

DIMENSIONS

ALL DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE STATED.

TIMBER FRAMING

LOAD-BEARING WALLS UP TO 2.4m IN HEIGHT TO BE FRAMED WITH 90x45mm SGB STUDS @ 600mm CRS UNLESS OTHERWISE SHOWN. ALL WALL FRAMING SHALL BE PRESERVATIVE TREATED "H1.2" WITH "H1.2" BOTTOM PLATES. DWANGS @ 800mm MAX. CRS THROUGHOUT.

UNLESS OTHERWISE STATED ALL OTHER FRAMING TIMBER (INCLUDING FLOOR, ROOF, DECK, ETC.) SHALL HAVE A MINIMUM GRADE OF SGB.

LINTELS - MITEK

ALL LINTELS & BEAMS TO BE SGB OR GREATER. FOR PREVENTION OF UPLIFT REFER TO "MITEK LUMBERLOK" LINTEL FIXING SCHEDULE FOR LINTEL FIXING "TYPE" DEFINITIONS.

WET AREA WALL LININGS

WET AREAS WALLS TO BE LINED WITH 10mm GIB AQUALINE FINISHED WITH SEMI-GLOSS, OR GLOSS PAINT. AS PER ACCEPTABLE SOLUTION E3/AS1 3.1.2 WALLS (f).

RECESSED DOWNLIGHTS

ALL RECESSED LUMINAIRES TO BE I.C. RATED.

FAN VENTILATION

MANROSE SF150 89V/s INLINE FANS CONNECTED TO LIGHT SWITCH IN ALL BATHROOMS, ENSUITE AND WC'S. DUCTED TO SOFFIT INSTALLED AS PER MANUFACTURERS INSTALLATION INSTRUCTIONS. KITCHEN BY RANGEHOOD EXTRACTOR 50V/s.

ARTIFICIAL LIGHT

ALL AREAS WITHIN THE HOUSE WHICH WHEN ACTIVATED IN THE ABSENCE OF SUFFICIENT NATURAL LIGHT, WILL BE PROVIDED WITH ARTIFICIAL LIGHT THAT HAS AN ILLUMINANCE AT FLOOR LEVEL OF NO LESS THAN 20 LUX TO ENABLE SAFE MOVEMENT & TO COMPLY WITH NZBC G8:ARTIFICIAL LIGHT.

METER BOX

HOUSE TO BE FITTED WITH SMART METER

FLOOR FINISH NOTES

■ DENOTES VINYL PLANK FLOOR GLUED WITH UZIN KR430 (OR SIMILAR) AND SEALED AROUND PERMITTER WITH SILICONE SEALANT.

■ DENOTES SELECTED TILES OVER WATERPROOF MEMBRANE. TILES IN COMPLIANCE WITH NZBC D1/AS1 TABLE 2 - SLIP RESISTANCE.

NOTE: PATIO AND PAVING TO FRONT DOOR TO COMPLY WITH NZBC D1/21 SLIP RESISTANCE TABLE 2. MAXIMUM STEP HEIGHT TO COMMON/MAIN PRIVATE STAIRWAYS TO BE 190mm.

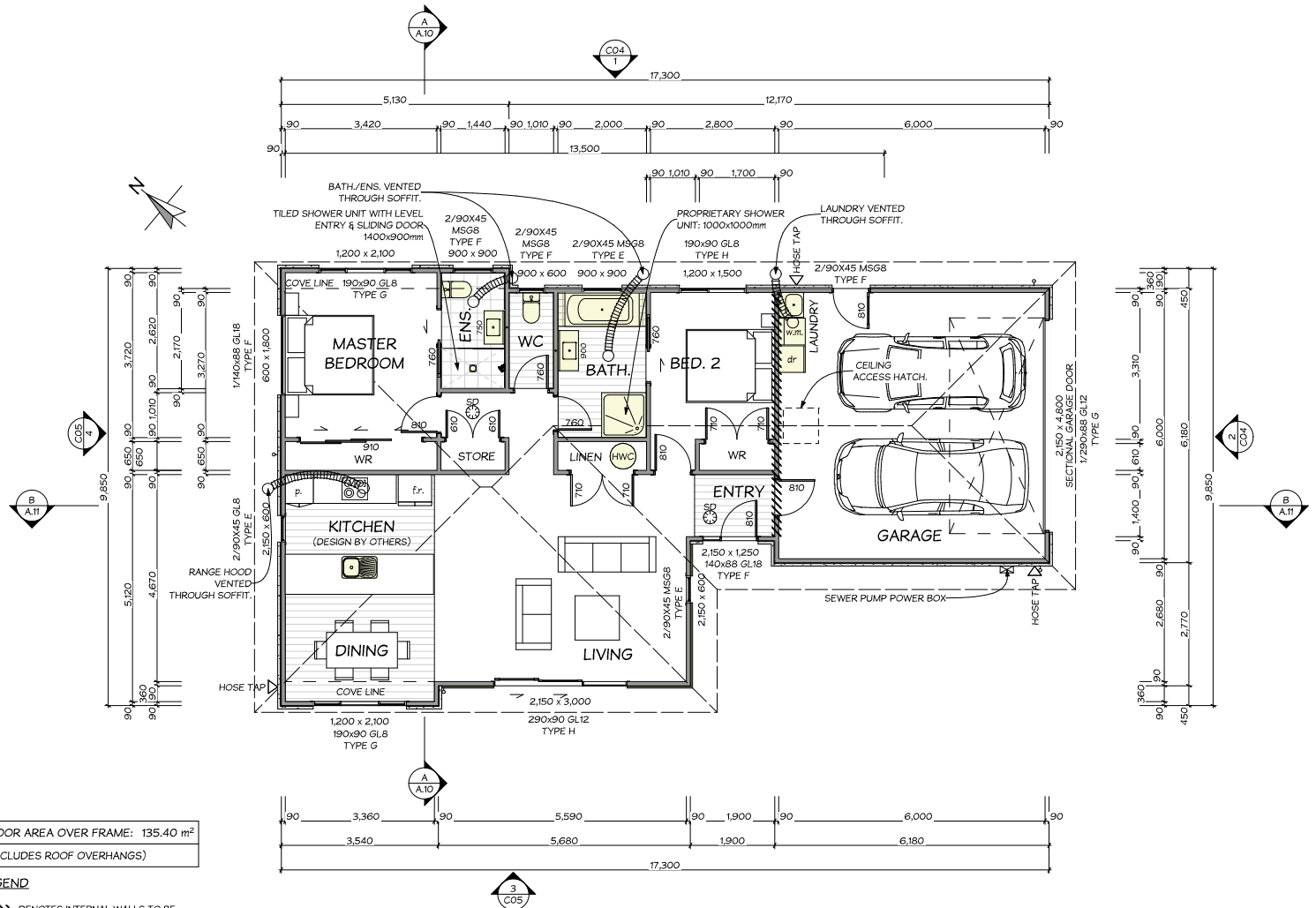
FLOOR AREA OVER FRAME: 135.40 m²
(EXCLUDES ROOF OVERHANGS)

LEGEND

■ DENOTES INTERNAL WALLS TO BE INSULATED WITH R2.4 BATT INSULATION.

■ DOMESTIC SMOKE ALARM COMPLYING WITH NZBC ACCEPTABLE SOLUTIONS C/AS1 & F1/AS1, MANUFACTURED TO AT LEAST ONE OF: AS 3786, ISO 12239 OR BS EN 14604.

TYPE C = LINTEL FIXING TYPE
190x90L = LINTEL SIZE
2125x1800 = OPENING SIZE (H x W)



FLOOR PLAN

RevID	Rev. Name	Change Name	Date
A	BUILDING CONSENT		19/05/2022

Job No. 145615	Allan and Maria Pascua 35 Camberley Road, Richmond.	SCALE : 1:100	G.J. Gardner. HOMES	SHEET : original A3 A.05
------------------------------	--	-----------------------------	----------------------------	--