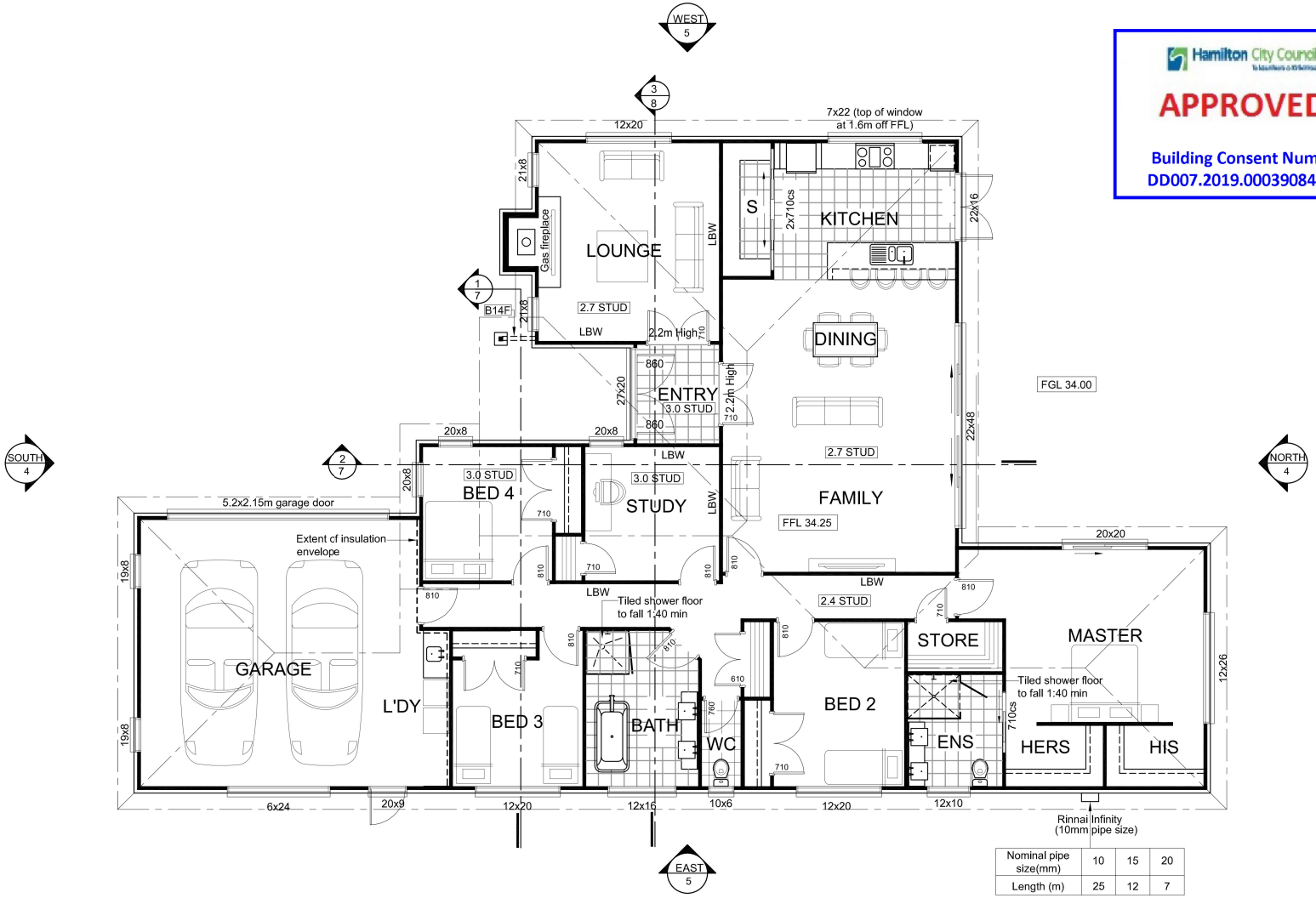
BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS3604:2011 AND NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS.



Nominal pipe size(mm)	10	15	20
Length (m)	25	12	7

Hamilton City Council

APPROVED

Building Consent Number DD007.2019.00039084.001

AREAS:

V4

TOTAL FLOOR AREA = 243m²
(OVER FRAMING - NOT INCLUDING COVERED AREAS)

TOTAL FLOOR AREA = 249m²
(OVER FOOTPRINT)

* EAVES NOT INCLUDED IN COVERED AREAS

NOTES:

- ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATIONS, DETAILS AND ALL OTHER CONSULTANTS DRAWINGS, DETAILS, REPORTS AND DOCUMENTS.

- ALL STUD HEIGHT 2.4m (UNLESS STATED OTHERWISE ON PLAN)

- ALL GABLE AND SOFFIT OVERHANGS NOT DIMENSIONED TO BE 450mm FROM FRAMING.

- R INSULATION VALUES ARE
  - FLOOR = 1.3
  - WALLS = 2.2
  - ROOF = 3.2
  - GLAZING = 0.26

AS PER ATTACHED H1 COMPLIANCE REPORT.

- NAILING SCHEDULE FOR WALL FRAMING. REFER TO NZS 3604, TABLE 8.19 OR PAGE F3

Beam name	Beam size	Fixing type
B14F	2/140x45mm	F

- ALL LINTEL, BEAMS AND FIXINGS ARE AS PER TRUSS LAYOUT

- FOR BOTTOM PLATE FIXINGS, REFER TO PAGE F1.

- FOR LINTEL FIXINGS, REFER TO PAGE F2.

- ALL LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION.

- ALL XPELAIRS ARE TO BE VENTED TO EAVES

- IMPERVIOUS TYPE FLOORING FINISH TO ALL WET AREAS, KITCHEN AND ENTRY

- SPACES FOR FOOD PREPARATION, INTERIOR LININGS AND UTENSIL WASHING SHALL HAVE IMPERVIOUS AND EASILY CLEANED SURFACES AS PER G3.3.2

- SLIP RESISTANT TILES ON SELECTED WATERPROOF MEMBRANE TO WET AREAS. REFER TO SPEC

KEY:

—⊖— = GIRDER TRUSS POINT LOAD

TIMBER TREATMENTS:

- ALL TIMBERS ARE SG8, UNLESS STATED OTHERWISE.

- ALL TIMBERS ARE H1.2 TREATED AS PER TABLE 1A B2/AS1, EXCEPT:
  - DRAINAGE CAVITY BATTENS ARE H3.1.
  - FRAMING EXPOSED TO WEATHER OR ABOVE GROUND IS H3.2.
  - ANY POSTS OR PILES IN CONTACT WITH THE GROUND ARE H5.

KIWI BUILT HOMES
GARRY LINN
Ph: 021 421 623, Office: 07 854 3695
PO Box 21101, Magellan Heights, Hamilton.
gblconstruction@hotmail.co.nz
homefirst builders guarantee

DRAWN BY: HBC DESIGN LTD

Proposed: New dwelling for Lot 16 - DP 530058, Bosun Place, Flagstaff, Hamilton.

Drawing Name: FLOOR PLAN

Amendments:

Date: March 2019

Scale: 1:100

No: 2

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