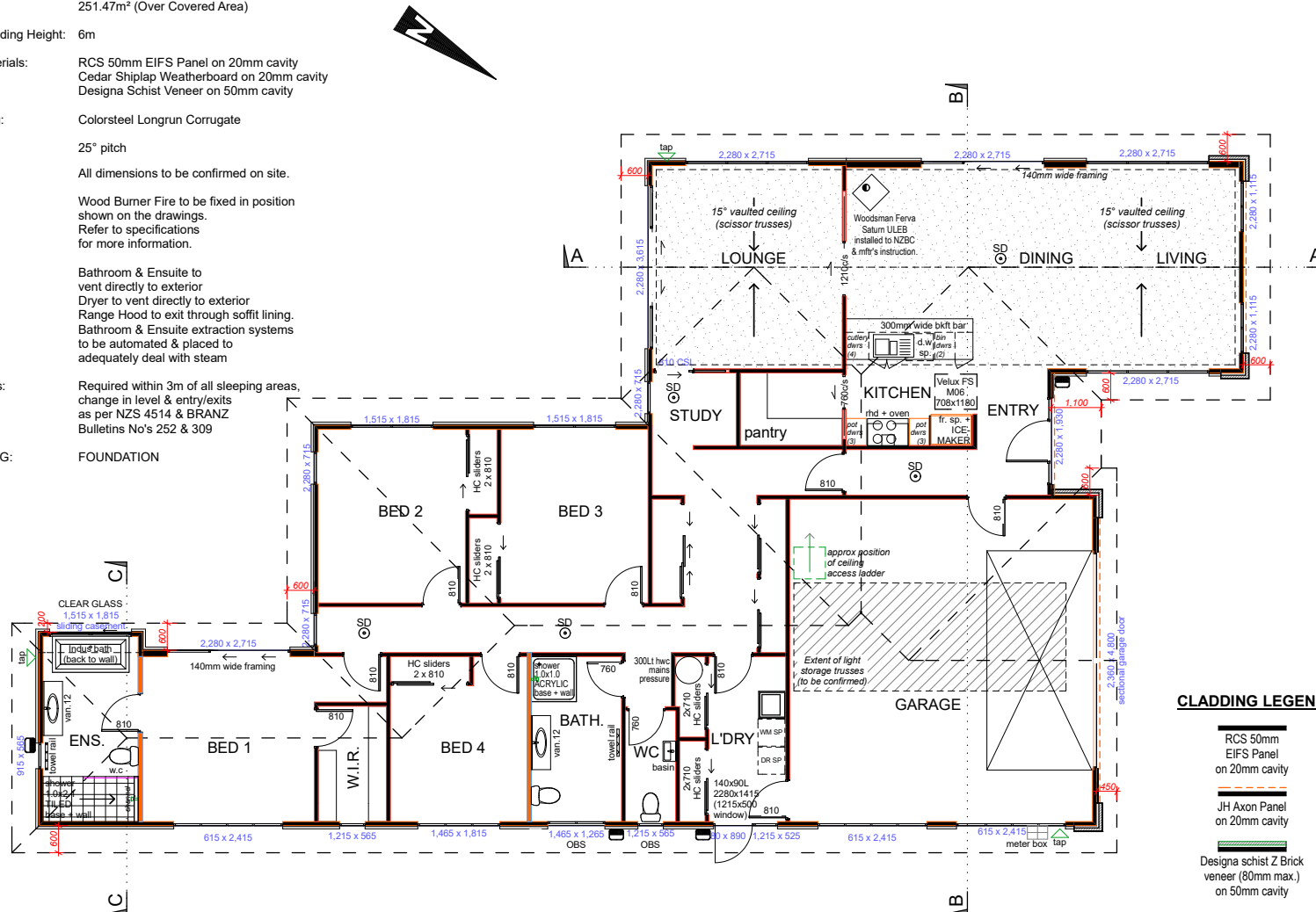


GENERAL NOTES:-

Floor Area:	249.31m ² (Over Framing) 249.92m ² (Over Foundation) 251.47m ² (Over Covered Area)
Maximum Building Height:	6m
Cladding Materials:	RCS 50mm EIFS Panel on 20mm cavity Cedar Shiplap Weatherboard on 20mm cavity Designa Schist Veneer on 50mm cavity
Roof Cladding:	Colorsteel Longrun Corrugate
Roof Pitch:	25° pitch
General:	All dimensions to be confirmed on site.
Heating:	Wood Burner Fire to be fixed in position shown on the drawings. Refer to specifications for more information.
Ceiling Vents:	Bathroom & Ensuite to vent directly to exterior Dryer to vent directly to exterior Range Hood to exit through soffit lining. Bathroom & Ensuite extraction systems to be automated & placed to adequately deal with steam
Smoke Alarms:	Required within 3m of all sleeping areas, change in level & entry/exits as per NZS 4514 & BRANZ Bulletins No's 252 & 309
ENGINEERING:	FOUNDATION

**PROPOSED FLOOR PLAN**

SCALE 1:100

FLOOR PLAN NOTES:-

- All fittings & fastenings are to be in accordance with durability requirements of NZS3604.
- Exposure Zone C Type 304 SS or hot dipped galv. plus additional protection fixings are required in exposed & rain wet locations.
- All cladding materials (external & internal) must be fixed according to manufacturer's specifications.
- CA rated Downlights to be used as standard, unless another light source is specified.
- All Glazing to comply with NZS 4223.
- Obscured Safety Glazing to all Bathroom, Ensuite & WC windows.
- Mechanical extraction required to terminate to external air space.
- Extractors to be used in Bathroom & Ensuite.
- All smoke alarms to comply with either UL217, ULCS531, AS3786 or BS5446 Pt. 1.
- All Hot water pipes to be sized according to NZBC G12 & NZS 4305: 1996.
