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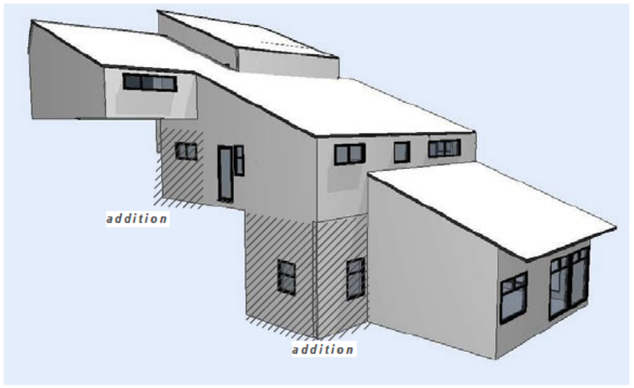
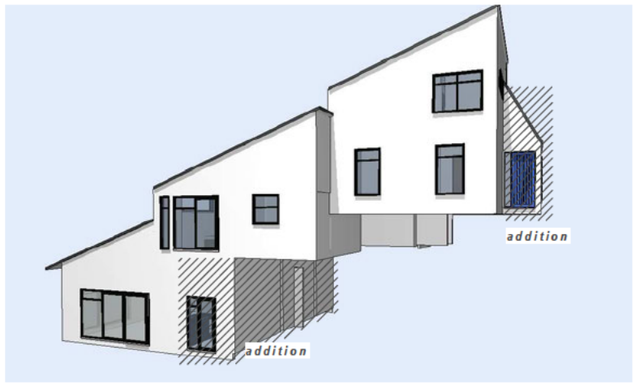
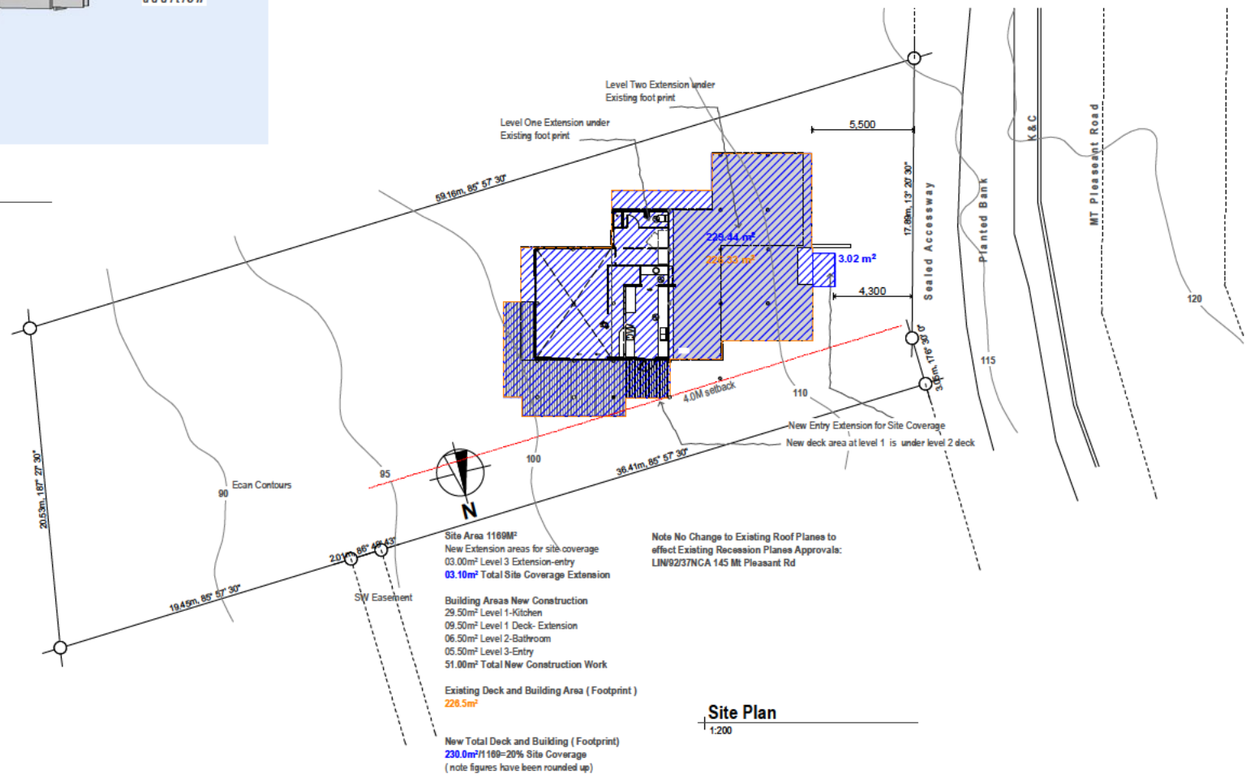


South 3D Sketch
1:50



North 3D Sketch
1:50

Sketches for Overall Building form not for measuring



Site Area 1169M²
New Extension areas for site coverage
03.00m² Level 3 Extension-entry
03.10m² Total Site Coverage Extension

Building Areas New Construction
29.50m² Level 1-Kitchen
09.50m² Level 1 Deck- Extension
06.50m² Level 2-Bathroom
05.50m² Level 3-Entry
31.00m² Total New Construction Work

Existing Deck and Building Area (Footprint)
226.5m²

New Total Deck and Building (Footprint)
230.0m²/1169=20% Site Coverage
(note figures have been rounded up)

Note No Change to Existing Roof Planes to effect Existing Recession Planes Approvals: LIN/92/37NCA 145 Mt Pleasant Rd

Site Plan
1:200

Branz Info

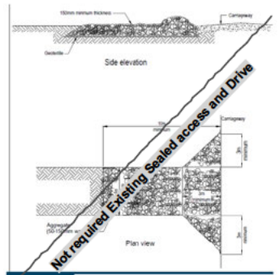
Ecan Contours

Rating Units: 2290206000

Local Council	Christchurch City Council
Valuation No	2290206000
Street Address	145 Mt Pleasant Road
Locality	Mt Pleasant
Legal Descriptions	Lot 8 DP 17670
Rating Hectares	0.12
Capital Value ($)	470,000
Land Value ($)	280,000

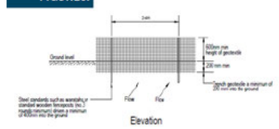
Ecan Info

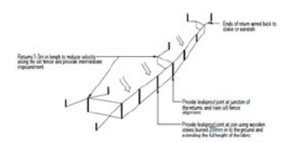
Note These Images are North Straight up



stabilised entranceway

CHECKLIST 17 FIGURES: Silt fence

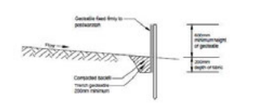




Required down hill of building + locally for new foundation

Slope steepness %	Slope length (m) (maximum)	Spacing of returns (m)	Silt fence length (m) (maximum)
Flatter than 2%	Unlimited	N/A	Unlimited
2 - 10%	40	60	300
10 - 20%	30	50	230
20 - 33%	20	40	150
33 - 50%	15	30	75
> 50%	6	20	40

Silt fence design criteria



Silt fence cross section

Required down hill of building + locally for new foundation

Required at existing sw runoff down hill of building

Sediment Control

SHEET INDEX	
01	Site Location Information+ Site..
02	Existing Floor Plans
03	Pole Foundation-Services- Plan
04	Floor Plans Scope of Work-Er...
05	O/A Floor/Deck Joist Plan
06	Elevations East North- Plan D...
07	Elevations West South-E2 Mat..
08	General Section- 1:50
09	Section A Part I
10	Section A Part II-C Entry
11	Section B
12	Engineering Details
13	Opening Schedule Lintel Fixin...
14	Construction Details
15	Electrical Finishes Plans
16	Finishes + Wetwall details

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Client	
Preliminary Design	
Issue	Date Rev

Drawing Scale as noted at A1 Size: Half Scale at A3
i.e. 1:100 at A1 =1:200 at A3

DWELLING
Alterations+ Recladd
for
Greg+ Ngaio Bell
145 Mt Pleasant Road
Mt Pleasant
Christchurch 8081

Postal
[redacted]

Site Information:
CT:**CB576/22**
Lot: **8**
DP:**17670**
Area:**1169M²**
Nett Area: **NA**
Wind:A- **V High-50m/s**
EQ Zone: **3**
Altitude:**120.0M**
Snow:**N4-1.5kPa**
Rainfall:**30-30mm**
Soil: **Geo Report**
Exposure:C **-900M from Sea**
Planning Zone:
R. Hills -Slope
Instability Management.
Site Coverage:
New 22%

GRANT MILES GMD ARCHITECTURAL DESIGN LTD
49 Coolspring Way
Christchurch 8051.
0274362996
grant@gmail.co.nz

Date BC 14/11/2023
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Rev

Site Location Information+ Site Plan

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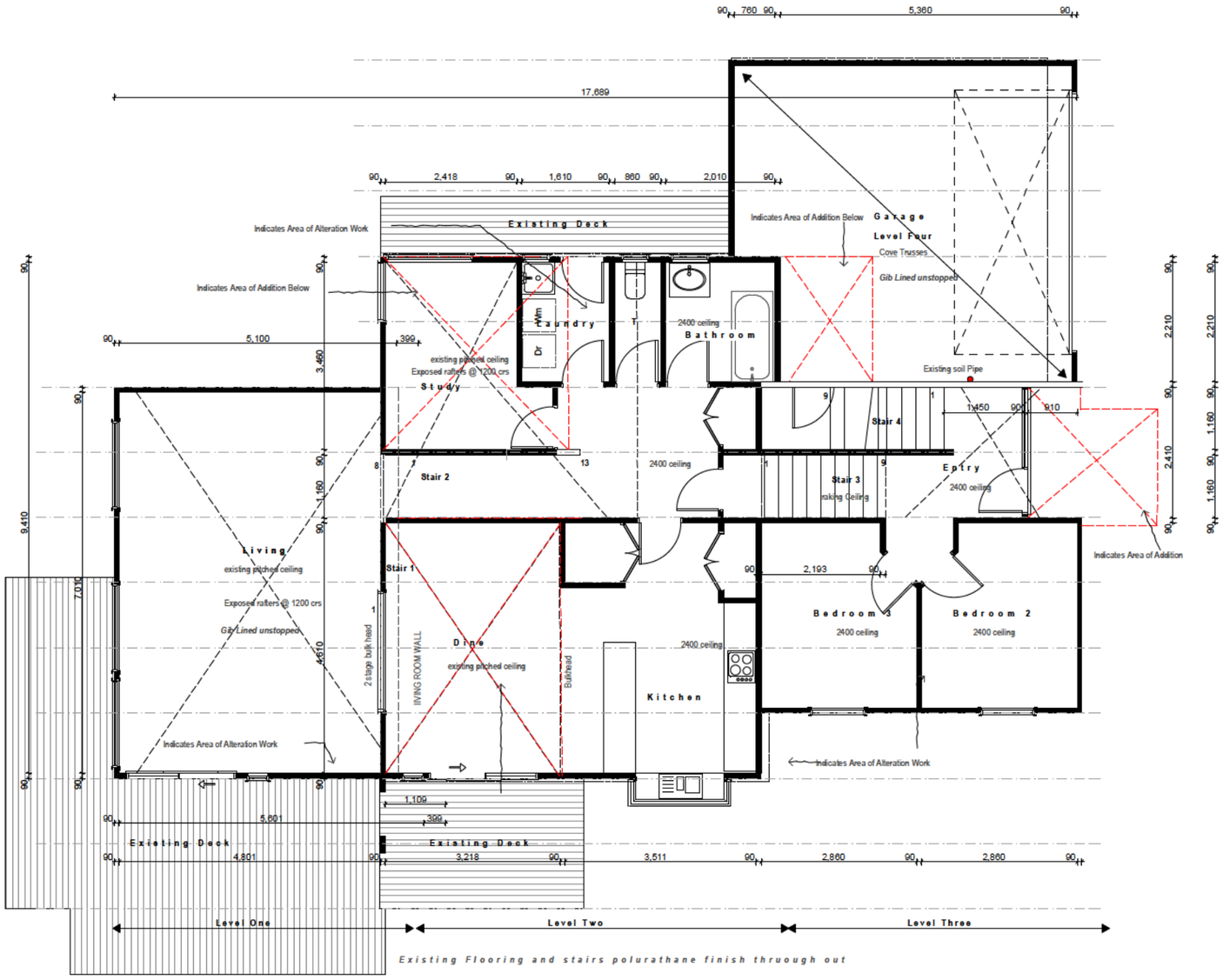
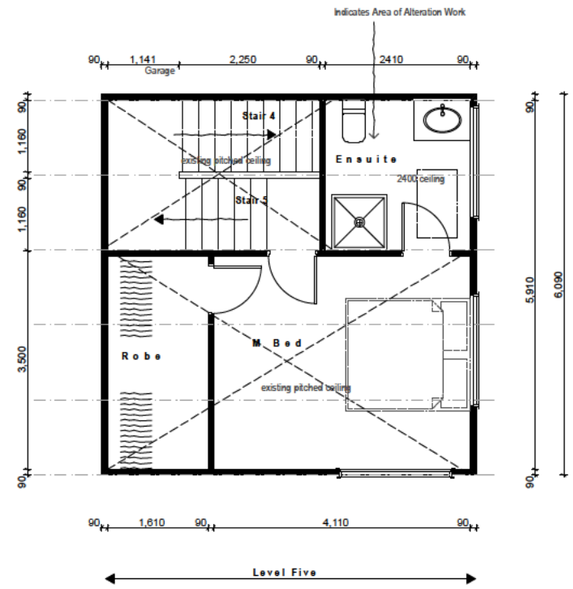


Existing Floor Plans

1:50



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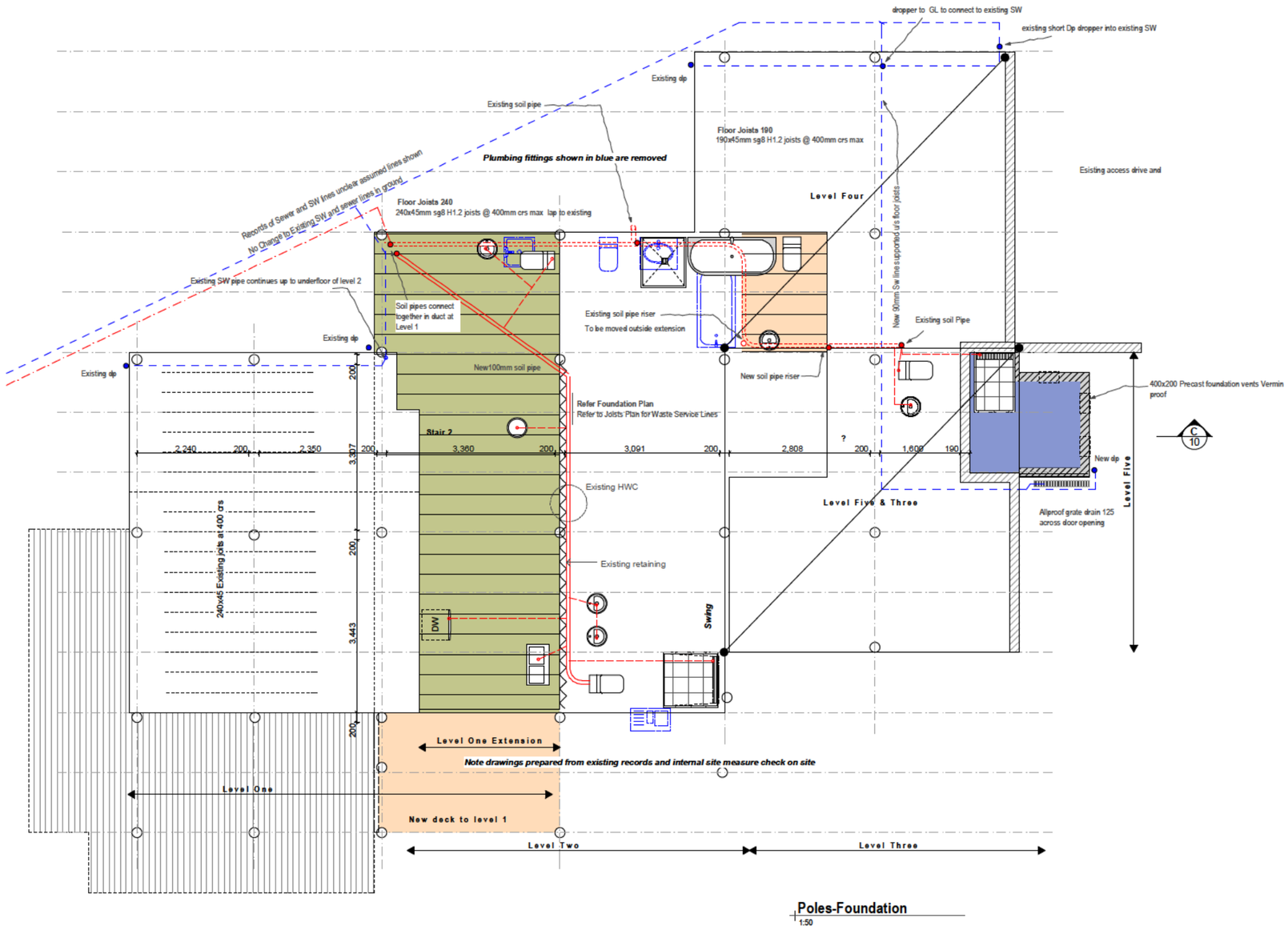

Poles-Foundation
1:50

UPVC Pipe Sizing & Gradients (min.)

Sink 50mmØ-1:40 gradient
Tub 40mmØ-1:30 gradient
Shower 40mmØ-1:40 gradient
Vanity 40mmØ-1:40 gradient
Bath 40mmØ-1:40 gradient
WC 100mmØ-1:60 gradient

AAV Air admittance valve to waste trap
Accessible in joinery fitting or roof/sub floor above space

Floor Waste 40mmØ-1:40 gradient to to safe location to exterior with verim flap

HWC Drain 20mmØ to open air in safe location

HWC Tray40Ø uPVC. Run to safe location to exterior with verim flap

Pipe Supports UPVC
Waste pipes shall be supported
Horizontal:
up to 50 dia-500 crs
up to 100 dia 1.0m crs
Vetrical:
up to 50 dia-1.0mcrs
up to 100 dia 1.2m crs

Drainage Plumbing Notes NZBC

100mmØ UPVC sewer at 1:60 min. grade;
Indicates access point
100mmØ UPVC stormwater at 1:120 min. grade
Indicates access point

Drainage Runs shown Indicative allow to provide as Built drawings with PS3.
Drainage installed to :
NZBC G13 /AS1- Sewer
NZBC E1/AS1- Stormwater
Plumbing to:
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All drain junctions shall be swept connections using 45° bends
MV Main Vent 80mmØ
DP 80mmØ colorsteel downpipes
GT Gully trap. Install all with removable grate haunched concrete surround 50mm above surface level

HWC position 20Ø copper. Run to exterior safe
HWC Tray 40Ø uPVC. Run to safe location to exterior with verim flap

Polywrap to be installed to service penetrations to footings & slab to ensure 6mm clearance

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R. Hills -Slope
Instability Management.
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Pole Foundation-Services- Plan

Bracing Types Fixing Summary
GIB
GS1-N/-No Handle Brac Gib one side
GS2-N/-No Handle Brac Gib both Sides
GSP- H/-Handle Brac Gib & Ply
BL1-H/-Handle Brac -Braceline.
BLP-H/-Handle Brac -Braceline & ply.
BLG-H/-Handle Brac -braceline & gib.
Gib Fixings from corners-50-50-50-75-75-100 crs 32mm Gib Grabber Screws
Handle brac maybe substituded with metal strap and bolt
Confirm all with Manufatuer's Specifications

Note: Noiseline,Aqualine,Toughline,Fyreline may used in place of Braceline.
Confirm all with Manufatuer's Specifications

Ply
EP1/Ecoply one side & handle Bracs
EPG/Ecoply one side & handle bracs
EPB1/Ecoply barrier & handle Bracs
EP2/Ecoply barrier or Eco Ply both sides& handle bracs
EPBS/Ecoply barrier one side with Handle Bracs
EPBG/Ecoply barrier one side & Gib with Handle Bracs
Ply Fixings sheet edges 150mm crs
Galv Zone B&C- SS Zone D & angular grooved-50x2.8 Flat heads.
Confirm all with Manufatuer's Specifications

Bracing Key
BL1-h-1.2
Type of brace
Hold down-h-(n no hold down)
Length in M

Wall Framing Key
Existing Renovated
External Walls:
Cladding removed new ecoply barrier and cavity to new cladding
New Exterior Joinery
New insulation as remedial work allows Wall Insulation pads R2.6-90mm
Internal Walls;
Remedial work as necessary/bracing/stopping/ making good
Existing removed

Wall Framing Key
New framing
Internal Walls up to 3.0- 90x45mm sg8 H1.2radiata framing at 600mm crs max
External up to 3.0- 140x45mm-H1.2-sg8 radiata framing at 600mm crs max.
External up to 3.0- 90x45mm-H1.2 sg8 radiata framing @ 300mm crs max.
External up to 3.8- 140x45mm-H1.2-sg8 radiata framing at 400mm crs max
External/Protected up to 2.7- 90x45mm-H1.2-sg8 radiata framing at400mm crs max.

MiTek StudLok
Studlok fixings top + bottom plate-single studlok and 2/90mm -3.15mm nails

External Windows and Doors Notation
N- New unit in a new framed opening
Ex New Unit to the existing framed opening
Level +Unit number
W/Window:D/ Door
W-204-N

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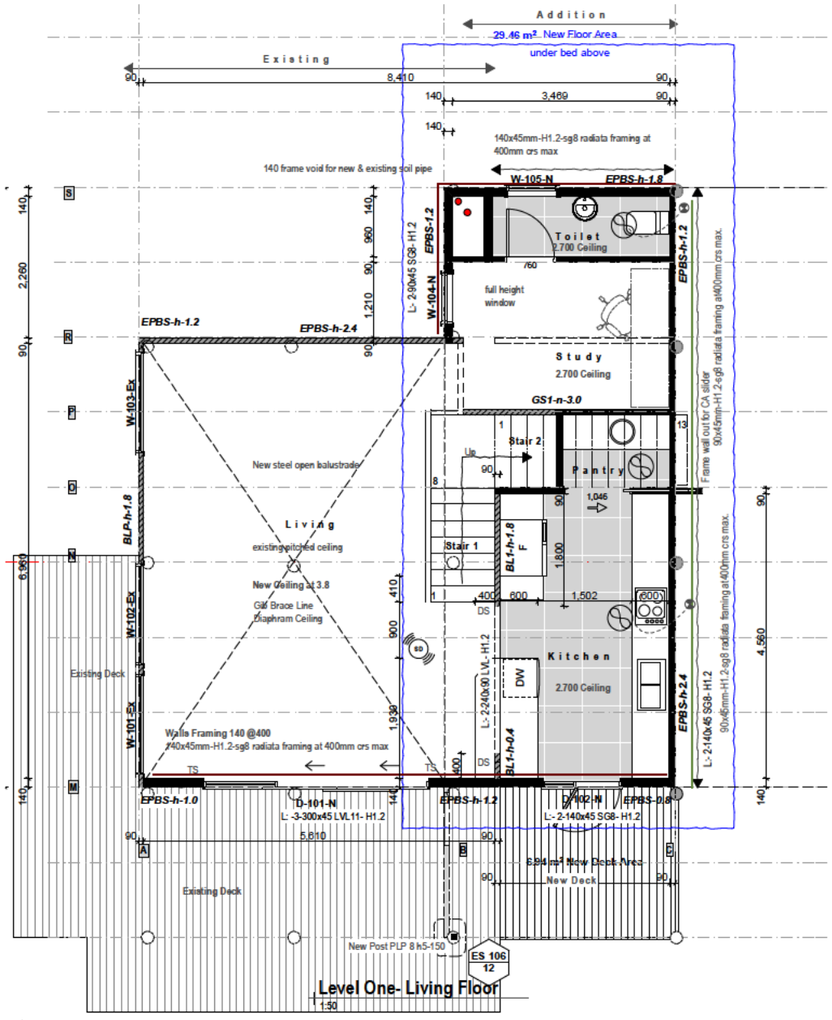

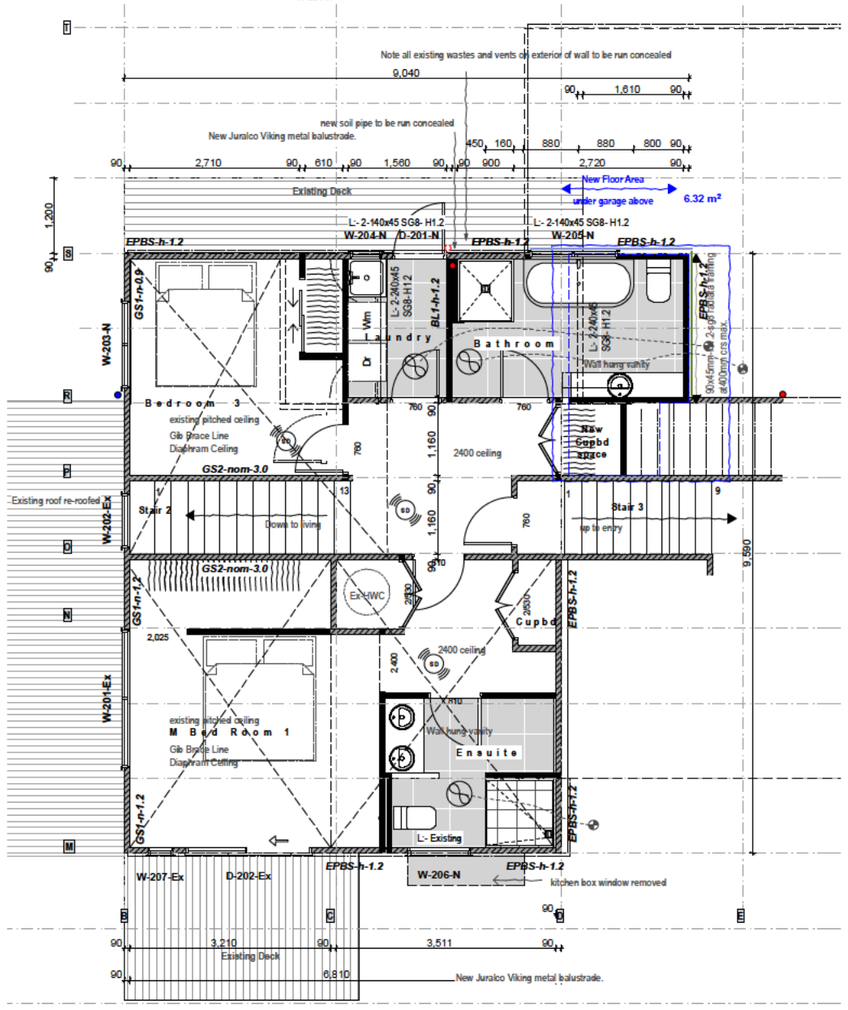

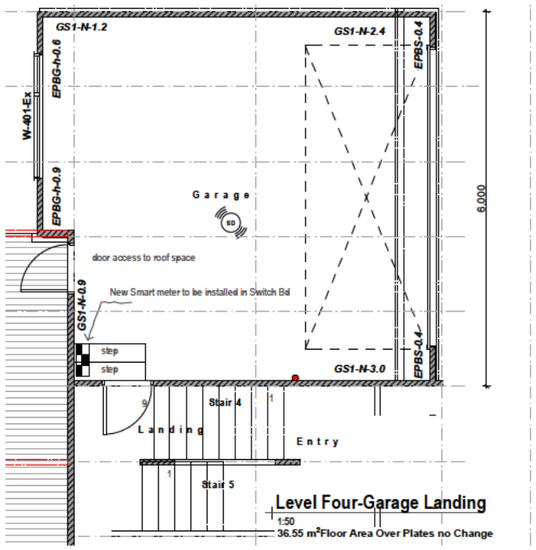

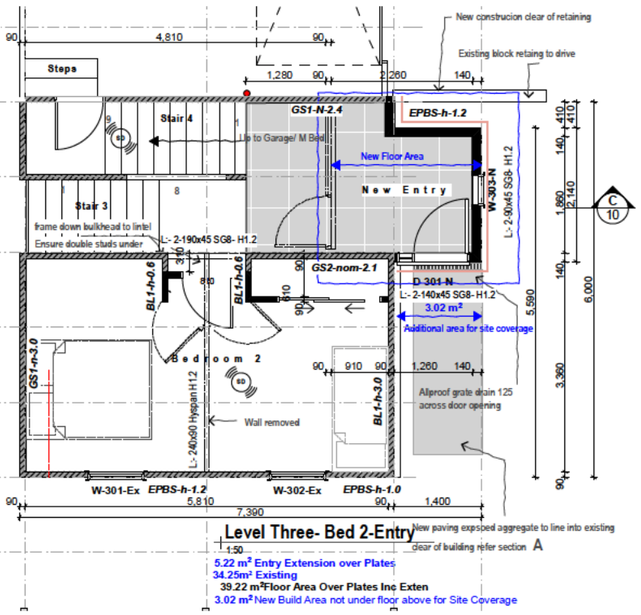

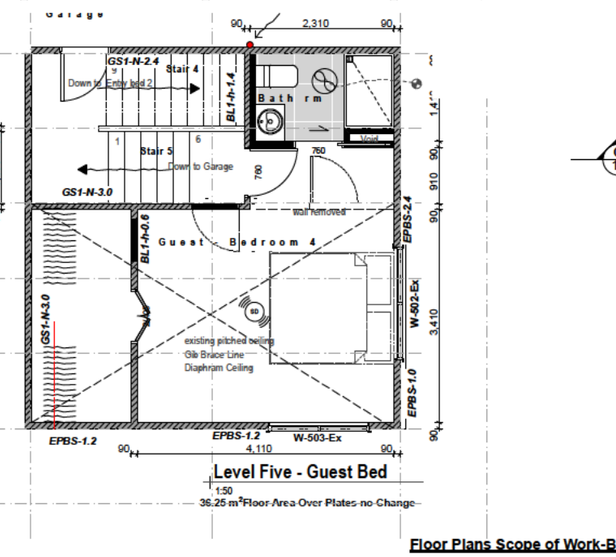

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Exposure:**C -900M from Sea**
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Instability Management.
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TIMBER TREATMENT
H1.2
Required on the envelope of the building including dwangs, ceiling battens, blocking etc

H3.1
Required on cavity battens

H3.2
Required to all framing exposed to the weather & above ground
Required on all deck framing (wet in service)
Exposed beams, posts
Rafters exposed at eaves
Timber slatted decking, deck joists, bearers

H3.2 CCA
All timber / plywood in direct contact with butynol

H5
Required to all framing exposed to the weather & in ground
Piles, retaining walls

All timber to be SG8 radiata unless stated otherwise.

Timber treated to a higher level than the required minimum above is permitted.

Timber Treatment

41.11 m8 Existing
29.46 m² New Floor Area(UNDER FLOOR ABOVE)
70.57 m²Floor Area Over Plates Incl Extension
07.00m² New Deck Area under deck above

BC Work-v- Maintainance General
Note where repair work requires any framing, sub floor,floor, walls, roof, deck to be replaced as single items this may be carried out as maintainance with similar or better material/treatment.

BC Work-v- Maintainance/Failure- Recording
Note where repair work requires any framing, sub floor,floor, walls, roof, deck to be replaced as an area of failure this shall be carried out as noted in details and the Designer and/or Engineer shall be notified to record same and notify TA. Note TA need to be notified and may require additional site inspection. Contractor shall supply photographs and include on PS 3.

Extract fan ducted through ceiling space & vented through soffit and/or walls where shown. 25L/s for laundry/ bathroom and 50L/s for kitchen
Ceiling mounted smoke alarm with 'hush' facility all interconnected wireless (radio signal not wifi) with 10 yr batteries
note heat detector to Kitchen

Level Two MBed+ Bathrm
1:50
69.51 m² Existing
6.33 m² New Floor Area
75.75 m²Floor Area Over Plates Incl extension

BC Work- Walls Cladding insulation
Existing flat sheet & plaster Cladding removed new Rab board and claddings as detailed. Including the installtion of new wall insulation. Using Sec: 112 of B Act for insulation. All BC work.

BC Work-V-Maintainance- Floor, Sub floor
Existing floor sub floor remains and BC for new work in additions as detailed.

BC Work-V-Maintainance- Windows
Existing windows and new openings to be have new double glazed units as detailed. Refer opening schedule. Using Sec: 112 of B Act.

BC Work-V-Maintainance- Ceilings
Underside of existing exposed Rafters batten and lined and new insulation installed. Using Sec: 112 of B Act.

BC Work-V-Maintainance- Under floor Insulation
Existing underfloor foil insulation to be removed and new EPS insulation in stalled. Using Sec: 112 of B Act.

BC Work-Sanitary Plumbing Darinage work.
All work involved with the alteration and extension of sanitary work is BC. (sanitary includes all units supplied with water)

Floor Plans Scope of Work-Bracing

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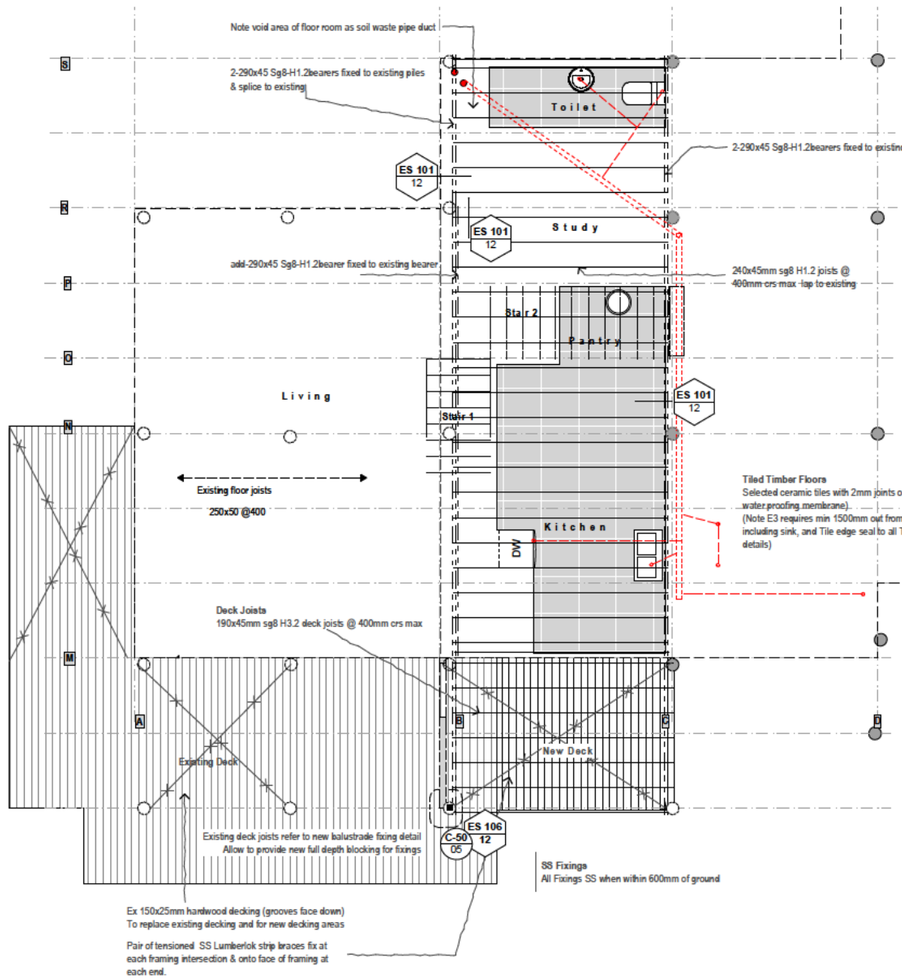

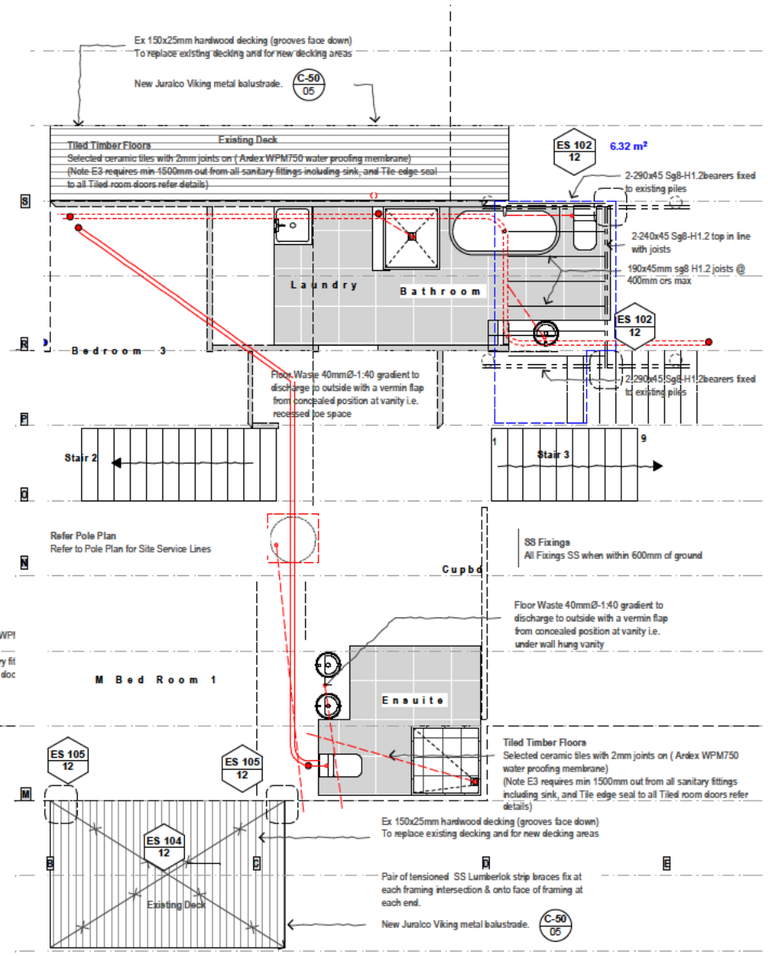

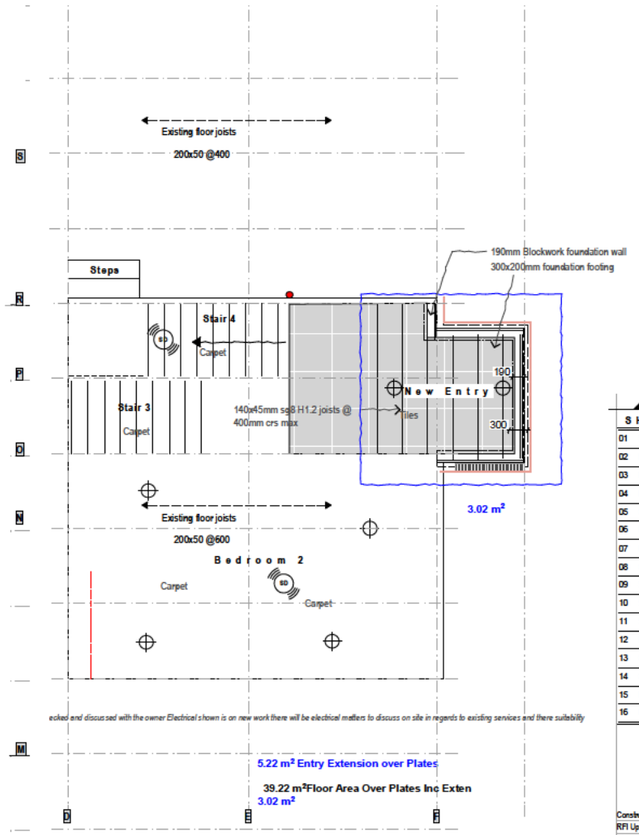

Refer Pole Plan
Refer to Pole Plan for Site Service Lines

UPVC Pipe Sizing & Gradients (min.)

Sink	50mmØ-1:40 gradient
Tub	40mmØ-1:30 gradient
Shower	40mmØ-1:40 gradient
Vanity	40mmØ-1:40 gradient
Bath	40mmØ-1:40 gradient
WC	100mmØ-1:60 gradient

AAV Air admittance valve to waste trap
Accessible in joinery fitting or roof/sub floor above space

Floor Waste 40mmØ-1:40 gradient to to safe location to exterior with verim flap

HWC Drain 20mmØ to open air in safe location

HWC Tray40Ø uPVC. Run to safe location to exterior with verim flap

Pipe Supports UPVC
Waste pipes shall be supported
Horizontal:
up to 50 dia-500 crs
up to 100 dia 1.0m crs
Vetrical:
up to 50 dia-1.0mcrs
up to 100 dia 1.2m crs

Drainage Plumbing Notes NZBC

100mmØ UPVC sewer at 1:60 min. grade:
Indicates access point
100mmØ UPVC stormwater at 1:120 min. grade
Indicates access point

Drainage Runs shown Indicative allow to provide as Built drawings with PS3.
Drainage installed to :
NZBC G13 /AS1- Sewer
NZBC E1/AS1- Stormwater
Plumbing to:
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All drain junctions shall be swept connections using 45° bends

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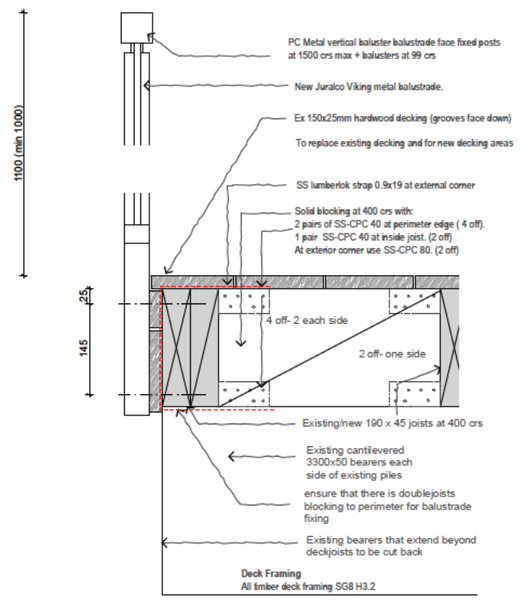
DP	80mmØ colorsteel downpipes	
GT	Gully trap. Install all with removable grate haunched concrete surround 50mm above surface level	

HWC	20Ø copper. Run to exterior safe position
HWC Tray	40Ø uPVC. Run to safe location to exterior with verim flap

Level One- Living-Floor Joists
1:50

Level Two -Floor Joists+Services
1:50

Level Three -Floor Joists
1:50



B- 50 New Exterior Balustrading
1:5

All in accordance with Juralco Viking Balustrade system Spec. & producer statement

To Replace all existing exterior balustrdaes and New

O/A Floor/Deck Joist Plan

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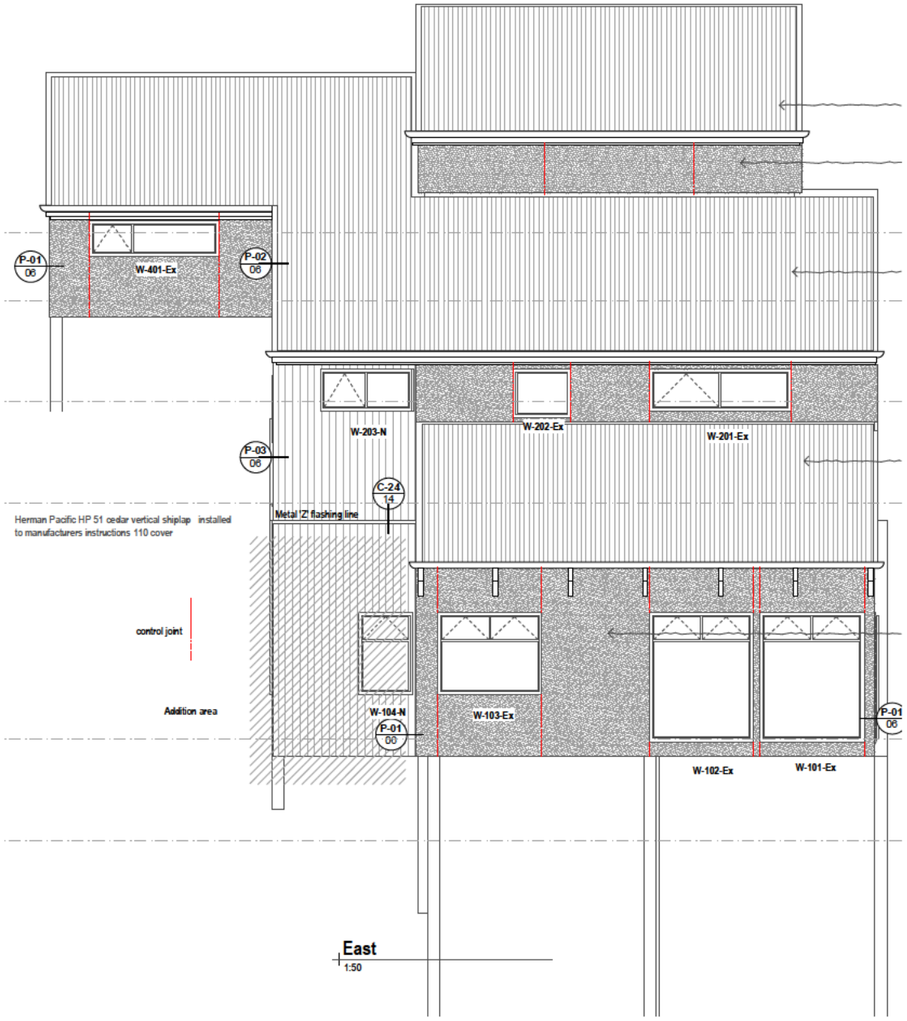
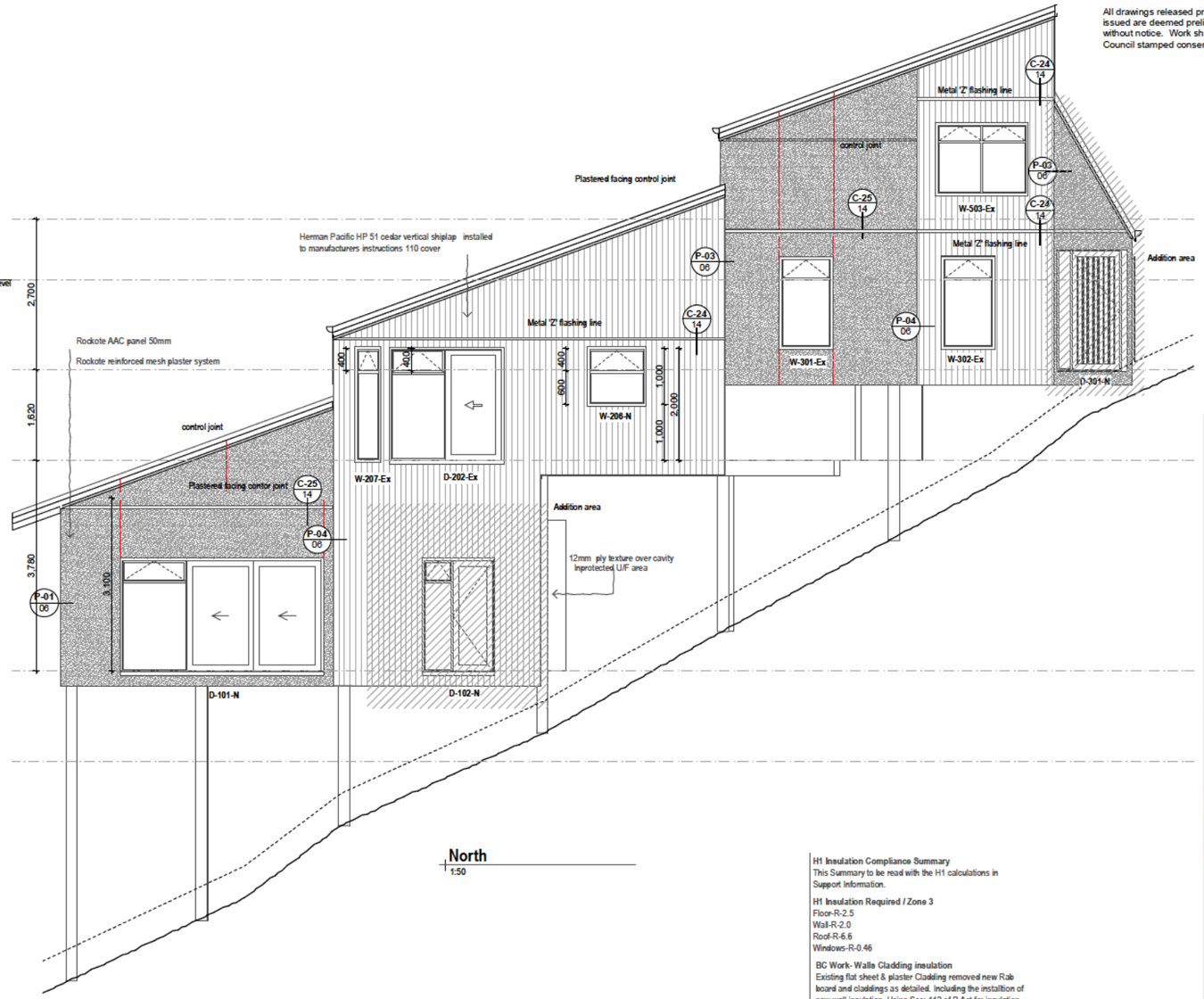
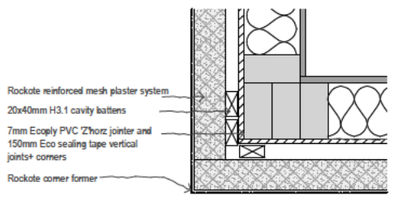


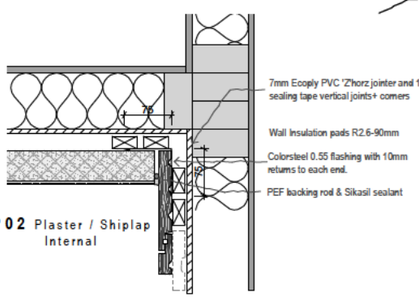
East
1:50



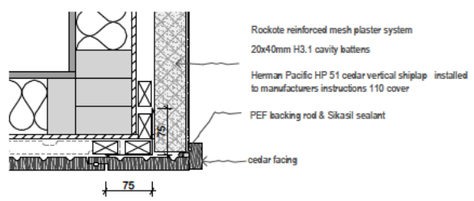
North
1:50



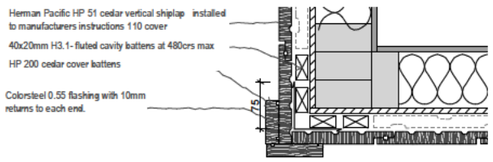
P01-Plaster External



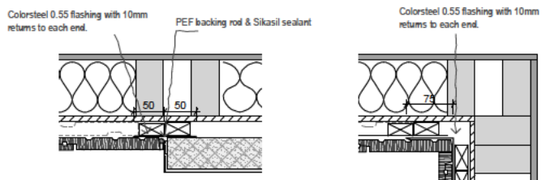
P02 Plaster / Shiplap Internal



P06-Shiplap / Plaster External



P03-Shiplap External



P04-Shiplap / Plaster junction

P05-Shiplap Ixternal

Scale
1:5

SHEET INDEX

Construction + Approved BC	
RFI Update	
BC Application	14.11.2023
For Take Off/Costings	
Truss Design + Engineer	
Client	
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Issue	Date Rev

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i.e. 1:100 at A1 =1:200 at A3

DWELLING
Alterations+ Recladd
for
Greg+ Ngaio Bell
145 Mt Pleasant Road
Mt Pleasant
Christchurch 8081

Postal
[redacted]

Site Information:
CT:**CB576/22**
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DP:**17670**
Area:**1169M²**
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EQ Zone: **3**
Altitude:**120.0M**
Snow:**N4-1.5kPa**
Rainfall:**30-30mm**
Soil: **Geo Report**
Exposure:C **-900M from Sea**
Planning Zone:
R. Hills -Slope
Instability Management.
Site Coverage:
New 22%

H1 Insulation Compliance Summary
This Summary to be read with the H1 calculations in Support Information.

H1 Insulation Required / Zone 3
Floor-R-2.5
Wall-R-2.0
Roof-R-6.6
Windows-R-0.46

BC Work- Walls Cladding insulation
Existing flat sheet & plaster Cladding removed new Rab board and claddings as detailed. Including the installtion of new wall insulation. Using Sec: 112 of B Act for insulation. All BC work.

H1 Provided Insulation Construction Values
Alterations
Floor R-2.09
Walls- Plaster R-2.37 Cedar R-2.41
Roof- R3.5
Windows Double Pane: Low E1/Clear - Argon
Aluminium Spacer (Ug 1.90) -R-0.3

H1 Insulation

TIMBER TREATMENT
H1.2
Required on the envelope of the building including dwangs, ceiling battens, blocking etc

H3.1
Required on cavity battens

H3.2
Required to all framing exposed to the weather & above ground
Required on all deck framing (wet in service)
Exposed beams, posts
Rafters exposed at eaves
Timber slatted decking, deck joists, bearers

H3.2 CCA
All timber / plywood in direct contact with butynol

H5
Required to all framing exposed to the weather & in ground
Piles, retaining walls

All timber to be SG8 radiata unless stated otherwise.

Timber treated to a higher level than the required minimum above is permitted.

Timber Treatment

GRANT MILES GMAD ARCHITECTURAL DESIGN LTD
49 Coolspring Way
Christchurch 8051.
0274362996
grant@gmad.co.nz

Date 14/11/2023
Sheet No. 06
Job Ref. 1805
of 16
Rev

Elevations East North- Plan Details

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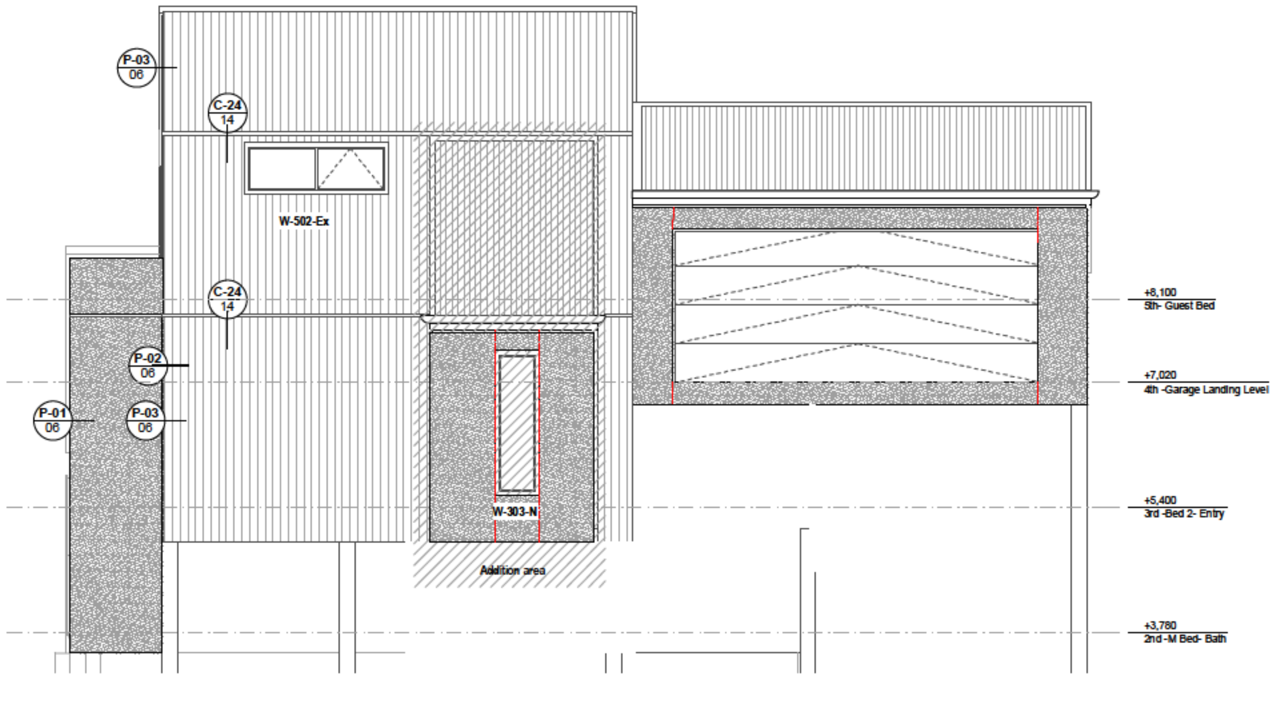

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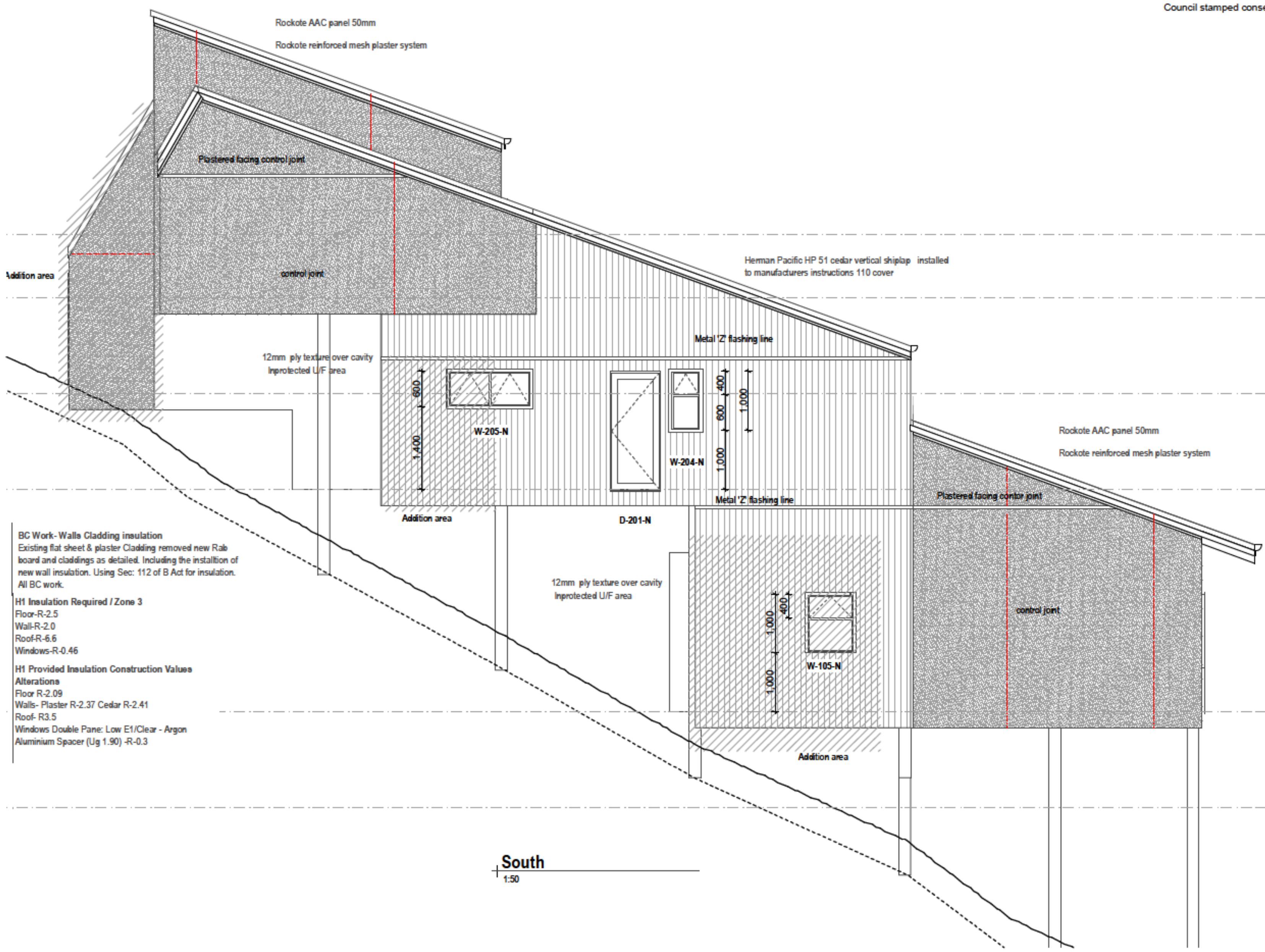

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All BC work.

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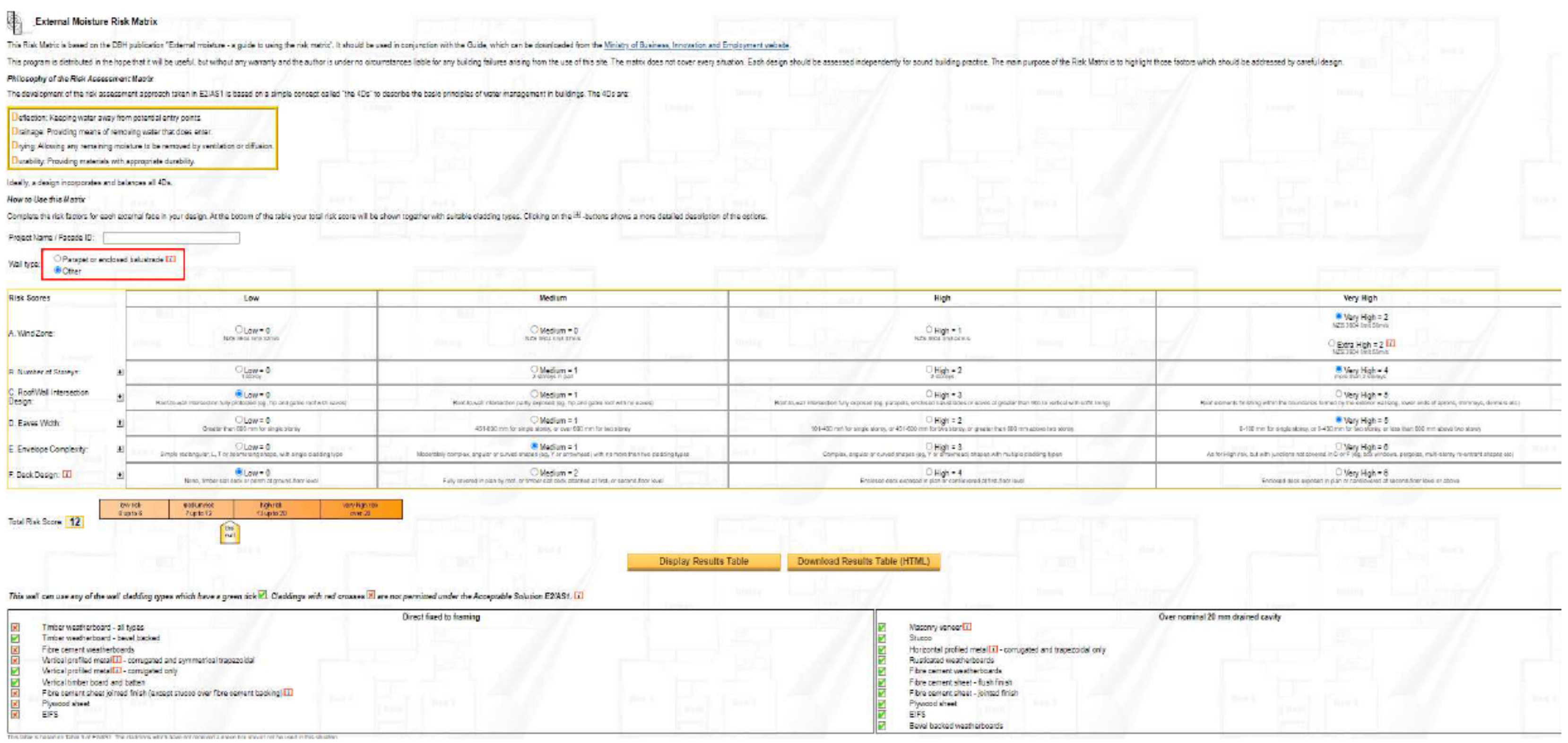
South
1:50



External Moisture Risk Matrix

This Risk Matrix is based on the DBH publication "External moisture - a guide to using the risk matrix". It should be used in conjunction with the Guide, which can be downloaded from the Ministry of Business, Innovation and Employment website.

This program is distributed in the hope that it will be useful, but without any warranty and the author is under no circumstances liable for any building failures arising from the use of this site. The matrix does not cover every situation. Each design should be assessed independently for sound building practice. The main purpose of the Risk Matrix is to highlight those factors which should be addressed by careful design.

Philosophy of the Risk Assessment Matrix

The development of the risk assessment approach taken in E2/AS1 is based on a simple concept called "the 4Ds" to describe the basic principles of water management in buildings. The 4Ds are:

Deflection: Keeping water away from potential entry points.
Drainage: Providing means of removing water that does enter.
Drying: Allowing any remaining moisture to be removed by ventilation or diffusion.
Durability: Providing materials with appropriate durability.

Ideally, a design incorporates and balances all 4Ds.

How to Use this Matrix

Complete the risk factors for each external face in your design. At the bottom of the table your total risk score will be shown together with suitable cladding types. Clicking on the [+] -buttons shows a more detailed description of the options.

Project Name / Facade ID:

Wall type: ○ Parapet or enclosed balustrade / ● Other

Risk Scores	Low	Medium	High	Very High
A. Wind Zone:	○ Low = 0	○ Medium = 0	○ High = 1	● Very High = 2 ○ Extra High = 2
B. Number of Storeys:	○ Low = 0	○ Medium = 1	○ High = 2	● Very High = 4
C. Roof/Wall Intersection Design:	● Low = 0	○ Medium = 1	○ High = 3	○ Very High = 5
D. Eaves Width:	○ Low = 0	○ Medium = 1	○ High = 2	● Very High = 5
E. Envelope Complexity:	○ Low = 0	● Medium = 1	○ High = 3	○ Very High = 6
F. Deck Design:	● Low = 0	○ Medium = 2	○ High = 4	○ Very High = 6

Total Risk Score: 12

Display Results Table | Download Results Table (HTML)

This wall can use any of the wall cladding types which have a green tick. Claddings with red crosses are not permitted under the Acceptable Solution E2/AS1.

Direct fixed to framing	Over nominal 20 mm drained cavity
✗ Timber weatherboard - all types	✓ Masonry veneer
✓ Timber weatherboard - bevel backed	✓ Stucco
✗ Fibre cement weatherboards	✓ Horizontal profiled metal - corrugated and trapezoidal only
✗ Vertical profiled metal - corrugated and symmetrical trapezoidal	✓ Rusticated weatherboards
✓ Vertical profiled metal - corrugated only	✓ Fibre cement weatherboards
✓ Vertical timber board and batten	✓ Fibre cement sheet - flush finish
✗ Fibre cement sheet jointed finish (except stucco over fibre cement backing)	✓ Fibre cement sheet - jointed finish
✗ Plywood sheet	✓ Plywood sheet
✗ EIFS	✓ EIFS
	✓ Bevel backed weatherboards

E2 matrix

SHEET INDEX

Issue	Date Rev
Constuction + Approved BC	
RFI Update	
BC Application	14.11.2023
For Take Off/Costings	
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Planning Zone:
R. Hills -Slope Instability Management.
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0274362996
grant@gmad.co.nz

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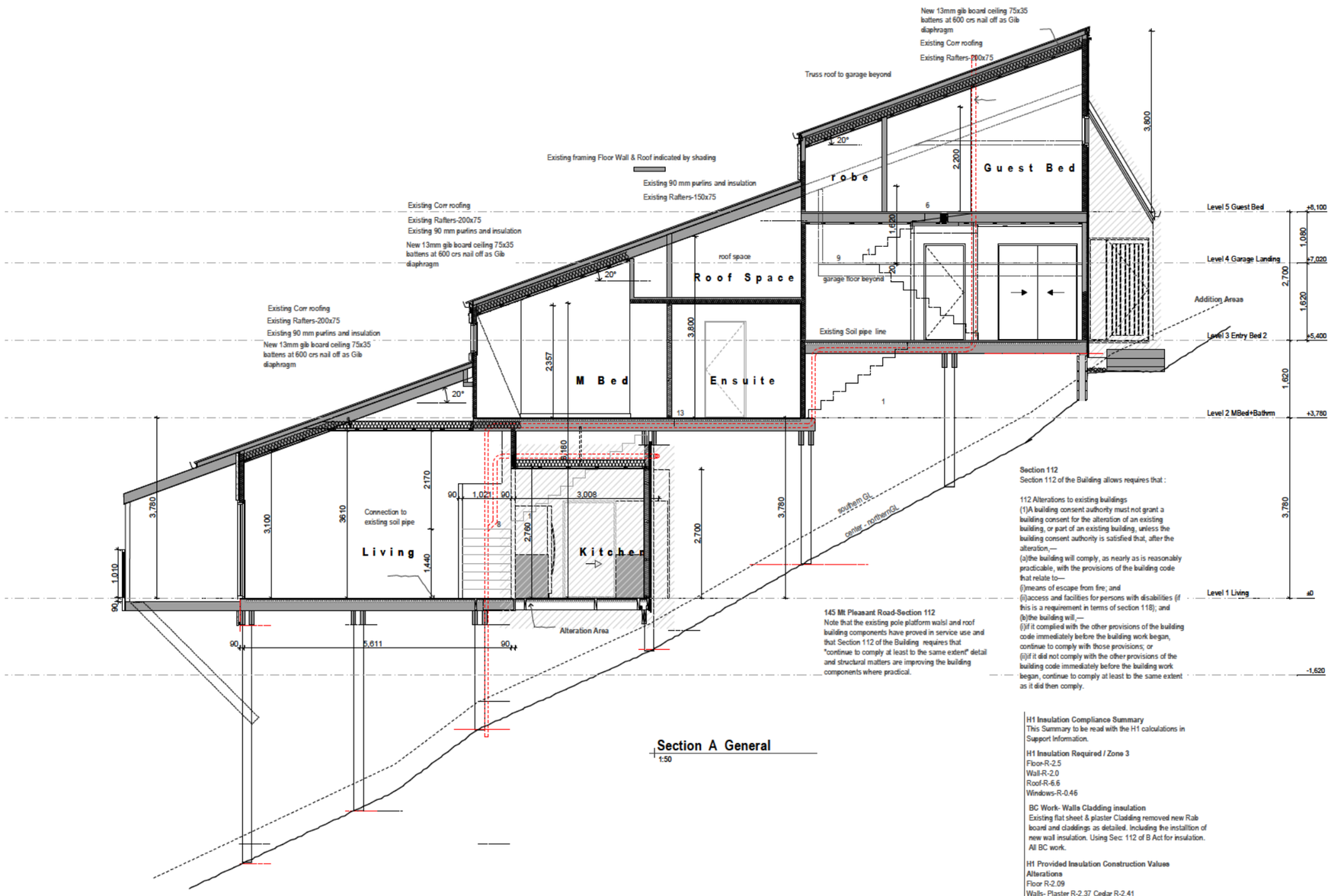
Job Ref. 1805
Sheet No. 07 of 16
Rev

Elevations West South-E2 Mattrix



Section A General
1:50

145 Mt Pleasant Road-Section 112
Note that the existing pole platform walsl and roof building components have proved in service use and that Section 112 of the Building requires that "continue to comply at least to the same extent" detail and structural matters are improving the building components where practical.

Section 112
Section 112 of the Building allows requires that :

112 Alterations to existing buildings
(1)A building consent authority must not grant a building consent for the alteration of an existing building, or part of an existing building, unless the building consent authority is satisfied that, after the alteration,—
(a)the building will comply, as nearly as is reasonably practicable, with the provisions of the building code that relate to—
(i)means of escape from fire; and
(ii)access and facilities for persons with disabilities (if this is a requirement in terms of section 118); and
(b)the building will,—
(i)if it complied with the other provisions of the building code immediately before the building work began, continue to comply with those provisions; or
(ii)if it did not comply with the other provisions of the building code immediately before the building work began, continue to comply at least to the same extent as it did then comply.

H1 Insulation Compliance Summary
This Summary to be read with the H1 calculations in Support Information.

H1 Insulation Required / Zone 3
Floor-R-2.5
Wall-R-2.0
Roof-R-6.6
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BC Work- Walls Cladding insulation
Existing flat sheet & plaster Cladding removed new Rab board and claddings as detailed. Including the installtion of new wall insulation. Using Sec 112 of B Act for insulation. All BC work.

H1 Provided Insulation Construction Values
Alterations
Floor R-2.09
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Roof- R3.5
Windows Double Pane: Low E1/Clear - Argon
Aluminium Spacer (Ug 1.90) -R-0.3

H1 Insulation

BC Work-v- Maintainance General
Note where repair work requires any framing, sub floor,floor, walls, roof, deck to be replaced as single items this may be carried out as maintainance with similar or better material/treatment.

BC Work-v- Maintainance/Failure- Recording
Note where repair work requires any framing, sub floor,floor, walls, roof, deck to be replaced as an area of failure this shall be carried out as noted in details and the Designer and/or Engineer shall be notified to record same and notify TA. Note TA need to be notified and may require additional site inspection. Contractor shall supply photographs and include on PS 3.

BC Work- Walls Cladding insulation
Existing flat sheet & plaster Cladding removed new Rab board and claddings as detailed. Including the installtion of new wall insulation. Using Sec: 112 of B Act for insulation. All BC work.

BC Work-V-Maintainance- Floor, Sub floor
Existing floor sub floor remains and BC for new work in additions as detailed.

BC Work-V-Maintainance- Windows
Existing windows and new openings to be have new double glazed units as detailed. Refer opening schedule. Using Sec: 112 of B Act.

BC Work-V-Maintainance- Ceilings
Underside of existing exposed Rafters batten and lined and new insulation installed. Using Sec: 112 of B Act.

BC Work-V-Maintainance- Under floor Insulation
Existing underfloor foil insulation to be removed and new EPS insulation in stalled. Using Sec: 112 of B Act.

BC Work-Sanitary Plumbing Darinage work.
All work involved with the alteration and extension of sanitary work is BC. (sanitary includes all units supplied with water)

Contractor shall verify all dimensions on site

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SHEET INDEX

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RFI Update	
BC Application	14.11.2023
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Truss Design + Engineer	
Client	
Preliminary Design	
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Instability Management.
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GRANT MILES GMAD ARCHITECTURAL DESIGN LTD
49 Coolspring Way
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0274362996
grant@gmad.co.nz

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Job Ref. 1805
Sheet No. 08 of 16
Rev

General Section- 1:50

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H3.2
Required to all framing exposed to the weather & above ground
Required on all deck framing (wet in service)
Exposed beams, posts
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Timber slatted decking, deck joists, bearers

H3.2 CCA
All timber / plywood in direct contact with butynol

H5
Required to all framing exposed to the weather & in ground
Piles, retaining walls

All timber to be SG8 radiata unless stated otherwise.

Timber treated to a higher level than the required minimum above is permitted.

Timber Treatment

Existing framing Floor Wall & Roof indicated by schading

New Ceiling Insulation pads R3.6-180

Wall Insulation pads R2.6-90mm

robe

C-23 14

C-12 14

Level 5 Guest Bed +8,100

New 13mm gib board ceiling 75x35 battens at 600 crs nail off as Gib diaphragm

Level 4 Garage Landin +7,020

garage Floc

20°

Roof Space

C -11 14

Install insulation to this area as repairs allow

Install insulation to as repairs allow

New 13mm gib board with battens at 600 crs

75x35 H1.2 battens @ 600

10mm GIB board lining

10mm GIB Aqualine Board

W 13 13

W12 13

W 11 13

insulate wall for sound

New 75mm h grade between joists

Level 3 Entry Bed 2 +5,400

Hollow core paint finish 2180
hollow core doors 25mm fin frame

New Ceiling battens & Insulation
New 13mm gib board ceiling 75x35 battens at 600 crs nail off as Gib diaphragm
New Ceiling Insulation pads R3.6-180
New Wall Insulation pads R2.6-90mm

Open

C-12 14

M Bed

Ensuite

20°

C-13 14

Existing exposed rafters

Note gib bracing to this wall up to underside of joists

New 75mm h grade EPS insulation fitted between joists

Level 2 MBed+Bathrm +3,780

Existing Timber fascia remains new spouting

50x50hangers at mid span

C 31 14

290x90 LVL

New Soil pipe

140x45Ceiling joists at 600 crs

75x35 H1.2 battens @ 600 crs

90x45mm-H1.2-sg8 radiata framing at400mm crs max.

7mm Ecoply 'Barrier' wall underlay

Ecoply 'Tape to joints 60mm vertical. Horizontal under and over 150mm

C 32 14

ES 103 12

Existing pole

W 13 13

7mm Ecoply 'Barrier' wall underlay

Ecoply 'Tape to joints 60mm vertical. Horizontal under and over 150mm

Existing rafters span out to existing deck posts which shall remain balustrade sections installed between nominal 1100 sections

B 14

W12 13

Rockote reinforced mesh plaster system

40x20mm-H3.1 cavity battens installed at each stud

Rockote AAC panel 50mm

Form drip edge to plaster

Rockote edge seal flashing

Existing decking removed new decking

1,000

90

B 14

W 01 13

C-10 14

Living

Kitchen

2,760

10mm GIB board lining

New Wall Insulation pads R2.6-90mm

Hollow core paint finish 2180
hollow core doors 25mm fin frame
Soft Close Internal wall slider

New 75mm h grade EPS insulation fitted between joists

240x45mm sg8 H1.2 joists @ 400mm crs max lap to existing

C 30 14

ES 101 12

Level 1 Living ±0

Existing Joists Bearers Poles

Existing pole

Existing pole

Existing pole

Existing pole

Existing Struts

C 21 #Layl0

W21 #Layl0

Section A I
1:25

Section A Part I

SHEET INDEX	
01	Site Location Information+ Site..
02	Existing Floor Plans
03	Pole Foundation-Services- Plan
04	Floor Plans Scope of Work-Er...
05	O/A Floor/Deck Joist Plan
06	Elevations East North- Plan D...
07	Elevations West South-E2 Mat..
08	General Section- 1:50
09	Section A Part I
10	Section A Part II-C Entry
11	Section B
12	Engineering Details
13	Opening Schedule Lintel Fixin...
14	Construction Details
15	Electrical Finishes Plans
16	Finishes + Wetwall details

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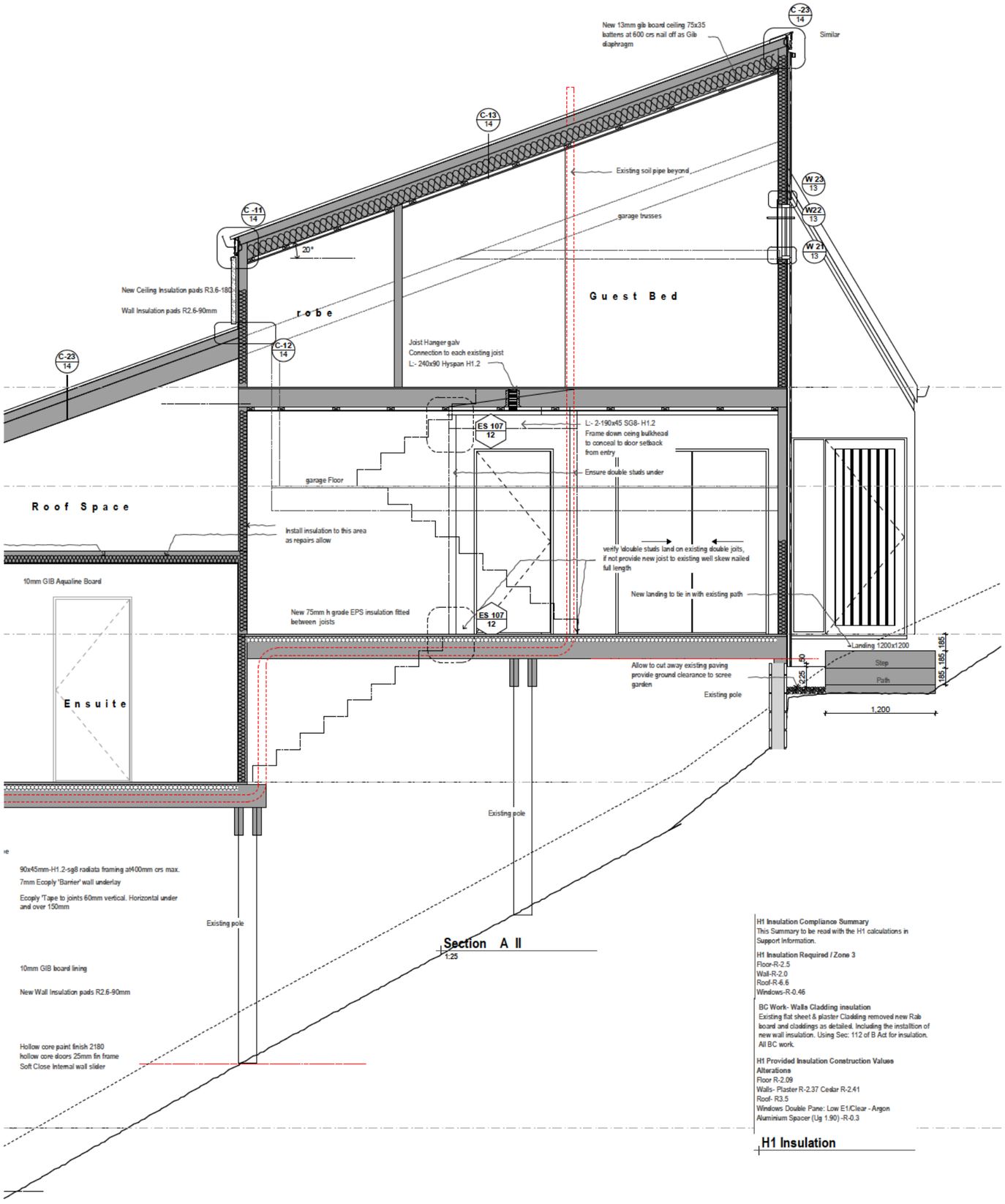

Section A II
1:25

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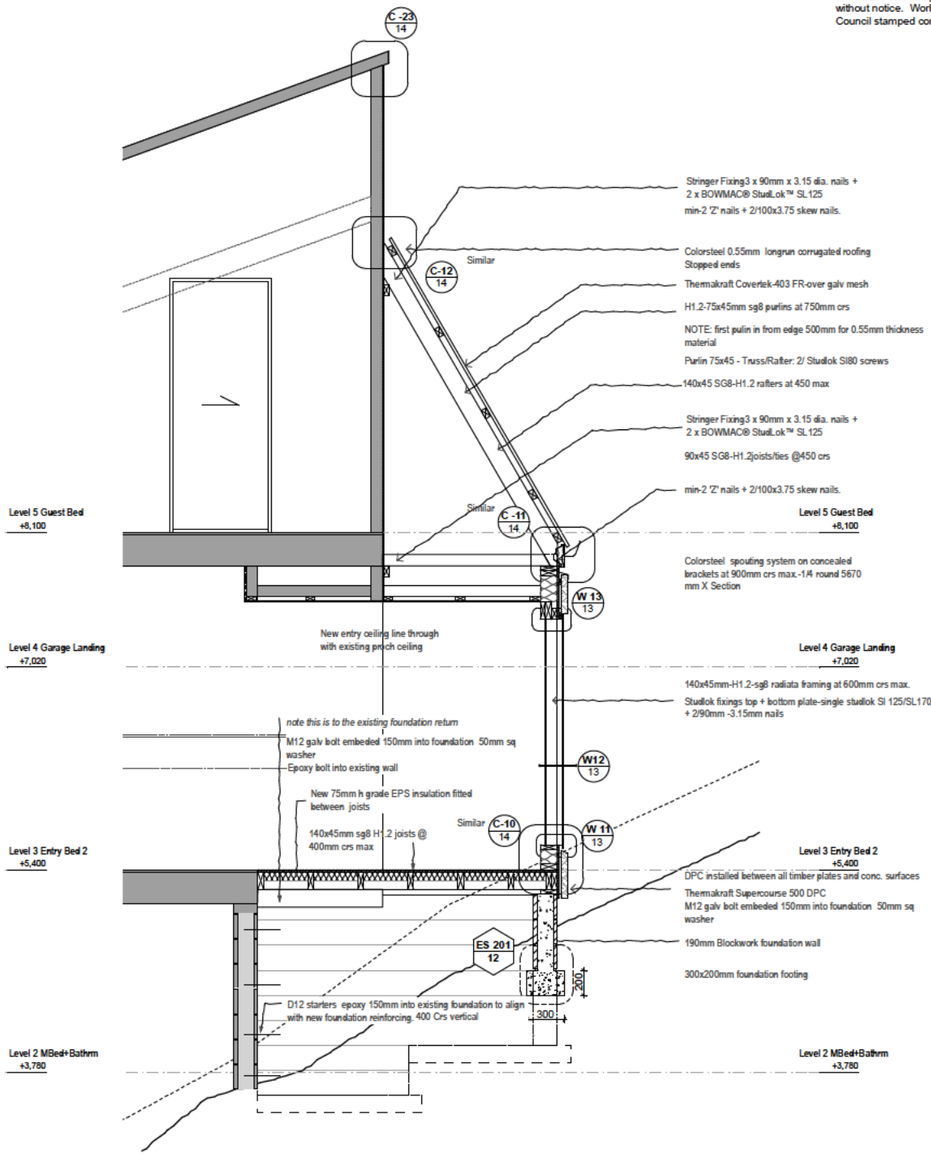
H1 Insulation



Section C Entry
1:25

TIMBER TREATMENT
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Section A Part II-C Entry

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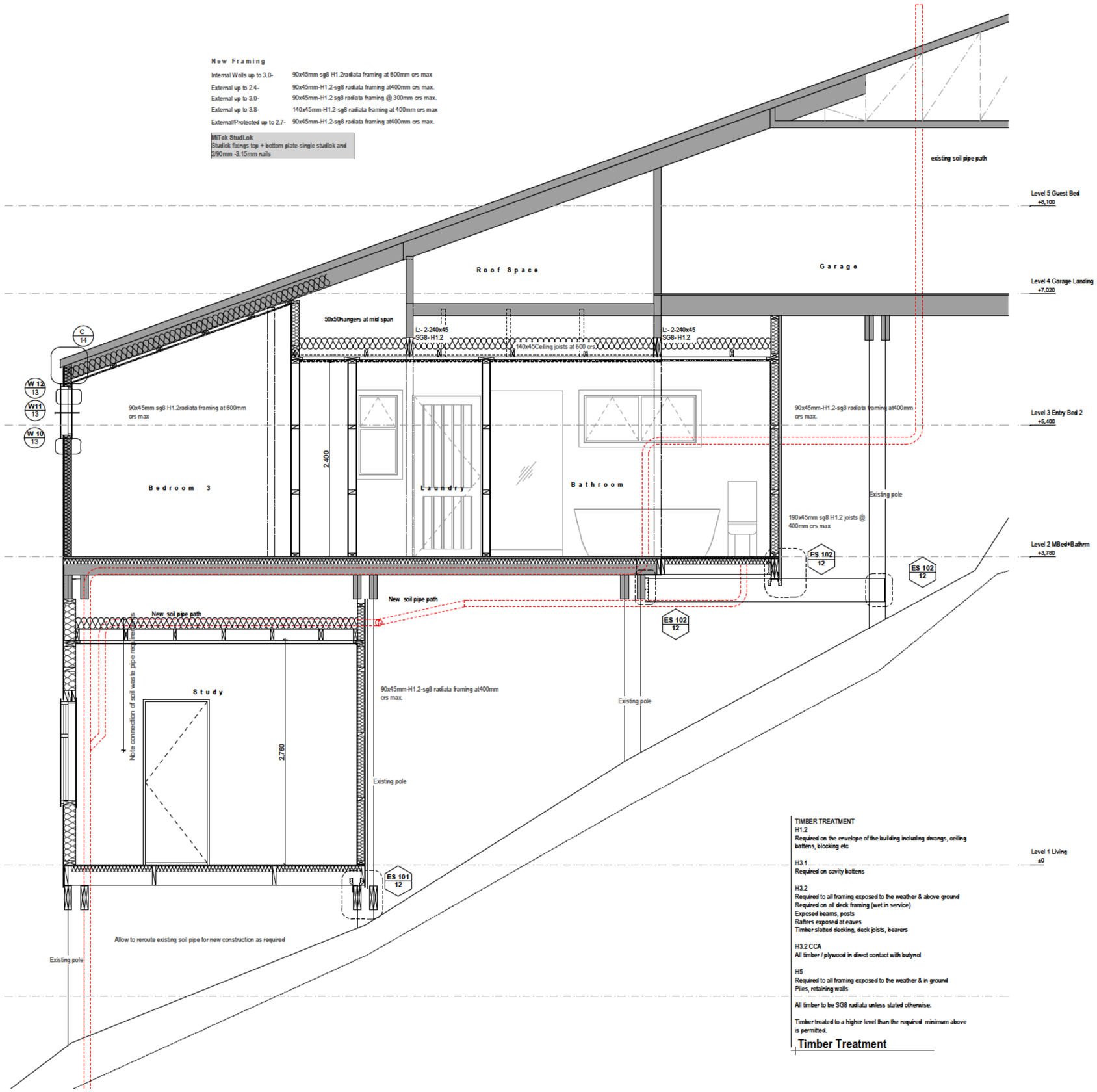

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Required to all framing exposed to the weather & in ground
Piles, retaining walls

All timber to be SG8 radiata unless stated otherwise.

Timber treated to a higher level than the required minimum above is permitted.

Timber Treatment

H1 Insulation Compliance Summary
This Summary to be read with the H1 calculations in Support Information.

H1 Insulation Required / Zone 3
Floor-R-2.5
Wall-R-2.0
Roof-R-6.6
Windows-R-0.46

BC Work- Walls Cladding insulation
Existing flat sheet & plaster Cladding removed new Rab board and claddings as detailed. Including the installtion of new wall insulation. Using Sec: 112 of B Act for insulation. All BC work.

H1 Provided Insulation Construction Values
Alterations
Floor R-2.09
Walls- Plaster R-2.37 Cedar R-2.41
Roof- R3.5
Windows Double Pane: Low E1/Clear - Argon
Aluminium Spacer (Ug 1.90) -R-0.3

H1 Insulation

Section B

SHEET INDEX

Construction + Approved BC	
RFI Update	
BC Application	14.11.2023
For Take Off/Costings	
Truss Design + Engineer	
Client	
Preliminary Design	
Issue	Date Rev

Drawing Scale as noted at A1 Size: Half Scale at A3
i.e. 1:100 at A1 =1:200 at A3

DWELLING Alterations+ Recladd for Greg+ Ngaio Bell 145 Mt Pleasant Road
Mt Pleasant
Christchurch 8081

Postal
[redacted]

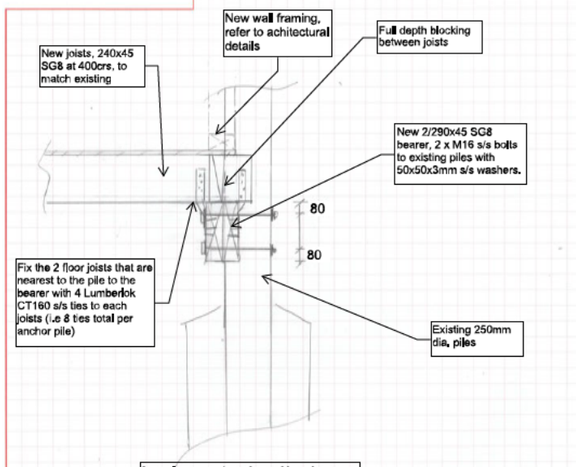
Site Information:
CT:**CB576/22**
Lot: **8**
DP:**17670**
Area:**1169M²**
Nett Area: **NA**
Wind:A- **V High-50m/s**
EQ Zone: 3
Altitude:**120.0M**
Snow:**N4-1.5kPa**
Rainfall:**30-30mm**
Soil: **Geo Report**
Exposure:**C -900M from Sea**
Planning Zone:
R. Hills -Slope
Instability Management.
Site Coverage:
New 22%

GRANT MILES GMD ARCHITECTURAL DESIGN LTD
49 Coolspring Way
Christchurch 8051.
0274362996
grant@gmad.co.nz

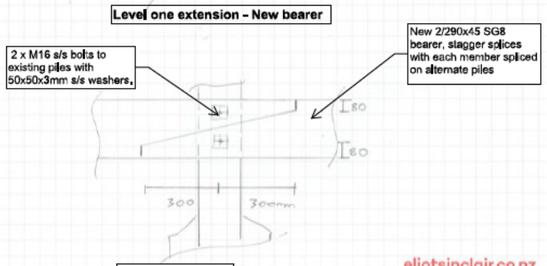
Date BC 14/11/2023
Job Ref. 1805
Sheet No. 11 of 16
Rev

eliot sinclair

Project name: 145 Mt pleasant Rd
Project no: 520870
Date: 2 October 2023
Page no:



Level one extension - New bearer



New bearer splice

Engineer Details 101

eliot sinclair

Project name: 145 Mt pleasant Rd
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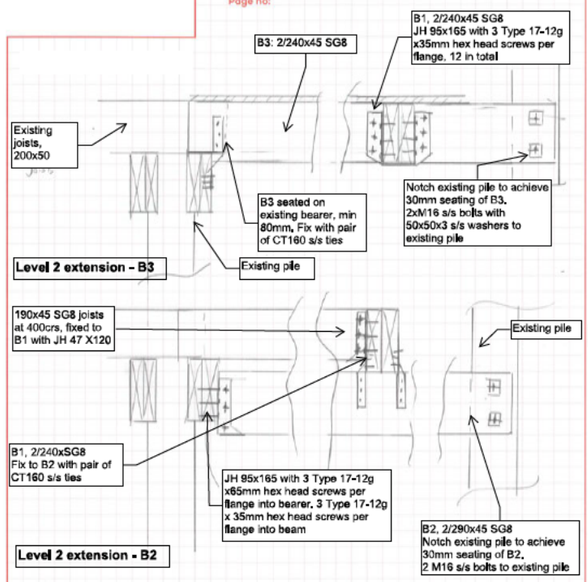
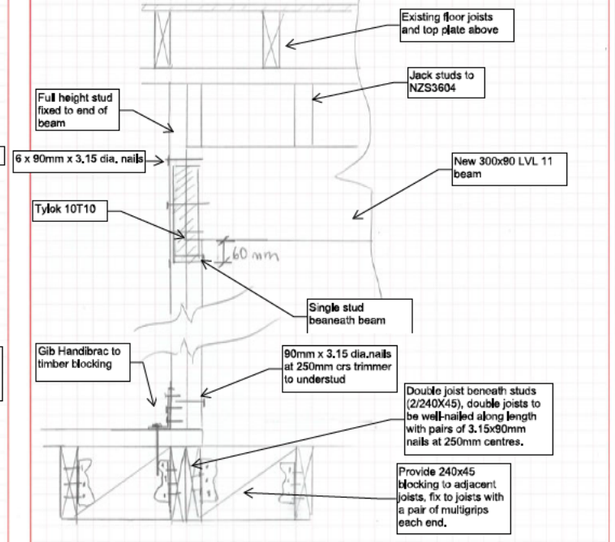
Date: 2 October 2023
Page no:



Engineer Details 102

eliot sinclair

Project name:
Project no:
Date:
Page no:

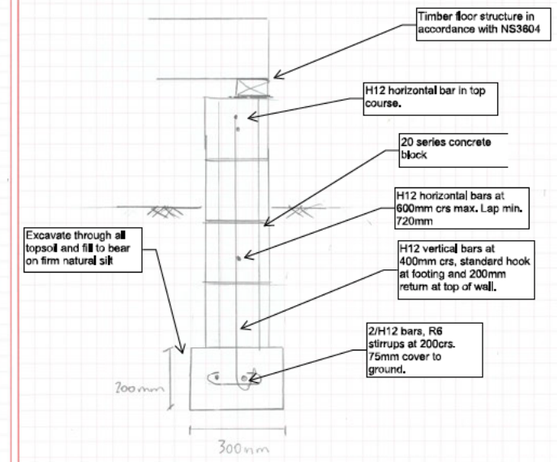


Level one extension - New lintel

Engineer Details 103

eliot sinclair

Project name:
Project no:
Date:
Page no:



New concrete foundation beam

Engineer Details 201

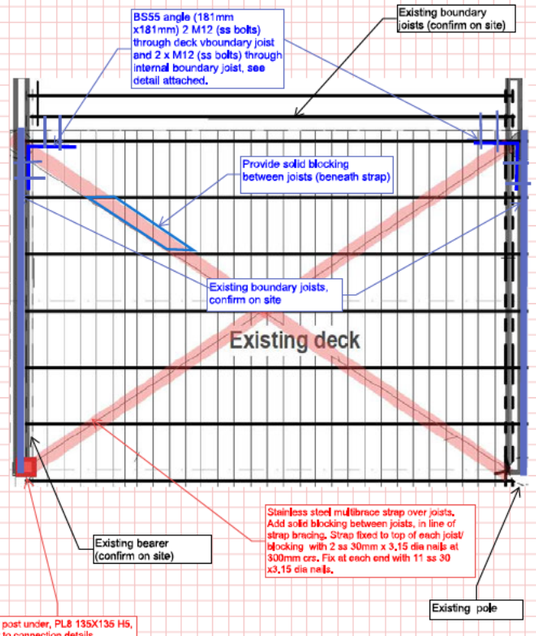
I dimensions on site

ior to building consent being minary & subject to change all only commence with a ited copy of drawings

SHEET INDEX

eliot sinclair

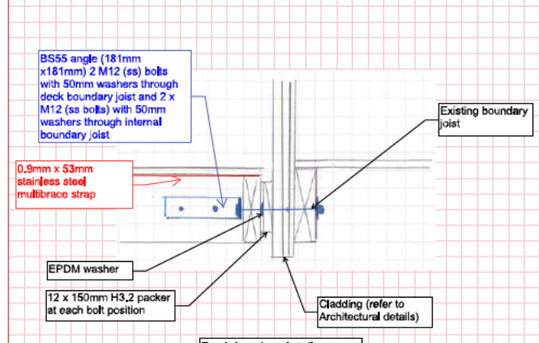
Project name: 145 Mt Pleasant Rd
Project no: 520870
Date: 01 Nov 2023
Page no:



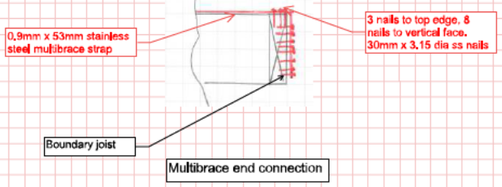
Engineer Details 104

eliot sinclair

Project name: 145 Mt Pleasant Rd
Project no: 520870
Date: 01 Nov 2023
Page no:



Deck bracing detail - connection to house



Multibrace end connection

Engineer Details 105

eliot sinclair

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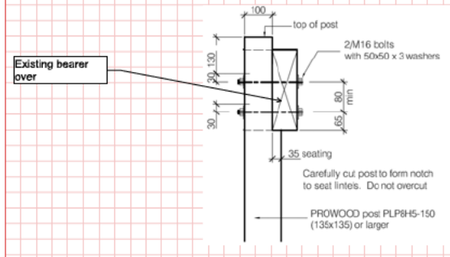
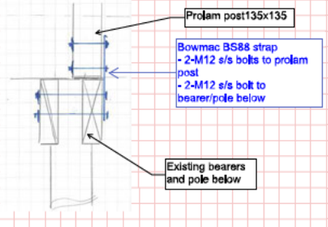


Post - bearer connection detail

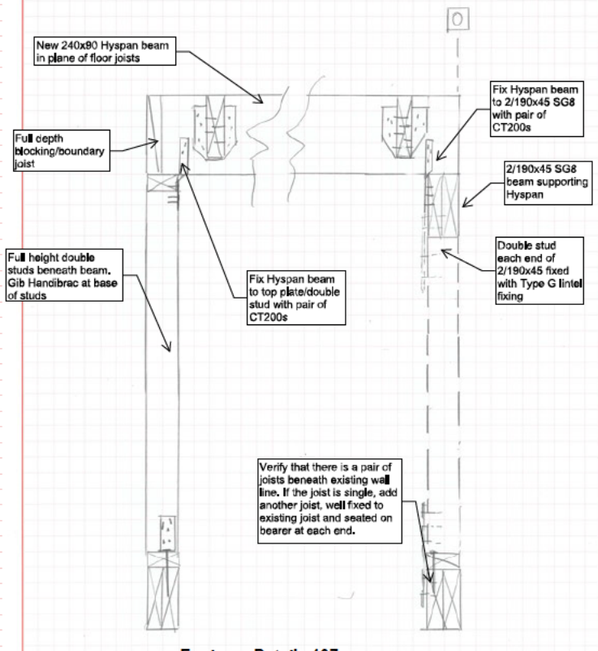


Post - pole/bearer detail

Engineer Details 106

eliot sinclair

Project name: 145 Mt Pleasant Rd
Project no: 520870
Date: 13 Nov 2023
Page no:



1:50

Engineer Details 107

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Snow:N4-1.5kPa
Rainfall:30-30mm
Soil: Geo Report
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Site Coverage:
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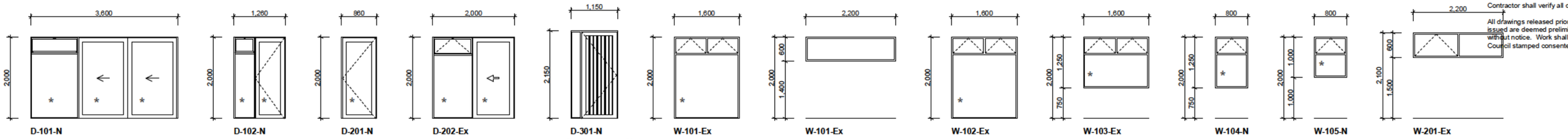
49 Coolspring Way
Christchurch 8051.
0274362996
grant@gmail.co.nz

Date: BC 14/11/2023
Job Ref: 1805
Rev:
Sheet No. 12 of 16

Engineering Details



Contractor shall verify all dimensions on site

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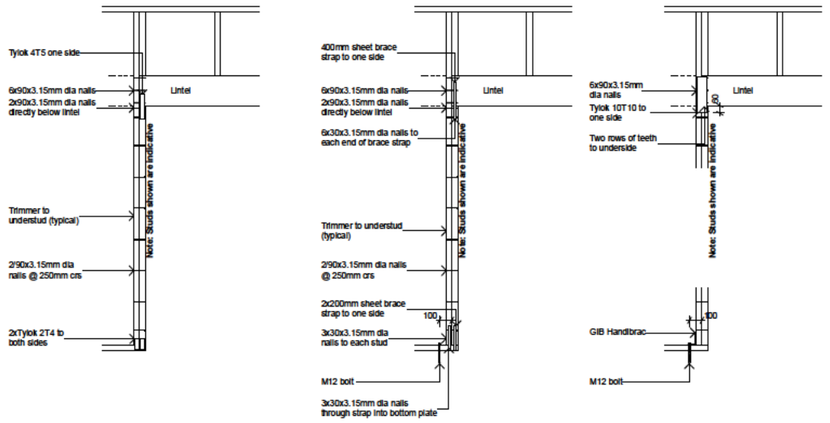
* Denotes-Safety glass
OG Denotes- Milk White Laminate obscure
RS Denotes Restrictor Stay

Powder coated alloy double glazed alloy window joinery in grooved 25mm fin H3.1 radiata reveals

Alloy Joinery Dimensions
All Windows & Door opening sizes and heights are nominal allow to confirm with precutter and/or measure on site, with particular care to align with soffit where required.

BC Work-V-Maintainance- Windows
Existing windows and new openings to be have new double glazed units as detailed. Refer opening schedule. Using Sec: 112 of B Act.

External Door + Window Schedule
1:50

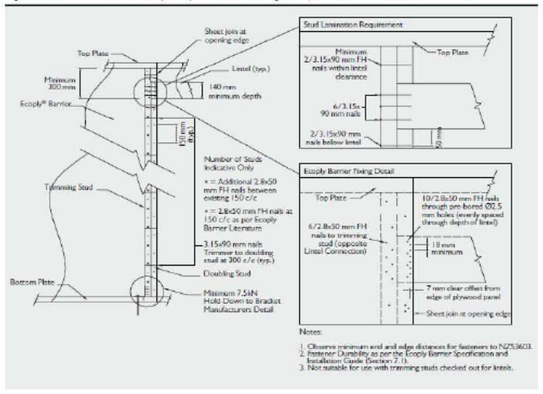


TYPE F - 4.0kN

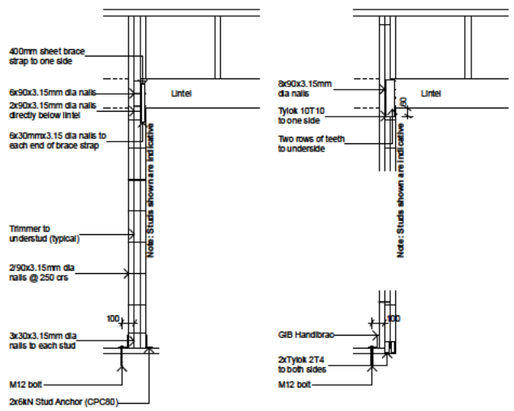
TYPE G - 7.5kN fixing options

7.14 LINTEL TIE DOWN CONNECTION

Figure 2: Lintel Connection Detail (For Uplifts Not Exceeding 7.5kN) as Detailed in Clause 8.6.1.8 of NZS 3604



CHH PLY | ECOPLY® BARRIER | 0800 226 759 | www.ecoplybarrier.co.nz

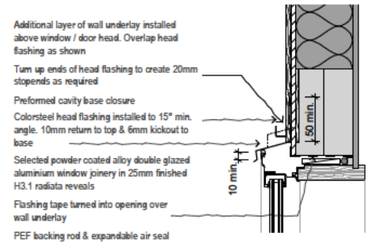


TYPE H - 13.5kN fixing options

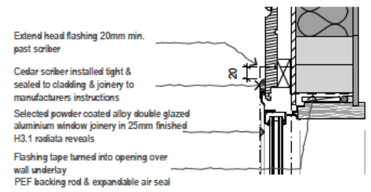
TYPE G - 7.5kN fixing options

Eco Ply Barrier Alternative

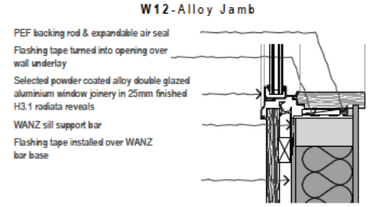
Up to 7.5 kN fixing and openings up to 2.400 wide based on loaded dimension of 3.000 and V high wide zone



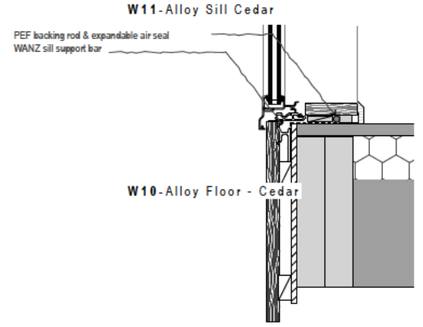
W13-Alloy Head Cedar



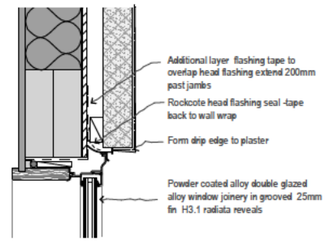
W12-Alloy Jamb



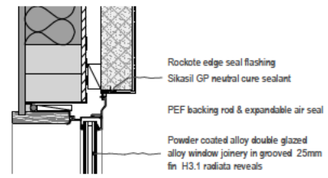
W11-Alloy Sill Cedar



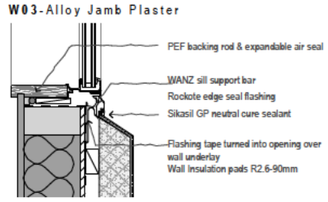
W10-Alloy Floor - Cedar



W04-Alloy Head Plaster

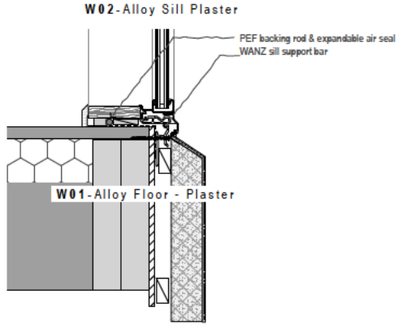


W03-Alloy Jamb Plaster



All Shaded Areas are Existing Framing

W02-Alloy Sill Plaster



W01-Alloy Floor - Plaster

Refer to C-00 details for construction

Opening Schedule Lintel Fixings-Details

SHEET INDEX

Construction + Approved BC	
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EQ Zone: **3**
Altitude:**120.0M**
Snow:**N4-1.5kPa**
Rainfall:**30-30mm**
Soil: **Geo Report**
Exposure:**C -900M from Sea**
Planning Zone:
R. Hills -Slope
Instability Management.
Site Coverage:
New 22%

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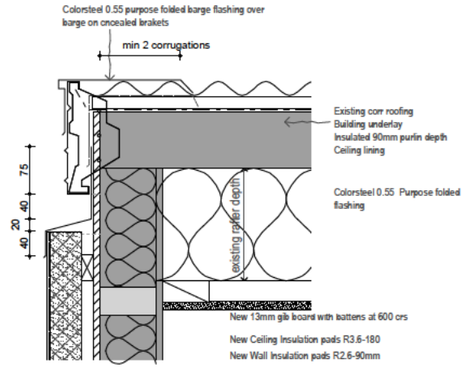
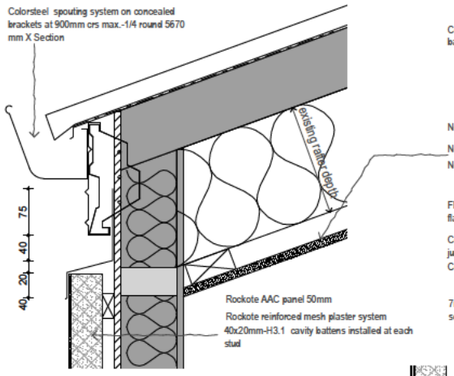
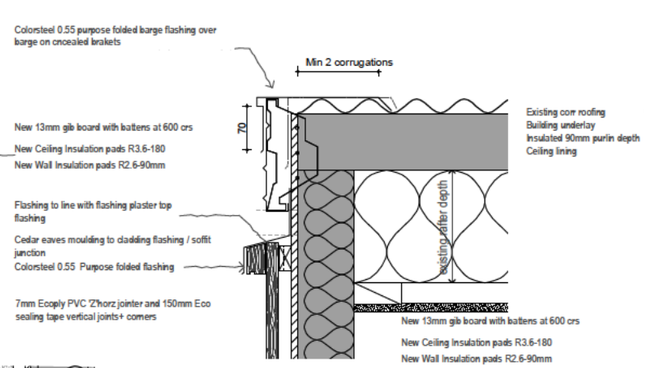


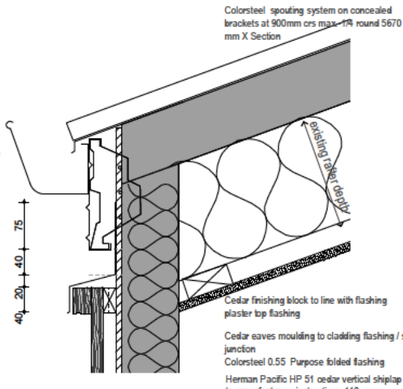
C13- Top Plate-Barge- Plaster



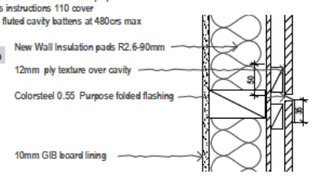
C11- Top Plate- Eave- Plaster



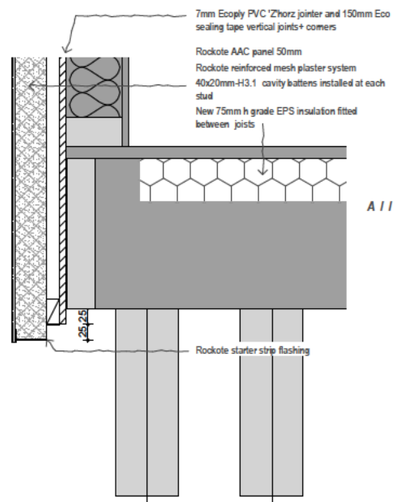
C23- Top Plate-Barge- V Shiplap



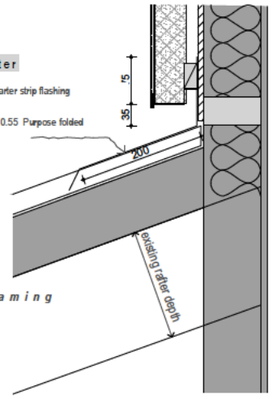
C21- Top Plate- Eave- V Shiplap



C32- Ply horizontal joint

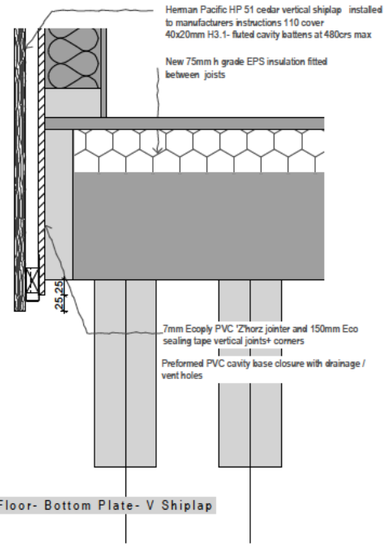


C10- Floor- Bottom Plate Plaster



C12- Roof Apron

All Shaded Areas are Existing Framing



C20- Floor- Bottom Plate- V Shiplap

H1 Insulation Compliance Summary
This Summary to be read with the H1 calculations in Support Information.

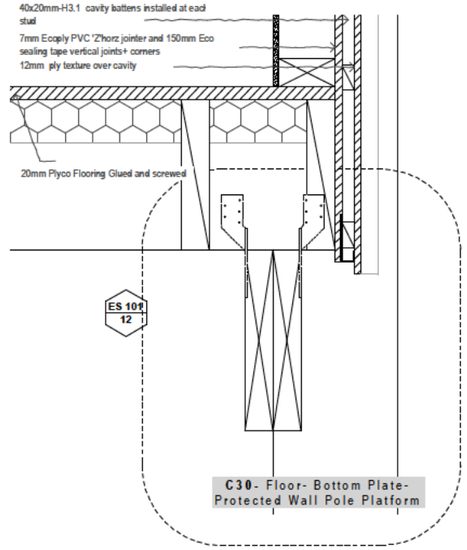
H1 Insulation Required / Zone 3
Floor-R-2.5
Wall-R-2.0
Roof-R-6.6
Windows-R-0.46

BC Work- Walls Cladding insulation
Existing flat sheet & plaster Cladding removed new Rale board and claddings as detailed. Including the installtion of new wall insulation. Using Sec: 112 of B Act for insulation. All BC work.

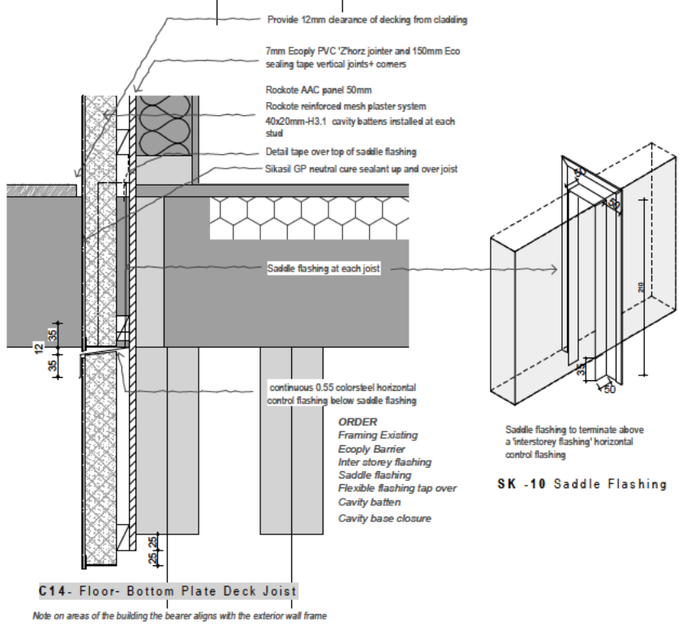
H1 Provided Insulation Construction Values
Alterations
Floor R-2.09
Walls- Plaster R-2.37 Cedar R-2.41
Roof- R3.5
Windows Double Pane: Low E1/Clear - Argon
Aluminium Spacer (Ug 1.90) -R-0.3

H1 Insulation

C31- Top Plate- Protected Wall Pole Platform



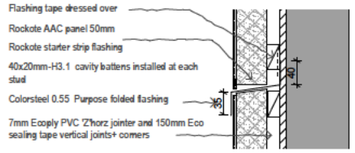
C30- Floor- Bottom Plate- Protected Wall Pole Platform



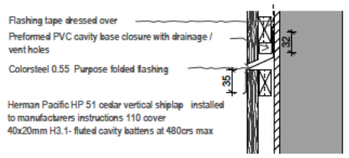
C14- Floor- Bottom Plate Deck Joist

Note on areas of the building the bearer aligns with the exterior wall frame

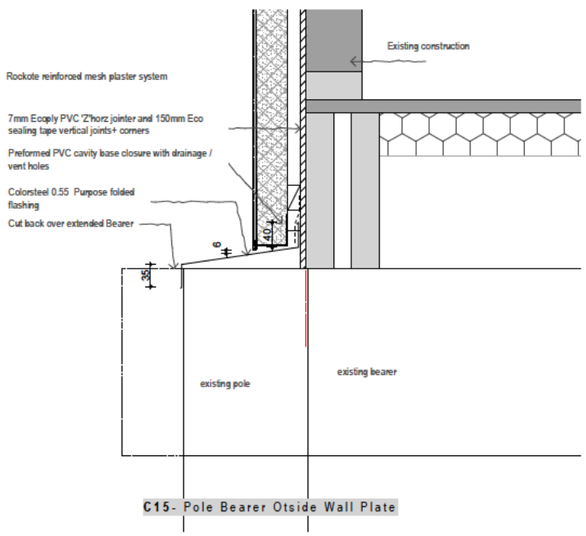
SK -10 Saddle Flashing



C24- Horizontal Joint Plaster



C25- Horizontal Joint V Cedar



C15- Pole Bearer Otside Wall Plate

SHEET INDEX

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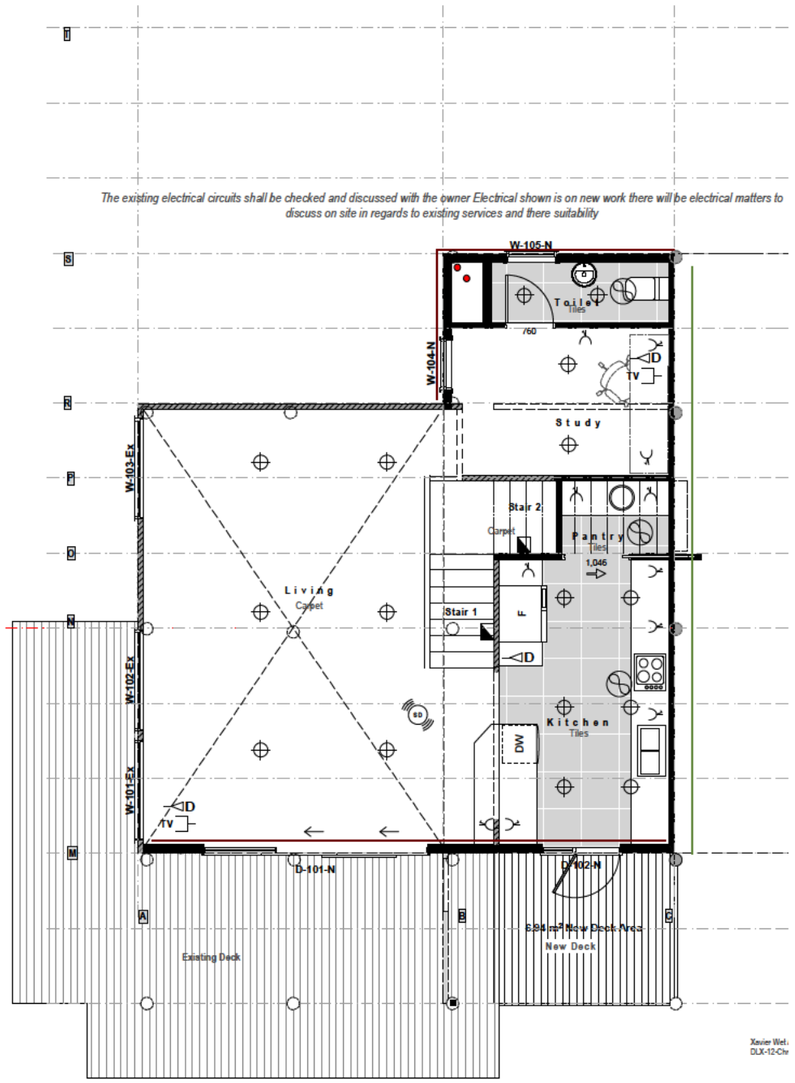
The existing electrical circuits shall be checked and discussed with the owner Electrical shown is on new work there will be electrical matters to discuss on site in regards to existing services and there suitability

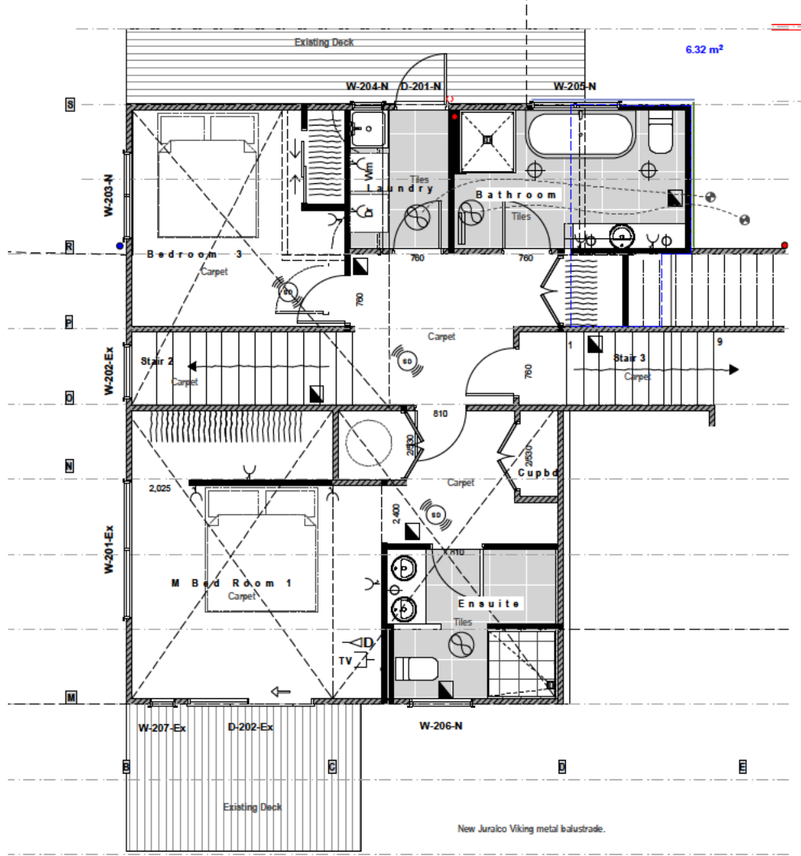


Xavier Wel.
DLX-12-Chr

Level One Electrical-Finishes
1:50

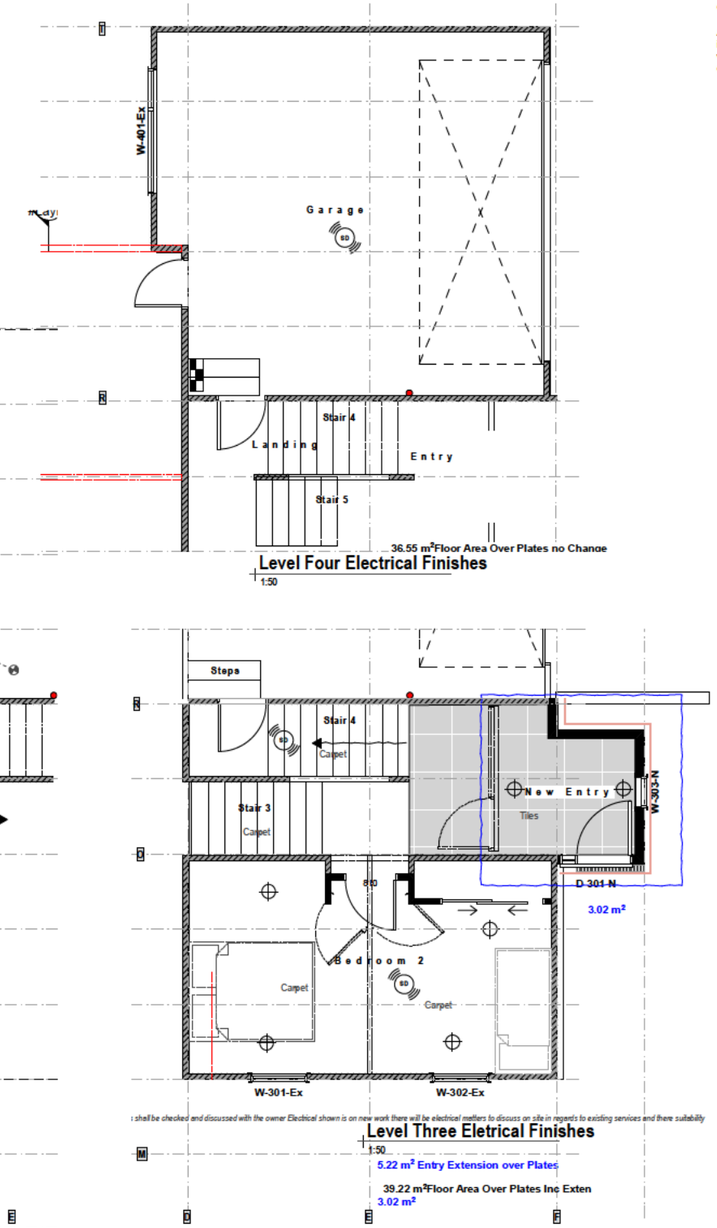
Waterplaah Tiles
Note that all areas that have a water fixture require min of 1500mm out from the water source to have continuous impervious substrate. Full perimeter to have clear silicone sealant to wall and fitting junctions.

New Juraico Viking metal balustrade.



New Juraico Viking metal balustrade.

Level Two Electrical Finishes
1:50
69.51 m²
6.33 m²
75.75 m²Floor Area Over Plates Incl extension

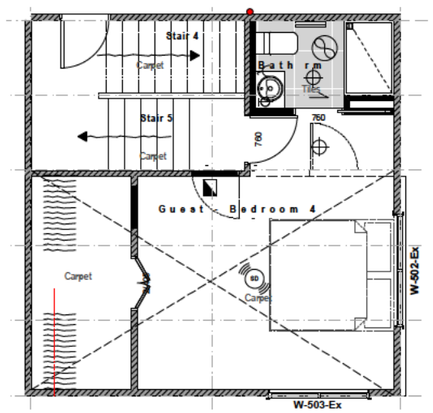


36.55 m²Floor Area Over Plates no Change

Level Four Electrical Finishes
1:50

t shall be checked and discussed with the owner Electrical shown is on new work there will be electrical matters to discuss on site in regards to existing services and there suitability

Level Three Eletrical Finishes
1:50
5.22 m² Entry Extension over Plates
39.22 m²Floor Area Over Plates Inc Exten
3.02 m²



Level Five Electrical Finishes
1:50

Electrical Legend

Xavier Wel Area 12W LED Picture / Mirror / Bathroom Light DLX-12-Chrome

Wall LED low level controled by dimmer & movement sensor switch Vynco LED Step Light 3W 230VAC 3000K IP44

Double power point (All power points)

Exterior Weather proof power outlet switched IP 66

Telephone socket (Data)
All to be star wired back to separate patch panel board

Television aerial and data/fibre connection back to data fibre cabinet

Towel Rail 7bar Square 80W IP55 600 x 800 Stainless 60S

Location of WIFI router (by others) wire for at data.

All power outlets to be controlled by RCD & surge rotection at switch board.

Power points shown in indicative locations, final numbers & positions to be confirmed with electrical contractor on site.

Under tile heating on time clock at DB board

Extract fan ducted through ceiling space & vented through soffit and/or walls where shown. 25L/s for laundry/ bathroom and 50L/s for kitchen

Ceiling mounted smoke alarm with 'hush' facility all interconnected wireless (radio signal not wi-fi) with 10 yr batteries
note heat detector to Kitchen

Distribution board sub Board

LED Dimmable Down light- Vynco Jolie/VE3CR-8W-230v

Exterior LED Brick Hugo 9W-230v- IP54 3000K BKH634-280x185x90mm

Exterior LED wall mounted Tutoko Up/Down Light - 2 x 6W Anthracite IP65

SHEET INDEX

Construction + Approved BC	
RFI Update	
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Drawing Scale as noted at A1 Size: Half Scale at A3
i.e. 1:100 at A1 =1:200 at A3

DWELLING
Alterations+ Recladd
for
Greg+ Ngaio Bell
145 Mt Pleasant Road
Mt Pleasant
Christchurch 8081

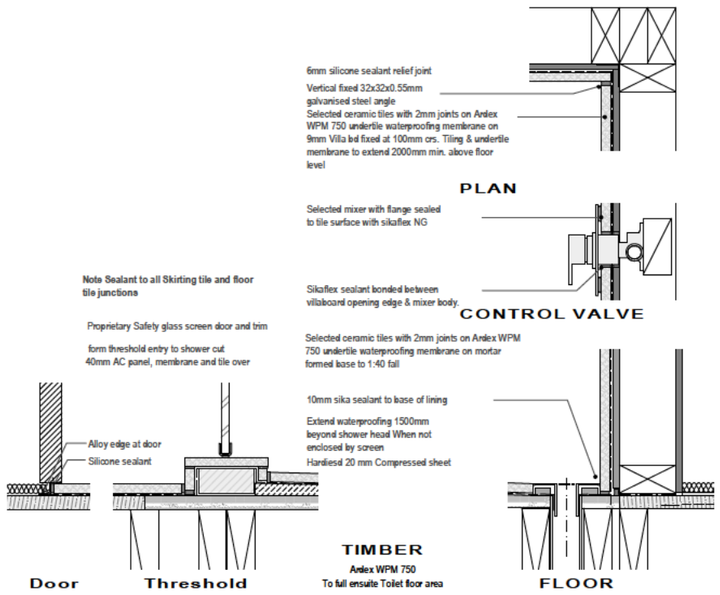
Postal
[redacted]

Site Information:
CT:**CB576/22**
Lot: **8**
DP:**17670**
Area:**1169M²**
Nett Area: **NA**
Wind:A- **V High-50m/s**
EQ Zone: **3**
Altitude:**120.0M**
Snow:**N4-1.5kPa**
Rainfall:**30-30mm**
Soil: **Geo Report**
Exposure:**C -900M from Sea**
Planning Zone:
R. Hills -Slope
Instability Management.
Site Coverage:
New 22%

GRANT MILES GMD ARCHITECTURAL DESIGN LTD
49 Coolspring Way
Christchurch 8051.
0274362996
grant@gmad.co.nz

Date 14/11/2023
Job Ref. 1805
Sheet No. 15 of 16
Rev

Electrical Finishes Plans



Shower Full Tiles

1:5

Finishes Schedule General

External Joinery: New replacement Powder coated alloy double glazed Aluminium joinery in 25mm finished H3.1 radiata reveals (reveals to be painted)
Tiled Floors: New Selected ceramic tiles with 2mm joints on metal float finished concrete floor(Ardex WPM 002 water proofing) Refer Watersplash note
Plyco Floors/ Stair: Existing Selected Areas by client carpet on underlay
Garage Floor: Existing
Internal Walls: New Resene water based acrylic on 10mm Gib lining (level 4 finish) to all walls unless noted otherwise
Internal Walls New(Wet Areas) : Resene Semi gloss water based enamel on 10mm Gib bd (level 4 finish)
Internal Ceilings: New Resene water based acrylic on 13mm (General) Gib bd (level 4 finish) to all ceilings unless noted otherwise
Internal Ceilings: New(Wet Areas) Semi gloss water based enamel on 13mm Gib Bd (level 4 finish)
Note Existing surfaces to have Resene quickdry undercoat and finished as above.
Internal Doors: New MDF with 25mm Finished grooved radiata reveals (reveals & door to be painted semi gloss) 2000 high Unless noted otherwise.
Internal Skirting: New MDF & painted semi gloss
Cbd / Robe Doors Sliding: Powder coated alloy framed sliders 2200 high with GIB inserts
Cbd / Robe Doors Hinged: As standard Internal doors above.
Confirm all colours & finishes with client prior to commencement of work
Refer to elevations for external cladding types

Kitchen + Pantry+ Bathroom Finishes Schedule

(Allow to fit all fittings and those supplied by Client, including any wet services and electrical)
Benchtops: Laminex Caesarstone
Sink: Under mount stainless steel sink
Joinery: Low pressure laminate to all kitchen doors / cupboards / shelves.
Drawers: Steel powder coated wheeled runners with soft closers
Cupboards: Overlay hinges spring loaded + soft closers
Splashback: Glass splashback. Client Selected
Hobs: Client selected electric
Extract Hood: Selected extract
Oven: Client selected under bench oven
Fridge: Client selected freestanding fridge / freezer
Dishwasher: Client selected dishwasher

Laundry Fittings Schedule

Benchtop: Laminex Caesarstone
Joinery: Low pressure laminate to cupboards / shelves.
Drawers: Steel powder coated wheeled runners with soft closers
Cupboards: Overlay hinges Spring loaded + soft closers
Splashback: Glass splashback. Client Selected
Tub: Over mount stainless steel tub with mixer Washing machine valves separate & concealed in cabinetry
- Selected washing machine
- Selected clothes dryer

Bathroom Fittings Schedule

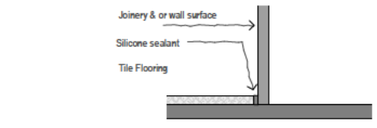
All fittings to be sealed to wall and/or floor with Sikaflex Sealant
Shower: Acrylic shower over 10mm Gib Aqualine Safety glass screens.
WC: Selected ceramic shrouded WC pan & cistern back to wall- S Traps
Vanity: 550mm wide ceramic basin on bench joinery unit with storage drawers below Client Selected

Toilet Fittings

WC: Selected ceramic shrouded WC pan & cistern back to wall- S Traps
Basin: Wall hung hand basin
All fittings to be sealed to wall with Sikaflex sealant
Allow to fit and fix all hardware associated with joinery and Bathroom, ensuite, toilet, laundry and kitchen areas, in door stops, towel rails, toilet roll holders.

Ensuite

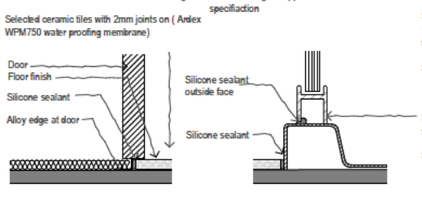
All fittings to be sealed to wall and/or floor with Sikaflex Sealant
Shower: TILED shower over 9mm Villa Bd Safety glass screens.
WC: Selected ceramic shrouded WC pan & cistern back to wall- S Traps
Vanity: Ceramic basin on 1200mm wide bench joinery unit with storage drawers below Client Selected
WC: Selected ceramic shrouded WC pan & cistern back to wall- S Traps
All fittings to be sealed to wall with Sikaflex sealant
Allow to fit and fix all hardware associated with joinery and Bathroom, ensuite, toilet, areas, in door stops, towel rails, toilet roll holders.



Hard Floor Finish

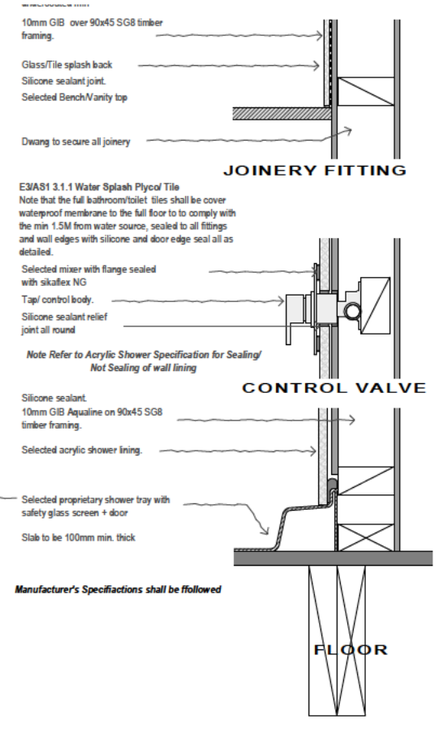
Alternative Soultion to E3/AS1

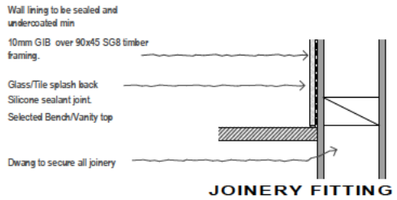
Flooring to be laid according to suppliers specifiaction

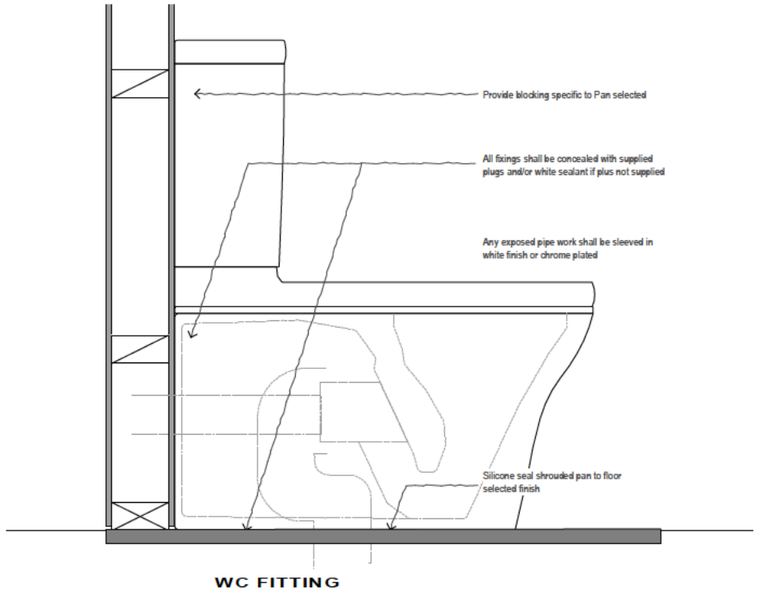


Door
water stop edge similar

Shr tray







Contractor shall verify all dimensions on site

All drawings released prior to building consent being issued are deemed preliminary & subject to change without notice. Work shall only commence with a Council stamped consented copy of drawings

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Planning Zone:
R. Hills -Slope
Instability Management.
Site Coverage:
New 22%

49 Coolspring Way
Christchurch 8051.
0274362996
grant@gmad.co.nz

Date BC 14/11/2023
Job Ref. 1805
Sheet No. 16 of 16
Rev

Finishes + Wetwall details