

BOON

Tiny House

351 Timaru Road Lower

7153 Issued For: **Tender**
04/06/2026

BOON Limited

A / 131 Courtenay Street, New Plymouth, 4310

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Project Status:

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Tiny House
Address
351 Timaru Road Lower

Job No.
7153

Drawing No.
A0.01

Print Date
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Consultant List

- Surveyor: Taylor Patrick Limited
- Planner: Flint Planning
- Structural / Civil Consultant: BTW Company
- Geotechnical Engineer: HD GEO

General

Contract conditions & general requirements

LOT 1
DP 309253
351 Timaru Road Lower, Tataraimaka
Property ID: 6564660
Climate Zone: 2
Earthquake Zone: Zone 1
Exposure Zone: Zone D
Lee Zone: No
Rainfall Range: 90-100
Wind Region: A
Wind Zone: EH (Engineer to confirm wind speed)

Structure - Concrete

Refer Structural Engineer Documents

Structure - Steel

Structural Steelwork
Refer Structural Engineer Documents for member size and connection details

Structural Steel Post
Refer Structural Engineer Documents

Structure - Timber

Timber Pile Foundations
H5 treated timber piles as designed by Structural Engineer
Refer Structural Engineer Documents

Timber Floor Framing
Refer Structural Engineer Documents

Timber Deck Structure
Refer Structural Engineer Documents

Timber Decking
Type / Species: Vitex
Profile: 140x19mm Griptread.
Fixings: SS screw fixed
Notes: Groves up for Entry and steps, grooves down elsewhere

Timber Floor Substrate
Size / Thickness: 21mm
Brand/Type: Plywood
Species/grade: Radiata Pine
Treatment: H3.2 CCA treated in wet areas, untreated elsewhere

Structural Timber Post
Refer Structural Engineer Documents

Timber Lintels & Beams
Type / Size: Refer to drawings & details as these vary
Refer Structural Engineer Documents for SED lintels and beams

Structure - Timber (cont)

Timber Wall Framing
Refer to A2.00 series - Construction/ Wall Framing Schedule OR (below)
External Timber Walls
Size: 140x45mm @ 600mm crs to 3.0m high.
140x45mm @ 400mm crs 3.0-3.6m high.
140x45mm @ 200mm crs for curved walls.
Internal Timber Walls
Size: 90x45mm @ 600mm crs to 3.0m high.
Species/grade: Pinus Radiata SG8 (Gauged)
Treatment: H1.2 or otherwise noted
Proprietary connectors / fixings: Refer to Wall Framing Proprietary Connectors Key
Note: Dwangs @ nominal 480mm crs max. for vertical timber cladding. Stud crs must not exceed 600mm due to Rigid Air Barrier fixing requirements. Ensure separation
DPC - Damp Proof Course between framing & any concrete surface.

Timber Roof Framing / Firrings
Size: Refer to Roof Framing Plans. To be read in conjunction with **Structural Engineer Documentation**
Species/grade: Pinus Radiata SG8 (Gauged)
Treatment: H1.2 or otherwise noted
Notes: Timber firrings @ 900mm crs max. to create required falls for membrane roof. Minimum furring size of 45x45mm (if this is not achieved, support with blocking within timber rafters / Post-struts)

Ceiling Battens - Plasterboard

Brand/ Type: Gib Rondo battens @600crs
Notes: Refer to Gib Rondo System and Installation Manual.

Tanking & Pre-cladding & Underlays

DPC - Damp Proof Course
Type: Supercourse 500™ DPC
Notes: DPC must be fixed in place to framing members at 300mm centers with small hot-dip galvanised clouts. Provide DPC between timber framing & any concrete surface

Flashing Tape
Brand/ Type: Marshall Innovations SUPER-STICK Building tape®

Rigid Air Barrier
Brand/Type: IBS RigidRAP
Thickness: 8mm
Sheet Length: 2440mm, 2745mm or 3050mm x 1196mm
Fixing: 50 x 2.8mm HardieFlex nail @ 200crs
Jointer Tape: Marshall Innovations SUPER-STICK Building tape®
Note: Install with sealed face towards the external cladding and unsealed face towards the framing.

Rigid Air Barrier - GIB Weatherline®
Brand/Type: GIB Weatherline®
Thickness: 10mm, 13mm TBC
Sheet Length: 2750mm, 3000mm, (2450mm 10mm thickness only)
Fixing: 50 x 2.8mm HardieFlex nail @ 200crs
Jointer Tape: Marshall Innovations SUPER-STICK Building tape®

Cavity Battens
Brand/type: RK Timbers 20mm cavity batten system
Type/Size:
RK-H 20 20mm x 45mm - For Vertical weatherboards
CS-V 18mm x 45mm - For Horizontal Weatherboards
CS-V 18mm x 45mm - For Horizontal Weatherboards
Note: To be read in conjunction with wall cladding manufacturers requirements

Wall Cladding

Wall Cladding Type 1 - Horizontal Weatherboard Cladding
Brand / Type: RK horizontal cedar weatherboard on RK-V20 **Cavity Battens** over **Rigid Air Barrier** underlay on **Timber Wall Framing** with RK prefinished aluminium flashings.
Profile / Size: RKA704 189x18.5mm (5mm neg)
Fixings: 85 x 3.25mm Rose head silicon bronze Annular grooved nail. Upward slope to fixing.
Finish / Colour: Dryden Wood Oil exterior timber coating, allow 3x coats. First 2 coats factory coated, third coat site applied (Refer Manufacturers specifications). Oil colour TBC

Wall Cladding Type 2 - Vertical Timber Battens
Brand/Type: **Timber battens** over **Plywood** on vertical **Cavity Battens** over **Rigid Air Barrier - GIB Weatherline** on **Timber Wall Framing**.
Timber Battens: 60 x 19mm cedar battens with 6mm spacing
Plywood: Exterior grade H3 ply, TBC
Fixings:
Finish / Colour: Dryden Wood Oil exterior timber coating, allow 3x coats. First 2 coats factory coated, third coat site applied (Refer Manufacturers specifications). Oil colour TBC

Wall Flashing
Profile: RK prefinished aluminium flashings. Refer to Drawings and Architectural Specification for additional information
Finish: Powdercoated
Colour: TBC
Note: Refer to manufacturer specifications

Timber Baseboards
Brand/Type: H3.2 treated timber baseboards with 20mm gap between boards to enclose subfloor.
Finish: Dryden Wood Oil exterior timber coating
Notes: Boards are to stop 175mm above ground level and are to follow shape of ground

Roof Cladding

Membrane Roofing - Warm Roof System
Brand/Type: Nuralite 3PM 2-layer waterproofing system
Substrate: 150mm PIR board on Nuralite NPM900 metal tray deck
Vapour Barrier: Nuralite ALU Vapour barrier
Colour: TBC

Roof Outlet
Type/Size: Nuralite outlet

Rain Water Head
Brand/Type: Nuralite Aluminium rain water head with outlet to suit downpipe system
Finish & Colour: To match roofing & Aluminium Joinery
Size: Rectangular 200 x 75mm
Scupper: Nuralite Rectangular Prefabricated scupper

Fascia
Brand/Type: Min. 0.9mm Colorcote Alumiguard (ARX) 0.9mm min. aluminum on non-abrasive permeable wall underlay - Hydra classic wall underlay Folded Aluminium Fascia
Colour: TBC
Notes: 360 x 45mm Hyspan rafter for Fascia wrapped in Aluminium/ Coloursteel. Refer to architectural details. Joins in aluminum fascia TBC by Designer.
Punch drainage slots at regular intervals

Membrane Gutter
Brand/Type: Nuralite 3PM 2-layer waterproofing system on 17mm plywood substrate on timber rafters/outiggers.
Colour: TBC

Downpipe
Brand/Type: TBC
Material / Finish: Stainless steel
Size: Refer to Roof Plan for information on downpipe sizing

Roofing Flashing
Profile: Refer architectural details as these do vary
Finish: Powdercoated Aluminum
Colour: TBC

Exterior Windows, Doors & Glazing

Aluminium Windows & Doors
Brand/ Type: APL Metro/Architectural Series ThermalHeart powdercoated aluminium joinery. Refer Door and Window Schedule for size & type as these vary
Double glazed IGUs with Argon gas and Low E coating to surface 2.
Notes: Approved window **Flashing Tape** to all openings (refer details), flashing tape over flashing fixings. Do not fix cladding through flashings. Glazing to comply with NZS:4223

Skylights
Brand/Type: Adlux Harmony roof window in upstand. Membrane Roofing (Pitched Upstand) for roofs less than 5°
HE.Q19.max
Size: Overall 1200mm x 850mm
Colour: TBC

Interior Doors

Interior Doors - Hinged
Flush panel hollowcore timber doors.
Refer Door and Window Schedule for size & type as these vary

Insulation

Insulation - Underfloor
Brand / Type: Mammoth underfloor sections
R-Value: 2.8
Thickness: 140mm

Insulation - External Walls
Brand / Type: Mammoth Wall Sections
R-Value: 3.6
Thickness: 140mm

Insulation - Roof
Brand / Type: Nuralite WarmRoof 150mm Enertherm PIR Board
R-Value: 6.82
Thickness: 150mm

Ceiling Linings, Soffits & Systems

Soffit Lining
Brand/Type: 9mm Villaboard with stopped joints
Fixing:
Substrate: Fixed directly to Soffit Framing
Finish: Paint Finish, colour TBC

Ceiling Type 1 - Plasterboard (Standard)
Brand/Type: GIB Standard **13mm** Plasterboard ceiling
Finish: Level 4 - Paint Finish
Wall / ceiling junction: Square stop joins, no coves.
Finish: Paint Finish, colour TBC
Ceiling System: **Ceiling Battens - Plasterboard**

Ceiling Type 2 - Plasterboard (Aqualine)
Brand/Type: GIB Aqualine **13mm** Plasterboard ceiling
Finish: Level 4 - Paint Finish,
Wall / ceiling junction: Square stop joins, no coves.
Finish: Paint Finish, colour TBC
Ceiling System: **Ceiling Battens - Plasterboard**

Wall Linings, Finishes & Trim

Wall Lining Type 1 - Plasterboard (Standard)
Brand/Type: GIB standard **10mm** Plasterboard wall lining
Finish: Level 4 - Paint Finish, colour TBC
Applied impact protection to external plasterboard corners.

Wall Lining Type 2 - Plasterboard (Aqualine)
Brand/Type: GIB Aqualine **10mm** Plasterboard wall lining
Finish: Level 4 - Paint Finish, colour TBC
Water Resistant: GIB Aqualine plasterboard wall linings in laundry and to skylight opening
Applied impact protection to external plasterboard corners.

Timber Architraves
Brand/Type: Dressed Finger jointed Pine
Size: 60x10mm
Finish: Painted
Colour: TBC

Timber Skirting
Brand/Type: Dressed Finger jointed Pine
Size: 90x10mm
Finish: Painted
Colour: TBC

Wall Finish 1 - Internal Wall Tiles
Selected ceramic wall tiles on undertile waterproof membrane
Location: Refer to Plans
Title: To be selected by Client
Size/Thickness: TBC
Adhesive: ARDEX X18 Fibre reinforced flexible wall & floor tile adhesive
Grout: ARDEX FG 8 flexible coloured grout (client to confirm colour) ARDEX EG15 epoxy grout in shower
Silicone: ARDEX SE flexible acetic cure silicon
Notes: Mitre edges and grout in place (no aluminium trim to shower niches or external corners)

Floor Finishes

Floor Finish 1 - Carpet Overlay Flooring
Location: Refer to Plans
Brand / Type: Client to confirm
Colour: TBC
Underlay: TBC
CRF Rating: TBC

Floor Finish 2 - Timber Flooring
Location: Refer to Plans
Brand / Type: Client to confirm
Colour: TBC
Size / thickness: Client to confirm
Underlay: TBC
CRF Rating: TBC

Floor Finish 3 - Internal Floor Tiles
Location: Refer to Plans
Type/Colour: Client to confirm
Size/Thickness: Client to confirm
Adhesive: ARDEX X18 Fibre reinforced flexible wall & floor tile adhesive
Grout: ARDEX FG 8 flexible coloured grout (client to confirm colour) ARDEX EG15 epoxy grout in shower
Silicone: ARDEX SE flexible acetic cure silicon
Notes: Finish to meet slip resistance requirements of NZBC D1 (in bathrooms & wet areas only) Mitre edges and grout in place (no aluminium trim to shower niches or external corners)

Floor Finishes (cont)

Wet Area Waterproofing
Brand/Type: Ardex
Spec: WPM002 (A rapid drying, two-part waterproofing membrane specially designed for use under tiles)
Substrate: Plasterboard (**Aqualine**)
Notes: Construction should be in accordance with E3 Internal Moisture & AS3740 – 2010/12 Waterproofing of wet areas within residential buildings
(Install as per manufacturer's installation instructions)

Under-tile Leveling Compound / Screed
Type: ARDEX K 900 BF Leveling compound (or similar approved)
Notes: Construction should be in accordance with E3 Internal Moisture & AS3740 – 2010/12 Waterproofing of wet areas within residential buildings
(Install as per manufacturer's installation instructions)

Heating, Cooling & Ventilation

Gas Water Heater
Brand/Type: Rinnai Infinity
Model: A20 (Client to confirm)
Accessories: Rinnai pipe cover
Gas Supply: 2x LPG cylinders 45kg

Fireplace & Flue - Indoor
Brand/Type/ Size: Metro Fires Rad One
Heating: 8.5kw
Flue: 130 Fluekit with 900 flue shield
OR
Brand/Type/ Size: Masport Akaroa Mk 11 freestanding (ULEB) wood fire with wood stacker
Heating: 9.4kw
Flue:150mm masport flue system with 600mm long stainless steel flue shield.
Flue placement in accordance with NZS 2918:2001, flue pipe shall be a min. of 4.6m above floor protector & Allow for 600mm min. height above roof ridge (refer in conjunction with manufacturer specifications)
Note: Allow for min.100mm separation between fireplace & non-combustible wall. Mandatory to have a smoke alarm in the room with this appliance

Heat Pump
Location: Refer to Plans
Brand/Type: Client to confirm
Model: Client to confirm

Kitchen Extract
Location: Refer to Plans
Brand/Type: Schweigen 600mm undermount Insert Integrated Rangehood um1170-65 (Client to confirm)
Flow Rate: ST single external motor - 900 m3/h airflow
Notes: 200mm pipe diameter vent through roof

NOTE. IF ANY MATERIAL SELECTIONS NEED TO BE MADE BY THE MAIN CONTRACTOR OR ANY OF THE SUB-CONTRACTORS DURING THE CONSTRUCTION PHASE, PLEASE CONTACT BOON TO DISCUSS THESE CHANGES PRIOR TO ACTUALLY CHANGING THEM, IF THEY ARE CHANGED THIS COULD POSSIBLY RESULT IN THE NEED FOR A BUILDING CONSENT AMENDMENT.

NOTE. THIS KEYNOTE SHEET IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATION. MAIN CONTRACTOR TO ENSURE ALL SUB CONTRACTORS RECEIVE THIS PAGE IN CONJUNCTION WITH APPLICABLE DRAWINGS & SPECIFICATION SECTIONS

Construction Key Notes

Project Status:

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A	04.06.2026	For Tender
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Tiny House

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351 Timaru Road Lower

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7153

Scale [A3]
1 : 100

Drawing No.

A0.02

Rev

A

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Site Description

LOT 1
 DP 309253
 351 Timaru Road Lower, Tataraimaka
 Zone = Rural Production Zone, Coastal Environment
 Wind Zone = EH (Engineer to confirm wind speed)
 Earthquake Zone = Zone 1
 Exposure Zone = Zone D

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Site Location Plan

Scale 1 : 2000 (A3)

Site Location Plan

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Tiny House

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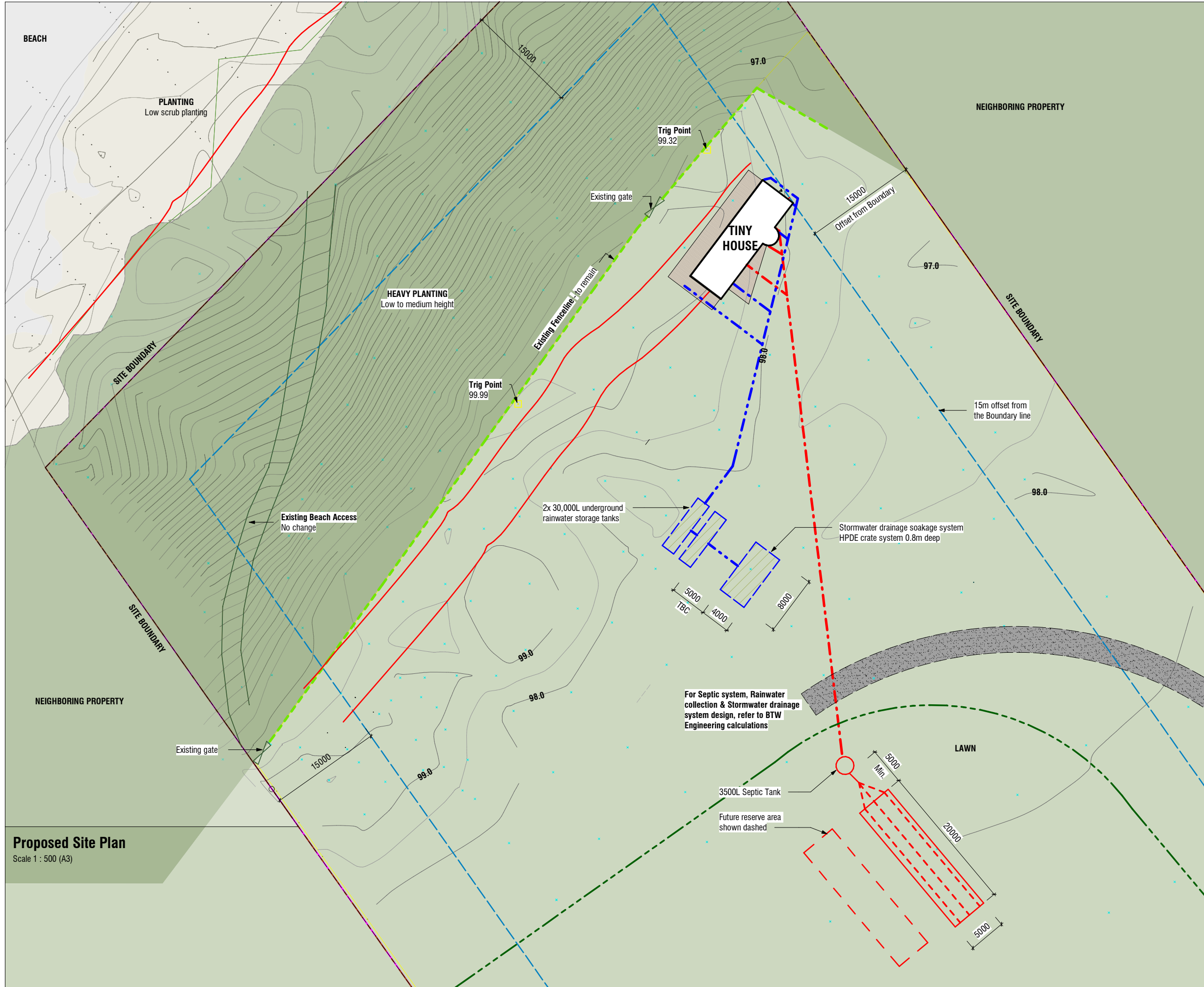
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 Scale [A3] As indicated
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Site Description

LOT 1
 DP 309253
 351 Timaru Road Lower, Tataraimaka
 Zone = Rural Production Zone, Coastal
 Environment
 Wind Zone = EH (Engineer to confirm wind speed)
 Earthquake Zone = Zone 1
 Exposure Zone = Zone D

Site Finishes Key

- Proposed Building
- Timber Decking

Site Services Key

- New Waste Water Drain. 1:60 min gradient unless otherwise noted
- New Stormwater Drain. 1:100 min gradient unless otherwise noted

Refer to Plumbing & Drainage plan for details

Septic Tank Notes

The location and layout of the septic tank is to follow the Local Authorities general requirements for household septic tanks. The septic tank is to comply with all code requirements.

All waste water disposal to comply with AS/NZS 1547

Septic tank waste water disposal soil area to be evaluated & tested (percolation test) by a council certified and/or approved person prior to and submitted as part of building consent application.

Site Management Plan

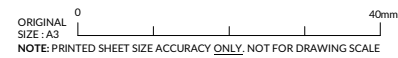
Contractor to submit Site Management Plan, including sediment control, site access, wash down areas, refuse areas etc. to the Local Authority prior to commencing work on site

Proposed Site Plan
 Scale 1 : 500 (A3)

Rev	Date	Description
A	04.06.2026	For Tender

Tiny House
 Address
 351 Timaru Road Lower

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Site Plan | **BOON**
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Construction Key

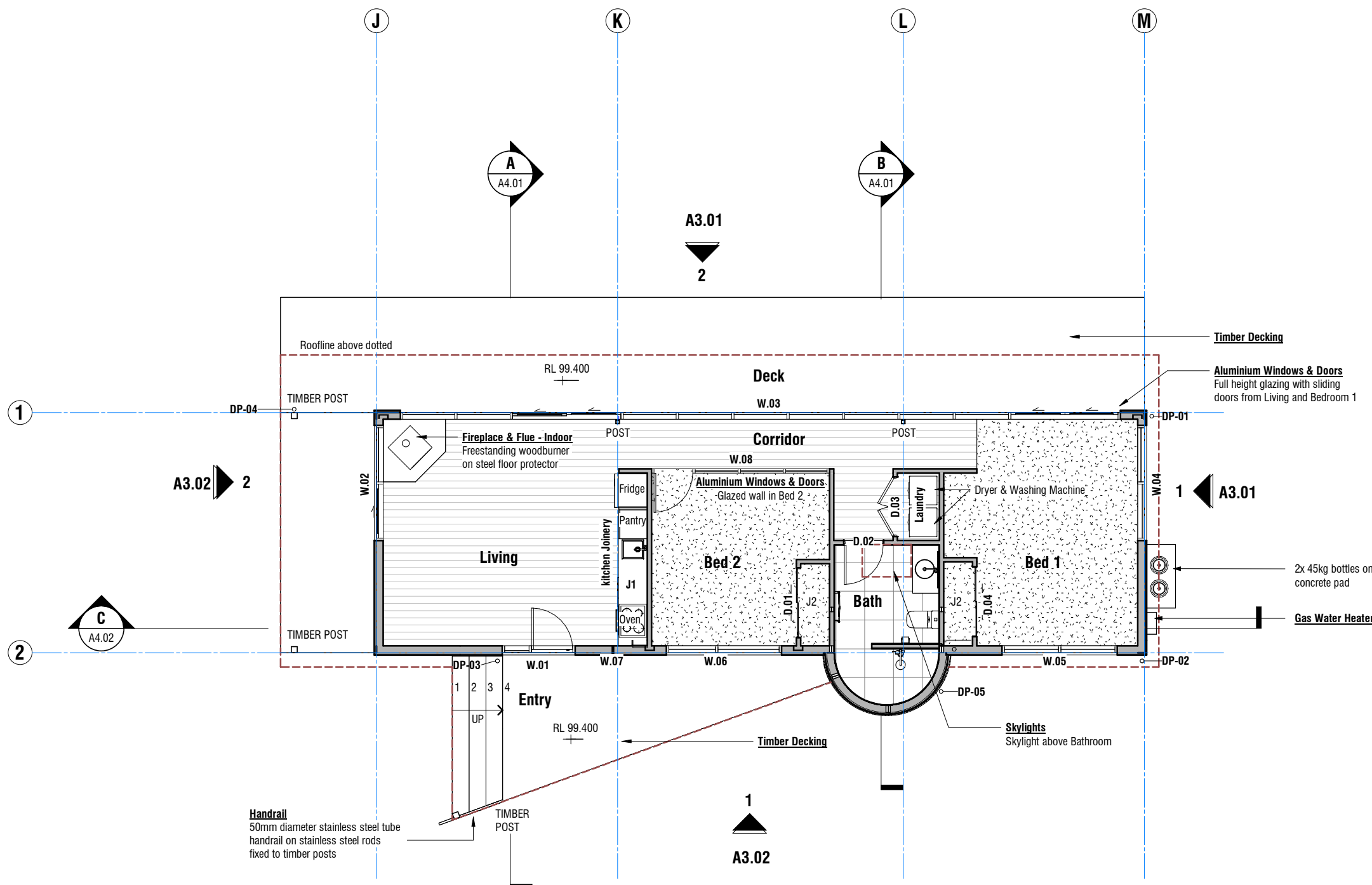
- Timber Wall Framing**
 - External Timber Walls**
 - Size:**
 - 140x45mm @ 600mm crs to 3.0m high.
 - 140x45mm @ 400mm crs 3.0-3.6m high.
 - 140x45mm @ 200mm crs for curved walls.
 - Internal Timber Walls**
 - Size:** 90x45mm @ 600mm crs to 3.0m high.
 - Species/grade:** Pinus Radiata SG8 (Gauged)
 - Treatment:** H1.2 or otherwise noted
 - Proprietary connectors / fixings:** Refer to Wall Framing Proprietary Connectors Key
 - Note:** Dwgans @ nominal 480mm crs max. for vertical timber cladding. Stud crs must not exceed 600mm due to Rigid Air Barrier fixing requirements. Ensure separation **DPC - Damp Proof Course** between framing & any concrete surface.
 - Aluminium Door & Window Joinery**
 - Refer to schedule on A8.01 for suite selection
- W.01**
 - Engineered Posts**
 - Refer to Engineers Documentation
- D.01**
 - New Doors. Refer door schedules for further information.
- DP**
 - Downpipe**
 - 80mm diameter downpipe
- Wall Linings**
 - Wall Lining Type 1 - Plasterboard (Standard)**
 - Brand/Type: GIB standard 10mm Plasterboard wall lining
 - Wall Lining Type 2 - Plasterboard (Aqualine)**
 - Brand/Type: GIB Aqualine 10mm Plasterboard wall lining to Bath & Laundry

Built in Cabinetry

- J1 Kitchen
- J2 Wardrobe

Surface Compliance with NZBC E3

All surfaces within 1.5m of sanitary fixtures and appliances or likely to be splashed are required to be impervious, easily cleaned and prevent water penetration into concealed spaces to comply with NZBC E3.



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Floor Plan - Notational

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Rev	Date	Description
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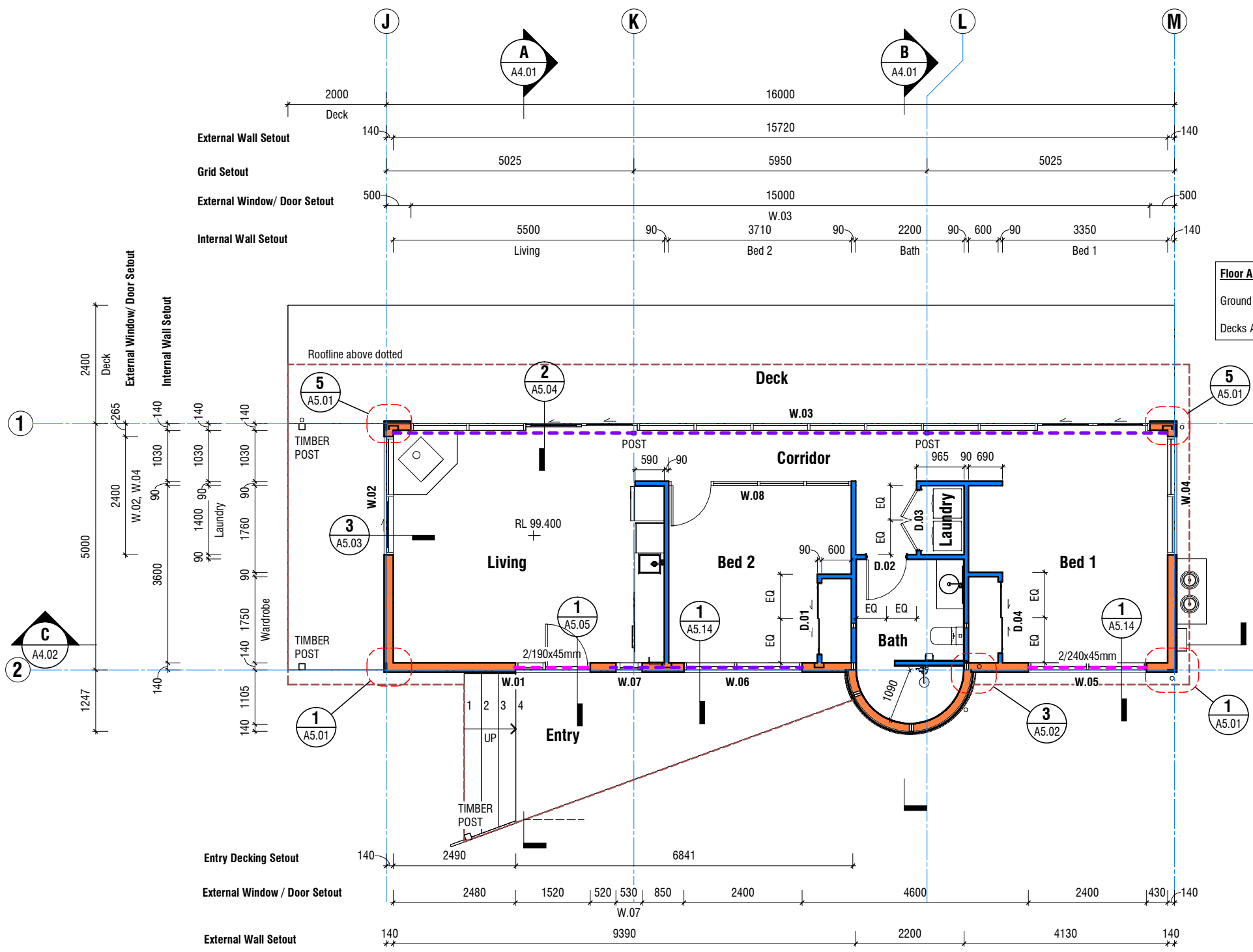
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Floor Areas
Ground Floor A:82m²
Decks A:65m²

Construction Notes

All timber framed construction shall comply with NZS 3604 unless noted otherwise.
All timber and wood based products shall comply with NZS 3602
All concrete construction shall comply with NZS 3109
All concrete shall be 20Mpa, unless otherwise specified.
Aluminium joinery shall comply with NZS 4211
Glazing shall comply with NZS 4223: part 3
Durability to meet NZS 3604 section 4
All proprietary materials to be installed in accordance to manufacturers specifications.
Health & Safety:
Contractors are required to comply with the Building Act 2004 and the Health and Safety at Work Act including all the current amendments, together with any reasonable requirements by the owner and the architect.
The builder shall have a copy of NZS 3604 and all drawings and specifications including consent documents on site
The builder shall obtain final code of compliance from territorial authority on completion of project.

General Framing Notes

Timber treatment and grade:
All wall framing to have a minimum treatment of H1.2 and be SG8 unless otherwise noted.
All exposed members not in contact with ground and not 150mm of unprotected ground to be H3.2 treated.
All members within 150mm of unprotected ground, in direct contact with ground or embedded in concrete to be H5 treated.

Building Setout Notes

All floor areas are measured from the slab edge or timber floor edge.
Building contractor to assess site to ensure daylighting and building restrictions are complied with. No liability for encroachment shall be held by the designer if site is not surveyed by a registered surveyor prior to commencement of the foundation construction.
Dimensions show framing size unless otherwise stated. All dimensions are to be checked on site prior to construction or prefabrication.
Always cross reference the foundation plan with the floor plan prior to setting out.

Refer to all written dimensions. **DO NOT SCALE OFF DRAWINGS**

Construction Key

- Timber Wall Framing**
External Timber Walls
Size: 140x45mm @ 600mm crs to 3.0m high.
140x45mm @ 400mm crs 3.0-3.6m high.
140x45mm @ 200mm crs for curved walls.
Internal Timber Walls
Size: 90x45mm @ 600mm crs to 3.0m high.
Species/grade: Pinus Radiata SG8 (Gauged)
Treatment: H1.2 or otherwise noted
Proprietary connectors / fixings: Refer to Wall Framing Proprietary Connectors Key
Note: Dwargs @ nominal 480mm crs max. for vertical timber cladding. Stud crs must not exceed 600mm due to Rigid Air Barrier fixing requirements. Ensure separation **DPC - Damp Proof Course** between framing & any concrete surface.
- W.01 Aluminium Door & Window Joinery**
Refer to schedule on A8.01 for suite selection
- POST Engineered Posts**
Refer to Engineers Documentation
- D1 New Doors.** Refer door schedules for further information.

Wall Linings

- Wall Lining Type 1 - Plasterboard (Standard)**
Brand/Type: GIB standard 10mm Plasterboard wall lining
- Wall Lining Type 2 - Plasterboard (Aqualine)**
Brand/Type: GIB Aqualine 10mm Plasterboard wall lining to Bath & Laundry

Lintel Key

- Timber Lintels**
NZS3604 H1.2 SG8 Timber
Refer to drawing for sizing
- Structural Steelwork**
Refer to Structural Documentation for member size and connection details

Floor Plan - Dimensional



Rev	Date	Description
A	04.06.2026	For Tender

Tiny House
Address
351 Timaru Road Lower

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Job No. **7153** Scale [A3] **1:100** Drawing No.

A2.02 Rev **A**

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GRADED DISCHARGE PIPES		
From AS/NZS 3500.2 Table 6.6.1		
SIZE OF PIPE	MINIMUM GRADE	
400	2.50%	1:40
500	2.50%	1:40
650	2.50%	1:40
800	1.65%	1:60
1000	1.65%	1:60
1250	1.25%	1:80
1500	1.00%	1:100
2250	0.65%	1:150
3000	0.40%	1:250

Acceptable Flow Rates to Sanitary Fixtures		
NZBC G12/AS1 Table 3		
Sanitary Fixture	Flow rate & temperature l/s and °C	How measured
Sink	0.2 (hot) & 0.2 (cold)	Flow rates required at both hot and cold taps but not simultaneously
Basin	0.1 at 45°C	Mix hot and cold water to achieve 45°C
Shower	0.1 at 42°C	Mix hot and cold water to achieve 42°C

Notes:

- The flow rates required by this table shall be capable of being delivered simultaneously to the kitchen sink and one other fixture.
- The temperatures in this table are to assist with ensuring acceptable flow rates are achieved when hot and cold water is mixed. Maximum safe water temperatures are given in G13 AS/1 Paragraph 6.14.1.

Fixture Unit Ratings and minimum Pipe Sizes			
adapted from AS/NZS 3500.2 Table 6.3(A)			
Fixture	Fixture Abbreviation	Min. size of trap outlet and fixture discharge pipe DN	Fixture Unit Rating
Basin	WHB	400 trap - 650 waste	1
Floor Waste Gully	FWG	50	0 (as per fixture rating)
Sink-kitchen	S	50	3
Shower - single	SHR	40	2
Washing Machine	WM	40	5
Water Closet Pan	WC	100	6

Notes:

- Where a dishwasher is connected to a sink trap, only the sink fixture unit rating is considered. Where a washing machine is connected to a laundry sink trap, only the sink fixture unit rating is considered.
- Where waste fixtures are connected to a floor waste gully, the fixture unit rating of the floor waste gully is the sum of the fixture unit ratings of the fixtures connected.

Plumbing & Drainage Notes

Foul water sanitary plumbing shall comply with NZBC G13/ AS1

Stormwater drainage shall comply with NZBC E1/AS1

Size all wastes & drains to comply with the above. Lay all drains to acceptable falls

Water supply & reticulation shall comply with NZBC G12/AS1

Gas supply & reticulation shall comply with NZBC G10/AS1 & G11/AS1

All drains shall be PVC unless noted otherwise

Plumbing & Drainage Key

- New Waste Water Drain. 1:60 min gradient unless otherwise noted
- Waste Pipes. Refer to Table for minimum grades of discharge pipes
- New Stormwater Drain. 1:100 min gradient unless otherwise noted

- Inspection Point
- Downpipe
- Gully Trap
- Hose tap
- Air admittance valve
- Gas Water Heater
- Gas
- 2 x 45kg LPG cylinders

Hot Water Heating System Notes

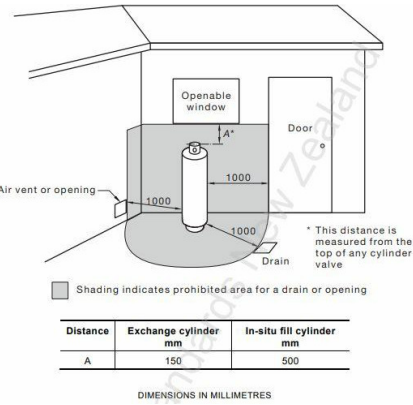
Gas Water Heater
Brand/Type: Rinnai Infinity
Model: A20 - Client to confirm
Accessories: Rinnai pipe cover
Gas Supply: 2x LPG cylinders 45kg
Note: Maximum pipe diameter depends on pipe length. Refer attached Table 5 from NZS4305

Hot Water Pipe Insulation
Selection: Allproof Industries ISOPipe Thermal Pipe
 Lagging (or equal approved closed cell elastomeric insulation). Install in accordance with NZS4305

NZS 4305 Table 5 Acceptable Maximum Pipe Lengths			
Nominal Pipe Size (mm)	10	15	20
Length(m)	25	12	7

Gas Appliances
 Restraints for gas appliances shall be designed in accordance with NZS 4219

Covering tank systems, components, installation of both above-ground and under-ground tanks, cylinder installation, cylinder filling setups (i.e. depots), autogas sites, operations and fire safety shall be designed in accordance with AS/NZS 1596 The Storage and Handling of LP Gas



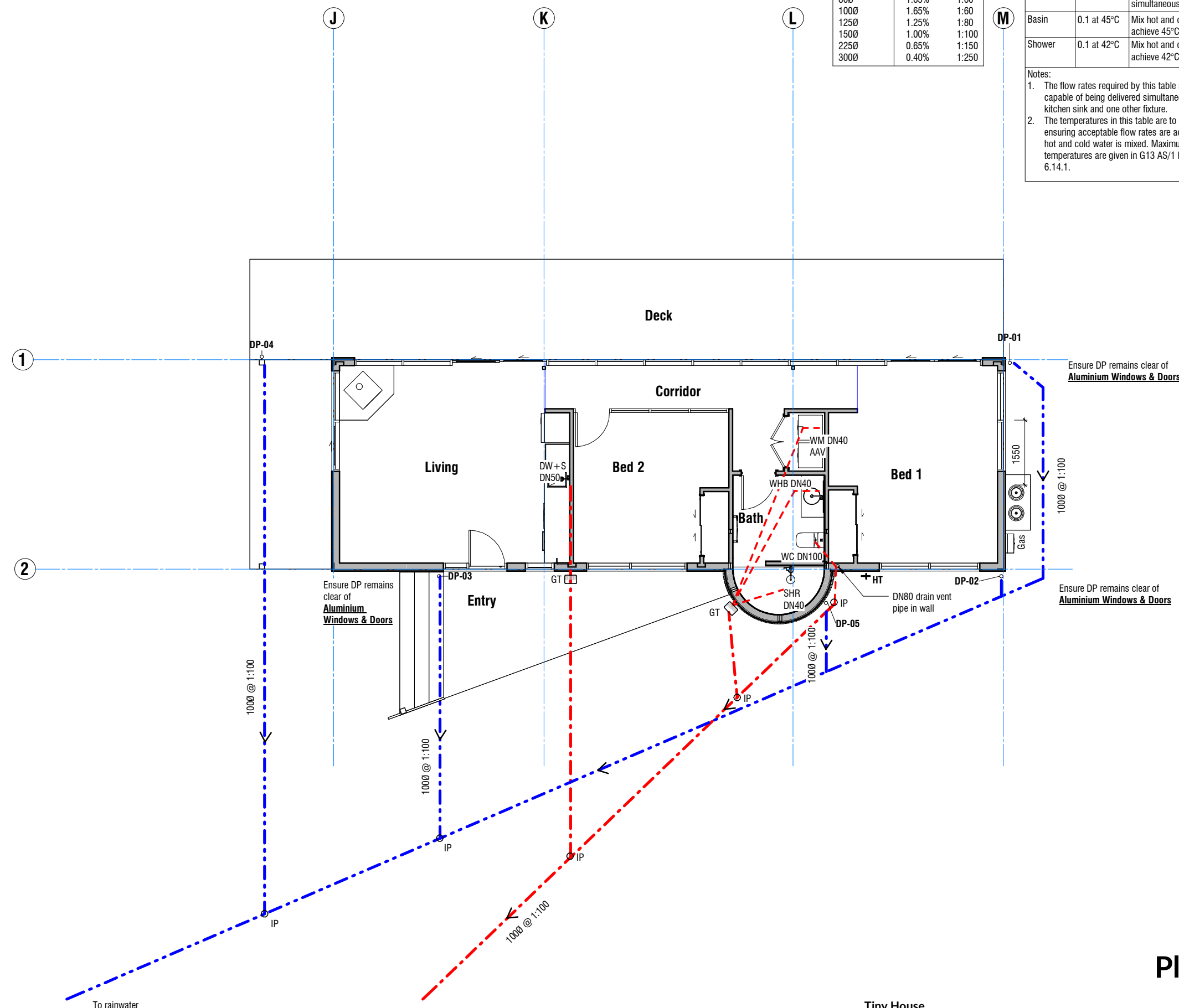
Tempering Valve or Thermostatic Mixing Valve and Nominal Pipe Diameters

adapted from NZBC G12/AS1 Table 4

	Mains Pressure
Pressure of water at Tempering Valve or Thermostatic Mixing Valve (kPa)	over 300
Metres head (m)	over 30
Minimum Tempering Valve or Thermostatic Mixing Valve size	15mm
Pipes to Tempering Valve or Thermostatic Mixing Valve	20mm (15mm optional) (see Note 1)
Pipes to shower	20mm (see Note 5) (15mm optional) (see Note 1)
Pipes to sink/laundry (see Note 2)	15mm
Pipes to bath (see Note 2)	15mm
Pipes to basins (see Note 2)	10mm

Notes:

- If supplied by separate pipe from storage water heater to a single outlet
- This table is based on maximum pipe lengths of 20 metres
- 10mm if dedicated line to shower
- Pipe sizes in this table have been calculated to deliver water simultaneously to the kitchen sink and one other fixture. Refer to Table 4 in G13/AS1 for requirements for Low Pressure systems



Plumbing & Drainage Plan



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 Drawing No. A2.03
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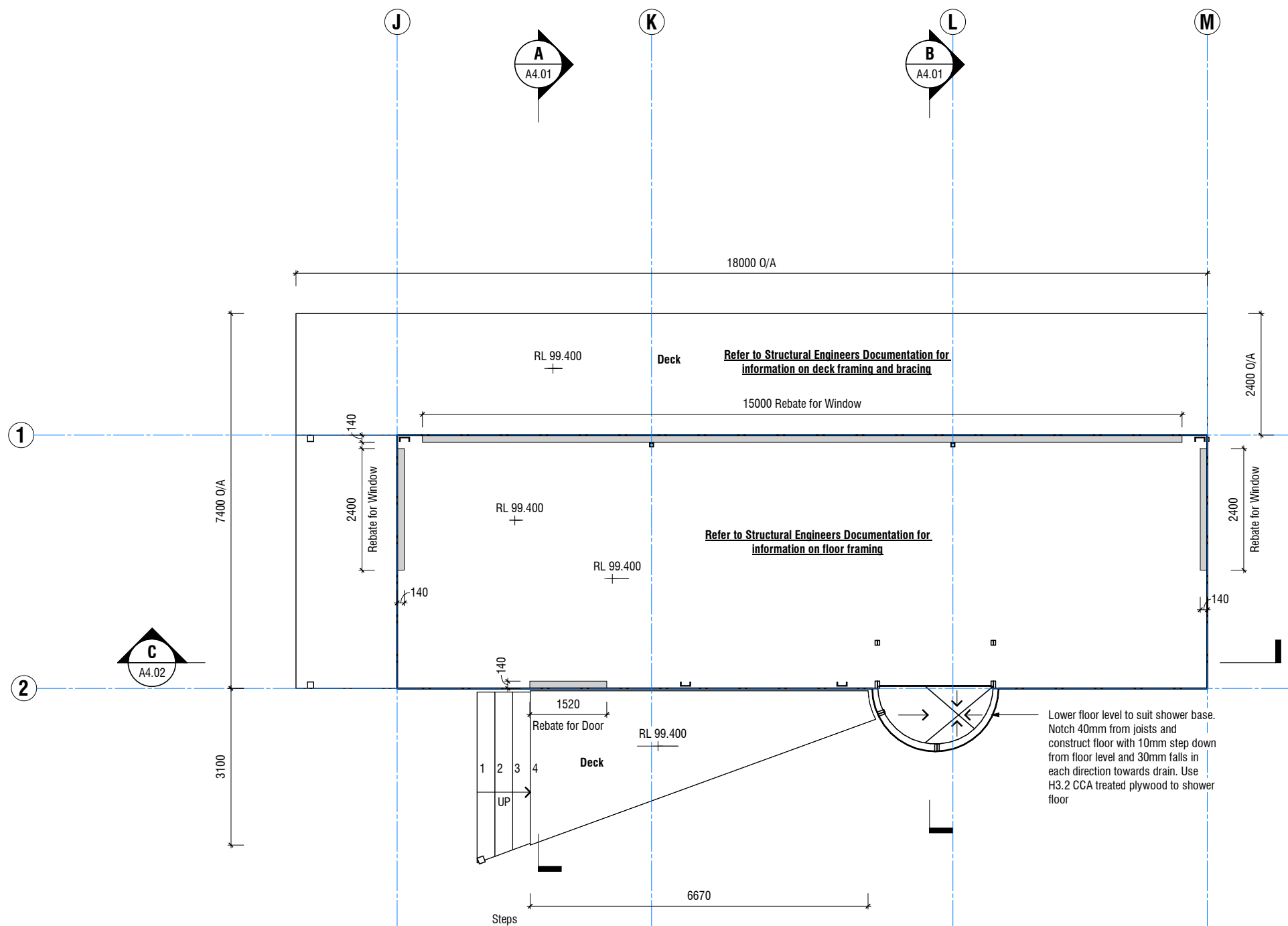
Floor Framing Key

Refer Structural Engineer Documentation for information on floor framing

Refer Structural Engineer Documentation for information on deck framing and bracing

Rebate in floor framing TBC with window manufacturer

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Floor Rebate Plan



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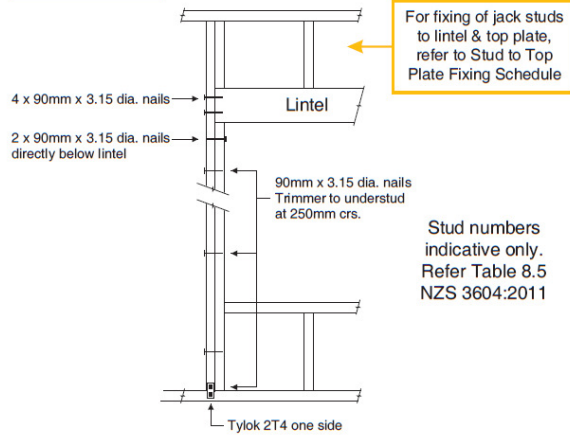
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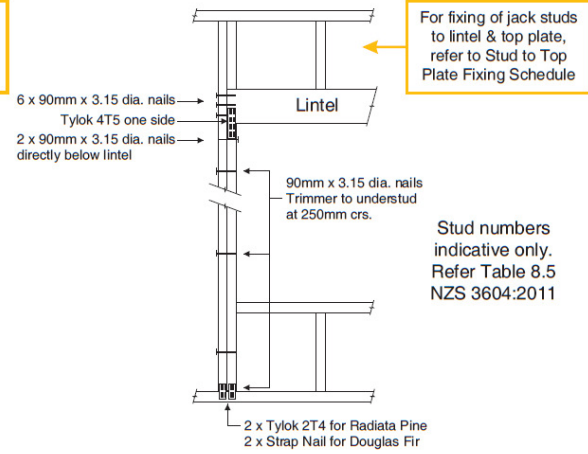
LINTEL FIXING OPTIONS



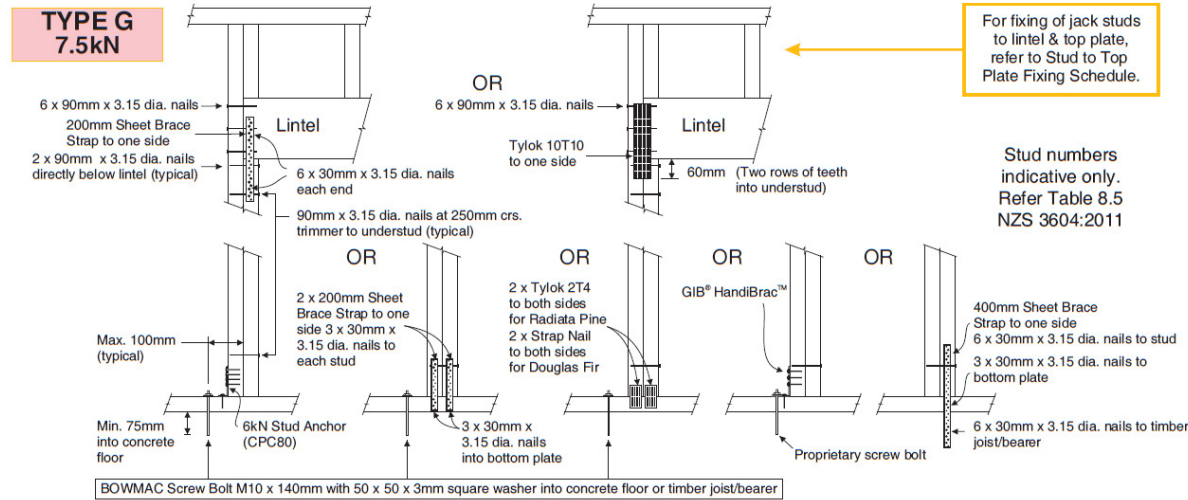
TYPE E 1.4kN



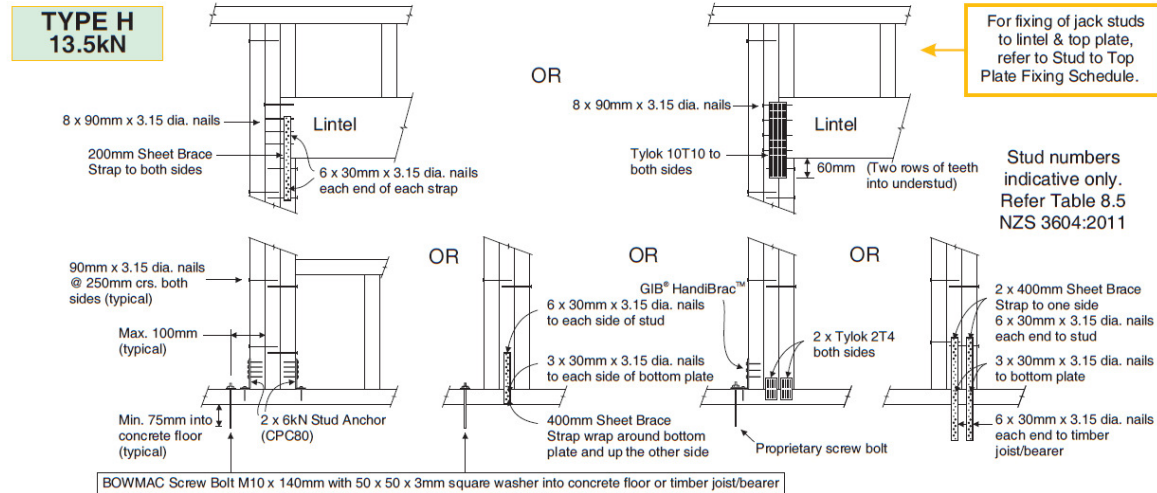
TYPE F 4.0kN



TYPE G 7.5kN



TYPE H 13.5kN



Lintel Span (m)	Loaded Dimension (m) (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone				Heavy Roof Wind Zone				
		L	M	H	VH	L	M	H	VH	EH
1.0	2.0	E	E	F	F	E	E	E	F	
	3.0	E	F	F	F	E	E	E	F	
	4.0	E	F	F	F	G	E	E	F	F
	5.0	E	F	F	G	G	E	E	F	F
	6.0	E	F	F	G	G	E	E	F	F
1.2	2.0	E	E	F	F	E	E	E	F	
	3.0	E	F	F	F	E	E	E	F	
	4.0	E	F	F	F	G	E	E	F	F
	5.0	E	F	F	G	G	E	E	F	F
	6.0	F	F	G	H	E	E	F	F	G
1.5	2.0	E	E	F	F	E	E	E	F	
	3.0	E	F	F	F	E	E	E	F	
	4.0	E	F	F	F	G	E	E	F	F
	5.0	E	F	F	G	G	E	E	F	F
	6.0	F	F	G	H	E	E	F	F	G
2.0	2.0	E	E	F	F	E	E	E	F	
	3.0	E	F	F	F	E	E	E	F	
	4.0	F	F	G	H	E	E	F	F	G
	5.0	F	F	G	H	H	E	E	F	F
	6.0	F	F	G	H	H	E	F	G	H
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	3.0	F	F	G	H	E	E	F	F	G
	4.0	F	F	G	H	H	E	E	F	F
	5.0	F	F	G	H	H	E	F	G	H
	6.0	F	F	G	H	H	E	F	G	H
3.0	2.0	E	E	F	F	E	E	E	F	
	3.0	F	F	G	H	H	E	E	F	F
	4.0	F	F	G	H	H	E	F	G	H
	5.0	F	F	G	H	H	E	F	G	H
	6.0	F	F	G	H	H	E	F	G	H
3.6	2.0	F	F	G	H	E	E	F	F	G
	3.0	F	F	G	H	H	E	F	G	H
	4.0	F	F	G	H	H	E	F	G	H
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	5.0	G	H	H	-	E	F	H	-	-
5.4	2.0	F	F	G	H	E	E	F	F	G
	2.8	F	F	G	H	H	E	F	G	H
	3.0	F	F	G	H	H	E	F	G	H
	4.0	G	H	H	-	E	F	H	-	-
	5.0	G	H	H	-	E	F	H	-	-

NZS3604 Fixing Legend

Wind Zone: EH (Engineer to confirm wind speed)

Typical fixings unless otherwise stated.

Bottom Plate to Floor Framing:
2/100 x 3.75mm hand driven nails @ 600crs, or 3x90 x 3.14mm power driven nails @ 600crs.
To comply with NZS3604 table 8.19.

Top Plate to Stud:
Type B Fixings.
2/90x3.15mm skew nails + 2 wire dogs to studs @ 600mm crs.
To comply with NZS3604 clause 8.7.6, table 8.18.

Roof Framing to Top Plate:
Rafter Framing
Type E Fixings: 2/90 x 3.15mm skew nails + 2 wire dogs to either side of rafter, or alternative fixing capacity of 4.7kN.
To comply with NZS3604 table 10.1 and 10.15

Lintels to Wall Framing:
25x1mm strap with 6/30x2.5mm nails into both lintel and stud. Stud connection for floor framing to be 25x1mm strap with 6/30x2.5mm nails into both blocking and stud.
Fix double studs together with 100x3.75mm nails @ 600 crs. with 2/100x3.75mm immediately under the lintel.
To comply with NZS3604 clause 8.6.1.8 and figure 8.12

Lintel Schedule - Windows

Window Number	Span	Loaded Dim. (m)	Supporting R-Roof W-Walls F-Floor	Lintel Type	Fixing Type
W.01	1520	3	Roof	2/190X45	Type G
W.02	2400	1	Roof	TBC	TBC
W.03	15000	N/A	Roof	Engineer Design	SED
W.04	2400	N/A	N/A	N/A	N/A
W.05	2400	3	Roof	2/240x45	Type H
W.06	2400	N/A	Roof	Engineer Design	SED
W.07	1200	N/A	Roof	Engineer Design	SED
W.08	3755	N/A	N/A	N/A	N/A

Lintel Schedule - Doors

Door Number	Span	Loaded Dim. (m)	Supporting R-Roof W-Walls F-Floor	Lintel Type	Fixing Type
D.01	N/A	N/A	N/A	N/A	N/A
D.02	N/A	N/A	N/A	N/A	N/A
D.03	N/A	N/A	N/A	N/A	N/A
D.04	N/A	N/A	N/A	N/A	N/A

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Scale [A3] **A2.06**
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Wall Framing & Lintel Fixings

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Roof Finishes Key

Membrane Roofing - Warm Roof System
Brand/Type: Nuralite 3PM 2-layer waterproofing system
Substrate: Metal Tray

Parapet Flashing
Type: Powdercoated aluminum
Size: 0.7BMT min

Skylights
Brand/Type: Adlux Round roof window in upstand

Overflow Outlet
Type/Size: Nuralite Rectangular Prefabricated scupper
Size: TBC

Rain Water Head
Brand/Type: Nuralite Aluminium rain water head with outlet to suit downpipe system

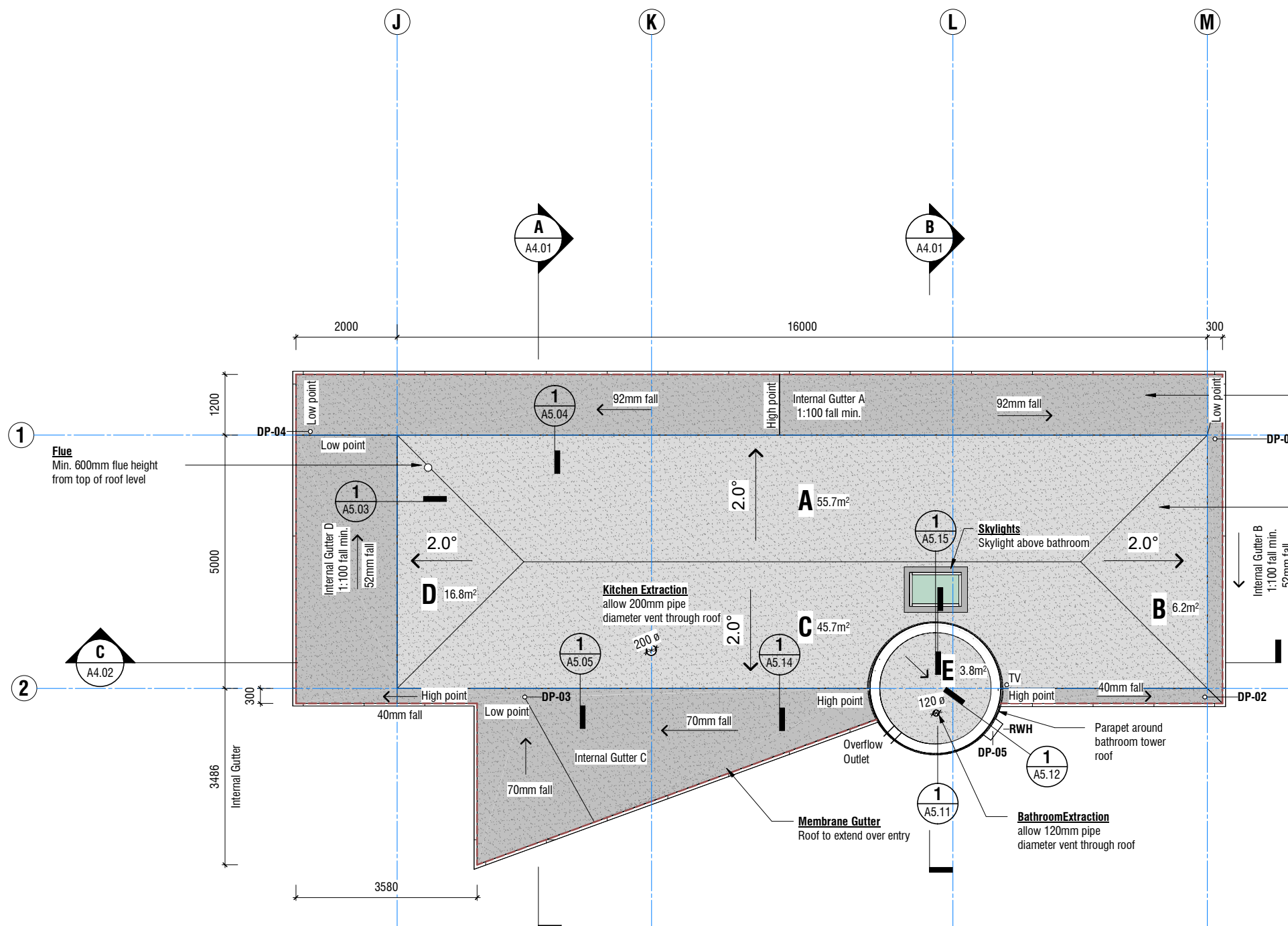
Internal Gutter
Brand/Type: Nuralite 3PM 2-layer waterproofing system on 17mm plywood substrate on timber rafters/outriggers

Roof Slope

Gutter Fall

DP Downpipe - 80mm diameter

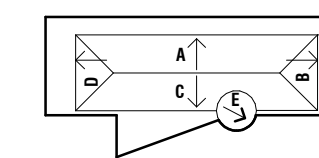
TV Terminal Vent



Membrane Gutter
Nuralite 3PM 2-layer waterproofing system on 17mm plywood substrate on timber rafters/outriggers

Membrane Roofing
Membrane 'warm roof' construction at 2° falls

Roof Catchment Areas & Gutters



NZBC CLAUSE E1 - ROOF AREAS & DOWNPIPE SIZING
NZBC CLAUSE E1 - DOWNPIPE SIZES FOR GIVEN ROOF PITCH AND AREA

Gutters are based on the cross sectional area calculated for a rainfall intensity of 150mm/hr as outlined by appendix A E1/AS1 - Okato

Catchment Area	Roof Pitch	Min Cross Sectional Area	Cross Sectional Area	Min Downpipe Size	Proposed Downpipe Size	Downpipe
Area A: 55.7m ²	2°	5,850mm ²	8,355mm ²	63mm	80mm	DP-01 & DP-04
Area B: 6.2m ²	2°	4,000mm ²	4,000mm ²	63mm	80mm	DP-02
Area C: 46.7m ²	2°	4,000mm ²	6,855mm ²	63mm	80mm	DP-03
Area D: 16.8m ²	2°	4,000mm ²	4,000mm ²	63mm	80mm	DP-04
Area E: 3.8m ²	2°	4,000mm ²	4,000mm ²	63mm	80mm	DP-05

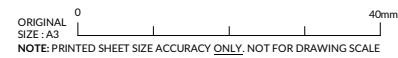
Tiny House Plan - Roof
Scale 1 : 100 (A3)

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Scale [A3] **As indicated**

Drawing No. **A2.07**
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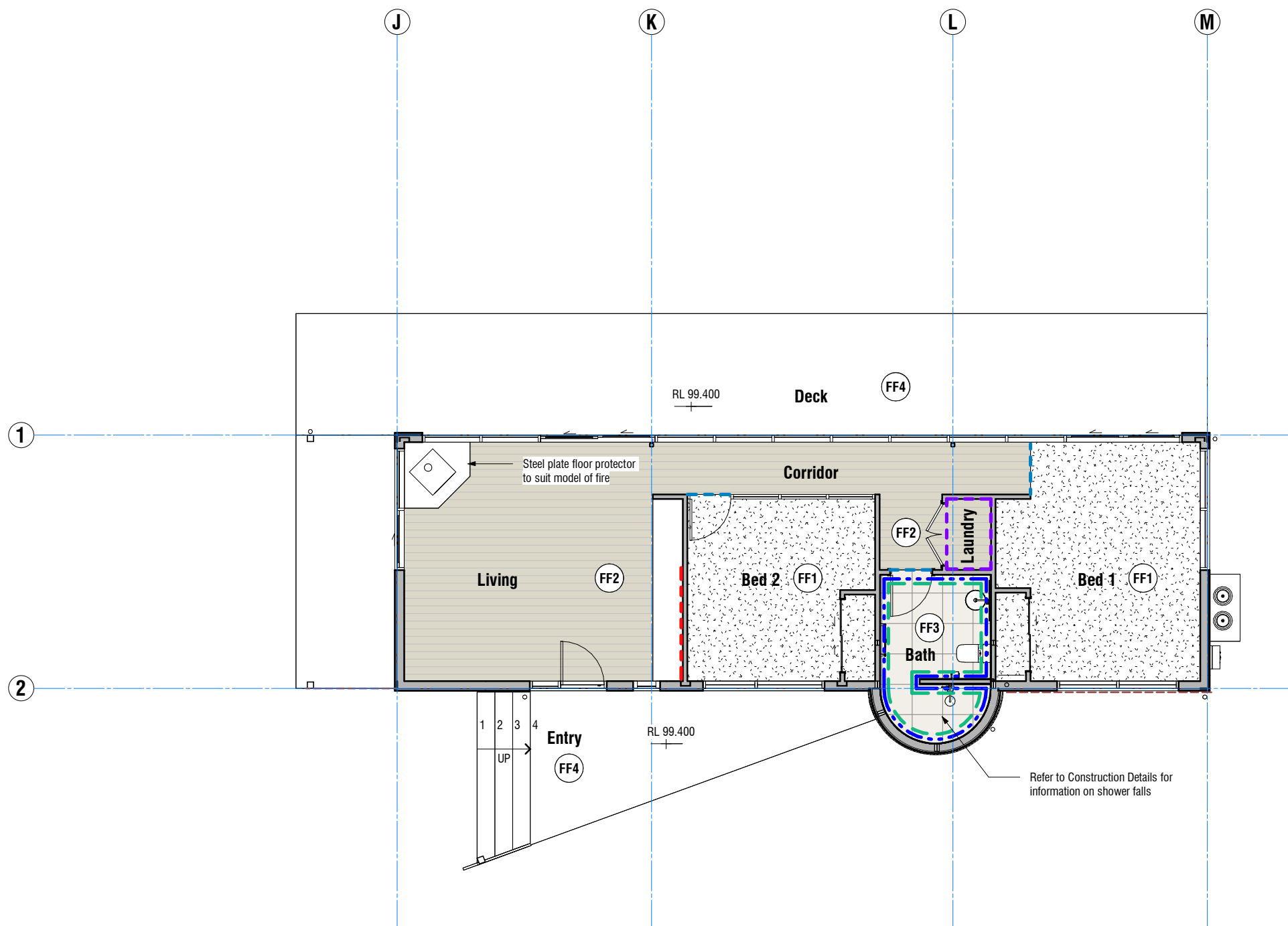
Roof Plan | **BOON**
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Wall Finishes Key

Note: All Wall Finishes Plasterboard Wall Lining unless noted otherwise

WF1 **Wall Lining Type 1 - Plasterboard (Standard)**
Brand/Type: Standard 10mm Plasterboard wall lining
Finish: Level 4 - Paint Finish

WF2 **Wall Lining Type 2 - Plasterboard (Aqualine)**
Brand/Type: GIB Aqualine 10mm Plasterboard wall lining
Finish: Level 4 - Paint Finish
Water Resistant: GIB Aqualine plasterboard wall linings in all wet areas (bathroom & laundry)

WF3 **Wall Finish 1 - Internal Wall Tiles**
Selected ceramic wall tiles on undertile waterproof membrane
Colour: Client to confirm
Substrate: **Wall Lining Type 1 - Plasterboard (Standard)**

WF4 **Wall Finish 2 - Splashback Tiles**
Selected ceramic wall tiles
Substrate: **Wall Lining Type 1 - Plasterboard**
Colour: Client to confirm

Floor Finishes Key

FF1 **Carpet Overlay Flooring**
Brand/Type: Client to confirm

FF2 **Timber Strip Overlay Flooring**
Brand/Type: Client to confirm.
Selected flooring product to be glued down with sealant applied to meet the requirements of NZBC E3 alternative solution

FF3 **Floor Tiles**
Brand/Type: Client to confirm.
Finish to meet wet slip resistance requirements of NZBC D1

FF4 **Timber Decking**
Type / Species: Vitex
Notes: Decking boards to be installed groove side up on Entry Deck and Steps, grooves down elsewhere.
Decking to meet non-slip requirements of NZBC D1/AS1.

--- Transition Bar
Selection TBC with Client

Waterproofing & Tanking

--- Wet Area Waterproofing and Wall Tiles

Surface Compliance with NZBC E3

All surfaces within 1.5m of sanitary fixtures and appliances or likely to be splashed are required to be impervious, easily cleaned and prevent water penetration into concealed spaces to comply with NZBC E3.

Tiny House Floor Plan - Floor & Wall Finishes

Scale 1 : 100 (A3)

Floor & Wall Finishes Plan

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Job No.
7153

Scale [A3]
As indicated

Drawing No.

A2.09

Rev
A

Print Date
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Ceiling Finishes Key

C1 Plasterboard Ceiling Linings
Brand/Type: Standard 13mm
Plasterboard linings

C2 Plasterboard Ceiling Linings
Brand/Type: 13mm Gib Aqualine
Plasterboard linings

S1 Soffit Lining
Brand/Type: 9mm Villaboard with stopped
joints

▲ CL 2700 Ceiling Height

☒ Ceiling mounted Extract Fan (shown
indicative)

Refer to Electrical & Lighting Plan
for information on Lighting and
Smoke Detectors

Domestic Interconnected Smoke Alarm System

Multiple Interconnected Smoke Alarm devices shall be
installed in Household Units in accordance with NZS
4514

Alarms shall be installed in all the following locations:

- Bedrooms
- Living Spaces
- Hallways

Alarms shall be positioned as follows:

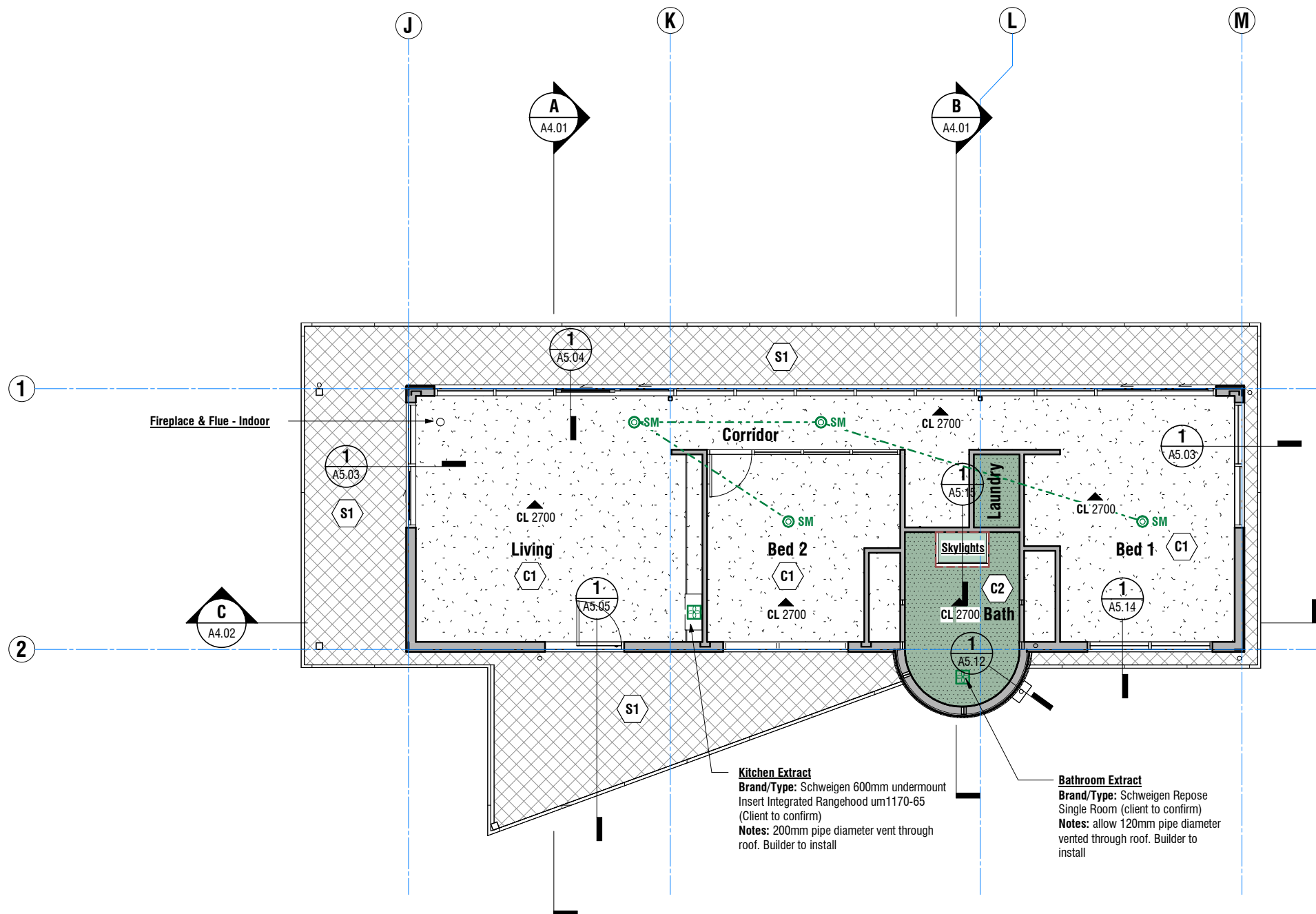
- Located on or near the ceiling
- For flat ceilings or ceilings with a slope of less than 1:10, locate alarms at least 200mm from the wall
- Alarms shall be located within 10m of each other in any direction and the distance between any wall to an alarm shall not exceed 5m
- Alarms shall avoid the locations listed in NZS 4514 Paragraph 2.2.6

Alarms shall comply with the following:

- All alarms shall be interconnected so that when one activates, all alarm devices in the Household Unit will sound
- Alarms shall be hard wired or operated with a long life (minimum 10 year) sealed and non-removable battery
- Interconnection between alarms shall be wired or wireless
- Alarms shall be provided with a hush button



Interconnected Domestic Smoke Detector
in accordance with NZS 4514



Fireplace & Flue - Indoor

Kitchen Extract
Brand/Type: Schweigen 600mm undermount
Insert Integrated Rangehood um1170-65
(Client to confirm)
Notes: 200mm pipe diameter vent through
roof. Builder to install

Bathroom Extract
Brand/Type: Schweigen Repose
Single Room (client to confirm)
Notes: allow 120mm pipe diameter
vented through roof. Builder to install

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Reflected Ceiling Plan

BOON

design thinkers

Project Status:

Tender

A/131 Courtenay St, New Plymouth
4310, New Zealand

Rev	Date	Description
A	04.06.2026	For Tender

Tiny House
Address
351 Timaru Road Lower

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ORIGINAL
SIZE: A3
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Job No. 7153
Scale [A3] 1:100
Drawing No. A2.10

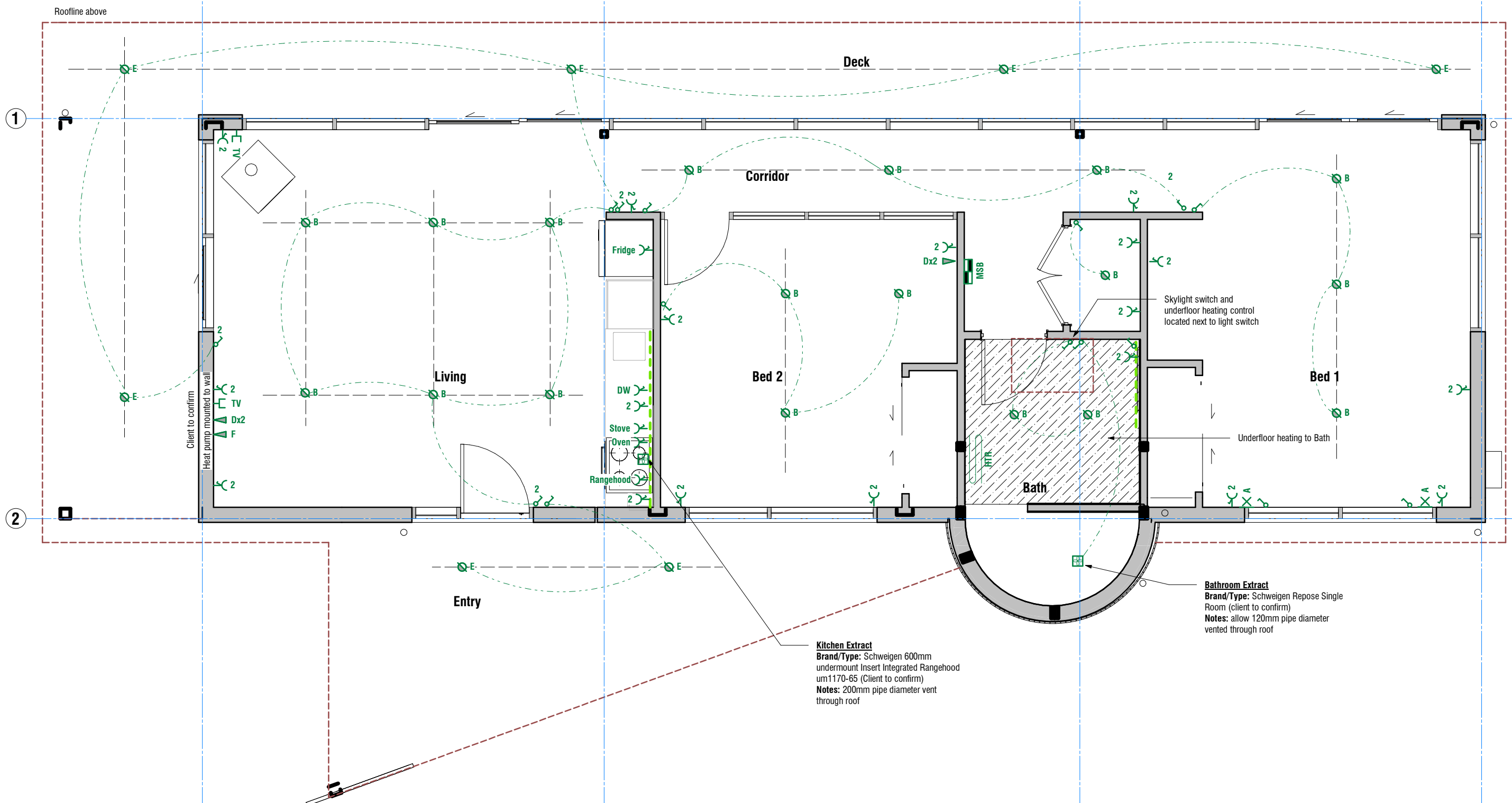
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Lighting Key

	Wall Mounted Light
	Recessed Downlight
	Exterior Recessed Downlight
	LED Strip Light
	One Way Switch
	Two Way Switch
	Switching circuit

Electrical Key

	Double Switched Standard Power Outlet
	Power to Stove - 32amp with remote isolation switch
	Double Data Outlet
	Internal Fibre Termination Point
	TV Aerial Outlet
	Heated Towel Rail
	Mechanical Extract Fan
	Mechanical Ducting Route
	Main Switch Board
	Distribution Board
	Meter Board

Electrical Notes

All power points shall be doubles unless stated otherwise.

Mount all power points 300mm above floor level, except where over benches or where otherwise indicated.

Mount all light switches 1000mm above floor level, aligned horizontally with door handles, unless otherwise indicated.

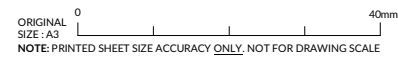
Switches to brace walls to be 100mm minimum away from sheet edge (typical).

Recessed luminaries shall be either IC-F, IC, CA-80 or CA-135 in accordance with AS/NZS 60598.2.2. Alternatively recessed luminaries shall be installed with a minimum 100mm clearance from building elements including insulation.

Rev	Date	Description
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Tiny House
Address
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A2.11 Rev **A**

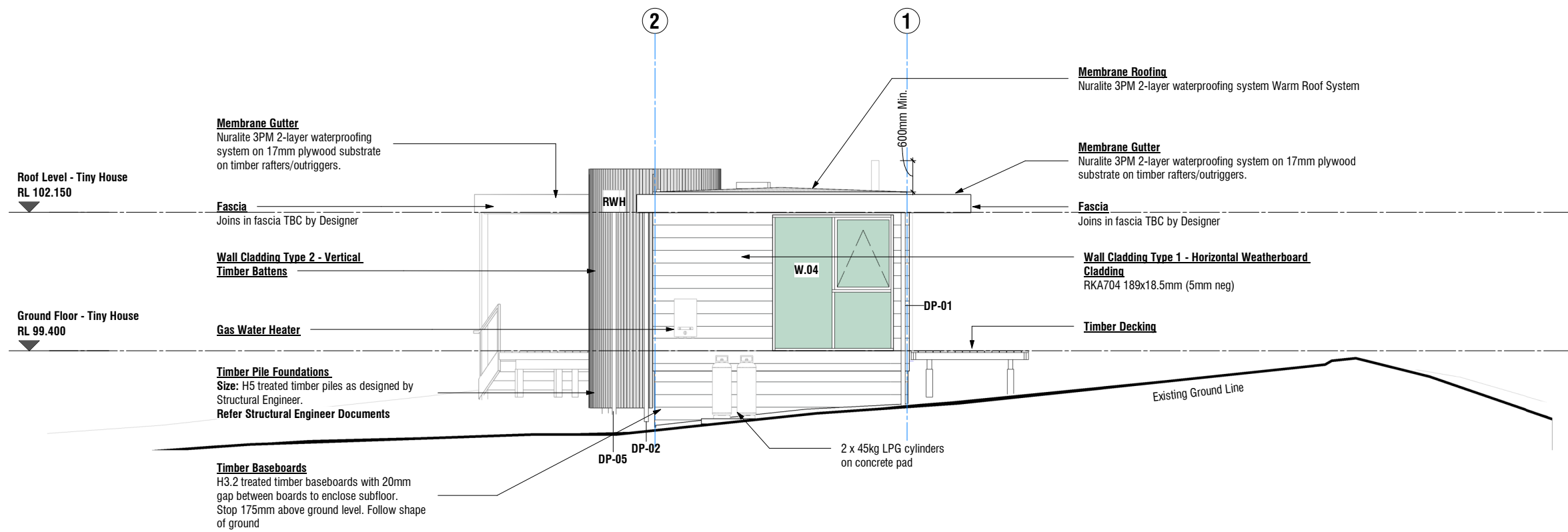
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Tender
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Electrical & Lighting Plan

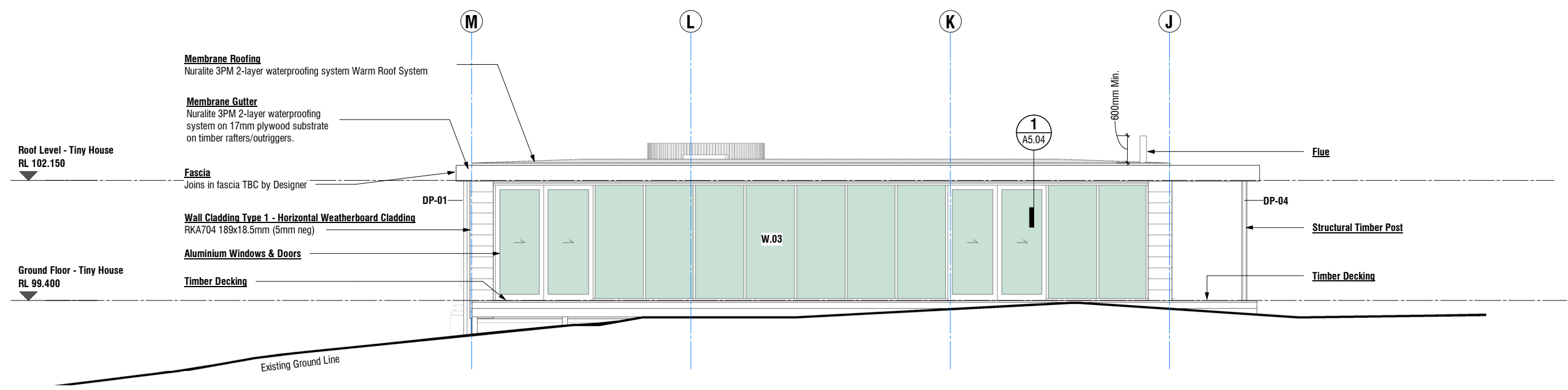
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Tiny House - NE Elevation
Scale 1 : 100 (A3)

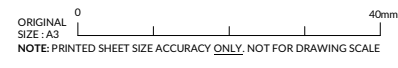


Tiny House - NW Elevation
Scale 1 : 100 (A3)

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Job No. **7153** Scale [A3] **1 : 100** Drawing No. **A3.01**

Rev **A**

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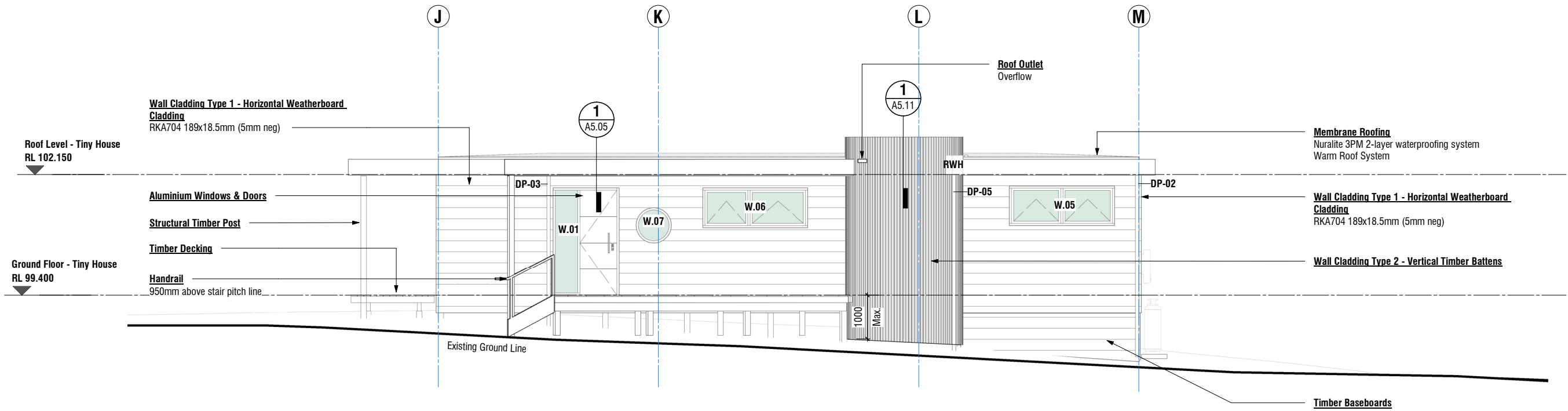
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Project Status:
Tender

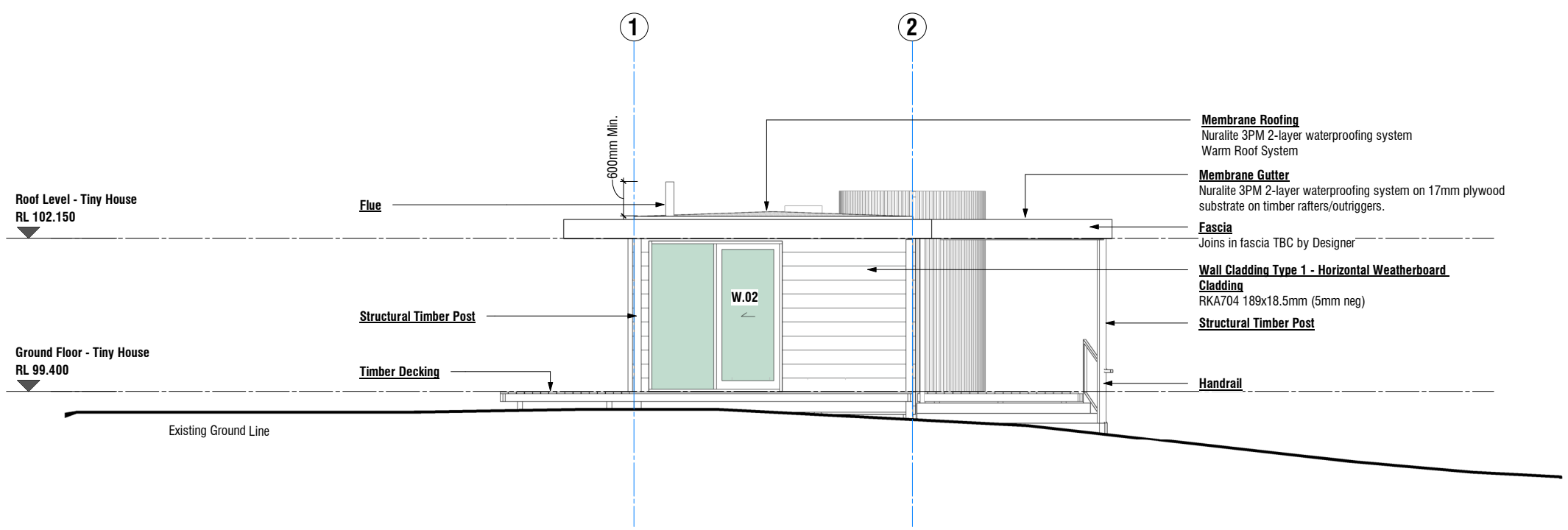
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Tiny House - SE Elevation
Scale 1 : 100 (A3)

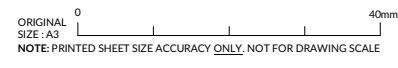


Tiny House - SW Elevation
Scale 1 : 100 (A3)

Rev	Date	Description
A	04.06.2026	For Tender

Tiny House
Address
351 Timaru Road Lower

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Job No. **7153** Scale [A3] **1 : 100** Drawing No. **A3.02**

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E2/AS1 External Moisture - Risk Matrix						
Elevation	Risk Factor	Low	Medium	High	Very High	Value
North West Elevation	Wind Zone	0	0	1	2	2
	Number of Storeys	0	1	2	4	0
	Roof/Wall Intersection	0	1	3	5	0
	Eaves Width	0	1	2	5	0
	Envelope Complexity	0	1	3	6	0
	Deck Design	0	2	4	6	0
	Total					2
South East Elevation	Wind Zone	0	0	1	2	2
	Number of Storeys	0	1	2	4	0
	Roof/Wall Intersection	0	1	3	5	5
	Eaves Width	0	1	2	5	5
	Envelope Complexity	0	1	3	6	1
	Deck Design	0	2	4	6	0
	Total	0				13
North East Elevation	Wind Zone	0	0	1	2	2
	Number of Storeys	0	1	2	4	0
	Roof/Wall Intersection	0	1	3	5	0
	Eaves Width	0	1	2	5	2
	Envelope Complexity	0	1	3	6	0
	Deck Design	0	2	4	6	0
	Total					4
South West Elevation	Wind Zone	0	0	1	2	2
	Number of Storeys	0	1	2	4	0
	Roof/Wall Intersection	0	1	3	5	0
	Eaves Width	0	1	2	5	0
	Envelope Complexity	0	1	3	6	0
	Deck Design	0	2	4	6	0
	Total					2

Table 1: Definitions of risk levels
Paragraph 3.1.1, Figure 1

Risk Factor	Score(s)	Risk severity	Comments
A: Wind zone	0	Low risk	Low wind zone as described by NZS 3604
	0	Medium risk	Medium wind zone as described by NZS 3604
	1	High risk	High wind zone as described by NZS 3604
	2	Very high risk	Very High wind zone as described by NZS 3604
B: Number of storeys	2	Extra high risk	Extra High wind zone as described in NZS 3604 (4)
	0	Low risk	One storey
	1	Medium risk	Two storeys in part
C: Roof/wall junctions	2	High risk	Two storeys
	4	Very high risk	More than two storeys
	0	Low risk	Roof-to-wall intersection fully protected (e.g. hip and gable roof with eaves)
D: Eaves width (1)(2)	1	Medium risk	Roof-to-wall intersection partly exposed (e.g. hip and gable roof with no eaves)
	3	High risk	Roof-to-wall intersection fully exposed (e.g. parapets, enclosed balustrades or eaves at greater than 90° to vertical with soffit lining)
	5	Very high risk	Roof elements finishing within the boundaries formed by the exterior walls (e.g. lower ends of aprons, chimneys, dormers etc)
E: Envelope complexity	0	Low risk	Greater than 600 mm for single storey
	1	Medium risk	451-600 mm for single storey, or over 600 mm for two storey
	2	High risk	101-450 mm for single storey, or 451-600 mm for two storey, or greater than 600 mm above two storey
	5	Very high risk	0-100 mm for single storey, or 0-450 mm for two storey, or less than 600 mm above two storey
F: Decks(3)	0	Low risk	Simple rectangular, L, T or boomerang shape, with single cladding type
	1	Medium risk	Moderately complex, angular or curved shapes (e.g. Y or arrowhead) with no more than two cladding types
	3	High risk	Complex, angular or curved shapes (e.g. Y or arrowhead) with multiple cladding types
	6	Very high risk	As for High risk, but with junctions not covered in C or F of this table (e.g. box windows, pergolas, multi-storey re-entrant shapes etc)
G: Decks(3)	0	Low risk	None, timber slat deck or porch at ground floor level
	2	Medium risk	Fully covered in plan by roof, or timber slat deck attached at first or second floor level
	4	High risk	Enclosed deck exposed in plan or cantilevered at first floor level
	6	Very high risk	Enclosed deck exposed in plan or cantilevered at second floor level or above

NOTES:
 (1) Eaves width measured horizontally from external face of wall cladding to outer edge of overhang, including fascias and external gutters/spoutings.
 (2) Balustrades and parapets count as 0 mm eaves.
 (3) The term deck includes balconies, as described in the Definitions.
 (4) Buildings in Extra High wind zones require rigid underlays and drained cavities, refer to Table 3.
 (5) Refer also to Table 2.

Table 3: Suitable wall claddings
Paragraphs 3.1.2, 7.4, 9.1.1, 9.1.7.2, 9.4.1.2, 9.4.1.3, 9.6, 9.6.1, Figure 1

Risk Score from Table 2	Suitable wall claddings(1)																																																																				
	<table border="1"> <thead> <tr> <th>Direct fixed to framing</th> <th>Over nominal 20 mm drained cavity</th> </tr> </thead> <tbody> <tr> <td></td> <td>Claddings on parapets, enclosed balustrades, and in Extra High wind zones shall be installed over drained cavities.(5)(6)</td> </tr> <tr> <td>0 – 6</td> <td> <table border="1"> <tbody> <tr> <td>a) Timber weatherboards – all types</td> <td>a) Masonry veneer (2)</td> </tr> <tr> <td>b) Fibre cement weatherboards</td> <td>b) Stucco</td> </tr> <tr> <td>c) Vertical profiled metal – corrugated and symmetrical trapezoidal (3)</td> <td>c) Horizontal profiled metal(3) – corrugated and trapezoidal only</td> </tr> <tr> <td>d) Fibre cement sheet(4) (Jointed finish)</td> <td>d) Fibre cement – flush-finished</td> </tr> <tr> <td>e) Plywood sheet</td> <td>e) EIFS</td> </tr> </tbody> </table> </td> </tr> <tr> <td>7 – 12</td> <td> <table border="1"> <tbody> <tr> <td>a) Bevel-back timber weatherboards</td> <td>a) Masonry veneer (2)</td> </tr> <tr> <td>b) Vertical timber board and batten</td> <td>b) Stucco</td> </tr> <tr> <td>c) Vertical profiled metal – corrugated only(3)(6)</td> <td>c) Horizontal profiled metal – corrugated and trapezoidal only</td> </tr> <tr> <td></td> <td>d) Rusticated weatherboards</td> </tr> <tr> <td></td> <td>e) Fibre cement weatherboard</td> </tr> <tr> <td></td> <td>f) Fibre cement sheet – flush and jointed finish</td> </tr> <tr> <td></td> <td>g) Plywood sheet</td> </tr> <tr> <td></td> <td>h) EIFS</td> </tr> </tbody> </table> </td> </tr> <tr> <td>13 – 20</td> <td> <table border="1"> <tbody> <tr> <td>a) Vertical profiled metal – corrugated only(3)(6)</td> <td>a) Masonry veneer (2)</td> </tr> <tr> <td></td> <td>b) Stucco</td> </tr> <tr> <td></td> <td>c) Horizontal profiled metal – corrugated and trapezoidal only</td> </tr> <tr> <td></td> <td>d) Rusticated weatherboards</td> </tr> <tr> <td></td> <td>e) Fibre cement weatherboards</td> </tr> <tr> <td></td> <td>f) Fibre cement sheet – flush and jointed finish</td> </tr> <tr> <td></td> <td>g) Plywood sheet</td> </tr> <tr> <td></td> <td>h) EIFS</td> </tr> <tr> <td></td> <td>i) Bevel-back weatherboards</td> </tr> </tbody> </table> </td> </tr> <tr> <td>Over 20</td> <td> <table border="1"> <tbody> <tr> <td>a) Redesign the building to achieve a lower score, or</td> <td></td> </tr> <tr> <td>b) Specific design</td> <td></td> </tr> <tr> <td>– The design may need changing to reduce the risk</td> <td></td> </tr> <tr> <td>– The building consent authority may require more comprehensive details and documentation providing evidence of weathertightness</td> <td></td> </tr> <tr> <td>– The building consent authority, designer or owner may require more inspections</td> <td></td> </tr> <tr> <td>– A third party audit of the design may be required.</td> <td></td> </tr> </tbody> </table> </td> </tr> </tbody> </table> <p>NOTES: (1) The wall claddings in this table are limited to those covered in this Acceptable Solution. (2) Traditional masonry veneer as per SNZ HB 4236, with minimum 40 mm cavity. (3) Refer Figure 38 for profiles. (4) Except stucco over a fibre cement backing. (5) Claddings in Extra High wind zones require rigid underlays – refer to Paragraph 9.1.7.2 (6) Direct fix vertical corrugated steel is included as cavity construction.</p>	Direct fixed to framing	Over nominal 20 mm drained cavity		Claddings on parapets, enclosed balustrades, and in Extra High wind zones shall be installed over drained cavities.(5)(6)	0 – 6	<table border="1"> <tbody> <tr> <td>a) Timber weatherboards – all types</td> <td>a) Masonry veneer (2)</td> </tr> <tr> <td>b) Fibre cement weatherboards</td> <td>b) Stucco</td> </tr> <tr> <td>c) Vertical profiled metal – corrugated and symmetrical trapezoidal (3)</td> <td>c) Horizontal profiled metal(3) – corrugated and trapezoidal only</td> </tr> <tr> <td>d) Fibre cement sheet(4) (Jointed finish)</td> <td>d) Fibre cement – flush-finished</td> </tr> <tr> <td>e) Plywood sheet</td> <td>e) EIFS</td> </tr> </tbody> </table>	a) Timber weatherboards – all types	a) Masonry veneer (2)	b) Fibre cement weatherboards	b) Stucco	c) Vertical profiled metal – corrugated and symmetrical trapezoidal (3)	c) Horizontal profiled metal(3) – corrugated and trapezoidal only	d) Fibre cement sheet(4) (Jointed finish)	d) Fibre cement – flush-finished	e) Plywood sheet	e) EIFS	7 – 12	<table border="1"> <tbody> <tr> <td>a) Bevel-back timber weatherboards</td> <td>a) Masonry veneer (2)</td> </tr> <tr> <td>b) Vertical timber board and batten</td> <td>b) Stucco</td> </tr> <tr> <td>c) Vertical profiled metal – corrugated only(3)(6)</td> <td>c) Horizontal profiled metal – corrugated and trapezoidal only</td> </tr> <tr> <td></td> <td>d) Rusticated weatherboards</td> </tr> <tr> <td></td> <td>e) Fibre cement weatherboard</td> </tr> <tr> <td></td> <td>f) Fibre cement sheet – flush and jointed finish</td> </tr> <tr> <td></td> <td>g) Plywood sheet</td> </tr> <tr> <td></td> <td>h) EIFS</td> </tr> </tbody> </table>	a) Bevel-back timber weatherboards	a) Masonry veneer (2)	b) Vertical timber board and batten	b) Stucco	c) Vertical profiled metal – corrugated only(3)(6)	c) Horizontal profiled metal – corrugated and trapezoidal only		d) Rusticated weatherboards		e) Fibre cement weatherboard		f) Fibre cement sheet – flush and jointed finish		g) Plywood sheet		h) EIFS	13 – 20	<table border="1"> <tbody> <tr> <td>a) Vertical profiled metal – corrugated only(3)(6)</td> <td>a) Masonry veneer (2)</td> </tr> <tr> <td></td> <td>b) Stucco</td> </tr> <tr> <td></td> <td>c) Horizontal profiled metal – corrugated and trapezoidal only</td> </tr> <tr> <td></td> <td>d) Rusticated weatherboards</td> </tr> <tr> <td></td> <td>e) Fibre cement weatherboards</td> </tr> <tr> <td></td> <td>f) Fibre cement sheet – flush and jointed finish</td> </tr> <tr> <td></td> <td>g) Plywood sheet</td> </tr> <tr> <td></td> <td>h) EIFS</td> </tr> <tr> <td></td> <td>i) Bevel-back weatherboards</td> </tr> </tbody> </table>	a) Vertical profiled metal – corrugated only(3)(6)	a) Masonry veneer (2)		b) Stucco		c) Horizontal profiled metal – corrugated and trapezoidal only		d) Rusticated weatherboards		e) Fibre cement weatherboards		f) Fibre cement sheet – flush and jointed finish		g) Plywood sheet		h) EIFS		i) Bevel-back weatherboards	Over 20	<table border="1"> <tbody> <tr> <td>a) Redesign the building to achieve a lower score, or</td> <td></td> </tr> <tr> <td>b) Specific design</td> <td></td> </tr> <tr> <td>– The design may need changing to reduce the risk</td> <td></td> </tr> <tr> <td>– The building consent authority may require more comprehensive details and documentation providing evidence of weathertightness</td> <td></td> </tr> <tr> <td>– The building consent authority, designer or owner may require more inspections</td> <td></td> </tr> <tr> <td>– A third party audit of the design may be required.</td> <td></td> </tr> </tbody> </table>	a) Redesign the building to achieve a lower score, or		b) Specific design		– The design may need changing to reduce the risk		– The building consent authority may require more comprehensive details and documentation providing evidence of weathertightness		– The building consent authority, designer or owner may require more inspections		– A third party audit of the design may be required.	
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13 – 20	<table border="1"> <tbody> <tr> <td>a) Vertical profiled metal – corrugated only(3)(6)</td> <td>a) Masonry veneer (2)</td> </tr> <tr> <td></td> <td>b) Stucco</td> </tr> <tr> <td></td> <td>c) Horizontal profiled metal – corrugated and trapezoidal only</td> </tr> <tr> <td></td> <td>d) Rusticated weatherboards</td> </tr> <tr> <td></td> <td>e) Fibre cement weatherboards</td> </tr> <tr> <td></td> <td>f) Fibre cement sheet – flush and jointed finish</td> </tr> <tr> <td></td> <td>g) Plywood sheet</td> </tr> <tr> <td></td> <td>h) EIFS</td> </tr> <tr> <td></td> <td>i) Bevel-back weatherboards</td> </tr> </tbody> </table>	a) Vertical profiled metal – corrugated only(3)(6)	a) Masonry veneer (2)		b) Stucco		c) Horizontal profiled metal – corrugated and trapezoidal only		d) Rusticated weatherboards		e) Fibre cement weatherboards		f) Fibre cement sheet – flush and jointed finish		g) Plywood sheet		h) EIFS		i) Bevel-back weatherboards																																																		
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– A third party audit of the design may be required.																																																																					

