

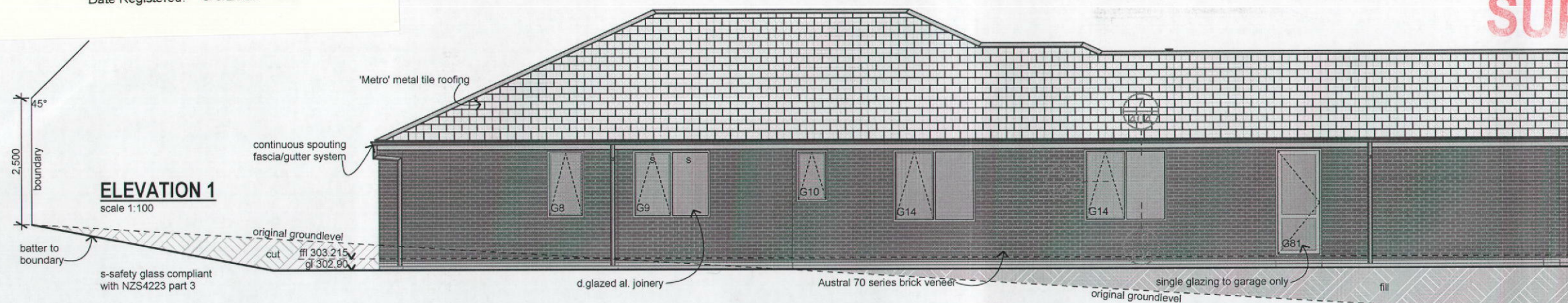


RRD001UTLX

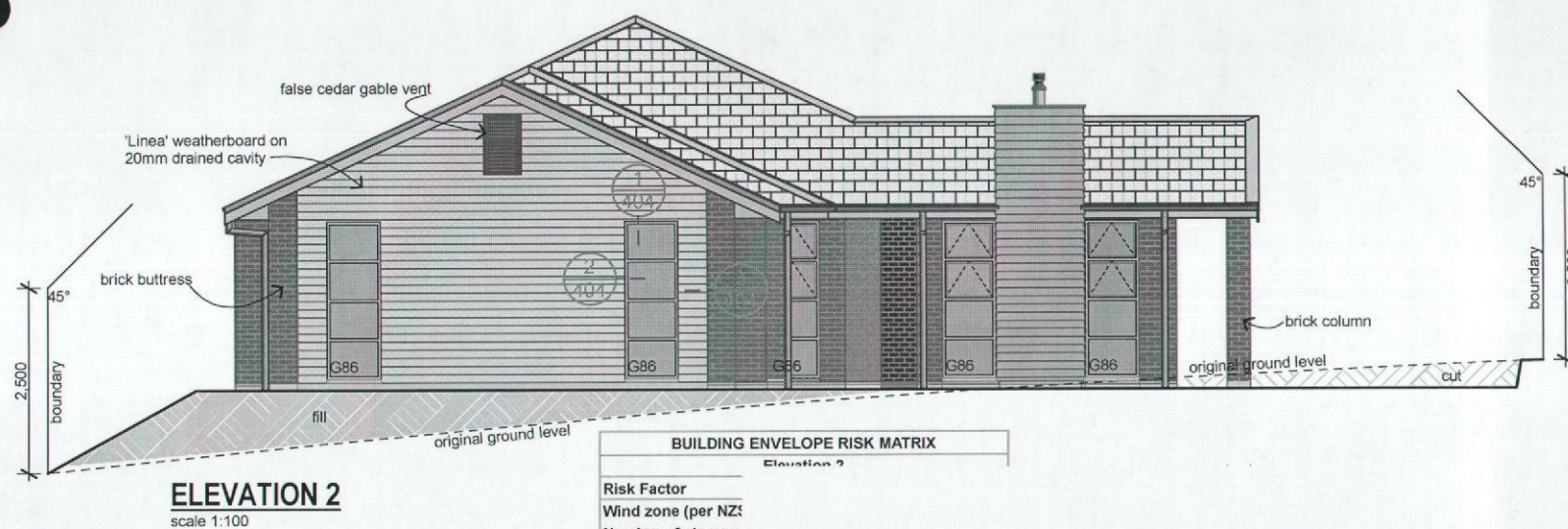
Document Number: RDC-367581

Date Registered: 6/6/2013

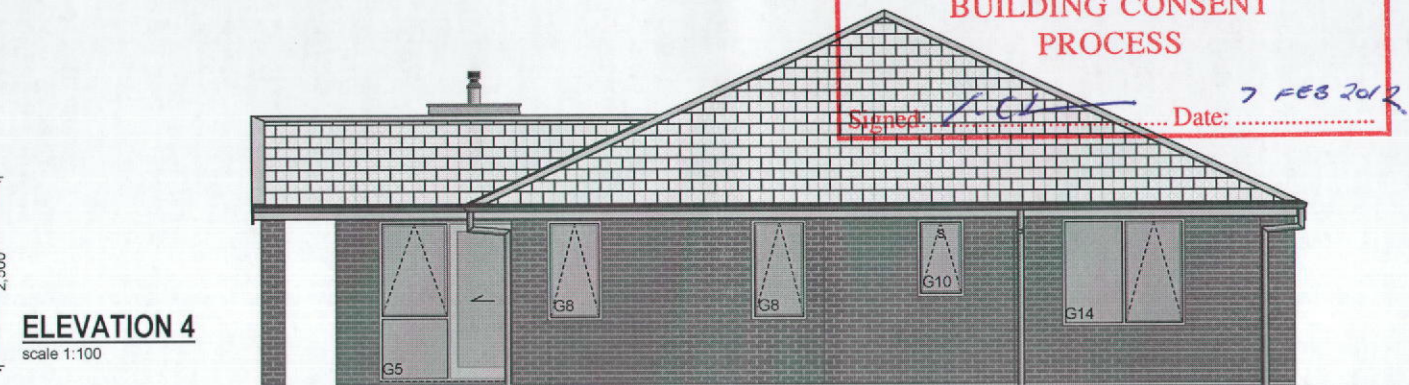
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**SUPERSEDED** #70518



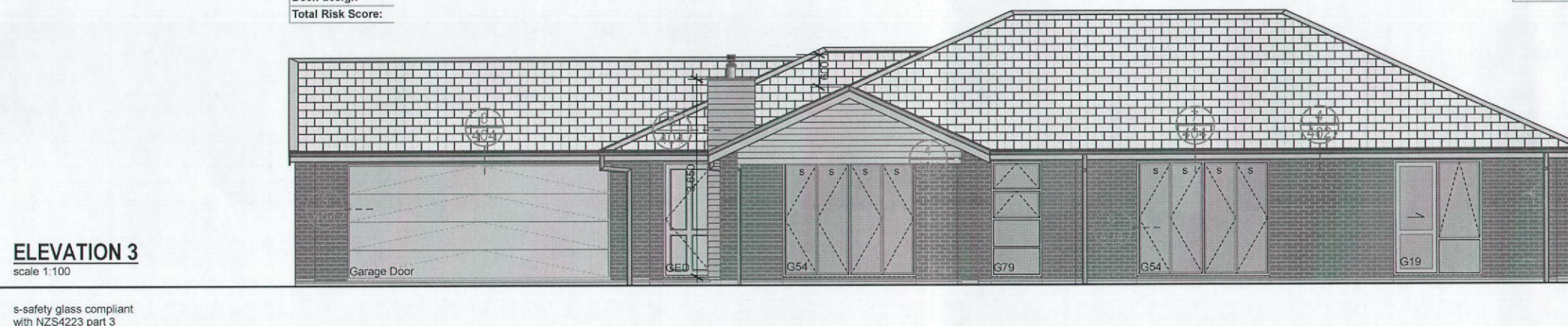
BUILDING ENVELOPE RISK MATRIX		
Elevation 1		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low	0
Number of storeys	Low	0
Roof/wall intersection design	Low	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		3



BUILDING ENVELOPE RISK MATRIX		
Elevation 2		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low	0
Number of storeys	Low	0
Roof/wall intersection design	Low	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		3



BUILDING ENVELOPE RISK MATRIX		
Elevation 4		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low	0
Number of storeys	Low	0
Roof/wall intersection design	Low	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		3



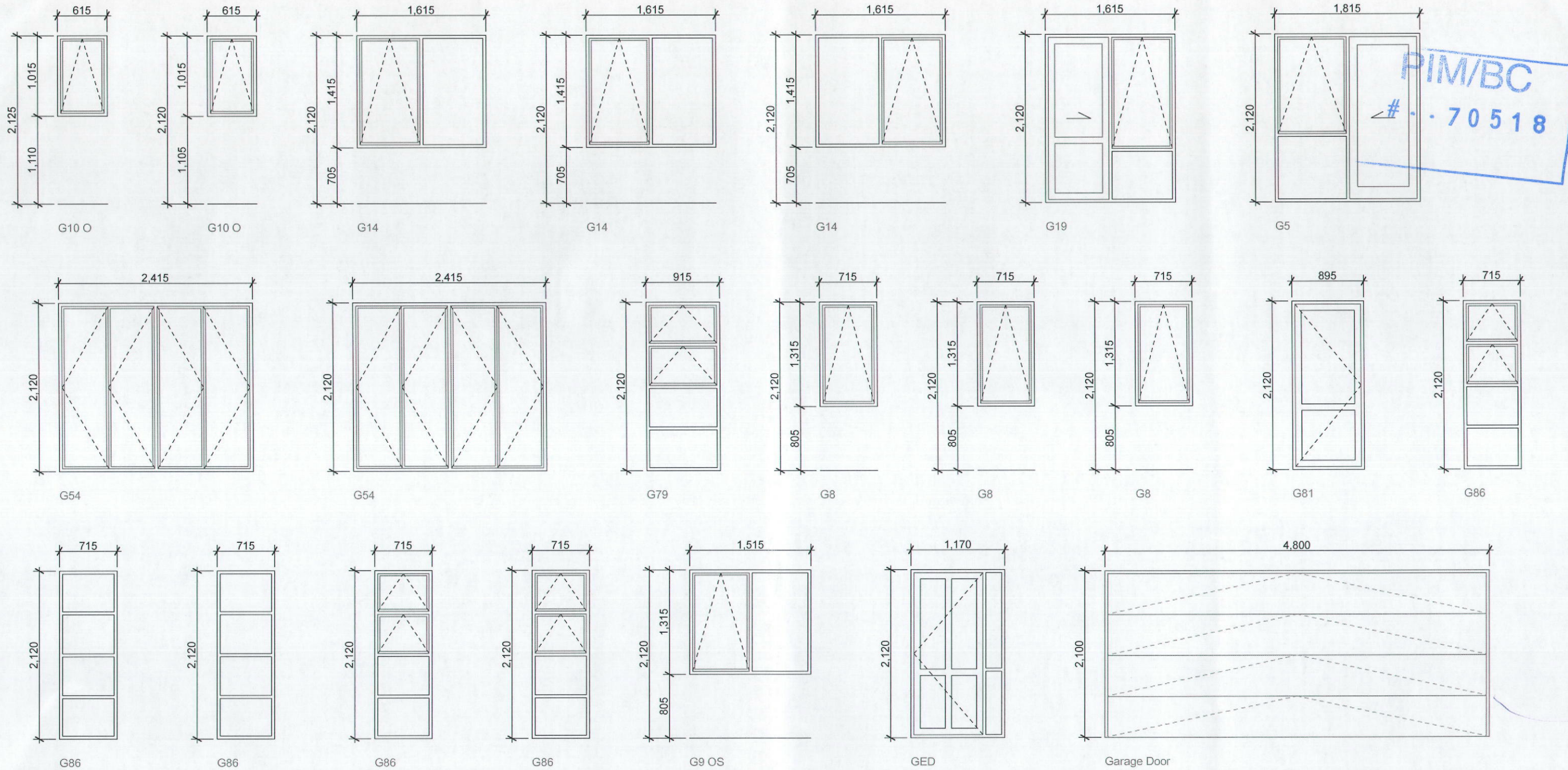
BUILDING ENVELOPE RISK MATRIX		
Elevation 3		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low	0
Number of storeys	Low	0
Roof/wall intersection design	Low	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		3



project		sheet contents		rev.		amendments		date		by		job number		date drawn		drawn by		checked		sheet scales		cad file		copyright	
PARKWOOD CUSTOM FOR DAVE & FIONA WOCKE LOT 49, 30 HAMON PLACE, ROTORUA		Elevations		A		for consent		6/12/12		DB		74474								As shown		L:\74474\Scheme.pln		Copyright of this drawing and its contents remain the property of Generation Homes Rotorua. Any unauthorised reproduction is forbidden. © Generation Homes Rotorua	
												301													

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**JOINERY SCHEDULE**  
scale 1:50

note: safety glass to bathroom windows and full height glazing to be compliant with NZS4223, part 3.  
Ref. sheet 301 for locations

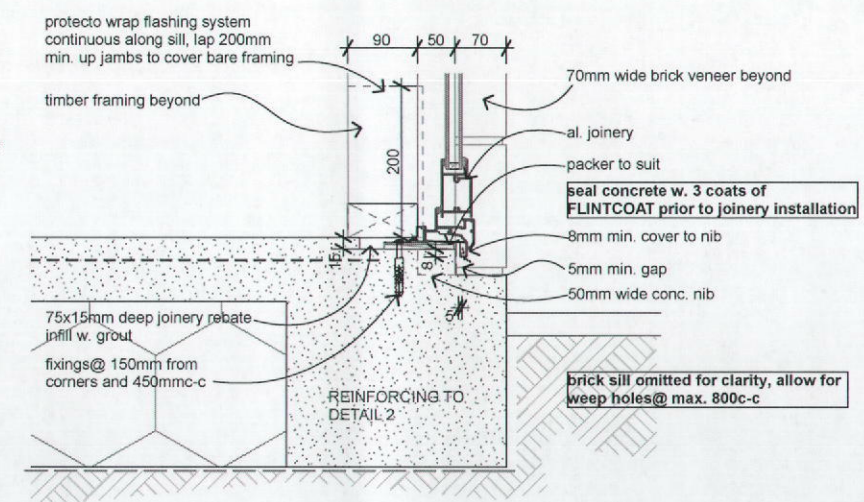
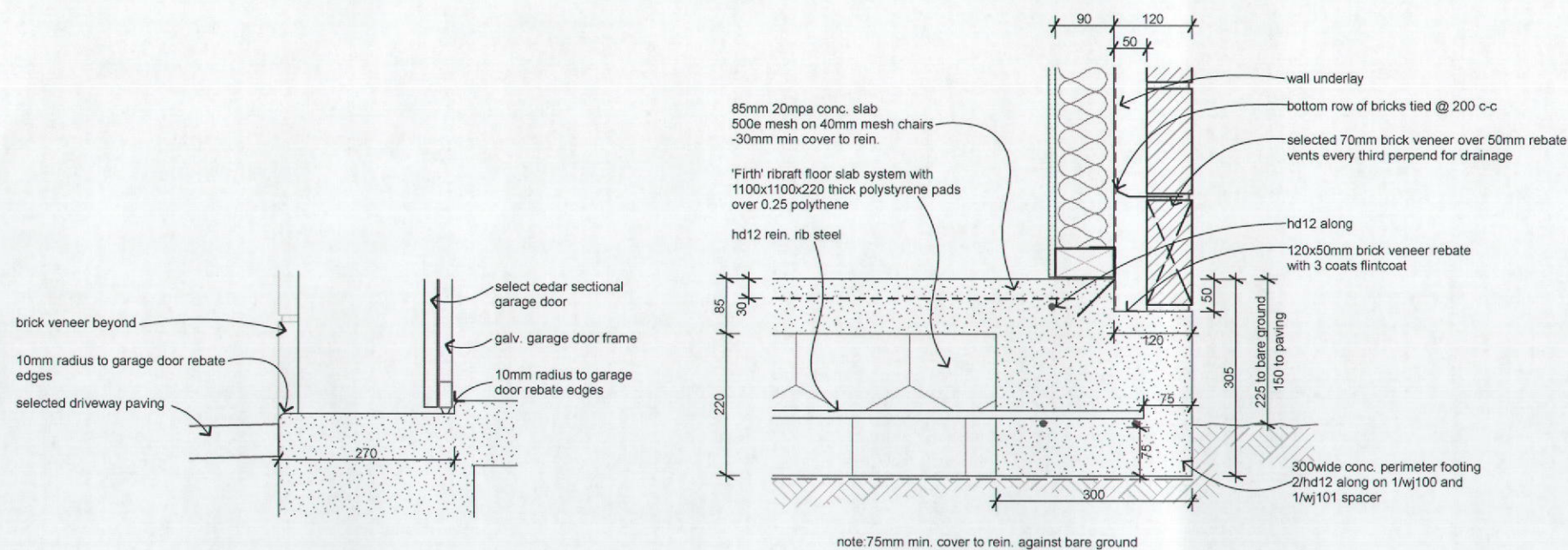
CONFIRM OPENING DIRECTION OF JOINERY WITH GENERATION HOMES PRIOR TO FABRICATION



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PARKWOOD CUSTOM FOR DAVE & FIONA WOCKE LOT 49, 30 HAMON PLACE, ROTORUA		Joinery Schedule		A	for consent	8/12/12	DB	74474	date drawn.	drawn by.	checked
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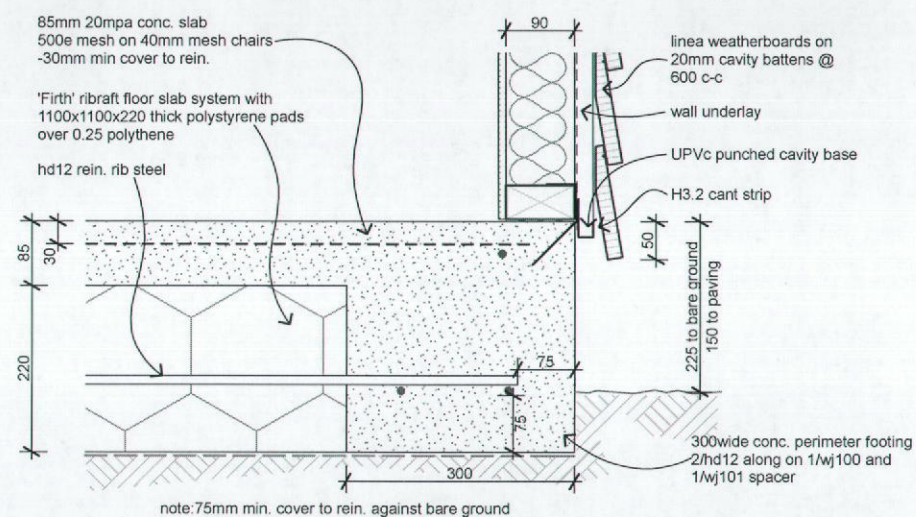
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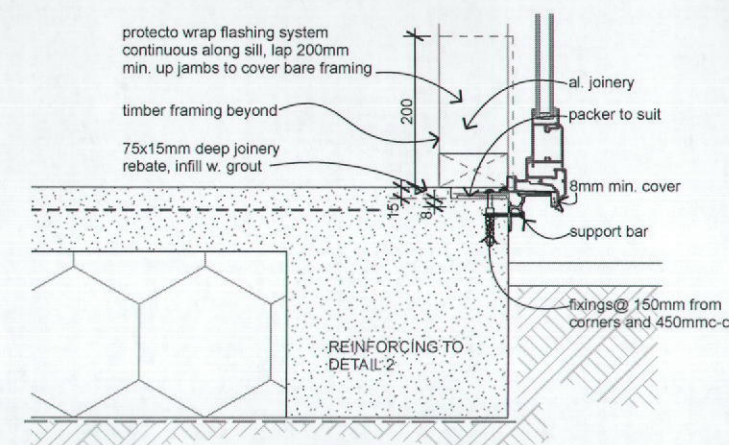


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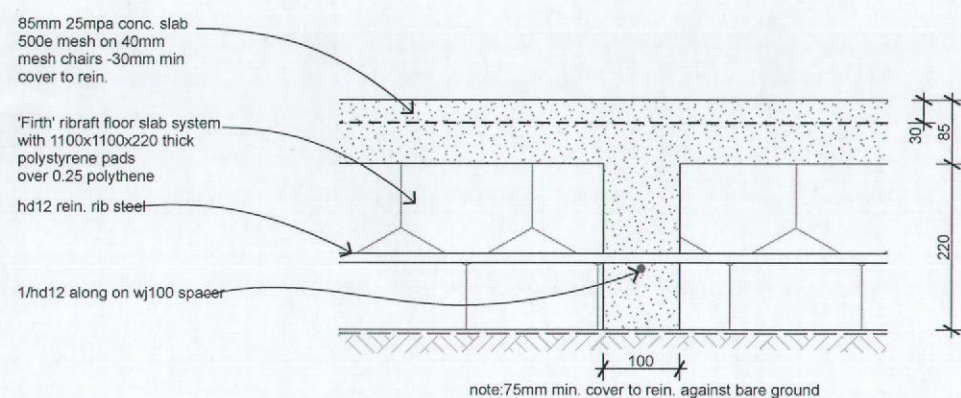
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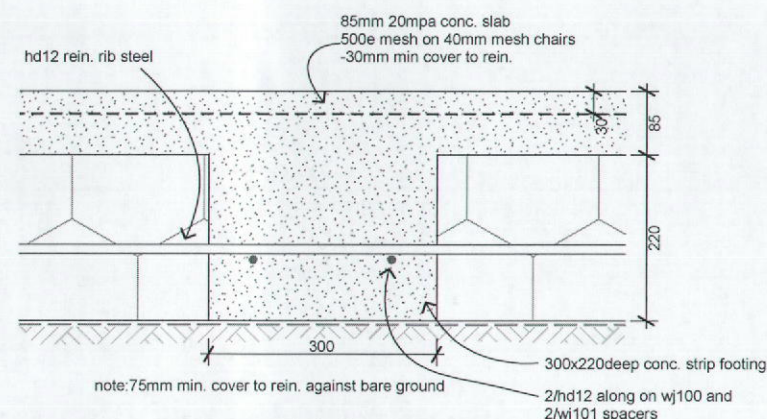
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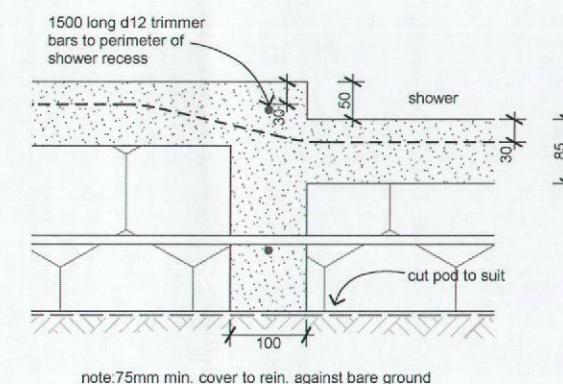
## FOUNDATION DETAIL



## FOUNDATION DETAIL



### FOUNDATION DETAIL



## SHOWER RECESS DETAIL



project

PARKWOOD CUSTOM FOR DAVE & FIONA WOCKE  
LOT 49, 30 HAMON PLACE, ROTORUA

### Foundation Details

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OUR APPROVAL OF THIS DRAWING  
RELATES TO OUR SPECIFICALLY DESIGNED  
STRUCTURAL ELEMENTS ONLY.

**bsk** P.O. BOX 23, ROTORUA  
PH: 07 348-5394  
FAX: 07 348-2311  
Consulting Engineers *Limited*

SIGNED: BCN DATE: 6/12/2012

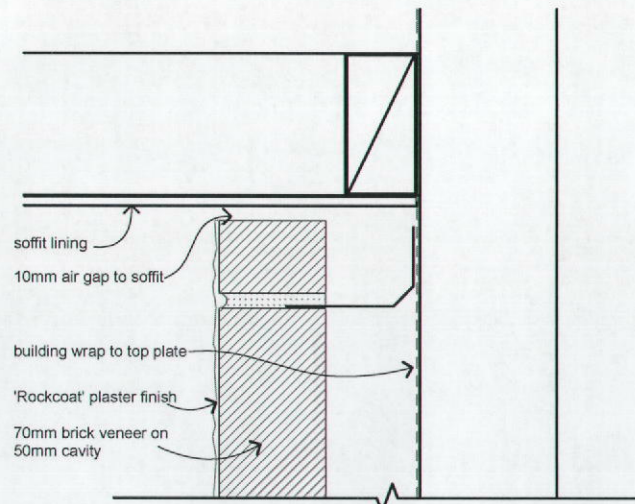


PARKWOOD CUSTOM FOR DAVE & FIONA WOCKE  
LOT 49, 30 HAMON PLACE, ROTORUA

### Foundation Details

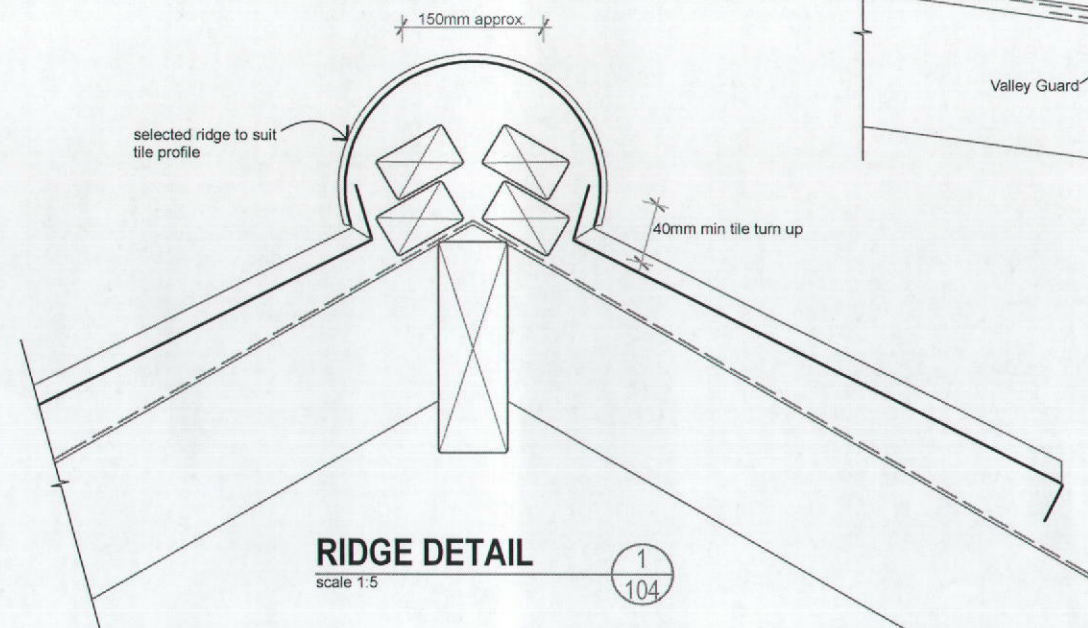
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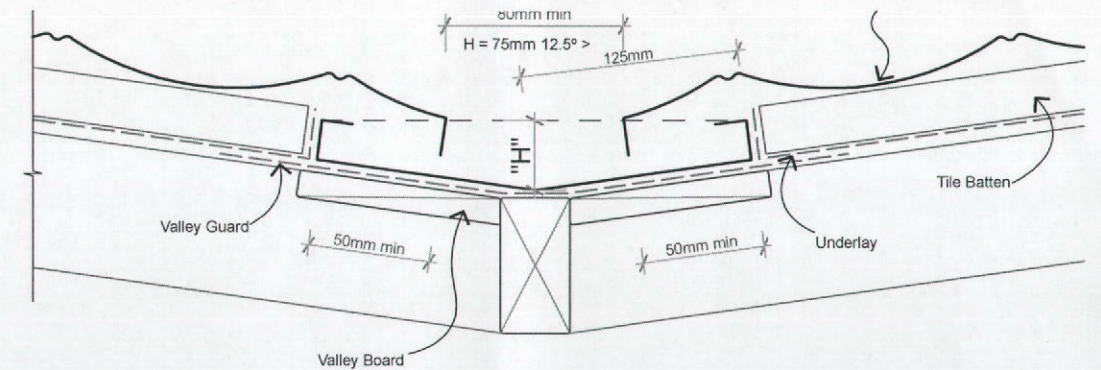
**SOFFIT DETAIL**  
scale 1:5

4  
301



**RIDGE DETAIL**  
scale 1:5

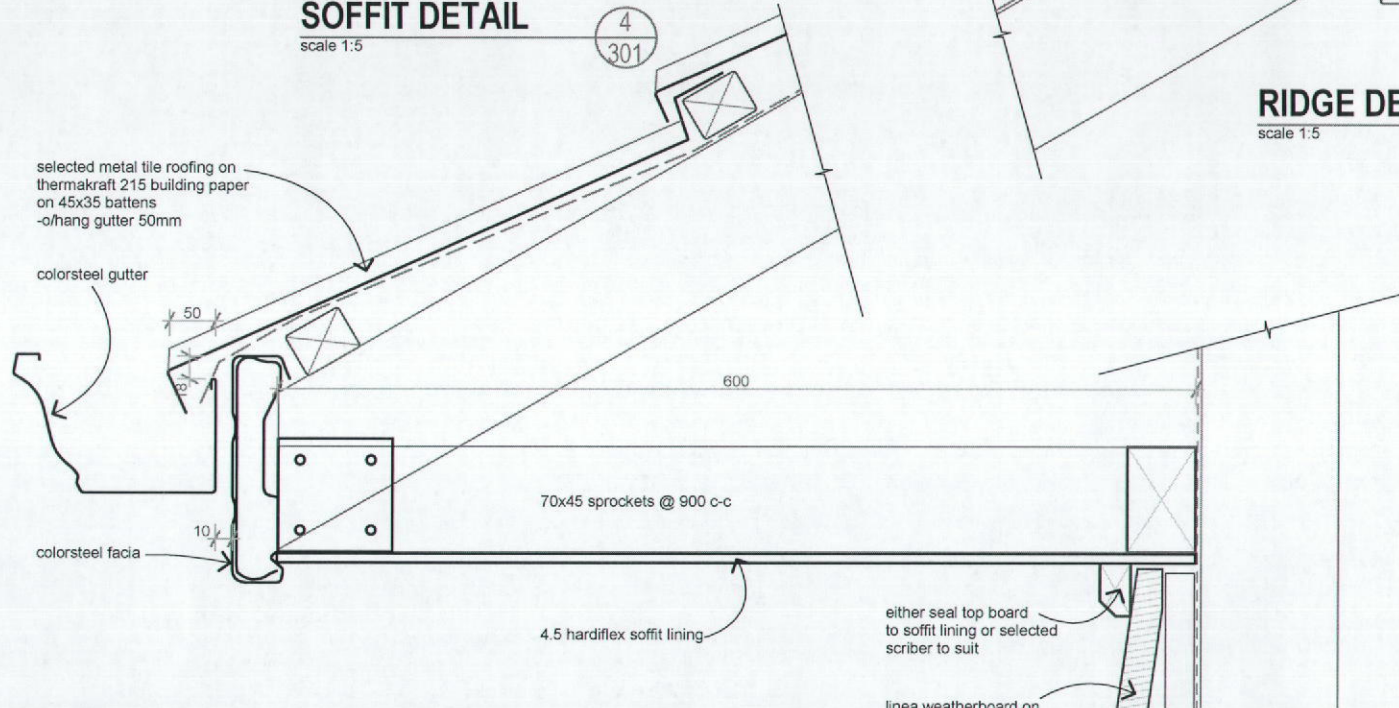
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104



**VALLEY DETAIL**  
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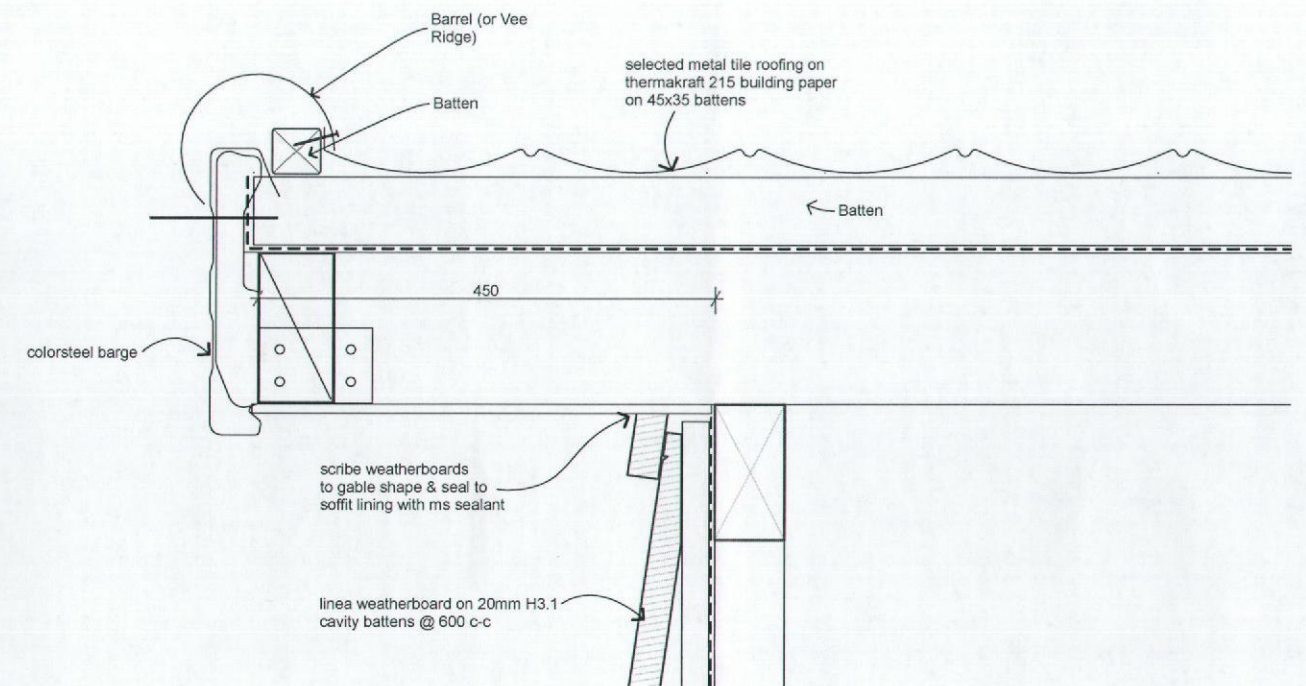
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**SOFFIT DETAIL**  
scale 1:5

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104



**BARGE DETAIL**  
scale 1:5

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104

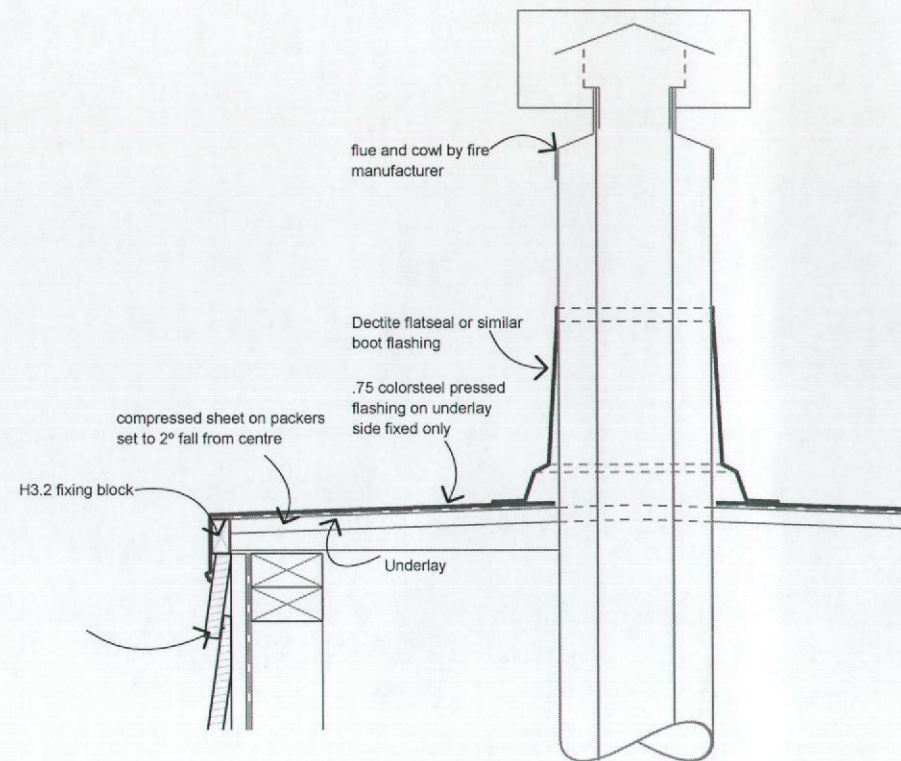


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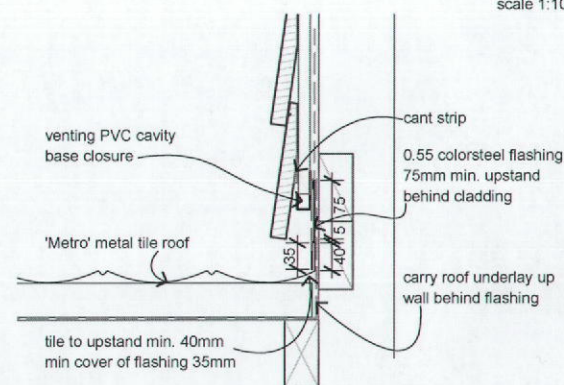




**CHIMNEY DETAIL**

scale 1:10

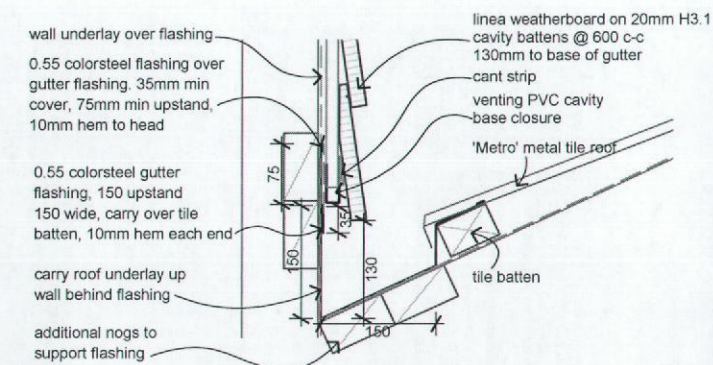
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**CHIMNEY APRON DETAIL**

scale 1:10

6  
104



**CHIMNEY PENETRATION DETAIL**

scale 1:10

7  
104

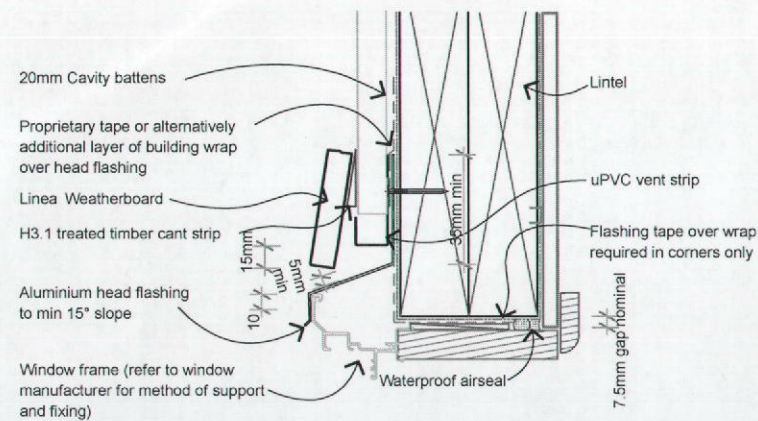
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								403	-	A	date drawn.	drawn by.	checked
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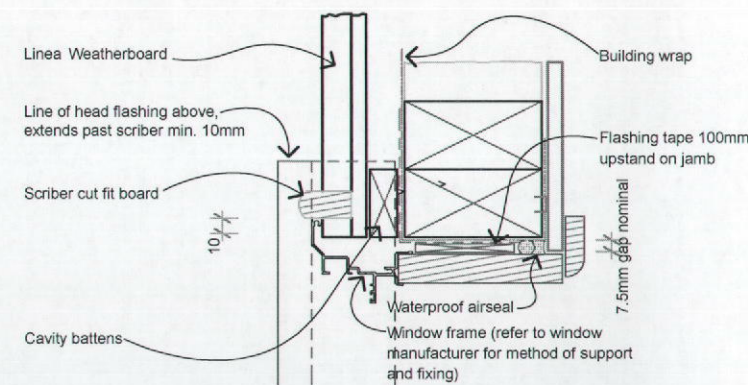
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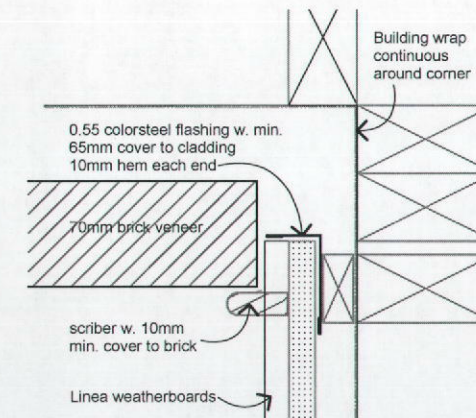
**LINEA WINDOW HEAD**

scale 1:5



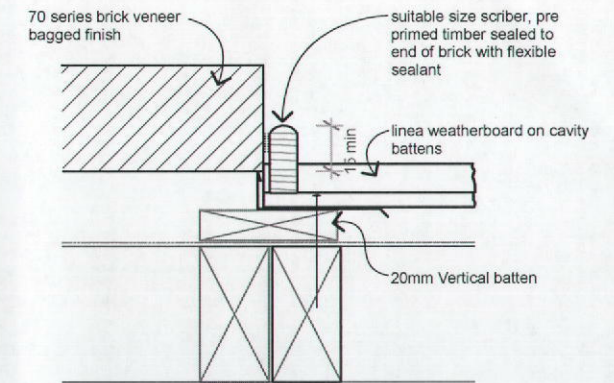
**LINEA WINDOW JAMB**

scale 1:5



**LINEA/BRICK JUNCTION**

scale 1:5



**JUNCTION DETAIL**

scale 1:5

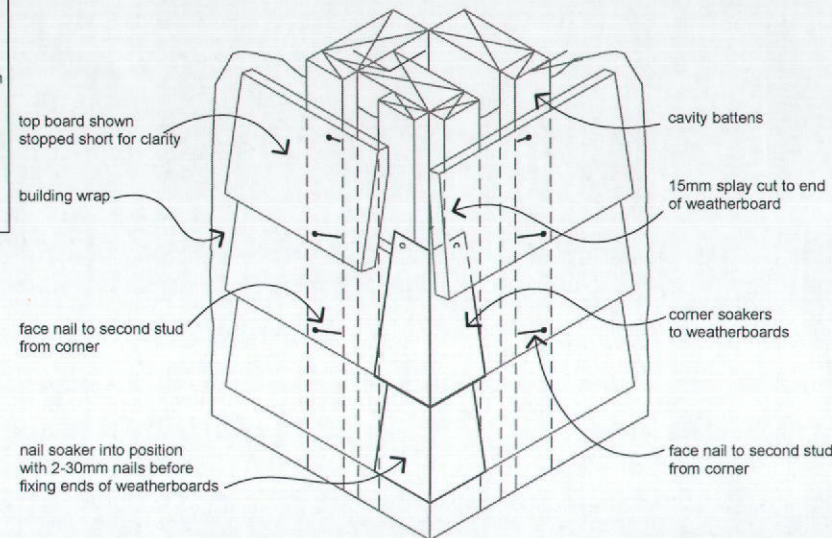
**General notes for materials section**

Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC clause E2/AS1.

Building wrap must comply with acceptable solution clause E2/AS1 and NZS 3604.

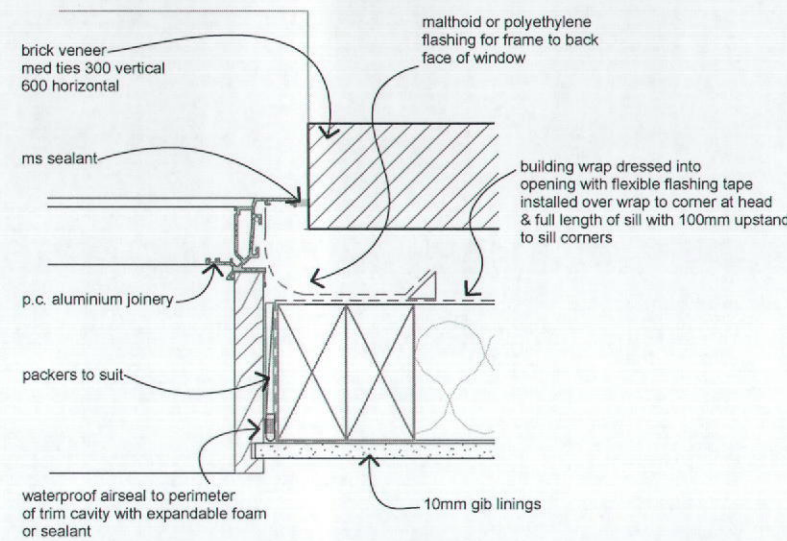
Flashing tape must have proven compatibility with a selected building wrap and other materials with which it comes into contact as per Table 21 of NZBC clause E2/AS1.

Refer to the manufacturer or supplier for technical information for these materials.



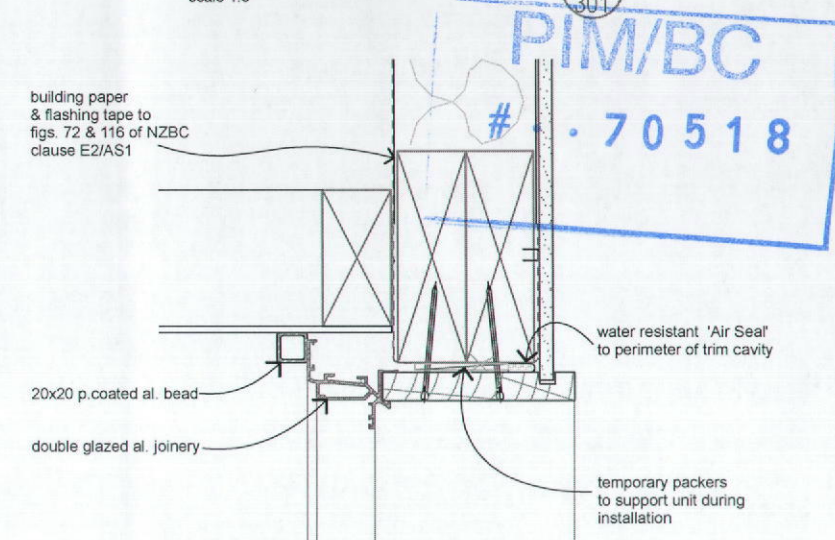
**LINEA EXT CORNER**

scale 1:5



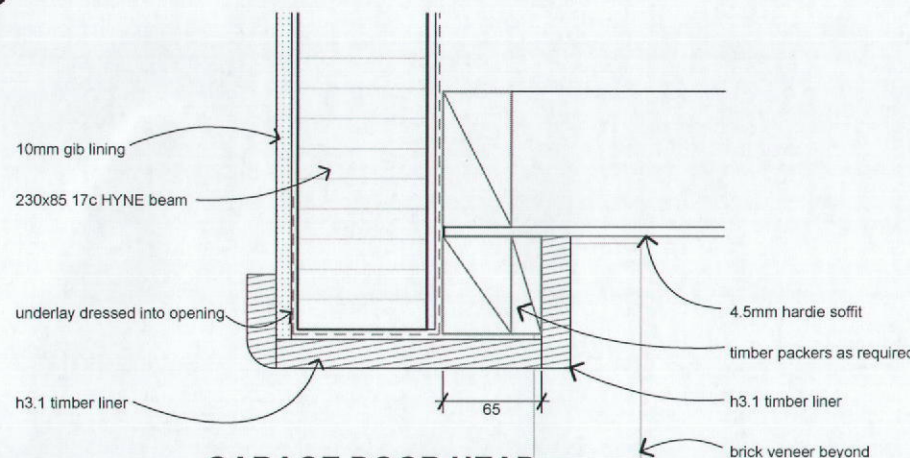
**BRICK WINDOW JAMB**

scale 1:5



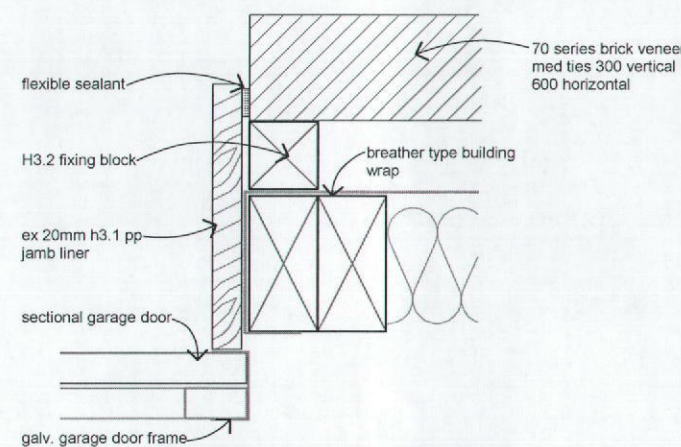
**JOINERY HEAD TYPICAL**

scale 1:5



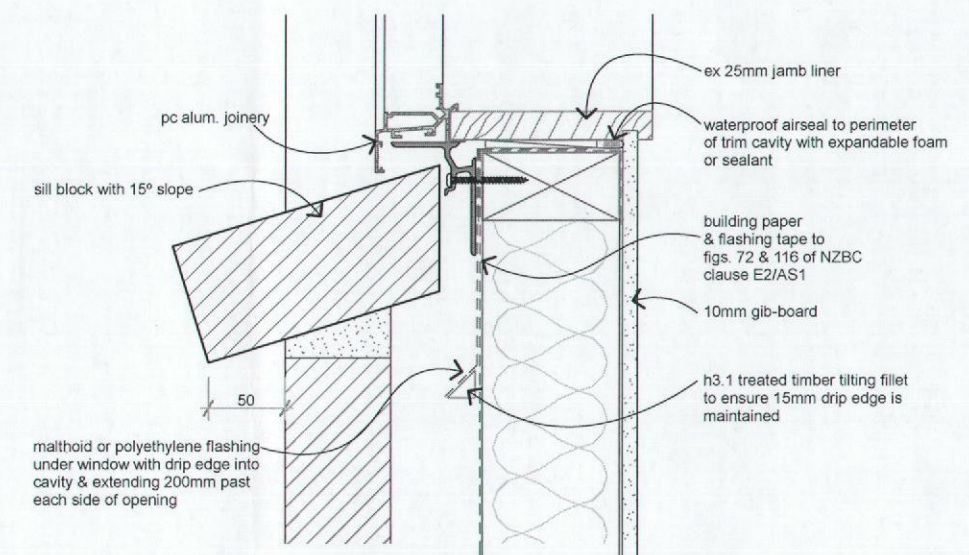
**GARAGE DOOR HEAD**

scale 1:5



**GARAGE DOOR JAMB**

scale 1:5



**BRICK WINDOW SILL**

scale 1:5



PARKWOOD CUSTOM FOR DAVE & FIONA WOCKE  
LOT 49, 30 HAMON PLACE, ROTORUA

Cladding Details

rev.	amendments	date	by	job number	sheet	of	rev.	date drawn	drawn by	checked	sheet scales	cad file
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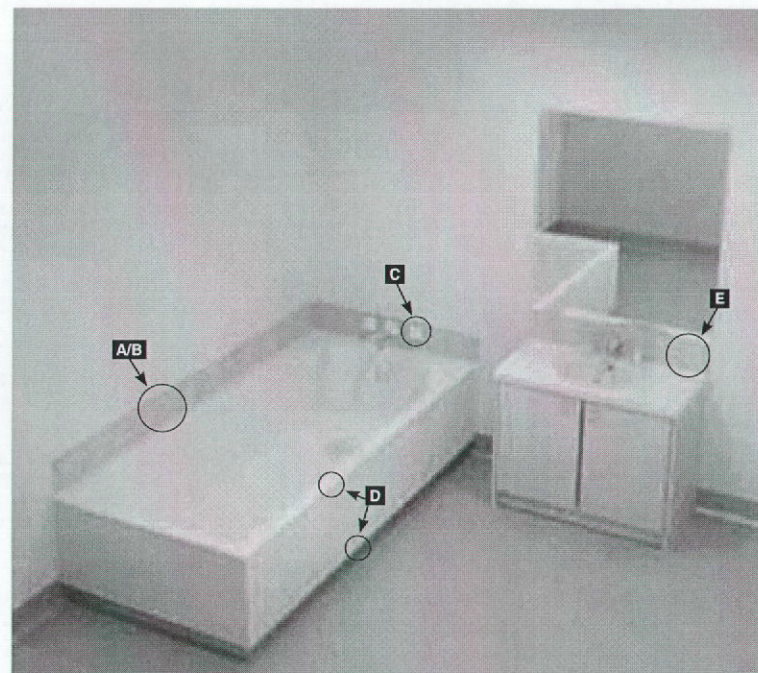
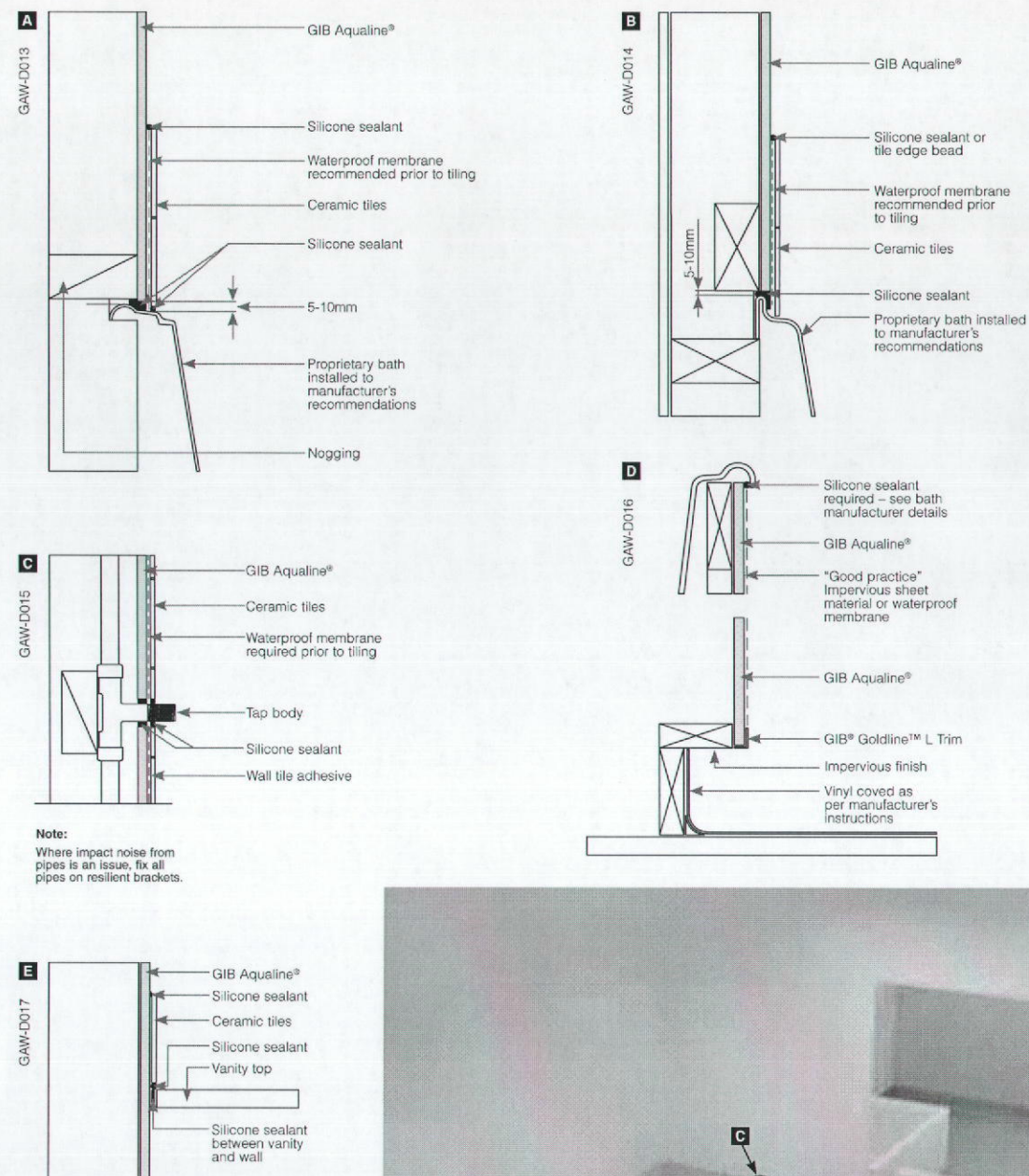
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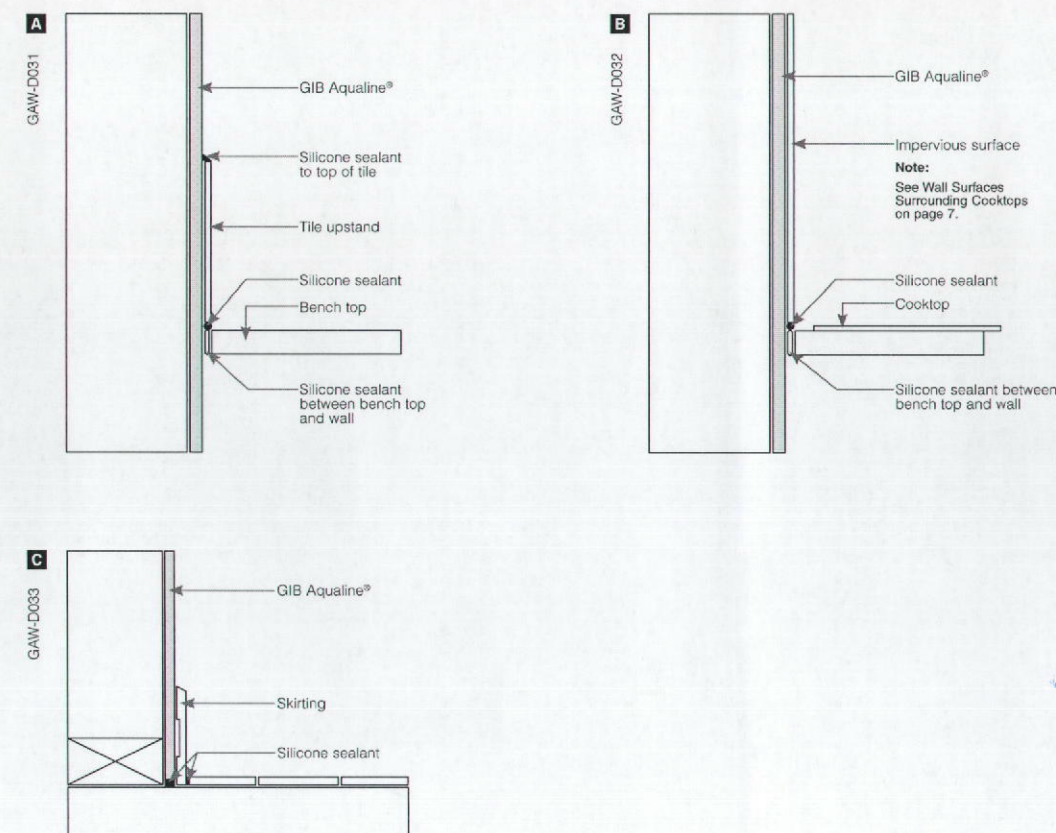
## Bath – Tiled Upstand

MARCH 2007

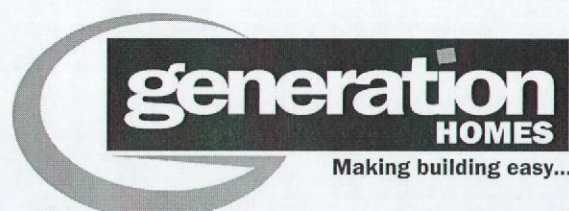


## Kitchen and Laundry

MARCH 2007



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PARKWOOD CUSTOM FOR DAVE & FIONA WOCKE LOT 49, 30 HAMON PLACE, ROTORUA	Typical Wet Area Details	A	for consent	5/12/12	DB	74474	date drawn, drawn by, checked
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STEEL FIXINGS PROTECTION NOTES:

fixing type	minimum protection
framing in "sheltered & exposed" area's (for definition of sheltered & exposed refer to nzs 3604 table 4.1)	galvanized steel
framing in "closed in area's" including roof spaces (for definition of closed in area's refer to nzs 3604 table 4.1)	mild steel
non structural cladding (15 year durability)	galvanized steel*
cladding that acts as structural bracing (50 year durability)	galvanized steel*
brick ties	430 g/m2 gavanized coating or 304 stainless steel
brick lintels	mild steel with 600 g/m2 galvanized coating or 316 or 316L stainless steel or 300 g/m2 galvanized coating plus duplex coating
connections within 600mm from the ground	type 304 stainless steel
external connections 600mm above ground	type 304 stainless steel
any external steel item within 50m of a bore mudpool, steam vent or other fume source	type 316 stainless steel or hot dip galvanized steel & epoxy powder coating

FLASHING TAPE SYSTEMS

	appraisal cert
thermokrafft aluband window sealing tape and corner mouldings	B.E.A.L. cert C403
protecto sill system	branz cert 444
protecto tape	branz cert 450
tyvek weatherization system	branz cert 455
weatherseal seamless flexible flashing tape	branz cert 492

BUILDING WRAP NOTES:

all building wraps must meet the requirements as set out in NZBC E2 table 23 "Wall Wrap"

building wrap to have polypropylene tape at 300mm centres horizontally where wrap fixings exceed 450mm centres, alternatively additional cavity battens may be used to acheive same result, fixings are to prevent wall insulation causing bulges in cavity where building wraps are used in situations where there is no air barrier (no internal linings) such as gable ends the building wrap must meet the requirements set out in NZBC E2 'Air Barrier'

building wrap system	appraisal cert
thermokrafft cover up (gable ends)	branz cert 356
tekton home wrap	branz cert 548
	branz cert 549

TIMBER TREATMENT NOTES:

timber location	min treatment	timber location	min treatment
external rafters, beams, pine decking, deck joists & bearers	H3.2	subfloor framing (except piles) wall framing	H1.2
stuctural plywood bracing ply roof substrate	H3 CCA	skillion roof framing with lined soffits	
enclosed balcony ply & joists enclosed external ballustrade framing enclosed lintels & posts supporting enclosed balcony roof framing & ply under 10 degrees paint finished exterior posts & beams paint finished fascia's at risk wet area's including bathroom joists & flooring and wall framing cavity battens valley boards window jamb liners confined chimney framing	H1.2	intermediate floor framing internal wall framing ceiling framing	H1.2

BRANZ NZS 4218:2009 CALCULATION METHOD TOOL

PROJECT SUMMARY

Project name

Wocke residence

Address

30 Hamon Place, Rotorua

Designer

Millennium Architecture for Generation Homes Taupo-Rotorua

Address

2 Benn Rd, Lake Okareka

Phone

07 632 8775

Date

10/12/2012

Reference number

74474

Climate zone

1: Northland, Auckland, Thames-Coromandel districts

Wall construction type

1: Any wall type

If mixed wall types

0

Percentage of wall area solid timber construction

0

Percentage of wall area high thermal mass construction

100

Percentage of wall area "Any wall type"

If solid timber wall

1: External 75 mm thick solid timber and timber framed internal walls

Summary of calculation method heat loss

Element	Area (m²)	Proposed building heat loss (W/°C)	Reference building heat loss (W/°C)
Roofs/ceilings	166.0	38.6	57.2
Walls	79.8	39.5	42.0
Floors	166.0	108.5	127.7
Vertical glazing	39.4	151.5	146.6
Skylights	0.0	0.0	-
Doors	0.0	0.0	-
Total		338.1	373.6 W/°C

Glazing percentage:

33%

Glazing <40%:

Yes

Minimum R-values OK:

Yes

Issues to check:

PASS/FAIL

PASS

BRANZ NZS 4218:2009 CALCULATION METHOD TOOL

BUILDING ELEMENTS

Roofs/ceilings: Skylights are not included here. Enter them in the skylights table below.

Roof/ceiling element	Description	Area (m²)	Construction R-value	Heat loss
1	Metal tile, truss@900, r4 batts,13mm gib	166	4.3	38.6
2				
3				
4				
5				
Total area		166 m²		
		Total roofs/ceilings heat loss		38.6 W/°C

Skylights: Skylights are at an angle of 60° or less to the horizontal. If the skylight R-value is not known, use a value of 0.15.

Skylight	Description	Area (m²)	Construction R-value	Heat loss
1				
2				
3				
4				
5				
From Skylight Schedule		0		0.0
Total area		0 m²		
		Total skylight heat loss		0.0 W/°C

Walls: Doors are not included here. Enter them in the door table.

Wall element	Description	Area (m²)	Construction R-value	Heat loss
1	brick veneer, 90mm frame w. R2.2 batts	66.05	2.02	32.7
2	internal 90 frame r2.2 batts	13.75	2.03	6.8
3				
4				
5				
6				
Total area		79.8 m²		
		Total wall heat loss		39.5 W/°C

Floors: Only include the ground or exterior floors. Intermediate floors not exposed to the exterior are excluded.

Floor element	Description	Area (m²)	Construction R-value	Heat loss
1	Ribrafft floor	166	1.53	108.5
2				
3				
4				
5				
Total area		166 m²		
		Floor heat loss		108.5 W/°C

Vertical glazing: Vertical glazing only (steeper than 60°), including glazing in doors. Skylights are on the Skylight table. If the glazing R-value is not known, use a value of 0.15

Glazing element	Description	Area (m²)	Construction R-value	Heat loss
1	d. Glazed al joinery	39.4	0.26	151.5
2				
3				
4				
5				
6				
7				
8				
9				
10				
From Glazing Schedule		0		0.0
Total area		39.4 m²		
		Total vertical glazing heat loss		151.5 W/°C

Doors: Only the non-glazed area of doors is included. The glazed area of doors must be entered in the Glazing table. The heat loss of doors is automatically set to 0 if the total door area is ≤ 6m² or 6% of the total wall area. If the R-value of a door is not entered a default value of R 0.18 is automatically used.

Door element	Description	Area (m²)	Construction R-value	Heat loss
1				0.0
2				0.0
3				0.0
4				0.0
5				0.0
From Door Schedule		0		0.0
Total area		0		
		Total door heat loss		0.0 W/°C

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project

PARKWOOD CUSTOM FOR DAVE & FIONA WOCKE  
LOT 49, 30 HAMON PLACE, ROTORUA

sheet contents

Project Schedule, H1  
Calculations

rev.	amendments	date	by
A	for consent	8/12/12	DB

job number

74474

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Document Set ID: 2619705

Version: 1, Version Date: 06/06/2013



## NOTES

### BUILDING CONSENT INFORMATION

These layouts and associated design statements are provided as a means of showing compliance with NZBC and may be used for Building Consent Application purposes only.

This is a Buildable layout which may have some dimensional changes completed at time of truss manufacture.

As built roof truss layouts, truss fixing details, and a Producer Statement for the design of the roof trusses will be provided at the time of manufacture.

All walls shown on this layout are considered to be load bearing.

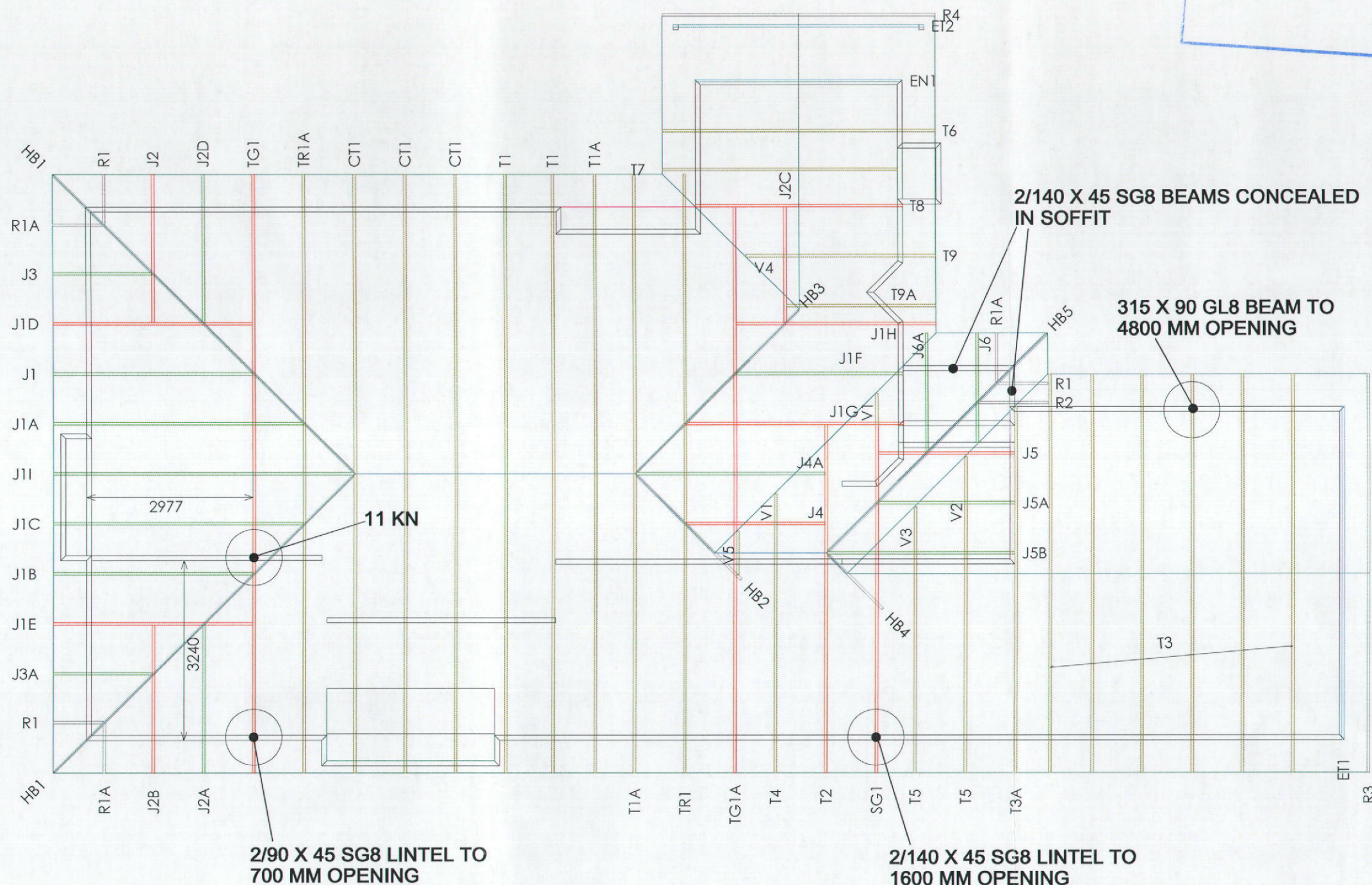
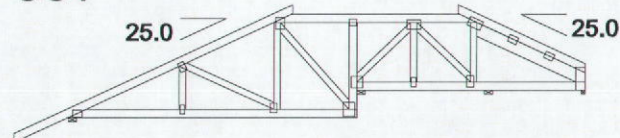
All point loads over 10kN as shown will require slab thickening or pad.

Lintels under girder trusses as noted.

These Lintels have been designed using the relevant selection manuals and/or software programs.

As per NZS3604:2011, Lintels are SG8 and may be substituted for GL8 or higher at time of manufacture.

SG1



PIM/BC  
# . . 70518



TAUPO Ph. (07) 376-5893 Fax. (07) 376-5894



Job Name :  
Site Address : WOCKE RESIDENCE  
30 HAMON PLACE  
ROTORUA

Sheet Title :  
**For Building Consent  
Truss Layout**

Date : 17 Dec, 2012 Drawn : Sean Lyons  
Scale : 1: 100

Job Details:  
Roof Pitch - deg : 25.000  
Wind Zone : Low  
Wind Speed - m/s : 32.0  
Roof Material : Metal Tiles  
Ceiling Material : Gib Board 12mm  
Roof Live Load - kPa : 0.250  
Floor Live Load - kPa : 0.000  
Basic Roof Snow Load - kPa : 0.000  
Truss Centres - mm : 900

PrimeCad v4.6.6.145

Job Number :  
**WOCKE**  
Sheet :  
**1**  
Consent Number :