

PROPOSED KROMHOUT ADDITION

208 NORTH STREET

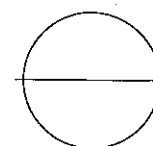
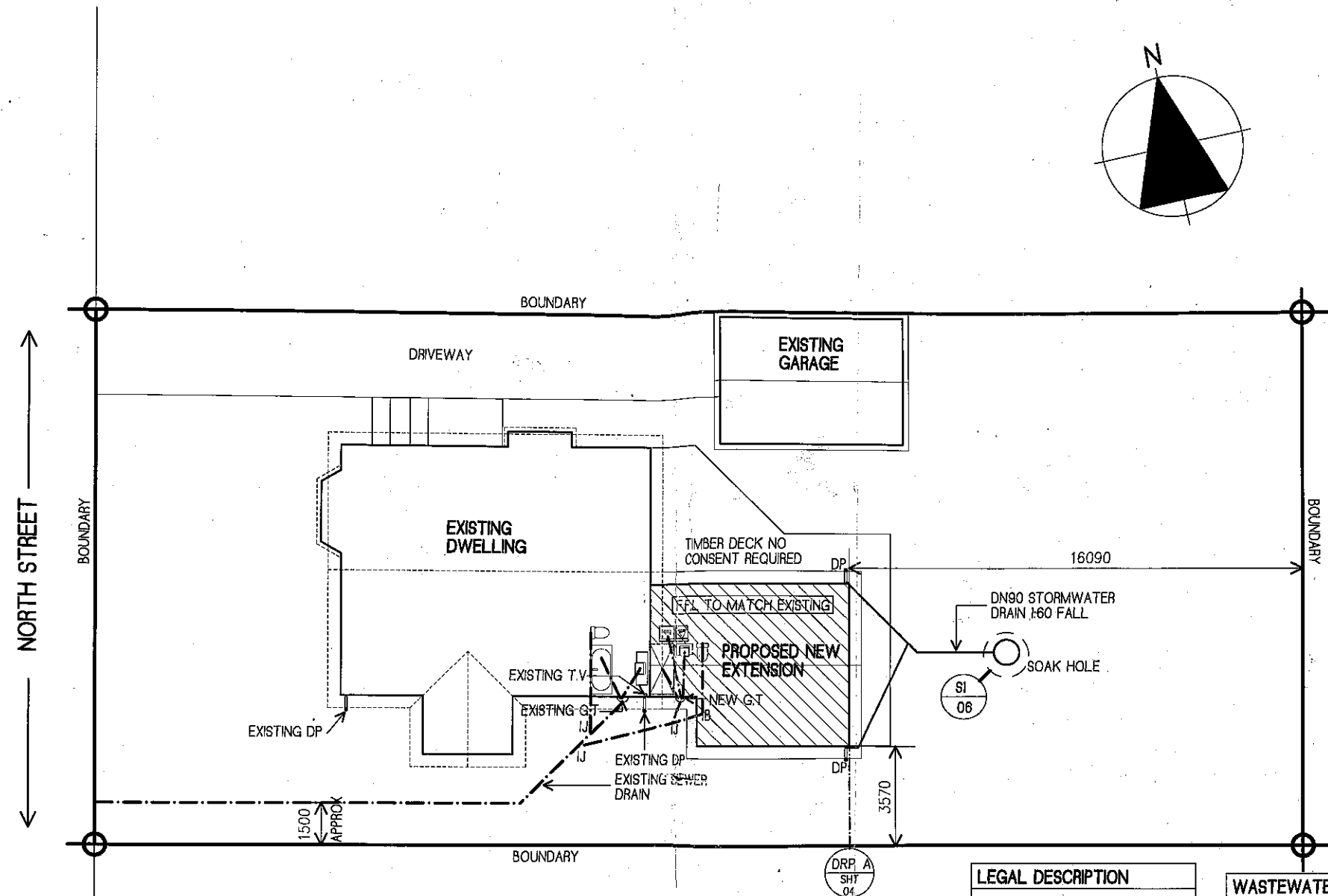
TE AWAMUTU

DATE: 23 AUGUST 2017

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SITE PLAN

SCALE 1:200

WIND ZONE: MEDIUM
EQ. ZONE: I
CORROSION ZONE: B

NOTE: ALL DIMENSIONS TO BUILDING
ARE TO CLADDING ONLY

FIXTURE PIPE SIZES

BASIN	40mm dia. 1:40 Fall
BATH	40mm dia. 1:40 Fall
SHOWER	40mm dia. 1:40 Fall
SINK	65mm dia. 1:60 Fall
TUB	65mm dia. 1:60 Fall
WC	100mm dia. 1:60 Fall
USE PIPE SIZES ABOVE UNLESS NOTED	

LEGEND

IB: INSPECTION BEND
IJ: INSPECTION JUNCTION
IE: INSPECTION EYE
DV: DRAIN VENT
GT: GULLY TRAP
DP: DOWN PIPE
AAV: AIR ADMITTANCE VALVE
ORG: OVERFLOW RELIEF GULLY

FOUL WATER, SANITARY PLUMBING AND DRAINAGE SHALL
COMPLY WITH NZBC G13/AS2
STORMWATER DRAINAGE SHALL COMPLY WITH NZBC E1/AS1

LEGAL DESCRIPTION

ADDRESS: 208 NORTH STREET
TE AWAMUTU

LOT: 3

DP: 25567

PROPOSED SITE COVERAGE

EXISTING HOUSE: 108 SQ. METRES

EXISTING GARAGE: 29.25 SQ. M

PROPOSED EXTENSION: 39.29 SQ. M

SITE AREA: 865 SQ. METRES

SITE COVERAGE %: 20.40

WASTEWATER DRAINAGE GRADIENT

QUANTITY	DISCHARGE UNITS	TOTAL UNITS
2 BASIN	1	2
1 BATH	4	4
1 SHOWER	2	2
1 TUB	5	5
1 WM	5	5
2 WC	4	8
1 SINK	3	3
TOTAL		29

NOTE:
AT 100MM DIA. PIPE 34 DISCHARGE
UNITS = GRADIENT 1:60 MINIMUM



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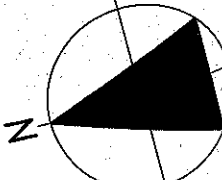
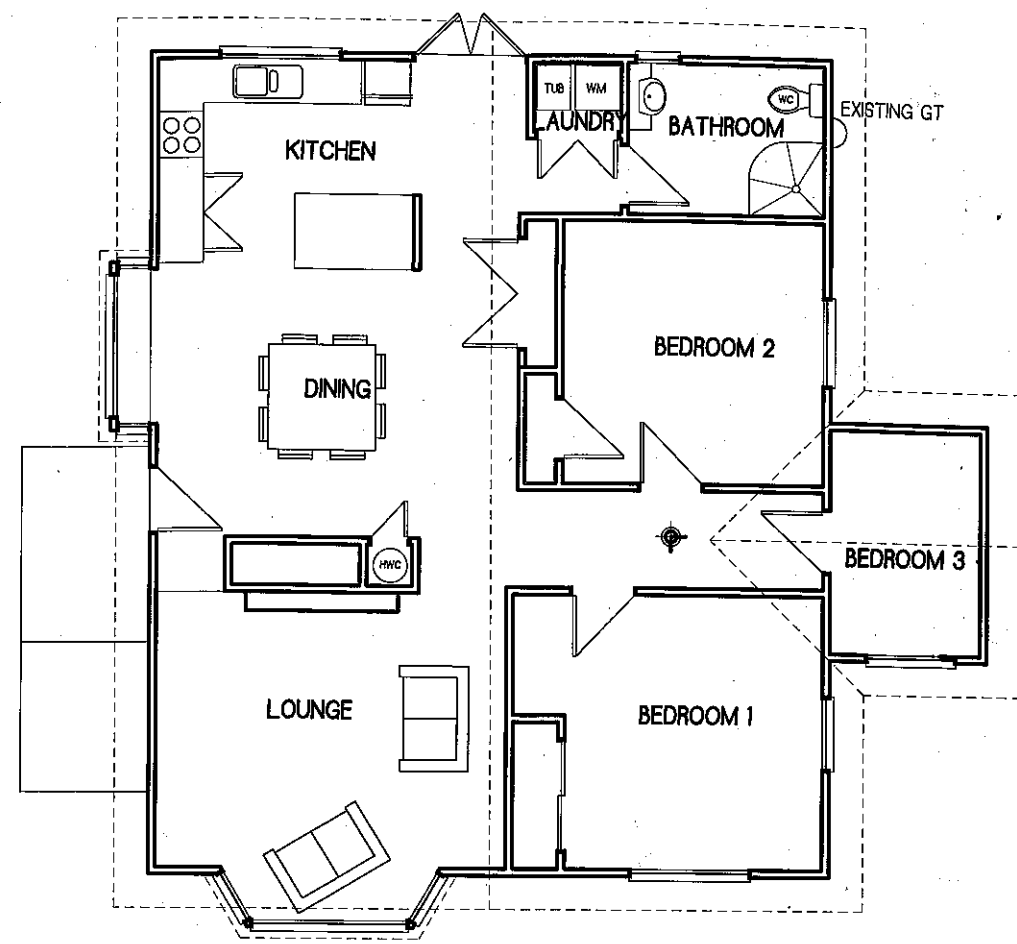
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LINTEL FIXING TABLE	
FIXING TYPE	kN
E	1.4kN
F	4.0kN
G	7.5kN

FOR FIXING TYPES & OPTIONS REFER TO LUMBERLOK LINTEL FIXING SCHEDULE IN APPENDIX 2 AT BACK OF SPECIFICATION

WALL FRAMING TIMBER TREATMENT SCHEDULE	
EXT/BOTTOM PLATES	H12
EXT/TOP PLATES	H12
EXT/WALL STUDS	H12
EXT/WALL NOGS	H12
INT/BOTTOM PLATE	H12
INT/TOP PL-STUDS-NOGS	H12
ALL TOP PL PACKERS	NLL

ALL FRAMING TO BE SG8, UNLESS NOTED

TOP PLATE FIXING TABLE			
LOCATION	FIXING TYPE	kN	FIXING REQUIREMENTS
ALL INTERNAL WALLS	TYPE 'A'	0.7kN	2/90mm X 315 dia. plain steel wire nails driven vertically into stud
ALL EXTERIOR WALLS	TYPE 'B'	4.7kN	2/90mm X 315 dia. plain steel wire nails driven vertically into stud PLUS LUMBERLOK stud strap (one face only)

FOR OTHER FIXING OPTIONS REFER TO LUMBERLOK STUD TO TOP PLATE FIXING SCHEDULE IN APPENDIX 2 AT BACK OF SPECIFICATION



LOCATIONS OF NEW SMOKE DETECTORS AS PER ATTACHED SPECIFICATIONS

TYPE 1 DOMESTIC SMOKE ALARM SYSTEM SPECIFICATION

- THIS SYSTEM IS BASED AROUND ONE OR MORE DOMESTIC RESIDENTIAL TYPE SMOKE ALARMS WITH INTEGRAL ALERTING DEVICES.
- SMOKE ALARMS SHALL BE LISTED OR APPROVED BY A RECOGNIZED NATIONAL AS COMPLYING WITH AT LEAST ONE OF: UL217, CAN/ULC S531, AS 3786, BS 5446: PART 1.
- THE SMOKE ALARMS MAY BE BATTERY POWERED AND ARE NOT REQUIRED TO BE INTERCONNECTED. A HUSH FACILITY HAVING A MINIMUM DURATION OF 60 SECONDS.
- SMOKE ALARMS SHALL HAVE A TEST FACILITY READILY ACCESSIBLE BY THE BUILDING OCCUPANTS. THIS FACILITY MAY BE LOCATED ON THE SMOKE ALARMS.

