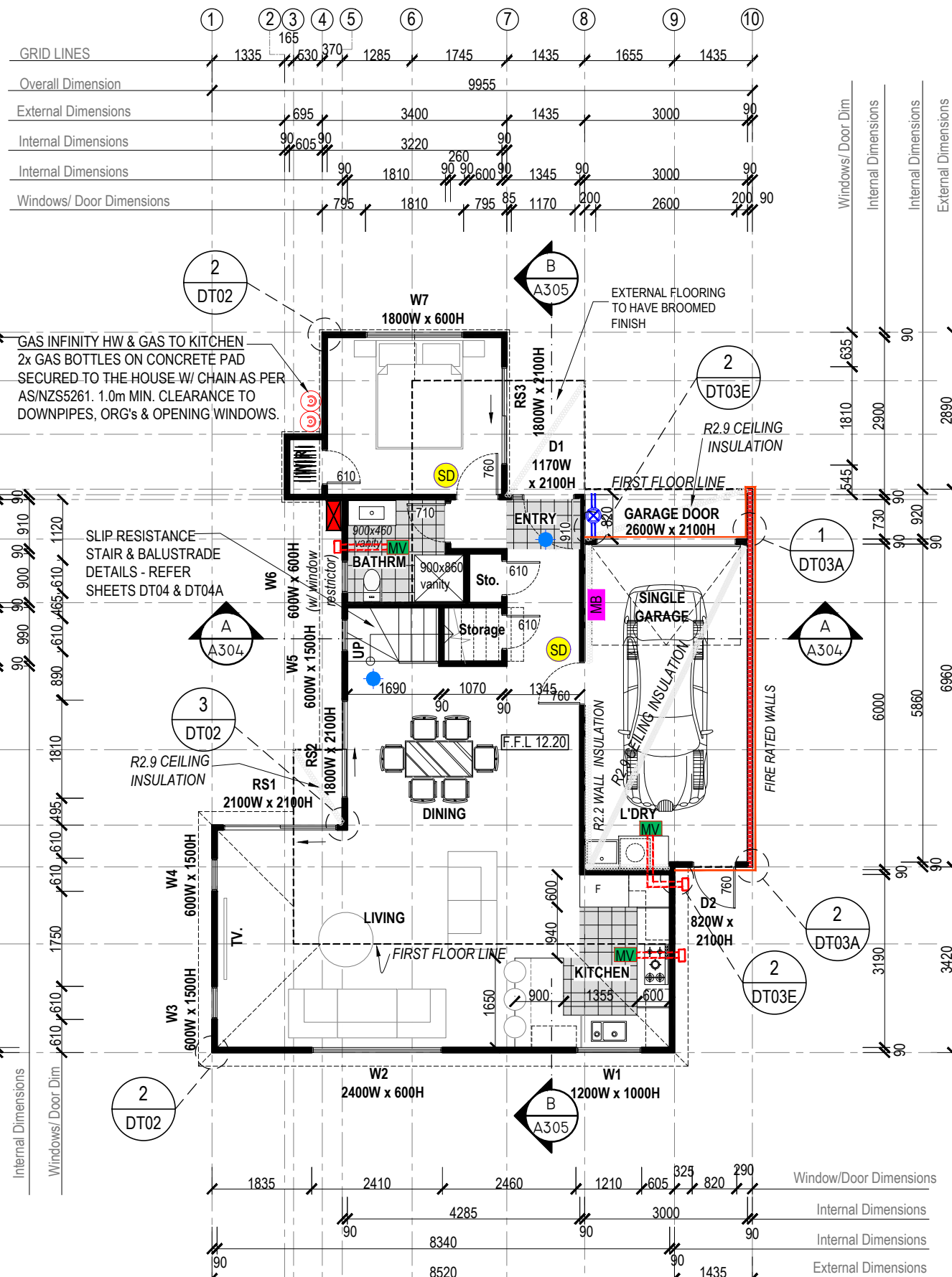


HOT AND COLD PIPES

1. PIPE AND PIPE FITTING MATERIALS SHALL COMPLY WITH TABLE 1. G12/AS1
2. ALL PIPES AND PIPE FITTINGS USED FOR THE PIPING OF WATER SHALL BE:
 - a) SUITABLE FOR THE TEMPERATURES AND PRESSURES WITHIN THAT SYSTEM,
 - b) COMPATIBLE WITH THE WATER SUPPLY AND ENVIRONMENTAL CONDITIONS IN THE PARTICULAR LOCATION, AND
 - c) WHERE INSTALLED IN AN EXPOSED SITUATION, RESISTANT TO UV LIGHT. (REFER TO KEMBLAPEX SPECS ATTACHED)
3. LEGGING MUST BE USED TO REDUCE HEAT LOSS OF PIPES. REFER ATTACHED SPECS



