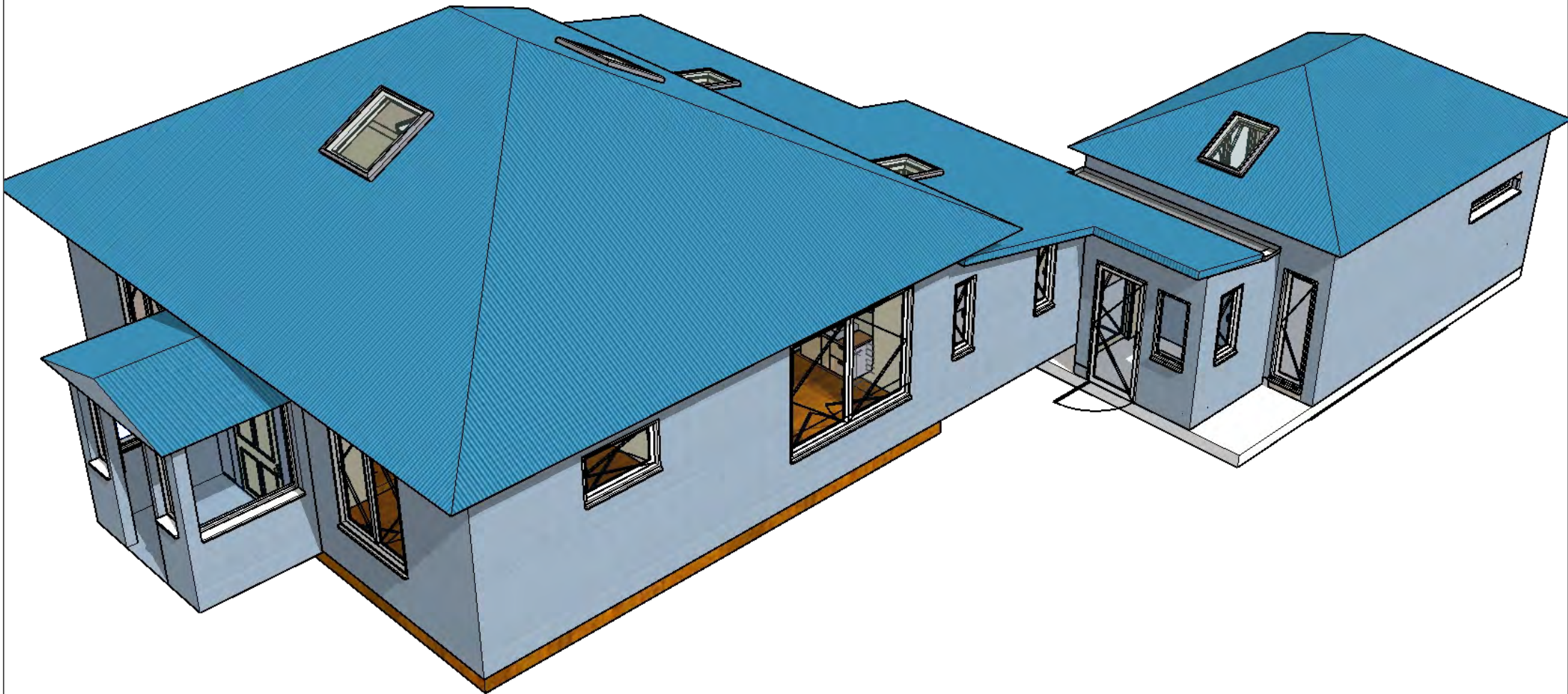


A PRINTED COPY OF THE APPROVED
BUILDING CONSENT DOCUMENTS,
PLANS AND SPECIFICATIONS MUST
BE RETAINED ON SITE AT ALL TIMES.



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

Sheet Number	Sheet Name
Sheet 01	Index
Sheet 02	General Rules
Sheet 03	presentation all on
Sheet 04	Siteplan
Sheet 05	Sat view property
Sheet 06	Elevations CAD
Sheet 07	floorplan existing / proposed
Sheet 08	floorplan cad
Sheet 09	Roof change ex.-prop.
Sheet 10	Roof changes frames
Sheet 11	Rafter changes detail 3 sections
Sheet 12	Proposed roof
Sheet 13	Fixings roof, insulation
Sheet 14	window schedule
Sheet 15	window installation, risk matrix
Sheet 16	Plumbing and drainage plan
Sheet 17	existing /proposed wall cladding
Sheet 18	Details Aluminium Gutter
Sheet 19	
Sheet 20	
Sheet 21	
Sheet 22	
Sheet 23	
Sheet 24	
Sheet 25	
Sheet 26	
Sheet 27	
Sheet 28	
Sheet 29	
Sheet 30	

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 BCR 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.

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 SGB STUDS @ 600mm MAX. CRS UNLESS OTHERWISE SHOWN. ALL OTHER INTERNAL STUDS TO BE SGB 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 SGB.

LINTELS

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

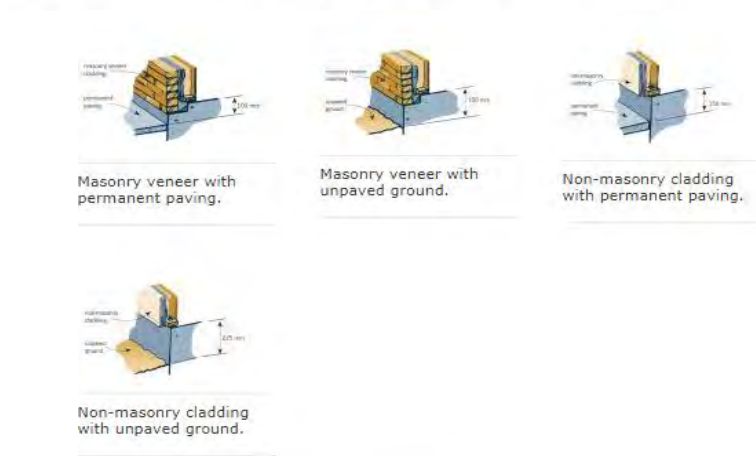
INTERNAL ALTERATION

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. Aquiline gib to l dry and bathroom. Gib finished to a level 4 finish. Square set walls to ceiling.
CEILINGES - 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.



Non-masonry cladding with unpaved ground.

Minimum permitted ground clearances

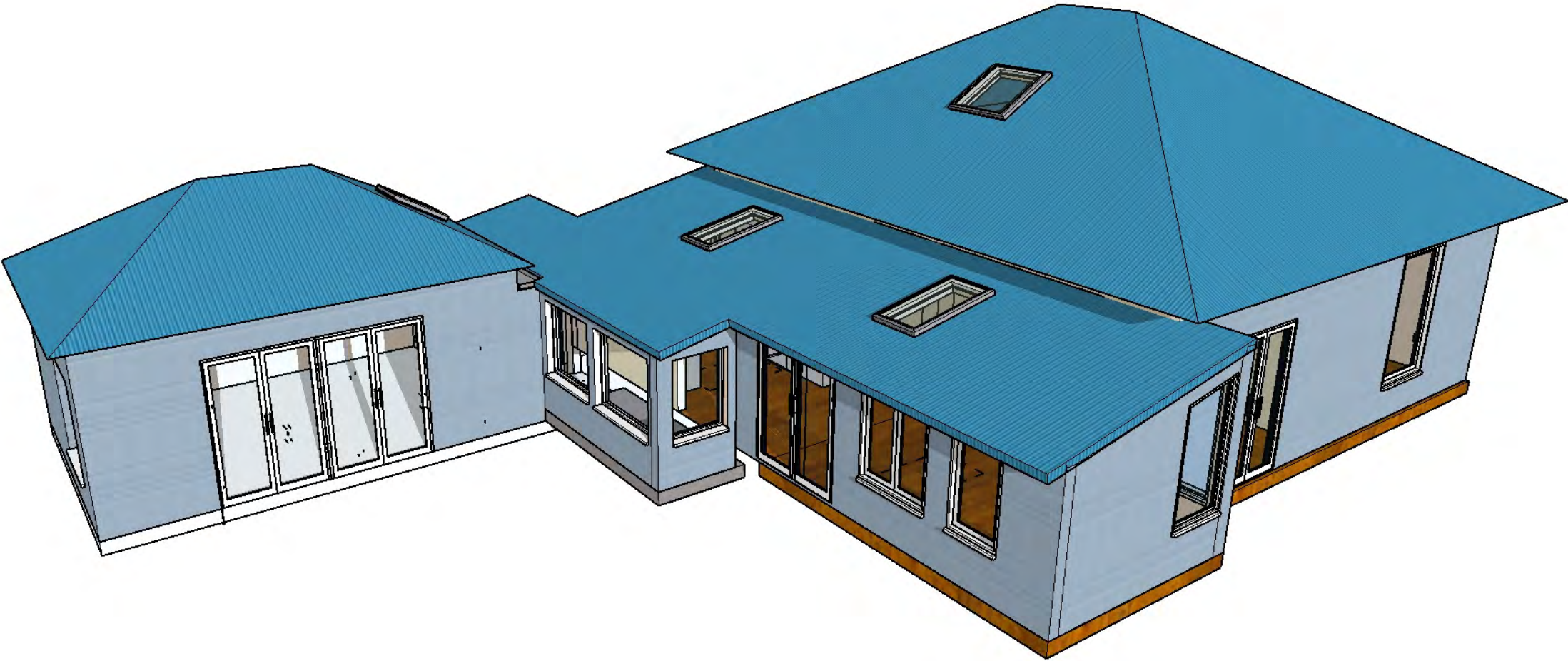
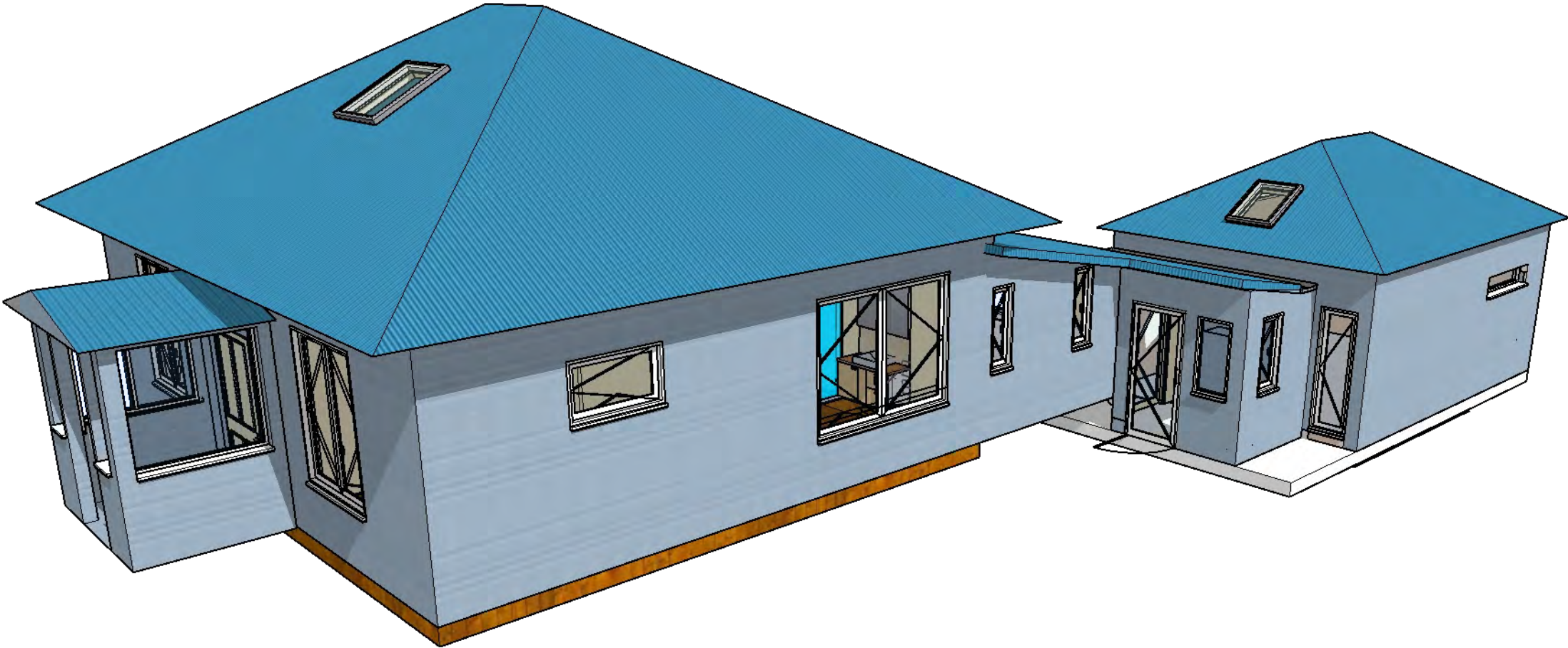
The rules for minimum clearances are set out in Building Code Acceptable Solution E1/AS1 and NZS 3604.

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

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.

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



SITE COVERAGE :

SITE AREA : 428 sqm

Existing House : 139 sqm

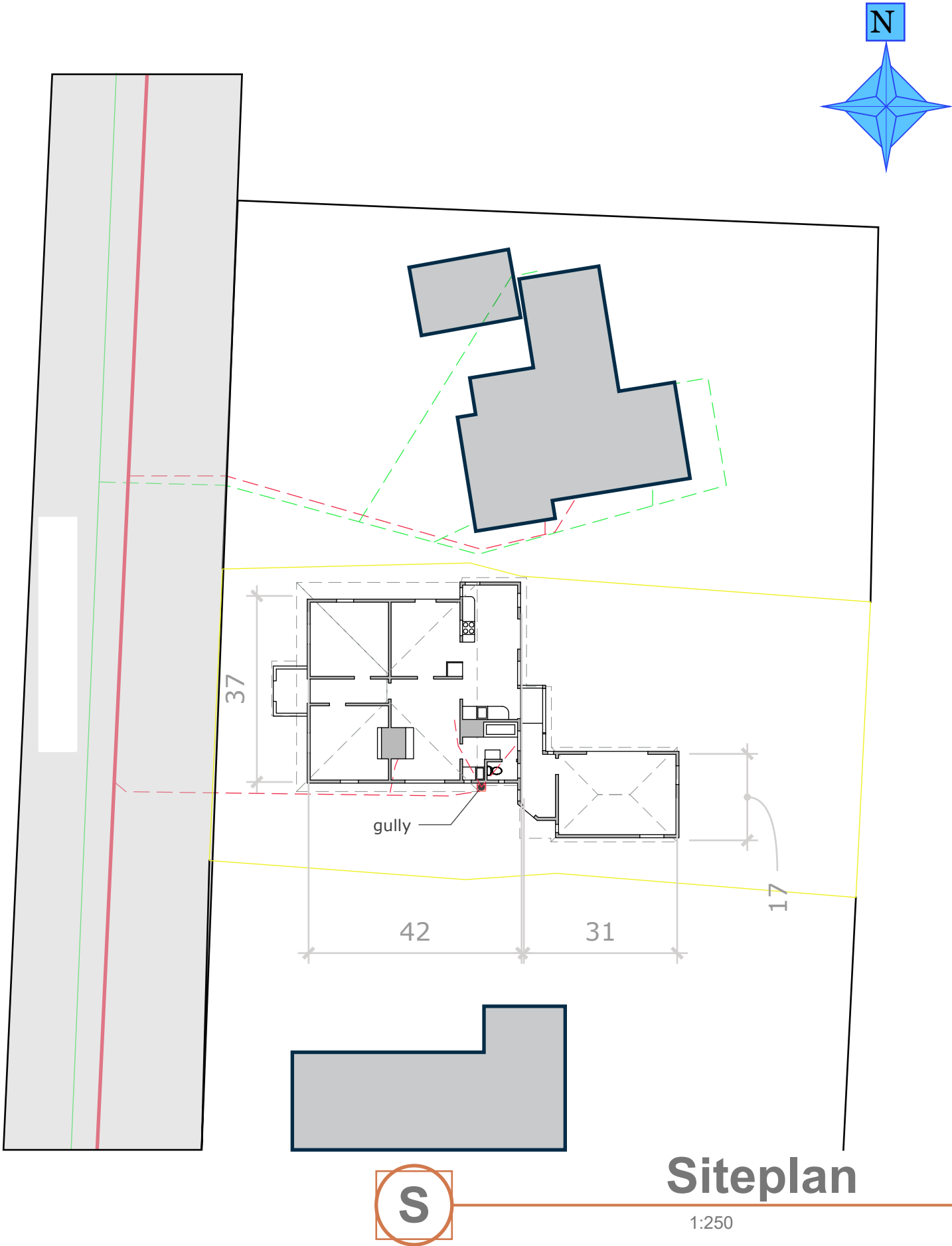
Existing Site Coverage :32%

Proposed Site coverage : 32.25 %

Parcel ID:
Appellation:
Location: Nelson

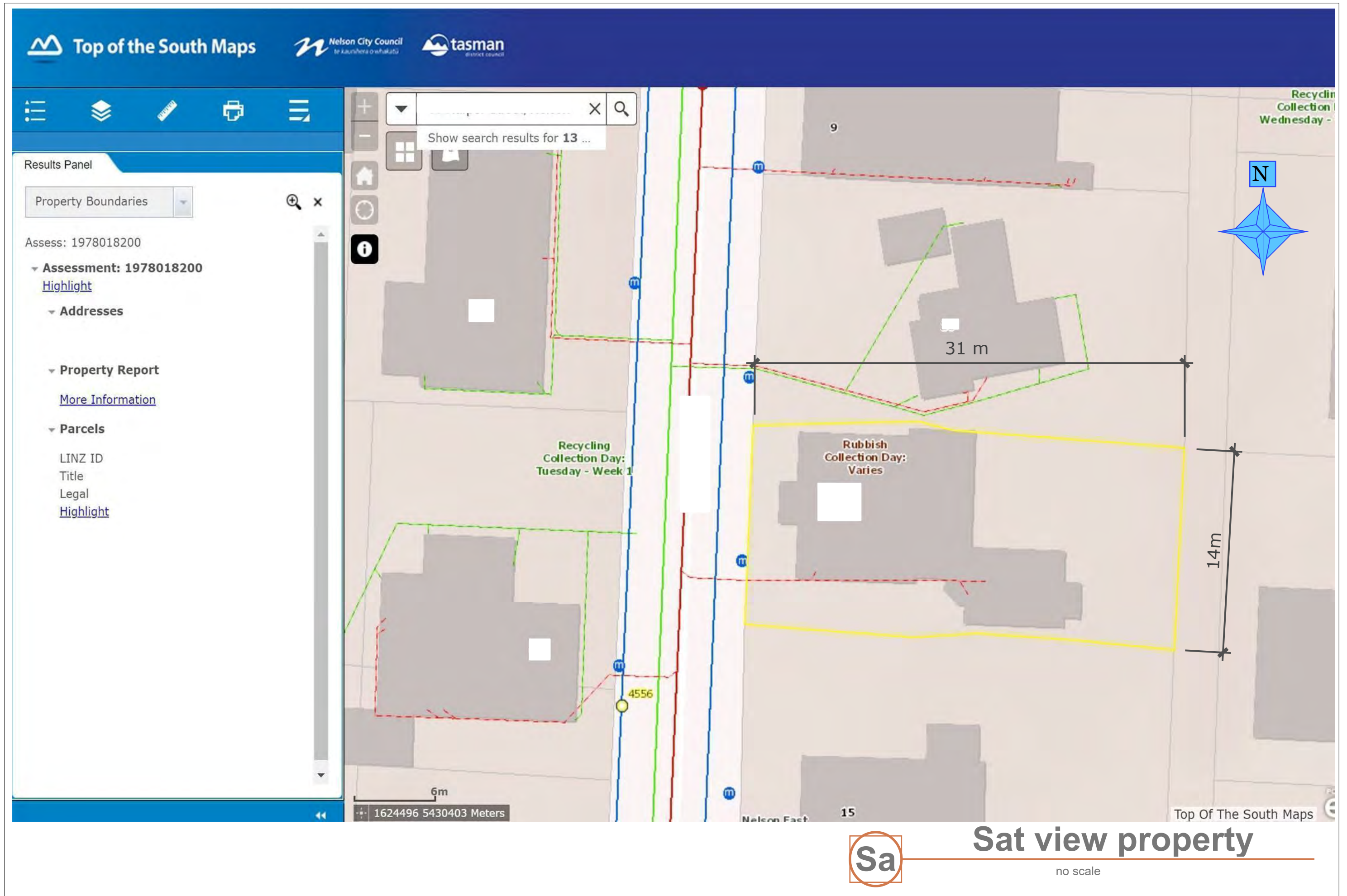
Climate Zone: 3
Earthquake Zone: Zone 2
Exposure Zone: Zone C
Lee Zone: No
Rainfall Range: 70 - 80
Wind Region: A
Wind Zone: Medium

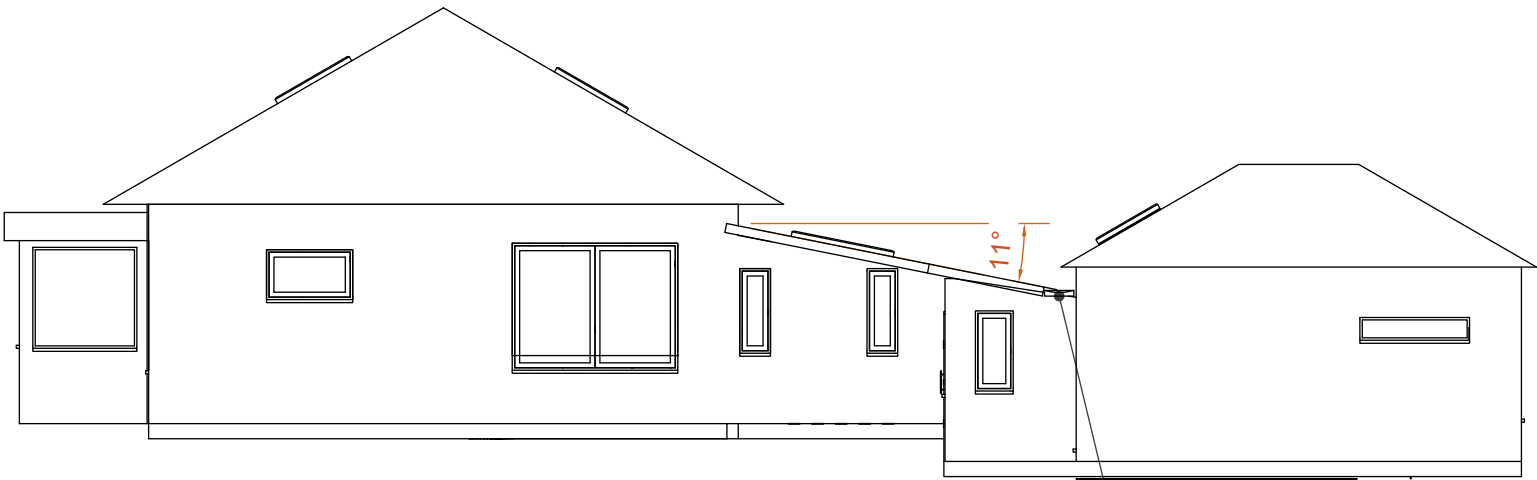
NOTE :
Site plan dimensions have been
estimated and scaled off existing plans -
no site survey has been completed.
Plumber / drainlayer to check on site
for exact location of existing SW
connection.



