

LEGAL DESCRIPTION

Lot: 46 Oakfields Subdivision
 DP: 485034
 Site area: 1100 m²

PLANNING

Living zone: Residential 1 (Amberley)
 Site coverage area (Only): 197.36 m²
 Site coverage: 17.94 %

ZONES

Earthquake: Zone 2
 Wind: High
 Corrosion: Zone B
 Altitude above sea: 40 m

NOTES

- All dimensions taken to foundation edge unless otherwise stated
 - Strip drain & type 1 sump may require.

SEDIMENT CONTROL

All adjacent groundcover to be retained in building phase
 Sediment fence (filter fabric) preventing run off from excavation & gravel washdown where required.

- To boundaries and street frontage
- Containing surplus soils & gravel

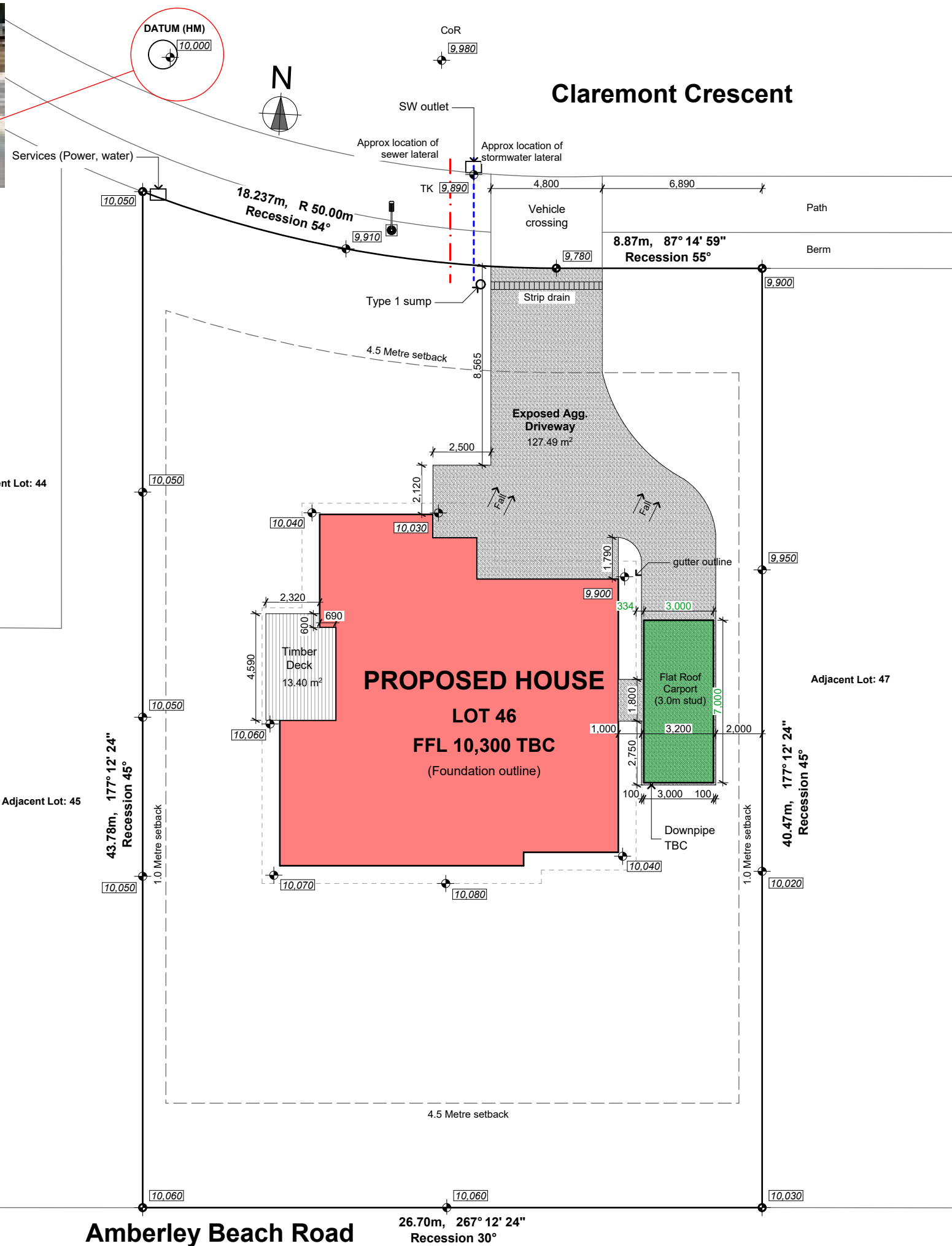
Downpipes to be connected as soon as roof fitted & drains laid.
 Temporary arrangements are to be made when exterior claddings are not fitted

Construction supervisor to oversee sediment control

Stockpiles of clay material to be covered with impervious material

HARD SURFACE DRAINAGE

Convey surface water from sealed driveway areas to approved outfall / away from any building & neighbours boundaries. Falls from paths should be directed away from any buildings & neighbours boundaries. Driveway @ 1:100 fall min.



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1 Location Plan NTS Site Location















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Site Plan
 Job No: 6500570
 Sheet Size: A3
 Scale: 1:200
 Drawn: JJu
 Cad File: Cross V21.pln
 Printed: 25/01/2019

AREAS

Roof:	234.01 m ²
Over cladding:	185.63 m ²
Over framing/foundation:	181.68 m ²
Inside framing:	176.24 m ²

KEY

-  Meter box
-  Switchboard
-  Data box (Only if Required)
-  Hose tap
-  Smoke detector (With test & hush buttons)
-  Extract fan (Vent to soffit)
-  Exterior framing
-  Interior framing
-  Thermal break (Insulated to NZBCH1)
-  AAC panel cladding
-  Linea Oblique (Vertical)
-  Vinyl planking
-  Downpipe
-  Shower Rose

FRAMING

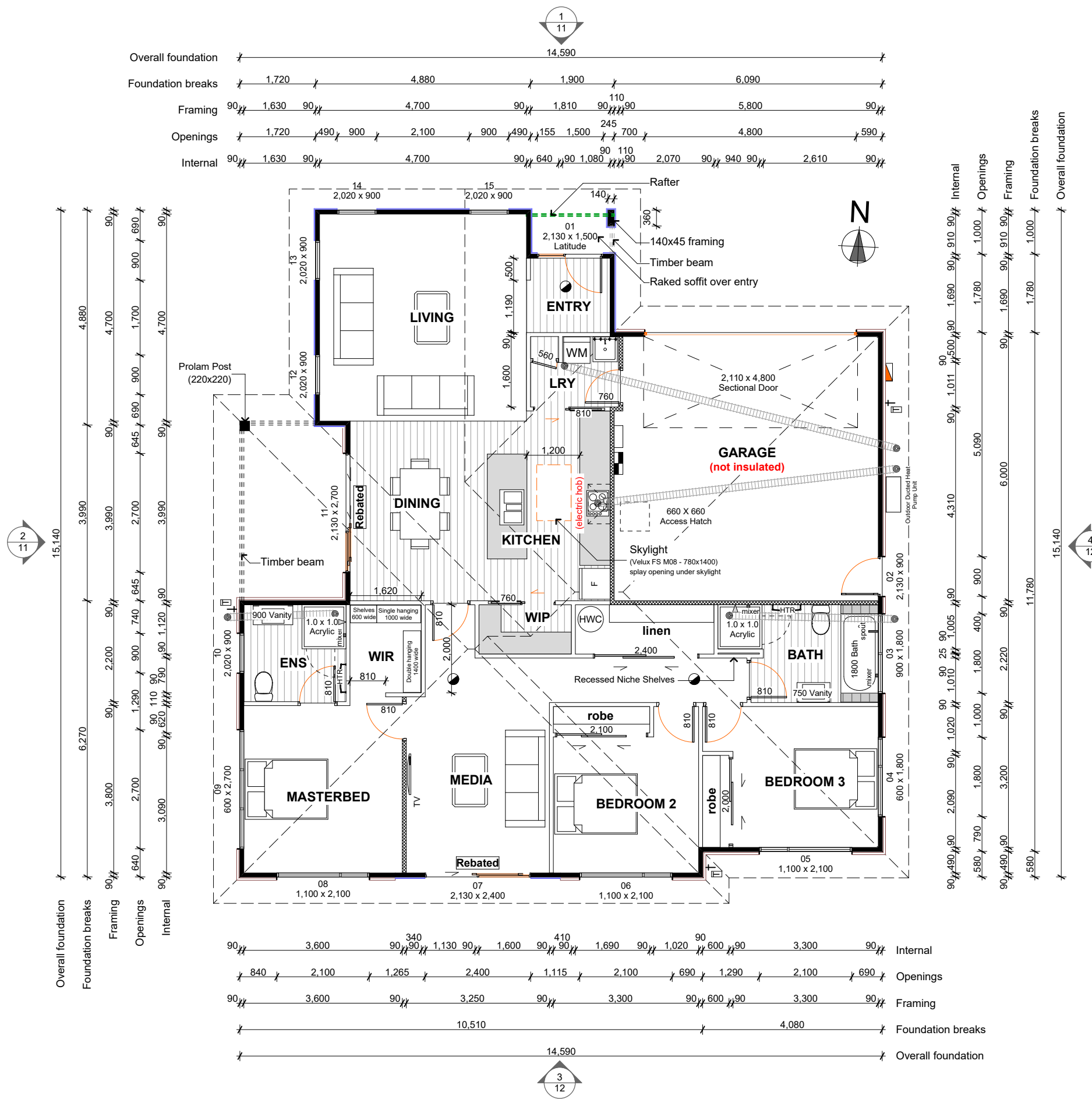
- Timber wall framing to comply with NZS 3604:2011
- 90 x 45mm Studs @ 600 centres
 - 2 rows of dwangs @ 800 centres (AAC Panel Cladding)
 - 3 rows of dwangs @ 600 centres (Linea Oblique Vertical)
 - Lintels as per truss plan
 - Double studs under all concentrated point loads (Refer to truss plan for specific location)
 - Check measurements for alcove shower framing top to bottom to ensure shower fits
 - Tyvek straps placed horizontally between dwangs @ 300 crs.

ENTRY

Minimum slip resistance to paths, steps & landings to be in accordance with NZBC D1/AS1 - Table 2. Unless otherwise stated H5 timber step(s) to all access points (owner's care), min 150mm below FFL, maximum 190mm high step.

NOTE

- 2,020 window sit on double bottom plate



Overall foundation	14,590	
Foundation breaks	1,720	4,880
Framing	1,630	4,700
Openings	1,720	4,800
Internal	1,630	4,700

Overall foundation	15,140
Foundation breaks	6,270
Framing	3,800
Openings	2,700
Internal	3,090

Internal	4,310
Openings	5,090
Framing	6,000
Foundation breaks	11,780
Overall foundation	15,140

Internal	3,600	1,130	1,600	1,690	1,020	600	3,300
Openings	840	2,100	1,265	2,400	1,115	2,100	690
Framing	3,600	3,250	3,300	3,300	600	3,300	
Foundation breaks	10,510			4,080			
Overall foundation	14,590						

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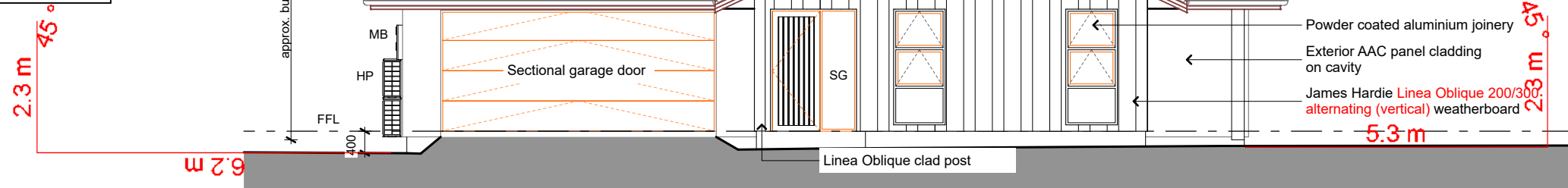
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Ground Floor Plan

Job No: 6500570
 Sheet Size: A3
 Scale: 1:100, 1:500
 Drawn: JJu
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BUILDING ENVELOPE RISK MATRIX		
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	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4

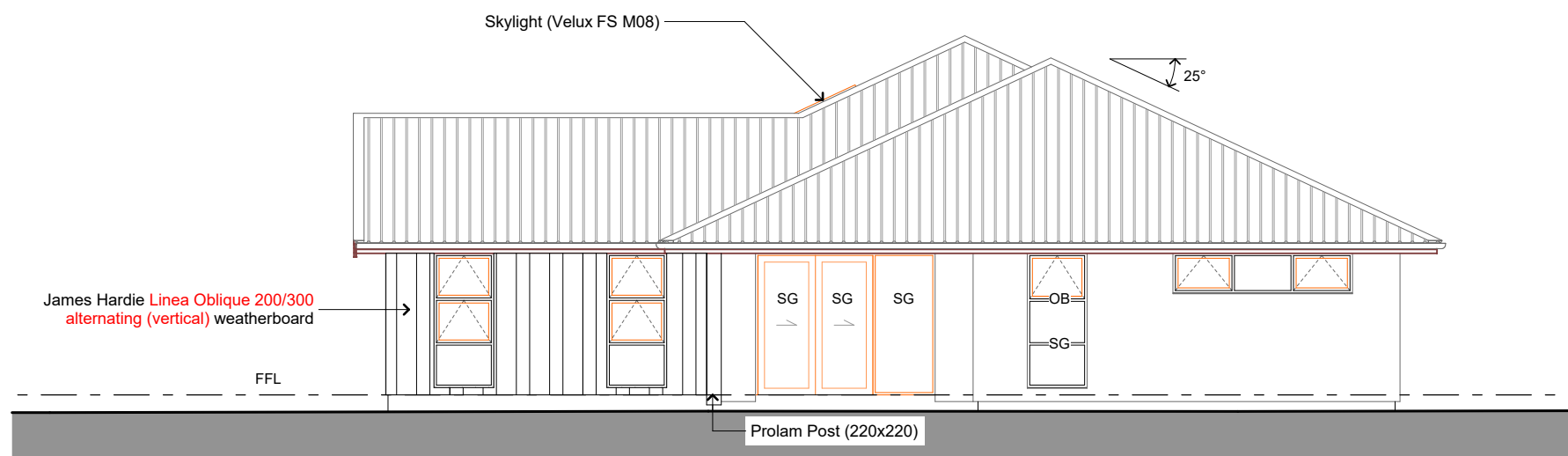


1 North Elevation

KEY

- FFL Finished floor level
- MB Meter box
- OB Obscure glass
- SG Safety glass
- HP Heat pump - on metal brackets

BUILDING ENVELOPE RISK MATRIX		
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	Low risk	0
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		2



2 West Elevation

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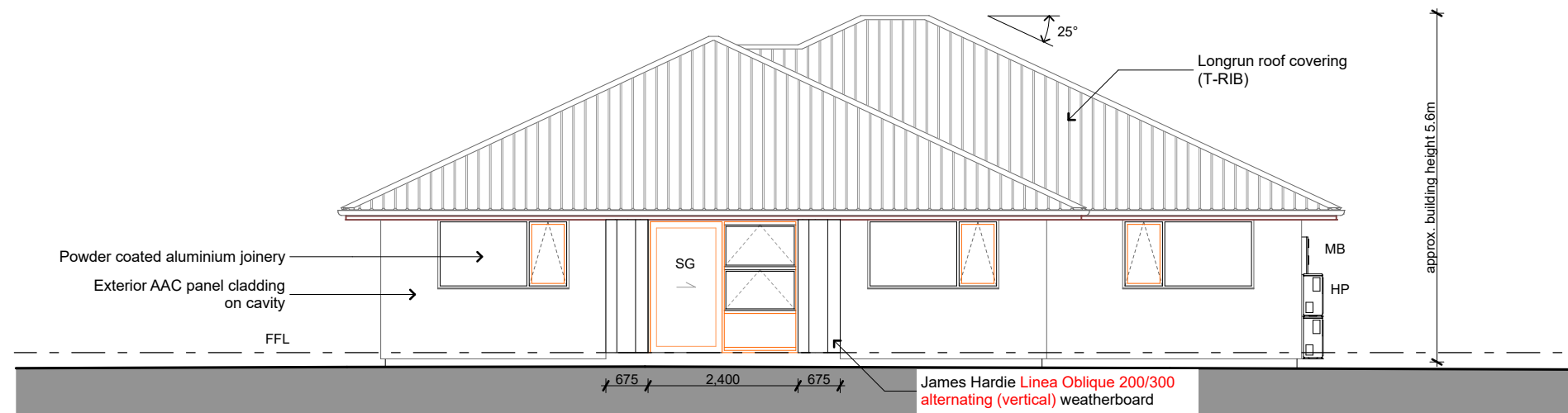
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Elevations

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BUILDING ENVELOPE RISK MATRIX		
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	Low risk	0
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		1

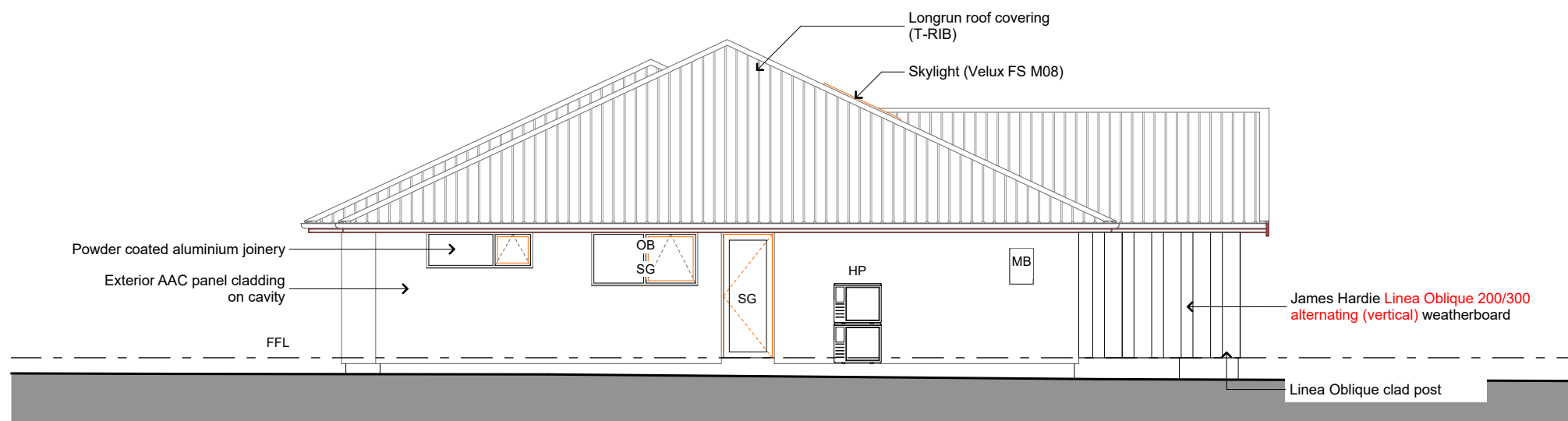


3 South Elevation

KEY

- FFL Finished floor level
- MB Meter box
- OB Obscure glass
- SG Safety glass
- HP Heat pump - on metal brackets

BUILDING ENVELOPE RISK MATRIX		
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	Low risk	0
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		2



4 East Elevation

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