

**NOTES**

**BRACING NOTES**



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**

240L ELECTRIC HOT WATER CYLINDER COMPLETE WITH PRESSURE REDUCING VALVES, 5 YEAR WARRANTY. TO BE INSTALLED ON THE GULLY TRAP PRIOR TO THE GULLY TRAP. TO BE SECURED TO THE WALL WITH SEISMIC RESTRAINTS AS PER ACCEPTABLE SOLUTION G12/AS1 (WATER SUPPLIES) FIGURE 14.

**TIMBER FRAMING**

UNLESS OTHERWISE STATED ALL WALLS TO BE FRAMED WITH 90 x 45 UNTREATED S68 DOUGLAS FIR STUDS.

SIMILARLY, UNLESS OTHERWISE STATED ALL OTHER FRAMING TIMBER (INCLUDING FLOOR, ROOF, DECK, ETC.) SHALL HAVE A MINIMUM GRADE OF S68

**LINTELS**

ALL LINTELS AND BEAMS TO BE S68 AND SHALL BE UNTREATED DOUGLAS FIR UNLESS OTHERWISE SHOWN FOR PREVENTION OF UPLIFT REFER TO "MITEK LUMBERLOK" LINTEL FINING SCHEDULE FOR LINTEL FINING 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

**RECESSED DOWNLIGHTS**

ALL RECESSED LUMINAIRES TO BE C.A. RATED

**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 (7).

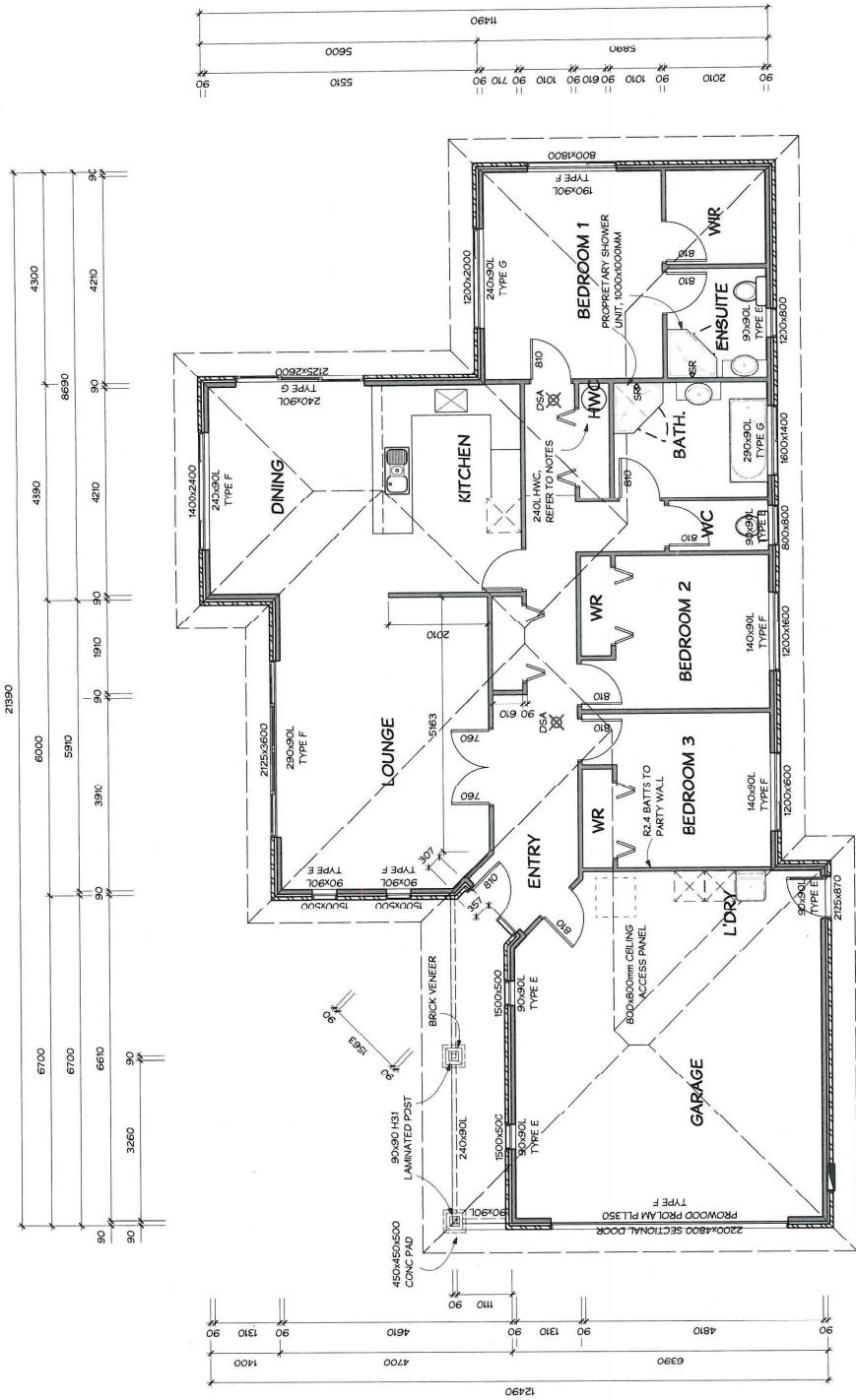
BATH TO HAVE 150mm HIGH CERAMIC OR STONE TILE SURROUND HAVING 6% MAXIMUM WATER ABSORPTION, WATERPROOF GROUTED JOINTS, AND BEDDED WITH AN ADHESIVE SPECIFIED BY THE TILE MANUFACTURER AS BEING SUITABLE FOR THE TILES, SUBSTRATE MATERIAL AND THE ENVIRONMENT OF USE.

**LEGEND**

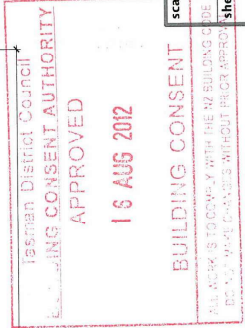
CSA DOMESTIC SMOKE ALARM COMPLYING WITH ANY OF THE FOLLOWING STANDARDS: UL217, UL-C-5531, AS3786 OR BS5446 - PART 1

HLF SELECTED COMBINATION HEAT LAMP & EXTRACTOR FAN, DUCT THROUGH ROOF SPACE TO SOFFIT.

TYPE C = LINTEL FINING TYPE  
190x90 = LINTEL SIZE  
2125x1800 = OPENING SIZE (H x W)



**FLOOR PLAN**  
1:100  
FLOOR AREA OVER FRAMING 179.75m<sup>2</sup>



**project**  
3 BEDROOM RESIDENCE  
at: 78 WASHBOURN DRIVE - RICHMOND  
for: R & S PATON

**Gowans Walters & Associates Ltd**  
building designers  
enquiries@gowanswalters.co.nz

tel: 03-544-9499  
fax: 03-544-9488

scales(s) at A3

1:100

sheet

03 of 12

drawn BP

date JULY 12

job no. 12233

**FLOOR PLAN**

rev date details

by