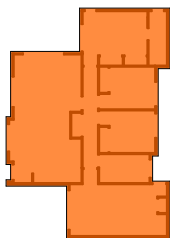
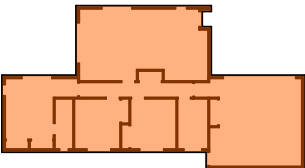


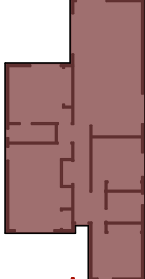
akin

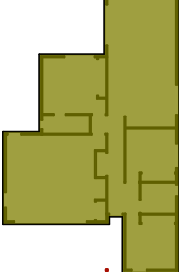


BUILDING TYPES

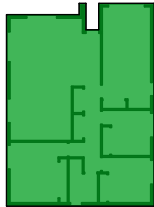
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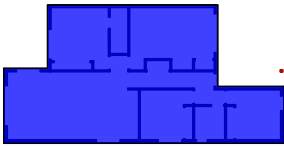
Type 1
2 No.
3 Bedrooms
Single garage
- 

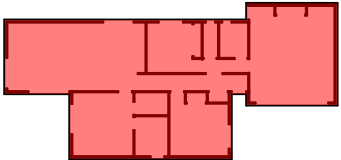
Type 1A
1 No.
3 Bedrooms
Doulbe Garage
- 

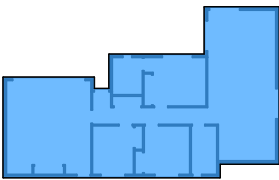
Type 2
4 No.
3 Bedrooms
Single garage
- 

Type 2A
1 No.
3 Bedrooms
Double garage
- 

Type 3
7 No.
Two level townhouse
2 Bedrooms
- 

Type 4
2 No.
3 Bedrooms
Single garage
- 

Type 5
4 No.
Duplex 3 Bedrooms
Single garage
- 

Type 6
2 No.
3 Bedrooms
Double garage
- 

Type 7
1 No.
3 Bedrooms
Large single garage

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Woodend

TITLE: Site Plan	
SCALE: 1:300, 1:500, 1:100	001
PAPER SIZE: A2	
DRAWN BY: Joe	
FILE NAME: Woodend Development v22 - 11.pln	
PRINTED: 18/11/2024	

1:500

Site Plan 1:500

1



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TITLE: **Site Plan 1:500**

SCALE: 1:500

PAPER SIZE: A2 JOB NUMBER: 100

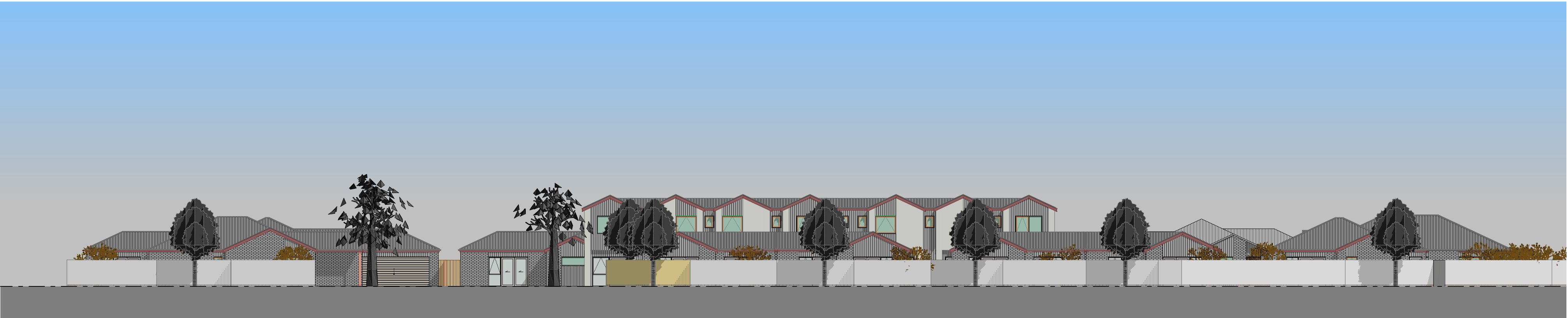
DRAWN BY: Joe

FILE NAME: Woodend Development v22 - 11.pln

PRINTED: 18/11/2024

002

1:200
Main North Road Elevation
1



Note: Solid fence as an acoustic shall be 1.8m high from a material with a minimum surface mass of 10 kg/m² as per PFC acoustic design recommendation dated on 5 October 2023 Job No 231055/A (e.g., 6mm fibre cement with plaster finish)

NTS
3D from Main North Road
2



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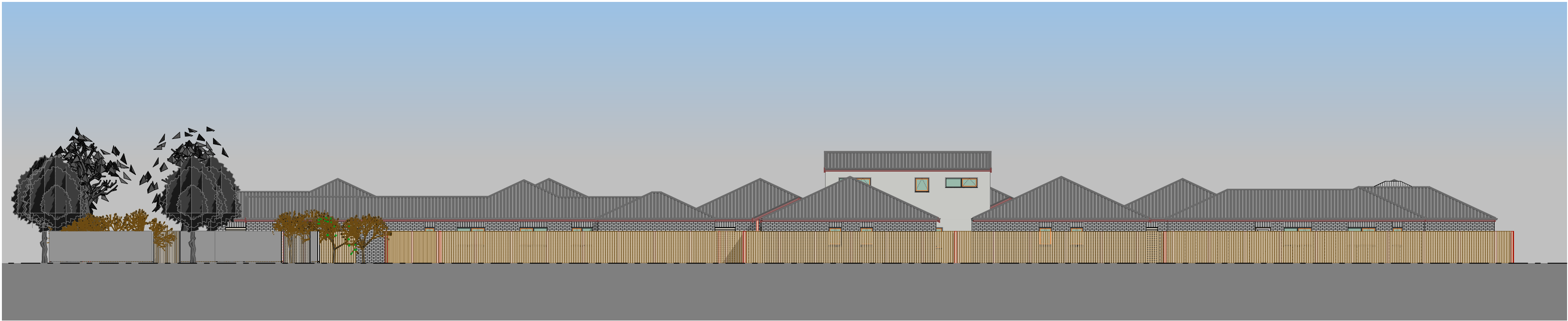
in part without written

permission.

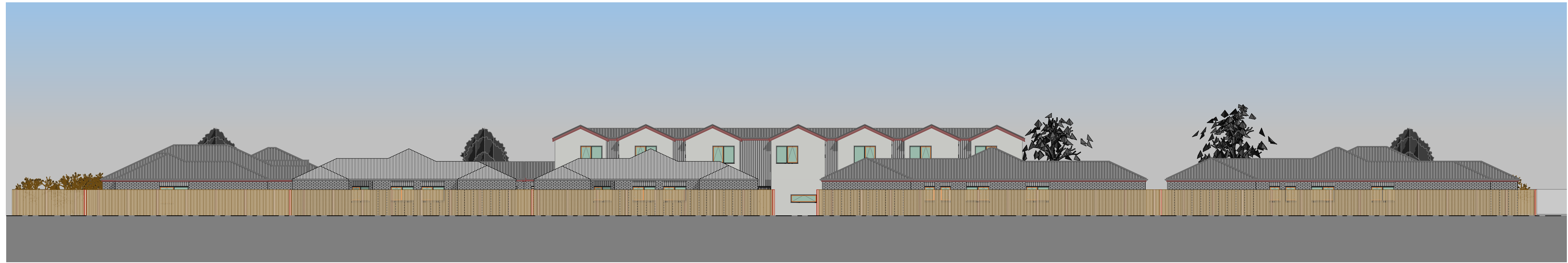
Akin Living 4 Limited
2 Main North Road
Woodend

TITLE: Main North Road Elevation			003
SCALE:	1:200		
PAPER SIZE:	A2	JOB NUMBER: 100	
DRAWN BY:	Joe		
FILE NAME:	Woodend Development v22 - 11.pln		
PRINTED:	18/11/2024		

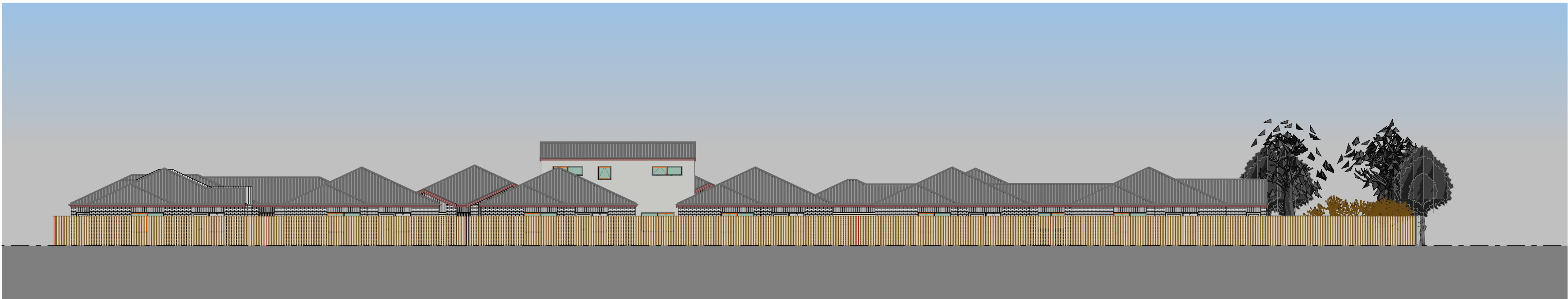
1:200
Judsons Road Elevation
1
#LayID



1:200
Panchurst Drive Elevation
2
#LayID



1:200
Motel at 4 Main North Road Elevation
3
#LayID



TYPE 1

Legend

- L. Living
- S. Study
- F. Family
- K. Kitchen
- D. Dining
- G. Garage
- E. Entry
- MB. Masterbed
- B. Bedroom
- Ba. Bathroom
- En. Ensuite
- La. Laundry
- wip work-in-pantry
- wir work-in-robe
- w/r wardrobe
- st. storage

KEY

- Meter box
- Switchboard
- Data box
- Hose tap
- Smoke detector (With test & hush buttons)
- Extract fan (Vent to soffit)
- Exterior framing
- Interior framing
- Thermal (or acoustic) break (Insulated to NZBCH1)
- Brick
- Axon panel
- Vinyl planking
- Tiles
- 600 w x 300 h recessed tiled shelf (note: width is stud spacing)
- Toilet Roll Holder

FRAMING (2.40m ceiling height)
Timber wall framing to comply with NZS 3604:2011
- 2.455m high 90 x 45mm @ 600 centres (External & load bearing walls)
- 2.455m high 90 x 45mm @ 600 centres (Internal walls)
- 2 rows of dwangs @ 800 centres
- Lintels as per truss plan
- Double studs under all concentrated point loads
- Refer to truss plan for specific location
- Tyvek straps placed horizontally between dwangs @ 300 crs.

ENTRY
Minimum slip resistance to paths, steps & landings to be in accordance with NZBC D1/AS1 - Table 2. Unless otherwise stated H5 timber step(s) to all access points (owner's care), min 150mm below FFL, maximum 190mm high step.

NOTE
- Water connection to fridge

H1 Calculation
- Windows: R0.37 (Double glazing with Low E_s + Argon gas)
- Foundation: RibRaft underslab insulation (50mm polystyrene)
- Wall: R2.8 Pink Batts Ultra
- Ceiling: R7.0 Pink Superbatts

Floor Area (Type 1)
Over cladding: 129.64 m²
Over framing: 123.08 m²

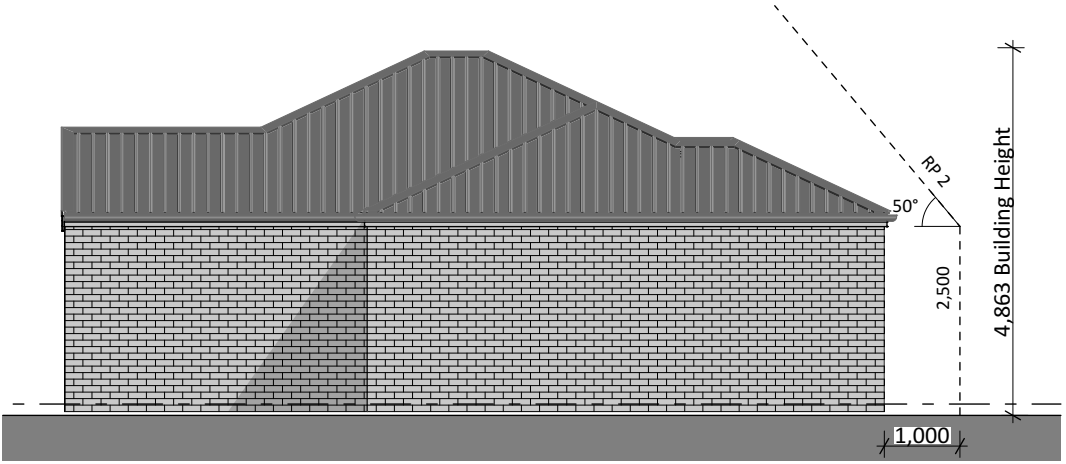


1

Ground Floor Plan

1:100

South Elevation 1:100
1. West Elevation (Frontage) 1:100
North Elevation 1:100
East Elevation 1:100



Unit 8 Unit 9



- Cladding legend**
- Longrun roof covering (Hi Five)
 - 70 Series brick venner
 - James Hardie Axon Panel
 - Sectional garage door
 - Powder coated aluminium joinery
- Key**
- FFL Finished floor level
 - OB Obscure glass
 - SF Safety glass
 - HP Heat pump (on metal bracket)
 - TV Terminal vent

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TITLE: **Floor Plan \$ Elevations**

SCALE: 1:100
PAPER SIZE: A2 JOB NUMBER: 100
DRAWN BY: Joe
FILE NAME: Woodend Development v22 - 11.pln
PRINTED: 18/11/2024

101

TYPE 1A

Legend

- L. Living
- S. Study
- F. Family
- K. Kitchen
- D. Dining
- G. Garage
- E. Entry
- MB. Masterbed
- B. Bedroom
- Ba. Bathroom
- En. Ensuite
- La. Laundry
- wip work-in-pantry
- wir work-in-robe
- w/r wardrobe
- st. storage

KEY

- Meter box
- Switchboard
- Data box
- Hose tap
- Smoke detector (With test & hush buttons)
- Extract fan (Vent to soffit)
- Exterior framing
- Interior framing
- Thermal (or acoustic) break (Insulated to NZBCH1)
- Brick
- Axon panel
- Vinyl planking
- Tiles
- 600 w x 300 h recessed tiled shelf (note: width is stud spacing)
- Toilet Roll Holder

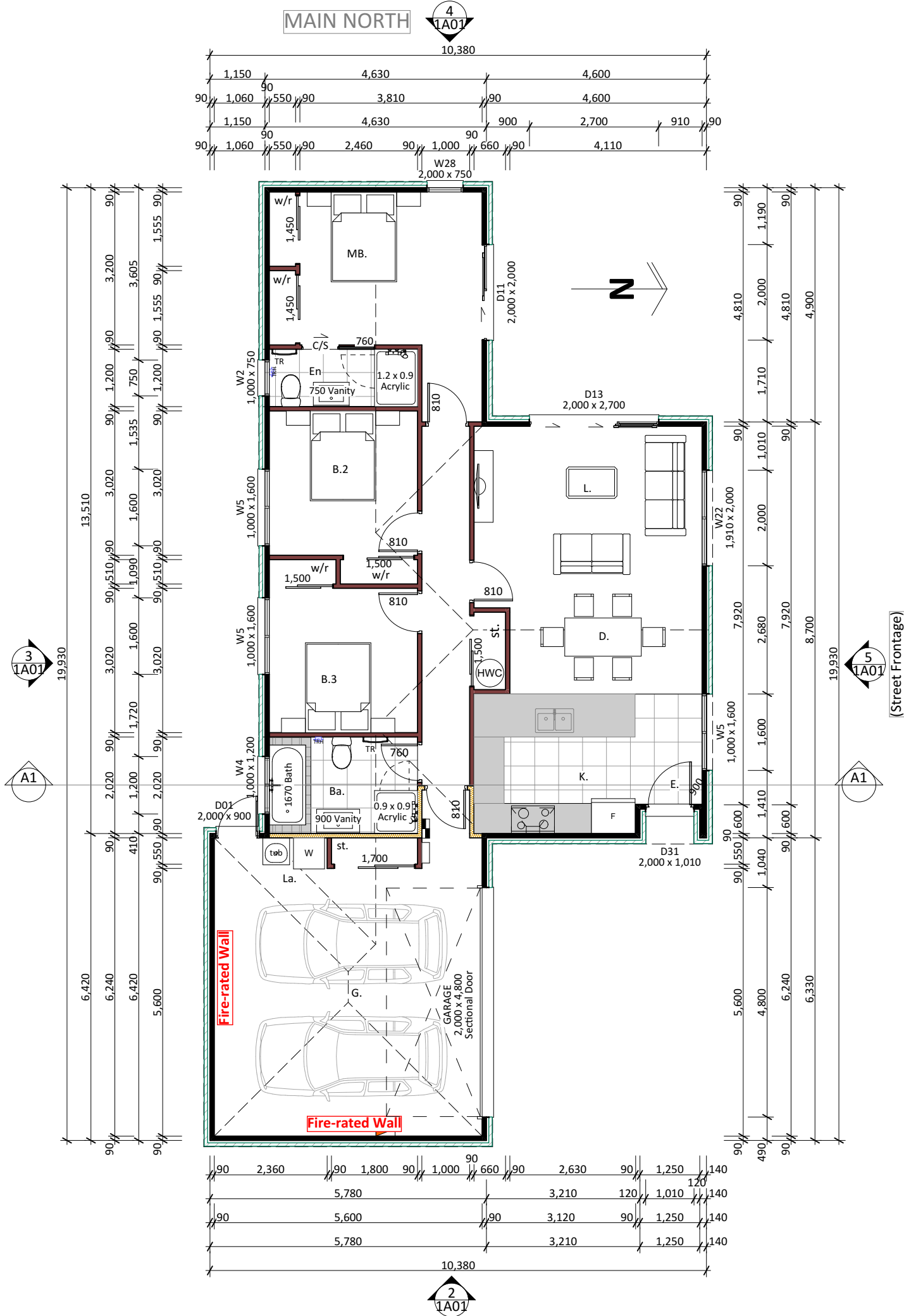
FRAMING (2.40m ceiling height)
Timber wall framing to comply with NZS 3604:2011
- 2.455m high 90 x 45mm @ 600 centres (External & load bearing walls)
- 2.455m high 90 x 45mm @ 600 centres (Internal walls)
- 2 rows of dwangs @ 800 centres
- Lintels as per truss plan
- Double studs under all concentrated point loads
- Refer to truss plan for specific location
- Tyvek straps placed horizontally between dwangs @ 300 crs.

ENTRY
Minimum slip resistance to paths, steps & landings to be in accordance with NZBC D1/AS1 - Table 2. Unless otherwise stated H5 timber step(s) to all access points (owner's care), min 150mm below FFL, maximum 190mm high step.

