

FIXING OF TOP PLATE IF NOT STATED BY TM
TYPE B 2/ 90 x 3.15 END NAILS + 2 WIRE DOGS
FIXINGS OF BOTTOM PLATE
Bowmac M10 X 140 BOWMAC BOTTOM PLATE
SCREW BOLT @ 600 MAX CRS WHEN USING
MASONRY HEADER BLOCKS.
REFER TO MANUFACTURES SPECIFICATIONS FOR
INSTALLATION DETAILS

Street	
Lot	1
DP	DP 429126
Site area	35.6019 Ha
Ground floor	145m ²
Carpor	35m ²
Total	180m ²
Wind zone	Very High
Earthquake zone	1
Exposure zone	D
Ground Snow load	48m N1 / 09kPa
Building Platform	800m ²

TIMBER NOTES:
VERY HIGH WIND ZONE:
0-3m 140x45 at 600 crs
TIMBER FRAMING TO NZ3604:2011
J-FRAME LVL
ALL ENCLOSED TIMBER FRAMING
H1.2 OTHERWISE STATED BY
MANUFACTURE UNDER SPECIFICATIONS
OR NOTED ON DRAWINGS
FOR FIXING DETAILS ALSO
REFER TO SHEET A5.1

LOADBEARING WALLS
SG8 Loaded wall 4.0 3.0mVH 140x45@600 CRS
SG8 Loaded wall 4.0 3.6mVH 140x90@600 CRS
FOR FIXINGS DURABILTY REFER TO A3.1

TRIMMING STUDS
0-1.8m H 1/140x45 SG8
1.8-3m H 2/140x45 SG8
3-3.6m H 2/140x45 SG8
3.6-4.2m H 3/140x45 SG8

DWANGS REQUIRED ONLY FOR BRACING
DEMANDS GIBFIX FRAMING SYSTEM
REFER TO SHEET A4.2 AND SPECIFICATIONS

BRACING
EGGER OS' BRACE RAB refer to Engineer

INTERNAL TIMBER FRAMING NOTES:
ALL ENCLOSED TIMBER FRAMING
H1.2 OTHERWISE STATED BY
MANUFACTURE UNDER SPECIFICATIONS
OR NOTED ON DRAWINGS
FOR FIXING DETAILS ALSO
REFER TO SHEET A5.1

LOADBEARING WALLS
90x45 hyCHORD @ 400 crs as required
refer to new notes on drawings

NON LOADBEARING
SG8 90x45 @ 600 CRS MAX HEIGHT 3m

Test and flush button smoke alarm
Installation in accordance to NZS 4515

Extract fan to G4
(duct to outer wall or soffit if available)

Gas Califont indicative
Rinnai Infinity A26/24
Rinnai Recess Composite Box
paint to match cladding

TILING NOTES FOR SHOWER ENCLOSURES

Ensuite - 8.78m² Shower enclosure tiles up to 2.7m including window reveals
Sleepout Ensuite - 7.8m² Shower enclosure tiles up to 2.4m including window reveals
Bath - 8.8m² Shower enclosure tiles up to 2.4m

NOTES:
1-Anti-slip internal is provided with Anti-slip surface in accordance with NZBC D1/AS1 table 2.
2-Tiles types 1 and type 2 are ceramic profiles tiles with greater than 0.4 coefficient of friction in accordance with NZBC D1/AS1 table 2

STAIRS:
190mm max riser x 280mm Min thread all to comply with D1/AS1 no handrail required

SURFACES:
Selectd timber flooring to all areas except Bathrooms/Bedrooms/Laundry/living
Seleted carpet to all Bedrooms and Living
Selected tiles to all wet areas including Laundry

ISSUE	DATE	ISSUE NOTE	BY
1	25/01/17	Concept	S.B.
2	25/01/17	RC	S.B.
3	19/10/17	RF1	S.B.
4	22/11/17	Tender	S.B.
5	19/01/18	RC - TENDER	S.B.

REVISION	DATE	REVISION NOTE	BY
J	25/01/18	New dimensions for Portal frame	S.B.
K	25/01/18	New notes for steps - New notes for internal timber framing - New notes for decking exemption	S.B.

PROJECT
Proposed Bowman house

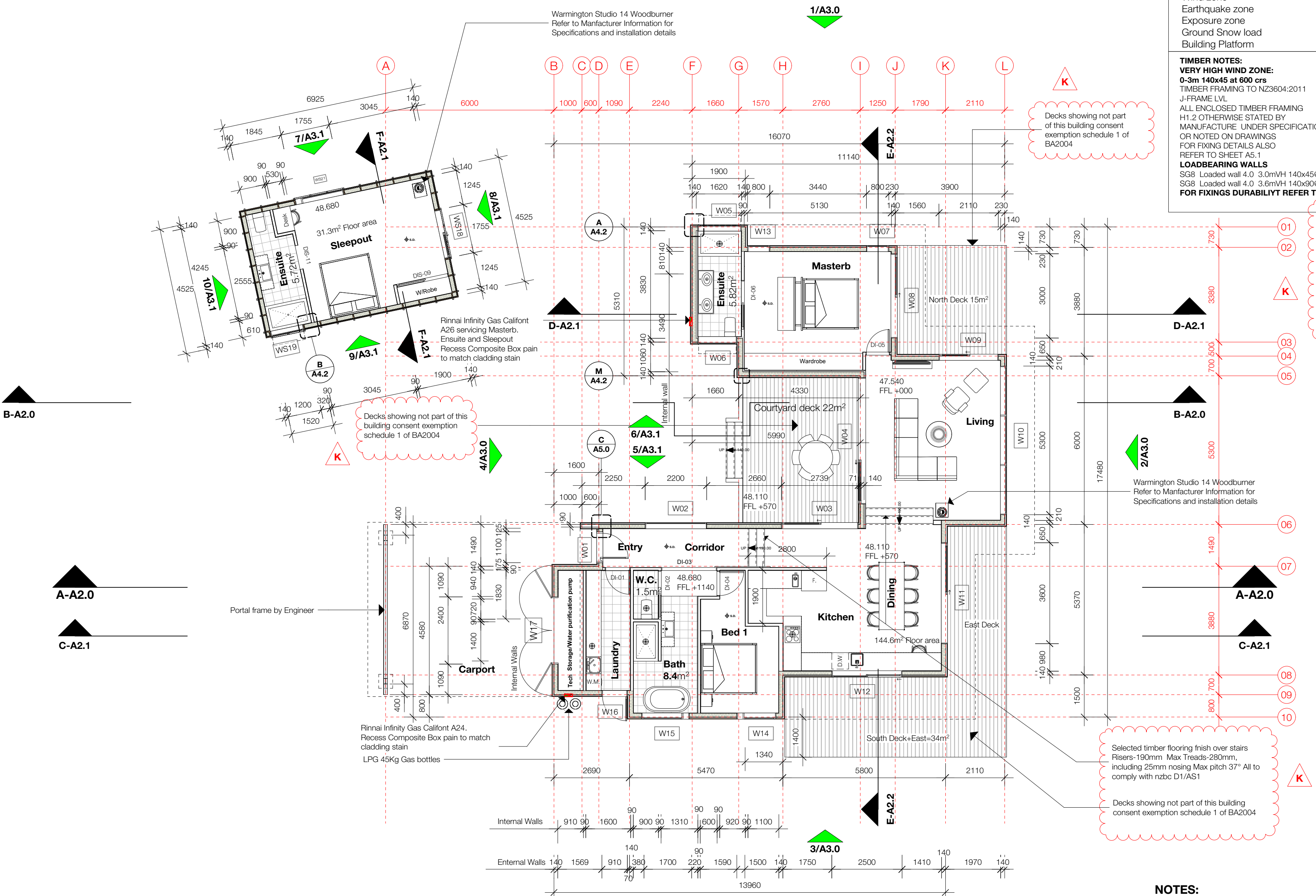
ADDRESS
379 Thorburn Road Waikouaiti

CLIENT
Chris & Erin Bowman

DRAWING
FLOOR PLAN

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PROJECT #	0217	DWG STATUS	
DWG DATE	25/03/2016	CAD FILE NAME	Bowman House Rev W.vwx
PLOT DATE	25/03/2016	DWG #	
ORIGINAL SHEET SIZE	A2		
SCALE	1:100		
DRAWN	CHD		



Decks showing not part of this building consent exemption schedule 1 of BA2004

Decks showing not part of this building consent exemption schedule 1 of BA2004

Selected timber flooring finish over stairs
Risers-190mm Max Treads-280mm,
including 25mm nosing Max pitch 37° All to comply with nzbc D1/AS1

Decks showing not part of this building consent exemption schedule 1 of BA2004

1 FLOOR PLAN
Scale: 1:100

**NOTES:
BRACING BY ENGINEER**

B-A2.0

A-A2.0

C-A2.1

Warmington Studio 14 Woodburner
Refer to Manufacturer Information for
Specifications and installation details

Warmington Studio 14 Woodburner
Refer to Manufacturer Information for
Specifications and installation details

Rinnai Infinity Gas Califont A24.
Recess Composite Box pain to match
cladding stain
LPG 45Kg Gas bottles

Portal frame by Engineer