

WHOLE BUILDING DRAWING REGISTER

P08 develops floor framing, hatch connections, panel set-out and substrate joints. P07 building sections are retained.

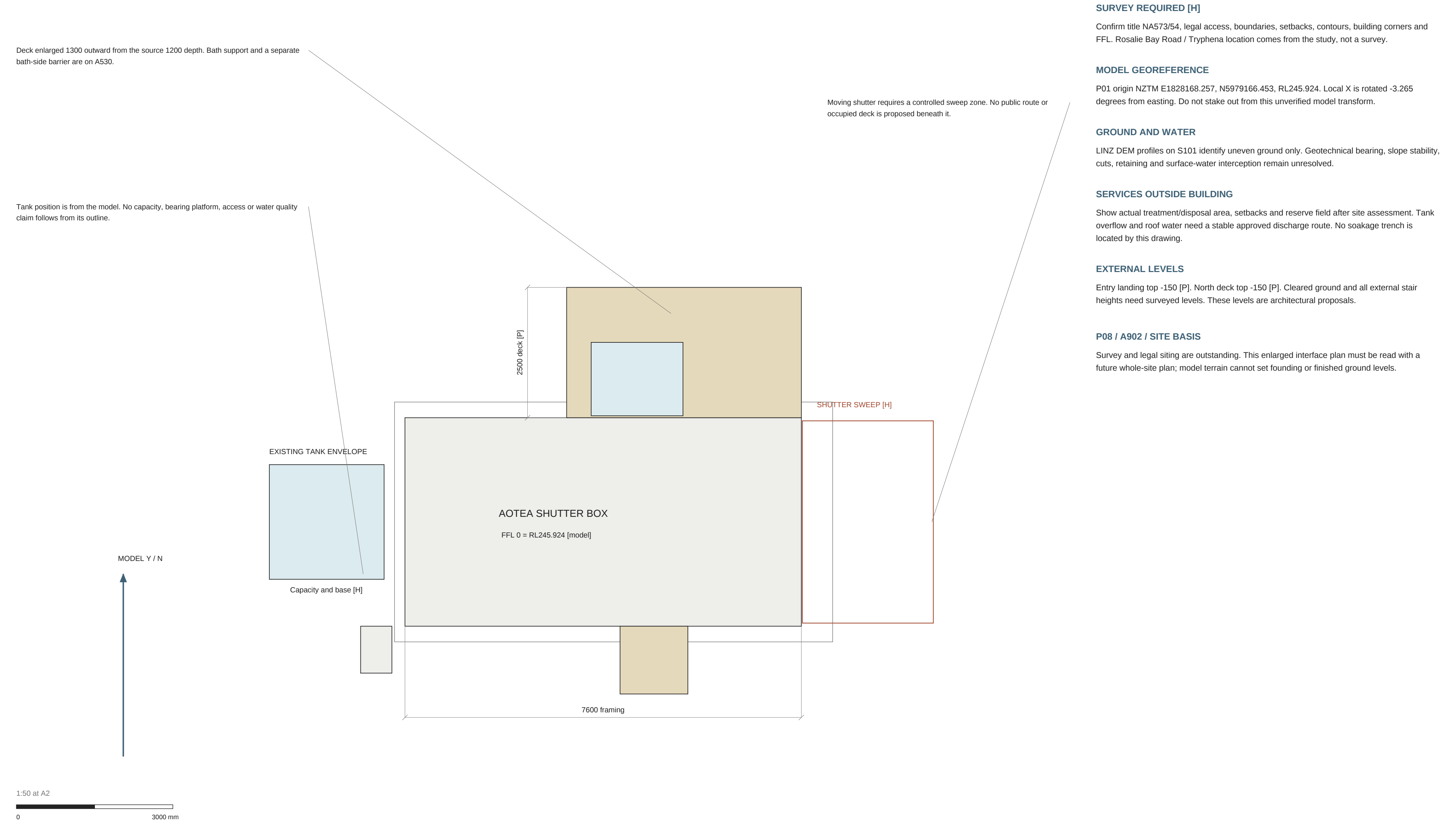
SHEET	DRAWING TITLE
A000	Whole building drawing register
A010	Site interface and external works
A100	Ground floor dimensions and setting out
A101	Loft, guards and stair opening
A110	Roof plan, falls and drainage
A200	South and north elevations
A201	East and west elevations
A300	Longitudinal section A, through the loft
A301	Transverse sections C and D
A310	Stair setting out and handrails
A311	Stair, landing and guard connections
A320	Bathroom and access hatch
A321	Wet area junctions and penetrations
A330	Kitchen and interior joinery
A331	Solid fuel heater and flue
A400	Wall framing and opening supports
A410	Roof and loft framing interfaces
A500	South wall, roof to floor and cladding fixings
A501	Window head, sill and jamb
A502	Roof build-up and low eave
A503	Entry threshold and external steps
A504	Corners, cavity and structural penetrations
A505	Roof sheet joints and high-edge interface
A506	Insulated floor edge and service access
A510	Joinery and window shutter schedule

SHEET	DRAWING TITLE
A511	Opening and junction allocation
A520	Main shutter and building interfaces
A530	North deck and outdoor bath
A600	Water, waste and ventilation routes
A601	Electrical, fire and thermal coordination
A602	Services and enclosure penetration register
A900	Materials and fixing schedule
A901	Design completion and source register
A902	Issue basis and NZ evidence
A903	Assembly execution and inspection schedule
S100	Foundation support grid
S101	Subfloor sections and ground constraints
S102	Foundation location and design schedule
S110	Located floor framing and joint blocking
S111	H01 access framing and connections
S112	Floor panel set-out and cutting geometry
S113	Floor assembly and fixing details
S120	Wall support and continuous load paths
S121	Structural connection and load-path register
S200	Ordinary timber pile and bearer connection
S201	Braced pile assembly
S202	Anchor pile and rated subfloor fixings
S203	Wall bottom plate to timber floor
S204	Bearer build-up, blocking and joints
S900	Member checks, sources and unresolved design

P08: S110 located members and real blocking; S111 six hatch connections; S112 panel cutting geometry; S113 assembly and fixing details; A505 corrected roof joints. P07 sections retained. Member lengths and panels are proposed coordination geometry, not a fabrication release. Original SKP and earlier issues are preserved. Design basis: A902.

SITE INTERFACE AND EXTERNAL WORKS

Local model coordinates. This is a building interface plan, not a surveyed consent site plan.



SURVEY REQUIRED [H]

Confirm title NA573/54, legal access, boundaries, setbacks, contours, building corners and FFL. Rosalie Bay Road / Tryphena location comes from the study, not a survey.

MODEL GEOREFERENCE

P01 origin NZTM E1828168.257, N5979166.453, RL245.924. Local X is rotated -3.265 degrees from easting. Do not stake out from this unverified model transform.

GROUND AND WATER

LINZ DEM profiles on S101 identify uneven ground only. Geotechnical bearing, slope stability, cuts, retaining and surface-water interception remain unresolved.

SERVICES OUTSIDE BUILDING

Show actual treatment/disposal area, setbacks and reserve field after site assessment. Tank overflow and roof water need a stable approved discharge route. No soakage trench is located by this drawing.

EXTERNAL LEVELS

Entry landing top -150 [P]. North deck top -150 [P]. Cleared ground and all external stair heights need surveyed levels. These levels are architectural proposals.

P08 / A902 / SITE BASIS

Survey and legal siting are outstanding. This enlarged interface plan must be read with a future whole-site plan; model terrain cannot set founding or finished ground levels.

GROUND FLOOR DIMENSIONS AND SETTING OUT

Finished layouts coordinated to P03 floor members and revised hatch. Framing origin X0/Y0 at main-body southwest corner.



SETTING OUT

Wall thickness: 140 framing +12 inner lining +9 RAB +45 cavity +18.5 cedar [P]. Internal north/south faces Y3848/Y152. Pod partition 100 framing plus lining each side.

OPENINGS

D01 and D02 900 nominal openings, final leaf and clear opening depend on frame. D03 east facade is a separate shop-designed assembly. A510 gives all sill and head coordinates.

HATCH H01

600 clear square, X-690 to -90, Y950 to 1550. P08 moves H01 east 10 to close the framing sliver. Double trimmed framing S111. Sealed bathroom lid A321; keep permanently accessible, clear of cabinetry and WC service access.

COORDINATED DETAILS

A310/311 stair. A320/321 bathroom. A330 kitchen. A331 heater. A503 entry. S110 floor joists and S120 wall support paths.

FINISH DATUM

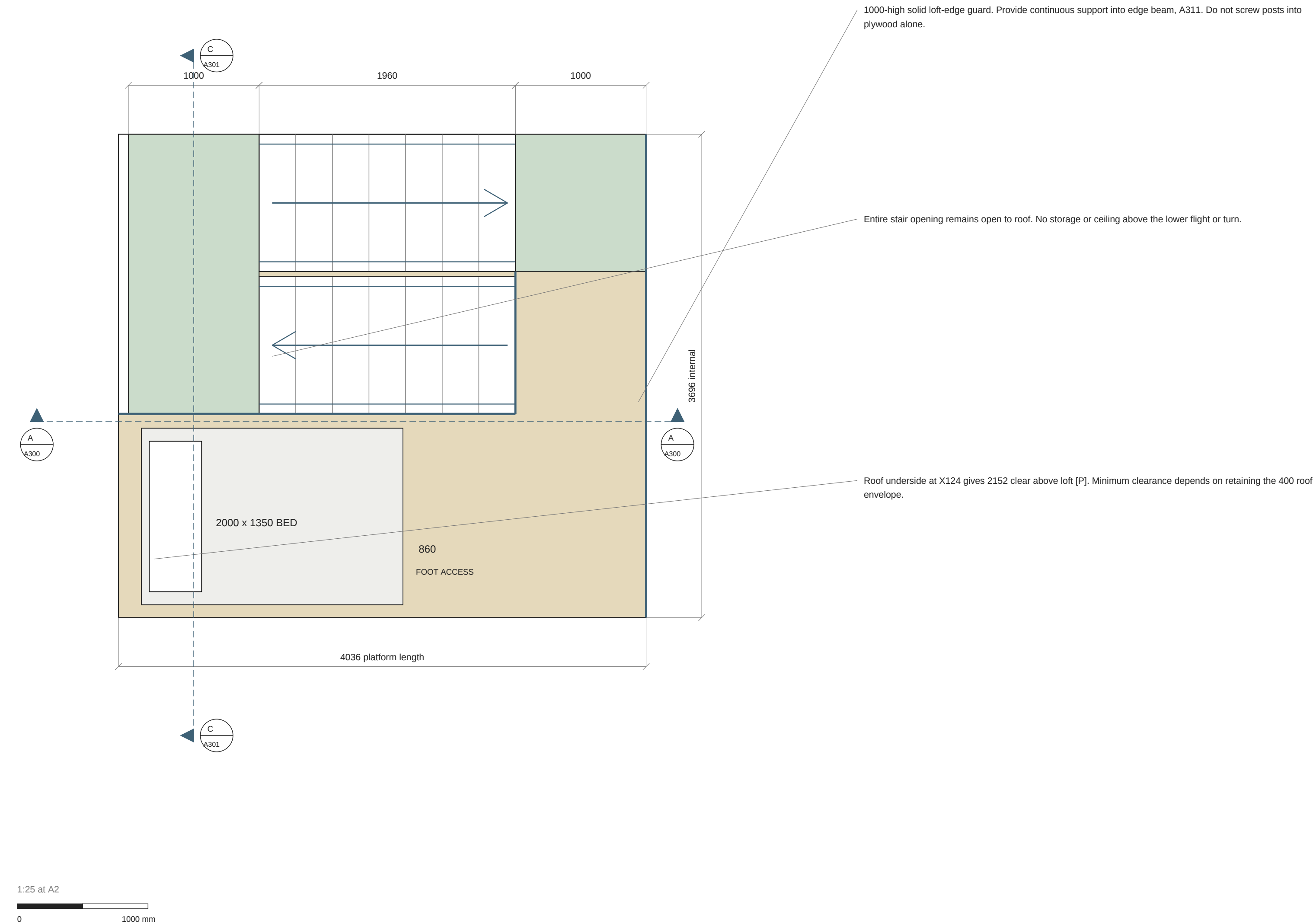
FFL 0 is top of 21 structural ply for coordination. Thin finish allowance must be reconciled before stairs and door frames are ordered. Loft FFL +2800 must use the same finished datum.

P08 / A511 / OPENING ALLOCATION

Opening IDs link to A510 dimensions and A511 junction families. Finished dimensions and structural reservations must be reconciled after product selection. H01 hatch interfaces: A321, A506, S111.

LOFT, GUARDS AND STAIR OPENING

Loft and return stair remain proposed. Floor thickness and edge beams are reserved pending structural selection.



FLOOR L02 [P/H]

+2800 finished floor; +2440 underside. 22 plywood, 325.5 structural zone, 12.5 lining is a 360 reservation. Joists, beams, hangers and diaphragm fasteners are not selected.

STAIR GEOMETRY

16 rises at 175, 14 goings at 280 in two flights. Top landing 1000 deep. 1050 flight width reserves 75 each side for rails, giving 900 clear [P]. A310 details setting out.

OPEN LOFT FIRE STRATEGY

Interconnected alarm locations and escape route A601. Use and risk group must be confirmed against current C/AS1. An open loft with a heater below needs a specific review.

GUARDING

Floor-edge 1000 and stair 950 heights are proposals against F4. Solid infill removes rail openings. Fixings, impact loads and junction gaps remain to be designed.

REACTIONS

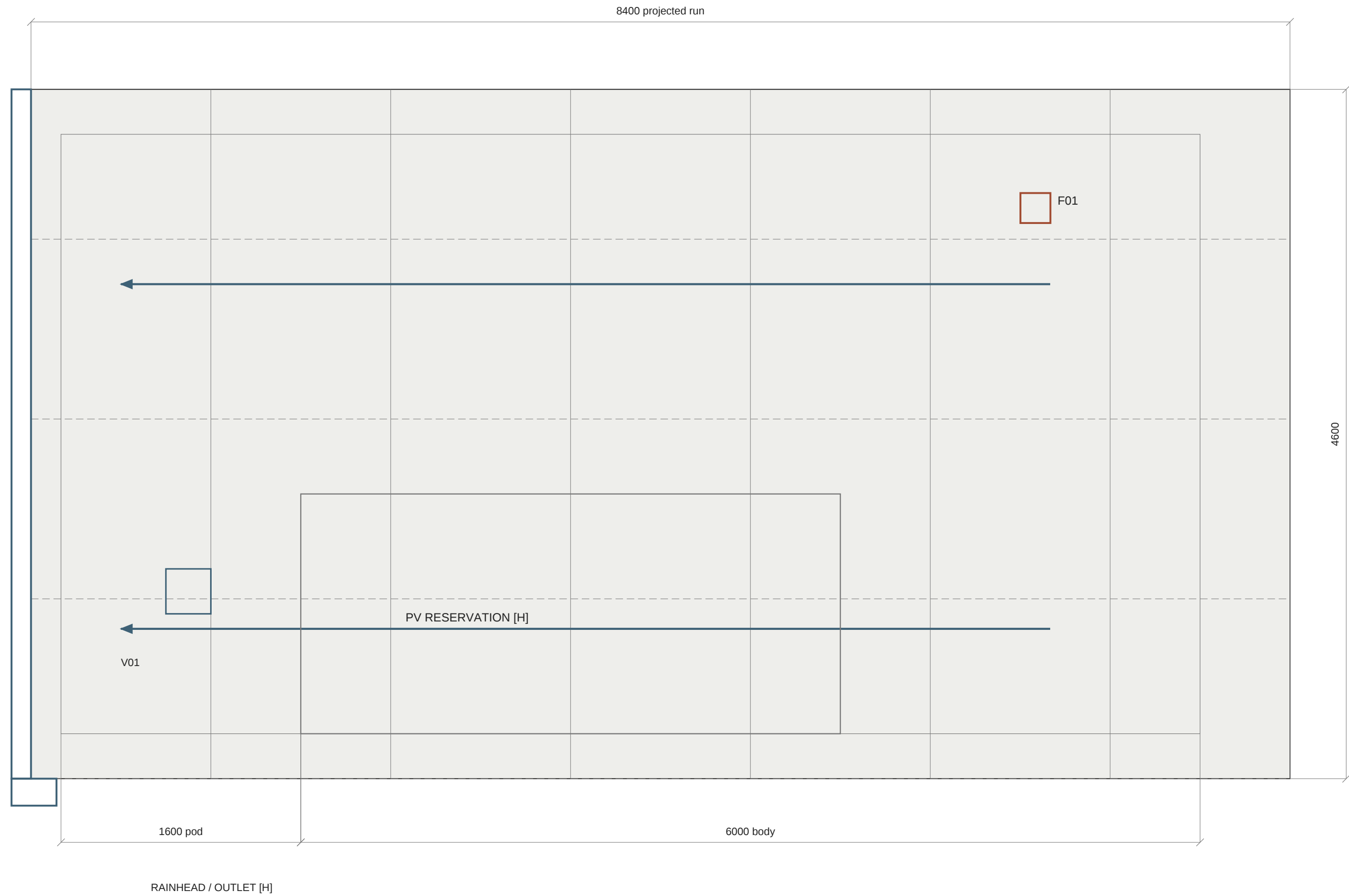
Loft end X4160 falls 340 west of foundation line X4500. Carry its reactions through calculated posts/bearers, A410/S120. The small floor-only J1 span check does not validate this load.

P08 / S121 / LOFT CONNECTIONS

LP04 covers loft-edge/beam/post transfer; LP08 stair supports; LP09 guards. These interface IDs refer to design records, not selected connectors.

ROOF PLAN, FALLS AND DRAINAGE

The roof plane and penetrations are dimensioned. Roof substrate and framing details are coordinated on A410 and A502.



ROOF DATUM R01

West X-1800 / Z5210. East X6600 / Z5830. Rise 620 over 8400, pitch 4.22 degrees [P, retained source slope]. Surface area about 38.75 m 2; projected catchment 38.64 m 2. Allow roof-plane slope in cut lengths.

SUBSTRATE SET-OUT

19 plywood over supports at 400 maximum [P]. The grid illustrates staggered sheets; confirm actual stock sizes and every supported edge. No unsupported edge at flue or perimeter.

WATER COLLECTION

One west external gutter with south rainhead and downpipe [P]. Capacity, storm intensity, outlet size and overflow route need E1 design. Proposed 130 width is an envelope, not a hydraulic selection.

PENETRATIONS

F01 flue axis X4901.5/Y3508. The 200 square is a planning reservation only. Tested flue-kit clearances set the actual framed opening. V01 location is provisional.

ROOF WORK

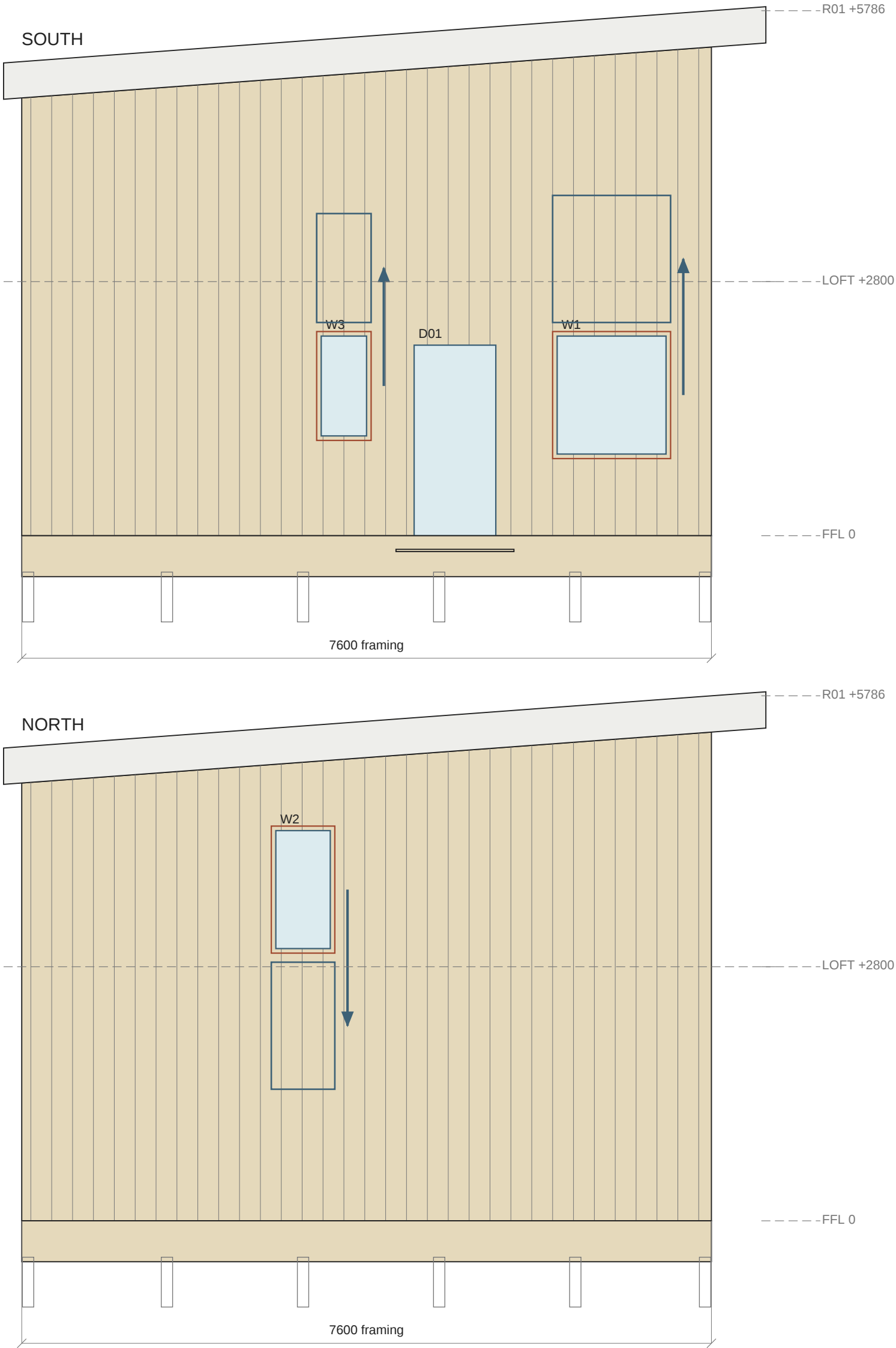
Membrane installer coordinates all flashings, drain outlets, vent routes and PV boots. Roof uplift fixings, maintenance access and condensation analysis remain [H]. A502 uses ARDEX S04/S05/S07/S08.

P08 / A602 / ROOF INTERFACES

F01 flue, PV01 roof support reservation, RW01 outlet and RW02 overflow are scheduled on A602. Coordinate edge R01 details A502/A505 with structural support A410.

SOUTH AND NORTH ELEVATIONS

Both closed and parked window shutters are indicated. Raised roof and wall heights are P02 proposals.



ELEVATION KEY

Grey timber lines indicate vertical cedar, not board cut lengths. Brown outlines are shutters closed. Blue outlines show parked positions. Window frames are shop-designed.

FLOOR / GROUND

401 structural floor stack; cladding skirt extends to Z-451, A500/506. Piles are diagrammatic in these views. Actual terrain and support heights are on S101; no flat finished ground is assumed.

WALLS

Tall north/south walls carry roof and loft reactions. Framing thickness 140 is an architectural reservation. Full-height studs, lintels and bracing need structural design.

MOVING SHUTTERS

All tracks need flashed stand-offs tied to structural blocking. W1/W3 park upward; W2 parks downward over stair-wall area. Access, restraining stops and operational safety remain [H].

DETAIL REFERENCES

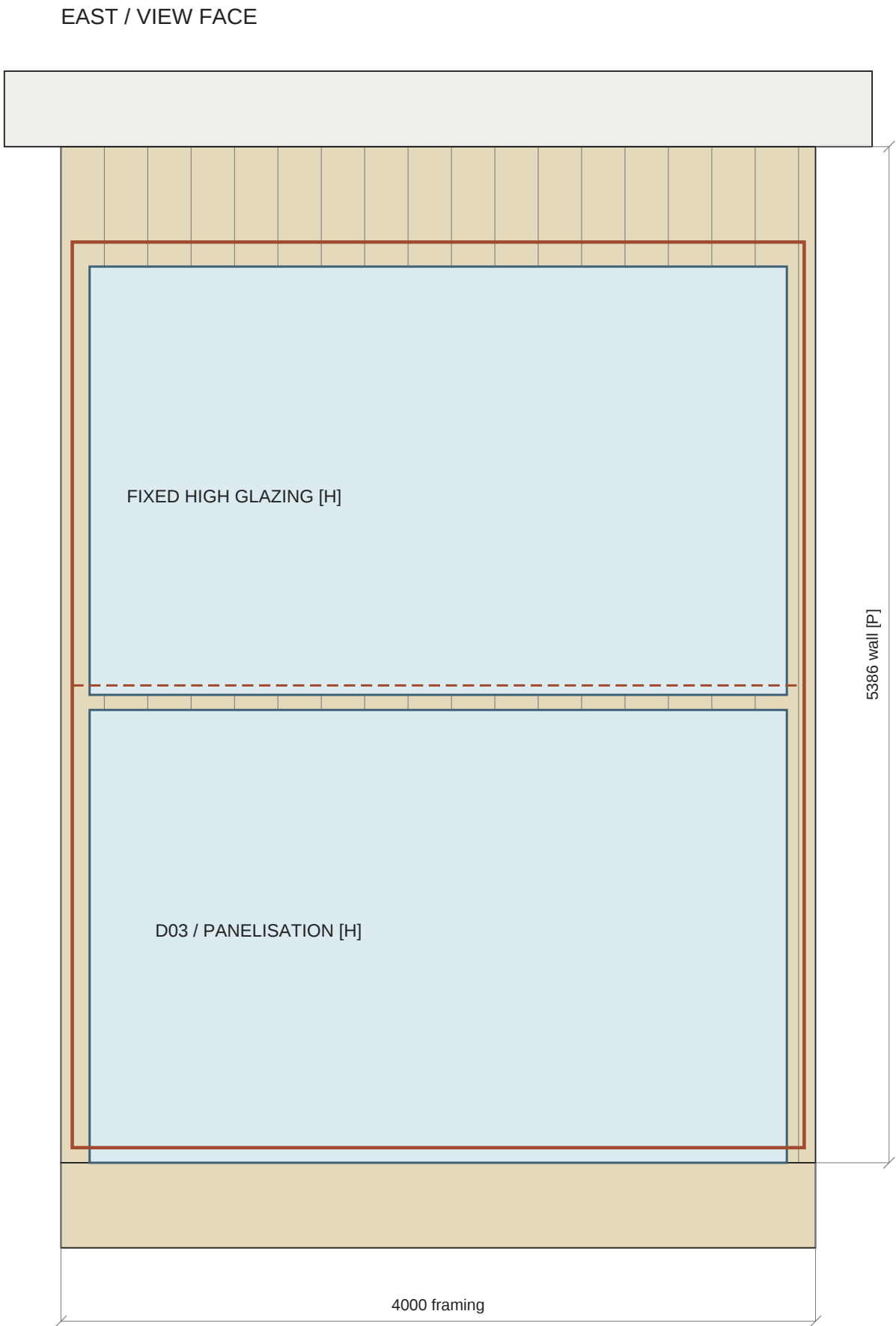
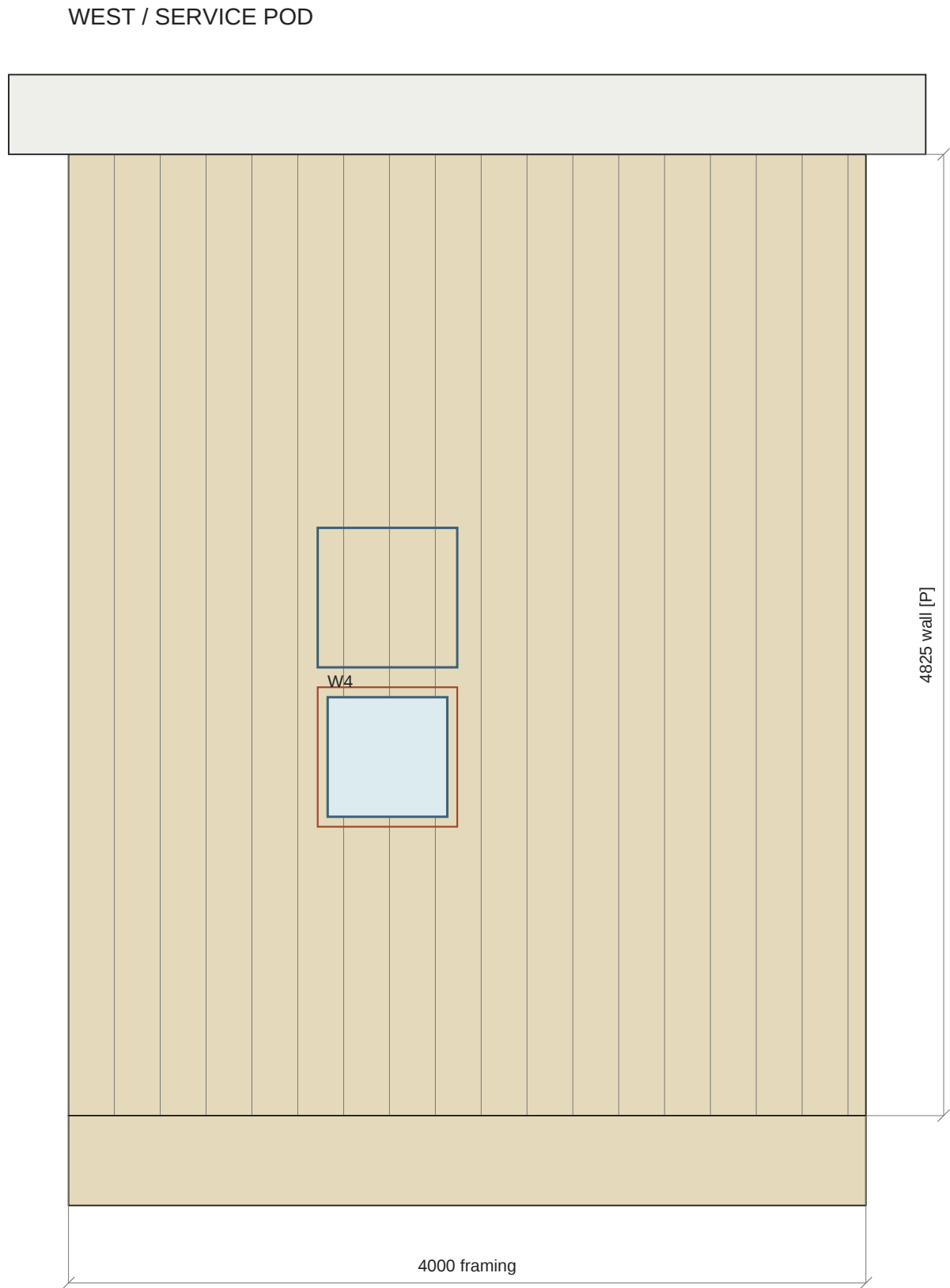
A500 wall base. A501 window junctions. A502 roof edge. A504 corners. A510 opening coordinates and shutter travel. A520 main shutter interface.

P08 / A511 / ENVELOPE REFERENCES

W1/W3 south and W2 north use the unselected EW family, A511. Base A500/A506, low/high roof A502/A505. Surveyed ground and elevation E2 risk evidence remain open, A902.

EAST AND WEST ELEVATIONS

East glazing remains a shop-designed facade behind the moving main shutter. No shutter mechanism is released.



GLAZING D03

Opening between finished side walls Y152..3848. Lower assembly 0..2400; upper fixed lights 2480..4750 [P]. Supplier must size mullions, glass, drainage, frame anchors and movement clearances.

MAIN SHUTTER S0

Source envelope 3880 wide x 4800 high, closedZ80..4880. Its width overlaps side wall framing zones; special jamb structure and waterproofing are needed behind guides.

WEST POD

W4 sill 1500, head 2100. Shutter parks 2250..2950. Gutter at west roof edge must clear the guide and servicing zone. Tank beyond omitted for clarity.

HIGH WALL ZONES

Space above east fixed glazing must be closed and insulated, with structural head support. The 78-80 mullion band is a reservation, not a selected beam.

COORDINATION

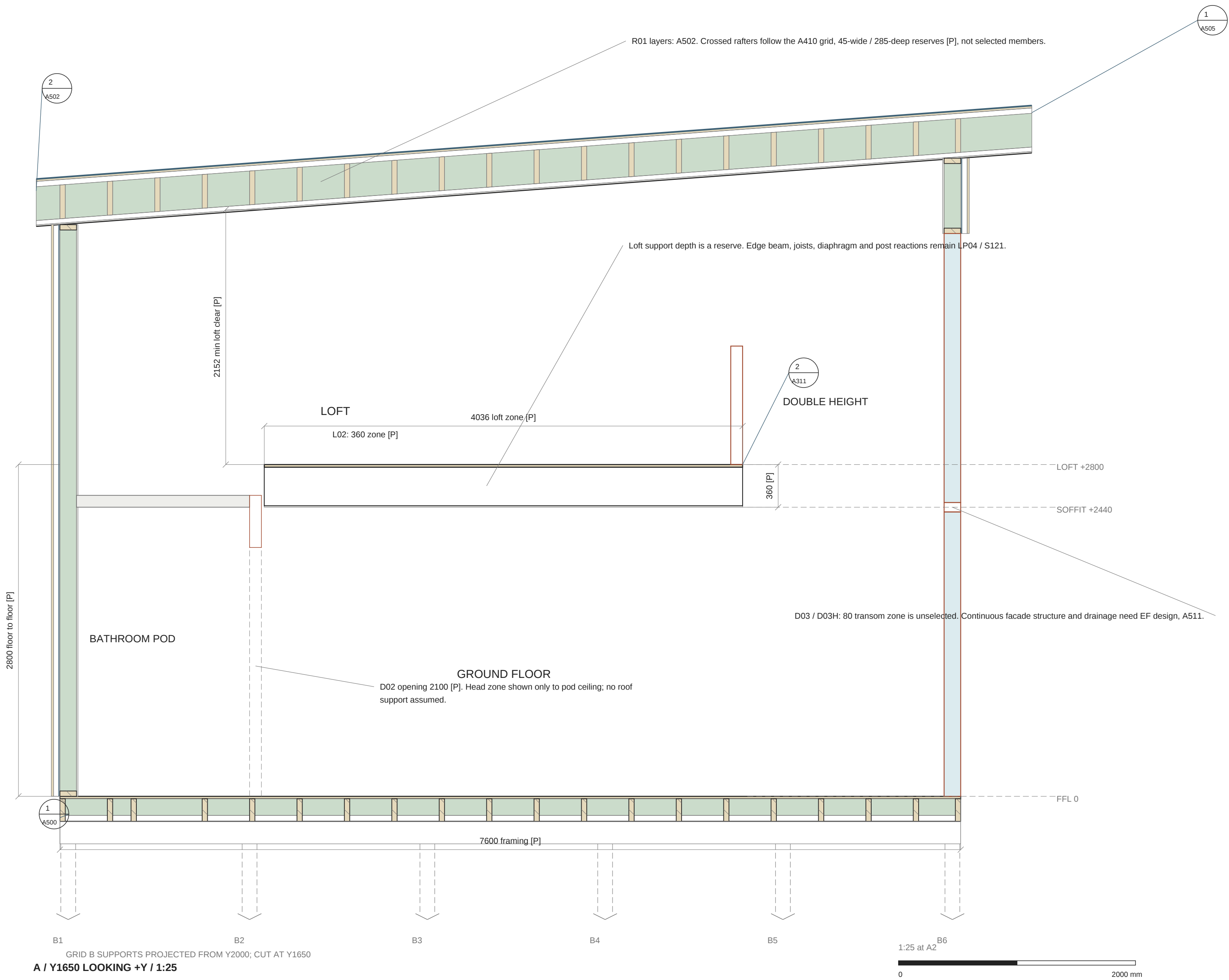
A501 joinery air/water seals; A510 schedule; A520 main shutter. Enlarged mechanical and structural shop drawings are still required before fabrication.

P08 / A511 / FACADE REFERENCES

W4 west uses EW family. D03/D03H east use special EF family, A511. A501 generic sketches are not allocated as a complete east-facade system.

LONGITUDINAL SECTION A, THROUGH THE LOFT

Cut Y1650, looking toward model north. Located on A100/A101. Layered section replaces the P06 block diagram.



READ THE CUT

Heavy lines identify cut boundaries; pale lines show projection. Blue traces indicate enclosure layers. Rust outlines identify an unresolved assembly.

DESIGN BASIS

Dimensions and layer reserves are inherited from P06. Filled insulation zones show intended continuity only; products, framing and construction R-values remain unverified.

FOUNDATIONS

Supports shown in projection are identified by grid node. No footing, pile length or founding level is selected. S102 and S121 retain the design requirements.

P07 SECTIONS RETAINED

East glazing replaces the solid end-wall block. D02 is represented as an opening at this cut. Floor and roof layers are separated and linked to enlarged details.

