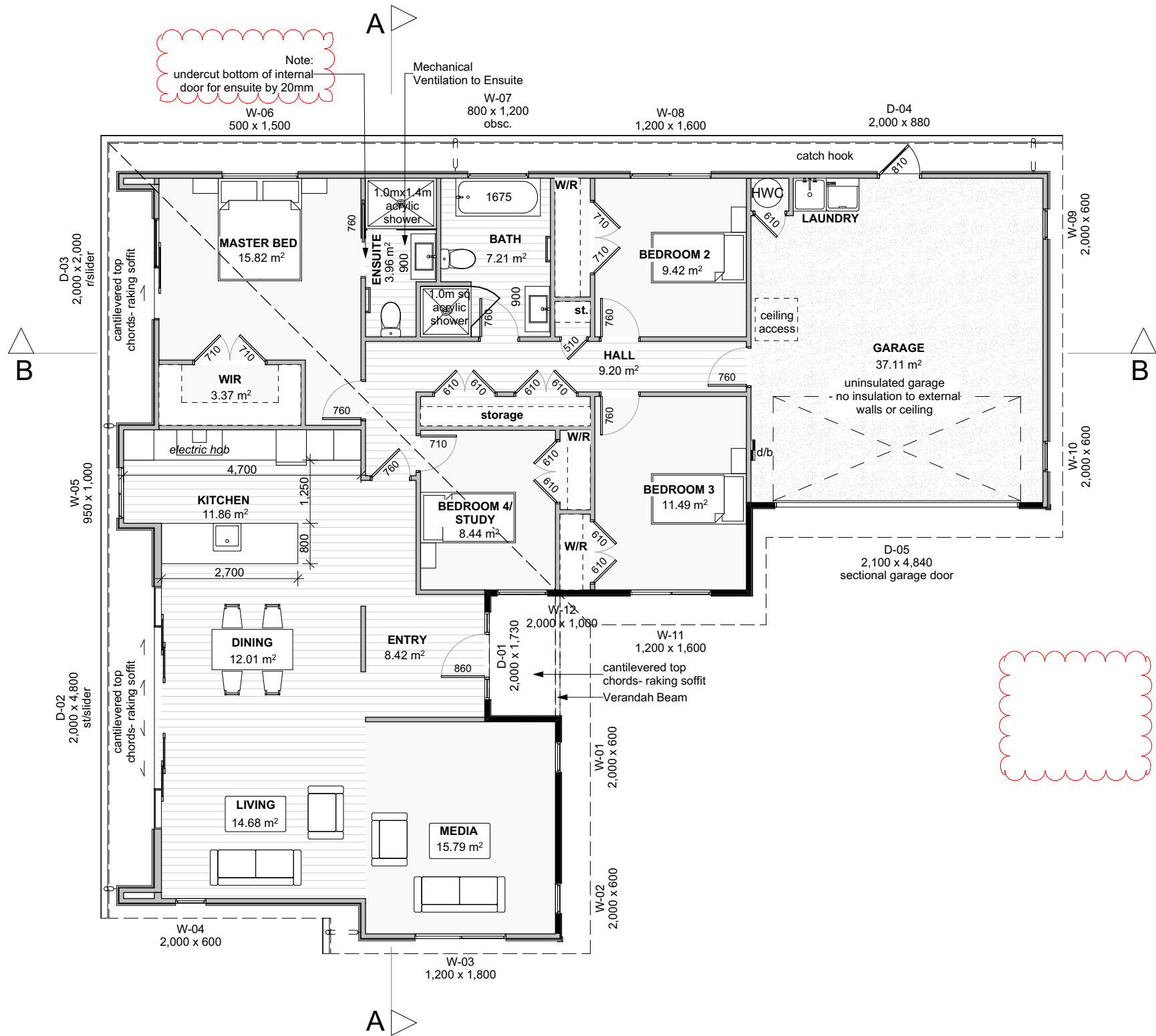
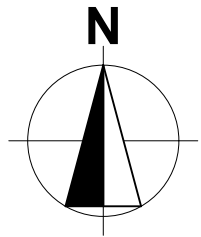




FLOOR FINISHES:

- Carpet**
- Master Bed
 - Bedroom 2
 - Bedroom 3
 - Bedroom 4/Study
 - W/R
 - Media
 - WIR
- Vinyl**
- Bath
 - Ensuite
 - Entry
 - Kitchen
 - Dining
 - Living
 - Storage
 - Hall
- Concrete**
- Garage
 - Laundry

FLOOR AREAS:	
Ground o/frame area =	148.64 m ²
Garage o/frame area =	38.74 m ²
Total area =	187.38 m²

CLADDING KEY:

- JH Linea 180mm
- JH Vertical Oblique 200-300mm

Note:
2420 stud ht. throughout

Cautionary Notes:

Always cross reference the foundation plan with the framing plan prior to setting out

Joinery sizes shown are box sizes & are preliminary only.
Site measure and confirm all joinery sizes, reporting to designer any changes, PRIOR to ordering joinery. No liability shall be held by designer for incorrect supply of joinery.

Refer to all written dimensions, DO NOT scale off drawings.

Construction Notes:

Electric hobs with vented r/hood.
Polybutylene water supply pipes.
Hot water supply pipes shall be thermally insulated to comply with H1/AS1 5.0
Mains pressure 180L HWC with tempering valve & seismic restraint in accordance with NZBC: 2004 section G12.
The delivered hot water temperature at any sanitary fixture used for personal hygiene shall not exceed 55°C

Tapered edge joints in ceilings
To reduce the risk of cracks caused by substrate movement, back-blocking of tapered edge joints is required in the following situations.
• When timber battens have been used:
Any area containing 3 or more tapered joints
• When steel battens have been used:
Any area containing 6 or more tapered joints

Please confirm layout & fittings of kitchen & bathrooms etc before foundation commences

Note:

- Kitchen layout diagramatic and only to be used for drainage reference, refer to kitchen plans for exact design.

Separation between electric hob and the Gib lined wall:
Cut out for hob: min. 55mm from back of bench top.
Overhead clearances: not less than 650mm from hob surface to range hood
Side clearances: Where dimension to any vertical combustible surface is less than 150 mm, surface shall be protected to a min. height of 150 mm above hob for full dimension (width or depth) of cooking surface area.
Protection of combustible surfaces: 5mm thick ceramic tiles or graphic glass is suitable to protect 10mm Gib board.

G3/AS1

1.1.3 Food preparation surfaces shall be easily maintained in a hygienic condition. Stainless steel, decorative high pressure laminate, and tiles are examples of suitable materials for these surfaces.

1.6 Wall linings

Wall linings adjacent to appliances and facilities shall have surfaces that can be easily maintained in a hygienic condition. Stainless steel, decorative high pressure laminate, tiles, wallboards with painted or applied impervious coatings or films, are examples of suitable materials for these surfaces.

Note:

- Kitchen layout diagramatic and only to be used for drainage reference, refer to kitchen plans for exact design.

Stairs to comply with NZBC:D1 access; main private
max 190rise, min 280 tread. Wall mounted grab rail @900ht from tread nosing

A landing min 900deep shall be provided at the top & bottom of every flight of stairs where the rise of the flight is more than 600mm. Handrails are required to one side of all stairs with 4 or more risers - NZBC D1/AS1: Access routes

	DO NOT scale off drawings. Cross reference all drawings. Any discrepancies MUST be clarified with the designer immediately before commencing works or ordering. NO construction or site works are to commence until Building Consent becomes unconditional. COPYRIGHT: Any and all drawings commissioned remain the property of A1 Homes NZ Limited, including all copyright and similar rights subsisting in those drawings, and are solely for use as described on the drawings, and may not be used for any other purpose or reproduced in whole or in part without written permission obtained from A1 Homes NZ Limited.	FLOOR PLAN				Scale: 1:100	Sheet no: 9	Client Details: Burgess & Allen Address: 7 Whitehaven Street Oamaru	Job no: OS1150	Alt. KH187
		Design: A1	Drawn: AK	Check: UP	LBP: UP	Rev: B				
		Wind: High	Earthq: 1	Exposure: B	Snow: N5 1kPa	Climate: 5				
		www.A1homes.co.nz				Date: 23/07/2024				

Cautionary Notes:
This layout is preliminary. Read in conjunction with final PS1 & pre-cut design & documents. Truss manufacturer to inform designer of any further load bearing footing / slab thickenings (piles or bearer lines) that are required to support roof loads. If a discrepancy occurs contact I Design Architecture immediately.

Construction Notes:
Ensure that all downpipes are positioned clear of Joinery units

Fixing Notes:
- refer to Lumberlok manual

Lintel Key:
190x90 - G ← Fixing
Size

Trimming Studs:
JS1 = Jamb studs
- refer to CHH Design IT calcs
Refer to following page for trimming stud requirements
All Lintels GREATER than 1.8m span require an additional trimming stud

Rondo Clip System:
Bottom chord restraints are required as per truss design.
Fix 90x45 runners to top of bottom chords.

All Lintels and beams have been specified by Placemakers
- refer to documentation

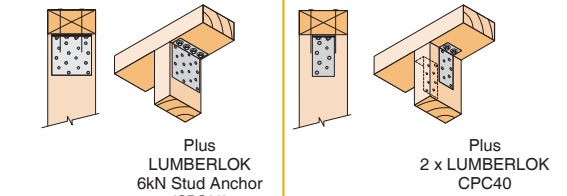
VB1 has been specified by the designer using DesignIT
- refer to supporting calc documents

Stud to Top Plate Fixings:
- refer to Lumberlok manual

Stud to top plate:
Type B As per Truss Design

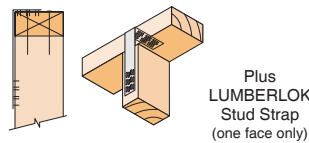
FIXING TYPE B 4.7kN CHOOSE ANY OF THE 3 OPTIONS BELOW

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.

