STATEMENT OF
PASSING OVER INFORMATION

This information has been supplied by the vendor or the vendor's agents. Accordingly, Ownly (REAA 2008) and Sold On Kapiti Limited is merely passing over the information as supplied to us by the vendor of the vendor's agents.

We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all the intending purchasers are advised to conduct their own due diligence investigation into the same.

To the maximum extent permitted by law Ownly (REAA 2008) and Sold On Kapiti Limited does not accept any responsibility to any person for the accuracy of the information herein.

SOLD ON KĀPITI

REAL ESTATE

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

BC170535

THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS
DRAWINGS ARE NOT TO BE SCALED FROM

- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING
ALL WINDOWS TO BE SITE MEASURED
- ALL DIMENSIONS IN MM UNLESS STATED

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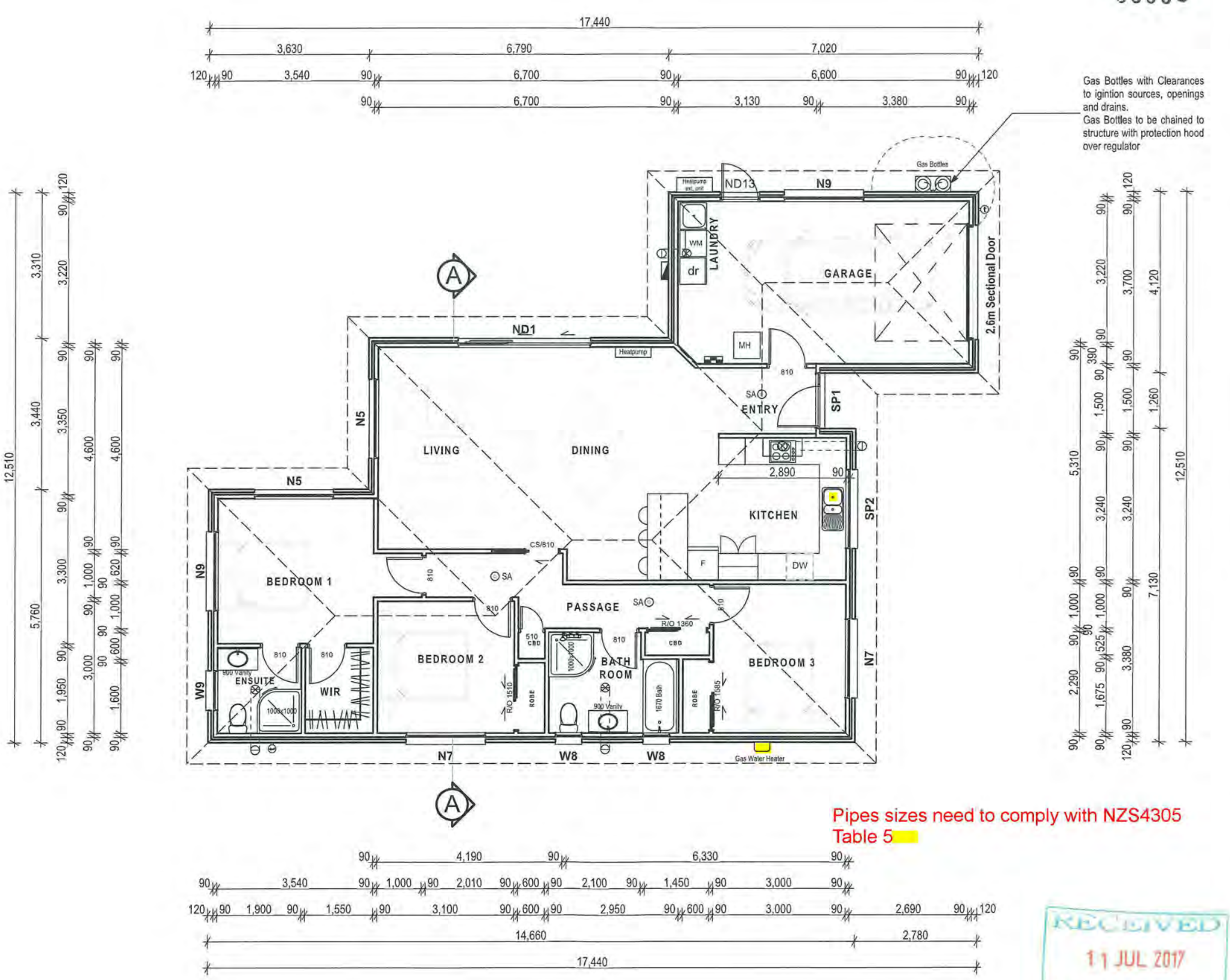
A certifying gas fitter is to provide a compliance certificate to council.

J0005



Pipes sizes need to comply with NZS4305 Table 5

LEGEND

SA	Smoke Alarm (with hush button, required within 3m of all sleeping areas to comply with NZS4514)
S	Safety Glass
	Vinyl Flooring
MH	Manhole (600x600)
	Outside Tap
	Meter Box
	Switch Board
	Extraction Fan

SITE DATA

Exposure/ Corrosion Zone:	C
Climate Zone:	2
Building Importance:	2
Snow Zone:	N1
Snow Load:	0.0kPa
Wind Zone:	High
Wind Region:	A
Ground Roughness:	Open
Site Exposure:	Exposed
Topographic Class:	T1
Earthquake Zone:	3

NOTE:
Stud Height: 2.420m (2.455m over ceiling plate)
Stud Centres: 600crs max.
Dwangs: 800crs max
Lintels: All lintels to be SG8 treated timber unless otherwise stated.
Lintel fixing types stated. For fixing details please refer to sheet 22.
Wall Cladding: Brick Veneer
Roofing: Gerard Metal Tile Roofing
Roof Pitch: 25 degrees
Ventilation: Bathroom, Ensuite & WC direct ventilation to exterior. Bathroom to have automated extractor fans to be 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 3661.1. 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 antislip requirements of NZBCD1/AS1 table 2. External steps and porches to be broomed finish concrete.

Windows & Doors Schedule (opening size)

N5	2130H x 1800W
N7	1430H x 1800W
N9	730H x 1800W
ND1	2130H x 3000W
ND13	2130H x 900W
W8	1000H x 600W
W9	1000H x 900W

Non-Standard Schedule (opening size)

SP1	2130H x 1260W
SP2	1000H x 1800W

Note: All windows must be site measured.

Floor Area (Over Framing)	139.71 m²
Floor Area (Over Cladding)	147.00 m²
Site Coverage Area	147.72 m²

RECEIVED
11 JUL 2017
BY:

Hot water pipework from the HWC is to be insulated in accordance with NZBC H1.

Last Saved by: rmowbray
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VERSATILE® HOMES & BUILDINGS

PROPOSED BUILDING FOR:
ZEBUNISSO ALIMOVA,
1 MAHIA LANE, WAIKANAE

DRAWING TITLE
FLOOR PLAN

SCALE: 1:100 @ A3
DATE: 10/07/2017
DRAWN: rmowbray
FILE: 170444
SHEET: 4
OF: