

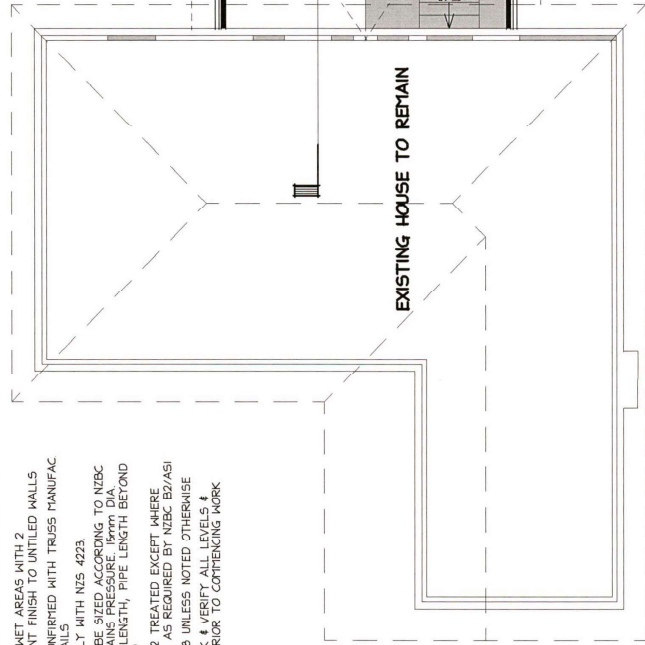
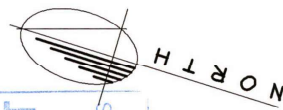
GENERAL NOTES:

- ALL WORK TO COMPLY WITH NZS3604:2011 & NZ BUILDING CODE
- DESIGNER TO INFORM BYRNE & ENRIGHT ARCH. LTD. IF ANY GIRDER TRUSSES OR POINT LOAD IS SUPPORTED OVER A WINDOW OR DOOR OPENING
- JOINER TO CHECK ALL WINDOW OPENING SIZES ON SITE PRIOR TO FABRICATION
- SAFETY GLASS TO BE USED FOR ALL BATHROOMS & KITCHENS (REFER TO NZS4223 (DELETED ON ELEVATIONS BY '50') WITH NZS4223
- ALL INTERIOR DOORS TO BE PAINT FINISHED MDF HOLLOW CORE DOORS WITH SELECTED HARDWARE BY CLIENT
- GIB AQUALINE TO ALL NET AREAS WITH 2 COATS OF EMANEL PAINT FINISH TO UNTILED WALLS SPECIFICATIONS & DETAILS
- ALL LINTELS TO COMPLY WITH NZS 4223
- HOT WATER PIPES TO BE SIZED ACCORDING TO NZBC G2 & NZS 4355:1996. MINIMUM PRESSURE: 15mm DIA. 100mm MINIMUM LENGTH, PIPE LENGTH BEYOND THIS MUST BE LAGGED
- ALL TIMBER TO BE H1/2 TREATED EXCEPT WHERE NOTED OTHERWISE, OR AS REQUIRED BY NZBC B2/AS1
- ALL TIMBER TO BE S6B UNLESS NOTED OTHERWISE
- CONTRACTOR TO CHECK & VERIFY ALL LEVELS & DIMENSIONS ON SITE PRIOR TO COMMENCING WORK

SMOKE ALARMS:

- SMOKE DETECTORS TO BE INSTALLED THROUGHOUT DWELLING IN COMPLIANCE WITH F7/AS1 OF THE NZBC
- THERE SHALL BE A SMOKE DETECTOR WITHIN 3.0m OF EACH BEDROOM, LIVING AREA, AND ALL CARPENTRY SMOKE DETECTORS TO BE MOUNTED ON CEILING NOT MORE THAN 300mm BELOW HIGHEST PART OF ROOM
- SM DENOTES SMOKE DETECTOR WITH HUSH BUTTON

HAMILTON CITY COUNCIL
BUILDING UNIT
APPROVED
SUBJECT TO CONDITIONS
TO BE KEPT ON SITE



DUPLEX 1

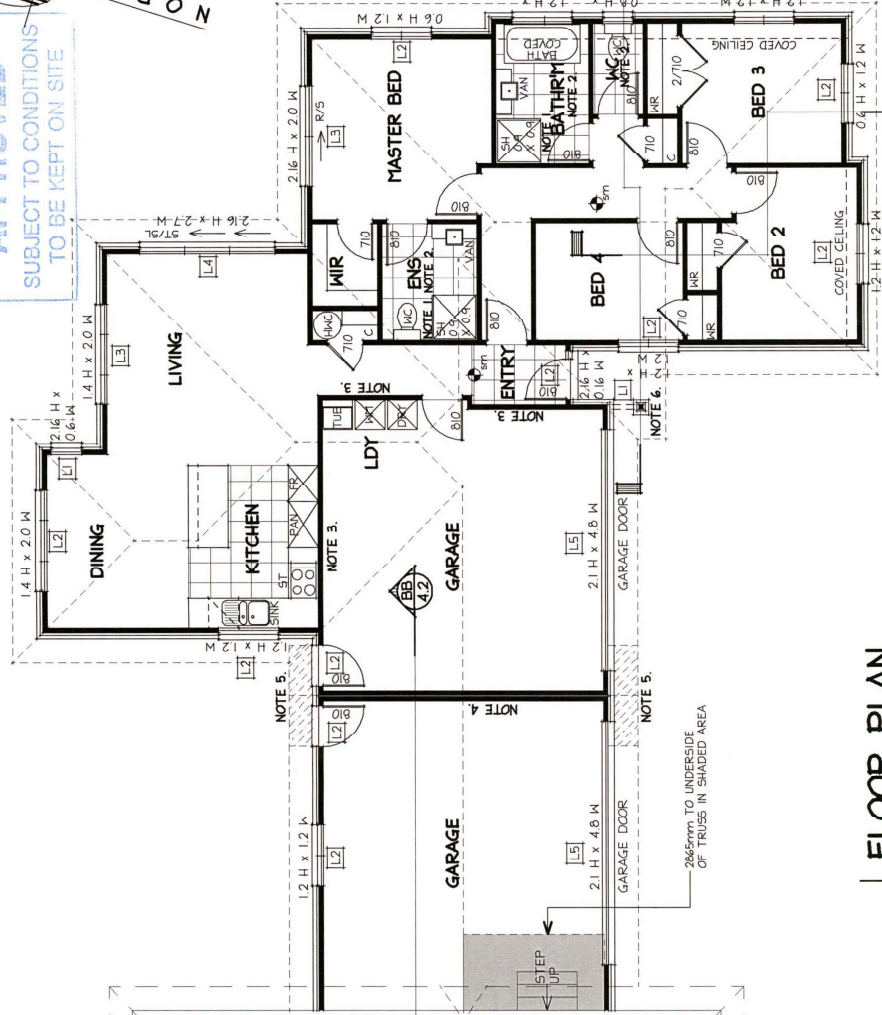
AREA OVER TIMBER FRAME = 28.9m²
AREA OVER BRICK VENEER = 136.1m²
(SUBJECT TO SURVEY)

SPECIFIC NOTES:

- NOTE 1. PROPRIETARY SHOWER CURTLE TO BE INSTALLED. REFER TO MANUFAC. SPECIFICATIONS FOR DETAILS
- NOTE 2. BATHROOM & WC TO BE VENTED TO THE EXTERIOR (REFER TO ELECTRICAL PLAN)
- NOTE 3. R2.2 PINK BATTS TO INTERNAL GARAGE WALLS
- NOTE 4. WALL TO GIB BOARD SPECIFICATION GET(L)A 30a. LINE BOTH SIDES WITH 2/10mm LAYERS OF GIB STANDARD LINING. WITH R2.2 BATTS ON THE CAVITY (REFER TO MANUFACTURERS DETAILS). EXTERIOR WALLS TO CONTINUE THROUGH TO UNDERSIDE OF ROOFING.
- NOTE 5. FIRE WALLS TO CONTINUE THROUGH EAVES TO OUTSIDE LINE OF FASCIA. LINE SOFFIT WITH 9mm PROTINA BOARD, WITHIN 1000mm OF NOTIONAL BOUNDARY. (CHECK 9mm PROTINA BOARD 4.5mm INTO SOFFIT BEARERS TO ENSURE FLUSH SOFFIT LININGS)
- NOTE 6. H3.2 90 x 90 TIMBER POST WITH 70 SERIES BRICK VENEER SURROUND TO FORT 300 50. COLUMN.

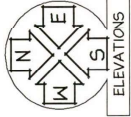
FLOOR PLAN

TOTAL AREA OVER TIMBER FRAME = 277.10m²
TOTAL AREA OVER BRICK VENEER = 241.50m²



DUPLEX 2

AREA OVER TIMBER FRAME = 146.70m²
AREA OVER BRICK VENEER = 153.57m²



LINTEL SCHEDULE	
TIMBER TYPE	TIMBER SIZE
L1	2/90 x 45
L2	2/140 x 45
L3	2/190 x 45
L4	2/240 x 45
L5	2/300 x 45

BYRNE & ENRIGHT ARCHITECTURE LTD PO BOX 28162, ROTOTUNA, HAMILTON, PH (07) 839 574, Email: admin@designers.net.nz LICENSED ARCHITECTURAL DESIGNERS www.designers.net.nz		WORKING DRAWINGS PRELIMINARY DESIGN FOR CLIENT APPROVAL BULK AND LOCATION FOR CLIENT APPROVAL	DATE 27/09/16	DATE 05/11/15	DATE 15/1746	DATE 15/1746
PROPOSED DUPLEX DEVELOPMENT, 33 BOUNDARY ROAD, HAMILTON FOR: ANTON THOMAS		DATE 05/11/15	DATE 15/1746	DATE 15/1746	DATE 15/1746	DATE 15/1746
DESCRIPTION FLOOR PLAN		DATE 15/1746	DATE 15/1746	DATE 15/1746	DATE 15/1746	DATE 15/1746