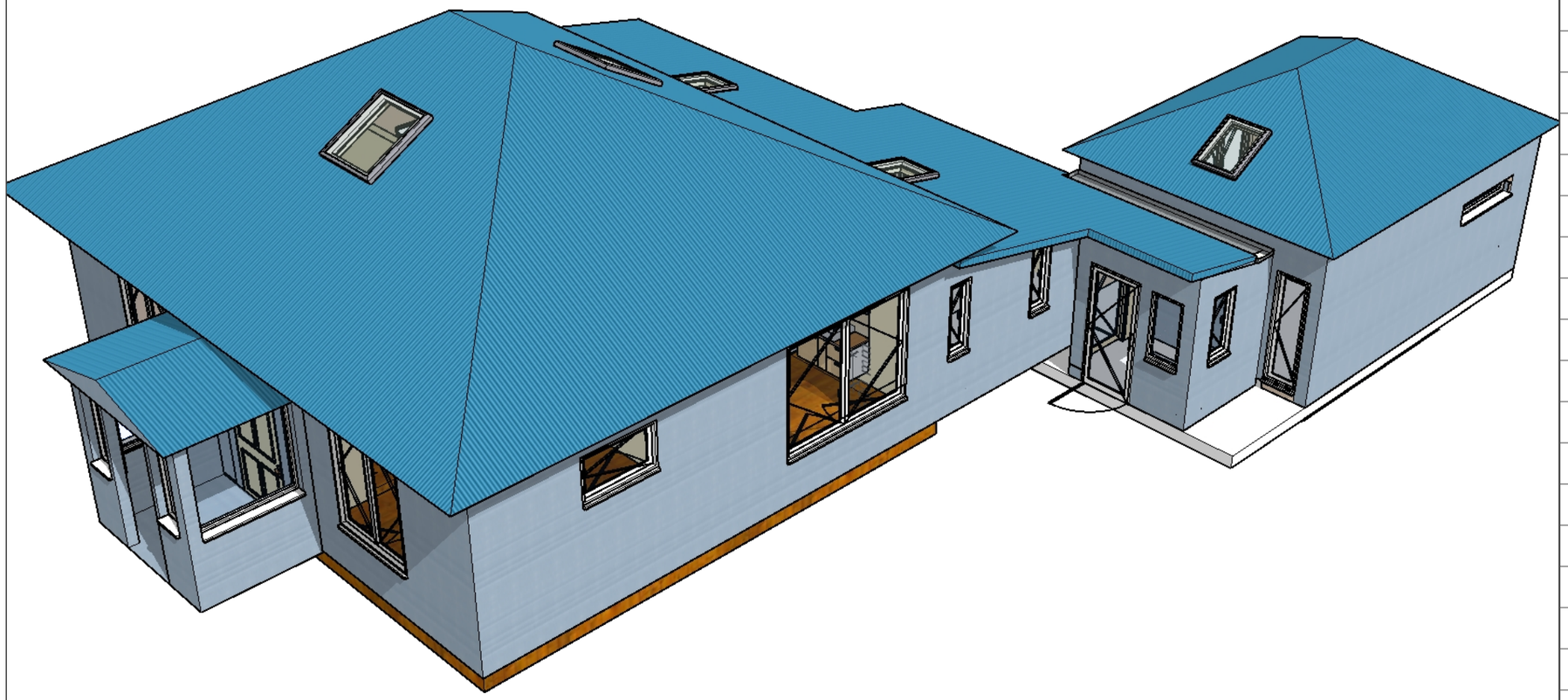
A PRINTED COPY OF THE APPROVED
BUILDING CONSENT DOCUMENTS,
PLANS AND SPECIFICATIONS MUST
BE RETAINED ON SITE AT ALL TIMES.



Internal Changes to Kitchen and Bathroom
New Roof layout above Dining/Kitchen area

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Date Created: January 30, 2023
Date modified: June 27, 2023

Table 2: Guide to treated radiata pine applications.			
Timber to be used for	Required treatment	Timber to be used for	Required treatment
External timber use			
piles	H5	poles	H5
enclosed subfloor framing	H1.2	exposed subfloor framing	H3.2
veranda posts supported clear of ground	H3.2	veranda posts in ground	H5
deck jack studs supported clear of ground	H3.2	deck piles in ground	H5
deck joists/bearers	H3.2	wall framing weather exposed	H3.2
decking	H3.2	roof framing weather exposed	H3.2
cladding or exterior trims unpainted, clear finished or stained	H3.2	shingles/shakes	H3.2
cladding or exterior trims painted	H3.1	exterior plywood unpainted or used as bracing	H3 CCA
fence rails and palings	H3.2	exterior plywood painted	H3 LOSP
fence posts	H4	balcony barrier exposed	H3.2
Framing timbers (1, 2)			
external wall framing masonry veneer cladding	H1.2	external wall framing E2/AS1 20 mm cavity cladding	H1.2
balcony wall framing enclosed	H1.2	cavity battens	H3.1
parapet framing	H1.2	interior wall framing	H1.2
roof framing – low slope/skillion	H1.2	enclosed cantilevered floor joists	H3.2
roof farming – roof space	H1.2	roof sarking timber	H1.2
		roof sarking plywood membrane roof	H3 CCA
Interior timbers			
window reveals to aluminium windows	H3.1	furniture	untreated
plywood	untreated	finishing timbers	untreated
flooring	H1.2	joinery	untreated
Note (1)	Douglas fir may be used untreated on low-risk design buildings as defined in Amendment 7 to B2/AS1.		
Note (2)	H1.2 boric-treated Douglas fir may be used in all framing applications where H1.2 boric-treated radiata pine is permitted.		

GENERAL:
ALL WORK TO COMPLY WITH TERRITORIAL AUTHORITY REQUIREMENTS AND THE RELEVANT SECTIONS OF THE NEW ZEALAND BUILDING CODE - NZS 3604 2011.
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.ALL DIMENSIONS ARE TO FRAMING LINES.

INTERNAL ALTERATION

PRELIMINARY AND GENERAL CONTRACTORS DUTIES The Contractor shall carry out all work as indicated in a tradesman like manner and in compliance with the New Zealand Building Code, relevant New Zealand standards and Codes of Practice and in accordance with any BCA regulations and to be of a standard acceptable to the property owner. All tradesmen will be suitably qualified and complete all aspects of the work to a standard of best trade practice in a safe manner. The Contractor shall supply all tools, materials, labour and shall be responsible for all sub-contractors required to complete the Works.
CODE COMPLIANCE CERTIFICATE The Contractor shall allow for and be responsible to obtain on behalf of the owners a Code of Compliance Certificate issued by the Territorial Authority within 3 months of completion of these works.
GENERAL The Contractor shall ensure all measurements are checked on site. The site is deemed hazardous. All contractors must obtain approval prior to entering the site for assessment and quotation purposes. The Contractor will observe the provisions of the "Health and Safety in Employment Act 1992" and shall display appropriate signage during construction.
PROTECTION OF WORK All parts of the works, existing portions of the building and property, are to be protected by the contractor and adequately insured until the completion of the Contract and made good if damage occurs. Evidence of building Public Liability and All Risks Insurance must be presented to the Loss Adjuster. The Public Liability Insurance to be a minimum of $1,000,000.00.
MAINTENANCE The Contractor shall maintain the property repairs for a period of 120 days after the completion and any damage ensuring during the period through faulty materials or workmanship shall be made good to the satisfaction of the owner, at the Contractor's expense. The completion date from which the maintenance period is deemed to commence shall be the date of the Completion Certificate issued by the Loss Adjuster.

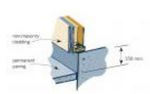
CARPENTRY- GENERAL

WALLS - interior - Supply and fix new timber framing -90x45 h1.2 studs at 600 max centres- dwangs at 800 centres, line with 10mm gib. Fix gib bracing elements as detailed on attached plans. Aqualine gib to l'dry and bathroom. Gib finished to a level 4 finish. Square set walls to ceiling.
CEILINGS - Supply and fix 13mm standard gib on rondo steel ceiling battens at 600 max centres screw fixed to bottom chord of truss members. Gib finished to a level 4 finish.
TRIMS - all rooms including cupboards - Skirting boards- 40x12 bevelled painted H1.2 treated pine. - Scotia boards- 40x12 bevelled painted H1.2 treated pine. - 40x12 bevelled painted H1.2 treated pine architraves to all joinery

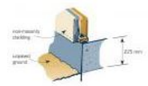
INTERIOR - Supply and fix pre hung solid mdf painting grade doors with architraves.

Masonry veneer with permanent paving.

Masonry veneer with unpaved ground.



Non-masonry cladding with permanent paving.



Non-masonry cladding with unpaved ground.

Minimum permitted ground clearances

The rules for minimum clearances are set out in Building Code Acceptable Solution E1/AS1 and NZS 3604.

Top of concrete slab on ground – veneer cladding – above paving	100 mm
Top of concrete slab on ground – veneer cladding – above soil	150 mm
Top of concrete slab on ground – other cladding – above paving	150 mm
Top of concrete slab on ground – other cladding – above soil	225 mm
Top of timber pile above finished ground level	300 mm or 150 mm with DPC
Top of concrete pile above finished ground level	150 mm with DPC
Top of foundation wall above finished ground level	225 mm
Suspended timber floor construction – bottom of cladding	200 mm
Suspended timber floor construction – underside of joists (i.e. crawlspace)	450 mm
Bottom of cladding to paving – except masonry veneer	100 mm
Bottom of cladding to unpaved ground – except masonry veneer	175 mm

PLUMBING AND DRAINAGE All work shall be carried out by a competent registered plumber and drainlayer with a current practising licence. All work to comply with compliance documents G13/AS1 Foul water and E1/AS1 surface water. Plumber to live test the system.
WATER SUPPLY - Supply water to all new plumbing fixtures with polybutylene pipe from mains access point
DRAINAGE -Sewer-connect new sewer lines from house to existing sewer laterals as indicated on plans. All wastewater drainage to comply with NZBC G13/ AS1.
HOT WATER CYLINDER - Supply and install mains pressure hot water cylinder. Fix hot water cylinder with seismic restraints. Fix tempering valve to HWC, 20mm copper sludge pipe under floor to building exterior.

ELECTRICAL A competent registered electrician with a current practising licence shall carry out all work. All work to comply with the Electricity Act 1992, the Electricity Regulations 1993, attendant NZ Electrical Codes of Practice and AS/NZS Wiring Rules. Allow for all tests. Owner to verify all electrical fittings with electrician on site. MAINS SUPPLY - New electricity supply to be arranged from street prior to any construction.
MAINS BOARD - Supply and install electrical mains board at rear of laundry.

PAINTING AND DECORATING
INTERIOR FINISHES
-gib to be taped, stopped and sanded to a level 4 finish. Paint with acrylic undercoat and 2-finish coats - an extra coat required if streaking is still visible.
Ensuite, bathroom and laundry walls and ceiling to be coated with enamel acrylic undercoat.

NOTES

DIMENSIONS

ALL DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE STATED.

EXISTING HOT WATER CYLINDER

EXISTING ELECTRIC HOT WATER CYLINDER TO BE CHECKED FOR PRESSURE REDUCING, RELIEF & TEMPERING VALVES ALONG WITH SEISMIC RESTRAINTS AS PER ACCEPTABLE SOLUTION G12/AS1 (WATER SUPPLIES) FIGURE 14. FIT OR REPLACE ANY VALVES AND RESTRAINTS MISSING OR DEFECTIVE.

TIMBER FRAMING

EXTERIOR AND LOAD-BEARING WALLS TO BE BE FRAMED WITH 90x45mm SG8 STUDS @ 600mm MAX. CRS UNLESS OTHERWISE SHOWN. ALL OTHER INTERNAL STUDS TO BE SG8 STUDS @ 600mm MAX. CRS. ALL EXTERNAL WALL FRAMING SHALL BE PRESERVATIVE TREATED "H1.2" WITH "H1.2" BOTTOM PLATES.

UNLESS OTHERWISE STATED ALL OTHER FRAMING TIMBER (INCLUDING FLOOR, ROOF, DECK, ETC.) SHALL HAVE A MINIMUM GRADE OF SG8.

LINTELS

ALL LINTELS & BEAMS TO BE SG8 OR GREATER. FOR PREVENTION OF UPLIFT REFER TO "MITEK LUMBERLOK" LINTEL FIXING SCHEDULE FOR LINTEL FIXING "TYPE" DEFINITIONS.

RISK EVALUATION

Location and design both influence the riskiness of a building when it comes to weathertightness. There are a number of tools available that can help assess risk and help ensure Building Code compliance.

- E2/AS1 risk matrix
- Risk features

E2/AS1 RISK MATRIX

One of the key tools for designers and builders in E2/AS1 is the risk matrix, which allows the designer to calculate the weathertightness risk of a design. Information about the proposed building design can be put into six different risk factor categories, and the levels of risk in each category can be identified.

Including a completed risk matrix in the building consent documentation will clearly identify the level of weathertightness risk to the BCA and will allow it to assess the building's ability to meet that level of risk.

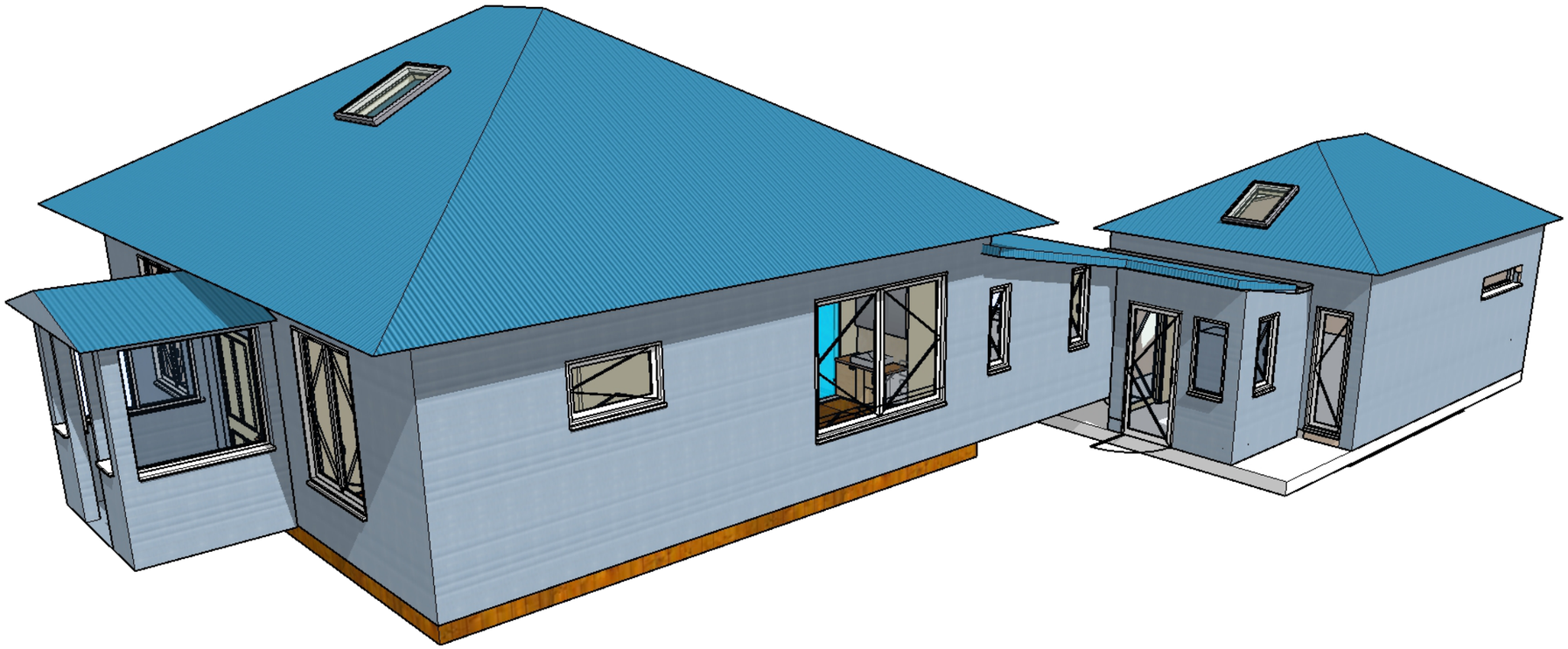
Risk factors

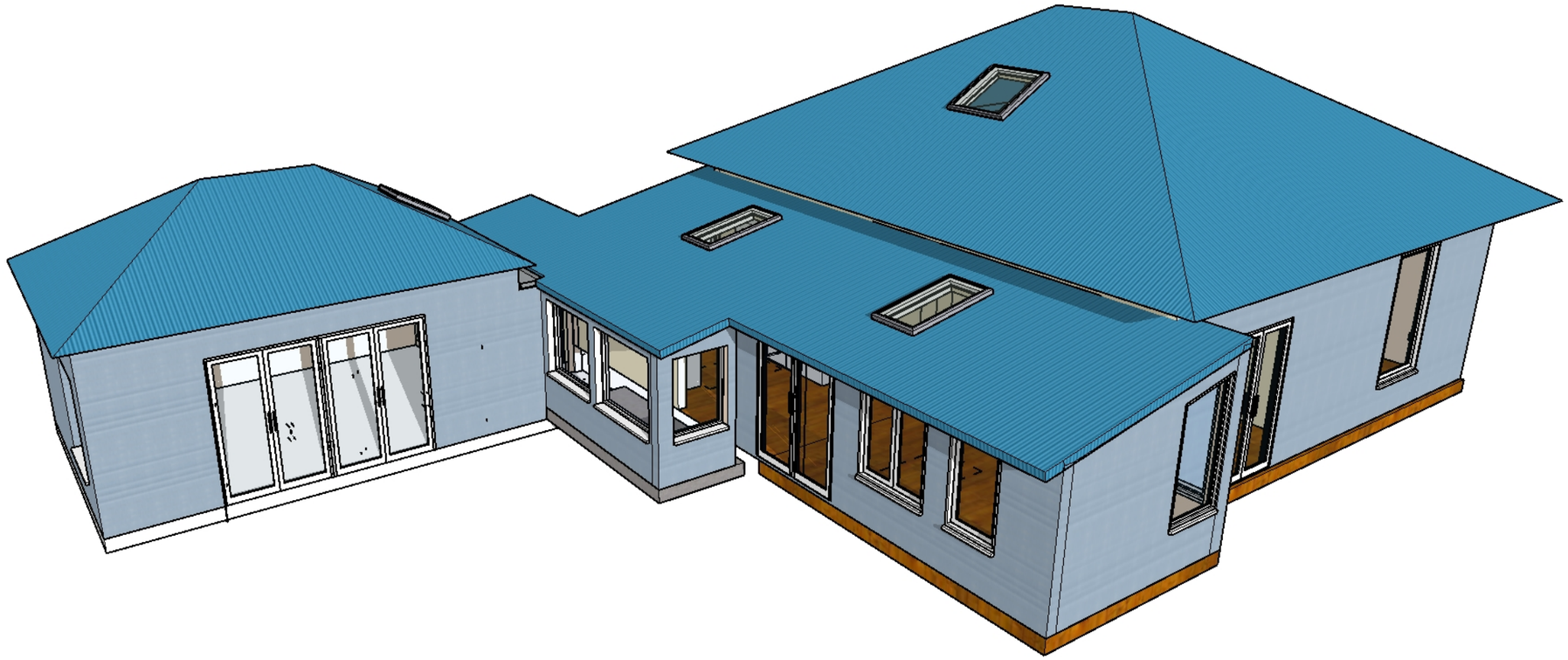
The six risk factor categories included in the E2/AS1 risk matrix relate to aspects of design that have been proven to affect the weathertightness of a building:

- **Wind zone** – Wind drives rain against a building and increases the potential for leaks, in particular at high, very high or extra high levels.
- **Number of storeys** – Taller buildings have more wall area exposed to wind and rain and water running over vulnerable areas such as window and door openings or junctions; taller buildings are also less likely to be sheltered by neighbouring buildings or vegetation.
- **Roof and wall intersection design** – Junctions between roofs and walls are potential sources of leaks and are often difficult to detail and build, meaning the risk of failure is higher than for less exposed junctions.
- **Eaves width** – Eaves provide shelter to the walls of a building and reduce the wetted area during rain; narrower eaves, or no eaves, mean less shelter and therefore greater risk.
- **Envelope complexity** – Complex buildings have more junctions and often more penetrations in the cladding for windows and other elements, creating increased risk of leaks. These details may be more difficult to design and build than simpler forms, so the risk of failure is greater.
- **Deck design** – Waterproof decks and solid balconies provide catchment areas for rain and so are potential sources of leaks. These risks are greater for cantilevered decks that penetrate the cladding and for decks with no upper storey, which are more exposed to the elements. Waterproof decks are also difficult to detail and build, increasing the risk of failure.

All levels/dimensions are to be confirmed onsite before commencing any work, this applies to all trades. Do not scale off drawings.

All work is to be carried out in full accordance with the NZBC and Territorial Authority requirements as they apply. Any queries and discrepancies must be confirmed with the Designer before beginning any work





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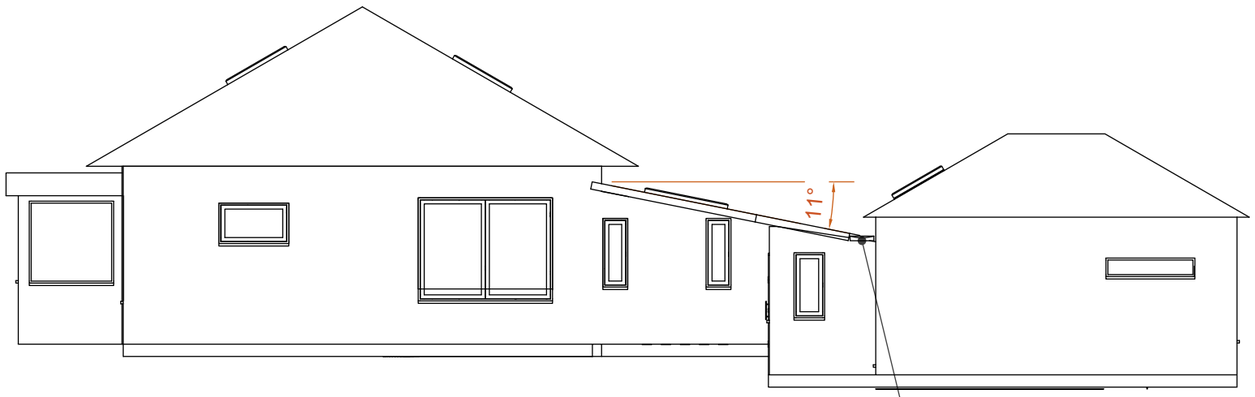
E Elevations CAD right
1:100



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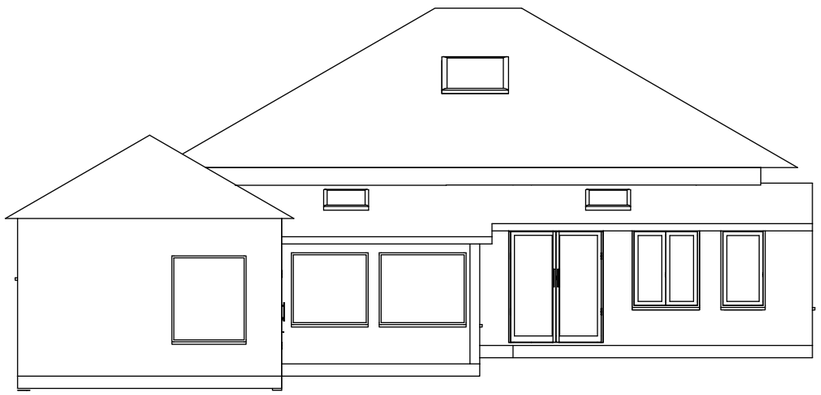

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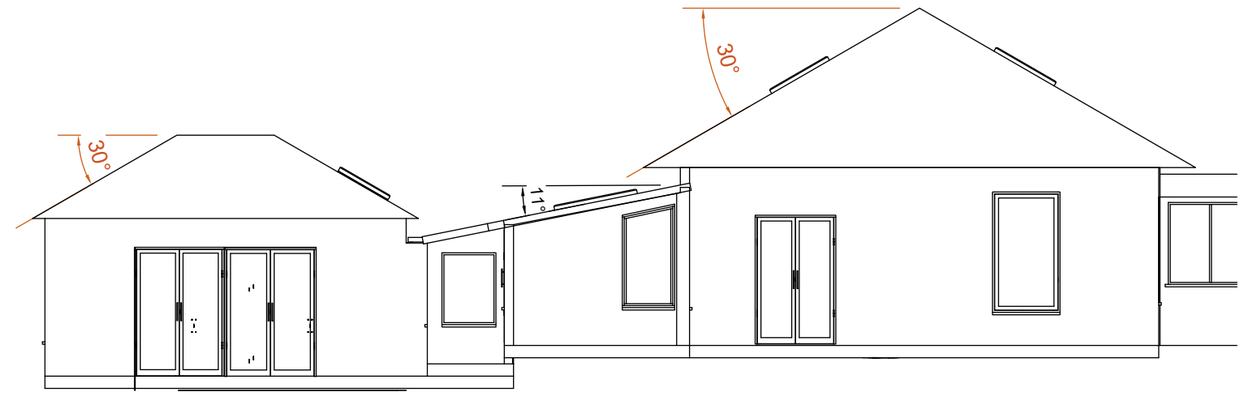

E Elevations CAD right
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E Elevations CAD right
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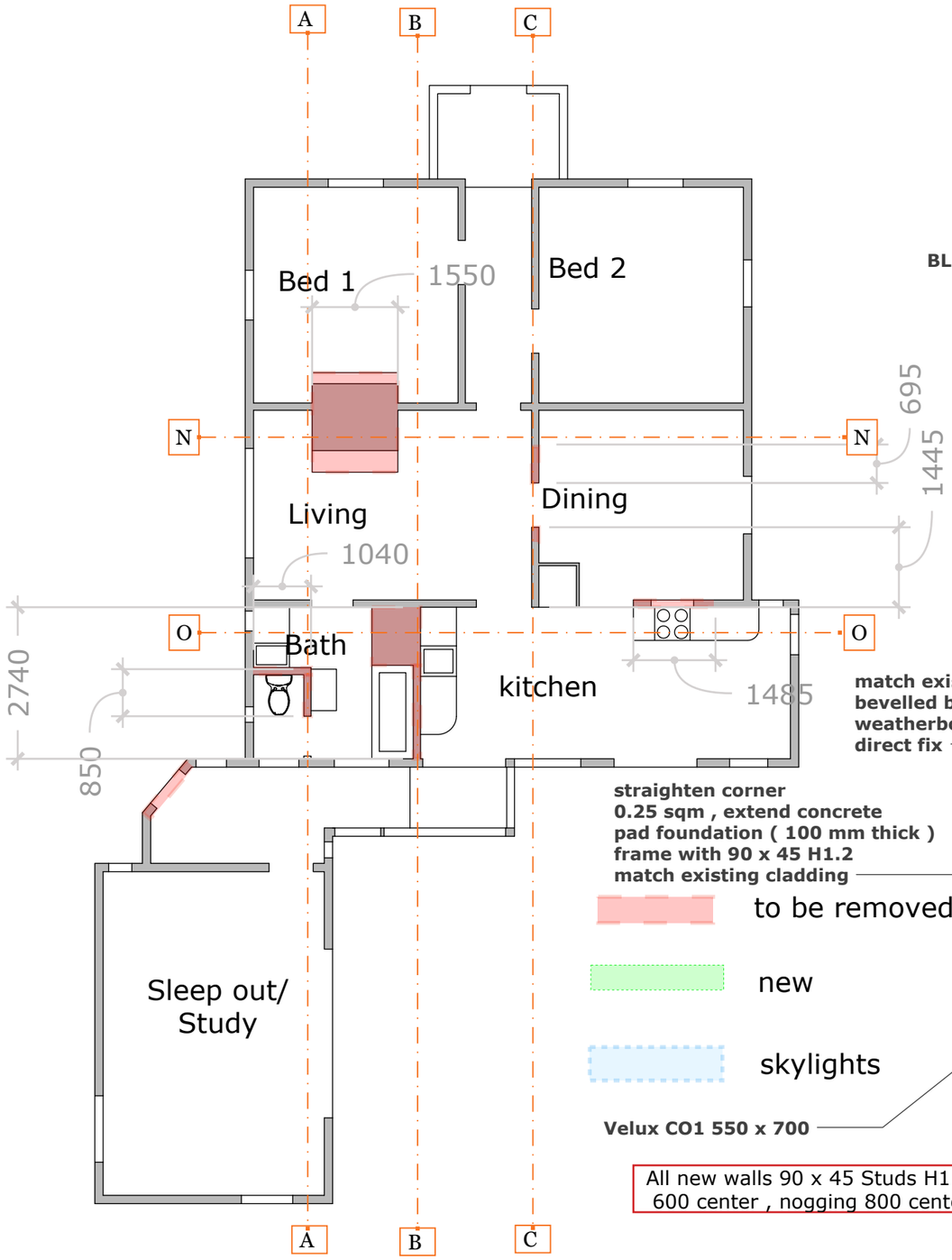
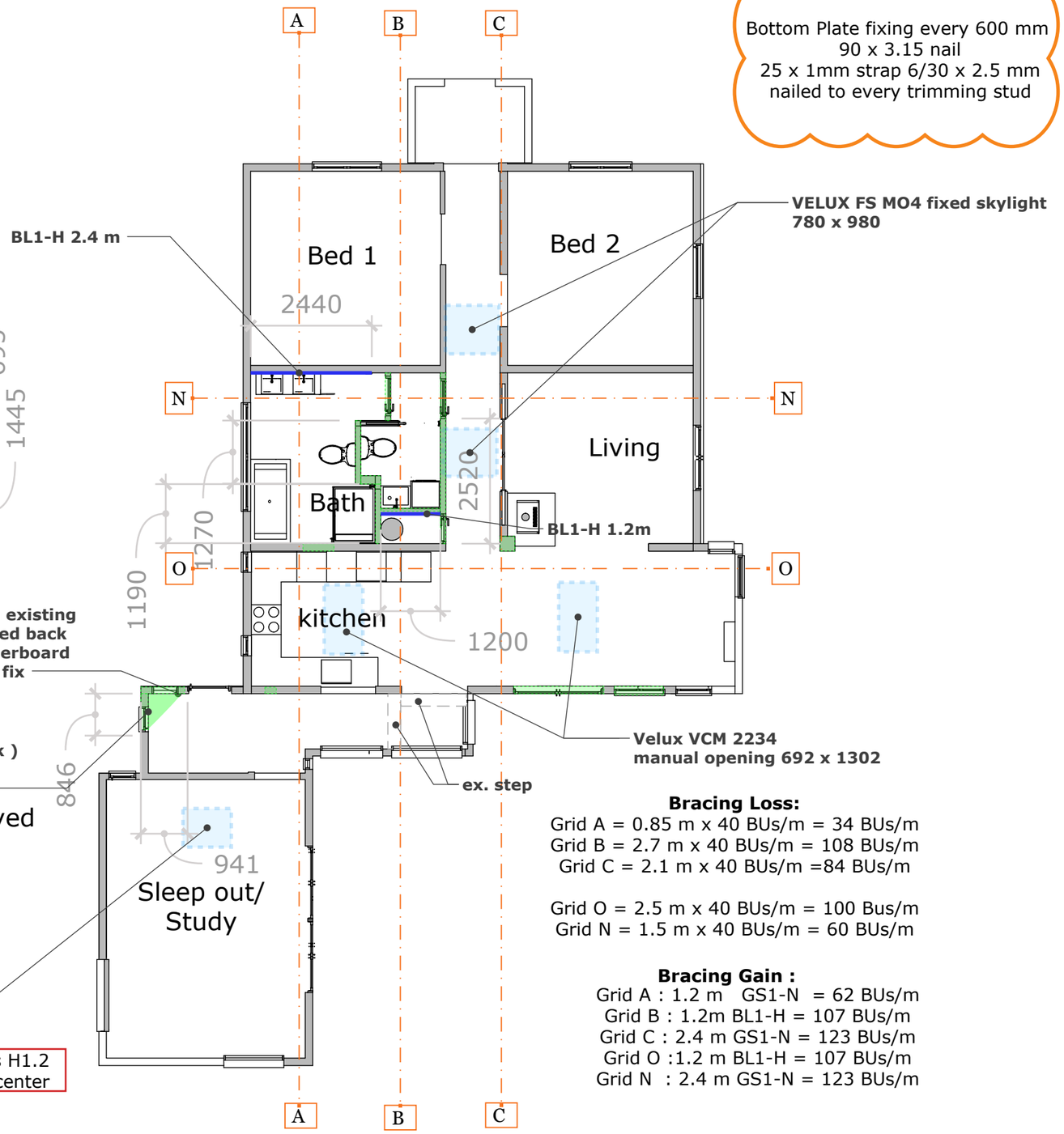
existing



proposed



to be removed

new

skylights

All new walls 90 x 45 Studs H1.2
600 center , nogging 800 center

Top Plate fixing
shall be Type B 4.7 kN
to every stud of new wall

Bottom Plate fixing every 600 mm
90 x 3.15 nail
25 x 1mm strap 6/30 x 2.5 mm
nailed to every trimming stud

Bracing Loss:

Grid A = 0.85 m x 40 BUs/m = 34 BUs/m
Grid B = 2.7 m x 40 BUs/m = 108 BUs/m
Grid C = 2.1 m x 40 BUs/m =84 BUs/m

Grid O = 2.5 m x 40 BUs/m = 100 Bus/m
Grid N = 1.5 m x 40 BUs/m = 60 BUs/m

Bracing Gain :

Grid A : 1.2 m GS1-N = 62 BUs/m
Grid B : 1.2m BL1-H = 107 BUs/m
Grid C : 2.4 m GS1-N = 123 BUs/m
Grid O :1.2 m BL1-H = 107 BUs/m
Grid N : 2.4 m GS1-N = 123 BUs/m

FI

floorplan existing / proposed

scale 1:100

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- 1:20 for 32 mm pipes
- 1:40 for pipes 65 mm diameter and under
- 1:60 for pipes 100 mm diameter and under

vanity with double sink
toilet
Bath tub 1700 x 800
enclosed shower 1200 x 900 acylic tray with PVC lining and safety Glass
Range Hood vented through wall min.150 mm diameter
HWC
HOB
kitchen sink
Vynil flooring in bathroom and toilet
Extraction Fan through wall Min.150 mm diameter
To Street

5890
1750
4304
6235
3230
1255
5424
3020
785
7650
9268

study/living
FFL 000
FFL 000
FFL 000
kitchen
bathroom
bed 1
FFL + 300
hall
toilet and laundry
HWC
FFL +150
existing step
access door for HWC
hall
FFL + 300
dining
living
bed 2
FFL + 300
toilet
laundry sink
washing machine

W05 W04 D02 W03 W02 W09 W06 W07 W08 D01 W01

Areas of interest

New windows

Smoke detector

new fireplace to replace existing Tropic Air Rua (seeSpecifications)

floorplan cad

1:75

FI

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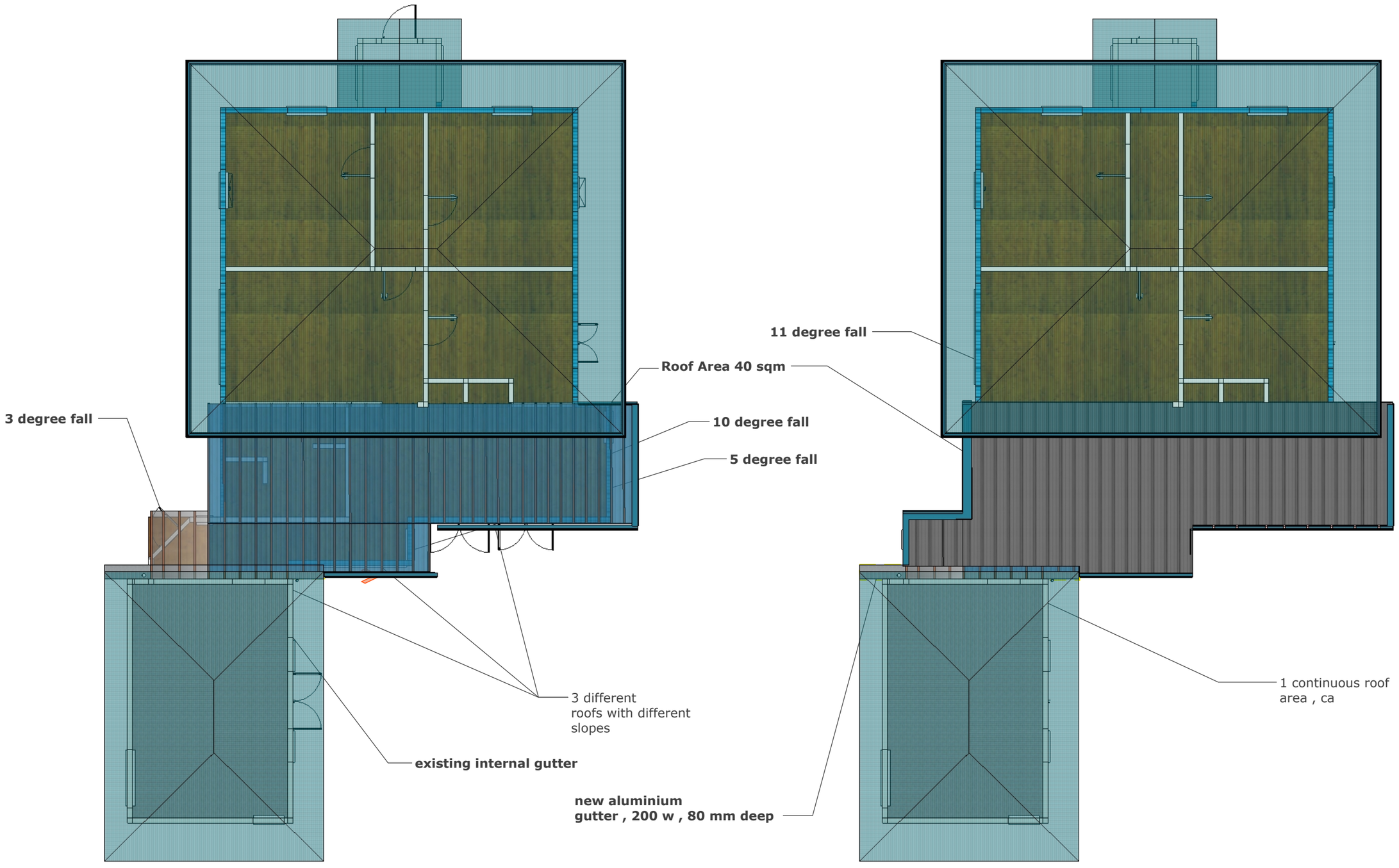

Roof change ex.-prop. CAD

Tv

1:100

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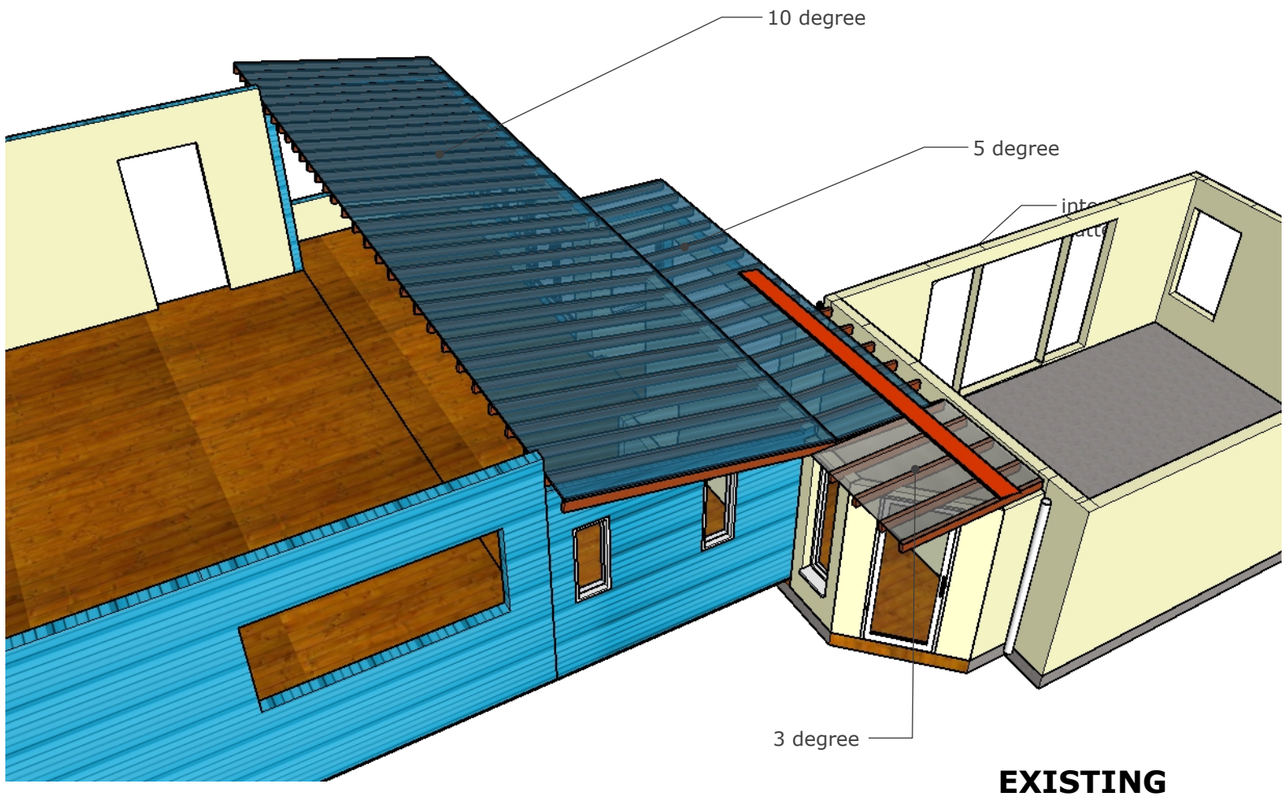
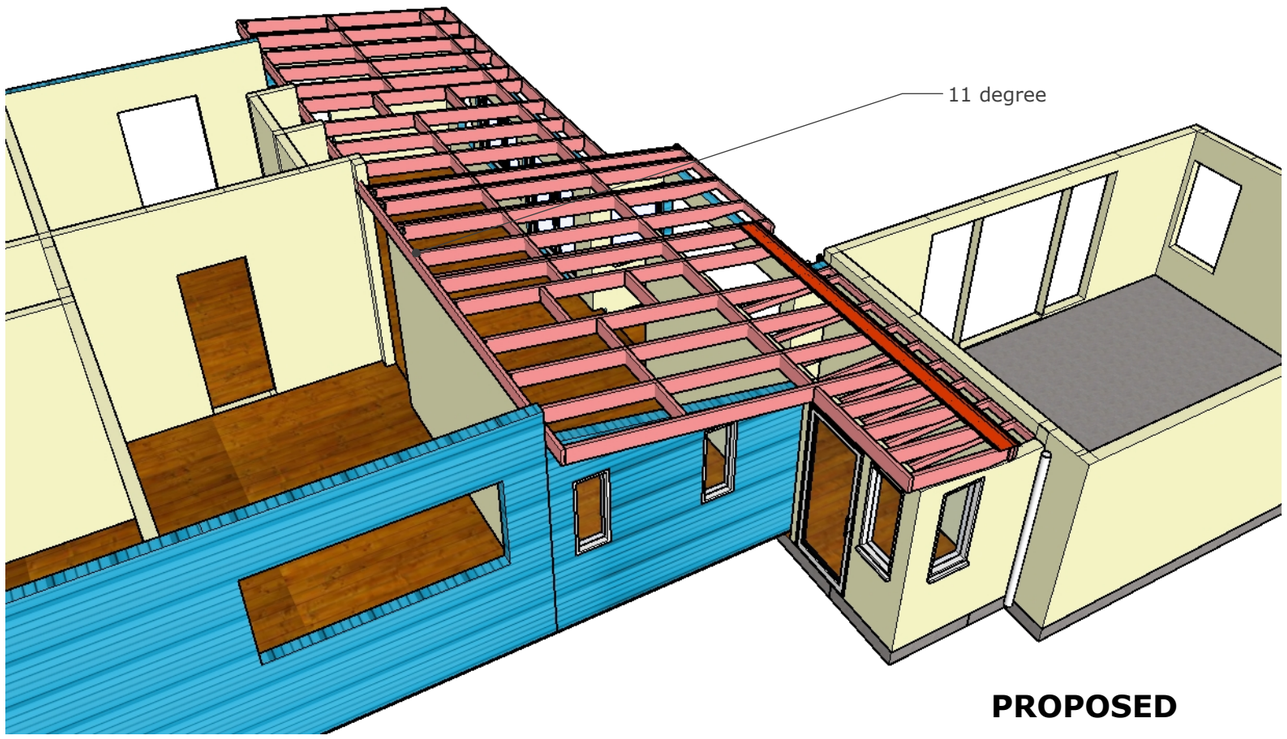
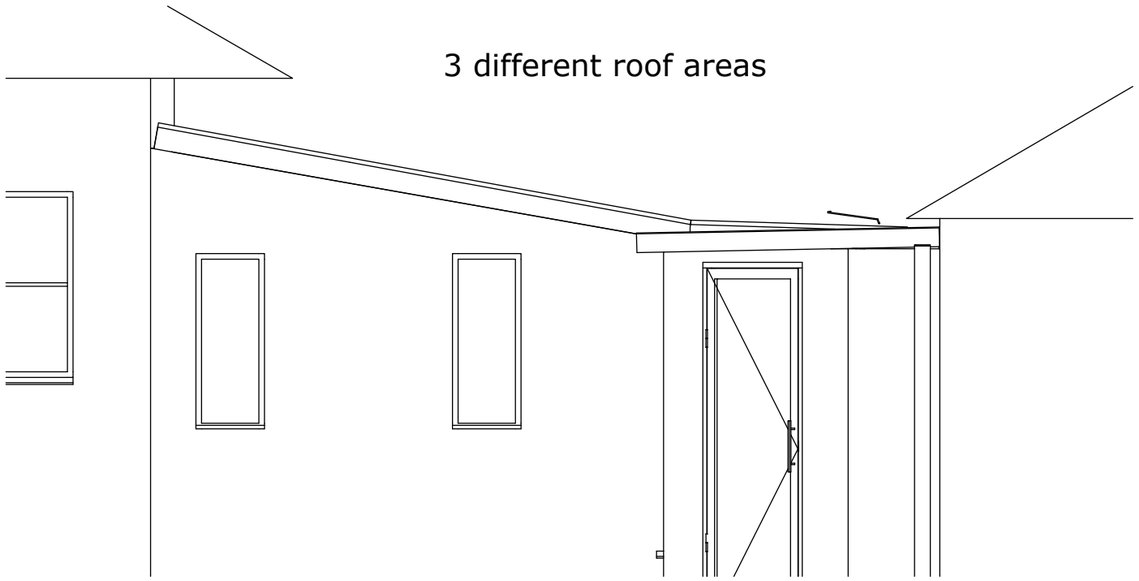
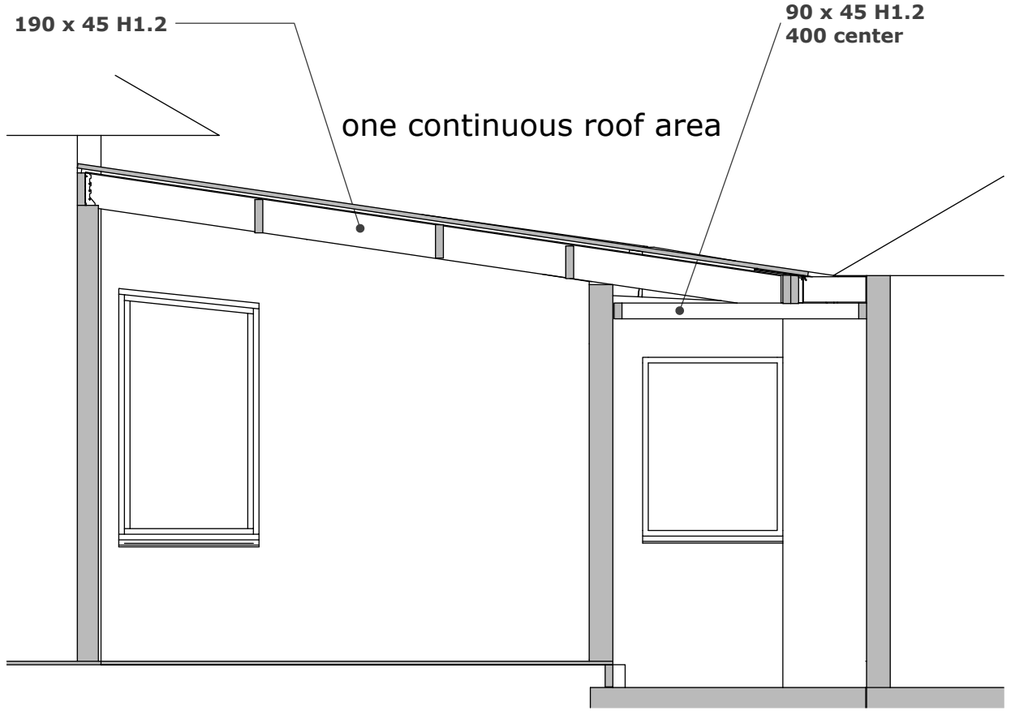


EXISTING



PROPOSED





D

Roof changes frames

no scale

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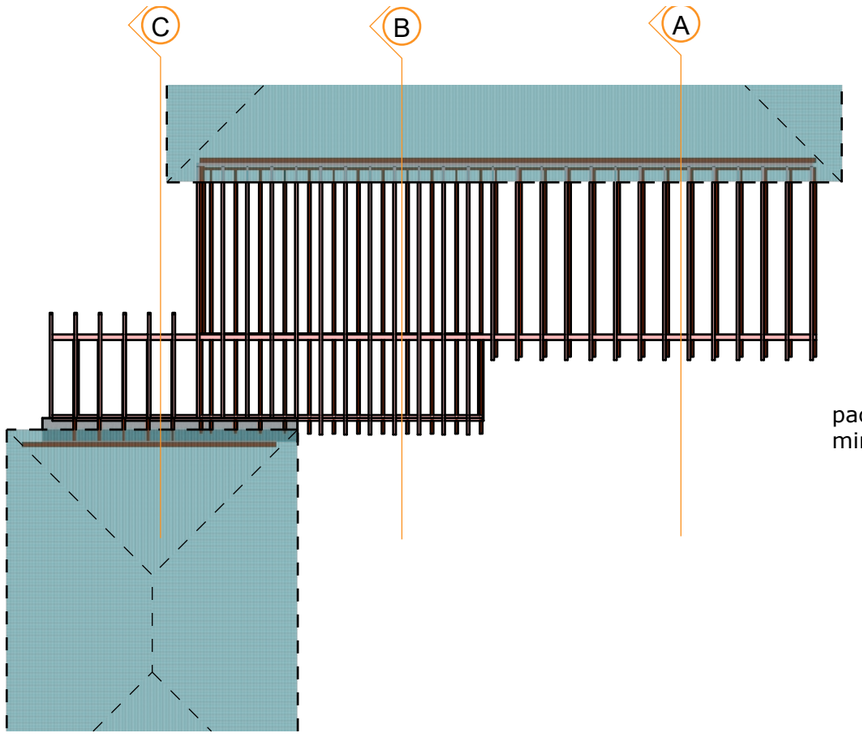
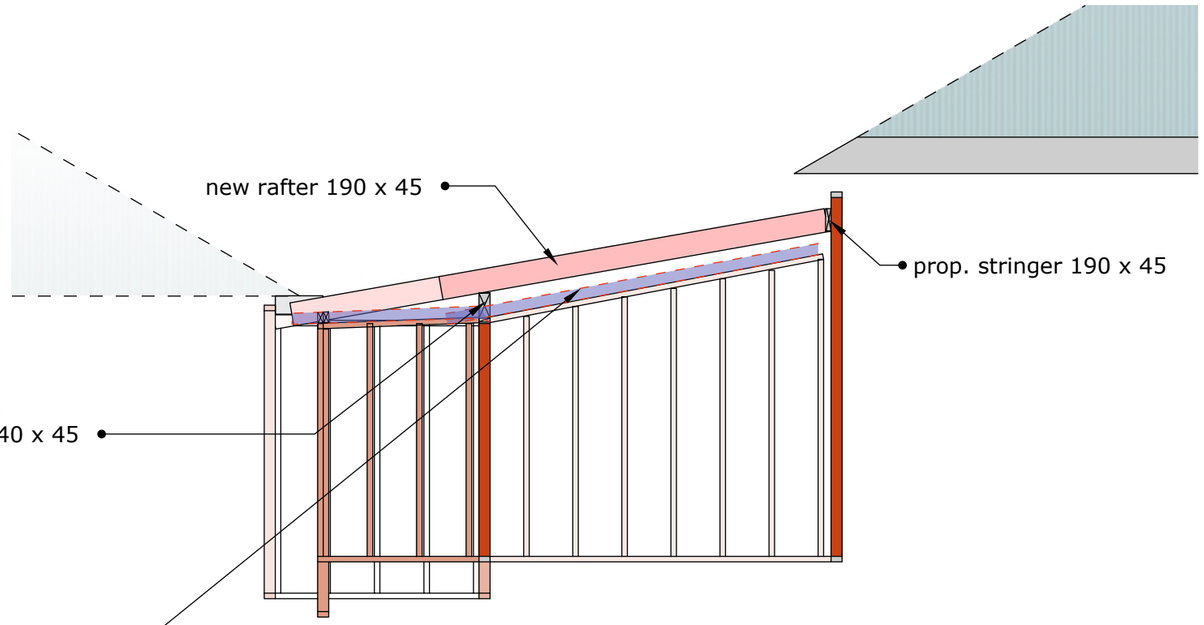
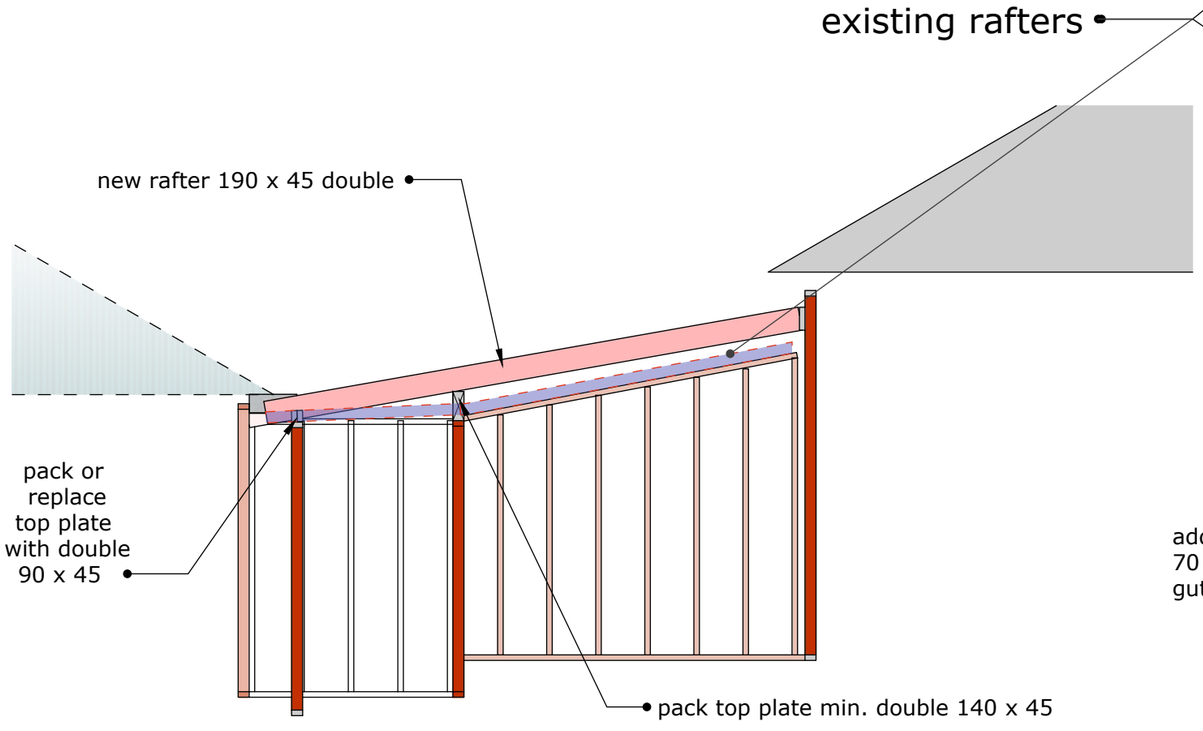
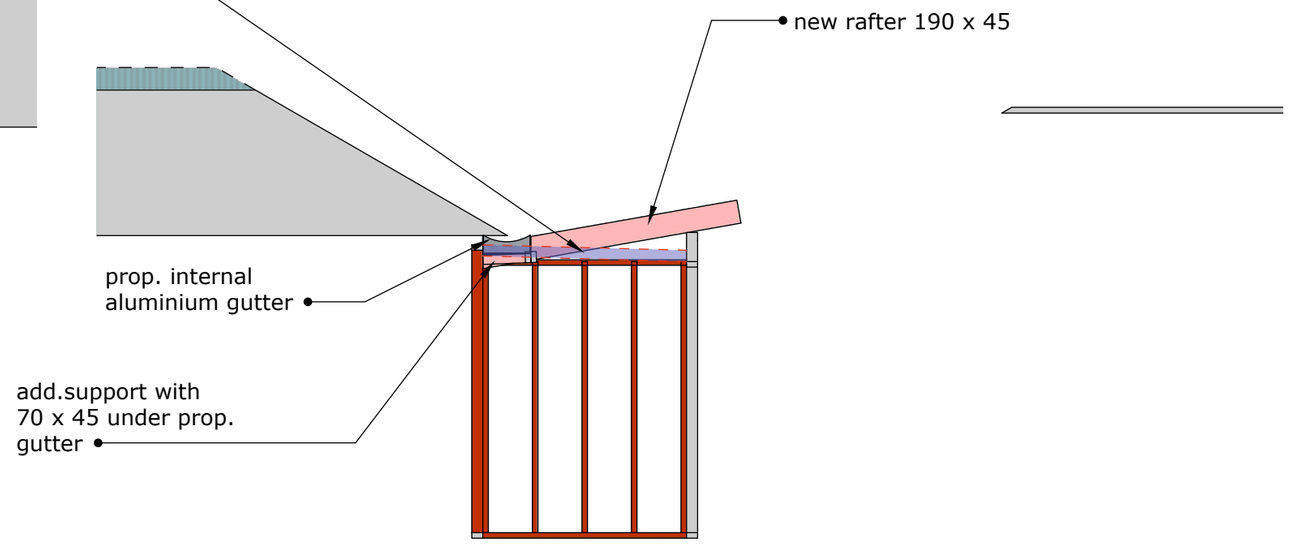




Section A



Section B



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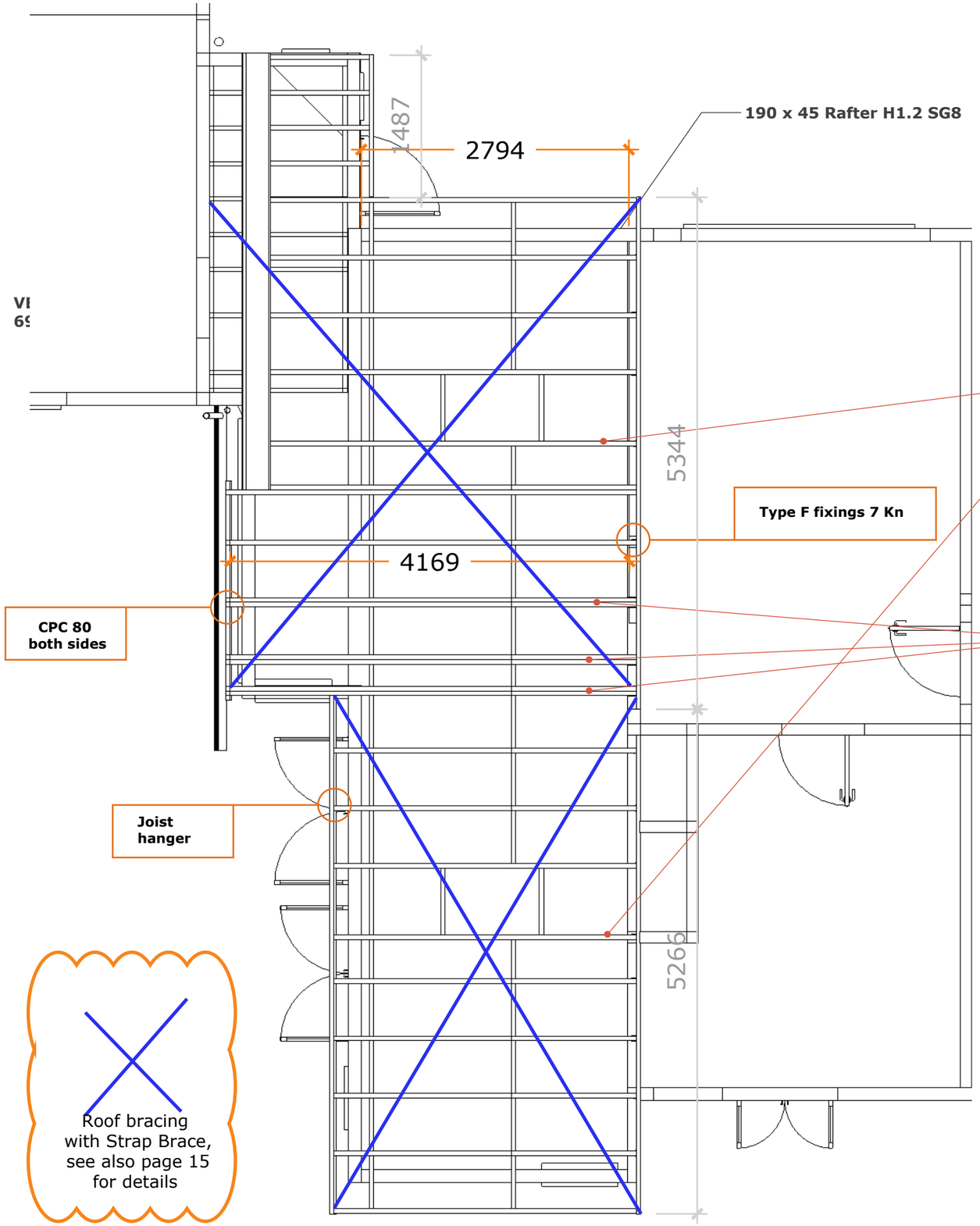


Table 10.1 – Rafters for all wind zones – SG 8 (see 10.2.1.3.2)

Rafter size (width x thickness)	Rafter spacing (mm)							
	480		600		900		1200 (see Note (4))	
	Span	Fixing	Span	Fixing	Span	Fixing	Span	Fixing
(a) Ordinary rafters for light and heavy roofs								
(mm x mm)	(m)	(type)	(m)	(type)	(m)	(type)	(m)	(type)
90 x 45	1.3	E	1.3	E	1.2	E	1.3	E
140 x 45	2.7	E	2.5	E	2.2	E	2.2	E
190 x 45	3.5	E	3.3	E	2.8	E	2.5	E
240 x 45	3.8	E	3.5	E	3.1	E	2.8	E
290 x 45	4.1	E	3.8	E	3.3	E	3.0	E
140 x 70	3.2	E	2.9	E	2.6	E	2.8	E
190 x 70	4.3	E	4.0	E	3.5	E	3.7	E
240 x 70	5.4	E	5.1	E	4.4	E	4.3	F
290 x 70	6.4	E	5.9	E	5.1	E	4.6	F
140 x 90	3.4	E	3.2	E	2.8	E	3.0	E
190 x 90	4.7	E	4.3	E	3.8	E	4.1	F
240 x 90	5.9	E	5.5	E	4.8	F	5.1	F
290 x 90	7.2	E	6.7	E	5.8	F	5.9	F

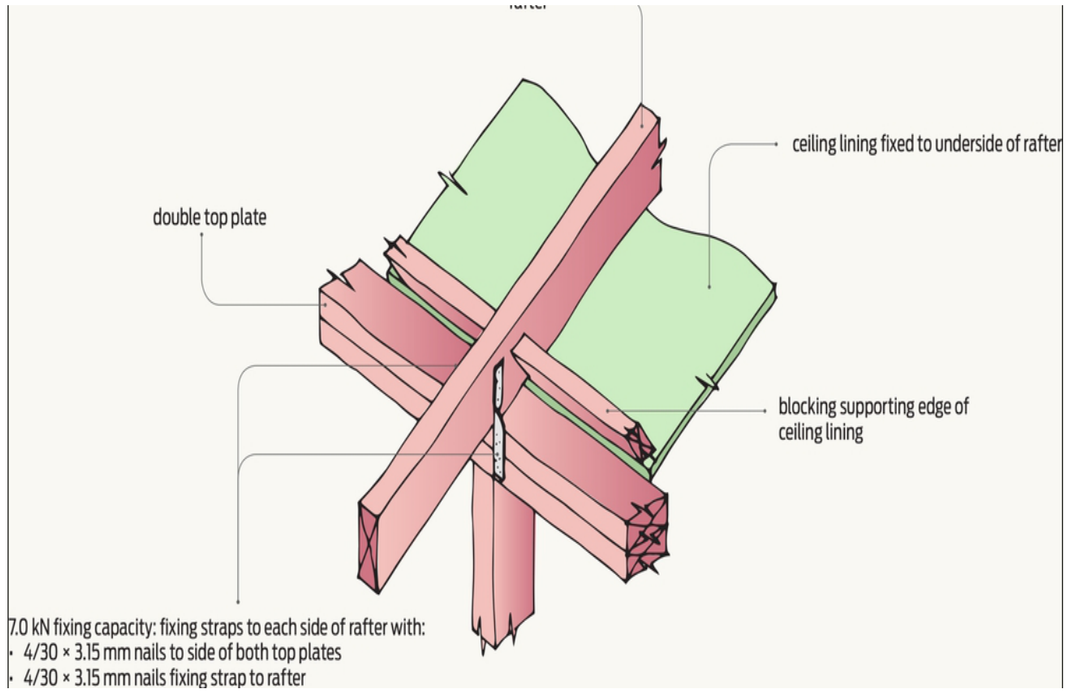
The table gives maximum spans for Extra high wind zone.
In other wind zones, span lengths shall be multiplied by the following factors:

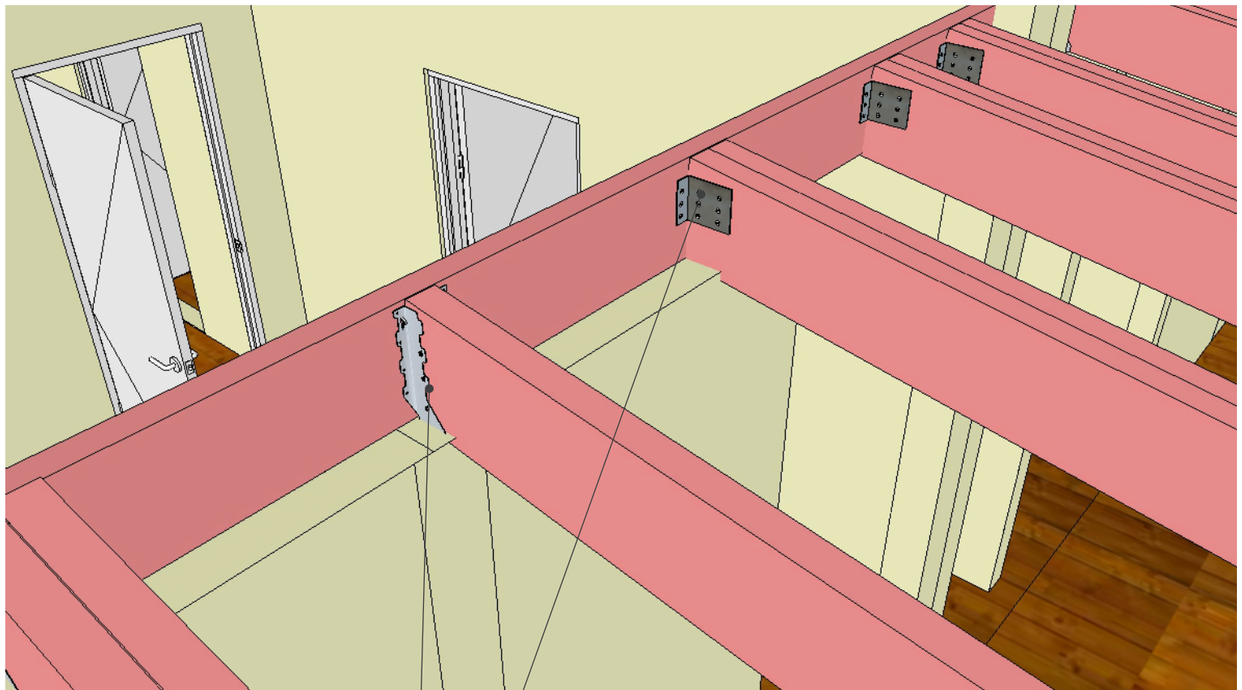
Low and Medium:	1.3	High and Very high:	1.1

Fixing type	Description	Alternative fixing capacity (kN)
E	2 / 90 x 3.15 skew nails + 2 wire dogs	4.7
F	2 / 90 x 3.15 skew nails + strap fixing (see figure 10.6)	7.0

NOTE –
(1) Rafter spans may be increased by 10 % for rafters continuous over 2 or more spans that have not been birdsmouth jointed at intermediate supports.
(2) Fixing types at intermediate supports for rafters running continuously over those supports shall have double the capacity of the fixing types given in this table.
(3) Members 90 mm thick may be substituted with built-up members sized and nailed in accordance with 2.4.4.7.
(4) Rafter spacing of 1200 mm does not include heavy roofs.

D Proposed roof
1:50





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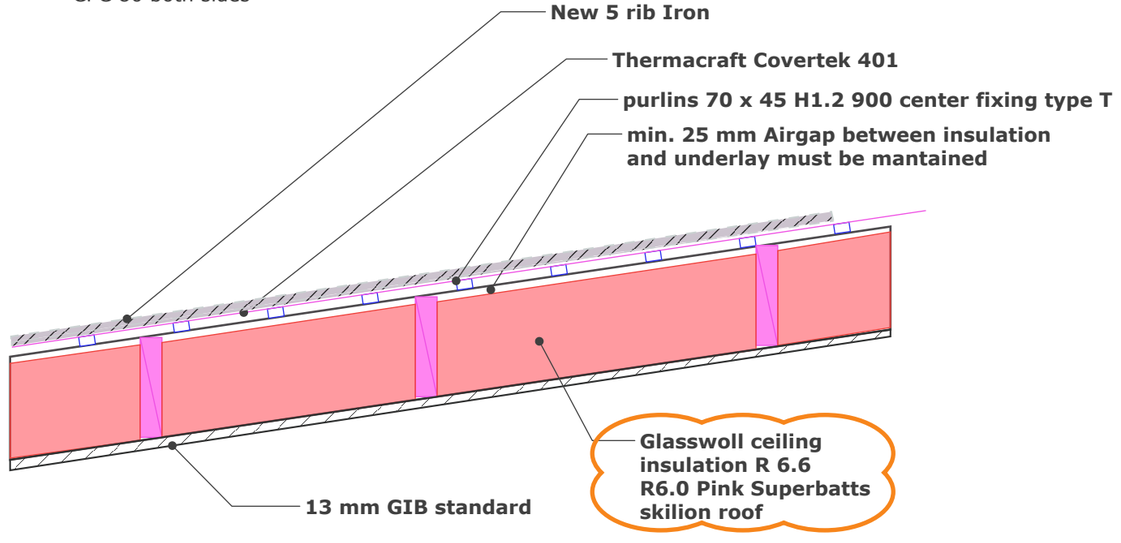
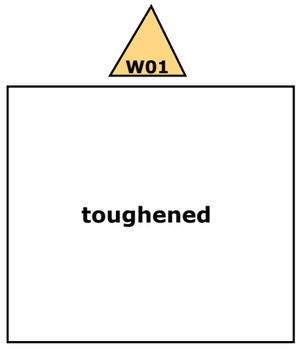


Insulation new roof

D — Fixings roof, insulation

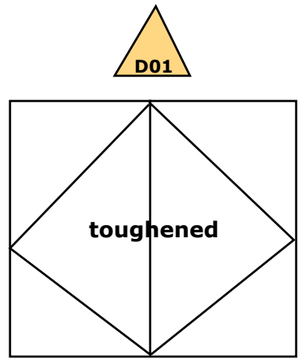
no scale



1020 w x 1410 h

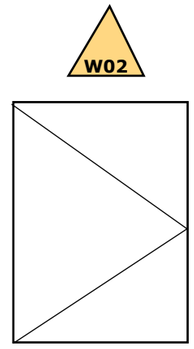
floor to sill 540 mm

double 140 x 45 SG8 H1.2 lintel



Frenchdoor 1800 w x 1950 high

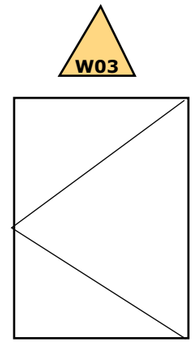
double 140 x 45 SG8 H1.2 lintel



405 w x 1000 h

floor to sill 1000 mm

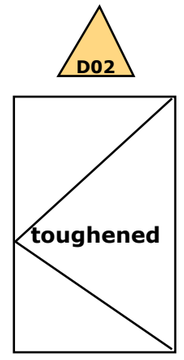
double 90 x 45 SG8 H1.2 lintel



405 w x 1000 h

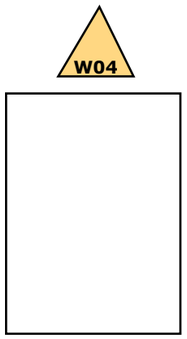
floor to sill 1000 mm

double 90 x 45 SG8 H1.2 lintel



Entry door 920 mm x 1980 h

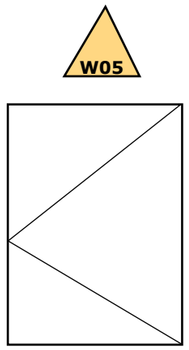
double 90 x 45 SG8 H1.2 lintel



500 w x 980 h

floor to sill 1000 mm

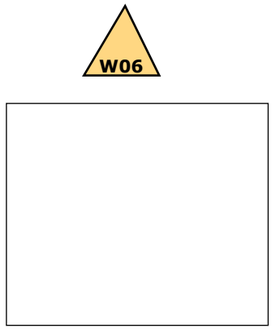
double 90 x 45 SG8 H1.2 lintel



500 w x 980 h

floor to sill 1000 mm

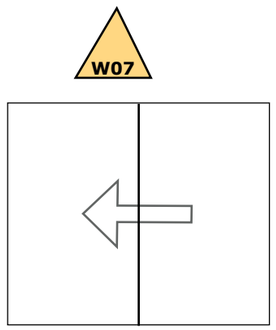
double 90 x 45 SG8 H1.2 lintel



1400 w x 1200 h

floor to sill 740 mm

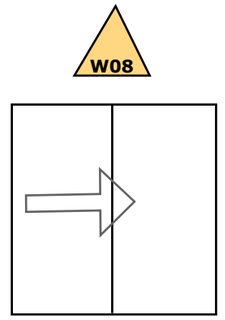
double 140 x 45 SG8 H1.2 lintel



1400 w x 1200 h

floor to sill 740 mm

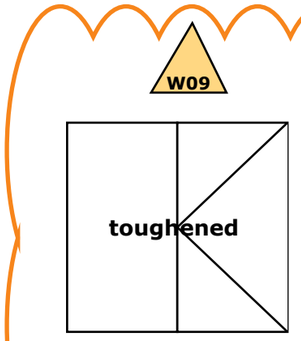
double 140 x 45 SG8 H1.2 lintel



910 w x 1200 h

floor to sill 740 mm

double 140 x 45 SG8 H1.2 lintel

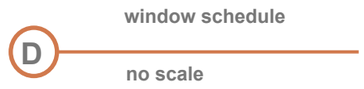


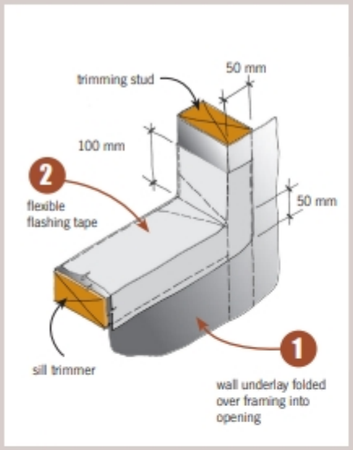
Bathroom window

1400 w x 1200 h

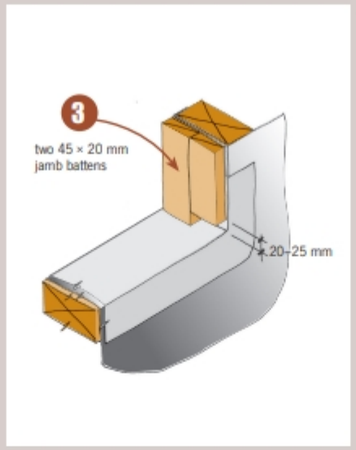
floor to sill 740 mm

double 140 x 45 SG8 H1.2 lintel

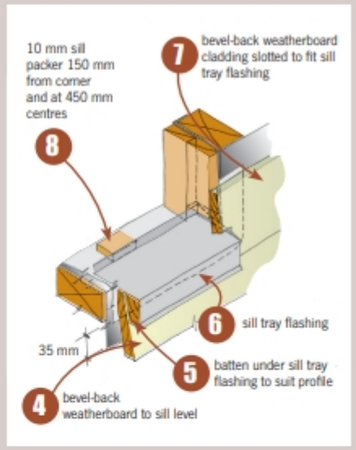




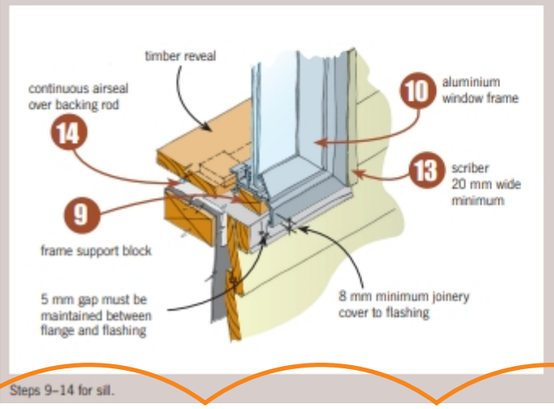
Steps 1–2.



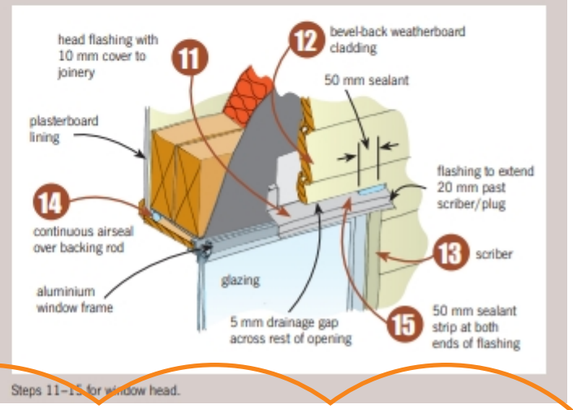
Step 3.



Steps 4–8.



Steps 9–14 for sill.



Steps 11–15 for window head.

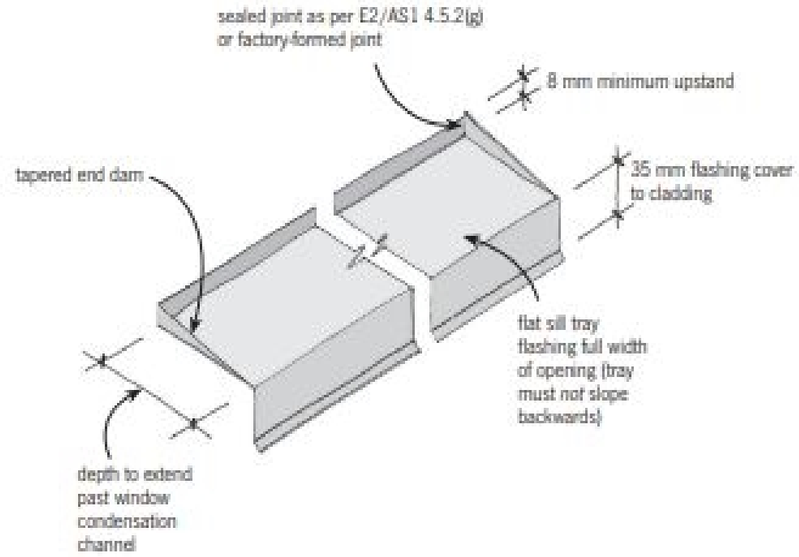


Figure 1: Sill tray flashing.

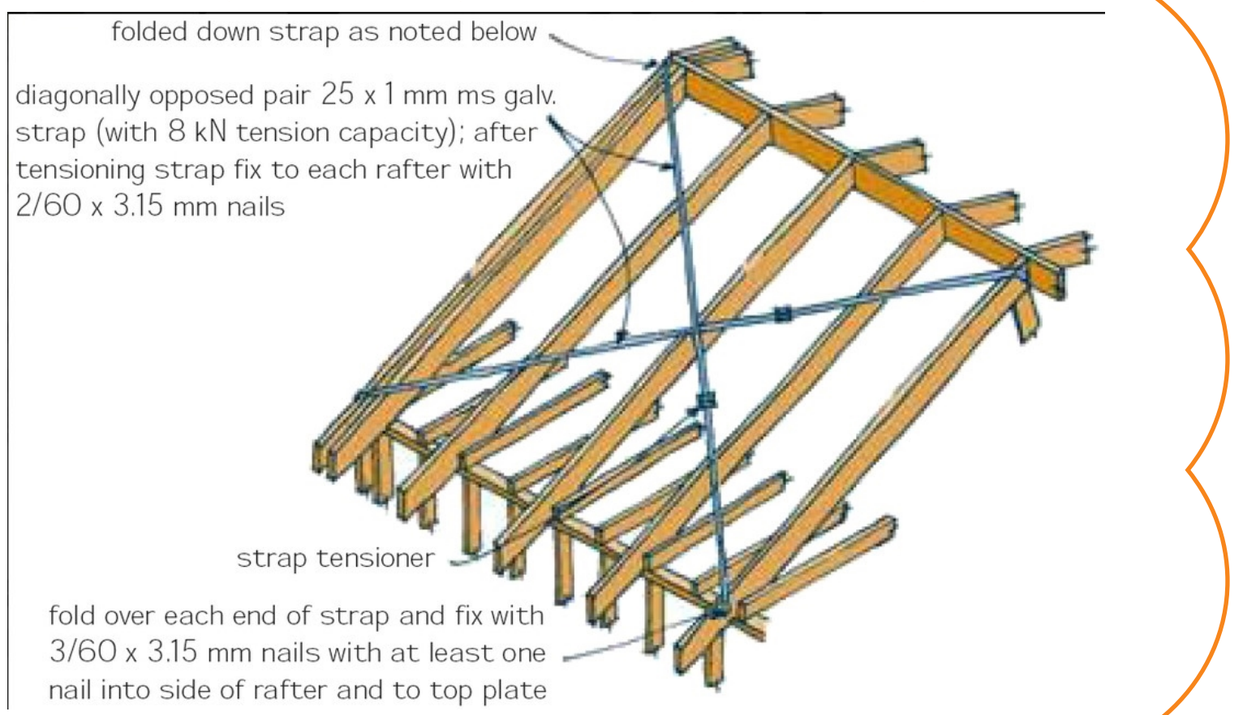


Table 2: Building envelope risk matrix. (From E2/AS1, Table 2.)

Risk factor	Risk severity								
	Low		Medium		High		Very high		Subtotals
Wind zone (per NZS 3604)	0		0	**0**	1		2		**0**
Number of storeys	0	**0**	1		2		4		**0**
Roof/wall intersection design	0		1		3	**3**	5		**3**
Eaves width	0	**0**	1		2		5		**0**
Envelope complexity	0		1		3	**3**	6		**3**
Deck design	0	**0**	2		4		6		**0**
(Enter the appropriate risk severity score for each risk factor in the score columns. Transfer these figures across to the right-hand column. Finally, add up the figures in the right-hand column to get the total risk score.)							Total risk score		**6**

D window installation, risk matrix

no scale

AS/NZS 3500.2

13 Harper Street / Plumbing plan

Key
- 100mm PVC
- 65mm PVC
- 40mm PVC
- 20mm copper

existing waste pipe to street

existing gully

Delete Gully

New Gully

100mm Stack connection

Bath tub

double vanity

500 mm

Sink

shower enclosed with tray

Guest and main toilet

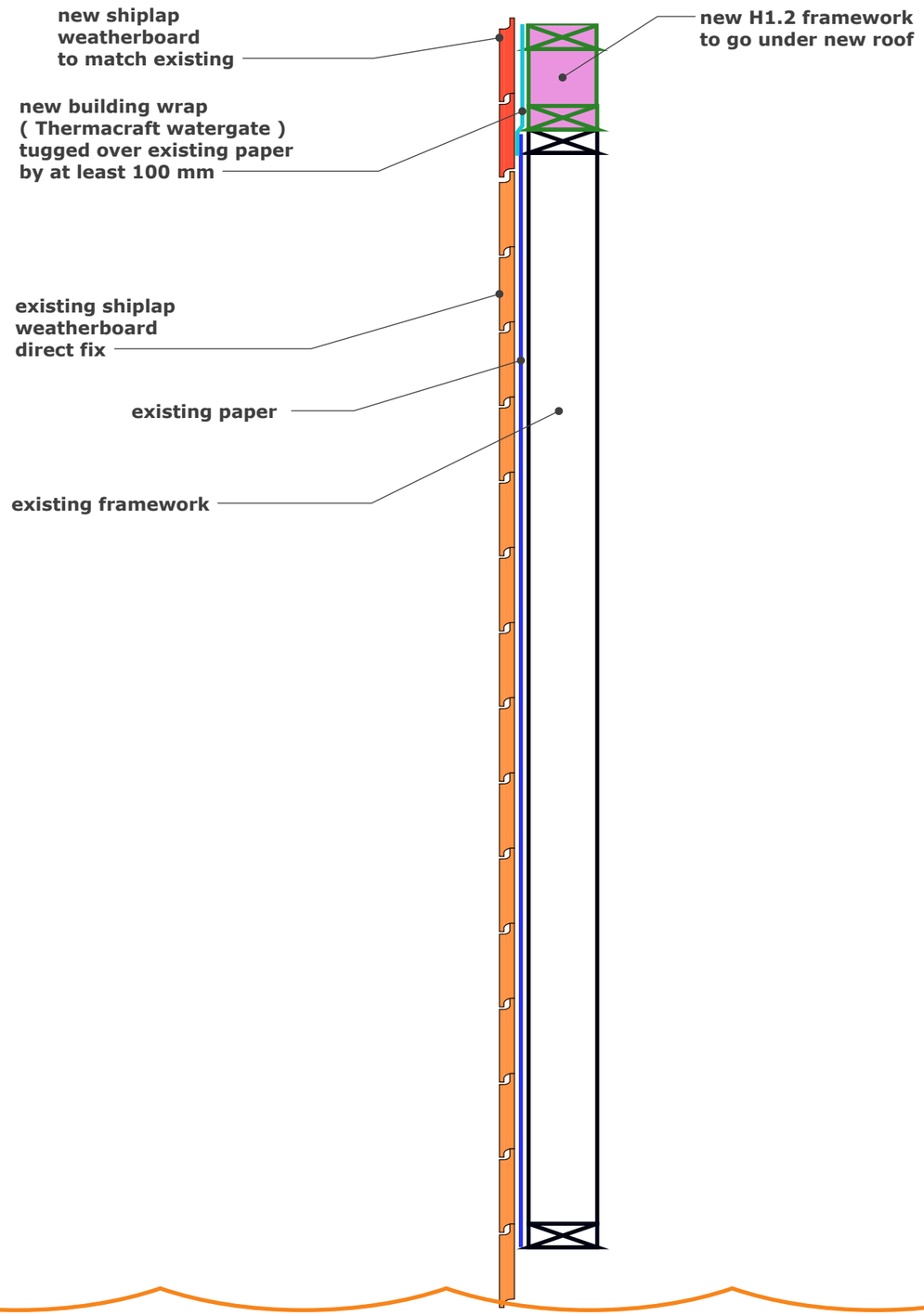
HWC

Laundry and Guest toilet

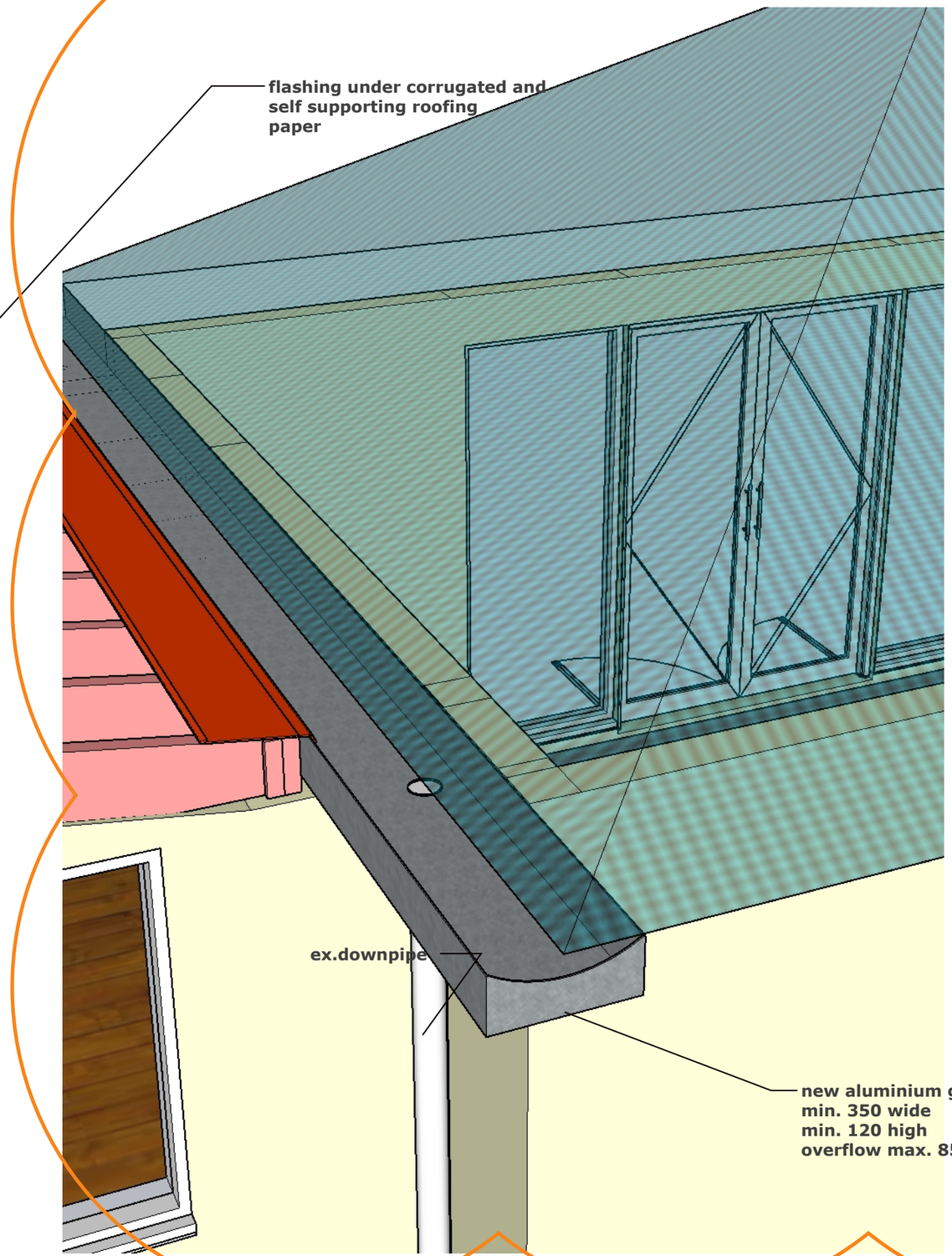
Please let me know Model of new HWC

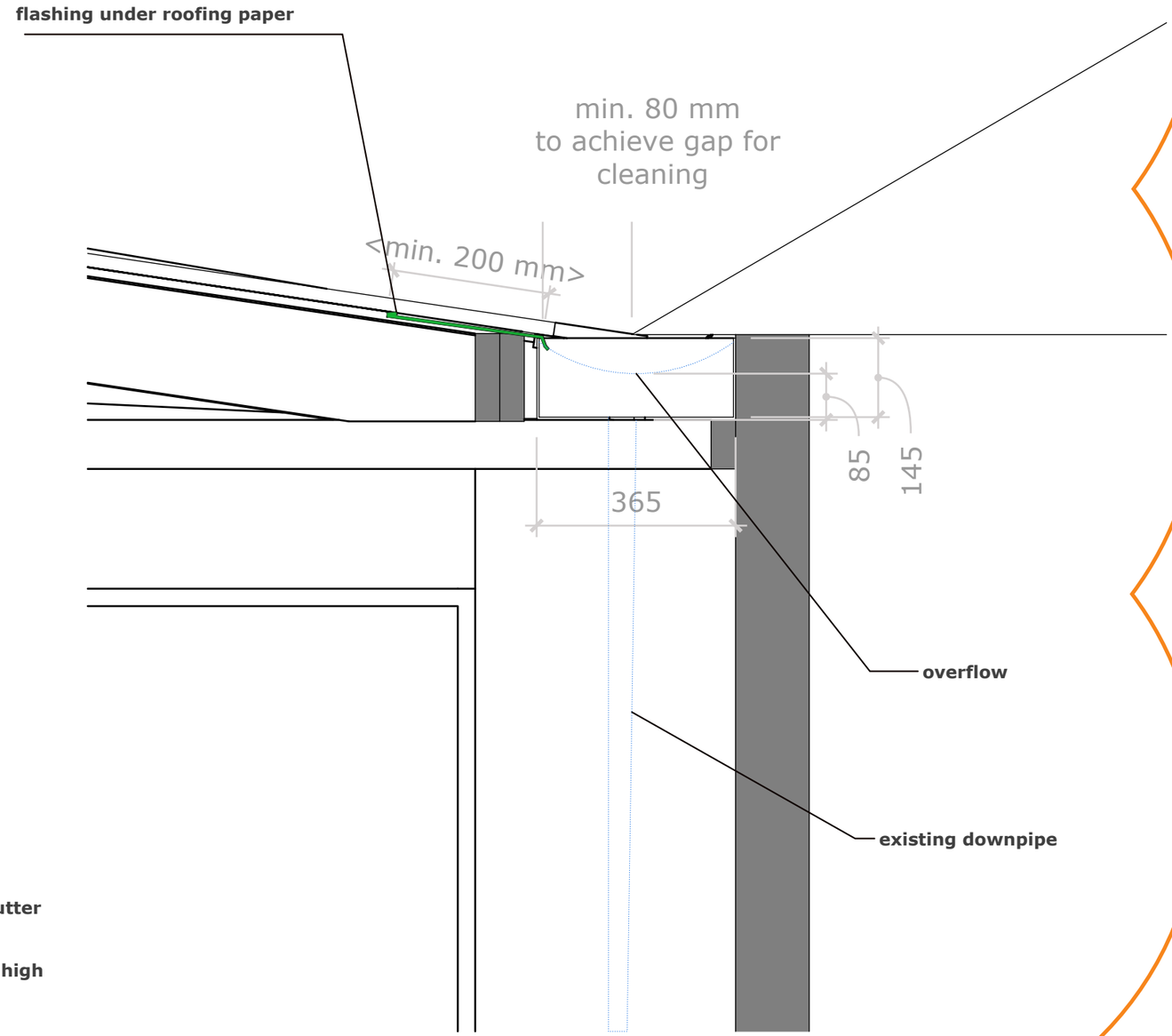
Laundry sink

Washing machine


new shiplap
weatherboard
to match existing
new building wrap
(Thermacraft watergate)
tugged over existing paper
by at least 100 mm
existing shiplap
weatherboard
direct fix
existing paper
existing framework
new H1.2 framework
to go under new roof

The property is not connected to Stormwater
and all existing downpipes drain into the garden.
There was never an issue with flooding or damp walls .
We don't change the layout or roof area , so
the amount of Storm water will not change



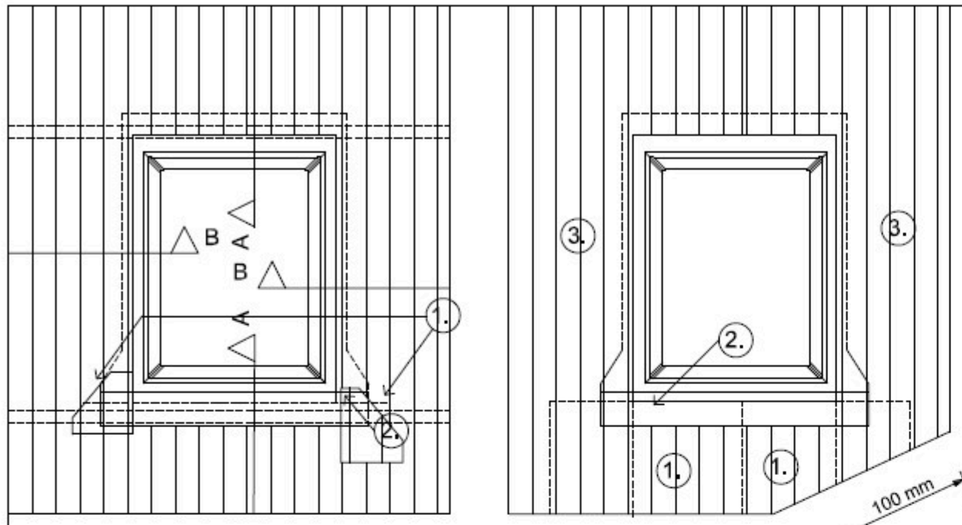


VS
VSE

EDW

PROFILED METAL SHEETS

15°-90°



VELUX Skylight installed in new metal roofing.

1. The sheets are fitted 100 mm from the bottom frame
2. The flashing is mounted
3. Fit the metal sheets

VELUX Skylight installed in to existing metal roofing.

ELEVATIONS

1. The metal sheet is cut to allow for the flashing apron. The cut must stop on top of a profile (min 270 mm from the side frame)
2. The filler piece is placed so it fits the cut (can be fixed to the existing metal sheets with rivets) (Shape the filler piece from the cut-out sheets of the skylight)

VELUX NEW ZEALAND LTD.
0800 650 445
Sky-Product Management

	Name	Date
Drawn by		June 11
Checked by		June 11
Drawing No.		

VS, VSE - Venting Skylight and EDW Flashing in Profiled Metal Roof