E2 Risk Matrix
Not to Scale

A 04.06.2026 For Tender
Rev Date Description

Tiny House
Address
351 Timaru Road Lower

E2 Risk Matrix | **BOON**
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Project Status:
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ORIGINAL SIZE: A3
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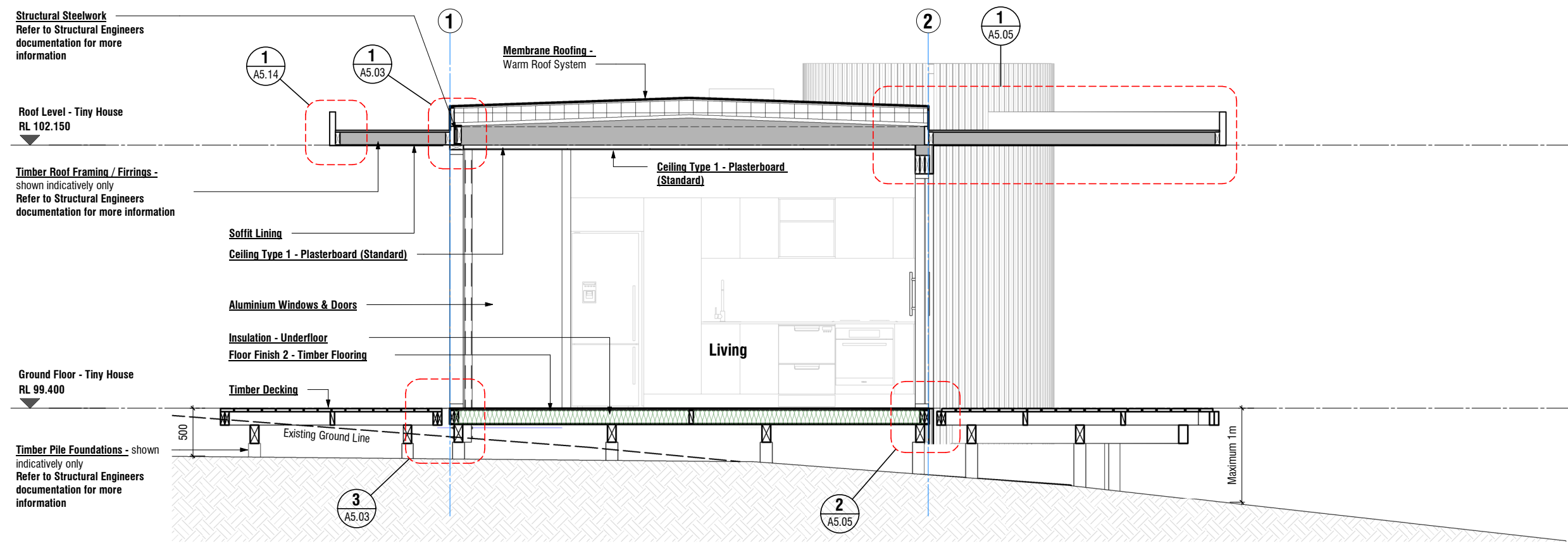
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Scale [A3] As indicated
Drawing No.

A3.05 Rev **A**

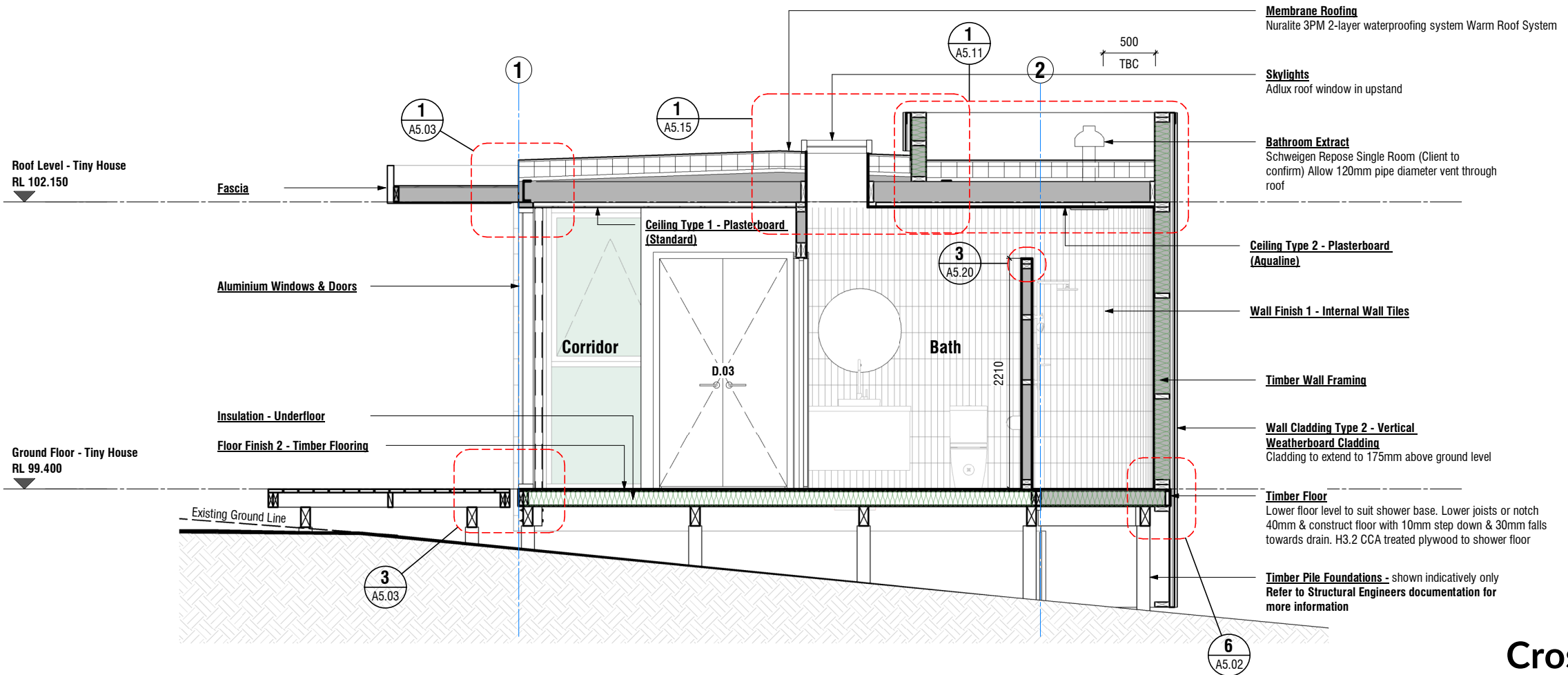
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A Tiny House - Section AA
A2.01 Scale 1 : 50 (A3)

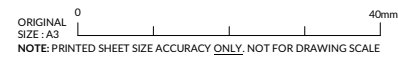


B Tiny House - Section BB
A2.01 Scale 1 : 50 (A3)

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Job No. **7153** Scale [A3] As indicated Drawing No. **A4.01** Rev **A**

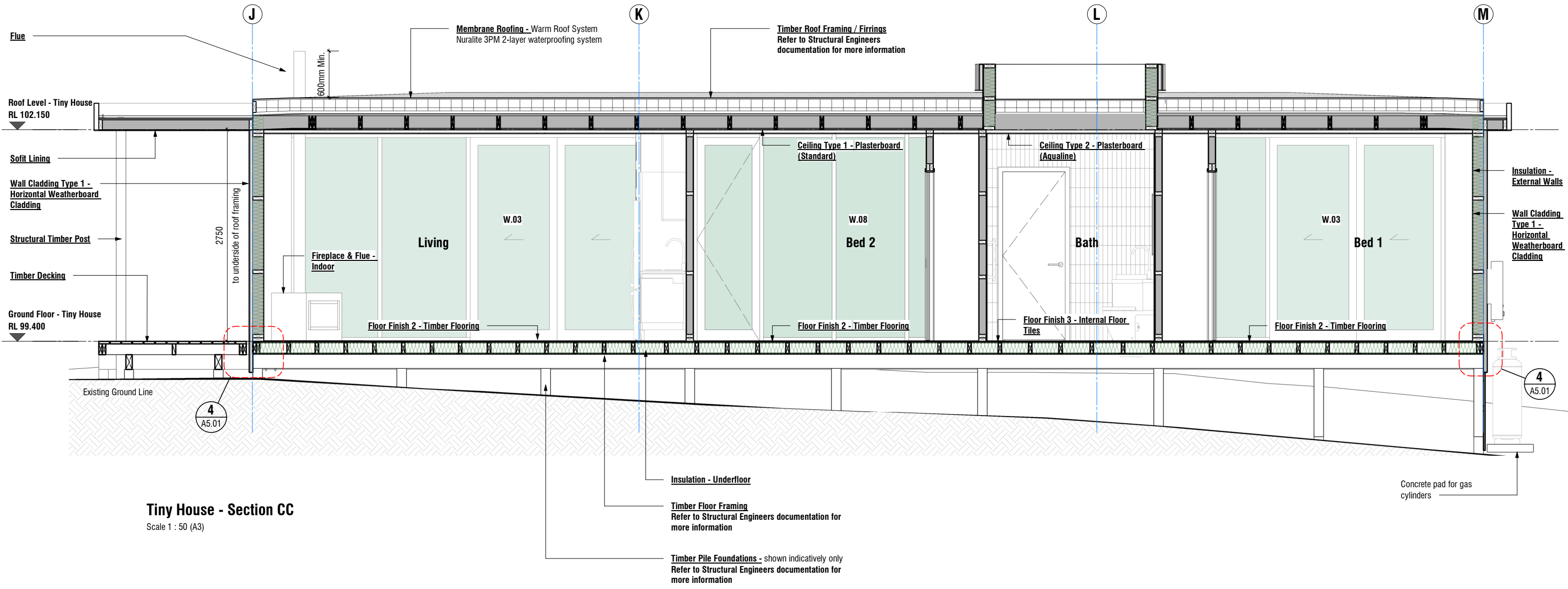
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Cross Sections | **BOON**
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Tiny House - Section CC
Scale 1 : 50 (A3)

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Job No. **7153**
Scale [A3] As indicated
Drawing No. **A4.02**

Rev **A**

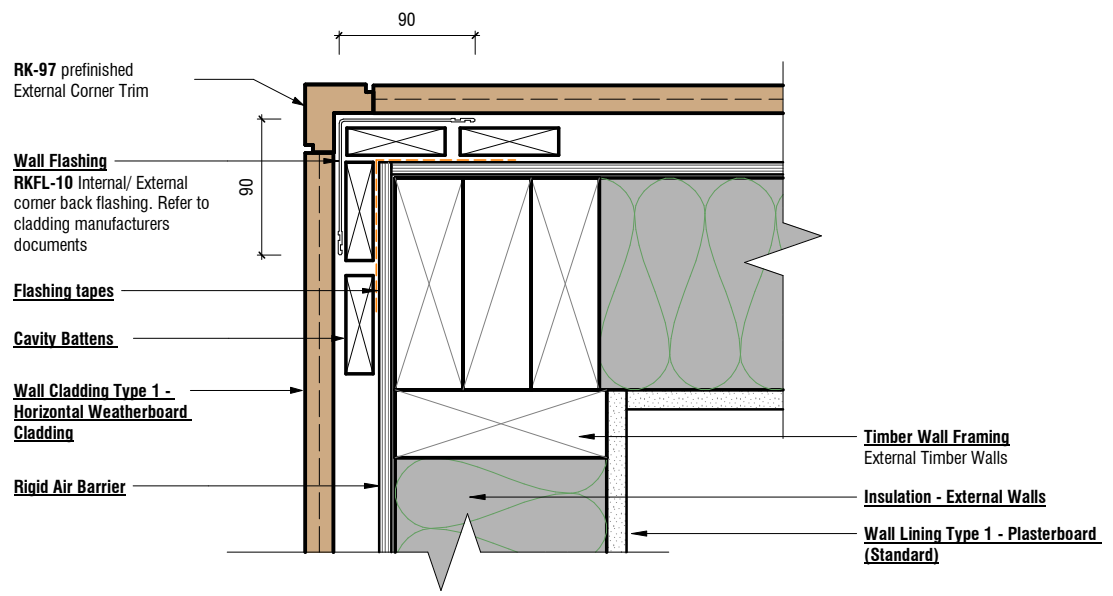
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Tender
Print Date
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Long Sections

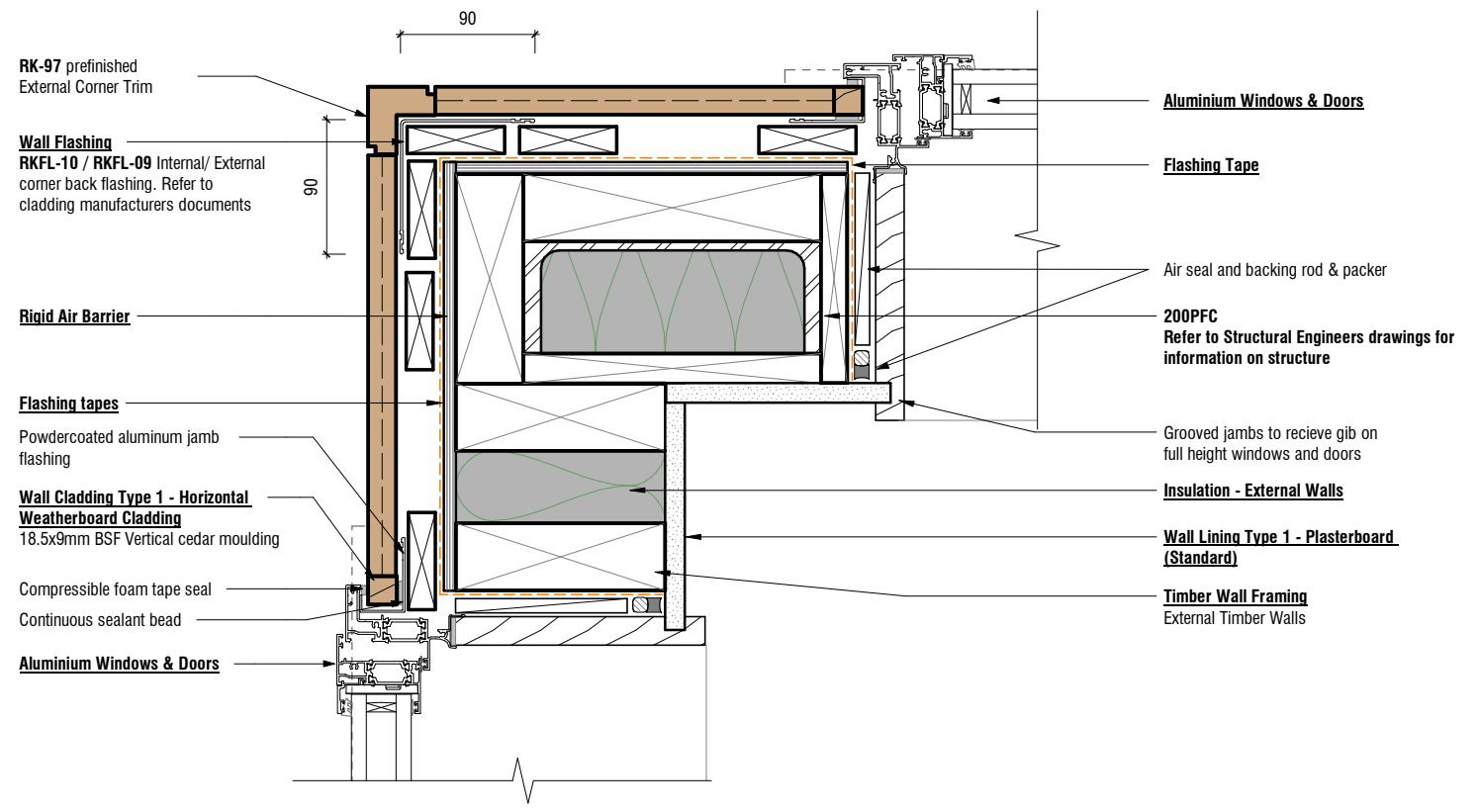
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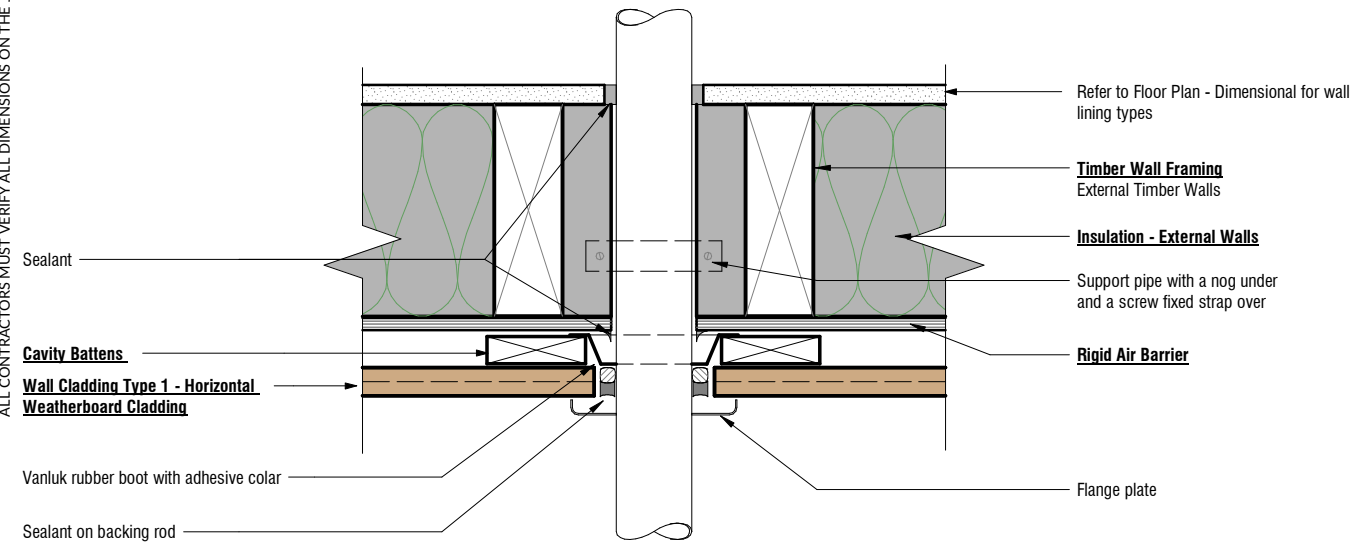
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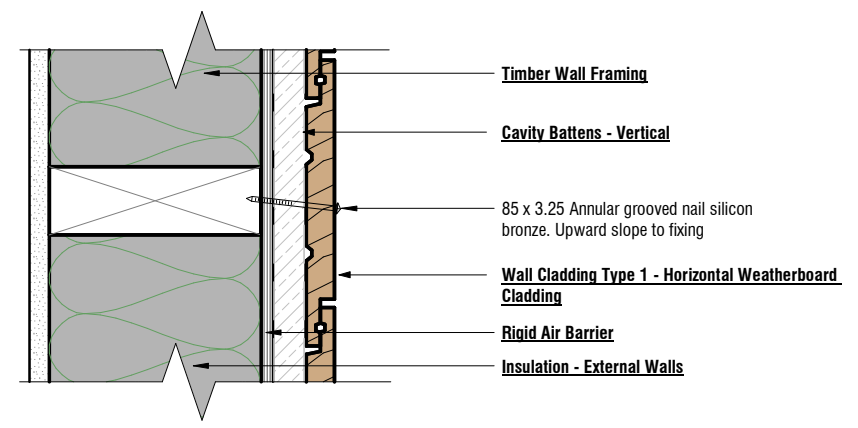
1 Horizontal Weatherboard Cladding - Typ. External Corner
A2.02 Scale 1 : 5 (A3)



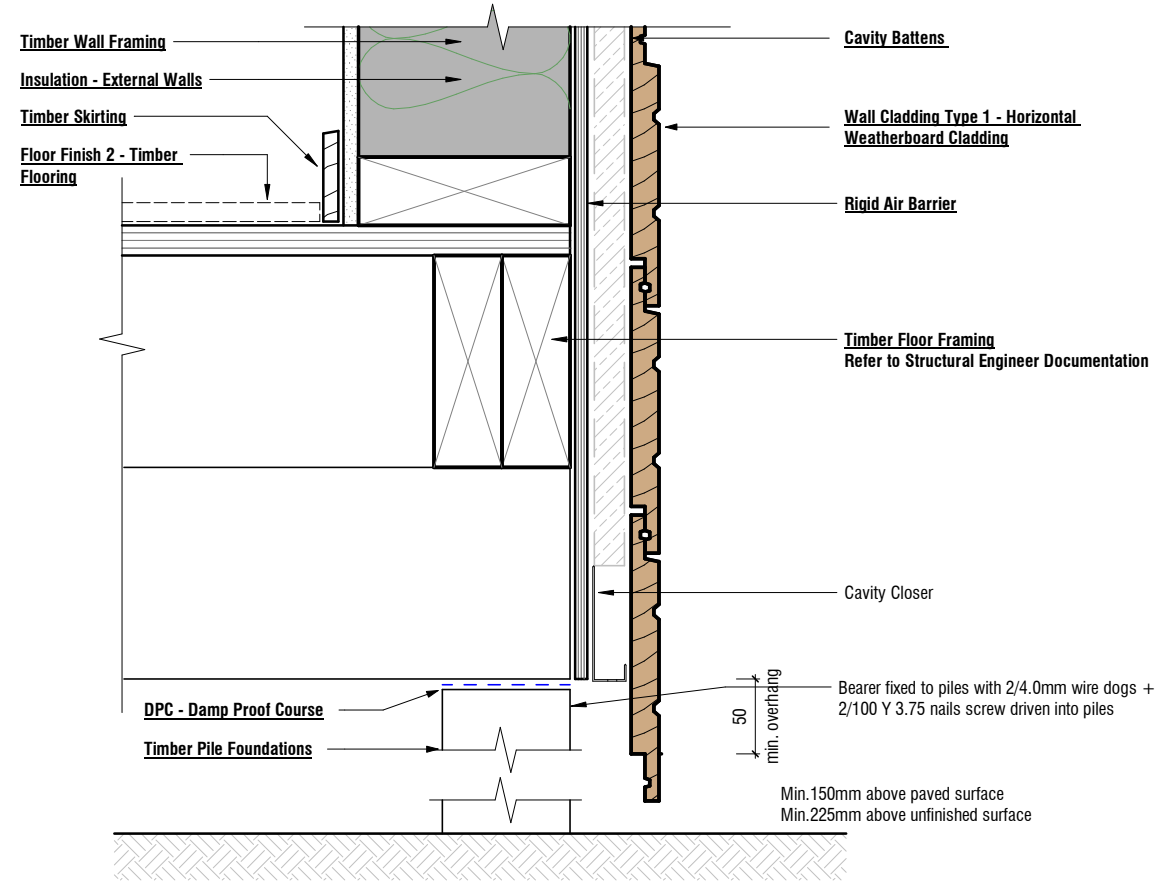
5 Horizontal Weatherboard Cladding - External Corner with Glazing
A2.02 Scale 1 : 5 (A3)



2 Horizontal Weatherboard Cladding - Typ. Pipe Penetration
Scale 1 : 5 (A3)



3 Horizontal Weatherboard Cladding - Typ. Nail Fixing (section view)
Scale 1 : 5 (A3)



4 Horizontal Weatherboard Cladding - Typ. Bottom of Cladding
A4.02 Scale 1 : 5 (A3)

Construction Details - Exterior

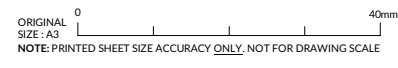


Rev	Date	Description
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Tender

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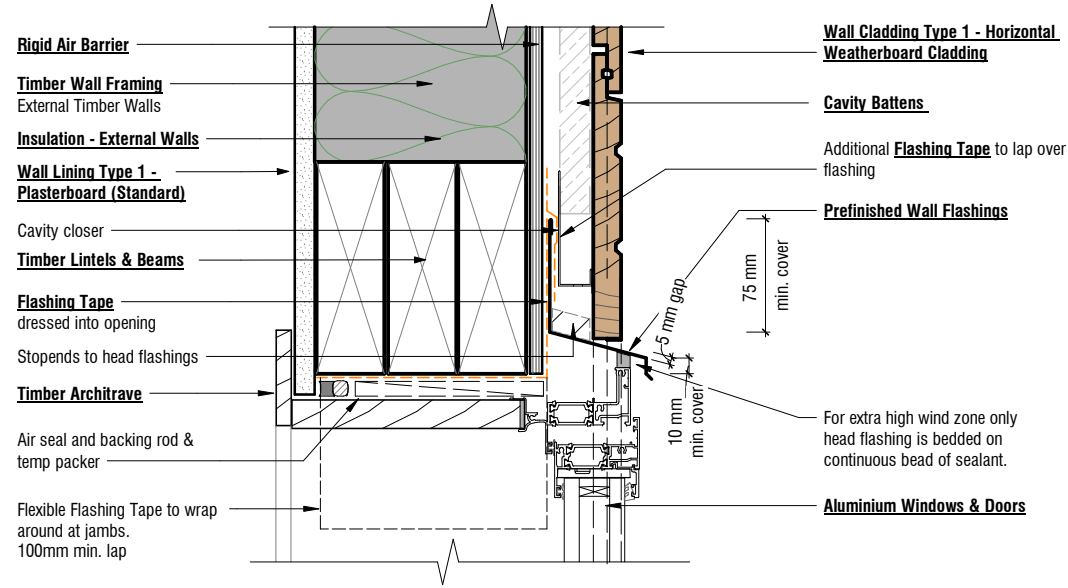
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A5.01 Rev **A**

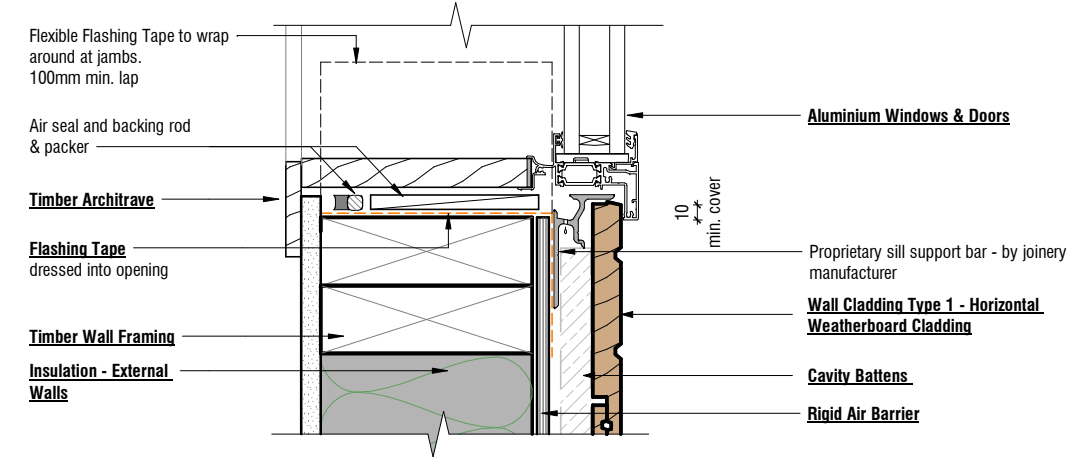
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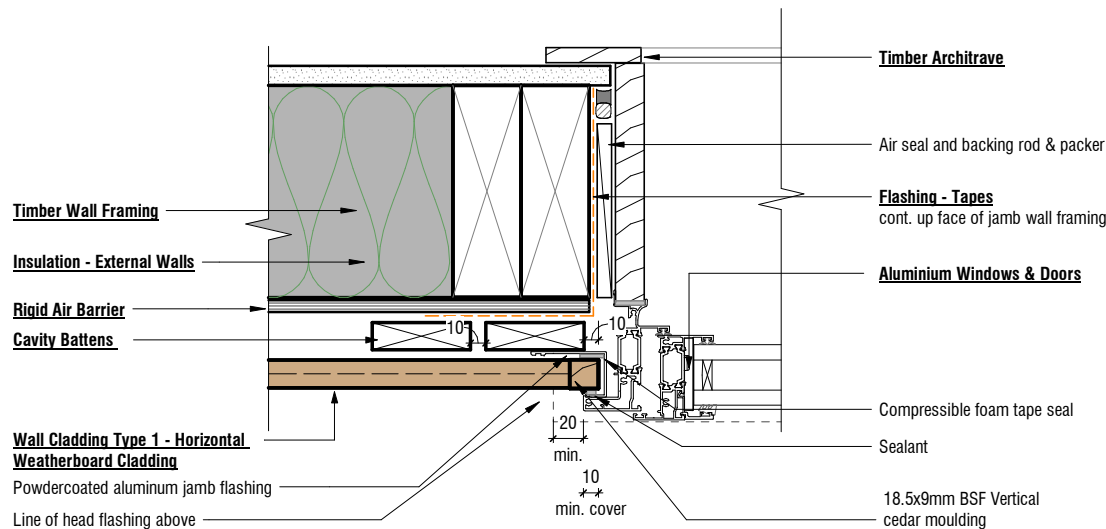
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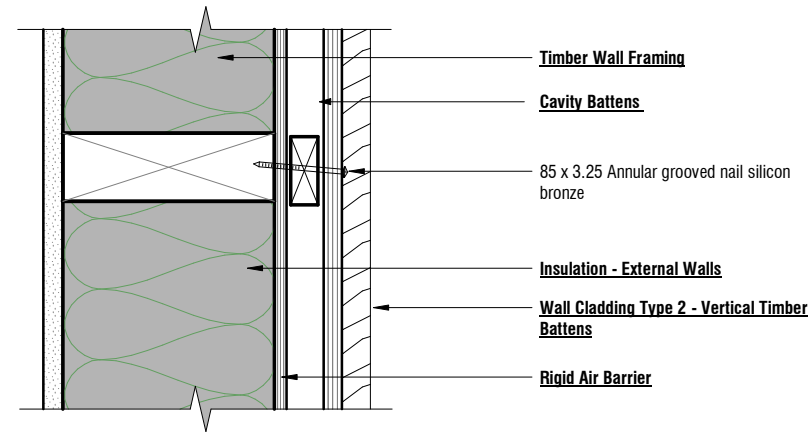
1 Horizontal Weatherboard Cladding - Typ. Window Head
Scale 1 : 5 (A3)



