

FLOOR AREA
OVER FOUNDATION: 151.7m²

METER BOX
SWITCH BOARD
SMOKE DETECTOR

NOTES:

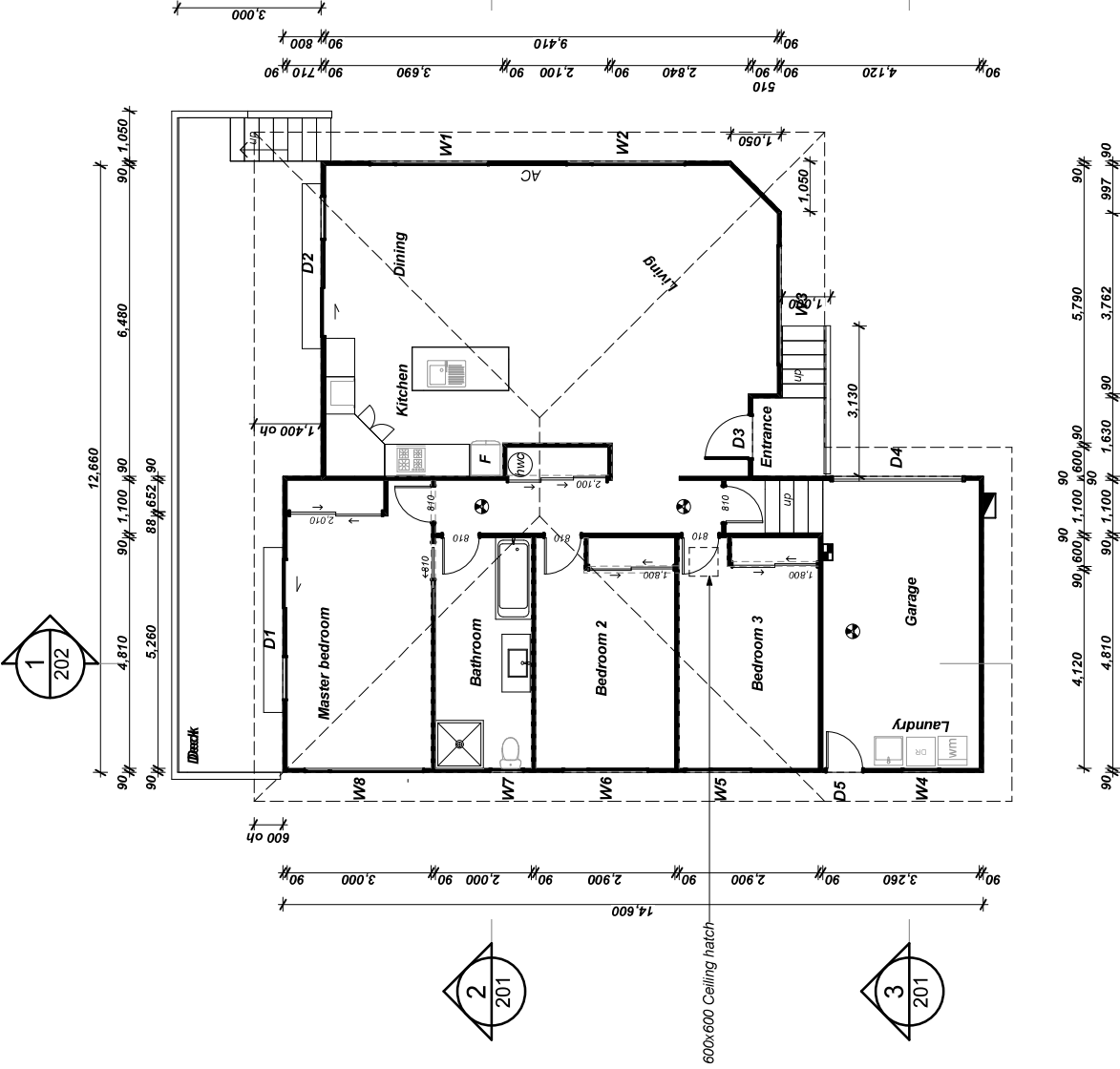
- *Ensure Type 1 smoke detectors to be installed within 3m of all bedroom doors
- *Provide terrace/deck to all external doors. 150mm min step (maximum 180mm down from fill) and a 280mm minimum tread depth slip resistance to comply with "d1/as1 2.1 table 2" (broom finish concrete)
- *Antislip floor covering on all access routes and wet areas
- (both internal and external) to comply with NZBC D1/AS1 table 2, (accept surface areas inside areas entries as dry areas)
- *Provide mechanical ventilation from the bathrooms. Laundry and over stove to the exterior.

Door and window jamb size .

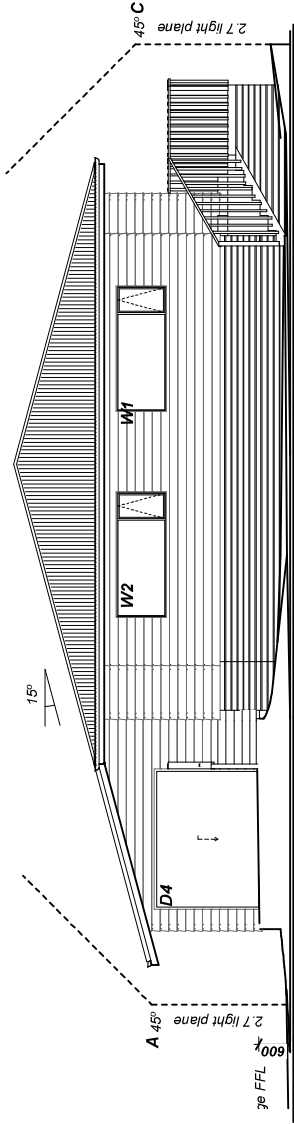
Lintels are all S38
Build up 2/45mm members to = 90mm thickness.

Doors	width x height	Lintel	Fixing
D1	2950x2025	2240x45	H
D2	2950x2025	2240x45	H
D3	950x2025	290x45	F
D4	2800x2100	2240x45	G
D5	810x2100	290x45	F

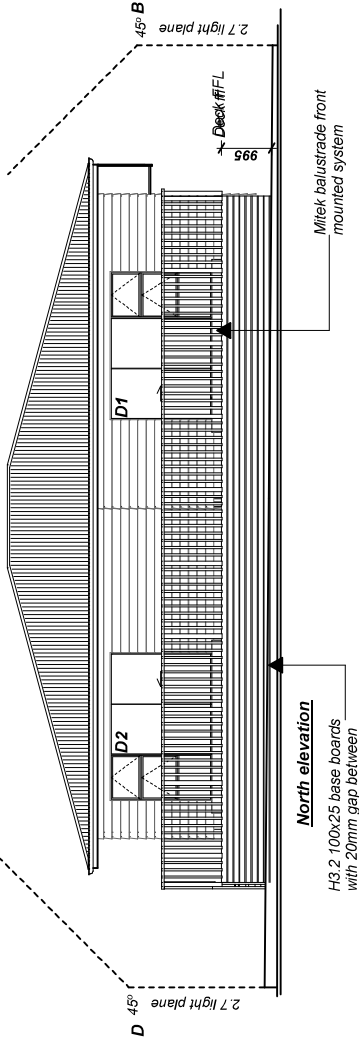
W1	2500x1000	2240x45	G
W2	2500x1000	2240x45	G
W3	2500x1200	2240x45	G
W4	800x1000	290x45	F
W5	1400x1000	2140x45	E
W6	1800x1000	2190x45	G
W7	800x1000	290x45	F
W8	2500x1000	2240x45	H



Building materials	
Building paper Roof underlay Thermakraft =covertek 403 plus Walls Thermakraft 403 plus flexible flashing tapes Thermakraft Auband.	
Cladding BGC Nuline weatherboard over drained cavity	
Roof Colorsteel corrugated roofing iron & Colorsteel flashings.	
Soffits 4.5 mm hardies soffit linings with pvc joiners , H3 130x20 mm Timber fascia	
Guttering 74mm colorsteel downpipes as per plan clips @ 1200c/s	
roofing industries classic spouting Colorsteel with internal clips @ 600c/s	
Window / door joinery new joinery powder coated aluminium , double glazed	
All new joinery to be double glazed aluminium. Use H3 pre primed jamb liners. to comply with nzs 4223.1 , 4223.2,4223.3 ,4223.4 To have Safey glazing within glass 800mm from finished floor levels and appropriate markings on glass (check on delivery).	
Ensure guidance of window joiner for best use and design of joinery .	



East elevation



North elevation

External Moisture Risk Matrix.

- A. Windzone
- B. number of storeys
- C. Roof / wall Intersection Design
- D.Eaves Width
- E.Envelope Complexity
- F. Deck Design

Total risk score.

Claddings ok over cavity

- 1 high
- 0 Low
- 0 Low
- 1 Medium
- 1 Medium
- 0 low

3 Low risk

Ground Levels:

All outside ground levels are to be a minimum of 150mm below finished floor level to paved ground or 225mm to unpaved ground.

Ht Areas

East, West, South Elevations

Total wall areas: North ,East, South, West
Total glazing areas:
Percent of glazing:

111.57m²
28.3m²
21.57%

(Excluding garage)

Dwelling complies with NZBC H1/AS1 schedule method. Table 1 Climate zone 2

Roof:
Insulation

180mm R3.6 Fibreglass

Walls:
Insulation

90mm R2.6 Fibreglass

Underfloor:
Insulation

100mm R1.8 Polystyrene

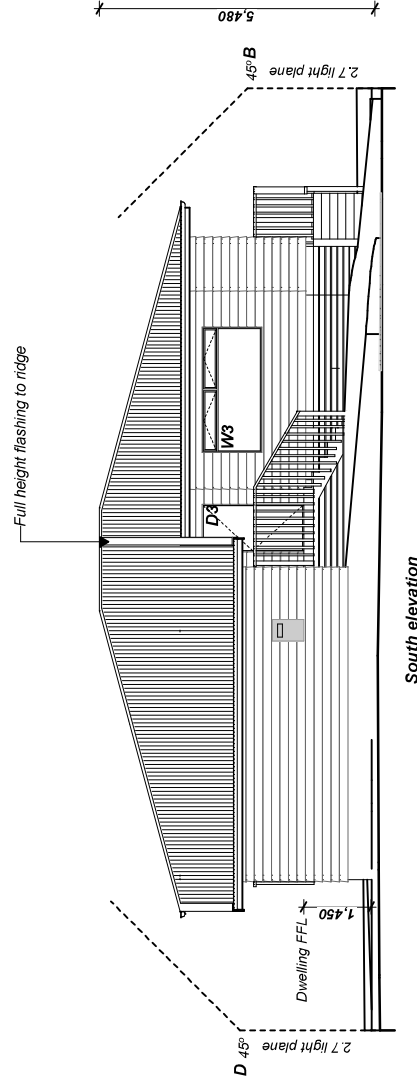
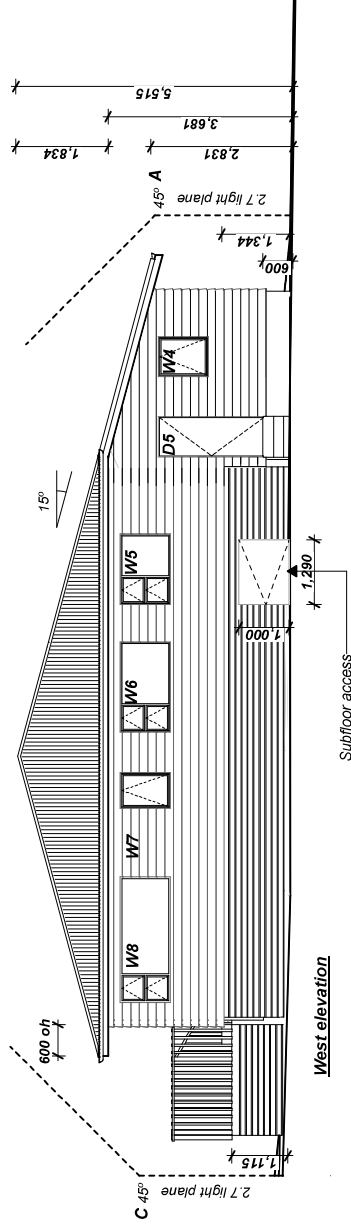
Glazing:

