

BC Number - DD007.2021.00042774.001

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GENERAL NOTES:

ALL WORK TO COMPLY WITH NZS3604:2011 & NZ BUILDING CODE
 TRUSS DESIGNER TO INFORM ELYN ARCHITECTURE LTD. IF ANY GIRDER TRUSS OR POINT LOAD IS SUPPORTED OVER A WINDOW OR DOOR OPENING.
 ALL LINTELS TO BE CONFIRMED WITH TRUSS MANUFACTURER
 SPECIFICATIONS ON DETAILS WHERE NOTED OTHERWISE OR AS REQUIRED BY NZBC R2/AS1. ALL TIMBER TO BE SGR UNLESS NOTED OTHERWISE. JOINER TO CHECK ALL WINDOW OPENING SIZES ON SITE PRIOR TO FABRICATION.
 SAFETY GLASS TO BE INSTALLED TO COMPLY WITH NZS 4223.
 ALL INTERIOR DOORS TO BE PAINT FINISHED MDF HOLLOW CORE DOORS WITH SELECTED HARDWARE BY CLIENT.
 10mm GIB AQUALINE ON ALL WET AREAS (BATHROOMS, KITCHEN, LAUNDRY ETC.) WITH 2 COATS OF ENAMEL PAINT FINISH TO UNTILED WALLS.
 HOT WATER PIPES TO BE SIZED ACCORDING TO NZBC G12 & NZS 4305:1996. MAINS PRESSURE. 15mm DIA. ALLOW 12m MAX. PIPE LENGTH. PIPE LENGTH BEYOND THIS MUST BE LAGGED.
 ALL INTERNAL DOORS TO BE 2300mm.
 GARAGE TO BE INSULATED.
 CEILING TO BE 2.7m UNLESS NOTED OTHERWISE.

SPECIFIC NOTES:

NOTE 1. CHANGE FROM FLAT CEILING TO RAKING CEILING
 NOTE 2. BATHROOMS, SCULLERY & RANGEHOOD TO BE VENTED TO EXTERIOR (REFER ELECTRICAL PLAN)
 NOTE 3. TILED SHOWER AREAS TO BE LINED WITH 9mm HARDIES VILLABOARD COATED WITH 'HYDRATHANE' INTERIOR WATERPROOFING SYSTEM WITH SELECTED CERAMIC TILES OVER. SHOWER WALLS TO BE TILED TO 2.1m
 NOTE 4. FCM 2246 FIXED SKYLIGHT INSTALLED STRICTLY TO VELUX INSTRUCTIONS
 NOTE 5. ESCA DS1650 GAS FIREPLACE, INSTALLED STRICTLY TO MANUFACTURERS INSTRUCTIONS WITH VERTICALLY TERMINATED FLUE
 NOTE 6. FUJITSU 54HTC OUTDOOR DUCTING UNIT TO SUPPLY HOUSE

WALL LEGEND:

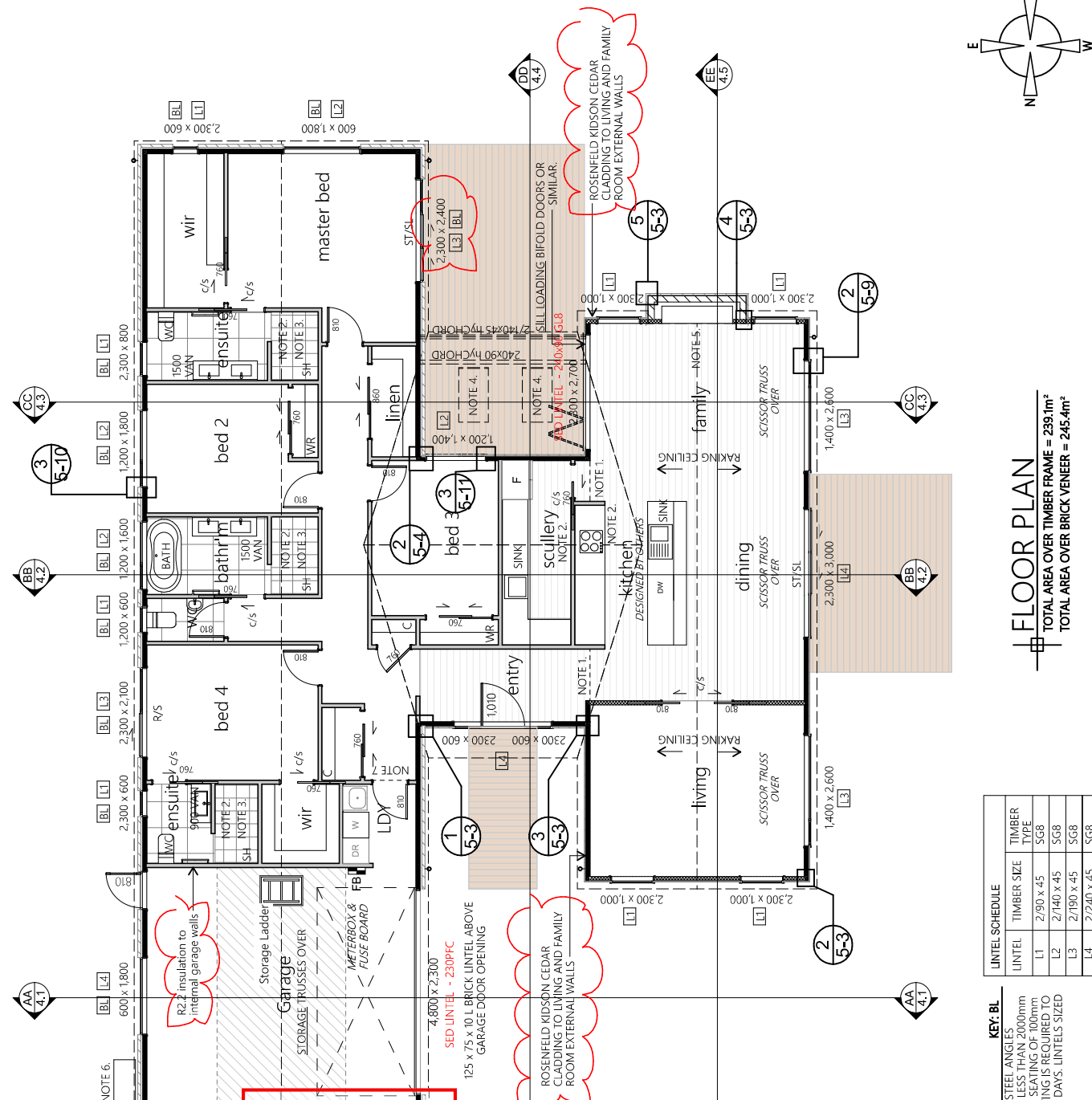
EXTERNAL WALLS

- 90 x 45 TIMBER FRAMING WITH STUDS AT 400 CTRS
- 2/90 x 45 TIMBER FRAMING WITH STUDS AT 400 CTRS
- 90 x 45 TIMBER FRAMING WITH STUDS AT 600 CTRS
- SED 2/140 x 45 SGR STUDS AT 400 CRS

WHERE ISC SHIPLAP CLADDING IS USED - NOGS TO BE AT 480CRS MAX.
 WHERE MC1000 CLADDING IS USED - NOGS TO BE AT 600CRS MAX.
 WHERE BRICK VENEER CLADDING IS USED - NOGS TO BE AT 800CRS MAX.
 INTERNAL WALLS TO HAVE NOGS AT 800CRS MAX

GENERAL NOTES: HIGH WIND ZONE

SCALE: 1:100 (if A3) JOB NO: 201051
 DATE: 2/10/2021 SHEET NO:
 DESIGNER: DM DRAWN: BVB
2.1
FLOOR PLAN
 JOB: PROPOSED DWELLING AT 23 THE MEADOW DRIVE FLAGSTAFF - HAMILTON FOR MARK COLLINS
 REVISION A - COUNCIL RPT / CLADDING CHANGE
 04/06/21
 01/05/21
 ISSUE: Description:



FLOOR PLAN
 TOTAL AREA OVER TIMBER FRAME = 239.1m²
 TOTAL AREA OVER BRICK VENEER = 245.4m²

KEY: BL

LINTEL SCHEDULE	TIMBER SIZE	TIMBER TYPE
L1	2/90 x 45	SG8
L2	2/140 x 45	SG8
L3	2/190 x 45	SG8
L4	2/240 x 45	SG8

BRICK LINTELS:

ALL BRICK VENEER LINTELS TO BE 80 x 80 x 80 GALV. STEEL ANGLES UNLESS NOTED OTHERWISE. WHERE OPENINGS ARE LESS THAN 2000mm WIDE, THE LINTEL BAR IS REQUIRED TO HAVE A MIN. SEATING OF 100mm EACH SIDE. IF THE OPENING EXCEEDS 2000mm, SEATING IS REQUIRED TO BE 200mm MINIMUM. PROP ALL LINTELS FOR MIN. 7 DAYS. LINTELS SIZED AS PER TABLE 18E, E2/AS1

Continued to check and verify all levels and dimensions
 All the plans are for construction purposes only. The property of ELYN ARCHITECTURE LTD. No adaptation is permitted without the written consent of ELYN ARCHITECTURE LTD.
 Drawings to be made in conjunction with specifications and relevant manufacturer's documents (A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZY, ZZ