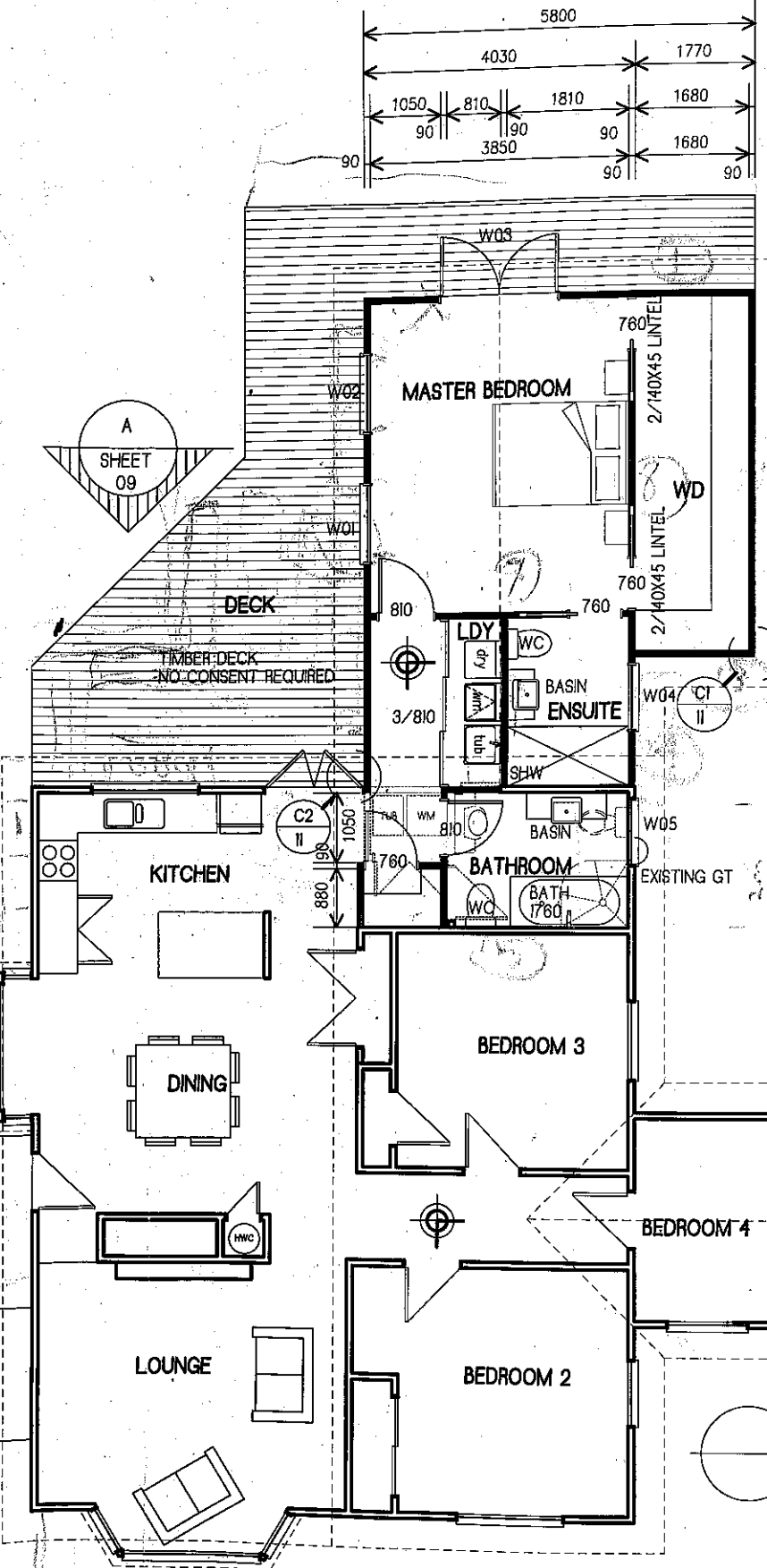
WINDOW & DOOR SIZE TABLE

WINDOW/ DOOR NO.	WINDOW/ DOOR SIZE	WINDOW/ DOOR SQM	LINTEL SIZE	LINTEL FIXING
W1	715x1215	0.85	2/90X45	E
W2	715x1215	0.85	2/90X45	E
W3	2015x1815	3.6	2/140X45	F
W4	715x1015	0.7	2/90X45	E
W5	715x1015	0.7	2/90X45	E
TOTAL 6.7				

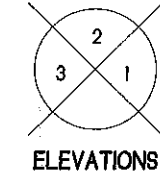
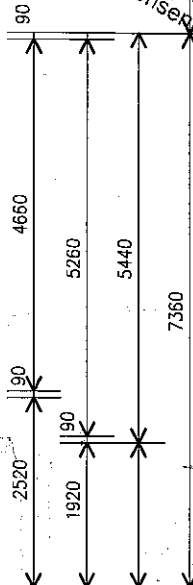
LINTELS TO BE CHECKED BY TRUSS DESIGNER

TRUSS & PRE-NAIL MANUFACTURE TO CHECK & DESIGN ALL LINTELS AND BEAMS SIZES AND ENSURE THAT ALL REQUIREMENTS IN REGARDS TO TIMBER GRADES ARE MET AND COMPLY WITH RELEVANT STANDARDS & REGULATIONS

ALL WALL FRAMING TO BE H12 90X45MM SG8 STUDS @ 600 CRS AND 2 ROWS OF NOGS



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ELEVATIONS

LEGEND:

- NEW 90MM TIMBER FRAMING
- EXISTING FRAMING
- EXISTING FRAMING TO BE REMOVED

PROPOSED EXTENSION TO FLOOR PLAN

SCALE 1:100
EXISTING AREA: 108 SQM.
EXTENSION AREA: 39.29 SQM.
TOTAL DWELLING AREA: 147.29 SQM.
WIND ZONE: MEDIUM
EQ ZONE: 1
EXPOSURE ZONE: B



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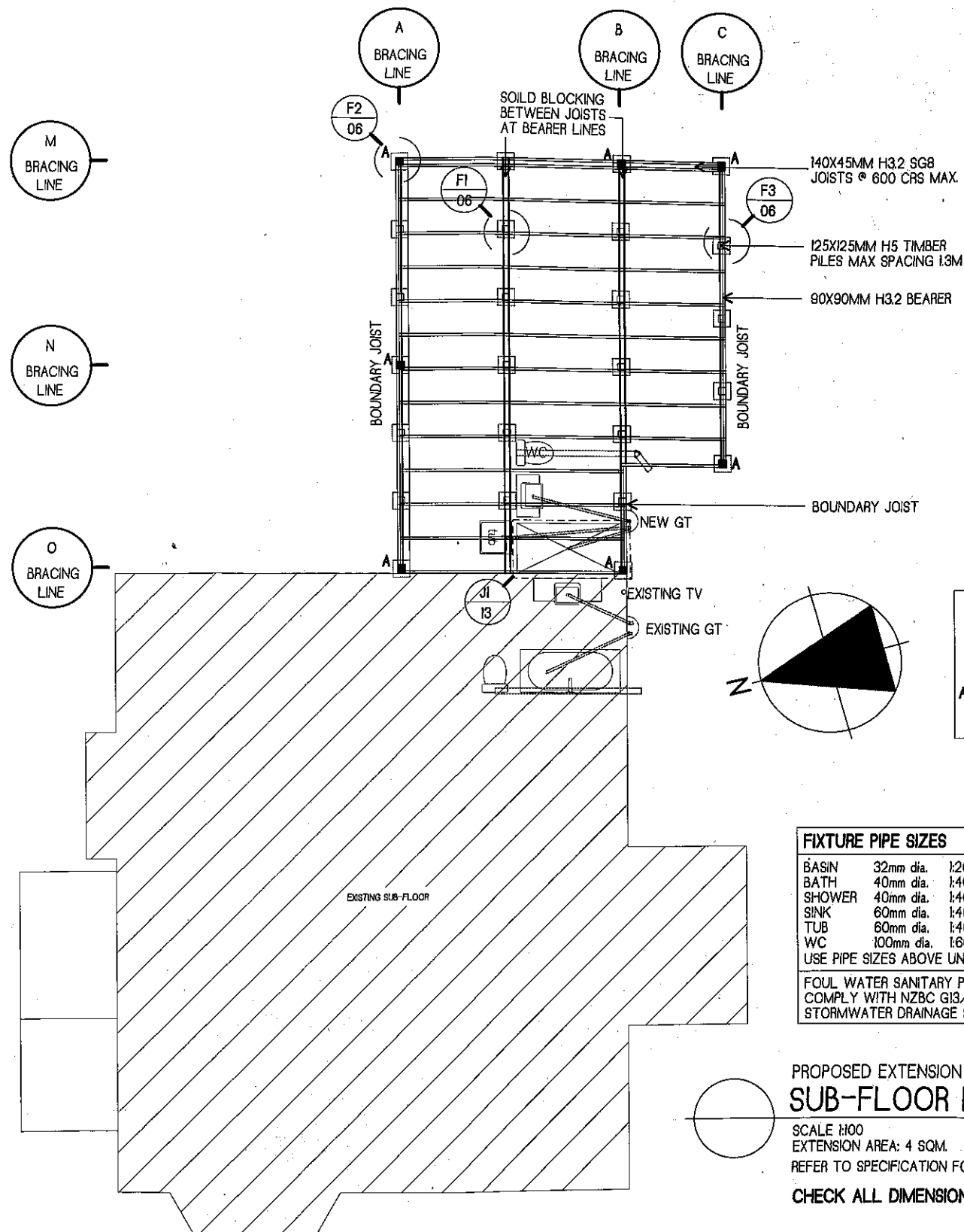
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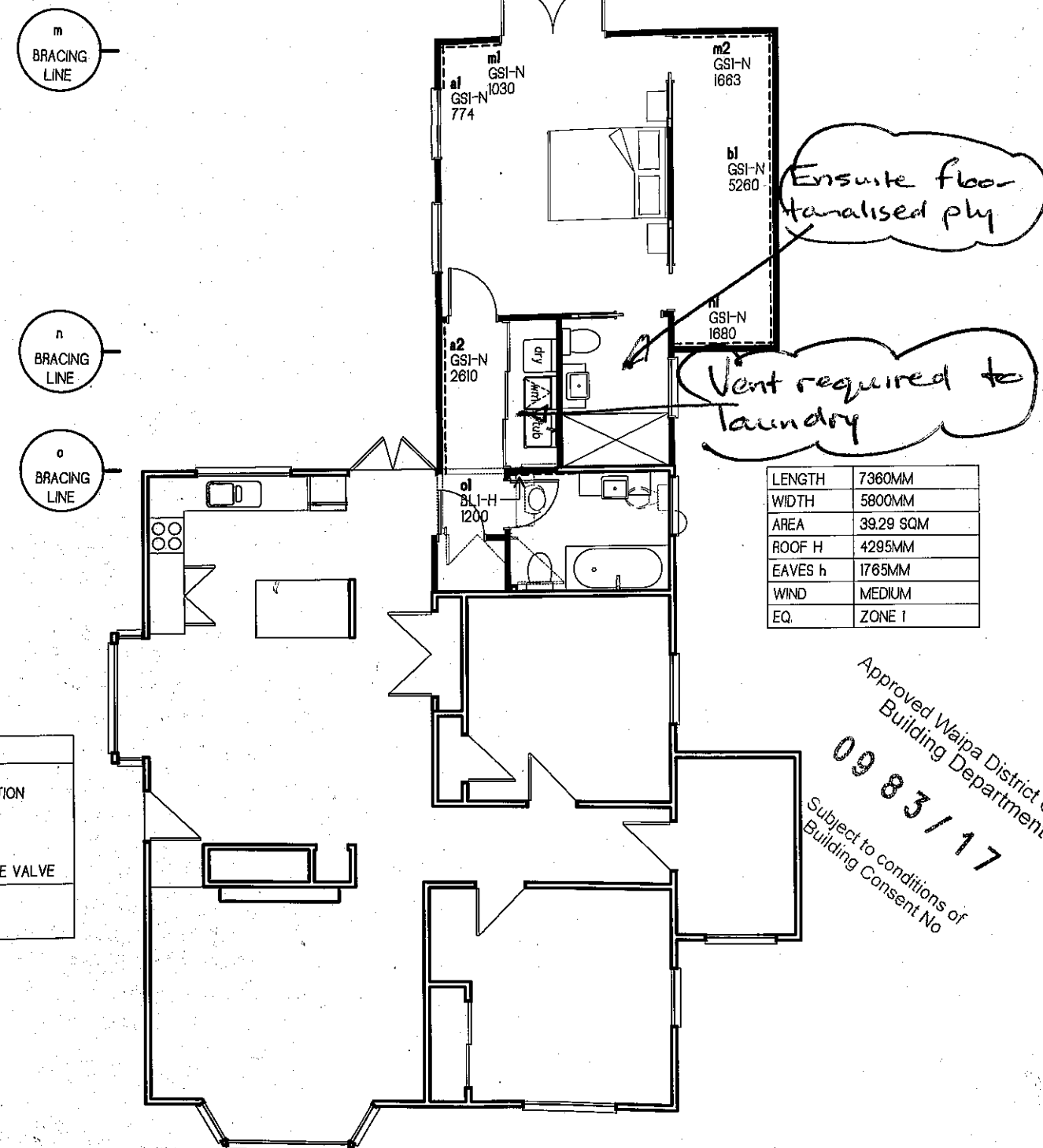
LEGEND

	125X125 H5 ORDINARY PILE EMBEDDED IN 300X300X 300MM DEEP CONCRETE FOOTING
	125X125 H5 ANCHOR PILE EMBEDDED IN 350X350X 900MM DEEP CONCRETE FOOTING

FIXTURE PIPE SIZES			LEGEND
BASIN	32mm dia.	1:20 Fall	IB: INSPECTION BEND
BATH	40mm dia.	1:40 Fall	IJ: INSPECTION JUNCTION
SHOWER	40mm dia.	1:40 Fall	IE: INSPECTION EYE
SINK	60mm dia.	1:40 Fall	DV: DRAIN VENT
TUB	60mm dia.	1:40 Fall	GT: GULLY TRAP
WC	100mm dia.	1:60 Fall	DP: DOWNPIPE
USE PIPE SIZES ABOVE UNLESS NOTED			AAV: AIR ADMITTANCE VALVE
FOUL WATER SANITARY PLUMBING AND DRAINAGE SHALL COMPLY WITH NZBC G13/ ASI			
STORMWATER DRAINAGE SHALL COMPLY WITH NZBC E1/ ASI			

PROPOSED EXTENSION TO SUB-FLOOR FRAMING

SCALE 1:100
EXTENSION AREA: 4 SQM.
REFER TO SPECIFICATION FOR BRACING CALCULATIONS
CHECK ALL DIMENSIONS ON SITE



LENGTH	7360MM
WIDTH	5800MM
AREA	39.29 SQM
ROOF H	4295MM
EAVES h	1765MM
WIND	MEDIUM
EQ.	ZONE 1

WALL BRACING PLAN

REFER TO THE SPECIFICATION FOR BRACING CALCULATIONS.
SCALE 1:100

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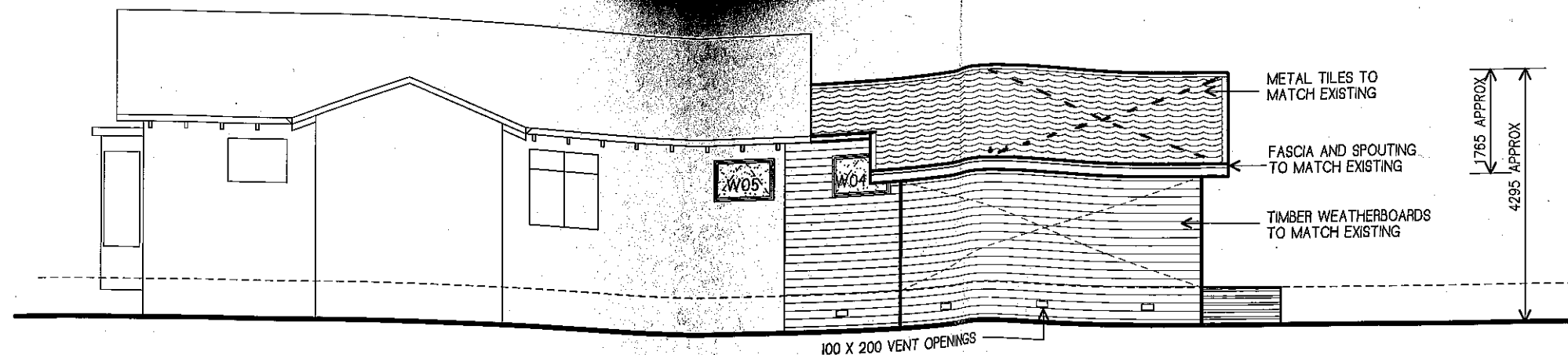
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ELEVATION 1
SCALE 1:100

SUBFLOOR VENTILATION:

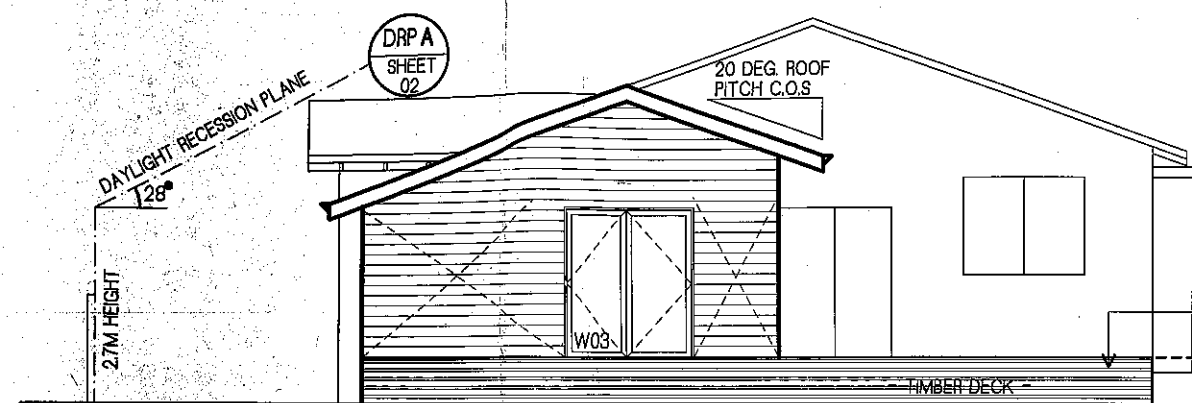
39.29M² X 3500MM² = 137515MM² REQUIRED

1X 100X200 OPENING = 20000MM²

4 X VENTS = 80000MM² ACHIEVED

VENTS TO BE LOCATED 750MM MAX FROM CORNERS AND 1800MM MAX APART

THE REMAINDER OF VENTILATION REQUIRED IS ACHIEVED USING HIT AND MISS BASEBOARDS WITH 20MM GAPS ON ADJOINING DECK ON ELEVATION 2&3

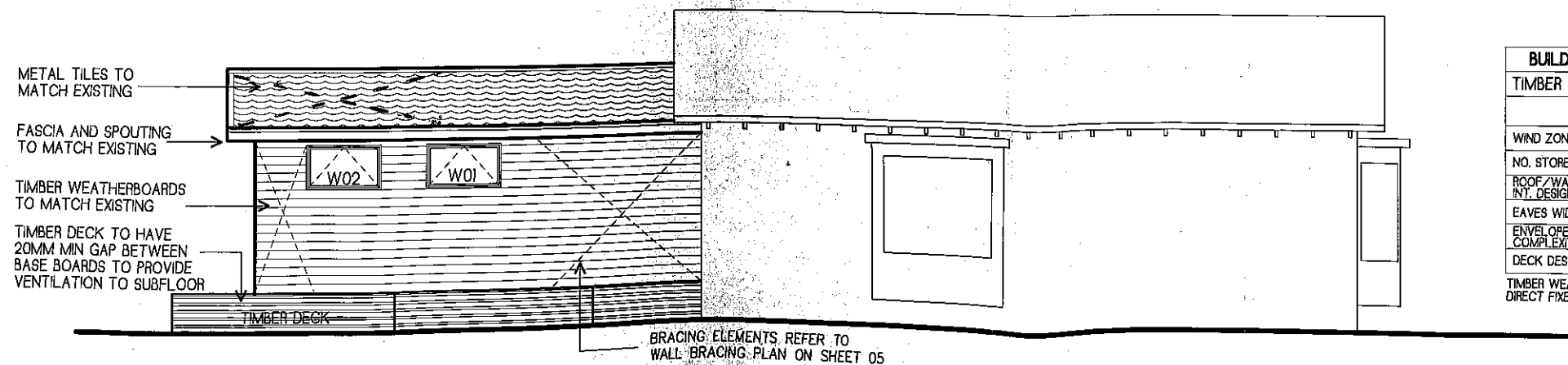


ELEVATION 2
SCALE 1:100

TIMBER DECK TO HAVE 20MM MIN GAP BETWEEN BASE BOARDS TO PROVIDE VENTILATION TO SUBFLO

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ELEVATION 3
SCALE 1:100

BUILDING ENVELOPE RISK MATRIX					
TIMBER WEATHERBOARD - ELEVATIONS					
	LOW	MED	HIGH	VERY HIGH	
WIND ZONE	0	0	1	2	0
NO. STOREYS	0	1	2	4	0
ROOF/WALL INT. DESIGN	0	1	3	5	5
EAVES WIDTH	0	1	2	5	2
ENVELOPE COMPLEXITY	0	1	3	8	0
DECK DESIGN	0	2	4	6	0
TIMBER WEATHERBOARD CLADDING DIRECT FIXED					
					TOTAL: 7

