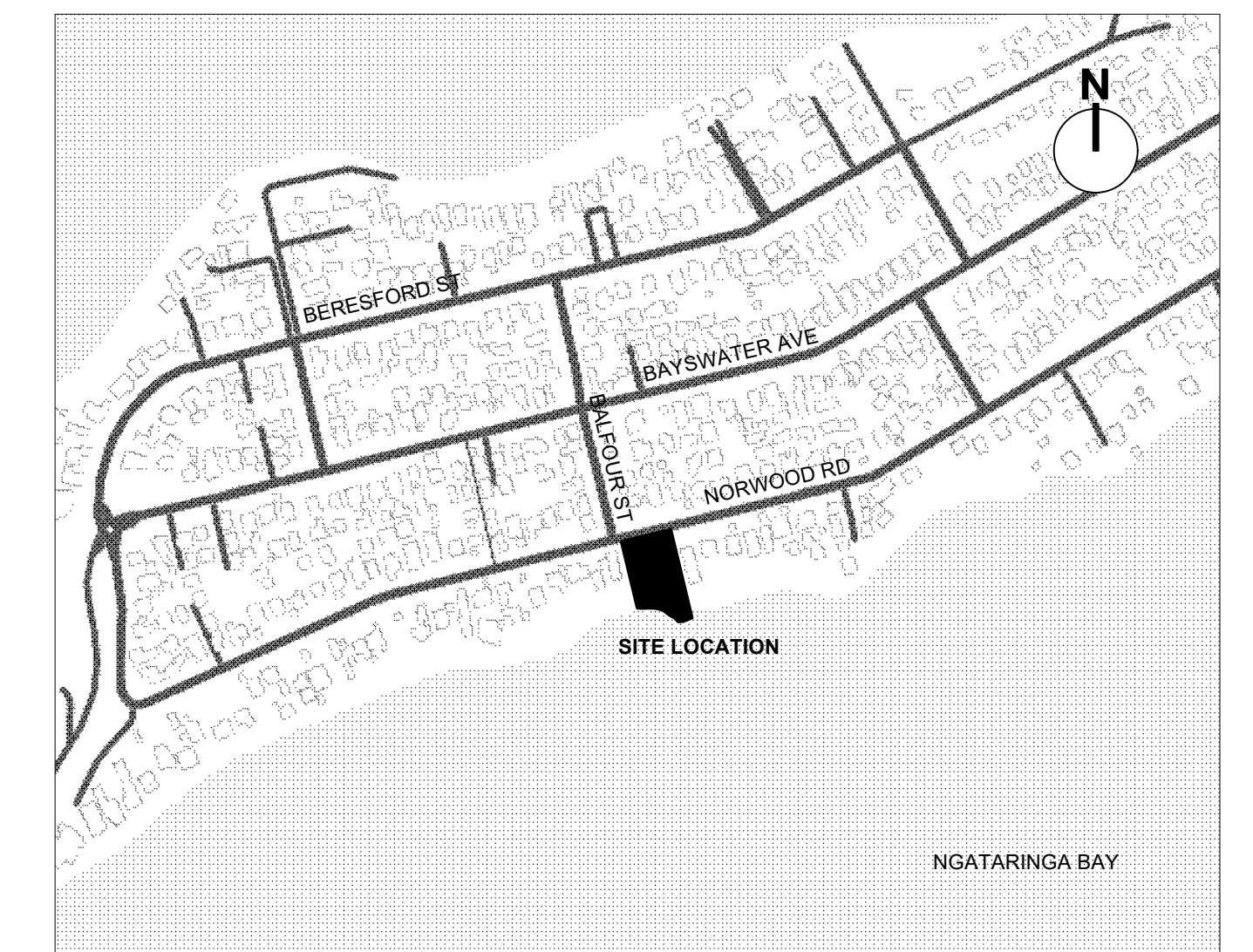


**PROPOSED NEW HOME
FOR THE BAILEY FAMILY**
45-47 NORWOOD ROAD, BAYSWATER, AUCKLAND

LOCATION PLAN (NTS.)



KEYNOTES

3 STRUCTURE.

3121-11 POLISHED CONCRETE SLAB.

REINFORCED CONCRETE SLAB. REFER ENGINEERS DRAWINGS.
POLISHED & SEALED WITH PENETRATING SEALER - CONFIRM GRIND LEVEL WITH CLIENT ON SITE BEFORE PROCEEDING.

4521-24 3 mm ALUMINIUM COVER.

POWDERCOAT FINISH. REFER WINDOW & DOOR SCHEDULE AND SPEC SECTION 4521.

3 mm ALUMINIUM COVER FINISHED TO MATCH JOINERY. ADHESIVE FIXED

3121-20 CONCRETE SLAB.

REINFORCED CONCRETE SLAB. REFER ENGINEERS DRAWINGS.

4521-30 AIR SEAL.

AIR SEAL. GORILLA EXPANDING FOAM AIR SEAL OVER PEF BACKING ROD

3411-10 STRUCTURAL STEEL.

STRUCTURAL STEEL - REFER ENGINEERS DRAWINGS FOR DETAILS

4521-33 SIKA MORTAR.

SIKA MONOTOP 352 N MORTAR

3411-11 STRUCTURAL STEEL

STRUCTURAL STEEL FACTORY COATED IN ZINC METAL SPRAY - REFER ENGINEER'S DRAWINGS FOR DETAILS

4521-34 ALUMINIUM ANGLE.

ALUMINIUM ANGLE FINISHED TO MATCH JOINERY. SEAL TO JOINERY & CLADDING WITH SIKAFLEX 11FC ADHESIVE SEALANT

3512-11 SS JOIST HANGER.

LUMBERLOK STAINLESS STEEL JOIST HANGER FIXED WITH 30 x 3.15 SS PRODUCT NAILS & OR TYPE 17-12G x 35 mm SS HEX HEAD SCREWS AS PER MANUFACTURERS SPECIFICATION

4522-04 SLIDING SCREEN

POWDERCOATED ALUMINIUM SLIDING SCREENS

3512-15 SS CLEATS.

LUMBERLOK STAINLESS STEEL CPC40 CLEATS FIXED WITH TYPE 17-14G HEX HEAD SCREWS

4522-05 FIXED SCREEN

POWDERCOATED ALUMINIUM SCREEN - 75 x 25mm RHS, CAPPED BOTH ENDS

3821-18 TIMBER PLATE.

H3.2 TIMBER PLATE OVER 10 mm POLYPROPYLENE SHIMS FIXED WITH M10 x 130 STAINLESS STEEL SCREW ANCHORS @ 600 CRS

4522-10 ALUMINIUM SHROUD.

3 mm FABRICATED ALUMINIUM SHROUD. POWDER COAT FINISH. ALL CORNERS MITRED & NEATLY WELDED. SUPPORTED ON CONCEALED 6 mm ALUMINIUM ANGLES @ 800 CRS WITH STAINLESS STEEL FASTENERS. PROVIDE NEOPRENE GASKET UNDER ANGLES.

3821-19 BOTTOM PLATE.

45 mm BOTTOM PLATE OVER THERMAKRAFT SUPERCOURSE 500 DPC. REFER TO SCHEDULE FOR BOTTOM PLATE FIXING

4524-12 ADLUX SKYLIGHT.

ADLUX HARMONY DOUBLE GLAZED ROOF WINDOW INSTALLED TO MANUFACTURERS INSTRUCTIONS. REFER SPECIFICATION CLAUSE 4554AH

3821-24 35 mm CAVITY BATTENS.

45 x 35 H3 TIMBER CAVITY BATTENS STRUCTURALLY FIXED. REFER DETAIL

4711-01 THERMAL INSULATION.

THERMAL INSULATION. REFER SCHEDULE.

3821-27 TIMBER POST.

PROLAM PLP85-100 GLULAM POSTS - REFER ENGINEER'S DRAWINGS. PAINT FINISH.

4711-21 ENERTHERM INSULATION.

40 mm ENERTHERM PIR INSULATION OVER ALU VAPOUR BARRIER ON NURAFLEX PRIMER. FIX WITH IKOFIX FASTENERS

3873-14 15 mm H3 PLYWOOD.

15 mm H3 CONSTRUCTION PLYWOOD FIXED WITH CSK S.S. SCREWS

4711-30 ACOUSTIC INSULATION.

ACOUSTIC INSULATION. REFER SCHEDULE

4 ENCLOSURE.

4131-14 NURAPLY 3PTM TANKING.

NURAPLY 3PTM TANKING MEMBRANE LOOSE LAID & INSTALLED TO MANUFACTURERS SPECIFICATION. REFER SPEC CLAUSE 4131N

4811-11 SEALANT.

SIKA AT FACADE SEALANT

4131-15 NURAPLY 3PT TANKING.

NURAPLY 3PT TANKING MEMBRANE INSTALLED TO MANUFACTURERS SPECIFICATION. REFER SPEC CLAUSE 4131N

4811-13 SEALANT OVER PEF ROD.

SIKA SEALANT OVER PEF BACKING ROD

4131-18 DRAINAGE BOARD.

NURATHERM 80 mm XPS COMBI BOARD DRAINAGE & INSULATION LAYER

4811-20 FOAM SEAL.

INSEAL 3109 10 x 10 BLACK PVC FOAM SEAL

4161-20 FLASHING TAPE.

MARSHALL INNOVATIONS SUPERSTICK FLASHING TAPE TO ALL WINDOW/DOOR OPENINGS

4852-01 ALUMINIUM BALUSTRADE.

POWDERCOATED ALUMINIUM FINNS BALUSTRADE FROM FENCE & GATE SHOP. TYPICAL GAP 85 mm. MAXIMUM GAP 99 mm. ADJUST SPACING TO ENSURE BALUSTERS ARE EQUALLY SPACED.

4171-10 ECOPLY RAB.

7 mm ECOPLY BARRIER RIGID AIR BARRIER FIXED WITH STAINLESS STEEL FASTENERS

4855-03 GLASS BALUSTRADE.

JURALCO EDGETEC JH CLAMP GLASS BALUSTRADE SYSTEM INSTALLED TO MANUFACTURERS SPECIFICATION

4221-28 PAINTED WEATHERBOARDS

ALASKAN CEDAR BEVEL-BACK WEATHERBOARDS OVER 20 mm CAVITY. PAINT FINISH

4925-01 STAINLESS STEEL FLASHING.

0.7 mm FOLDED STAINLESS STEEL FLASHING

4221-32 TIMBER FASCIA.

28 mm CEDAR FASCIA. PAINT FINISH

4925-02 STAINLESS STEEL FLASHING.

0.7 mm STAINLESS STEEL FLASHING SEALED INTO 20 x 10 SAW CUT. SEAL WITH SIKAFLEX 11FC & USE PRIMER No. 3N ON CONCRETE. POWDER COAT FLASHING

4221-34 TIMBER FASCIA.

20 mm CEDAR FASCIA. PAINT FINISH

4934-03 ALUMINIUM FLASHING.

1.6 mm ALUMINIUM FLASHING FINISHED TO MATCH ALUMINIUM JOINERY

4221-61 ALUM FLASHING.

1.6 mm FOLDED ALUMINIUM FLASHING. POWDER COAT FINISH

5 INTERIOR.

13 mm GIB STANDARD PLASTERBOARD. REFER SPECIFICATION CLAUSE 5113

4224-10 H3 SCRIBER.

H3 TIMBER SCRIBER SEALED TO CLADDING. PAINT FINISH

5113-09 GIB WALL LINING.

10 mm GIB BOARD WALL LINING. REFER SPECIFICATION CLAUSE 5113

4224-12 COVERBOARD.

H3 TIMBER COVERBOARD & SCRIBERS. SEALED TO CLADDING & FIXED WITH S.S. NAILS & PAINT FINISHED

5113-33 GIB CEILING.

13 mm GIB PLASTERBOARD CEILING ON 28 mm RONDO 129 BATTENS @ 600 CRS

4231-14 VILLABOARD SOFFIT.

9mm VILLABOARD SOFFIT. PAINT FINISH.

5124-47 T & G TIMBER CEILING.

12 mm CEDAR T & G LINING OVER 70 x 45 TIMBER BATTENS @ 400 CRS. SECRET NAIL FIXING & CLEAR FINISHED

4241-50 METAL FLASHING.

FOLDED METAL FLASHING TO MATCH WALL CLADDING

5433-11 21 mm PLYFLOOR.

ECOPLY CD PLYWOOD FLOORING. 21 mm F8 LAID AT RIGHT ANGLES TO SUPPORTS IN A STAGGERED PATTERN. REFER SPEC SECTION 5433

4271-11 STONE VENEER.

SELECTED CRAFTSTONE NATURAL STONE VENEER ON CRAFTBOND MORTAR ADHESIVE OVER CRAFTSTONE PENETRATING SEALER

6 FINISH.

SELECTED WALL TILES OVER WATERPROOF MEMBRANE OVER VILLABOARD SUBSTRATE. REFER SPECIFICATION CLAUSE 6211

4291-10 20 mm CAVITY CLOSER FLASHING.

DYNEX 20 mm STANDARD uPVC CAVITY CLOSER. PROVIDE STOP ENDS ABOVE WINDOWS & DOORS

6211-10 SELECTED WALL TILES.

SELECTED WALL TILES OVER WATERPROOF MEMBRANE OVER VILLABOARD SUBSTRATE. REFER SPECIFICATION CLAUSE 6211

4291-14 35 mm CAVITY CLOSER FLASHING.

DYNEX 35 mm STANDARD uPVC CAVITY CLOSER FIXED WITH 40 mm FLAT HEAD STAINLESS STEEL NAILS

6211-20 GALV ANGLE.

RONDO NZ18 OR GIBFIX GALVANISED STEEL ANGLE TO ALL INTERNAL TILED CORNERS

4291-17 30 mm CAVITY CLOSER FLASHING.

DYNEX 30 mm STANDARD uPVC CAVITY CLOSER FIXED WITH 40 mm FLAT HEAD STAINLESS STEEL NAILS

6221-04 WATERPROOF MEMBRANE.

MAPEI MAPELASTIC SMART WATERPROOF MEMBRANE INSTALLED TO MANUFACTURERS SPECIFICATION. REFER SPEC SECTION 6221M

4291-31 CORNER SOAKER.

STAINLESS STEEL CORNER SOAKER PAINTED TO MATCH CLADDING

6221-11 SELECTED FLOOR TILES.

SELECTED FLOOR TILES OVER WATERPROOF MEMBRANE OVER CONCRETE SLAB. REFER SPEC SECTION 6221M

4291-51 DYNEX BACK FLASHING.

DYNEX 75 x 75 mm BACK FLASHING TO BASE OF CLADDING. FIX WITH STAINLESS STEEL STAPLES OR NAILS

6291-10 SEALANT.

SIKASIL WET AREAS NEUTRAL CURE SILICONE SEALANT APPLIED TO MANUFACTURERS SPECIFICATION

4291-52 DYNEX BACK FLASHING.

DYNEX 200 mm BACK FLASHING TO BASE OF CLADDING. POSITIONED IN FRONT OF CAVITY. FIXED WITH STAINLESS STEEL STAPLES OR NAILS

6311-13 SOLID TIMBER FLOORING.

19 mm SOLID T & G FLOORING FIXED WITH HANDLEY UNI-STICK ADHESIVE. FINISHED IN LOBA 2K INVISIBLE PROTECT FLOOR FINISH

4311-13 PROFILED METAL CLADDING.

CUSTOM PROFILED ANODIZED ALUMINIUM CLADDING. CLIP FIXED OVER 20mm CAVITY. REFER SPEC CLAUSE 4241MR.

6511-01 CARPET.

SELECTED CARPET OVER 11/130 SLEEPYHEAD MEMORY UNDERLAY

4331-01 COMPRESSED SHEET FLOORING.

JAMES HARDIE 18 mm COMPRESSED SHEET FLOORING INSTALLED TO MANUFACTURERS SPECIFICATION. REFER SPEC CLAUSE 4331H

7 SERVICES.

ALLPROOF VISION STAINLESS STEEL SHOWER CHANNEL WITH TILE INSERT GRATE INSTALLED TO MANUFACTURERS SPECIFICATION

4361-92 VENTILATION BATTEN.

DRISPACE VB20 VENTILATION & DRAINAGE BATTEN & VAPOUR SEPARATION

7151-12 ALLPROOF DRAINAGE CHANNEL.

ALLPROOF VISION STAINLESS STEEL SHOWER CHANNEL WITH TILE INSERT GRATE INSTALLED TO MANUFACTURERS SPECIFICATION

4383-13 TIMBER DECKING.

140 x 19 mm HARDWOOD TIMBER DECKING FIXED WITH STAINLESS STEEL SPAX T-STAR PLUS T25 DECKING SCREWS.

7411-13 SPOUTING SHROUD.

2 mm ALUMINIUM SHROUD. POWDER COAT FINISH

4384-25 TIMBER SOFFIT.

12 mm CEDAR T,G & V SOFFIT. SECRET FIXED & CLEAR FINISHED WITH OSMO NATURAL OIL WOODSTAIN CLEAR MATT SCREWS. POWDER COAT FINISH

7411-31 ALUMINIUM DOWNPIPE.

ALUMINIUM TUBE DOWNPIPE WITH MATCHING CLIPS. POWDER COAT FINISH TO MATCH SPOUTING. EQUALLY SPACE CLIPS @ 1.0 m MAXIMUM CENTRES.

4422-30 NURATRIM FLASHING.

NURATRIM ALUMINIUM FLASHING FIXED WITH S.S. CSK SCREWS. POWDER COAT FINISH

7412-05 SOFFIT COVER.

ALLPROOF 100 mm STAINLESS STEEL SOFFIT COVER WITH PVC BASE (SOC100SS PVC)

4422-32 ALUMINIUM ANGLE.

50 x 50 x 3 ALUMINIUM ANGLE FIXED WITH STAINLESS STEEL SCREWS

7412-06 100 Ø ROOF OUTLET.

ALLPROOF 100 mm STAINLESS STEEL ROOF DRAIN (SUREFLOW 100 SS) WITH PVC BASE REBATED FLUSH INTO SUBSTRATE

4422-35 TERMINATION BAR.

50 x 2 STAINLESS STEEL TERMINATION BAR FIXED @ 200 CRS

7412-07 100 Ø OVERFLOW OUTLET.

ALLPROOF 100 mm STAINLESS STEEL OVERFLOW OUTLET (SUREFLOW100 OFLOW SS) WITH PVC BASE REBATED FLUSH INTO SUBSTRATE

4423-18 TORCH ON MEMBRANE OVER FLAT PIR.

NURAPLY 3PM 2 LAYER TORCH ON ROOFING OVER FLAT BOARD PIR INSULATION OVER 17 mm PLYWOOD SUBSTRATE. FIX PLY IN A STAGGERED PATTERN WITH SS FASTENERS.

7441-10 DRAINAGE PIPE.

110 Ø NEXUSFLO PUNCHED DRAINAGE PIPE WITH FILTER SOCK LAID TO FALL 1:400 MINIMUM

4511-21 TIMBER JOINERY.

JMF CEDAR JOINERY. NZS4211 COMPLIANT. ROSEWOOD FRAMES WITH SOLID CORE EXTERIOR GRADE FLUSH DOOR. PAINT FINISHED

7441-21 FREE DRAINING BACKFILL.

FREE DRAINING CRUSHED STONE, 7 mm TO 20 mm IN SIZE.

4511-80 TIMBER FACING.

H3 TIMBER FACING. PRE-PRIMED FOR PAINT FINISH

7451-03 ALLPROOF CANTILEVER BRACKET.

ALLPROOF CANTILEVER BRACKET WITH TILE INSERT INSTALLED TO MANUFACTURERS SPECIFICATION

4521-12 ALUM HEAD FLASHING.

ALUMINIUM HEAD FLASHING WITH STOP ENDS. FINISH TO MATCH JOINERY. 10 mm MINIMUM COVER TO WINDOW HEAD & EXTEND 20 mm PAST JAMBS. FIX WITH 30 x 2.8 S.S. FH NAILS @ 500 CRS

8 EXTERNAL.

SELECTED STONE PAVERS ON 100 mm CONCRETE SLAB OVER COMPACTED HARDFILL

4521-13 ALUM SUPPORT BAR.

ALUMINIUM SUPPORT BAR TO WINDOW FABRICATORS SPECIFICATION

8422-11 HARDWOOD DECKING.

19 mm HARDWOOD TIMBER DECKING. SCREW FIXED

4521-14 ALUMINIUM JOINERY

APL ALUMINIUM JOINERY WITH DOUBLE GLAZING. BLACK

8435-10 GLASS POOL FENCING.

FRAMELESS GLASS BALUSTRADE/POOL FENCE INSTALLED TO MANUFACTURERS SPECIFICATION

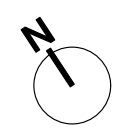
8435-20 ALUMINIUM POOL FENCING.

FENCE & GATE SHOP FINNS BALUSTRADE. POWDER COATED ALUMINIUM FINNS WITH 20 DIA TOP RAIL

DRAWING LIST

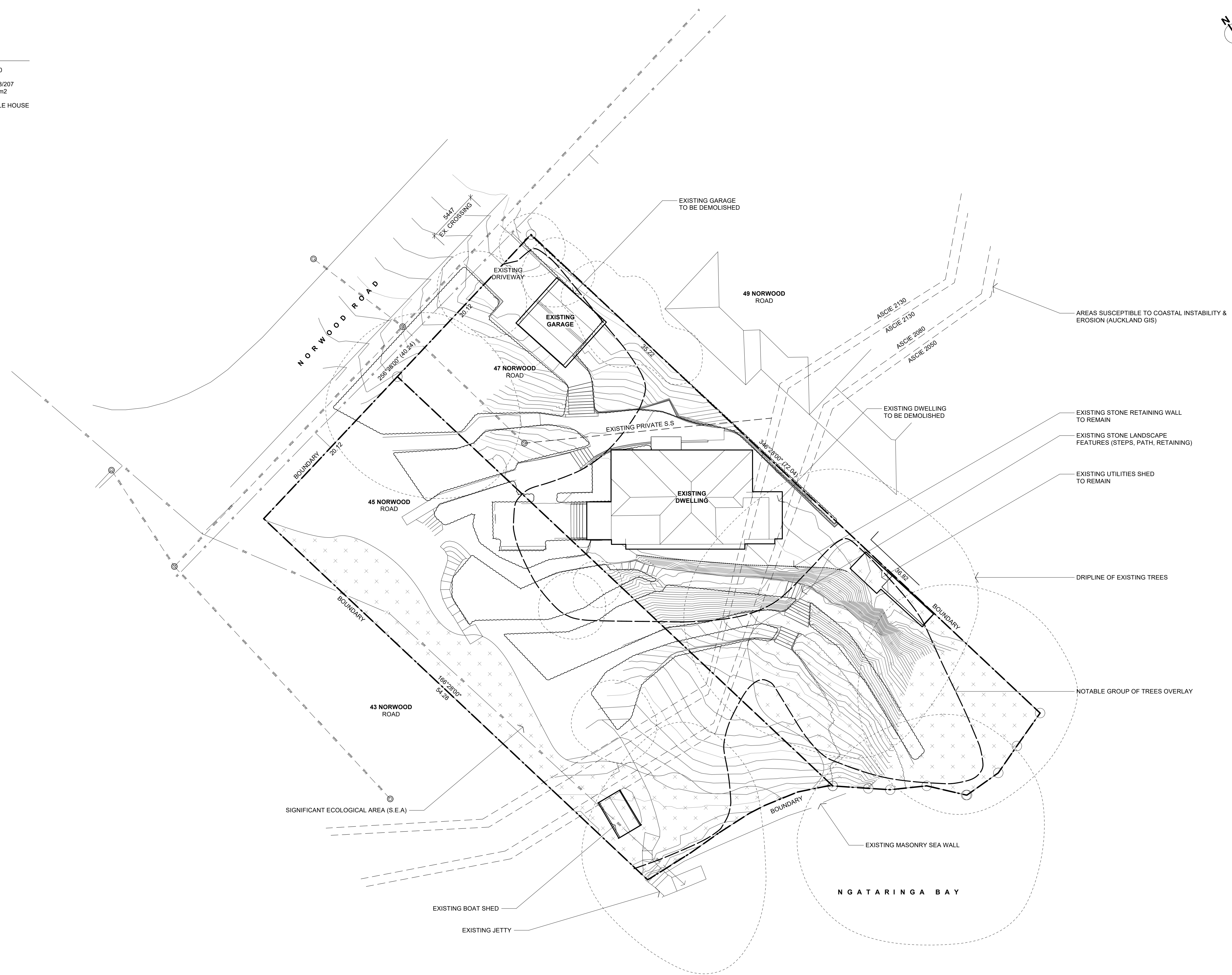
ISSUE 3 15/05/2026

SHEET No.	SHEET TITLE	CURRENT REVISION	REVISION DATE
A001	KEYNOTES & DRAWING LIST	C	15/05/2026
A100	EXISTING OVERALL SITE PLAN	A	14/04/2026
A101	PROPOSED OVERALL SITE PLAN	B	15/05/2026
A102	SITE SURVEY PLAN	A	14/04/2026
A103	SITE COVERAGE PLAN	A	14/04/2026
A104	EARTHWORKS PLAN	B	23/04/2026
A105	SITE DRAINAGE PLAN	B	23/04/2026
A106	PLUMBING PLANS & SCHEMATIC	B	23/04/2026
A201	GROUND FLOOR PLAN	A	14/04/2026
A202	FIRST FLOOR PLAN	A	14/04/2026
A203	DIMENSIONED GROUND FLOOR PLAN	B	14/05/2026
A204	DIMENSIONED FIRST FLOOR PLAN	B	14/05/2026
A205	ROOF PLAN	A	14/04/2026
A206	FLOOR & WALL FINISHES PLAN	A	15/05/2026
A207	FLOOR & WALL FINISHES PLAN	A	15/05/2026
A208	SLAB/FOUNDATION PLAN	B	15/05/2026
A211	REFLECTED CEILING PLAN	A	15/05/2026
A212	REFLECTED CEILING PLAN	A	15/05/2026
A301	HOUSE ELEVATIONS	B	15/05/2026
A302	HOUSE ELEVATIONS	B	15/05/2026
A303	HOUSE ELEVATIONS	B	15/05/2026
A401	SECTIONS	B	15/05/2026
A402	SECTIONS	B	15/05/2026
A403	SECTIONS	A	15/05/2026
A501	CONSTRUCTION DETAILS	A	14/04/2026
A502	CONSTRUCTION DETAILS	B	15/05/2026
A503	CONSTRUCTION DETAILS	B	15/05/2026
A504	CONSTRUCTION DETAILS	B	15/05/2026
A505	CONSTRUCTION DETAILS	B	15/05/2026
A506	CONSTRUCTION DETAILS	B	15/05/2026
A507	CONSTRUCTION DETAILS	A	14/04/2026
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A512	CONSTRUCTION DETAILS	B	15/05/2026
A513	CONSTRUCTION DETAILS	A	14/04/2026
A514	CONSTRUCTION DETAILS	B	15/05/2026
A515	CONSTRUCTION DETAILS	A	14/04/2026
A516			



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SITE DETAILS	
LOT	29 - 30
DP	4787
CT	NA333/207
SITE AREA	2580 m2
PLANNING ZONE	SINGLE HOUSE
DURABILITY ZONE	D
EARTHQUAKE ZONE	1
WIND ZONE	HIGH



1 EXISTING SITE PLAN
Scale: 1:200

Scale: 1:200 @ A1 (1:400 @ A3)
0 10000 20000 30000 mm

No.	DATE	DESCRIPTION	BY
REVISIONS:			

PROJECT:
PROPOSED NEW HOME

CLIENT:
BAILEY FAMILY

ADDRESS:
45-47 NORWOOD ROAD
BAYSWATER

SHEET TITLE:
EXISTING OVERALL SITE PLAN



Axis Building, Studio 2.7, 1 Cleveland Rd, Parnell, Auckland
P. 09 304 0090 www.s2a.co.nz

SCALE:	1:200	ORIG SHT SIZE:	ISO A1
DRAWN:	S2A	DATE:	JUNE 2025
PROJECT No.:	2501	SHEET No.:	A100
		Revision:	A

CONSTRUCTION ISSUE - 15/05/2026

2501.WD01.03.dwg

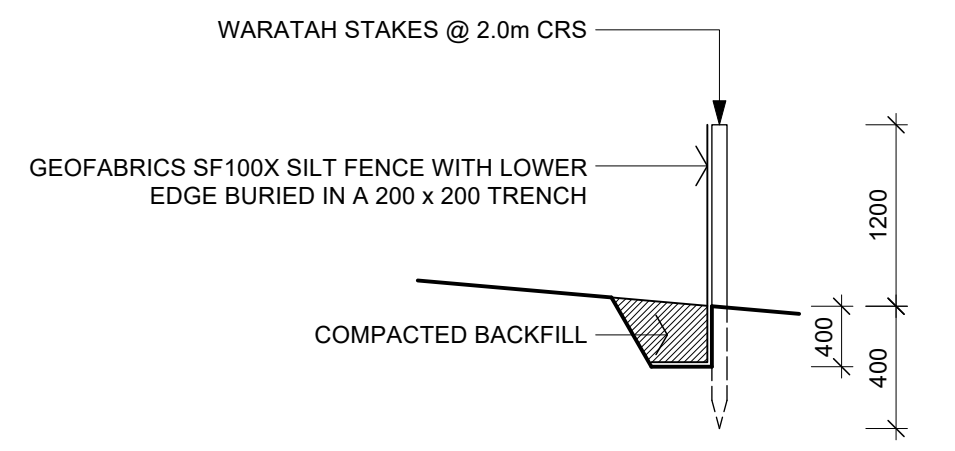
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SITE DETAILS

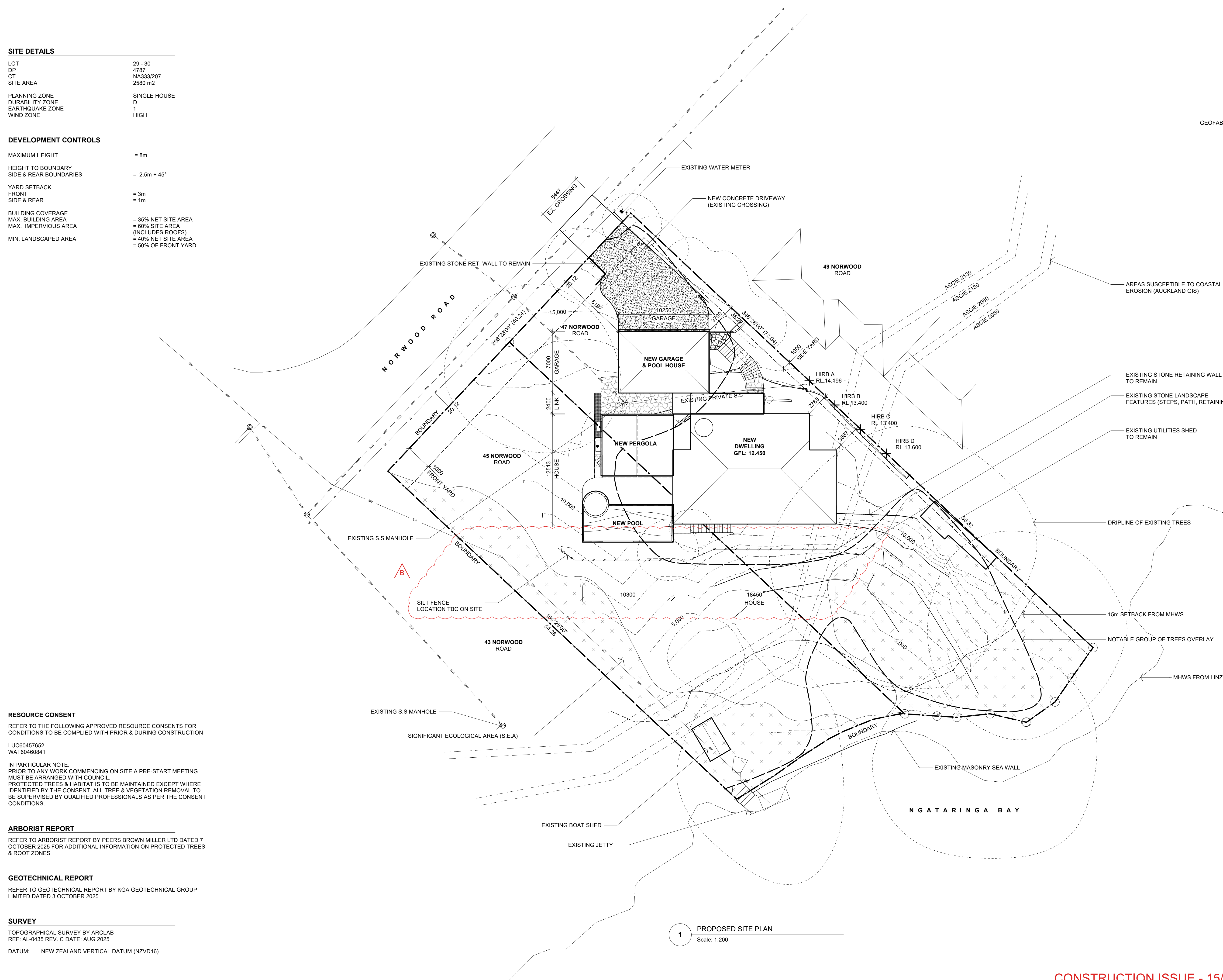
LOT	29 - 30
DP	4787
CT	NA333/207
SITE AREA	2580 m2
PLANNING ZONE	SINGLE HOUSE
DURABILITY ZONE	D
EARTHQUAKE ZONE	1
WIND ZONE	HIGH

DEVELOPMENT CONTROLS

MAXIMUM HEIGHT	= 8m
HEIGHT TO BOUNDARY SIDE & REAR BOUNDARIES	= 2.5m + 45°
YARD SETBACK FRONT	= 3m
YARD SETBACK SIDE & REAR	= 1m
BUILDING COVERAGE	= 35% NET SITE AREA
MAX. BUILDING AREA	= 60% SITE AREA
MAX. IMPERVIOUS AREA	= 40% NET SITE AREA (INCLUDES ROOFS)
MIN. LANDSCAPED AREA	= 50% OF FRONT YARD



DETAIL - SILT FENCE (TYPICAL)
Scale: 1:50



1 PROPOSED SITE PLAN
Scale: 1:200

RESOURCE CONSENT
REFER TO THE FOLLOWING APPROVED RESOURCE CONSENTS FOR CONDITIONS TO BE COMPLIED WITH PRIOR & DURING CONSTRUCTION

LUC60457652
WAT60460941

IN PARTICULAR NOTE:
PRIOR TO ANY WORK COMMENCING ON SITE A PRE-START MEETING MUST BE ARRANGED WITH COUNCIL.
PROTECTED TREES & HABITAT IS TO BE MAINTAINED EXCEPT WHERE IDENTIFIED BY THE CONSENT. ALL TREE & VEGETATION REMOVAL TO BE SUPERVISED BY QUALIFIED PROFESSIONALS AS PER THE CONSENT CONDITIONS.

ARBORIST REPORT
REFER TO ARBORIST REPORT BY PEERS BROWN MILLER LTD DATED 7 OCTOBER 2025 FOR ADDITIONAL INFORMATION ON PROTECTED TREES & ROOT ZONES

GEOTECHNICAL REPORT
REFER TO GEOTECHNICAL REPORT BY KGA GEOTECHNICAL GROUP LIMITED DATED 3 OCTOBER 2025

SURVEY
TOPOGRAPHICAL SURVEY BY ARCLAB
REF: AL-0435 REV. C DATE: AUG 2025
DATUM: NEW ZEALAND VERTICAL DATUM (NZVD16)

REVISIONS:

B	15/05/2026	SILT FENCE ADDED	SZA
A	14/04/2025	BC ISSUE	SZA
No.	DATE	DESCRIPTION	BY

PROJECT:
PROPOSED NEW HOME

CLIENT:
BAILEY FAMILY

ADDRESS:
45-47 NORWOOD ROAD
BAYSWATER

SHEET TITLE:
PROPOSED OVERALL SITE PLAN

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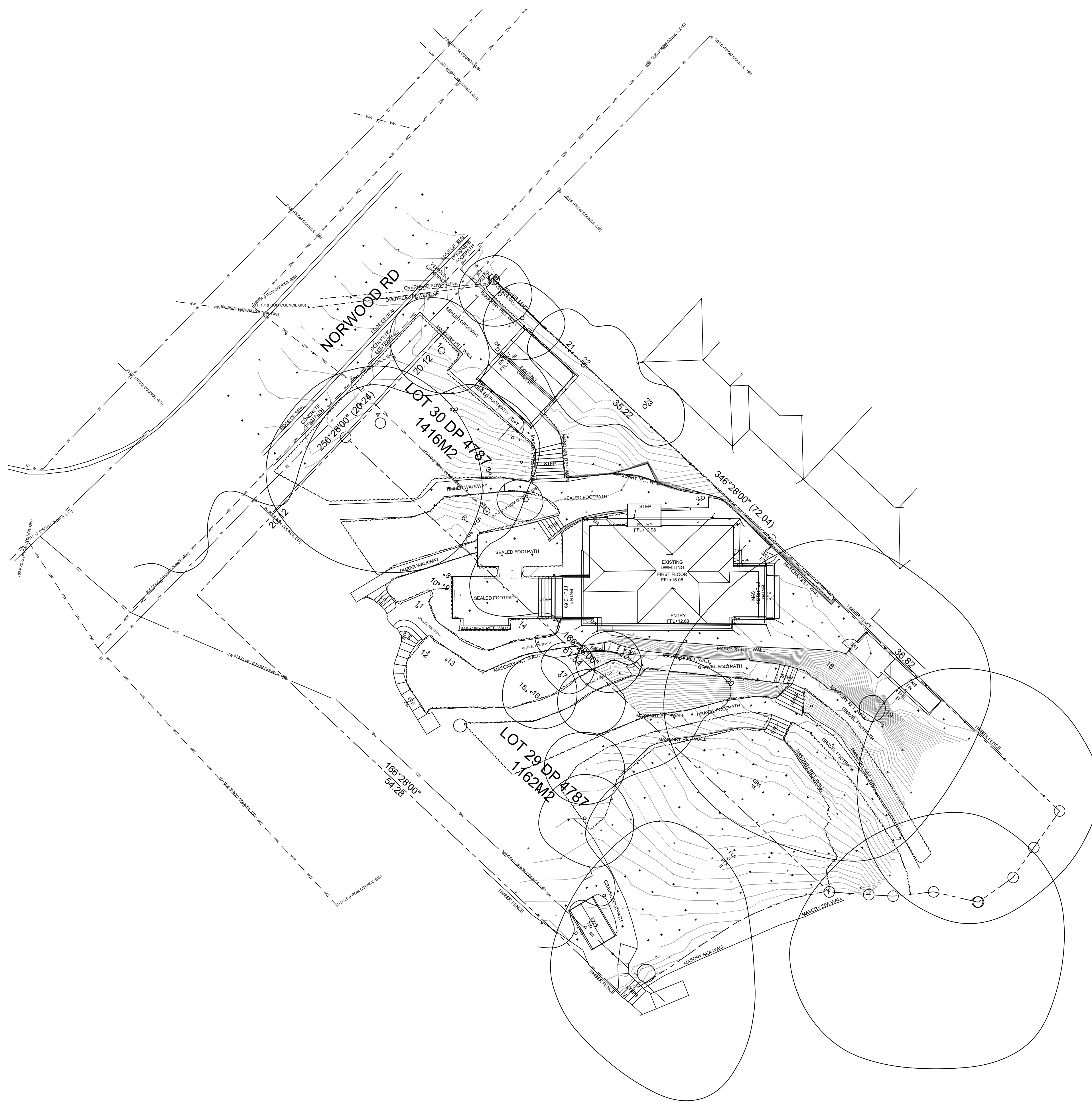
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DRAWN:	SZA	DATE:	JUNE 2025
PROJECT No.:	2501	SHEET No.:	A101
		Revision:	B

CONSTRUCTION ISSUE - 15/05/2026





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SURVEY
TOPOGRAPHICAL SURVEY BY ARCLAB
REF: AL-0435 REV. C DATE: AUG 2025
DATUM: NEW ZEALAND VERTICAL DATUM (NZVD16)

1 SITE SURVEY PLAN
Scale: 1:200



No.	DATE	DESCRIPTION	BY
REVISIONS:			
PROJECT: PROPOSED NEW HOME			
CLIENT: BAILEY FAMILY			
ADDRESS: 45-47 NORWOOD ROAD BAYSWATER			
SHEET TITLE: SITE SURVEY PLAN			

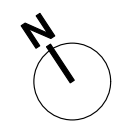
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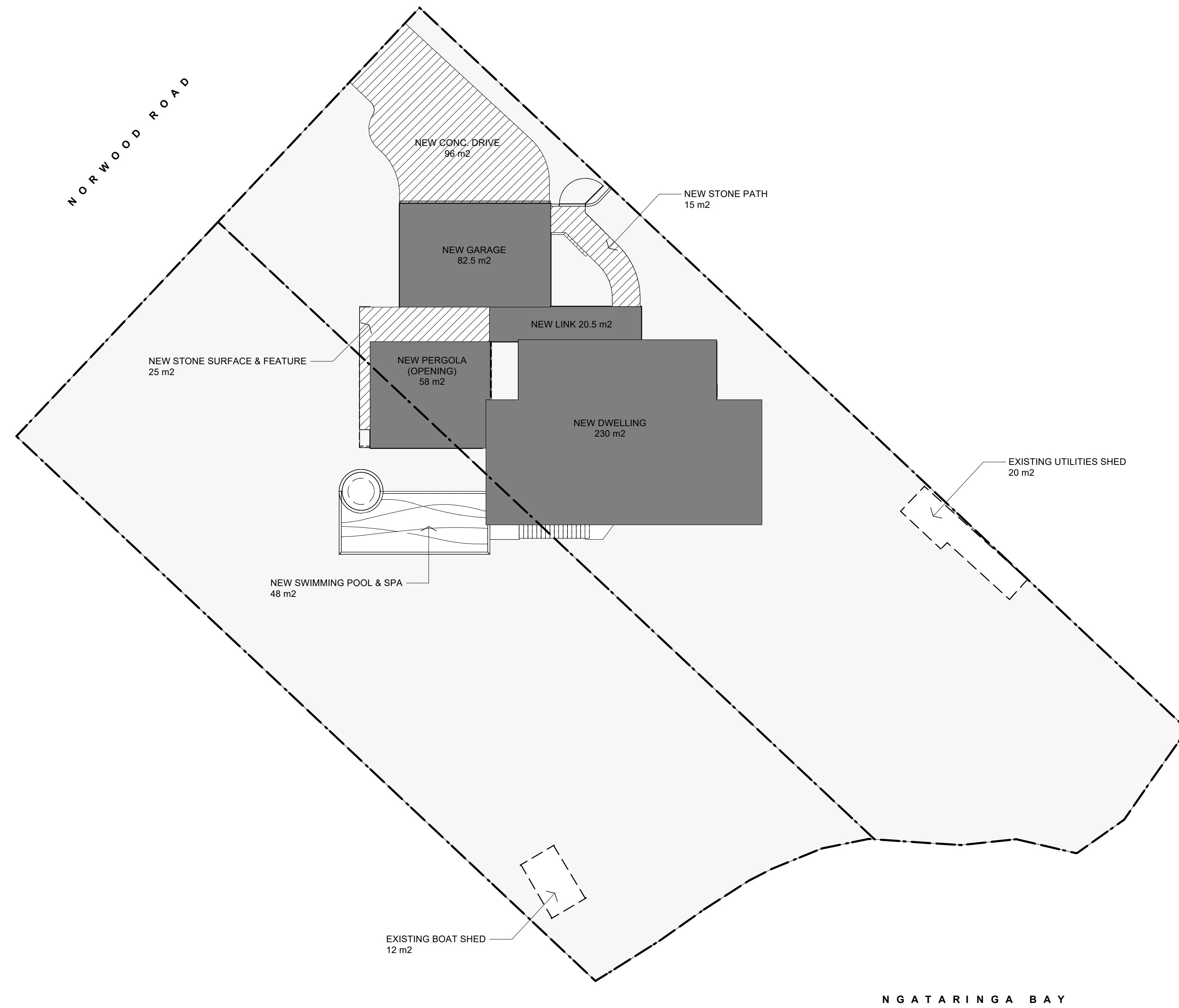
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PROJECT No.:	2501	SHEET No.:	A102
		Revision:	A

CONSTRUCTION ISSUE - 15/05/2026

2501_WD01_03.dwg



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COVERAGE KEY

	EXISTING BUILDING	= 30.5 m ²
	COVERAGE TO REMAIN	= 1.2%
	PROPOSED BUILDING COVERAGE	= 391 m ² = 15.1%
	TOTAL COVERAGE	= 421.5 m ² = 16.3%
	IMPERVIOUS AREA	= 137 m ²
	+ BUILDING COVERAGE	= 421.5 m ² = 558.5 m ² = 21.6%
	LANDSCAPED AREA	= 1954 m ² = 75.7%

1 PROPOSED SITE COVERAGE PLAN
Scale: 1:200

Scale: 1:200 @ A1 (1:400 @ A3)
0 10000 20000 30000 mm

A	14/04/2026	BC ISSUE	S2A
No.	DATE	DESCRIPTION	BY

REVISIONS:

PROJECT:

PROPOSED NEW HOME

CLIENT:

BAILEY FAMILY

ADDRESS:

45-47 NORWOOD ROAD
BAYSWATER

SHEET TITLE:

SITE COVERAGE PLAN

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Axis Building, Studio 2.7, 1 Cleveland Rd, Parnell
PO Box 37 270, Parnell, Auckland
P. 09 304 0090 www.s2a.co.nz

SCALE: 1:200 **ORIG SHT SIZE:** ISO A1

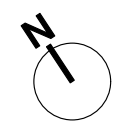
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PROJECT No.: SHEET No.: Revision:

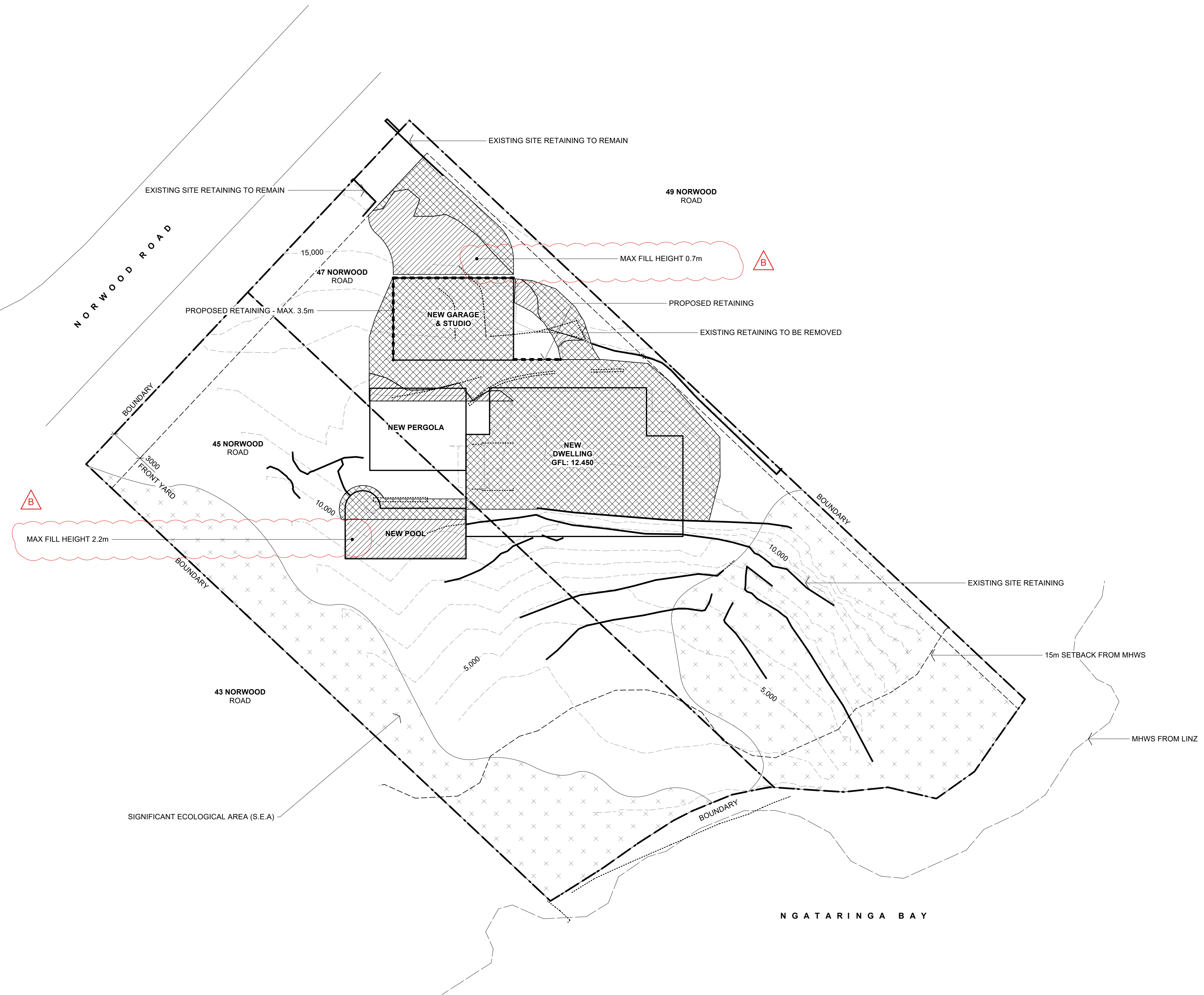
2501 A103 A

CONSTRUCTION ISSUE - 15/05/2026

2501_WD01_03.dwg



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NOTES

REFER TO THE FOLLOWING APPROVED RESOURCE CONSENTS FOR CONDITIONS TO BE COMPLIED WITH PRIOR & DURING EARTHWORKS

LUC60457652
WAT60460841

ENSURE STABILITY OF NEIGHBOURING PROPERTIES IS MAINTAINED AT ALL TIMES

EARTHWORKS TO BE CARRIED OUT WITH SUPERVISION OF A QUALIFIED GEOTECHNICAL ENGINEER. REFER REPORT BY KGA GEOTECHNICAL GROUP LIMITED.

ALL EARTHWORKS WITHIN ROOTZONE OF SIGNIFICANT TREES TO BE CARRIED OUT UNDER SUPERVISION OF A QUALIFIED ARBORIST. REFER REPORT BY PEERS BROWN MILLAR.

EARTHWORKS KEY

---	EXISTING CONTOURS		
—	PROPOSED CONTOURS		
	PROPOSED CUT		
	AREA	= 445 m ²	
	VOLUME	= 255 m ³	
	PROPOSED FILL		
	AREA	= 110 m ²	
	VOLUME	= 45 m ³	
TOTAL EARTHWORKS			
	AREA	= 550 m ²	
	VOLUME	= 300 m ³	

1 PROPOSED EARTHWORKS PLAN
Scale: 1:200



B	23/04/2025	MAX HEIGHT NOTED	SZA
A	14/04/2025	BC ISSUE	SZA
No.	DATE	DESCRIPTION	BY

REVISIONS:

PROJECT:
PROPOSED NEW HOME

CLIENT:
BAILEY FAMILY

ADDRESS:
45-47 NORWOOD ROAD
BAYSWATER

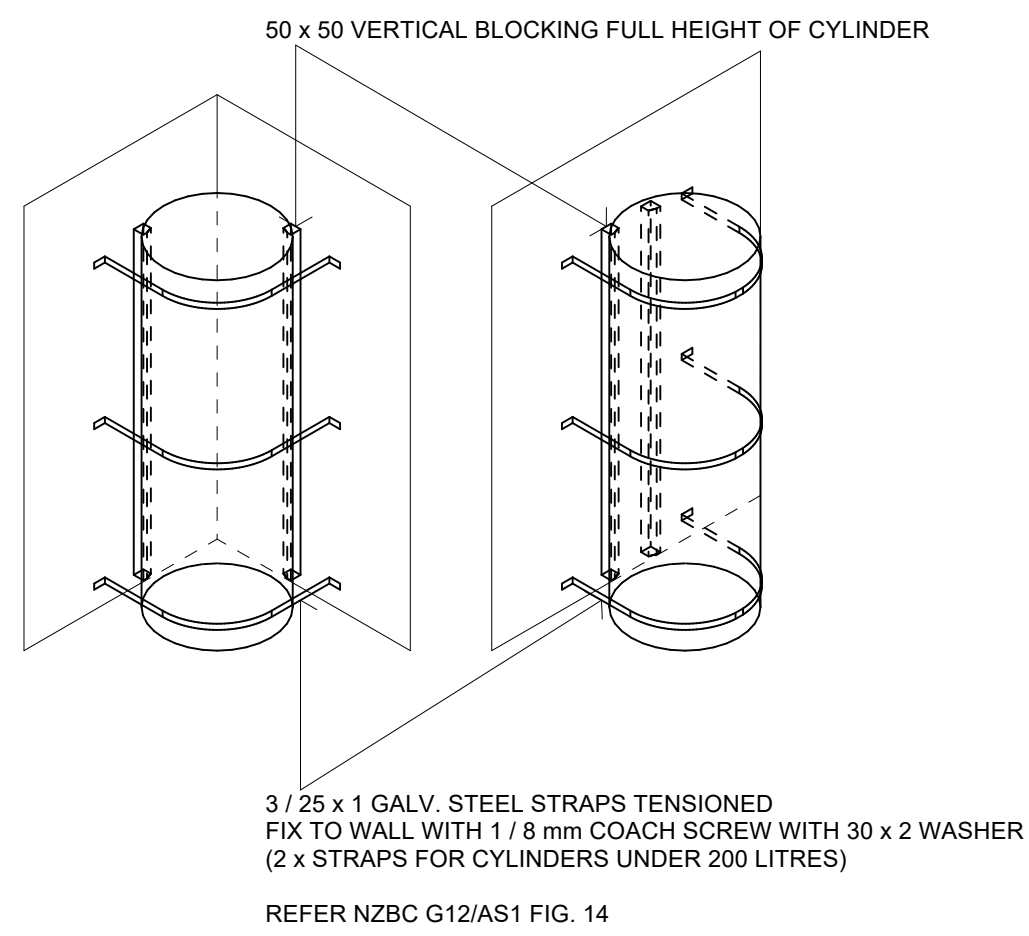
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EARTHWORKS PLAN



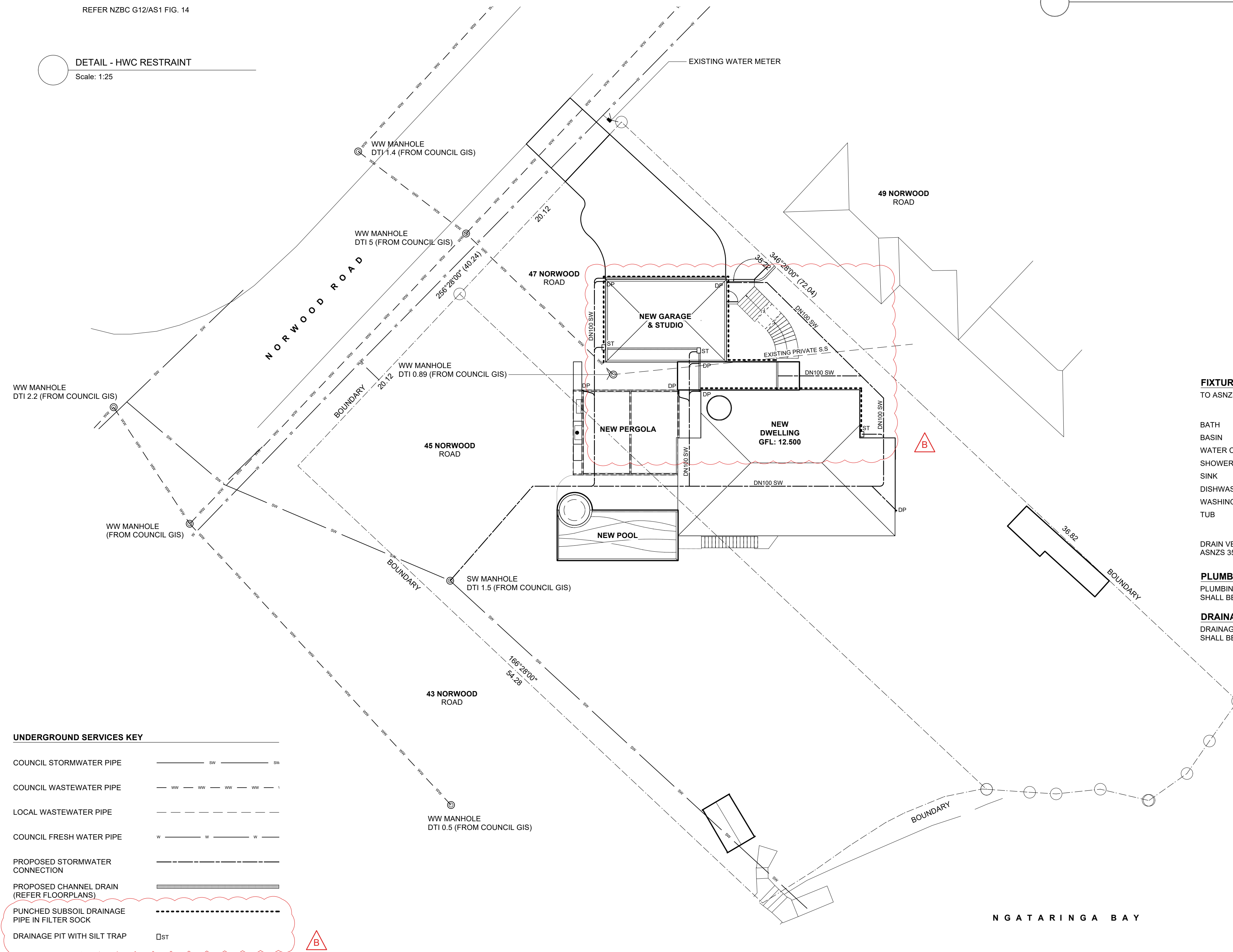
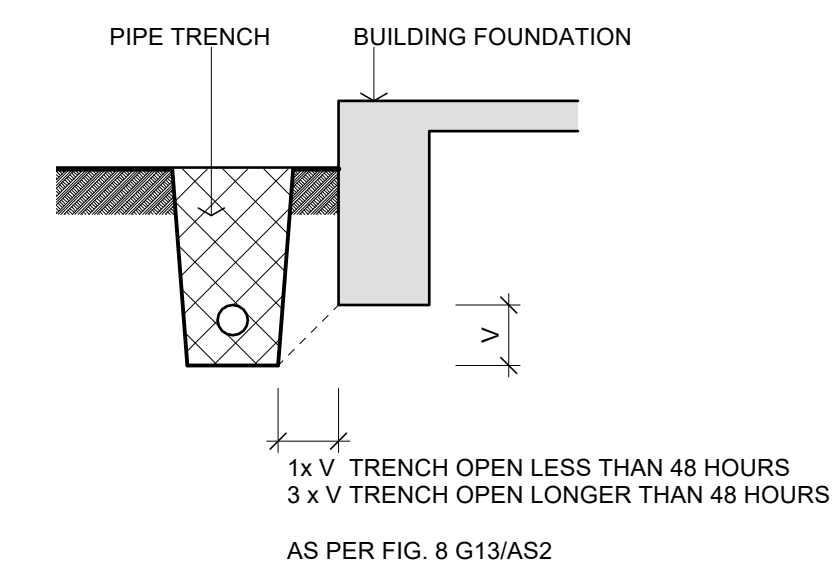
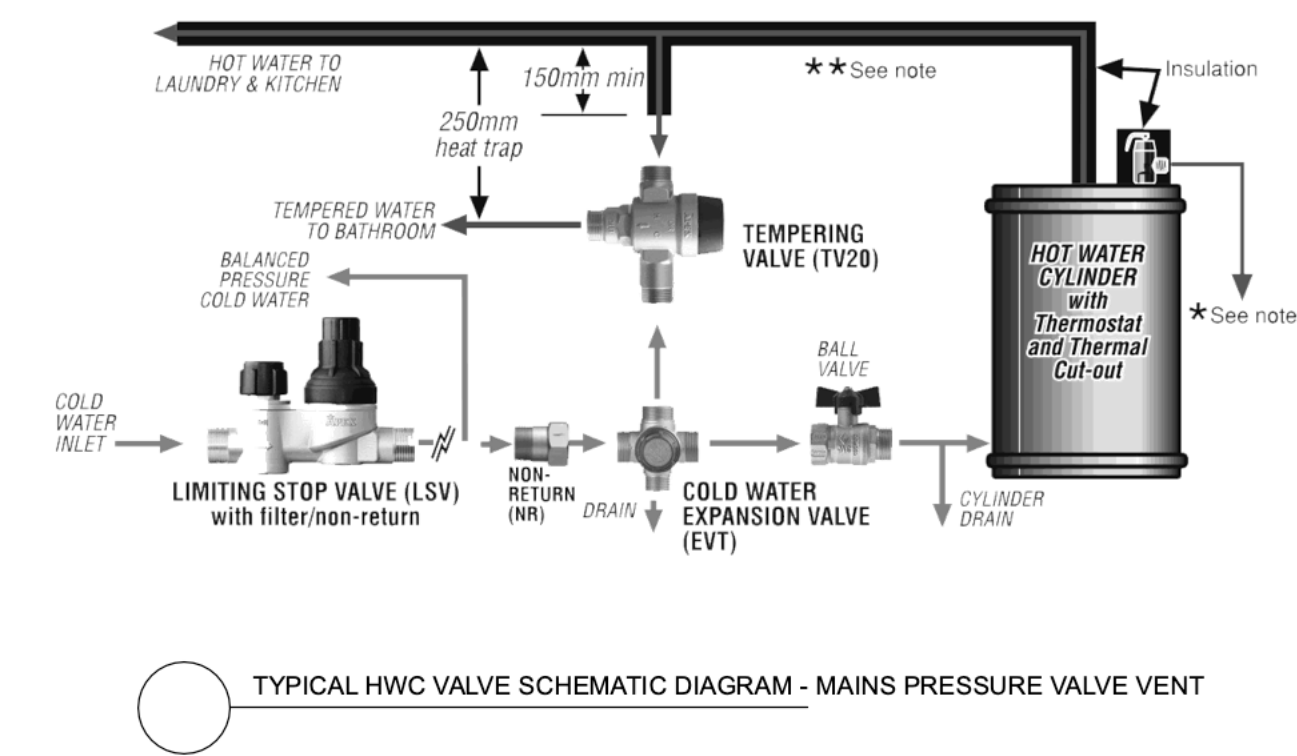
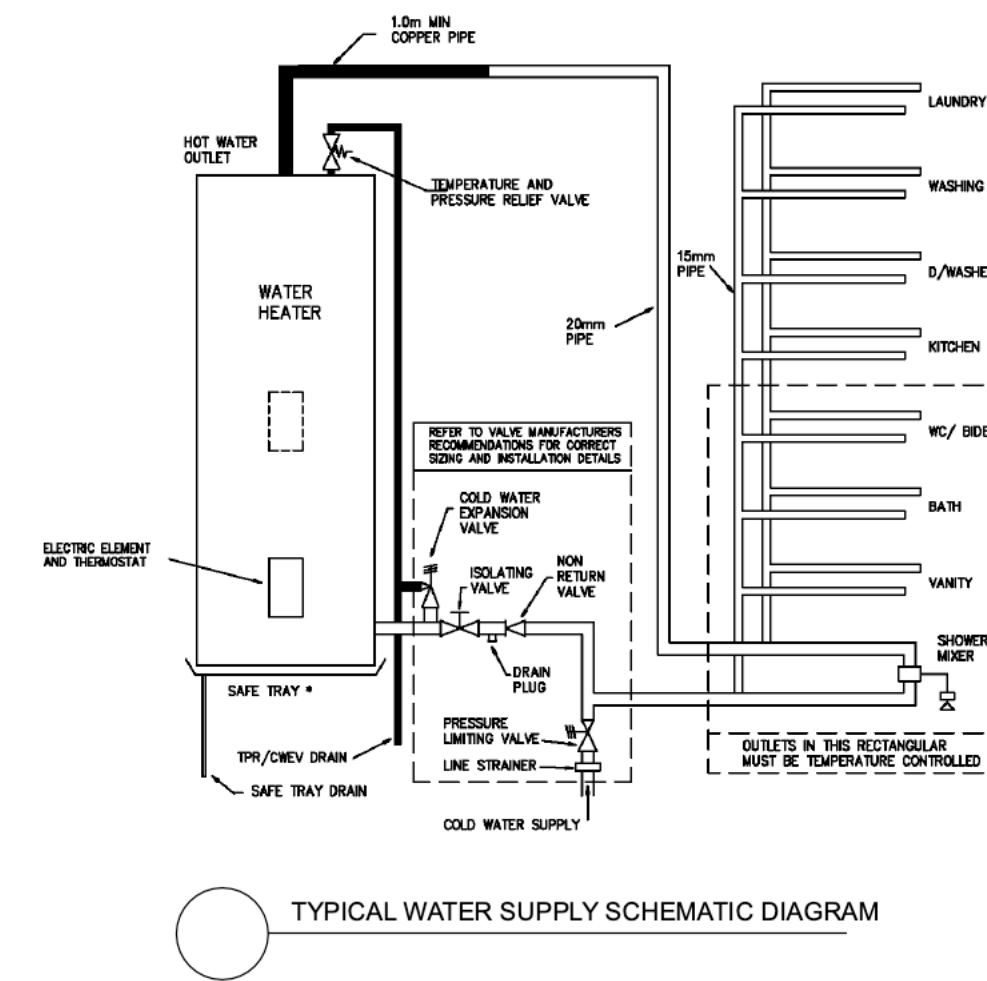
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SCALE:	1:200	ORIG SHT SIZE:	ISO A1
DRAWN:	SZA	DATE:	JUNE 2025
PROJECT No.:	2501	SHEET No.:	A104
		Revision:	B

CONSTRUCTION ISSUE - 15/05/2026



DETAIL - HWC RESTRAINT
Scale: 1:25



FIXTURE UNIT RATINGS
TO ASNZS 3500.2 TABLE 6.3

	No.	RATING	TOTAL
BATH	1	4	4
BASIN	6	1	6
WATER CLOSET	4	4	16
SHOWER HEAD	3	2	6
SINK	4	3	12
DISHWASHER	3	3	9
WASHING MACHINE	1	5	5
TUB	1	5	5
			63

DRAIN VENT SIZE REQUIRED TO ASNZS 3500.2 TABLE 3.9.3.1 DN65

PLUMBING & DRAINAGE NOTES
ALL WASTE PIPES SHALL BE PVC-U TO COMPLY WITH AS/NZS 1260

OVERFLOW RELIEF GULLY TRAP TO BE POSITIONED 150 mm BELOW OVERFLOW LEVEL OF LOWEST SANITARY FIXTURE

FINISH TOP OF GULLY 25 mm ABOVE PAVED SURFACES OR 100 mm ABOVE UNPAVED SURFACES

COLD WATER SUPPLY
POTABLE WATER SUPPLY PIPE INSTALLATION SHALL BE TO AS/NZS 3500.1
REFER SPECIFICATION CLAUSE 7123

HOT WATER SUPPLY
POTABLE WATER SUPPLY PIPE INSTALLATION SHALL BE TO AS/NZS 3500.4
REFER SPECIFICATION CLAUSE 7123

SANITARY PLUMBING
SANITARY PLUMBING INSTALLATION SHALL BE TO AS/NZS 3500.2
2015 SINGLE STACK SYSTEM
REFER SPECIFICATION CLAUSE 7421

MINIMUM DRAIN GRADIENTS

80 I.D.	1:60
100 I.D.	1:60
150 I.D.	1:100
225 I.D.	1:150

MINIMUM PIPE GRADIENTS

100 DN	1:60
80 DN	1:60
65 DN	1:40
50 DN	1:40
40 DN	1:40

STORMWATER DRAINAGE MIN PIPE GRADIENTS

225 DN	1:350
150 DN	1:200
100 DN	1:120
85 DN	1:90

HOSE TAPS
ALL EXTERIOR HOSE TAPS SHALL BE FITTED WITH BACKFLOW PROTECTION USING A HOSE CONNECTION VACUUM BREAKER

REVISIONS:

No.	DATE	DESCRIPTION	BY
B	23/04/2025	SUBSOIL DRAINAGE ADDED	SZA
A	14/04/2025	BC ISSUE	SZA

PROJECT:
PROPOSED NEW HOME

CLIENT:
BAILEY FAMILY

ADDRESS:
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BAYSWATER

SHEET TITLE:
SITE DRAINAGE PLAN

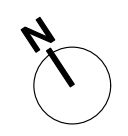
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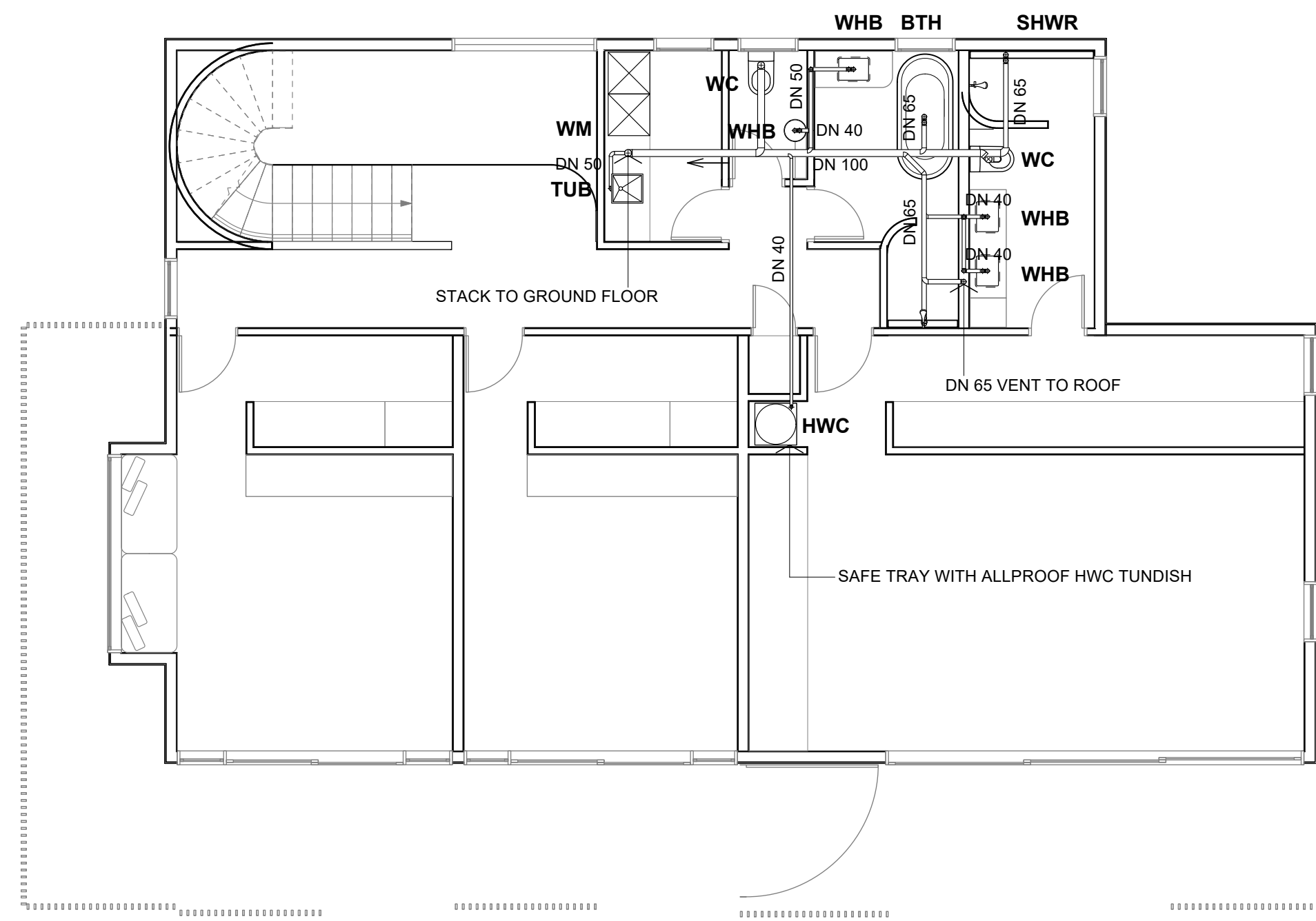
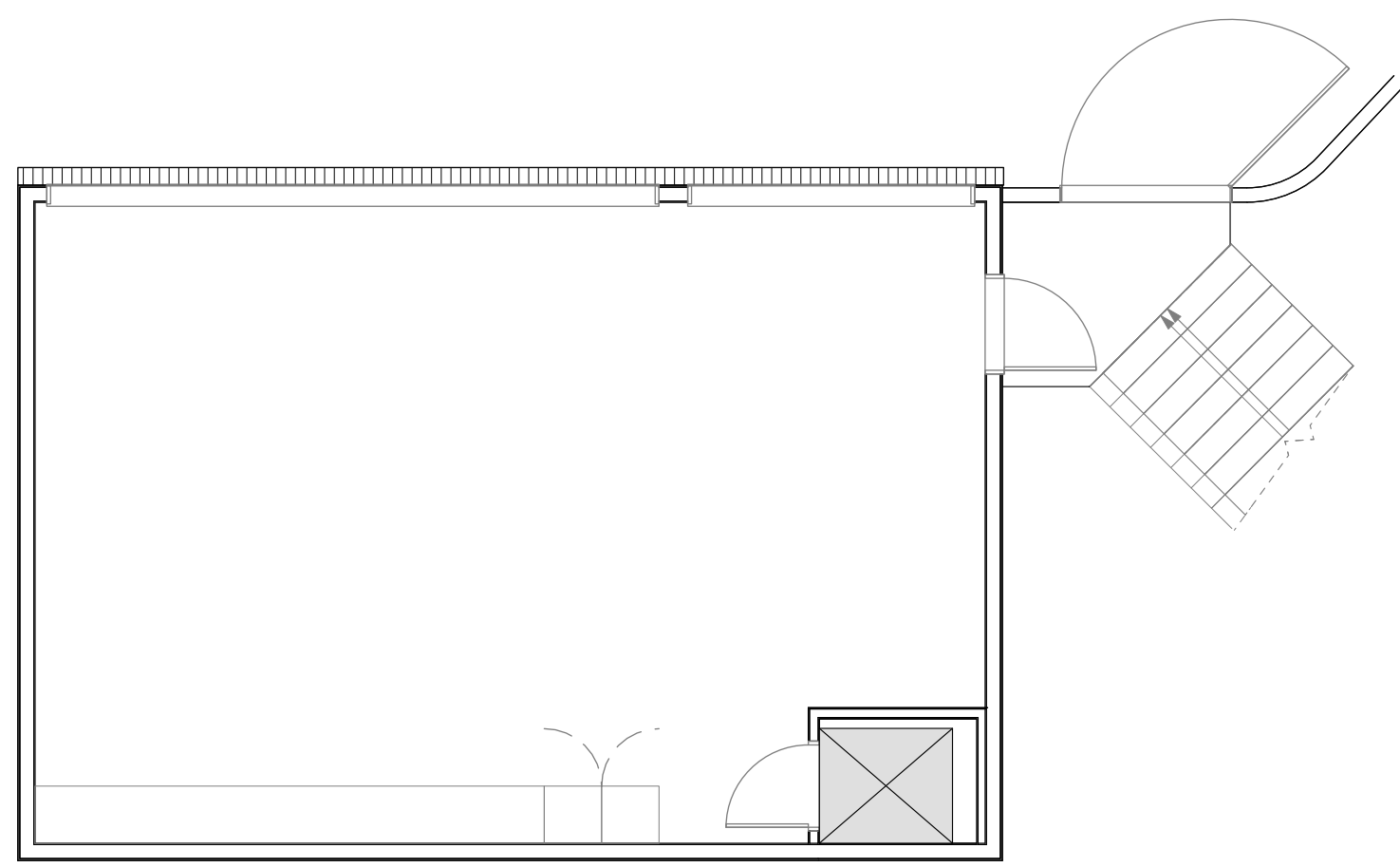
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DRAWN: SZA DATE: JUNE 2025

PROJECT No.: 2501 SHEET No.: A105 Revision: B

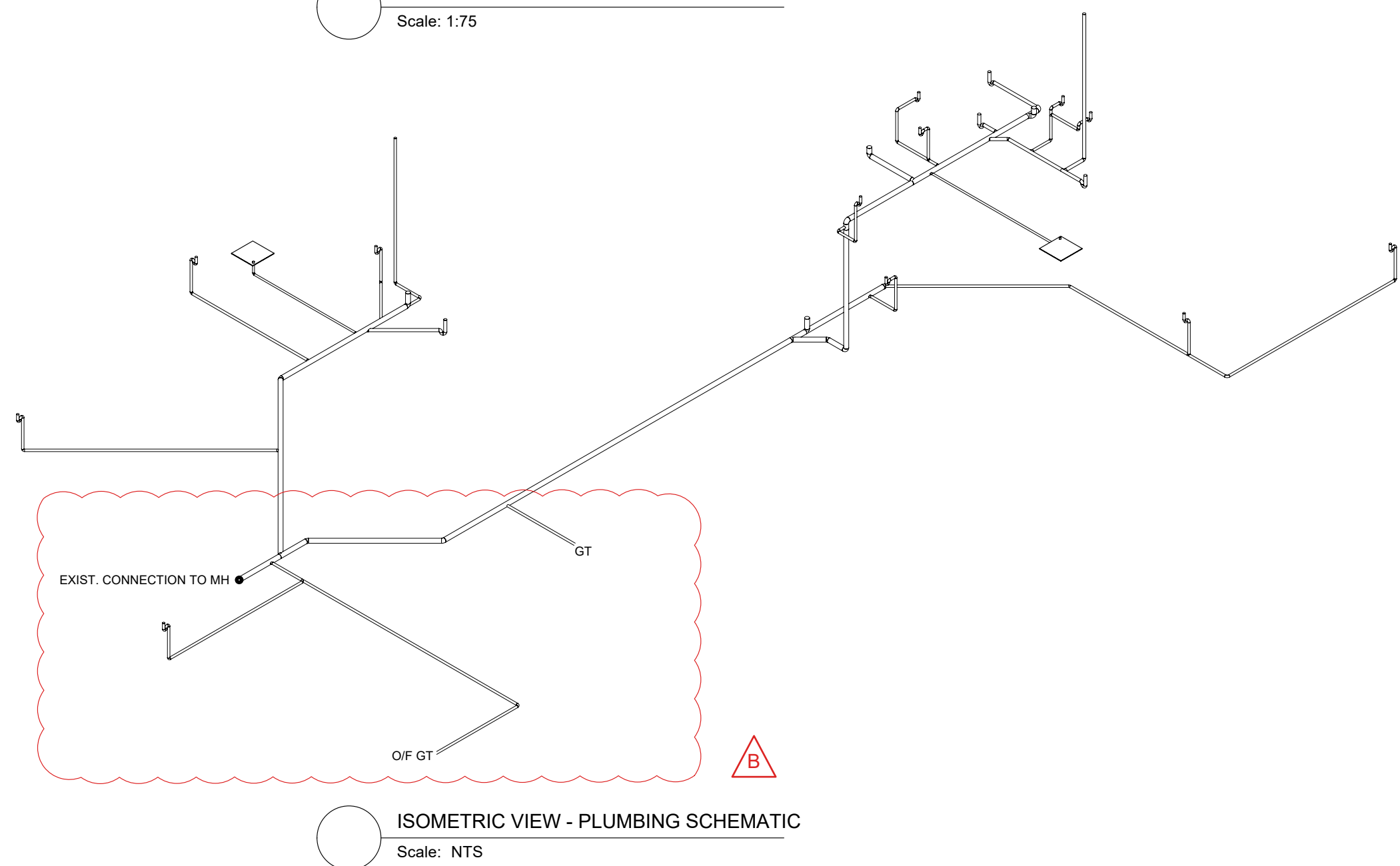


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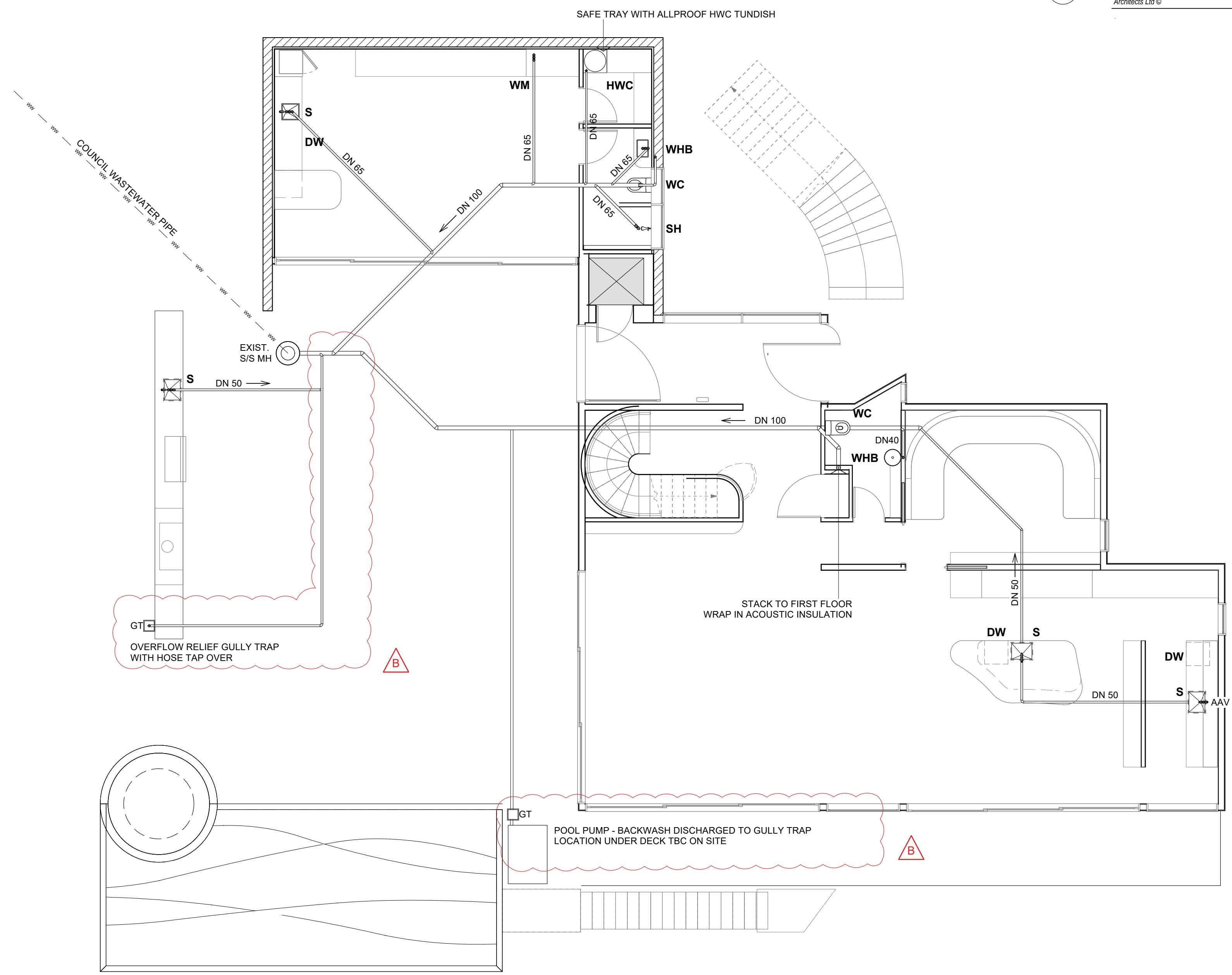
NOTE: DRAWING TO BE READ IN CONJUNCTION WITH SHEET A105

FIRST FLOOR PLUMBING SCHEMATIC
Scale: 1:75



ISOMETRIC VIEW - PLUMBING SCHEMATIC
Scale: NTS

Scale: 1:75 @ A1 (1:150 @ A3)
0 1500 3500 5500 7500 mm



NOTE: DRAWING TO BE READ IN CONJUNCTION WITH SHEET A105

GROUND FLOOR PLUMBING SCHEMATIC
Scale: 1:75

B	23/04/2025	GULLY TRAP ADDED	S2A
A	14/04/2025	BC ISSUE	S2A
No.	DATE	DESCRIPTION	BY

REVISIONS:

PROJECT:
PROPOSED NEW HOME

CLIENT:
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ADDRESS:
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SHEET TITLE:
PLUMBING PLANS & SCHEMATIC

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SCALE: 1:75 ORIG SHT SIZE: ISO A1

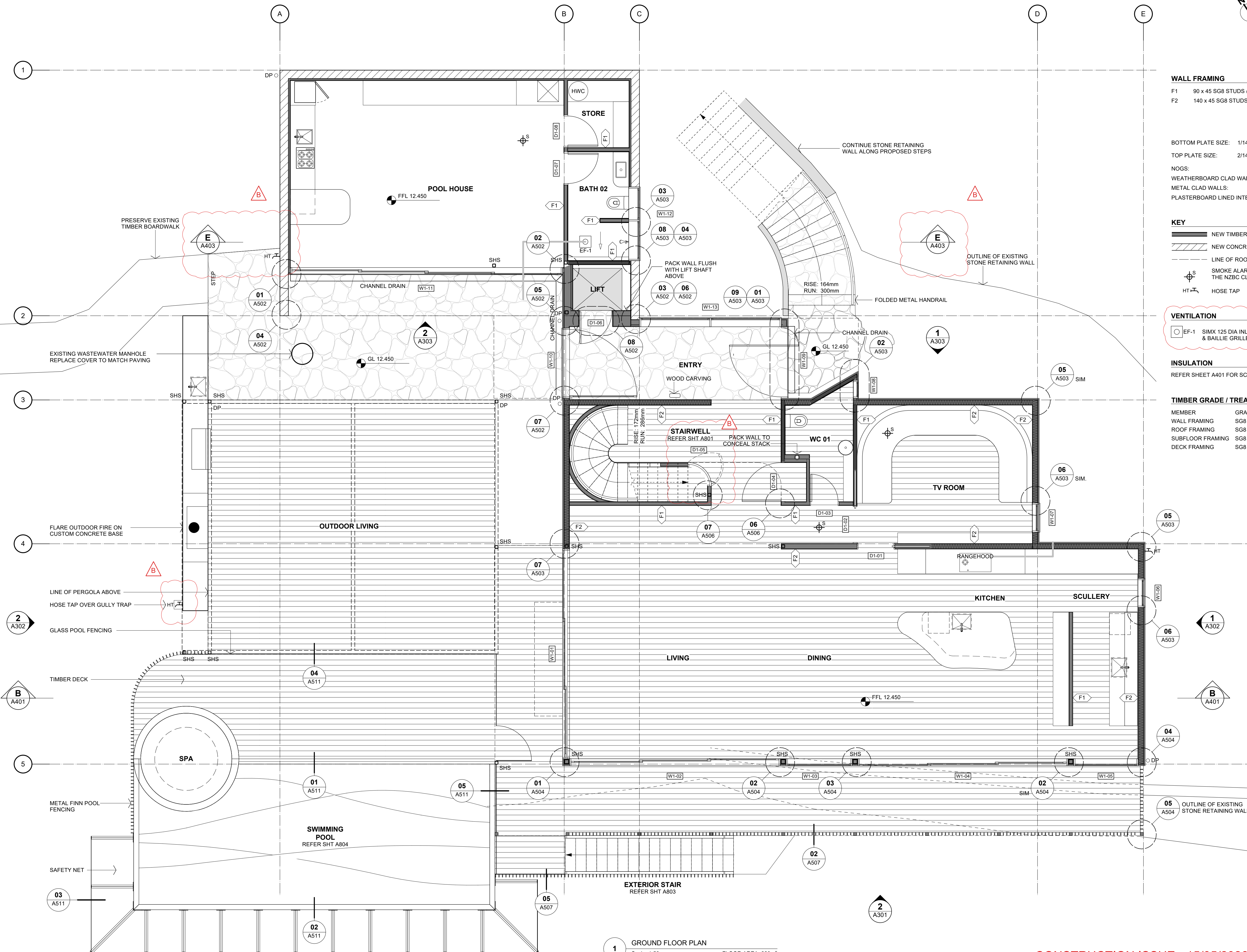
DRAWN: S2A DATE: JUNE 2025

PROJECT No.: SHEET No.: Revision:

2501 A106 B

CONSTRUCTION ISSUE - 15/05/2026

2501_WD01_03.dwg



- WALL FRAMING**
- F1 90 x 45 SG8 STUDS @ 600 CRS
 - F2 140 x 45 SG8 STUDS @ 600 CRS
- BOTTOM PLATE SIZE: 1/140 x 45 or 1/90 x 45
TOP PLATE SIZE: 2/140 x 45 or 2/90 x 45
- NOGS:
WEATHERBOARD CLAD WALLS: 800 CRS EQUALLY SPACED
METAL CLAD WALLS: 800 CRS EQUALLY SPACED
PLASTERBOARD LINED INTERNAL WALLS: 800 CRS
- KEY**
- NEW TIMBER FRAMED WALL
 - NEW CONCRETE MASONRY WALL
 - LINE OF ROOF/ SOFFIT OVER
 - SMOKE ALARM TO COMPLY WITH THE NZBC CLAUSE F7
 - HT HOSE TAP
- VENTILATION**
- EF-1 SIMX 125 DIA INLINE FAN. #FAN1005 WITH HALLIDAY & BAILLIE GRILLE #HB1010. 320 m3/hr
- INSULATION**
- REFER SHEET A401 FOR SCHEDULE OF INSULATION
- TIMBER GRADE / TREATMENT**
- | MEMBER | GRADE | TREATMENT |
|------------------|-------|-----------|
| WALL FRAMING | SG8 | H1.2 |
| ROOF FRAMING | SG8 | H1.2 |
| SUBFLOOR FRAMING | SG8 | H3.2 |
| DECK FRAMING | SG8 | H3.2 |

Scale: 1:50 @ A1 (1:100 @ A3)
0 1000 2000 3000 4000 5000 mm

1 GROUND FLOOR PLAN
Scale: 1:50 FLOOR AREA: 229m²

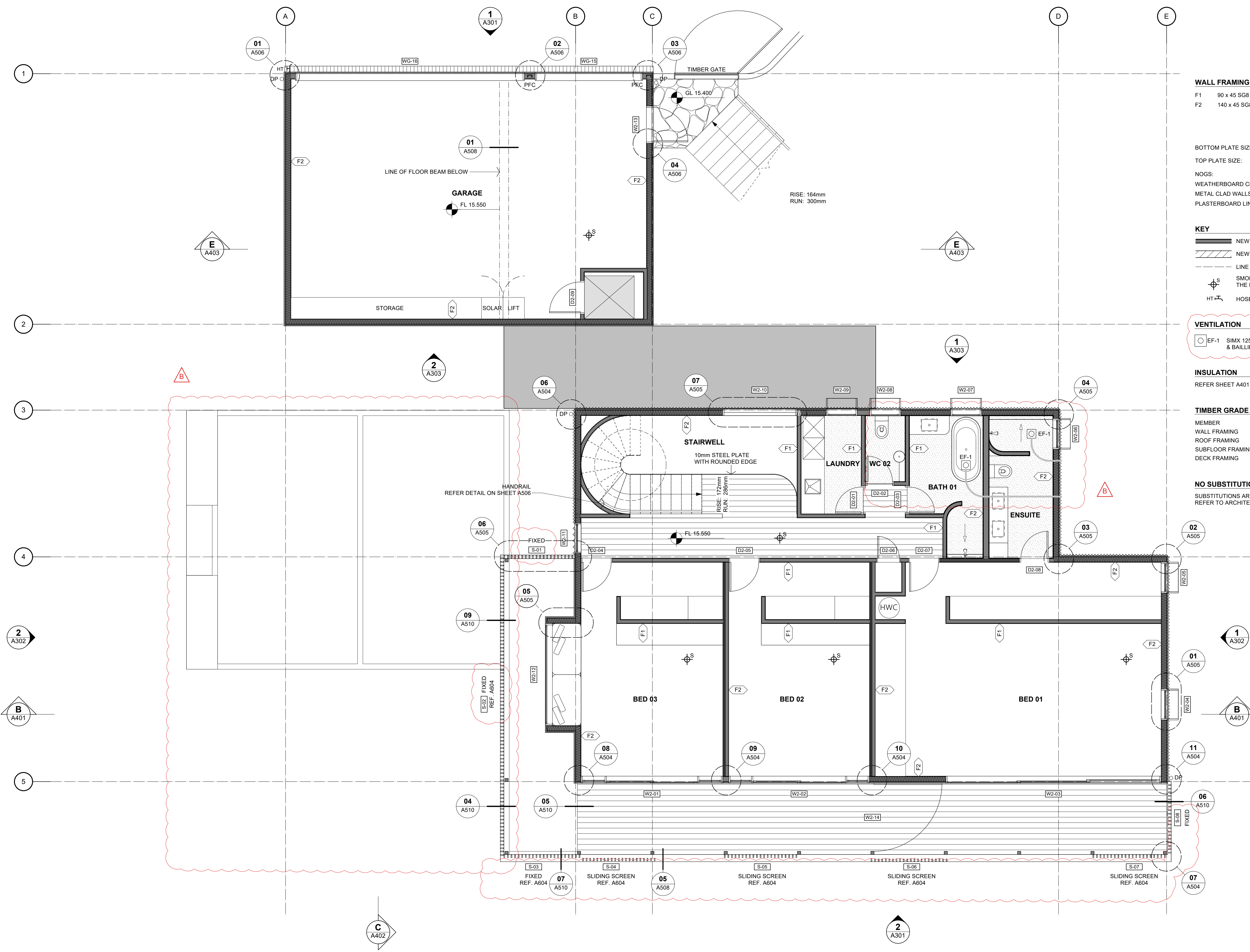
CONSTRUCTION ISSUE - 15/05/2026

No.	DATE	DESCRIPTION	BY
REVISIONS:			
PROJECT: PROPOSED NEW HOME			
CLIENT: BAILEY FAMILY			
ADDRESS: 45-47 NORWOOD ROAD BAYSWATER			
SHEET TITLE: GROUND FLOOR PLAN			

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SCALE: 1:50 ORIG SHT SIZE: ISO A1
DRAWN: S2A DATE: JUNE 2025
PROJECT No.: 2501 SHEET No.: A201 Revision: A



WALL FRAMING
 F1 90 x 45 SG8 STUDS @ 600 CRS
 F2 140 x 45 SG8 STUDS @ 600 CRS

BOTTOM PLATE SIZE: 1/140 x 45 or 1/90 x 45
 TOP PLATE SIZE: 2/140 x 45 or 2/90 x 45

NOGS:
 WEATHERBOARD CLAD WALLS: 800 CRS EQUALLY SPACED
 METAL CLAD WALLS: 800 CRS EQUALLY SPACED
 PLASTERBOARD LINED INTERNAL WALLS: 800 CRS

KEY

- NEW TIMBER FRAMED WALL
- NEW CONCRETE MASONRY WALL
- LINE OF ROOF/ SOFFIT OVER
- SMOKE ALARM TO COMPLY WITH THE NZBC CLAUSE F7
- HOSE TAP

VENTILATION

EF-1 SIMX 125 DIA INLINE FAN. #FAN1005 WITH HALLIDAY & BAILLIE GRILLE #HB1010. 320 m3/hr

INSULATION

REFER SHEET A401 FOR SCHEDULE OF INSULATION

TIMBER GRADE / TREATMENT

MEMBER	GRADE	TREATMENT
WALL FRAMING	SG8	H1.2
ROOF FRAMING	SG8	H1.2
SUBFLOOR FRAMING	SG8	H3.2
DECK FRAMING	SG8	H3.2

NO SUBSTITUTIONS

SUBSTITUTIONS ARE NOT PERMITTED TO ANY SPECIFIED PRODUCT OR SYSTEM. REFER TO ARCHITECTS FOR APPROVAL OF ANY PROPOSED ALTERNATIVES.

