

Floor area (Over frame)	
Floor area	227.53 m2
Entry Porch	2.87 m2

Floor Plan Legend

- Compliant interconnecting photoelectric smoke alarm with hush facility
- Manrose XF150S mechanical extract ventilation with 120mm dia DCT2205 duct through roof (Or equivalent)
- Hob extraction fan
- Meter box / Distribution board
- Ceiling access
- 2 / 20Lt Gas Bottles
- Rinnai Infinity A26 gas hot water unit

General Notes

Powerpoints in Laundry and Kitchen to be within 300mm of facilities in accordance with NZBC Clause G2 - Laundering and Clause G3 - Food Preparation.

The selected kitchen floor & food preparation surfaces shall be in accordance with NZBC G3.3.2 / AS1.

Lighting to comply with NZBC Clause G8 - Artificial Light. Downlights if used to be IC-F Rated.

Front entry path & driveway shall be in accordance with D1 / AS1 table 2.

All timber to be minimum H1.2 treated unless otherwise noted on drawings.

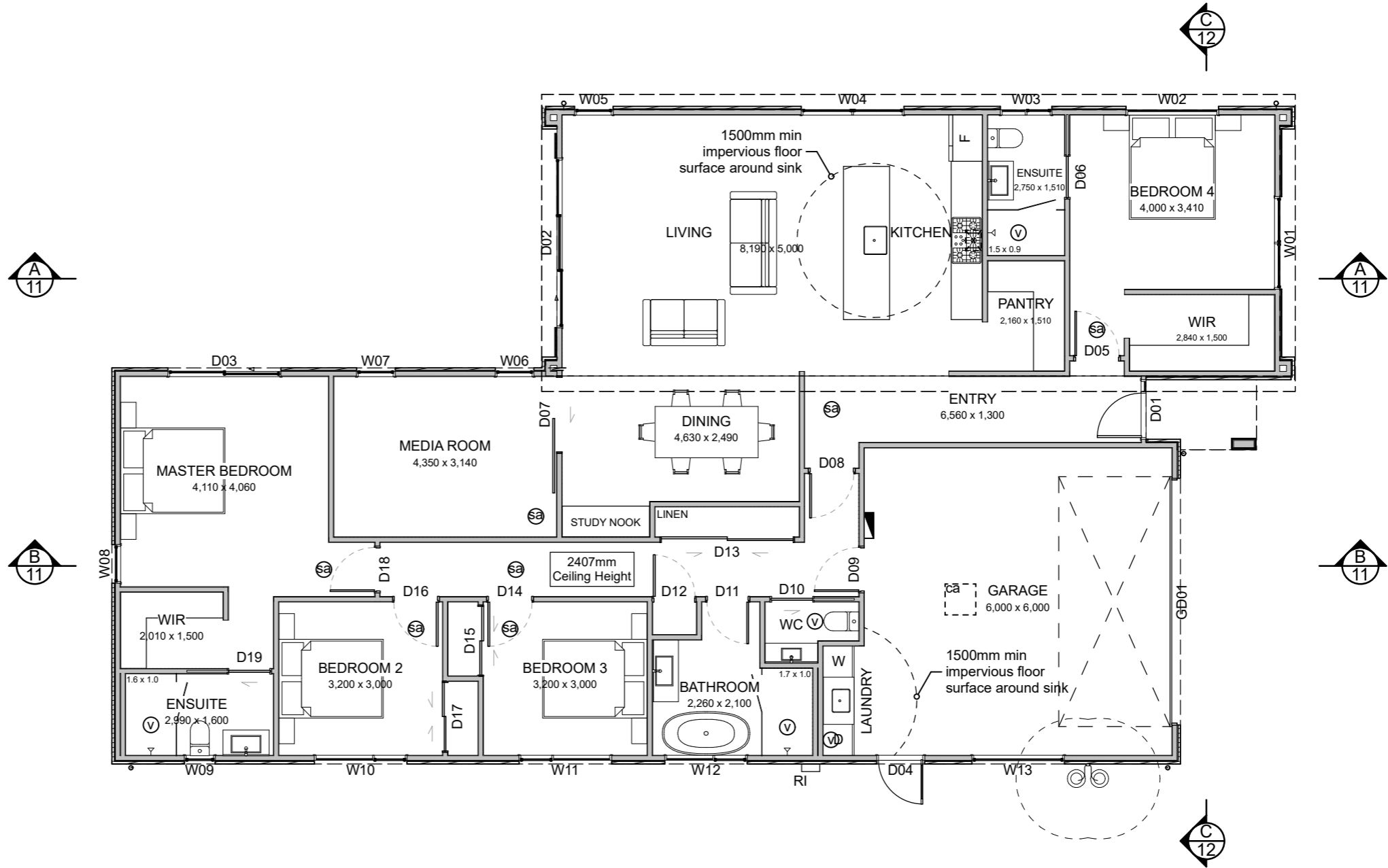
All timber to comply with NZS 3620 & 3602

All finishes to areas with sanitary fixtures / fittings to comply with NZBC E3 / AS1, Semi-gloss or gloss paint to be used

All floor surfaces to areas with sanitary fixtures / fittings to comply with NZBC E3 / AS1, impervious and easily cleaned surface, tiles or vinyl
 Quickstep Flooring to kitchen
 Tiles to Ensuite / Bathroom / WC / Laundry

All steps from external doors will be a maximum of 190mm step to comply with D1/AS1

D10 WC door - to have a clear gap of 15-20mm to the bottom of the door to finished floor covering, to comply with G4 natural ventilation
 WC fan to be automatic when the light is switched on



Floor Plan 1:100

Sheet Size: A3

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All dimensions to be checked prior to construction and discrepancies reported to Dickinson Design & Drafting Ltd.
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Issue : **C Council Plans**

Date : **23 05 25**

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