SITE KEY:

LOCATION:

176 Bellevue Road
TAURANGA 3110
Lot No. - 2
D.P.S. - 7945
Parcel ID - 4,411,810.00
District - Tauranga District Council

55°

- wind zone	Very High
- earthquake zone	1
- exposure zone	C
- site area	12,753m2

WIND ZONE:

- Wind Region:	A
- Lee Zone:	No
- Roughness:	Open
- Exposure:	Exposed
- Topographic:	T3
- Wind Zone:	**VERY HIGH**

job no:

set:
architectural
status:
concept issue
file name:
176 Bellevue Road - Duplex Development_Lot 11.pln
drawn by:

176 Bellevue Road

ONE SEVENTY SIX LTD
DESIGNER VIEWS

drawing title
Site Contour Layout

scale: 1:850@A3	number: 3	of: 71	
plotted: 24/05/2019	4:04 PM	rev: 01	

CL7
James Hardies 'Hardie Grove' Soffit Lining
Running 'East to West'

CL6
175mm Diamond Roofing Box
Gutter

CL4
Factory Painted 0.55 Steel
Flashing Colour to Match
Cladding (Shown Dotted)

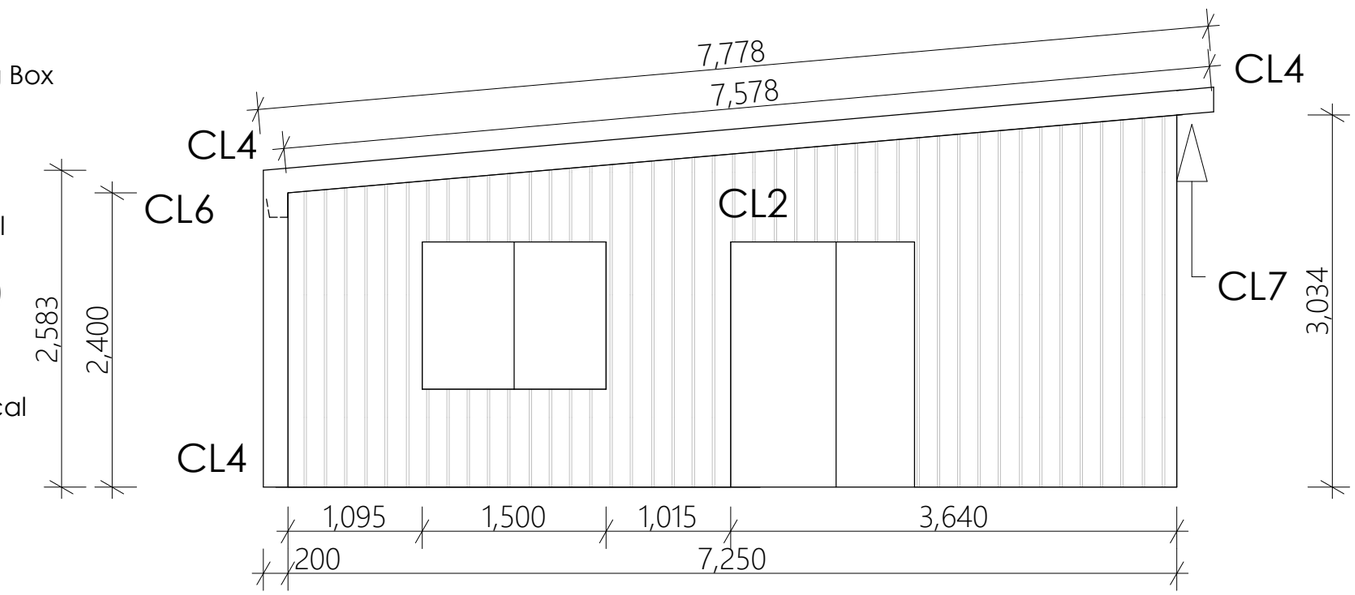
CL2
James Hardies Stria Vertical
Cladding on 19mm CDL
Cavity Battens

CL5
Framed Glass Balustrade
'Full Height Top Fix' , with
Glazing as per NZS4331

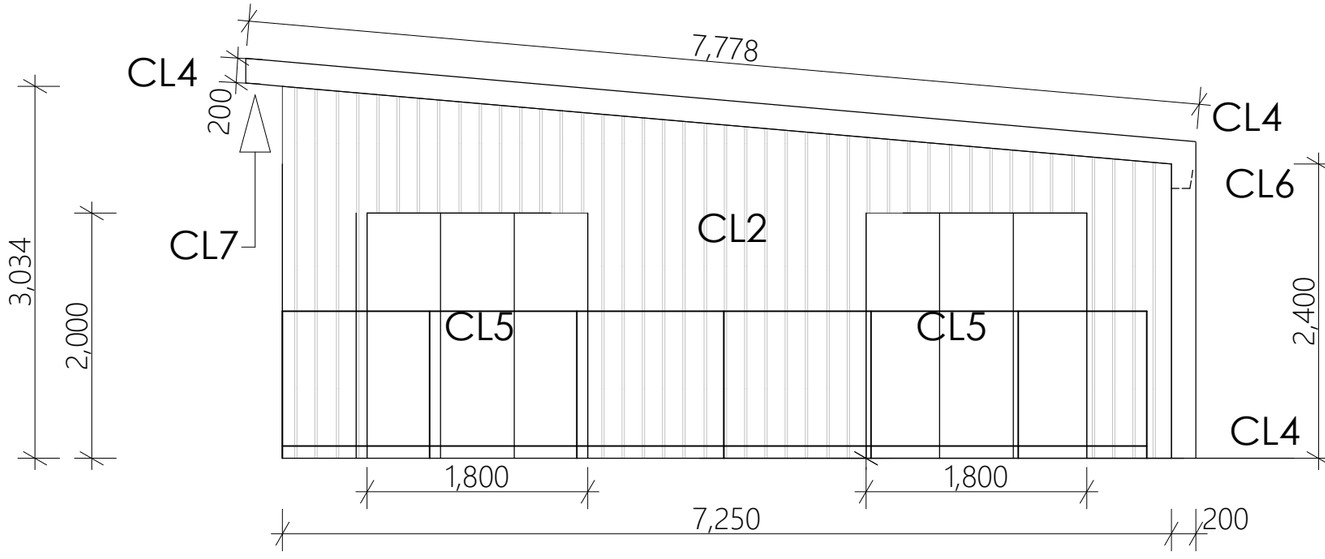
CL4
Factory Painted 0.55 Steel
Flashing Colour to Match
Cladding

CL2
James Hardies Stria Vertical
Cladding on 19mm CDL
Cavity Battens

East / ROW Elevation



Building Envelope Risk Matrix East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind Zone (NZS 3604)	Very High Risk	2
Numbe of Storeys	Low Risk	0
Roof / Wall Intersection	Low Risk	0
Eaves Width	High Risk	2
Envelope Complexity	Medium Risk	1
Deck Design	Low	0
Total Risk Score:		5



Building Envelope Risk Matrix East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind Zone (NZS 3604)	Very High Risk	2
Numbe of Storeys	Low Risk	0
Roof / Wall Intersection	Low Risk	0
Eaves Width	Low Risk	0
Envelope Complexity	Low Risk	0
Deck Design	Medium Risk	2
Total Risk Score:		4

West Elevation

job no:

set:
architectural
status:
concept issue
file name:
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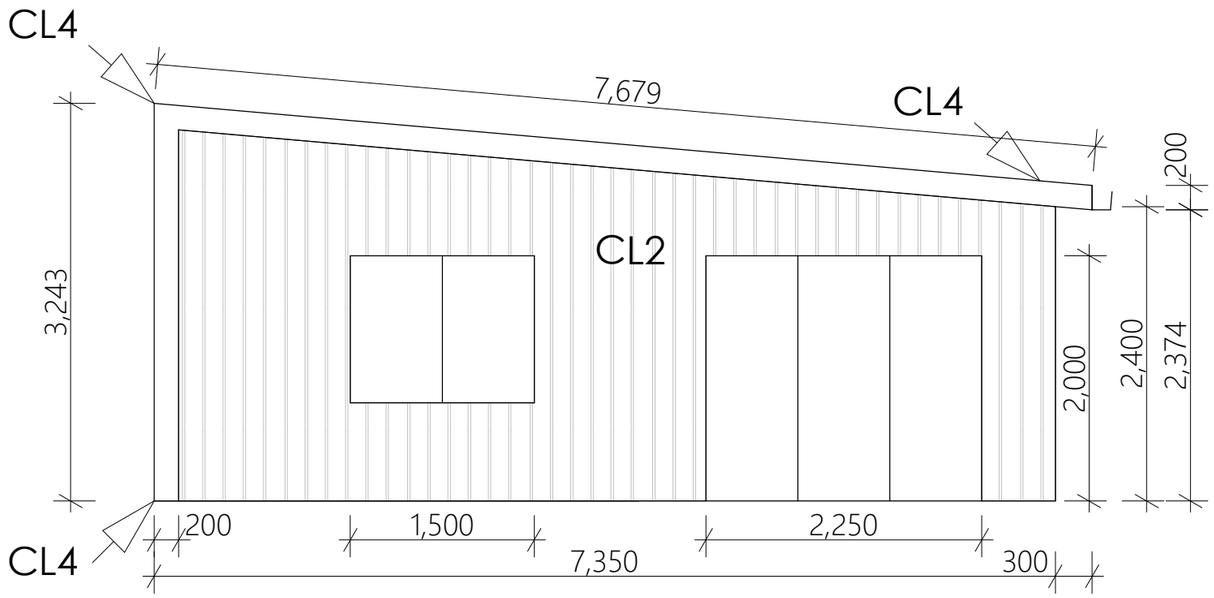
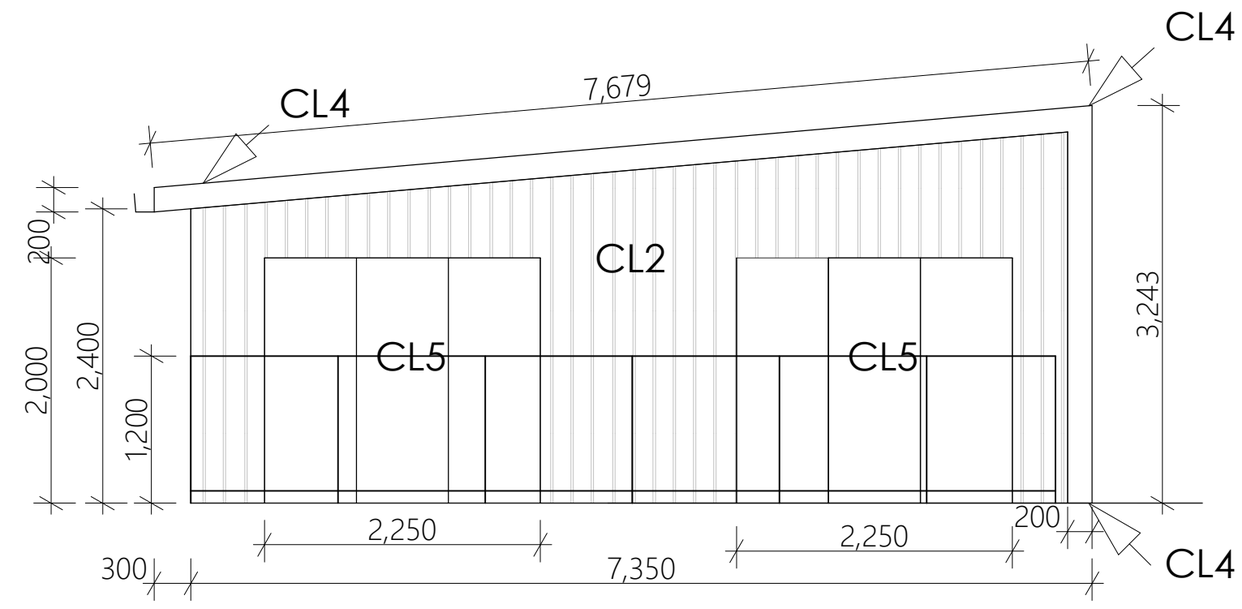
176 Bellevue Road

ONE SEVENTY SIX LTD
DESIGNER VIEWS

drawing title
Ease & West Elevation
scale: 1:50@A3
number: 24 of: 75
plotted: 30/05/2019 3:07 PM
rev: 01

East / ROW Elevation





West Elevation

CL4
Factory Painted 0.55 Steel Flashing Colour to Match Cladding

CL2
James Hardies Stria Vertical Cladding on 20mm Cavity

CL5
Framed Glass Balustrade 'Full Height Top Fix' , with Glazing as per NZS4331

CL4
Factory Painted 0.55 Steel Flashing Colour to Match Cladding

CL2
James Hardies Stria Vertical Cladding on 20mm Cavity

job no:

set:
architectural
status:
concept issue
file name:
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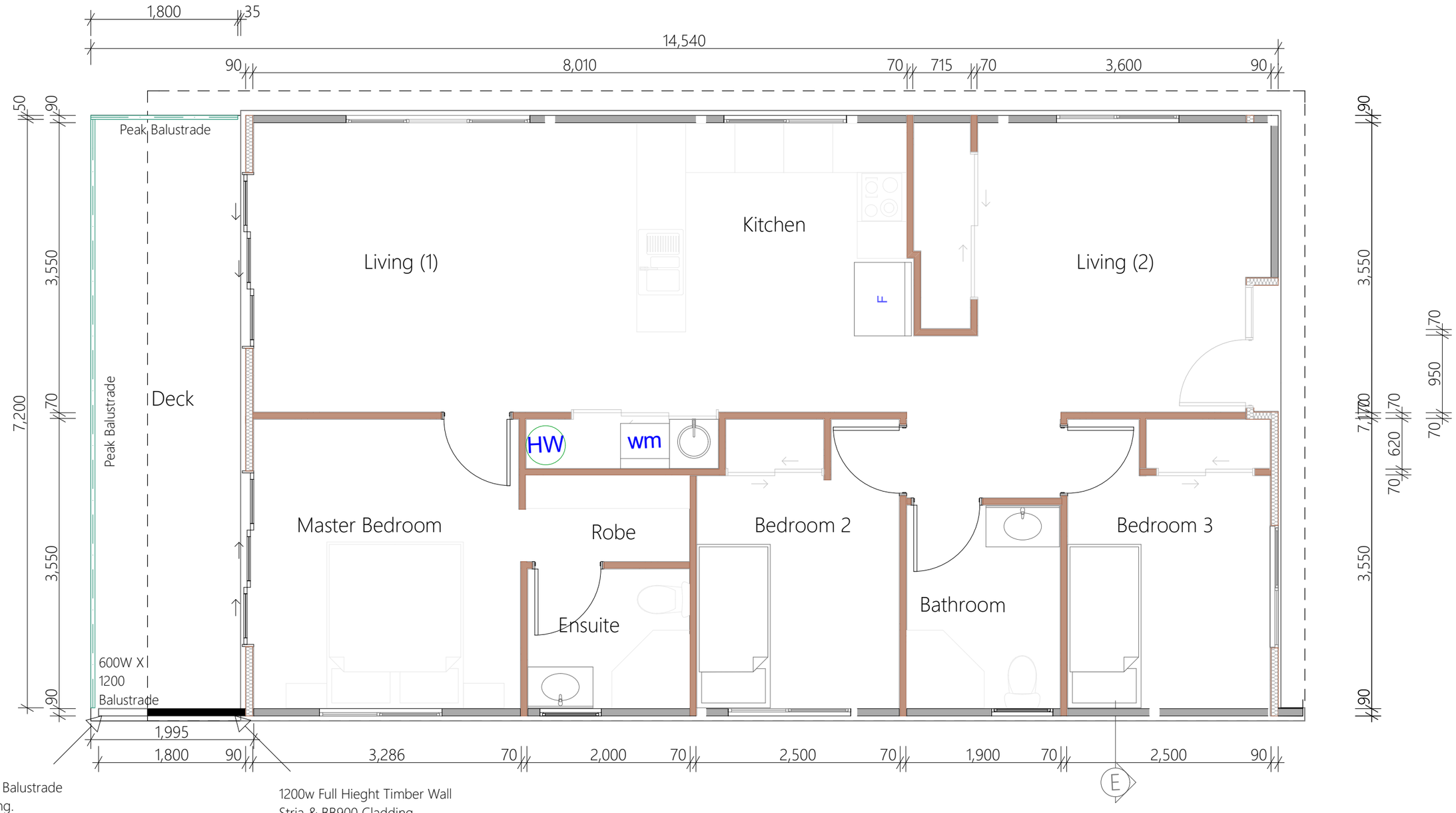
ONE SEVENTY SIX LTD
DESIGNER VIEWS

