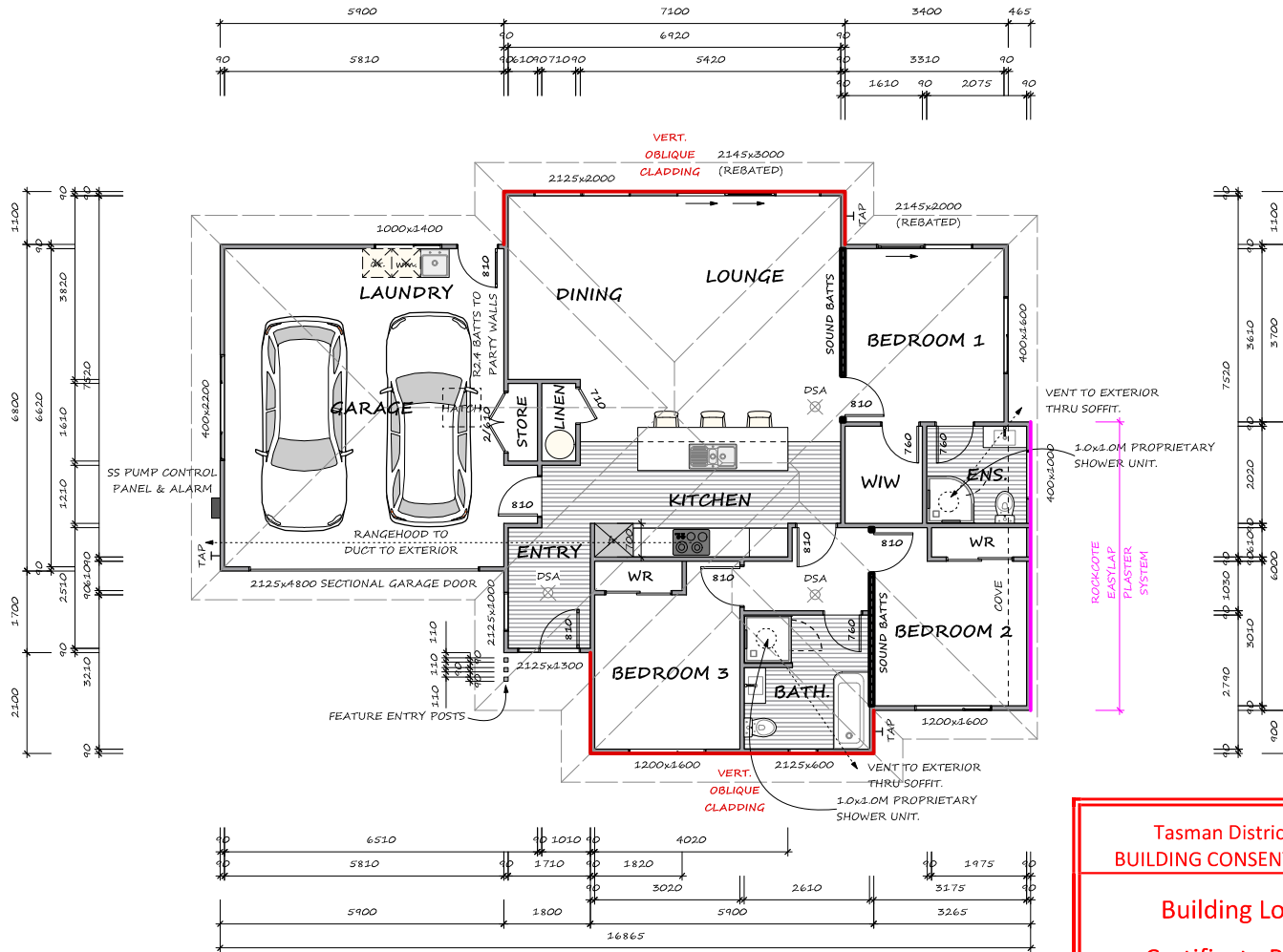


PLAN LEGEND

DOMESTIC SMOKE ALARM
COMPLYING WITH ANY OF THE
FOLLOWING STANDARDS, UL217,
ULC-5531, AS3786 OR 653446 -
PART 1

TYPE G
190x40L
800x600

LINTEL FIXING TYPE
LINTEL SIZE
OPENING SIZE (H X W)



FLOOR PLAN
FLOOR AREA OVER FRAMING: 155.72M²

NOTES

DIMENSIONS

ALL DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE STATED.

LINTELS

ALL LINTELS & BEAMS TO BE SQ8 AND SHALL BE PRESERVATIVE TREATED "H1.2" UNLESS OTHERWISE SHOWN. FOR PREVENTION OF UPLIFT REFER TO "MITEK LUMBERLOK" LINTEL FIXING SCHEDULE FOR LINTEL FIXING "TYPE" DEFINITIONS.

NAILPLATE TRUSSES

TRUSS MANUFACTURER SHALL PROVIDE A PRODUCER STATEMENT PRIOR TO FABRICATION

RECESSED DOWNLIGHTS

ALL RECESSED LUMINAIRES TO BE C.A. RATED

WET AREAS

10mm GIB AQUALINE WALL LININGS FINISHED WITH SEMI-GLOSS, OR GLOSS, PAINT. AS PER ACCEPTABLE SOLUTION E3/AS1 3.1.2 WALLS TO BATHROOM/ENSUITE.

ALL TILED FLOORS (INCLUDING WALL UPSTANDS), TILED VANITY & BATH SPLASHES TO BE WATERPROOFED PRIOR TO TILING. PROVIDE WATER STOP ACROSS ACCESS DOORWAY INTO BATHROOM/ENSUITE.

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.

VENTILATION OF BATHROOM/ENSUITE

BATHROOM/ENSUITE TO BE FITTED WITH MECHANICAL VENTILATION TO SATISFY COMPLIANCE WITH G4/AS1 SEC. 1.3.3.

Tasman District Council
BUILDING CONSENT AUTHORITY

Building Location
Certificate Required

Tasman District Council
BUILDING CONSENT AUTHORITY

RECEIVED
Date: 9/01/2023

FLOOR PLAN

145644 HAYDEN JAMES BROWN &
KRYSTA AIMEE McLEAN
20 LOTUS STREET, RICHMOND

scale 1:100
02/12/2022

G.J. Gardner. HOMES

Boulder Bank
ARCHITECTURAL DESIGN

Copyright-this drawing remains the property of G.J. Gardner Homes contractors are required to comply with the Building Act 2004 and the Health and Safety Act 1992, including all amendments all dimensions to be checked on site before commencement of work-contractor to report any discrepancy-do not scale all workmanship and materials shall conform to the Building Act 2004, the Building Code 1992 and all of its current approved documents