



KITCHEN DESIGN
 KITCHEN DESIGN SHALL BE IN ACCORDANCE WITH SEPARATE KITCHEN PLANS. ALL IMPERVIOUS SURFACES WILL BE SELECTED BY CLIENT IN ACCORDANCE WITH G3 CONFIRM POSITION OF WASTE PIPES PRIOR TO POURING THE FLOOR SLAB

DECKING PATIOS BY OTHERS:
 WILL BE COMPLETED UNDER SCHEDULE 1 -BUILDING WORK FOR WHICH BUILDING CONSENT NOT REQUIRED
 -PART 1 EXEMPTED BUILDING WORK. 24 DECKS, PLATFORMS, BRIDGES, BOARDWALKS
 ALL ENTRY THRESHOLDS TO HAVE TEMPORARY STEPS NO GREATER THAN 170mm UNTIL SUCH TIME THAT DECKING OR STEP IS FORMED.
 ENTRANCE AREA TO COMPLY WITH D1/AS1 TABLE 2
 DECKING TO ACHIEVE THE REQUIRED GAP AS PER E2/AS1 SECTION 7 & COMPLY WITH E2/AS1 FIG 65 & TABLE 18 & CLADDING MANUFACTURER SPECIFICATIONS.

LIGHTING:
 RECESSED DOWNLIGHTS
 ALL RECESSED LUMINAIRES TO BE I.C. RATED
 ENTRANCE LIGHTING
 EXTERNAL LIGHTING TO ENTRANCE TO COMPLY WITH D1/AS1

WET AREA WALL LININGS
 WET AREA EDGES SEALED AS PER ACCEPTABLE SOLUTION E3/AS 3.1.1 (c). WET AREAS WALL LININGS FINISHED WITH SEMI-GLOSS, OR GLOSS PAINT. AS PER ACCEPTABLE SOLUTION E3/AS1 3.1.2 WALLS (c).
 BATH TO HAVE 150mm HIGH CERAMIC OR STONE TILE SURROUND HAVING 6% MAXIMUM WATER ABSORPTION. WATERPROOF GROUTED JOINTS, AND BEDDED WITH AN ADHESIVE SPECIFIED BY THE TILE MANUFACTURER AS BEING SUITABLE FOR THE TILES. SUBSTRATE MATERIAL AND THE ENVIRONMENT OF USE.

ALL ZONES
 NAIL PLATES - CLOSED AND ROOF SPACES = CONTINUOUSLY COATED GALVANIZED STEEL

WIRE DOGS & BOLTS - CLOSED AND ROOF SPACES = HOT-DIPPED GALVANIZED STEEL

ALL OTHER STRUCTURAL FIXINGS - CLOSED = MILD STEEL (UNCOATED, NON-GALVANIZED)

****EXPOSURE ZONE B & C****
 ALL STEEL CONNECTIONS IN CONTACT WITH H3 TREATED TIMBER EXPOSED TO ATMOSPHERE WITHIN 600mm OF GROUND TO BE STAINLESS STEEL. ALL ENCLOSED STEEL CONNECTIONS TO BE GALV STEEL

ROOF:
 EAVES 600mm DEEP
 BARGE 450mm DEEP

EXTRACT FANS AND DUCTS
 SHOWERS AND BATHS FLOW RATE = 25L/sec
 COOKTOPS = 50L/sec

LEGEND

	DOMESTIC SMOKE ALARM COMPLYING WITH ANY OF THE FOLLOWING STANDARDS, UL217, ULC-S531, AS3786 OR BS5446 - PART 1
	SWITCH BOARD / DATA BOARD
	WATER SUPPLY
	INSULATED TIMBER FRAMED WALL
	TIMBER FRAMED WALL
	EXTRACT THROUGH TO SOFFIT (MAX 6M LONG)
	CONCRETE
	CARPET
	TILES
	POLISHED CONCRETE
	VINYL

TIMBER FRAMING
 UNLESS OTHERWISE STATED ALL EXTERNAL WALLS 2.4m CEILINGS TO BE FRAMED WITH 90x45 SG8 STUDS @ 600 CRS (H WINDZONE) WITH NOGS @ 800 CRS

UNLESS OTHERWISE NOTED:
 ALL INTERNAL WALLS TO BE FRAMED WITH 90x45 SG8 STUDS @ 600 CRS 2.4m CEILING.

SCHEDULE OF TIMBER TREATMENT:
H1.2. FRAMING PROTECTED FROM WEATHER, ABOVE GROUND, AND ALSO EXPOSED TO GROUND ATMOSPHERE.
 -ROOF AND CEILING FRAMING
 -ROOF TRUSSES
 -INTERIOR WALL FRAMING
 -INTERMEDIATE INTERIOR FLOOR FRAMING
 -ENCLOSED SKILLION ROOF AND PURLINS
 -ROOF FRAMING WITH LINED SOFFITS
 -EXTERIOR WALLS PROTECTED FROM THE WEATHER
 -WALL FRAMING
 -SUBFLOOR FRAMING EXCEPT PILES
H3.1. -CAVITY BATTENS
H3.2. FRAMING EXPOSED TO WEATHER ABOVE GROUND WITH A RISK OF TRAPPED WATER
 -EXTERNAL RAFTERS AND BEAMS
 -TIMBER SLATTED DECKING JOISTS AND BEARERS
 -FENCE PAILINGS AND RAILS NOT IN CONTACT WITH THE GROUND
 -CANTILEVERED ENCLOSED DECK JOISTS AND ASSOCIATED FRAMING
H5. TIMBER IN CONTACT WITH GROUND
 -PILES

ALL WALL FRAMING SHALL BE PRESERVATIVE TREATED H1.2 UNLESS OTHERWISE STATED ALL OTHER FRAMING TIMBER (INCLUDING FLOOR, ROOF, DECK, ETC.) SHALL HAVE A MINIMUM GRADE OF SG8.

GARAGE LININGS:
 12MM ECOPLY TO ALL INTERNAL GARAGE WALLS & GIB CEILING

INTERNAL DOORS:
 UNLESS OTHERWISE STATED ALL INTERNAL DOORS TO BE 1980mm HIGH

DETAILED DESIGN



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These drawings are limited to and by the extent of the detail covered in the drawings to meet the current New Zealand Building Code (NZBC). Where details are required for construction and to demonstrate compliance with the current NZBC, a specific request should be made for the required detail to be supplied. No liability will be accepted for any detail or construction not covered in these drawings and/or carried out by persons other than the designer producing these documents.

**3 BEDROOM RESIDENCE
 CORRIEA, ROMY & JACO
 5 SHEPPERTON STREET, RICHMOND**

Floor Plan

Scale: 1:100 Drawn: KS Checked: SL Date: 3/08/2023

RevID	Comment
01	
	Submit to Nelson Council Building Consent Authority
	RECEIVED
	Date: 4/08/2023

Date	3/08/2023	TSW NO:	172118
DWG NO.	104		01