

GENERAL NOTES

Ground Floor Area over Framing 189.27 m²
Ground Floor Area over Foundation 197.44 m²

Roof Pitch 27°
Eaves Width 600mmmm
Gable Width 450mmmm
Height To Underside of Truss 2455mmmm

Soffit Type Flat

Internal Door Leaf Height Standard

Linings GIB
Ceiling Battens 35mm Metal ceiling battens @ 600mm crs

Ceiling Vents: Bathroom & Ensuite to vented directly to exterior
Laundry Room/Area to vent directly to exterior
Range Hood to exit through soffit lining

Smoke Alarms: Required within 3m of all sleeping areas, change in level & entry/exits as per NZS 4514 & BRANZ Bulletins No's 606

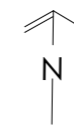
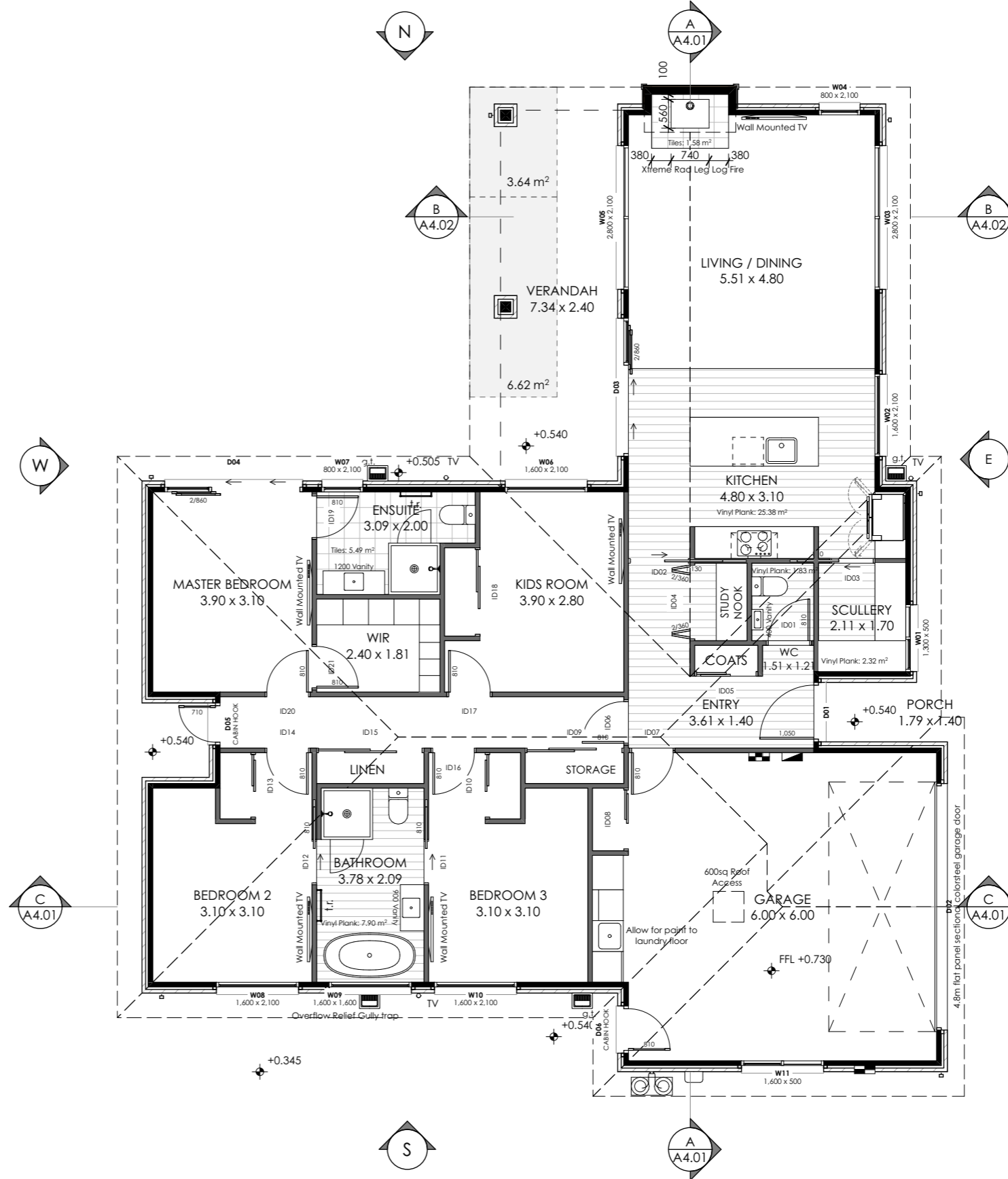
KEY

- Meter Board
- Distribution Board
- Comms Panel
- Gully Trap
- Hose Tap
- Downpipe
- Internal Heat Pump
- External Heat Pump
- Panel Heater
- 2x45kg Gas Bottles
- Gas Califont

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ADDITIONAL FLOOR PLAN NOTES:

- All glazing to comply with NZS4223
- All hard floor finishes to comply with NZBC D1/AS Table 2. Floor tiles to be non-slip & have a slip coefficient value of 0.35 - 0.65 for grit finished ceramic tiles.
- Hot water pipes to be sized according to NZBC G12 & NZS4305:1996. Mains pressure: 15mm dia... allows 12m max. pipe length. Pipe length beyond this must be lagged.
- Satin enamel wall finish to bathroom, ensuite & those walls adjacent to sinks etc... in kitchen & laundry.
- Impervious lining to be used above basins, vanities & benches. Bottom edge to be filled with fungus/mould resistant sealant.



GENERAL NOTES:

Ground Floor Area over Framing:	189.27 m ²
Insulation:	R2.6 Exterior walls R3.6 Ceiling
Stud Heights: In High wind zone.	
Typical stud height: Single Storey	
2455mm to underside of truss.	90x45mm SG8 @ 400mm crs max.
4800mm to top of chimney	140x90mm SG8 @ 300mm crs max. (chimney only)
Studs in Gable ends:	Gable ends clad in James Hardie Oblique Weatherboard to have studs @ 400mm crs
Dwangs:	Unless noted - All Dwangs @ 800mm crs
Dwangs to Tiled Areas:	All tiled areas to have dwangs @ 600mm crs, studs at 400mm crs max.
Lintels:	
Window lintel height:	2100mm
Internal door leaf height:	Standard, unless noted otherwise
General Notes:	- (If not noted on framing plan). All exterior window & door lintels by truss manufacturer - Internal non-loadbearing walls to be SG8 graded. - All dimensions to be confirmed on site.
Sizing of timber plates	
Bottom Plate	45mm thick, width to match stud. SG8, H1.2, Pinus Radiata
Top Plate	45mm thick, width to match stud. Additional top plate 35mm thick, 90mm wide if 140mm wall, 140mm wide if 140mm wall. SG8, H1.2, Pinus Radiata

LINTELS & LINTEL FIXING TYPES

Lintels as per NZS3604:2011 & Fixings as per Lumberlok Lintel Fixing Schedule. Refer Lumberlok Schedule attached.

LINTEL SIZES	FIXING TYPES
A 2/90x45 SG8	E = 1.4 kN
B 140x90 SG8	F = 4.0 kN
C 190x90 SG8	G = 7.5 kN
D 240x90 SG8	H = 13.5 kN
E 290x90 SG8	
F SED	

Lintel Sizes as per truss design - Truss Design to take precedence over these drawings.

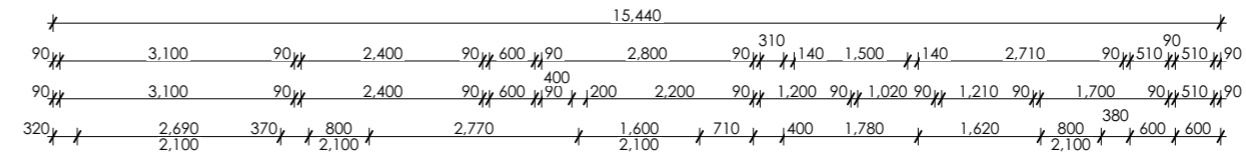
KEY	Lintel - #	Lintel Type
	Fixing - #	Lintel Fixing Type

SCHEDULE OF FRAMING TIMBERS - GRADING AND TREATMENT

Wall framing	
Exterior walls & lintels	SG8, H1.2, Pinus radiata
Interior walls (loadbearing)	SG8, H1.2, Pinus radiata
Interior walls (non-loadbearing)	SG8, H1.2, Pinus radiata
Cavity battens:	
-Dry Cavity	SG8, H3.2, Pinus radiata
-Wet Cavity	SG8, H3.2, Pinus radiata
Roof framing	
Roof trusses - typical	SG8, H1.2, Pinus radiata
Gable end truss	SG8, H1.2, Pinus radiata
Coved or attic trusses	SG8, H1.2, Pinus radiata
Purlins/Battens	SG8, H1.2, Pinus radiata
Valley boards, barge boards	SG8, H1.2, Pinus radiata

Windows	
Framing and reveals	Dressed, H3.1, Pinus radiata

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Indicates insulated wall (R2.6 batts)
Indicates non-insulated wall



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