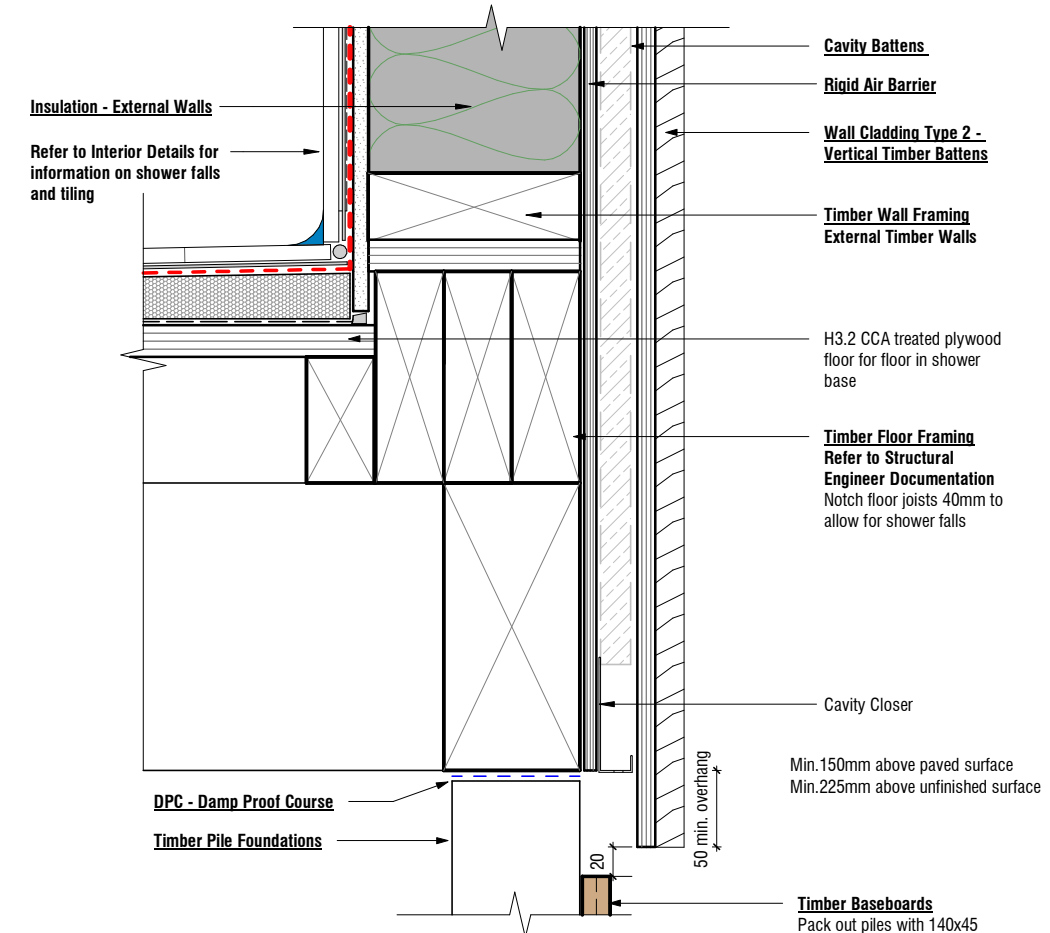
2 Horizontal Weatherboard Cladding - Typ. Window Sill
Scale 1 : 5 (A3)



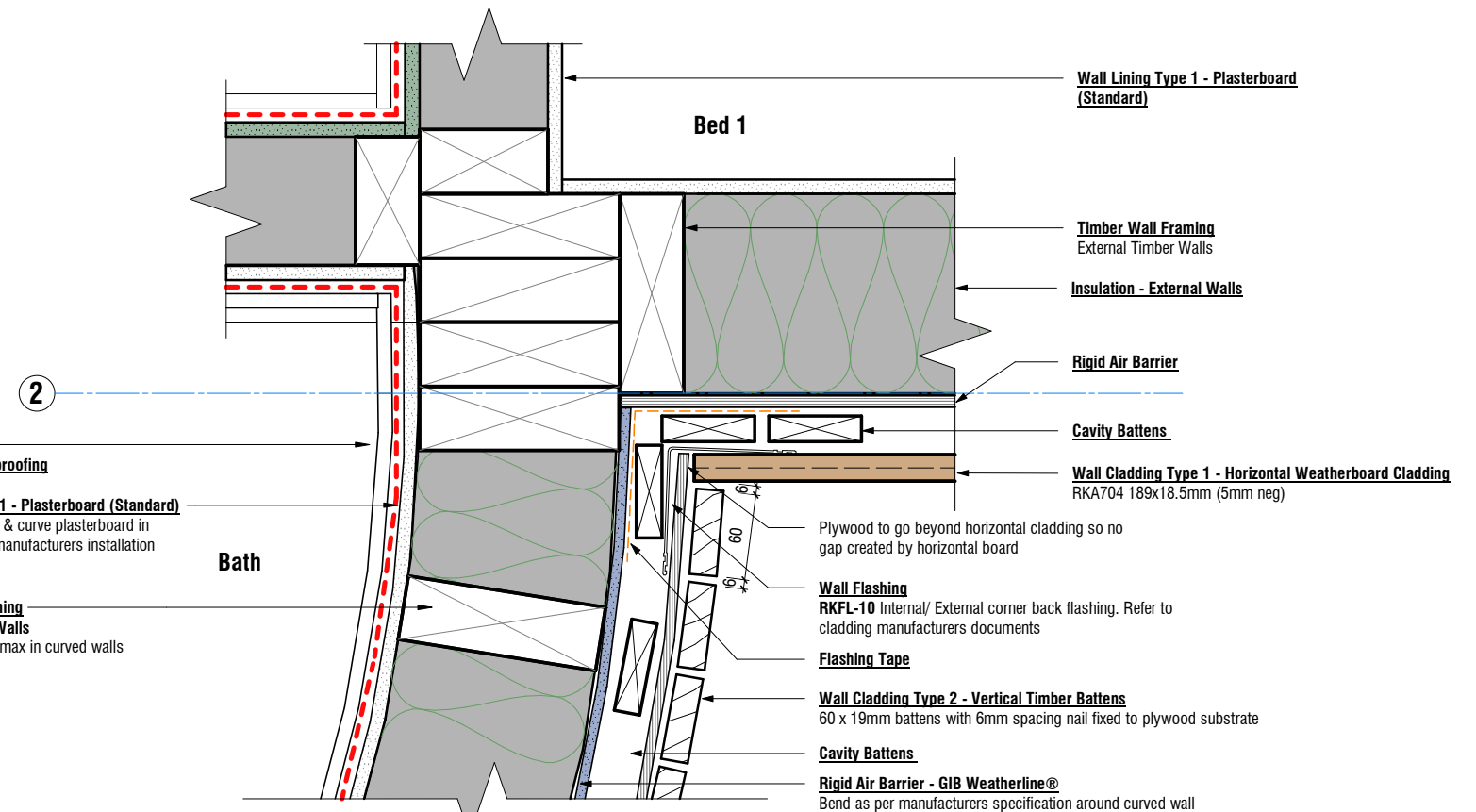
4 Horizontal Weatherboard Cladding - Typ. Window Jamb
Scale 1 : 5 (A3)



5 Vertical Weatherboard Cladding - Typ. Nail Fixing
Scale 1 : 5 (A3)



6 Vertical Weatherboard Cladding - Typ. Bottom of Cladding
A4.01 Scale 1 : 5 (A3)



3 Vertical to Horizontal Weatherboard Cladding Junction
A2.02 Scale 1 : 5 (A3)

Construction Details - Exterior

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Job No.
7153

Scale [A3]
1 : 5

Drawing No.

A5.02

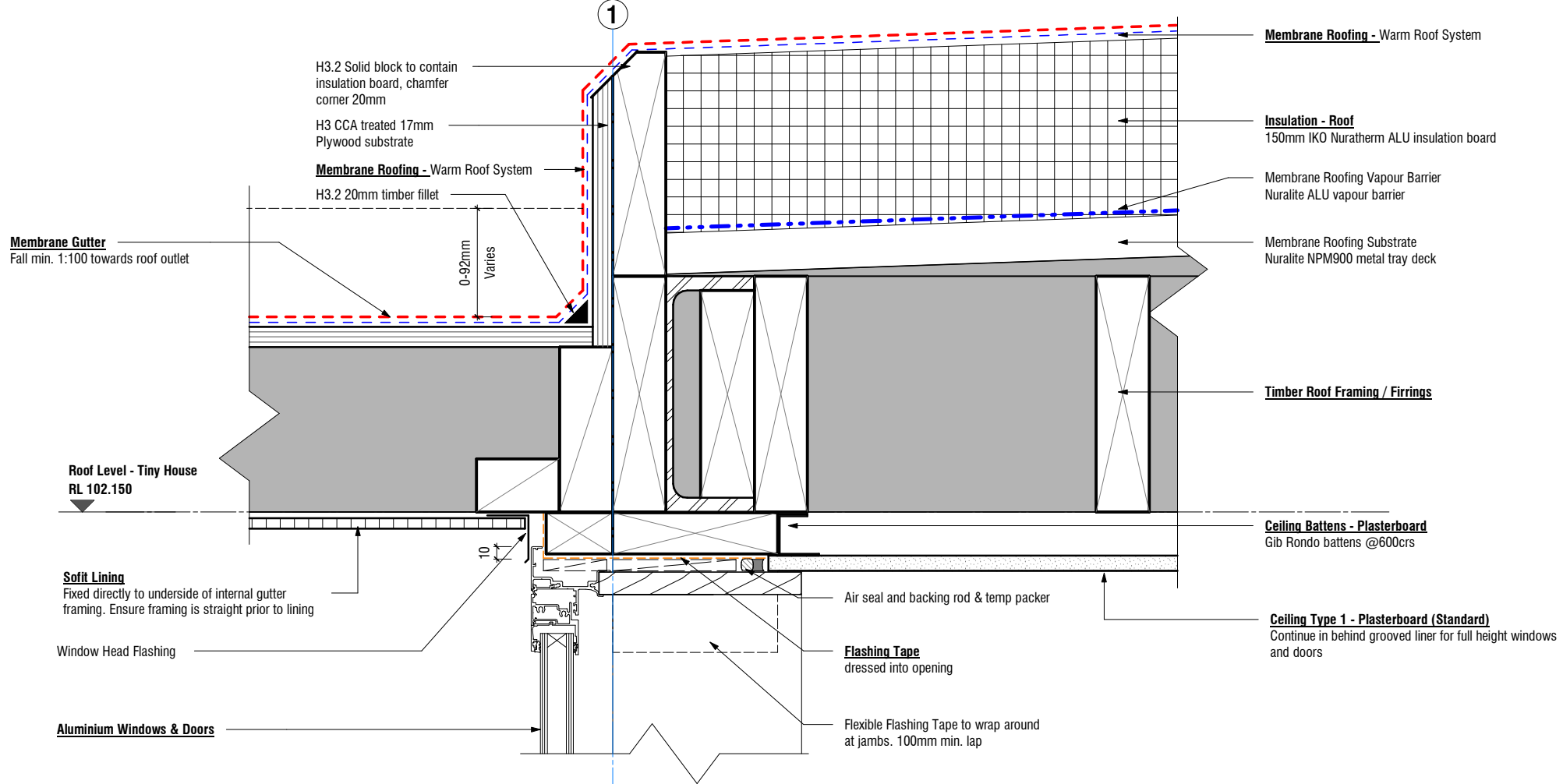
Rev

A

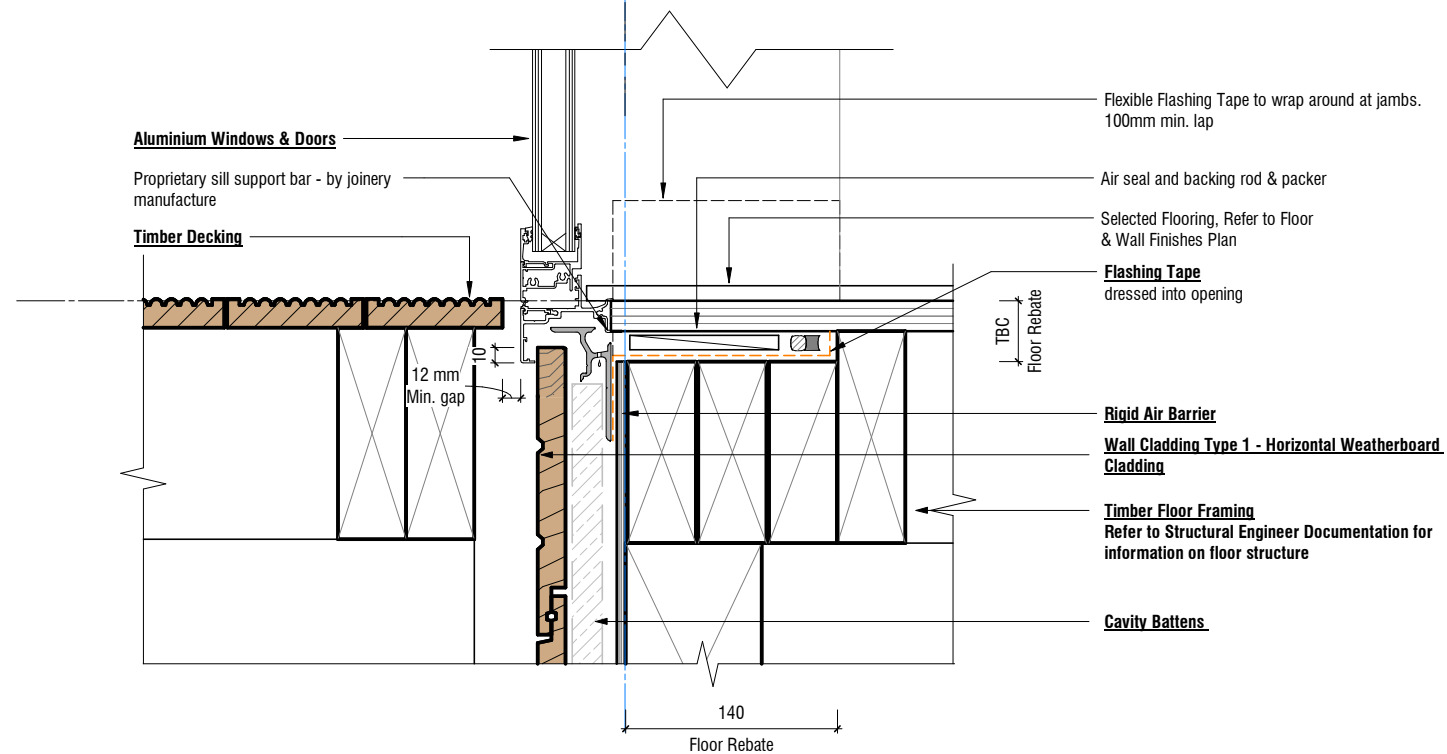
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1 Horizontal Weatherboard Cladding - Full Height Window Head
 A2.07 Scale 1 : 5 (A3)



3 Horizontal Weatherboard Cladding - Full Height Window Sill to Decking
 A2.02 Scale 1 : 5 (A3)

Construction Details - Exterior

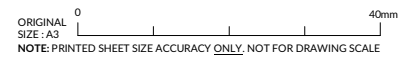


Rev	Date	Description
A	04.06.2026	For Tender

Tiny House
 Address
 351 Timaru Road Lower

Project Status:
Tender

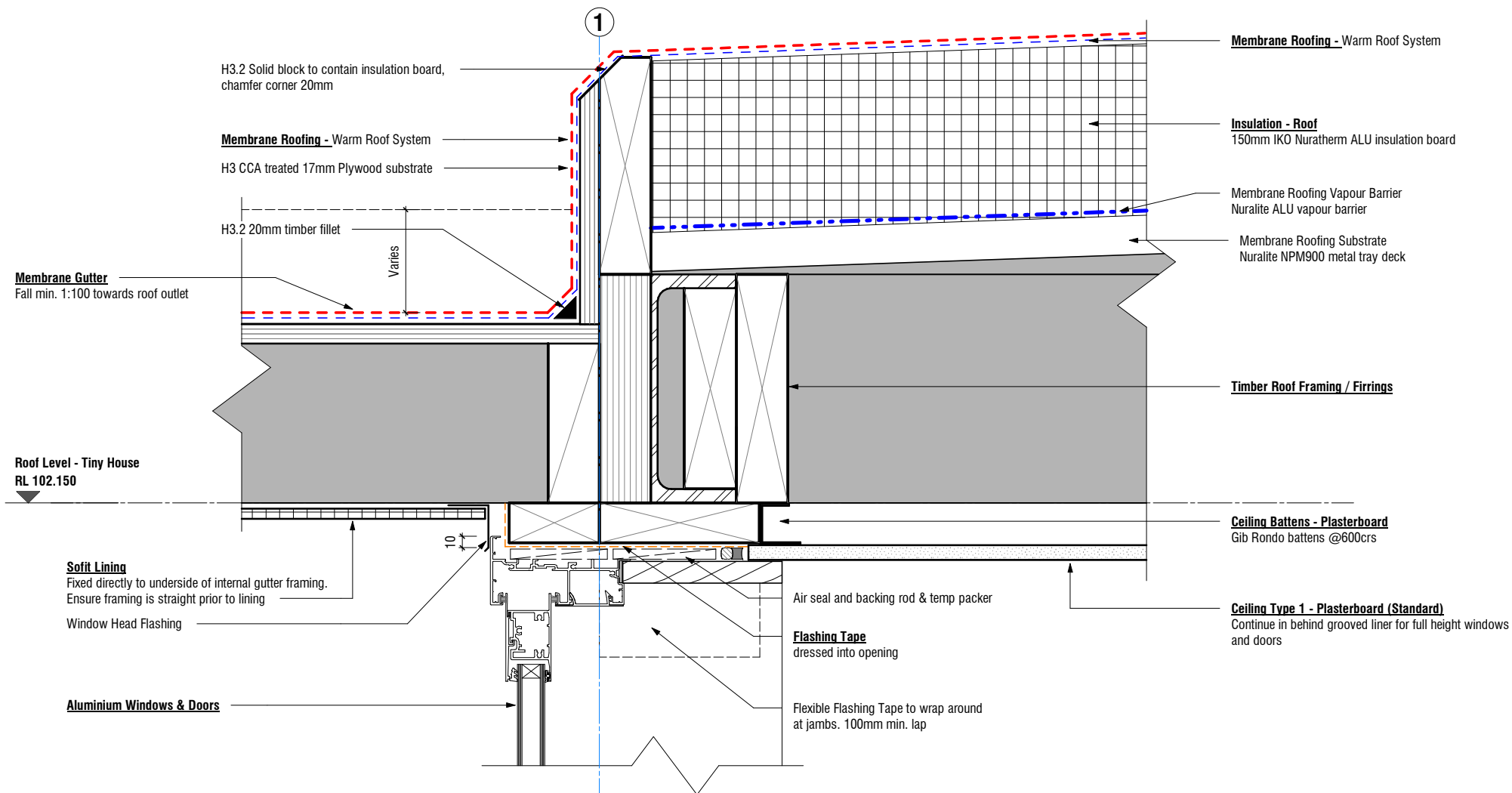
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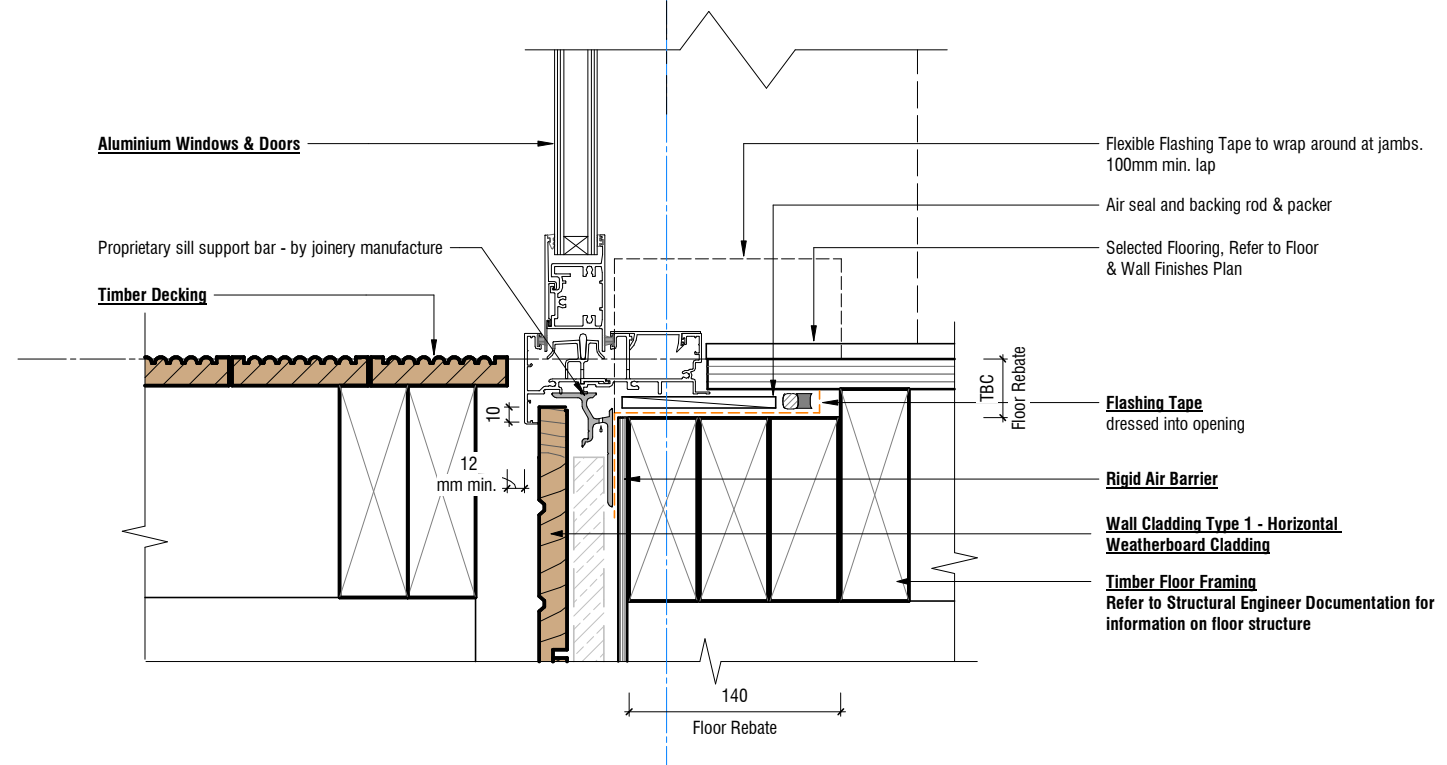
Job No. **7153** Scale [A3] **1:5** Drawing No. **A5.03** Rev **A** Print Date **6/4/2026 4:29:17 PM**

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1 Horizontal Weatherboard Cladding - Full Height Sliding Door Head
A2.07 Scale 1 : 5 (A3)

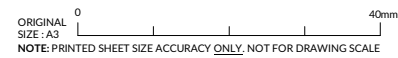


2 Horizontal Weatherboard Cladding - Full Height Sliding Door Sill to Decking
A2.02 Scale 1 : 5 (A3)

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Job No. **7153** Scale [A3] **1:5** Drawing No. **A5.04** Rev **A** Print Date **6/4/2026 4:29:17 PM**

Construction Details - Exterior

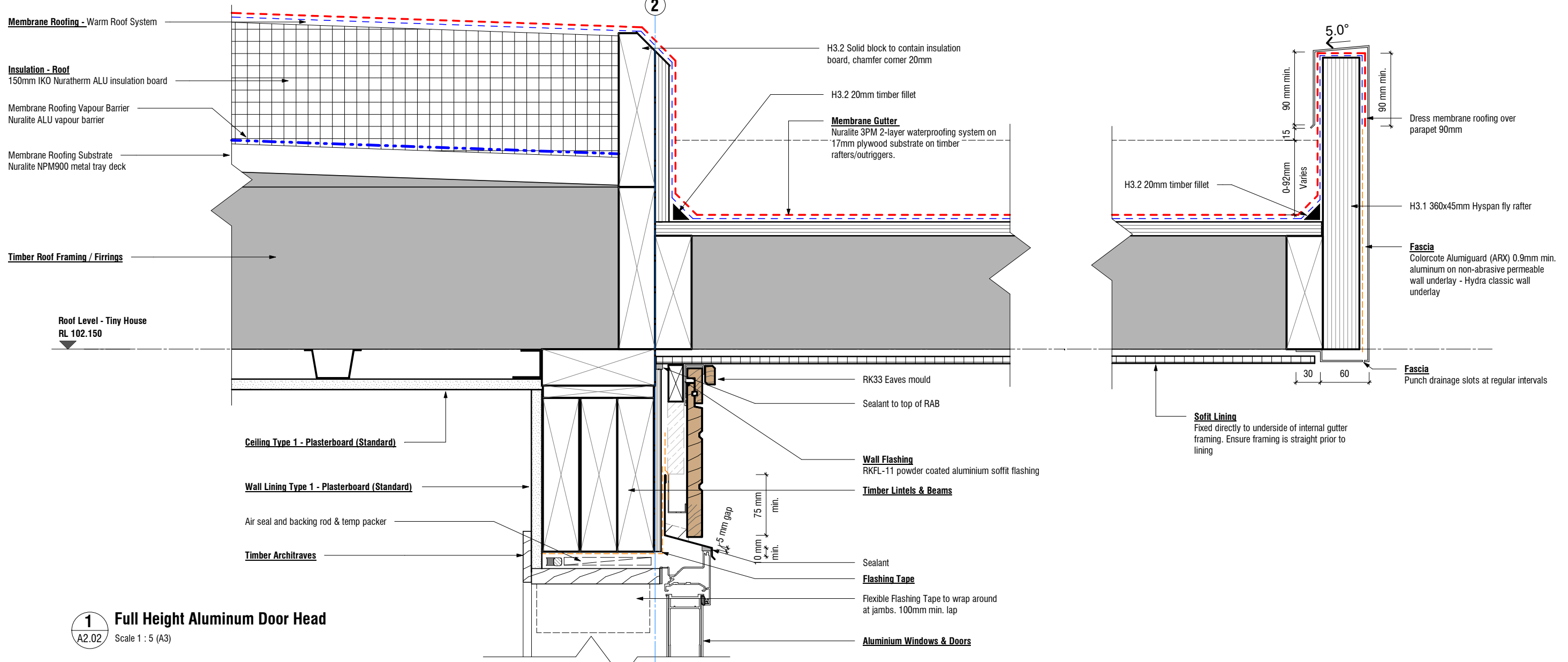
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Project Status:
Tender

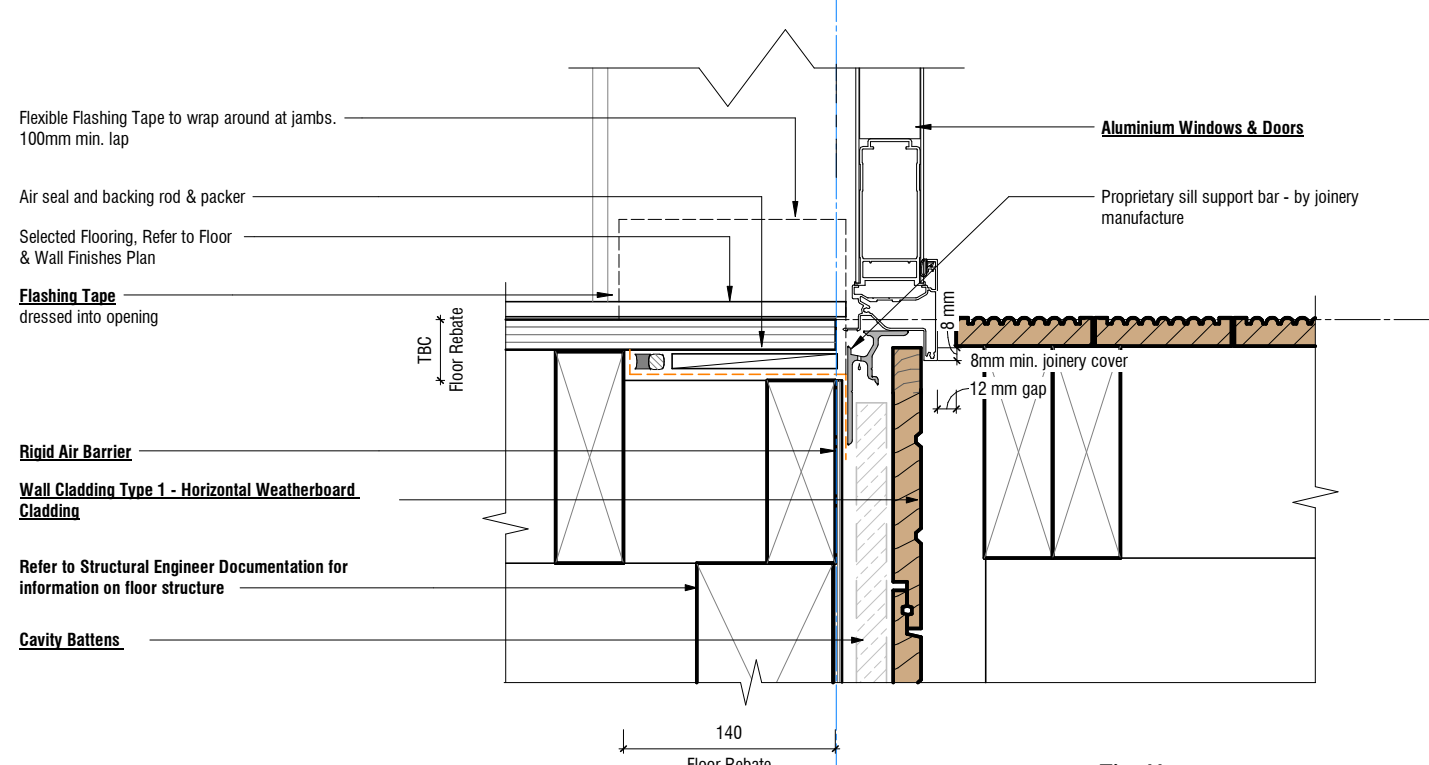
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1 Full Height Aluminum Door Head
A2.02 Scale 1 : 5 (A3)



2 Full Height Aluminum Door Sill to Entry Decking
A4.01 Scale 1 : 5 (A3)

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Construction Details - Exterior

Job No. **7153** Scale [A3] **1:5** Drawing No. **A5.05** Rev **A** Print Date **6/4/2026 4:29:18 PM**

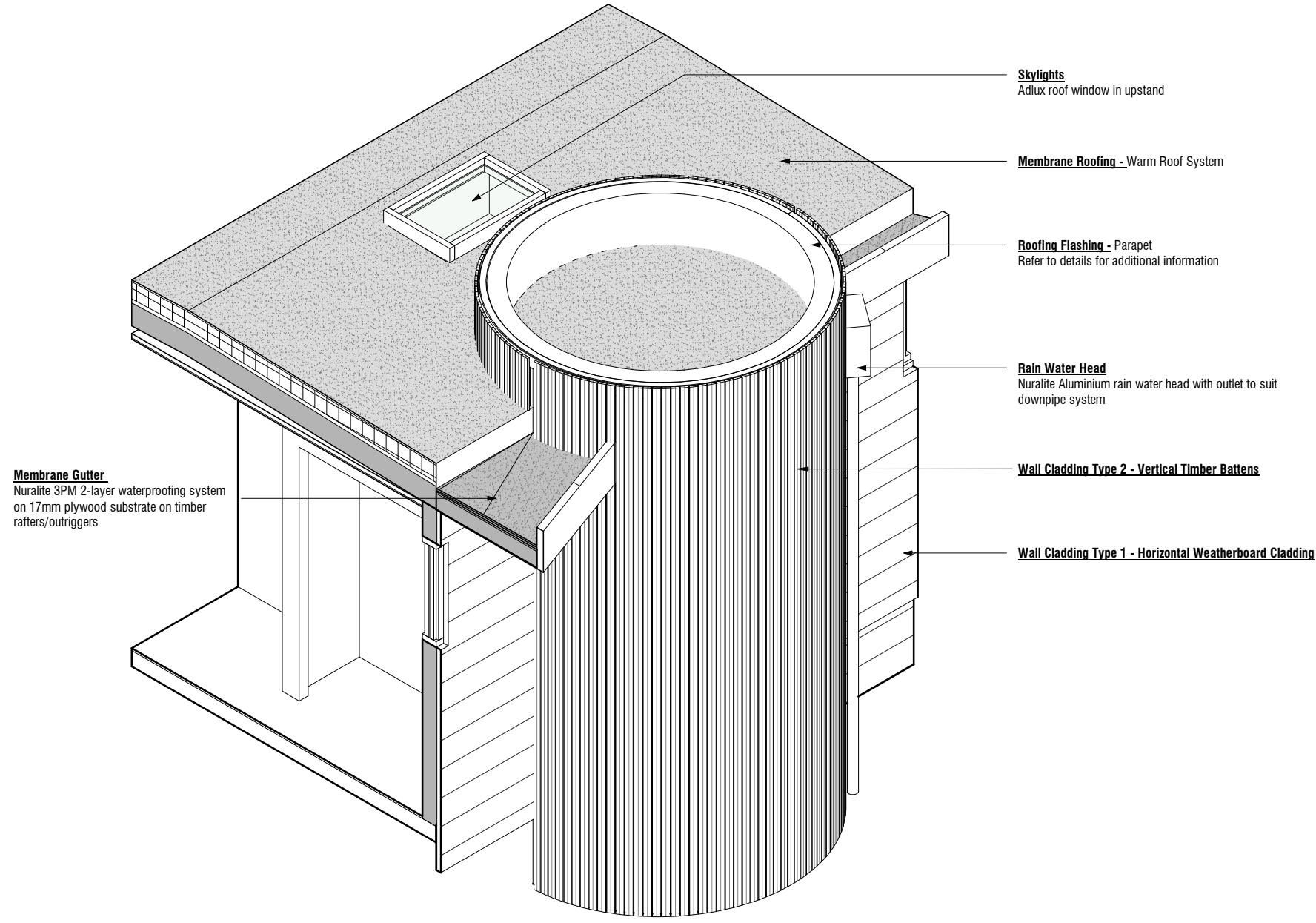
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Project Status:
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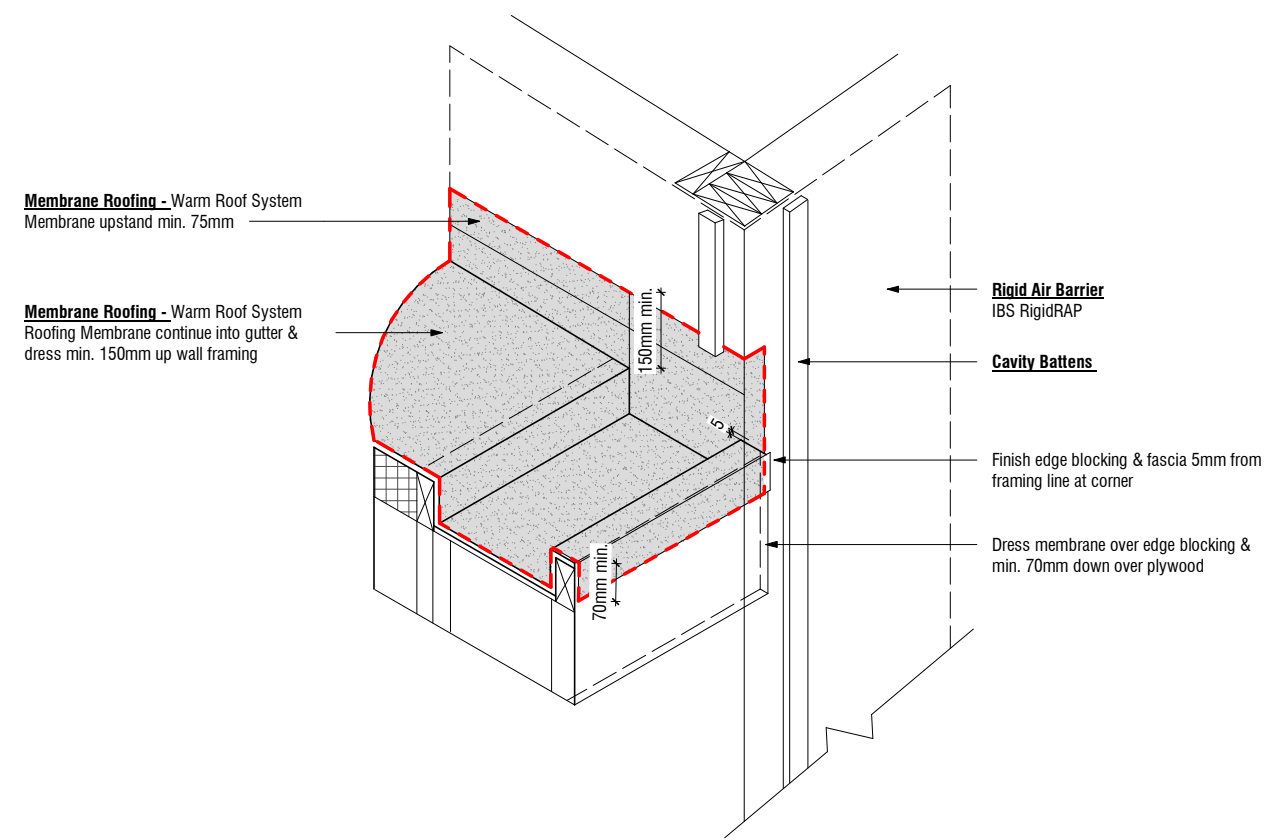
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Skylight to Membrane Roof Junction 3D
Not to Scale



Membrane Roof to Gutter & Wall Junction 3D
Not to Scale

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7153

Scale [A3]
1 : 10

Drawing No.

A5.10

Rev

A

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Print Date

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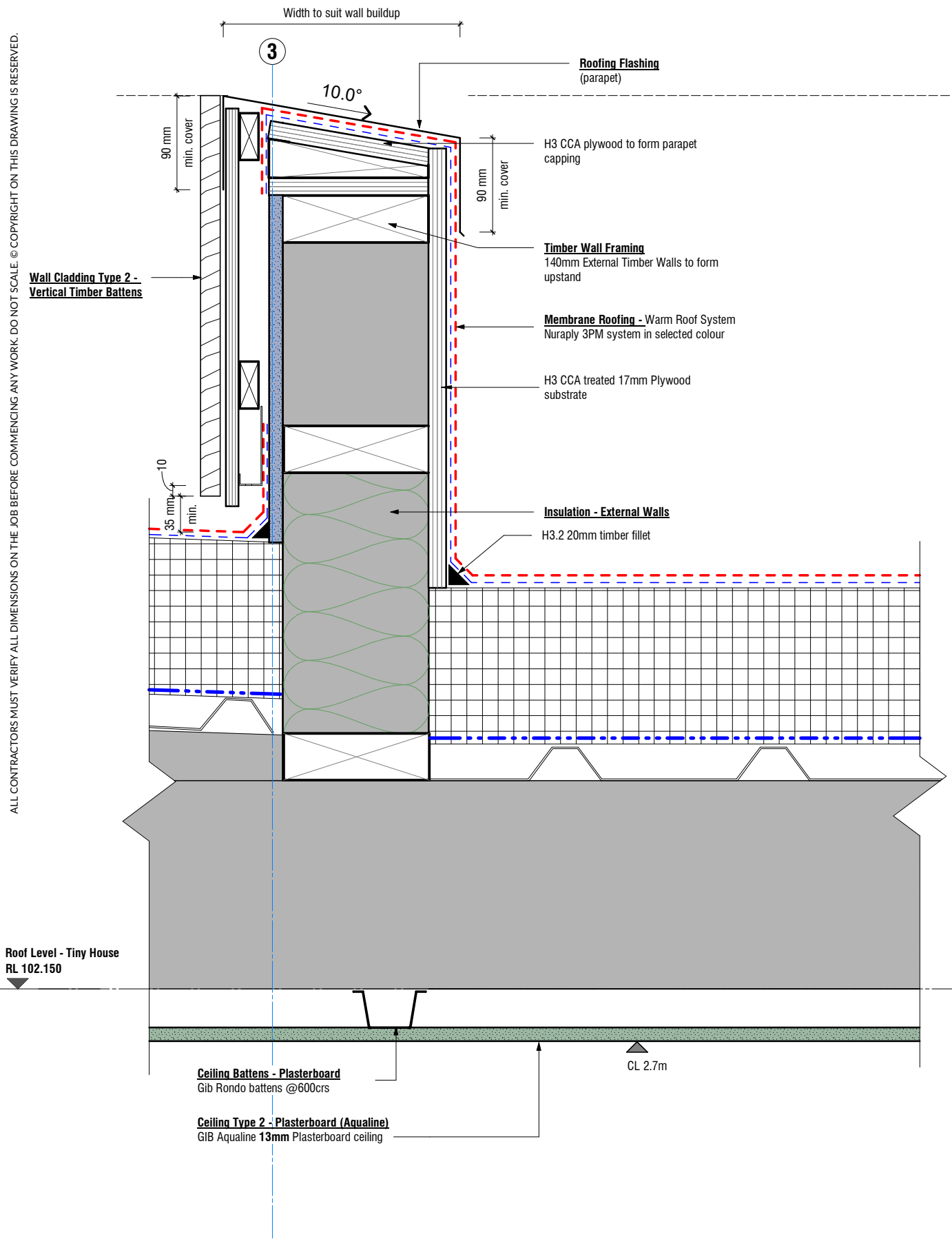
Construction Details - Roof

BOON
design thinkers

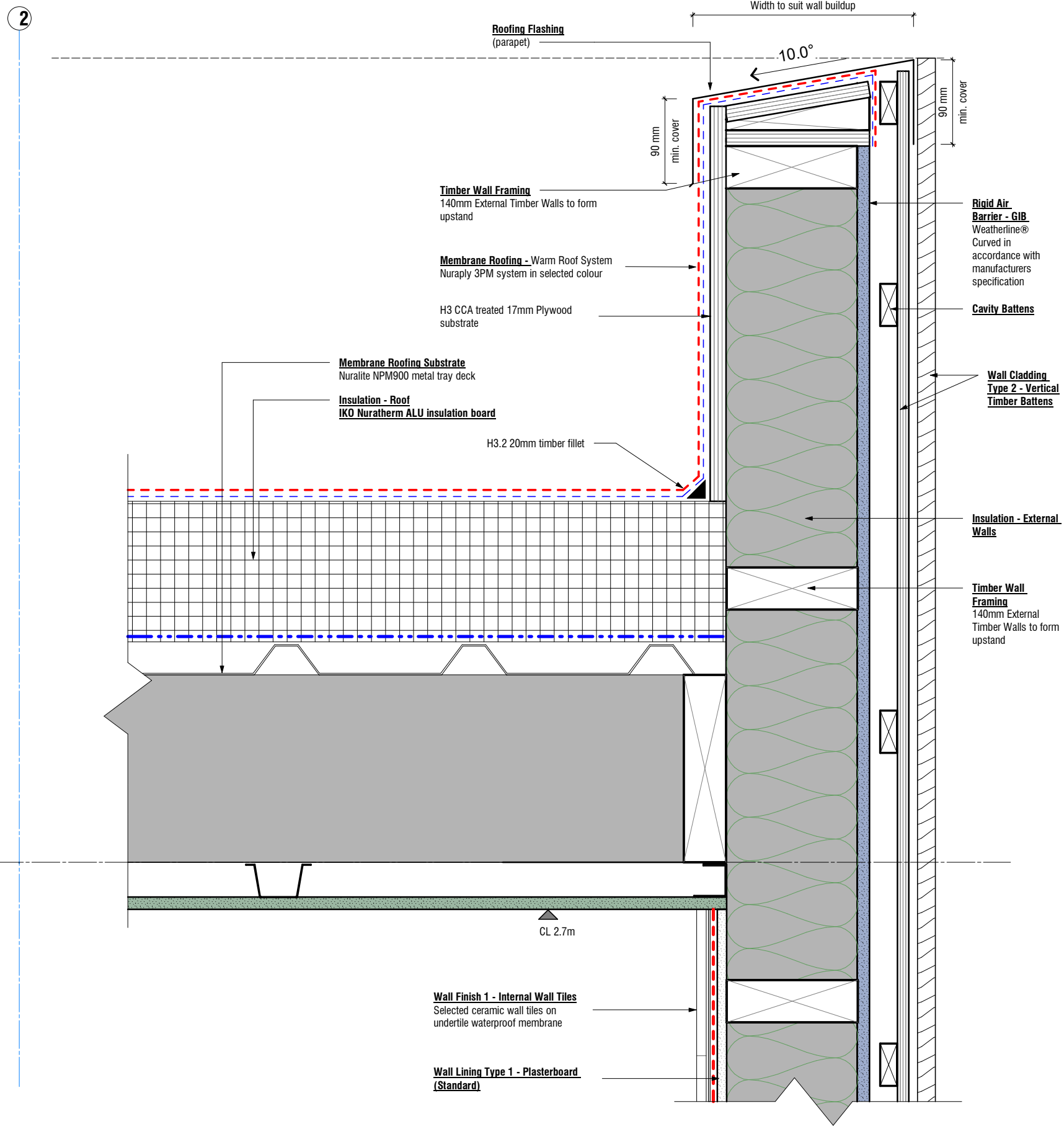
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1 Membrane Roof - Parapet
A2.07 Scale 1 : 5 (A3)

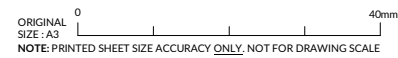


Construction Details - Roof



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Job No. **7153** Scale [A3] **1 : 5** Drawing No. **A5.11** Rev **A**

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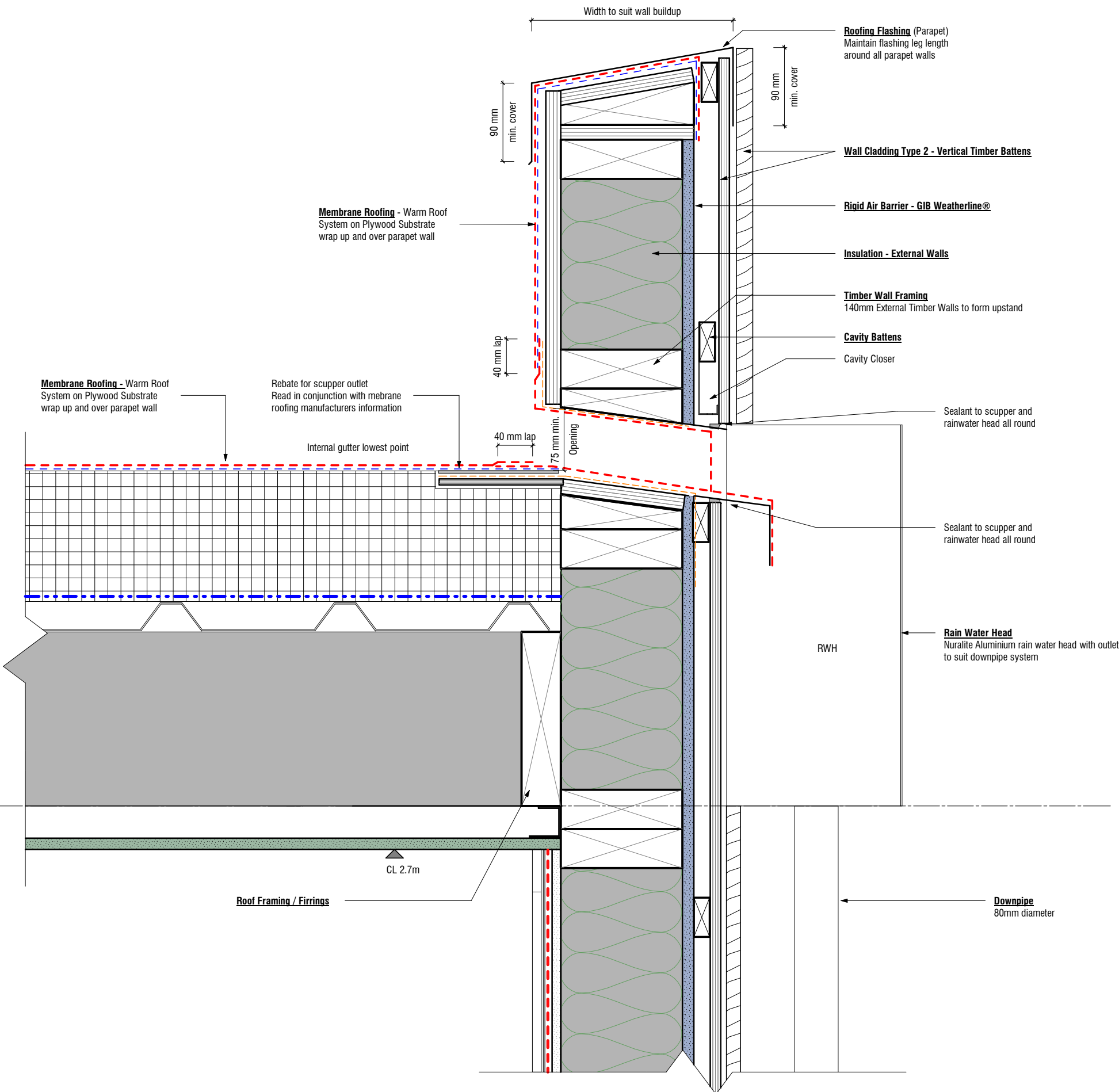
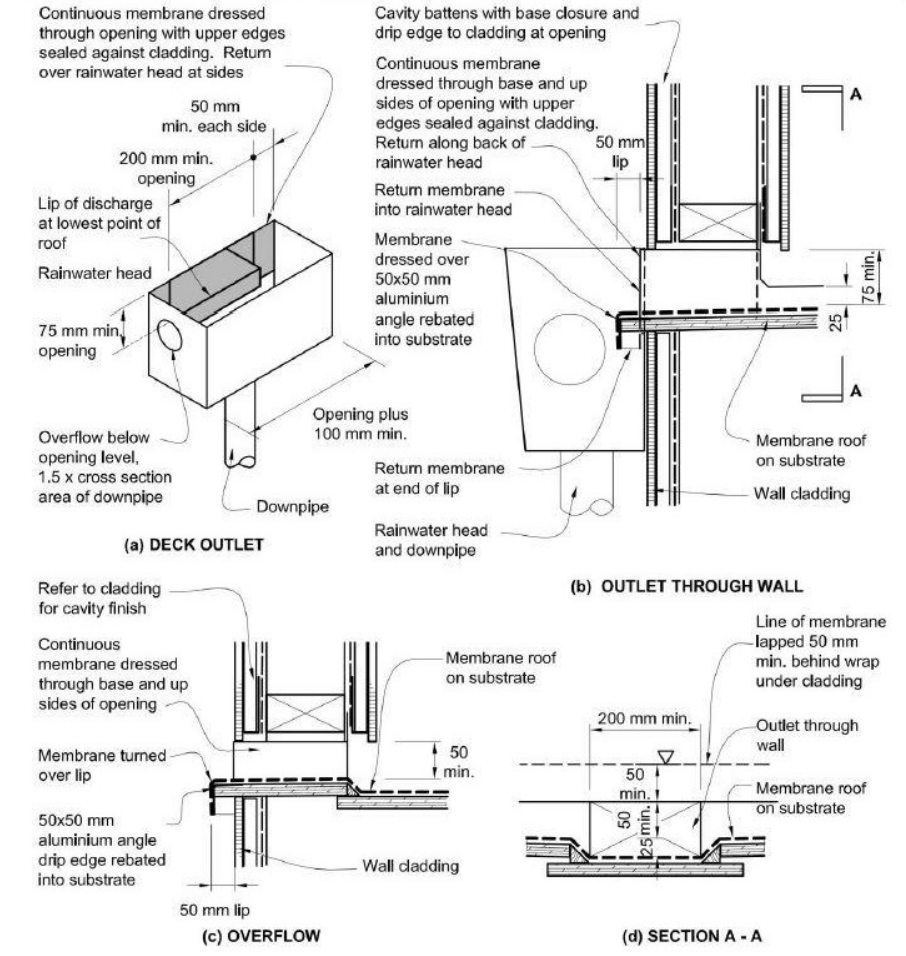


Figure 8.5.4.1B: Rainwater head and scupper opening in membrane
 Paragraphs 8.1.5.2 and 8.5.4.1 and Table 4.5.1.1

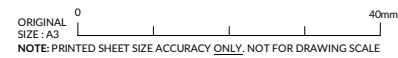


1 Membrane Roof - Internal Gutter RWH
 A2.07 Scale 1 : 5 (A3)

Rev	Date	Description
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 Address
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Construction Details - Roof | **BOON**
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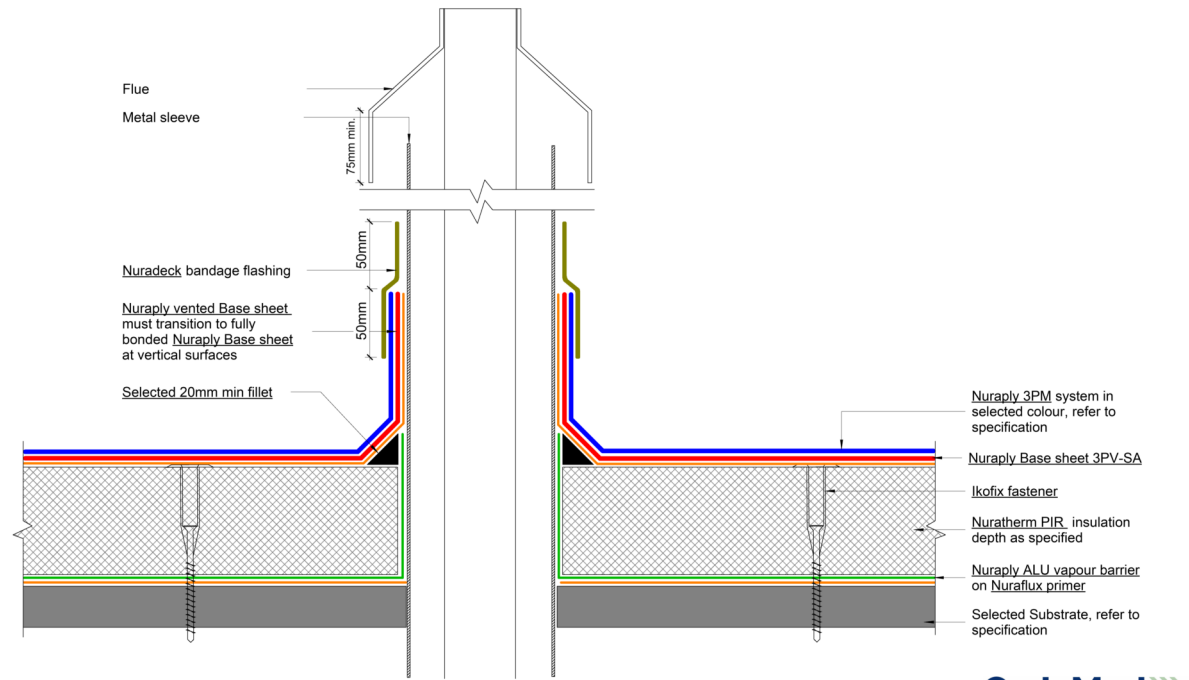
Project Status:
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PRODUCT/SYSTEM: **NURAPLY 3PM WARM ROOF**
DETAIL: **FLUE DETAIL/PIPE PENETRATION**
SCALE: NTS DATE: **SEPT 25** PREVIOUS DWG no: **RPW.D3** REVISION: **2** DWG no: **3PM-W.D3**

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Scupper Sizes:
80mm diameter
100mm diameter
100mm x 100mm
75mm x 200mm
Bespoke sizes on request
Note 2:
Scupper metal must be separated from the substrate to prevent corrosion



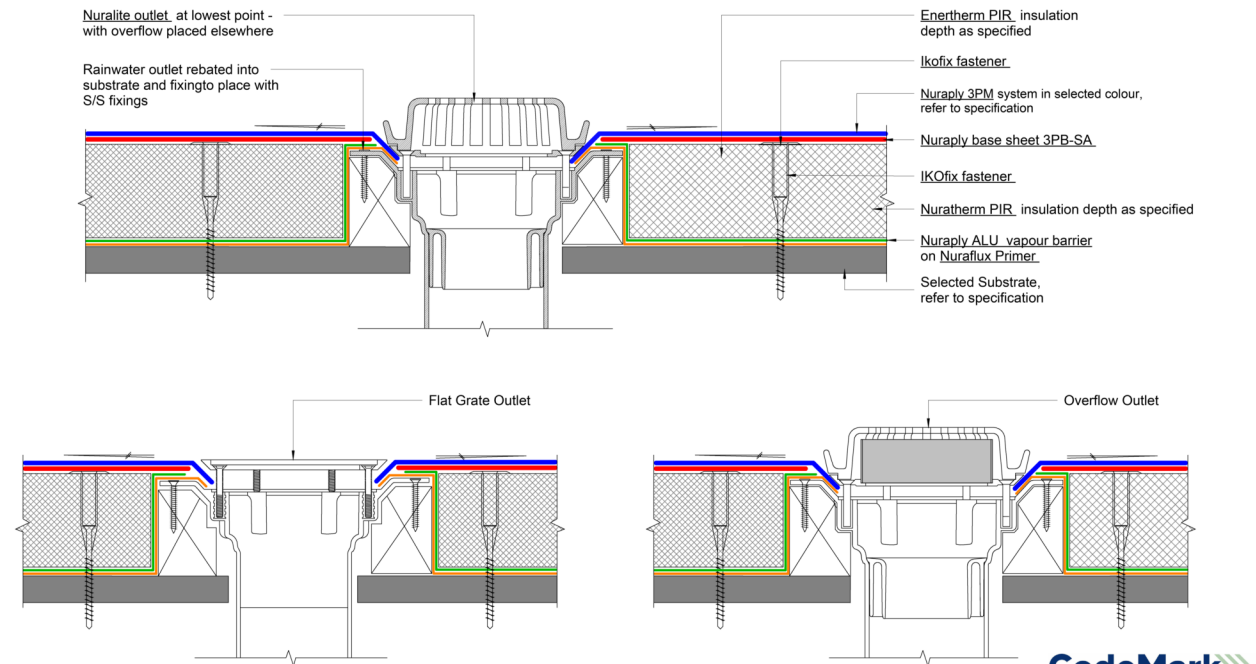
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PRODUCT/SYSTEM: **NURAPLY 3PM WARM ROOF**
DETAIL: **SCUPPER**
SCALE: NTS DATE: **SEPT 25** PREVIOUS DWG no: **RPW.F1** REVISION: **2** DWG no: **3PM-W.F1**

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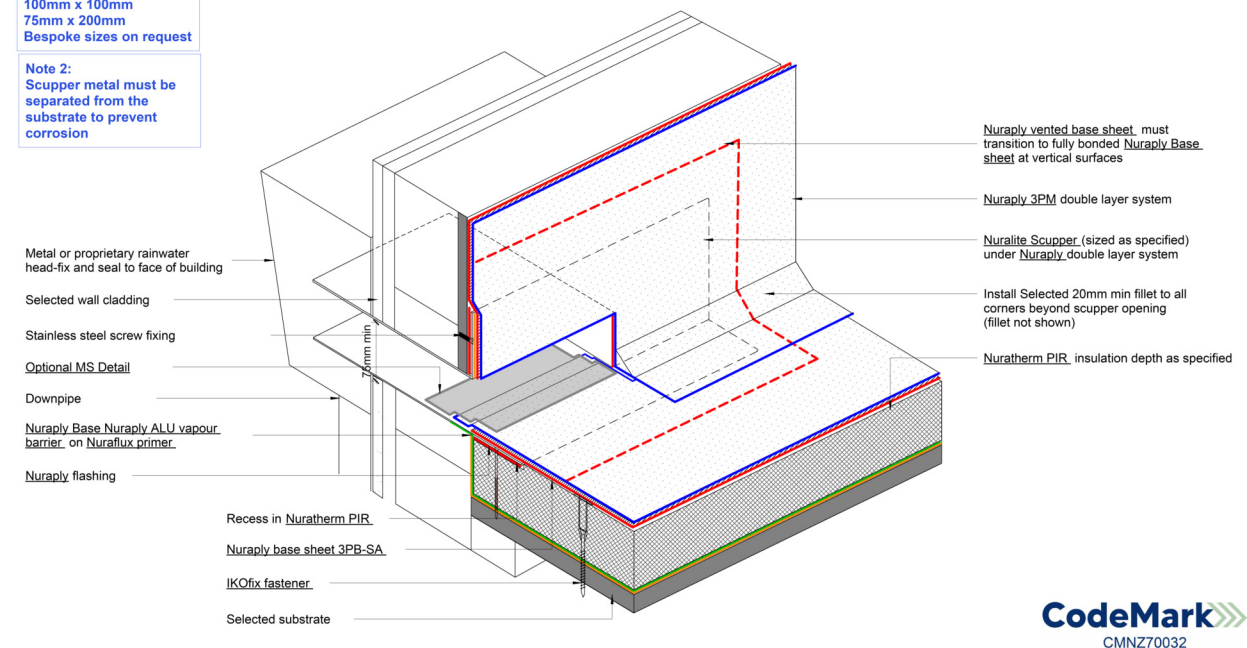
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PRODUCT/SYSTEM: **NURAPLY 3PM WARM ROOF**
DETAIL: **RAINWATER OUTLET OR OVERFLOW**
SCALE: NTS DATE: **SEPT 25** PREVIOUS DWG no: **RPW.G1** REVISION: **2** DWG no: **3PM-W.G1**

This drawing is indicative only and not for construction. This detail depicts Nuralite products and components for correct use as per the installation manual. All other elements are typical only - refer to the designer. Always refer to original colour details when printing

Scupper Sizes:
80mm diameter
100mm diameter
100mm x 100mm
75mm x 200mm
Bespoke sizes on request
Note 2:
Scupper metal must be separated from the substrate to prevent corrosion



CodeMark
CMNZ70032

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FLAT ROOFS | BUILT RIGHT

All Nuralite products/systems to be installed by an authorized Nuralite applicator and in accordance with Nuralite published instruction. Product data sheets should be consulted at all times. This drawing is a guide and is not for construction. This detail drawing is to be used only as part of the Nuralite specification package. All drawings are subject to copyright. Unauthorized use is prohibited. © Nuralite Waterproofing Ltd
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PRODUCT/SYSTEM: **NURAPLY 3PM WARM ROOF**
DETAIL: **SCUPPER - ISO**
SCALE: NTS DATE: **SEPT 25** PREVIOUS DWG no: **RPW.F1** REVISION: **2** DWG no: **3PM-W.F2**

Construction Details - Roof

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Rev	Date	Description
A	04.06.2026	For Tender

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Tiny House
Address
351 Timaru Road Lower

ORIGINAL SIZE: A3
NOTE: PRINTED SHEET SIZE ACCURACY ONLY, NOT FOR DRAWING SCALE

Job No. **7153** Scale [A3] Drawing No.