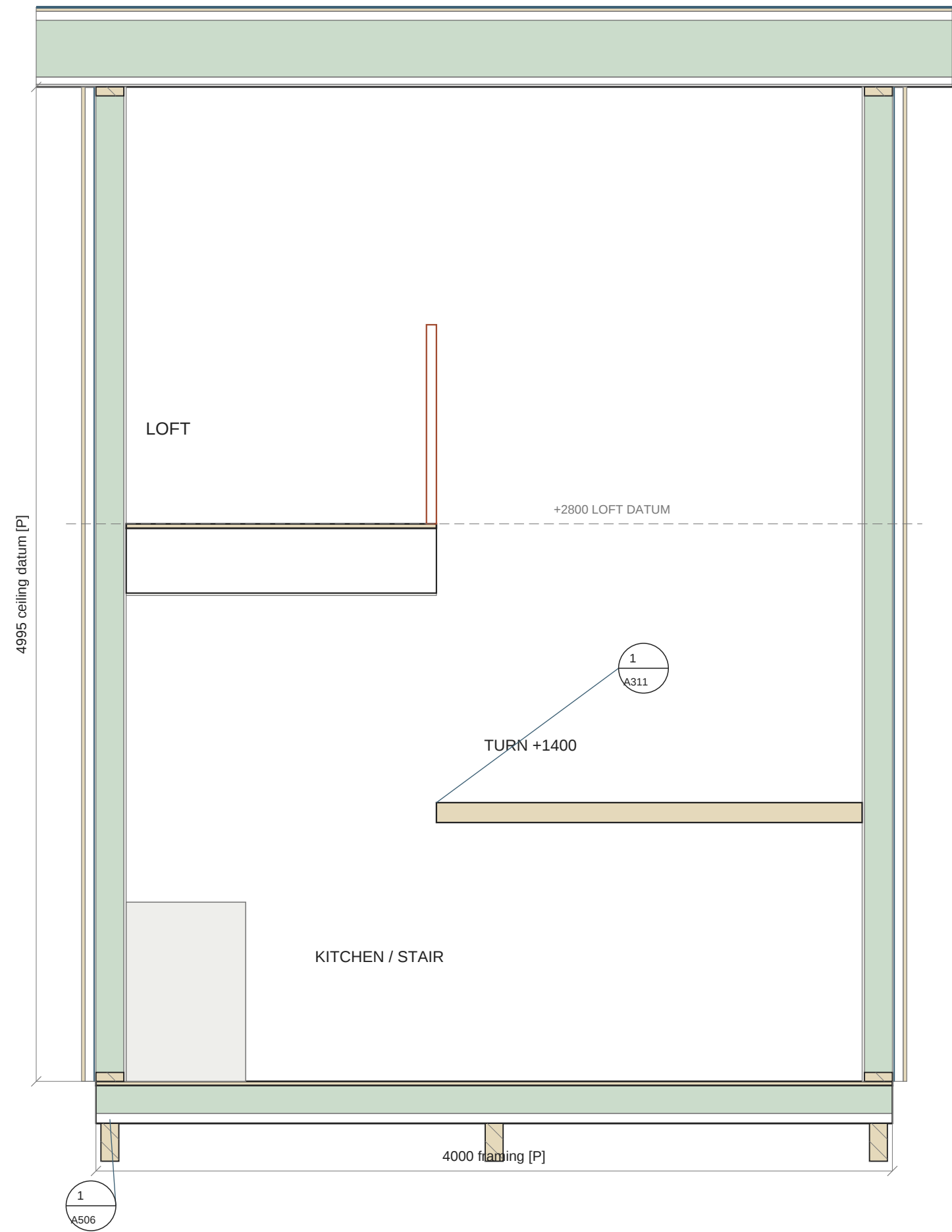
MODEL RELATION

P08 uses developed P06 dimensions. The original SKP has not been synchronised; do not use old model scenes to set out this section.

TRANSVERSE SECTIONS C AND D

Cuts X700 and X4901.5, looking toward the west. Located on A100/A101; roof and floor layers match A300.

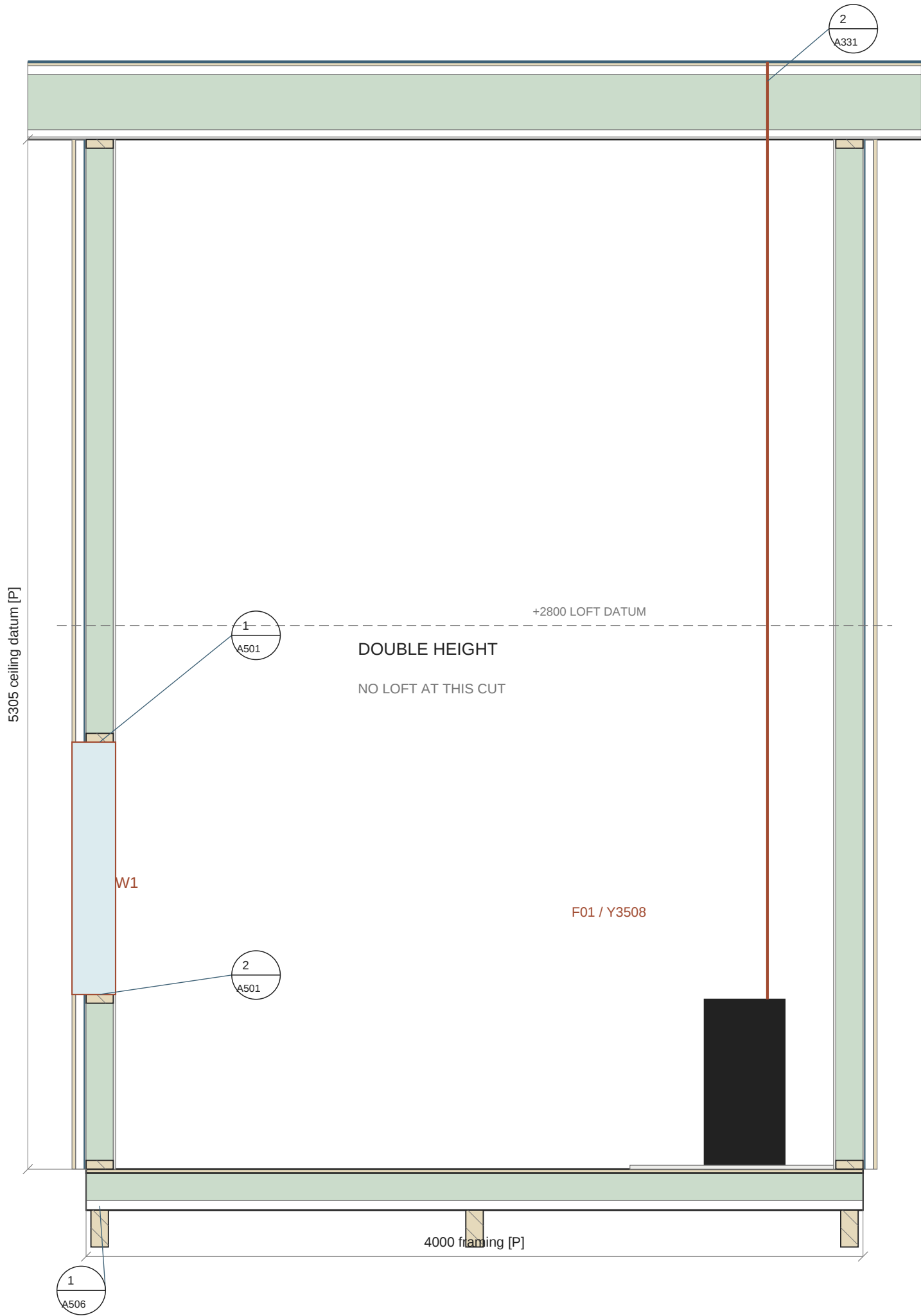
C / X700 / LOOKING -X



FOUNDATIONS OFF CUT: S100 / S102



D / X4901.5 / LOOKING -X



FOUNDATIONS OFF CUT: S100 / S102

READ THE CUT

Heavy lines identify cut boundaries; pale lines show projection. Blue traces indicate enclosure layers. Rust outlines identify an unresolved assembly.

DESIGN BASIS

Dimensions and layer reserves are inherited from P06. Filled insulation zones show intended continuity only; products, framing and construction R-values remain unverified.

FOUNDATIONS

Supports shown in projection are identified by grid node. No footing, pile length or founding level is selected. S102 and S121 retain the design requirements.

CUT D / WINDOW

W1 crosses X4901.5: sill +900 and head +2200 from A510. The frame is a reserve; A501 studies and A511 EW family remain unselected.

CUT D / FLUE

Actual A331 flue outlet Y3508 is retained. Top of the line shows the route only; no terminal height or tested kit clearance is selected.

CUT C / LANDING

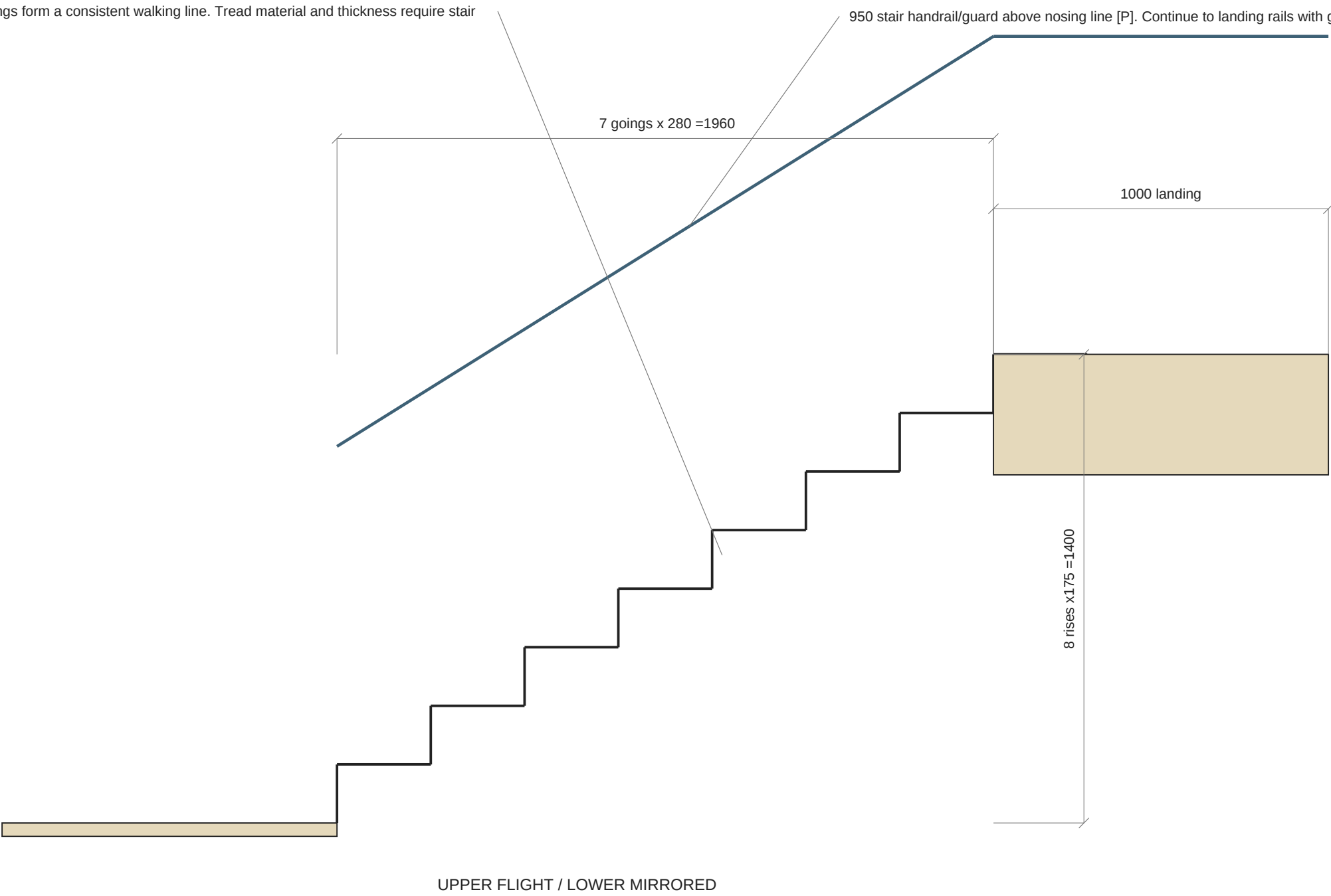
Landing top +1400 and loft +2800. Landing thickness is the existing P06 reservation. The support and guard connections remain to be designed.

STAIR SETTING OUT AND HANDRAILS

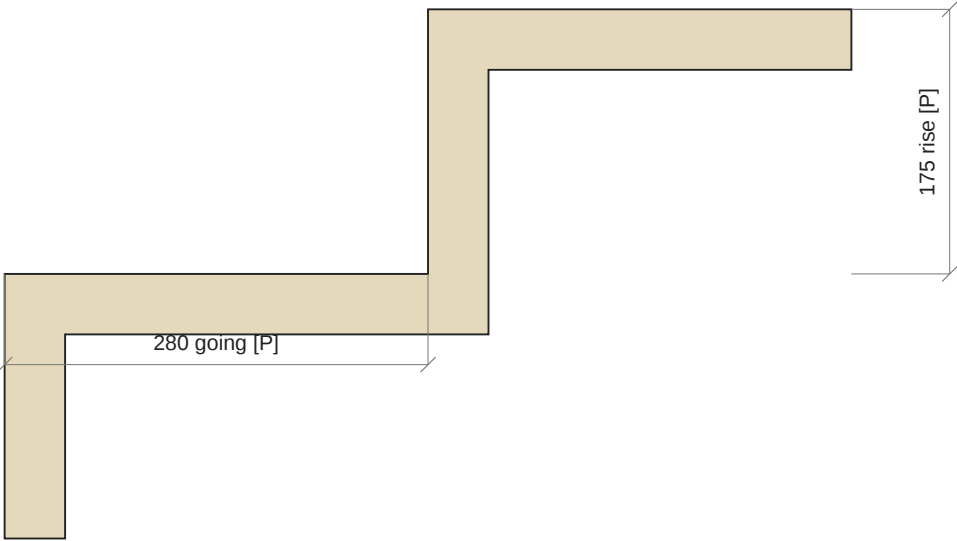
Private main stair geometric proposal. No stringer, landing or guard structural design is inferred.

Closed risers [P]. Nosings form a consistent walking line. Tread material and thickness require stair supplier selection.

950 stair handrail/guard above nosing line [P]. Continue to landing rails with graspable smooth returns.



UPPER FLIGHT / LOWER MIRRORED



02 / NOSING DATUM / 1:5

GEOMETRY [P]

Floor-to-floor 2800. 16 equal rises 175. Two flights, each 8 rises and 7 goings 280. Pitch 32.0 degrees. Lower flight rises west, upper rises east, A100/A101.

SOURCE COMPARISON [S]

D1/AS1 Table 6 private main stair: rise<=190, going>=280, pitch<=37 degrees. The proposal fits these numerical limits. Accessibility and occupancy scope must still be confirmed.

WIDTH

1050 between flight edges reserves 75 each side for rails/finishes, giving 900 clear. Keep this clear width continuous around the turn and at both landings.

HEADROOM

Open stairwell avoids the loft soffit above the flight. Minimum at upper landing is about 2376 to roof underside [P]. Final structure, lights and rails must remain outside the required clearance.

FABRICATION HOLD

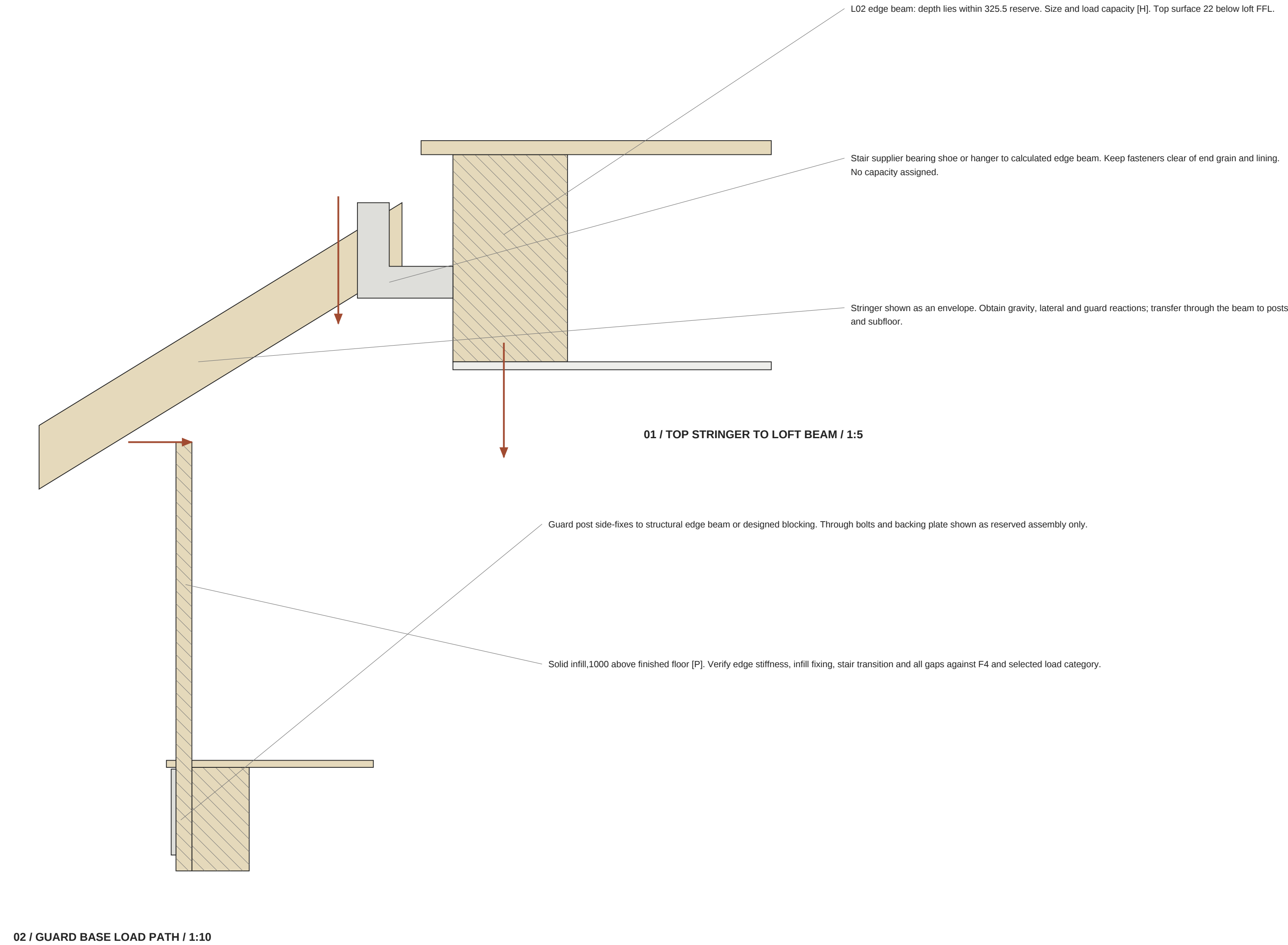
Final tread thickness, nosing projection, stringer section, bearing seats, bolts and stair reactions are missing. Stair shop drawings must use final floor finishes so first/last risers stay equal.

P08 / A903 / ST1 FABRICATION BASIS

Finished rise/going and headroom depend on the final F01/L02 finishes. LP08 stair support and LP09 guard connections are tracked on S121.

STAIR, LANDING AND GUARD CONNECTIONS

Original interface details identify required bearing and force paths. Bolt counts and connection capacities are intentionally unassigned.



INTERMEDIATE LANDING

Turn platform X200..1200, Y1710..3848, level 1400. Provide a framed landing with beams on two sides and calculated wall/post supports. Pocket door wall must remain clear of landing anchors.

BOTTOM CONNECTION

Bottom stringer bears on a designed seat over joist/blocking. Tie laterally to structural framing. Protect the floor finish; avoid point loading the plywood midspan.

GUARD DESIGN

Guard load reaches post, connection, edge beam and floor diaphragm. None of those components can be checked in isolation. No M12 or generic coach screw capacity is assumed.

BUILD SEQUENCE

Set final levels; install receiving beams/blocking; dry-fit stair; confirm all risers and clear width; fit rails/guards; verify the complete assembly before use. Structural design is needed before fabrication.

CROSS REFERENCES

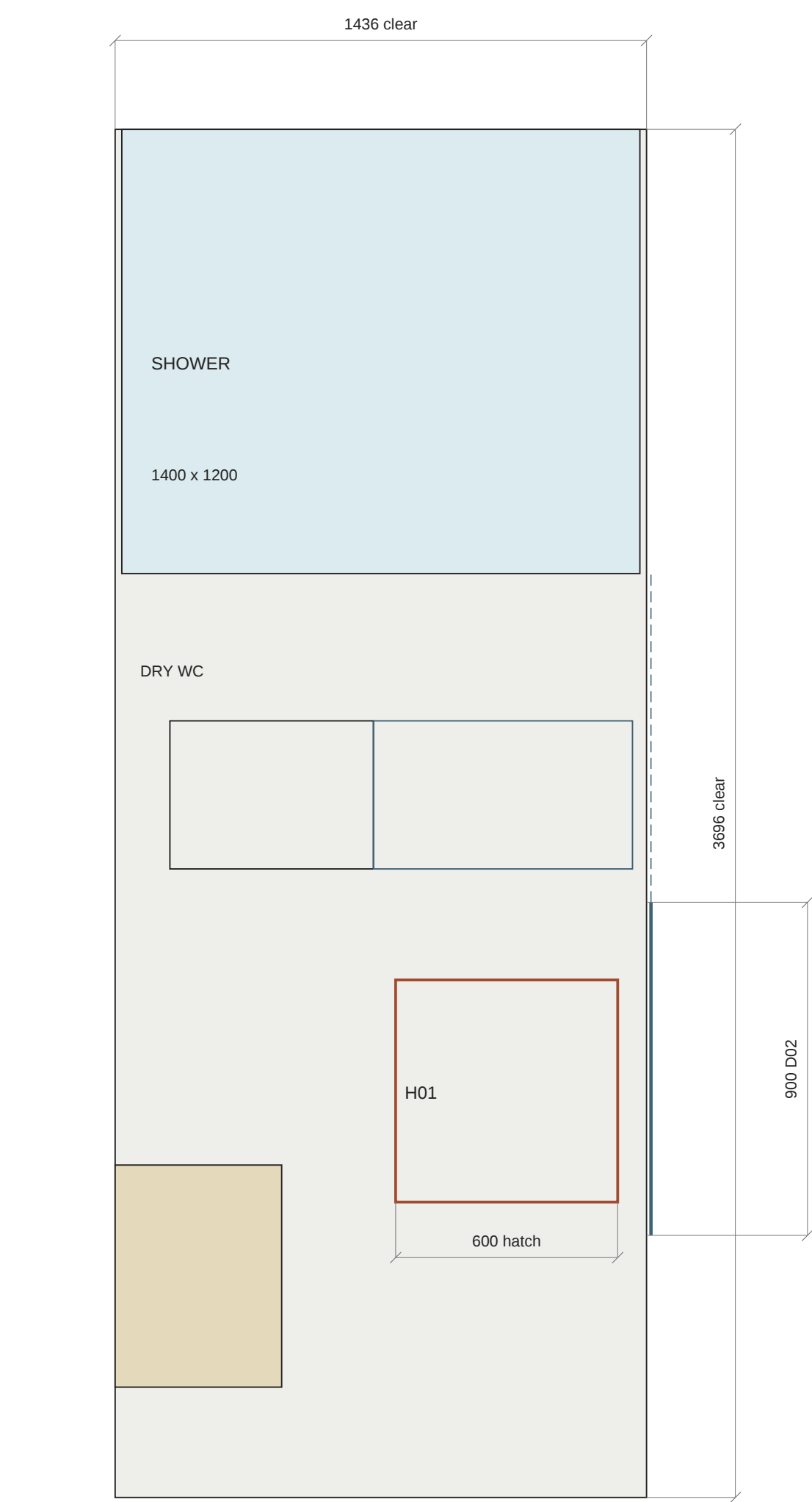
A310 dimensions. A410 beam lines and post reactions. S110 ground floor. S203 illustrates a different bracing-panel hold-down, not a stair or guard connection.

P08 / S121 / LP08 AND LP09

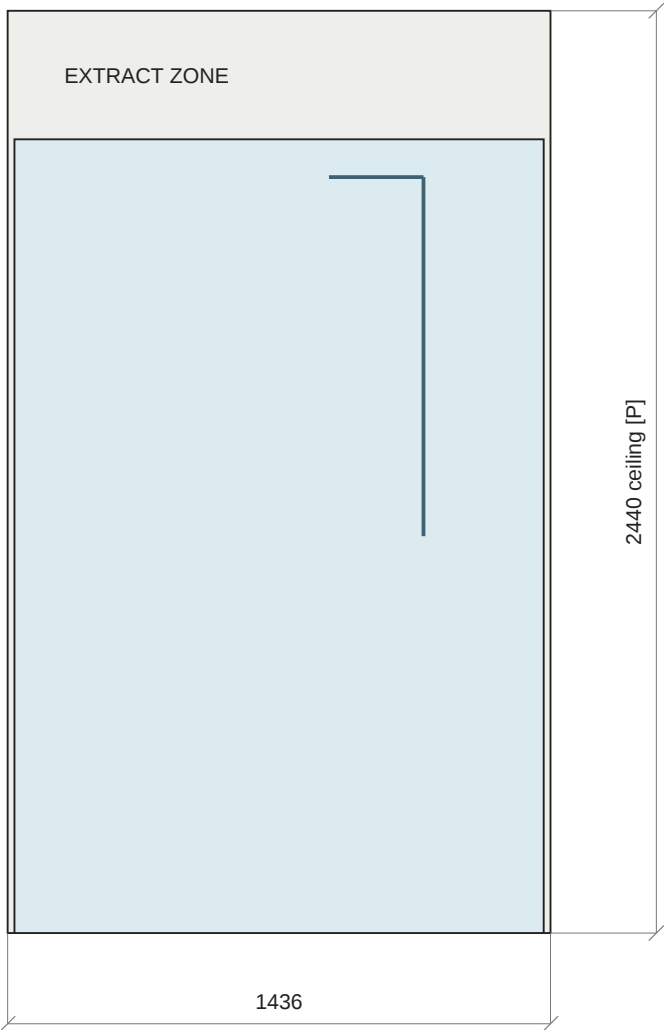
Stringer, landing and guard interfaces require separate force/connection records. Confirm fastener access, edge distances and receiving members before fabrication.

BATHROOM AND ACCESS HATCH

Factory shower tray and wall liner remain the proposed wet-area approach. Exact system and dimensions require supplier coordination.



01 / BATHROOM PLAN / 1:15



02 / SHOWER WALL ELEVATION / 1:20



03 / VANITY / 1:20

WET-AREA SYSTEM

Propose factory 1400 x 1200 tray with matched wall liner and screen. Selected product must fit 1436 room width after tolerances. No tiled level-entry shower is detailed in this issue.

ACCESS

H01 moved south of middle bearer. Lid flush with finished bathroom floor, sealed perimeter and recessed removable lifting points. Maintain clear 600 opening after frame, A321/S111.

FIXTURE HEIGHTS [P]

Vanity top 880, mirror 1100..1700. Shower mixer 1050, outlet 2000 are fit-out proposals; adjust to selected products and user preference. Provide backing before linings.

VENTILATION [S]

G4/AS1 fifth edition 2.2.1.5: bathroom extract >=25 L/s through the installed duct system. Route independently outdoors; commission measured flow. Fan selection and make-up air path [H].

SANITATION

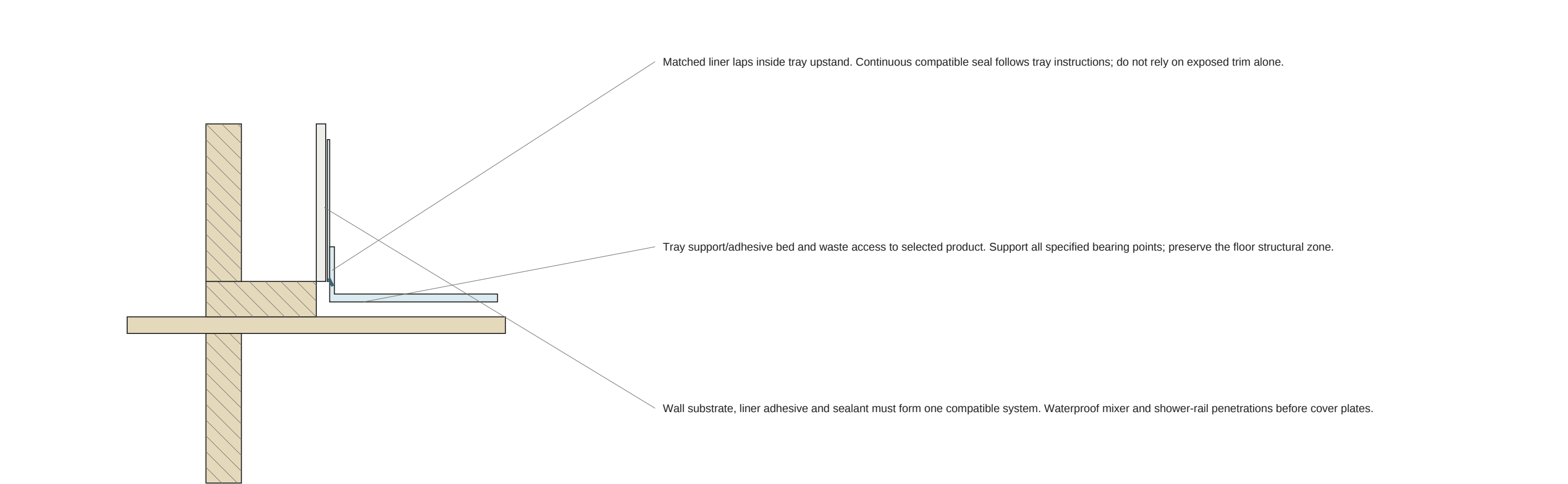
Dry toilet is a placeholder. Select a compliant system, vent route, liquid/solid handling and external servicing method.700 front service zone shown; actual manufacturer access governs.

P08 / A602 / WET AREA SERVICES

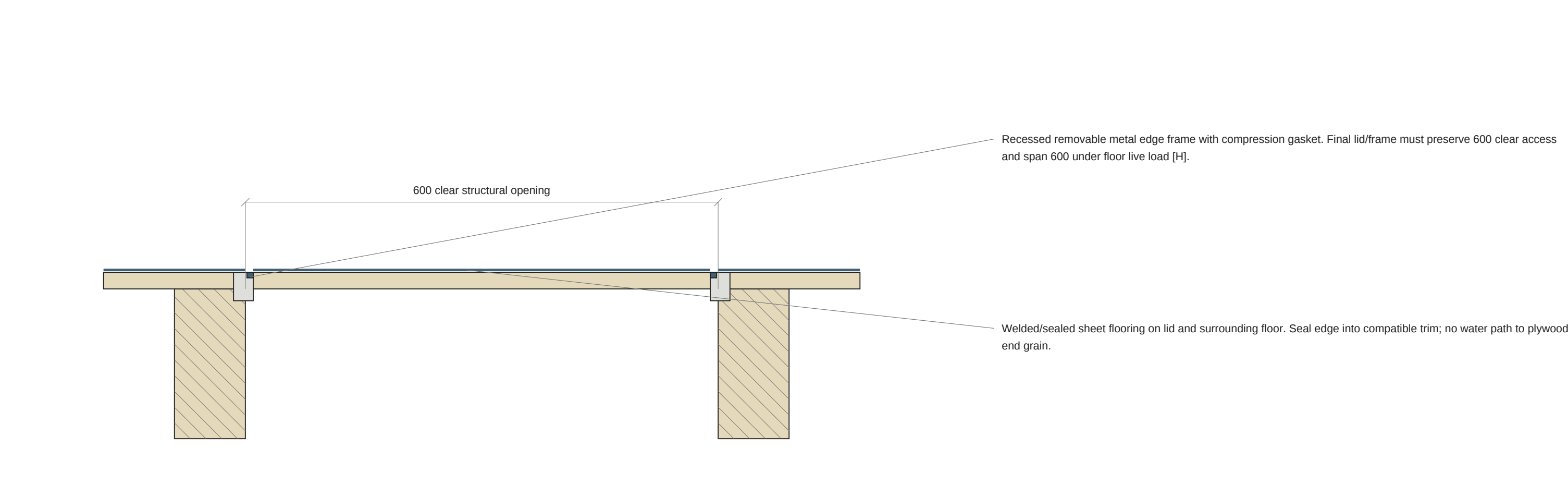
EX02 extract, WT01 wastewater and WC01 toilet vent/disposal are recorded on A602. WT1 product/finish execution is coordinated on A903.

WET AREA JUNCTIONS AND PENETRATIONS

Factory tray/liner and sheet floor junction proposals. Complete selected wet-area installation instructions must resolve the final seals.



01 / SHOWER TRAY TO WALL / 1:5



02 / H01 SEALED LID / 1:5

FLOOR FINISH

Propose impervious resilient sheet floor with sealed joints and coved wall junction. Product, adhesive, slip performance and substrate preparation remain to be selected.

E3 BASIS

E3/AS1 and MBIE shower-penetration guidance require protection against moisture entering concealed spaces. A water-resistant wall board is not by itself the finished waterproof system.

HATCH POSITION

Hatch lies outside shower tray and beyond vanity. Removable joints still need durability and splash sealing. If a selected floor system cannot support this lid detail, relocate access to a dry zone and redraw S111.

PIPE PENETRATIONS

Seal to the actual pipe/valve body with compatible boot or sealant system. Sleeve movement without tearing the seal. Fix taps and rails to blocking, not the liner.

VERIFICATION

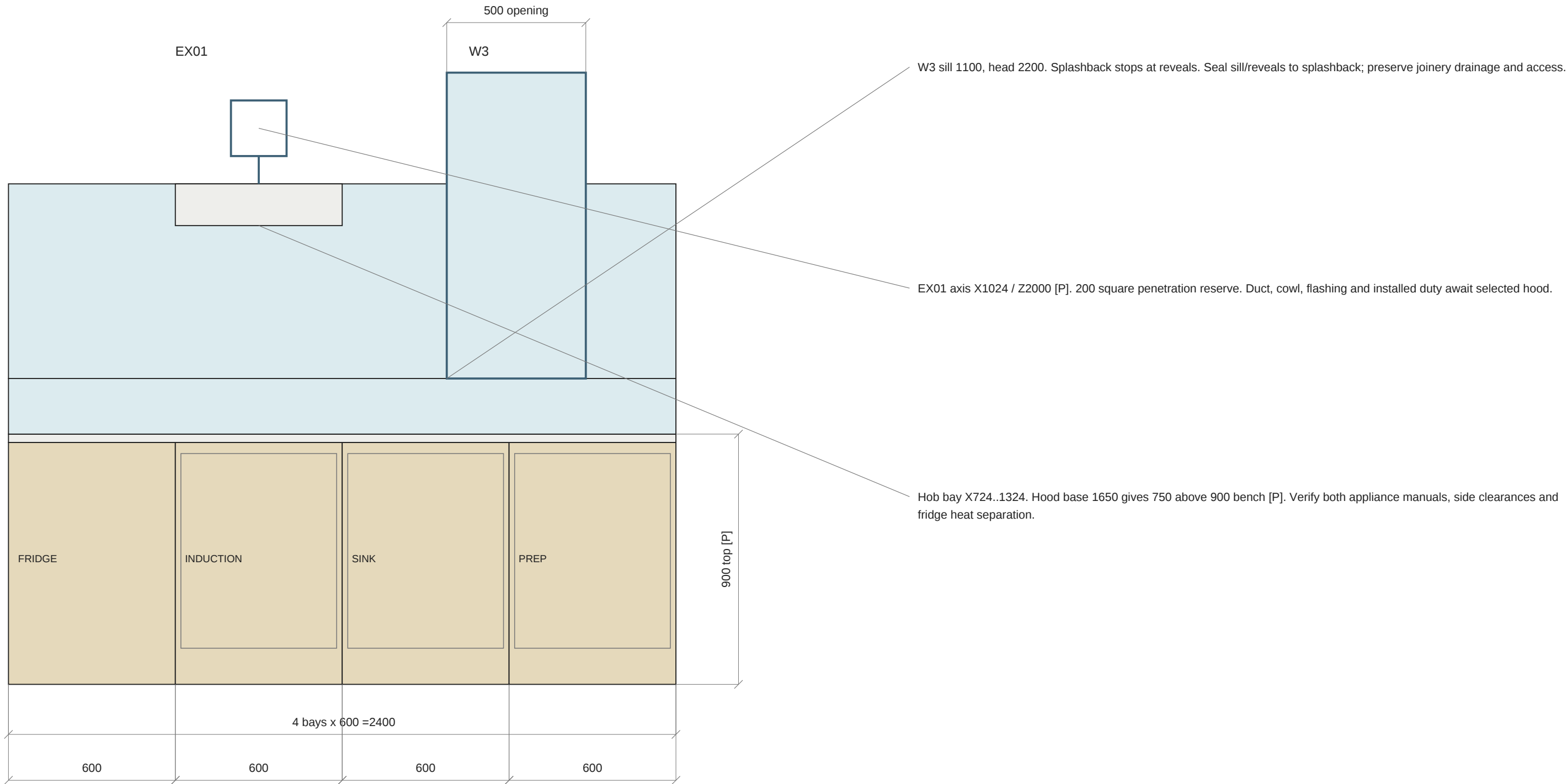
Selected installer must confirm tray support, liner laps, drain seal, corners, drying times and applicable tests before enclosure. No flood-test depth or membrane film thickness is invented here.

P08 / A903 / WT1 AND H01

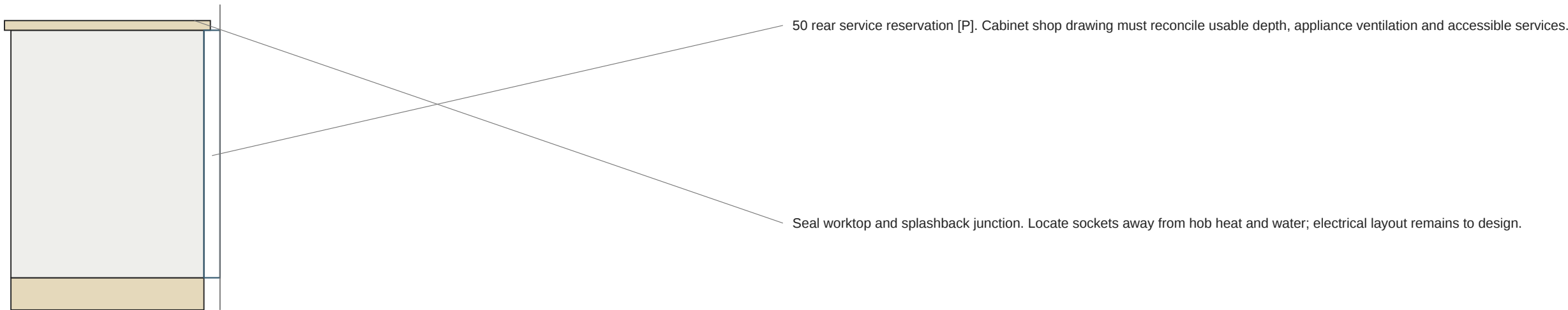
Select compatible tray/liner/floor and hatch seals as one wet-area interface. Document substrate preparation, terminations, access and inspection before concealment.

KITCHEN AND INTERIOR JOINERY

P05 moves hob/hood clear of W3. Window, splashback and extract opening share the plan coordinates. Appliance clearances remain conditional.



01 / SOUTH KITCHEN ELEVATION / 1:15



02 / CABINET SECTION / 1:15

P05 CLASH CORRECTION

Hob/hood moved from fourth to second bay. Hood right edge 1324 is 376 west of W3 opening. New outlet reserve ends 1124,526 west of W3 shutter panel. These are outline checks, not final product clearances.

APPLIANCES

Four 600 bays are planning modules. Fridge is underbench. Confirm cut-outs, ventilation, side heat clearances, sink bowl and bench resistance before cabinet manufacture.

VENTILATION [S]

G4/AS1 fifth edition 2.2.1.5 cooktop extract >=50 L/s including ducting. Separate outside discharge, flashed penetration A504. Fan pressure loss, make-up air and cowl stand-off [H].

SERVICES

Sink retained X1324..1924, Y152..752. Isolation valves and trap accessible within cabinet. Route below floor without notching framing, A600.

SPLASHBACK [P]

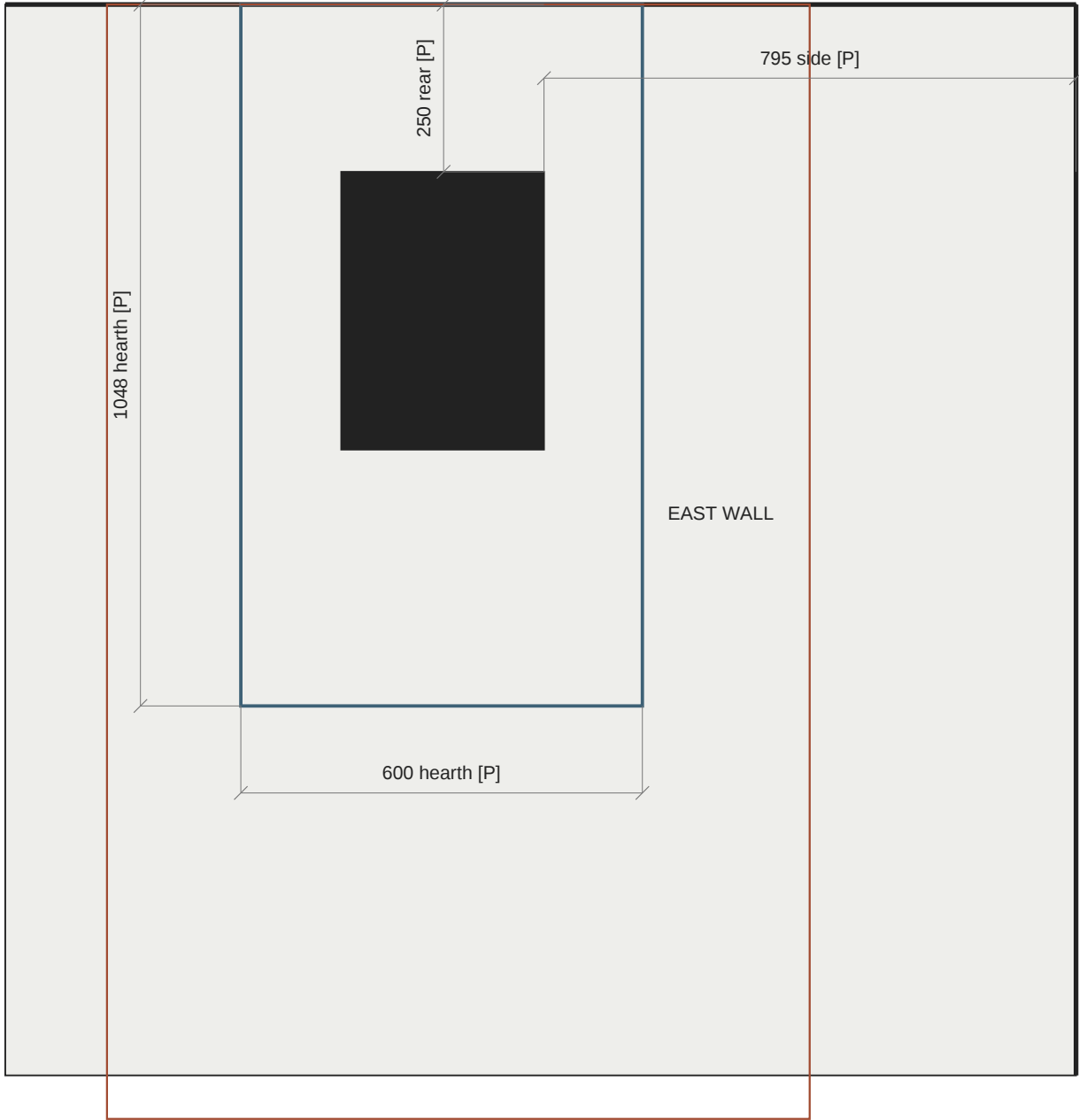
Impervious panels: Z900..1100 full width; above 1100 stop at W3 reveals. Proposed upper level 1800 at hob, subject to selected appliance. No panel or hood crosses window glass.

P08 / A602 / EX01 AND WT01

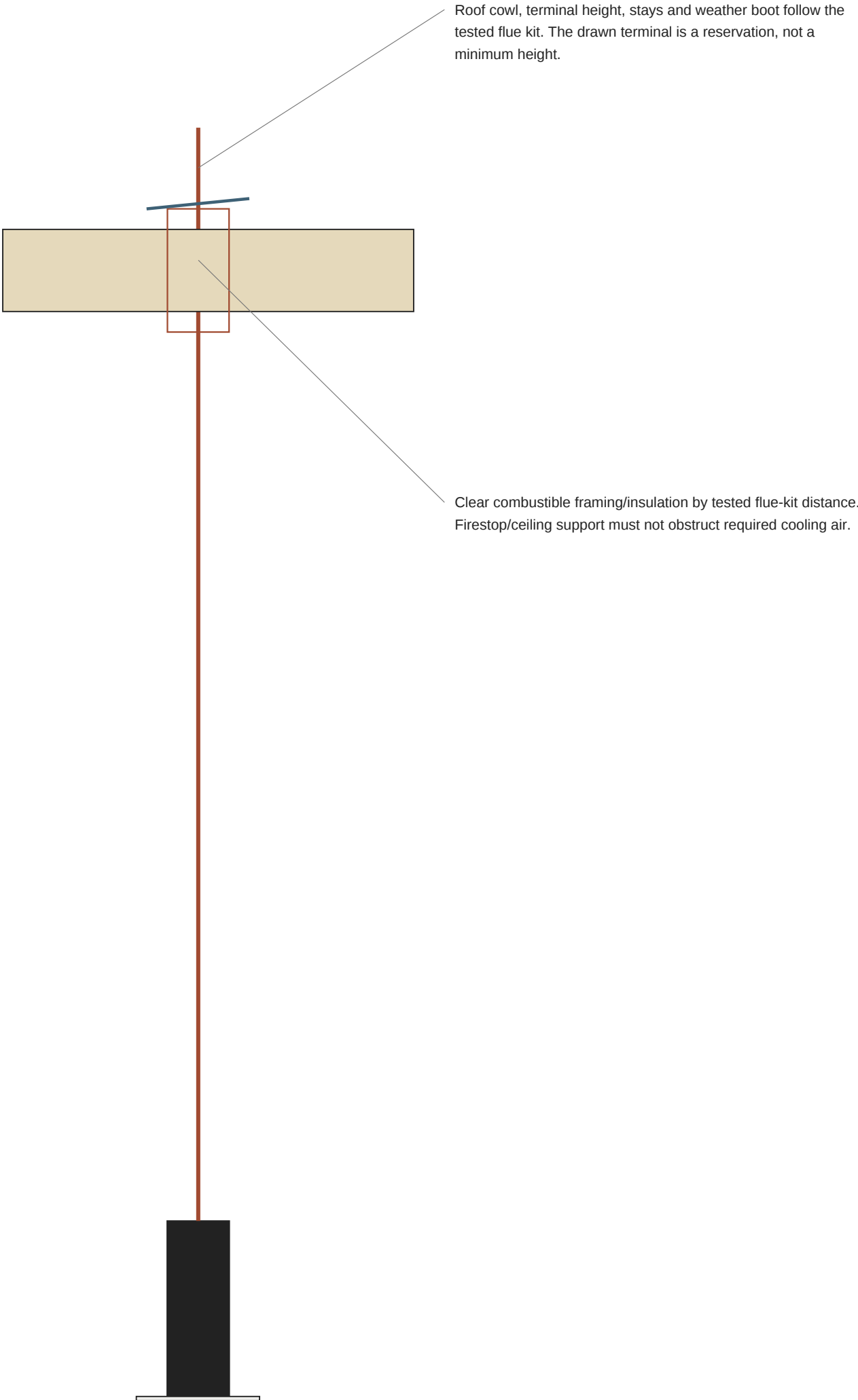
EX01 uses the shown X1024 / Z2000 reservation. WT01 sink waste runs below framing. Fan/appliance selection and completed pipe sizing remain open.

SOLID FUEL HEATER AND FLUE

Warrington Compact Studio pedestal is a proposed selection. Use the complete tested appliance and flue kit installation.



01 / HEATER PLAN / 1:10



02 / FLUE ROUTE / 1:25

MANUFACTURER [S06]

Warrington Compact Studio instructions,27 Apr 2023: pedestal 303 x 415 x 875. Straight-wall plan minimums rear 210, side 290, hearth 580 x 865 and 300 forward projection. Recheck against exact model and flue kit.

PLAN CHECK [P]

Rear 250 >=210; side 795 >=290; hearth 600 x 1048 exceeds plan minima; forward projection 383 >=300. These comparisons cover the drawn plan only.

UNRESOLVED APPLIANCE DETAILS

Hearth construction/thermal performance, seismic restraint, combustion air, flue clearances, roof termination and structural supports need the complete selected installation.

FURNITURE

1000 forward furniture reservation is a planning exclusion, not a substituted manufacturer clearance. Keep curtains, furnishings, deck/shutter controls and stored fuel outside required clearances.

FIRE STRATEGY

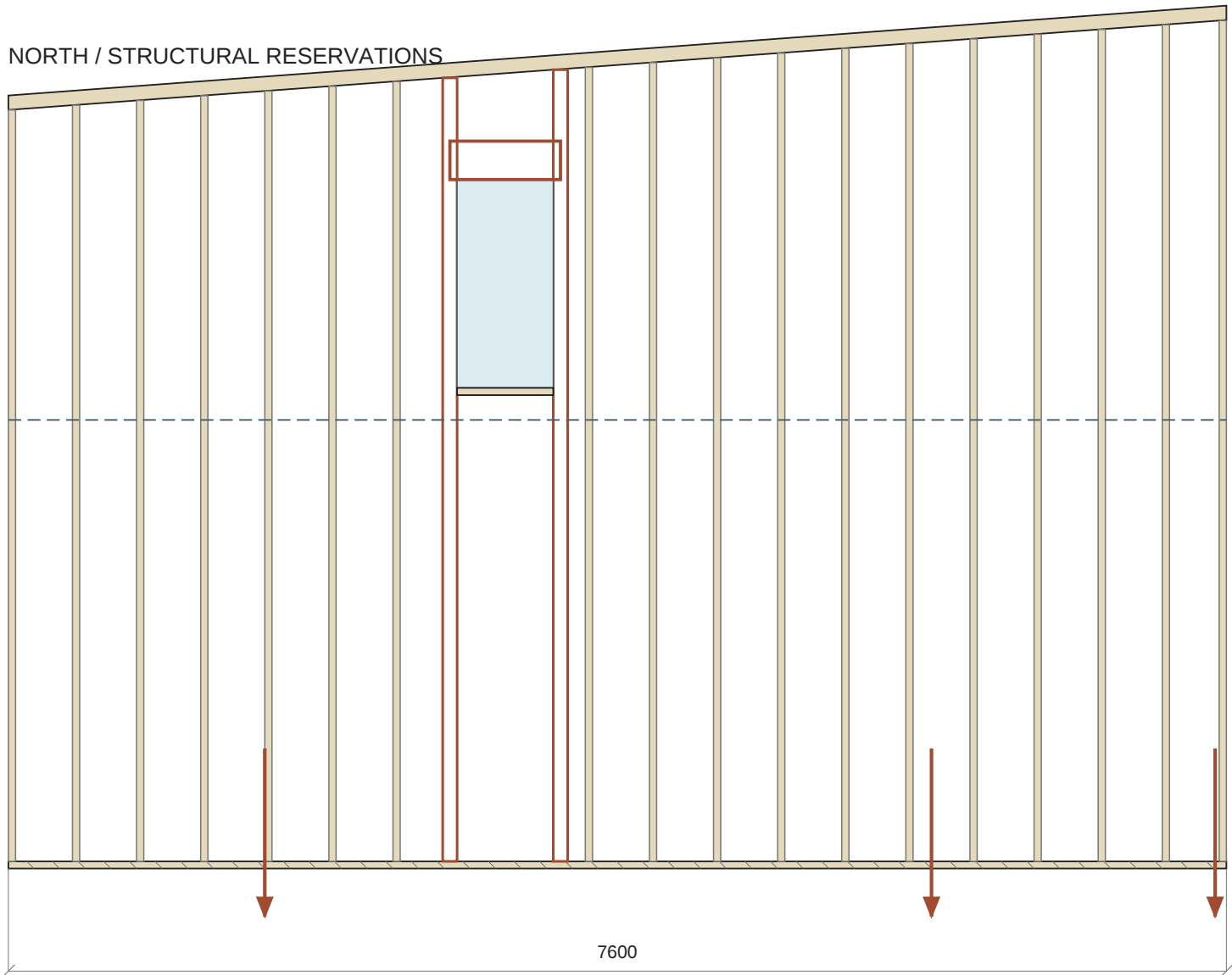
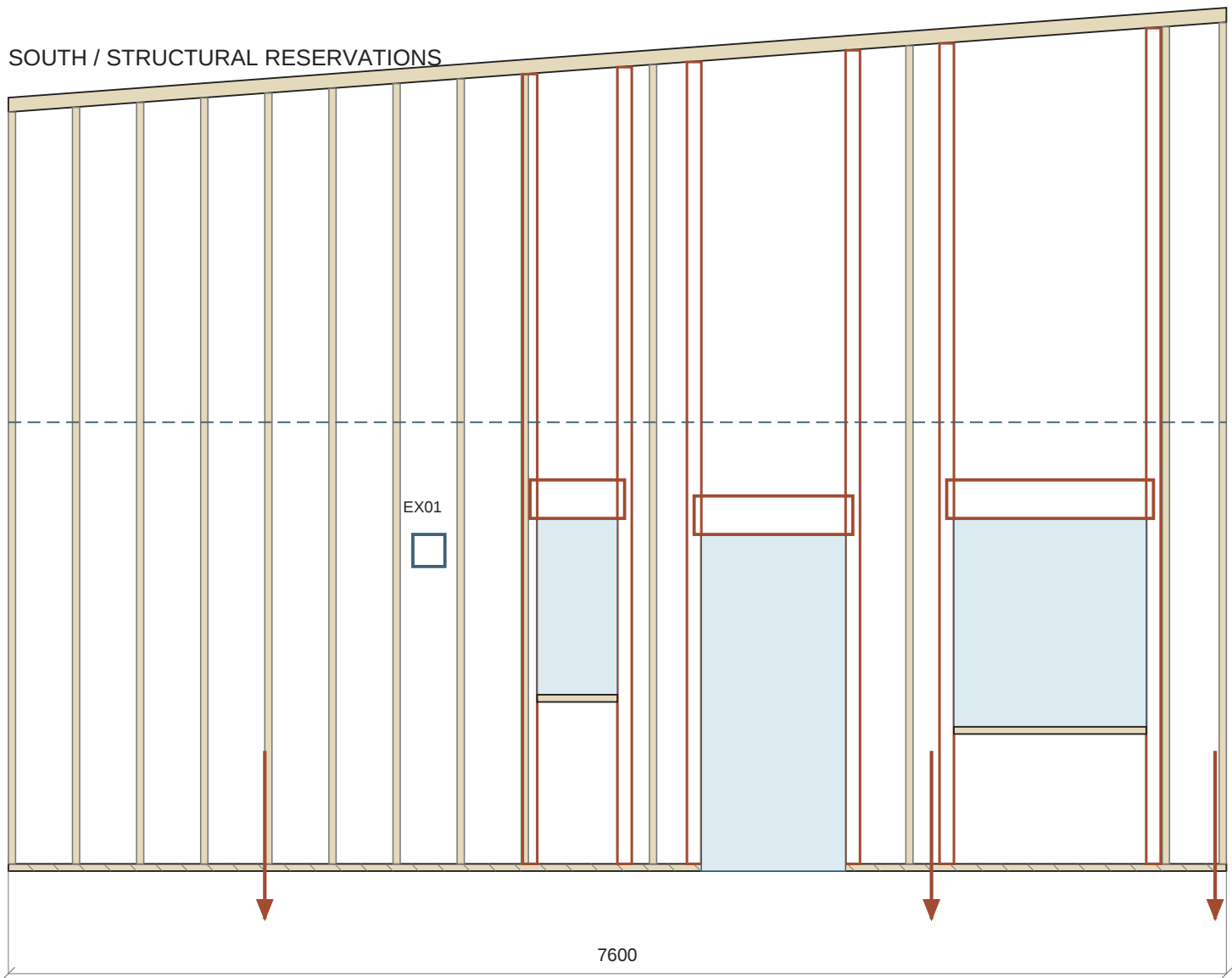
Open loft above requires escape/alarm review A601. Appliance installation and electrical work must follow the applicable qualified trade requirements; drawings do not instruct a DIY installation.

P08 / A602 / F01 FLUE

F01 matches the offset flue connection shown on A331 and the roof reservation. Complete flue kit, restraint, flashing and combustible-clearance design together; structural receiving members are not selected.

WALL FRAMING AND OPENING SUPPORTS

Stud and beam envelopes establish attachment locations. Tall walls and large east opening need specific structural design.



WALL W01 [P/H]

140 structural depth,45-wide stud symbols at 400 centres are attachment planning only. Wall height is approximately 4.8-5.4 m. Select grade, studs, nogs and intermediate restraint by calculation.

LINTELS / JAMBS

240-deep lintel boxes and 90-wide jamb boxes are reservations, not selected timber members. Full roof/loft and shutter reactions determine lintels, bearings, posts and connections.

TIE-DOWN CHAIN

Roof support to top plate; top plate to stud/post; stud/post to floor blocking; blocking to bearer; bearer to foundation. Each interface needs a consistent calculated force, A410/S120.

EX01 / CLADDING

Extract reserve X924..1124 / Z1900..2100 is between drawn studs. Final duct/blocking coordinated with selected structure. Horizontal proprietary 45 cavity battens proposed at 400 maximum vertical centres, A500. They are not wall bracing. RAB9 thickness does not establish bracing capacity either.

WINDOW TRACKS

Provide discrete structural backing at guide anchors, clear of opening flashing. Do not attach guide loads to cedar or cavity battens. Track hole pattern and backing size await shutter loads.

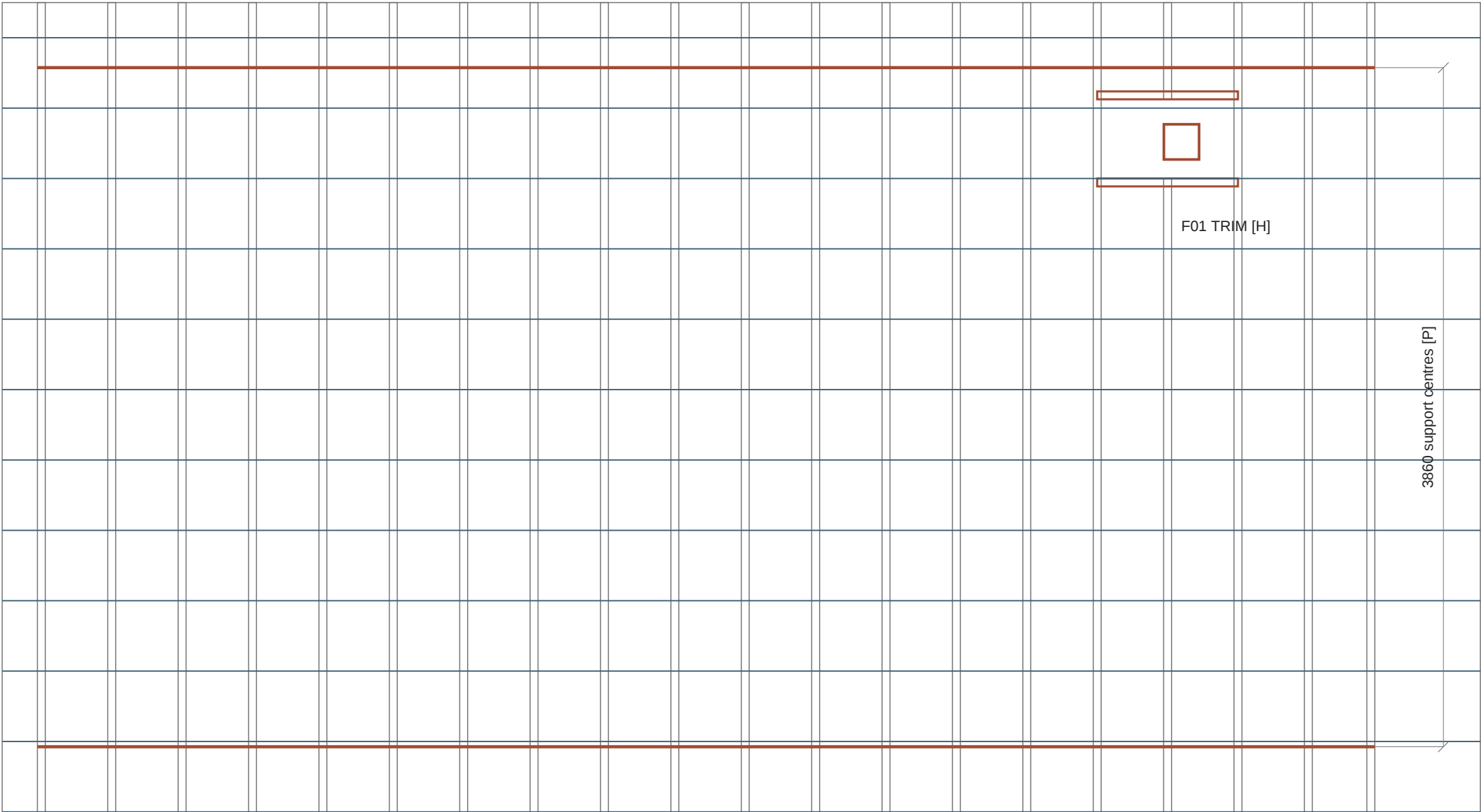
P08 / S121 / WALL INTERFACE IDs

LP01 roof seat, LP02 post/plate transfer, LP03 bracing endpoint and LP07 shutter frame. All forces, receiving members and fixing selections remain open.

ROOF AND LOFT FRAMING INTERFACES

Framing directions, edge support and load transfer are coordinated. Reserved member depths must be replaced by calculations.

01 / R01 ROOF FRAMING DIRECTIONS / 1:30



R01 DIRECTIONS [P]

Rafters run across Y between north/south walls. Drawn 45-wide symbols at 400 along X.285 depth is a structural reservation, not a standard selected section.

VENTILATION BATTENS

45-high battens run X, aligned with roof fall, at 400 maximum across Y [P]. Plywood face grain across these supports. Low-to-high vent path must remain continuous.

CANTILEVERS

300 north/south overhangs follow rafter direction. West 200/east 600 overhangs need designed outriggers or edge beams. A continuous fascia does not provide cantilever support by itself.

LOFT L02

Short joists to stair-edge beamY1710 and long east strip to north wall. Beam returns and posts around the stair opening need calculation. Post symbols show reactions to resolve, not selected supports.

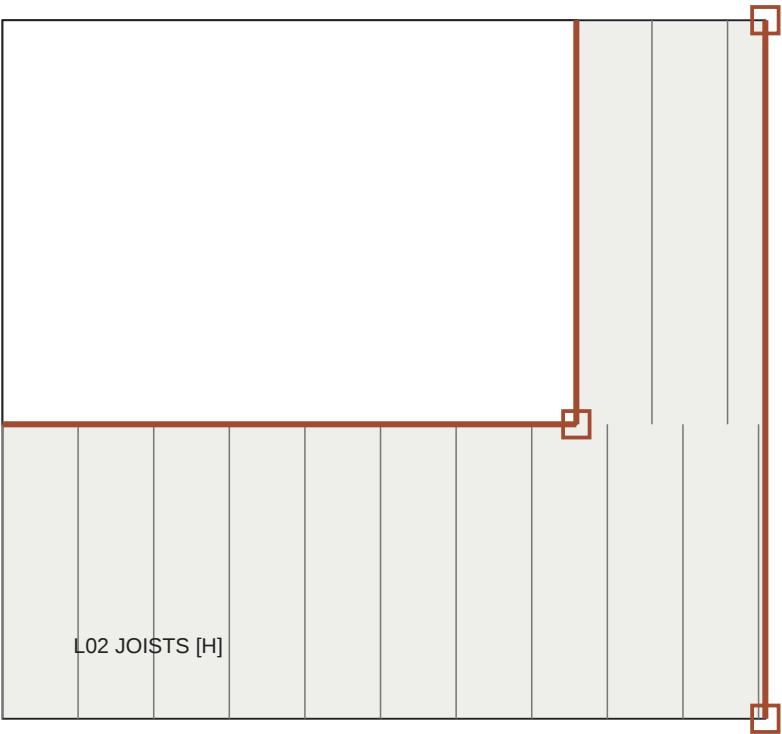
CONNECTION SCHEDULE [H]

Rafter seats/straps; top-plate joints; lintel straps; loft hangers; beam/post caps; post bases; diaphragm edges; foundation anchors. Design forces and selected products must be added before release.

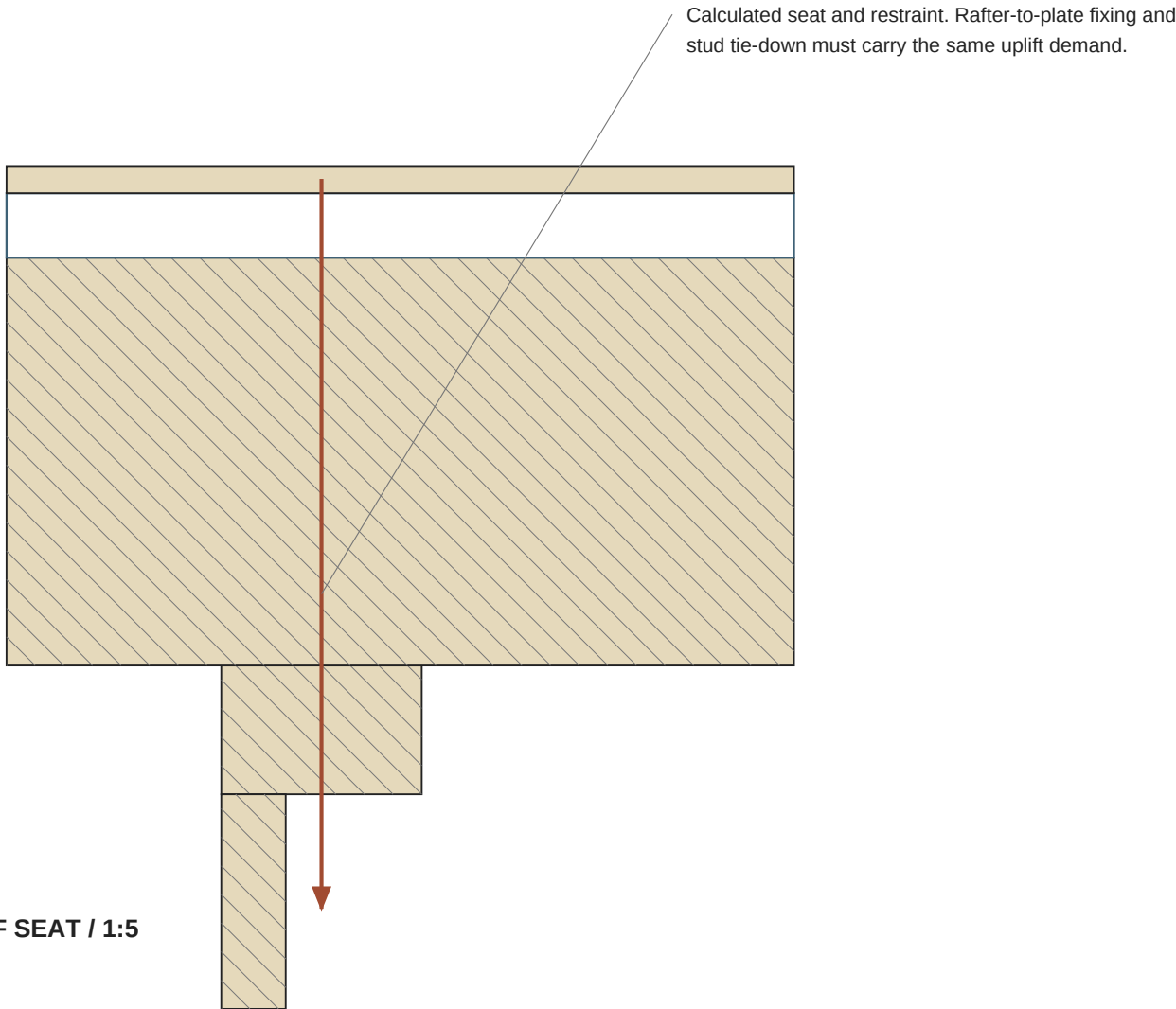
P08 / S121 / MEMBER-END RECORDS

LP01 roof, LP04 loft and LP10 roof penetrations. Each connection record must name the sending/receiving members, force direction, capacity basis and installed hardware.

02 / LOFT SUPPORT PLAN / 1:40

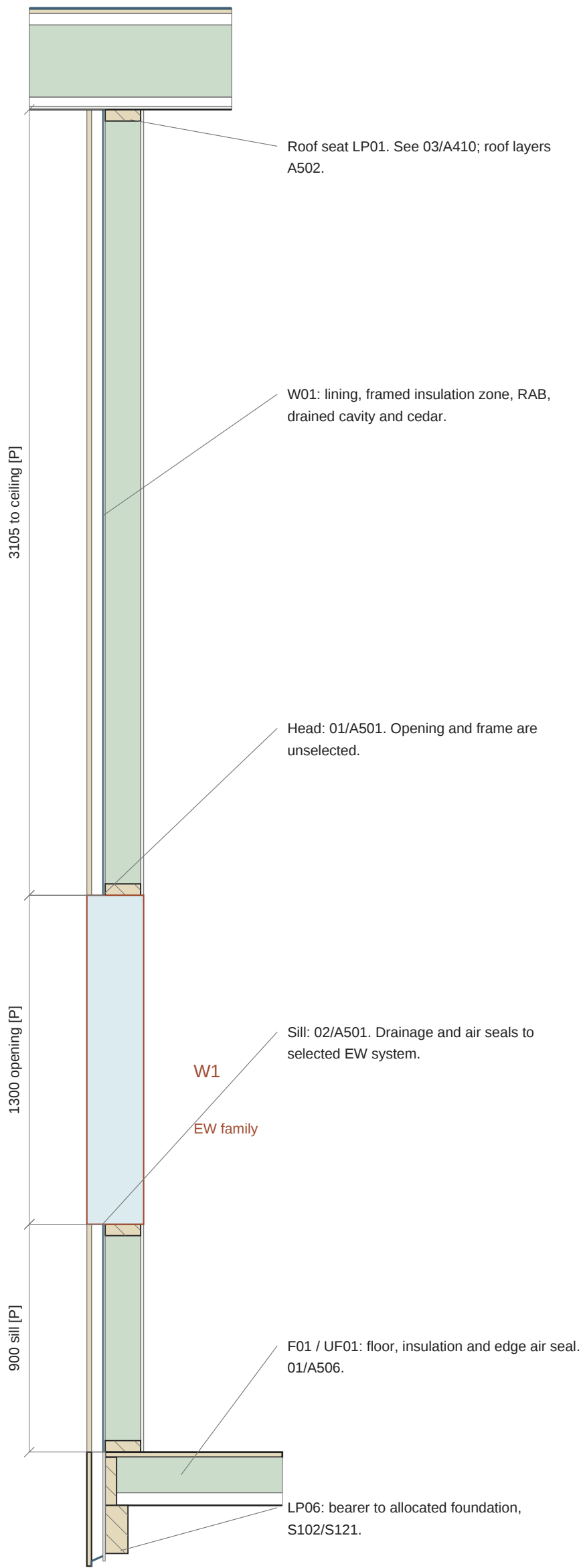


03 / ROOF SEAT / 1:5

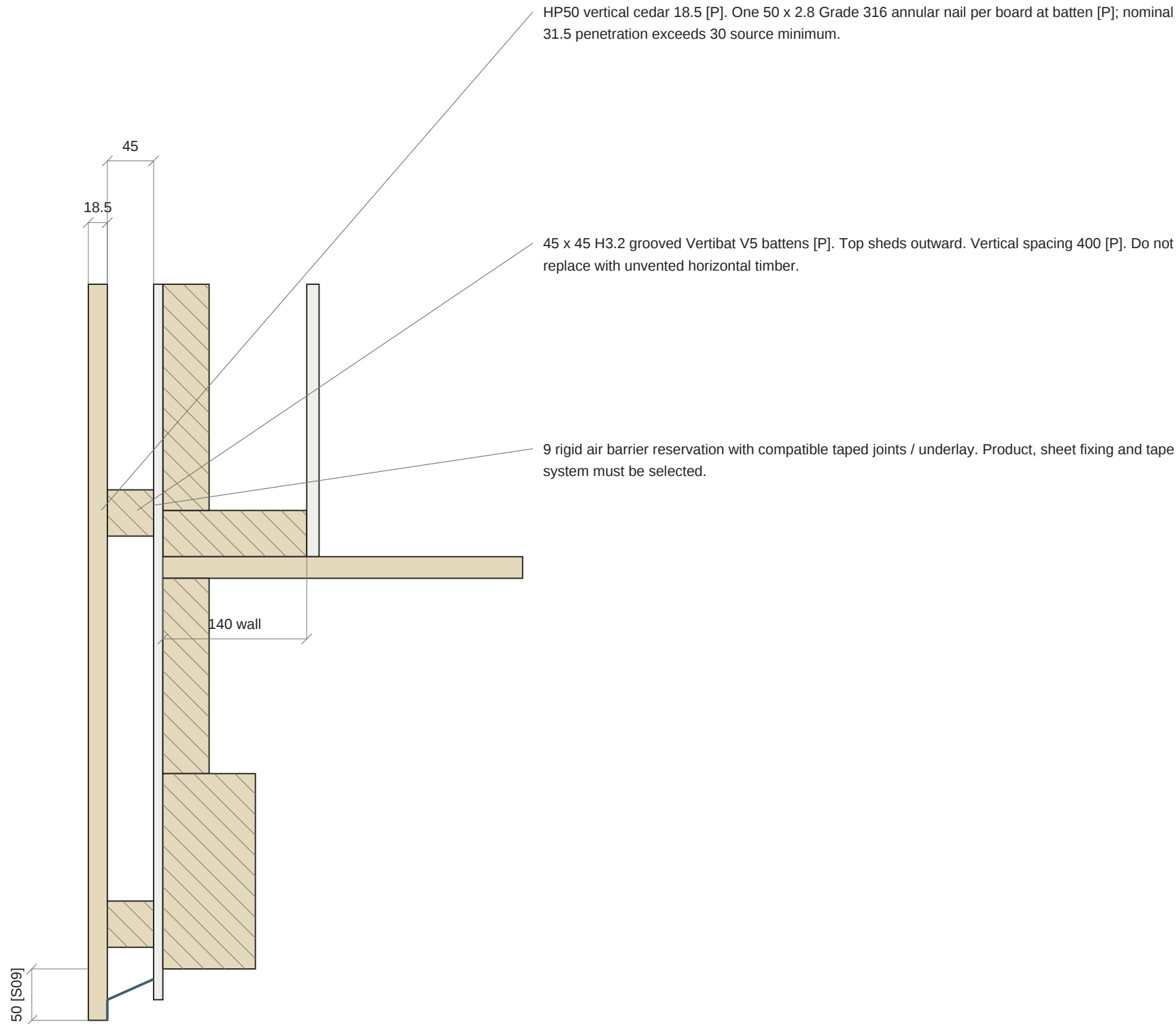


SOUTH WALL, ROOF TO FLOOR AND CLADDING FIXINGS

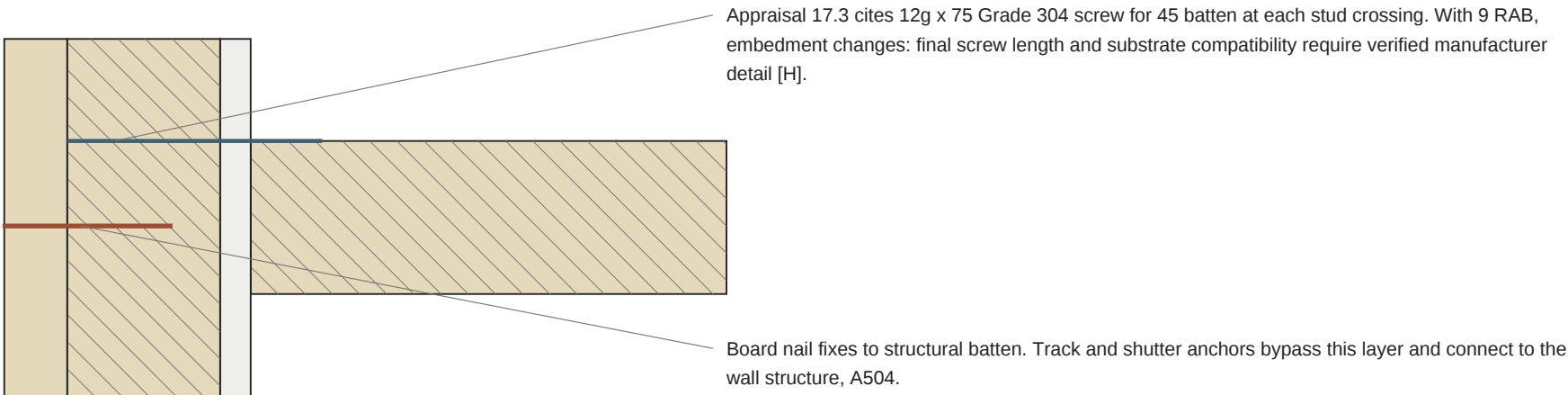
03 is a located wall section at X4901.5 through W1. 01 and 02 retain the P06 conditional base and fixing studies.



