

NEW FRAMING(WIND ZONE)
 INT.NON LOAD BEARING: 90 x 45 H1.2 SG8 WITH STUDS @ 600 MAX
 (2.7m MAX HIGH) CRS & NOGS @ 800 MAX CRS



Construction Notes:

ALL DETAILS AND DIMENSIONS TO BE CHECKED & VERIFIED ON SITE BY BUILDER AND ALL CONTRACTORS PRIOR TO COMMENCEMENT OF ANY WORKS
 ALL WORK TO COMPLY WITH THE NZS 3604 (2011) AND ALL LOCAL CITY COUNCIL BYLAWS
 PLUMBING: ALL WORK TO COMPLY WITH THE AS/NZS 3500.2 AND PVC PIPES & FITTINGS TO AS/NZS 1260 AND ALL LOCAL CITY COUNCIL BYLAWS
 ALL EXTERNAL FIXINGS AND OTHER METAL PRODUCTS TO BE STAINLESS STEEL UNLESS NOTED OTHERWISE
 ALL LINTELS TO BE H1.2 SG8

⊗ = SMOKE ALARMS
 SMOKE

PLEASE DO NOT SCALE

IF IN DOUBT, PLEASE ASK !

DEVIATIONS/ADJUSTMENTS, FROM THESE DRAWINGS, MADE ON SITE WITHOUT THE WRITTEN APPROVAL FROM HARBOUR CITY PLANS LTD, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR IN CHARGE OF THE CONSTRUCTION. ANY DIRECT/INDIRECT COSTS OCCURED DUE TO UNAUTHORIZED AMENDMENTS TO THESE DRAWINGS WILL BE FOR THE ACCOUNT OF THE CONTRACTOR & OR CLIENT, WHO EVER INSTRUCTED THE CHANGE OR AMENDMENT.

Project
 ADDITION AND NEW LOUVRETEC ROOF,
 72-74 BAYVIEW ROAD, BAYVIEW
 Client
 BAYVIEW COMMUNITY AND EARLY LEARNING CENTRE

Revision No	Date	Drawn by
01	27/09/2018	Ian

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Project No 17034	12

CONCEPT

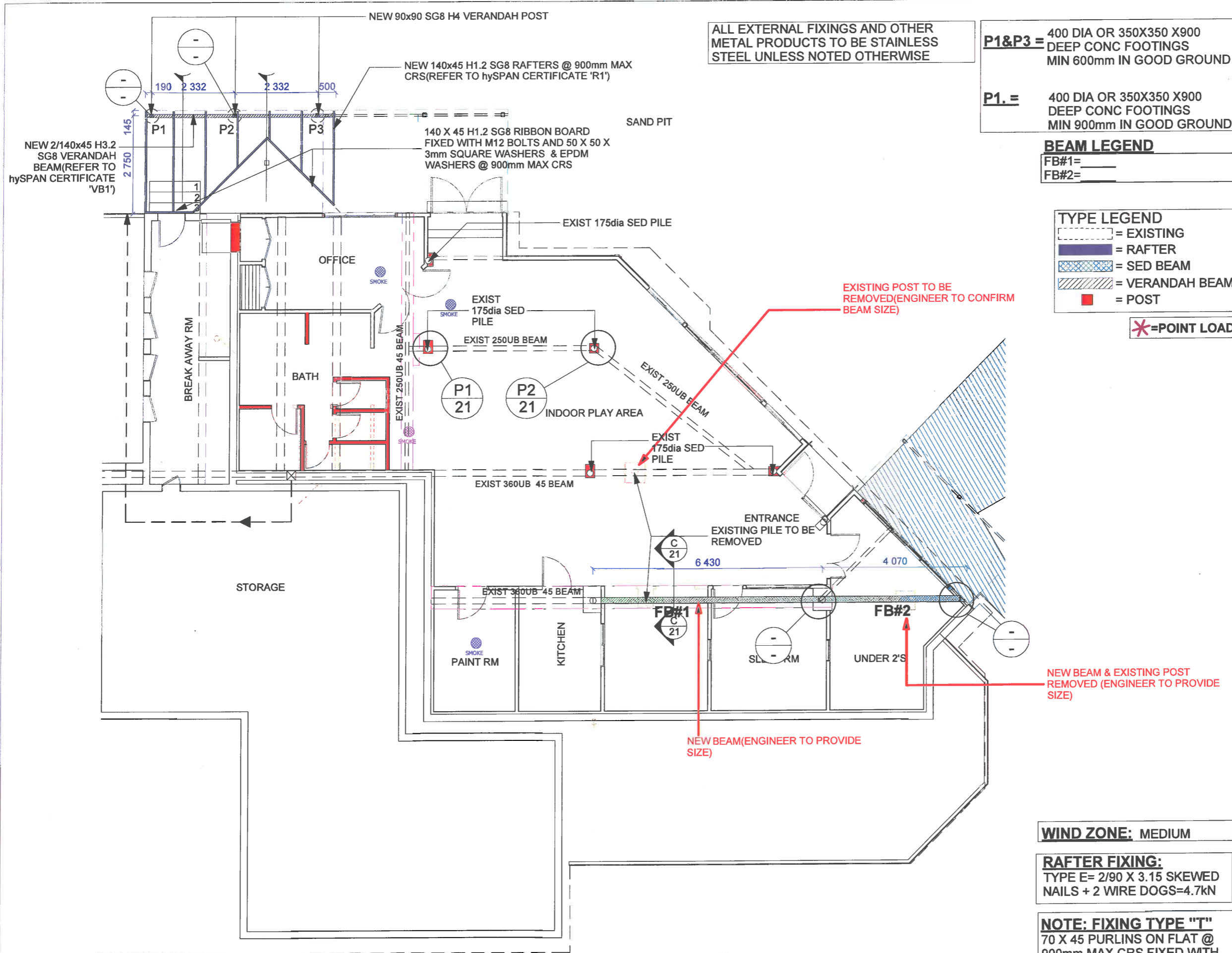
NAME : IAN PENNIAL
 PH : 09 410 6064
 MO : 027 278 9973
 ian@harbourcityplans.co.nz
 PO BOX 31185 MILFORD 0741

ALL WET AREA LININGS TO BE 10mm GIB AQUALINE TO COMPLY WITH E3/AS1 AND NZS3604 (2011)
 FLOOR COVERING TO BE VINYL LAYED OVER CONC SLAB WITH JOINTS SEALED AT WALL INTERSECTIONS COMPLYING WITH E2/AS1 2.1.1
 MECHANICAL VENTILATION TO COMPLY WITH G4/AS1 TO BATHROOM AREA

ALL EXTERNAL FIXINGS AND OTHER METAL PRODUCTS TO BE STAINLESS STEEL UNLESS NOTED OTHERWISE

WALL LEGEND
 [White Box] = EXISTING
 [Red Box] = NEW
 [Yellow Box] = REMOVED

NEW ENLARGED GROUND FLOOR PLAN



ALL EXTERNAL FIXINGS AND OTHER METAL PRODUCTS TO BE STAINLESS STEEL UNLESS NOTED OTHERWISE

P1&P3 = 400 DIA OR 350X350 X900 DEEP CONC FOOTINGS MIN 600mm IN GOOD GROUND

P1. = 400 DIA OR 350X350 X900 DEEP CONC FOOTINGS MIN 900mm IN GOOD GROUND

BEAM LEGEND

FB#1= _____
FB#2= _____

TYPE LEGEND

- = EXISTING
- = RAFTER
- = SED BEAM
- = VERANDAH BEAM
- = POST

***** = POINT LOAD

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SMOKE

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PH : 09 410 6064
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HARBOUR CITY PLANS LTD

WIND ZONE: MEDIUM

RAFTER FIXING:
TYPE E= 2/90 X 3.15 SKEWED NAILS + 2 WIRE DOGS=4.7kN

NOTE: FIXING TYPE "T"
70 X 45 PURLINS ON FLAT @ 900mm MAX CRS FIXED WITH 1/10g SELF-DRILLING SCREW, 80mm LONG

ALL DOWN PIPES TO BE 80mm Ø uPVC

ROOF FRAMING & BEAM LAYOUT