

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 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 WALL STUDS ARE TO BE 90x45 SG8 H1.2 @ 600c/c MAX

EXTERNAL WALL STUDS ARE TO BE 90x45 SG8 H1.2 @ 600c/c MAX

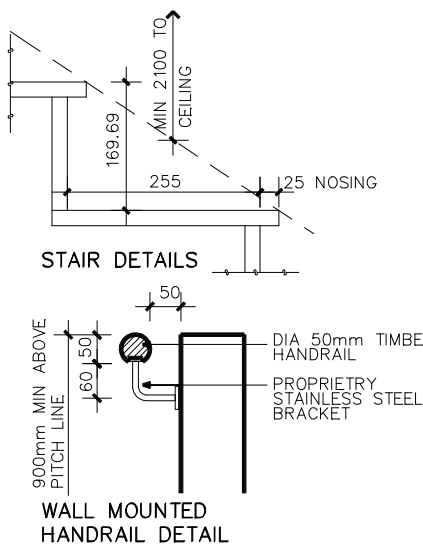
EXTERNAL WALL STUDS TO STAIRWELL ARE TO BE 2/90x45 SG8 H1.2 @ 300c/c MAX

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

**ROOF AND WALL CLADDINGS**  
REFER TO SHEET 2 FOR DETAILS OF ROOF AND WALL CLADDINGS

**INSULATION**  
EXTERIOR TIMBER FRAMED WALLS = R2.2 BATT INSULATION

- ① RAKING BALUSTRADE WALL 900mm ABOVE STAIR PITCH LINE
- ② HANDRAIL TO WALL
- ⑤ DRIER/RANGEHOOD TO VENT TO OUTSIDE
- ⑥ MECHANICAL VENTILATION TO MEET HEGLEY ACOUSTICS ACOUSTIC REPORT, UNIT 1 ONLY.
- ⑩ 1.0m HIGH CANTILEVERED GLASS BALUSTRADE TO EDGE OF FLOOR



UNIT 4

FLOOR AREA 70.0m2  
FFL = 72.315m

UNIT 5

FLOOR AREA 70.0m2  
FFL = 72.915m

UNIT 6

FLOOR AREA 69.7m2  
FFL = 72.915m

SHANAHAN ARCHITECTS LTD

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GOLDHAWK CO LTD

668 MANUKAU RD  
EPSOM

MID LEVEL  
FLOOR PLAN

SCALE: 1:100 @ A2 DATE 9 5 13

REVISION	DRAWING NUMBER
0	8