No.	DATE	DESCRIPTION	BY
A	14/04/2026	BC ISSUE	S2A

REVISIONS:

PROJECT:
PROPOSED NEW HOME

CLIENT:
BAILEY FAMILY

ADDRESS:
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SHEET TITLE:
FIRST FLOOR PLAN

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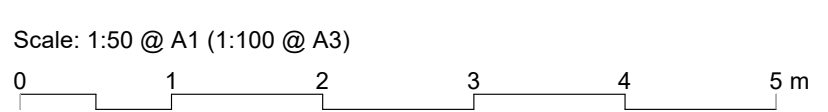
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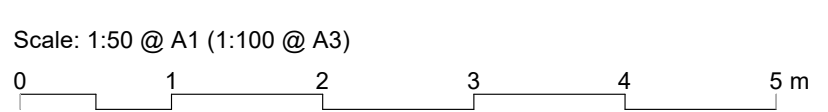
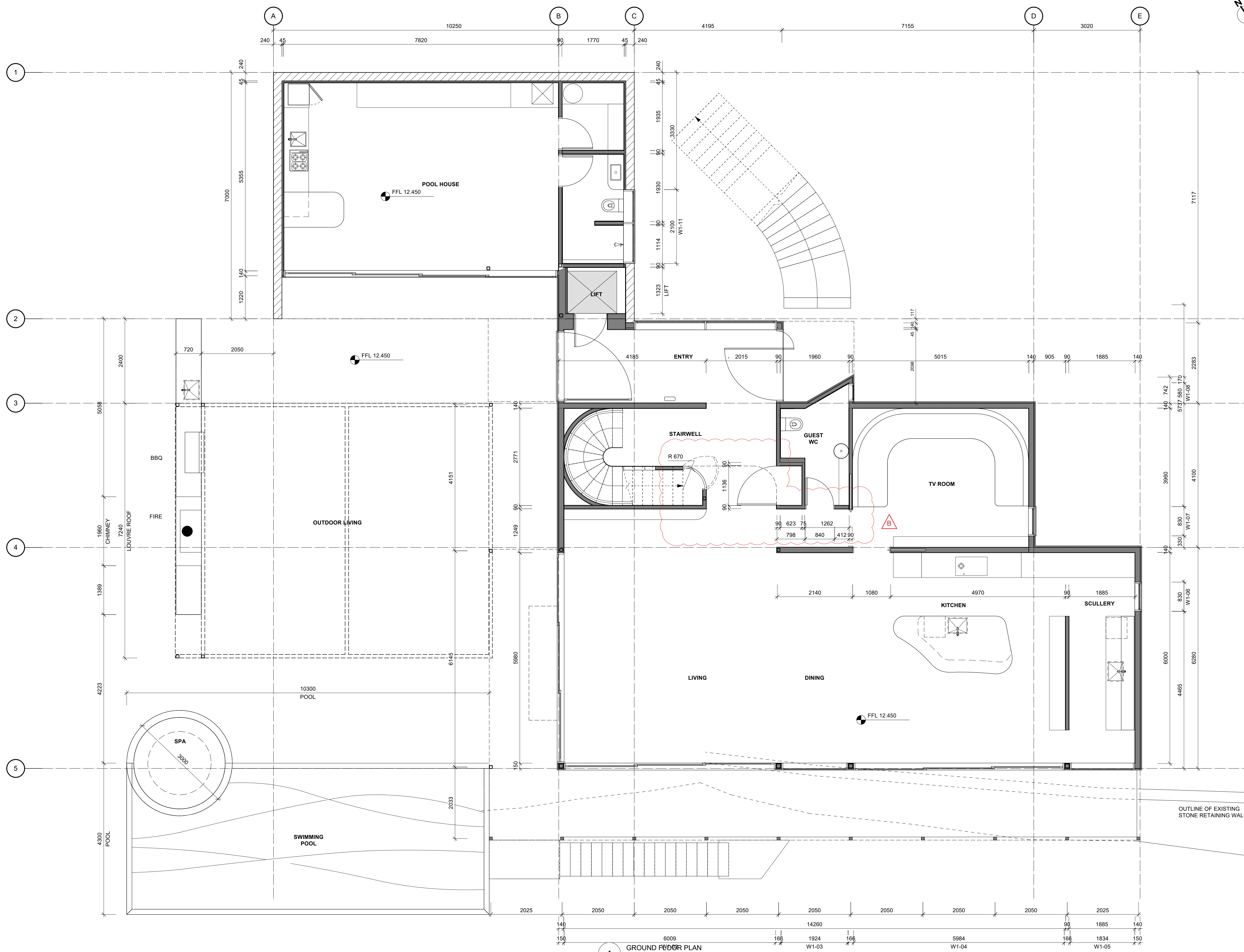
DRAWN: S2A **DATE:** JUNE 2025

PROJECT No.: 2501 **SHEET No.:** A202 **Revision:** A

1 FIRST FLOOR PLAN
 Scale: 1:50 FLOOR AREA: 142m²

CONSTRUCTION ISSUE - 15/05/2026





1 GROUND FLOOR PLAN
 Scale: 1:50

CONSTRUCTION ISSUE - 15/05/2026

No.	DATE	DESCRIPTION	BY
B	14/05/2026	DIMENSIONS ADDED	SZA
A	14/04/2026	BC ISSUE	SZA

REVISIONS:

PROJECT:
 PROPOSED NEW HOME

CLIENT:
 BAILEY FAMILY

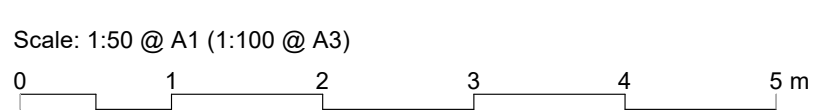
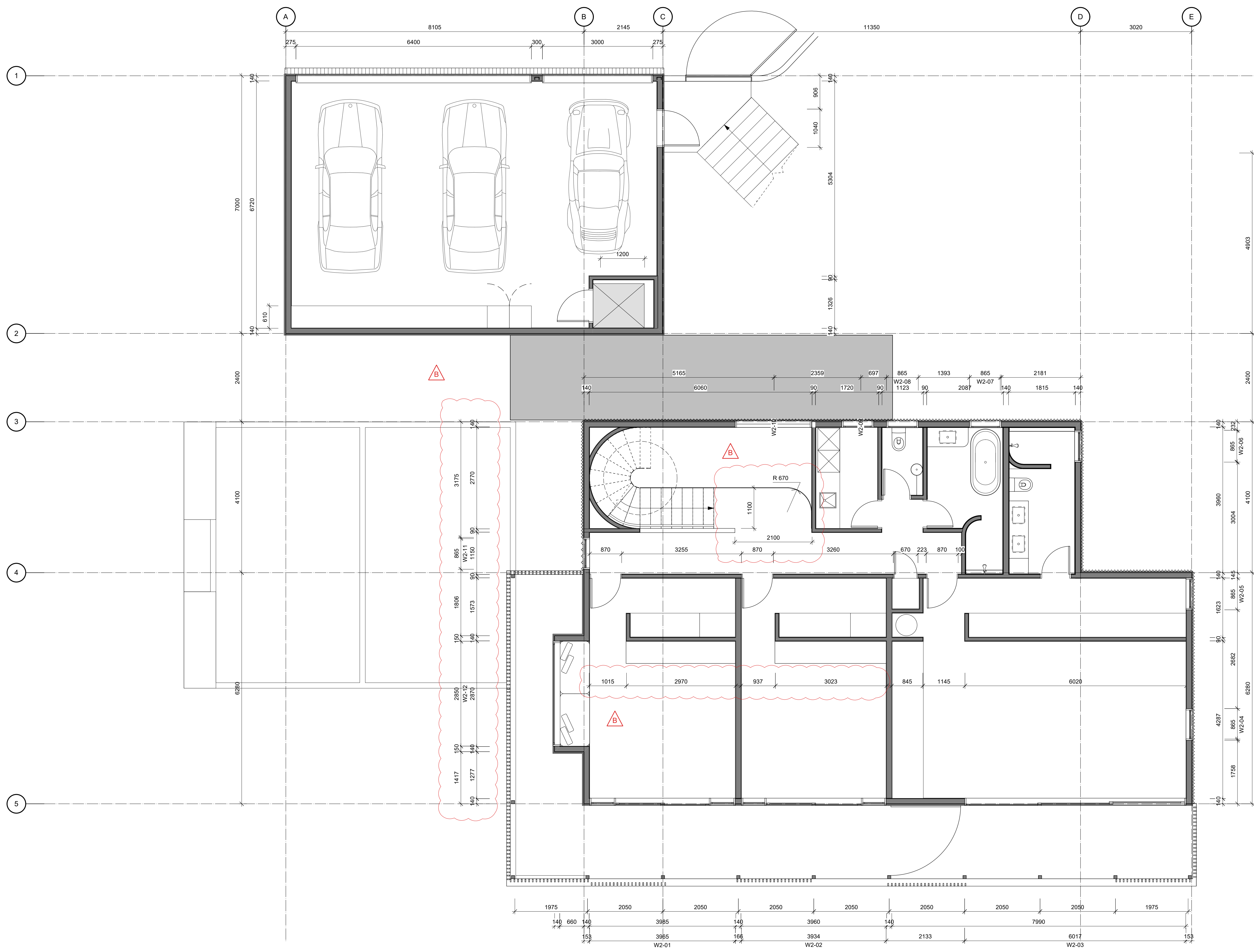
ADDRESS:
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SHEET TITLE:
 DIMENSIONED GROUND FLOOR PLAN

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SCALE: 1:200 ORIG SHT SIZE: ISO A1
 DRAWN: SZA DATE: JUNE 2025
 PROJECT No.: 2501 SHEET No.: A203 Revision: B



1 FIRST FLOOR PLAN
 Scale: 1:50

CONSTRUCTION ISSUE - 15/05/2026

NO.	DATE	DESCRIPTION	BY
B	14/05/2026	DIMENSIONS ADDED	S2A
A	14/04/2026	BC ISSUE	S2A

REVISIONS:

PROJECT:
 PROPOSED NEW HOME

CLIENT:
 BAILEY FAMILY

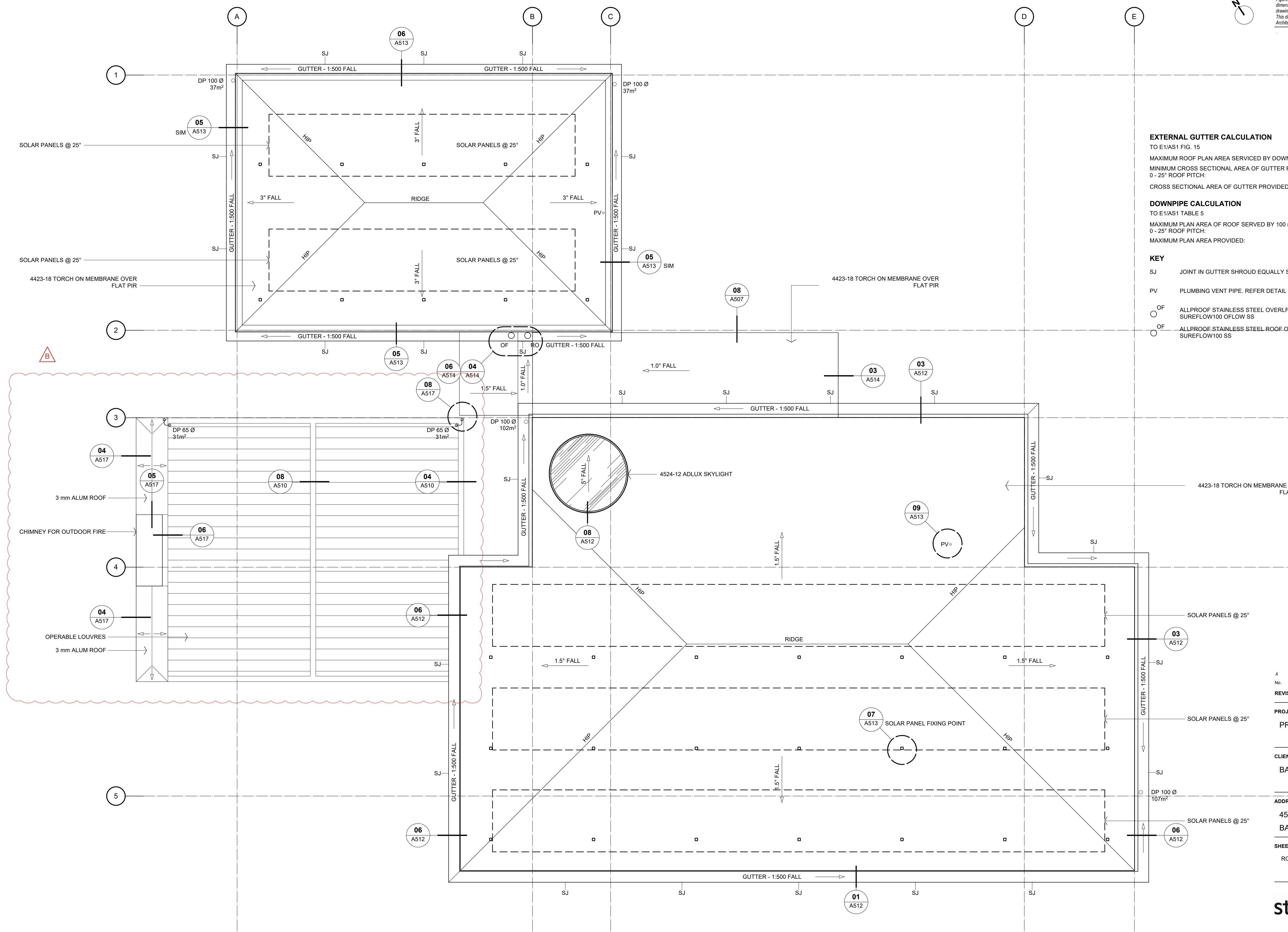
ADDRESS:
 45-47 NORWOOD ROAD
 BAYSWATER

SHEET TITLE:
 DIMENSIONED FIRST FLOOR PLAN



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SCALE:	1:200	ORIG SHT SIZE:	ISO A1
DRAWN:	S2A	DATE:	JUNE 2025
PROJECT No.:	2501	SHEET No.:	A204
		Revision:	B



EXTERNAL GUTTER CALCULATION
TO E1/AS1 FIG. 15
MAXIMUM ROOF PLAN AREA SERVICED BY DOWNPIPE: 107 m²
MINIMUM CROSS SECTIONAL AREA OF GUTTER FOR 0 - 25° ROOF PITCH: 12,500 mm²
CROSS SECTIONAL AREA OF GUTTER PROVIDED: 33,600 mm² (COMPLIANT)

DOWNPIPE CALCULATION
TO E1/AS1 TABLE 5
MAXIMUM PLAN AREA OF ROOF SERVED BY 100 mm DP 0 - 25° ROOF PITCH: 155 m²
MAXIMUM PLAN AREA PROVIDED: 107 m² (COMPLIANT)

KEY
SJ JOINT IN GUTTER SHROUD EQUALLY SPACED
PV PLUMBING VENT PIPE. REFER DETAIL ON SHEET A513
OF ALLPROOF STAINLESS STEEL OVERFLOW OUTLET SUREFLOW100 OFLOW SS
OF ALLPROOF STAINLESS STEEL ROOF OUTLET SUREFLOW100 SS

A	14/04/2026	80 ISSUE	S2A
No.	DATE	DESCRIPTION	BY
REVISIONS:			
PROJECT:			
PROPOSED NEW HOME			
CLIENT:			
BAILEY FAMILY			
ADDRESS:			
45-47 NORWOOD ROAD BAYSWATER			
SHEET TITLE:			
ROOF PLAN			

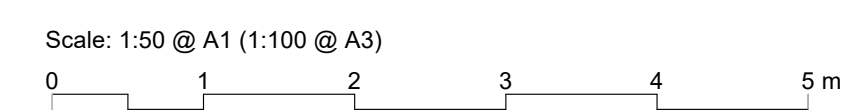
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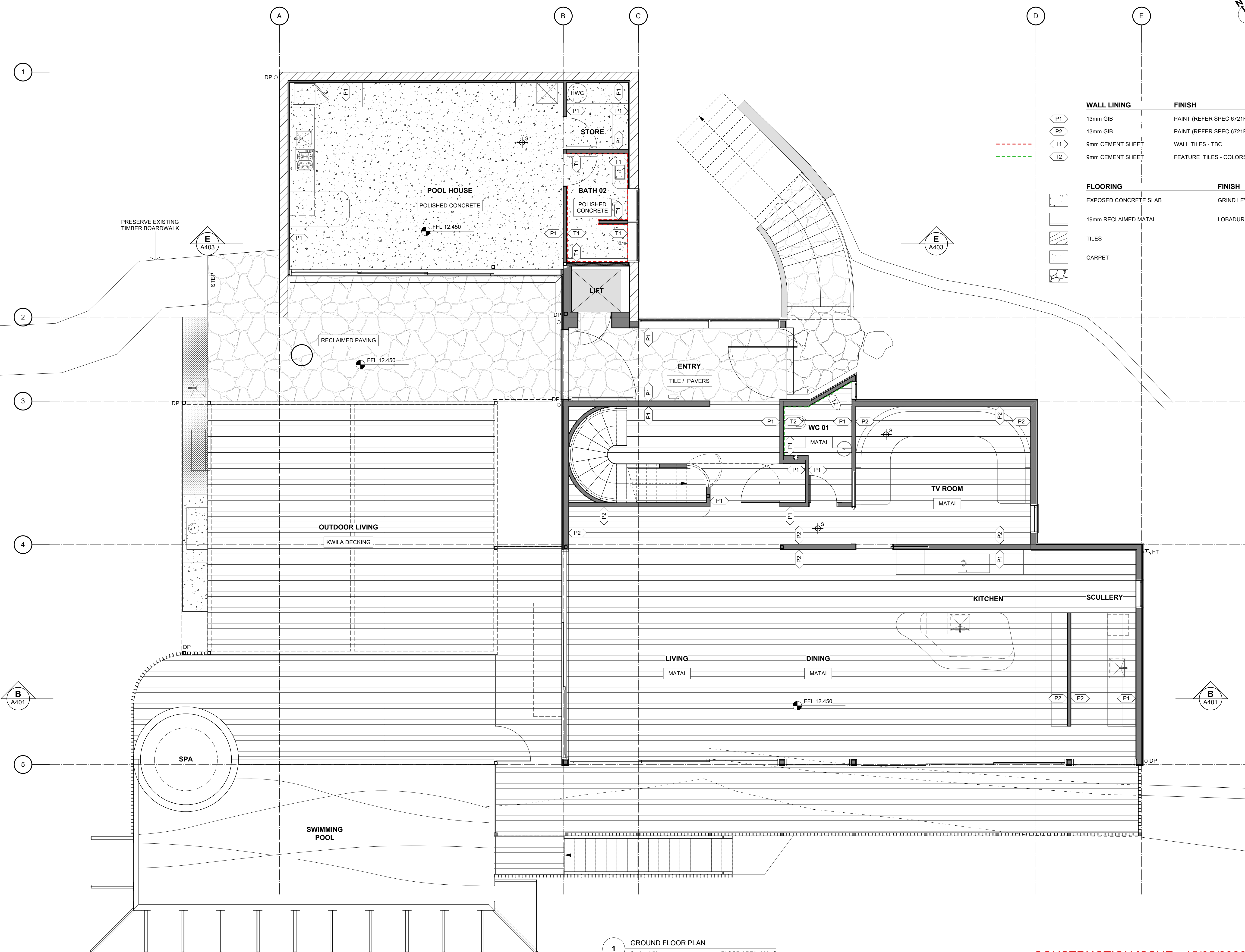
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SCALE: 1:50 **ORIG SHT SIZE:** ISO A1
DRAWN: S2A **DATE:** JUNE 2025
PROJECT No.: 2501 **SHEET No.:** A205 **Revision:** A

1 ROOF PLAN
Scale: 1:50

CONSTRUCTION ISSUE - 15/05/2026





WALL LINING	FINISH	COLOUR
P1	13mm GIB	PAINT (REFER SPEC 6721R) RESENE DOUBLE ALABASTER
P2	13mm GIB	PAINT (REFER SPEC 6721R) RESENE BLACK
T1	9mm CEMENT SHEET	WALL TILES - TBC
T2	9mm CEMENT SHEET	FEATURE TILES - COLORS GREEN FROM MC TILES

FLOORING	FINISH
[Pattern]	EXPOSED CONCRETE SLAB
[Pattern]	GRIND LEVEL TBC, USE PENETRATING SEALER
[Pattern]	19mm RECLAIMED MATAI
[Pattern]	LOBADUR INVISIBLE 2K PROTECT
[Pattern]	TILES
[Pattern]	CARPET

Scale: 1:50 @ A1 (1:100 @ A3)
 0 1000 2000 3000 4000 5000 mm

1 GROUND FLOOR PLAN
 Scale: 1:50 FLOOR AREA: 229m²

CONSTRUCTION ISSUE - 15/05/2026

No.	DATE	DESCRIPTION	BY
A	15/05/2026	NEW DRAWING ISSUE	S2A

REVISIONS:

PROJECT:
 PROPOSED NEW HOME

CLIENT:
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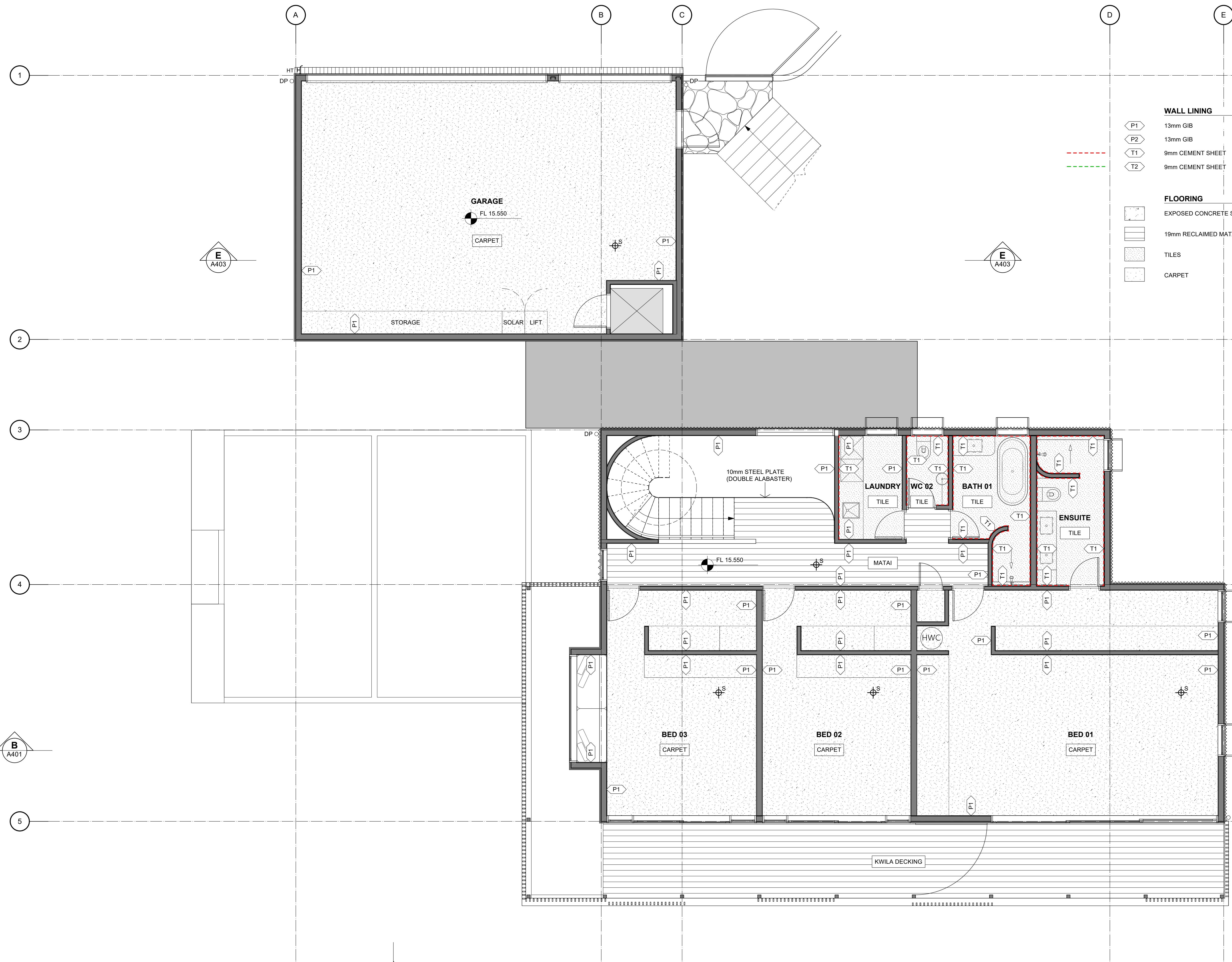
ADDRESS:
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SHEET TITLE:
 FLOOR & WALL FINISHES PLAN

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SCALE: 1:50 **ORIG SHT SIZE:** ISO A1
DRAWN: S2A **DATE:** JUNE 2025
PROJECT No.: 2501 **SHEET No.:** A206 **Revision:** A



WALL LINING	FINISH	COLOUR
P1	13mm GIB	PAINT (REFER SPEC 6721R) RESENE DOUBLE ALABASTER
P2	13mm GIB	PAINT (REFER SPEC 6721R) RESENE BLACK
T1	9mm CEMENT SHEET	WALL TILES - TBC
T2	9mm CEMENT SHEET	FEATURE TILES - COLORS GREEN FROM MC TILES

FLOORING	FINISH
EXPOSED CONCRETE SLAB	GRIND LEVEL TBC, USE PENETRATING SEALER
19mm RECLAIMED MATAI	LOBADUR INVISIBLE 2K PROTECT
TILES	
CARPET	

No.	DATE	DESCRIPTION	BY
A	15/05/2026	NEW DRAWING ISSUE	S2A

REVISIONS:

PROJECT:
PROPOSED NEW HOME

CLIENT:
BAILEY FAMILY

ADDRESS:
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BAYSWATER

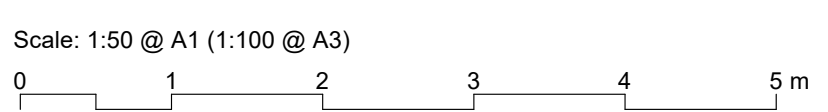
SHEET TITLE:
FLOOR & WALL FINISHES PLAN

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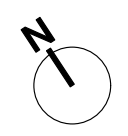
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DRAWN:	S2A	DATE:	JUNE 2025
PROJECT No.:	2501	SHEET No.:	A207
		Revision:	A

1 FIRST FLOOR PLAN
Scale: 1:50 FLOOR AREA: 142m²

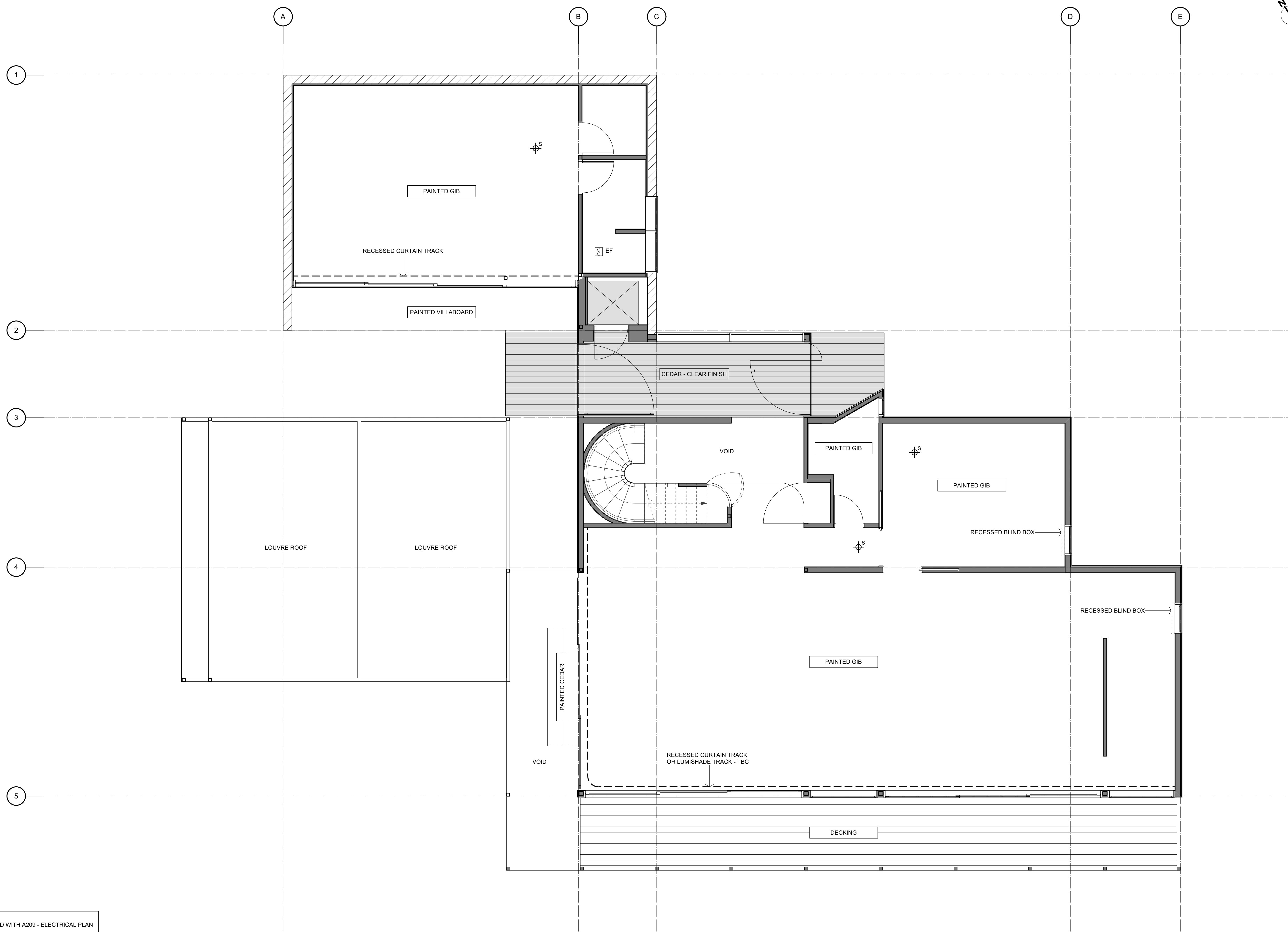
CONSTRUCTION ISSUE - 15/05/2026



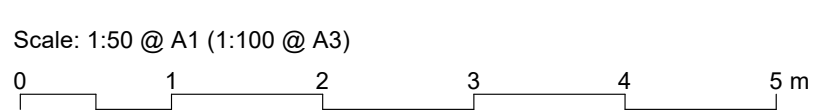
2501 WD01.03.rvt



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NOTE:
TO BE READ WITH A209 - ELECTRICAL PLAN



1 GROUND FLOOR REFLECTED CEILING PLAN
Scale: 1:50

A No.	DATE	DESCRIPTION	BY
15/05/2026		NEW DRAWING ISSUE	S2A

REVISIONS:
PROJECT:
PROPOSED NEW HOME

CLIENT:
BAILEY FAMILY

ADDRESS:
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SHEET TITLE:
REFLECTED CEILING PLAN



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SCALE:	1:50	ORIG SHT SIZE:	ISO A1
DRAWN:	S2A	DATE:	JUNE 2025
PROJECT No.:	2501	SHEET No.:	A211
		Revision:	A

CONSTRUCTION ISSUE - 15/05/2026



NOTE:
TO BE READ WITH A210 - ELECTRICAL PLAN

Scale: 1:50 @ A1 (1:100 @ A3)
 0 1 2 3 4 5 m

1 FIRST FLOOR REFLECTED CEILING PLAN
 Scale: 1:50

CONSTRUCTION ISSUE - 15/05/2026

No.	DATE	DESCRIPTION	BY
A	15/05/2026	NEW DRAWING ISSUE	S2A

REVISIONS:
 PROJECT: PROPOSED NEW HOME

CLIENT: BAILEY FAMILY

ADDRESS: 45-47 NORWOOD ROAD
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SHEET TITLE: REFLECTED CEILING PLAN

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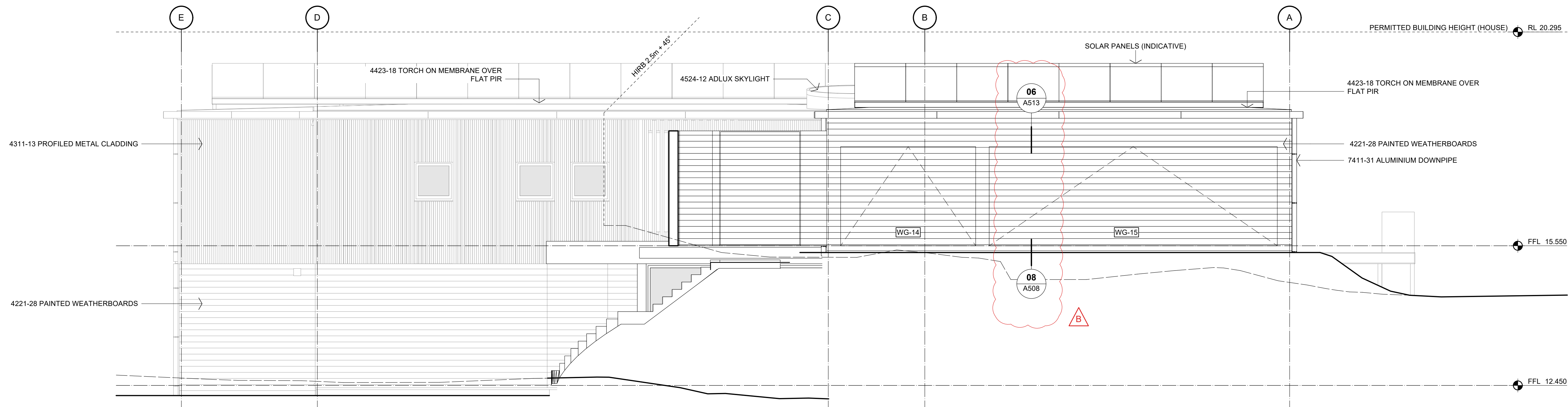
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SCALE: 1:50 ORIG SHT SIZE: ISO A1

DRAWN: S2A DATE: JUNE 2025

PROJECT No.: SHEET No.: Revision:

2501 A212 A



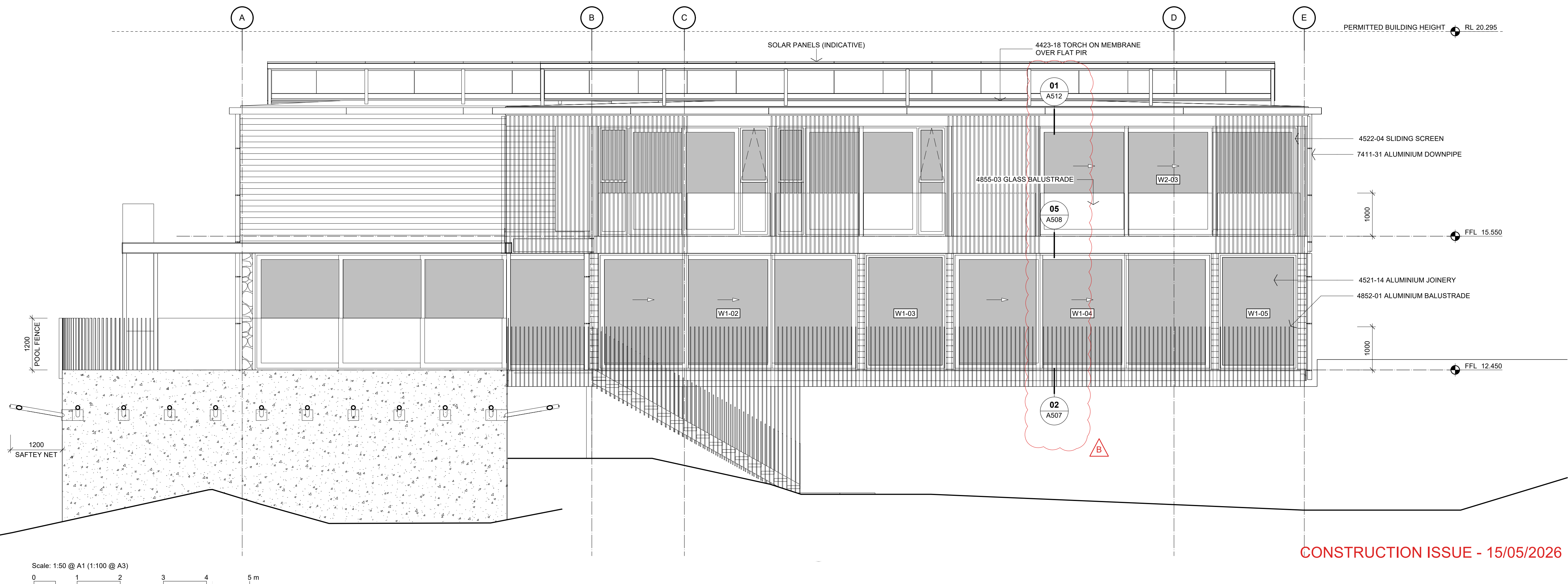
E2/AS1 RISK MATRIX

PART OF BUILDING	ALL WALLS	
RISK FACTOR	RISK SEVERITY	SCORE
WIND ZONE	HIGH	1
NUMBER OF STOREYS	HIGH	2
ROOF/WALL INTERSECTION DESIGN	MEDIUM	1
EAVES WIDTH	VERY HIGH	5
ENVELOPE COMPLEXITY	MEDIUM	1
DECK DESIGN	MEDIUM	2
TOTAL RISK SCORE		12

1 NORTH ELEVATION w. GARAGE
Scale: 1:50

SUBFLOOR VENTILATION

TO NZS 3604 CLAUSE 6.14
REQUIRE 3500 mm² / m² FLOOR AREA = 553,000 mm²
PROVIDE 390x190 VIBLOCK VENTS @ 1.2m CRS (1 VENT = 19,600mm²)



Scale: 1:50 @ A1 (1:100 @ A3)



No.	DATE	DESCRIPTION	BY
B	15/05/2026	DETAIL REF ADDED	S2A
A	14/04/2026	BC ISSUE	S2A

REVISIONS:

PROJECT:
PROPOSED NEW HOME

CLIENT:
BAILEY FAMILY

ADDRESS:
45-47 NORWOOD ROAD
BAYSWATER

SHEET TITLE:
HOUSE ELEVATIONS

studio architects

Axis Building, Studio 2.7, 1 Cleveland Rd, Parnell
PO Box 37 270, Parnell, Auckland
P. 09 304 0090 www.s2a.co.nz

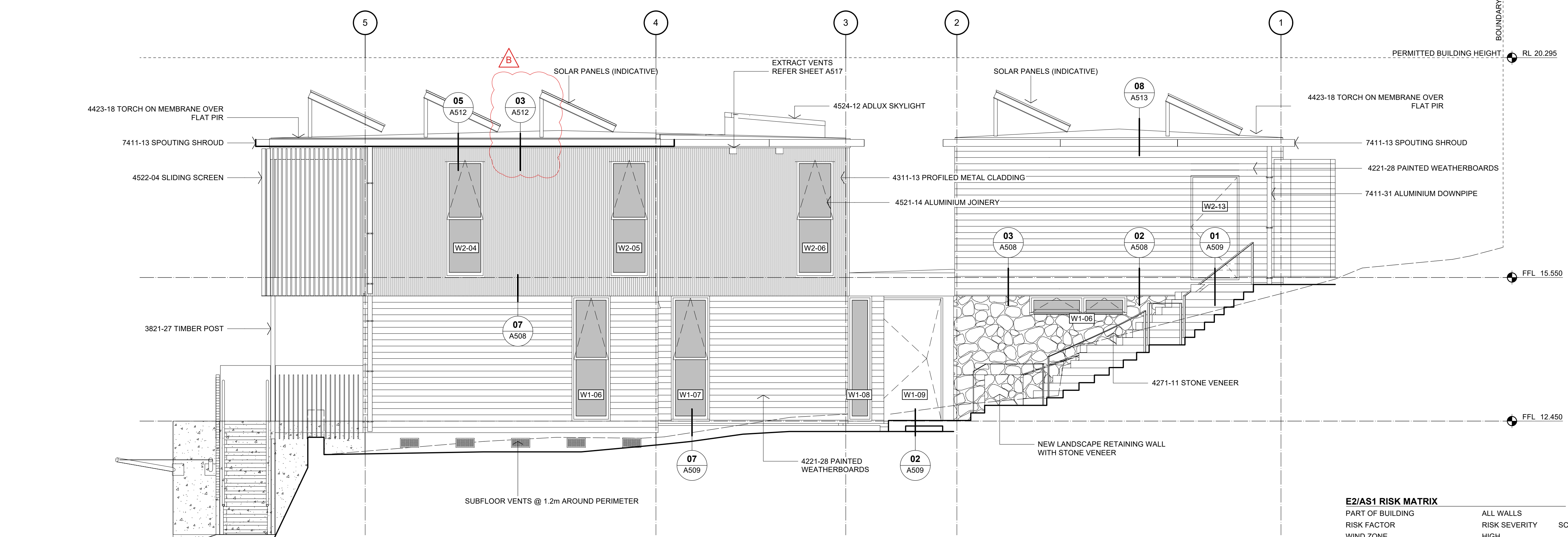
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DRAWN: S2A **DATE:** JUNE 2025

PROJECT No.: 2501 **SHEET No.:** A301 **Revision:** B

CONSTRUCTION ISSUE - 15/05/2026

2501 WD01.03.rvt

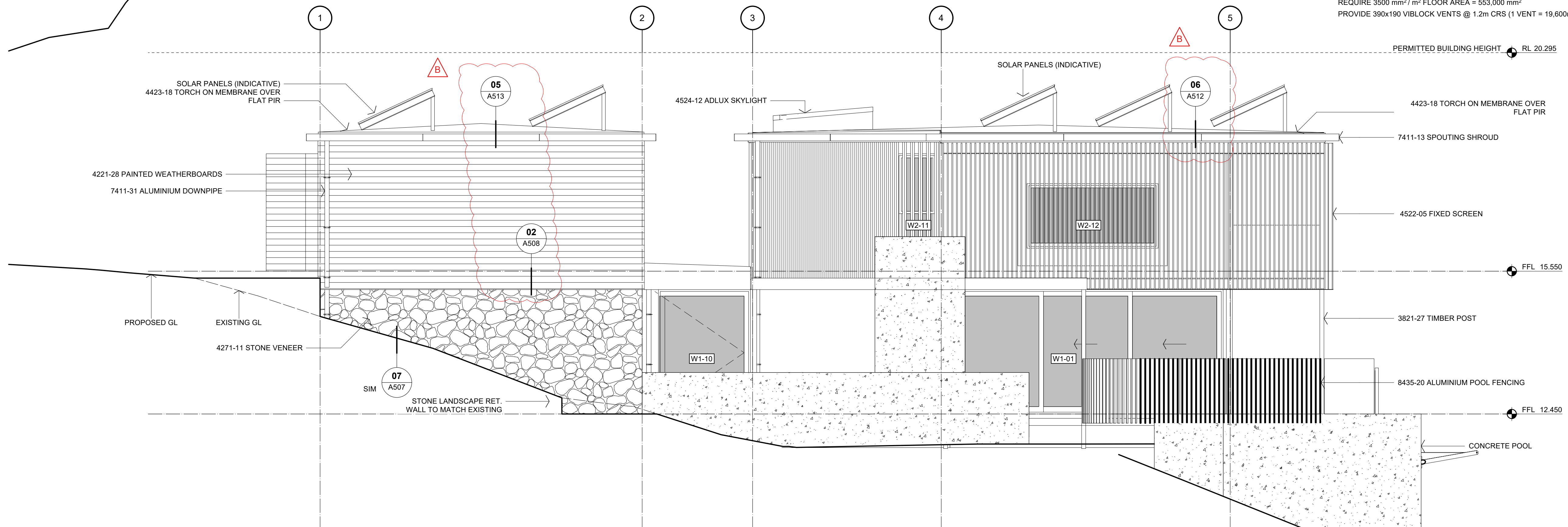


1 EAST ELEVATION
Scale: 1:50

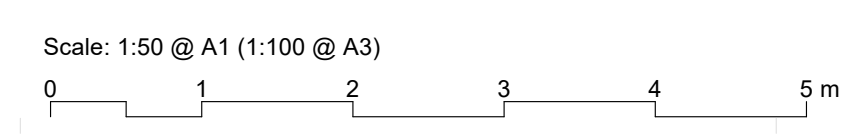
E2/AS1 RISK MATRIX

PART OF BUILDING	ALL WALLS	RISK SEVERITY	SCORE
RISK FACTOR	HIGH	HIGH	1
WIND ZONE	HIGH	HIGH	2
NUMBER OF STOREYS	MEDIUM	VERY HIGH	5
ROOF/WALL INTERSECTION DESIGN	MEDIUM	MEDIUM	1
EAVES WIDTH	MEDIUM	MEDIUM	1
ENVELOPE COMPLEXITY	MEDIUM	MEDIUM	1
DECK DESIGN	MEDIUM	MEDIUM	2
TOTAL RISK SCORE			12

SUBFLOOR VENTILATION
TO NZS 3604 CLAUSE 6.14
REQUIRE 3500 mm² / m² FLOOR AREA = 553,000 mm²
PROVIDE 390x190 VIBLOCK VENTS @ 1.2m CRS (1 VENT = 19,600mm²)



2 WEST ELEVATION
Scale: 1:50



CONSTRUCTION ISSUE - 15/05/2026

REVISIONS:	NO.	DATE	DESCRIPTION	BY
A	14/04/2025	BC ISSUE		SZA
B	15/05/2026	DETAIL REF ADDED		SZA

PROJECT:
PROPOSED NEW HOME

CLIENT:
BAILEY FAMILY

ADDRESS:
45-47 NORWOOD ROAD
BAYSWATER

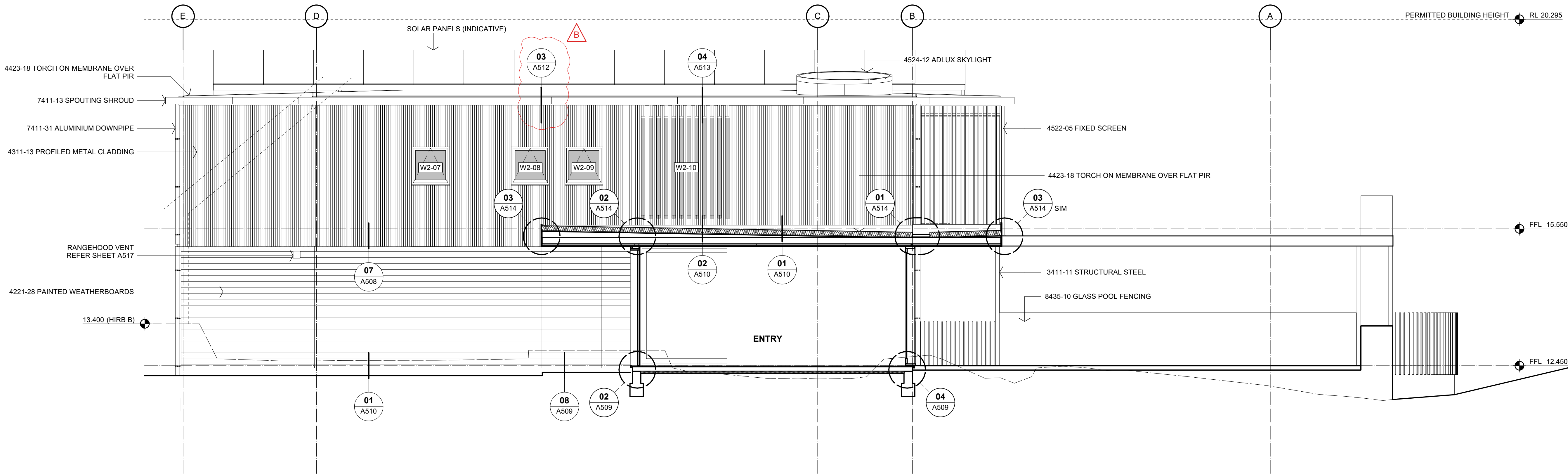
SHEET TITLE:
HOUSE ELEVATIONS

studio architects

Axis Building, Studio 2.7, 1 Cleveland Rd, Parnell, Auckland
PO Box 37 270, Parnell, Auckland
P. 09 304 0090 www.s2a.co.nz

SCALE:	1:50	ORIG SHT SIZE:	ISO A1
DRAWN:	SZA	DATE:	JUNE 2025
PROJECT No.:	2501	SHEET No.:	A302
		Revision:	B

2501 WD01.03.dwg

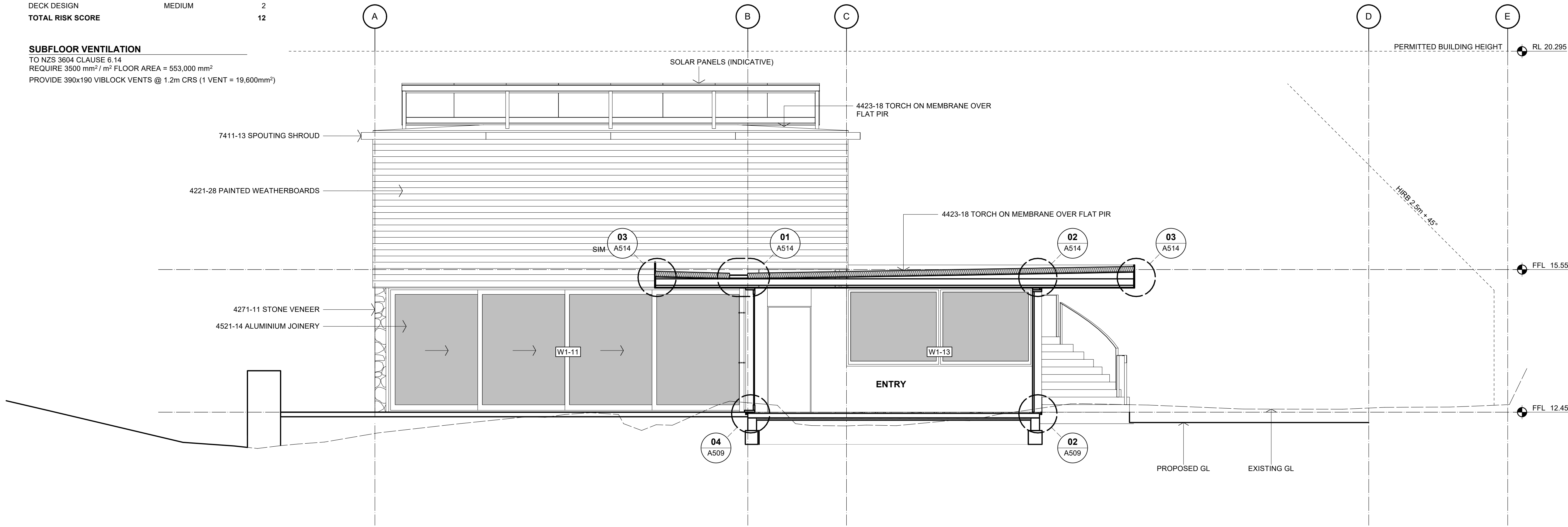


1 NORTH ELEVATION
Scale: 1:50

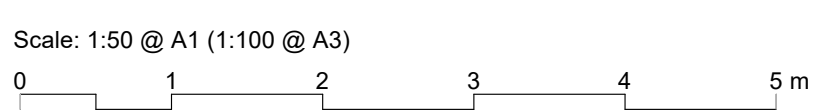
E2/AS1 RISK MATRIX

PART OF BUILDING	RISK FACTOR	RISK SEVERITY	SCORE
ALL WALLS	WIND ZONE	HIGH	1
	NUMBER OF STOREYS	HIGH	2
	ROOF/WALL INTERSECTION DESIGN	MEDIUM	1
	EAVES WIDTH	VERY HIGH	5
	ENVELOPE COMPLEXITY	MEDIUM	1
	DECK DESIGN	MEDIUM	2
TOTAL RISK SCORE			12

SUBFLOOR VENTILATION
TO NZS 3604 CLAUSE 6.14
REQUIRE 3500 mm² / m² FLOOR AREA = 553,000 mm²
PROVIDE 390x190 VIBLOCK VENTS @ 1.2m CRS (1 VENT = 19,600mm²)



2 SOUTH ELEVATION - GARAGE / POOL HOUSE
Scale: 1:50



No.	DATE	DESCRIPTION	BY
B	15/05/2026	DETAIL REF ADDED	SZA
A	14/04/2026	BC ISSUE	SZA

REVISIONS:

PROJECT:
PROPOSED NEW HOME

CLIENT:
BAILEY FAMILY

ADDRESS:
45-47 NORWOOD ROAD
BAYSWATER

SHEET TITLE:
HOUSE ELEVATIONS

studio architects

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PO Box 37 270, Parnell, Auckland
P. 09 304 0090 www.s2a.co.nz

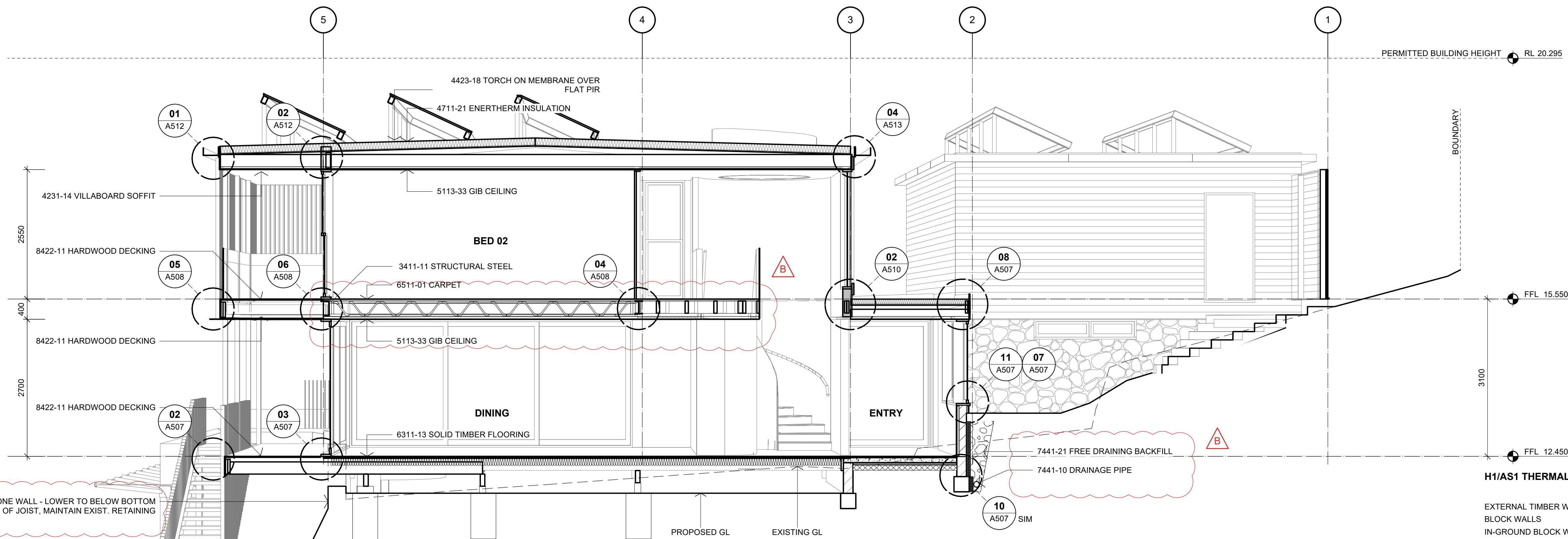
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DRAWN: SZA **DATE:** JUNE 2025

PROJECT No.: 2501 **SHEET No.:** A303 **Revision:** B

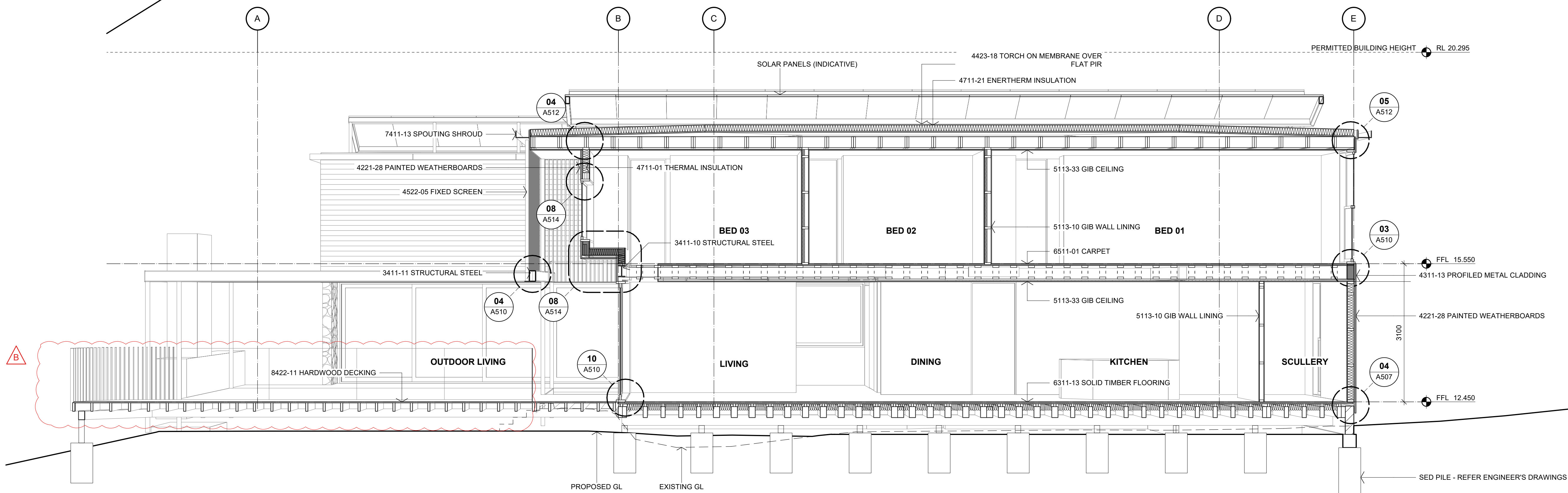
CONSTRUCTION ISSUE - 15/05/2026

2501 WD01.03 Rev



H1/AS1 THERMAL INSULATION

	R-VALUE	PRODUCT	THICKNESS
EXTERNAL TIMBER WALLS	R3.6	TERRA LANA WALL	140 mm
BLOCK WALLS	R1.2	TERRA LANA SERVICE CAVITY	45 mm
IN-GROUND BLOCK WALLS	R2.67	NURALITE THERMAL DRAINAGE BOARD	80 mm
	+ R1.2	TERRA LANA SERVICE CAVITY	45 mm
MEMBRANE WARM ROOF	R6.54	ENERTHERM PIR BOARD	140 mm
ENTRY WARM ROOF	R4.68	ENERTHERM PIR BOARD	100 mm
SUBFLOOR	R3.2	TERRA LANA UNDERFLOOR BLANKET	140 mm
SLAB EDGE INSULATION	R2.67	NURALITE THERMAL DRAINAGE BOARD	80 mm
UNDER SLAB (ENTRY)	R1.5	EXPOL SLABX200 (FULLY INSULATED)	50 mm



REVISIONS:

No.	DATE	DESCRIPTION	BY
B	15/05/2026	SITE DRAINAGE, DECK & MIDFLOOR FRAMING SHOWN	S2A
A	14/04/2026	BC ISSUE	S2A

PROJECT: PROPOSED NEW HOME

CLIENT: BAILEY FAMILY

ADDRESS: 45-47 NORWOOD ROAD BAYSWATER

SHEET TITLE: SECTIONS

studio architects

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SCALE: 1:50 ORIG SHT SIZE: ISO A1

DRAWN: S2A DATE: JUNE 2025

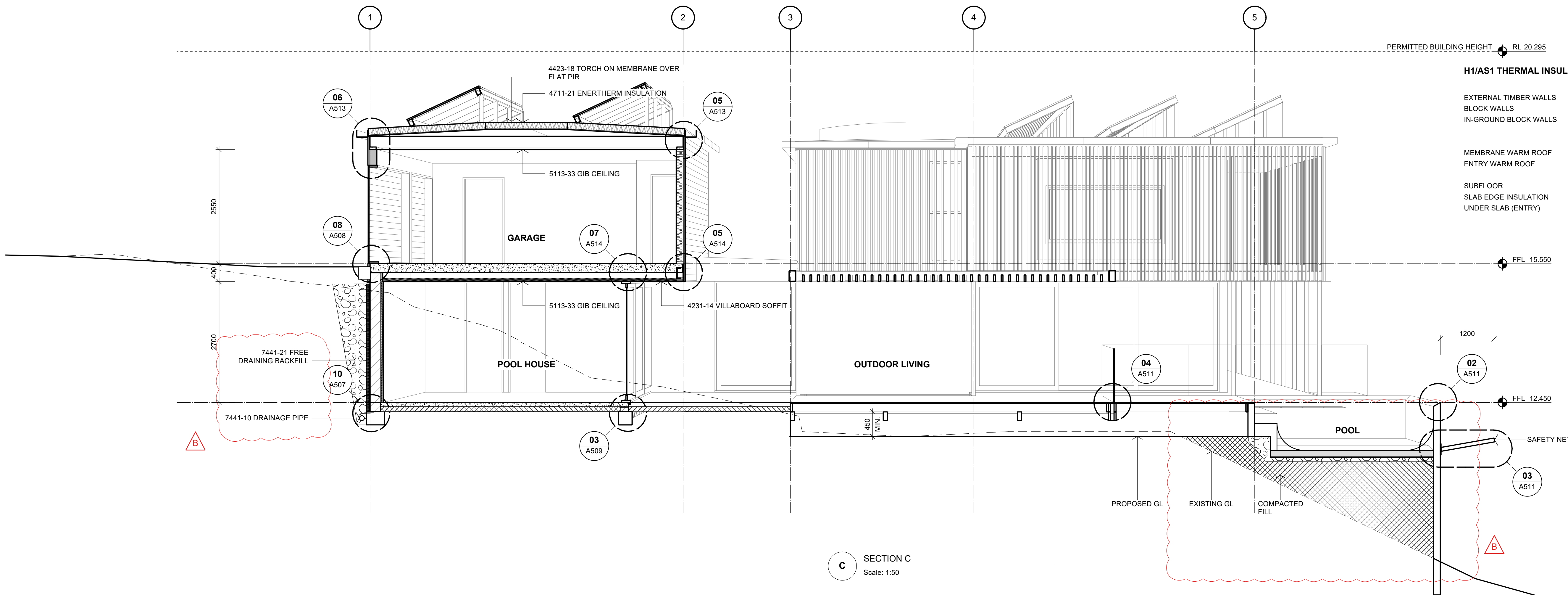
PROJECT No.: SHEET No.: Revision:

2501 A401 B

Scale: 1:50 @ A1 (1:100 @ A3)

CONSTRUCTION ISSUE - 15/05/2026

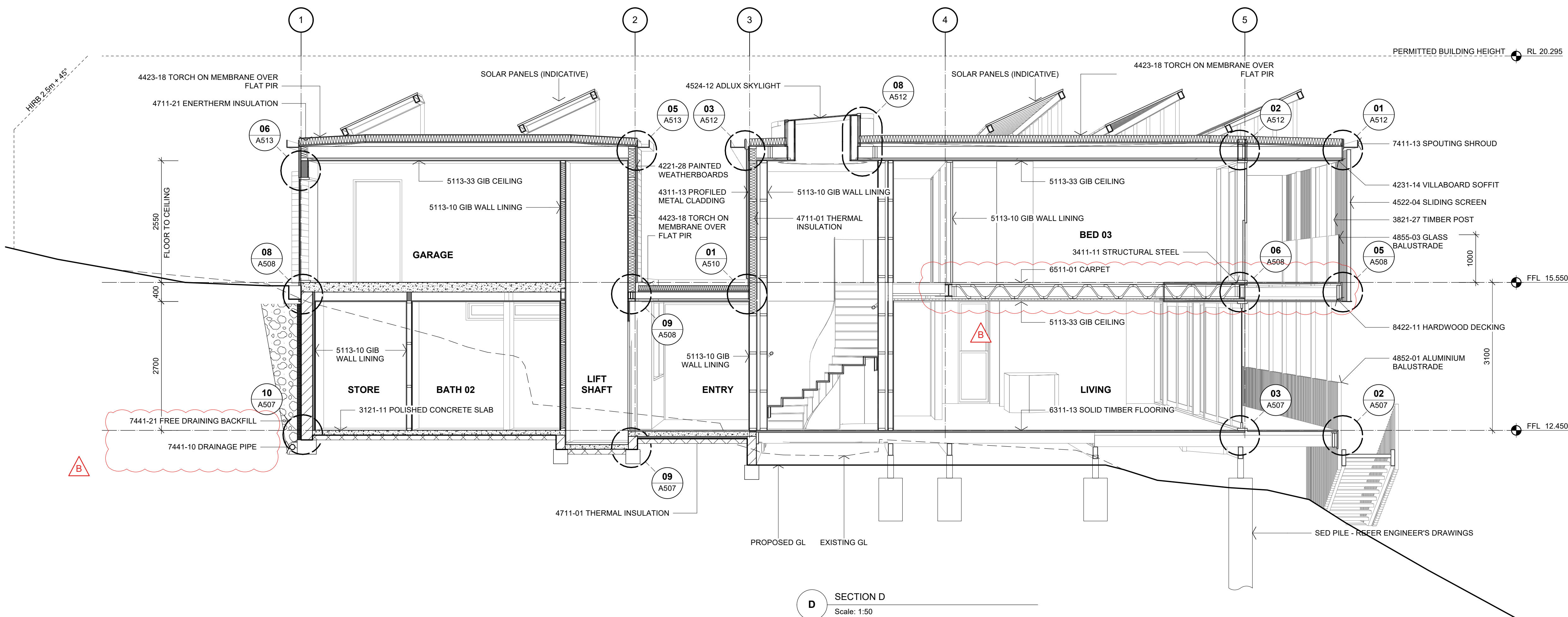
2501 WD01.03.rvt



H1/AS1 THERMAL INSULATION

	R-VALUE	PRODUCT	THICKNESS
EXTERNAL TIMBER WALLS	R3.6	TERRA LANA WALL	140 mm
BLOCK WALLS	R1.2	TERRA LANA SERVICE CAVITY	45 mm
IN-GROUND BLOCK WALLS	R2.67	NURALITE THERMAL DRAINAGE BOARD	80 mm
	+ R1.2	TERRA LANA SERVICE CAVITY	45 mm
MEMBRANE WARM ROOF	R6.54	ENERTHERM PIR BOARD	140 mm
ENTRY WARM ROOF	R4.68	ENERTHERM PIR BOARD	100 mm
SUBFLOOR	R3.2	TERRA LANA UNDERFLOOR BLANKET	140 mm
SLAB EDGE INSULATION	R2.67	NURALITE THERMAL DRAINAGE BOARD	80 mm
UNDER SLAB (ENTRY)	R1.5	EXPOL SLABX200 (FULLY INSULATED)	50 mm

C SECTION C
Scale: 1:50



D SECTION D
Scale: 1:50

No.	DATE	DESCRIPTION	BY
B	15/05/2026	SITE DRAINAGE, MDFLOOR FRAMING, S2A AND FILL SHOWN	S2A
A	14/04/2026	BC ISSUE	S2A

REVISIONS:

PROJECT:
PROPOSED NEW HOME

CLIENT:
BAILEY FAMILY

ADDRESS:
45-47 NORWOOD ROAD
BAYSWATER

SHEET TITLE:
SECTIONS

studio architects

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SCALE: 1:50 **ORIG SHT SIZE:** ISO A1

DRAWN: S2A **DATE:** JUNE 2025

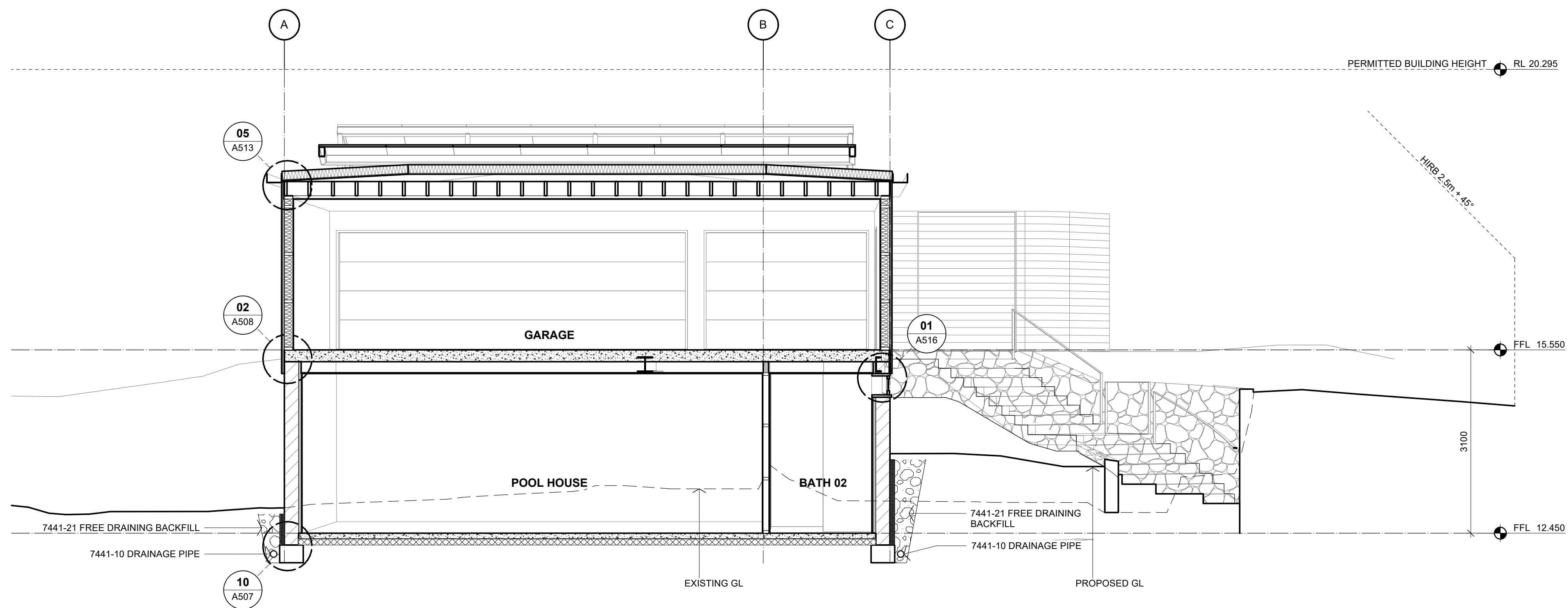
PROJECT No.: 2501 **SHEET No.:** A402 **Revision:** B

CONSTRUCTION ISSUE - 15/05/2026

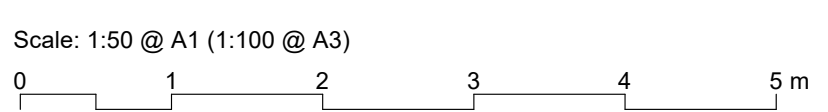
Scale: 1:50 @ A1 (1:100 @ A3)
0 1 2 3 4 5 m

H1/AS1 THERMAL INSULATION

	R-VALUE	PRODUCT	THICKNESS
EXTERNAL TIMBER WALLS	R3.6	TERRA LANA WALL	140 mm
BLOCK WALLS	R1.2	TERRA LANA SERVICE CAVITY	45 mm
IN-GROUND BLOCK WALLS	R2.67	NURALITE THERMAL DRAINAGE BOARD	80 mm
	+ R1.2	TERRA LANA SERVICE CAVITY	45 mm
MEMBRANE WARM ROOF	R6.54	ENERTHERM PIR BOARD	140 mm
ENTRY WARM ROOF	R4.68	ENERTHERM PIR BOARD	100 mm
SUBFLOOR	R3.2	TERRA LANA UNDERFLOOR BLANKET	140 mm
SLAB EDGE INSULATION	R2.67	NURALITE THERMAL DRAINAGE BOARD	80 mm
UNDER SLAB (ENTRY)	R1.5	EXPOL SLABX200 (FULLY INSULATED)	50 mm



E SECTION E
Scale: 1:50



A	15/05/2026	NEW DRAWING ISSUE	S2A
No.	DATE	DESCRIPTION	BY

REVISIONS:

PROJECT:
PROPOSED NEW HOME

CLIENT:
BAILEY FAMILY

ADDRESS:
45-47 NORWOOD ROAD
BAYSWATER

SHEET TITLE:
SECTIONS

studio architects

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PO Box 37 270, Parnell, Auckland
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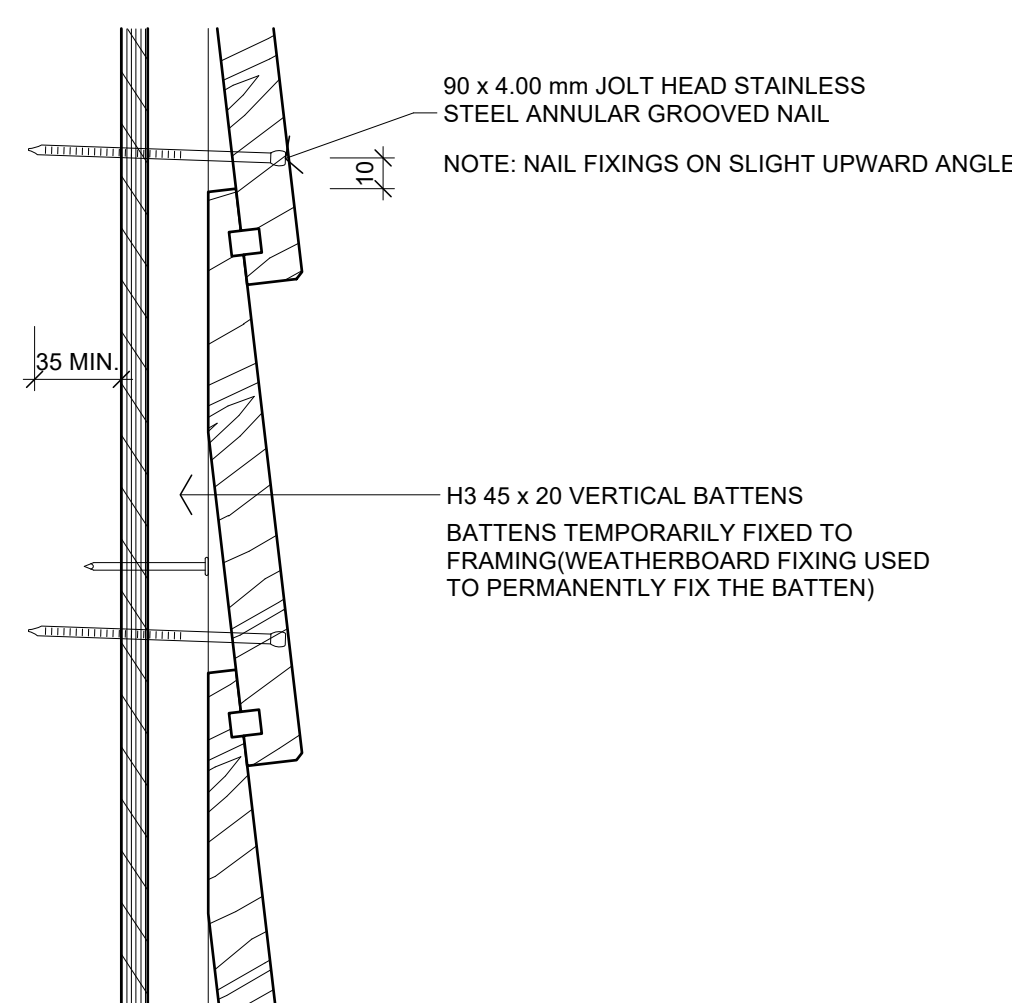
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DRAWN: S2A DATE: JUNE 2025

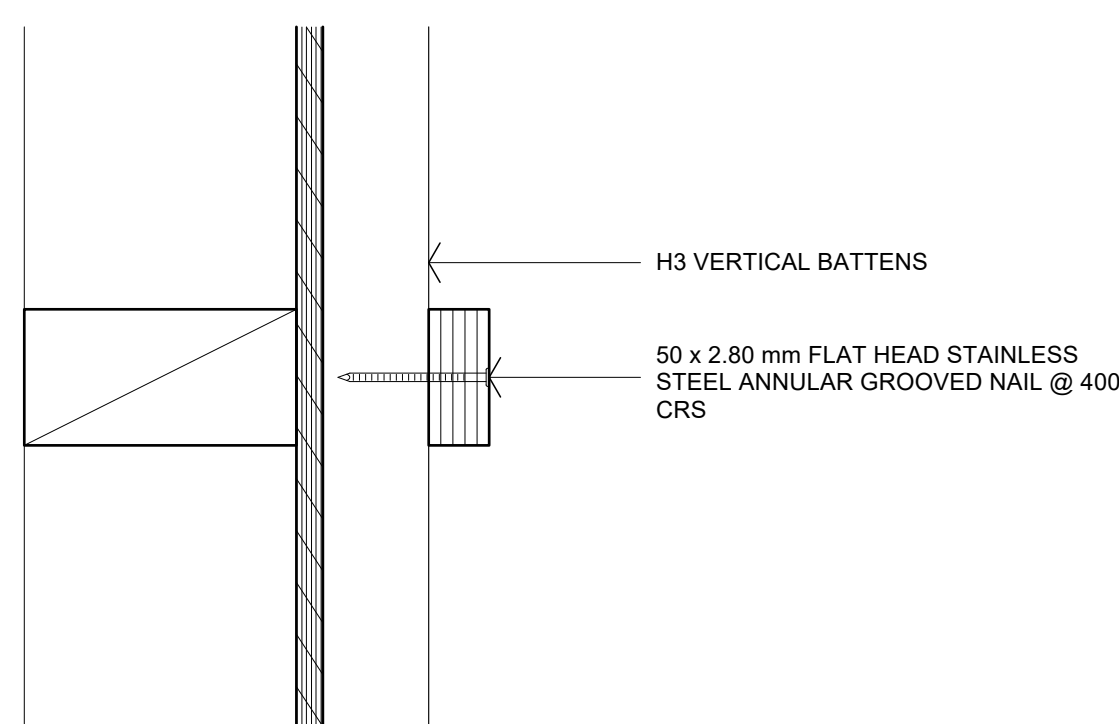
PROJECT No.: SHEET No.: Revision:
2501 A403 A

CONSTRUCTION ISSUE - 15/05/2026

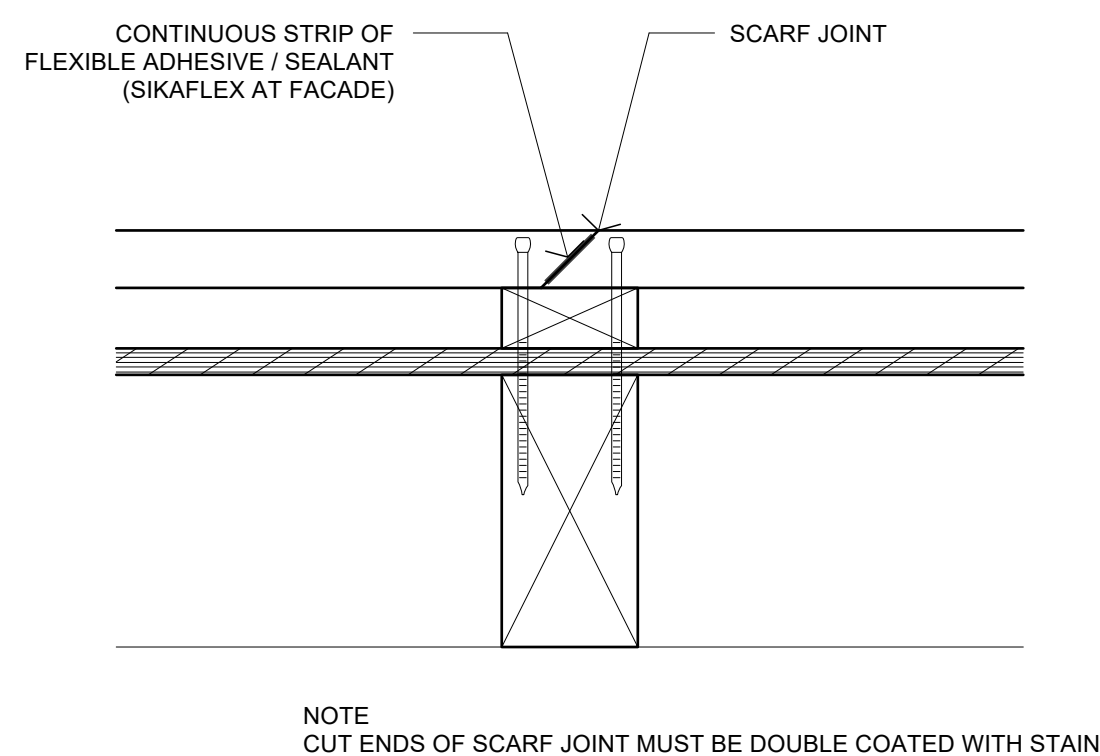
2501 WD01.03.rvt



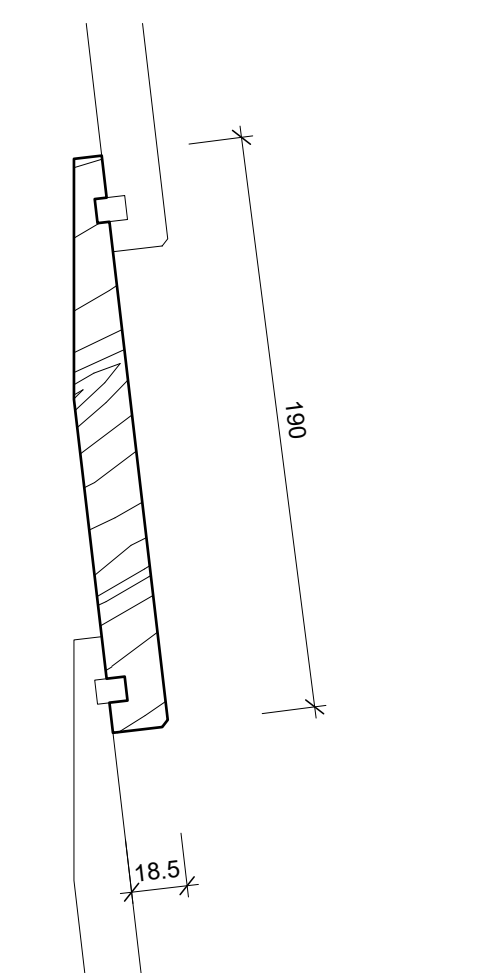
01 DETAIL - WEATHERBOARD FIXING
Scale: 1:3.5



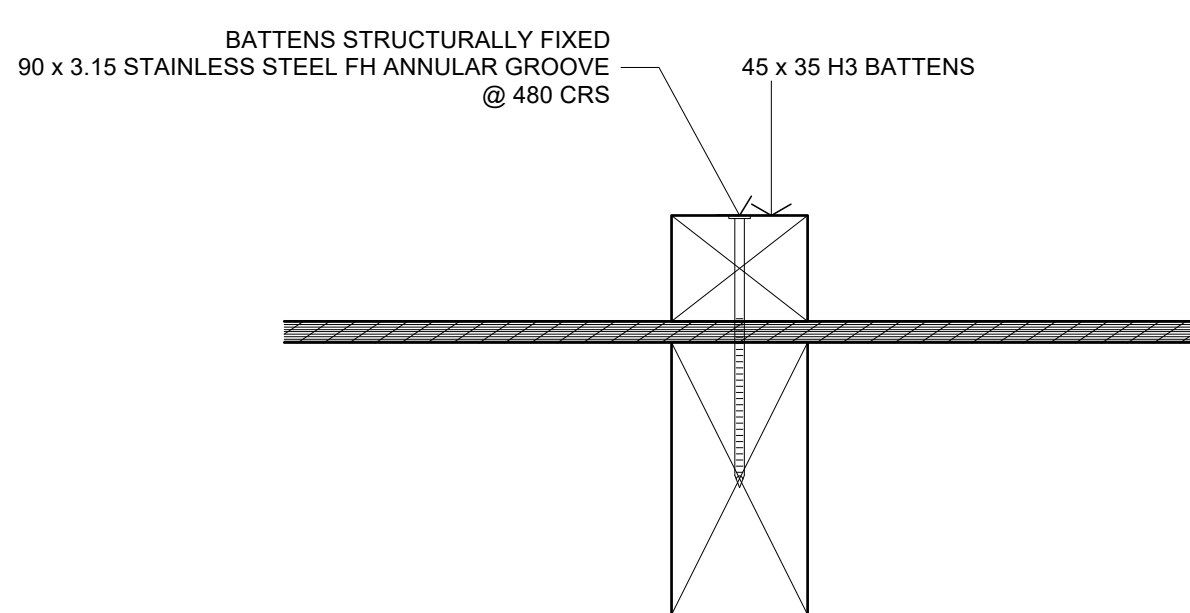
02 DETAIL - VENTILATED BATTEN FIXING
Scale: 1:3.5



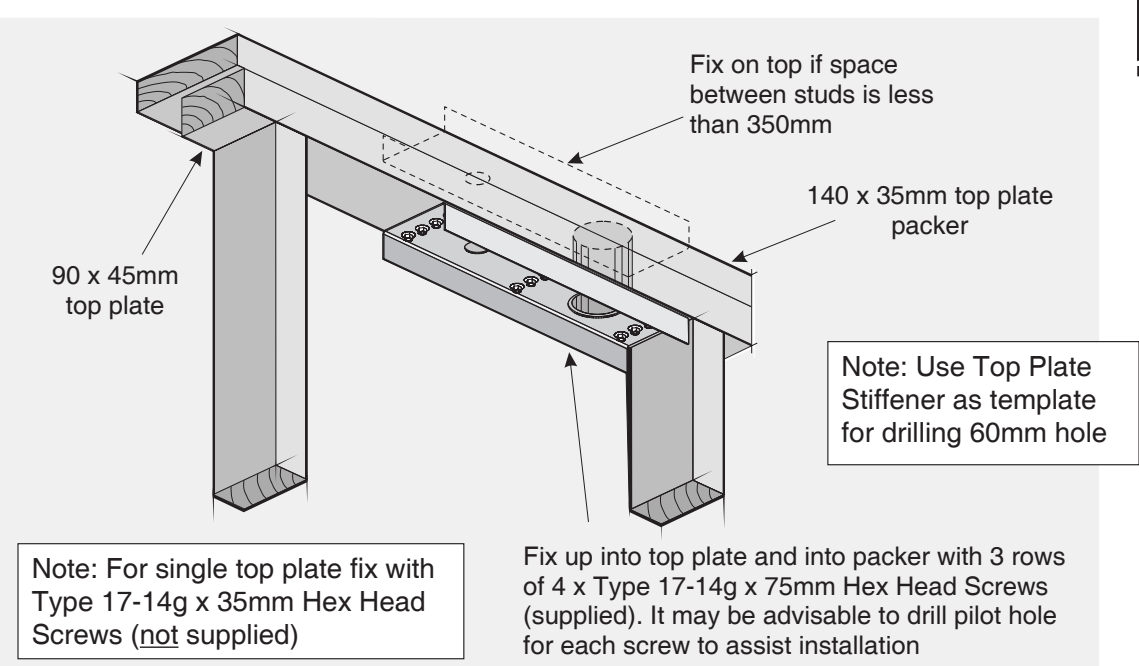
03 DETAIL - WEATHERBOARD JOINT
Scale: 1:3.5



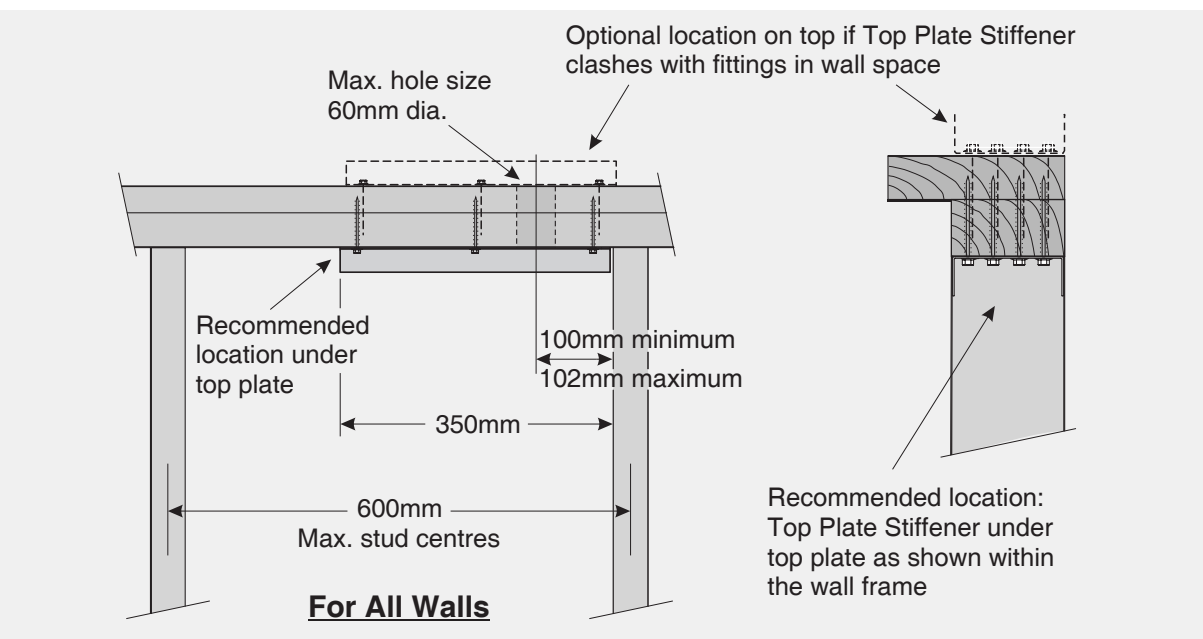
04 WEATHERBOARD CLADDING PROFILE
Scale: 1:3.5



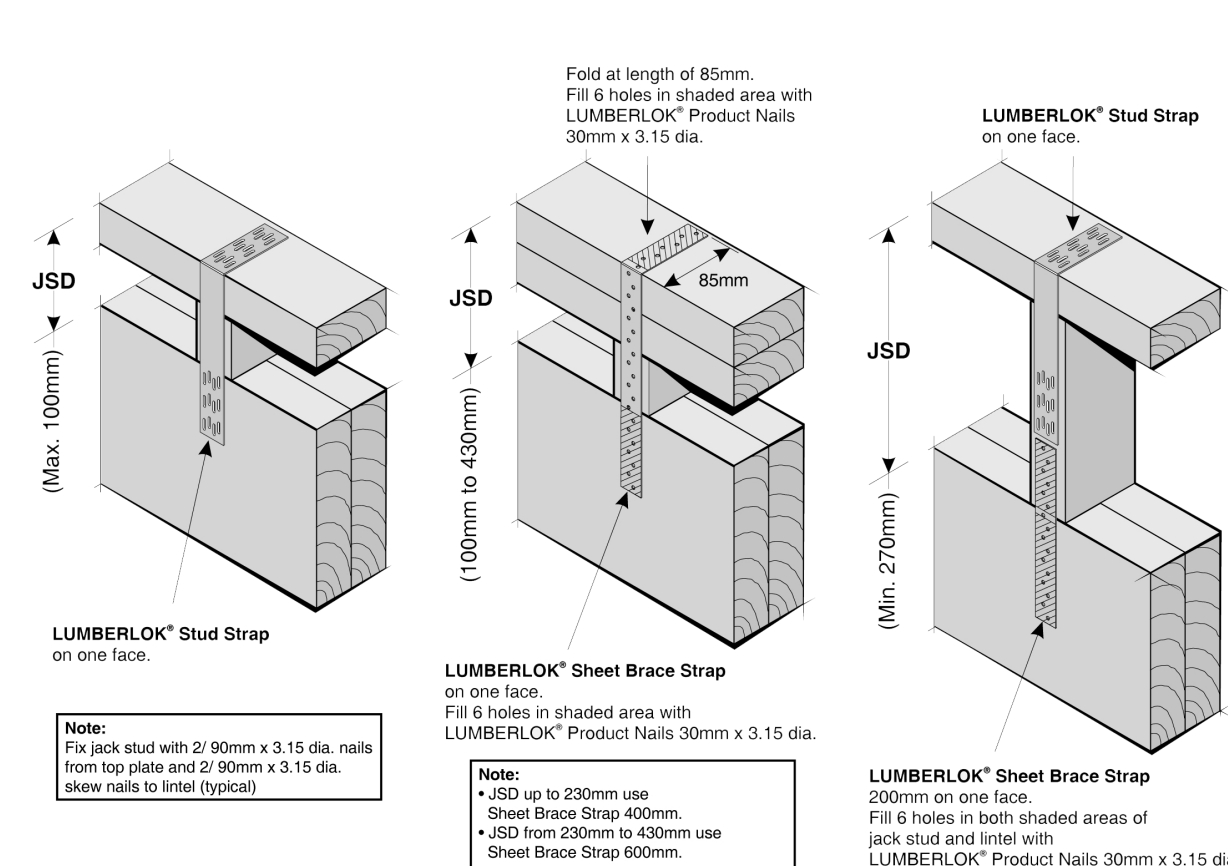
05 DETAIL - 35 mm CAVITY BATTEN FIXING
Scale: 1:5



06 DETAIL - TOP PLATE STIFFENER
Scale: 1:2.5 @ A1 (1:5 @ A3)



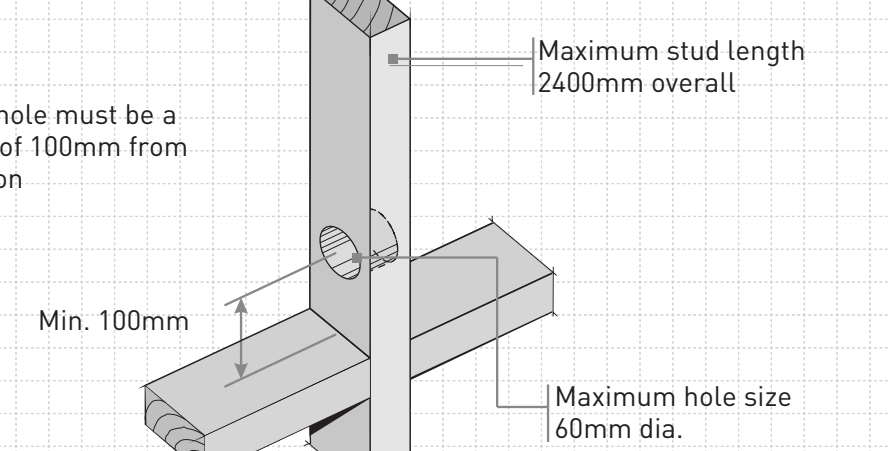
07 DETAIL - TYPICAL LINTEL FIXING



08 DETAIL - JACK STUD FIXING

FRAMING STUD STIFFENER

Centre of hole must be a minimum of 100mm from nog location



Note: Use Stud Stiffener as template for drilling 60mm hole

Fix to side of stud with 3 rows of 4 x Type 17-14g x 35mm Hex Head Screws (supplied)

Code: FSS
Material: 1.55mm G300 Z275 Galvanised Steel
Packed: 8 x Framing Stud Stiffeners per carton
100 x Type 17-14g x 35mm hex head Galvanised Screws



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09 DETAIL - FRAMING STUD STIFFENER

A	1404/2026 BC ISSUE	S2A
No.	DATE	DESCRIPTION
BY		

REVISIONS:

PROJECT: PROPOSED NEW HOME

CLIENT: BAILEY FAMILY

ADDRESS: 45-47 NORWOOD ROAD
BAYSWATER

SHEET TITLE: CONSTRUCTION DETAILS



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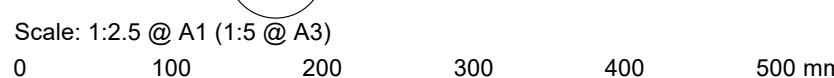
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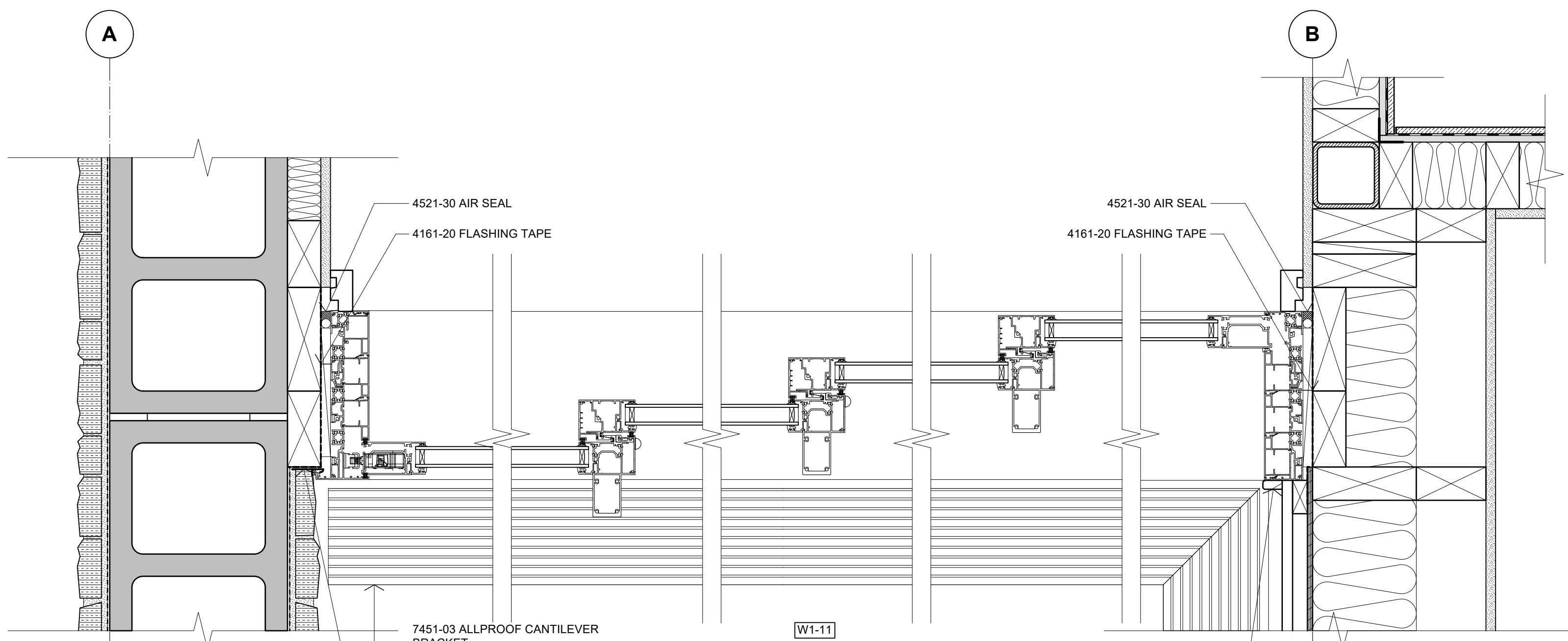
DRAWN: S2A DATE: JUNE 2025

PROJECT No.: 2501 SHEET No.: A501 Revision: A

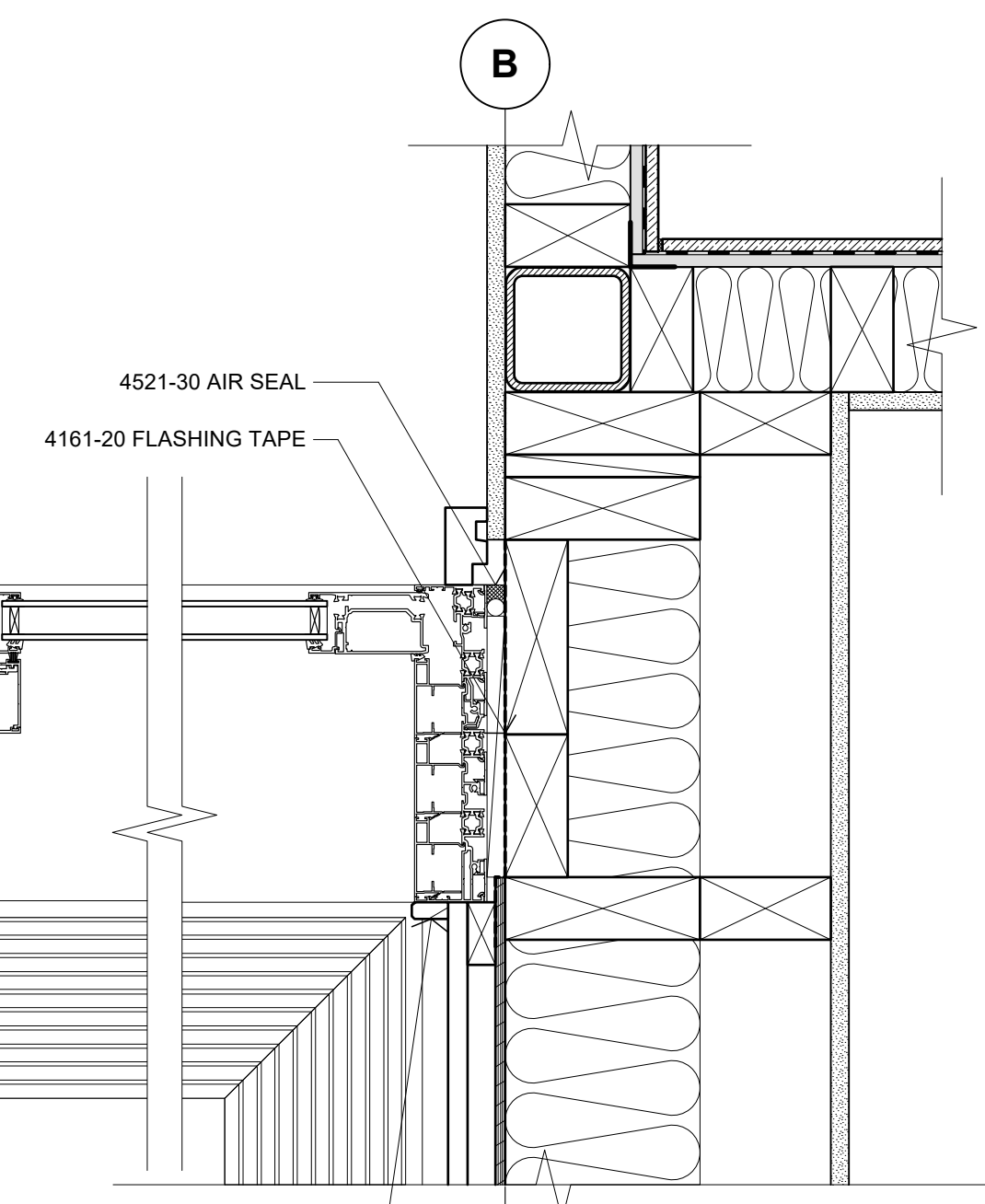
MiTek New Zealand Limited
AUCKLAND: PO Box 8244, Albany 2103 Phone: 09-274 7109 Fax: 09-274 7100
CHRISTCHURCH: PO Box 8027, Riccarton 8040 Phone: 03-348 8891 Fax: 03-348 0314
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CHRISTCHURCH: PO Box 8027, Riccarton 8040 Phone: 03-348 8891 Fax: 03-348 0314
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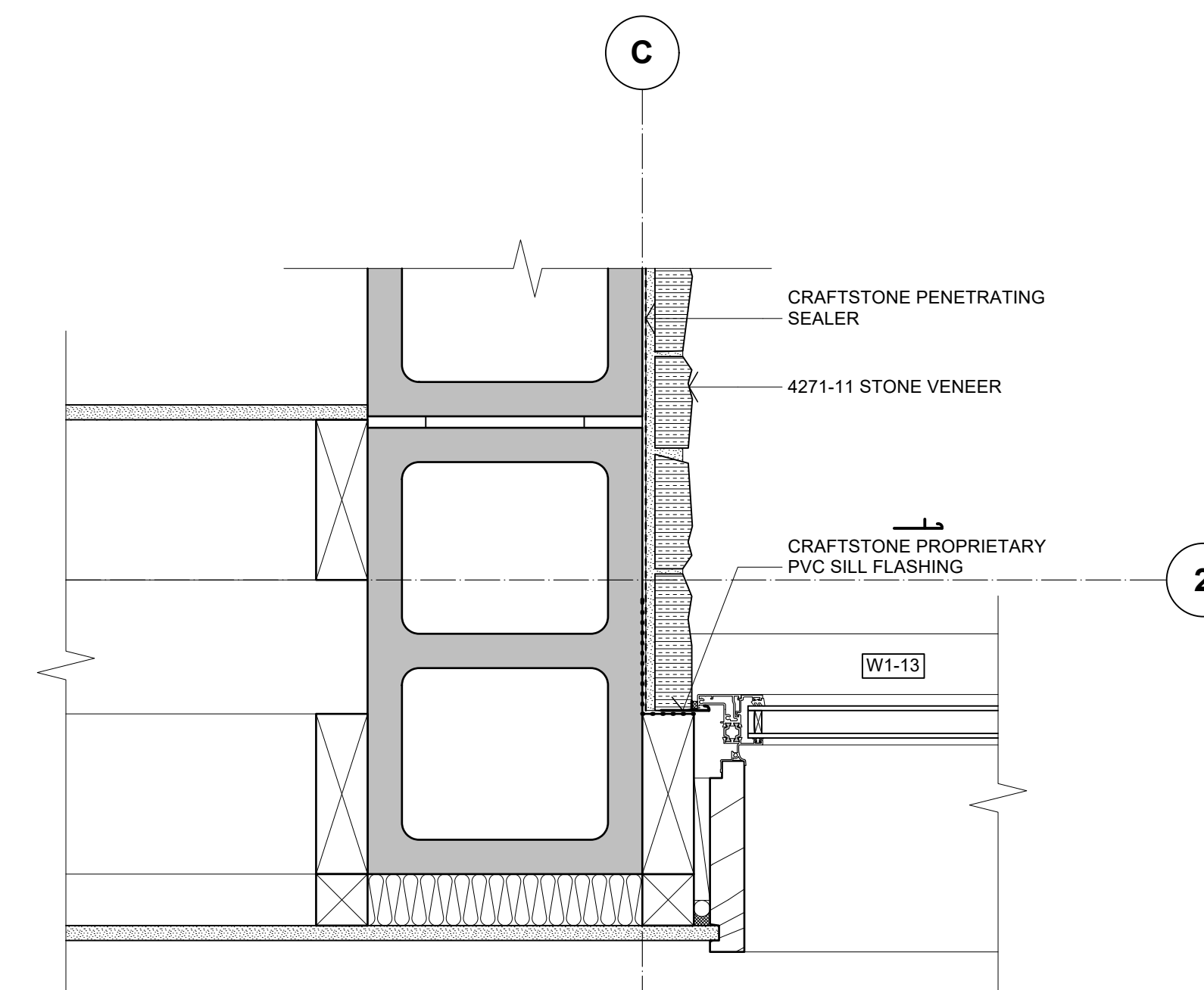




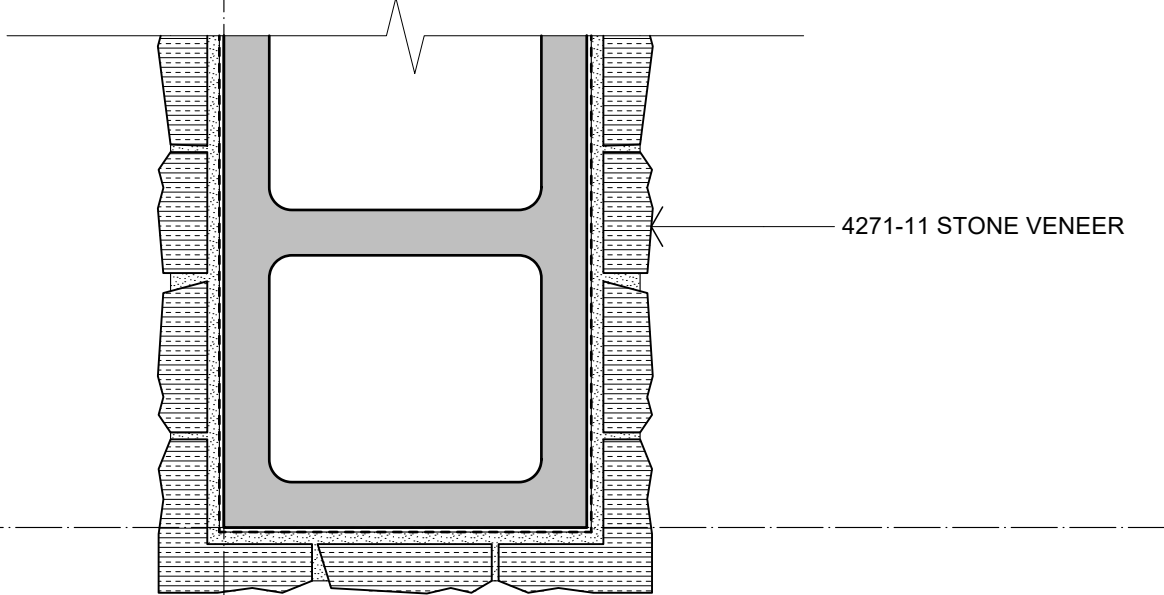
01 PLAN DETAIL - DOOR JAMB
A201 Scale: 1:5



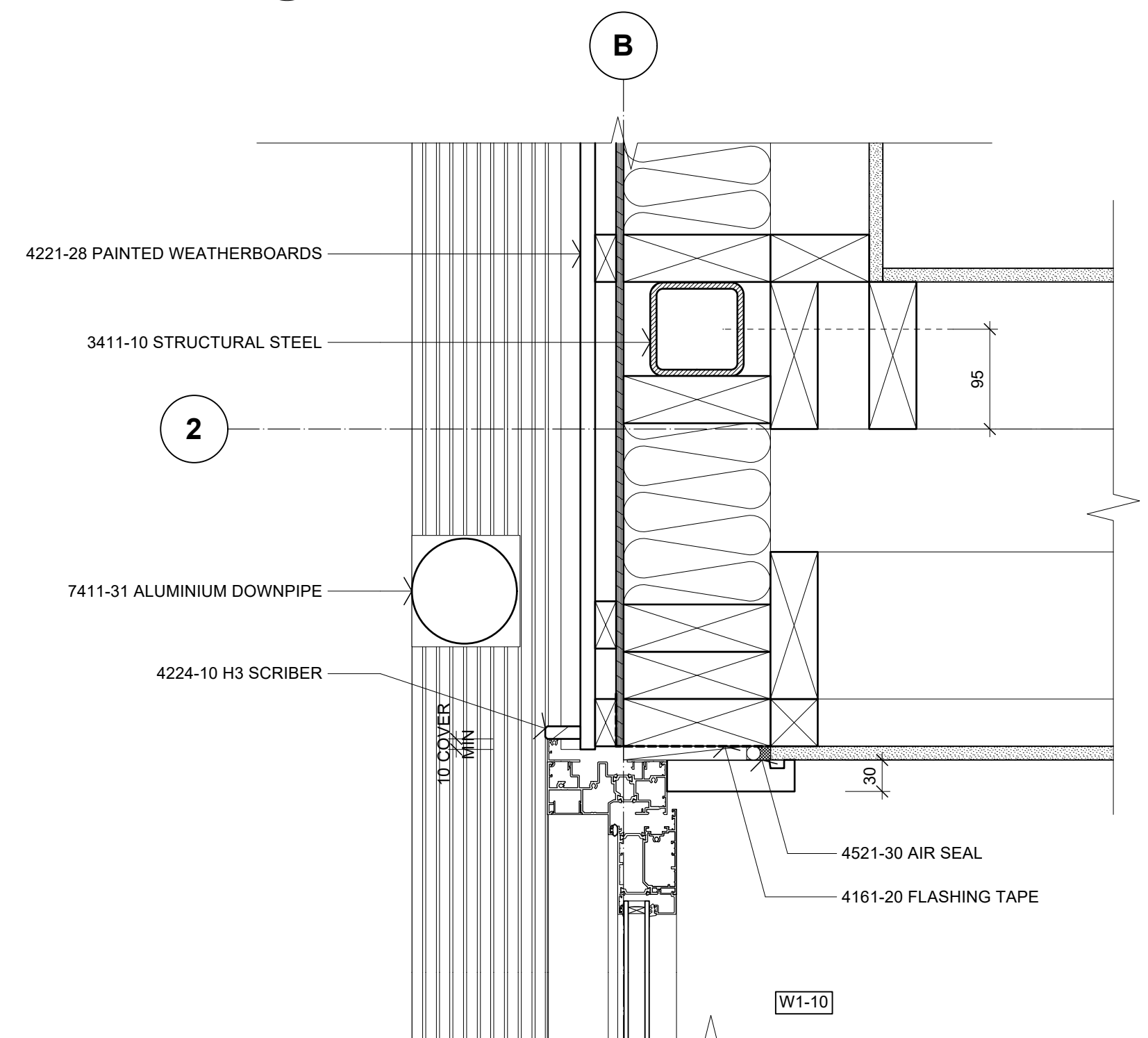
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A201 Scale: 1:5



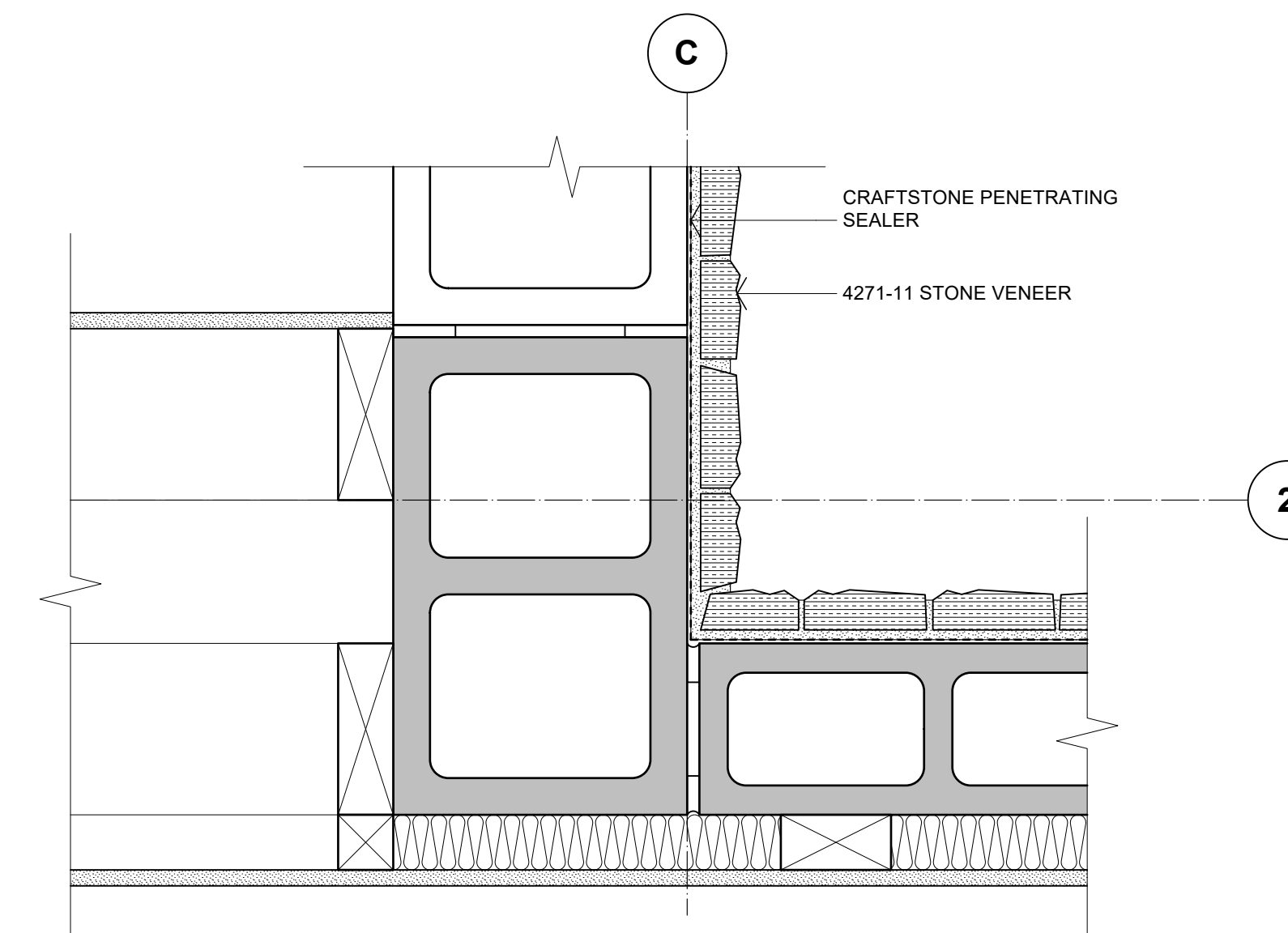
03 PLAN DETAIL - WALL JUNCTION
A201 Scale: 1:5



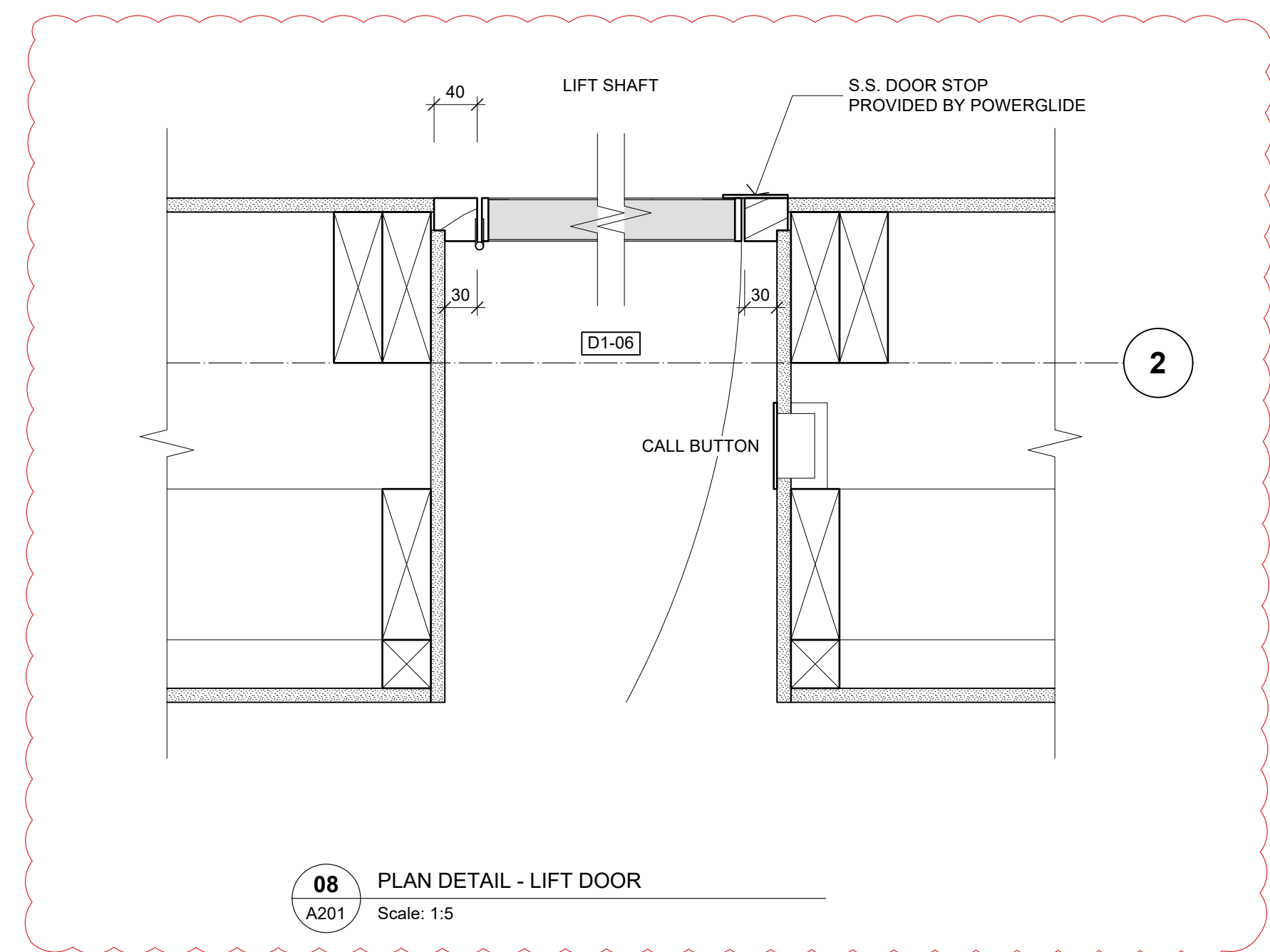
04 PLAN DETAIL - WALL END
Scale: 1:5



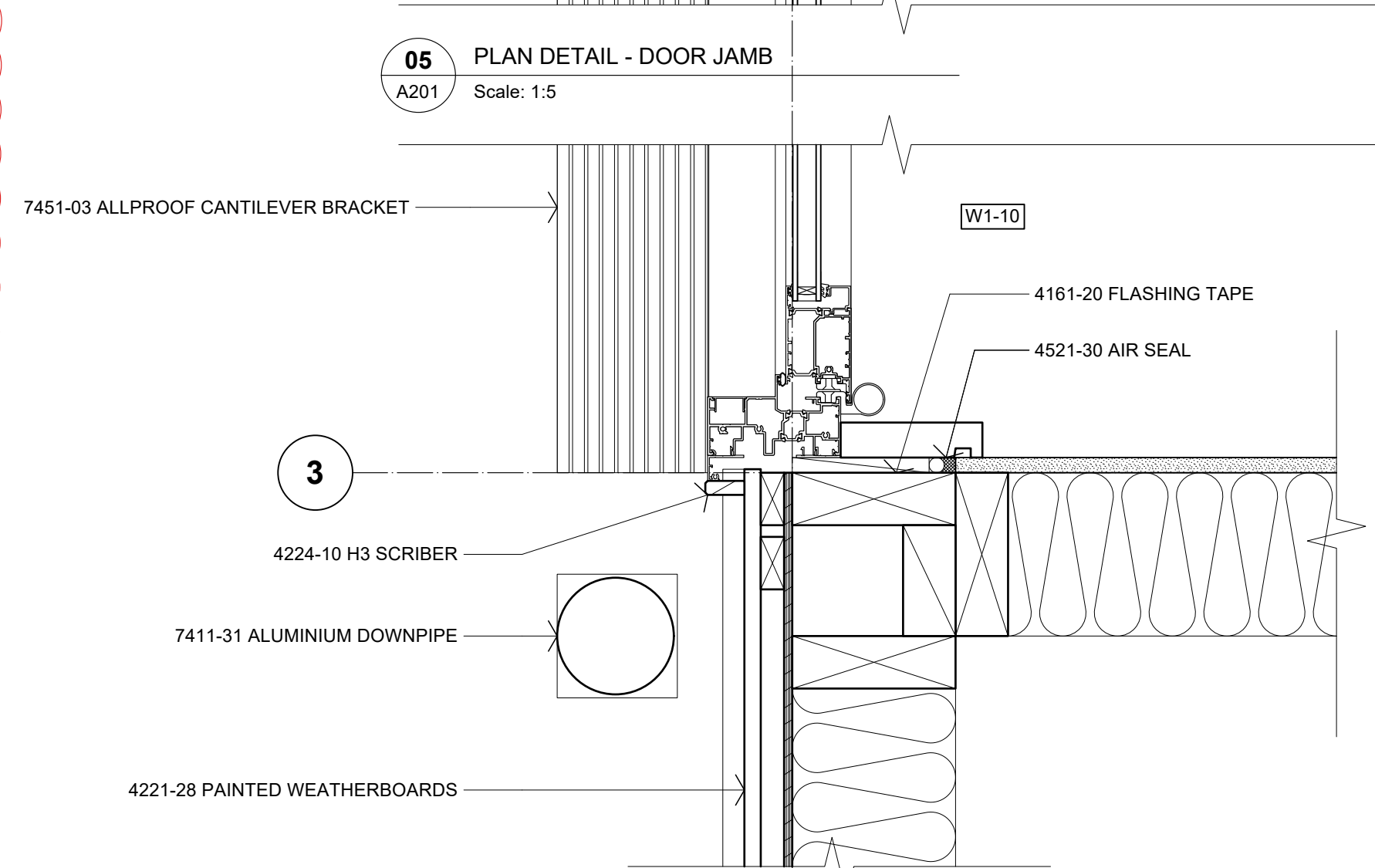
05 PLAN DETAIL - DOOR JAMB
A201 Scale: 1:5



06 PLAN DETAIL - WALL JUNCTION
A201 Scale: 1:5



08 PLAN DETAIL - LIFT DOOR
A201 Scale: 1:5



07 PLAN DETAIL - DOOR JAMB
A201 Scale: 1:5

Scale: 1:5 @ A1 (1:10 @ A3)
0 100 200 300 400 500 mm

B	15/05/2026	DETAIL 08 ADDED	SZA
A	14/04/2026	BC ISSUE	SZA
No.	DATE	DESCRIPTION	BY

REVISIONS:

PROJECT:
PROPOSED NEW HOME

CLIENT:
BAILEY FAMILY

ADDRESS:
45-47 NORWOOD ROAD
BAYSWATER

SHEET TITLE:
CONSTRUCTION DETAILS

studio architects

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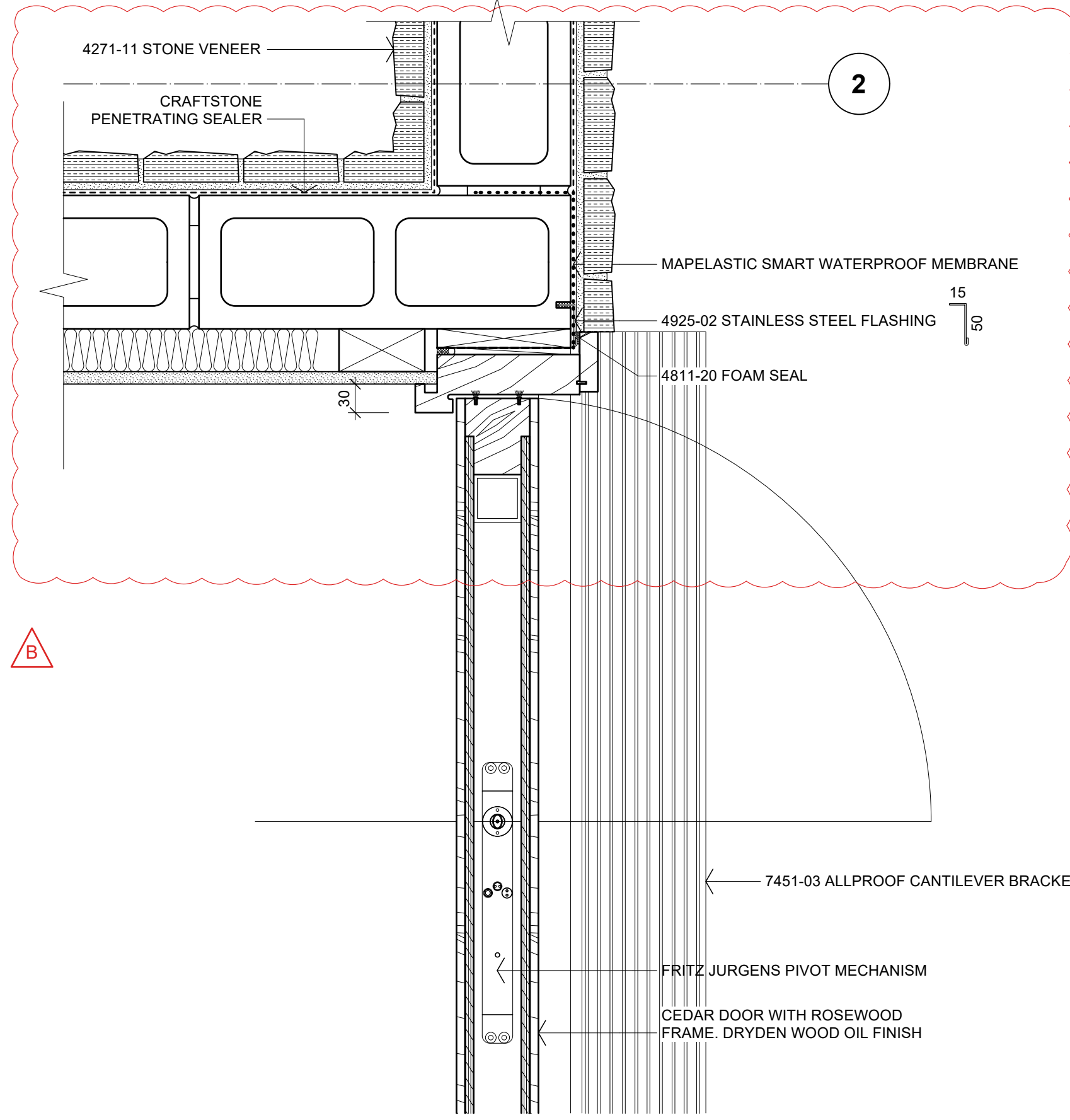
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DRAWN: SZA DATE: JUNE 2025

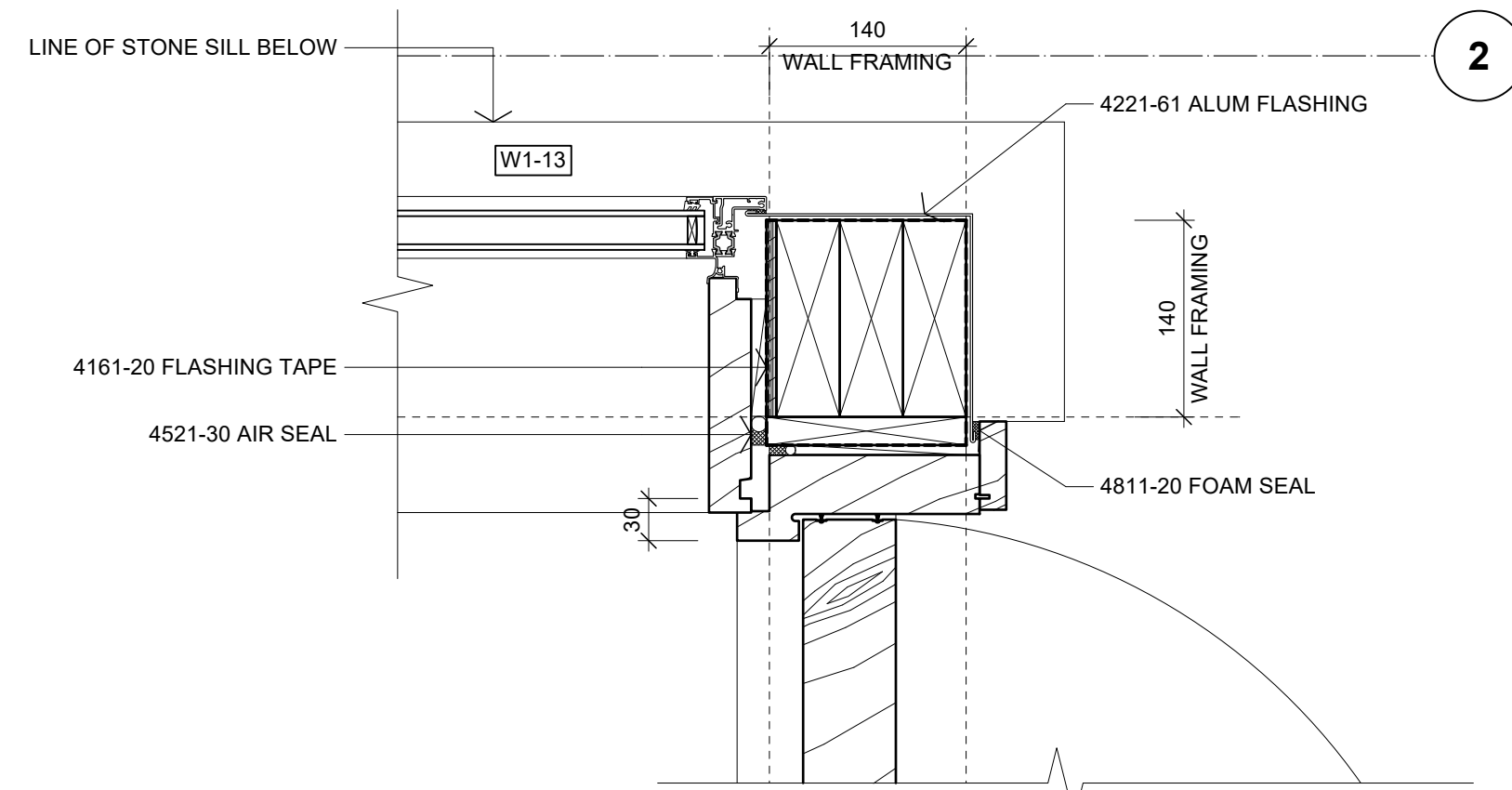
PROJECT No.: SHEET No.: Revision:

2501 A502 B

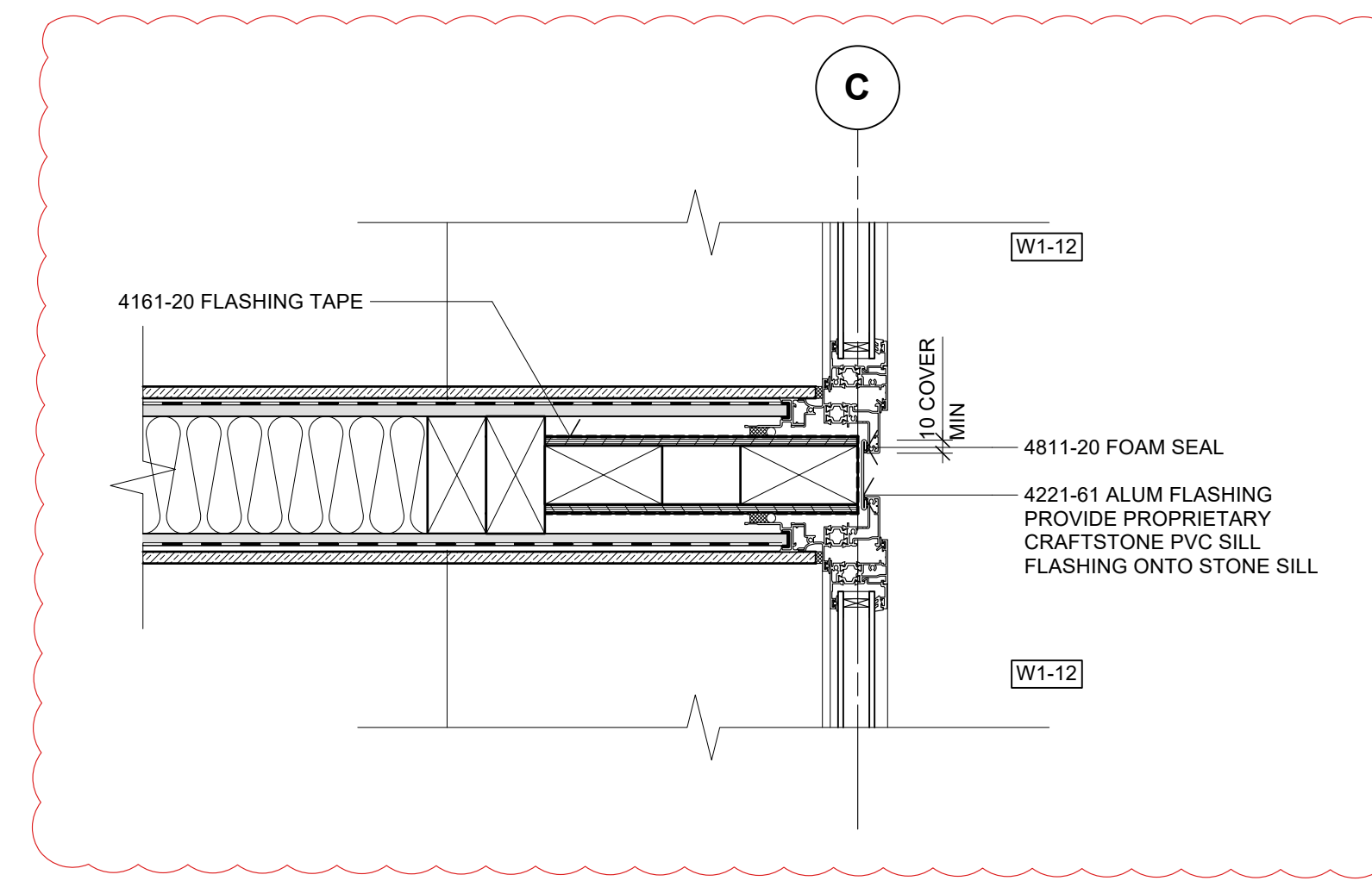
CONSTRUCTION ISSUE - 15/05/2026



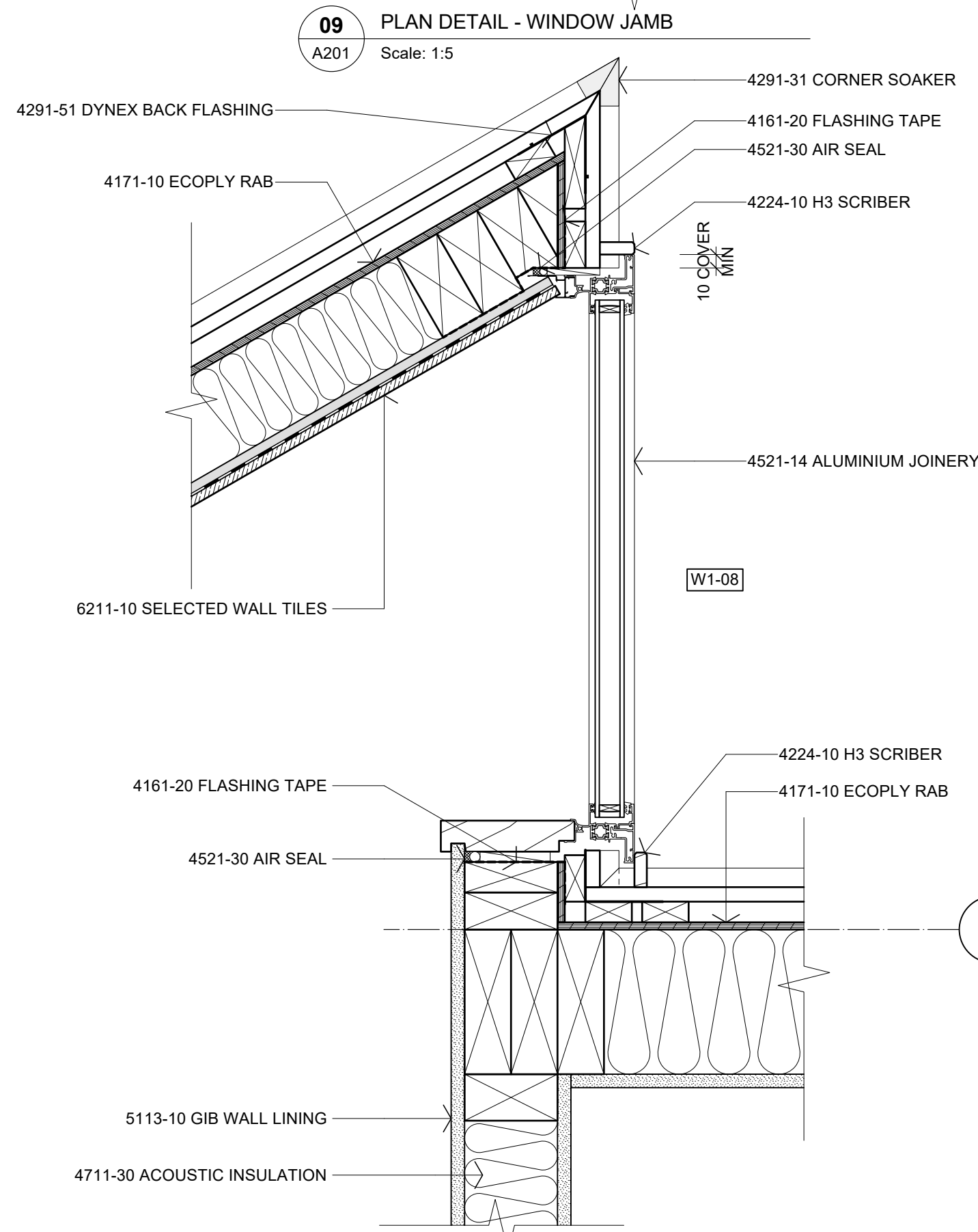
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A201 Scale: 1:5



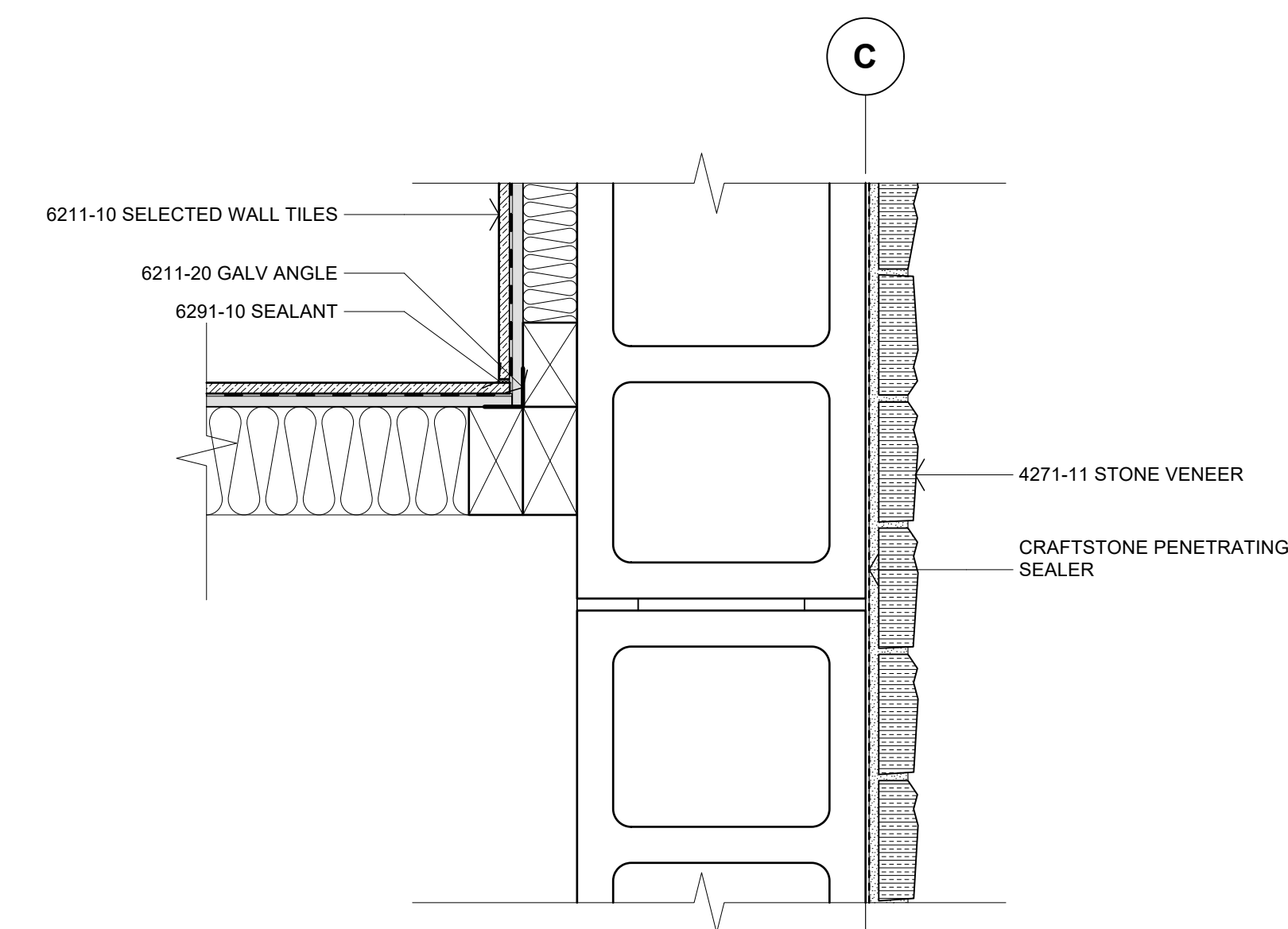
02 PLAN DETAIL - WINDOW JAMB
A201 Scale: 1:5



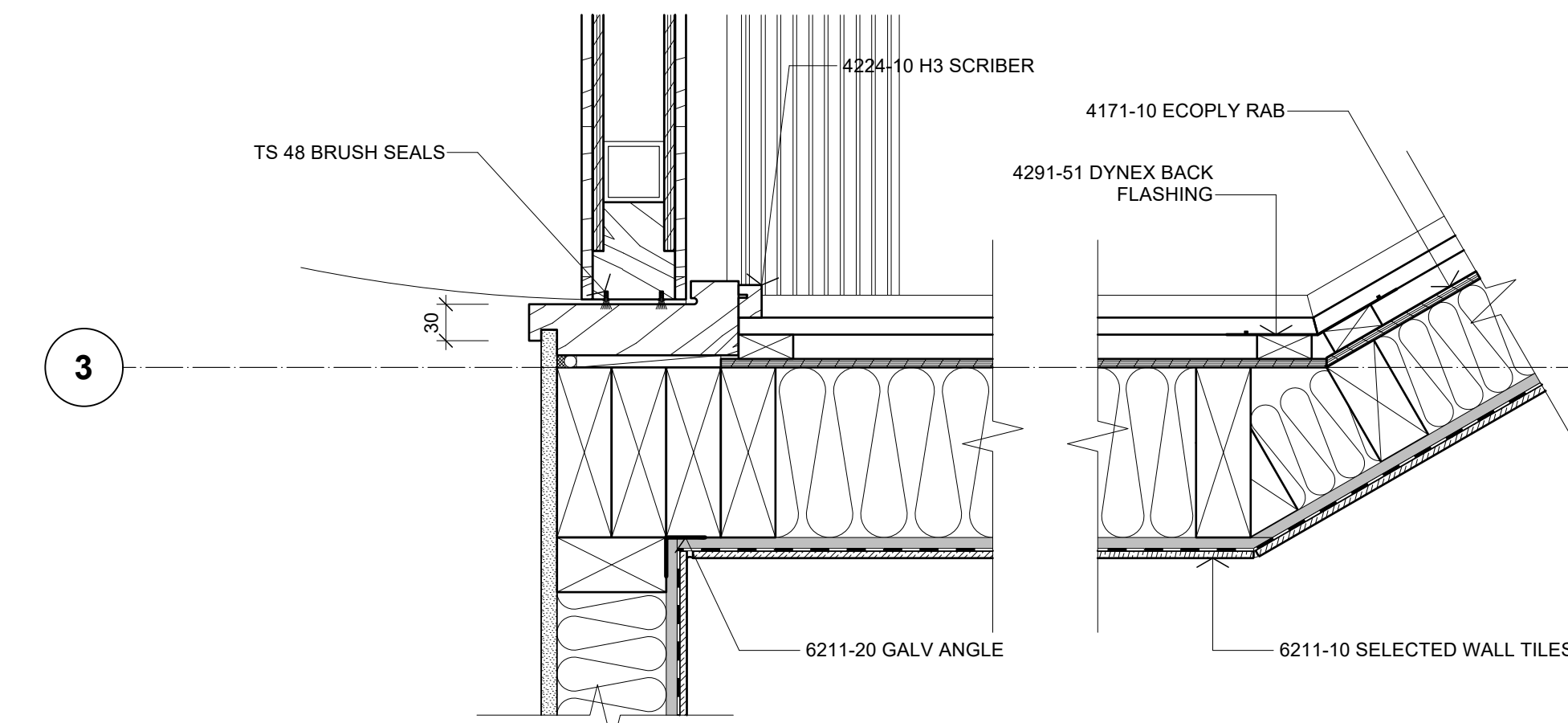
03 PLAN DETAIL - WINDOW JAMB
A201 Scale: 1:5



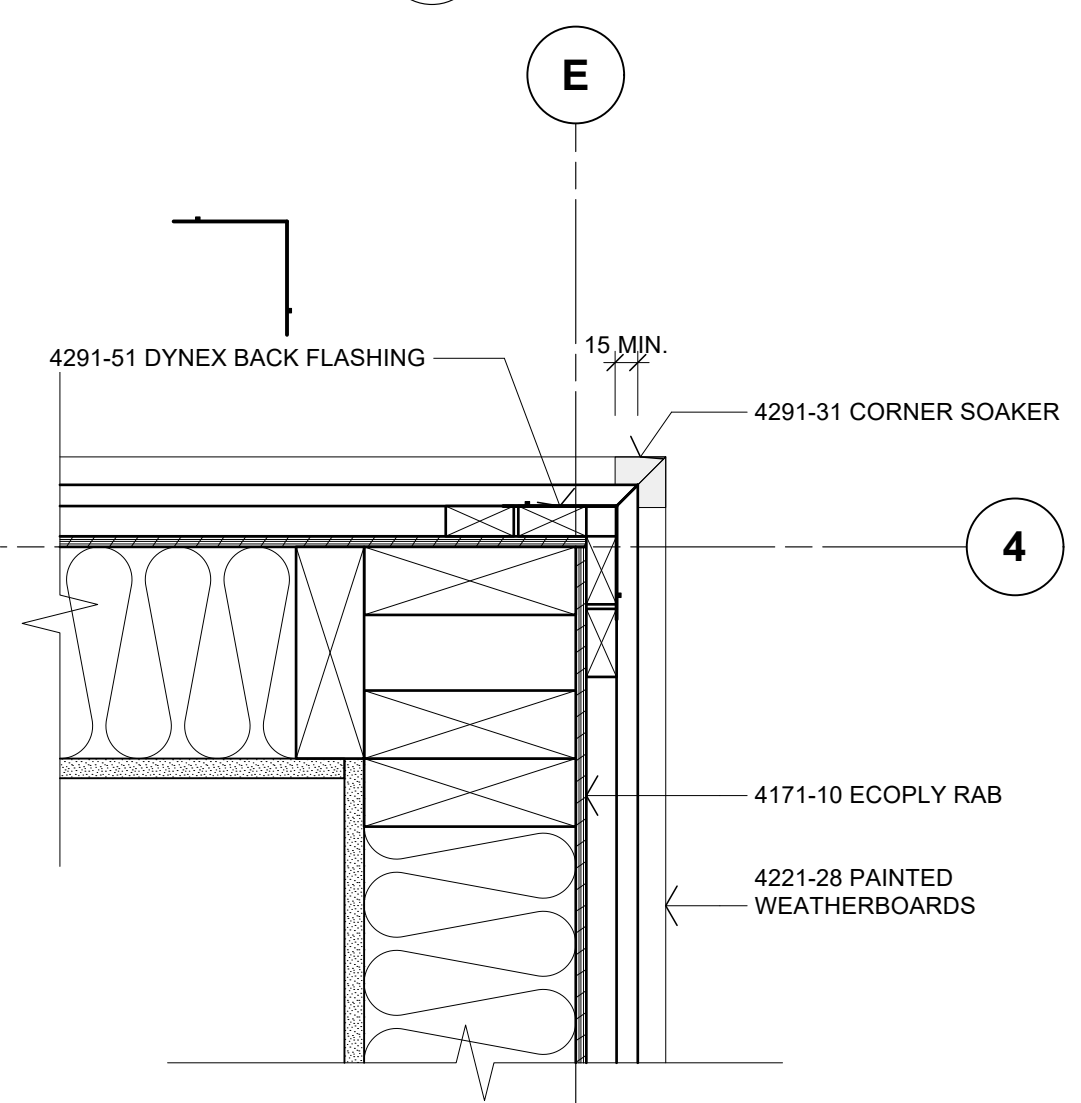
04 PLAN DETAIL - WINDOW JAMB
A201 Scale: 1:5



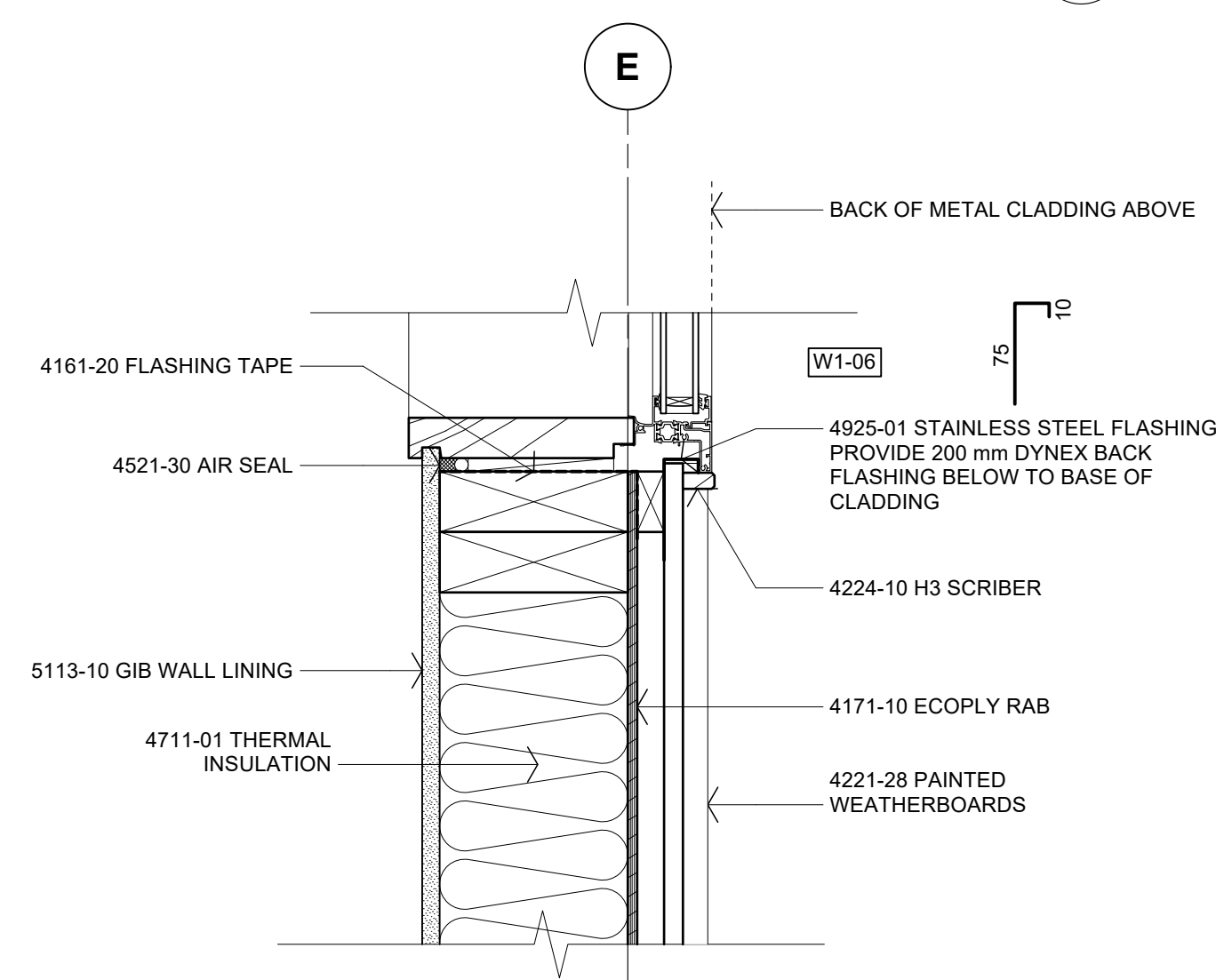
05 PLAN DETAIL - WINDOW JAMB
A201 Scale: 1:5



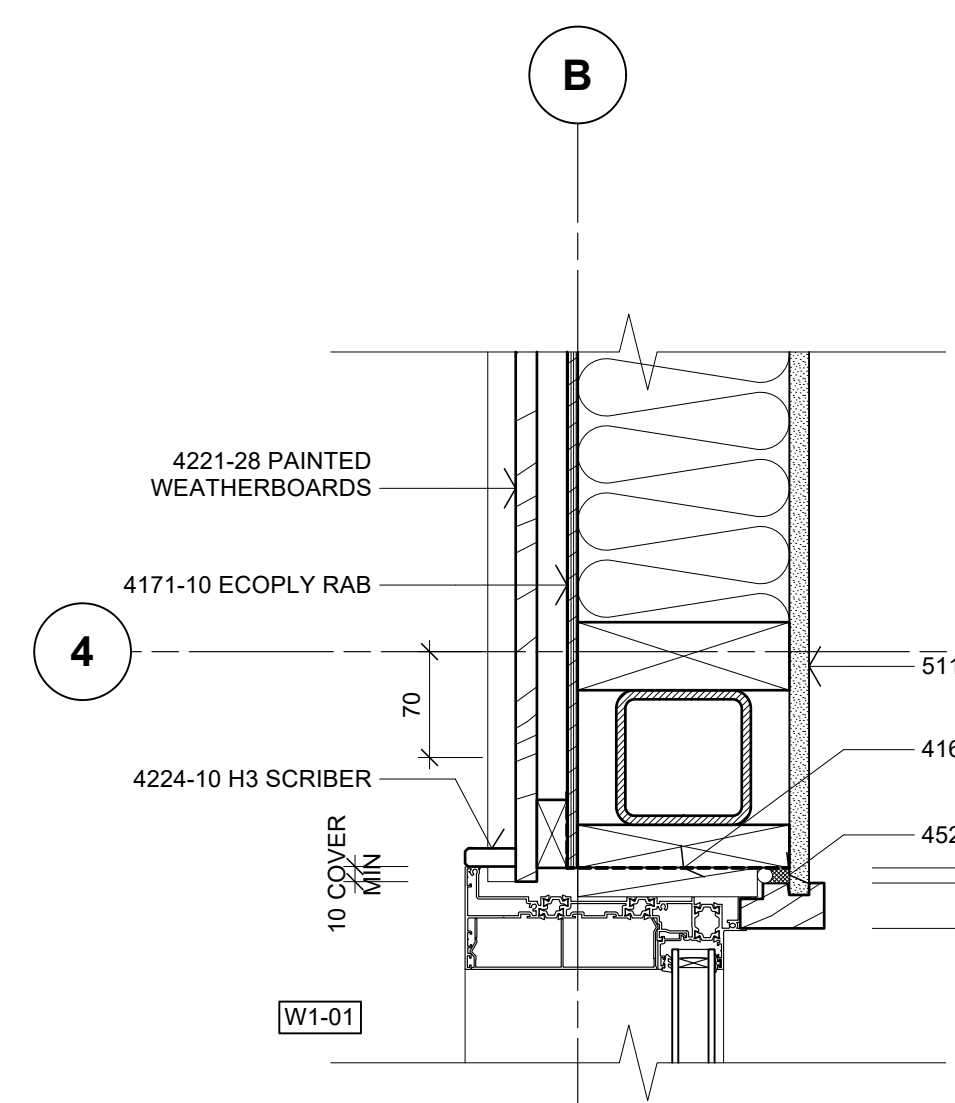
06 PLAN DETAIL - WINDOW JAMB
A201 Scale: 1:5



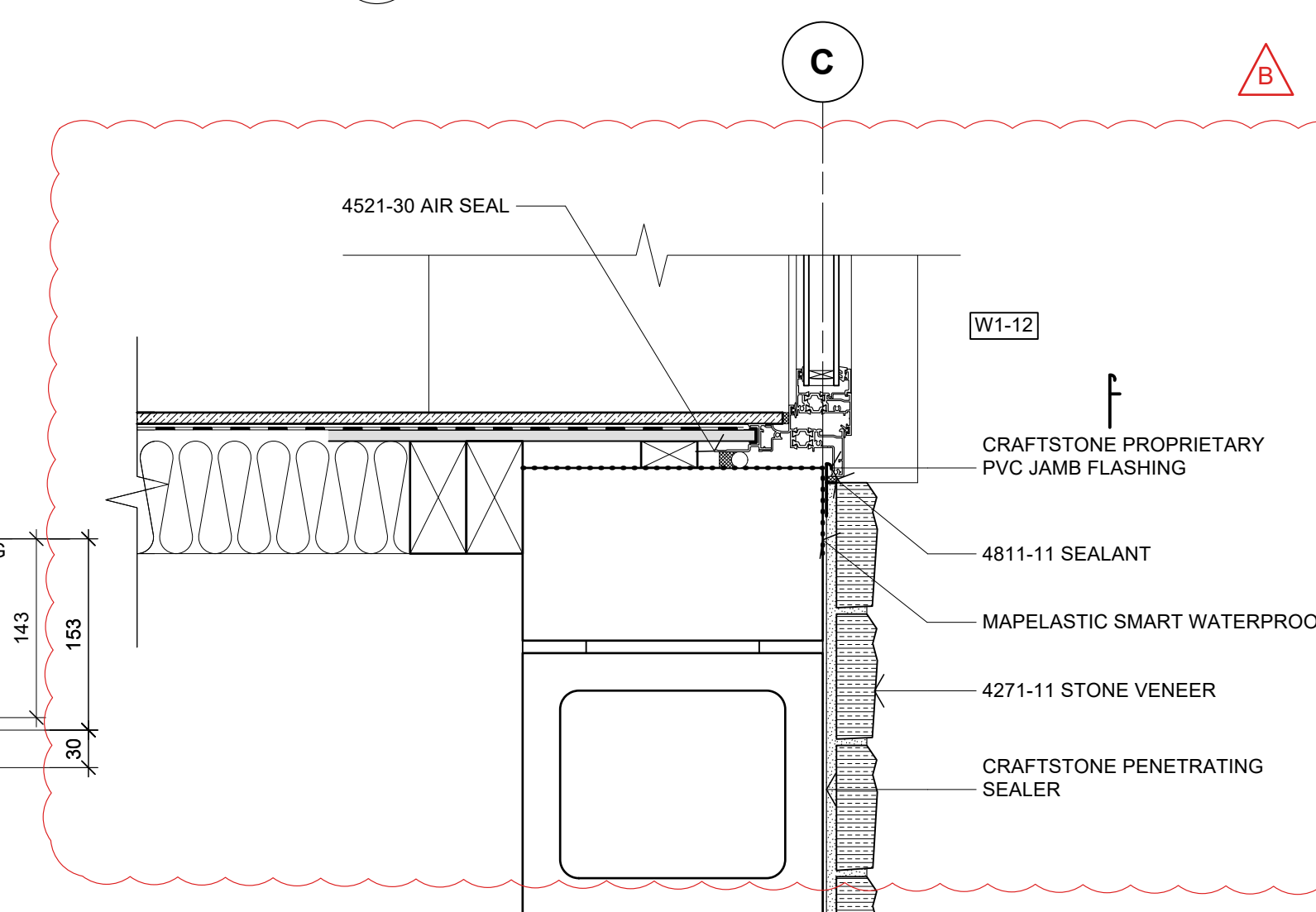
07 PLAN DETAIL - DOOR JAMB
A201 Scale: 1:5



08 PLAN DETAIL - WINDOW JAMB
A201 Scale: 1:5



09 PLAN DETAIL - WINDOW JAMB
A201 Scale: 1:5



10 PLAN DETAIL - WINDOW JAMB
A201 Scale: 1:5

Scale: 1:5 @ A1 (1:10 @ A3)
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No.	DATE	DESCRIPTION	BY
B	15/05/2026	DETAILS 01, 03 & 08 JAMB CHANGED TO FILE	S2A
A	14/04/2026	BC ISSUE	S2A

REVISIONS:

PROJECT: PROPOSED NEW HOME

CLIENT: BAILEY FAMILY

ADDRESS: 45-47 NORWOOD ROAD BAYSWATER

SHEET TITLE: CONSTRUCTION DETAILS

studio architects

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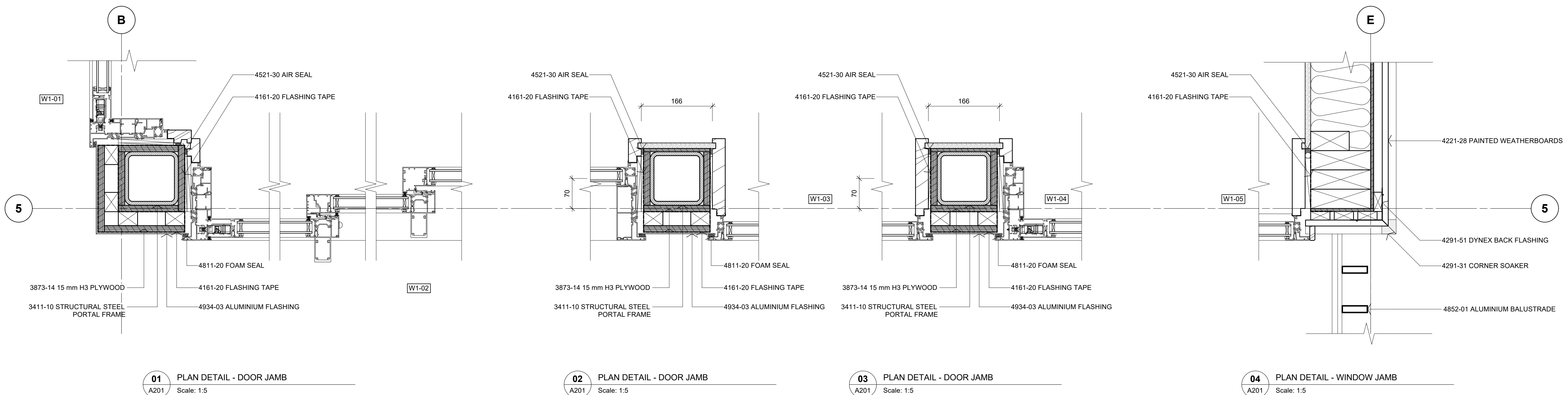
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DRAWN: S2A DATE: JUNE 2025

PROJECT No.: SHEET No.: Revision:

2501 A503 B

CONSTRUCTION ISSUE - 15/05/2026

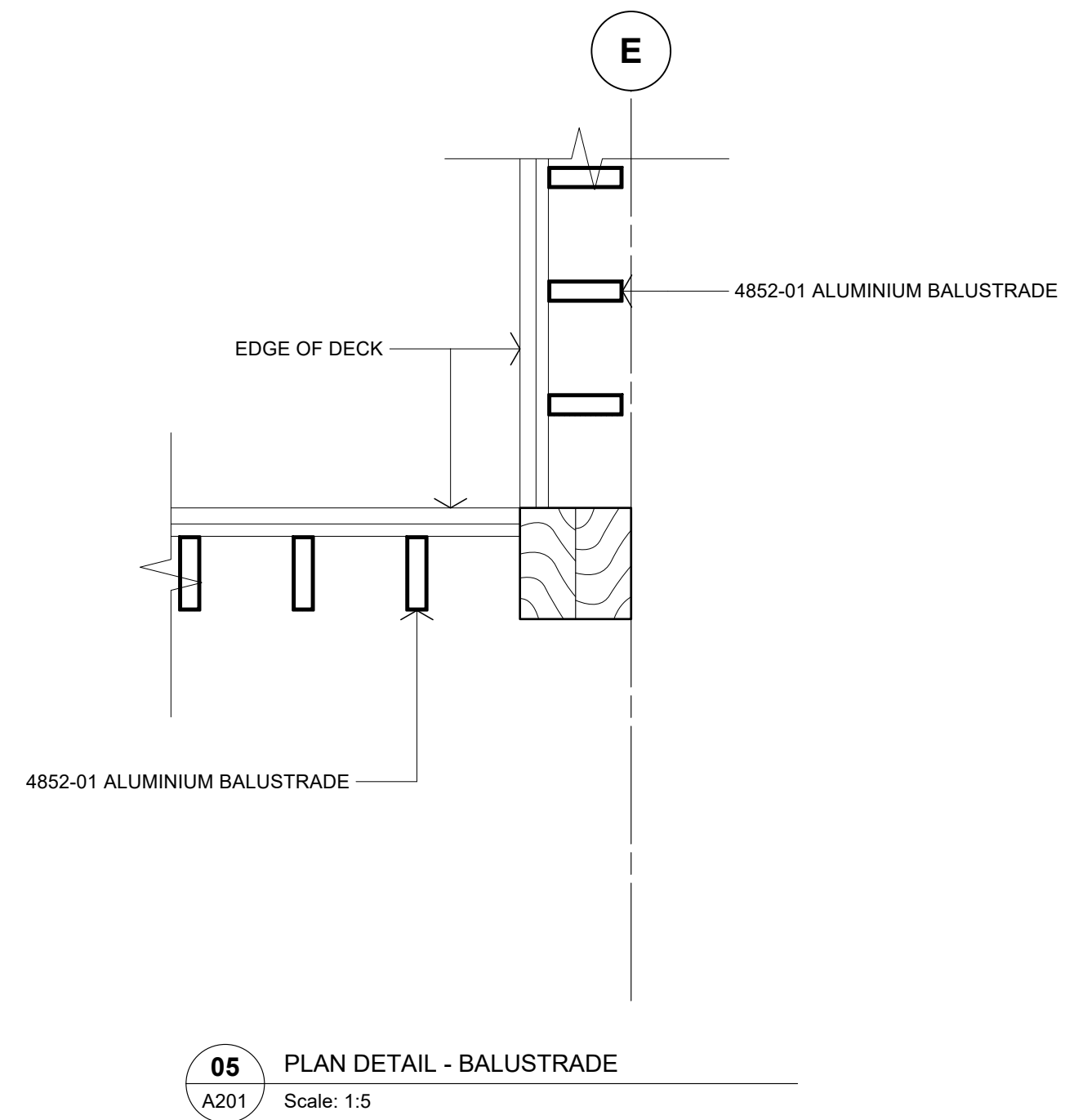


01 PLAN DETAIL - DOOR JAMB
A201 Scale: 1:5

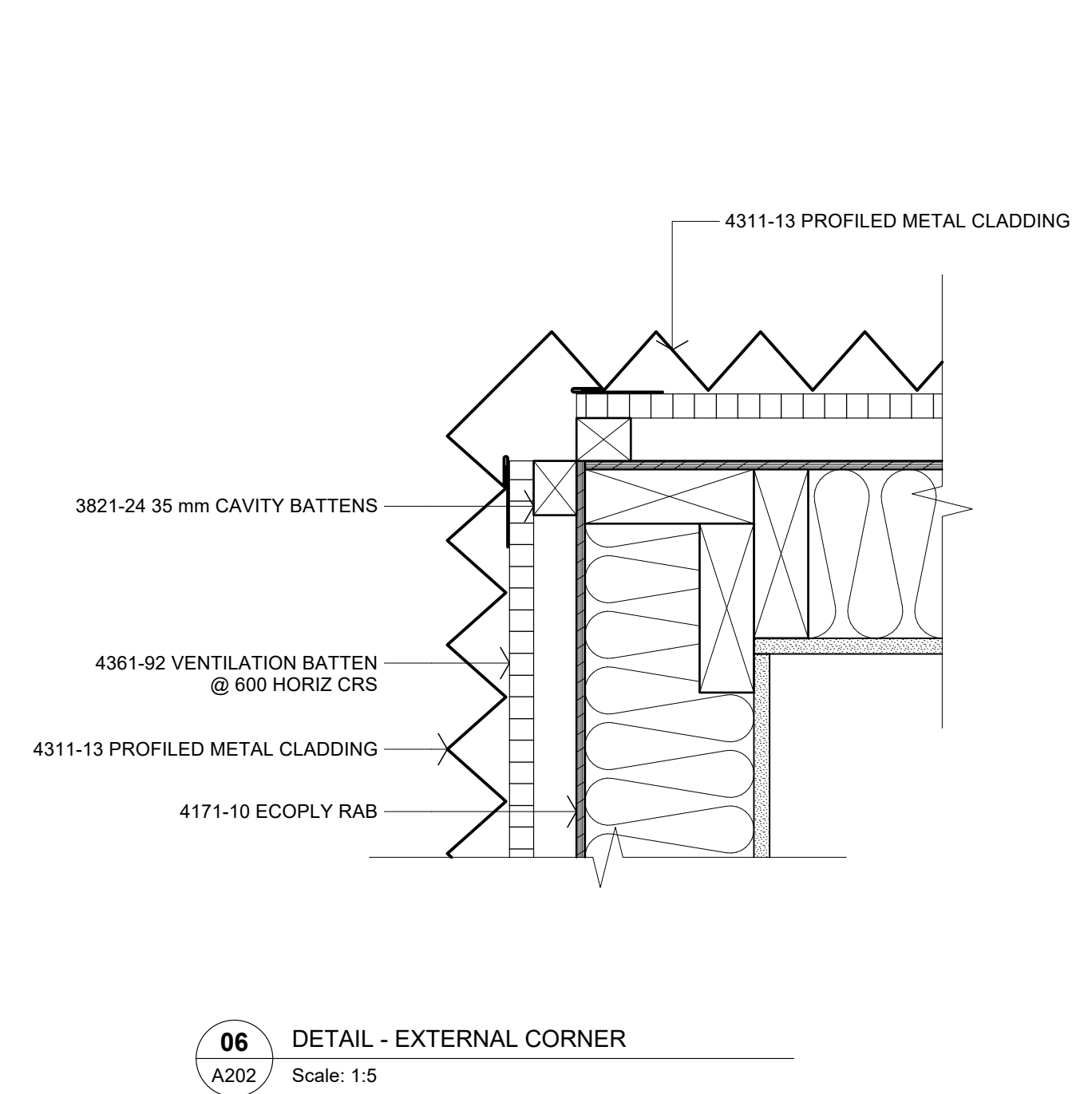
02 PLAN DETAIL - DOOR JAMB
A201 Scale: 1:5

03 PLAN DETAIL - DOOR JAMB
A201 Scale: 1:5

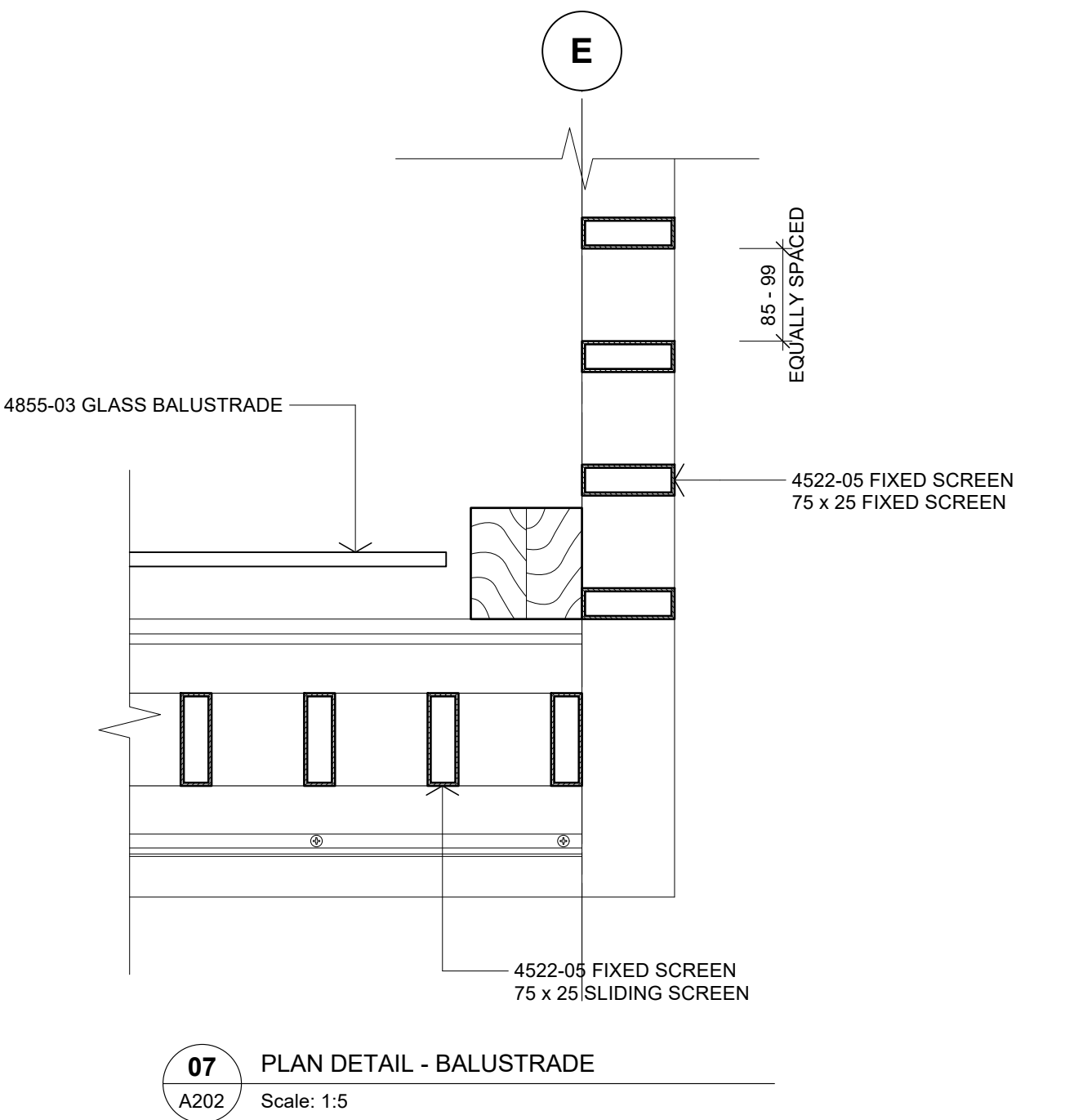
04 PLAN DETAIL - WINDOW JAMB
A201 Scale: 1:5



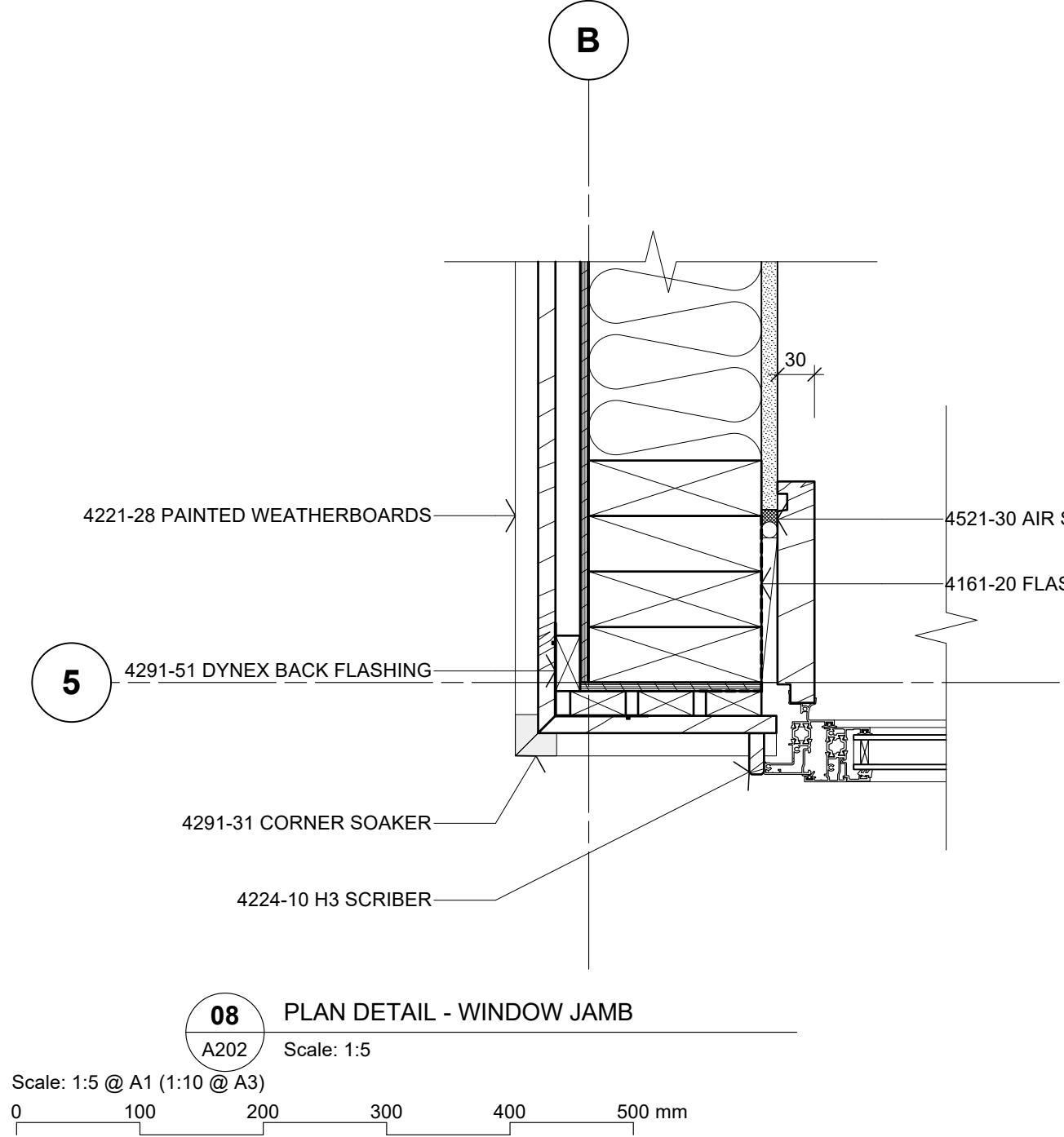
05 PLAN DETAIL - BALUSTRADE
A201 Scale: 1:5



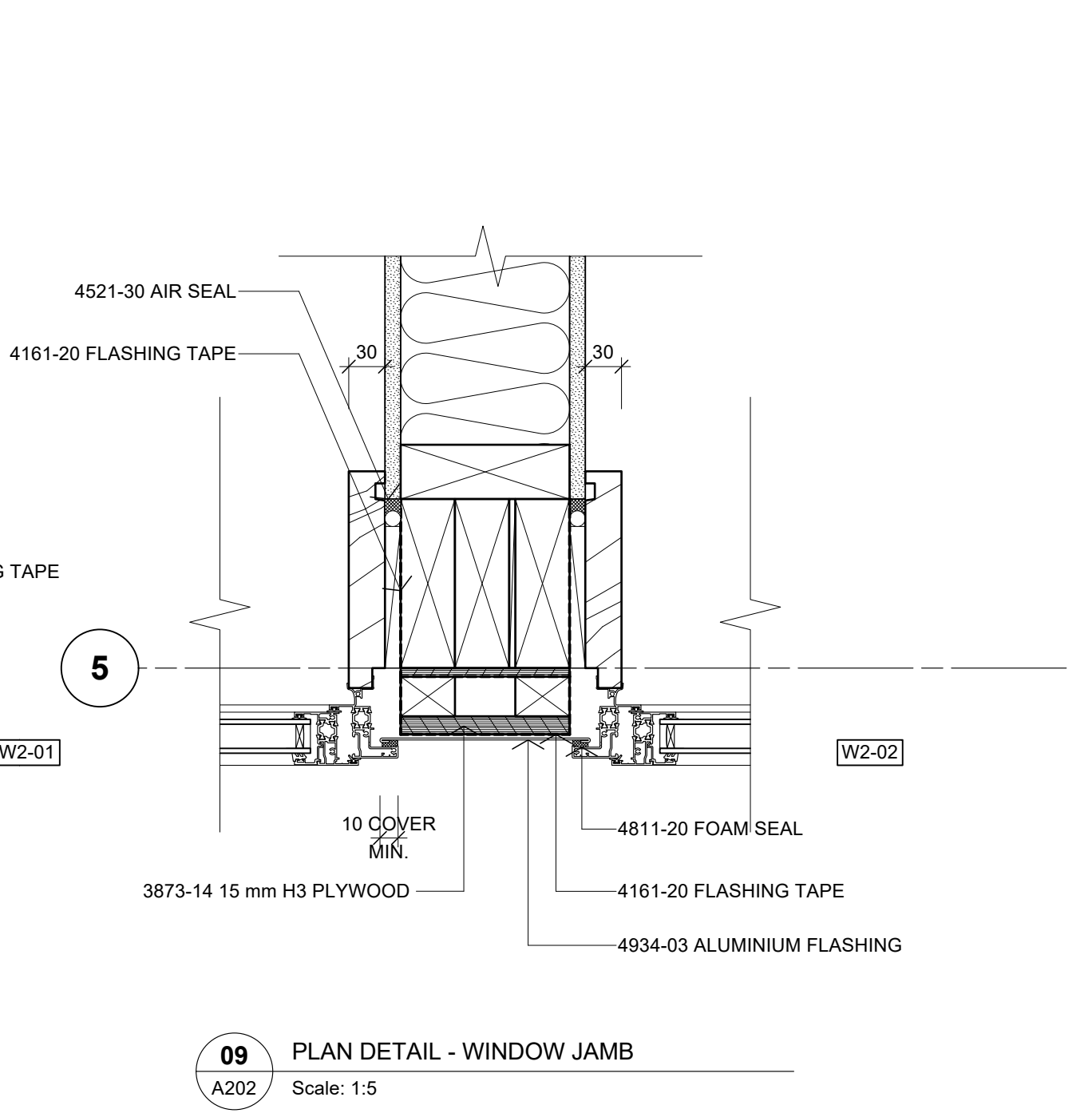
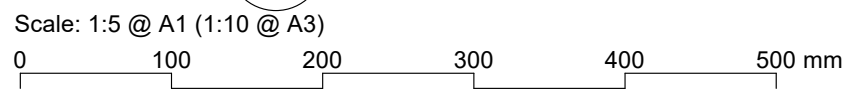
06 DETAIL - EXTERNAL CORNER
A202 Scale: 1:5



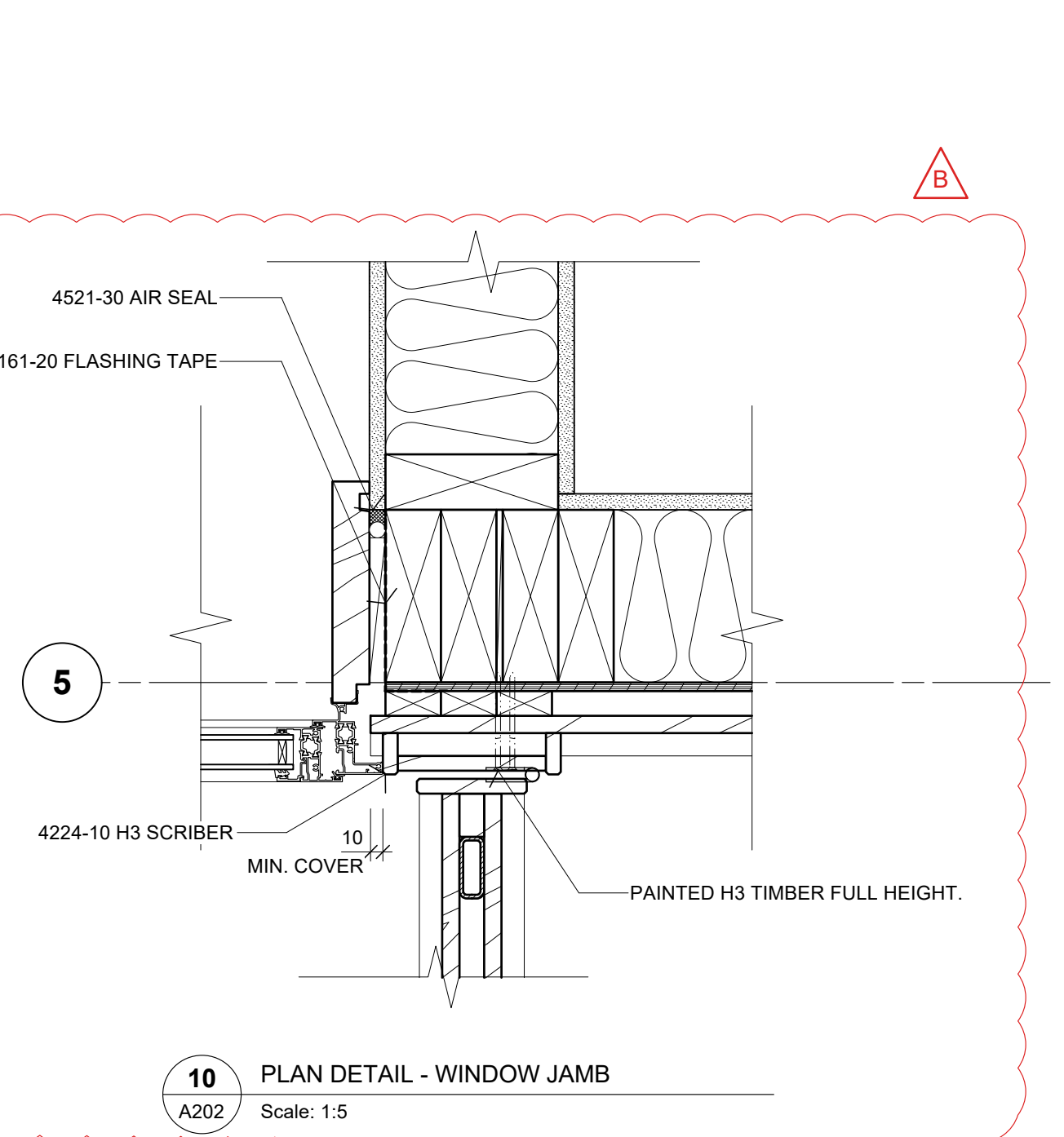
07 PLAN DETAIL - BALUSTRADE
A202 Scale: 1:5



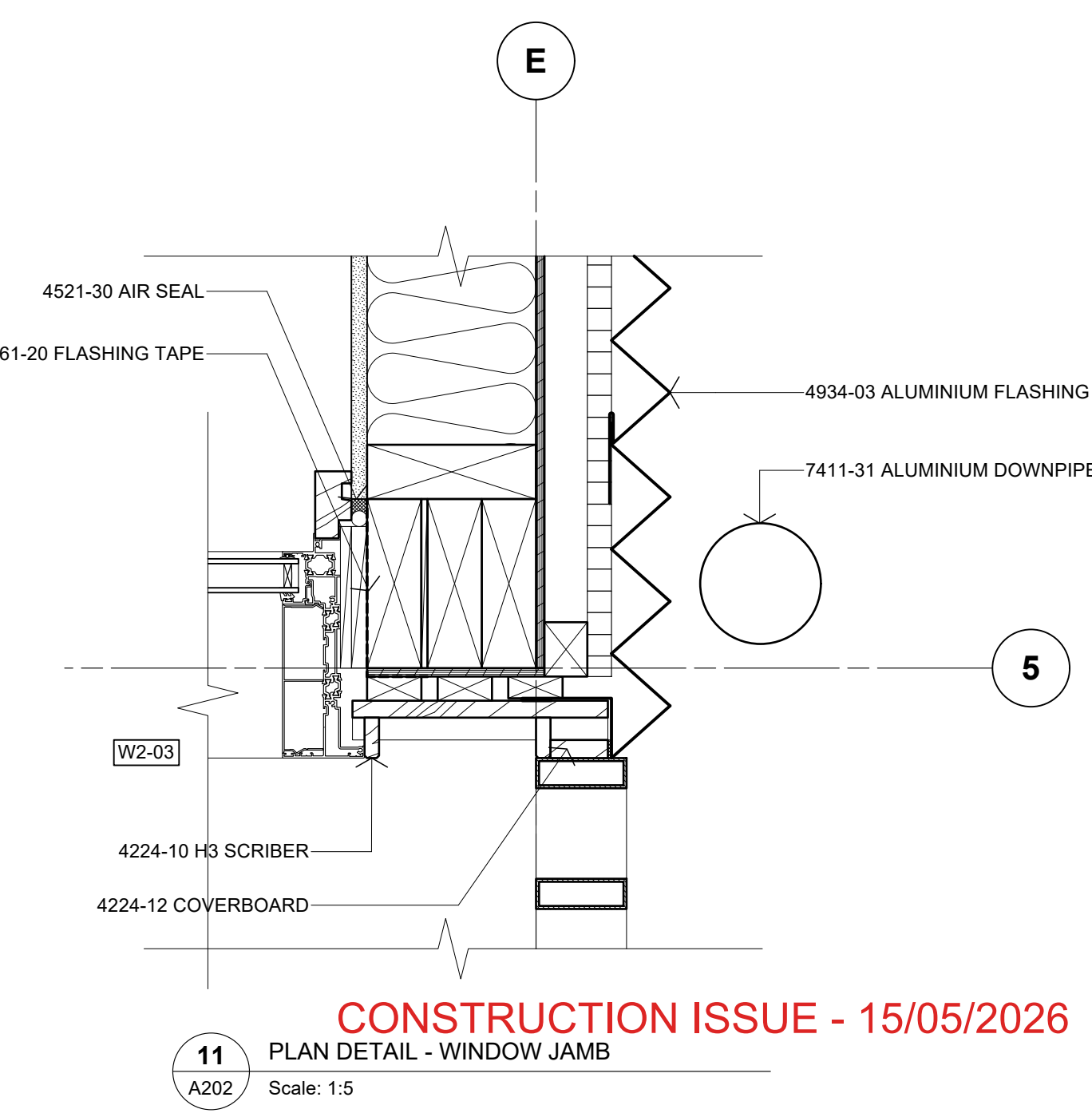
08 PLAN DETAIL - WINDOW JAMB
A202 Scale: 1:5



09 PLAN DETAIL - WINDOW JAMB
A202 Scale: 1:5



10 PLAN DETAIL - WINDOW JAMB
A202 Scale: 1:5



11 PLAN DETAIL - WINDOW JAMB
A202 Scale: 1:5

CONSTRUCTION ISSUE - 15/05/2026

REVISIONS:	DATE	DESCRIPTION	BY
B	15/05/2026	DETAIL 10 REVISED	SZA
A	14/04/2026	BC ISSUE	SZA

PROJECT:
PROPOSED NEW HOME

CLIENT:
BAILEY FAMILY

ADDRESS:
45-47 NORWOOD ROAD
BAYSWATER

SHEET TITLE:
CONSTRUCTION DETAILS

studio architects

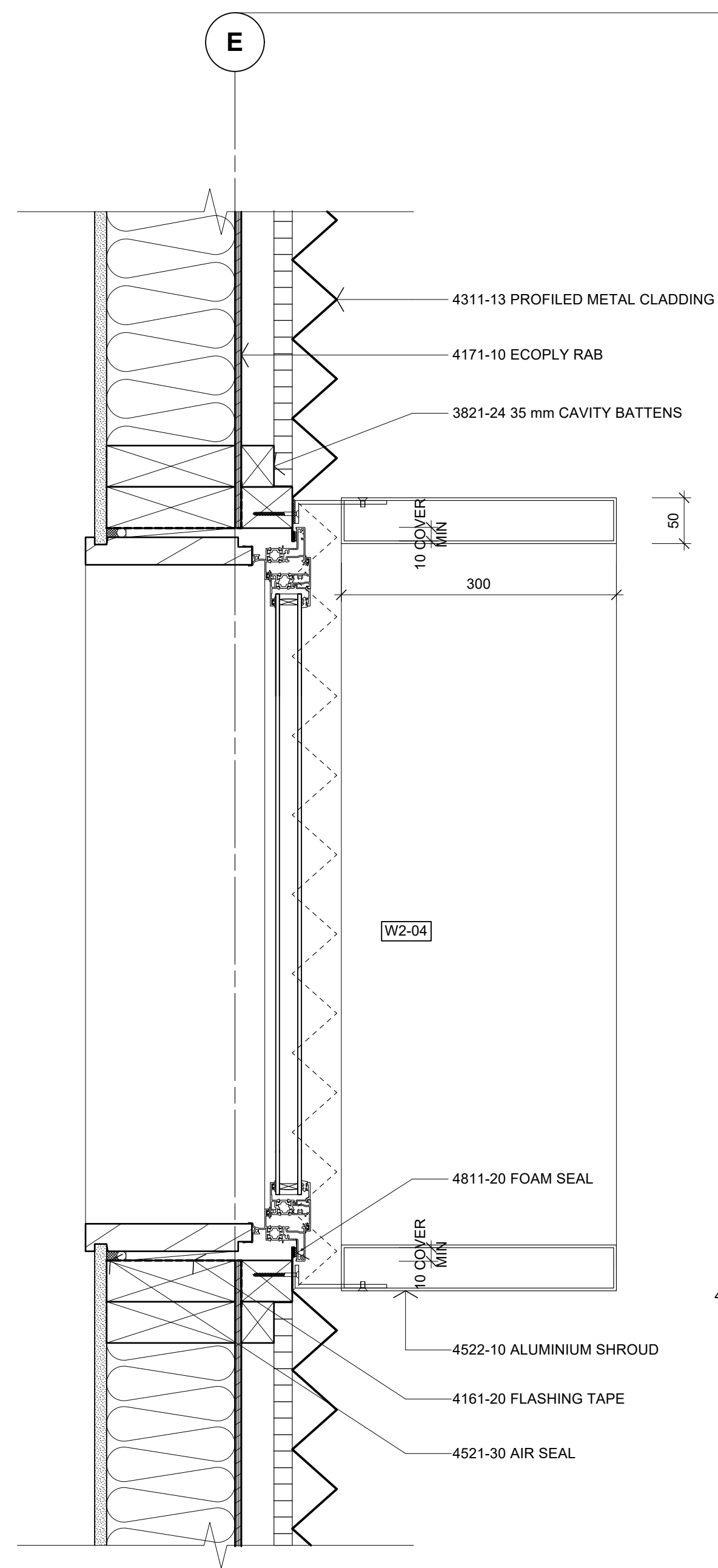
Axis Building, Studio 2.7, 1 Cleveland Rd, Parnell, Auckland
P: 09 304 0090 www.s2a.co.nz

SCALE: 1:5 **ORIG SHT SIZE:** ISO A1

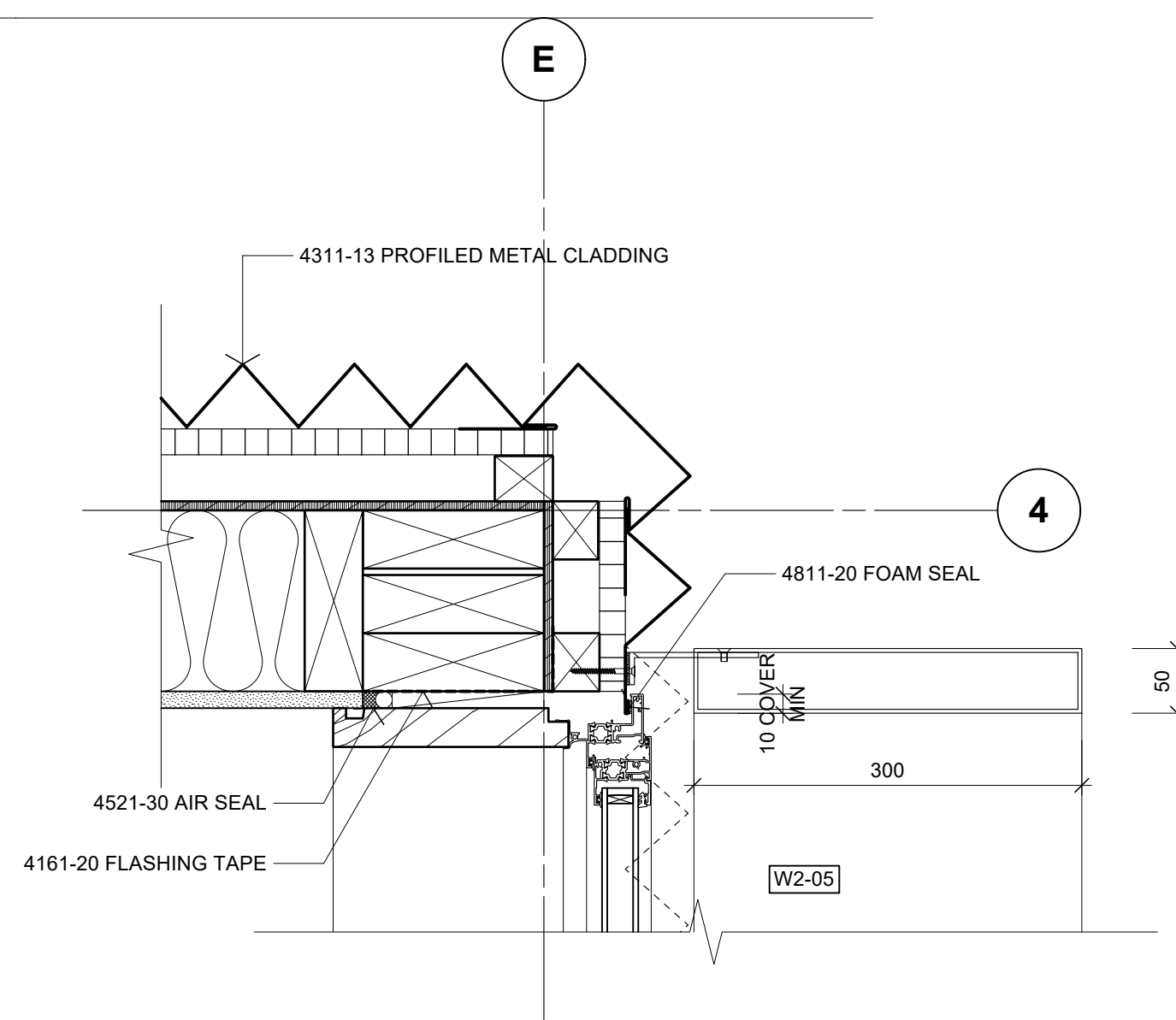
DRAWN: SZA **DATE:** JUNE 2025

PROJECT No.: 2501 **SHEET No.:** A504 **Revision:** B

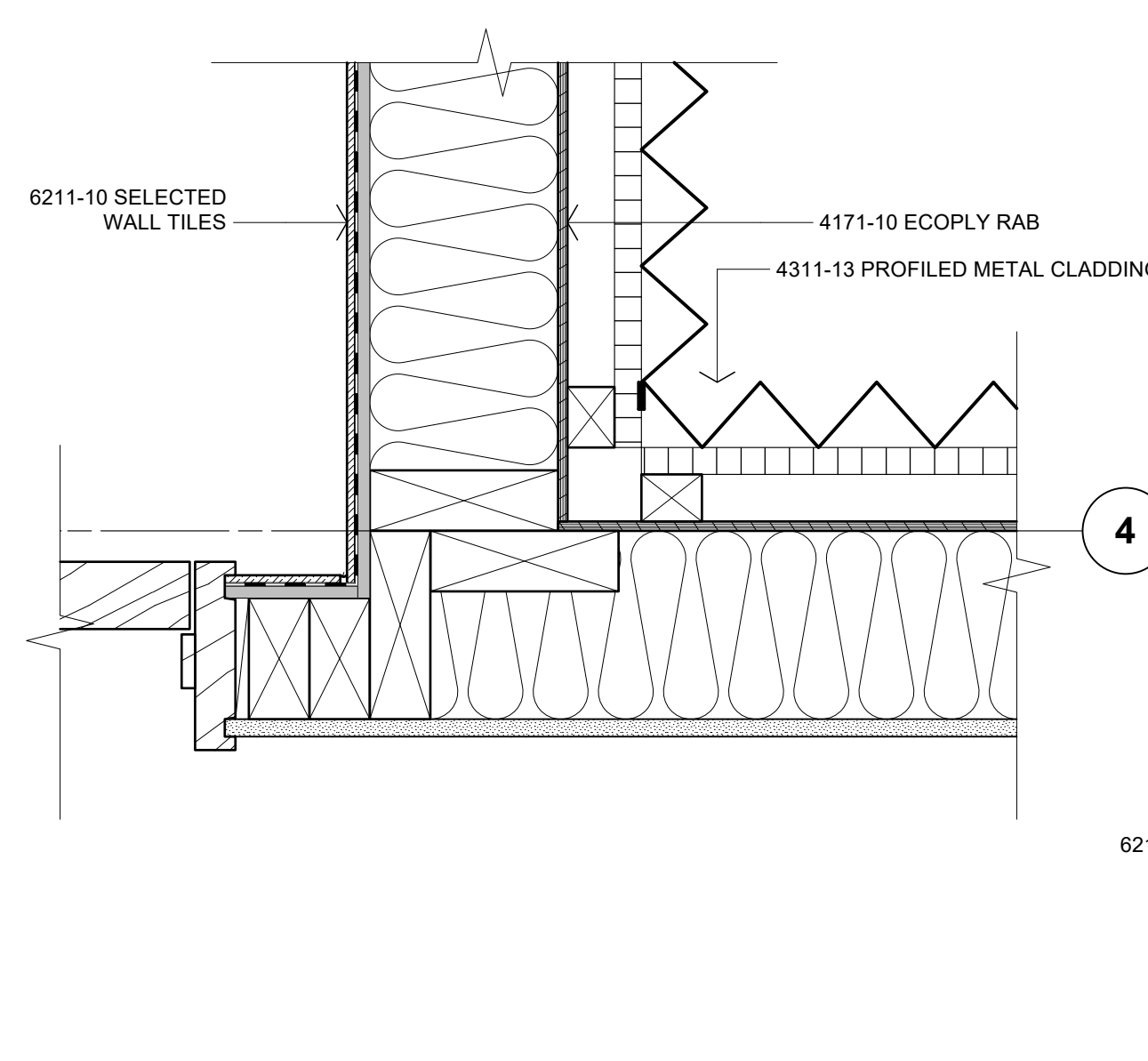
2501 WD01 03 V06



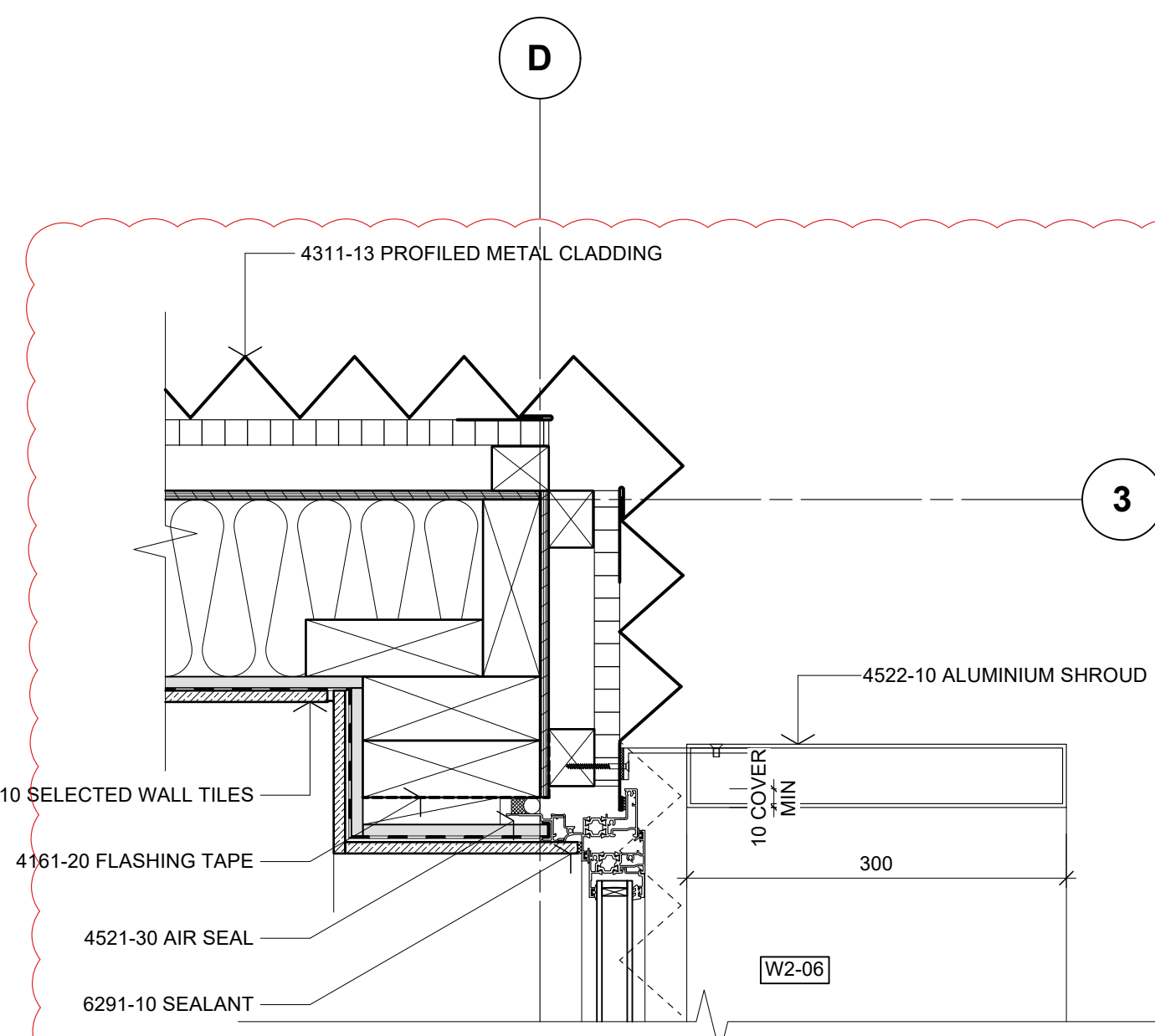
01 PLAN DETAIL - WINDOW JAMB
A202 Scale: 1:5



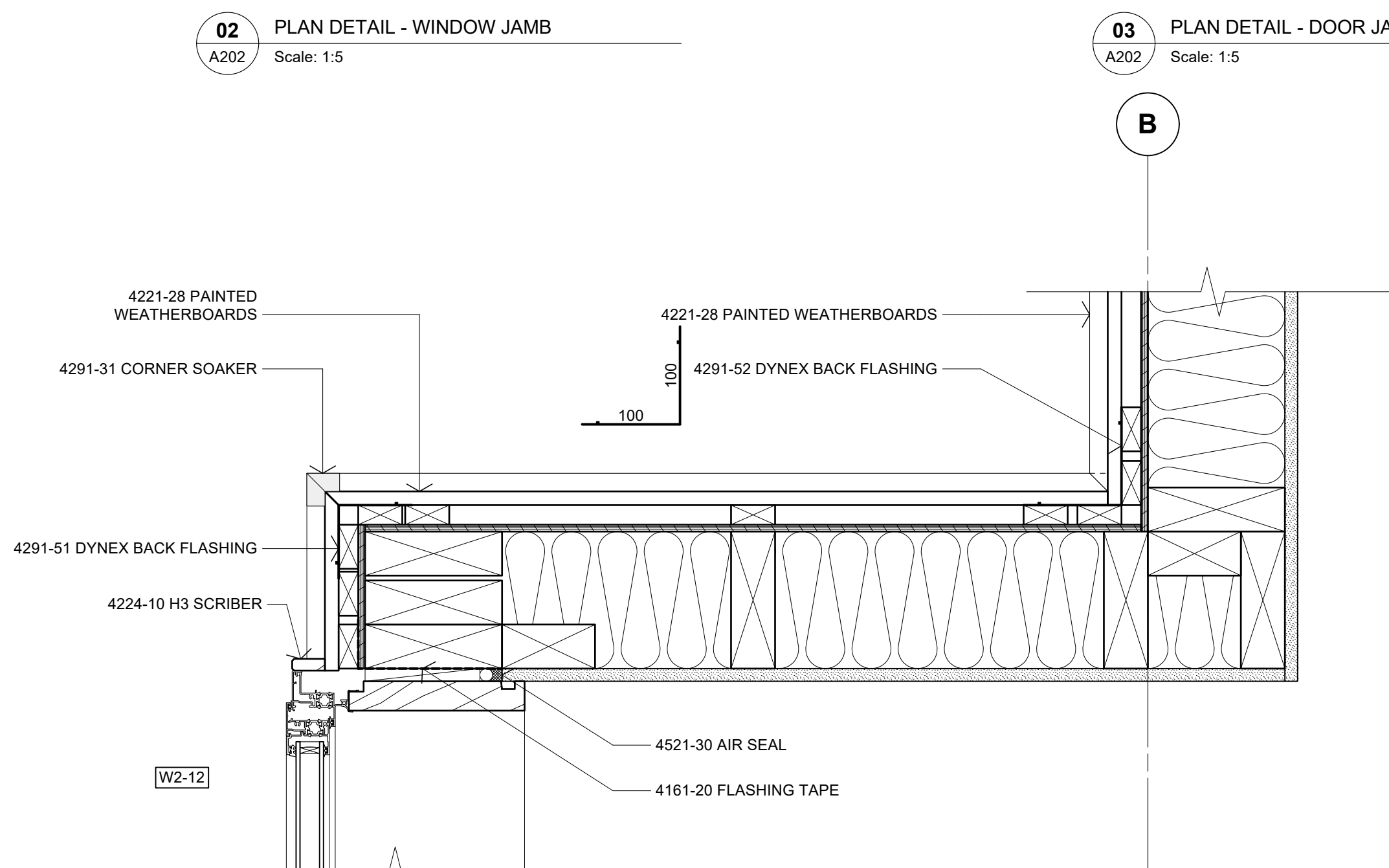
02 PLAN DETAIL - WINDOW JAMB
A202 Scale: 1:5



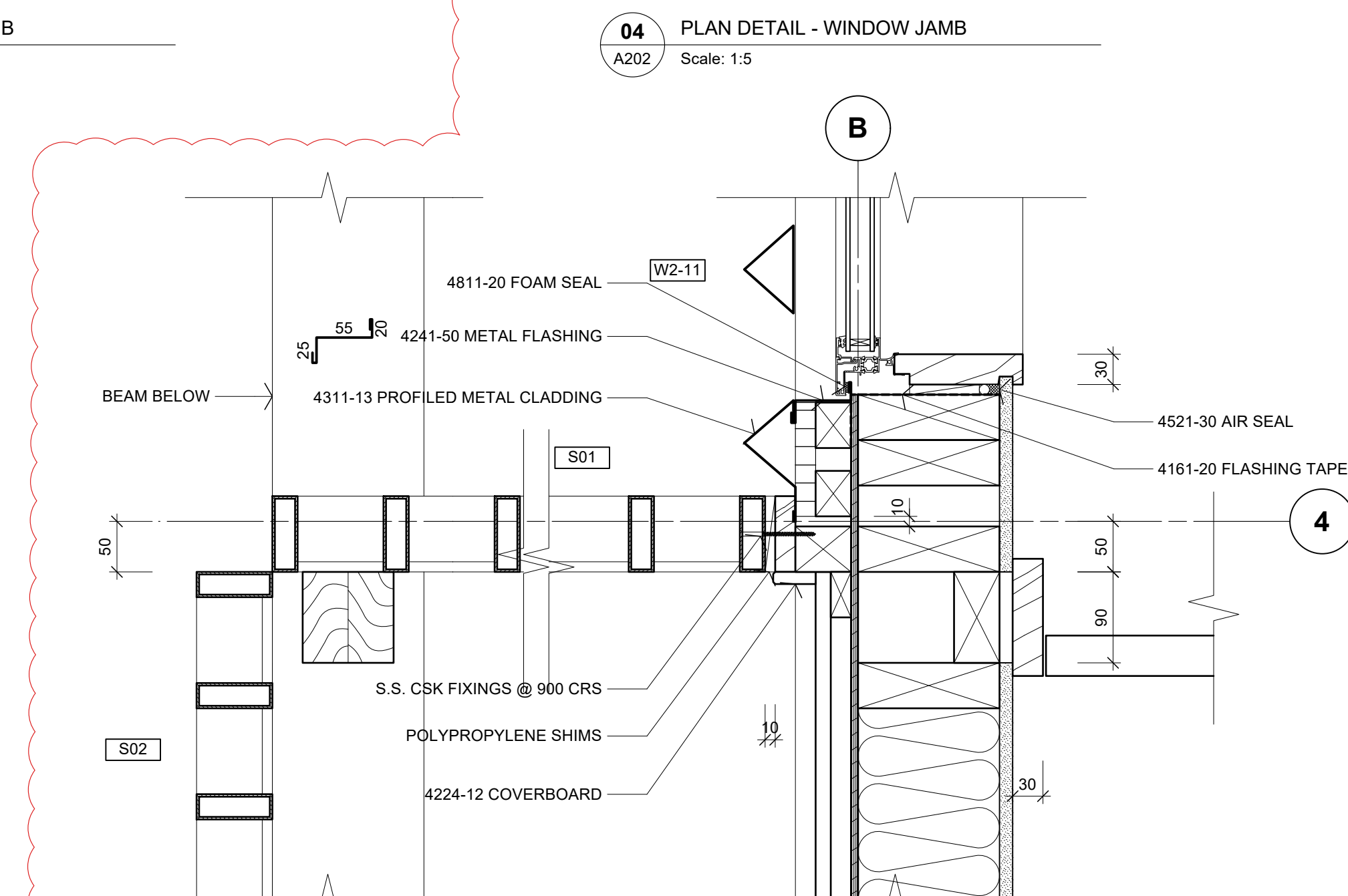
03 PLAN DETAIL - DOOR JAMB
A202 Scale: 1:5



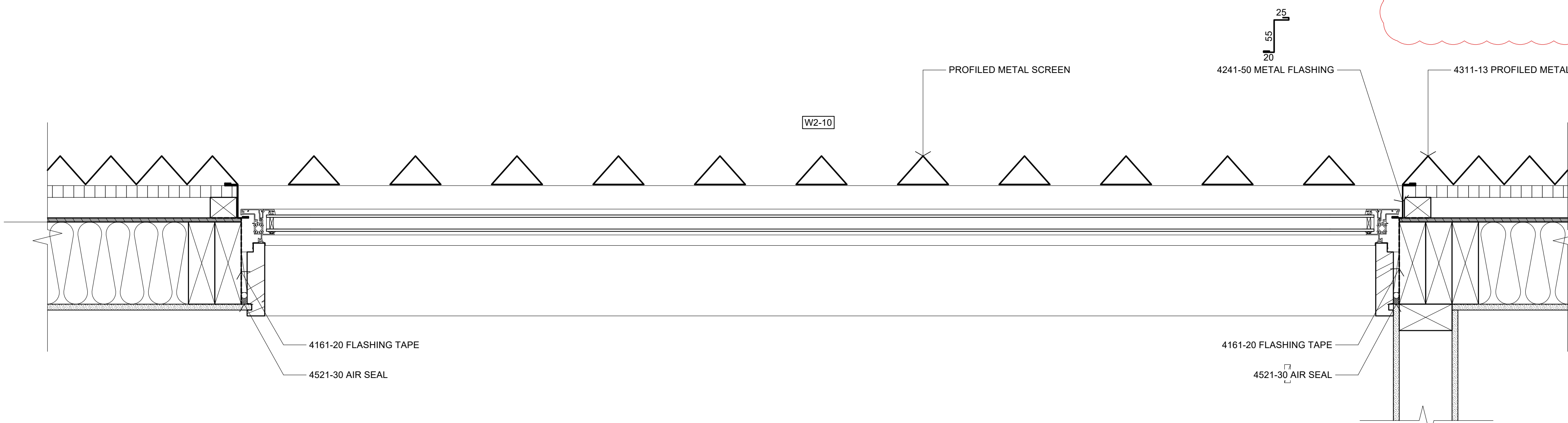
04 PLAN DETAIL - WINDOW JAMB
A202 Scale: 1:5



05 PLAN DETAIL - BAY WINDOW
A202 Scale: 1:5



06 PLAN DETAIL - WINDOW & DOOR JAMB
A202 Scale: 1:5



07 PLAN DETAIL - WINDOW SCREEN
A202 Scale: 1:5

Scale: 1:5 @ A1 (1:10 @ A3)
0 100 200 300 400 500 mm

No.	DATE	DESCRIPTION	BY
B	15/05/2026	DETAIL 04 JAMB CHANGED TO TILE.	S2A
A	14/04/2025	DETAIL 06 REVISED	S2A

REVISIONS:

PROJECT:
PROPOSED NEW HOME

CLIENT:
BAILEY FAMILY

ADDRESS:
45-47 NORWOOD ROAD
BAYSWATER

SHEET TITLE:
CONSTRUCTION DETAILS

studio architects

Axis Building, Studio 2.7, 1 Cleveland Rd, Parnell, Auckland
PO Box 37 270, Parnell, Auckland
P: 09 304 0090 www.s2a.co.nz

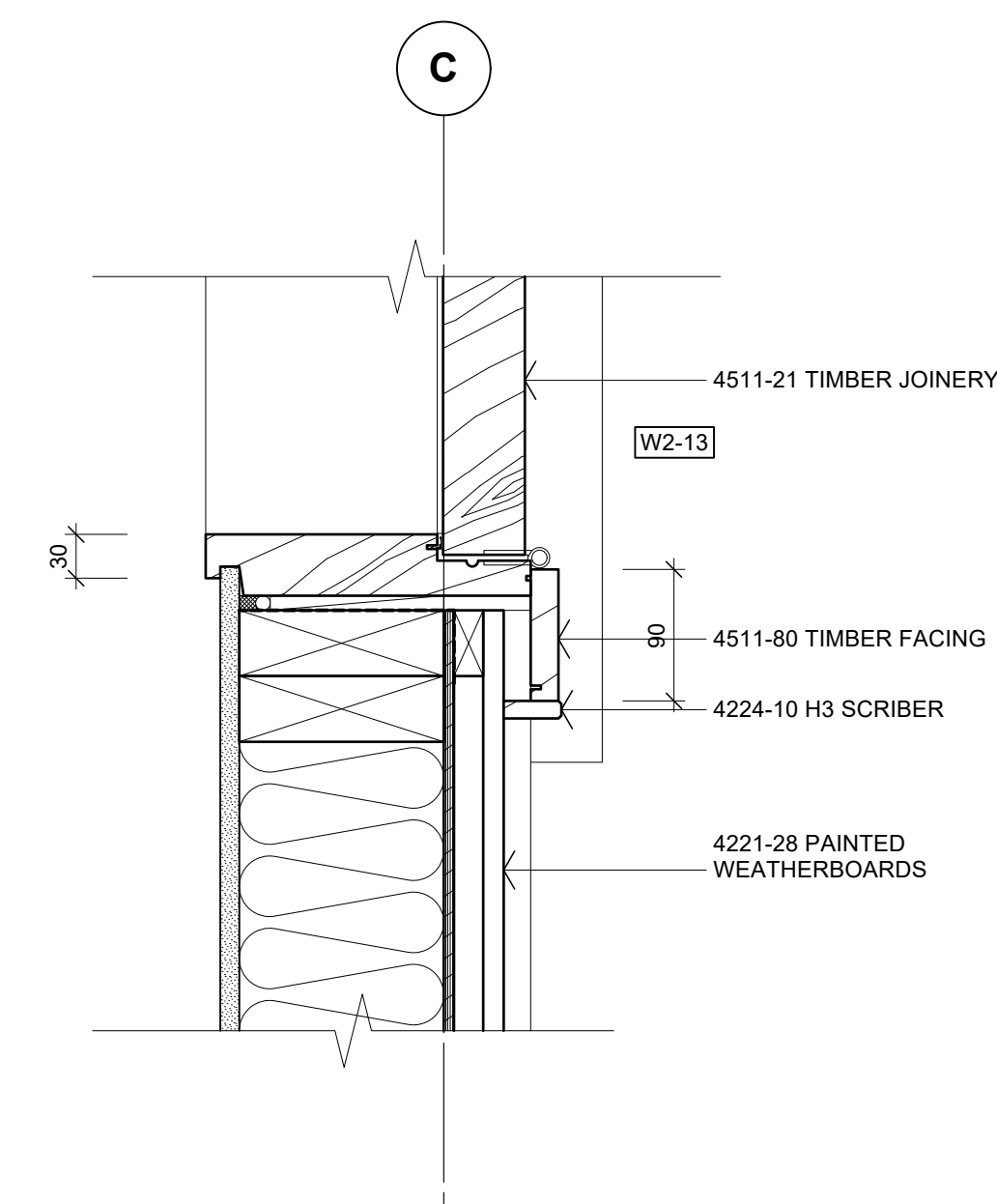
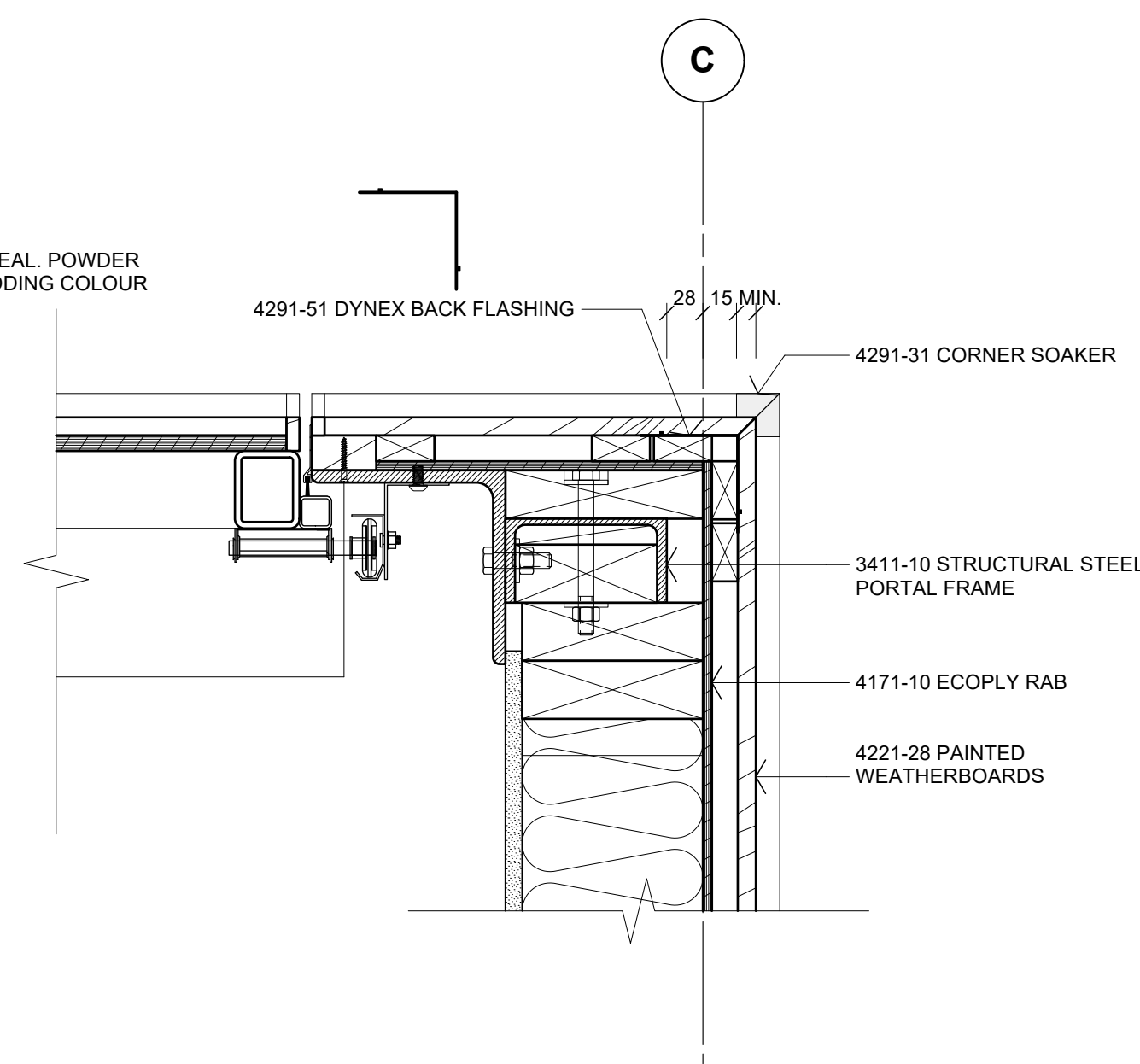
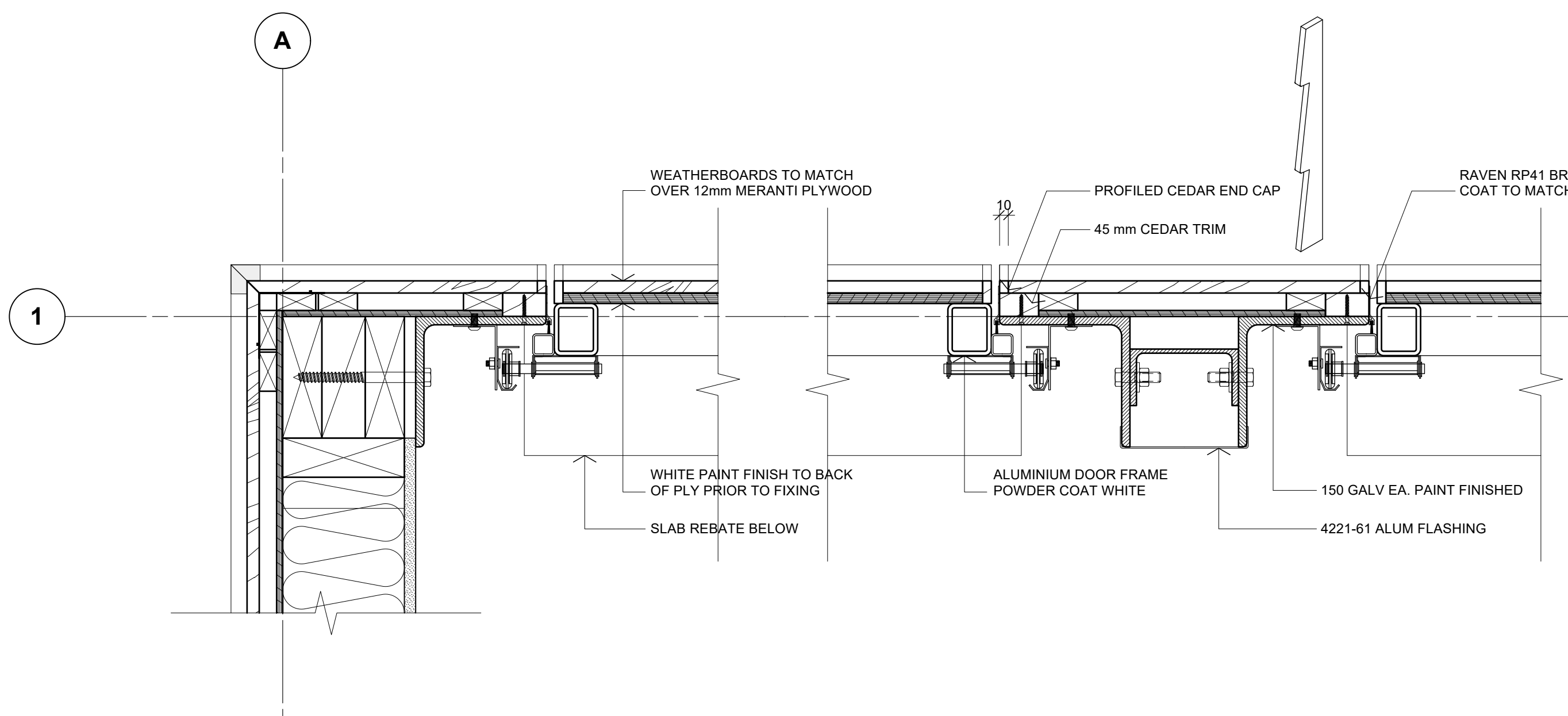
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DRAWN: S2A DATE: JUNE 2025

PROJECT No.: SHEET No.: Revision:

2501 A505 B

CONSTRUCTION ISSUE - 15/05/2026

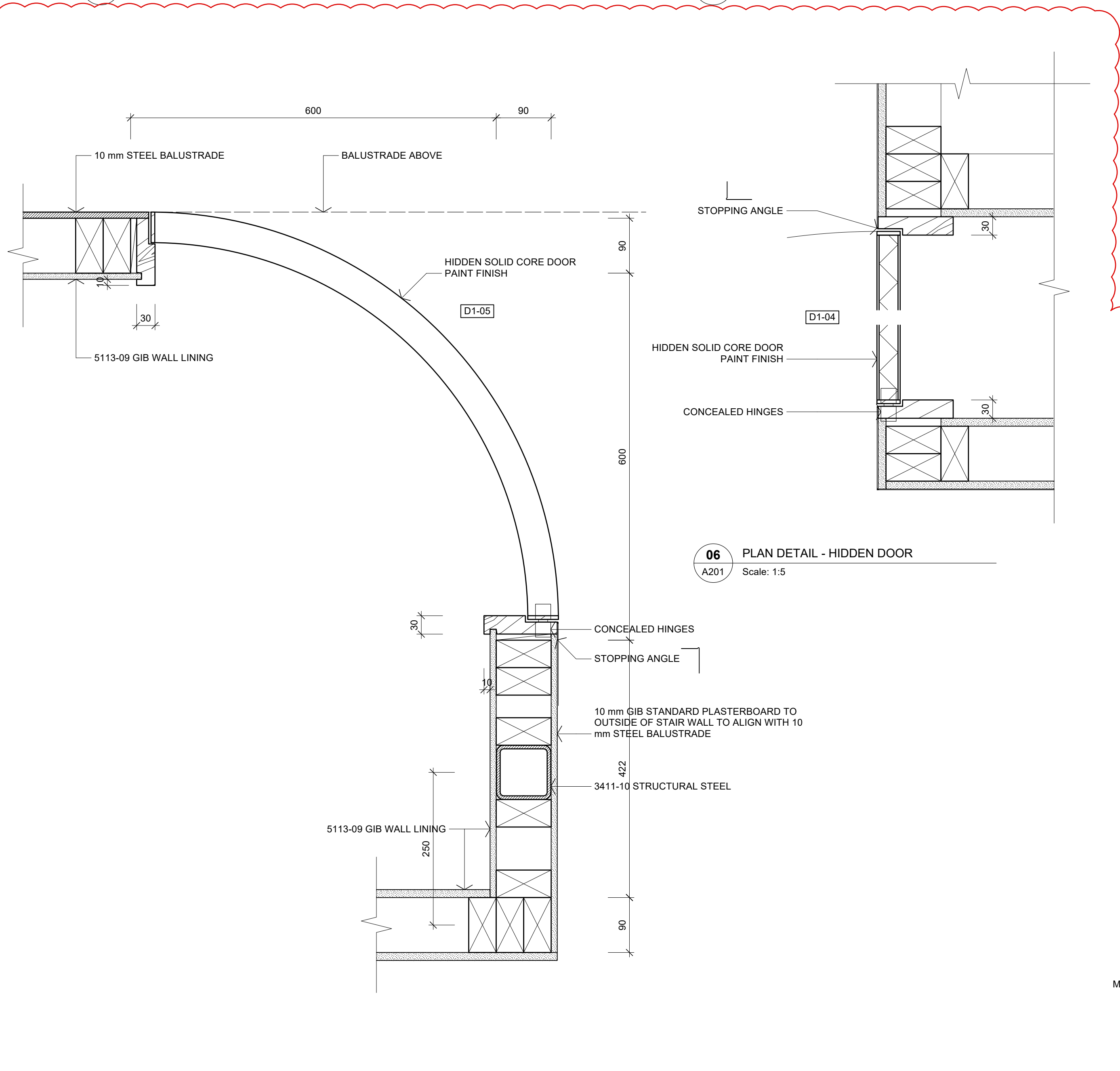


01 PLAN DETAIL - GARAGE DOOR JAMB
A202 Scale: 1:5

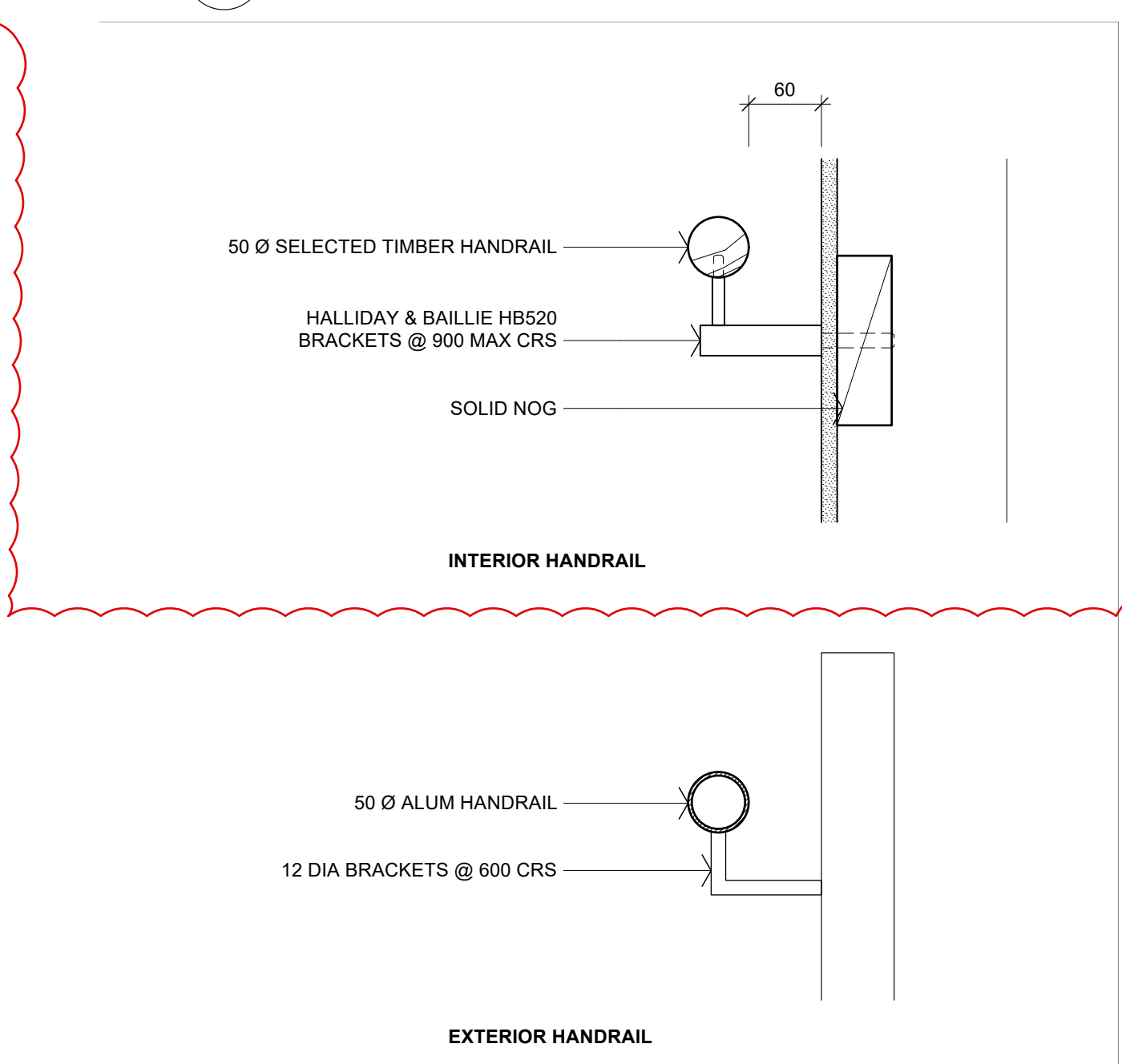
02 PLAN DETAIL - GARAGE DOOR JAMB
A202 Scale: 1:5

03 PLAN DETAIL - GARAGE DOOR JAMB
A202 Scale: 1:5

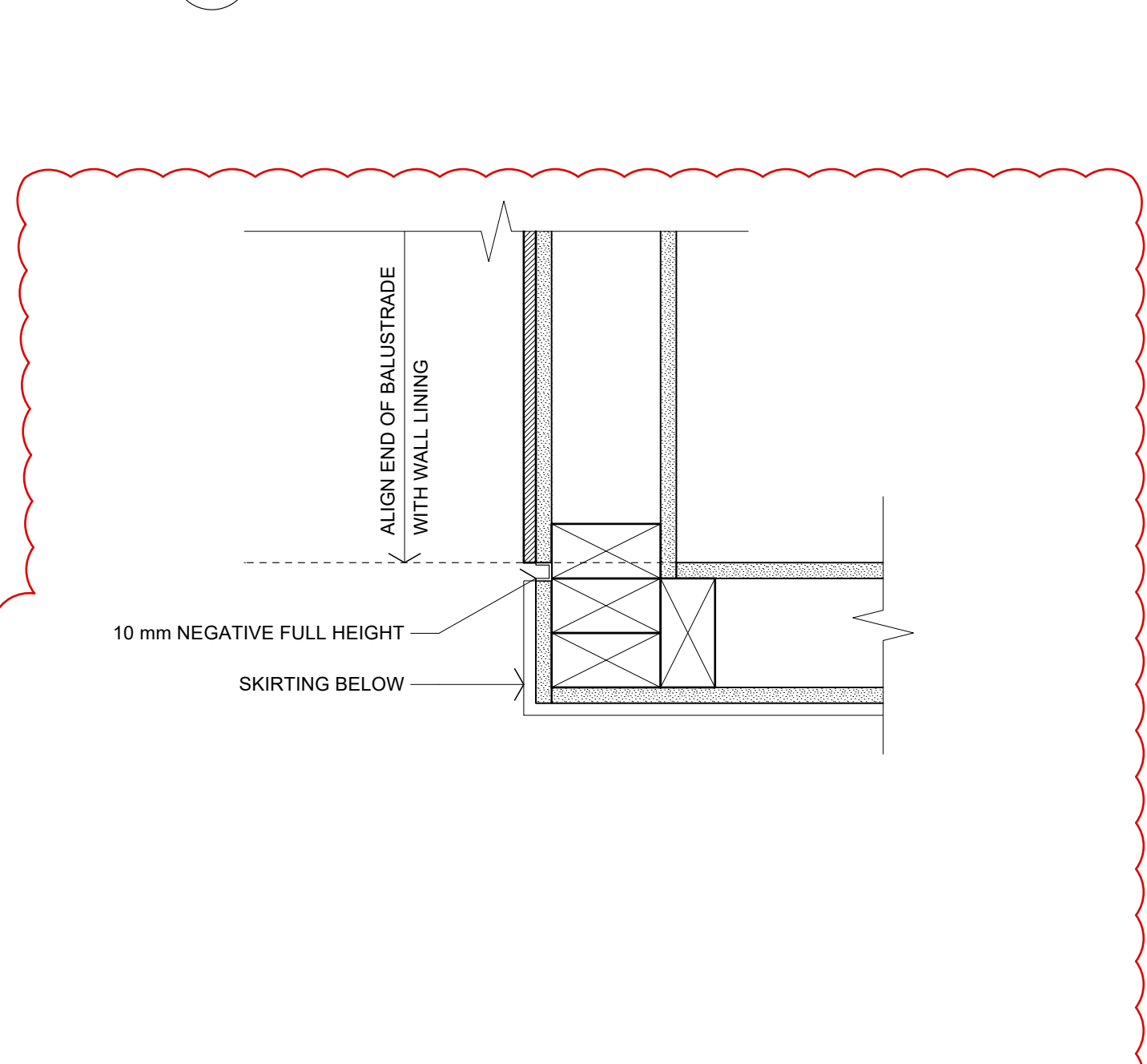
04 PLAN DETAIL - DOOR JAMB
A202, A603 Scale: 1:5



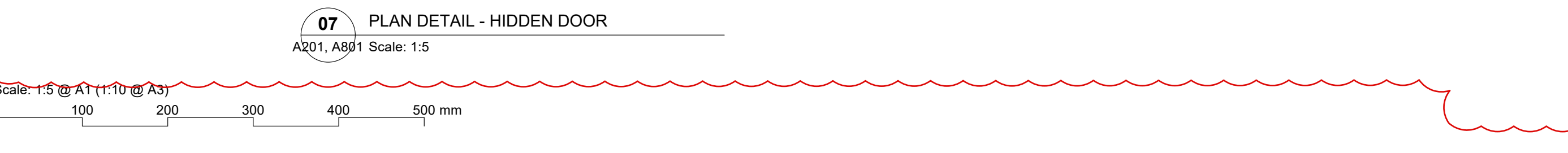
06 PLAN DETAIL - HIDDEN DOOR
A201 Scale: 1:5



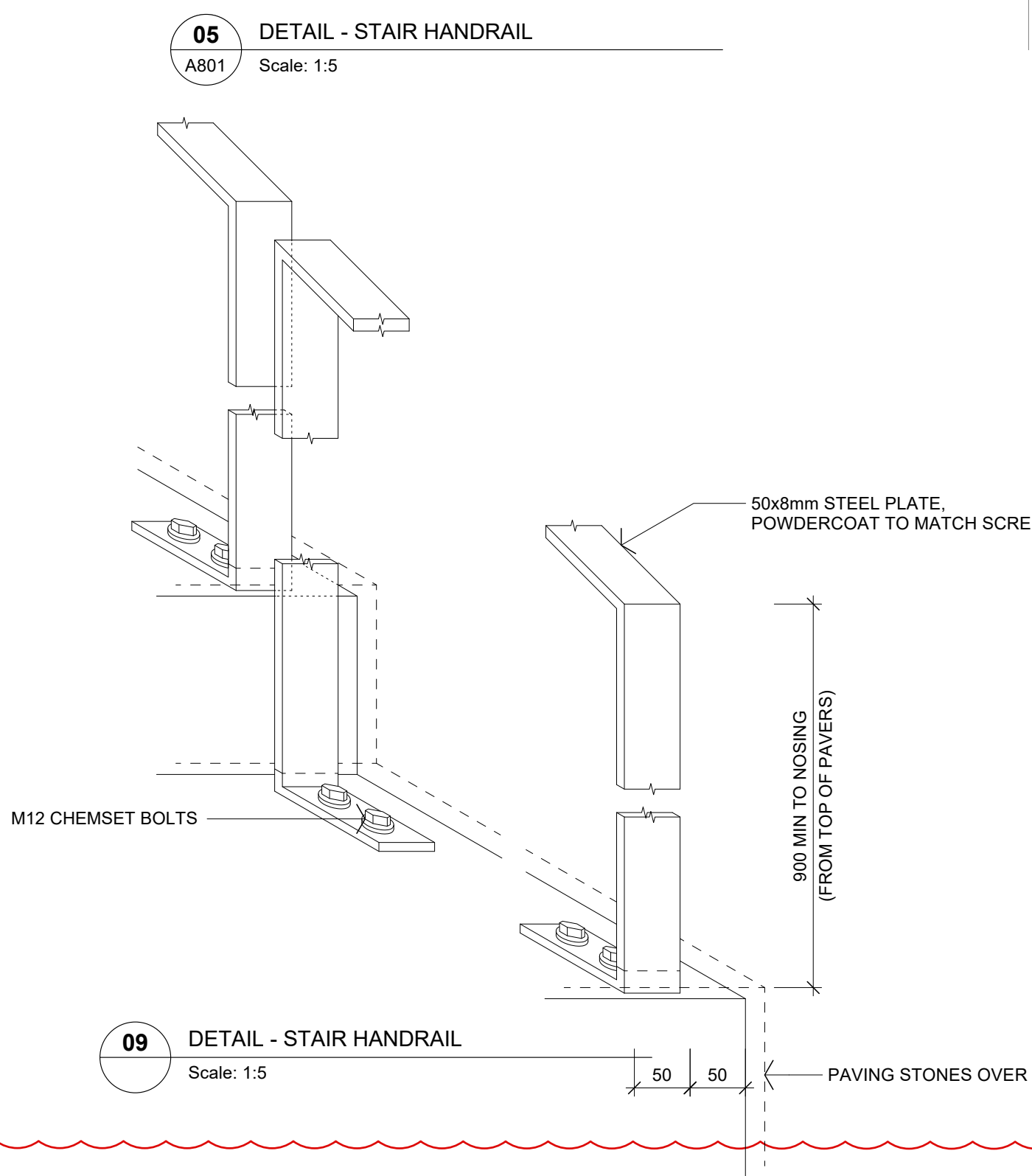
05 DETAIL - STAIR HANDRAIL
A801 Scale: 1:5



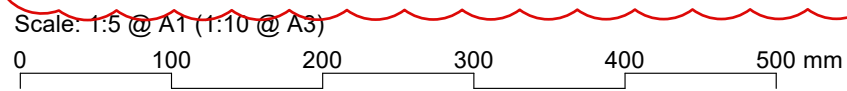
08 PLAN DETAIL - BALUSTRADE
A801 Scale: 1:5



07 PLAN DETAIL - HIDDEN DOOR
A201, A801 Scale: 1:5



09 DETAIL - STAIR HANDRAIL
Scale: 1:5



No.	DATE	DESCRIPTION	BY
B	15/05/2026	DETAILS 05, 06, 07, 08 & 09 ADDED	S2A
A	14/04/2026	BC ISSUE	S2A

REVISIONS:

PROJECT:
PROPOSED NEW HOME

CLIENT:
BAILEY FAMILY

ADDRESS:
45-47 NORWOOD ROAD
BAYSWATER

SHEET TITLE:
CONSTRUCTION DETAILS

studio architects

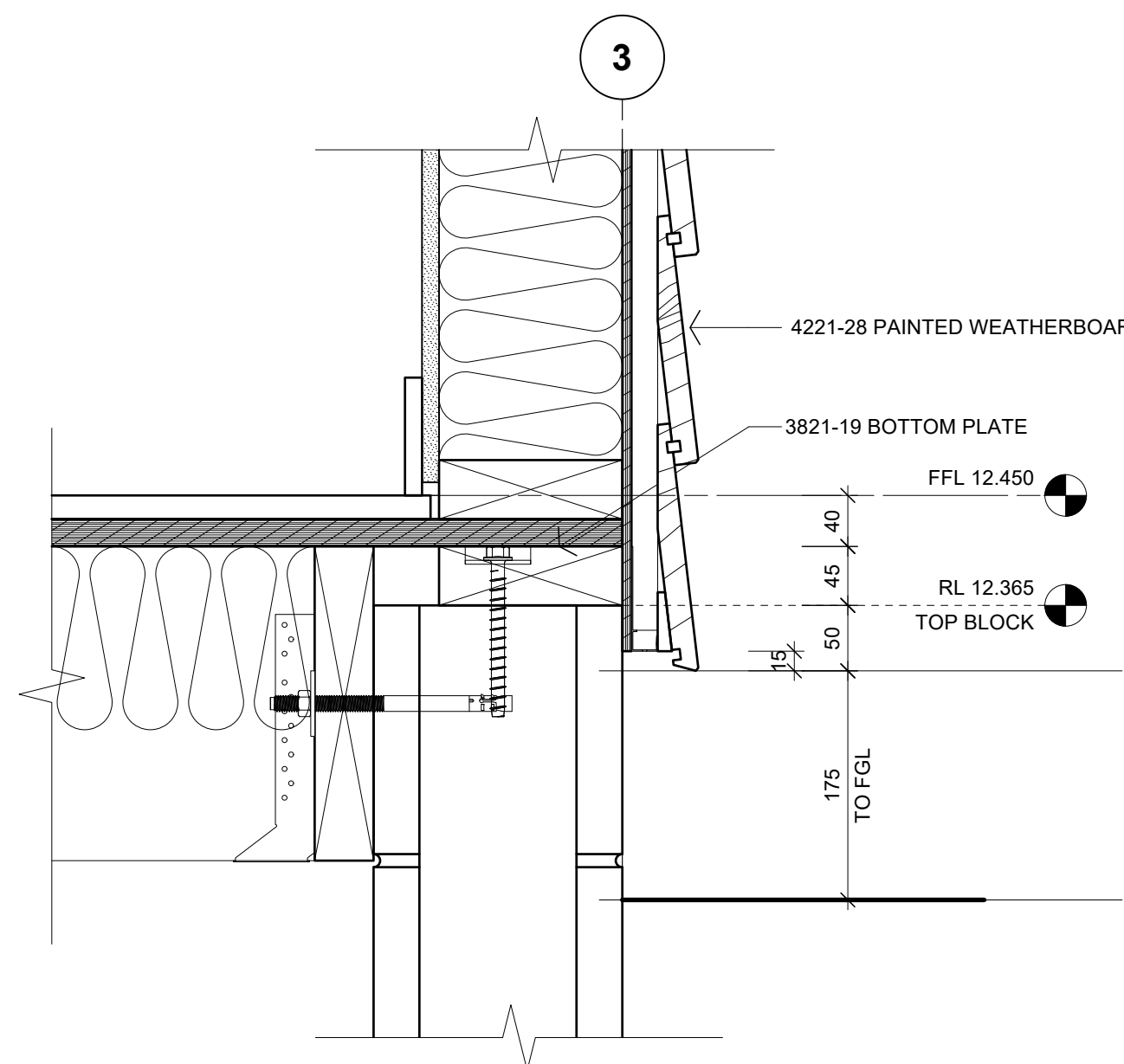
Axis Building, Studio 2.7, 1 Cleveland Rd, Parnell
PO Box 37 270, Parnell, Auckland
P. 09 304 0090 www.s2a.co.nz

SCALE: 1:5 **ORIG SHT SIZE:** ISO A1

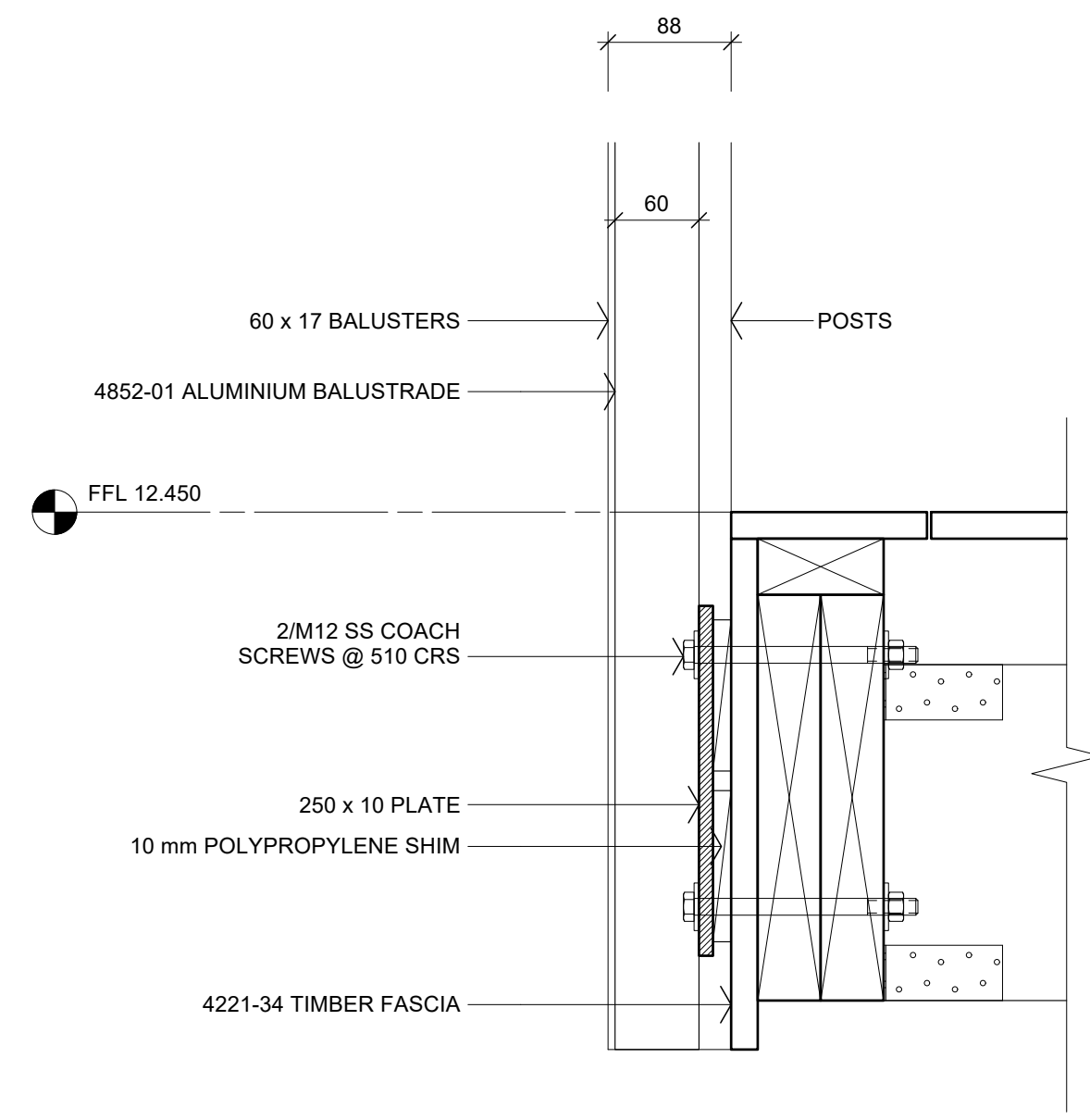
DRAWN: S2A **DATE:** JUNE 2025

PROJECT No.: 2501 **SHEET No.:** A506 **Revision:** B

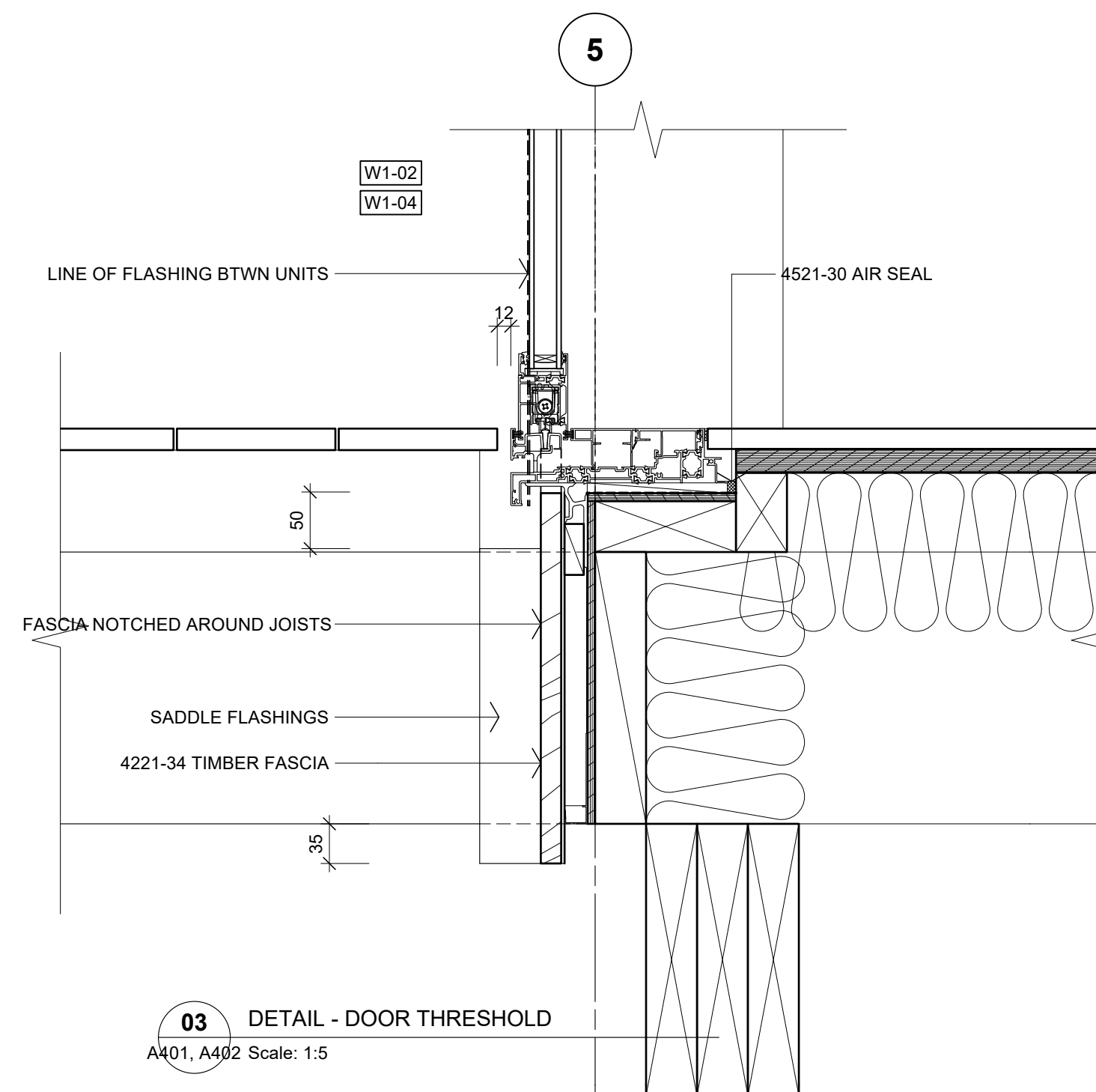
CONSTRUCTION ISSUE - 15/05/2026



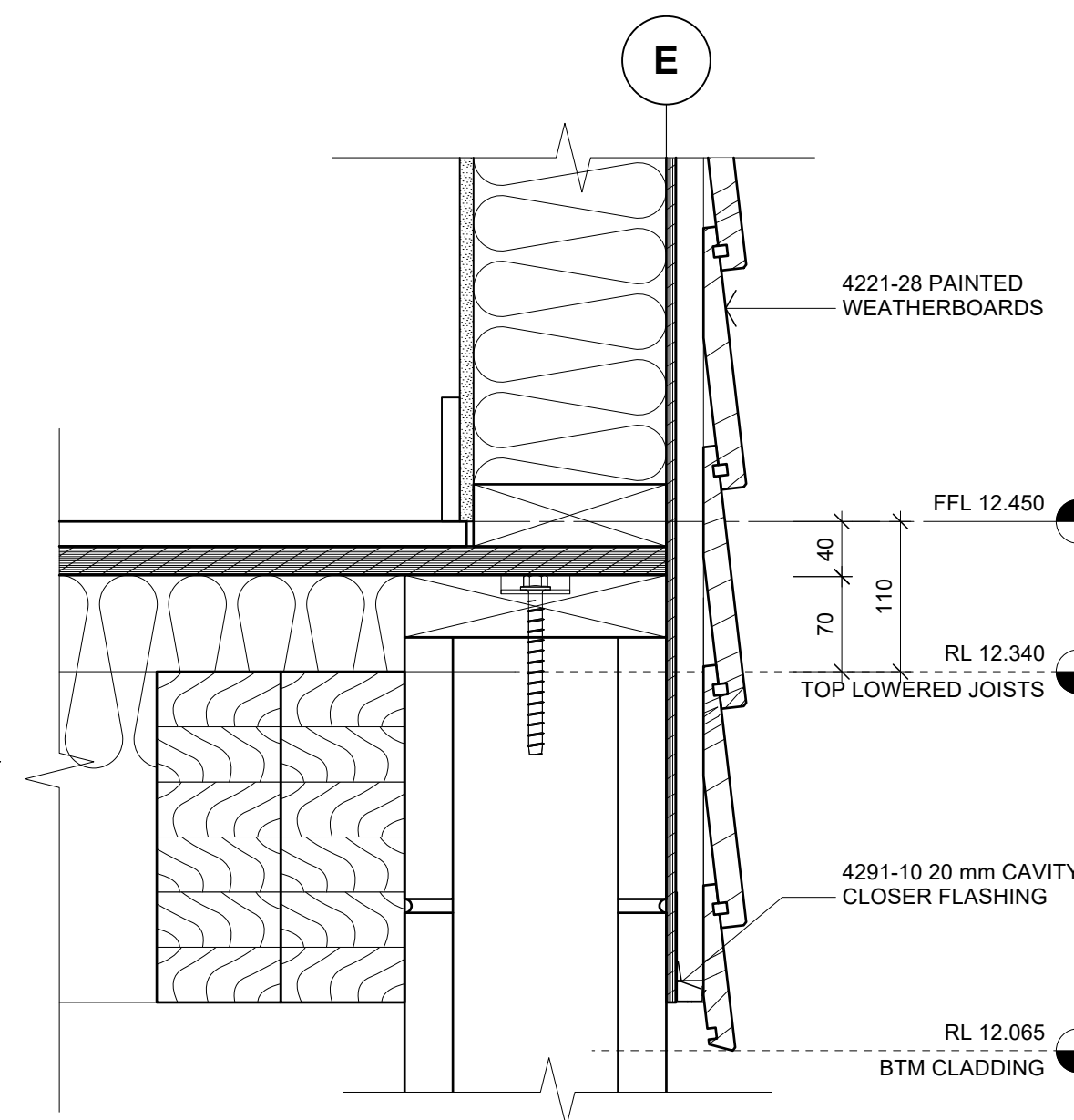
01 DETAIL - WALL BASE
Scale: 1:5



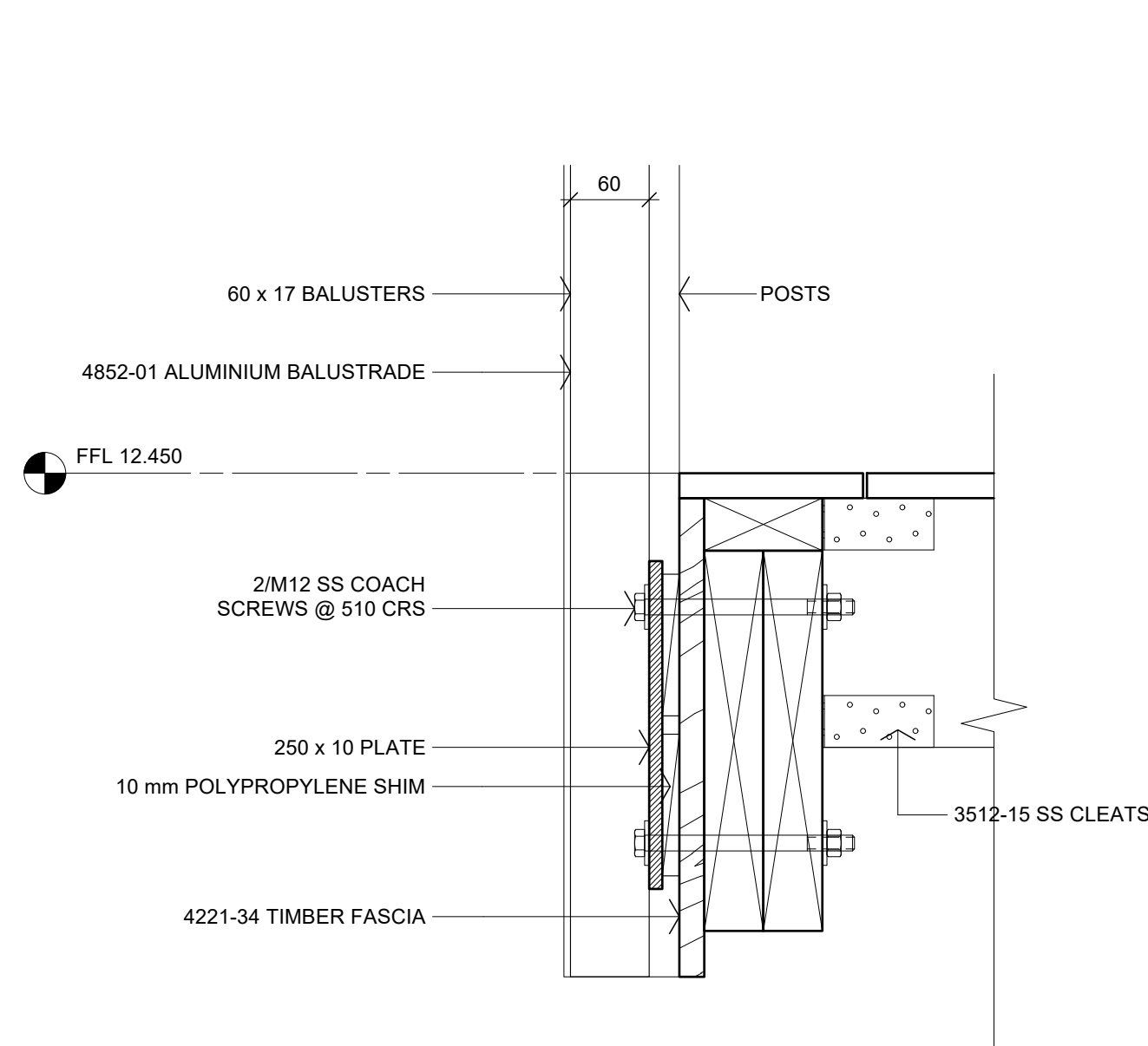
02 DETAIL - DECK EDGE
A401, A402 Scale: 1:5



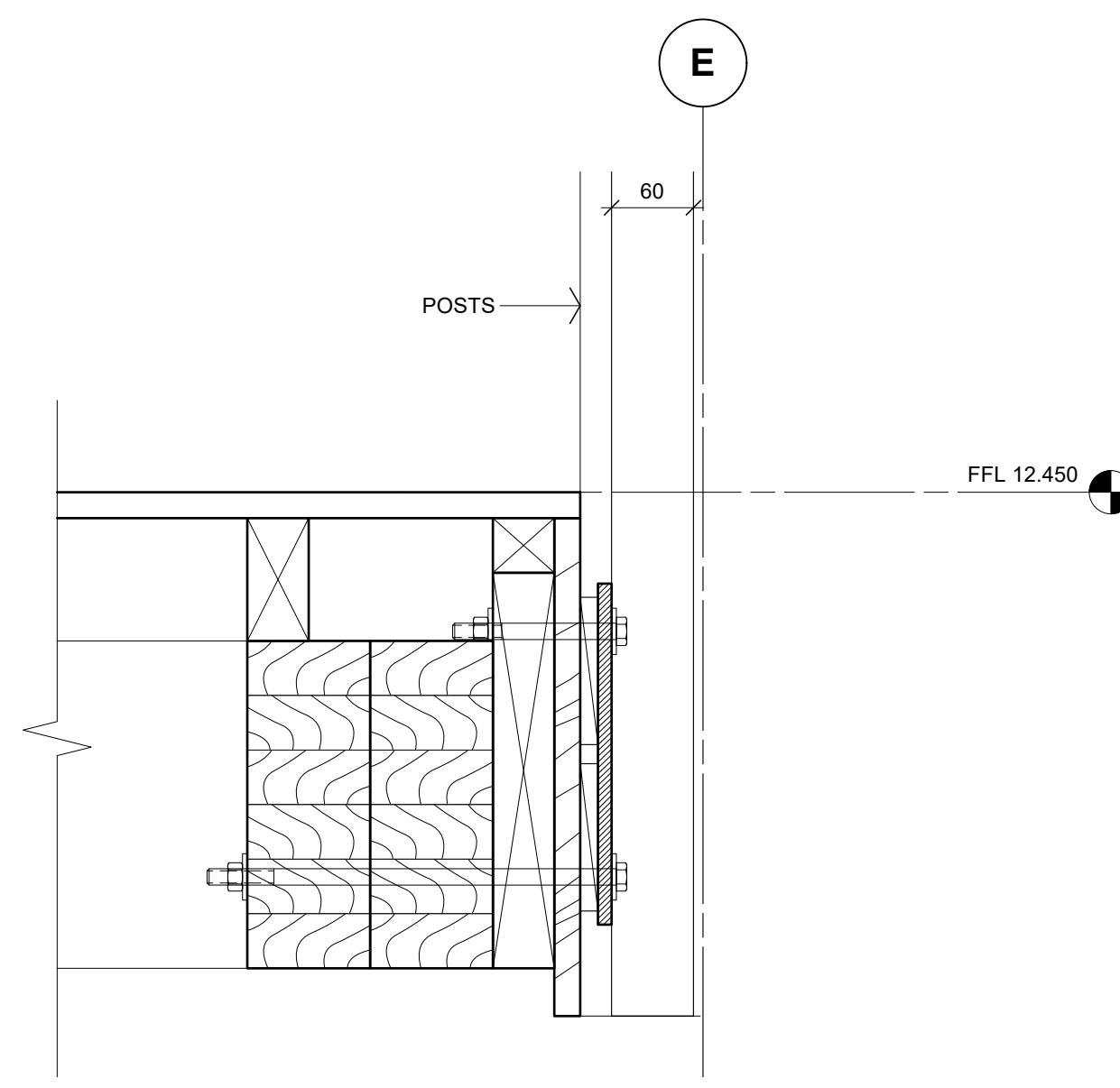
03 DETAIL - DOOR THRESHOLD
A401, A402 Scale: 1:5



