

HIGHLAND 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.

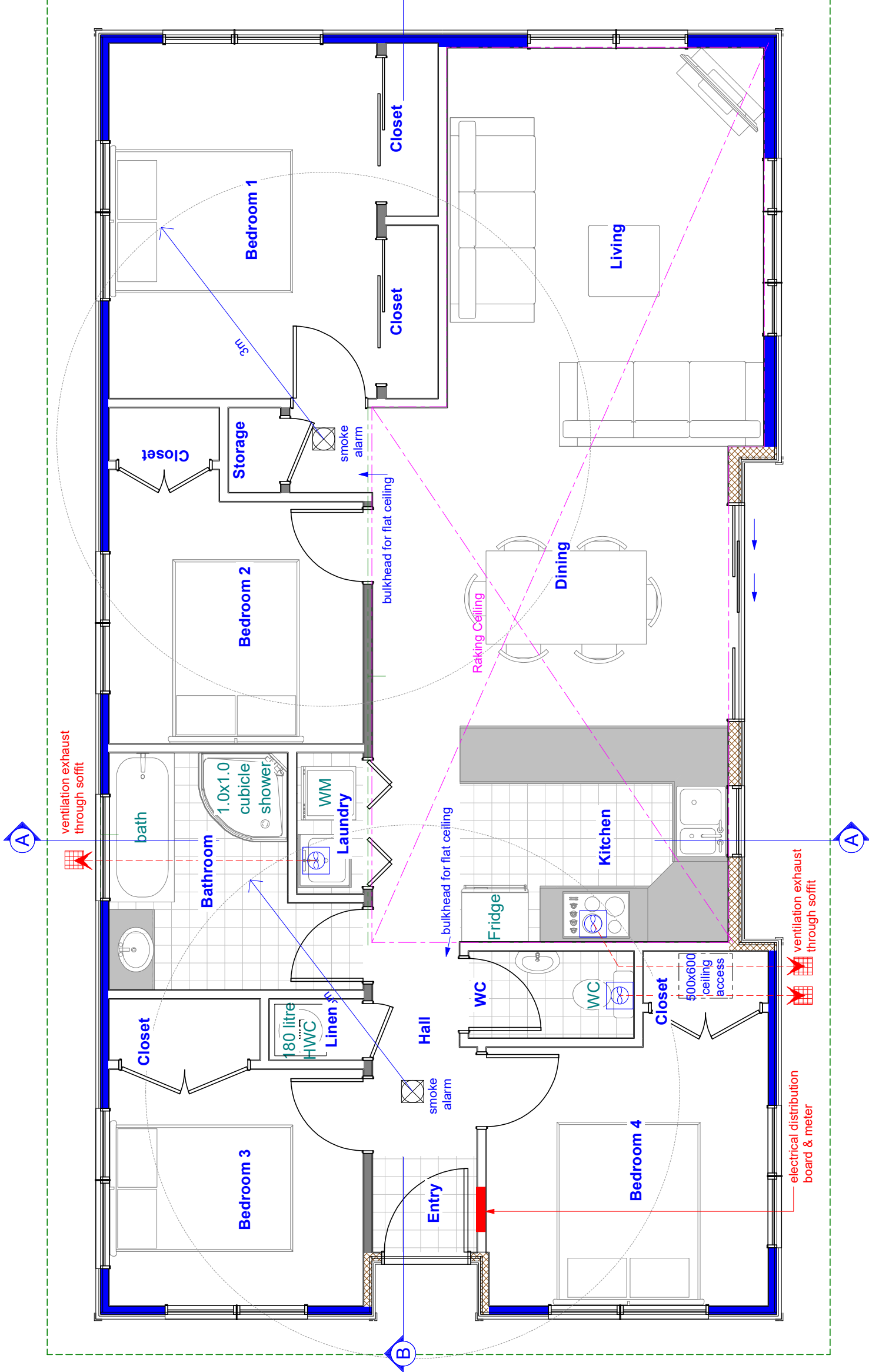
Legend:

Walls (on drained & vented cavity)

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

Floor Coverings

- Carpet on underlay
- Slip resistant vinyl flooring



Building Area:
 over frames: 106.4m²
 perimeter: 46.0m



CLEVER LIVING COMPANY

Client: **BUNNINGS**
 Contact: **Des Bickerton**

Ref. # _____

Read with Amendments: _____

Date: _____

Comments: _____

Concept Drawn:	ZK	District & Zoning:	tbc	Date:	31/08/2017	Sheet #	10
Pricing Drawn:	ZK	Wind Zone:	VERY HIGH	Job #	TEMPLATE - FW A	of 138	
FWD Drawn:	AVG	EQ Zone:	3	Issue:			
LBP: Allan V. Grant:	No. 115767	Soil Type:	tbc	Floor Plan - Layout Scale: A3 / 1:50			
Exposure Zone:	C	Climate Zone:	3				

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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.

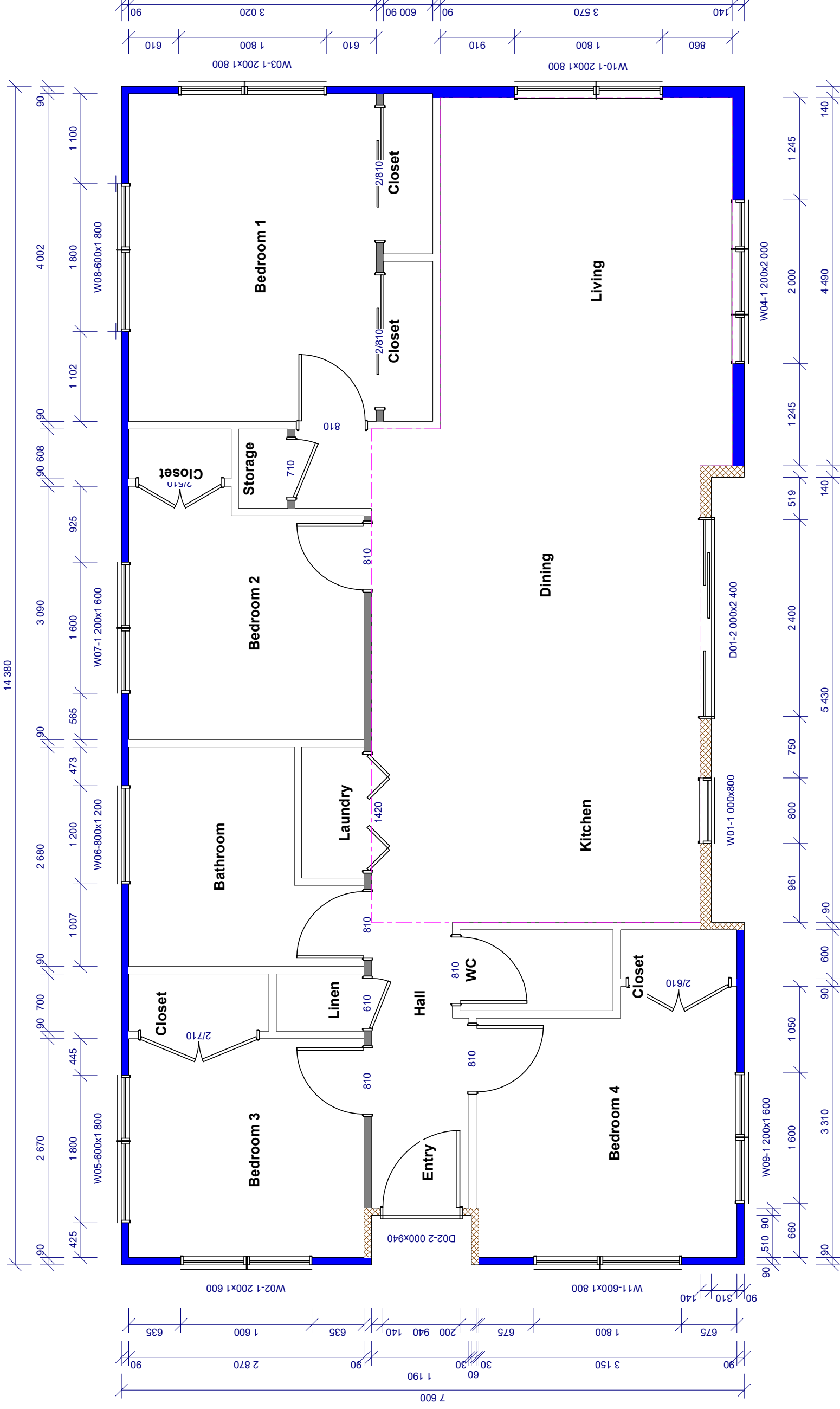
Exterior Walls
90x45 timber frame min, studs @ 300crs;
140x45 timber frame min, studs @ 400crs

Interior Walls
Non-Load-bearing Walls: 90x45 SG8 @ 600crs

Ceilings
Flat Ceiling:
Wall Height (incl. truss packer): 2.605
Ceiling Height ~2.407
Raking ceiling raftered roofs:
Wall Height varies. Double top plate

Exterior Window Schedule				
No.	Qty	Height	Width	Room Name
W01	1	1000	800	Kitchen
W02	1	1200	1600	Bedroom 3
W03	1	1200	1800	Bedroom 1
W04	1	1200	2000	Living
W05	1	600	1800	Bedroom 3
W06	1	800	1200	Bathroom
W07	1	1200	1600	Bedroom 2
W08	1	600	1800	Bedroom 1
W09	1	1200	1600	Bedroom 4
W10	1	1200	1800	Living
W11	1	600	1800	Bedroom 4

Exterior Door Schedule				
No.	Qty	Height	Width	Room Name
D01	1	2000	2400	Dining
D02	1	2000	940	Entry



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Client: **BUNNINGS**
Contact: **Des Bickerton**

Read with Amendments:
Date: _____
Comments: _____

Ref. # _____

District & Zoning:

Wind Zone:	VERY HIGH
EQ Zone:	3
Snow Load:	N1 / 1kPa
Climate Zone:	3
Exposure Zone:	C

Concept Drawn: ZK
Pricing Drawn: ZK
FWD Drawn: AVG

Date: **31/08/2017**

Job # **TEMPLATE - FW A**

Issue: _____

Sheet # **35** of 138

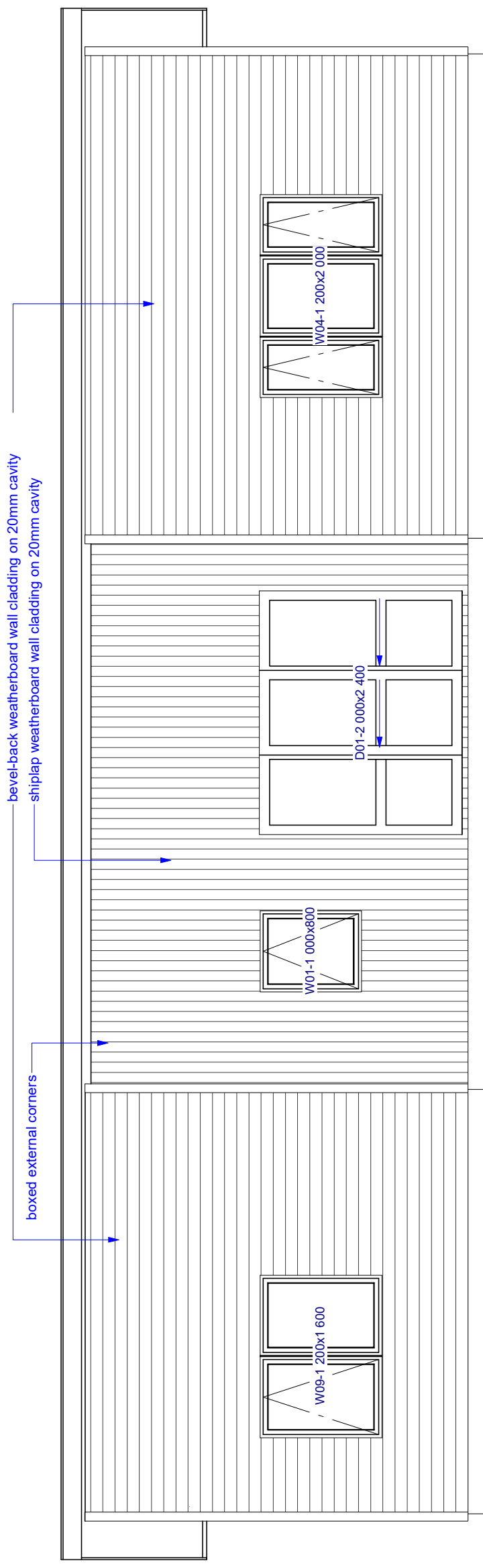
Floor Plan - Dimensioned

Scale: A3 / 1:50

HIGHLAND

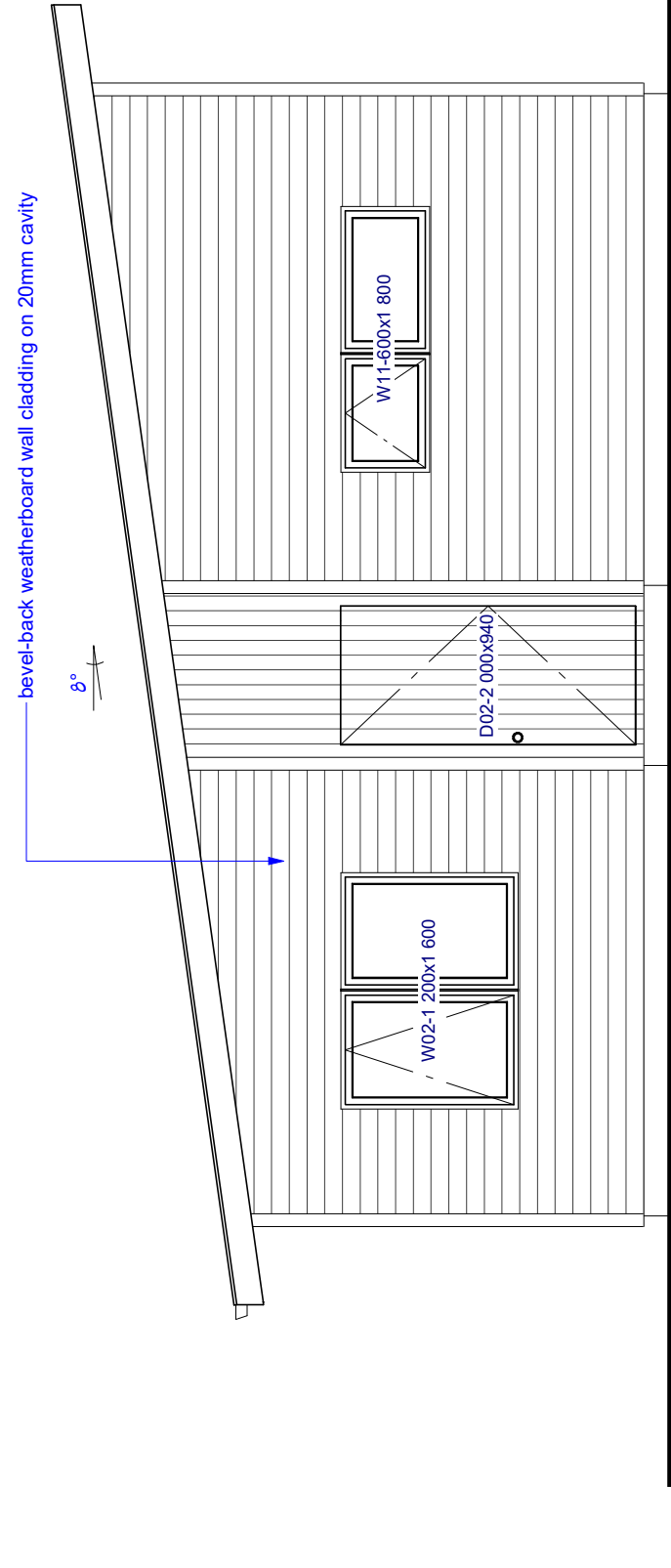
NOTES:
BUILDING CONTRACTOR TO ASSESS SITE TO ENSURE DAYLIGHTING & BUILDING RESTRICTIONS ARE COMPLIED WITH. NO LIABILITY FOR ENCROACHMENT SHALL BE HELD BY DESIGNER IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO COMMENCEMENT OF FOUNDATIONS.

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



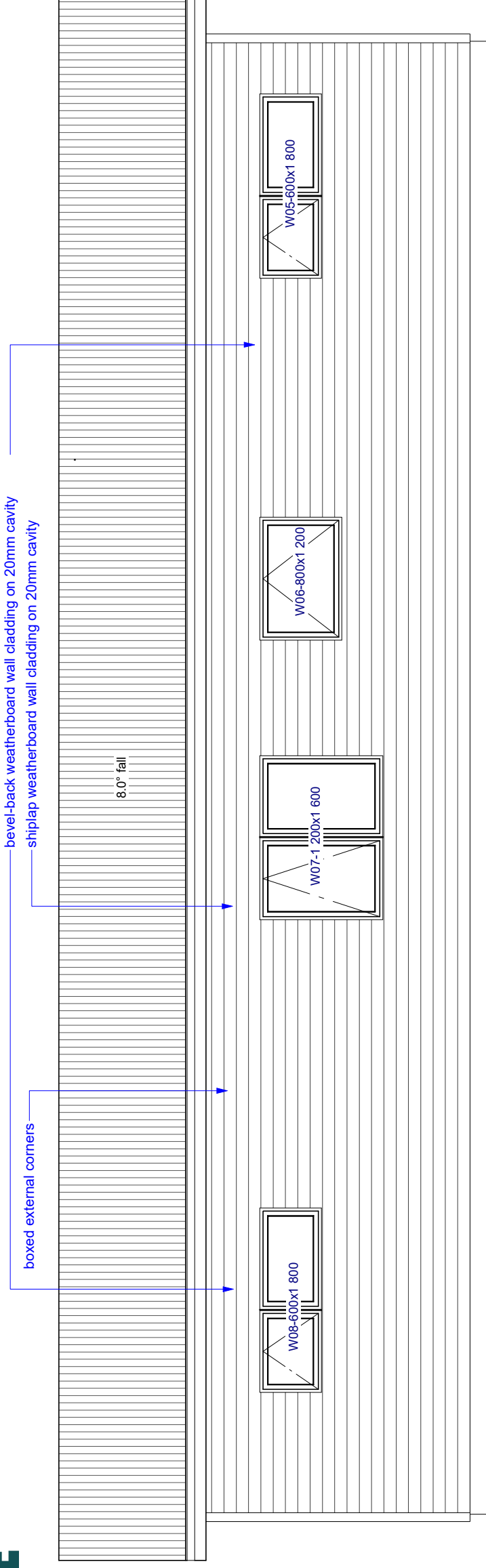
ELEVATION 1
Risk Matrix Score: 4

- Risk Matrix**
Max Score (all elevations): 5
- Floor**
125x125 (or 150 SED) H5 RS timber piles
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.



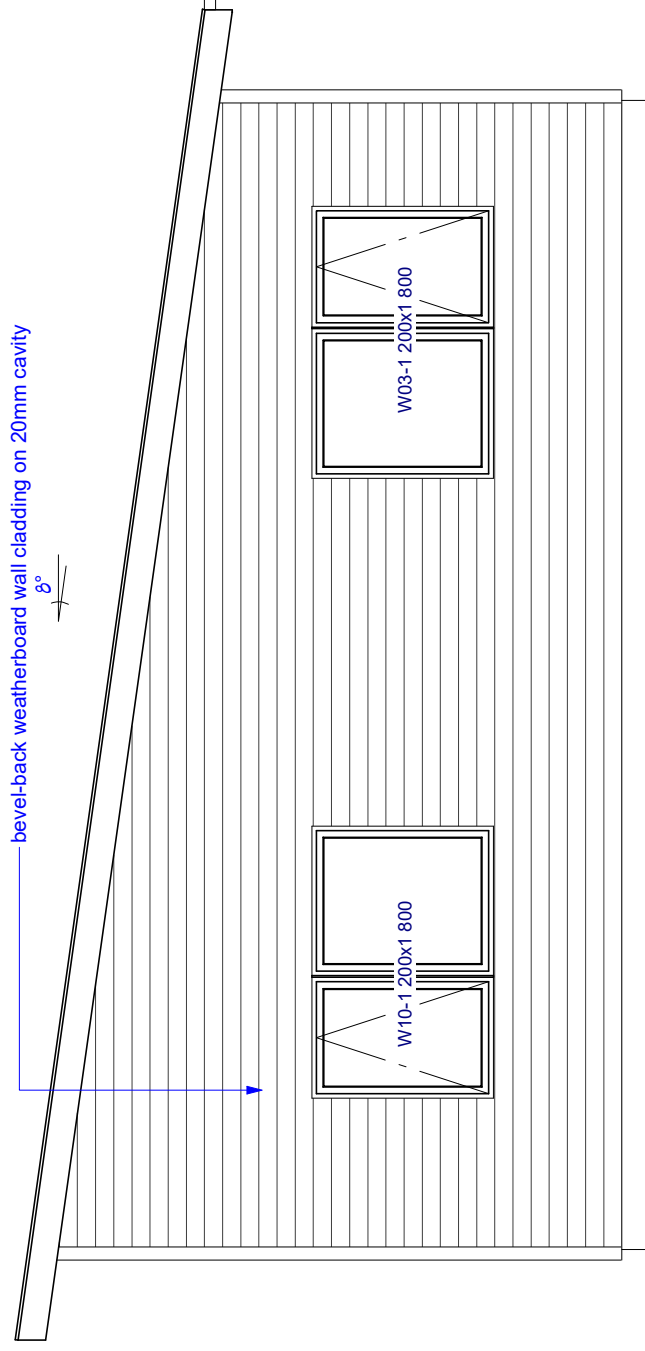
ELEVATION 2
Risk Matrix Score: 4

	CLEVER LIVING COMPANY		Date: 31/08/2017	Sheet #
	Client: BUNNINGS Contact: Des Bickerton		Job # Issue: TEMPLATE - FWA	59 of 138
Read with Amendments: Date: _____ Comments: _____		District & Zoning: Wind Zone: VERY HIGH EQ Zone: 3 Snow Load: N1 / 1kPa Exposure Zone: _____ Climate Zone: 3	Concept Drawn: ZK Pricing Drawn: ZK FWD Drawn: AVG	Wall Elevations Scale: A3 / 1:50
Ref. # _____		LBP: Allan V. Grant No. 115767		
CLEVER LIVING CO.				



ELEVATION 3

Risk Matrix Score: 3



ELEVATION 4

Risk Matrix Score: 3

Ref. #	Read with Amendments:	
	Date:	Comments:

District & Zoning:		
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 #	60
Job #	TEMPLATE - FWA		
Issue:			of 138
Wall Elevations			
Scale: A3 / 1:50			
HIGHLAND			