A5.13 Rev **A**

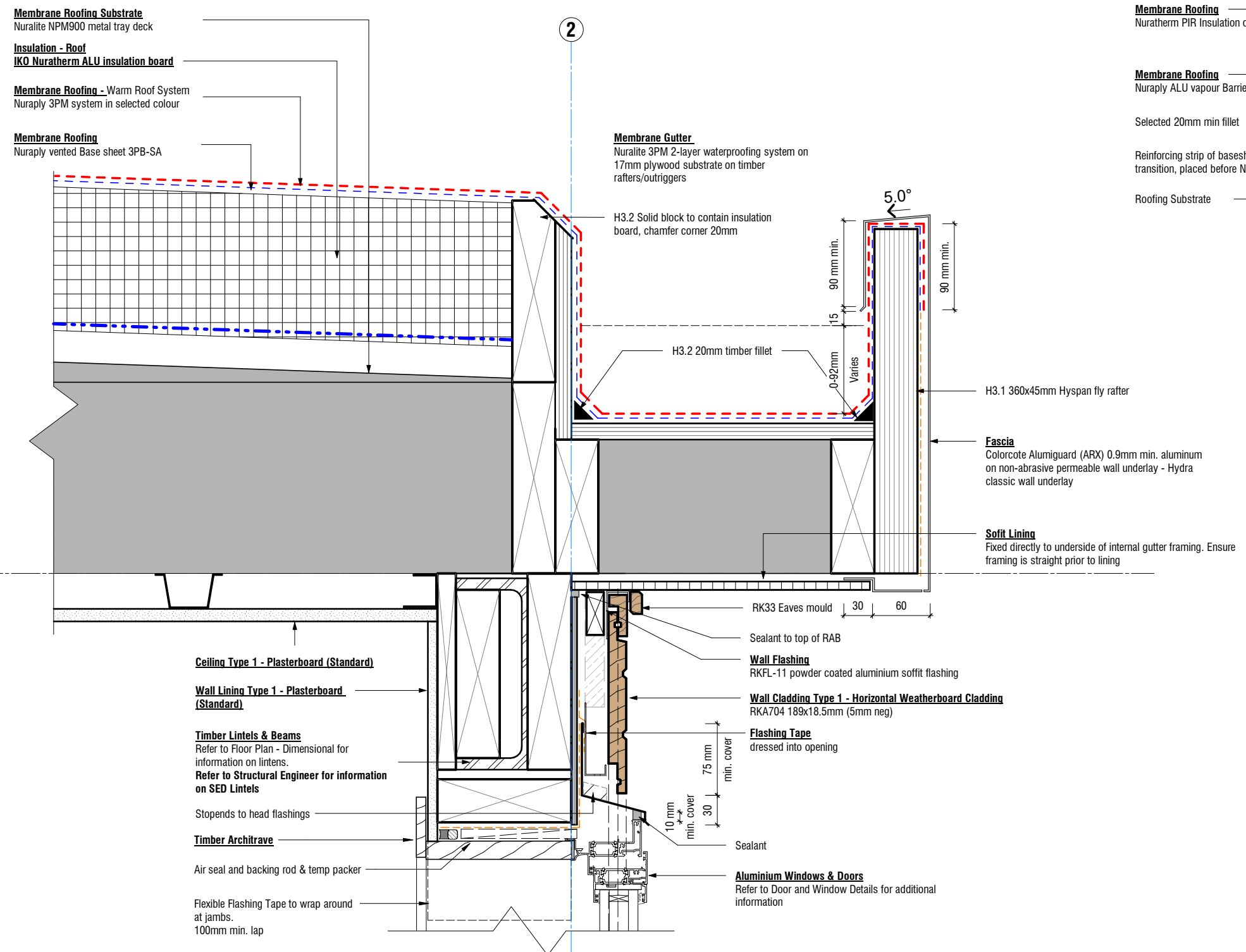
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6/4/2026 4:29:29 PM

Project Status:
Tender

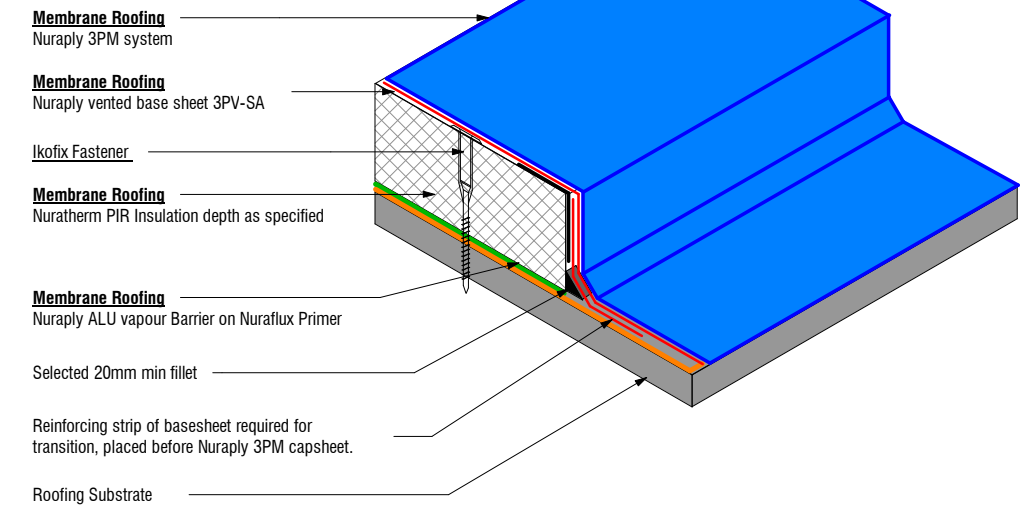
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Nuraply Warm Roof Transition to Cold Gutter
Not to Scale

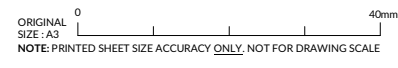


1 Membrane Roof - Internal Gutter Detail
Scale 1 : 5 (A3)

Rev	Date	Description
A	04.06.2026	For Tender

Tiny House
Address
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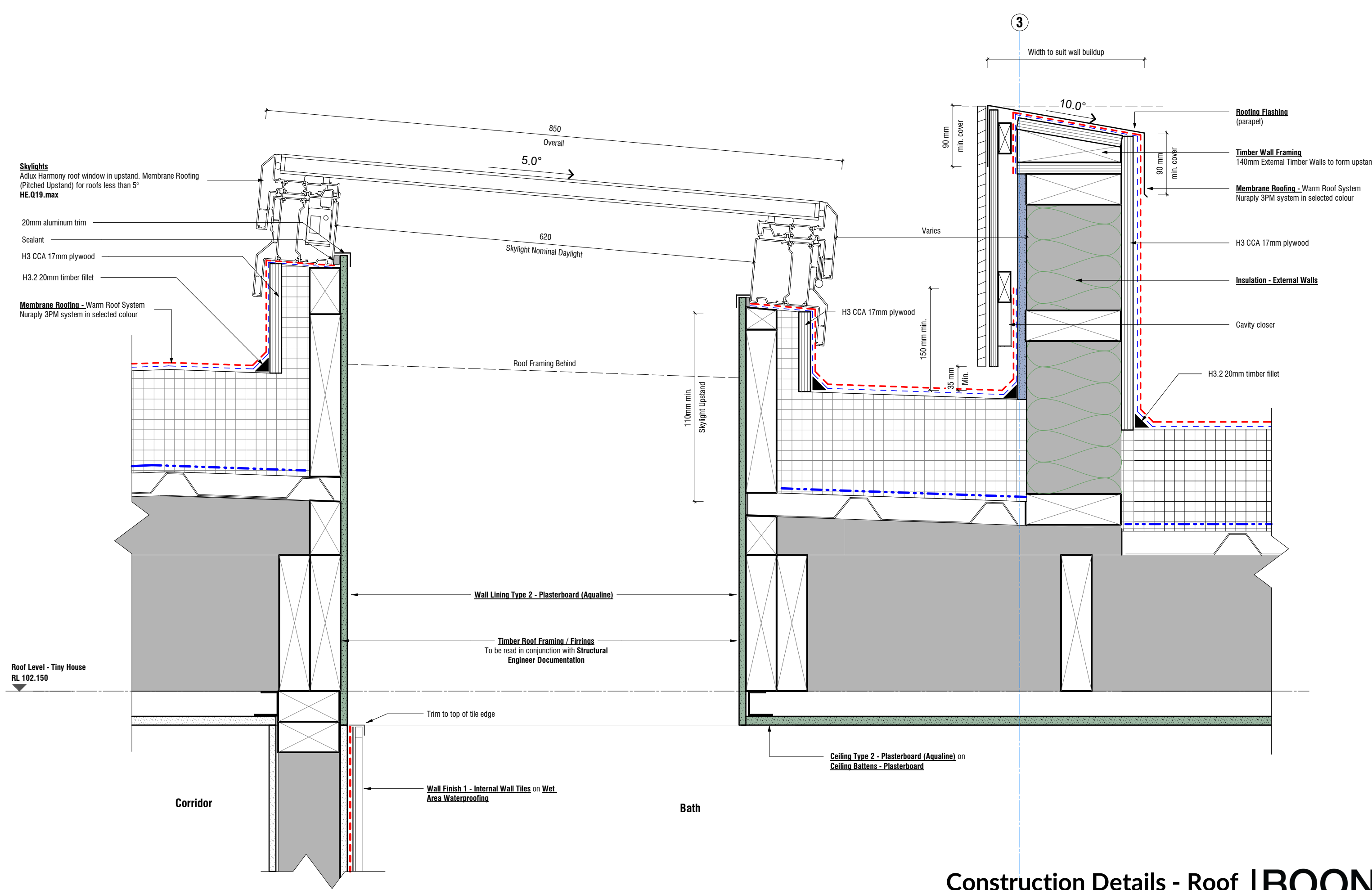
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Construction Details - Roof

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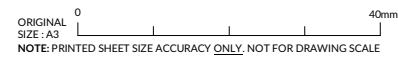


Construction Details - Roof

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Tiny House
Address
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Job No. **7153** Scale [A3] **1:5** Drawing No. **A5.15**

Rev **A**

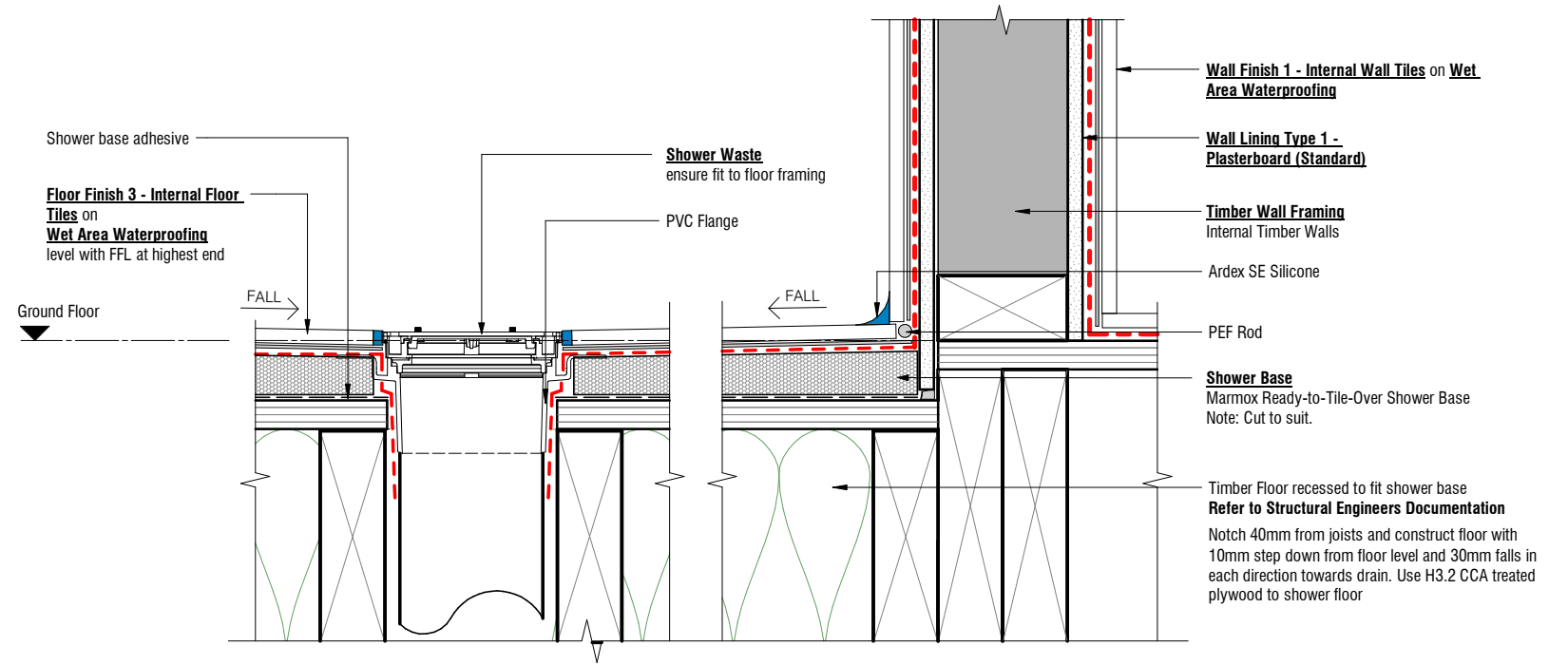
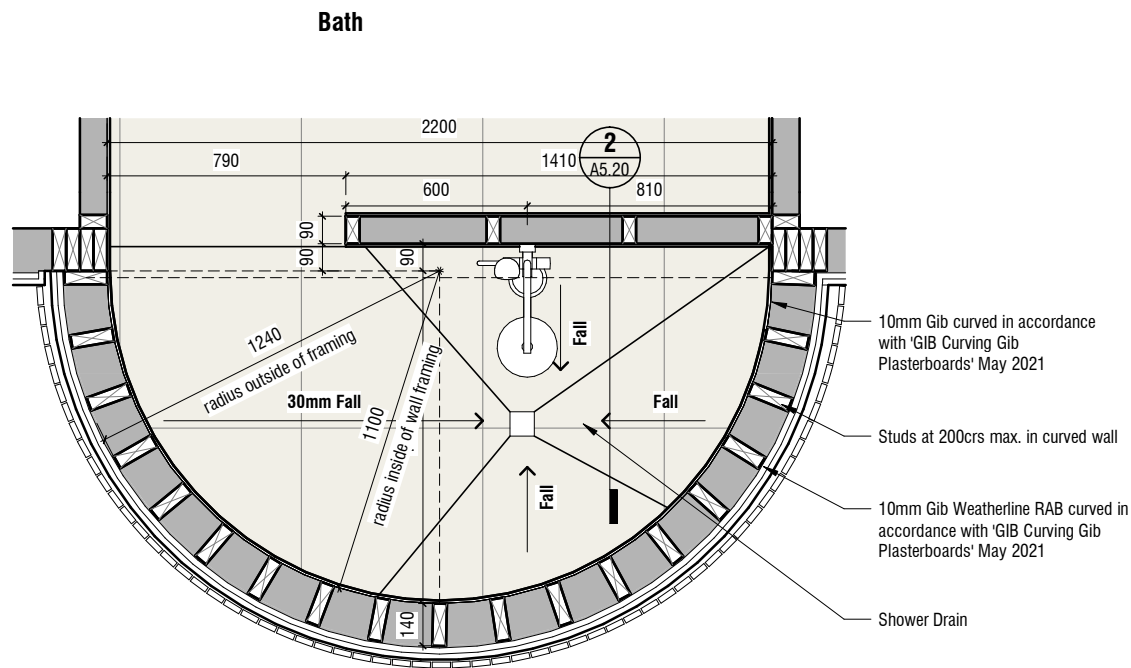
Project Status:
Tender
Print Date
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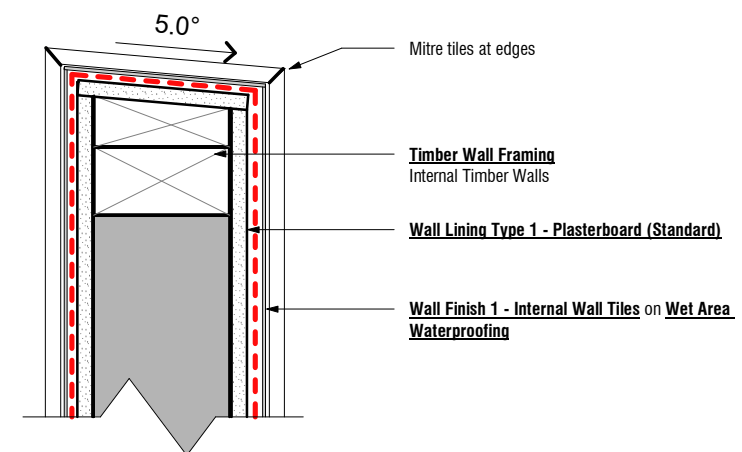
Tiny House Floor Plan - Proposed Shower

Scale 1 : 25 (A3)



2 Tiled Shower - Timber Floor

Scale 1 : 5 (A3)



3 Tiled Shower - Tile Capping

Scale 1 : 5 (A3)

Rev	Date	Description
A	04.06.2026	For Tender

Tiny House
Address
351 Timaru Road Lower

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ORIGINAL SIZE: A3
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Job No. 7153
Scale [A3] As indicated
Drawing No. A5.20

Rev A

Project Status:
Tender

Print Date
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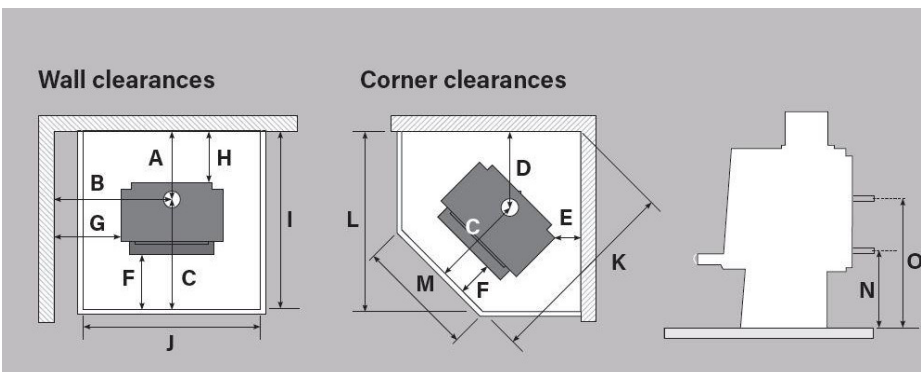
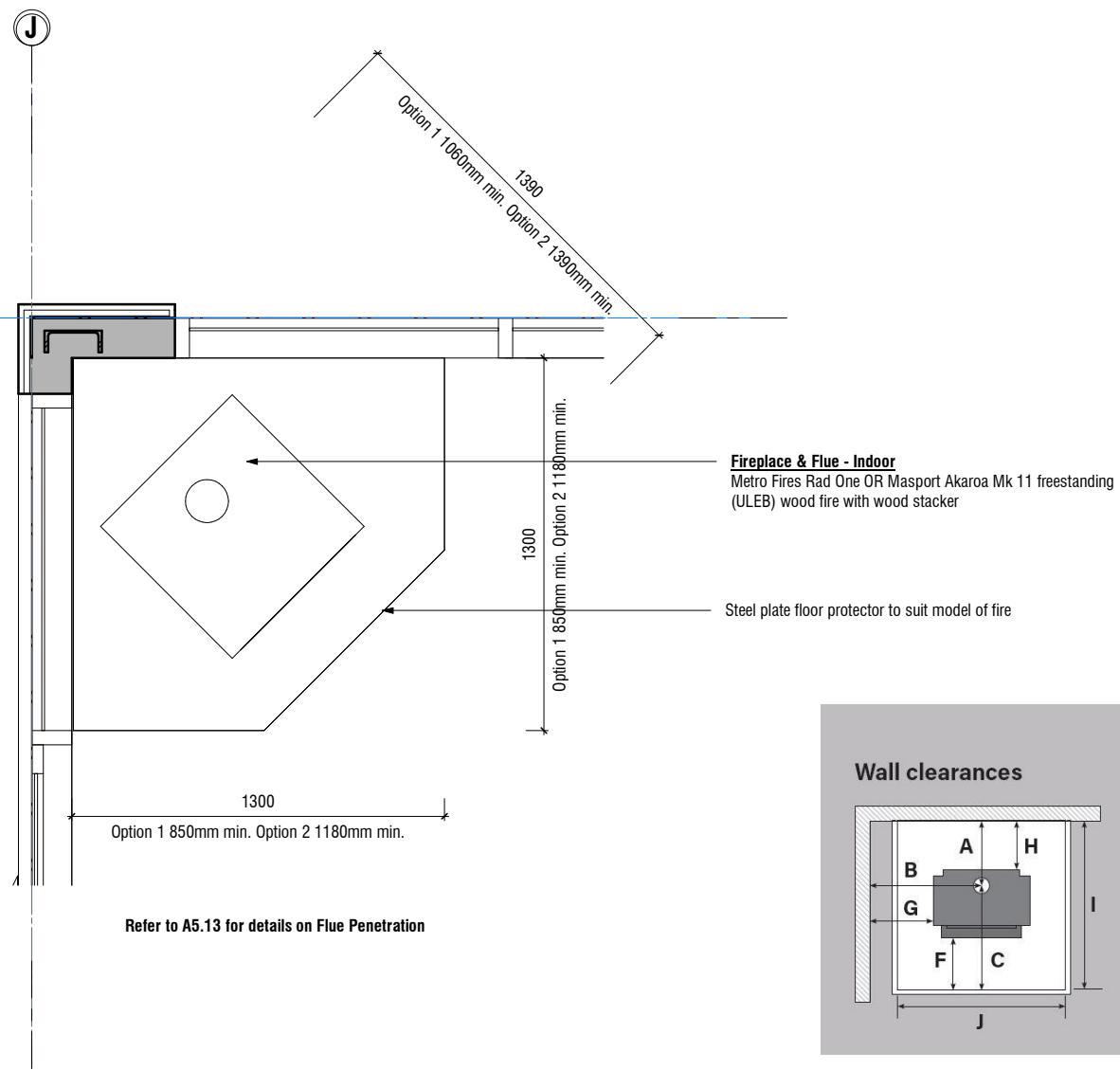
Construction Details - Interior

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Minimum installation clearances with a Pioneer flue shield fitted (mm)

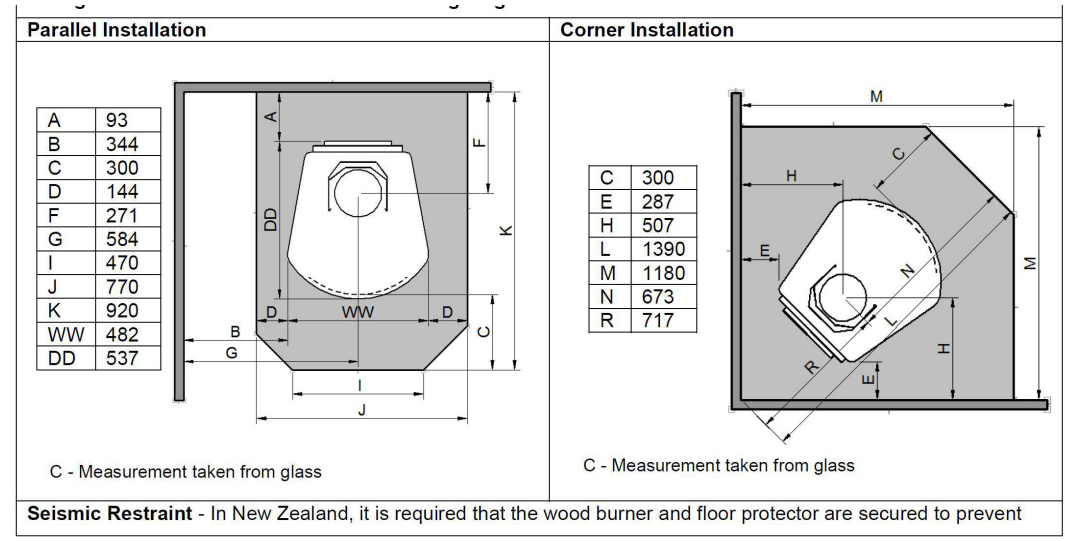
	A	B	C	D	E	F	G	H	I	J	K	L	M
	265	532	585	335	93	245	320	100	850	680	1060	850	280
Model	Width			Depth		Height		N		O			
Dimensions	423mm			503mm		880mm		-		-			

Fireplace & Flue - Indoor

Scale 1 : 25 (A3)

Fireplace & Flue - Indoor
Brand/Type/ Size: Metro Fires Rad One
Heating: 8.5kw
Flue: 130 Fluekit with 900 flue shield
 OR
Brand/Type/ Size: Masport Akaroa Mk 11 freestanding (ULEB) wood fire with wood stacker
Heating: 9.4kw
Flue: 150mm masport flue system with 600mm long stainless steel flue shield.
 Flue placement in accordance with NZS 2918:2001, flue pipe shall be a min. of 4.6m above floor protector & Allow for 600mm min. height above roof ridge (refer in conjunction with manufacturer specifications)
Note: Allow for min.100mm separation between fireplace & non-combustible wall. Mandatory to have a smoke alarm in the room with this appliance

Fire Place Option 1
Metro Fires Rad One Specification Sheet



Seismic Restraint - In New Zealand, it is required that the wood burner and floor protector are secured to prevent

Fire Place Option 2
Masport Akaroa Mk 11 freestanding (ULEB) wood fire with wood stacker Specification Sheet

Construction Details - Interior

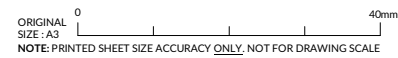


A	04.06.2026	For Tender
Rev	Date	Description

Tiny House
Address
351 Timaru Road Lower

Project Status:
Tender

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Job No. **7153** Scale [A3] **1:25** Drawing No.

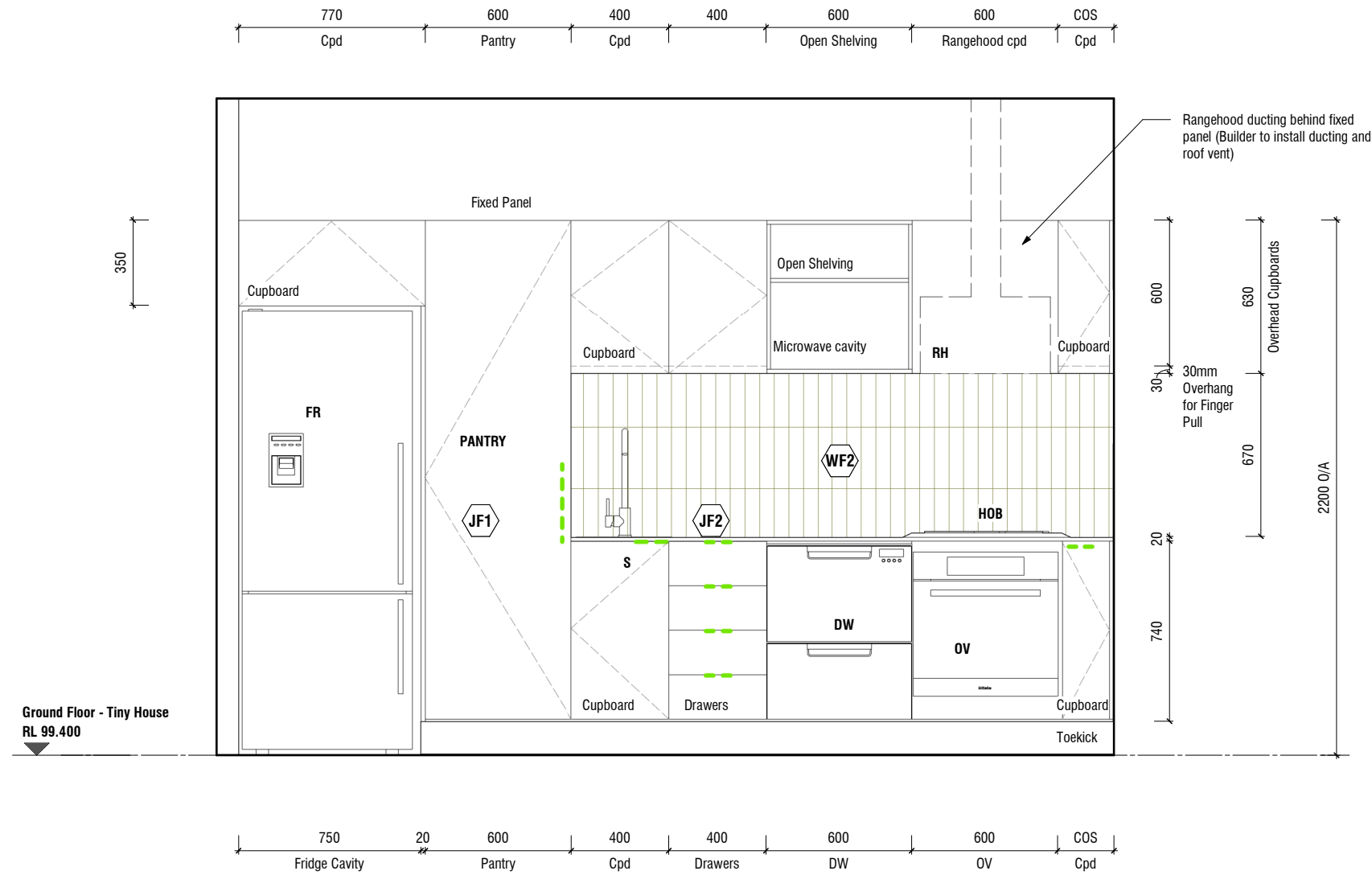
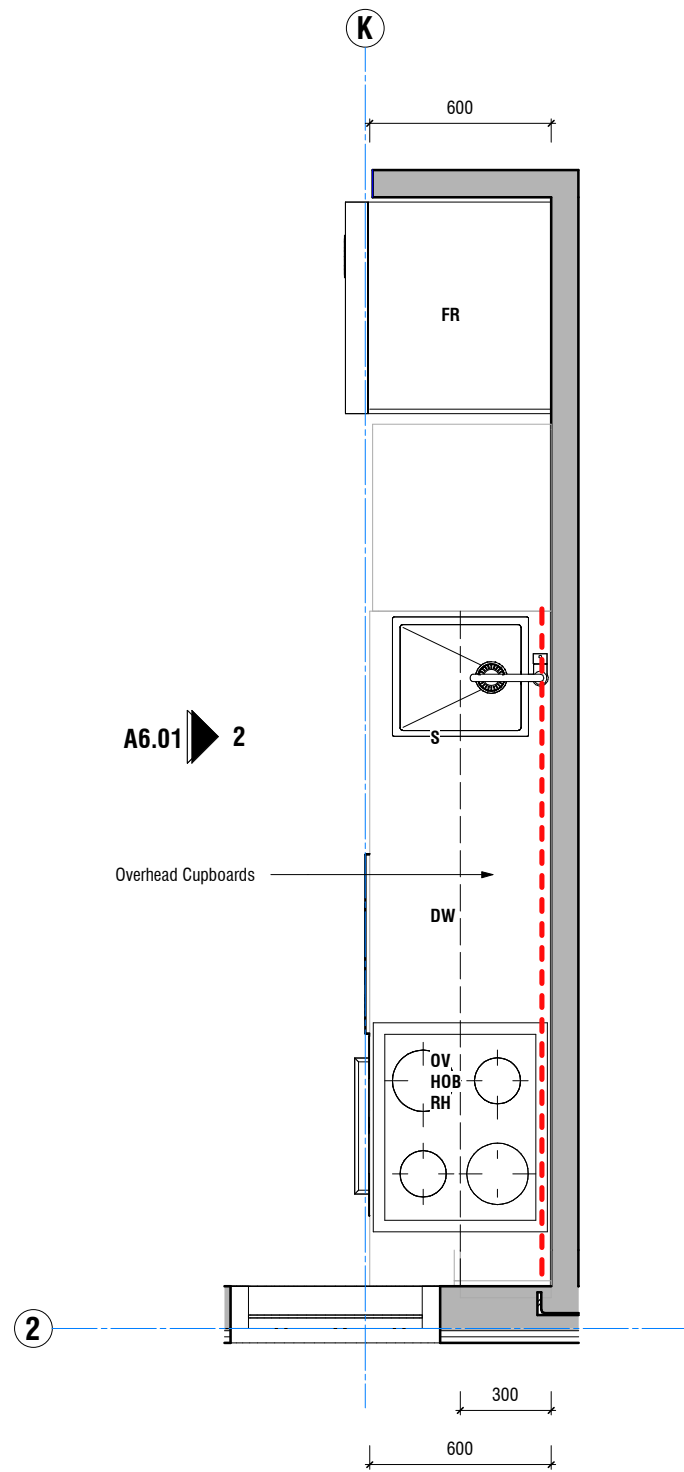
A5.21 Rev **A**

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Wall Finishes Key

Note: All Wall Finishes Plasterboard Wall Lining unless noted otherwise

WF1 **Wall Lining Type 1 - Plasterboard (Standard)**
Brand/Type: Standard 10mm Plasterboard wall lining
Finish: Level 4 - Paint Finish

WF2 **Wall Lining Type 2 - Plasterboard (Aqualine)**
Brand/Type: GIB Aqualine 10mm Plasterboard wall lining
Finish: Level 4 - Paint Finish
Water Resistant: GIB Aqualine plasterboard wall linings in all wet areas (bathroom & laundry)

WF3 **Wall Finish 1 - Internal Wall Tiles**
Selected ceramic wall tiles on undertile waterproof membrane
Colour: Client to confirm
Substrate: **Wall Lining Type 1 - Plasterboard (Standard)**

WF4 **Wall Finish 2 - Splashback Tiles**
Selected ceramic wall tiles
Substrate: **Wall Lining Type 1 - Plasterboard**
Colour: Client to confirm

Kitchen Fittings & Fixtures Key

FR - Fridge
Brand: Client to supply

HOB - Induction Hob
Brand: Client to select

DW - Dishwasher Drawer
Brand: Client to select

OV - Oven
Brand: Client to select

RH - Rangehood
Brand: Schweigen 600mm undermount Insert Integrated Rangehood um1170-65 (Client to confirm)

S - Kitchen Sink
Brand: 400 x 400mm stainless steel undermounted sink

All models and specifications to be confirmed by client - PLACEHOLDER ONLY

Joinery Finishes Key

JF1 **Joinery Finish - Cupboard and Drawer Fronts**
Supplier/ Brand: Client to select
Type: Client to select
Colour/ Finish: Client to select

JF2 **Joinery Finish - Benchtop**
Supplier/ Brand: Client to select
Type: Client to select
Colour/ Finish: Client to select

Handles
Supplier/ Brand: Client to select
Type: Client to select
Colour: Client to select

Joinery - Carcass
Type: 16mm white gloss melamine

Joinery - Toekick
Type: Client to Select

Internal Elevations & Part Plans

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Project Status:
Tender

Rev	Date	Description
A	04.06.2026	For Tender

Tiny House
Address
351 Timaru Road Lower

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ORIGINAL SIZE: A3
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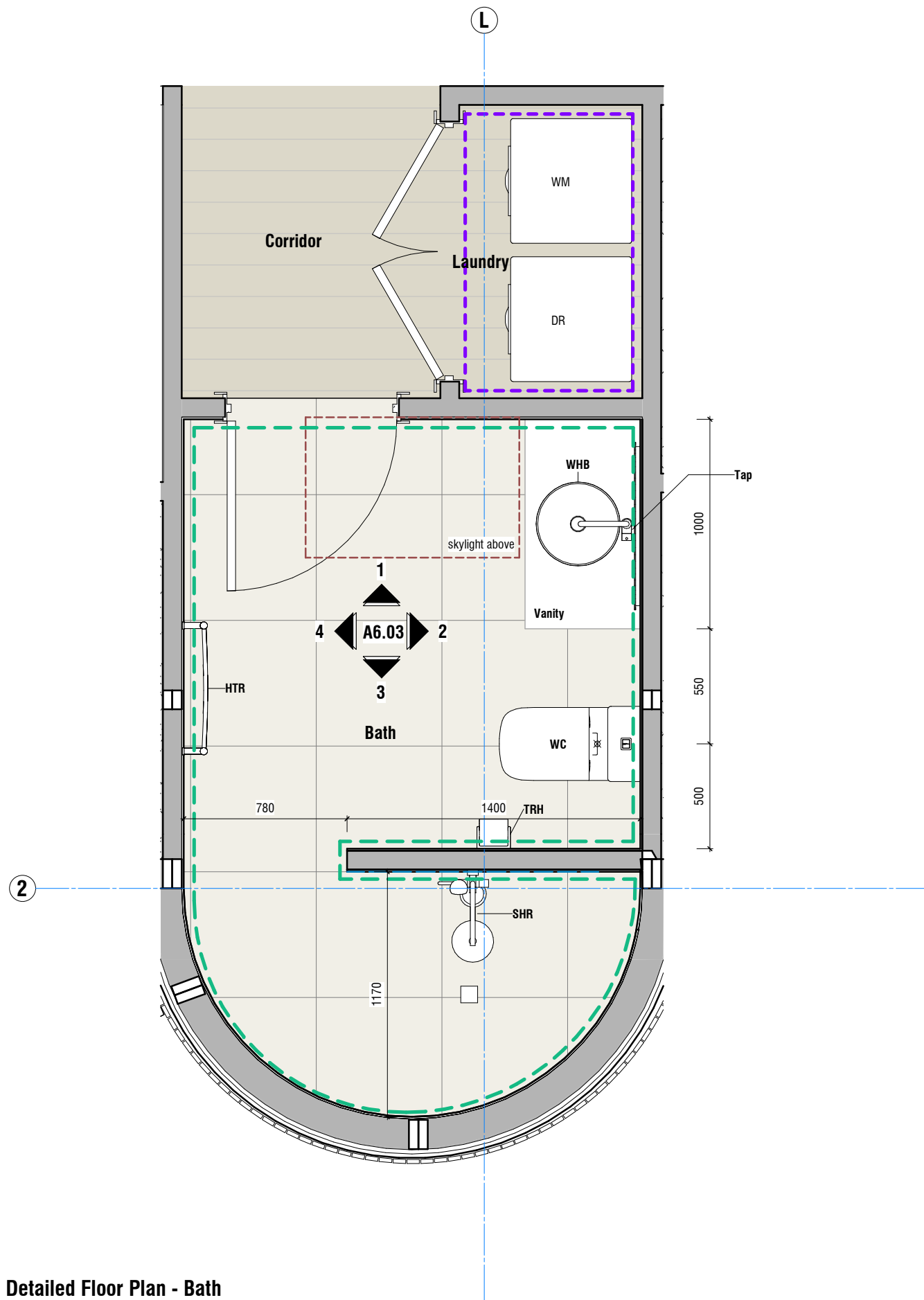
Job No. **7153**
Scale [A3] As indicated
Drawing No. **A6.01**

