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Proposed New Dwelling
for
Lot 172 Oakfields



ARTIST IMPRESSION ONLY

General Notes

LOT No:	172
D.P:	TBC
Site Area	668m²
Floor Area (Over Framing)	158.08 m²
Floor Area (Over Foundation)	164.16 m²
Site Coverage	24.57- (35% Allowable)
Maximum Building Height	8m
Territorial Authority	Hurunui District Council
Planning Zone	Residential 1A
Wind Zone	High
Earthquake Zone	3
Technical Category	TC1
Snow Zone	N4- 1kPa
Corrosion Zone	B

General:
Concept subject to TA rules and regulations.
All dimensions to be confirmed on site
Concept may be subject to subdivision developer's approval
Foundation Type:
NZS3604 Concrete Foundations
Site Information:
Position of road crossing, services locations, street trees, lamp posts, parking bays, pedestrian islands etc is unknown - to be confirmed when information becomes available.
Boundary Information:
To be confirmed with release of Certificate of Title
Site Levels:
Levels and other relevant site information for this site to be obtained and concept updated as required prior to a contract being signed

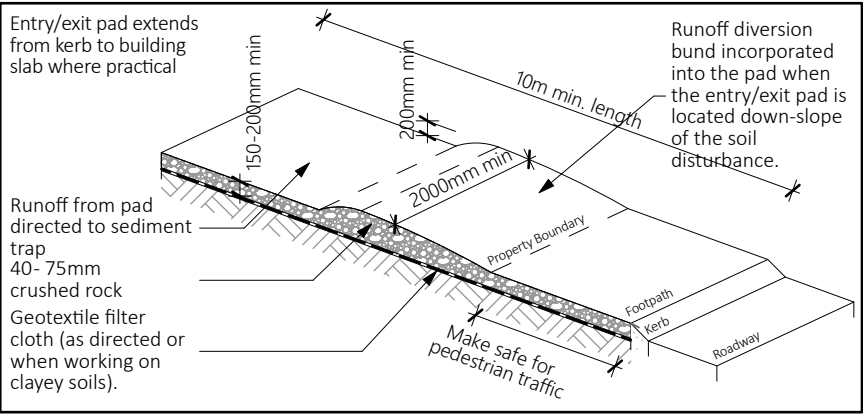
Finished floor level to be 150mm minimum above crown of road as per NZBC E1/AS1
Figure 1 or the lowest point of the boundary as per Figure 2 ,E1/AS1.

Landscaping:
This plan is indicative only. Landscaping to be confirmed by the client. All Fencing to comply with the relevant Covenants.

Steps & Paths:
A Step/s or appropriate landscaping is to be provided if drop from external doors is greater than 190mm from FFL to FGL. All access routes must provide a non-slip surface in accordance to NZBC D1/AS Table 2. Convey surface water from sealed drive to an appropriate approved outfall.

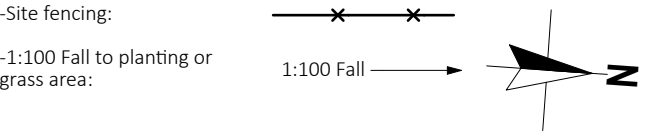
Sediment Control

- Rumble pad to be created at point of entry & exit on site (Removed on completion of formed driveway)
 - Rumble pad to be created in accordance to guidelines provided by the local Council & maintained in good condition throughout it's period of use.
 - All ground cover/vegetation outside of immediate build area to be maintained throughout period of house build. This includes grass verges on the street frontage.
 - Any stockpiles of soil or excavated material are to be kept to the rear of the site & covered with impervious sheets.
 - Roof downpipes are to be connected to the installed stormwater drainage as soon as practical once roof cladding has been installed. Until this point ensure water run-off from downpipes is directed away from build area but not on to neighbouring properties.
- No building work will be started on this project until the construction of an approved stormwater outfall has been completed for this proposed lot.**
Please Note: An on-site inspection will be completed prior to construction stage with appropriate control measures to protect stormwater drains installed where relevant.

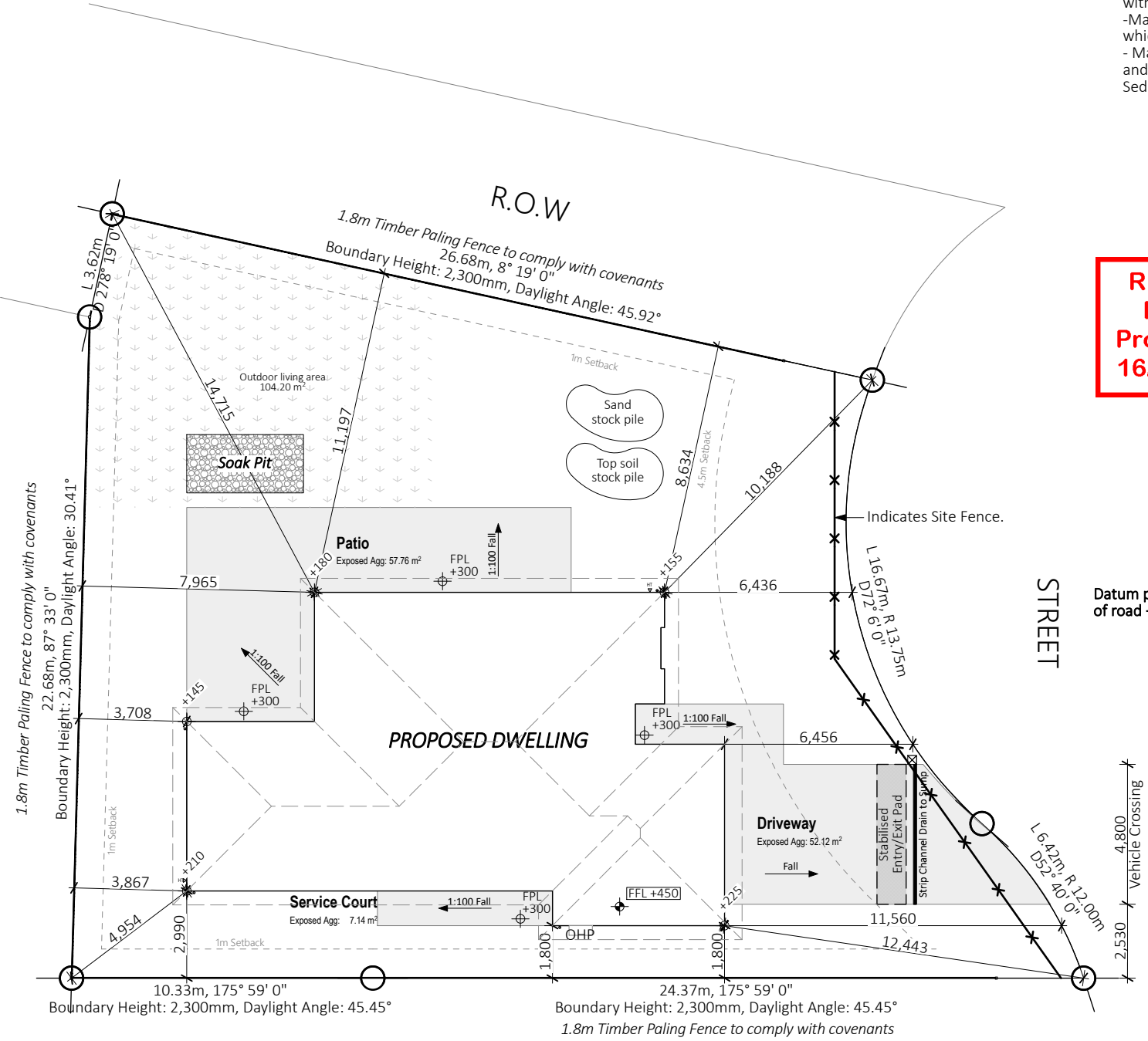


Stabilised Entry/Exit Pad

Site Plan Legend



- Main contractor to provide 2m min. high chain link fence (min. size 50 x 50mm) to prevent unauthorised entry to the site. All fencing to comply with F5 including relevant hazard signage.
- Main contractor to provide on site a specific Health & Safety policy which is to be viewed & signed by all persons entering the site.
- Main Contractor to ensure Sediment control measures are put in place and maintained throughout construction of building works as per the Sediment Control Plan.



REVISED
During
Processing
16/09/2022

Datum point crown
of road +0.000

Vehicle Crossing
4,800
2,530

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ev:

Legend

Ref	Fixture	Waste Size	Gradient
WC	Water Closet	100mm	1:60
B	Bath	40mm	1:20
SHW	Shower	40mm	1:20
S+DW	Kitchen Sink + DW	50mm	1:40
Van.U	Vanity Unit	40mm	1:20
TUB+WM	Laundry Tub + WM	50mm	1:40
HWC	Hot Water Cylinder	25&40mm	1:40
WM	Washing Machine	Discharge to TUB	
GT	Gully Trap		
RGT	Relief Gully Trap		
TV	Terminal Vent	80mm	
BV	Branch Vent	40mm	
DP	Downpipe	80mm Dia Colorsteel Downpipes	
IP	Inspection Point		
AAV	Air Admittance Valve	Discharge pipe more than 3.5m to GT	
HT	Hose Tap		
HP	Heat Pump		

- 100mm uPVC surface water drain at 1:100 gradient to soak pit. (SW)
- 100mm uPVC foul water drain at 1:60 gradient to existing lateral at boundary. (FW)
- All internal waste pipes - Size & gradient shown in above table

Note:

- Relief Gully Trap is to be positioned so that the top of the gully dish is no less than 150mm below the overflow level of the lowest sanitary fixture served by the drainage system.
- Position of drain connection at street lateral to be confirmed on site.
- Allow to thermally insulate all exterior pipework & valves exposed to external weather conditions.
- Heat pump drain pipe to discharge over the nearest Planting Area.

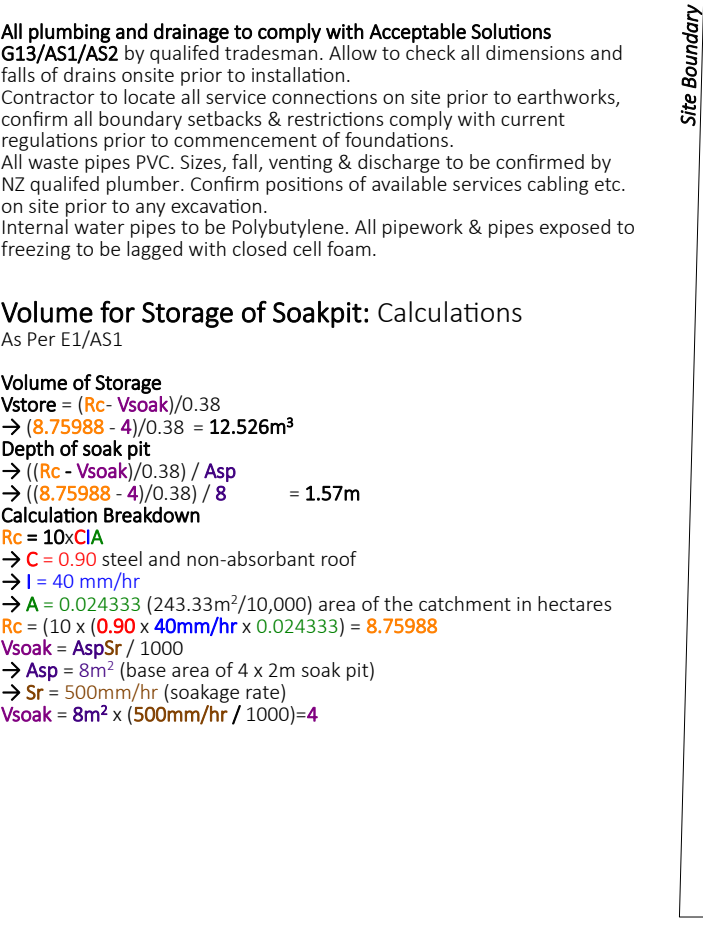
Drain pipes discharging to GT:
- 25mm min air gap between all pipes & GT.

All plumbing and drainage to comply with Acceptable Solutions G13/AS1/AS2 by qualified tradesman. Allow to check all dimensions and falls of drains onsite prior to installation.
Contractor to locate all service connections on site prior to earthworks, confirm all boundary setbacks & restrictions comply with current regulations prior to commencement of foundations.
All waste pipes PVC. Sizes, fall, venting & discharge to be confirmed by NZ qualified plumber. Confirm positions of available services cabling etc. on site prior to any excavation.
Internal water pipes to be Polybutylene. All pipework & pipes exposed to freezing to be lagged with closed cell foam.

Volume for Storage of Soakpit: Calculations

As Per E1/AS1

Volume of Storage
 $V_{store} = (Rc - V_{soak}) / 0.38$
 $\rightarrow (8.75988 - 4) / 0.38 = 12.526m^3$
Depth of soak pit
 $\rightarrow ((Rc - V_{soak}) / 0.38) / Asp$
 $\rightarrow ((8.75988 - 4) / 0.38) / 8 = 1.57m$
Calculation Breakdown
 $Rc = 10 \times CIA$
 $\rightarrow C = 0.90$ steel and non-absorbant roof
 $\rightarrow I = 40 \text{ mm/hr}$
 $\rightarrow A = 0.024333$ (243.33m²/10,000) area of the catchment in hectares
 $Rc = (10 \times (0.90 \times 40 \text{ mm/hr} \times 0.024333)) = 8.75988$
 $V_{soak} = Asp \times Sr / 1000$
 $\rightarrow Asp = 8m^2$ (base area of 4 x 2m soak pit)
 $\rightarrow Sr = 500 \text{ mm/hr}$ (soakage rate)
 $V_{soak} = 8m^2 \times (500 \text{ mm/hr} / 1000) = 4$



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General Notes

Floor Area (Over Framing)	158.08 m²
Floor Area (Over Foundation)	164.16 m²
Roof Pitch	25°
Eaves Width	600mm
Height To Underside Of Truss	2455mm
Lintel Height	2140mm
Internal Door Leaf Height	1980mm
Internal Door Leaf Width	810mm,710mm to wet areas

Wall Cladding Materials
70 series brick veneer on 50mm cavity (84.48m²)
James Hardie Linea weatherboard on 20mm cavity

Roofing Materials
Colorsteel Longrun Corrugate

Plasterboard Materials
10mm GIB plasterboard installed over timber framing as per manufacturer's specifications. GIB Aqualine to be used in wet areas.
13mm GIB plasterboard ceiling lining fix to 35mm Metal Battens @ 600crs ,installed as per manufacturer's specifications.

Heating:
Heat pump to be fixed in position shown on the drawings.

Ventilations/Extraction System:
(25 L/s)Bathroom & Ensuite to vent directly to exterior
Dryer to vent directly to exterior through soffit lining.
(50L/s)Range Hood to exit through soffit lining.
Bathroom & Ensuite extraction systems to be automated and placed to adequately deal with steam.

General Notes:
- All glazing to comply with NZS4223
- All hard floor finishes to comply with NZBC D1/AS Table 2.
- Hot water pipes to be sized according to NZBC G12 & NZS4305:1996. Mains pressure: 15mm dia. allows 12m max. pipe length. Pipe length beyond this must be lagged.

Surfaces Note:
-All food preparation areas & fixtures to comply with G3/AS1.
All kitchen fixtures to comply with G3/AS1 section 1.0. all splashbacks (linings adjacent to appliances & facilities) shall comply with G3/AS1 paragraph 1.6.

Wet Area Note:
- Satin enamel wall finish to bathroom, ensuite & those walls adjacent to sinks etc. in kitchen & laundry. One row of tiles to be used above basins, vanities & benches. Bottom edge to be filled with fungus/mold resistant sealant.

Shower Screen:
-Selected toughened safety glass screen to be 10mm thick.

Smoke Alarms:
Required within 3m of all sleeping areas, change in level & entry/exits , Hush type facility in accordance to F7/AS1

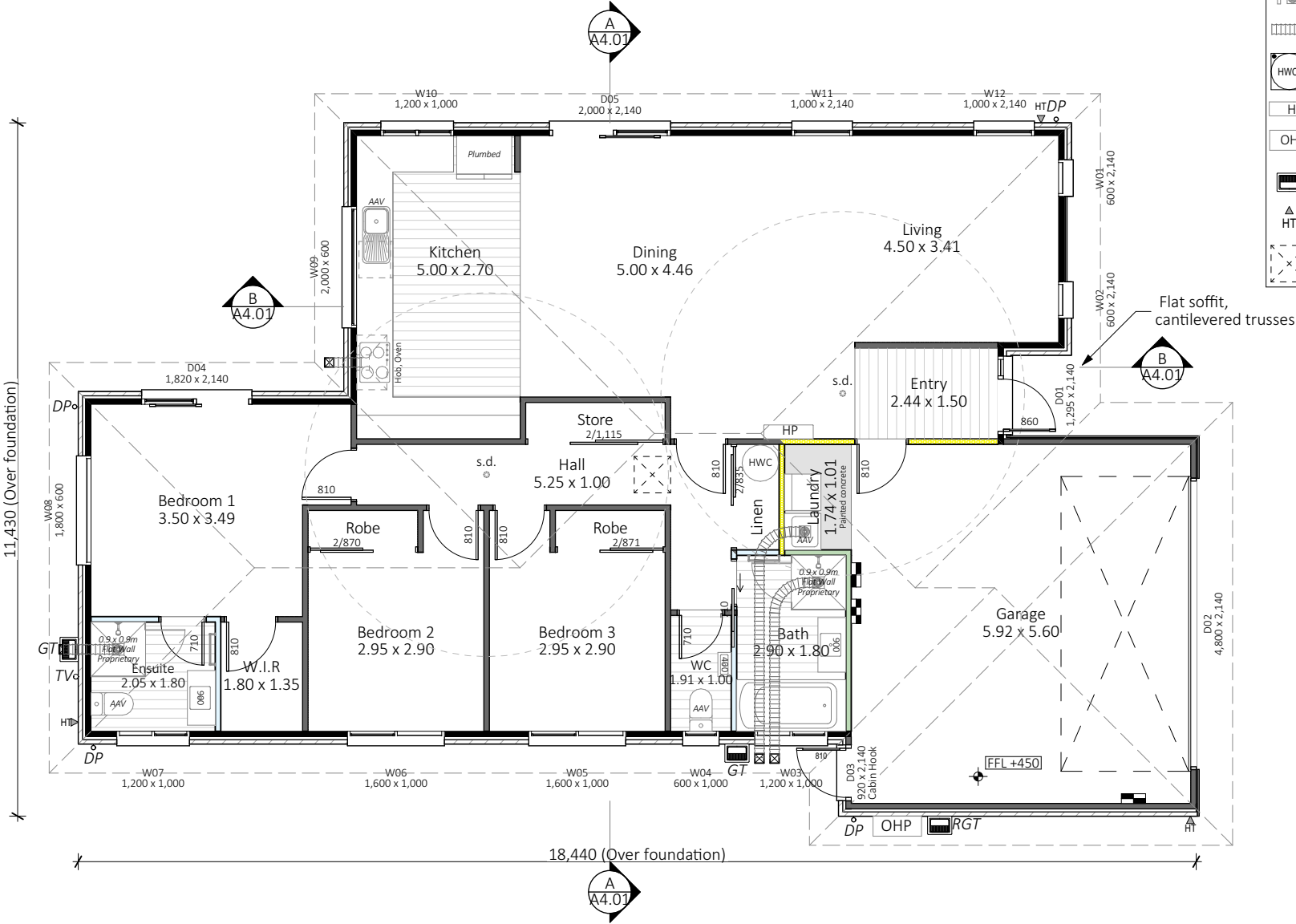
Electrical Notes

- Allow for single switched powerpoint for standard appliances: Fridge, Dishwasher, Waste Disposal, Rangehood, Hob, Oven. Refer to kitchen design for layout and positions of kitchen area sockets etc. All power points are indicative only and must be positioned and confirmed on site by architect and/or owner.
- All electrical installations to be in accordance with G9/AS1.
- Where downlights are to be installed, only CA 80, CA 135, IC or IC-F downlights are permitted in private or rental dwellings. (Note that IC downlights can only be used with insulation that passes the needle flame test of AS/NZS 60598 2.2 clause 11.5). Recessed downlights that are not labelled as above are not permitted to be installed into residential buildings.
- Total of 20 lux of illuminance for the total wattage required per m2 of floor area as shown in NZBC G8 / AS1 Table 1.
- Lighting and electrical by others, all positions and types to be selected and confirmed by client with contractor unless noted otherwise.
- Mechanical ventilation in housing removing moisture shall be vented outside (includes wet areas & cooker hoods). Refer to NZBC G4/AS1 1.3.3 (a&b), Mechanical Ventilation to be 150 dia 230 Cu M/H inline fan ducted to soffit. Auto extractor fans shall terminate through soffit with an extraction rate as set out in NZBC G4.
- Downlights shall be CA80 check the insulation manufacturers instructions to ensure their product is safe when installed along side proposed downlights

General Placement Notes

- Powerpoints typically 300mm from nearest corner & 300mm from FFL unless otherwise noted
- Powerpoints in wet areas to be 1,200mm high from FFL and vertically fixed unless otherwise noted
- Powerpoint for heater to be located 300mm below finished ceiling level
- Powerpoints in kitchen to be 1000mm high from FFL
- Light switches typically 150mm from nearest corner or door frame & 1,200mm from FFL unless otherwise noted
- HWC switch 300mm above FFL
- Laundry Power Point 1000mm above FFL

Note
House to be wired for alarm with key pad at entrance and garage



LEGEND	
	Smart Meterboard
	Comms panel
	Smoke Detector
	Heated Towel Rail
	Outlet Grille
	Mechanical Vent / Ducting
	Hot Water Cylinder on Safe tray
	Indoor Heat Pump Unit
	Outdoor Heat Pump Unit on Conc Plinth
	Gully Trap
	Hose Tap
	600x600 Ceiling Hatch

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 Office 1, Level 1 Lambert Building, Conway Lane 172 High Street, Rangiōra 7400 hello@choicearchitecture.co.nz	 	Project: Lot 172 Oakfields Project Address: Lot 172 Oakfields, Amberley	Drawing Title: Floor Plan Job No: 21132 Client: Lia Brown Stage: Detailed	Designer: ST Drawn By: ST Technician: JC	<table><tr><th>Rev</th><th>Date</th><th>Description</th></tr><tr><td>-</td><td>31/01/2022</td><td>-</td></tr><tr><td>-</td><td>-</td><td>-</td></tr><tr><td>-</td><td>-</td><td>-</td></tr><tr><td>-</td><td>-</td><td>-</td></tr><tr><td>-</td><td>-</td><td>-</td></tr><tr><td>-</td><td>-</td><td>-</td></tr><tr><td>-</td><td>-</td><td>-</td></tr><tr><td>-</td><td>-</td><td>-</td></tr><tr><td>-</td><td>-</td><td>-</td></tr></table>	Rev	Date	Description	-	31/01/2022	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Scale @ A3: 1:100	Print Date 21/02/2022
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GENERAL NOTES:

Floor Area over Framing:	158.08 m ²
Insulation:	R2.6 Exterior walls (+ interior garage walls) R3.6 Ceiling (excluding garage)
Stud Heights: In High wind zone.	
Typical stud height: Single Storey 2455mm to underside of truss.	90x45mm SG8 @ 600mm crs max.
Dwangs:	Unless noted - All Dwangs @ 800mm crs
Lintels:	
Window lintel height:	2140mm
Internal door leaf height:	Standard

General Notes:

- All exterior window & door lintels by truss manufacturer
- Internal non-loadbearing walls to be SG8 graded.
- All dimensions to be confirmed on site.

Sizing of timber plates

Bottom Plate	45mm thick, width to match stud. SG8, H1.2, Pinus Radiata
Top Plate	45mm thick, width to match stud. Additional top plate 35mm thick, 90mm wide if 90mm wall. SG8, H1.2, Pinus Radiata

FIXING SCHEDULE:

Joint: Fixing:
Exterior Bottom plate to concrete floor (Non-braced):
Pryda Bottom Plate Anchors with 75x4mm dia. concrete nails adjacent to anchor 70mm min from edge of slab, as per manufacturers specifications. @ 900mm crs. max as per NZS3604:2011. Refer to bracing plan for additional hold down fixings.

Interior bottom plate to concrete floor:
75 x 3.8mm shot fired fastenings with 16mm washers @ 600mm crs, within 150mm each end of plate. Refer to bracing plan for additional hold down fixings.

Stud to Top plate:	2/90 x 3.15 end nails + 2/wire dogs (Or Alternative 4.7kN Fixings). As per Table 8.18 NZS3604:2011
Stud to Bottom plate:	Hand Driven 2/100 x 3.75mm end nails Power Driven 2/90 x 3.15mm end nails
Dwang to stud:	Hand Driven 2/100 x 3.75mm end nails Power Driven 2/90 x 3.15mm end nails
Fish plate to Straightened stud:	Hand Driven 4/60 x 2.8mm nails each side Power Driven 4/60 x 2.8mm nails each side
Half Joint in top Plate:	Hand Driven 4/75 x 3.15mm nails Power Driven 4/75 x 3.06mm nails
Standard soffit stringer to stud:	Hand Driven 2/100 x 3.75mm nails Power Driven 3/90 x 3.15mm nails
Double top plate to top plate:	Hand Driven 2/100 x 3.75mm @ 500mm crs Power Driven 3/90 x 3.15mm @ 500mm crs

Lintel to trimming Stud:
As Per Lumberlok Lintel Fixing Schedule (See Schedule at Rear of Drawing Set)

Sill trimmer to trimming stud for:
As Per Lumberlok Lintel Fixing Schedule (See Schedule at Rear of Drawing Set)

Trimming studs together at openings, studs & blocking at wall intersections:
As Per Lumberlok Lintel Fixing Schedule (See Schedule at Rear of Drawing Set)

Trimming Stud to Doubling Stud immediately under lintels:
As Per Lumberlok Lintel Fixing Schedule (See Schedule at Rear of Drawing Set)

SCHEDULE OF FRAMING TIMBERS - GRADING AND TREATMENT

Wall framing	
Exterior walls & lintels	SG8, H1.2, Pinus radiata
Interior walls (loadbearing)	SG8, H1.2, Pinus radiata
Interior walls (non-loadbearing)	SG8, H1.2, Pinus radiata

Cavity battens:	
-Dry Cavity	SG8, H3.2, Pinus radiata
-Wet Cavity	SG8, H3.2, Pinus radiata

Roof framing	
Roof trusses - typical	SG8, H1.2, Pinus radiata
Purlins	SG8, H1.2, Pinus radiata
Valley boards	SG8, H3.2, Pinus radiata

Windows
Framing and reveals

Dressed, H3.1, Pinus radiata



	KEY
--	-----

- Indicates insulated wall (R2.6 Batts)
- Indicates non-insulated wall
- Indicates insulated wall (R2.6 Batts)
- Indicates Aqualine lined wall
- Indicates insulated wall (R2.6 Batts) & Aqualine lined wall

LBW = Load Bearing Wall

LINTELS & LINTEL FIXING TYPES

Lintels as per Truss Design & Fixings as per Lumberlok Lintel Fixing Schedule. Refer Lumberlok Schedule attached.

LINTEL SIZES		FIXING TYPES	
A	2/90x45	MSG8	 = 1.4 kN
B	150x90	Hy90	 = 4.0 kN
C	300x90	Hy90	 = 7.5 kN
			 = 13.5 kN

Lintel Sizes as per truss design - Truss Design to take precedence over these drawings.

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Office 1, Level 1
Lambert Building, Conway Lane
172 High Street, Rangiora 7400
hello@choicearchitecture.co.nz



Project:	Lot 172 Oakfields
Project Address:	Lot 172 Oakfields, Amberley

Drawing Title:
Framing Plan

Job No:	21132	Designer:	ST
Client:	Lia Brown	Drawn By:	ST
Stage:	Detailed	Technician:	JC

[illegible]

Scale @ A3:	Print Date
1:100	21/02/2022

Sheet No:	Rev:
A2.02	-

Roof Notes:

Roof Cladding
-0.40 BMT Colorsteel Longrun Corrugate on Self-supporting building underlay
Roof Pitch 1 25°
Eaves Width 600mm

Spouting & Fascia
Selected colorsteel Quad spouting (5550mm²) cross sectional area fixed to 185 Colorsteel fascia

Down Pipe (DP)
80mm Dia Colorsteel Downpipes

Fixing Notes:

Purlins
Purlins fixed to trusses with 1/10g x 80mm self-drilling screw.Top & bottom purlins shall be @ 600mm crs.

Trusses
Selected nail plate trusses @ 900mm crs max. fixed to top plate as per truss design, or in accordance with NZS3604:2011: 2/90mm x 3.15mm skew nails plus 2/wire dogs. (Alt.fixing 4.7Kn)

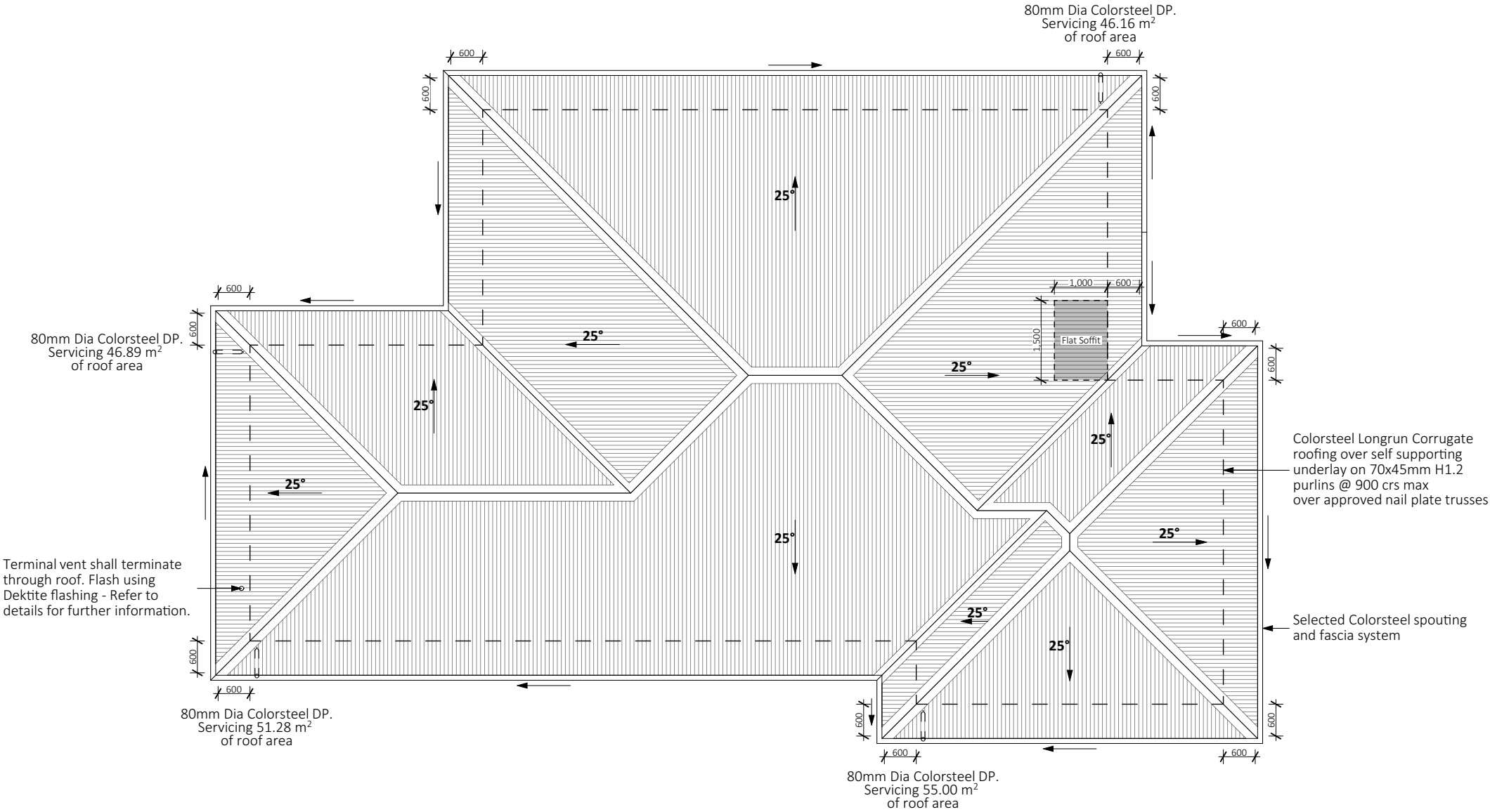
General
All roof penetrations shall be flashed as per NZBC E2/AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 Roof Penetrations) as shown in figure 53 & 54

All Flashings to be 0.55 BMT colorsteel fixed in accordance with NZS3604:2011 and meeting the durability requirements of NZBC E2/AS1 Table 20,21,22

GENERAL KEY:

Gutter Fall: →

TV	Terminal Vent	80mm
BV	Branch Vent	40mm
DP	Downpipe	80mm Dia Colorsteel Downpipes



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BRACING NOTES:

Refer to supporting documents for Ecoply fixing requirements. Treatment to be a minimum of H3.2.

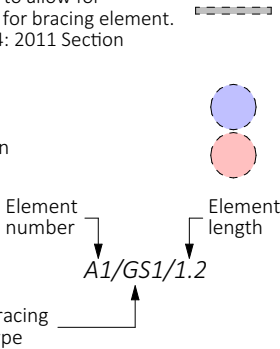
Reading the Bracing Plan:

GS1-N - 0.4m min. length. Any 10mm or 13mm GIB Standard
Plasterboard fixed to one side only
BL1-H - 0.4m min. length. 10mm or 13mm GIB Braceline fixed to one side only with hold downs
BLP-H - 0.4m min. length. 10mm or 13mm GIB Braceline fixed to one side of three frame plus min. 7mm structural plywood manufactured to AS/NZS 2269.0:2012 to the other side with hold downs
EP1 - 0.6m min. length. 7mm minimum Ecoply fixed to exterior side of the wall framing with hold downs
BRACING KEY

Timber blocking shall be continuous to exterior walls to allow for perimeter fixing for bracing element. (As per NZS3604: 2011 Section 8.7.3.4)

6kN Connection

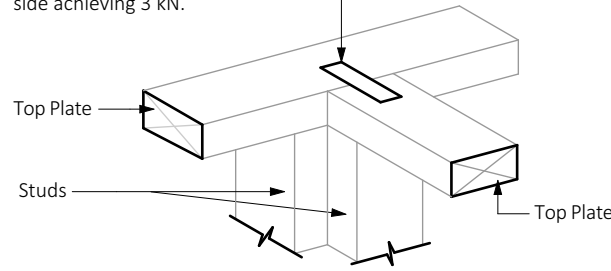
12kN Connection



Openings in Bracing Elements: (as per GIB EzyBrace System)

Small openings
Small openings (e.g. power outlets) of 90 x 90mm or less may be placed no closer than 90mm to the edge of the braced element. A block may need to be provided alongside the perimeter stud.
Large openings
Openings above 90 x 90mm such as switch boards, recessed cabinets and TV's etc. should be placed outside of the bracing element or locate bracing on the other side of the wall framing.

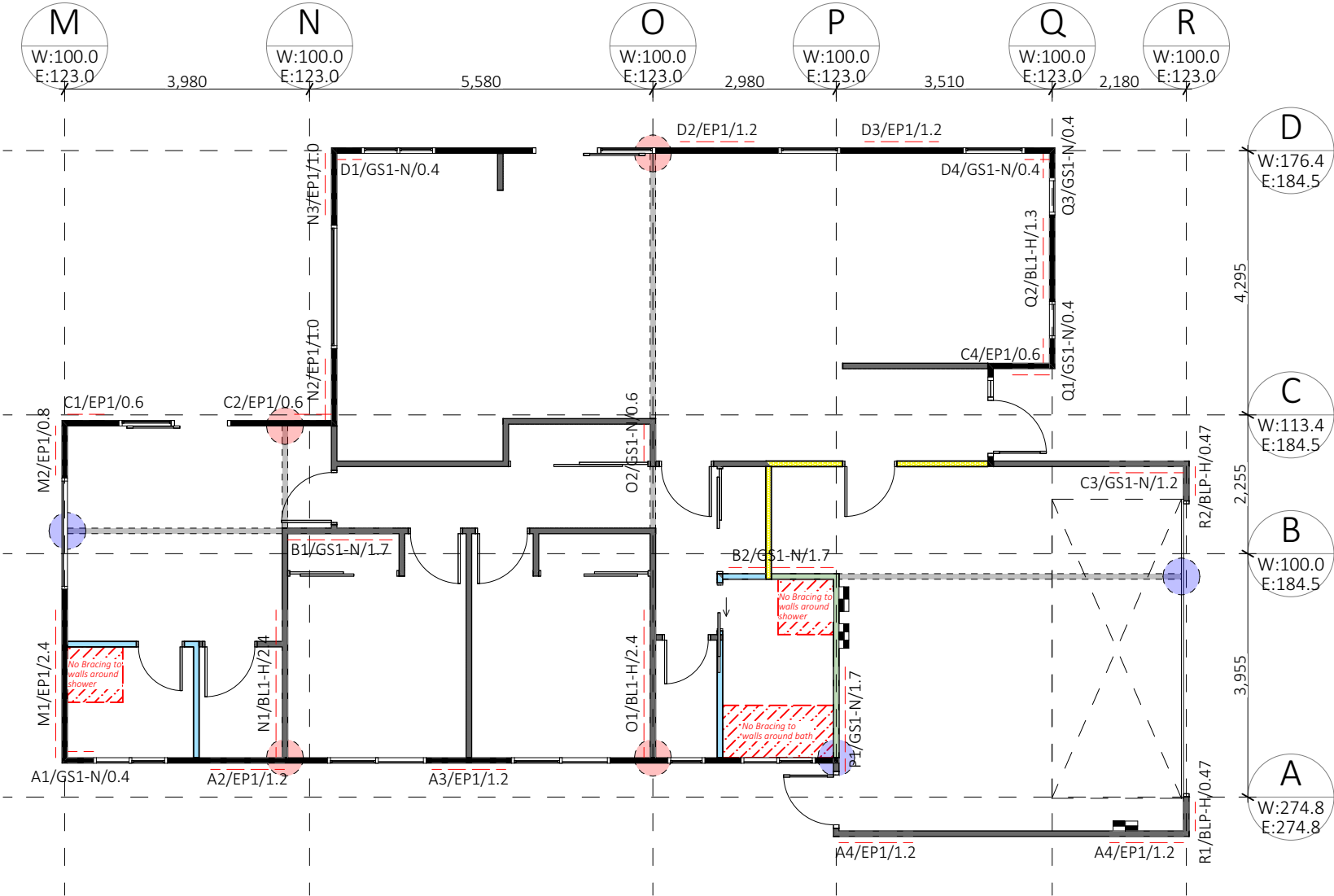
6/30 x 3.15mm nails per side achieving 6 kN.
3/30 x 3.15mm nails per side achieving 3 kN.



CONNECTING TOP PLATES TO EXTERNAL WALLS - WALLS CONTAINING BRACING

Note: "Each wall that contains one or more wall bracing elements shall be connected at the top plate level, either directly, or through a framing member in the line of the wall, to external walls at right angles to it. Top plate fixing(s) of the capacity in tension or compression along the line of the wall bracing element are given as follows:

- (a) For each wall containing wall bracing elements with a total bracing capacity of not more than 125 bracing units: to at least one such external wall by a fixing as shown in figure 8.16 of 6 kN capacity;
- (b) For each wall containing wall bracing elements with a total bracing capacity of not more than 250 bracing units: to at least 2 external walls by fixings as shown in figure 8.16 each of 6 kN capacity;
- (c) For each wall containing wall bracing elements with a total bracing capacity of more than 250 bracing units: to at least 2 external walls by fixings as shown in figure 8.16 each having a rating of not less than 2.4 kN per 100 bracing units."



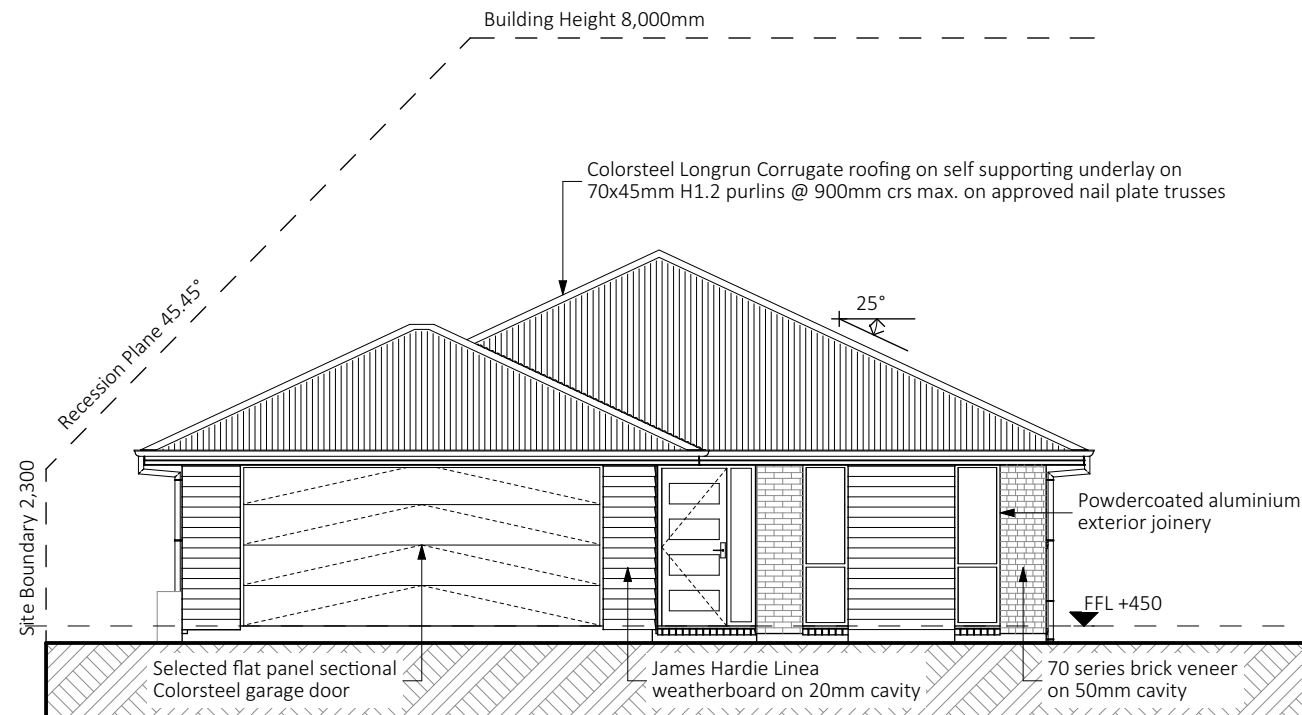
BRACING CALCULATIONS				TABLE: Default	
Location of Storey	Single	Wind Zone		High	
Room in Roof Space	No	Earthquake Zone		3	
Building Width (BW)	11.2m	Soil Class		D - Deep or Soft	
Building Length (BL)	18.3m				
Gross Floor Area (GFA)	164.02m²	W along		55.0BU/m	
Floor Height to Apex	5m	W along x BW		615.5BU	
Roof Height Above Eaves	3m	W across		60.0BU/m	
Roof Pitch	0 - 25°	W across x BL		1,099.2BU	
Roof Style	Hip				
Double Top Plate	Yes	EQ		9.0BU/m²	
Floor Load	2kPa	EQ x GFA		1,476.2BU	
Cladding Weights:					
- Subfloor	Concrete Floor				
- Wall	Heavy				
- Roof	Light				

BRACING ALONG													
Required			Provided						Achieved				
Line	W BU	EQ BU	Brace	Type	W BU/m	EQ BU/m	Length m	Height m	Angle	W BU	EQ BU		
A	274.8	274.8	A-1	GS1-N	50.0	55.0	0.4	2.4	-	21.3	23.4		
			A-2	EP1	120.0	135.0	1.2	2.4	-	144.0	162.0		
			A-3	EP1	120.0	135.0	1.2	2.4	-	144.0	162.0		
			A-4	EP1	120.0	135.0	1.2	2.4	-	144.0	162.0		
			A-4	EP1	120.0	135.0	1.2	2.4	-	144.0	162.0		
										597.3	671.4		
B	100.0	184.5	B-1	GS1-N	70.0	60.0	1.7	2.4	-	119.0	102.0		
			B-2	GS1-N	70.0	60.0	1.7	2.4	-	119.0	102.0		
										238.0	204.0		
C	113.4	184.5	C-1	EP1	95.0	105.0	0.6	2.4	-	57.0	63.0		
			C-2	EP1	95.0	105.0	0.6	2.4	-	57.0	63.0		
			C-3	GS1-N	70.0	60.0	1.2	2.4	-	84.0	72.0		
			C-4	EP1	95.0	105.0	0.6	2.4	-	57.0	63.0		
										255.0	261.0		
D	176.4	184.5	D-1	GS1-N	50.0	55.0	0.4	2.4	-	20.0	22.0		
			D-2	EP1	120.0	135.0	1.2	2.4	-	144.0	162.0		
			D-3	EP1	120.0	135.0	1.2	2.4	-	144.0	162.0		
			D-4	GS1-N	50.0	55.0	0.4	2.4	-	20.0	22.0		
										328.0	368.0		
Total									Achieved Required	1,418.3 615.5	1,504.4 1,476.2		

BRACING ACROSS											
Required			Provided						Achieved		
Line	W BU	EQ BU	Brace Type		W BU/m	EQ BU/m	Length m	Height m	Angle	W BU	EQ BU
M	100.0	123.0	M-1	EP1	120.0	135.0	2.4	2.4	-	288.0	324.0
			M-2	EP1	95.0	105.0	0.8	2.4	-	76.0	84.0
									364.0	408.0	
N	100.0	123.0	N-1	BL1-H	125.0	105.0	2.4	2.4	-	300.0	252.0
			N-2	EP1	95.0	105.0	1.0	2.4	-	95.0	105.0
			N-3	EP1	95.0	105.0	1.0	2.4	-	95.0	105.0
						490.0	462.0				
O	100.0	123.0	O-1	BL1-H	125.0	105.0	2.4	2.4	-	300.0	252.0
			O-2	GS1-N	50.0	55.0	0.6	2.4	-	30.0	33.0
						330.0	285.0				
P	100.0	123.0	P-1	GS1-N	70.0	60.0	1.7	2.4	-	119.0	102.0
									119.0	102.0	
Q	100.0	123.0	Q-1	GS1-N	50.0	55.0	0.4	2.4	-	20.0	22.0
			Q-2	BL1-H	125.0	105.0	1.3	2.4	-	162.5	136.5
			Q-3	GS1-N	50.0	55.0	0.4	2.4	-	20.0	22.0
						202.5	180.5				
R	100.0	123.0	R-1	BLP-H	135.0	135.0	0.47	2.4	-	63.4	63.4
			R-2	BLP-H	135.0	135.0	0.47	2.4	-	63.4	63.4
									126.9	126.9	
Total						Achieved Required		1,632.4 1,099.2	1,564.4 1,476.2		

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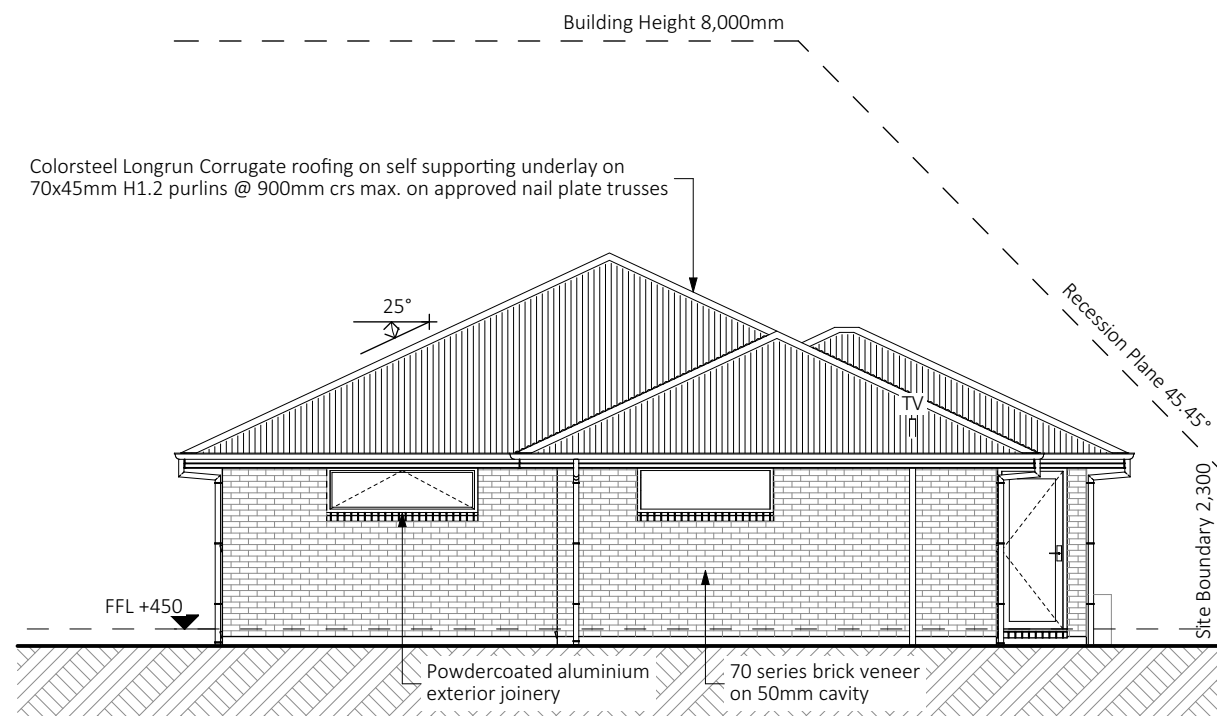
BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		3



North Elevation

Scale 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	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		2



South Elevation

Scale 1:100

NZBC H1 Energy Efficiency Assessment				
Insulated Floor Plan Area:		121.57	m ² over frame (including interior wall of garage)	
Total Floor Area		164.02		
Foundation Perimeter Length		61.98		
Calculated Areas			Wall Length	Stud Height
North	Wall Area:	24.0	10	2.4
	Opening Area:	5.33		
	Wall Open Percentage:	22%		
East	Wall Area:	38.7	16.14	2.4
	Opening Area:	7.99		
	Wall Open Percentage:	21%		
South	Wall Area:	24.0	10	2.4
	Opening Area:	2.28		
	Wall Open Percentage:	10%		
West	Wall Area:	38.7	16.14	2.4
	Opening Area:	13.65		
	Wall Open Percentage:	35%		
Total	E/S/W Wall Area:	101.5		
	Entire Building Wall Area:	125.5		
	Entire Building Opening Area:	29.25		
	E/S/W Opening Area:	23.92		
	Percent Opening Area:	23.3		
ESW Percent window area		23.6	%	
Is the window area of the walls less than 30%?		YES	Schedule method is ok to use	

Proposed Building: Construction R Values

To show compliance with H1 Schedule Method

Roof
Colorsteel Longrun Roofing on 70x45mm H1.2 purlins @ 900mm crs on self-supporting
roof underlay over prefabricated trusses @ 900mm crs with R3.6 insulation batts =
R3.35, R3.3 min

Wall Type 1
70 Series Brick Veneer on a 50mm cavity, 90x45 H1.2 SG8 framing @ 600mm crs,
dwangs @ 800mm crs. Internally lined with 10mm standard plasterboard with R2.6
insulation batts = R2.29, R2.0 min

Wall Type 2
James Hardie Linea Weatherboard on a 20mm cavity, 90x45 H1.2 SG8 framing @ 600mm crs, dwangs @ 800mm crs. Internally lined with 10mm standard plasterboard with R2.6 insulation batts = R2.30, R2.0 min

Wall Type 3
Interior garage walls, 10mm standard plasterboard, 90x45 H1.2 SG8 framing @ 600mm crs, dwangs @ 800mm crs. Internally lined with 10mm standard plasterboard with R2.6 insulation batts = R2.18, R2.0 min

NZS:3604:2011 Foundation = R1.3, R1.3min

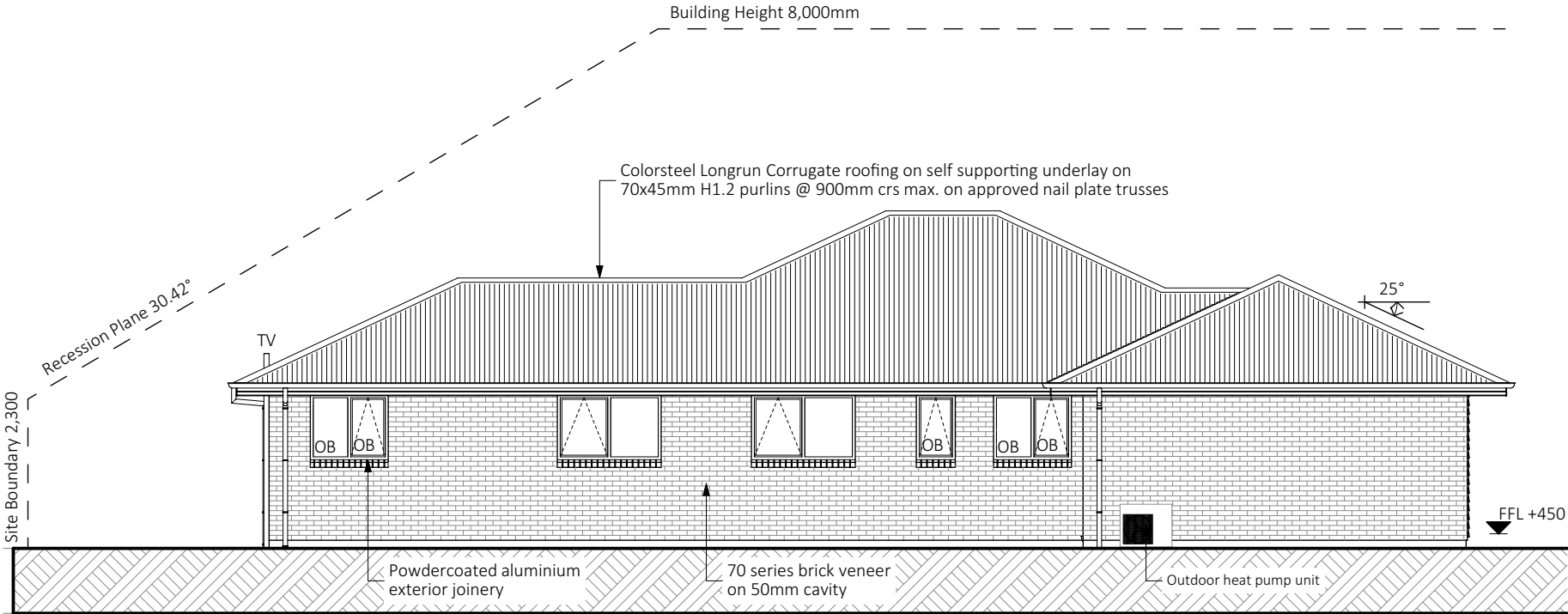
Total Glazing (<30%) (Double Glazing) = R0.26, 0.26 min

(Total construction R-value taken from Design Navigator.)

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[illegible]

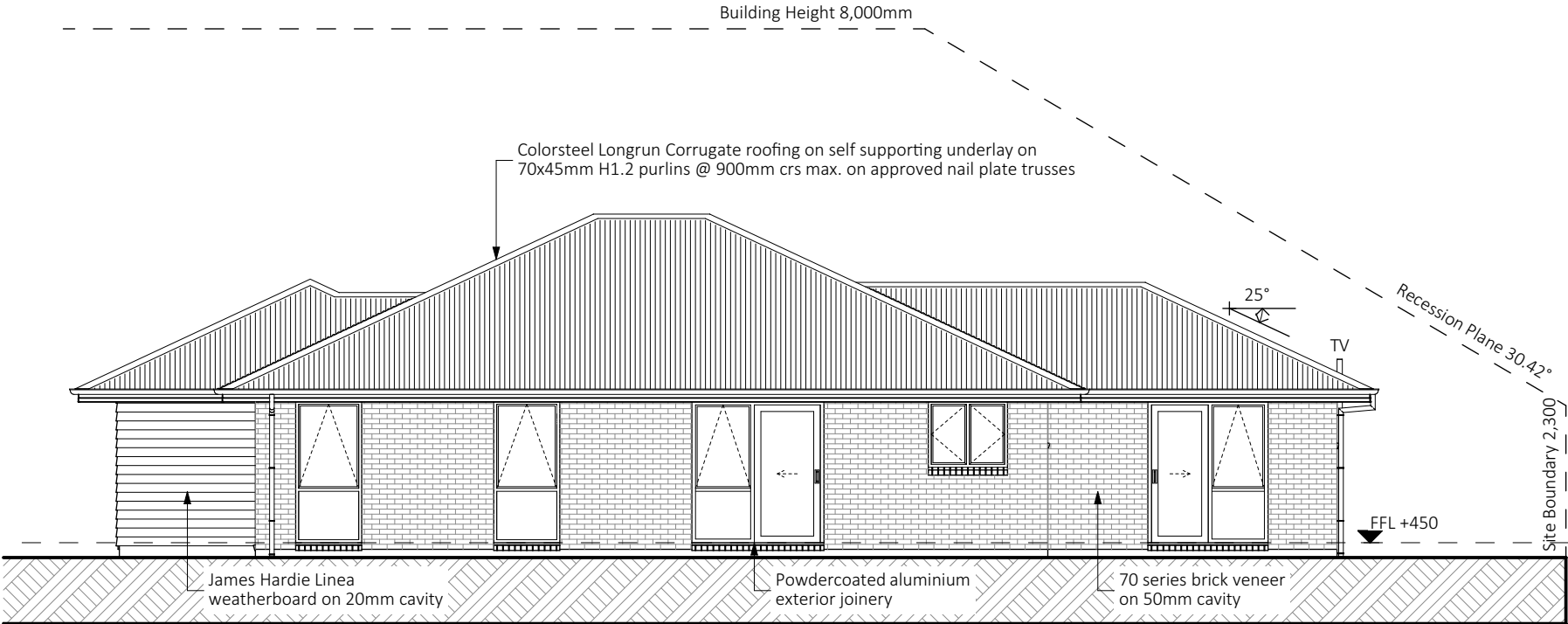
BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		2



East Elevation

Scale 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	Medium risk	1
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		3



West Elevation

Scale 1:100

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Note:

- Confirm all opening sizes onsite prior to installation
- Sizes shown are rough opening sizes and leaf sizes
- Client to confirm window & door style & finishes
- All doors & sliders are taken from External Elevation
- All windows are taken from External Elevation
- Refer to ground floor plan for accurate opening location

-Joinery:

All exterior window and door joinery to be Selected colour powder-coated aluminium joinery with all glazing to comply with NZS 4223.and dressed timber reveals unless noted otherwise. Refer to specification for full details.

- Internal Door Leaf Height: -1980mm
- Internal Door Leaf Width: -810mm,710mm to wet areas(unless noted on plan).
- Garage Door: -Coloursteel sectional.
- Lintels: -Refer to the Framing Plan/Truss Design for lintel sizes.
- Safety Glazing (SG): -To all windows less than 800mm above FFL, unless a transom is less than 1.0m from FL.
- -To all windows in wet areas less than 2.0m above FFL.
- -To all doors (bottom pane only where a transom is used.)
- Obscure Glazing (OB): -To Bathroom and Ensuite
- Restrictor Stays (RS): -As indicated on window & door schedule

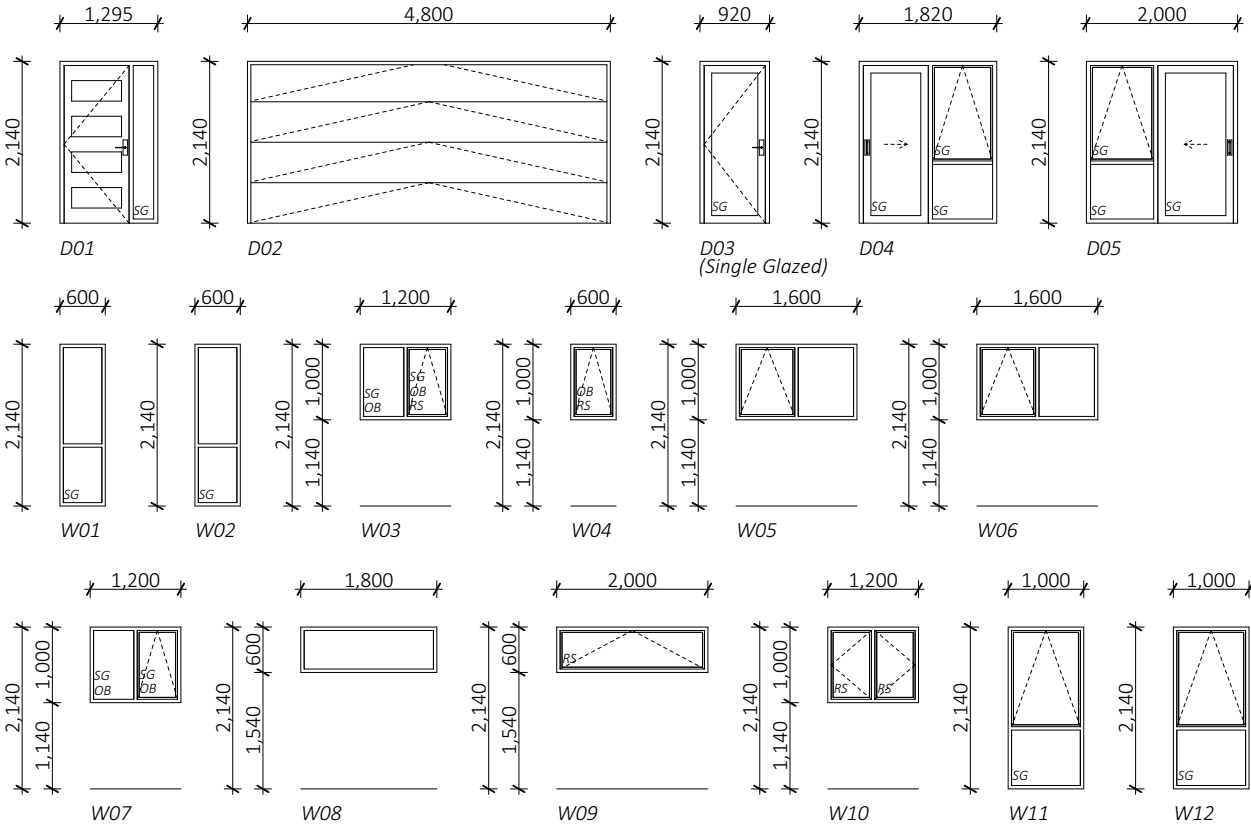
Glazing and glazed openings to comply with NZS 4223.3:2016 Glazing in buildings - Part 3: Human impact safety requirements, NZS 4211:2008: Specification for performance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling

Standard glazing units used:

All Double Glazed Units
Comply with Table G2, NZS 4218:2004 & meet 0.26 (msqo C/W)
Standard Unit
4mm Glass / 12mm Air Gap / 4mm Glass
Slider Unit
5mm Glass / 8mm Air Gap / 5mm Glass
Safety Panel
4mm Toughened / 8mm Air Gap / 6.38mm Laminate

Natural Light:	Window Area/Room Area		
Rooms	Window Area (Glazed)	Room Area	Total
LIV/DIN/KITCH	11.44	54.33	21%
BEDROOM 1	3.54	13.54	26%
BEDROOM 2	1.25	9.25	14%
BEDROOM 3	1.25	9.25	14%
BATH	0.9	5.22	17%
ENSUITE	0.9	3.69	24%
WC	0.4	1.91	21%

Ventilation:	Vented Area/Room Area		
Rooms	Window Area (Vented)	Room Area	Total
LIV/DIN/KITCH	9.19	54.33	17%
BEDROOM 1	2.8	13.54	21%
BEDROOM 2	0.67	9.25	7%
BEDROOM 3	0.67	9.25	7%
BATH	0.48	5.22	9%
ENSUITE	0.48	3.69	13%
WC	0.46	1.91	24%



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CHOICE
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Office 1, Level 1
Lambert Building, Conway Lane
172 High Street, Rangiora 7400
hello@choicearchitecture.co.nz



Project: Lot 172 Oakfields

Project Address: Lot 172 Oakfields, Amberley

Drawing Title: **Door & Window Schedule**

Job No:	21132	Design:
Client:	Lia Brown	Drawn:
Stage:	Detailed	Technician:

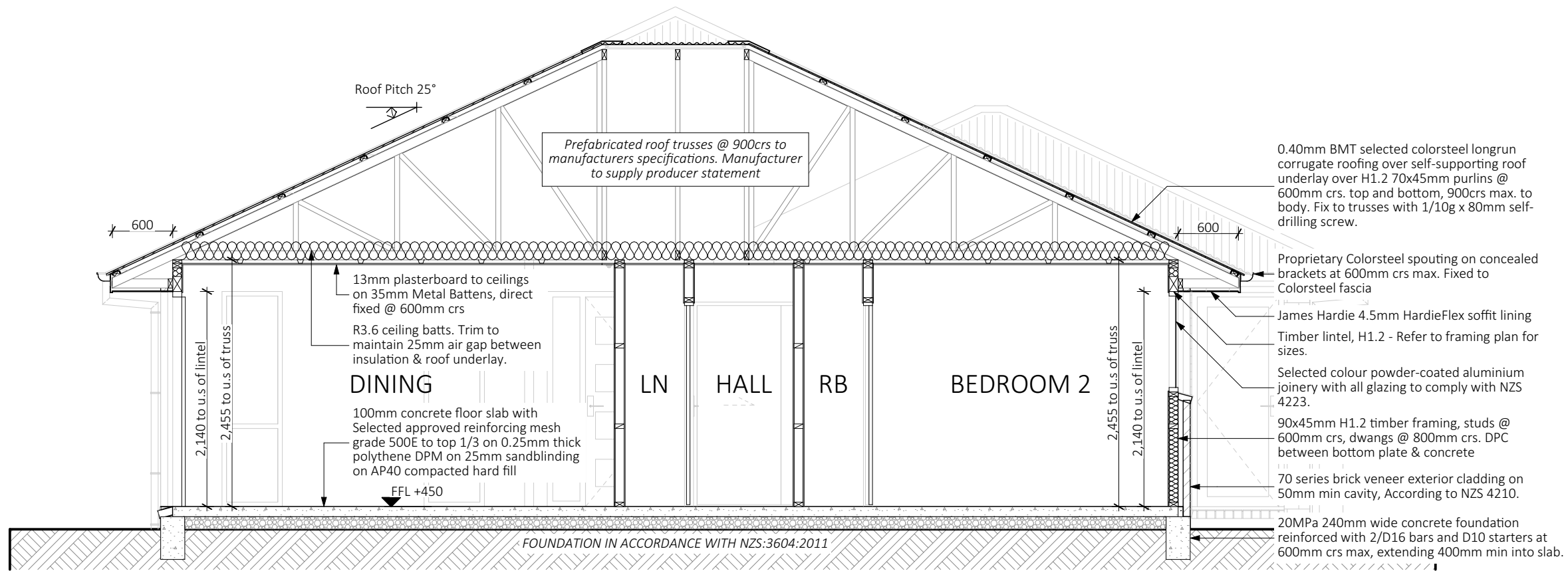
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Scale @ A3:
1:100

Print Date
21/02/2022

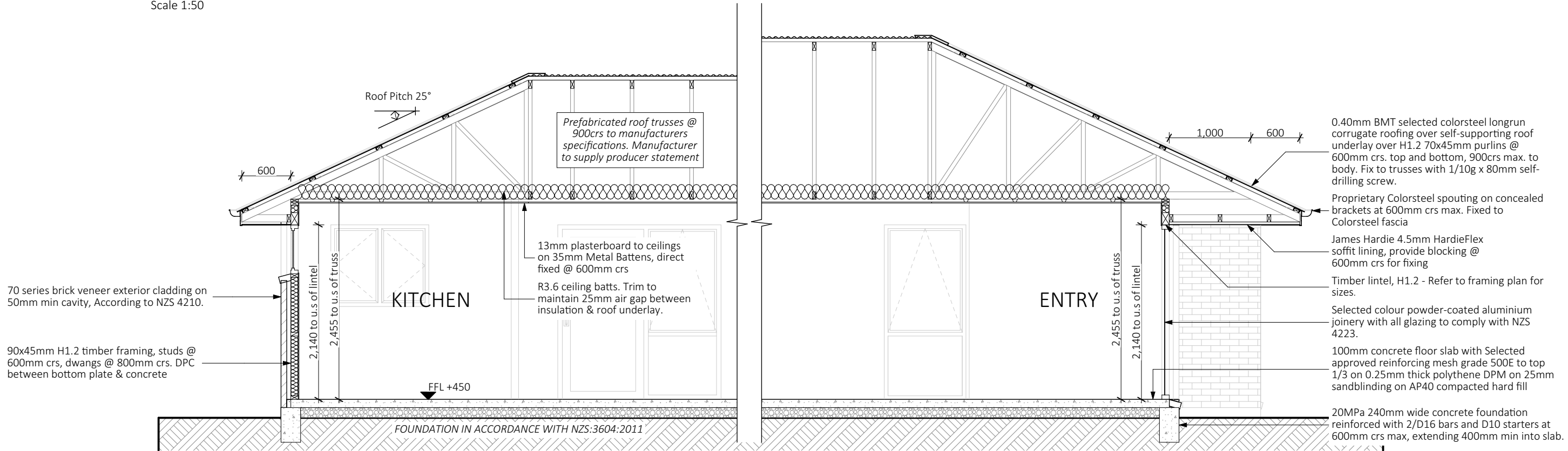
Sheet No:
A3.03

Rev:
-



Section A

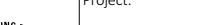
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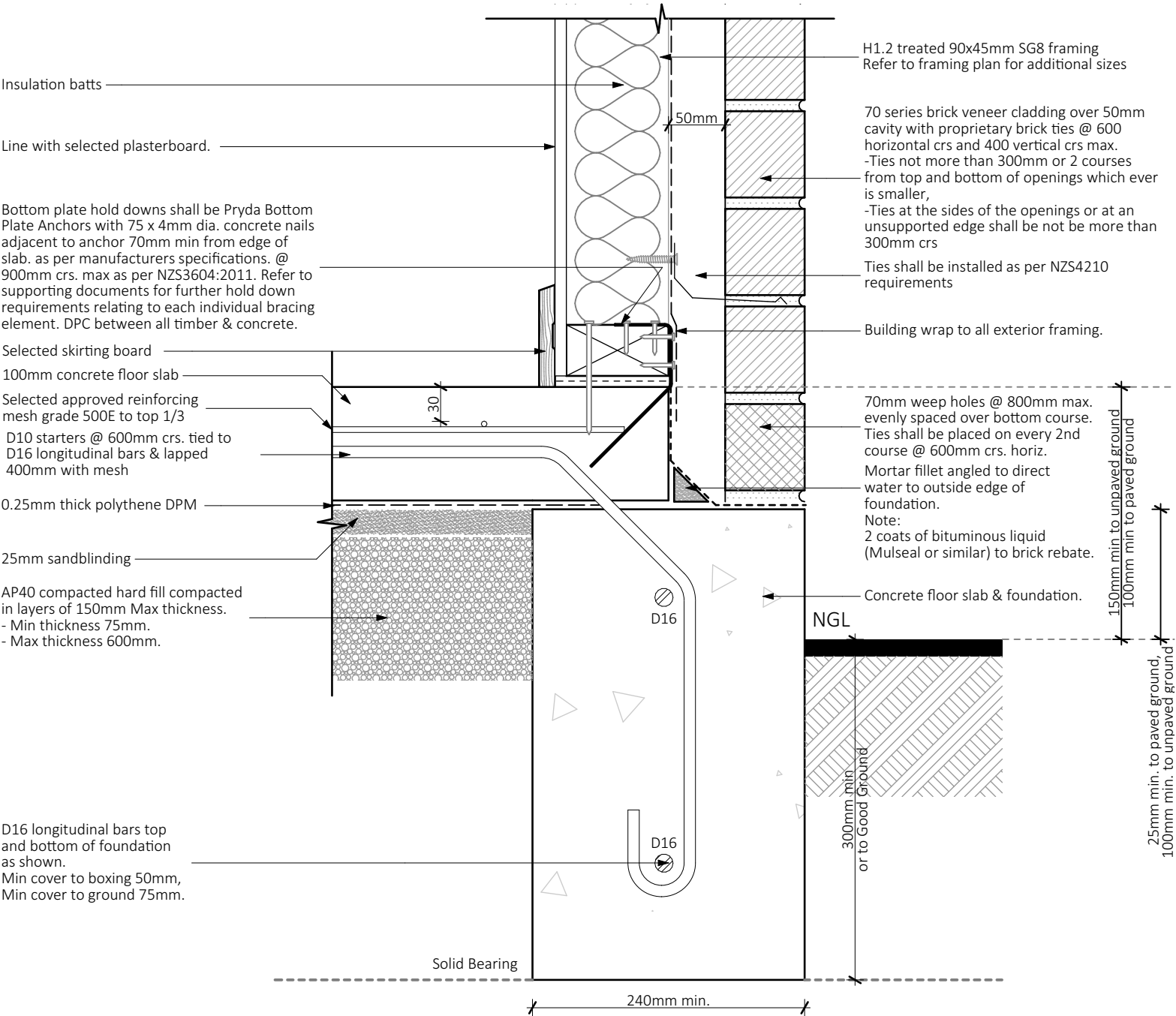


Section B

Scale 1:50

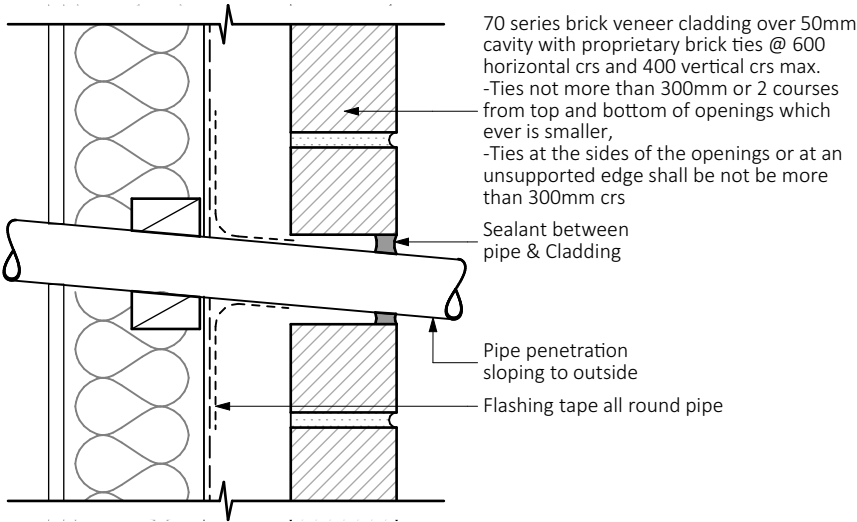
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 Office 1, Level 1 Lambert Building, Conway Lane 172 High Street, Rangiora 7400 hello@choicearchitecture.co.nz	 	Project:	Lot 172 Oakfields	Drawing Title:	Section A & B			Rev	Date	Description	Scale @ A3:	Print Date
		Project Address:	Lot 172 Oakfields, Amberley	Job No:	21132	Designer:	ST	-	31/01/2022	-	1:50	21/02/2022
				Client:	Lia Brown	Drawn By:	ST	-	-	-	Sheet No:	Rev:
				Stage:	Detailed	Technician:	JC	-	-	-		
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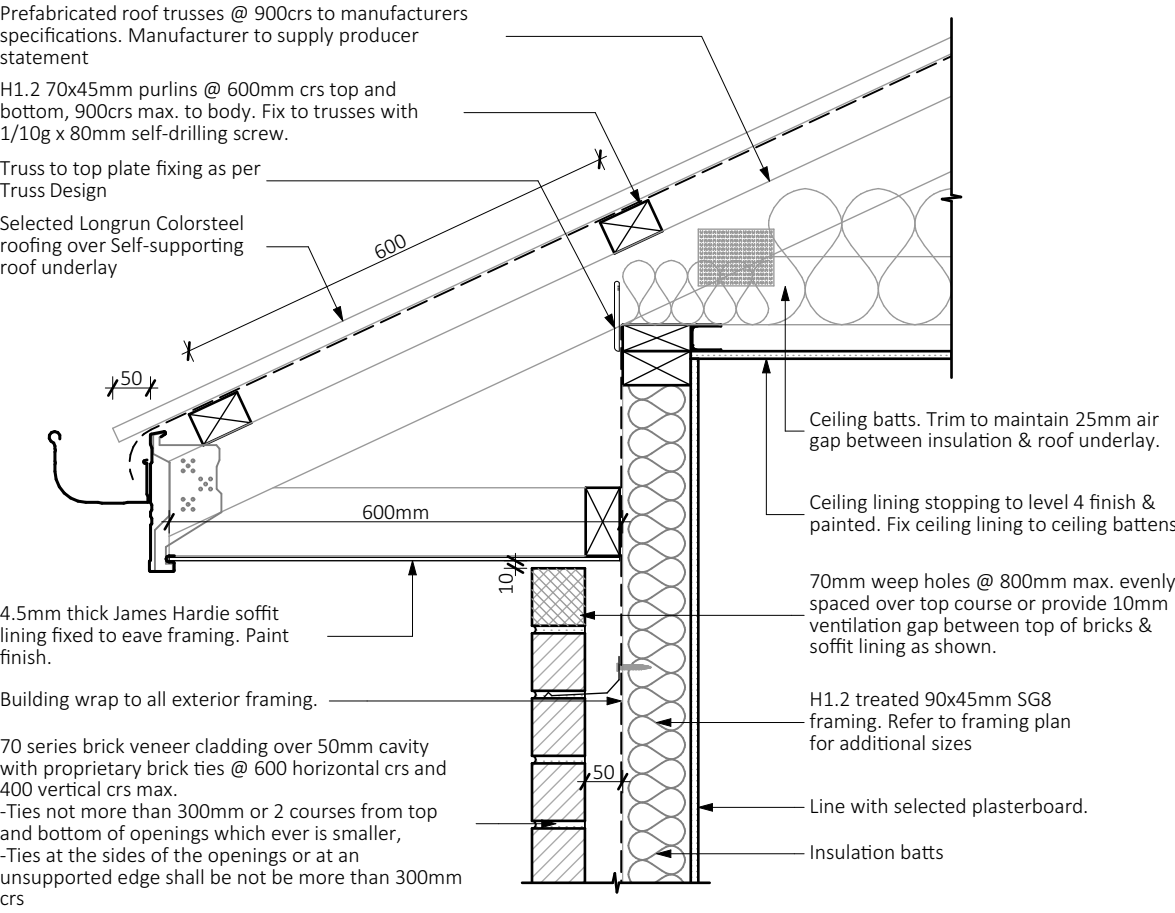
70 Series Brick Veneer - Foundation

Scale 1:5



70 Series Brick Veneer - Pipe Penetration

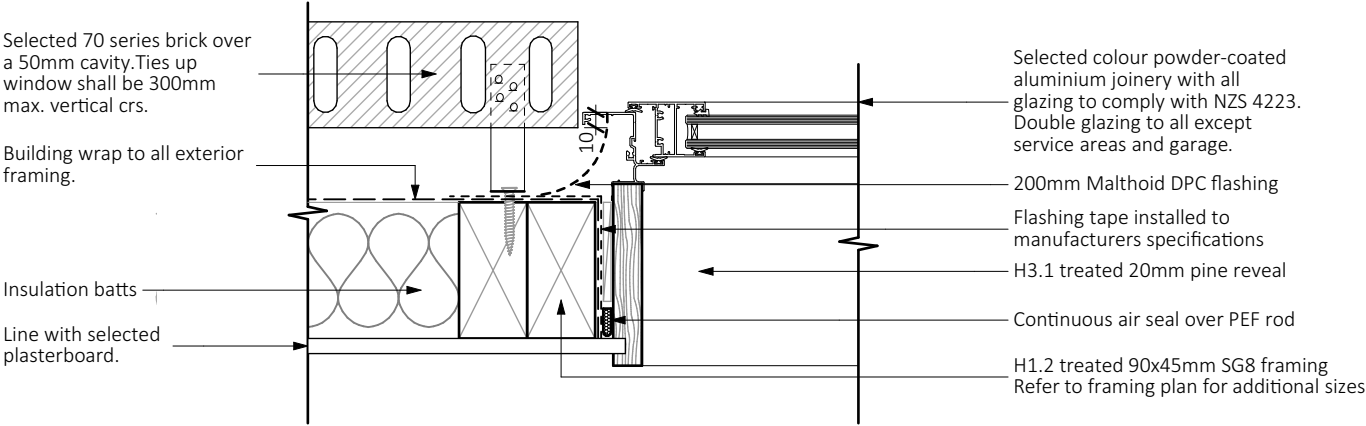
Scale 1:5



70 Series Brick Veneer - Typical Soffit

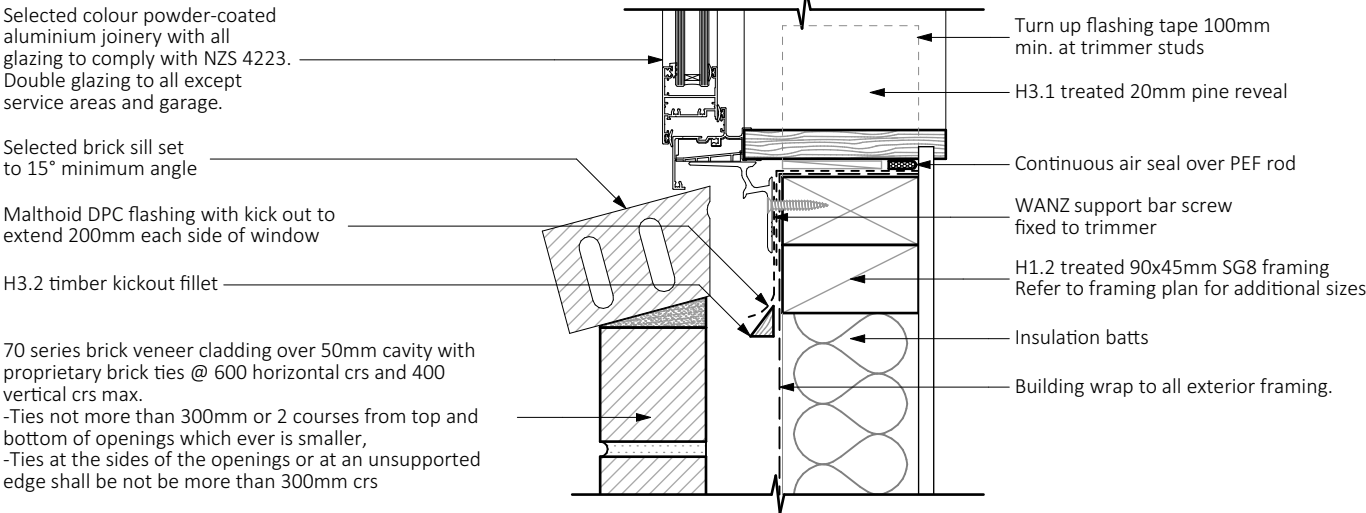
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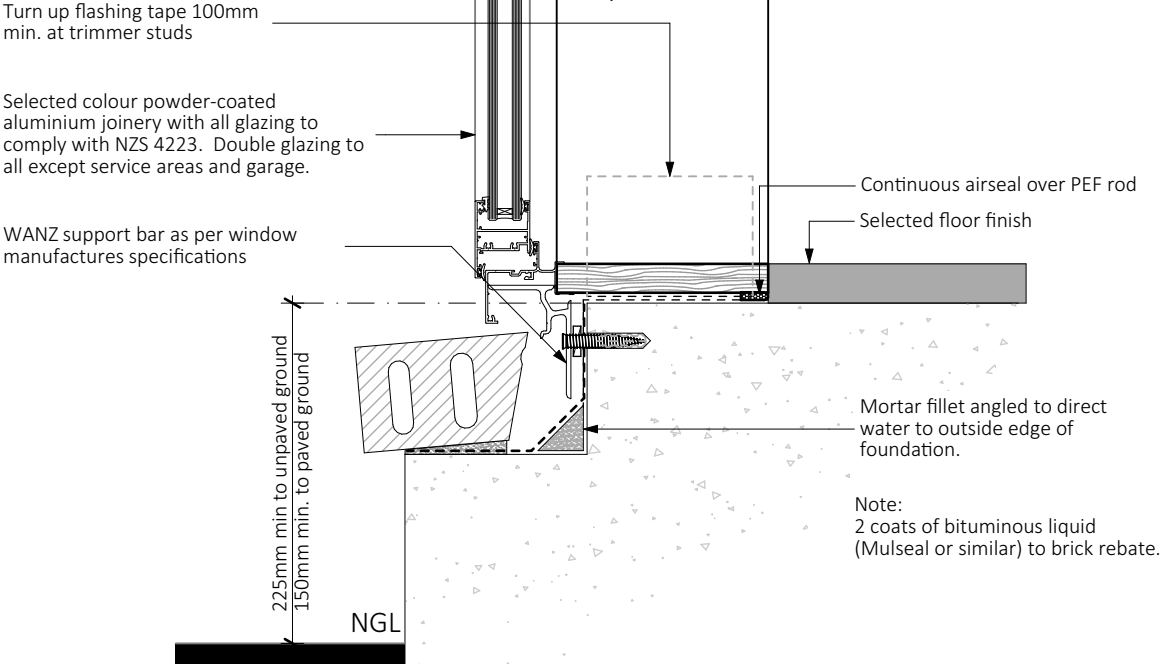
70 Series Brick Veneer - Window Jamb

Scale 1:5



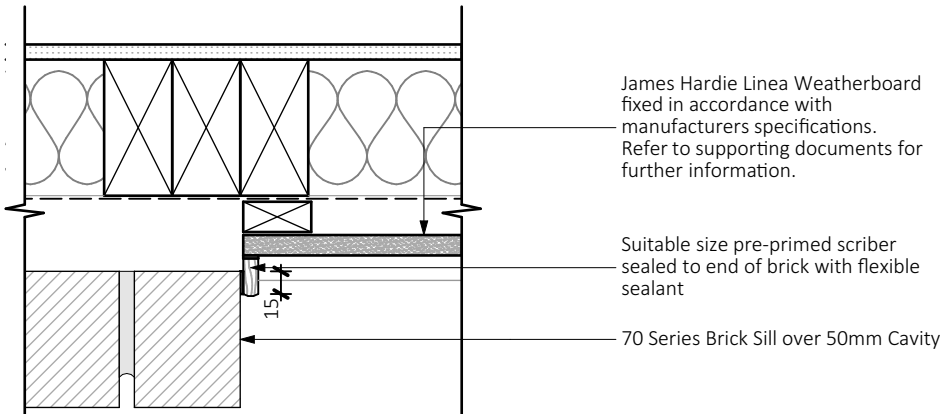
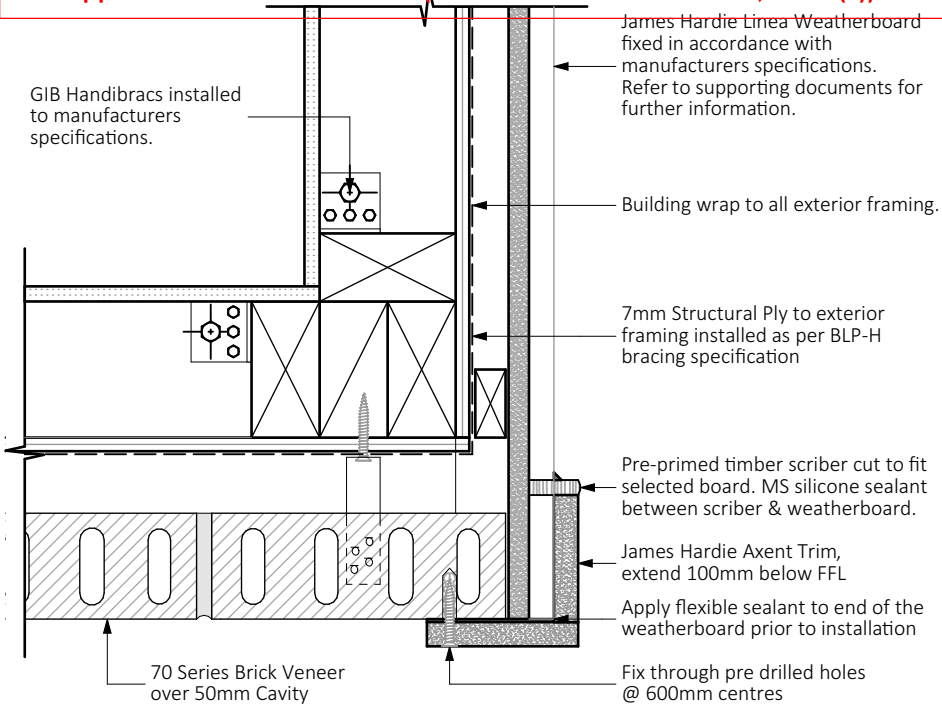
70 Series Brick Veneer - Window Sill

Scale 1:5



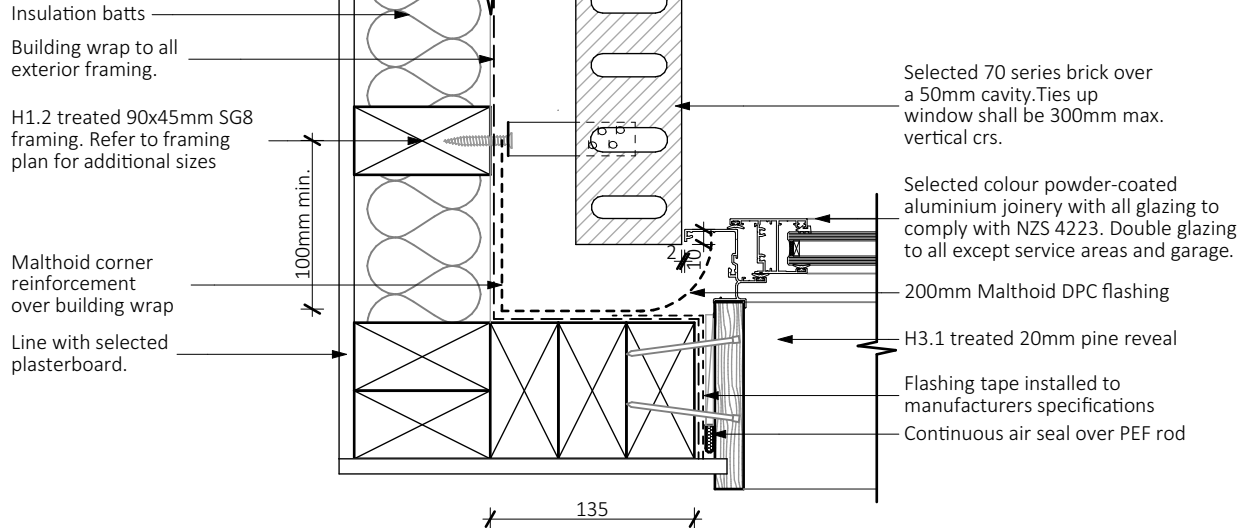
70 Series Brick Veneer - Typical Sill

Scale 1:5



70 Series Brick Veneer - Cladding Junctions

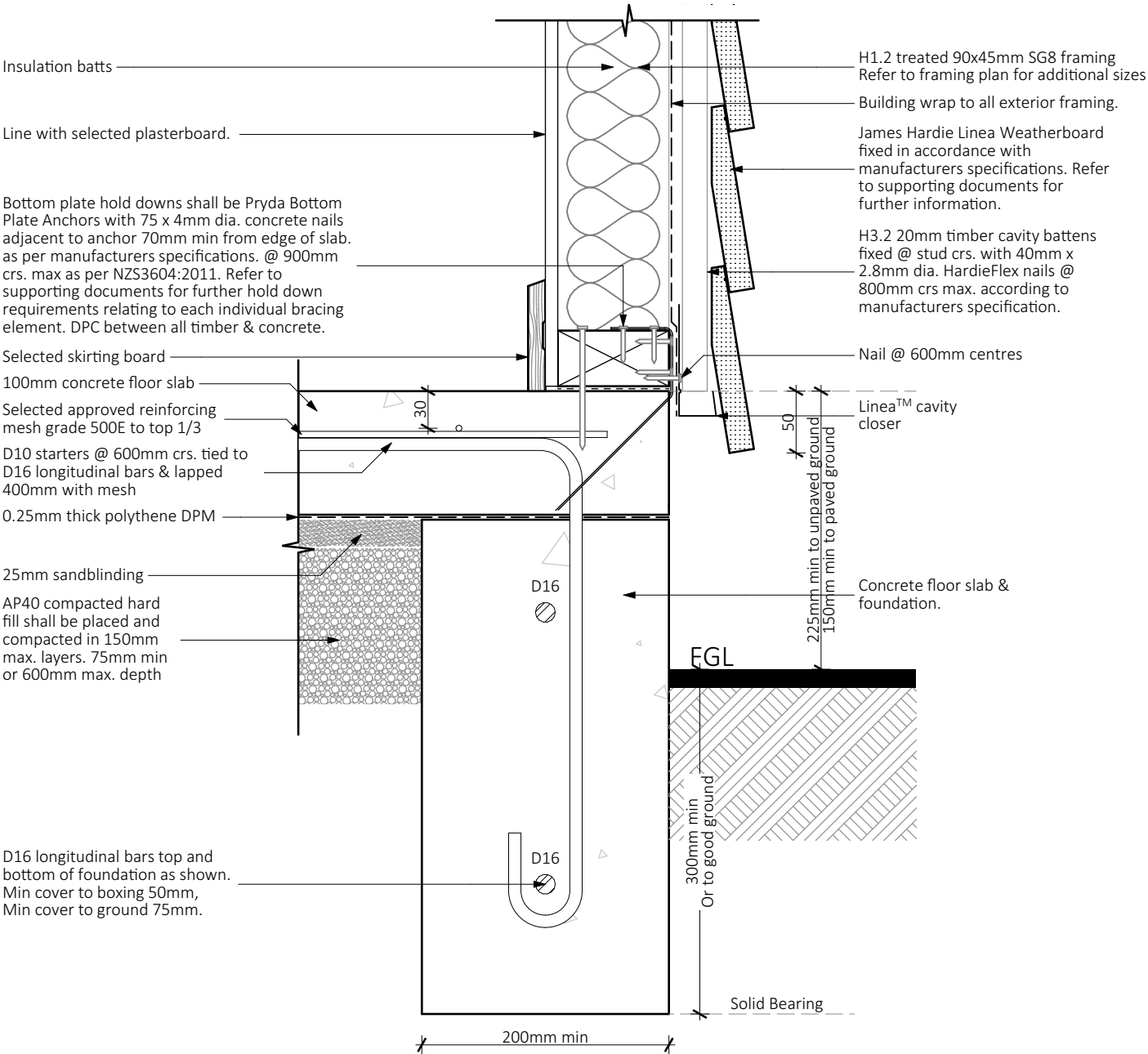
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70 Series Brick Veneer - Joinery Junction

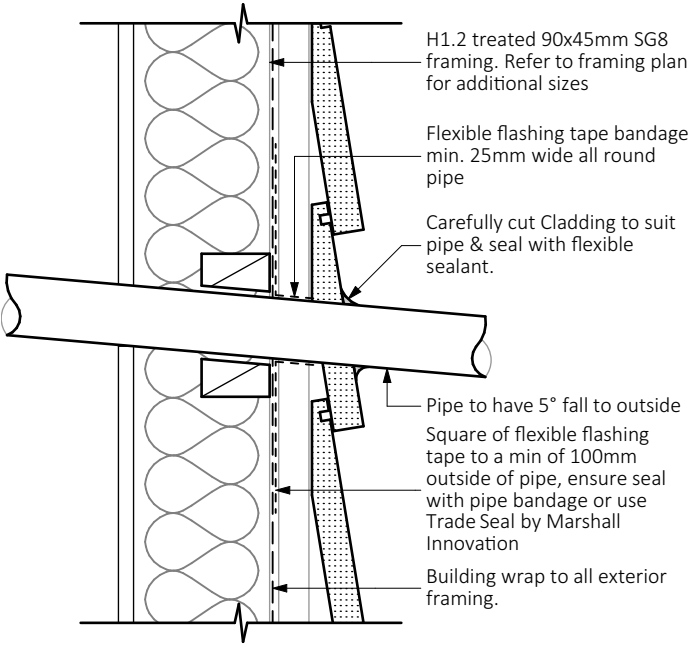
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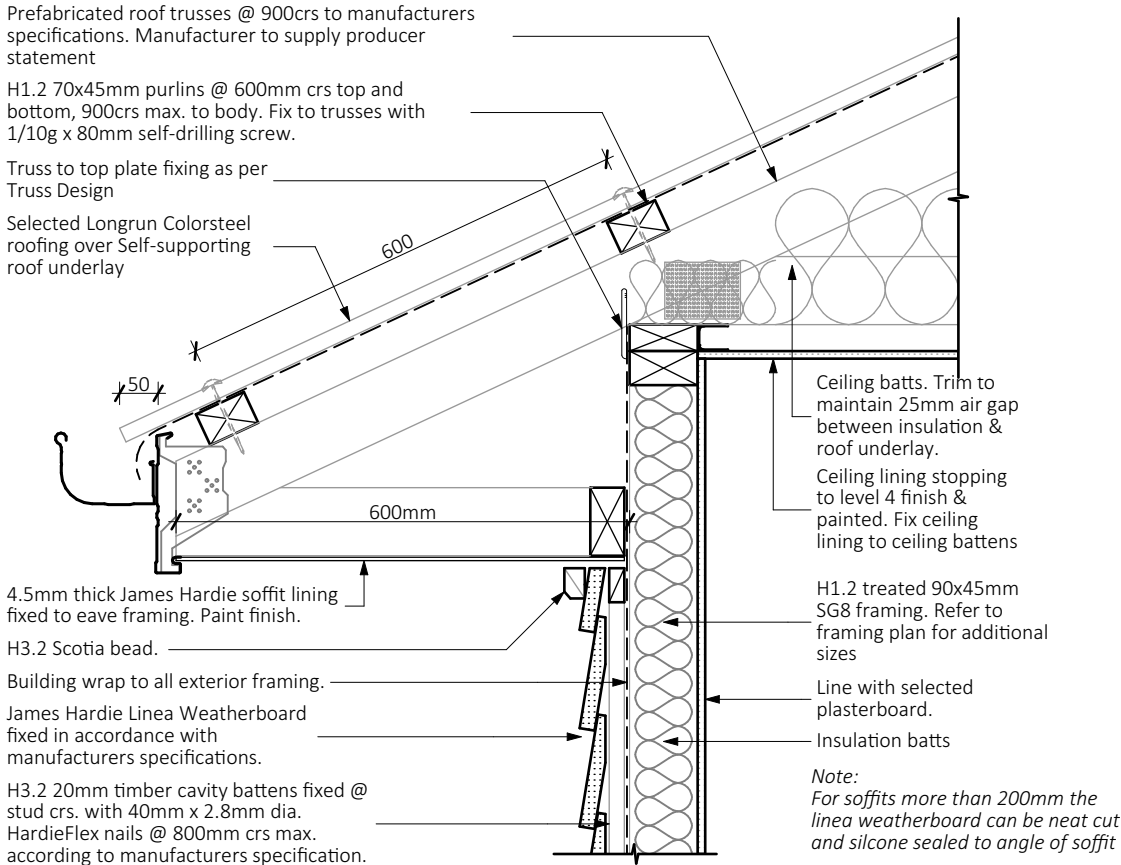
Linea Weatherboard - Foundation

Scale 1:5



Linea Weatherboard - Pipe Penetration

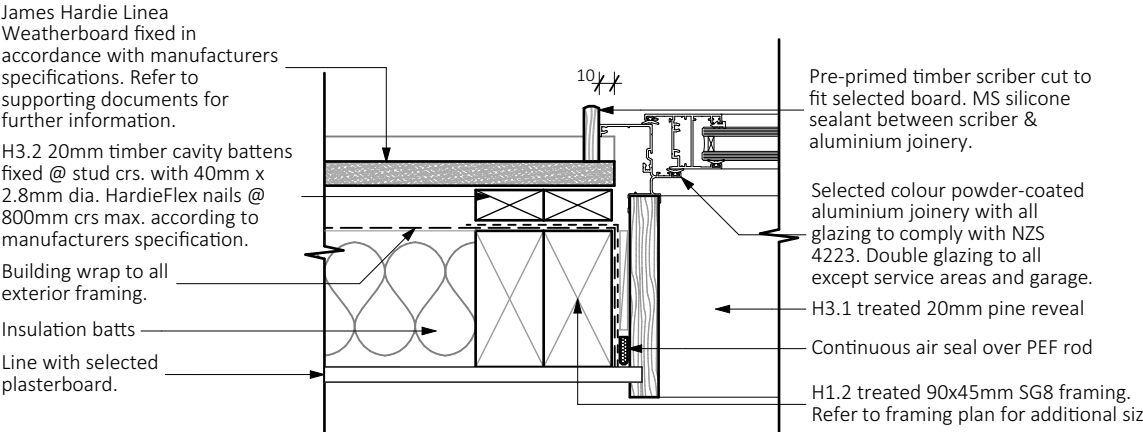
Scale 1:5



Linea Weatherboard - Typical Soffit

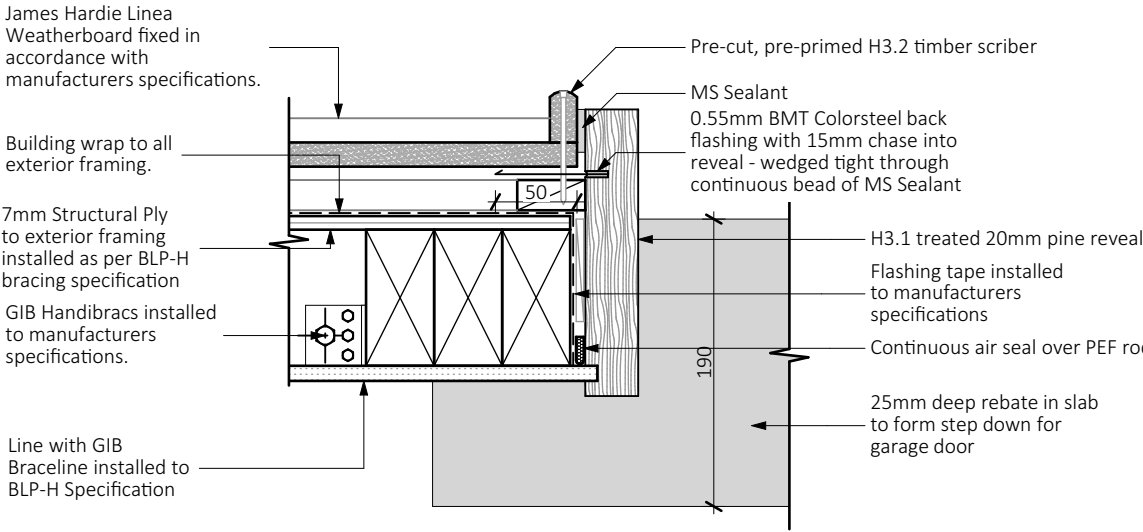
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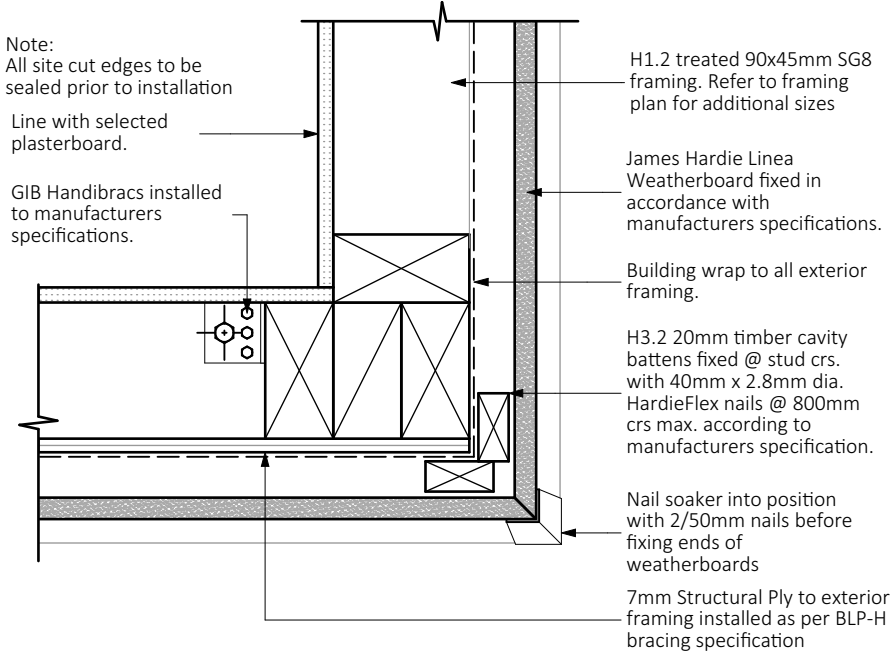
Linea Weatherboard - Window Jamb

Scale 1:5



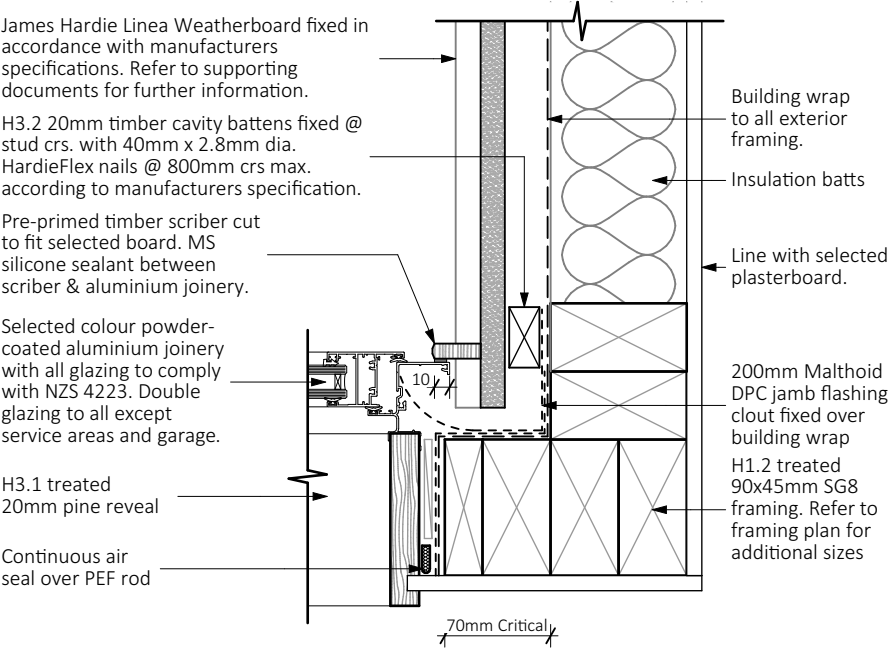
Linea Weatherboard - Garage Door Jamb

Scale 1:5



Linea Weatherboard - External Corner

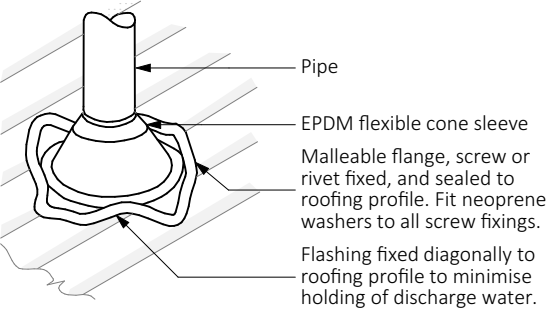
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Linea Weatherboard - Joinery Junction

Scale 1:5

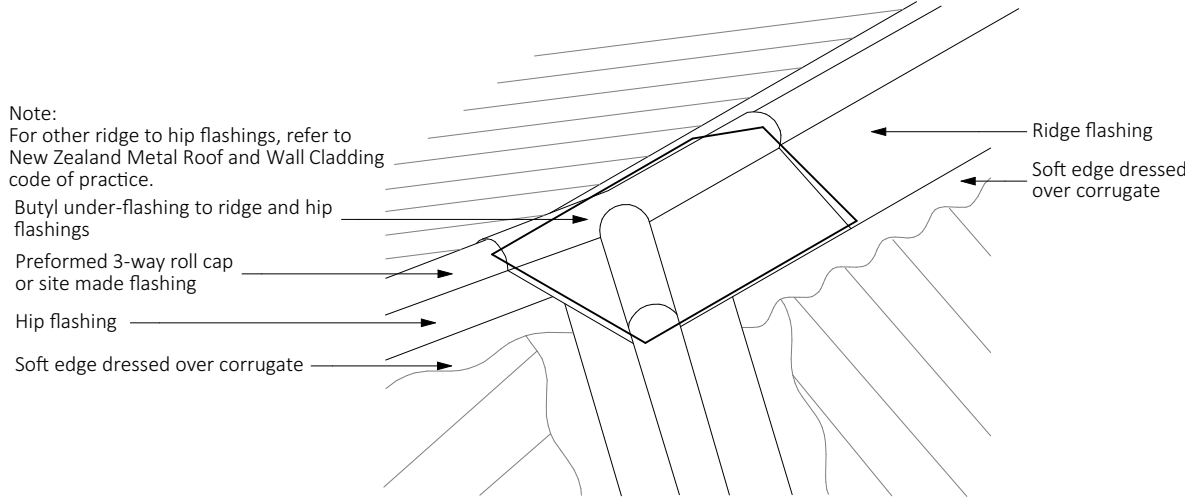
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Note:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10°
(2) For pipes up to 85mm diameter.

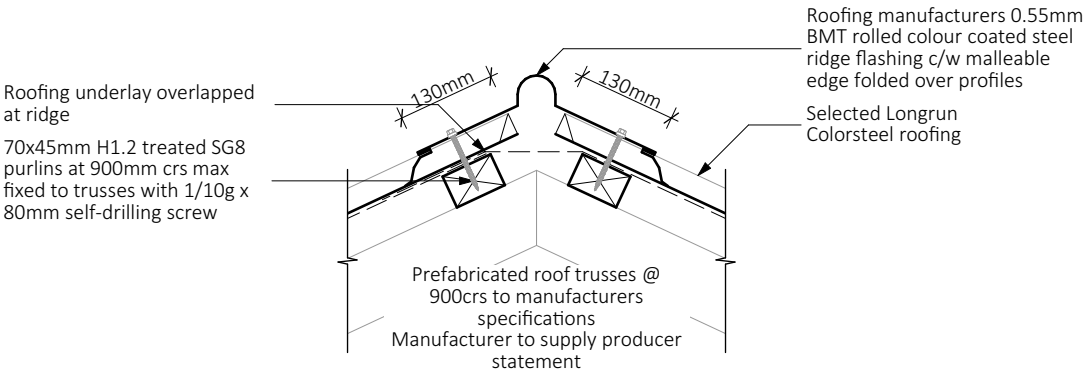
Pipe Penetration

Scale 1:10



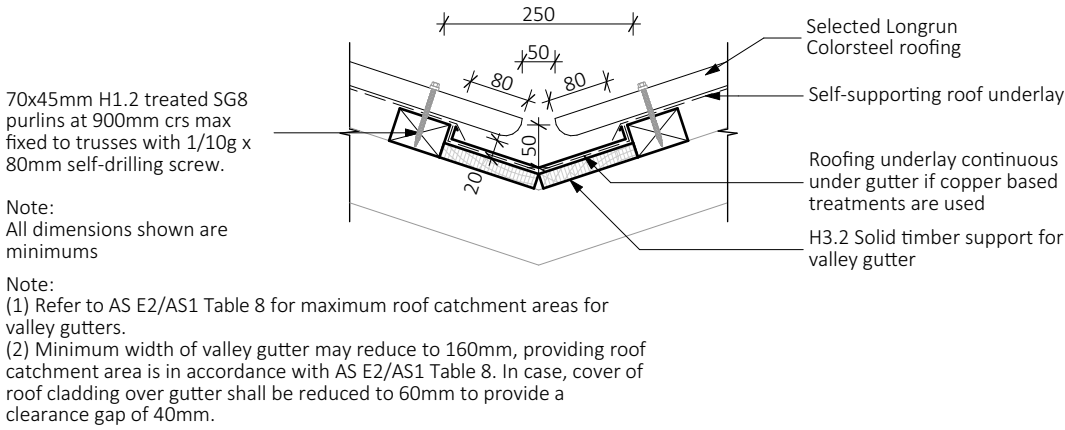
Hip Junction

Scale 1:10



Ridge Capping

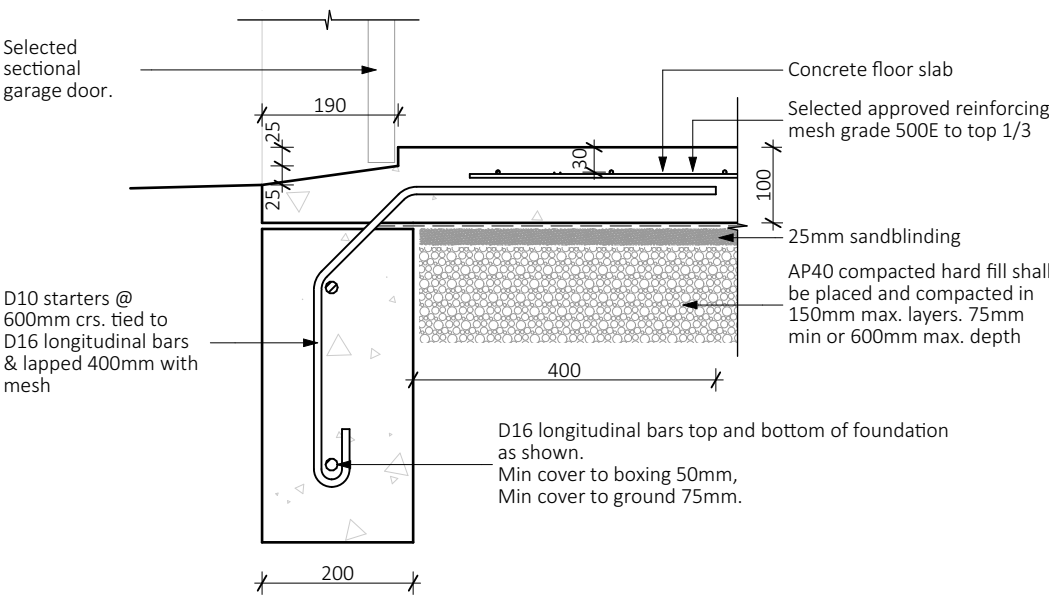
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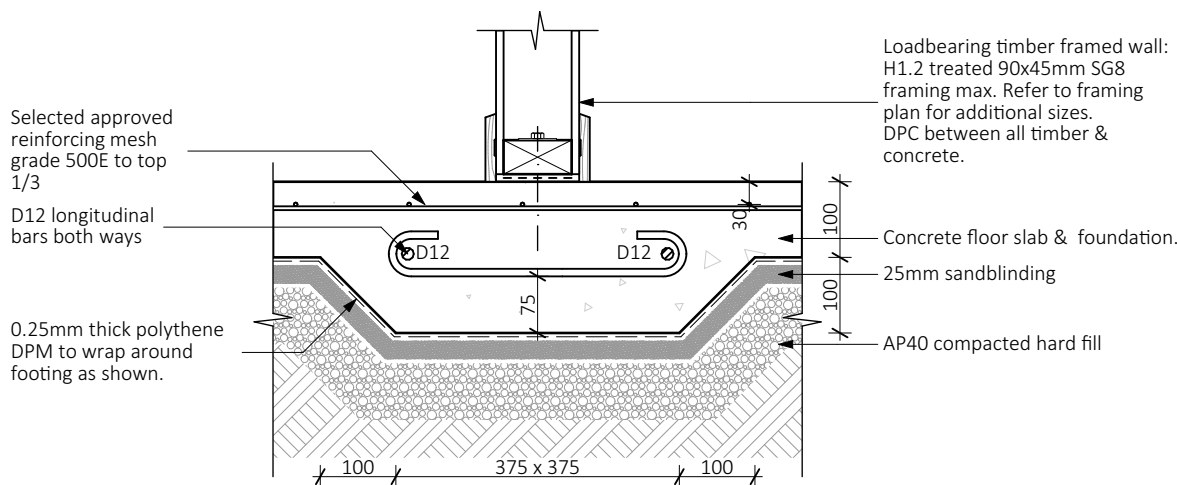
Valley Gutter

Scale 1:10

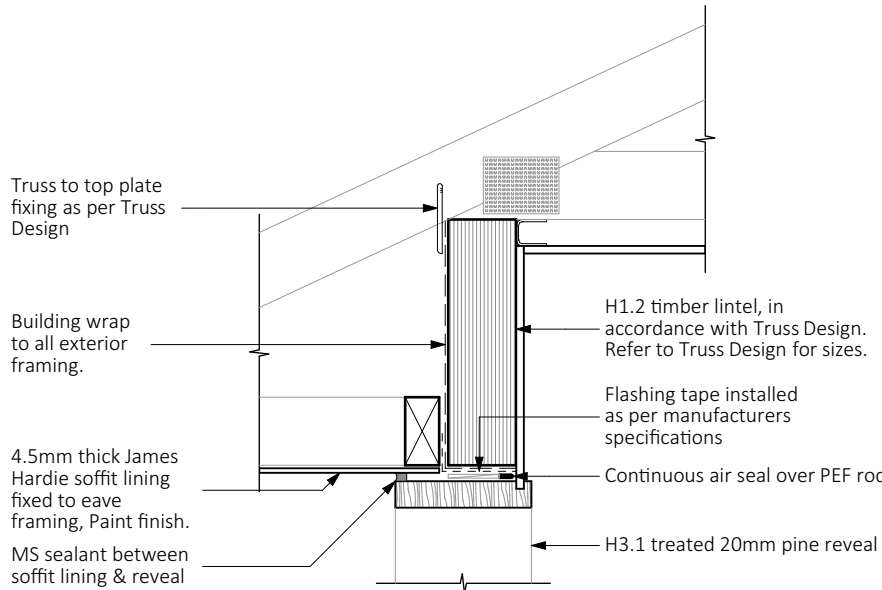
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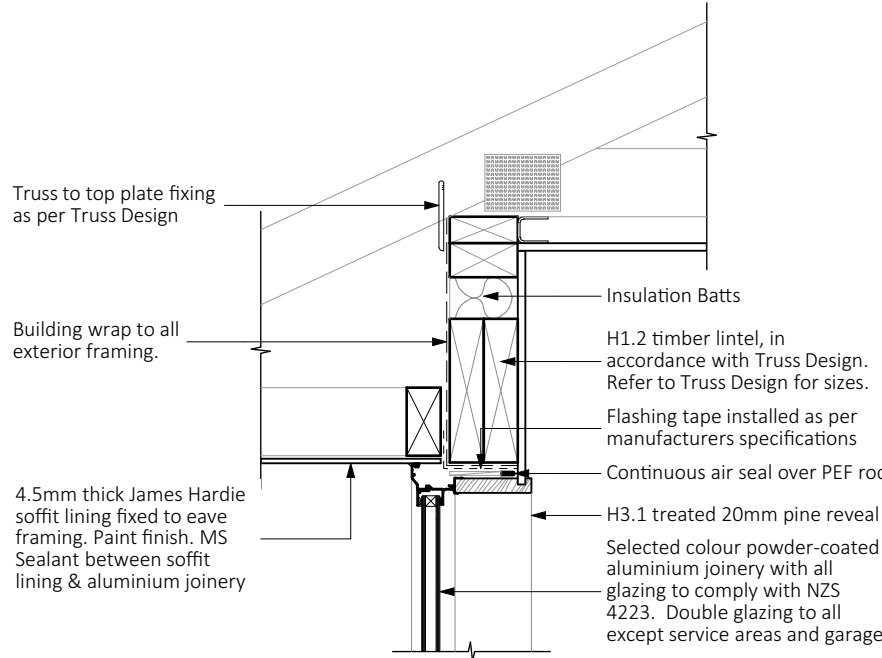
Garage Door Rebate
Scale 1:10



FP1 Slab Thickening
Scale 1:10

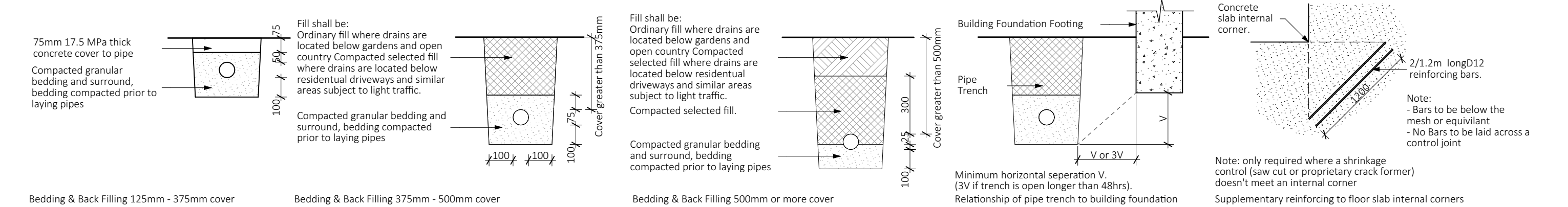


Garage Door to Soffit
Scale 1:10



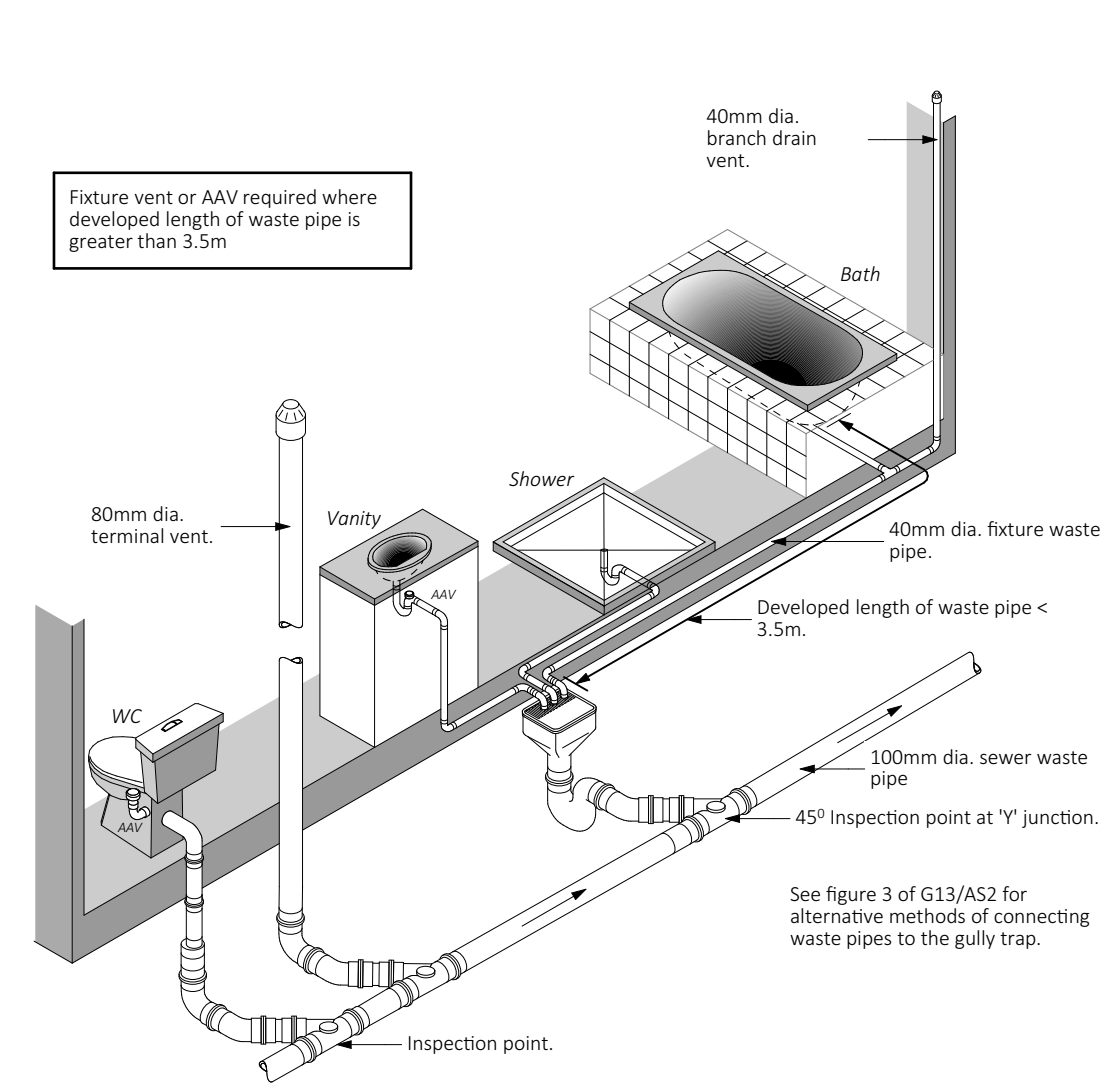
Joinery to Soffit
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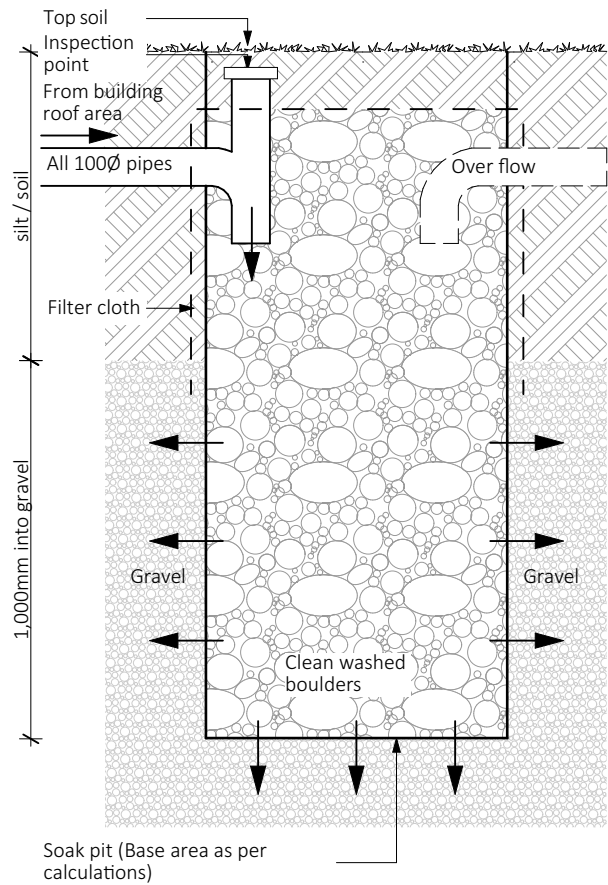
Bedding & Backfill

Scale 1:20



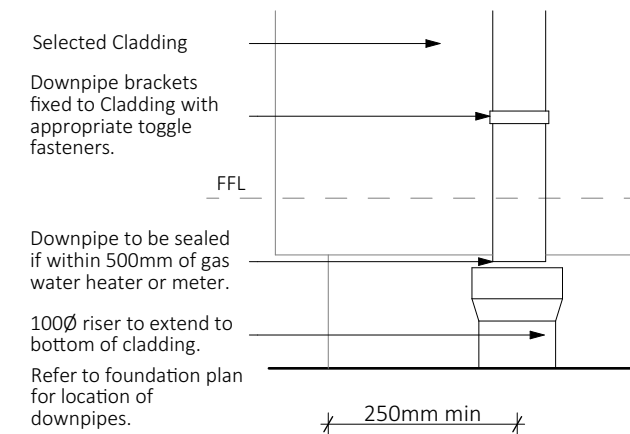
Typical Plumbing Schematic

Scale 1:50



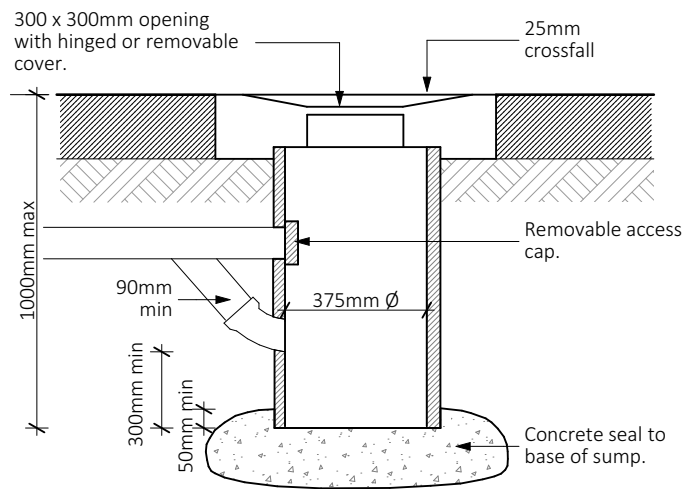
Soak Pit Detail

Scale 1:20



Downpipe Offset

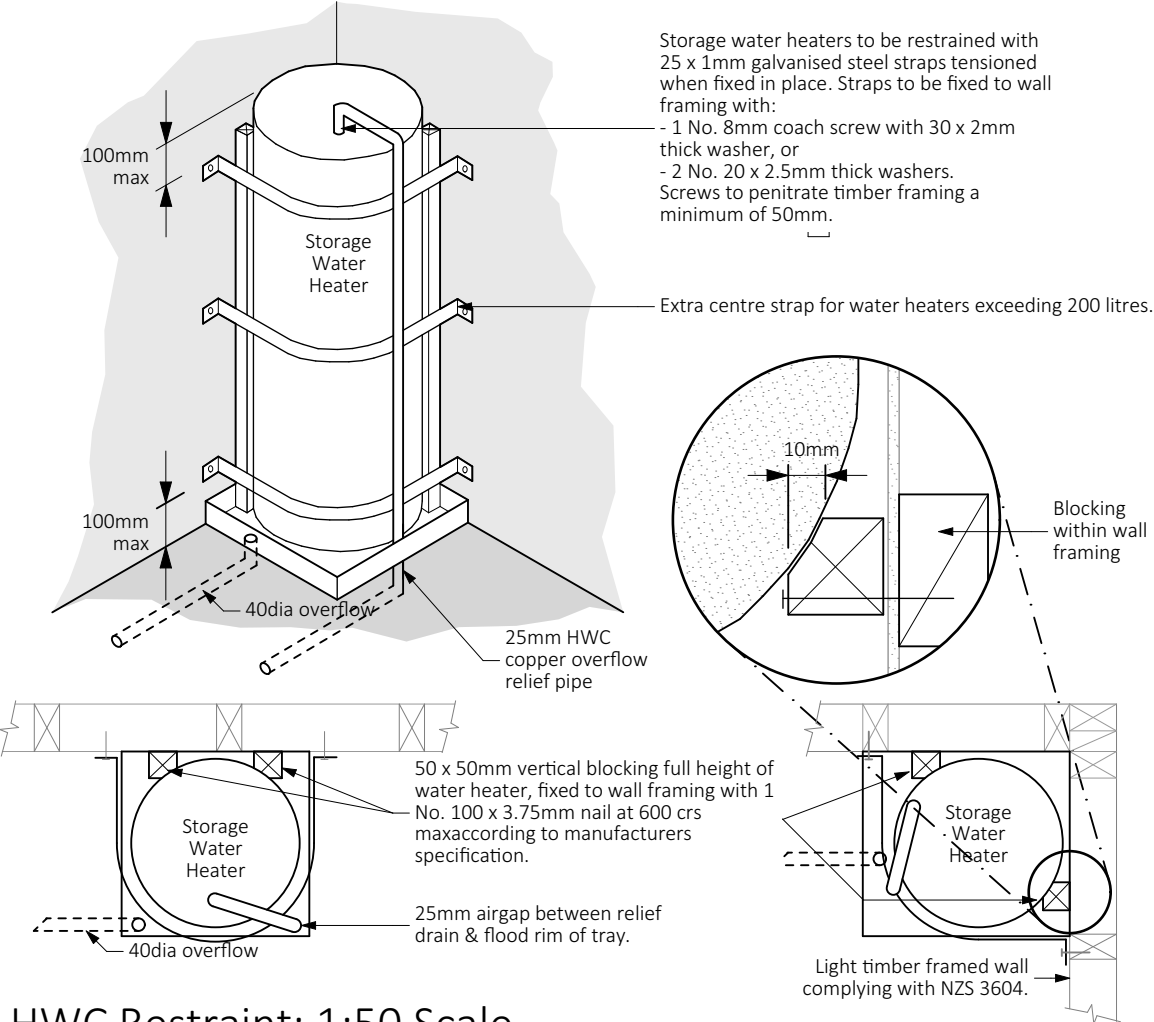
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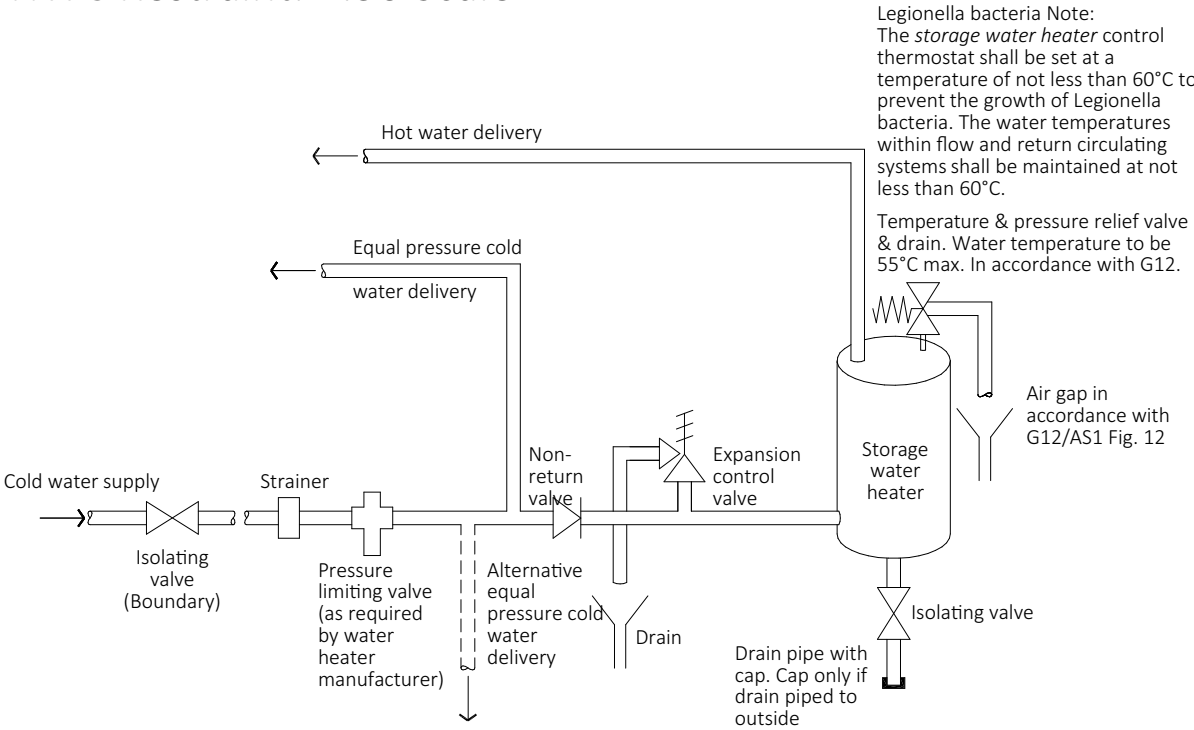
Type 1 Sump

Scale 1:20

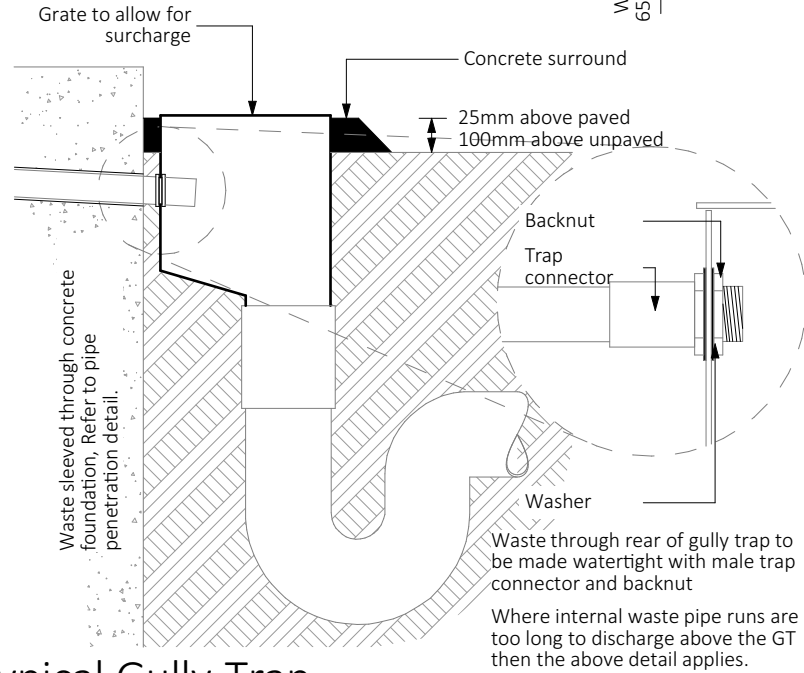
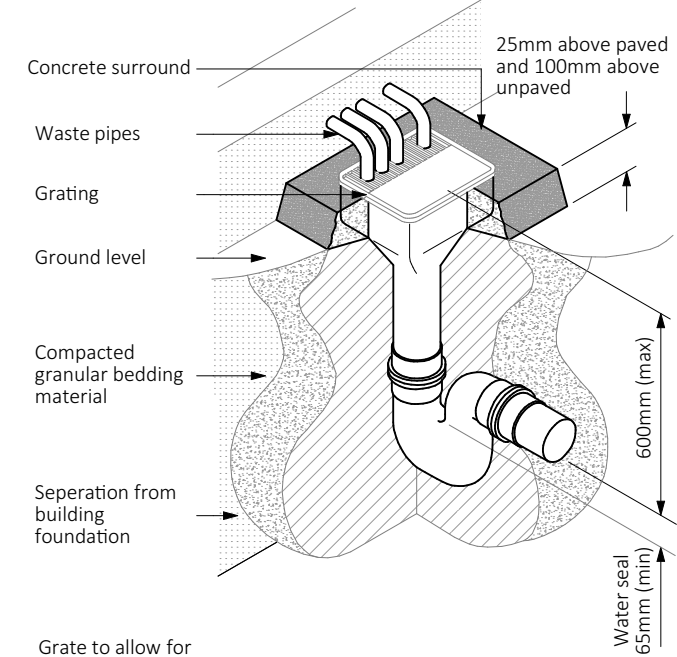
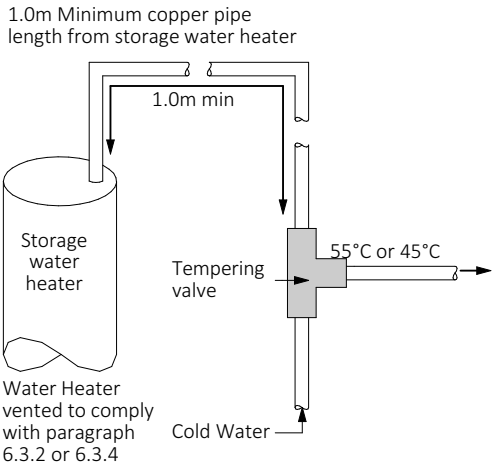
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HWC Restraint: 1:50 Scale



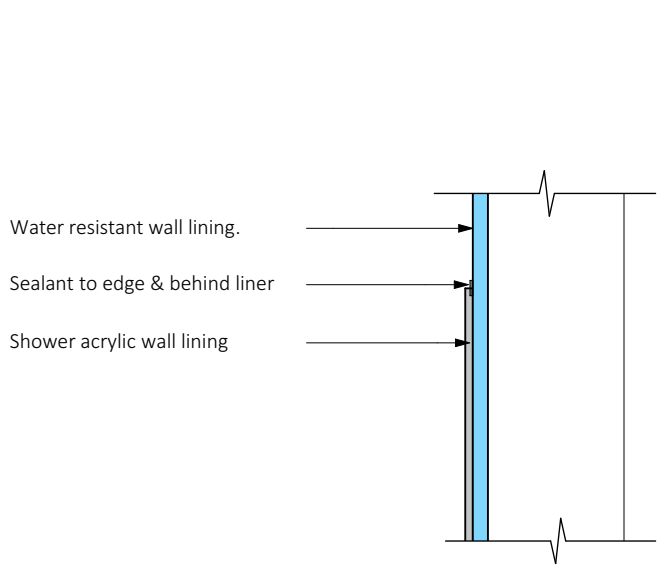
Plumbing Schematic Diagram: AS Per NZBC G12/Fig 8



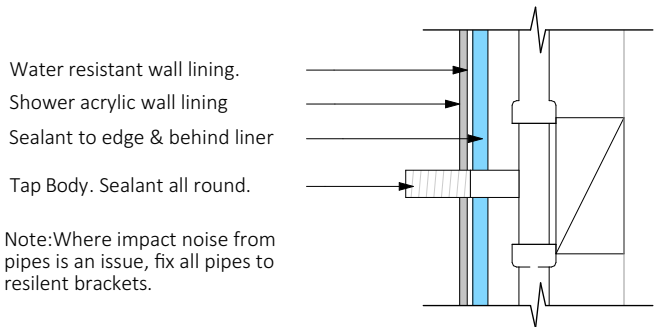
Typical Gully Trap

Scale 1:50

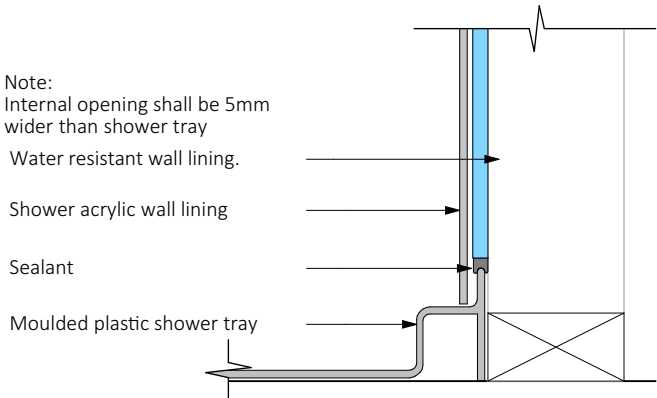
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Acrylic Shower lining Junction

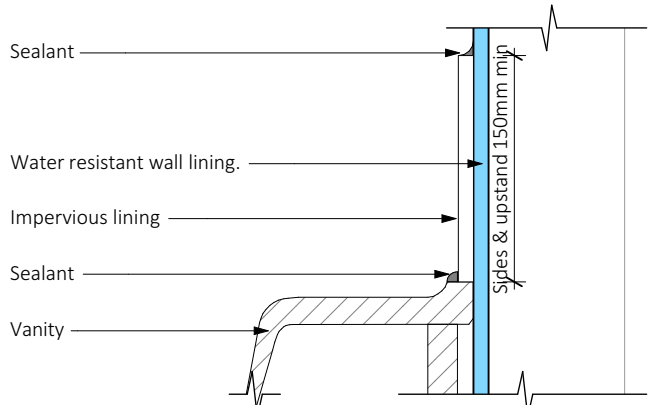


Pipe Penetration (Acrylic)



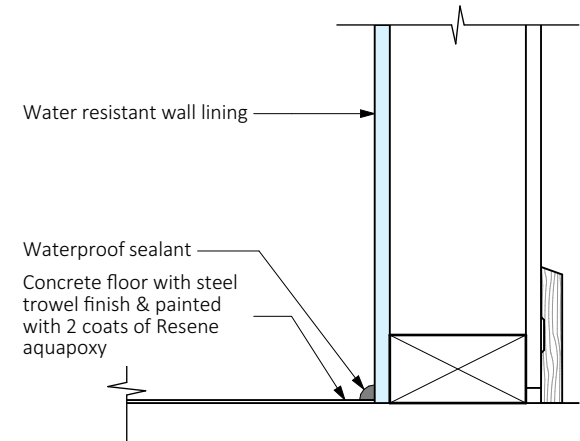
Acrylic Shower Details

Scale 1:5



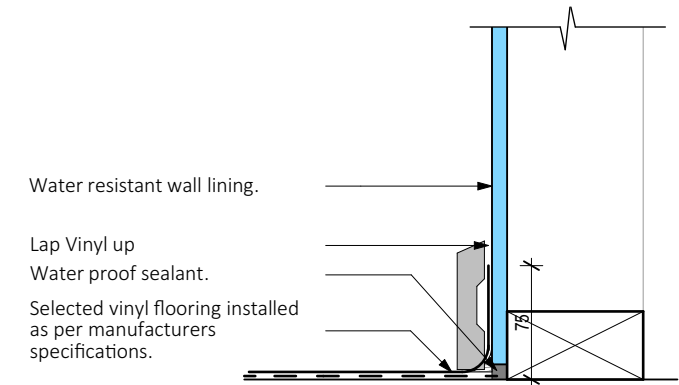
Vanity to wall Details

Scale 1:5



Concrete Floor to Wall Junction

Scale 1:5



Vinyl Floor to wall Detail

Scale 1:5

Selected Tiles with grouted joints, on adhesive on Selected Ardex waterproof membrane

Water resistant plasterboard installed as per manufacturers specifications

90 x 45mm H1.2 SG8 blocking

Continuous bead of MS sealant with anti mould agent between tiled plinth & acrylic bath edge

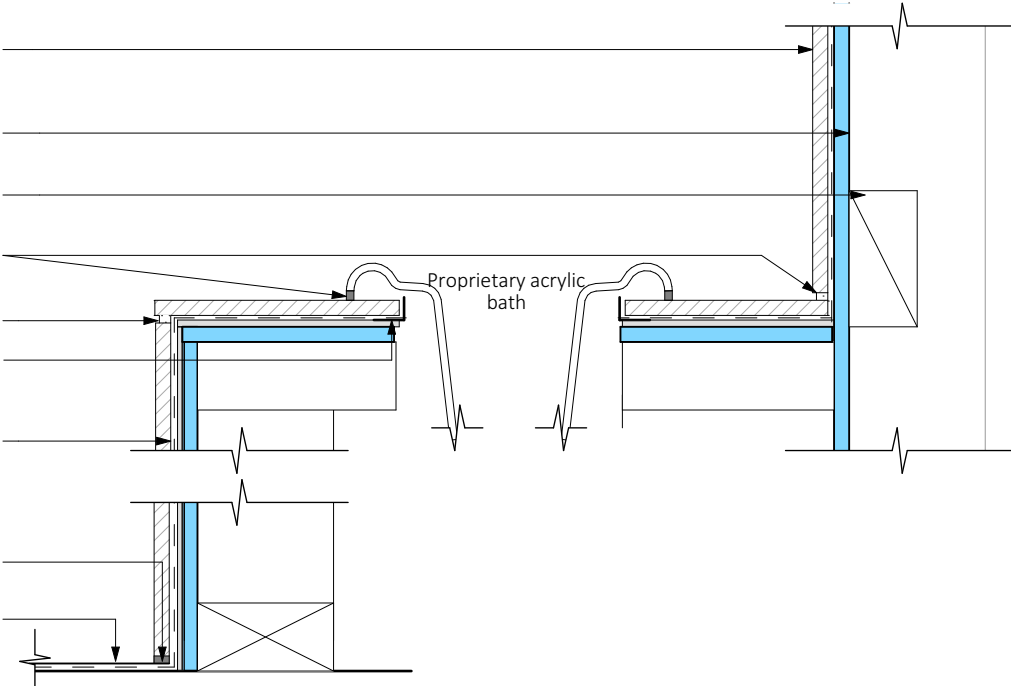
Flexible sealant at flat to vertical tile junction

Aluminium Water stop Angle

Selected Tiles with grouted joints, on adhesive on Selected Ardex waterproof membrane on Water resistant wall lining- Ensure dwangs @ 600mm crs. max.

Flexible sealant between vertical tiles & floor vinyl

Selected Vinyl Flooring on Waterproof membrane on slab



Acrylic Bath Detail

Scale 1:5

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01/2017

LINTEL FIXING SCHEDULE

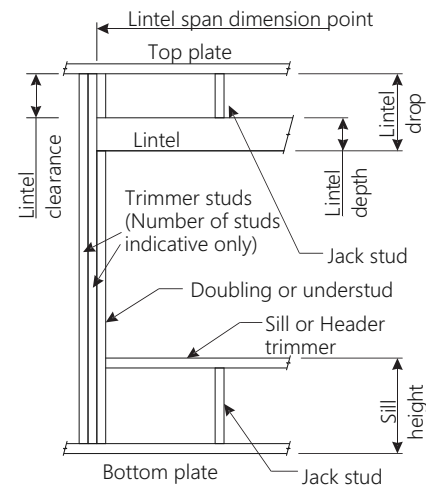
ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12

NZS 3604:2011

NOTE:

- ★ All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20kPa.
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- ★ All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011.

DEFINITIONS



Roof Tributary Area	Lintel Supporting Girder Trusses					
	Light Roof Wind Zone			Heavy Roof Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6m ²	G	G	H	G	G	H
11.6m ²	G	H	H	G	G	H
12.1m ²	G	H	H	G	H	H
15.3m ²	H	H	-	G	H	H
19.1m ²	H	-	-	G	H	-
20.9m ²	H	-	-	H	H	-
21.8m ²	H	-	-	H	-	-
34.3m ²	-	-	-	H	-	-

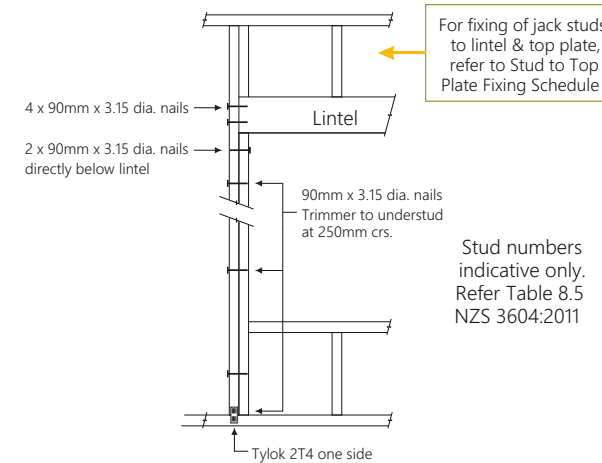
NOTES:

1. Roof Tributary Area = approx.. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
2. Assumed girder truss is at mid-span or middle third span of lintel
3. Use similar fixings for both ends of lintel
4. All other cases require specific engineering design

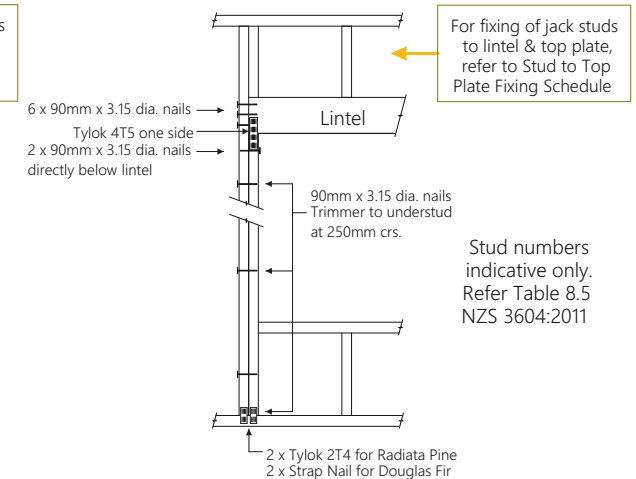
Lintel Span (m)	Loaded Dimension (m) (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone					Heavy Roof Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
1.0	2.0	E	E	F	F	F	E	E	F	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	F	F	F	F	G	F	F	F	F	F
	5.0	F	F	F	G	G	F	F	F	F	G
	6.0	F	F	F	G	G	F	F	F	F	G
1.2	2.0	E	E	F	F	F	E	E	F	F	F
	3.0	F	F	F	F	F	F	F	F	F	F
	4.0	F	F	F	G	G	F	F	F	F	G
	5.0	F	F	F	G	G	F	F	F	F	G
	6.0	F	F	G	G	H	F	F	F	F	G
1.5	2.0	E	E	F	F	F	E	E	F	F	F
	3.0	F	F	F	F	G	F	F	F	F	F
	4.0	F	F	F	G	G	F	F	F	F	G
	5.0	F	F	G	G	H	F	F	F	F	G
	6.0	F	F	G	H	H	F	F	F	F	G
2.0	2.0	E	E	F	F	F	E	E	F	F	F
	3.0	F	F	F	G	G	F	F	F	F	G
	4.0	F	F	G	G	H	F	F	F	F	G
	5.0	F	F	G	H	H	F	F	F	F	G
	6.0	F	F	G	H	H	F	F	F	F	G
2.4	2.0	E	E	F	F	F	E	E	F	F	F
	3.0	F	F	G	G	H	F	F	F	F	G
	4.0	F	F	G	H	H	F	F	F	F	G
	5.0	F	F	G	H	H	F	F	F	F	G
	6.0	F	F	G	H	H	F	F	F	F	G
3.0	2.0	E	E	F	F	F	E	E	F	F	F
	3.0	F	F	G	H	H	F	F	F	F	G
	4.0	F	F	G	H	H	F	F	F	F	G
	5.0	F	F	G	H	H	F	F	F	F	G
	6.0	F	F	G	H	H	F	F	F	F	G
3.6	2.0	E	E	F	F	F	E	E	F	F	F
	3.0	F	F	G	H	H	F	F	F	F	G
	4.0	F	F	G	H	H	F	F	F	F	G
	5.0	F	F	G	H	H	F	F	F	F	G
	6.0	F	F	G	H	H	F	F	F	F	G
4.2	2.0	E	E	F	F	F	E	E	F	F	F
	3.0	F	F	G	H	H	F	F	F	F	G
	4.0	F	F	G	H	H	F	F	F	F	G
	5.0	F	F	G	H	H	F	F	F	F	G
	6.0	F	F	G	H	H	F	F	F	F	G
4.5	2.0	E	E	F	F	F	E	E	F	F	F
	3.0	F	F	G	H	H	F	F	F	F	G
	3.4	F	F	G	H	H	F	F	F	F	G
	4.0	F	F	G	H	H	F	F	F	F	G
	5.0	F	F	G	H	H	F	F	F	F	G
4.8	2.0	E	E	F	F	F	E	E	F	F	F
	3.0	F	F	G	H	H	F	F	F	F	G
	3.2	F	F	G	H	H	F	F	F	F	G
	4.0	F	F	G	H	H	F	F	F	F	G
	5.0	F	F	G	H	H	F	F	F	F	G
5.1	2.0	E	E	F	F	F	E	E	F	F	F
	3.0	F	F	G	H	H	F	F	F	F	G
	3.5	F	F	G	H	H	F	F	F	F	G
	4.0	F	F	G	H	H	F	F	F	F	G
	5.0	F	F	G	H	H	F	F	F	F	G
5.4	2.0	E	E	F	F	F	E	E	F	F	F
	2.8	F	F	G	H	H	F	F	F	F	G
	3.0	F	F	G	H	H	F	F	F	F	G
	4.0	F	F	G	H	H	F	F	F	F	G
	5.0	F	F	G	H	H	F	F	F	F	G

LINTEL FIXING OPTIONS

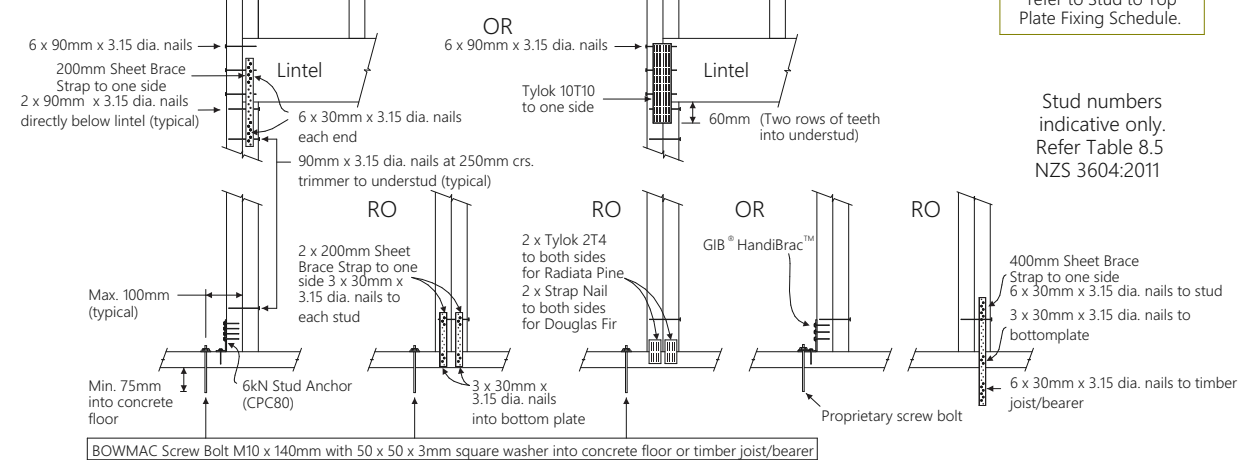
TYPE E 1.4kN



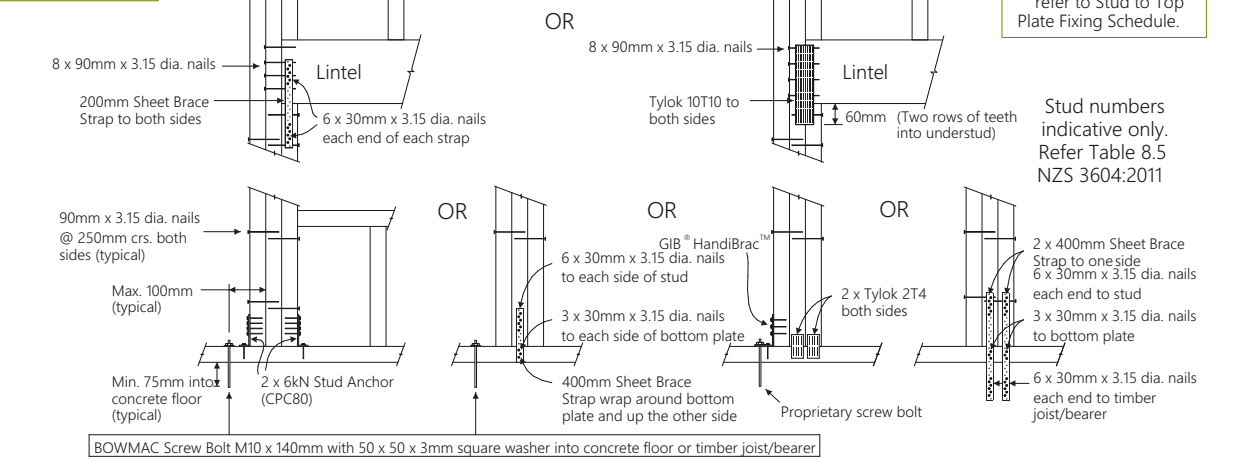
TYPE F 4.0kN



TYPE G 7.5kN



TYPE H 13.5kN



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