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SOLD ON KĀPITI
REAL ESTATE

A certifying gas fitter is to provide a compliance certificate to council.

BC 150425

All frost prone pipes are to be lagged with a suitable type of insulation

00004



Revisions:
JUNE 2015 rev A

NOTES:

GENERAL NOTES:

- All work must be carried out to conform to relevant sections of the New Zealand Building Code and New Zealand Standards - in particular NZS 3604, NZS 3602 & NZS 4218. All references to Standards shall be taken as reference to the latest revision including amendments.
- Ground bearing must be reconfirmed on site following excavation but prior to placing concrete and reinforcing.
- Confirm site boundaries with licenced surveyor. Fences may not necessarily be on the legal boundary.
- All work to be carried out to best trade practice
- Do Not Scale off Building Consent Documentation Issued from TA's as the plans may have been scanned and the scale distorted.
- All habitable rooms to have 5% of their floor area as opening windows or approved alternative to achieve ventilation requirements
- Garage spaces within or attached to the building envelope shall have
- A - Openings provided with a 50mm min total level change between the interior & exterior paving
- B - Provision to drain water away from the threshold of the opening.
- refer to E2 fig 65 & table 18 for overall level change requirements

FRAMING

Exterior Walls & Internal Load Bearing Walls:

- Up to 2.4m - 90x45 SG8 at 400 crs H1.2
- Up to 2.7m - 90x45 SG8 at 300 crs H1.2

Interior Non Load Bearing Walls:

- Up to 2.4m - 90x45 SG8 at 600 crs H1.2
- Up to 2.7m - 90x45 SG8 at 600 crs H1.2

INTERNAL LININGS

WALLS:

- Generally - 10mm Standard Gib Board
- Bathrooms - 10mm Gib Aqualine

CEILINGS:

- Generally - 10mm Standard Gib
- Bathrooms - 10mm Gib Aqualine
- Back block sheet joints and allow for control joints as required by manufacturer

- Prenail framing and truss manufacturer to provide lintel sizes and provide a producer statement for framing, window lintels and trusses.
- Window openings to be 20mm larger than window sizes (10mm tolerance each side)
- All bottom plates and framing to shower areas to be H3.1. All framing in other at risk areas such as parapets and enclosed balconys to comply with NZS 3602 for particular situation.
- Allow for dwangs to fix fittings as required by owner.
- Wall junctions shall be framed up with not less than 2 studs blocked and nailed.
- Maximum diameter hole in 90mm stud to be 25mm or 35mm diameter where not more than 3 consecutive studs are drilled.
- Lintels supporting rafters or trusses shall be secured against uplift as per clause 8.6.1.8 & figure 8.12, NZS 3604:2011. 25x1mm strap with 6/30x2.5mm nails into both lintel & stud & 25x1mm strap taken under plate & up 150mm each side of stud fixed with 6/30x2.5mm nails into each side of stud
- Confirm building wrap is able to be used with timber treatment.

Top Plate Fixing

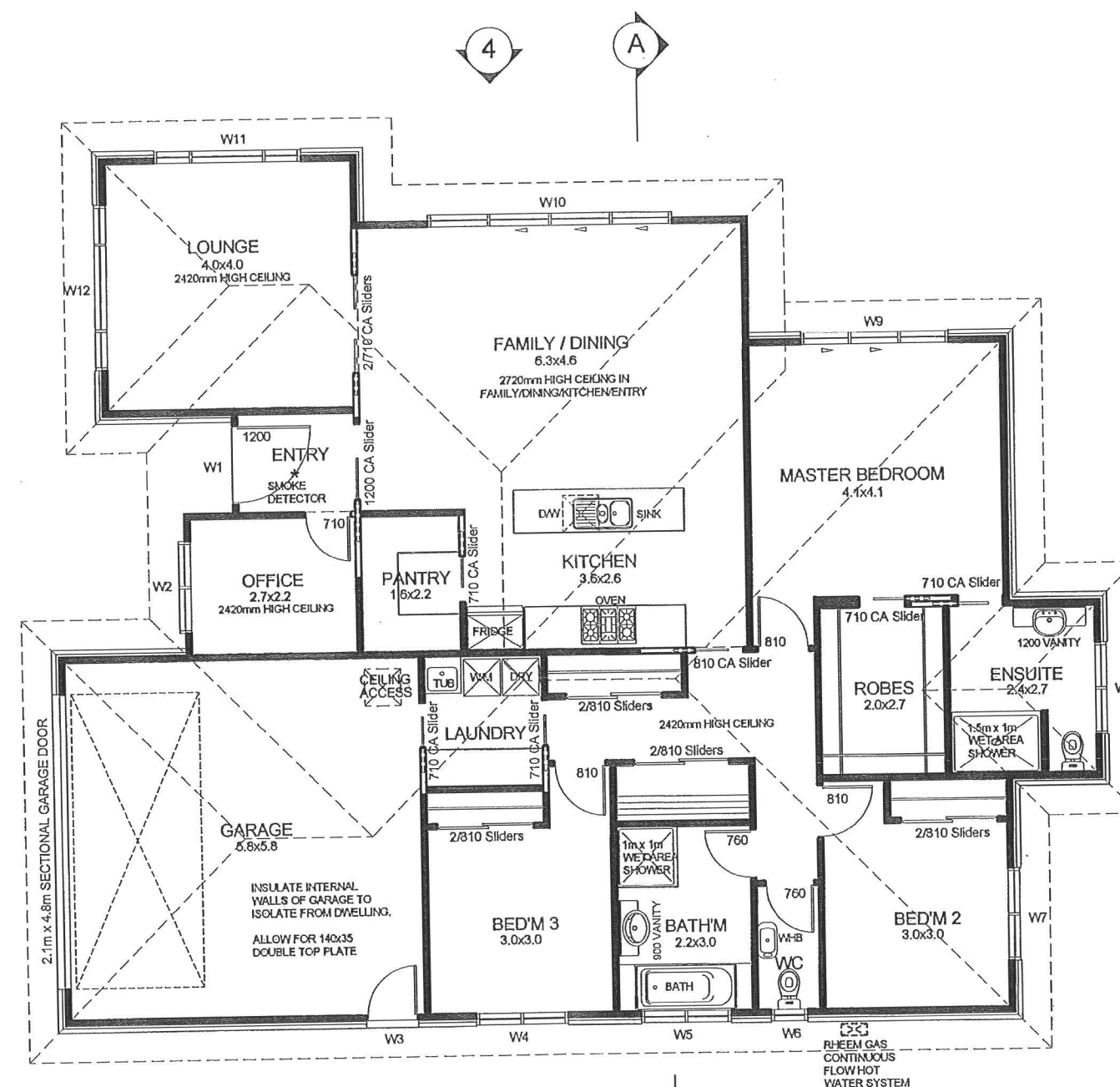
- The fixing of top plates supporting roof trusses to wall studs or lintels shall be in accordance with figure 8.14 & 8.15 NZS 3604:2011

Joints in top plates to comply with clause 8.7.3 NZS 3604:2011

Bottom Plate Fixing

- The fixing of bottom plates shall be in accordance with 7.5.12 NZS 3604:2011.
- Approved anchors (fixed to manufacturers specific instructions) in accordance with 7.5.12.2 NZS 3604:2011

- Holes in plates to comply with clause 8.5.1.6 & figure 8.4, NZS 3604:2011
- Refer to Bracing Plan and Manufacturers specifications for additional framing fixings.



FLOOR PLAN SCALE 1:100 AREA = 191m² (198m² OVER CLADDING)

Project:
PROPOSED DWELLING

10 TARANUI WAY
PARAPARAUMU BEACH

Client:
DOYLE

Drawing Title:
FLOOR PLAN

Designer:

COASTAL
ARCHITECTURE LTD.
11 Kodex Place
Paraparaumu
New Zealand
Tel: 04 296 1248
e-mail: billfrancis@paradise.net.nz

Design: Bill Francis
Drawn: bf
Scale: as shown

Job: 001
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