

INSULATION

EXTERIOR TIMBER FRAMED WALLS
WITH WEATHERBOARD CLADDING
= R2.2 BATT INSULATION

EXTERIOR TIMBER FRAMED WALLS
WITH BRICK VENEER
= R2.4 BATT INSULATION

GIB WALL BETWEEN HOUSE AND GARAGE
= R2.2 BATT INSULATION

EXTERIOR CONCRETE BLOCK WALLS
= R0.5 BATT INSULATION

CEILING UNDER CORRUGATE METAL ROOFS
= R3.2 BATT INSULATION
(135MM THICK IN TRUSSES)

CEILING UNDER MEMBRANE ROOF
= R2.6 BATT INSULATION
(110MM THICK IN 190 ROOF FRAME)

TIMBER FLOOR OVER GARAGE OR OPEN
AREA BELOW = R1.6 BATT INSULATION

CONCRETE SLAB
= 50MM EPS

WALL UNDERLAY

WALL UNDERLAY TO FRAMING IS TO
COMPLY WITH NZBC E2 AS1 TABLE 23
AND WITH NZS 3604:1999 SECTION 11.

WALL UNDERLAY WHERE THERE IS NO
INTERNAL LININGS (IE GABLE ENDS,
PARAPET WALLS etc) IS REQUIRED TO
COMPLY AS AN AIR BARRIER

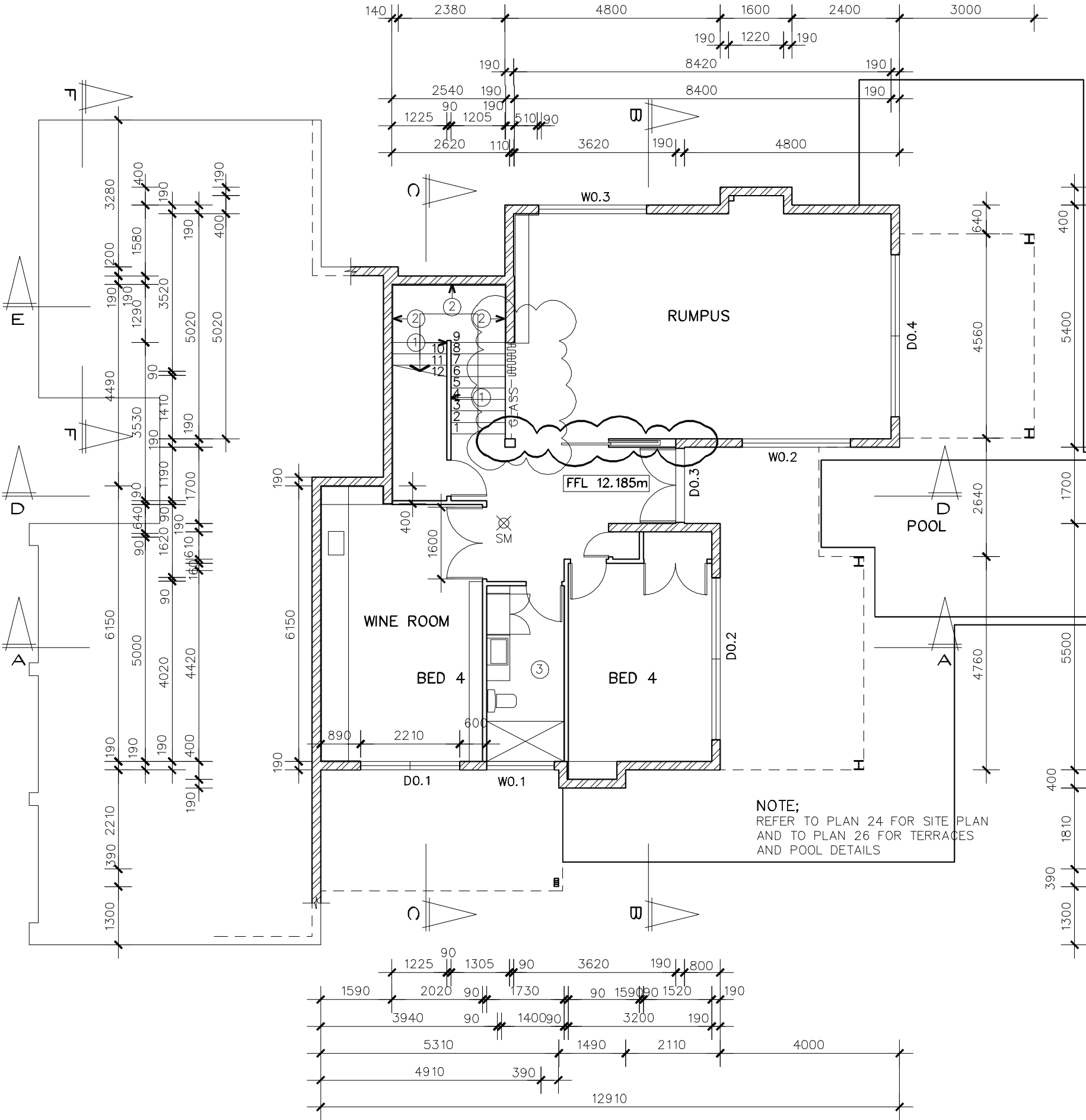
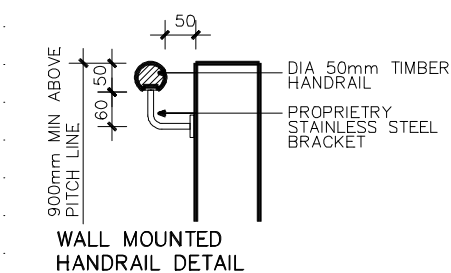
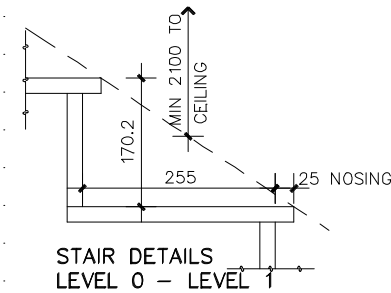
INTERNAL DOORS

ALL INTERNAL DOORS ARE TO BE
2210 HIGH UNLESS NOTED OTHERWISE

SMOKE DETECTORS

☒ SMOKE DETECTOR POSITION
SM

- ① HANDRAIL TO WALL
- ② BLOCK WALLS OFFSET BY 20mm
FROM WALLS ABOVE TO ALLOW
FOR STRAPPING
- ③ MECHANICAL VENTILATION
TO VENT TO OUTSIDE



NOTES

ALL WORK AND MATERIALS SHALL
COMPLY WITH THE BUILDING ACT, WITH
THE NZBC HANDBOOK AND APPROVED
DOCUMENTS

ALL BUILDING WORK SHALL COMPLY WITH
NZS 3604:2011 OR WITH ENGINEERS
PRODUCER STATEMENT AS APPLICABLE

TIMBER GRADE/TREATMENT

ALL TIMBER GRADES ARE TO BE TO
NZS 3604:2011 EXCEPT WHERE A
HIGHER GRADE IS NOTED ON THE PLANS

ALL STRUCTURAL TIMBER IS TO BE A
MINIMUM OF STRUCTURAL GRADE SG8

TIMBER TREATMENT IS TO COMPLY WITH
NZBC B2 AS1 AMENDMENT 7 AND WITH
NZS 3602:2003 & NZS 3640:2003 AS
AMENDED BY NZBC B2 AS1 3.2, EXCEPT
WHERE A HIGHER LEVEL OF TREATMENT
IS SPECIFIED IN THE DRAWINGS OR
SPECIFICATIONS

ALL ABOVE GROUND ENCLOSED FRAMING
TIMBER IS TO BE TREATED TO MIN H1.2
EXCEPT;
CAVITY BATTENS BEHIND CLADDINGS
AND FRAMING TO CANTILEVERED DECKS
ARE TO BE TREATED TO H3.1

WALL FRAMING

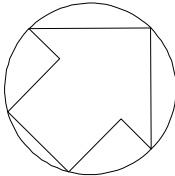
WALL FRAMING, STUDS AND LINTELS ARE
TO COMPLY WITH NZS 3604:2011 SEC 8
EXCEPT WHERE SPECIFICALLY DESIGNED
BY ENGINEER OR TRUSS MANUFACTURERS
SPECIFICATION

INTERNAL NON-LOAD BEARING
WALL STUDS ARE TO BE
90x45 SG8 H1.2 @ 600c/c MAX

NOGS SHALL BE AT 800c/c AND AS
REQUIRED TO SUPPORT FIXTURES AND
FITTINGS

FLOOR AREA

BASEMENT FLOOR AREA	120.3m ²
LOWER FLOOR AREA	247.6m ²
UPPER FLOOR AREA	122.4m ²



28 MANSION COURT
WEST HARBOUR

BASEMENT
FLOOR PLAN

SCALE 1:100 @ A3	DATE 14 01 13
HISTORY 1 2 3 4	
REVISION 1	DRAWING NUMBER 5

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