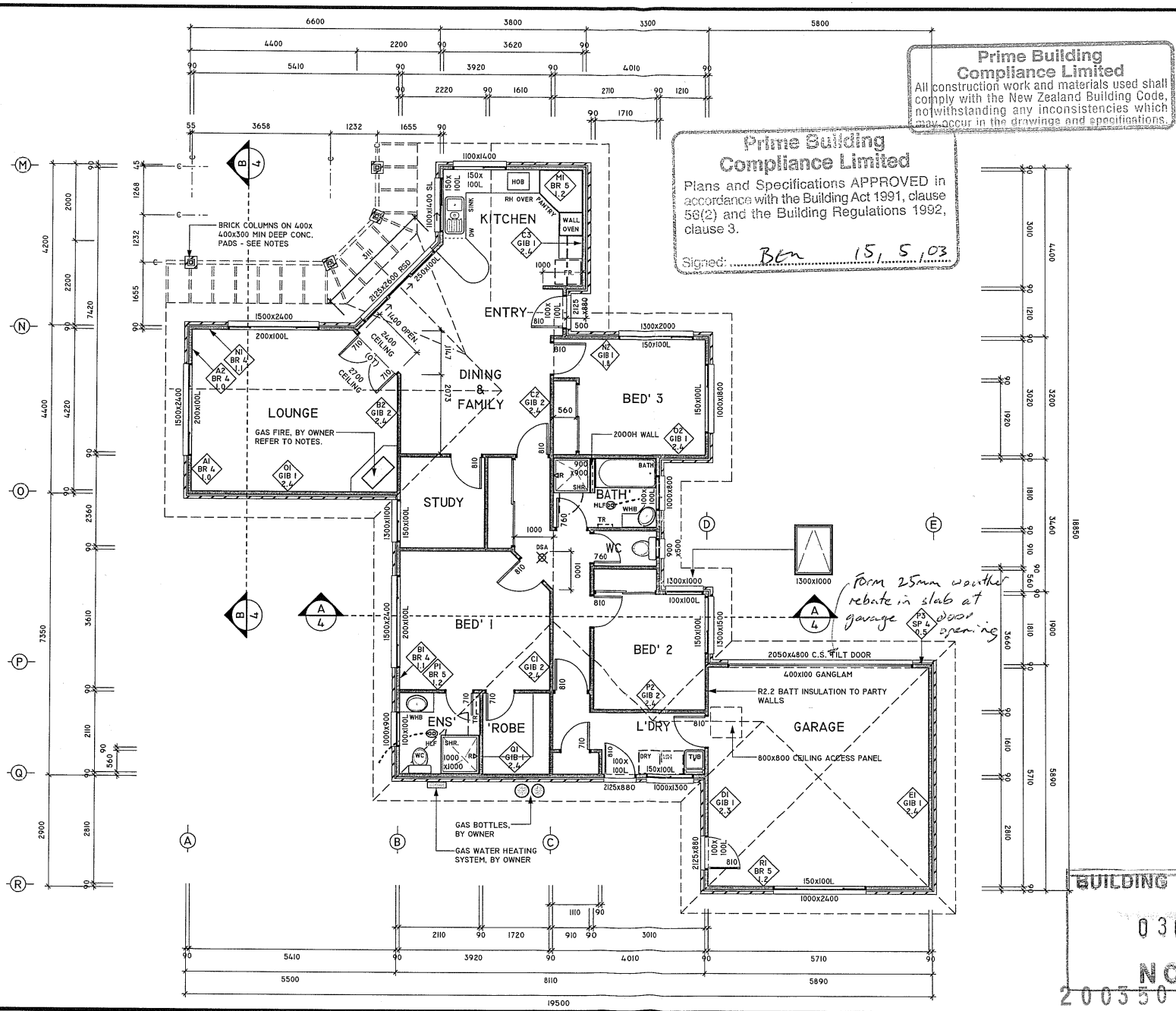

NOTES

1. DIMENSIONS

   ALL DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE STATED.

2. FOOTING SETOUT

   SETOUT FOOTINGS 100M OUTSIDE FRAMING TO FORM REBATE FOR BRICK VENEER. REFER TO TYPICAL CROSS SECTION FOR FURTHER DETAIL.

3. BRICK COLUMN

   FORM COLUMN WITH 4-BRICK COURSES AROUND 100x100 H3 LAMINATED POST. FIX WITH GALV. SCREW FIXED TIES EVERY THIRD COURSE TO POST. RAKE EVERY BOTTOM COURSE PERPEND FOR WEEP HOLES.
   100x100 POST FIXED AT BASE TO GALV. BOWMAC B197 BRACKET CAST INTO CONCRETE PAD. REFER TO THE PLAN FOR CONCRETE PAD DIMENSIONS. FIX POST TO LINTEL WITH GALV. BOWMAC B85S STRAP. GALV. M12 BOLTS TO ALL BOWMAC BRACKETS.

4. BRACING NOTES

   A1 / GIB 1 / 2.4 — BRACING ELEMENT No. / BRACE TYPE / BRACE LENGTH (M)

   BRACED PANELS SHALL BE CONSTRUCTED TO COMPLY WITH RELEVANT "BRANZ" APPRAISAL CERTIFICATES.

   REFER TO THE BRACING CALCULATIONS AND DETAILS FOR FURTHER BRACING INFORMATION.

5. GAS FIRE - *BY OWNER*

   SUPPLY & INSTALL SELECTED GAS FIRE COMPLETE WITH SEISMIC RESTRAINTS IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS, NZS 5261:1996 *"INSTALLATION OF GAS BURNING APPLIANCES & EQUIPMENT"* AND THE NEW ZEALAND BUILDING CODE SECTION C1/AS1 - PART 9, SECTION 9.4 *"OUTBREAK OF FIRE - GAS FUEL APPLIANCES"*.

6. KITCHEN

   OWNER TO SUPPLY HOB, UNDERBENCH OVEN & DISHWASHER. ALLOW TO INSTALL.

7. BATHROOM/ ENSUITE & WC

   OWNER TO SUPPLY ALL VANITYS, SHOWERS BATHS, TOILET PANS & CISTERNS. ALLOW TO INSTALL.

LEGEND

- TR — SELECTED HEATED TOWEL RAIL
- HLF — SELECTED COMBINATION HEAT LAMP & EXTRACTOR FAN. DUCT THROUGH ROOF SPACE TO SOFFIT.
- DSA — DOMESTIC SMOKE ALARM - CEILING MOUNTED.
- (OT) — SELECTED OPENTOP PANEL DOORS - REFER TO SPECIFICATION.

Allan Walters building design
NZCD(arch), NZCQS, DANZ (reg.)
Phone (03) 541 8156 Wakefield

CONTRACT

3 BEDROOM RESIDENCE
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ORIGINAL SCALE(S): 1:100

DRAWING TITLE: FLOOR PLAN
FLOOR AREA OVER FRAMING 168M²

SHEET No. 2

DRAWN: MIW | DATE: 09-MAY-03 | JOB No. 2642