

TALBOT RESIDENCE
PROPOSED DWELLING AT LOT 14
HILDREATH STREET. - UPPER HUTT -

Sheet No.	Title	Scale	Date	Revision
1	Proposed Site Plan	1 : 200		
2	Proposed Car Turning Diagrams	1 : 200		
3	Plumbing & Drainage Plan Soil Pipe Layout Details	1 : 100 N / A		
4	Floor Plan	1 : 100		
5	Elevations 1 - 2	1 : 100		
6	Elevations 3 - 4	1 : 100		
7	Foundation Plan Footing Details 1 - 2	1 : 100 1 : 10		
8	Dimensioning & Bracing Plan Lintel Fixing Detail	1 : 100 1 : 20		
9	Roof Layout Plan Roofing Details	1 : 100 1 : 10		
10	Electrical Plan	1 : 100		
11	Section A - A Section B - B	1 : 50 1 : 50		
12	Section C - C	1 : 50		
13	Brick Flashing Details	1 : 4		
14	Connection Flashing Details Weatherboard Flashing Details	1 : 5 1 : 5		
15	Shower/Bath/Laundry & Kitchen Surface Details	1 : 5		
16	Exterior Joinery Schedule	1 : 50		
17	Wall Bracing Schedule			
18	Risk Matrix Sheet			

BUILDING DOCUMENTATION

BUILDING DOCUMENTATION CONSISTS OF

- 1) ARCHITECTURAL DRAWINGS
- 2) SPECIFICATIONS
- 3) SPECIFIC DESIGN COMPONENTS

BUILDING DOCUMENTATION FOR CONSTRUCTION ARE TO BE INTERPRETED AS A FULL SET.
 NO INDIVIDUAL SHEETS/PARTS ARE TO BE INTERPRETED SEPARATELY.

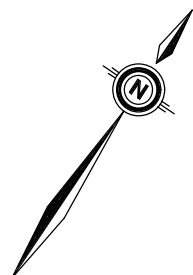
NO DRAWINGS ARE TO BE SCALED.

CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK.

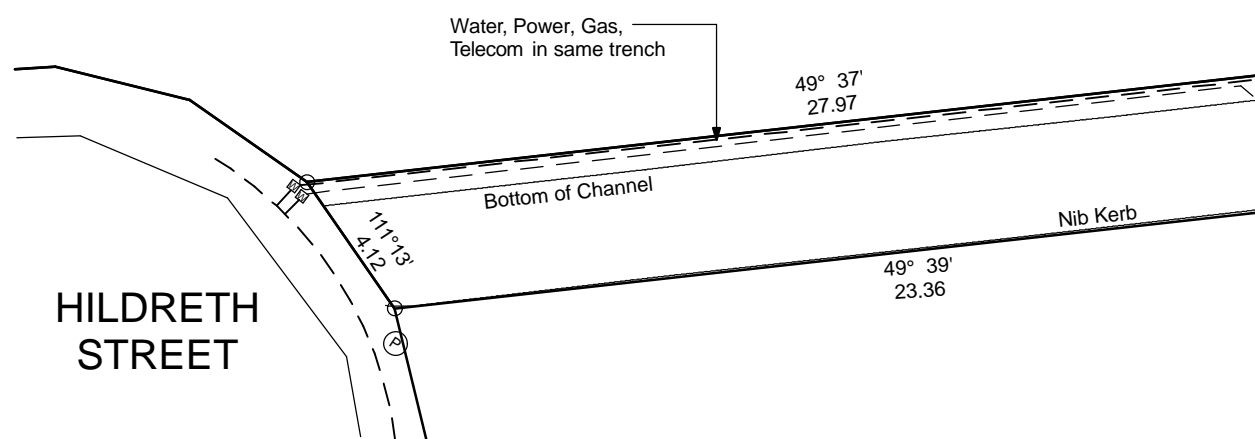
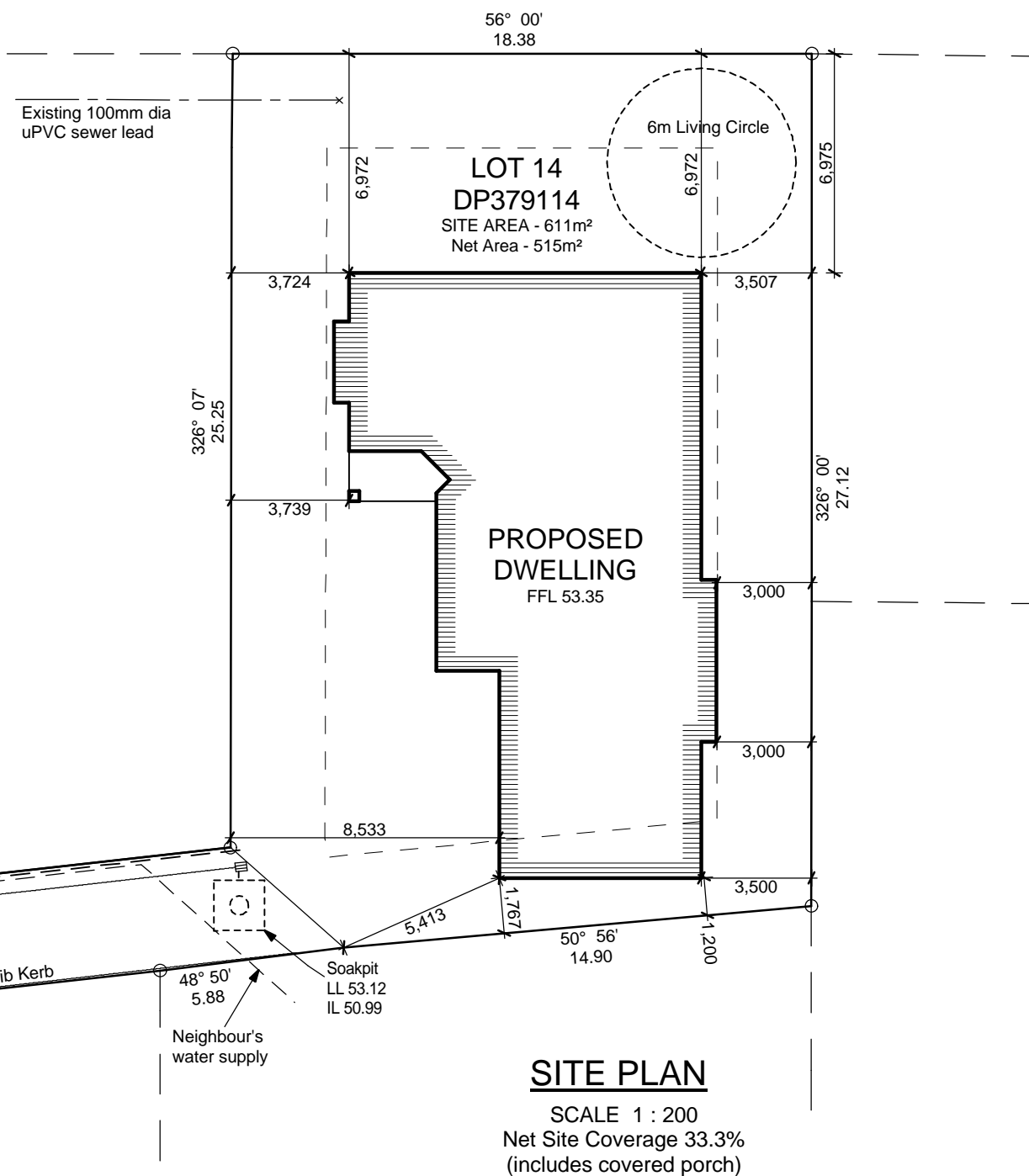
EXISTING STRUCTURE BASED ON COUNCIL RECORDS & STANDARD BUILDING METHODS,
 EXISTING STRUCTURE TO BE CONFIRMED ON SITE & VARIATIONS REPORTED TO DESIGNER.

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SITE INFO	
- Wind Zone: Medium	
- Corrosion Zone: Zone 1	
- Earthquake Zone: A	
- Council: HUTT CITY	
- 35% Site Coverage max.	
- Net Site Area: 515 m ²	
- Site Coverage: 33.6%	
- Total Footprint Area: 172.6m ²	



DESIGNED: D Tyson.	REVISIONS
DRAWN: C. Lienert	
CHECKED:	
ENGINEER:	
DATE: 10 May 2011	

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CLIENT:	TALBOT RESIDENCE
JOB:	PROPOSED DWELLING AT LOT 14 HILDRETH STREET. - UPPER HUTT -

SCALE:	1 : 200
JOB No.:	33769
SHEET 1 OF 18 SHEET	

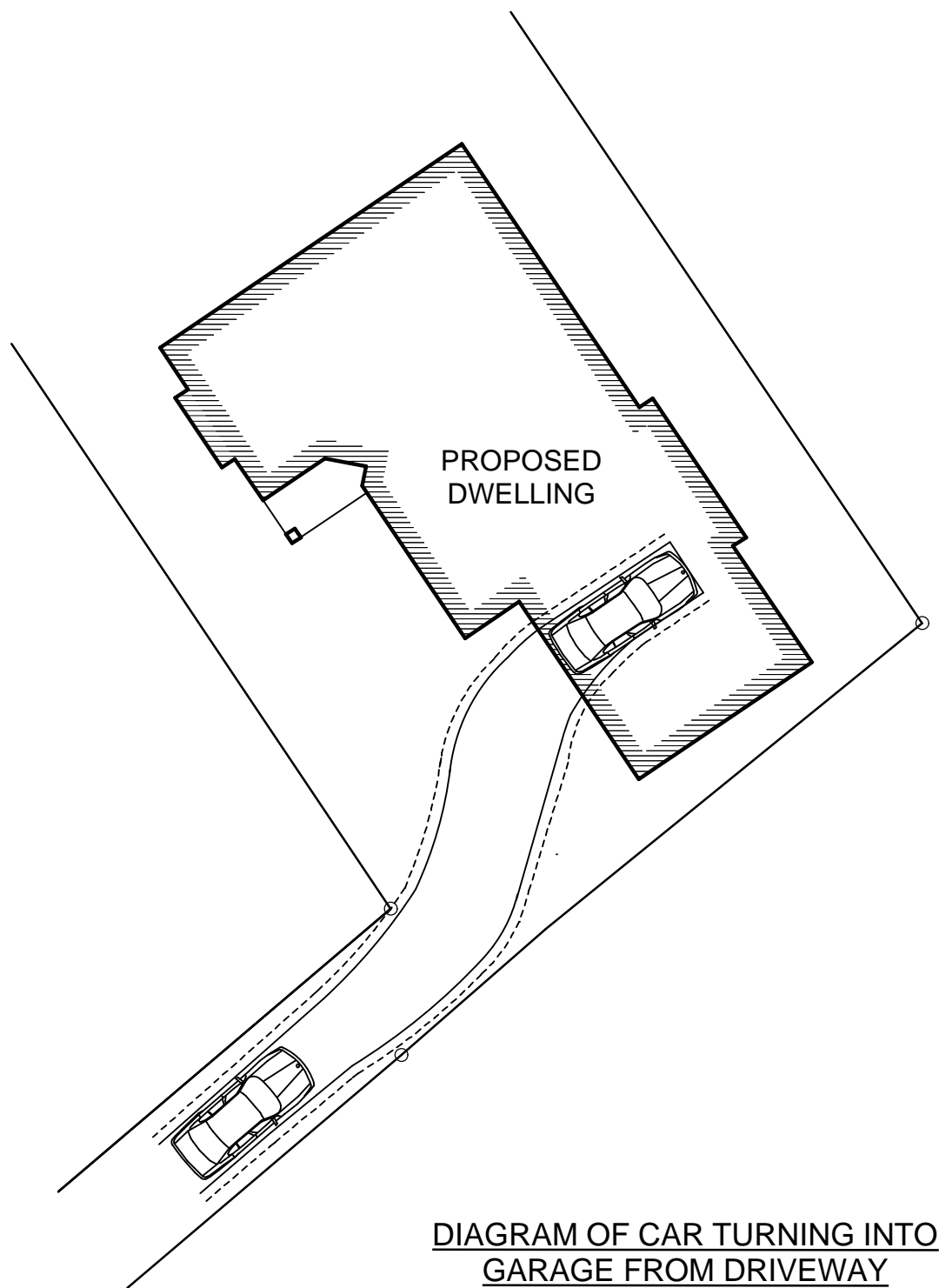


DIAGRAM OF CAR TURNING INTO GARAGE FROM DRIVEWAY
SCALE 1 : 200

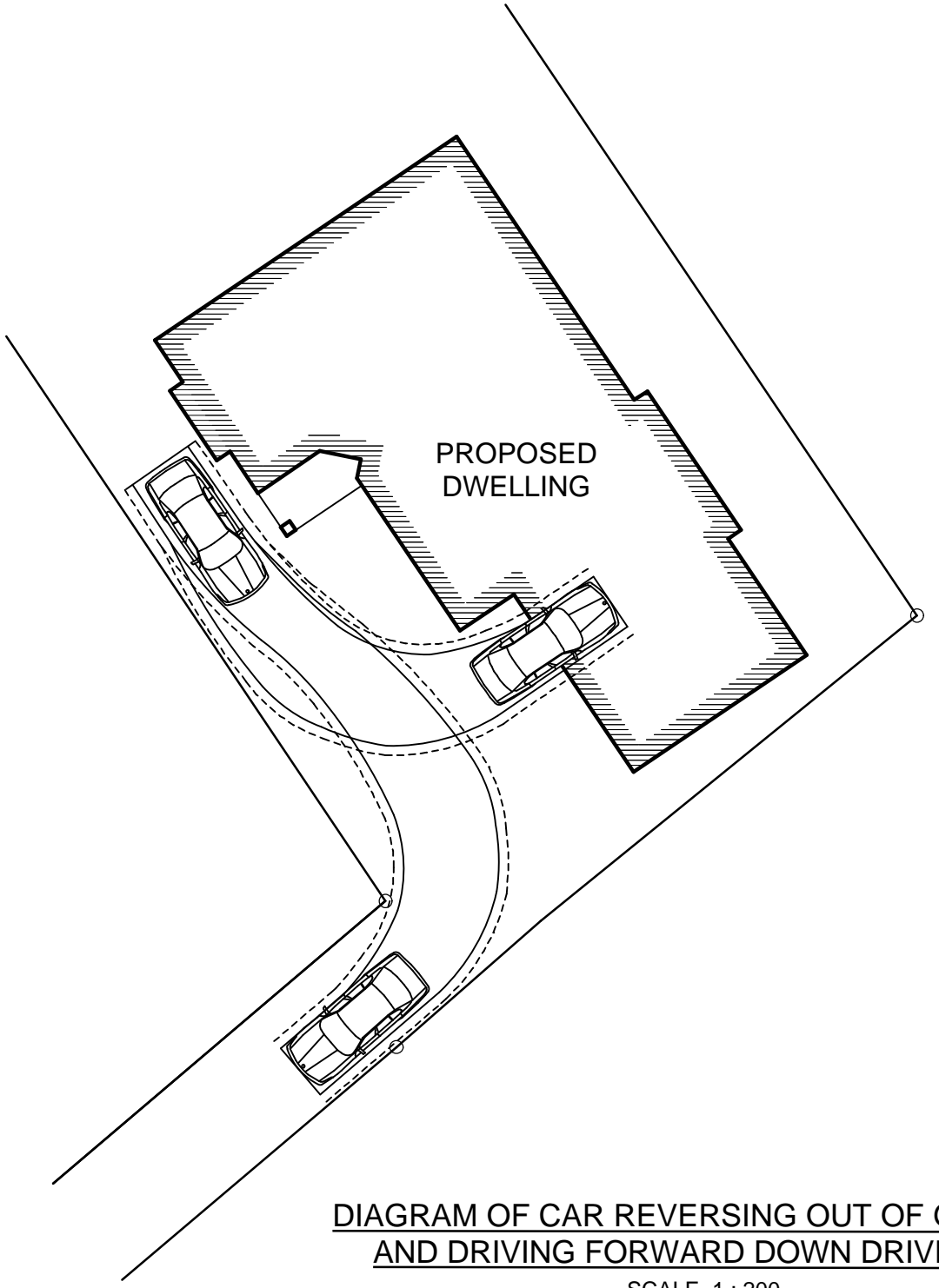
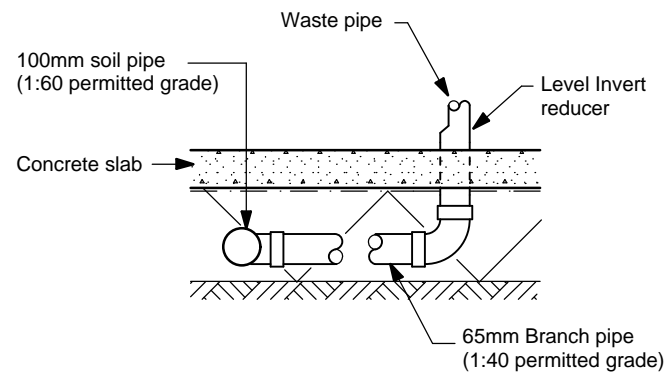


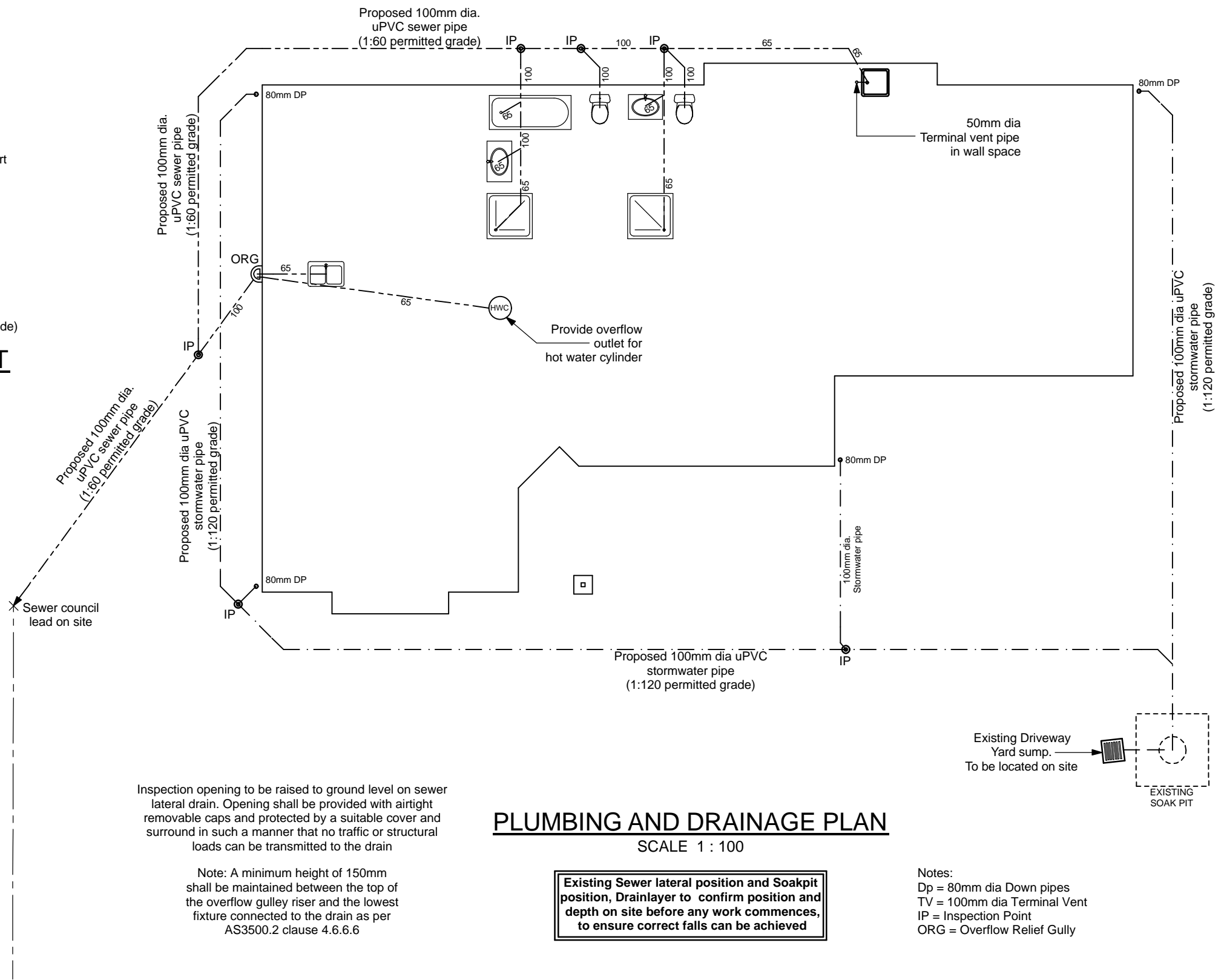
DIAGRAM OF CAR REVERSING OUT OF GARAGE AND DRIVING FORWARD DOWN DRIVEWAY
SCALE 1 : 200

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DRAWN : C. Lienert			JOB :	PROPOSED DWELLING AT LOT 14 HILDREATH STREET. - UPPER HUTT -	JOB No. :	33769
CHECKED :						
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DATE : 10 May 2011						SHEET 2 OF 18 SHEET



STANDARD SOIL PIPE LAYOUT

In accordance with AS.NZ 3500.2.2



Inspection opening to be raised to ground level on sewer lateral drain. Opening shall be provided with airtight removable caps and protected by a suitable cover and surround in such a manner that no traffic or structural loads can be transmitted to the drain

Note: A minimum height of 150mm shall be maintained between the top of the overflow gully riser and the lowest fixture connected to the drain as per AS3500.2 clause 4.6.6.6

PLUMBING AND DRAINAGE PLAN

SCALE 1 : 100

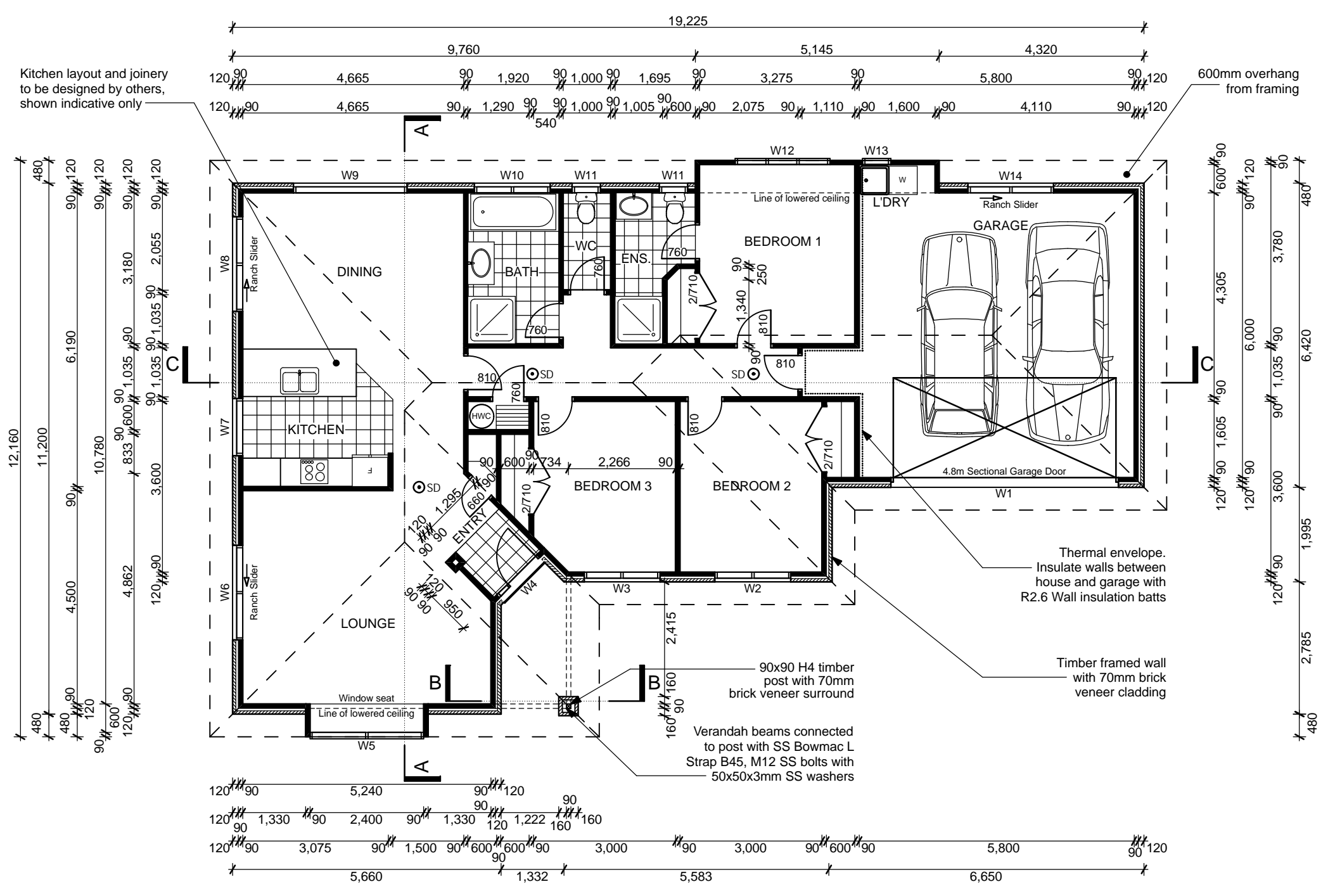
Existing Sewer lateral position and Soakpit position, Drainlayer to confirm position and depth on site before any work commences, to ensure correct falls can be achieved

Notes:
 Dp = 80mm dia Down pipes
 TV = 100mm dia Terminal Vent
 IP = Inspection Point
 ORG = Overflow Relief Gully

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FLOOR PLAN
SCALE 1 : 100

NOTE:- All Timber Lintels to be MSG8 unless stated otherwise

Total Floor Area = 168.1m² (including bricks)
Total Footprint Area = 172.6m² (including bricks)

Bathroom to have mechanical ventilation unit (for shower use) ducted to eaves
Denotes Smoke Detector



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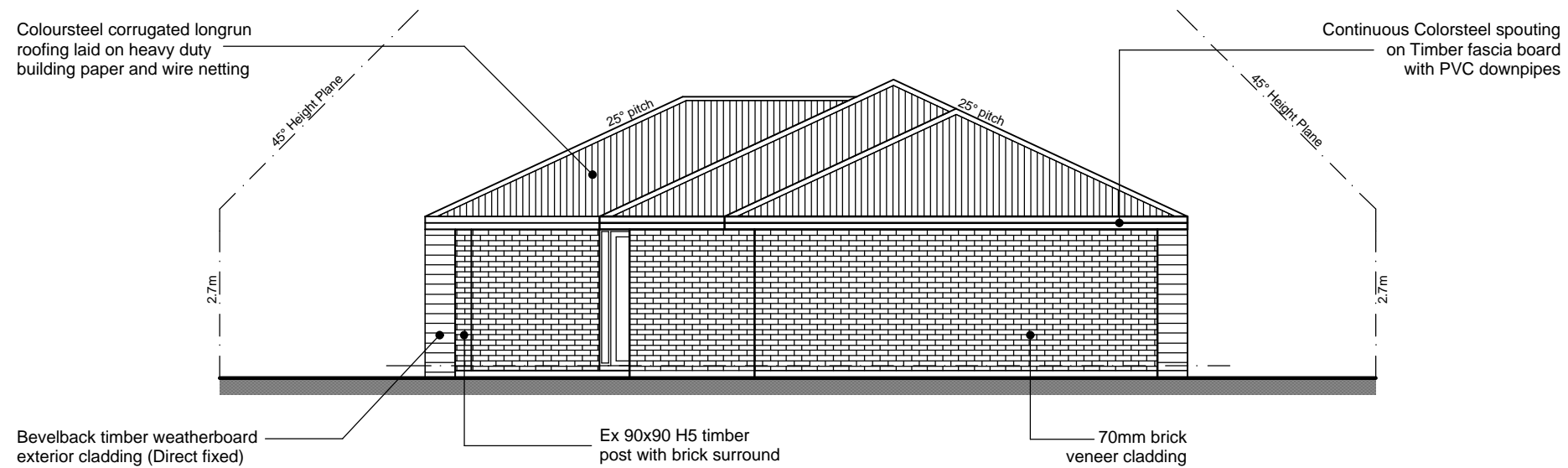
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SCALE : 1 : 100
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SHEET 4 OF 18 SHEET