03 / SOUTH WALL AT W1 / 1:20



01 / WALL BASE AND FLOOR EDGE / 1:5



02 / BATTEN AND BOARD FIXING PLAN / 1:2

LOCATION

03 is the south side of section D/A301, at X4901.5. It joins the roof, W1 opening and floor edge in one drawing. Foundation nodes lie away from this cut.

STRUCTURE AND ENCLOSURE

LP01 roof seat, LP02 wall transfer and LP06 foundations must be resolved as one load path. The cladding batten fixing on 02 is not a structural shutter anchor.

CONDITIONAL CLADDING BASIS

S03: BRANZ appraisal 650(2020), sections 4 and 17. P06 proposes HP50 18.5 cedar on 45 Vertibat battens. Current profile, exposure scope and full manufacturer details remain to verify.

BASE GEOMETRY

01 retains cladding Z-451, 50 below bearer bottom Z-401 [S09]. Adjacent soil line Z-626 is a clearance reference, not surveyed ground. Actual levels require survey.

FIXING LIMIT

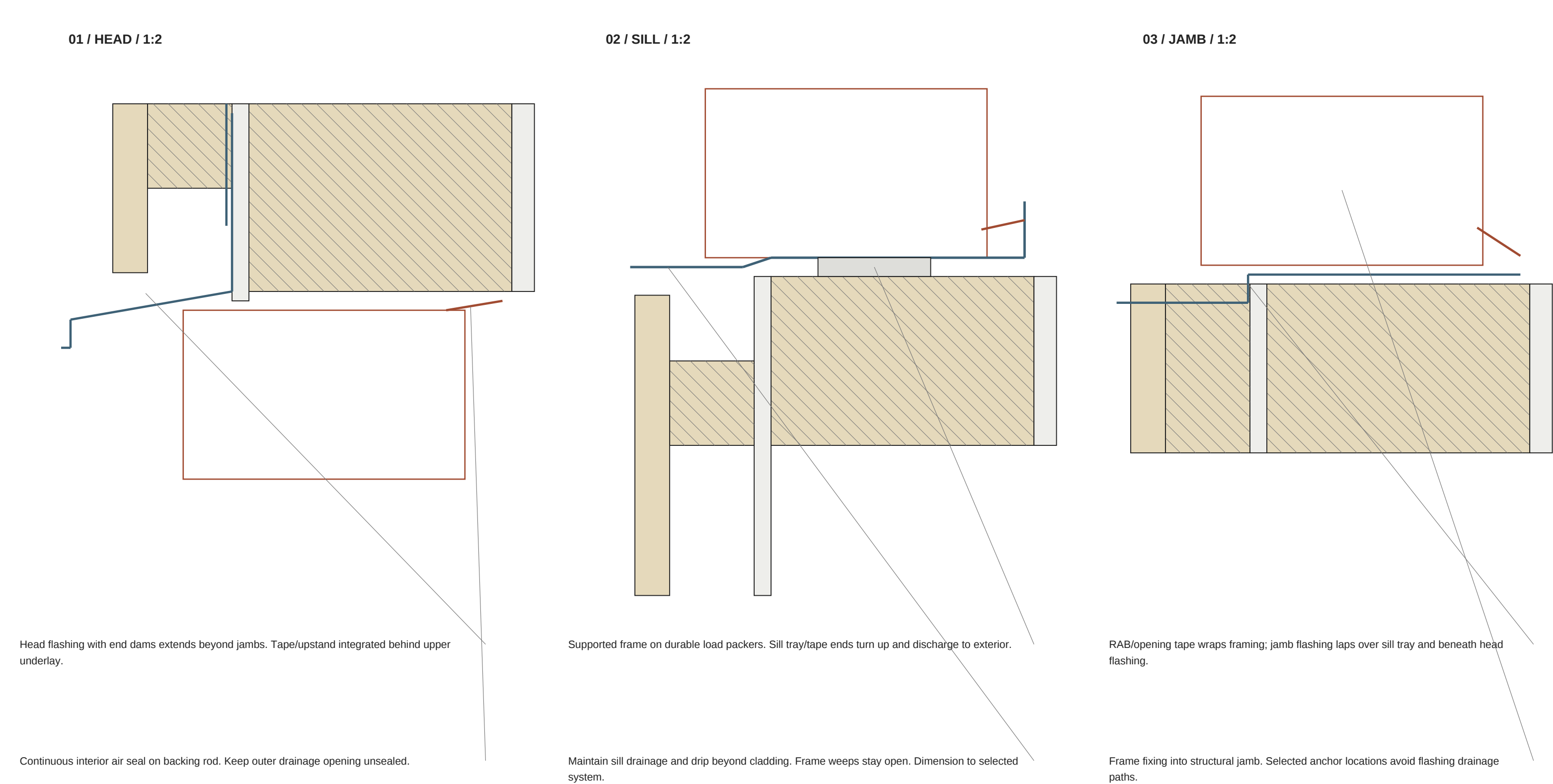
P06 board-nail and batten-screw examples are retained with their source conditions. Added RAB thickness, wind demand, corrosion and substrate must be reconciled before selecting final fixings.

THERMAL CONTINUITY

The coloured zone identifies where insulation must continue. Product thickness, framing bridges, window perimeter and roof junction require a whole-assembly H1 calculation.

WINDOW HEAD, SILL AND JAMB

Original water-shedding junction studies for the proposed wall stack. Joinery extrusions and final flashing dimensions remain system-specific.



SYSTEM BASIS

E2/AS1 fourth edition and Hermpac cavity system appraisal 650. Relevant catalogue details: HC-SHIP-200 head,201 sill,202 jamb. Full system details remain behind manufacturer download login; no account or contact was made.

OPENING PREPARATION

Provide supported sill, sound square frame, compatible opening tape and corner patches. Follow product lap order; protect timber at every exposed opening edge.

TWO SEAL LINES

Outer flashing sheds water to cavity/exterior. Inner continuous air seal limits pressure-driven water and air leakage. A bead at the exterior trim does not replace both.

MOVING SHUTTERS

Guide stand-offs must not puncture head/sill drainage. Window opening arcs and handles need clearance behind closed shutters. A510 states parking geometry only.

SHOP DRAWINGS [H]

Provide final rough openings, frame sections, glass specification, anchor schedule, sill support and compatible flashings. D03 large facade needs specific wind design.

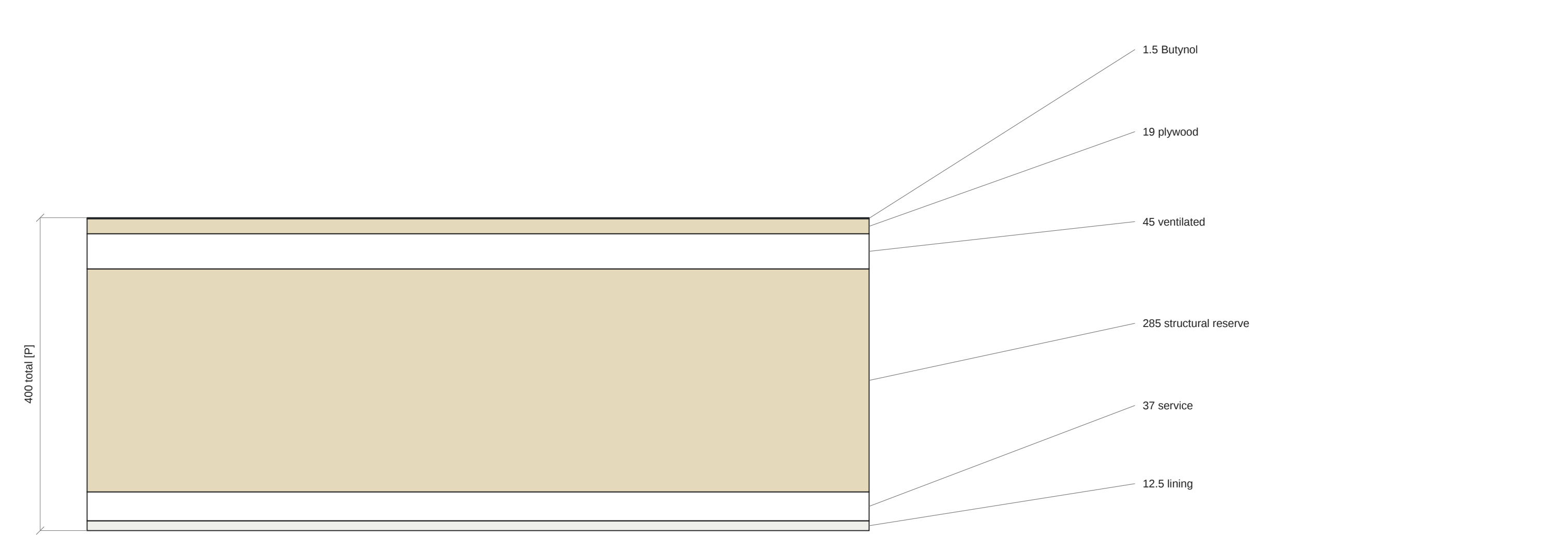
P08 / A511 / EW FAMILY ONLY

01/02/03 are candidate EW head/sill/jamb studies for W1-W4. ET entry and EF east facade require their own selected junctions. Frame outlines show reserves, not extrusions.

JUNCTION	DRAWN RELATIONSHIP	FINAL INFORMATION REQUIRED
EW-HD	01/A501: head study	Confirm upstand height, head fall, ends and cladding clearance against E2/AS1 + exact Hermpac/joinery system.
EW-SL	02/A501: sill study	Confirm sill support load, packer spacing, tray dimensions and sill projection.
EW-JM	03/A501: jamb study	Seal interior perimeter continuously. Keep movement allowance and sealant backing.
A511	Opening allocation / system limits	EW studies only; see A511 for W1-W4 allocation. D01 threshold ET and D03/D03H east facade EF remain separately unresolved.

ROOF BUILD-UP AND LOW EAVE

ARDEX Butynol substrate and edge relationships. Roof structure, moisture strategy and wind fixing remain to resolve.



01 / R01 LAYER STACK / 1:5

SUBSTRATE S05

19 structural H3 waterborne plywood [P], C face up; AS/NZS2269. Supports 400 maximum [P]. All edges supported,3 gaps, grain across support, joints staggered. No LOSP plywood.

FIXING / PREPARATION

ARDEX May 2025:10g x 50 stainless countersunk screws at 150 sheet edges/200 field;25 release tape over joints. Plywood and substructure moisture<=18% before adhered membrane.

EDGE GEOMETRY

External plywood edges min 5 radius,90-degree upstands 20 triangular fillet [S05]. High east edge has framed upstand, membrane return and pressure-seal termination to AB-10; actual upstand height per E2/system.

ADHESION

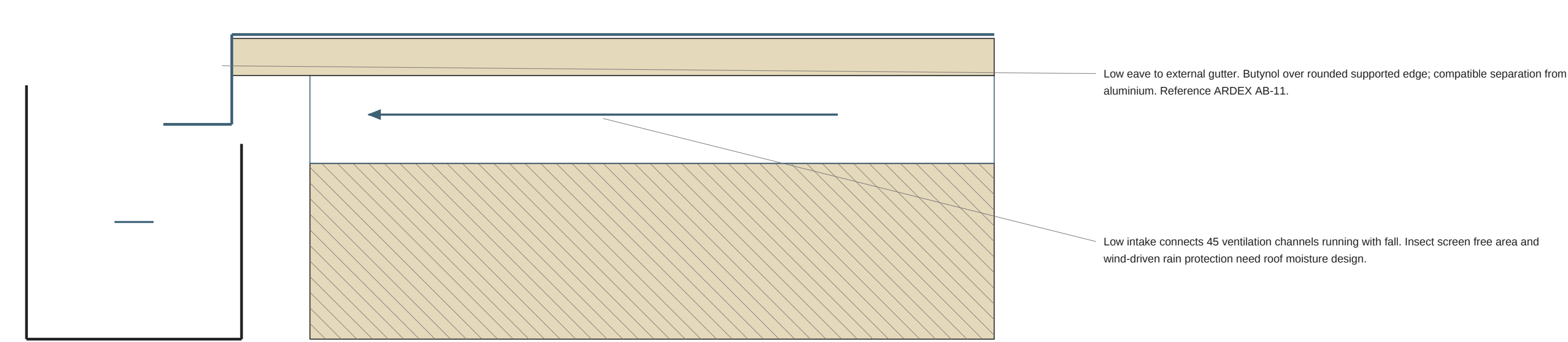
Use selected Butynol adhesive/seam system per current instructions. AB-10/11 reference WA98 and compatible seals. No unapproved solvent, adhesive or mixed membrane system.

VENTILATION / THERMAL

45 ventilation zone is proposed, not a condensation calculation. Confirm low intake, high exhaust, wind baffles, net free area and moisture analysis. A601 H1 calculation includes framing bridges.

P08 / A602 / RW01 RW02

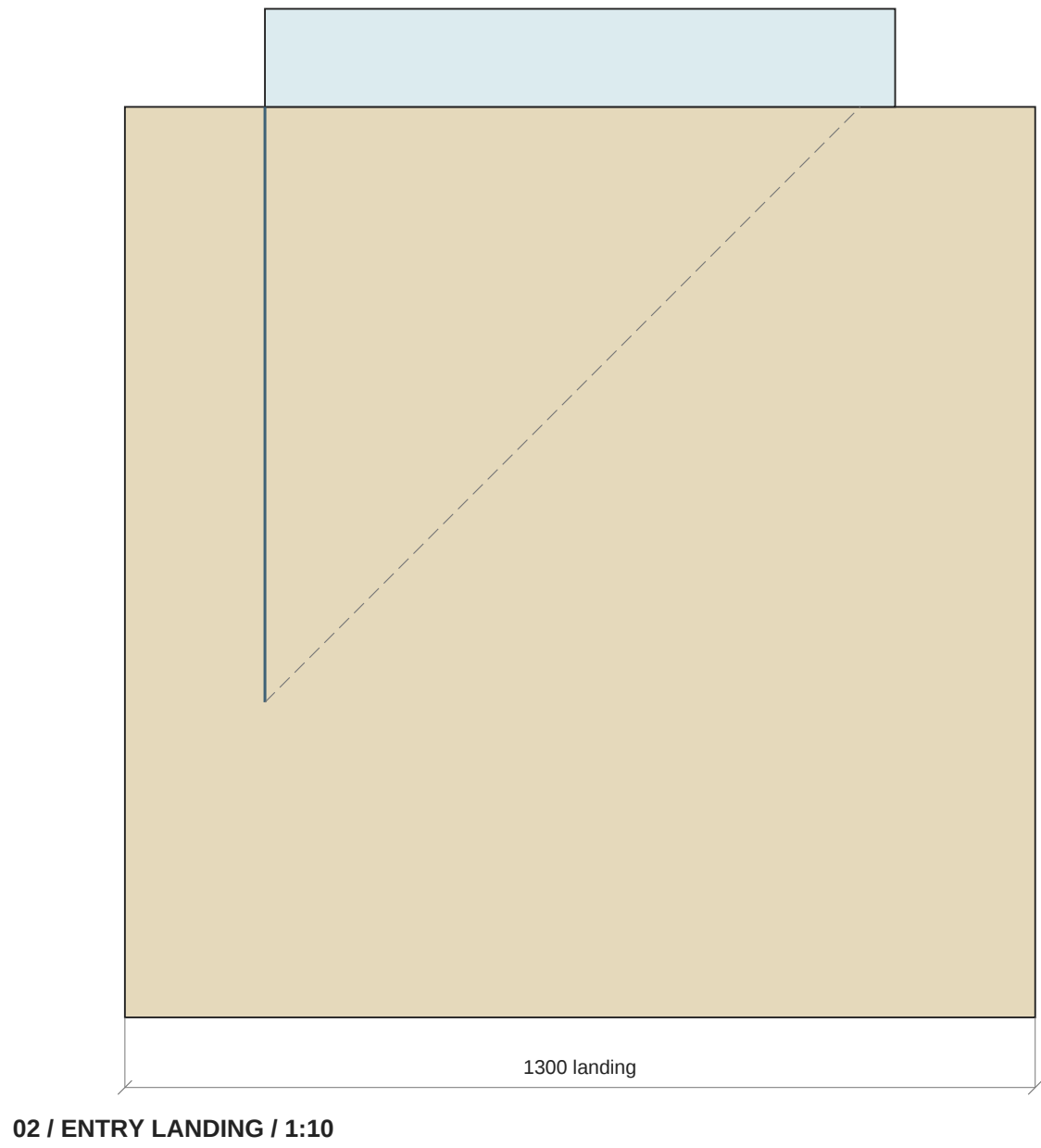
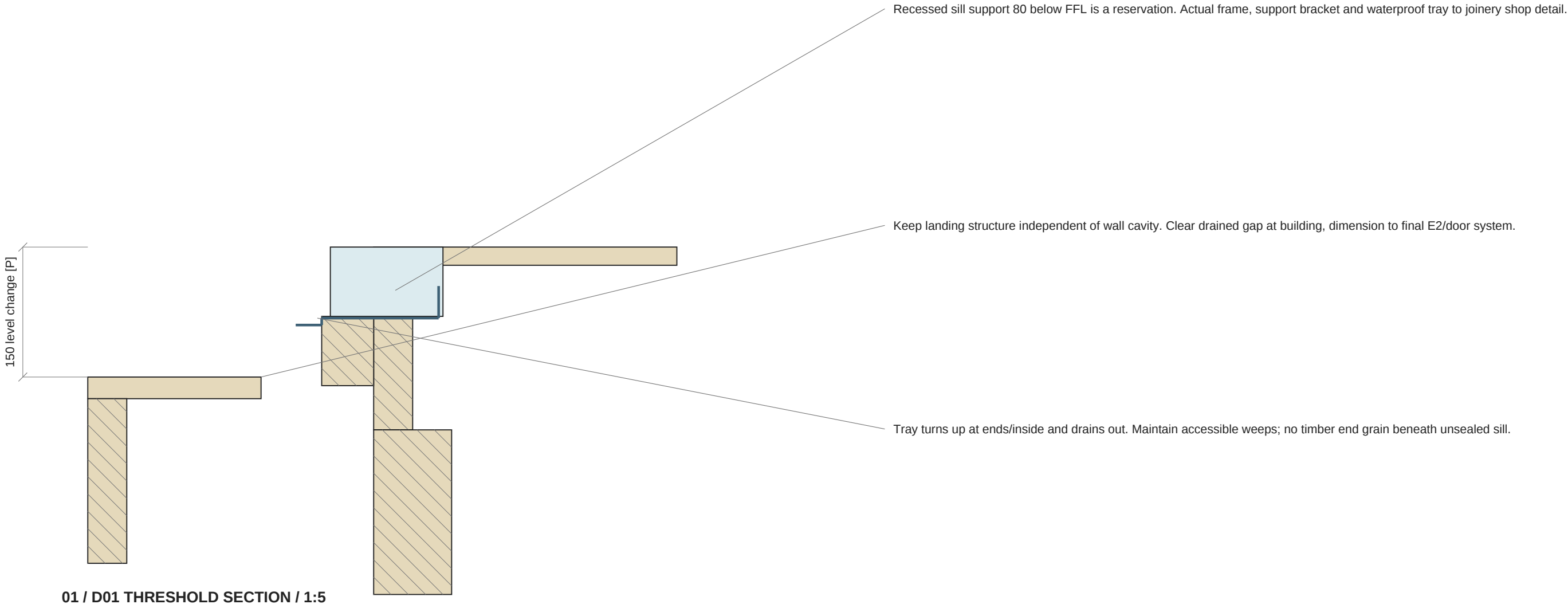
Coordinate low edge, gutter outlet and overflow with rainfall sizing and selected components. A903 R01/R02 covers substrate checks; LP01/LP10 on S121 covers support and restraint.



02 / LOW WEST EAVE / 1:2

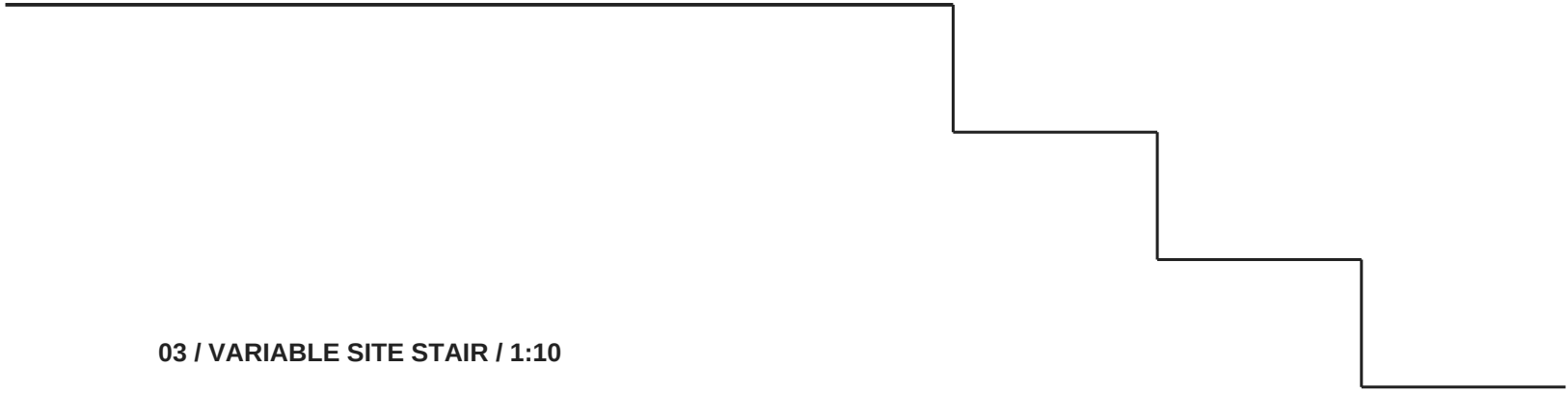
ENTRY THRESHOLD AND EXTERNAL STEPS

Entry landing is proposed 150 below internal FFL. Stair to actual ground cannot be set until surveyed levels are known.



ILLUSTRATIVE ONLY

3 x 175 for 525 total rise



D01 ACCESS

900 nominal opening. Outward door leaf lies within 1300 landing. Final door clear width, weather exposure and operation must be checked against use and access requirements.

EXTERNAL LEVELS

Landing top-150. Ground-level example-675 gives 525 total descent, three 175 risers. This example must not be used as site set-out. Survey and drainage determine actual riser count.

STEP SUPPORTS

Free-standing landing posts, bearers and stair stringers need design and footing schedule. Keep excavation clear of house foundations and services.

GUARD / HANDRAIL

Provide required barriers to site drops and handrails to final stair arrangement. No fall-height exemption is assumed from the model terrain. Exterior surface slip resistance requires selection.

WEATHERING

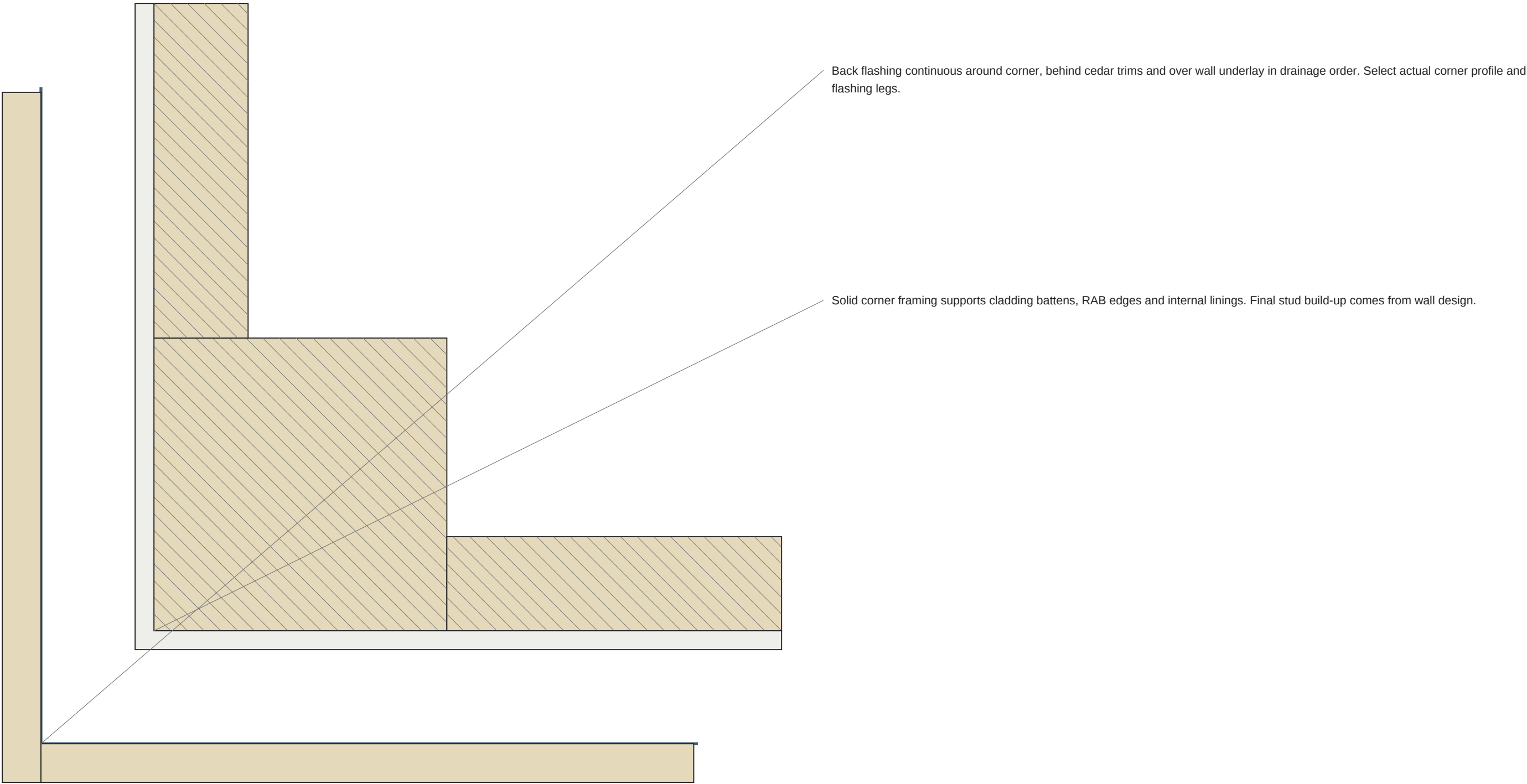
A501 joinery seals; A500 cavity base. Protect treated timber cut ends and use compatible exterior connectors. Water must discharge clear of sill and pile bases.

P08 / A511 / ET ENTRY FAMILY

D01 has a separate threshold family ET. Reconcile sill support, end dams, drainage and finished landing with survey. A501 EW window studies do not establish this door detail.

CORNERS, CAVITY AND STRUCTURAL PENETRATIONS

Original junction coordination with continuous backing flashings and separated structural load paths.



CORNER SYSTEM

Hermpac catalogue HC-SHIP-400 boxed corner and related profiles provide system options. Current profile and flashing dimensions must be obtained before fabrication. This plan defines layer order only.

PIPE PENETRATION

Sleeve through framing with compatible flexible boot taped to underlay. Slope outward where appropriate; protect against insects. Weather hood over external extract duct, maintain access.

TRACK ANCHORS

Actual guide extrusion, stand-off length, bolt pattern, washers and backing need wind/operating force calculations. The illustrated through-line is a load path, not a selected bolt.

MOVEMENT

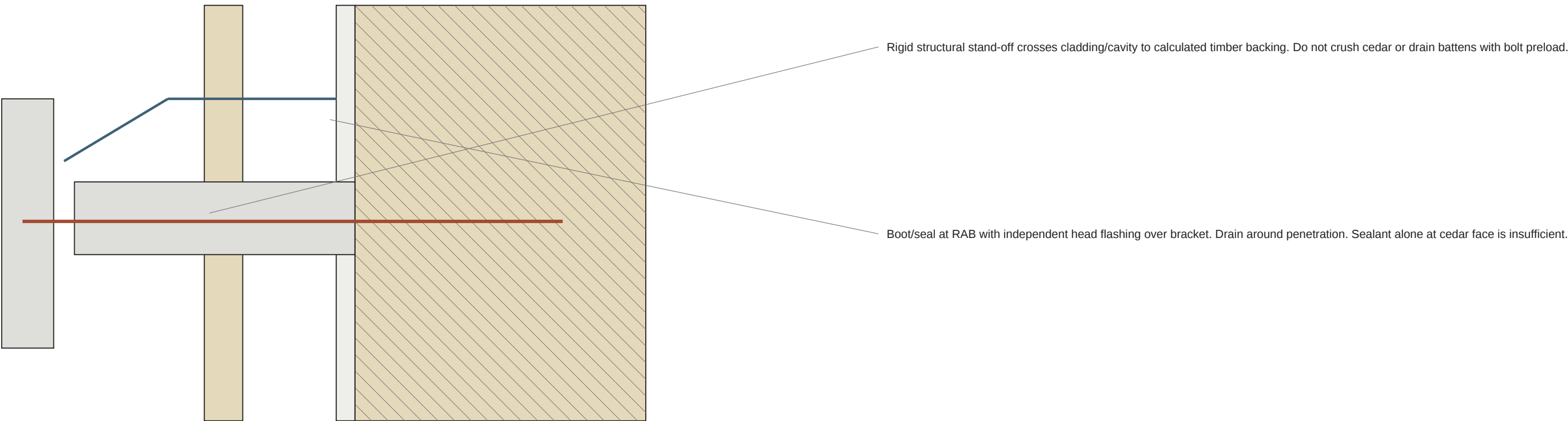
Allow timber shrinkage and frame movement at guides, flashings and linings. Isolate dissimilar metals; marine exposure and cedar contact determine compatible materials.

INTER-STOREY JOINT

Tall boards may need a drained movement joint at loft band. Coordinate Hermpac HC-SHIP-412 and actual board lengths. Do not conceal an arbitrary butt joint behind shutter tracks.

P08 / A602 / PENETRATION IDS

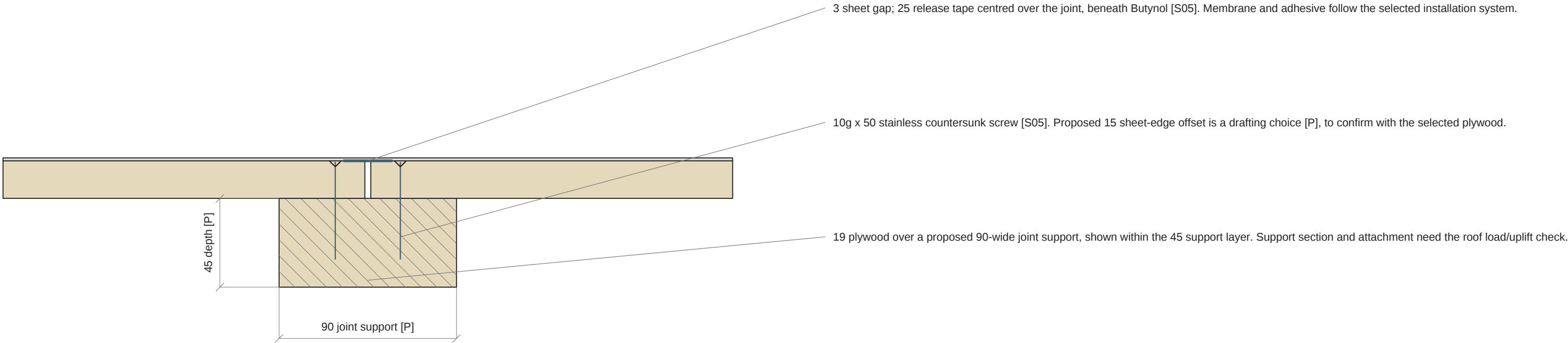
EX01, EX02 and SW01 require separate located seals/flashings. LP07 on S121 addresses shutter loads. Do not use one generic bolt-through-wall detail for all penetrations.



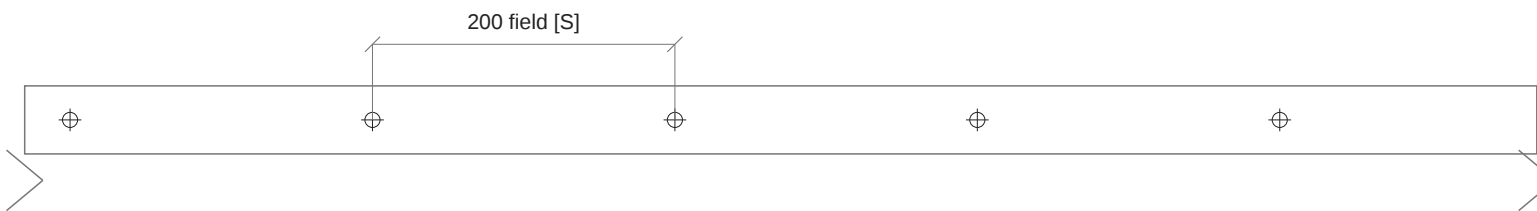
ROOF SHEET JOINTS AND HIGH-EDGE INTERFACE

Joint dimensions and fastening rows are drawn at detail scale. The roof-wide support layout and high-edge ventilation remain separate design tasks.

01 / SUPPORTED ROOF PLY JOINT / 1:2

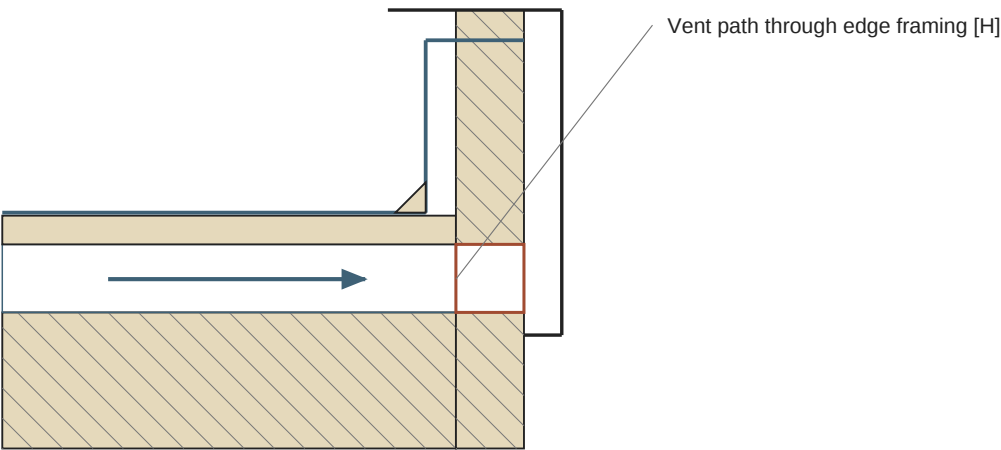
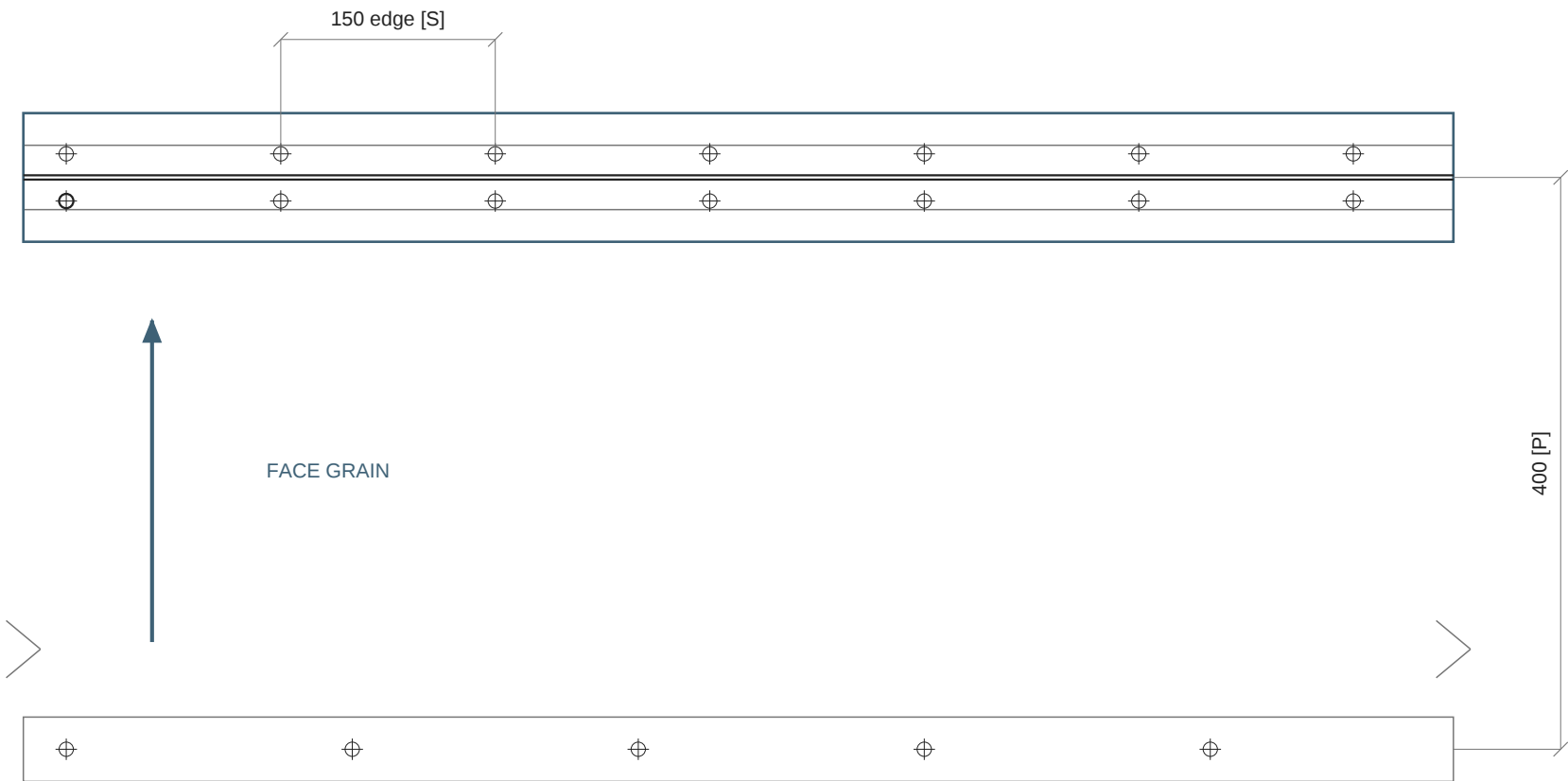


02 / JOINT FIXING ROWS / 1:5



Both sides of the sheet joint are fixed. The outer rows shown are intermediate supports within continuing sheets; broken edges are a cropped view, not unsupported panel ends.

03 / HIGH-EDGE INTERFACE / 1:5



This retained edge reserve is not an approved vent. Solid support added across the airflow route could block it. Resolve the complete panel support grid, baffles and moisture strategy together.

SUBSTRATE BASIS [S05]

ARDEX substrate specification, May 2025: structural C-face plywood with waterborne treatment; dry, supported and prepared for the membrane. The retained 19 thickness is the project proposal.

SUPPORT AT EVERY EDGE

01 resolves the shared fixing strip at a sheet joint. It does not locate the complete roof sheet layout. Every perimeter, butt joint and penetration cut edge still needs a supported position on A410.

FIXING PATTERN

02 shows separate edge-fixing rows at 150 maximum centres and intermediate rows at 200 maximum [S05]. Confirm screw material, seating, timber edge distances and the additional wind-uplift demand.

VENTILATION COORDINATION [H]

The 45 layer presently serves as support and ventilation space. Roof-wide edge blocking can obstruct airflow. Do not infer a continuous ventilated cavity from a single blue arrow.

HIGH EDGE / SIDES [H]

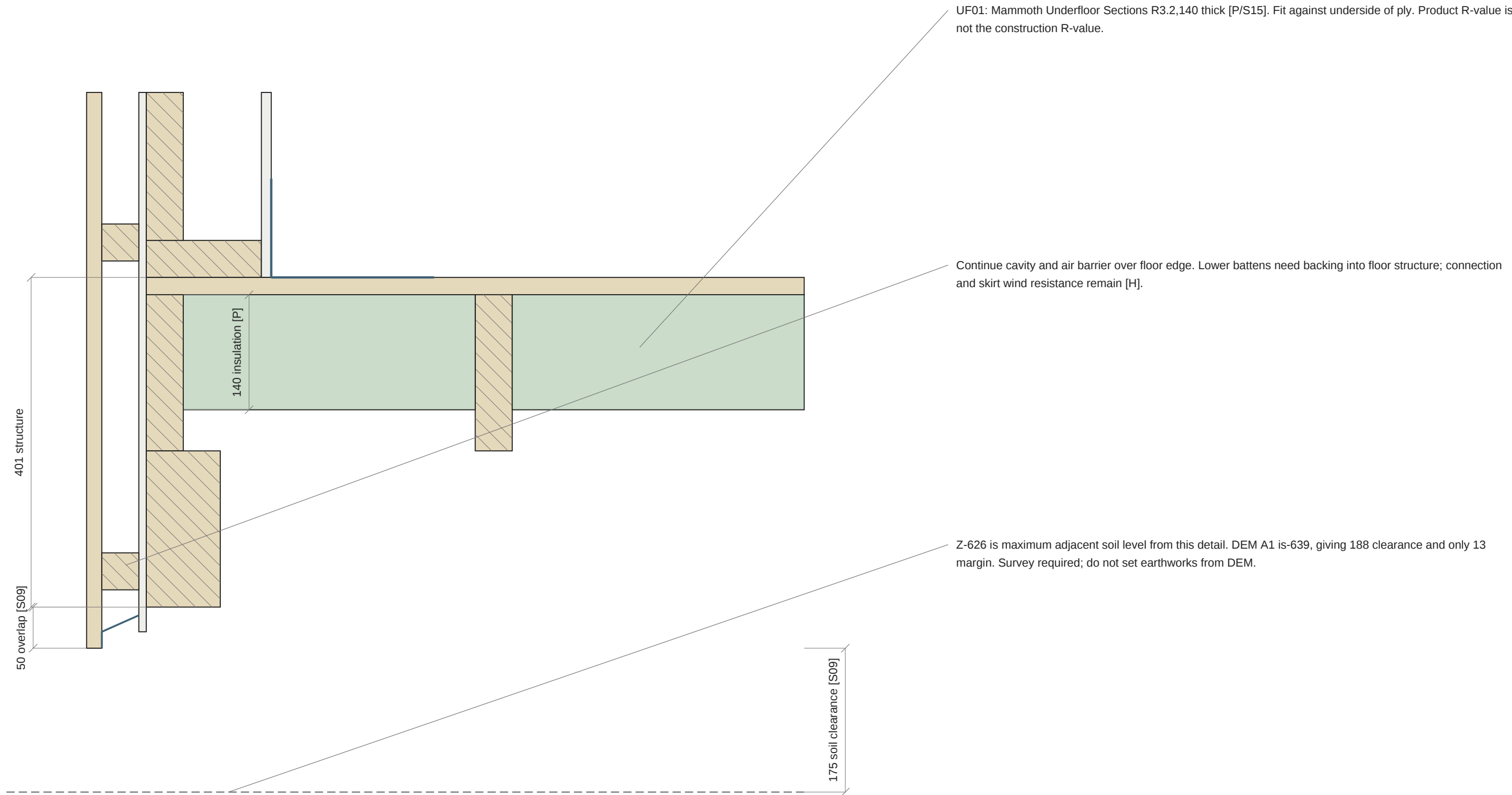
03 retains the proposed high edge for coordination. Final flashing geometry, weather baffle, insect protection and clear vent area require the chosen roof/moisture design. Coordinate A502 and A602 penetrations.

INSTALLATION RECORD

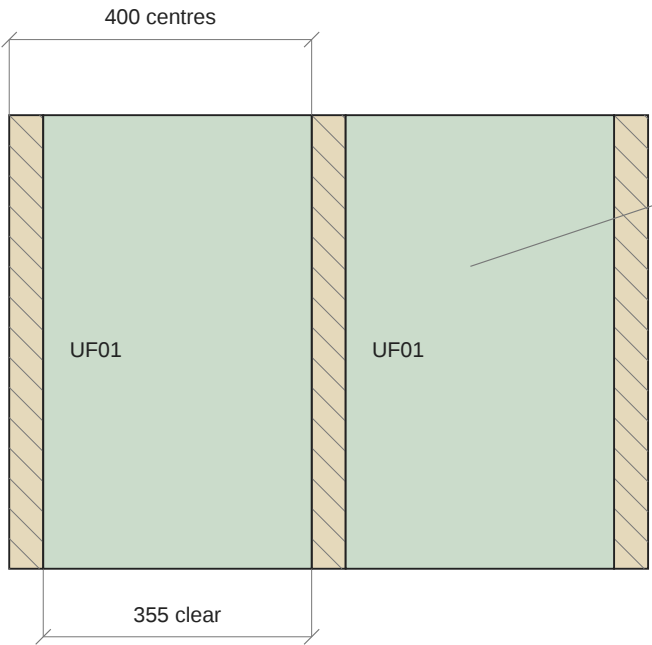
Confirm sheet stamp, treatment, actual moisture, support, joint preparation and compatible adhesive/membrane before cover. These installation checks do not establish structural roof or weathertightness compliance.

INSULATED FLOOR EDGE AND SERVICE ACCESS

P05 floor enclosure proposal. Product fit and weather-skirt geometry are developed; ground, wind exposure and whole-floor thermal performance remain to verify.



01 / EXPOSED FLOOR EDGE / 1:5



02 / UNDERFLOOR FIT AND HATCH / 1:10

UF01 SELECTION [P]

140 thickness fits inside 190 joists with 50 remaining. Standard bay is 355 clear. Existing 400 joist layout retained. Product substitution requires renewed fit and H1 checks.

EXPOSURE

Manufacturer describes sections for exposed perimeters. This does not establish suitability for the actual ridge wind. Verify retention and need for a wind barrier/soffit; any added layer must preserve drying and access.

PERIMETER

Drawing covers soil-adjacent edges. Final cladding/deck and D03 sill intersections need separate system details. Do not obstruct the main shutter mechanism or decking drainage with the skirt.

AIR / WATER

Continuous inner air seal at wall-to-ply. Taped outer barrier protects floor edge; cavity remains drained. Penetrations need collars compatible with the selected air-control layer.

ACCESS / SERVICES

Keep S101 crawl route and H01 usable. Route services below framing with independent supports. Electrical cable ratings and heat clearances require installer review before insulation covers cables.

P08 / A903 / UF01 H01

Coordinate insulation retention, air seal and removable hatch with selected floor/wet-area systems. ET and EF sill/deck transitions remain separate open junctions on A511.

H01 removable lid

Insulate underside within hatch frame. Keep gasket, latch and 600 clear access free. Retention must release with lid; no loose pad over opening. Final lid thickness/load capacity [H].

JOINERY AND WINDOW SHUTTER SCHEDULE

Nominal architectural openings only. Order dimensions and tested performance must come from selected joinery and shutter systems.

ID	FACE	PLAN SET-OUT [P]	HEIGHT Z [P]	NOMINAL W x H	TYPE / NOTES
D01	SOUTH	X2724..3624	0..2100	900 x 2100	Entry, opens outward
D02	PARTITION	Y860..1760	0..2100	900 x 2100	Bathroom slider/pocket
D03	EAST	Y152..3848	0..2400	3696 x 2400	Sliding facade [H]
D03H	EAST	Y152..3848	2480..4750	3696 x 2270	Fixed high glazing [H]
W1	SOUTH	X4300..5500	900..2200	1200 x 1300	Shutter 1300 x 1400
W2	NORTH	X1200..1800	3000..4300	600 x 1300	Shutter 700 x 1400
W3	SOUTH	X1700..2200	1100..2200	500 x 1100	Shutter 600 x 1200
W4	WEST	Y1300..1900	1500..2100	600 x 600	Shutter 700 x 700

WINDOW SHUTTERS

Window panels 62 deep [P], overlap 50 each side.100 parked edge separation is the drawn design allowance [P]. Guides extend 100 beyond travel envelope [P]. Product tolerances and deflection still need calculation.

Z COORDINATES

W1 closed 850..2250, parked 2350..3750. W2 closed 2950..4350, parked 1450..2850. W3 closed 1050..2250, parked 2350..3550. W4 closed 1450..2150, parked 2250..2950.

FRAME PERFORMANCE

Select joinery wind/water/air performance, safety glazing and opening restrictors for site exposure and fall risk. Calculate H1 glazing areas and whole-window R-values.

SHOP INFORMATION

Panel weight, drive/lock, anti-drop device, guide section, end stops, counterbalance, maintenance access and fastener pattern remain [H]. No panel is ready to fabricate from these outline diagrams.

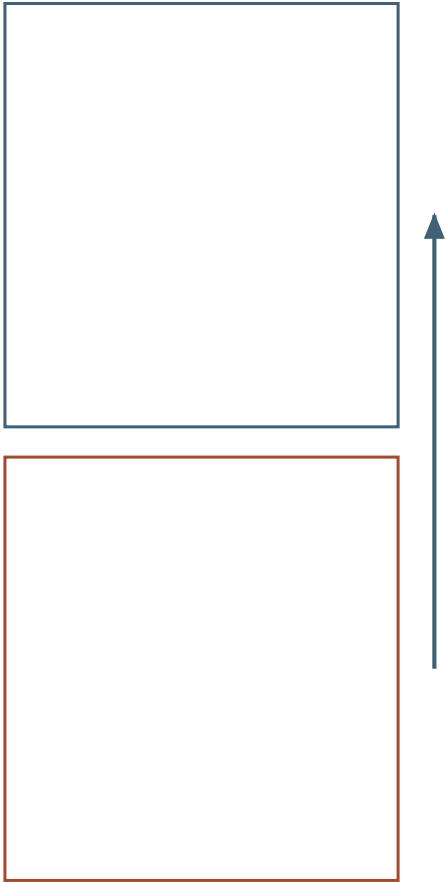
INSTALL ORDER

Confirm rough openings and flashing system; fix structural backing; install/water-test joinery as required; install cladding; then fit stand-offs/tracks without damaging drainage layers.

P08 / A511 / EACH OPENING

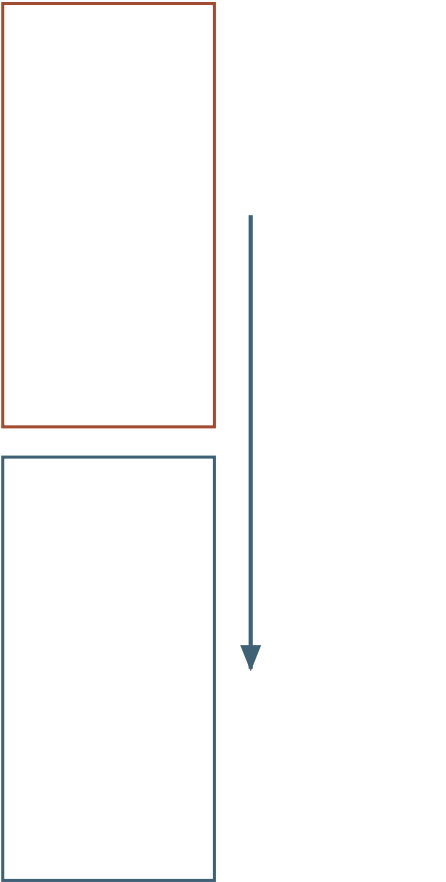
Read nominal dimensions with the opening-to-detail allocation. Rough openings, frame/glass performance, anchorage and sill support remain unselected for all exterior openings.

W1



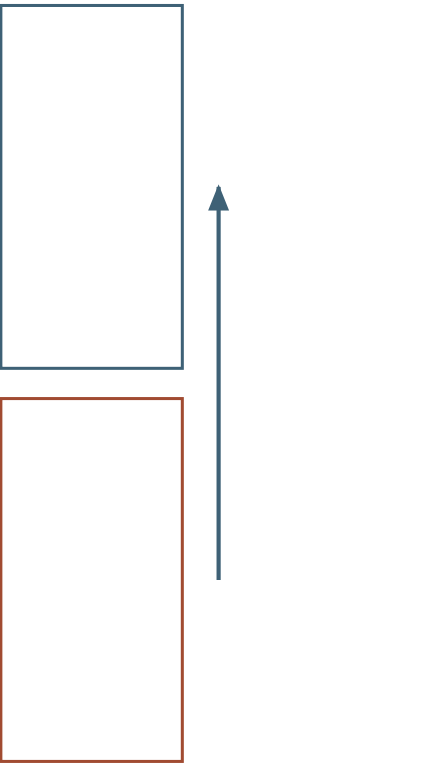
1500 travel [P]

W2



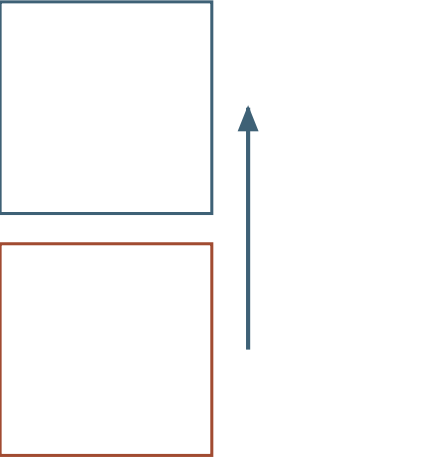
1500 travel [P]

W3



1300 travel [P]

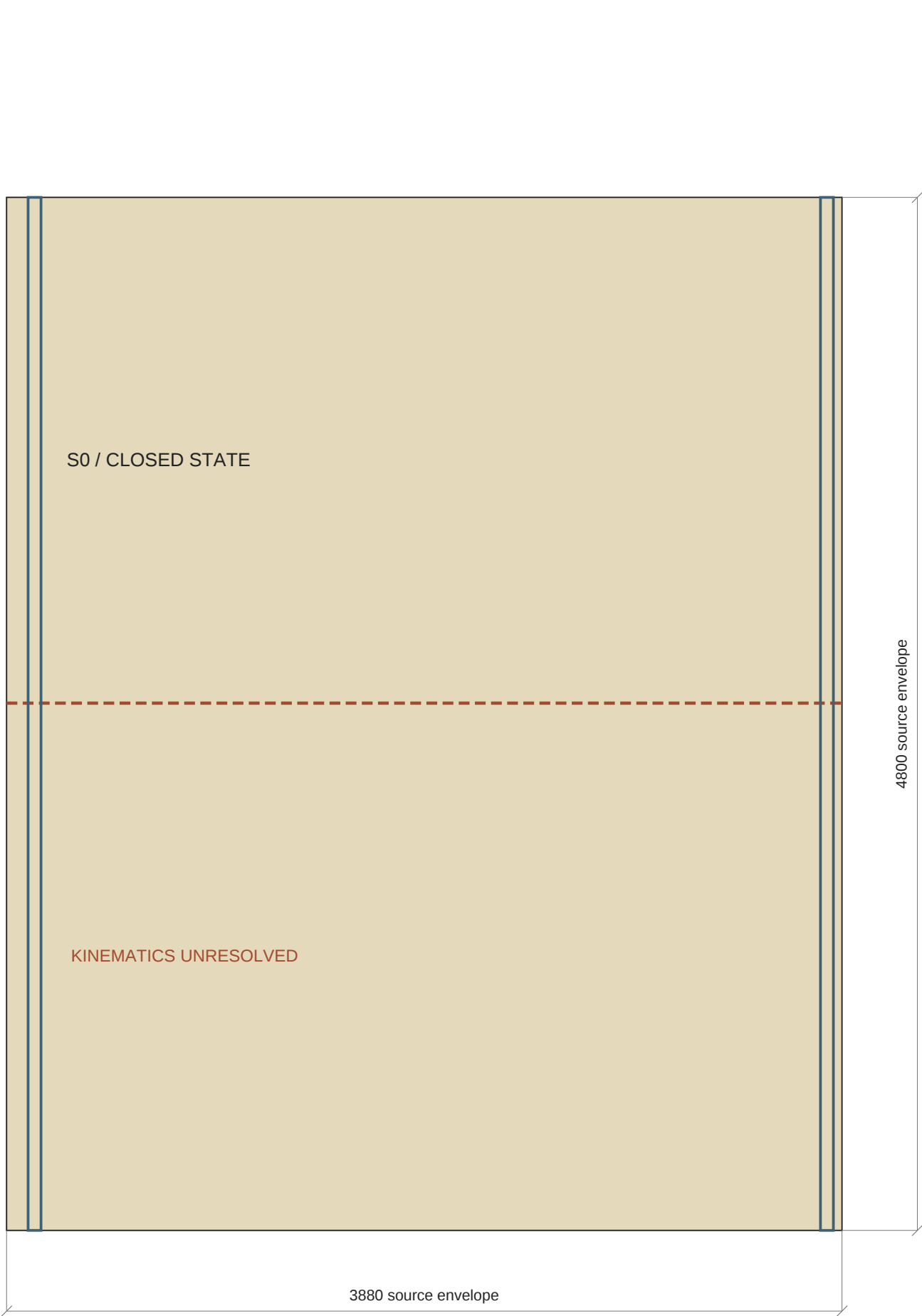
W4



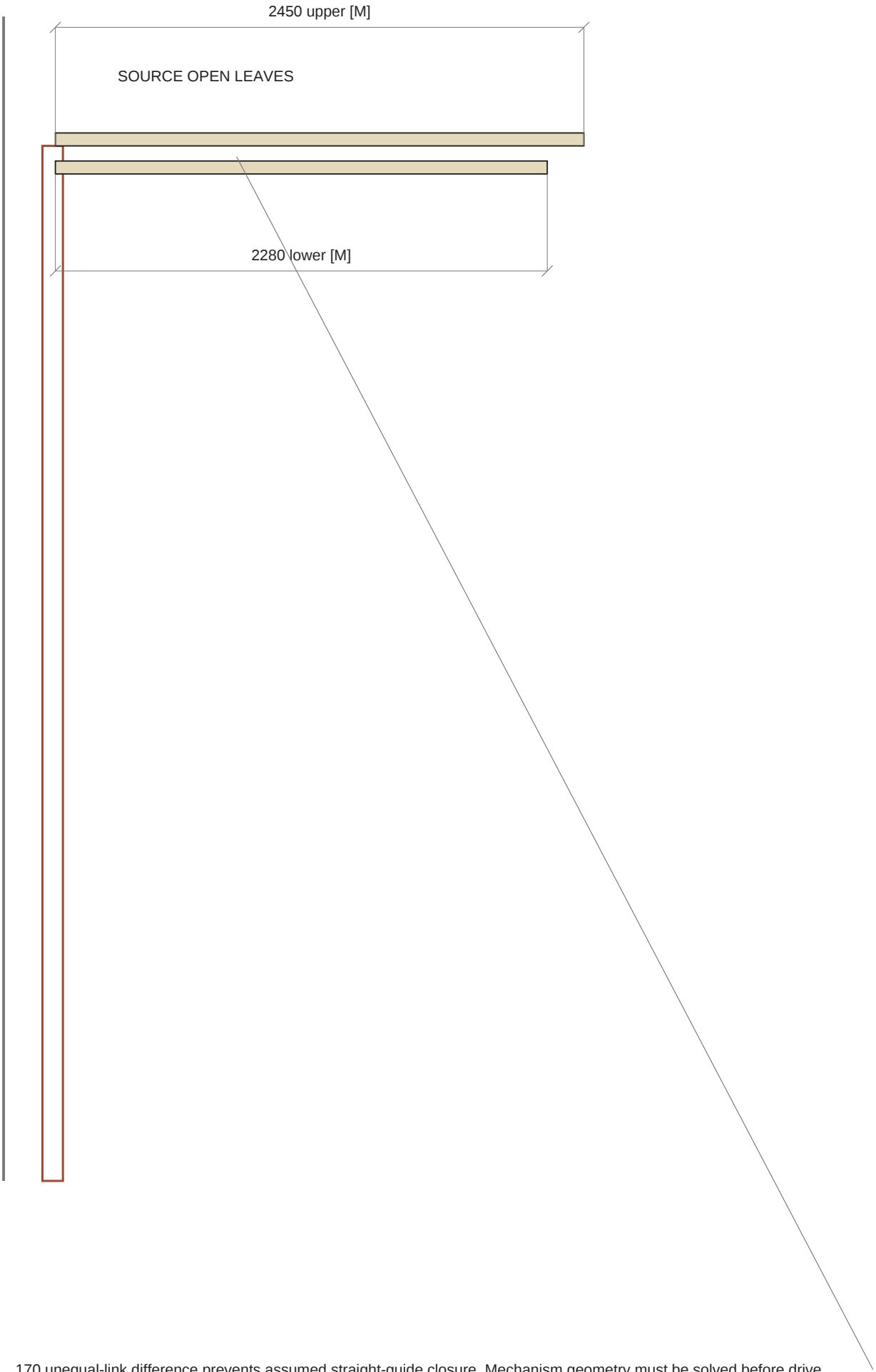
800 travel [P]

MAIN SHUTTER AND BUILDING INTERFACES

Existing Rev E remains a pre-engineering mechanism study. The P05 building set does not close its H1-H6 design holds.



01 / CLOSED ENVELOPE / 1:25



170 unequal-link difference prevents assumed straight-guide closure. Mechanism geometry must be solved before drive, guide or hinge selection.

SOURCE M02

Rev E shutter study,23 Aug 2026. Lower and upper link lengths are unequal; folded motion is unresolved. Measured geometry is not evidence of a functioning or safe mechanism.

BUILDING INTERFACE

Special head/jamb frame takes gravity, wind, drive, jam and impact reactions. Separate posts/base anchors tie into designed foundations. A400 lintels and S203 wall brackets do not cover this duty.

WIND / WEIGHT

Earlier 627.2 kg estimate,700 kg screening mass and 1.95 kPa screening pressure are study assumptions, not rated/site loads. They are not used to select P05 fasteners.

OUTSTANDING H1-H6

H1 loads; H2 motion; H3 durability; H4 operation; H5 guarding/fail-safe; H6 proof testing. Resolve engineer/supplier calculations and shop details before fabrication.

REQUIRED DETAIL OUTPUTS

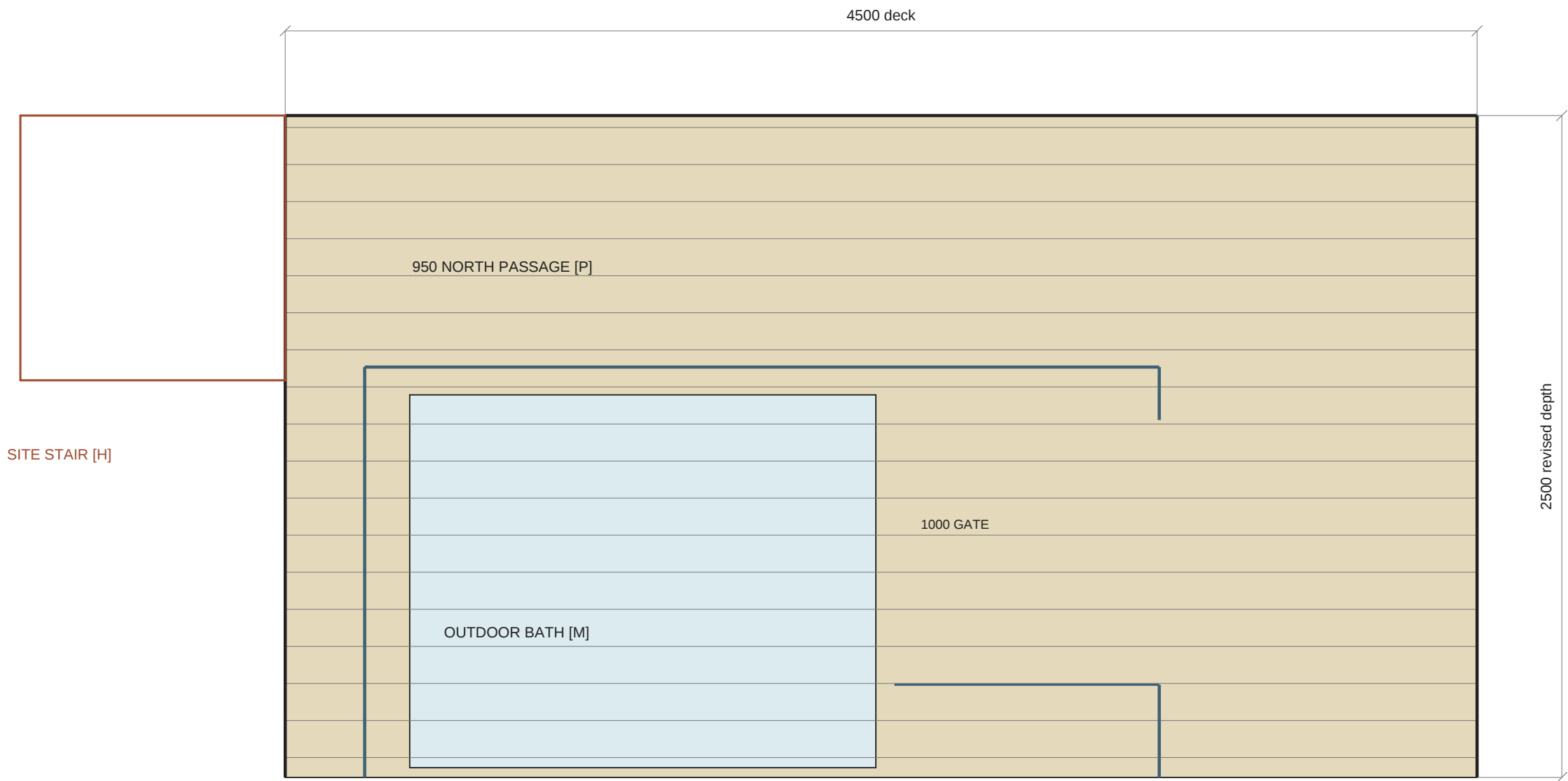
Hinge/support frame, guide and stand-off anchors, anti-drop restraints, locks, drive/cable terminations, emergency release and guarded pinch points. No actuator or bolt rating is invented in this issue.

P08 / S121 / LP07 SPECIAL STRUCTURE

A6/C6 are coordination locations only. Dedicated shutter frame/base/foundation design must close Rev E H1-H6. SW01 weather interfaces are scheduled on A602.

NORTH DECK AND OUTDOOR BATH

New deck geometry corrects the source bath overhang. Deck members, bath support and barriers require structural and use review.



01 / REVISED DECK PLAN / 1:20

CLASH CORRECTION

Source deck ended Y5200; bath reached Y5445, an overhang 245. Proposed deck extends to Y6500, giving 1055 from bath footprint to outer edge. This is new P05 geometry, not source-model revision.

ACCESS AND BARRIERS

Perimeter guard 1000 above deck [P]. Separate bath enclosure screen proposed to Z2050, at least 1100 above model bath rim 950. North passage 950 before finishes. Final F4/F9, climbability and gate review still required.

LEVEL / SUPPORT

Deck top-150, bath model bottom 0 [P/M]. Raised bath platform/legs must be reconciled with selected product. No ledger loading is assigned to the wall. Free-standing deck support needs design.

WATER / DRAINAGE

Select actual bath volume and drain route to wastewater design. Do not discharge used bath water to roof-water system or hillside. Slip resistance, screen durability and maintenance access need specification.

EXTERNAL STAIR

West stair/landing reservation X500..1500/Y5500..6500. Actual descending run, risers, ground and foundations are unresolved. Deck cannot be constructed until this access is dimensioned from survey.

P08 / S121 / LP11 LP12

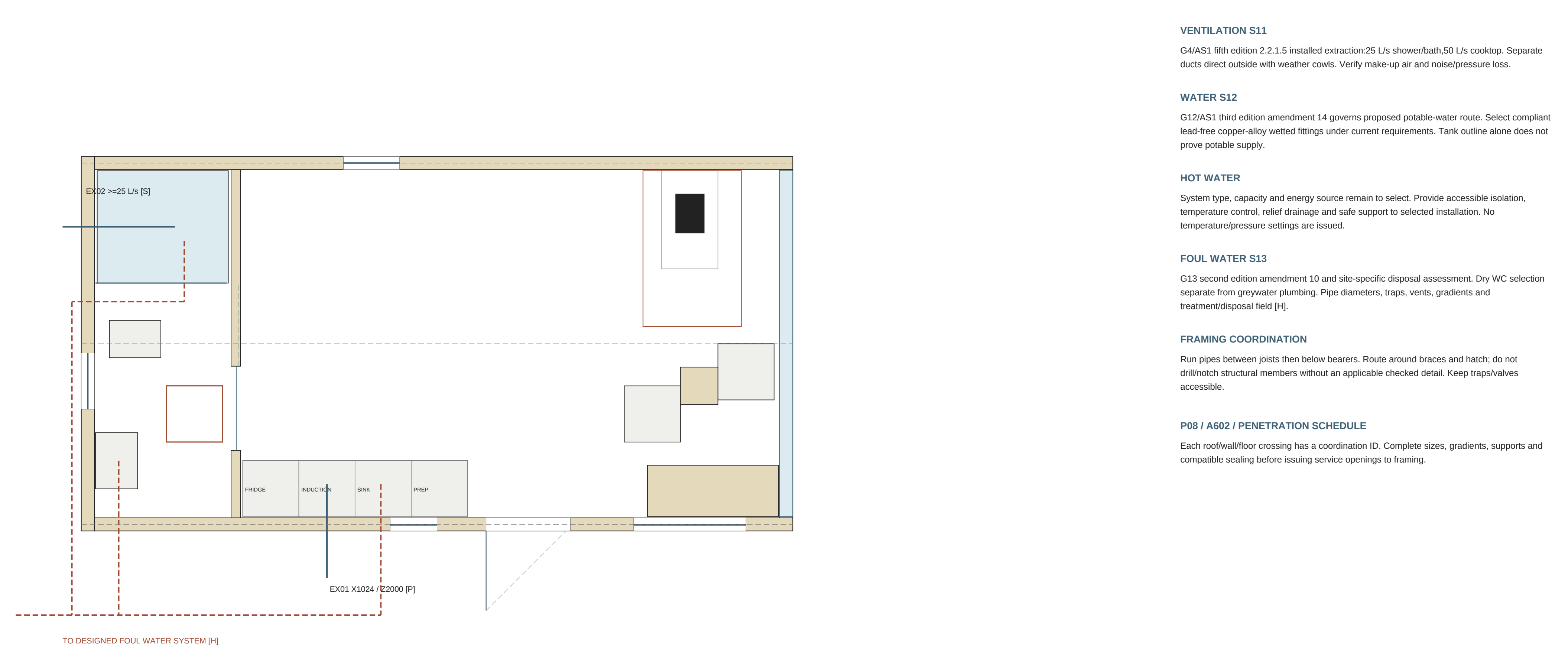
Deck/bath and exterior stair/guard connections require dedicated design. Site footings are additional to the house grid and remain unlocated; no house pile capacity is borrowed.



02 / BATH SUPPORT LOAD PATH / 1:20

WATER, WASTE AND VENTILATION ROUTES

Routes are coordinated to joists, hatch and fixture zones. Pipe sizing, gradients and disposal are deliberately not inferred from model geometry.



01 / SERVICES COORDINATION PLAN / 1:30



VENTILATION S11

G4/AS1 fifth edition 2.2.1.5 installed extraction:25 L/s shower/bath,50 L/s cooktop. Separate ducts direct outside with weather cowls. Verify make-up air and noise/pressure loss.

WATER S12

G12/AS1 third edition amendment 14 governs proposed potable-water route. Select compliant lead-free copper-alloy wetted fittings under current requirements. Tank outline alone does not prove potable supply.

HOT WATER

System type, capacity and energy source remain to select. Provide accessible isolation, temperature control, relief drainage and safe support to selected installation. No temperature/pressure settings are issued.

FOUL WATER S13

G13 second edition amendment 10 and site-specific disposal assessment. Dry WC selection separate from greywater plumbing. Pipe diameters, traps, vents, gradients and treatment/disposal field [H].

FRAMING COORDINATION

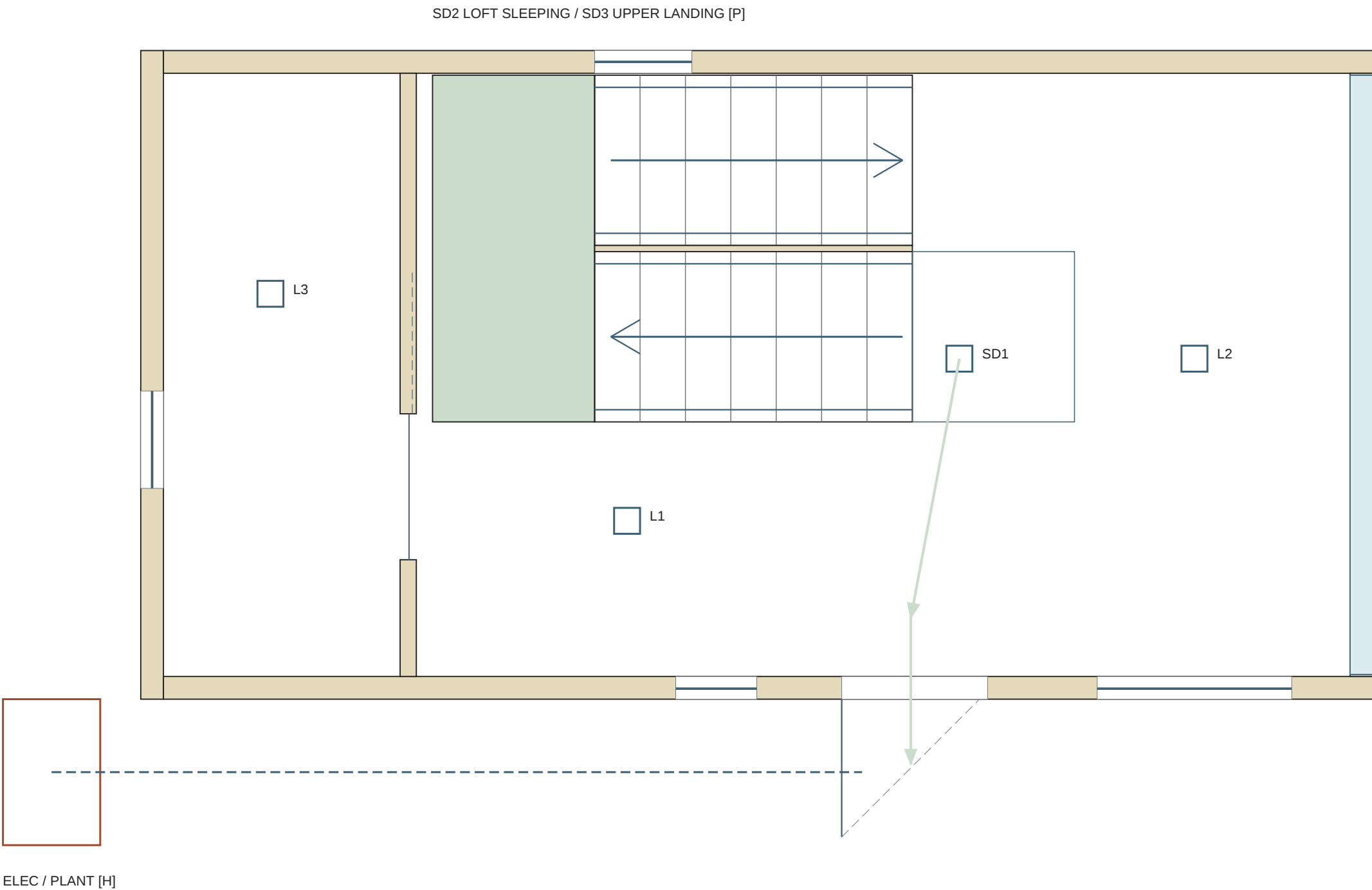
Run pipes between joists then below bearers. Route around braces and hatch; do not drill/notch structural members without an applicable checked detail. Keep traps/valves accessible.

P08 / A602 / PENETRATION SCHEDULE

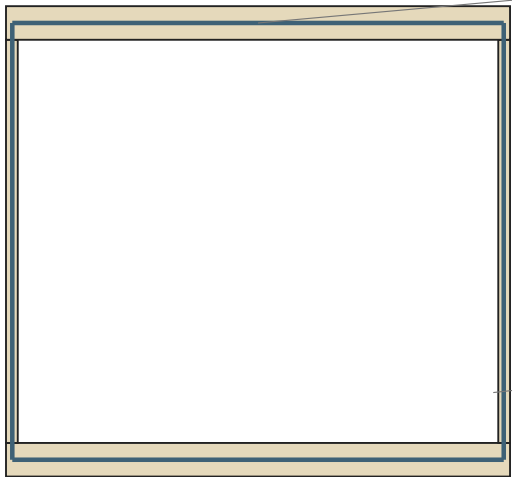
Each roof/wall/floor crossing has a coordination ID. Complete sizes, gradients, supports and compatible sealing before issuing service openings to framing.