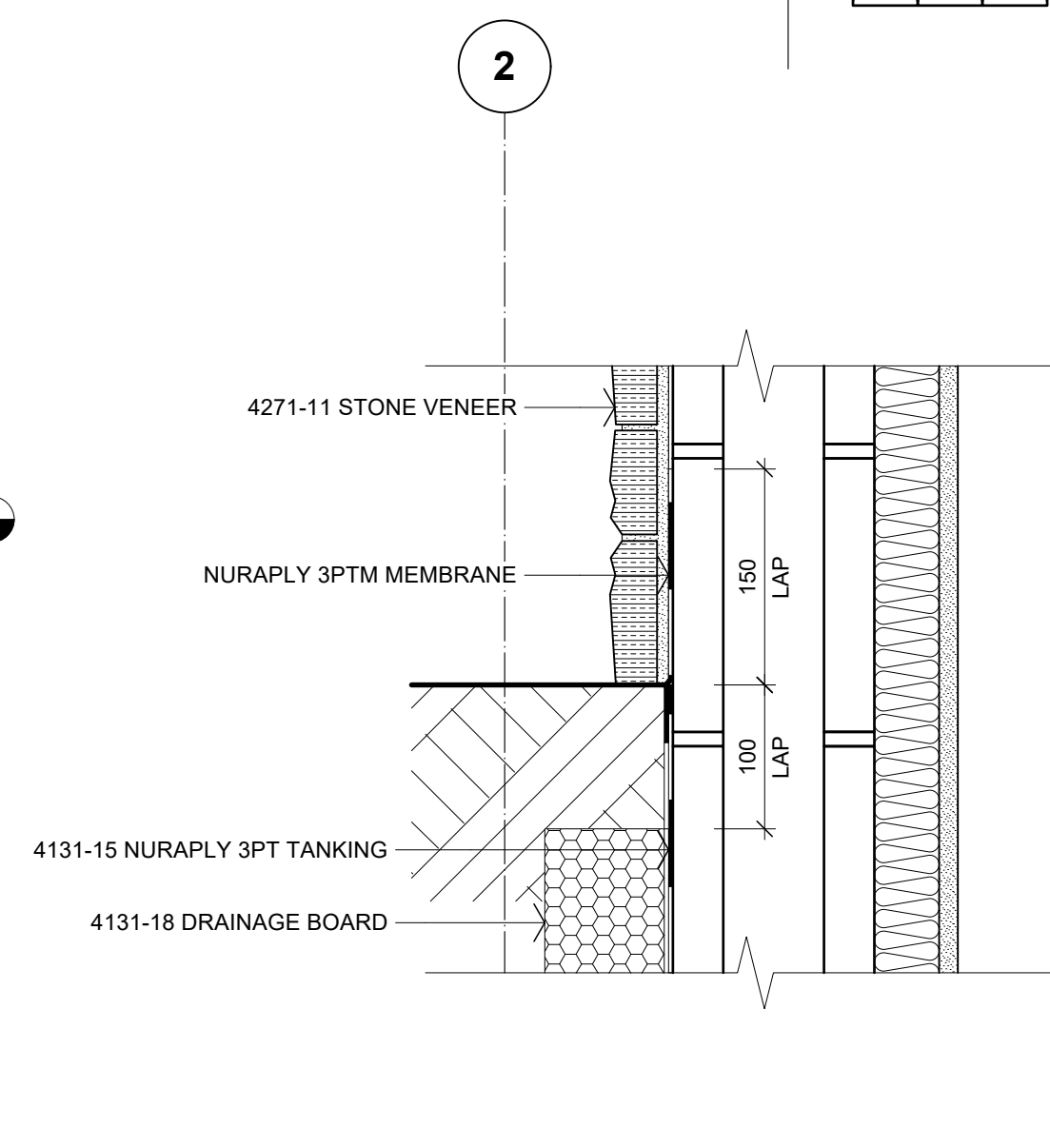
04 DETAIL - FLOOR EDGE
A208, A401 Scale: 1:5



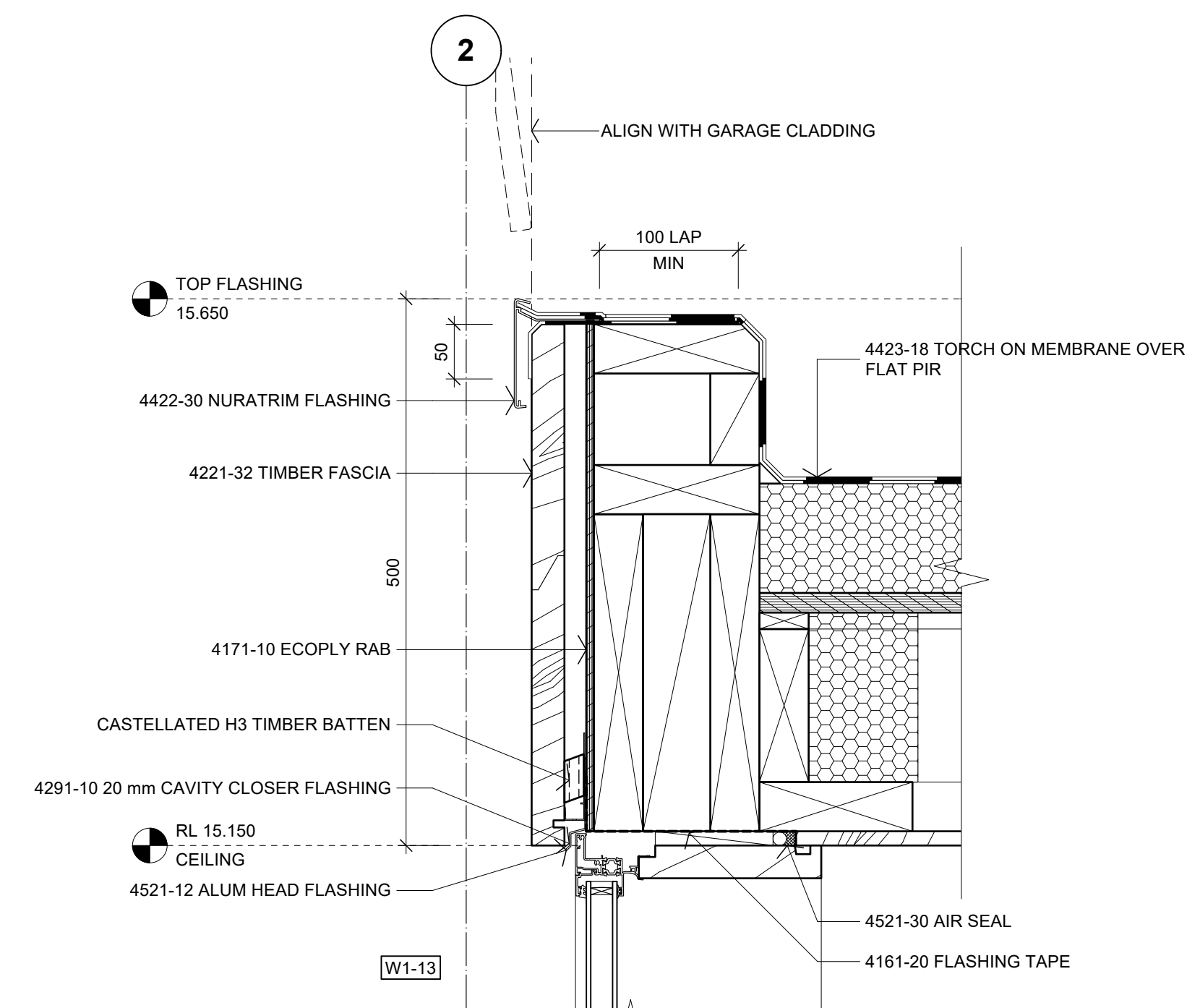
05 DETAIL - BALUSTRADE
A201, A208 Scale: 1:5



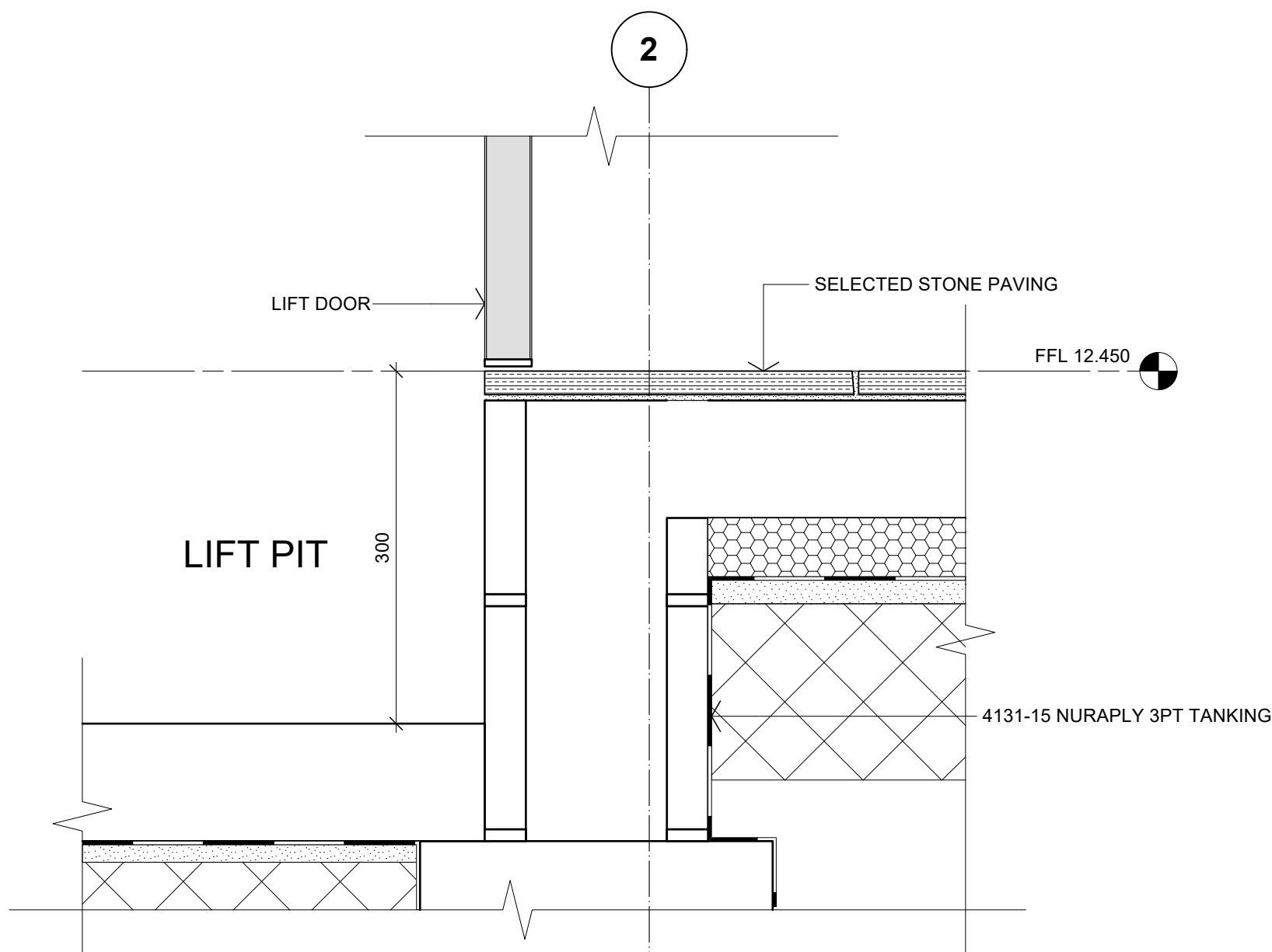
06 DETAIL - BALUSTRADE
A208 Scale: 1:5



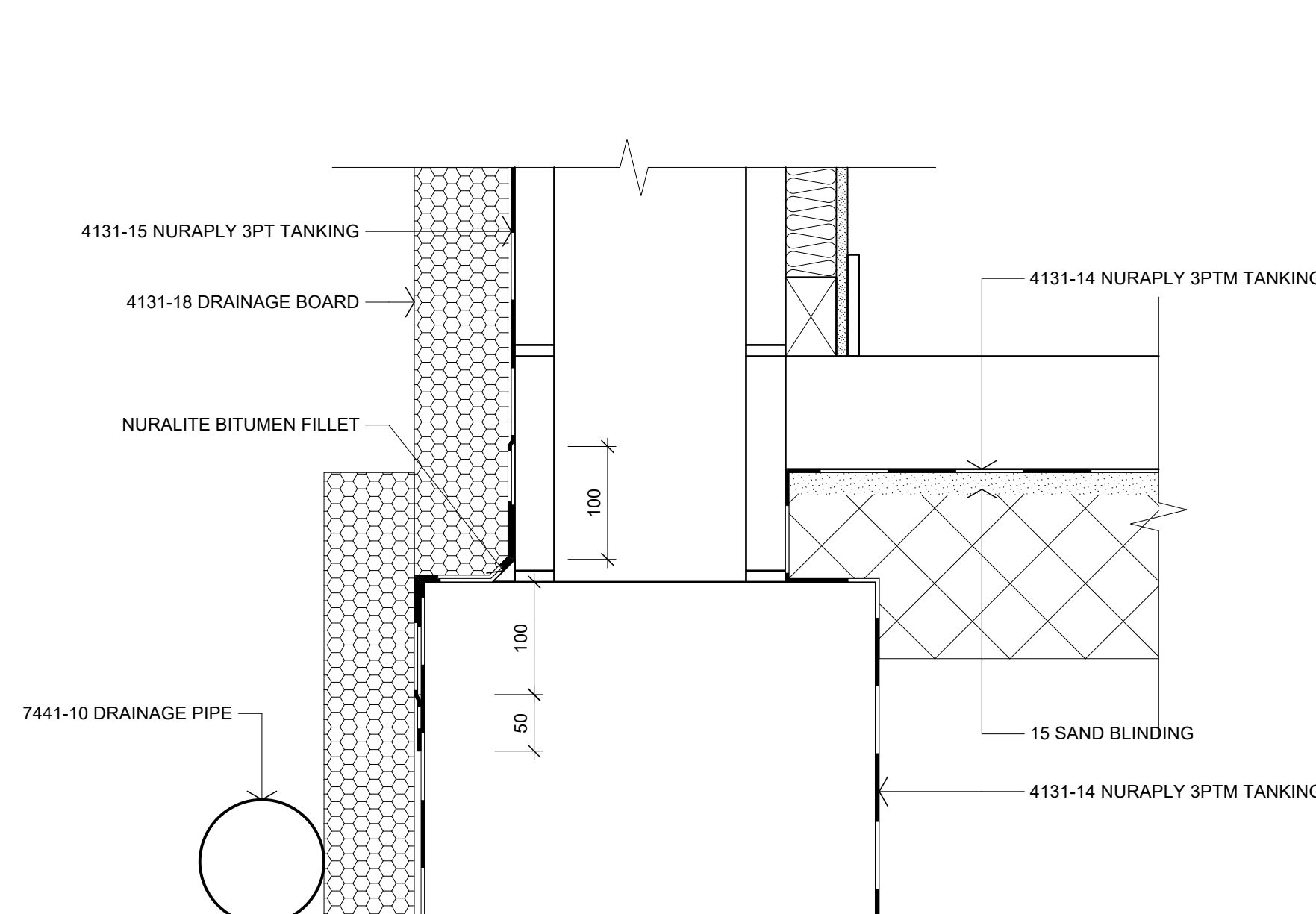
07 DETAIL - STONE WALL BASE
A302, A401 Scale: 1:5



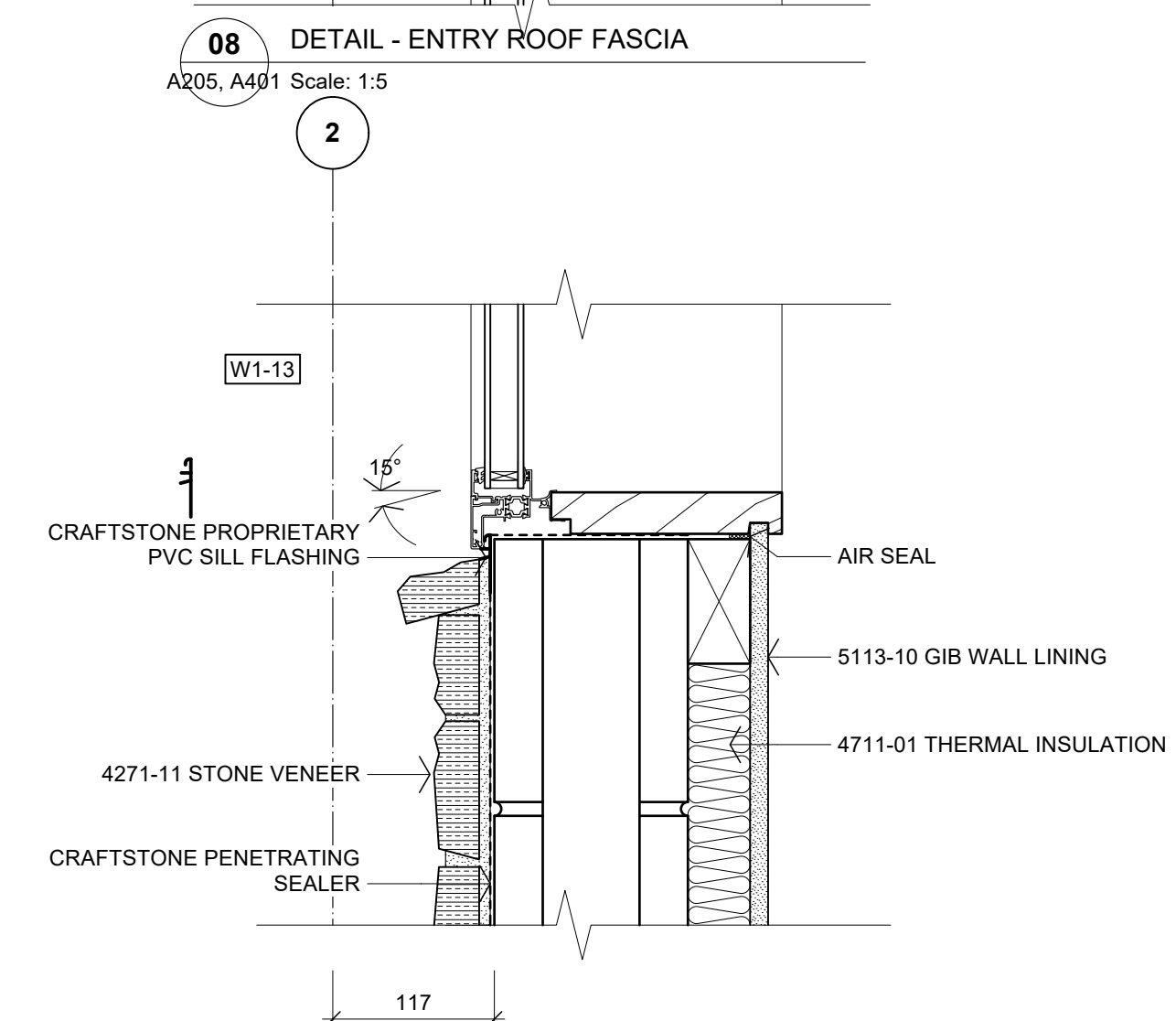
08 DETAIL - ENTRY ROOF FASCIA
A205, A401 Scale: 1:5



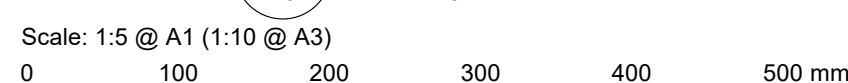
09 DETAIL - LIFT PIT
A402 Scale: 1:5



10 DETAIL - TANKING
A402 Scale: 1:5



11 DETAIL - WINDOW SILL
A401 Scale: 1:5



No.	DATE	DESCRIPTION	BY
A	14/04/2026	BC ISSUE	S2A

REVISIONS:

PROJECT:
PROPOSED NEW HOME

CLIENT:
BAILEY FAMILY

ADDRESS:
45-47 NORWOOD ROAD
BAYSWATER

SHEET TITLE:
CONSTRUCTION DETAILS

studio architects

Axis Building, Studio 2.7, 1 Cleveland Rd, Parnell
PO Box 37 270, Parnell, Auckland
P. 09 304 0090 www.s2a.co.nz

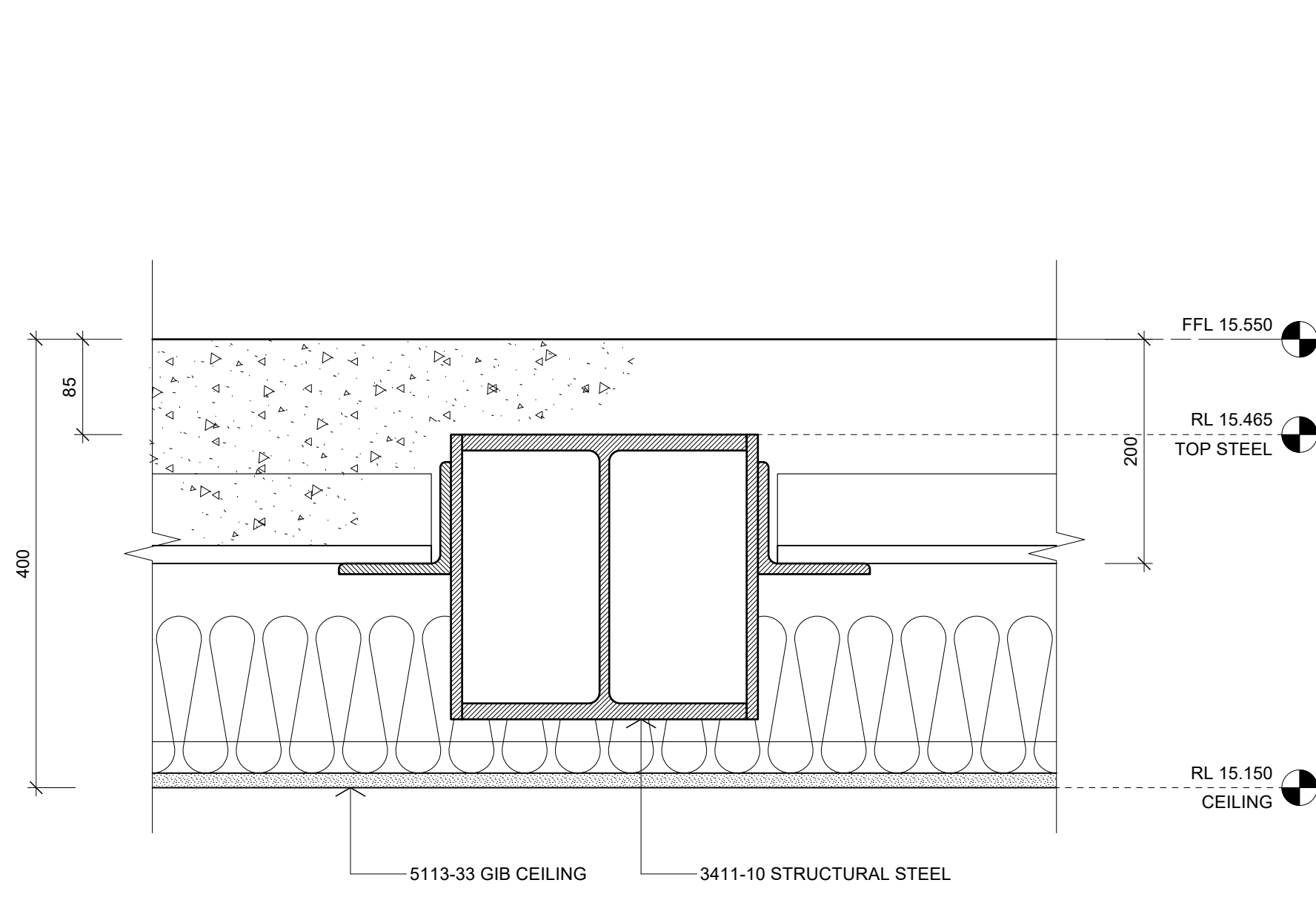
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DRAWN: S2A DATE: JUNE 2025

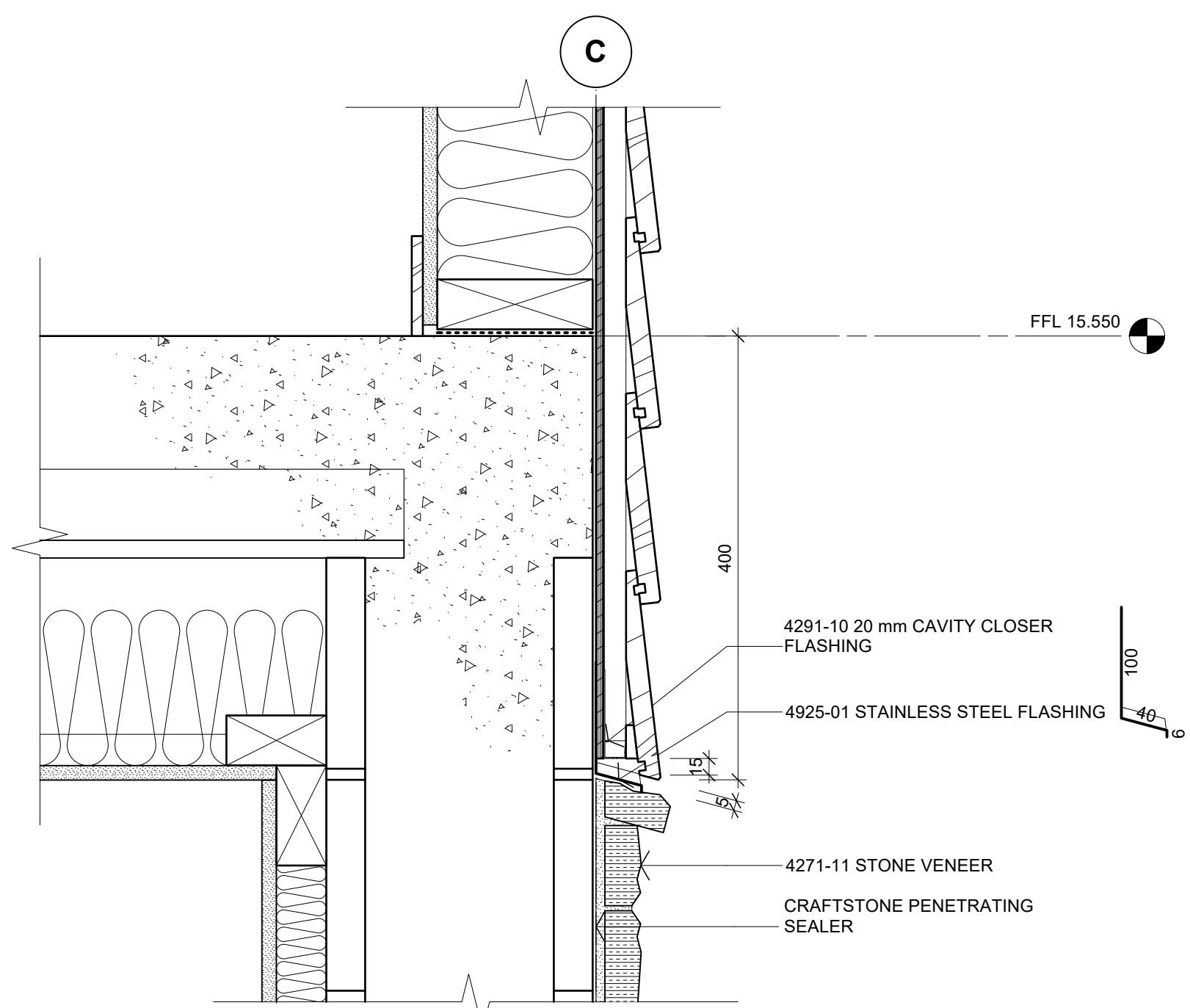
PROJECT No.: SHEET No.: Revision:

2501 A507 A

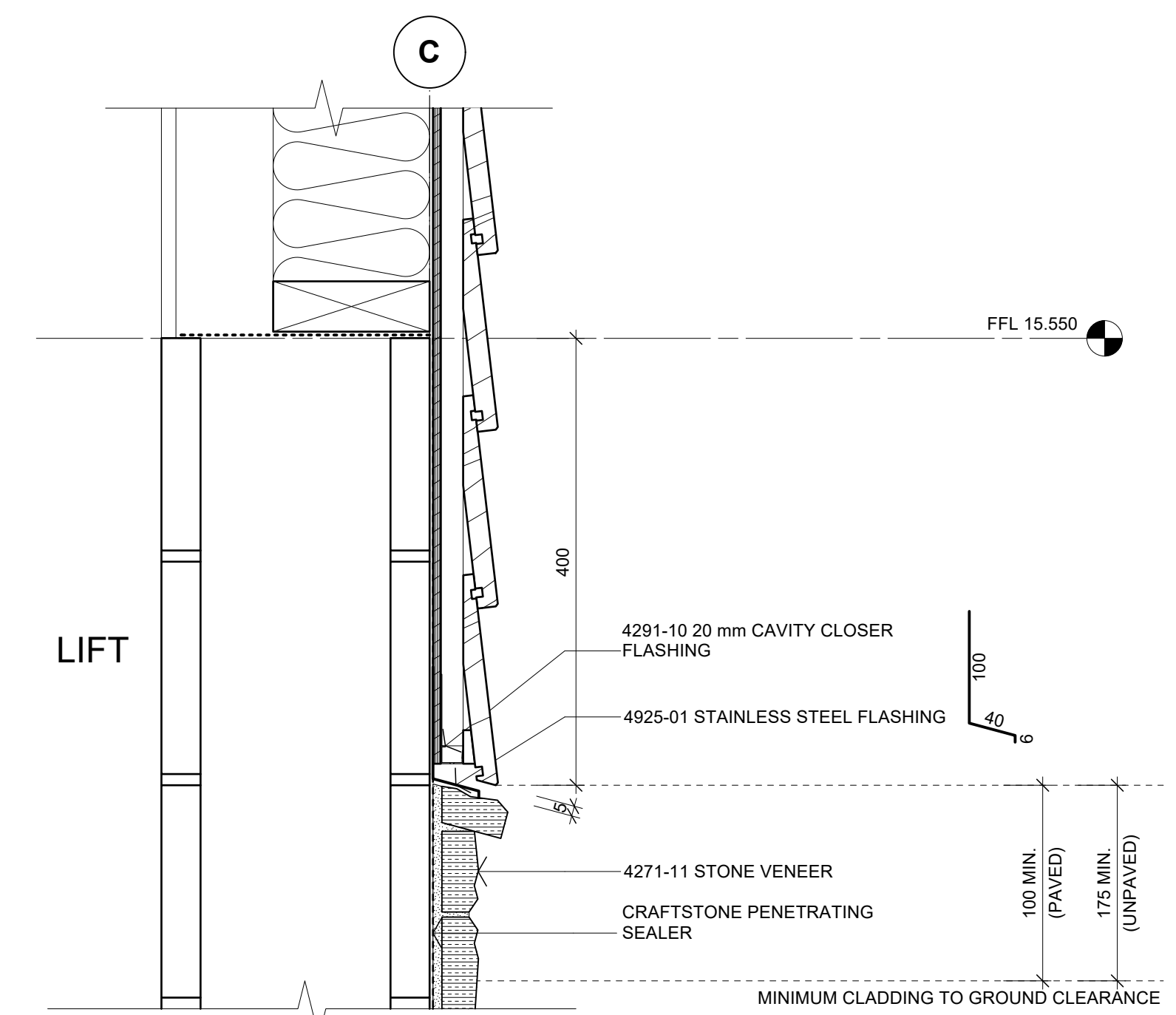
CONSTRUCTION ISSUE - 15/05/2026



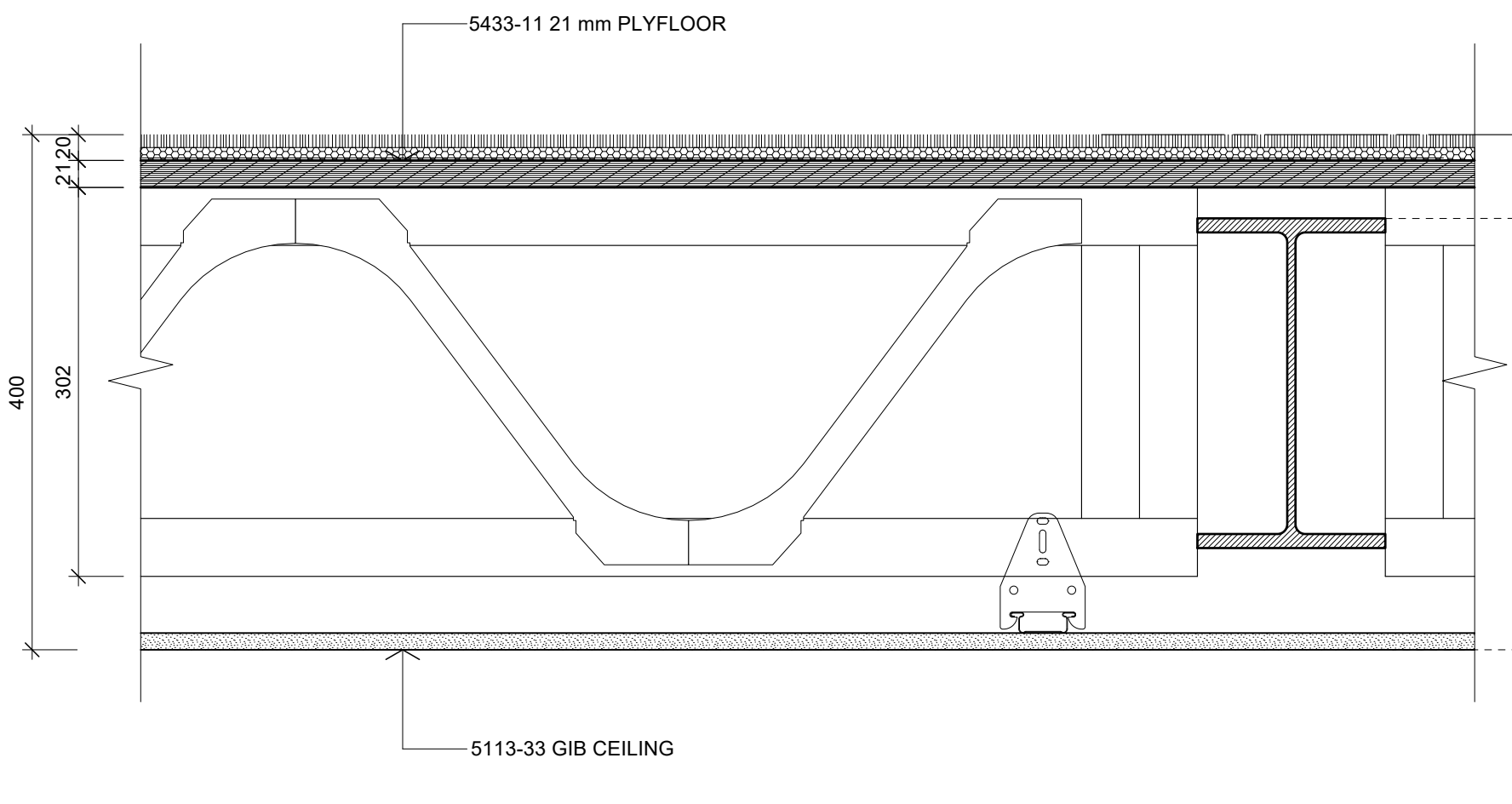
01 DETAIL - SUSPENDED CONCRETE FLOOR
A202 Scale: 1:5



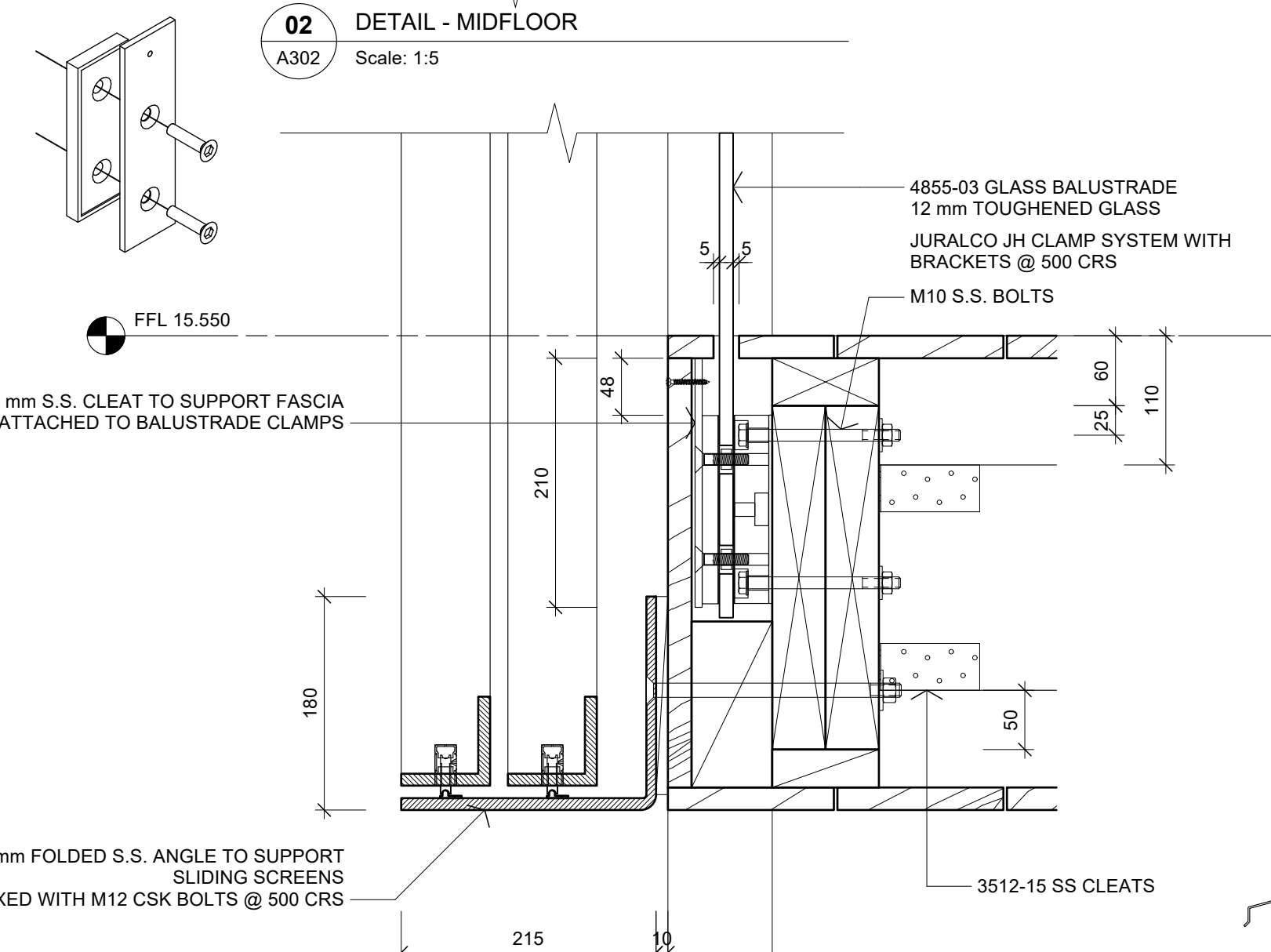
02 DETAIL - MIDFLOOR
A302 Scale: 1:5



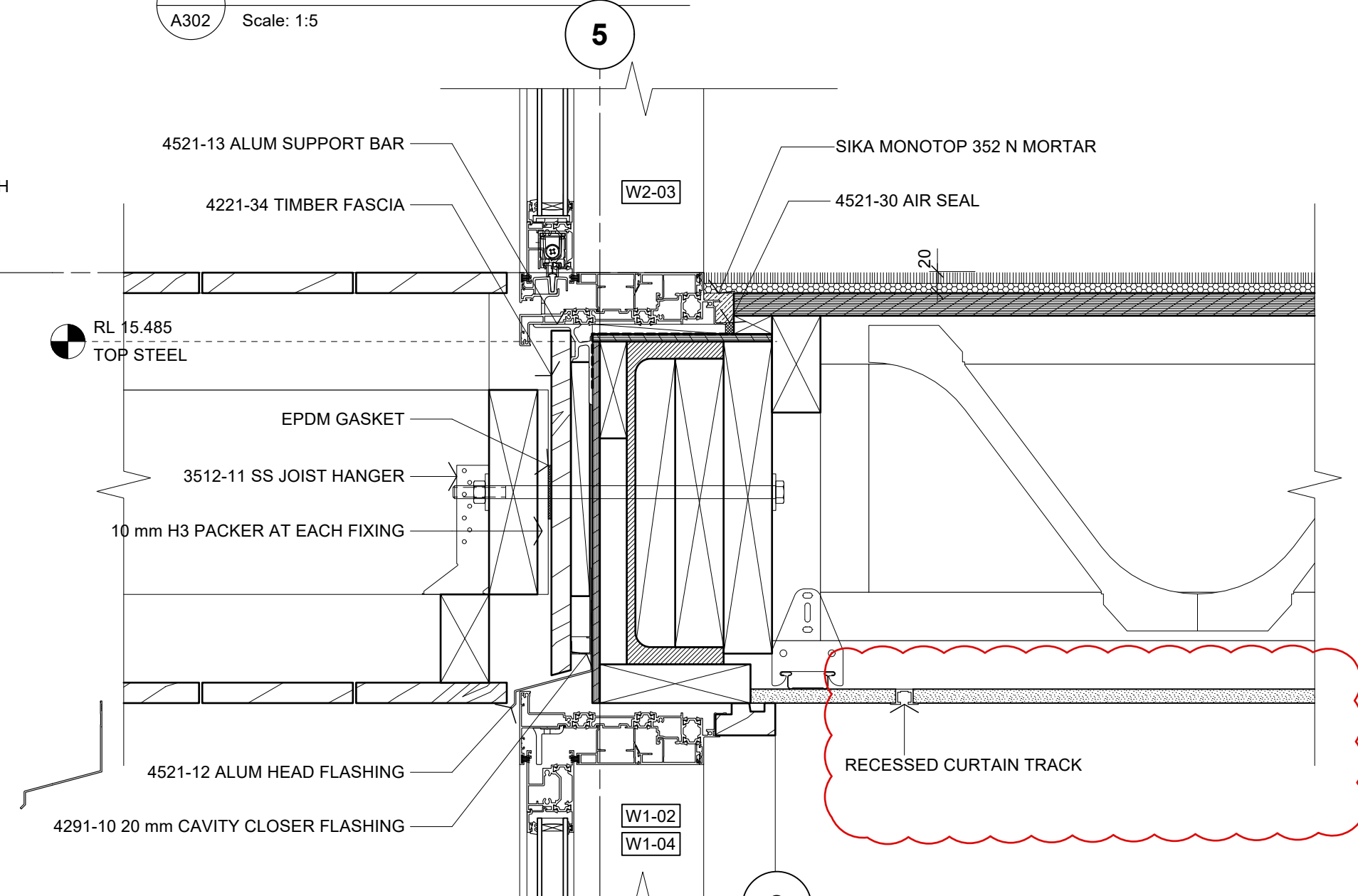
03 DETAIL - MIDFLOOR
A302 Scale: 1:5



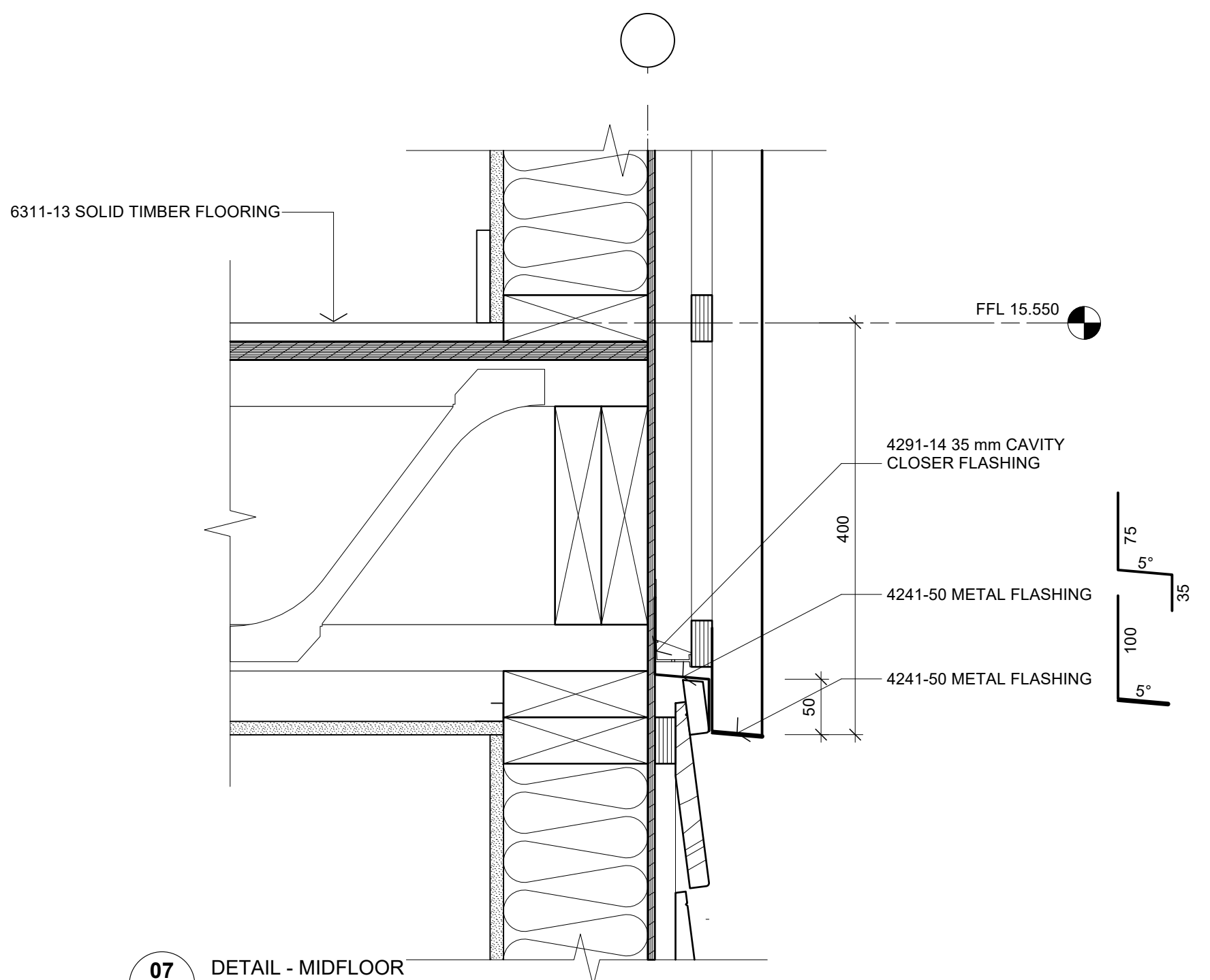
04 DETAIL - POSI-STRUT FLOOR
A401 Scale: 1:5



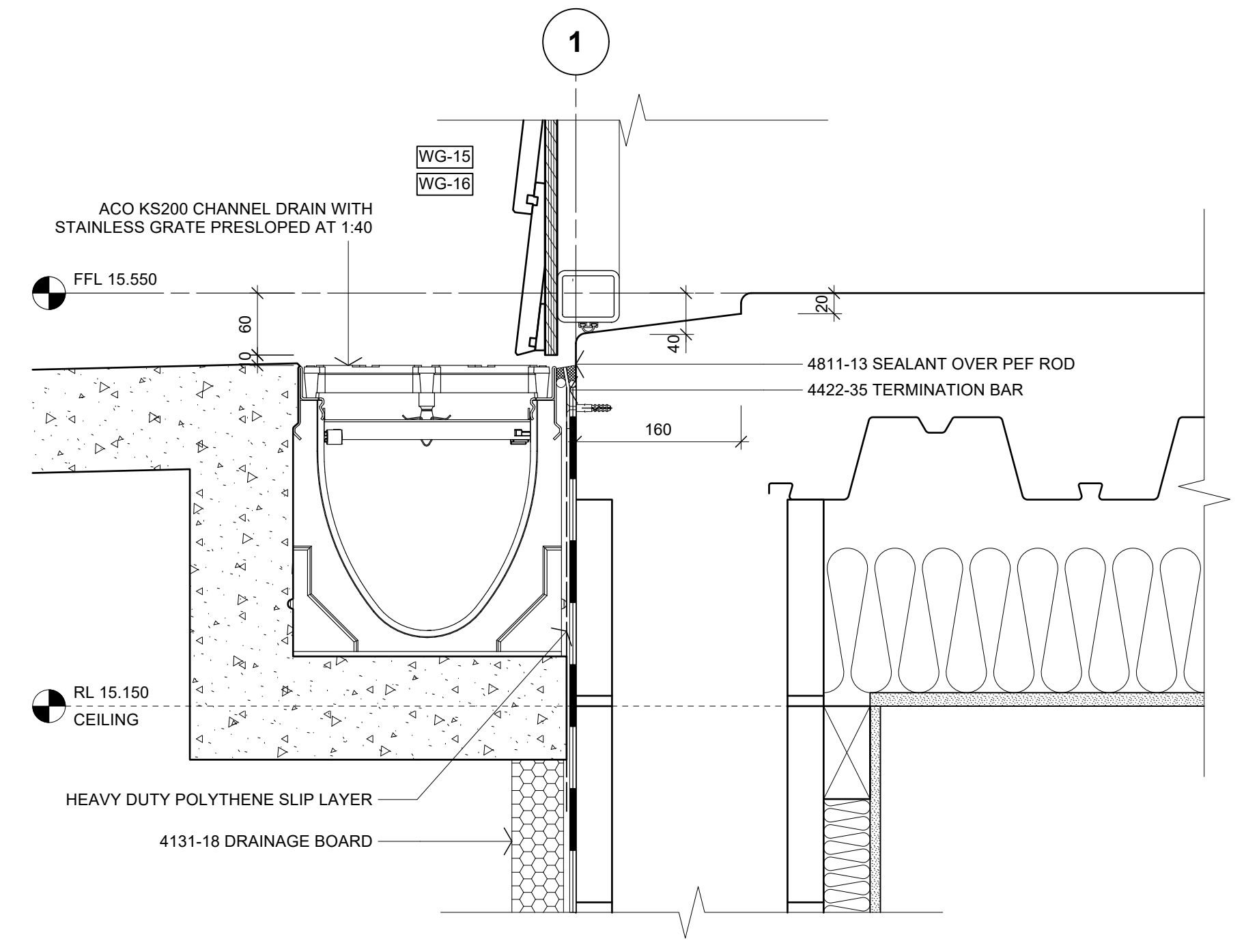
05 DETAIL - DECK BALUSTRADE
A401, A402 Scale: 1:5



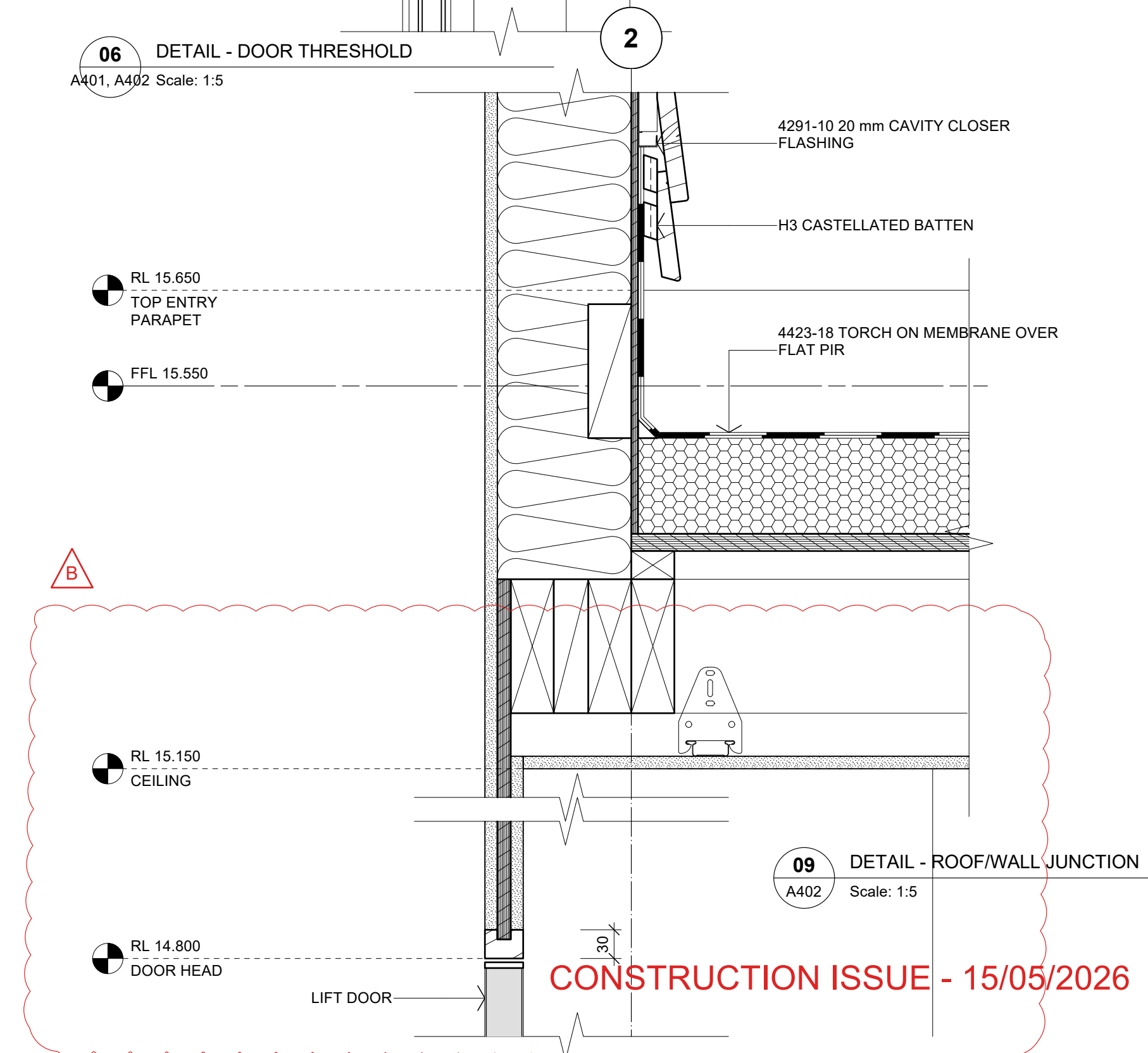
06 DETAIL - DOOR THRESHOLD
A401, A402 Scale: 1:5



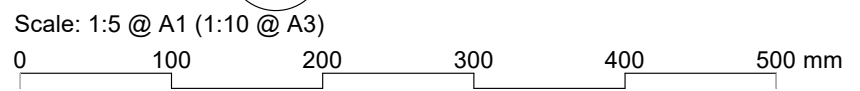
07 DETAIL - MIDFLOOR
A302, A303 Scale: 1:5



08 DETAIL - GARAGE DOOR THRESHOLD
A402 Scale: 1:5



09 DETAIL - ROOF/WALL JUNCTION
A402 Scale: 1:5



CONSTRUCTION ISSUE - 15/05/2026

B	15/05/2026	DETAILS 06 & 09 REVISED	SZA
A	14/04/2026	BC ISSUE	SZA
No.	DATE	DESCRIPTION	BY

REVISIONS:

PROJECT:
PROPOSED NEW HOME

CLIENT:
BAILEY FAMILY

ADDRESS:
**45-47 NORWOOD ROAD
BAYSWATER**

SHEET TITLE:
CONSTRUCTION DETAILS

studio architects

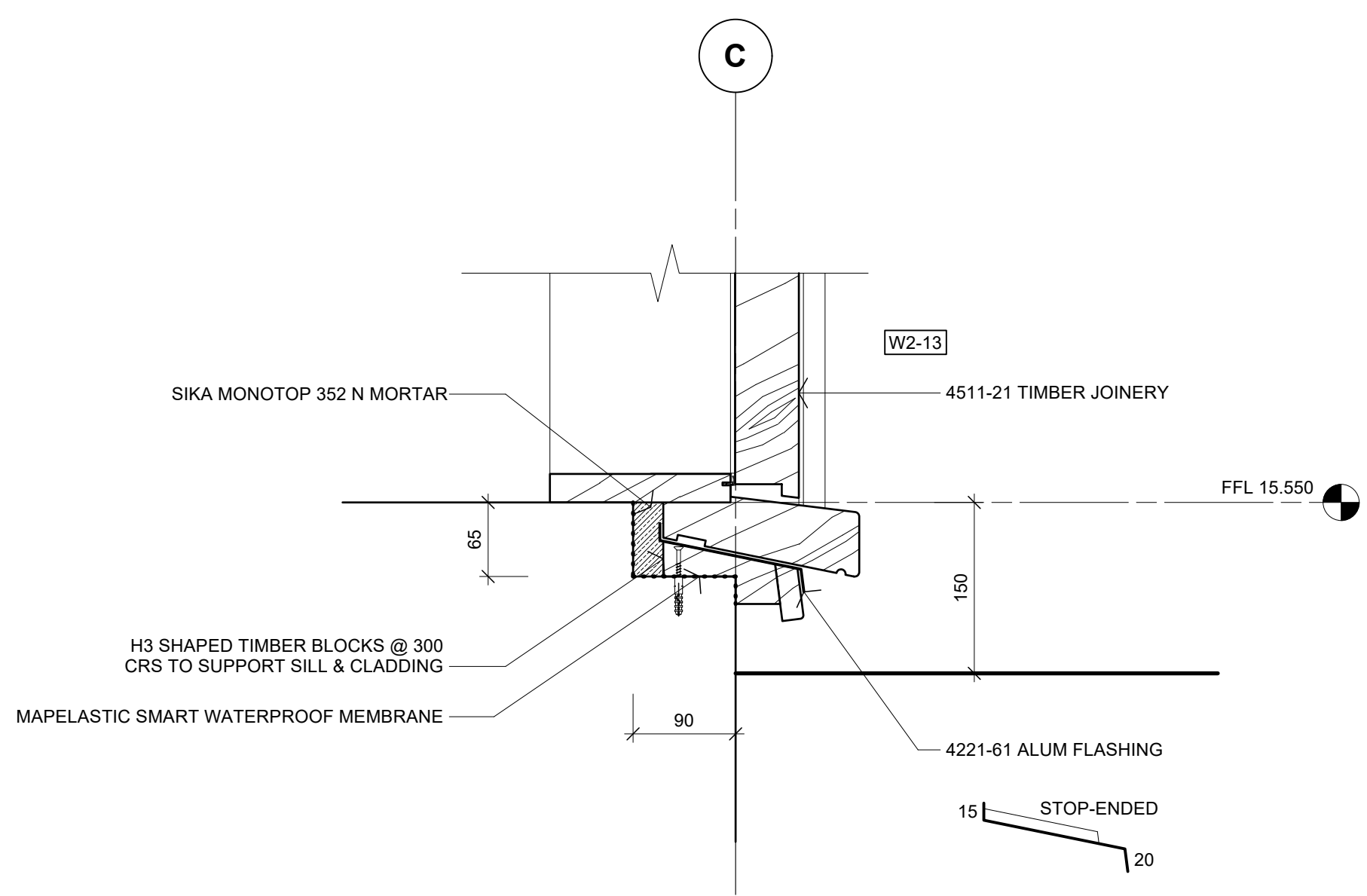
Axis Building, Studio 2.7, 1 Cleveland Rd, Parnell
PO Box 37 270, Parnell, Auckland
P. 09 304 0090 www.s2a.co.nz

SCALE: 1:5 ORIG SHT SIZE: ISO A1

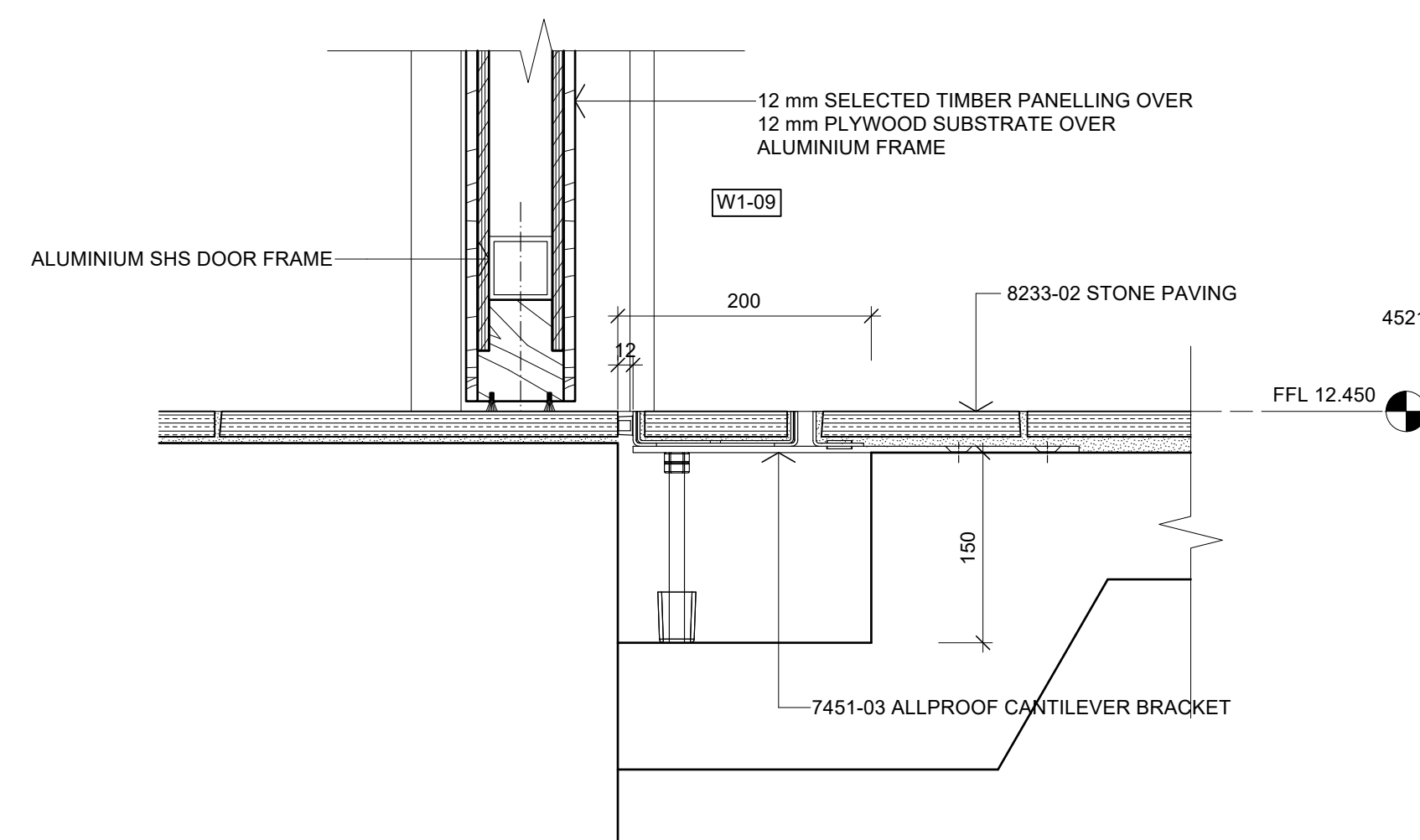
DRAWN: SZA DATE: JUNE 2025

PROJECT No.: SHEET No.: Revision:

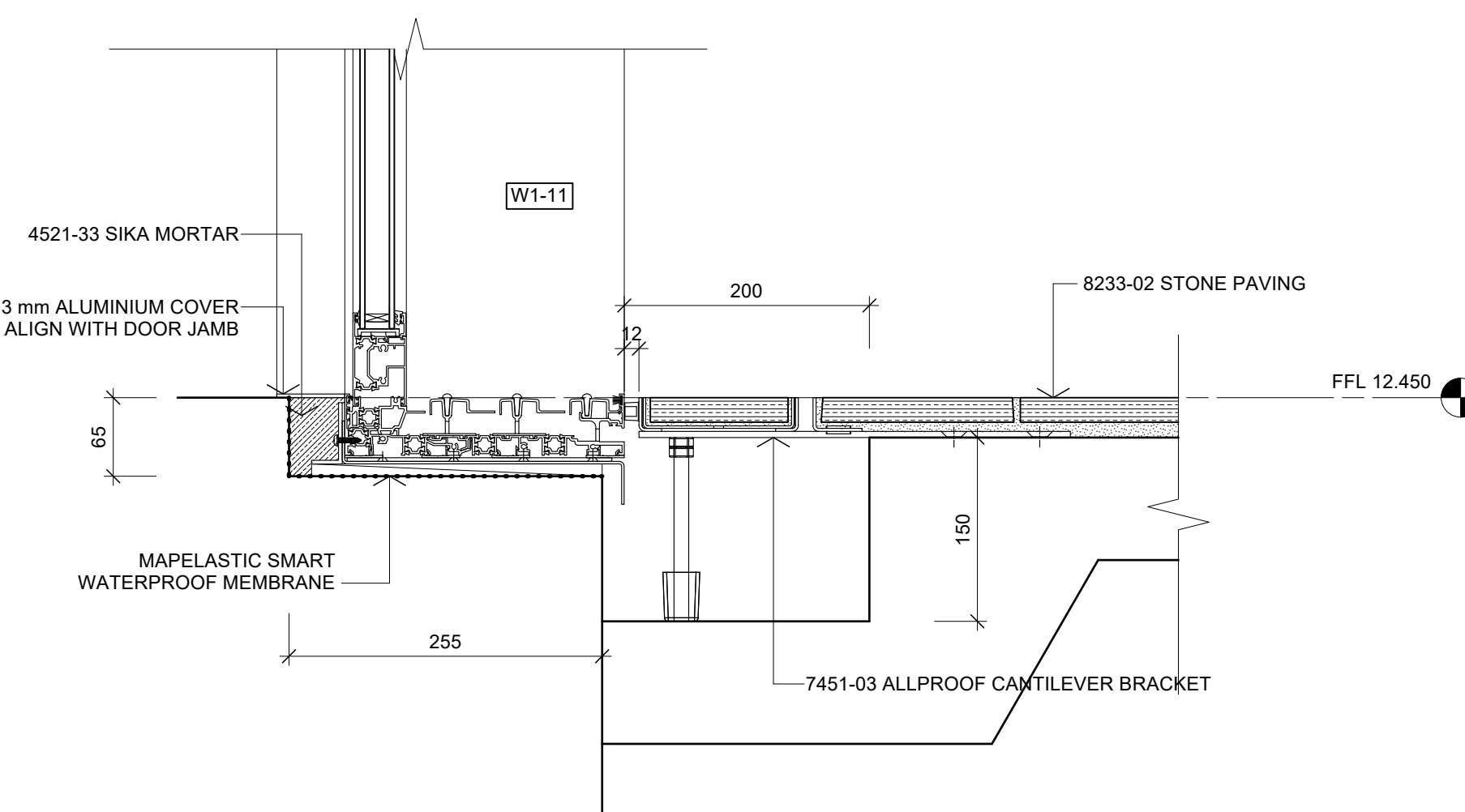
2501 A508 B



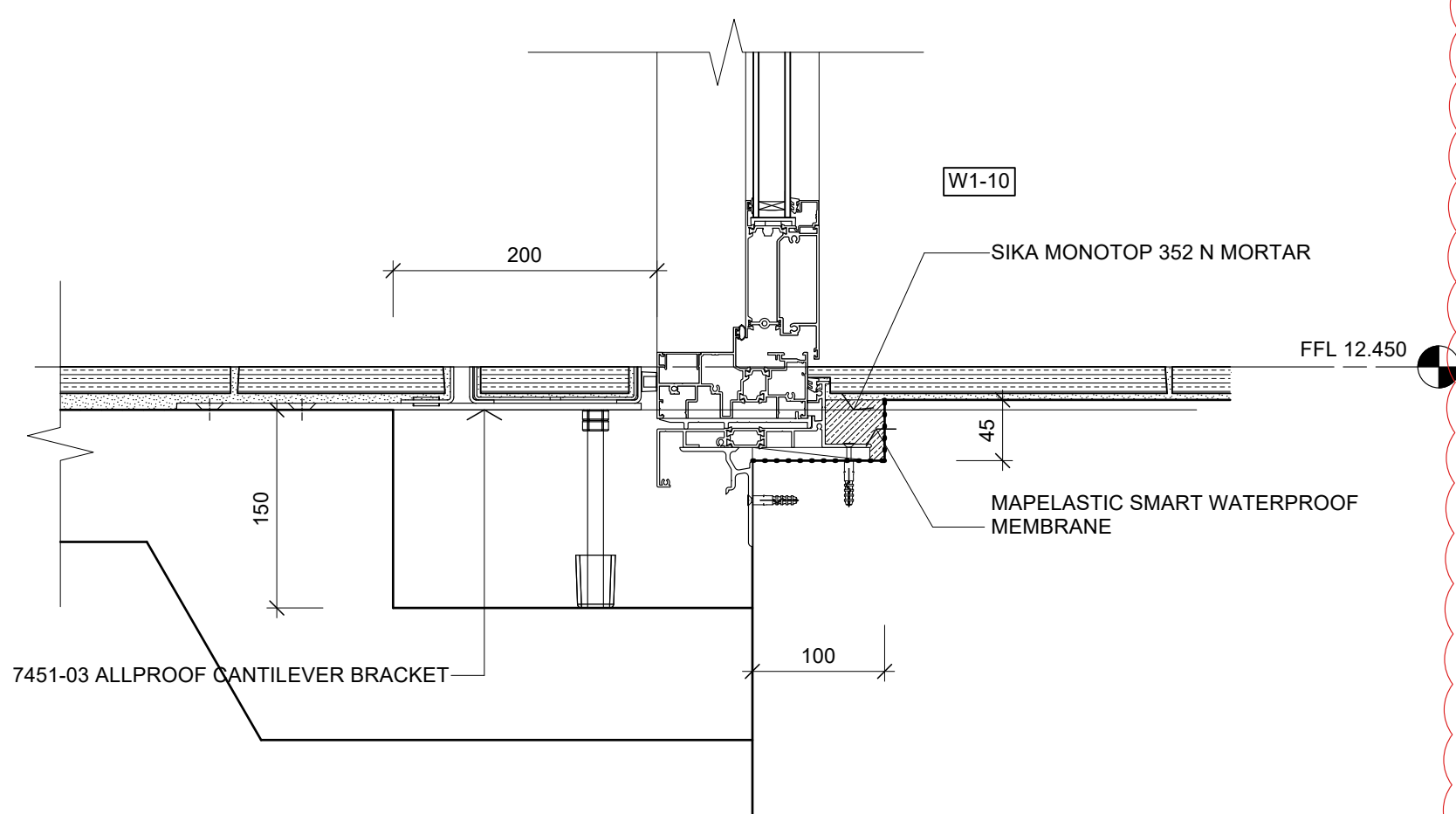
01 DETAIL - DOOR THRESHOLD
A302 Scale: 1:5



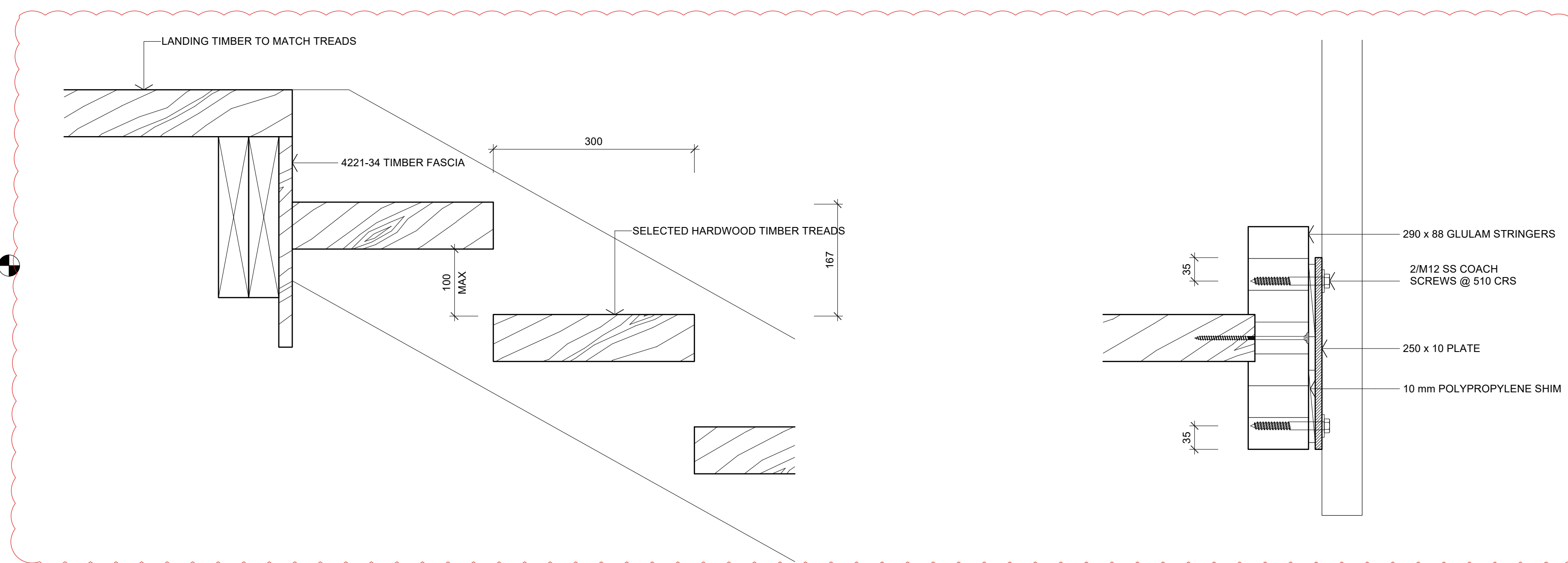
02 DETAIL - DOOR THRESHOLD
A302, A303 Scale: 1:5



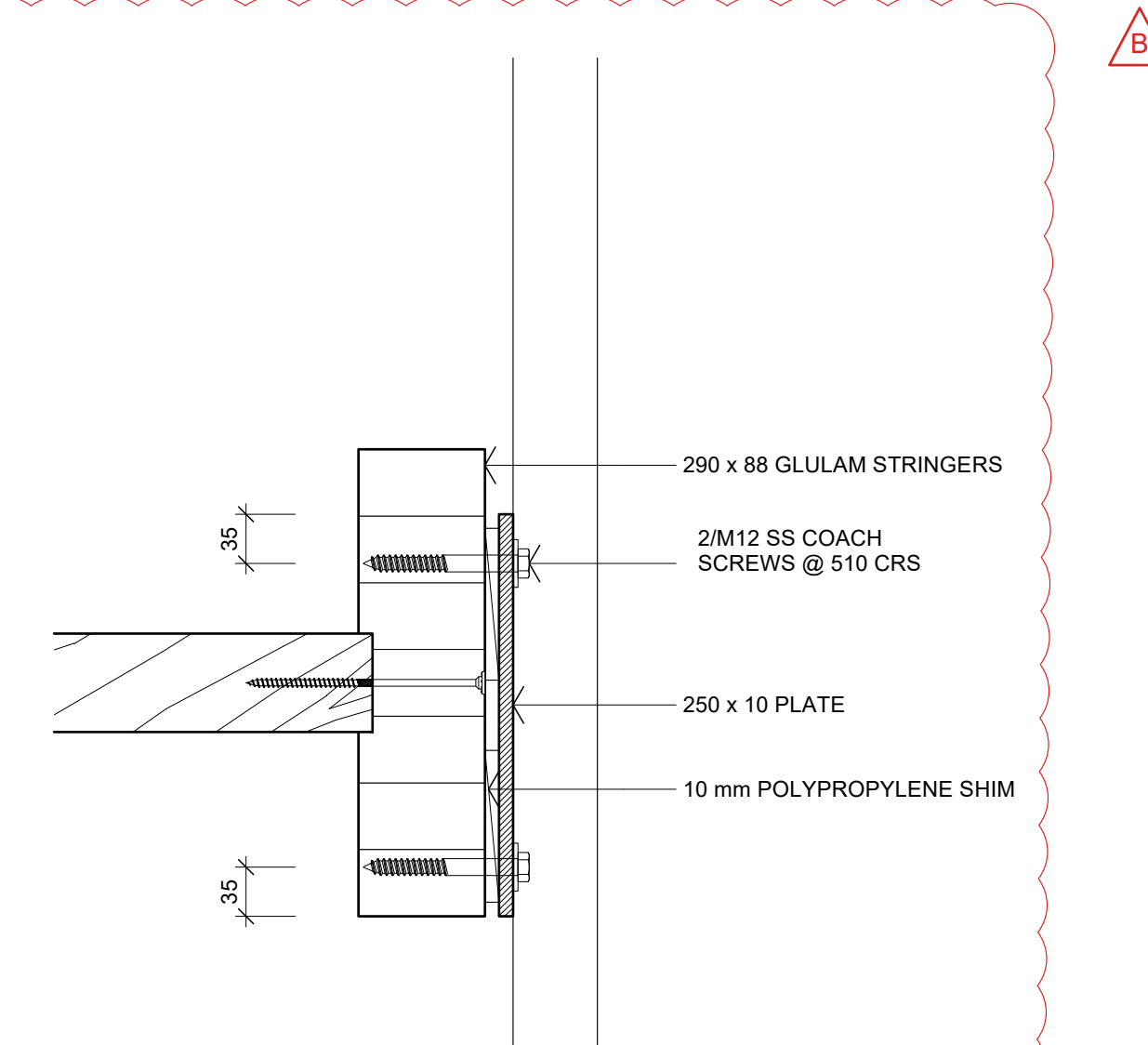
03 DETAIL - DOOR THRESHOLD
A402 Scale: 1:5



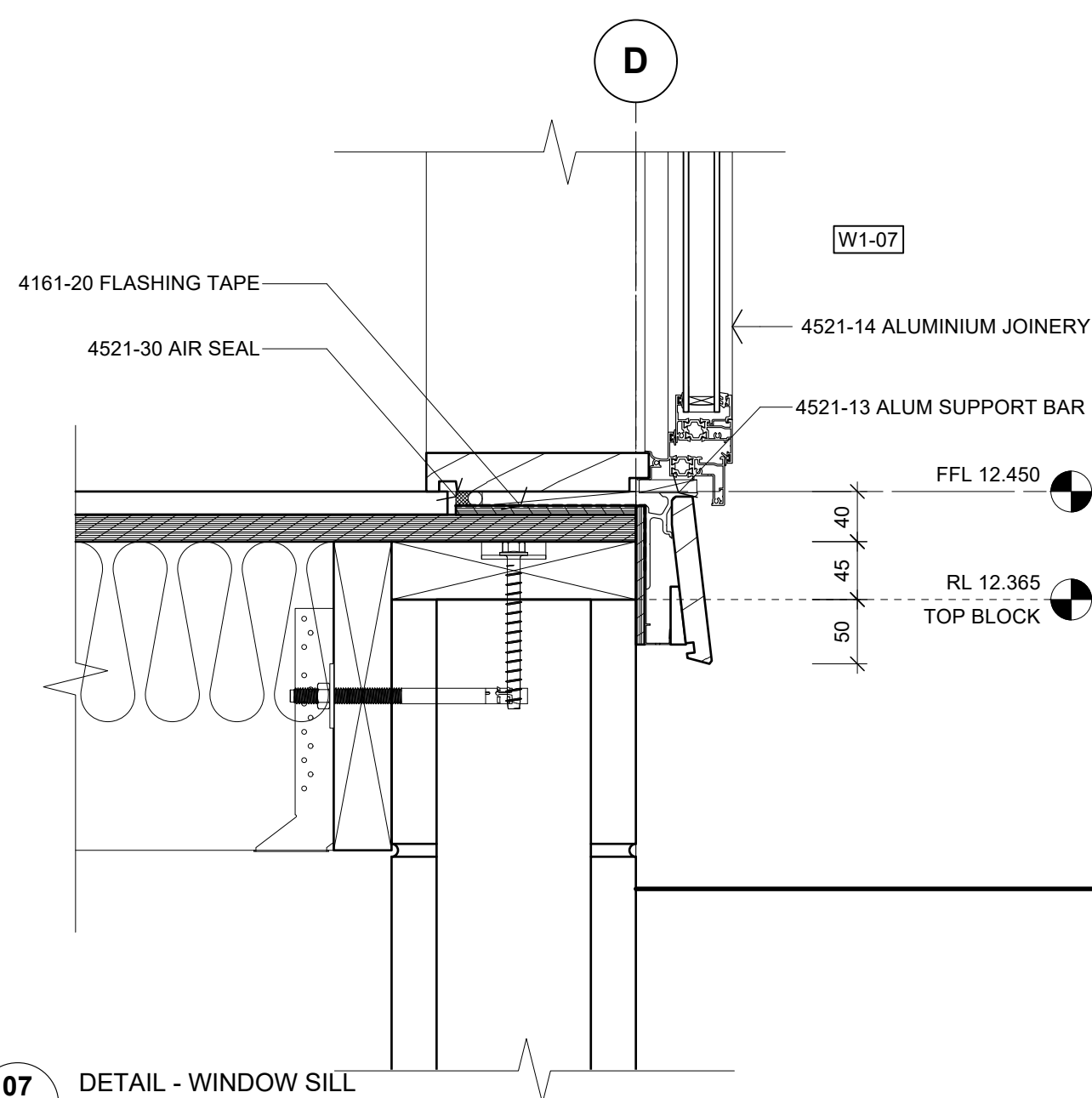
04 DETAIL - DOOR THRESHOLD
A303 Scale: 1:5



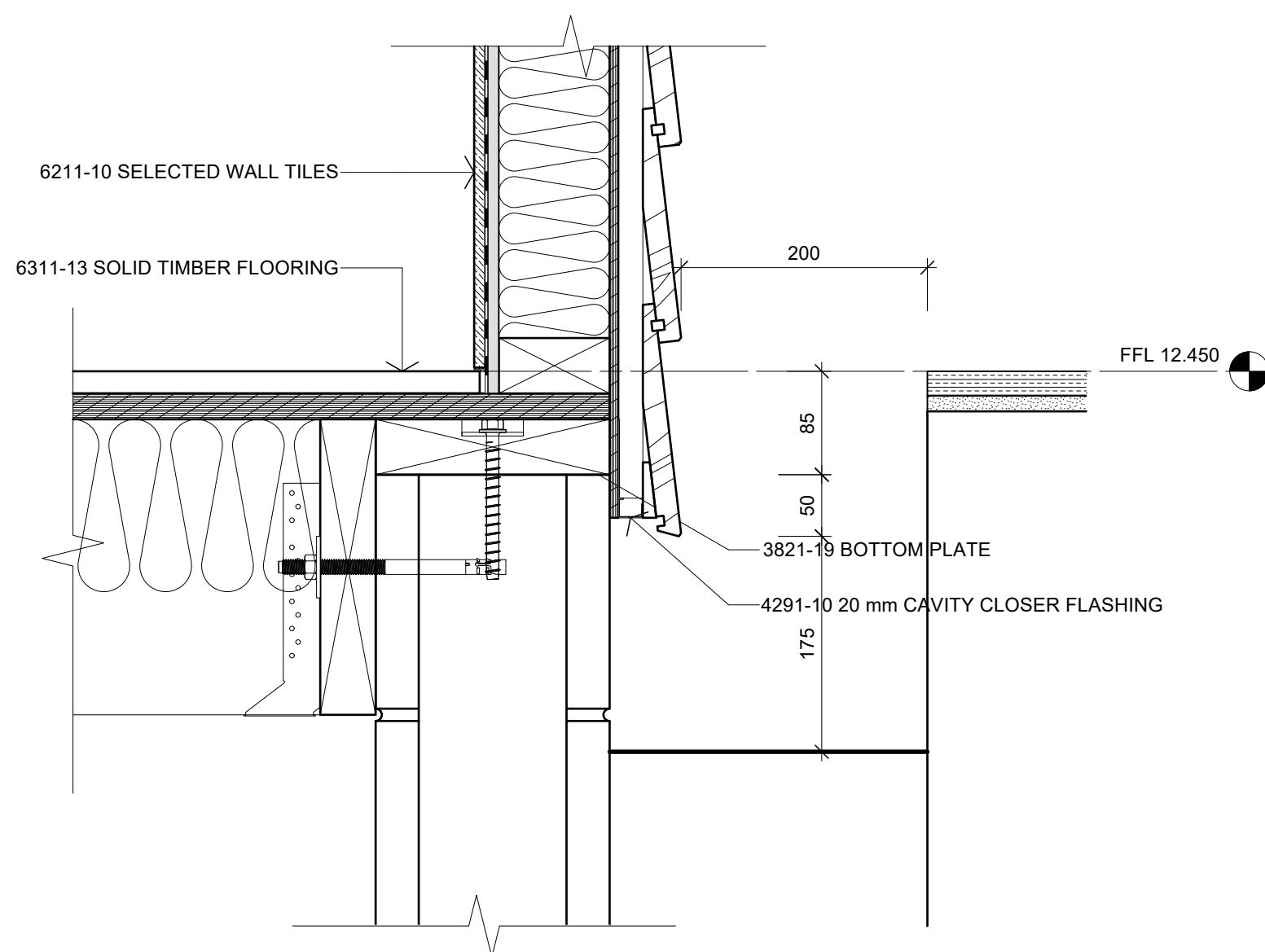
05 DETAIL - EXTERIOR STAIR TREADS
Scale: 1:5



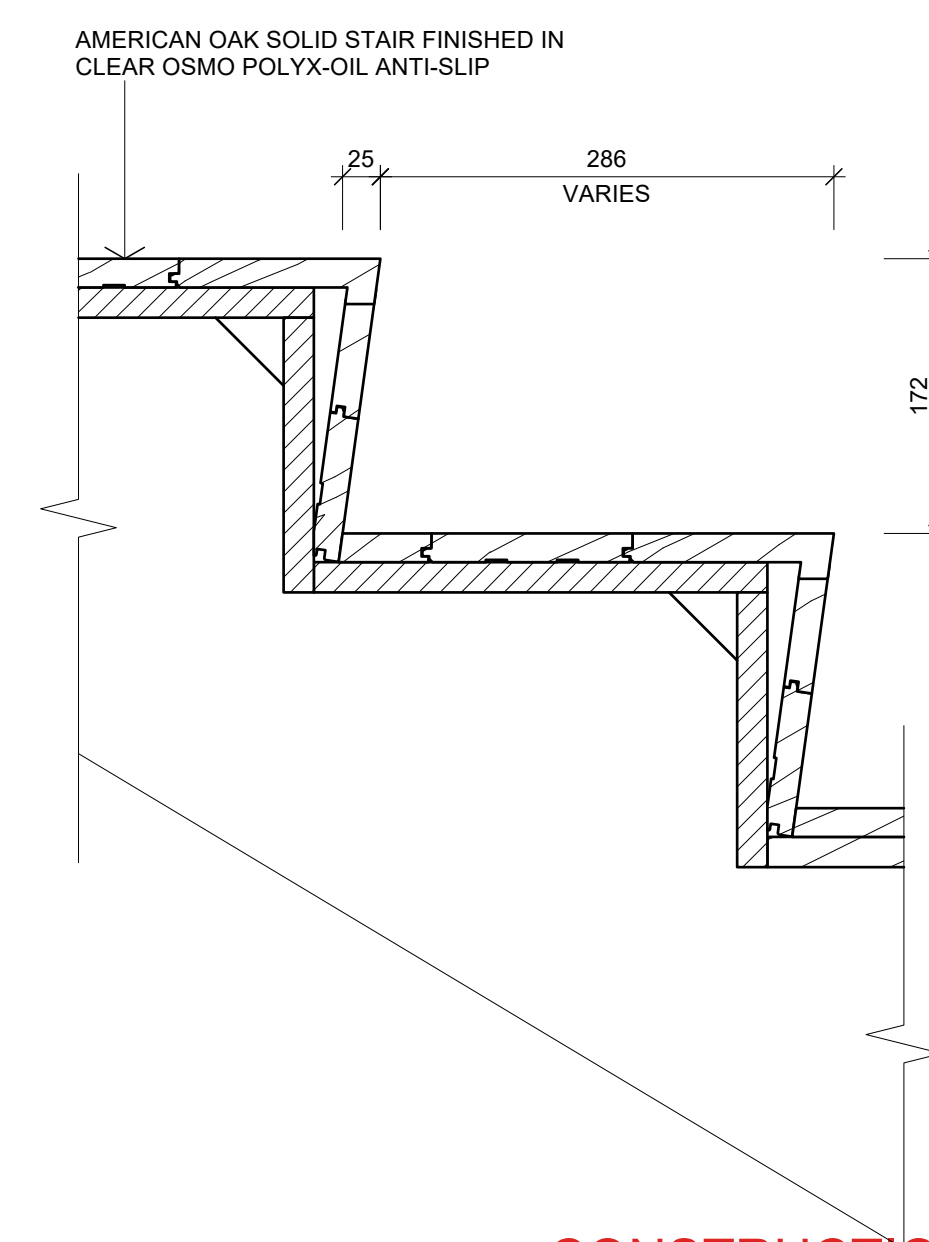
06 DETAIL - EXTERIOR STAIR BALUSTRADE
Scale: 1:5



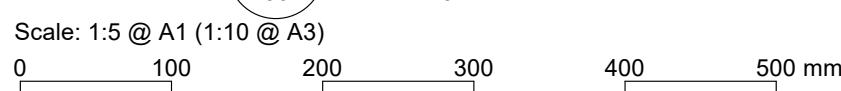
07 DETAIL - WINDOW SILL
A302 Scale: 1:5



08 DETAIL - WALL BASE
A208, A303 Scale: 1:5



09 DETAIL - INTERIOR STAIR TREADS
Scale: 1:5



CONSTRUCTION ISSUE - 15/05/2026

No.	DATE	DESCRIPTION	BY
B	15/05/2026	DETAILS 05 & 06 STRINGER REVISED	S2A
A	14/04/2026	BC ISSUE	S2A

REVISIONS:

PROJECT:
PROPOSED NEW HOME

CLIENT:
BAILEY FAMILY

ADDRESS:
45-47 NORWOOD ROAD
BAYSWATER

SHEET TITLE:
CONSTRUCTION DETAILS

studio architects

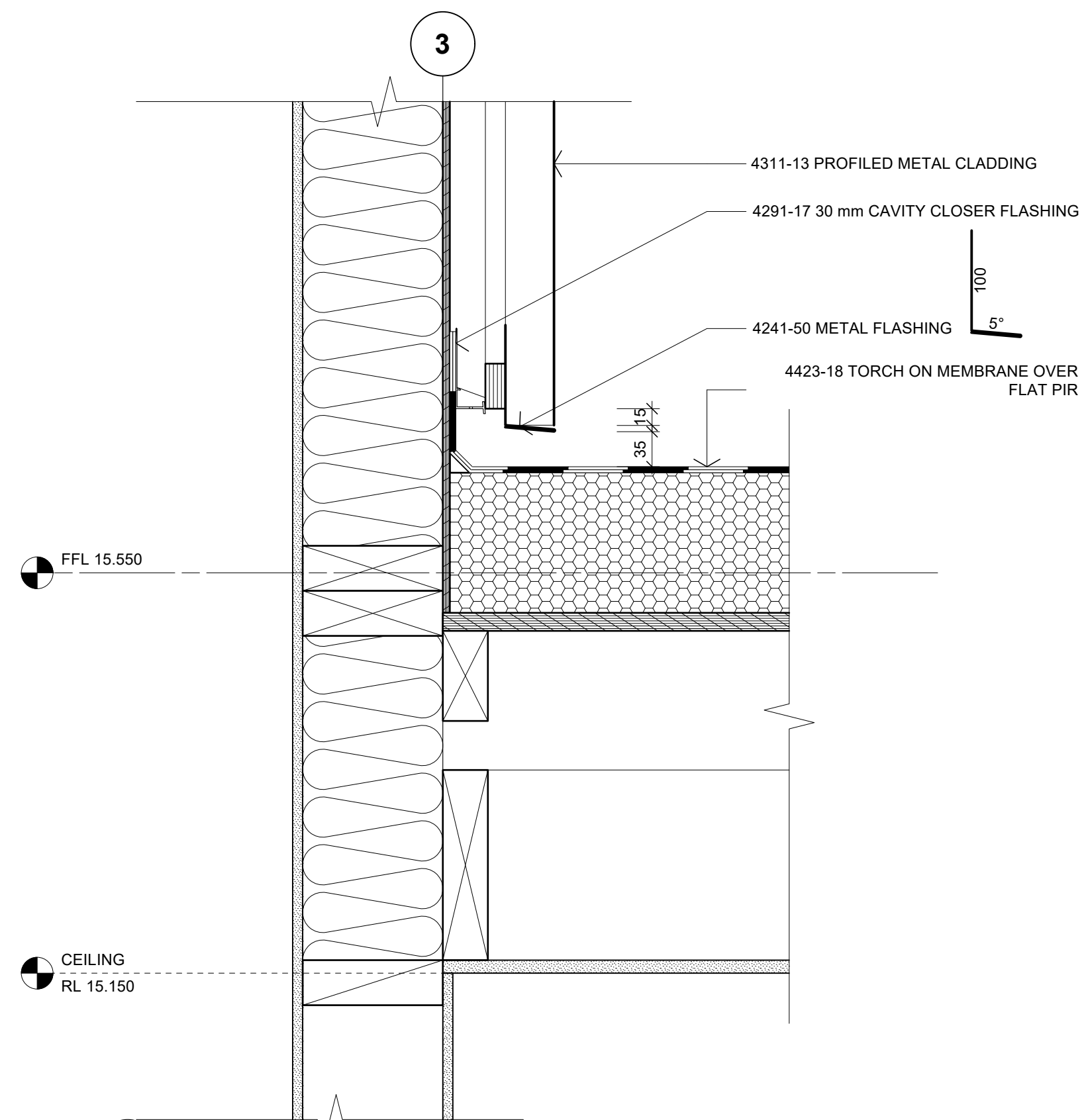
Axis Building, Studio 2.7, 1 Cleveland Rd, Parnell
PO Box 37 270, Parnell, Auckland
P. 09 304 0090 www.s2a.co.nz

SCALE: 1:5 **ORIG SHT SIZE:** ISO A1

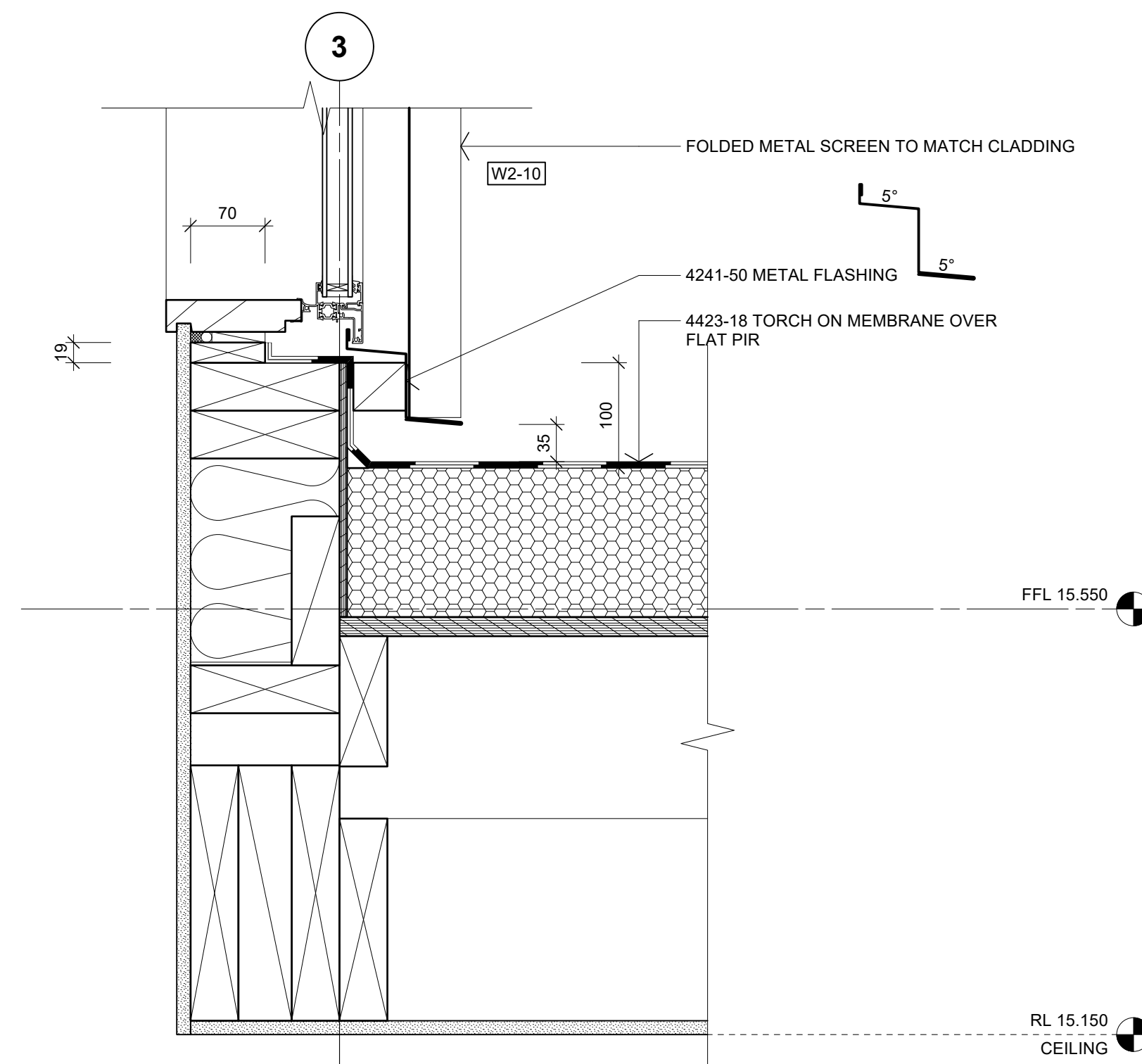
DRAWN: S2A **DATE:** JUNE 2025

PROJECT No.: 2501 **SHEET No.:** A509 **Revision:** B

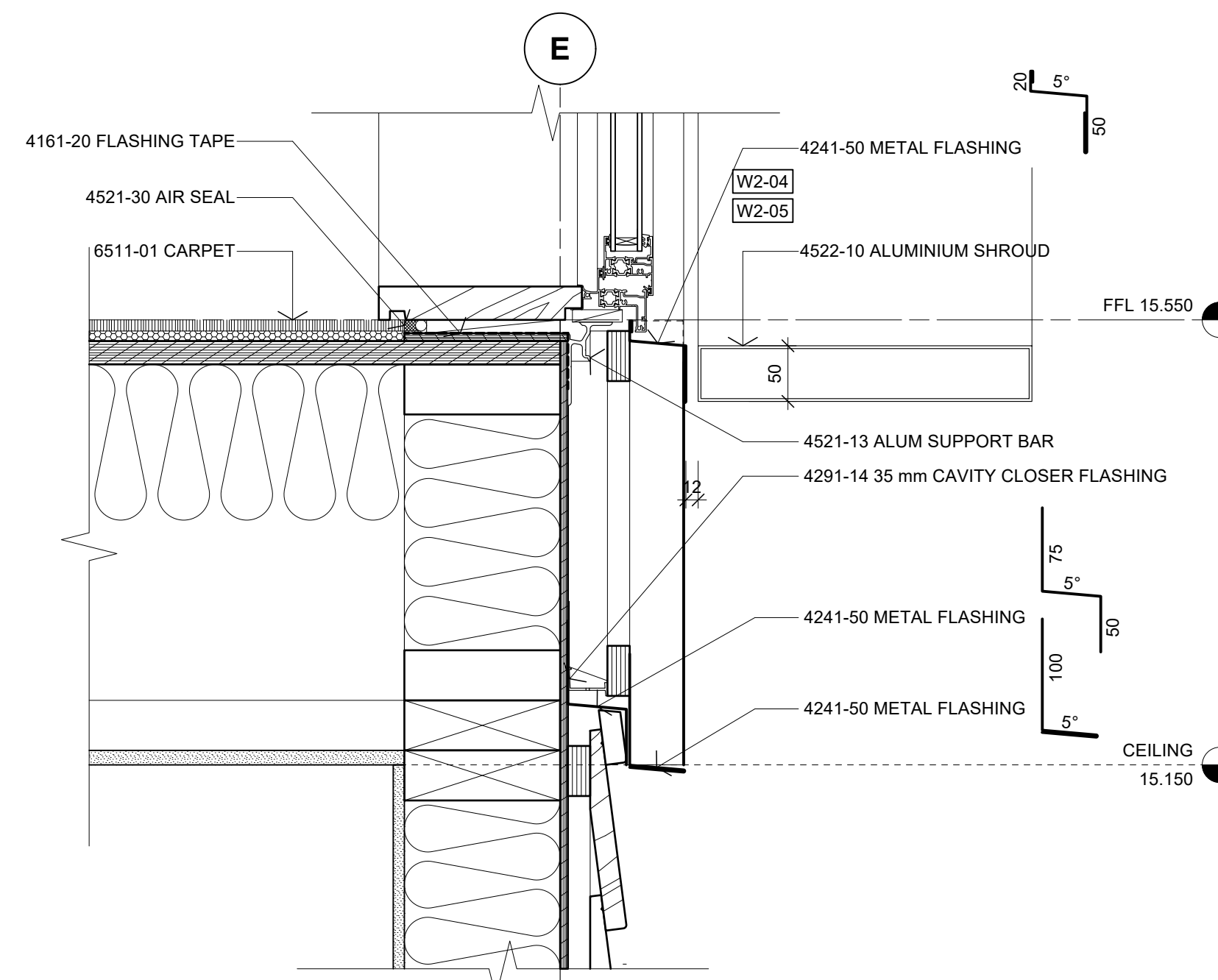
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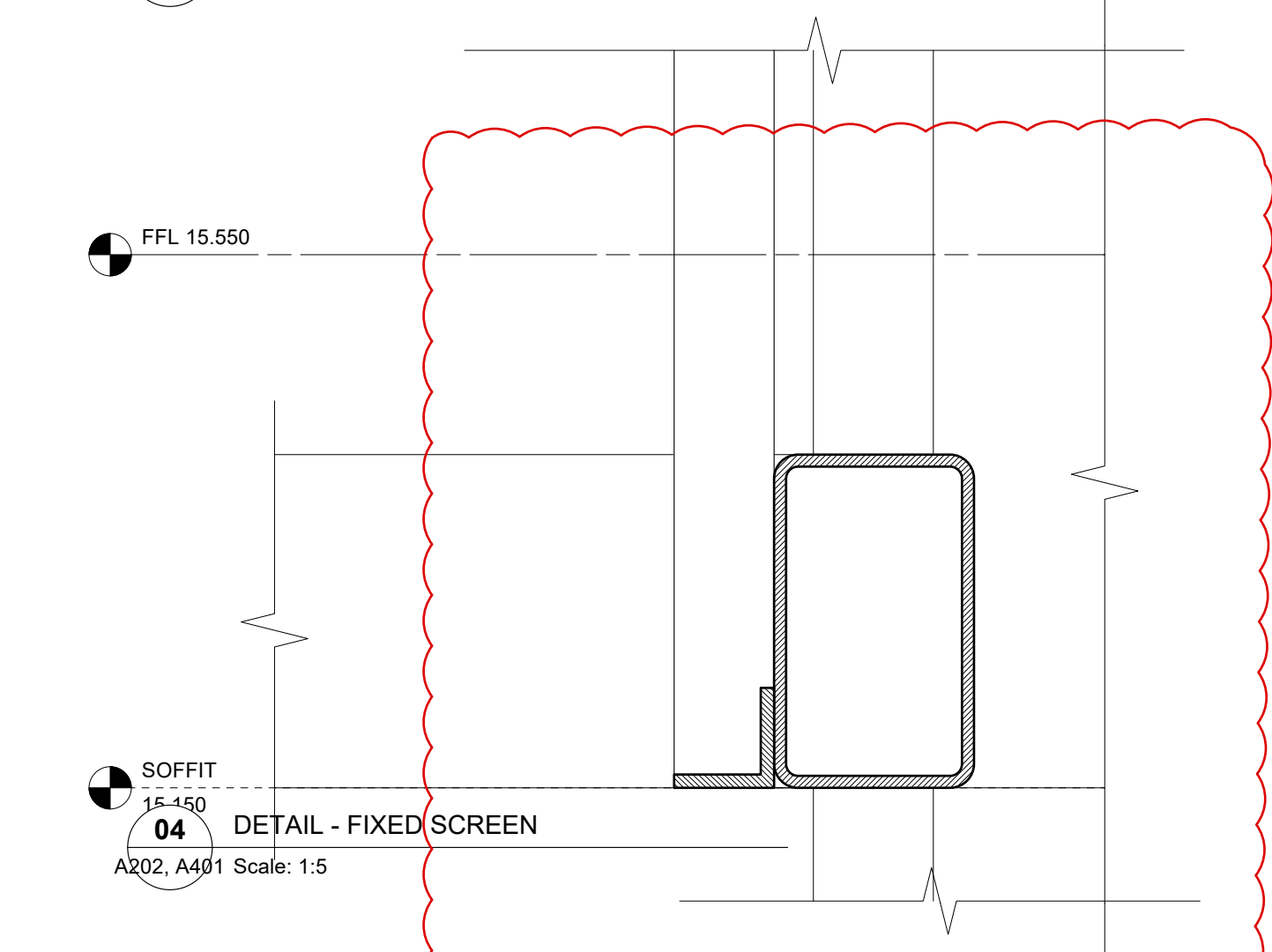
01 DETAIL - ROOF/WALL JUNCTION
A303, A402 Scale: 1:5



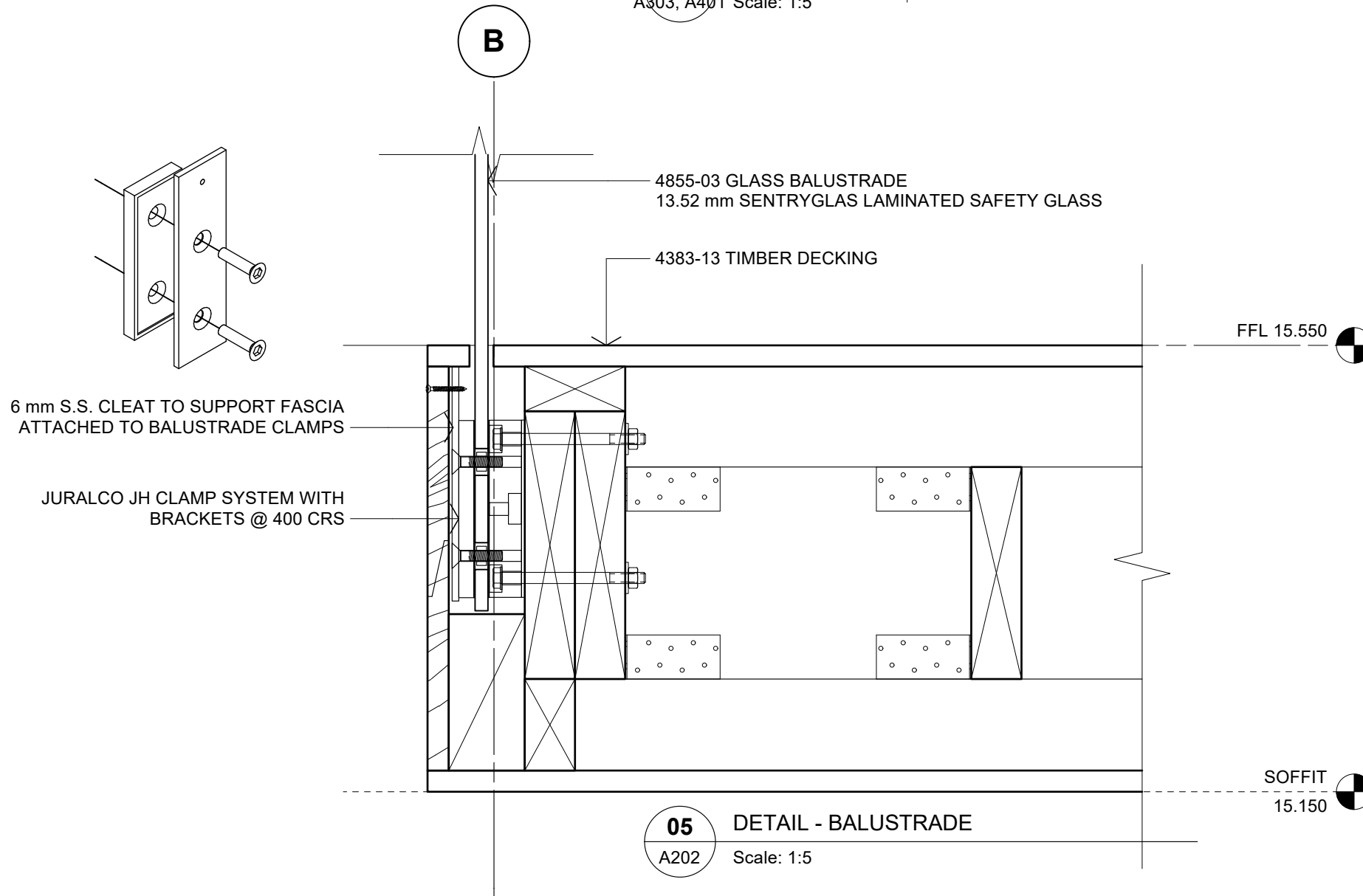
02 DETAIL - WINDOW SILL
A303, A401 Scale: 1:5



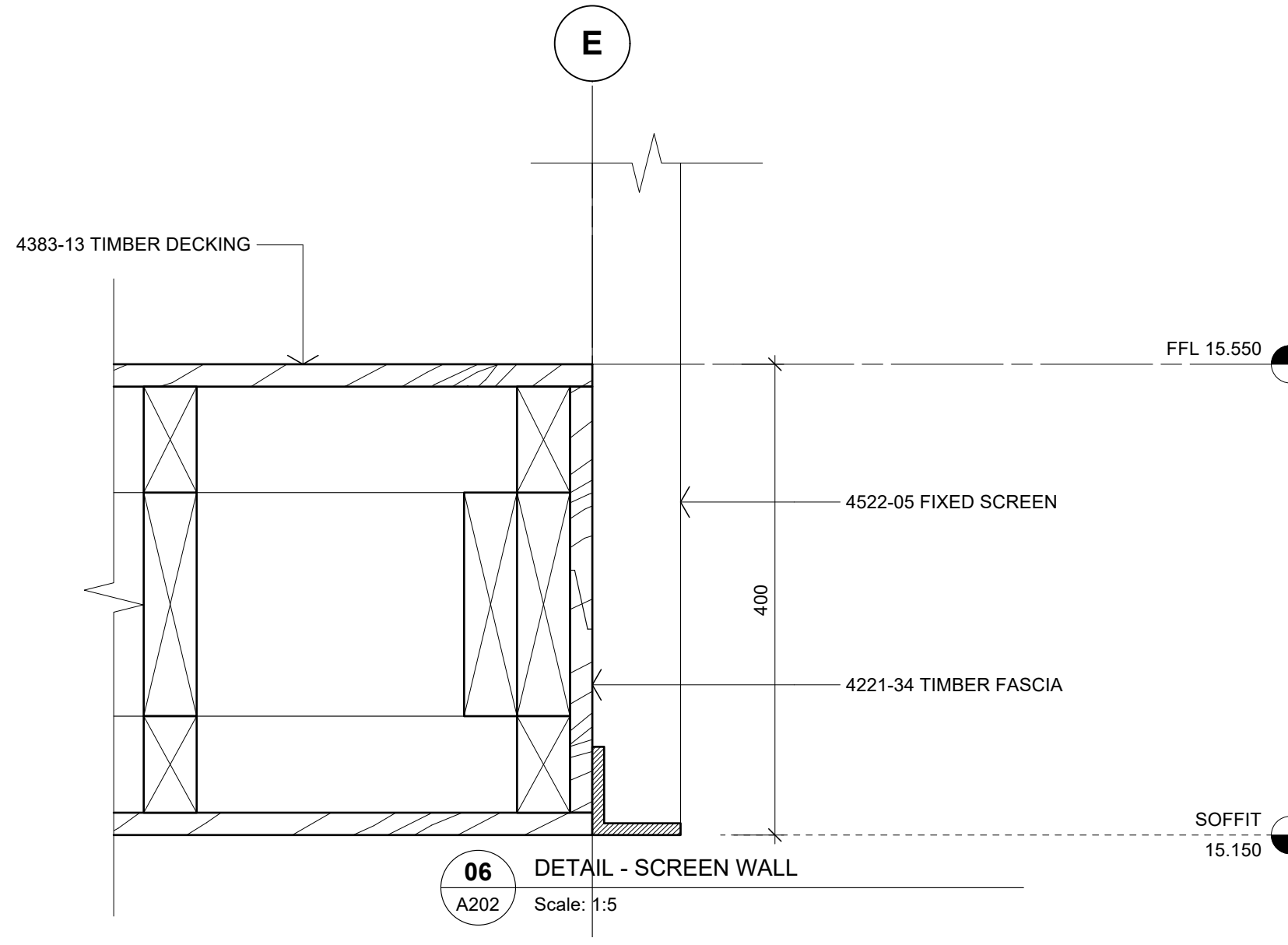
03 DETAIL - WINDOW SILL
A401 Scale: 1:5



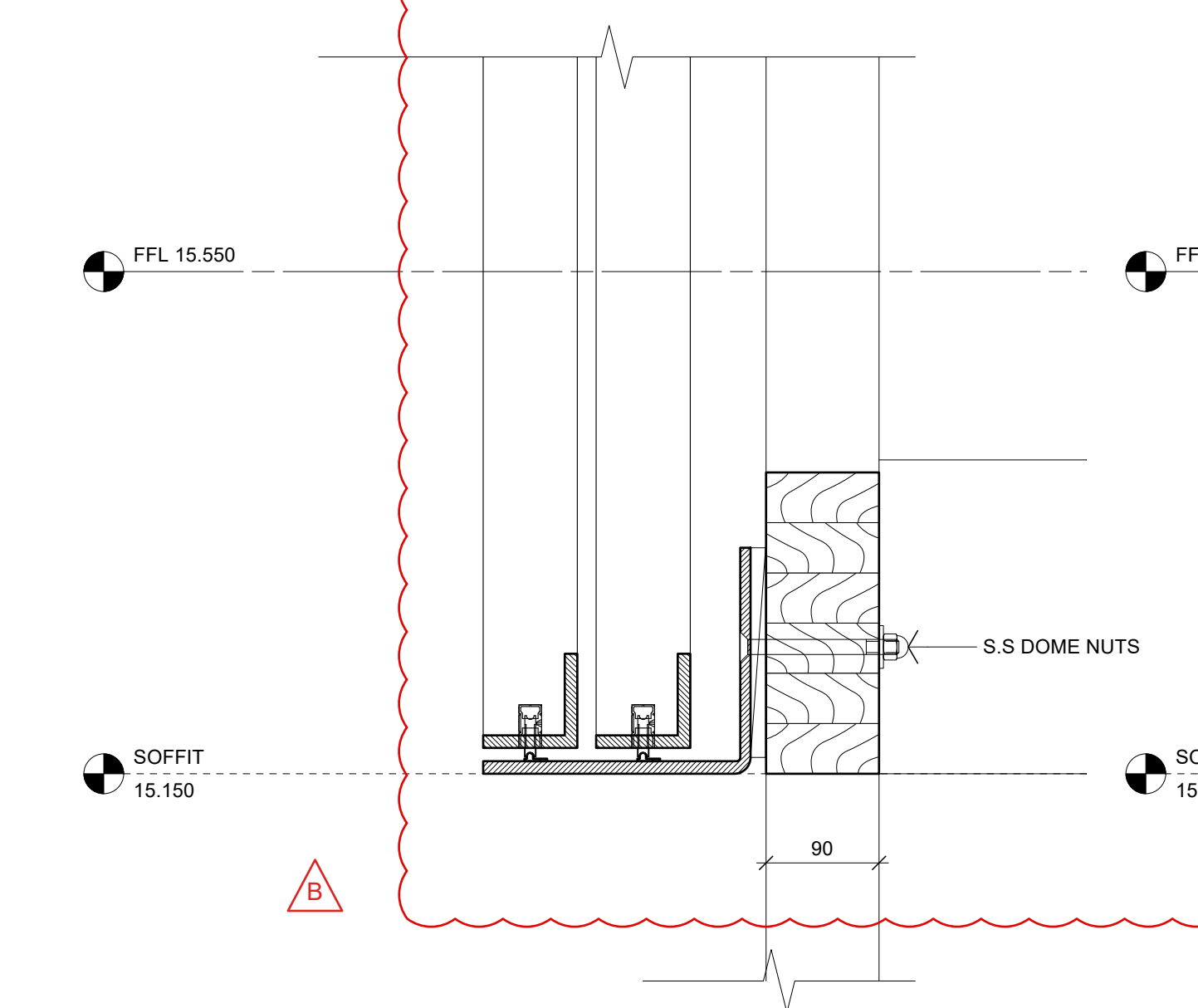
04 DETAIL - FIXED SCREEN
A202, A401 Scale: 1:5



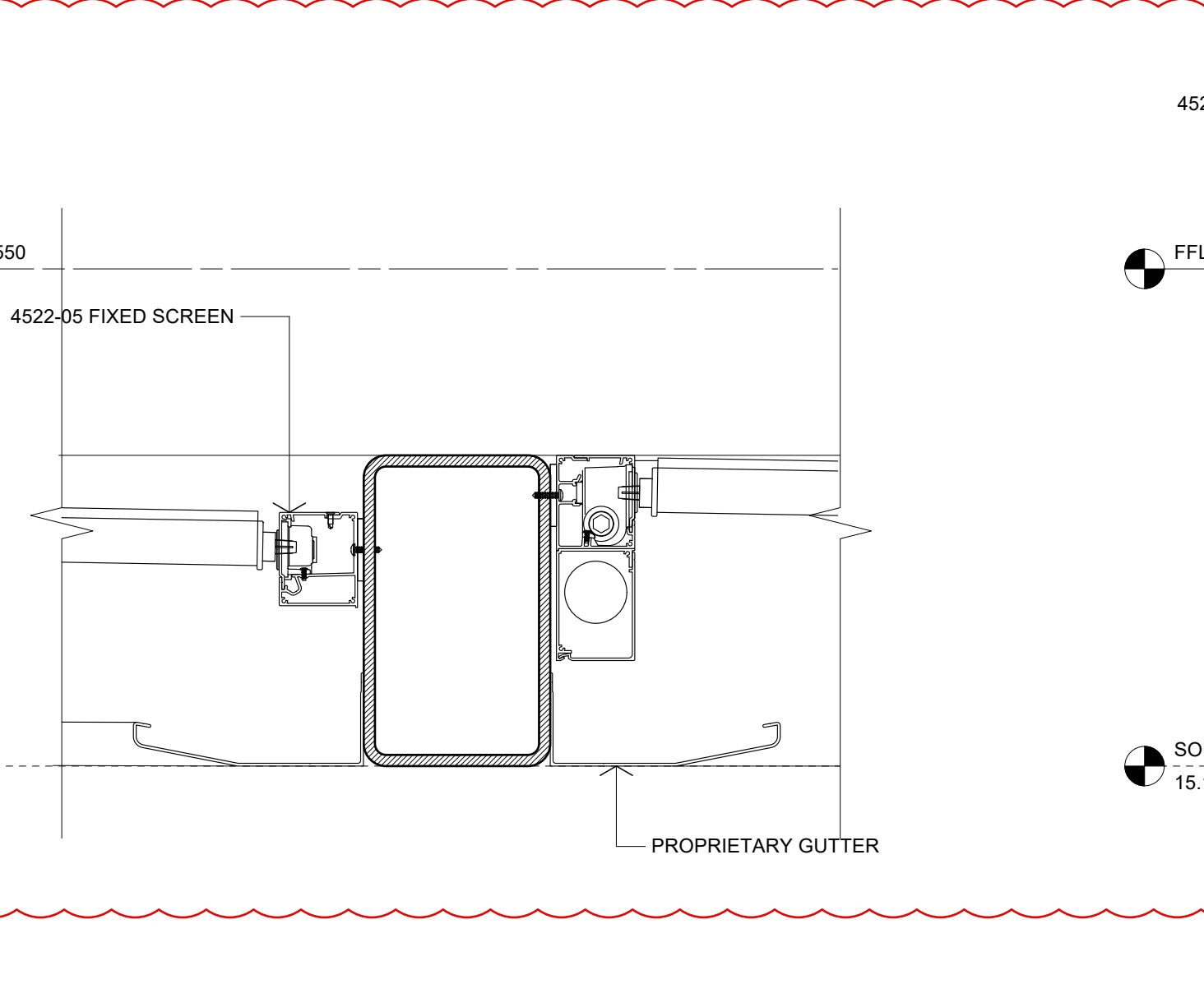
05 DETAIL - BALUSTRADE
A202 Scale: 1:5



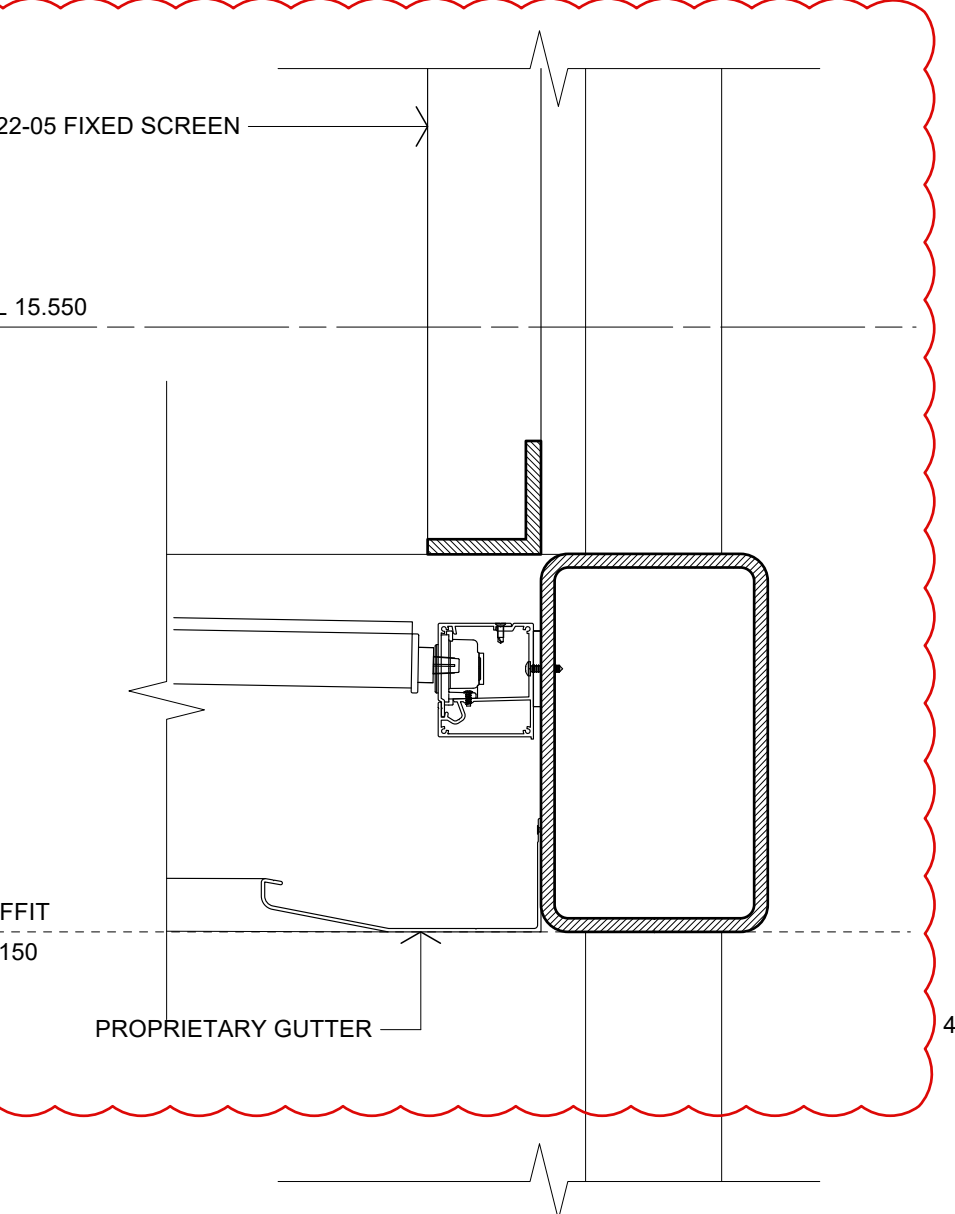
06 DETAIL - SCREEN WALL
A202 Scale: 1:5



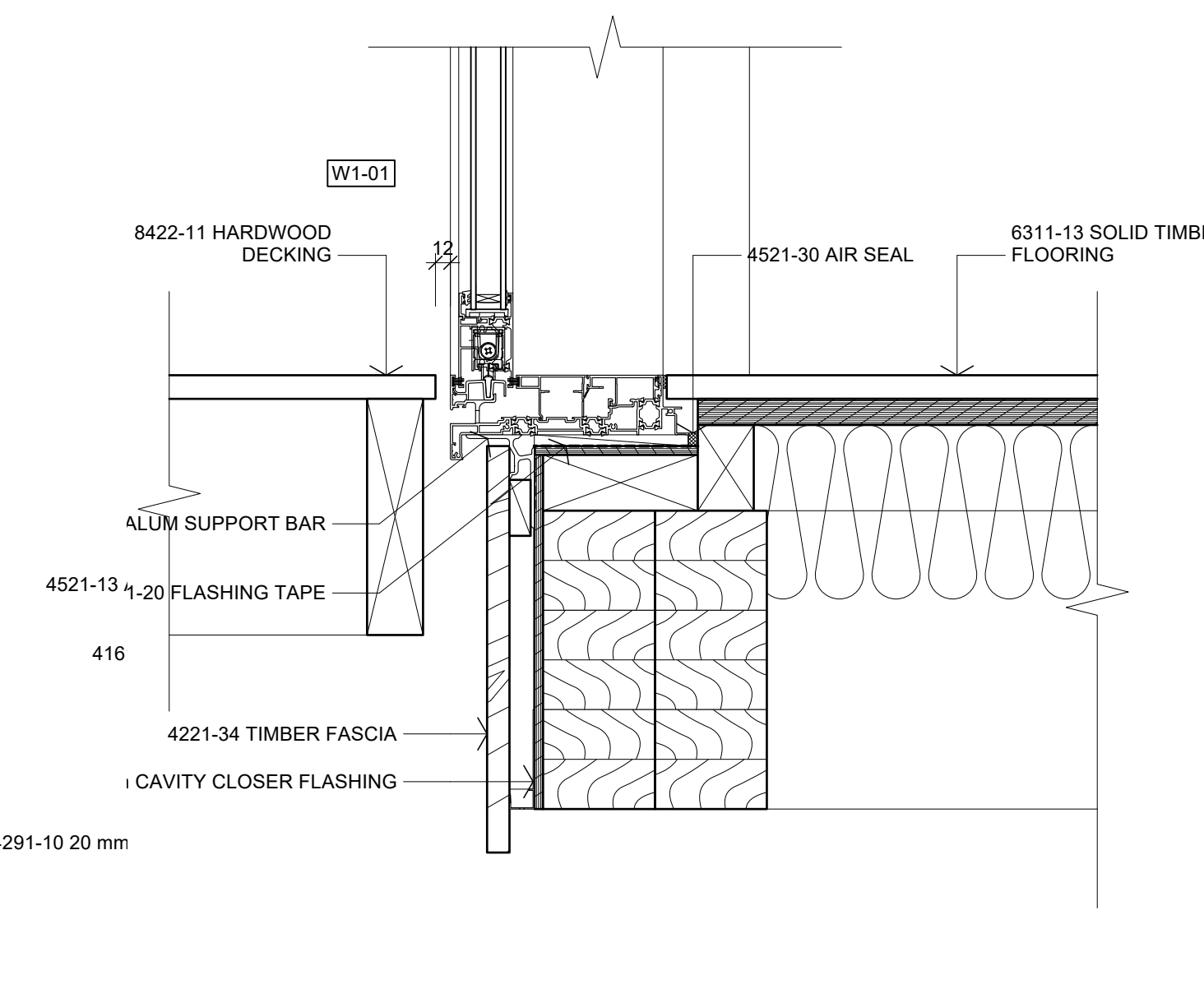
07 DETAIL - SLIDING SCREENS
A202 Scale: 1:5



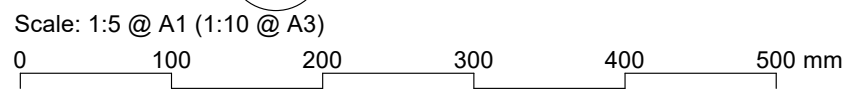
08 DETAIL - LOUVRE ROOF
A205 Scale: 1:5



09 DETAIL - LOUVRE ROOF
A202 Scale: 1:5



10 DETAIL - DOOR THRESHOLD
A401 Scale: 1:5



No.	DATE	DESCRIPTION	BY
B	15/05/2026	DETAILS 04, 07, 08 & 09 STRUCTURE	S2A
A	14/04/2026	REVISED	S2A
		BC ISSUE	S2A

PROJECT:
PROPOSED NEW HOME

CLIENT:
BAILEY FAMILY

ADDRESS:
45-47 NORWOOD ROAD
BAYSWATER

SHEET TITLE:
CONSTRUCTION DETAILS

studio architects

Axis Building, Studio 2.7, 1 Cleveland Rd, Parnell
PO Box 37 270, Parnell, Auckland
P: 09 304 0090 www.s2a.co.nz

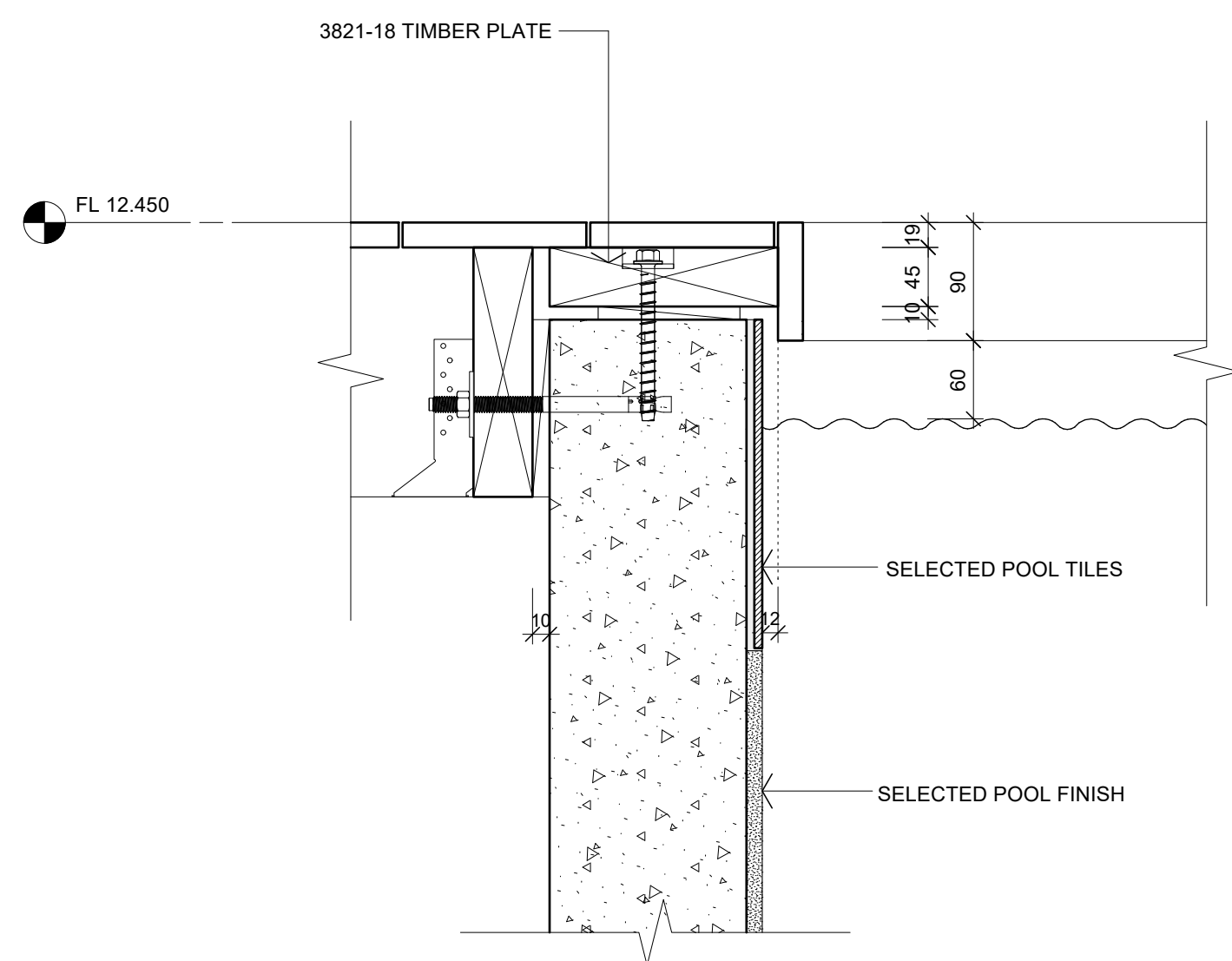
SCALE: 1:5 **ORIG SHT SIZE:** ISO A1

DRAWN: S2A **DATE:** JUNE 2025

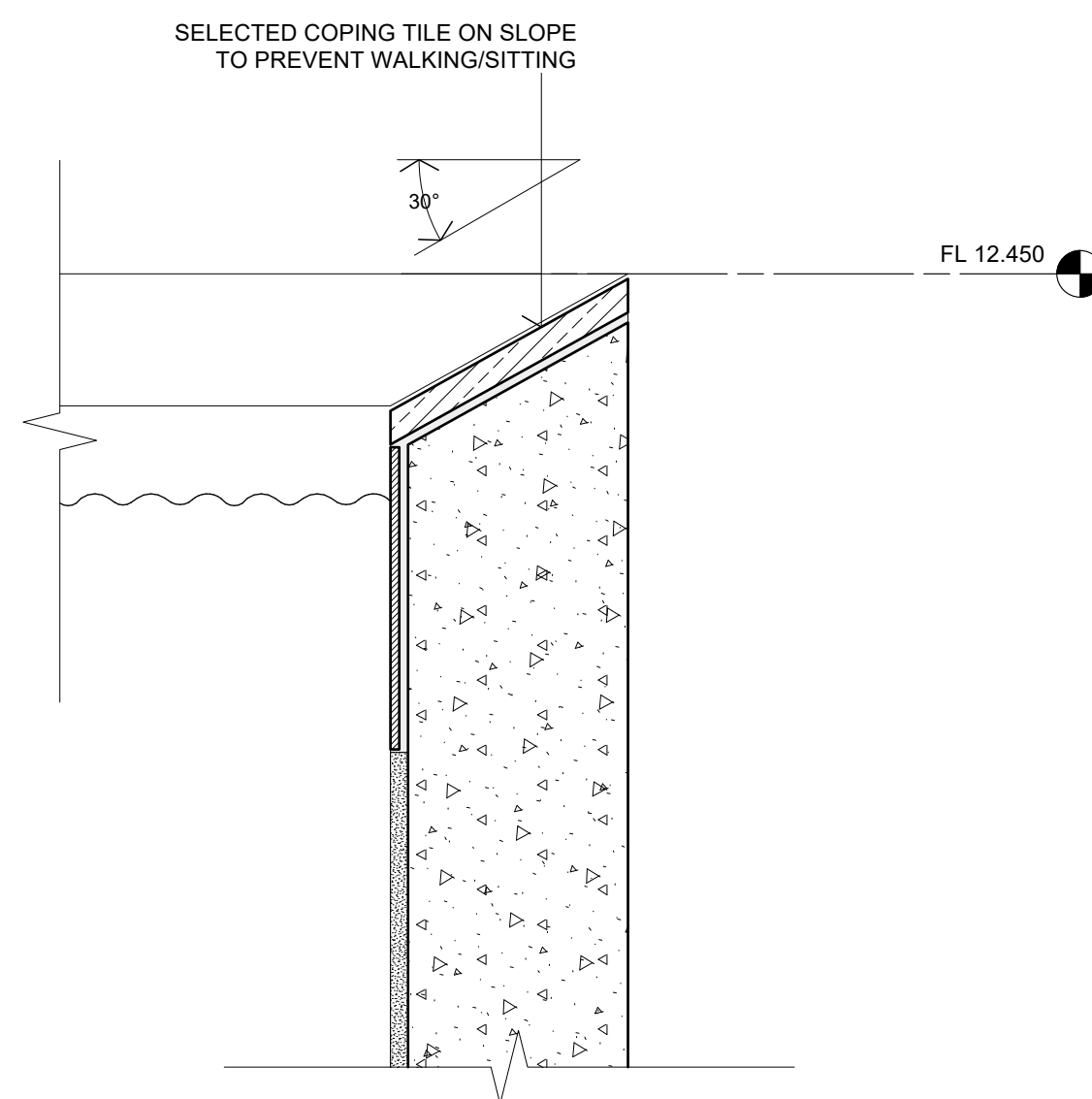
PROJECT No.: 2501 **SHEET No.:** A510 **Revision:** B

CONSTRUCTION ISSUE - 15/05/2026

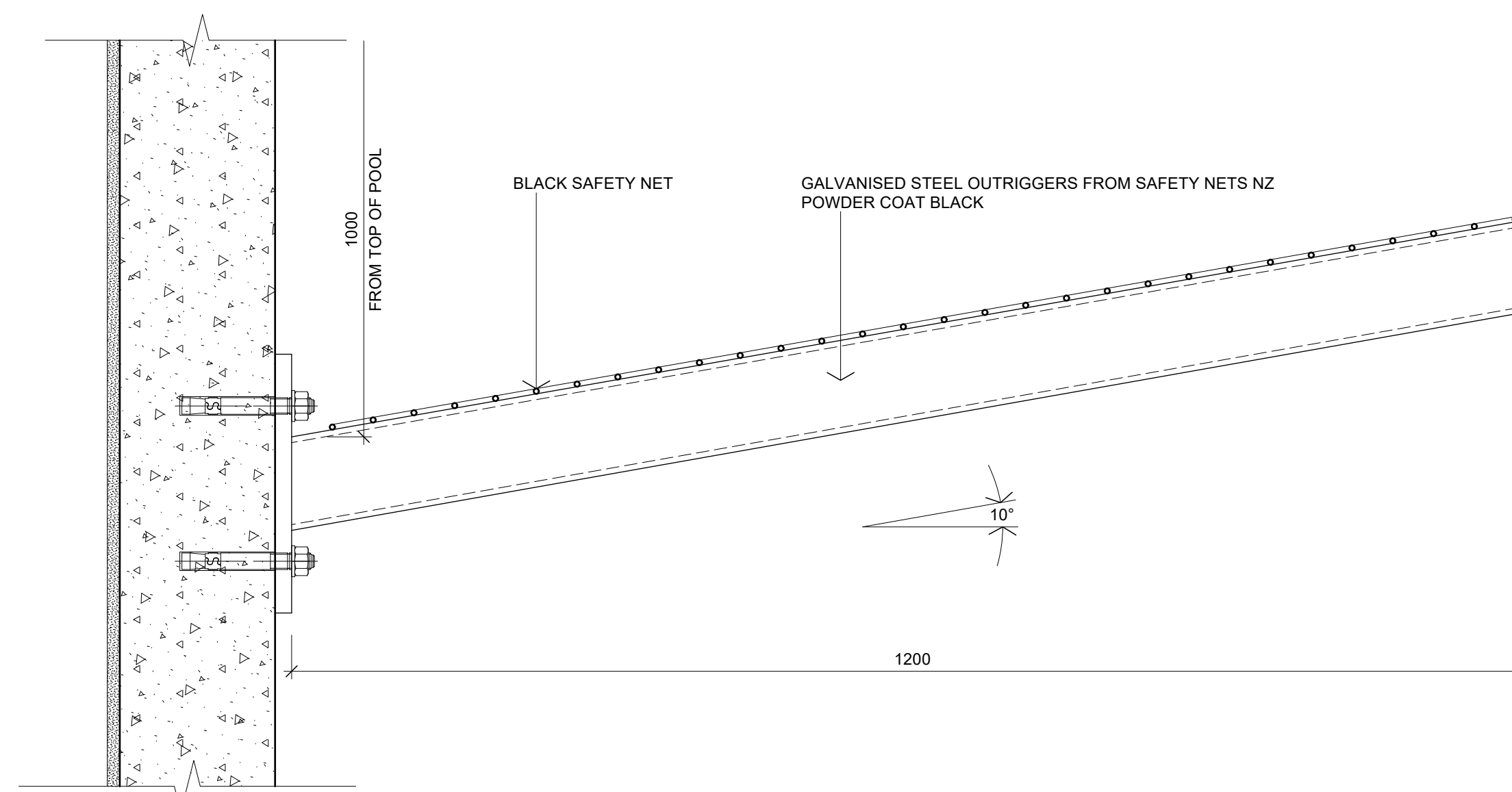
2501 WD01 03 1/20



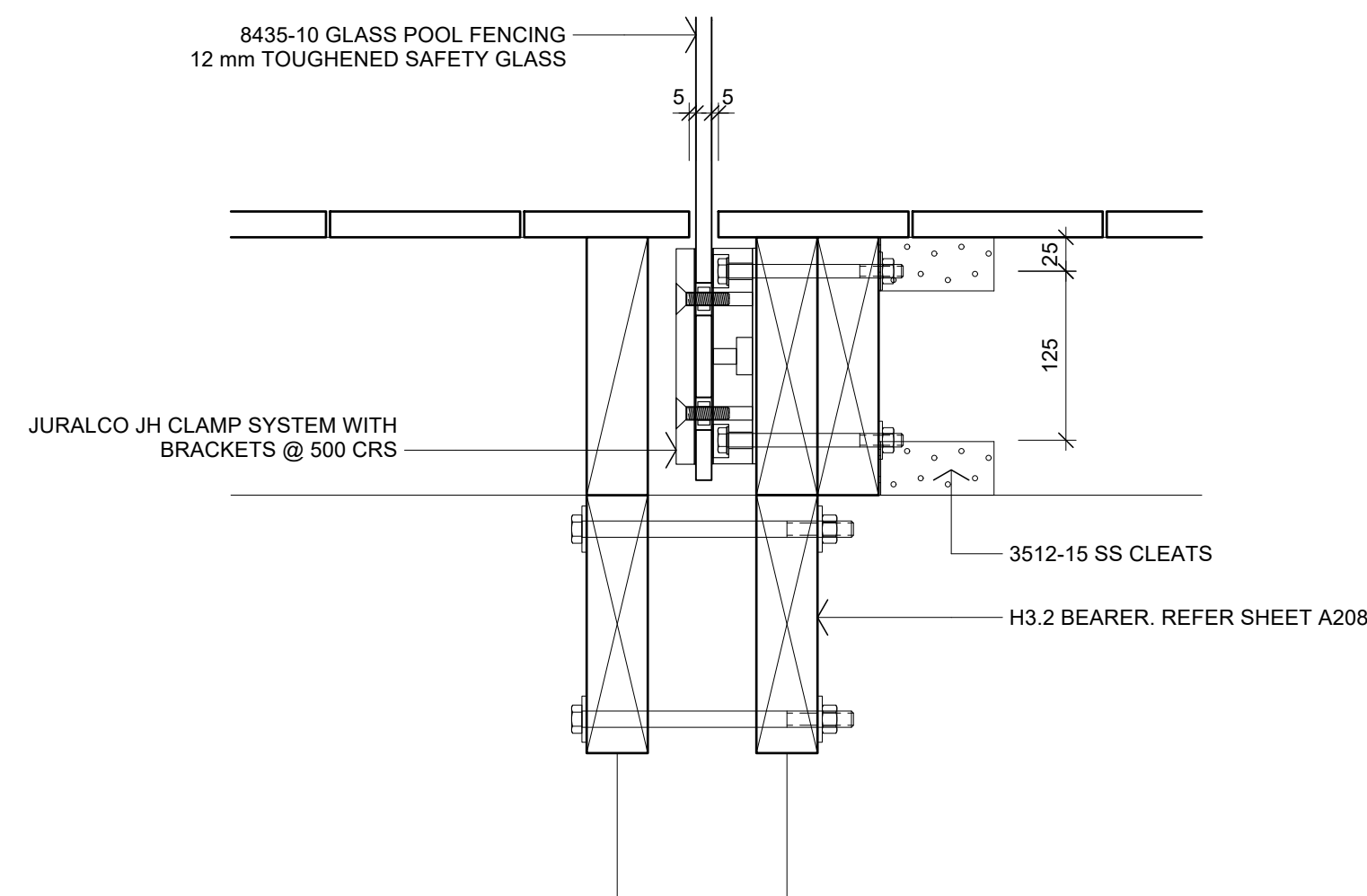
01 DETAIL - POOL EDGE
A201 Scale: 1:5



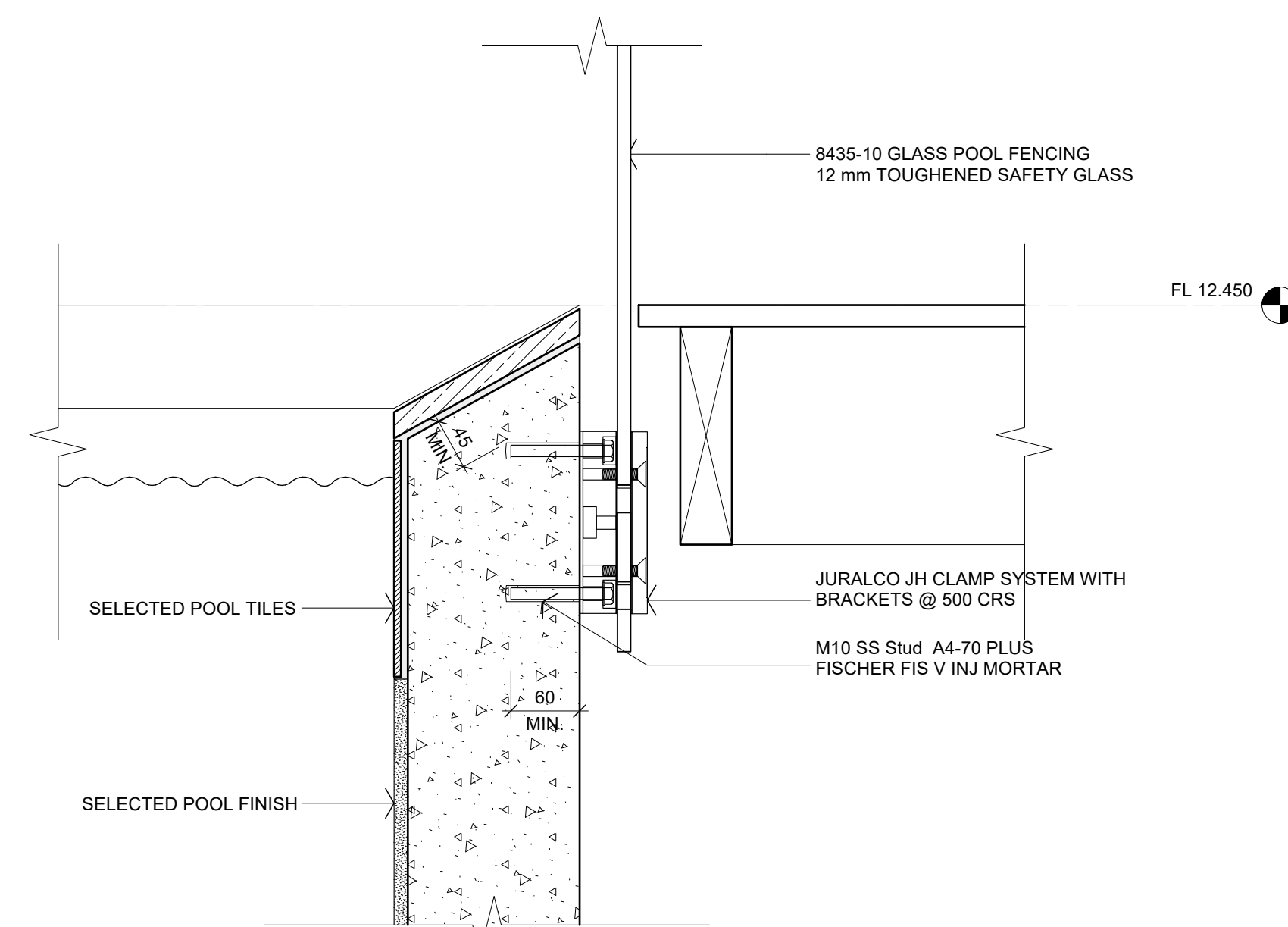
02 DETAIL - POOL EDGE
A201, A402 Scale: 1:5



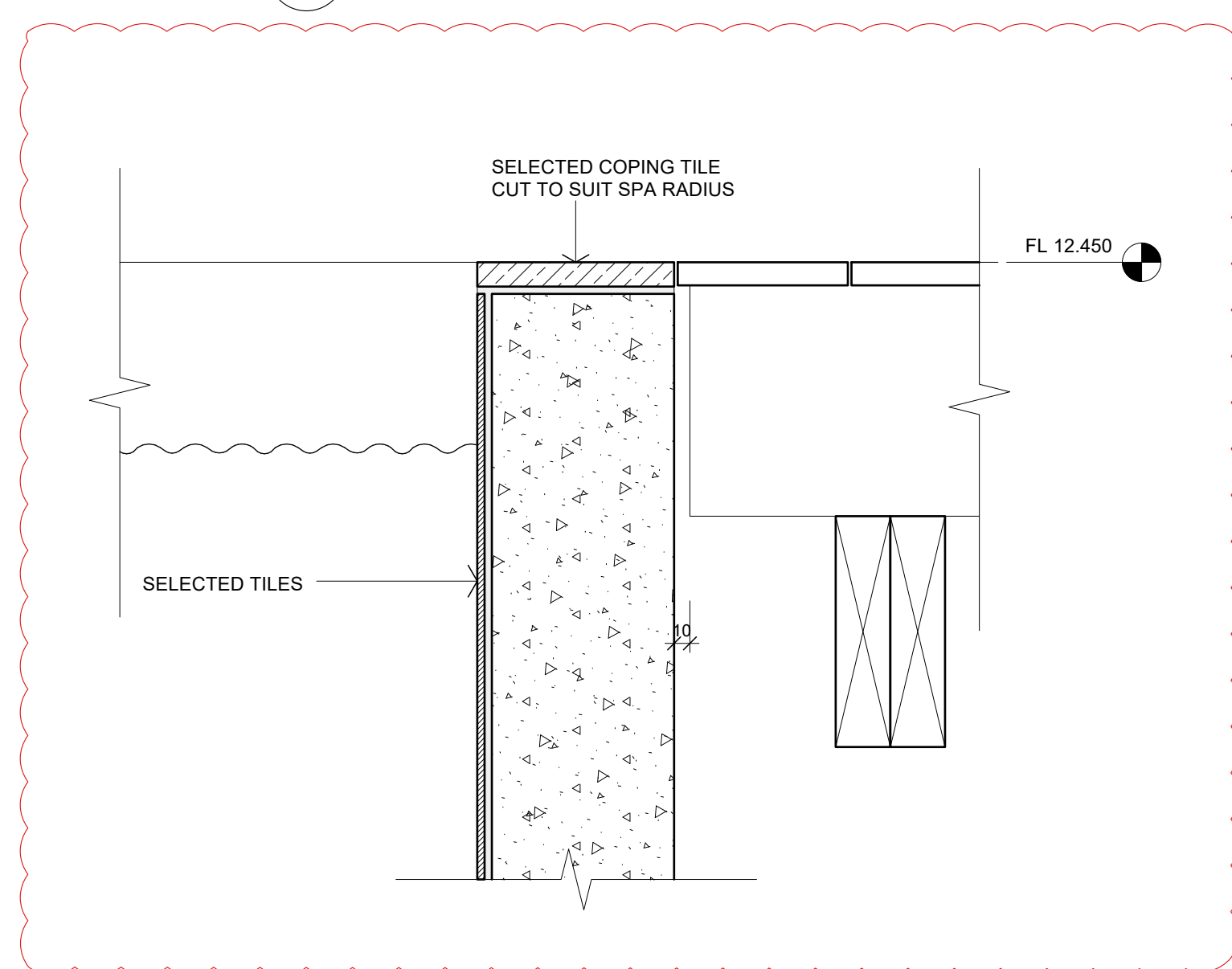
03 DETAIL - POOL SAFETY NET
A201, A402 Scale: 1:5



04 DETAIL - POOL FENCE
A201, A402 Scale: 1:5



05 DETAIL - POOL FENCE
A201 Scale: 1:5



06 DETAIL - POOL EDGE
Scale: 1:5

Scale: 1:5 @ A1 (1:10 @ A3)
0 100 200 300 400 500 mm

B	15/05/2026	DETAIL 06 ADDED	S2A
A	14/04/2026	BC ISSUE	S2A
No.	DATE	DESCRIPTION	BY

REVISIONS:

PROJECT:
PROPOSED NEW HOME

CLIENT:
BAILEY FAMILY

ADDRESS:
45-47 NORWOOD ROAD
BAYSWATER

SHEET TITLE:
CONSTRUCTION DETAILS

studio architects

Axis Building, Studio 2.7, 1 Cleveland Rd, Parnell
PO Box 37 270, Parnell, Auckland
P. 09 304 0090 www.s2a.co.nz

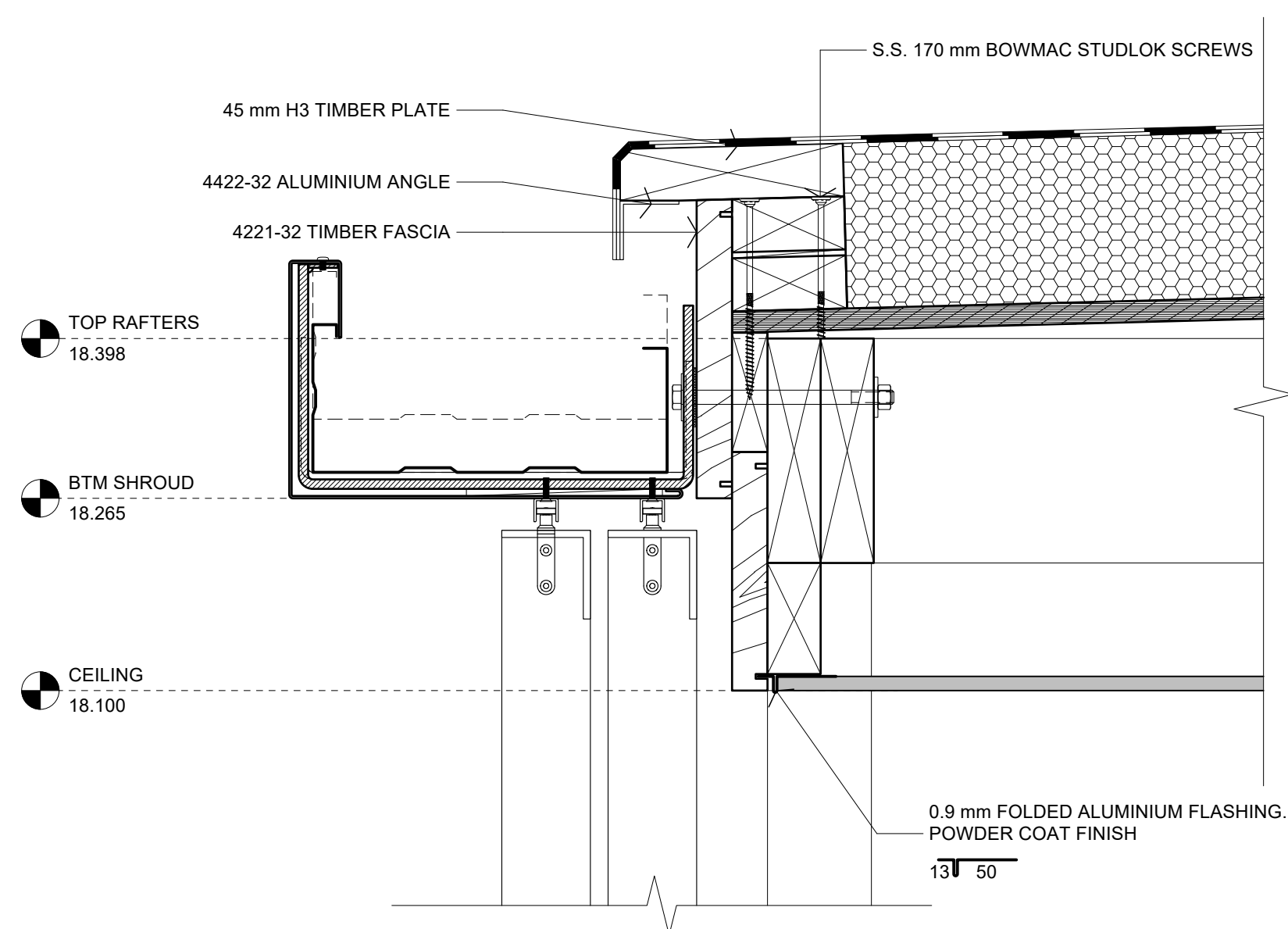
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DRAWN: S2A DATE: JUNE 2025

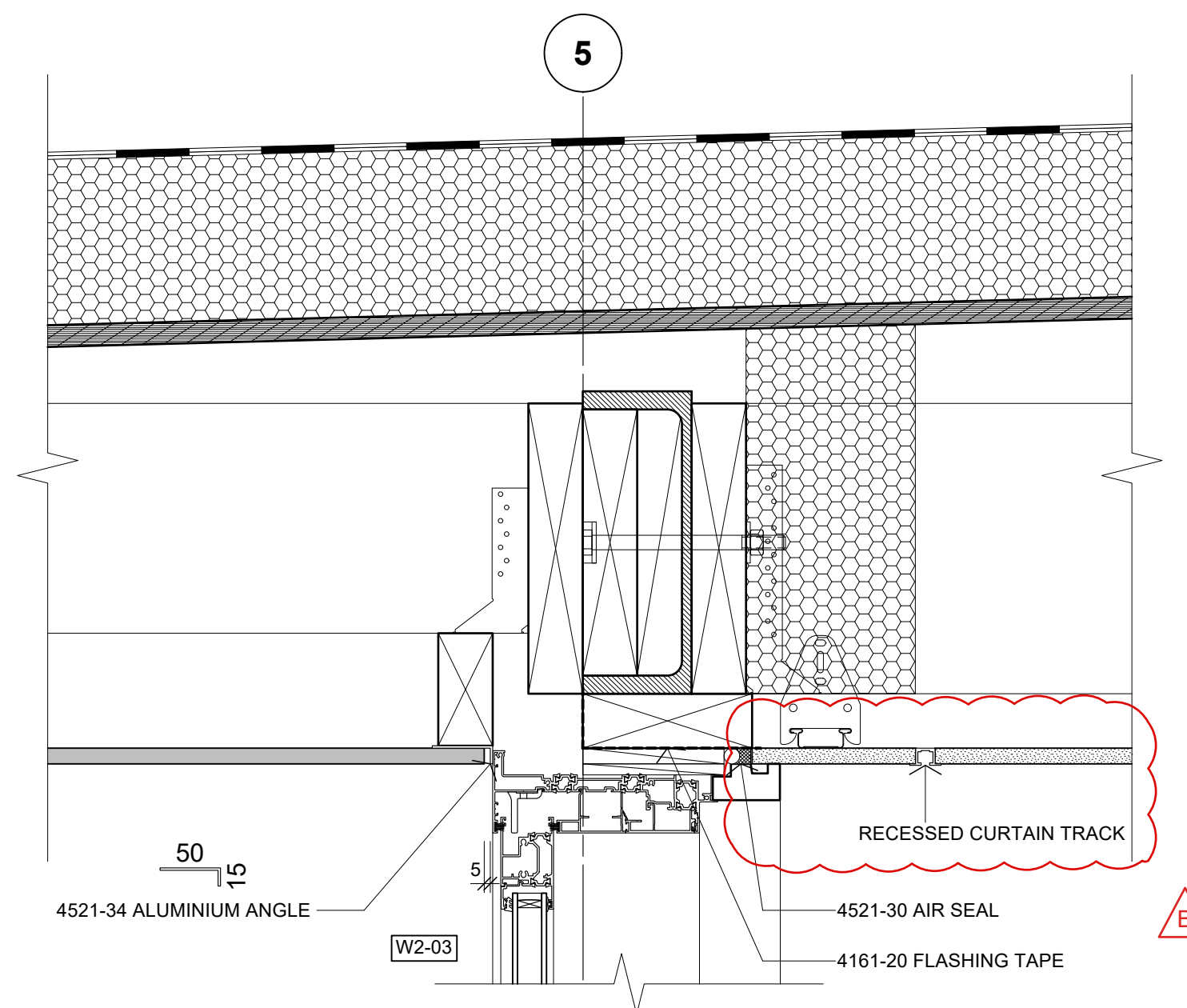
PROJECT No.: SHEET No.: Revision:

2501 A511 B

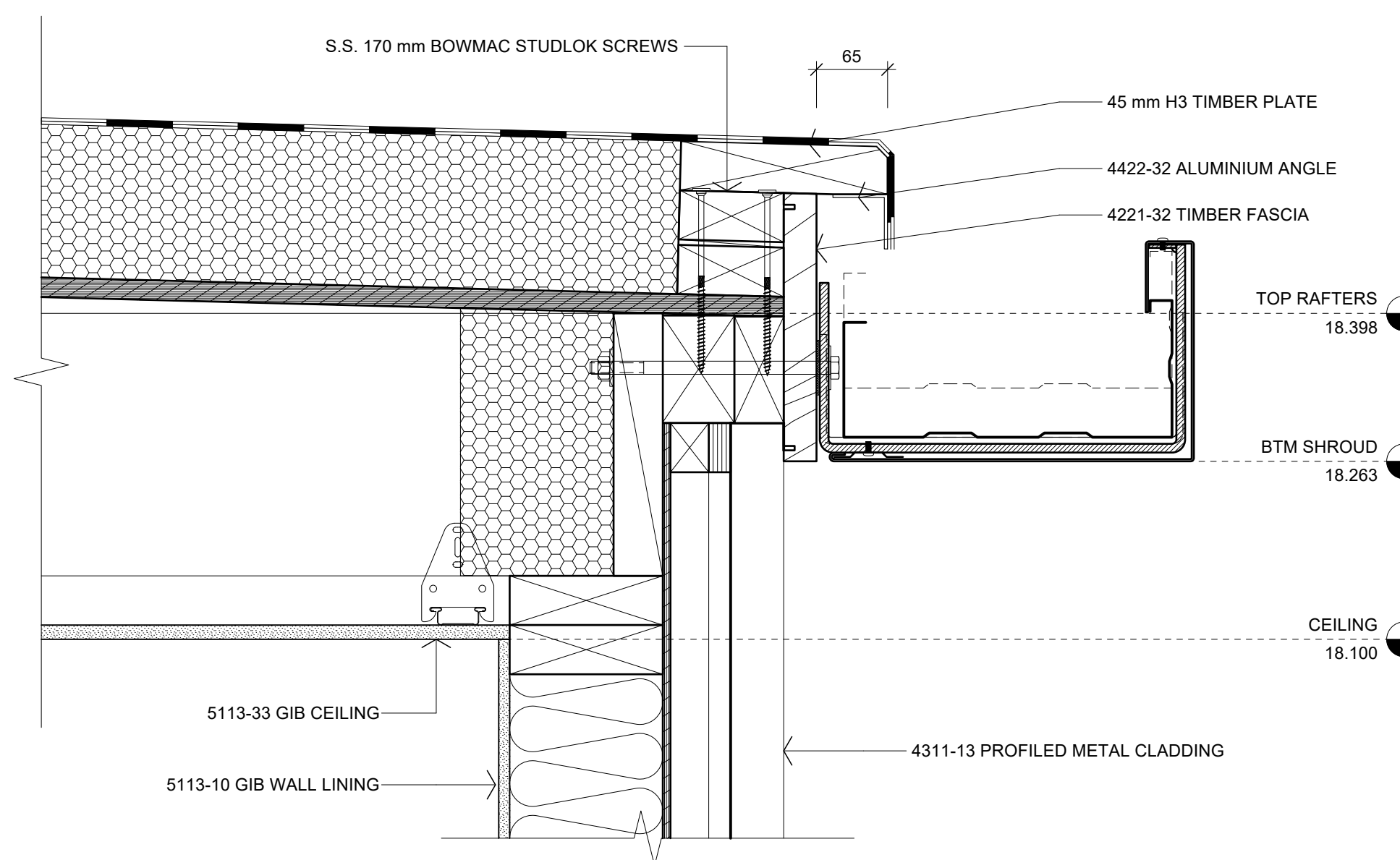
CONSTRUCTION ISSUE - 15/05/2026



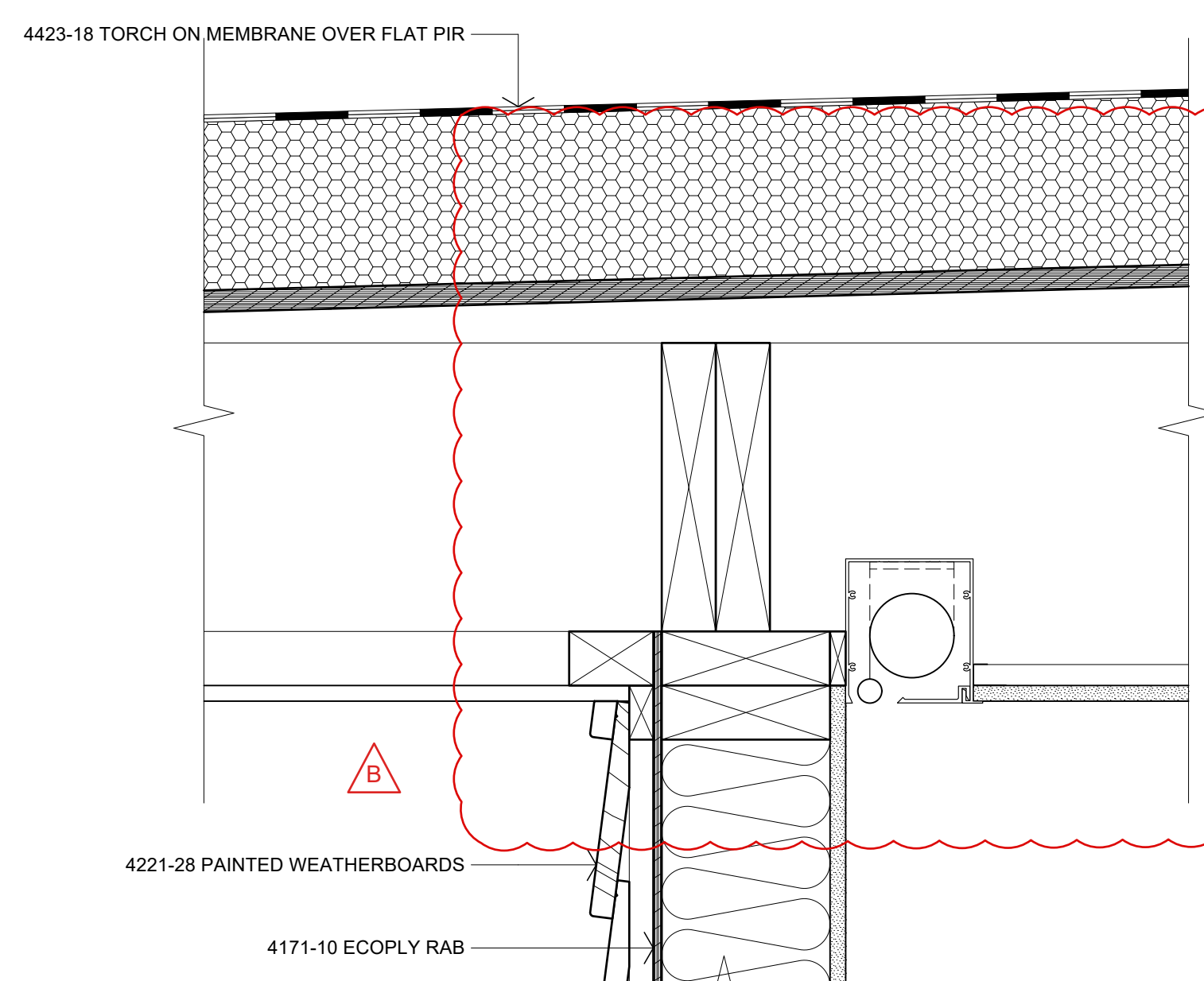
01 DETAIL - ROOF EDGE
A401, A402 Scale: 1:5



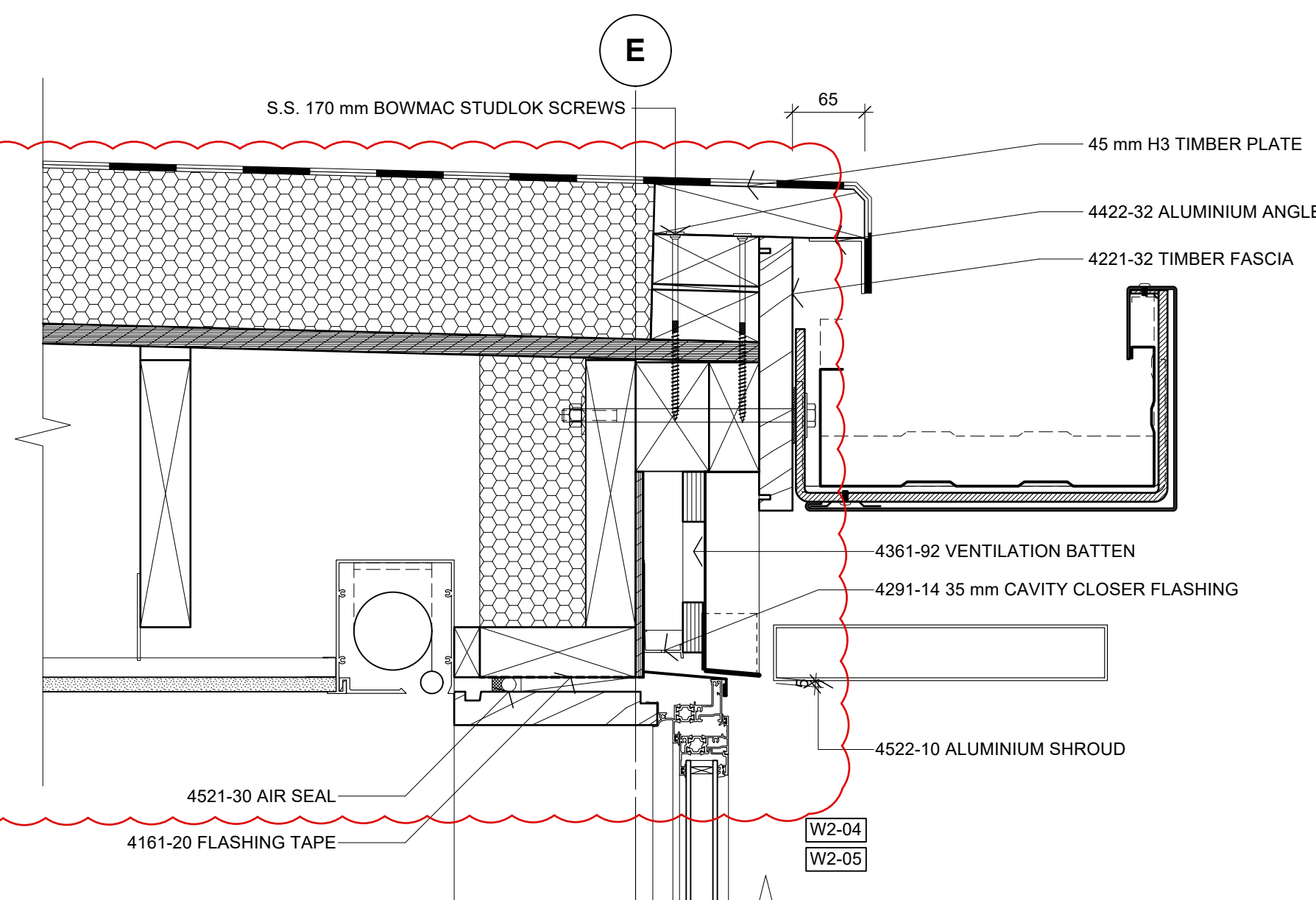
02 DETAIL - DOOR HEAD
A401, A402 Scale: 1:5



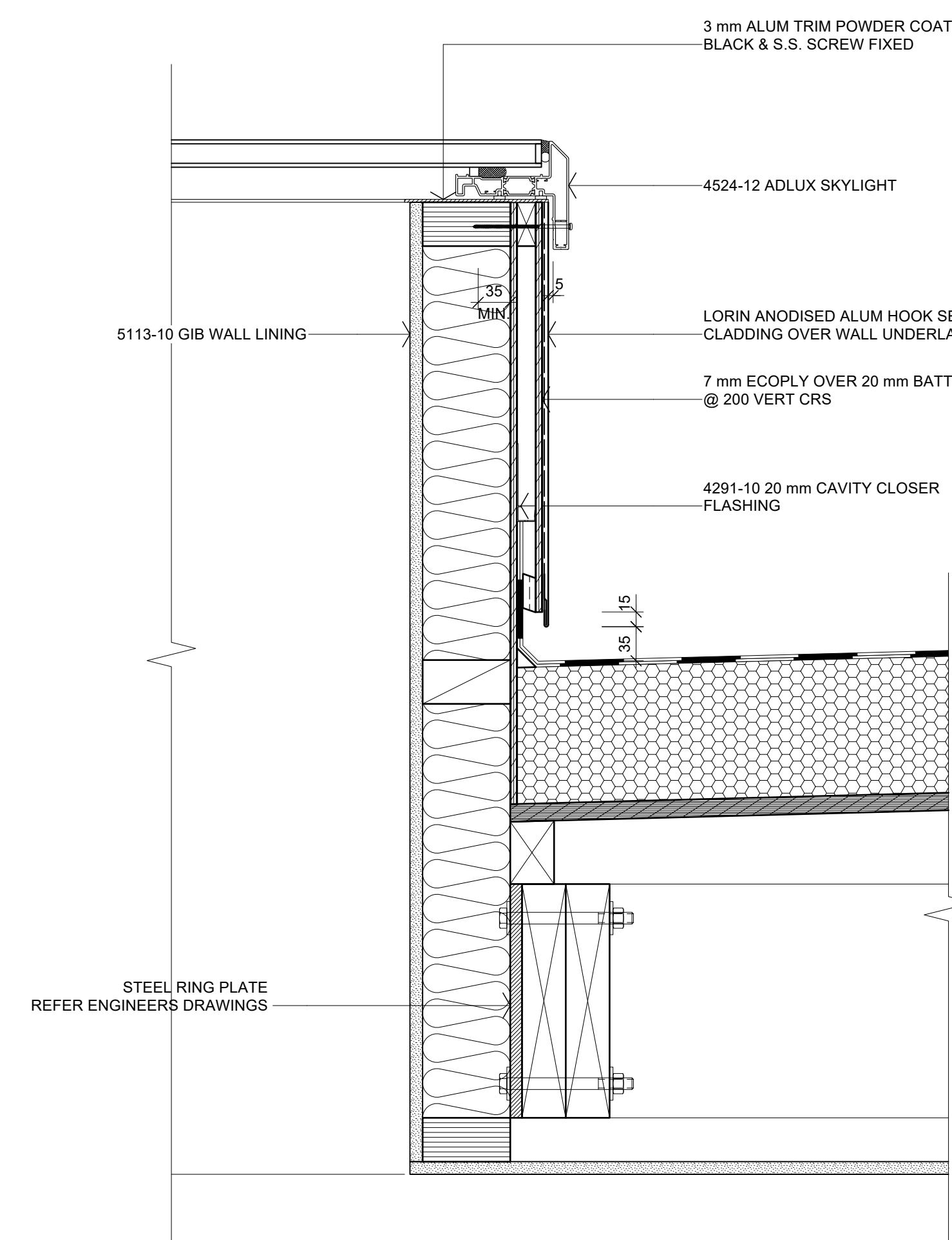
03 DETAIL - ROOF EDGE
A205, A402 Scale: 1:5



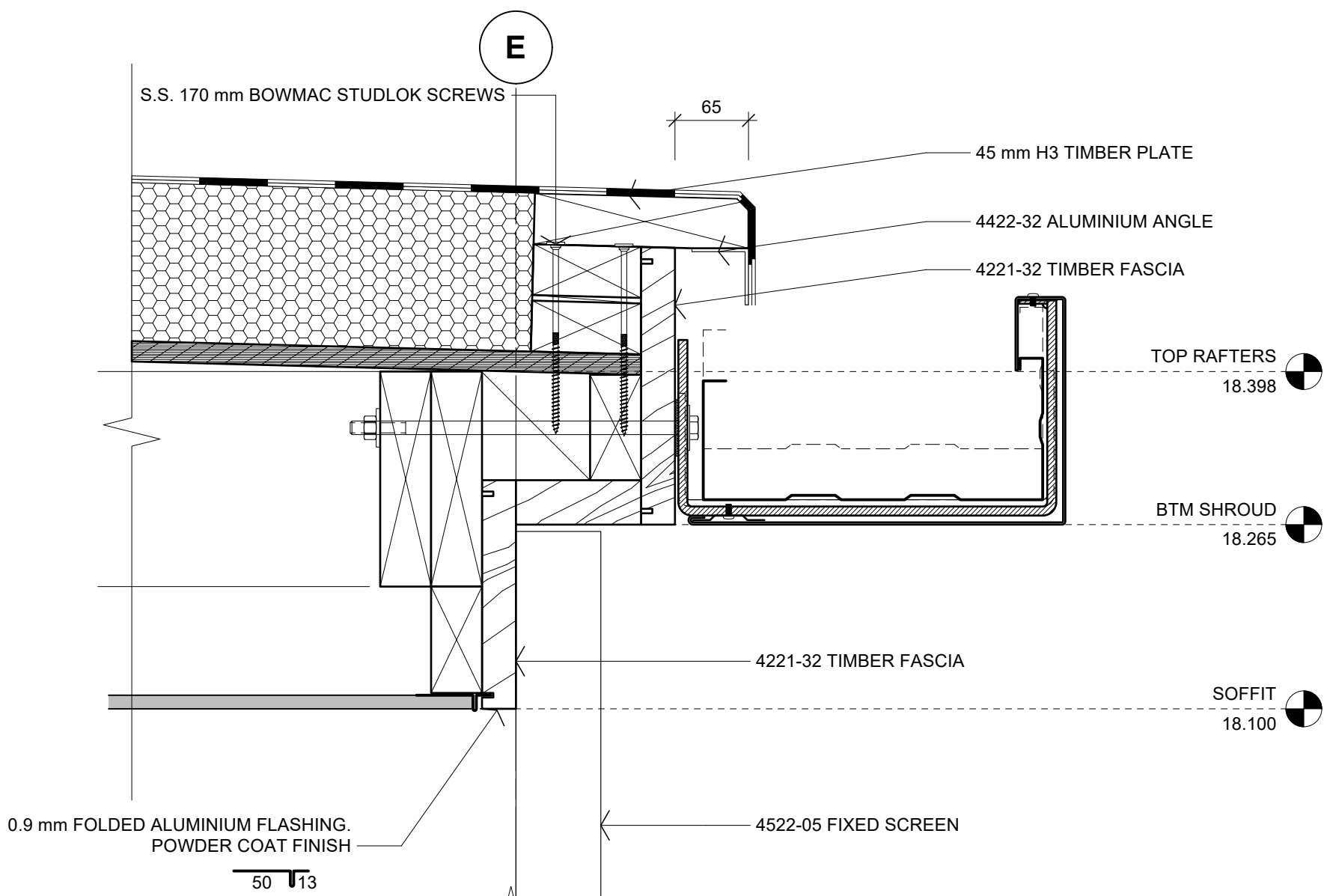
04 DETAIL - WALL/SOFFIT JUNCTION
A401 Scale: 1:5



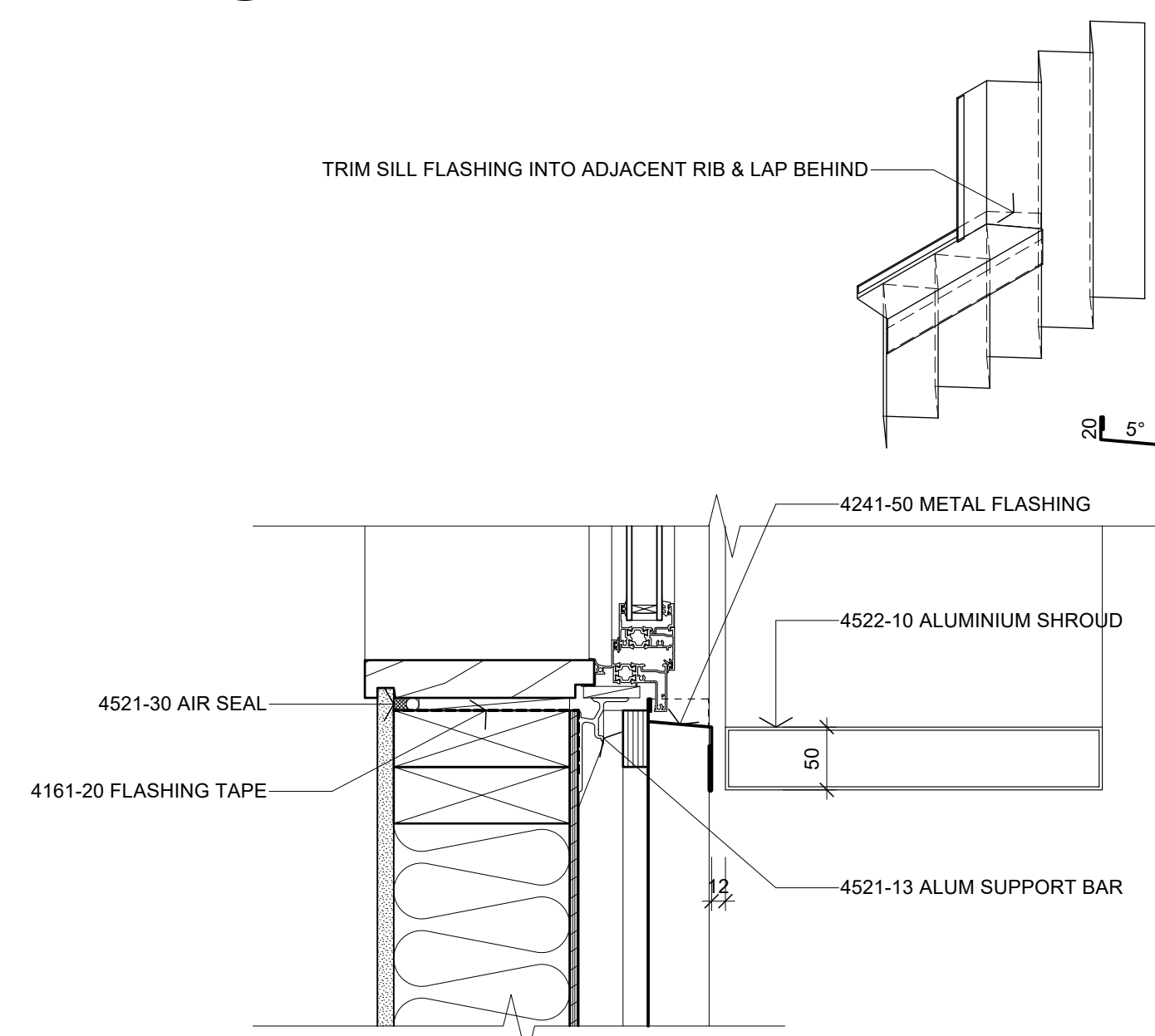
05 DETAIL - WINDOW HEAD
A302, A401 Scale: 1:5



08 DETAIL - SKYLIGHT
A205, A402 Scale: 1:5



06 DETAIL - EAVE
Scale: 1:5



07 DETAIL - WINDOW SILL
Scale: 1:5

Scale: 1:5 @ A1 (1:10 @ A3)
0 100 200 300 400 500 mm

B	15/05/2026	DETAILS 02, 04 & 05 BLINDS / CURTAIN TRACK ADDED	S2A
A	14/04/2026	BC ISSUE	S2A
No.	DATE	DESCRIPTION	BY

REVISIONS:

PROJECT:
PROPOSED NEW HOME

CLIENT:
BAILEY FAMILY

ADDRESS:
45-47 NORWOOD ROAD
BAYSWATER

SHEET TITLE:
CONSTRUCTION DETAILS

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PO Box 37 270, Parnell, Auckland
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SCALE: 1:5 ORIG SHT SIZE: ISO A1

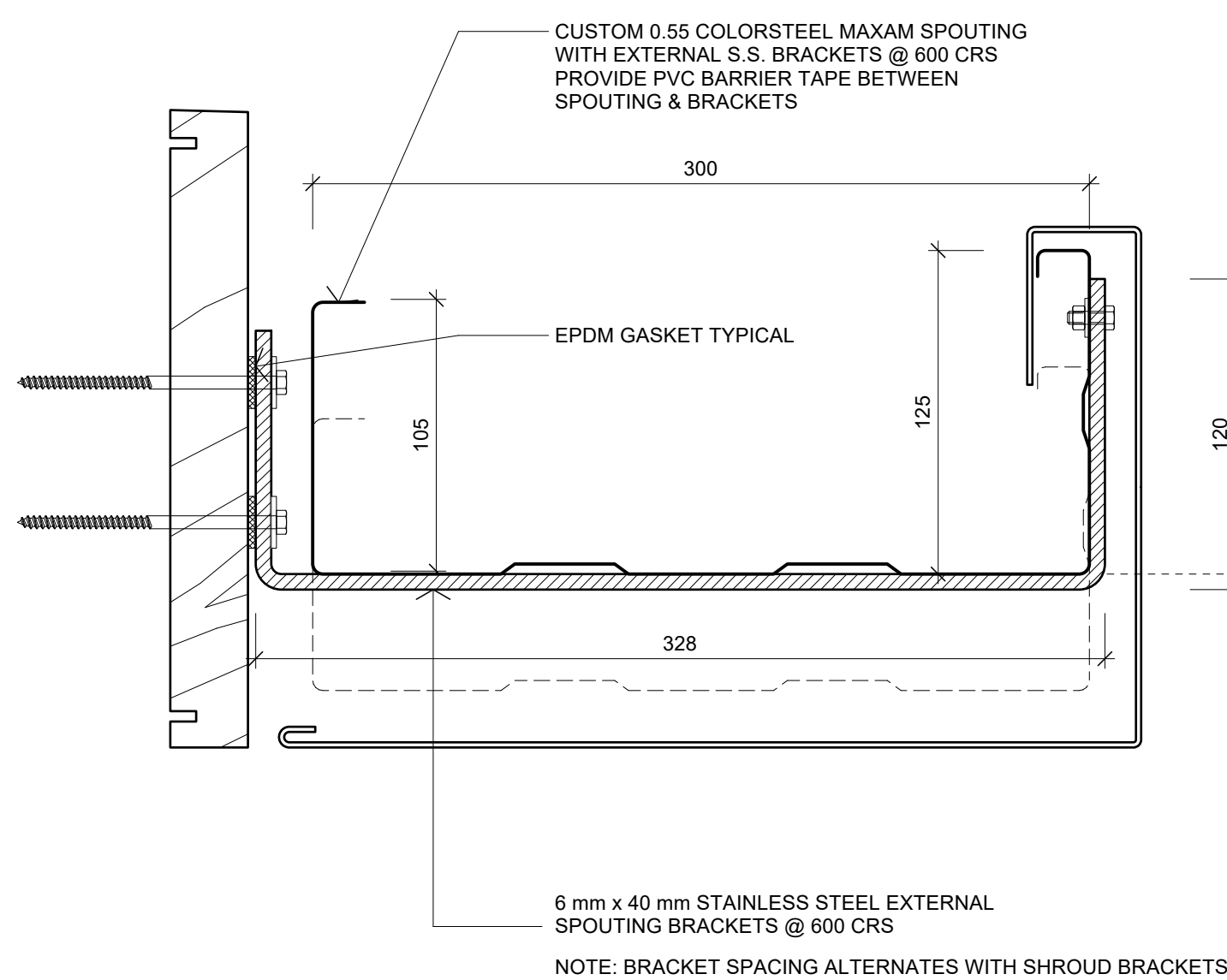
DRAWN: S2A DATE: JUNE 2025

PROJECT No.: SHEET No.: Revision:

2501 A512 B

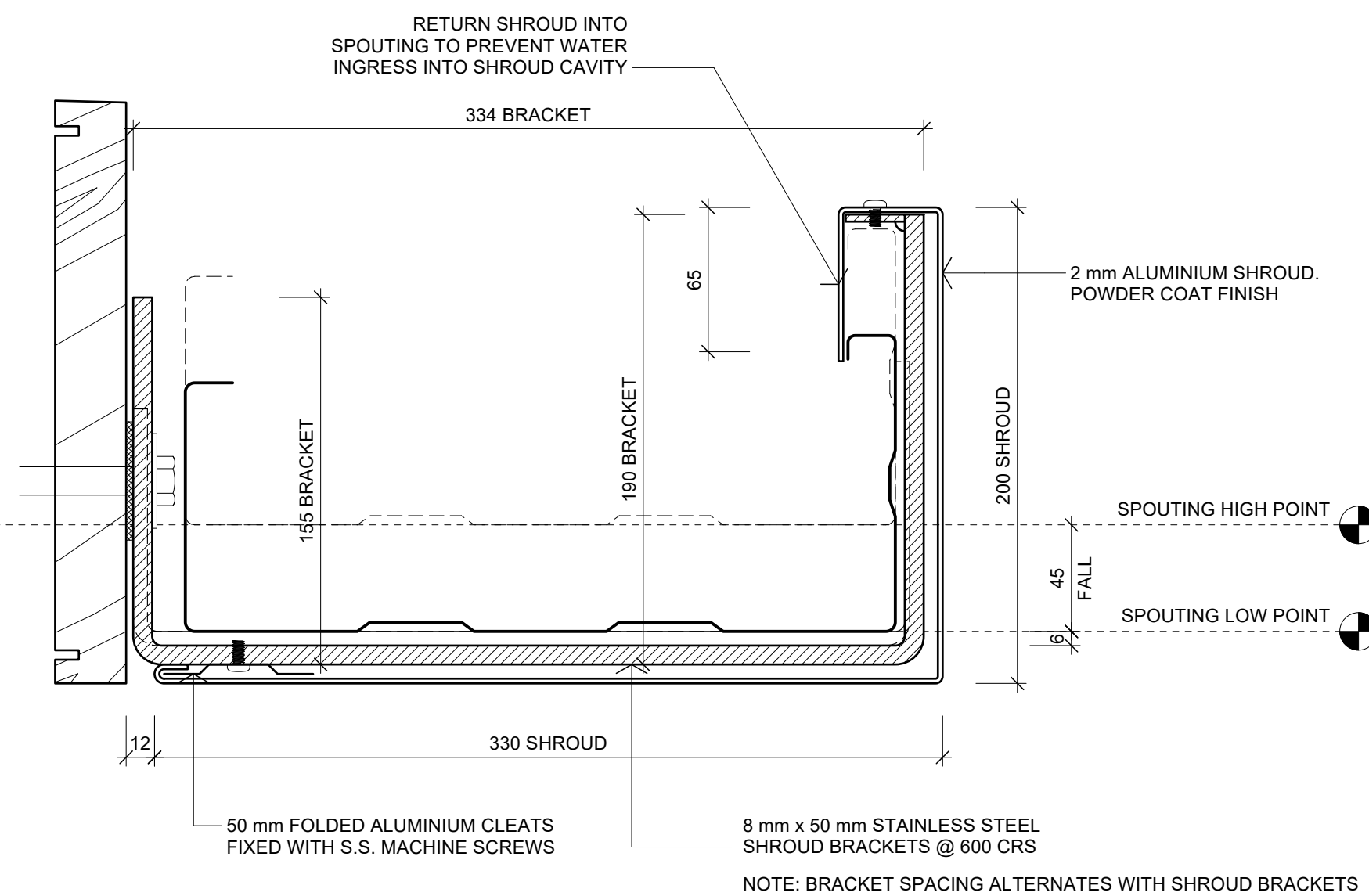
CONSTRUCTION ISSUE - 15/05/2026

2501 WD01.03.rvt



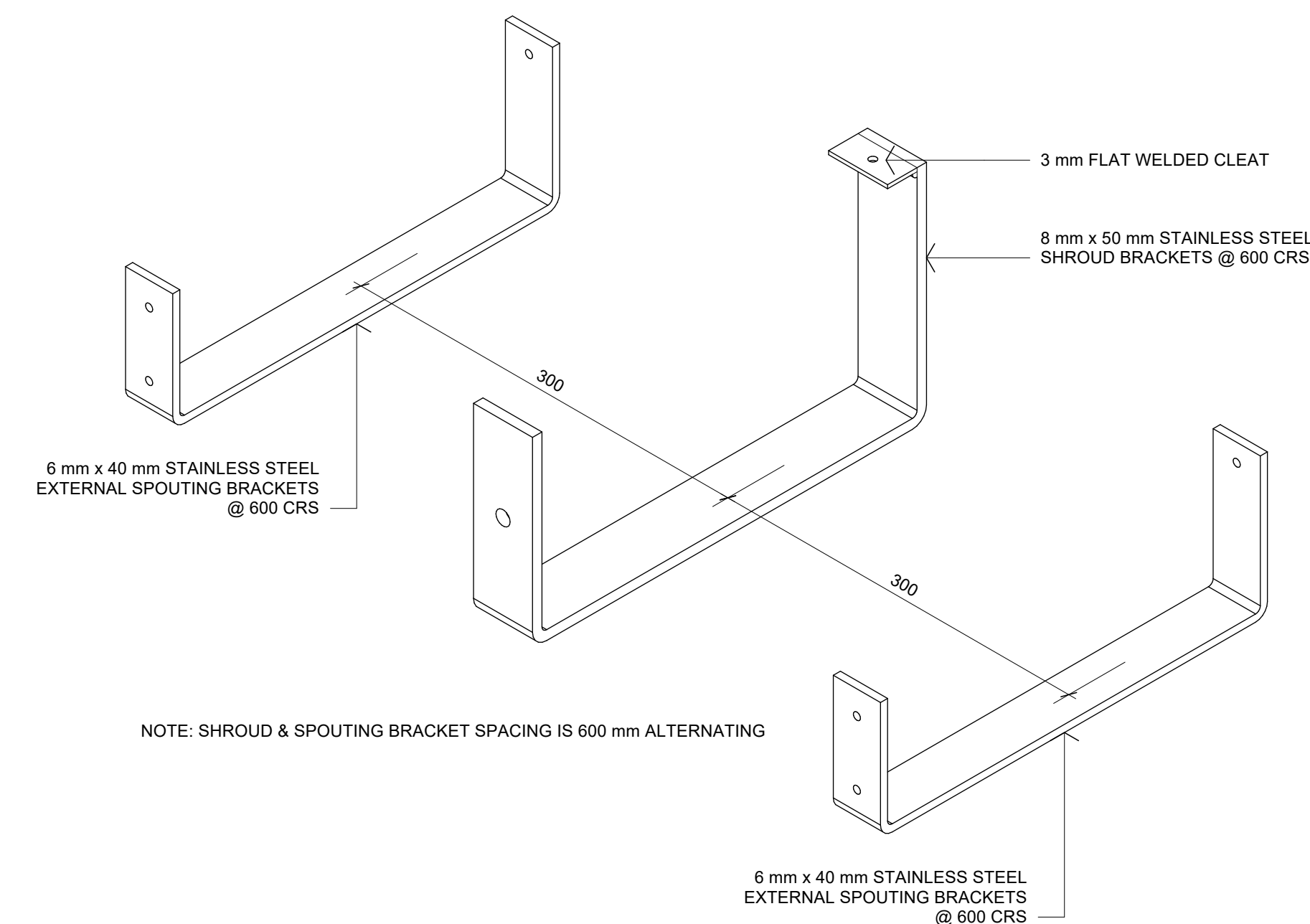
01 DETAIL - SPOUTING (HIGH POINT)

Scale: 1:2.5

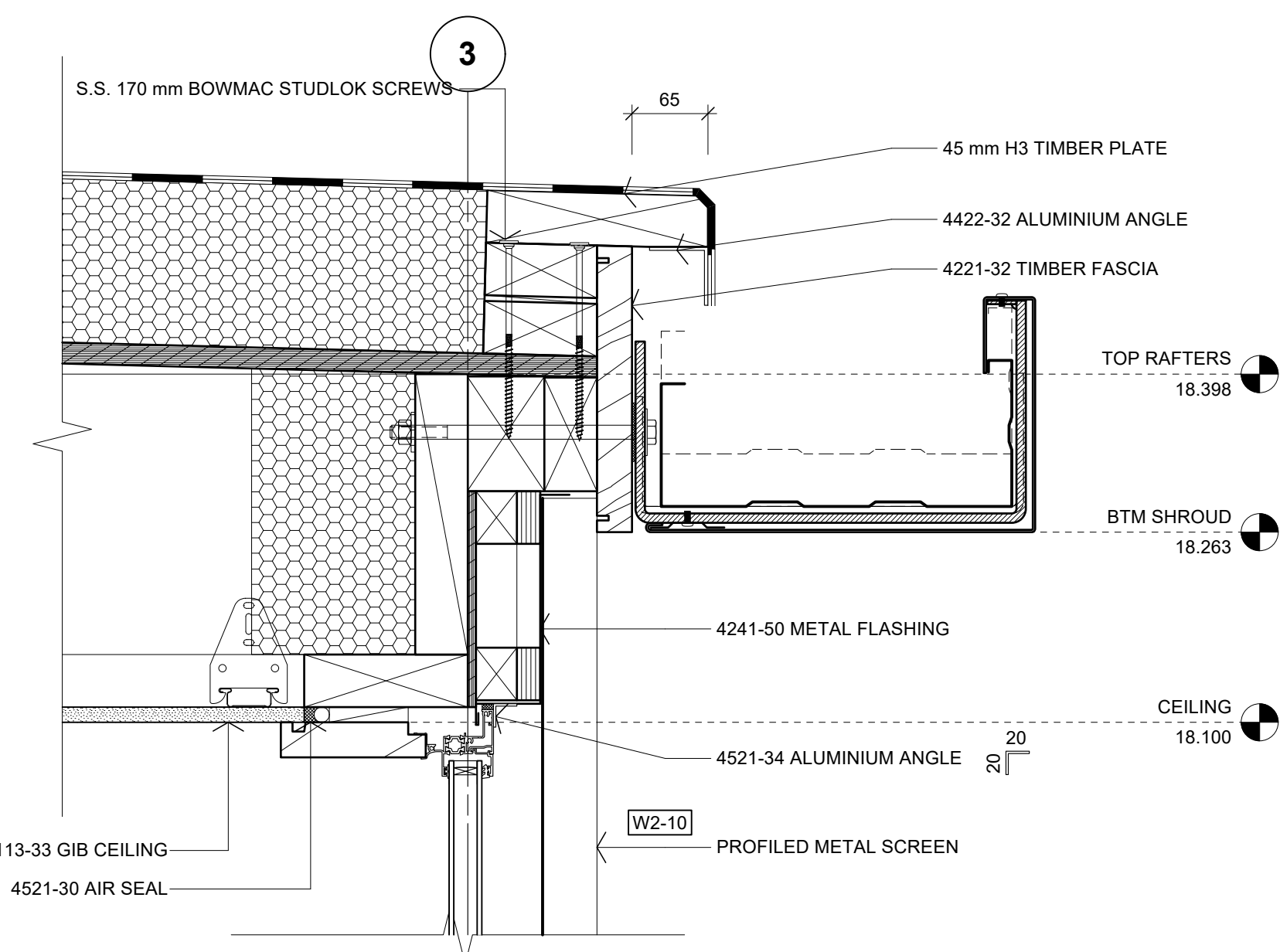


02 DETAIL - SPOUTING (LOW POINT)

Scale: 1:2.5

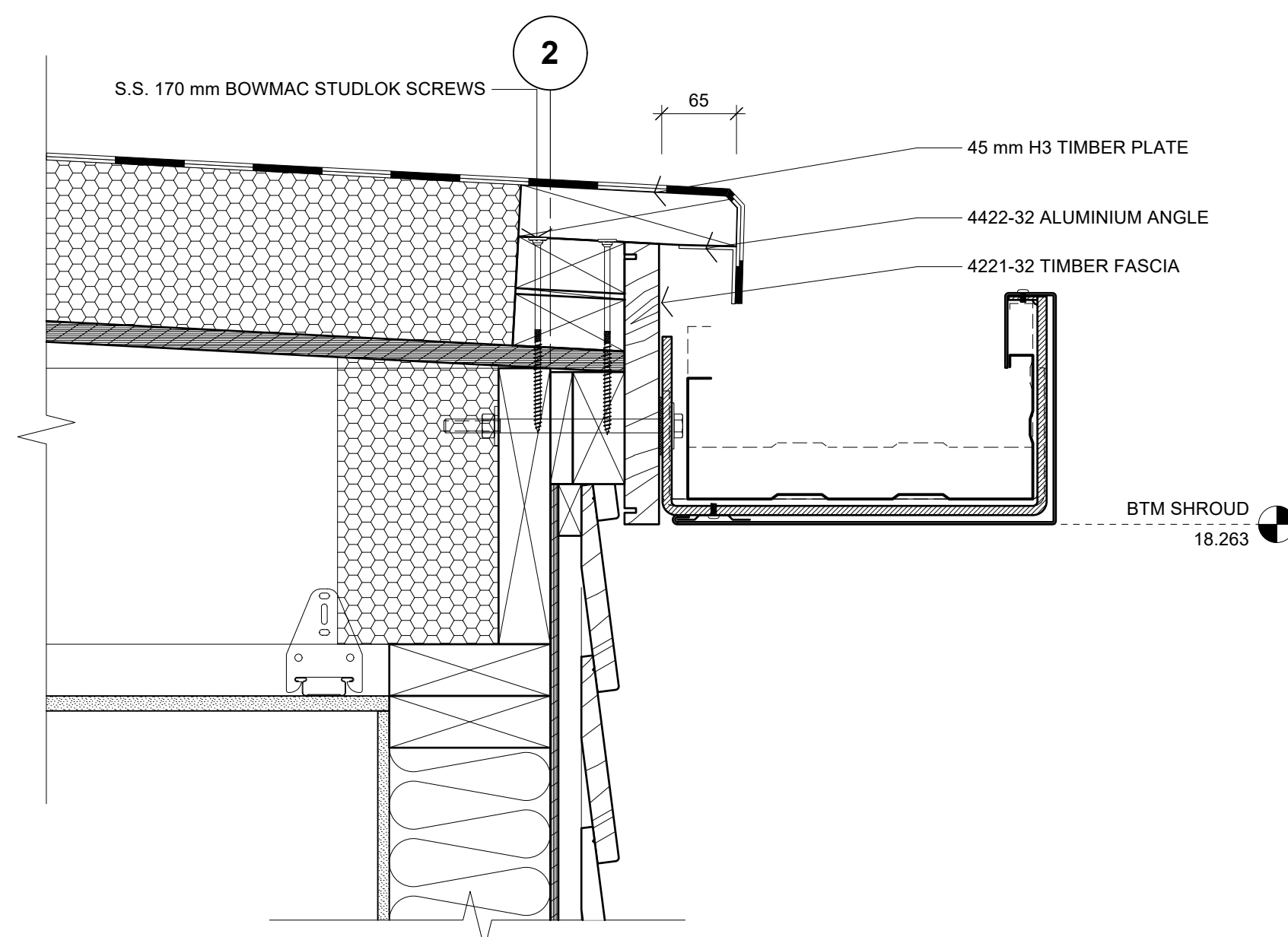


03 ISOMETRIC VIEW - BRACKETS



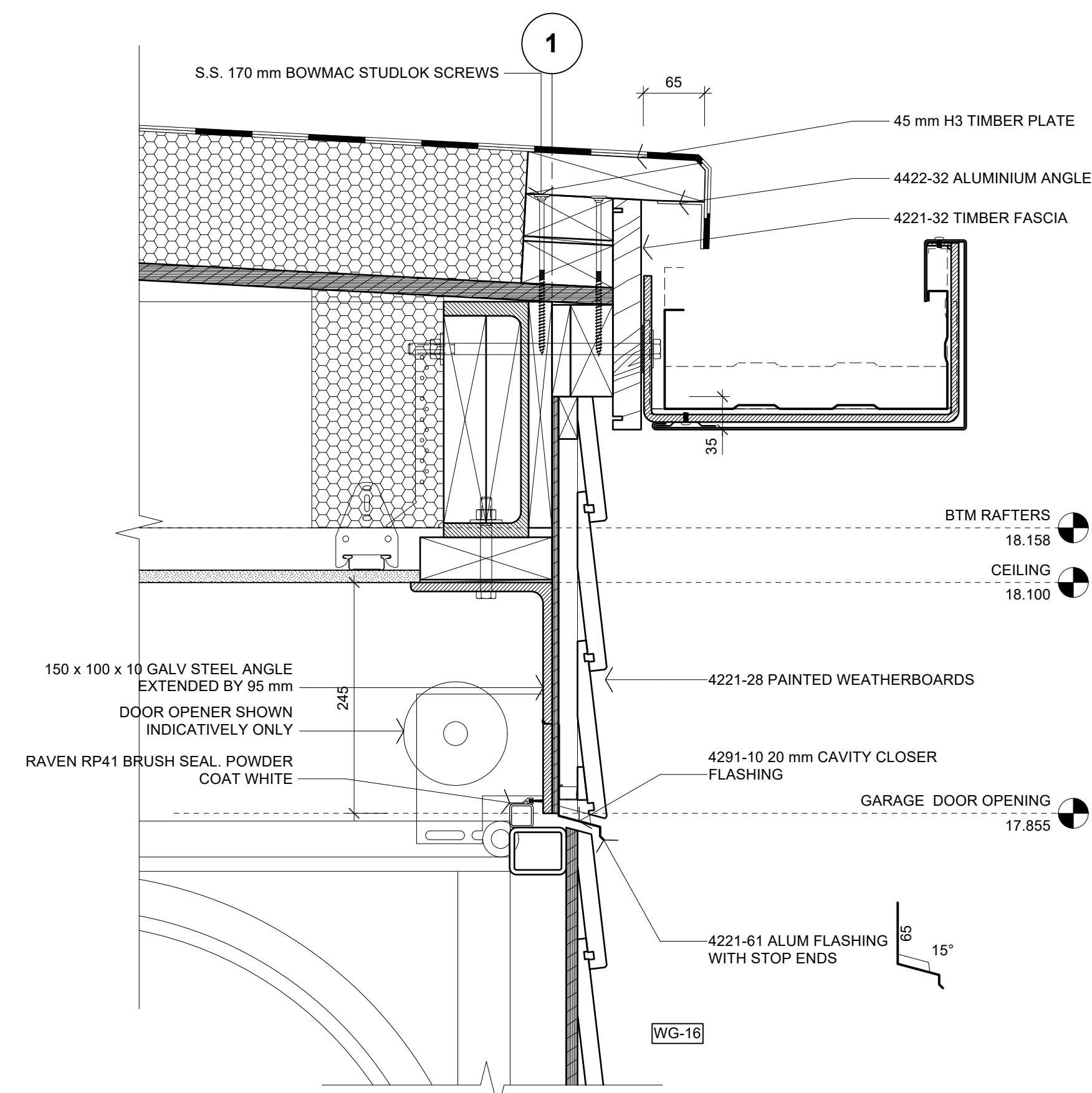
04 DETAIL - WINDOW SCREEN

A203, A401 Scale: 1:5



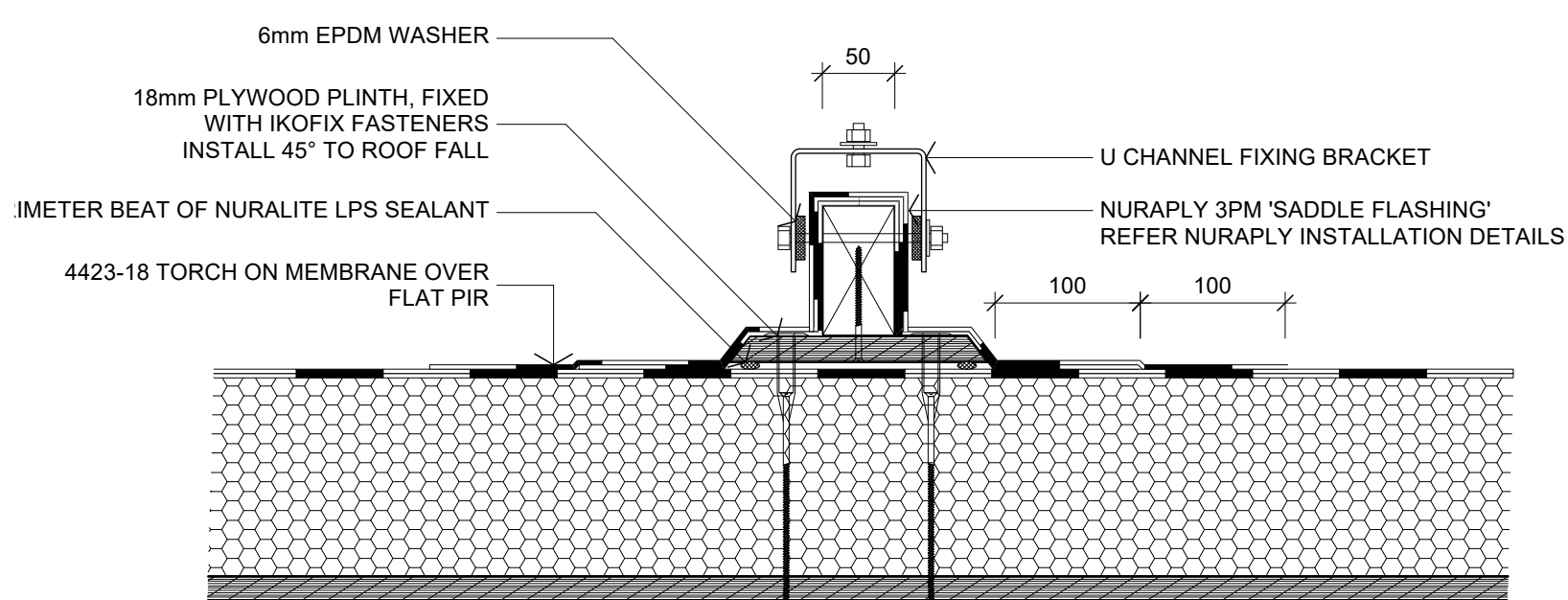
05 DETAIL - EAVE

A205, A402 Scale: 1:5



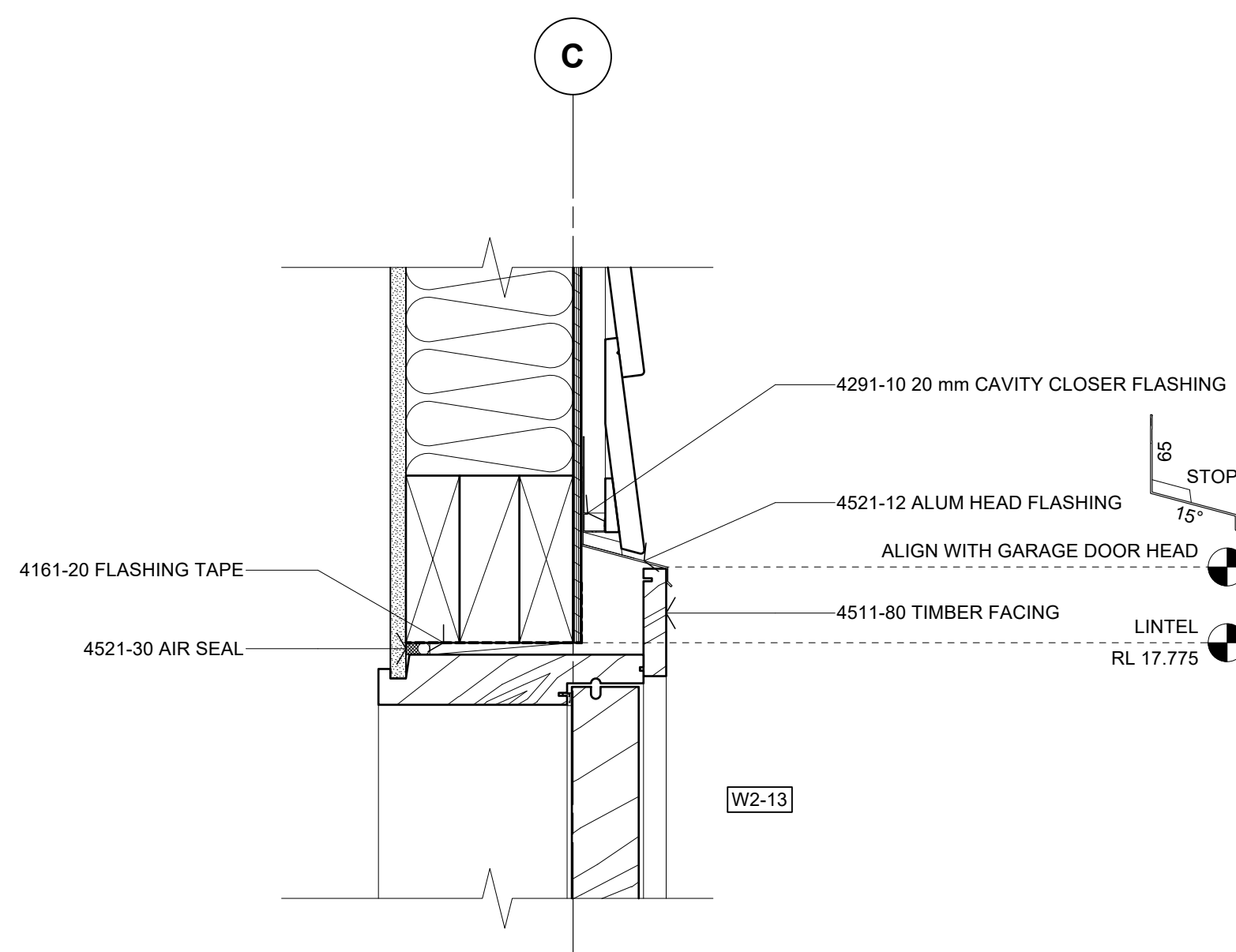
06 DETAIL - GARAGE DOOR HEAD

A205, A402 Scale: 1:5



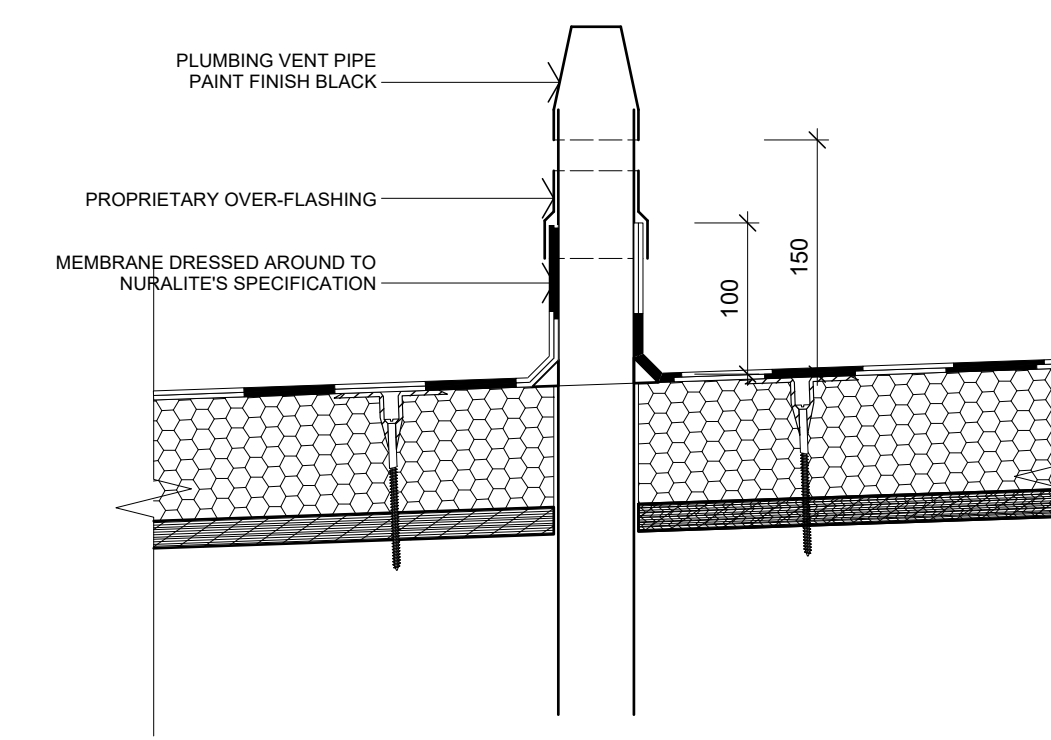
07 DETAIL - SOLAR PANEL SUPPORT

A205 Scale: 1:5



08 DETAIL - DOOR HEAD

A302 Scale: 1:5



09 DETAIL - PIPE PENETRATION

A205 Scale: 1:5

Scale: 1:5 @ A1 (1:10 @ A3)

0 100 200 300 400 500 mm

CONSTRUCTION ISSUE - 15/05/2026

No.	DATE	DESCRIPTION	BY
REVISIONS:			

PROJECT: PROPOSED NEW HOME

CLIENT: BAILEY FAMILY

ADDRESS: 45-47 NORWOOD ROAD BAYSWATER

SHEET TITLE: CONSTRUCTION DETAILS

studio architects

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PO Box 37 270, Parnell, Auckland
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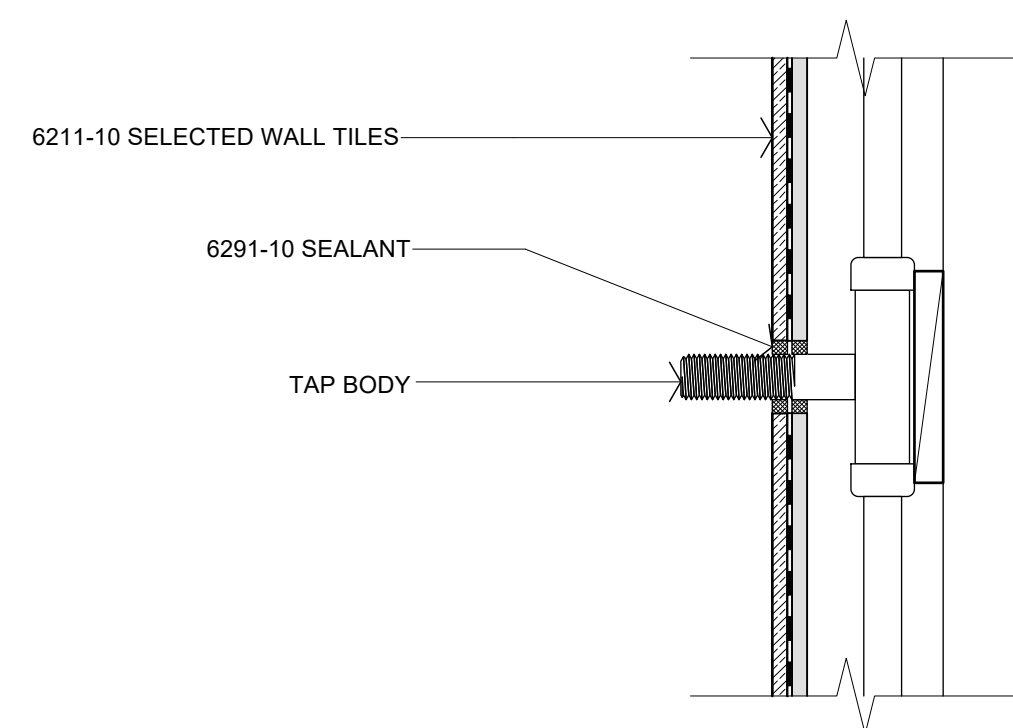
SCALE: 1:5 ORIG SHT SIZE: ISO A1

DRAWN: S2A DATE: JUNE 2025

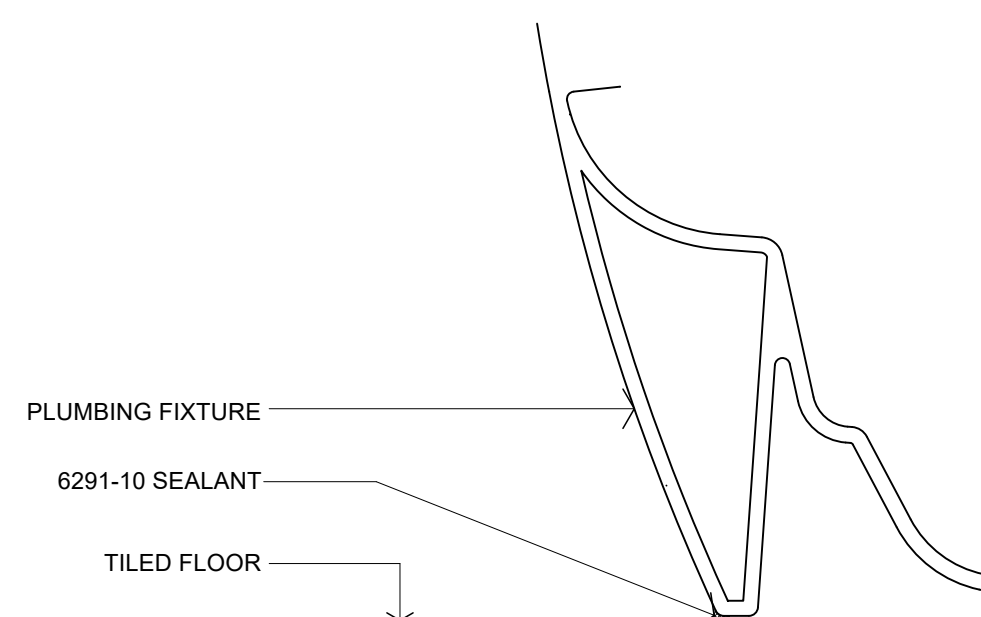
PROJECT No.: SHEET No.: Revision:

2501 A513 A

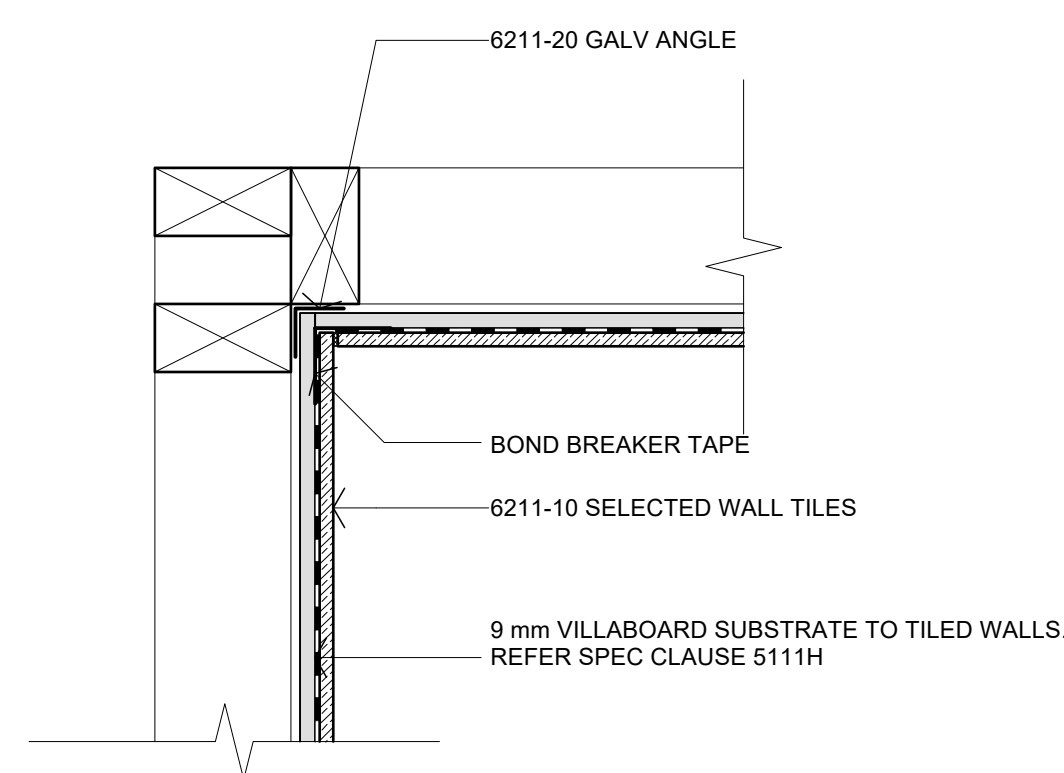
2501.WD01.03.dwg



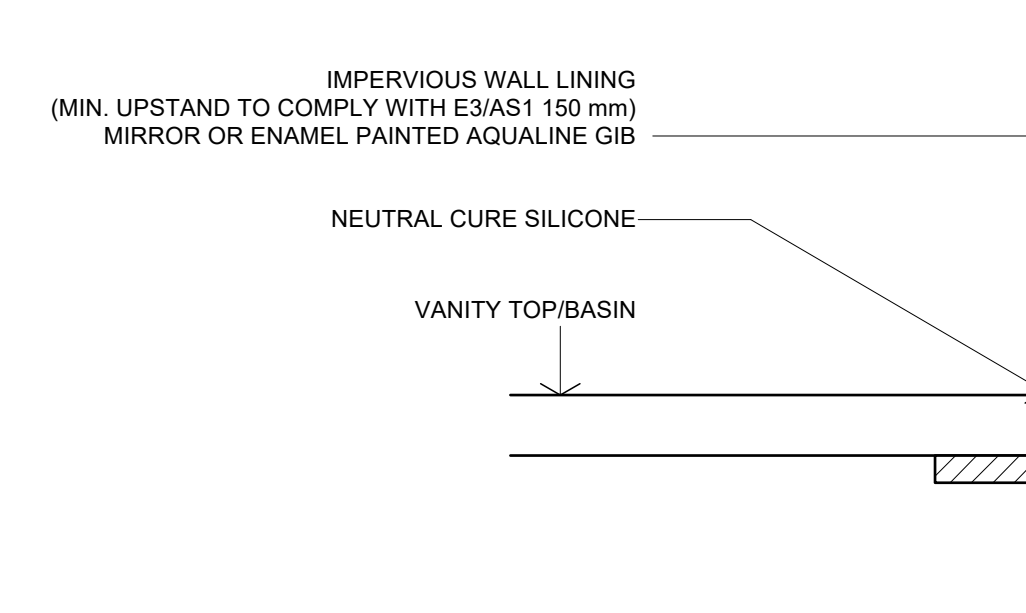
01 DETAIL - TILED WALL PENETRATION
Scale: 1:5



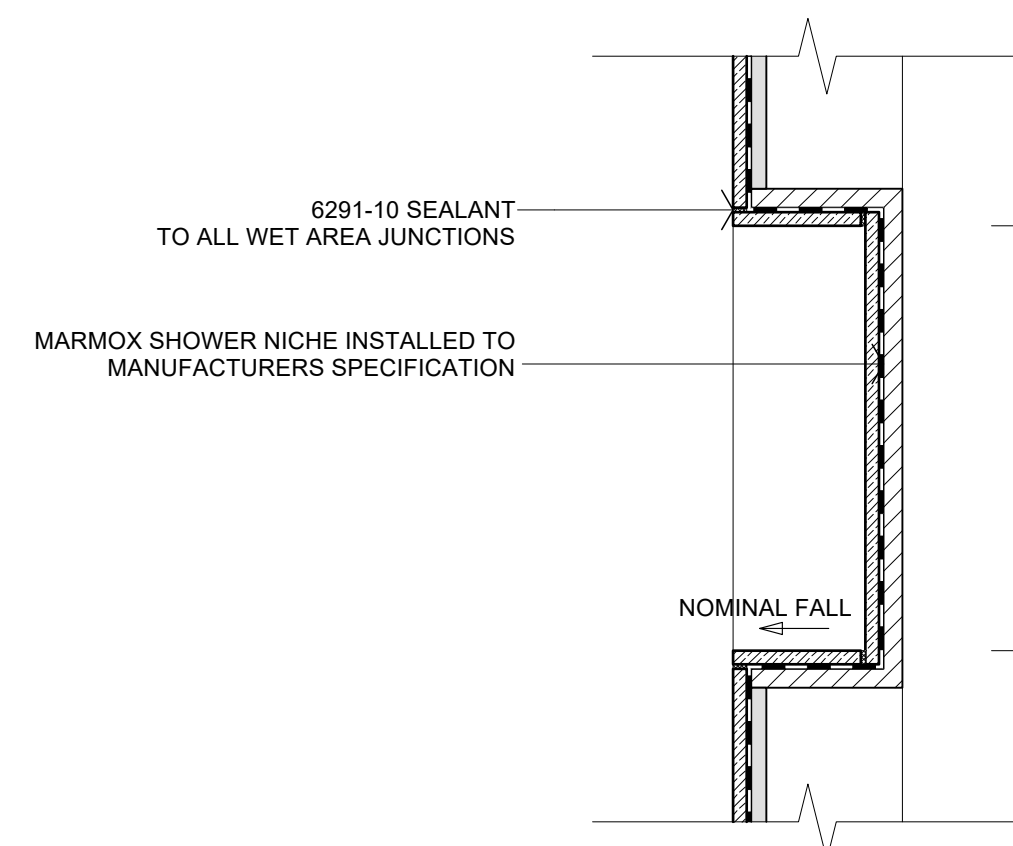
02 DETAIL - FIXTURE/FLOOR JUNCTION
Scale: 1:5



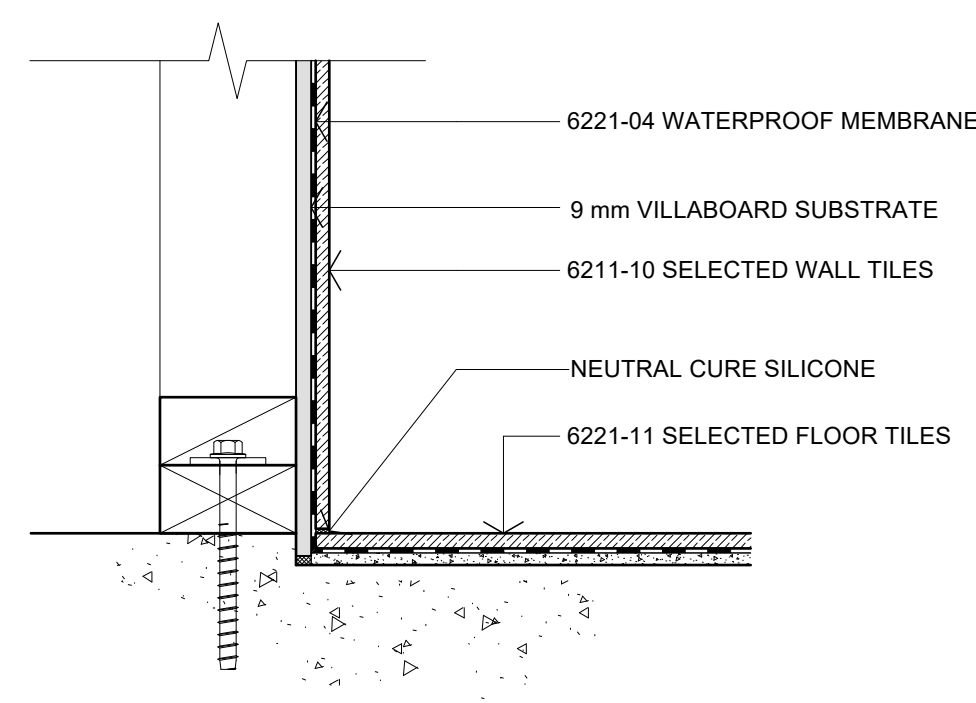
03 PLAN DETAIL - TILED INTERNAL CORNER
Scale: 1:5



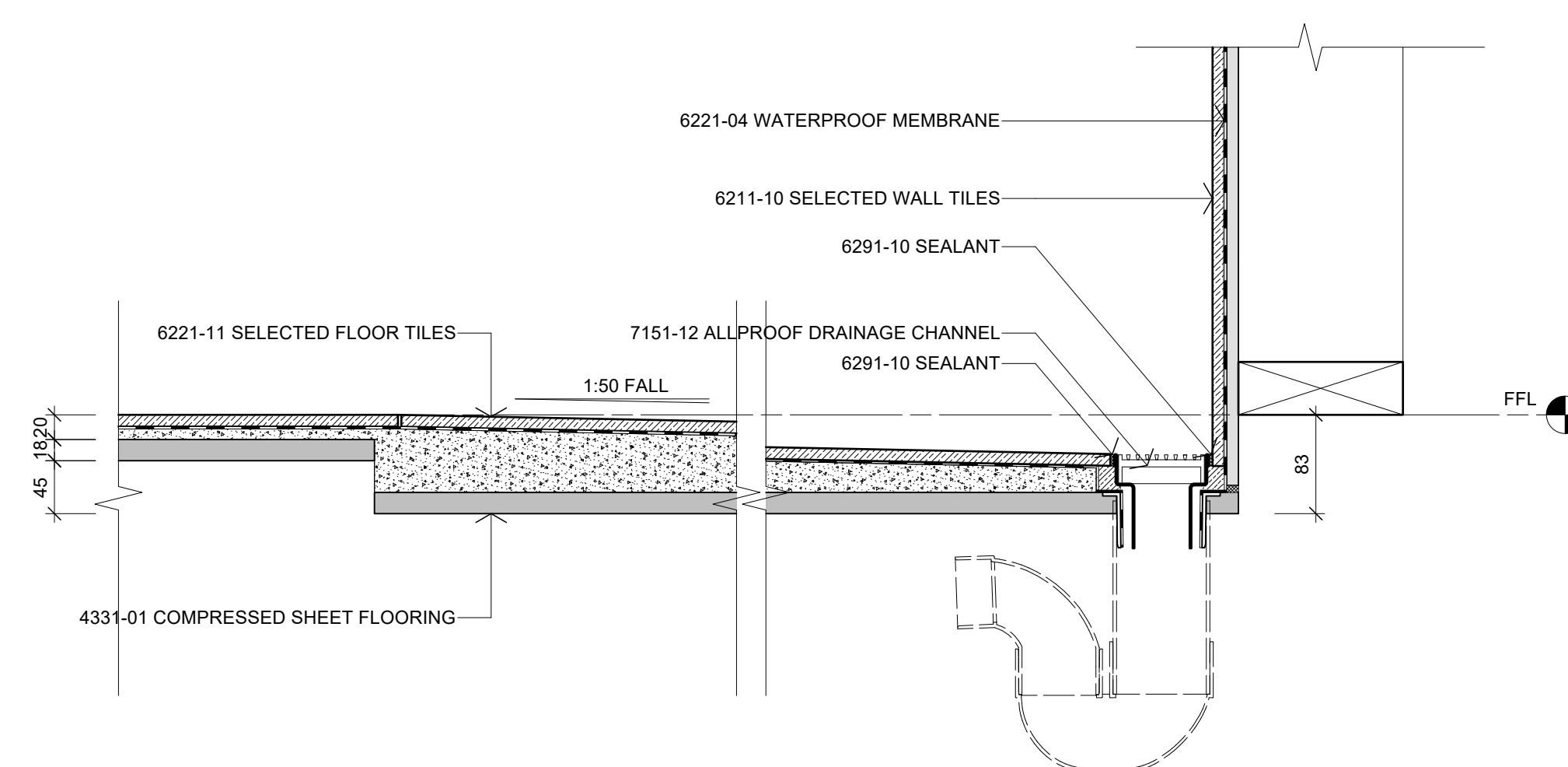
04 DETAIL - FIXTURE/WALL JUNCTION
Scale: 1:5



05 DETAIL - TILED WALL NICHE
Scale: 1:5



06 DETAIL - TILED FLOOR/WALL JUNCTION
Scale: 1:5



07 DETAIL - TYPICAL SHOWER BASE
Scale: 1:5

A	14/04/2026	BC ISSUE	S2A
No.	DATE	DESCRIPTION	BY
REVISIONS:			

PROJECT:
PROPOSED NEW HOME

CLIENT:
BAILEY FAMILY

ADDRESS:
45-47 NORWOOD ROAD
BAYSWATER

SHEET TITLE:
CONSTRUCTION DETAILS

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P. 09 304 0090 www.s2a.co.nz

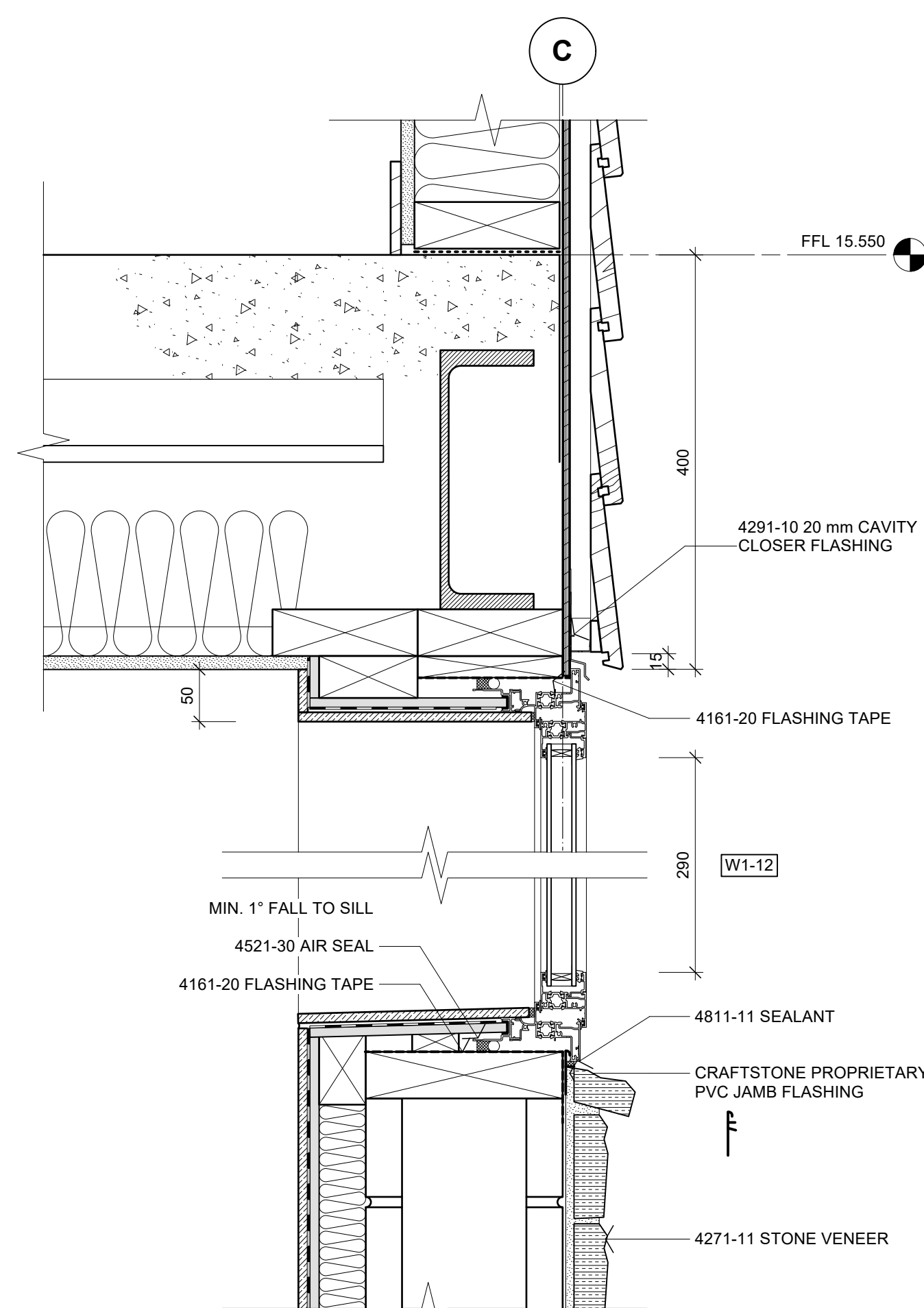
SCALE: 1:5 **ORIG SHT SIZE:** ISO A1

DRAWN: S2A **DATE:** JUNE 2025

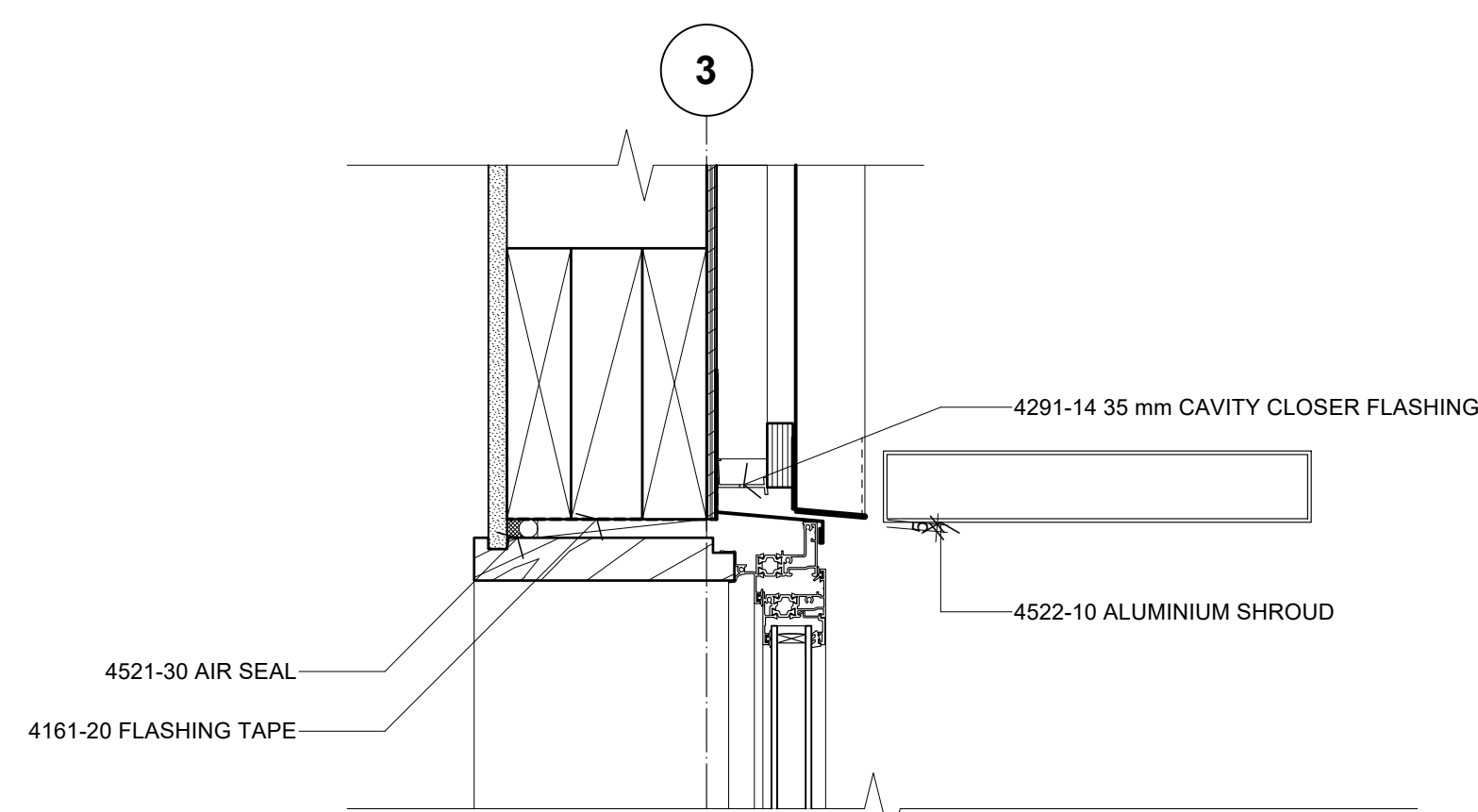
PROJECT No.: 2501 **SHEET No.:** A515 **Revision:** A

CONSTRUCTION ISSUE - 15/05/2026

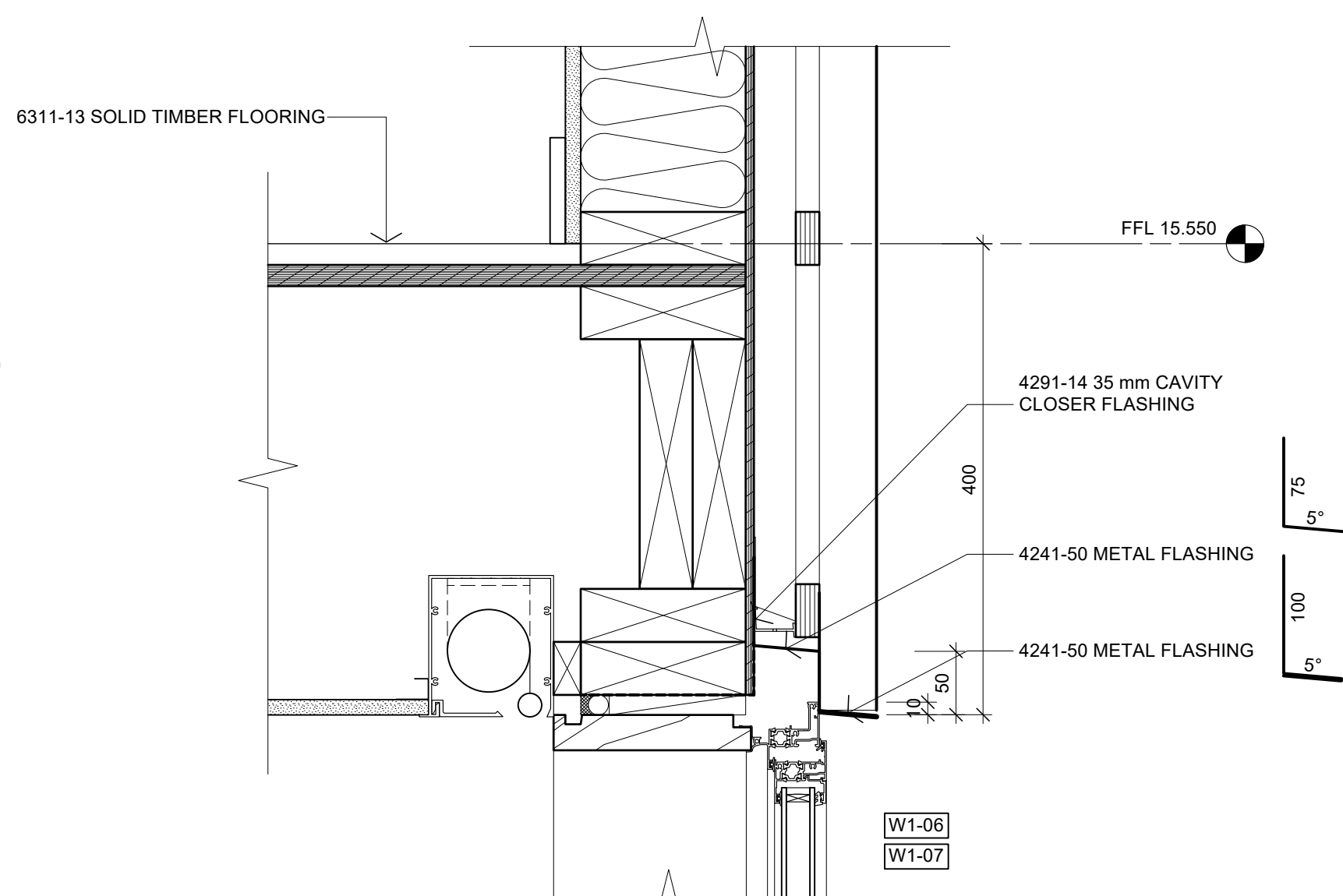
2501_WD01_03.dwg



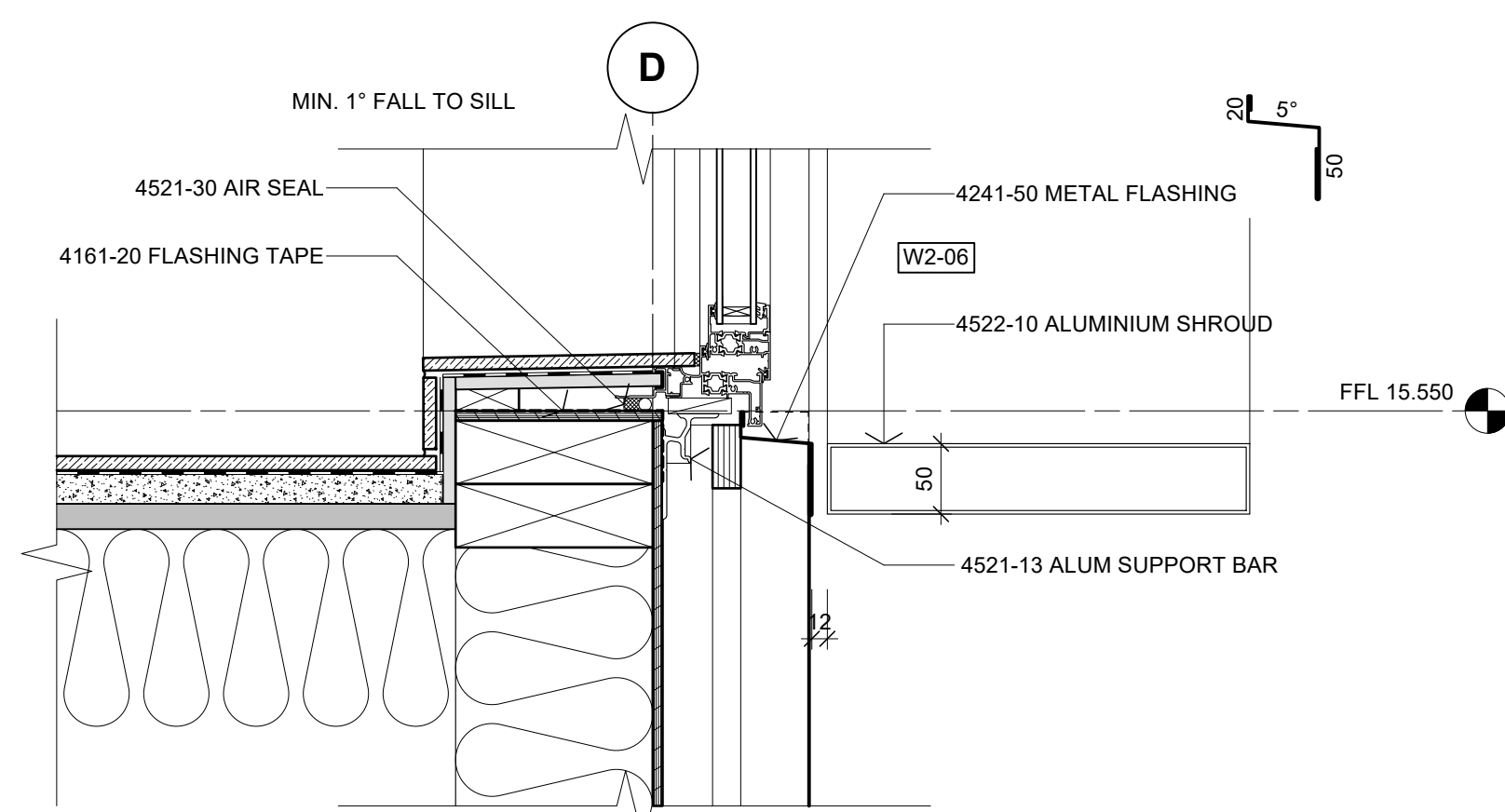
01 DETAIL - WINDOW HEAD & SILL
Scale: 1:5



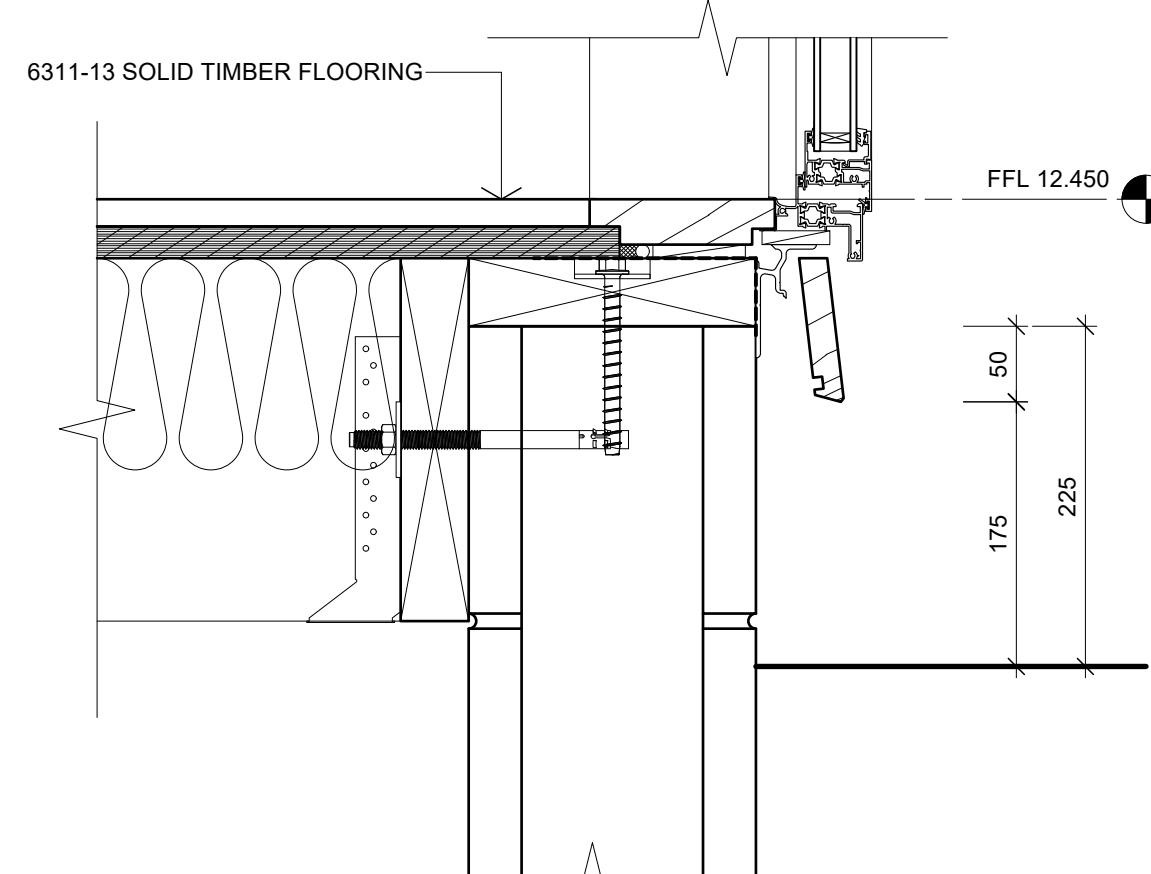
02 DETAIL - WINDOW HEAD
Scale: 1:5



03 DETAIL - WINDOW HEAD
Scale: 1:5



04 DETAIL - TILED WINDOW SILL
Scale: 1:5



05 DETAIL - WINDOW SILL
Scale: 1:5

Scale: 1:5 @ A1 (1:10 @ A3)
0 100 200 300 400 500 mm

A	15/05/2026	NEW DRAWING ISSUE	S2A
No.	DATE	DESCRIPTION	BY

REVISIONS:

PROJECT:
PROPOSED NEW HOME

CLIENT:
BAILEY FAMILY

ADDRESS:
45-47 NORWOOD ROAD
BAYSWATER

SHEET TITLE:
CONSTRUCTION DETAILS

studio architects

Axis Building, Studio 2.7, 1 Cleveland Rd, Parnell
PO Box 37 270, Parnell, Auckland
P. 09 304 0090 www.s2a.co.nz

SCALE: 1:5 ORIG SHT SIZE: ISO A1

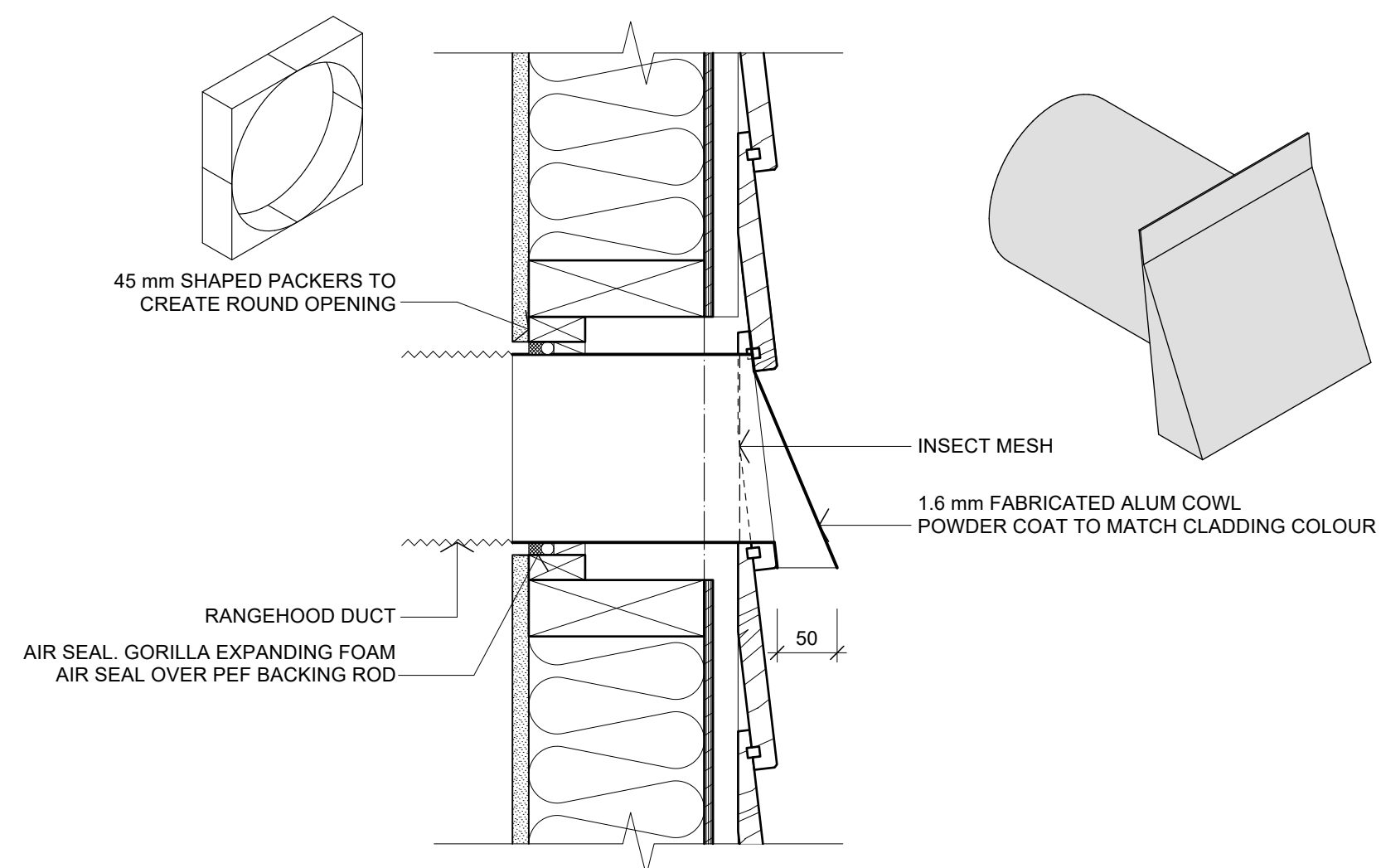
DRAWN: S2A DATE: JUNE 2025

PROJECT No.: SHEET No.: Revision:

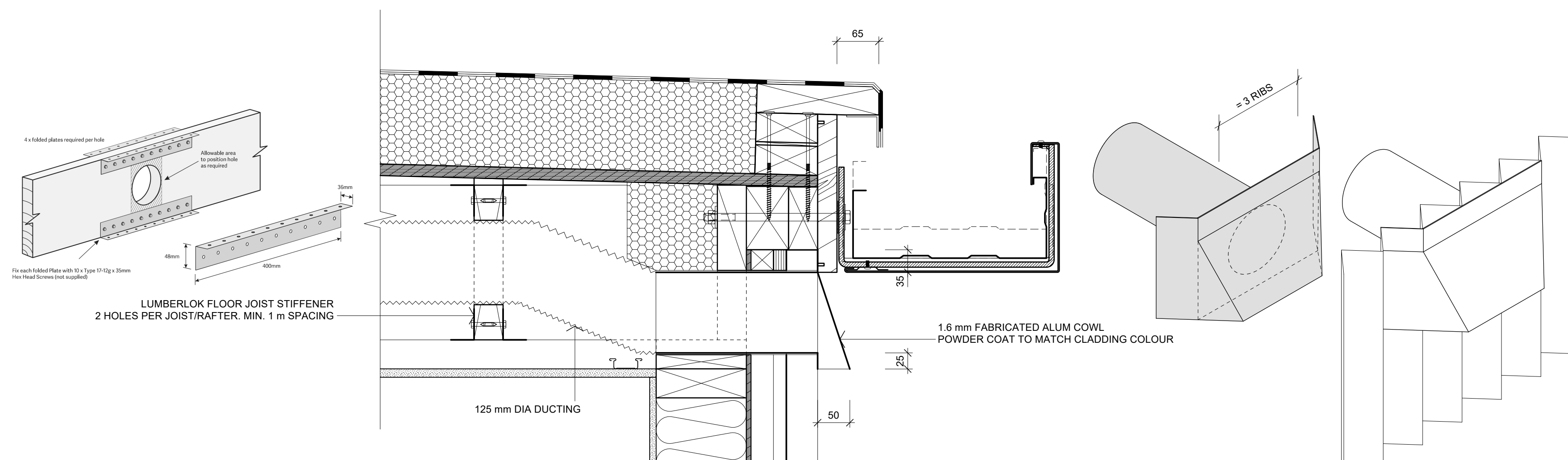
2501 A516 A

CONSTRUCTION ISSUE - 15/05/2026

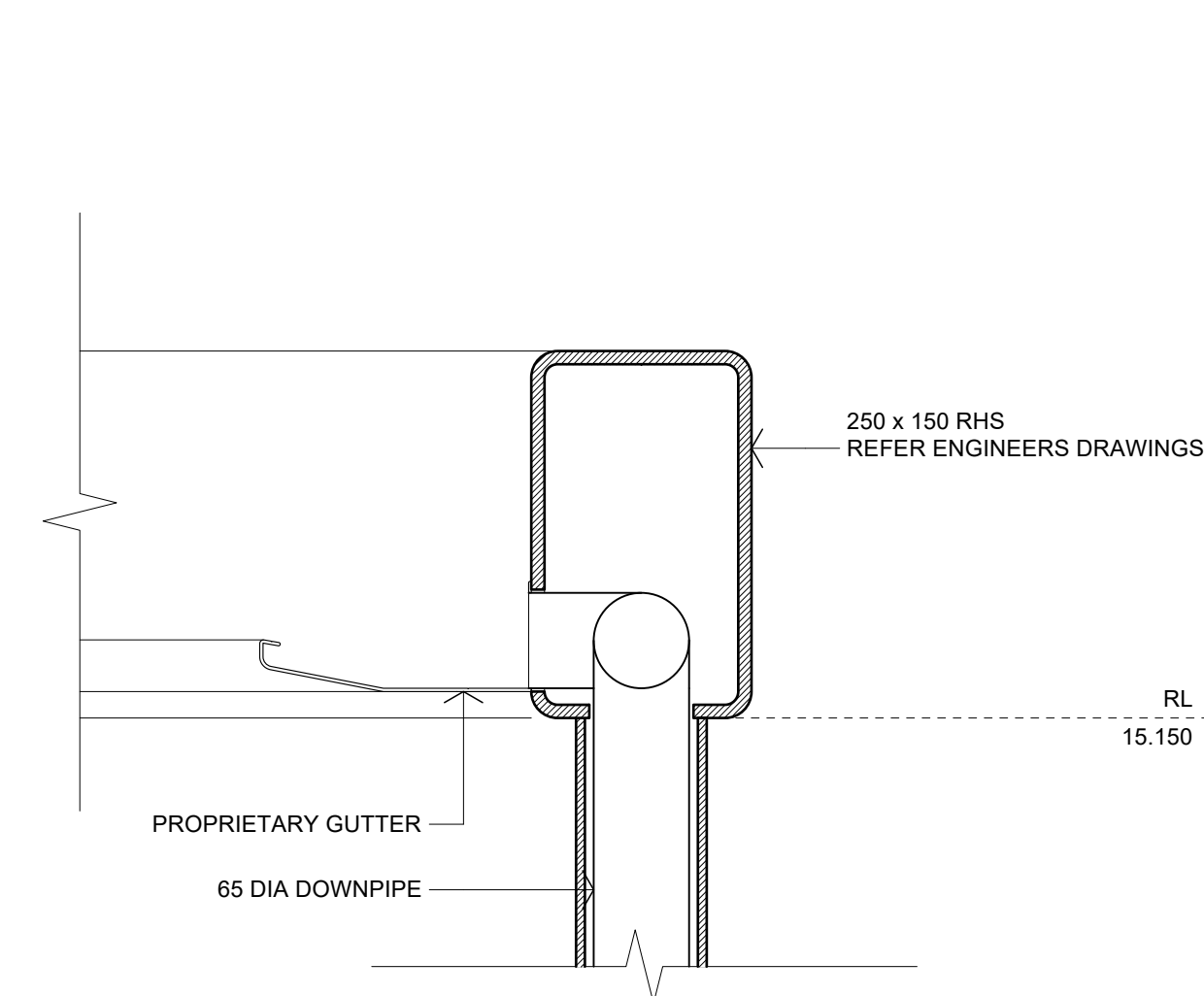
2501 WD01.03.rvt



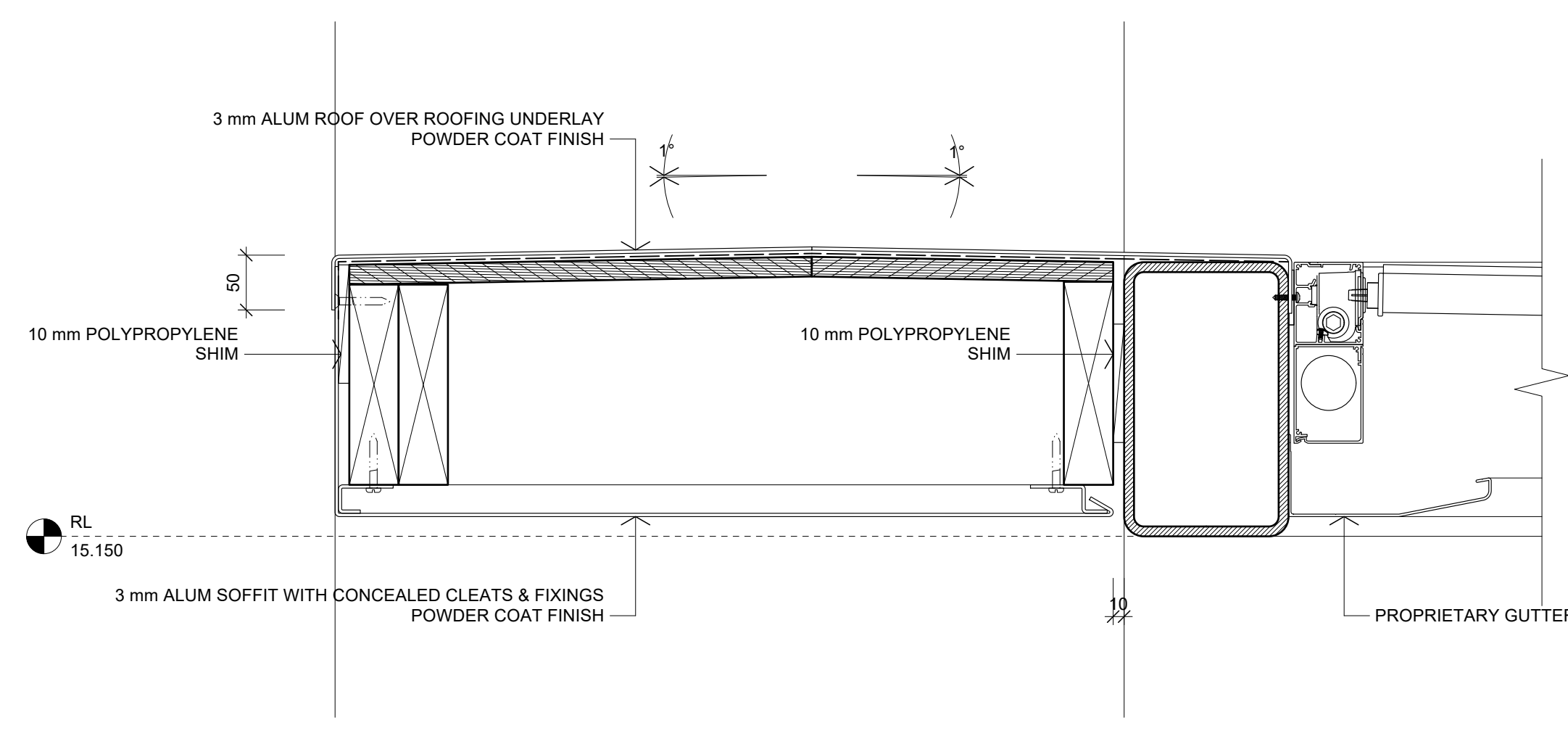
01 DETAIL - RANGEHOOD EXTRACT
Scale: 1:5



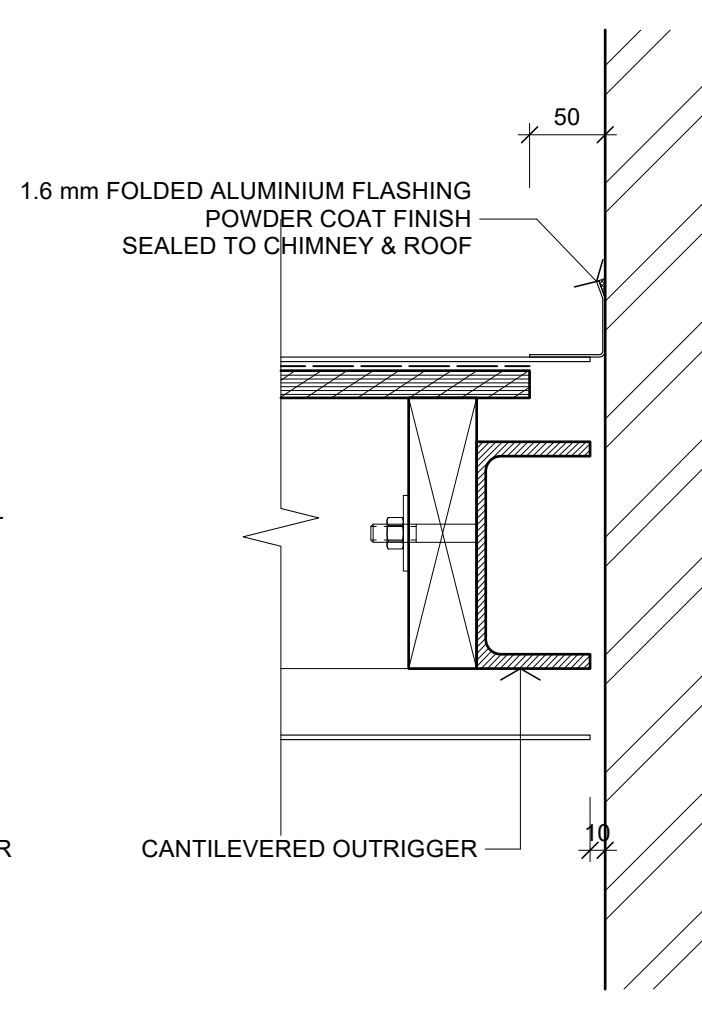
02 DETAIL - BATHROOM EXTRACT
Scale: 1:5



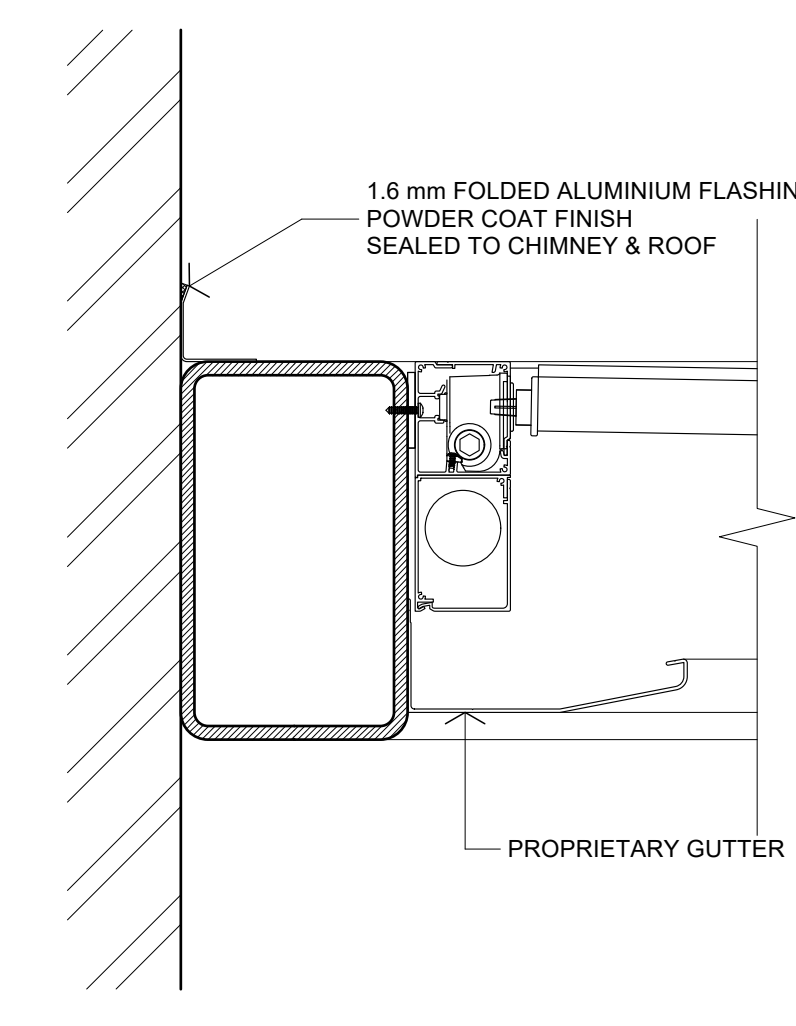
03 DETAIL - LOUVRE ROOF DOWNPIPE
Scale: 1:5



