

Jeff @ drafting
waited
- 6.12.

PROPOSED ALTERATIONS TO:

**M WILSON & M TOURNA RESIDENCE,
No. 83A MAC FARLANE STREET, HAMILTON.**

- 101 ORIGINAL PLANS
- 201 ELEVATIONS
- 301 GROUND FLOOR PLAN
- 302 FIRST FLOOR PLAN
- 303 ROOF DETAILS
- 401 WEATHERBOARD DETAILS
- 501 JOINERY DETAILS
- 502 DECKING DETAILS
- 503 DECKING BRACING

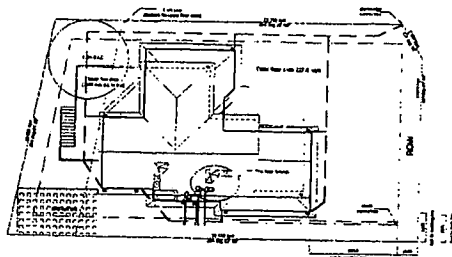


SCOPE OF WORK:

FIRST FLOOR CLADDING REMOVED AND REPLACED WITH BEVELLED BACK WEATHERBOARDS OVER 20MM H3.1 CAVITY BATTENS.

SINGLE GLAZED ALUMINIUM REMOVED AND REPLACED WITH DOUBLE GLAZED JOINERY.

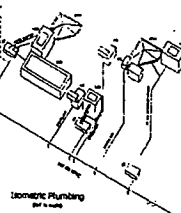
DECK REMOVED AND REPLACED - BRACED & 12MM GAP BETWEEN FRAMING AND EXTERIOR CLADDING.



Lot 2
DPC 11127
Net lot area 492.0 sqm
reduced to 475.0 sqm
due to ROW
Site Coverage 37%

RECEIVED
30 JUN 2001
PLAN REVIEW

STREET : MACFARLANE STREET
ST NO : 83A
LOT : 2
DPC : 11127
CONSENT : 1442/2000
DETAILS : SITE PLAN
W10



Isometric Rendering
per 1:500



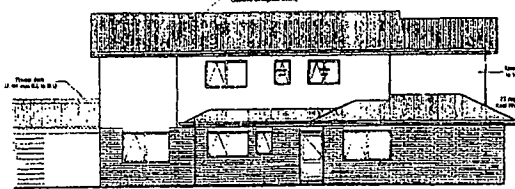
1000 Toi Toi Road
Hamilton
Phone 07 848 1186

Proposed new home for Barry Potter and Jenny Cox
at 83a McFarlane Street, Hamilton

SITE PLAN
Scale: 1:200

Date: 22/06/00
JOB NO:

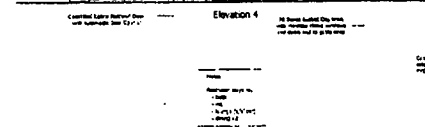
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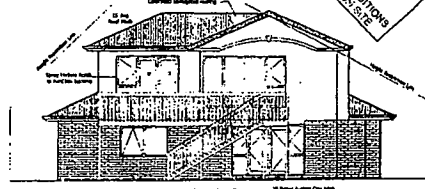
Elevation 1



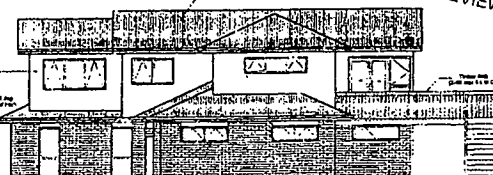
Elevation 2



Elevation 3

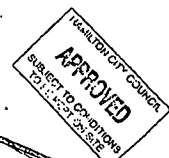


Elevation 4



Elevation 5

STREET : MACFARLANE STREET
ST NO : 83A
LOT : 2
DPC : 11127
CONSENT : 1442/2000
DETAILS : ELEVATIONS
W10



RECEIVED
30 JUN 2001
PLAN REVIEW



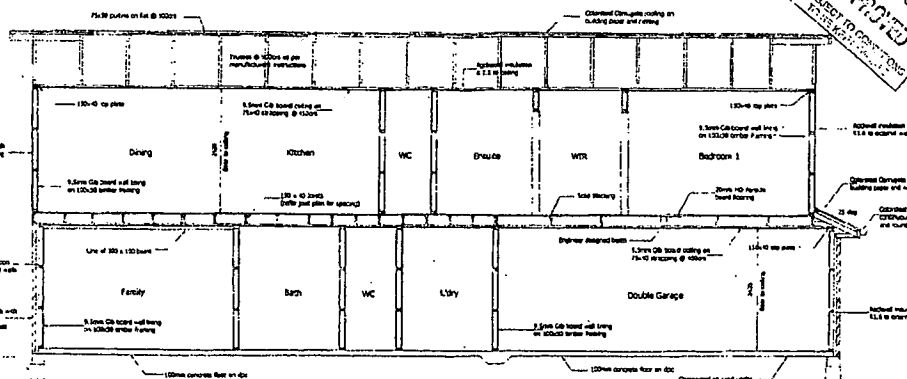
1000 Toi Toi Road
Hamilton
Phone 07 848 1186

Proposed new home for Barry Potter and Jenny Cox
at 83a McFarlane Street, Hamilton

ELEVATIONS
Scale: 1:100

Date: 22/06/00
JOB NO:

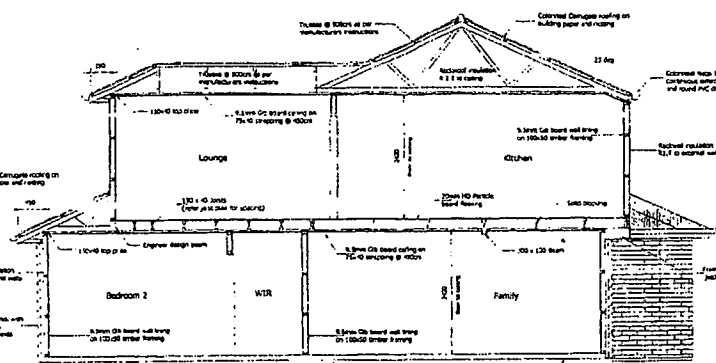
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Cross Section 1-1

STREET : MACFARLANE STREET
ST NO : 83A
LOT : 2
DPC : 11127
CONSENT : 1442/2000
DETAILS : CROSS SECTION
W10

RECEIVED
30 JUN 2001
PLAN REVIEW



Cross Section 2-2

STREET : MACFARLANE STREET
ST NO : 83A
LOT : 2
DPC : 11127
CONSENT : 1442/2000
DETAILS : CROSS SECTION
W10

RECEIVED
30 JUN 2001
PLAN REVIEW



1000 Toi Toi Road
Hamilton
Phone 07 848 1186

Proposed new home for Barry Potter and Jenny Cox
at 83a McFarlane Street, Hamilton

CROSS SECTION
Scale: 1:50

Date: 22/06/00
JOB NO:

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8 OF 8

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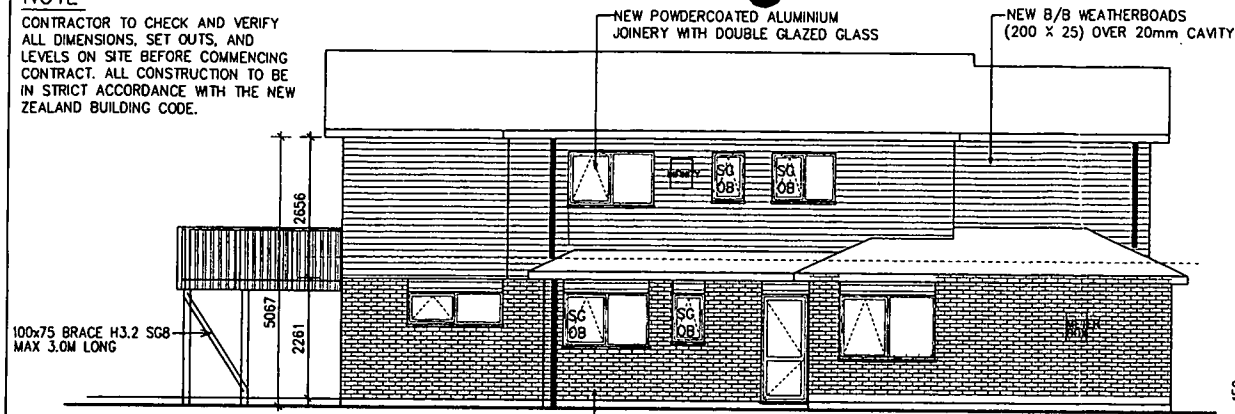
PHONE: (07) 846 1646
MOBILE: 021 484 2212

ORIGINAL PLANS

PROPOSED ALTERATION FOR:	DATE:	SCALE:	SHEET
M WILSON & M TOURNA	83A Mac Farlane Street, Hamilton.	1:200	101
AT:	DWN	CHECKED	101
DATE:	DATE:	DATE:	DATE:

NOTE

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, SET OUTS, AND LEVELS ON SITE BEFORE COMMENCING CONTRACT. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE.

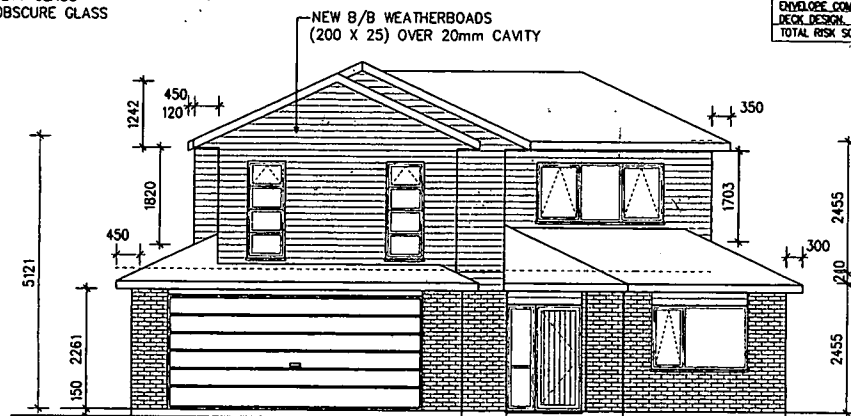


SOUTH ELEVATION 1"100

EXISTING 70 SERIES BRICK VENEER WITH 50MM CAVITY

KEY

SG - SAFETY GLASS
OBSC - OBSCURE GLASS



EAST ELEVATION 1"100

BUILDING ENVELOPE RISK MATRIX - EAST	
RISK FACTOR	RISK SEVERITY
WIND ZONE (NZS 3604)	MEDIUM 0
NUMBER OF STOREYS	MEDIUM 1
ROOF / WALL INTERSECTION DESIGN	MEDIUM 1
EAVES WIDTH	HIGH 2
ENVELOPE COMPLEXITY	MEDIUM 1
DECK DESIGN	LOW 0
TOTAL RISK SCORE	5

SCOPE OF WORK:

FIRST FLOOR CLADDING REMOVED AND REPLACED WITH BEVELLED BACK WEATHERBOARDS OVER 20MM H3.1 CAVITY BATTENS.

SINGLE GLAZED ALUMINIUM REMOVED AND REPLACED WITH DOUBLE GLAZED JOINERY.

DECK REMOVED AND REPLACED - BRACED & 12MM GAP BETWEEN FRAMING AND EXTERIOR CLADDING.

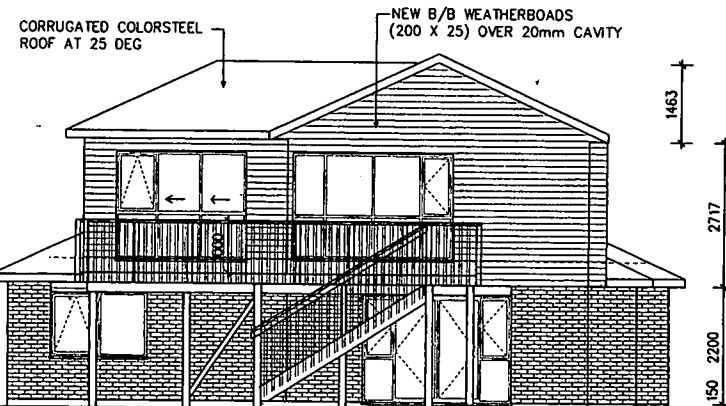
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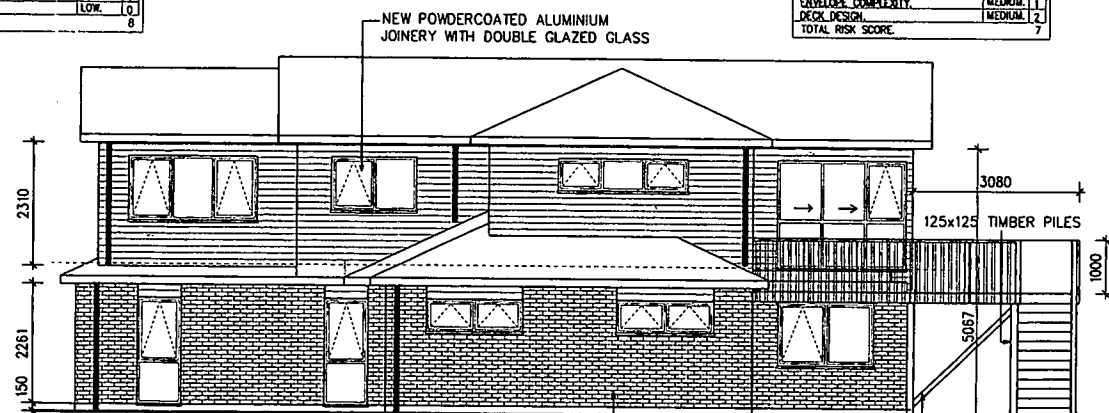
SHEET TITLE

REVISED ELEVATIONS



NORTH ELEVATION 1"100

BUILDING ENVELOPE RISK MATRIX - NORTH	
RISK FACTOR	RISK SEVERITY
WIND ZONE (NZS 3604)	MEDIUM 0
NUMBER OF STOREYS	MEDIUM 1
ROOF / WALL INTERSECTION DESIGN	MEDIUM 1
EAVES WIDTH	HIGH 2
ENVELOPE COMPLEXITY	MEDIUM 1
DECK DESIGN	MEDIUM 2
TOTAL RISK SCORE	7



WEST ELEVATION 1"100

EXISTING 70 SERIES BRICK VENEER WITH 50MM CAVITY

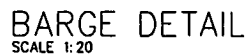
BUILDING ENVELOPE RISK MATRIX - WEST	
RISK FACTOR	RISK SEVERITY
WIND ZONE (NZS 3604)	MEDIUM 0
NUMBER OF STOREYS	MEDIUM 1
ROOF / WALL INTERSECTION DESIGN	MEDIUM 1
EAVES WIDTH	HIGH 2
ENVELOPE COMPLEXITY	MEDIUM 1
DECK DESIGN	MEDIUM 2
TOTAL RISK SCORE	7

CHECK ALL DIMENSIONS AND LEVELS ON SITE BEFORE STARTING THE

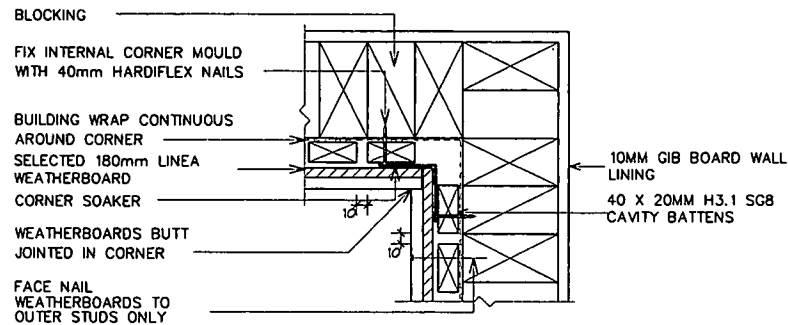
WIND ZONE: MEDIUM
EARTHQUAKE ZONE: ZONE 1

SHORT LOADS: NO
CORROSION ZONE: ZONE 2

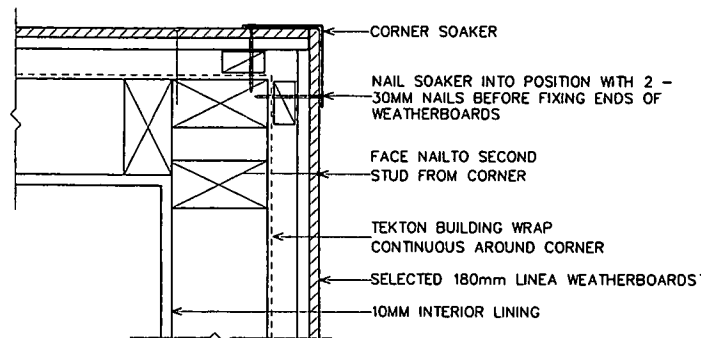
PROPOSED ALTERATION FOR:
M WILSON
AT: BBA
DATE: 21/11/11



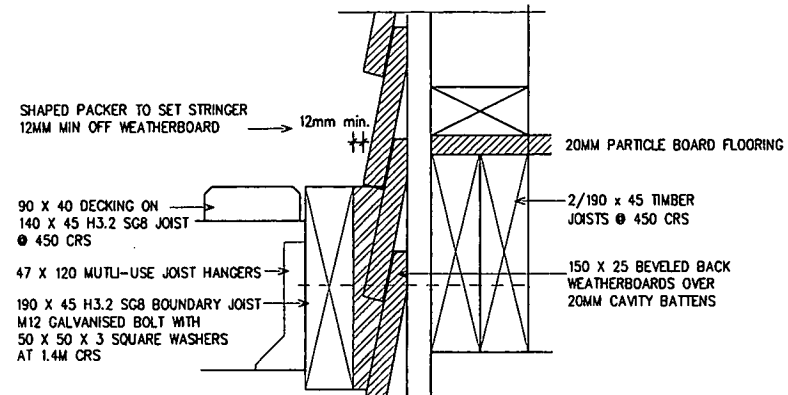
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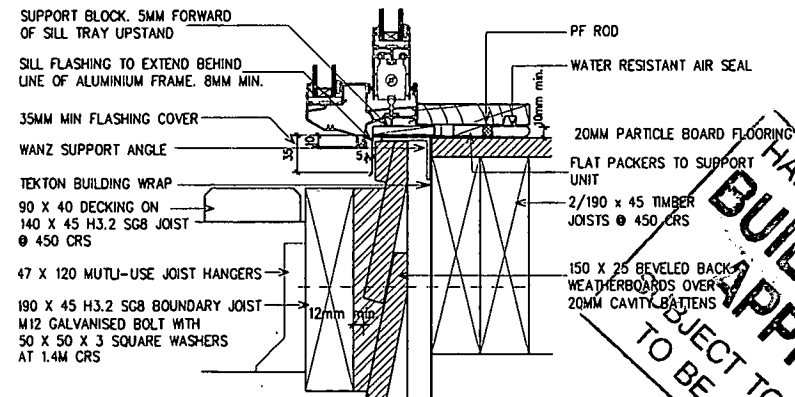
WEATHERBOARD INTERNAL CORNER
SCALE 1:5



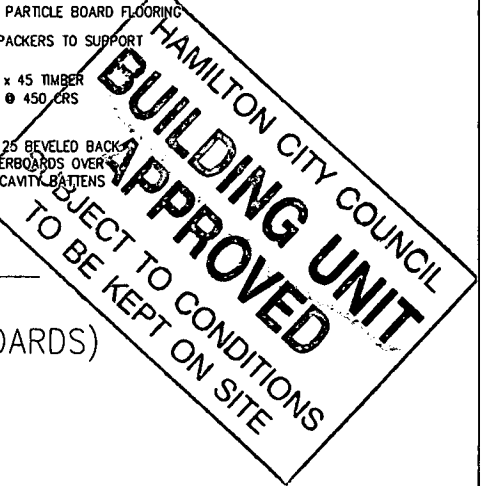
WEATHERBOARD EXTERNAL CORNER
SCALE 1:5



DECK TO W/BS (CAVITY FIX WEATHERBOARDS)
SCALE 1:10



DOOR SILL (CAVITY FIX WEATHERBOARDS)
SCALE 1:10



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SHEET TITLE

WEATHERBOARD DETAILS

HAZ ID#

MEDIUM

DATE/TIME ID#

ZONE 1

SIGN LOADS:

NO

CORROSION ID#

ZONE 2

PROPOSED ALTERATION FOR:

M WILSON & M TOURNA

AT: 83A Mac Farlane Street, Hamilton.

DRAWN: DYM

DATE: Monday, 7 April 2014

CHECKED:

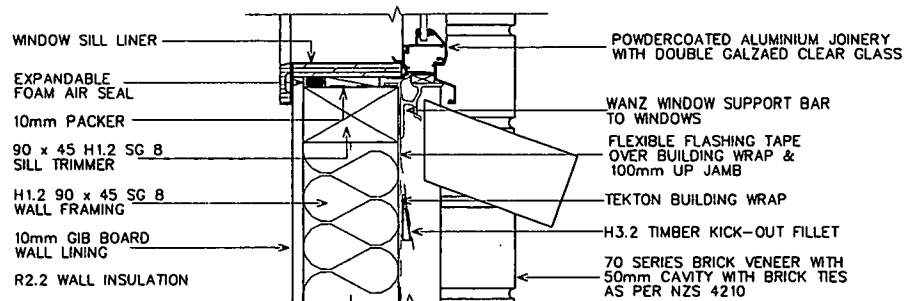
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SHEET

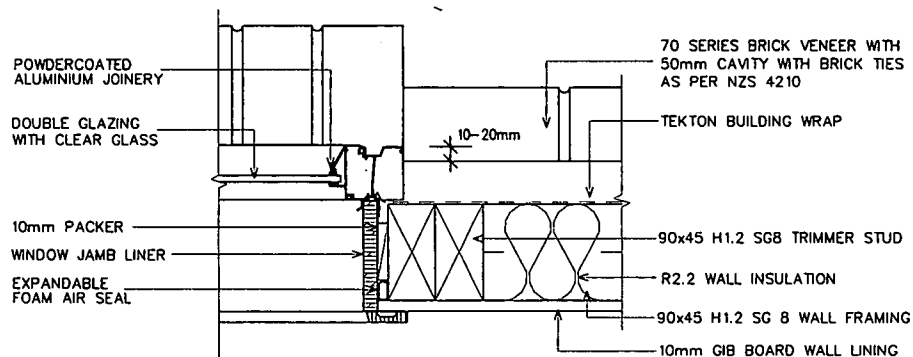
401

REV

????

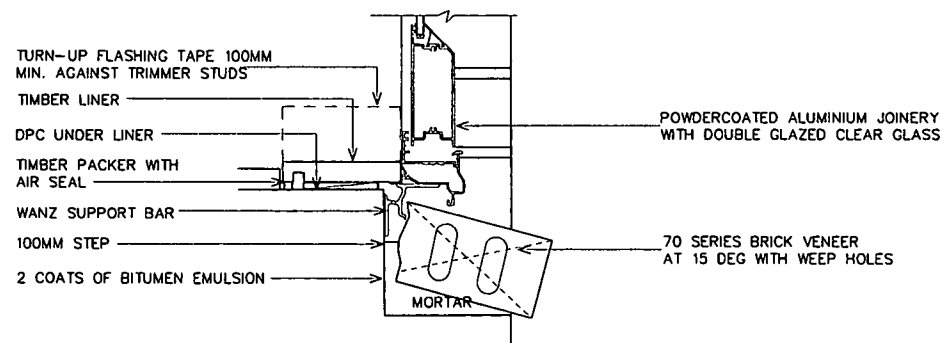


BRICK SILL DETAIL
SCALE 1:5

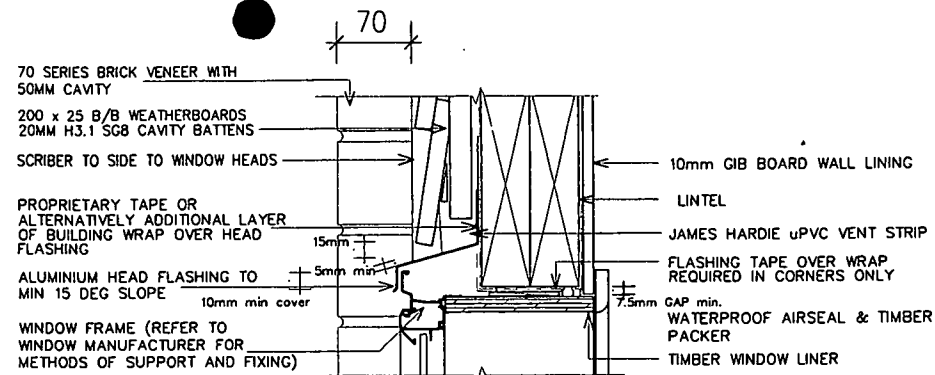


BRICK JAMB DETAIL
SCALE 1:5

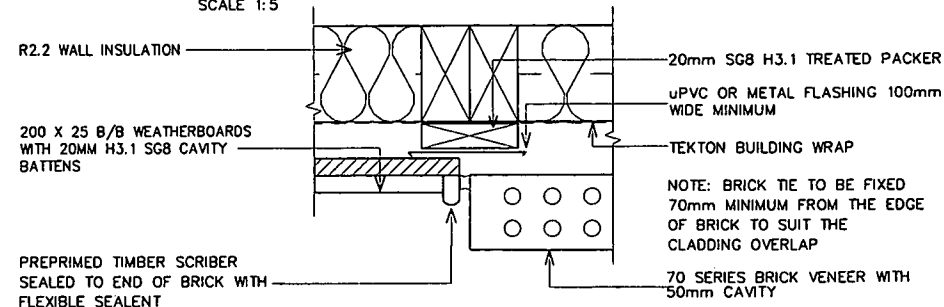
NOTE ALLOW FOR FLASHING WATERPROOFING TAPE TO BE CONTINUOUS
ALONG SILL AND IN 4 CORNERS 100mm EACH WAY TO WINDOW AND DOOR TRIMMERS



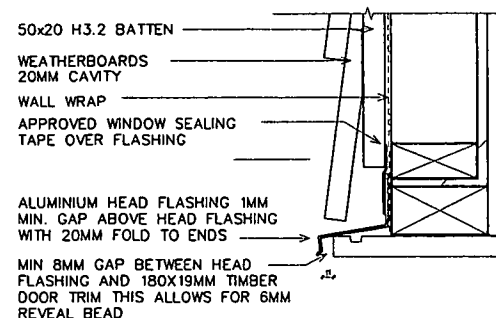
BRICK DOOR SILL
SCALE 1:5



WEATHERBOARD HEAD DETAIL
SCALE 1:5



WEATHERBOARD TO BRICK VENEER
HORIZONTAL JOINT
SCALE 1:5



STD TIMBER GARAGE DOOR HEAD DETAIL
SECTIONAL VIEW OF GARAGE DOOR-HEAD

CHECK ALL DIMENSIONS AND LEVELS ON SITE BEFORE STARTING THE WORKS

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MOBILE: 027 484 2212

SHEET TITLE

JOINERY DETAILS

NO ID#
MEDIUM
EARTHQUAKE ID#
ZONE 1

NO ID#
NO
CORROSION ID#
ZONE 2

PROPOSED ALTERATION FOR:

M WILSON & M TOURNA

AT: 63A Mac Farlane Street, Hamilton.

DRAWN: DW

CHECKED:

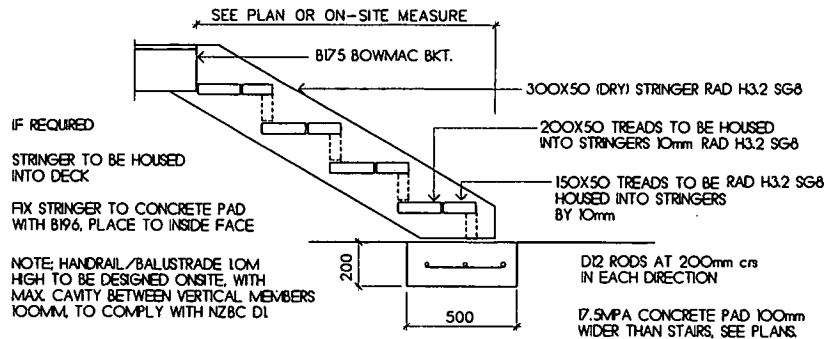
SCALE: 1:5 @A3

DATE: Monday, 1 April 2014

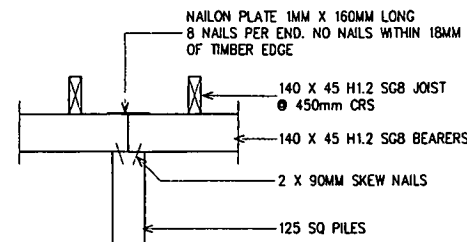
SHEET

501

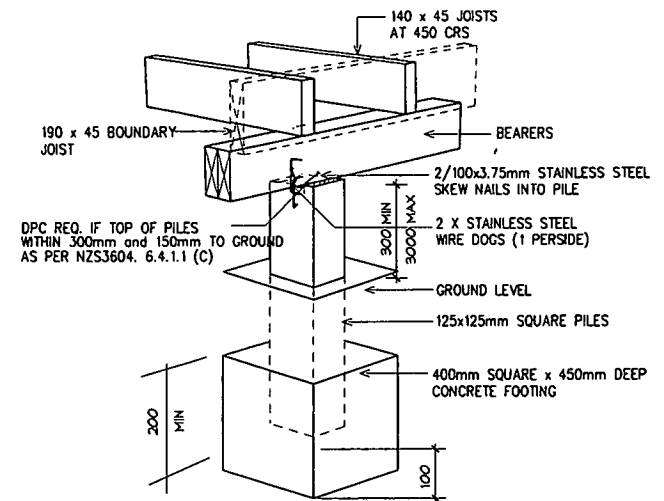
REP: ????



STEP DETAIL 120

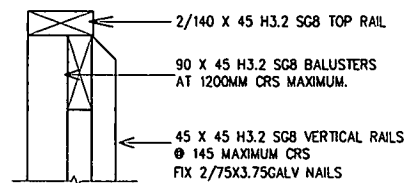


BEARER SPLICE



ORDINARY PILE

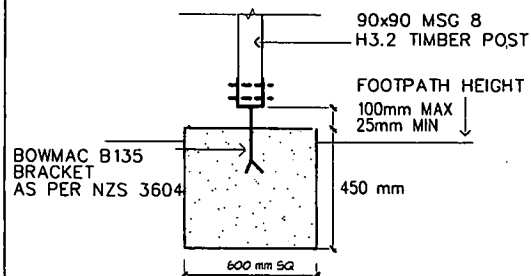
REF NZS3604:2011 FIG 6.3
Ref. Foundation Plan.



TIMBER DECK HANDRAIL

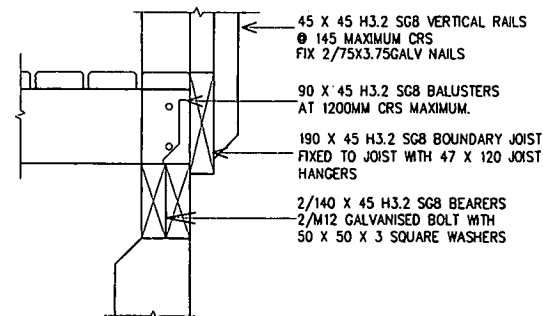
SCALE 1:10

STAINLESS STEEL (TYPE 304) FIXINGS REQUIRED WITHIN 600MM OF GROUND OR IN EXPOSED SITUATION.



FOOTING/POST DETAIL

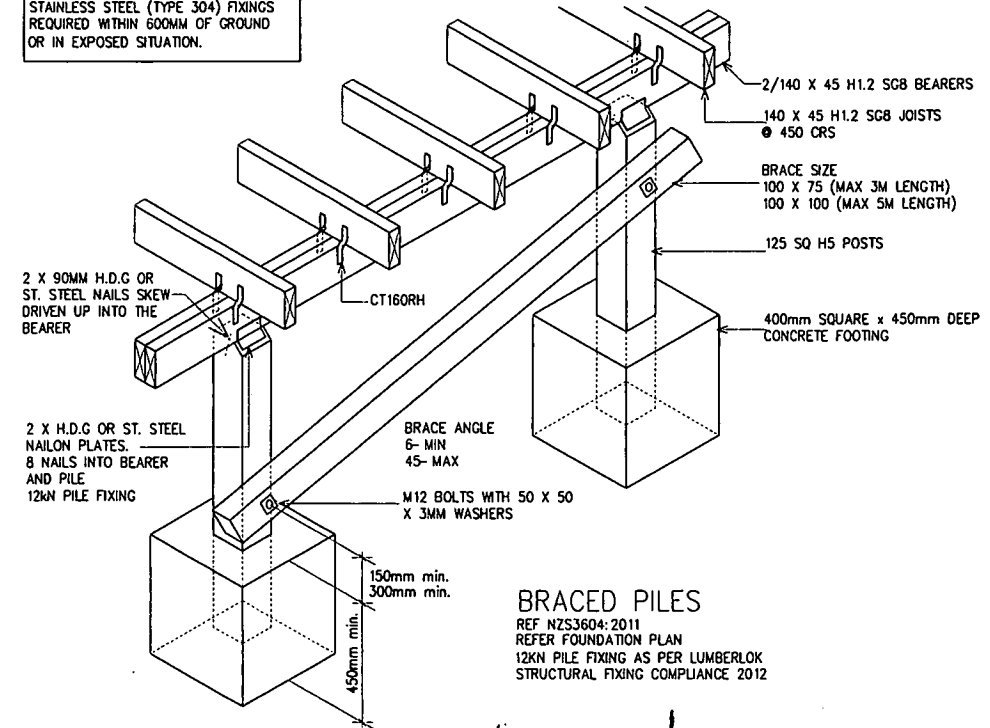
17.5 mPa CONCRETE FOOTING SIZED AS PER NZS 3604 TABLE 9.1



TIMBER DECK TO BALUSTER

SCALE 1:10

SLIP RESISTANCE NOT LESS 0.4 WHEN WET.



BRACED PILES

REF NZS3604:2011
REFER FOUNDATION PLAN
12KN PILE FIXING AS PER LUMBERLOK STRUCTURAL FIXING COMPLIANCE 2012

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MOBILE: 027 484 2212

SHEET TITLE

DECKING DETAILS

NO ZONE
MEDIUM
DATE/TIME ZONE 1

SIGN LOADING
NO
CORROSION ZONE ZONE 2

PROPOSED ALTERATION FOR:
M WILSON & M TOURNA
AT: 83A Mac Farlane Street, Hamilton.
DATE: Monday, 1 April 2014

SCALE 1:20 @ A3

SHEET 502
DATE: Monday, 1 April 2014

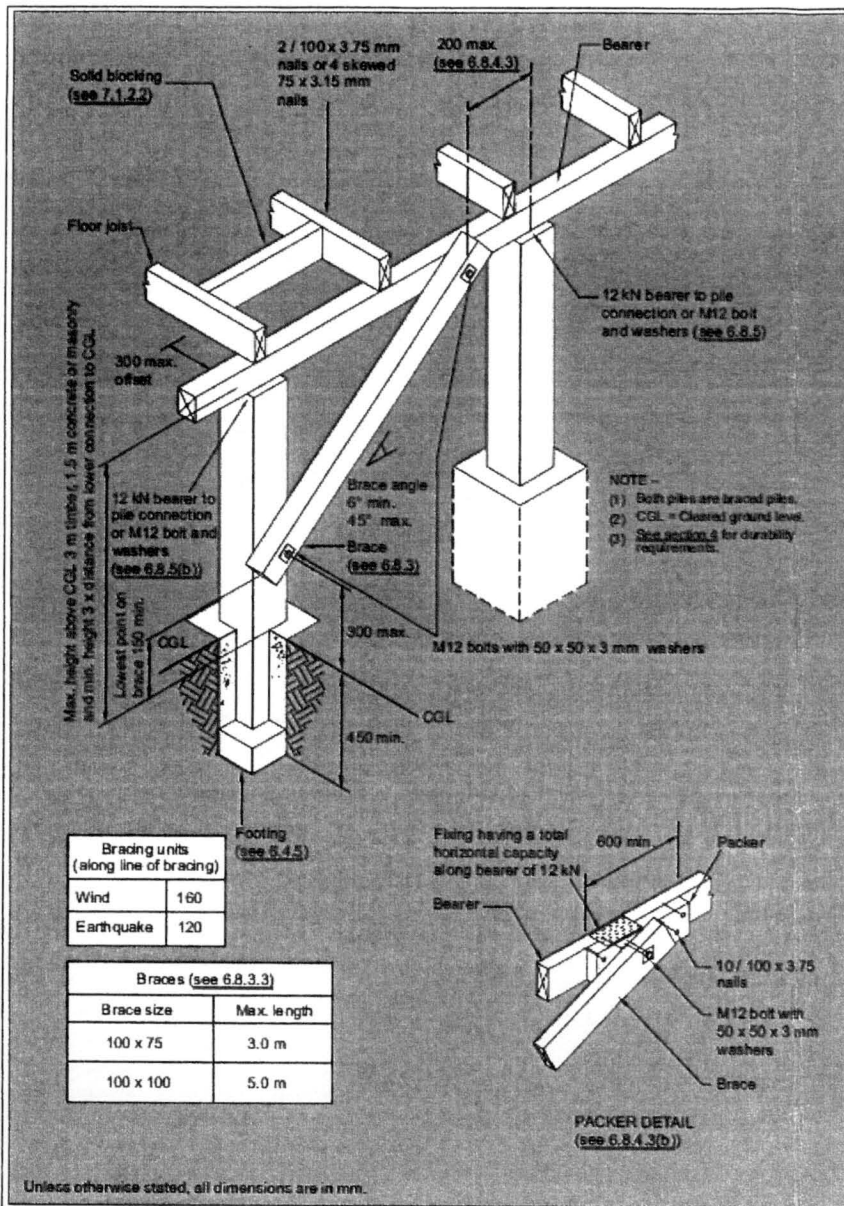


Figure 6.7 - Braced pile system - Brace connected to bearer (see 6.8)

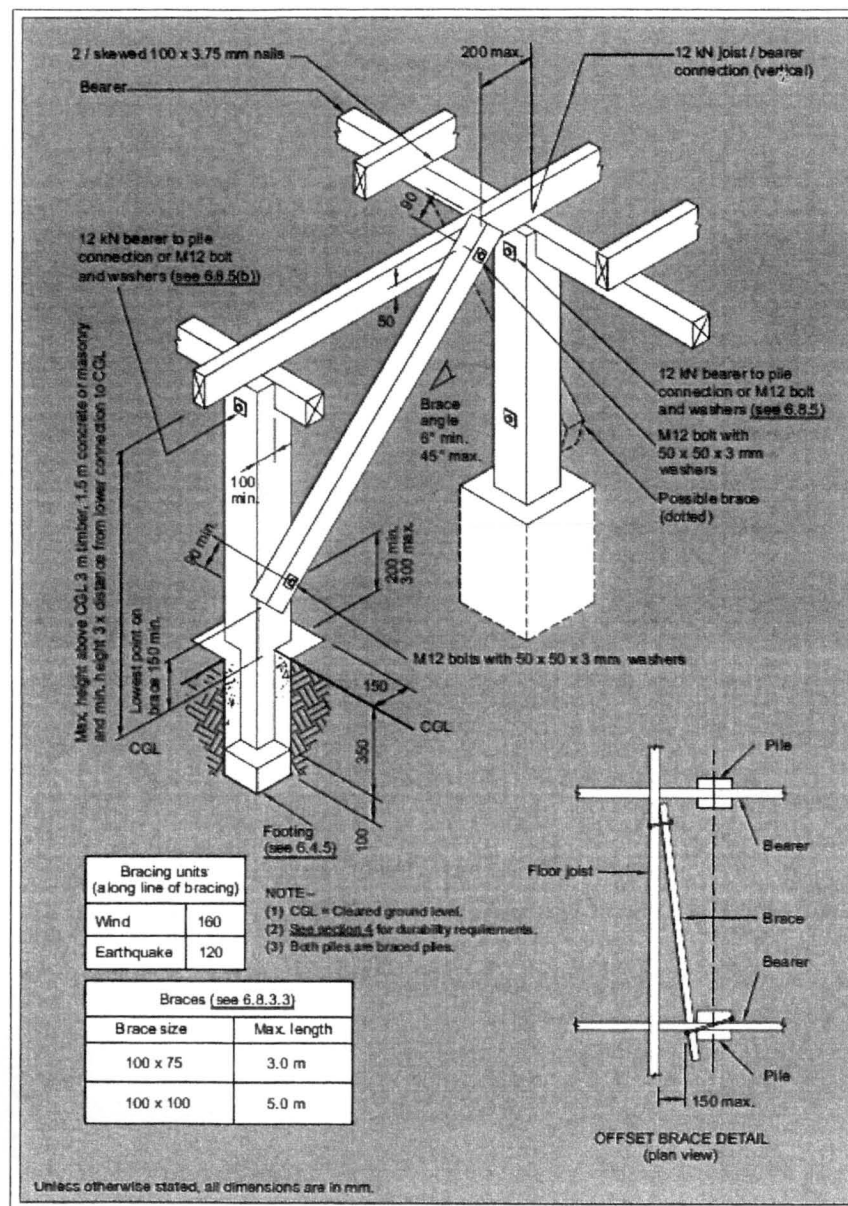


Figure 6.8 - Braced pile system - Brace connected to joist (see 6.8)

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MOBILE: 021 484 2212

SHEET TITLE

DECK BRACING DETAILS

CHECK ALL DIMENSIONS AND LEVELS ON SITE BEFORE STARTING THE WORKS

NO. OF

MEDIUM

NO

ZONE 1

ZONE 2

PROPOSED ALTERATION FOR:

M WILSON & M TOURNA

AT: 83A Mac Farlane Street, Hamilton.

DATE

MONDAY

7 APRIL 2014

SCALE

1:5 @ A3

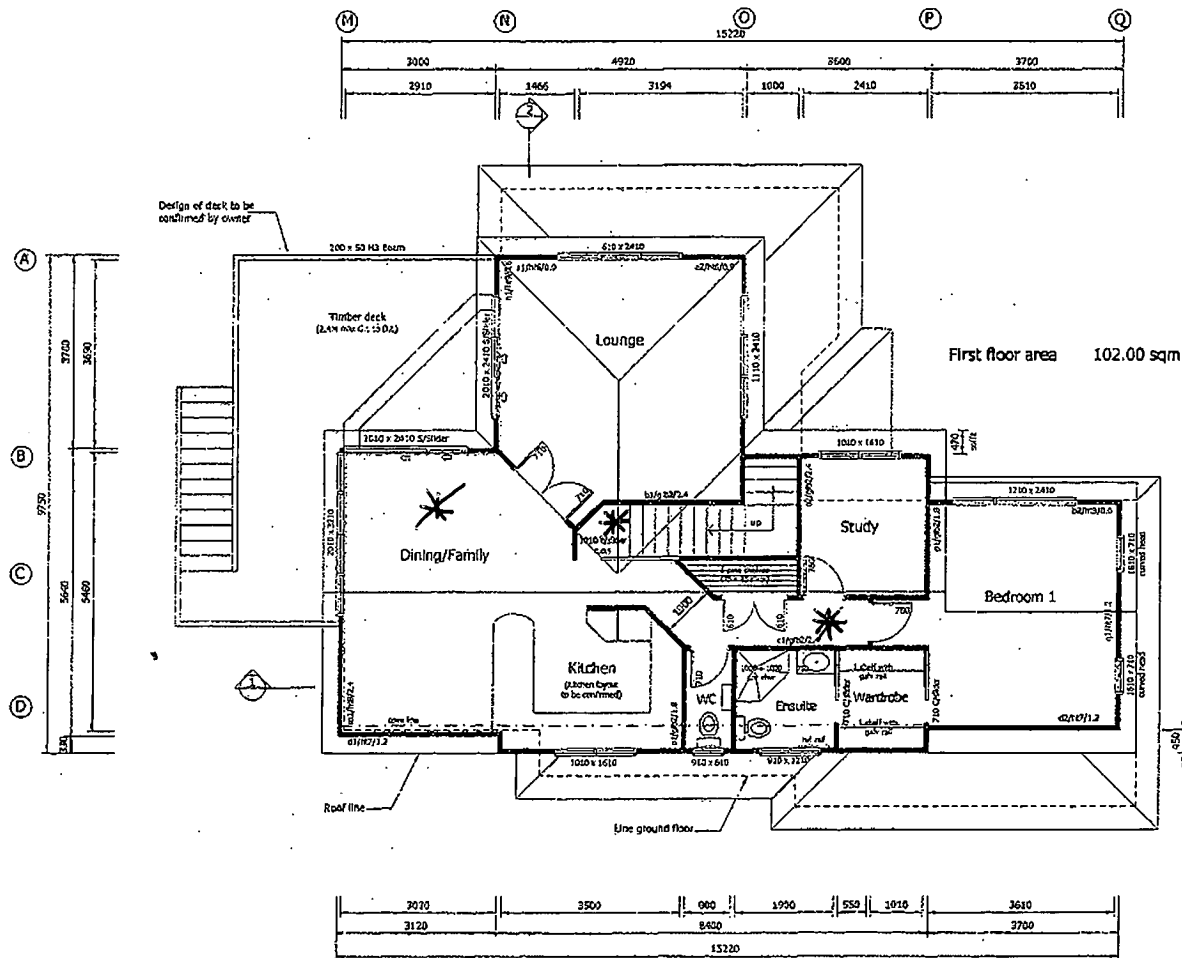
SHEET

503

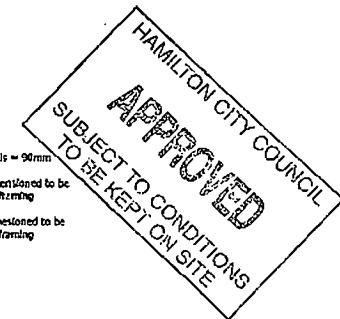
REP

????

* = Locations for new battery operated smoke detectors.



Notes:
All dimensions to walls = 90mm
All soffits O/H not dimensioned to be 350mm from face of framing
All gable O/H not dimensioned to be 300mm from face of framing



RECEIVED
30 JUN 2000
PLAN REVIEW

STREET : MACFARLANE STREET
ST NO : 83A
LOT : 2
DP : S.81127
CONSENT : 1442/2000
DETAILS : FIRST FLOOR PLAN
3/10



Showhome/Office
1050 Te Rapa Road
Hamilton
Phone 07 849 1598

Proposed new home for Barry Potter and Jenny Cox
at 83a McFarlane Street, Hamilton

FIRST FLR
Scale: 1:100

Date: 22/06/00
Job no:

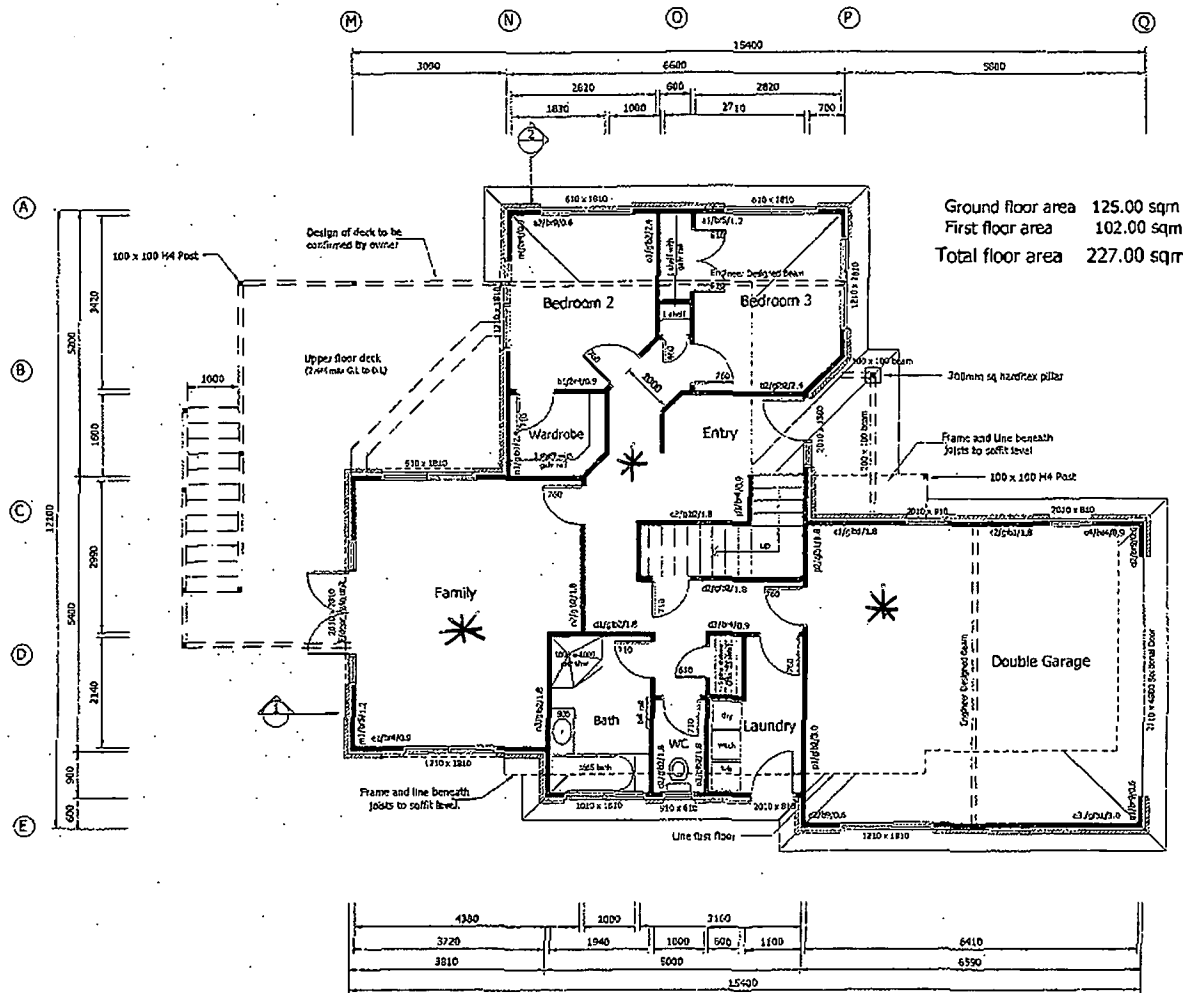
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Claim No. 06942

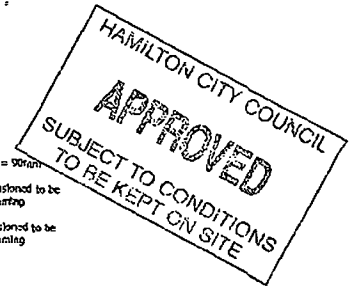
Page 30

* Locations for new battery operated smoke detectors.



Notes:

All dimensions to walls = 90mm
All soffit Q/H not dimensioned to be 450mm from face of framing
All gable Q/H not dimensioned to be 450mm from face of framing



RECEIVED
30 JUN 2000
PLAN REVIEW

STREET : MACFARLANE STREET
ST NO : 83A
LOT : 2
DP : S.81127
CONSENT : 1442/2000
DETAILS : GROUND FLOOR PLAN
2/10



Showhome/Office
1050 Te Rapa Road
Hamilton
Phone 07 649 1598

Proposed new home for Barry Potter and Jenny Cox
at 83a McFarlane Street, Hamilton

GROUND FLR
Scale: 1:100

Date: 22/06/00
Job no:

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OF 8