# Mike & Mikaela Thompson

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## New Havelock North Home

5	Homeworx New homes design and build
	New homes design and build

Michael & Mikaela Thompson

143 Havelock Road Hastings

Drawing Title:

Drawing Scale:

Designed by G

Notes:

Designed by Gordon Sanson LBP 117656 Date Drawing Printed:

Monday, November 26, 2018

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143 Havelock Road Hastings

Drawing Scale:

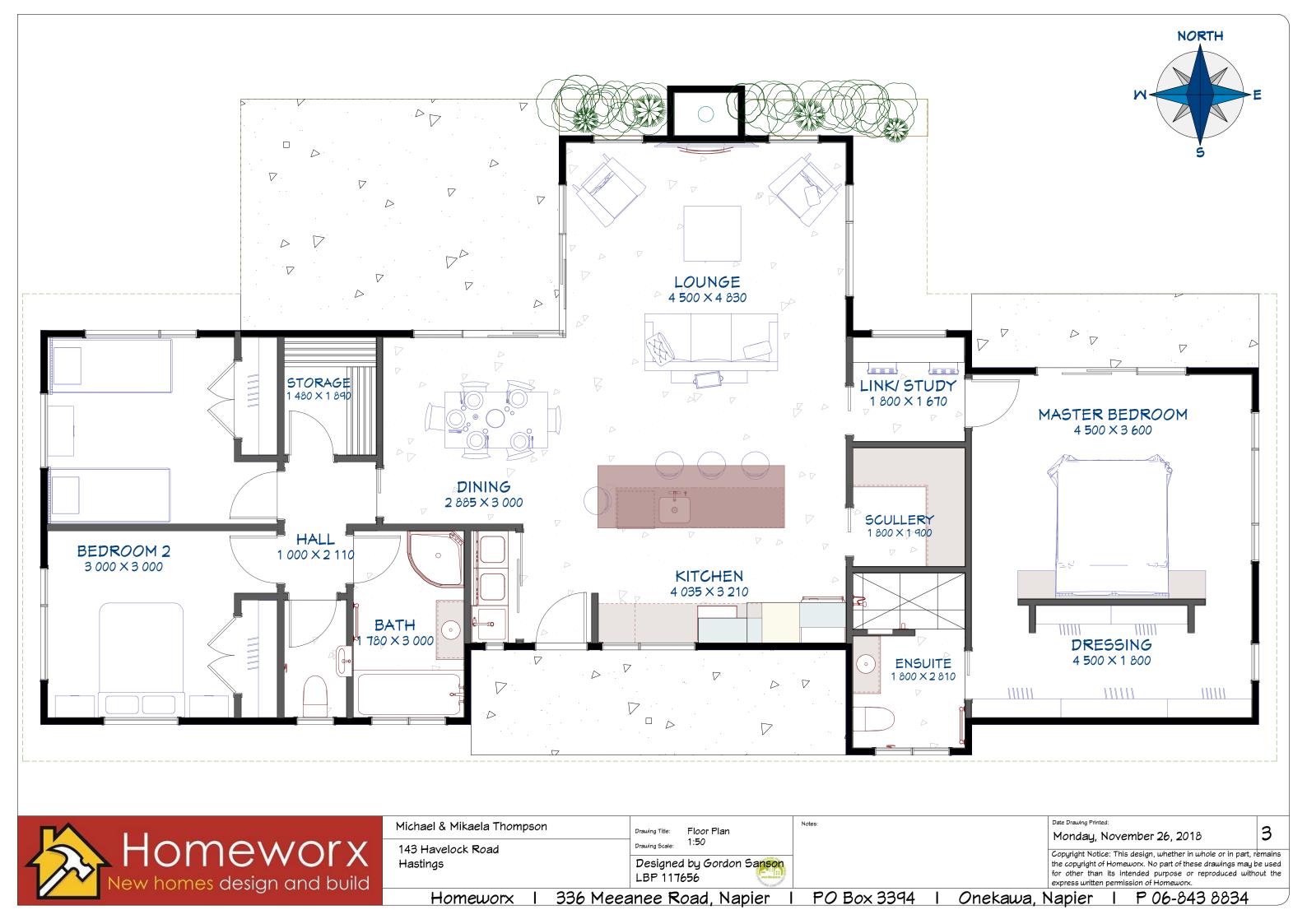
Drawing Title: Site Plan
1:1000

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#### TIMBER SCHEDULE

(High Wind Zone)

All timber to comply with NZS3604 and grades to be SG8 J-Frame unless otherwise stated.

#### TIMBER TYPE & TREATMENT

Bottom Plates: Single  $90 \times 45 \text{ H}3.2$  over DPC (Internal and External) Load Bearing Studs:J-Frame 2.400-2.700 stud height:  $90 \times 45 \text{ H}1.2$  @ 400 crs. Dwangs @ 800 crs.

Load Bearing Studs: J-Frame over 2.700 stud height: SG10 90  $\times$  45 H1.2 @ 400 crs. Dwangs @ 800 crs.

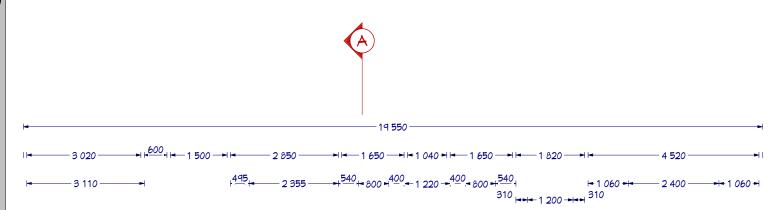
Non-Load Bearing Studs (external walls): J-Frame 2.400-2.900 stud height:  $90 \times 45 \text{ H}1.2 \bigcirc 400 \text{ crs}$ . Dwangs  $\bigcirc 800 \text{ crs}$ .

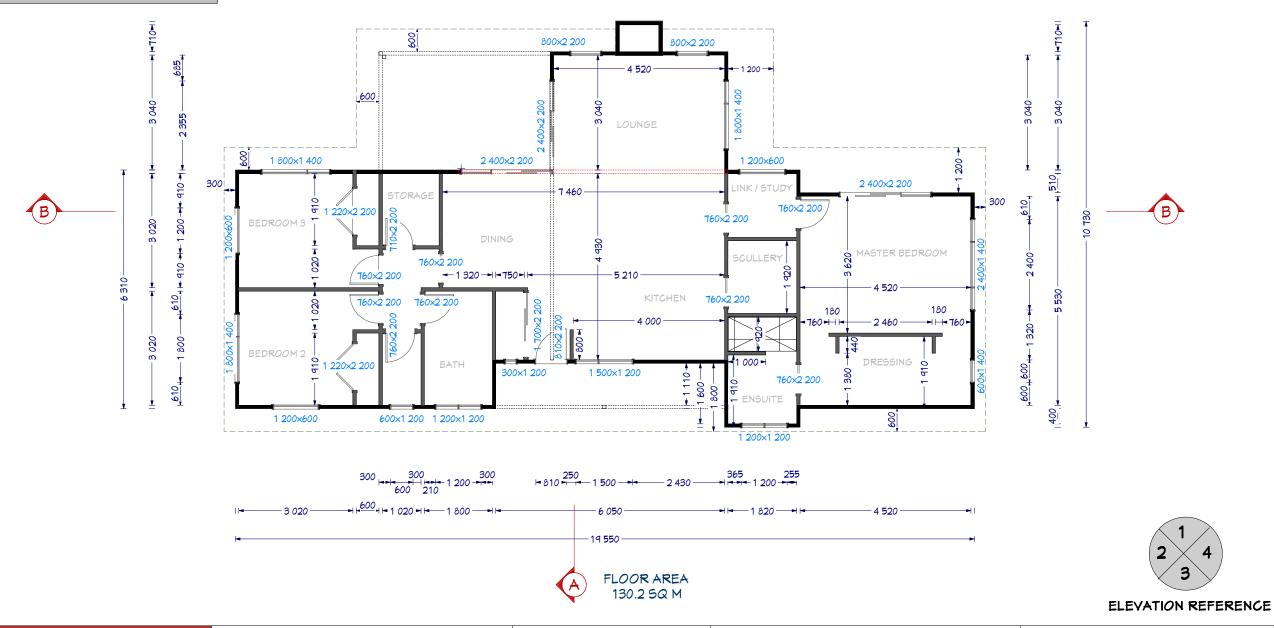
Non-Load Bearing Studs (internal walls):J-Frame 2.400-2.900 stud height:  $90 \times 45$  H1.2 @ 600 crs. Dwangs @ 800 crs.

Top Plates: J-Frame Double 90 × 45 H1.2

Lintels: H1.2, sizing per lintel schedule

Rafters:  $190 \times 45 \text{ H}1.2$  (Refer Design IT Calculations) (Rafters also serve as purlins)







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143 Havelock Road
Hastings

Dimensioned Floor Plan
1:100

Drawing Scale:

Dimensioned Floor Plan
1:100

Drawing Scale:

Drawing Scale:

Dimensioned Floor Plan
1:100

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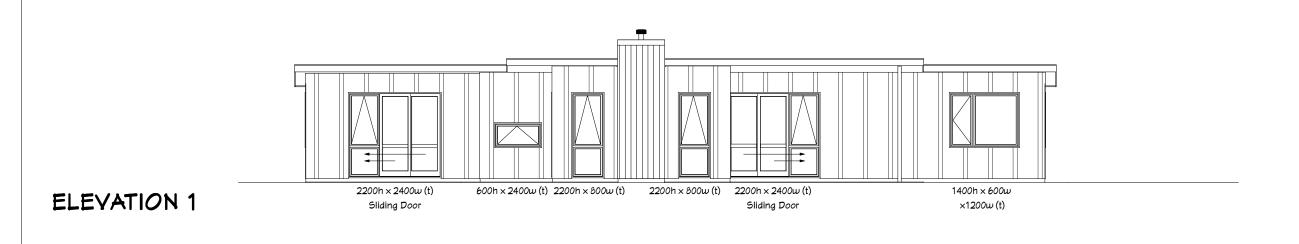
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 $600h \times 1200w (t)$ 2200h x 2400w (t) 1400h × 600w ×1200w (t) Sliding Door

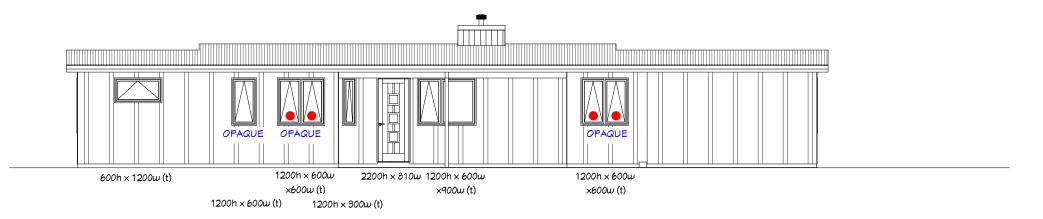
Colorsteel Styline roof

125 Boxed colorsteel gutter on continuous 180 metal fascia to PVC downpipes

Board and Batten Cladding, feature vertical cedar

Double glazed windows

Reinforced and Insulated Concrete Floor



KEY (t) Tinted Glass Safety Glass

**ELEVATION 3** 

**ELEVATION 4** 

**ELEVATION 2** 

 $1400h \times 600w (t)$ 1400h × 600w + 1400h × 1200w 1200w + 600w (t) + 600w (t)

ELEVATION MATRIX	ALL ELEVATIO	NS
Mind Zone	High	1
Number of Storeys	Single-Low	0
Roof/Mall Intersection	Medium	1
Eaves Width	101 - 450	2
Envelope Complexity	Low	0
Deck Design	None	0
Total		4

Cladding is direct fix 17mm H3 ply, with battens over joins



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143 Havelock Road Hastings

Elevations 1:100

Designed by Gordon Sanson LBP 117656

Windows to NZS4211:2008; Glazing to NZS4223.3 2016 All exterior joinery (excluding garage) to be standard IGU double glazing units

Safety glazing to comply with NZS4229:1999 part 3 as modified by NZBC Acceptable Solution F2/AS1

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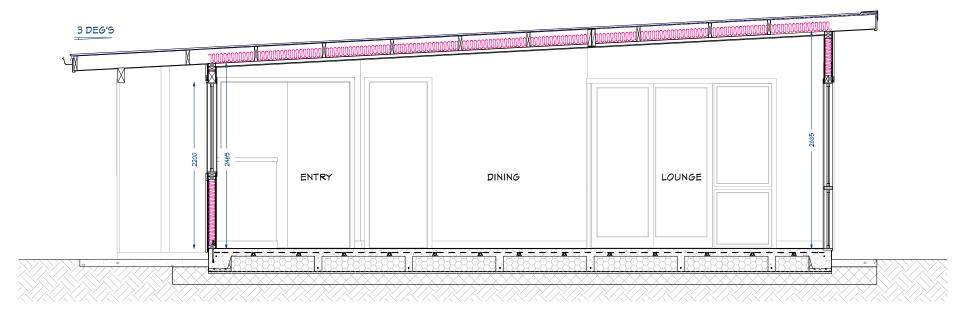
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#### CROSS SECTION A - A

Scale 1:5

ROOF: Colorsteel Styline roof over on self supporting building underlay and Mesh  $190 \times 45 \text{ H}1.2 \text{ SG}8$  rafters

EAVES: 125 Boxed colorsteel gutter on continuous 180 metal fascia to paint finish PVC down pipes, 4.5mm Hardiflex soffit lining

CEILINGS: 10mm gib ultraline ceilings on 35mm Rondo battens @ max 450 crs fixed to truss bottom chord and nogging with Rondo clips. R3.6 batt ceiling insulation. Square stopped scotia. 30mm bevel MDF scotia to wardrobes and cupboards.

MINDOMS: Powder coated aluminium joinery, double glazed with glass type per elevations. 18mm pine reveals with 60mm bevel edge architraves. 2200 head height.

WALLS: J-Frame 90 x 45 per timber schedule. 10mm Gib interior linings stopped to level 4 and paint finish. 80mm bevel edge skirting. R2.6 Ultra wall batts.

CLADDING: 17mm H3 plywood Board & Batten Cladding with feature Vertical Cedar Weatherboards on cavity

DOORS: Hollow core interior doors with 18mm pine reveals and 60mm bevel edge architraves

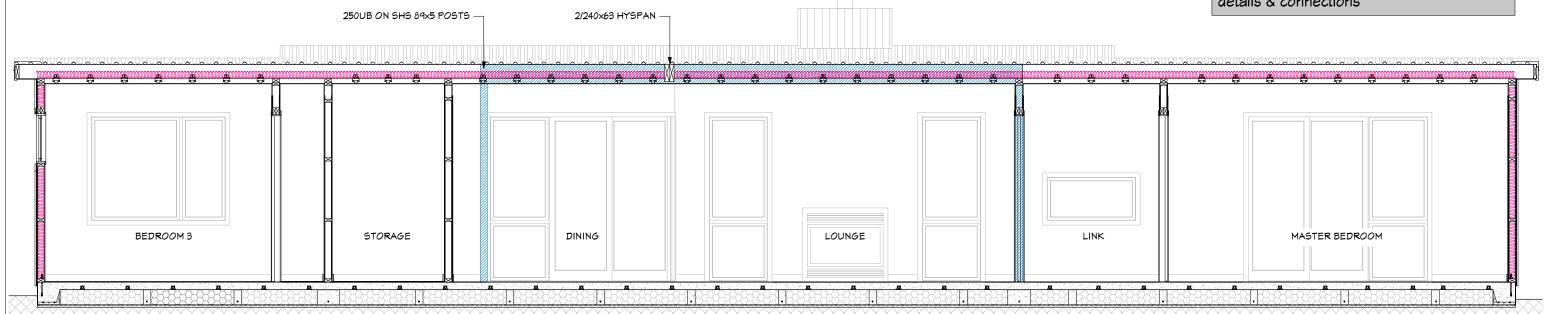
FLOOR: Concrete floor slab as per engineers design.

Elean area to perimeter ratio

Floor area to perimeter ratio: 2.07 m²/m

R-value: 1.9 m<sup>2</sup>°C/W

NOTE: Refer to engineer drawings for full extent of floor and foundations, beam details & connections



CROSS SECTION B - B



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143 Havelock Road Hastings Drawing Title: Cross Sections

Drawing Scale: 1:50

Designed by Gordon Sanson LBP 117656 Notes:

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#### Legend:



Re Entrant corner steel 2/HD12 x 1200mm at 200 crs



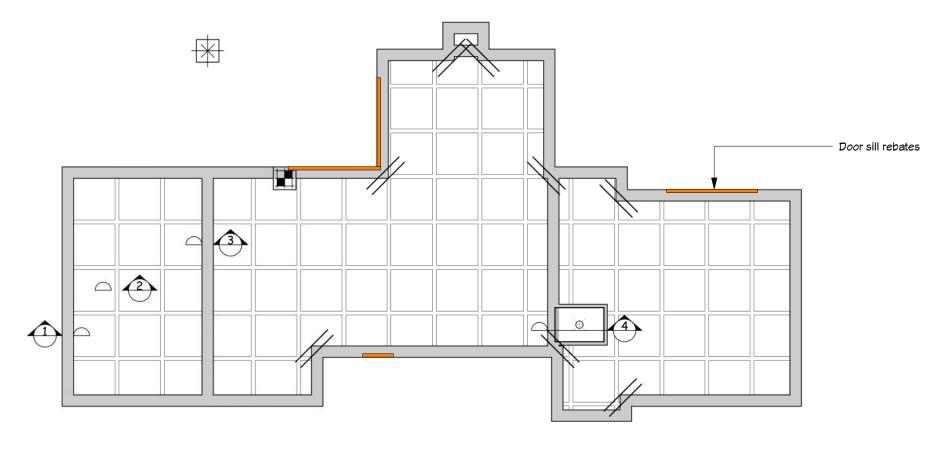
600x600x305 Pad with 3/HD12 each way



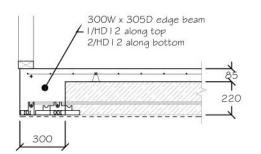
Shower setdown: pods within area of shower + are cut down by 50mm max so as to maintain 85mm toppir HD I 2 trim around top.



6002 x 600Deep Post footing 2/HD12 vertical refer Architects spec's for plinth and/or post fixings

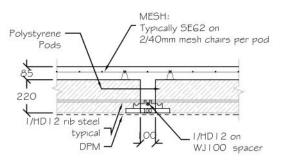


ENGINEERED FLOOR PLAN scale 1:100

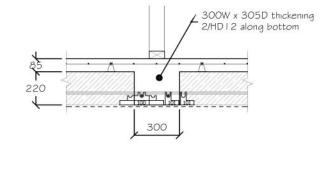


Detail

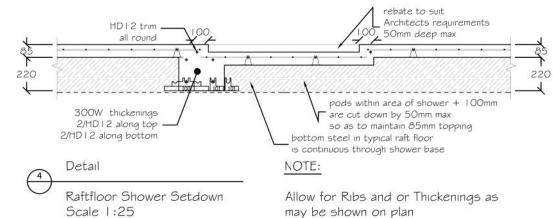
Raftfloor Edge Beam - 300 Scale 1:25



Detail Raftfloor Internal Rib - 100 Scale 1:25



Detail Raftfloor Internal Rib - 300 Scale 1:25



#### REFER TO ENGINEER'S CALCULATIONS FOR FURTHER DETAILS



Michael & Mikaela Thompson Drawing Title: Foundation Plan Drawing Scale: As Shown 143 Havelock Road Hastings Designed by Gordon Sanson LBP 117656

Notes:

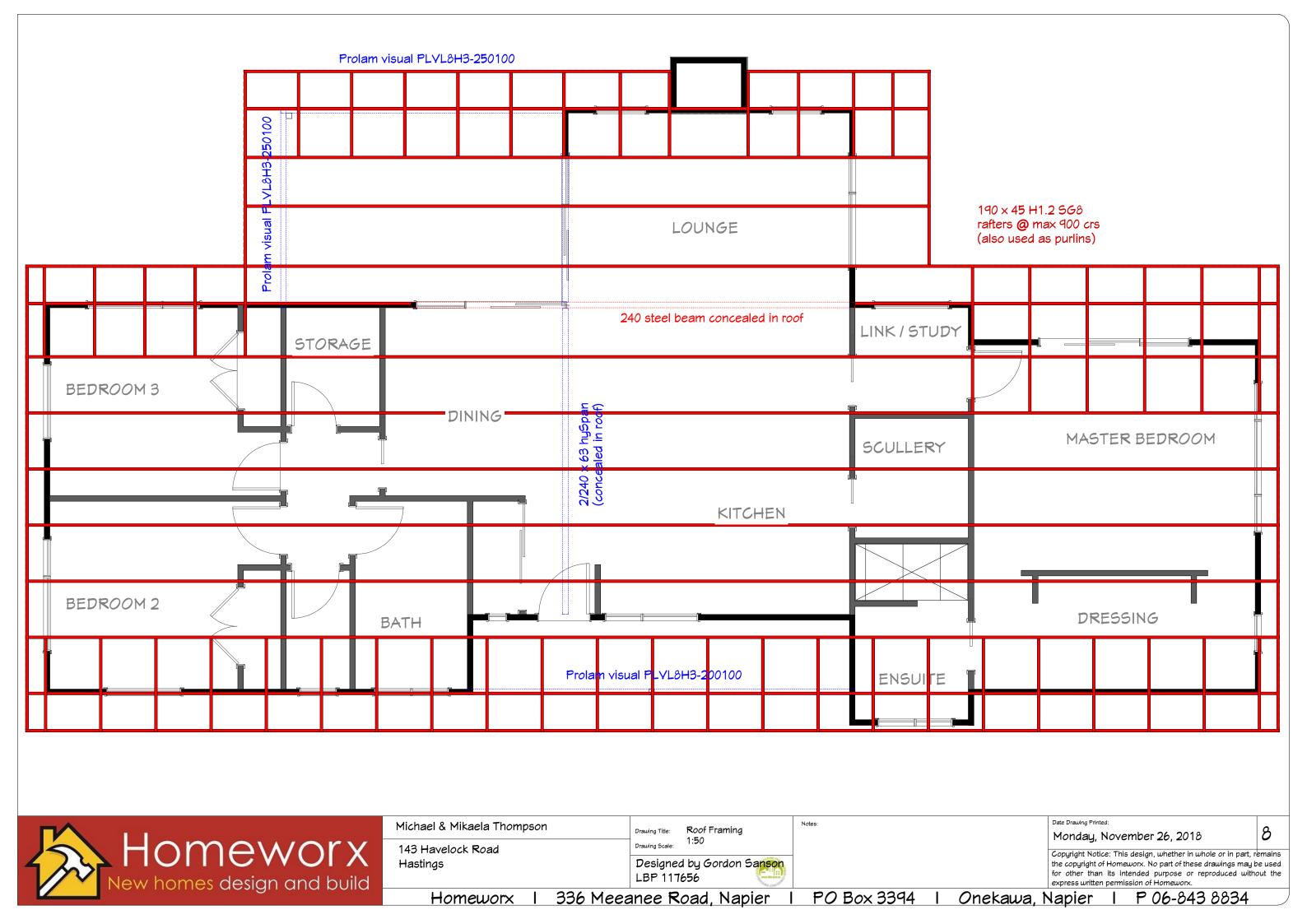
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#### FOULWATER DESIGN TO AS/NZS3500.2

#### ENSUITE

MC pan: 6 fixture units
Shower: 2 fixture units
Basin: 1 fixture unit
MC
MC Pan: 6 fixture units
Basin: 1 fixture unit
MAIN BATHROOM
Bath: 4 fixture units
Basin: 1 fixture units
Basin: 2 fixture units
LAUNDRY
Tub: 5 fixture units
Washing Machine: 5 fixture units
KITCHEN
Sink & waste: 3 fixture units
Dishwasher: 3 fixture units

#### DRAINAGE

Total 39 fixture units = 100mm @ 1:60 fall

#### NOTE:

All drains in slab to be min. 65mm Terminal Vent 50mm

Stormwater and Sewer pipes to be uPVC

Mater pipes to be polybutylene Mains Supply 25mm black & blue Hold & Cold 20mm main feed with 15mm branch feed

#### STORMWATER DESIGN TO NZBC E1/AS1

dp1 catchment 93 m2

dp2 catchment 93 m2

(100mm downpipes pipe to be used)

#### MODIFIED CATCHMENT AREA

(dp 1)

 $0.01 \times (roof area 92 \text{ m}^2) \times rainfall 85\text{mm} = 78$ Therefore min 85m pipe @ 1:90 fall

#### (dp 2

 $0.01 \times (roof area 92 \text{ m}^2) \times rainfall 85\text{mm} = 78$ Therefore min 85m pipe @ 1:90 fall

#### (Combined)

 $0.01 \times (\text{roof area } 184 \text{ m}^2) \times \text{rainfall } 85\text{mm} = 156$ Therefore min 85m pipe @ 1:90 fall





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143 Havelock Road Hastings Drawing Title:

Drawing Scale:

Plumbing Plan 1:100

Designed by Gordon Sanson

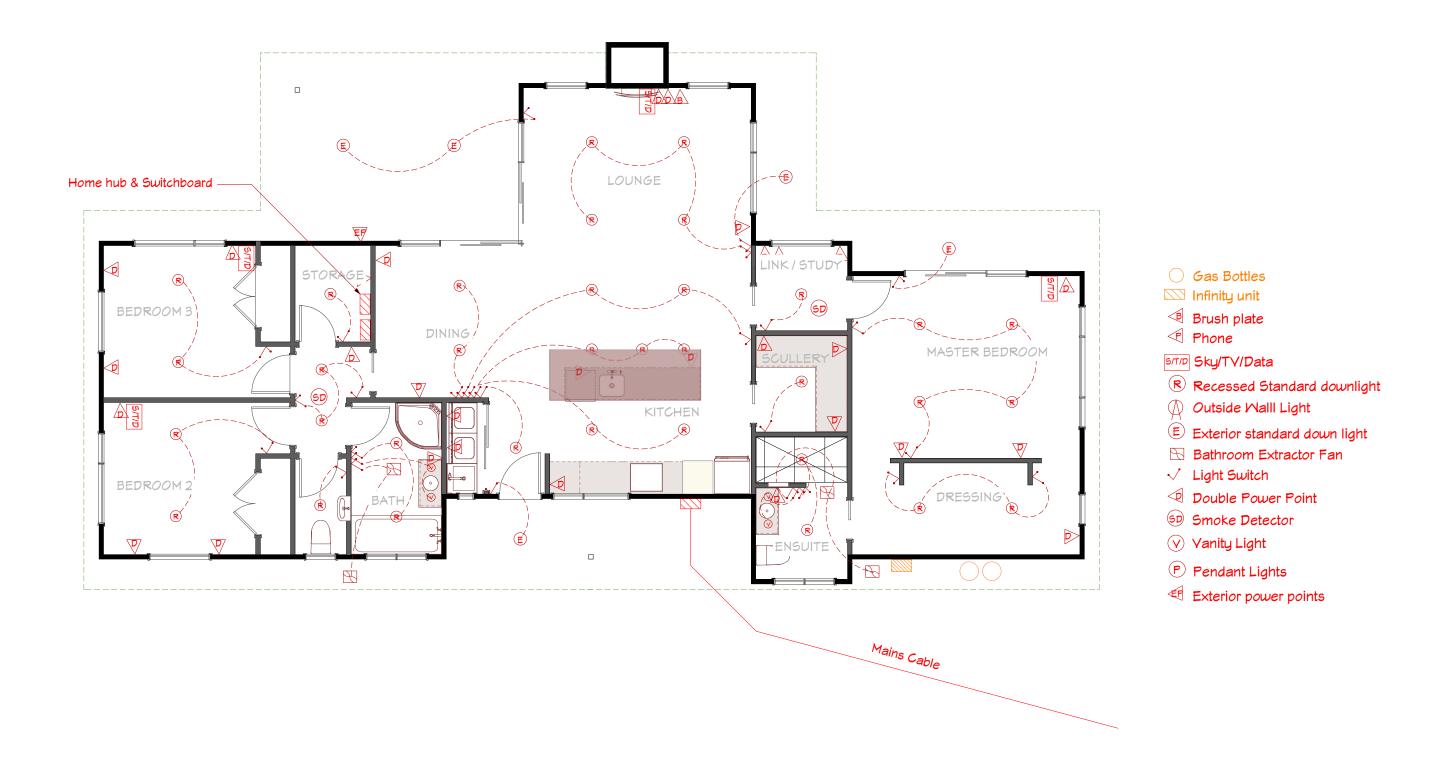
Drainage Plan indicative only Refer to "as-built" plans on completion.

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Michael & Mikaela Thompson 143 Havelock Road

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Drawing Title:

Electrical Plan

Designed by Gordon Sanson

Owner to confirm placement on site prior to wiring

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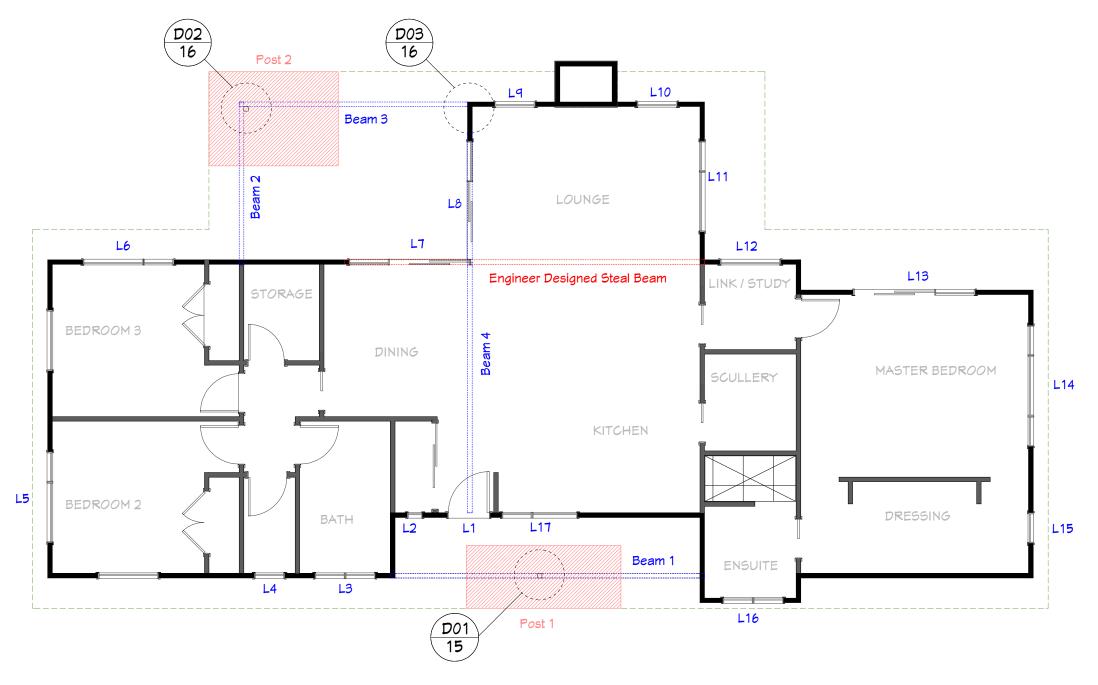
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Windzone: High Roof Type: Light

Post 1

Supported Roof: 3.8m<sup>2</sup> (Use 4m<sup>2</sup>)

Volume of footing concrete required to resist uplift: 0.20m<sup>3</sup>

Post to Beam Connection: 5.9kN

Post 2

Supported Roof: 4.8m<sup>2</sup> (Use 6m<sup>2</sup>)

Volume of footing concrete required to resist uplift: 0.30m<sup>3</sup>

Post to Beam Connection: 8.8kN

LINTEL TABLE							
Refer to Prolam calculations in technical specifications							
LINTEL	RLW/S	SPAN	TYPE				
L1	10.6	0.8	PL8H1-290100				
L2	1.8	0.3	SG8 90 × 90				
L3	3.7	1.2	SG8 90 × 90				
L4	2.1	0.6	SG8 90 × 90				
L5	3.6	1.8	PL8H1-150100				
L6	3.6	1.8	PL8H1-150100				
L7	10.6	2.4	PL8H1-150100				
L8	1.0	2.4	360 × 90 Hy 90				
L9	10.6	0.9	SG8 90 × 90				
L10	10.6	0.9	SG8 90 × 90				
L11	1.8	1.6	PL8H1-150100				
L12	5.5	1.2	SG8 90 × 90				
L13	4.9	2.4	PL8H1-150100				
L14	4.9	2.4	PL8H1-150100				
L15	7.5	0.6	SG8 90 × 90				
L16	1.8	1.2	SG8 90 × 90				
L17	7.6	1.5	PL8H1-150100				
B1	1.8	3.1	PL8H1-200100				
B2	3.8	3.0	PL8H1-250100				
B3	0.6	4.5	PL8H1-250100				
B4	3.75	4.9	2/240 × 63 hyspan				
Posts			PL8H5 88 × 88				



Michael & Mikaela Thompson Lintel Plan 143 Havelock Road Hastings Designed by Gordon Sanson LBP 117656

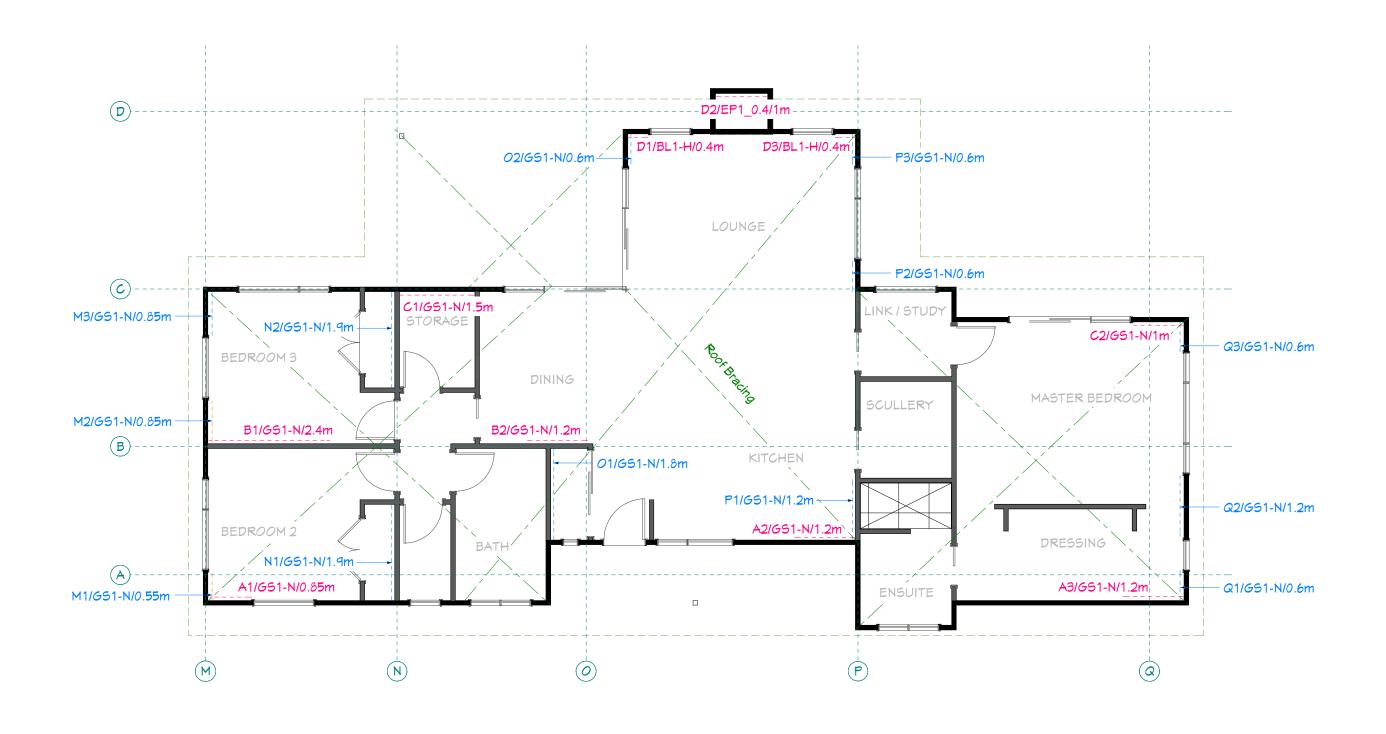
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143 Havelock Road
Hastings

Drawing Title: Bracing Plan
1:75

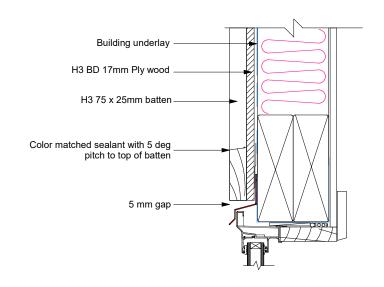
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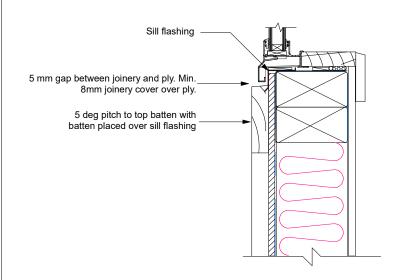
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Monday, November 26, 2018

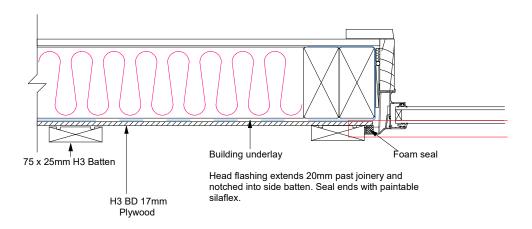
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PLY & BATTEN
WINDOW HEAD DETAIL
SCALE 1:5

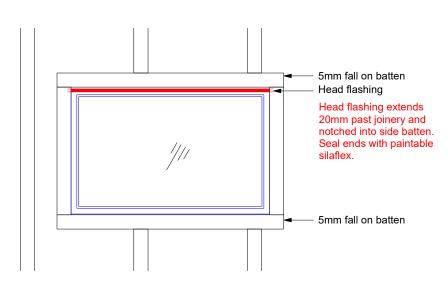


PLY & BATTEN
WINDOW SILL DETAIL
SCALE 1:5



PLY & BATTEN
WINDOW JAMB DETAIL

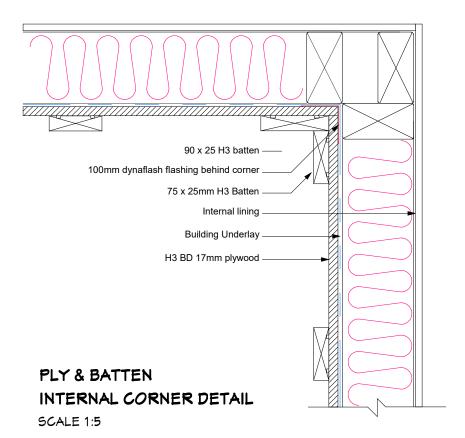
SCALE 1:5

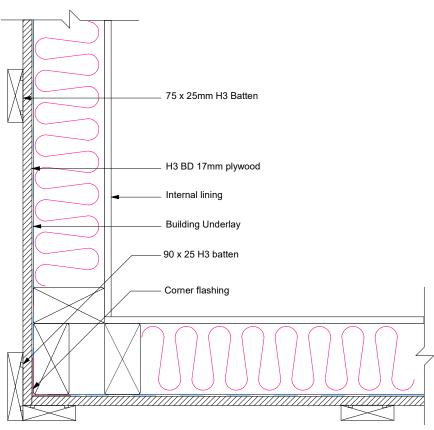


TYPICAL WINDOW ELEVATION

**SCALE 1:20** 

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PLY & BATTEN
EXTERNAL CORNER DETAIL

SCALE 1:5



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143 Havelock Road

Hastings

Drawing Title: Construction Details
As Shown

Drawing Scale:

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TODOS.

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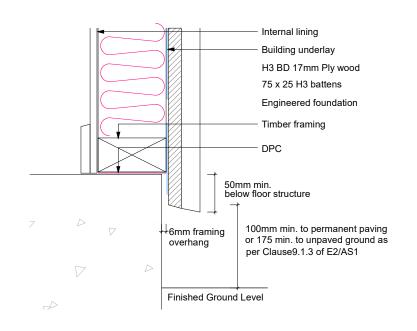
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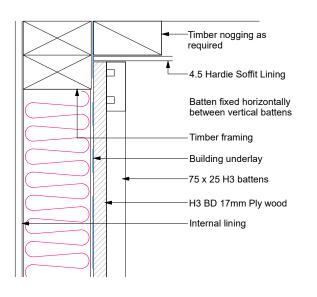
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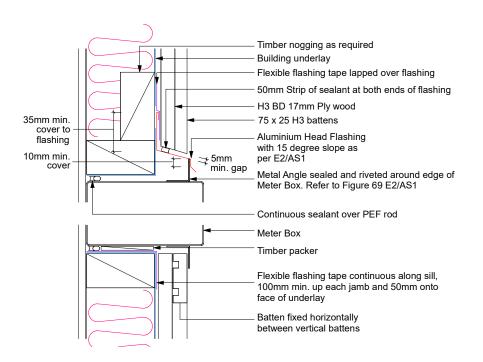
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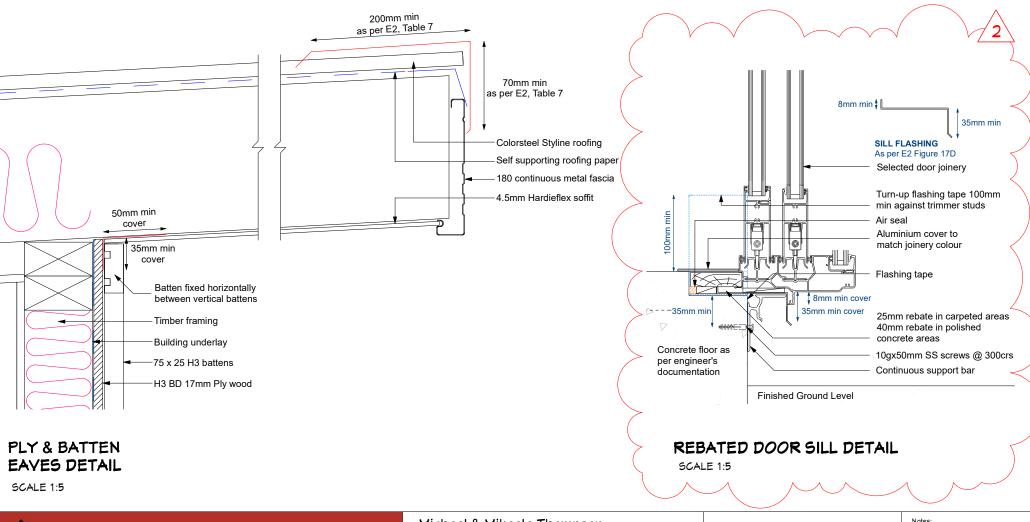


#### **PLY & BATTEN** BASE OF WALL DETAIL

SCALE 1:5

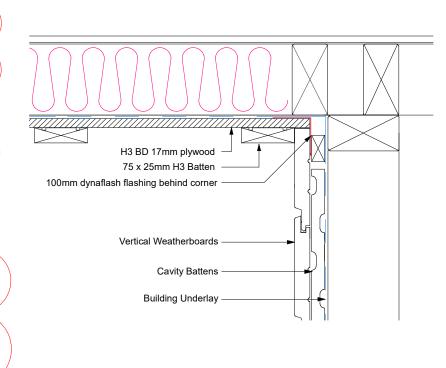
#### **PLY & BATTEN** SOFFIT DETAIL

### SCALE 1:5 200mm min



#### METER BOX DETAIL

SCALE 1:5



#### PLY & BATTEN & VERTICAL WEATHERBOARD JUNCTION DETAIL

SCALE 1:5

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143 Havelock Road

Hastings

Construction Details As Shown Designed by Gordon Sanson

**REV1: DETAIL AMENDED REV2: DETAIL AMENDED**  Date Drawing Printed:

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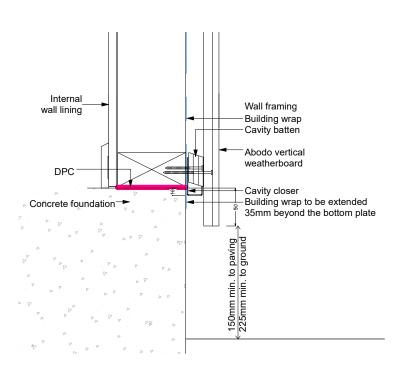
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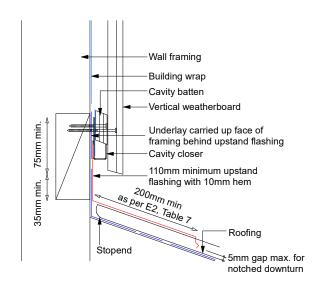
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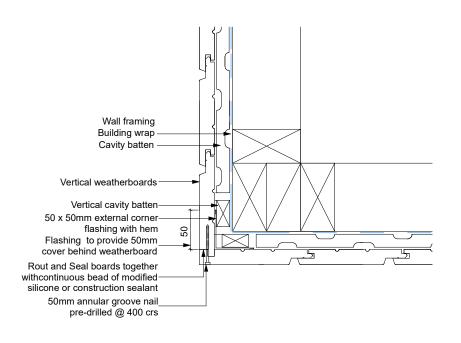
#### VERTICAL MEATHERBOARD BASE OF WALL DETAIL

SCALE 1:5



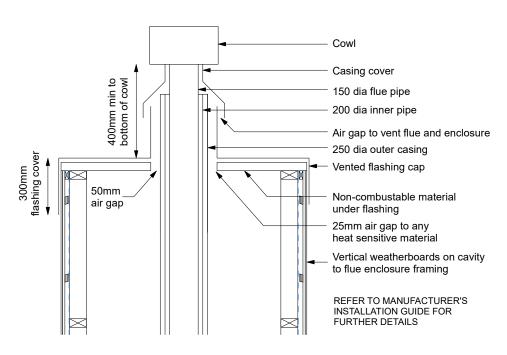
#### YERTICAL MEATHERBOARD APRON FLASHING DETAIL

SCALE 1:5



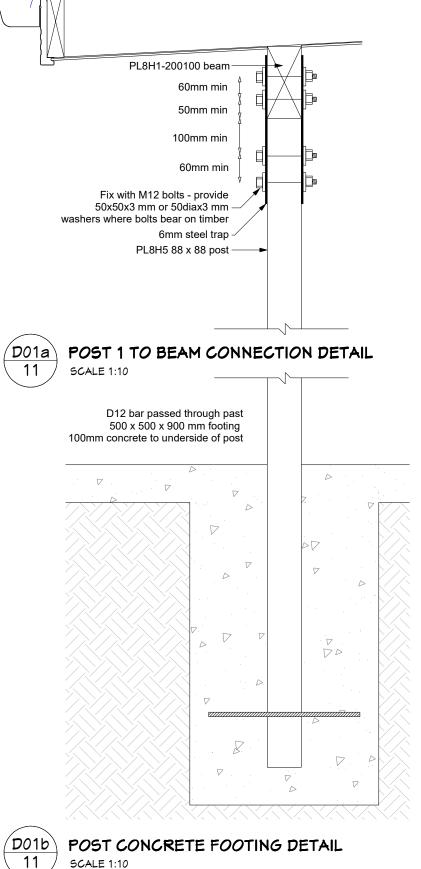
#### VERTICAL MEATHERBOARD EXTERNAL CORNER DETAIL

SCALE 1:5



#### FLUE ENCLOSURE DETAIL

SCALE 1:20



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Hastings

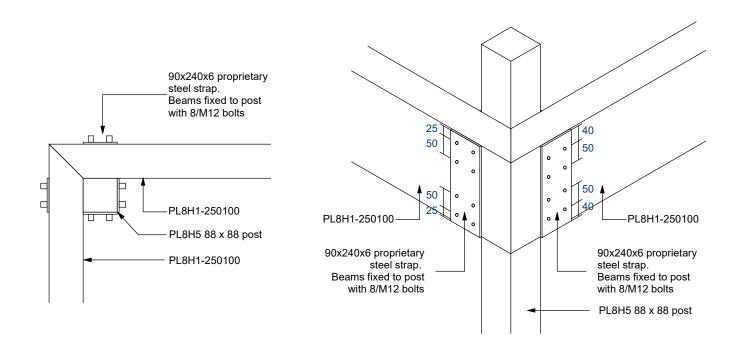
Drawing Title: Construction Details Drawing Scale: As Shown

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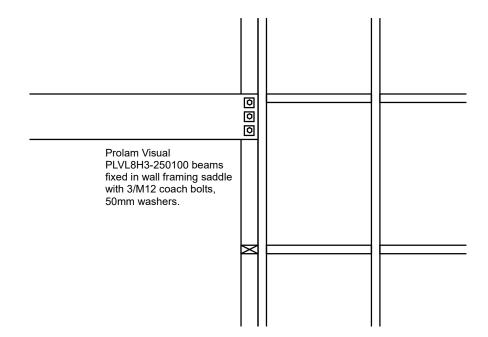
15





#### BEAMS TO POST CONNECTION DETAIL

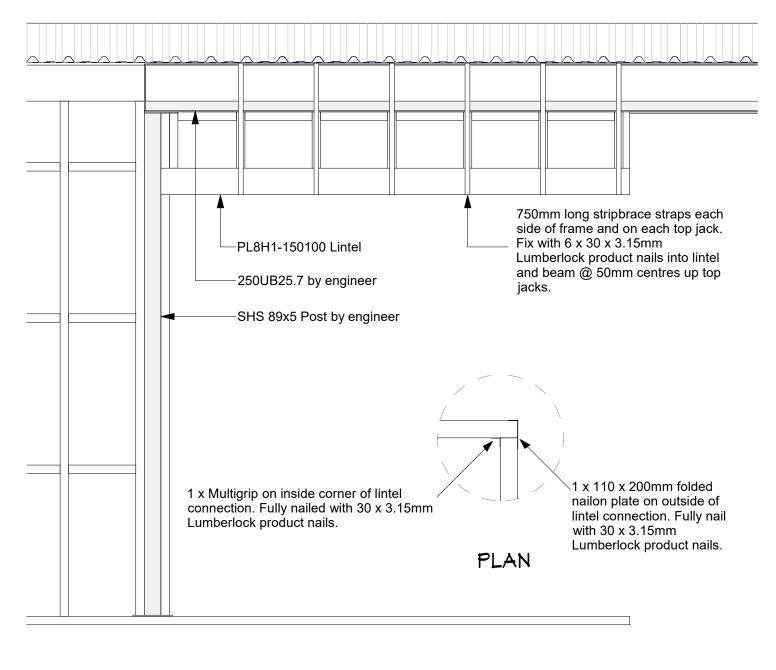
SCALE 1:10





#### BEAM TO WALL CONNECTION DETAIL

SCALE 1:20



#### PILLARLESS FRAME DETAIL

SCALE 1:20



Michael & Mikaela Thompson

143 Havelock Road

Hastings

Drawing Title: Construction Details

Drawing Scale: As Shown

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#### TILING PLAN FINISHES KEY Concrete - Exterior Polished Concrete - Interior Shelves 2 Carpet Shelves 1 Shelves 3 Paint finish MDF Paint finish MDF UT pine slats Tiles Mall Tiles to Full Height Wall Tiles to 1m high **ENSUITE TOILET & BATHROOM** Scale 1:50 Scale 1:50 Shelves 5 Shelves 6 Paint finish MDF Paint finish MDF DOOR HARDWARE Passage Door Hardware LOUNGE Privacy Door Hardware Dummy Door Hardware (Free turning) Slider Door Hardware Wall Mounted Doorstop Magnetic Door Stop DINING MASTER BEDROOM SCULLERY THERMAL ENVELOPE wall area - North 33.68 sq m window area - North 4.24 sq m door area - North 10.56 sq m KITCHEN wall area - East 20.97 sa m 6.72 sam window area - East 37.87 sq m wall area - South window area - South 6.48 sam BEDROOM 2 6 DRESSING

door area - South		1.78	sa m	
door area - South wall area - West		15.73	sa m	
window area - Me	est	2.52	sa m	
door area - Mest		9.64	sq m	
e building complies w	ith NZS4218	:2009 (	or the B	PI and
therefore w	ith NZBC Cla	use H	1	

The Refer to Design Navigator Calculations in Specifications.



 $\langle c \rangle$ 

BATH

Michael & Mikaela Thompson Drawing Title: Finishing Plan Drawing Scale: 1:75 143 Havelock Road Hastings Designed by Gordon Sanson LBP 117656

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Shelves 4

UT pine slats

ENSUITE

