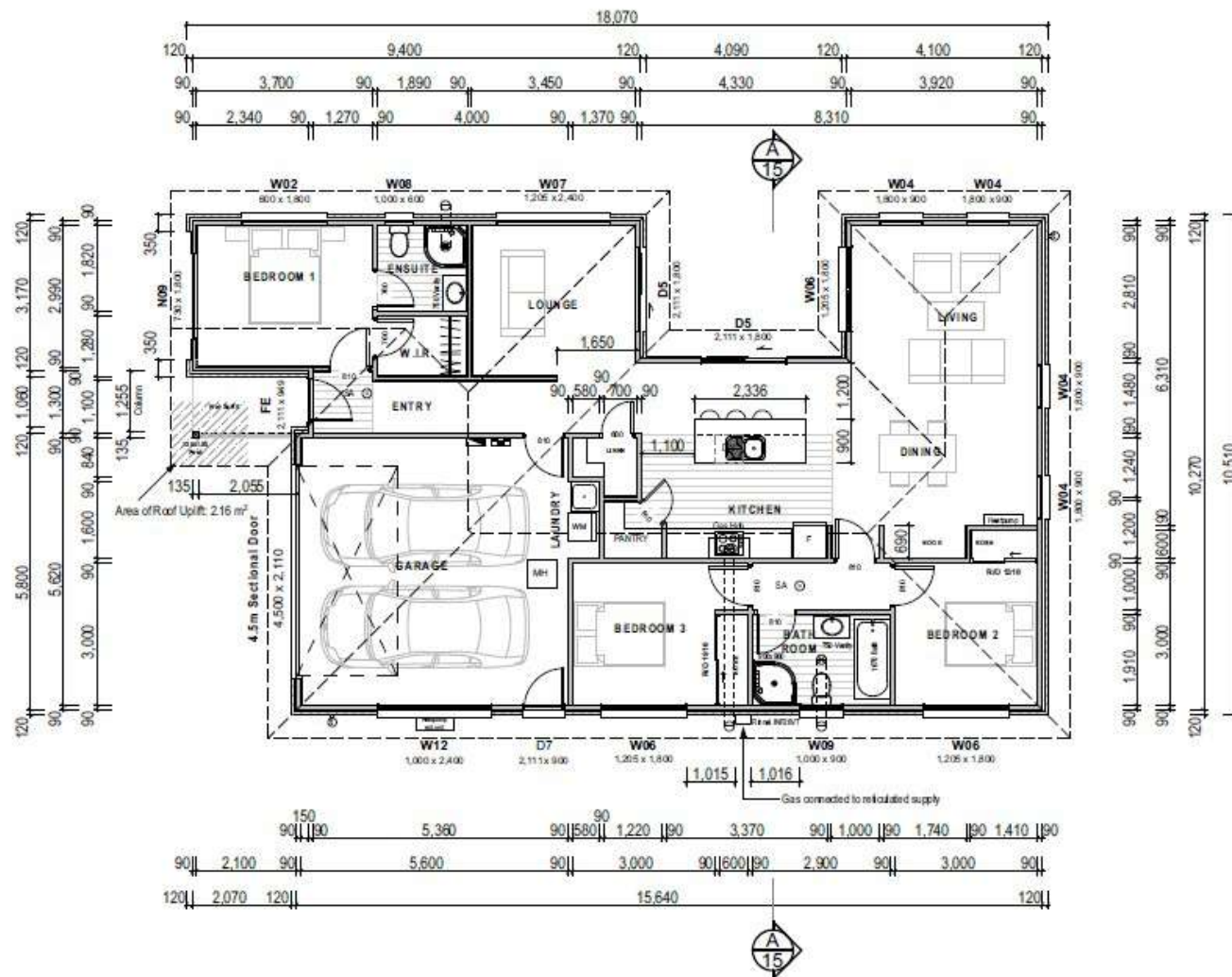




LEGEND

- SA ○ Smoke Alarm with heat factor, required where internal sleeping areas to comply with NZS4541
- Safety Glass
- Vinyl Plank Flooring
- M+ Manhole (access)
- Outside Tap
- Data Enclosure
- Switchboard
- Extraction Fan
- RC Oven/Range switch

SITE DATA

Exposure/Corrosion Zone:	C
Climate Zone:	3
Building Importance:	2
Snow Zone:	N4
Snow Load:	0.5kPa
Wind Zone:	High
Wind Region:	A
Ground Roughness:	Open
Site Exposure:	Exposed
Topographic Class:	T1
Earthquake Zone:	2

NOTE:

Stud Height: 2.410m (2.445m over Ceiling Plate Panel)
Stud Centres: 600mm External, 600mm Internal
Bespoke: 800mm max (Acoustic walls only)
Linsite: All linings to be Gypsum treated timber unless otherwise stated.
Lining types stated, refer to details.
Wall Cladding: Brick Veneer & Hardies Acoustic Smooth 133 on Cavity
Roofing: Colonial Composite
Roof Pitch: 25 degrees
Ventilation: Bathroom & Ensuite have direct ventilation to exterior, both are to have automated extractor fans placed to adequately deal with steam.

SLIP RESISTANCE

Level Access routes including walking surfaces such as decks, patios and steps on the approach to the main entrance of housing and level accessible routes shall have a mean coefficient of friction (U), of not less than 0.4 when tested in accordance with AS/NZS 3981.1, for other access routes a coefficient of friction of less than 0.4 may be acceptable, but account should be taken of the effectiveness of the surface when wet. Foot paths to comply with anti-slip requirements of NZBCD1/AS1 table 2. External steps and porches to be bromed finish concrete.

Egger OS'Brace® RAP

Exterior wall framing is to be covered in 6mm OS'Brace® RAP Pre-Cladding.
Refer to Installation Manual from IBS.
All joints (vertical & horizontal) must be sealed with an IBS approved self-adhesive "tapping tape".
When used for bracing, panels must always be installed vertically.
Must cover bottom plate by 15mm min.
Increase all fixings by 6mm.
REFER TO SPECIFIC FIXINGS PER BRACING ELEMENT

Floor Area (Over Framing)	154.70 m ²
Floor Area (Over Cladding)	161.31 m ²
Site Coverage Area	164.32 m ²



PROPOSED BUILDING FOR:
LIAM NELSON & EMMA DAVIES
Lot 446 Farrington, Rolleston

DRAWING TITLE

FLOOR PLAN

Scale: 1:100 @ A3
Date: 4/12/2017
Drawn: Jody McMurdo
File: 170847

SHEET:
5
OF: