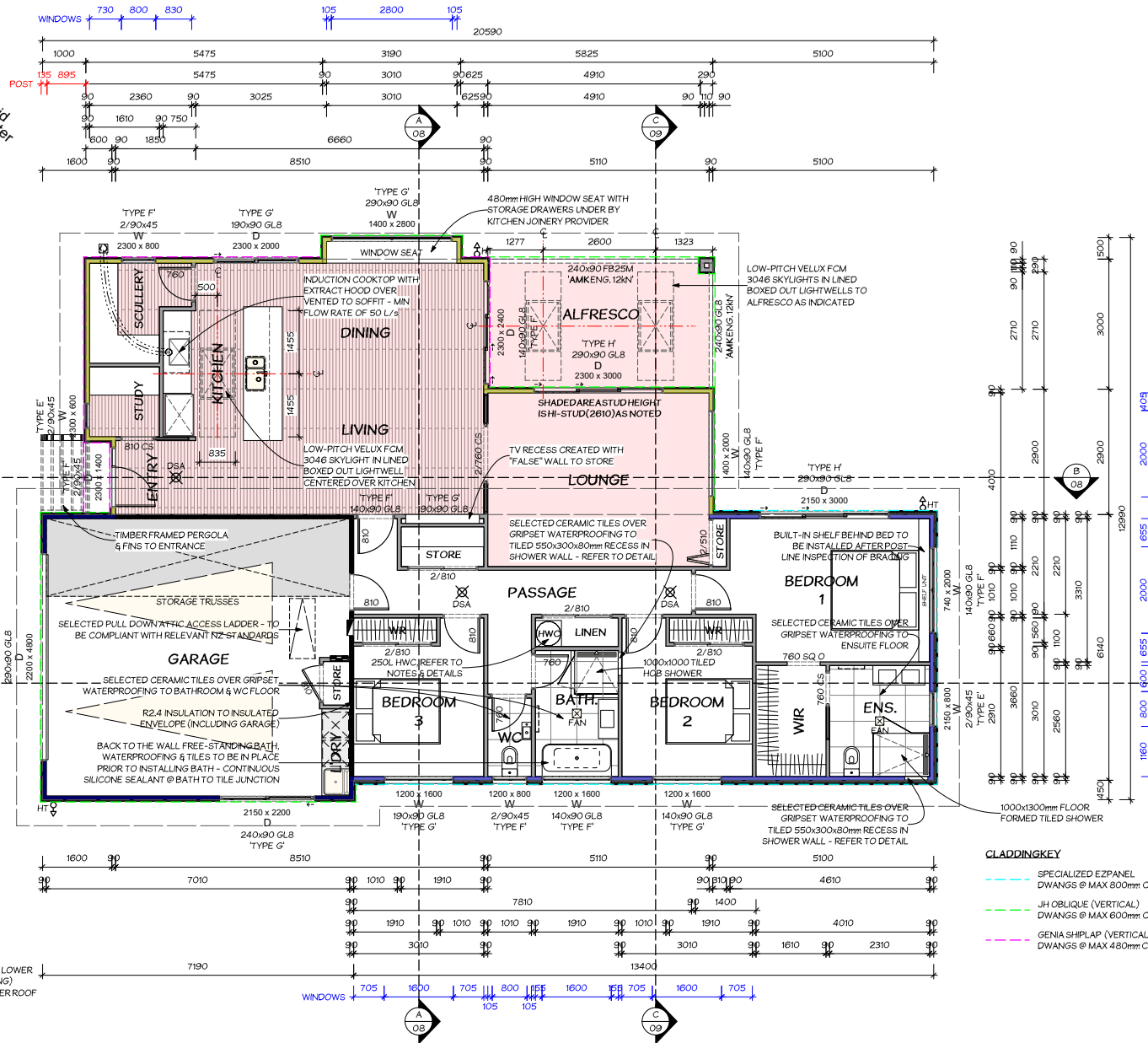
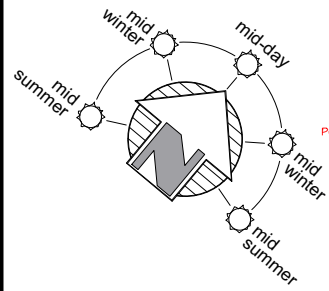




FLOOR PLAN 1:100

FLOOR AREA OVER FRAMING 200m²
AREA FOR COVERAGE 212m²

NOTES

STUD HEIGHT: Hi-STUD 2550mm (2610mm) UNDER LOWER ROOF (INCL. ENTIRE LOUNGE CEILING)
STANDARD (2460mm) UNDER HIGHER ROOF

MAIN CLADDING: SPECIALIZED EZ PANEL

FEATURE CLADDING 01: JH OBLIQUE (VERTICAL)

