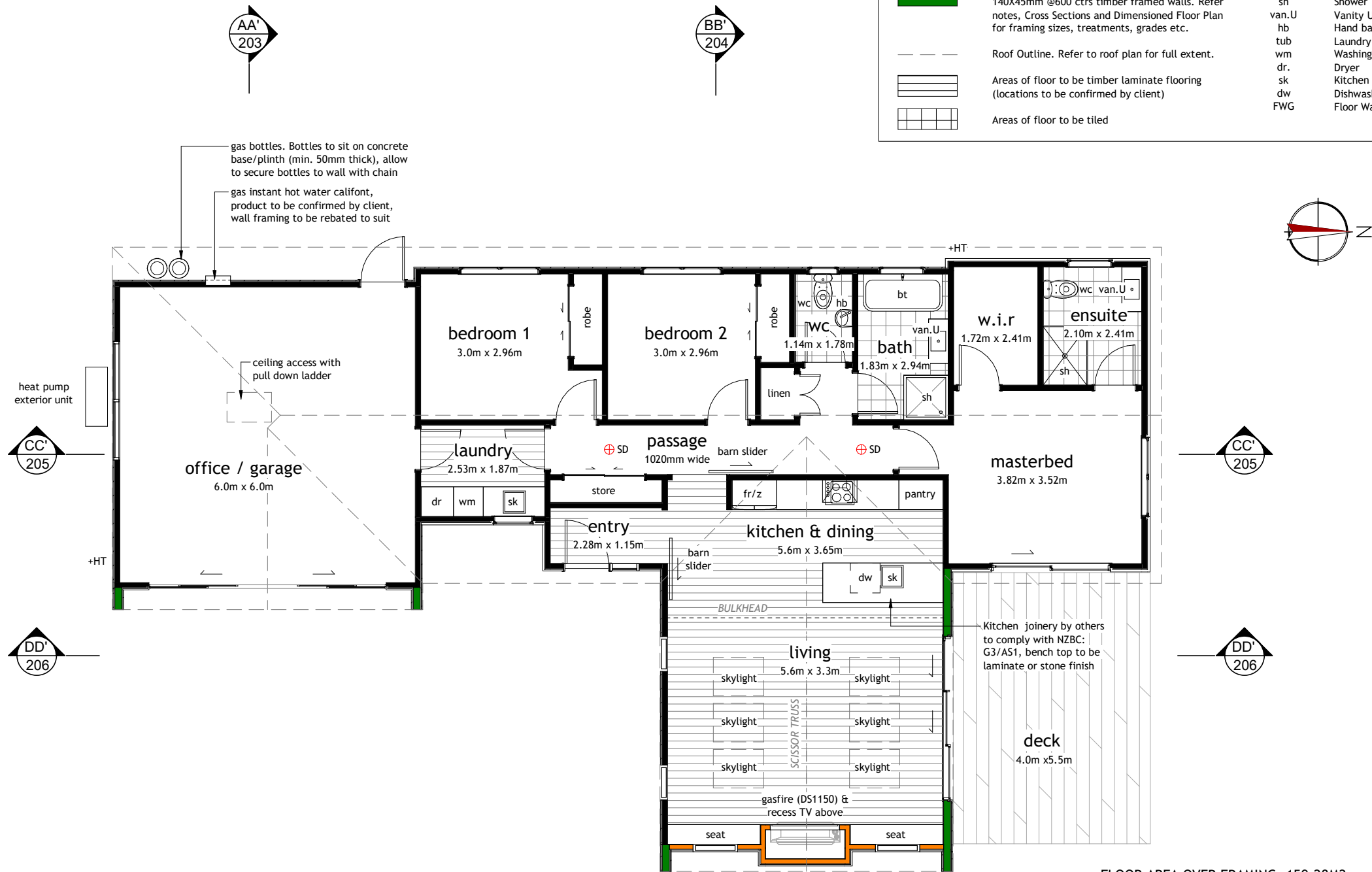


FLOOR PLAN NOTES

Floor Area over foundation:	159.28 m²
Maximum Building Height:	Refer to site plan for detail.
Foundation Type:	Maxraft. Refer to Structural documentation
Insulation:	Exterior Wall - R2.8W exterior walls Internal Wall - R2.4 Pink batts Flat ceiling - R5.0 Pink batts ceiling insulation Scissor trussed ceiling - R3.6 Skillion roof ceiling insulation All downlights inside insulation envelope to be CA rated
Cladding Materials:	Larch weatherboard (shiplap) wall cladding, James Hardie Linea Oblique weatherboard (vertical) wall cladding Insulated Plaster Cladding System(RCS XTherm Blue 50mm)
Roof Cladding:	Colorsteel 5-rib roofing
Roof Pitch:	30°
Typical Stud Height:	2.605m
External & Internal wall framing:	<u>Refer to Legend and Wall Framing & Cladding Layout.</u>
Window / Door Lintel Height:	2200mm (2255 trim height confirm onsite)
Internal Door Leaf Height:	1980mm
Interant Door Leaf Width:	Refer to Window & Door layout plan
General:	All dimensions are to framing only, refer to foundation plan for foundation dimensions. All exterior window and door lintels by truss manufacturer.
Heating:	Ducted Heatpump (into all rooms including office / garage), to be selected by client. Gas fireplace: DS1150
Ceiling Vents:	All extract systems to be a 150mm inline auto extraction fan. Bathroom & Ensuite extraction systems to be automated and placed to adequately deal with steam.
Smoke Detector / Alarms:	Required within 3m of all sleeping areas as per NZS 4514 & BRANZ Bulletins No's 252 & 309. Detectors to comply with NZBC C / AS1 and have hush button and test facilities.
Floor finishes / compliance:	Anti-slip floor coverings on all access routes (both external and internal) to comply with NZBC D1 / AS1 table 2 (accept as dry areas) Wet areas are to have an appropriate finish to floors and walls that comply with NZBC E3 / AS1 to ensure that surfaces are impervious and easily cleanable.
Floors:	Ceramic Tiles (Ensuite, Bathroom & WC) Timber Laminate flooring (Entry, Kitchen, Dining, Living & Laundry) Carpet (Masterbed & badrooms) <u>Locations to be confirmed by client.</u>
Walls:	GIB Aqualine with acrylic semi-gloss or gloss coating. Ceramic Tiles (Shower / bath walls.) Ceramic Tiles skirting in Bathroom, ensuite & wc) <u>Locations to be confirmed by client.</u>



FLOOR AREA OVER FRAMING: 159.28M2

PROPOSED FLOOR PLAN

Scale 1 : 100

NOTE: PROJECT ADDENDUM TAKES PRECEDENCE OVER THESE DRAWINGS



PROPOSED NEW RESIDENCE FOR:
Jen & Jason McGirr / Fowler Homes Southland Showhome
Lot 23, McQuarrie Street, Invercargill



Date: 03/06/2022 11:40:31
Scale @ A3: 1 : 100
Designed By: Ben Williams
Drawn By: Katy Kim

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PRICING
JUNE 2022

FOWLER HOMES SOUTHLAND / QUEENSTOWN | LBP: 120911 | p: 021 235 3790 | e: ben@fowlerhomes.co.nz | addr: 69 Mika Way, Lorneville, Invercargill 9874 / 2 Appin Court, Jack's Point, Queenstown

Note: Contractors shall verify all dimensions on site before commencing any work. | All dimensions are in millimetres unless otherwise stated. | All construction to comply with NZBC/NZS 3604:2011, alongside all current standards alike. | All timber to be SG8 grade unless specified otherwise. | All rights reserved. No part of this work may be reproduced or copied in any form or by any means without the written permission from Fowler Homes. | Subject to council approval. | All measurements to be confirmed on site by the contractor prior to the commencement of work.