PROPOSED LOT 3 GROUND FLOOR PLAN
SCALE 1:100 @ A3 FLOOR AREA - 91m²

STUDS SPACING:

WIND ZONE : LOW
ROOF : LIGHT
ALL LOAD BEARING AND/ OR EXTERNAL WALLS TO:
SG 8.0 (H1.2)
GROUND FLOOR TIMBER WEATHERBOARD
HTS < 2400 90x45 @ 600mm CRS

NON LOAD BEARINGS WALLS
HTS < 2400 - 90x45 @ 600mm CRS

GROUND FLOOR AREA = LOT 3 - 91m²
FFL LOT 3 - 12.20 - FINISH FLOOR LEVEL

KEY NOTES:

- TIMBER WEATHERBOARDS B/B ON 20mm CAVITY BATTENS ON WALL UNDERLAY FIXED ON TIMBER FRAMED WALL.
- JH LINEA OBLIQUE WEATHERBOARDS VERTICALLY FIXED ON TIMBER FRAMING (SIZE 90 X 45 mm MIN STUDS @ 600 CRS & NOGS @ 600 CRS), ON HORIZONTAL 20mm TIMBER CAVITY BATTENS SYSTEM NOGS @ 600 CRS
- FIRE WALL = LINEA OBLIQUE VERTICAL CLADDING : JHETGO30V- FRR 30/30/30. 1 LAYER /10mm GIB FRYLINE. REFER DETAILS ON SHEETS FD01 - FD02

- SMOKE DETECTOR SHALL BE FITTED IN ACCORDANCE WITH F7/AS1 IN EVERY SLEEPING SPACE OR 3.0M OF EVERY SLEEPING SPACE DOOR. (SMOKE ALARM WILL BE USED AT EVERY SLEEPING SPACE TO ACHIEVE 75db)
- INFINITY 26 Ltrs. REFER DETAILS ON SHEETS DT07 & DT07A
- 2X 45KG LPG GAS BOTTLES, SECURED TO EXTERNAL WALL USING CHAINS AT $\frac{1}{3}$ & $\frac{2}{3}$ HT ON CONCRETE PAVER/ SLAB
- MECHANICAL VENTILATION FOR LAUNDRY, WC & KITCHEN AS PER G4/AS1 DUCTED TO OUTSIDE UNDER SOFFIT, EXTRACTION RATE - 87/sec - 303m³/hr
- LIGHTING TO BE PROVIDED AT MAIN ENTRIES AND STAIRS AND HABITABLE AREAS.
- STOP VALVE
- METER BOX

ALL SERVICE GAS, MV, INFINITY ETC. LOCATION TO BE DISCUSSED ON SITE WITH REGISTERED CONTRACTOR.

INTERNAL ACCESS ROUTE
ACCESS ROUTE INCLUDING MAIN ENTRIES, STAIRS, TOILET AND BATHROOM SHOULD HAVE SLIP RESISTANCE SURFACE

EXTERNAL ACCESS ROUTE
EXTERNAL ACCESS ROUTE SHOULD HAVE BROOMED FINISH CONCRETE

DOWNLIGHTS

Recessed luminaires (if any) shall be one of the following types, as specified in AS/NZS 60598.2.2:

- a) IC-F, or
- b) IC, or
- c) CA-80 or
- d) CA-135.

Full compliance can only be achieved if the installation of the luminaire is in accordance with AS/NZS 60598.2.2.

NOTES:

1. ALL MEASUREMENTS AND R.L'S TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF NEW WORKS.
2. ALL CONSTRUCTION NOT SHOWN/ NOT REQUIRING SPECIFIC DESIGN IS TO COMPLY WITH NZS. 3604 :2011 AND NZ BUILDING CODE
3. ALL TIMBER TREATMENT TO BE AS PER NZS 3602 /2003 REFER NOTES SHEET
4. ALL GLAZING SHALL COMPLY WITH NZBC F2/AS1 AND NZS 4223 PART 3:2016. A CERTIFICATE OF COMPLIANCE FROM THE INSTALLER IS TO BE SUBMITTED REFER NOTES SHEET.
5. INSULATION INSTALLED TO FLOOR, WALLS AND CEILING/ ROOF SPACE TO COMPLY WITH N.Z.B.C-H1. REFER NOTES SHEET.
6. ALL TIMBER FRAMING TO BE MIN SG 8.0
7. ALL PLUMBING AND DRAINAGE AS PER NZS 3500 STANDARDS
8. PRENAIL MANUFACTURER/ CONTRACTOR TO ENSURE BOTTOM OF ALL LINTELS/ BEAMS ETC ON THE FRAMES TO BE AT ONE LEVEL

NOTE:

ALL TIMBERS SHALL BE SEPARATED FROM DIRECT CONTACT WITH CONCRETE OR MASONRY BY A BITUMINOUS DAMP-PROOF COURSE (DPC) OVERLAPPING THE TIMBER BY AT LEAST 6 mm. REFER TO NZS 3604:2011, CLAUSE 2.3.3

BUILDING WRAP

THERMAKRAFT COVERTEK 403 PLUS BREATHABLE BUILDING PAPER OR SIMILAR AS PER NZBC/E2/AS1 TABLE 23

WINDOW AND DOOR (AT GROUND FLOOR) NOTES:-

WINDOW JOINERY EXCEPT WHERE SHOWN, HEAD HEIGHTS ARE SET 2.1M EXCEPT WHERE IT IS INDICATED DIFFERENT. A.F.L READ: WIDTH X HEIGHT

WET AREA NOTES:-

ALL TIMBER WET AREAS (SPASH AREAS) TO BE PROVIDED WITH WATERPROOFING (REFER TO SHEET DT06 FOR DETAILS) (FINISHING TO BE CONFIRM BY OWNER)

GLAZING NOTES:

1. SAFETY GLASS APPLY TO ALL GLAZING WITH SILL HT LESS THAN 800mm FROM FFL. REFER TABLE 1/ TABLE 7 OF NZS 4223.2.2016
2. PROVIDE SAFETY GLASS TO ALL BATHROOMS AND ENSUITE WINDOWS TO COMPLY REFER TABLE 1/ TABLE 7 OF NZS 4223.2.2016

TABLE A4 - HUMAN IMPACT SAFETY REQUIREMENTS FOR GLAZED PANELS AND WINDOWS IN BATHROOMS (REFER NZS 4223.3.2016)
REFER TO GENERAL NOTE SHEET A00

RESTRICTOR NOTE:

- RESTRICTORS FITTED TO :
1. WINDOW OPENINGS LESS THAN 1m WIDE WITH SILL HT LESS THAN 760mm AND HAVE OVER 1m FALL RISK
 2. WINDOW OPENING MORE THAN 1m WIDE WITH SILL HT OF NO LESS THAN 1m HIGH TO COMPLY WITH NZBC F4/AS1 SECTION 2.

THIS BUILDING COMPLIES WITH
NZS4218:2004 CALCULATION METHOD

WALL R-VALUE	2.2
ROOF R-VALUE	2.9
GLAZING R-VALUE	0.37 (double glazed)



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PROJECT

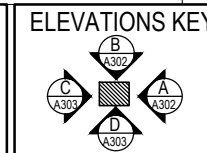
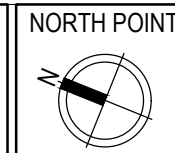
**PROPOSED DEVELOPMENT
AT 3 CLAYTON AVENUE
OTARA, AUCKLAND**

