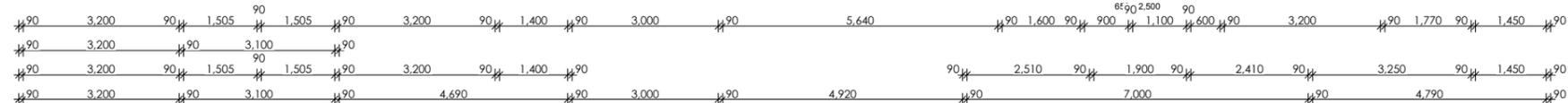
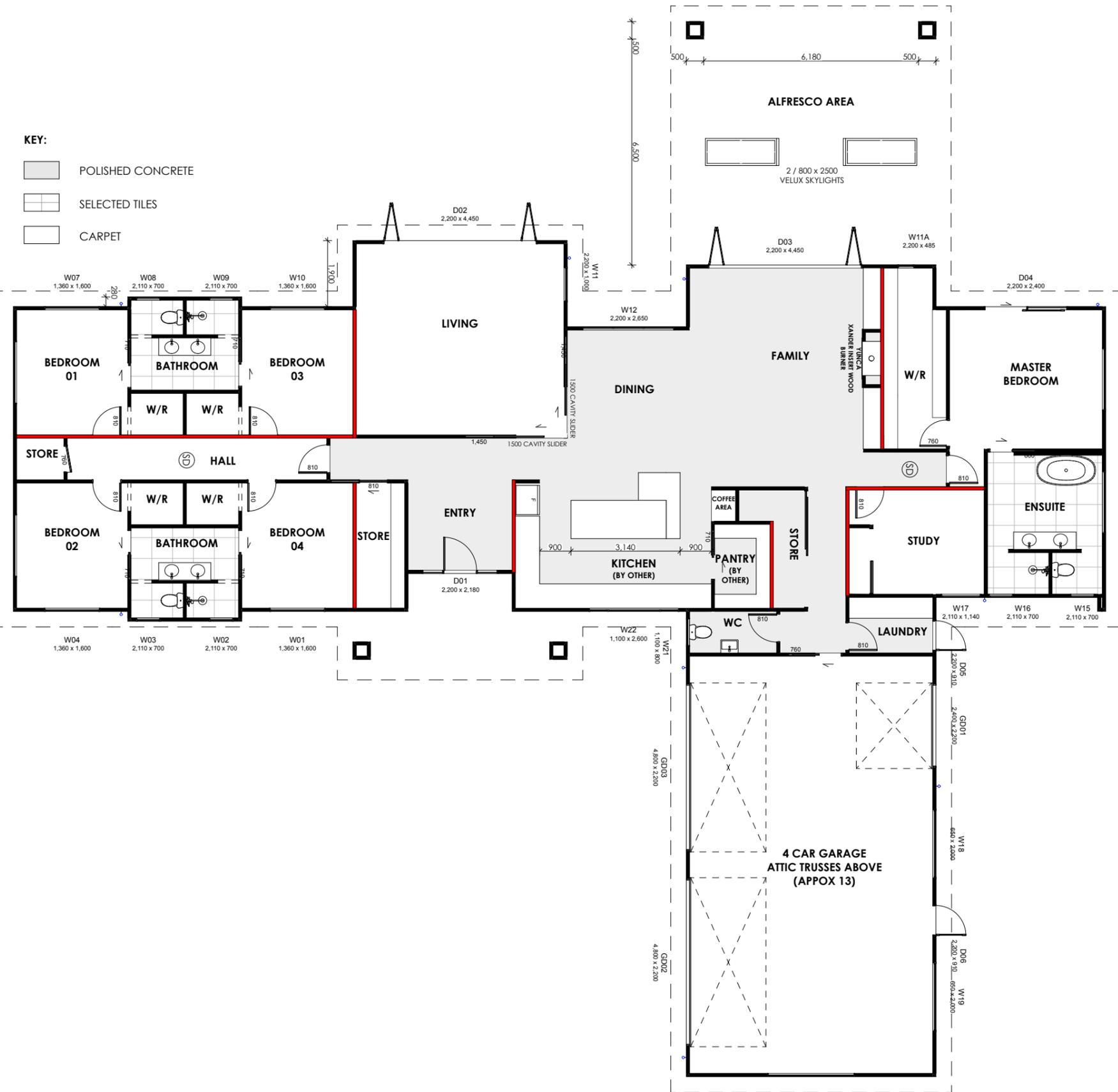


- KEY:**
- POLISHED CONCRETE
  - SELECTED TILES
  - CARPET



**GENERAL NOTES:**  
READ THESE DRAWINGS TOGETHER WITH THE BRACING PLAN AND ENGINEERS PLANS AND DETAILS.

**CONSTRUCTION REQUIREMENTS**  
THE PROPOSED WORK HAS BEEN DESIGNED IN ACCORDANCE WITH NZS 3604:2011, OR TO SPECIFIC DESIGN, AND MUST BE CONSTRUCTED ACCORDINGLY.