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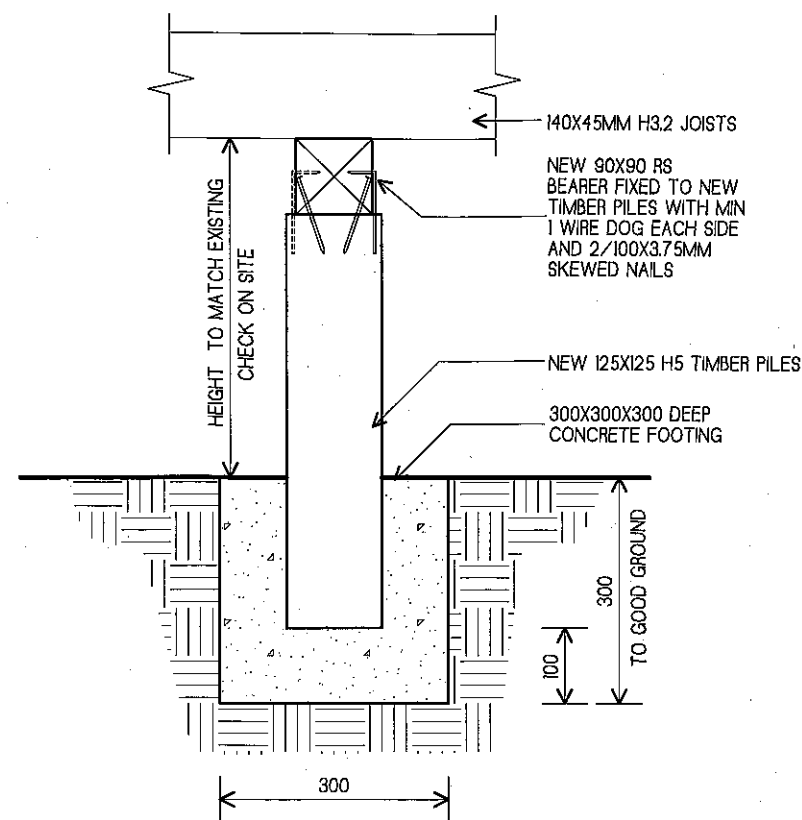
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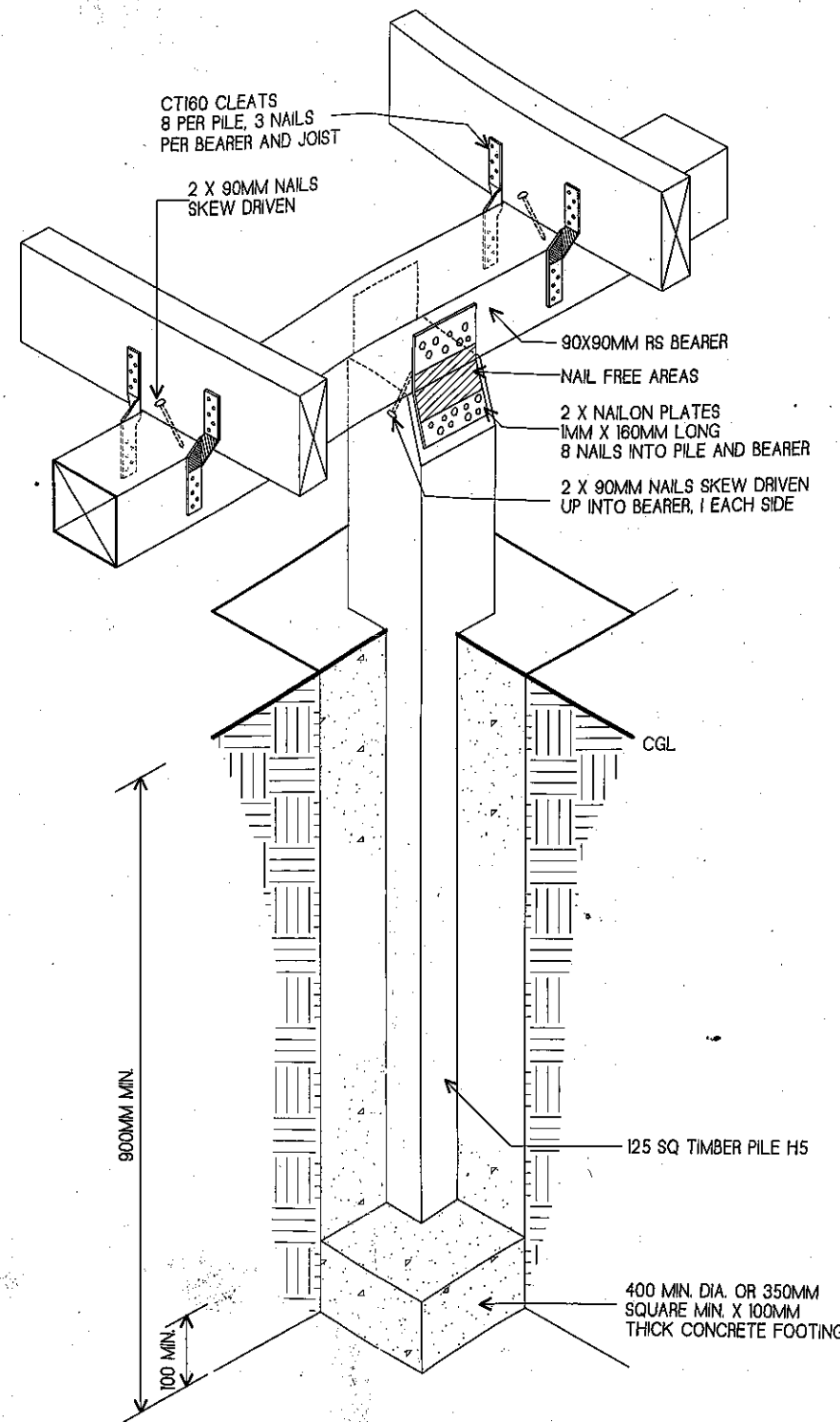
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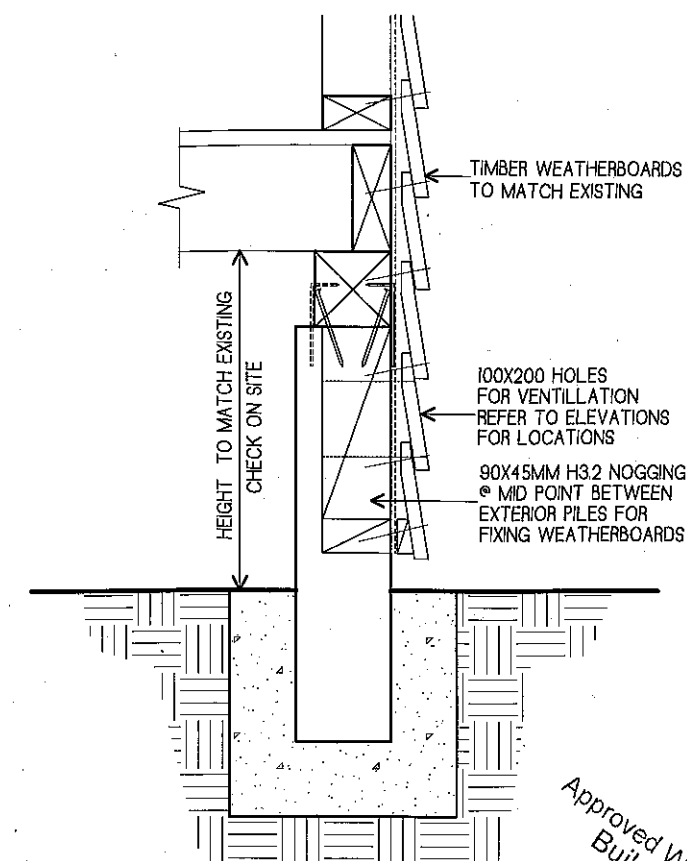
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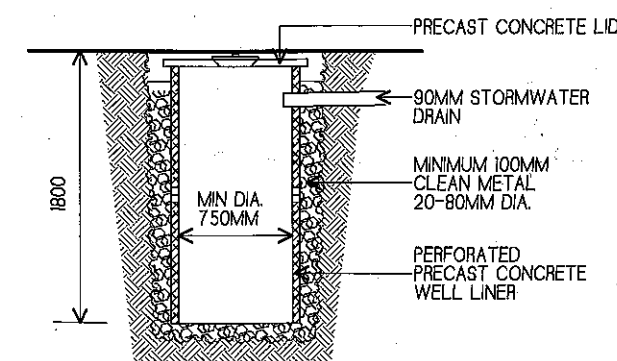
F1
SHEET 06
ORDINARY PILE
DETAIL
SCALE 1:10



F2
SHEET 06
ANCHOR PILE
DETAIL
SCALE 1:10



F3
SHEET
DETAIL
SCALE 1:10



S1
SHEET 02
SOAK HOLE
DETAIL
SCALE 1:50

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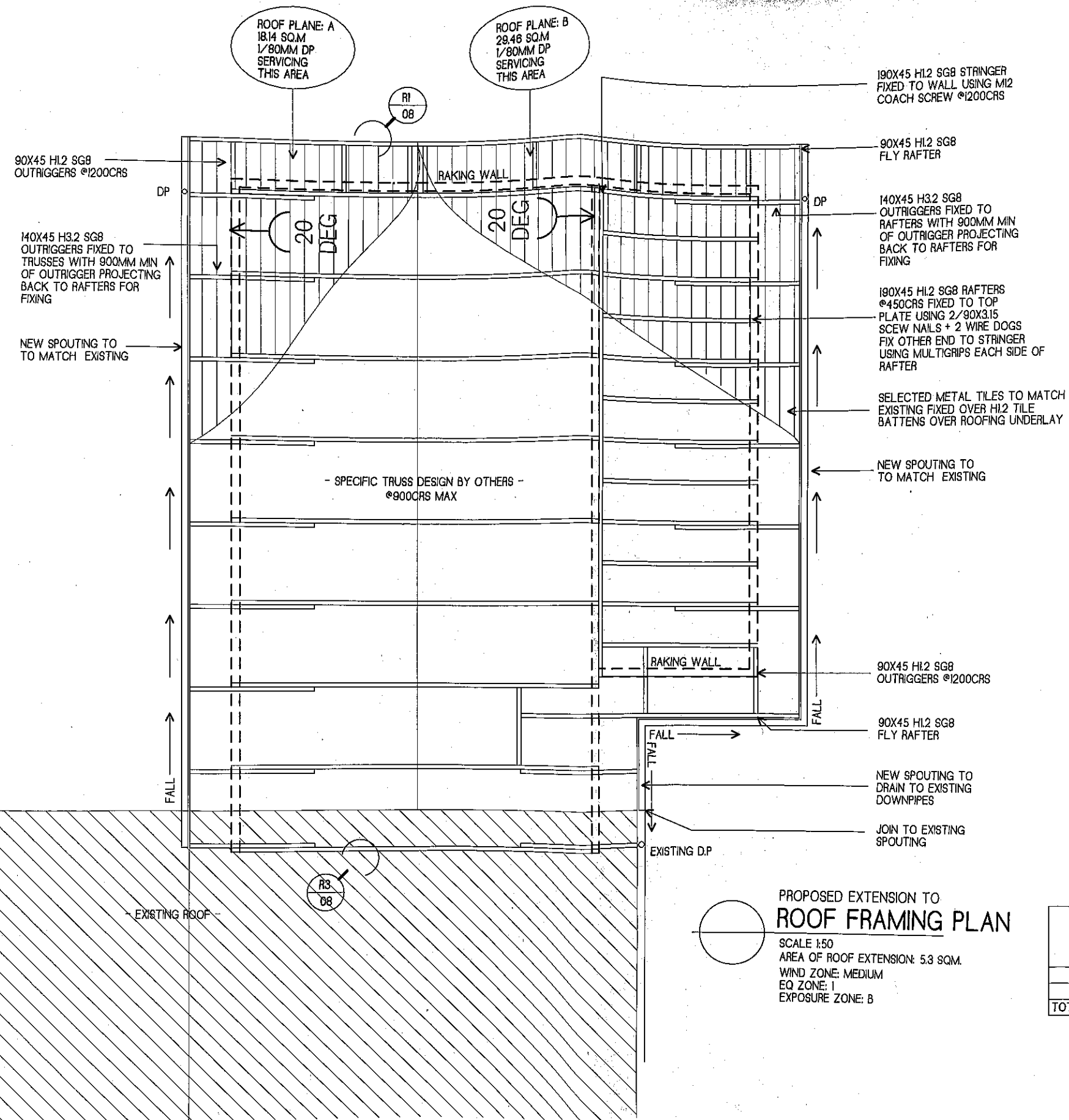
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**PROPOSED EXTENSION TO
ROOF FRAMING PLAN**

SCALE 1:50
 AREA OF ROOF EXTENSION: 5.3 SQ.M.
 WIND ZONE: MEDIUM
 EQ. ZONE: I
 EXPOSURE ZONE: B

ROOF	ROOF AREA (SQ.M)	GUTTER SECTION AREA (SQ. MM)	MAX ROOF AREA PER GUTTER SECTION (SQ. MM)	MAX ROOF AREA PER DP	NO. OF DP'S REQUIRED
A	18.14	6300	55	85	1/80MM
B	29.46	6300	55	85	1/80MM
TOTAL AREA	47.6				

NOTE: EXISTING DOWNPIPES ARE SUFFICIENT.

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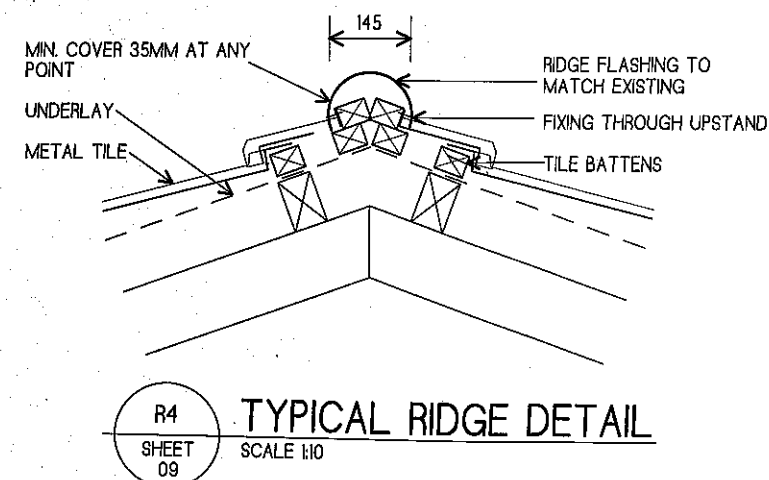
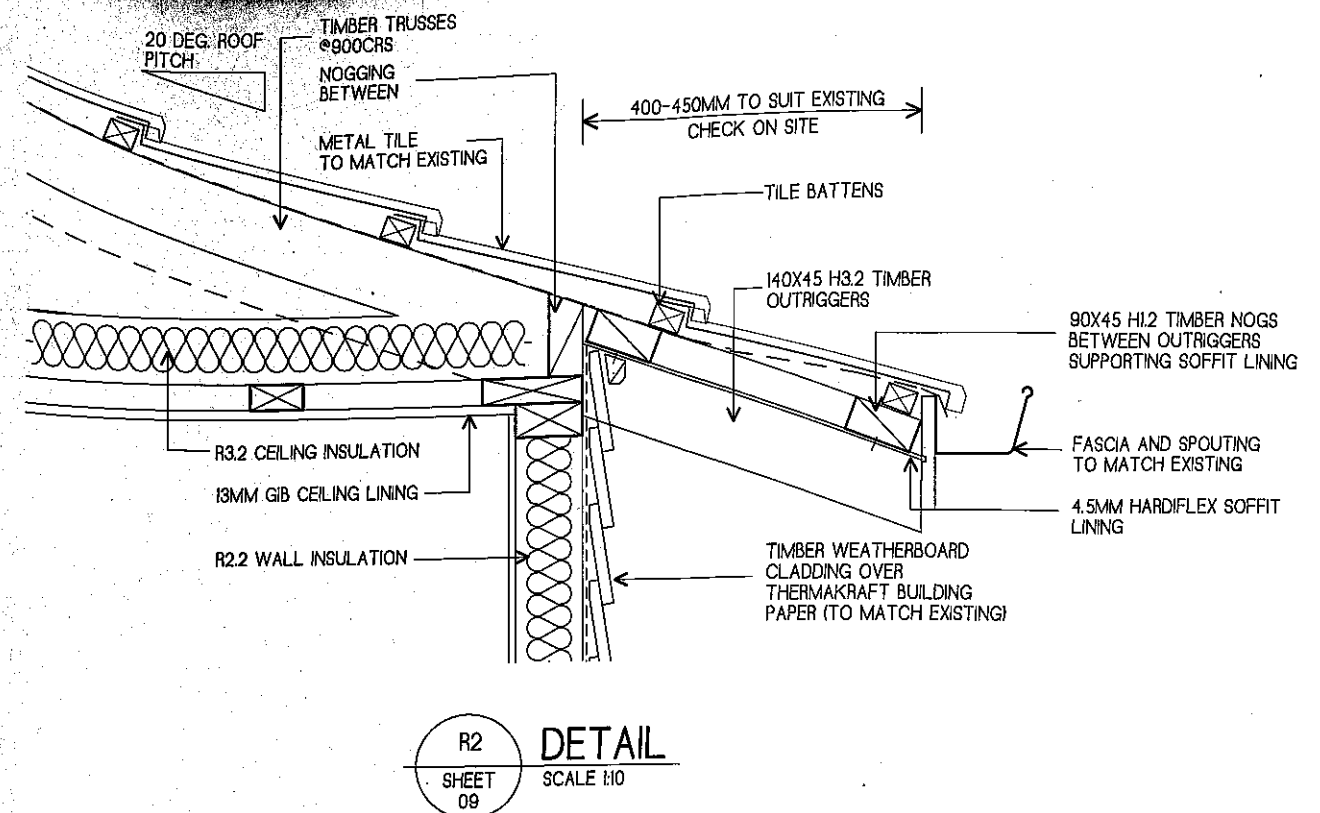
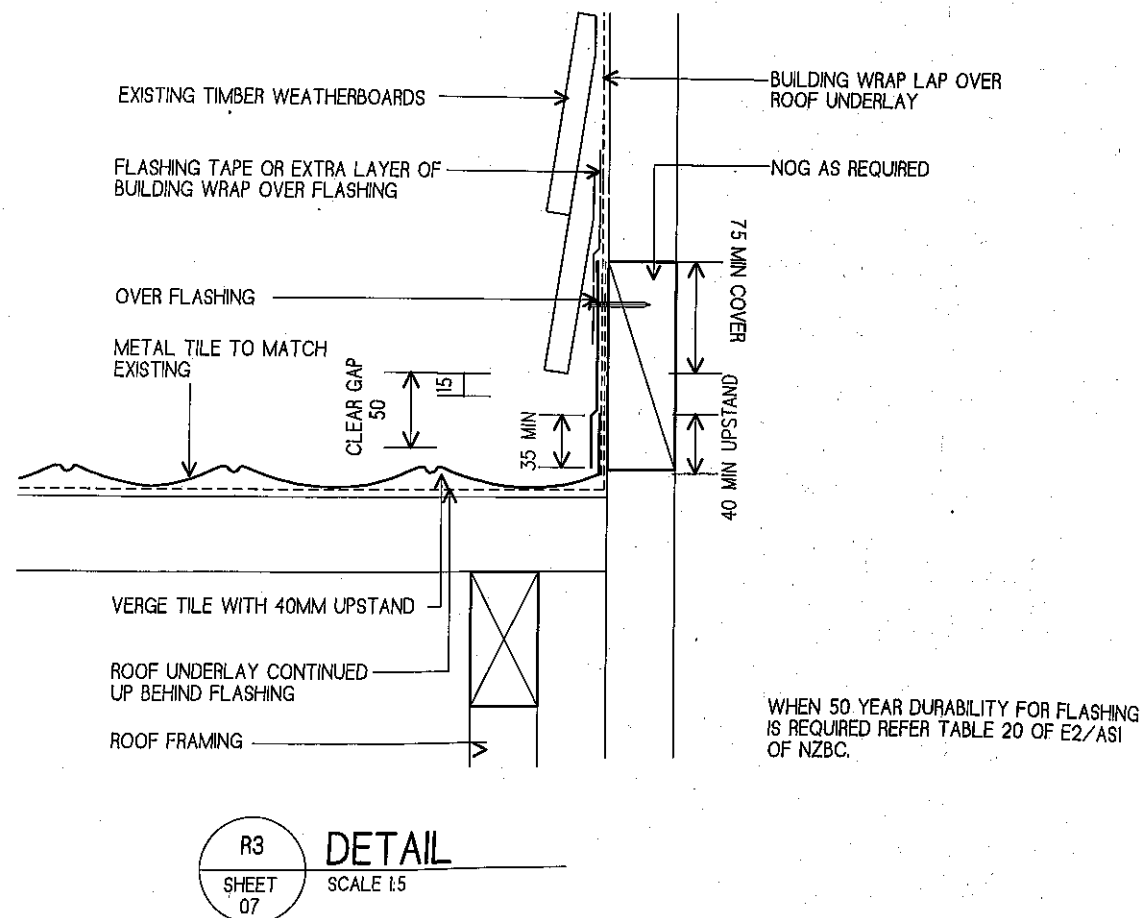
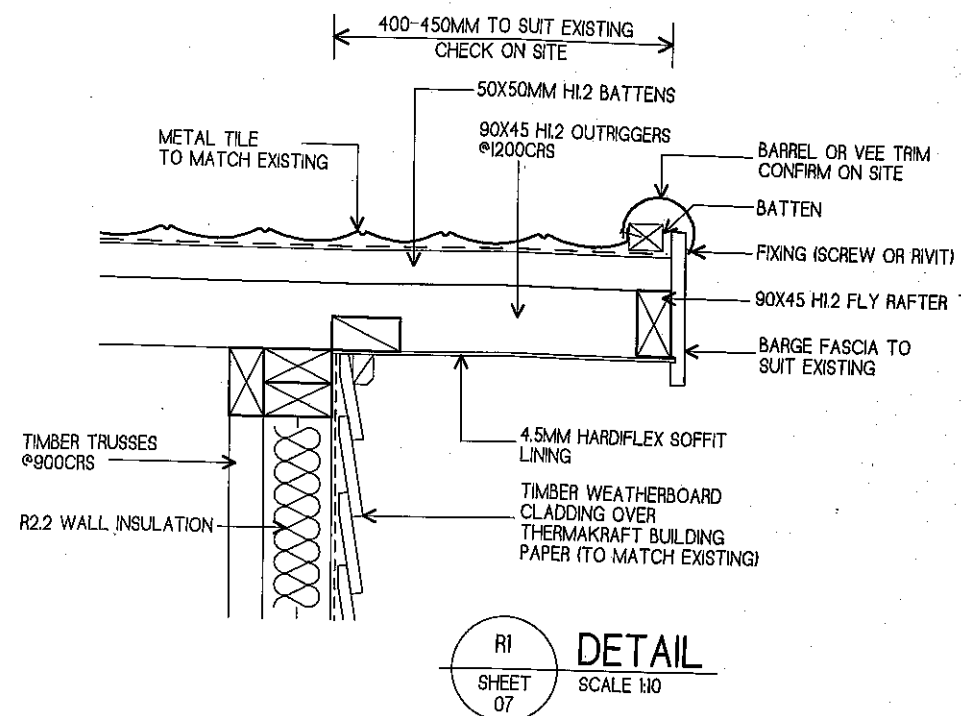
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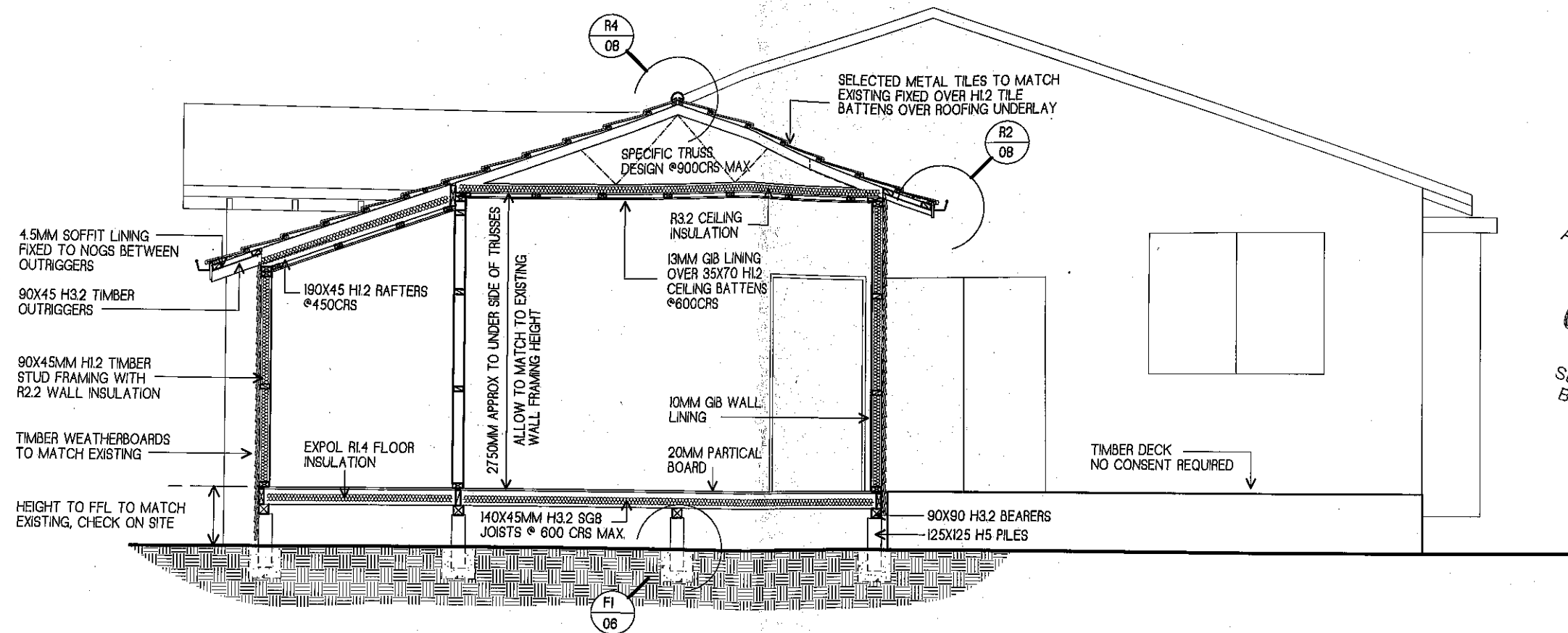


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A-A CROSS SECTION
SHEET 3 SCALE 1:50

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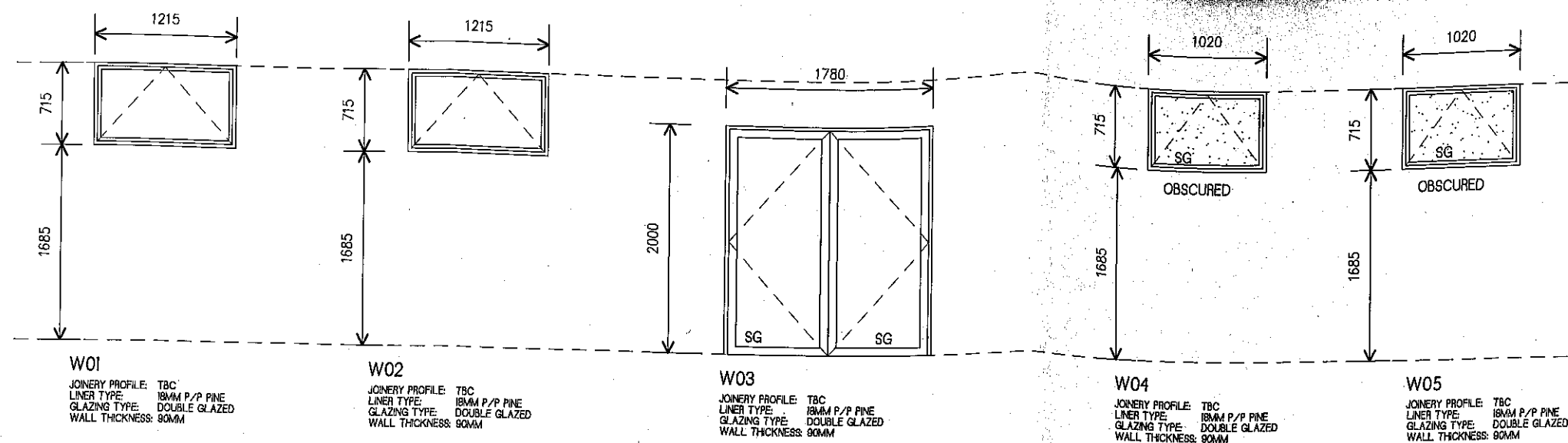
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WINDOW & DOOR SCHEDULE (1 OF 1)
 SCALE 1:50
 NOTE: ALL DIMENSIONS ARE TO TRIM SIZE ONLY



