

**Site Info:**  
 Wind Zone: High  
 Earthquake Zone: 2  
 Exposure Zone: B  
 Snow Loading Zone: N4

**General Site Note:**  
 Dimensions to foundation

Refer to foundation plan for more detailed drainage

Site to be fully fenced before commencing construction, fence to comply with NZBC clause F5/AS1 part 1

**Finished Floor Level:**  
 Shall be at least 225mm above the finished level of the surrounding ground immediately adjacent to the building and no less than 150mm above the road crown on at least one cross section through the building and roadway.  
 Heights are in terms of LVD1937. Origin B4AL V90 - 7.62m.

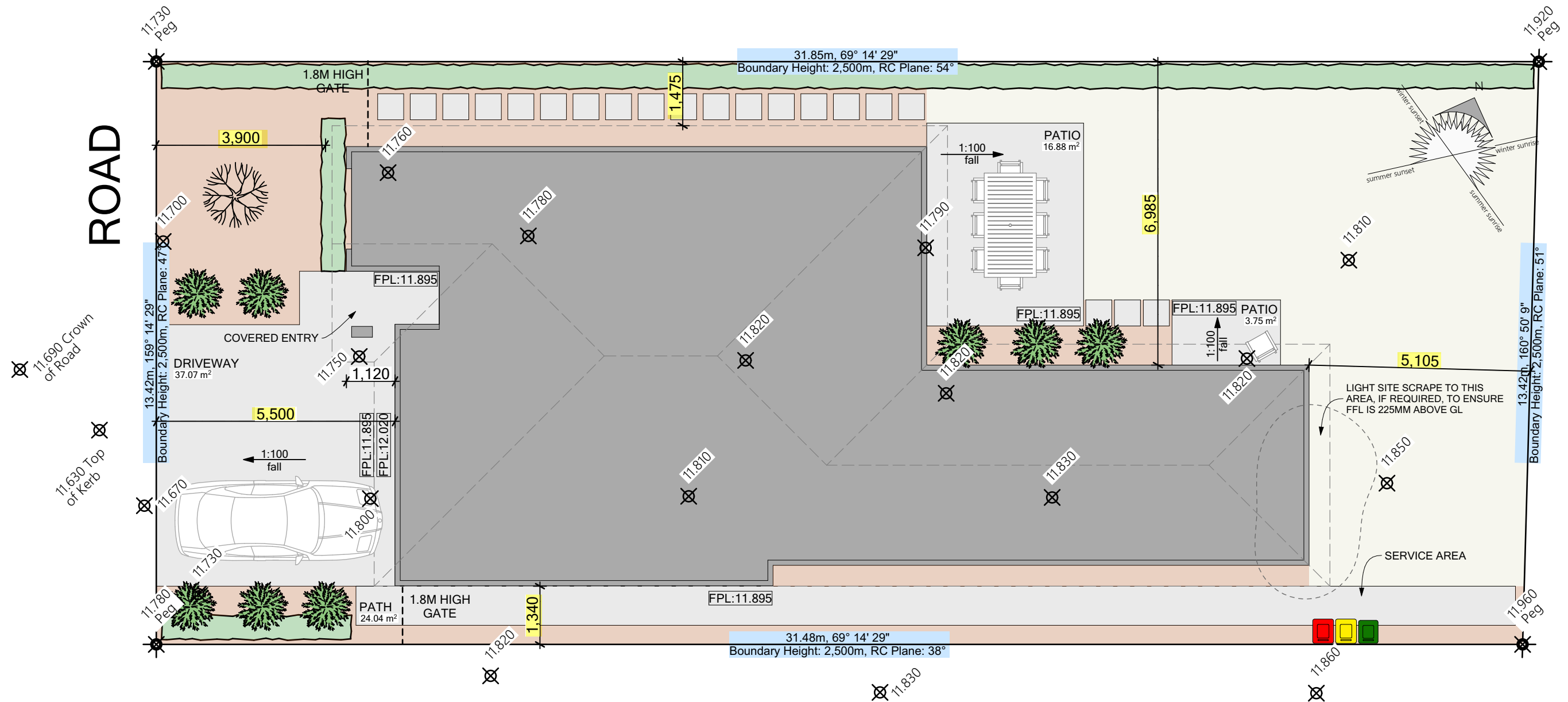
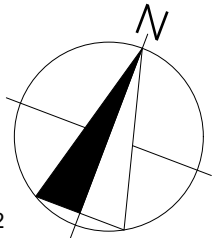
**Finished Floor level Note:**  
 FFL comply with NZBC E1/AS1 clause 2 page 33. The main contractor shall confirm all levels on site prior to works and shall ensure the finished floor level shall comply with the requirements

**General Note:**  
 - Electric cook top  
 - Electric HWC

**Legend:**  
 MB: Meter Box

**LEGAL DESCRIPTION:**

Lot:532  
 DP: 569585  
 SITE AREA:424m<sup>2</sup>  
 AREA OVER FRAMING: 157.01 m<sup>2</sup>  
 AREA OVER FOUNDATION: 164.55 m<sup>2</sup>  
 ROOF AREA OVER 600MM:  
 COMBINED SITE COVERAGE:169.36m<sup>2</sup>  
 TOTAL SITE COVERAGE:39.9%



**General Note:**  
 -Electric Solar Ready 300l HWC  
 -Electric Hob

Antislip floor coverings on all access routes (both external and internal), to comply with NZBC D1/AS1 Table 2 (except surface areas inside entries as dry areas)

All down lights inside insulation envelope to be CA rated

Bathroom / Ensuite to have an inline auto extraction fan to provide a flow rate of at least 25l/s. The kitchen extraction fan shall provide a rate of at least 50l/s (including associated ducting)

**HWC Note:**  
 300l Hot water cylinder with seismic restraints and tempering valve set to 55°C. HWC shall be secured to the wall framing using 3/25x1mm Galv steel straps with 8mm coach screw with 30x2mm washers. Screws to penetrate framing a minimum of 50mm. Refer to supporting documents for more detail. Ensure a safetray is installed below the HWC as per the requirements of G12 AS1 NZBC section 5.2.3 page 24.

**C/AS1 Compliance:**

- Escape routes comply with table 3.2 as they are less than 25m.
- External fire spread is not relevant to this project due to the separation between the building and the boundary being over 1m and no eaves are being constructed within 650mm of the boundary.
- Smoke alarms are to be positioned within 3m of each bedroom as shown on the floor plan and lighting plan.

02  
B012

**Internal Loadbearing wall:**  
 Refer to Truss manufacturer for all internal load bearing walls

**Window & Door Note:**  
 Refer to window and door layout for positions

**Framing Note:**  
 Refer to Sections for framing treatment & schedule. All framing shall comply with NZS3604:2011.

**Ceiling Access Note:**  
 Access shall be provided to the ceiling space with an opening of at least 600mm x 500mm with 600mm in height between the top of the ceiling joist and other roof members.

**Lintel Fixing Notes:**  
 Please refer to the as-built truss design for all lintel fixing requirements and sheet B005 for further information.

**Durability Fixing Notes:**  
 Please refer to the supporting documents at the Lumberlok durability flow chart for all fixing requirements. All fixings shall comply with B2/AS1 and NZS3604 section 4.4

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**Framing Note:**  
 Raking entry soffit  
 Stud height 2.420m  
 Double top plate height 2.455m  
 All dimensions to framing only, refer to drainage plan for foundation dimensions

**Flooring Legend**

	Concrete
	Carpet
	Vinyl



04  
B013

**Legend:**  
 MB: Meter Box  
 WV: Water Valve  
 SB: Switch Board  
 DB: Data Board  
 HP: Heat Pump Unit  
 SD: Smoke Detector

**Smoke Alarm Note:**  
 Photoelectric smoke alarms shall be installed and have test and hush buttons to comply with F7/AS1

**Kitchen Note:**  
 All surface finishes to the kitchen joinery, walls, etc. to comply with the requirements of NZBC G3. Kitchen layout to be confirmed prior to construction refer to the kitchen plan provided by others

**Wet Area Waterproofing Notes:**  
 -Baths shall have a waterproofing membrane extending at least 150 mm above and beyond the top of the side and ends of the bath

03  
B013

**RAVENSWOOD STAGE 3D**

Sheet title:  
**Floor Plan**

**A004**



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Scale: 1:100 @ A3

**CLADDING LEGEND:**

01 VERTICAL CEDAR WEATHERBOARDS OVER 20MM CAVITY, STAIN FINISH



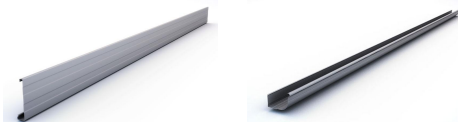
02 70 SERIES CLAY BRICK VENEER OVER 40MM CAVITY



03 0.40BMT COLORSTEEL CORRUGATE



04 COLORSTEEL FASCIA AND SPOUTING



05 0.5 BMT COLORSTEEL SECTIONAL GARAGE DOOR



NZBC H1 Calculation  
Schedule Method:

	Wall	Windows
North:	52m <sup>2</sup>	13.4m <sup>2</sup>
West:	23m <sup>2</sup>	7.4m <sup>2</sup>
South:	52m <sup>2</sup>	2.0m <sup>2</sup>
East:	23m <sup>2</sup>	6.9m <sup>2</sup>
Totals:	150m <sup>2</sup>	29.7m <sup>2</sup>

Window Area: 20%

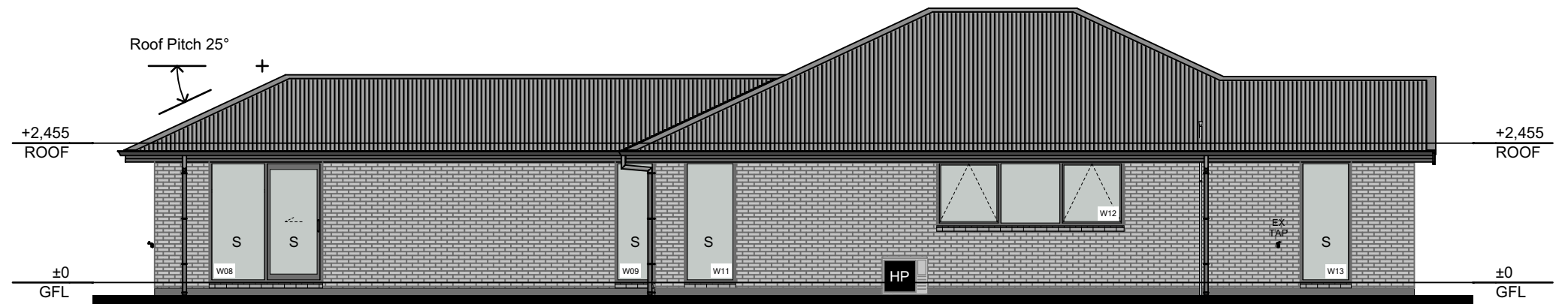
Combined Window Area for  
E - W - S Elevations

Wall: 98m<sup>2</sup>

Window: 16.3m<sup>2</sup>

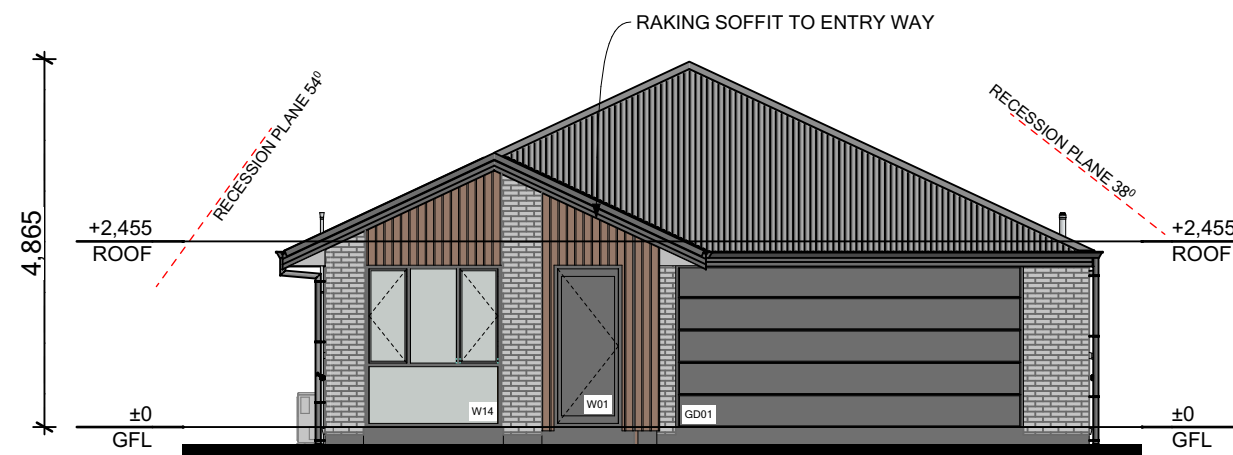
Percentage: 17%  
(DO NOT USE CALCULATIONS  
FOR CLADDING AREAS)

Legend:  
S: Safety Glass  
OB: Obscure Glazing  
HP: Heat Pump



01 NORTH ELEVATION 1:100

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>4</b>



02 WEST ELEVATION 1:100

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>4</b>

**CLADDING LEGEND:**

01 VERTICAL CEDAR WEATHERBOARDS OVER 20MM CAVITY, STAIN FINISH



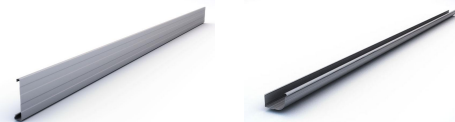
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NZBC H1 Calculation  
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South:	52m <sup>2</sup>	2.0m <sup>2</sup>
East:	23m <sup>2</sup>	6.9m <sup>2</sup>

Totals: 150m<sup>2</sup> 29.7m<sup>2</sup>

Window Area: 20%

Combined Window Area for  
E - W - S Elevations

Wall: 98m<sup>2</sup>

Window: 16.3m<sup>2</sup>

Percentage: 17%  
(DO NOT USE CALCULATIONS  
FOR CLADDING AREAS)

Legend:  
S: Safety Glass  
OB: Obscure Glazing  
HP: Heat Pump



03 SOUTH ELEVATION 1:100

BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>4</b>



04 EAST ELEVATION 1:100

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>4</b>