

**NOTES:**

**DIMENSIONS**

ALL DIMENSIONS ARE TO THE FRAMING UNLESS OTHERWISE SHOWN.

**GLAZING**

ALL GLAZING SHALL COMPLY WITH NZS 4223.

**LINTELS**

ALL LINTELS AND BEAMS TO BE SGB AND SHALL BE PRESERVATIVE TREATED "H12" UNLESS OTHERWISE SHOWN FOR PREVENTION OF UPLIFT REFER TO "MITEK LUMBERLOK" LINTEL FIXING SCHEDULE FOR LINTEL FIXING "TYPE" DEFINITIONS.

**SMOKE ALARMS**

TO COMPLY WITH AS3786 WITH HUSH FACILITY ENSURE THERE ARE SMOKE ALARMS INSTALLED  
 -TO ALL ESCAPE ROUTES ON ALL LEVELS  
 -TO ALL BEDROOMS OR WITHIN 3m OF EVERY SLEEPING SPACE DOOR.

**TIMBERFRAMING**

UNLESS OTHERWISE STATED ALL EXTERNAL WALLS TO BE FRAMED WITH 90 x 45 SGB STUDS. ALL INTERNAL WALLS TO BE FRAMED WITH 90x45 SGB STUDS. ALL WALL FRAMING SHALL BE PRESERVATIVE TREATED H12 SIMILARLY, UNLESS OTHERWISE STATED ALL OTHER FRAMING TIMBER (INCLUDING FLOOR, ROOF, DECK, ETC.) SHALL HAVE A MINIMUM GRADE OF SGB

**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).

**RECESSED DOWNLIGHTS**

ALL RECESSED LUMINAIRES TO BE I.C. RATED

**ACCESSWAYS**



ALL ACCESSWAYS TO ACHIEVE A MINIMUM OF 20 LUX AT FLOOR LEVEL IN COMPLIANCE WITH NZBC ACCEPTABLE SOLUTION G8/AS1.

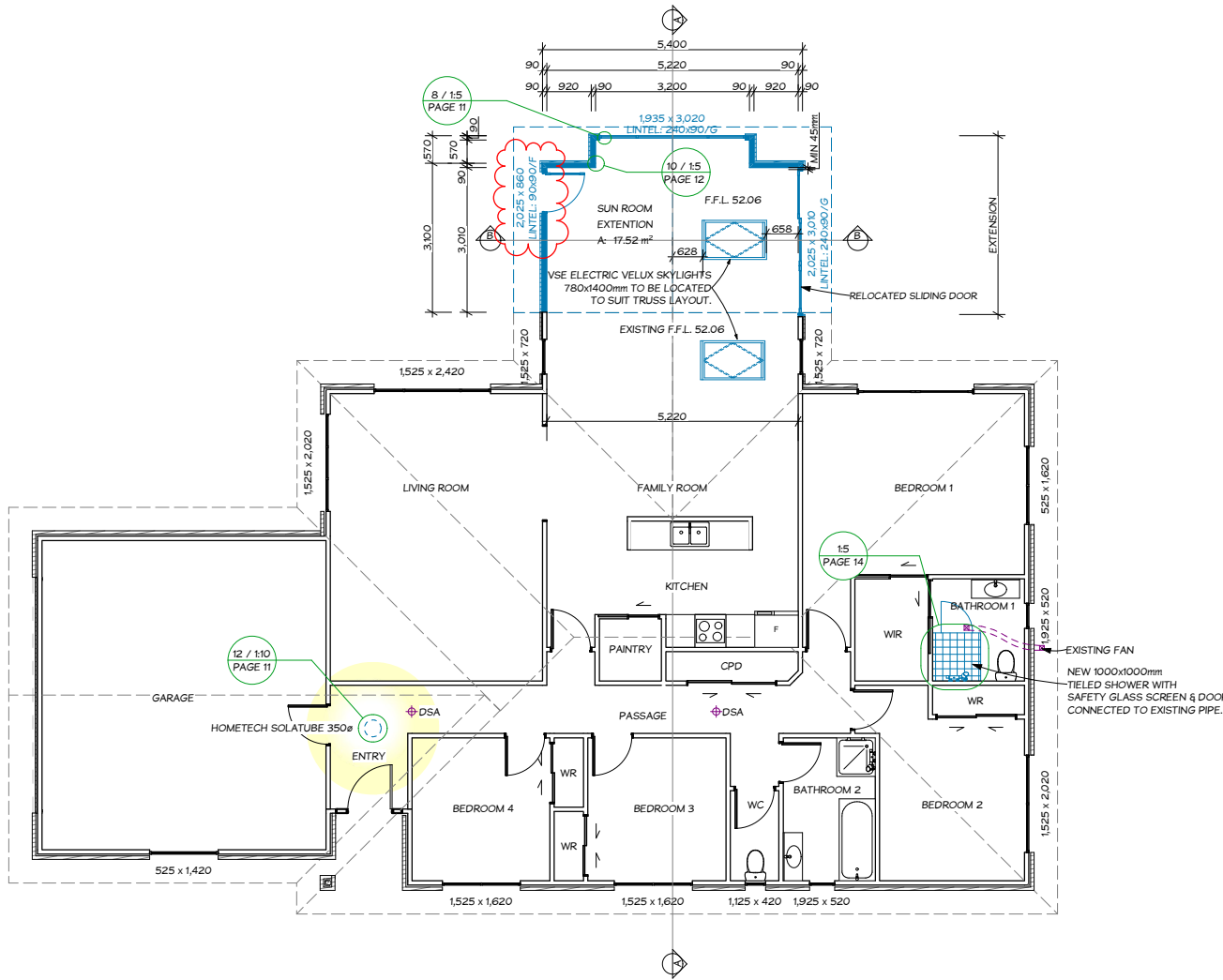
**CONTRACTOR TO VERIFY ALL DIMENSIONS & LEVELS BEFORE COMMENCING ANY WORK**

**KEY:**

-  EXISTING WALLS TO BE RETAINED
-  NEW WALL
-  FRAME UP OPENING - MAKE GOOD TO ALL WORK & FINISH TO NEW ROCKCOTE CLADDING.

**LEGEND:**

- F.F.L FINISHED FLOOR LEVEL
- GL GROUND LEVEL
- INV INVERT LEVEL
- DP DOWNPIPE
- IP INSPECTION POINT
-  DSA DOMESTIC SMOKE ALARM COMPLYING WITH ANY OF THE FOLLOWING STANDARDS, UL217, ULC-S531, AS3786 OR BS5446 - PART 1
-  FAN EXTRACTOR FAN CONNECTED TO LIGHT SWITCH. DUCT THROUGH ROOF SPACE TO EXTERIOR. MIN FLOW RATE 25L / SEC/FAN



**ALTERED FLOOR/NEW CONSTRUCTION PLAN**  
1:100

**Gowans Walters & Associates Ltd**

building designers  
 tel: 03-544-9499  
 fax: 03-544-9488  
 enquiries@gowanswalters.co.nz

PROJECT  
**EXTENSION TO EXISTING RESIDENCE**  
**at: 3 FALLOW PLACE RICHMOND**  
**for: SANDY & STEVE BURTON**



REV	DATE	DESCRIPTION
A	27/02/2020	AMENDED, NOTE ADDED



scale(s) at A3 1:100

sheet title

**ALTERED FLOOR PLAN**

DRAWN

sheet **04A** of 14

drawn N.A.

date 09 Dec. 2019

job no. 19344