

Notes:

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 HIGH 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 S20 TIMBER & HIGH WIND ZONE.

EXTERNAL LOAD BEARING STUDS

STUDS UP TO 2.4m 90x45 AT 400 MAX CRS. 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 400 MAX CRS, ALL DWANDES AT 800 CRS VERTICALLY.

FRAMING TIMBER

ALL EXTERIOR WALL STUDS = H12
ALL INTERIOR WALL FRAMING = H12
CAVITY BATTENS = H31
ROOF FRAMING = H12
PURLINS = H12
ALL FRAMING TIMBER TO BE KILN DRIED

SHOWERS

ALL SHOWERS ARE 'NET WALL' TILED TYPE. REFER TO DETAILS ON SHEET 10 & 11 AND SPECIFICATION EITHER TILED WALLS OR SAFETY GLASS SCREEN/DOOR. MIN 800 ABOVE FLOOR LEVEL AND 300mm ABOVE SHOWER ROSE. BATHROOM & ENGLITES TILED FLOORS WATERPROOFED. PROVIDE METAL ANGLE WATER STOP AT DOORWAYS.

LININGS

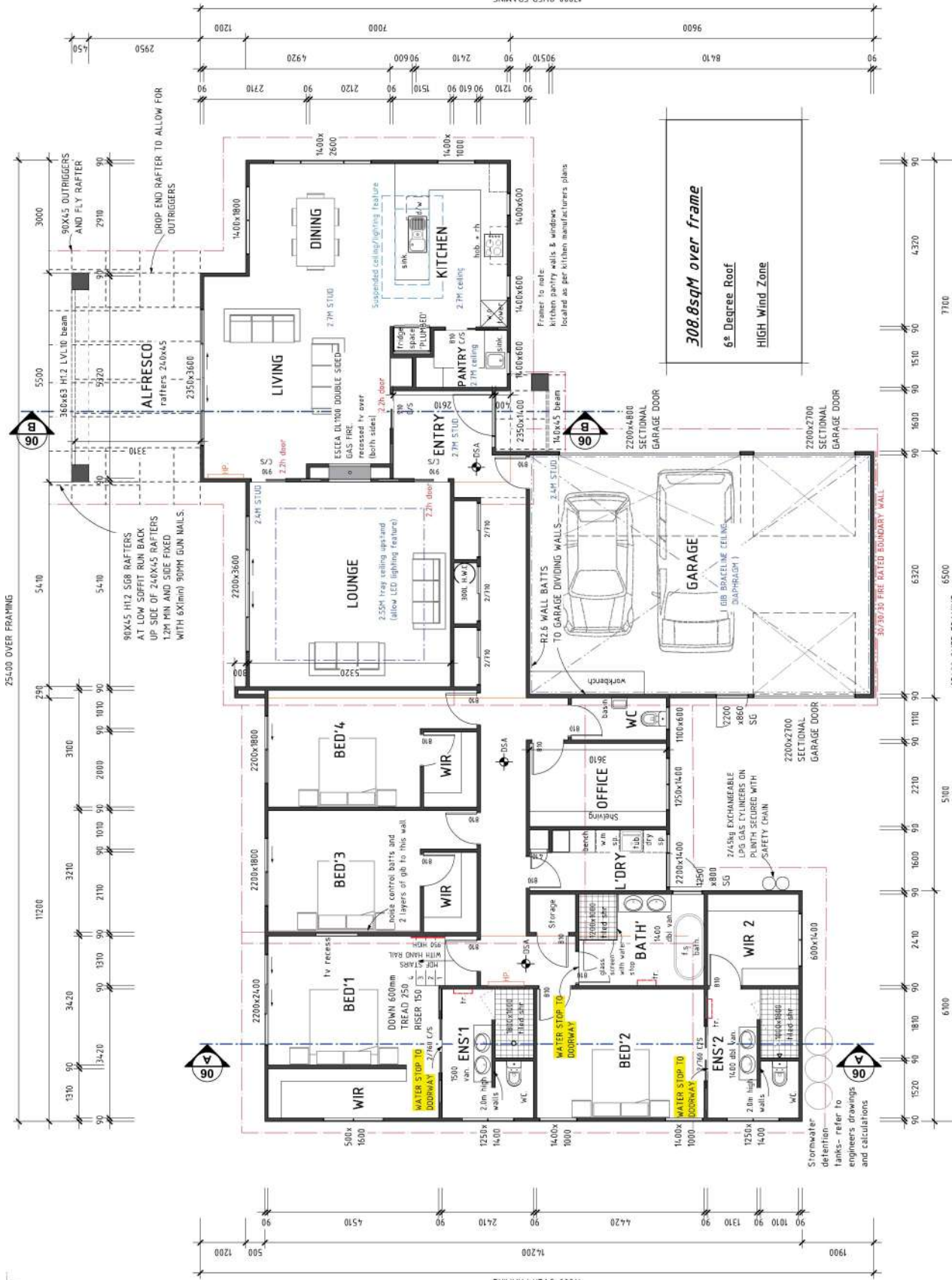
10mm GIB TO WALLS; 13mm GIB TO CEILINGS, GIB ADJACENT TO BATHROOMS, PAINT BATHROOMS & L'DRY WITH ENAMEL ACRYLIC UNDERCOAT IN ACCORDANCE WITH NZBC EX/AST 3.0

HOBBS

HOBBS IS SET BACK MIN. 500MM FROM BACK OF BENCH. A GRAPHIC GLASS OR CERAMIC TILE SPLASH-BACK SHALL BE INSTALLED MIN. 1500MM HIGH FROM BENCH TOP.

ARCHITRAVES

60mm ARCHITRAVES TO ALL DOORS AND WINDOWS



<p>Peter Ray Homes MADE FOR YOU. BY US.</p>	<p>SHOW HOME & OFFICE 55 FAIROSE DRIVE, RICHMOND Phone: (03) 544-2434 Web: www.peterrayhomes.co.nz</p> <p>ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.</p>	<p>Shields Residence Lot 33 (No.36) Angelus Avenue, Richmond</p> <p>Floor Plan</p>	<p>AMENDMENT(S) A:10/8/17</p> <p>DRAWN: NDDL-BM</p> <p>ISSUE DATE: July 2017</p> <p>SCALE: 1:100 @ A3</p> <p>STATUS: CONSENT</p> <p>SHEET: 04</p>
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