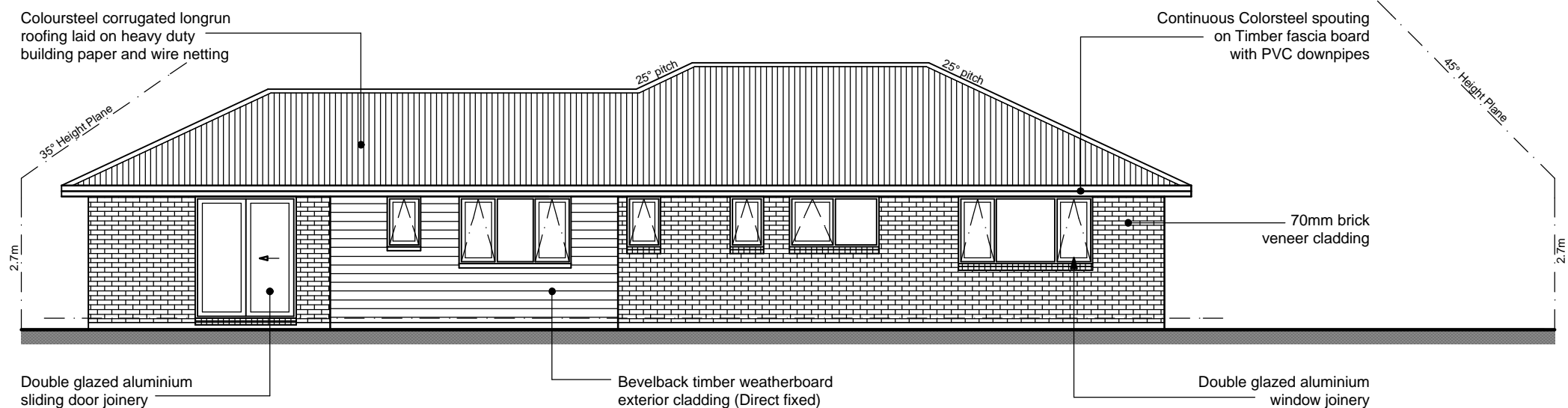


ELEVATION 1
SCALE 1 : 100

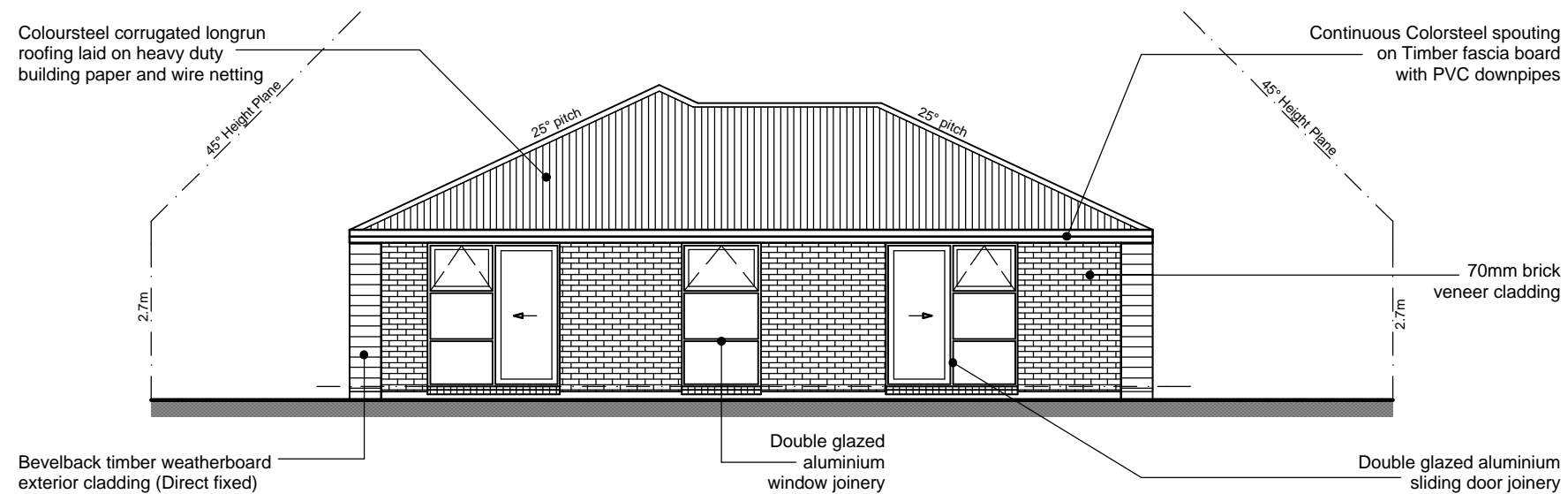


ELEVATION 2
SCALE 1 : 100

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DATE : 10 May 2011						



ELEVATION 3
SCALE 1 : 100



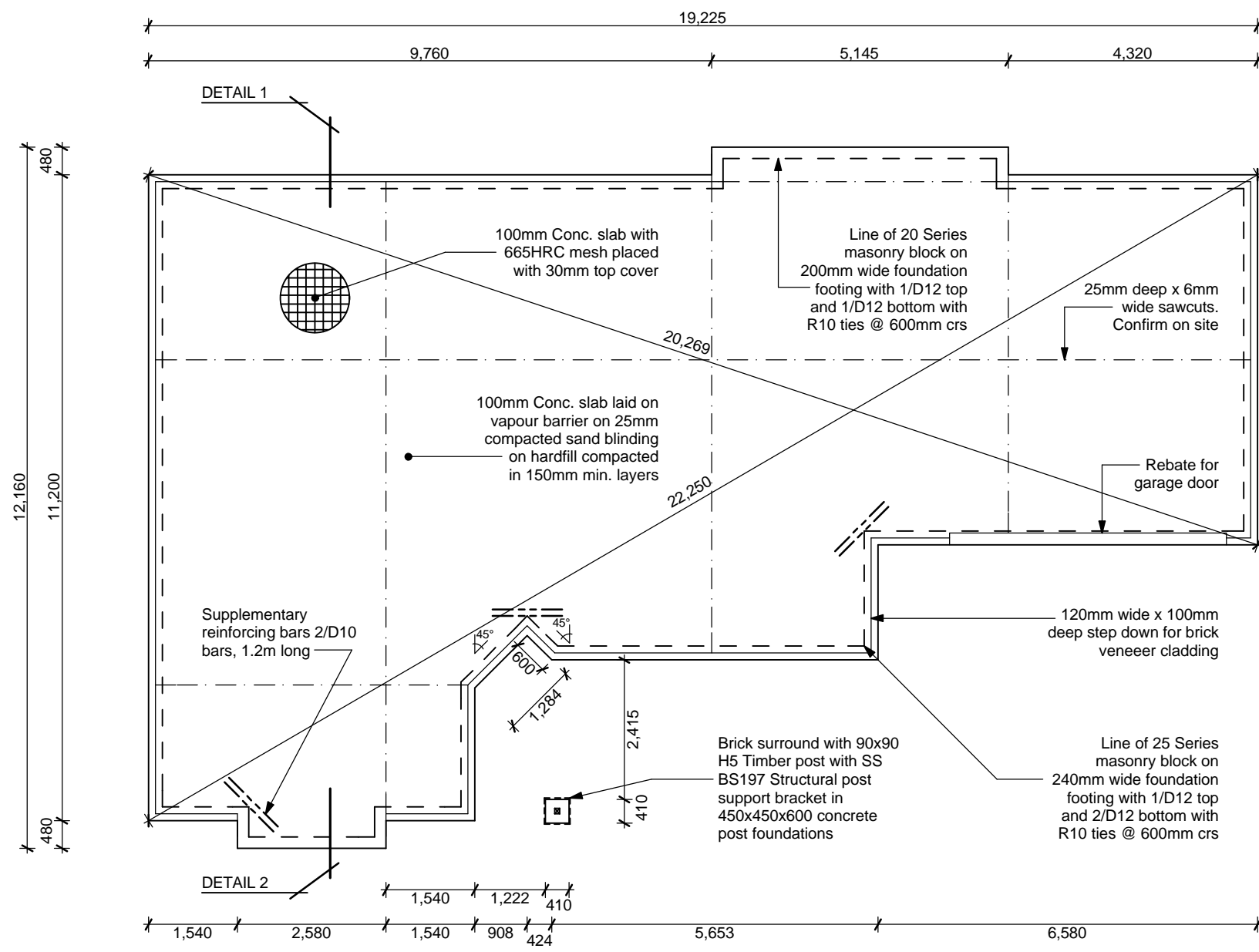
ELEVATION 4
SCALE 1 : 100

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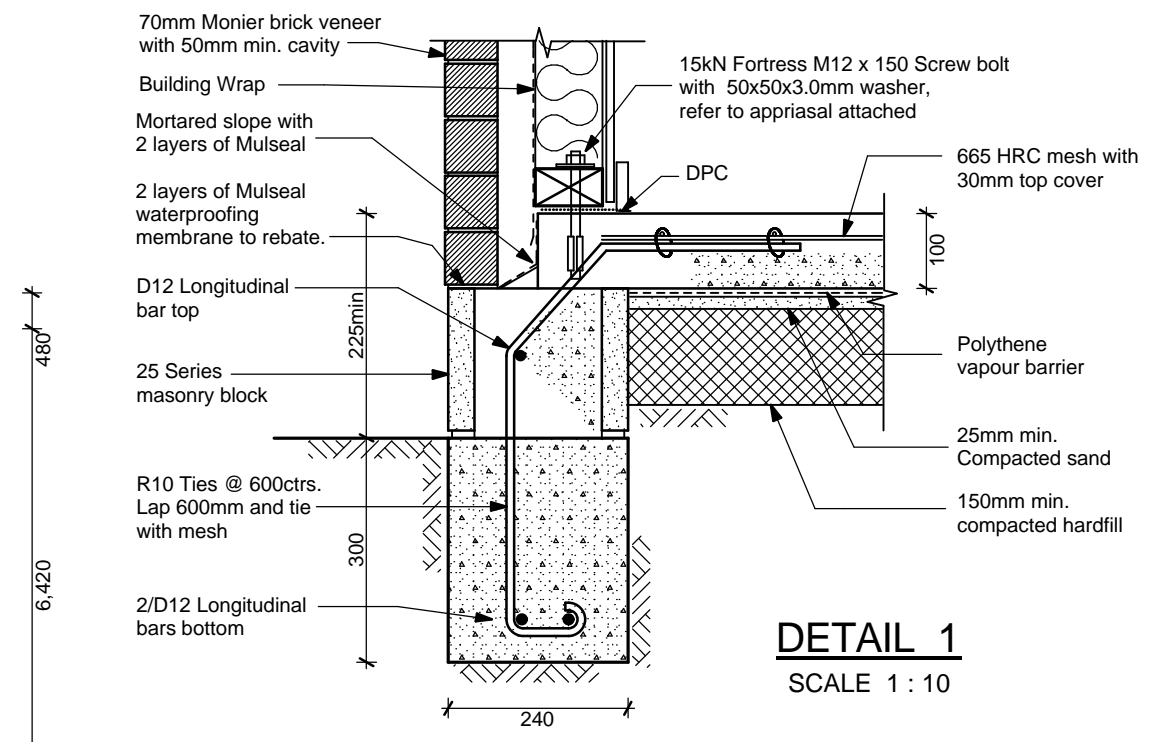
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SCALE :	1 : 100
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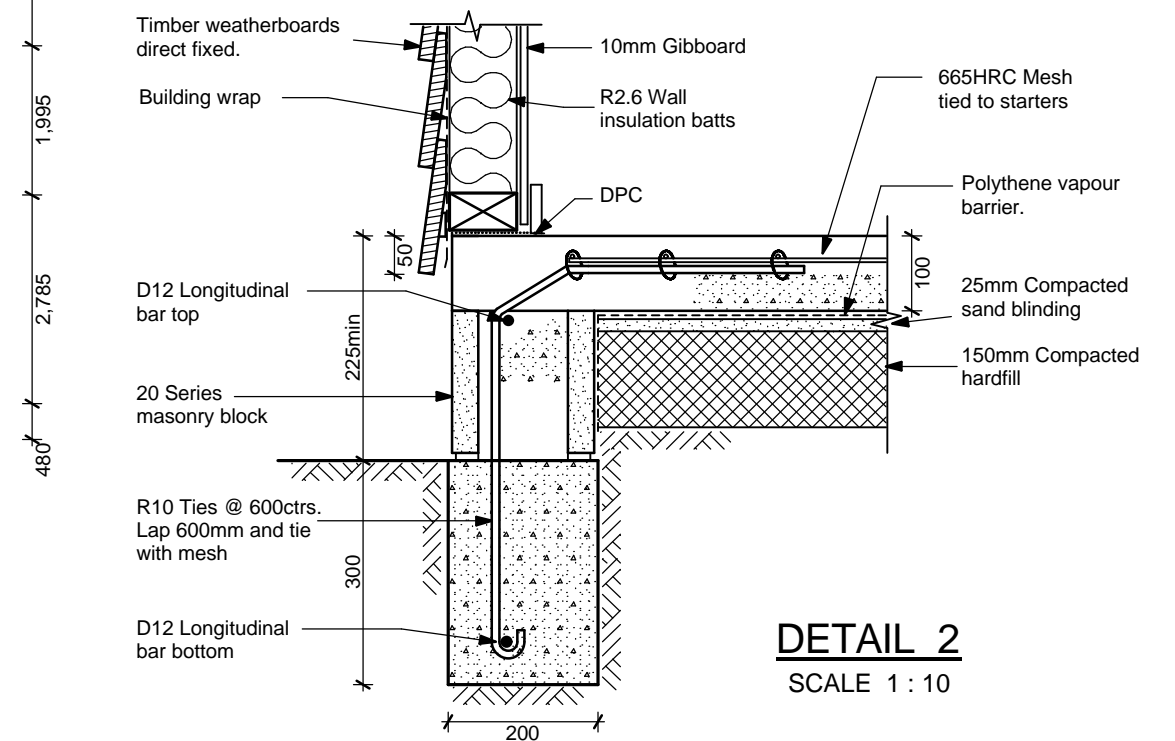


FOUNDATION PLAN
SCALE 1 : 100

Brick surround with 90x90
H4 Timber post with SS.
BS197 Structural post
support bracket in
450x450x900 concrete
post foundations

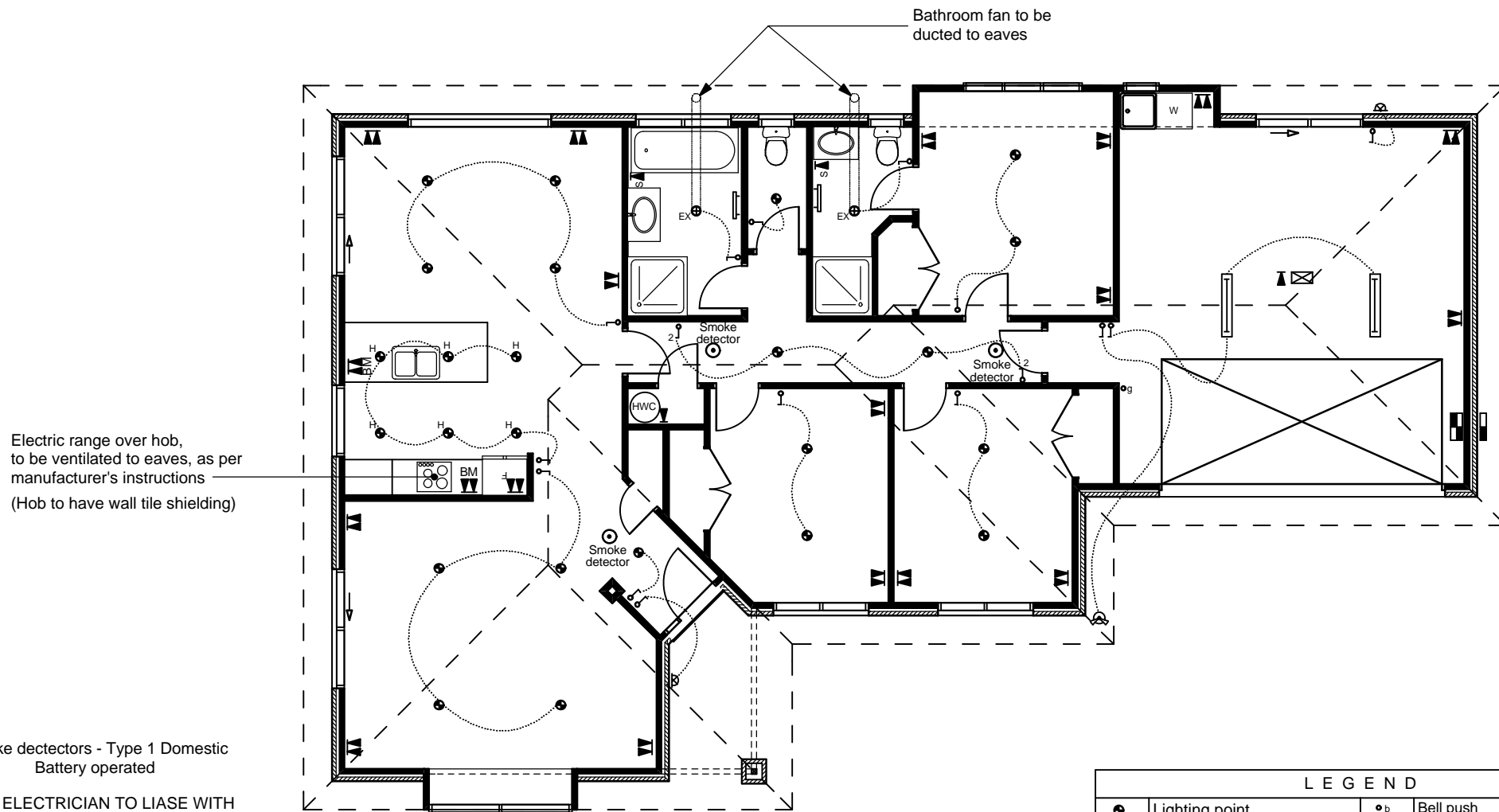


DETAIL 1
SCALE 1 : 10



DETAIL 2
SCALE 1 : 10

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Electric range over hob,
to be ventilated to eaves, as per
manufacturer's instructions
(Hob to have wall tile shielding)

Bathroom fan to be
ducted to eaves

Smoke detectors - Type 1 Domestic
Battery operated

NOTE: ELECTRICIAN TO LIASE WITH
BUILDER AND OWNER
FOR ELECTRICAL LAYOUT AND FITTINGS

Switches @ 1200 above floor
Power points @ 300 above floor where applicable.
Mains Entry to be determined on site

NOTE: Allow switches and power points for:
Rangehood, Dishwasher, Waste disposal unit,
Heated towel rail and Door Chime
BM Denotes bench mounted
Kitchen pantry to have door activated light

ELECTRICAL PLAN

SCALE 1 : 100

LEGEND			
●	Lighting point	● b	Bell push
●†	Halogen Lighting point	■	Switch Board
▲	Wall Lighting point	■	Meterboard
⊕ ^{EX}	Bathroom fan unit	⊙	Smoke Detector
⌋	Light Switch	⏏	Double Power Outlet
☺	Sensor Light	⏏	Single Power Outlet
⊙ g	Internal garage door opener	⏏ ^S	Electrosafe Power Outlet
⊠	Automatic garage door opener	—	Heated Towel Rail

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H1.2 70x45mm MSG8 timber purlins @ 900 crs (central) & @ 700crs (periphery), fixed with 2/100x3.75 skewed nails plus 1 wire dog to both central and periphery areas

Timber Trussed roof, designed, manufactured & installed to manufacturer's instruction. TRUSSES TO BE DESIGNED TO HAVE 900mm SPACING

90x45 H1.2 Eaves bearers @ 600crs max. Lined with 4.5mm Hardiflex with PVC joiners

Continuous Colorsteel spouting on Timber fascia board with PVC downpipes

Ex 240x90 MSG8 Lintel

Aluminium window joinery

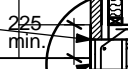
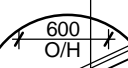
70mm Brick veneer cladding

120mm wide x 100mm deep step down for brick veneer

25 Series masonry block

240mm wide foundation footing with 1/D12 bar top and 2/D12 bars bottom with R10 ties @ 600 crs

DETAIL 3



R3.6 Ceiling insulation batts

140x35 Additional Top plate

R2.6 Wall insulation batts

Exterior frames to walls to be 90x45 MSG8 H1.2 (H3.1 Bottom plate) LOSP treated kiln dried timber framing. Studs @ 400crs. Dwangs @ 800crs max.

DINING

Truss layout shown INDICATIVE ONLY

Ex 75x35 Ceiling battens @ 450mm crs

KITCHEN

Interior wall frames to be 90x45 MSG 8 H1.2 kiln dried timber framing. Studs @ 600crs. Dwangs @ 800crs max.

