



**NOTES**

**DIMENSIONS**

ALL DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE STATED.

**VERIFICATION**

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND DETAILS PRIOR TO COMMENCEMENT OF WORK. THE DESIGNER SHALL BE IMMEDIATELY NOTIFIED OF ANY AMBIGUITY, OMISSION OR DISCREPANCY DETAILED OR IMPLIED BY THE CONTRACT DOCUMENTS

**TIMBERFRAMING**

ALL EXTERNAL WALL FRAMING SHALL BE 2/90x45mm DOUGLAS FIR MSGB H1.2 KD @ 600mm CRS, DWANGS @ 600mm CRS, UNLESS OTHERWISE STATED. ALL INTERNAL WALL FRAMING SHALL BE 90x45mm DOUGLAS FIR MSGB H1.2 KD @ 600mm CRS, DWANGS @ 800mm CRS.

ALL OTHER FRAMING TIMBER (INCLUDING FLOOR, ROOF, DECK, ETC.) SHALL HAVE A MINIMUM GRADE OF MSGB/SGB UNLESS OTHERWISE STATED

**HOT WATER CYLINDER**

250L MAINS PRESSURE SOLAR READY ELECTRIC HOT WATER CYLINDER COMPLETE WITH PRESSURE REDUCING & RELIEF VALVES & TEMPERING VALVE 250 COPPER SULLY PIPE TO DISCHARGE OVER THE NEAREST GULLY TRAP. SECURE WITH SEISMIC RESTRAINTS AS PER ACCEPTABLE SOLUTION 012/A51 (WATER SUPPLIES) FIGURE 14.

STORAGE WATER HEATERS SHALL HAVE A SAFE TRAY. THE SAFE TRAY SHALL INCORPORATE A DRAIN WITH A MINIMUM DIAMETER OF 40mm, WHERE THE TANK OVERFLOW DISCHARGES INTO THE SAFE TRAY, THE DIAMETER OF THE SAFE TRAY DRAIN SHALL BE GREATER THAN THE OVERFLOW PIPE FROM THE TANK.

**LINTELS**

ALL LINTELS AND BEAMS TO BE SGB H1.2 UNLESS OTHERWISE SHOWN

FOR PREVENTION OF UPLIFT REFER TO 'MITEK LUMBERLOK' LINTEL FIXING SCHEDULE FOR LINTEL FIXING 'TYPE' DEFINITIONS

ALL LINTELS AND BEAMS TO BE DESIGNED IN ACCORDANCE WITH ROOF TRUSS DESIGN MANUFACTURER

LINTEL DESIGN CERTIFICATE AND TRUSS DESIGN CERTIFICATED TO BE PROVIDED PRIOR TO MANUFACTURE

**LEGEND**

- DSA DOMESTIC SMOKE ALARM COMPLYING WITH ANY OF THE FOLLOWING STANDARDS, UL217, ULC-S531, AS3786 OR BS5446 - PART 1
- EXTRACTOR FAN CONNECTED TO LIGHT SWITCH. DUCT THROUGH ROOF SPACE TO EXTERIOR. MIN FLOW RATE 25L / SEC
- TYPE F = LINTEL FIXING TYPE
- 2/140x45 = LINTEL SIZE
- 2150x1800 = OPENINGSIZE (H x W)

SELECTED CERAMIC TILES OVER GRPSET 38FC WATERPROOFING TO ENSURE FLOOR

SELECTED CERAMIC TILES OVER GRPSET 38FC WATERPROOFING TO TILED HIGH LEVEL WINDOW FRAMES IN SHOWER WALL - REFER DETAILS (SILL HEIGHT TO BE 1850mm AFL)

**Gowans Walters & Associates Ltd**  
 building designers  
 tel: 03-544-9499  
 fax: 03-544-9488  
 enquiries@gowanswalters.co.nz

project  
**NEW RESIDENCE**  
 at: 63 LES WAKEFIELD RD, MAPUA  
 for: GLYN & KELLY DELANY

Homes by **ORANGE**

A rev 16.11.22 BC RF1 01  
 date details

Tasman District Council  
 BUILDING CONSENT AUTHORITY  
**RECEIVED**  
 Date: 21/11/22

scale(s) at A3 1:100  
 wind zone VERY HIGH  
 sheet title **FLOOR PLAN**

sheet **05 A** of 24  
 drawn JN  
 date 17.10.2022  
 job no. 22182