**DURABILITY**  
ALL MATERIALS SHALL BE IN ACCORDANCE WITH NZBC CLAUSE B2 DURABILITY B2.3.1 ALL FIXINGS (CONNECTIONS) WITHIN 600mm OF THE GROUND TO BE TYPE 304 STAINLESS STEEL.

**TIMBER FRAMING**  
ALL WALLS AND ROOF SHALL BE SGB UNLESS STATED OTHERWISE AND IN ACCORDANCE WITH NZS3602:2003, B2, NZS3604 & E2. ENCLOSED TIMBER TO BE H1.2 TREATED, EXTERNAL EXPOSED TIMBERS TO BE H3.2 TREATED, FOUNDATION PILES TO BE H5 TREATED AND ALL OTHER GROUND CONTACT TIMBERS TO BE H4 TREATED. ALL EXTERNAL WALLS TO BE 90x45 STUDS @ 400 CRS AND ALL INTERNAL WALLS TO BE 90x45 AT 600 CRS. ALL INTERNAL LOADBEARING WALLS OUTLINED ON PLAN IN RED TO BE 90 x 45 @ 400 CRS. NOGS TO BE AT 800mm. WHERE A VENTILATED CAVITY WALL SYSTEM IS USED CAVITY BATTENS SHALL BE 20x45 H13.2 IN ACCORDANCE WITH E1H E2 AND THE CLADDING MANUFACTURER'S REQUIREMENTS.

ALLOWABLE MOISTURE CONTENT AT TIME OF INSTALLATION OR IN THE CASE OF FRAMING TIMBER AT TIME OF ENCLOSURE SHALL BE IN ACCORDANCE WITH NZS3602:2003 TABLE 4

FIX ALL BRACING, LINING, FIXTURES, JOINERY, FITTING AND SPECIALIST EQUIPMENT ETC., IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

REFER TO FRAMING PLANS FOR BEAM SIZES. PROVIDE 6KN CONNECTIONS TOP AND BOTTOM FOR LINTEL AGAINST WIND UPLIFT AS PER NZS 3604:2011 SECTION 8 AND FIGURE 8.12. - REFER ALSO TO DURABILITY ABOVE.

**FLOORING**  
ALL WALLS AND FLOORS OF SERVE ROOMS ARE TO BE FINISHED WITH AN IMPERVIOUS, EASILY CLEANED MATERIAL TO COMPLY WITH NZBC E3. CARPET TO BE INSTALLED THROUGH OUT THE HOUSE, EXCLUDING THE GARAGE AND AREA WHERE PLANKING OR TILES IS SHOWN. ALL SURFACES TO COMPLY WITH D1

**LININGS**  
CEILING LINING TO BE 13mm STANDARD GIB BOARD, WALL LININGS TO BE 10mm STANDARD GIB BOARD AND BRACELINE WHERE REQUIRED FOR BRACING. REFER TO BRACING PLAN.

WET AREAS WILL BE LINED IN GIB AQUALINE AND FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND STOPPED AND SEALED TO A LEVEL 4 FINISH WITH RESENE SPACECOTE KITCHEN AND BATHROOM.

**INSULATION**  
INSULATION TO WALLS AND CEILING SHALL BE AS FOLLOWS:  
- FINISHES: FIBREGLASS OR SIMILAR APPROVED, WALLS - R2.6 MIN, CEILING R3.6 (THESE ARE MINIMUM CLIENTS TO REQUEST UPGRADES IF DESIRED)  
ENSURE THAT ALL INSULATION IS INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND COMPLY WITH B2 DURABILITY, E3 INTERNAL MOISTURE, F2 HAZARDOUS BUILDING MATERIALS, H1 ENERGY EFFICIENCY AND NZS4218.

ALL GLAZING SHALL COMPLY WITH NZBC F2/AS1 AND NZS 4223 PART 3:1999. A CERTIFICATE OF COMPLIANCE FROM THE INSTALLER IS TO BE SUBMITTED ONCE THE GLASS IS INSTALLED.

**DURABILITY ZONE:** 1 (NOT SEA SPRAY)  
ALL FIXINGS TO COMPLY WITH SECTION 4 NZS 3604:2011 REFER TO TABLE 4.1 ALL SUBFLOOR CONNECTIONS WITH 600mm OF THE GROUND TO BE SS.

SMOKE DETECTOR SHALL BE FITTED IN ACCORDANCE WITH AS1670.7 IN EVER SLEEPING SPACE OR WITHIN 3 METERS OF EVERY SLEEPING SPACE DOOR

**LINTEL SIZING AND FIXING AS PER TRUSS MANUFACTURERS DESIGN**

**FLOOR AREA: 386.34 m<sup>2</sup>**

**BUILDING CONSENT**

PROPOSED LAYOUTS  
**10 BEL POSTO LANE**  
LOT 203 DP 542516  
VERDECO PARK  
MARK AND JACKIE

drawing  
**PROPOSED FLOOR PLAN**

date	05/03/2021	revision	
issue	BC		0
scale at A1	1:65	sheet	A03
scale 50% at A3		drawn	AS

This drawing and design is subject to COPYRIGHT and may not be reproduced without consent