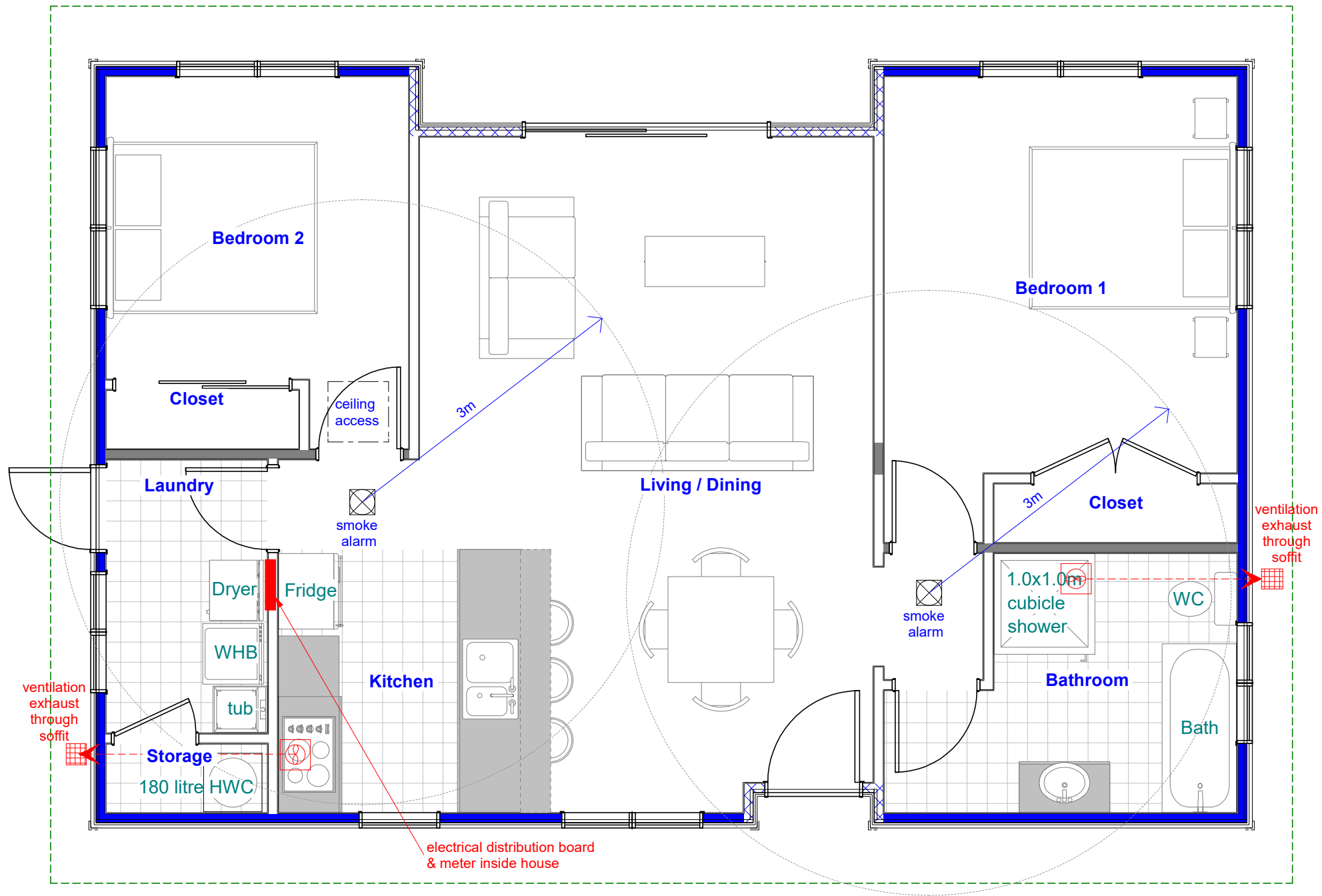


SUFFOLK SCHEME
CLEVER LIVING COMPANY





NOTES:
Always cross reference the foundation plan with the floor plan prior to setting out.
Window and door openings sizes shown are box sizes & are preliminary only.
Site measure and confirm all joinery sizes. Inform designer any changes PRIOR to ordering joinery. No liability shall be held by designer for incorrect supply of joinery.
Refer to attached pre-cut design & documents for all lintel sizes, truss & top plate fixings. Contractor to refer to truss manufacturers producer statements for any further load bearing footing / slab thickenings that may be required to support roof loads. This layout is preliminary. Read in conjunction with final PS1 & pre-cut design & documents. If a discrepancy occurs contact pre-cut manufacturer or, contact designer immediately.
Finished Floor levels transposed to FFL.0.000 for all construction drawings.

Ceilings
Flat Ceiling:
Wall Height (incl. truss packer): 2.605
Ceiling Height ~2.557

Exterior Steps
280 min tread, 190 max rise, non-slip surface to NZBC Clause D1
-not part of Building Consent Application
Safety from Falling
Adequate slip resistance for walking surfaces as per D1/AS1 Table 2
100mm window restrictors to be fitted to all windows where a fall hazard exists of >1.0m

Insulation
All external walls Knauf R2.6 insulation
All ceilings Knauf R3.3 insulation

Artificial Light
Minimum illuminance 20 lux in each habitable room to meet compliance with G8

Warning Systems
Wired-In Interconnected Smoke Alarms with hush button to comply with F7

Bathroom Ventilation
MANROSE SF150T In-Line Fan Kit. Ceiling/wall mounted fan to vent as shown.
Kitchen extract fan to be specified by kitchen designer.

Building Area:
over frames: 82.6m²
perimeter: 39.6m



Legend:

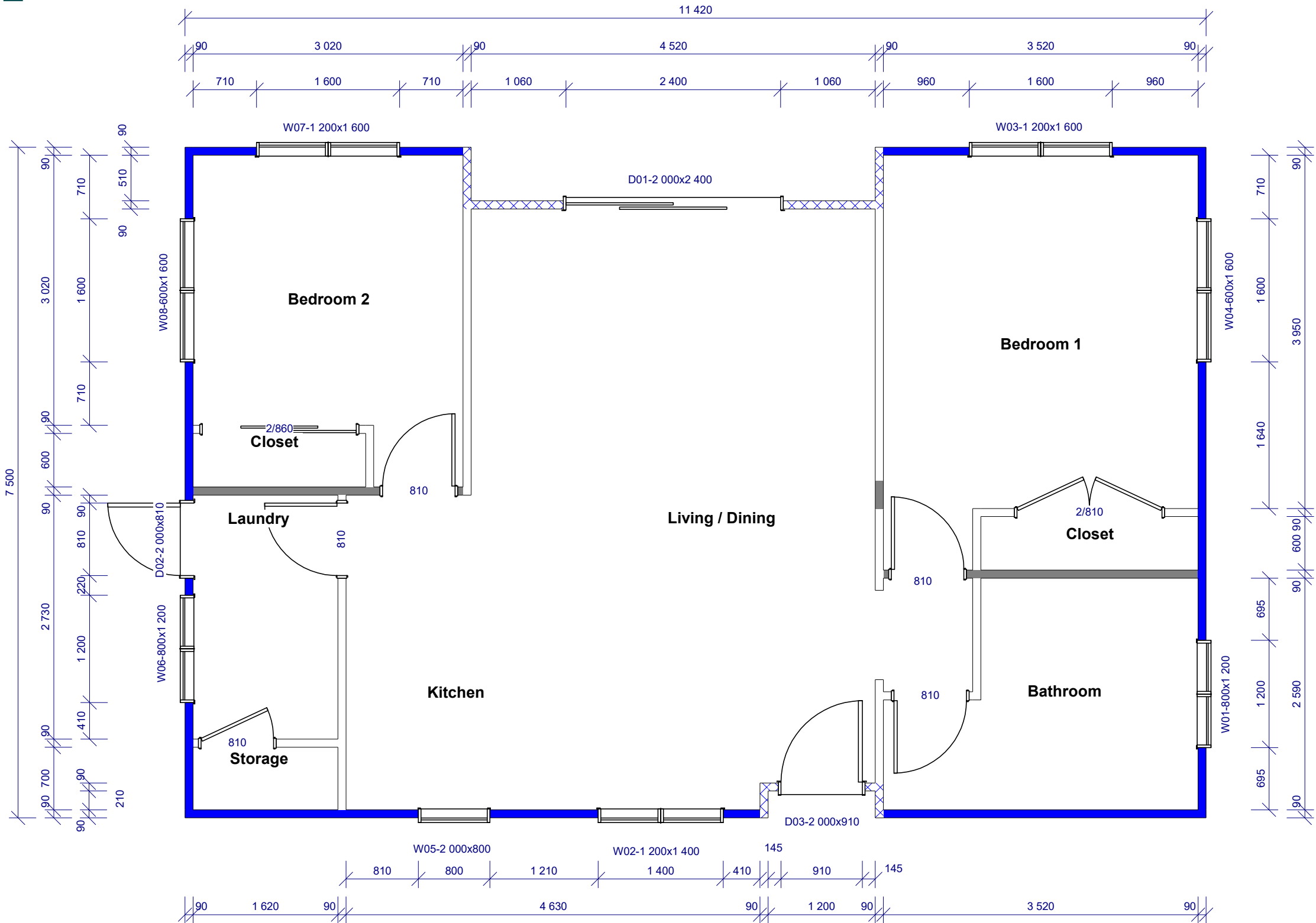
Walls (on drained & vented cavity)

- Exterior wall - BGC Nuline Plus Bevelback weatherboards
- Exterior wall - Redwood Shiplap weatherboard
- Interior wall - non-loadbearing
- Interior wall - loadbearing

Floor Coverings

- Carpet on underlay
- Slip resistant vinyl flooring

CLEVER LIVING COMPANY			Read with Amendments:			District & Zoning:			Concept Drawn:	ZK	Date:	31/08/2017	Sheet #
Ref. #	Date:	Comments:	tbc			Wind Zone:	EQ Zone:	Soil Type:	Pricing Drawn:	ZK	Job #	Issue:	7
						VERY HIGH	3	tbc	FWD Drawn:	AVG	TEMPLATE - FW A		
Client: BUNNINGS Contact: Des Bickerton						Snow Load:	Climate Zone:	Exposure Zone:	LBP: Allan V. Grant: No. 115767		Floor Plan - Layout		of 138
						N1 / 1kPa	3	C				Scale: A3 / 1:50	SUFFOLK



NOTES:
All exposed fixings below 600mm from FGL to be stainless steel

Glazing
All glazing to comply with NZS4223.3 2016.
Grade A safety glass to be fitted to all doors and windows within 500mm of FFL.
Grade A safety glass to be fitted to Bathrooms windows to comply with F2/ AS1
Obscure glass to be fitted to Bathrooms.
Site measure and confirm sizes and details prior to fabricating any joinery.
Window and door manufacturer to show compliance with all relevant standards and provide warranty.
100mm window restrictors to be fitted to all windows where a fall hazard exists of >1.0m

Natural Light & Ventilation
All glazing in habitable rooms have greater than 10% natural light for area of floor, to comply with NZBC clause G7 Natural Light.
All habitable and amenity rooms have greater than 5% natural ventilation / area of floor, to comply with NZBC clause G4 Ventilation.
All habitable rooms have a visual awareness of outside activity.

Dimensioning
All openings for joinery shown casement size as height x width. Dimensioning as shown to wall frame.

Always cross reference the foundation plan with the floor plan prior to setting out. Window and door opening sizes shown are box sizes & are preliminary only (height x width). Site measure and confirm all joinery sizes. Inform designer any changes PRIOR to ordering joinery. No liability shall be held by designer for incorrect supply of joinery.
Refer to attached pre-cut design & documents for all lintel sizes, truss & top plate fixings. Contractor to refer to truss manufacturers producer statements for any further load bearing footing /slab thickenings that may be required to support roof loads. This layout is preliminary. Read in conjunction with final PS1 & pre-cut design & documents. If a discrepancy occurs contact pre-cut manufacturer or, contact designer immediately.

Exterior Walls
90x45 SG8 timber frame, studs @ 400crs
Interior Walls
Non-Load-bearing Walls: 90x45 SG8 timber frame, studs @ 600crs

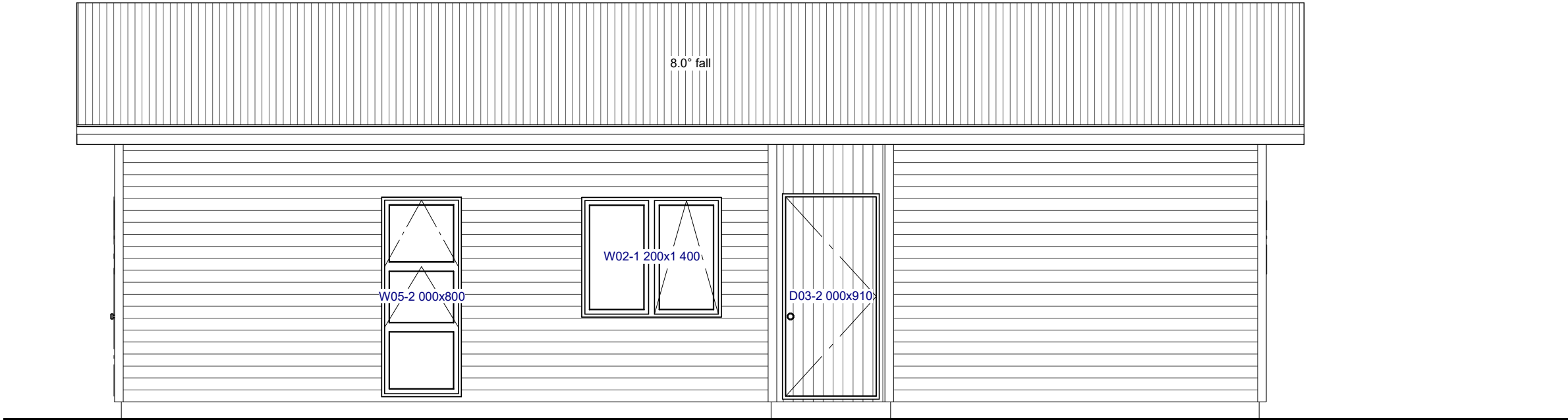
Ceilings
Flat Ceiling:
Wall Height (incl. truss packer): 2.605
Ceiling Height ~2.557

Exterior Door Schedule				
No.	Qty	Width	Height	Room Name
D01	1	2400	2000	Living / Dining
D02	1	810	2000	Laundry
D03	1	910	2000	Living / Dining

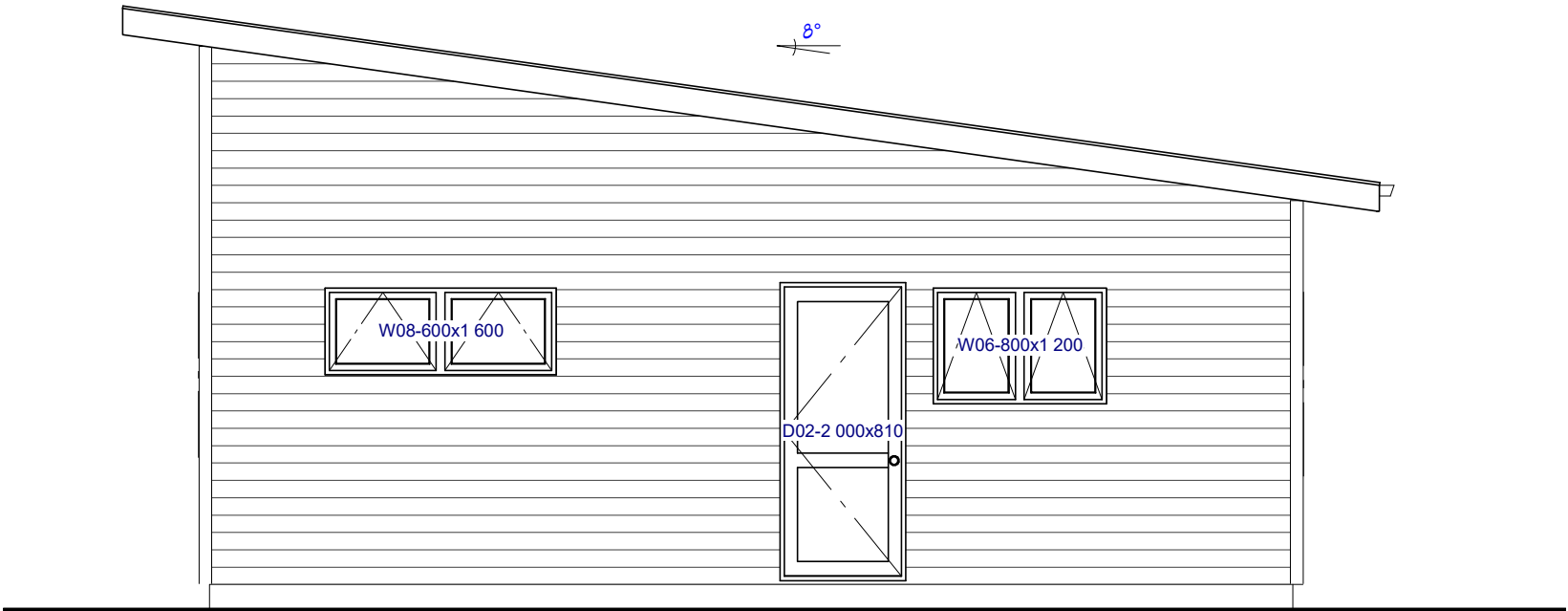
Exterior Window Schedule				
No.	Qty	Width	Height	Room Name
W01	1	1200	800	Bathroom
W02	1	1400	1200	Living / Dining
W03	1	1600	1200	Bedroom 1
W04	1	1600	600	Bedroom 1
W05	1	800	2000	Kitchen
W06	1	1200	800	Laundry
W07	1	1600	1200	Bedroom 2
W08	1	1600	600	Bedroom 2

NOTES:
BUILDING CONTRACTOR TO ASSESS SITE TO ENSURE DAYLIGHTING & BUILDING RESTRICTIONS ARE COMPLIED WITH. NO LIABILITY FOR ENCROACHMENT SHALL BE HELD BY DESIGNER IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO COMMENCEMENT OF FOUNDATIONS.

Finished Floor levels transposed to FFL.0.000 for all construction drawings.



ELEVATION 1
Risk Matrix Score: 4



Risk Matrix
Max Score (all elevations): 5

Floor
125x125 (or 150 SED) H5 RS timber piles
MAGLOK™ RESCOM® 20mm Flooring
EXPOL R1.4 underfloor insulation

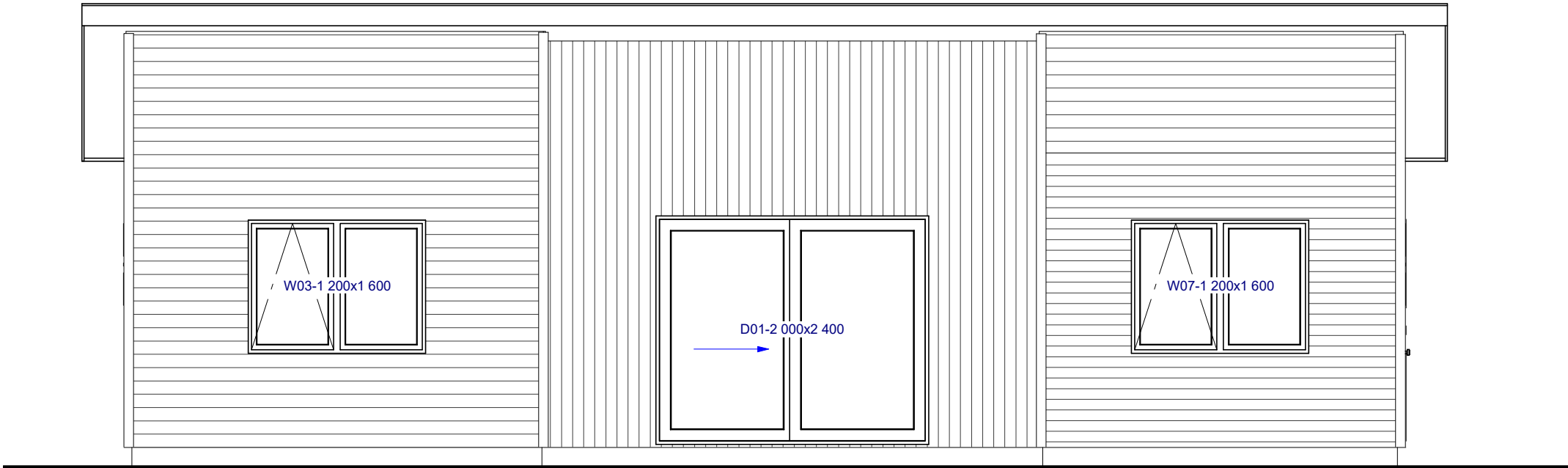
Wall Cladding
BGC Nuline Plus Bevelback weatherboards
Redwood Shiplap weatherboard

