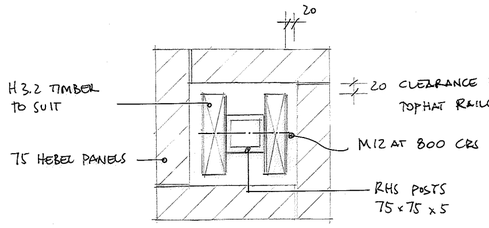
1 1:10



2 1:10

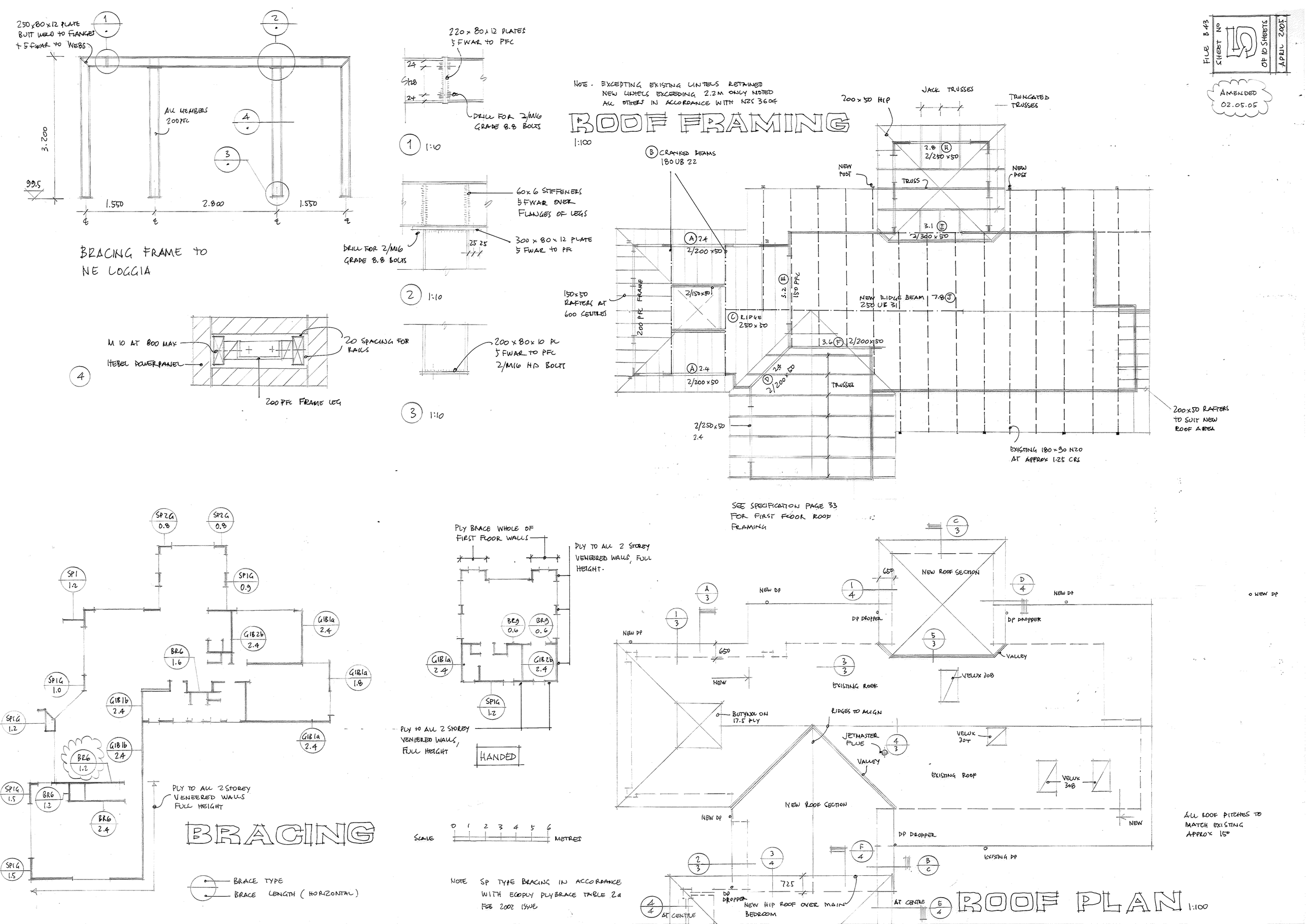


3 1:10

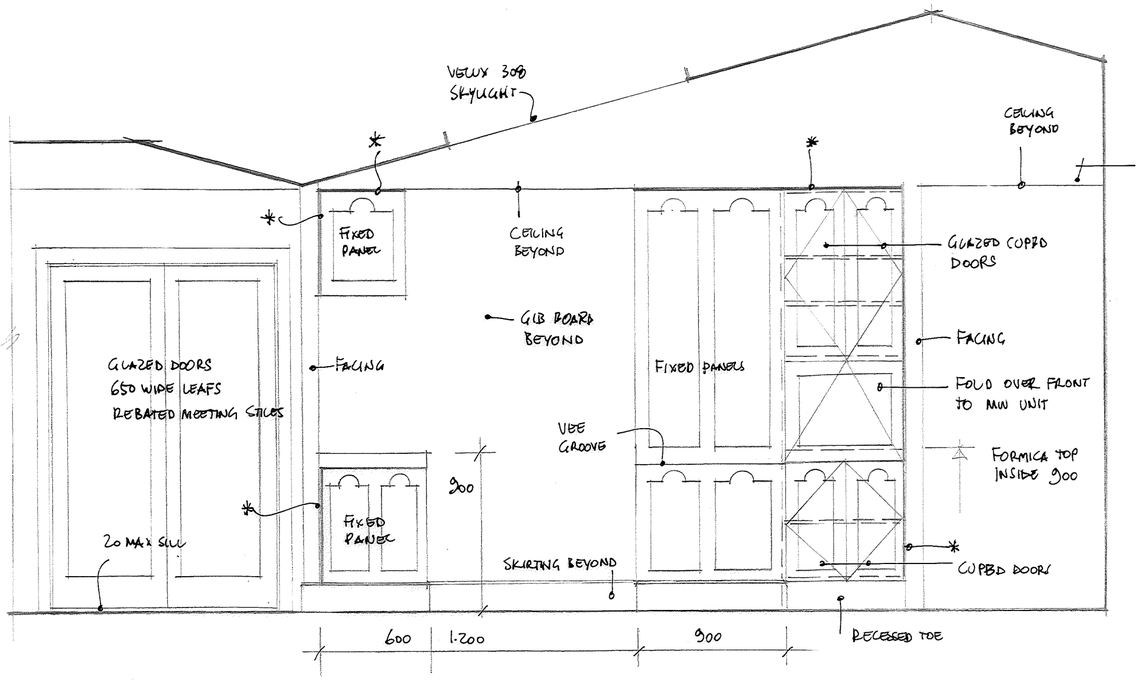


4 1:10

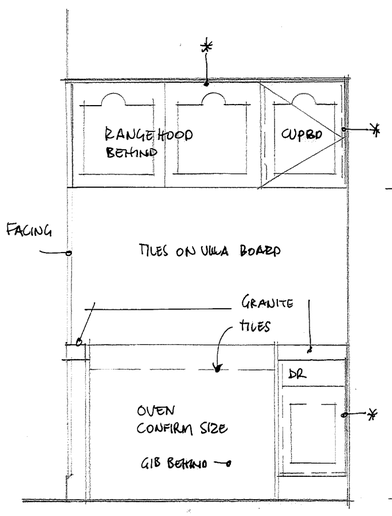
FILE B43
SHEET No.
OF 10 SHEETS
APRIL 2005



