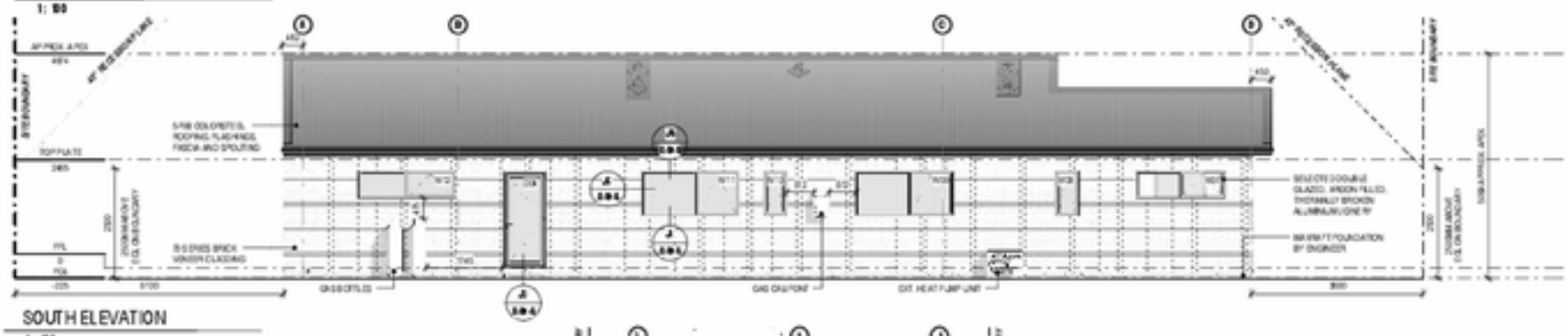
NORTH ELEVATION

1: 100

EAST ELEVATION

1: 100



SOUTH ELEVATION

1: 100

WEST ELEVATION

1: 100

BUILDING ENVELOPE RISK & HEIGHT ALL ELEVATIONS

Risk Factor	Risk Severity	Score
Wind Zone	H	1
No. of Storeys	L	0
Roof/Wall Intersection	VH	5
Eaves Width	VH	5
Envelope Complexity	M	1
Deck Design	L	0
Total Risk Score:		8

GENERAL NOTES

These plans are preliminary only and may be subject to change throughout the consenting process.

- Hunter & Craig are not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid errors, the author cannot guarantee against human error. The contractor to the job must check all dimensions and other details prior to construction and be solely responsible for same. Any doubts or alterations from the systems or details contained in these drawings and specifications shall void any liability to the designer. Hunter & Craig are not liable for any existing structures and how the existing structure performance attributes have been carried out.
- Contractor to check and confirm all dimensions, heights, and levels prior to commencement of works.
- All dimensions are to be read off the plans.
- Do NOT scale from the drawings.
- All dimensions in millimetres unless stated otherwise. If any discrepancies found, notify the designer immediately prior to continuation of work. If in doubt, please ask the designer.
- Any encroachments shown are to be confirmed by a registered surveyor prior to commencement of foundations. No liability shall be held by designer with this condition.
- All concrete stipulated by developer must be checked by main contractor before commencement of work.

ELEVATIONS NOTES

FOUNDATION:
- Refer to foundation plan / Engineer's drawing and specifications.

WALL CLADDING:
- Vertical Stria Wall Cladding exterior.
- Stria weatherboard veneer wall cladding exterior.

ROOF CLADDING:
- Colorsteel S-Rib roofing with flashing underlay.

EXTERIOR JOINERY:
- Selected powder coated aspen filled double glazed and thermally broken aluminium joinery.

FASCIA, SPOUTING AND DOWNPIPES:
- Colorsteel fascia, spouting and 100mm round downpipes.

FINISHED GROUND LEVEL (FGL):
- The level of ground against any part of a building shall not exceed the adjacent landscaping or other surface paving has been completed.

FINISHED FLOOR LEVEL (FFL):
Unprotected ground: FFL shall be 150 mm minimum above FGL where the adjoining ground is not protected by permanent paving.
Protected ground: Where the ground is protected by permanent paving FFL shall be 50 mm minimum above FGL.

NZS 4121:2001 ACCESS NOTES:
- Step heights and access paths 190 mm max.
- Maximum slope 1:14 max required for steps and landings to comply with NZS 4121 Table 1.

PROJECT
LOT 69
16 WILLIAMS CRESCENT

ISSUE: CONCEPT — DATE: 20/10/20

SHEET NAME: ELEVATIONS

DESIGNED	DRAWN	CHECKED	SCALE
RM	RM	DC	1: 100

COUNCIL	WIND ZONE	EQ ZONE	SUPERIMPOSED ZONE
CCDC	H	2	B

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HUNTER & CRAIG

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