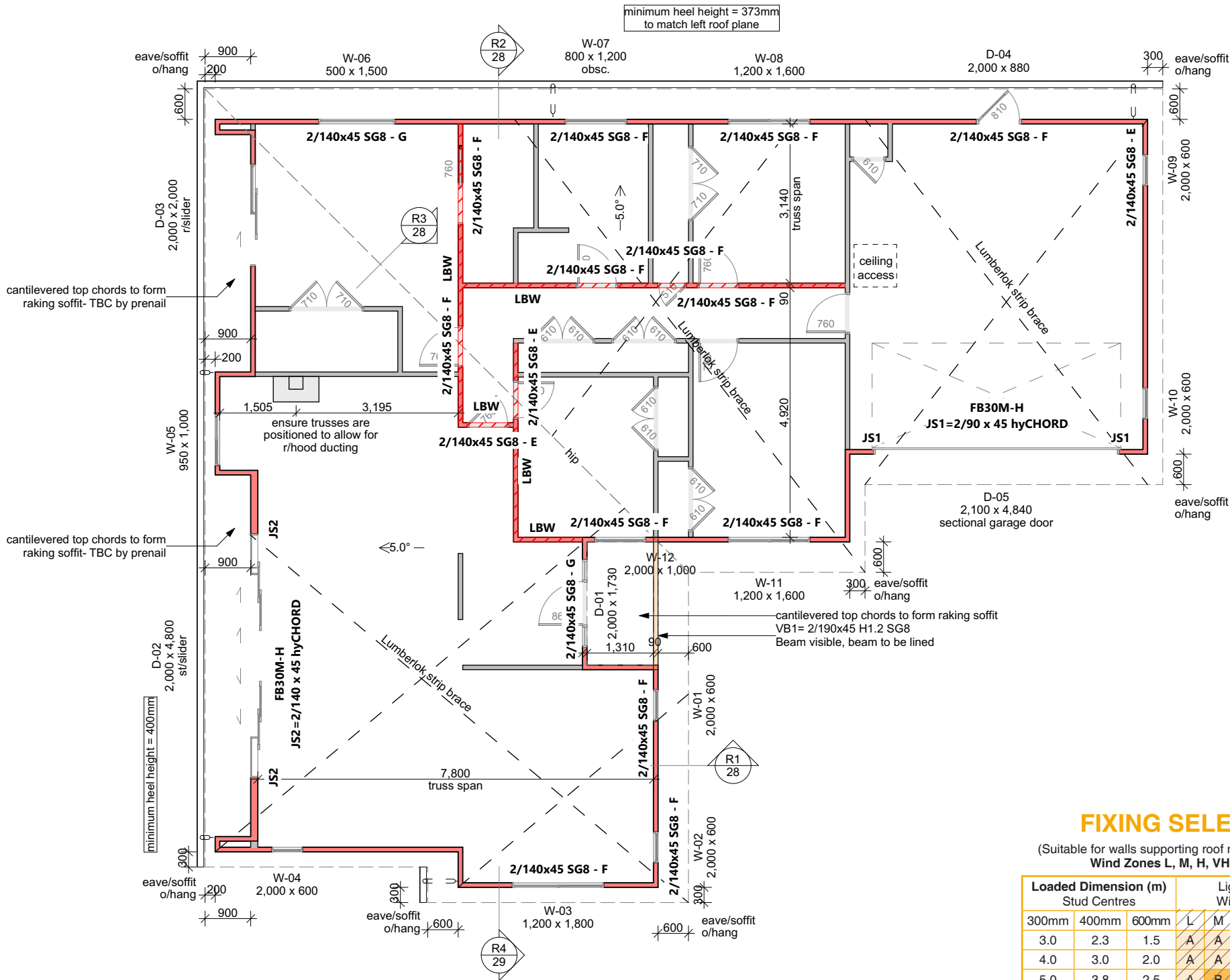


Recommended for internal wall options to avoid lining issues

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



NOTE:
To calculate the number of B type fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.



FIXING SELECTION CHART

(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

Loaded Dimension (m)			Light Roof Wind Zone					Heavy Roof Wind Zone				
Stud Centres			L	M	H	VH	EH	L	M	H	VH	EH
300mm	400mm	600mm	A	A	B	B	B	A	A	B	B	B
3.0	2.3	1.5	A	A	B	B	B	A	A	B	B	B
4.0	3.0	2.0	A	A	B	B	B	A	A	B	B	B
5.0	3.8	2.5	A	B	B	B	B	A	A	B	B	B
6.0	4.5	3.0	A	B	B	B	B	A	A	B	B	B
7.0	5.3	3.5	A	B	B	B	B	A	A	B	B	B
8.0	6.0	4.0	A	B	B	B	B	A	A	B	B	B
9.0	6.8	4.5	B	B	B	B	B	A	A	B	B	B
10.0	7.5	5.0	B	B	B	B	B	A	A	B	B	B
11.0	8.3	5.5	B	B	B	B	B	A	A	B	B	B
12.0	9.0	6.0	B	B	B	B	B	A	A	B	B	B



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ROOF PLAN

Design: A1 Drawn: AK Check: UP LBP: UP

Wind: High Earthq: 1 Exposure: B Snow: N5 1kPa Climate: 5

Scale: 1:100

Rev: B

Date: 23/07/2024

www.A1homes.co.nz

Sheet no: 15

Client Details:

Burgess & Allen

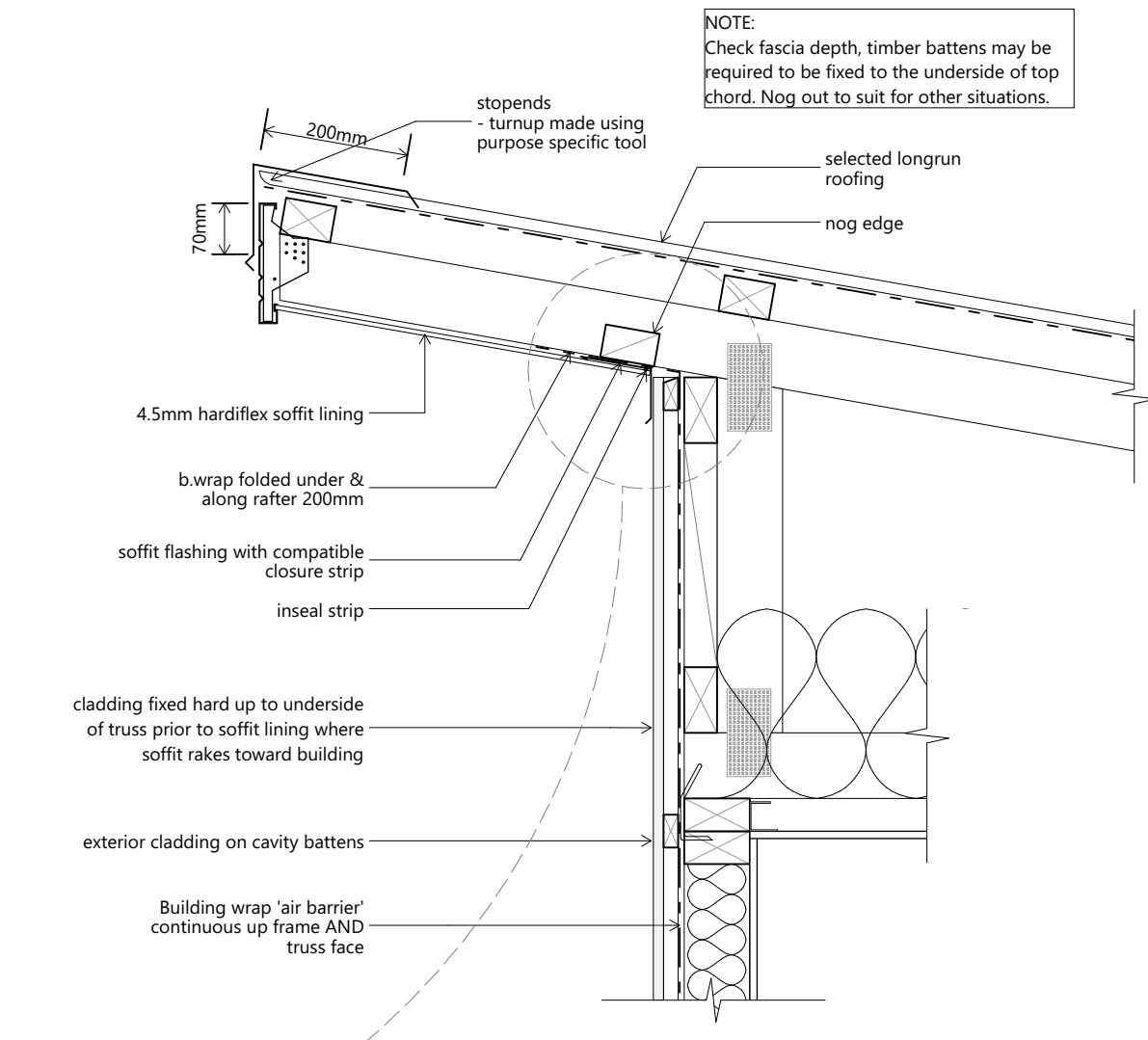
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7 Whitehaven Street
Oamaru