ELECTRICAL, FIRE AND THERMAL COORDINATION

Preliminary device zones and continuous-envelope diagrams. Circuit, alarm, escape and H1 designs are not complete.



01 / DEVICE AND ESCAPE ZONES / 1:30



Continuous air and insulation boundary at roof/wall/floor. Seal service penetrations on the warm-side air-control layer.

Whole-window performance, frames and all thermal bridges included in H1 calculation. Shutters are not assigned an insulation credit.

ELECTRICAL

Lighting/outlet/control zones only. Licensed electrical designer/installer selects supply, earthing, protection, circuits, wet-area zones and PV/battery arrangement. No live work or wiring connections are instructed.

ALARMS / FIRE S14

C/AS1 second edition amendment 1 and F7 fifth edition cite NZS4514:2021 interconnected alarms. Proposed zones: living, loft sleeping and upper landing. Final type/location/audibility and test access need the complete design.

ESCAPE

Primary route from loft via return stair toD01. Main shutter must not block sole exit operation. Open-loft geometry, heater, risk group and boundary fire separation require review. No escape compliance claim.

THERMAL S10

H1/AS1 sixth edition calculation route proposed. Measure envelope areas, climate zone, glazing and construction R-values including framing. Roof/wall/floor depth reservations are not construction R-values.

OPERATION

Shutter controls need fail-safe stop, guarding and anti-drop design before commissioning. Plant enclosure positions need access, ventilation and fire/weather separation after equipment selection.

P08 / A902 / COMPLIANCE EVIDENCE

Record building use, fire/escape, H1 route and services design against actual geometry and products. A903 coordinates assemblies; product R-values alone do not complete H1.

MATERIALS AND FIXING SCHEDULE

Schedule consolidates the specific proposals and source-backed installation rules. Refer to the linked sheet before use.

ID	ELEMENT	SPECIFICATION / SOURCE	SHEET	RELEASE REQUIREMENT
F01	Ground floor	21 ply /190 joists +UF01 140 insulation /190 bearers [P]	S110/A506/A903	UF01 Mammoth R3.2 [P]; H1 and wind retention [H].
L02	Loft floor	22 ply +325.5 structure +12.5 ceiling reservation [P]	A101/410	Sections, grades, hangers and diaphragm [H].
W01	External wall	12 lining +140 frame +9 RAB +45 cavity +18.5 cedar [P]	A400/500	Frame, RAB, insulation and lining products [H].
R01	Roof	1.5 Butynol /19 ply /45 vent /285 structure /37 service /12.5 lining [P]	A502/505	Support, uplift and condensation design [H].
C01	Cedar fixing	50 x 2.8 Grade 316 annular nail [P]; >=30 batten embedment [S03]	A500	One/board/batten; actual profile, finish and exposure scope.
C02	45 cavity batten	Appraisal 12g x 75 Grade 304 at stud crossing [S03]	A500	9 RAB changes penetration; final fixing length [H].
R02	Roof ply fixing	10g x 50 SS countersunk;150 edges /200 field [S05]	A502/505	3 gaps,25 joint tape, <=18% moisture. Uplift separately.
H01	Bathroom hatch	600 clear, sealed removable load-bearing lid [P]	A321/S111	Frame/lid capacity and finish compatibility [H].
D01/03	Exterior joinery	Thermally assessed aluminium system proposed	A501/A510/A511	Safety glass, wind/water tests, frame anchors [H].
ST1	Internal stair	16 x 175 rise;14 x 280 going;900 clear [P]	A310/A311/S121	Stringers, bearings, guards and fabrication [H].
S0/S1-4	Moving shutters	Main Rev E envelope; four window shutter panels [M/P]	A510/A520/S121	Mechanism, restraints, guide/drive fixings [H].
DK1	North deck	4500 x 2500, level-150 [P]	A530	Sections, bath load, footings and access [H].
WT1	Bathroom	Factory tray/liner, resilient impervious floor [P]	A320/A321/A903	Exact product, drain, sealants and backing [H].
HT1	Solid fuel heater	Warmington Compact Studio pedestal [P]	A331	Complete appliance/flue/hearth install and anchorage [H].

Treatment and corrosion: use member-specific exposure and durability design. H5 piles and proposed H3.2 subfloor timber remain conditional on NZS3604/B1/BPS. Coastal connector grades must match the complete selected product. No blanket stainless substitution is assumed.

DESIGN COMPLETION AND SOURCE REGISTER

Drawing coverage is extended to the whole building. Construction and consent release still depend on the missing project-specific evidence.

HOLD	PACKAGE	INFORMATION REQUIRED
H01	Site / title / ground	Survey, legal access, boundary/site plan, ground bearing, slope stability and finished external levels.
H02	Structural	Wind/topography/seismic/use inputs; reactions; bracing; foundations; roof/loft/stair/guards/shutter structure and all connection schedules.
H03	Envelope / H1	UF01 proposed A506; wind retention unresolved. Exact RAB/window systems, deck/skirt junctions, condensation and H1 calculations.
H04	Services / fire	Potable supply and hot water; foul water and disposal; electrical/energy; alarm/escape/risk group review.
H05	Fabrication / products	Shop drawings for glazing, stairs, shutters, guard and bath/deck supports, with loads and compatible materials.
H06	Architecture / consent	Owner layout/use decisions, actual site drawings, elevations against survey, specifications and required supporting design records.

SOURCE KEY / FULL LINKS AND LOCATIONS IN sources.md

R1-R7	NZS3604:2011; B1/AS1 2nd; BPS1st Amd 1; MiTek 2024; GIB2024; Strawbridge style; model/terrain. S900 lists clauses.
S01/02	D1/AS1 2nd Amd 6, Table 6; F4/AS1 3rd Amd 2, barriers. Stair and guard geometry only.
S03	BRANZ650(2020) amended, Hermpac VertiLine. HP50 and 45 cavity proposal; complete current details still needed.
S04-08	ARDEX Butynol install/substrate May 2025/AB-11/AB-10; Warmington Compact Studio manual 27Apr 2023.
S09/10	E2/AS1 fourth edition 28Jul 2025; H1/AS1 sixth edition 27Nov 2025. Product scope and project calculations remain to verify.
S11-13	G4/AS1 fifth edition; G12/AS1 third Amd 14; G13 second Amd 10. E3/AS1 and MBIE wet-area guidance.
S15	Mammoth Underfloor Sections product table and June 2024 installation guide; UF01 provisional, A506.
S16	CHH Ecoply Specification and Installation Guide, Sep 2025, accessed 07Sep 2026. Product-range comparison only: standard 21 is F8/F5, not the proposed F11 panel.
S14	C/AS1 second edition Amd 1; F7 fifth edition; NZS4514:2021 cited alarm route. Classification and complete fire review [H].

WHAT P08 REVISES

S110 locates members and six blocking rows. S111 distinguishes six hatch connections. New S112/S113 add panel cutting geometry and assembly details. A505 redraws the supported roof joint and fixing rows. H01 moves 10 east to eliminate narrow blocking; A100/A320/A600 follow.

P08 DOCUMENTATION

P07 building sections and P06 schedules are retained. P08 tests actual member rectangles and panel-edge support. Timber sizes and stock/joint assumptions remain proposed, with the same structural and product release requirements.

DESIGN STATUS

This is a detailed development issue. Unassigned connections and site information mean it is not yet buildable or suitable for council lodgement. Generic NZS details do not certify a custom tall-wall/shutter building.

SOURCE PRESERVATION

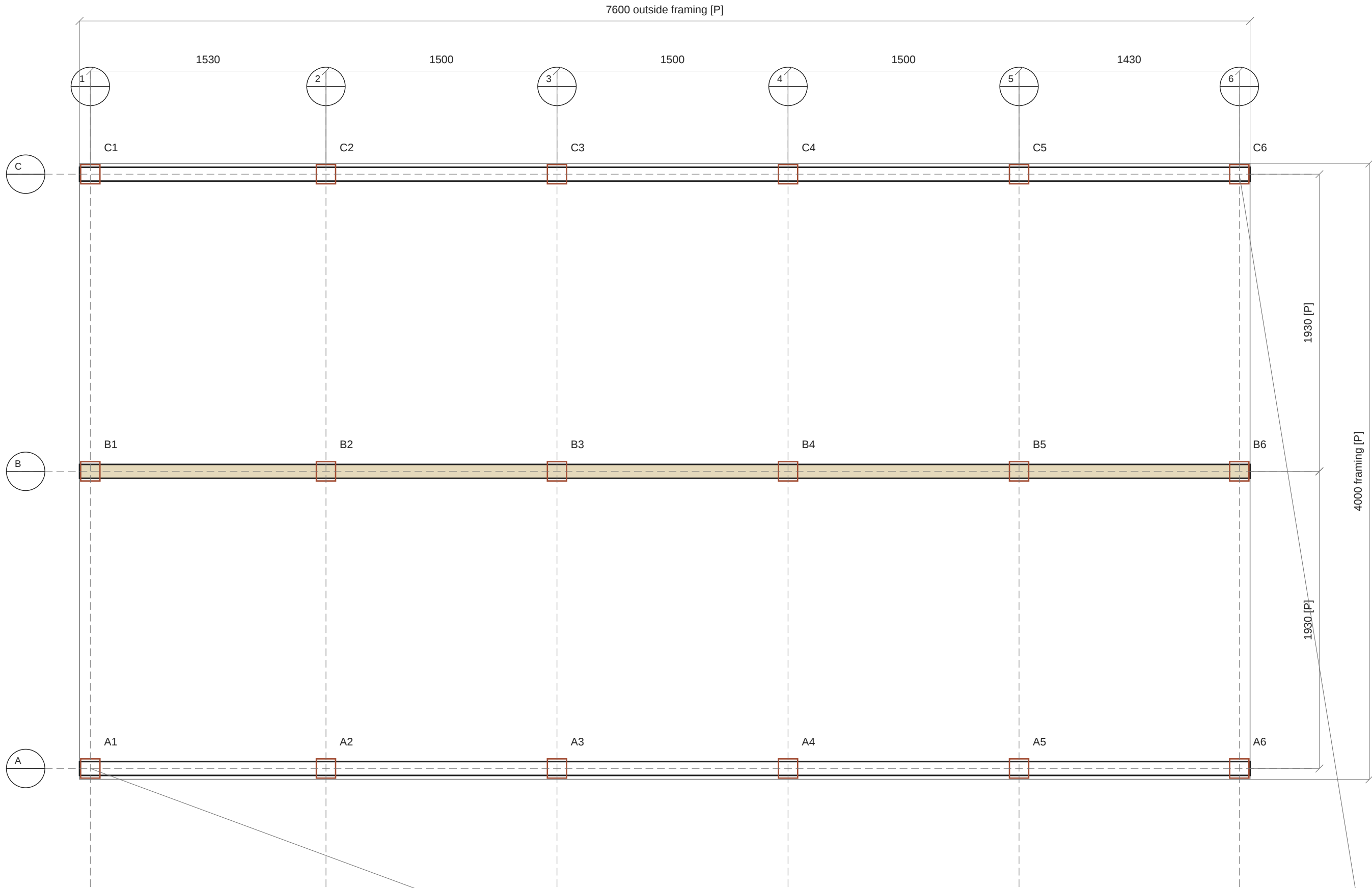
Original SKP and previous issued PDFs preserved. P01 renders show older geometry; they must not illustrate P05 as though updated. No submission, procurement or third-party contact occurred.

REVIEW EVIDENCE

P08 checks verify actual member and panel geometry, edge support, hatch interfaces, register coverage and references. NZ review actions remain open where site, calculations or products are missing. A902 distinguishes direct and carried-forward evidence.

FOUNDATION SUPPORT GRID

Proposed coordination grid only. All foundation types, ground levels and load assignments remain unresolved [H].



Grid endpoints are inset 70 from outside framing. All supports shown 125 square for coordination only.

C6 / A6: coordinate special shutter jamb supports. No ordinary pile detail assigned.



18 SUPPORT NODES [P]

Six support positions along each of three bearer lines. X: -1530, 0, 1500, 3000, 4500, 5930. Y: 70, 2000, 3930. Grid is an original proposal, not surveyed pile set-out.

B1 / MIDDLE BEARER [P]

Trial 2/190 x 45 H3.2 SG8 on line B. Maximum support spacing 1530; tributary floor width 1930. Floor-only span comparison on S900. Stair, wall, heater or other concentrated reactions require separate checks.

B2 / EDGE BEARERS [H]

Lines A and C support upper walls and potentially loft/roof reactions. Shown with a 190 x 90 envelope only. Final section and connections require calculated loads; B1 floor-only selection does not validate B2.

PILE TYPE SELECTION [H]

Ordinary: vertical support, separate bracing required. Braced: pair of piles and diagonal, S201. Anchor: height-limited, S202. No anchor or braced pile count is credited until wind, earthquake and distribution calculations are complete.

SETTING OUT

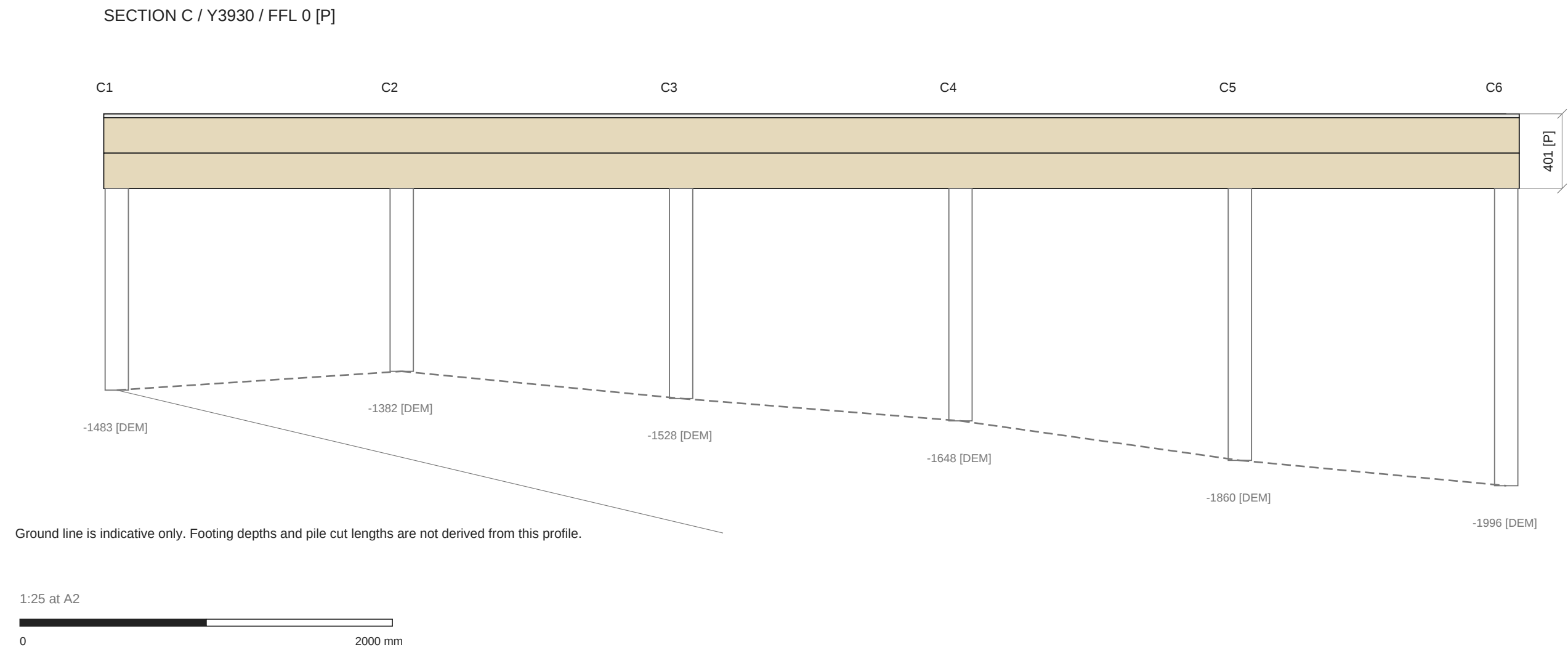
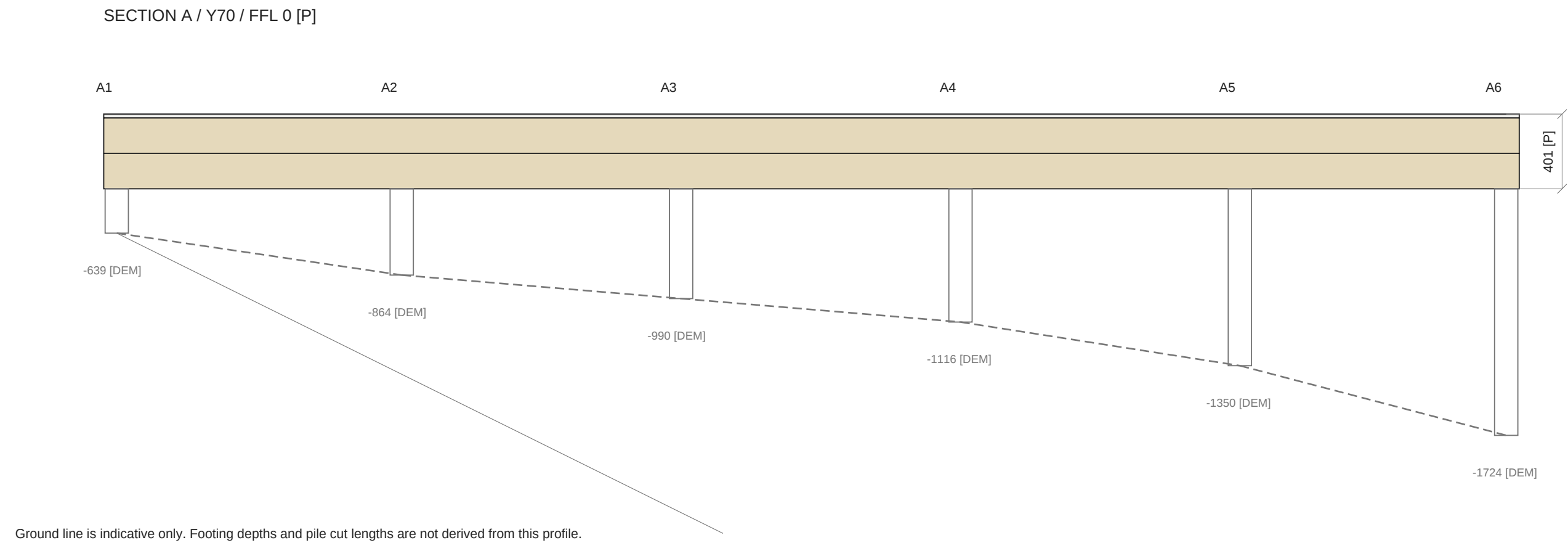
Local X increases to view/east. Y is model north. Origin X0/Y0 is main-body southwest framing corner. Survey must establish the building location, boundary relation, FFL and cleared ground levels. Site access and earthworks remain unverified.

P08 / S102 / LOCATION REGISTER

All 18 shown nodes are listed with their actual P05 local coordinates. Pile/footing types, dimensions and loads remain unassigned. S121 links member interfaces to these records.

SUBFLOOR SECTIONS AND GROUND CONSTRAINTS

Terrain is sampled from existing LINZ 1 m DEM and model georeferencing. It is not survey, cleared ground or founding evidence.



HEIGHT CHECK, NOT PILE DESIGN

Trial pile top Z-401. DEM-based exposed height varies approximately 238 to 1595. These are screening values and will change with surveyed cleared ground and final bearer depth.

ANCHOR PILES

NZS 3604 cl 6.4.1.1(b)(iii) limits the highest anchor-pile connection to 600 above cleared ground. A1 to A3 look potentially low enough in this screening only; most supports are higher. Do not assign anchors from a map.

WEST POD CLEARANCE

A1 DEM-based pile-top clearance is about 238, below the normal 300 timber cutoff rule. The 150 alternative needs DPC and associated conditions, S200. Crawl clearance beneath the joists is about 428 here, so inspection access needs attention.

SUBFLOOR ACCESS [S/P]

NZS 3604 cl 6.14.4 requires an inspection crawl route at least 450 high to the underside of joists. Provide access to every framing area. Ground shaping, drainage and a crawl route need surveyed development.

FOUNDATION PATHWAY [H]

Good ground and slope stability are unverified. The loft/storey classification also affects whether NZS 3604 permits this pile/bracing arrangement. If relying on a two-storey floor diaphragm, cl 7.3.3 must be checked, including continuous foundation wall requirements.

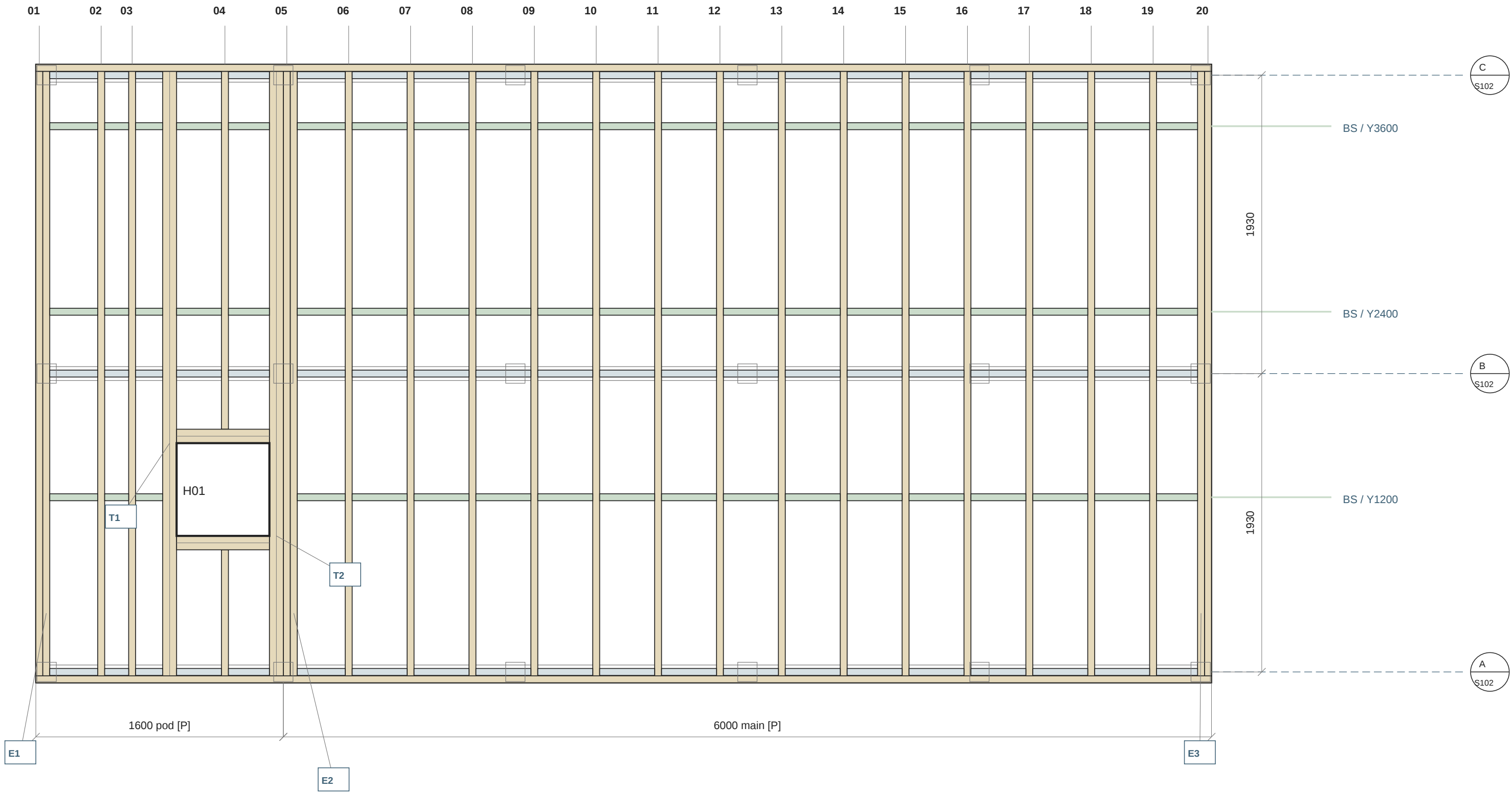
P08 / S102 / GROUND INPUTS

Every support requires surveyed ground, founding/cutoff levels and ground design. DEM screening is retained only as context and is not entered as a designed founding level.

LOCATED FLOOR FRAMING AND JOINT BLOCKING

Members and blocks are drawn at their real locations. Dimensions are local framing coordinates; provisional sections retain the S900 limits.

01 / JOISTS, TRIMMING AND ALL SIX BLOCKING ROWS



MEMBER IDENTIFICATION AND FABRICATION LIMITS

ID	LOCATION [P]	ASSEMBLY
E1 / E2 / E3	X -1532.5 / 67.5 / 5932.5	3910 long; pair with adjacent J member.
T1 / T2	X -780..-690 / -90..0	2/190 x 45; each lamination 3910 long.
FH1 / FH2	Y860..950 / 1550..1640	2/190 x 45; each lamination 600 long. Ends: S111.
BN1 / BN2	Y0..45 / 3955..4000	190 x 45 boundary lines, 7600 extent. Splices require design.
BR A / B / C	Y70 / 2000 / 3930	190 deep x 45 wide restraint blocks. Cut to actual clear bay.
BS1 / BS2 / BS3	Y1200 / 2400 / 3600	90 deep x 45 wide on-edge sheet supports; see S112/S113.

Cut lengths are clear geometric lengths, before product fit, tolerances or connector adjustments. CSV accompanies the drawing. They are not an order or a splice design.

JOIST SET-OUT / LOCAL X

ID	CENTRE X	CUT LENGTH [P]
J01	-1577.5	3910
J02	-1177.5	3910
J03	-977.5	3910
J04	-377.5	815 / 2315
J05	22.5	3910
J06	422.5	3910
J07	822.5	3910
J08	1222.5	3910
J09	1622.5	3910
J10	2022.5	3910
J11	2422.5	3910
J12	2822.5	3910
J13	3222.5	3910
J14	3622.5	3910
J15	4022.5	3910
J16	4422.5	3910
J17	4822.5	3910
J18	5222.5	3910
J19	5622.5	3910
J20	5977.5	3910

MEMBER BASIS

J and E: 190 x 45 H3.2 SG8 [P]. T and HT: paired 190 x 45 [P]. Paired members are drawn as two laminations. Fixing: S204. Additional loads remain on S121.

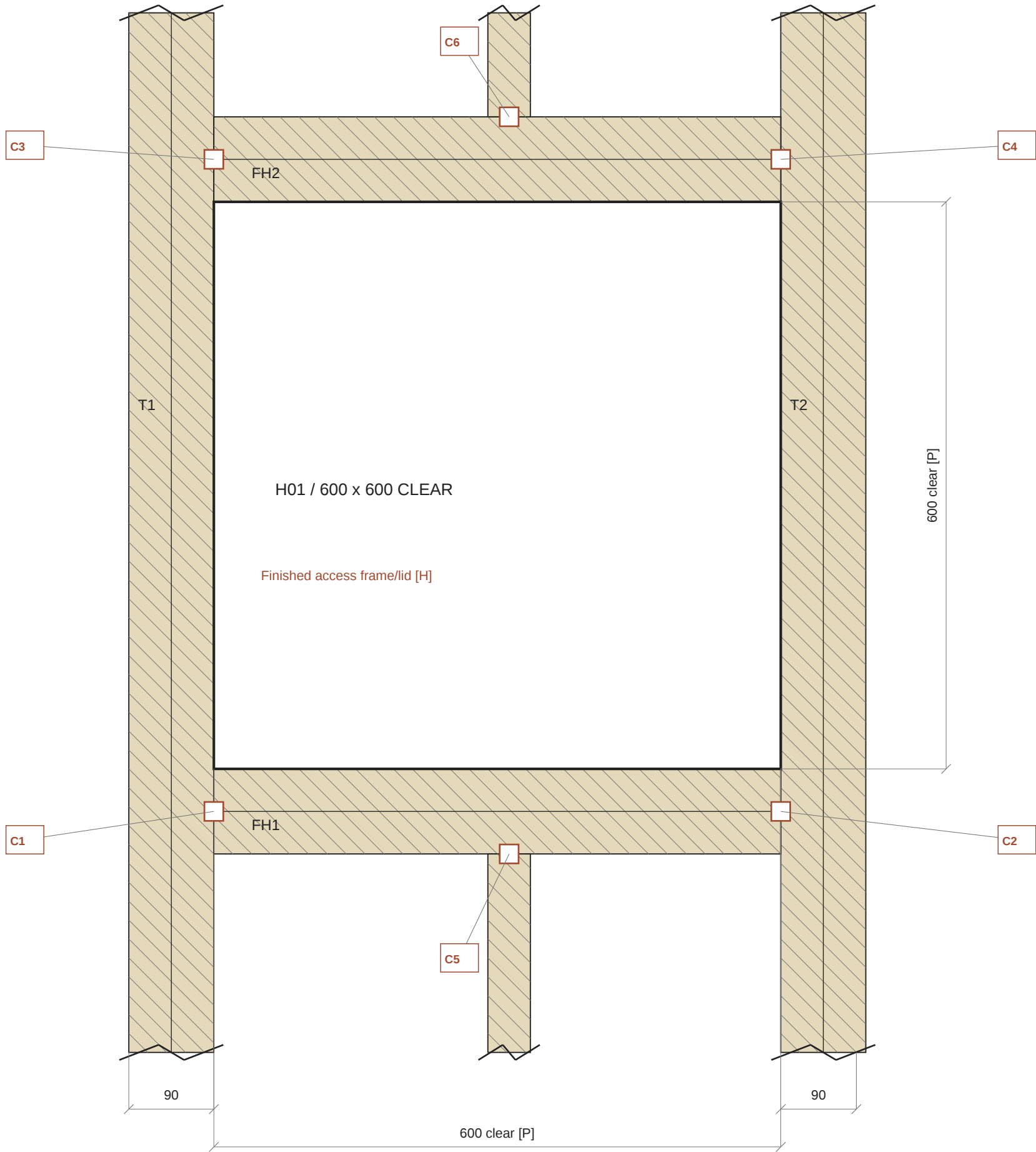
BEARING AND SERVICES

Joists retain the two 1930 support spans. Keep large pipes within bays. Loft, stair, heater and shutter loads require separate receiving-member checks, S120.

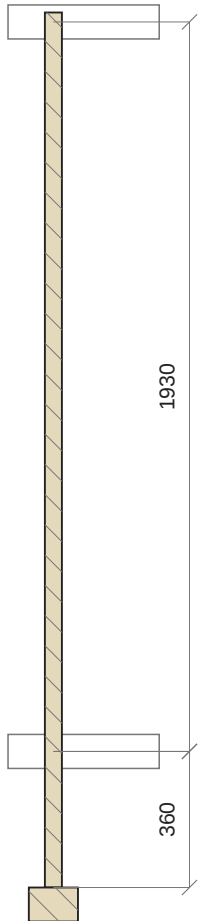
H01 ACCESS FRAMING AND CONNECTIONS

H01 moves 10 east to close the framing sliver: X-690...90 / Y950...1550. The 600 square opening and six connection IDs are retained.

01 / LOCATED HATCH FRAMING



02 / SUPPORT SPANS / 1:20



C6 uses the longest span

1930, north of grid B. C6 therefore uses the <=3000 connector category, not the <=1800 category.

C5: 790 to grid A [P]

C6: 360 to grid B [P]

North continuation: 1930 [P]

T1 / T2 CONTINUITY

2/190 x 45 H3.2 SG8 [P], 3910 long from Y45 to 3955. Both laminations continue over grid B. Full framing: S110.

FH1 / FH2

2/190 x 45 [P], 600 between trimming members. No housing or end rebate has been deducted. Do not cut to a hanger-adjusted length before selection.

C5 / C6 CANDIDATE [P]

LUMBERLOK JH47x 120 fits the nominal 200 x 50 category. MiTek 2024 p 56 gives 3 product nails per flange, four flanges, for its domestic floor conditions. Use 30 x 3.15 product nails.

CANDIDATE LIMITS [H]

The p 56 route assumes <=600 joist centres, SG6/8/10, <=2.0 kPa live and 0.4 kPa dead load, including its point-load allowance. Confirm actual loading, dry/wet service, receiving-member geometry and protective material before allocation.

SUPPORT AND ACCESS

Seat each member fully; locate product holes and confirm nail access before closing the floor. A generic outline is not a hanger-hole template. C1-C4 require a separate double-member selection.

LID AND FINISH [H]

600 is the framing opening. Select a sealed, load-rated lid with a finished clear-access dimension. Product flange/rebate, wet-floor seal and insulation closure must fit A321/A506.

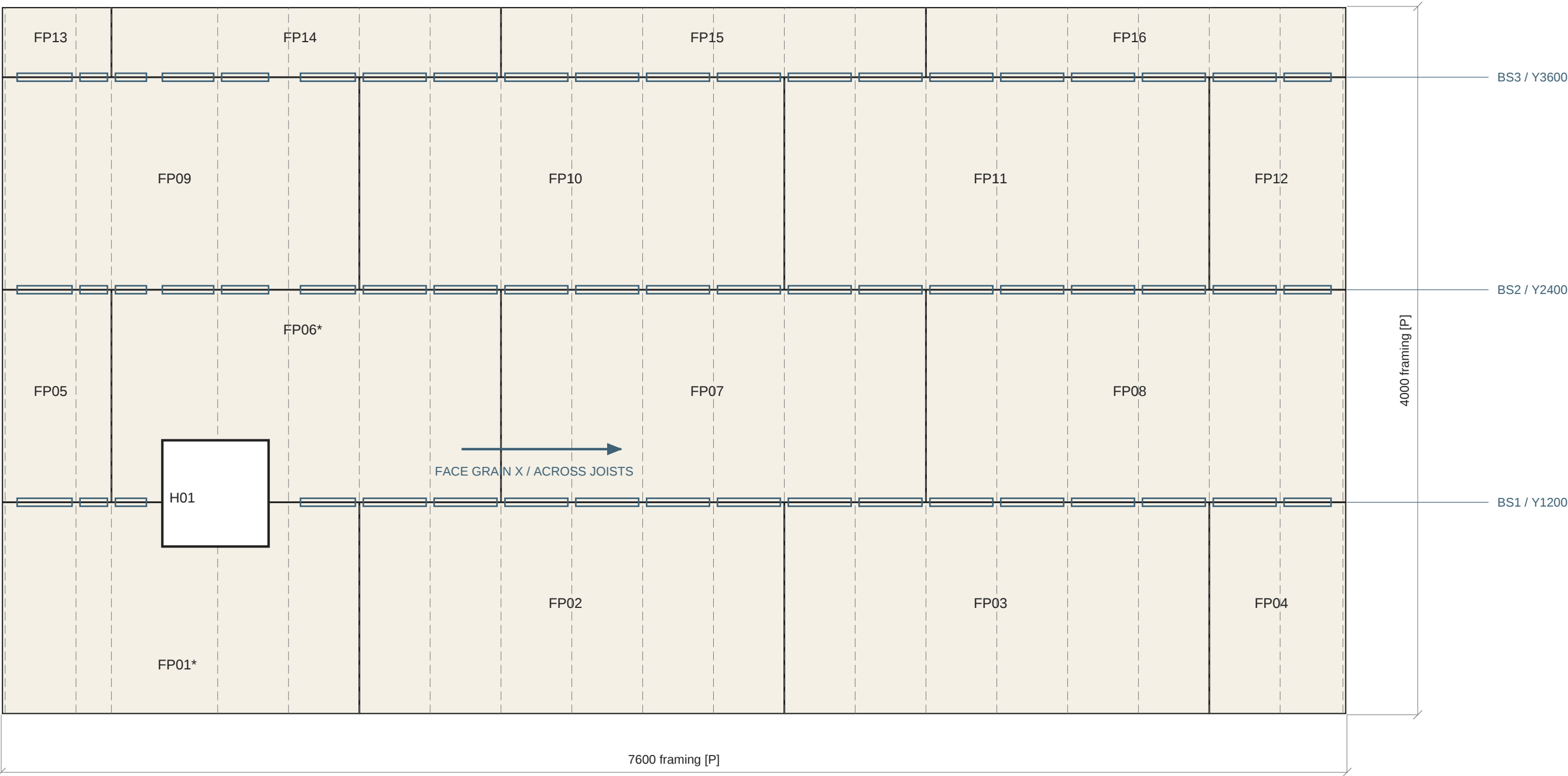
CONNECTION RECORDS / EACH INTERFACE IS LOCATED ABOVE

ID	SENDING / RECEIVING	RULE REQUIREMENT	DESIGN BASIS / REMAINING SELECTION
C1-C4	FH1 / FH2 into T1 / T2	>=5.3 kN [S]	NZS3604 cl 7.1.6.5(b)(i), 600 header span. Exact hanger, fasteners, capacity basis and coastal durability still required.
C5	J04S into FH1	>=2.7 kN [S]	Cl 7.1.6.4(b)(i), 790 support span. Candidate JH47x 120 installation basis at right.
C6	J04N into FH2	>=4.5 kN [S]	Cl 7.1.6.4(b)(ii), maximum span 1930. Do not apply the C5 category to this member.

FLOOR PANEL SET-OUT AND CUTTING GEOMETRY

Square-edge panel arrangement on the actual framing. Nominal blanks, joint gaps and perimeter inset are proposed; verify the product before cutting.

01 / PANEL IDS AND CONTINUOUS EDGE SUPPORT



SET-OUT BASIS [P]

21 CD F11 radiata structural ply retained from S900. Proposed stock envelope 2400 x 1200 [P08-A01]. This square-edge arrangement requires the final supplier to confirm grade, available panel size, treatment and joint allowance.

PANEL EDGES

Every transverse joint at Y1200/2400/3600 has BS blocking. Every X end joint is centred on a joist. Staggered end joints avoid a four-panel meeting. No unsupported butt joint is accepted.

BS1 / BS2 / BS3 [S/P]

90 deep x 45 wide on edge, top Z-21, underside Z-111. Fit each clear bay. BS1 stops at both sides of H01; do not bridge the access hole. NZS3604 cl 7.2.3.3.