Roof Cladding
Steel & Tube Trimline Colorsteel Endura 0.40 BMT.
8° pitch
600mm eaves overhang (450mm gable overhang)

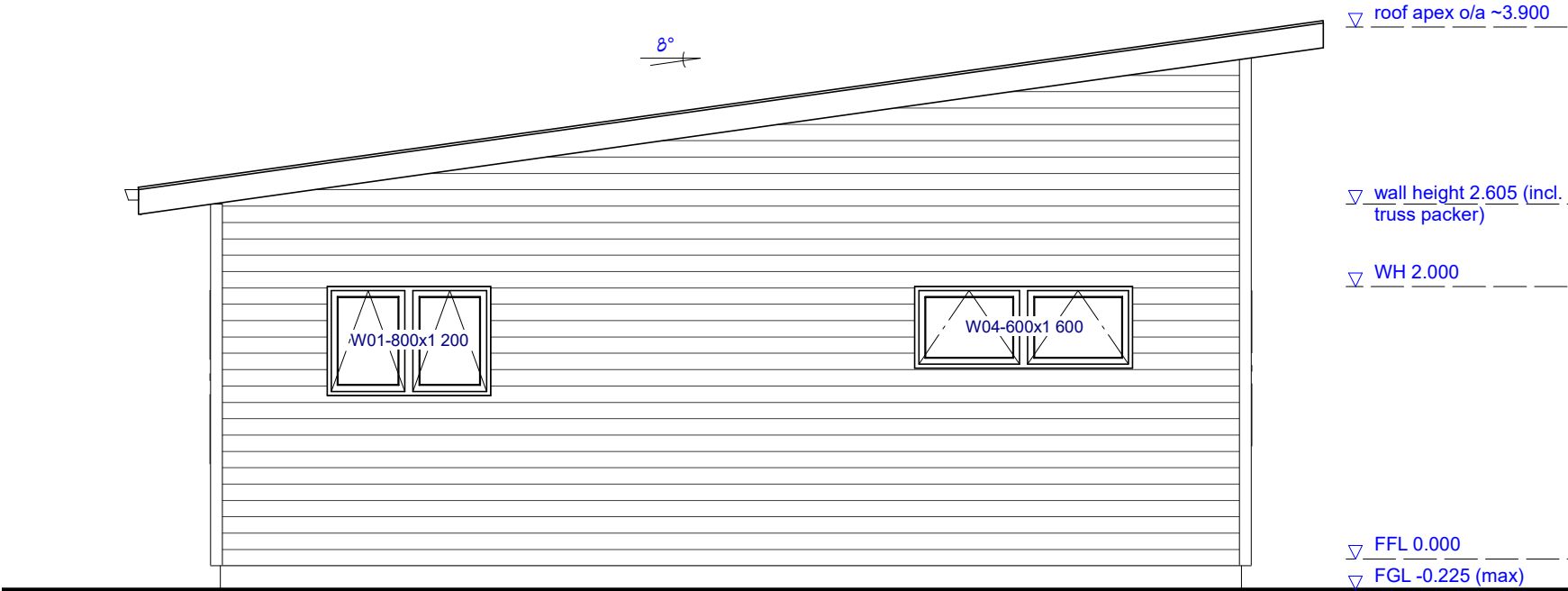
Fascia & Spouting
Pine 180x18 fascia
Marley Stormcloud uPVC spouting
Marley uPVC RP80 downpipe system

Window and Door Joinery
Powder-coated aluminium double-glazed windows & doors
Bathrooms windows obscure Grade A safety glass.

ELEVATION 2
Risk Matrix Score: 3



ELEVATION 3
Risk Matrix Score: 4



ELEVATION 4
Risk Matrix Score: 3