

GROUND FLOOR AREA	219.28m <sup>2</sup>
ENTRY PORTICO AREA	2.83m <sup>2</sup>
BEDROOM 1 COVERED AREA	2.29m <sup>2</sup>
TOTAL COVERAGE AREA	224.40m <sup>2</sup>

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	H1,2 SG 8 RP
Roof Framing	H1,2 SG 8 RP
Purlin Framing	H1,2 SG 8 RP

Roofing	Roofdeck Longrun Roofing
Roof Pitch	12° & 3°
Eaves	600mm from timber framing 280 & 100mm to Entry roof

EXTERIOR CLADDINGS

James Hardie HomeRAB on cavity batten system with Stucco plaster systems to exterior walls and Vertical 200mm James Hardie Linea Oblique weatherboards on cavity batten system

ALUMINIUM JOINERY HEAD HEIGHTS

All windows and doors to 2100mm high or 2400mm unless noted otherwise

DOUBLE GLAZING ARGON & LOW E TO ALL WINDOWS AND DOORS INCLUDING GARAGE

Grooved jambs to all internal doors. Refer to Homeview for opening sizes. Return studs required to all openings

INSULATION

To all external walls including the garage.  
Walls R2,6 fibreglass insulation batts  
Ceiling 2xR3,6 fibreglass insulation batts

All internal doors 2200mm high throughout unless noted otherwise

All downlights to be IC-F rated

Vinyl/Tiled wet area flooring to have a CoF = 0.4

HIGH WIND ZONE

High Wind Zone (90x45mm framing)  
2,720m high ceiling - studs @ 400 crs  
2,420m high ceiling - studs @ 600 crs

1000 x 1300mm Tiled Shower to Ensuite and 1200 x 900mm Acrylic Shower Cubicle to Bathroom with sliding door

Sellwood P30 Premier Attic Ladder with 3x attic storage trusses to middle third of ceiling (flooring area to be confirmed)

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

Mechanical Ventilation - Securimax HYPER150 High Performance In-Duct Axial Fan - 320m<sup>3</sup>/hr 89 litres per second- Ducted through to soffit

LINTELS & BEAMS

LINTEL & BEAM SIZES REFER TO TRUSS DESIGN  
LINTEL FIXINGS REFER TO FIGURES 8,7 TO 8,13 OF NZS 3604

SHADED AREA INDICATES 2720mm HIGH LEVEL CEILING. ALL OTHER AREAS TO HAVE 2420mm HIGH LEVEL CEILING

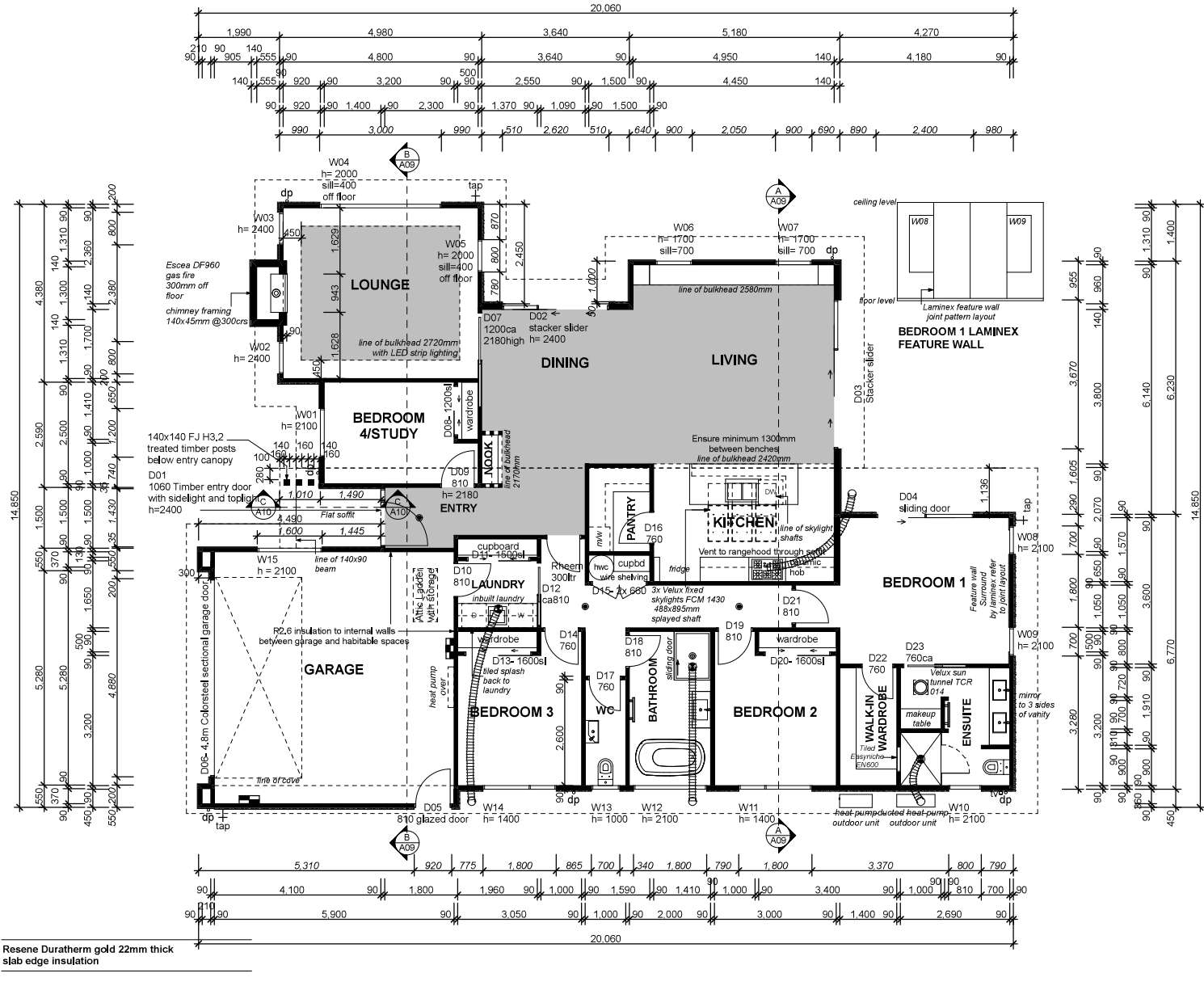
HOT WATER SYSTEM ENERGY EFFICIENCY

Insulation to all hot water pipework within 1m of HWC and to complete hot water delivery run to kitchen sink. All other pipework outside thermal envelope of building to be insulated. HWC to comply with NZS4305.

Dwangs to Linea Oblique 600mm ctrs Max

Deeper reveals for W08, W09 to allow for Laminex feature wall

Ducted Heat pump



Finished floor levels to comply with district council minimum floor level requirements. Plans are subject to change once onsite 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.

REVISION	A		

consultant	N. Pugh
drawn	S. Cosgrove
date	5/26/2023
scale	1:100