R0.26 Insulating glass units

the DRAUGHTSMAN draughtsman.co.nz Steven Bilyard Whakatane Ph 07 312 8675 Email: steve@draughtsman.co.nz	Notes copyright remains the property of The Draughtsman Ltd unless specified in writing All dimensions are in millimetres unless otherwise stated All construction to comply with NZBC/NZ 3604 : 2011, along side current standards alike. All built up members mentioned for bearers, timbers, stringers and alike are to be nailed in accordance with NZS 3604 : 2011. All timber to be SGR unless specified otherwise. ALL DIMENSIONS TO BE VERIFIED ON SITE DO NOT SCALE OFF PLANS.	Job Title Proposed new home for Barry Raynes 60b Pohutu Street, Whakatane.		Drawing Title Elevations		Scale 1:100
		Design Steven Bilyard		Drawing Number 105		
		Drawn Geoff Bilyard				
		Checked				
		Revision Date				
Plot Date 29/10/2020						

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ALL DIMENSIONS TO BE VERIFIED ON SITE DO NOT SCALE
OFF PLANS.



External Moisture Risk Matrix.

- | Extended Insurance Risk Rating | |
|------------------------------------|----------|
| A. Windzone | 1 high |
| B. number of storeys | 0 Low |
| C. Roof / wall intersection Design | 0 Low |
| D. Eaves Width | 1 Medium |
| E. Envelope Complexity | 1 medium |
| F. Deck Design | 0 low |

Total risk score

Cladding ok over cavity

Ground Levels:

Ground Levels:
All outside ground levels are to be a minimum of 150mm below finished floor level to paved around or 225mm to unpaved around

H1 Areas	
East, West, South Elevations	
Total wall areas, North, East, South, West	111.57m ²
Total glazing areas:	28.3m ²
Percent of glazing:	21.57%

Dwelling complies with NZBC H1/AS1
schedule method Table 1 Climate zone 2

- | | |
|----------------------|------------------------|
| Roof:
insulation | 180mm R3.6 Fibreglass |
| Walls:
insulation | 90mm R2.6 Fibreglass |
| Underfloor: | 100mm R1.8 Polystyrene |

Glazing: R0.26 Insulating glass units

Steven Bilyard	Drawing Title
Geoff Bilyard	Elevations
Date	
	29/10/2020

Design	Drawn	Checked	Revised	Plot Date
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Job Title
**Proposed new home for Barry Raynes
60b Pohutu Street, Whakatane.**

Notes
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All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBONZ 3604 : 2011, along side current standards **ALKE**.
All built up members mentioned for bearers, **linels**, stringers and **alke** are to be nailed in
accordance with NZS 3604 2.4.4.7
All timber to be SC8 unless specified otherwise.

ALL DIMENSIONS TO BE VERIFIED ON SITE DO NOT SCALE

ALL DIMENSIONS TO BE VERIFIED ON
OFF PLANS

the **DRAUGHTSMAN**
dream it • build it

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Building materials

Building paper

Building supply
Roof underlay
Thermakraft =covertek 403 plus
Walls
Thermakraft 403 plus
flexible flashing tapes
Thermakraft
Aluband

Cladding

BGC Nuline weatherboards on drained cavity

Roof

**Colorsteel corrugated roofing iron
& Colorsteel flashings.**

Soffits

4.5 mm hardies soffit linings
with pvc jointers ,
H3 130x20 mm Timber fascia

Guttering

Ordering:
74mm Colorsteel downpipes as per plan
clips @ 1200c/s

roofing industries J line spouting
Coloursteel
with internal clips @ 600c/s

Window / door joinery

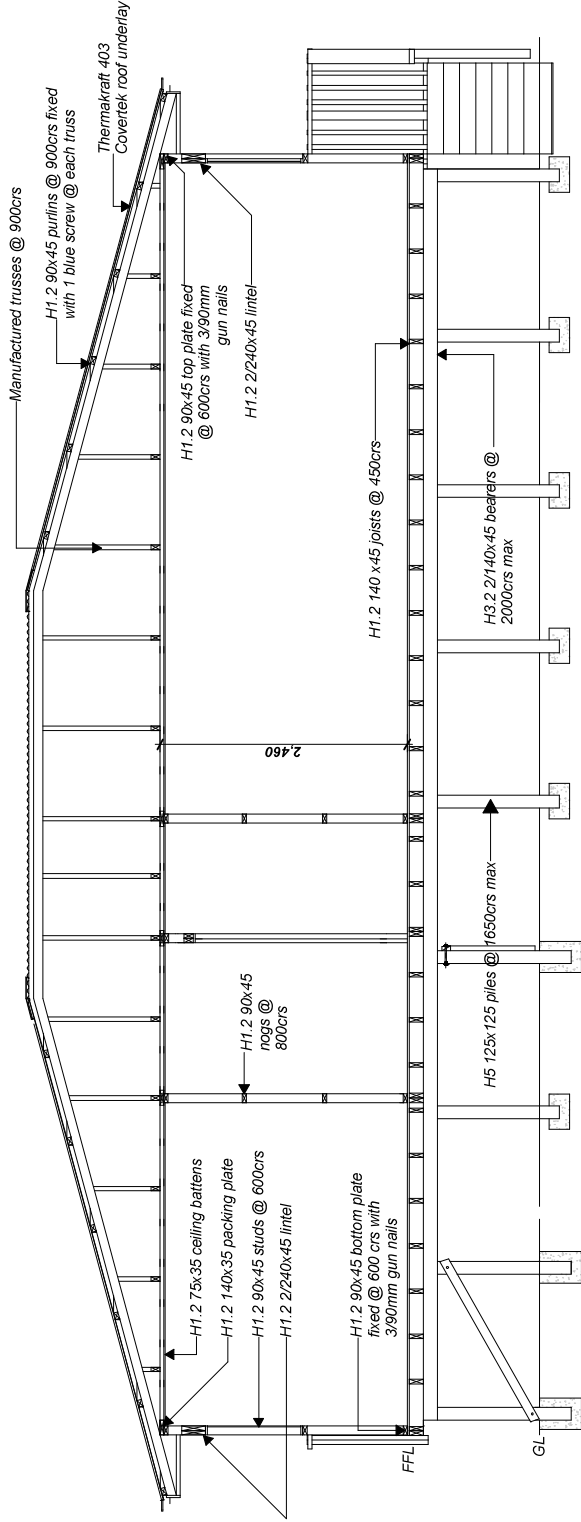
new joinery
powder coated aluminium ,
double glazed

All new joinery to be double glazed aluminium

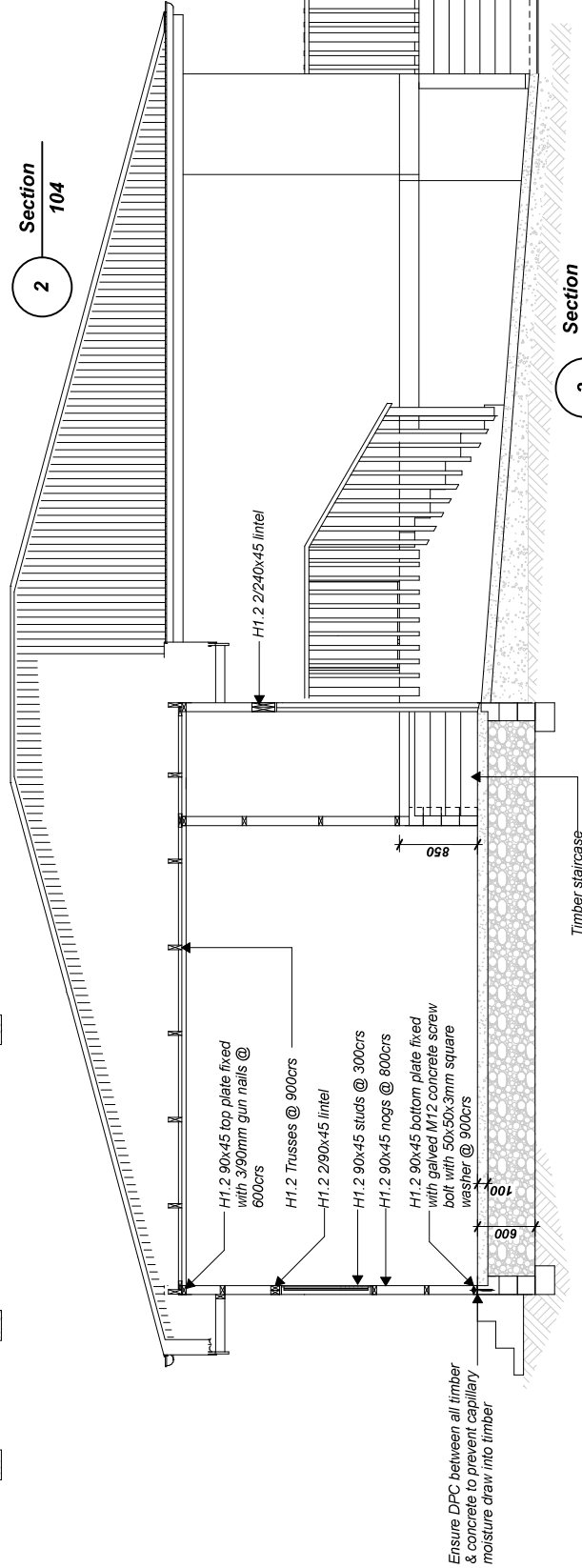
Use H3 pre primed jamb liners.
To comply with nzs 4223.1 ,

4223.2, 4223.3, 4223.4
To have Saftey glazing within glass
800mm from finished floor
levels and appropriate markings on g
check on delivery).

Ensure guidance of window joiner for best use and design of joinery.



2
Section
104



3
Section
104

Framing construction

Dwelling

Foundation
Piles H5 125x125 piles @ 1650mm crs max

Bearers H3 2 2/140x45
Joists H1 2 min 140x45 @ 450crs
Perimeter foundation joist.

Garage

20 Mpa concrete
Seismic Se62 500E grade mesh
250 micron black concrete underlay
Hardfill compacted in 150mm heights

Walls 2.4 STUD

Bottom plate H1 2 90x45 fixed @600 mm crs with 390mm gun nails.

Top plate

Single H1 2 90x45 with H1 2 140x35 plate packer to new wall

Studs

Exterior walls H1 2 90x45 @600crs 2.4 stud

Garage walls with stud height 3.1m

H1 2 90x45 @ 400crs

Nogs @ 800crs

Interior walls H1 2 90x45 studs at 600crs

Nogs @ 800crs

Opening trimmers (on there flat)

openings up to 2.4m 90x45 upto 3.0m 90x75

Lintels

See proposed floor plan and truss layout plan for lintel sizes and fixings.

(Truss load point Lintels over ride architectural designed lintels)

Roof structure

Manufactured trusses @ 900crs See truss plan for layout and fixings.

Purlins

H1 2 90x45 purlins spacings @ 900crs

Fixings 1/blue screw into each truss chord

Ceiling

H1 2 140x35 plate packer fixed to top plate with 3/90x3.15 nails @500crs + 75x35 ceiling battens @ 450crs fixed with 2/75x3.06 nails @ truss

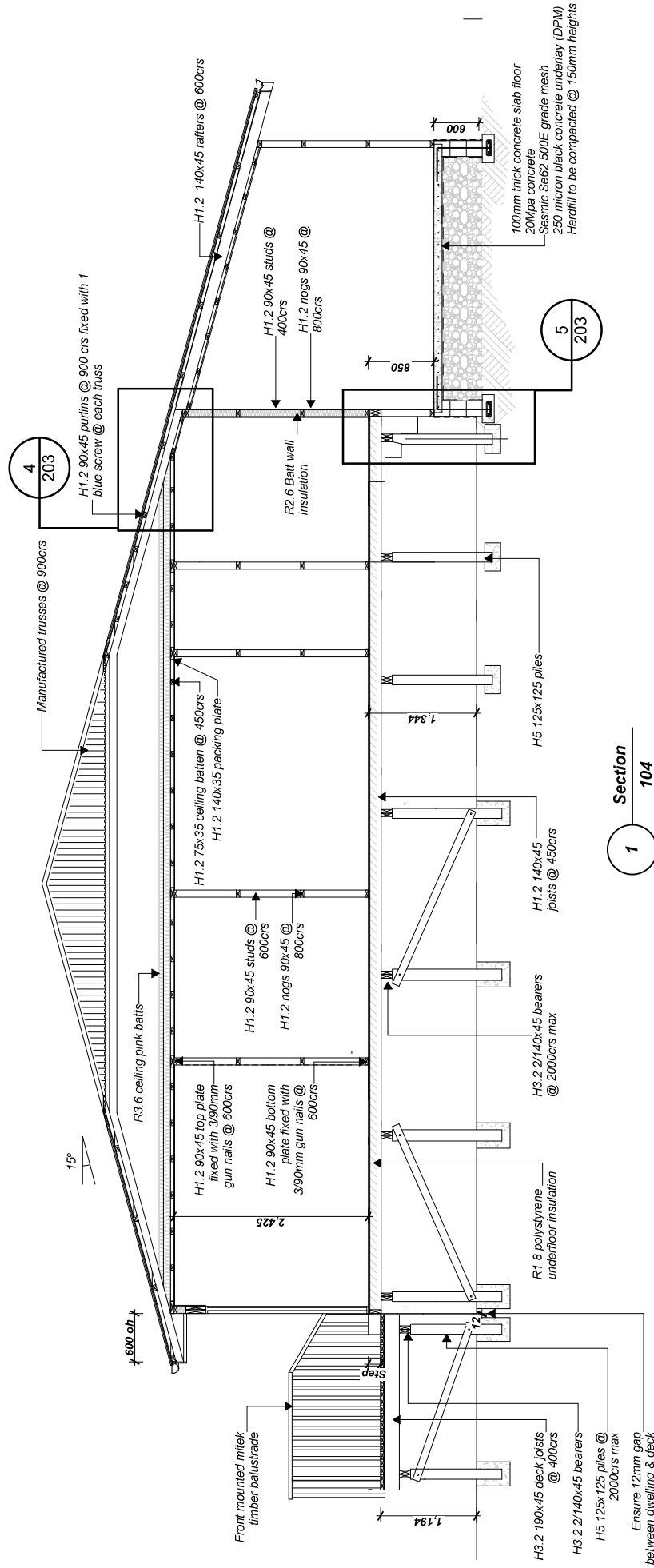
Durability

Construction materials to comply with Performance clause B2.3.2 Durability

Elements difficult to get to must have an intended life of 50 years

Elements which can receive normal maintenance may last the lesser of the intended building life or for 15 years.

External claddings must under go regular washing & maintenance according to manufacturer's documentation.



draughtsman draughtsman Steven Bilyard 21 McLister Street, Whakatane Phone: 020 777 7777 Email: steve@thedraughtsman.co.nz	Notes copyright remains the property of The Draughtsman Ltd unless specified in writing All dimensions are in millimetres unless otherwise stated All construction to comply with NZBC/NZ 3604 - 2011, along side current standards alike. All built up members mentioned for bearers, timbers, stringers and alike are to be nailed in All timber to be SQ8, unless specified otherwise. ALL DIMENSIONS TO BE VERIFIED ON SITE DO NOT SCALE OFF PLANS.	Job Title Proposed new home for Barry Raynes 60b Pohutu Street, Whakatane.	Design Drawn: Steven Bilyard Checked: Geoff Bilyard Revision Date: 29/10/2020 Plot Date: 29/10/2020	Drawing Title Cross Sections	Scale 1:50 Drawing Number 202