

1. Existing Floor Plan 1:100

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-ALL DIMENSIONS AND UNDERGROUND SERVICE LOCATIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
-DO NOT SCALE FROM DRAWINGS, IF IN DOUBT, CONFIRM THE DESIGNER.
-CONSTRUCTION TO COMPLY WITH:
-NZS 3604:2011
-LOCAL TERRITORIAL AUTHORITY BYLAWS
-NEW ZEALAND BUILDING CODE
-FLOOR LEVELS MAY VARY TO ALLOW FOR BEST USE OF CUT AND FILL.
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Job Title

Proposed Renovation & Addition to Existing Dwelling

For

T. Gieck

At

**10 Belmont Terrace,
Remuera,
Auckland 1050**

Drawn

A.Langdon

Date

26/07/2019

Scale

AS INDICATED @A3

Drawing Title

Existing Floor Plan

Job No.

208

Revision

Drawing Number

105

26.07.2019 Client Approval

Revision Date Description

Domestic smoke alarms to be in accordance with NZBC F7

- Smoke alarms shall be provided with a hush facility having a min. duration of 60 seconds.
- Smoke alarms shall be listed or approved by recognized authority as complying with at least one of: UL 217 CAN/ULC S531, AS 3786, BS 5446 Part 1.
- Within 3.0m of every sleeping space door
- Multi-Level units, min. 1 smoke alarm per level.

Stairs to comply with NZBC requirements Section D1/AS1:
-Main Private: 280min Tread
190max Riser

Rusticated Weatherboards

Paint finish Rusticated Timber Weatherboards (with boxed corners) on 20mm H3.1 Cavity battens over Thermakraft Watergate Plus Building Paper on H1.2 timber framing @ 300crs. with Fibreglass Batt R2.2 Insulation.

External Wall Framing

90x45 H1.2 external timber framing (enclosed walls). 3.3m ceiling (max) Studs @ 300crs. Fix to Slab with M12 Proprietary Fixings @ 900mm crs. First fixing to be within 300mm of corner.) Timber Weatherboard cladding on drained & ventilated cavity over Thermakraft Watergate plus Building wrap. R2.2 insulating batts to all external wall framing.

Internal Walls

90x45 KD H1.2 framing with studs @ 400mm crs to NZS3604:2011. Nog for all fittings, fixtures, linings, bracing panels & trims. DPC (malthoid) between bottom plate and conc. Generally line with 10mm standard Gib board (Aqualine to wet areas) stopped for selected paint finish (unless otherwise indicated). Refer also specific fitout dwgs & bracing schedule for specialist wall linings & requirements.

PROJECT INSULATION

Wall insulation to external walls = R2.2 Batts
Ceiling insulation = R3.2 skillion Batts

LININGS

10mm Gib wall linings
10mm Gib Aqualine wall lining to wet-areas
13mm Gib Ceiling lining throughout
- Install all as per Manufacturers specifications and installation instructions.

NOTE:
All lintels / beams on double studs, Unless Noted Otherwise

Connection Details

For all:
- Lintel To Stud Connections
- Bottom Plate to Slab / Timber Floor
- Wall Bracing Fixing Details
- Stud to Top Plate Fixings
Refer to Connection Details Page

Double Glazing

Refer to window manufacturers schedule. Window manufacturer to check 'on-site' all window opening sizes prior to assembly.

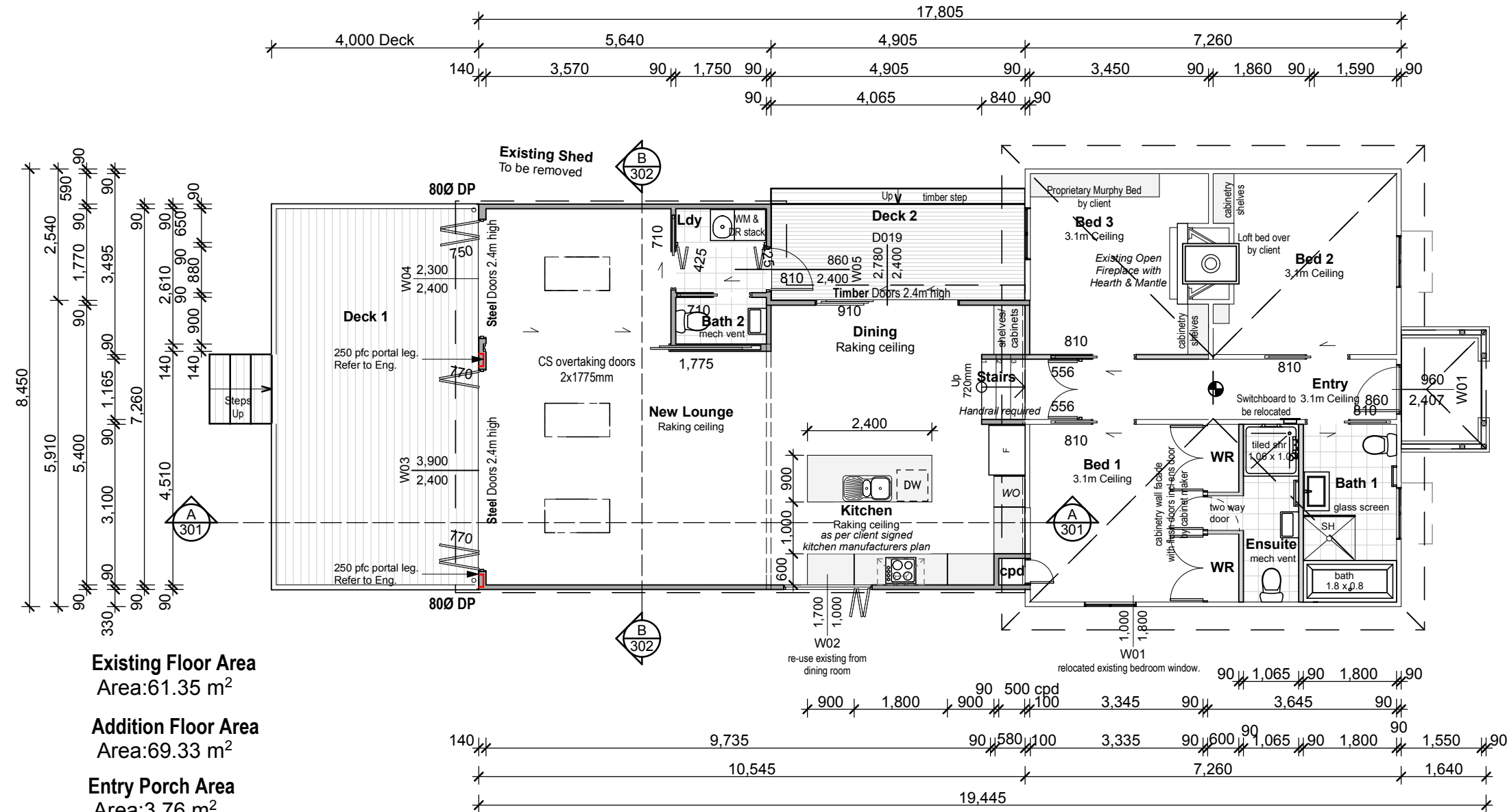
All glazing to comply with F2/AS1 1.0 Glazing
NZS 4223.1 2008 and NZS 4223.2-2016 and 4223.3-2016.
Glazing to wet areas safety glass as per table 1 NZS 4223.3-2016

Window openings to comply with F4/AS1 2.0 opening windows
(Openings less than 1.0m wide min. sill height to be 760mm or
restrictor stay required with max. 100mm opening gap)

Wall Bracing: Refer to Bracing Plan by MEC Engineering

NOTE:
Plumbing System is as per NZS/ AS 3500
Refer to Plumbing Plan, Sheet 106

NOTE: New Foul Water System to comply to NZBC G13 AS1 & AS2. New Piped Services to comply with G10 NZBC



Existing Floor Area

Area:61.35 m²

Addition Floor Area

Area:69.33 m²

Entry Porch Area

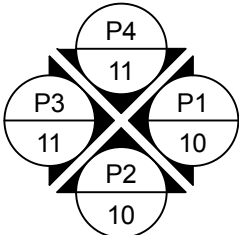
Area:3.76 m²

New Deck 1 Area

Area:29.79 m²

New Deck 2 Area

Area:9.13 m²



Elevation Key

LEGEND	
	Existing timber framed walls
	Existing timber wall to be removed
	Existing Deck & Shed outlines to be removed
	New 90x45 or 140x45 H1.2 wall framing

1.

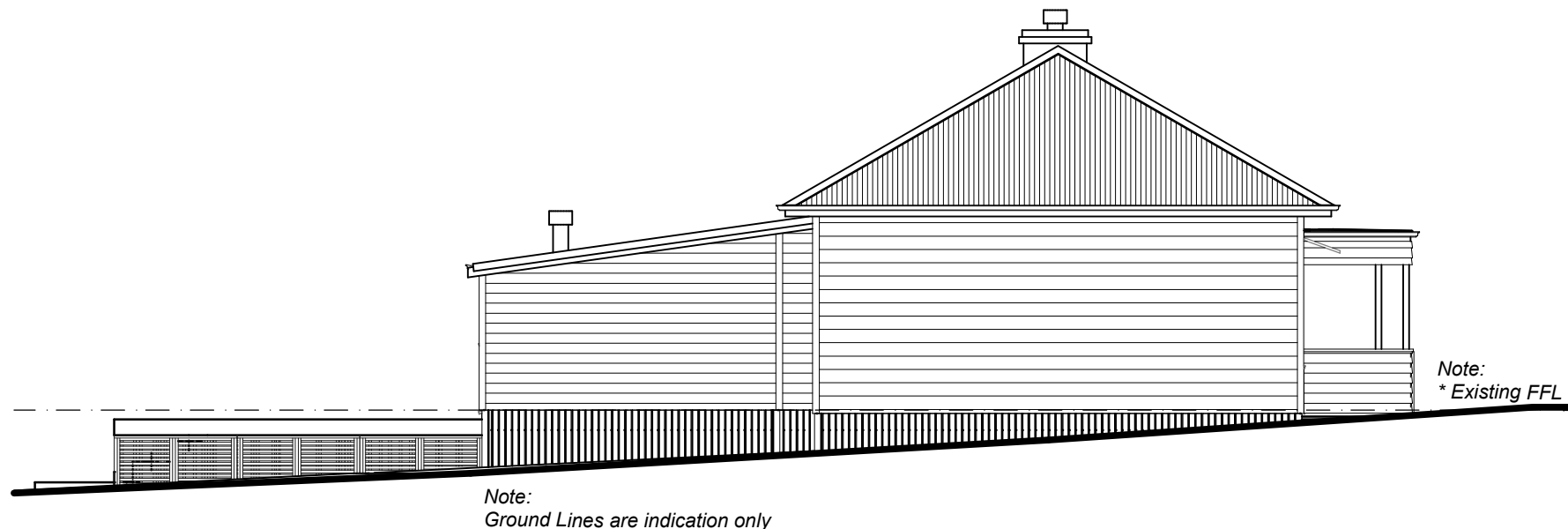
Proposed Floor Plan

1:100

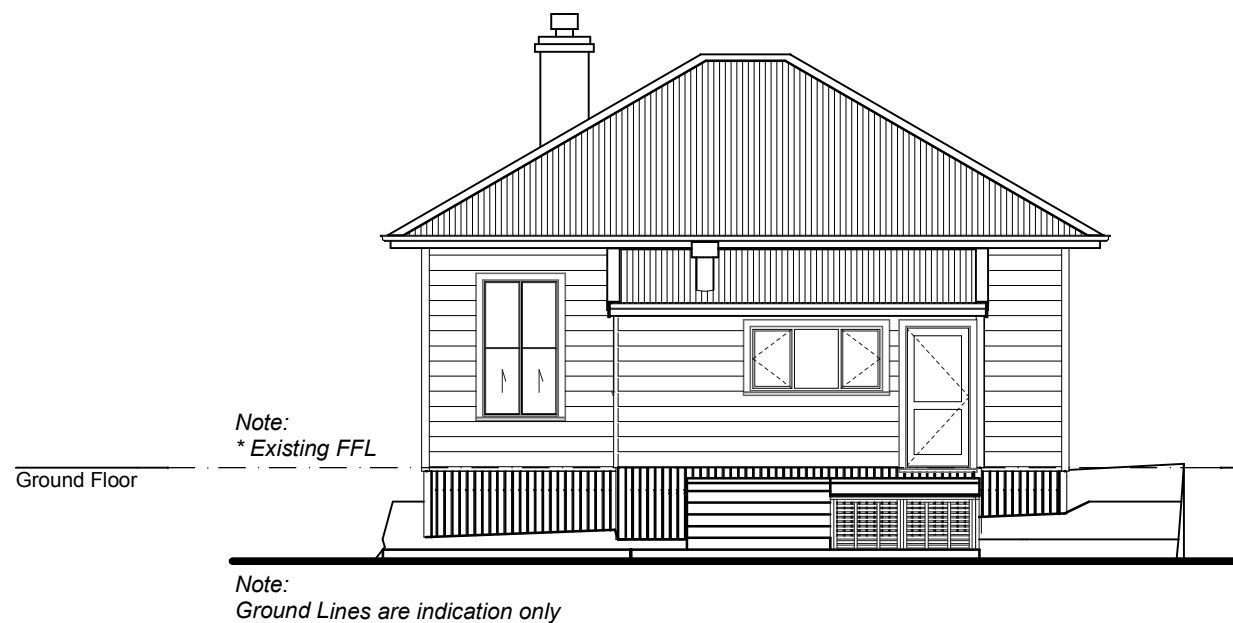
<div>26.07.2019</div> <div>Client Approval</div>			<div>GENERAL NOTES</div> <div>Copyright © 2014</div> <div>-ALL DIMENSIONS AND UNDERGROUND SERVICE LOCATIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.</div> <div>-DO NOT SCALE FROM DRAWINGS, IF IN DOUBT, CONFIRM THE DESIGNER.</div> <div>-CONSTRUCTION TO COMPLY WITH:</div> <div>-NZS 3604:2011</div> <div>-LOCAL TERRITORIAL AUTHORITY BYLAWS</div> <div>-NEW ZEALAND BUILDING CODE</div> <div>-FLOOR LEVELS MAY VARY TO ALLOW FOR BEST USE OF CUT AND FILL.</div> <div>-THIS DOCUMENTATION AND ELECTRONIC DATA IS COPYRIGHT, AND REMAINS THE PROPERTY OF DEMAND LIMITED.</div>		<div><div><div><div></div></div><div>DEMAND</div><div>ARCHITECTURAL DESIGN SOLUTIONS</div></div><div><div><div>A</div><div>D</div><div>N</div><div>Z</div></div><div>ARCHITECTURAL DESIGNERS NZ</div></div><div><div>Phone: 021915754</div><div>Email: tim@demandltd.co.nz</div><div>Website: demandltd.co.nz</div></div><div><div>LICENSED BUILDING PRACTITIONER</div><div></div><div>www.dhn.govt.nz</div><div>BUILDING CONFIDENCE</div></div></div>		<div>Job Title</div> <div>Proposed Renovation & Addition to Existing Dwelling</div>		<div>Drawn</div> <div>A.Langdon</div>		<div>Job No.</div> <div>208</div>		<div>Revision</div>	
							<div>For</div> <div>T. Gieck</div>		<div>Date</div> <div>26/07/2019</div>		<div>Scale</div> <div>AS INDICATED @A3</div>		<div>Drawing Title</div> <div>Proposed Floor Plan</div>	
<div>At</div> <div>10 Belmont Terrace, Remuera, Auckland 1050</div>														
<div>Revision</div> <div>Date</div> <div>Description</div>														



E1 Existing South Elevation 1:100



E2 Existing West Elevation 1:100



E3 Existing North Elevation 1:100



E4 Existing East Elevation 1:100

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26/07/2019

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AS INDICATED @A3

Drawing Title

Existing Elevations

Job No.

208

Revision

Drawing Number

201

26.07.2019 Client Approval

Revision Date Description

Notes

3 deg.
Roof Pitch = 3 degrees

MC760 Longrun Roof Cladding
MC760 Longrun COLORSTEEL Endura roofing system, on 70x45 H1.2 Purlins on flat @ 900crs max. over Thermakraft 215 Roofing underlay on 2/190x45 H1.2 SG8 rafters at 600 crs max. New Fibreglass skillion Batts R3.2 insulation to ceiling.

Timber Weatherboards
Client Selected Timber H3.2 Painted Weatherboards on 18mm H3.1 Cavity battens over Thermakraft Watergate Plus Building Paper on H1.2 timber framing. with Fibreglass Batt R2.2 Insulation.

Existing Timber Weatherboards
Existing Rusticated Timber Painted Weatherboards to existing framing with boxed corners

Existing Chimney
Timber Weatherboards to Low height wall
450mm high wall clad in Timber rusticated weatherboards to match house.

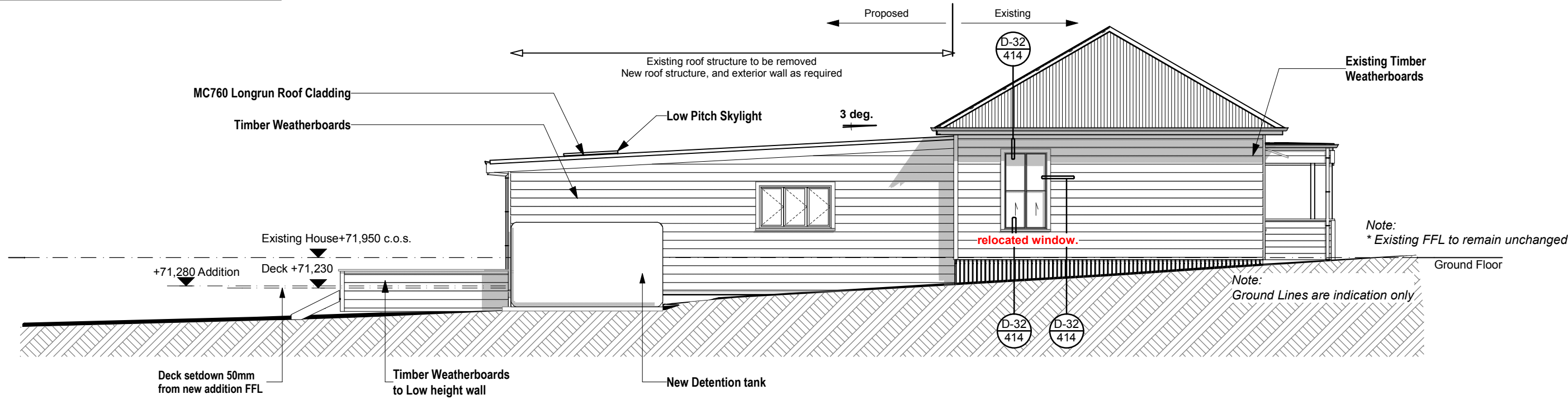
Low Pitch Skylight
New Velux FCM 2246 Low Pitch Aluminuim Skylight. Refer to Manufacturers installation details and Specifications.

New Detention tank
New Detention tank 750wide x 3.6l x 2.0m high designed in accordance with the Stormwater Assessment Report by eCoast dated 29.03.2019 and installed to manufacturers designs and specifications. Outlet to connect by gravity to public system by gravity in existing connection.





BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		6

P1 Proposed South Elevation 1:100



P2 Proposed West Elevation 1:100

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		For	T. Gieck	Scale	AS INDICATED @A3	
		At	10 Belmont Terrace, Remuera, Auckland 1050	Drawing Title	Proposed Elevations	
					202	

Notes

3 deg.
Roof Pitch = 3 degrees

MC760 Longrun Roof Cladding
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Rusticated Weatherboards
Paint finish Rusticated Timber Weatherboards (with boxed corners) on 20mm H3.1 Cavity battens over Thermakraft Watergate Plus Building Paper on H1.2 timber framing @ 300crs. with Fibreglass Batt R2.2 Insulation.

Existing Timber Weatherboards
Existing Rusticated Timber Painted Weatherboards to existing framing with boxed corners

Timber Weatherboards to Low height wall
450mm high wall clad in Timber rusticated weatherboards to match house.

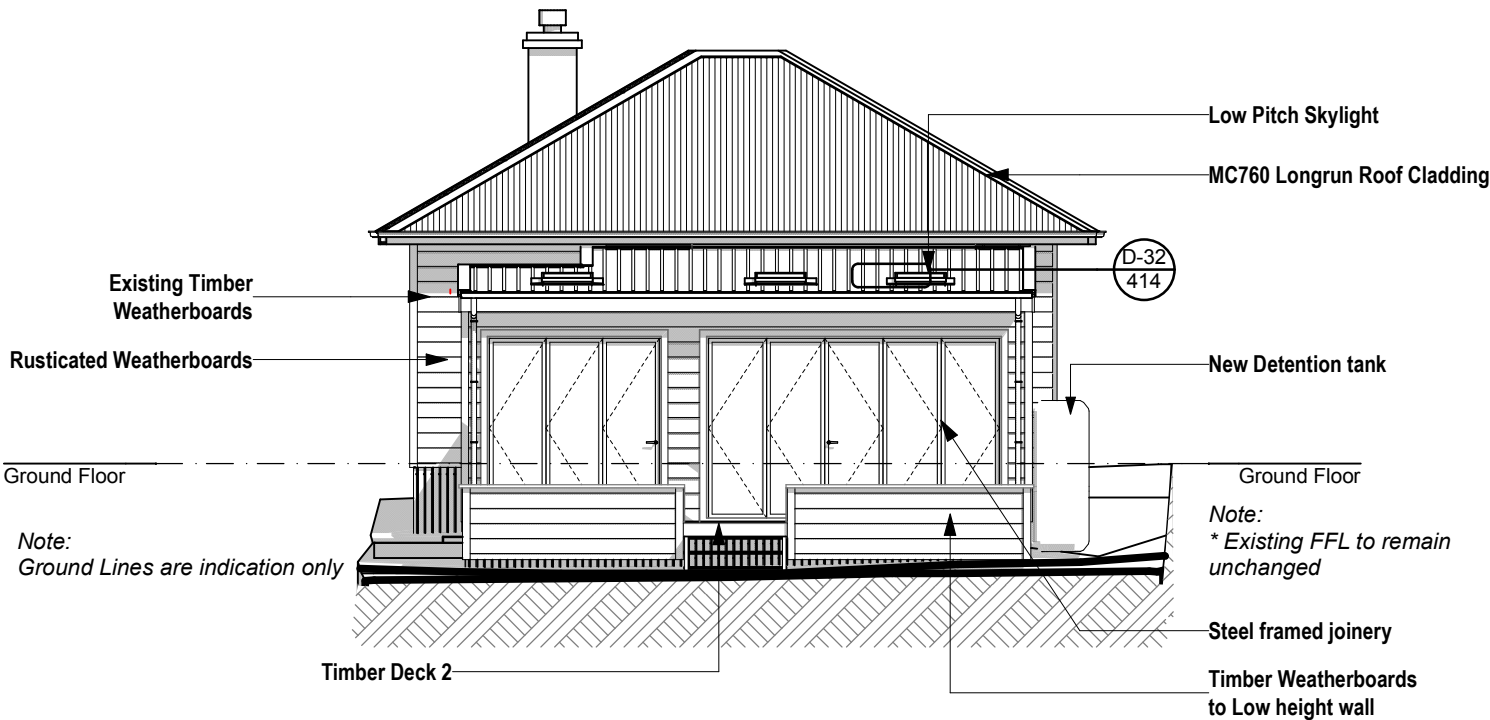
Timber Deck 1
Client selected Timber Decking on 140x45mm H3.2 SG8 joists @ 400mm c/c max. on 2/140 x 45mm H4 SG8 Bearers. All Fixings to be S/S. Piles and footings as per engineers design.

Timber Deck 2
Client selected Timber Decking on 140x45mm H3.2 SG8 joists @ 400mm c/c max. on 2/190 x 45mm H4 SG8 Bearers. All Fixings to be S/S. Piles and footings as per engineers design.

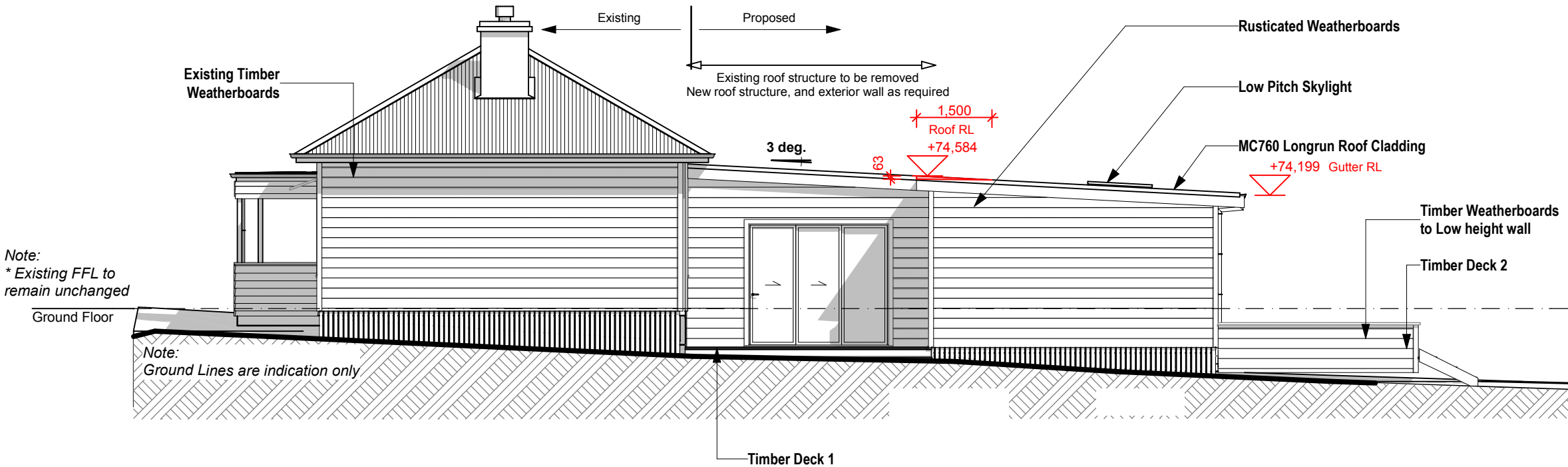
Steel framed joinery
Double glazed steel framed windows and doors by Crittall Arnold. Product selection to be confirmed by client.

Low Pitch Skylight
New Velux FCM 2246 Low Pitch Aluminium Skylight. Refer to Manufacturers installation details and Specifications.

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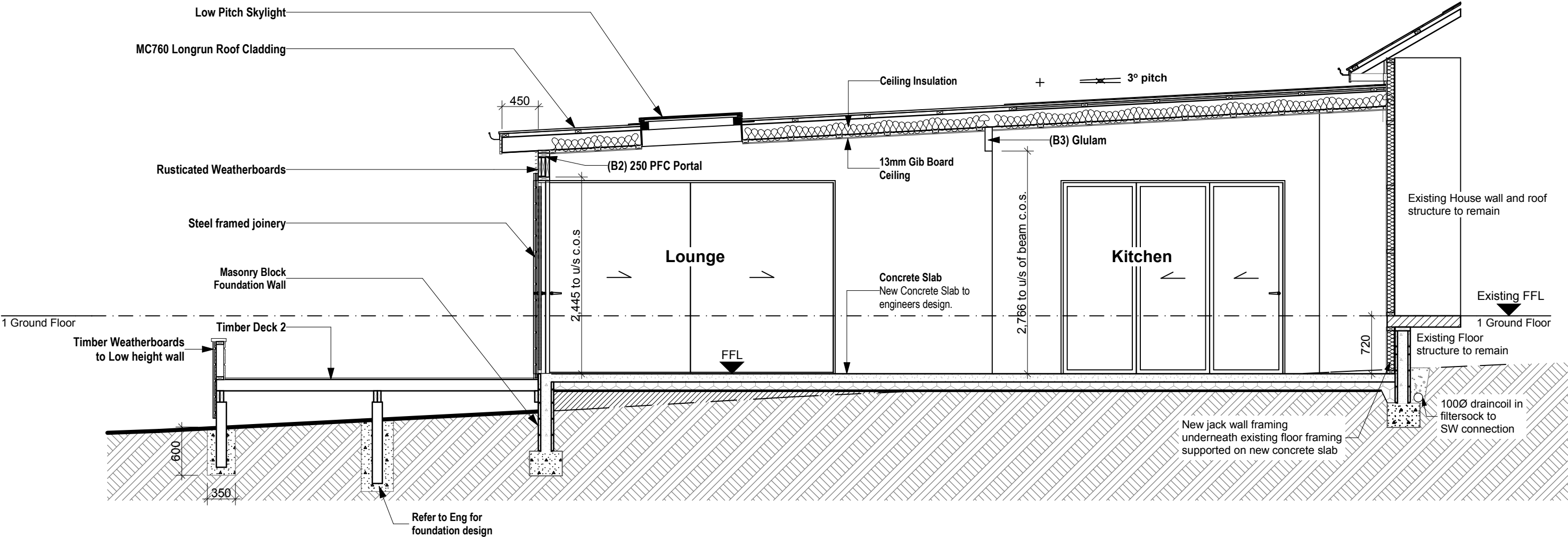
P3 Proposed North Elevation 1:100



P4 Proposed East Elevation 1:100

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<div>RevisionDateDescription</div>														

PROJECT INSULATION
Wall insulation to external walls = R2.2 Batts
Ceiling insulation = R3.2 skillion Batts



A Section A-A 1:50

Notes

PROJECT INSULATION
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Ceiling insulation = R3.2 skillion Batts

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Timber Weatherboards to Low height wall
450mm high wall clad in Timber rusticated weatherboards to match house.

Masonry Block Foundation Wall
20 series (190mm) reinforced masonry block. Refer to Engineers drawings and specifications for steel size and placement.

Concrete Slab
New Concrete Slab to engineers design.

Timber Deck 2
Client selected Timber Decking on 140x45mm H3.2 SG8 joists @ 400mm c/c max. on 2/190 x 45mm H4 SG8 Bearers. All Fixings to be S/S. Piles and footings as per engineers design.



Ceiling Insulation
Ceiling Insulation to be Pink Batts R3.2
13mm Gib Board Ceiling
13mm Gib board ceiling with 70x35 H1.2 ceiling battens @ 600 crs fixed to underside of Rafters. Gib Aqualine to wet areas. Flush and square stop for level 4 finish.

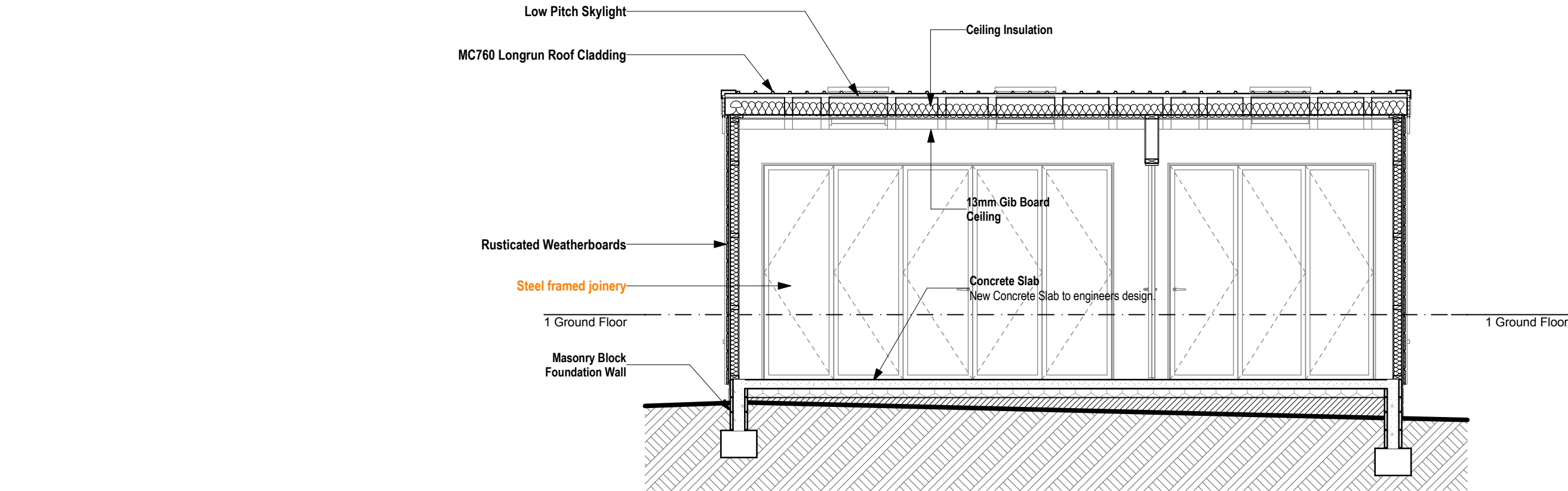
Steel framed joinery
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Low Pitch Skylight
New Velux FCM 2246 Low Pitch Aluminium Skylight. Refer to Manufacturers installation details and Specifications.

(B2) 250 PFC Portal

Refer To MEC Consulting Engineers
Job # 1912
(B3) Glulam
Refer To MEC Consulting Engineers
Job # 1912

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		At	10 Belmont Terrace, Remuera, Auckland 1050		Date26/07/2019		
					ScaleAS INDICATED @A3		
					Drawing Title		Drawing Number
			Section A-A		301		



B **Section B-B** **1:50**

Notes

MC760 Longrun Roof Cladding
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