



Note:
 Hazardous building material on site should be covered under NZBC F2/AS1. Glazing should be covered by NZS 4223.3.

Grade A safety glass and restrictors to be fitted to all windows sill height less than 760mm window on the first floor

Grade A Safety glass and restrictors to be fitted to all windows where the WC or any other fixed feature within 500mm horizontal of a window

All downlights must comply with C/AS2 7.4.

⊕ - smoke alarm to comply with NZBC located within 3.0 m of every sleeping space door and on escape routes on all levels

LBW Indicates internal load bearing wall

⊕ fan Mechanical through wall ventilation to exterior to comply with G4/AS1

Water Pipe Material as to G12-2.2 table-1
 1) Hot and Cold Water pipe
 Ø15mm Copper or Polybutylene
 2) Cold Only Water pipe
 Ø15mm Polyethylene
 3) Hot water pipe shall be insulated in accordance with NZS4305

- WET AREA NOTE**
- Mapelastic AquaDefense waterproofing membrane applied to wet area as per Mapei specification.
 - Grade A safety glazing apply to shower screen & windows in wet area.
 - Window restrictor to be installed to the upper floor wet area window
 - Bathroom: Tile finishes on floor and wall.
 - Kitchen: SPC Flooring on floor area.
 - Garage and laundry: Concrete floor
 - Others floor area : Carpet finishes.
 - AC Directives: Stud to be H1.2, SG8 90x45 @ 400crs to wet area
- All timber size complied with NZS 3604:2011

Timber treatment requirements chart	
BUILDING ELEMENT	TREATMENT LEVELS
-Exterior/interior wall framing and roof framing -Subfloor framing	SG8 -H1.2
Exterior use timber-Unroofed decking and external stairs,handrails and balustrades	SG8 -H3.2
-Piles and other structural in ground material	SG8 -H5

- SEA SPRAY ZONE NOTE:**
- All structural fixings: 304 stainless steel as per NZS 3604: 2011(Table 4.1 & 4.3)
 - Brick ties: 316 stainless steel
 - Brick support angle: Galvanised steel with Epoxy powder coating
 - Roofing: Colorsteel Maxx with factory pre-painted screws



1. Ground Floor Plan
 1:100

ALL DIMENSIONS MUST BE VERIFIED ON SITE

