

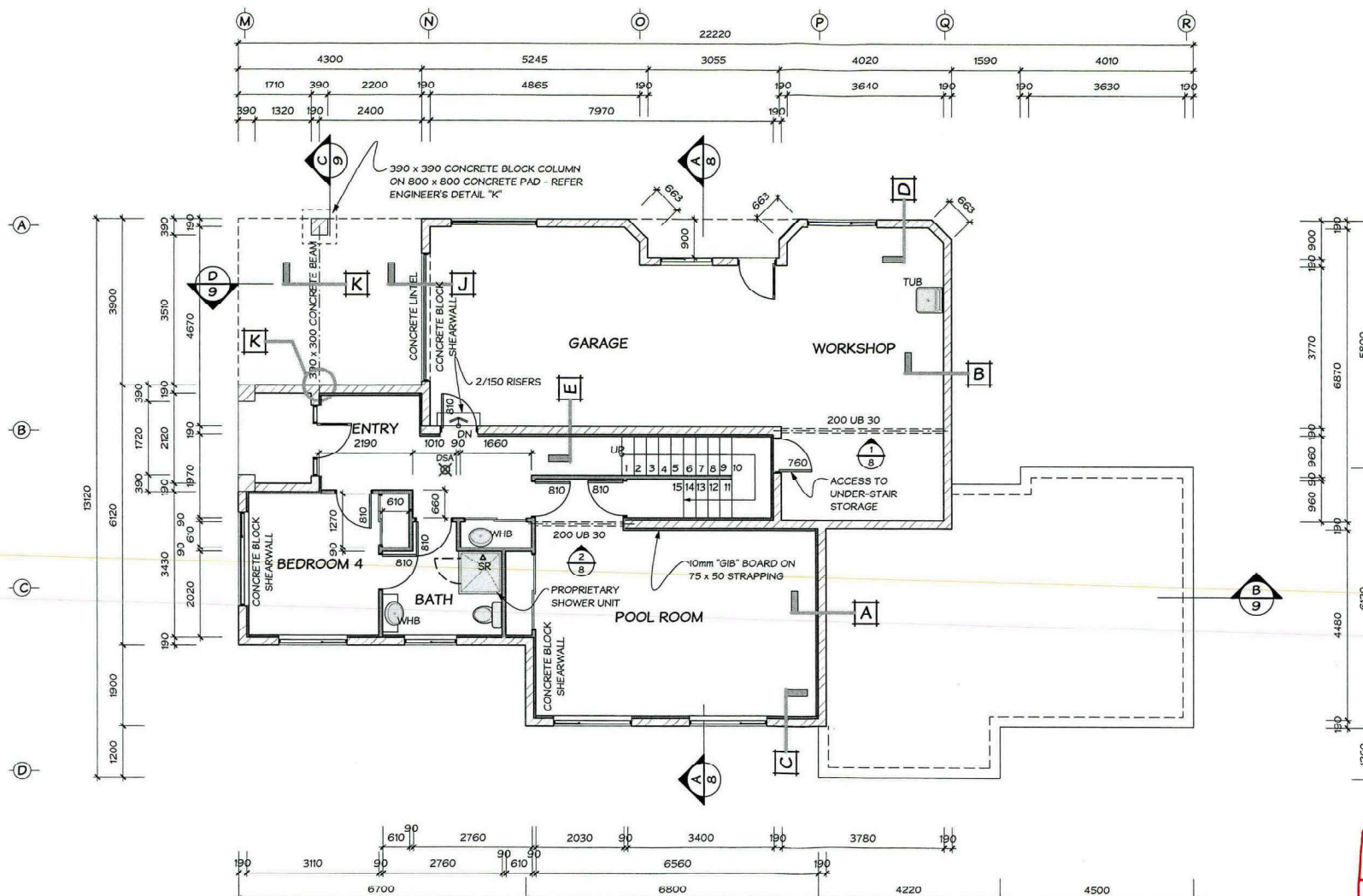
NOTES

CONCRETE FLOOR SLAB

100 CONC. SLAB REINFORCED WITH 665 MESH - 30 TOP COVER OVER 250 MICRON POLYTHENE DAMP PROOF MEMBRANE ON COMPACTED 6 AND BLINDED BASECOURSE LAID IN 150 MAX LAYERS. PROVIDE SHRINKAGE CONTROL JOINTS IN ACCORDANCE WITH NZS 3604:1999, SECTION 7.5.8.6

STRUCTURAL ENGINEER

BILL ANDREW
WR ANDREW LTD
PH 03 546 4565, MOBILE 025-360-500
PROVIDE 24 HOURS NOTICE BEFORE ANY REQUIRED INSPECTION.



BASEMENT PLAN 1:100

Revised plans and/or details received 11/1/08 date approved 11/1/08 date

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Gowans Walters & Associates Ltd

building design

Phone (03) 544 9499
Fax (03) 544 9488

CONTRACT

4 BEDROOM RESIDENCE
at 66 HUNTER AVENUE RICHMOND
for MARJORIE & BILL HART

AMENDED

ORIGINAL SCALE(S)

1:100

DRAWING TITLE

BASEMENT PLAN

DRAWN
WALTERS

DATE
3 NOV 06

SHEET No.

3c

JOB No.
06298

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-VSG8 STUDS @ 800 MAX CRS. UNLESS OTHERWISE SHOWN. ALL EXTERNAL WALL FRAMING SHALL BE PRESERVATIVE TREATED "H2" WITH "H3" BOTTOM PLATES.

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

LINTELS

ALL LINTELS & BEAMS TO BE MSG8-VSG8 AND SHALL BE PRESERVATIVE TREATED "H2" UNLESS OTHERWISE SHOWN. FOR PREVENTION OF UPLIFT REFER TO "MITEX LUMBERLOK" LINTEL FIXING SCHEDULE FOR LINTEL FIXING "TYPE" DEFINITIONS.

RECESSED DOWNLIGHTS

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

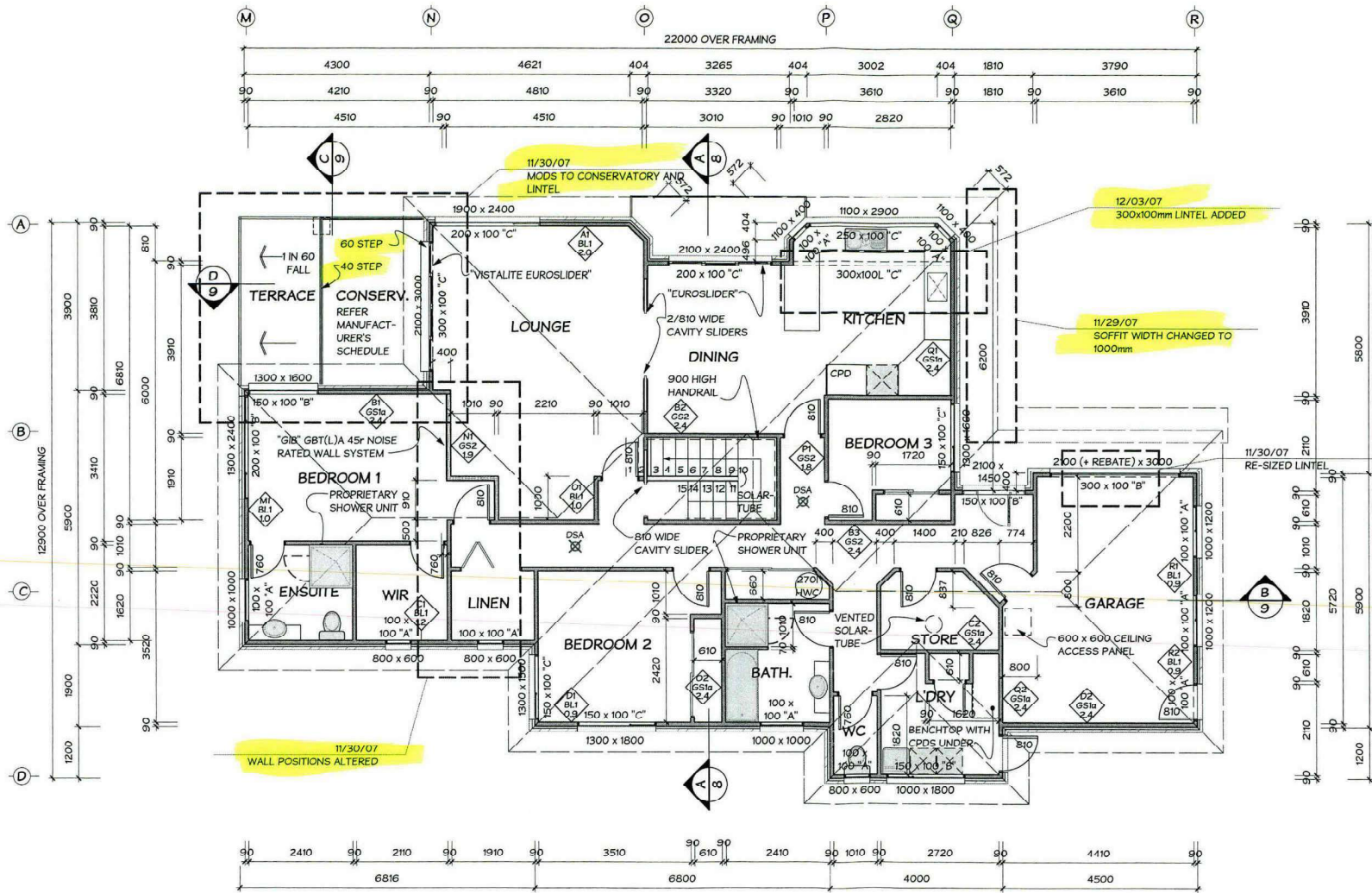
LEGEND

DSA DOMESTIC SMOKE ALARM COMPLYING WITH ANY OF THE FOLLOWING STANDARDS, UL217, ULC-S531, AS3786 OR BS5446 - PART 1

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FLOOR PLAN 1:100

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e - 29th NOVEMBER '07 - PART SOFFIT ADJUSTED TO 1000mm WIDE

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