



NOTES

DIMENSIONS

- ALL DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE STATED.
- BUILDING CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE COMMENCING CONSTRUCTION.
- DOOR/WINDOW OPENING SIZE = H x W.
- OFFSET JOINERY IS DIMENSIONED OTHERWISE CONSIDERED CENTRED IN WALL SPACE.
- ALL SIZES GIVEN FOR WINDOWS AND DOORS ARE ROUGH OPENING SIZES ONLY.

LIGHTING

- ILLUMINANCE AT FLOOR LEVEL SHALL BE NO LESS THAN 20 LUX
- ALL RECESSED LUMINAIRES TO BE I.C. RATED.

INTERNAL DOORS

- INTERNAL DOORS TO BE 2.2m HIGH UNLESS STATED OTHERWISE

GLAZING

- ALL GLAZING TO COMPLY WITH NZS 4223 INCLUDING SAFETY GLASS TO SHOWER DOORS AND SCREENS

ACCESS

- PATIO AND PAVING TO FRONT DOOR TO COMPLY WITH NZBC D1 2.1 SLIP RESISTANCE
- MAXIMUM STEP HEIGHT TO COMMON/MAIN PRIVATE STAIRWAYS TO BE 190mm.

SMOKE ALARMS - INTERCONNECTED

- INTERCONNECTED DOMESTIC SMOKE ALARM COMPLYING WITH NZBC
- ACCEPTABLE SOLUTIONS C/AS1 & F7/AS1
- HEAT DETECTOR RECOMMENDED TO KITCHEN

KITCHEN SURFACES:

- FOOD PREPARATION AREAS TO HAVE SURFACES ARE TO BE IMPERVIOUS AND EASILY CLEANED.
- WALL LININGS ADJASCENT TO APPLIANCES AND FACILITIES TO HAVE SURFACES THAT CAN BE EASILY MAINTAINED IN A HYGENIC CONDITION

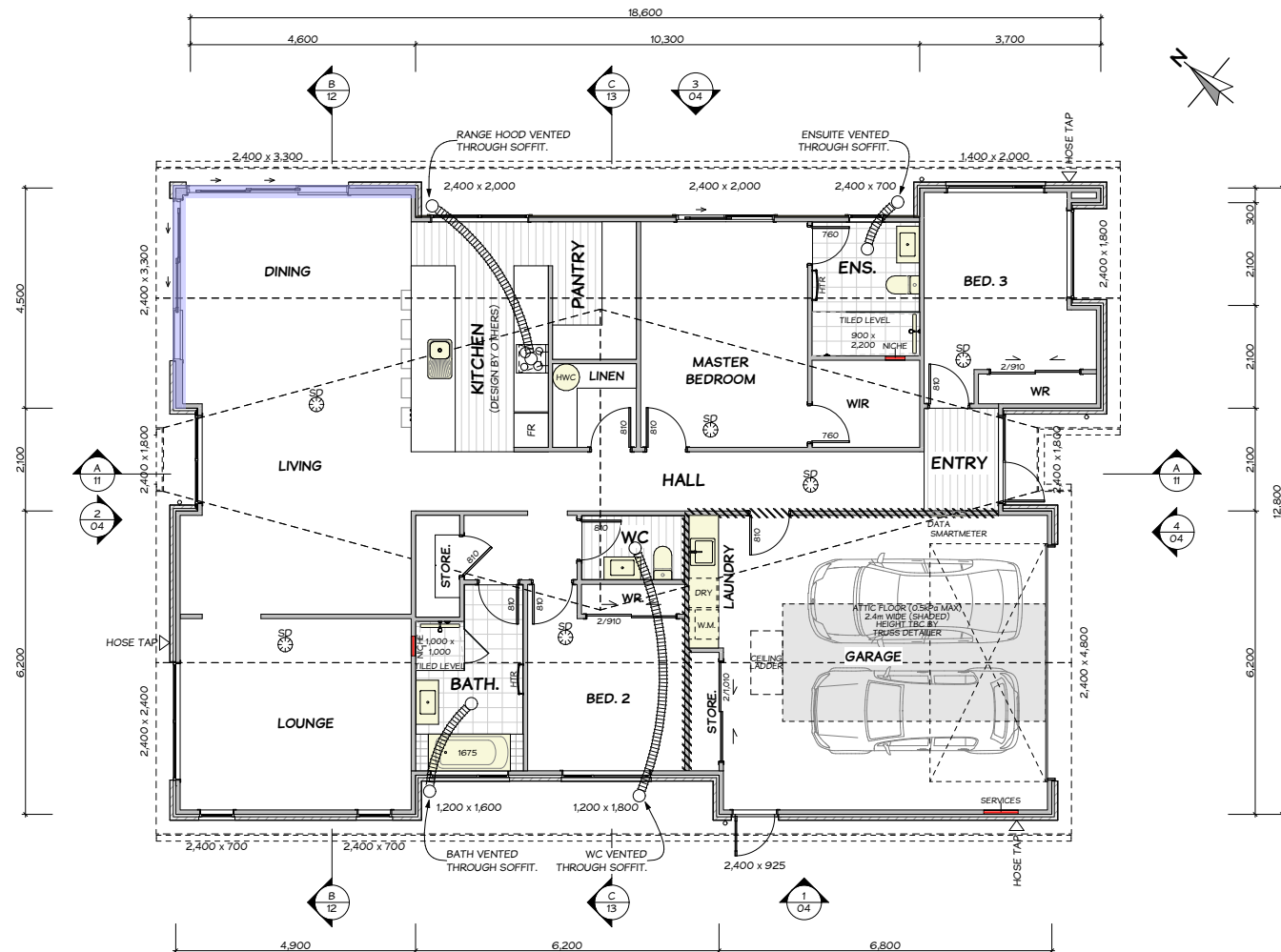
FLOOR FINISH NOTES:

INDICATES VINYL PLANK FLOORING NOTE: WATER SPLASH AREAS MUST HAVE SEALED JOINTS IN ACCORDANCE WITH NZBC E3/AS1

INDICATES CERAMIC TILE FLOORING NOTE: WATER SPLASH AREAS MUST HAVE A MAX. 6% WATER ABSORPTION, WATERPROOF GROUTED JOINTS AND LAID OVER A MEMBRANE IN ACCORDANCE WITH NZBC E3/AS1

WALL LEGEND

- DENOTES WALLS WITH 140mm FRAMING.
- DENOTES INTERNAL WALLS TO BE INSULATED.

FLOOR AREA OVER FRAME: 218.43 m²FLOOR AREA OVER BRICK: 223.00 m²UNLESS NOTED OTHERWISE
CEILING HEIGHTS TO BE 2.55mENSTYLE BUILDERS
LIMITED

NEW DWELLING

12 HALLMARK DRIVE,
RICHMOND

GROUND FLOOR PLAN

05 SHEET :
original A3
A REVISION :
31/01/2025 DATE :
1:100 SCALE :
KS / NH DRAWN :
Job No. 24550

RevID	Rev. Name	Change Name	Date
A	Building Consent		31/01/2025

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CLIENT :

PROJECT :

LOCATION :

DRAWING :