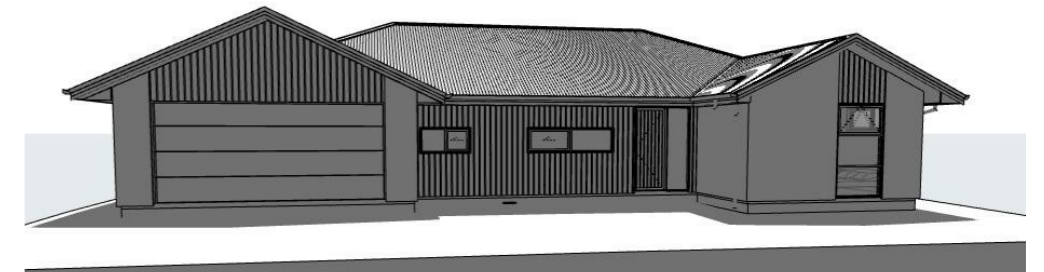


7 WATE WAY
LOT 459 WESTWOOD



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GENERAL NOTES:

Territorial Authority: Selwyn District Council
Lot #: Lot 459
DP #: -
Site Area: 476 sqm.
Floor Area (over foundation): 186.70 sqm.
Floor Area (over frame): 186.70 sqm.
Title Issued: TBC

Council Rules:

Planning Zone: Inner Plains (Living Z)
 Maximum Building Height: 8m
 Site Coverage: 39.70% (40% Allowable)
 Flood Management Area: N/A
 Wind Zone: High Wind Zone
 Earthquake Zone: Zone 2
 Technical Category: TC1
 Snow Zone: Zone N4 - 1.5kPa
 Sea Spray Zone: Zone C
 Coastal Hazard: N/A

Non Compliances Requiring RC: n/a

General:

- All dimensions to be confirmed on site.
- All dimensions are to the foundation edge.

Site Information & Setout:

- Contractor must independently verify all boundaries and dimensions prior to setout. All setout dimensions are in horizontal plane and do not take into account varying ground levels.

- Finished floor level to be maintained at 225mm clearance from finished ground level.

Landscaping:

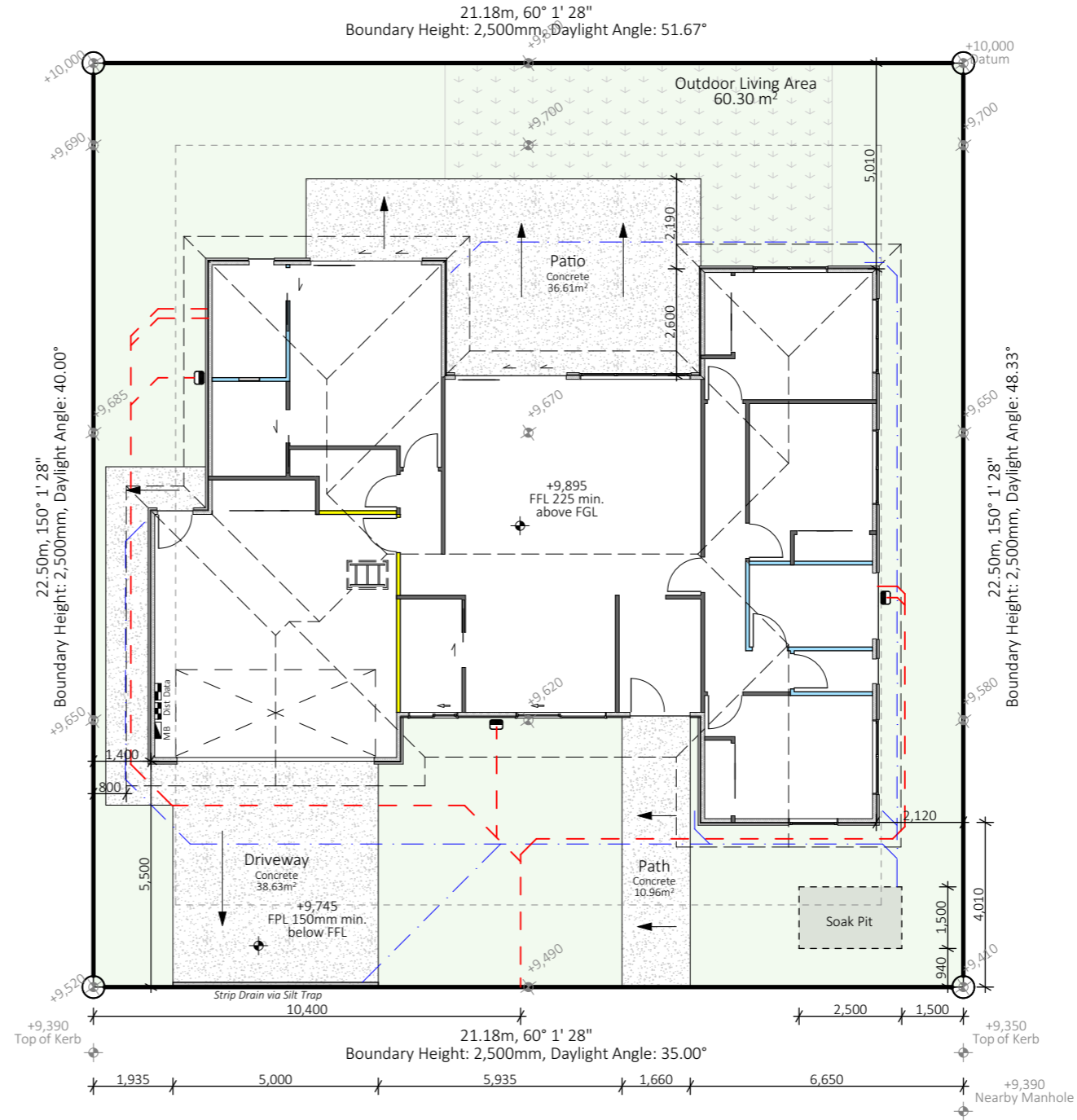
- This plan is indicative only. Landscaping to be confirmed by the client. All Fencing to comply with the relevant Covenants.

Steps & Paths:

A Step/s or appropriate landscaping is to be provided if drop from external doors is greater than 190mm from FFL to FGL. All access routes must provide a non-slip surface in accordance to NZBC D1/AS Table 2. Convey surface water from sealed drive to an appropriate approved outfall.

All hardstanding areas to have a 1:100 min. fall away from the building.

Timber deck areas are to be freestanding elements - not connected to main building and under 1.5m in height. Therefore these are exempt from building consent application as per the Building Act 2004, Schedule 1. Deck & steps are however are to be constructed in full accordance with NZBC D1/AS1 4.1.1, 4.1.8, 6.0 & Fig. 26 and NZBC Simple House SH/AS1 Section 3.4



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GENERAL NOTES

Territorial Authority: Selwyn District Council
 Site Address: LOT 459 WESTWOOD - FARINGDON
 Lot #: Lot 459
 DP #: -
 Site Area: 476 sqm.
 Floor Area (over foundation): 186.70 sqm.

SITE MONITORING

- Daily inspections of erosion and sediment controls and the overall stormwater system will be conducted. Additional inspections will also be conducted following high rainfall and wind events. If the erosion and sediment control system has been breached, the offsite sediment will be immediately cleaned.
- Site monitoring is to be completed and checked daily by the Main Contractor.

EARTHWORKS

- Soils excavated is considered cleanfill (unless otherwise stated) and is proposed to be temporarily stockpiled in the western corner of site.

STOCKPILING OF SOILS

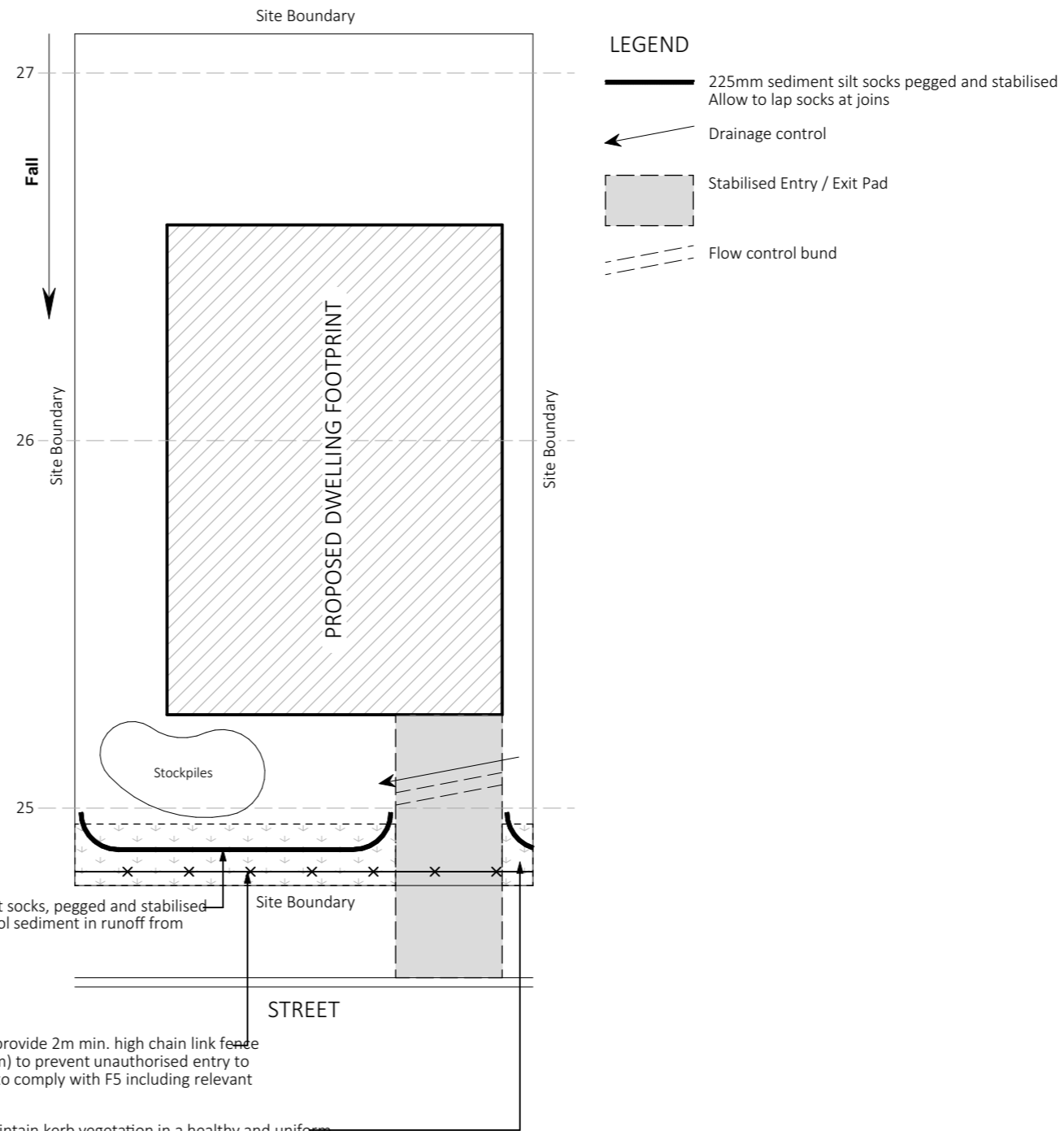
- Stockpiled material will be managed as follows:
- Stockpiles will be dampened and/or kept covered with plastic sheeting or a geotextile layer when material is not being added or removed to prevent erosion and dust generation; and
 - Stockpiles will be kept as small as possible.

COMPLETION PROCESS

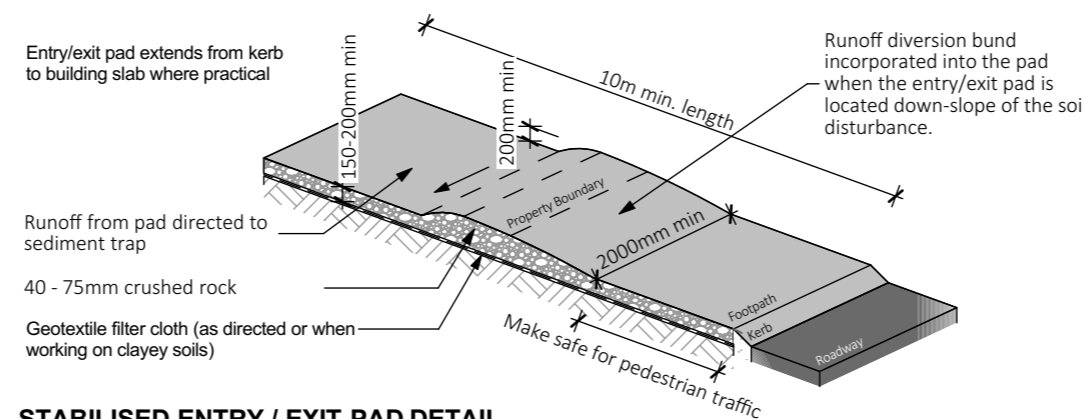
At completion of the contract all sediment control measures will be removed from site and to be re-used on future sites. It is at this time the home owner will be responsible for all sediment control measures until landscaping has been completed and at a satisfactory state where erosion and sediment won't be a problem.

STABILISED ENTRY PAD ONSITE CHECKLIST		
Construction Checklist	Yes	No (add comments to explain)
Area has been cleared of unsuitable material and smooth graded		
Woven geotextile has been placed over the area and is properly pinned and overlapped		
At least 10m of aggregate has been placed (extending from site boundary) 4m wide and minimum 150mm deep, using 40-75mm crushed rock		
Vehicles cannot bypass the entranceway		
Street sweep/suction is done and date recorded		
Inspection and maintenance checks are done, recorded and dated, along with any comments		

SILT SOCK ONSITE CHECKLIST		
Construction Checklist	Yes	No (add comments to explain)
Silt socks are installed on the contour. If not possible or if there are long sections of sock, short silt sock returns are installed, projecting upslope to minimise concentration of flows. Returns are atleast 2m long		
Silt sock "wings" are installed at either end of the sock, projecting a sufficient length upslope to stop outflanking		
The silt sock is to be pegged and secured, Allow to lap silt socks at joins as required		
Vehicles are prevented from driving over silt socks, or they are moved out of the way of vehicles when needed		
Inspection and maintenance checks are done, recorded and dated along with any comments		



TYPICAL NARROW LOT SEDIMENT CONTROL PLAN



STABILISED ENTRY / EXIT PAD DETAIL

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GENERAL NOTES:

- TC1 Firth Rib Raft Foundation & Slab to be constructed as per manufacturer's specifications - Refer to supporting documents & foundation details for further information. 0.25mm thick polythene DPM & 25mm max. sand blinding layer over AP40 granular fill layed in 150mm min compacted layers.

Fill depth to be confirmed with Scala Penetrometer Test

- 300mm wide concrete foundation footing reinforced as per the Firth Ribraft technical manual.

- All topsoil should be removed from beneath the area of the floor slab & the CAP40 hardfill should be placed in layers not exceeding 200mm loose depth & compacted to achieve a minimum dry density of 2,150kg/m³. All fill shall be placed in accordance with NZS4431:1989.

- Joints shall be positioned to coincide with major changes in the floor plan. Where concrete is to be exposed, for example in a garage, or brittle covering placed over, the maximum intermediate bay sizes shall be limited to 5m. Bay dimensions formed by shrinkage control joints shall be limited to a maximum ratio of length:width of 1.5:1. Shrinkage control joints shall be placed over 100mm wide internal ribs wherever possible. Where a shrinkage control joint runs along the line of a 300mm wide load bearing rib, then the joint shall be located directly above one edge of that rib.

- Avoid construction joints & shrinkage controls under tiled areas. No shrinkage control cuts to be placed under framing that is to be used as a bracing element.

- Maximum dimension (In plan) between shrinkage controls is 6m with mesh.

- WC riser locations have a typical offset of 140mm from internal line of framing to center of waste. (Manufacturers technical specifications should be consulted to confirm offset)

-Vanity & Tub riser locations have a typical offset of 45mm to centre line of wall framing to centre of waste.

- Mesh in floor slab must be earthed. Earth with 16mm REO rod brought up into garage wall below meterox & wired to the mesh. At prewire, connect a clamp & piece of wire to rod & earth it to the meterbox.

- Minimum heights of concrete slab on ground above surrounding ground levels to be: Brick - 125mm to sealed surface & 200mm to unsealed ground as per NZBC E2.

2/Coats of bituminous liquid to brick rebate

Finished floor level to be 150mm minimum above crown of road as per NZBC E1/AS1.

- Confirm layout of fittings of kitchen & bathroom etc. before foundation commences.

Legend

Ref	Fixture	Waste Size	Gradient
WC	Water Closet	100mm	1:60
B	Bath	40mm	1:20
SH	Shower	40mm	1:20
S	Kitchen Sink + DW	50mm	1:40
Van.U	Vanity Unit	40mm	1:20
WHB	Wash Hand Basin	40mm	1:20
TUB	Laundry Tub + WM	50mm	1:40
HWC	Hot Water Cylinder	20mm	1:40
WM	Washing Machine	Discharge to TUB	
GT	Gully Trap		
RGT	Relief Gully Trap		
TV	Terminal Vent	80mm	
BV	Branch Vent	40mm	
DP	Downpipe	80mm Selected Downpipes	
IP	Inspection Point		
AAV	Air Admittance Valve		
HT	Hose Tap		
HP	Heat Pump		

- - - - - 100mm uPVC surface water drain at 1:100 gradient to existing laterals at boundary. (SW)
- - - - - 100mm uPVC foul water drain at 1:60 gradient to existing laterals at boundary. (FW)

Note:

- Relief Gully Trap is to be positioned so that the top of the gully dish is no less than 150mm below the overflow level of the lowest sanitary fixture served by the drainage system.

- Position of drain connections at street laterals to be confirmed on site.

- Allow to thermally insulate all exterior pipework & valves exposed to external weather conditions.

Drain pipes discharging to GT:

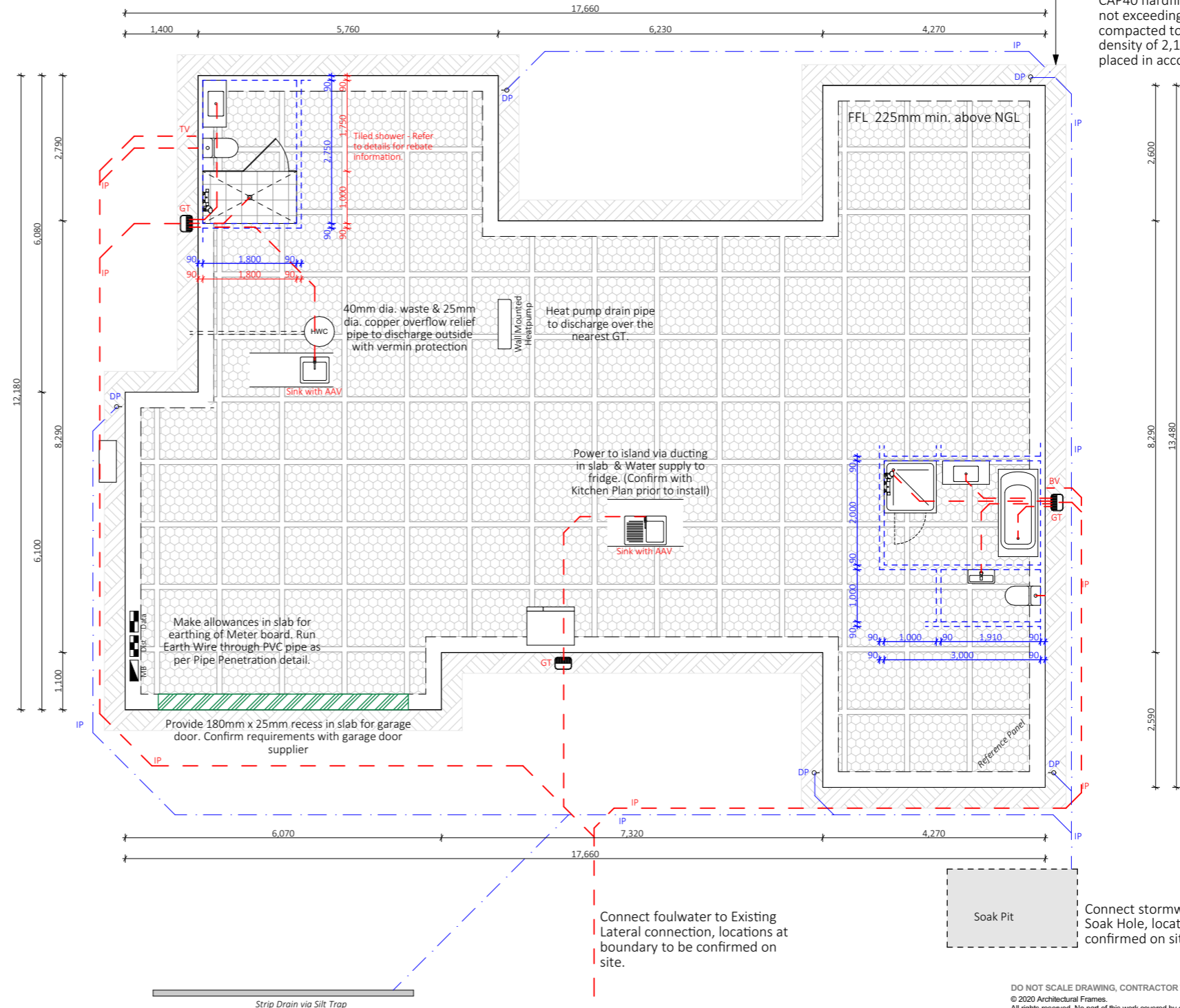
- 25mm min air gap between all pipes & GT.

All plumbing and drainage to comply with Acceptable Solutions G13/AS/AS2 by qualified tradesman. Allow to check all dimensions and falls of drains onsite prior to installation.

Contractor to locate all service connections on site prior to earthworks, confirm all boundary setbacks & restrictions comply with current regulations prior to commencement of foundations.

All waste pipes PVC. Sizes, fall, venting & discharge to be confirmed by NZ qualified plumber. Confirm positions of available services cabling etc. on site prior to any excavation.

Internal water pipes to be Polybutylene. All pipework & pipes exposed to freezing to be lagged with closed cell foam.



beneath the area of the of the slab to a depth of 300mm min. & extend 400mm min. past the foundation edge as shown. CAP40 hardfill should be placed in layers not exceeding 200mm loose depth & compacted to achieve a minimum dry density of 2,150kg/m³. All fill shall be placed in accordance with NZS4431:1989.

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GENERAL NOTES:

Floor Area (over foundation): 186.70 sqm.
 Floor Area (over frame): 186.70 sqm.
 Raised Ceiling Areas: Boxed Ceiling to Living & Dining
 Roof Pitch: 25 Deg.
 Eaves Width: 600mm
 Height To Underside Of Truss: 2,465mm
 Lintel Height: 2,140mm
 Internal Door Leaf Height: 1,980mm
 Internal Door Leaf Width: Typically 810mm & 710mm

Wall Cladding Materials:

• Rockcote 50mm Integra over 20mm cavity system installed as per manufacturer's specifications & E2/AS1 - Refer to Supporting Documents for further information.

• James Hardie Linea Oblique Weatherboard over 20mm cavity system installed as per manufacturer's specifications & E2/AS1 - Refer to Supporting Documents for further information.

Roof Cladding Materials:

• 0.40 BMT Selected Longrun Corrugate

Heating:

Heat pump to be fixed in position shown on the drawings. Refer to specifications for more information.

Ceiling Vents:

Bathroom & Ensuite to vent directly to exterior
 Dryer to vent directly to exterior
 Range Hood to exit through roof.
 Bathroom & Ensuite extraction systems to be automated and placed to adequately deal with steam.

Insulation:

R3.6 Ceiling Batts Insulation installed as per manufacturer specifications. Excluding garage ceiling.
 R2.6 Wall Batts Insulation installed as per manufacturer specifications. Excluding garage.

General Notes:

- All glazing to comply with NZS4223
 - All hard floor finishes to comply with NZBC D1/AS Table 2. Floor tiles to be non-slip & have a slip coefficient value of 0.35 - 0.65 for grit finished ceramic tiles.
 - Hot water pipes to be sized according to NZBC G12 & NZS4305:1996. Mains pressure: 15mm dia. allows 12mm max. pipe length. Pipe length beyond this must be lagged.
 - Satin enamel wall finish to bathroom, ensuite & those walls adjacent to sinks etc. in kitchen & laundry. Tiles to be used above basins, vanities & benches up to 200mm high. Bottom edge to be filled with fungus/mold resistant sealant.

Water Supply to Fridge: Yes
 Power to Island via ducting: Yes

Electric Hot Water Cylinder

Water Proofing Membrane Note:

Ardex Superflex waterproofing membrane required to tiled bathrooms with tiled rebated/level access showers.

Smoke Alarms:

Required within 3m of all sleeping areas, change in level & entry/exits as per NZS 4514 & BRANZ Bulletins No's 252 & 309

All dimensions to be confirmed on site

LEGEND:

- Rockcote 50mm Integra over 20mm cavity on timber framed wall.
- James Hardie Linea Oblique Weatherboard over 20mm cavity on timber framed wall
- Selected 80mm dia. downpipe
- Hose tap
- Local authority approved smoke alarms

Electrical Notes:

- Allow for single switched powerpoint for standard appliances: Fridge, Dishwasher, Waste Disposal, Rangehood, Hob, Oven Refer to kitchen design for layout and positions of kitchen area sockets etc. All power points are indicative only and must be positioned and confirmed on site by Architect and/or owner.
- All electrical installations to be in accordance with NZECP 51:2001
- Mesh in floor slab must be earthed, earth with 16mm REO rod brought up into garage wall below meterbox and wired to the mesh. At prewire, connect a clamp and piece of wire to rod and earth it to the meterbox.
- Where downlights are to be installed, only CA 80, CA 135, IC or IC-F downlights are permitted in private or rental dwellings. (Note that IC downlights can only be used with insulation that passes the needle flame test of AS/NZS 60598 2.2 clause 11.5). Recessed downlights that are not labelled as above are not permitted to be installed into residential buildings.
- Total of 20 lux of illuminance for the total wattage required per m2 of floor area as shown in NZBC G8 / AS1 Table 1.
- Lighting and electrical by others, all positions and types to be selected and confirmed by client with contractor unless noted otherwise.

Electrical Notes:

- Mechanical ventilation in housing removing moisture shall be vented outside (includes wet areas & cooker hoods). Refer to NZBC G4/AS1 1.3.C.ii. Mechanical Ventilation to be 150 dia 230 Cu M/H inline fan ducted to soffit. Auto extractor fans shall terminate through wall/soffit/roof with an extraction rate as set out in NZBC G4.
- All smoke alarms are to comply with NZBC F7 and be manufactured to at least one of: AS 3786, ISO 12239 or BS EN 14604, Required within 3m of all sleeping areas, change in level & entry/exits as per NZS 4514 & BRANZ Bulletins No's 252 & 309
- Downlights shall be CA80 check the insulation manufacturers instructions to ensure their product is safe when installed along side proposed downlights

Building Footprint		
Area Over Foundation Edge	Area Over Framing	Floor Plan Perimeter (Over Foundation Edge)
186.70	186.70	70,059.9 ⁹³



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LEGEND:

- Indicates insulated interior wall (R2.6 Batts)
- Indicates Aqualine lined wall

All tiled areas to have dwangs @ 600mm crs. max.
(Excludes skirting/upstands)

Plumbing fixtures shown to indicate wet areas.
GIB Aqualine to all wet areas as standard.

Refer to Truss Design for all Lintel sizes & fixings

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Building Length (BL)	15.111		
Gross Floor Area (GFA)	186.70m ²	W along	55.0BU/m
Floor Height to Apex	5m	W along x BW	971.3BU
Roof Height Above Eaves	3m	W across	60.0BU/m
Roof Pitch	0 - 25°	W across x BL	820.2BU
Roof Style	Gable		
Double Top Plate	Yes	EQ	4.8BU/m ²
Floor Load	2kPa	EQ x GFA	896.2BU
Cladding Weights:			
- Subfloor	Concrete Floor		
- Wall	Light		
- Roof	Light		

Calculations based on NZS3604:2011

BRACING ALONG

Line	Required		Provided						Achieved		
	W BU	EQ BU	Brace Type	W BU/m	EQ BU/m	Length m	Height m	Angle	W BU	EQ BU	
A	150.4	150.4	A-1	EP1	130.0	130.0	1.0	2.4	-	128.7	128.7
			A-2	EP1	80.0	95.0	0.6	2.4	-	45.6	54.2
			A-3	GS1-N	50.0	55.0	1.2	2.4	-	59.5	65.5
			A-4	GS1-N	50.0	55.0	1.1	2.4	-	55.0	60.5
									288.8	308.8	
B	100.0	100.0	B-1	GS1-N	70.0	60.0	1.8	2.4	-	126.0	108.0
			B-2	GS1-N	70.0	60.0	2.4	2.4	-	168.0	144.0
									294.0	252.0	
C	100.0	100.0	C-1	GS1-N	70.0	60.0	1.9	2.4	-	131.6	112.8
			C-2	GS1-N	70.0	60.0	1.9	2.4	-	133.7	114.6
									265.3	227.4	
D	200.9	200.9	D-1	GS1-N	70.0	60.0	1.5	2.4	-	105.0	90.0
			D-2	GS1-N	50.0	55.0	0.9	2.4	-	43.0	47.3
			D-3	GS1-N	70.0	60.0	2.1	2.4	-	144.9	124.2
									292.9	261.5	
E	100.0	100.0	E-1	EP1	130.0	130.0	0.6	2.4	-	82.6	82.6
			E-2	EP1	130.0	130.0	0.6	2.4	-	82.6	82.6
			E-3	GS1-N	70.0	60.0	1.2	2.4	-	84.0	72.0
			E-4	GS1-N	50.0	55.0	0.8	2.4	-	42.3	46.5
									291.4	283.6	
Total									Achieved Required	1,432.4 971.3	1,333.3 896.2

BRACING ACROSS

Line	Required		Provided						Achieved		
	W BU	EQ BU	Brace Type	W BU/m	EQ BU/m	Length m	Height m	Angle	W BU	EQ BU	
M	182.7	182.7	M-1	GS1-N	70.0	60.0	2.3	2.4	-	161.7	138.6
			M-2	GS1-N	70.0	60.0	2.4	2.4	-	168.0	144.0
									329.7	282.6	
N	100.0	100.0	N-1	GS1-N	50.0	55.0	0.6	2.4	-	30.5	33.6
			N-1	GS1-N	70.0	60.0	2.4	2.4	-	168.0	144.0
									198.5	177.6	
O	100.0	100.0	O-1	GS1-N	50.0	55.0	0.6	2.4	-	30.0	33.0
			O-2	GS1-N	70.0	60.0	1.2	2.4	-	84.0	72.0
			O-3	GS1-N	70.0	60.0	1.2	2.4	-	84.0	72.0
									198.0	177.0	
P	100.0	100.0	P-1	GS1-N	70.0	60.0	2.0	2.4	-	140.7	120.6
			P-2	GS1-N	70.0	60.0	2.8	2.4	-	193.2	165.6
			P-3	GS1-N	70.0	60.0	1.9	2.4	-	133.7	114.6
									467.6	400.8	
Q	100.0	100.0	Q-1	GS1-N	50.0	55.0	0.7	2.4	-	37.0	40.7
			Q-2	GS1-N	70.0	60.0	1.4	2.4	-	97.3	83.4
			Q-3	GS1-N	50.0	55.0	0.6	2.4	-	30.0	33.0
			Q-6	GS1-N	70.0	60.0	1.7	2.4	-	118.0	101.1
									282.3	258.2	
Total									Achieved Required	1,476.1 820.2	1,296.2 896.2

BRACING NOTES:

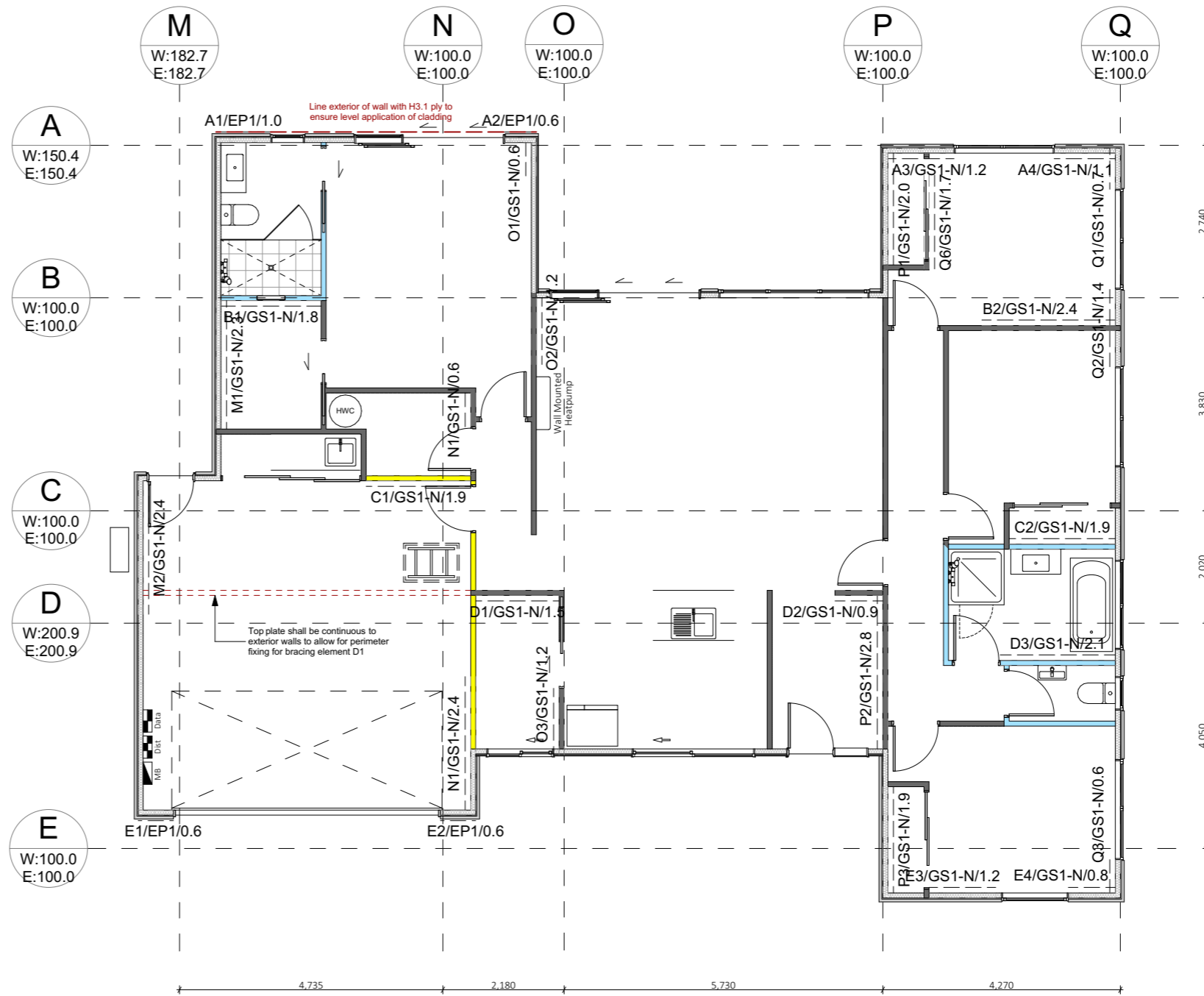
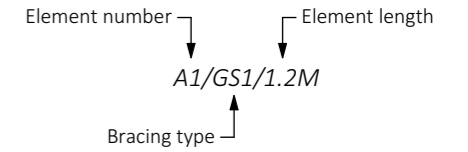
Where the distance between bracing lines at right angles to the plate is between 5.0m & 6.0m, the 90 x 45mm top plate shall be strengthened by the addition of a 140 x 35mm plate of at least the same grade as the top plate. Refer to NZS 3604:2011, 8.7.4.2.

Note:
Where exterior ply bracing elements are used & not continued the entire length of the wall, allow to pack out the rest of the cavity battens to achieve an even straight-through cavity for the selected cladding.
Refer to supporting documents for Ecoply fixing requirements. Treatment to be a minimum of H3.2.

Openings in Bracing Elements:
(as per GIB EzyBrace System)
Openings are allowed within the middle third of a wall bracing element's length & height. Neither opening dimension shall be more than one third of the element height.

Wall linings are fixed to opening trimmers at 150mm crs. Small openings (e.g. power outlets) of 90 x 90mm or less may be placed no closer than 90mm to the edge of the braced element.

Reading the Bracing Plan:
GS1 - 0.4m min. length. Any 10mm or 13mm GIB Standard Plasterboard fixed to one side only.
GS2 - 0.4m min. length. Any 10mm or 13mm GIB Standard Plasterboard fixed to both sides.
BL1 - 0.4m min. length. 10mm or 13mm GIB Braceline fixed to one side only. GIB Handbracs to be installed each end of bracing element as per manufacturer's specifications - Refer to Supporting Documents for further information.



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ROOF PLAN NOTES:

Roof Cladding Materials:

- 0.40 BMT Selected Longrun Corrugate

Fixing Notes:

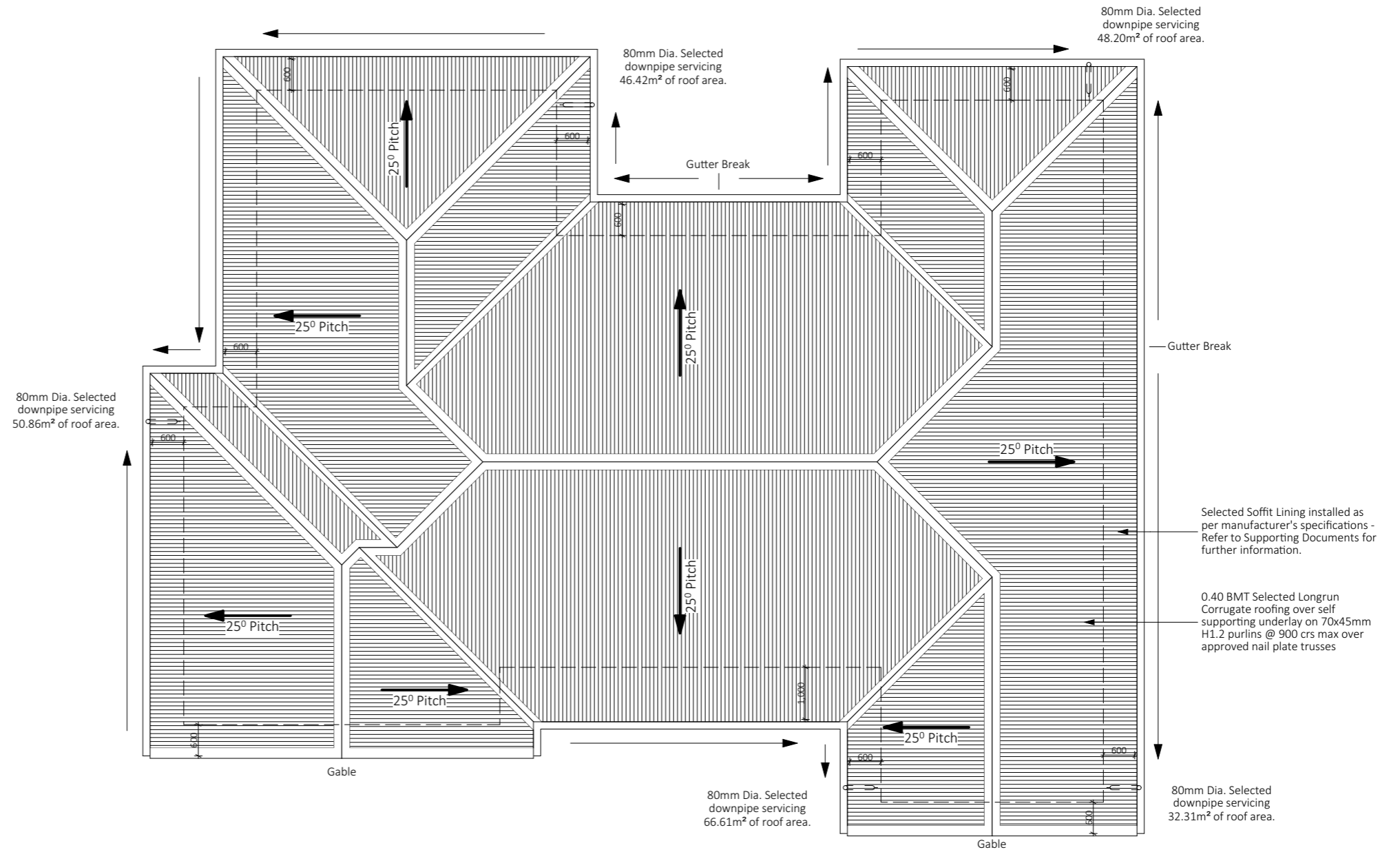
H1.2 70x45mm purlins @ 600mm crs. top and bottom & 900mm crs max. to body. Fix to trusses with 1/10g x 80mm self-drilling screw.
 Self Supporting roofing underlay to be used under roof cladding - Refer to Supporting Documents & Specifications for further information

90x45mm H1.2 treated SG8 outriggers to gable verge to allow for 600mm overhang/eave width. Outriggers to span back to next truss. Outriggers to be fixed as per NZS3604:2011 Table 10.18:
 - 1/10g x 80mm self-drilling screw to wall framing.
 - 3/90 x 3.15mm nails to rafters.
 - 4/90 x 3.15mm skewed nails to blocking.

Selected nail plate trusses @ 900mm crs max. fixed to top plate with 2/100 x 3.75mm skewed nails & 2/wiredogs each side.

Roof bracing to be 8.0kN diagonally opposed intersecting steel straps fixed to top chord & top plate as per NZS3604:2011, Section 10.3, 10.4 or refer to truss manufacturer's design for positions.

Roof Area	0 sqm.
Roof Pitch	25 Deg.
Truss Heel Height	-
Eaves Width	600mm
Height To Underside Of Truss	2,465mm
Lintel Height	2,140mm



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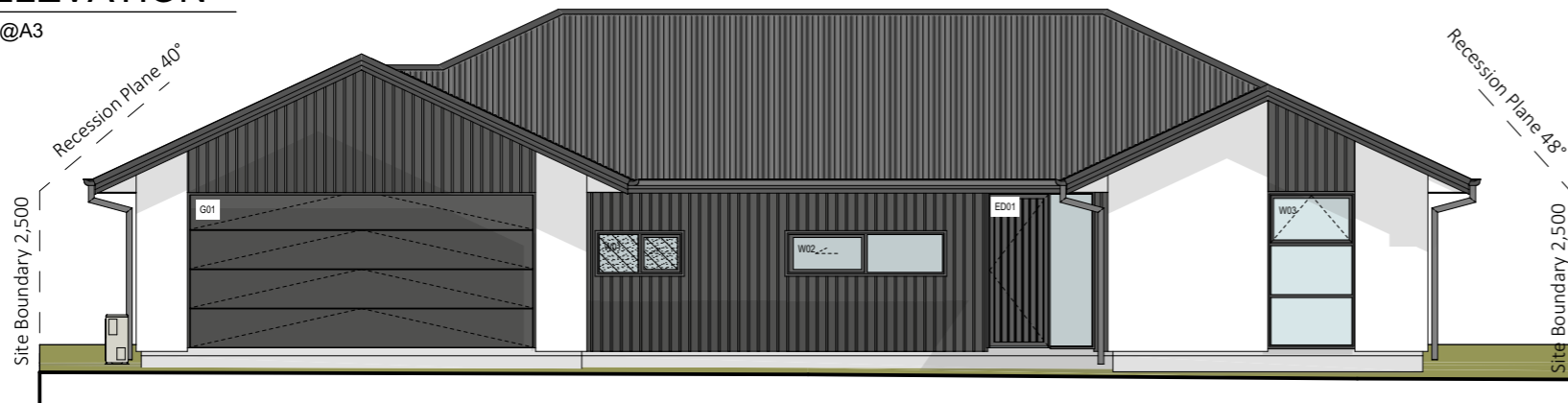
NORTH ELEVATION

SCALE 1:100 @A3



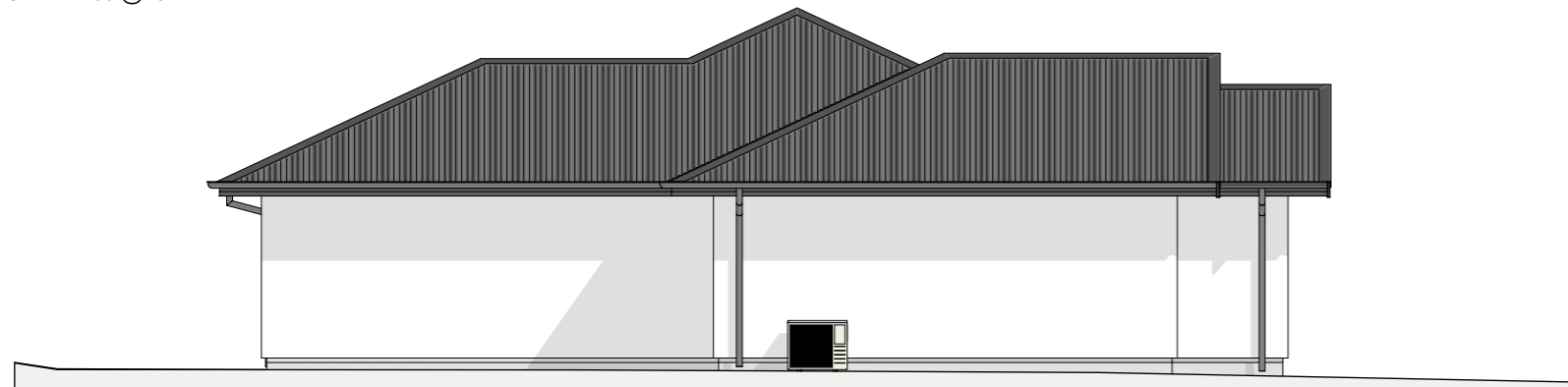
EAST ELEVATION

SCALE 1:100 @A3



SOUTH ELEVATION

SCALE 1:100 @A3



WEST ELEVATION

SCALE 1:100 @A3

Foundations

TC1 Firth Rib Raft Foundation & Slab to be constructed as per manufacturer's specifications - Refer to supporting documents & foundation details for further information. 0.25mm thick polythene DPM & 25mm max. sand blinding layer over AP40 granular fill laid in 150mm min compacted layers.

Roof Cladding

0.40 BMT Selected Longrun Corrugate

Exterior Cladding

Rockcote 50mm Integra over 20mm cavity system installed as per manufacturer's specifications & E2/AS1 - Refer to Supporting Documents for further information.

James Hardie Linea Oblique Weatherboard over 20mm cavity system installed as per manufacturer's specifications & E2/AS1 - Refer to Supporting Documents for further information.

Soffit Lining

Selected Soffit Lining installed as per manufacturer's specifications - Refer to Supporting Documents for further information.

Glazing and glazed openings to comply with NZS 4223.3:2016 Glazing in buildings - Part 3: Human impact safety requirements, NZS 4211:2008: Specification for performance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling.

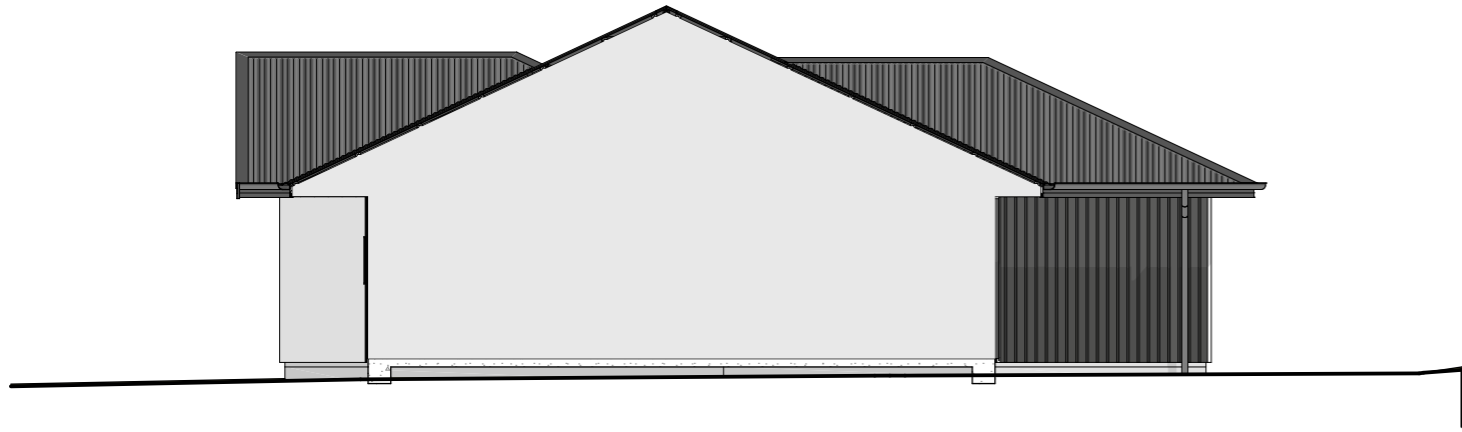
BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		3

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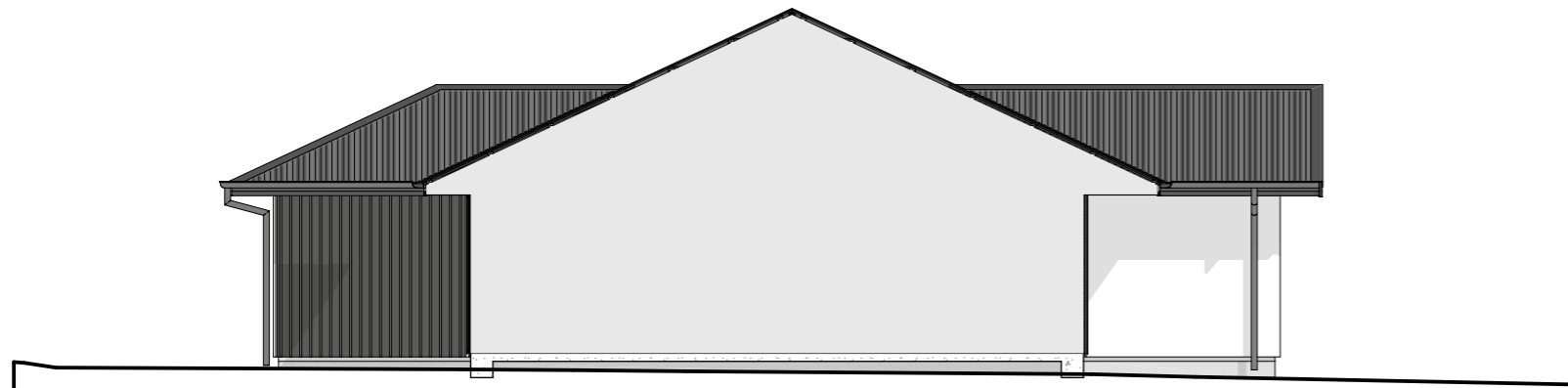
DRAWING TITLE:
ELEVATIONS & RISK MATRIX
JOB NO: -
CLIENT: GREG KIRK
STAGE: DETAILED DESIGN

SCALE @ A3:
1:100
DATE:
6/12/2022
SHEET NO:
A3.01
REV:
V5



INTERNAL EAST ELEVATION

SCALE 1:100 @A3



INTERNAL WEST ELEVATION

SCALE 1:100 @A3

Foundations

TC1 Firth Rib Raft Foundation & Slab to be constructed as per manufacturer's specifications - Refer to supporting documents & foundation details for further information. 0.25mm thick polythene DPM & 25mm max. sand blinding layer over AP40 granular fill layed in 150mm min compacted layers.

Roof Cladding

0.40 BMT Selected Longrun Corrugate

Exterior Cladding

Rockcote 50mm Integra over 20mm cavity system installed as per manufacturer's specifications & E2/AS1 - Refer to Supporting Documents for further information.

James Hardie Linea Oblique Weatherboard over 20mm cavity system installed as per manufacturer's specifications & E2/AS1 - Refer to Supporting Documents for further information.

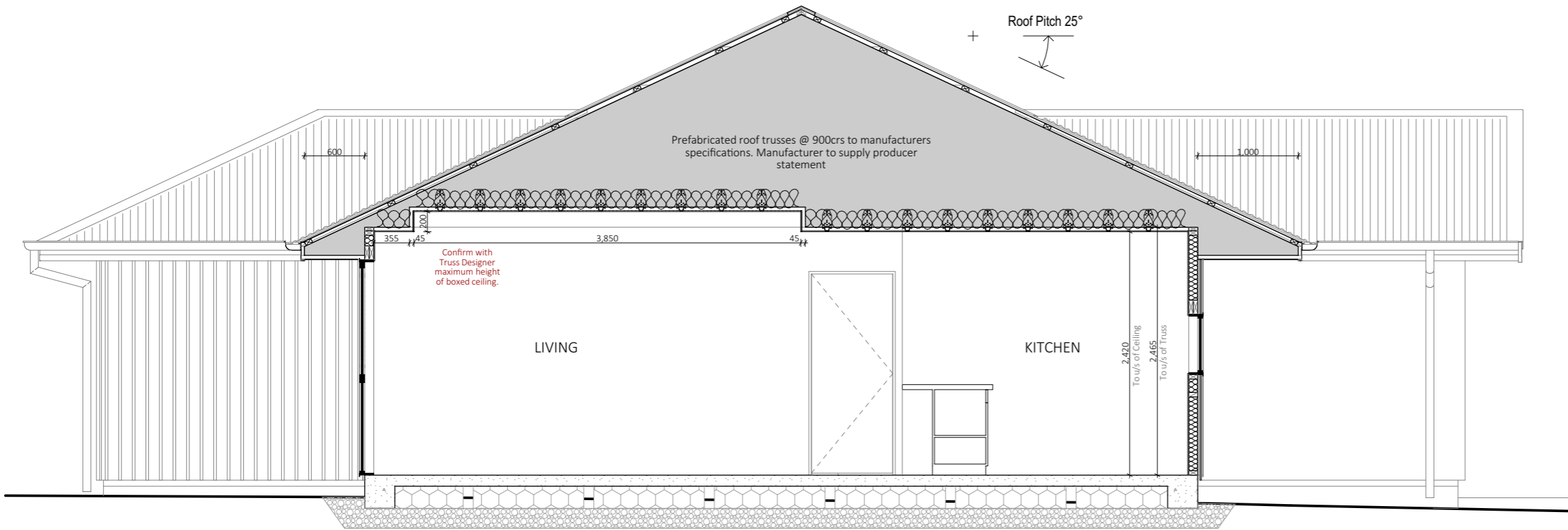
Soffit Lining

Selected Soffit Lining installed as per manufacturer's specifications - Refer to Supporting Documents for further information.

Glazing and glazed openings to comply with NZS 4223.3:2016 Glazing in buildings - Part 3: Human impact safety requirements, NZS 4211:2008: Specification for performance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling.

BUILDING ENVELOPE RISK MATRIX		
All Elevations		
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	Medium risk	1
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		3

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SECTION A

SCALE 1:50 @A3

Foundations

TC1 Firth Rib Raft Foundation & Slab to be constructed as per manufacturer's specifications - Refer to supporting documents & foundation details for further information. 0.25mm thick polythene DPM & 25mm max. sand blinding layer over AP40 granular fill layed in 150mm min compacted layers.

Timber framing

SG8 90x45mm timber framing
 - Studs @ 600mm crs. max (Rockcote)
 - Dwargs @ 800mm crs. max. (Rockcote)
 - Studs @ 600mm crs. max (Linea Oblique)
 - Dwargs @ 600mm crs. max (Linea Oblique)

Roof Cladding

0.40 BMT Selected Longrun Corrugate

Purlins & Roofing Underlay

H1.2 70x45mm purlins @ 600mm crs. top and bottom & 900mm crs max. to body. Fix to trusses with 1/10g x 80mm self-drilling screw.
 Self Supporting roofing underlay to be used under roof cladding - Refer to Supporting Documents & Specifications for further information

Exterior Cladding

Rockcote 50mm Integra over 20mm cavity system installed as per manufacturer's specifications & E2/AS1 - Refer to Supporting Documents for further information.

James Hardie Linea Oblique Weatherboard over 20mm cavity system installed as per manufacturer's specifications & E2/AS1 - Refer to Supporting Documents for further information.

Interior Linings

10mm GIB plasterboard installed over timber framing as per manufacturer's specifications. GIB Aqualine to be used in wet areas. Ensure dwargs are installed @ 600mm crs. max.

Ceiling Linings

13mm GIB plasterboard ceiling lining installed as per manufacturer's specifications - Refer to Supporting Documents for further information

Ceiling Battens

35mm GIB Rondo metal ceiling battens @ 600mm crs. max.

Insulation

R3.6 Ceiling Batts Insulation installed as per manufacturer specifications.
 Excluding garage ceiling.
 R2.6 Wall Batts Insulation installed as per manufacturer specifications.
 Excluding garage.

Soffit Lining

Selected Soffit Lining installed as per manufacturer's specifications - Refer to Supporting Documents for further information.

Truss Construction

Prefabricated roof trusses @ 900mm crs. max. to manufacturers specifications.
 Manufacturer to supply producer statement.

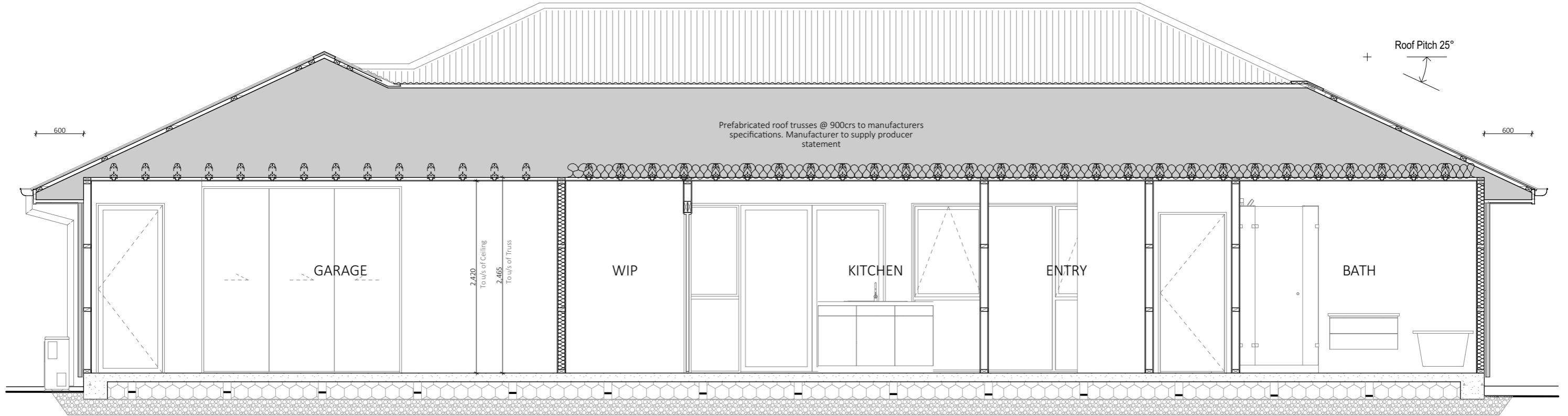
Wall Underlay

Selected wall underlay to all exterior framing installed as per manufacturer's specifications

Window Joinery

Selected colour powder-coated aluminium joinery with all glazing to comply with NZS 4223. Double glazing to all except service areas and garage.

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SECTION B

SCALE 1:50 @A3

Foundations

TC1 Firth Rib Raft Foundation & Slab to be constructed as per manufacturer's specifications - Refer to supporting documents & foundation details for further information. 0.25mm thick polythene DPM & 25mm max. sand blinding layer over AP40 granular fill layed in 150mm min compacted layers.

Timber framing

SG8 90x45mm timber framing
 - Studs @ 600mm crs. max (Rockcote)
 - Dwargs @ 800mm crs. max. (Rockcote)
 - Studs @ 600mm crs. max (Linea Oblique)
 - Dwargs @ 600mm crs. max (Linea Oblique)

Roof Cladding

0.40 BMT Selected Longrun Corrugate

Purlins & Roofing Underlay

H1.2 70x45mm purlins @ 600mm crs. top and bottom & 900mm crs max. to body. Fix to trusses with 1/10g x 80mm self-drilling screw.
 Self Supporting roofing underlay to be used under roof cladding - Refer to Supporting Documents & Specifications for further information

Exterior Cladding

70 series Brick Veneer over 50mm cavity installed as per manufacturer's specifications & E2/AS1 - Refer to Supporting Documents for further information.

James Hardie Linea Oblique Weatherboard over 20mm cavity system installed as per manufacturer's specifications & E2/AS1 - Refer to Supporting Documents for further information.

Interior Linings

10mm GIB plasterboard installed over timber framing as per manufacturer's specifications. GIB Aqualine to be used in wet areas. Ensure dwargs are installed @ 600mm crs. max.

Ceiling Linings

13mm GIB plasterboard ceiling lining installed as per manufacturer's specifications - Refer to Supporting Documents for further information

Ceiling Battens

35mm GIB Rondo metal ceiling battens @ 600mm crs. max.

Insulation

R3.6 Ceiling Batts Insulation installed as per manufacturer specifications.
 Excluding garage ceiling.
 R2.6 Wall Batts Insulation installed as per manufacturer specifications.
 Excluding garage.

Soffit Lining

Selected Soffit Lining installed as per manufacturer's specifications - Refer to Supporting Documents for further information.

Truss Construction

Prefabricated roof trusses @ 900mm crs. max. to manufacturers specifications.
 Manufacturer to supply producer statement.

Wall Underlay

Selected wall underlay to all exterior framing installed as per manufacturer's specifications

Window Joinery

Selected colour powder-coated aluminium joinery with all glazing to comply with NZS 4223. Double glazing to all except service areas and garage.

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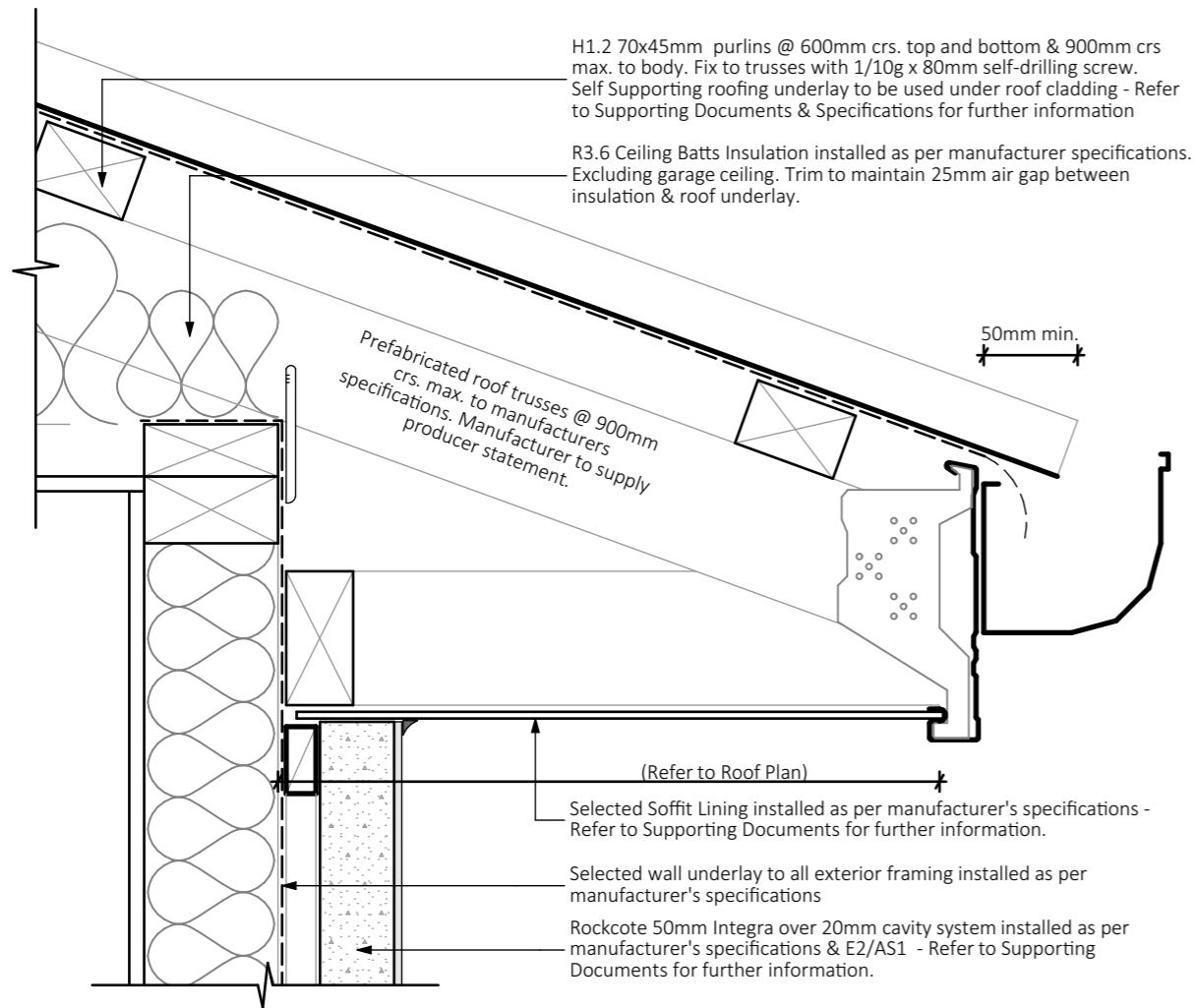
p. 03 982 4913
 m. 027 943 8226



PROJECT:
7 WATE WAY
 PROJECT ADDRESS:
LOT 459 WESTWOOD - FARINGDON

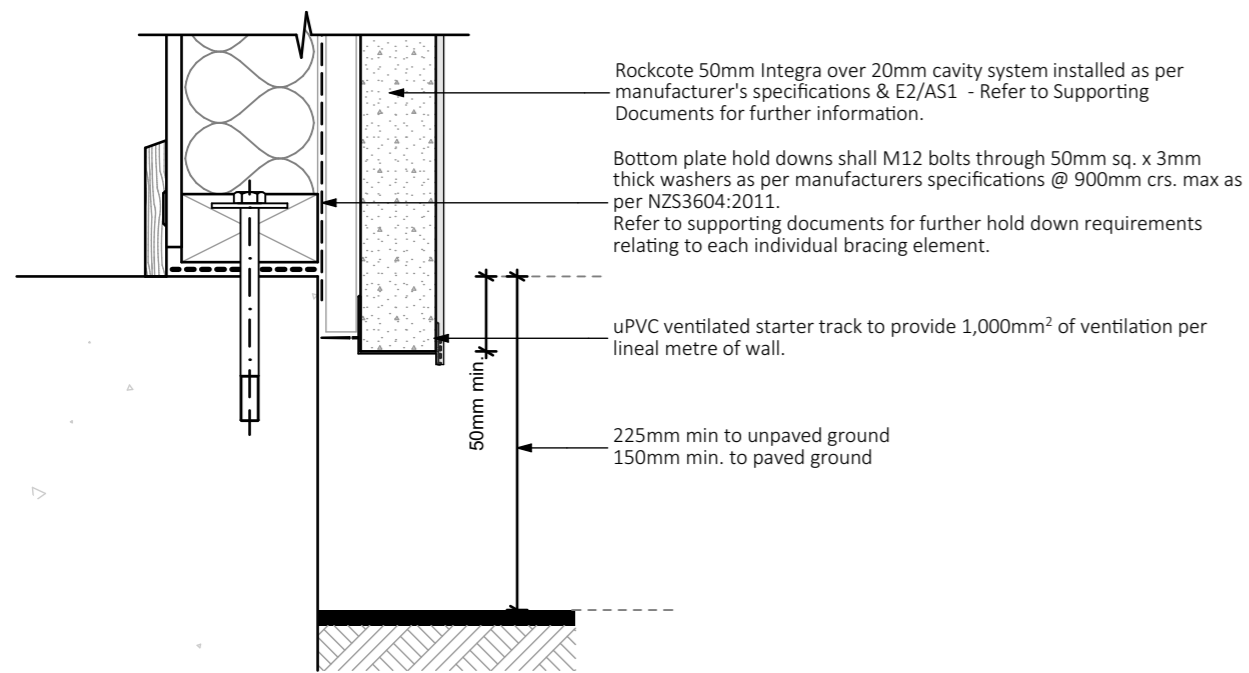
DRAWING TITLE:
SECTION B
 JOB NO:
 CLIENT: GREG KIRK
 STAGE: DETAILED DESIGN

SCALE @ A3:
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 DATE:
 6/12/2022
 SHEET NO:
 A4.02
 REV:
 V5



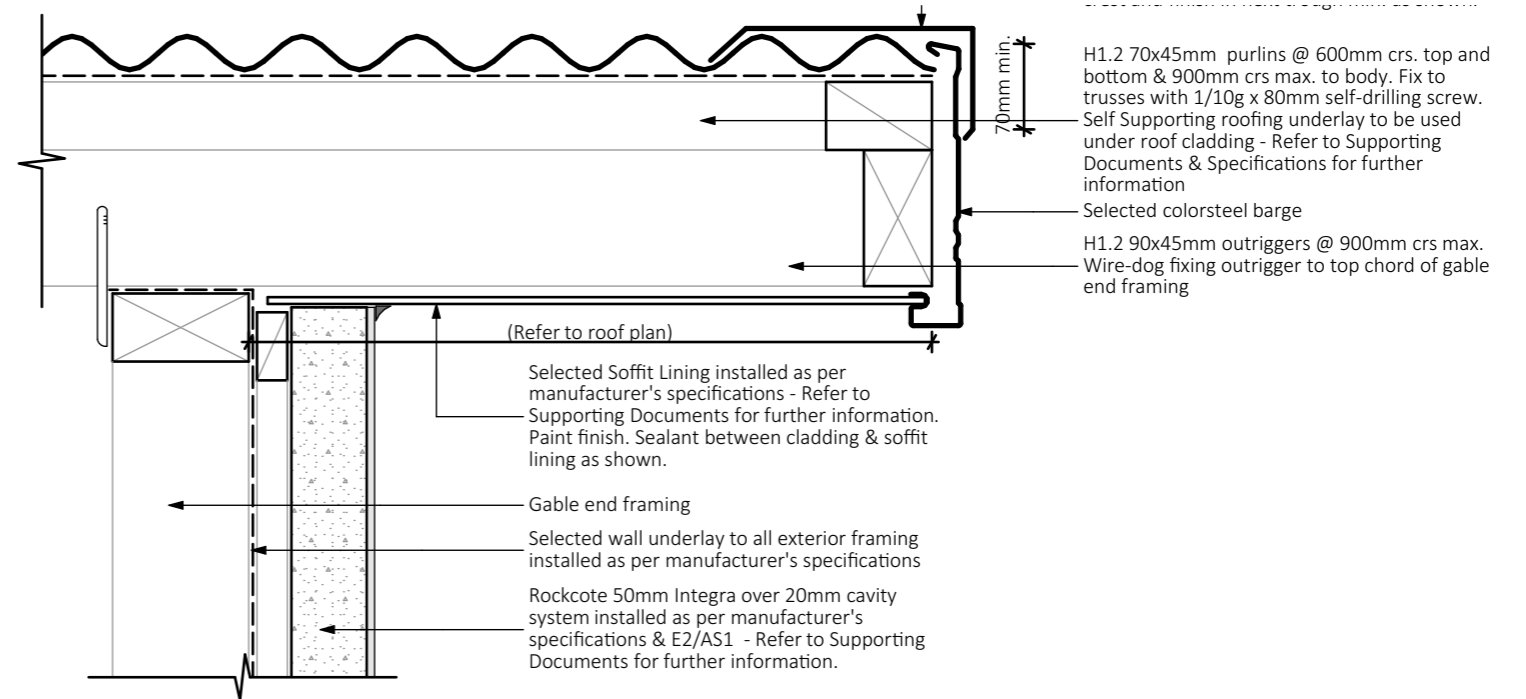
AAC Panel - Typical Soffit

SCALE 1:5 @A3



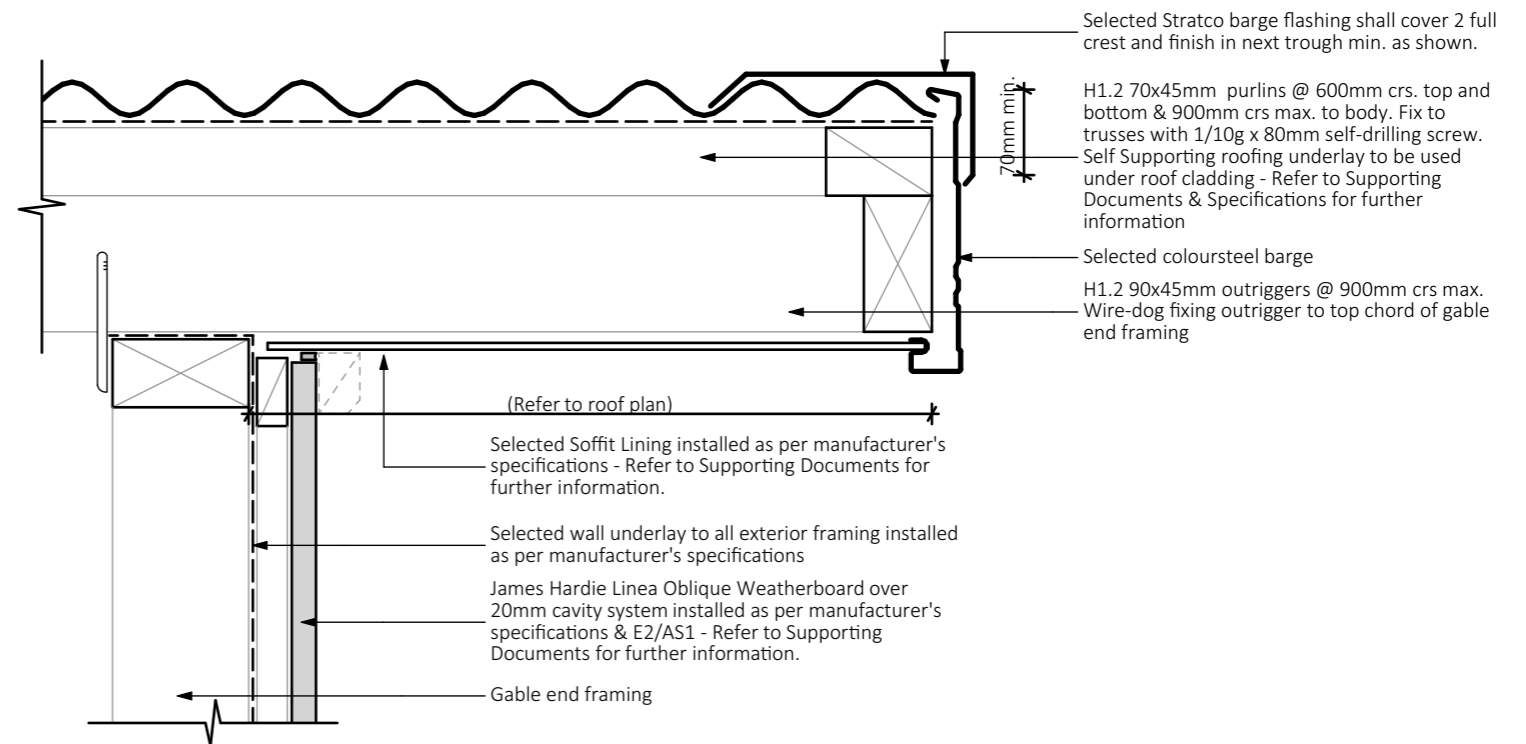
AAC Panel - Base

SCALE 1:5 @A3



ACC Panel - Barge

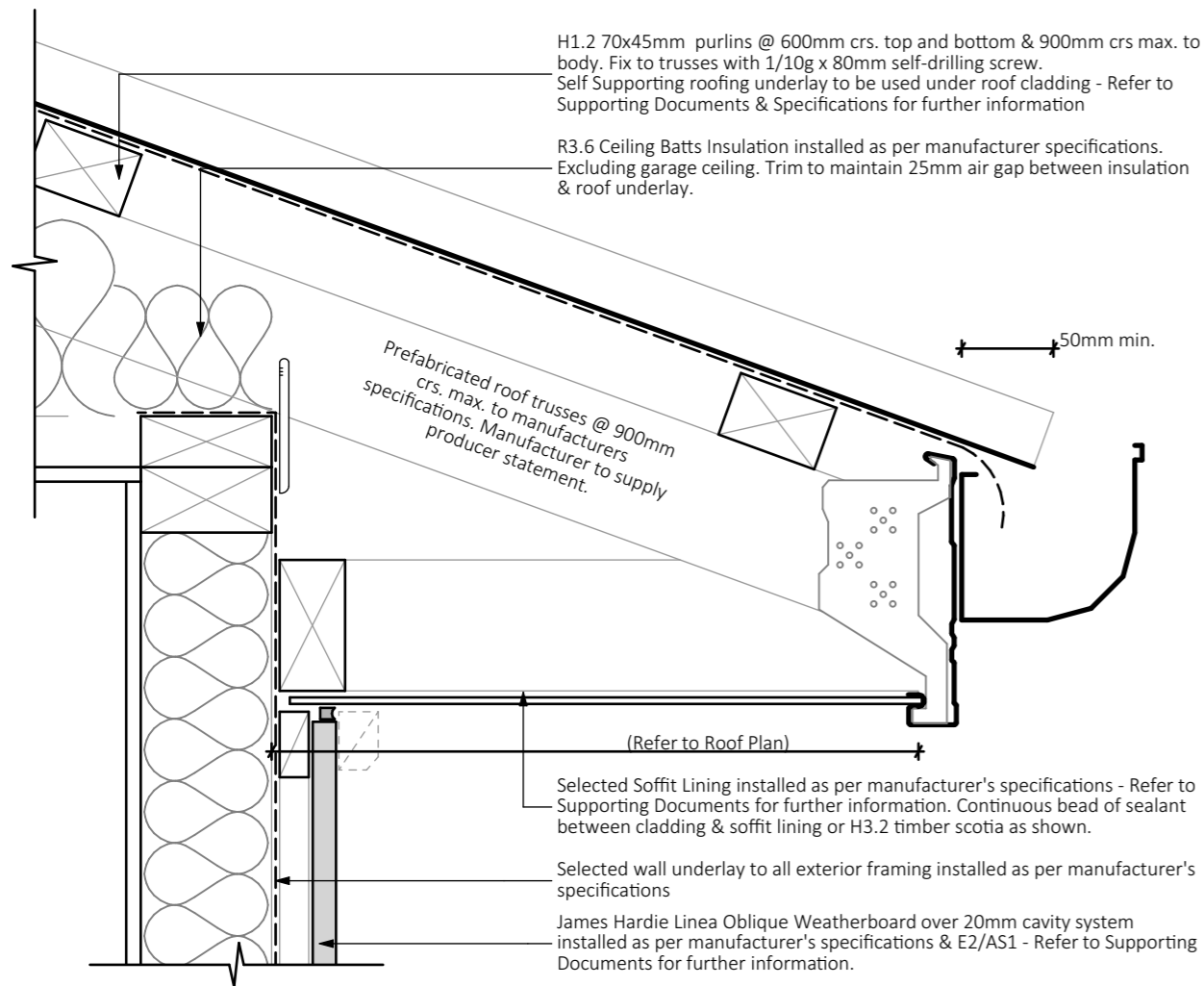
SCALE 1:5 @A3



Linea Oblique - Barge

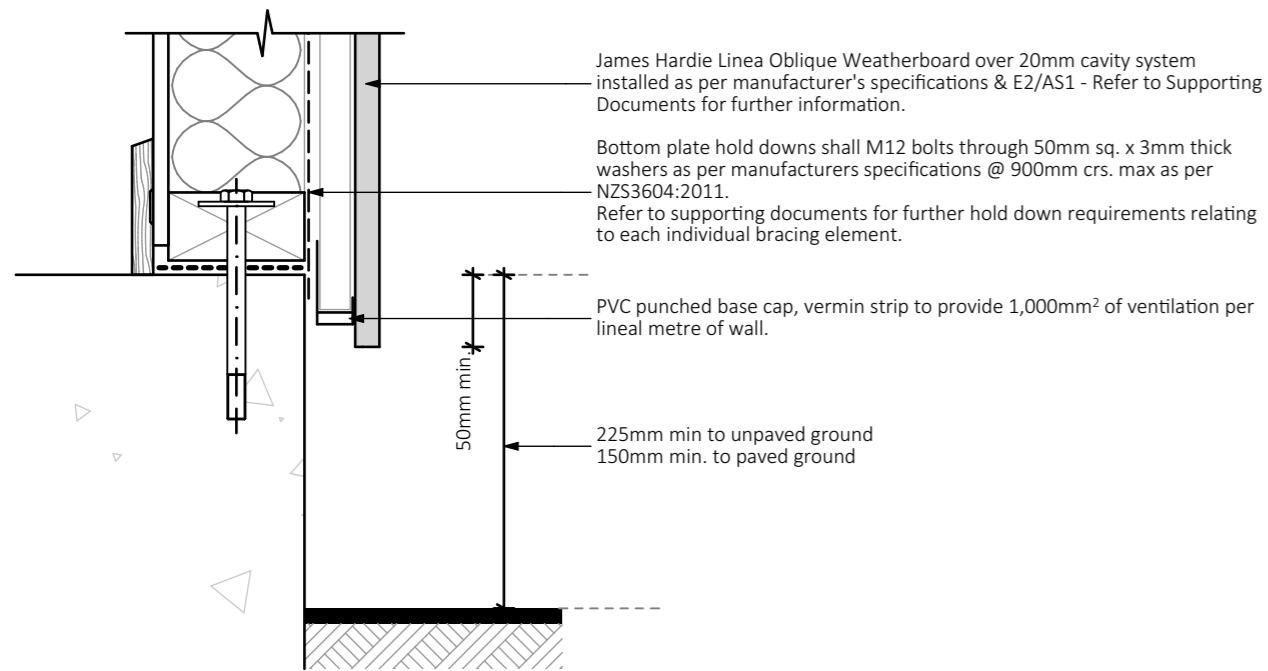
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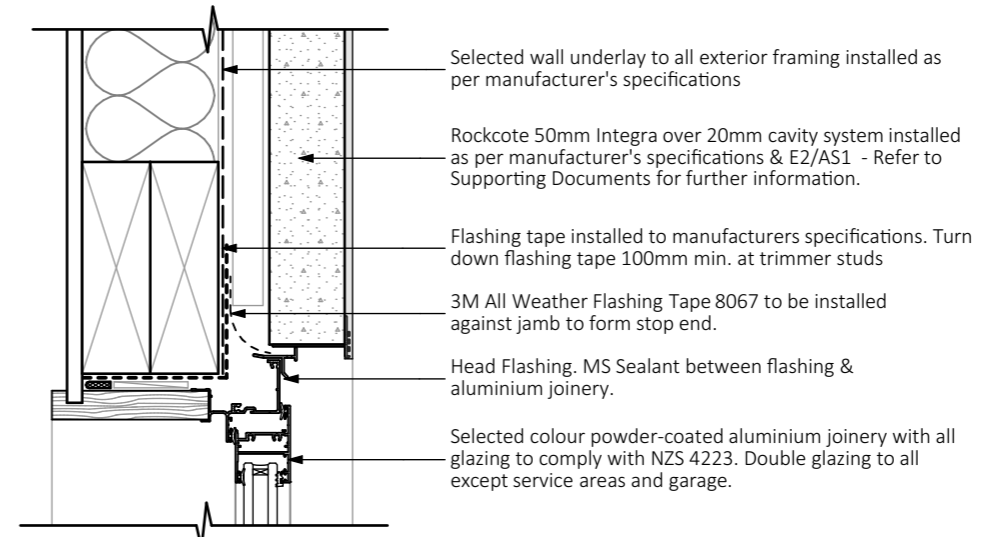
Linea Oblique - Typical Soffit

SCALE 1:5 @A3



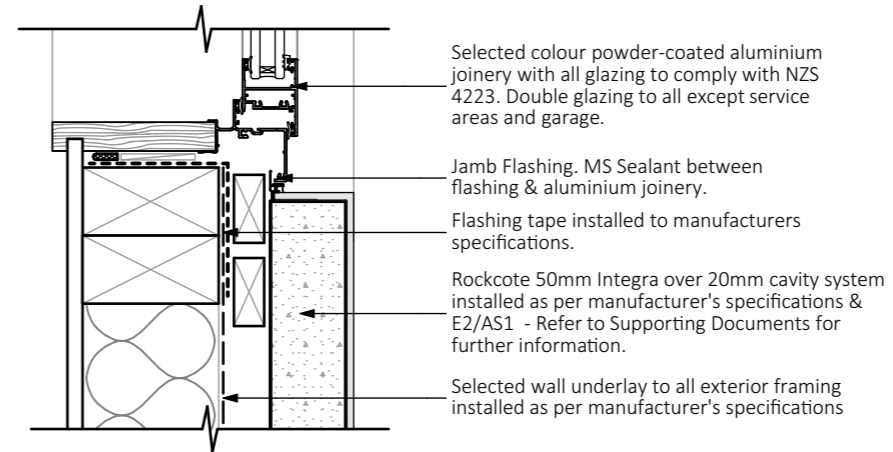
Linea Oblique - Base

SCALE 1:5 @A3



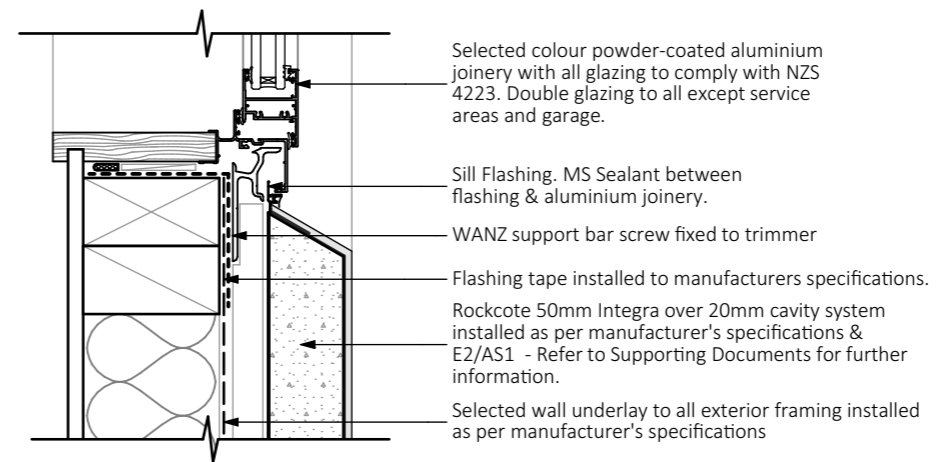
AAC Panel - Window Head

SCALE 1:5 @A3



AAC Panel - Window Jamb

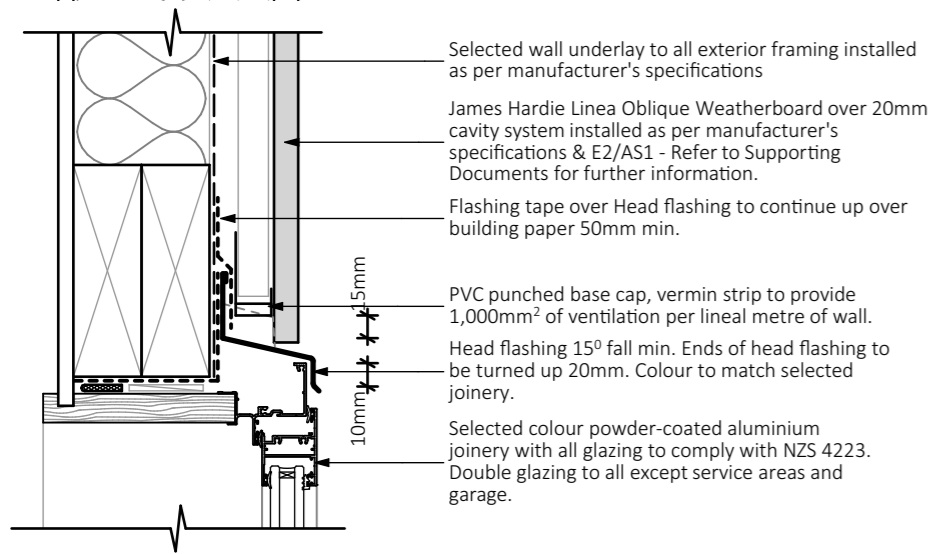
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AAC Panel - Window Sill

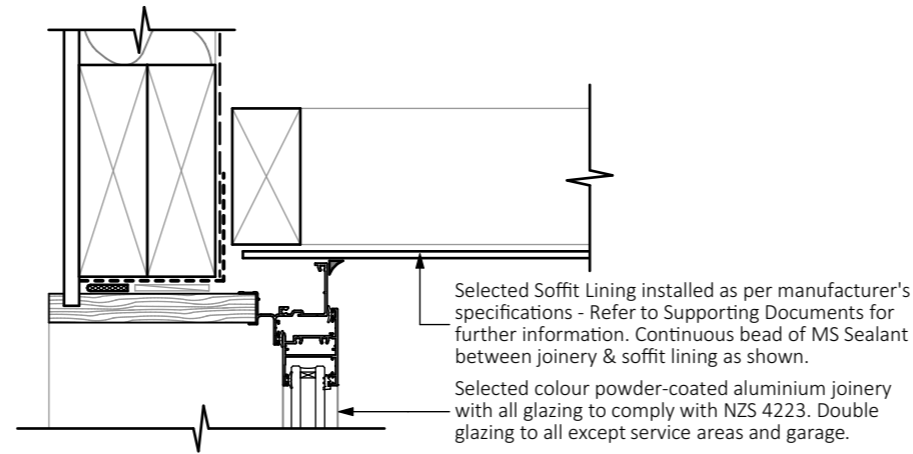
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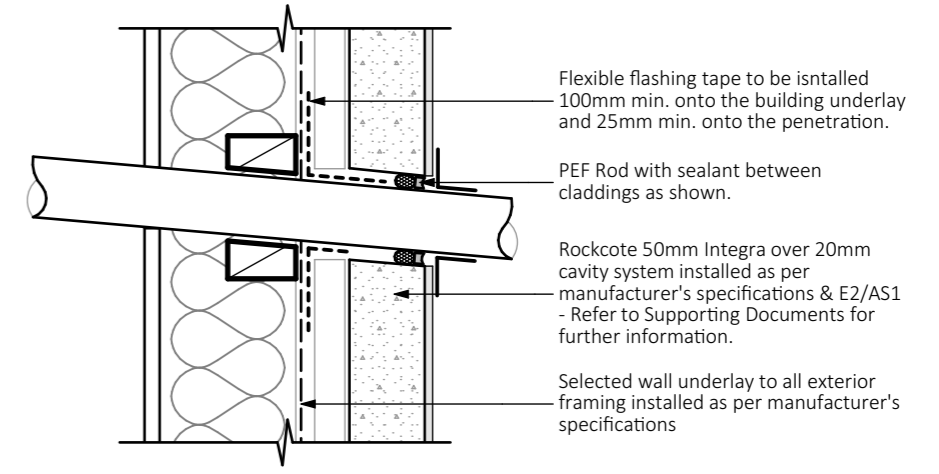
Linea Oblique - Window Head

SCALE 1:5 @A3



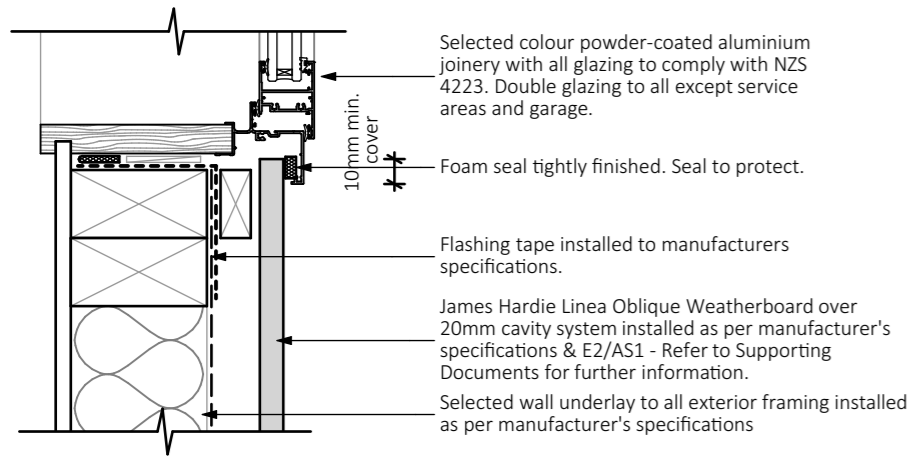
Joinery to Soffit Section

SCALE 1:5 @A3



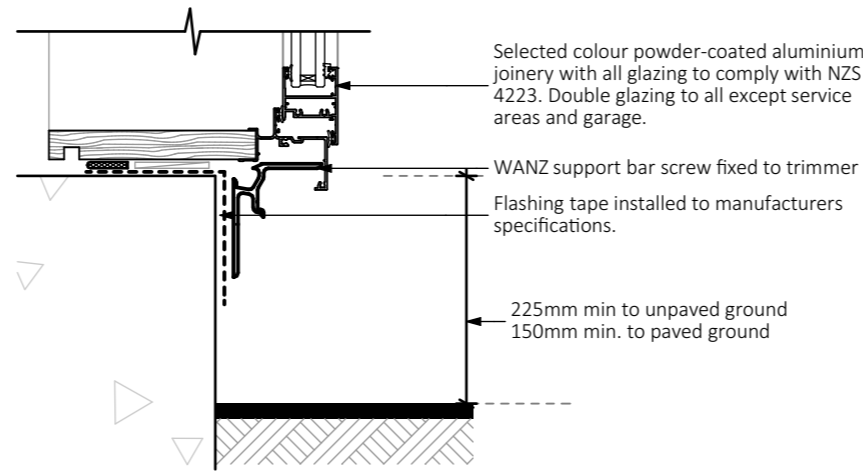
AAC Panel - Pipe Penetration

SCALE 1:5 @A3



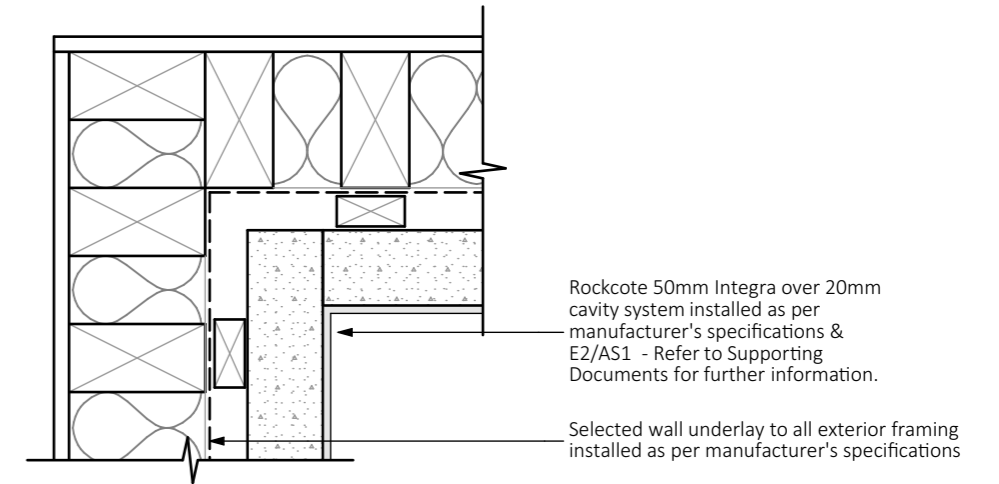
Linea Oblique - Window Jamb

SCALE 1:5 @A3



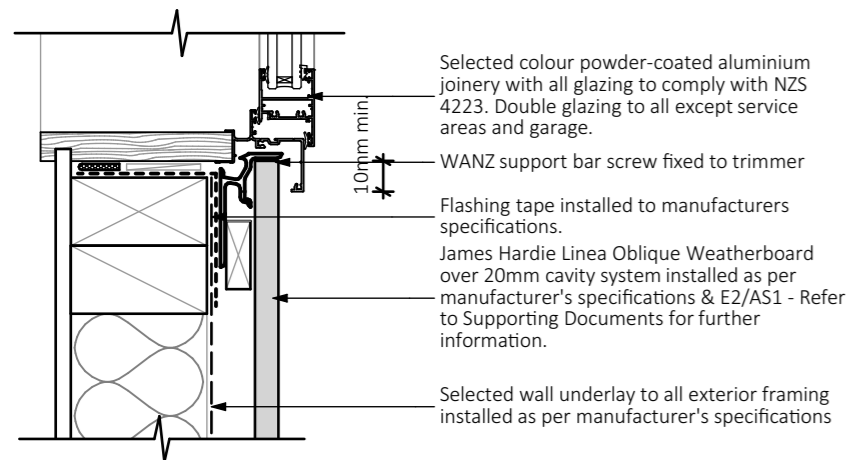
Typical Sill

SCALE 1:5 @A3



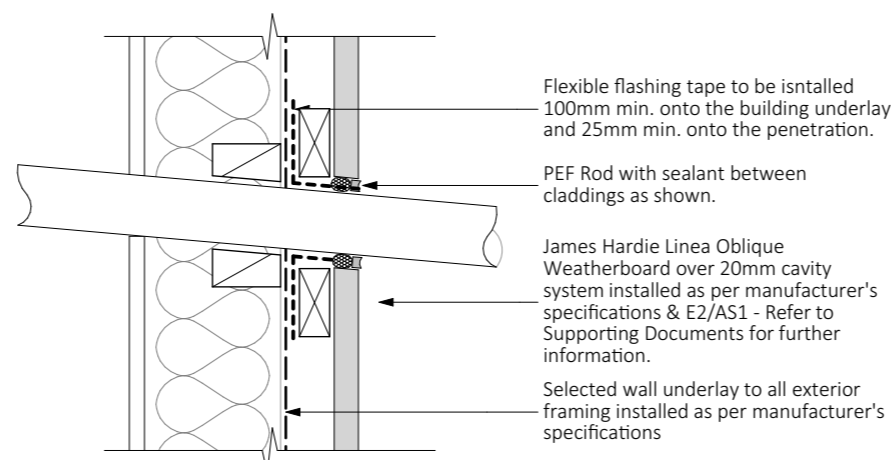
AAC Panel - Internal Corner

SCALE 1:5 @A3



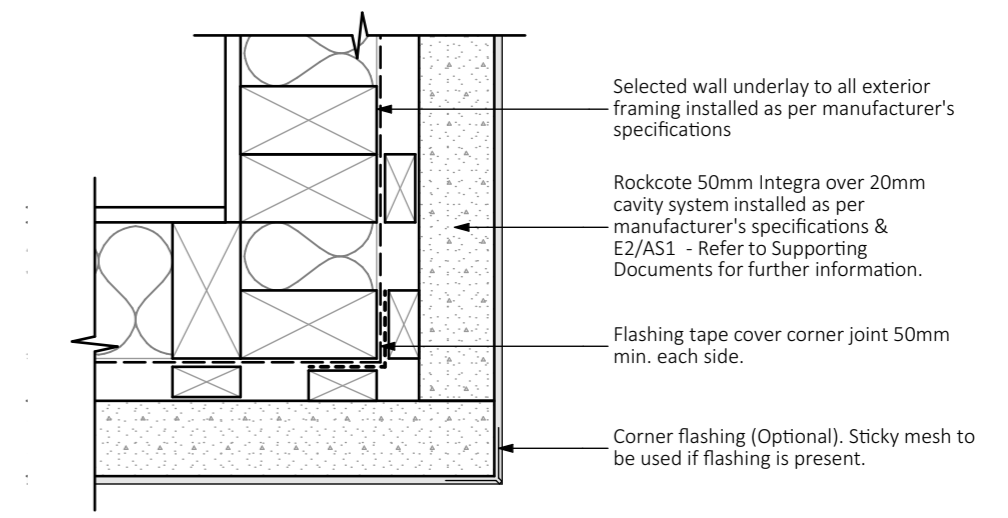
Linea Oblique - Window Sill

SCALE 1:5 @A3



Linea Oblique - Pipe Penetration

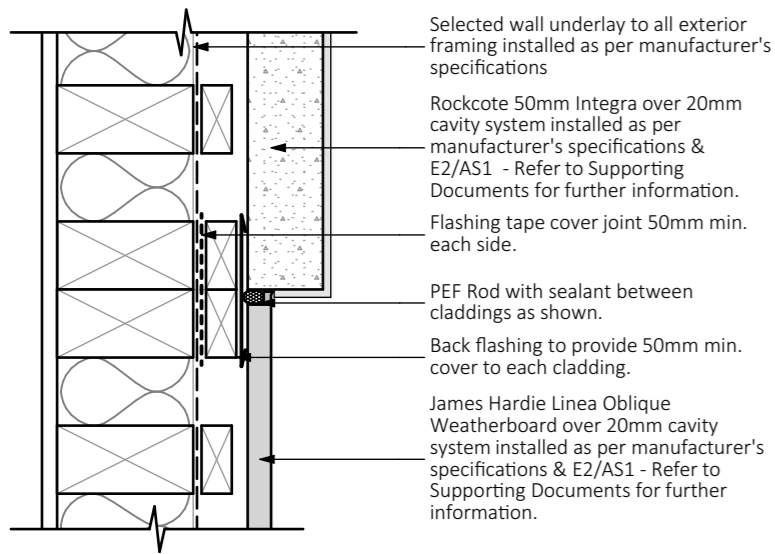
SCALE 1:5 @A3



AAC Panel - External Corner

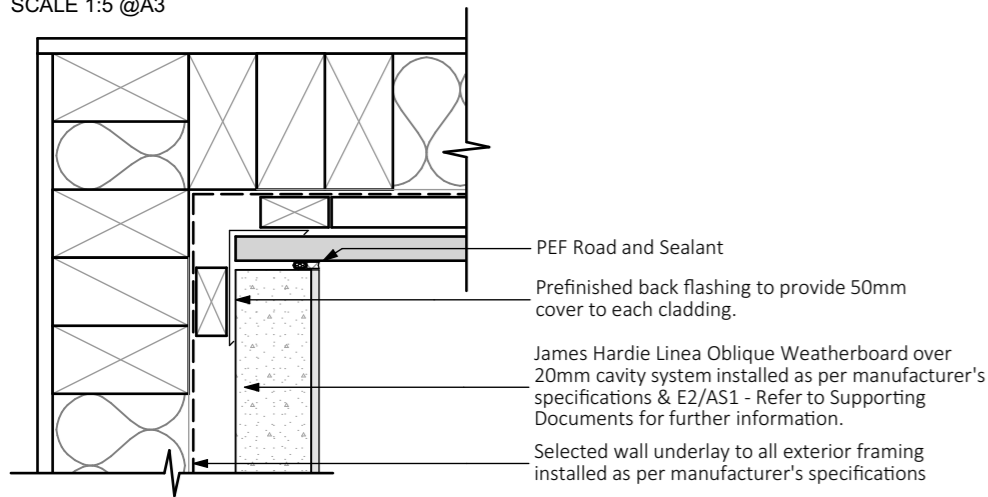
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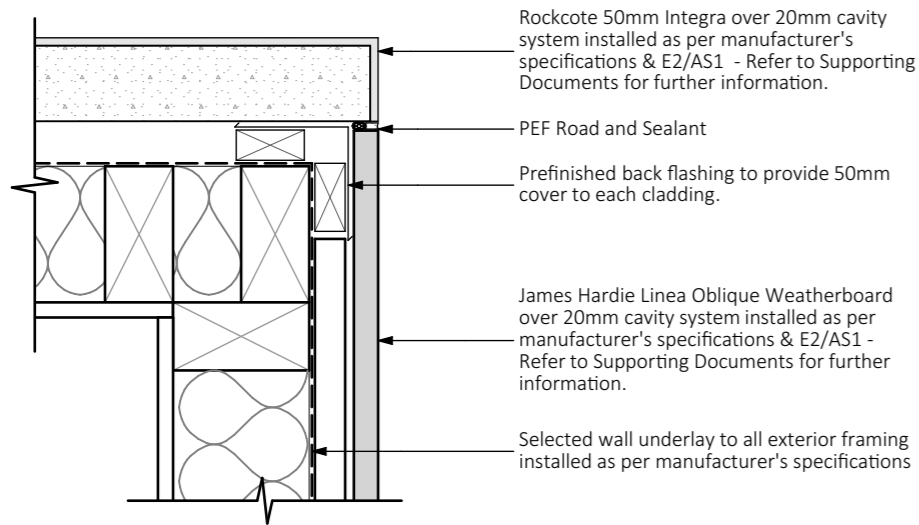
Linea Oblique - Cladding Junction

SCALE 1:5 @A3



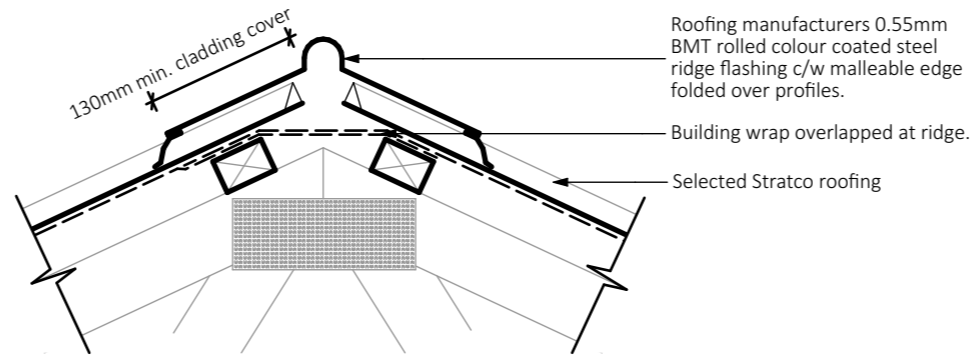
Linea Oblique - Internal Corner

SCALE 1:5 @A3



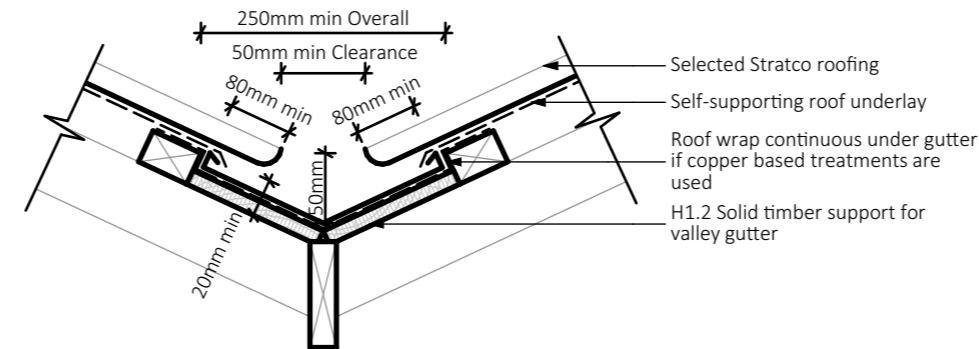
AAC Panel - External Corner Junction Detail

SCALE 1:5 @A3



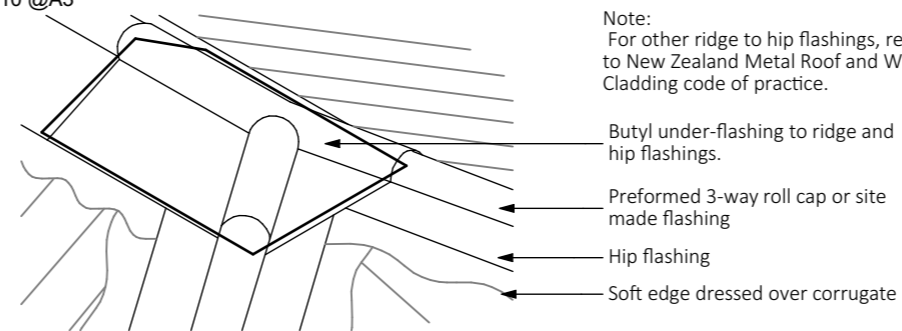
Roof Cladding - Ridge Junction

SCALE 1:10 @A3



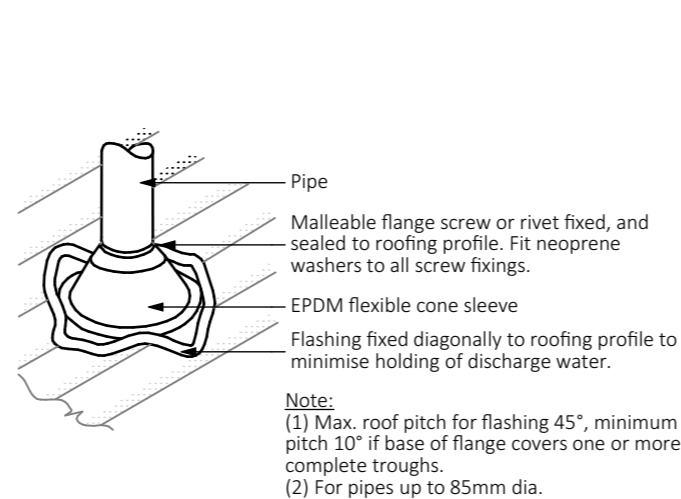
Roof Cladding - Valley Junction

SCALE 1:10 @A3



Roof Cladding - Hip Junction

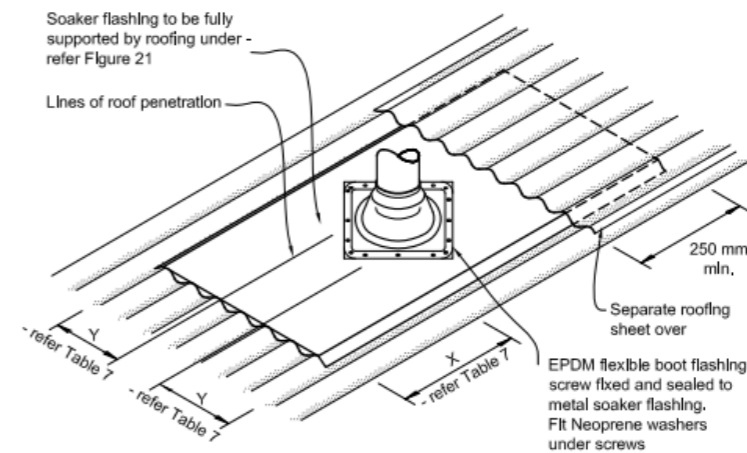
SCALE 1:10 @A3



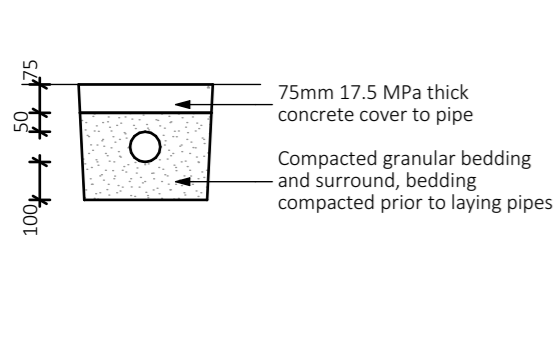
Roof Cladding - Pipe Penetration

SCALE 1:10 @A3

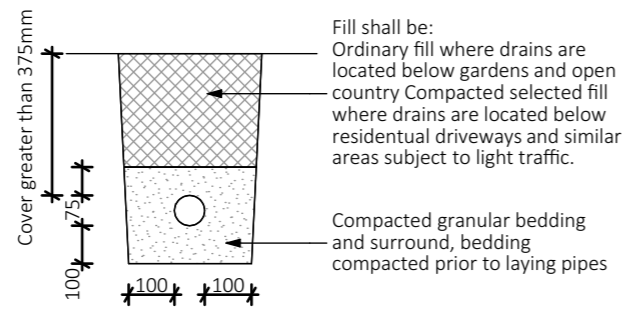
NOTE: (1) Suitable for pipes from 86 mm to 500 mm diameter.
(2) Suitable only for roof pitches of 10° or more.



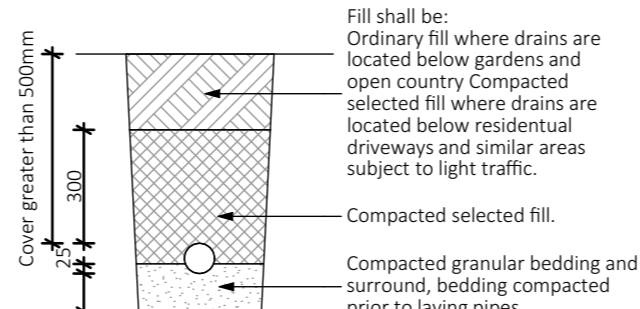
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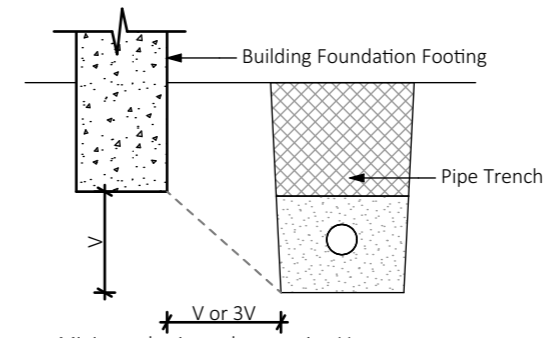
Bedding & Back Filling 125mm - 375mm cover



Bedding & Back Filling 375mm - 500mm cover



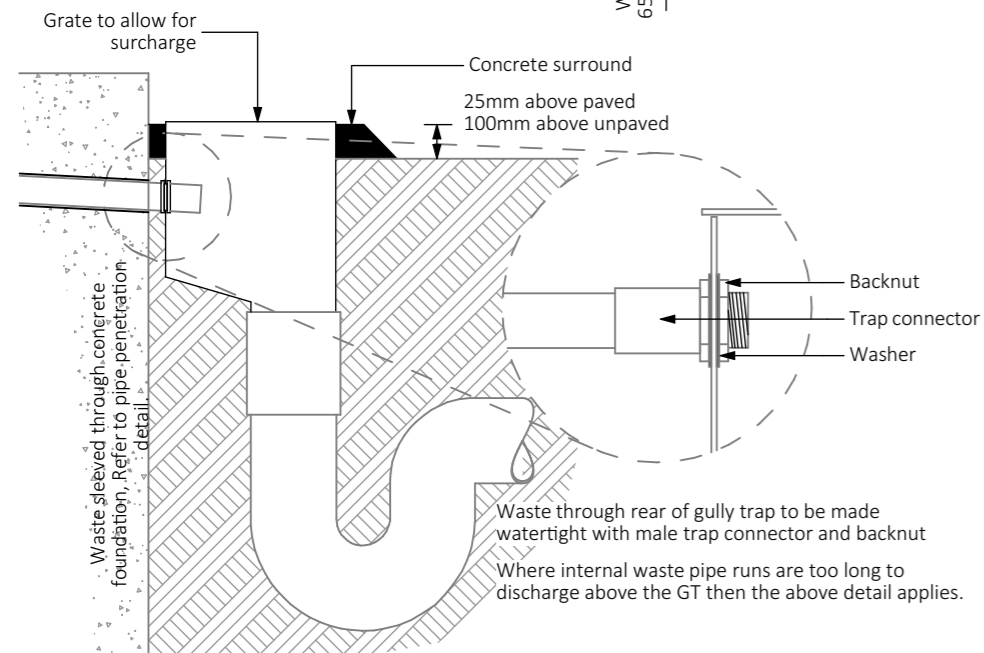
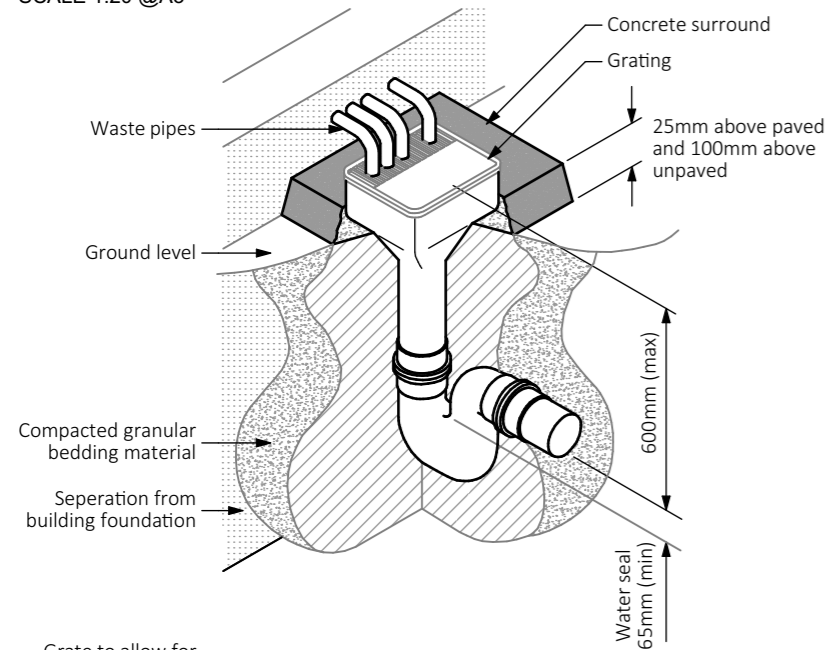
Bedding & Back Filling 500mm or more cover



Relationship of pipe trench to building foundation

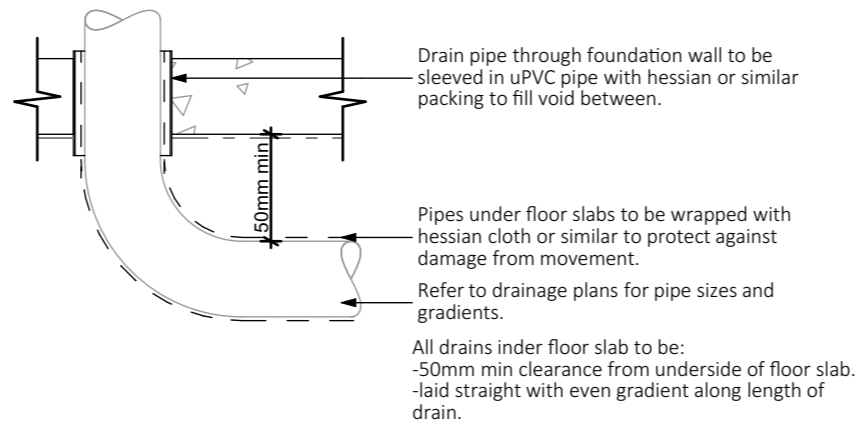
Bedding & Back Filling

SCALE 1:20 @A3



Gully Trap

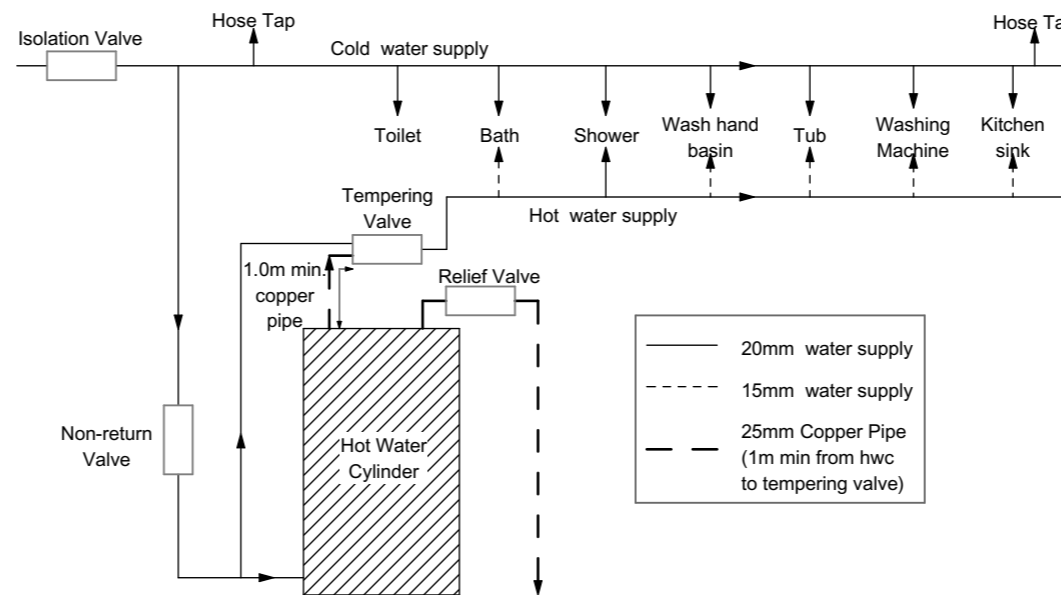
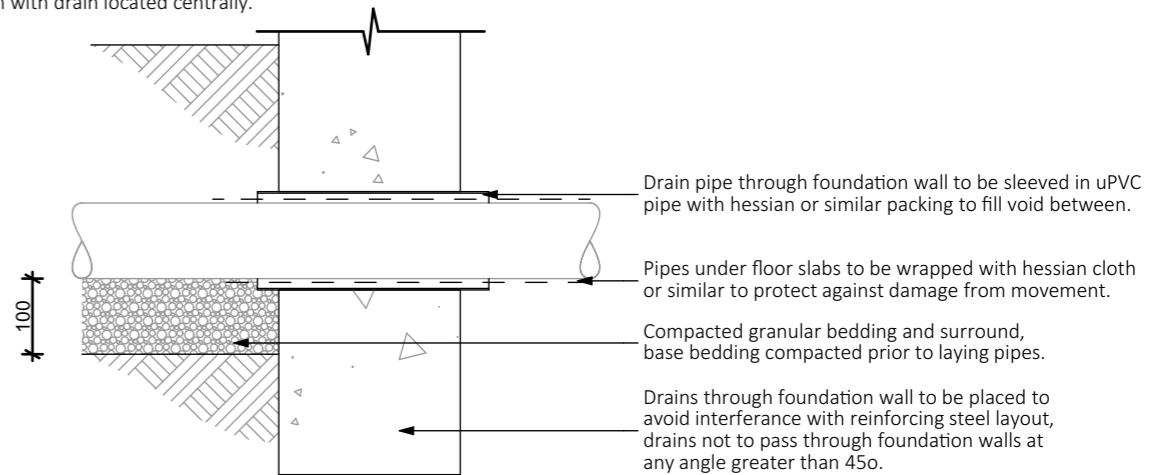
SCALE 1:50 @A3



Slab Penetration

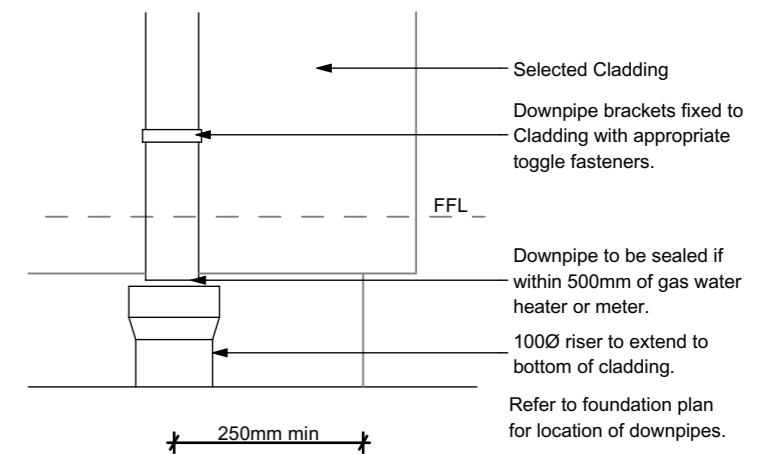
SCALE 1:10 @A3

Width of trench to be pipe diameter plus 200mm with drain located centrally.



Hotwater Schematic Diagrams

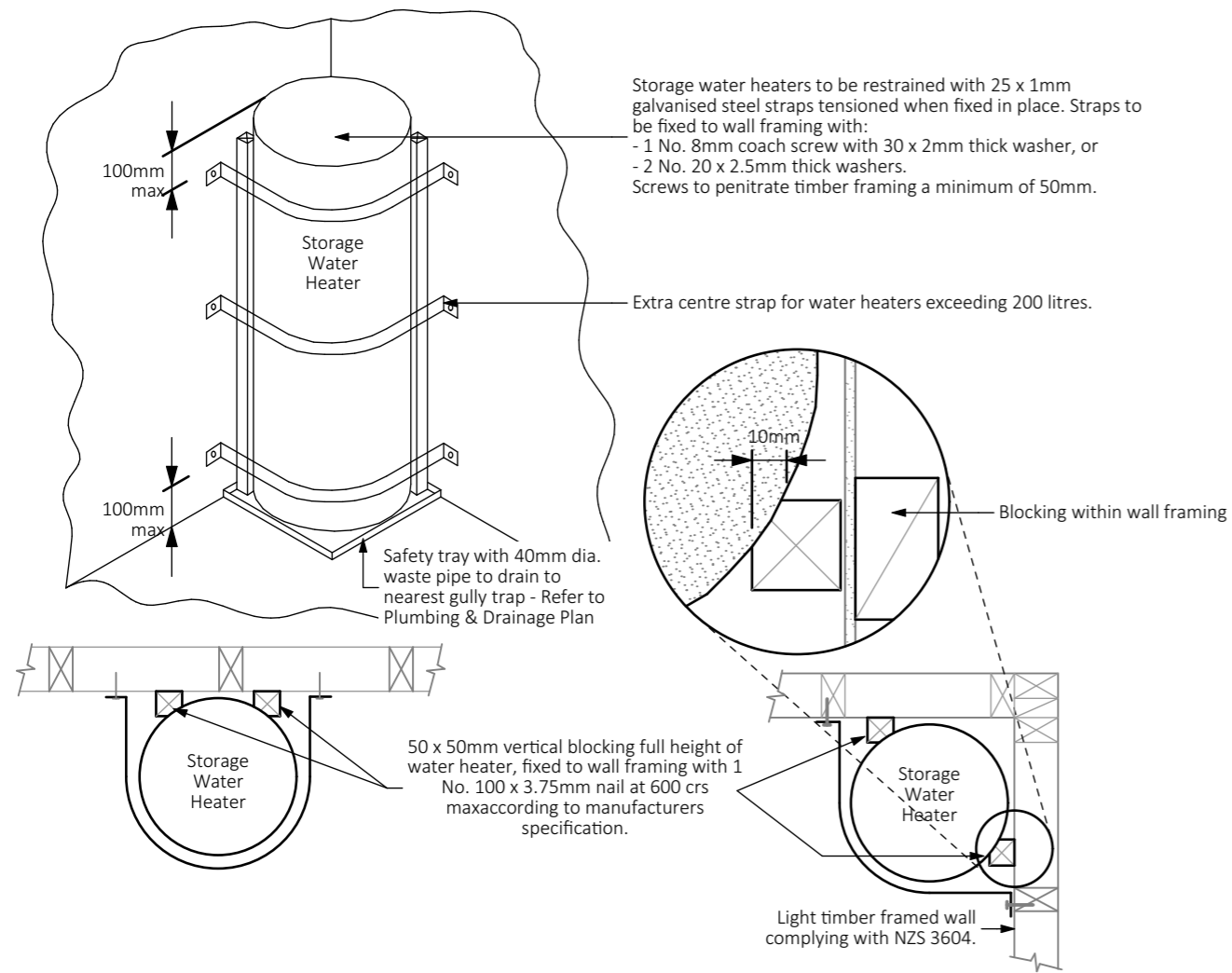
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Downpipe Corner Offset

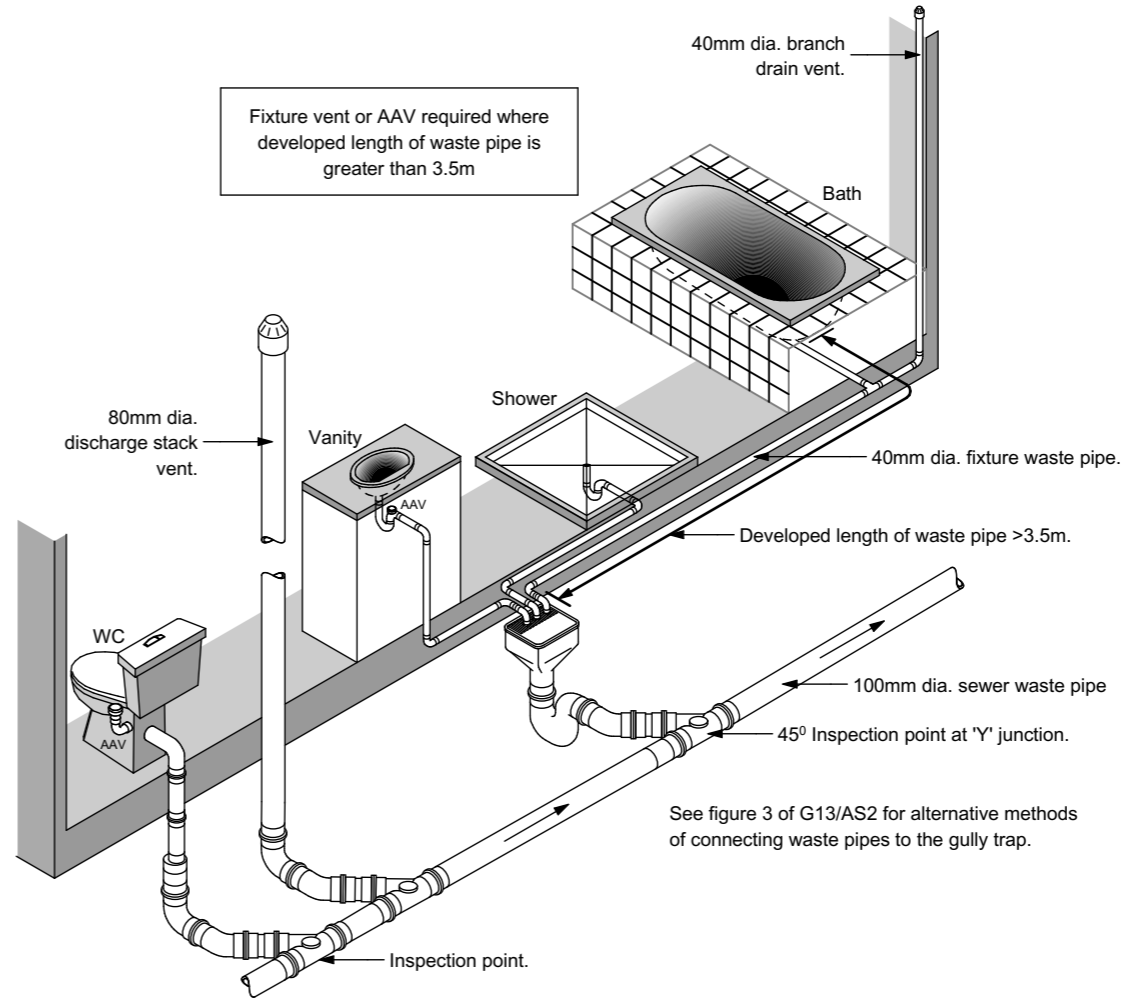
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SCALE @A3: 1:20, 1:10, 1:50



HWC Restraint Diagram

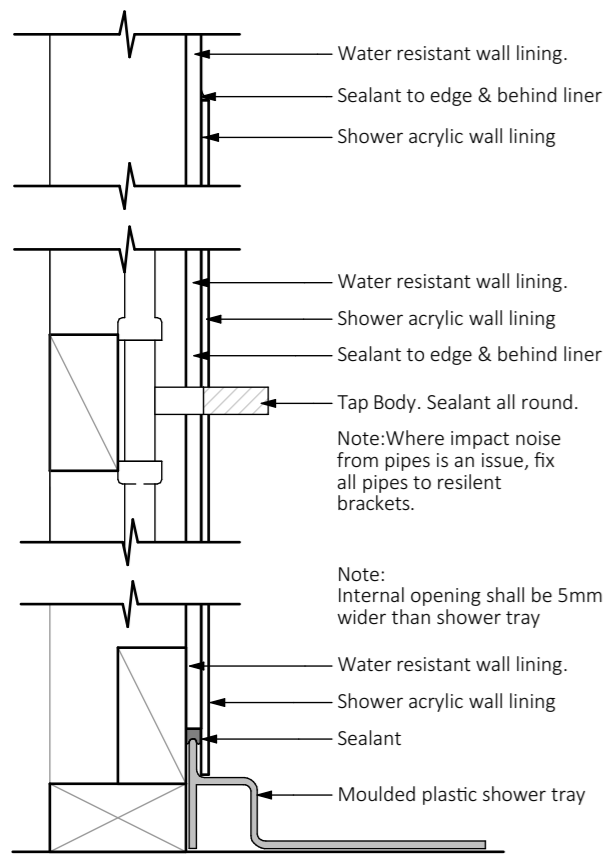
SCALE 1:50 @A3



Typical Plumbing Schematic

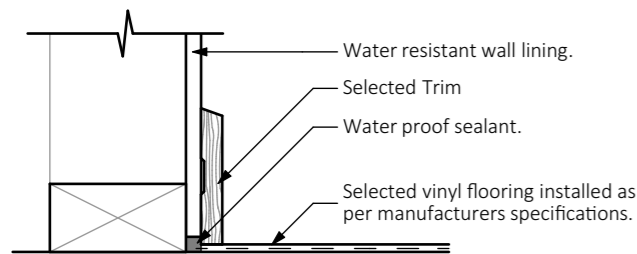
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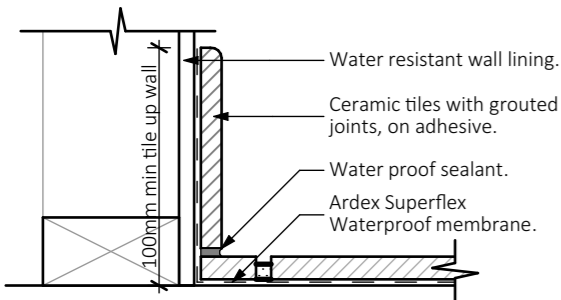
Acrylic Shower

SCALE 1:5 @A3



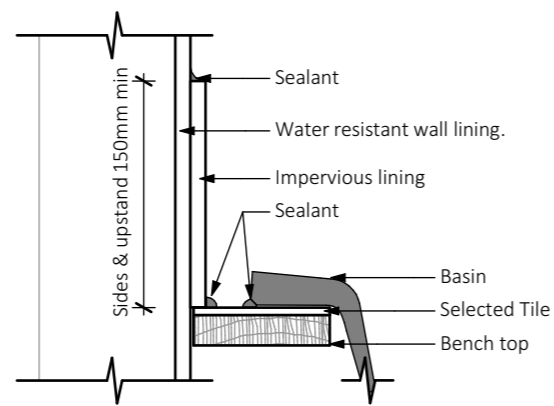
Vinyl Floor to Wall Junction

SCALE 1:5 @A3



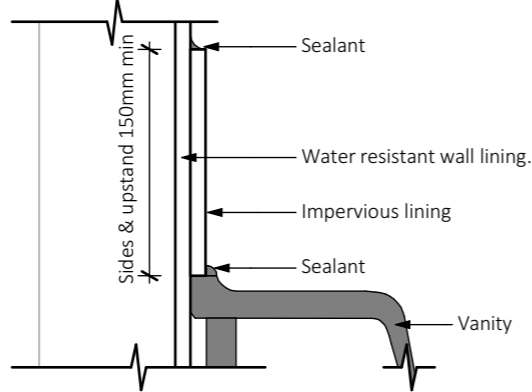
Tile floor to Wall Junction

SCALE 1:5 @A3



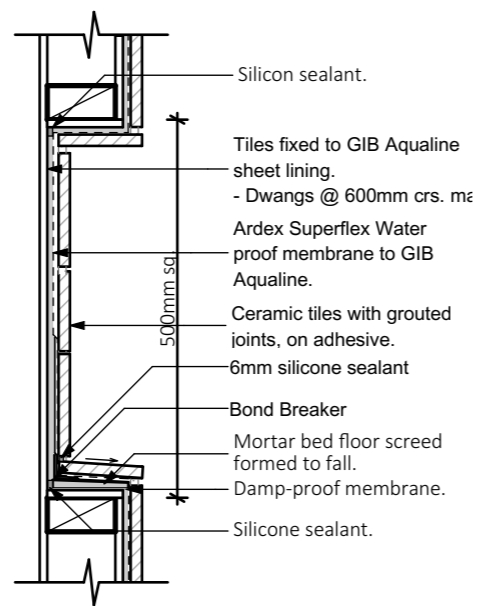
Basin Bench to Wall Junction

SCALE 1:5 @A3



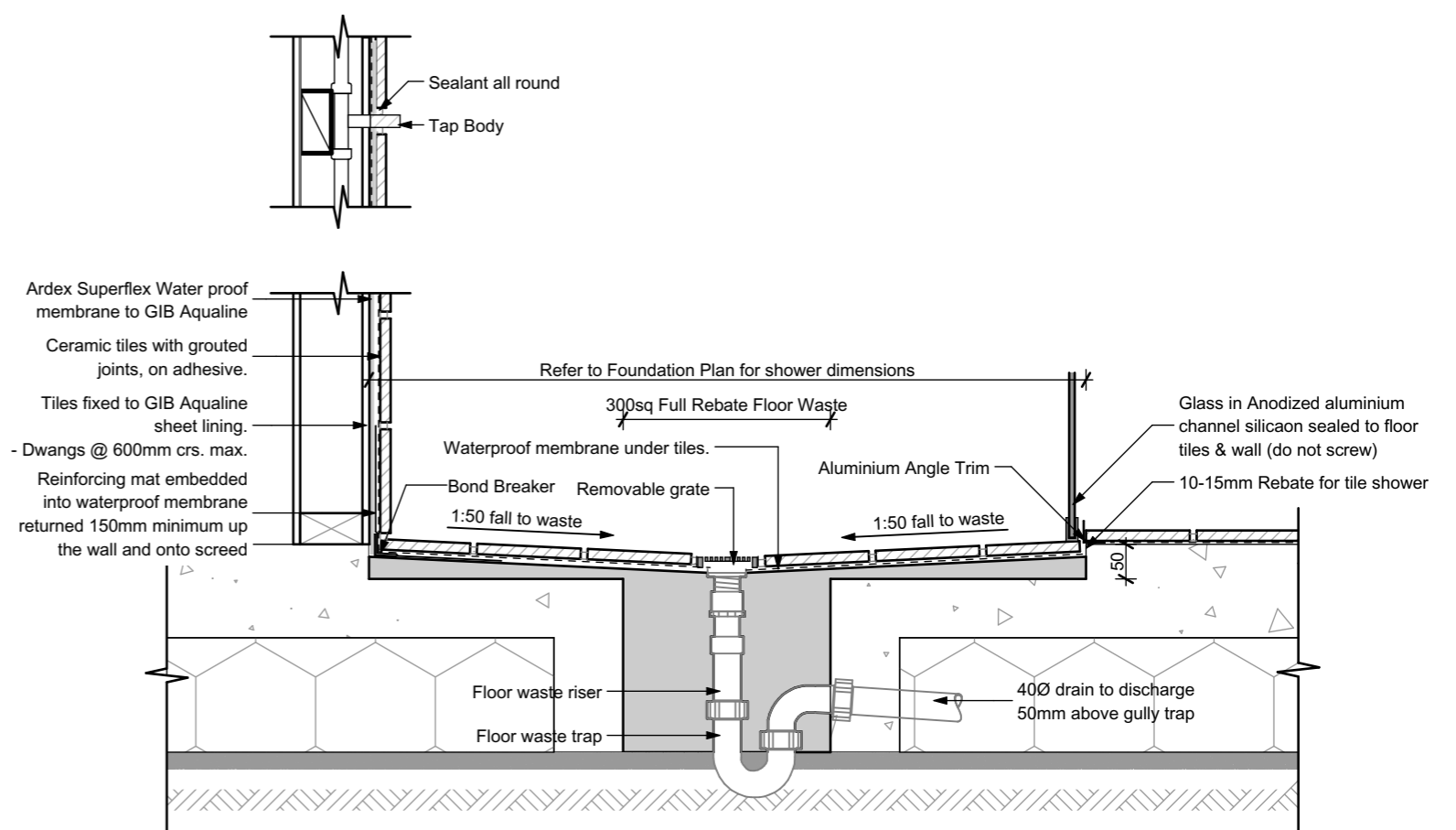
Vanity to Wall Junction

SCALE 1:5 @A3



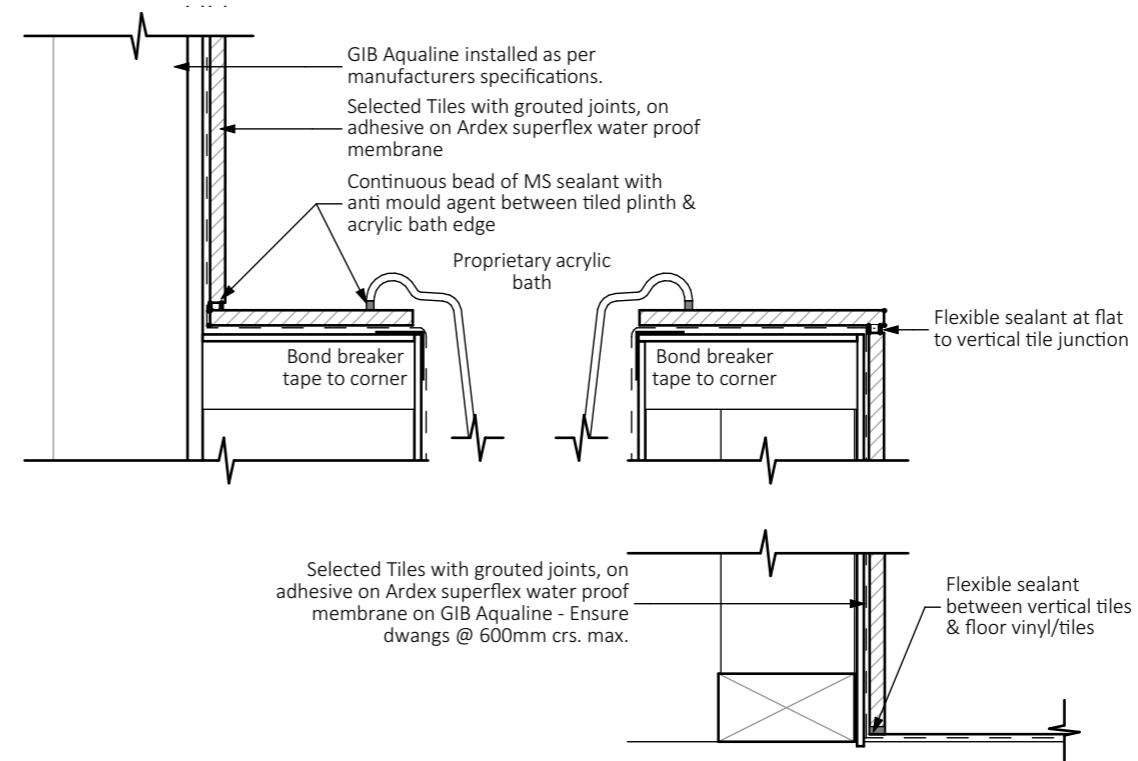
Tiled Shower Niche

SCALE 1:10 @A3



Tiled Shower - Floor Waste

SCALE 1:10 @A3



Built-in Acrylic Bath

SCALE 1:5 @A3

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Window Schedule											
View from Reveal Side											
Element ID	ED01	ED02	ED03	ED04	G01	W01	W02	W03	W04	W05	W06
Nominal W x H Size	1,460x2,140	2,700x2,140	2,700x2,140	860x2,140	4,800x2,140	1,200x600	2,200x600	1,200x2,140	1,800x600	600x1,100	1,600x1,100
W/D Nominal Head Height	2,140	2,140	2,140	2,140	2,140	1,600	1,600	2,140	2,140	2,140	2,140
W/D Nominal Sill Height	0	0	0	0	0	1,000	1,000	0	1,540	1,040	1,040
Glass Opacity											

Window Schedule					
View from Reveal Side					
Element ID	W07	W08	W09	W10	W11
Nominal W x H Size	1,800x1,200	1,800x600	1,800x1,200	2,700x2,140	600x2,140
W/D Nominal Head Height	2,140	2,140	2,140	2,140	2,140
W/D Nominal Sill Height	940	1,540	940	0	0
Glass Opacity					

Standard glazing units used

All Double Glazed Units
Comply with Table G2, NZS 4218:2004 & meet 0.26 (msqo C/W)

Standard Unit
4mm Glass / 12mm Air Gap / 4mm Glass

Slider Unit
5mm Glass / 8mm Air Gap / 5mm Glass

Safety Panel
4mm Toughened / 8mm Air Gap / 6.38mm Laminate

Glazing and glazed openings to comply with NZS 4223.3:2016
Glazing in buildings - Part 3: Human impact safety requirements, NZS 4211:2008: Specification for performance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling.

Door & Window Schedule

Internal Door Schedule					
Quantity		1	2	3	9
W x H Size	1,870x2,350	2,520x2,350	1,770x2,350	810x2,025	860x2,025
Door head height	2,350	2,350	2,350	2,025	2,025
2D Symbol					
3D Front View					

Internal Door Schedule

DO NOT SCALE DRAWING, CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING
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