



GROUND FLOOR AREA
190.50m²
ENTRY COVERED AREA
0.56m²
LIVING PORTICO AREA
4.27m²
TOTAL COVERAGE AREA
196.13m²

FRAMING TREATMENTS
In accordance with NZS 3602: 2003
All timber to be Radiata Pine (RP)

EXTERIOR FRAMING
H1.2, SG 8 RP
Bottom Plate (90 x 45mm)
H1.2, SG 8 RP
Interior Framing
Roof & Puffin Framing
H1.2, SG 8 RP

Roofing
Colorsteel Longrun Corrugate Roofing

Road Pitch
25°

Eaves
600mm from timber framing
450mm from framing at gables

EXTERIOR CLADDINGS
Solid Plaster on James Hardie RAB on cavity batten system to exterior walls where shown

ALUMINIUM JOINERY HEAD HEIGHTS
All windows and doors to soffit unless noted otherwise

DOUBLE GLAZING TO ALL WINDOWS AND DOORS EXCLUDING GARAGE
Grooved jambs to all internal doors. Refer to Homeview for opening sizes. Return studs required to all openings

INSULATION
To all walls except the garage.
Walls R2.6 fibreglass insulation batts
Ceiling R4.1 fibreglass insulation batts

All internal doors 1980mm high throughout
1200mm Gb Fyalline behind hob with non-combustible Splashback over
Level ceiling throughout 2420mm high

All downlights to be CA 80 rated
Vinyl wet area flooring to have a Cor F = 0.4

HIGH WIND ZONE
High Wind Zone (90x45mm framing)
2,420mm high ceiling - studs @ 600 c/s

1000 x 1000mm Cezanne Acrylic Shower Cubicles to Bathroom & Ensuite

Sellwood R28 Attic Ladder with 5x attic storage trusses & 6 middle third of ceiling (Auto-ladder 2x sheets of ply flooring)

Smoke Detectors with hush button in accordance with F7 of the Building Code

Mechanical Ventilation - Securimax HYPER150
High Performance In-Duct Axial Fan - 320m³/hr
89 litres per second- Ducted through to soffit

LINTELS & BEAMS
LINTEL BEAMS REFER TO TRUSS DESIGN
LINTEL BEAMS REFER TO FIGURES 8.7 TO 8.13 OF NZS 3604: 2011

Finished floor levels to comply with district council minimum floor level requirements. Plans are subject to change once on-site levels can be verified. All boundaries and bearings are to be used as a guide only and plans are subject to change until final survey plan is obtained. Subject to building consent approval.

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FLOOR PLAN

All work shall comply with NZS 3604:2011
All windows and doors to comply with NZS 4211:2008
Cladding to comply with NZS 4225:2010
Contractor must verify all dimensions on site prior to commencing any work.

REVISION	A	DATE	BY

consultant K. Egerton
drawn M. Bryant
date 27/07/2018
scale 1:100

SHEET NO 5 of 17