SHEET TITLE

**PROPOSED LOT 3
GROUND FLOOR PLAN**

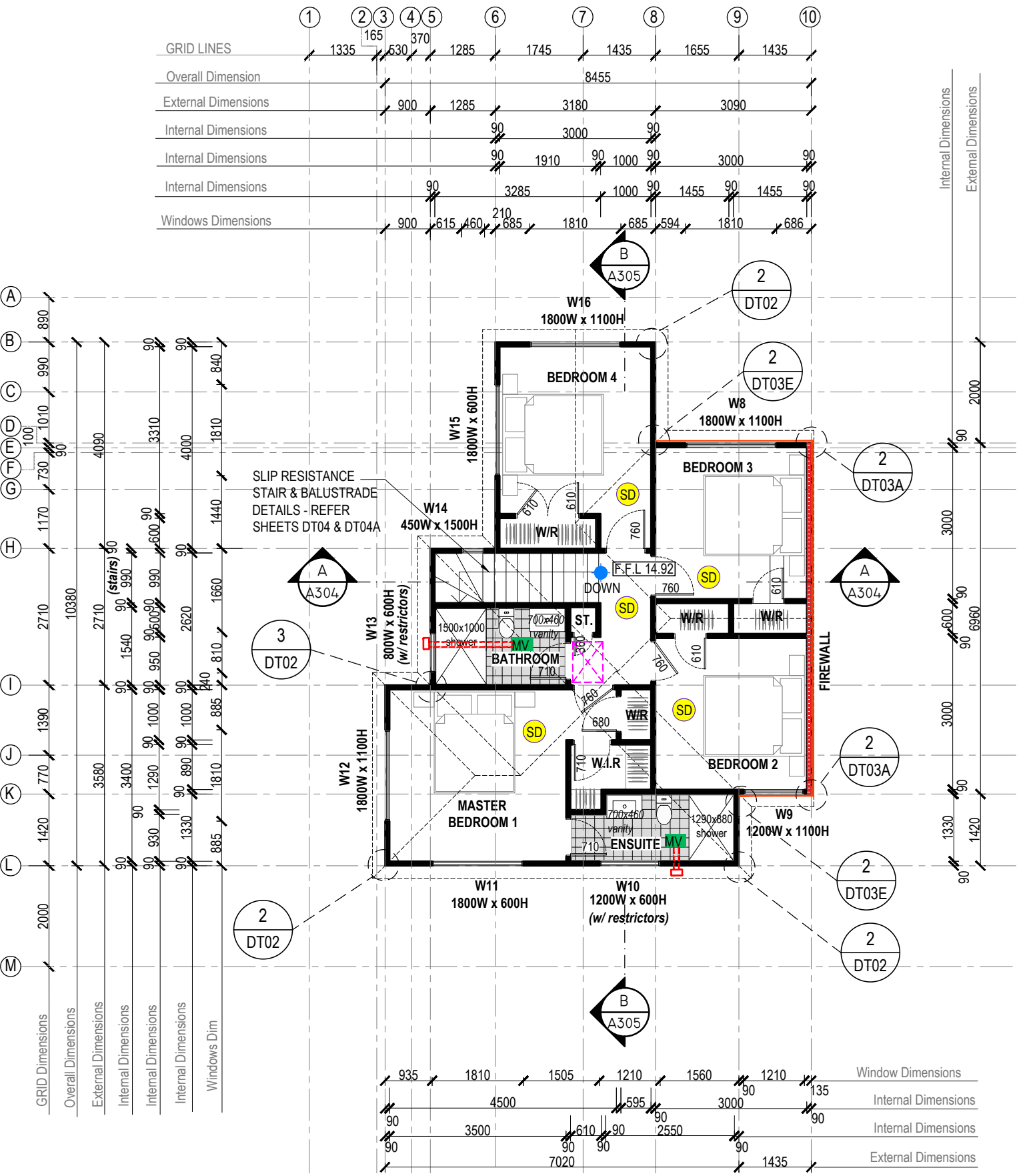
REV	DESCRIPTION	DATE
A	GLAZING NOTE AMENDED	21.12.2022

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SCALE	1:100 @ A3
JOB No.	2138
DESIGN	BAKER
DRAWN	MML
DATE	27-11-2021

DWG. No.	A
A300	



LOT 3 FIRST FLOOR PLAN
SCALE 1:100 @ A3
FLOOR AREA - 68m²

STUDS SPACINGS:
WIND ZONE : LOW
ROOF : LIGHT
ALL LOAD BEARING AND/ OR EXTERNAL WALLS TO:
SG 8.0 (H1.2)

FIRST FLOOR TIMBER WEATHERBOARD
HTS < 2400 90x45 @ 600mm CRS

NON LOAD BEARINGS WALLS
HTS ≤ 2420 - 90x45 @ 600mm CRS

FIRST FLOOR AREA = LOT 3 - 68m²
FFL = 14.92 - FINISH FLOOR LEVEL

KEY NOTES:

- TIMBER WEATHERBOARDS B/B ON 20mm CAVITY BATTENS ON WALL UNDERLAY FIXED ON TIMBER FRAMED WALL.
- JH LINEA OBLIQUE WEATHERBOARDS VERTICALLY FIXED ON TIMBER FRAMING (SIZE 90 X 45 mm MIN STUDS @ 600 CRS & NOGS @ 600 CRS), ON HORIZONTAL 20mm TIMBER CAVITY BATTENS SYSTEM NOGS @ 600 CRS
- FIRE WALL = LINEA OBLIQUE VERTICAL CLADDING : JHETGO30V- FRR 30/30/30. 1 LAYER /10mm GIB FRYELINE. REFER DETAILS ON SHEETS FD01 - FD02

