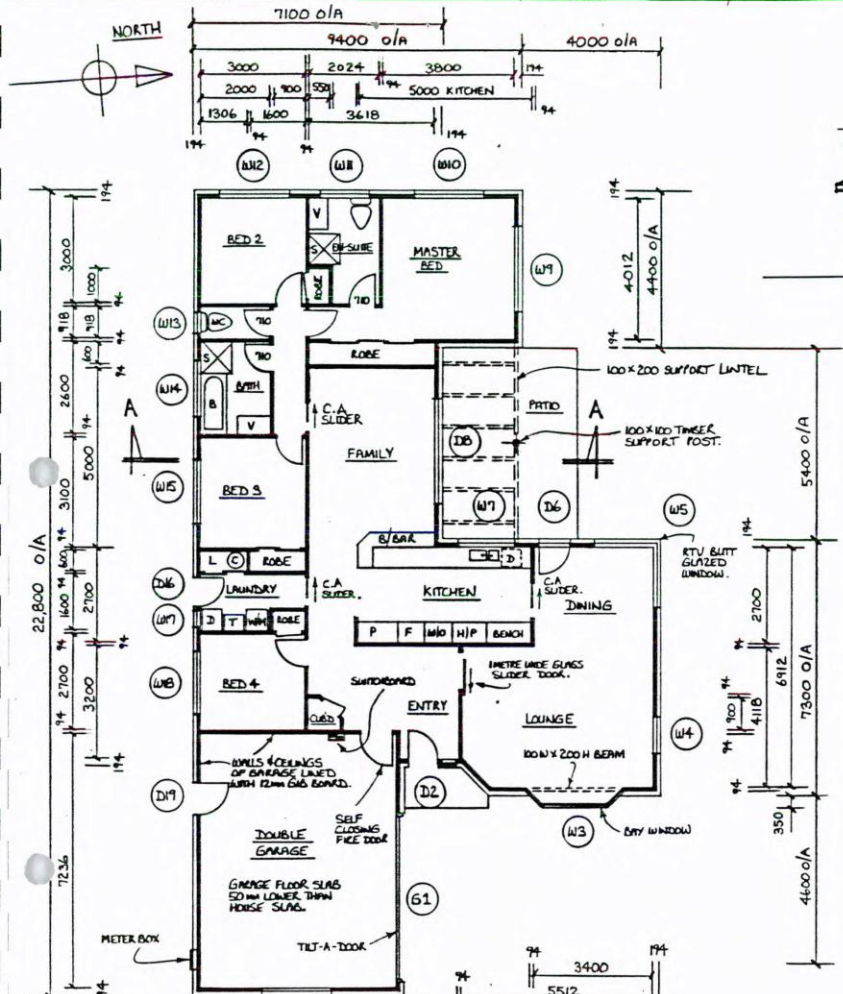


7 WANGARUA 44001750



FLOOR PLAN
1:100

TOTAL AREA INCLUDING GARAGE
= 210.1 M² (2261 FT²)
TOTAL AREA EXCLUDING GARAGE
= 163.5 M² (1760 FT²)

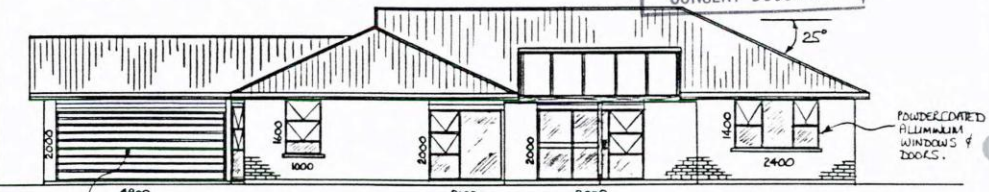


WEST ELEVATION

NOTE:
WINDOW 7
DIMENSIONS ARE:
1600 L X 1000 H

WINDOW No	LINTEL SIZE (WIDTH X HEIGHT)
W1	100 X 400
W2	100 X 125
W3	100 X 200
W4	100 X 200
W5	100 X 200 *
W6	100 X 200
W7	100 X 200
W8	100 X 200
W9	100 X 150
W10, W11, W12	100 X 150
W13	100 X 100
W14 + W15	100 X 150
W16 + W17	100 X 100
W18 + W19	100 X 150
W20	100 X 150

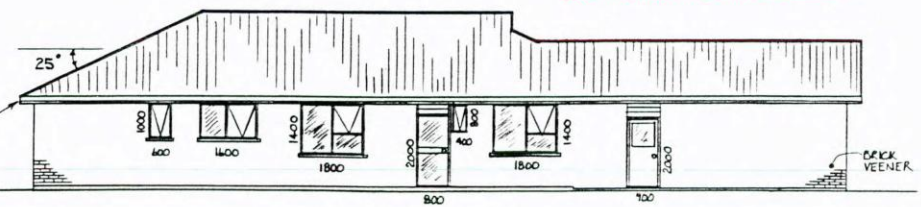
* W5 REQUIRES CANTILEVERED LINTEL BEAMS IN BOTH DIRECTIONS TO A MIN. OF 4-5 METRES LONG.



NORTH ELEVATION



EAST ELEVATION
1:100



SOUTH ELEVATION
1:100

GENERAL NOTES

- THIS HOUSE HAS BEEN DESIGNED IN ACCORDANCE WITH NZS 3604 : 1990. IT MUST THEREFORE BE CONSTRUCTED IN FULL ACCORDANCE WITH THE FOLLOWING:
NZS 3604 : 1990 LIGHT TIMBER FRAMED BUILDINGS
NZS 3602 : 1990 TIMBER AND WOOD BASED PRODUCTS
NZS 3124 : 1987 CONCRETE CONSTRUCTION FOR MINOR WORKS
NZS 4210 : 1989 MASONRY CONSTRUCTION
NZS 4223 : 1985 GLAZING IN BUILDINGS
NZS 4211 : 1985 PERFORMANCE OF WINDOWS
THE NEW ZEALAND BUILDING CODE AND APPROVED SOLUTIONS AND ANY OTHER RELATED STANDARDS AS CALLED FOR IN THE RELEVANT ACCEPTABLE SOLUTIONS.
THE NZ BUILDING CODE WHICH IS A SCHEDULE OF MANDATORY PROVISIONS AS PER THE BUILDING ACT : 1991 ALLOWS FOR THE USE OF ACCEPTABLE SOLUTIONS TO THE VARIOUS APPROVED DOCUMENTS.
- FOUNDATION DETAILS SHOWN ARE BASED UPON FIRM BEARING CONDITIONS OF NOT LESS THAN 100 KPa AS REQD BY NZS 3604 ; IF SUBSEQUENT TESTING PROVES OTHERWISE THEN IT IS THE BUILDERS RESPONSIBILITY TO CONTACT AN ENGINEER FOR REVISED FOUNDATION DETAILS.
- ALL BRACING TO BE FIXED IN ACCORDANCE WITH NZS 3604 : 1990 AND THE WINSTONE WALLBOARDS BOOKLET ; GIB, BOARD WALL BRACING SYSTEMS. BRACING SHOWN MUST BE READ IN CONJUNCTION WITH CALCULATION SHEETS PROVIDED.
- ALL PLUMBING ; DRAINAGE ; AND ELECTRICAL WORK SHALL BE CARRIED OUT BY REGISTERED TRADESPEOPLE AND THE RELEVANT ACCEPTABLE SOLUTIONS OF THE N.Z.B.C.
- ALL MATERIALS AND ITEMS USED SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
- ALL INTERNAL ACCESS DOOR WIDTHS TO BE 810 JAMBS UNLESS OTHERWISE NOTED.
- PLUMBER MUST INSTALL " TACO " # 52-600-25 30-70 TEMPERING VALVE SET AT MAX 55 °C (G12 - ASI-4.13). HOT WATER CTL. SET AT MIN. 60°C.

FILE COPY

FILE COPY

All building work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications.