







**Legend:**


**Walls** (on drained & vented cavity)

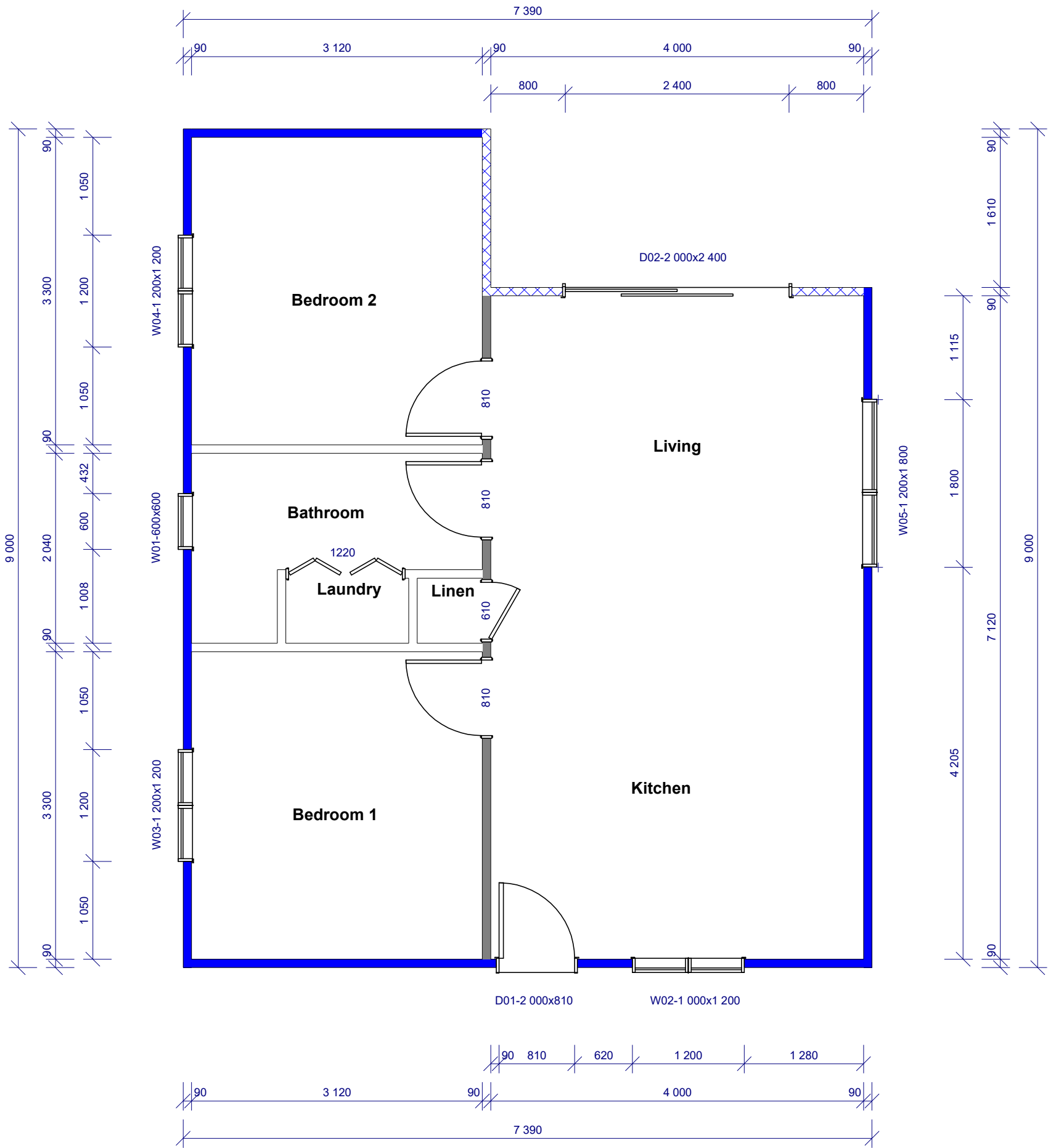
	<i>Exterior wall - BGC Nuline Plus Bevelback weatherboards</i>
	<i>Exterior wall - Redwood Shiplap weatherboard</i>
	<i>Interior wall - non-loadbearing</i>
	<i>Interior wall - loadbearing</i>

**Floor Coverings**

	Carpet on underlay
	Slip resistant vinyl flooring

**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.

<div>CLEVER LIVING COMPANY</div> <div>Client: <b>BUNNINGS</b></div> <div>Contact: <b>Des Bickerton</b></div>	Read with Amendments:			District & Zoning:			Concept Drawn:	ZK	Date: <b>31/08/2017</b>		Sheet #	
	Ref. #	Date:	Comments:				Pricing Drawn:		ZK	Job # <b>TEMPLATE - FW A</b>		6 of 138
				tbc			FWD Drawn:		AVG		Floor Plan - Layout	
	Wind Zone:	EQ Zone:	Soil Type:	LBP: Allan V. Grant:			Scale: A3 / 1:50		OXFORD			
	VERY HIGH	3	tbc	No. 115767								
	Snow Load:	Climate Zone:	Exposure Zone:									
N1 / 1kPa	3	C										



**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 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

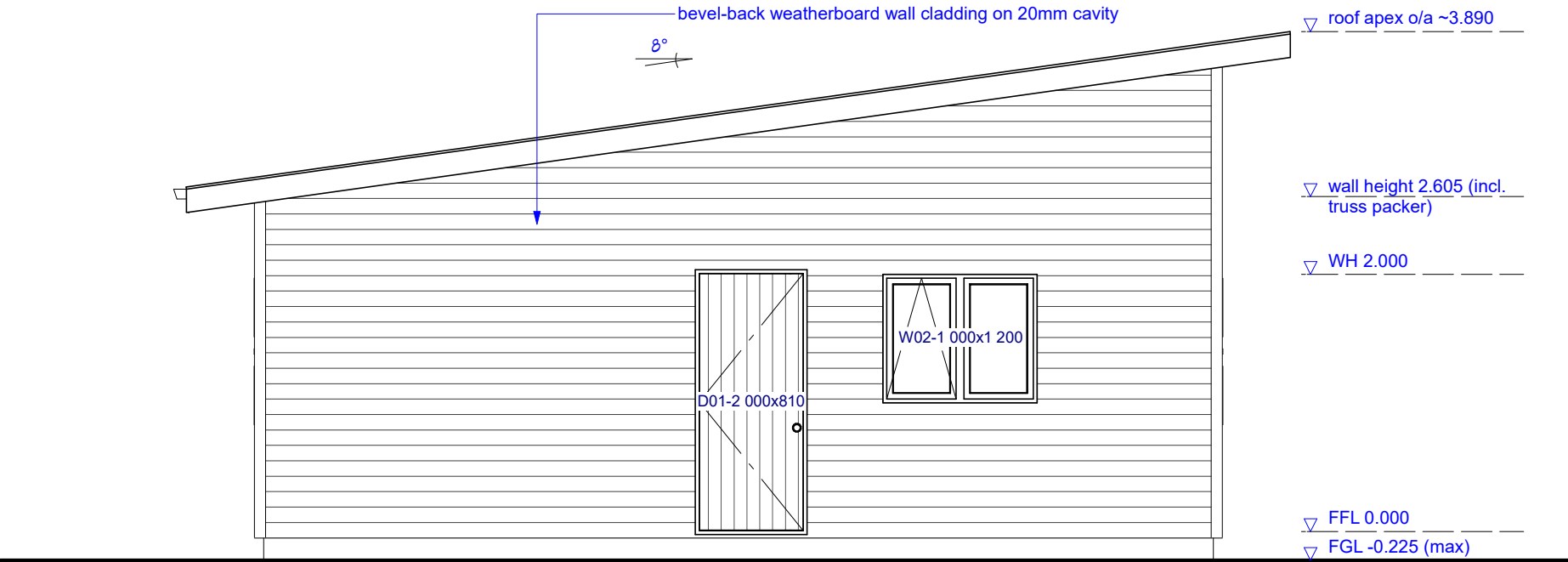
**Ceilings**  
Flat Ceiling:  
Wall Height (incl. truss packer): 2.605  
Ceiling Height ~2.557

Exterior Window Schedule				
No.	Qty	Width	Height	Room Name
W01	1	600	600	Bathroom
W02	1	1200	1000	Kitchen
W03	1	1200	1200	Bedroom 1
W04	1	1200	1200	Bedroom 2
W05	1	1800	1200	Living

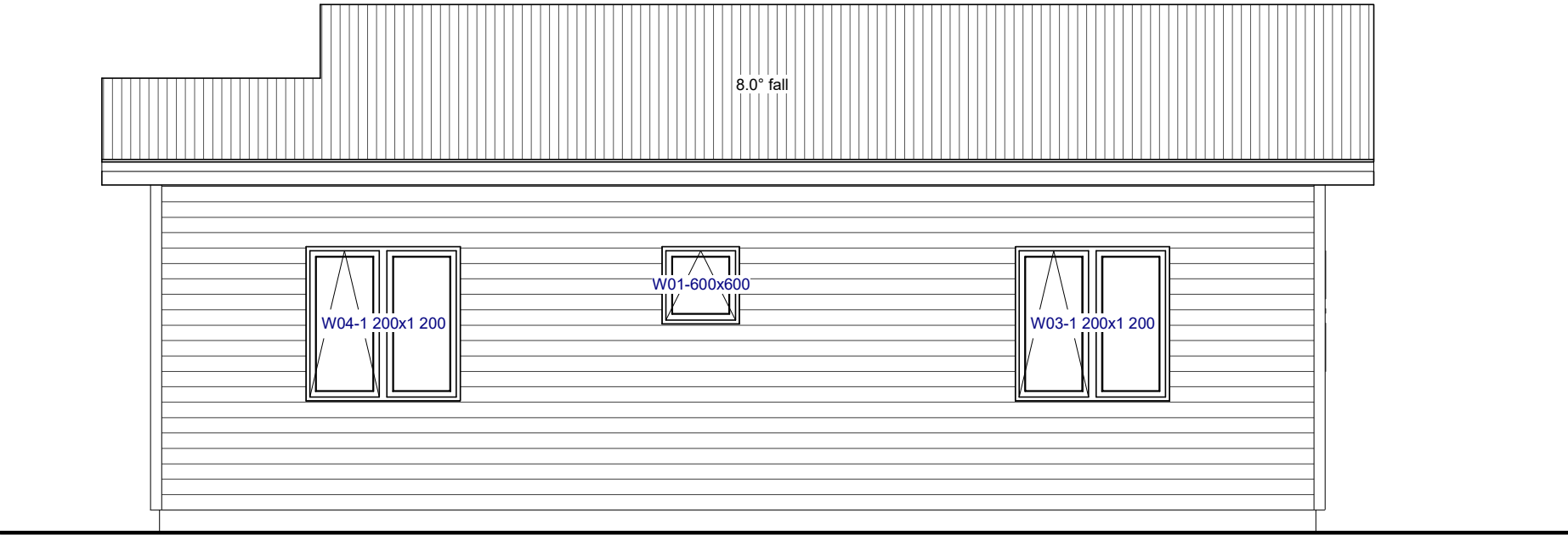
Exterior Door Schedule				
No.	Qty	Width	Height	Room Name
D01	1	810	2000	Kitchen
D02	1	2400	2000	Living

**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: 3



**ELEVATION 2**  
Risk Matrix Score: 3

**Risk Matrix**  
Max Score (all elevations): 5

**Floor**  
125x125 (or 150 SED) H5 RS timber piles  
MAGLOKTM 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

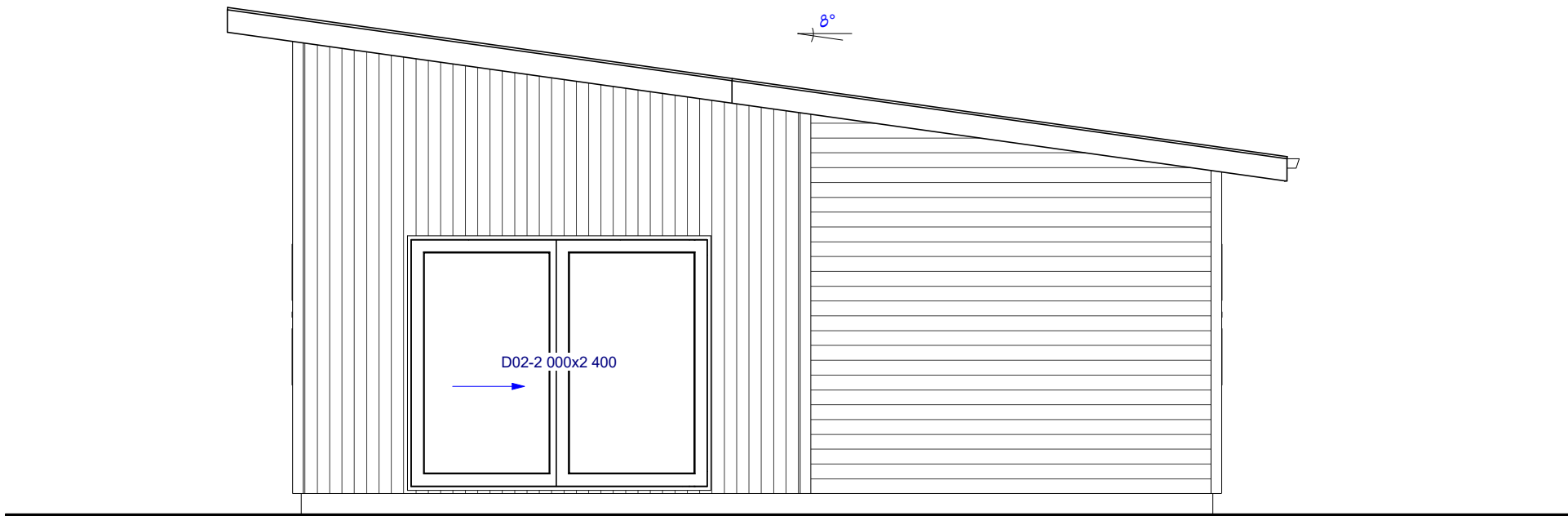
**Window and Door Joinery**  
Powder-coated aluminium double-glazed windows & doors  
Bathrooms windows obscure Grade A safety glass.

Read with Amendments:		
Ref. #	Date:	Comments:

District & Zoning:		
tbc		
Wind Zone:	EQ Zone:	Soil Type:
VERY HIGH	3	tbc
Snow Load:	Climate Zone:	Exposure Zone:
N1 / 1kPa	3	C

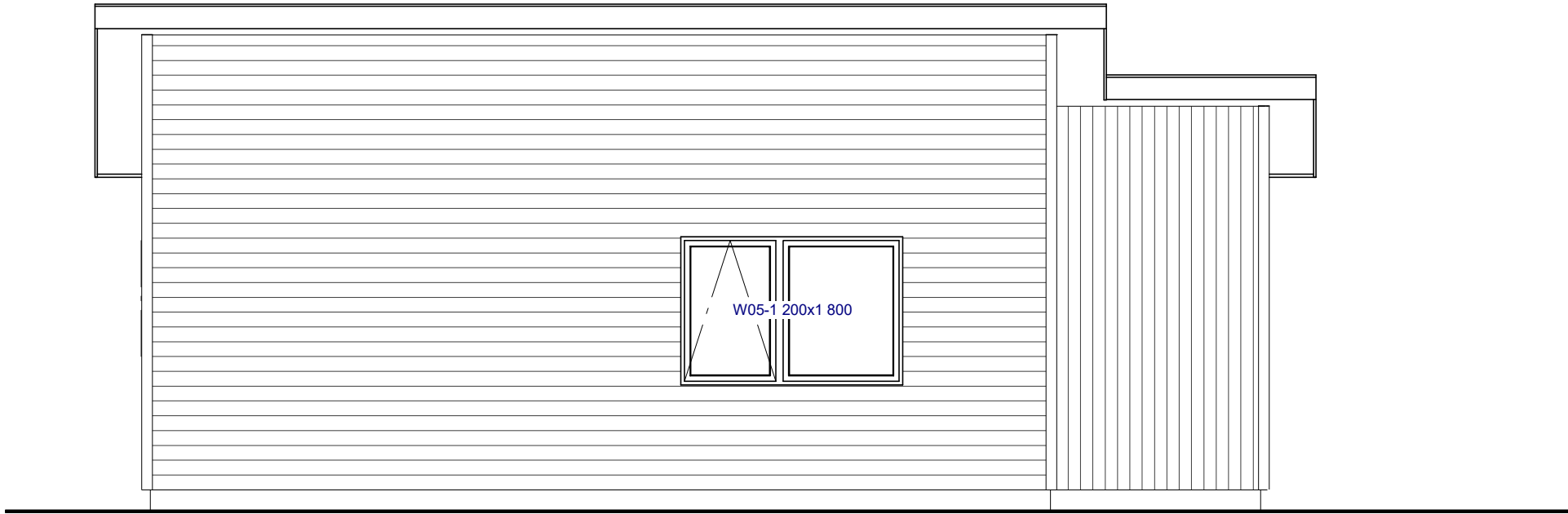
Concept Drawn:	ZK
Pricing Drawn:	ZK
FWD Drawn:	AVG
LBP: Allan V. Grant: No. 115767	

Date: 31/08/2017	Sheet #
Job # Issue: <b>TEMPLATE - FW A</b>	<b>51</b> of 138
Wall Elevations	
Scale: A3 / 1:50	OXFORD



ELEVATION 3  
Risk Matrix Score: 4

ELEVATION 3



ELEVATION 4  
Risk Matrix Score: 4

ELEVATION 4