drawing title
Ease & West Elevation
scale: 1:50@A3
number: 24 of: 71
plotted: 24/05/2019 3:42 PM
rev: 01



600w x 1200h Timber Balustrade
Stria & BB900 Cladding.
Sloping 0.55 Metal Flashed Parapet

1200w Full Hieght Timber Wall
Stria & BB900 Cladding.

job no:

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file name:
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176 Bellevue Road

ONE SEVENTY SIX LTD
DESIGNER HOMES

drawing title
Lot 8 Floor Plan

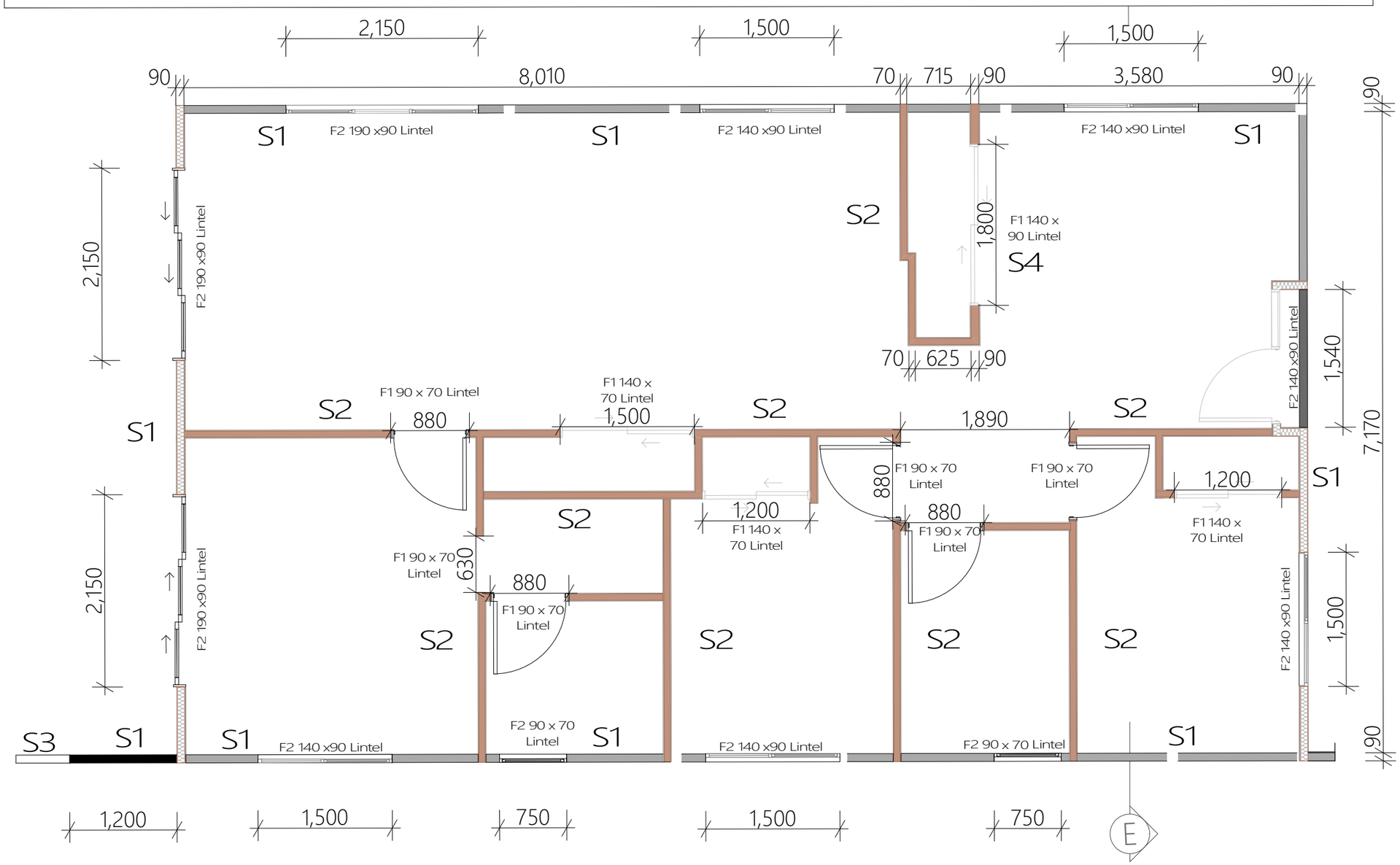
scale: 1:50@A3
number: 21 of: 75
plotted: 30/05/2019 12:58 PM
rev: 01

FRAMING FIXING KEY:

All lintel fixings have been designed as per NZS3604:2011. 8.6.1.8, Fig 8.12 & Table 8.14

F1 =Lintel to trimming stud, fixed with 3/ 90x3.15mm power-driven nails (end nailed), or 2/ 100x3.75mm hand-driven nails (end nailed).

F2 = Lintel fixing for uplift, fixed as per NZS3604 Fig 8.12 (refer to NZS Requirements Detail page),or alternative fixing of 7.5 kN capacity in tension along the line of the trimming stud.



S1 = 90 x 45mm SG8 H1.2 Framing @ 400 centres

S2 = 70 x 45mm SG8 H1.2 Framing @ 600 centres

S3 = 90 x 45mm x (1200h x 600w) SG8 H1.2 Framing @ 400 centres

S4 = 90 x 45mm SG8 H1.2 Framing @ 400 centres

FRAMING NOTATION:

All studs have been calculated as per NZS 3604:2011 Table 8.2.

All new timber framing shown to be 'SG8' & 'H1.2'.

All lintels shown are to be 'SG8' & 'H1.2' (apart from HySpan lintels).

All timber lintels to be supported with 2/ 90x45mm SG8 timber studs (at each end) as per NZS3604:2011 Figure 8.5.

All timber lintels to be fixed in accordance with NZS3604:2011 Figure 8.12, for fixing of lintels to prevent uplift.

Ensure D.P.C. or approved equivalent to be placed between all timber members & concrete substrates.

All new structural members & lintels to be positioned within roof space or as high as possible, due to flush ceiling finish.

LOAD BEARING STUD REQUIREMENTS:

All framing to be H1.2 SG8 timber framing as per NZS 3604:2011.
Designed for Very High Wind Zone Table 8.2
NOTE: Studs 70mm and 90mm thick may be substituted with built-up members, nailed together in accordance with 2.4.4.7

90x45mm SG8 H1.2 wall framing
- studs @ 400mm crs. to max. 2.4m high
- studs @ 300mm crs. to max. 3.0m high

90x70mm SG8 H1.2 wall framing
- studs @ 600mm crs. to max. 2.7m high

NON-LOAD BEARING STUD REQUIREMENTS:
NZS3604 Table 8.4 Internal Walls all wind zones

70x45mm SG8 H1.2 wall framing
- studs @ 600mm crs. to max. 2.4m high
- studs @ 400mm crs. to max. 2.7m high

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file name:
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176 Bellevue Road

ONE SEVENTY SIX LTD
DESIGNER VIEWS

drawing title
Lot 8 Framing layout

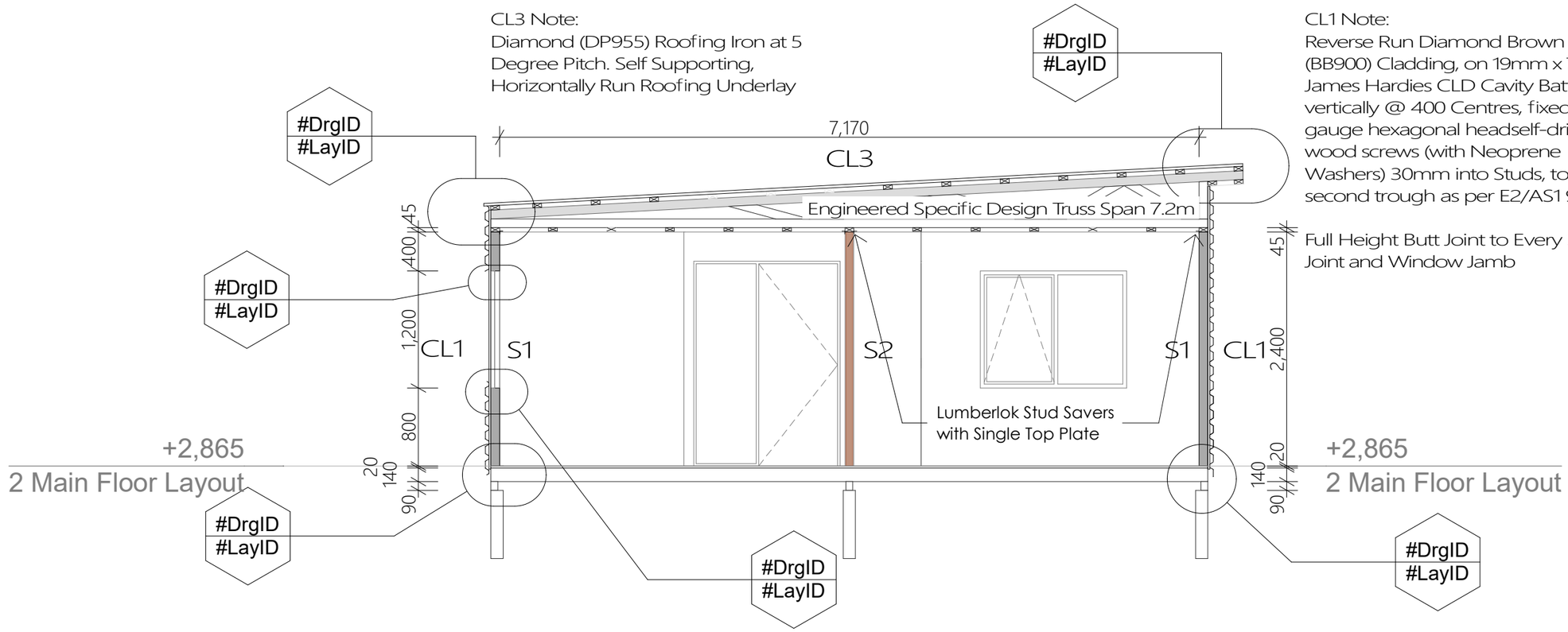
scale:	1:50@A3	number:	26	of:	76
plotted:	30/05/2019	4:22 PM		rev:	01

General Note: All Exterior Cladding & Junctions to comply with E2/AS1 & NZS3604 for 'Very High' Wind Zone.

CL3 Note:
Diamond (DP955) Roofing Iron at 5 Degree Pitch. Self Supporting, Horizontally Run Roofing Underlay

CL1 Note:
Reverse Run Diamond Brown Built (BB900) Cladding, on 19mm x 70mm James Hardies CLD Cavity Battens vertically @ 400 Centres, fixed with 12-gauge hexagonal headself-drilling wood screws (with Neoprene Washers) 30mm into Studs, to every second trough as per E2/AS1 9.6.6.

Full Height Butt Joint to Every Sheet Joint and Window Jamb



S1 Note: Load Bearing Exterior Wall. 90 x 45mm SG8 H1.2 Framing @ 400 centres

S2 Note: Non Loadbearing Wall.70 x 45mm SG8 H1.2 Framing @ 600 centres

job no:

set:
architectural
status:
concept issue
file name:
176 Bellevue Road - Duplex Development_Lot 11.pln
drawn by:

176 Bellevue Road

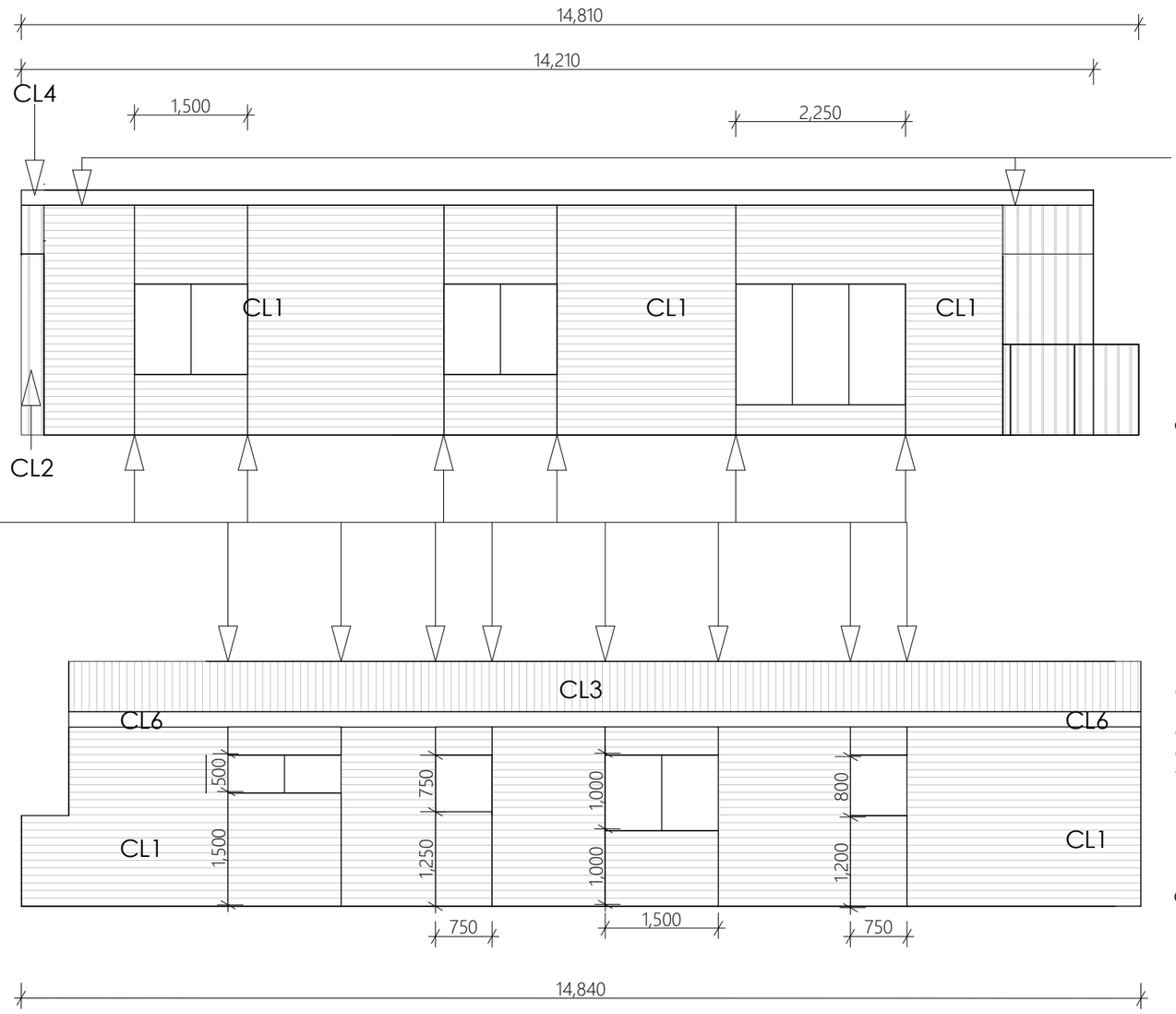
ONE SEVENTY SIX LTD
DESIGNER VIEWS

drawing title
Lot 8 Section E - E

scale: 1:50@A3
number: 32 of: 75
plotted: 30/05/2019 3:09 PM
rev: 01

Building Envelope Risk Matrix East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind Zone (NZS 3604)	Very High Risk	2
Numbe of Storeys	Low Risk	0
Roof / Wall Intersection	Low Risk	0
Eaves Width	High Risk	2
Envelope Complexity	Low Risk	0
Deck Design	Low	0
Total Risk Score:		4

Building Envelope Risk Matrix East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind Zone (NZS 3604)	Very High Risk	2
Numbe of Storeys	Low Risk	0
Roof / Wall Intersection	Medium Risk	2
Eaves Width	Very High Risk	5
Envelope Complexity	Low Risk	0
Deck Design	Low	0
Total Risk Score:		9



CL7
James Hardies 'Hardie Grove' Soffit Lining Running 'East to West'

CL3
Diamond DP955 Roofing Iron at 5 Degree Pitch

CL3
Diamond DP955 Roofing Iron at 5 Degree Pitch

CL2
James Hardies Stria Vertical Cladding on 20mm Cavity

CL2

Full Height 0.55mm BMT Flashing at every Window / Cladding Junction in Wall Cladding. Detail as per E2/AS1 for Very High Wind Zone

CL1
Diamond Brown Built Horizontal Cladding (Reverse Run) on 19mm CDL Cavity Battens. See Section for Fixing Details

CL1

job no:

set:
architectural
status:
concept issue
file name:
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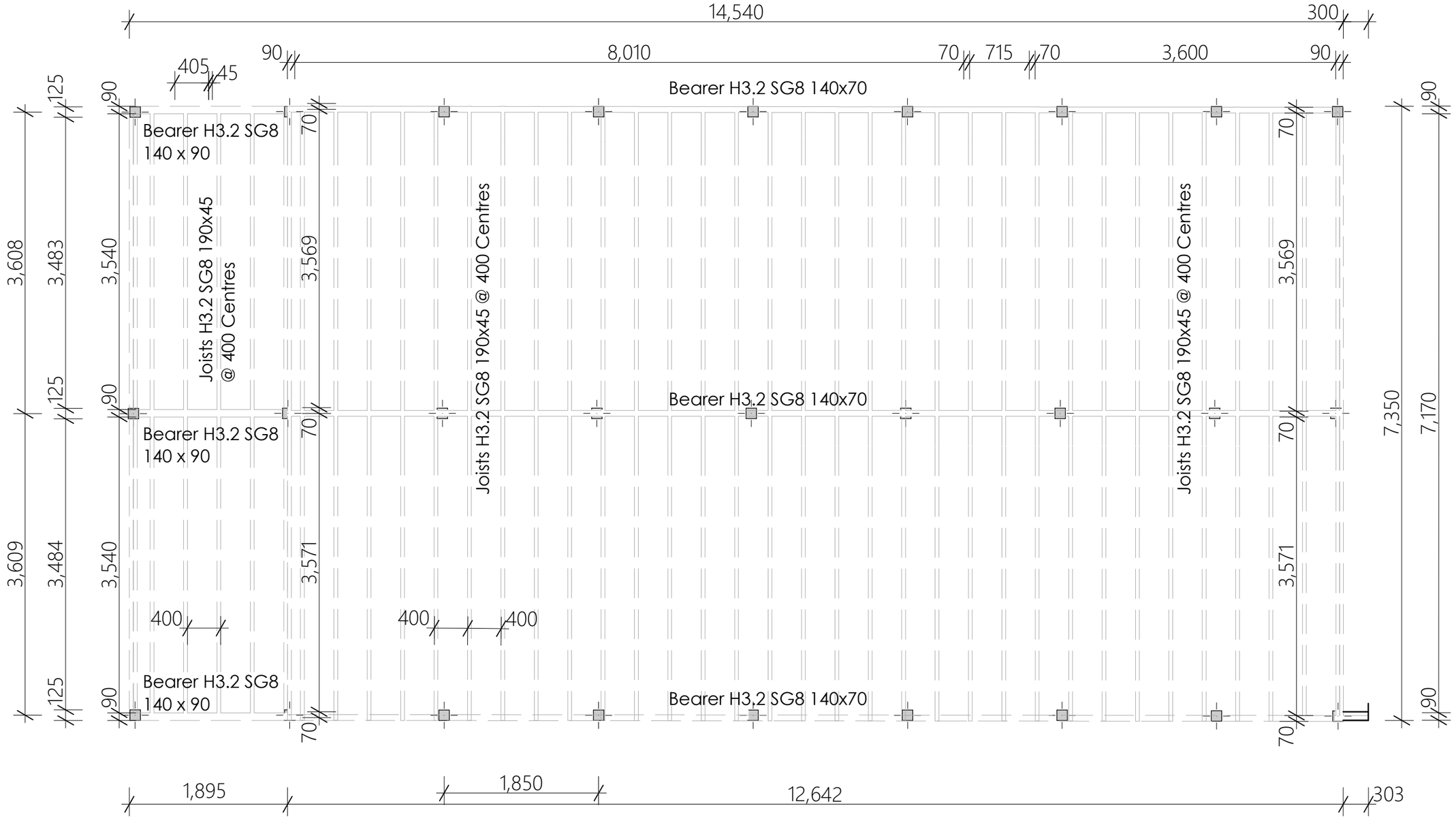
176 Bellevue Road

ONE SEVENTY SIX LTD
DESIGNER VIEWS

drawing title
Lot 8 Noth & South Elevation

scale: 1:75 @A3
number: 25 of: 75
plotted: 30/05/2019 3:07 PM
rev: 01



Bearers: Dwelling H3.2 SG8 140x70
Deck H3.2 SG8 140 x 90

Joists: Dwelling H3.2 SG8 190x45 @ 400 Centres
Deck H3.2 SG8 190 x 45 @ 400 Centres

Piles: 125x125 H5 Timber Piles. Length & Embedment Varies

job no:

set:
architectural
status:
concept issue
file name:
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176 Bellevue Road

ONE SEVENTY SIX LTD
DESIGNER VIEWS

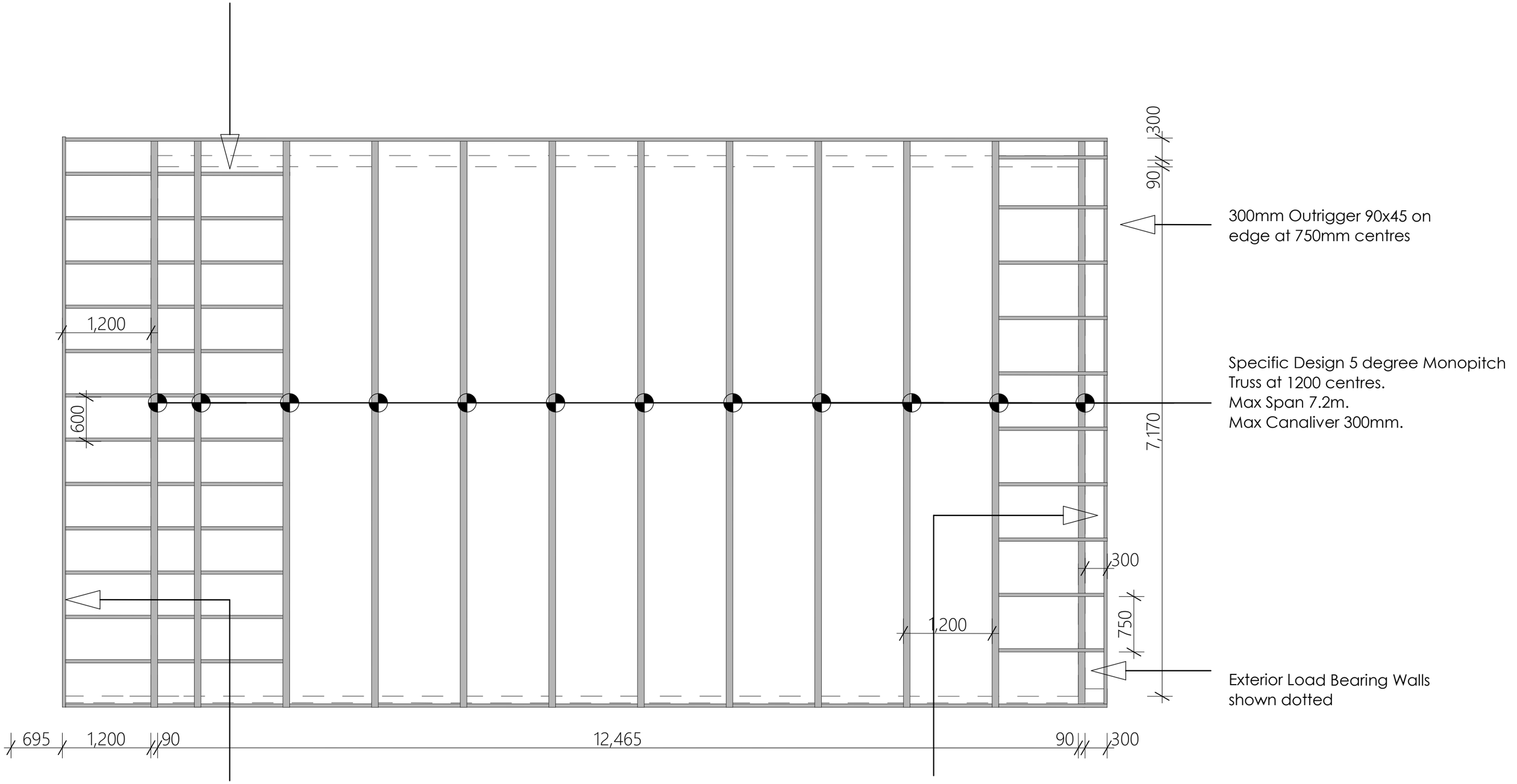
drawing title
Lot 7 & 8 Subfloor Framing Layout

scale:	number:	of:
1:50@A3	22	75

plotted:		rev:
30/05/2019	12:52 PM	01

1200mm Outrigger 90x45 on edge at 600mm centres

Note: All Fixings, Connections & Flashings to comply with NZBC, E2/AS1 & NZS3604 for Very High Wind Zone



job no:

set:
architectural
status:
concept issue
file name:
176 Bellevue Road - Duplex Development_Lot 11.pln
drawn by:

176 Bellevue Road

ONE SEVENTY SIX LTD
DESIGNER VIEWS

drawing title
Lot 7 & 8 Truss Layout

scale:	number:	of:
1:50@A3	23	75

plotted:		rev:
30/05/2019	1:07 PM	01