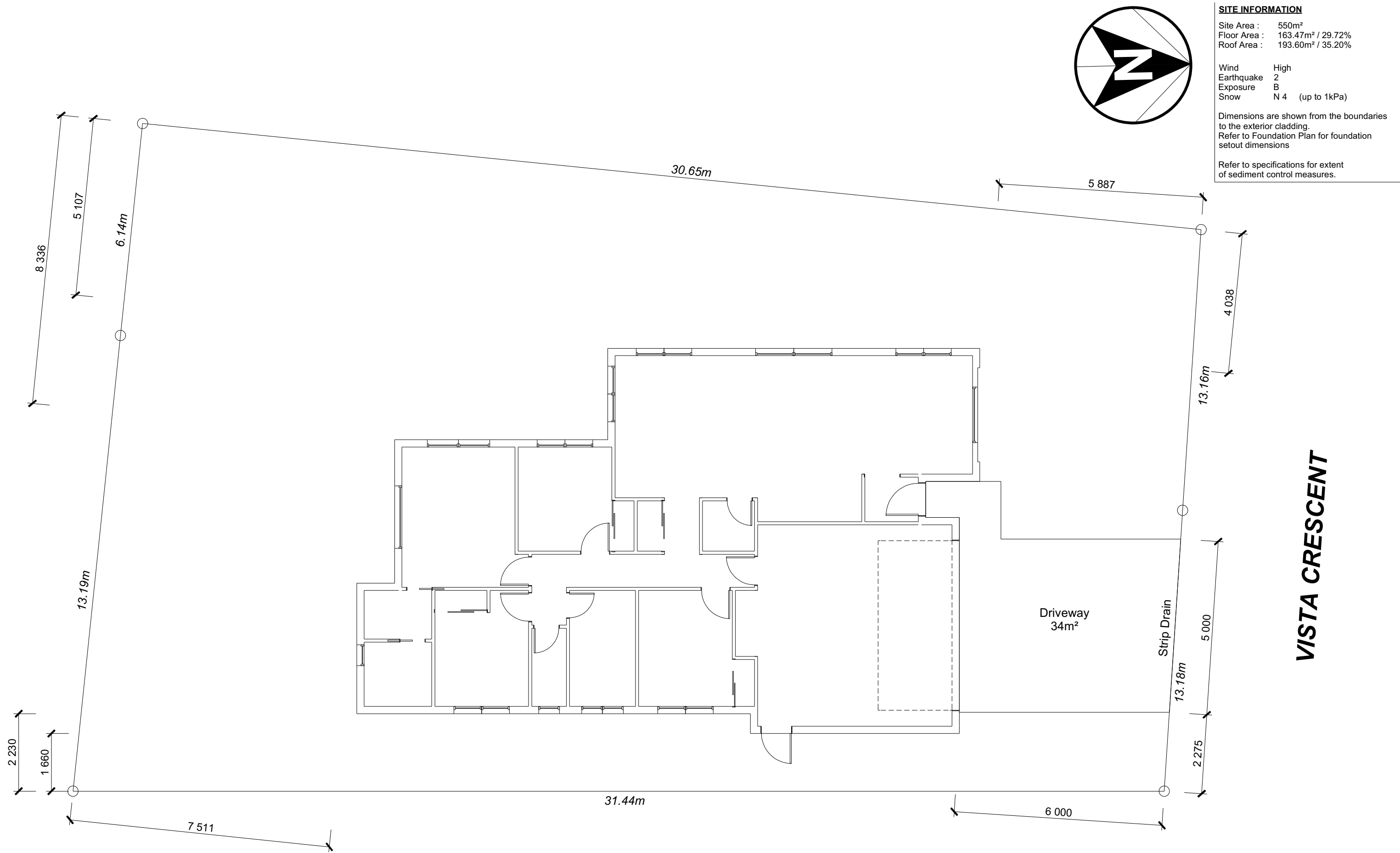


New Residence for :
 McRae Builders Limited
 Lot 281
 Vista Crescent
 Falcons Landing, Rolleston

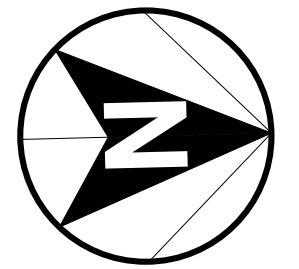
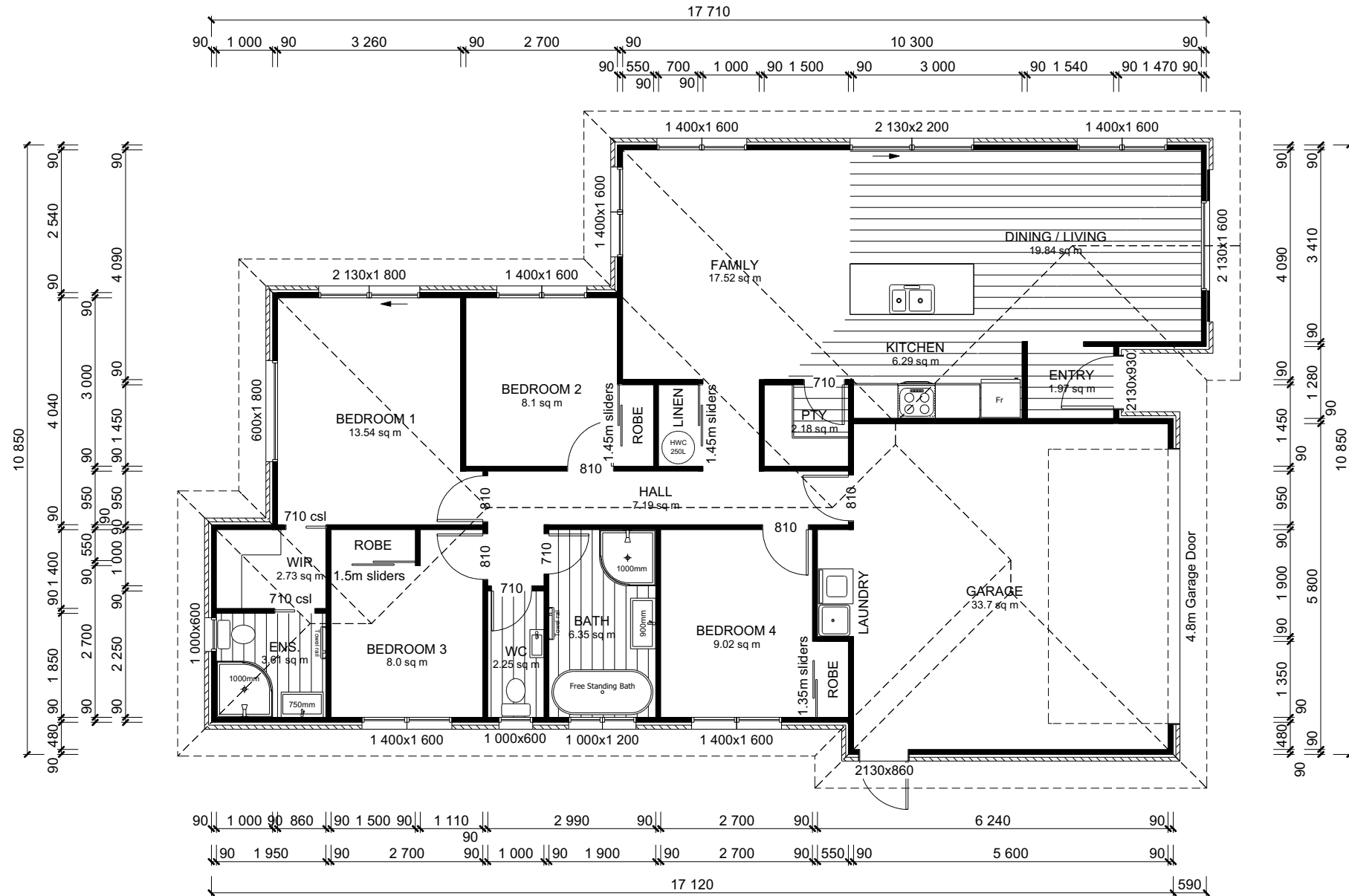
LINE RENDERERS

20/08/2024

NTS (@ A3)



SITE INFORMATION	
Site Area :	550m ²
Floor Area :	163.47m ² / 29.72%
Roof Area :	193.60m ² / 35.20%
Wind	High
Earthquake	2
Exposure	B
Snow	N 4 (up to 1kPa)
Dimensions are shown from the boundaries to the exterior cladding. Refer to Foundation Plan for foundation setout dimensions	
Refer to specifications for extent of sediment control measures.	



ROOF & WALL CLADDINGS

Roof : 25° Corrugate Colorsteel
Walls : 70 Series Brick Veneer with a 50mm cavity
Vertical Cedar Shiplap with a 20mm cavity

DWELLING AREAS

Framing: 156.64m² Perimeter: 59.06m
Veneer/Foundation: 163.47m² Perimeter: 60.26m
Roof: 192.60m² Perimeter: 61.92m

SMOKE ALARMS

Domestic Smoke Alarms (hush type) to be fitted within 3.0m of sleeping areas and on Escape routes, as indicated on plan. To comply with one of the following standards: UL 217, ULC-S531, AS 3786, BS 5446 (part 1).

FLOOR PLAN NOTES

Dimensions shown are to the frame, GIB thickness not shown.
Mechanical ventilation to comply with G4/AS1
Air Seals to have PEF rod & low expansion foam
All windows and doors centered in room unless shown otherwise
Laundering facilities provided complying with G2/SA1 1.0

FLOOR FINISHES

Carpet, Vinyl Plank & Tiles

KITCHEN HOB

Electric Hobs

WALL FRAMING:

Stud Height: 2420 mm (2455mm to u/s of truss bottom chord)
External Studs H1.2, 90x45 @ 600crs SG8, Dwangs @ 800crs
Internal Studs H1.2, 90x45 @ 600crs SG8, Dwangs @ 800crs
Lintels: Lintels are shown on the Truss design. (All Lintels SG8 unless stated otherwise).
Building Wrap: Mason Barricade with Masons 40 Below flexible flashing tape
Air Barrier to unlined wall and gables: Masons building wrap
Building wrap to be strapped @ 300crs between dwangs.

INTERNAL DOORS & SLIDERS

1.98m High

JOINERY

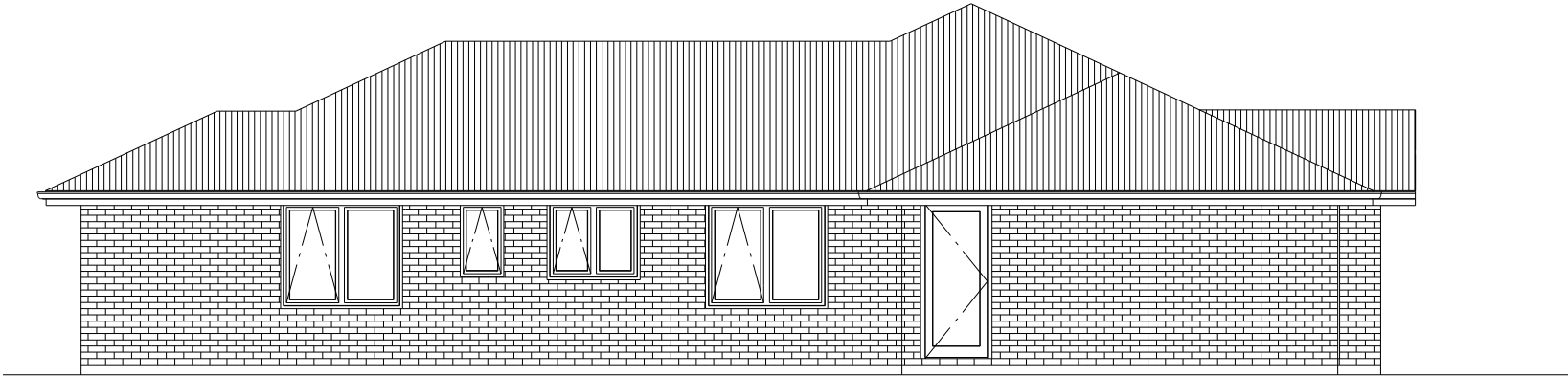
Thermally Broken (R0.5) joinery throughout with Low/4 Glazing

**New Residence for :
McRae Builders Limited
Lot 281
Vista Crescent
Falcons Landing, Rolleston**

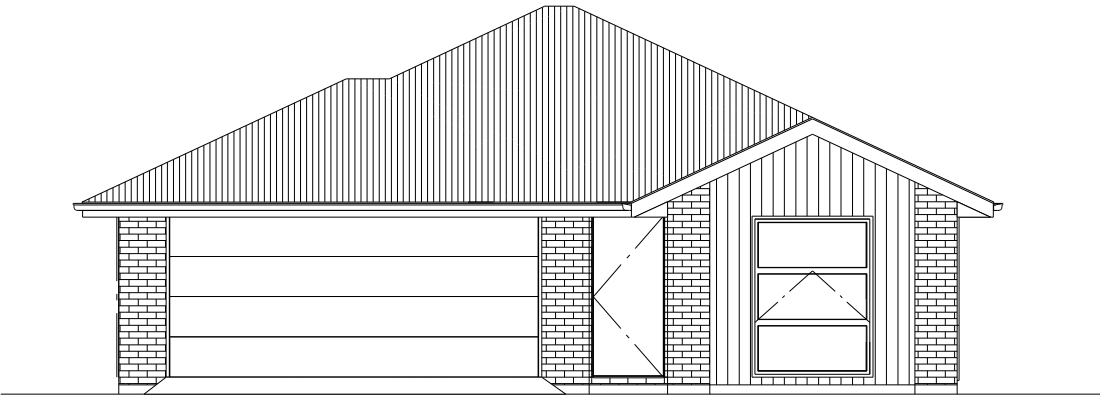
FLOOR PLAN

20/08/2024

1:100 (@ A3)



ELEVATION A - EAST



ELEVATION B - NORTH

ROOF & WALL CLADDINGS

Roof : 25° Corrugate Colorsteel
Walls : 70 Series Brick Veneer with a 50mm cavity
Vertical Cedar Shiplap with a 20mm cavity

ELEVATION NOTES

Gutter : Coloured Steel Gutter
Fascia : Coloured Steel 185 Fascia
Downpipes : Colorsteel Rectangular 75x55mm
Soffits : Hardiflex 4.5mm
Joinery : Thermally Broken
SS: Safety Stays
SG: Safety Glass

Access routs to have slip resistance surface
in compliance with NZBC D1/AS1 Table 2
and to have a 1:100 fall away from the building
All egress points to have a maximum step
down of 190mm.

BUILDING ENVELOPE RISK MATRIX

RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	Medium	1
Building Envelope	Medium	1
Decks & Balconies	Low	0
Total		3

ROOF & WALL CLADDINGS

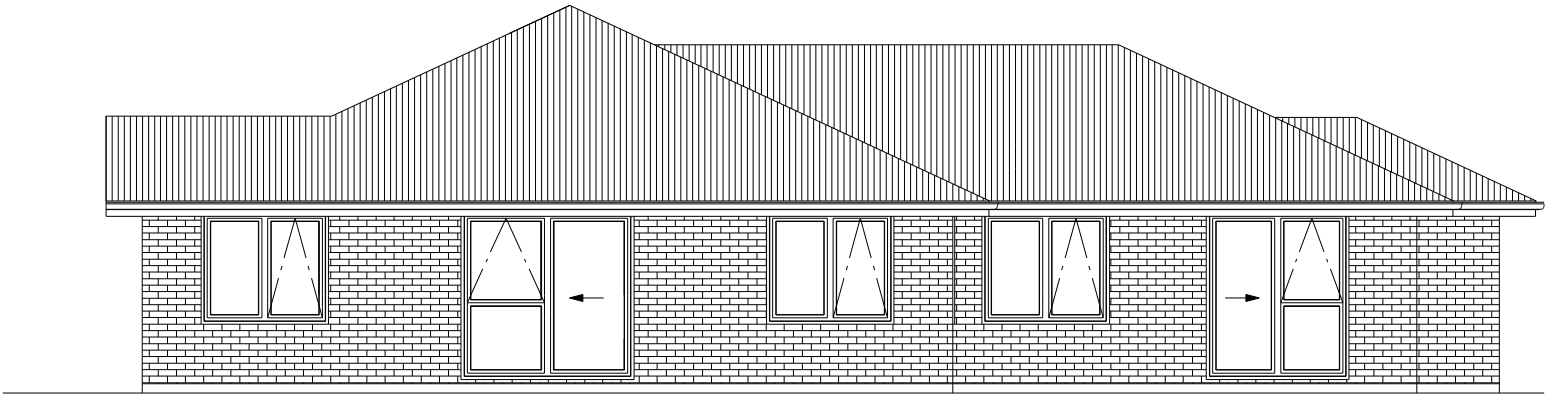
Roof : 25° Corrugate Colorsteel
Walls : 70 Series Brick Veneer with a 50mm cavity
Vertical Cedar Shiplap with a 20mm cavity

ELEVATION NOTES

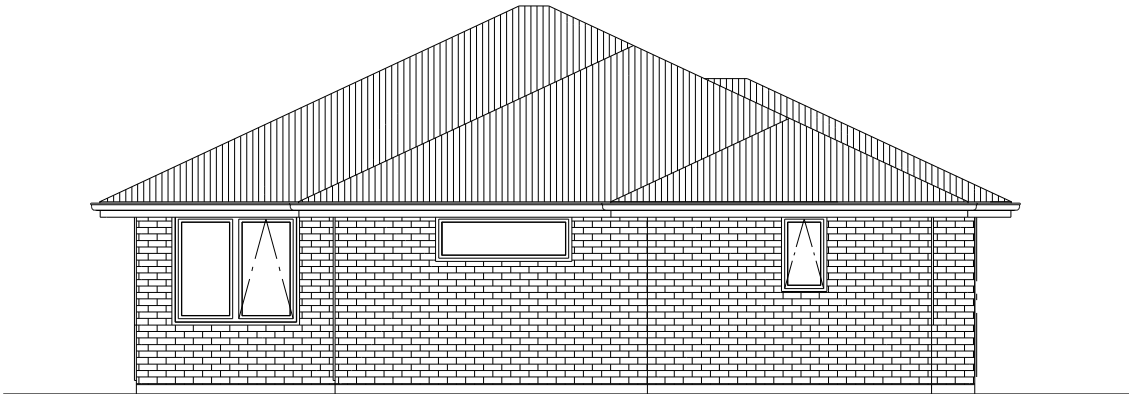
Gutter : Coloured Steel Gutter
Fascia : Coloured Steel 185 Fascia
Downpipes : Colorsteel Rectangular 75x55mm
Soffits : Hardiflex 4.5mm
Joinery : Thermally Broken
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Access routs to have slip resistance surface
in compliance with NZBC D1/AS1 Table 2
and to have a 1:100 fall away from the building
All egress points to have a maximum step
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BUILDING ENVELOPE RISK MATRIX		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	Low	0
Roof Wall Junction	Low	0
Eaves Width	Medium	1
Building Envelope	Medium	1
Decks & Balconies	Low	0
Total		3



ELEVATION C - WEST



ELEVATION D - SOUTH