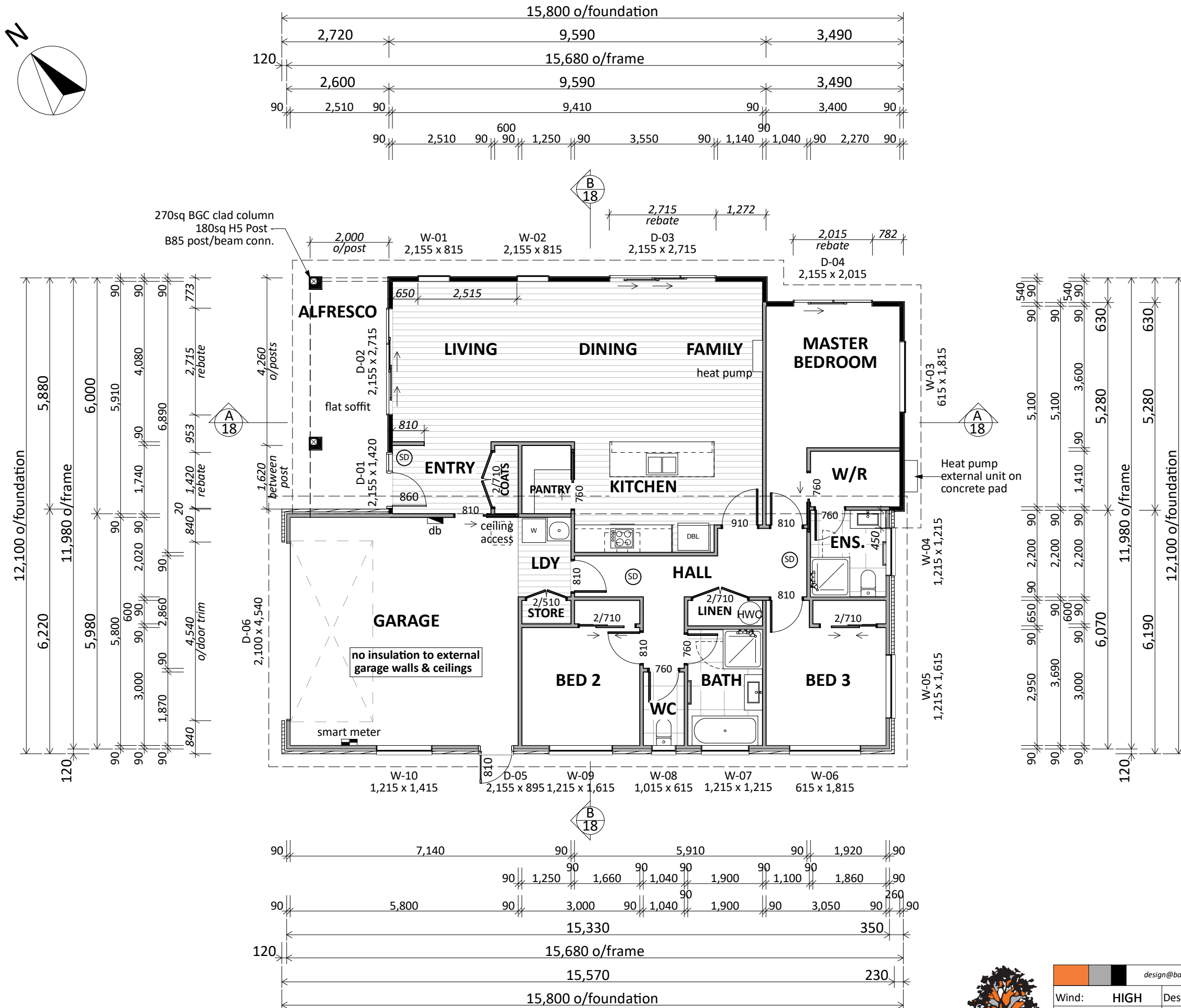
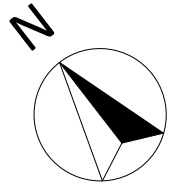






General notes:

Always cross reference the foundation plan with the floor plan prior to setting out.

All joinery sizes specified are to be confirmed with an on-site measure up prior to joinery fabrication. No liability shall be held by the Barrett Homes for incorrect supply of joinery.

Refer to attached pre-cut design and documents for all lintel sizes, truss and top plate fixings. Contractor to refer to truss manufacturers producer statements for any further load bearing footing / slab thickenings that may be required to support roof loads. This layout is preliminary. Read in conjunction with final PS1 and pre-cut design and documents.

Refer to all written dimensions, DO NOT scale off drawings.

2.425 stud height throughout, 2460 u/side of truss (unless specified)

All joinery 2155 head height

Electric hobs with vented r/hood.

Mains pressure 180ℓ HWC with tempering valve and seismic restraint in accordance with NZBC: 2004 section G12. PE-Xa water supply pipes. Hot water supply pipes shall be thermally insulated to comply with H1/AS1 5.0

Please confirm plumbing fixture locations before foundation commences

Confirm shower tray size before commencing wall framing

Ensure entry lighting complies with NZBC G8/AS1

SD - Approved smoke detectors required within 3m of any sleeping space - first alert of similar

Floor Area:

167.92 m² o/frame
170.16 m² o/foundation

Cladding Key:

BGC Duragroove
 Brick Veneer

Device Key:

Smart Meter
 Distribution board



  		design@barretthomes.co.nz		Project No: TGA-140		Plan Name: New Design		Sheet: 8	Rev: -
Wind: HIGH		Designed: TG		Drawing: FLOOR PLAN				Council: WBDC	
EQ: 1		Drawn: TG		Client Name: CHRISTOPHER & NERISSA SIMMONS					
Exposure: C		Check: CW		Site Address: LOT 36, STAGE 1					
Date: 25/02/2020		Scale: 1:100		9 AUGUSTA RISE, OMOKOROA					