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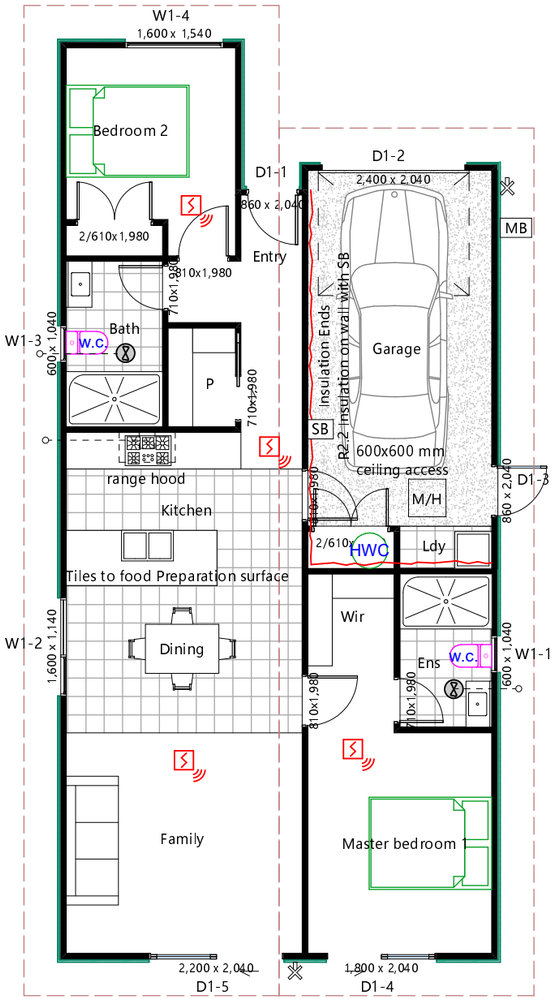

Window & Door Schedule					
W&D #	**Size HxW**	**Glazing**	**G/Type**	**Lintel Size**	**Lintel Fixing**
D1-1	2040x860	Double	Clear/Safety	2/90x45	F
D1-2	2040x2400		Sectional	2/190x45	G
D1-3	2040x860	Double	Clear/Safety	2/90x45	F
W1-1	1040x600	Double	Opaque/Safety	2/90x45	E
D1-4	2040x1800	Double	Clear/Safety	2/140x45	F
D1-5	2040x2200	Double	Clear/Safety	2/240x45	G
W1-2	1140x1600	Double	Clear	2/140x45	F
W1-3	1040x600	Double	Clear	2/90x45	E
W1-4	1540x1600	Double	Clear	2/140x45	F

 # ALL THE WINDOW AND DOOR HEIGHT TO SOFFIT. ALL SIZES TO BE MEASURED ON SITE BEFORE FABRICATION. CONSULT WITH OWNER AT FINAL MEASURE.

 # D1-3, D1-4 AND D1-5 LOCK WITH KEY OUTSIDE, INSIDE FEATURE A KNOB OR TURNING MECHANISM FOR LOCK, TO BE COMPLY WITH C1/AS1 3.2.4.2.

Insulation

90 Frame External Walls:
R2.2 Wall Insulation
Trusses Roof Area:
R7.0 Roof insulation
R3.4 Roof insulation on edge
Meter Box:
Kingspan KS1000RW
Foundation:
R1.2 Raft Slab floor

Timber Treatment

Timber	Treatment
Wall Frame	H1.2
Wet Area Wall Frame	H3.2
Trusses	H1.2

Finishs

Skirting: 60x10 PINE SINGLE BEVEL

Architrave: 60x10 PINE SINGLE BEVEL

Scotia: 75 Gib Cove

Wet Area

Bostik-Applicator-Chunyang Xi-0608
Wet area to be waterproofing with"Bostik dampfix Gold" membrane under tile area. Install waterproof membranes to: 1800mm above shower.300mm minimum up the wall behind the cavity. and 1500mm above the F.F.L.

K E Y :

Smoke Detecter
Out door Tap
Switch Board — SB
Meter Board — MB
Ceiling Access — M/H
Rinnai Gas HW System — HWC
Air Conditioner Outlet — AIR
Exhaust Fan

Flow rates
a) 25 L/s for showers and baths, and
b) 50 L/s for cooktops.

Floor Plan Notes:

1 All works to comply with NZS 3604:2011 and NZBC.
2 Do Not scale off drawing.
3 Contractor shall verify and be responsible for all dimensions on site.
4 Architects to be notified of any variation between site dimensions and those on plans.
5 These drawings remain the property of J &J Architecture Ltd. And Should not be copied in any form or passed on to a third party without prior written consent.
6 Kitchen facilities to comply with NZBC G3/AS1.
7 Laundry facilities to comply with NZBC G2/AS1.
8 All wet area must to comply with NZBC E3/AS1.and concrete tile over all.
9 External Moisture to comply with NZBC E2/AS1
10 Internal Moisture to comply with NZBC E3/AS1
11 All smoke Alarm to be Interconnected smoke alarms to comply with NZBC C1/AS1 and NZS4514:2001.
12 STUDS & STUD HEIGHTS:
- All walls to be 90x45 SG8 studs @ 600 crs (2455mm stud height).Nogs @ 800mm crs (max).
- All bottom plates to be H1.2 90x45, fixed with LUMBERLOK BOTTOM PLATE FIXINGS anchor in galv mild steel.
13 All showers to be safety glass panel with ceramic tiles to comply with F2/AS1.
14 All internal wall linings to be 10mm GIB standard. and All Ceiling batten need to be 70x35 H1.2 @ 600 crs with 13mm Gib, or @400 crs with 10mm Gib. .All wet area to be 10mm GIB AQUALINE.
15 All External windows and doors to be aluminium joinery. and it have to be comply with NZS 4223:part3:2016 for safety glazing and comply with NZBC E2/AS1.
16 All External windows and doors to be aluminium joinery. and all Glass to be Doubled / Low E3 / Clear with Gas :Argon. and all aluminium frame to be thermally broken. it have to be comply with NZBC H1and Min R 0.46.
All Frist Floor windows opening to be have restrictor fitted and no greater than 100mm.
17 All ventilation to be comply with G4/AS1 & AS1668.
18 All internal door to be 1980mm height.
19 All Fixing to be Hot - Dipped Galvanized. to comply wiht NZBC and NZS 3604:2011 section 4.

Bathroom and kitchen internal surface:

Ceramic or stone tiles having 6% maximum water absorption, waterproof grouted joints, and bedded with an adhesive specified by the tile manufacturer as being suitable for the tiles, substrate material and the environment of use.

DO NOT SCALE DRAWINGS.
Contractor must verify all dimensions on site before commencing any works. Architect to be notified immediately of any discrepancy. All works shown to be carried out in accordance with the Building Act 2004, all statutory and regulatory authorities and Building Consent Authority approved Consents

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Ground Floor Plan

Project
LOT 1340
26 De Joux Street
Te Kauwhata

REVISION

Detailed design

SCALE @ A3
1 : 100

DATE 28/10/2026

REVISION

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