



DIMENSIONS

ALL DIMENSIONS ARE TO THE FRAMING UNLESS OTHERWISE SHOWN.

GLAZING

ALL GLAZING SHALL COMPLY WITH NZS 4223.

SMOKE ALARMS

TO COMPLY WITH AS3786 WITH HUSH FACILITY ENSURE THERE ARE SMOKE ALARMS INSTALLED
 - TO ALL ESCAPE ROUTES ON ALL LEVELS
 - TO ALL BEDROOMS OR WITHIN 3m OF EVERY SLEEPING SPACE DOOR.

COMPLIANCE

ALL WORK TO COMPLY WITH RELEVANT SECTIONS OF THE NEW ZEALAND BUILDING CODE, NZS 3604:2011, AND TERRITORIAL AUTHORITY REGULATIONS

CONTRACTORS TO VERIFY ALL DIMENSIONS, MEASUREMENTS AND LEVELS / HEIGHTS PRIOR TO COMMENCING WORK.

STUD SIZES

TIMBER WALL FRAMING CALCULATED USING NZS 3604:2011 FOR S8B TIMBER & HIGH WIND ZONE

EXTERNAL LOAD BEARING STUDS

STUDS UP TO 2.7m 90x45 AT 400 MAX CRS

ULTIMATELY ALL LOAD BEARING STUDS SHALL MEET THE REQUIREMENTS OF NZS 3604:2011, SECTION 8, TABLE 8.2

ALL NON-LOAD BEARING (PARTITION) WALLS 90x45 AT 600 MAX CRS, ALL DWANGS AT 800 CRS VERTICALLY

FRAMING TIMBER

ALL EXTERIOR WALL STUDS = H12, ALL INTERIOR WALL FRAMING = H12, CAVITY BATTENS = H3.1, ROOF FRAMING = H12 PURLINS = H12, ALL FRAMING TIMBER TO BE KLN DRIED LINTELS ARE GL8 GLU-D TIMBER GRADE, REFER TO TRUSS DESIGN LAYOUTS FOR SIZES AND FIXING TYPES

SHOWERS

BOTH SHOWERS ARE ACRYLIC PREFABRICATED ENCLOSURE TYPE INSTALLED TO MANUFACTURERS INSTRUCTIONS. REFER TO DETAILS SHEET 10

LININGS

10mm GIB BOARD TO WALLS, 10mm TO CEILINGS.
 10mm GIB AQUALINE BD TO BATHROOMS.
 PAINT BATHROOMS & L'DRY WITH ENAMEL ACRYLIC UNDERCOAT IN ACCORDANCE WITH NZBC E3/AS1.3.0

HOBBS - (ELECTRIC)

HOBBS IS SET BACK Min. 50MM FROM BACK OF BENCH. A GRAPHIC GLASS OR CERAMIC TILE SPLASH-BACK SHALL BE INSTALLED Min. 150MM HIGH FROM BENCH TOP.

180.3 sqM over frame Dwelling = 140sqM
 Garage = 40sqM

2.7m Stud

25 Degree Roof

HIGH Wind Zone

- Rockcote EPS40 Plaster Cladding
- J.H Linea weatherboards



DICK BAKER, KEVIN SATHERLEY
 87 DAELYN DRIVE, NELSON
 Phone: (03) 544-0886
 Fax: (03) 544-0887



PROJECT
RSB Syndicate
 Lot 89, (No.) Julius Place, Richmond
 DRAWING TITLE
Floor Plan

AMENDMENT(S):	DRAWN: NDDL-BM
ISSUE DATE:	April 2019
SCALE:	1:100 @ A3
STATUS	SHEET:
CONSENT	04