

H1 COMPLIANCE: SCHEDULE METHOD
 TOTAL AREA OF GLAZING WALLS (<30%) = 29% OF TOTAL EXTERIOR WALLS
 ESW AREA OF GLAZING WALLS (<30%) = 28% OF ESW WALLS
NOTE:
 GARAGE NOT TO BE INSULATED

SCHEDULED METHOD USED:

MINIMUM R VALUE FROM NZS4218 TABLE 1 ZONE 3 =
ROOF R3.5 = R3.6 PINKBATTS REQUIRED
WALL R2.6 = R2.6 PINKBATTS REQUIRED
FLOOR R1.3 =
GLAZING R0.26(VERTICAL) = DOUBLE GLAZING REQUIRED

ELEVATION	WALL WITH WINDOWS	WALL WITHOUT WINDOWS	DIFFERENCE
NORTH	33.00m ²	22.35m ²	
EAST	30.12m ²	19.45m ²	
SOUTH	33.00m ²	26.16m ²	
WEST	30.12m ²	21.50m ²	
ALL WALL TOTAL	126.24m²	89.46m²	36.78m² 29%
E.S.W TOTAL	93.24m²	67.11m²	26.13m² 28%

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.
 WHERE A VENTILATED CAVITY WALL SYSTEM IS USED CAVITY BATTENS SHALL BE 20x45 H3.2 IN ACCORDANCE WITH 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:
 PINKBATTS FIBREGLASS OR SIMILAR APPROVED. WALLS- R2.6 MIN. CEILING R3.6.
 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 3:1992. 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.

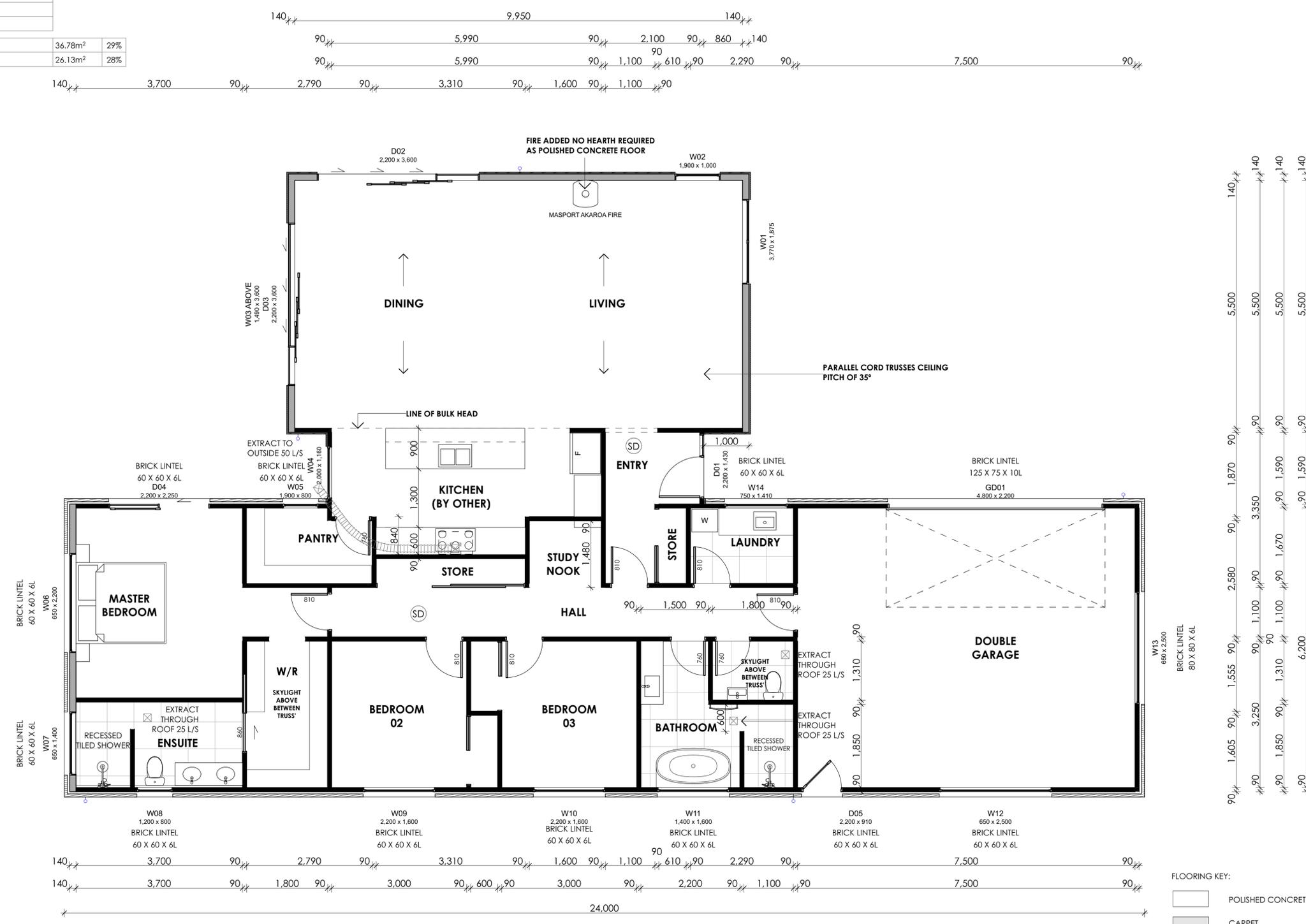
FLOOR AREA: 230.38 m²

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

- WALL KEY:**
- 140 x 45 H1.2 SGB TIMBER FRAMED WALL WITH STUDS AT 600 CRS AND NOGS AT 800 CRS
 - 900 x 45 H1.2 SGB TIMBER FRAMED WALL WITH STUDS AT 600 CRS AND NOGS AT 800 CRS

- FLOORING KEY:**
- POLISHED CONCRETE
 - CARPET
 - TILED FLOORING



PROPOSED LAYOUTS
LOT 72
 VERDECO PARK
 STOKE HOMES

drawing
PROPOSED FLOOR PLAN

date	24/09/21	revision	
issue	BC		0
scale at A1	1:50	sheet	
scale 50% at A3			A03
drawn	AS		

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