FILE B43
SHEET No 5 OF 10 SHEETS
APRIL 2005
AMENDED 02.05.05
250x80x12 PLATE BUTT WELD TO FLANGES + 5 FWAR TO WEBS
ALL MEMBERS 200PFC
3.200
99.5
1.550
2.800
1.550
BRACING FRAME TO NE LOGGIA
220x80x12 PLATES 5 FWAR TO PFC
DRILL FOR 2/M16 GRADE 8.8 BOLTS
1 1:10
60x6 STIFFENERS 5 FWAR OVER FLANGES OF LEGS
300x80x12 PLATE 5 FWAR TO PFC
DRILL FOR 2/M16 GRADE 8.8 BOLTS
2 1:10
200x80x10 PL 5 FWAR TO PFC 2/M16 HD BOLTS
3 1:10
M 10 AT 800 MAX
HEBEL POWERPANEL
20 SPACING FOR RAILS
200 PFC FRAME LEG
4
NOTE - EXCEPTING EXISTING LINTELS RETAINED NEW LINTELS EXCEEDING 2.2M ONLY NOTED ALL OTHERS IN ACCORDANCE WITH NZS 3604
ROOF FRAMING
1:100
B CRANKED BEAMS 180UB 22
200x50 HIP
JACK TRUSSES
TRUNCATED TRUSSES
NEW POST
TRUSS
2.8 H 2/250x50
3.1 I 2/300x50
A 2.4 2/200x50
150x50 RAFTERS AT 600 CENTRES
200 PFC FRAME
2/150x50
C RIDGE 250x50
3.2 E 150 PFC
NEW RIDGE BEAM 250 UB 31 7.8 J
3.6 F 2/200x50
D 2.4 2/200x50
TRUSSES
2/250x50 2.4
200x50 RAFTERS TO SUIT NEW ROOF AREA
EXISTING 180x90 N20 AT APPROX 1.25 CRS
SEE SPECIFICATION PAGE 33 FOR FIRST FLOOR ROOF FRAMING
SP2G 0.8
SP1 1.2
SP1G 0.9
G1B1a 2.4
G1B2b 2.4
BR6 1.6
G1B1a 1.8
SP1G 1.0
G1B1b 2.4
SP1G 1.2
G1B1a 2.4
BR6 1.2
SP1G 1.5
BR6 2.4
PLY TO ALL 2 STOREY VENEERED WALLS FULL HEIGHT
BRACING
BRACE TYPE
BRACE LENGTH (HORIZONTAL)
PLY BRACE WHOLE OF FIRST FLOOR WALLS
PLY TO ALL 2 STOREY VENEERED WALLS, FULL HEIGHT.
BR9 0.6
SP1G 1.2
HANDED
SCALE 0 1 2 3 4 5 6 METRES
NOTE SP TYPE BRACING IN ACCORDANCE WITH ECOPLY PLYBRACE TABLE 2a FEB 2002 ISSUE
NEW ROOF SECTION
650
NEW DP
DP DROPPER
VALLEY
VELUX 308
EXISTING ROOF
BUTYNOL ON 17.5 PLY
RIDGES TO ALIGN
JETMASTER FLUE
VELUX 304
NEW ROOF SECTION
NEW
DP DROPPER
EXISTING DP
725
NEW HIP ROOF OVER MAIN BEDROOM
AT CENTRE
ALL ROOF PITCHES TO MATCH EXISTING APPROX 15°
ROOF PLAN 1:100



1



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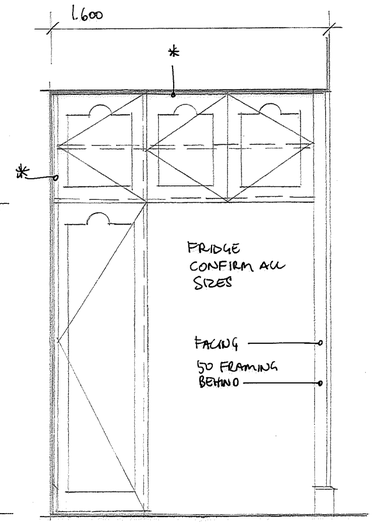

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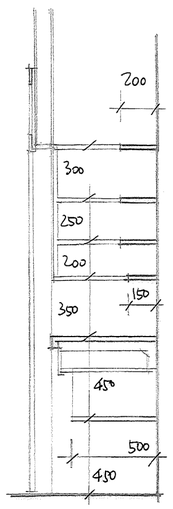
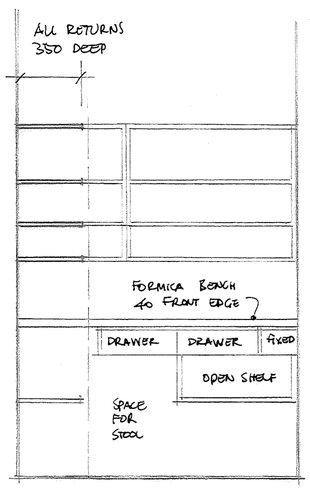
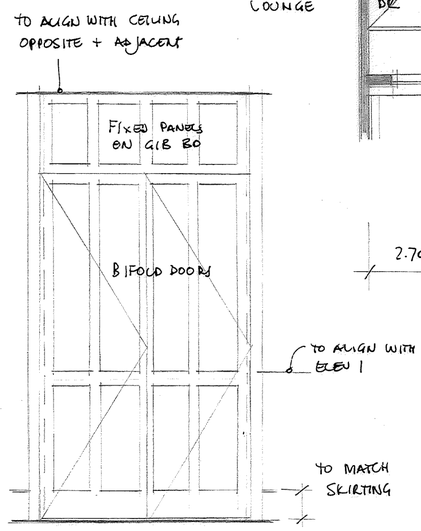


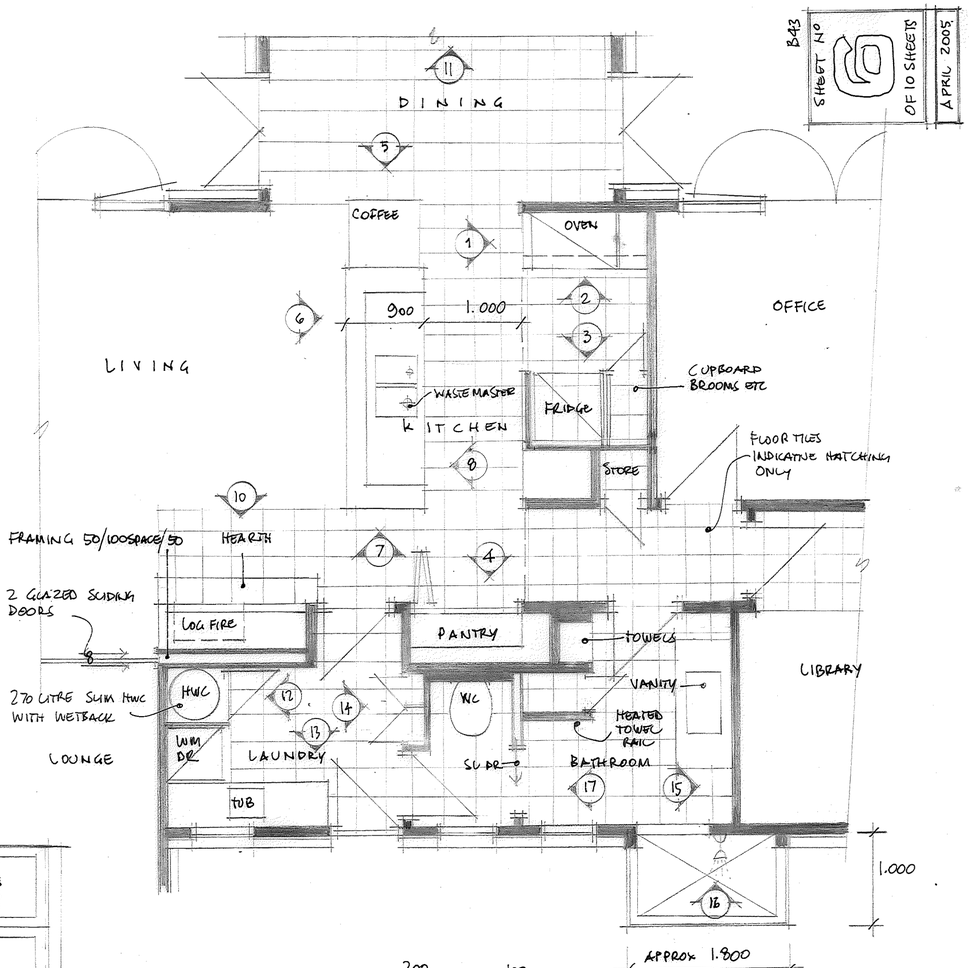
PANTRY SECTION 1:25

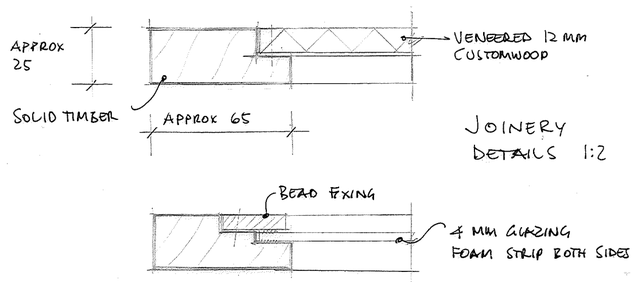


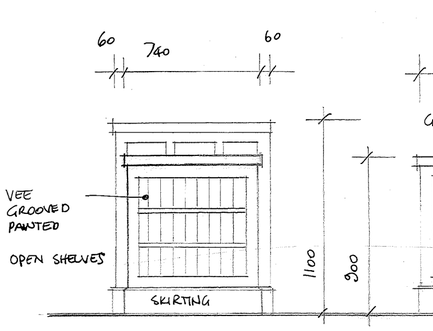
PANTRY INTERIOR 1:25



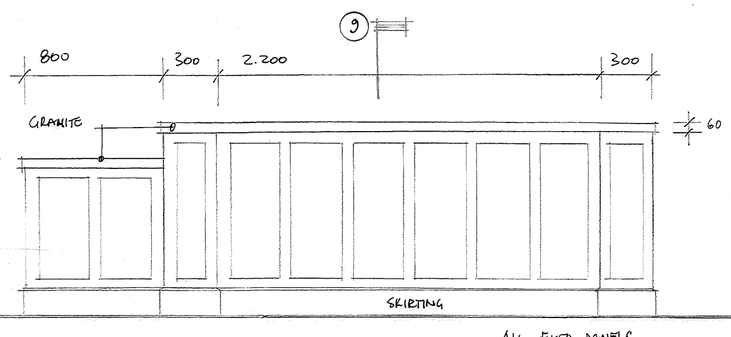
4 PANTRY ELEVATION 1:25



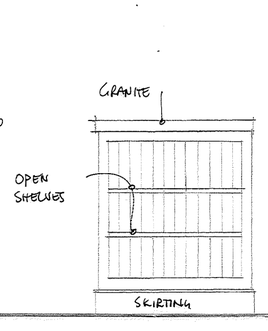




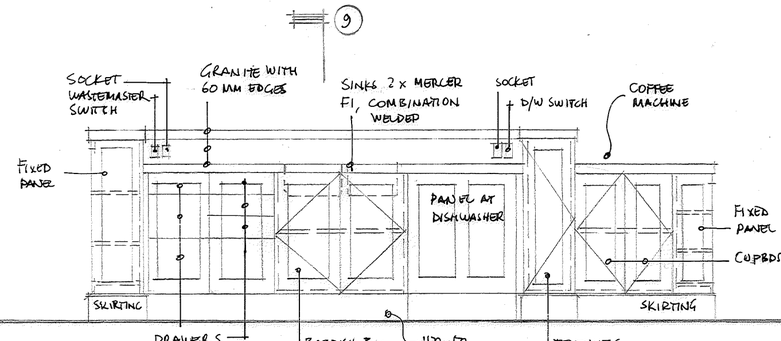
5 ISLAND ELEVATION 1:25



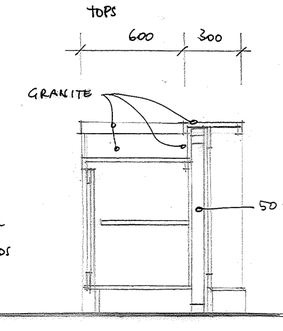
6 ISLAND ELEVATION 1:25



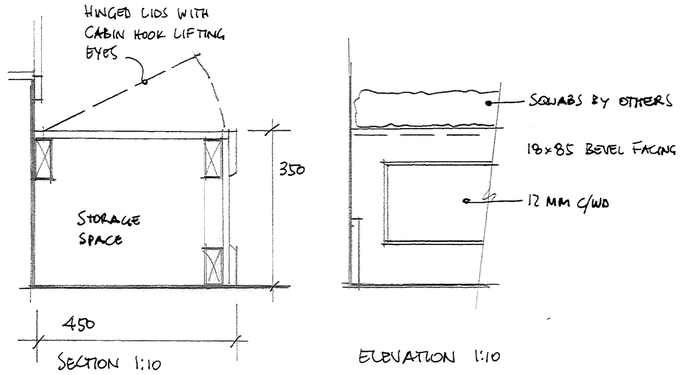
7 ISLAND ELEVATION 1:25



8 ISLAND ELEVATION 1:25

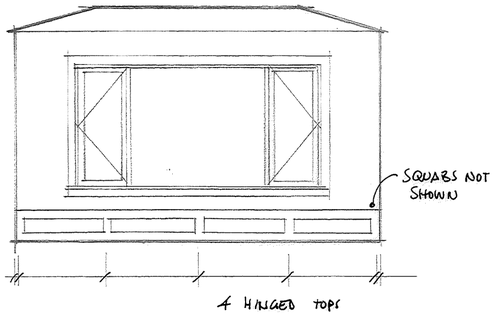


9 ISLAND SECTION 1:25

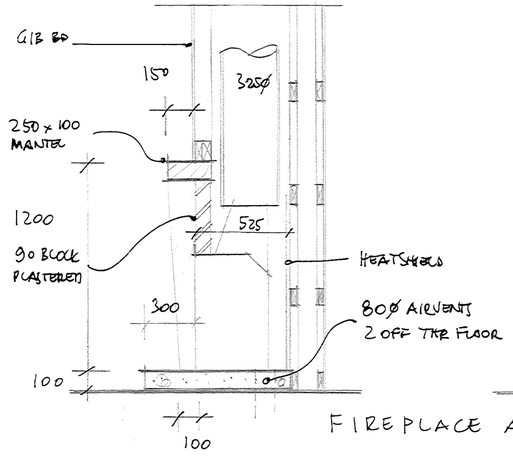


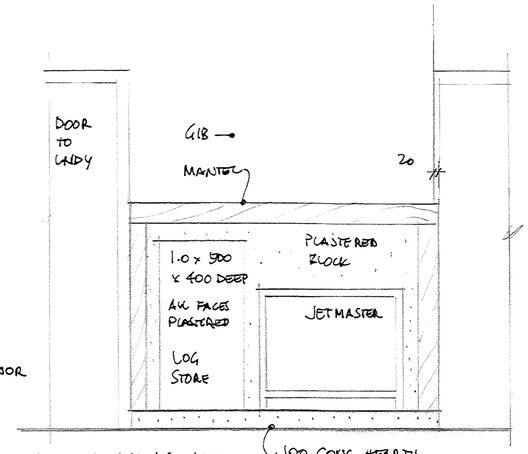
SECTION 1:10

ELEVATION 1:10



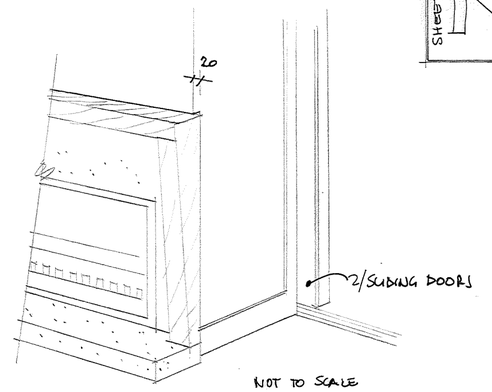
(11) WINDOW SEAT AT DINING
ELEVATION 1:50



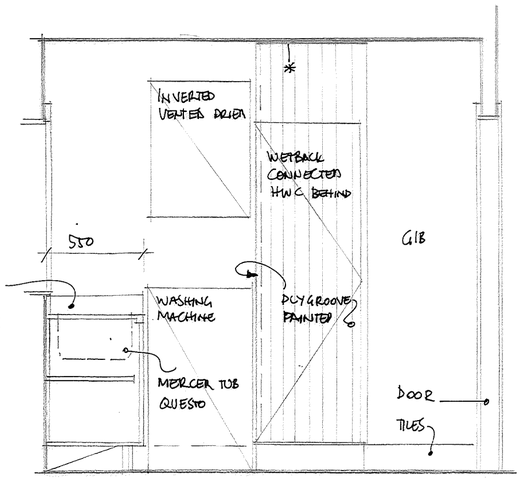


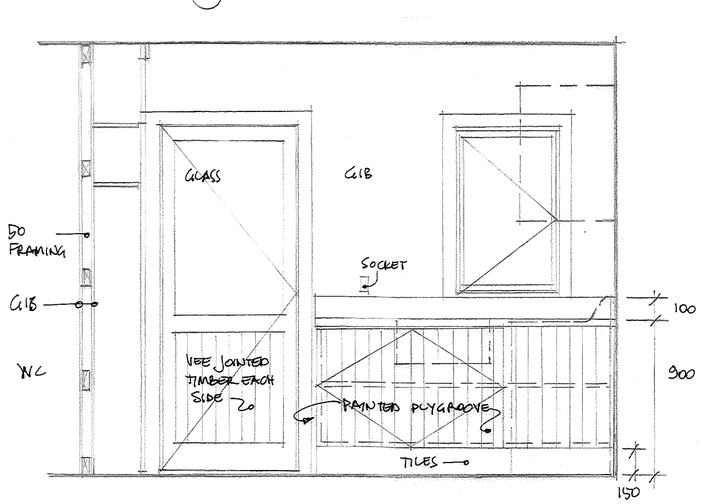
FIREPLACE AT LIVING 1:25

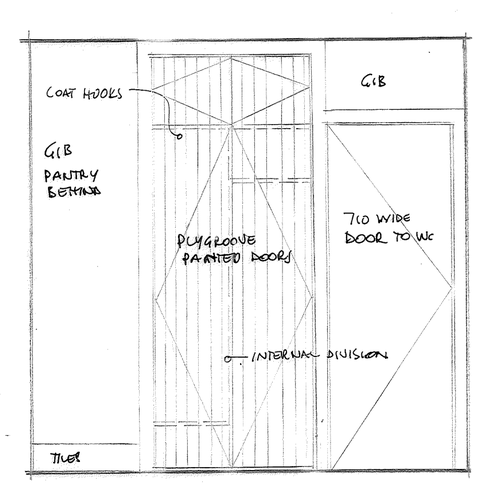
(10)



NOT TO SCALE

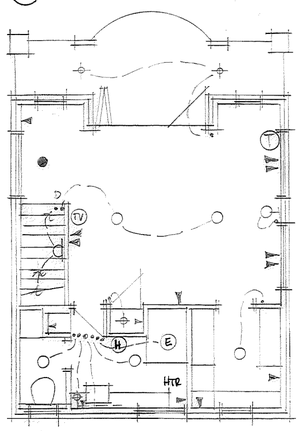




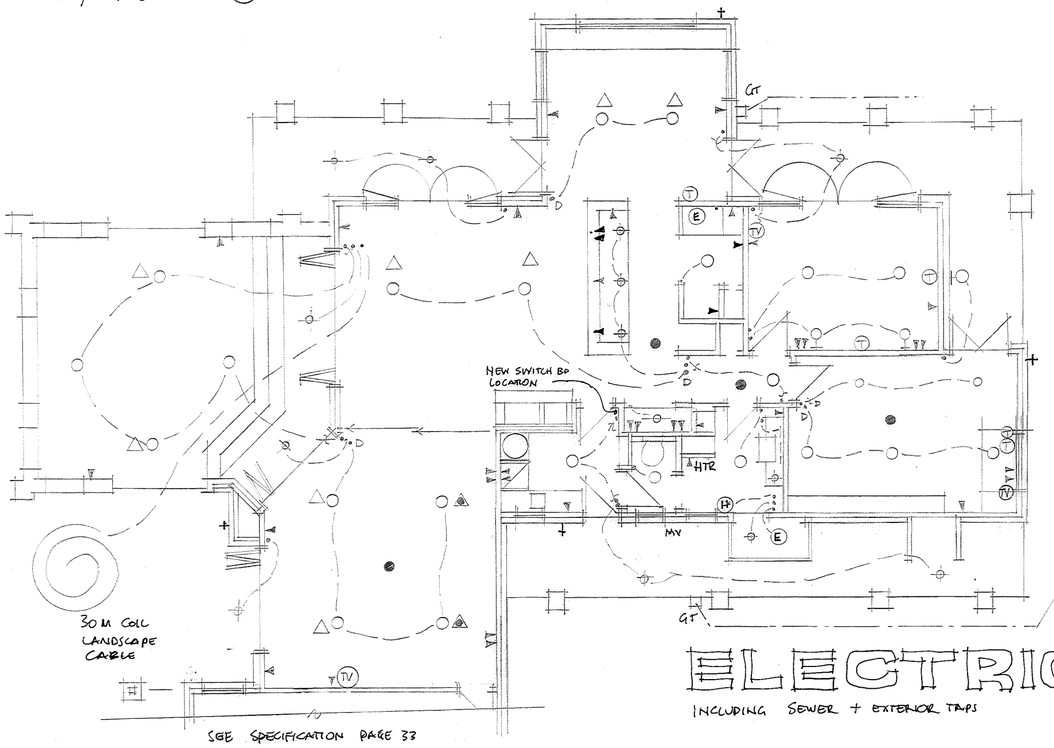


LAUNDRY 1:25

(12) (13) (14)



FIRST FLOOR HANDED

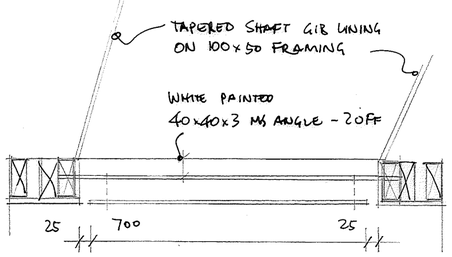


ELECTRICAL 1:100

INCLUDING SEWER + EXTERIOR TAPS

SEE SPECIFICATION PAGE 33 FOR THIS AREA

- INCANDESCANT RECESSED DOWNLIGHT
- LOW VOLTAGE RECESSED DOWNLIGHT /OR PENDANT
- WALL MOUNTED LIGHT
- STEPLIGHT
- FLUORESCANT LIGHT
- HEATED MIRROR PANEL
- LIGHT SWITCH
- LIGHT SWITCH · 2 WAY
- SOCKET OUTLET (ALL DOUBLE)
- (E) EXTRACT FAN
- (H) WALL MOUNTED FAN HEATER
- (TV) TV AERIAL OUTLET
- HTR HEATED TOWEL RAIL
- (T) TELEPHONE OUTLET
- D DIMMER SWITCH
- CEILING MUSIC SPEAKERS - WIRE TO LOCATION ADVISED
- CEILING TV SPEAKERS
- EXTERIOR TAPS (4 OFF)
- SMOKE ALARMS



6 MM TOUGHENED ACID ETCH GLASS SCREW FIXED AT 4 CORNERS ON 50 MM SPACERS

LIGHT WELL AT CEILING TO HALL AT BATHROOM 1:10

B43

SHEET No. 8 OF 10 SHEETS

APRIL 2005

2 NUKLEAR HEATING PANELS 850 x 600

TO ALIGN

ARCHITRAVE

MIRROR

2/150 x 50

FLASHING

TILES THIS EDGE

AA

GLASS

LIGHTS

300

1500

TRAVERTINE TOP

POWER SOCKET

BASIN

TILES

180

60

DR

DR

DR

DR

DR

DR

CUPBOS

560

VENEERED END

75 x 75 POSTS VENEERED

TILES

VENEERED ENDS

ENSURE DOOR CLEARANCE FOR VANITY

18

ALUM FLASHING

2/200 x 50 H3.2

100 x 50 @ MAX 450 SHAPED TO FALL TREATED H3.2

ALL FACES VENEERED 18 MM CUSTOMWOOD

15

BATHROOM 1:25

1.000

Approx 1.8 - to suit HEBEL panels

VENT THRU 4.5 HARDIBACKER

WATERPROOF LIGHT

300 HEBEL PANEL

GLASS

GLASS

OPEN TO BATHROOM

TILES ON VILLA BOARD

TILES ON 9 MM TITAN BOARD ON 17.5 TANALISED PLY TO FALL

BEVEL TOP

BB

2/200 x 50

16

2 CUPBOARD DOORS

400 DEEP SHELVES 25 VENEERED C/WD

GIB

ARCHITRAVE

CA SLIDER TO WC

HEATED TOWEL RAILS SCARPA SATIN

GIB

PAINTED PLY GROOVE

SOCKET

TILES

17

650

TRAVERTINE TILES

TRAVERTINE WITH 60MM FRONT EDGE

VENEERED C/WD

75 x 75 VENEERED CORNER POSTS

18

HARDIBACKER PLASTERED

SHOWER CEILING 12.5 GIB · ENAMEL PAINTED

TOUGHENED GLASS IN POWDER-COATED ALUM. CHANNEL

AA

FALL

ALUMINIUM FLASHING

DECK

BB

HEBEL

EXTERIOR RECESS

APPROXIMATELY 350 x 350 x 300 DEEP GIB LINED RECESSES

TV PLASMA ON GIB

300

100

OPEN SHELVES

PLANTER

TIMBER FLOOR

CONC FOOTING

SECTION AT LOUNGE 1:25

DOOR TO CRAFT ROOM

POWER + TELEVISION OUTLETS FOR PLASMA TV TO THIS WALL

STAIR BEYOND

LOUVRED CUPBOARD DOORS

LOUNGE 1:25

22

INTERIOR SHELVING UNIT AT LOUNGE 1:25

BACK TO UNIT

25 C/WD SHELVING UNIT LACQUER FINISH

INTERIOR

P P

P P

600 DEEP

CONFIRM OPEN SHELF SIZES WITH OWNER FOR VIDEO, DVD, SKY HIFI ETC

POWER OUTLETS

VELUX 308

GIB LININGS

RIDGE

NEW BULKHEAD CEILING

GANGNAIL PLITCH BEAM FB 25L

NEW CEILING

ARCHITRAVE

FIXED RETURN PANEL

MARMOLEUM TO BENCH TOP

WIDTHS TO SUIT WINDOW/ PANELS TO EXTERIOR

750 DEEP UNIT

CUPBOARD

DR

DR

DR

OPEN UNDER

60

SOCKETS

750

19

LIBRARY 1:25

CEILING VARIES

NEW BULKHEAD

DOORS BEYOND TO DECK

WINDOW

750

DECK

60 x 20 HARDWOOD EDGING

FIXED PANEL

750

20

3.500

NEW 12.5 GIB CEILING

GIB BULKHEAD ARCHITRAVE

235

25

350

25

350

25

250

750

PLYGROOVE EACH'S PAINTED

8 DRAWERS

ADJUSTABLE SHELF INSIDE EACH SET CUPBO DOORS

21

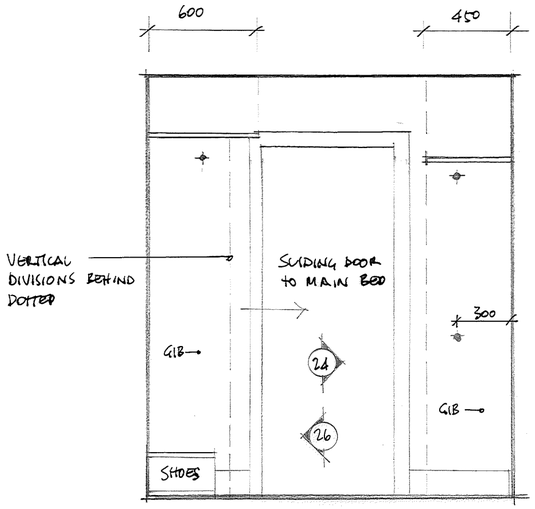
350

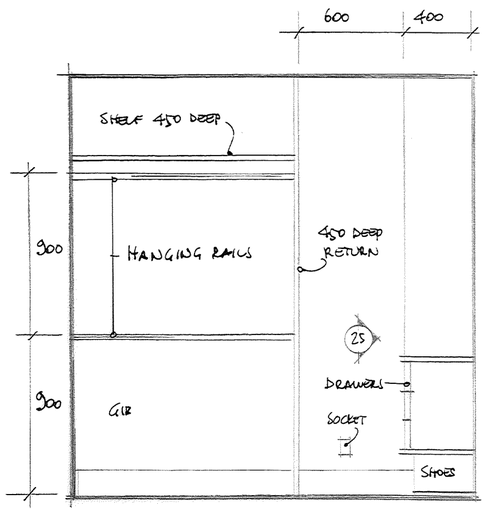
22

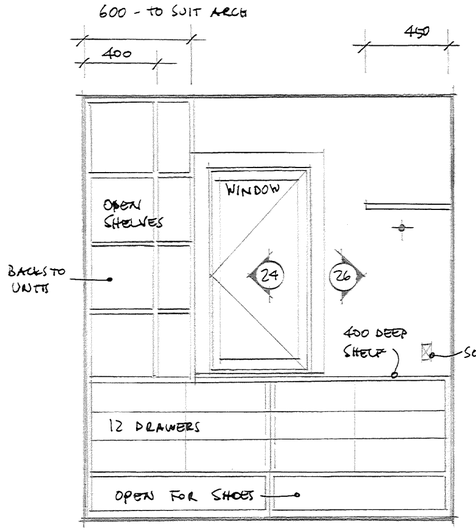
B 43

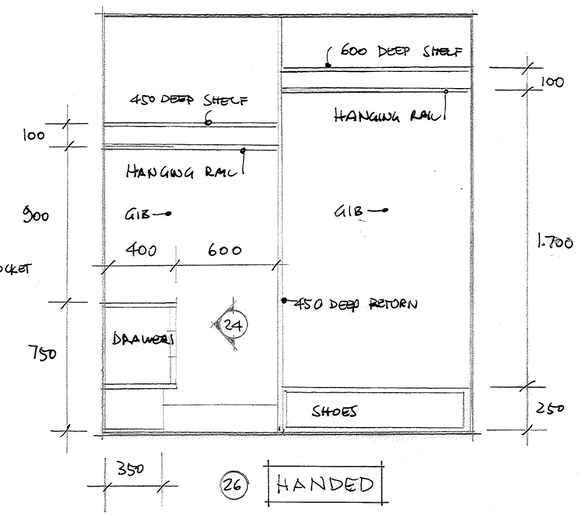
SHEET Nº 9 OF 10 SHEETS

APRIL 2005







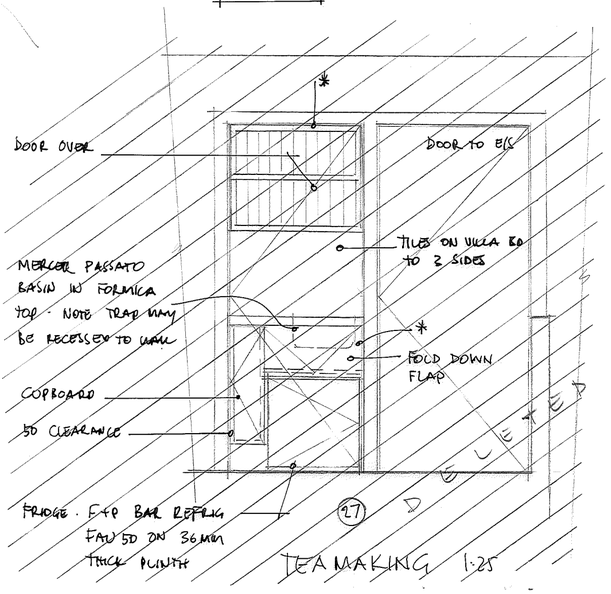


(23) MAIN BEDROOM WARDROBE 1:25 HANDED

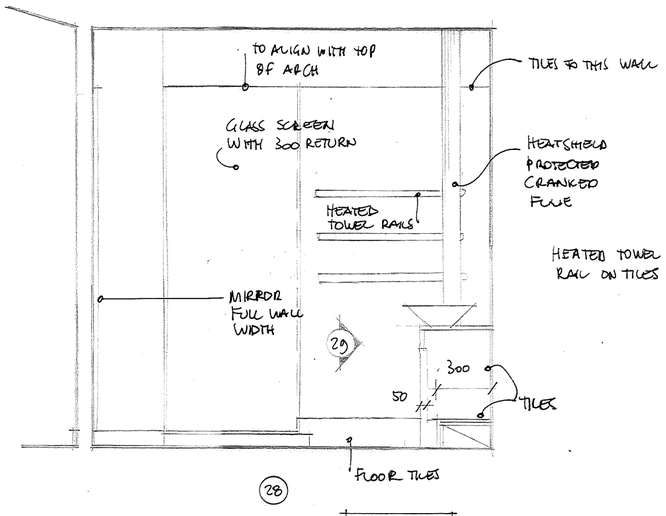
(24) HANDED

(25) HANDED

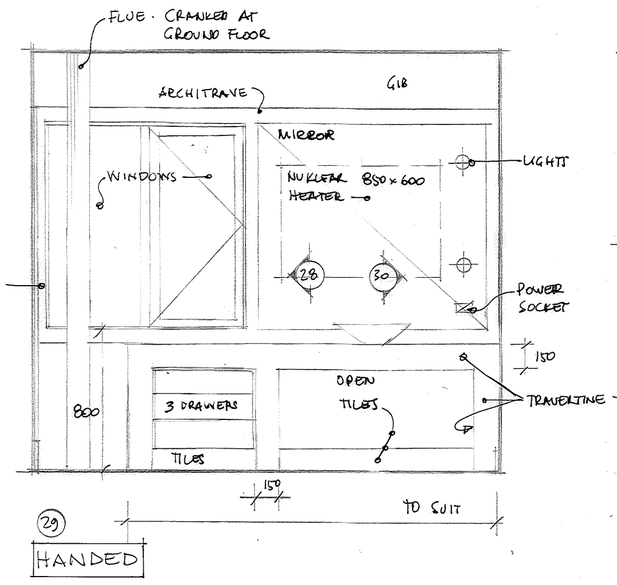
(26) HANDED



(27) TEA MAKING 1:25



(28) ENSUITE 1:25 HANDED



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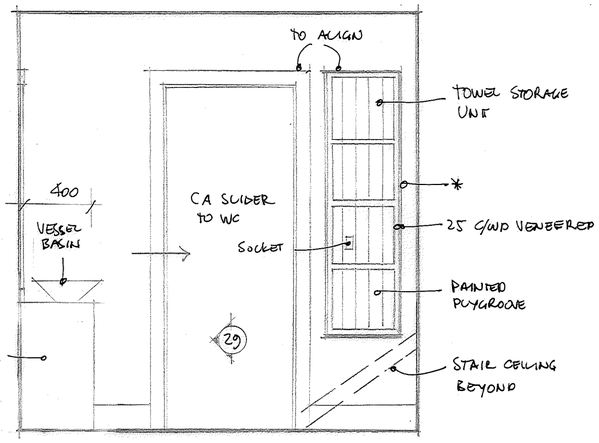

