

Tasman District Council
BUILDING CONSENT AUTHORITY

PRODUCER STATEMENTS
AND INSPECTION REPORTS
ARE REQUIRED FOR THIS
PROJECT

CONSTRUCTION NOTES

- CEILING LINING - 13mm GIB STANDARD
- CEILINGS ON 70x35 TIMBER BATTENS (13mm AQUALINE TO BATHROOMS AND ENSUITES)
- **CEILING AREAS AS PER ACOUSTIC DESIGN**
- BEDROOM 1 = 2 LAYERS OF 13mm GIB NOISELINE
- BEDROOM 2 = 1 LAYER OF 13mm GIB NOISELINE
- KITCHEN, LOUNGE, & DINING AREA = 1 LAYER OF 13mm GIB NOISELINE
- 9mm VILLABOARD LINING TO TILED SHOWER
- 10mm GIB WALL LININGS (10mm AQUALINE TO BATHROOMS AND ENSUITES)
- GIB COVE CLASSIC CORNICE 75MM
- CEILING INSULATION - PINK BATTS R3.6 CEILING THROUGHOUT
- WALL INSULATION - PINK BATTS R2.4 WALL TO ALL EXTERNAL WALLS
- GARAGE SQUARE STOP DETAIL TO GARAGE
- 60x12mm BULLNOSE PP MDF SKIRTINGS THROUGHOUT
- 60x12mm BULLNOSE PP MDF ARCHITRAVES TO WINDOWS AND DOORS
- INSTALL RINNAI INFINITY GAS WATER HEATING SYSTEM TO MANUF SPEC.
- ALL FLOOR FINISHES TO COMPLY WITH NZBC D1 FOR SLIP RESISTANCE

WALL FRAMING NOTES

- WALL FRAMING TO BE IN ACCORDANCE WITH NZS 3604 SECTION 8
- WALL FRAMING OUTSIDE THE SCOPE OF NZS 3604 TO BE IN ACCORDANCE WITH DESIGN BY SEPARATE CONSULTANT
- ALL WALL FRAMING TO BE KILN DRIED GRADE SG8 MINIMUM UNLESS NOTED OTHERWISE
- EXTERIOR WALL FRAMING TO BE 90x45 AT 400cirs UP TO 2605mm STUD HEIGHT
- INTERIOR WALL FRAMING TO BE 90x45 AT 600cirs UP TO 3000 STUD HEIGHT
- TOP PLATES TO BE FIXED TO STUDS IN ACCORDANCE WITH LUMBERLOK STUD TO TOP PLATE FIXING SCHEDULE
- LINTEL FIXINGS TO BE IN ACCORDANCE WITH LUMBERLOK LINTEL FIXING SCHEDULE
- LINEA OBLIQUE CLADDING TO HAVE NOGS/DWANGS AT 600mm MAXIMUM CENTRES
- ALL WINDOW AND DOOR LINTELS ARE TO PRENAIL MANUFACTURERS DESIGN UNLESS NOTED OTHERWISE
- WINDOW OPENINGS TO BE 20mm LARGER THAN WINDOW SIZES (10mm TOLERANCE EACH SIDE)
- REFER TO THE LATEST VERSION OF MANUFACTURER'S SPECIFICATIONS

TIMBER TREATMENT SCHEDULE

COMPONENT	TREAT
WALL FRAMING GENERALLY	H1.2
BOTTOM PLATES	H1.2
ALL ROOF FRAMING & PURLINS	H1.2
CAVITY BATTENS	H3.1
CLADDING BATTENS AND TRIM	H3.1

• ALL TIMBER TO COMPLY WITH NZS 3602

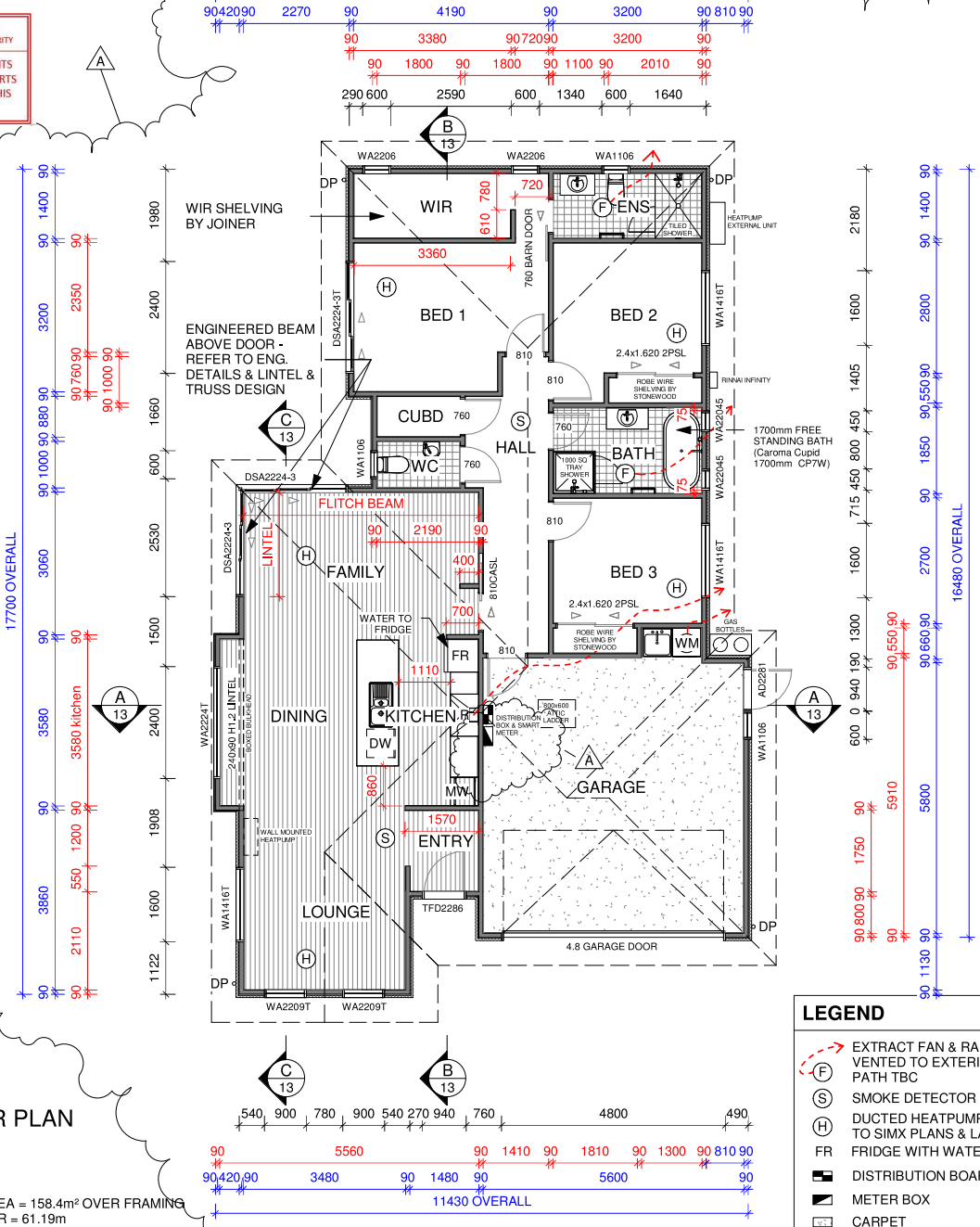
• TREAT CUT ENDS AND BORE HOLES AS REQUIRED BY NZS3602, NZS3460 AND TIMBER MANUFACTURERS SPECIFICATIONS

• TIMBER SPECIES TO BE DOUGLAS FIR UNLESS NOTED OTHERWISE

• ALL FIXINGS IN CONTACT WITH TIMBER TREATED WITH COPPER QUATERNARY (AQU) OR COPPER AZOLE (AzCu) PRESERVATIVE ARE TO BE TYPE 304 S.S. IN EXPOSED OR SHELTERED LOCATIONS, & HOT DIPPED GALVANISED IN CLOSED SITUATIONS

FLOOR PLAN
1 : 100

FLOOR AREA = 158.4m² OVER FRAMING
PERIMETER = 61.19m
FLOOR AREA = 162.5m² OVER CLADDING
PERIMETER = 61.26m
ROOF AREA = 194.60m²



- GENERAL FLOOR PLAN NOTES**
- SMOKE ALARM (HUSH TYPE) SMOKE ALARMS TO BE FITTED WITHIN 3.0m OF SLEEPING AREAS AND ON ESCAPE ROUTES AS INDICATED ON PLAN - REFER TO SPECIFICATIONS

- MISCELLANEOUS**
- DIMENSIONS SHOWN ARE ON THE FRAME
 - REFER TO SPECIFICATIONS FOR ENTRY THROUGH EXTERNAL DOORS FOR ADDITIONAL CONSTRUCTION INFORMATION
 - AIR SEALS TO HAVE PEF ROD & LOW EXPANSION FOAM
 - ALL WINDOWS & DOORS CENTERED IN ROOM UNLESS SHOWN OTHERWISE

- GAS**
- GAS BOTTLES TO BE INSTALLED 1.5m AWAY FROM ANY IGNITION SOURCE AS PER THE GAS CYLINDER DIAGRAM IN THE GAS SECTION OF THE MAIN SPECIFICATIONS ATTACHED (ANYTHING ELECTRICAL IS AN IGNITION SOURCE)

- WATER HEATING**
- GAS

- KITCHEN HOB**
- GAS HOB WITH HEAT RESISTANT SPLASHBACK DOORS
 - INTERNAL HEIGHT : 2200mm
 - TYPE : REFER TO SPECIFICATIONS
 - FRONT DOOR TYPE : REFER TO SPECIFICATIONS

- ACOUSTIC DESIGN**
- BY SEPARATE CONSULTANT - REFER TO POWELL FENWICK DESIGN ADVICE MEMO
- MECHANICAL VENTILATION**
- REFER TO SIMX MECHANICAL VENTILATION LAYOUT PLAN AND SPECIFICATION

Rev	Date	Description
A	10-02-22	RFI



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ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK

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BUILDING CONSENT

PROPOSED DWELLING

for
Scott Davis
29 Eton St,
Richmond

FLOOR PLAN

Date	Sheet (A3)	Rev.
06/01/22	04	A

LEGEND

- (F) EXTRACT FAN & RANGEHOOD VENTED TO EXTERIOR - VENT PATH TBC
- (S) SMOKE DETECTOR
- (H) DUCTED HEATPUMP - REFER TO SIMX PLANS & LAYOUT
- FR FRIDGE WITH WATER SUPPLY
- DB DISTRIBUTION BOARD
- MB METER BOX
- CP CARPET
- VN VINYL
- TL TILE