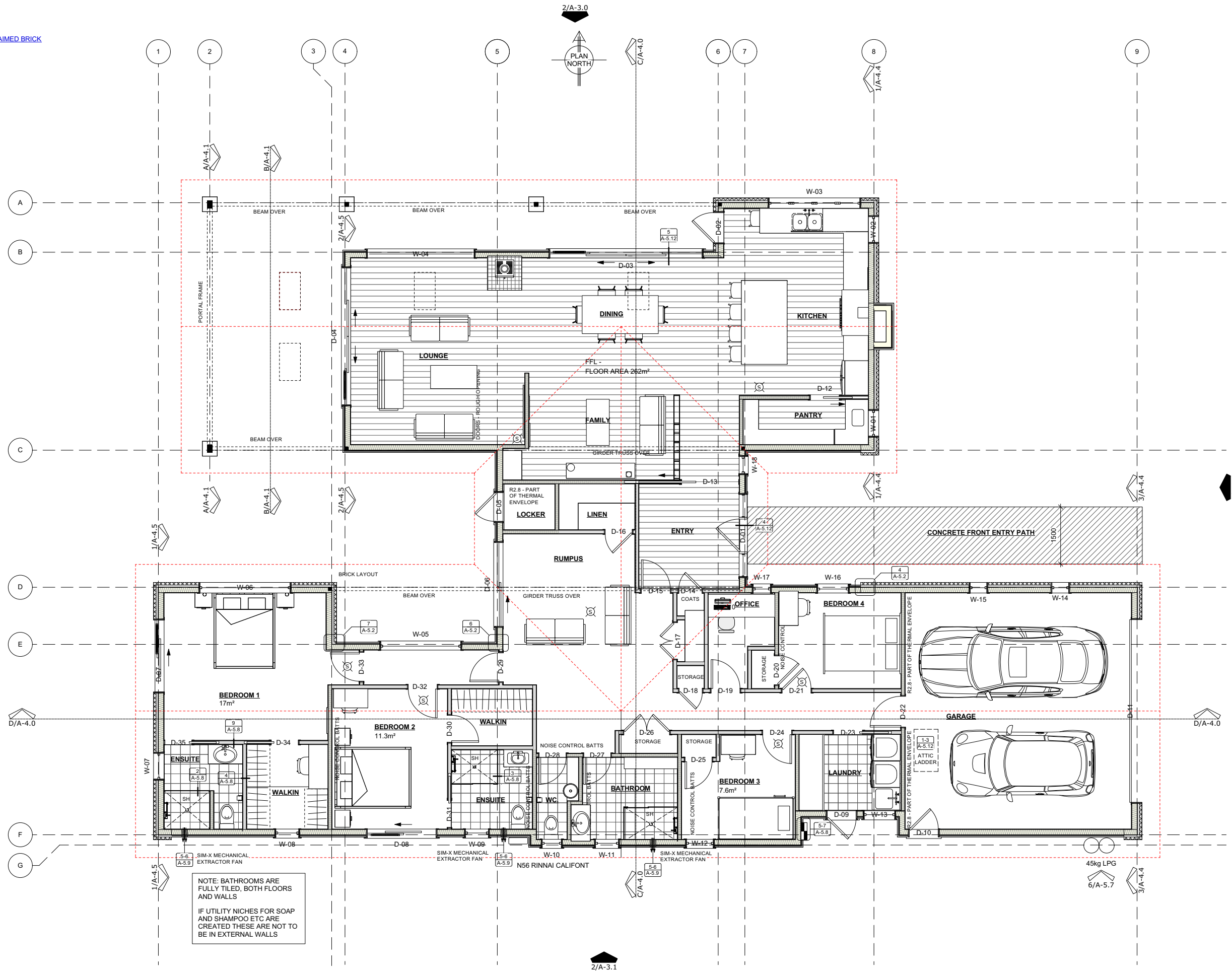


GDC CONSULTANTS LTD  
 ACH CONSULTING ENGINEERS -  
 THE BRICKERY - SAN SELMO RECLAIMED BRICK  
 COLORSTEEL - GREY FRIARS  
 COLORSTEEL - SANDSTONE GREY



NOTE: BATHROOMS ARE FULLY TILED, BOTH FLOORS AND WALLS  
 IF UTILITY NICHES FOR SOAP AND SHAMPOO ETC ARE CREATED THESE ARE NOT TO BE IN EXTERNAL WALLS

1 PROPOSED FLOOR PLAN  
 Scale: 1:50 @ A1 - 1:100 @ A3

NO.	DATE	BY	REVISION NOTES
A	2/12/2022	MH	REVISED FRAMING SIZE
B	30/11/2022		VARIOUS UPDATES TO ENTIRE PLAN SET
A	27/09/2022		CONSENT ISSUE

**TIMBER TREATMENT**  
 ALL FRAMING TO BE TREATED H1.2 UNLESS OTHERWISE STATED  
 ALL TIMBER EXPOSED TO WEATHER TO BE H3.1 IF PAINTED WITH SUITABLE EXTERIOR PAINT SYSTEM, OR H3.2 IF EXPOSED TO WEATHER.  
 ALL TIMBER EXPOSED TO GROUND TO BE H5.

**TIMBER GRADING**  
 ALL FRAMING TO BE SGB. UNLESS OTHERWISE STATED

**WALL FRAMING (common exterior)**  
 140x45 H1.2 SGB . STUDS @ 600crs. DWANGS 800 crs.  
 140x45 H1.2 SGB . DOUBLE TOP PLATE  
 140x45 H1.2 SGB . BOTTOM PLATE

**GABLE END FRAMING**  
 BELOW 2.4m HEIGHT - 140x45 H1.2 SGB . STUDS @ 600crs. DWANGS 800 crs.  
 BELOW 3.6m HEIGHT - 140x45 H1.2 SGB . STUDS @ 400crs. DWANGS 800 crs.  
 BELOW 4.2m HEIGHT - 2/140x45 H1.2 SGB . STUDS @ 400crs. DWANGS 800 crs.  
 BELOW 4.8m HEIGHT - 140x45 H1.2 SGB . STUDS @ 300crs. DWANGS 800 crs.  
 SEE A-4.4 FOR DETAILS

**WALL FRAMING (internal)**  
 90x45 H1.2 SGB . STUDS @ 600crs. DWANGS 800 crs.

**BOTTOM PLATE FIXING**  
 FOR EXTERNAL WALLS  
 M12 MASONRY POST FIX ANCHORS @ 900crs. max. MUST PROVIDE HORIZONTAL IN PLANE (ALONG WALL) 2xN HORIZONTAL OUT OF PLANE (ACROSS) 3xN  
 FOR INTERNAL WALLS  
 M12 MASONRY POST FIX ANCHORS @ 900crs. max. MUST PROVIDE HORIZONTAL IN PLANE (ALONG WALL) 2xN HORIZONTAL OUT OF PLANE (ACROSS) 2xN  
 ALLOW FOR 50x3 SQ WASHERS UNDER NUTS min SLAB EDGE DISTANCE FOR ANCHORS IN EXTERNAL WALLS 50mm.

**TOP PLATE FIXING**  
 SYSTEM TO ACHIEVE 4.7kN  
 USE LUMBERLOK TYPE B FOE VH WIND ZONE - 1/CPC 80 + 2/90x3.15 NAILS PER STUD.

**HARDWARE**  
 ALL FIXING EXPOSED TO WEATHER TO BE SS304 MINIMUM  
 ALUMINIUM TO BE EITHER ANODISED OR POWDER COATED  
 ALL NAILS TO BE GALVANISED OR SS. IF EXPOSED  
 ALL SCREWS EXPOSED TO WEATHER TO BE SS. 304 min  
 ALL STRAPS AND WIRE DOGS EXPOSED TO WEATHER TO BE SS. 304 (min)  
 ALL SOAKERS TO BE SS. 304 (min)

**WALL & CEILING LININGS**  
 ALL INTERNAL WALL LININGS TO BE 10mm STANDARD PLASTERBOARD.  
 ENSUITE AND BATHROOM TO HAVE 10mm WATERPROOF PLASTERBOARD  
 ALL CEILINGS 13mm STANDARD PLASTERBOARD  
 STOP TO LEVEL 4 AND ALLOW FOR LOW-SHEEN ACRYLIC PAINT FINISH

TYPE 1 BATTERY OPERATED CEILING MOUNTED SMOKE ALARM  
 MAIN ELECTRICAL SWITCHBOARD  
 BRICK LAYOUT DIAGRAM - INCLUDED TO SHOW WHY WINDOWS AND DOORS ARE LOCATED AS THEY ARE

**PAVED AREAS AND ENTRY THRESHOLDS**  
 FRONT ENTRY PATH AND OTHER EXTERNAL PAVED SURFACES ARE TO HAVE EITHER A BROOMED CONCRETE FINISH TO CLASS 5 OR 6 OR INTERLOCKING CONCRETE PAVES AS PER NZBC D1/AS1 TABLE 2. BOTH THE SPECIFIED SURFACES GIVE A SLIP RESISTANCE GREATER THAN 0.4

PROJECT  
**NEW RESIDENCE**

CLIENT THE MACKENZIES  
 ADDRESS 48a MORRISON ROAD

DESIGN	JOB No	2021009
DRAWN	MH	PLOT DATE
CHECKED		DATE 26/10/2022
SCALE	AS SHOWN	STATUS FOR CONSENT

HENDERSON-BRUFORD  
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A-2.0 6 OF 47

FLOOR PLAN