

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.

NON LOAD-BEARING WALLS UP TO 2.4m IN HEIGHT TO BE FRAMED WITH 90x45mm SGB STUDS @ 600mm CRS.

ALL WALL FRAMING SHALL BE PRESERVATIVE TREATED "H1.2" WITH "H1.2" BOTTOM PLATES. DWANGS @ 800mm MAX. CRS THROUGHOUT. WITH THE EXCEPTION OF VERTICAL LINEA OBLIQUE CLADDING WHICH SHALL HAVE DWANGS @ 600mm MAX. CRS.

UNLESS OTHERWISE STATED ALL OTHER FRAMING TIMBER (INCLUDING FLOOR, ROOF, DECK, ETC.) SHALL HAVE A MINIMUM GRADE OF SG8.

LINTELS - MITER

ALL LINTELS & BEAMS TO BE SG8 OR GREATER. FOR PREVENTION OF UPLIFT REFER TO "MITER LUMBERLOK" LINTEL FIXING SCHEDULE FOR LINTEL FIXING "TYPE" DEFINITIONS.

WET AREAS 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 (C).

RECESSED DOWNLIGHTS

ALL RECESSED LUMINAIRES TO BE I.C. RATED.

LEGEND

SD DOMESTIC SMOKE ALARM COMPLYING WITH NZBC ACCEPTABLE SOLUTIONS C/AS1 & F7/AS1, MANUFACTURED TO AT LEAST ONE OF: AS 3786, ISO 12239 OR BS EN 14604.

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

FAN VENTILATION

MANROSE SF150 89l/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 50l/s.

FLOOR FINISH NOTES

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

NOTE: PATIO AND PAVING TO FRONT DOOR TO COMPLY WITH NZBC D1 2.1 SLIP RESISTANCE TABLE 2. MAXIMUM STEP HEIGHT TO COMMON/MAIN PRIVATE STAIRWAYS TO BE 190mm.

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.

WALL LEGEND

■ DENOTES INTERNAL WALLS TO BE INSULATED WITH R2.6 BATT INSULATION.

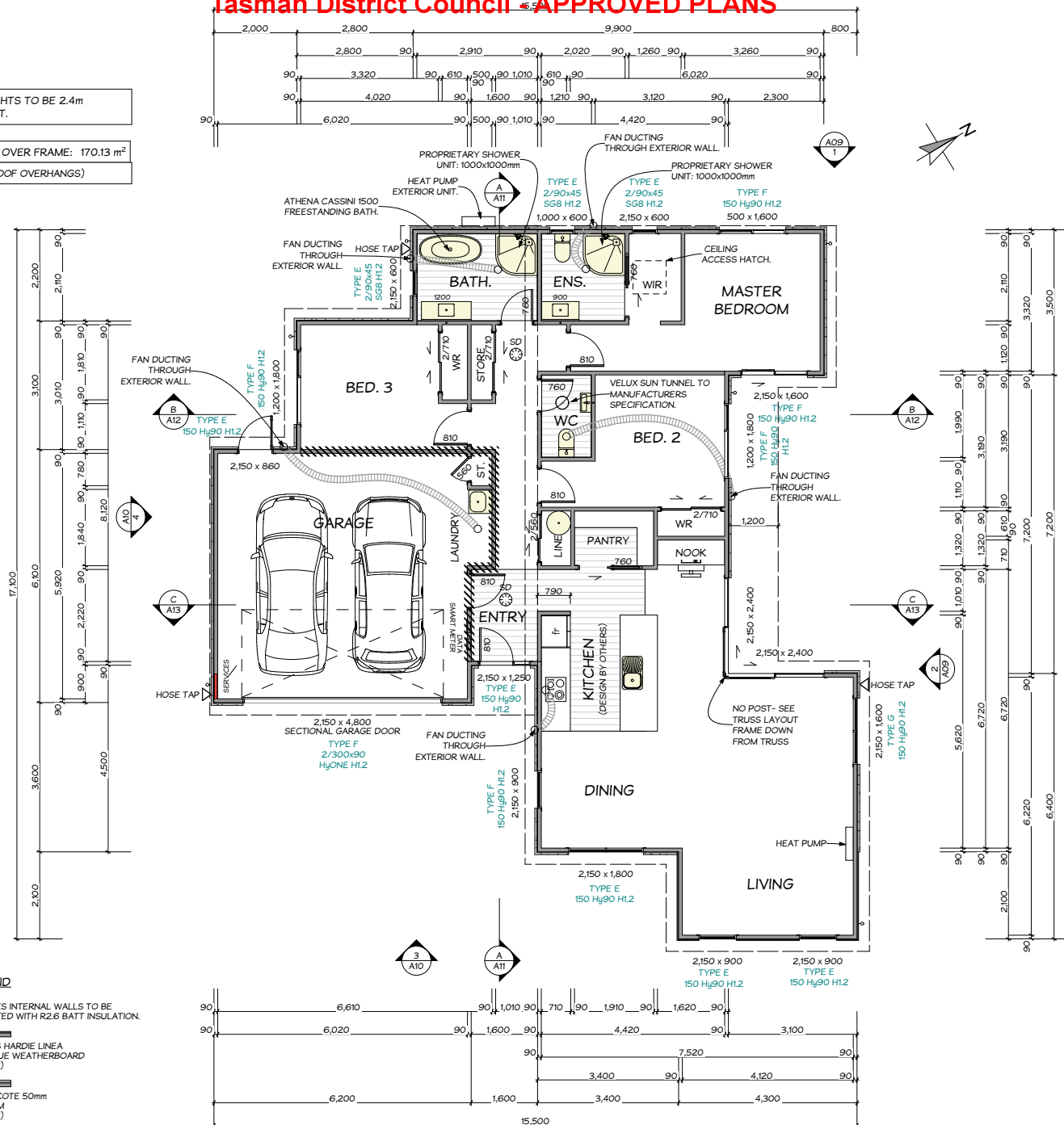
■ DENOTES JAMES HARDIE LINEA VERTICAL OBLIQUE WEATHERBOARD (CAVITY SYSTEM)

■ DENOTES ROCKCOTE 50mm PLASTER SYSTEM (CAVITY SYSTEM)

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ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS | DO NOT SCALE OF THIS DRAWING | THIS DRAWING IS COPYRIGHT OF JENNIAN HOMES AND IS IN NO WAY TO BE REUSED OR REPRODUCED IN PART OR WHOLE WITHOUT PRIOR WRITTEN PERMISSION | ALL WORK IS TO COMPLY WITH NZS3604:2011 AND THE NEW ZEALAND BUILDING CODE | ALL MATERIALS TO BE FIXED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.



Date	Change Name	Rev. Name	RefD
15/03/2022		A	A
11/05/2022		B	B

Client: NEW DWELLING
Ryan Hunter-Wright
2 CRANFORD ROAD, RICHMOND.



Drawing: FLOOR PLAN
Project Status: B
Project: 1100
Scale: 1:100
Date: 11/05/2022

Project Number: JNB21059
Drawn By: ARC
Home Consultant: HA

Sheet:

A05