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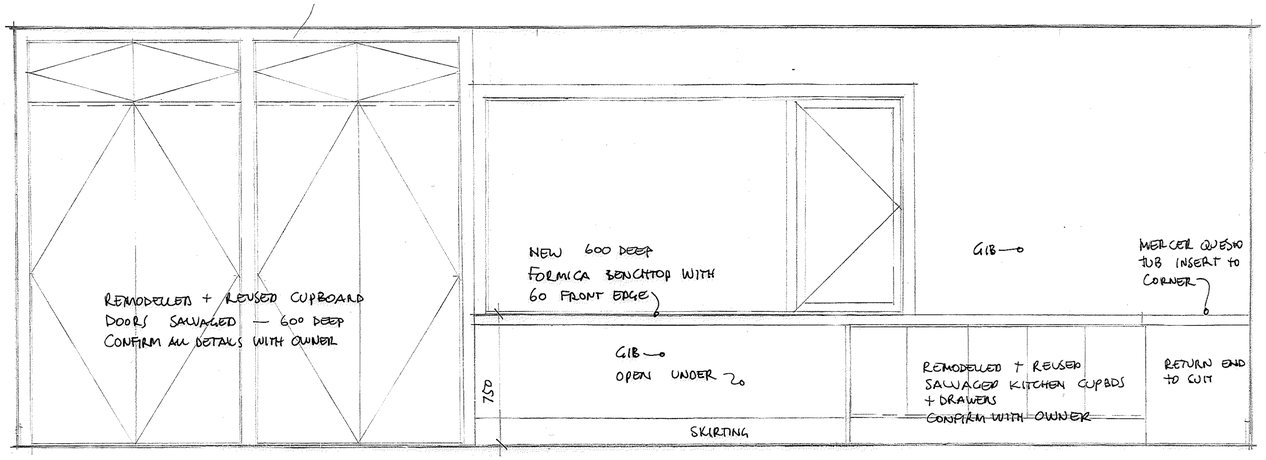
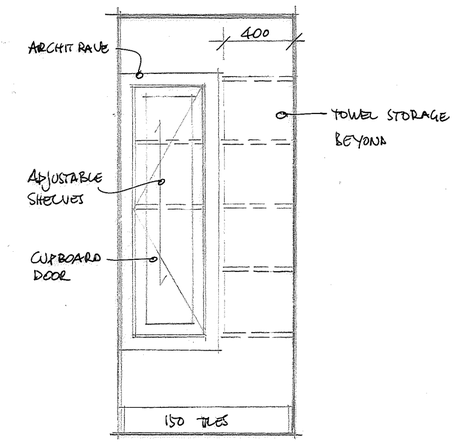


CRAFT ROOM 1:25 HANDED

(31)