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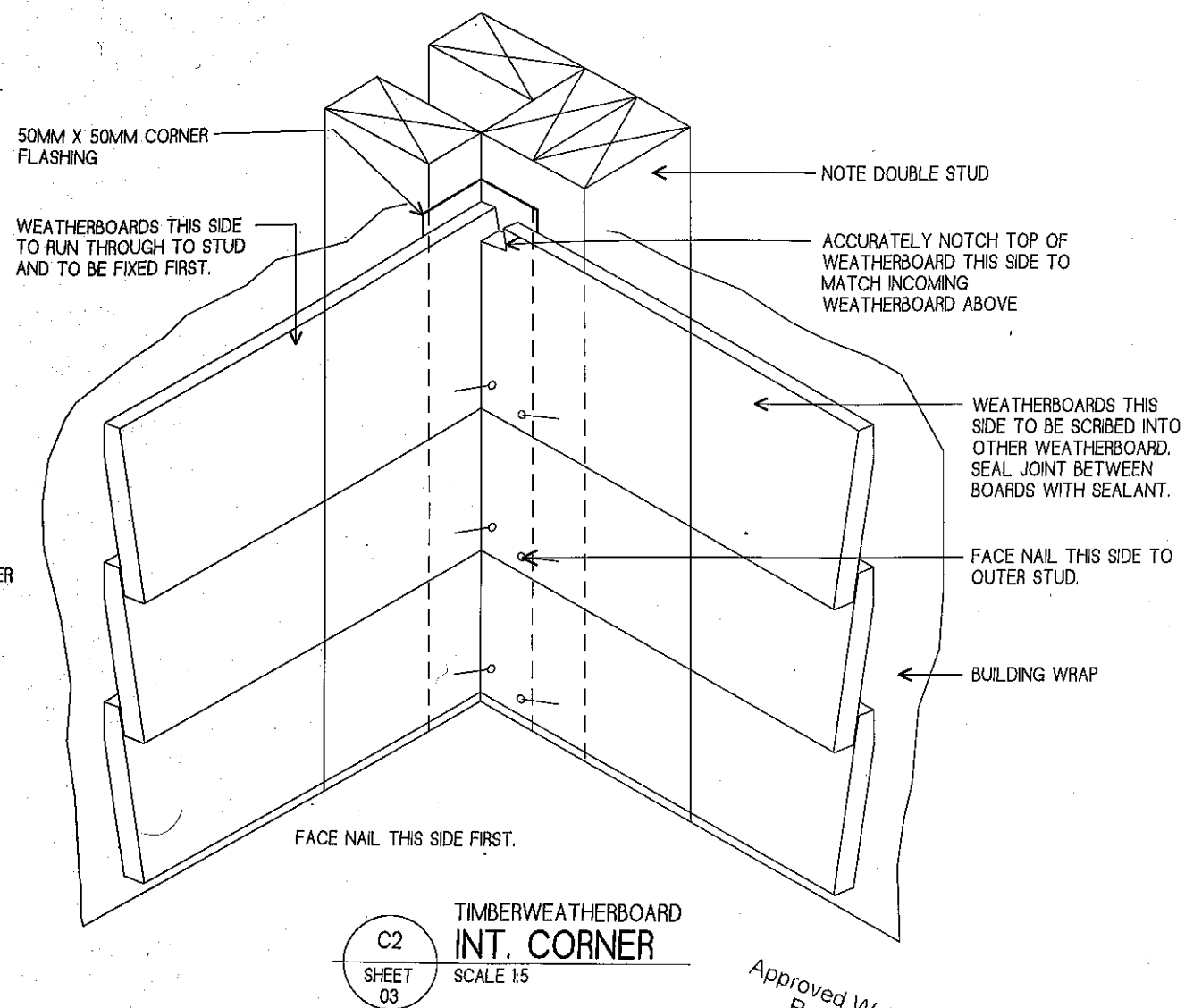
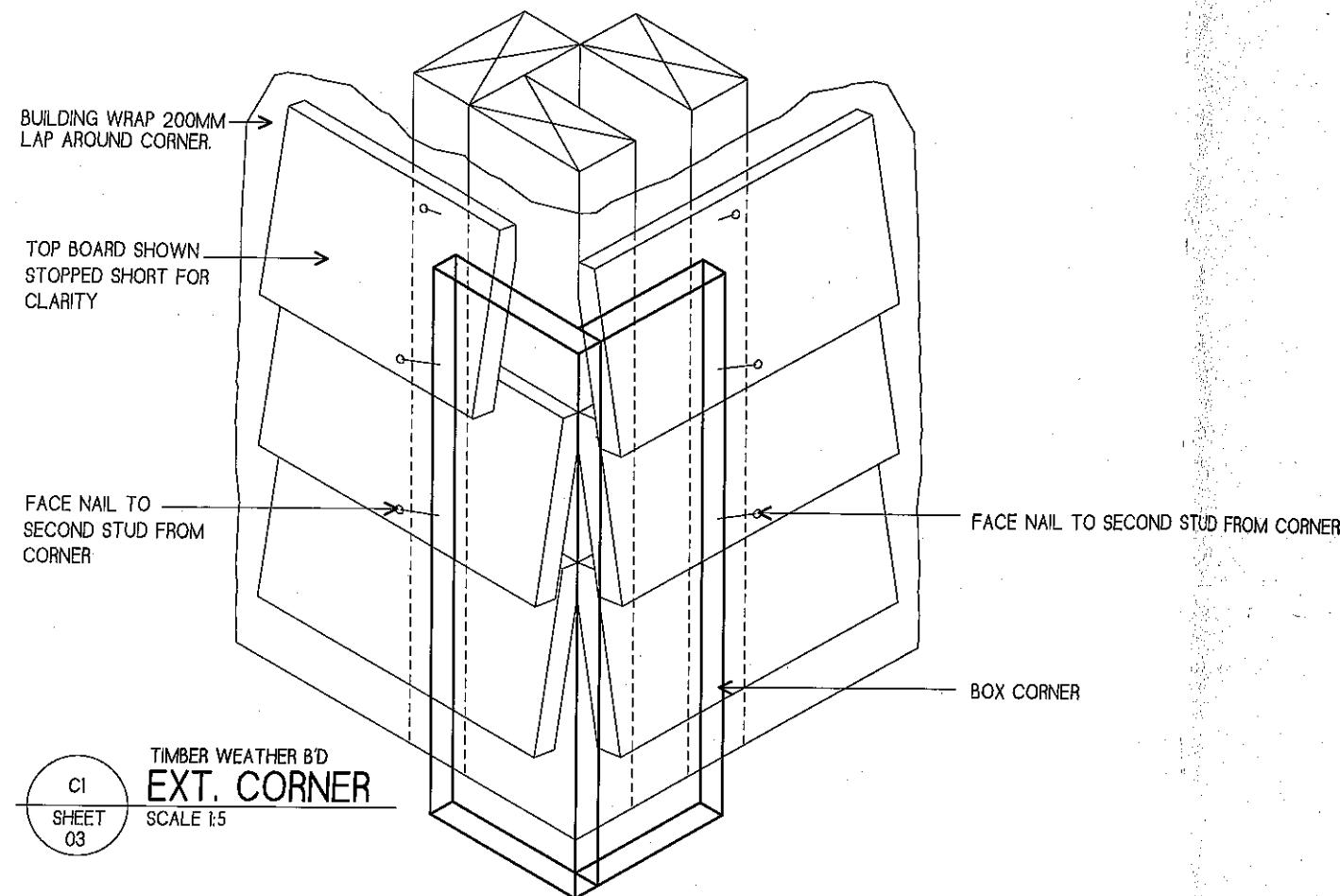
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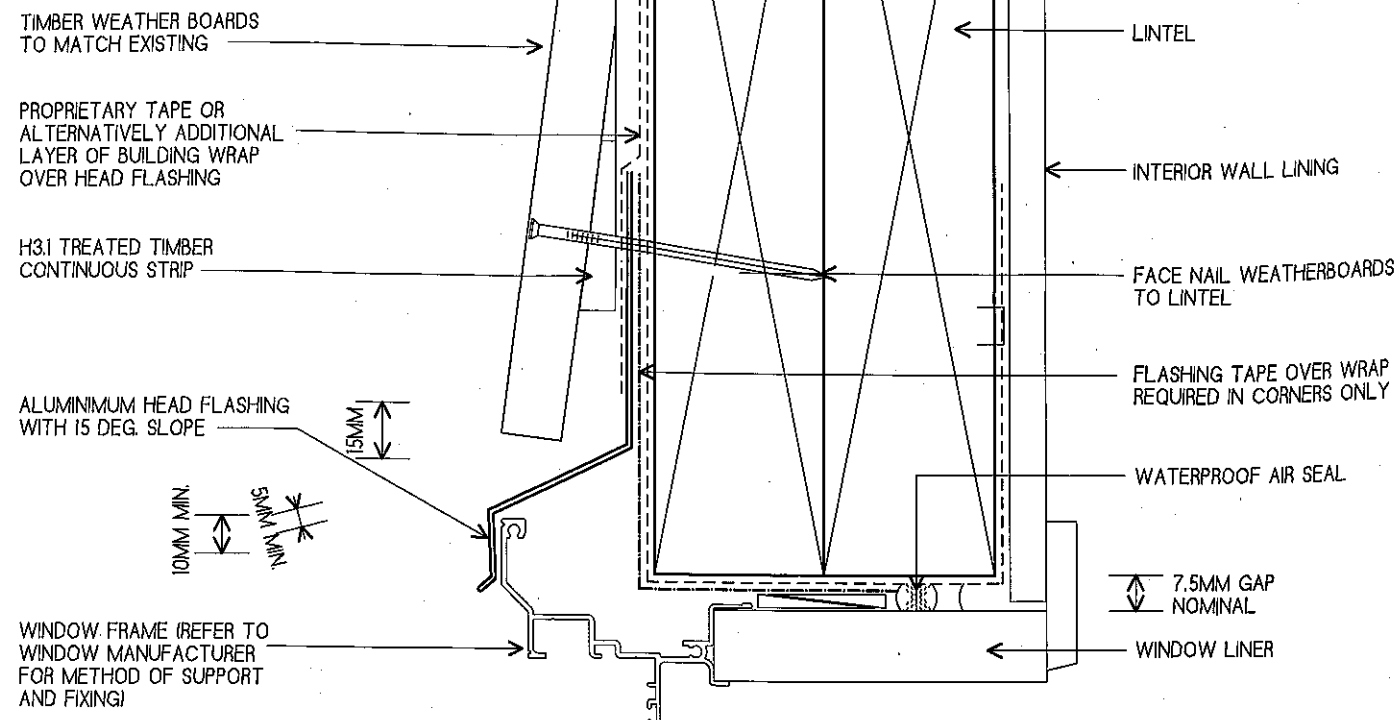
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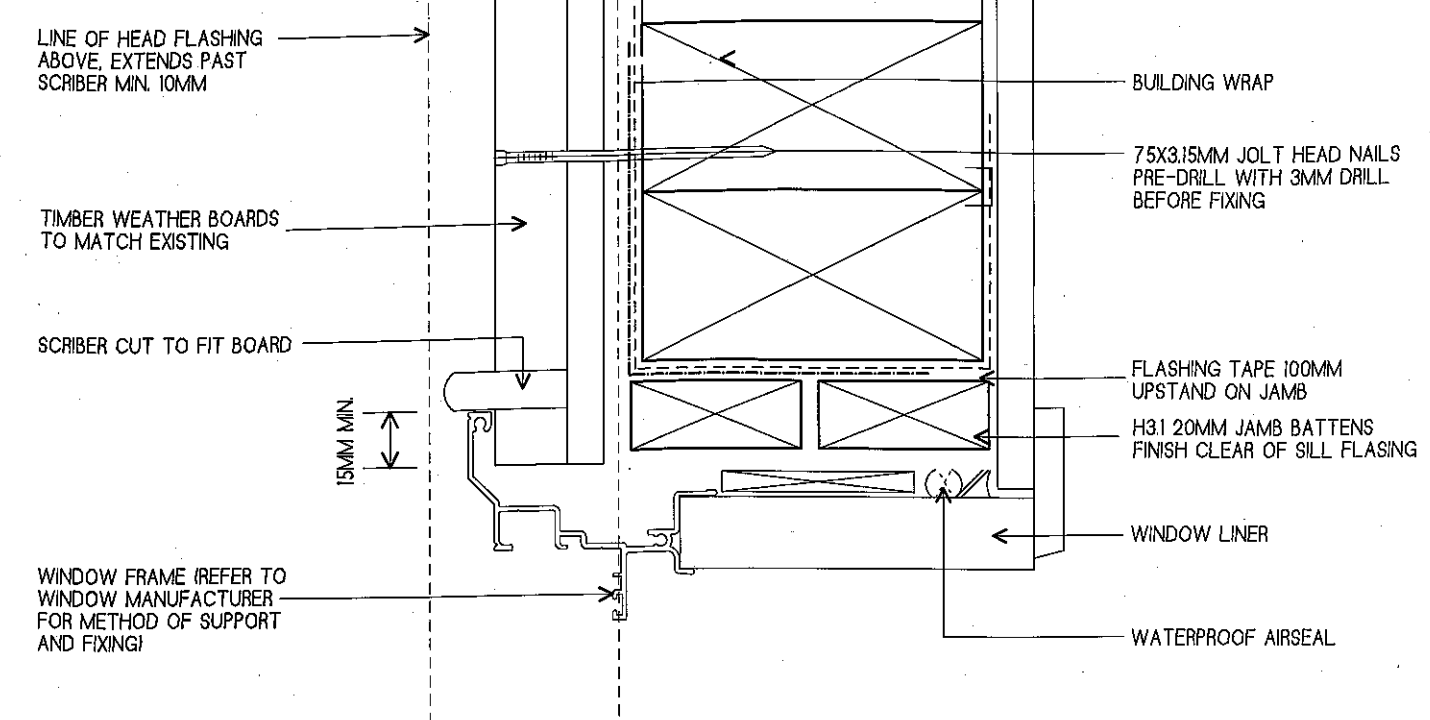
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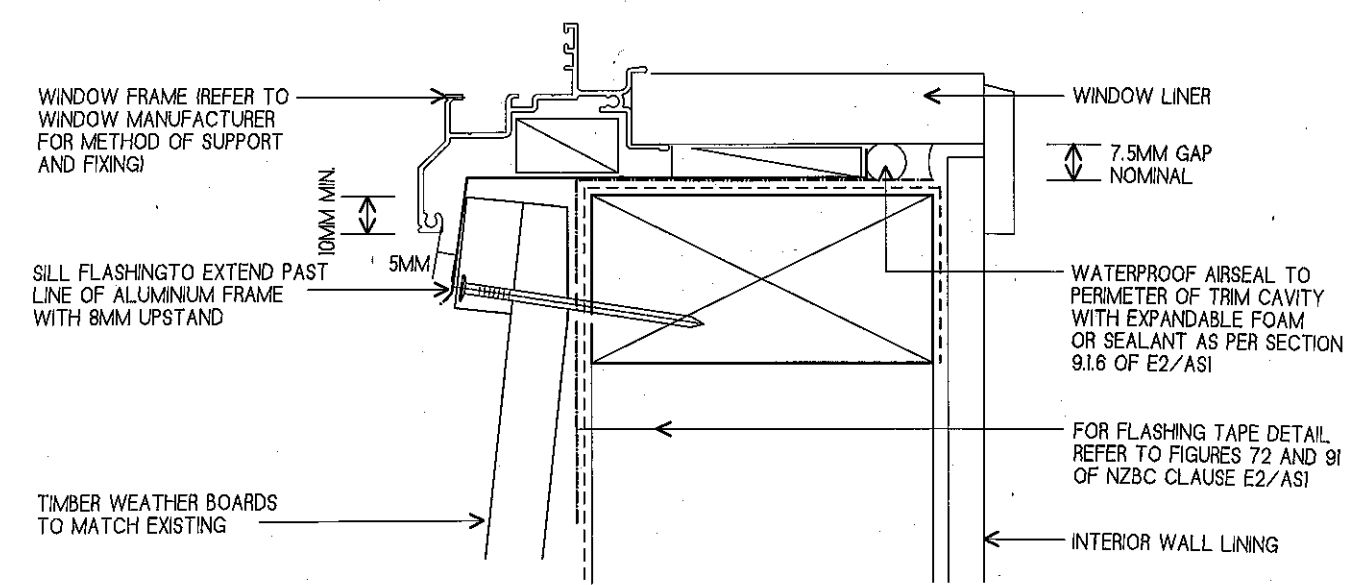
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TIMBER WEATHERBOARD
WINDOW HEAD DETAIL
SCALE 1:2



