

# 22 Beach Parade, Waiheke Island

12 March 2012





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**22 Beach Parade - Waiheke Island**

12 MARCH 2012

**YOUNG + RICHARDS**

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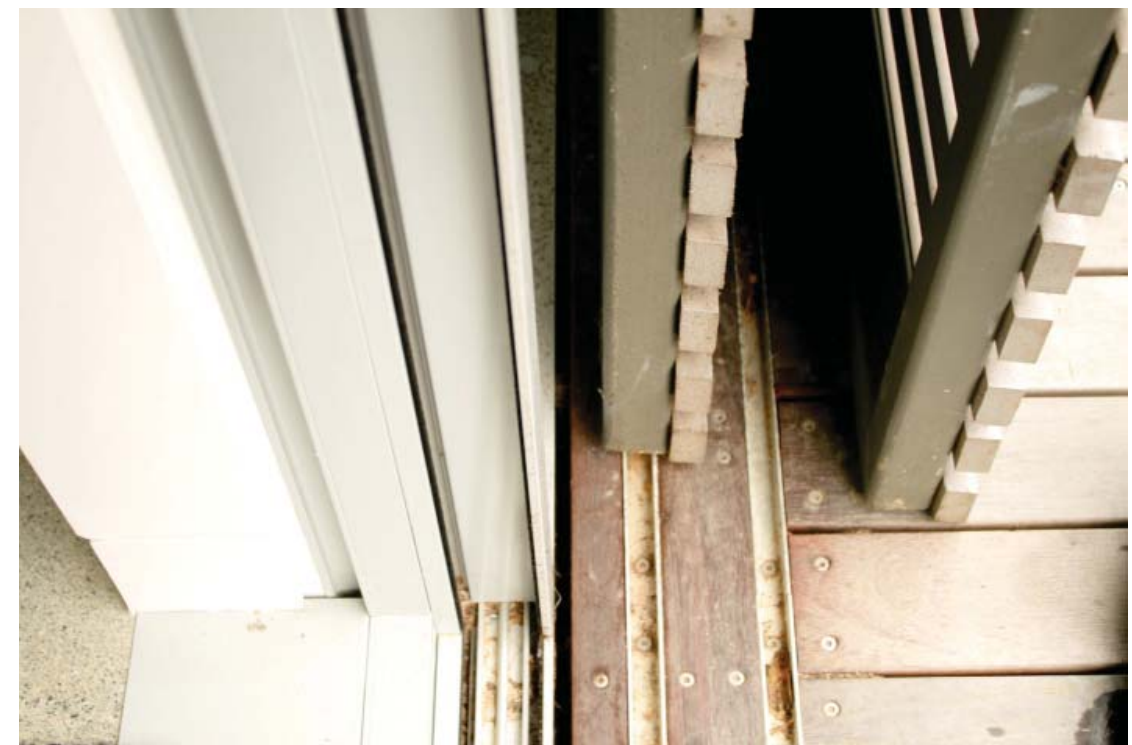
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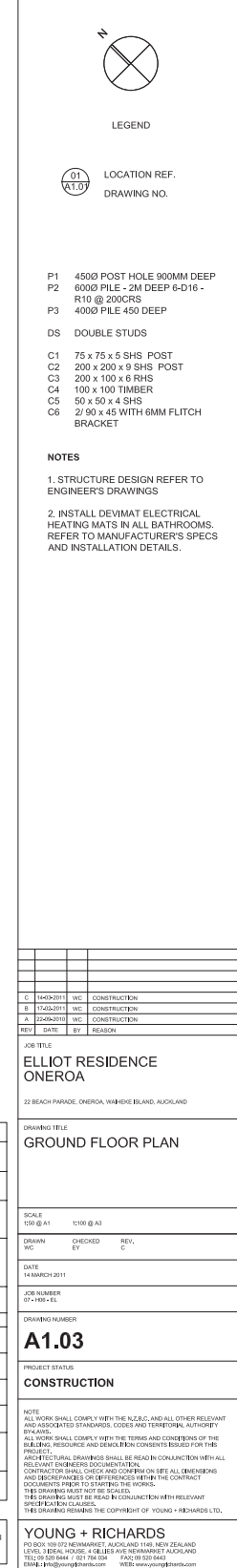
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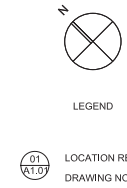
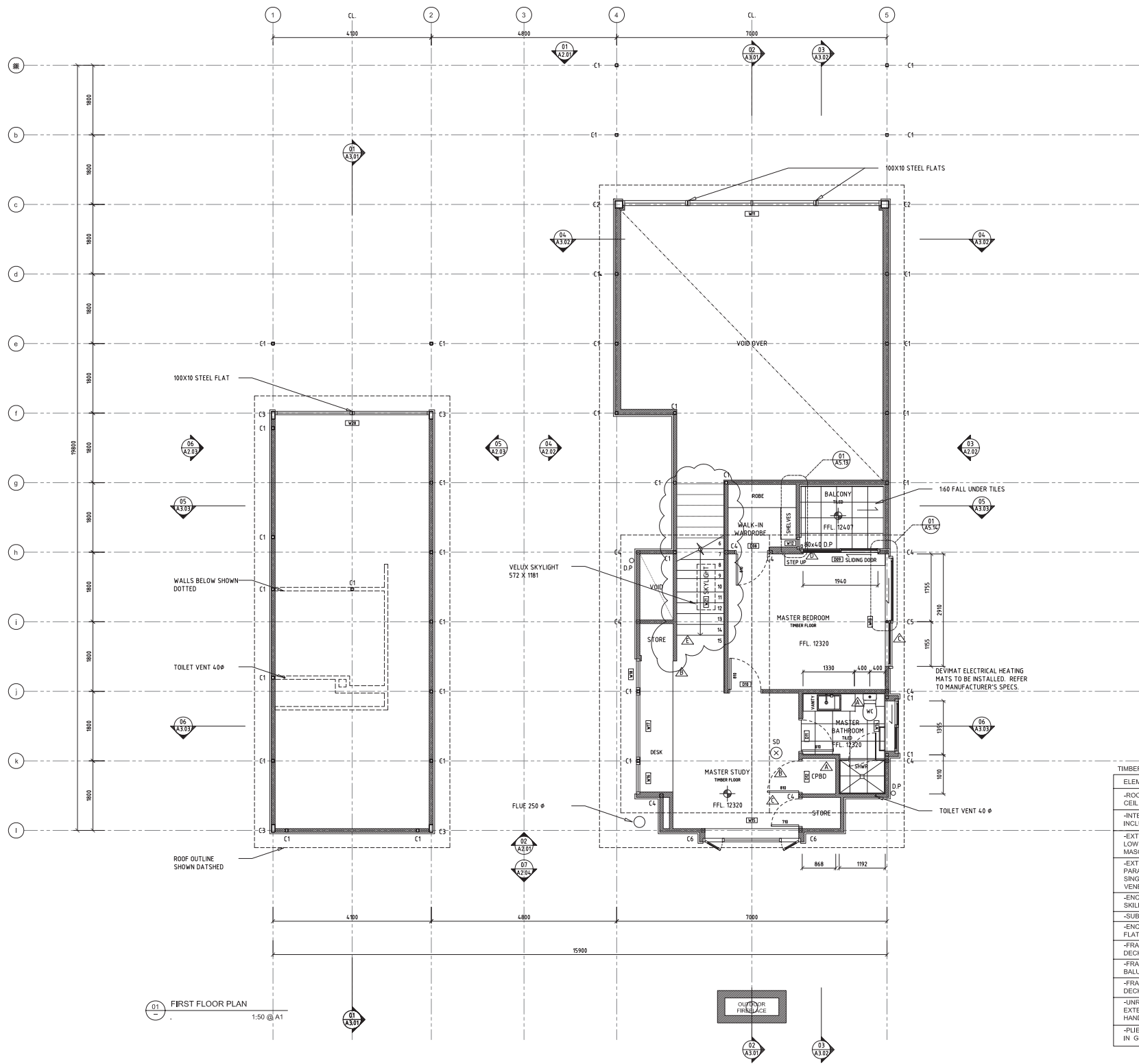




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- P1 4500 POST HOLE 900MM DEEP  
P2 6000 PILE - 2M DEEP 6-D16 - R10 @ 200CRS  
P3 4000 PILE 450 DEEP  
DS DOUBLE STUDS  
C1 75 x 75 x 5 SHS POST  
C2 200 x 200 x 9 SHS POST  
C3 200 x 100 x 6 RHS  
C4 100 x 100 TIMBER  
C5 50 x 50 x 4 SHS  
C6 2/ 90 x 45 WITH 6MM FLITCH BRACKET

- NOTES  
1. STRUCTURE DESIGN REFER TO ENGINEER'S DRAWINGS  
2. INSTALL DEVIMAT ELECTRICAL HEATING MATS IN ALL BATHROOMS. REFER TO MANUFACTURER'S SPECS AND INSTALLATION DETAILS.

REV	DATE	BY	REASON
E	14/03/2011	INC	CONSTRUCTION
D	14/03/2011	INC	CONSTRUCTION
C	02/03/2011	INC	CONSTRUCTION
B	02/03/2011	INC	CONSTRUCTION
A	14/03/2011	INC	CONSTRUCTION

JOB TITLE  
ELLIOT RESIDENCE  
ONEROA

22 BEACH PARADE, ONEROA, WAIHEKE ISLAND, AUCKLAND

DRAWING TITLE  
FIRST FLOOR PLAN

SCALE	1:50 @ A1	1:100 @ A2
DRAWN	INC	CHECKED BY
DATE	14 MARCH 2011	REV. E

JOB NUMBER  
07 - 100 - 01

DRAWING NUMBER  
A1.05

PROJECT STATUS  
CONSTRUCTION

NOTE  
ALL WORK SHALL COMPLY WITH THE NZSBC AND ALL OTHER RELEVANT AND ASSOCIATED STANDARDS, CODES AND REGULATORY AUTHORITY BY LAWS.  
ALL WORK SHALL COMPLY WITH THE TERMS AND CONDITIONS OF THE BUILDING RESIDENCE AND DEMOLITION CONSENTS ISSUED FOR THIS PROJECT.  
RELEVANT ENGINEER'S DOCUMENTATION SHALL BE READ IN CONJUNCTION WITH ALL CONTRACTOR SHALL CHECK AND CONFIRM ON SITE ALL DIMENSIONS AND REQUIREMENTS OF THE CONSTRUCTION WITHIN THE CONTRACT DOCUMENTS PRIOR TO STARTING THE WORKS.  
THE DRAWINGS MUST BE READ IN CONJUNCTION WITH RELEVANT SPECIFICATIONS AND NOTES.  
THIS DRAWING REMAINS THE COPYRIGHT OF YOUNG + RICHARDS LTD.

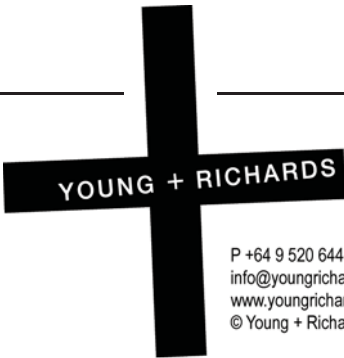
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ELEMENT	TREATMENT LEVEL
-ROOF FRAME, TRUSSES & CEILING JOISTS.	H3.1
-INTERIOR WALL FRAMING, INCLUDE BOTTOM PLATES.	H1.2
-EXTERIOR WALL FRAMING IN LOW RISK SINGLE STOREY MASONRY VENEER BUILDING.	H1 TREATED, PLANTER GAUGED RADIATE PINE
-EXTERIOR WALL FRAMING & PARAPETS IN LOW RISK SINGLE STOREY MASONRY VENEER BUILDING.	H3.1
-ENCLOSED FRAMING WITHIN SKILLION ROOFS.	H1.2
-SUB-FLOOR FRAMING.	H1.2
-ENCLOSED FRAMING WITHIN FLAT ROOFS.	H3.1
-FRAMING FOR ENCLOSED DECKS & BALCONIES.	H3.1
-FRAMING WITHIN ENCLOSED BALUSTRADES.	H3.1
-FRAMING SUPPORTING DECKS & BALCONIES.	H3.1
-UNROOFED DECKING & EXTERIOR STAIRS, HANDRAILS & BALUSTRADES.	H3.2
-PIES & OTHER STRUCTURE IN GROUND MATERIALS.	H5

NOTE  
THIS DRAWING TO BE READ IN CONJUNCTION WITH THE ENGINEERING SPECIFICATION & DRAWINGS.

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