Siteplan

1:250

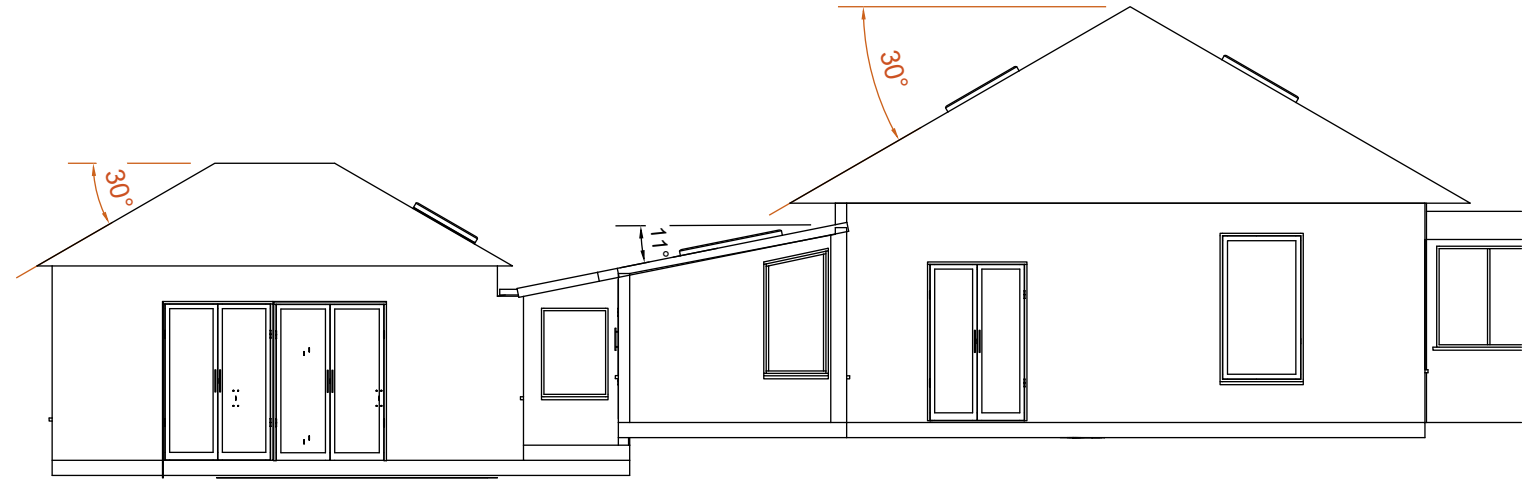




Internal gutter
made from aluminium
200 wide , 80 mm high

E Elevations CAD right
1:100

E Elevations CAD right
1:100



E Elevations CAD right
1:100

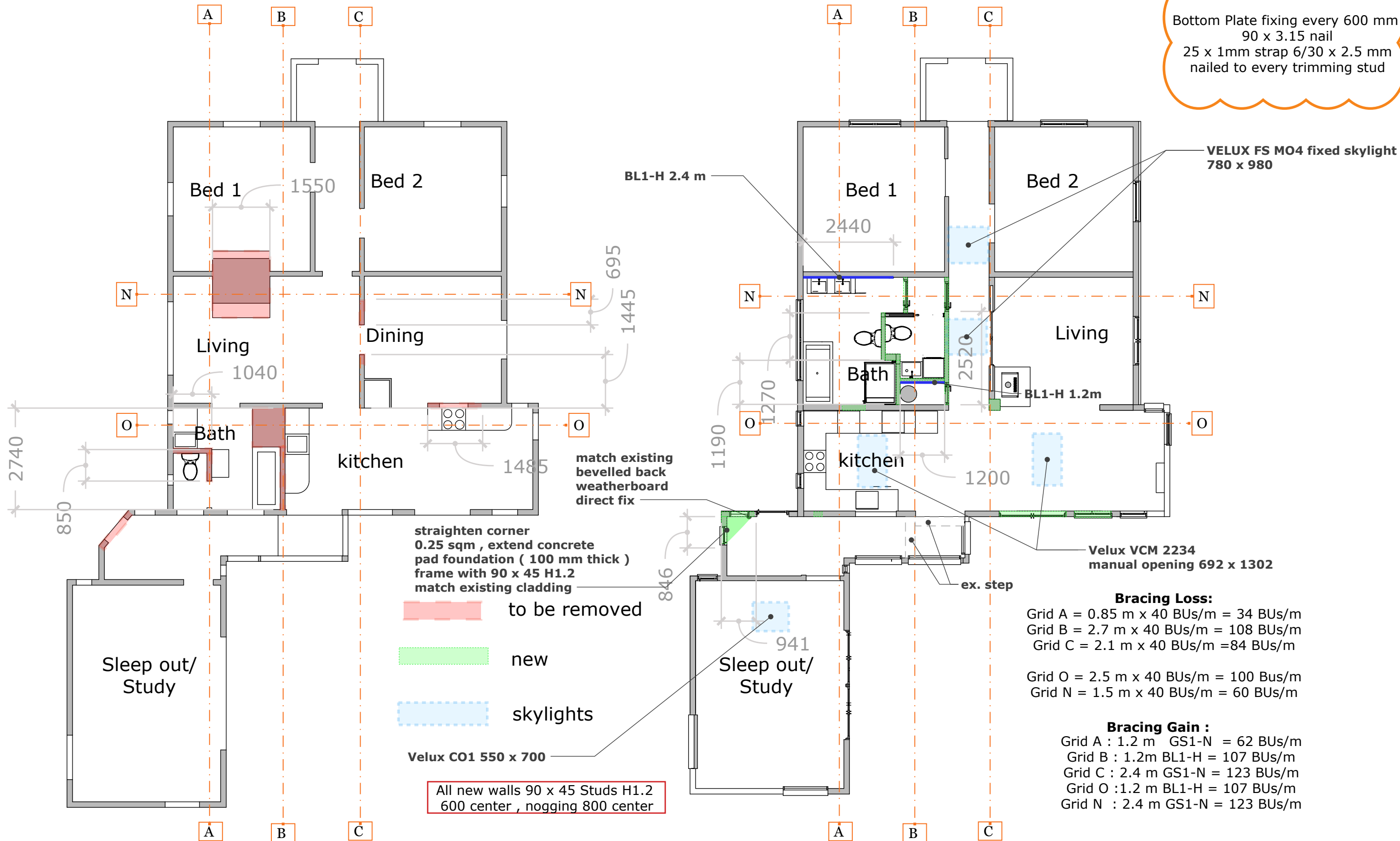
E Elevations CAD right
1:100

existing

proposed

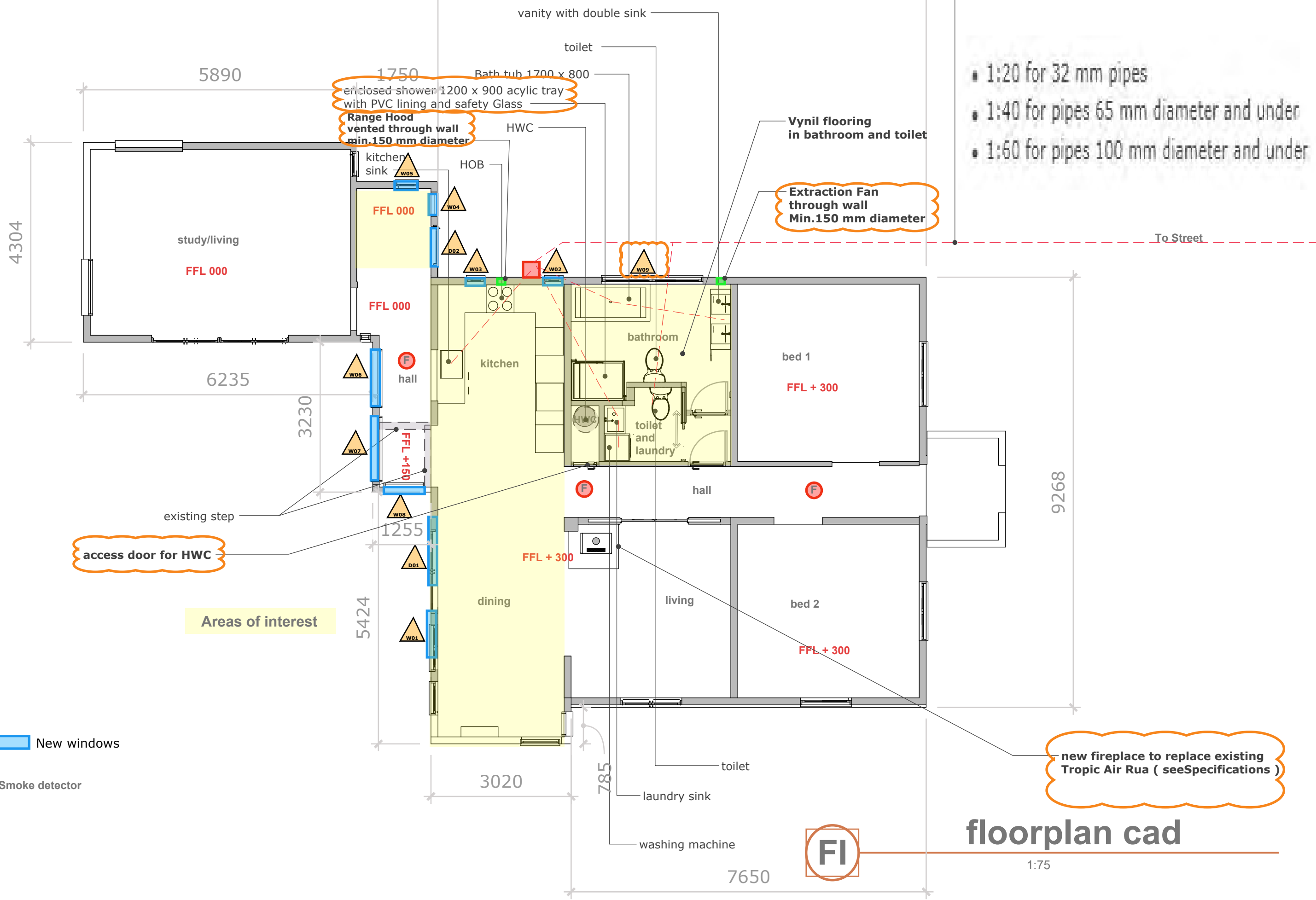
Top Plate fixing shall be Type B 4.7 kN to every stud of new wall

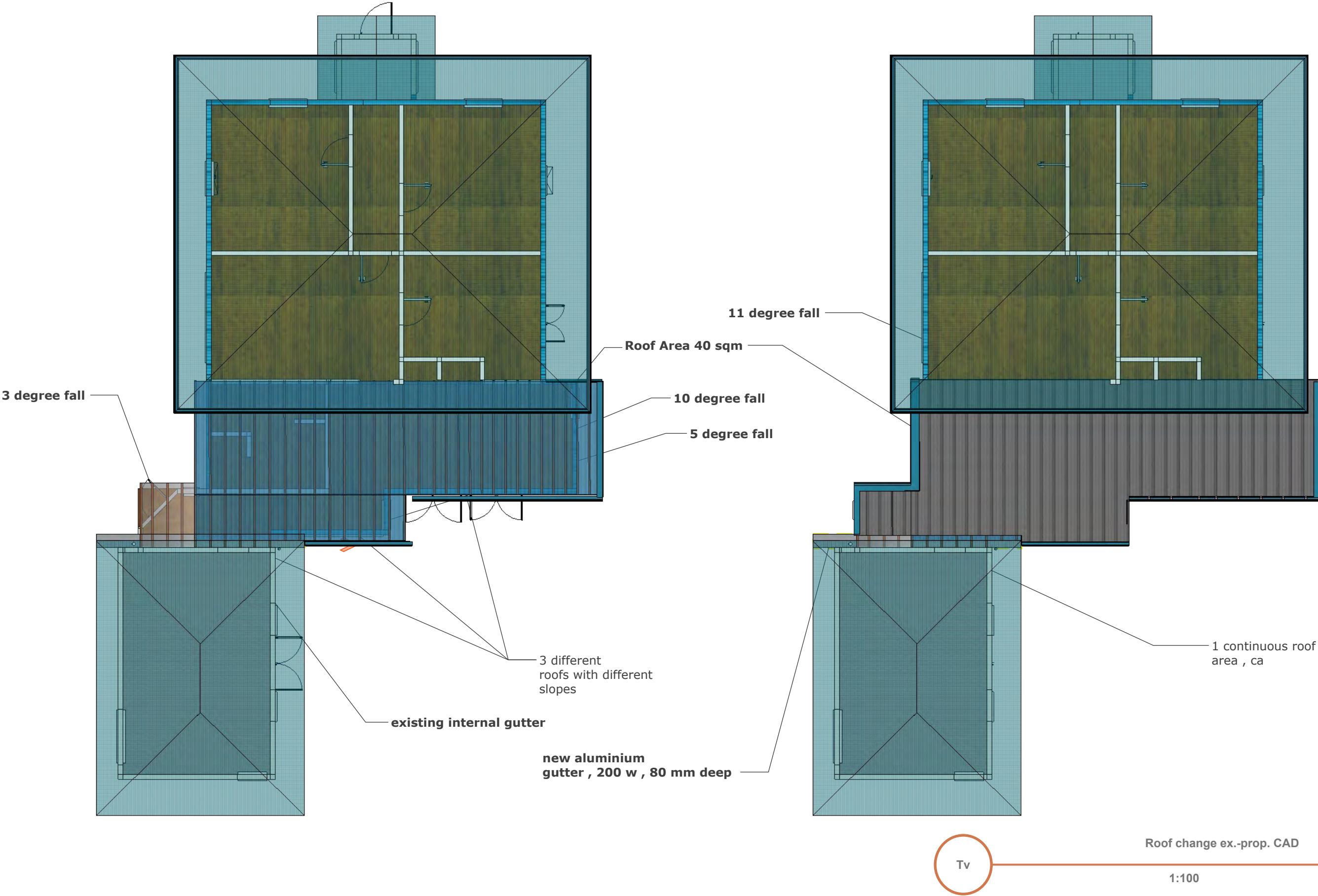
Bottom Plate fixing every 600 mm
90 x 3.15 nail
25 x 1mm strap 6/30 x 2.5 mm nailed to every trimming stud

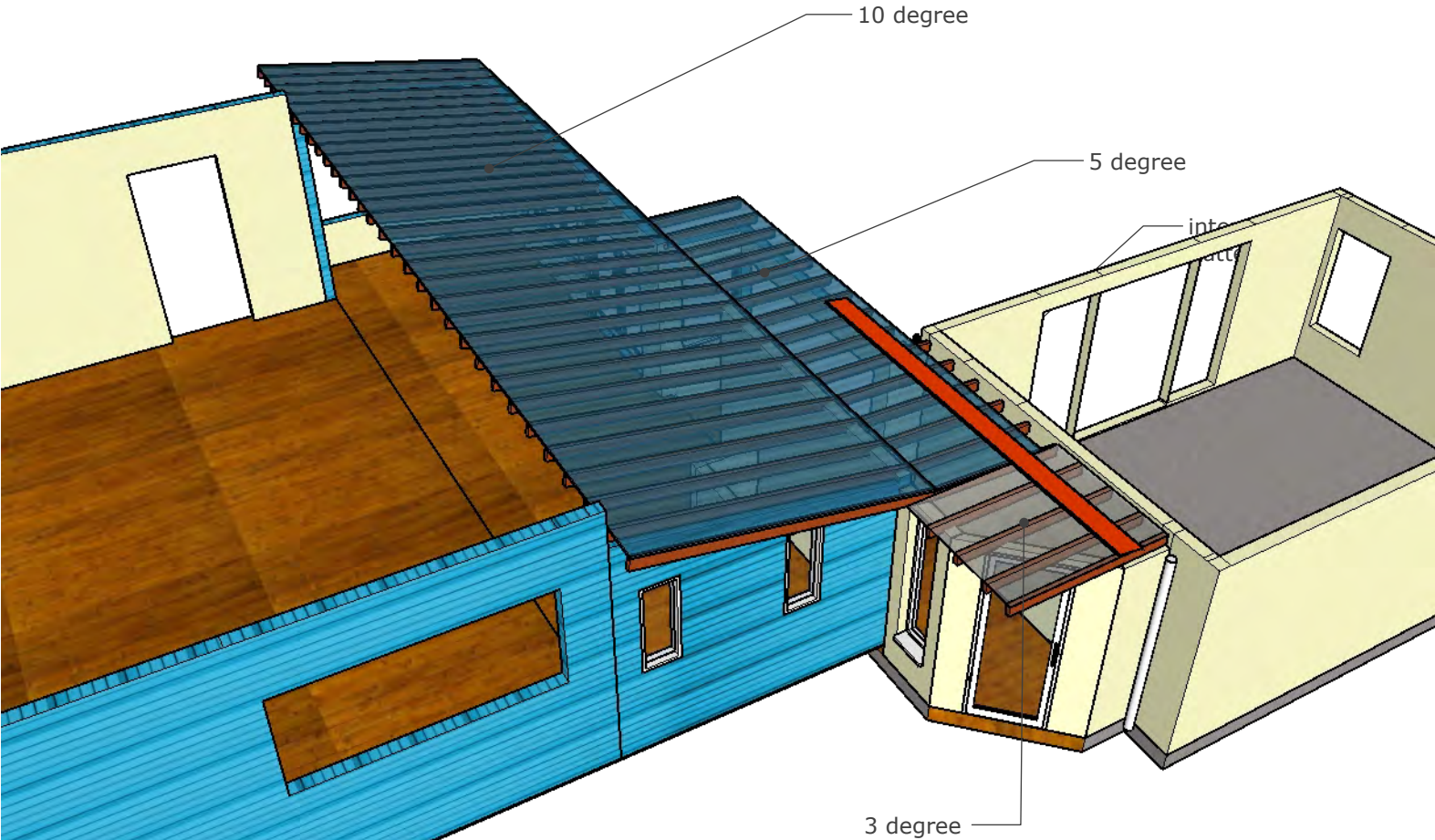


FI floorplan existing / proposed

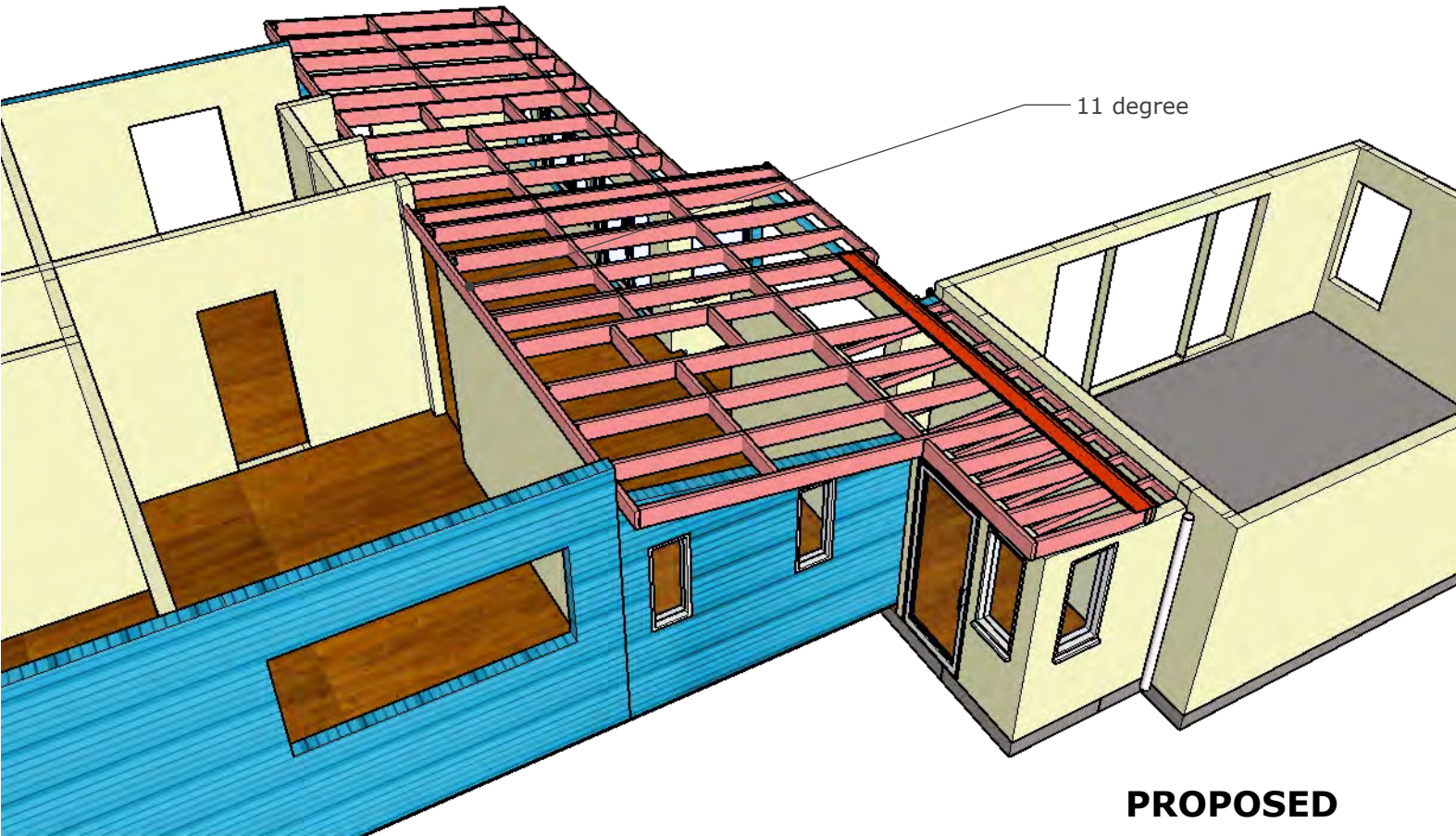
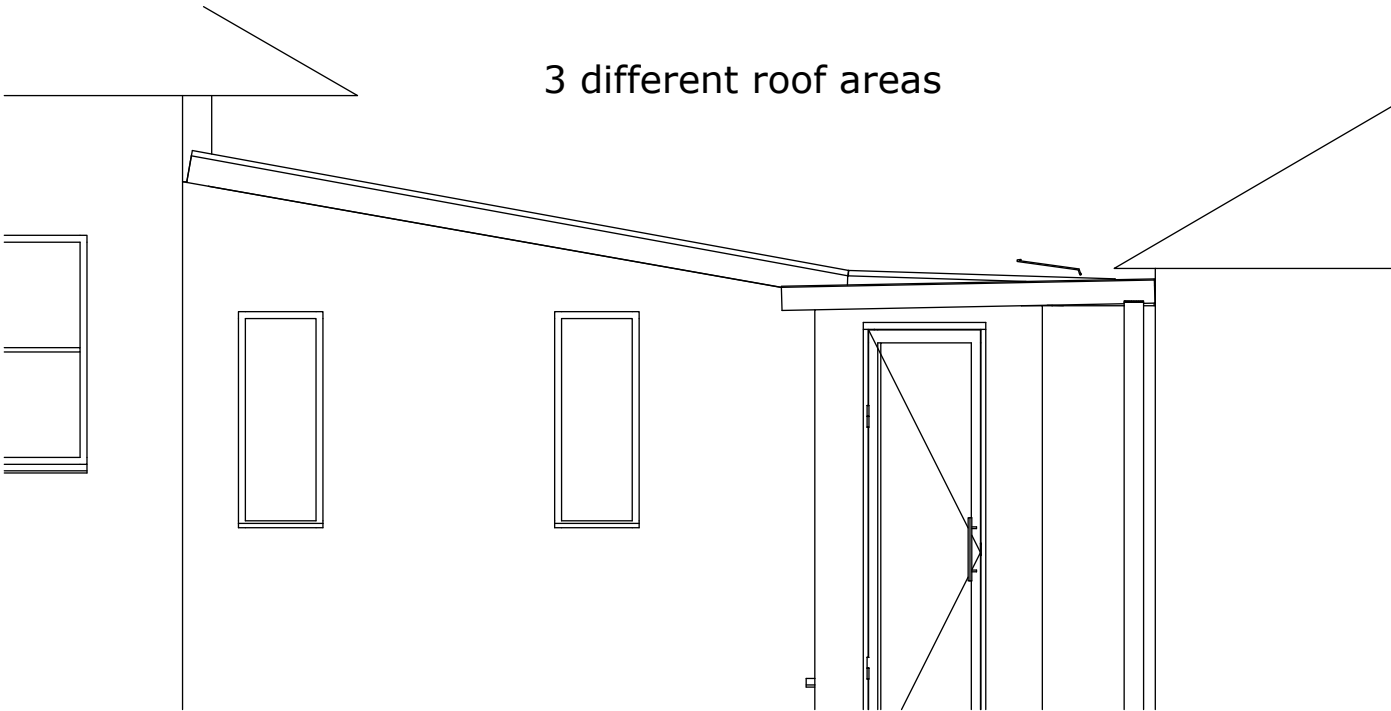
scale 1:100



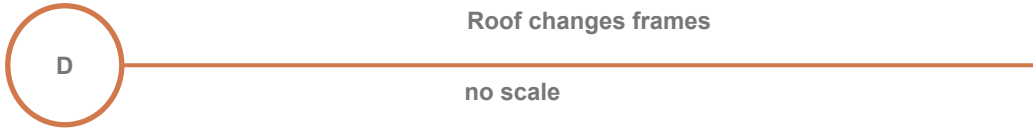
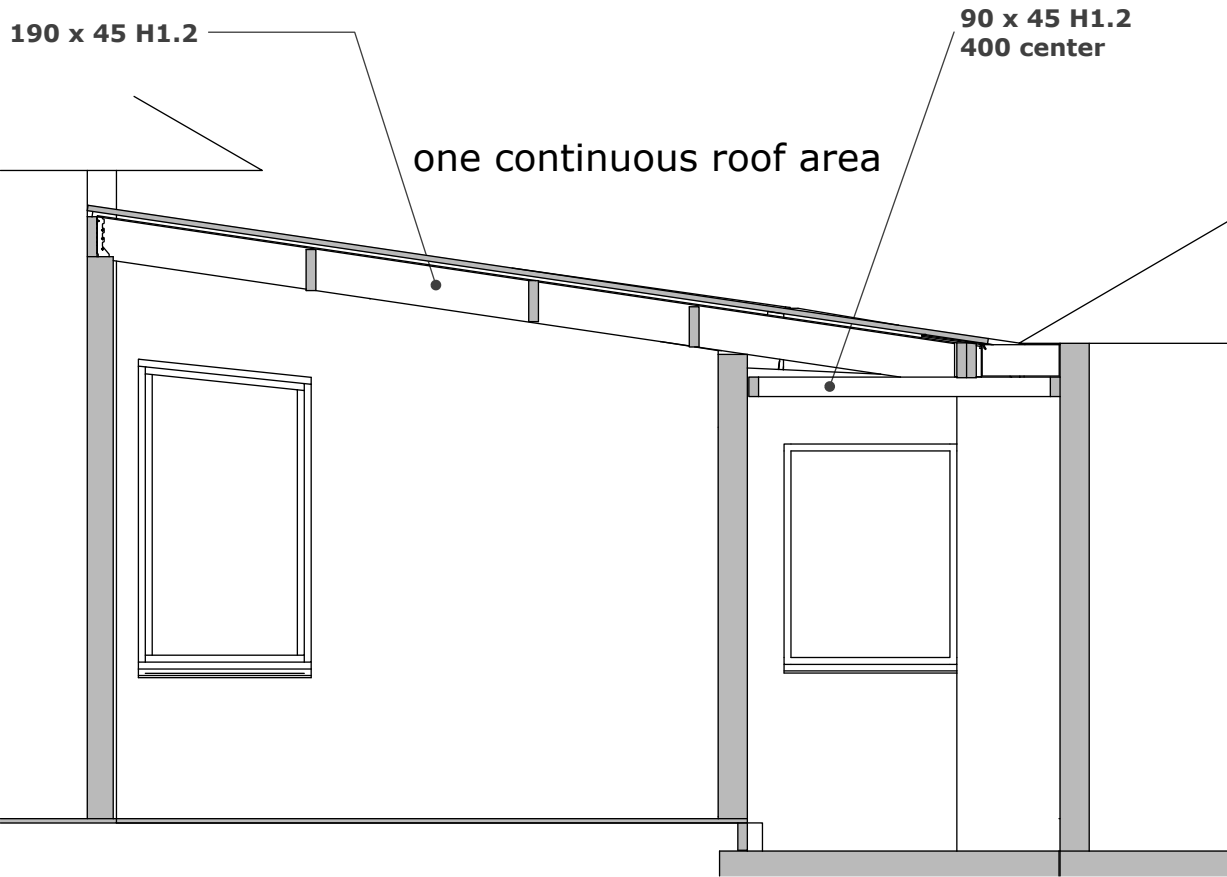


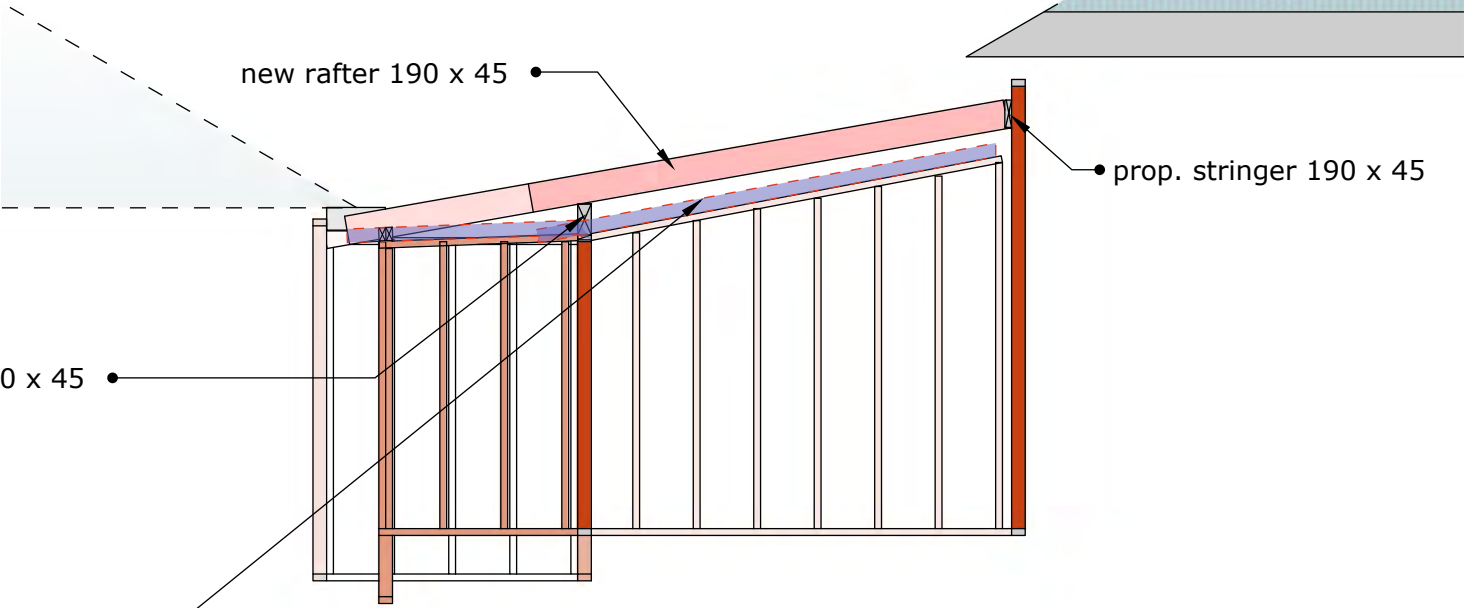
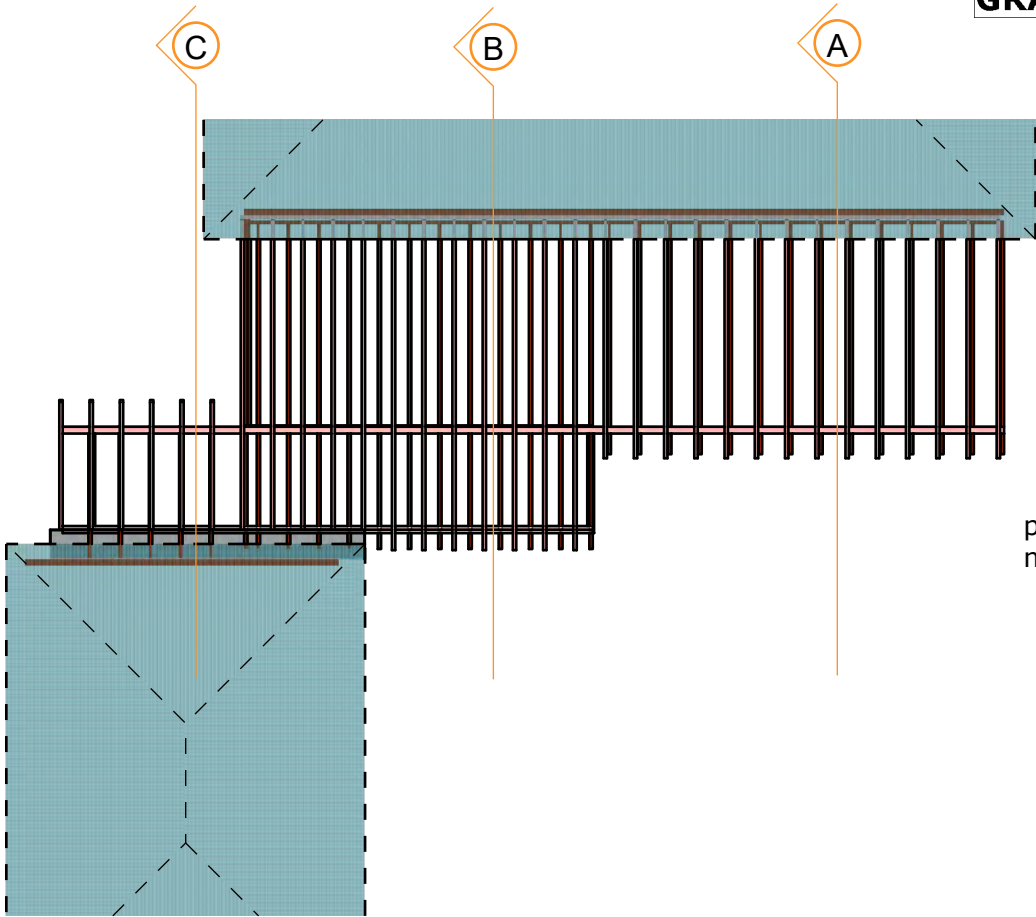


EXISTING



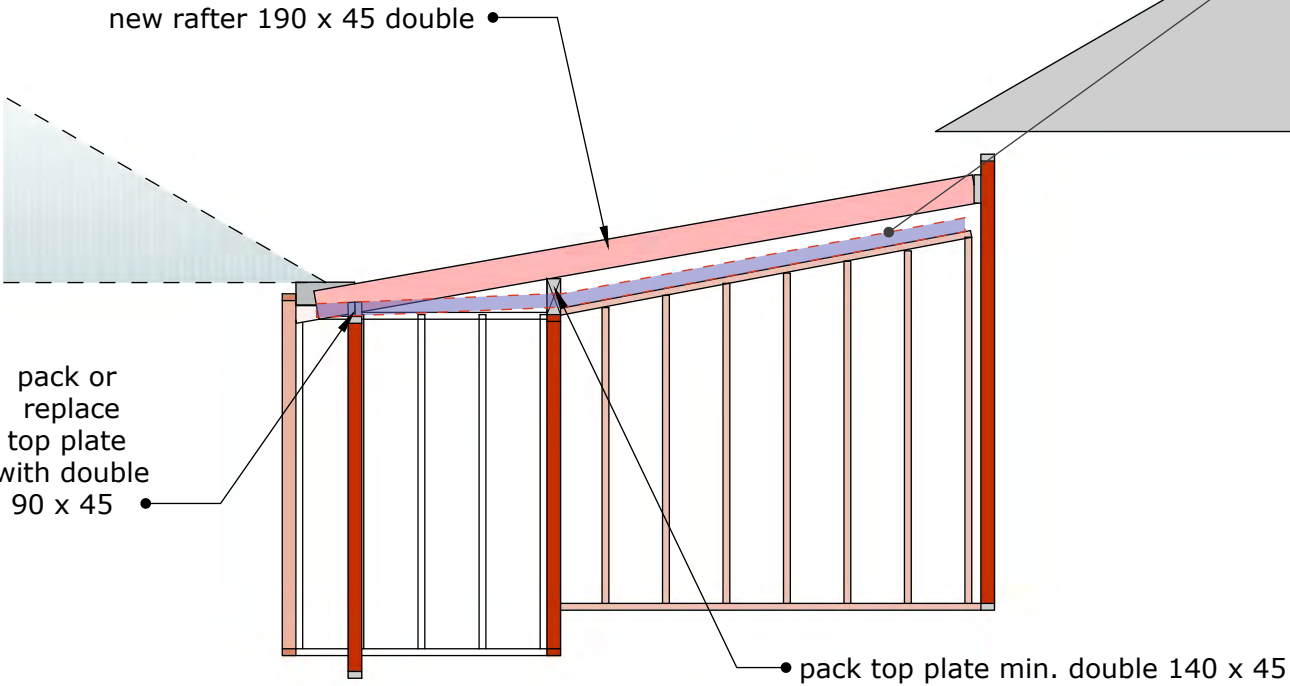
PROPOSED



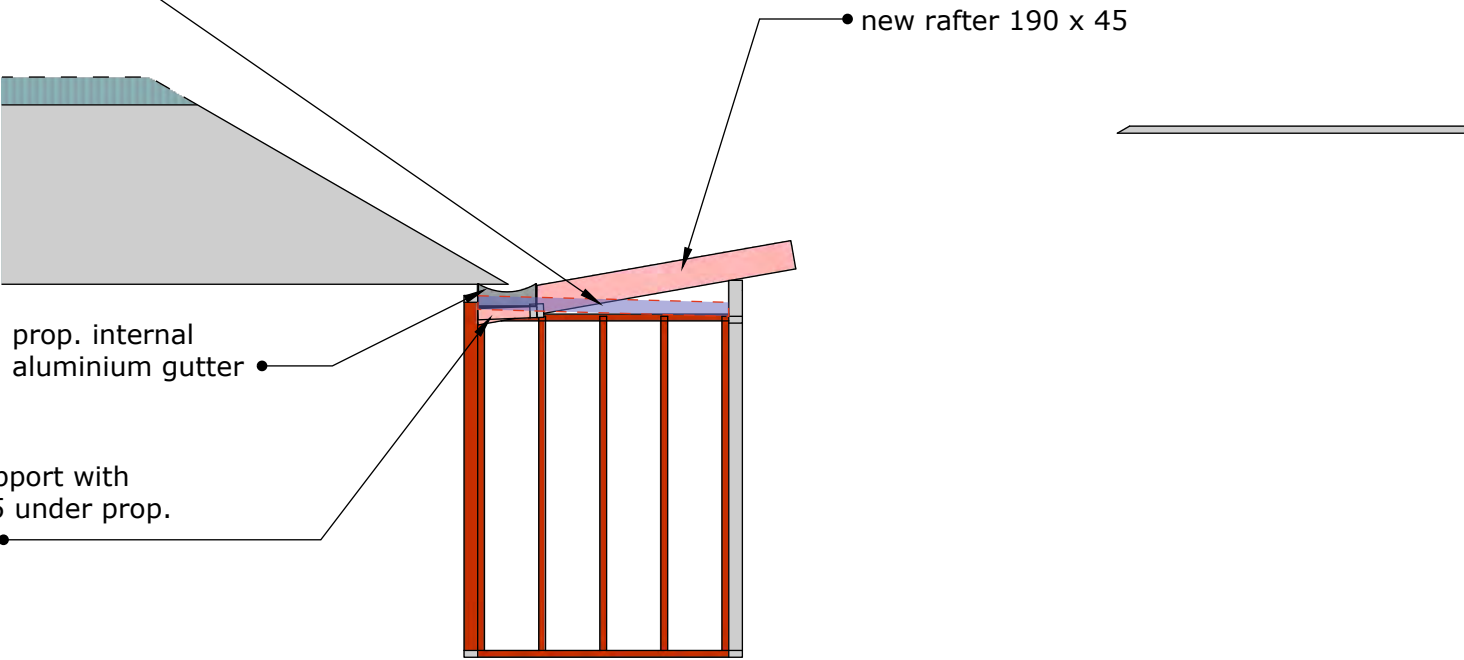


Section A

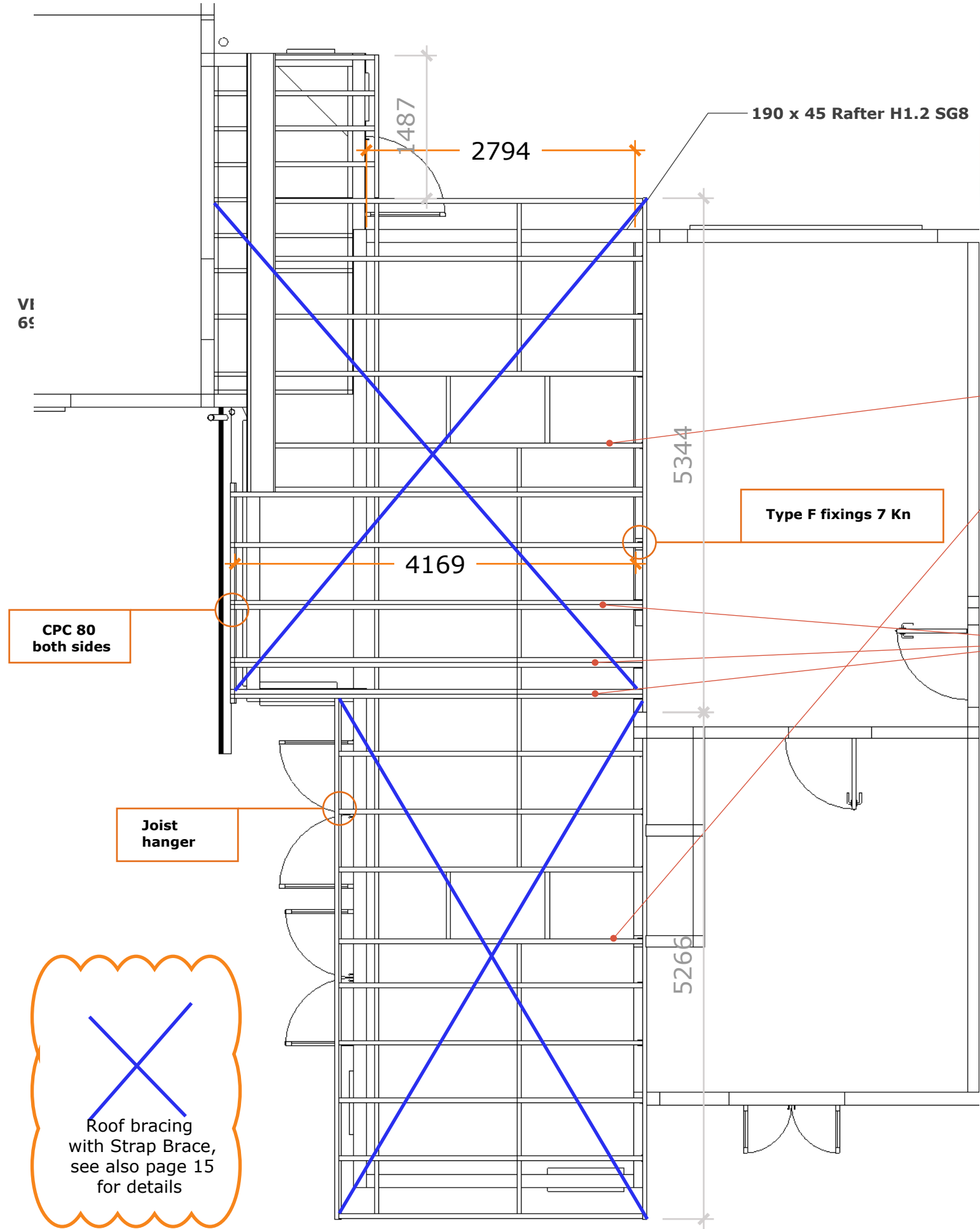
existing rafters



Section B



Section C



SECTION 10 – ROOF FRAMING

NZS 3604:2011

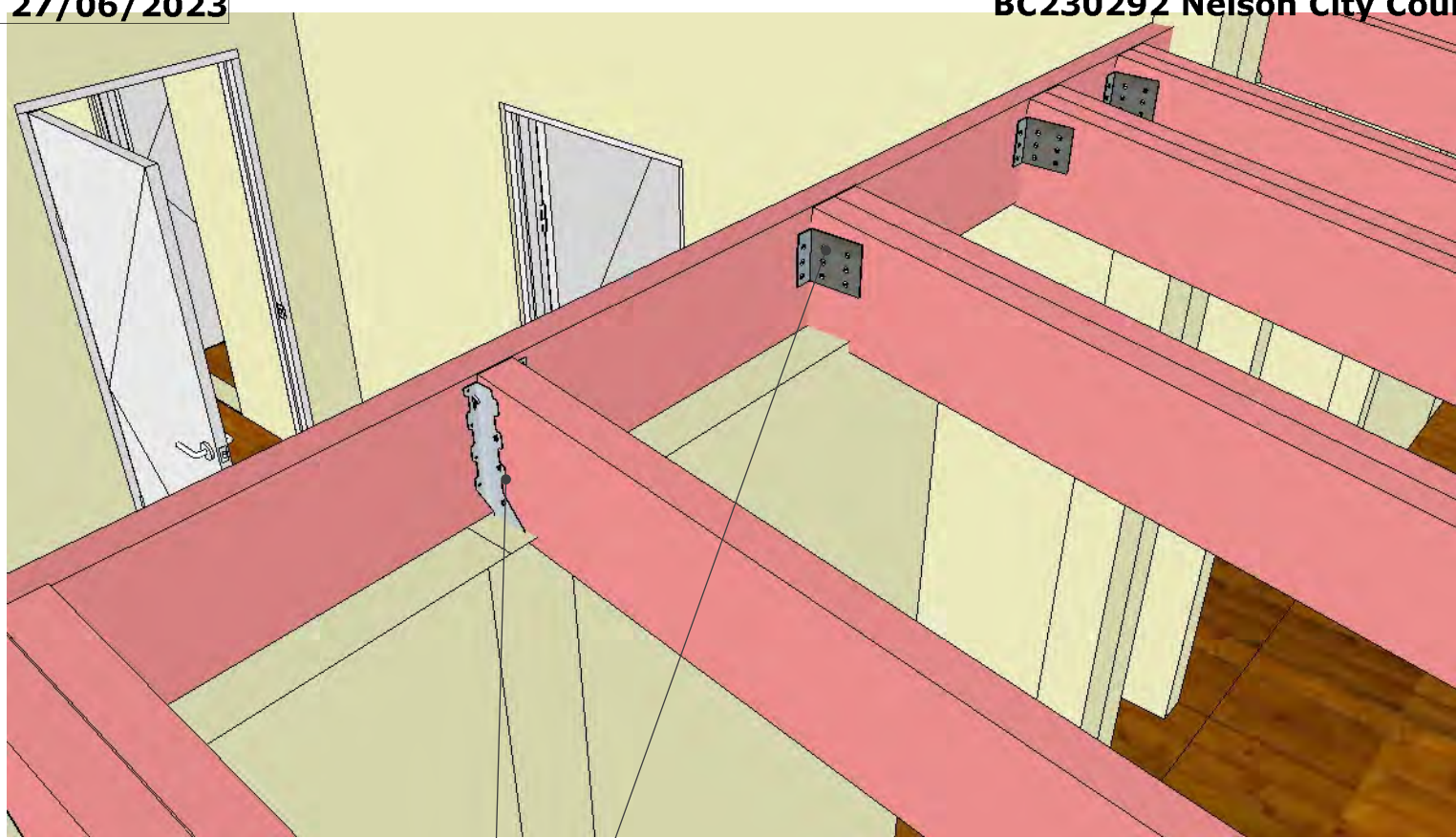
Table 10.1 – Rafters for all wind zones – SG 8 (see 10.2.1.3.2)

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.								

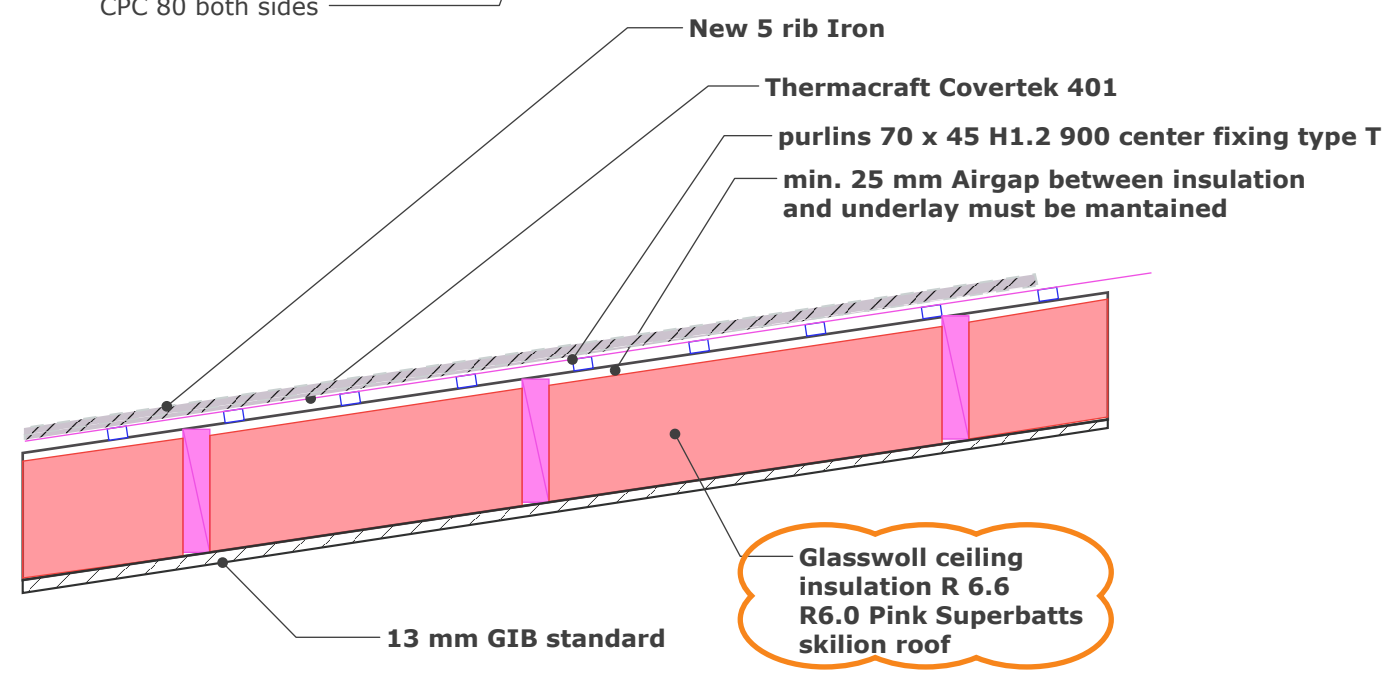
D Proposed roof
1:50



7.0 kN f
• 4/30
• 4/30

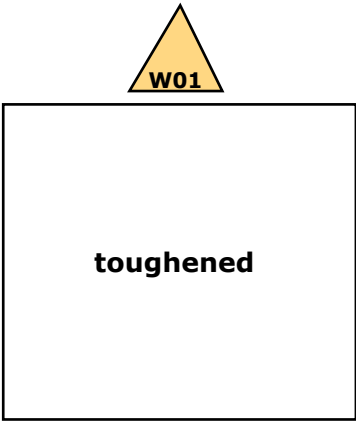


joist hanger
CPC 80 both sides



Insulation new roof

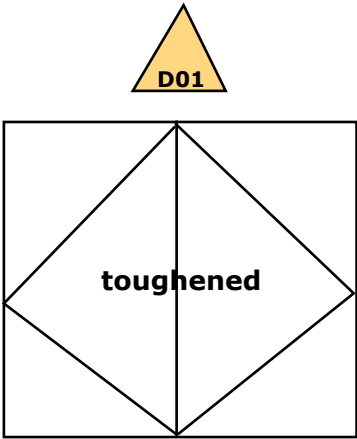
D
Fixings roof, insulation
no scale



1020 w x 1410 h

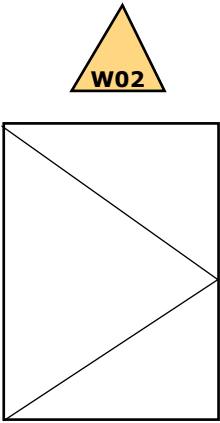
floor to sill 540 mm

double 140 x 45 SG8 H1.2 lintel



Frenchdoor 1800 w x 1950 high

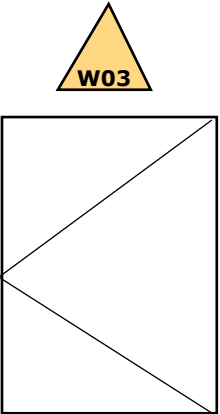
double 140 x 45 SG8 H1.2 lintel



405 w x 1000 h

floor to sill 1000 mm

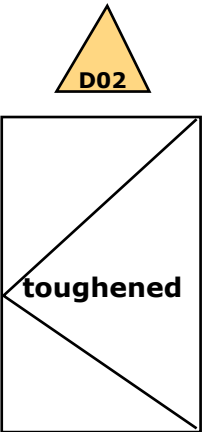
double 90 x 45
SG8 H1.2 lintel



405 w x 1000 h

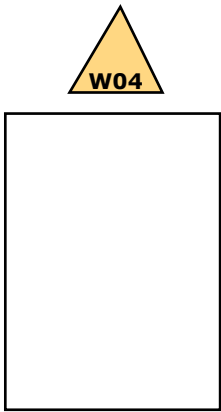
floor to sill 1000 mm

double 90 x 45
SG8 H1.2 lintel



Entry door 920 mm x 1980 h

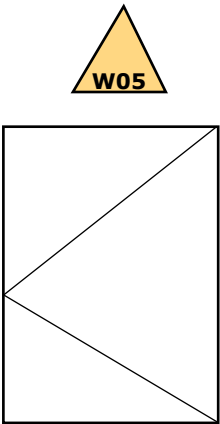
double 90 x 45
SG8 H1.2 lintel



500 w x 980 h

floor to sill 1000 mm

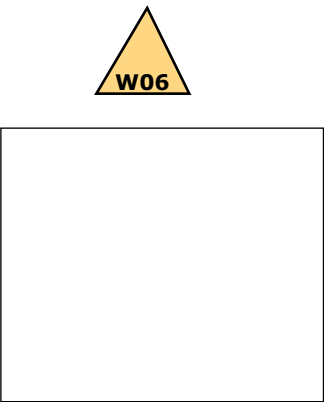
double 90 x 45
SG8 H1.2 lintel



500 w x 980 h

floor to sill 1000 mm

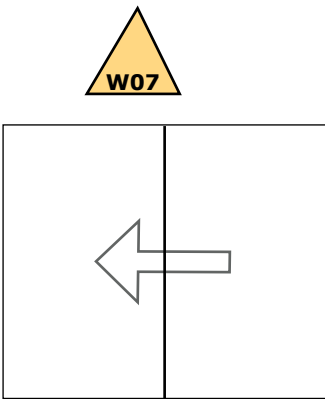
double 90 x 45
SG8 H1.2 lintel



1400 w x 1200 h

floor to sill 740 mm

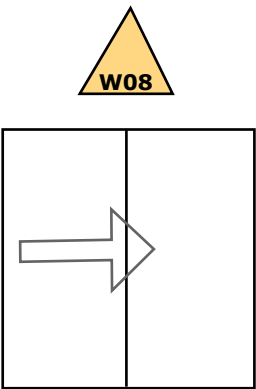
double 140 x 45
SG8 H1.2 lintel



1400 w x 1200 h

floor to sill 740 mm

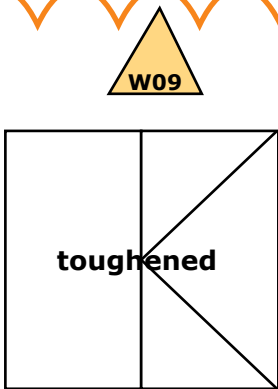
double 140 x 45
SG8 H1.2 lintel



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



window schedule

no scale

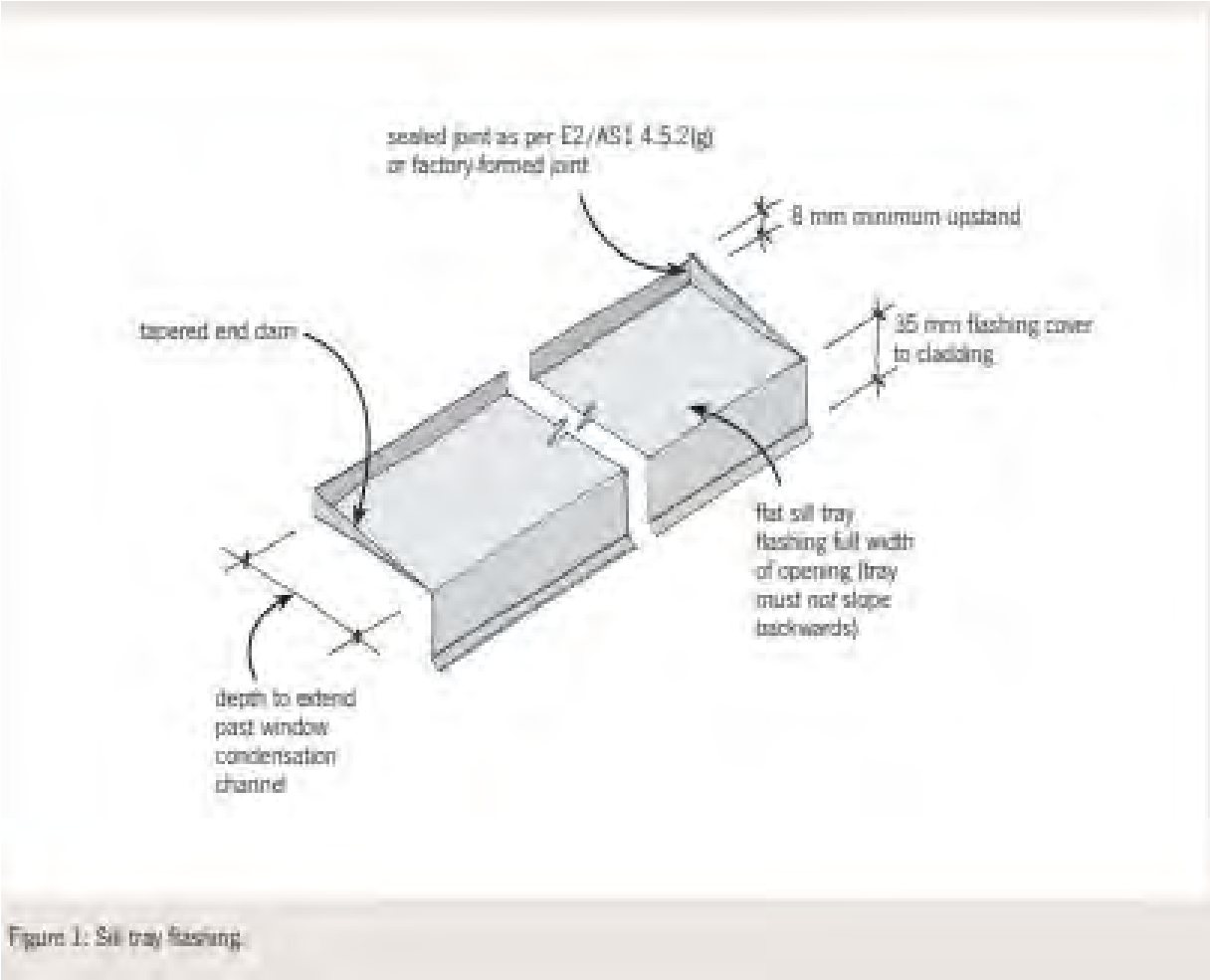
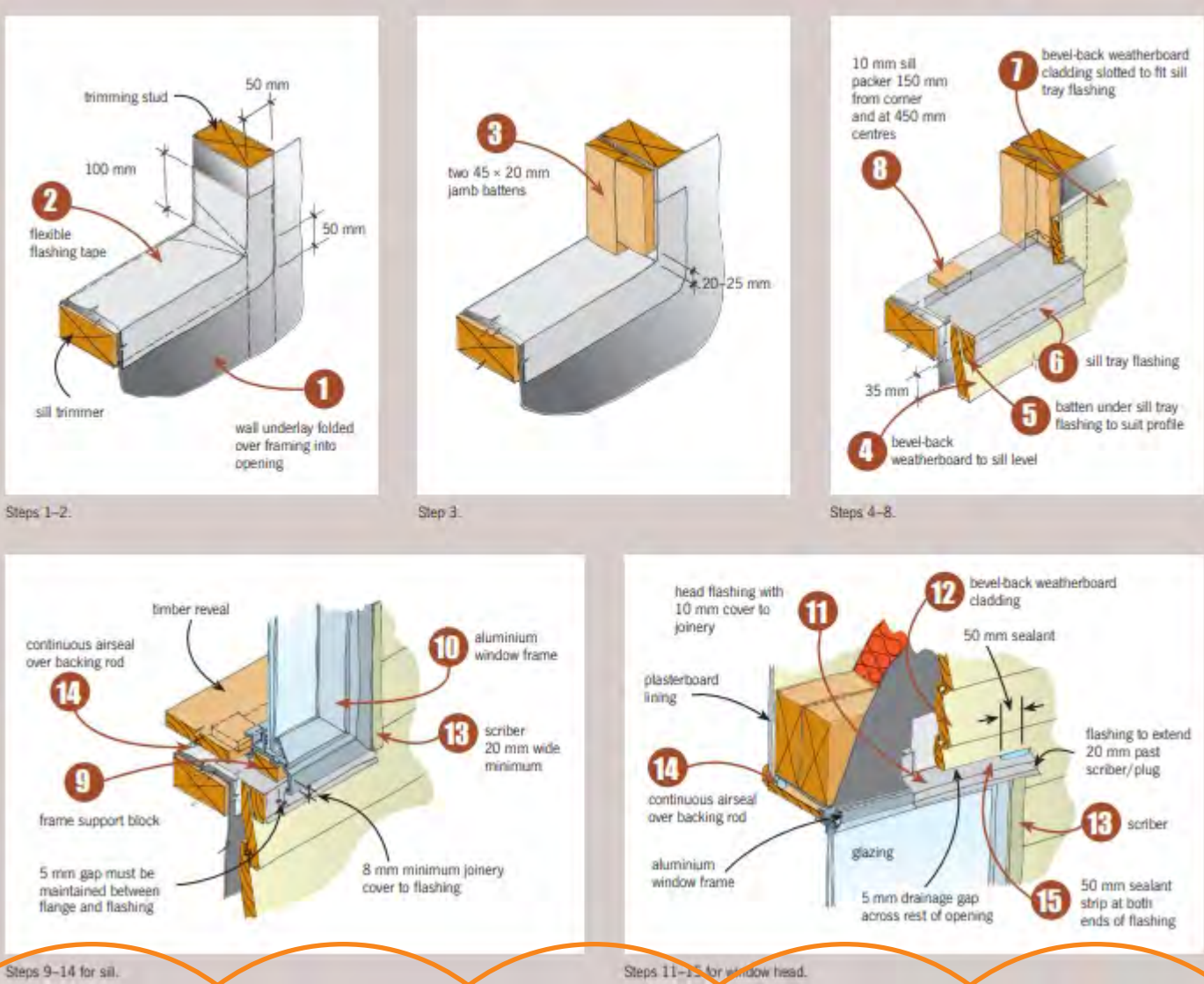


Figure 1: Sill tray flashing.

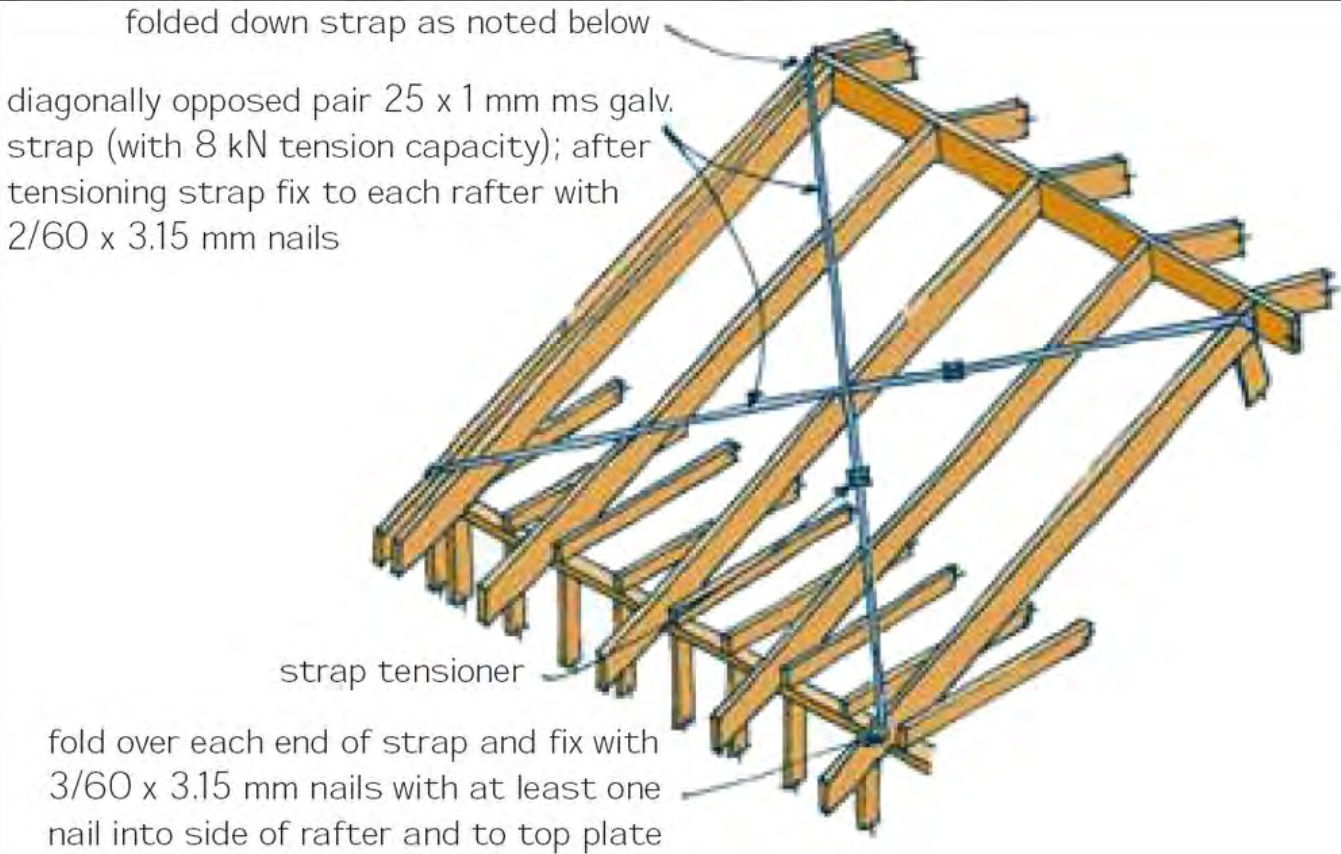
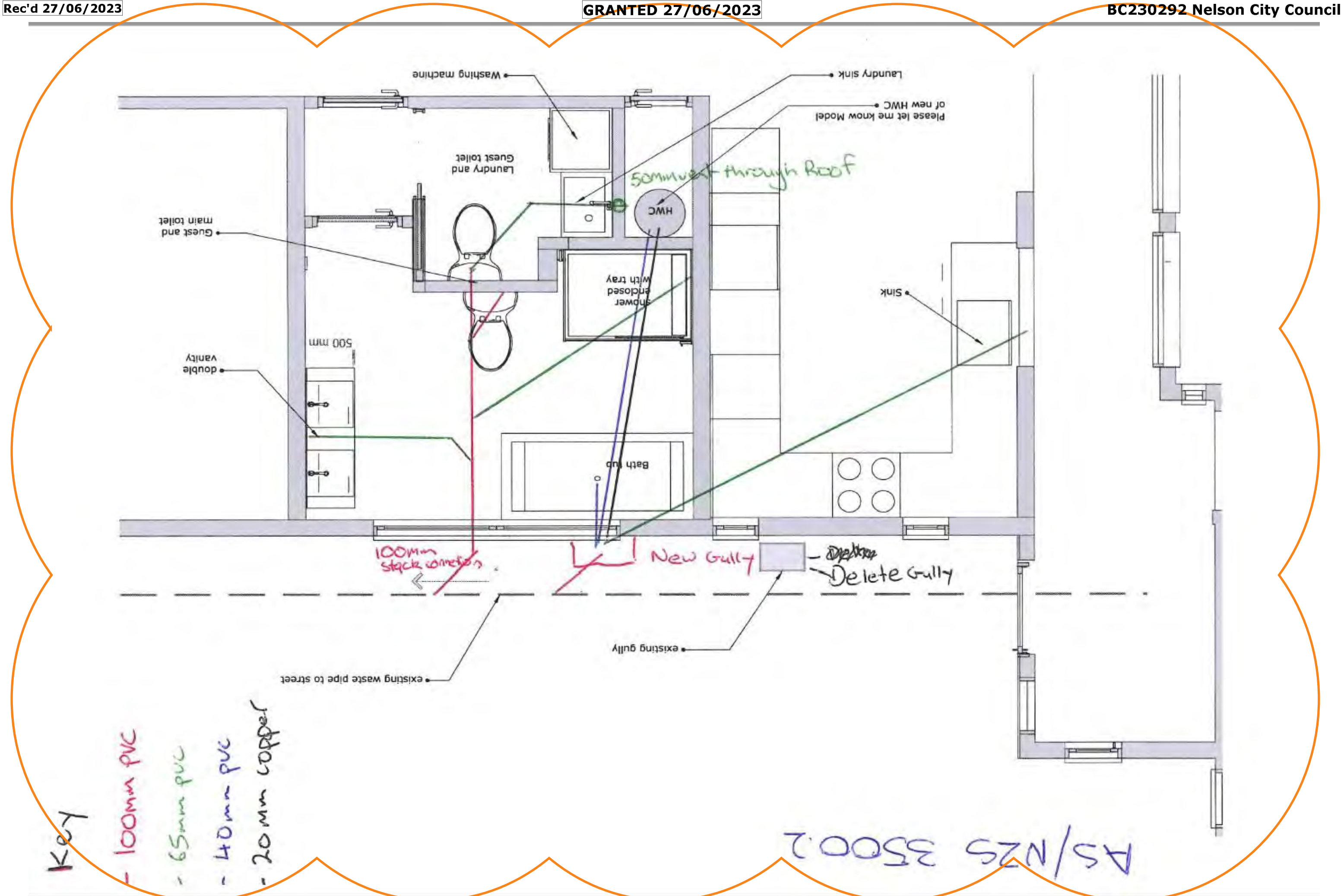
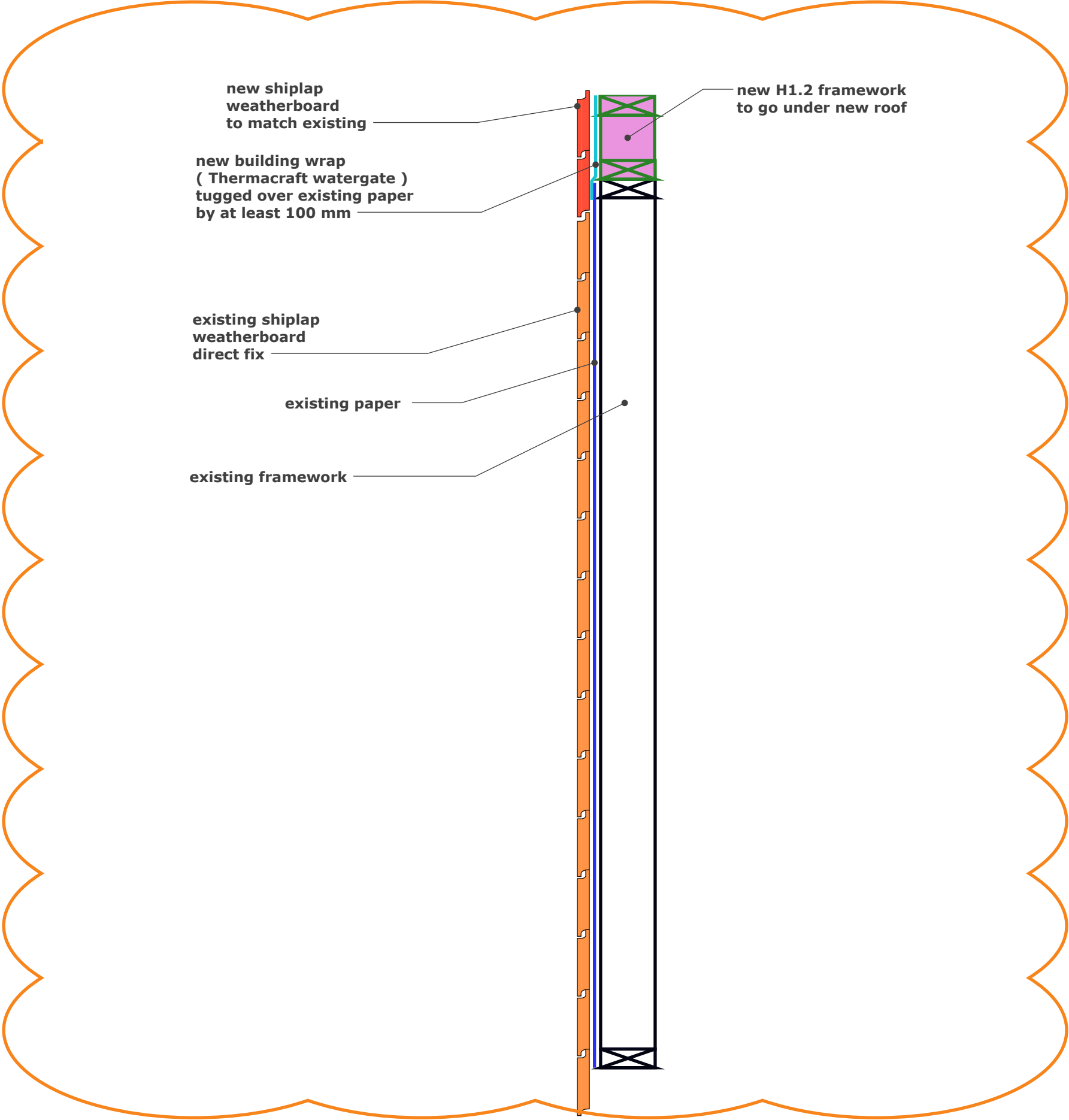


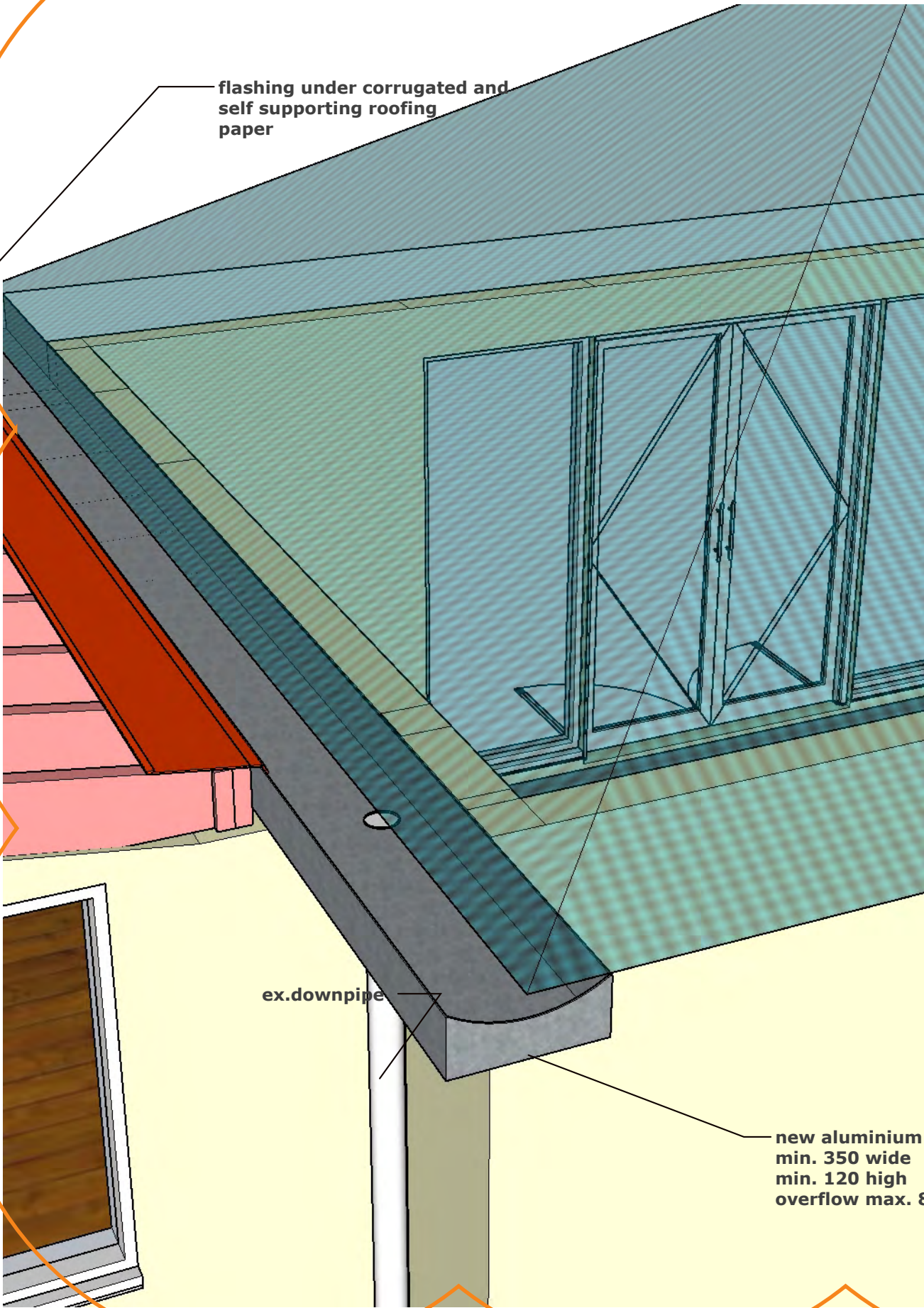
Table 2: Building envelope risk matrix. (From E2/AS1, Table 2.)							
Risk factor	Risk severity						Subtotals
	Low	Medium	High	Very high			
Wind zone (per NZS 3604)	0	0	0	1	2		0
Number of storeys	0	0	1	2	4		0
Roof/wall intersection design	0	1	3	3	5		3
Eaves width	0	0	1	2	5		0
Envelope complexity	0	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







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