- Mains Pressure: 15mm Ø allows 12m max. pipe length Low Pressure: 20mm Ø allows 7m max. pipe length Pipe length beyond this, must be lagged.

ANTI-SLIP: On all access routes both internal & external. Provide Anti-slip surface complying with NZBC D1/AS Table 2 (except surfaces in side Entry doors of housing maybe considered dry areas)

Floor finishes to comply with NZBC D1/AS1 Table 2: Floor Tiles to be non-slip and have a slip (wet) coefficient value of 0.35-0.65 for grit finished ceramic tiles

SHOWER SCREEN: Shower screen would be continuous from floor level to top of upstand to 1800 mm minimum above floor level and not less than 300 mm above the shower rose.

CONSTRUCTION SCHEDULE:-

- All timber to be SG8, unless stated otherwise.
- SG8 to exterior walls & load bearing frame.
- SG8 to non-load bearing internal framing.

ROOF

PURLINS: H1.2 Timber, as per Manufacturer's specifications.
TRUSSES: H1.2 Timber, as per Manufacturer's specifications. Refer to Manufacturer's truss layout & producer statement.
ROOF BRACING: As per Truss Manufacturer's documentation.
FASCIA & RAINWATER SYSTEM: Coloursteel Fascia with selected guttering
DOWNPIPES: Coloursteel.
SOFFITS: James Hardie 4.5mm Soffit lining.

CEILING

CEILING BATTENS: 70x35mm H1.2 timber @ 400cfs.
10mm Gib lining to ceilings, except wet areas.
10mm Gib Aqualine lining to wet areas.

WALL FRAMING

EXTERIOR FRAMING: H1.2 Timber.
INTERIOR FRAMING: H1.2 Timber.
Dwangs as lateral support as per NZS 3604: 8.8.1 Selected Building Wrap
10mm Gib lining to walls, except wet areas.
10mm Gib Aqualine lining to wet areas.
Soft corners to edges.

INSULATION

CEILINGS: Ceiling Batts R3.6
EXTERIOR WALLS: Wall Batts R2.6
Tyvek straps stapled to framing, to prevent insulation bulging into cavity

FOUNDATION

REFER TO ENGINEERING FOR FOUNDATION INFORMATION

NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS