

## 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  
(10MM 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

## BRICK VENEER CLADDING

SELECTED 70 SERIES BRICK VENEER TO  
COMPLY WITH NZBC E2 SECTION 9.2

BRICK VENEER CLADDING IS TO BE BUILT  
IN ACCORDANCE WITH THINK BRICK NZ  
DESIGN NOTE TB1, USING BRICKS  
MANUFACTURED BY EITHER; AUSTRAL  
BRICKS LTD, CLAY BRICKS LTD, MIDLAND  
BRICKS NZ LTD OR MONIER BRICKS LTD.  
NO SUBSTITUTE BRICK PRODUCT IS  
PERMITTED

BRICK TIES ARE TO BE EM (EARTHQUAKE  
MEDIUM) 85mm, 304 S/S SCREW  
FIXED BRICK TIES @ 400c/c VERTICALLY  
AND 400c/c HORIZONTALLY FIXED INTO  
STUDS. TIES SHALL BE PLACED TO  
ENSURE THAT THERE ARE TIES WITHIN  
200mm OF ANY OPENINGS. THE FIRST  
ROW OF TIES 200mm ABOVE ANY SHELF  
ANGLE. THE FIRST ROW OF TIES WITHIN  
400mm OF THE SLAB REBATE AT THE  
FOUNDATIONS, AND TIES AT EVERY  
SECOND PERPEND IN THE TOP LAYER

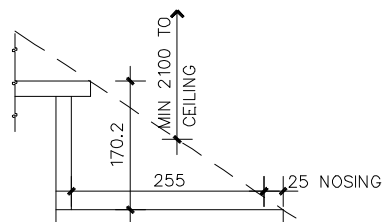
BRICK VENEER IS TO BE FINISHED WITH  
SELECTED PLASTER FINISH

## INTERNAL DOORS

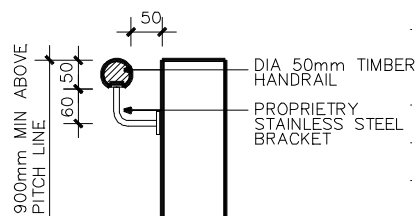
ALL INTERNAL DOORS ARE TO BE  
2210 HIGH UNLESS NOTED OTHERWISE

## SMOKE DETECTORS

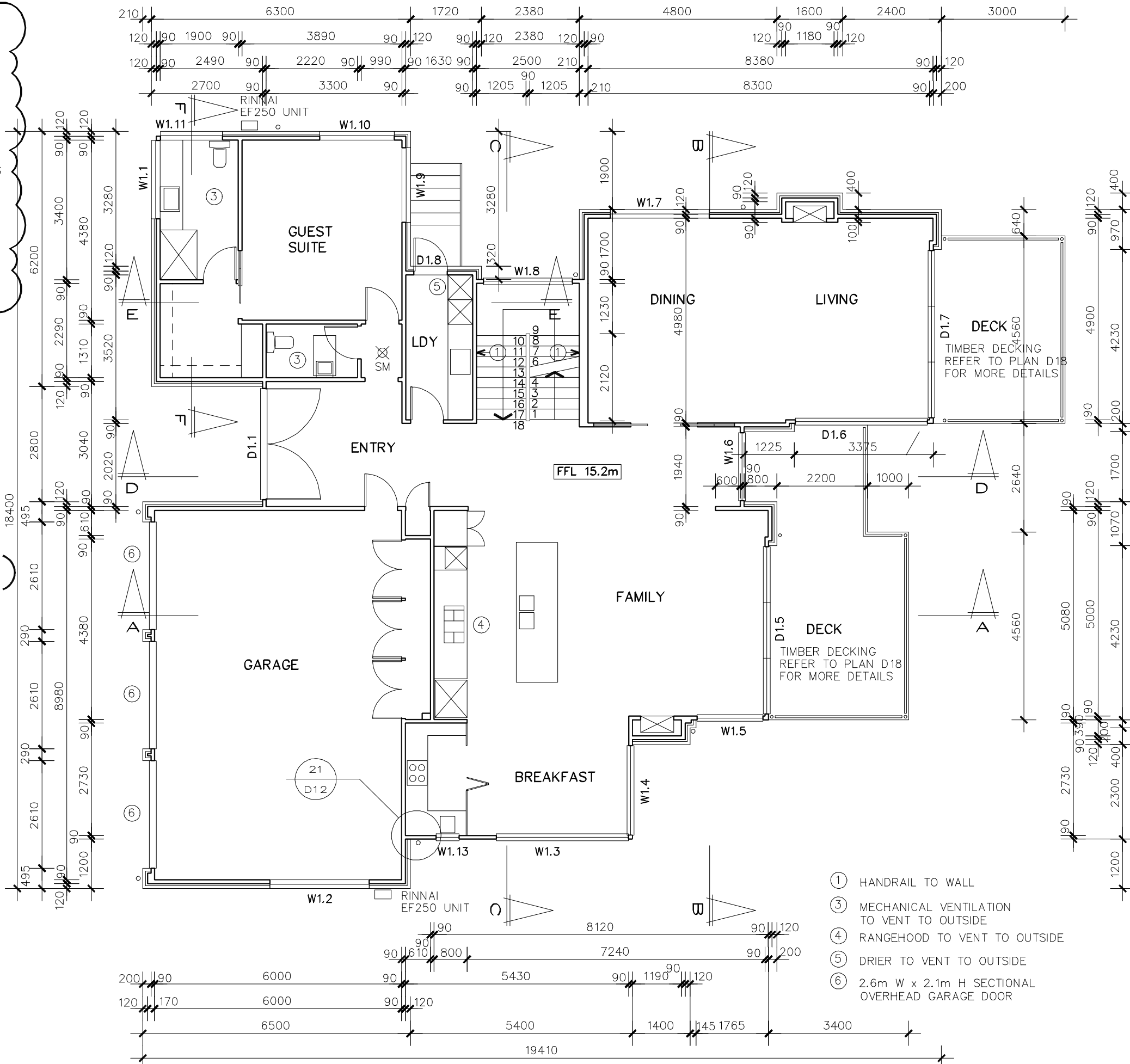
☒ SMOKE DETECTOR POSITION  
SM



STAIR DETAILS  
LEVEL 0 - LEVEL 1



WALL MOUNTED  
HANDRAIL DETAIL



## 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 LOAD BEARING  
WALL STUDS ARE TO BE  
90x45 SG8 H1.2 @ 400c/c MAX

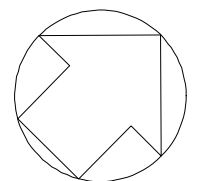
INTERNAL NON-LOAD BEARING  
WALL STUDS ARE TO BE  
90x45 SG8 H1.2 @ 600c/c MAX

EXTERNAL WALL STUDS ARE TO BE  
90x45 SG8 H1.2 @ 400c/c MAX

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

## FLOOR AREA

BASEMENT FLOOR AREA 120.3m<sup>2</sup>  
LOWER FLOOR AREA 247.6m<sup>2</sup>  
UPPER FLOOR AREA 122.4m<sup>2</sup>



28 MANSION COURT  
WEST HARBOUR

LOWER LEVEL  
FLOOR PLAN

SCALE 1:100 @ A3 DATE 14 01 13

HISTORY	
1	
2	
3	
4	
REVISION	DRAWING NUMBER
1	6

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