NOTE
- Water connection to fridge

H1 Calculation
- Windows: R0.37 (Double glazing with Low E_s + Argon gas)
- Foundation: RibRaft underslab insulation (50mm polystyrene)
- Wall: R2.8 Pink Batts Ultra
- Ceiling: R7.0 Pink Superbatts

Floor Area (Type 1A)
Over cladding: 146.40 m²
Over framing: 138.93 m²

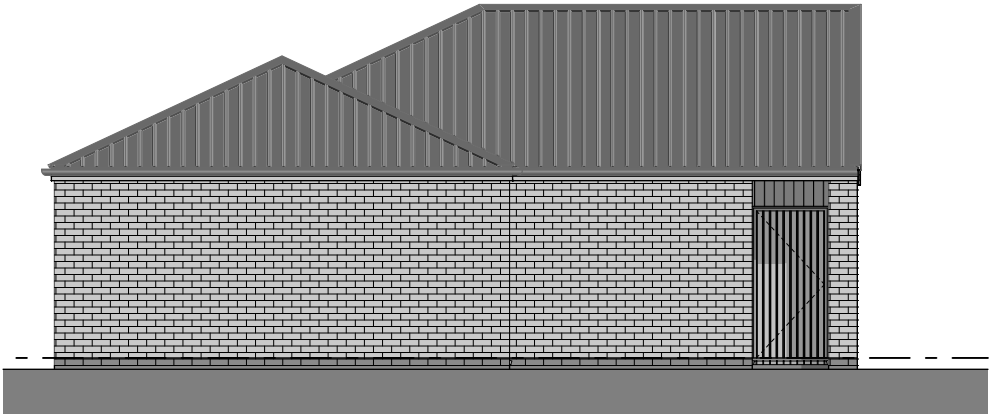


1

Ground Floor Plan

1:100

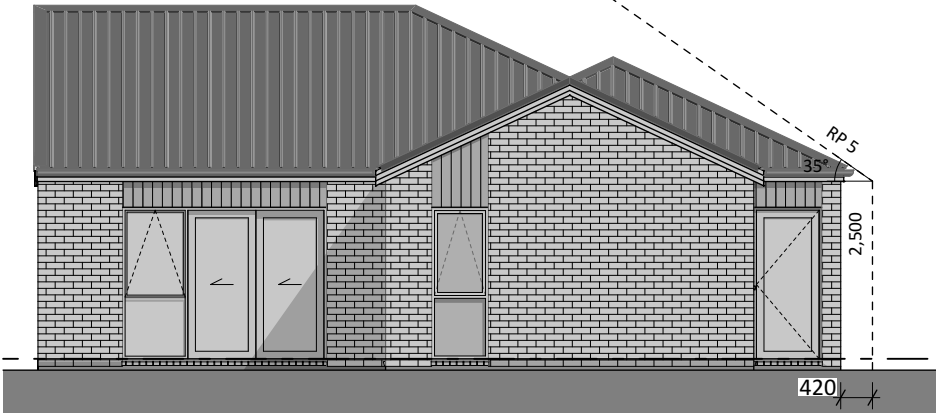
East Elevation
1:100
1A01



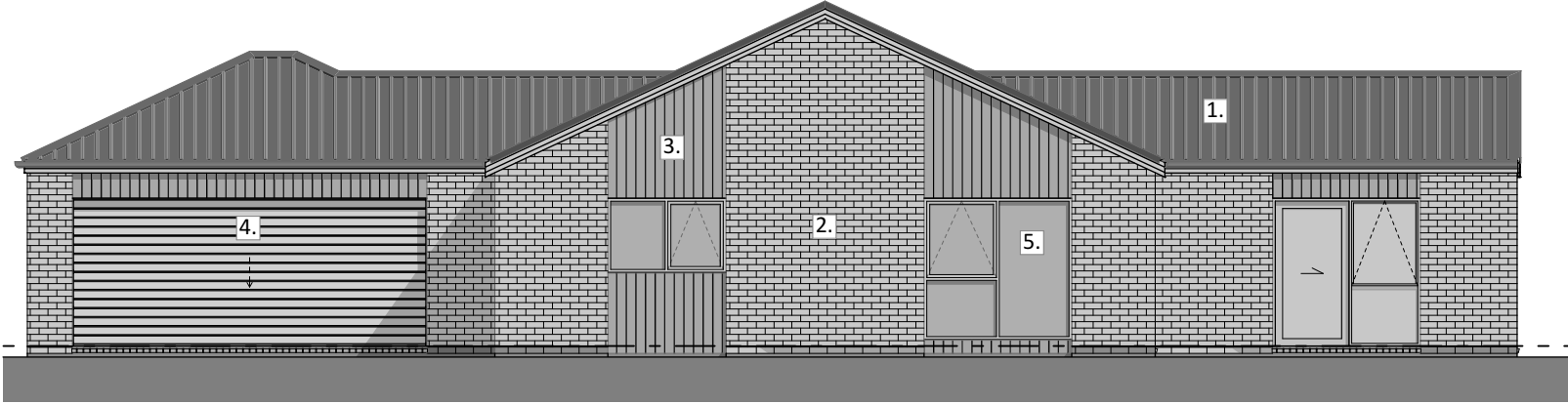
South Elevation
1:100
1A01



West Elevation
1:100
1A01



North Elevation (Frontage)
1:100
1A01



- Cladding legend**
1. Longrun roof covering (Hi Five)
 2. 70 Series brick venner
 3. James Hardie Axon Panel
 4. Sectional garage door
 5. Powder coated aluminium joinery
- Key**
- FFL Finished floor level
 - OB Obscure glass
 - SF Safety glass
 - HP Heat pump (on metal bracket)
 - TV Terminal vent

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TITLE: Floor Plan & Elevations			1A01
SCALE:	1:100		
PAPER SIZE:	A2	JOB NUMBER: 100	
DRAWN BY:	Joe		
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PRINTED:	18/11/2024		

TYPE 2

Legend

- L. Living
- S. Study
- F. Family
- K. Kitchen
- D. Dining
- G. Garage
- E. Entry
- MB. Masterbed
- B. Bedroom
- Ba. Bathroom
- En. Ensuite
- La. Laundry
- wip work-in-pantry
- wir work-in-robe
- w/r wardrobe
- st. storage

KEY

- Meter box
- Switchboard
- Data box
- Hose tap
- Smoke detector (With test & hush buttons)
- Extract fan (Vent to soffit)
- Exterior framing
- Interior framing
- Thermal (or acoustic) break (Insulated to NZBCH1)
- Brick
- Axon panel
- Vinyl planking
- Tiles
- 600 w x 300 h recessed tiled shelf (note: width is stud spacing)
- Toilet Roll Holder

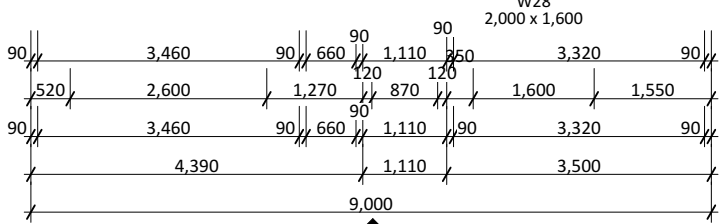
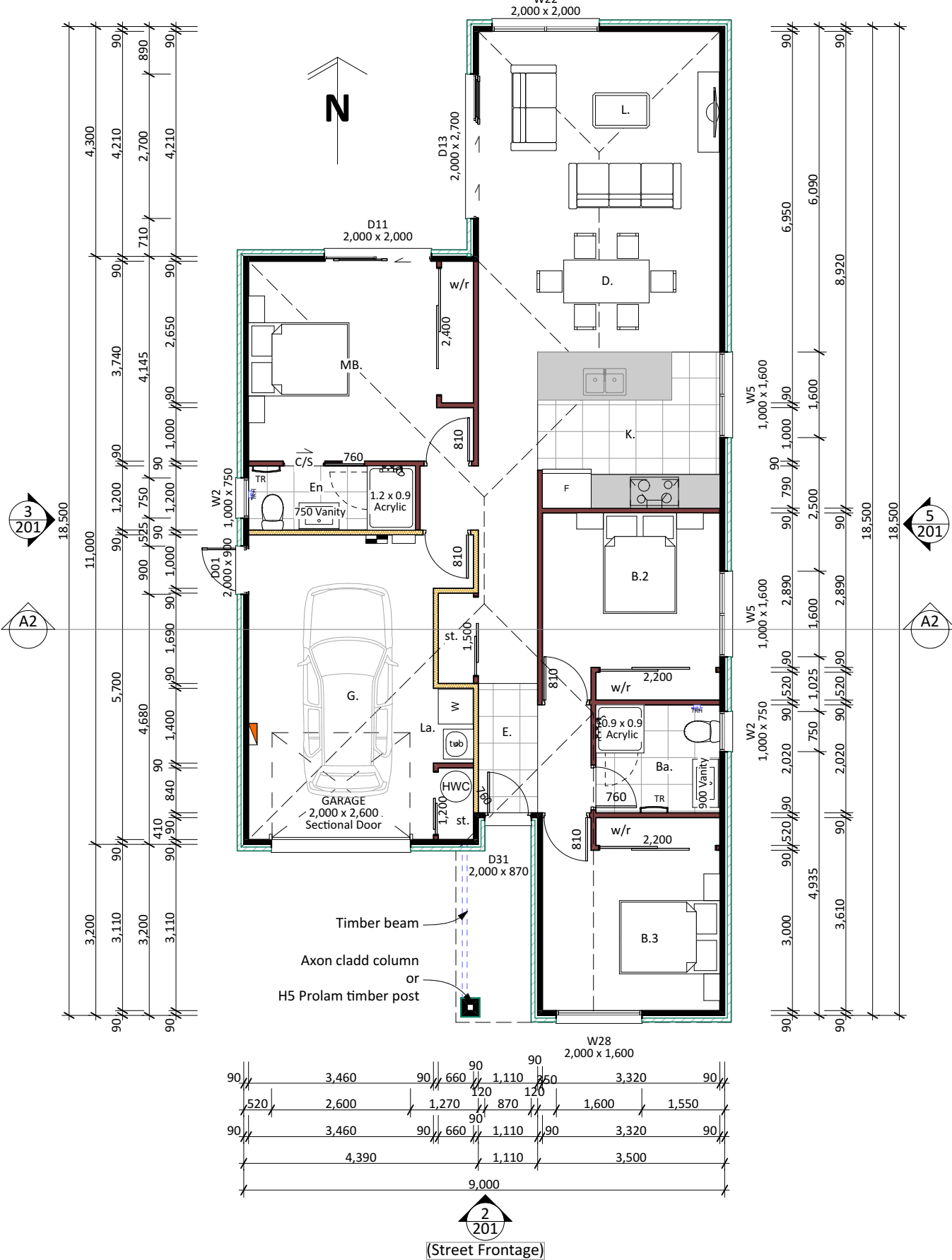
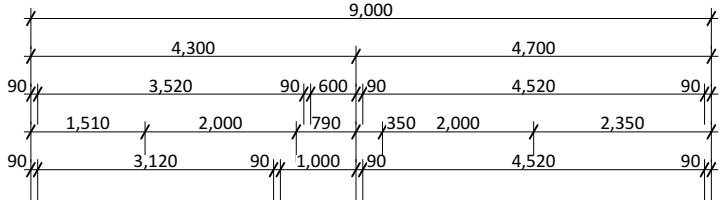
FRAMING (2.40m ceiling height)
Timber wall framing to comply with NZS 3604:2011
- 2.455m high 90 x 45mm @ 600 centres (External & load bearing walls)
- 2.455m high 90 x 45mm @ 600 centres (Internal walls)
- 2 rows of dwangs @ 800 centres
- Lintels as per truss plan
- Double studs under all concentrated point loads
Refer to truss plan for specific location
- Tyvek straps placed horizontally between dwangs @ 300 crs.

ENTRY
Minimum slip resistance to paths, steps & landings to be in accordance with NZBC D1/AS1 - Table 2. Unless otherwise stated H5 timber step(s) to all access points (owner's care), min 150mm below FFL, maximum 190mm high step.

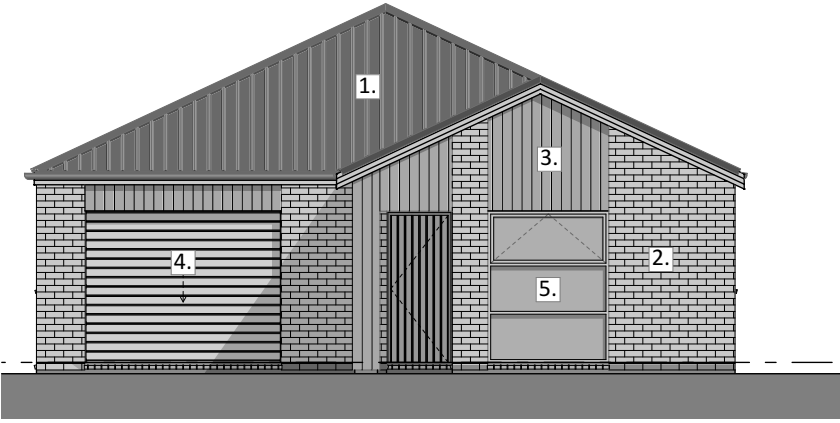
NOTE
- Water connection to fridge

H1 Calculation
- Windows: R0.37 (Double glazing with Low E_s + Argon gas)
- Foundation: RibRaft underslab insulation (50mm polystyrene)
- Wall: R2.8 Pink Batts Ultra
- Ceiling: R7.0 Pink Superbatts

Floor Area (Type 2)
Over cladding: 136.63 m²
Over framing: 129.86 m²



1. South Elevation (Frontage) 1:100



Unit 2

3. South Elevation (Frontage) 1:100



Unit 3

West Elevation 1:100



North Elevation 1:100



East Elevation 1:100



2. South Elevation (Frontage) 1:100



Unit 4

4. South Elevation (Frontage) 1:100



Unit 5

- Cladding legend**
- 1. Longrun roof covering (Hi Five)
 - 2. 70 Series brick venner
 - 3. James Hardie Axon Panel
 - 4. Sectional garage door
 - 5. Powder coated aluminium joinery
 - 6. Timber post (90x90)

- Key**
- FFL Finished floor level
 - OB Obscure glass
 - SF Safety glass
 - HP Heat pump (on metal bracket)
 - TV Terminal vent

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TITLE: Floor Plan & Elevations			201
SCALE:	1:100		
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DRAWN BY:	Joe		
FILE NAME:	Woodend Development v22 - 11.pln		
PRINTED:	18/11/2024		

TYPE 2A

Legend

- L. Living
- S. Study
- F. Family
- K. Kitchen
- D. Dining
- G. Garage
- E. Entry
- MB. Masterbed
- B. Bedroom
- Ba. Bathroom
- En. Ensuite
- La. Laundry
- wip work-in-pantry
- wir work-in-robe
- w/r wardrobe
- st. storage

KEY

- Meter box
- Switchboard
- Data box
- Hose tap
- Smoke detector (With test & hush buttons)
- Extract fan (Vent to soffit)
- Exterior framing
- Interior framing
- Thermal (or acoustic) break (Insulated to NZBCH1)
- Brick
- Axon panel
- Vinyl planking
- Tiles
- 600 w x 300 h recessed tiled shelf (note: width is stud spacing)
- Toilet Roll Holder

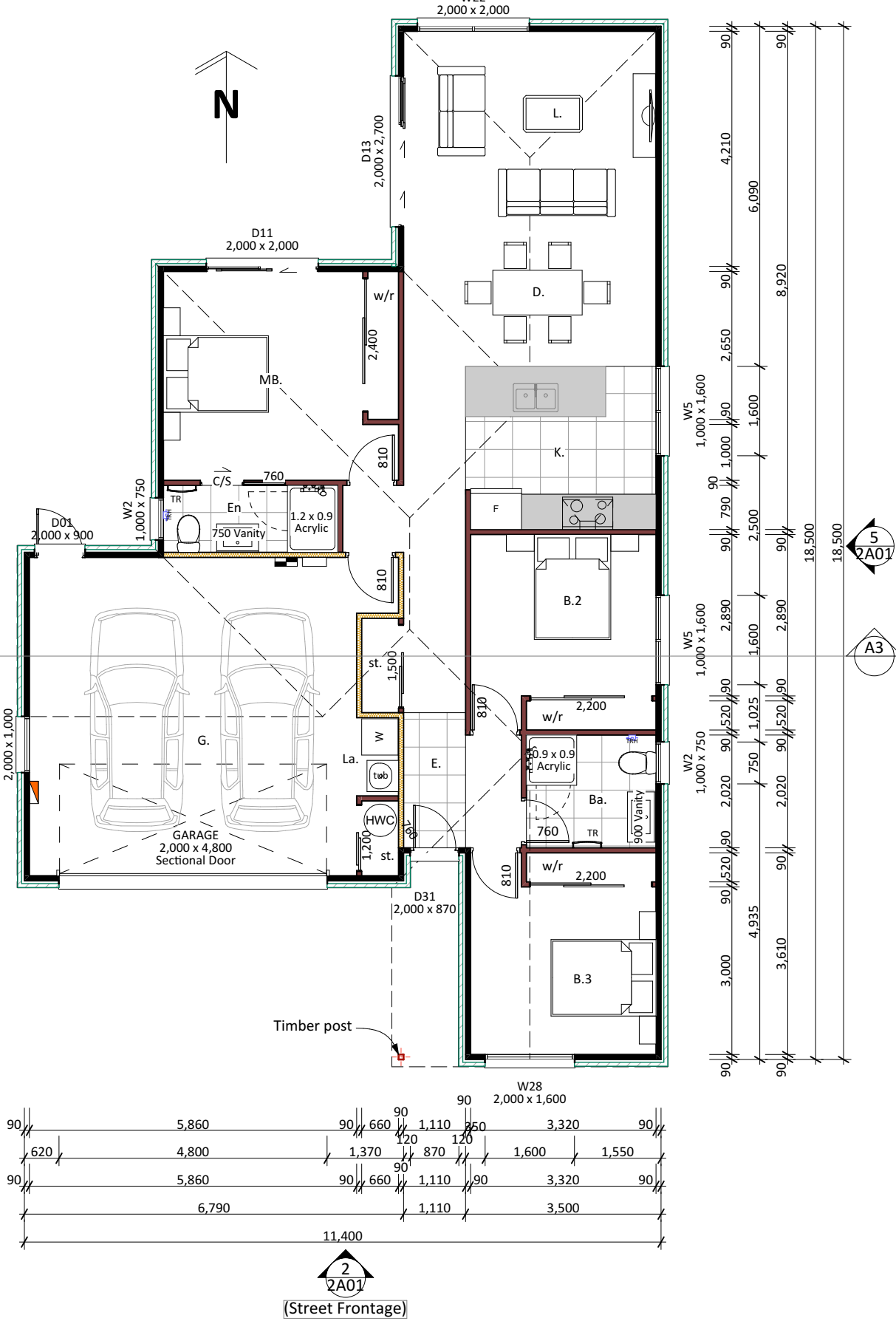
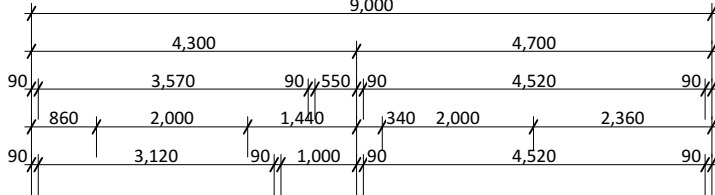
FRAMING (2.40m ceiling height)
Timber wall framing to comply with NZS 3604:2011
- 2.455m high 90 x 45mm @ 600 centres (External & load bearing walls)
- 2.455m high 90 x 45mm @ 600 centres (Internal walls)
- 2 rows of dwangs @ 800 centres
- Lintels as per truss plan
- Double studs under all concentrated point loads
- Refer to truss plan for specific location
- Tyvek straps placed horizontally between dwangs @ 300 crs.

ENTRY
Minimum slip resistance to paths, steps & landings to be in accordance with NZBC D1/AS1 - Table 2. Unless otherwise stated H5 timber step(s) to all access points (owner's care), min 150mm below FFL, maximum 190mm high step.

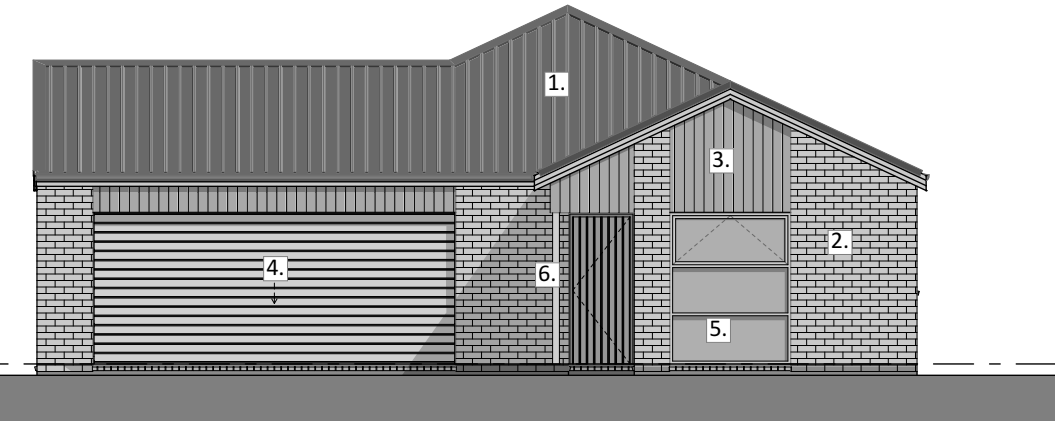
NOTE
- Water connection to fridge

H1 Calculation
- Windows: R0.37 (Double glazing with Low E_s + Argon gas)
- Foundation: RibRaft underslab insulation (50mm polystyrene)
- Wall: R2.8 Pink Batts Ultra
- Ceiling: R7.0 Pink Superbatts

Floor Area (Type 2A)
Over cladding: 151.32 m²
Over framing: 143.97 m²



South Elevation (Frontage) 1:100



West Elevation 1:100



North Elevation 1:100



East Elevation 1:100



- Cladding legend**
- Longrun roof covering (Hi Five)
 - 70 Series brick venner
 - James Hardie Axon Panel
 - Sectional garage door
 - Powder coated aluminium joinery
 - Timber post (90x90)
- Key**
- FFL Finished floor level
 - OB Obscure glass
 - SF Safety glass
 - HP Heat pump (on metal bracket)
 - TV Terminal vent

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TITLE: Floor Plan & Elevations			2A01
SCALE:	1:100		
PAPER SIZE:	A2	JOB NUMBER: 100	
DRAWN BY:	Joe		
FILE NAME:	Woodend Development v22 - 11.pln		
PRINTED:	18/11/2024		

TYPE 3

Legend

- L. Living
- S. Study
- F. Family
- K. Kitchen
- D. Dining
- G. Garage
- E. Entry
- MB. Masterbed
- B. Bedroom
- Ba. Bathroom
- En. Ensuite
- La. Laundry
- wip work-in-pantry
- wir work-in-robe
- w/r wardrobe
- st. storage

KEY

- Meter box
- Switchboard
- Data box
- Hose tap
- Smoke detector (With test & hush buttons)
- Extract fan (Vent to soffit)
- Exterior framing
- Interior framing
- Thermal (or acoustic) break (Insulated to NZBCH1)
- AAC panel cladding
- Axon panel
- Vinyl planking
- Tiles
- 600 w x 300 h recessed tiled shelf (note: width is stud spacing)
- Roll Tilet Holder

- FRAMING**
- Ground floor: 2.40m ceiling height
 - First floor: 2.40m ceiling height

Timber wall framing to comply with NZS 3604:2011

- 2.455m high 90 x 45mm @ 600 centres (External & load bearing walls)
- 2.455m high 90 x 45mm @ 600 centres (Internal walls)
- 2 rows of dwangs @ 800 centres
- Lintels as per truss plan
- Double studs under all concentrated point loads
- Refer to truss plan for specific location
- Tyvek straps placed horizontally between dwangs @ 300 cts.

ENTRY

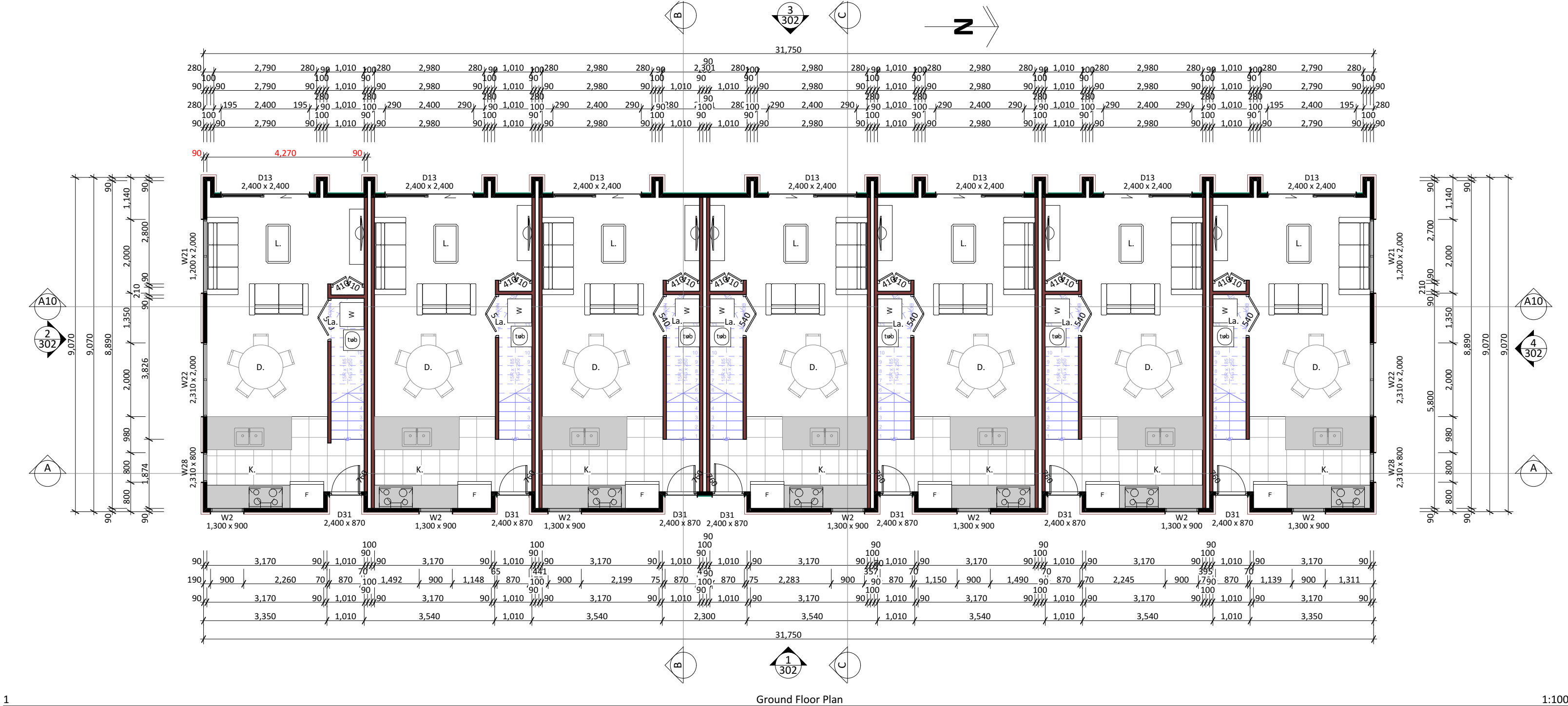
Minimum slip resistance to paths, steps & landings to be in accordance with NZBC D1/AS1 - Table 2. Unless otherwise stated H5 timber step(s) to all access points (owner's care), min 150mm below FFL, maximum 190mm high step.