FIXING / S113

Fasten every edge and every intermediate joist. For the retained NZS3604 route: >=10 from panel edges; 150 maximum edge centres, 300 intermediate. Durability selection remains project-specific.

JOINT / PRODUCT CHOICES

3 sheet joints [P] are a preliminary allowance for the unselected F11 product. 7 perimeter gap [P] lies within the cl 7.2.1 range 6-10. Standard 21 Ecoply is F8/F5 [S16], so its guide is not a substitute specification for this F11 panel.

INSTALLATION ORDER

Set and restrain framing; install BS supports and H01 connections; verify joint centres; trial-lay and check moisture; cut and seal as required by supplier; fix panels; close the wet-floor/lid junction.

DIAPHRAGM / FINISH [H]

This is substrate set-out, not a diaphragm/bracing design. H01 and split rows require the designer to check continuity. Final wet-area finish and the stair/door finish datums remain coordinated on A321/A903.

NOMINAL CUTTING BLANKS [P] / LONG DIMENSION RUNS X

ID	BLANK X x Y	LOWER-LEFT X / Y
FP01*	2014 x 1191.5	-1593 / 7
FP02	2397 x 1191.5	424 / 7
FP03	2397 x 1191.5	2824 / 7
FP04	769 x 1191.5	5224 / 7
FP05	614 x 1197	-1593 / 1201.5
FP06*	2197 x 1197	-976 / 1201.5
FP07	2397 x 1197	1224 / 1201.5
FP08	2369 x 1197	3624 / 1201.5

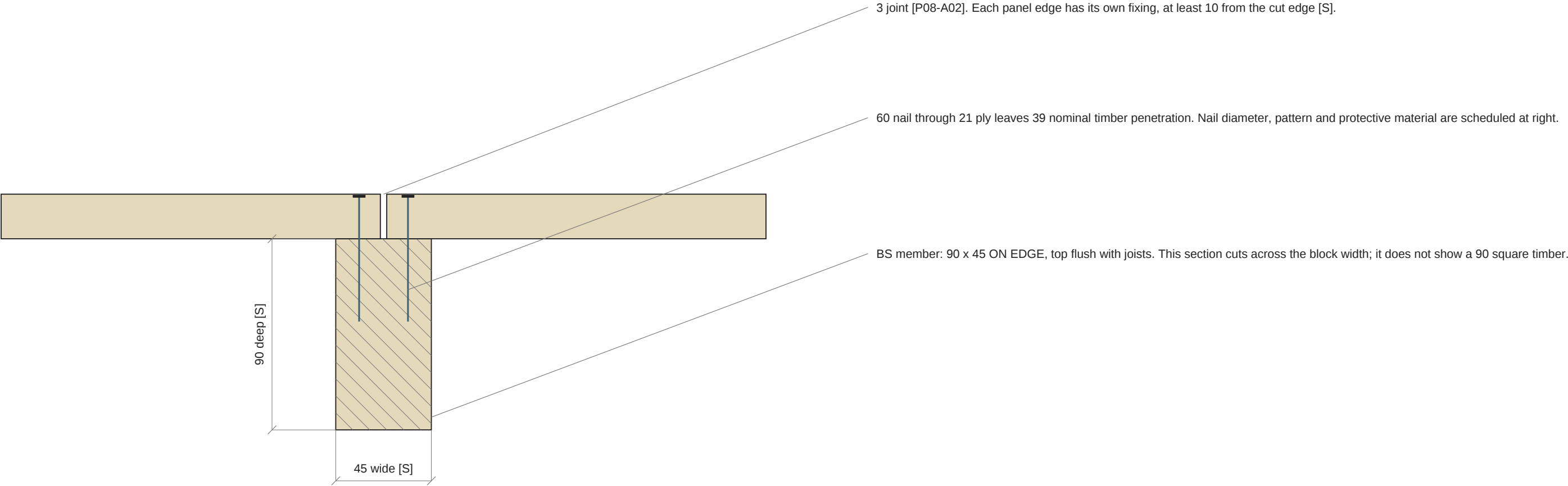
ID	BLANK X x Y	LOWER-LEFT X / Y
FP09	2014 x 1197	-1593 / 2401.5
FP10	2397 x 1197	424 / 2401.5
FP11	2397 x 1197	2824 / 2401.5
FP12	769 x 1197	5224 / 2401.5
FP13	614 x 391.5	-1593 / 3601.5
FP14	2197 x 391.5	-976 / 3601.5
FP15	2397 x 391.5	1224 / 3601.5
FP16	2369 x 391.5	3624 / 3601.5

*FP01 and FP06: notch to the H01 boundary X-690...90 / Y950...1550. The drawing uses 7 perimeter inset and 3 joints [P08-A02]. Blank dimensions exclude the notch, not saw kerf.

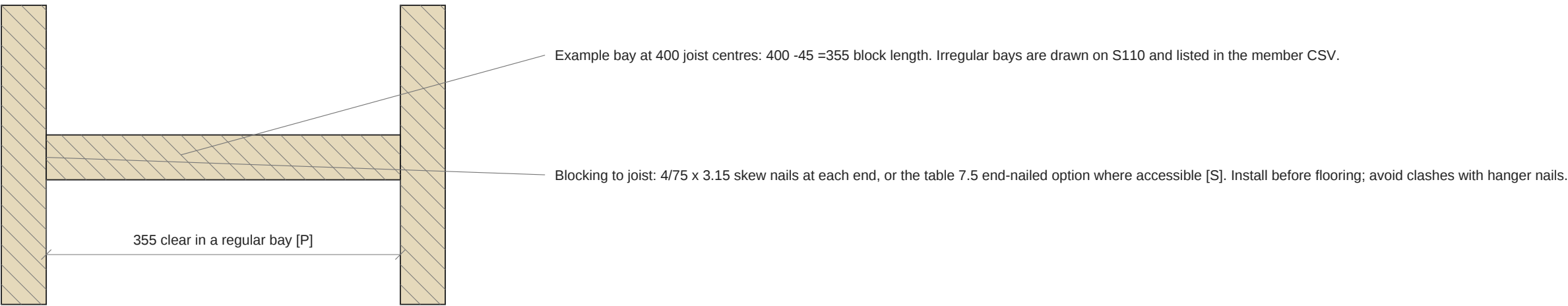
FLOOR ASSEMBLY AND FIXING DETAILS

Actual 90 x 45 on-edge support replaces the earlier square block. Fixing patterns are drawn separately from structural hold-down connections.

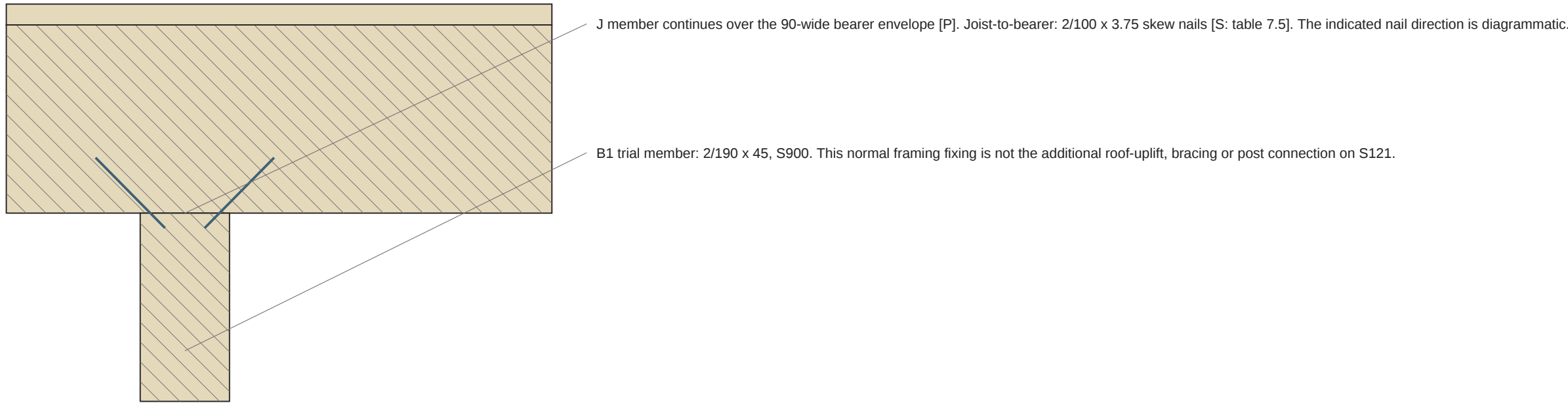
01 / SQUARE-EDGE JOINT SECTION / 1:2



02 / BS BLOCK BETWEEN JOISTS / 1:5



03 / JOIST OVER MIDDLE BEARER / 1:5

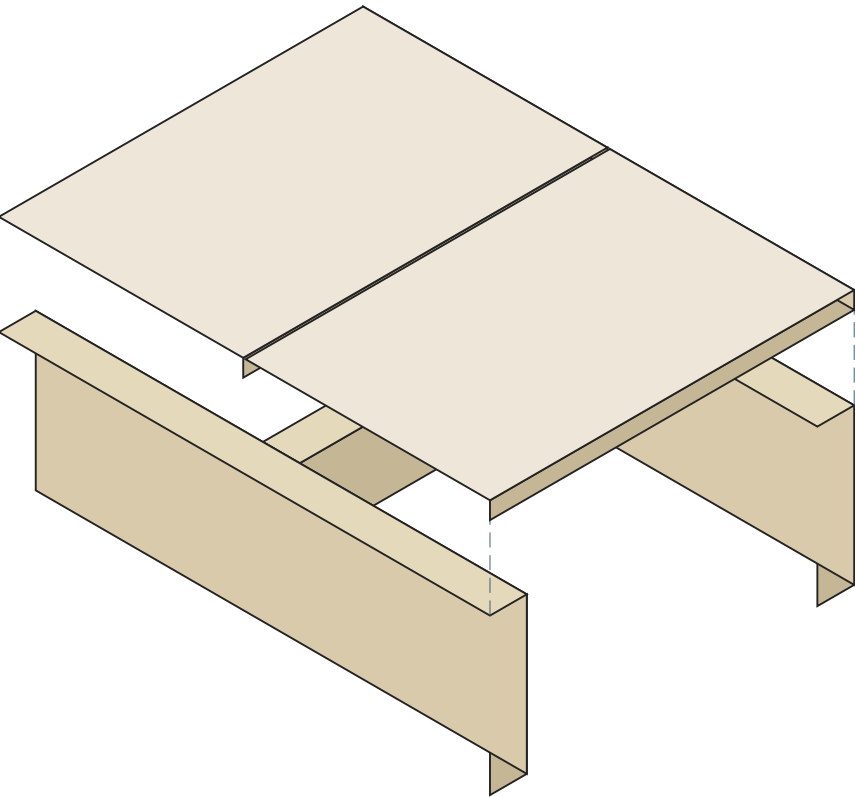


FFLO = top of 21 ply. Finish thickness remains a separate coordination item.

FLOOR NAIL SCHEDULE [S]

NZS3604 table 7.5, decking <=21: 60 x 3.06 ring-shank galvanised or 60 x 2.8 hand-driven. Power-driven: 60 x 2.8 ring-shank galvanised. 150 maximum at sheet edges; 300 intermediate. Source: cl 7.2.3.3-5 and table 7.5.

04 / BLOCK + PLY ASSEMBLY / NTS



Ply lifted for clarity. One regular 400-centre bay; 90-deep BS support between 190-deep joists. Top of support aligns with underside of the fixed ply.

OTHER FRAMING FIXINGS [S]

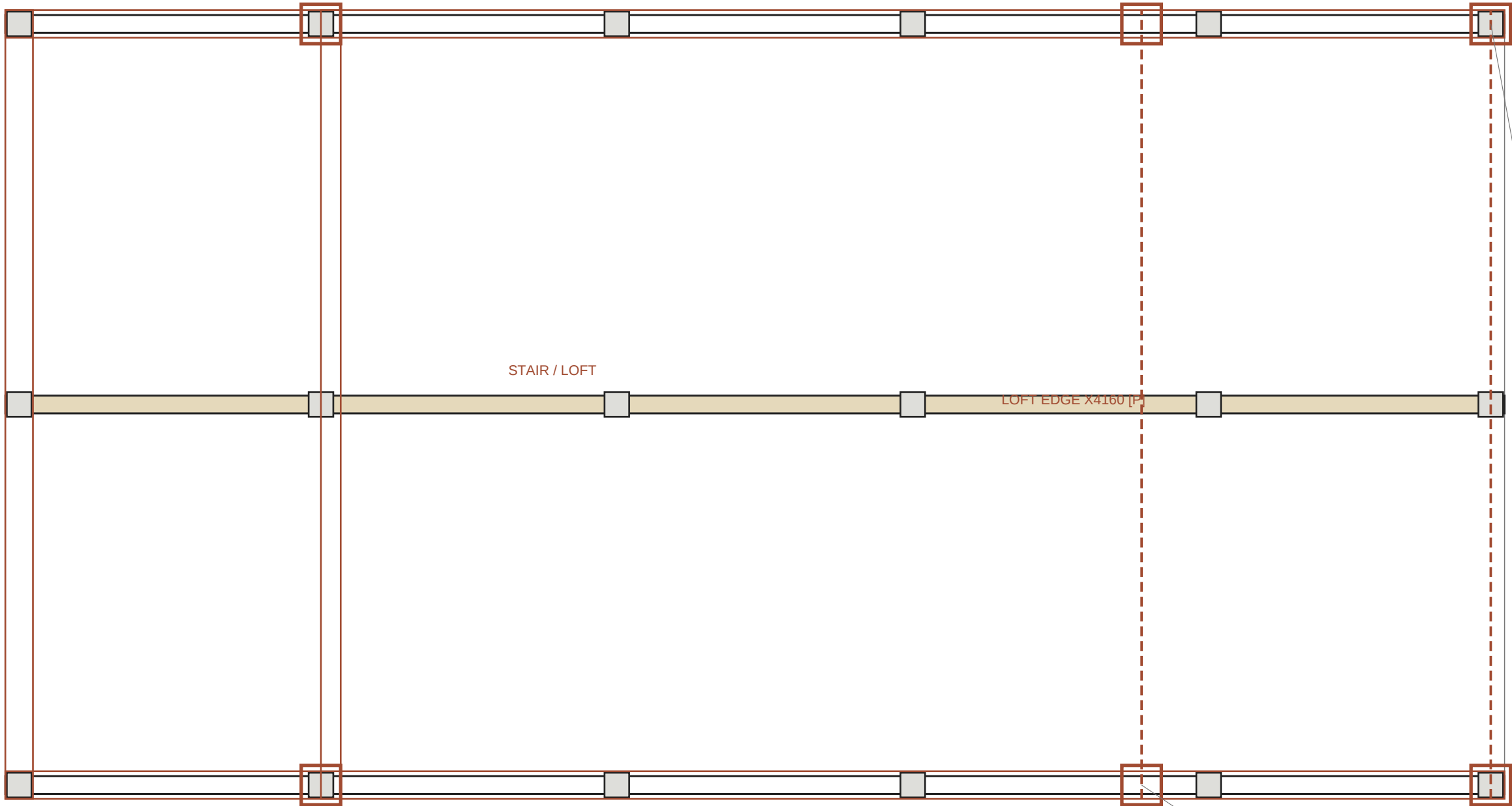
Table 7.5: BR block to bearer, 4/100 x 3.75 skew nails. BN to each joist end, 2/100 x 3.75 end nails. Additional collector, splice and uplift design: S121/S204.

DURABILITY / ENCLOSURE [H]

Confirm exposure, timber treatment and fastener protection under section 4/B2. Inspect bearing, block fit, top alignment and nail access before covering. Panel preparation and wet-floor seals remain product-specific.

WALL SUPPORT AND CONTINUOUS LOAD PATHS

Shows where gravity, uplift and bracing forces must pass. It does not assign uncalculated forces to proprietary connectors.



Loft edge / stair support reactions must reach checked bearer and foundation locations. Grid support currently 340 east at X4500.

Shutter jamb foundation interfaces at A6/C6. Closed, open, operating and storm states require a common checked load path.

GRAVITY PATH

Roof members -> upper wall/beam -> studs/posts -> floor bearing members -> bearer -> pile -> footing -> verified ground. No post may terminate onto flooring alone.

UPLIFT PATH

Roof fixing -> top plate joint -> stud tension fixing -> bottom plate anchorage -> joist/block -> bearer connection -> pile connection -> ground anchorage. The weakest connection governs; a 12 kN label at one joint does not rate this chain.

BRACING PATH

Wall bracing panel -> its end hold-downs and bottom plate -> connected floor edge/collector -> subfloor bracing lines -> braced/anchor piles -> ground. Compute demand and distribution in both axes before fixing locations are allocated.

WALL ALIGNMENT [S/P]

South/north 140-wide walls have centrelines Y70/Y3930, matching bearers. This satisfies the <=200 offset geometry in cl 7.1.3.3 only. Parallel loadbearing walls require paired joists, cl 7.1.3.1; trimmer/upper-floor reactions can require SED, cl 7.1.3.2.

SPECIAL STRUCTURE [H]

Tall glazed elevation, large moving shutter, roof, loft edge and stair supports require an integrated structural scheme. A6/C6 and loft reaction supports must be checked for gravity, uplift, shear and moment as applicable. Baseplate/anchor sizes have not been guessed.

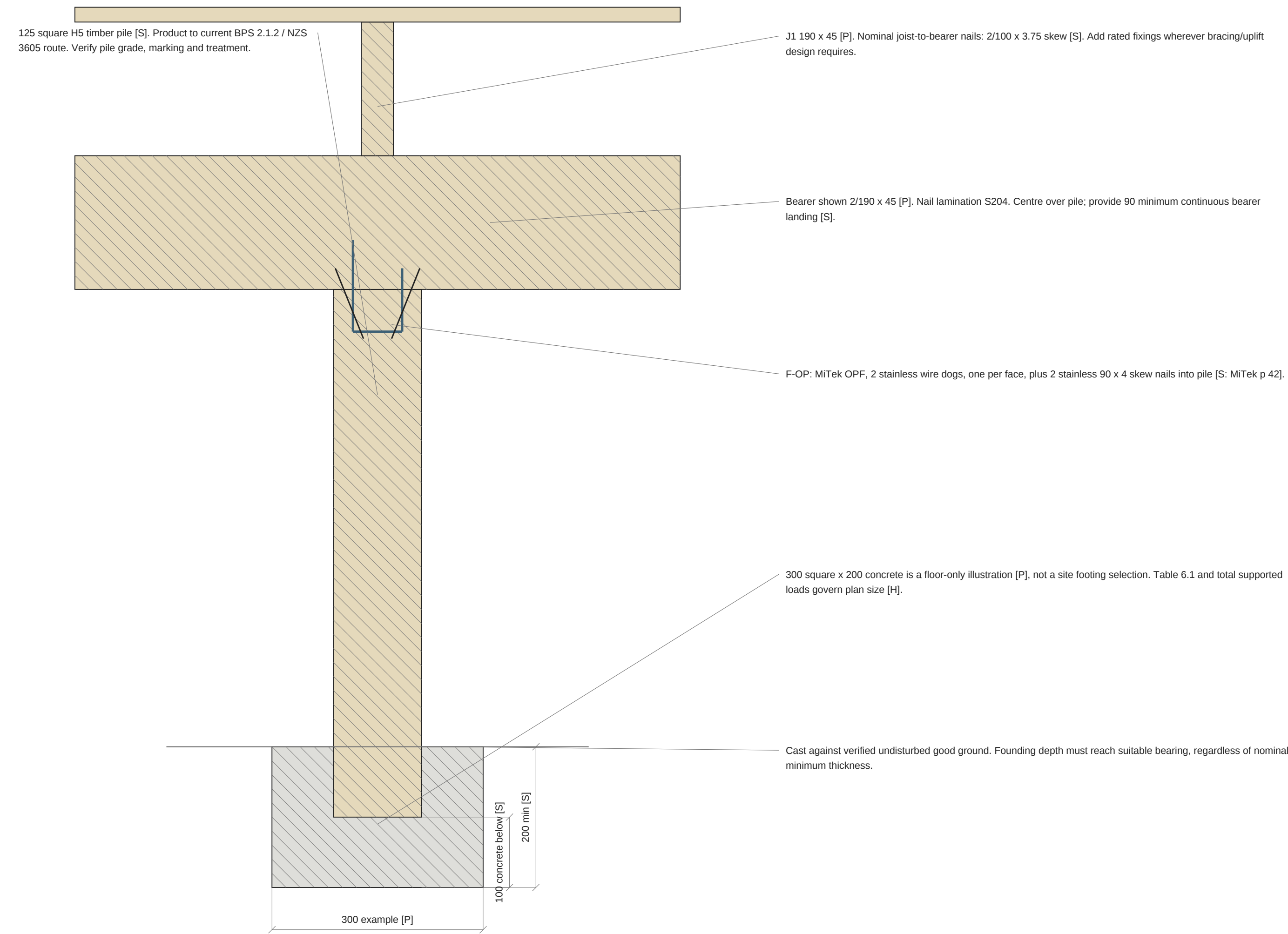
P08 / S121 / CONNECTION REGISTER

Each interface LP01-LP12 has a location, related drawing, required design and evidence field. Demands and capacities remain unassigned. S102 provides the foundation-node records.



ORDINARY TIMBER PILE AND BEARER CONNECTION

Conditional ordinary-pile detail. No bracing rating. Not assigned to a foundation node until ground, loading and pile function are checked.



01 / ORDINARY PILE / NO LATERAL BRACING CAPACITY ASSIGNED



SOURCE DETAIL

NZS 3604 cl 6.4.2, 6.4.5, 6.5.2 and 6.12.6; MiTek 2024 On-Site Guide p 42. This original diagram illustrates the assembly; use the full current product installation sheet for wire-dog bends and placement.

FOOTING MATERIAL [S/H]

NZS nominal minimum concrete strength is 17.5 MPa under cl 6.4.5.2, subject to durability section 4.5. Final exposure/strength specification remains unselected. Do not read the minimum as the concrete order for this coastal site.

LOW PILE TOPS [S]

Normally timber cutoff >=300 above finished ground. Reduction to 150 needs suitable impervious DPC between pile and framing, projecting at least 6 beyond framing, cl 6.4.1.1(c). Keep cuts for fixings >=150 above ground.

ORDINARY DOES NOT MEAN ANCHOR

Ordinary pile connections support the normal assembly; they do not substitute for the anchor/braced system shown on S201/S202. Foundation type is determined by the complete lateral system, not by adding wire dogs.

SITE RELEASE [H]

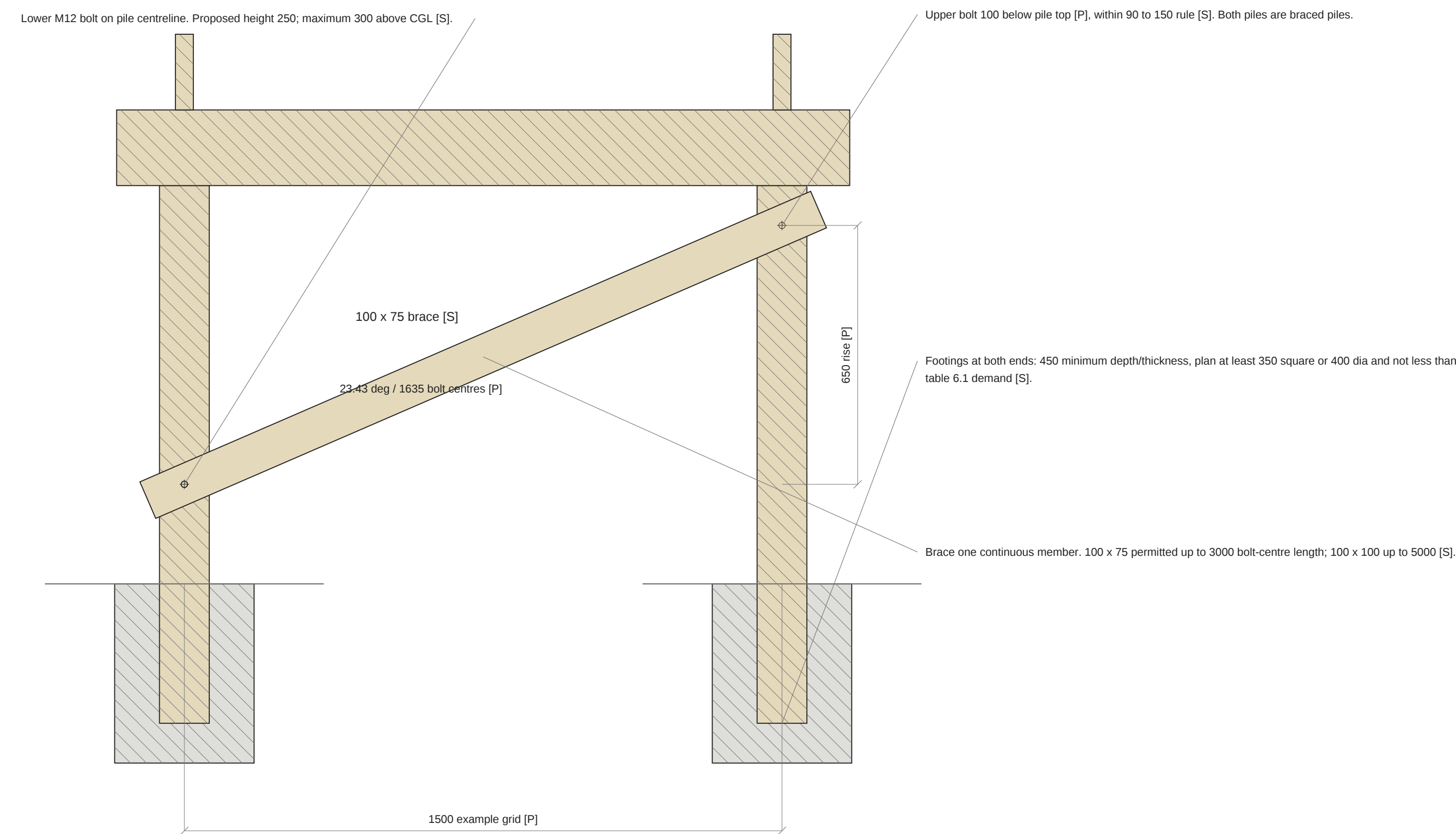
Pile cut length, concrete plan size, founding depth and suitability of good ground must be established for each node. Pile holes and temporary stability are construction work, not authorised by this review drawing.

P08 / S102 / CONDITIONAL EXAMPLE

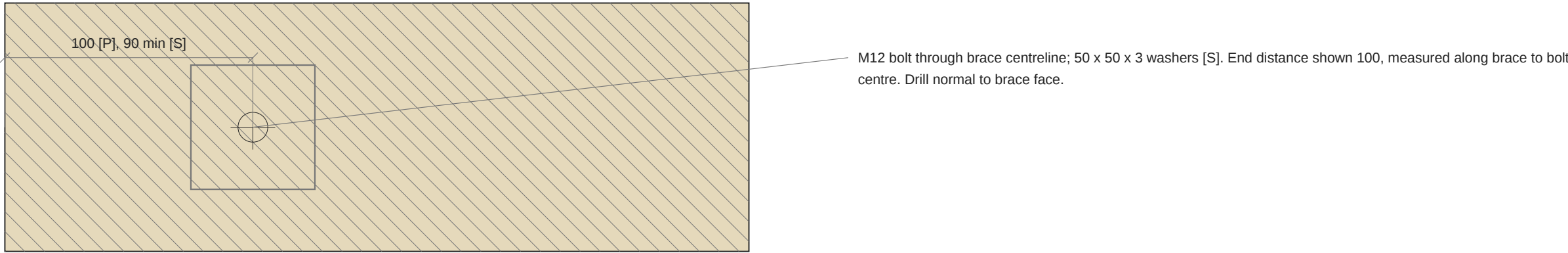
No node is assigned this ordinary-pile detail. Scope, total reaction, ground and durability checks must be recorded before allocation. Do not infer a footing from the example dimensions.

BRACED PILE ASSEMBLY

Conditional NZS 3604 pile-to-pile brace example. Geometry shown on level reference ground, not an Aotea site foundation elevation.



01 / PILE-TO-PILE BRACE / 1:10



02 / BRACE END / 1:2

APPLICABLE RULES [S]

NZS 3604 cl 6.8 and fig 6.6, pile-to-pile brace. Brace slope 10 to 45 degrees. Lower brace edge >=150 above CGL; lower bolt <=300. Pile height at least three times lower-bolt height.

GEOMETRY CHECK [P]

Example pile top 1000, lower bolt 250, upper bolt 900. Height test 1000 >=3 x 250. Brace bottom is about 164 above CGL including the 100 end extension. Angle 23.43 degrees; bolt-centre length 1635.

PILE / BEARER CONNECTION [S]

Both piles need cl 6.8.5 connection: M12 bolt and prescribed washers, or the applicable rated alternative. S202 illustrates the 12 kN horizontal pile/bearer pack, subject to the manufacturer arrangement.

JOIST CONNECTION [S]

Where joists are parallel to brace and brace attaches to pile, two joists above upper end each require 6 kN horizontal connection, cl 6.8.6.1. Brace-to-joist/bearer alternatives have different force directions; do not substitute this detail.

PROJECT BRACING [H]

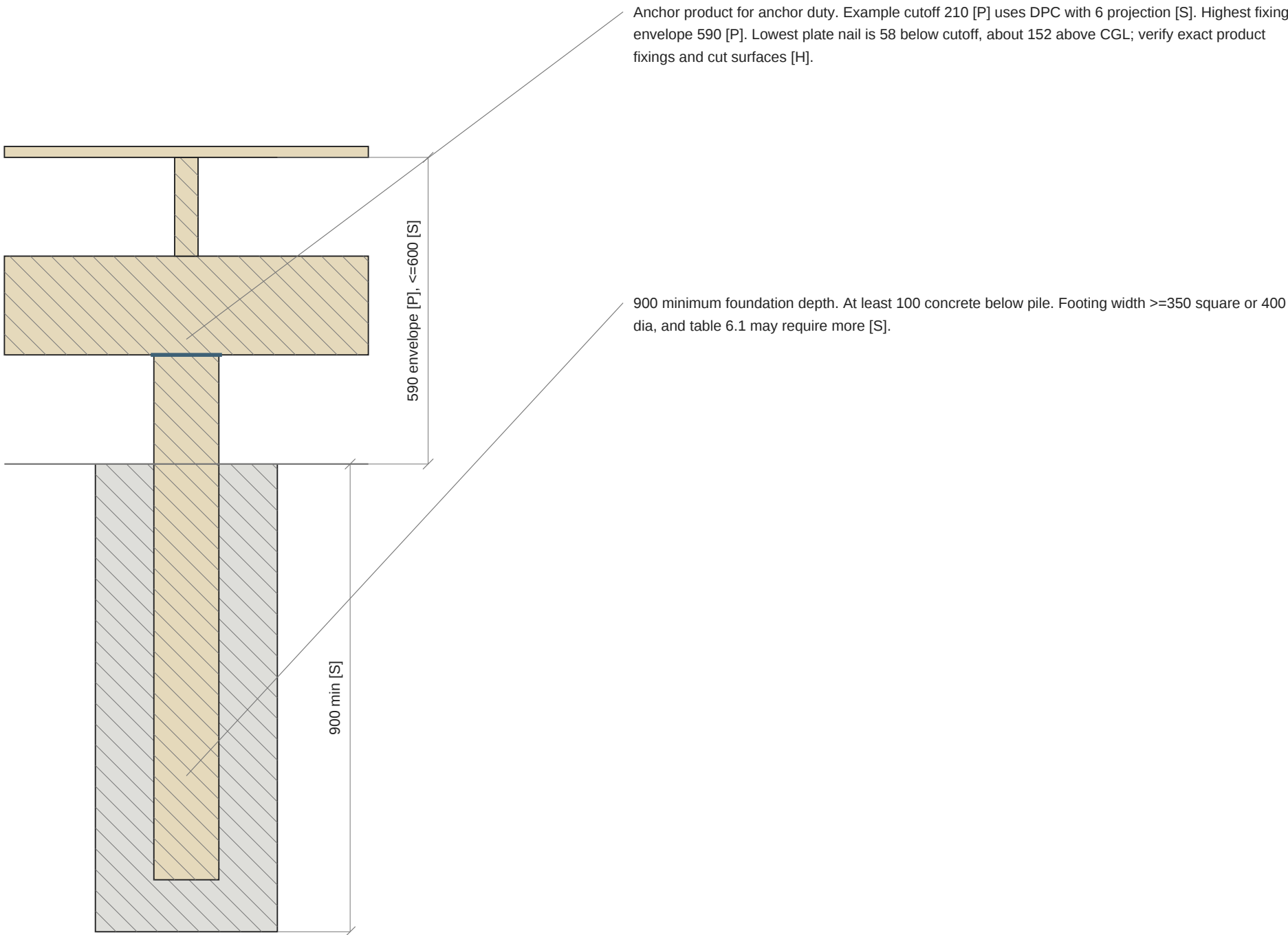
Neither braced-pile locations nor bracing units are assigned here. S100 is a support grid, not a completed bracing plan. Wind/earthquake demands, storey classification, ground and access routes must determine the final distribution.

P08 / S102 / BRACING ALLOCATION

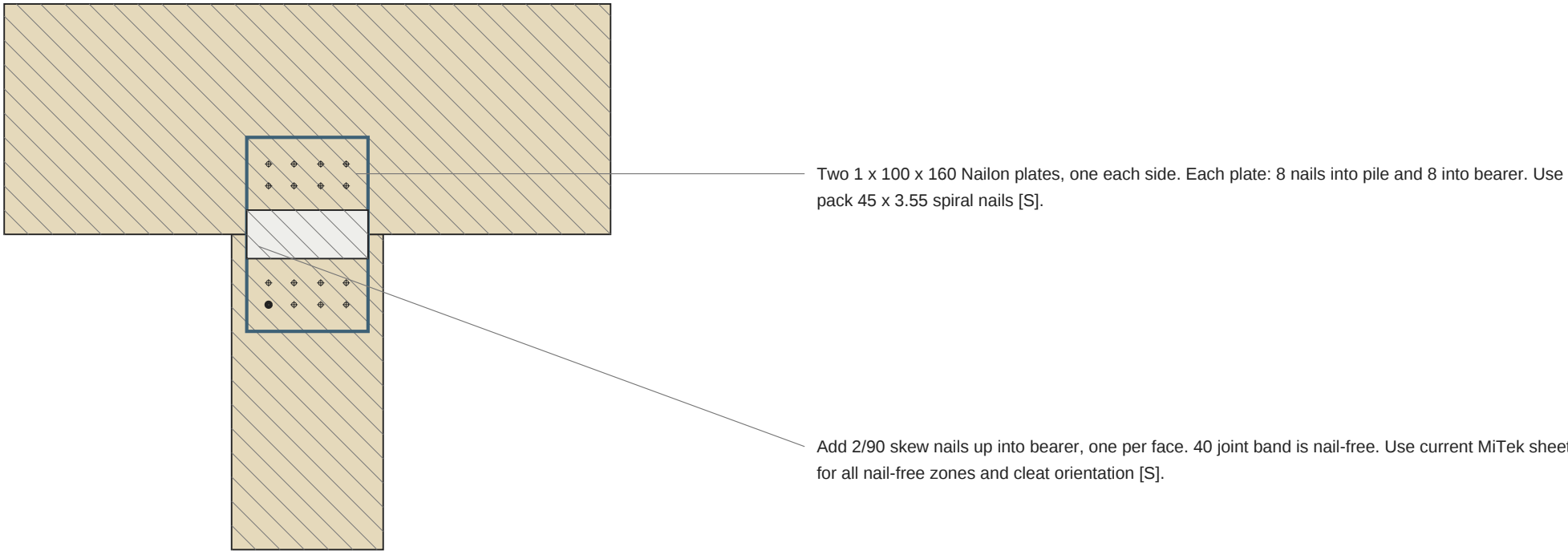
No braced pair is allocated. Record the bracing line, pair IDs, demand/capacity and foundations together; connect the complete load path through S121.

ANCHOR PILE AND RATED SUBFLOOR FIXINGS

Conditional details. Rated horizontal subfloor connections do not establish vertical storm uplift capacity for the complete house.



01 / ANCHOR TYPE / 1:10



02 / PILE-BEARER CONNECTION / 1:5

F-12 / COMPLETE PACK [S]

MiTek 12KNH stainless high-corrosion pack, proposed for exposed subfloor pending durability confirmation. Two Nailon plates, eight CT160 cleats, 80 spiral nails (45 x 3.55), six 90 x 4 stainless nails per pile assembly. MiTek 2024 pp 45-46.

JOIST TO BEARER [S]

Four CT160 cleats per connected joist, two connected joists per assembly. Each cleat uses three pack nails into joist and three into bearer; add two 90 skew nails per joist. Joists over 150 deep need solid blocking at braced/anchor piles.

DIRECTIONS AND RATINGS

MiTek pile/bearer/joist detail supplies the specified horizontal load-transfer arrangement. Do not treat its 12 kN title as an arbitrary vertical uplift, moment or shutter anchorage rating. Structural demand and connection direction must match.

DURABILITY [H]

MiTek identifies 12KNH as stainless 304 for Zone D / fixings below 600 from ground in its table. Confirm actual marine exposure, NZS section 4 and compatibility with all fasteners. A 316 substitution is not automatically the same tested assembly.

