

DRAWING LIST	
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GENERAL NOTES

ALL DESIGN WORK TO THIS PROJECT HAS BEEN DESIGNED TO THE MINIMUM REQUIREMENTS SETOUT IN THE NEW ZEALAND STANDARD 3604:2011 TIMBER-FRAMED BUILDINGS.

NO SITE INSPECTIONS HAVE BEEN ALLOWED FOR BY "MOORE ARCHITECTURE Ltd"

ALL SITE INSPECTIONS SHALL BE CARRIED OUT BY THE BUILDING CONSENT AUTHORITIES (BCA) DURING THE COURSE OF CONSTRUCTION.

ALL SITE VARIATIONS TO EXISTING CONSENTED PLANS SHALL BE APPROVED BY THE (BCA) BEFORE CONSTRUCTION COMMENCES.

ALL GROUND HEIGHTS AND PLAN DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY CONSTRUCTION.

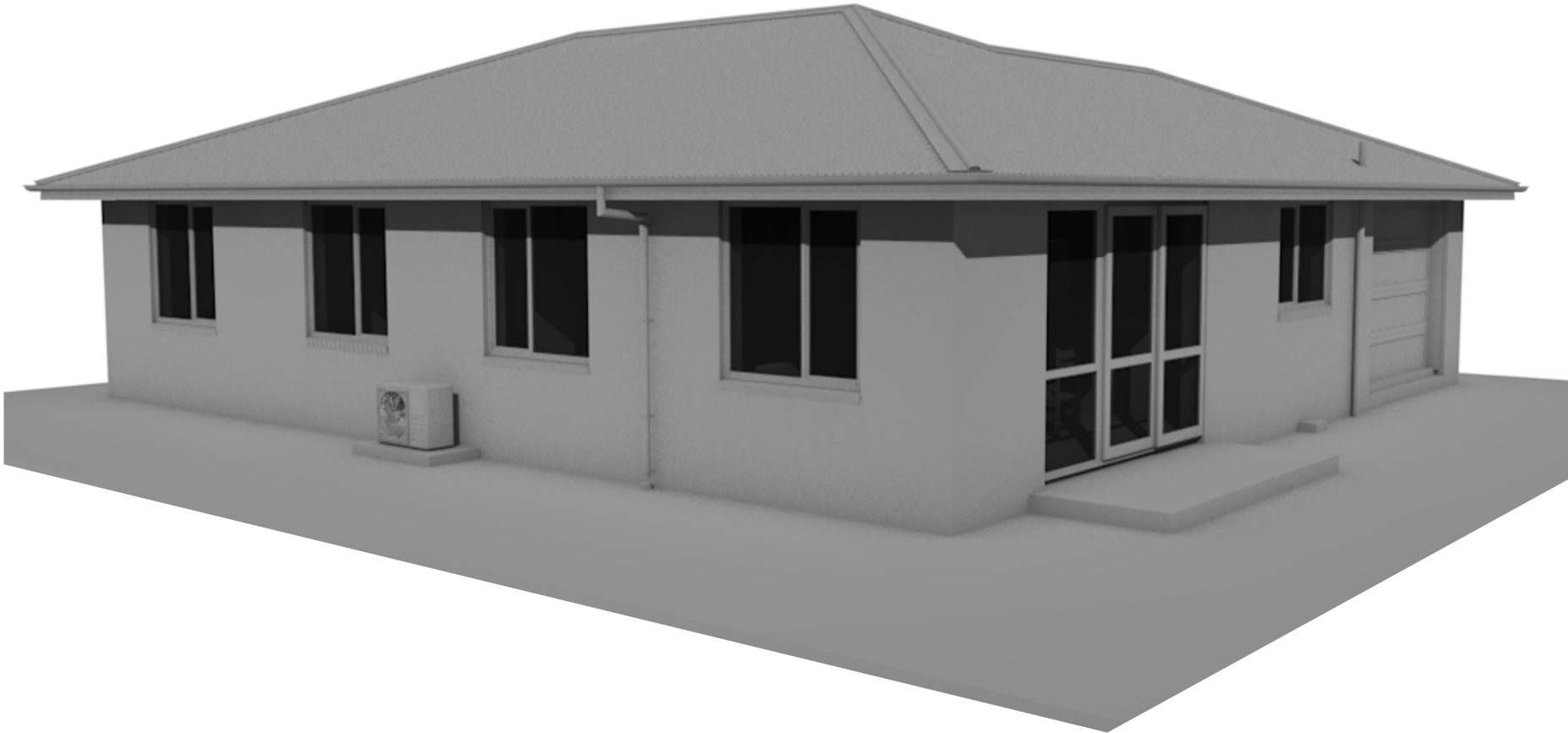
ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES & EASEMENTS ARE SUBJECT TO VERIFICATION BY A SITE SURVEY.

THE ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATION AND THE CONSULTANTS DOCUMENTATION RELEVANT TO THE PROJECT

HOUSE 3

PROPOSED DWELLING

project no:- 1133

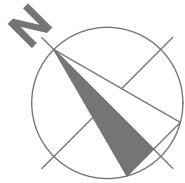


CONSENT DOCUMENTS

THESE SET OF PLANS SHOULD ONLY BE USED FOR CONSTRUCTION, ONCE STAMPED BY THE "BCA"

60 allens road, ashburton, 7700 p/f.03 308 0299 web. www.moorearch.co.nz



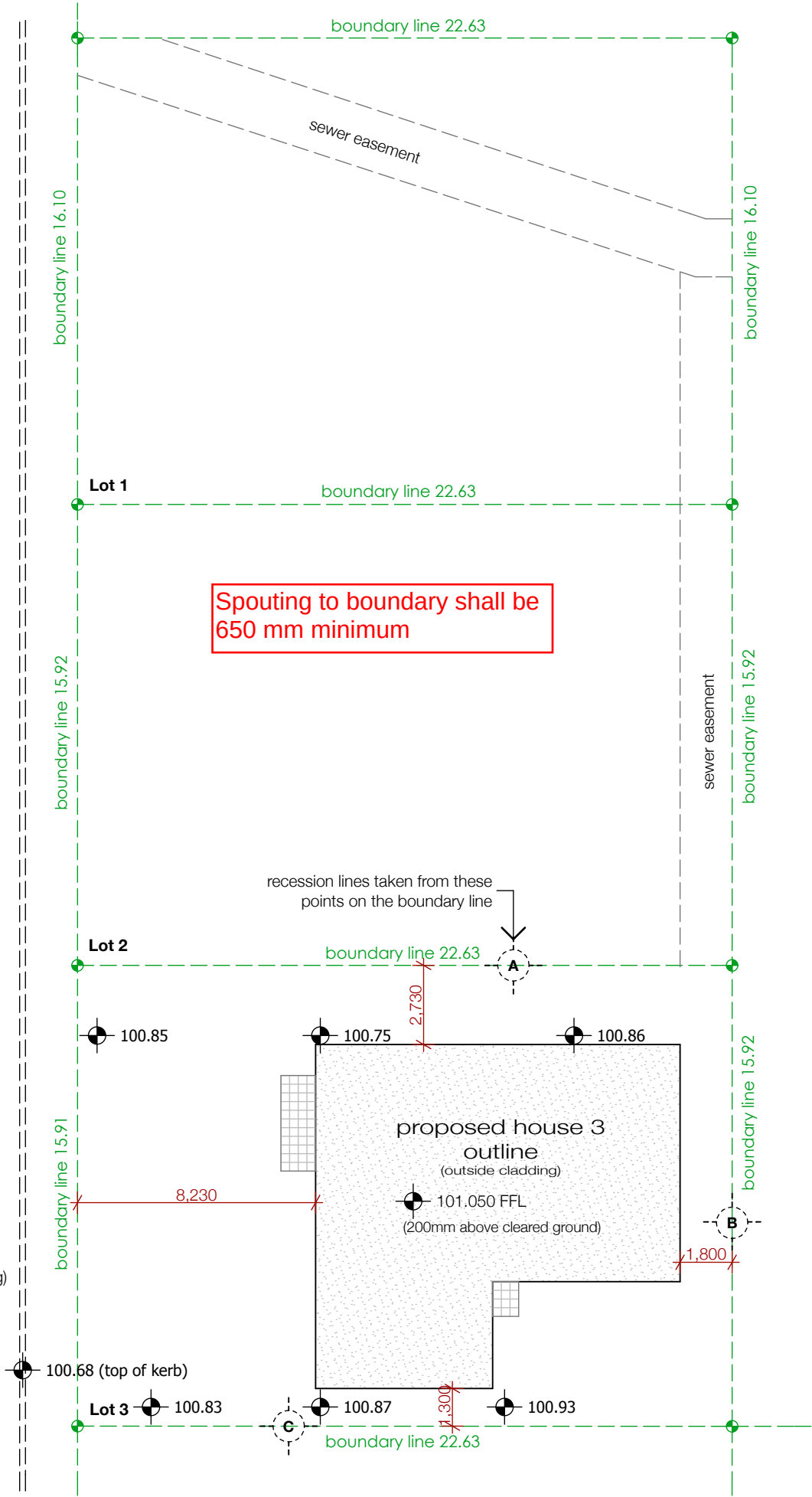


Hazards
new construction area to be fully fenced before commencing construction. All work to comply with NZBC clause F5/AS1 part 1.

legal description

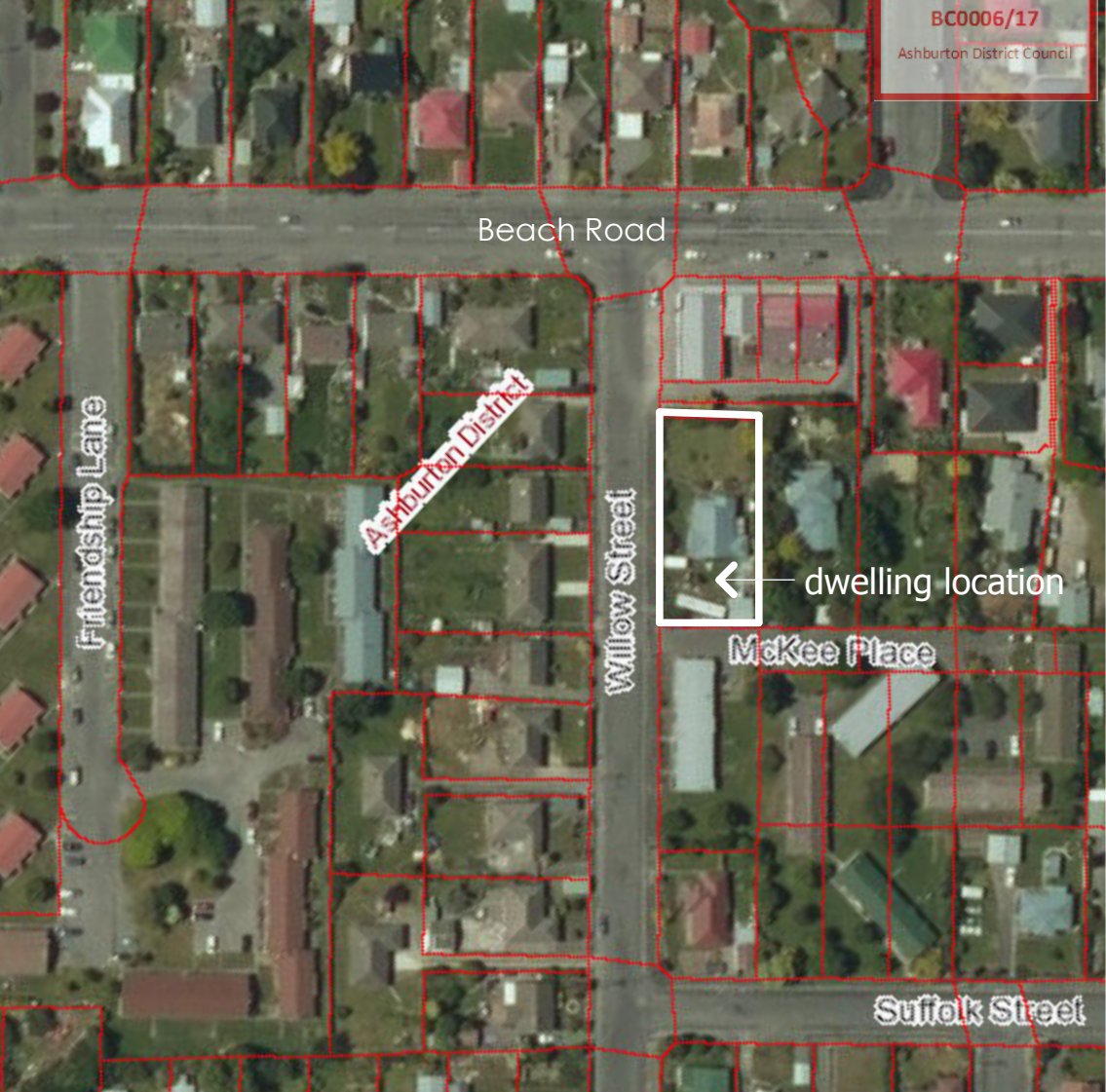
Zone area:- Residential C
Lot :- 3
D.P :-
Site Area :- 360 m²
Floor Plan Total Area (found perimeter) :- 126 m²
Site Coverage (net area) :- 35 %
Wind zone (BRANZ maps):- medium (37 m/s)
Snow zone (BRANZ maps):- N4. (91m) (1.0kPa up to 100m loading)
Exposure Zone (BRANZ maps):- B
Earthquake Zone (BRANZ maps):- 1
Importance level:- 2

WILLOW STREET



SITE PLAN

Scale:-1:200



LOCATION PLAN

not to scale



address. 60 allens road, allenton,
ashburton, 7700
email. info @ moorearch.co.nz
web site. www.moorearch.co.nz
phone. 03-308-0299

Project Name:-

House 3 Dwelling

32 Willow Street , Ashburton

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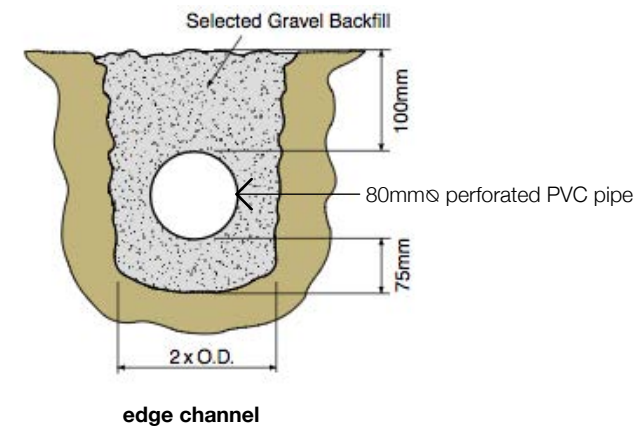
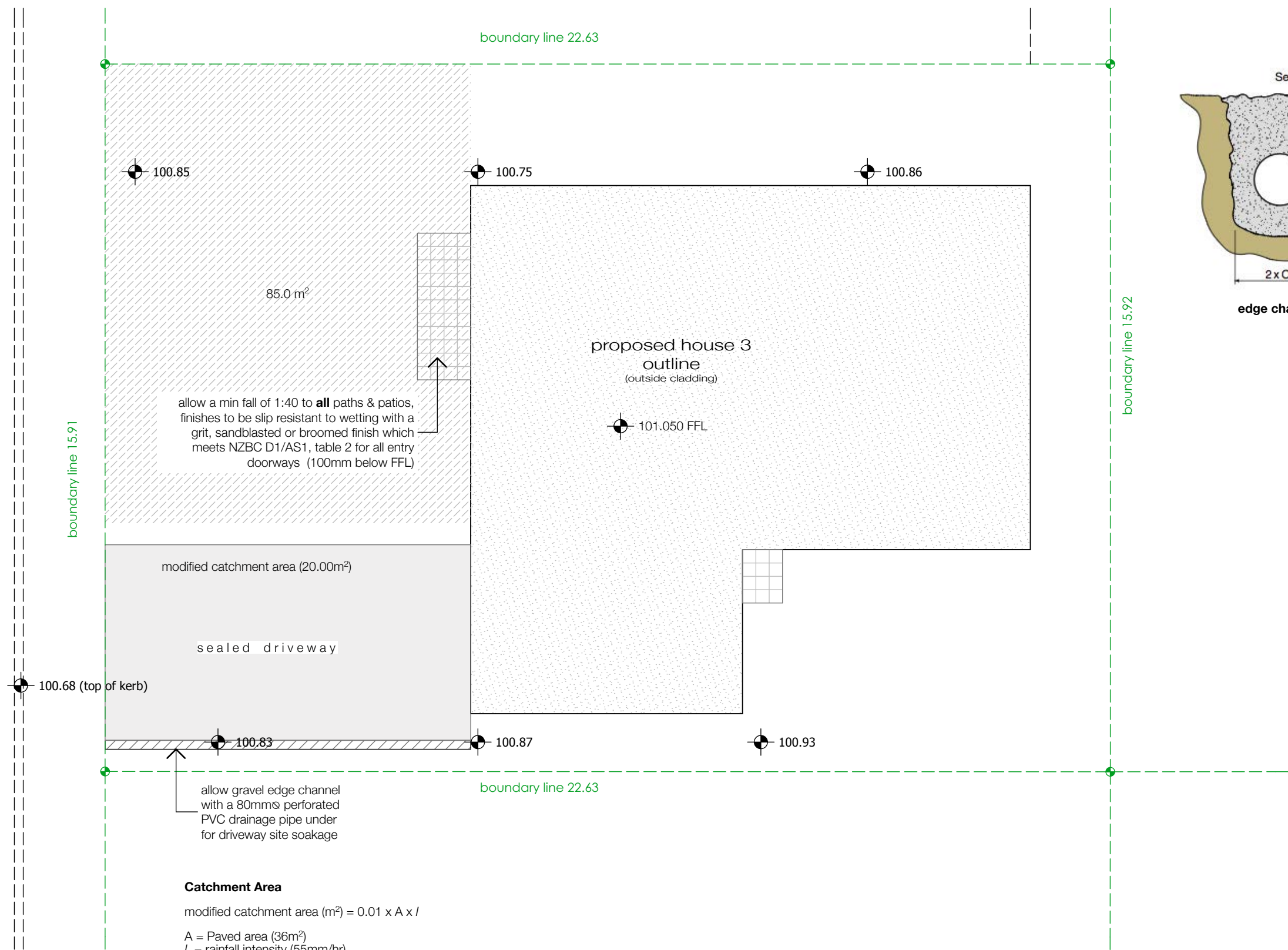
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.	13/01/2017	Building Consent	Design:- JM	A.01
			Drawn:- RK Checked:- JM	
			Project Number:- 1350	OF. 17 Sheets
				Rev.

Approved Building
Consent Documents

BC0006/17

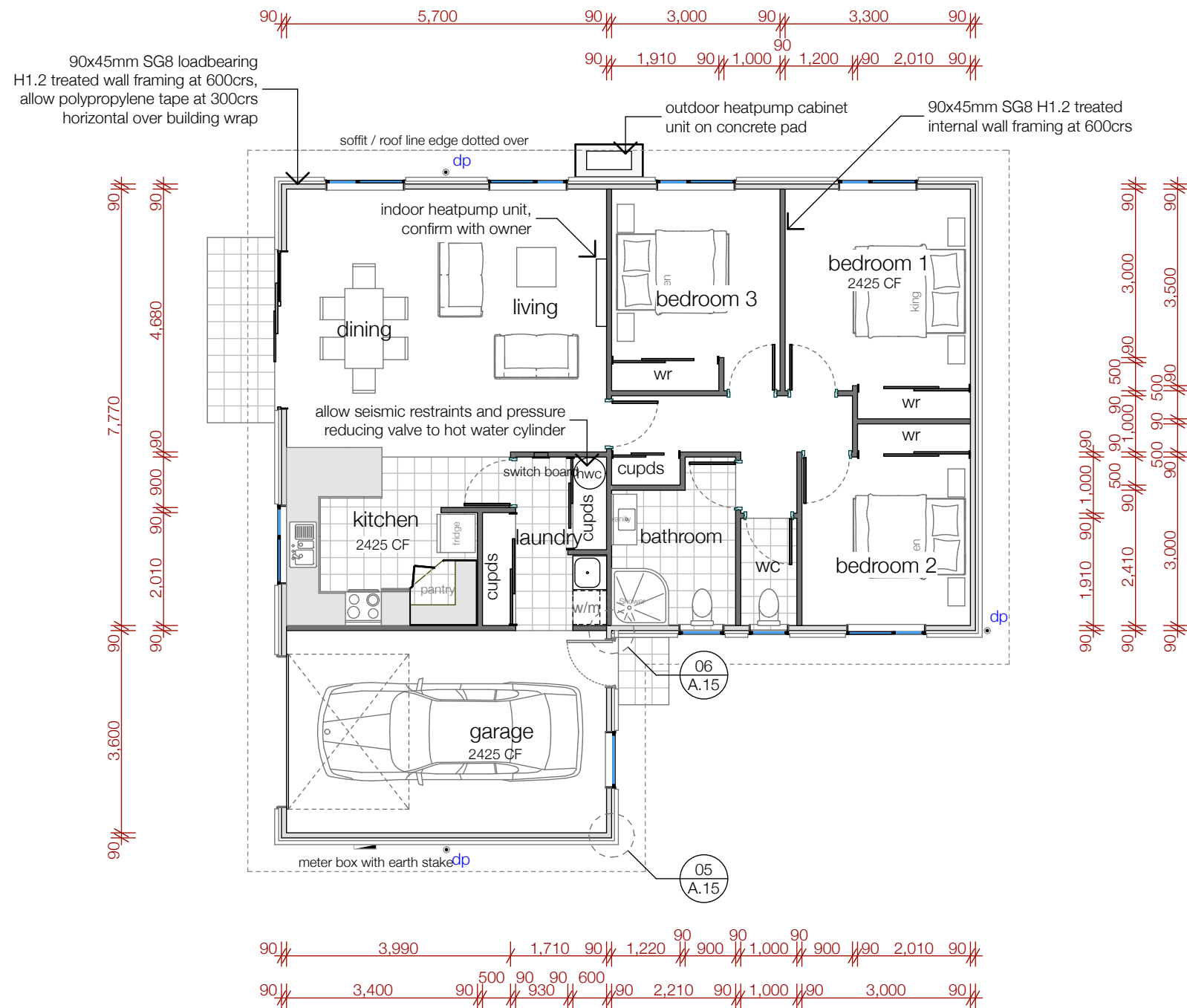
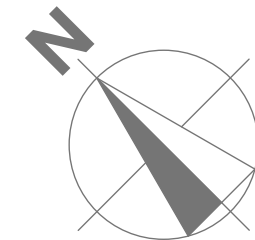
Ashburton District Council

W I L L O W S T R E E T



SITE WORKS

Scale:-1:100



NZBC C1/AS1 Means of Escape

Fire Escape Path
fire escape path is less than 25m

Smoke Detectors
smoke detectors to be fitted in accordance with NZBC clause F7/AS1. positioned in accordance with part 3.3- within 3m of each sleeping area. smoke detectors must cover all points along the fire escape path.

Refer to Window & Door Plan for locations

Plan Area :- 126 m²

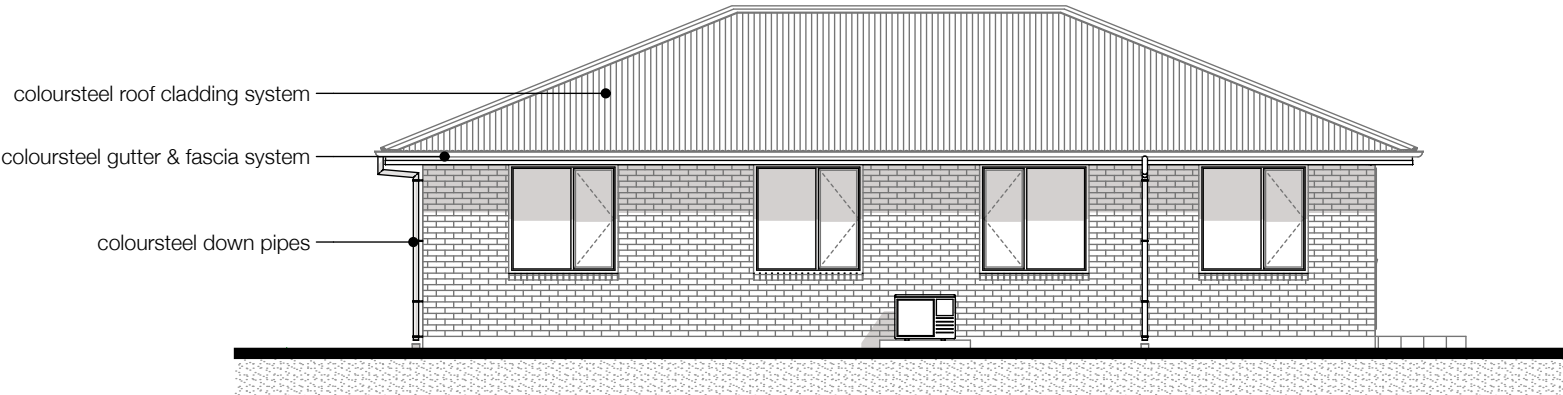
FLOOR PLAN

Scale:-1:100



NORTH-WEST ELEVATION

Scale 1 : 100

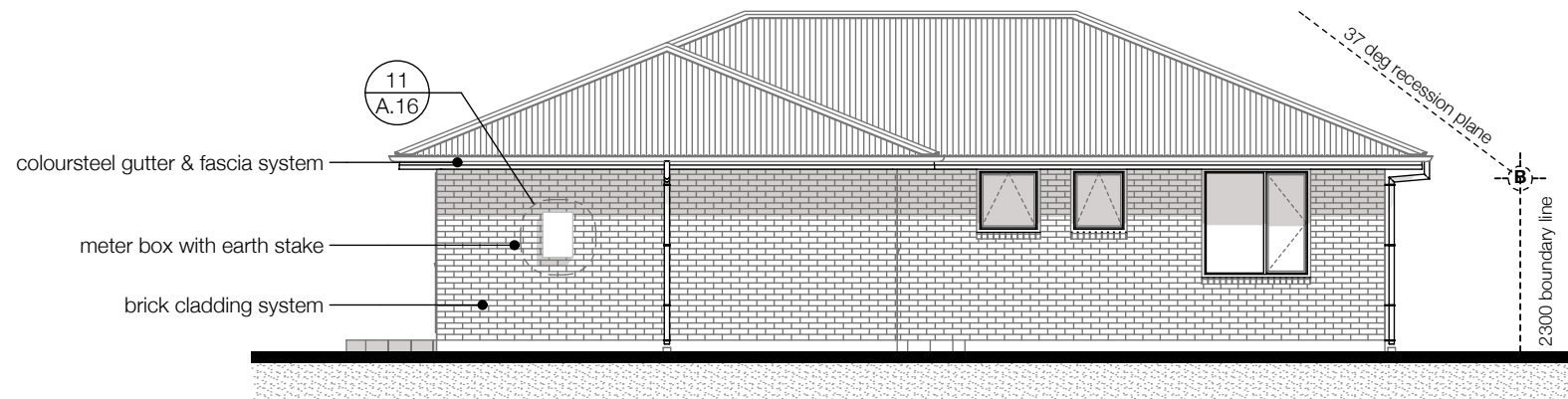


NORTH-EAST ELEVATION

Scale 1 : 100

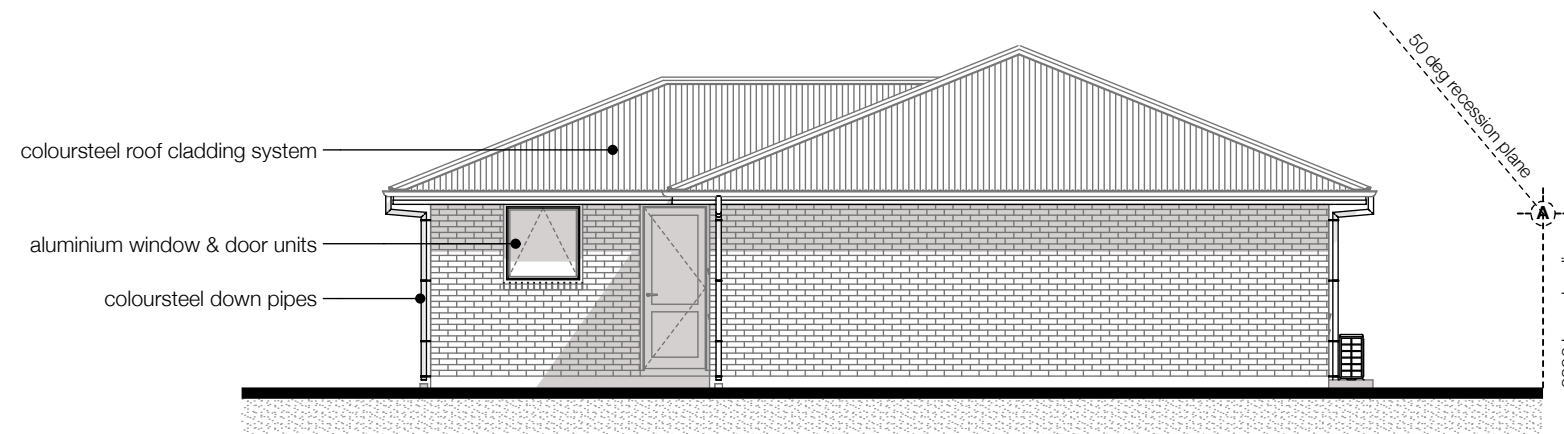
BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score:		1

risk matrix assessment document undertaken as set out in NZBC E2/AS, the building has been assessed according to risk factors summarised above.



SOUTH-WEST ELEVATION

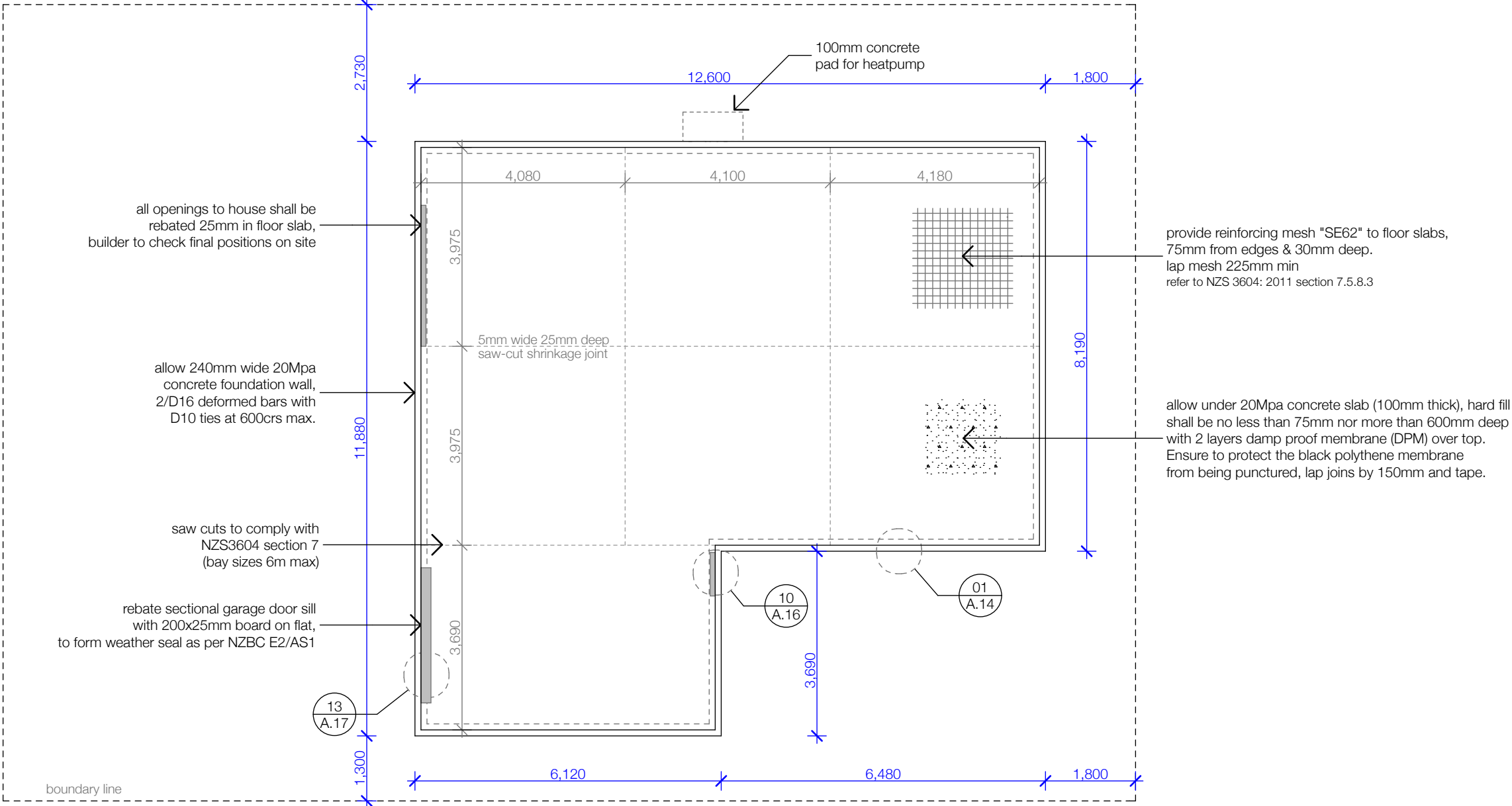
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SOUTH-EAST ELEVATION

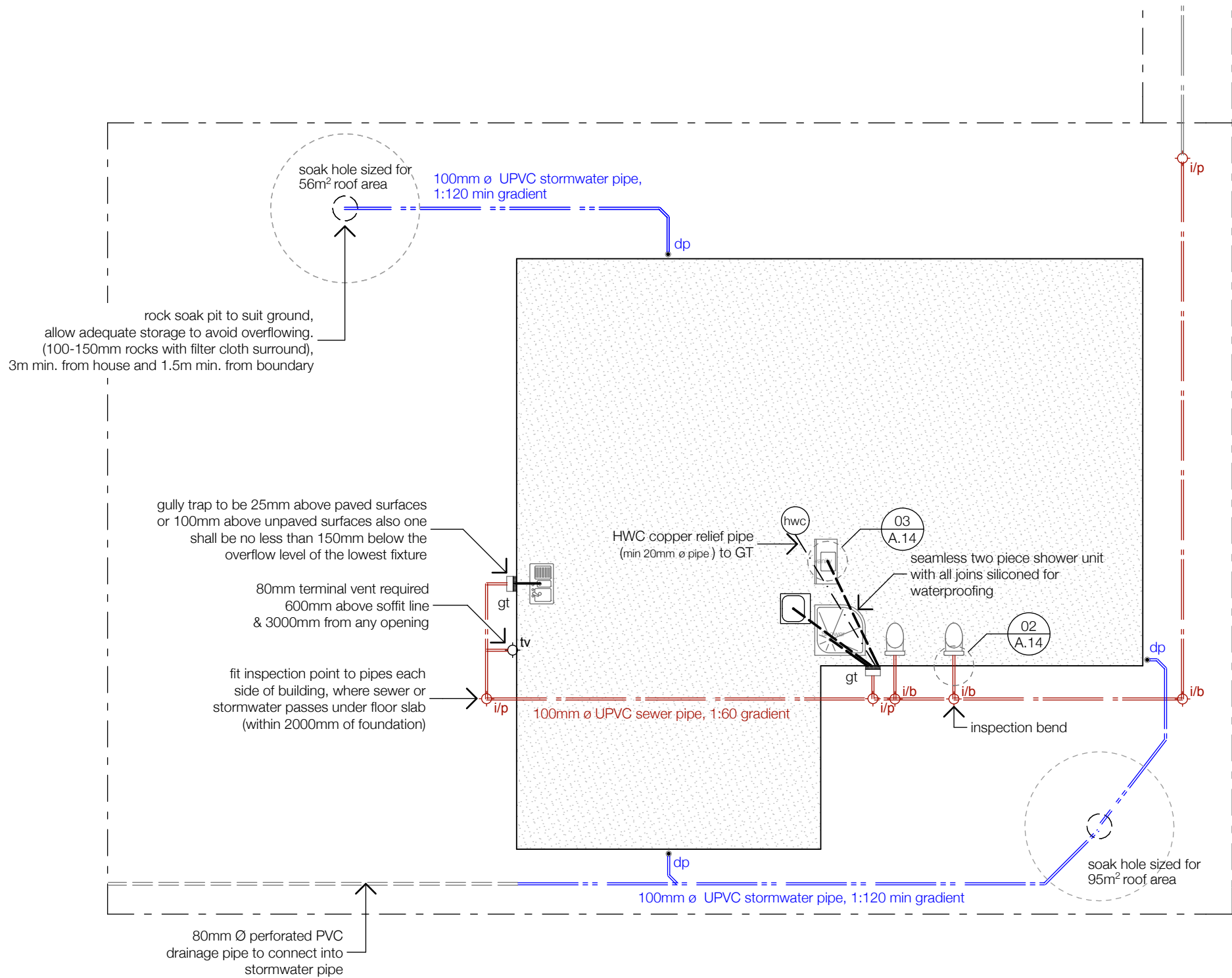
Scale 1 : 100

 MOORE architecture Ltd YOUR HOME YOUR VISION	address. 60 allens road, allenton, ashburton, 7700 email. info @ moorearch.co.nz web site. www.moorearch.co.nz phone. 03-308-0299	Project Name:- House 3 Dwelling 32 Willow Street , Ashburton design and drawing © copyright moore architecture Ltd	Rev:-	Date:-	Description:-	Drawing scale :-		Sheet No:-	
			.	13/01/2017	Building Consent	@ A3 sheet size 100%		A.05	
						Design:- JM	Drawn:- RK		
							Checked:- JM		
						Project Number:- 1350		OF. 17 Sheets	Rev.



FOUNDATION PLAN

Scale:-1:100



VENT PIPES		
discharge pipes up to 40mm dia=32mm vent pipe		
discharge pipes over 40mm dia=40mm vent pipe		
sanitary fixture's	min pipe ø	min gradient
basin	32mm	1:20
kitchen sink	50mm	1:40
laundry sink	50mm	1:40
shower	40mm	1:30
SEWER PIPE	100mm	1:60
STORMWATER PIPE	100mm	1:120

pipes shall incorporate expansion joints in accordance with chapter 8 of **NZS 7643**

sewer length to existing lateral will be 30m max, which at 1:60 gradient will fall 500mm. contractor to check existing sewer main to ensure 500mm below ground can be achieved

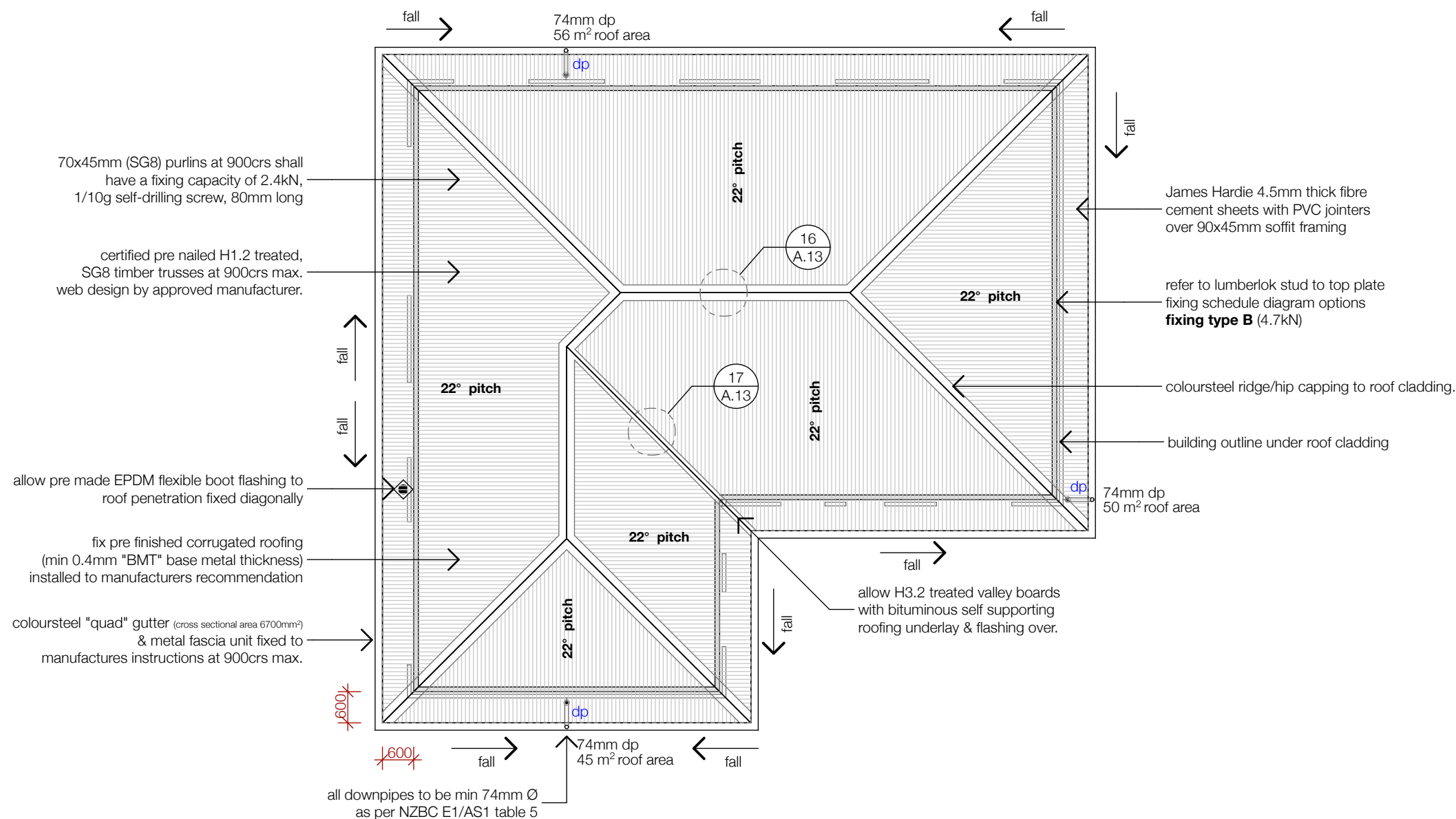
DRAINAGE PLAN

Scale:-1:100

note:-
all downpipes, gutters, roofing,
fastenings shall be of the same
compatible material to eliminate
the risk of galvanic corrosion

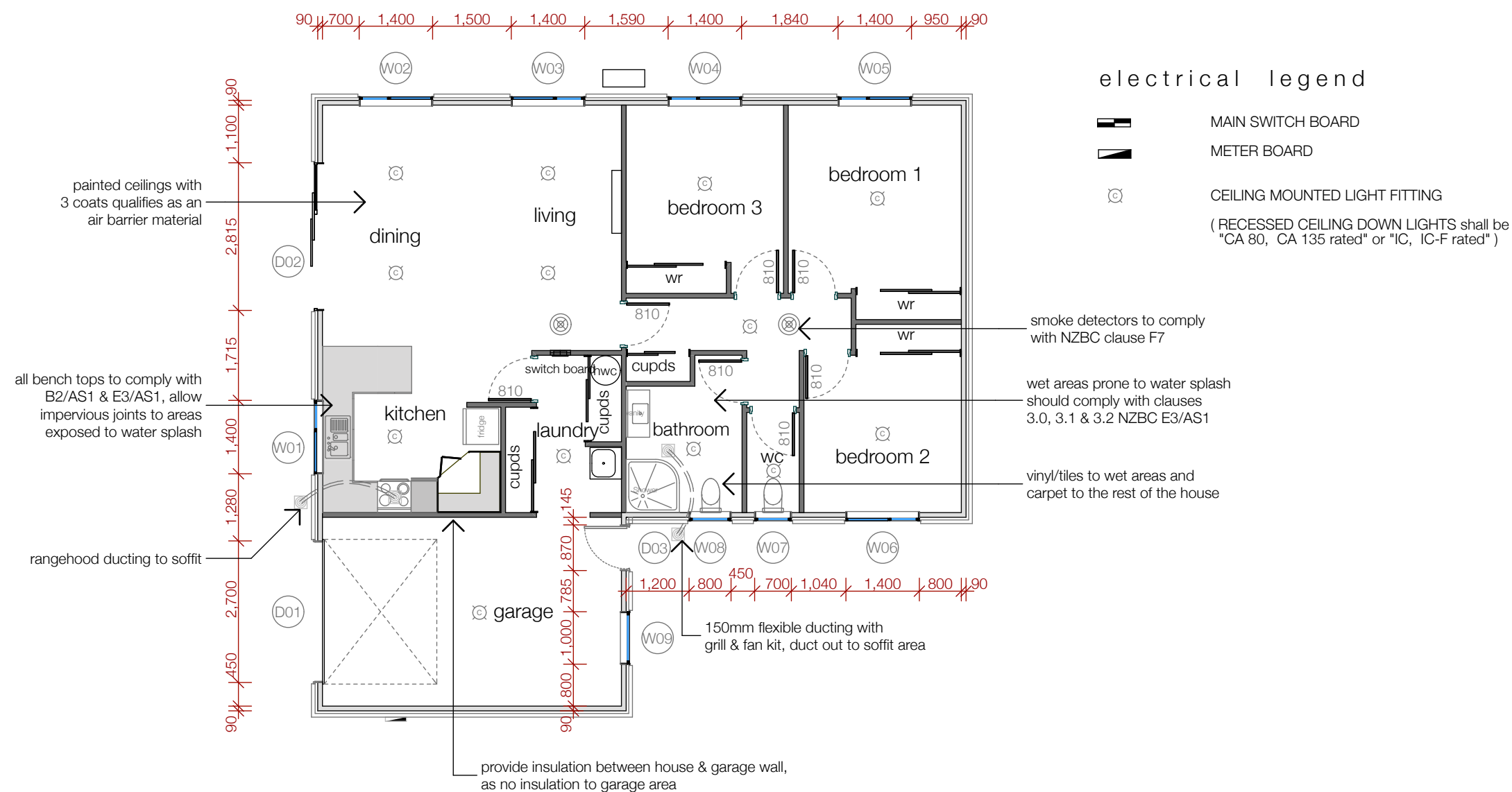
Downpipe calculations:-

- highest discharge , 22° roof pitch
- total roof plan area , 151 m²
- 3 downpipes at 74mm ø for max 85m² of roof area
- 55mm/hr rainfall intensity allowed for in calculations



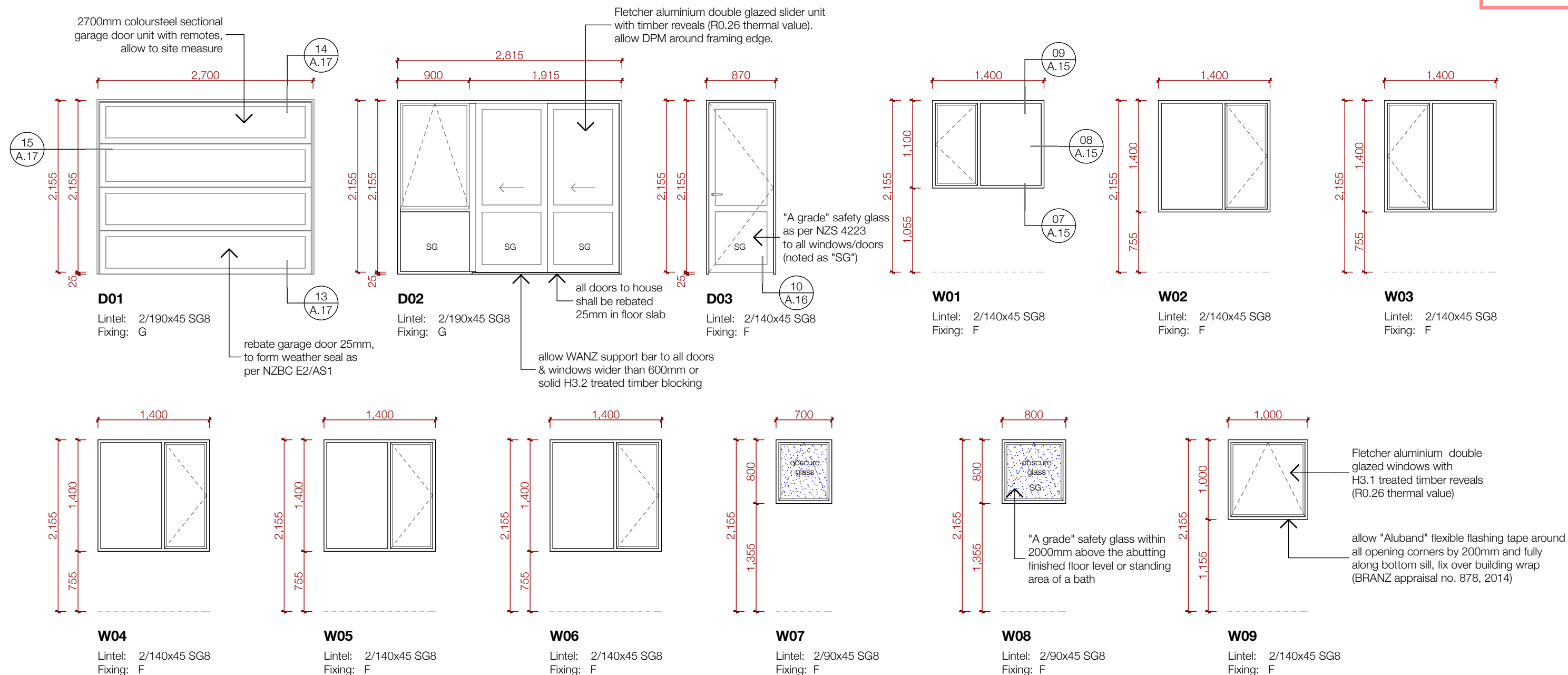
ROOF PLAN

Scale:-1:100



WINDOW & DOOR PLAN

Scale:-1:100



Window & Door Schedule

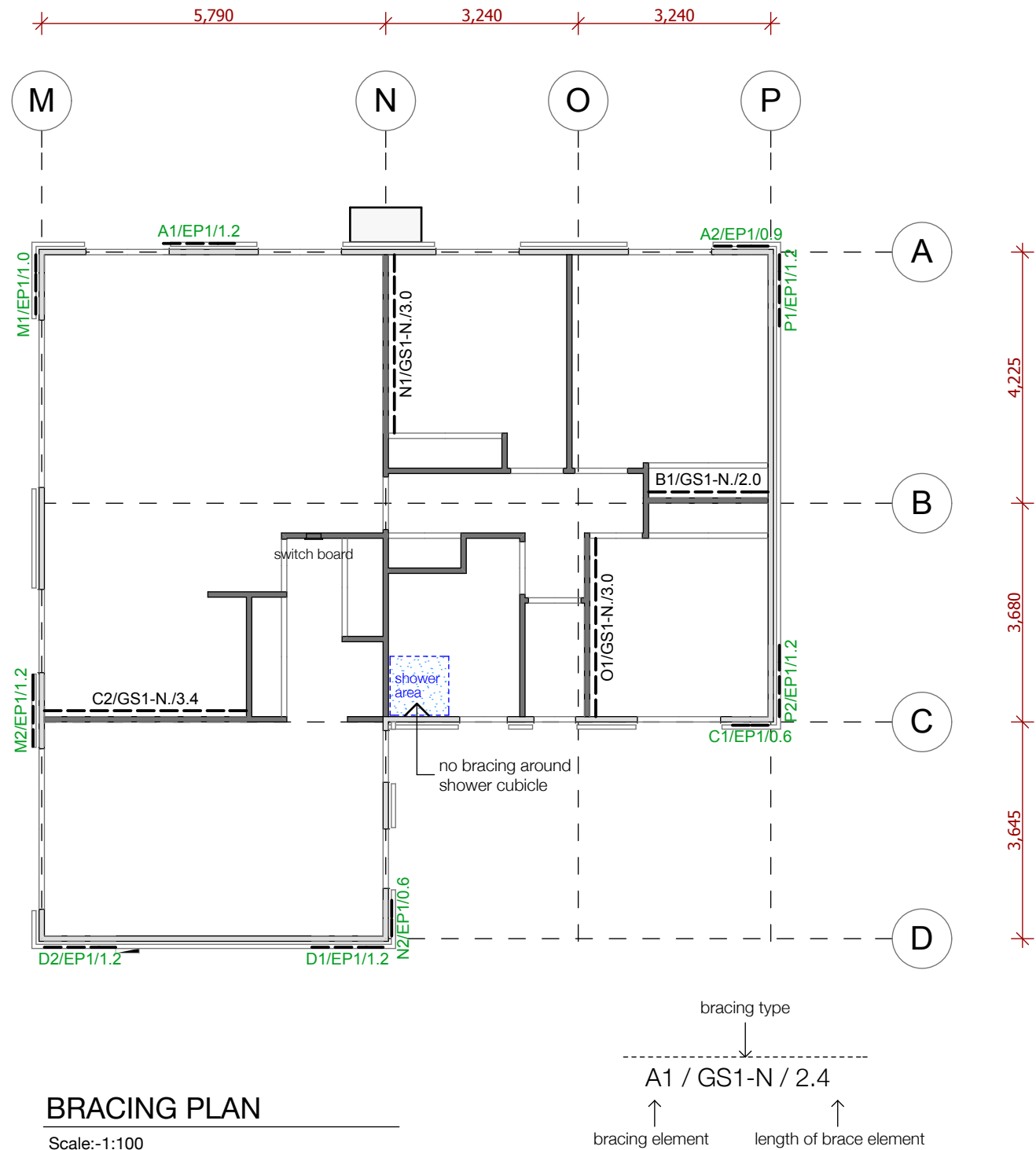
Scale:-1:50

all window & doors viewed from the exterior , and sizes shown are measured over reveals.
window manufacturer to site measure all window openings before fabrication

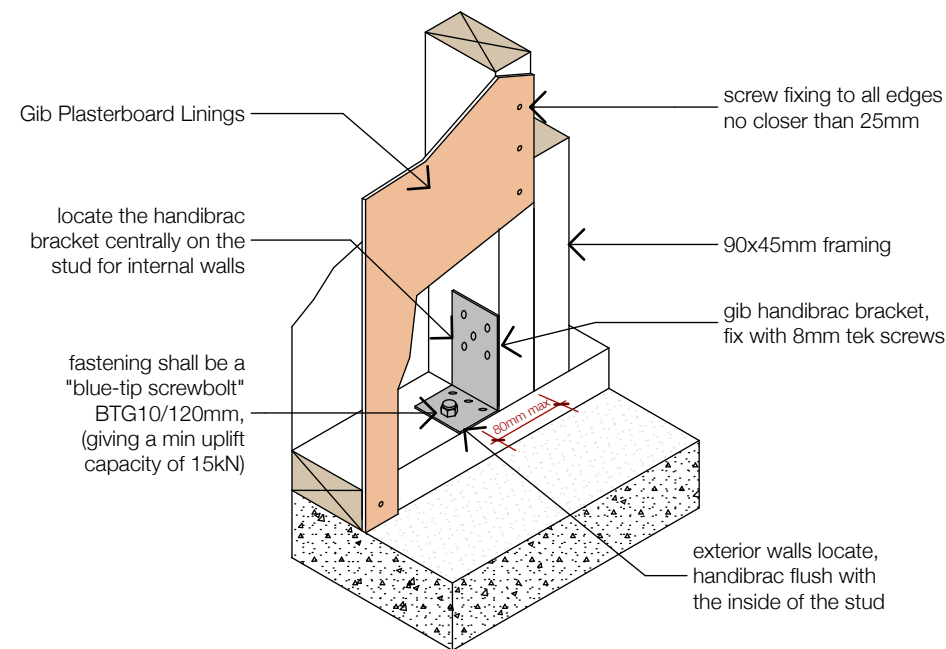
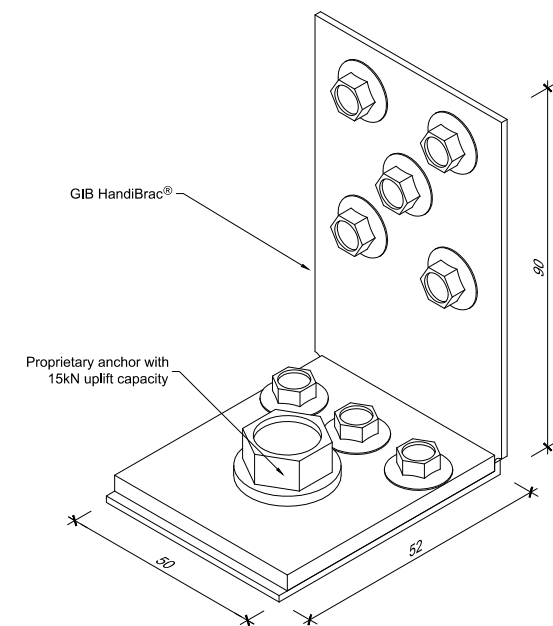
lintel fixings refer to mitek
lumberlock fixing schedule

Type	Minimum length (m)	Lining requirements	Concrete slabs	
			External wall	Internal wall
GS1-N*	0.4	Gib standard plasterboard one side fixed horizontal, no extra requirements	as per NZS3604:2011 no specific additional fastening required	as per NZS3604:2011 alternatively use 75x3.8mm shot-fired fasteners with 16mm washers, 150mm and 300mm from each end of the bracing element and at 600mm thereafter
GS1-N	1.2			
EP1	0.6	7mm ecoply one side	hold downs each side	not applicable

Approved Building
Consent Documents
BC0006/17
Ashburton District Council

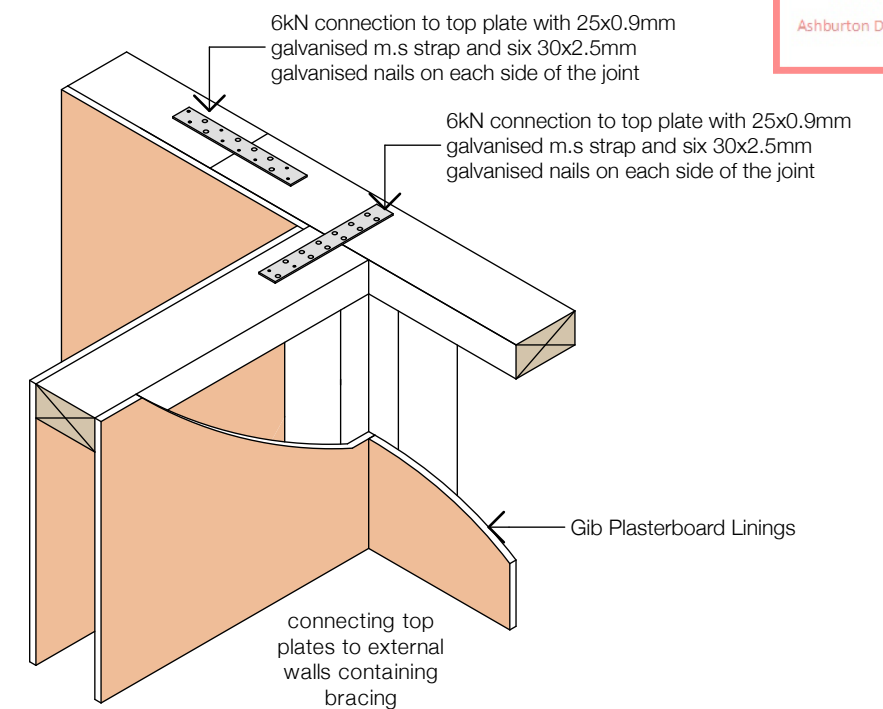


BRACING CALCULATIONS											
Location of Storey			Single		Floor Load				2kPa		
Floor Height to Apex			5.0 m		Roof Weight				Light		
Roof Height Above Eaves			2.0 m		Cladding Weights:						
Roof Pitch			0 - 25 °		- Subfloor				Concrete Floor		
Roof Style			Hip		- Wall Cladding				Heavy		
Building Length (BL)			12.8 m								
Building Width (BW)			13.6 m		Room in Roof Space				No		
Wind Zone			Medium		Soil Class				D - Deep or Soft		
W along			35.0 BUs/m		Gross Plan Area (GPA)				126.0 m2		
W across			35.0 BUs/m		Earthquake Zone				1		
W along x BW			476.0 BUs		EQ				4.5 BUs/m2		
W across x BL			448.0 BUs		EQ x GPA				567.0 BUs		
Calculations based on NZS 3604:2011											
ALONG											
Bracing Line			Bracing Elements Provided					Wind		Earthquake	
Line Label	Min BUs W	Min BUs E	Brace No.	Brace Type	Brace Length	Brace Angle	Brace Height	Rating BUs/m	BUs Achieved	Rating BUs/m	BUs Achieved
A	185	185	A1	EP1.	1.2	0.0	2.4	120	144.0	135	162.0
			A2	EP1	0.9	0.0	2.4	95	85.5	105	94.5
B	100	100	B1	GS1-N.	2.0	0.0	2.4	70	140.7	60	120.6
C	185	185	C1	EP1	0.6	0.0	2.4	95	57.0	105	63.0
			C2	GS1-N.	3.4	0.0	2.4	70	238.0	60	204.0
D	100	100	D1	EP1.	1.2	0.0	2.4	120	144.0	135	162.0
			D2	EP1.	1.2	0.0	2.4	120	144.0	135	162.0
Totals Achieved								W	953.2	E	968.1
Totals Required								W	476.0	E	567.0
ACROSS											
Bracing Line			Bracing Elements Provided					Wind		Earthquake	
Line Label	Min BUs W	Min BUs E	Brace No.	Brace Type	Brace Length	Brace Angle	Brace Height	Rating BUs/m	BUs Achieved	Rating BUs/m	BUs Achieved
M	175	175	M1	EP1	1.0	0.0	2.4	95	95.0	105	105.0
			M2	EP1.	1.2	0.0	2.4	120	144.0	135	162.0
N	100	100	N1	GS1-N.	3.0	0.0	2.4	70	210.0	60	180.0
			N2	EP1	0.6	0.0	2.4	95	57.0	105	63.0
O	100	100	O1	GS1-N.	3.0	0.0	2.4	70	210.0	60	180.0
P	175	175	P1	EP1.	1.2	0.0	2.4	120	144.0	135	162.0
			P2	EP1.	1.2	0.0	2.4	120	144.0	135	162.0
Totals Achieved								W	1,004.0	E	1,014.0
Totals Required								W	448.0	E	567.0



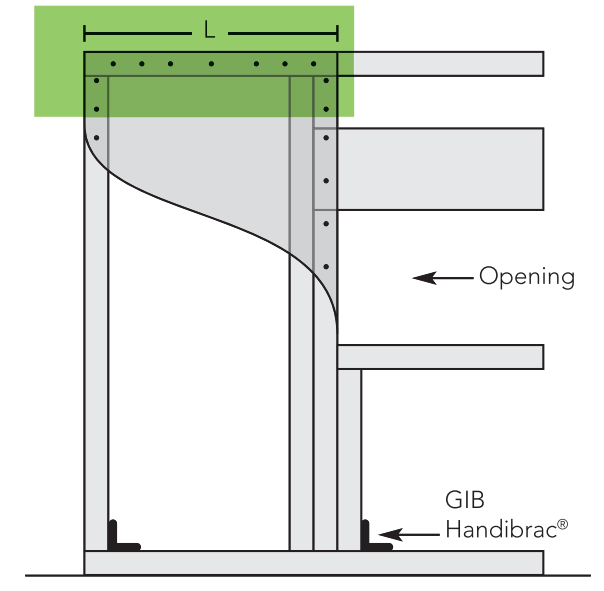
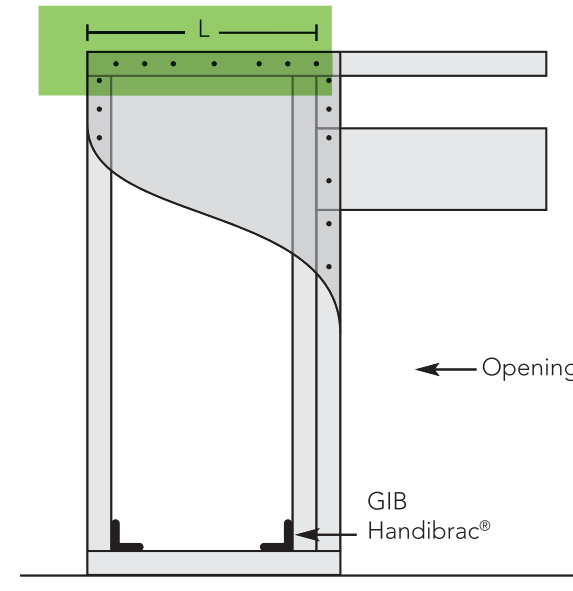
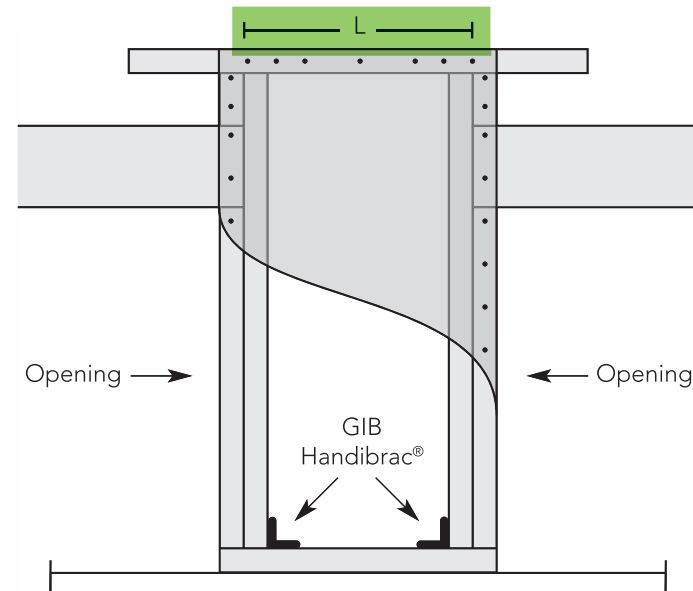
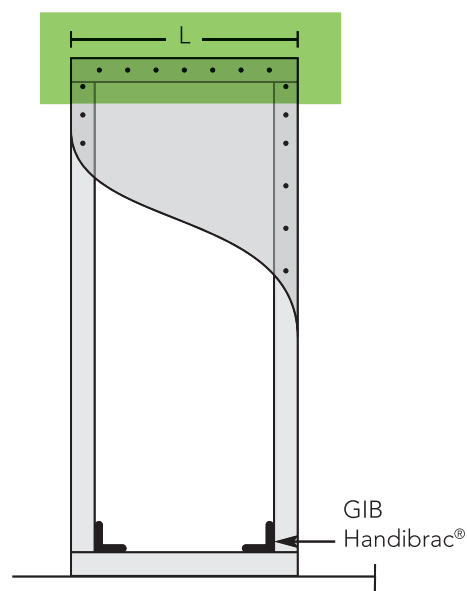
● PANEL HOLD-DOWN DETAIL

Scale n.t.s

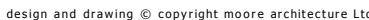
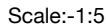


● TOP PLATE FIXING DETAIL

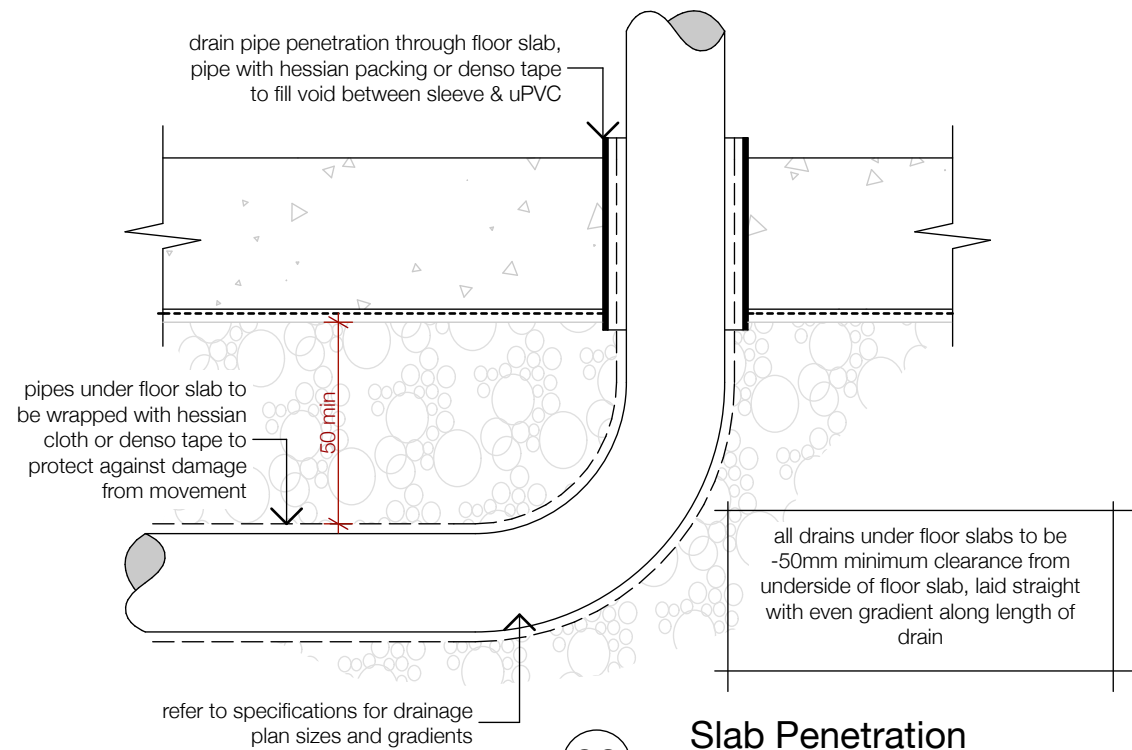
Scale n.t.s



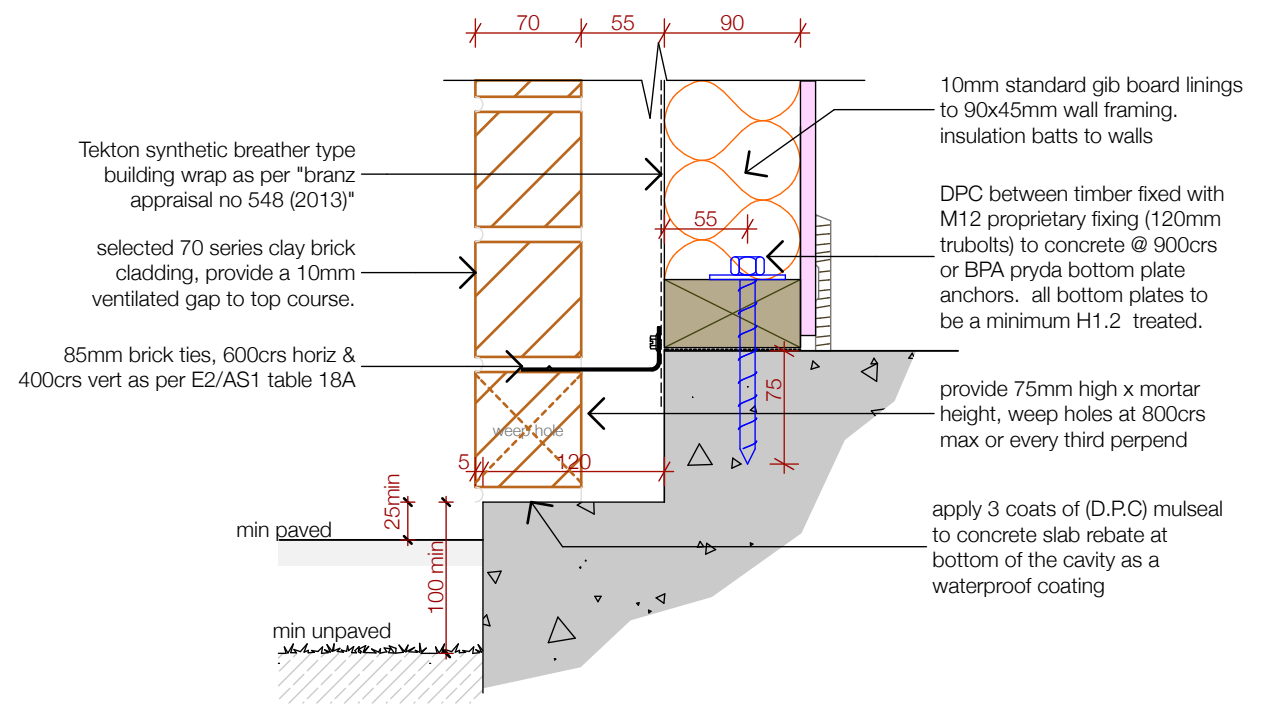
"H" type bracing elements with specific hold downs



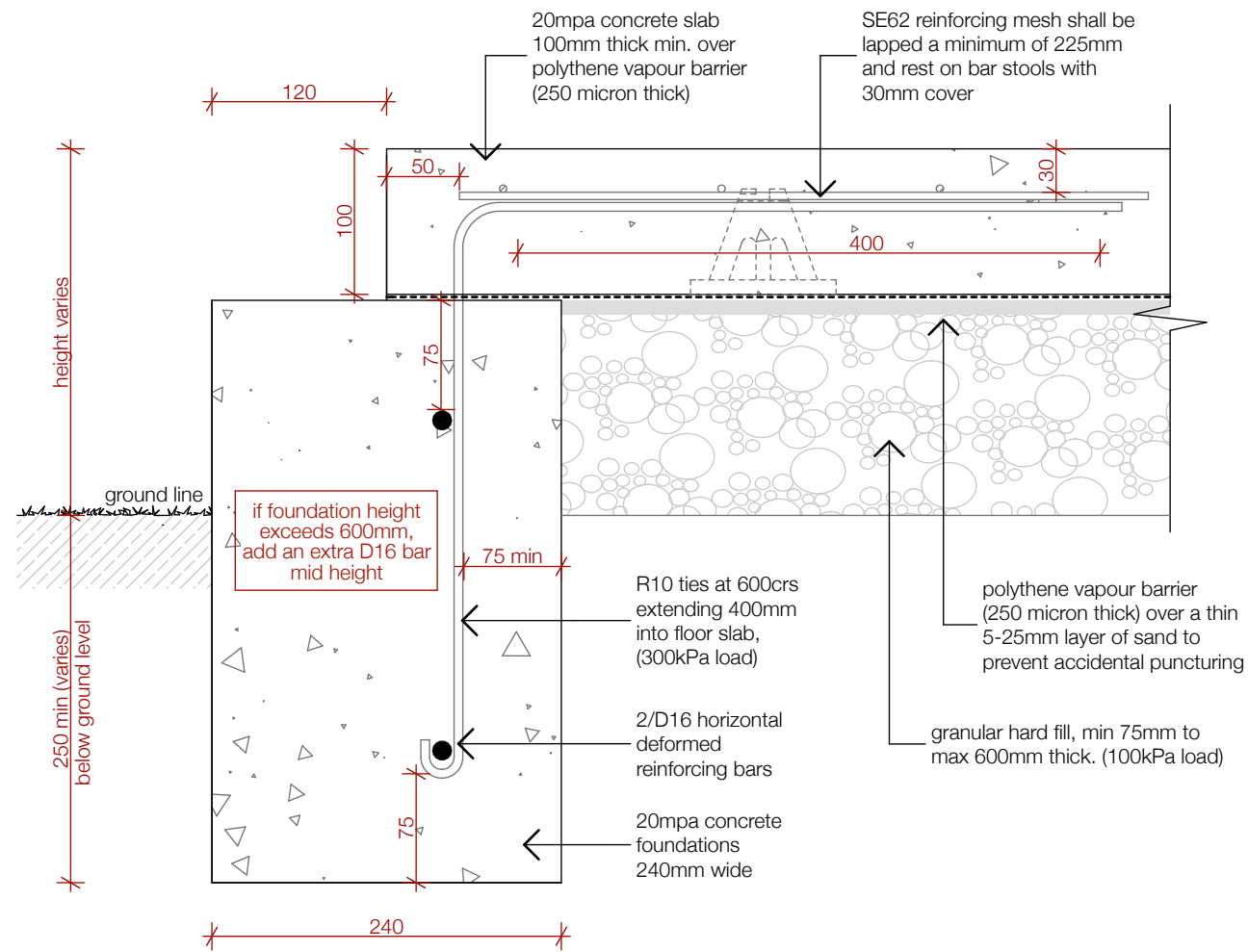
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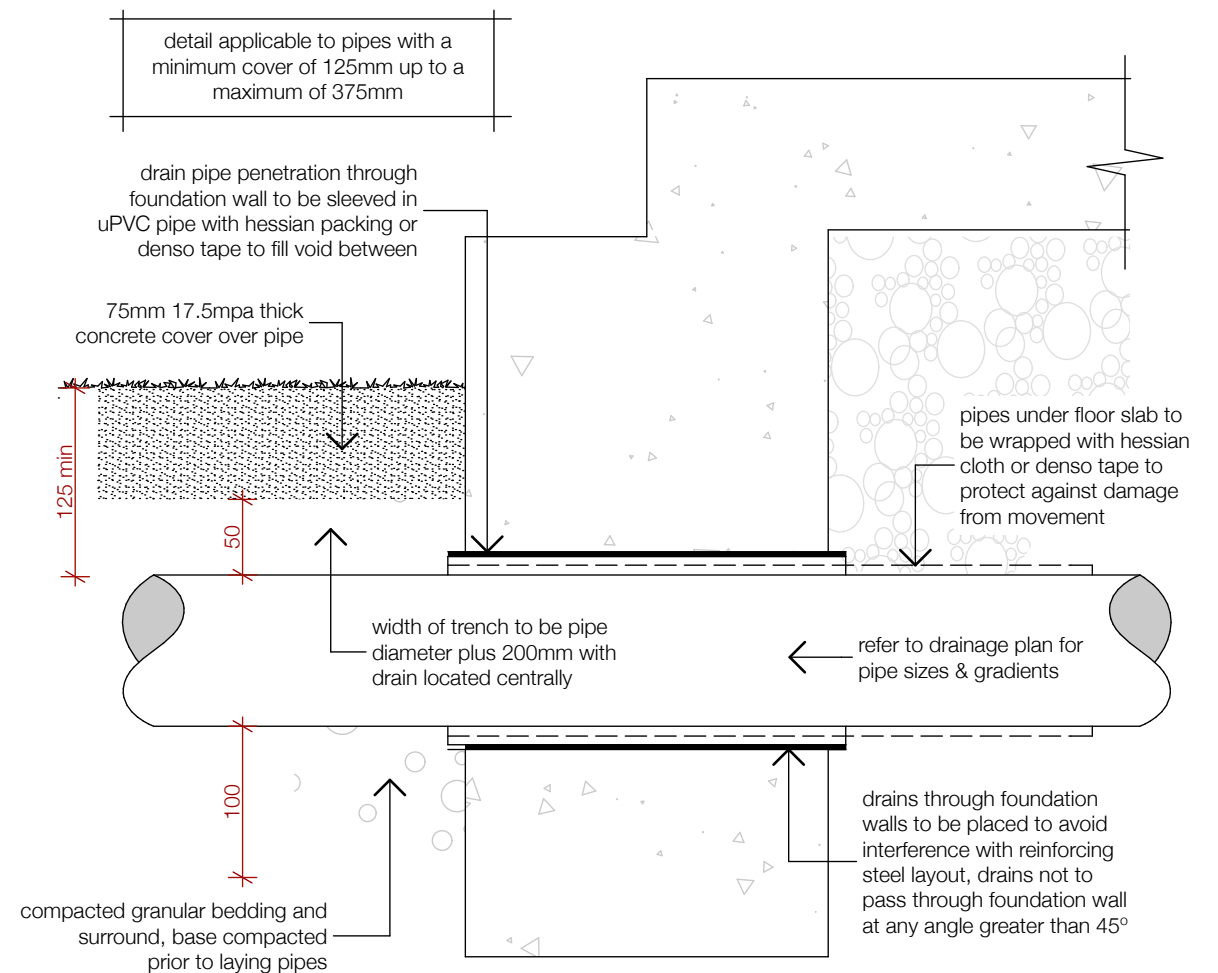
03 Slab Penetration
Scale:-1:5



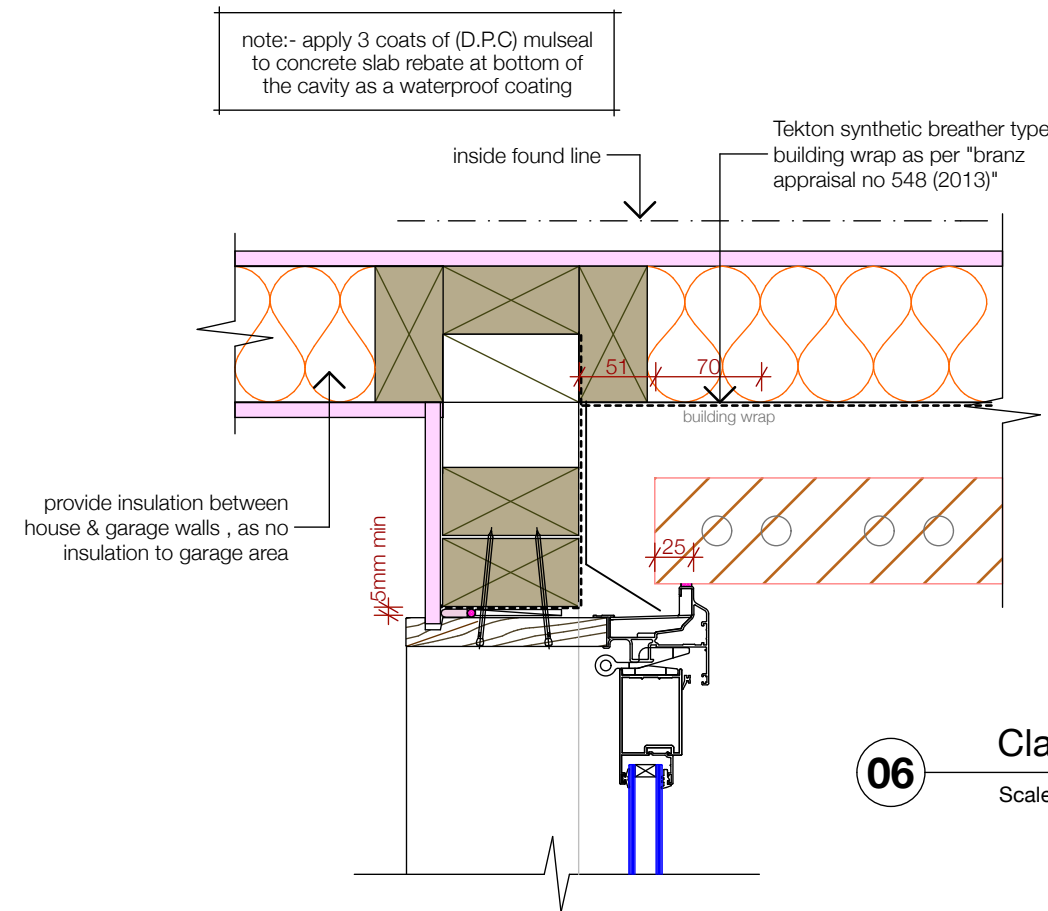
04 Bottom Plate Fixing
Scale:-1:5



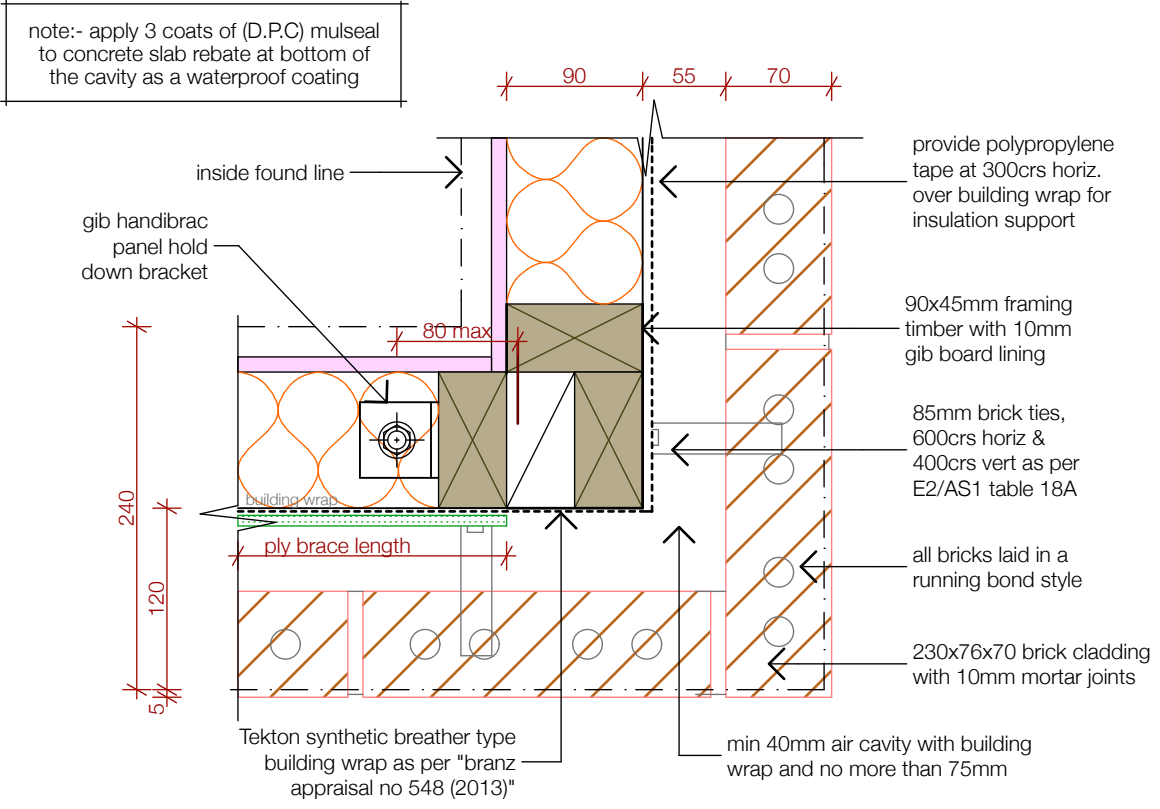
01 Footing Detail
Scale:-1:5



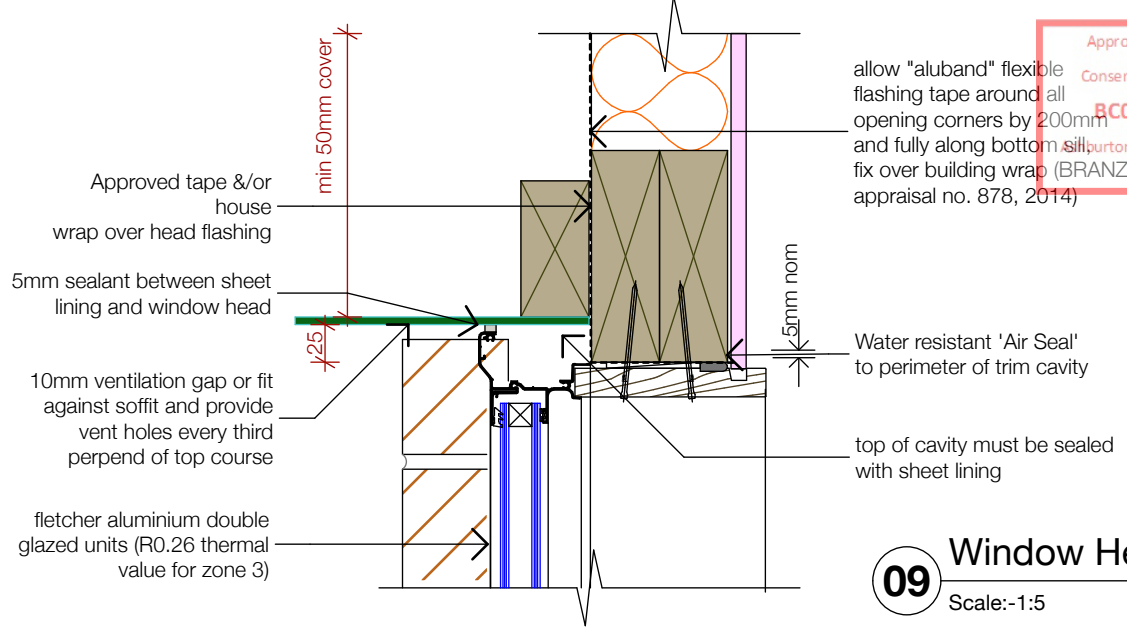
02 Footing Penetration
Scale:-1:5



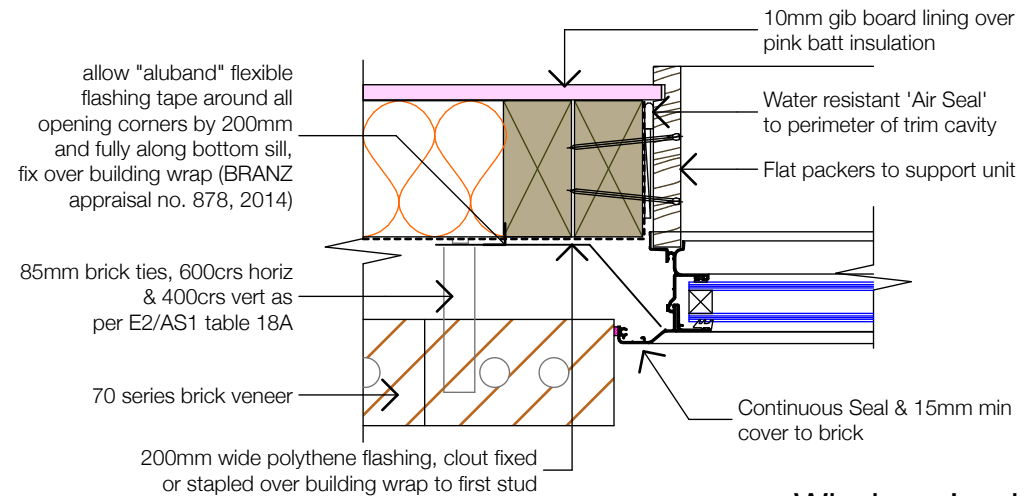
06 Cladding Internal Corner
Scale:-1:5



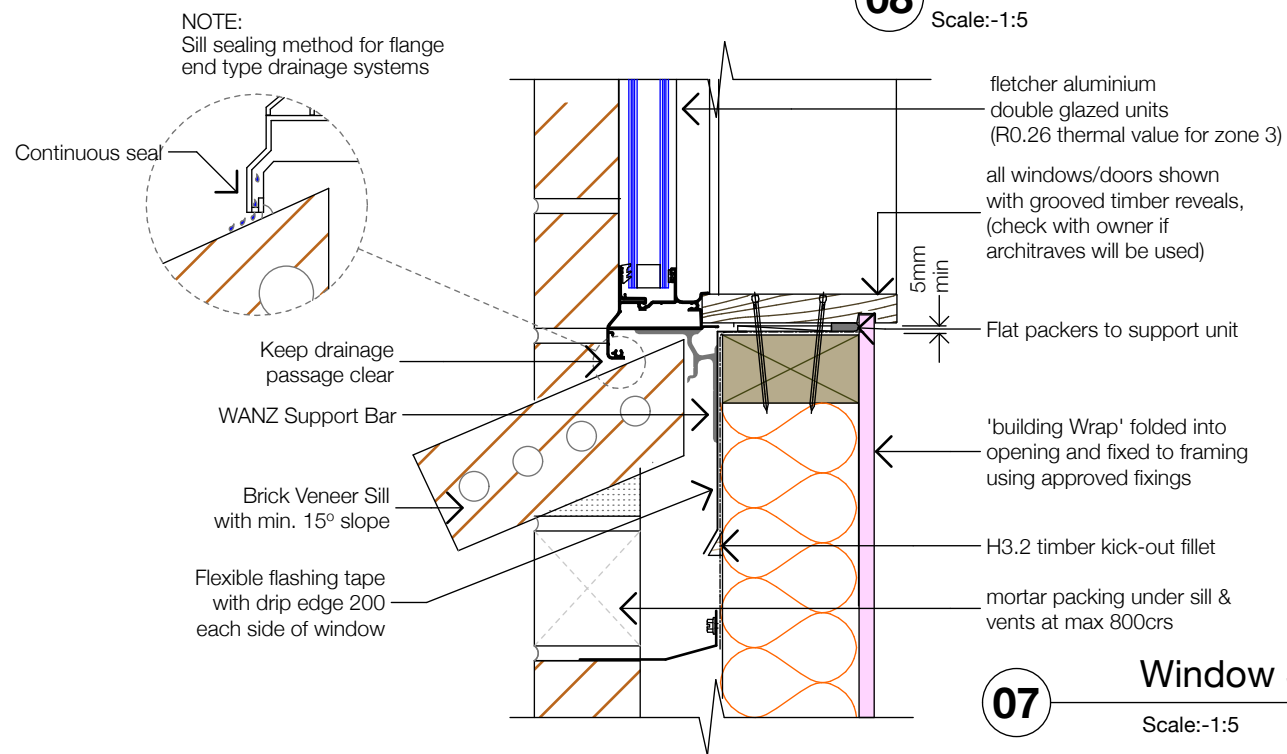
05 Cladding External Corner
Scale:-1:5



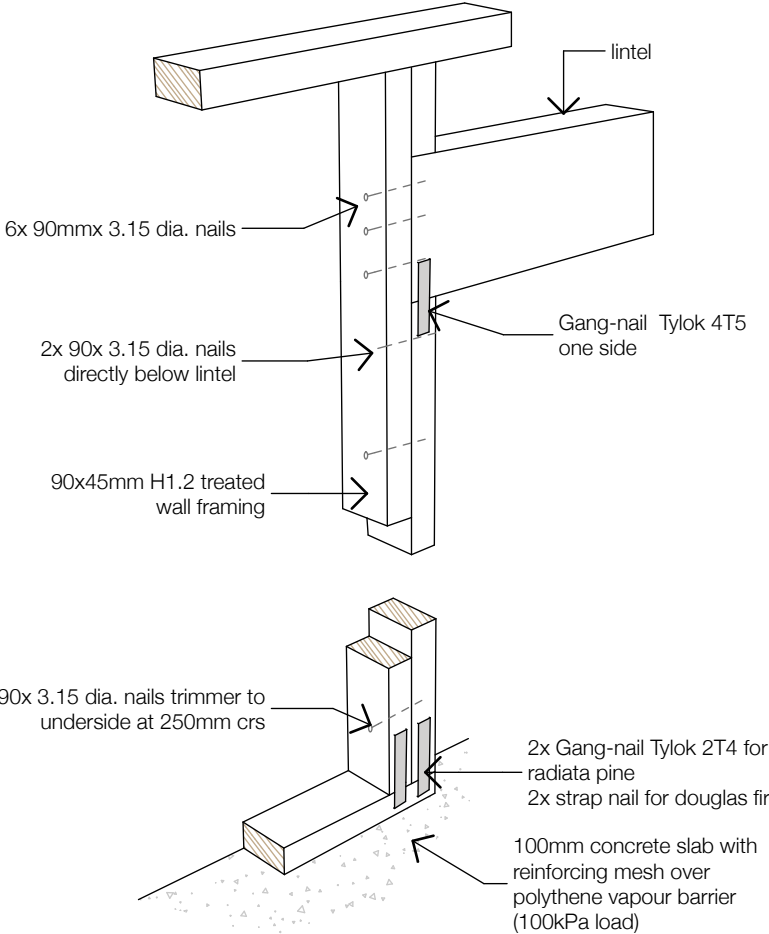
09 Window Head
Scale:-1:5



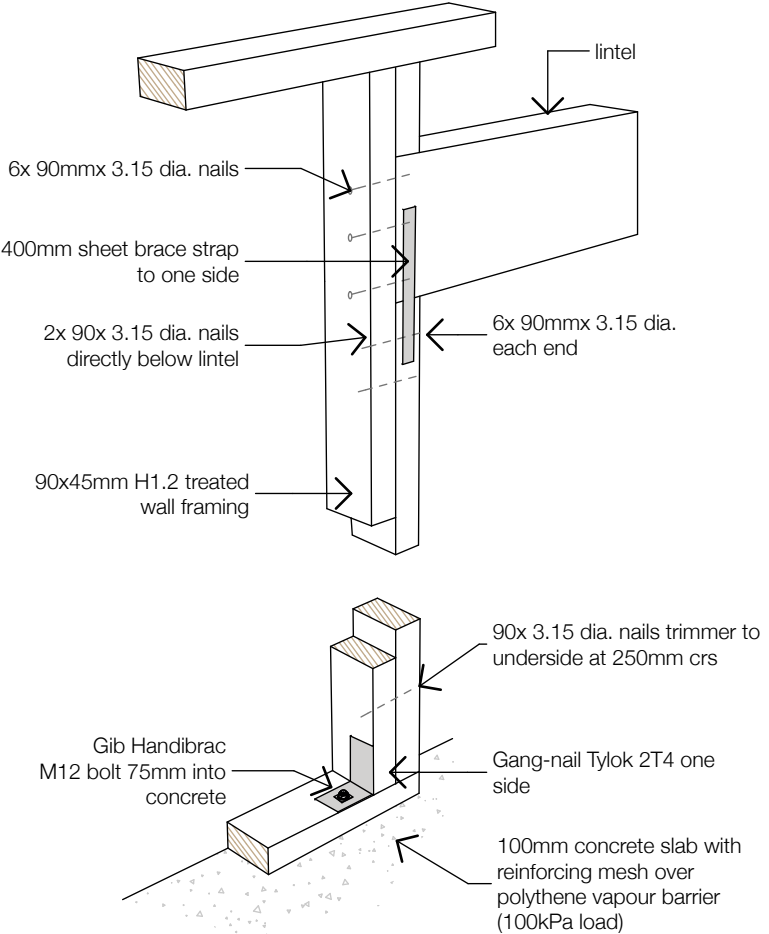
08 Window Jamb
Scale:-1:5



07 Window Sill
Scale:-1:5

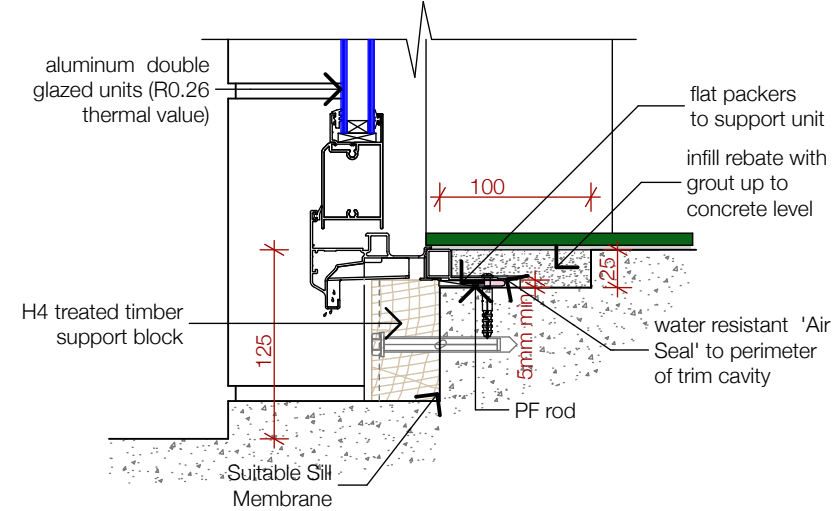


Lintel Fixing
Type F (4.0 kN)

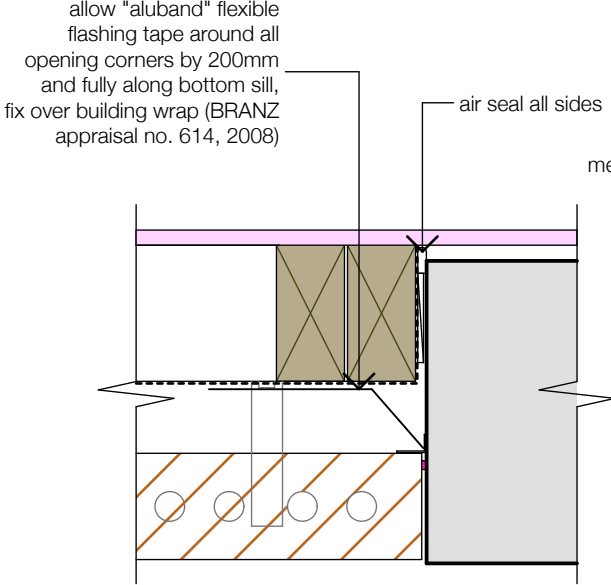


Lintel Fixing
Type G (7.5 kN)

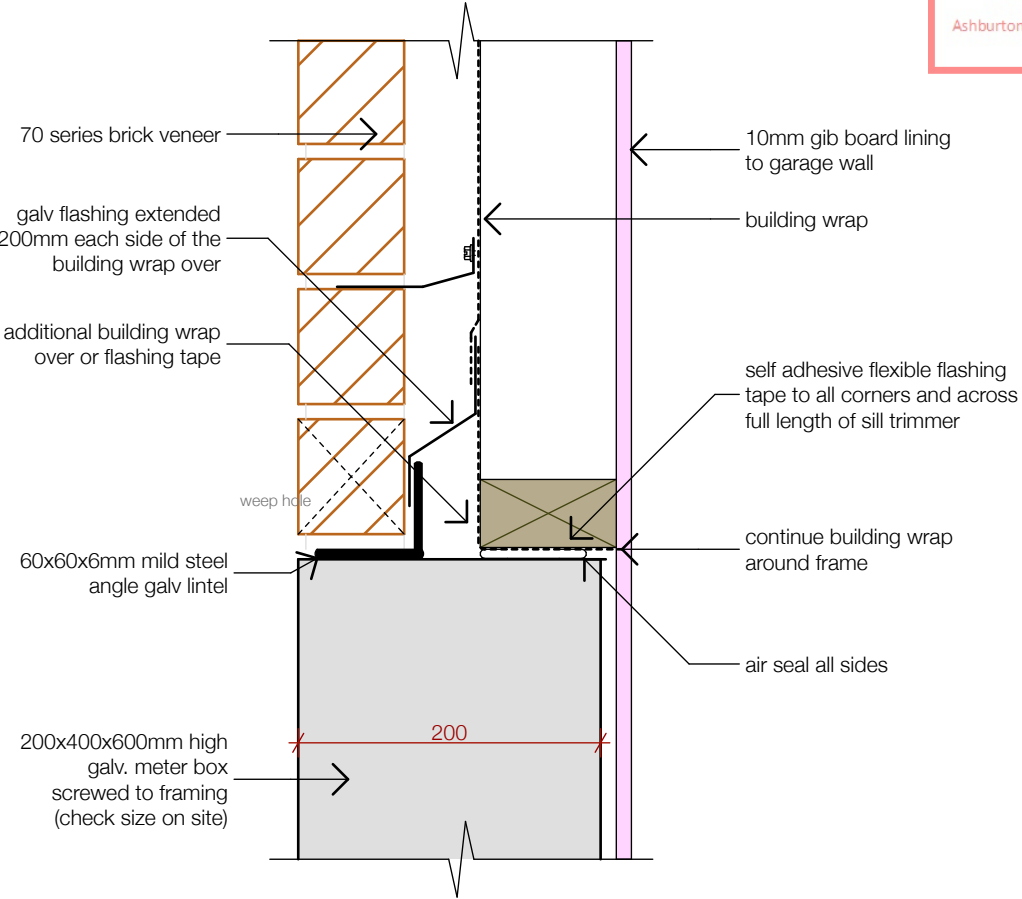
12 Structural Lintel Fixings



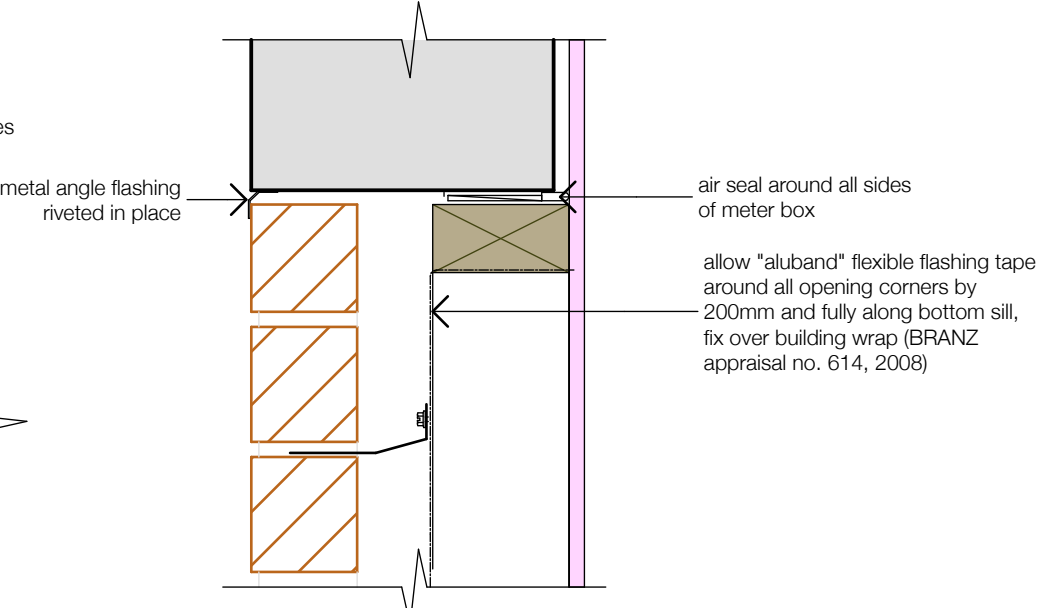
10 Door Sill
Scale:-1:5



JAMB

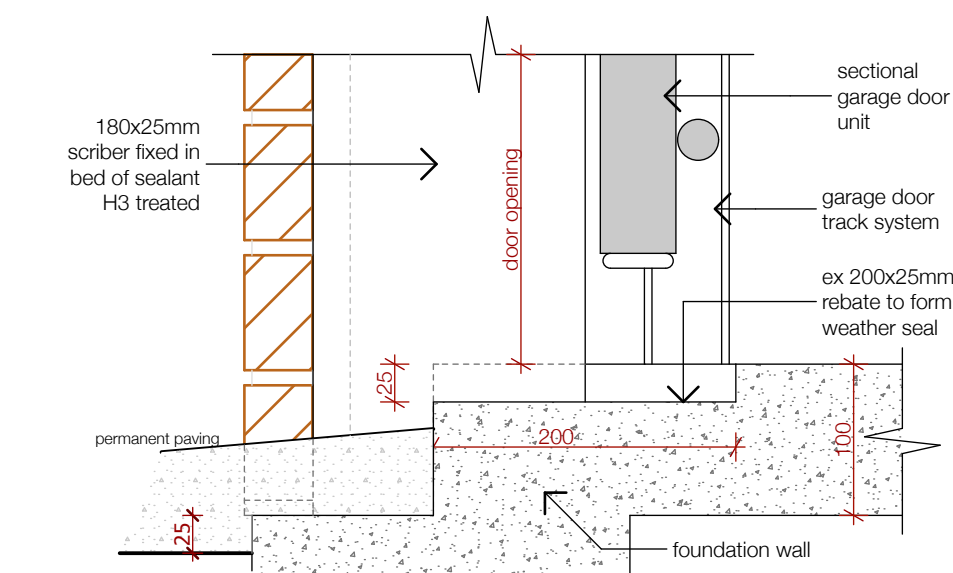
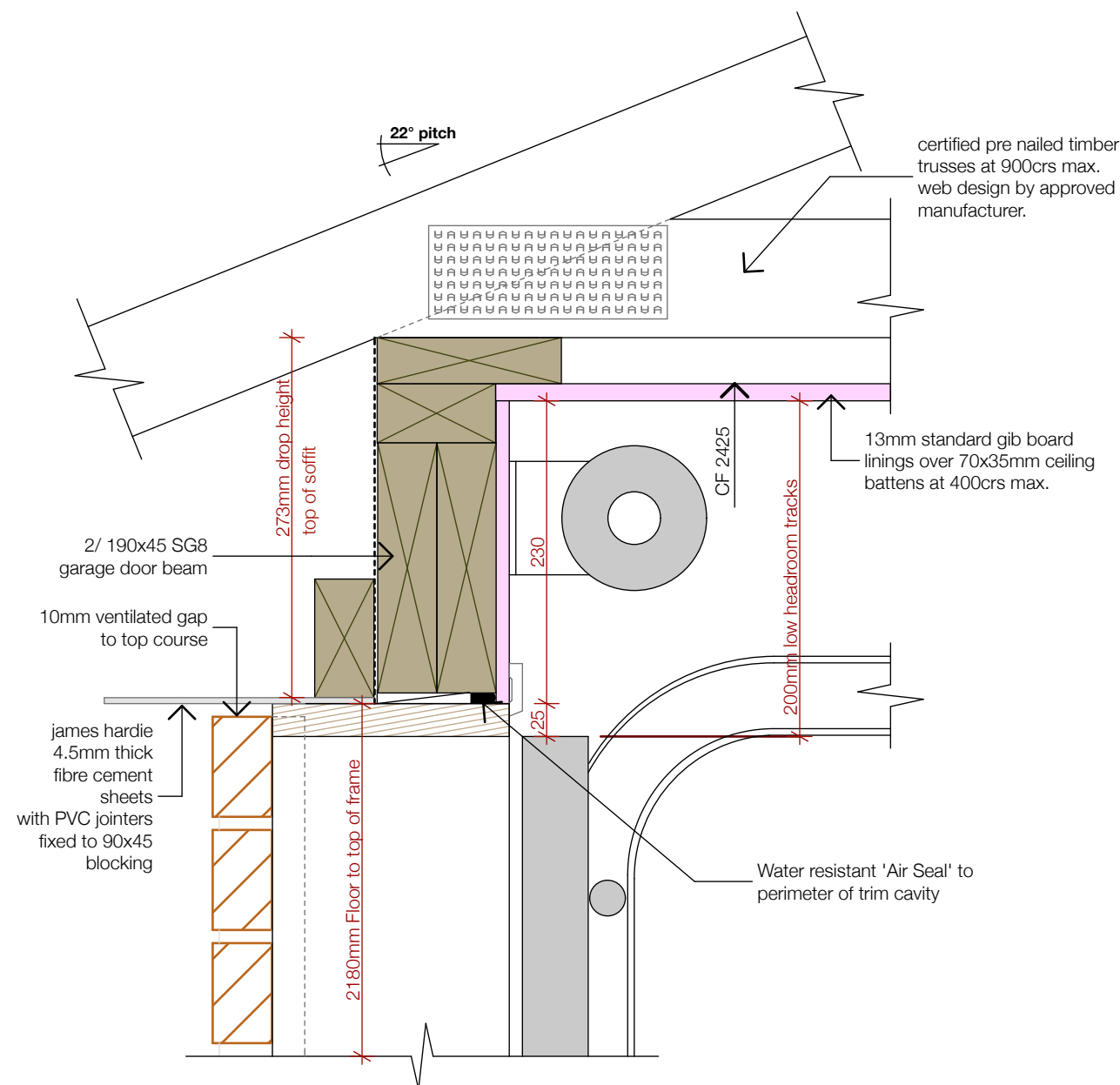


HEAD

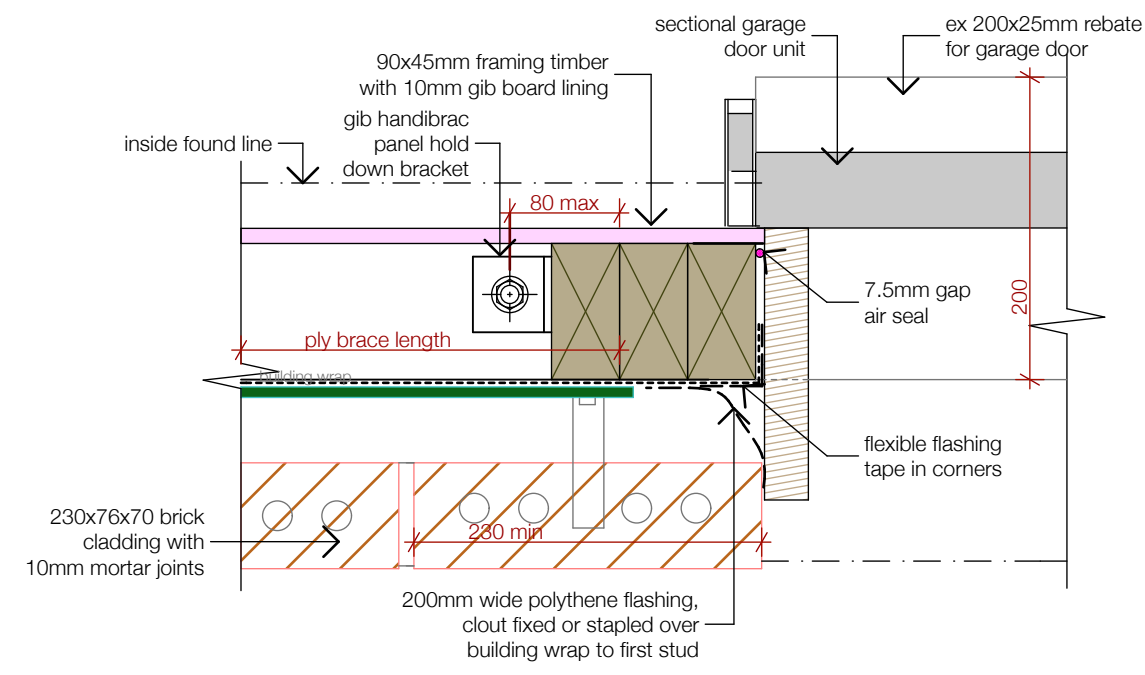


SILL

11 Cladding Meter Box
Scale:-1:5



13 Garage Door Sill
Scale:-1:5



15 Garage Door Jamb
Scale:-1:5