NOTE

- Water connection to fridge

H1 Calculation

- Windows: R0.37 (Double glazing with Low E_g + Argon gas)
- Foundation: RibRaft underslab insulation (50mm polystyrene)
- Wall: R2.8 Pink Batts Ultra
- Ceiling: R7.0 Pink Superbatts



1

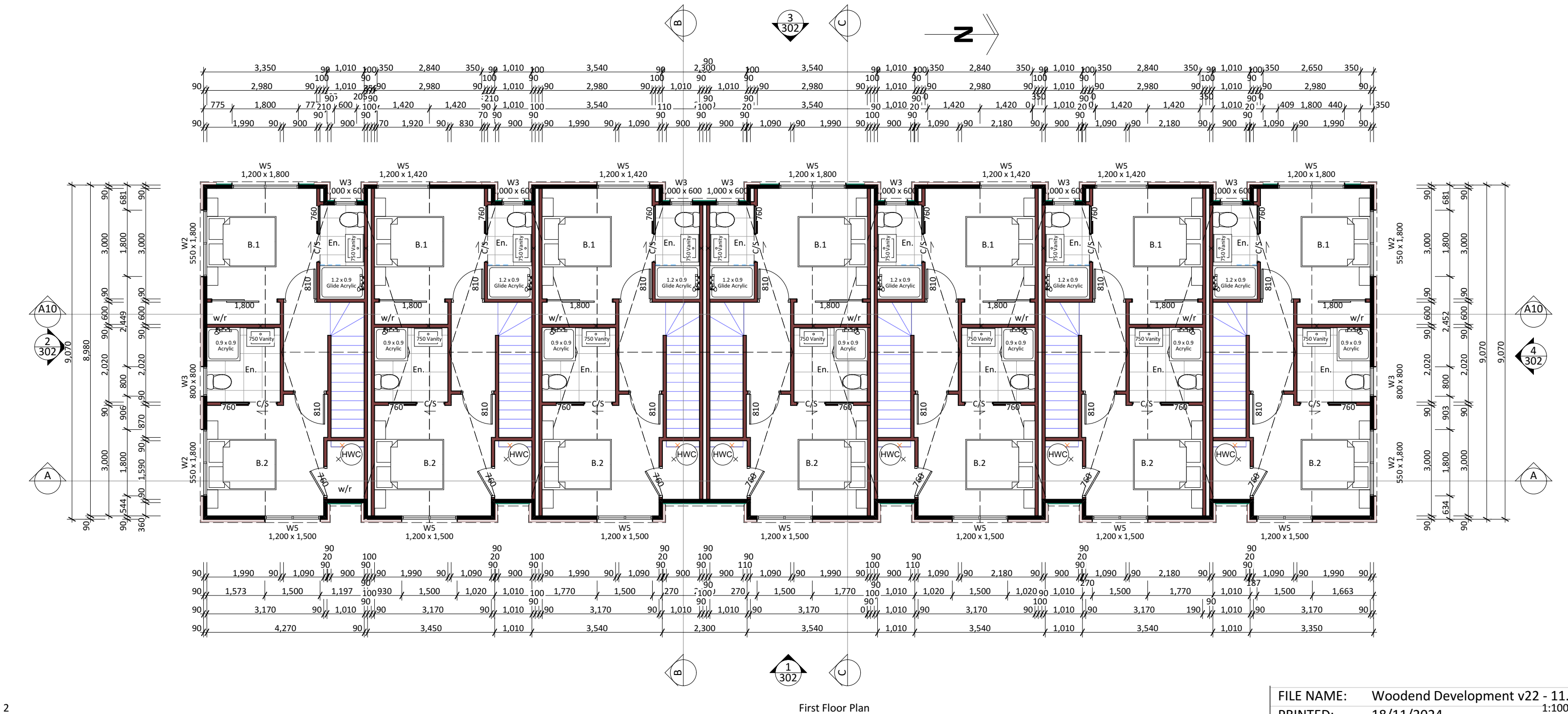
1:100

Floor Area (Type 3) Ground Floor

Over cladding: 40.30 m²
Over framing: 38.20 m²

Floor Area (Type 3) First Floor

Over cladding: 41.49 m²
Over framing: 39.45 m²



2

First Floor Plan

FILE NAME: Woodend Development v22 - 11.pln
PRINTED: 18/11/2024 1:100

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2 Main North Road
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TYPE 3

Legend

- L. Living
- S. Study
- F. Family
- K. Kitchen
- D. Dining
- G. Garage
- E. Entry
- MB. Masterbed
- B. Bedroom
- Ba. Bathroom
- En. Ensuite
- La. Laundry
- wip work-in-pantry
- wir work-in-robe
- w/r wardrobe
- st. storage

Cladding legend

- 1. Longrun roof covering (Hi Five)
- 2. 70 Series brick venner
- 3. James Hardie Axon Panel
- 4. Sectional garage door
- 5. Powder coated aluminium joinery

Key

- FFL Finished floor level
- OB Obscure glass
- SF Safety glass
- HP Heat pump (on metal bracket)
- TV Terminal vent

Cladding legend

- 1. Longrun roof covering (Hi Five)
- 2. EZPanel
- 3. James Hardie Axon Panel
- 4. Sectional garage door
- 5. Powder coated aluminium joinery

Key

- FFL Finished floor level
- OB Obscure glass
- SF Safety glass
- HP Heat pump (on metal bracket)
- TV Terminal vent



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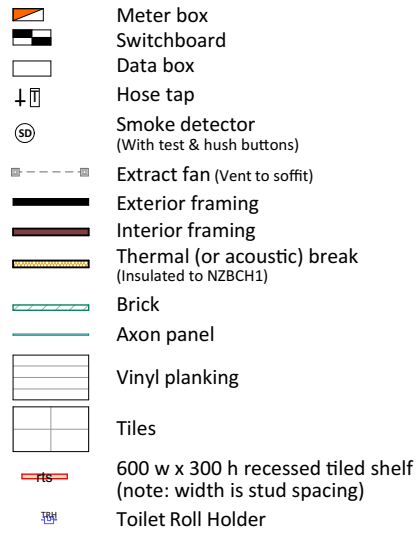
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SCALE:	1:100		
PAPER SIZE:	A2	JOB NUMBER: 100	
DRAWN BY:	Joe		
FILE NAME:	Woodend Development v22 - 11.pln		
PRINTED:	18/11/2024		

Legend

Legend

L.	Living
S.	Study
F.	Family
K.	Kitchen
D.	Dining
G.	Garage
E.	Entry
MB.	Masterbed
B.	Bedroom
Ba.	Bathroom
En.	Ensuite
La.	Laundry
wip	work-in-pantry
wir	work-in-robe
w/r	wardrobe
st.	storage

KEY



FRAMING (2.40m ceiling height)

- Timber wall framing to comply with NZS 3604:2011
 - 2.455m high 90 x 45mm @ 600 centres (External & load bearing walls)
 - 2.455m high 90 x 45mm @ 600 centres (Internal walls)
- 2 rows of dwangs @ 800 centres
 - Lintels as per truss plan
- Double studs under all concentrated point loads

Refer to truss plan for specific location

- Tyvek straps placed horizontally between dwangs @ 300 crs.

ENTRY

Minimum slip resistance to paths, steps & landings to be in accordance with NZBC D1/AS1 - Table 2. Unless otherwise stated H5 timber step(s) to all access points (owner's care), min 150mm below FFL, maximum 190mm high step.

NOTE

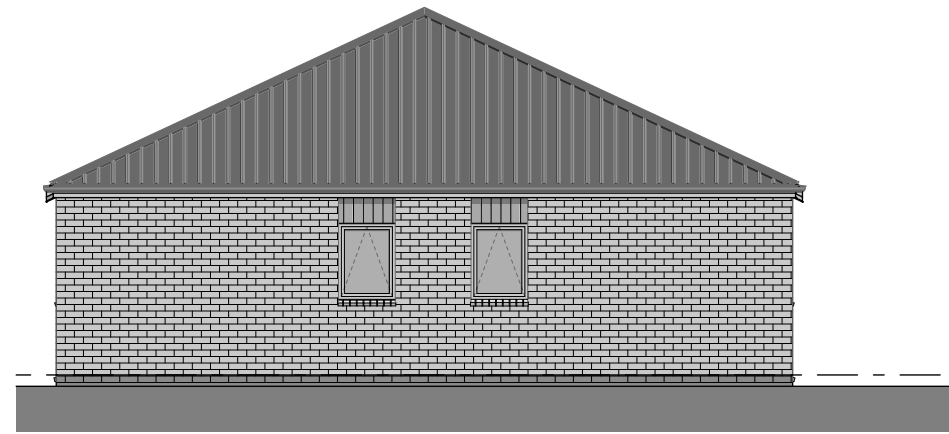
- Water connection to fridge

H1 Calculation

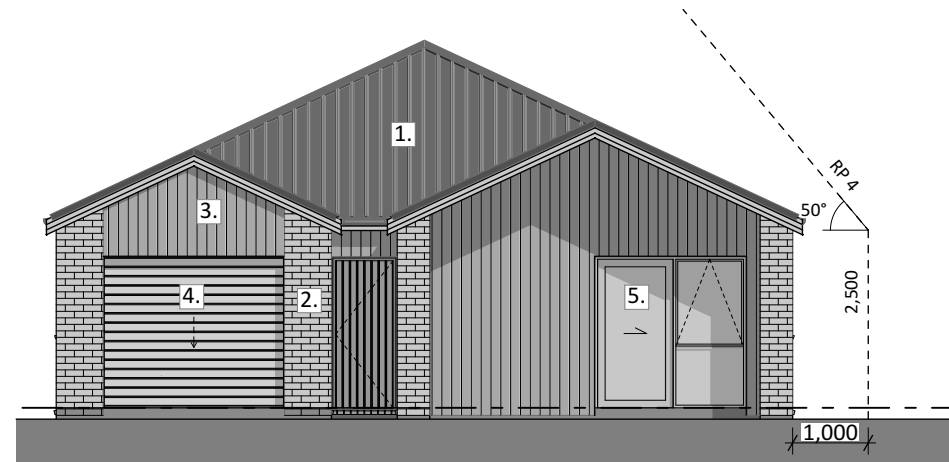
- Windows: R0.37 (Double glazing with Low E₄ + Argon gas)
- Foundation: RibRaft underslab insulation (50mm polystyrene)
- Wall: R2.8 Pink Batts Ultra
- Ceiling: R7.0 Pink Superbatts



South Elevation 1:100



West Elevation	1:100
----------------	-------

 Depth Elevation (Frontage) | 1:100 |

Unit 11

East Elevation 1:100



Cladding legend

1. Longrun roof covering (Hi Five)
2. 70 Series brick venner
3. James Hardie Axon Panel
4. Sectional garage door
5. Powder coated aluminium joinery

Key

FFL	Finished floor level
OB	Obscure glass
SF	Safety glass
HP	Heat pump (on metal bracket)
TV	Terminal vent

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living**

Faye Homes Ltd.
32A Birmingham Drive,
Middleton
Christchurch 8024
Tel: 03 348 8816
www.fayehomes.co.nz

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Akin Living 4 Limited
2 Main North Road
Woodend

TITLE: Floor Plan & Elevations			401
SCALE:	1:100		
PAPER SIZE:	A2	JOB NUMBER: 100	
DRAWN BY:	Joe		
FILE NAME:	Woodend Development v22 - 11.pln		
PRINTED:	18/11/2024		

TYPE 6

Legend

- L. Living
- S. Study
- F. Family
- K. Kitchen
- D. Dining
- G. Garage
- E. Entry
- MB. Masterbed
- B. Bedroom
- Ba. Bathroom
- En. Ensuite
- La. Laundry
- wip work-in-pantry
- wir work-in-robe
- w/r wardrobe
- st. storage

KEY

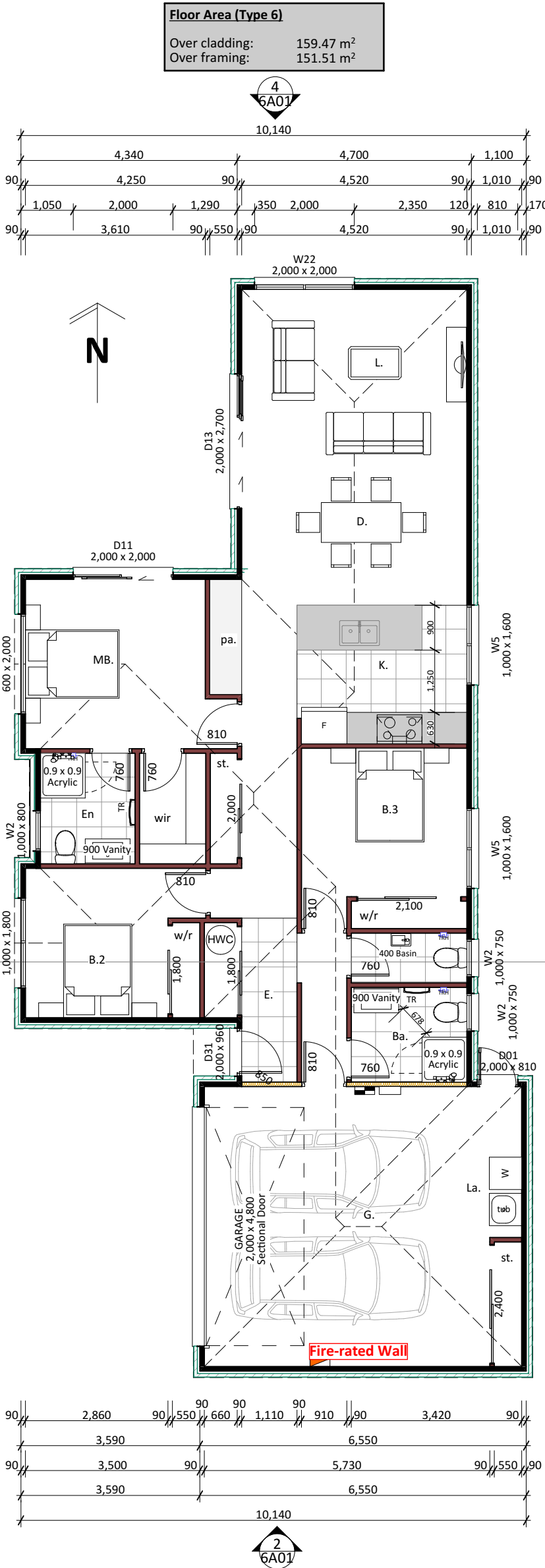
- Meter box
- Switchboard
- Data box
- Hose tap
- Smoke detector (With test & hush buttons)
- Extract fan (Vent to soffit)
- Exterior framing
- Interior framing
- Thermal (or acoustic) break (Insulated to NZBCH1)
- Brick
- Axon panel
- Vinyl planking
- Tiles
- 600 w x 300 h recessed tiled shelf (note: width is stud spacing)
- Toilet Roll Holder

FRAMING (2.40m ceiling height)
Timber wall framing to comply with NZS 3604:2011
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ENTRY
Minimum slip resistance to paths, steps & landings to be in accordance with NZBC D1/AS1 - Table 2. Unless otherwise stated H5 timber step(s) to all access points (owner's care), min 150mm below FFL, maximum 190mm high step.

NOTE
- Water connection to fridge

H1 Calculation
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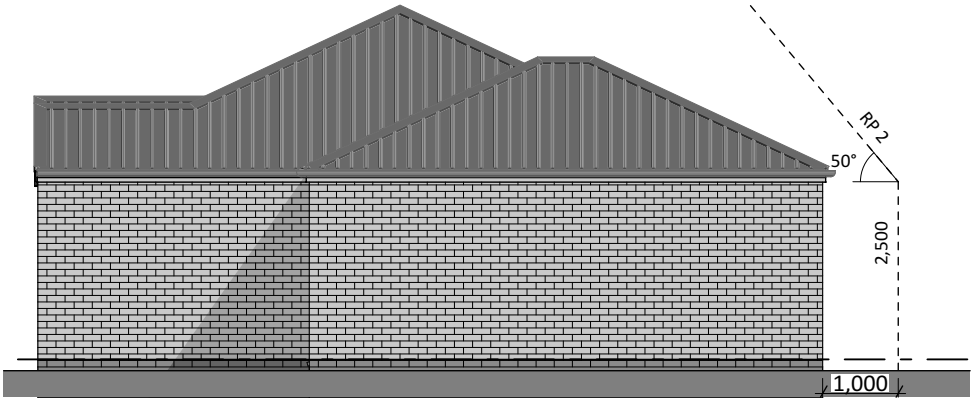


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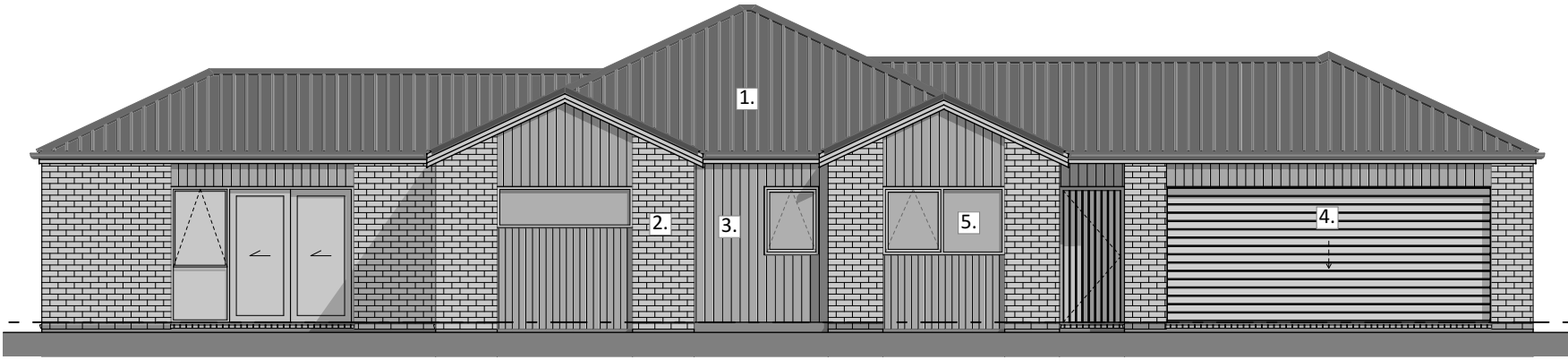
Ground Floor Plan

1:100

South Elevation 1:100



1. West Elevation (Frontage) 1:100



Unit 6

2. West Elevation (Frontage) 1:100



Unit 7

North Elevation 1:100



East Elevation 1:100



- Cladding legend**
1. Longrun roof covering (Hi Five)
 2. 70 Series brick venner
 3. James Hardie Axon Panel
 4. Sectional garage door
 5. Powder coated aluminium joinery
 6. Timber post (90x90)
- Key**
- FFL Finished floor level
 - OB Obscure glass
 - SF Safety glass
 - HP Heat pump (on metal bracket)
 - TV Terminal vent

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SCALE:	1:100	
PAPER SIZE:	A2	JOB NUMBER: 100
DRAWN BY:	Joe	
FILE NAME:	Woodend Development v22 - 11.pln	
PRINTED:	18/11/2024	

TYPE 7

Legend

- L.

S.

F.

K.

D.

G.

E.

MB.

B.

Ba.

En.