WHY ANCHORS ARE NOT EVERYWHERE

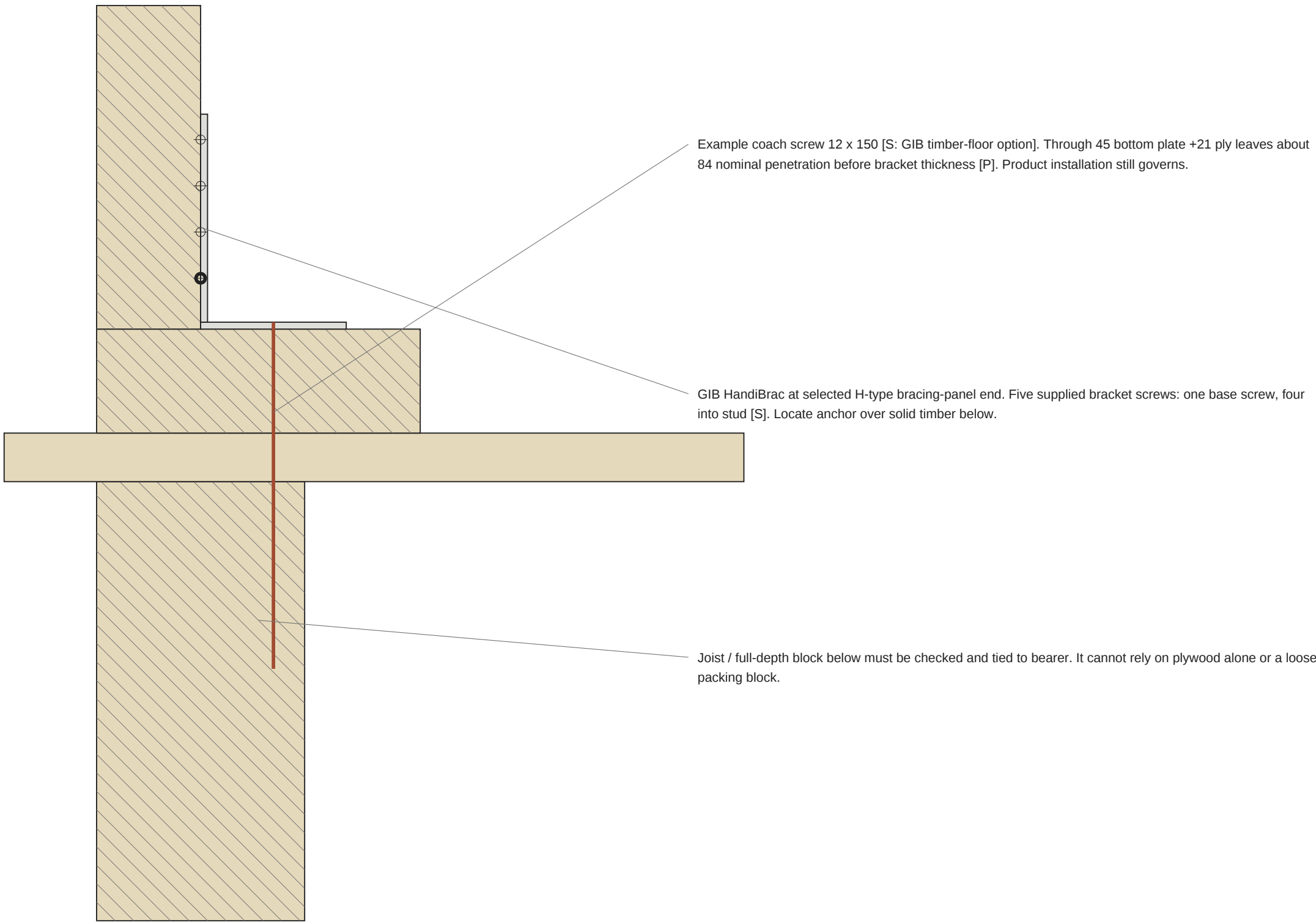
The 600 highest-connection limit is restrictive with deep bearers and joists. S101 DEM screening considered pile-top height only; actual fixing elevation is higher. Survey plus hardware geometry must confirm every proposed anchor location.

P08 / S102 / ANCHOR ALLOCATION

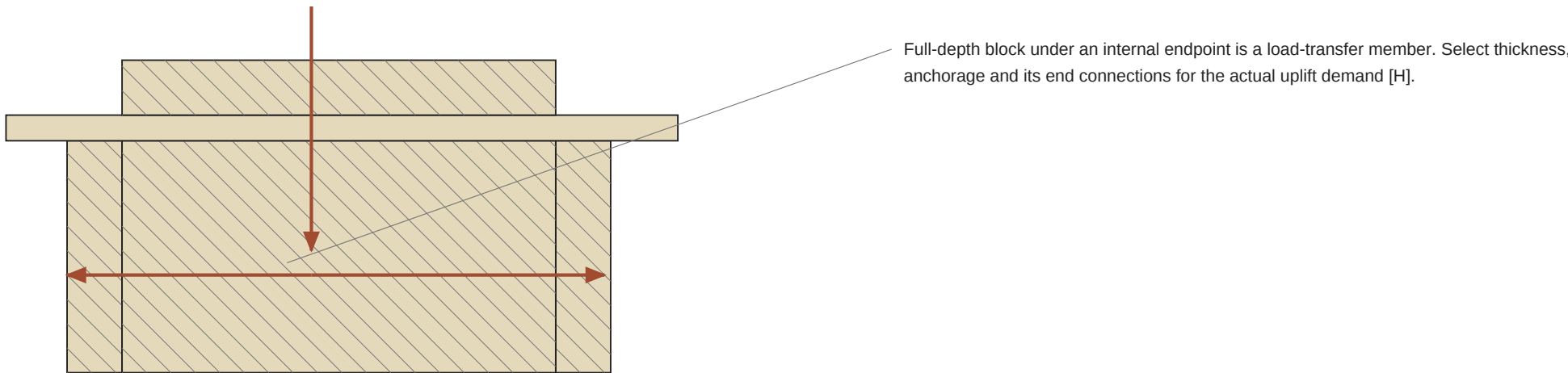
No anchor pile is allocated. Rated pack force direction and installation conditions must match the designed assembly; one advertised rating cannot replace the full connection chain.

WALL BOTTOM PLATE TO TIMBER FLOOR

Conditional internal bracing-panel hold-down. Complete wall system, endpoint locations and connection into the subfloor still require design.



01 / PANEL HOLD-DOWN SECTION / 1:2



02 / INTERNAL WALL BLOCKING / 1:5



PANEL SYSTEM LIMIT [S/H]

HandiBrac is for nominated GIB EzyBrace systems. Wall length, height, lining, fastener pattern and rating must match the complete system. LP03/S121 tracks the unselected panel endpoints; no bracing rating is allocated.

BOTTOM PLATE NAILS [S]

For the GIB timber-floor arrangement, nominal bottom plate fixing is 2/100 x 3.75 hand-driven or 3/90 x 3.15 power-driven nails at 600 centres, plus required panel hold-downs. These nails are not the special shutter tie-down.

ANCHOR OPTION [S]

GIB Site Guide 2024 section 6.1.5 permits 12 x 150 galvanised coach screw or supplied BT10/140 screw bolt for timber floors. This section illustrates the coach-screw option only. LP03/S121 records the downstream connection. Confirm treatment/corrosion suitability.

FULL LOAD PATH [H]

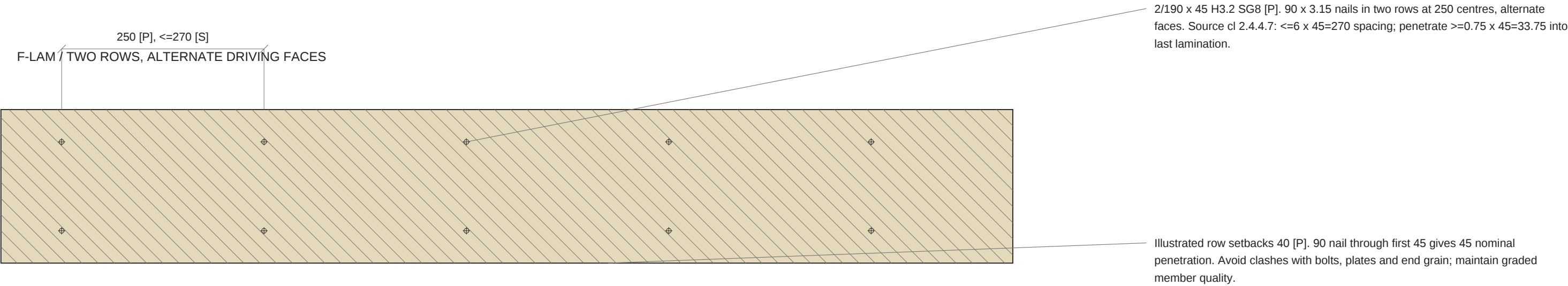
A bracket-to-joist fixing ends at the joist until the joist, blocking, bearer and foundation are connected for the same force. S202 subfloor pack and this wall hold-down are not automatically interchangeable ratings.

ROOF UPLIFT AND SHUTTER POSTS [H]

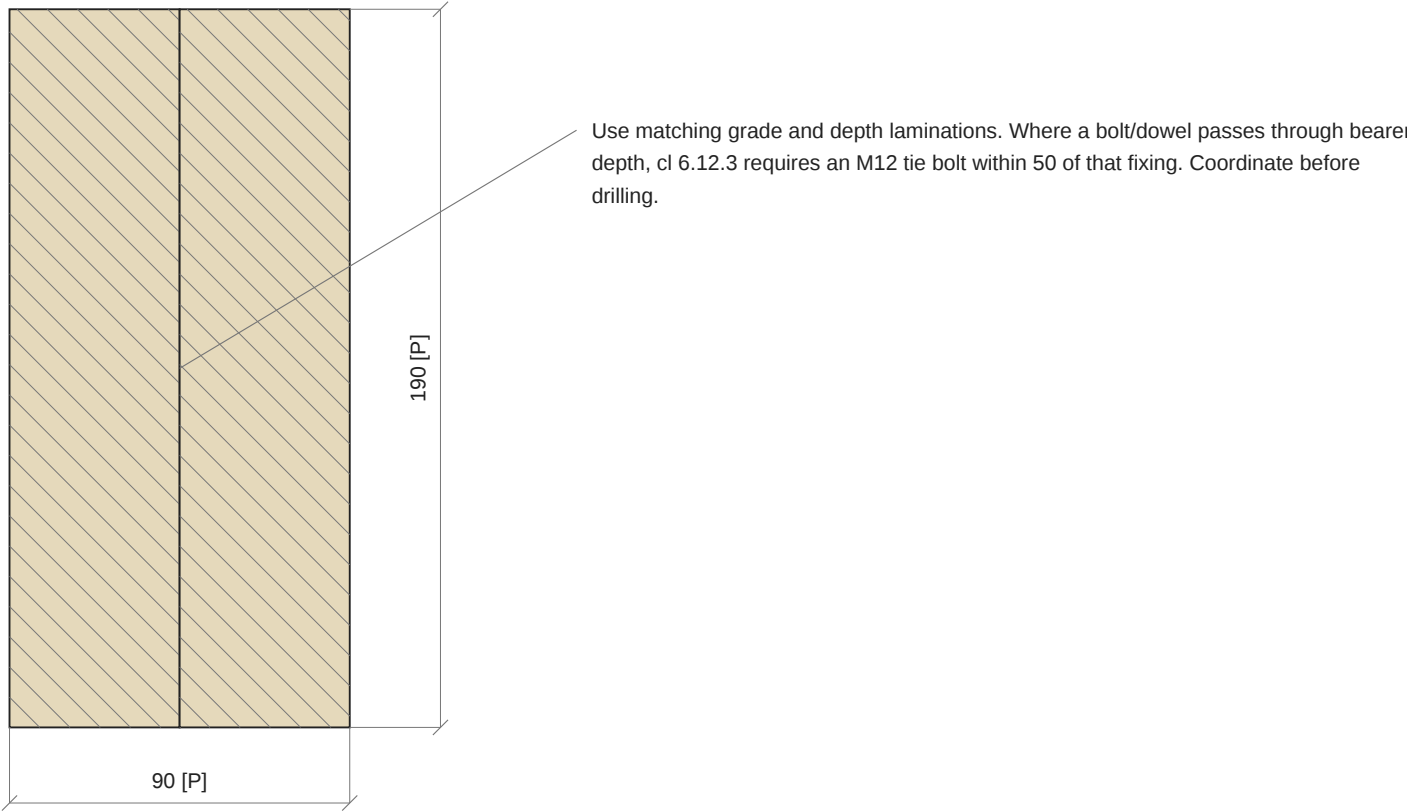
Roof stud tie-down demand is separate from wall bracing end uplift. Select roof-to-plate, plate-to-stud and stud-to-floor fixings for calculated forces. Moving shutter posts need specific anchors/base details, not this lining-brace bracket.

BEARER BUILD-UP, BLOCKING AND JOINTS

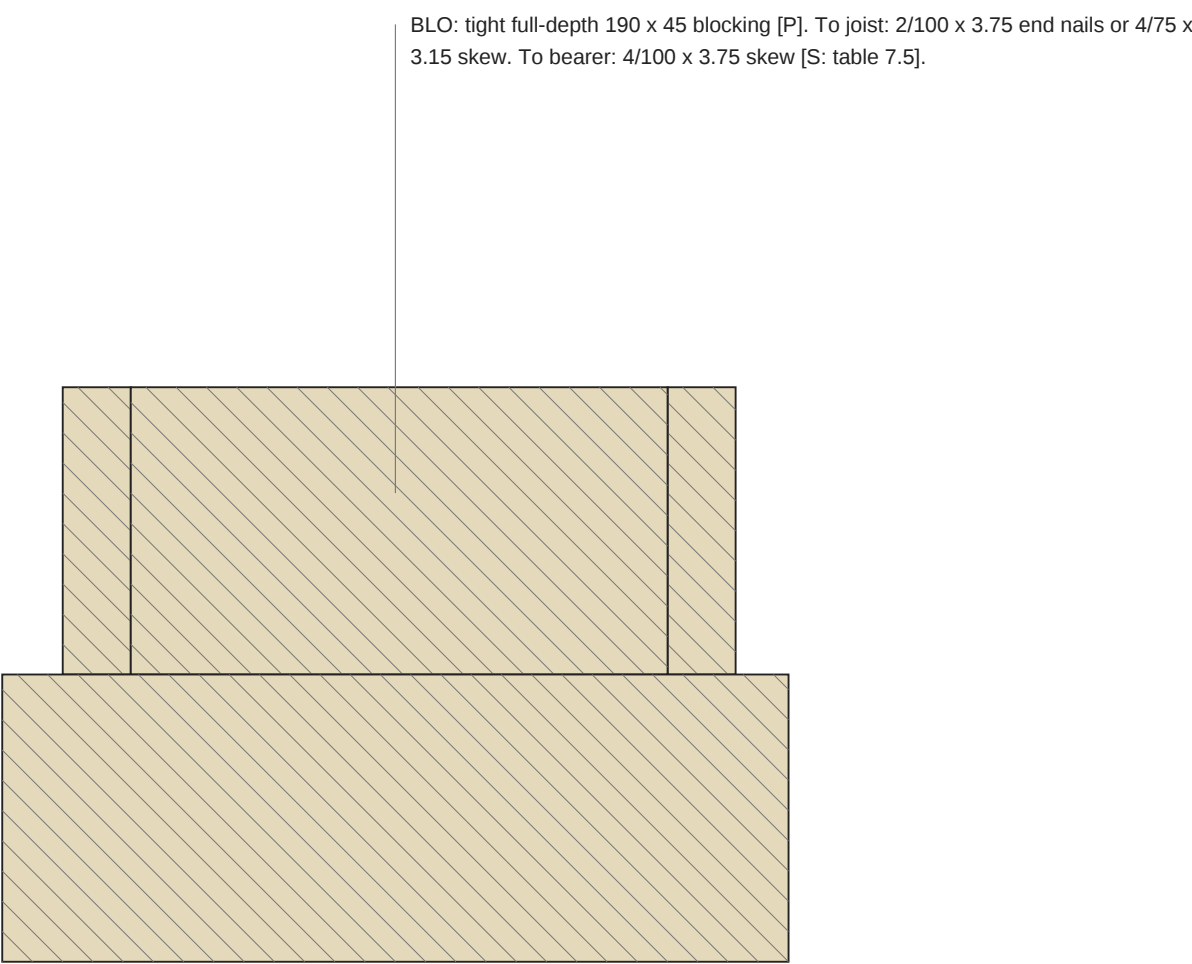
Nailing shown for nominated ordinary framing functions. Rated joints and concentrated reactions require the applicable connection design.



01 / BUILT-UP BEARER ELEVATION / 1:5



02 / BEARER SECTION / 1:2



03 / BLOCKING AT BEARER / 1:5

BEARER CONTINUITY [S]

NZS 3604 section 6.12 requires bearers continuous over at least two spans. Lay crook upward. Avoid joints on this short building where stock lengths permit. Procurement lengths and splice locations remain to select.

SPLICE LOCATION [S]

Cl 6.12.7: joints over supports only, not at anchor or braced piles. Ordinary pile splice location must follow the final pile type plan. A joint moved casually can interrupt the bracing load path.

SPLICE CAPACITY [S]

Single-piece bearer joint needs >=12 kN longitudinal tension/compression, or 6 kN each side. One continuing lamination changes the permitted joint arrangement. Use a selected rated detail, not the general lamination nails.

LANDING [S]

Bearer landing minimum 90 continuous, or 45 each end where butted over support, cl 6.12.6. Joist bearing minimum 32, cl 7.1.1.4. Keep bearing centred; no compressible packing.

VENTILATION [S/P]

Full footprint 7.6 x 4.0=30.4 m² [P]. Cl 6.14.1 baseline ventilation 3500 mm 2/m 2 gives 106400 mm² net distributed openings. Screens reduce free area. Ground cover alternatives and drainage must follow cl 6.14; access must remain clear.

P08 / S121 / LP05 LP06

Allocate actual splice locations after S102 pile types are selected. General lamination nails do not establish splice, collector or hold-down capacity.

MEMBER CHECKS, SOURCES AND UNRESOLVED DESIGN

Traceable comparisons for proposed ordinary floor members. Passing a table comparison does not release the whole structural system.

ID	PROPOSAL	INPUT	SOURCE / COMPARISON	RESULT / LIMIT
J1	190 x 45 SG8 at 400 [P]	1930 support spacing [P]	Table 7.1(a):3550 dry / (b):3400 wet [S]	Within both floor-only spans. No continuity increase used.
B1	2/190 x 45 SG8 [P]	1530 max span /1930 floor tributary width [P]	Table 6.4(b):190 x 70 at 1650 permits 2700 loaded width [S]	Floor-only comparison. Matching laminations to cl 2.4.4.7.
PLY	21 CD F11 radiata [P]	400 maximum support spacing [P]	Table 7.4:15 minimum at 400 for stated floor loads [S]	21 proposed for coordination; finish and treatment to confirm.
H01	2/190 x 45 headers and trimmers [P]	600 header clear span; joists <=1930 [P]	Cl 7.1.6.2-3:45+25=70 minimum applicable thickness [S]	90 proposed. C5/C6 candidate on S111; C1-C4 capacity and durability still require design.
B2 / SED	190 x 90 envelope only	Edge walls / loft / roof / shutter	No applicable load calculation supplied	NOT CHECKED. No member selection or capacity claim.
FOUNDATIONS	18 proposed nodes	All ground and total reactions unknown	NZS sections 3,5,6 + B1/AS1 + BPS	NOT DESIGNED. S102 schedule issued with all design fields on HOLD; no types assigned.

SOURCE REGISTER

- R1

NZS 3604:2011, local Downloads/NZS-36042011.pdf. Sections 2,3,4,5,6,7,8; specific clauses on sheets. Read with current B1 modifications.
- R2

MBIE B1/AS1 second edition, 28 July 2025. Sections 1.2 and 2.3, particularly 2.3.4 bracing and 2.3.5 timber piles.
- R3

MBIE Building Product Specifications first edition amendment 1, effective 2 April 2026. Section 2.1.2 piles; 3.5.3 wall bracing.
- R4

MiTek Structural Fixings On-Site Guide 2024 v 1: p 42 ordinary piles; pp 45-46 12 kN pack; pp 91-92 HandiBrac. Current individual product sheets linked in sources.md.
- R5

GIB Site Guide April 2024, section 6.1.5 bottom plate fixing / timber floor HandiBrac. Confirm selected complete bracing system before use.
- R6

Strawbridge Consent Plans As Lodged to TDC (1).pdf, Downloads, 36 pages. Sheet 8 floor framing; sheet 20 framing details, style benchmark only.
- R7

P02 design.json / drawings and P01 site.json; LINZ DEM 1m.tif. P02 layout choices remain provisional; terrain samples not surveyed levels.

REQUIRED TO COMPLETE THE DESIGN

Surveyed building location and CGL; ground bearing and slope stability; wind/topography and seismic inputs; occupancy and loft/storey classification.

STRUCTURAL OUTPUTS STILL MISSING

Reaction and bracing calculations; pile type/footing/cut-length schedule; B2, roof, loft, stair and shutter support design; full uplift chain; connector product schedule.

ARCHITECTURAL COORDINATION

P05 architecture now carries the 401 ground-floor stack and relocated H01. Loft, roof raise, material substitutions and the new north deck remain provisional owner decisions.

RETAINED CONNECTION SCHEDULES

S102 records all house foundation nodes. S121 records roof-to-ground and special-structure interfaces. Ratings and foundation selections remain on HOLD. Current B1/AS1 section 2.3 modifies NZS3604.

ISSUE LIMIT

Local design development only. No procurement, fabrication, excavation, building work, submission or third-party contact is instructed by this package.

OPENING AND JUNCTION ALLOCATION

Location-specific allocation for every A510 opening. A family reference is a coordination requirement, not an approved product installation.

ID	LOCATION	FAMILY	JUNCTION REFERENCES	PROJECT-SPECIFIC WORK
D01	SOUTH / entry	ET	Head/jamb: selected door system [H]; sill:01/A503 study	Door frame, sill support/anchors, tray ends and landing levels [H].
D02	PARTITION / bathroom	IN	Pocket/lining and floor track details [H]; A320	Pocket frame, backing, services clearance and wet-area floor transition [H].
D03	EAST / sliding facade	EF	Dedicated facade head/sill/jamb [H]; A201/A503 interface	Large facade wind/glass/frame design; deck/sill drainage and shutter support [H].
D03H	EAST / high glazing	EF	Dedicated roof/head, jamb and transom junctions [H]	Glazing restraint, transom connection, roof movement and thermal junction [H].
W1	SOUTH / living	EW	01/A501 head;02/A501 sill;03/A501 jamb, all studies	Selected window section/anchors and shutter guide backing [H].
W2	NORTH / loft	EW	01/A501 head;02/A501 sill;03/A501 jamb, all studies	Window operation/restrictors, falling risk and downward shutter travel [H].
W3	SOUTH / kitchen	EW	01/A501 head;02/A501 sill;03/A501 jamb, all studies	Opening trim/splashback, anchor locations and EX01 separation [H].
W4	WEST / bathroom	EW	01/A501 head;02/A501 sill;03/A501 jamb, all studies	Wet-area reveal, glass/operation and shutter backing [H].

OPENING ID -> SELECTED SYSTEM -> APPLICABLE DETAIL -> SPECIFICATION

Carried forward from P06: all eight A510 opening IDs have explicit detail families and limits. Review rough opening, support, weathering and operation together. Source basis: NZ-D2 envelope checklist; NZ-D3 sections 3/4. Full source editions and access notes A902.

A510 DIMENSIONS

Nominal sizes and local set-out remain on A510. These are not rough-opening or order sizes. Confirm selected frame clearances before fabrication.

FAMILY SCOPE

EW covers candidate timber-wall window junctions only. ET entry threshold, EF east facade and IN pocket door are distinct assemblies; do not apply EW details to them by default.

DESIGN RECORD

For each ID record frame/glass product, wind/water/air performance, safety-glass basis, thermal value, anchors, support and applicable current installation detail.

WEATHER CORNERS

Resolve head flashing ends, sill tray corners and air-seal continuity in addition to straight sections. Supplier detail must match W01 wall layers, A500/A903.

STATUS

All families remain [H] for final product/installation selection. No proprietary extrusion, fixing spacing or glazing capacity has been invented.

SERVICES AND ENCLOSURE PENETRATION REGISTER

Existing route reservations are indexed so structure, weathering and services can be coordinated before openings are released.

ID	LOCATION BASIS	RELATED SHEETS	OPENING / SUPPORT	WEATHER INTERFACE	DESIGN REQUIRED
EX01	SOUTH wall; X1024/Z2000 [P]	A330/A400/A600	200 square framed reservation [P]; actual duct/cowl [H]	A504 note; dedicated EX01 detail [H]	Fan/duct duty, cowl, seals, backing and install access [H].
EX02	WEST wall; Y3250 route [P]; Z [H]	A320/A600	Bathroom extract route only; aperture/support [H]	A504 wall-penetration study	Final height, duct/cowl, wet-room extraction and compatible boot [H].
F01	Roof at A331 flue point X4901.5/Y3508 [P]	A331/A410	P05 flue axis retained;200 square reserve [P], kit clearance [H]	R01 roof; kit flashing [H]	Confirm kit/clearance and designed trimmers; coordinate weathering [H].
V01	Roof X-900..-600/Y800..1100 [P]	A110	300 square vent reservation [P]; function/kit [H]	Dedicated roof vent detail [H]	Confirm purpose, duct route, flashing and support. Not assigned to EX02.
PV01	Roof zone A110 [P]; fixing points [H]	A110/A410	PV support reservation; no penetrations allocated	Roof-specific fixing/weather detail [H]	Selected PV/mount, wind reactions, roof support and flashing [H].
RW01	Low west edge / gutter outlet [H]	A110/A502	Outlet and pipe size/location [H]	02/A502 low-edge study	Catchment/rainfall calculation, gutter capacity and route to storage [H].
RW02	Roof overflow route [H]	A110/A502	No overflow size/location selected	Separate overflow detail [H]	Hydraulic need, discharge route and opening weathering [H].
WT01	Kitchen/bath floor routes, A600 [P]	A320/A330/A600/S110	Pipe diameter/grade/support [H]; avoid load paths	Floor air/wet seals A321/A506	Traps/vents, disposal design, access and penetration positions [H].
WC01	Bathroom sanitation [H]	A320/A600	Dry-toilet placeholder; vent/disposal route [H]	Selected system detail [H]	Choose complete sanitation method; no roof/wall opening released [H].
SW01	Shutter/window guide backing [H]	A504/A510/A520	Anchor locations/holes [H]	02/A504 stand-off study	LP07/S121 structure plus separate flashings, seals and movement [H].

F01 basis: A331 local plan body starts at Y935 and flue marker is Y1260. With global body start Y3183, the flue axis is 3183+(1260-935)=3508. This is 117.5 north of the body centroid. A110/A410 retain that axis. Use the actual flue connection, not the body centre; kit clearance and support design remain open.

Before closing any item: resolve location and size; check receiving framing; select compatible weather/air/wet seals; record product detail and inspection access. Do not create holes from a route line. All numeric positions above derive from P05 geometry, not survey or certified installation. Source: NZ-D2 p 5; NZ-D3 section 4; A902.

ISSUE BASIS AND NZ EVIDENCE

P08 documentation coordination. This page controls project identity, source applicability and information still required for the building design.

FIELD	CURRENT PROJECT RECORD
PROJECT	Aotea / Rosalie Bay study. Legal address, Lot/DP and owner identity: NOT PROVIDED.
DESIGN OWNERSHIP	Prepared locally with AI assistance for Landform Research. Appointed designer, specialist authors and independent reviewer: NOT RECORDED.
USE / SITE	Private two-person bach is a working assumption, not owner confirmation. Survey, ground, legal siting, exposure and service-disposal evidence remain outstanding.
MODEL / ISSUE	P08 develops floor framing, hatch connections and panel joints from P07. P07 building sections and P06 schedules remain. Source sizes are provisional. Original SKP is not synchronised; P01 renders depict older geometry.
ISSUE CONTROL	P08,07 Sep 2026. All 50 sheets listed A000. S110/S111/A505 redrawn; S112/S113 added. PDF visual master, editable A2 layouts, detail geometry and member/panel CSV files. Prior issues preserved.
DESIGN RELEASE	No structural, enclosure or services hold is closed merely by this revision. Source rules are conditional until their applicability and complete design are recorded.
KEY	SOURCE / APPLICABILITY
NZ-D1	MBIE document checklist, undated; indexed PDF read 07Sep 2026. Plans/support/specification organisation only.
NZ-D2	Auckland AC1011 v 22, Oct 2024; indexed PDF pp 1,3-5,7-8. Direct link 404. Verify current issue before any future lodgement.
NZ-D3	BRANZ BU622, Apr 2018, sections 3/4: project-specific coordination and documentation. Downloaded PDF; historical technical rules not adopted anew.
NZ-C1	B1/AS1 second edition,28Jul 2025: sections 1/2.3 and AppendixA. Current web PDF checked 07Sep 2026. Use NZS3604 with modifications.
R / S	P05 source register R1-R7/S01-S15 remains in reference/p 05-sources.md. Technical values carried forward; new selections require clause-level scope verification.

P08 FIRST PRIORITIES

Survey/ground and whole-building structural basis; S102 foundation allocation; S121 connection design; selected window/roof/wall products; complete services/fire/H1.

SOURCE HIERARCHY

Building Code performance and chosen compliance route govern. Council checklists organise documents. BRANZ and Strawbridge inform communication, not project approval.

CURRENT TIMBER ROUTE

B1/AS1 modifies referenced timber requirements, including bracing, piles and decks. Record chosen edition/clauses and BPS references. Do not rely solely on the old standard front matter.

EVIDENCE TO CLOSE

Record input source, exact clause/detail and edition, applicability limits, calculations, resulting sheet revision and responsible review. Tests of PDF/CAD integrity are not design checks.

READABLE DRAWINGS

Use a consistent scale/datum, distinguish finished sizes from reservations, and trace every detail to its location. Proof at A2. Reconcile designer identity and professional records before an issue for construction.

ASSEMBLY EXECUTION AND INSPECTION SCHEDULE

Project-specific coordination requirements for the A900 material IDs. Current product instructions and design values remain necessary before installation.

ASSEMBLY	WORK PACKAGE	READ WITH	EXECUTION / INSPECTION REQUIREMENTS	SELECTION / DESIGN HOLD
F01 / H01	Ground floor and access hatch	S110/S111/A321/A506	Use S112 panel set-out and S113 joint details with S111 trimming; reconcile lid and finished floor build-up. Preserve inspection/crawl and service access.	Member/connector design, panel/lid and wet-floor compatibility [H].
L02 / ST1	Loft, stair and guard	A101/A310/A311/A410	Reconcile finished levels, stair headroom, bearing and guard endpoints before fabrication. Record LP04/LP08/LP09 design.	Loft/stair/guard members, fasteners and finish depths [H].
W01 / C01 / C02	Wall, cedar and battens	A400/A500/A504	Select RAB/tape/cladding as a compatible assembly. Confirm substrate, cavity drainage, fixings and exposed cut-edge treatment.	RAB/product scope, final screw penetration, wind/exposure and skirt support [H].
EW / ET / EF	Exterior opening families	A501/A503/A510/A511	Confirm framing opening, sill support and flashing corners. Inspect water/air continuity before concealment; keep weeps/maintenance access clear.	Frame/glazing, flashings, supports and anchors selected by opening [H].
R01 / R02	Roof layers and substrate	A110/A410/A502/A505	Record substrate grade/moisture, support/joints, compatible adhesive/membrane and termination inspection. Coordinate every A602 penetration.	Roof structure/uplift, complete moisture strategy, drainage and product scope [H].
UF01	Underfloor insulation	A506/S101/S111	Confirm bay fit, retention/protection and continuous hatch insulation/air seal. Preserve drying, crawl access and service clearances.	Exposure, retaining system and complete-floor thermal assessment [H].
WT1	Bathroom tray/liner/floor	A320/A321	Select complete compatible system. Detail junctions, penetrations and dry-area hatch. Record substrate and sealing inspection before finishes.	Tray/liner/floor, adhesive/sealant/backing and service interfaces [H].
HT1	Heater, hearth and flue	A331/A410/A602	Retain the A331 offset flue point; verify kit size and support before roof opening release. Complete kit, clearance, restraint, support and flashing records.	Complete selected appliance/flue/hearth installation [H].
S0 / S1-S4	Main/window shutters	A510/A520/S121	Resolve movement, anti-drop/locking, guarding, structural attachment and weather penetrations in coordinated shop information.	Rev E H1-H6 and each window shutter system remain [H].
DK1	Deck, bath and site stairs	A530/S121	Complete filled-bath load path, deck/guard support, access levels, independent foundations and drainage before issuing assembly details.	Survey, use/F4/F9 assessment and complete structural design [H].
These are coordination requirements for project specifications. Inspection timing, acceptance criteria, product installation sequence and maintenance must be completed by the responsible design/trade authors. No product substitution or hidden-work acceptance is delegated to an AI drawing note. Source: NZ-D1 specification guidance; NZ-D3 section 3; A902.				

FOUNDATION LOCATION AND DESIGN SCHEDULE

All actual house-grid nodes are indexed. Local geometry is retained from P05; no pile type, footing size or design capacity is selected.

NODE	X [P]	Y [P]	SUPPORTED LINE	INTERFACE	PILE / FOOTING	LEVELS	LOAD / FIXING
A1	-1530	70	B2 edge bearer [H]	LP06; check full load	HOLD	HOLD	HOLD
A2	0	70	B2 edge bearer [H]	LP06; check full load	HOLD	HOLD	HOLD
A3	1500	70	B2 edge bearer [H]	LP06; check full load	HOLD	HOLD	HOLD
A4	3000	70	B2 edge bearer [H]	LP06; check full load	HOLD	HOLD	HOLD
A5	4500	70	B2 edge bearer [H]	LP06; check full load	HOLD	HOLD	HOLD
A6	5930	70	B2 edge bearer [H]	LP06 +LP07 shutter	HOLD	HOLD	HOLD
B1	-1530	2000	B1 middle bearer [P]	LP06; check full load	HOLD	HOLD	HOLD
B2	0	2000	B1 middle bearer [P]	LP06; check full load	HOLD	HOLD	HOLD
B3	1500	2000	B1 middle bearer [P]	LP06; check full load	HOLD	HOLD	HOLD
B4	3000	2000	B1 middle bearer [P]	LP06; check full load	HOLD	HOLD	HOLD
B5	4500	2000	B1 middle bearer [P]	LP06; check full load	HOLD	HOLD	HOLD
B6	5930	2000	B1 middle bearer [P]	LP06; check full load	HOLD	HOLD	HOLD
C1	-1530	3930	B2 edge bearer [H]	LP06; check full load	HOLD	HOLD	HOLD
C2	0	3930	B2 edge bearer [H]	LP06; check full load	HOLD	HOLD	HOLD
C3	1500	3930	B2 edge bearer [H]	LP06; check full load	HOLD	HOLD	HOLD
C4	3000	3930	B2 edge bearer [H]	LP06; check full load	HOLD	HOLD	HOLD
C5	4500	3930	B2 edge bearer [H]	LP06; check full load	HOLD	HOLD	HOLD
C6	5930	3930	B2 edge bearer [H]	LP06 +LP07 shutter	HOLD	HOLD	HOLD

DATUM

All coordinates in mm, local P05 model frame. X0/Y0 is main-body southwest framing corner. Ground floor FFL0 is a local datum, not a surveyed level.

FOR EACH NODE

Complete pile function, footing dimensions, surveyed ground/founding/cutoff levels, supported reactions, bracing participation and connection detail. Record ground/capacity evidence.

NO TYPE ALLOCATION

S200 ordinary, S201 braced and S202 anchor are conditional studies. No row above is assigned to any of these details. Do not infer pile type from its drawn square.

SPECIAL SUPPORTS

A6/C6 require shutter-interface review. Loft edge X4160 is 340 west of X4500 support line; collector/load transfer remains unresolved. Site/deck supports are additional unlocated work.

EVIDENCE BASIS

NZS3604 with B1/AS1 current modifications; scope, ground and loads first. S121 connection records must reconcile with each selected foundation. See A902.

HOLD fields require: ground/structural design, exact member reactions, durability specification and the installed connector detail. No DEM value is substituted for surveyed founding levels. P08 retains the P06 foundation schedule; no foundation type is selected. Source grid: evidence/geometry.json; S100.

STRUCTURAL CONNECTION AND LOAD-PATH REGISTER

Interfaces locate the work needed to complete gravity, uplift and lateral transfer. No forces, capacities or proprietary connections are assigned.

ID	LOCATED INTERFACE	RELATED DRAWINGS	DESIGN RECORD REQUIRED
LP01	Roof seats -> north/south walls	A410/03; A400	Rafter/plate IDs, seat/restraint, uplift and gravity; full receiving-wall design.
LP02	Top plate / lintel -> stud/post -> floor	A400/S120	Joint, post and plate continuity; bearings; tie-down forces and receiver IDs.
LP03	Bracing endpoints -> blocking / collector	S203/S120	Panel system/height/rating, endpoint location and downstream floor/pile design.
LP04	Loft edges / posts -> ground floor	A101/A410/S120	Beam/post reactions, hangers/bearings, transfer at X4160 versus X4500 grid.
LP05	Floor joist / block -> bearer / splice	S110/S111/S204	Gravity, uplift/collector loads; splice locations; member and connector schedule.
LP06	Bearer -> pile / footing -> ground	S100/S102/S200-S202	Node IDs, function, reactions, hardware direction/installation and ground design.
LP07	Shutter frame -> special bases / foundations	A520/A504; A6/C6 on S102	Closed/open/operating/storm/jam cases; frame/base/anchor and dedicated foundation design.
LP08	Stair strings / landing -> supporting frame	A310/A311	Selected stair reaction, bearing, anchor layout and installation access.
LP09	Guard / handrail -> edge structure	A101/A311	Selected load category, infill/rail fixings, edge stiffness and receiving-member design.
LP10	Roof flue / PV / edges -> framing	A410/A502/A505/A602	F01 offset flue point, kit/support restraints, PV and roof-edge loads and anchors.
LP11	Deck / filled bath -> independent foundations	A530	Bath/water/occupant reactions; deck beams/posts/guards and additional footing layout.
LP12	External stairs / barriers -> ground	A503/A530	Surveyed levels, access geometry, member/guard reactions and separate foundations.

P08 retains the P06 interface register so the architectural and structural drawings can be coordinated by location. Required evidence: supported load case, design calculation/product scope, installed geometry and responsible review. No connector is selected by this register.

FOR EVERY RECORD

Sending member, receiving member and location; load case and force direction; demand and capacity with units; exact source or calculation; selected hardware and fastening layout.

INSTALLATION GEOMETRY

Record fastener count/diameter/length/material, embedment, edge/end distances, washers/backing, corrosion compatibility and tool access from applicable design/product evidence.

NO RATING TRANSFER

A wall hold-down rating, subfloor pack rating and a shutter anchor duty are different records. They cannot be treated as equivalent because a force label looks similar.

GROUND TERMINATION

LP06 closes only through a designed S102 foundation and verified ground. A joist or block alone does not terminate a roof uplift or bracing force.

STATUS

All LP records remain HOLD for structural design. Existing member table comparisons on S900 are retained with their narrow scope. B1/AS1 section 2.3 and A902 govern evidence selection.