

Site Area: 724m²
 House Area (Foundation): 235.91m²
 Site Coverage: 32.58%

Sewer Pipe ———
 S/W Pipe - - - - -

All dimensions are from the boundary to the cladding face and to be checked and confirmed by builder prior to any construction.

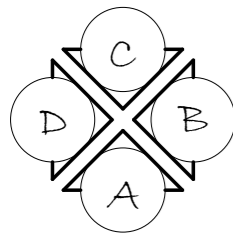
Sewer & stormwater to discharge into existing connection. (Confirm exact locations)

Refer to sediment control plan in specification and implement where required.

Roof: 25° Corrugate Colorsteel
 Walls: 70 Series Brick Veneer with a 50mm cavity

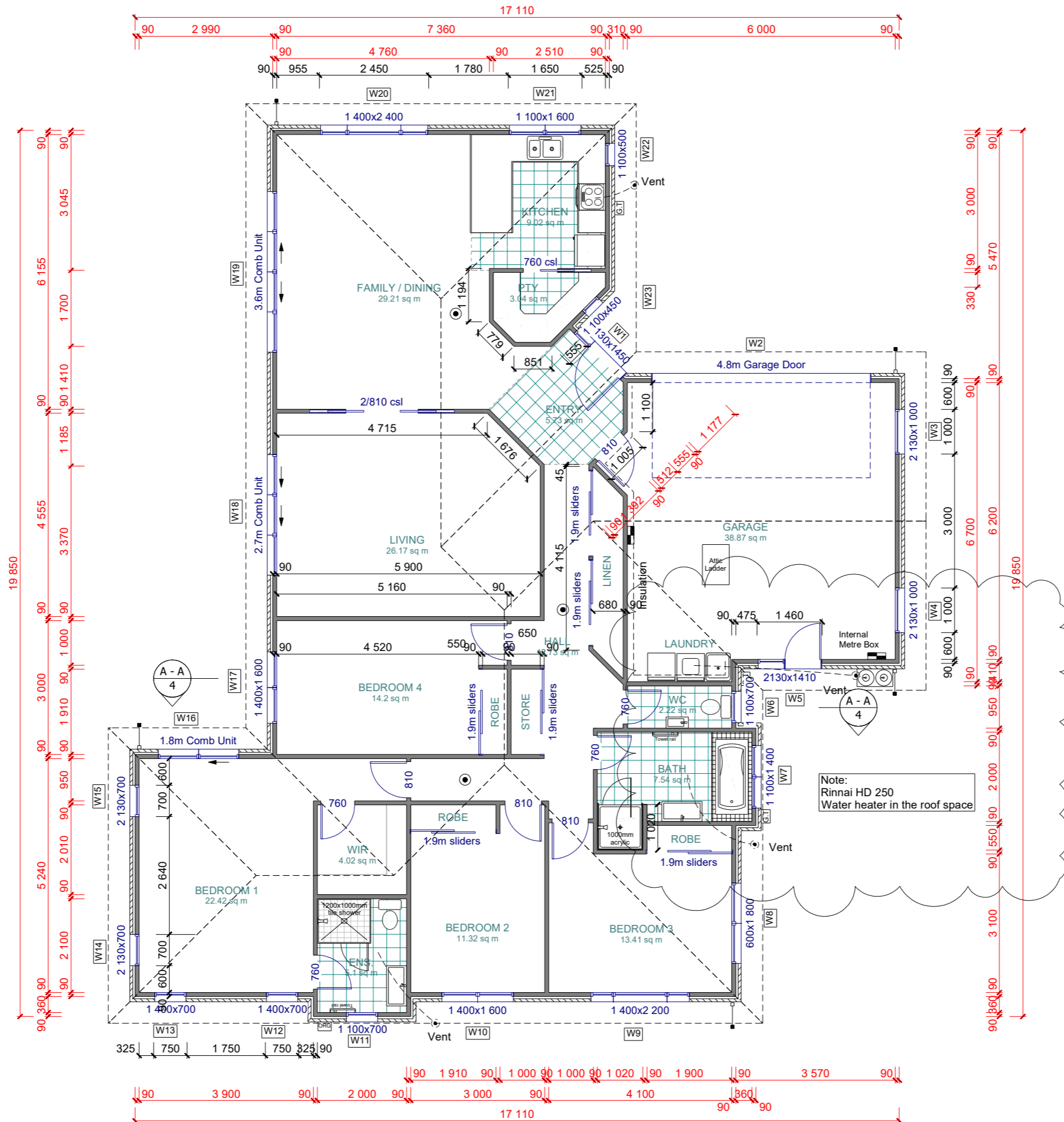
Wind Zone: High Earthquake: 2
 Corrosion: B Snow: N4

Taylor Homes Ltd
 Lot 395, DP 535412
 83 Zabeel Street
 Flemington, Lincoln



Key To Elevations

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GENERAL FLOOR PLAN NOTES

SMOKE ALARMS
 Smoke Alarms to be fitted within 3.0m of sleeping areas and on Escape routes, as indicated on plan. Refer to Construction Schedule (Page 2 & 3) in the Specification for more information.

MISCELLANEOUS:
 Dimensions shown are to the frame, GIB thickness not shown. Refer to Construction Schedule (Page 2 & 3 of Specification) for additional construction information. Entry through external doors Mechanical ventilation Air Seals to have PEF rod & low expansion foam All windows and doors centered in room unless shown otherwise

FOUNDATION SYSTEM
 TC2 Rib Raft Floor
 WALL FRAMING -designed to high wind zone
 Stud Height: 2420 mm
 Exterior Walls: 90x45mm studs @ 600 mm crs
 Interior Loadbearing wall: 90x45mm studs @ 600 mm crs
 Dwangs Ext: 90x45 @ 800 crs
 Non loadbearing: 90x45mm studs @ 600 mm crs
 Dwangs Int: 90x45mm @ 800mm crs

LINTELS AND BEAMS
 Lintels and beams can be found on the Truss Design

BUILDING WRAP
 Watertight Building Wrap, refer to manufacturers specifications attached

DOORS
 Internal Height: 1980mm

INSULATION
 Wall - Pink Batts R2.4 Wall Batts
 Ceiling - Pink Batts R3.6 Ceiling Batts

WALL AND CEILING LININGS
 Wall - Standard 10mm GIB (unless required for bracing)
 Ceiling - Standard 13mm GIB
 Bathroom - 13mm GIB Aqualine (bathrooms)
 Corner Finish - 10mm GIB Aqualine Square

FLOOR FINISHES
 Carpet, Tiles

INTERIOR AND EXTERIOR JOINERY
 Joinery - Double Glazed Vantage
 Standard Aluminium Joinery
 Shelf and rail to wardrobes

WATER HEATING
 Gas Hot water system

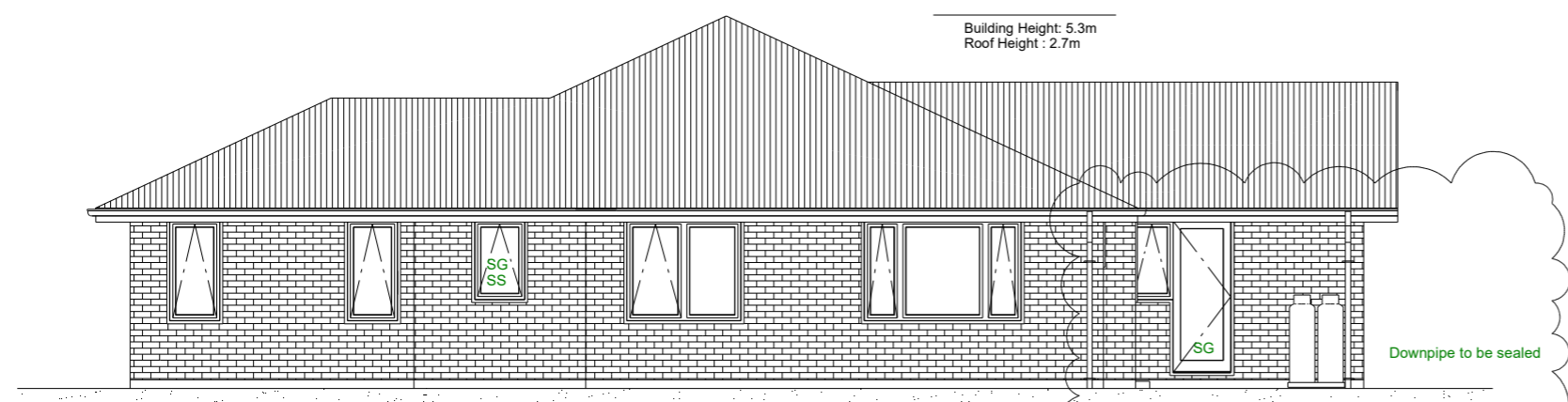
KITCHEN COOKTOP
 Electric Hob
ROOF CLADDING AND STRUCTURE
 Purlins - 70x45 SG8 H1.2 @ 900crs

GUTTER/FASCIA/DOWNPINES/SOFFITS
 Gutter - Metalline Quad Gutter
 Fascia - Metalline 185 Fascia
 Downpipes - Marley 80mm Dia PVC
 Soffits - Hardiflex 4.5mm

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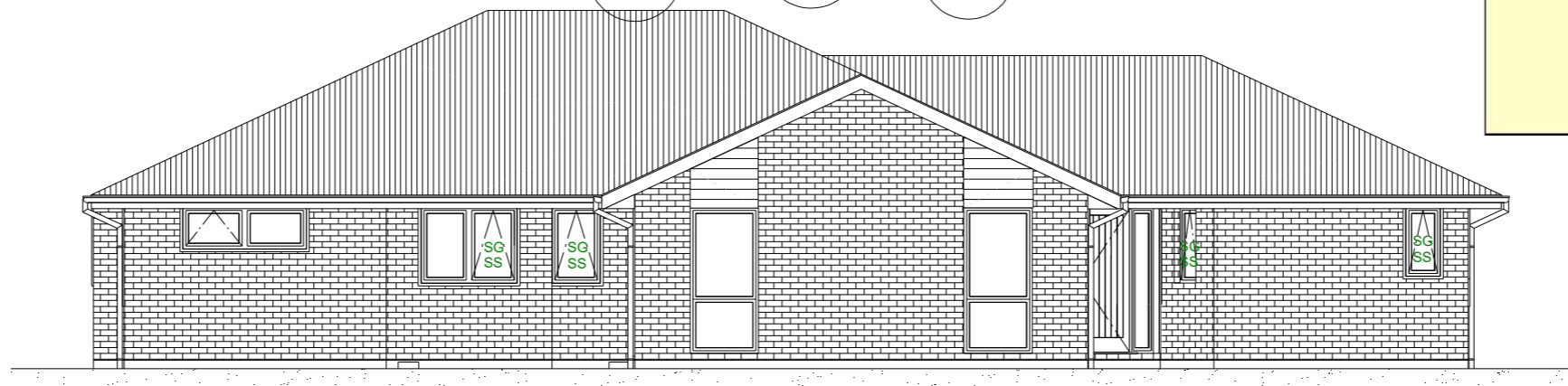
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ELEVATION A

Risk Area 1 Elevation A		Risk Factor				
		low	medium	high	very high	
Wind Zone				1		1
No of Storeys		0				0
Roof/Wall		0				0
Eaves Width		0				0
Building Envelope		0				0
Decks & Balconies		0				0
Total						1



ELEVATION B

Risk Area 2 Elevation B		Risk Factor				
		low	medium	high	very high	
Wind Zone				1		1
No of Storeys		0				0
Roof/Wall		0				0
Eaves Width			1			1
Building Envelope				3		3
Decks & Balconies		0				0
Total						5



ELEVATION C

Risk Area 3 Elevation C		Risk Factor				
		low	medium	high	very high	
Wind Zone				1		1
No of Storeys		0				0
Roof/Wall		0				0
Eaves Width		0				0
Building Envelope		0				0
Decks & Balconies		0				0
Total						1

Risk Area 4 Elevation D		Risk Factor				
		low	medium	high	very high	
Wind Zone				1		1
No of Storeys		0				0
Roof/Wall		0				0
Eaves Width		0				0
Building Envelope		0				0
Decks & Balconies		0				0
Total						1



ELEVATION D

Air Barrier to unlined wall and gables, refer to the Construction Schedule in the Specification for type.

This sheet to be read in conjunction with the Risk Matrix in specification.

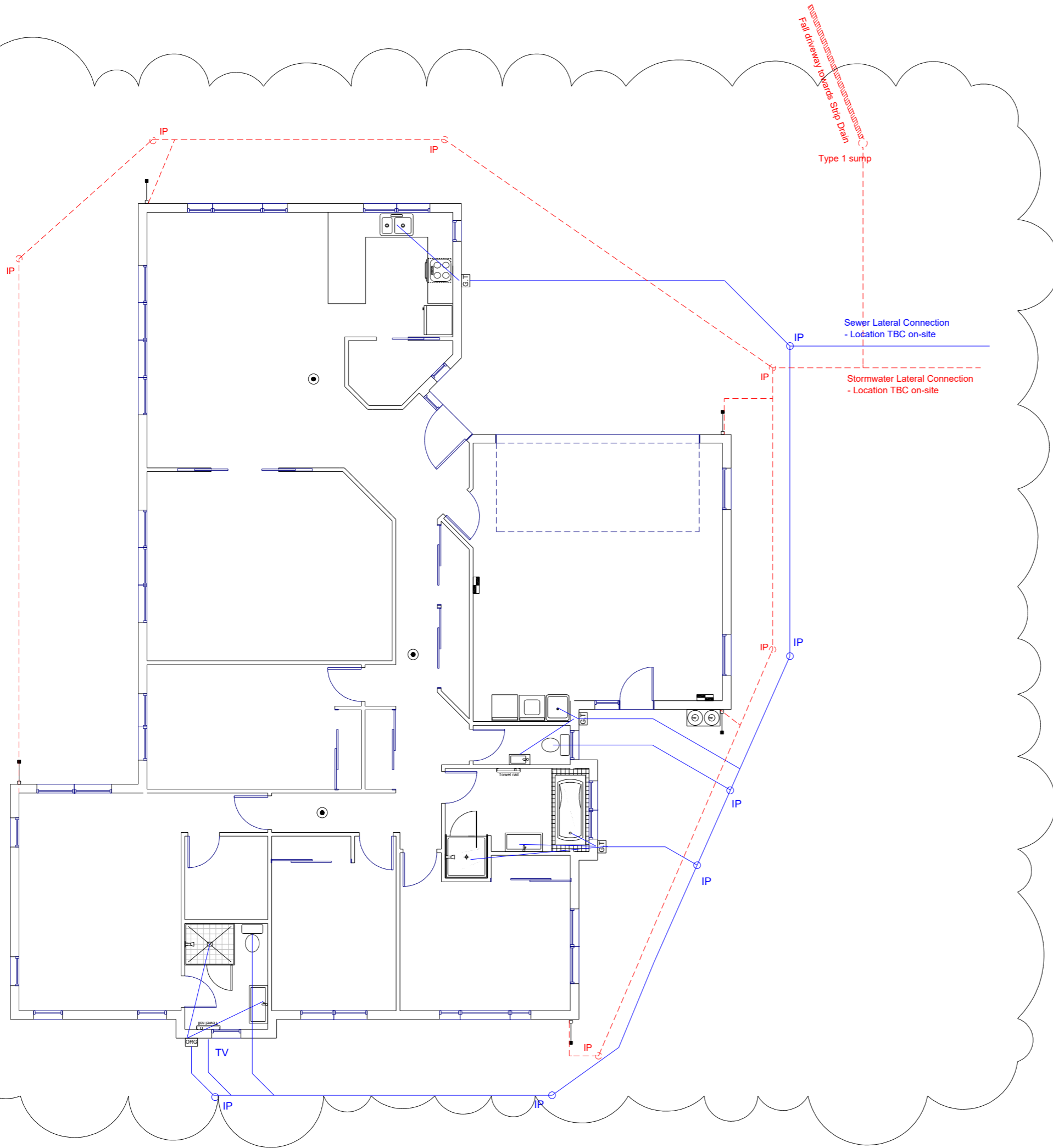
Driveway to fall from 20mm max below garage rebates.

Key
 SS: Security Stay
 SG: Safety Glass

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Plumbing Schedule	NZBC G13	
Kitchen Sink:	Ø 50mm @1:40	(3 discharge units)
Bathrooms Vanity:	Ø 40mm @ 1:40	(1 discharge units per basin)
Shower:	Ø 40mm @1:40	(2 discharge units)
Bath:	Ø 40mm @1:40	(4 discharge units)
WC:	Ø 100mm @1:40	(4 discharge units)
Laundry Sink:	Ø 50mm @1:30 min	(5 discharge units)
Drainage Schedule	NZBC G13	
Main Foulwater Vented Drain	Ø 100mm @1:60	
Stormwater Drain	Ø 100mm @1:60 (1:120min)	
Terminal Vent	Ø 80mm	
Vent	Ø 50mm	
ORG	Overflow Relief Gully	

All plumbing and drainage to comply with NZBC G13.
 ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of lowest fixture
 All drains passing through concrete, provide sleeve or wrap in durable and flexible to allow for expansion and contraction. (as per G13/AS2 5.8.1)

LEGEND.

Sewer Pipe	—————
S/W Pipe	- - - - -
Down Pipe	DP
Gully Trap	GT
Terminal Vent	TV
Vent	V
Inspection Point	IP
Air Admittance Valve	AAV

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