TIMBER WEATHERBOARD
WINDOW JAMB DETAIL
SCALE 1:2



TIMBER WEATHERBOARD
WINDOW SILL DETAIL
SCALE 1:2

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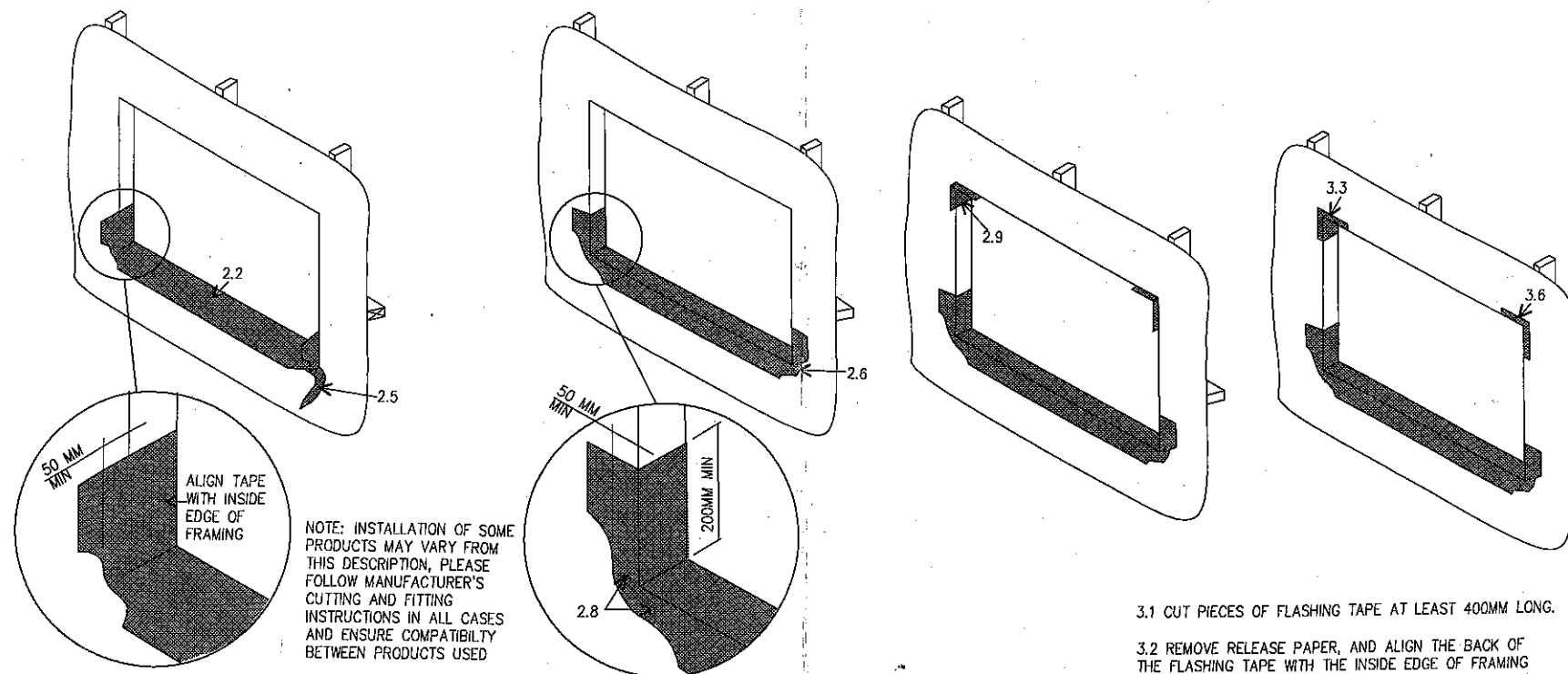
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- 2.1 CUT SILL FLASHING TAPE AT LEAST 400MM LONGER THAN THE OPENING WIDTH, TO ENSURE BARE FRAMING IS COVERED
- 2.2 REMOVE FIRST PIECE OF RELEASE PAPER, ALIGN THE BACK EDGE OF SILL FLASHING TAPE WITH INSIDE EDGE OF SILL.
- NOTE: DO NOT WRAP SILL FLASHING TAPE ONTO THE INTERIOR SURFACE OF THE FRAMING WHERE IT MAY INTERFERE WITH THE WALL LININGS.
- 2.3 FRONT EDGE OF THE SILL FLASHING TAPE SHOULD PROJECT OUT FROM THE FRONT OF WALL FRAMING FOR EASE OF INSTALLATION ADHERE INTO OPENING ACROSS SILL AND UP EACH JAMB (MIN. 200MM) TO COVER BARE FRAMING.
- 2.4 TRIM CORNERS OF SILL FLASHING TAPE SO THAT THE FRONT EDGE EXTENDS TO APPROXIMATELY 50MM OUT FROM FRONT OF WALL FRAMING TO ENABLE TAPE TO BE FOLDED AROUND EASILY

- 2.5 REMOVE SECOND RELEASE PAPER.
- 2.6 FAN SILL FLASHING TAPE AT BOTTOM CORNERS ONTO FACE OF HOUSE WRAP REMOVING ANY WRINKLES.
- 2.7 FIRMLY PRESS SILL FLASHING TAPE ONTO ALL SURFACE TO ENSURE FULL ADHESION.
- 2.8 SECURE EDGES OF BOTTOM CORNERS WITH CLOUTS OR SIMILAR THROUGH THE FLASHING TAPE INTO THE FRAMING.



3.1 CUT PIECES OF FLASHING TAPE AT LEAST 400MM LONG.

3.2 REMOVE RELEASE PAPER, AND ALIGN THE BACK OF THE FLASHING TAPE WITH THE INSIDE EDGE OF FRAMING AND THE FRONT EDGE PROJECTING A MINIMUM OF 50MM OUT FROM THE FRONT OF WALL FRAMING. ADHERE INTO OPENING ACROSS THE HEAD AND DOWN EACH JAMB A MINIMUM OF 200MM IN EACH DIRECTION.

NOTE: DO NOT WRAP SILL FLASHING TAPE ONTO THE INTERIOR SURFACE OF THE FRAMING WHERE IT MAY INTERFERE WITH THE WALL LININGS.

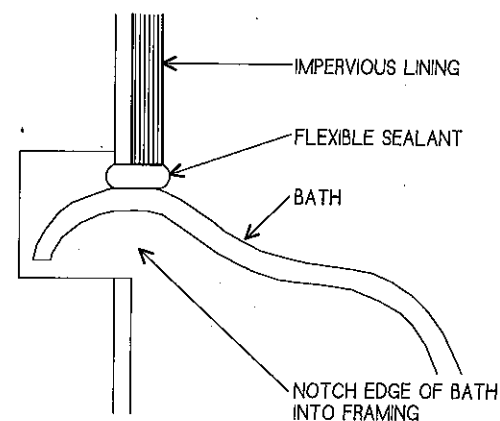
3.3 FAN FLASHING TAPE AT TOP CORNERS ONTO FACE OF 'HOUSE WRAP'

3.4 FIRMLY PRESS FLASHING TAPE ONTO ALL SURFACES TO ENSURE FULL ADHESION REMOVING ANY WRINKLES

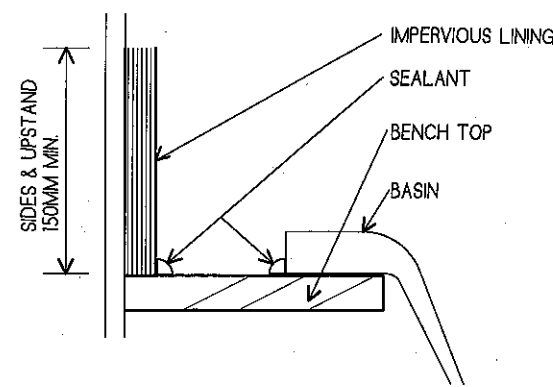
3.5 TRIM EXCESS TAPE FROM INSIDE, FLUSH WITH FACE OF FRAMING. CARE MUST BE TAKEN NOT TO CUT HOUSE WRAP

3.6 SECURE EDGES OF BOTTOM CORNERS WITH CLOUTS OR SIMILAR THROUGH THE FLASHING TAPE INTO THE FRAMING.

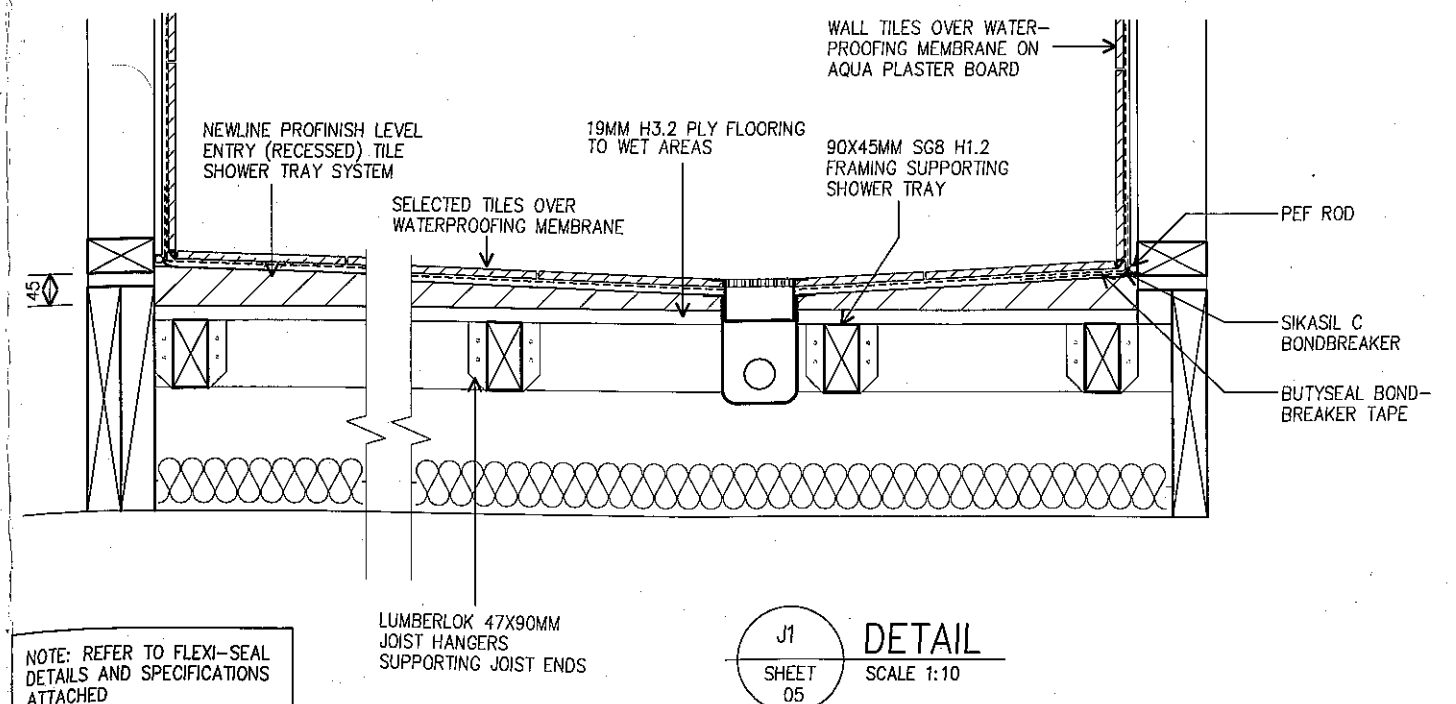
Approved Waipa District Council
Building Department
09 83 / 17
Subject to conditions of
Building Consent No



TYPICAL
BATH SEALENT
NOT TO SCALE



TYPICAL
BASIN SEALENT
SCALE 1:5



NOTE: REFER TO FLEXI-SEAL DETAILS AND SPECIFICATIONS ATTACHED

J1
SHEET
05
DETAIL
SCALE 1:10

newvision
architecture

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Design concepts and construction plans

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PROPOSED KROMHOUT EXTENSION

Contractor to adhere to all building codes and standards including local authority regulations and bylaws. These plans must be read in accordance with the specifications. Contractor is fully responsible for waterproofing of the building. Any extra details required to be asked for in writing. Check all dimensions on site before commencement of work. It is the responsibility of the contractor to verify on site all dimensions, prior to manufacture. Figured dimensions to take precedence over scaled dimensions.



DRAWN: JK

REFERENCE: NV17048

CONSENT ISSUE

DATE: 23/08/2017

REVISED:

SHEET: 13 OF 13 A3 SHEETS