

Bracing Types Fixing Summary

GSB
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-50-50-75-75-100 crs 32mm Gib Grabber Screws
Handle brac maybe substituted with metal stud and bolt
Confirm all with Manufacturer's Specifications

Note: Noiseline, Aqualine, Toughline, Fyreline may be used in place of BraceLine.
Confirm all with Manufacturer'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
Gail Zone B&C-SS Zone D & angular grooved-50x2.8 Flat heads.
Confirm all with Manufacturer'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/erasing/stopping/ making good
Existing removed

Wall Framing Key

New framing
Internal Walls up to 3.0-
External up to 3.0-
External up to 3.0-
External up to 3.8-
External/Protected up to 2.7-

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

Dwangs General
Allow to dwang at 800 crs min for new framing.
Dwangs for vertical boarding to match cavity battens 480mm crs
(Existing framing may have dwangs at 600 crs)

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

Note all existing wastes and vents exterior of wall to be run concealed

New Juruloo Viking metal balustrade.

New floor area under garage above

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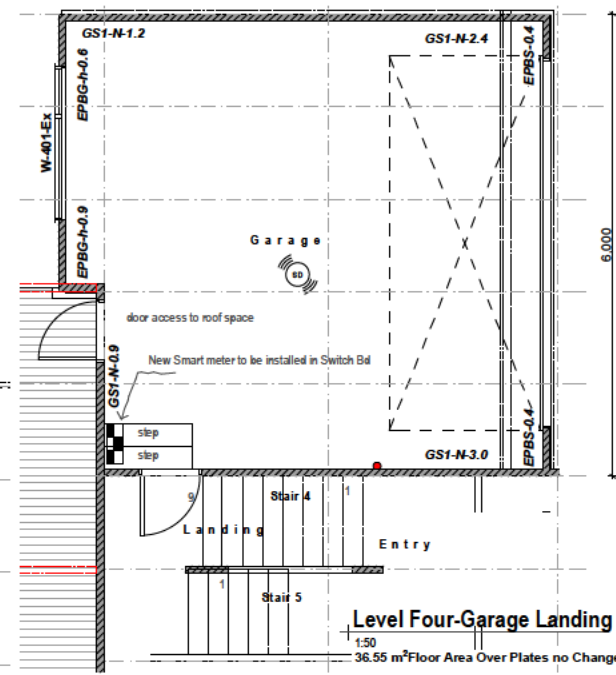
New floor area under garage above

New floor area under garage above

New floor area under garage above

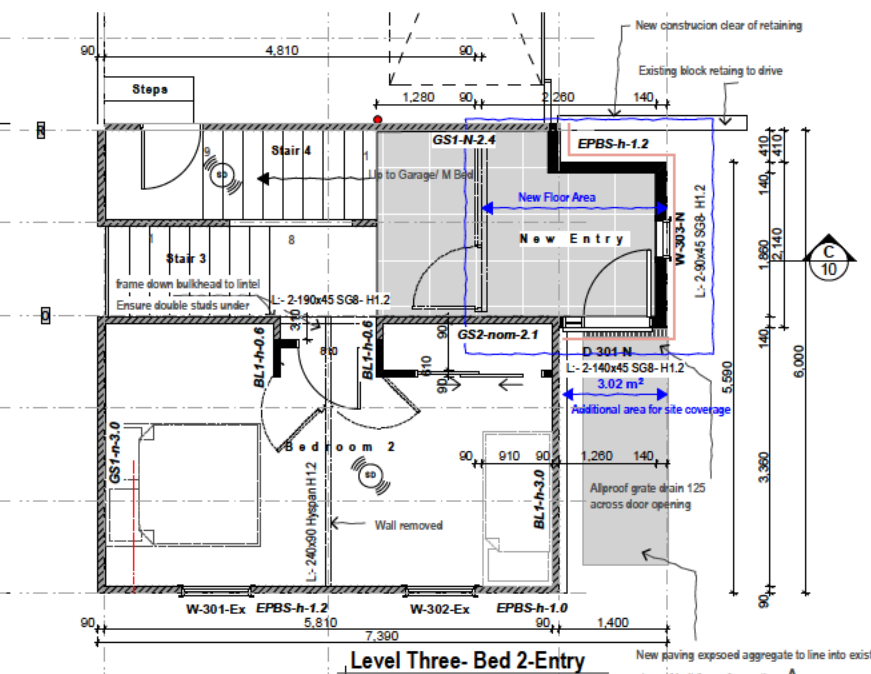
New floor area under garage above

New floor area under garage above



Level Four-Garage Landing

36.55 m² Floor Area Over Plates no Change



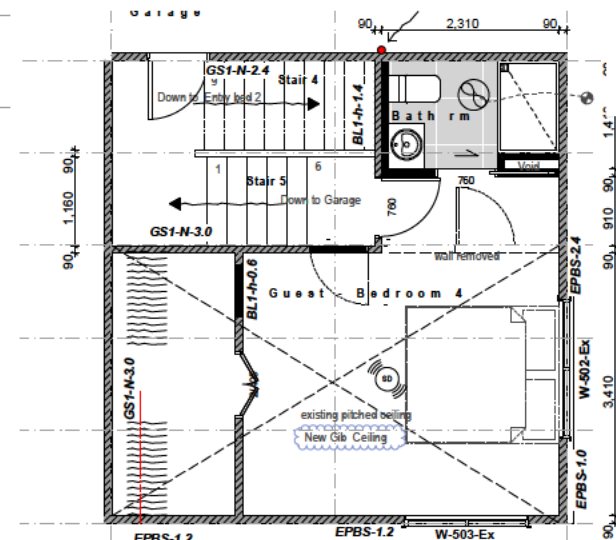
Level Three- Bed 2-Entry

5.22 m² Entry Extension over Plates

34.25m² Existing

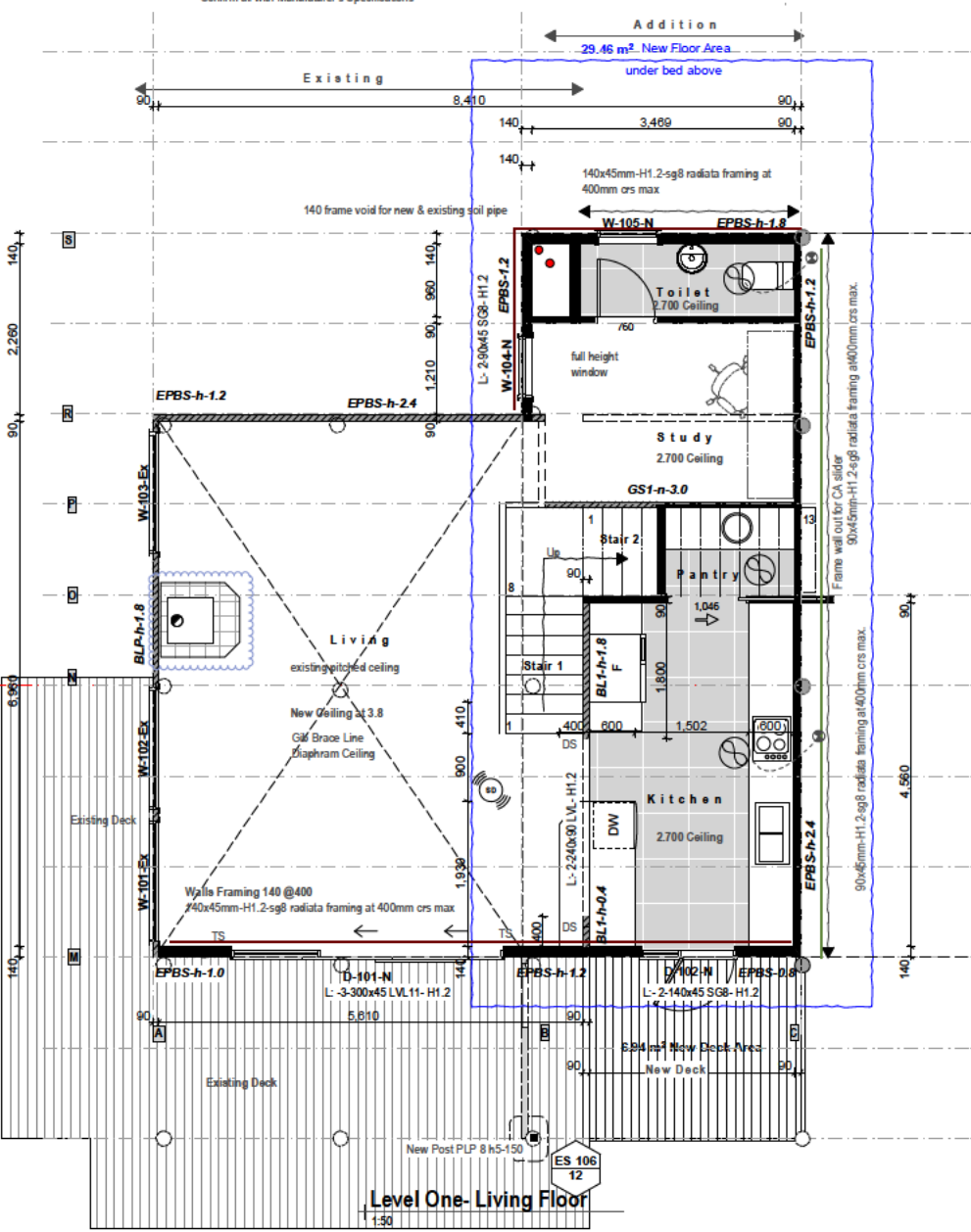
39.22 m² Floor Area Over Plates Inc Exten

3.02 m² New Build Area not under floor above for Site Coverage



Level Five - Guest Bed

36.25 m² Floor Area Over Plates no Change



Level One- Living Floor

41.11 m8 Existing

29.46 m² New Floor Area (UNDER FLOOR ABOVE)

70.57 m² Floor Area Over Plates Incl Extension

07.00m² New Deck Area under deck above

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 butyrol

H5
Required to all framing exposed to the weather & in ground
Plies, 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

BC Work-v- Maintenance 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 maintenance with similar or better material/treatment.

BC Work-v- Maintenance/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 roof and/or walls where shown. SUs for laundry/ bathroom and SUs for kitchen
Ceiling mounted smoke alarm with 'push' facility all interconnected wireless (radio signal not w/f) with 10 yr batteries
note: heat detector for kitchen

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

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

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

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

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

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

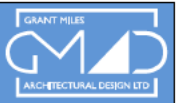
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Construction + Approved BC	
RPI Update	15.01.2024
BC Application	14.11.2023
For Take Off/Callings	
Trusts Design + Engineer	
Client	
Preliminary Design	
Issue	
Date Rev	

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
DF: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%



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Christchurch 8051.
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