

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: Refer to legend and Wall Framing & Cladding Layout.

Window / Door Lintel Height: 2200mm (2255 trim height confirm onsite)

Internal Door Leaf Height: 1980mm
Internal 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

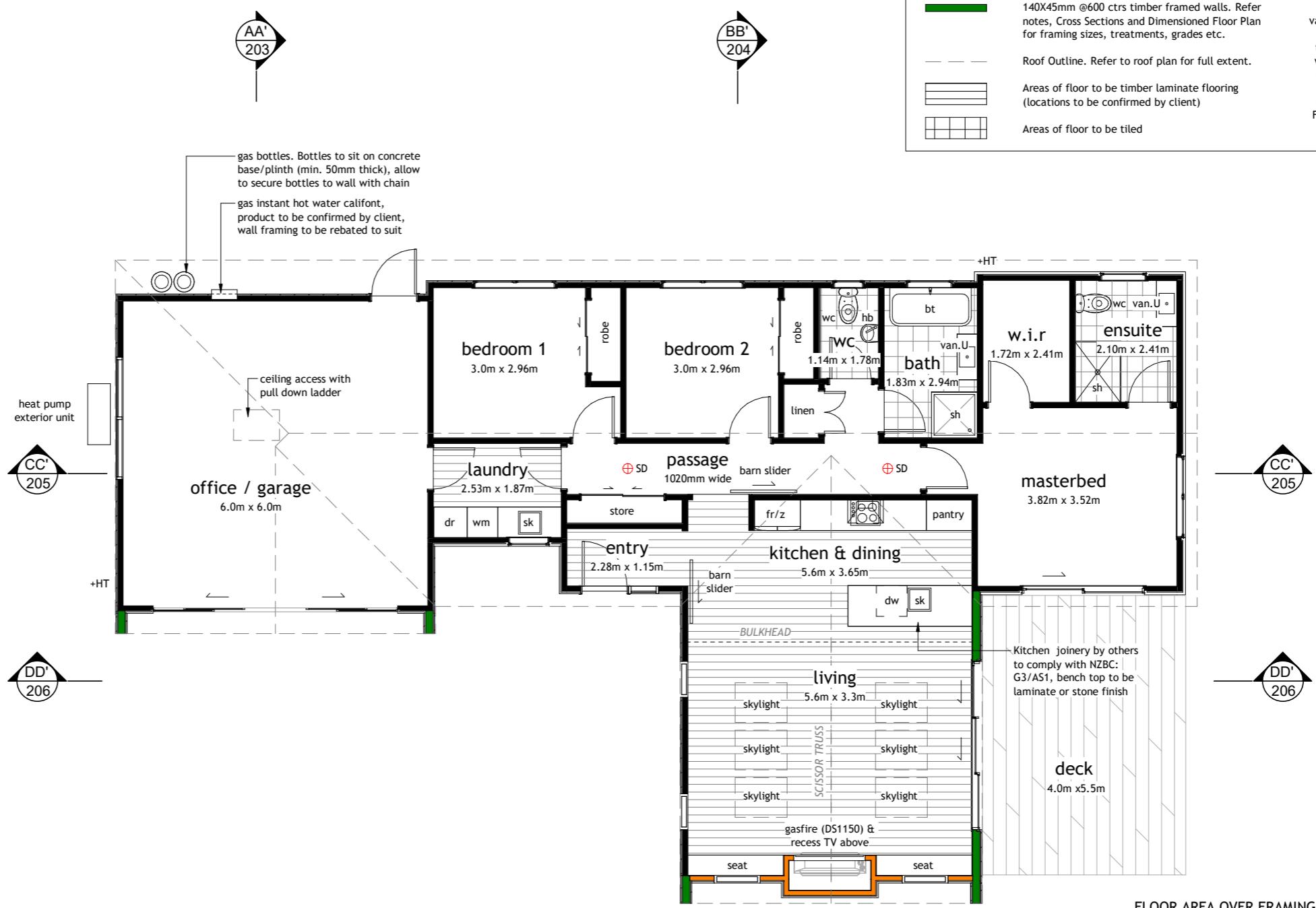
Ceiling Vents: All extract systems to be a 150mm inline auto extraction fan.
Bathroom & Ensuite extraction systems to be automated and placed to adequately deal with steam.

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 / A51 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 / A51 table 2 (accept as dry areas)
Wet areas are to have an appropriate finish to floors and walls that comply with NZBC E3 / A51 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 & bedrooms)
Locations to be confirmed by client.

Walls: GIB Aqualine with acrylic semi-gloss or gloss coating.
Ceramic Tiles (Shower / bath walls.)
Ceramic Tiles skirting in Bathroom, ensuite & wc)
Locations to be confirmed by client.



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.