Rev **A**

Print Date
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Wall Finishes Key

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 Brand/Type: Standard 10mm Plasterboard wall lining
 Finish: Level 4 - Paint Finish

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 Brand/Type: GIB Aqualine 10mm Plasterboard wall lining
 Finish: Level 4 - Paint Finish
 Water Resistant: GIB Aqualine plasterboard wall linings in all wet areas (bathroom & laundry)

WF3 **Wall Finish 1 - Internal Wall Tiles**
 Selected ceramic wall tiles on undertile waterproof membrane
 Colour: Client to confirm
 Substrate: **Wall Lining Type 1 - Plasterboard (Standard)**

WF4 **Wall Finish 2 - Splashback Tiles**
 Selected ceramic wall tiles
 Substrate: **Wall Lining Type 1 - Plasterboard**
 Colour: Client to confirm

Bathroom Fittings & Fixtures Key

- WHB** Wash Hand Basin
- Tap** (Client to select)
- Vanity** (Client to select)
- SHR** Shower Head + Mixer (Client to select)
- WC** Toilet (Client to select)
- TRH** Toilet Roll holder (Client to select)
- HTR** Heated towel rail (Client to select)
- WM/DR** Washing Machine & Heat pump condensing Dryer (Client to select)

Detailed Floor Plan - Bath
 Scale 1 : 25 (A3)

Internal Elevations & Part Plans

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Rev	Date	Description
A	04.06.2026	For Tender

Tiny House
 Address
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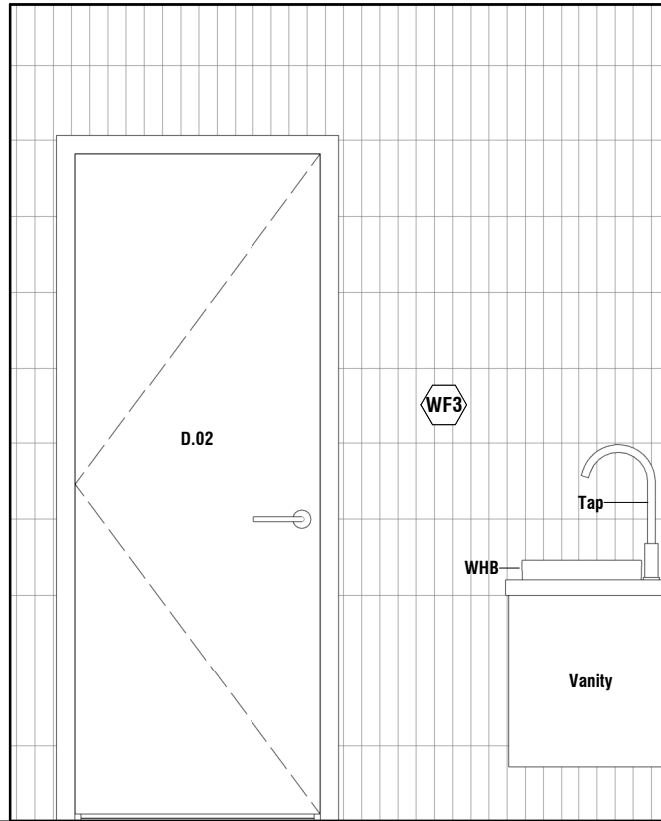
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ORIGINAL SIZE: A3
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Job No. **7153** Scale [A3] **As indicated** Drawing No. **A6.02** Rev **A** Print Date **6/4/2026 4:29:34 PM**

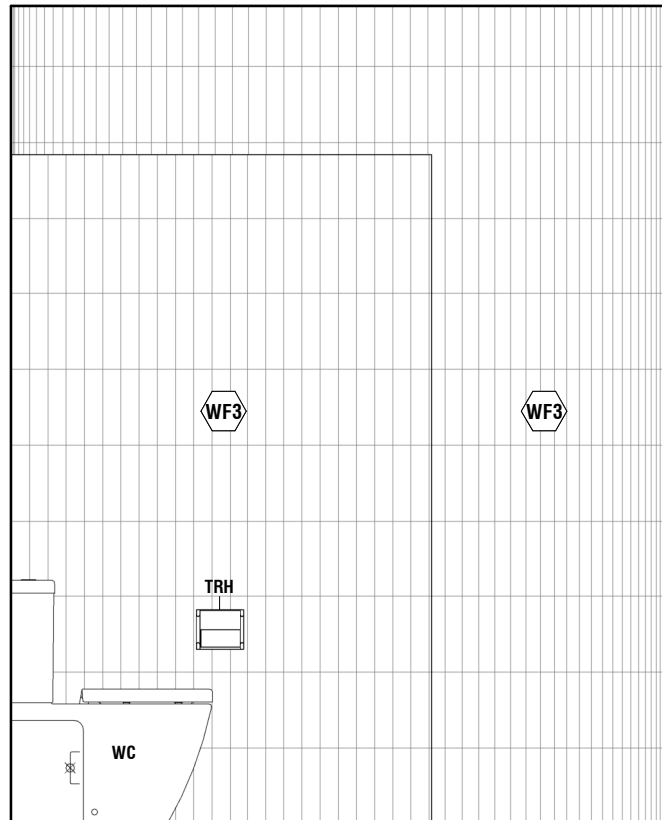
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Ground Floor - Tiny House
RL 99.400

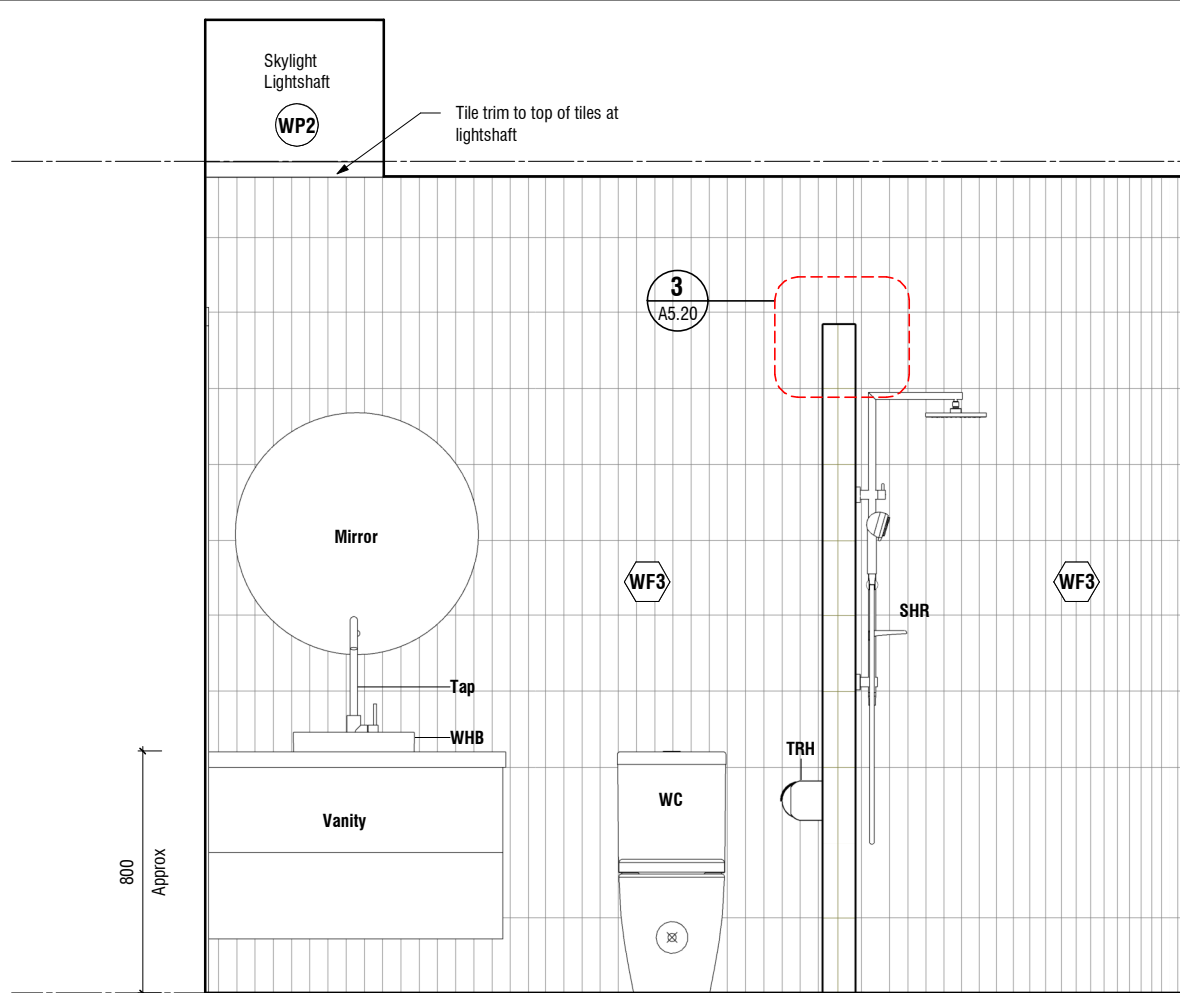


Elevation 1 - Bath
Scale 1 : 25 (A3)

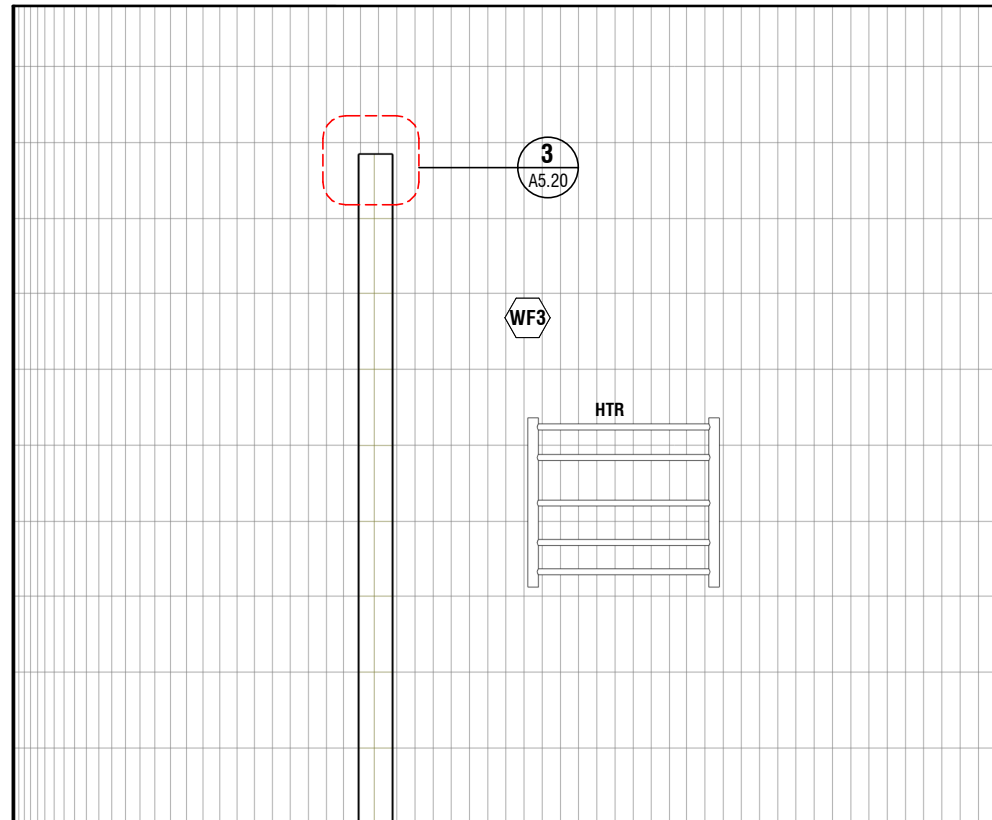
Ground Floor - Tiny House
RL 99.400



Elevation 3 - Bath
Scale 1 : 25 (A3)



Elevation 2 - Bath
Scale 1 : 25 (A3)



Elevation 4 - Bath
Scale 1 : 25 (A3)

Wall Finishes Key

Note: All Wall Finishes Plasterboard Wall Lining unless noted otherwise

WF1 **Wall Lining Type 1 - Plasterboard (Standard)**
Brand/Type: Standard 10mm
Plasterboard wall lining
Finish: Level 4 - Paint Finish

WF2 **Wall Lining Type 2 - Plasterboard (Aqualine)**
Brand/Type: GIB Aqualine 10mm
Plasterboard wall lining
Finish: Level 4 - Paint Finish
Water Resistant: GIB Aqualine plasterboard wall linings in all wet areas (bathroom & laundry)

WF3 **Wall Finish 1 - Internal Wall Tiles**
Selected ceramic wall tiles on undertile waterproof membrane
Colour: Client to confirm
Substrate: **Wall Lining Type 1 - Plasterboard (Standard)**

WF4 **Wall Finish 2 - Splashback Tiles**
Selected ceramic wall tiles
Substrate: **Wall Lining Type 1 - Plasterboard**
Colour: Client to confirm

Bathroom Fittings & Fixtures Key

- WHB** Wash Hand Basin
- Tap** (Client to select)
- Vanity** (Client to select)
- SHR** Shower Head + Mixer (Client to select)
- WC** Toilet (Client to select)
- TRH** Toilet Roll holder (Client to select)
- HTR** Heated towel rail (Client to select)
- WM/DR** Washing Machine & Heat pump condensing Dryer (Client to select)

Internal Elevations & Part Plans

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Rev	Date	Description
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Tiny House
Address
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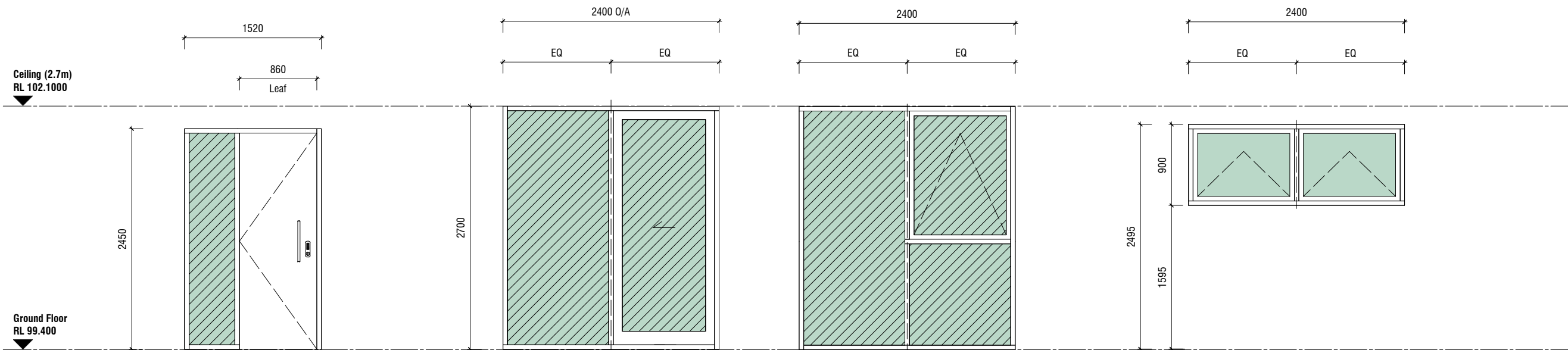
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NOTE: PRINTED SHEET SIZE ACCURACY ONLY, NOT FOR DRAWING SCALE

Job No. **7153** Scale [A3] As indicated Drawing No. **A6.03**

Rev **A**

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W.01

Scale 1 : 50 (A3)

Location: Refer to Plans
Brand: APL Metro Series Thermal Heart
Type: Plasma Core Entrance Door with sidelight
Door Leaf: Flush panel aluminium
Finish: Powdercoated panel aluminium
Hardware: Pull handle and digital smart lock - client to select
Glazing: Argon filled IGUs with Low E coating, clear
Timber Liners: 19mm timber liners to suit architraves, paint finish

W.02

Scale 1 : 50 (A3)

Location: Refer to Plans
Brand: APL Metro Series Thermal Heart powdercoated aluminium joinery
Type: Sliding Door
Finish: Powdercoat, colour TBC
Hardware: Urbo pull handle and lock
Glazing: Argon filled IGUs with Low E coating, clear
Timber Liners: 25mm grooved timber liners to receive gib lining for full height doors and windows, paint finish

W.04

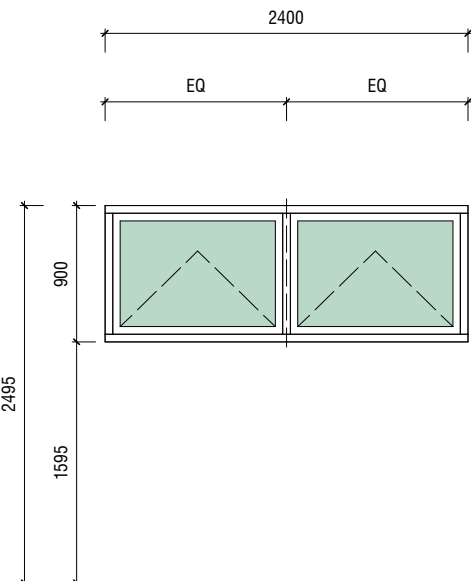
Scale 1 : 50 (A3)

Location: Refer to Plans
Brand: APL Metro Series Thermal Heart powdercoated aluminium joinery
Type: Awning Window
Finish: Powdercoat, colour TBC
Hardware: Urbo venting fastener
Glazing: Argon filled IGUs with Low E coating, clear
Timber Liners: 25mm grooved timber liners to receive gib lining for full height doors and windows, paint finish

W.05

Scale 1 : 50 (A3)

Location: Refer to Plans
Brand: APL Metro Series Thermal Heart powdercoated aluminium joinery
Type: Awning Window
Finish: Powdercoat, colour TBC
Hardware: Urbo venting fastener
Glazing: Argon filled IGUs with Low E coating, clear
Timber Liners: 19mm timber liners to suit architraves, paint finish



W.06

Scale 1 : 50 (A3)

Location: Refer to Plans
Brand: APL Metro Series Thermal Heart powdercoated aluminium joinery
Type: Awning Window
Finish: Powdercoat, colour TBC
Hardware: Urbo venting fastener
Glazing: Argon filled IGUs with Low E coating, clear
Timber Liners: 19mm timber liners to suit architraves, paint finish

W.07

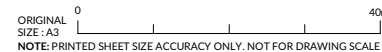
Scale 1 : 50 (A3)

Location: Refer to Plans
Brand: APL Metro Series Thermal Heart powdercoated aluminium joinery
Type: Fixed round window
Finish: Powdercoat, colour TBC
Hardware: Urbo venting fastener
Glazing: Argon filled IGUs with Low E coating, clear
Timber Liners: 19mm timber liners to suit architraves, paint finish

Rev	Date	Description
A	04.06.2026	For Tender

Tiny House
 Address
 351 Timaru Road Lower

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Job No. **7153** Scale [A3] **1 : 50** Drawing No.

A8.01 Rev **A**

Print Date **6/4/2026 4:29:40 PM**

Aluminium Joinery / Glazing Notes

Wind Zone: EH Engineer to confirm wind speed

All glazing to comply with:
 NZS 4223.1 Glass Selection and Glazing
 NZS 4223.3 Human Impact Safety Requirements
 NZS 4223.4 Wind, Dead, Snow and Live Actions
 AS/NZS 4666 Insulating Glass Units

All doors & windows are viewed from the exterior. This drawing is to be read in conjunction with the proposed elevations and floor plans.

Site measure all frames and glass on site prior to manufacture.

Inconsistencies in Documentation Management
 If the Architect or the Contractor finds an inconsistency, error or omission either in a Contract Document or between Contract Documents, the other must be notified.

The Architect must give a Direction resolving the inconsistency, error or omission.
 a. Figured dimensions on Drawings take precedence over scaled dimensions.
 b. Drawings to a larger scale take precedence over drawings to a smaller scale.
 c. Drawings showing particular parts of the Contract Works take precedence over drawings for more general purposes.
 d. Drawings take precedence over the Specifications.
 e. The Drawings and Specifications take precedence over the schedule of quantities, if any.
 f. The Drawings and Specifications take precedence over these General Conditions.

No inconsistency, error or omission invalidates the Contract
 If a Direction results in additional Cost being reasonably incurred by the Contractor, which the Contractor could not have reasonably foreseen and made allowance for at the time of Tender Contractor's additional Cost and time must be claimed by the Contractor and valued in the way stated within the agreed contract.

Supply & install all necessary hardware. Door hardware height shall be 1000mm above F.L. to align horizontally with light switches, unless otherwise stated.

Minimum clear door opening height to be 1980mm, unless otherwise stated.

All aluminium to be powder coat finish, unless otherwise noted. Aluminium joinery shall comply with NZS 4211 & NZS 3504.

All internal door hinges to match selected door hardware unless stated otherwise.

Supply all fixings, flashing angles, & sealants as detailed and as necessary to waterproof the installation.

The force required to push or pull open a non-fire door shall not exceed the following (as stated in NZS 4121):
 Exterior hinged doors = 38N
 Interior hinged or sliding doors = 22N

Glass Key

Safety Glass
 Grade A safety glass as per NZS 4223.3 Glazing in Buildings Part 3 Human Impact Safety Requirements

Aluminium Joinery / Glazing Notes

Aluminium Joinery
Brand: APL Metro/Architectural Series Thermal Heart powdercoated aluminium joinery.
Wall Thickness: Timber Wall Framing 140mm
Glazing: Double glazed IGUs with Argon gas and Low E coating to surface 2
Glass Thickness: To comply with NZS 4233
Tint: Clear (client to confirm)
Frame Finish: Powdercoated, colour TBC

Skylight
Brand: Adlux Harmony opening max
Type: HE.Q19.max
Colour: TBC

Door & Window Schedule

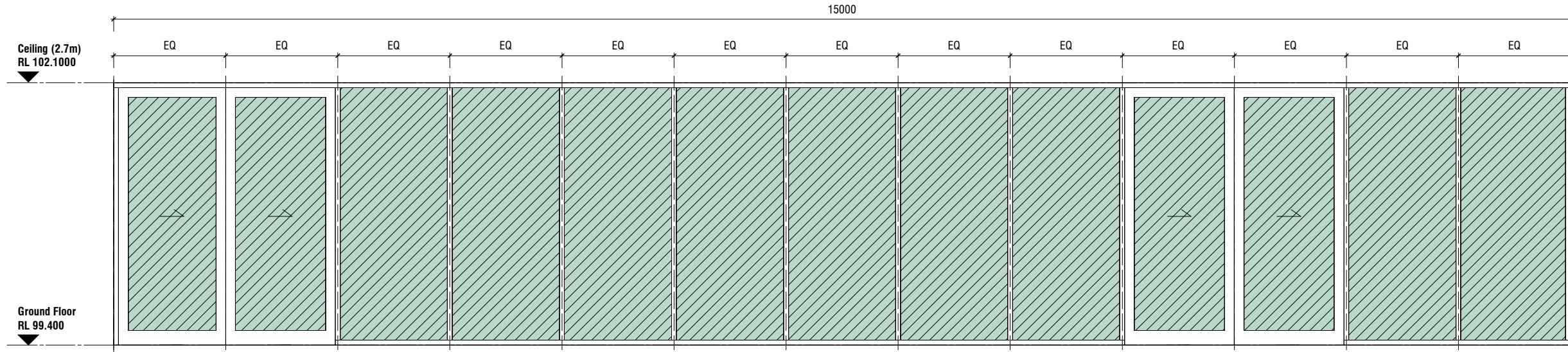
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W.03

Scale 1 : 50 (A3)

- Location:** Refer to Plans
- Brand:** APL Architectural Series Thermal Heart powdercoated aluminium joinery
- Type:** Sliding Door
- Door Leaf:**
- Finish:** Powdercoated panel aluminium
- Hardware:**
- Glazing:** Argon filled IGUs with Low E coating, clear
- Timber Liners:** 25mm grooved timber liners to relieve gib lining for full height doors and windows, paint finish

Aluminium Joinery / Glazing Notes

Wind Zone: EH Engineer to confirm wind speed

All glazing to comply with:
 NZS 4223.1 Glass Selection and Glazing
 NZS 4223.3 Human Impact Safety Requirements
 NZS 4223.4 Wind, Dead, Snow and Live Actions
 AS/NZS 4666 Insulating Glass Units

All doors & windows are viewed from the exterior. This drawing is to be read in conjunction with the proposed elevations and floor plans.

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Supply & install all necessary hardware. Door hardware height shall be 1000mm above F.L. to align horizontally with light switches, unless otherwise stated.

Minimum clear door opening height to be 1980mm, unless otherwise stated.

All aluminium to be powder coat finish, unless otherwise noted. Aluminium joinery shall comply with NZS 4211 & NZS 3504.

All internal door hinges to match selected door hardware unless stated otherwise.

Supply all fixings, flashing angles, & sealants as detailed and as necessary to waterproof the installation.

The force required to push or pull open a non-fire door shall not exceed the following (as stated in NZS 4121):
 Exterior hinged doors = 38N
 Interior hinged or sliding doors = 22N

Aluminium Joinery / Glazing Notes

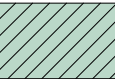
Aluminium Joinery

- Brand:** APL Metro/Architectural Series Thermal Heart powdercoated aluminium joinery.
- Wall Thickness:** Timber Wall Framing 140mm
- Glazing:** Double glazed IGUs with Argon gas and Low E coating to surface 2
- Glass Thickness:** To comply with NZS 4233
- Tint:** Clear (client to confirm)
- Frame Finish:** Powdercoated, colour TBC

Skylight

- Brand:** Adlux Harmony opening max
- Type:** HE.Q19.max
- Colour:** TBC

Glass Key

-  **Safety Glass**
 Grade A safety glass as per NZS 4223.3 Glazing in Buildings Part 3 Human Impact Safety Requirements

Door & Window Schedule



Project Status:

Tender

A/131 Courtenay St, New Plymouth
 4310, New Zealand

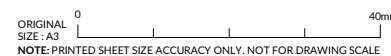
P/06 757 3200
 E/office@boon.co.nz
 W/boon.co.nz

Rev	Date	Description
A	04.06.2026	For Tender

Tiny House

Address
 351 Timaru Road Lower

All dimension to be verified on site before producing shop drawings or commencing any work. Do not scale. The copyright of this drawing remains with BOON Ltd.



Job No.
7153

Scale [A3]
 1 : 50

Drawing No.

A8.02

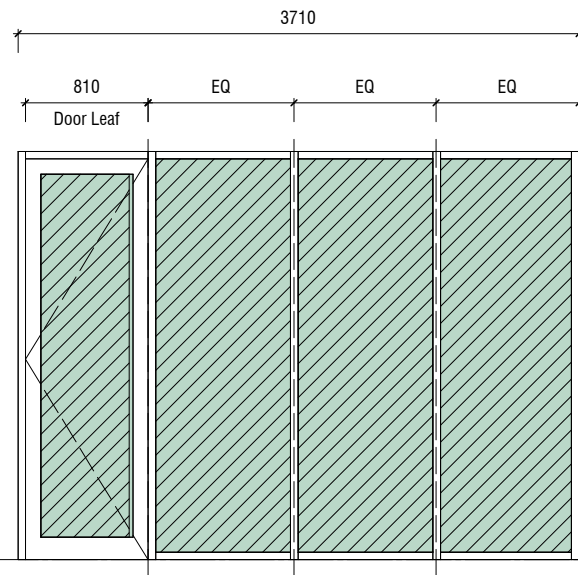
Rev

A

Print Date

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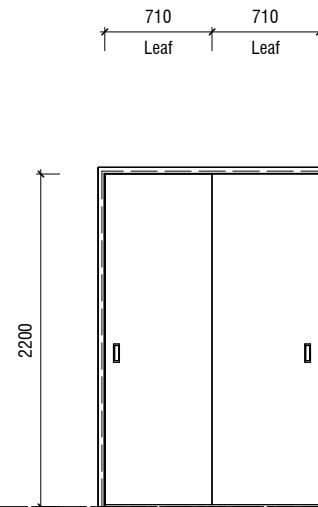
ALL CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE JOB BEFORE COMMENCING ANY WORK. © COPYRIGHT ON THIS DRAWING IS RESERVED.



W.08

Scale 1 : 50 (A3)

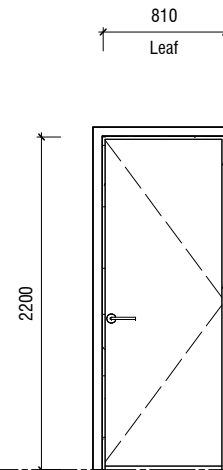
Location: Refer to Plans
Brand: APL 100mm shopfront
Type: Fixed window with hinged door
Finish: Powdercoat, colour TBC
Door Leaf: Magnum hinged door
Hardware: Urbo hinged door handle
Glazing: Single glazing, clear
Timber Liners: 25mm timber liners grooved to receive linings



D.01

Scale 1 : 50 (A3)

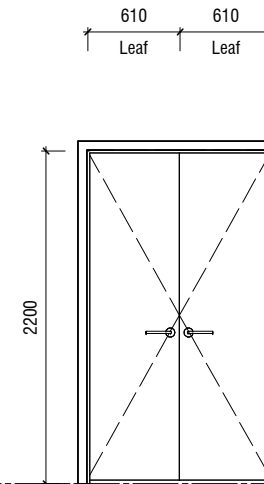
Location: Refer to Plans
Brand: CS cavity sliders
Type: CS cavirope top fix 2T-90
Door Leaf: Flush panel hollowcore timber door
Finish: Paint
Liners: 19mm to suit architraves
Hardware: Haliday + Baillie medium flush pull, satin chrome



D.02

Scale 1 : 50 (A3)

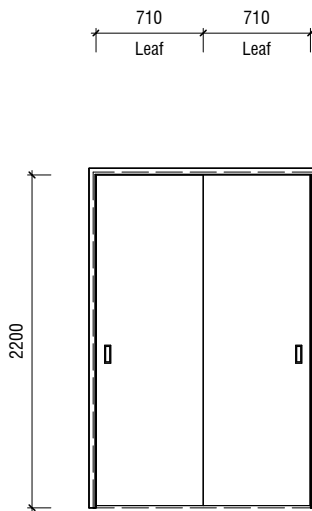
Location: Refer to Plans
Type: Pre-hung hinged timber door
Door Leaf: Flush panel hollowcore
Finish: Paint
Liners: 19mm to suit architraves
Hardware: Lever handle - client to select and privacy lock



D.03

Scale 1 : 50 (A3)

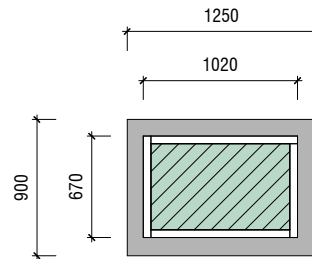
Location: Refer to Plans
Type: Pre-hung hinged timber door
Door Leaf: Flush panel hollowcore
Finish: Paint
Liners: 19mm to suit architraves
Hardware: Dummy lever handles and magnetic catch - client to select



D.04

Scale 1 : 50 (A3)

Location: Refer to Plans
Brand: CS cavity sliders
Type: CS cavirope top fix 2T-90
Door Leaf: Flush panel hollowcore timber door
Finish: Paint
Liners: 19mm to suit architraves
Hardware: Haliday + Baillie medium flush pull, satin chrome



Skylight

Scale 1 : 50 (A3)

Location: Refer to Plans
Brand: Adlux Harmony opening max
Type: HE.Q19.max
Colour: TBC

Aluminium Joinery / Glazing Notes

Wind Zone: EH Engineer to confirm wind speed

All glazing to comply with:
 NZS 4223.1 Glass Selection and Glazing
 NZS 4223.3 Human Impact Safety Requirements
 NZS 4223.4 Wind, Dead, Snow and Live Actions
 AS/NZS 4666 Insulating Glass Units

All doors & windows are viewed from the exterior. This drawing is to be read in conjunction with the proposed elevations and floor plans.

Site measure all frames and glass on site prior to manufacture.

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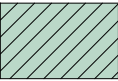
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Glass Thickness: To comply with NZS 4233
Tint: Clear (client to confirm)
Frame Finish: Powdercoated, colour TBC

Skylight
Brand: Adlux Harmony opening max
Type: HE.Q19.max
Colour: TBC

Glass Key

 **Safety Glass**
 Grade A safety glass as per NZS 4223.3 Glazing in Buildings Part 3 Human Impact Safety Requirements

Door & Window Schedule

BOON
design thinkers

Project Status:

Tender

A/131 Courtenay St, New Plymouth
 4310, New Zealand

P/06 757 3200
 E/office@boon.co.nz
 W/boon.co.nz

Rev	Date	Description
A	04.06.2026	For Tender

Tiny House
 Address
 351 Timaru Road Lower

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Job No. **7153** Scale [A3] **1 : 50** Drawing No.

A8.05 Rev **A**

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