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Notes:

Note: Land Covenant contained in document 6737819.4

Height Datum: NZVD2016
Height Origin: IT II DP 20439
RL: 60.61m

Contour Interval: 0.25m

This Plan to be used for Resource Consent Purposes Only.
Areas and Dimensions are subject to Land Transfer Survey

TAYLOR PATRICK
SURVEYING PLANNING DESIGN

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REV	AMENDMENT	BY	DATE
04	Site datum/site topo/BDY marking	TB	10/06/21
03	House moved 2.2m north along cov bdy	TB	19/05/21
02	House position moved	TB	13/05/21

Silk
274 Weld Road
Taranaki

Proposed New Dwelling
on
Lot 2 DP 457540

DESIGNED:	DATE:	SIGNATURE:	PLOT DATE:
TB	19/05/21		10/06/21

DRAWN:	DATE:	SIGNATURE:	CAD REF:
TB	19/05/21		

CHECKED:	DATE:	SIGNATURE:	CAD XREF:

APPROVED:	DATE:	SIGNATURE:	SURVEY BY:
			TB

APPROVED:	DATE:	SIGNATURE:	SURVEY DATE:
			05/06/21

12D REF:	300 Working

Final

PROJECT NUMBER: 21049

SCALES: 1:200 @ A3

DRAWING No:

Site Plan

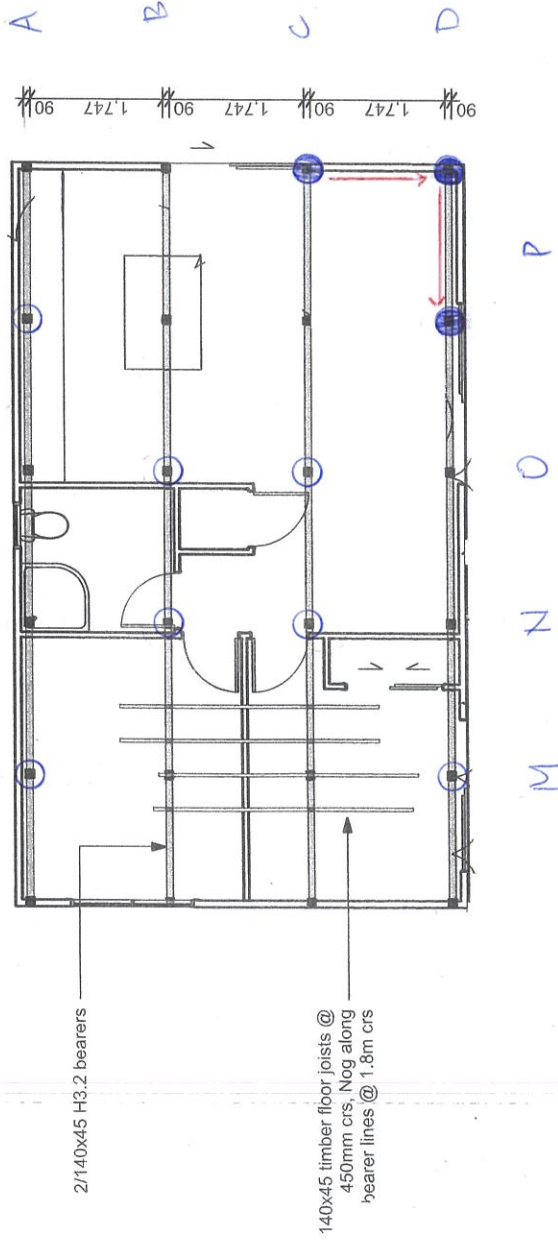
04

Pile plan prepared for C & J Silk
274 Weld Road Lower, Kaitake

Scale 1:100

NOTE:
 Bearer or double joist within 200mm of internal load bearing wall See Fig 6.1 NZS3604:2011

Non loading bearing wall containing bracing shall have solid blocking within 150mm of wall
 Fig 7.5 NZS3604:2011

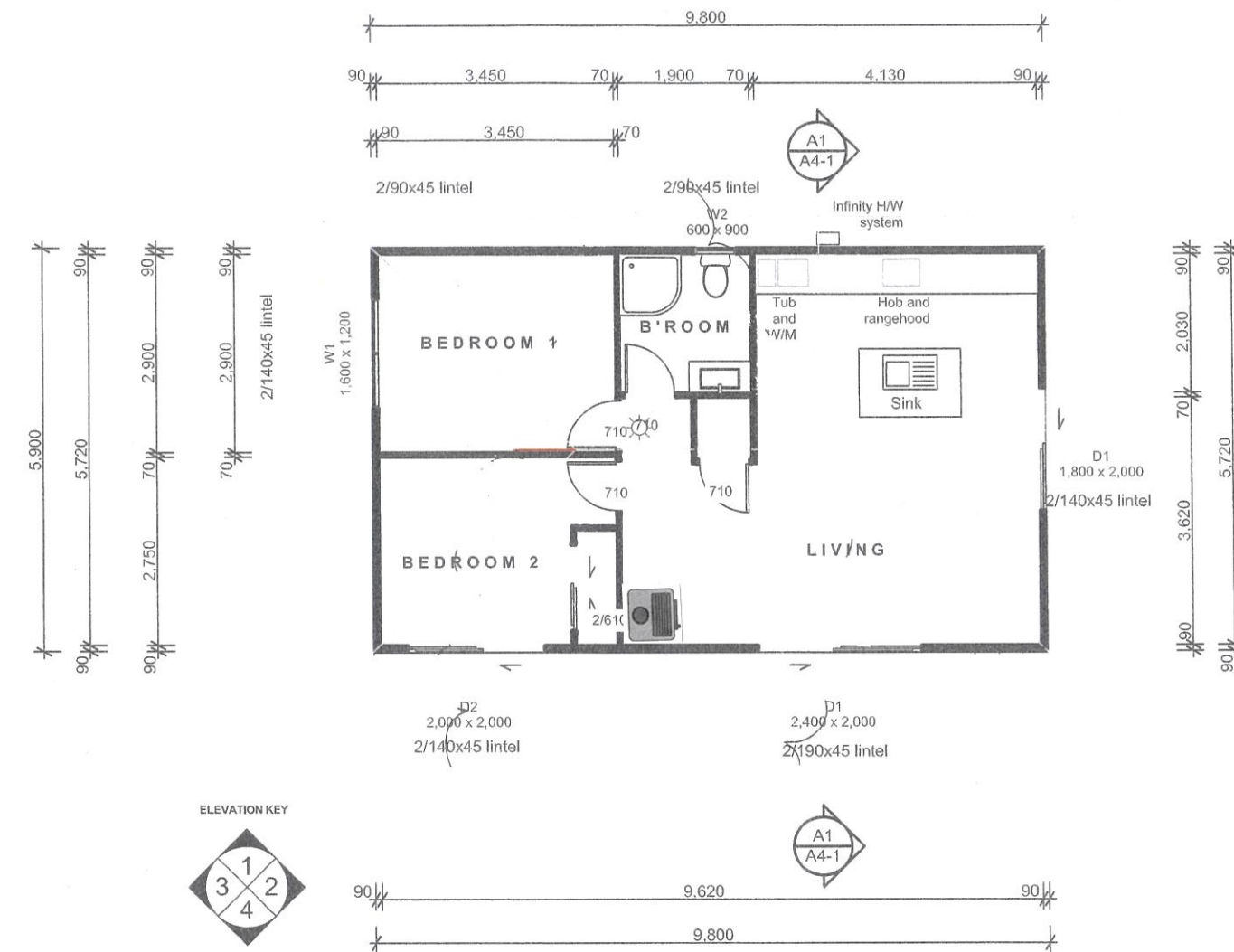


== == Denotes Bearer

○ Denotes Anchor piles

■ Denotes Ordinary piles

● Denotes Brace Piles



KEY:

— = New Timber framed wall

Whb = Wash hand basin

WC = Toilet

Shr = Shower

☀ = Battery operated
Smoke Alarm

NOTE:

- Trusses as per plan attached
- Lintels to be fixed as per detail on Sheet A6-2

- Use 2/90x45 MS8 timber top plates fix as per MIITEK fixing schedule "B" Type

Line all wet areas with Gib Aqualine,

- 10mm walls
- 13mm ceilings

Bathroom shower to be one piece Acrylic shower unit.

Kitchen / Laundry / WC and bathroom to be selected vinyl or tile flooring

- All downlights to be NZECP54 Classification CA

Mechanically vent showers & Dryer directly to the outside with a proprietary ventilation ducting system and inline fan run through roof framing space out through wall or soffit

NOTE:

Decks, Verandah, foundations not part of consent. to be completed prior to code of compliance

GENERAL NOTES:

1. All new construction where not specifically designed shall comply with the NZ Building Code Handbook and shall conform to NZS 3604:2011
2. Builder to check all dimensions prior to construction, manufacture or fixing in of any part and shall allow to adjust for fitting tolerances.
3. Dimensional errors shall not be the responsibility of the designer or the design firm or his agents
4. All exposed metal fasteners and plates shall be Stainless steel
5. All timber in near contact to concrete, steel or cement based products shall be separated with a malthoid strip DPC of sufficient width to prevent contact between the two.
6. Bottom plate to be fixed as per table on sheet A8-2.
8. All timber to be SG8 Grade
9. NO notching of studs allowed

BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
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:		3

BUILDING COMPONENT	Product used	Minimum insulation required	Insulation Achieved
Roof	R3.2 Batts	R2.9	R3.1
Walls	Board. & R2.4 batts (studs @ 600 crs)	R1.9	R1.9
Floor	Timber floor with R1.6 Batts	R1.3	R1.6
Glazing	Double Glazing	R0.26	R0.26
Total Wall Area (North, South, East, West) = 99 Sqm			
Total Glazing Area (North, South, East, West) = 14.5 Sqm			
Total Glazing Area Allowed = 30% of Total wall area = 29.7 Sqm			



NEW PLYMOUTH

40 Ocean View Parade | New Plymouth

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#Notes

client:

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project:

SILK Res

design by: Manor Build

scale: As Noted

date: 21/05/2021

Floor Plan

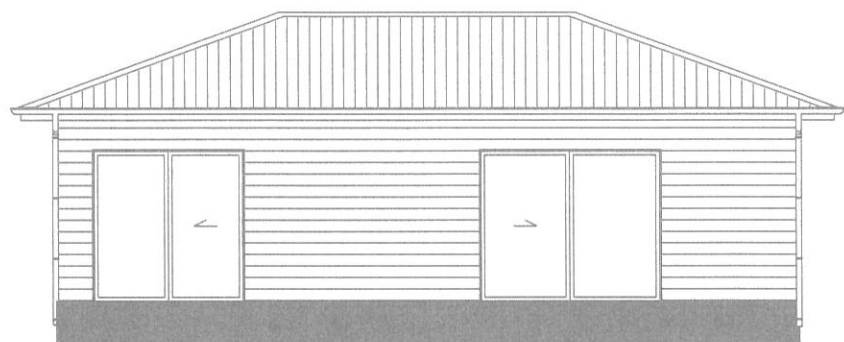
job no:

MG269

sheet no:

A2-1





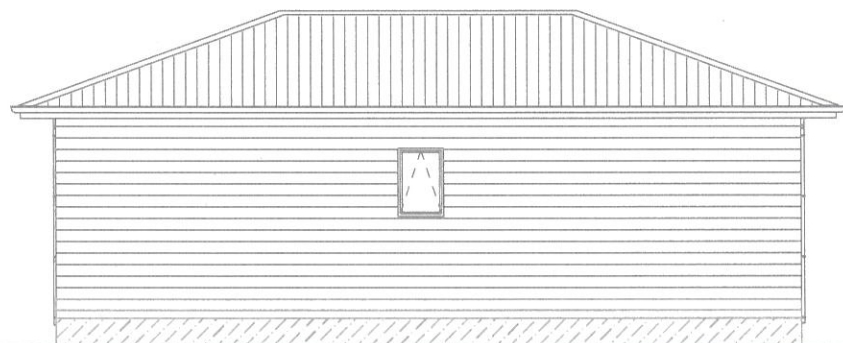
ELEVATION E1
Scale 1:100



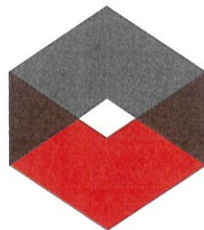
ELEVATION E2
Scale 1:100



ELEVATION E3
Scale 1:100



ELEVATION E4
Scale 1:100



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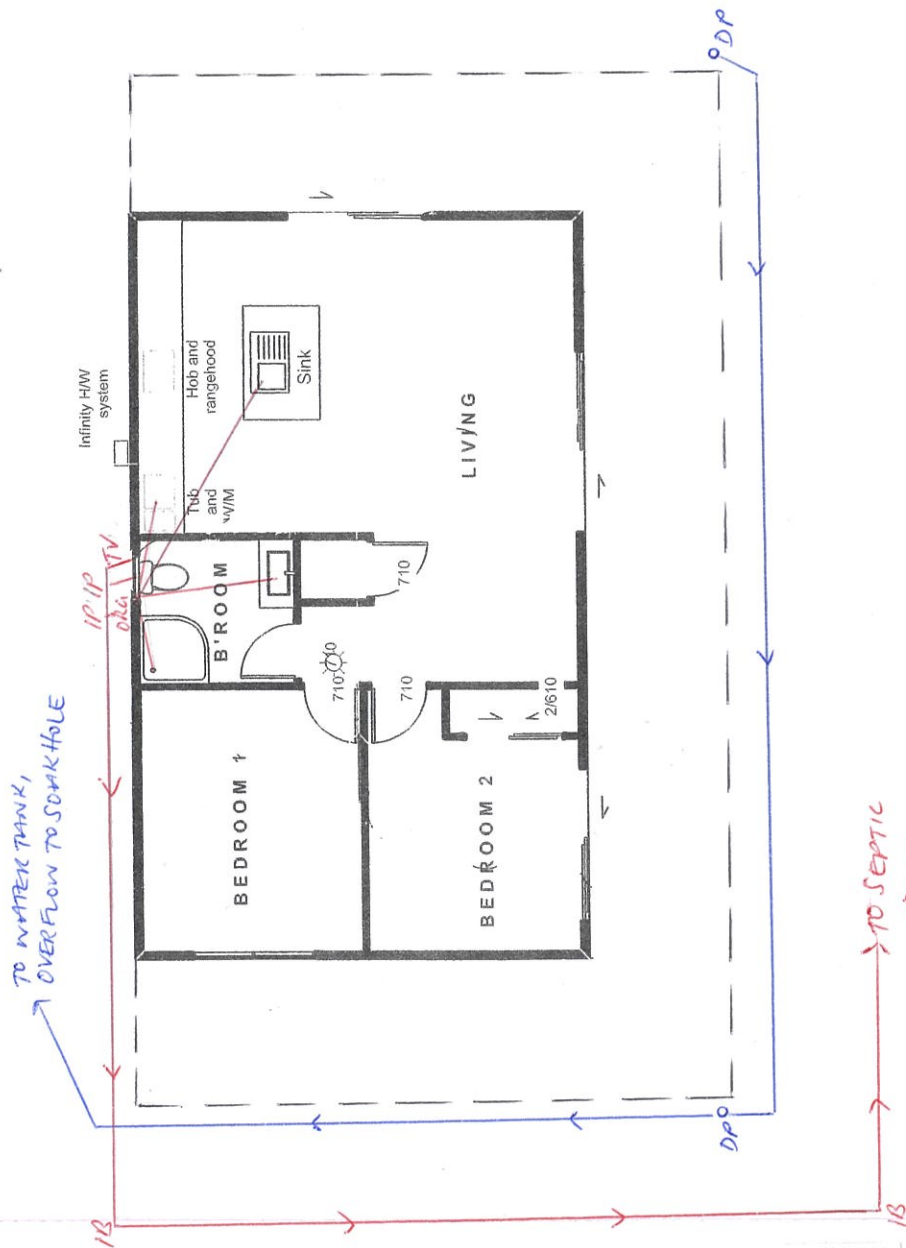
scale: As Noted

date: 21/05/2021

Elevations

job no:
MG269

sheet no:
A3-1



TV = 80mm terminal vent
GT = Gully Trap
ORG = Overflow relief gully
IP = Inspection Point
IB = Inspection Bend
IJ = Inspection Junction
DP = Downpipes 80mm

Foul water to comply
With G13/AS1 & G13/AS2

All waste sizes and drains
To comply with G13/AS1

Stormwater pipe to be
100mm PVC Fall 1:100

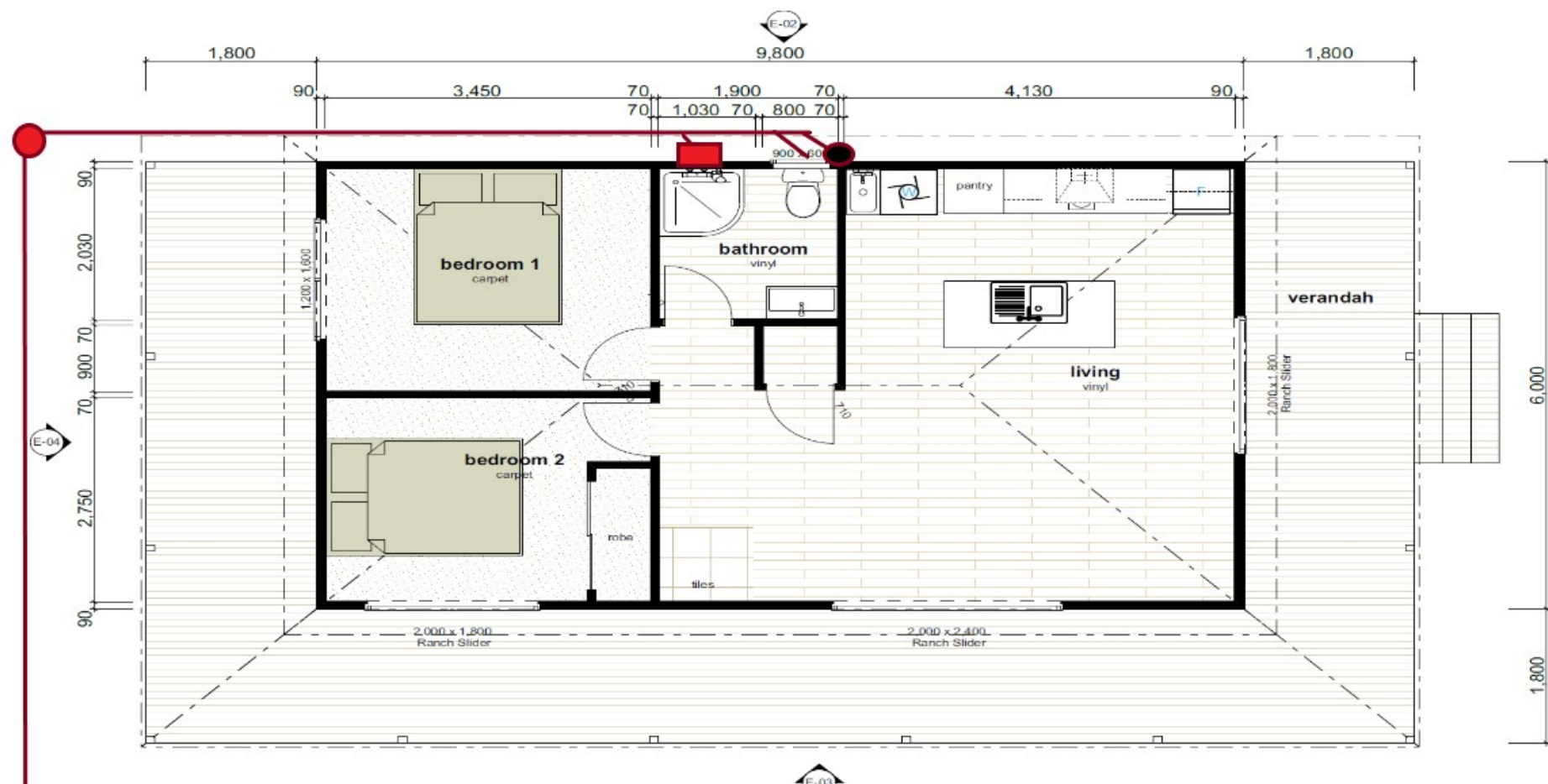
Wastewater pipe from
100mm PVC Fall 1:60

Water Line 25mm PE
Blue line to comply with G12/AS1

All fittings with branch drains
Exceeding 3.5m shall be fitted
With air admittance valves

WC	100mm	1:60
Shower/tub/sink	50mm	1:40
Basin	40mm	1:20

Soak hole to be 5m x 750mm dia.
Supply and install 1200mm dia. x 75mm
Thick concrete lid set 150mm below
Ground level



Drain laid NZSG13 standard
Minimum fall 1:100
Conventional bed + 3000L septic tank

Reserve bed and conventional laid;
more than 3m from building
more than 1.5m from boundary

4mtr from deck to effluent bed.

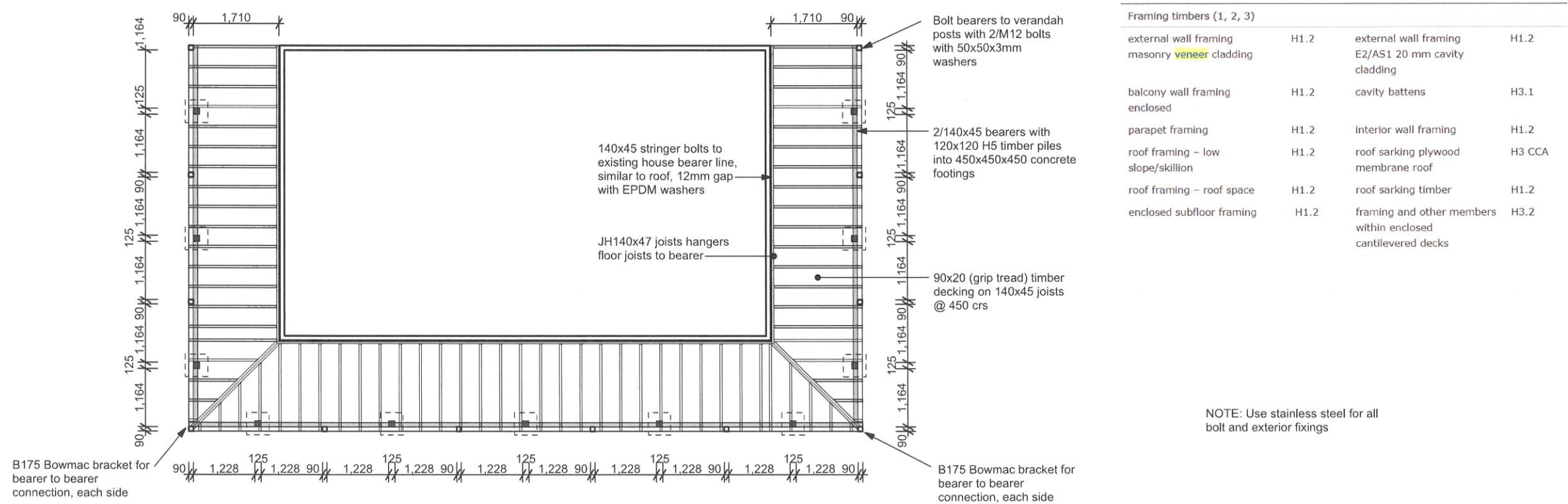
Septic tank

Effluent bed

12 x 4mtr. 48m2

reserve bed

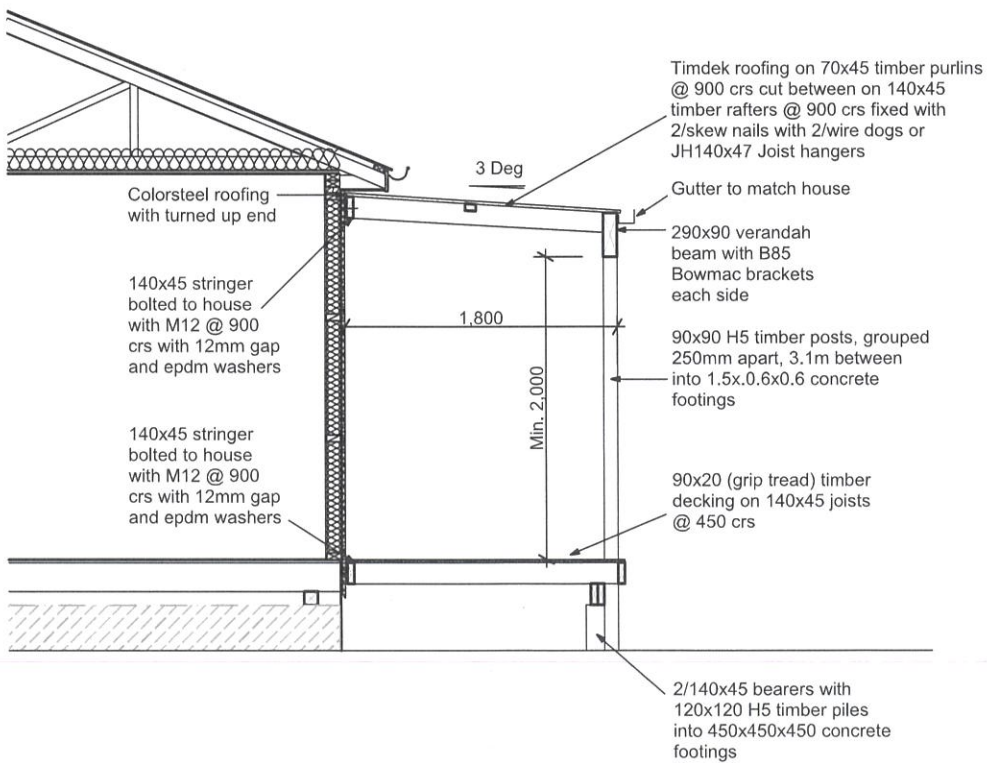
- Terminal vent
- Inspection
- Gully trap
- ★ Auger soil test depth 1.7m



FLOOR FRAMING PLAN
Scale 1:150

Table 2: Guide to treated radiata pine applications.

Timber to be used for	Required treatment	Timber to be used for	Required treatment
External timber use			
house piles	H5	poles and crib walling	H5
enclosed subfloor framing	H1.2	exposed subfloor framing	H3.2
veranda posts supported clear of ground	H3.2	veranda posts in ground	H5
deck jack studs supported clear of ground	H3.2	deck piles in ground	H5
deck joists/bearers	H3.2	wall framing weather exposed	H3.2
decking	H3.2	roof framing weather exposed	H3.2
cladding or exterior trims unpainted, clear finished or stained	H3.2	shingles/shakes	H3.2
cladding or exterior trims painted	H3.1	exterior plywood unpainted or used as bracing	H3 CCA
fence rails and palings	H3.2	exterior plywood painted	H3 LOSP
fence posts/landscape timbers exposed to weather and in ground contact	H4	balcony barrier exposed	H3.2



SECTION "A"
Scale 1:50



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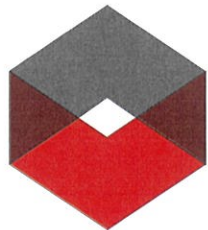
Floor Framing

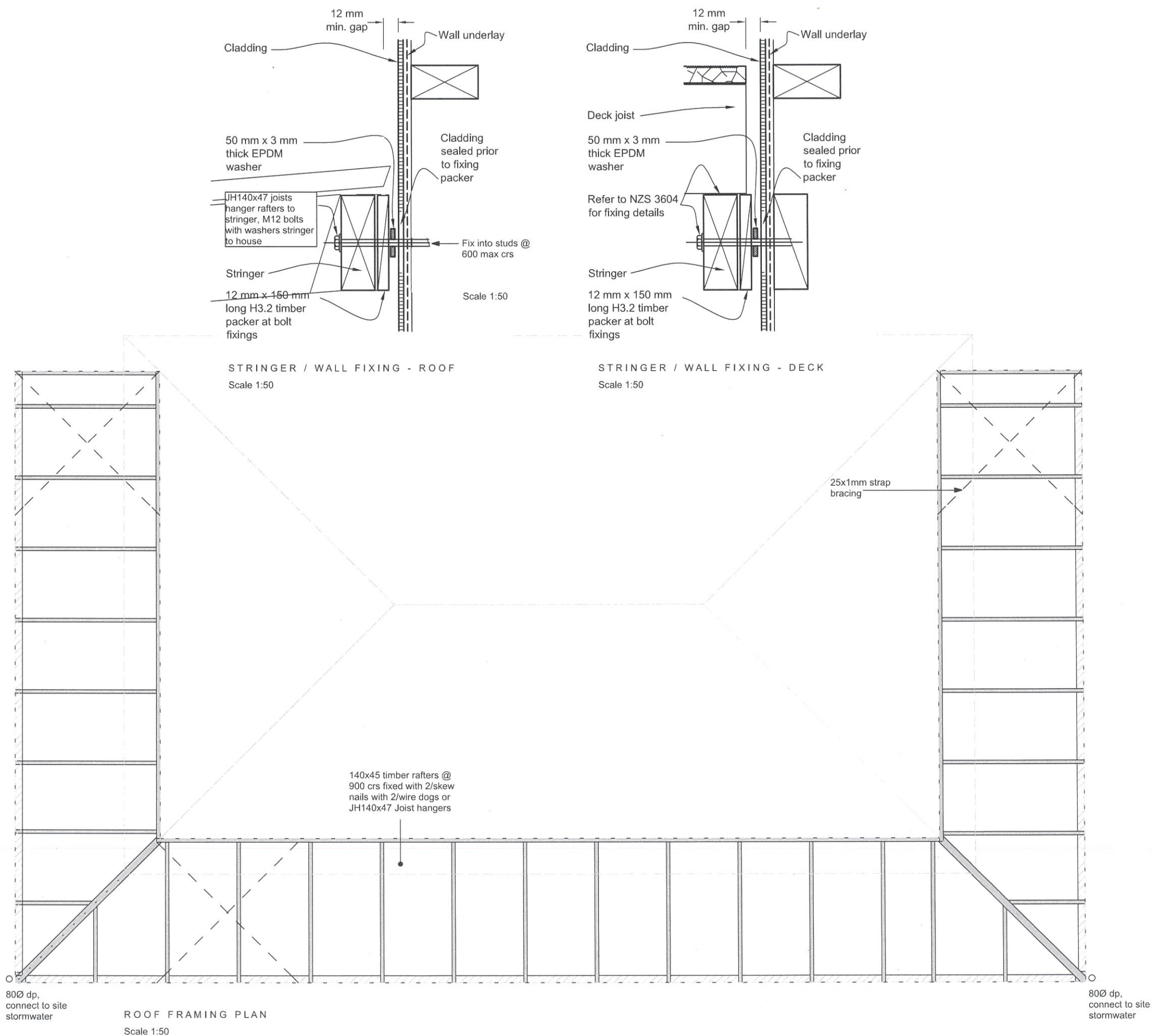
job no:

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sheet no:

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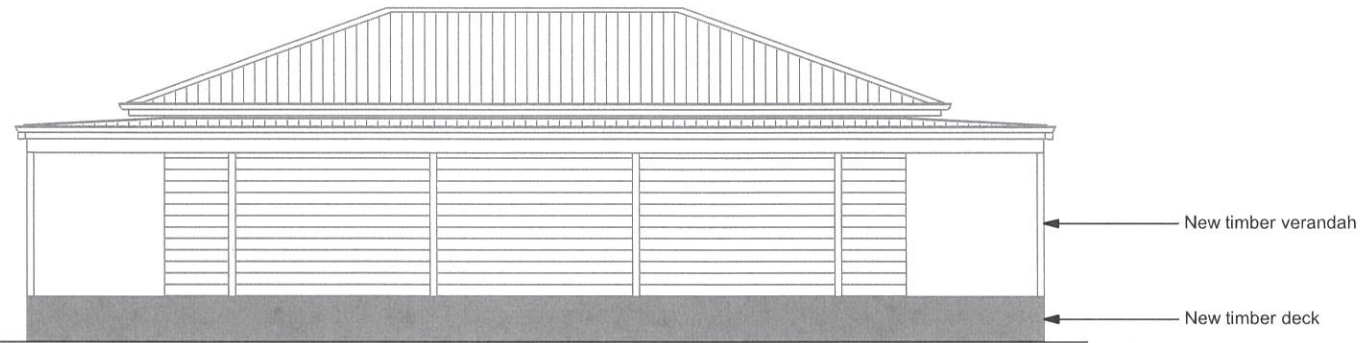
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scale: As Noted

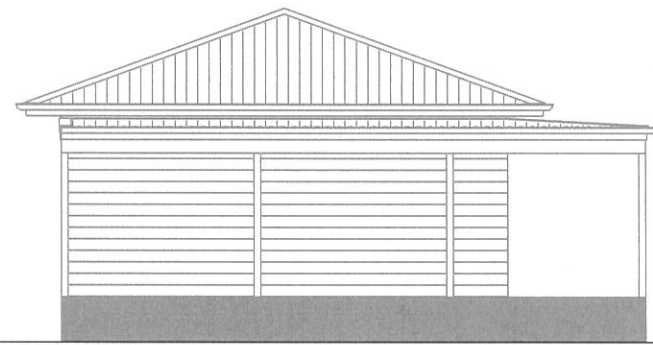
date: 13/05/2021

Roof plan

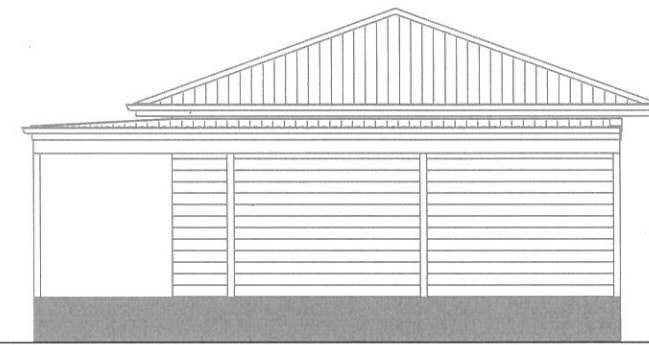
job no:	sheet no:
MG269	A2-2



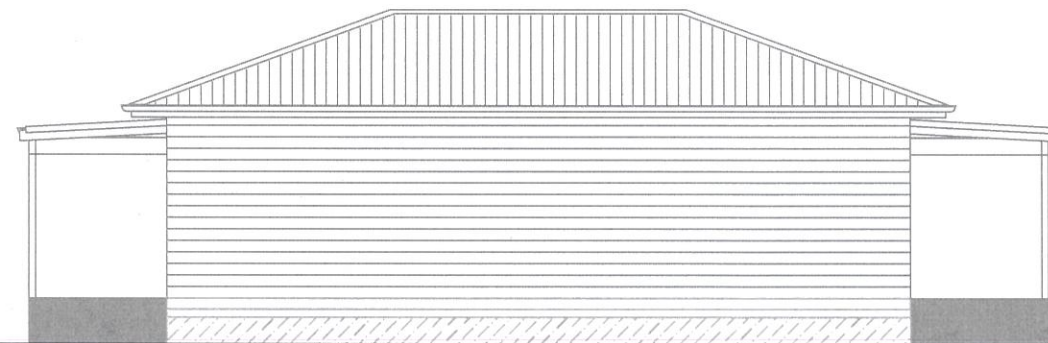
ELEVATION E1
Scale 1:100



ELEVATION E2
Scale 1:100



ELEVATION E3
Scale 1:100



ELEVATION E4
Scale 1:100



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A3-1