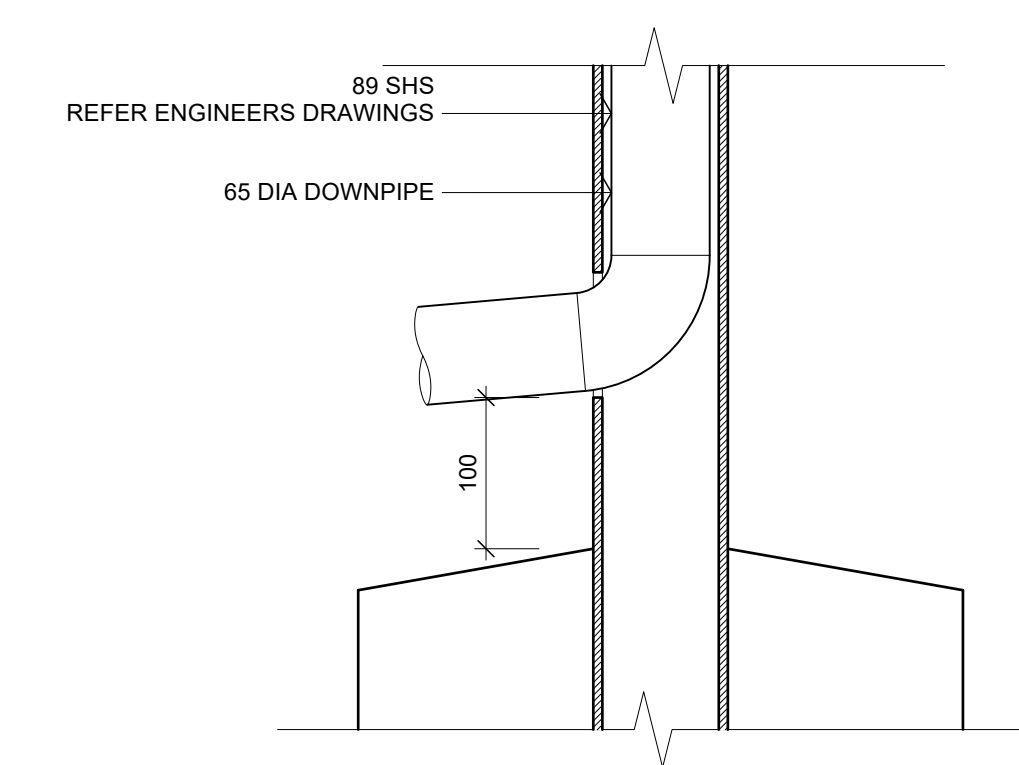
04 DETAIL - LOUVRE ROOF
Scale: 1:5



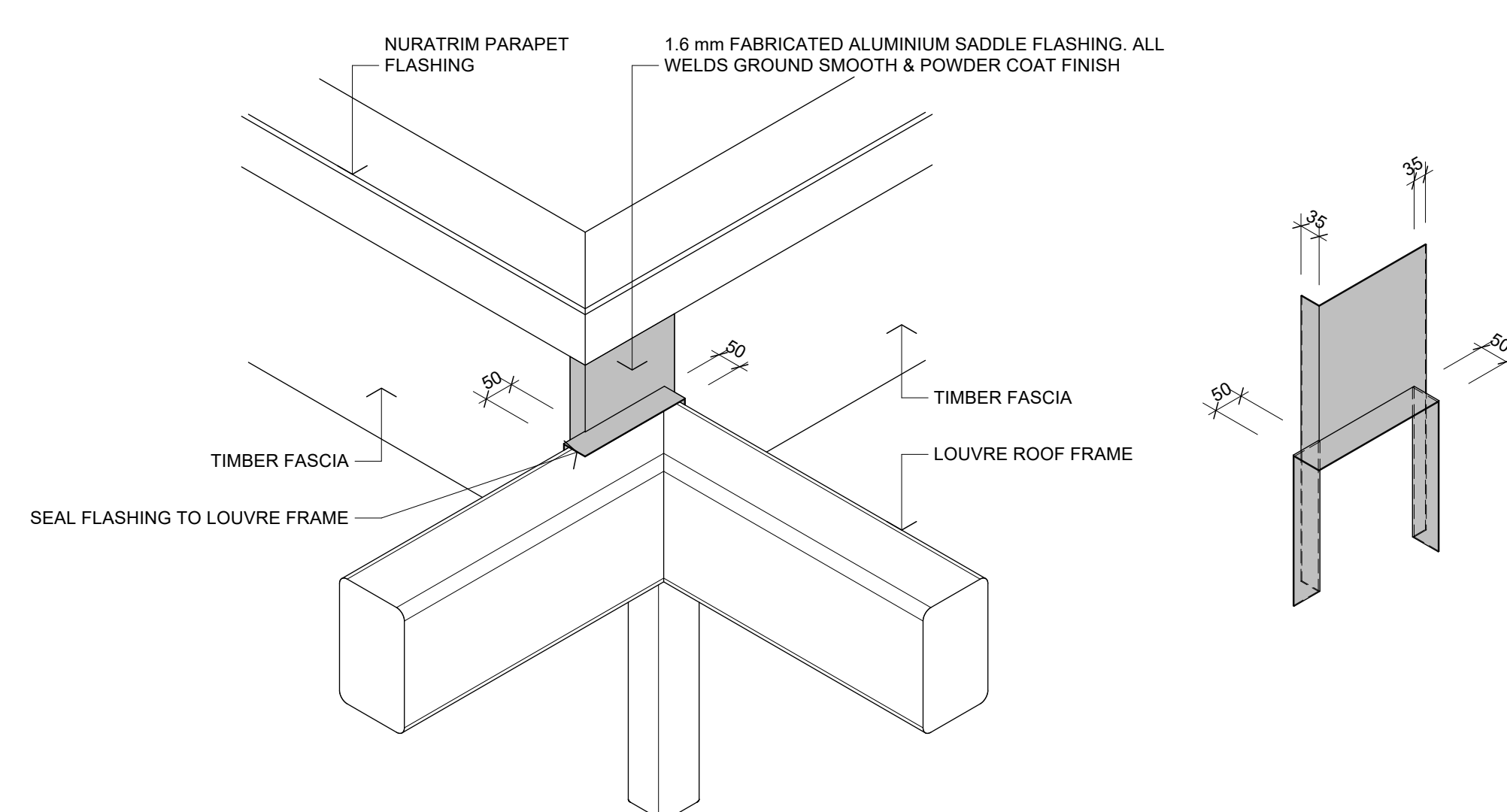
05 DETAIL - LOUVRE ROOF/CHIMNEY JUNCTION
Scale: 1:5



06 DETAIL - LOUVRE ROOF/CHIMNEY JUNCTION
Scale: 1:5



07 DETAIL - LOUVRE ROOF DOWNPIPE
Scale: 1:5



08 DETAIL - SADDLE FLASHING
Scale: 1:5

A	15/05/2026	NEW DRAWING ISSUE	S2A
No.	DATE	DESCRIPTION	BY
REVISIONS:			

PROJECT:
PROPOSED NEW HOME

CLIENT:
BAILEY FAMILY

ADDRESS:
45-47 NORWOOD ROAD
BAYSWATER

SHEET TITLE:
CONSTRUCTION DETAILS

studio architects

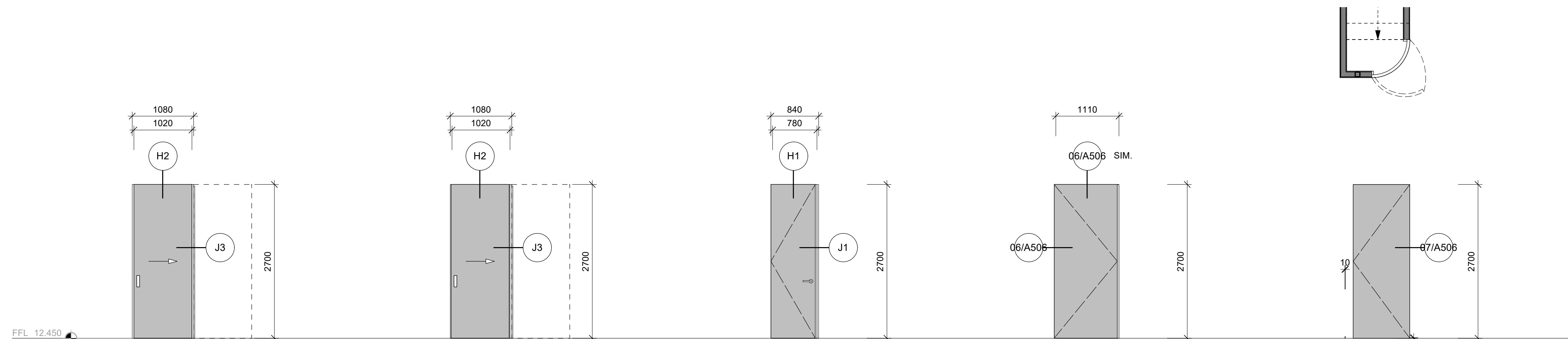
Axis Building, Studio 2.7, 1 Cleveland Rd, Parnell
PO Box 37 270, Parnell, Auckland
P: 09 304 0090 www.s2a.co.nz

SCALE: 1:5 **ORIG SHT SIZE:** ISO A1

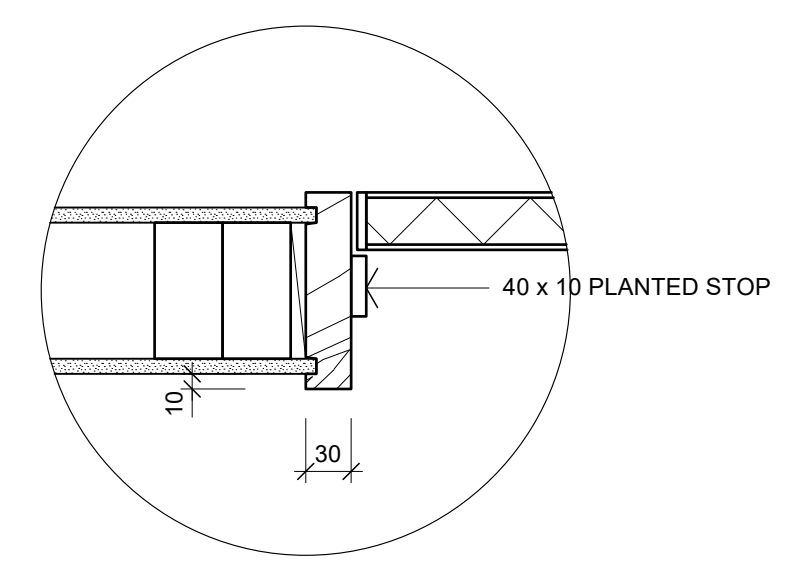
DRAWN: S2A **DATE:** JUNE 2025

PROJECT No.: **SHEET No.:** **Revision:**

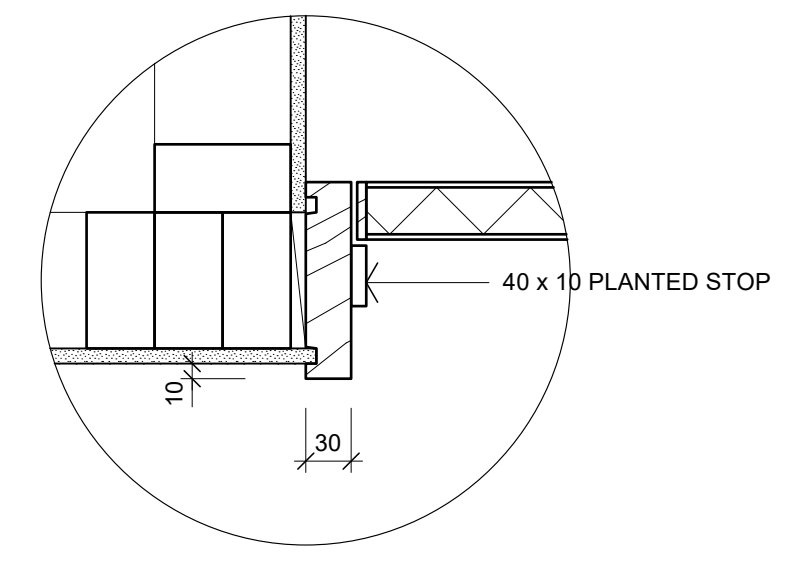
2501 A517 A



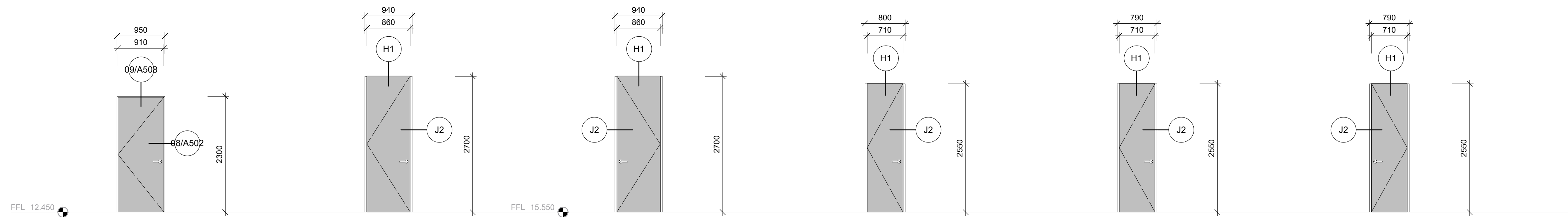
UNIT No.: D1-01 LOCATION: TV ROOM TYPE: SOLID CORE CAVITY SLIDER
 UNIT No.: D1-02 LOCATION: TV ROOM TYPE: SOLID CORE, CAVITY SLIDER
 UNIT No.: D1-03 LOCATION: WC 01 TYPE: SOLID CORE, FLUSH
 UNIT No.: D1-04 LOCATION: CUPBOARD TYPE: FLUSH HIDDEN DOOR
 UNIT No.: D1-05 LOCATION: STORAGE TYPE: HIDDEN DOOR, CURVED



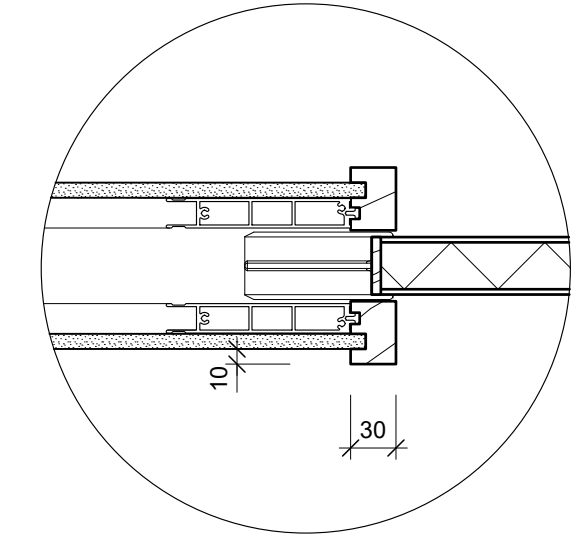
DETAIL J1



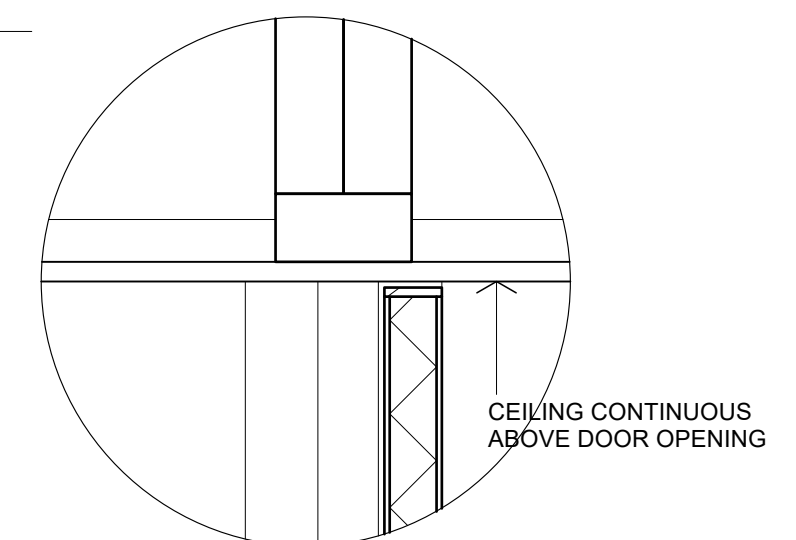
DETAIL J2



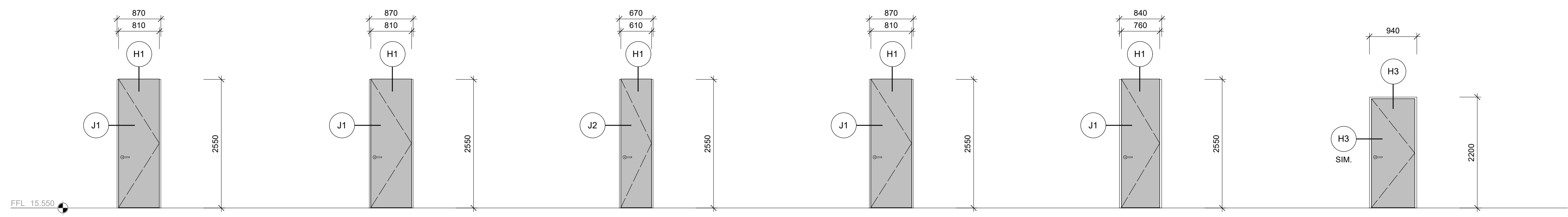
UNIT No.: D1-06 LOCATION: LIFT TYPE: SOLID CORE, FLUSH
 UNIT No.: D1-07 LOCATION: BATH 02 TYPE: SOLID CORE, FLUSH
 UNIT No.: D1-08 LOCATION: STORAGE TYPE: SOLID CORE, FLUSH
 UNIT No.: D2-01 LOCATION: LAUNDRY TYPE: SOLID CORE, FLUSH
 UNIT No.: D2-02 LOCATION: WC 02 TYPE: SOLID CORE, FLUSH
 UNIT No.: D2-03 LOCATION: BATH 01 TYPE: SOLID CORE, FLUSH



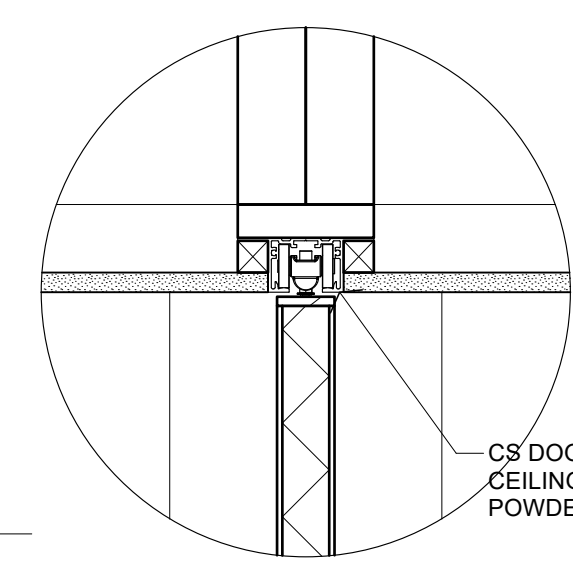
DETAIL J3



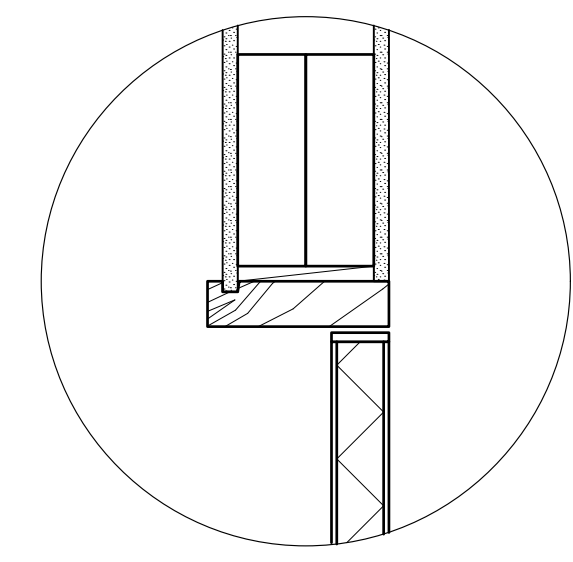
DETAIL H1



UNIT No.: D2-04 LOCATION: BED 03 TYPE: SOLID CORE, FLUSH
 UNIT No.: D2-05 LOCATION: BED 02 TYPE: SOLID CORE, FLUSH
 UNIT No.: D2-06 LOCATION: CUPBOARD TYPE: SOLID CORE, FLUSH
 UNIT No.: D2-07 LOCATION: BED 01 TYPE: SOLID CORE, FLUSH
 UNIT No.: D2-08 LOCATION: ENSUITE TYPE: SOLID CORE, FLUSH
 UNIT No.: D2-09 LOCATION: LIFT TYPE: SOLID CORE, FLUSH



DETAIL H2



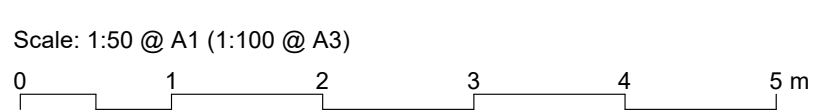
DETAIL H3

INTERIOR DOOR NOTES

ALL DOORS SHALL BE SOLID TIMBER CORE
 ALL DOORS FLUSH MDF FOR PAINT FINISH UNLESS SHOWN OTHERWISE
 TIMBER JAMBS SHALL BE PINE CLEARS FOR PAINT FINISH
 ALL CAVITY SLIDING DOORS SHALL HAVE SOFT CLOSE
 ALL HINGES LOOSE PIN STAINLESS STEEL
 4 HINGES MIN. PER DOOR

CONSTRUCTION ISSUE - 15/05/2026

INTERIOR DOOR SCHEDULE
 Scale: 1:50



No.	DATE	DESCRIPTION	BY
A	15/05/2026	NEW DRAWING ISSUE	S2A

PROJECT:
 PROPOSED NEW HOME

CLIENT:
 BAILEY FAMILY

ADDRESS:
 45-47 NORWOOD ROAD
 BAYSWATER

SHEET TITLE:
 INTERIOR DOOR SCHEDULE

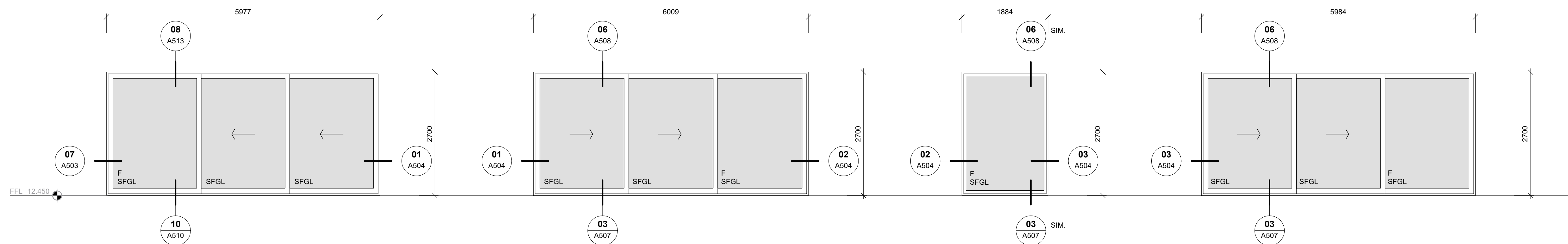
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SCALE:	1:50	ORIG SHT SIZE:	ISO A1
DRAWN:	S2A	DATE:	JUNE 2025
PROJECT No.:	2501	SHEET No.:	A601
		Revision:	A

2501 WD01.03.rvt

B

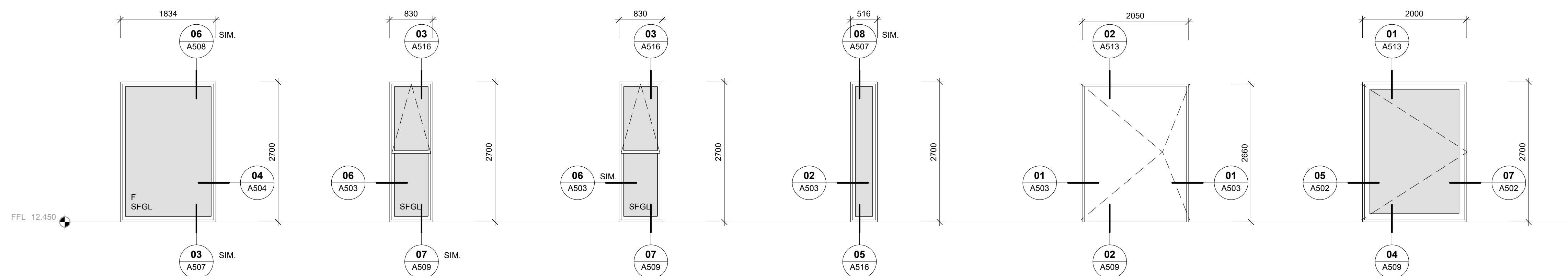


UNIT No.: W1-01
LOCATION: LIVING
TYPE: APL SLIDING DOOR

UNIT No.: W1-02
LOCATION: LIVING
TYPE: APL SLIDING DOOR

UNIT No.: W1-03
LOCATION: DINING
TYPE: APL FIXED

UNIT No.: W1-04
LOCATION: KITCHEN
TYPE: APL SLIDING DOOR



UNIT No.: W1-05
LOCATION: SCULLERY
TYPE: APL FIXED

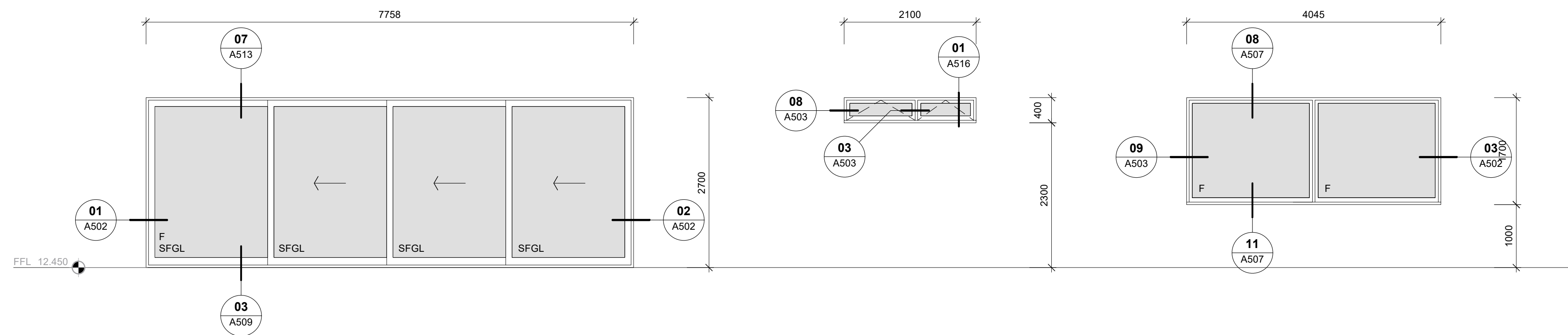
UNIT No.: W1-06
LOCATION: SCULLERY
TYPE: APL WINDOW

UNIT No.: W1-07
LOCATION: TV ROOM
TYPE: APL WINDOW

UNIT No.: W1-08
LOCATION: WC 01
TYPE: APL WINDOW
FROSTED

UNIT No.: W1-09
LOCATION: ENTRY
TYPE: PIVOT DOOR

UNIT No.: W1-10
LOCATION: ENTRY
TYPE: GLAZED DOOR



UNIT No.: W1-11
LOCATION: POOL HOUSE
TYPE: APL SLIDING DOORS

UNIT No.: W1-12
LOCATION: BATH 02
TYPE: APL WINDOW
TILED
FROSTED

UNIT No.: W1-13
LOCATION: ENTRY
TYPE: APL FIXED

EXTERIOR JOINERY NOTES

1. ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO MANUFACTURE
2. ALL ALUMINIUM JOINERY SHALL BE POLYESTER ORGANIC POWDER COATED - CONFIRM COLOUR WITH ARCHITECT. REFER SPECIFICATION SECTION 4521
3. CONTRACTOR TO PROVIDE JOINERY SHOP DRAWINGS TO ARCHITECT PRIOR TO MANUFACTURE. REFER SPECIFICATION SECTION 4521 FOR INFORMATION REQUIRED.
4. ALL GLASS SHALL COMPLY WITH NZS 4223.3
5. ALL GLASS IN EXTERNAL JOINERY SHALL BE DOUBLE GLAZED AGP SOLUX-E ARGON FILLED IGU WITH THERMAL SPACER

JOINERY DETAILS ARE INDICATIVE ONLY. THE JOINERY FABRICATOR SHALL PROVIDE SHOP DRAWINGS TO THE ARCHITECTS PRIOR TO FABRICATION. REFER SPECIFICATION SECTION 4521 FOR INFORMATION REQUIRED

LEGEND

- F FIXED
- SFGL GRADE A SAFETY GLASS
- DIRECTION OF OPENING SLIDER

NO.	DATE	DESCRIPTION	BY
B	15/05/2026	DETAIL REF & HATCHES ADDED	SZA
A	14/04/2026	BC ISSUE	SZA

REVISIONS:

PROJECT:

PROPOSED NEW HOME

CLIENT:

BAILEY FAMILY

ADDRESS:

45-47 NORWOOD ROAD
BAYSWATER

SHEET TITLE:

WINDOW & DOOR SCHEDULE

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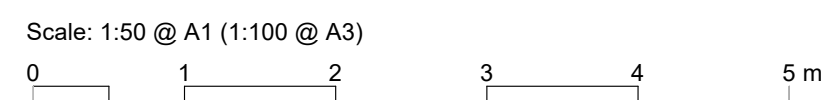
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DRAWN: SZA DATE: JUNE 2025

PROJECT No.: SHEET No.: Revision:

2501 A602 B

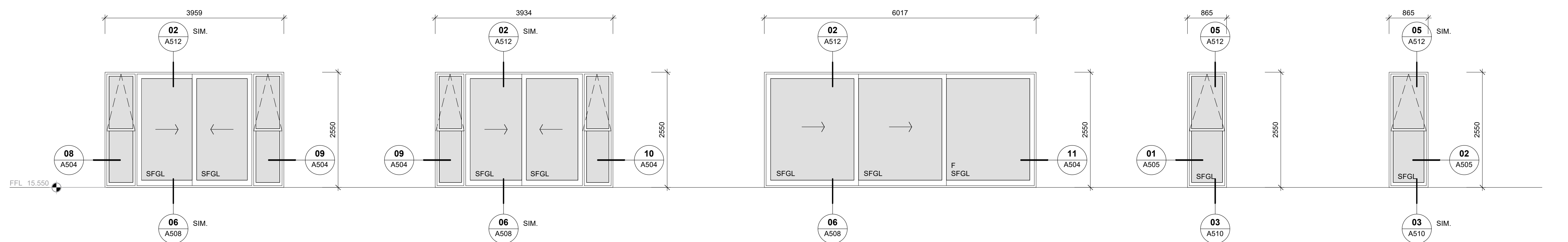
WINDOW & DOOR SCHEDULE
Scale: 1:50



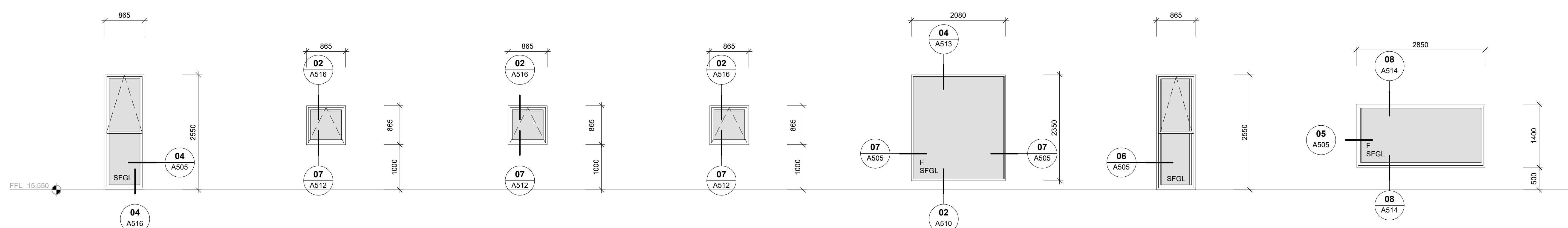
CONSTRUCTION ISSUE - 15/05/2026

2501 WD01.03.dwg

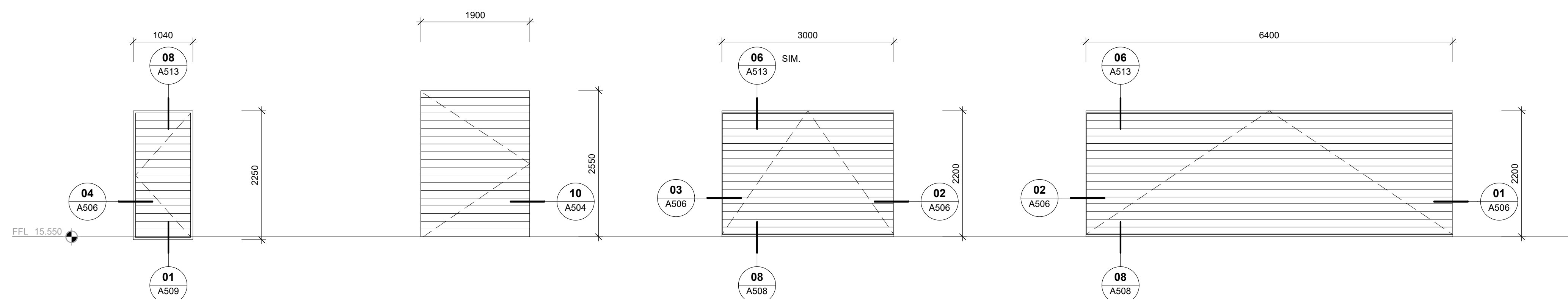
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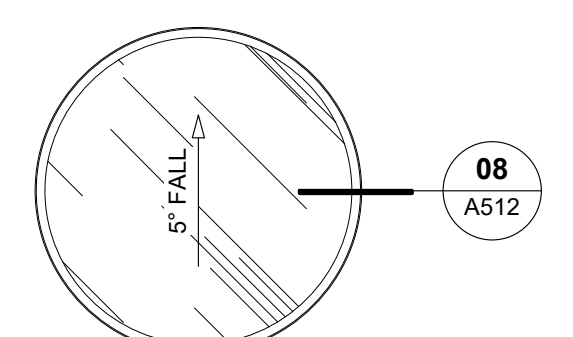
UNIT No.: W2-01 LOCATION: BED 03 TYPE: APL WINDOW
 UNIT No.: W2-02 LOCATION: BED 02 TYPE: APL WINDOW
 UNIT No.: W2-03 LOCATION: BED 01 TYPE: APL SLIDING DOORS
 UNIT No.: W2-04 LOCATION: BED 01 TYPE: APL WINDOW
 UNIT No.: W2-05 LOCATION: BED 01 TYPE: APL WINDOW



UNIT No.: W2-06 LOCATION: ENSUITE TYPE: APL WINDOW TILED BOTTOM FROSTED
 UNIT No.: W2-07 LOCATION: BATH 01 TYPE: APL WINDOW TILED FROSTED
 UNIT No.: W2-08 LOCATION: WC 02 TYPE: APL WINDOW
 UNIT No.: W2-09 LOCATION: LAUNDRY TYPE: APL WINDOW
 UNIT No.: W2-10 LOCATION: HALLWAY TYPE: APL FIXED
 UNIT No.: W2-11 LOCATION: HALLWAY TYPE: APL WINDOW
 UNIT No.: W2-12 LOCATION: BED 03 TYPE: APL FIXED



UNIT No.: W2-13 LOCATION: GARAGE TYPE: SOLID TIMBER DOOR
 UNIT No.: W2-14 LOCATION: DECK TYPE: CUSTOM DOOR
 UNIT No.: WG-15 LOCATION: GARAGE TYPE: OVERHEAD SECTIONAL DOOR
 UNIT No.: WG-16 LOCATION: GARAGE TYPE: OVERHEAD SECTIONAL DOOR



UNIT No.: SKYLIGHT LOCATION: STAIRWELL TYPE: ADLUX RRW2100 ROOF WINDOW

EXTERIOR JOINERY NOTES

- ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO MANUFACTURE
 - ALL ALUMINIUM JOINERY SHALL BE POLYESTER ORGANIC POWDER COATED - CONFIRM COLOUR WITH ARCHITECT. REFER SPECIFICATION SECTION 4521
 - CONTRACTOR TO PROVIDE JOINERY SHOP DRAWINGS TO ARCHITECT PRIOR TO MANUFACTURE. REFER SPECIFICATION SECTION 4521 FOR INFORMATION REQUIRED.
 - ALL GLASS SHALL COMPLY WITH NZS 4223.3
 - ALL GLASS IN EXTERNAL JOINERY SHALL BE DOUBLE GLAZED AGP SOLUX-E ARGON FILLED IGU WITH THERMAL SPACER
- JOINERY DETAILS ARE INDICATIVE ONLY. THE JOINERY FABRICATOR SHALL PROVIDE SHOP DRAWINGS TO THE ARCHITECTS PRIOR TO FABRICATION. REFER SPECIFICATION SECTION 4521 FOR INFORMATION REQUIRED

LEGEND

- F FIXED
- SFGL GRADE A SAFETY GLASS
- DIRECTION OF OPENING SLIDER

NO.	DATE	DESCRIPTION	BY
B	15/05/2026	DETAIL REF & HATCHES ADDED	SZA
A	14/04/2026	BC ISSUE	SZA

REVISIONS:

PROJECT: PROPOSED NEW HOME

CLIENT: BAILEY FAMILY

ADDRESS: 45-47 NORWOOD ROAD BAYSWATER

SHEET TITLE: WINDOW & DOOR SCHEDULE

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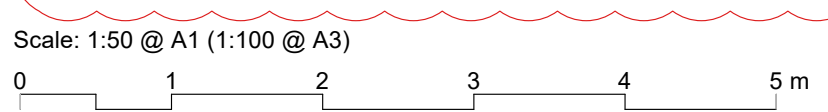
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DRAWN: SZA DATE: JUNE 2025

PROJECT No.: SHEET No.: Revision:

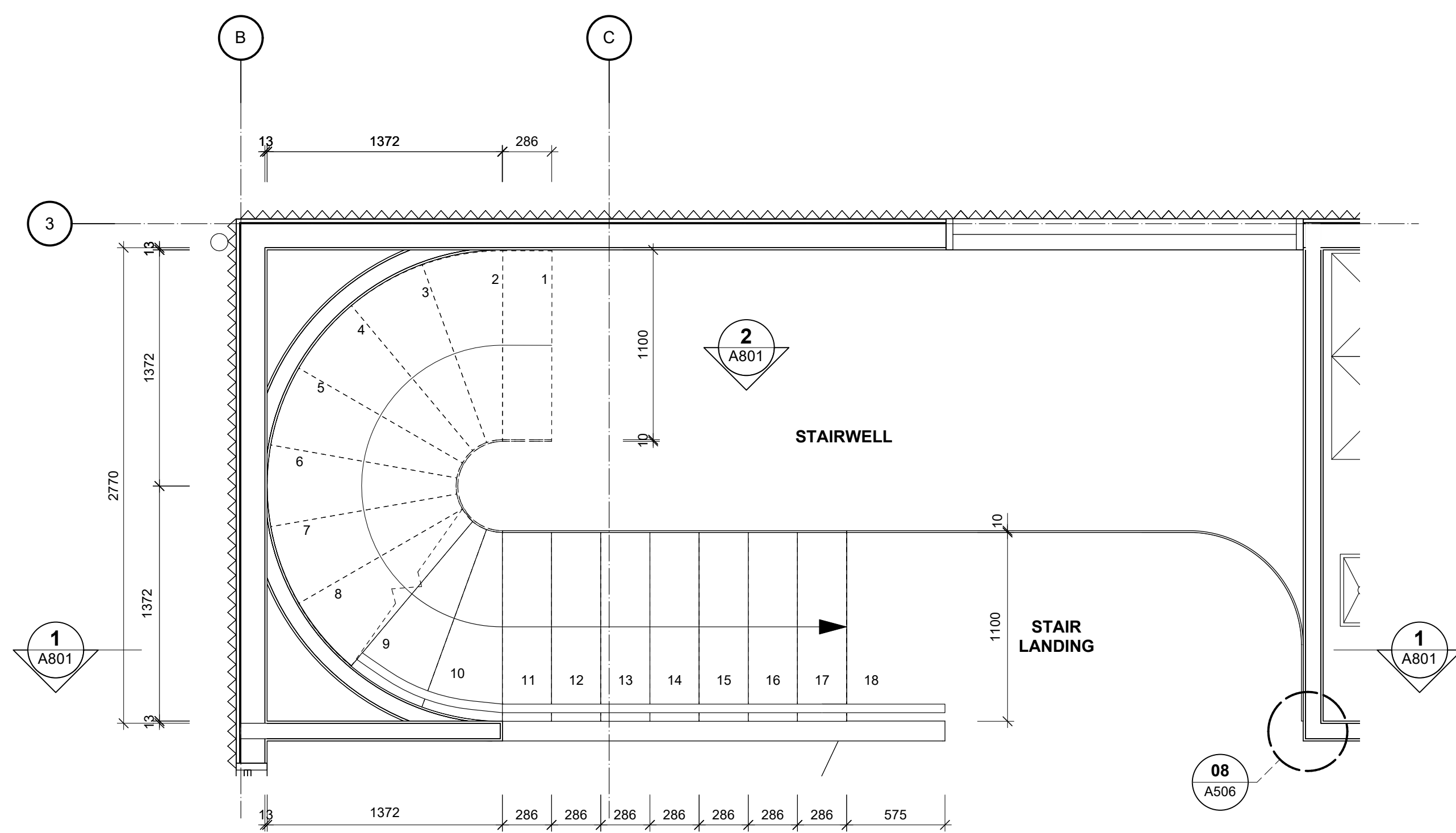
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WINDOW & DOOR SCHEDULE
 Scale: 1:50

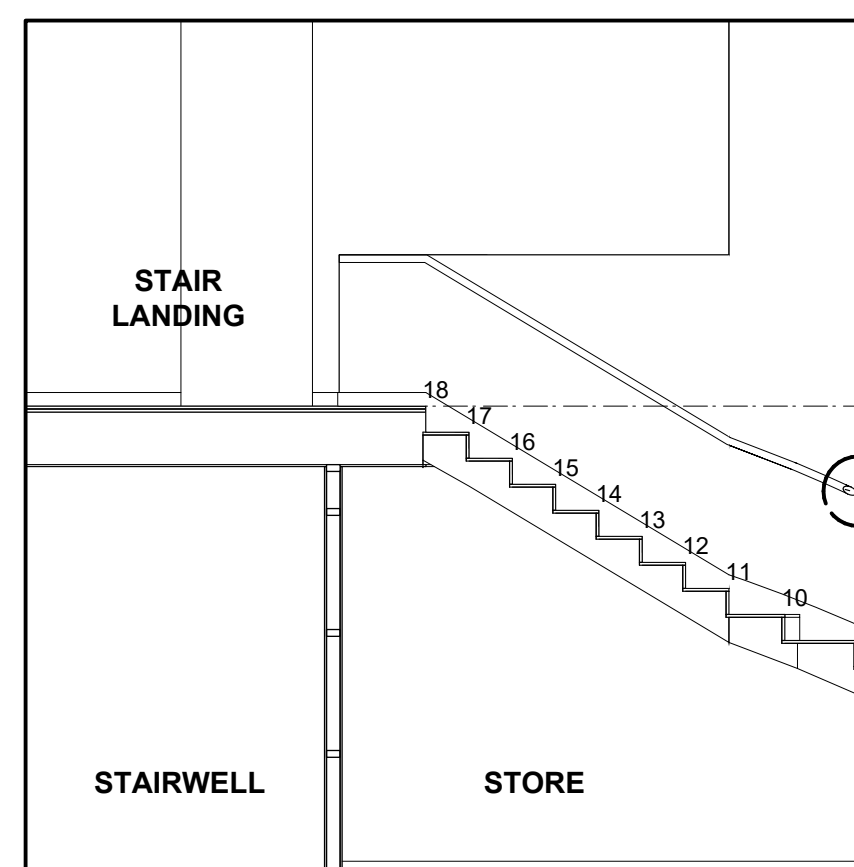


CONSTRUCTION ISSUE - 15/05/2026

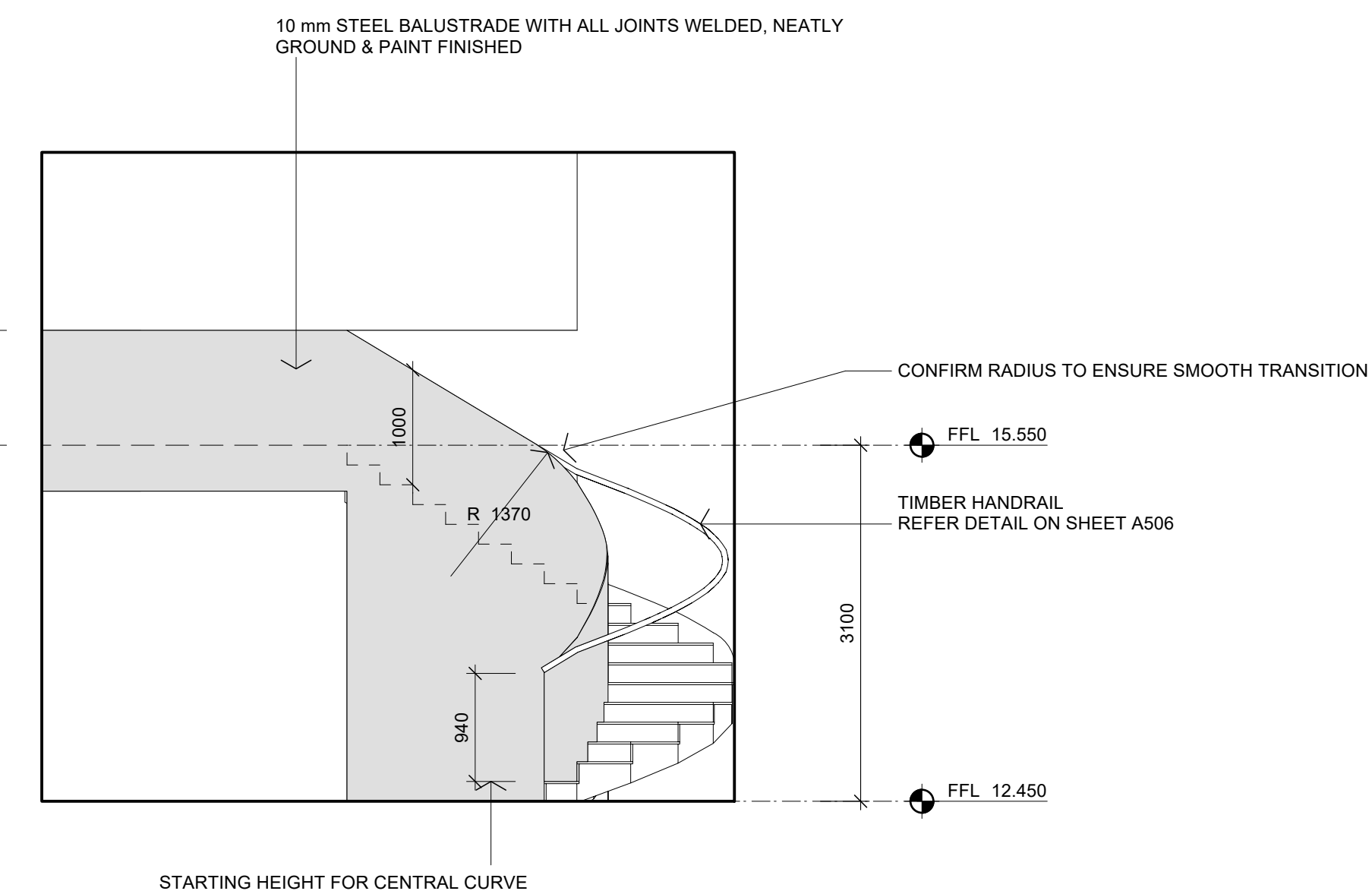
2501 WDP01.03.rvt



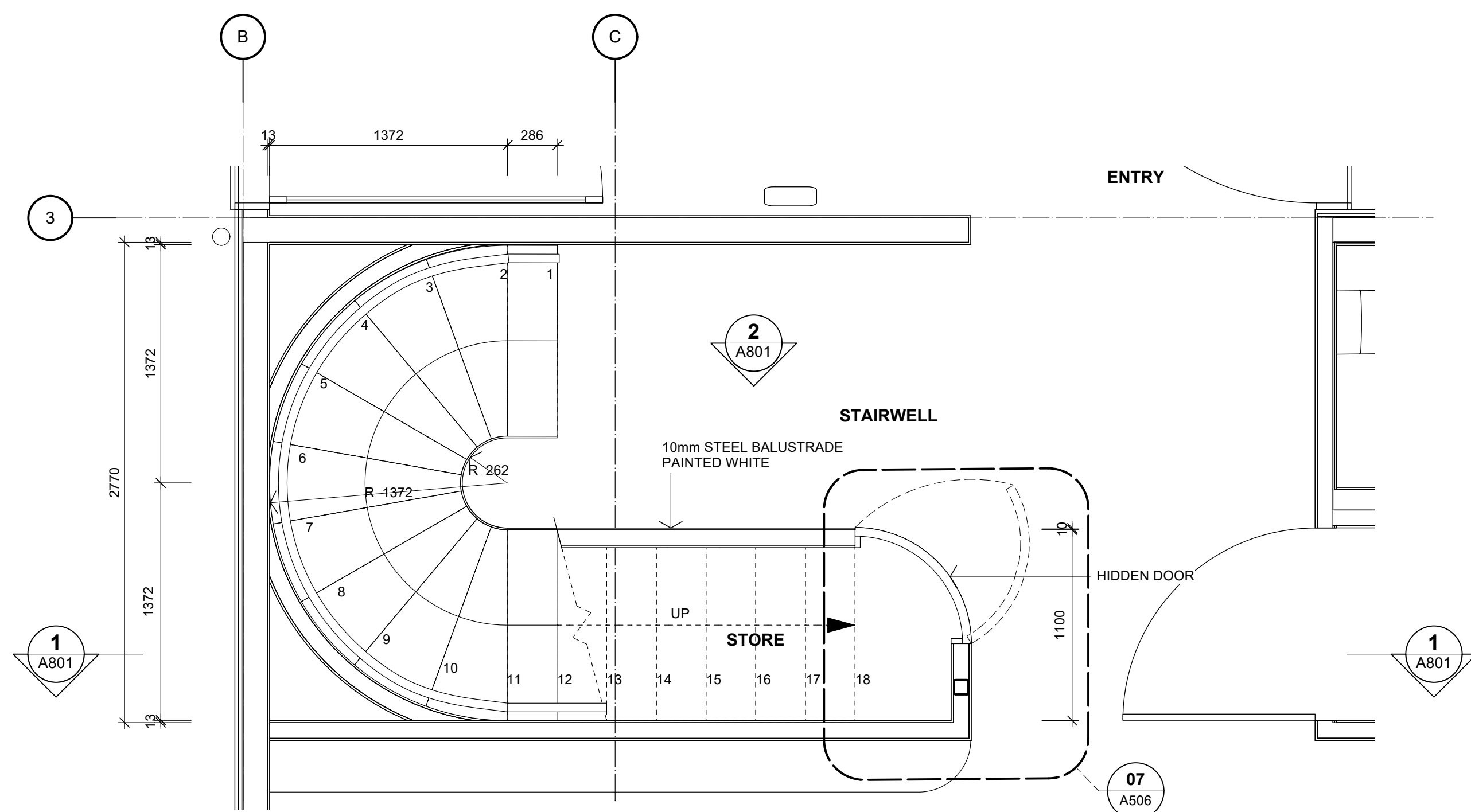
STAIR PLAN - FIRST FLOOR
Scale: 1:25



1 STAIR SECTION
Scale: 1:50

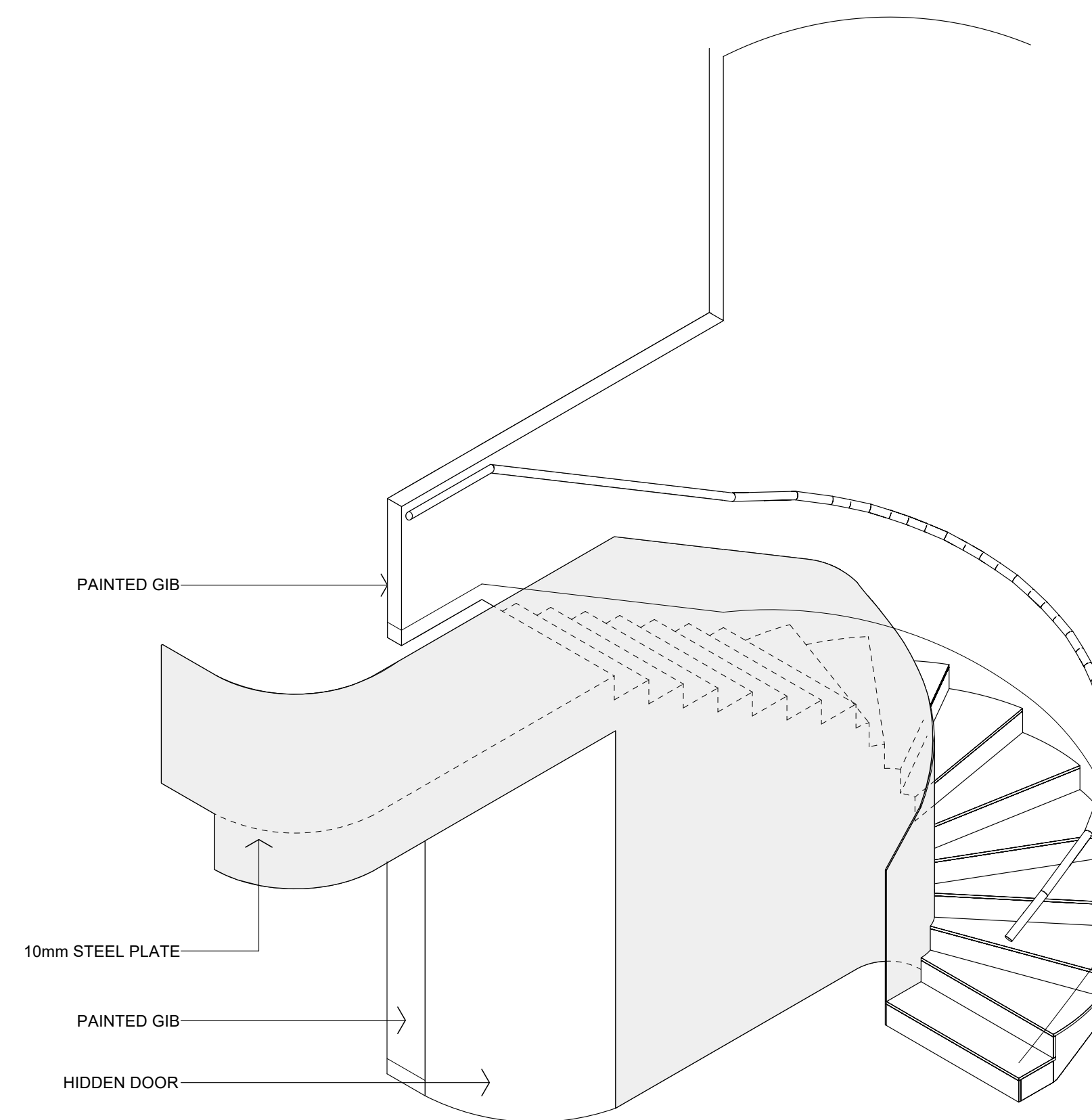


2 STAIR ELEVATION
Scale: 1:50



STAIR PLAN - GROUND FLOOR
Scale: 1:25

RISE: 172mm
RUN: 286mm (@ PITCH LINE)
PITCH: 31°



STAIR 3D
Scale: N.T.S.

No.	DATE	DESCRIPTION	BY
A	15/05/2026	NEW DRAWING ISSUE	S2A

PROJECT:
PROPOSED NEW HOME

CLIENT:
BAILEY FAMILY

ADDRESS:
45-47 NORWOOD ROAD
BAYSWATER

SHEET TITLE:
STAIR

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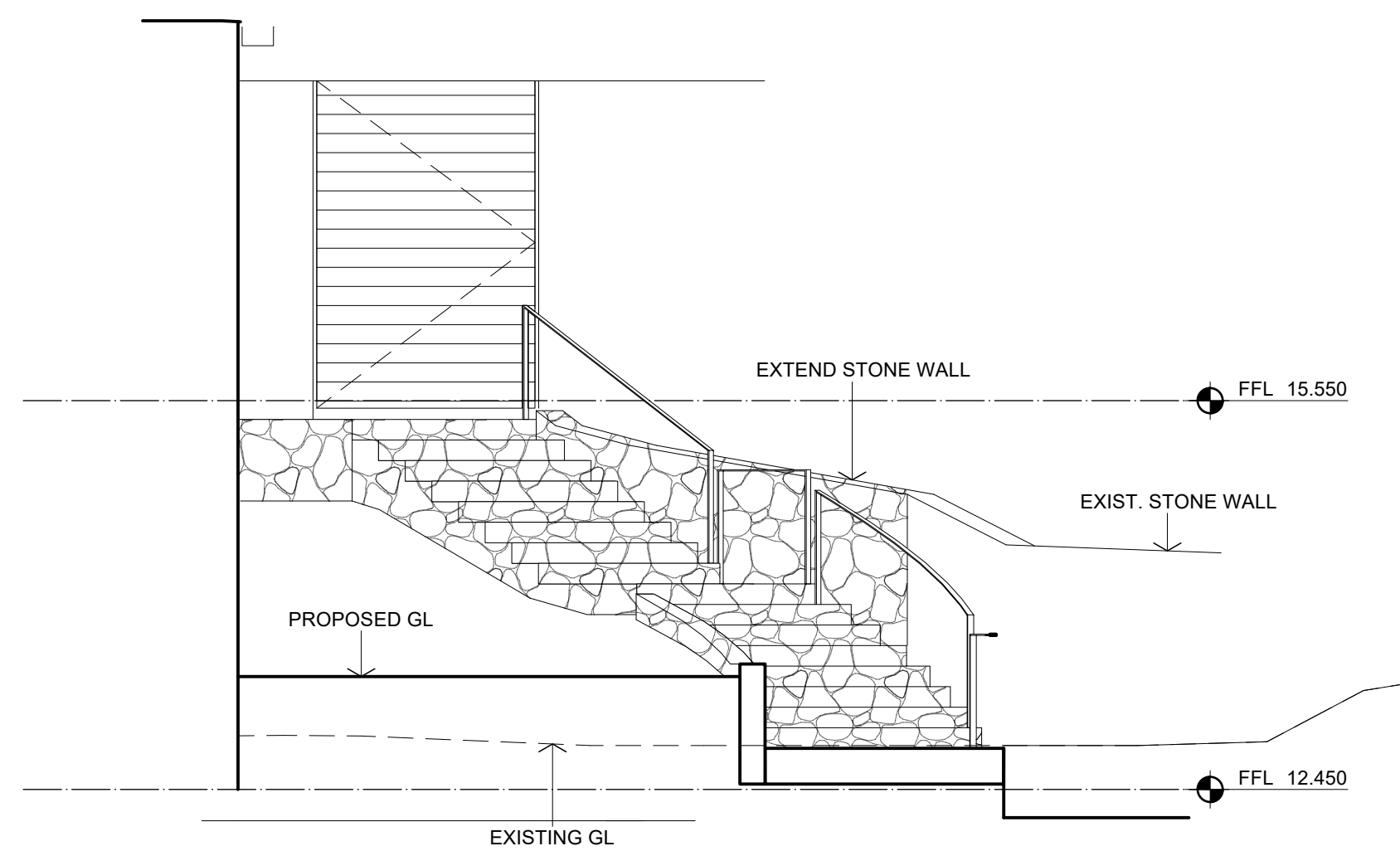
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DRAWN: S2A DATE: JUNE 2025

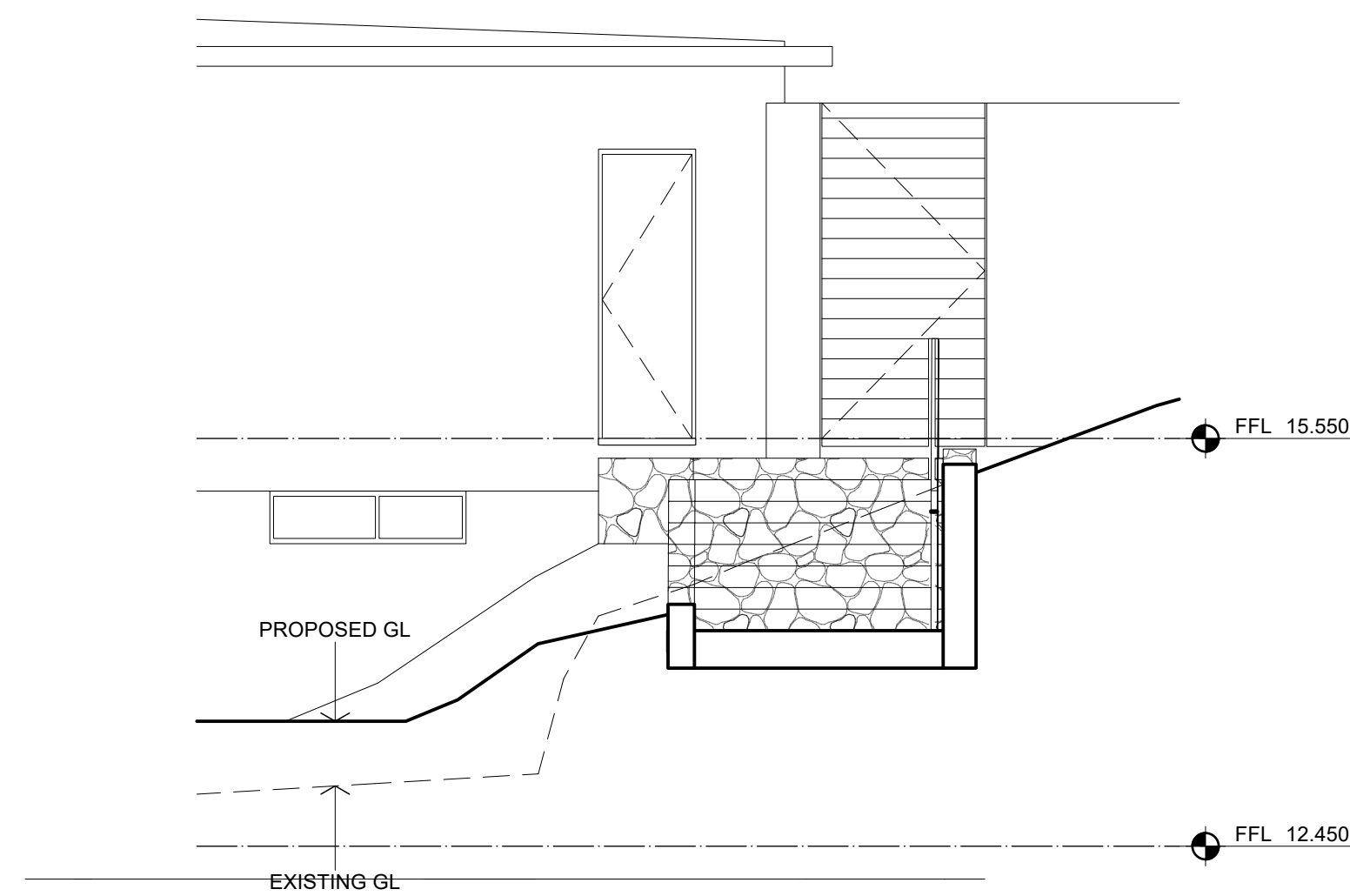
PROJECT No.: SHEET No.: Revision:

2501 A801 A

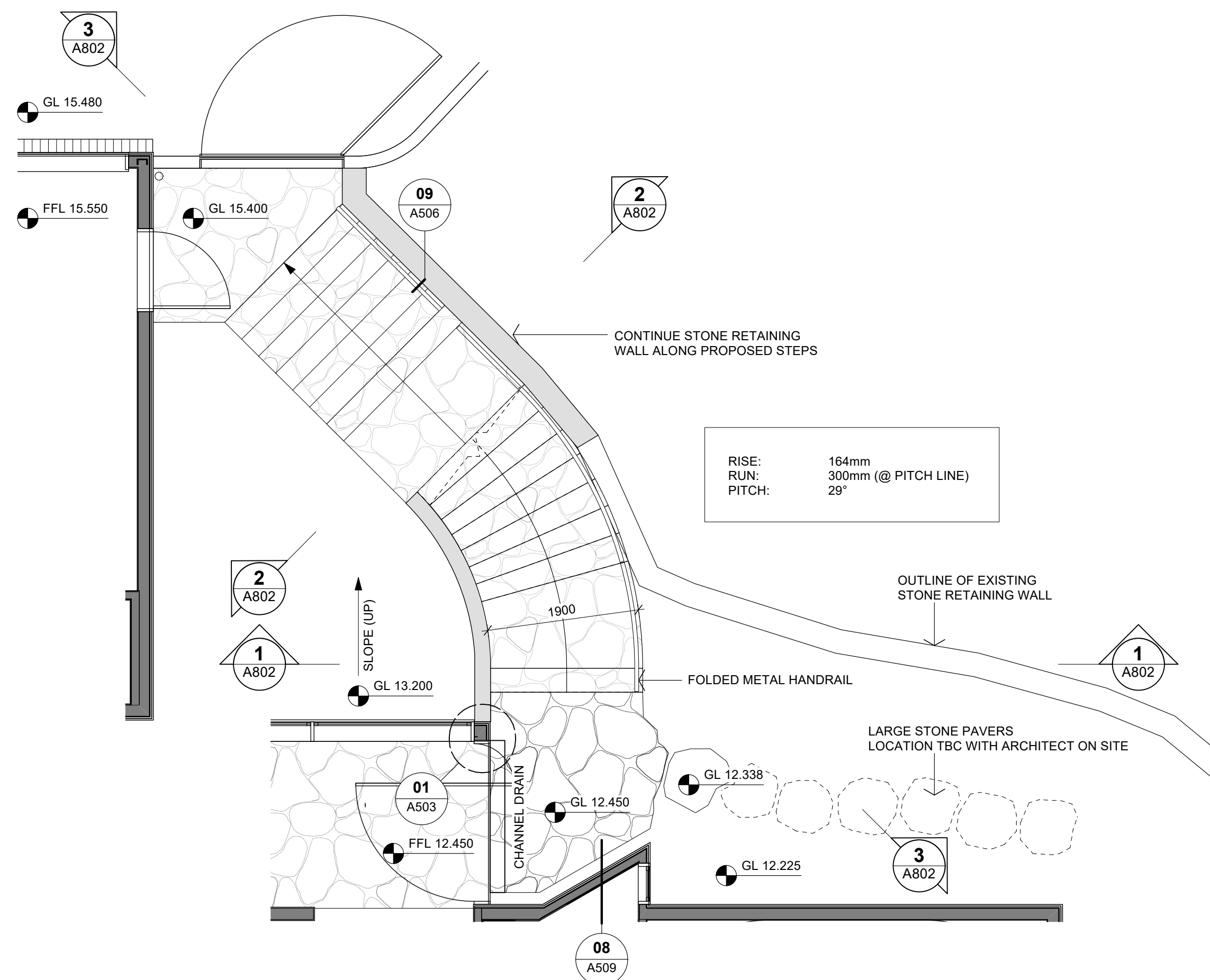
CONSTRUCTION ISSUE - 15/05/2026



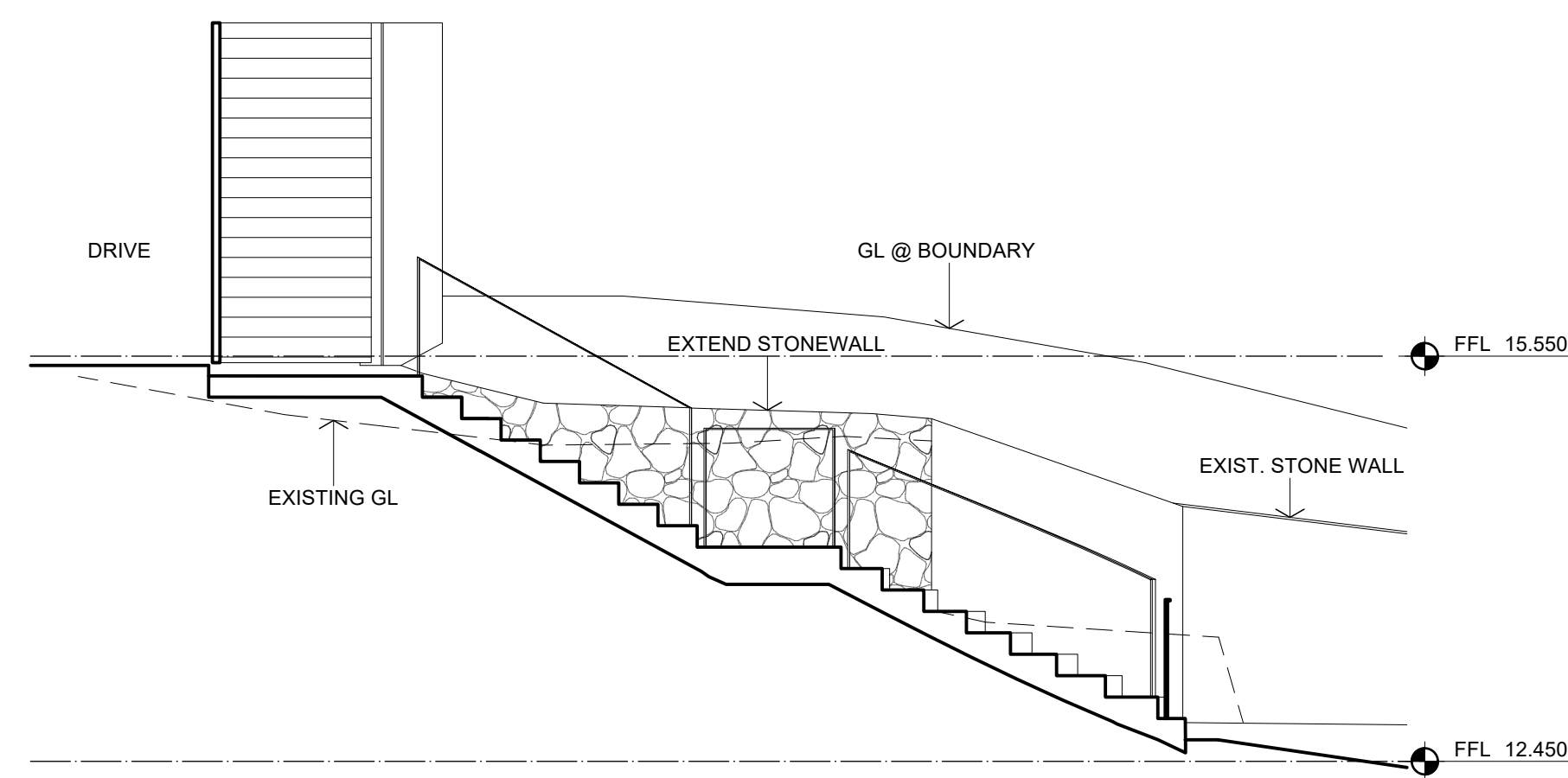
1 STAIR SECTION
 Scale: 1:50



2 STAIR SECTION
 Scale: 1:50

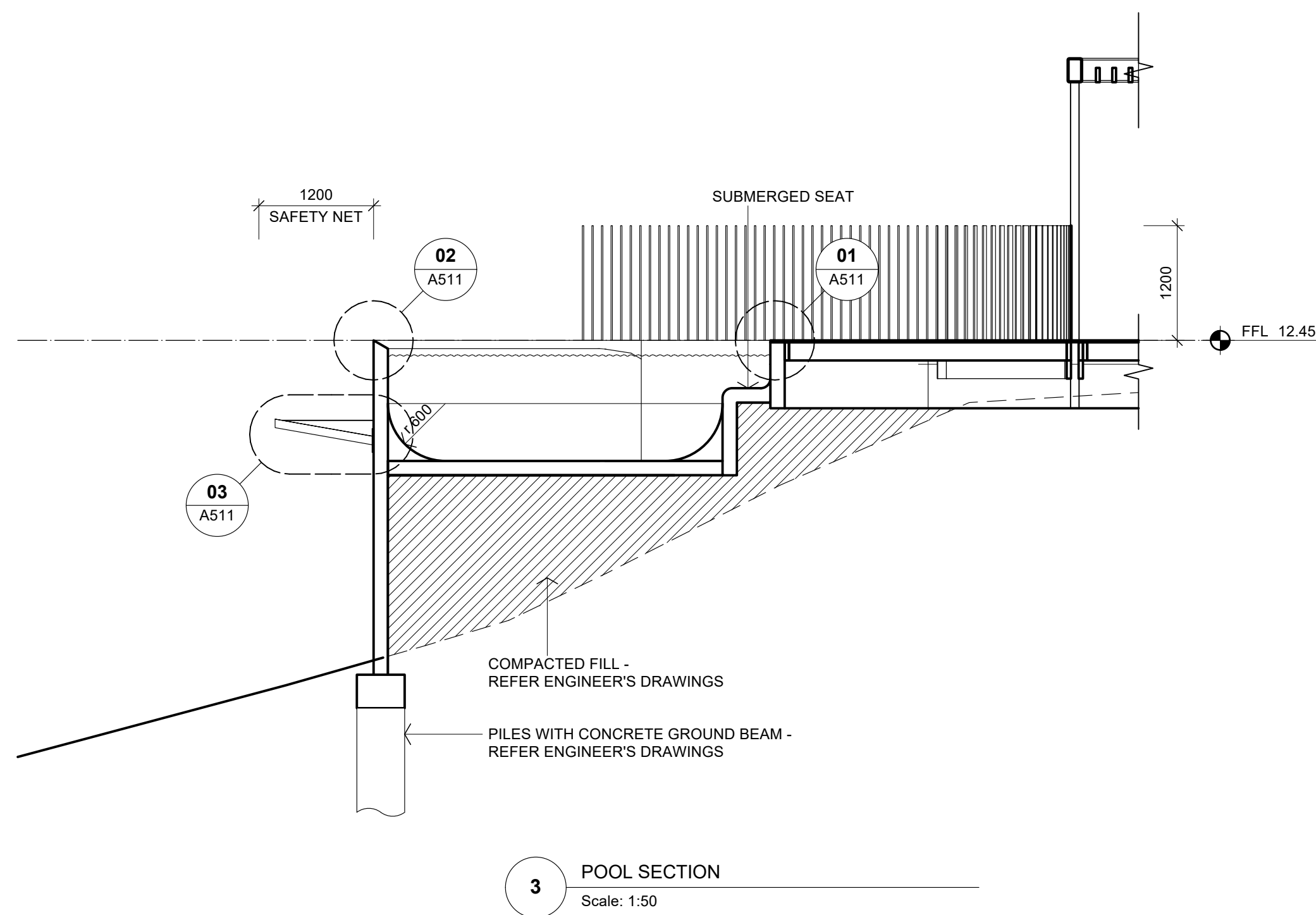
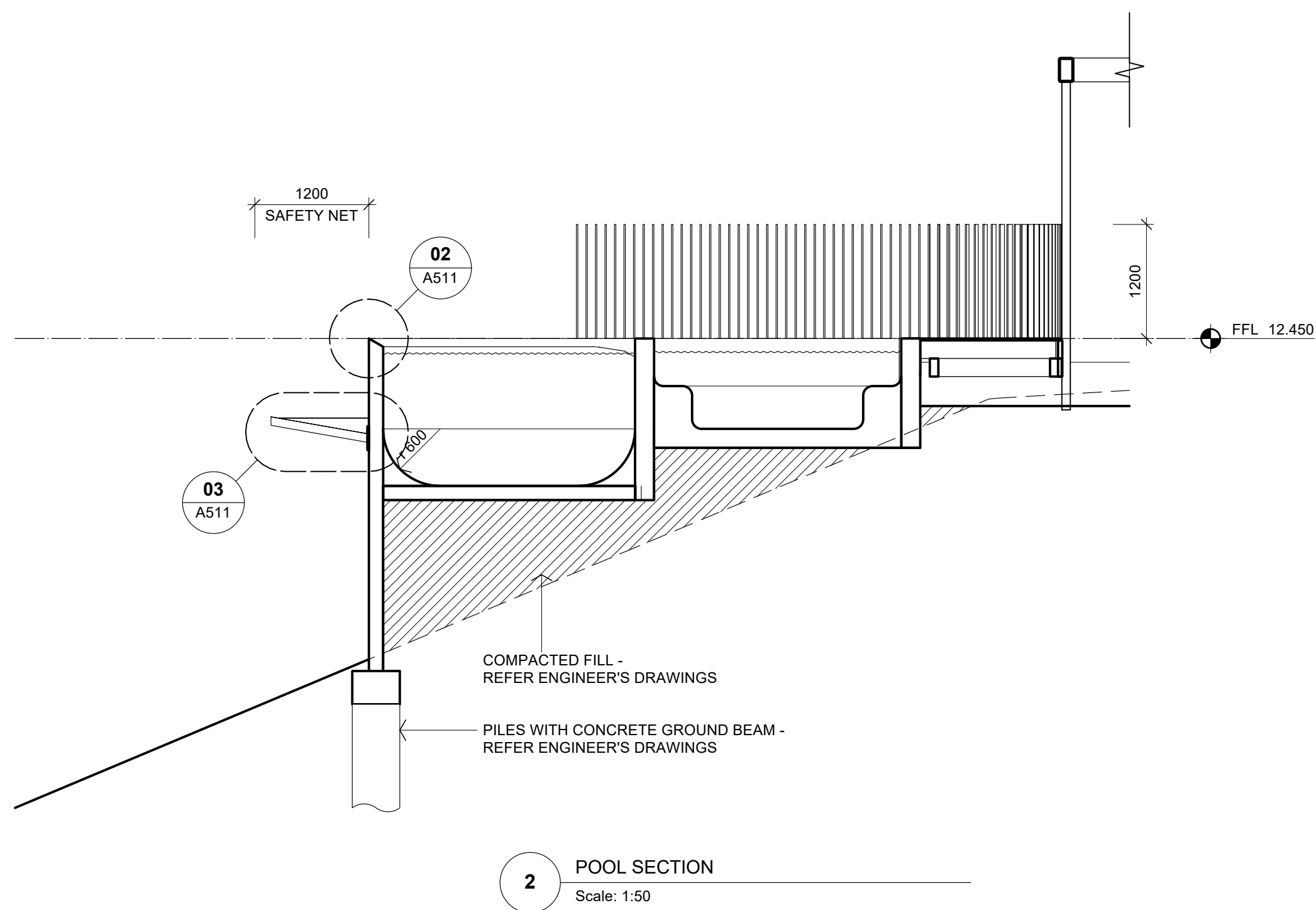


STAIR PLAN
 Scale: 1:50



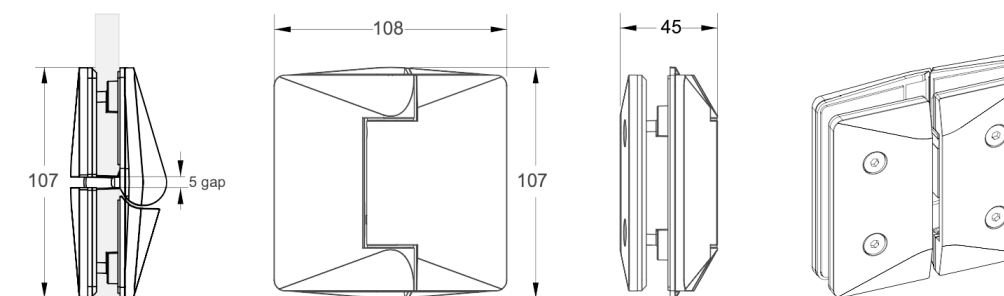
3 STAIR SECTION
 Scale: 1:50

A	15/05/2026	NEW DRAWING ISSUE	S2A
No.	DATE	DESCRIPTION	BY
REVISIONS:			
PROJECT:			
PROPOSED NEW HOME			
CLIENT:			
BAILEY FAMILY			
ADDRESS:			
45-47 NORWOOD ROAD BAYSWATER			
SHEET TITLE:			
EXTERNAL STAIR - ENTRY			

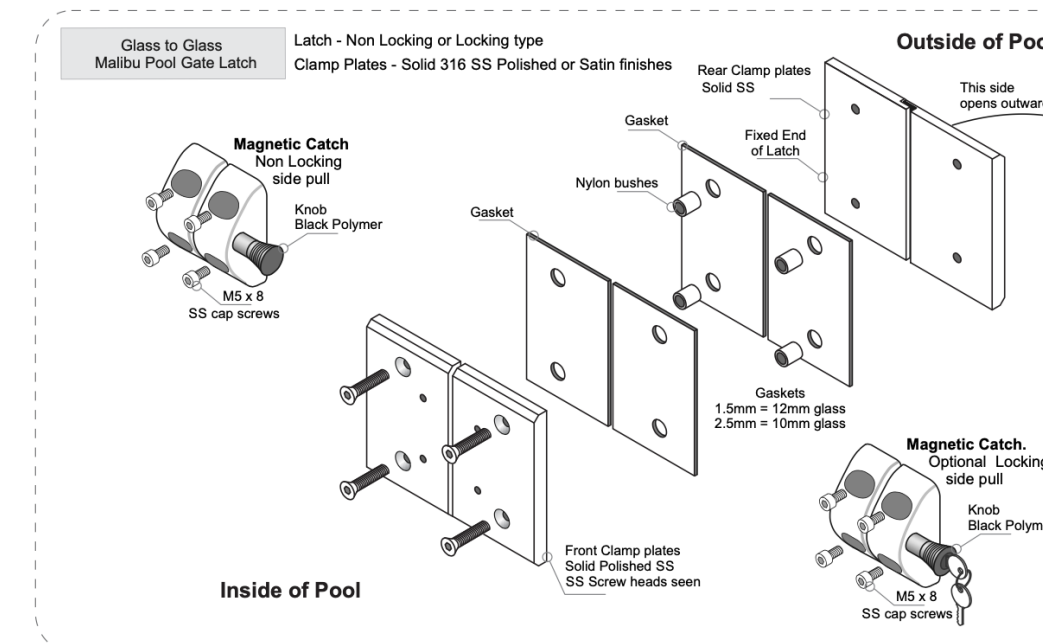


Juralco Edgetec® Glass Pool Gate - Atlantic and Malibu Systems
Juralco Glass to Glass Hydraulic Hinges for Pool Gates
using 10mm, 12mm Toughened Glass or 13.52mm SentryGlas®
Suitable for all Juralco Frameless and SemiFrameless Glass Pool Fencing systems

530 Series GLASS TO GLASS HINGE SET

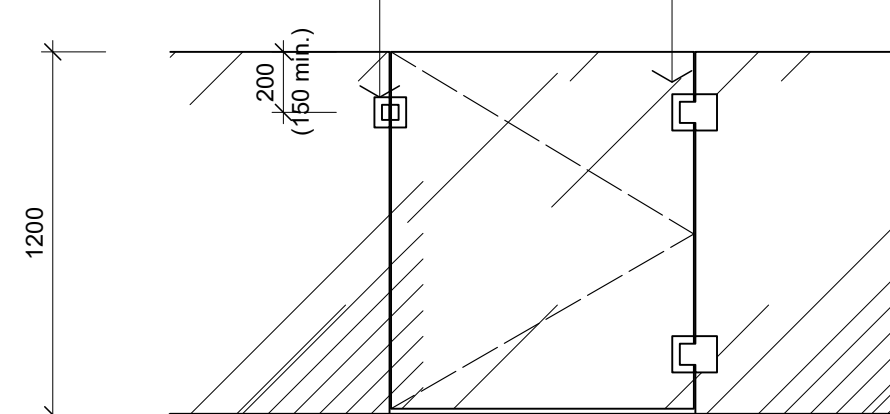


Juralco Edgetec® Glass Pool Gate - Atlantic and Malibu Systems
Juralco Malibu Glass to Glass Latches for Pool Gates
using 10mm, 12mm Toughened Glass or 13.52mm SentryGlas®
Suitable for all Juralco Frameless and SemiFrameless Glass Pool Fencing systems

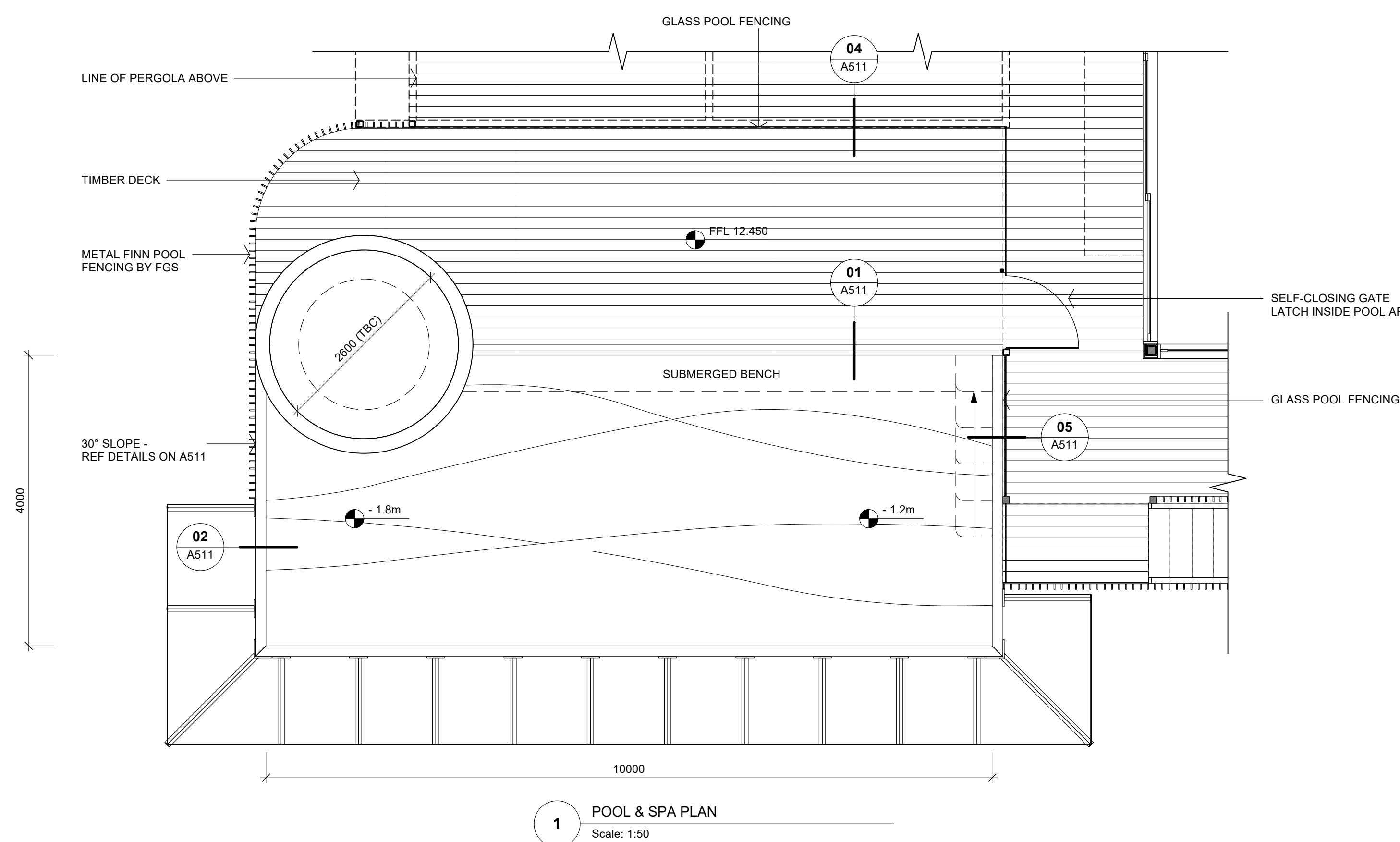


GATE LATCH ON INSIDE OF POOL FENCE. JURALCO MALIBU MAGNETIC LATCH

OUTWARD OPENING POOL GATE. JURALCO GLASS TO GLASS HYDRAULIC SELF CLOSING HINGES



4 POOL GATE ELEVATION
Scale: 1:25



Scale: 1:50 @ A1 (1:100 @ A3)

0 1 2 3 4 5 m

A	15/05/2026	NEW DRAWING ISSUE	S2A
No.	DATE	DESCRIPTION	BY
REVISIONS:			

PROJECT:
PROPOSED NEW HOME

CLIENT:
BAILEY FAMILY

ADDRESS:
45-47 NORWOOD ROAD
BAYSWATER

SHEET TITLE:
POOL & SPA

studio architects

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SCALE: AS NOTED **ORIG SHT SIZE:** ISO A1

DRAWN: S2A **DATE:** JUNE 2025

PROJECT No.: 2501 **SHEET No.:** A804 **Revision:** A

CONSTRUCTION ISSUE - 15/05/2026

2501 WP01.03.rvt