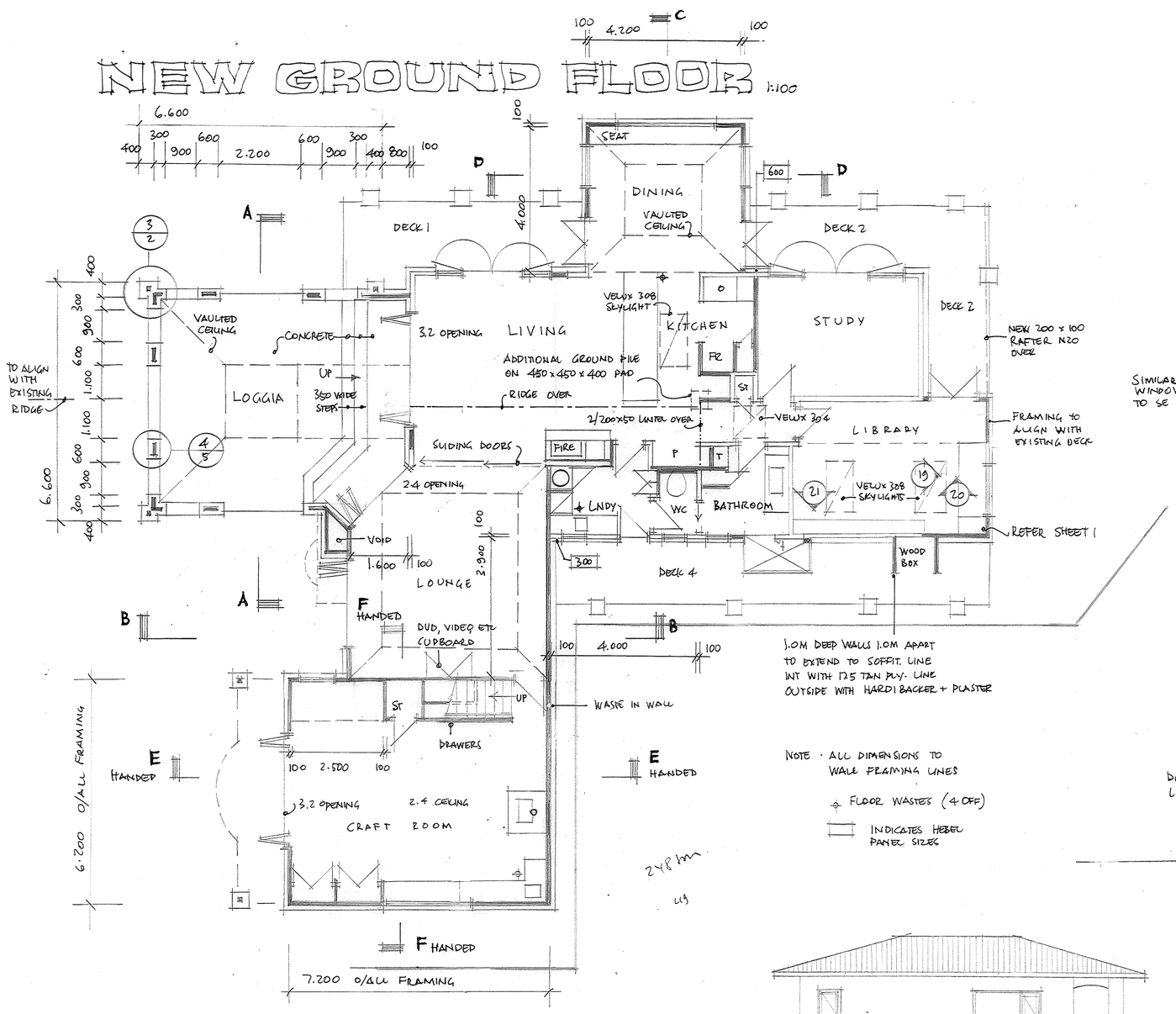


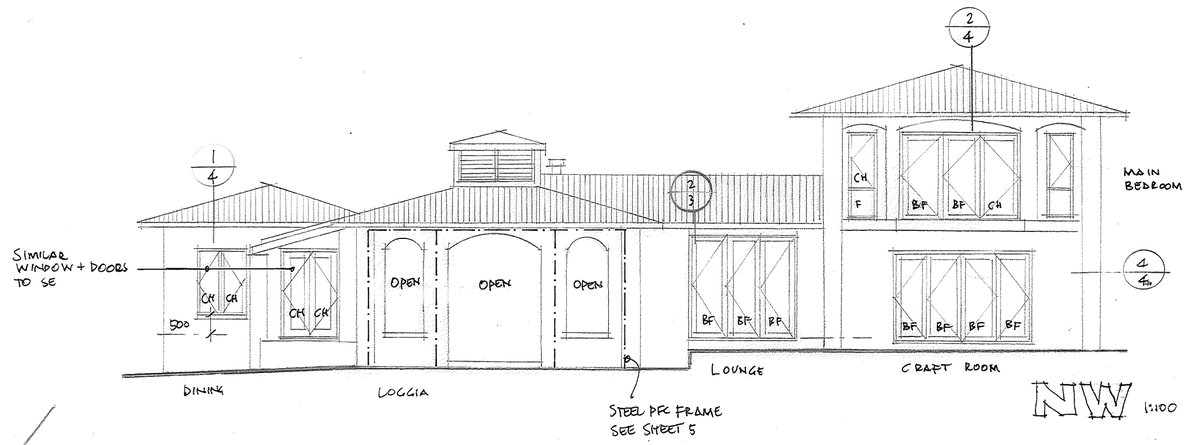
(32) E/S WC 1:25 HANDED

REVISED 19.04.05
FLOOR PLANS + ELEVATION COMPLETED

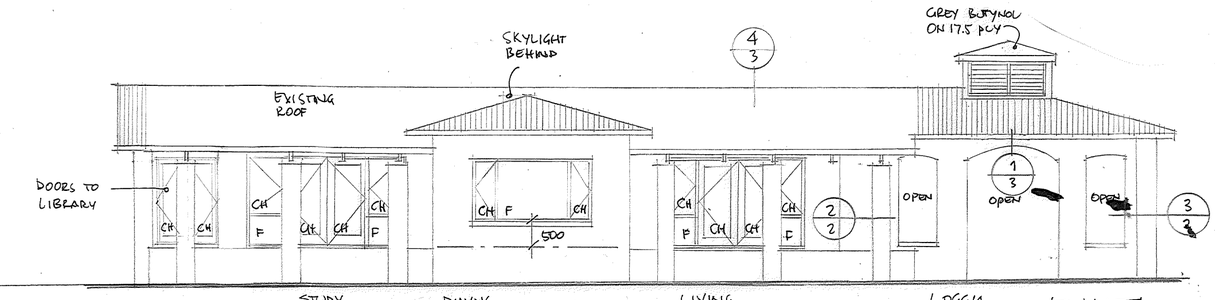
FILE B43 | SHEET NO 10 OF 10 SHEETS | APRIL 2005

NEW GROUND FLOOR 1:100

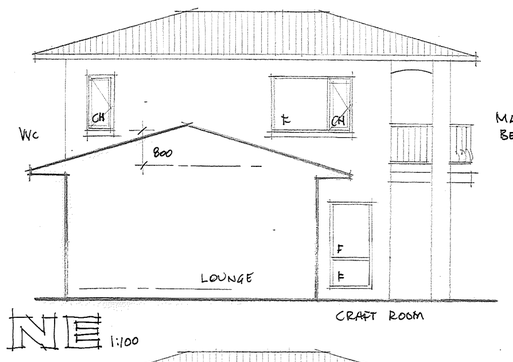




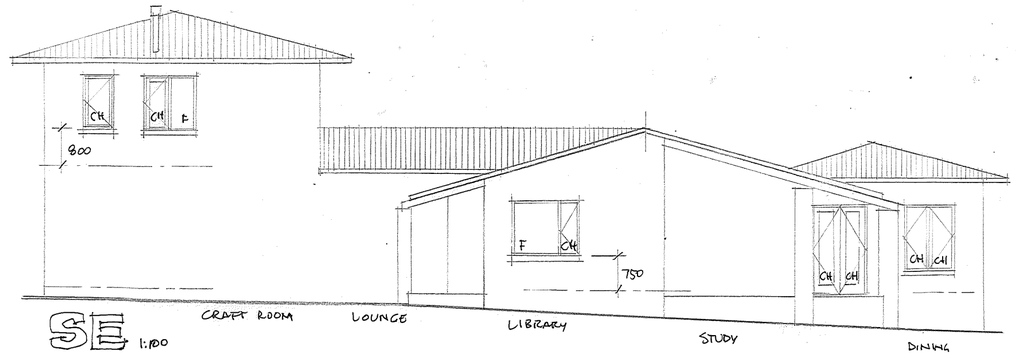
NW 1:100



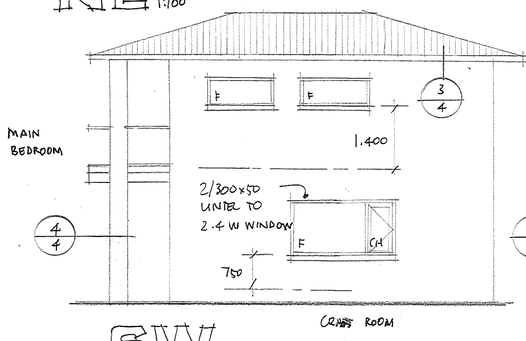
NE 1:100



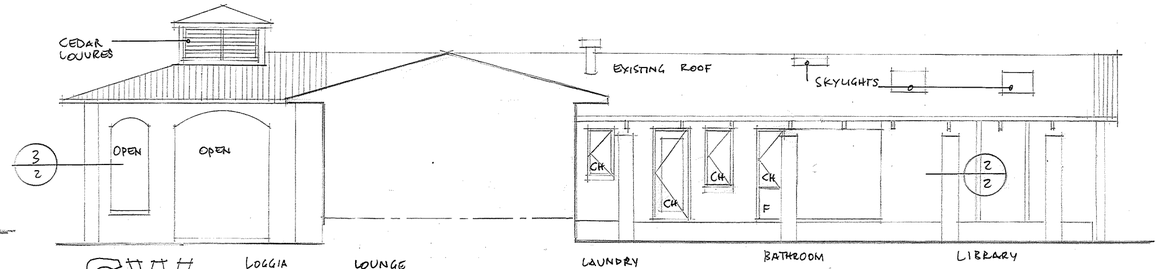
NE 1:100



SE 1:100



SW 1:100



SW 1:100

NEW FIRST FLOOR 1:100