Ceilings lined with 13mm Gib Ultralite. Bath'r'm ceiling lined with 13mm Aqualine gib

LOUNGE

Walls lined with 10mm Gib. Bath'r'm walls lined with 10mm Aqualine gib

Coloursteel corrugated longrun roofing laid on heavy duty building paper and wire netting

90x45 H1.2 Ceiling joists @ 600crs max. Lined with 13mm Gib Ultralite

Ex 190x90 MSG8 Lintel

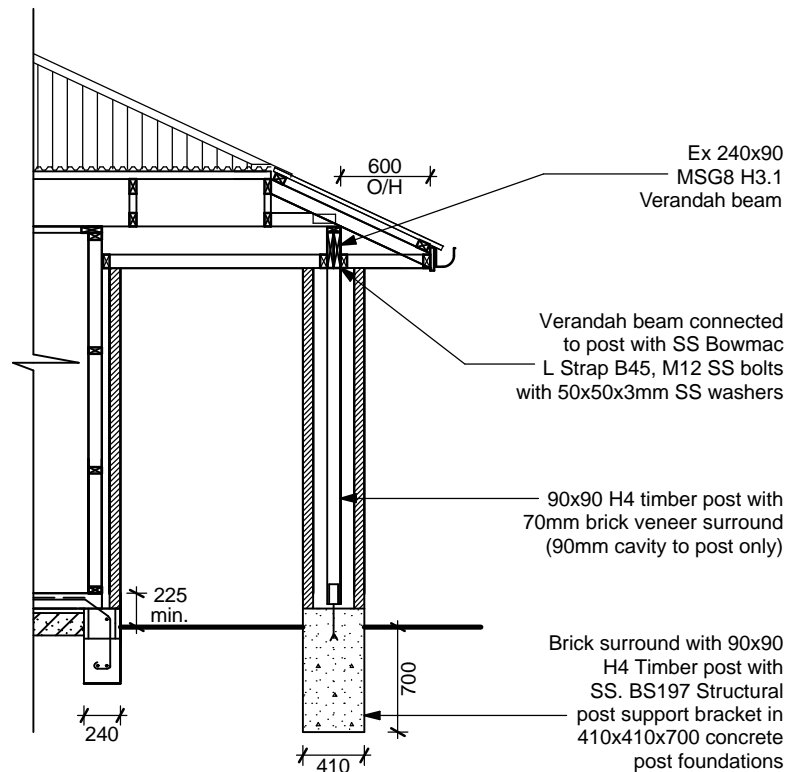
Aluminium window joinery

Timber bevelback weatherboards (Direct fixed) on building wrap

20 Series masonry block

200mm wide foundation footing with 1/D12 bar top and 1/D12 bar bottom with R10 ties @ 600 crs

SECTION A - A
SCALE 1 : 50



SECTION B - B
SCALE 1 : 50

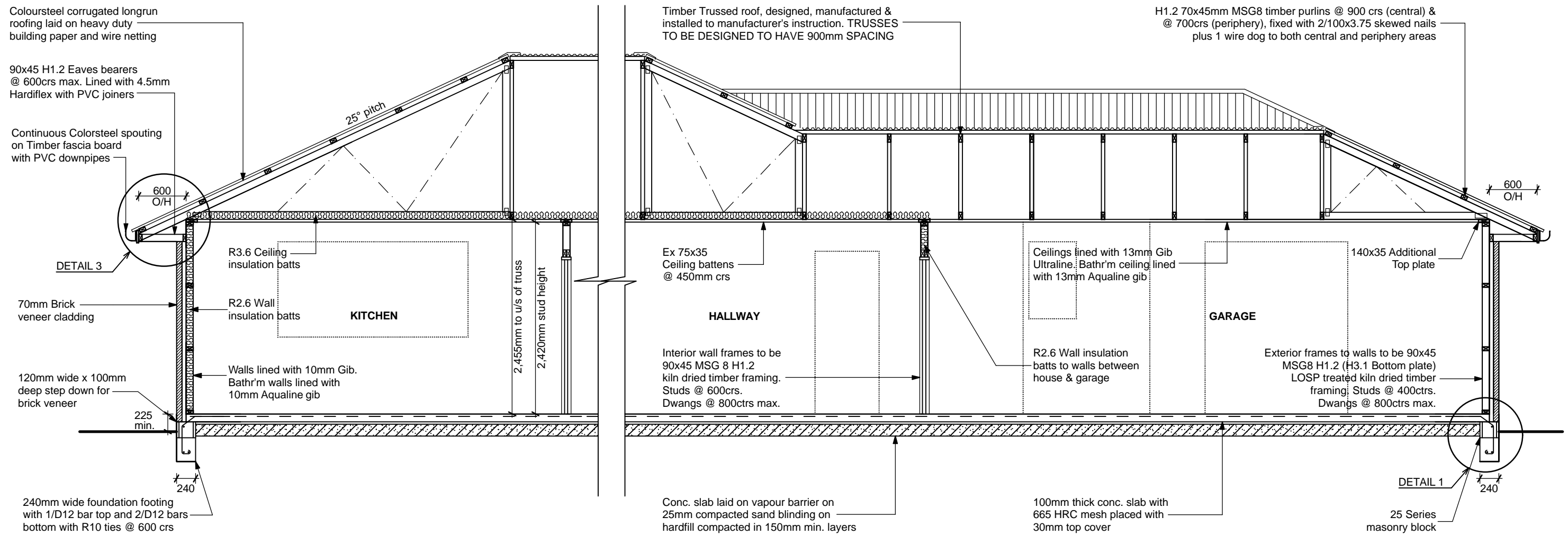
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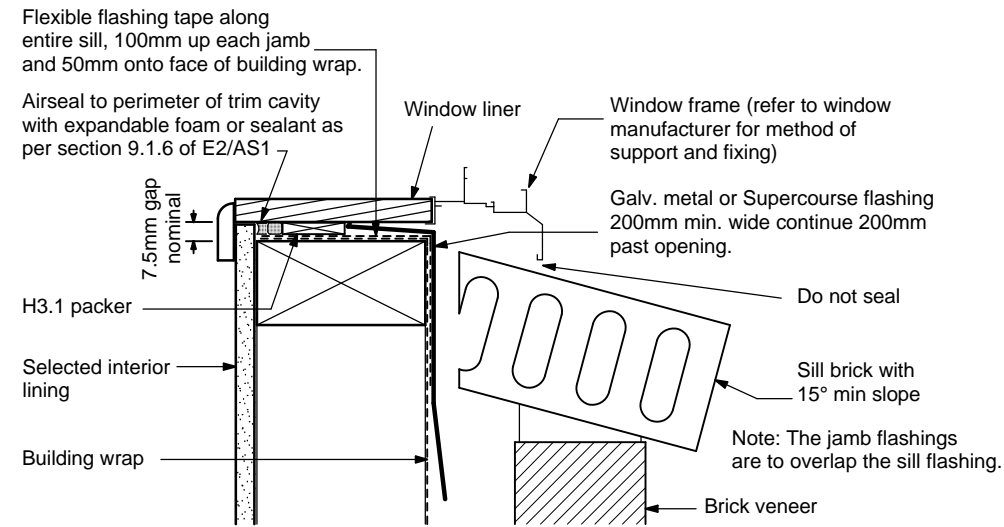
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JOB No.: **33769**
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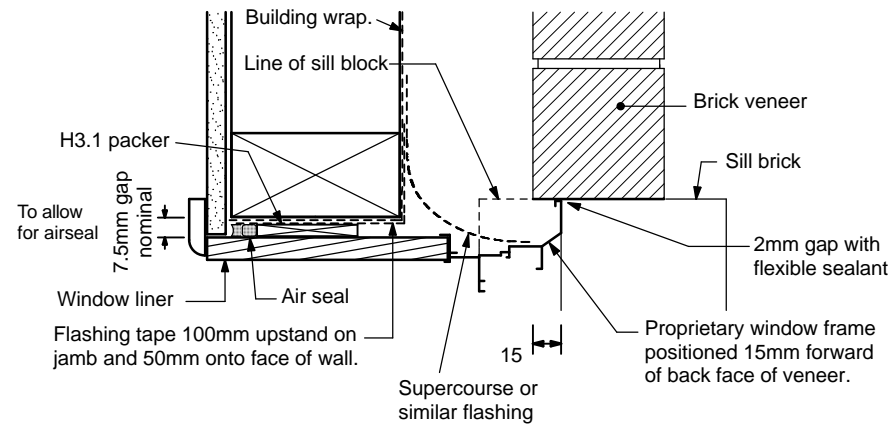
SECTION C - C
SCALE 1 : 50

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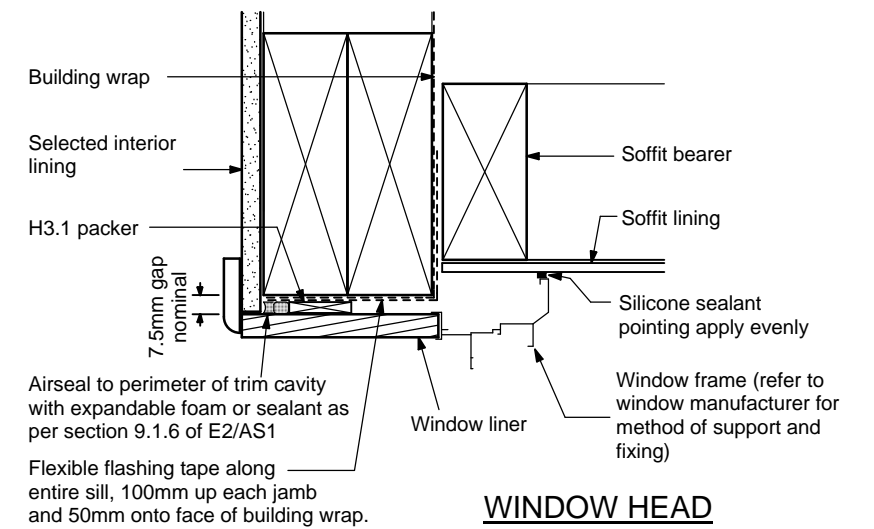


Brick ties are required for the first two courses as per SNZ HB 4236:2002

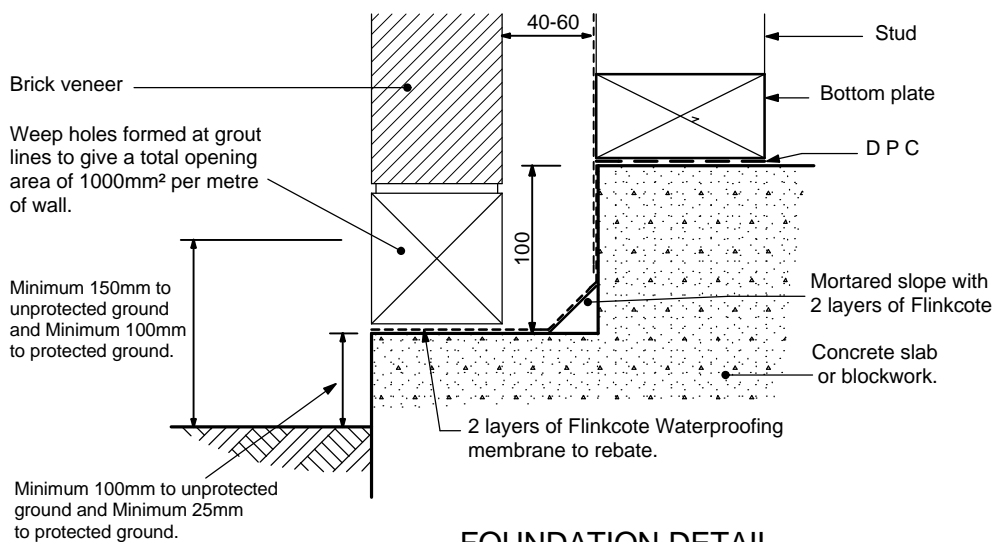
WINDOW SILL



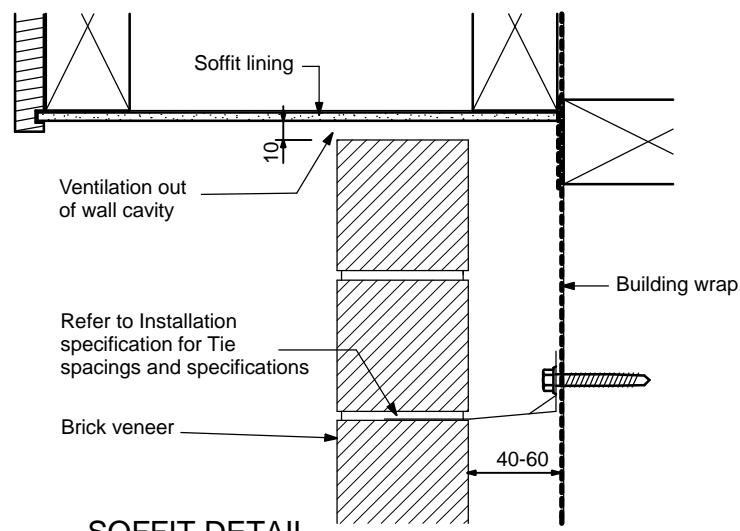
WINDOW JAMB



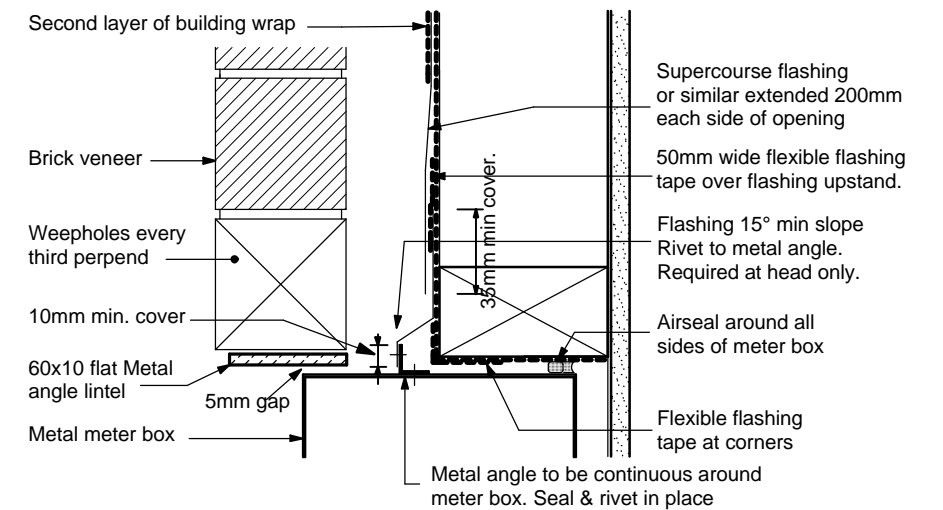
WINDOW HEAD



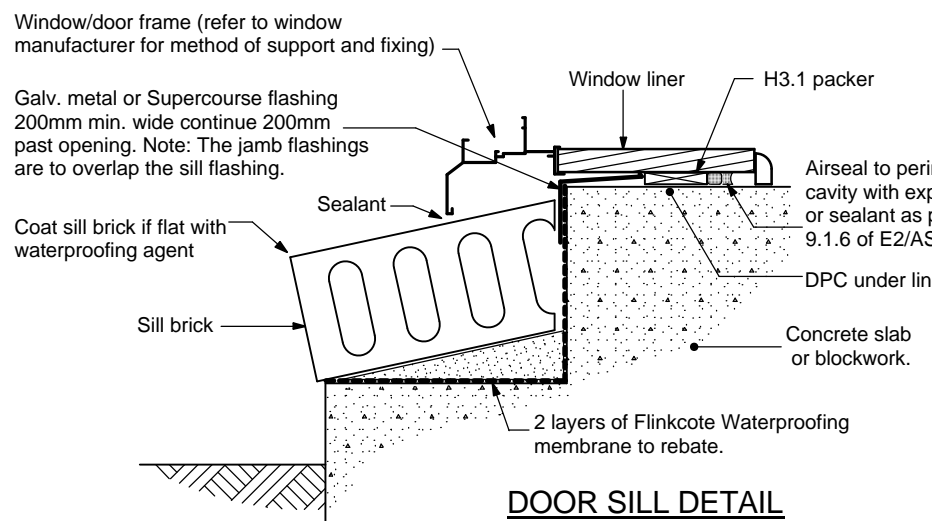
FOUNDATION DETAIL



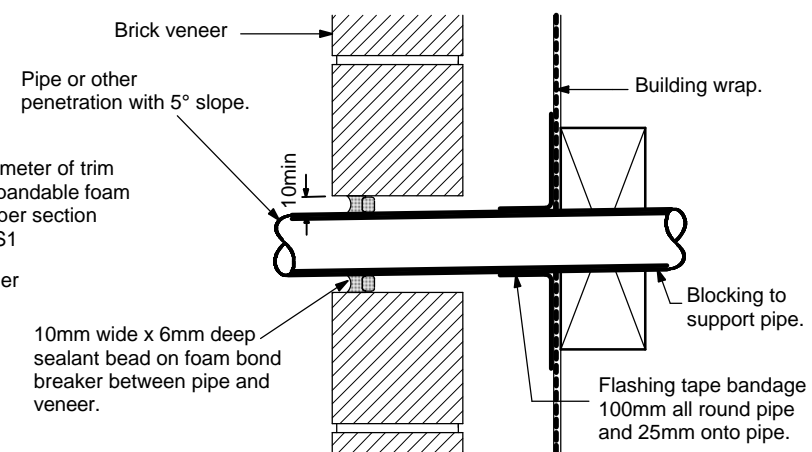
SOFFIT DETAIL



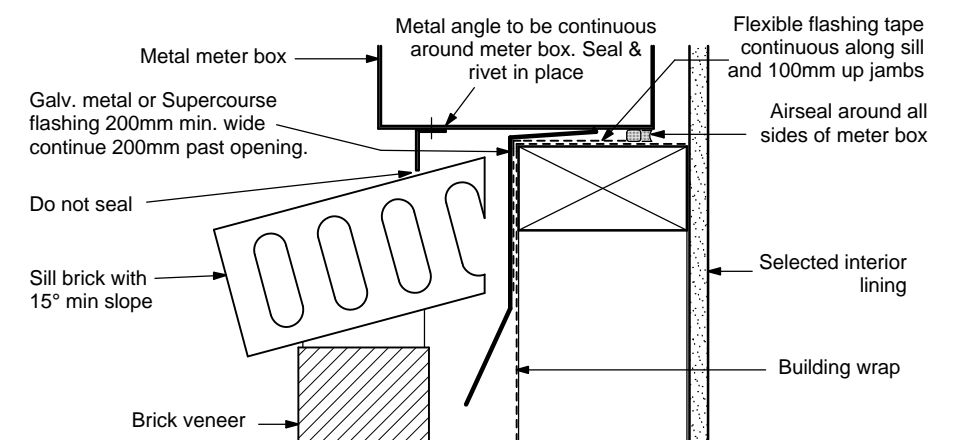
METER BOX AT HEAD



DOOR SILL DETAIL



PIPE PENETRATION DETAIL



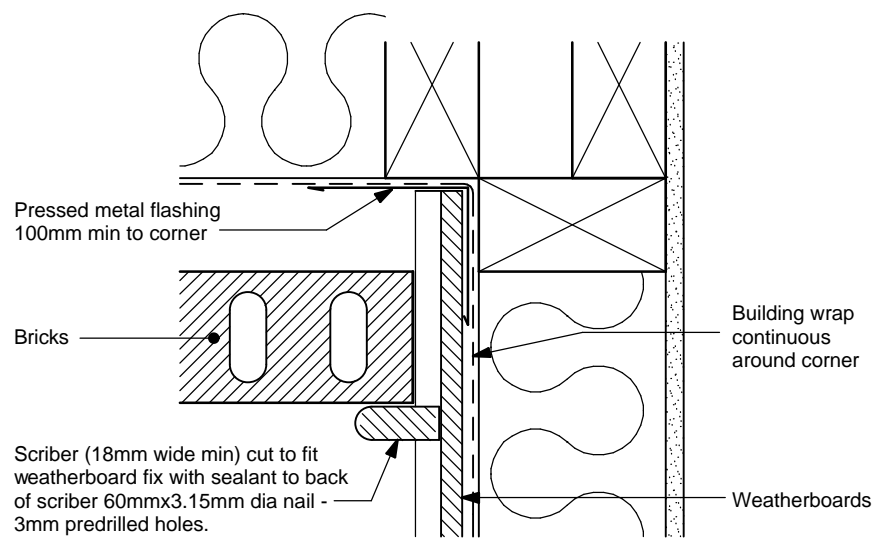
METER BOX AT SILL

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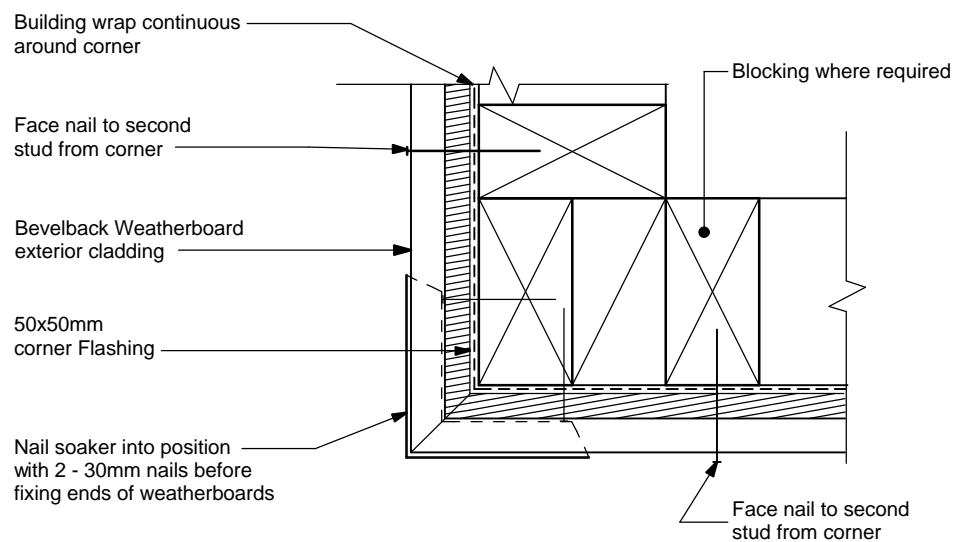
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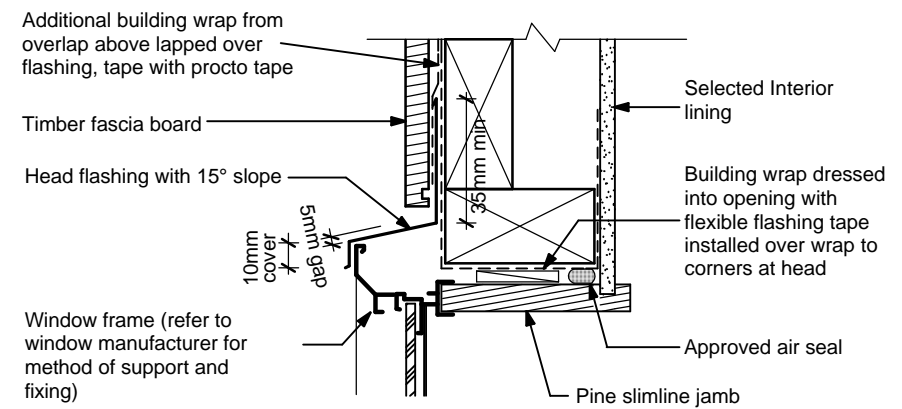
SCALE: 1:4
JOB No.: 33769
SHEET 13 OF 18 SHEET



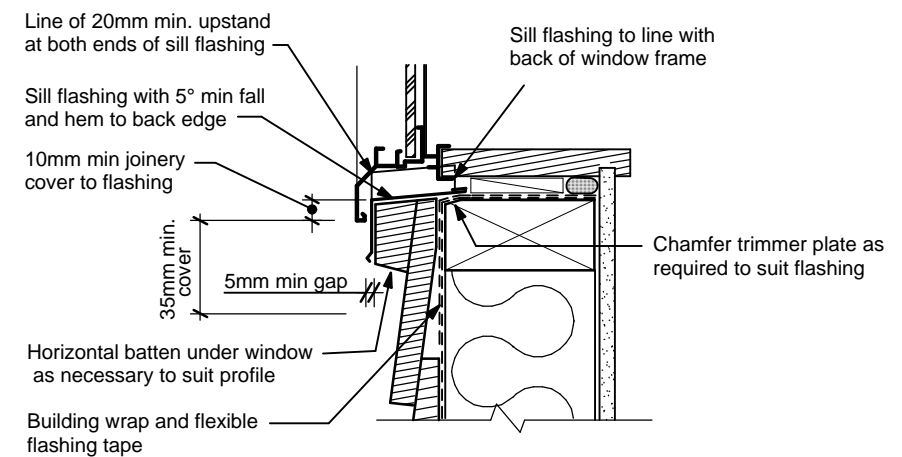
BRICK VENEER TO WEATHERBOARD JUNCTION
SCALE 1 : 5



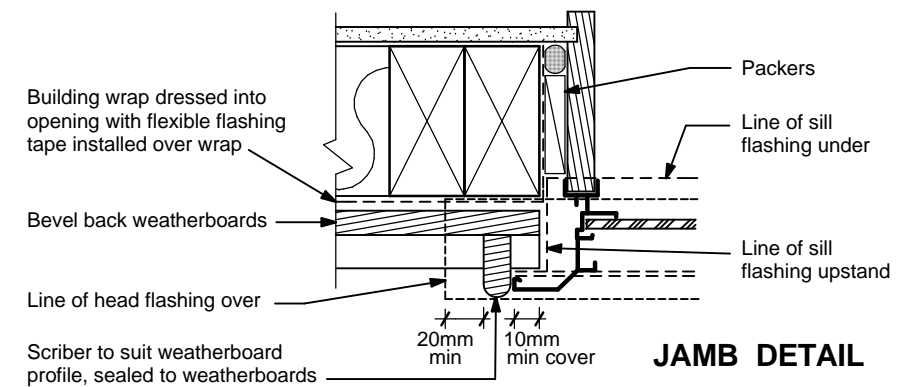
WEATHERBOARD CORNER SOAKER DETAIL
SCALE 1 : 5



HEAD DETAIL



SILL DETAIL

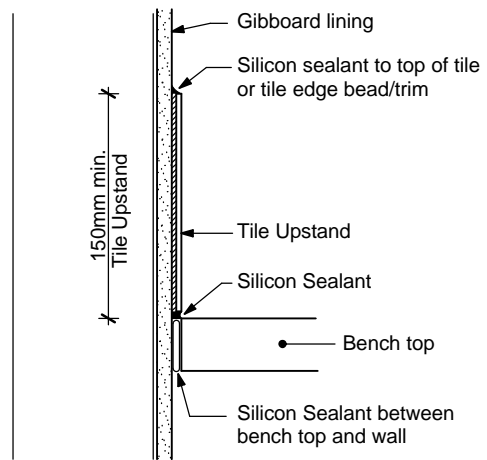


JAMB DETAIL

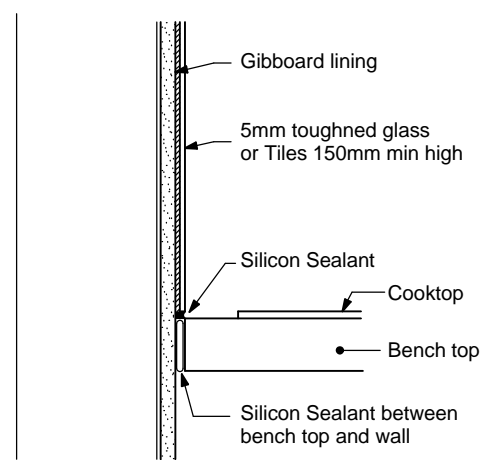
TIMBER BEVEL-BACK WEATHERBOARD WINDOW FLASHING DETAILS
SCALE 1 : 5

General Notes for materials selection
Flashing materials must be selected based on environmental exposure, refer to NZS 3604 & table 20 of NZBC E2/AS1.
Building wrap must comply with acceptable solution E2/AS1 & NZS 3604
Flashing tape must have proven compatibility with the selected building wrap & other materials which it comes into contact as per table 21 of E2/AS1.

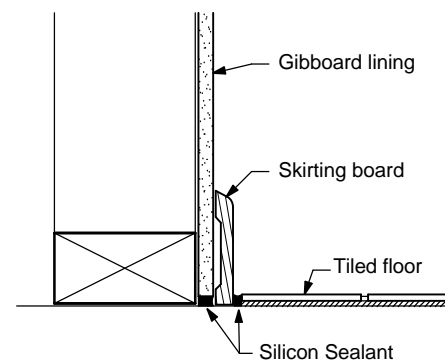
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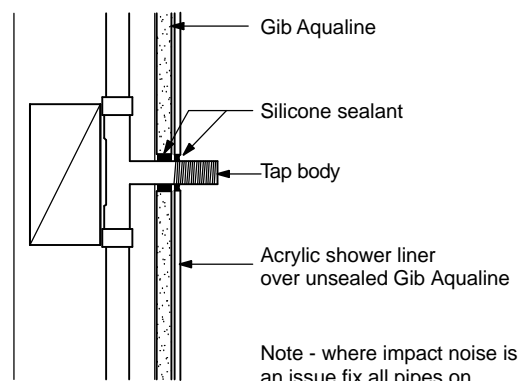
KITCHEN / LAUNDRY BENCH



KITCHEN COOKTOP BENCH

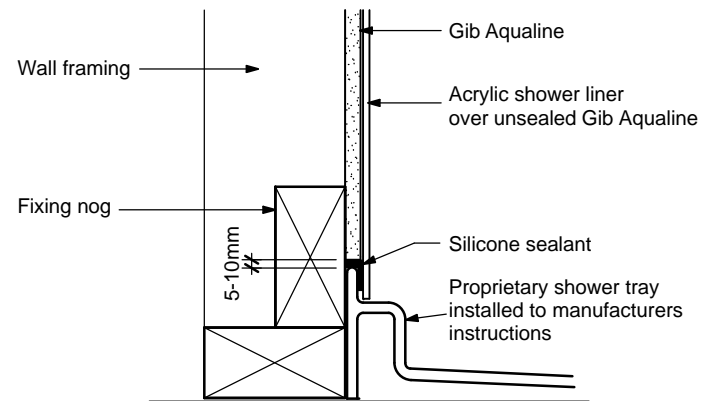


KITCHEN / LAUNDRY TILED FLOOR

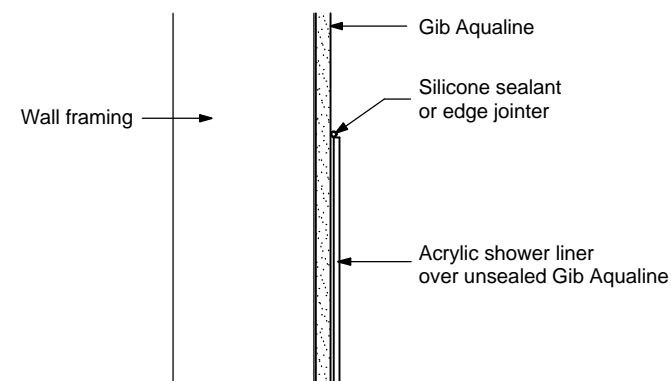


Note - where impact noise is an issue fix all pipes on resilient brackets

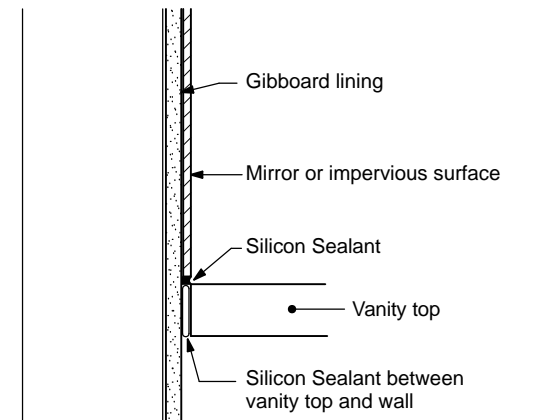
DETAIL AT TAP WITH ACRYLIC LINER



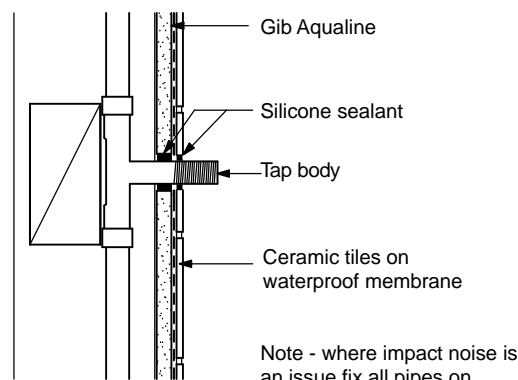
SHOWER TRAY / ACRYLIC LINER
(NO SEALANT SHOULD BE VISIBLE INSIDE SHOWER)



DETAIL AT TOP OF SHOWER ACRYLIC LINER

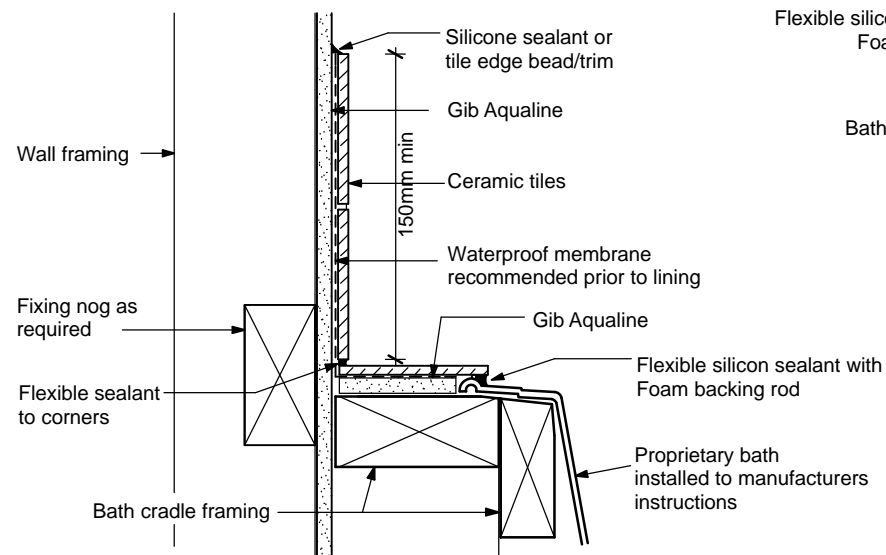


MIRROR / VANITY BENCH TOP

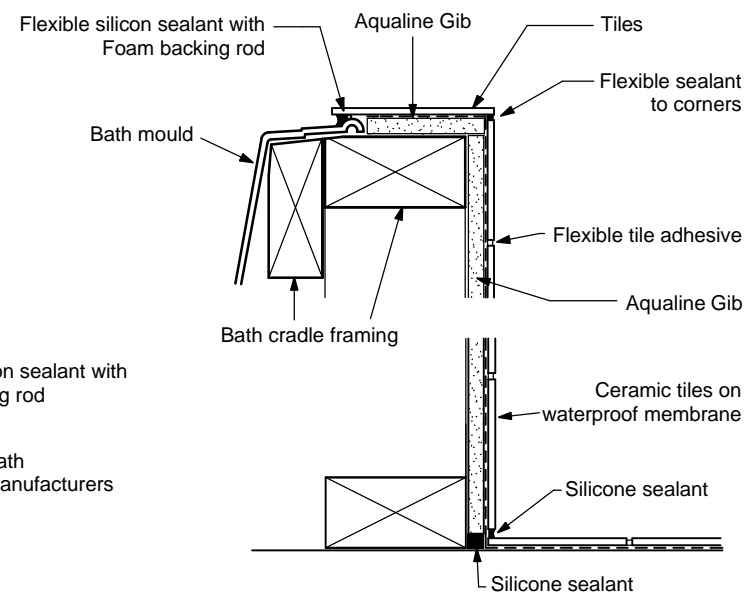


Note - where impact noise is an issue fix all pipes on resilient brackets

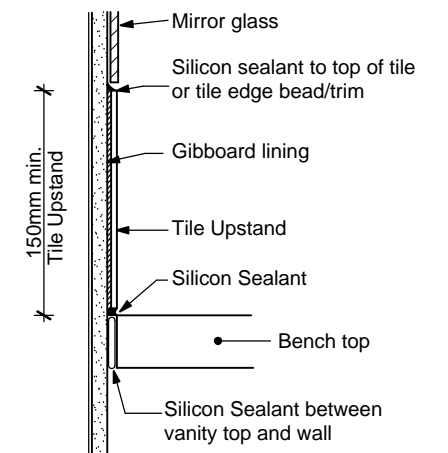
DETAIL AT TAP WITH TILED WALL



TILED BATH CRADLE TO WALL JUNCTION



TILED BATH CRADLE JUNCTION



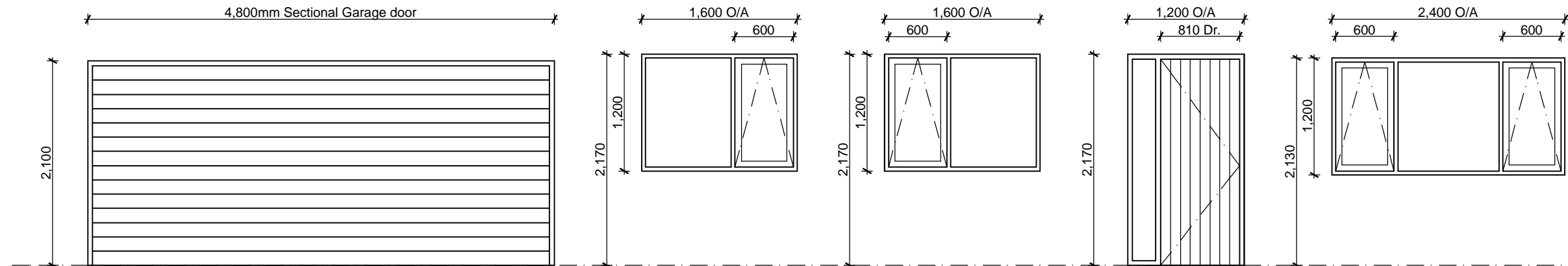
TILED / VANITY BENCH TOP

DESIGNED: D Tyson.	REVISIONS
DRAWN: C. Lienert	
CHECKED:	
ENGINEER:	
DATE: 10 May 2011	

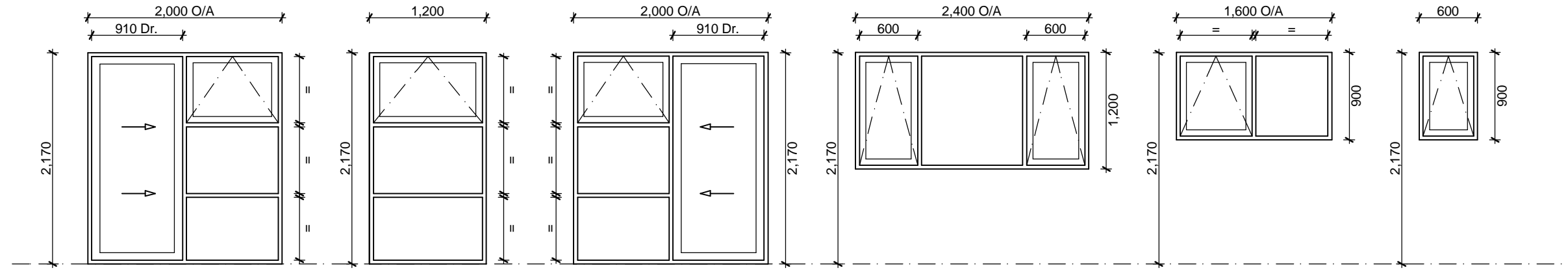
DESIGN SERVICES (Wgton) LIMITED.
ARCHITECTURAL DESIGNERS.
243 MAIN STREET, UPPER HUTT
P.O. BOX 40-241 UPPER HUTT
TELEPHONE (04) 5288214 FAX (04) 5288732

CLIENT: **TALBOT RESIDENCE**
JOB: **PROPOSED DWELLING AT LOT 14 HILDREATH STREET. - UPPER HUTT -**

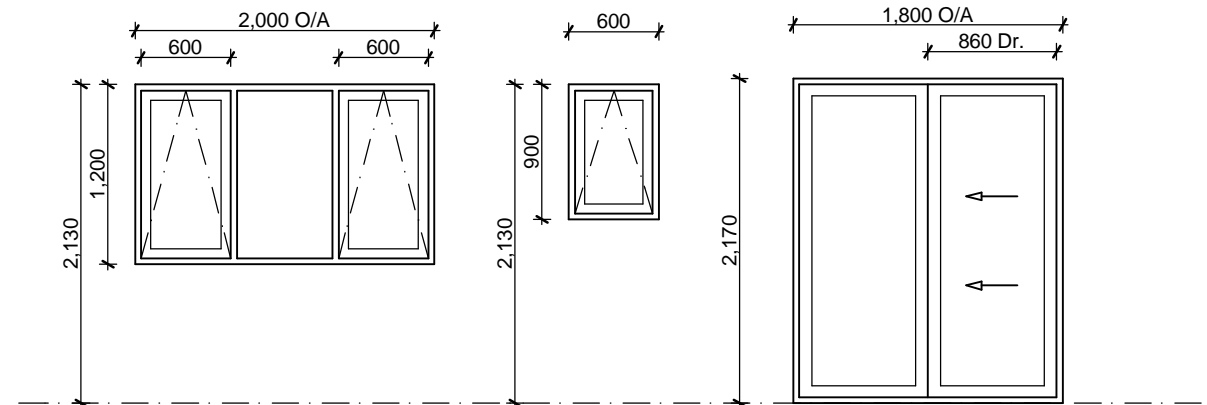
SCALE: **1 : 5**
JOB No.: **33769**
SHEET 15 OF 18 SHEET



W1 1 Off. Proprietary Sectional garage door
 W2 1 Off.
 W3 1 Off.
 W4 1 Off. Selected Timber Door in Aluminium frame with sidelight
 W5 1 Off.



W6 1 Off. Selected Aluminium Sliding Door with glazing
 W7 1 Off.
 W8 1 Off. Selected Aluminium Sliding Door with glazing
 W9 1 Off.
 W10 1 Off. Obscured safety glazing
 W11 2 Off. Obscured safety glazing



W12 1 Off.
 W13 1 Off.
 W14 1 Off. Selected Aluminium Sliding Door with glazing

EXTERIOR JOINERY SCHEDULE
 Scale 1 : 50

NOTE:- Confirm finished head height & reveal depth on site before manufacture of all window & door joinery. ALL GLAZING TO BE DOUBLE GLAZING, EXCEPT GARAGE. SINGLE GLAZING IN GARAGE AREA.

Note: All windows and doors are to be double glazed unless otherwise stated Bathroom windows to have safety glass, as per the requirements of NZS 4223 Flashing material for head and sill flashing - to meet 15 year durability requirement as specified in clause E2 and B2

DESIGNED: D Tyson.	REVISIONS	DESIGN SERVICES (Wgton) LIMITED. ARCHITECTURAL DESIGNERS. 243 MAIN STREET, UPPER HUTT P.O. BOX 40-241 UPPER HUTT TELEPHONE (04) 5288214 FAX (04) 5288732	CLIENT :	TALBOT RESIDENCE	SCALE :	1 : 50
DRAWN : C. Lienert			JOB :	PROPOSED DWELLING AT LOT 14 HILDREATH STREET. - UPPER HUTT -	JOB No. :	33769
CHECKED :						
ENGINEER :						
DATE : 10 May 2011						SHEET 16 OF 18 SHEET

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TELEPHONE (04) 528-8214 FAX (04) 528-8732

WALL BRACING CALCULATIONS

Job Details 33769 TALBOT

Name	Talbot Residence		
Street and Number	Lot 14, Hildreath Street		
Lot and DP Number	LOT 14		
City \ Town \ District	UPPER HUTT		
Location of Storey	single \ Upper of two \ Lower of two		
Building height to apex	4.69 m	Roof weight	light \ Heavy
Roof height above eaves	2.38 m	Subfloor cladding	light \ Medium \ Heavy
Stud height	2.4 m	Lower Cladding weight	light \ Medium \ Heavy
Average roof pitch	25°	Upper Cladding weight	light \ Medium \ Heavy
Building length BL =	19.225 m	Room in roof space	y \ n
Building width BW =	12.070 m	Gross Building Plan Area	GPA = 167.9 m ²

NOTE : When the average roof pitch is over 25 degrees , use the eaves length and width to determine BL and BW
NOTE : For heavy roofs use the roof plan at eaves level to determine GPA

Wind Zone: NZS 3604 Engineer Assessed Council Records

Region :	Terrain :	Exposure :	Topography :
R1 0 _____	Inland 0 _____	Sheltered 0 _____	Gentle 0 _____
R2 1 _____	Coastal 1 _____	Exposed 1 _____	Moderate 1 _____
Total points _____			Extreme 2 _____
Wind Zone _____	Low (0)		Very high (3)
	X Medium (1)		Specific design (4)
	High (2)		

Earthquake Zone

From figure EQ1 select Earthquake Zone : A B C

BU's required Wind

From Table 5.6 & 5.7
W along = 54 BU's \ m
W across = 54 BU's \ m
Total wind load
W ALONG
W along x BW = 652 BU's
W ACROSS
W across x BL = 1039 BU's

BU's required Earthquake

From Table 5.8, 5.9 & 5.10
E = 5.2 BU's \ m²
Note : for a room in the roof space use E + 3 Total earthquake load
EQ ALONG and EQ ACROSS
E x GPA BU's = 874 BU's

Along

Wall or Bracing line		Bracing Elements provided				Wind		Earthquake	
Line Label	Minimum BU's Required	Bracing Element No.	Bracing Type	Length Element (W) L	Average Stud height	Rating BU\m W	BU's Achieved (BU/mxL) W	Rating BU\m E	BU's Achieved (BU/mxL) E
A	193	A1	GS1	1.07	2.4	60	64	55	58
		A2	GS1	1.19	2.4	60	71	55	65
		A3	BL1	0.92	2.4	120	64	100	92
		A4	GS1	1.70	2.4	70	119	55	93
B	70	B1	GS2	2.13	2.4	90	191	80	170
		B2	GS1	1.72	2.4	70	120	55	94
C	193	C1	GS2	2.40	2.4	90	216	80	192
		C2	BL1	0.74	2.4	120	88	100	74
		C3	BL1	0.67	2.4	120	80	100	67
D	73	D1	GS1	1.42	2.4	70	99	55	78
		D2	GS1	1.42	2.4	70	99	55	78
Totals Achieved						W	1211	E	1061
Totals Required						W	652	E	874

For wall heights other than 2.4m, the ratings must be multiplied by factor F=2.4 divided by actual wall height

Across

Wall or Bracing line		Bracing Elements provided				Wind		Earthquake	
Line Label	Minimum BU's Required	Bracing Element No.	Bracing Type	Length Element (W) L	Average Stud height	Rating BU\m W	BU's Achieved (BU/mxL) W	Rating BU\m E	BU's Achieved (BU/mxL) E
M	117	M1	GS1	1.84	2.4	70	128	55	101
		M2	GS1	1.15	2.4	60	69	55	63
		M2	GS1	1.35	2.4	70	94	55	74
N	117	N1	GS1	2.40	2.4	70	168	55	132
		N2	GS1	2.17	2.4	70	151	55	119
O	89	O1	GS1	1.20	2.4	70	84	55	66
		O2	GS2	2.40	2.4	90	216	80	192
P	89	P1	GS1	2.40	2.4	90	216	80	192
		P2	GS1	2.09	2.4	70	168	55	132
Q	65	Q1	GS1	2.40	2.4	70	168	55	132
		Q2	GS1	2.40	2.4	70	168	55	132
Totals Achieved						W	1630	E	1335
Totals Required						W	1039	E	874

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Weathertightness Risk Assessment

Job Details 33769 TALBOT

Name	Talbot Residence
Street and Number	Lot 14, Hildreath Street
Lot and DP Number	LOT 14
City \ Town \ District	UPPER HUTT

Selected Cladding From Risk Assesment

ELEVATION	RISK SCORE	CLADDING SELECTED TABLE 3	Direct Fixed	Cavity
1	2	Timber Bevel Back Weatherboards	r	
		Brick Veneer Cladding		r
2	2	Timber Bevel Back Weatherboards	r	
		Brick Veneer Cladding		r
3	2	Timber Bevel Back Weatherboards	r	
		Brick Veneer Cladding		r
4	2	Timber Bevel Back Weatherboards	r	
		Brick Veneer Cladding		r

Risk Serverity - ELEVATION 1

Risk Factor	Low	Score	Medium	Score	High	Score	Very High	Score	Sub Total
WIND	0		0	r	1		2		0
STOREY	0	r	1		2		4		0
ROOF \ WALL	0	r	1		3		5		0
EAVES	0		1	r	2		5		1
ENVELOPE	0		1	r	3		6		1
DECK	0	r	2		4		6		0
TOTAL									2

Risk Serverity - ELEVATION 2

Risk Factor	Low	Score	Medium	Score	High	Score	Very High	Score	Sub Total
WIND	0		0	r	1		2		0
STOREY	0	r	1		2		4		0
ROOF \ WALL	0	r	1		3		5		0
EAVES	0		1	r	2		5		1
ENVELOPE	0		1	r	3		6		1
DECK	0	r	2		4		6		0
TOTAL									2

Risk Serverity - ELEVATION 3

Risk Factor	Low	Score	Medium	Score	High	Score	Very High	Score	Sub Total
WIND	0		0	r	1		2		0
STOREY	0	r	1		2		4		0
ROOF \ WALL	0	r	1		3		5		0
EAVES	0		1	r	2		5		1
ENVELOPE	0		1	r	3		6		1
DECK	0	r	2		4		6		0
TOTAL									2

Risk Serverity - ELEVATION 4

Risk Factor	Low	Score	Medium	Score	High	Score	Very High	Score	Sub Total
WIND	0		0	r	1		2		0
STOREY	0	r	1		2		4		0
ROOF \ WALL	0	r	1		3		5		0
EAVES	0		1	r	2		5		1
ENVELOPE	0		1	r	3		6		1
DECK	0	r	2		4		6		0
TOTAL									2