La.

wip

wir

w/r

st.
- Living

Study

Family

Kitchen

Dining

Garage

Entry

Masterbed

Bedroom

Bathroom

Ensuite

Laundry

work-in-pantry

work-in-robe

wardrobe

storage

KEY

- Meter box
- Switchboard
- Data box
- Hose tap
- Smoke detector
(With test & hush buttons)
- Extract fan (Vent to soffit)
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- Thermal (or acoustic) break
(Insulated to NZBCH1)
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- Vinyl planking
- Tiles
- 600 w x 300 h recessed tiled shelf
(note: width is stud spacing)
- Toilet Roll Holder

FRAMING (2.40m ceiling height)

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NOTE

- Water connection to fridge

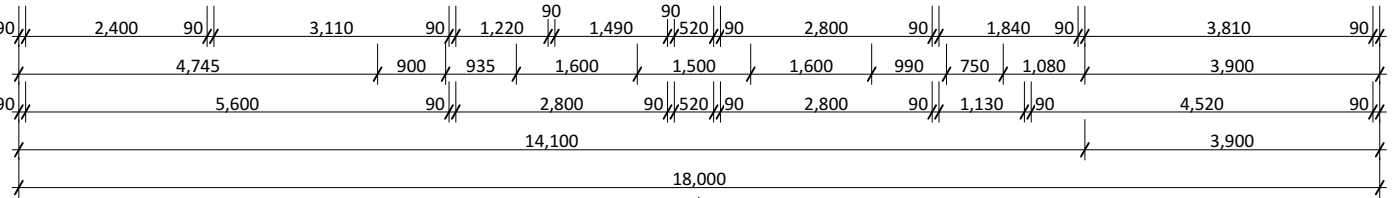
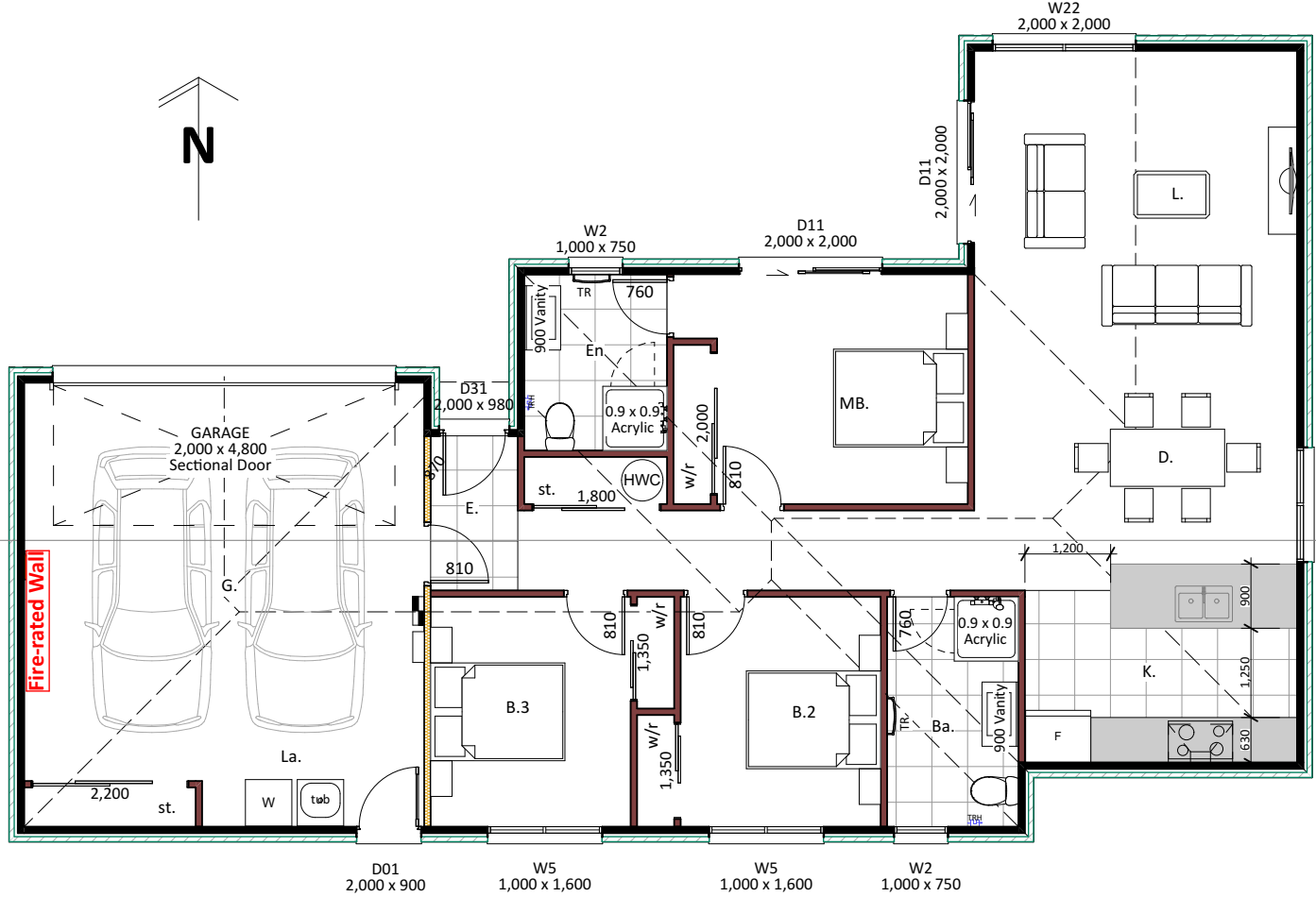
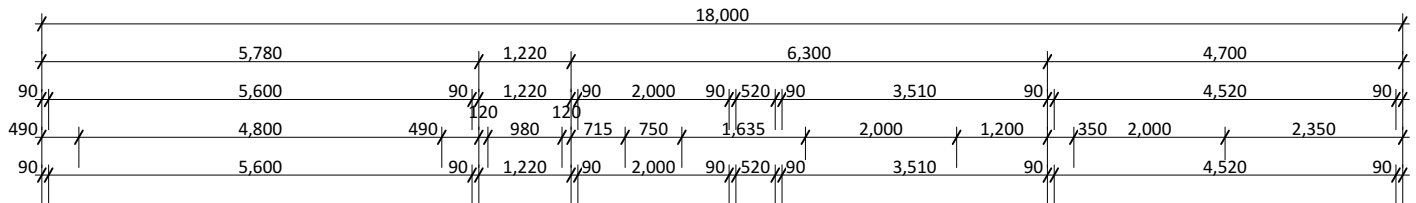
H1 Calculation

- Windows: R0.37 (Double glazing with Low E₄ + Argon gas)
- Foundation: RibRaft underslab insulation (50mm polystyrene)
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- Ceiling: R7.0 Pink Superbatts

Floor Area (Type 7)

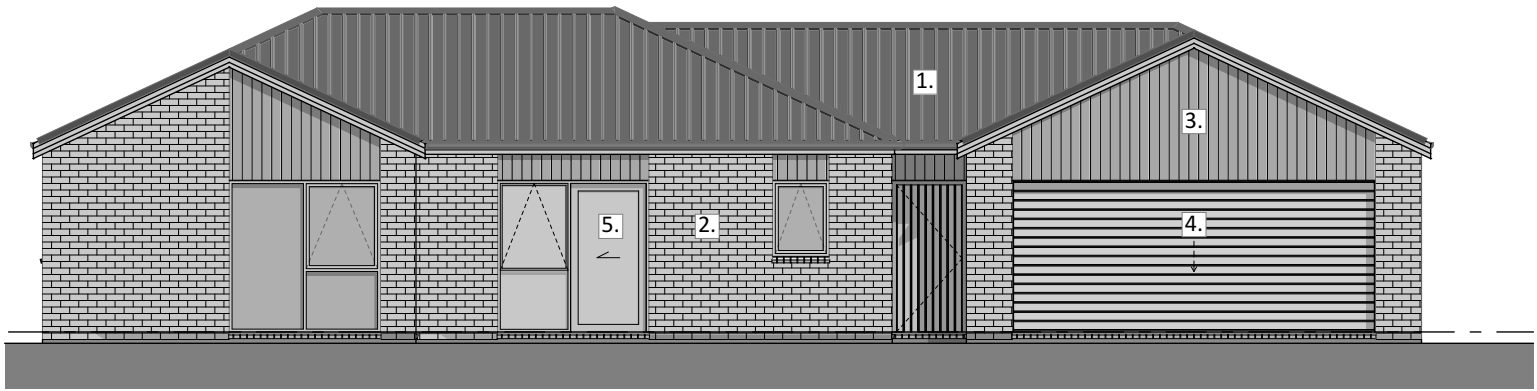
- Over cladding: 149.43 m²
- Over framing: 142.22 m²

(Street Frontage)



Ground Floor Plan

North Elevation (Frontage) 1:100



East Elevation 1:100



Cladding legend

1. Longrun roof covering (Hi Five)
2. 70 Series brick venner
3. James Hardie Axon Panel
4. Sectional garage door
5. Powder coated aluminium joinery
6. Timber post (90x90)

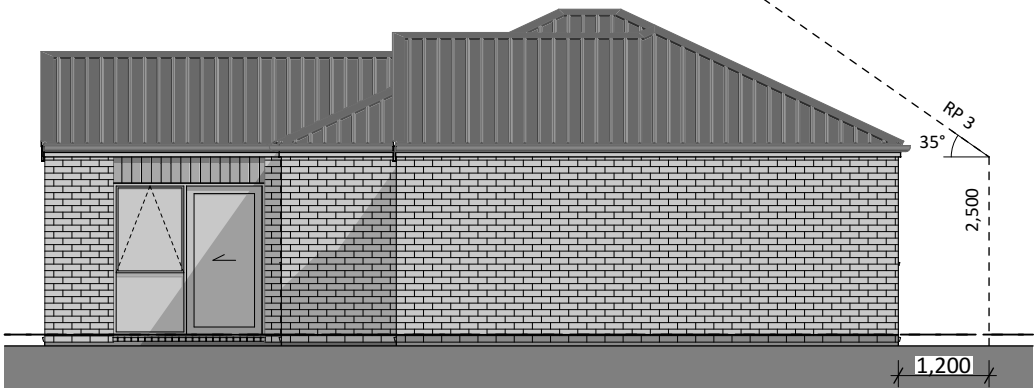
Key

- FFL Finished floor level
- OB Obscure glass
- SF Safety glass
- HP Heat pump (on metal bracket)
- TV Terminal vent

South Elevation 1:100



West Elevation 1:100



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