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This drawing is to be used in accordance with the conditions of use set out in the accompanying schedule of conditions. It is to be used for the purpose of obtaining a resource consent and is not to be used for any other purpose without the written consent of J&J Architecture Ltd.

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 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. STUDS & STUD HEIGHTS:
 - All walls to be 90x45 SGB studs @ 400 c/s (2605mm stud height).
 - All bottom plates to be H1.2 fixed with LUMBERLOK BOTTOM PLATE FININGS anchor in galv mild steel.
12. All showers to be glass panel with concrete tiles.
13. All internal wall linings to be 10mm GIB standard, and ceiling to be 13mm GIB standard over 70x35mm ceiling battens. All wet area to be 10mm GIB AQUALINE.
14. All windows and doors to be aluminium joinery, and all bath room windows to be comply with NZS 4223:part3:2016 for safety glazing comply with NZBC E2/AS1.
15. All ventilation to be comply with G4/AS1 & AS1686: (The Kitchen, bathroom, toilet, or laundry door under cut by 20mm).
16. All internal door to be 2200mm height.

REVISION	A 09.03.21	Revised for council FIR
CLIENT	32 Glenview Terrace	
GROUND FLOOR PLAN		
DATE	09-Mar-21	SCALE @ A3
REVISION	A	PAGE 04

Wet Area

Wet area to be waterproofing with 'ARDEX-Guang Zhou-0462' 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.

Insulation

90 Frame External Walls:
R2.2 PINK BATTS

Trusses Roof Area:
R3.2 PINK BATTS

Meter Box
Kingspan KS1000RW

Finishes

Skitring: 60x10 PINE SINGLE BEVEL

Architrave: 60x10 PINE SINGLE BEVEL

Scotia: 75 GIB Cove

Timber Treatment

Timber

Wall Frame

Wet Area Wall Frame

Trusses

Treatment

H1.2

H3.2

H1.2

K E V :

Smoke Detector

Out door Tap

Switch Board

Meter Board

Ceiling Access

Rinnai Gas HW System

Air Conditioner Outlet

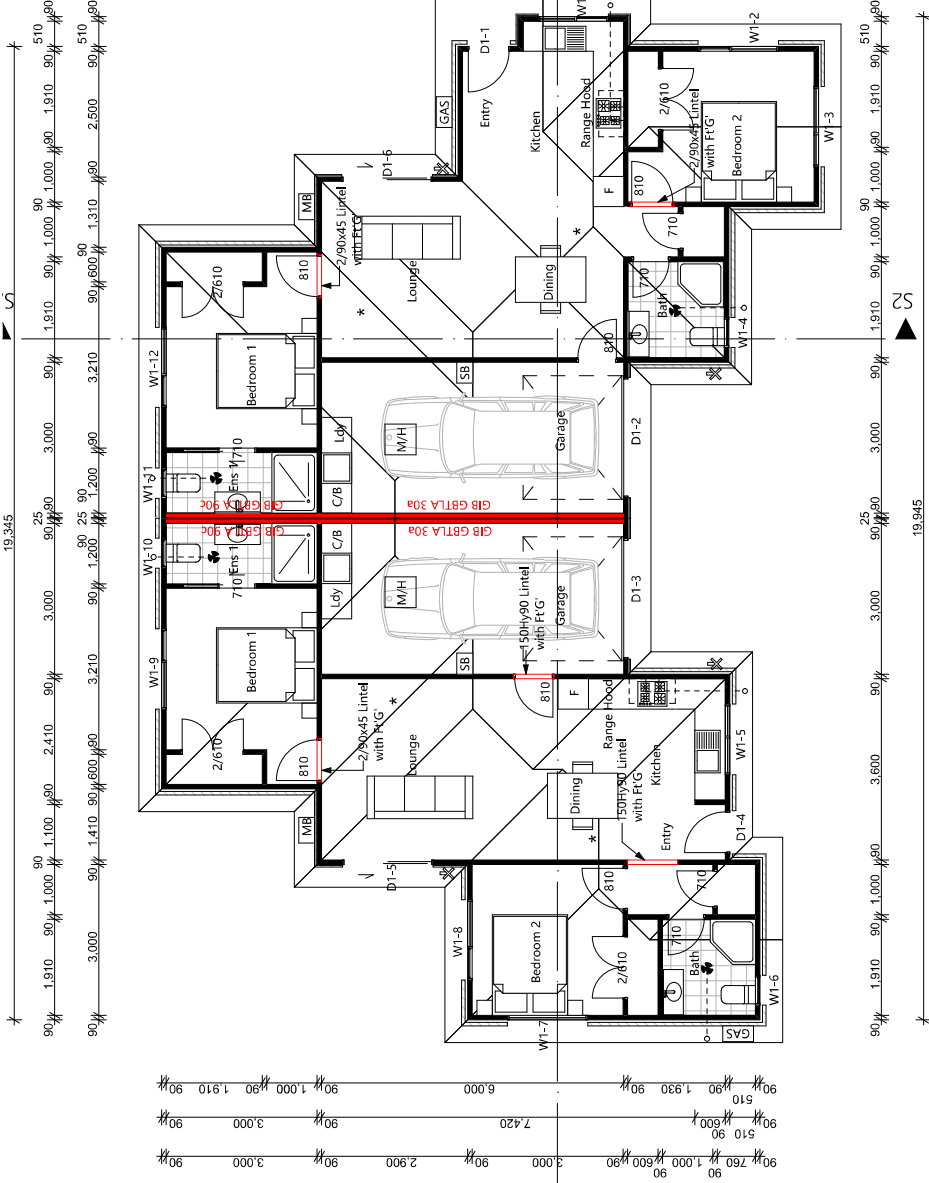
Exhaust Fan

Exhaust Fan

Flow rates

a) 25 L/s for showers and baths, and

b) 50 L/s for cooktops



Window & Door Schedule

W&D #	Size HxW	Glazing	G/Type	Lintel Size	Lintel Fixing	W&D #	Size	Glazing	G/Type	Lintel Size	Lintel Fixing
D1-1	2000x860	Double	Clear/Safety	2/90x45 SGB	F	W1-6	1000x600	Double	Opaque/Safety	2/90x45 SGB	E
D1-2	1000x1400	Double	Clear	150 Hy90	F	W1-7	400x1600	Double	Clear	150 Hy90	F
D1-3	1100x1600	Double	Clear	150 Hy90	F	W1-8	1100x1600	Double	Clear	150 Hy90	F
D1-4	1000x600	Double	Clear	150 Hy90	F	D1-5	2000x1800	Double	Clear/Safety	150 Hy90	F
D1-5	2000x2400	Double	Sectional	200 Hy90	F	W1-9	1100x1600	Double	Clear	150 Hy90	F
D1-6	2000x2400	Double	Sectional	200 Hy90	F	W1-10	1000x600	Double	Opaque/Safety	2/90x45 SGB	E
D1-7	2000x860	Double	Clear/Safety	150 Hy90	F	W1-11	1000x600	Double	Clear/Safety	2/90x45 SGB	F
D1-8	2000x860	Double	Clear/Safety	150 Hy90	F	W1-12	2000x1800	Double	Clear/Safety	150 Hy90	F

ALL THE WINDOW AND DOOR HEIGHT TO BE 2000mm. ALL SIZES TO BE MEASURED ON SITE BEFORE FABRICATION. CONSULT WITH OWNER AT FINAL MEASURE.