FEATURE CLADDING 02: GENIA VERTICAL SHIPLAP

EAVES: 600mm TYPICAL

FEATURES OFFIT: TRAY SOFFIT TO ALFRESCO (SOFFIT LINING OVER BATTENS DIRECT TO UNDERSIDE OF TRUSSES - CLAD BEAM BULKHEADS)

INT. DOORS HEIGHT: STANDARD (1980mm LEAF HEIGHT)

Gowans Walters & Associates Ltd

building designers
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enquiries@gowanswalters.co.nz

project

HBONC SHOWHOME
at: 11 POUKIRIKIRI PLACE, RICHMOND
for: MICHAEL & JULIET NEALE

Homes by
ORANGE

rev date details

CLADDING KEY

- SPECIALIZED EZ PANEL
DWANGS @ MAX 800mm CRS
- JH OBLIQUE (VERTICAL)
DWANGS @ MAX 600mm CRS
- GENIA SHIPLAP (VERTICAL)
DWANGS @ MAX 480mm CRS

NOTES

DIMENSIONS

ALL DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE STATED.

VERIFICATION

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND DETAILS PRIOR TO COMMENCEMENT OF WORK. THE DESIGNER SHALL BE IMMEDIATELY NOTIFIED OF ANY AMBIGUITY, OMISSION OR DISCREPANCY DETAILED OR IMPLIED BY THE CONTRACT DOCUMENTS

TIMBER FRAMING

EXTERNAL 2460mm HIGH FRAMED WALLS SHALL BE 90x45mm DOUGLAS FIR MSG8 H1.2 KD @ 600mm CRS, DWANGS @ 800mm CRS, UNLESS OTHERWISE STATED.

EXTERNAL 2610mm HIGH FRAMED WALLS SHALL BE 90x45mm DOUGLAS FIR MSG8 H1.2 KD @ 400mm CRS, DWANGS @ 800mm CRS, UNLESS OTHERWISE STATED. ALL INTERNAL WALL FRAMING SHALL BE 90x45mm DOUGLAS FIR MSG8 H1.2 KD @ 600mm CRS, DWANGS @ 800mm CRS.

ALL OTHER FRAMING TIMBER (INCLUDING FLOOR, ROOF, DECK, ETC.) SHALL HAVE A MINIMUM GRADE OF MSG8/SG8 UNLESS OTHERWISE STATED

HOT WATER CYLINDER

250L MAINS PRESSURE SOLAR READY ELECTRIC HOT WATER CYLINDER COMPLETE WITH PRESSURE REDUCING & RELIEF VALVES & TEMPERING VALVE 250L COPPER SLUDGE PIPE TO DISCHARGE OVER THE NEAREST GULLY TRAP. SECURE WITH SEISMIC RESTRAINTS AS PER ACCEPTABLE SOLUTION G12/AS1 (WATER SUPPLIES) FIGURE 14.

STORAGE WATER HEATERS SHALL HAVE A SAFE TRAY. THE SAFE TRAY SHALL INCORPORATE A DRAIN WITH A MINIMUM DIAMETER OF 40mm. WHERE THE TANK OVERFLOW DISCHARGES INTO THE SAFE TRAY, THE DIAMETER OF THE SAFE TRAY DRAIN SHALL BE GREATER THAN THE OVERFLOW PIPE FROM THE TANK.

LINTELS

ALL LINTELS AND BEAMS TO BE SG8 H1.2 UNLESS OTHERWISE SHOWN

FOR PREVENTION OF UPLIFT REFER TO 'MITEK LUMBERLOK' LINTEL FIXING SCHEDULE FOR LINTEL FIXING 'TYPE' DEFINITIONS

ALL LINTELS AND BEAMS TO BE DESIGNED IN ACCORDANCE WITH ROOF TRUSS DESIGN MANUFACTURER

LINTEL DESIGN CERTIFICATE AND TRUSS DESIGN CERTIFICATED TO BE PROVIDED PRIOR TO MANUFACTURE

LEGEND

DSA DOMESTIC SMOKE ALARM COMPLYING WITH ANY OF THE FOLLOWING STANDARDS, UL217, ULC-S531, AS3786 OR BS5446 - PART 1

EXTRACTOR FAN CONNECTED TO LIGHT SWITCH. DUCT THROUGH ROOF SPACE TO EXTERIOR. MIN FLOW RATE 25L / SEC

TYPE F = LINTEL FIXING TYPE
2/140x45 = LINTEL SIZE
2150x1800 = OPENING SIZE (H x W)

COLOUR DRAWINGS

scale(s) at A3

1:100

sheet title

FLOOR PLAN

by

sheet

05 of 27

drawn JN

date 20.08.2024

job no. 22251