

Floor Area:
total floor area: 215.2m²
(to outside of wall framing)
Perimeter: 67.480m

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

Building Information:
Wall Cladding:
 200x25 Bevelback weatherboards (H3.1, Pre-Primed) on cavity batten (20mm min.) on 7mm Eco-ply on wall lining on timber wall framing.

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

Weatherboard corners:
 Mitred corners (see Details)

Roof Cladding: Colorsteel corrugated
Roof Pitch: 14 degrees

Spouting:
 Colorsteel continuous spouting system

Fascia:
 200x25mm, H3.1, pre-primed FJ timber

Downpipe size: 80mm dia.

Slab/Foundation:
 Expol Tuff Pod - Engineered

Exterior joinery:
 Aluminium windows and doors - powder coated, double glazed windows.
 Safely glass as per C01, C02 notes

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.

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.

Proposed Property:
Lot 177 Gayle Way
Grenada, Hunters Hill
Wellington, 6037

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

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

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 (WG-09) and ensuite (WV-08).

Low level glazing:
 Grade A Safety Glazing (for low level glazing - wholly or partly within 800mm of the floor and glazed doors and side panels where glass area >0.5m²): WG-01, WG-02, WG-04, WG-05, WG-06

Exterior doors:
 Grade A Safety Glazing to glass in door: DG-03. Entry door DG-01

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

RUSSELL PROPERTIES

Contact:
Mike Russell
0274 482233
Mike@russellproperties.co.nz

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

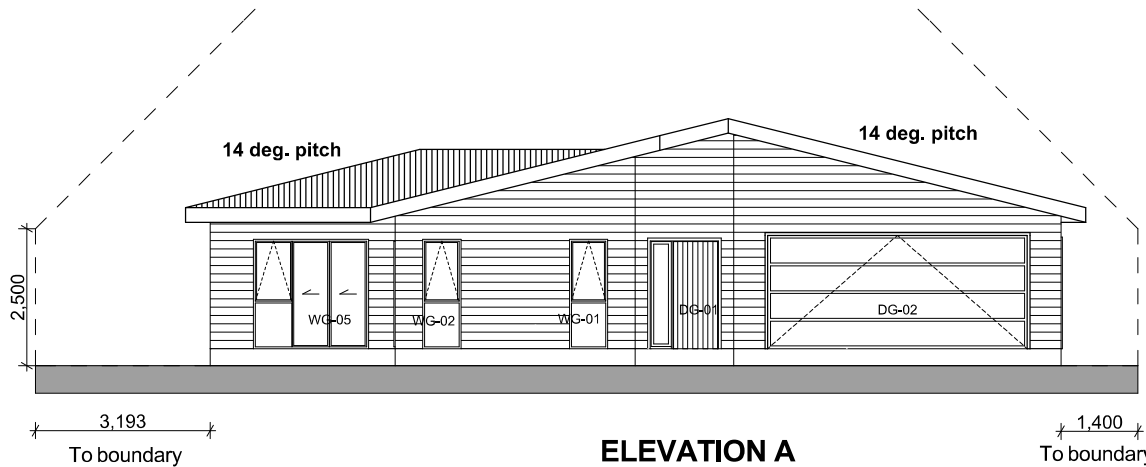
Plan number: 496
Amendments:

Drawing title: Floor Plan
Date: 10/03/2020

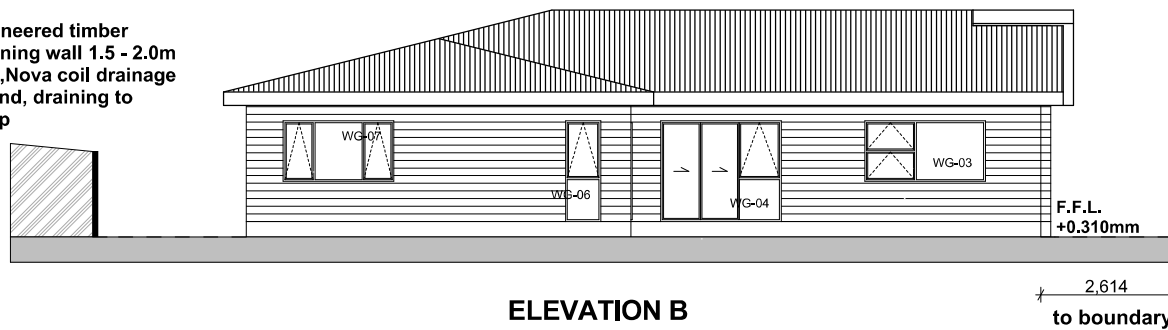
Drawing Number: L 02
Scale: 1:100

Proposed Property:
 Lot 177 Gayle Way
 Grenada, Hunters Hill
 Wellington, 6037

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



Engineered timber retaining wall 1.5 - 2.0m high, Nova coil drainage behind, draining to sump



RUSSELL PROPERTIES

Contact:
 Mike Russell
 0274 482233
 Mike@russellproperties.co.nz

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

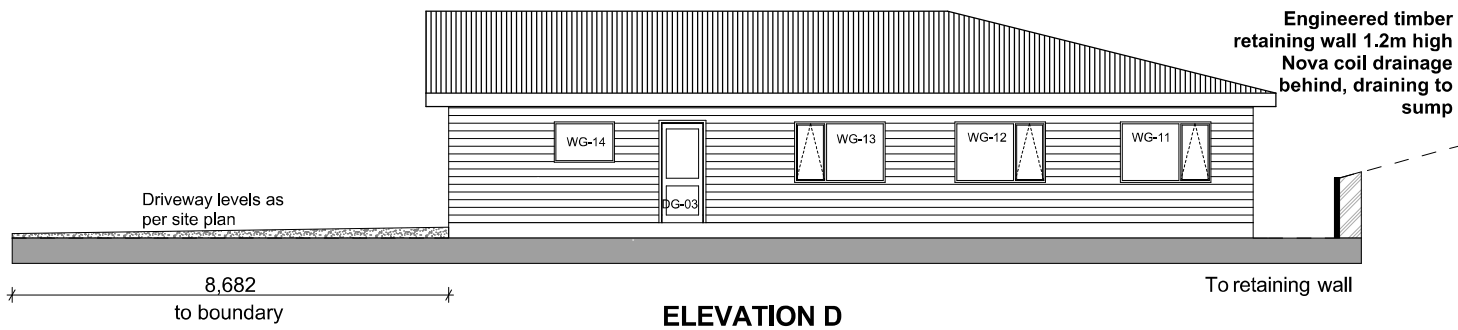
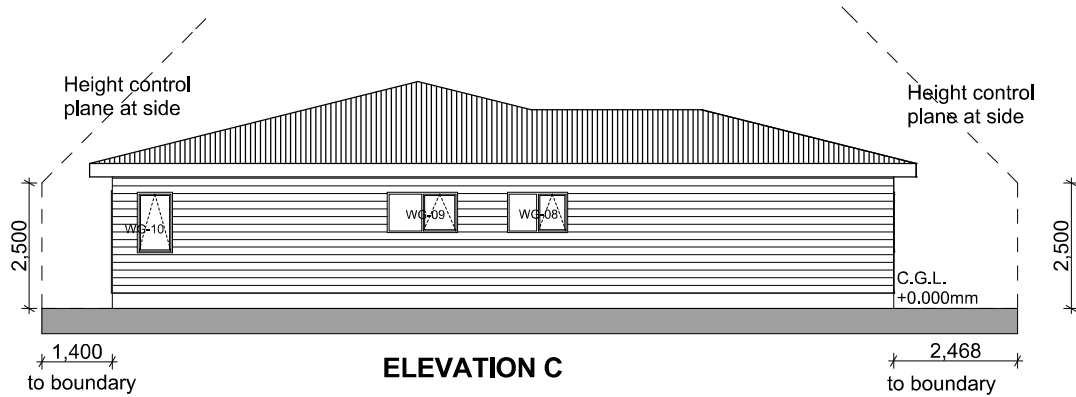
Plan number: 496
 Amendments:

Drawing title: Elevations A & B Date: 10/03/2020

Drawing Number: L 05 Scale: 1:100

Proposed Property:
 Lot 177 Gayle Way
 Grenada, Hunters Hill
 Wellington, 6037

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



RUSSELL
PROPERTIES

Contact:
 Mike Russell
 0274 482233
 Mike@russellproperties.co.nz

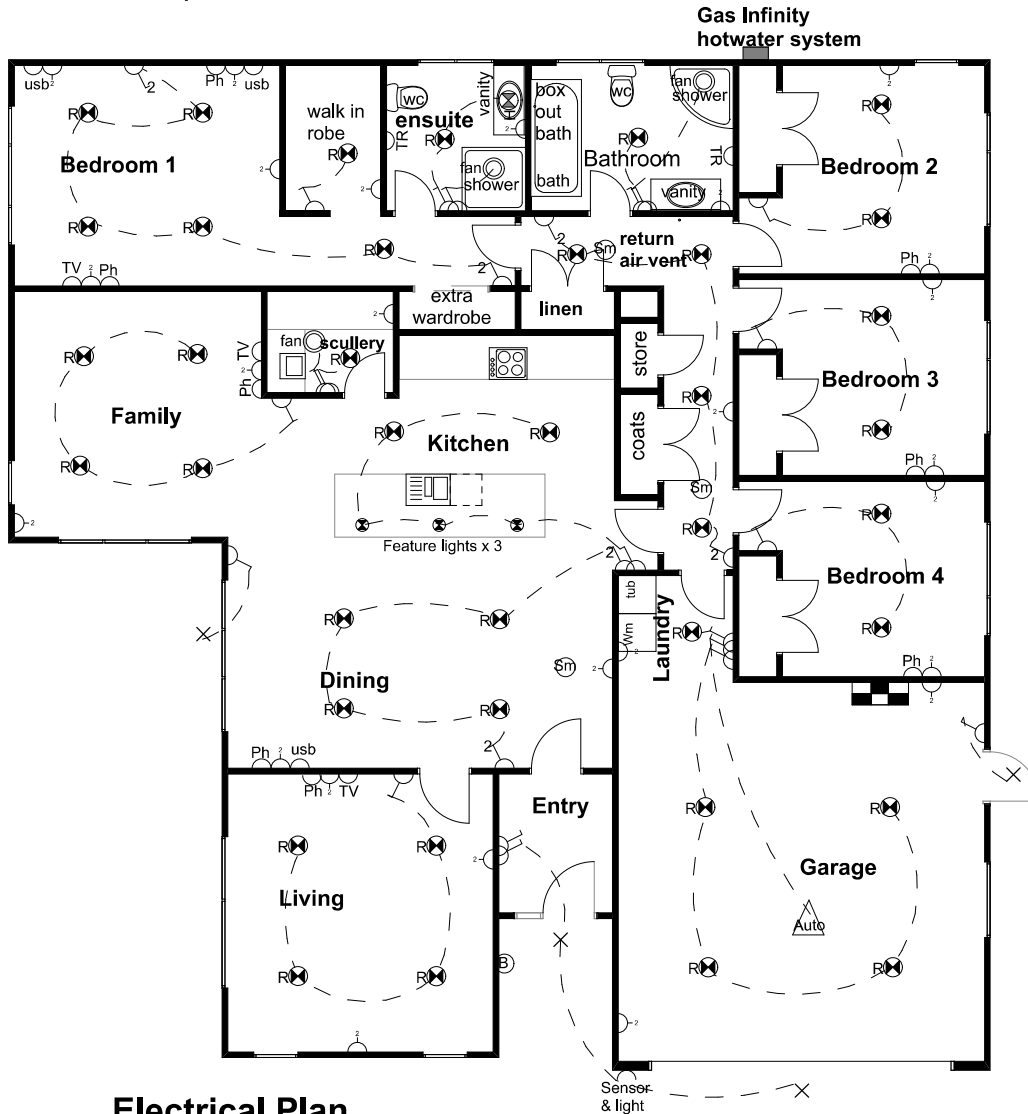
Drawn by:
 VAR Design,
 Vicky Russell
 LBP No.: BP115030
 Design Class: D1

Plan number: 496
 Amendments:

Drawing title: Elevations C & D Date: 10/03/2020

Drawing Number: L 06 Scale: 1:100

Recessed lights are compliant with NZBC CAS1 Section 7.4.1 as specified in AS/NZS 60598.2.2



Electrical Plan

ELECTRICAL LEGEND

- Recessed LED Downlight
- Exterior LED Light
- One way switch
- Two way switch
- double power point
- Phone point
- TV point
- Extractor Fan
- Towel Rail
- USB point
- Auto garage door opener
- Door Bell
- Smoke Detector
- Switch Board
- Sensor and Light

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

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

Proposed Property:
Lot 177 Gayle Way
Grenada, Hunters Hill
Wellington, 6037

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

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.

RUSSELL PROPERTIES

Contact:
Mike Russell
0274 482233
Mike@russellproperties.co.nz

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

Plan number: 496
Amendments:

Drawing title: Electrical Plan **Date:** 10/03/2020

Drawing Number: L 11 **Scale:** Not to scale