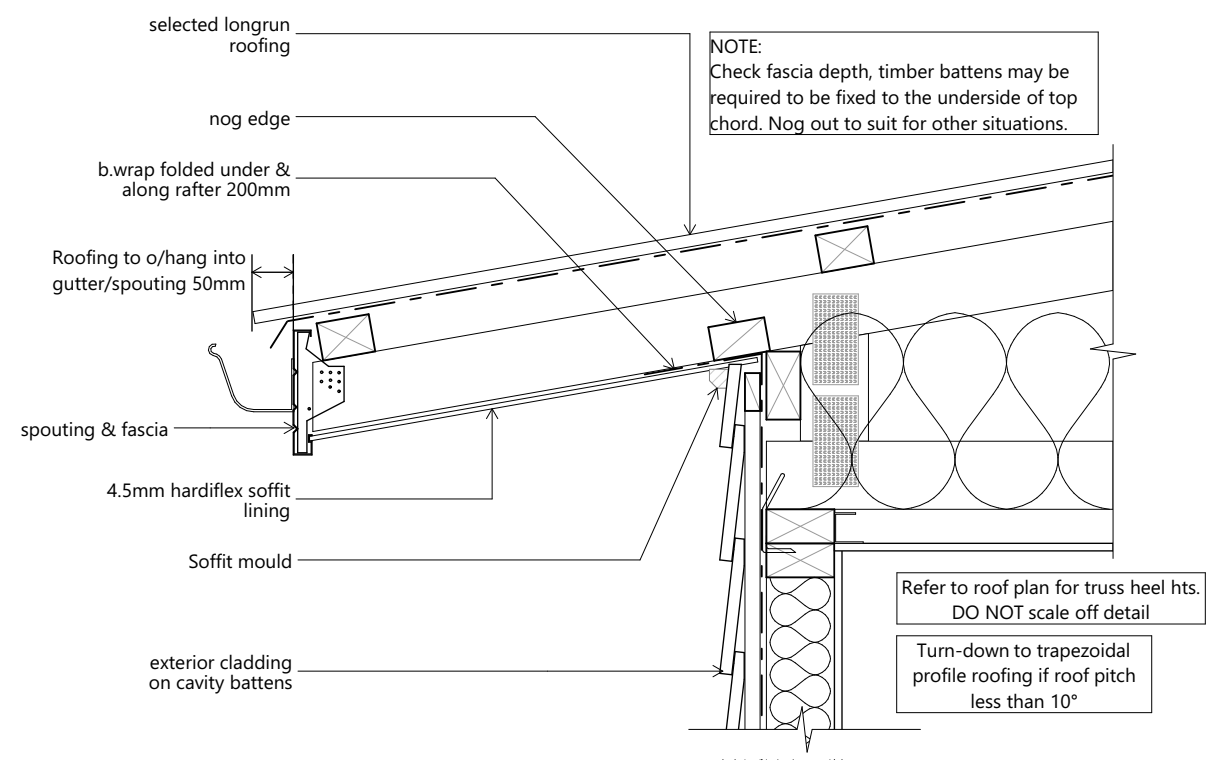
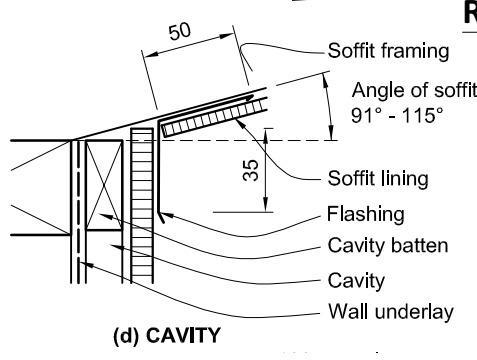
Job no: OS1150

Alt. KH187

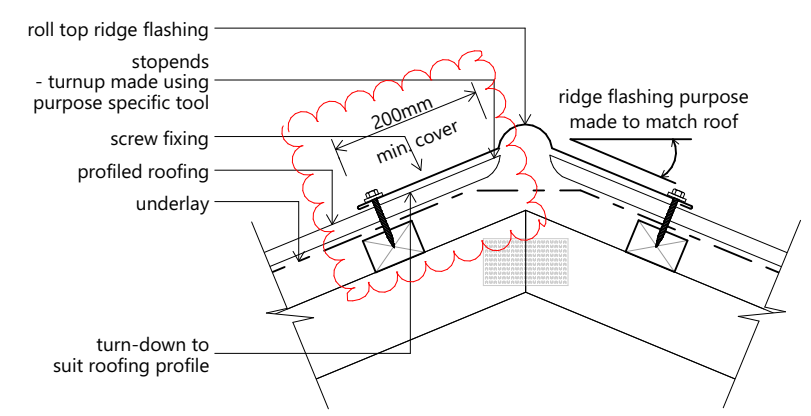




R1 UPPER RAKING EAVE



R2 LOWER RAKING EAVE



R3 RIDGE DETAIL