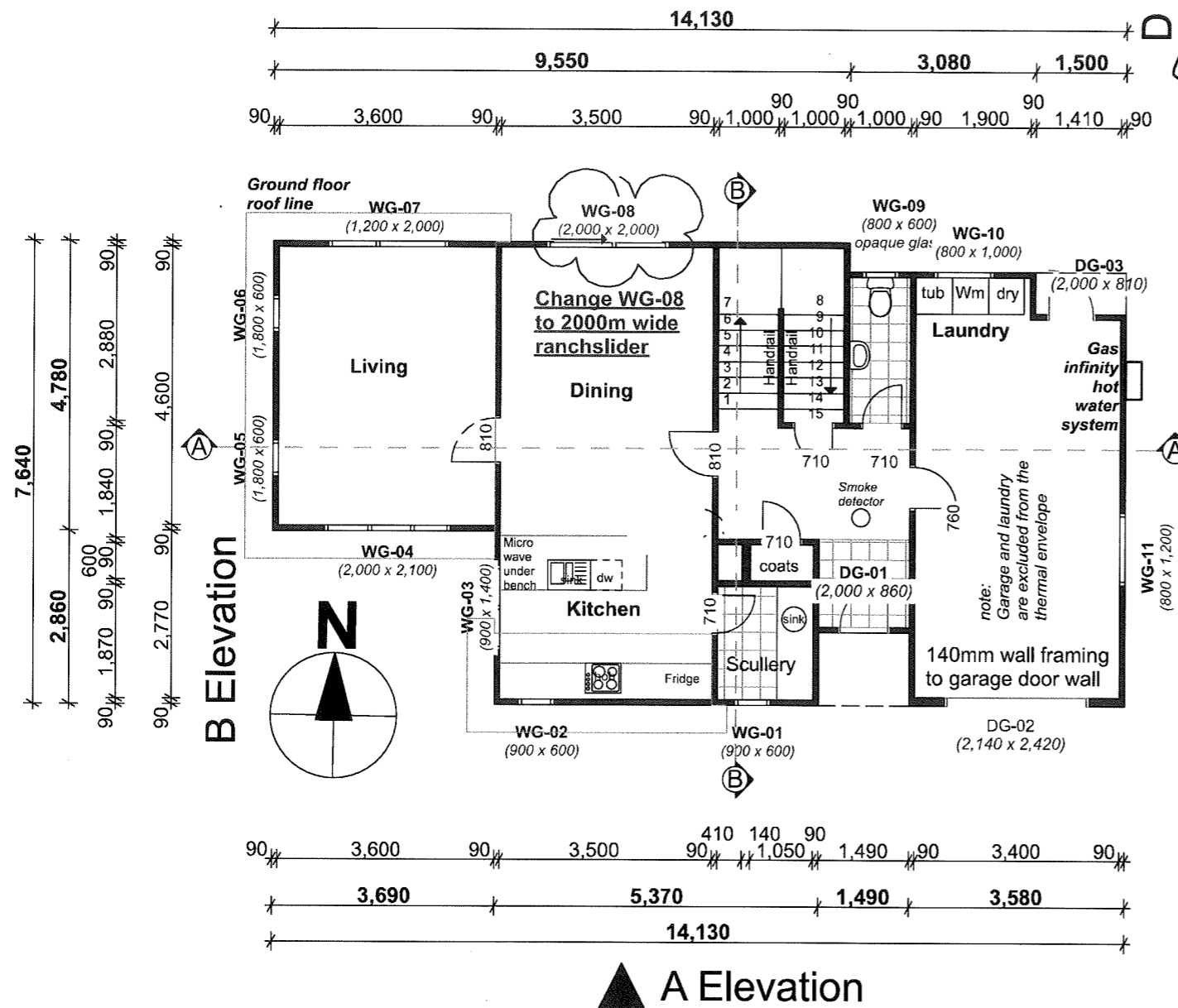


All soffits to be flat soffits except for gables

▼ C Elevation

D Elev:

Note: Kitchen to be measured on site by joiner prior to production.



Ground floor area: 92.5m²
First floor area: 68.5m²
Total: 161m²
 (to outside of timber wall framing)

Perimeter
 Ground floor: 41.2m
 First floor: 36.2m

SMOKE DETECTORS:
 Smoke alarms to be installed within 3m from all bedroom doors and must be audible within the rooms with the doors shut.
 Smoke alarms must have both a hush facility to silence the alarm with min. of 60 seconds and a test facility.
 Smoke alarms may be battery powered.

Ventilation:
 The mechanical ventilation for the bathrooms shall provide a minimum air change of 25 litres per second.
 The external grille outlets and flashing shall be installed to meet the requirements of the NZBC clauses B2 Durability and E2 External Moisture and NZS 3604:2011

RFI Amendments (June 2019):
 1) L02 Ground Floor Plan Note: first floor flooring specified
 2) L03 First Floor Plan Note: 1,000mm high stairwell wall by Engineer(Detail A17)
 Note: Bathroom windows require restrictor stays.
 3) L06 Foundation Plan - foundation placement/distance to existing public to stormwater drain.
 4) L09 Roof Plan - Note re Truss fixings.
 5) L01 Site Plan- House moved back 400mm

Proposed Property:
 Lot 160 Havana Rise
 Grenada, Hunters Hill
 Wellington, 6037

Building Information:
 Note: **HIANDRI PACKERS** under framing.

Exterior Wall Cladding:
 200x25 Bevelback weatherboards (H3.1, Pre-Primed)
 Exterior corners: mitred corners (see Details)

Building Wrap: Tekton Building wrap
 Rigid air barrier: 7mm DD Eco-Ply, H3.1

Roof Cladding: Colorsteel corrugated roofing
Roof Pitches: 15 degrees
Spouting: Colorsteel continuous spouting system
Fascia: 200x25mm, H3.1, pre-primed FJ timber
Downpipe size: 80mm dia.

Slab/Foundation:
 Expol Tuff Pod - Engineered
First Floor Flooring:
 Wet areas 20mm thick Ecoply Longspan (H3.2).
 Other areas 20mm thick UT Strand floor.

Exterior joinery: Aluminium windows and doors - powder coated, double glazed windows.

Insulation: Ceiling: R3.2 Batts, Wall: R2.2 Batts wall insulation to exterior walls and interior garage and laundry walls.

Wall framing:
 All framing timber SG8, kiln dried, H1.2 treated
 -Garage door wall framing 140 x 45mm
 -Other wall framing 90 x 45mm
Studs: Interior walls @ 600mm crs.
 Exterior walls @ 400mm crs.

Ceiling lining:
 10mm Gib fixed @ 400 crs. to timber batten (untreated, kiln dried, 75 x 40mm)
Wall lining:
 10mm Standard Gib Plasterboard lining unless otherwise stated in Bracing Plan.
 Gib Aqualine in bathrooms and laundry.

Plan number: 461 **Date:** 12/08/2019
Drawing title:

Ground Floor Plan

Drawing Number: L 02 **Scale:** 1:100



Russell Properties Ltd
 Churton Park Village
 107b Westchester Drive
 Churton Park, Wellington 6037
 Contact: Mike Russell ph:0274 482233
 email: mike@russellproperties.co.nz

Drawn by:
 VAR Design,
 Vicky Russell
 LBP No.: BP115030
 Design Class: D1

Wind zone: Extra High
Earthquake zone: 3
Ground: D&E

All soffits to be flat soffits except for gables

Proposed Property:
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Grenada, Hunters Hill
Wellington, 6037

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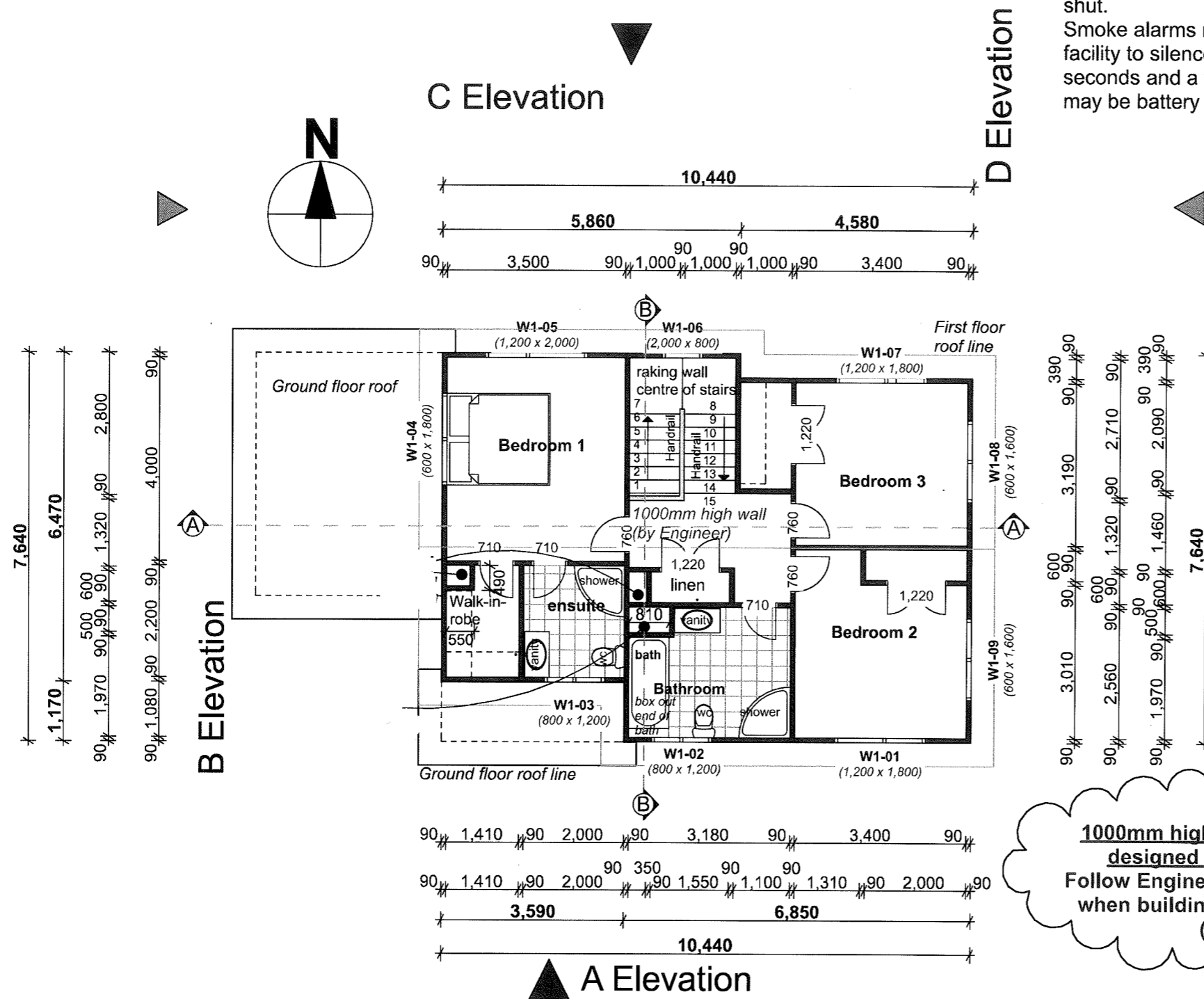
F2/AS1 requires that, where glazing may be subject to human impact, it must comply with NZS4223.3:2016

Bathroom/ensuite:
 Grade A Safety Glazing will be installed to the proposed bathrooms (W1-02), (W1-06).

Note:
Window Restrictor Stays to be supplied to opening of bathroom windows (W1-02, W1-03).

Shower doors:
 Showers: Englefield Valencia which have fully framed, 6mm toughened safety glass shower doors

Stairwell:
1000mm high barrier wall at top of stairs designed an approved by Engineer
Follow Engineers details and specifications when building and fixing this barrier wall (plus Detail A17)



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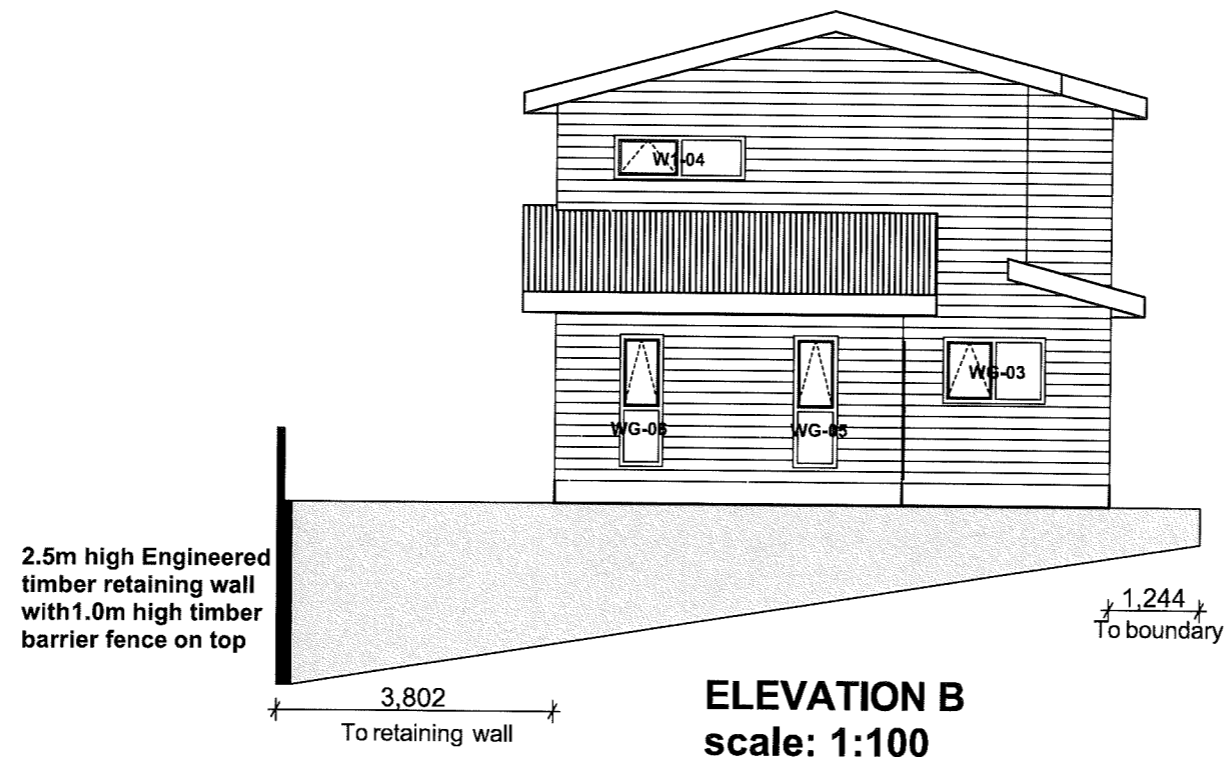
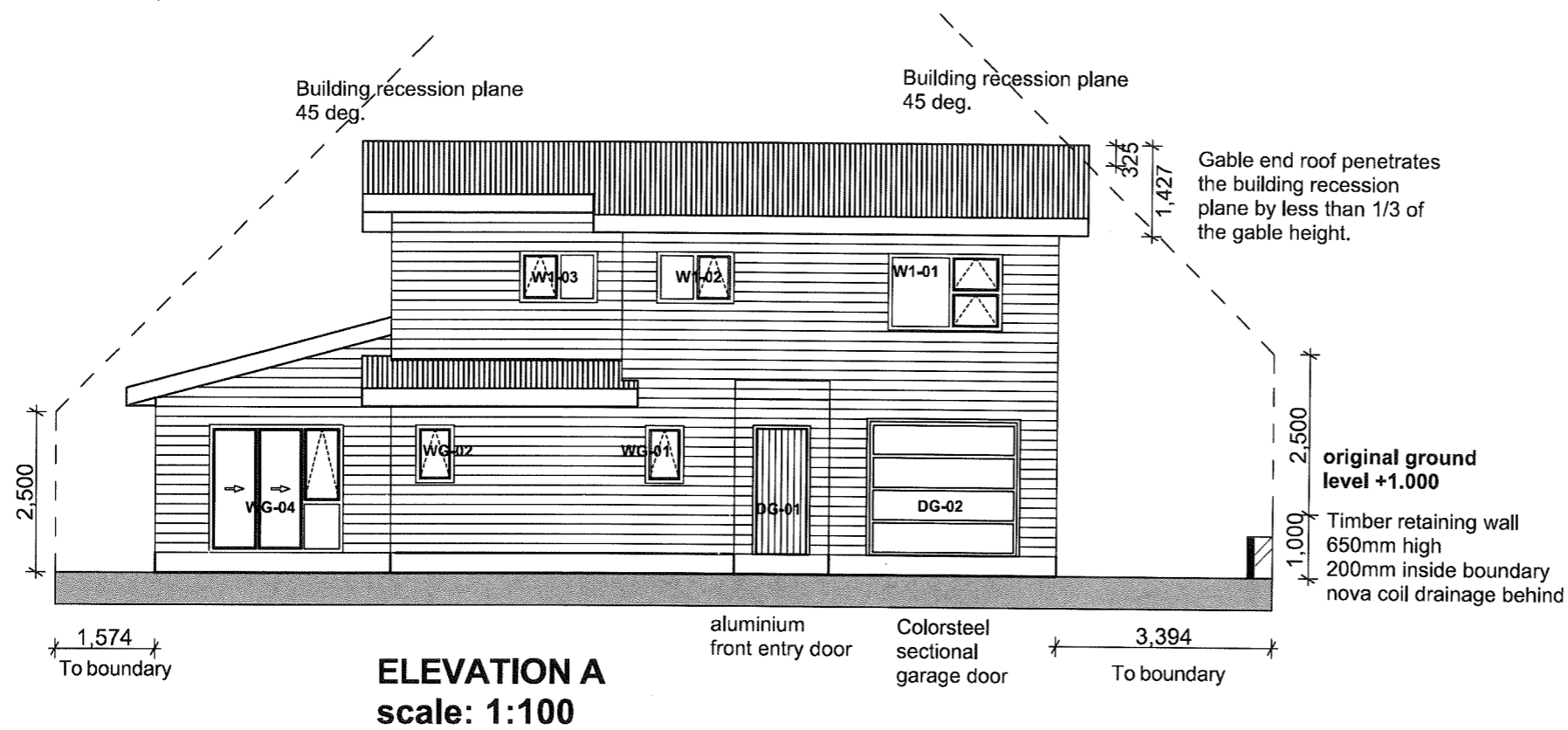
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Ground: D&E

Plan number: 461	Date: 12/08/2019
Drawing title:	
First Floor Plan	
Drawing Number: L 03	Scale: 1:100

Proposed Property:
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Wellington, 6037



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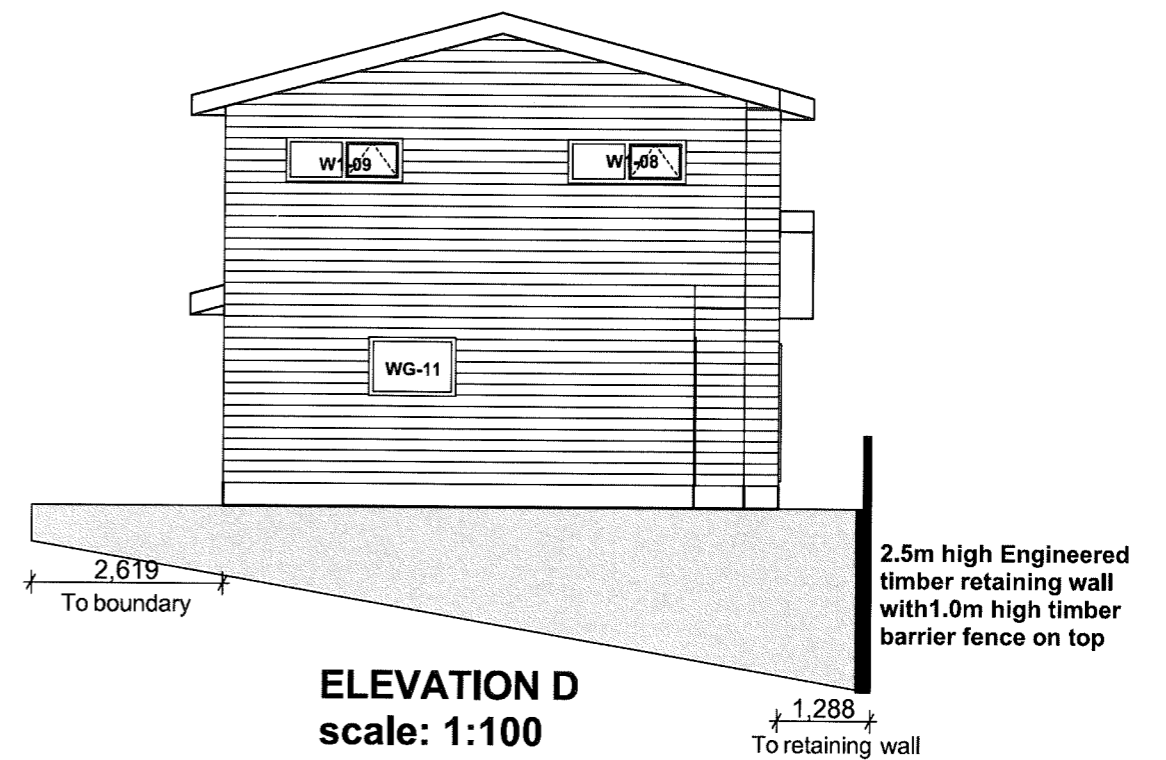
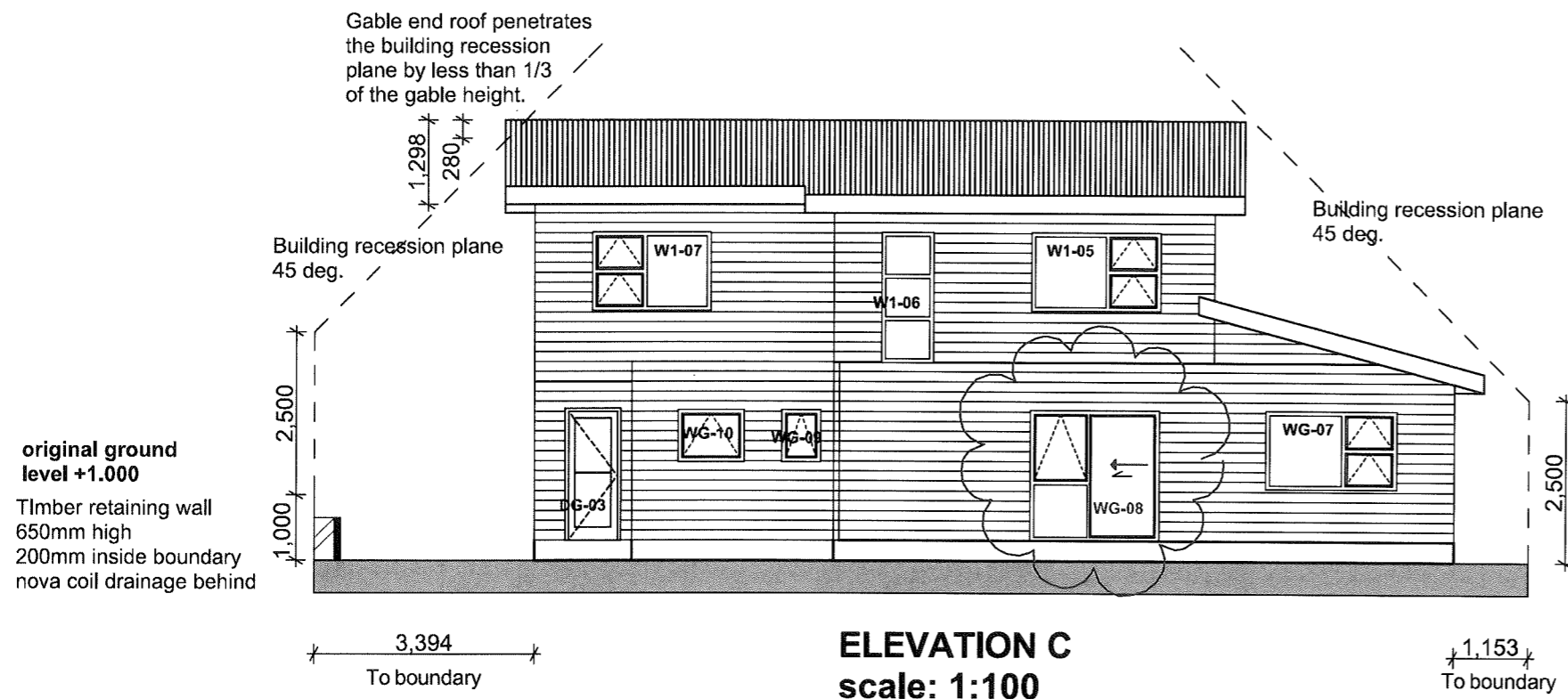
Drawn by:
VAR Design,
Vicky Russell
 LBP No.: BP115030
 Design Class: D1

Wind zone: Extra High
Earthquake zone: 3
Ground: D&E

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Plan number: 461	Date: 12/08/2019
Drawing title: Elevations A & B	
Drawing Number: L 04	Scale: 1:100

Proposed Property:
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 LBP No.: BP115030
 Design Class: D1

Wind zone: Extra High
Earthquake zone: 3
Ground: D&E

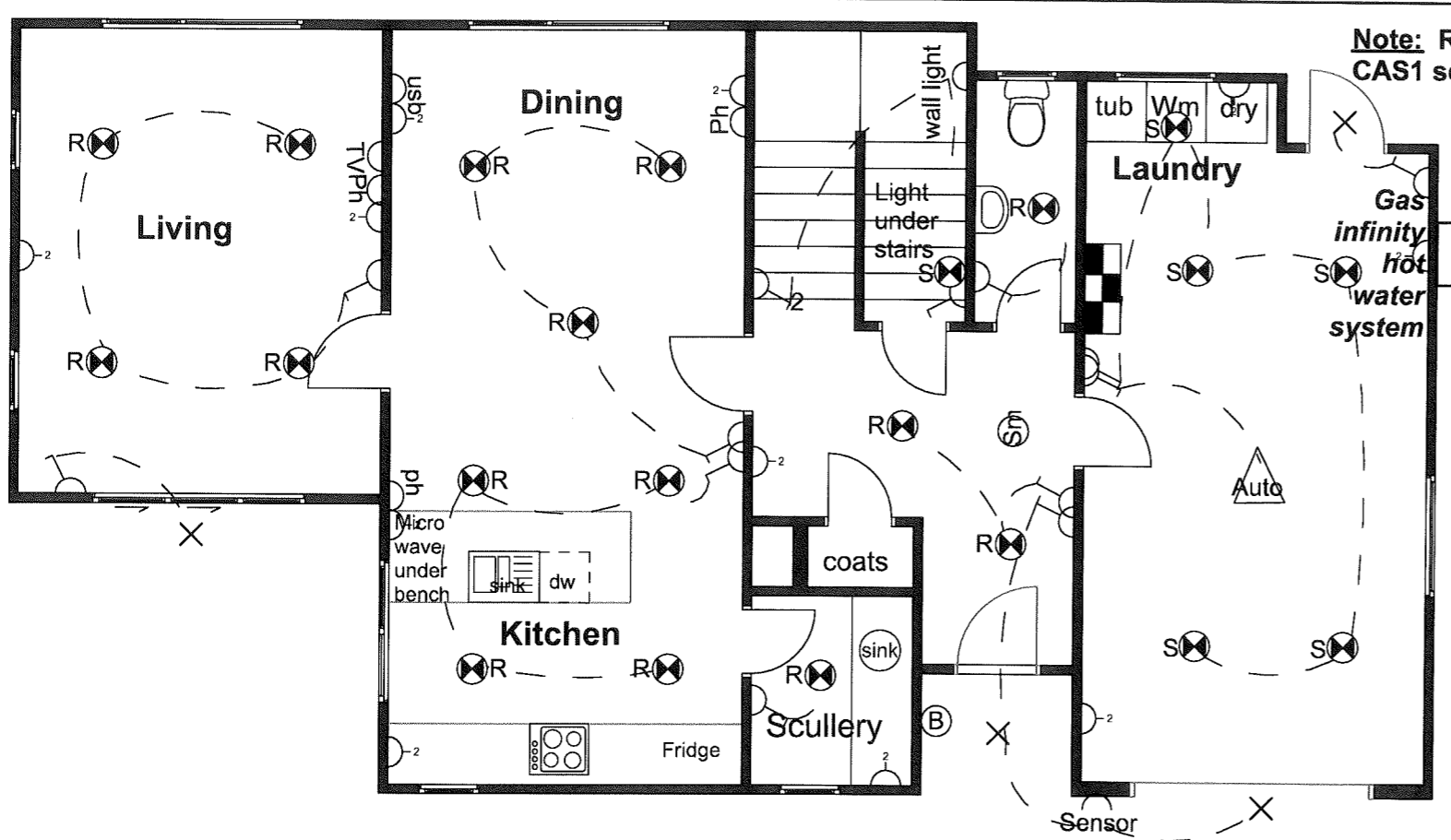
Plan number: 461 Date: 12/08/2019
 Drawing title:

Elevation C & D

Drawing Number: **L 05** Scale: **1:100**

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Note: Recessed lights are compliant with NZBC CAS1 section 7.4.1 as specified in AS/NZS 60598.2.2



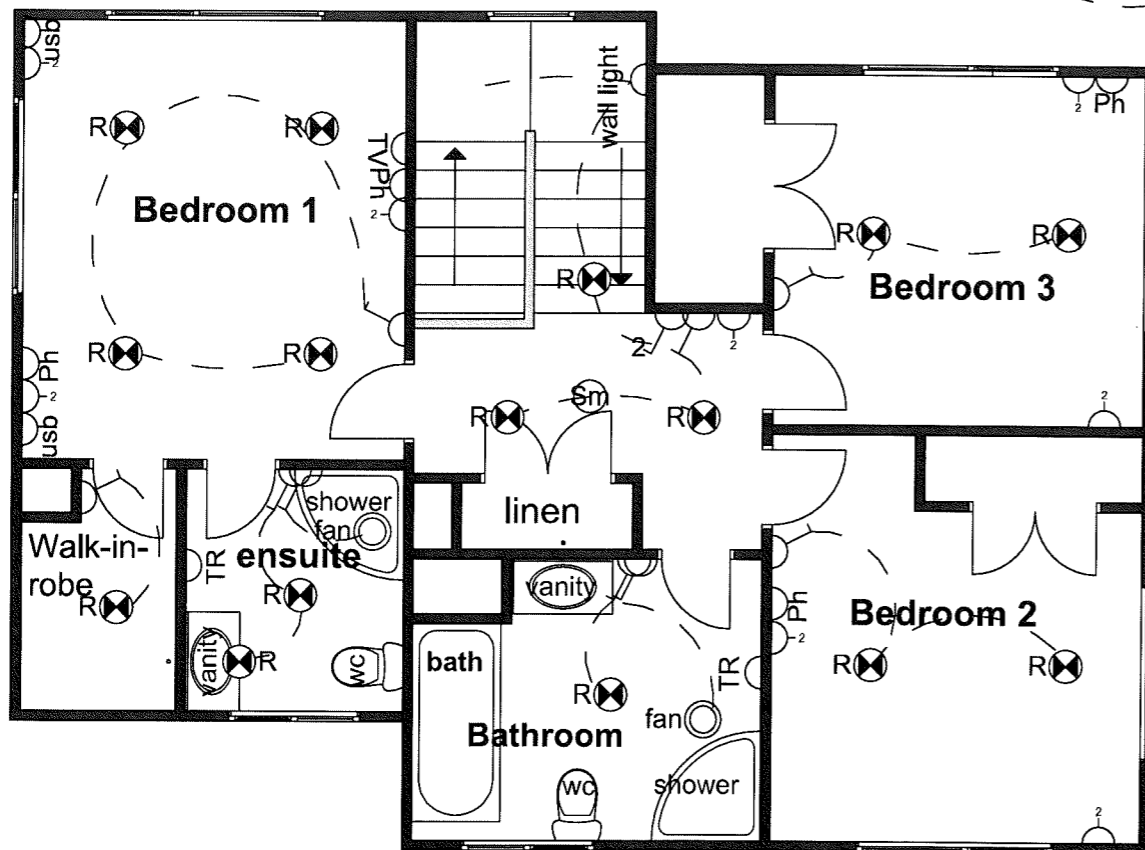
**Electrical Plan
 Ground Floor
 not to scale**

Ventilation:

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ELECTRICAL LEGEND	
	Recessed LED Downlight
	Kitchen Feature Light (standard)
	Exterior LED Light
	One way switch
	Two way switch
	double power point
	Phone point
	usb point
	TV point
	Extractor Fan
	Towel Rail
	Auto garage door opener
	Door Bell
	Smoke Detector
	Switch Board
	Sensor Light



**Electrical Plan
 First Floor
 not to scale**

KITCHEN ELECTRICAL

- 1 x hob point
- 1 x Rangehood point
- 1 x Microwave point
- 1 x Fridge point
- 1 x Waste disposal point
- 1 x Dishwasher point

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Plan number: 461	Date: 12/08/2019
Drawing title:	
Electrical Plan	
Drawing Number: L 11	Scale: Not to scale



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