



NOTES

BRACING NOTES

BRACING 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.

DIMENSIONS

ALL DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE STATED.

HOT WATER CYLINDER

270L ELECTRIC HOT WATER CYLINDER COMPLETE WITH PRESSURE REDUCING & RELIEF VALVES & TEMPERING VALVE. 200 SLUDGE PIPE TO DISCHARGE OVER THE NEAREST GULLY TRAP. SECURE WITH SEISMIC RESTRAINTS.

NAIL PLATE TRUSSES

TRUSS MANUFACTURER SHALL PROVIDE A PRODUCER STATEMENT PRIOR TO FABRICATION

WALL FRAMING

ALL WALLS FRAMED WITH 90x45 MSG8-VSGB STUDS @ 600 MAX CRS. UNLESS OTHERWISE SHOWN. ALL EXTERNAL WALL FRAMING SHALL BE PRESERVATIVE TREATED "1/2" WITH "1/3" BOTTOM PLATES.

ALL LINTELS & BEAMS TO BE DESIGNED IN ACCORDANCE WITH ROOF TRUSS DESIGN MANUFACTURER. LINTEL DESIGN CERTIFICATE & TRUSS DESIGN CERTIFICATED TO BE PROVIDED PRIOR TO MANUFACTURE.

LINTELS

ALL LINTELS & BEAMS TO BE MSG8-VSGB AND SHALL BE PRESERVATIVE TREATED "1/2" UNLESS OTHERWISE SHOWN. FOR PREVENTION OF UPLIFT REFER TO "MITEK LUMBERLOK" LINTEL FIXING SCHEDULE FOR LINTEL FIXING "TYPE" DEFINITIONS.

RECESSED DOWNLIGHTS

REFER TO NZCEP FIGURE 1 (A4 SHEET) FOR MINIMUM CLEARANCES FOR RECESSED LUMINAIRES.

WET AREAS WALL LININGS

WET AREAS WALL LININGS FINISHED WITH SEMI-GLOSS, OR GLOSS PAINT. AS PER ACCEPTABLE SOLUTION E3/AS1 3.1.2 WALLS (f).

BATH TO HAVE 150mm HIGH CERAMIC OR STONE TILE SURROUNDING BATH HAVING 5% MAXIMUM WATER ABSORPTION, WATERPROOF GROUTED JOINTS, AND BEDDED WITH AN ADHESIVE SPECIFIED BY THE TILE MANUFACTURER AS BEING SUITABLE FOR THE TILES, SUBSTRATE MATERIAL AND THE ENVIRONMENT OF USE.

LEGEND

DSA DOMESTIC SMOKE ALARM COMPLYING WITH ANY OF THE FOLLOWING STANDARDS, UL217, ULC-5531, AS3786 OR 855446 - PART 1

TYPE C = LINTEL FIXING TYPE
190x90L = LINTEL SIZE
2125x1800 = OPENING SIZE (H : W)

BUILDING CONSENT AMENDED PLAN
080177
N.C.C.
15 MAY 2008

Gowans Walters & Associates Ltd
building design
Phone (03) 544 9499
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CONTRACT
FOUR BEDROOM RESIDENCE
at 16 SPRINGLEA HEIGHTS, NELSON
for JO & ALLAN ROBINSON

ORIGINAL SCALE(S)
1:100

DRAWING TITLE
FLOOR PLAN
DRAWN JR
DATE DEC 07

SHEET No.
4
TOTAL SHEETS: 11
JOB No.
07276