General:
Smoke Alarms:
Ⓢ = Smoke Alarm
- Shall be in accordance with NZBC clause F7/AS1, section 3.1
- May be battery powered & shall be located at top of stairs, in every sleeping space, or within 3.0m of every sleeping space door.
Mechanical Ventilation:
Ⓔ = Extractor Fan
- Shall be in accordance with NZBC clause G4/AS1, section 1.2.5
- Mechanical extract fans must have a flowrate not less than 25 L/s for showers and baths & 50 L/s for cooktops
Lighting:
- All downlights shall be CA rated, refer to specification.
Floor Surfaces:
- All floor surfaces on accessible routes & any vinyl or tiled surface shall comply with NZBC clause D1/AS1, section 2.1, such that they shall have a coefficient of friction μ, of not less than 0.4 when tested in accordance with AS/NZS 3661.1.
Food Preparation Surfaces:
- All food preparation surfaces shall comply with NZBC clause G3/AS1, section 1.1.3
Hot Water:
- Rheem 250L electric hot water cylinder
- All hot water pipes shall be insulated with 13-25mm thick closed cell elastomeric thermal lagging
Exterior Joinery:
- All dimensions are given as **unit** sizes (**HxW**)
- Site measure all openings prior to joinery manufacture
- Head heights 2.45m stud = 2150mm unless specifically noted otherwise
- Powdercoated aluminium frames
- 19mm H3.1 timber liners
- 60x12 MDF single bevel architraves generally
- 60x10 Pine single bevel architraves to garage and service areas only
- Tinted double glazing generally
- Obscure glazing to all bathrooms & WC's
- Safety glass to locations shown on Door & Window Schedule (ref. sheet A13-A13b) in accordance with Table 1, NZS 4223.3:2016
- All bathroom & WC windows, & all windows with sills >1000mm from adjacent ground level shall have restrictor stays
Glazing:
- Install glazing in accordance with NZS 4223
- All glazing within 2000mm of FFL in wet areas, & all shower screens/doors, shall be safety glass in accordance with NZS 4223.3:2016 (ref. Table A4)
Interior Joinery:
- Door panels shall be standard 1980mm high (2.4m stud), unless specifically noted otherwise, & panel widths are as shown on Floor Plans
- 60x12 MDF single bevel architraves generally
- 60x10 Pine single bevel architraves to garage and service areas only
- 85x12 MDF single bevel skirting generally
- 90x10 Pine single bevel skirting to garage and service areas only
- 75mm GIB Cove cornice throughout, excluding standard wardrobes and cupboards which shall have 40x18 timber scotia
- Square stopping to bathroom, ensuite
Insulation:
Walls - General:
- R2.4 Ecoinsulation (excluding garage)
Ceilings - General:
- R3.6 Ecoinsulation (excluding garage)

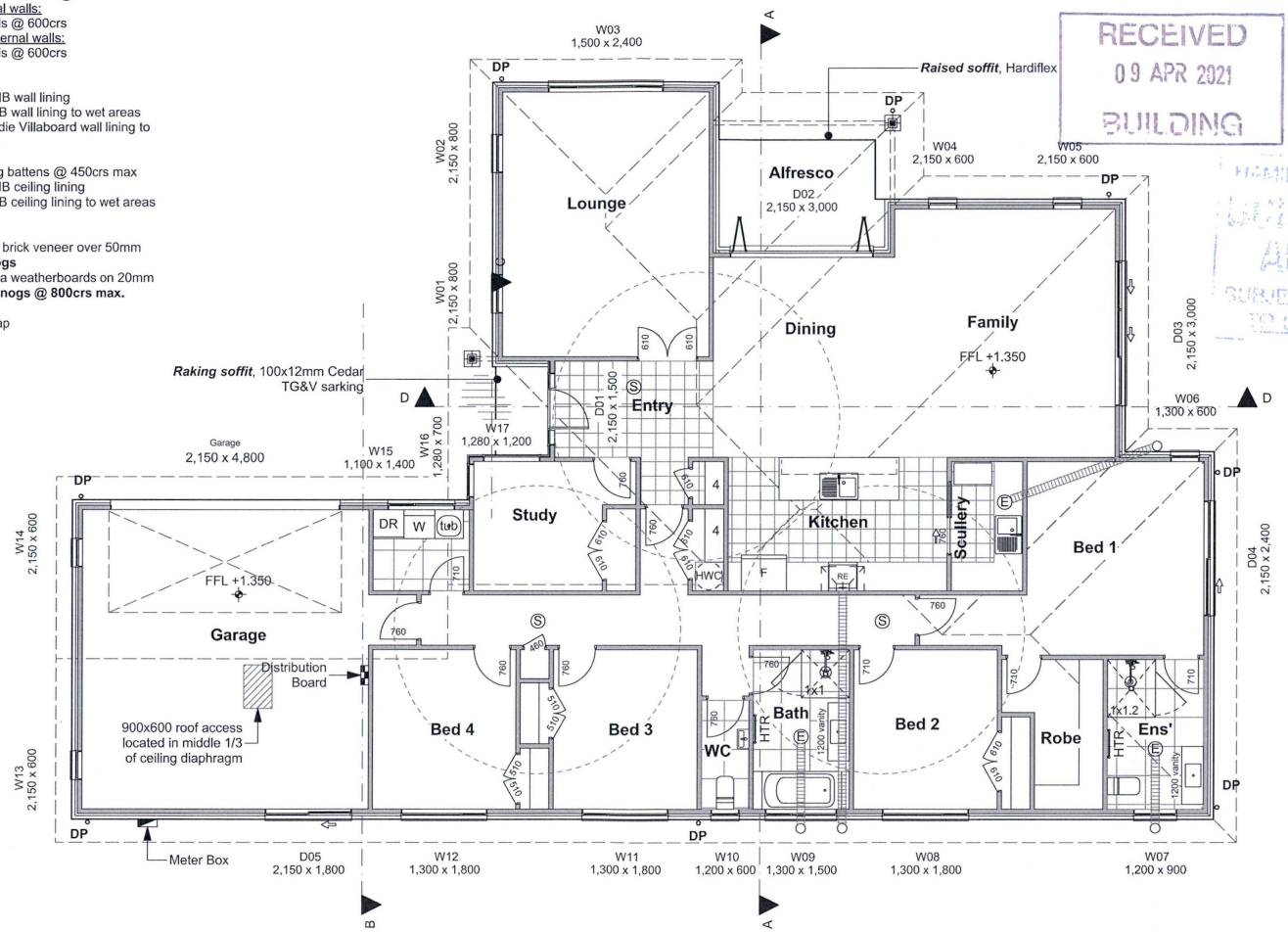
Wall Framing - Single Storey Walls:
All wall framing SG8 H1.2 unless specified otherwise
Gable Ends with Brick Veneer:
- All gable ends are to be raking frames with studs @ 400crs max.
Load bearing external walls:
Up to 2.4 stud: 90x45 studs @ 600crs
>2.4 - 2.7 stud: 90x45 studs @ 400crs
>2.7 - 3.0 stud: 2/90x45 studs @ 600crs
>2.7 - 3.6 stud: 2/90x45 studs @ 300crs
Load bearing internal walls:
2.4 stud: 90x45 studs @ 600crs
Non load bearing internal walls:
2.4 stud: 90x45 studs @ 600crs
Linings:
Walls - General:
- 10mm Standard GIB wall lining
- 10mm Aqualine GIB wall lining to wet areas
- 9.0mm James Hardie Villaboard wall lining to tiled showers
Ceilings - General:
- 35mm metal ceiling battens @ 450crs max
- 13mm Standard GIB ceiling lining
- 13mm Aqualine GIB ceiling lining to wet areas
Cladding:
Cladding Systems:
- Selected 70 series brick veneer over 50mm cavity, **2 rows of nogs**
- James Hardie Linea weatherboards on 20mm H3.1 cavity system, **nogs @ 800crs max.**
Air Barrier:
- Tekton building wrap

Total Area (O/Frame):	240.1m²
Total Area (O/Foundation):	249.5m²
Roof Area:	300.3m²

Elevation Key

RECEIVED 09 APR 2021 BUILDING

HAMILTON CITY COUNCIL BUILDING UNIT APPROVED SUBJECT TO CONDITIONS TO BE KEPT ON SITE



The Copyright of these plans shall remain with Downey Designer Homes.
Downey Designer Homes accepts no responsibility for any work undertaken that is not in strict accordance with these drawings.
Contractor shall check and verify all dimensions, setouts, and levels on site, prior to commencing contract, and shall immediately notify Downey Designer Homes of any discrepancies or errors.
All construction shall be in strict accordance with the New Zealand Building Code.

Revision 2: 07-04-21
* Laundry mechanical ventilaiton removed

DOWNEY designer HOMES Plans Drawn By: DRAFTING WAIKATO LTD.	DRAFTING WAIKATO LTD. Jeff Cunningham Phone: 0800 372 389 Office: 027 546 1600 Email: jeff@draftingwaikato.co.nz Website: www.draftingwaikato.co.nz	Proposed New Dwelling for: Azim At: 20 Purser Crescent, Flagstaff, Hamilton	Wind Zone: High Earthquake Zone: 1	Snow Loading: N0 Exposure Zone: B	Plan Type: Custom Version: Consent Publish Date: 9/04/2021	Drawn By: DW // 21-016 Scale: 1:1, 1:100 @ A3	Sheet Title: Floor Plan Sheet: A05