- INTERCONNECTED SMOKE DETECTOR SHALL BE FITTED IN ACCORDANCE WITH F7/AS1 IN EVERY SLEEPINGSPACE OR 3.0M OF EVERY SLEEPING SPACE DOOR. (INTERCONNECTED SMOKE ALARM WILL BE USED AT EVERY SLEEPING SPACE TO ACHIEVE 75db)
- LIGHTING TO BE PROVIDED AT MAIN ENTRIES AND STAIRS AND HABITABLE AREAS.
- MECHANICAL VENTILATION FOR LAUNDRY, WC & KITCHEN AS PER G4/AS1 DUCTED TO OUTSIDE UNDER SOFFIT, EXTRACTION RATE - 87/sec - 303m³/hr

- CEILING ACCESS HATCH

INTERNAL ACCESS ROUTE
ACCESS ROUTE INCLUDING MAIN ENTRIES, STAIRS, TOILET AND BATHROOM SHOULD HAVE SLIP RESISTANCE SURFACE

EXTERNAL ACCESS ROUTE
EXTERNAL ACCESS ROUTE SHOULD HAVE BROOMED FINISH CONCRETE

DOWNLIGHTS

Recessed luminaires (if any) shall be one of the following types, as specified in AS/NZS 60598.2.2:
a) IC-F, or
b) IC, or
c) CA-80 or
d) CA-135.
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NOTES:

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- INSULATION INSTALLED TO FLOOR, WALLS AND CEILING/ ROOF SPACE TO COMPLY WITH N.Z.B.C-H1. REFER NOTES SHEET.
- ALL TIMBER FRAMING TO BE MIN SG 8.0
- ALL PLUMBING AND DRAINAGE AS PER NZS 3500 STANDARDS
- PRENAIL MANUFACTURER/ CONTRACTOR TO ENSURE BOTTOM OF ALL LINTELS/ BEAMS ETC ON THE FRAMES TO BE AT ONE LEVEL

NOTE:

ALL TIMBERS SHALL BE SEPARATED FROM DIRECT CONTACT WITH CONCRETE OR MASONRY BY A BITUMINOUS DAMP-PROOF COURSE (DPC) OVERLAPPING THE TIMBER BY AT LEAST 6 mm. REFER TO NZS 3604:2011, CLAUSE 2.3.3

BUILDING WRAP

THERMAKRAFT COVERTEK 403 PLUS BREATHABLE BUILDING PAPER OR SIMILAR AS PER NZBC/E2/AS1 TABLE 23

WINDOW AND DOOR (AT FIRST FLOOR) NOTES:-

WINDOW JOINERY EXCEPT WHERE SHOWN, HEAD HEIGHTS ARE SET 2.1M EXCEPT WHERE IT IS INDICATED DIFFERENT. A.F.L READ: WIDTH X HEIGHT

WET AREA NOTES:-

ALL TIMBER WET AREAS (SPLASH AREAS) TO BE PROVIDED WITH WATERPROOFING (REFER TO SHEET DT06 FOR DETAILS)
(FINISHING TO BE CONFIRM BY OWNER)

GLAZING NOTES:

- SAFETY GLASS APPLY TO ALL GLAZING WITH SILL HT LESS THAN 800mm FROM FFL. REFER TABLE 1/ TABLE 7 OF NZS 4223.2.2016
- PROVIDE SAFETY GLASS TO ALL BATHROOMS AND ENSUITE WINDOWS TO COMPLY REFER TABLE 1/ TABLE 7 OF NZS 4223.2.2016

RESTRICTOR NOTE:

- RESTRICTORS FITTED TO ;
- WINDOW OPENINGS LESS THAN 1m WIDE WITH SILL HT LESS THAN 760mm AND HAVE OVER 1m FALL RISK
 - WINDOW OPENING MORE THAN 1m WIDE WITH SILL HT OF NO LESS THAN 1m HIGH TO COMPLY WITH NZBC F4/AS1 SECTION 2.

THIS BUILDING COMPLIES WITH NZS4218:2004 CALCULATION METHOD	
WALL R-VALUE	2.2
ROOF R-VALUE	2.9
GLAZING R-VALUE	0.37 (double glazed)