



Layout ID	Layout Name
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L02	Floor Plan
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L04	Roof Framing
L05	Roof Plan
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L08	Elevations
A01	Plastered Brick Details
A02	Plastered Brick Details
A03	Plastered Brick Details
A04	Plastered Brick Details
A05	TitanBoard Details
A06	TitanBoard Details
A07	TitanBoard Details
A08	Weatherboard Details
A09	EIFS Details
A10	EIFS Details

Remedial work at
896 River Road Queenwood Hamilton for
Bryce Johns



PROJECT / CONSTRUCTION NOTES :
These drawings have been prepared on the understanding that the Building Contractor has a sound knowledge of the NZ Building Code and NZS 3604 : 2011. The main Contrator, Sub Contrator or Authorised Agent of the owner or Builder shall ensure that all works comply with these codes in addition to any requirements of the Territorial Authority. Any work undertaken outside these requirements without the prior written approval of the designer, Engineer and/or the Territorial Authority hereby indemnifies the Designer or his Agent against any claim, or claims, in respect of said work.

Remedial work to
896 River Road Queenwood Hamilton 3210
Bryce Johns

Date : Monday, 22 January 2018, 11:02 AM

Drawn by : JK
Approved by : IW
Sheet Index

Rev: A



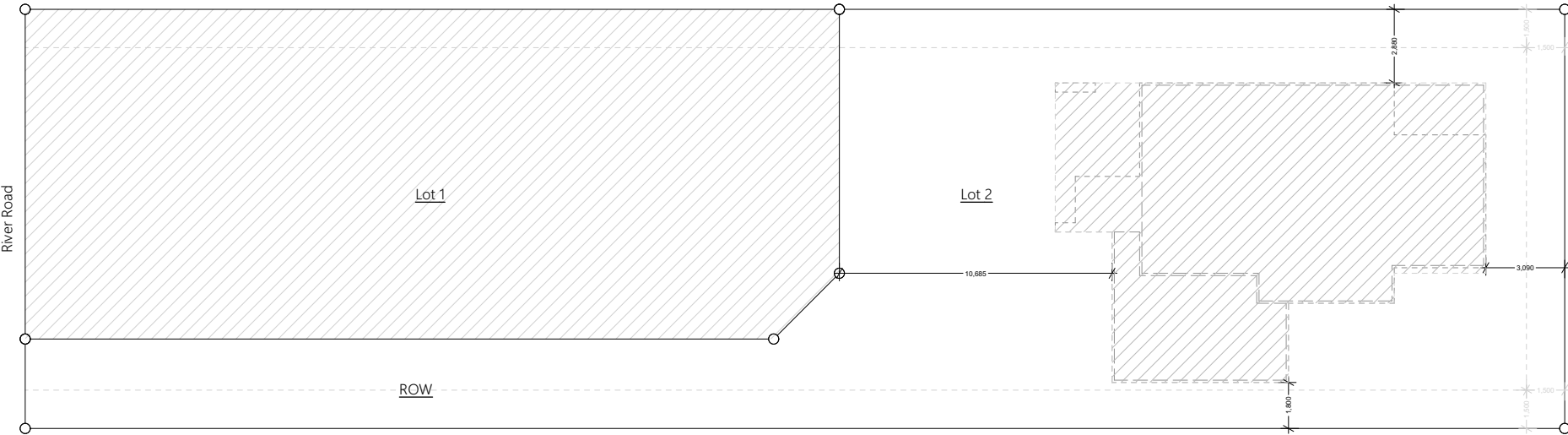
Legal Description:

Legal: Lot 2 DP: 411805

Site Information:
896 River Road
Queenwood
Hamilton
3210

Zones:
Wind: Medium
Earthquake: 1
Climate: 2
Exposure: B

Territorial Authority: Hamilton City
Planning Zone: Reisdental



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Bryce Johns

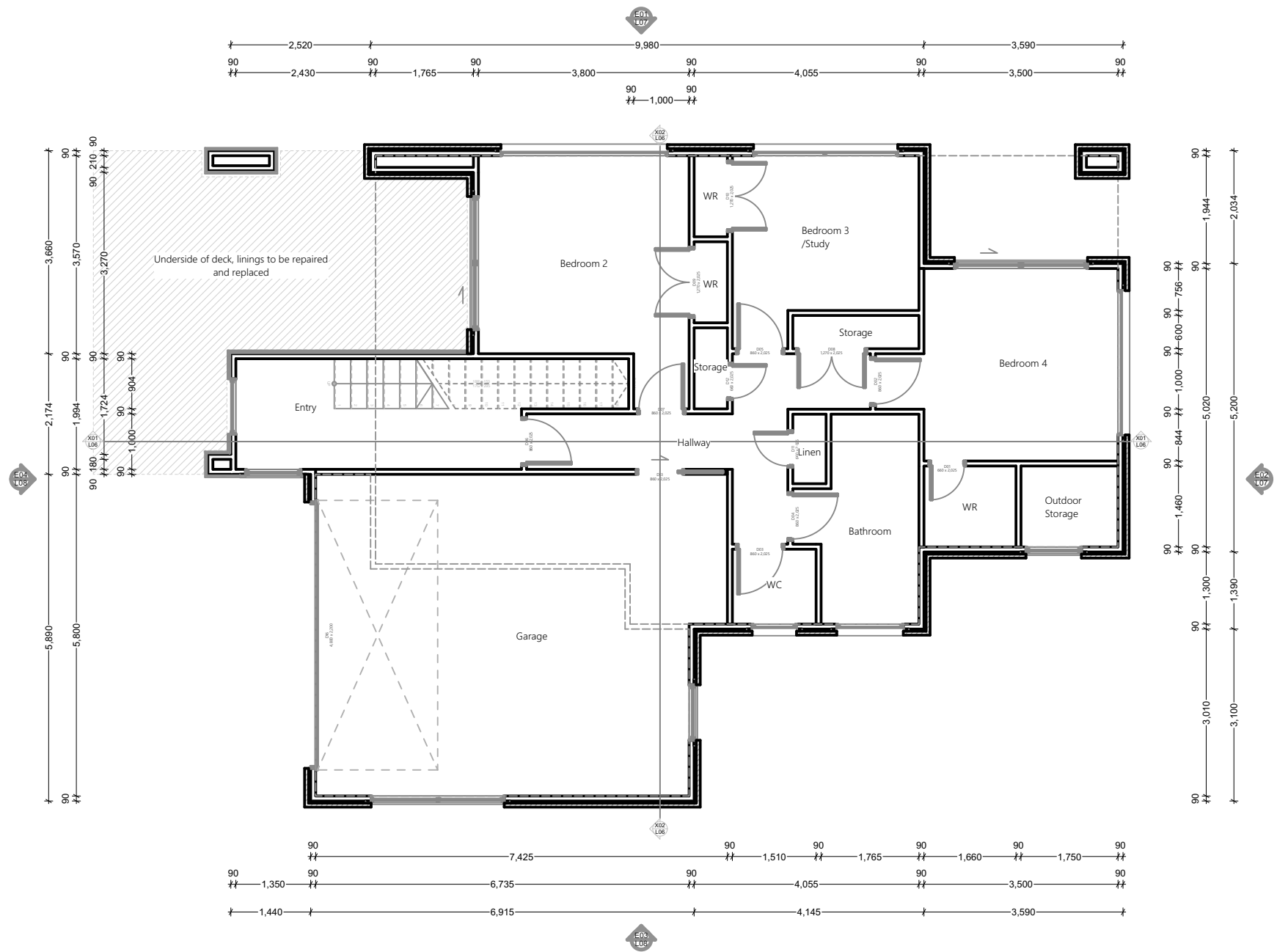
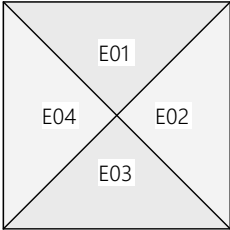
Date : Monday, 22 January 2018, 11:02 AM

Scale : 1:250 @ A3

Drawn by : JK
Approved by : IW
Site Plan

Rev: A





Construction Notes :

All construction to comply with NZS 3604:2011 and NZ building code

All products/materials to be installed in accordance with manufactures specifications.

All dimensions to be checked & confirmed on site prior to work commencing.

All wet area sheet linings to be finished with semi-gloss or gloss coating.

Smoke Alarms fit to comply with F7/AS1

All glazing to NZS4223.
All joinery to be double glazed.
Safety glazing to wet areas as per NZS4223

All framing to be H1.2 SG8 unless otherwise stated
Framing height 2455 2/90x45 Top Plate
Load bearing walls 90x45 @ 600¢
Non LBW 90x45 @ 600¢
Bottom plate fixing: Lumberlok bottom plate Anchors @ 900 ¢, or Proprietary Post fixing anchors as per NZS3604 7.5.12.2

Cladding:
Plastered Brick on a 50mm cavity system

Exterior Insulated Cladding and Finishing System (EIFS)

James Hardie Titanboard on a 20mm cavity

Remove existing material from underside of the deck, replace with Hardiflex sheet lining with uPVC jointers.

Remove existing James Hardie Titan Board, replace with Pine Weatherboards over a 20mm cavity.

Remove existing tile decking, repalce with timber slates on pedestals.

Remove and replace parapet and balustrade cappings to manufacturers specifications



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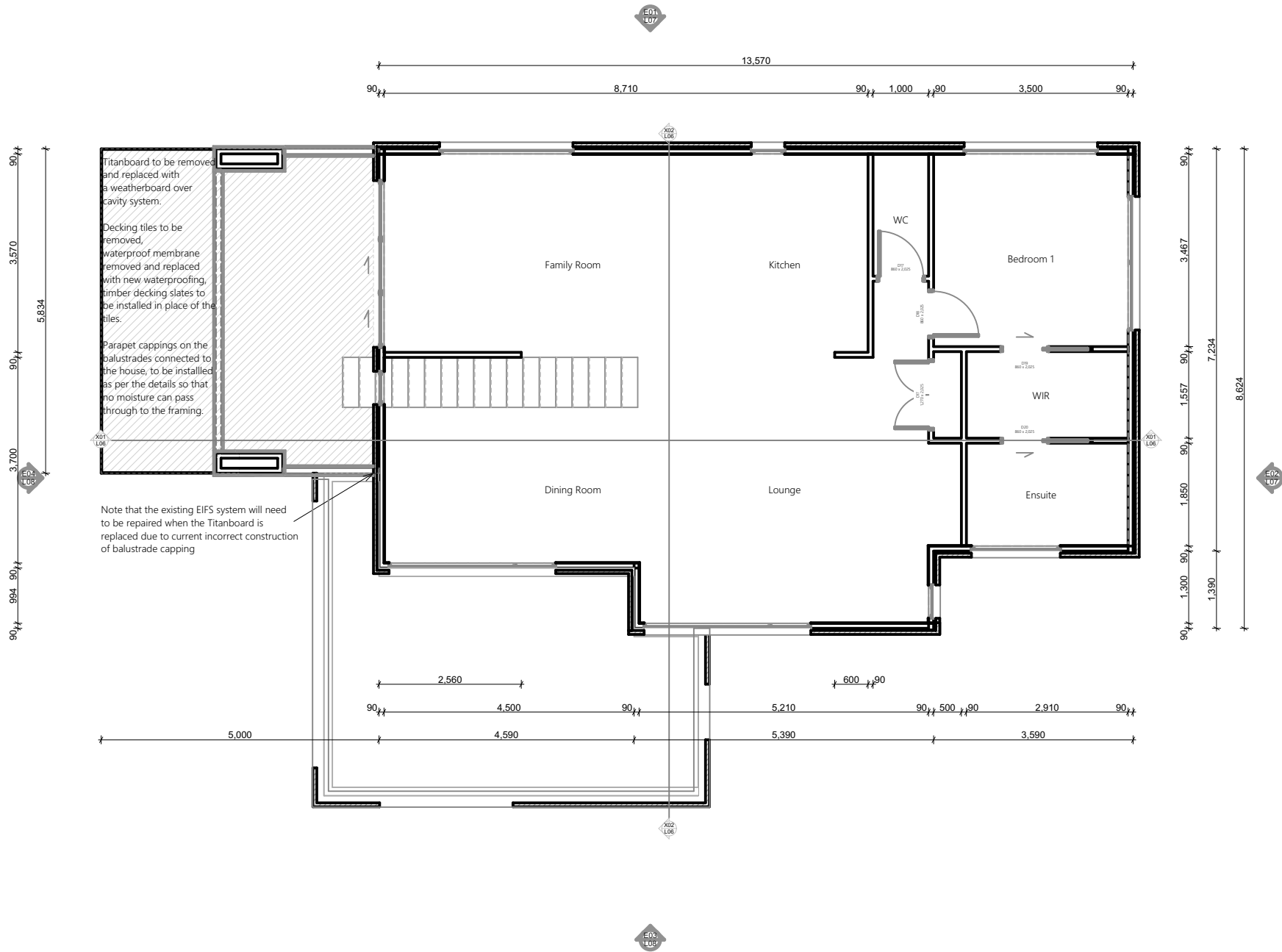
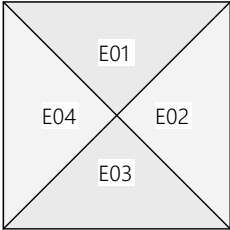
Date : Monday, 22 January 2018, 11:02 AM

Scale : 1:100 @ A3

Drawn by : JK
Approved by : IW
Floor Plan

Rev: A





Construction Notes :

All construction to comply with NZS 3604:2011 and NZ building code

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James Hardie Titanboard on a 20mm cavity

Remove existing material from underside of the deck, replace with Hardiflex sheet lining with uPVC jointers.

Remove existing James Hardie Titan Board, replace with Pine Weatherboards over a 20mm cavity.

Remove existing tile decking, repalce with timber slates on pedestals.

Remove and replace parapet and balustrade cappings to manufacturers specifications

On walls where the cladding is plastered brick, a new brick sill is to be installed to all openings.

Remedial work needed to be completed to the EIFS where the James Hardie Titanboard currently sits, incorrectly installed making EIFS system weak at these points.



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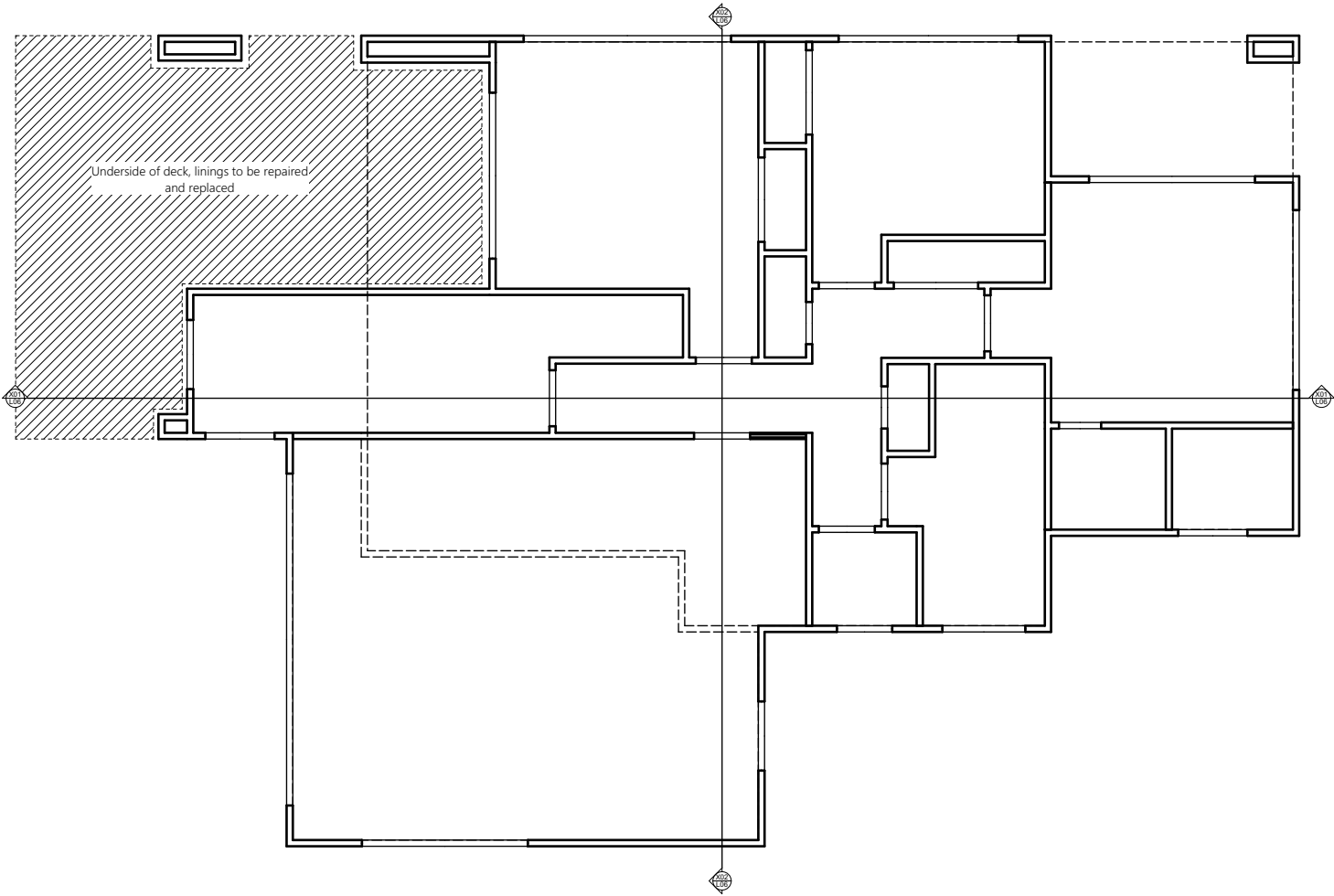
Date : Monday, 22 January 2018, 11:02 AM

Scale : 1:100 @ A3

Drawn by : JK
Approved by : IW
2nd Floor

Rev: A





Roofing Notes :
Wind zone : Medium
Earthquake zone : 1
Exposure zone : B

All construction to comply with NZS 3604:2011 and the NZ building code.
All products / materials to be installed in accordance with manufactures specifications
All dimensions to be checked & confirmed on site prior to work commencing.

Framing:H 1.2 SG8 unless otherwise stated.

Cladding: Trapezoid roofing

Fascia: #Fascia

Downpipes: #Downpipes

Spouting: Hidden parapet gutter

Roof Area 131.40m2
Pitch 3°

Ceiling Insulation: #Ceiling Insulation



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896 River Road Queenwood Hamilton 3210
Bryce Johns

Date : Monday, 22 January 2018, 11:02 AM

Scale : 1:100 @ A3

Drawn by : JK
Approved by : IW
Roof Framing

Rev: A



Roofing Notes :
Wind zone : Medium
Earthquake zone : 1
Exposure zone : B

All construction to comply with NZS 3604:2011 and the NZ building code.
All products / materials to be installed in accordance with manufactures specifications
All dimensions to be checked & confirmed on site prior to work commencing.

Framing:H 1.2 SG8 unless otherwise stated.

Cladding: Trapezoid roofing

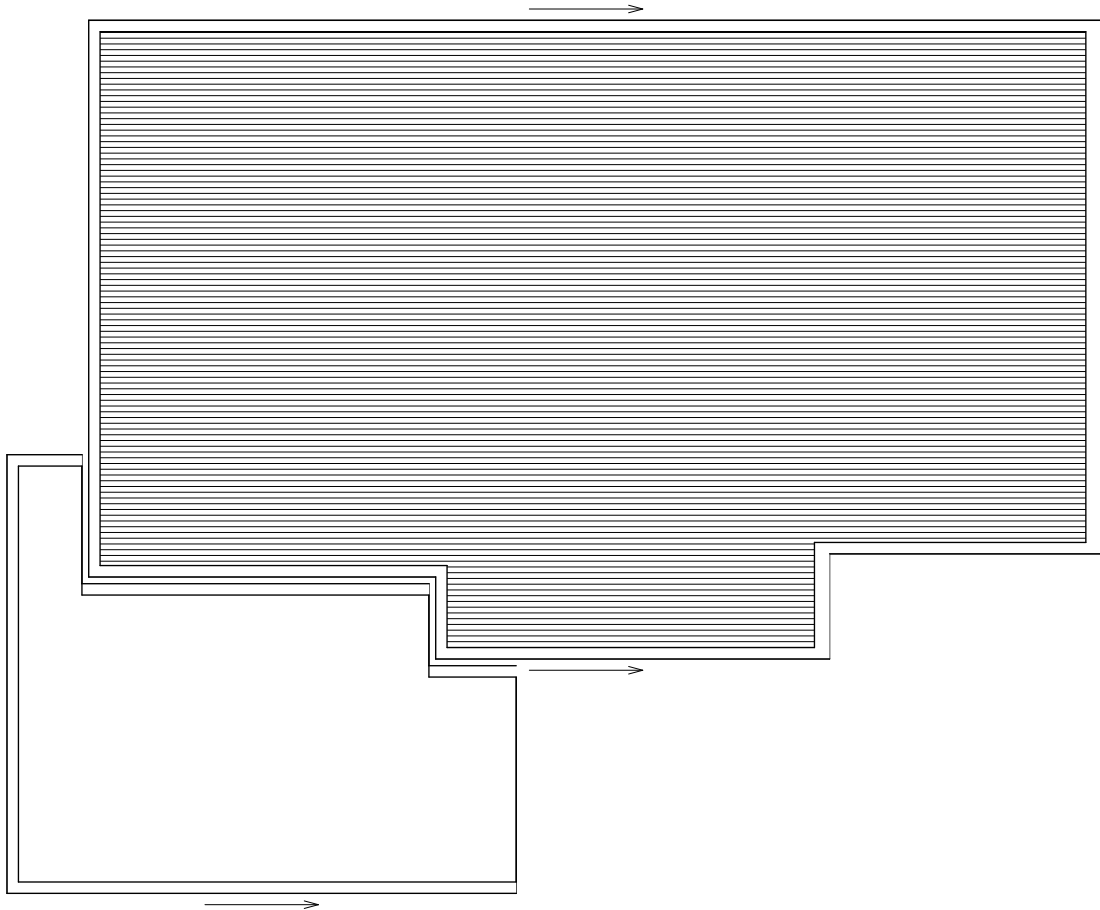
Fascia: #Fascia

Downpipes: #Downpipes

Spouting: Hidden parapet gutter

Roof Area 131.40m2
Pitch 3°

Ceiling Insulation: #Ceiling Insulation



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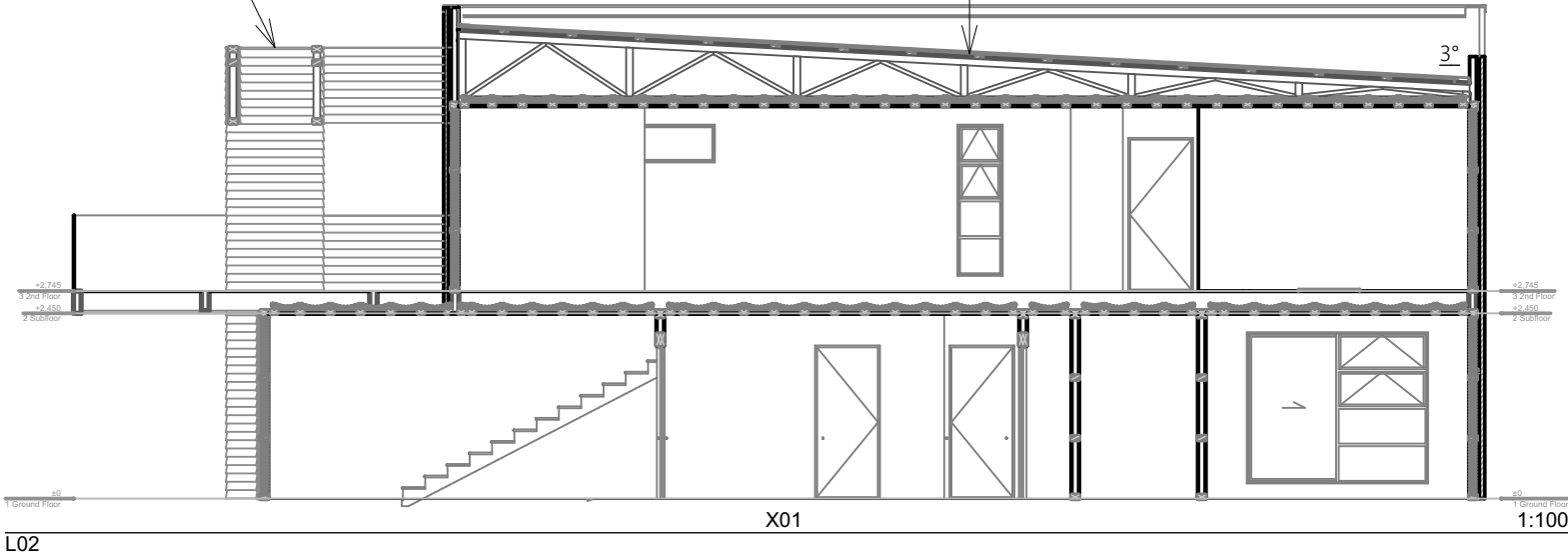
Drawn by : JK
Approved by : IW
Roof Plan

Rev: A



Removing James Hardie Titanboard on a 20mm cavity,
to be replaced with Pine weatherboard over a 20mm cavity

Trapezoid roofing



Construction Notes :

All construction to comply with NZS 3604:2011 and NZ building code

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All dimensions to be checked & confirmed on site prior to work commencing.

All wet area sheet linings to be finished with semi-gloss or gloss coating.

Smoke Alarms fit to comply with F7/AS1

All glazing to NZS4223.

All joinery to be double glazed.

Safety glazing to wet areas as per NZS4223

All framing to be H1.2 SG8 unless otherwise stated
Framing height 2455 2/90x45 Top Plate
Load bearing walls 90x45 @ 600¢
Non LBW 90x45 @ 600¢
Bottom plate fixing: Lumberlok bottom plate Anchors @ 900 ¢, or Proprietary Post fixing anchors as per NZS3604 7.5.12.2

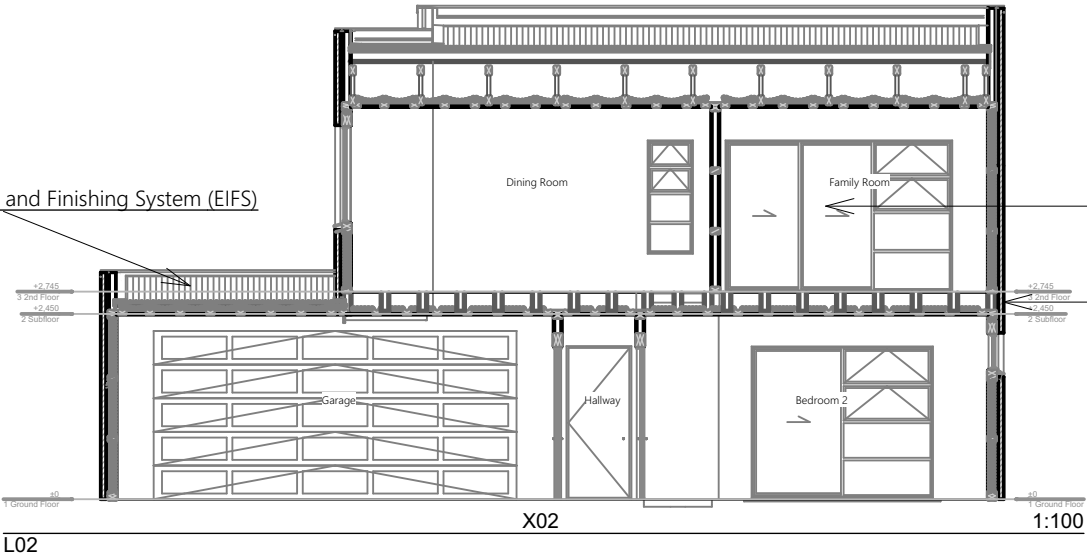
Cladding:

Plastered Brick on a 50mm cavity system

Exterior Insulated Cladding and Finishing System (EIFS)

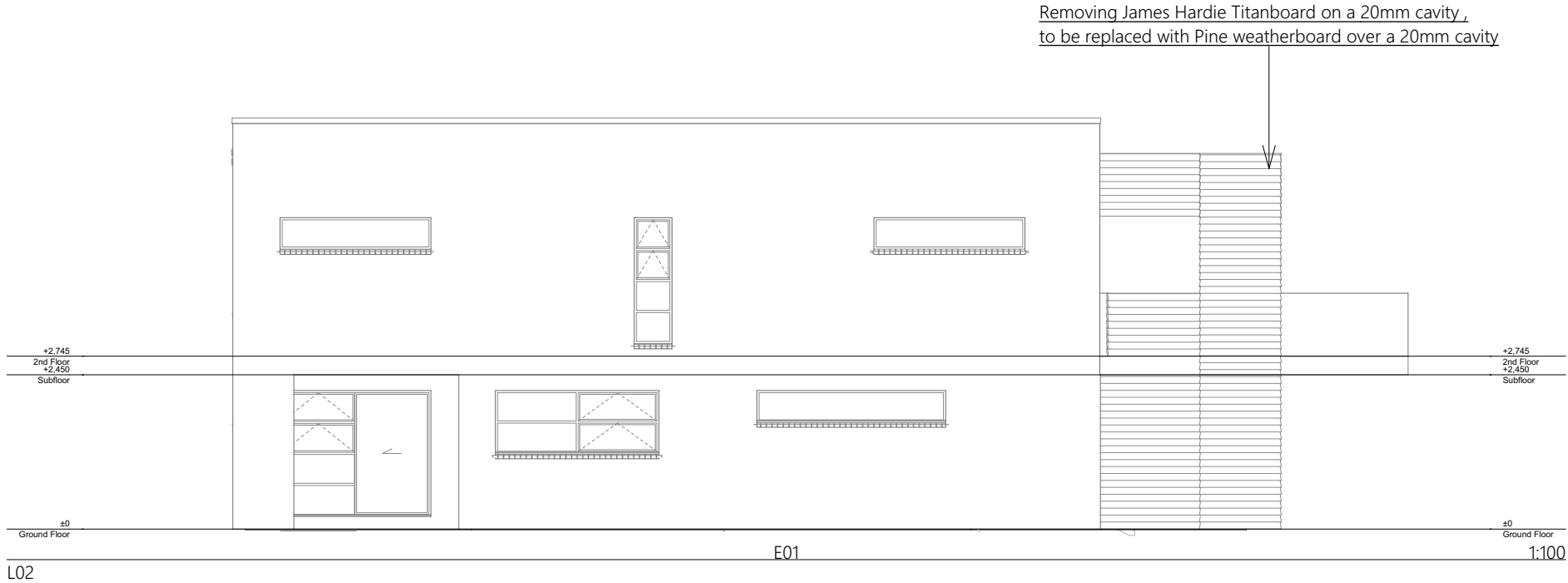
James Hardie Titanboard on a 20mm cavity

Exterior Insulated Cladding and Finishing System (EIFS)



Aluminium joinery

Plastered Brick on a 50mm cavity system



Construction Notes :

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All joinery to be double glazed.
Safety glazing to wet areas as per NZS4223

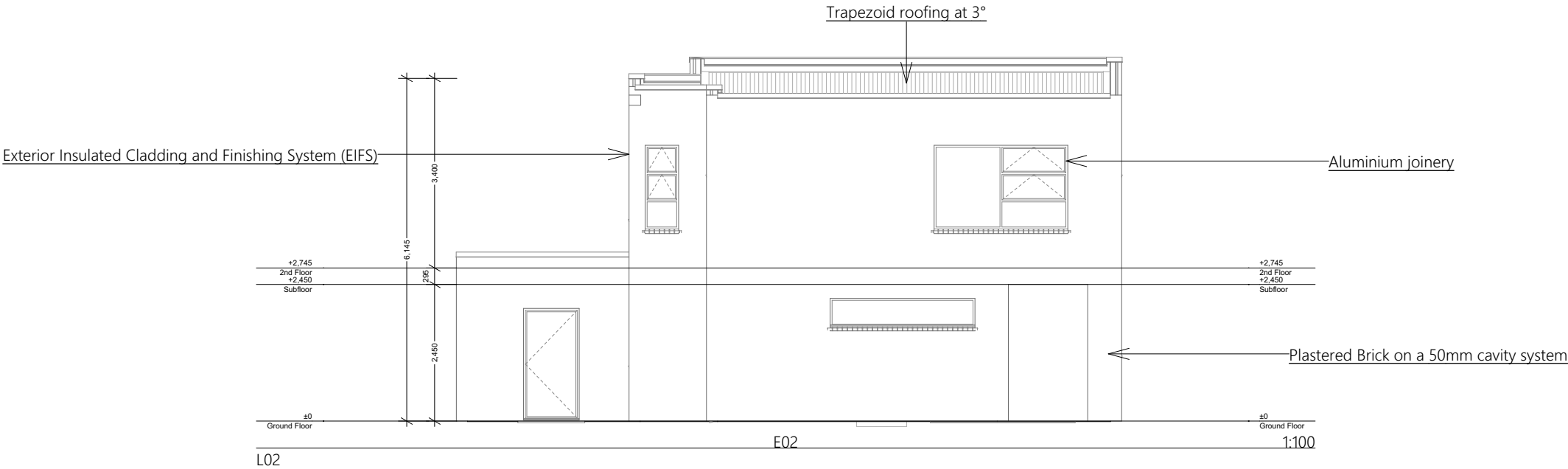
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Cladding:
Plastered Brick on a 50mm cavity system

Exterior Insulated Cladding and Finishing System (EIFS)

James Hardie Titanboard on a 20mm cavity

BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	1
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	High risk	4
Total Risk Score:		14



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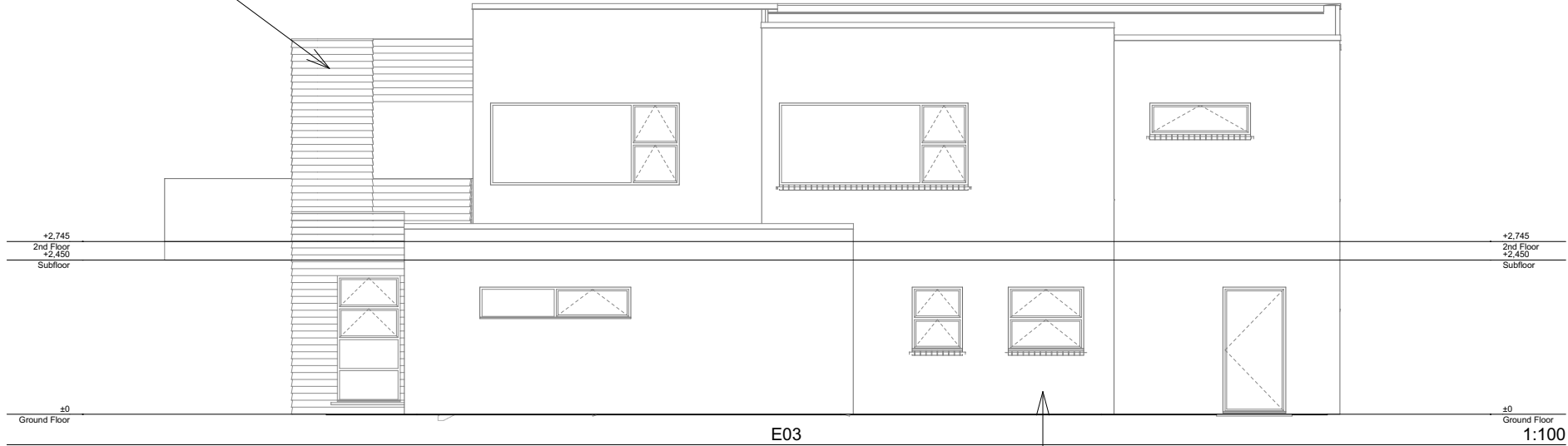
Scale : 1:100 @ A3

Drawn by : JK
Approved by : IW
Elevations

Rev: A



Removing James Hardie Titanboard on a 20mm cavity,
to be replaced with Pine weatherboard over a 20mm cavity



Plastered Brick on a 50mm cavity system

Aluminium joinery



Exterior Insulated Cladding and Finishing System (EIFS)

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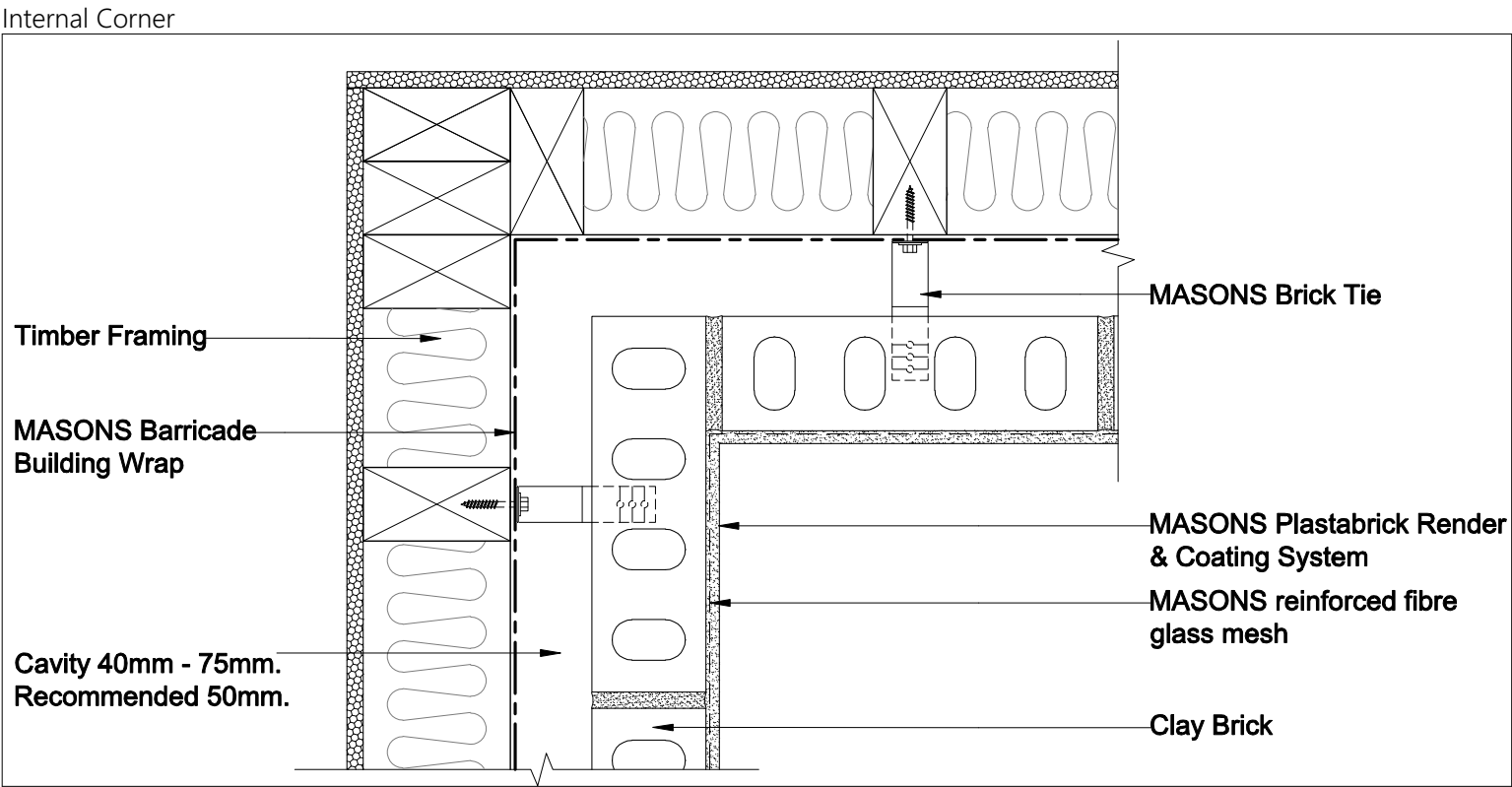
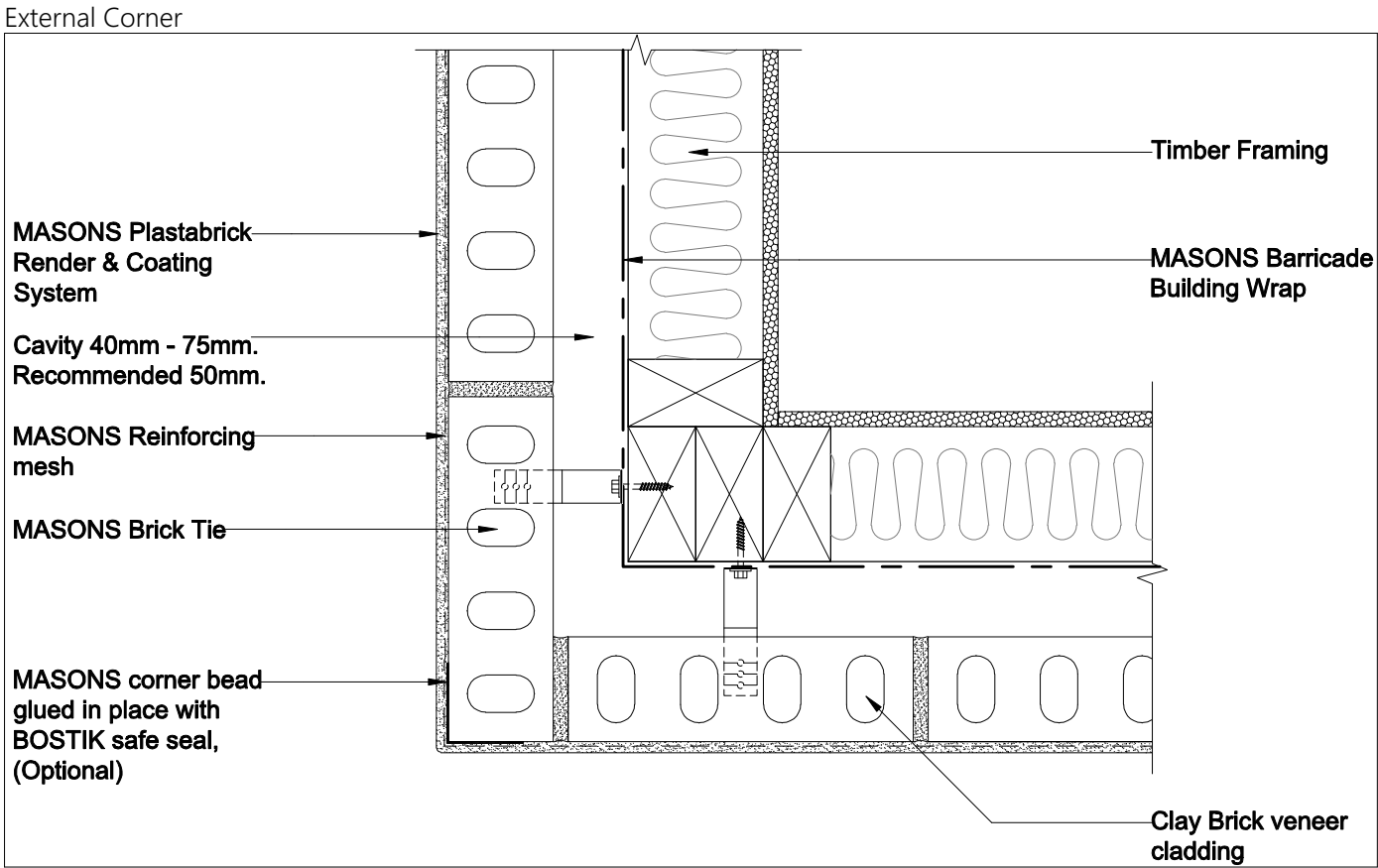
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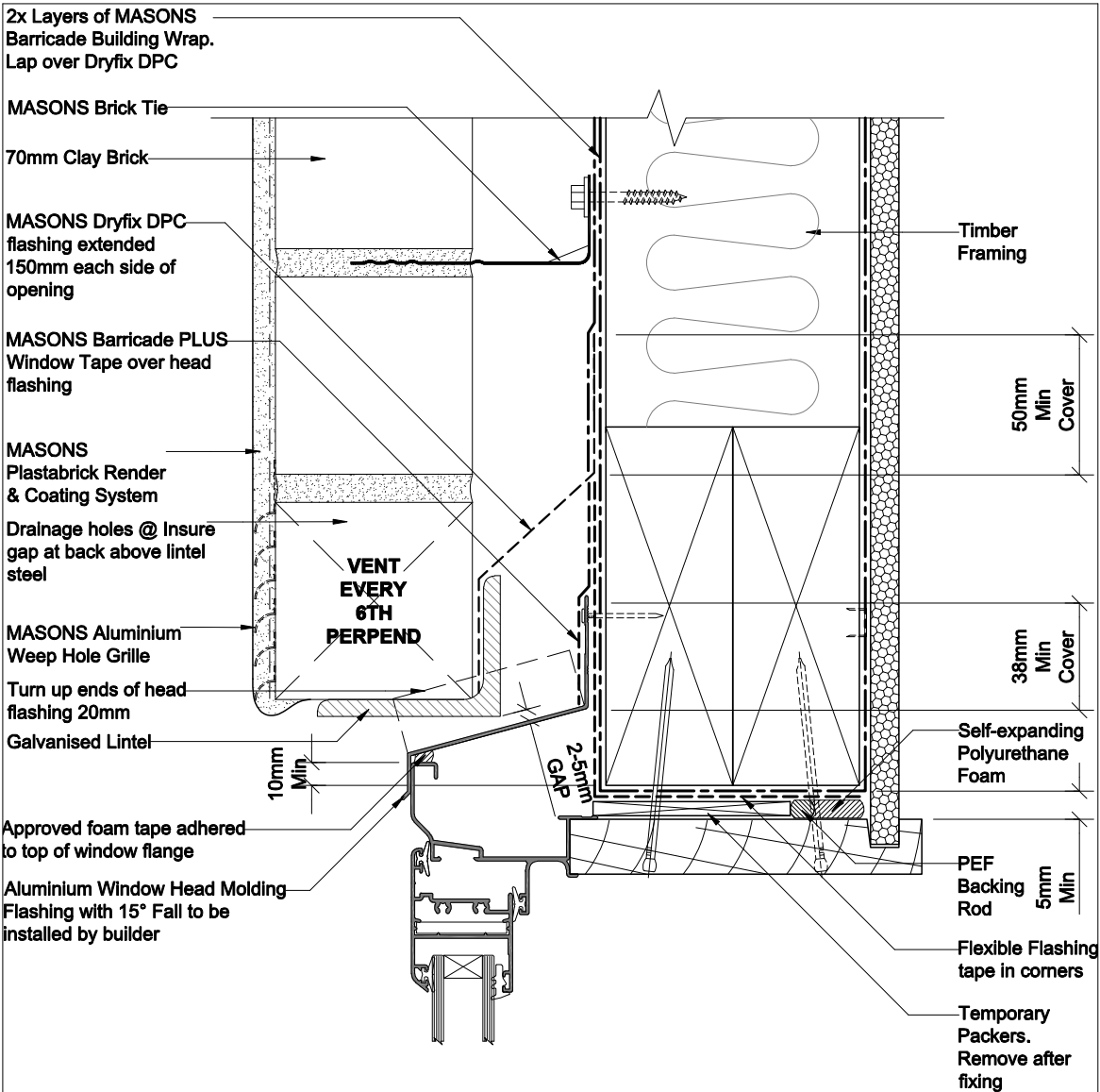
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Approved by : IW
Elevations

Rev: A

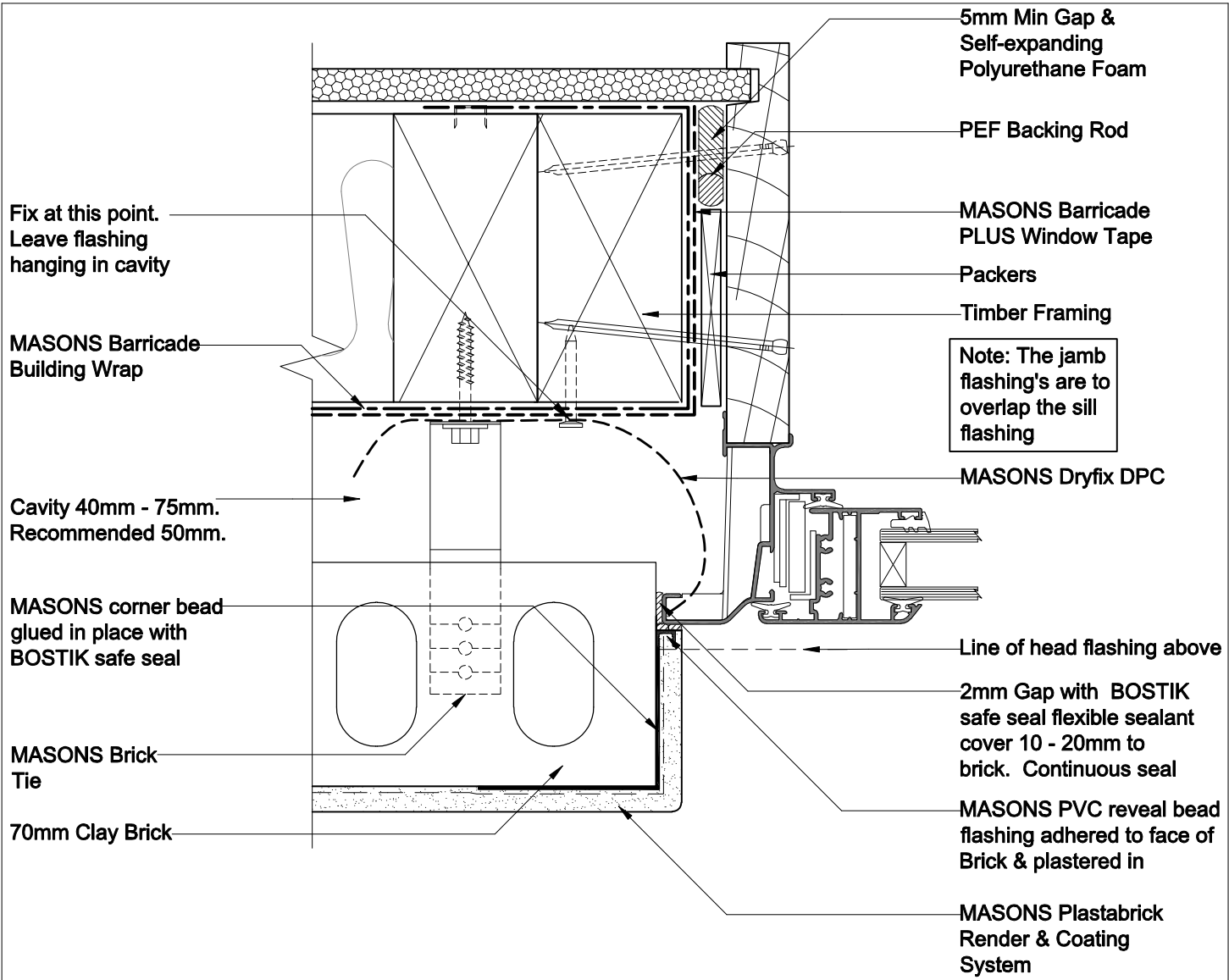


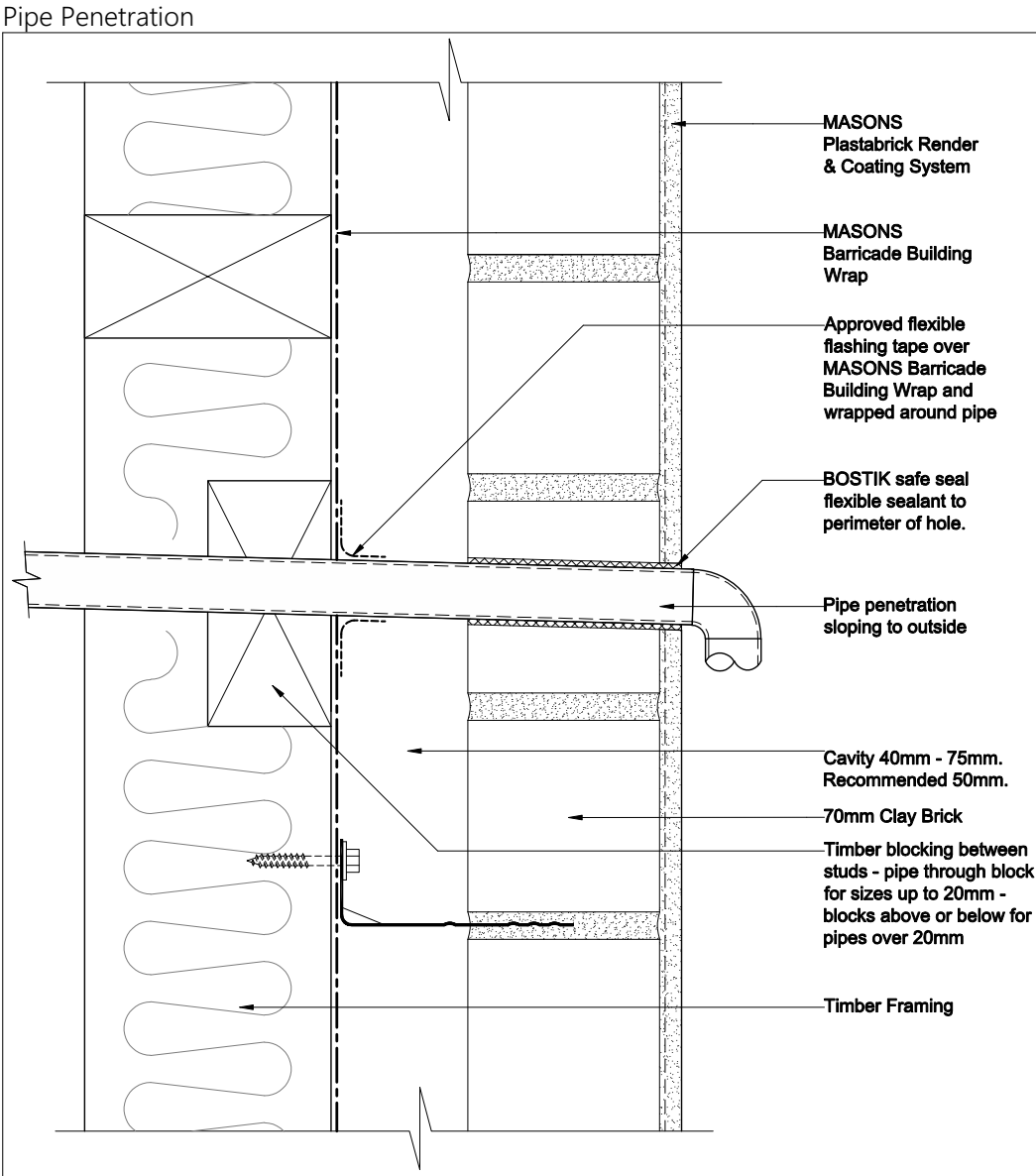
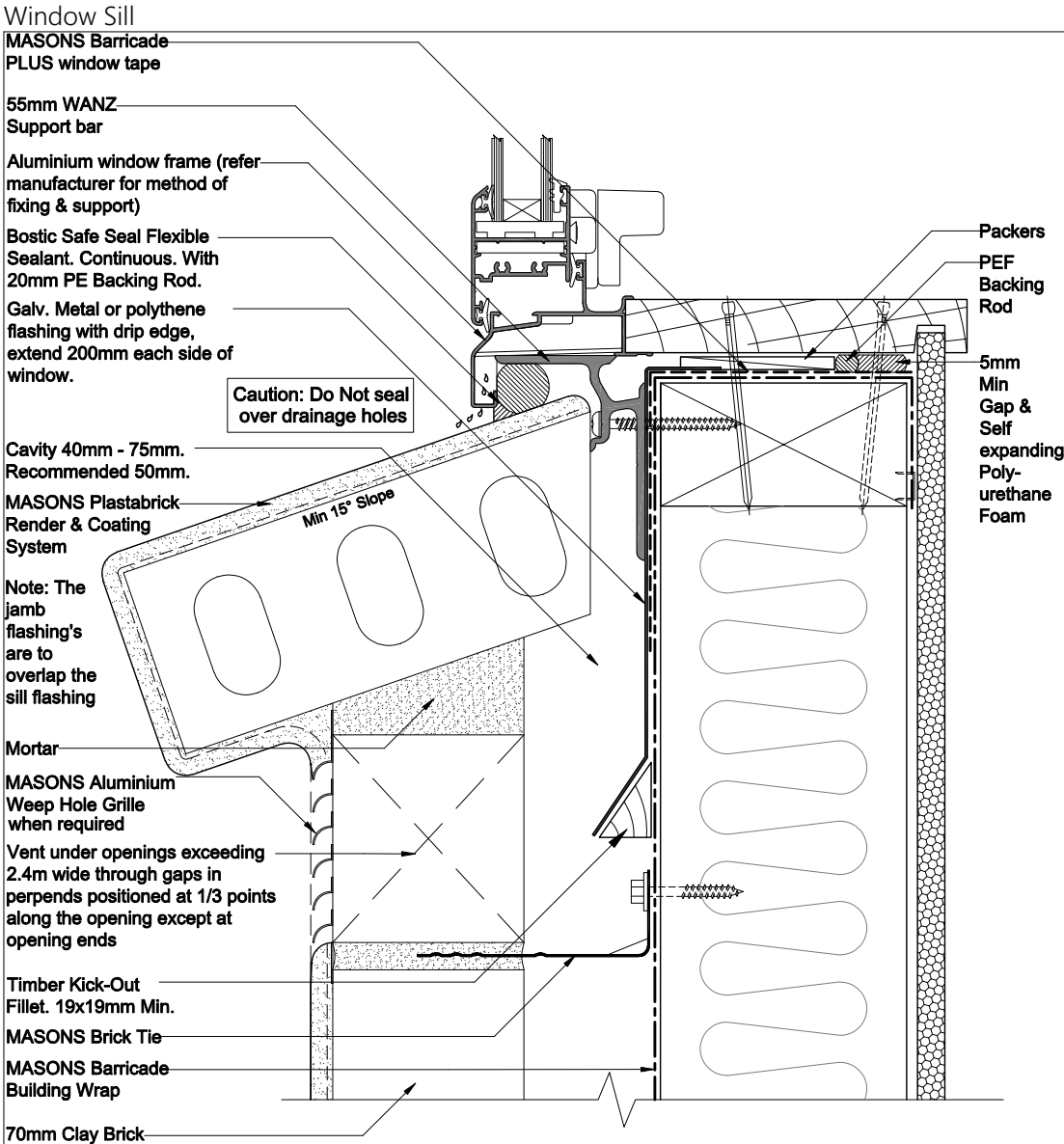


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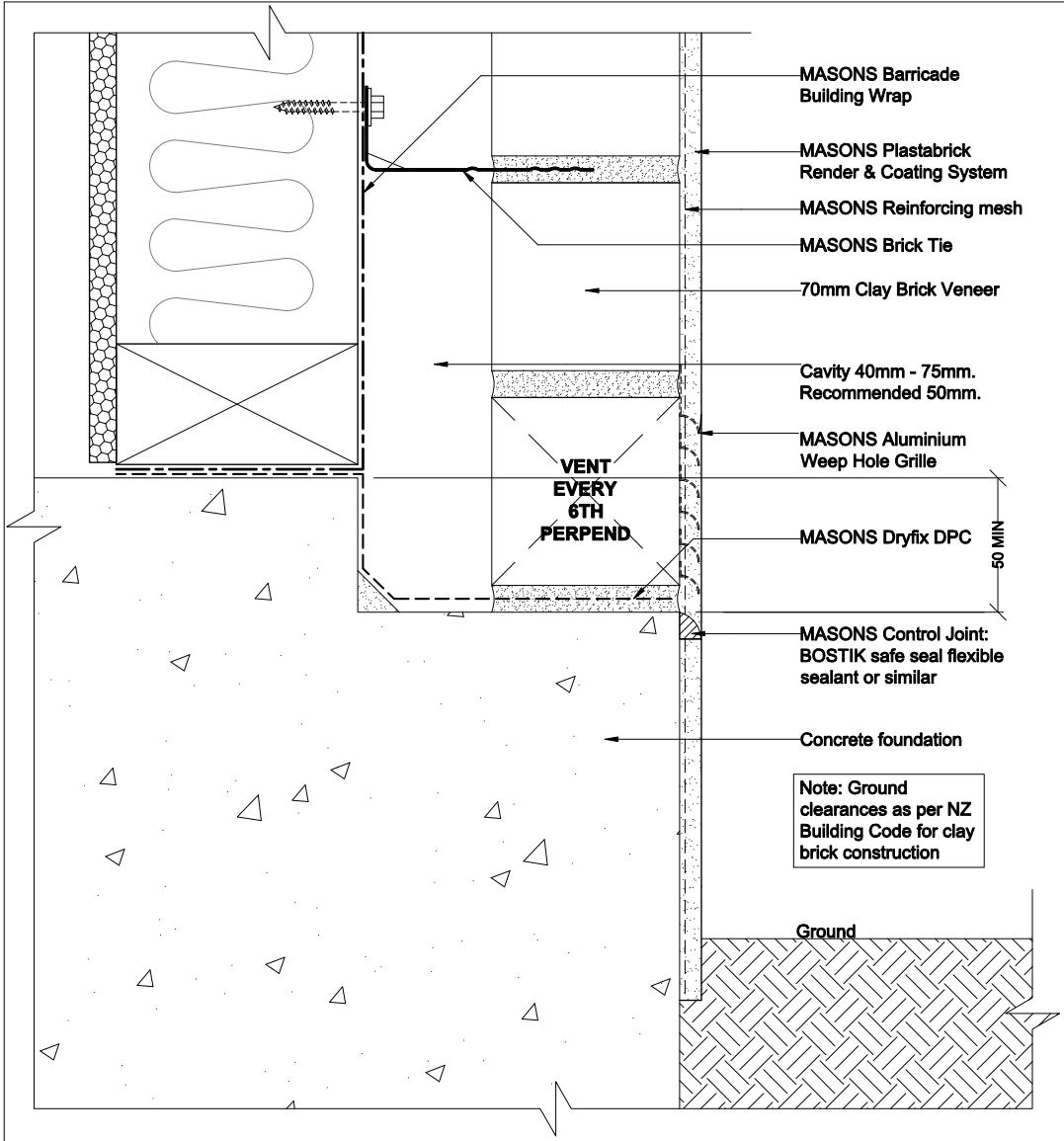


Window Jamb

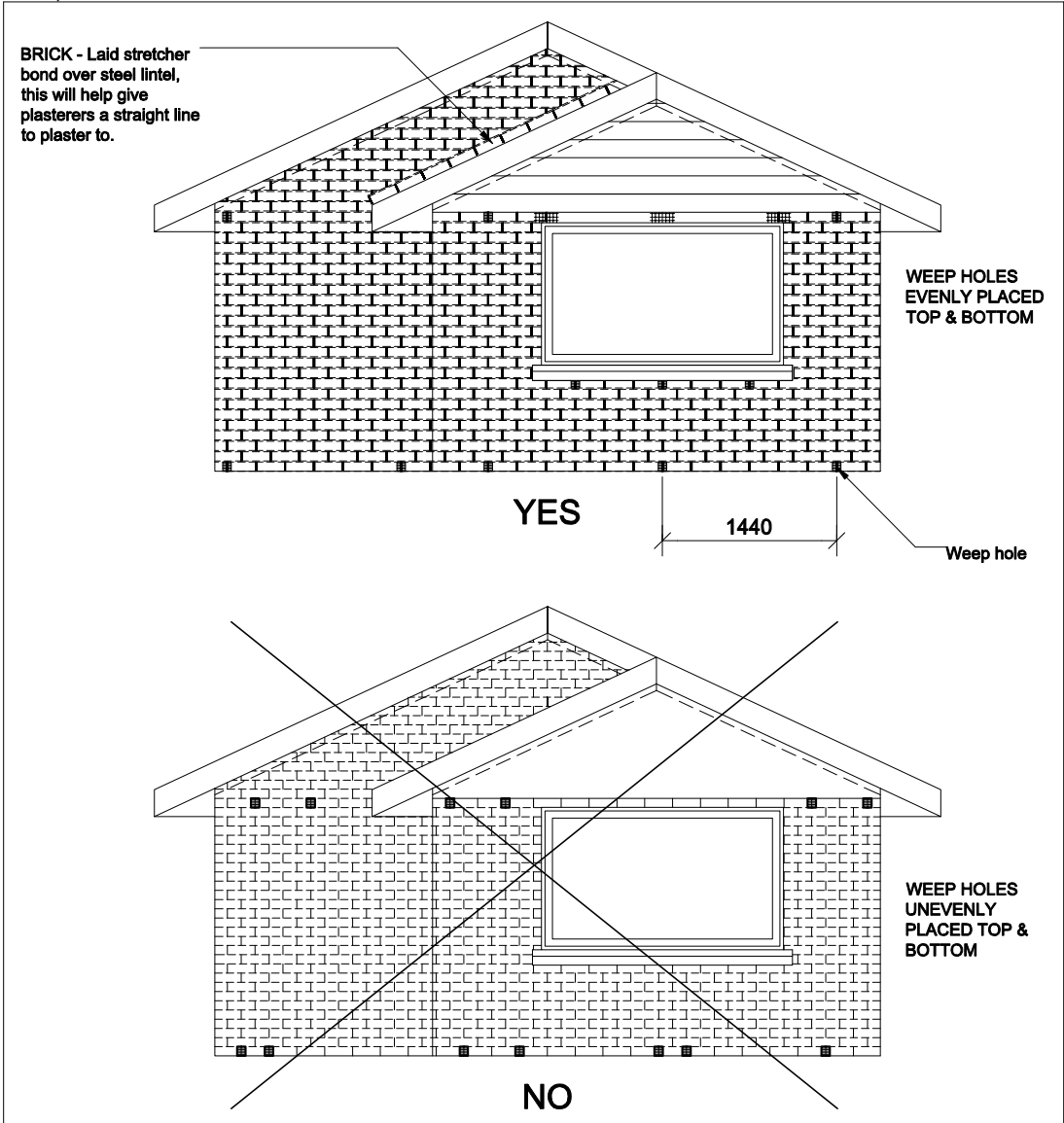


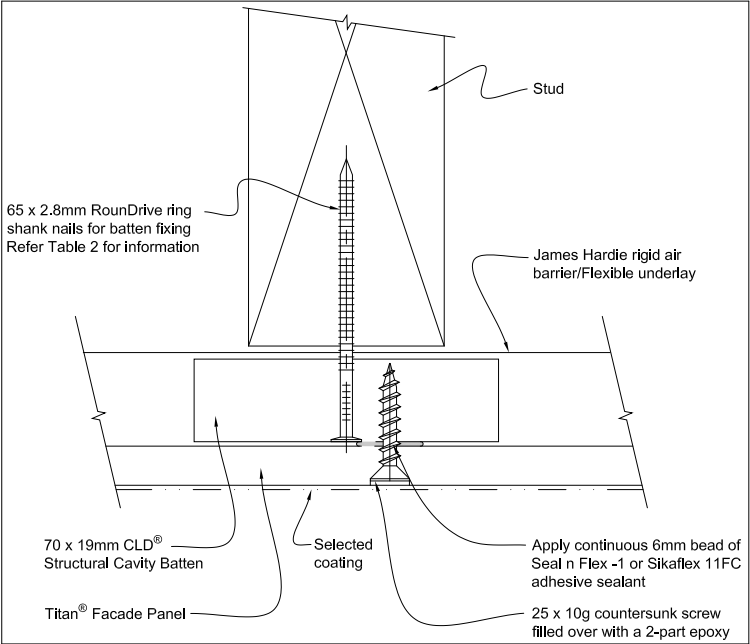


Foundation

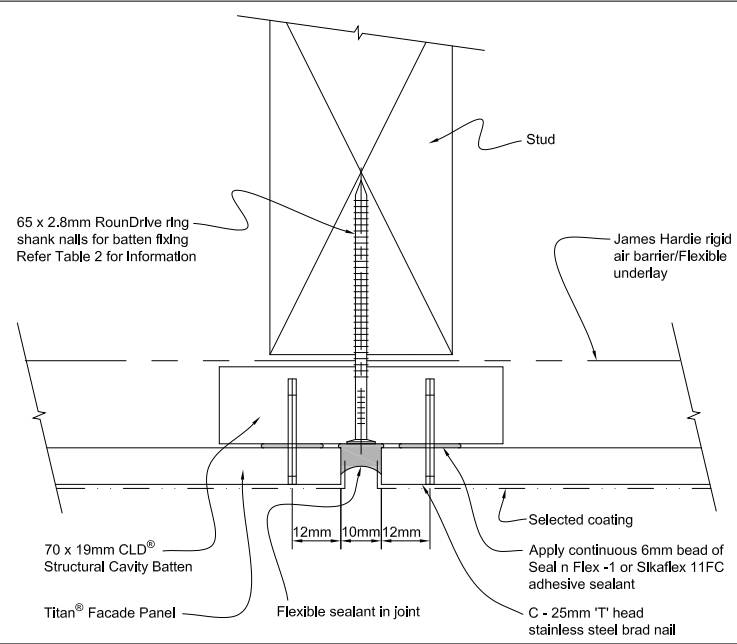


Weep Hole

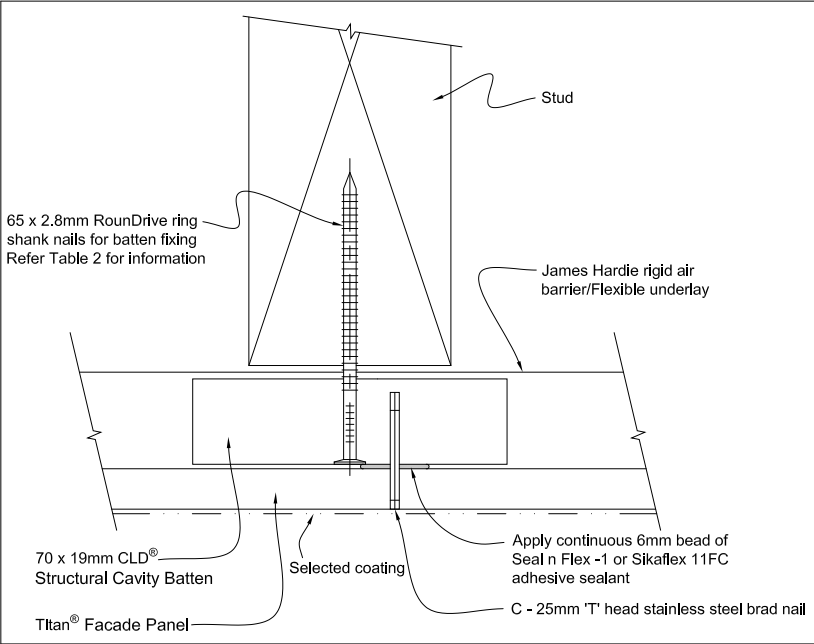




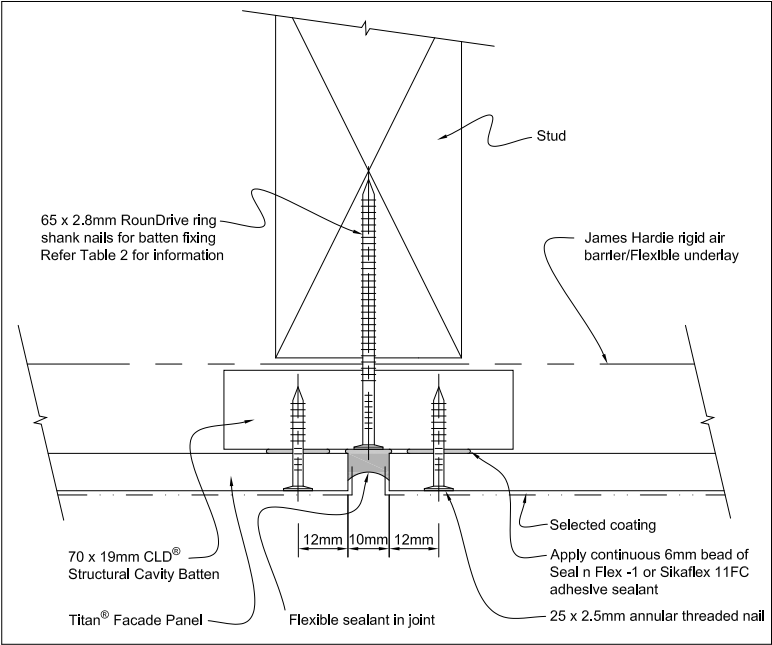
Alternate intermediate stud fixing using countercunk screws



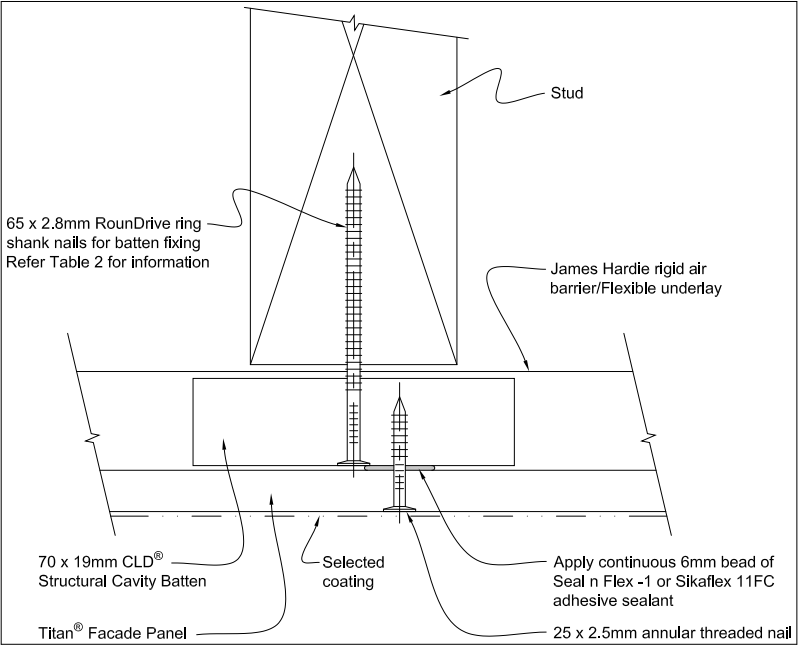
Vertical expressed joint using 'T' head brad nails



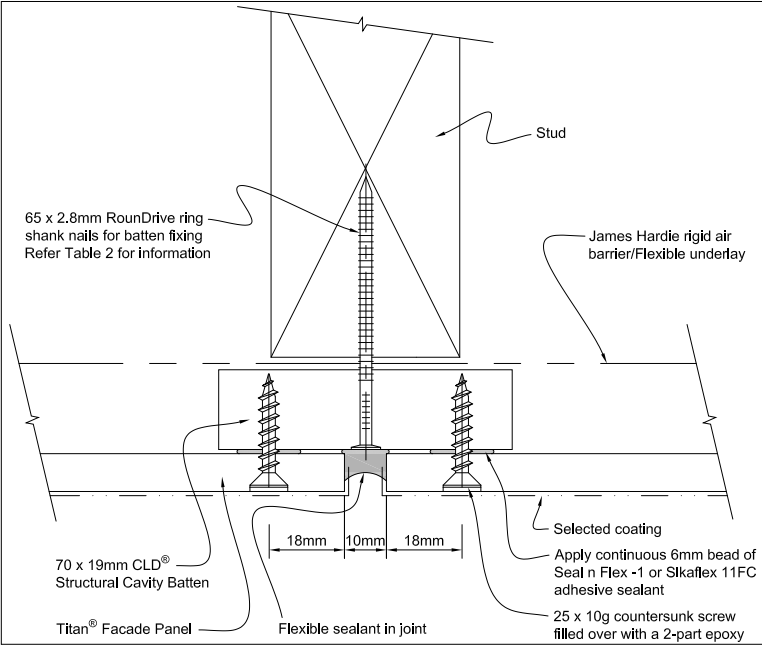
Intermediate stud fixing using 'T' head brad nails



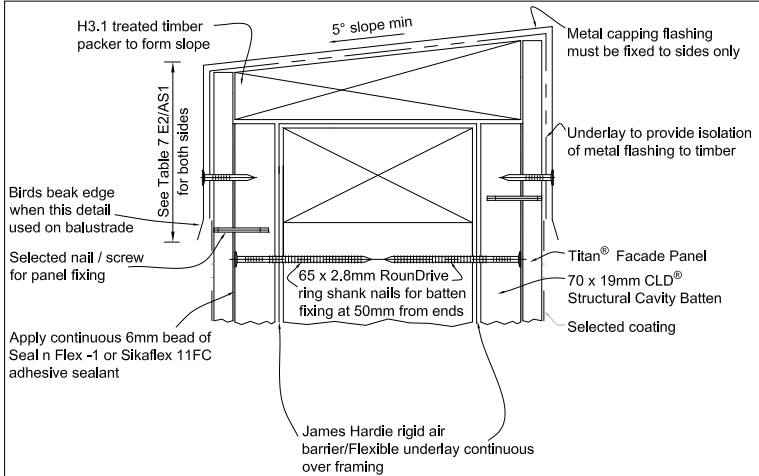
Alternate vertical expressed joint using annular threaded nails



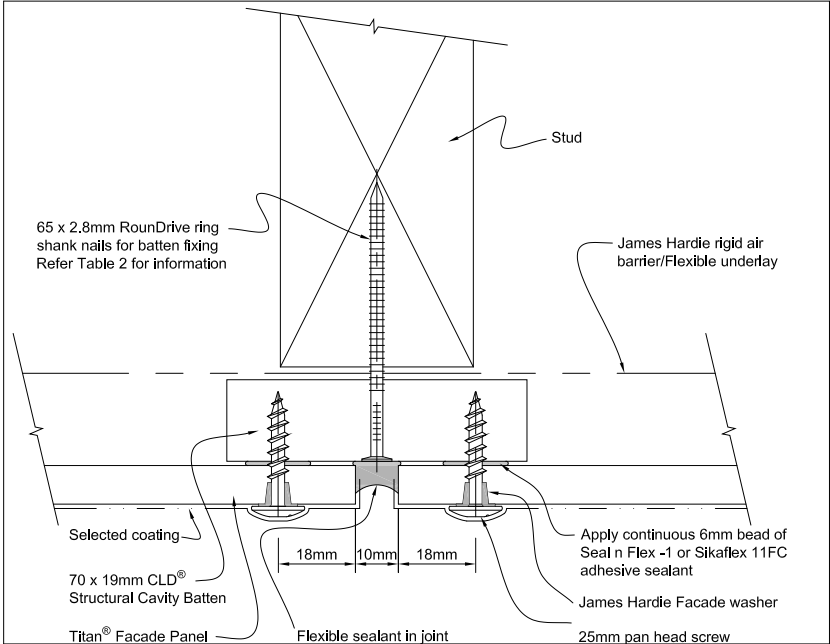
Alternate intermediate stud fixing using annular threaded nails



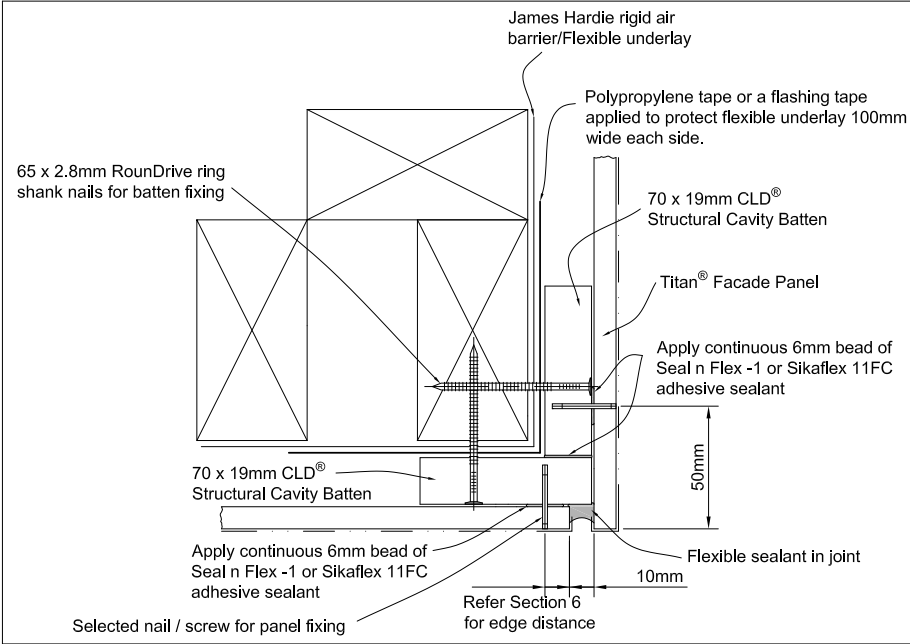
Alternate vertical expressed joint using countersunk screws



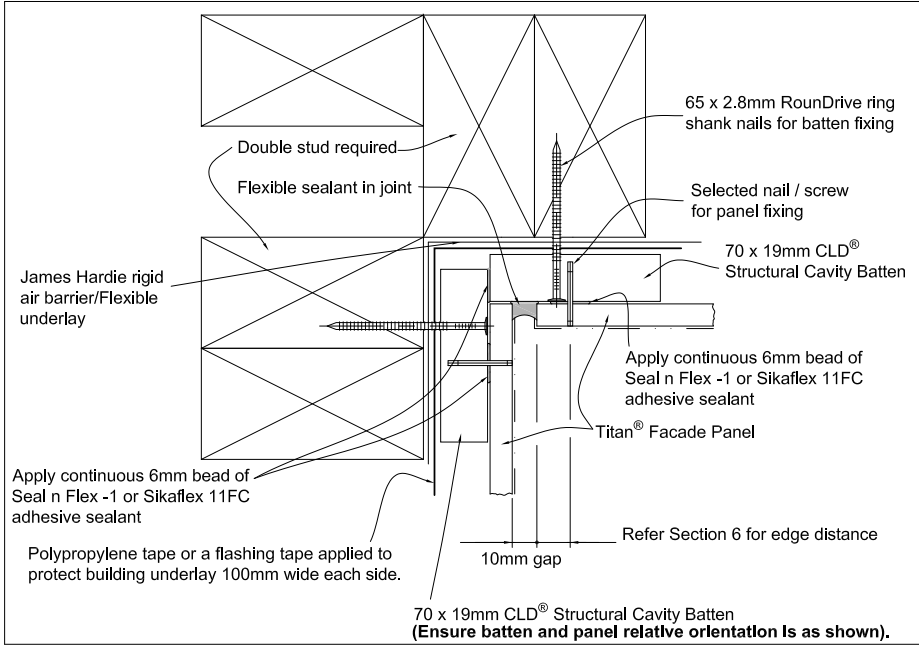
Parapet flashing



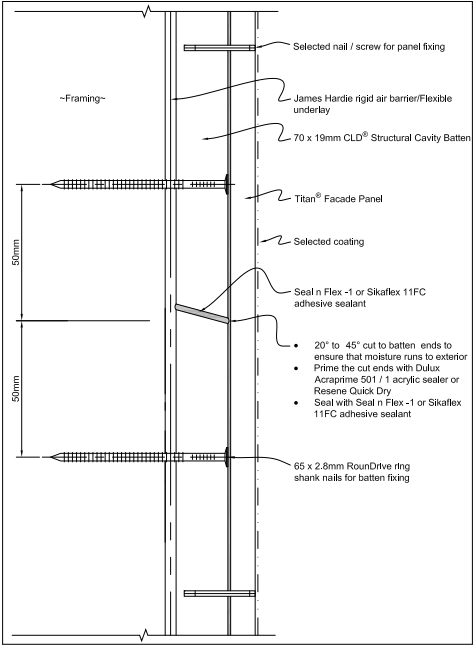
Alternate vertical expressed joint using exposed screws



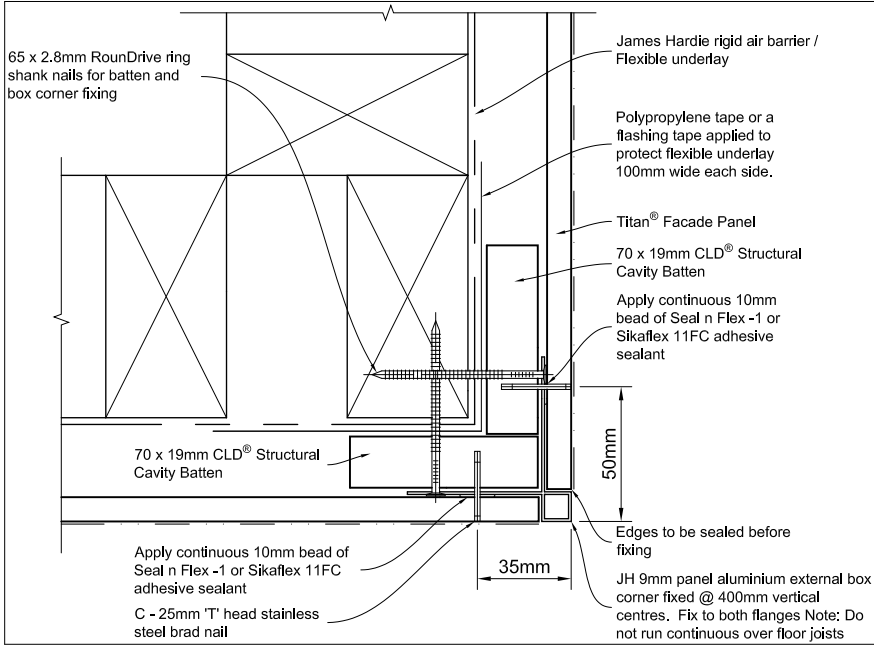
External Corner



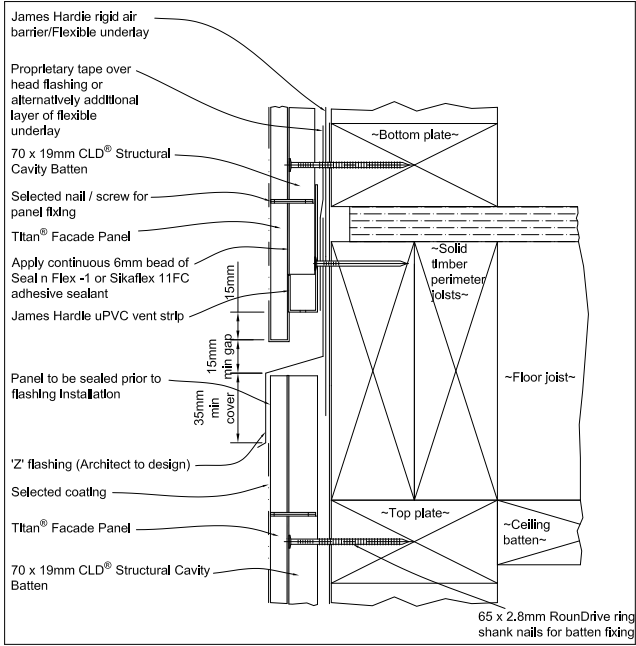
Internal Corner



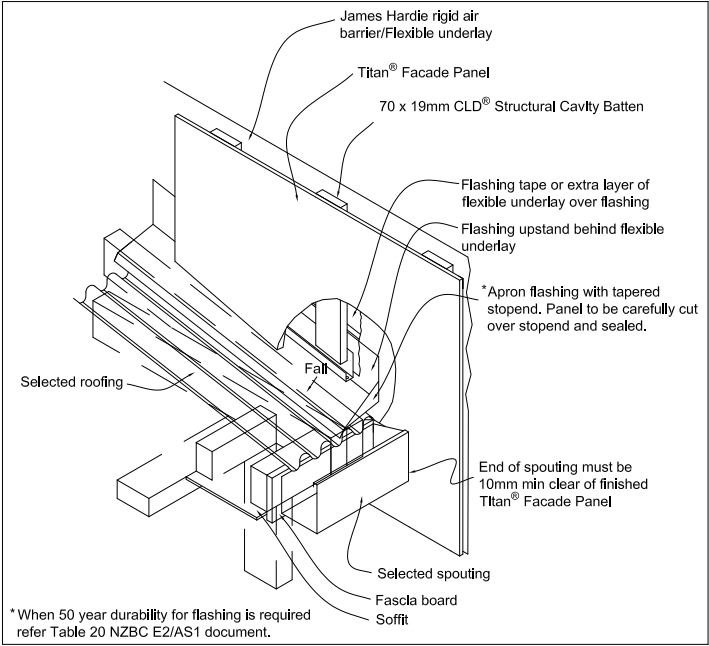
Joining of CLD Structural Cavity Batten



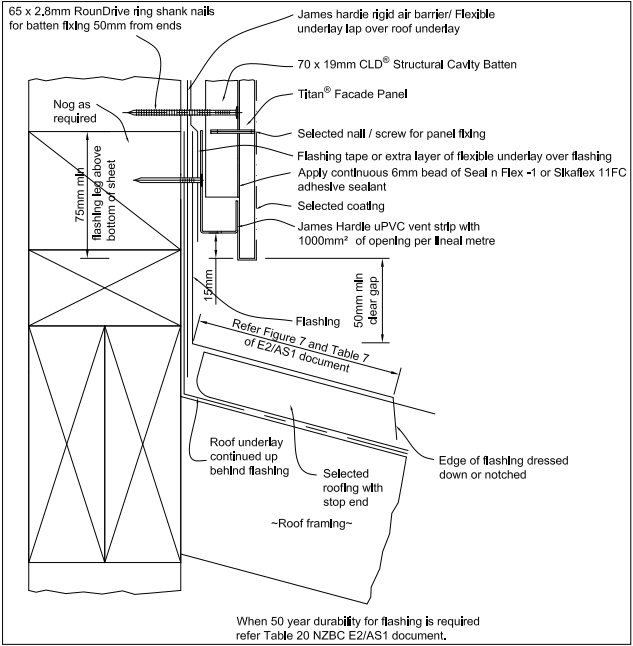
Alternate external corner



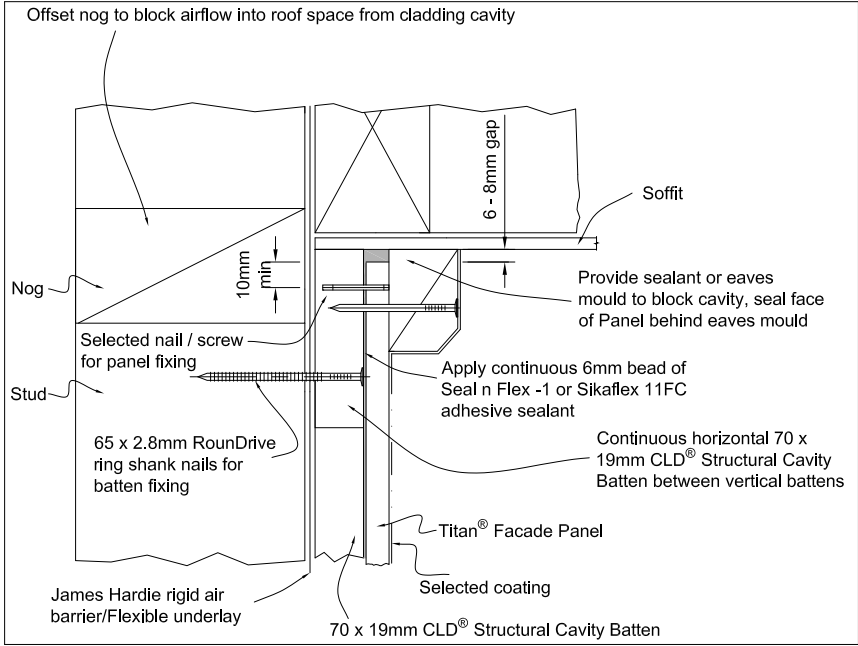
Drained flashing joint at floor joist



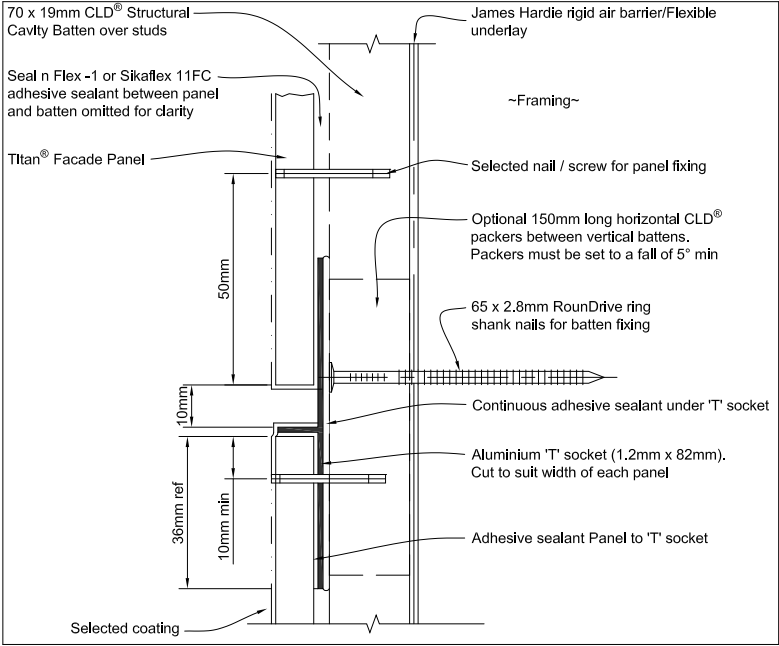
Roof to wall junction



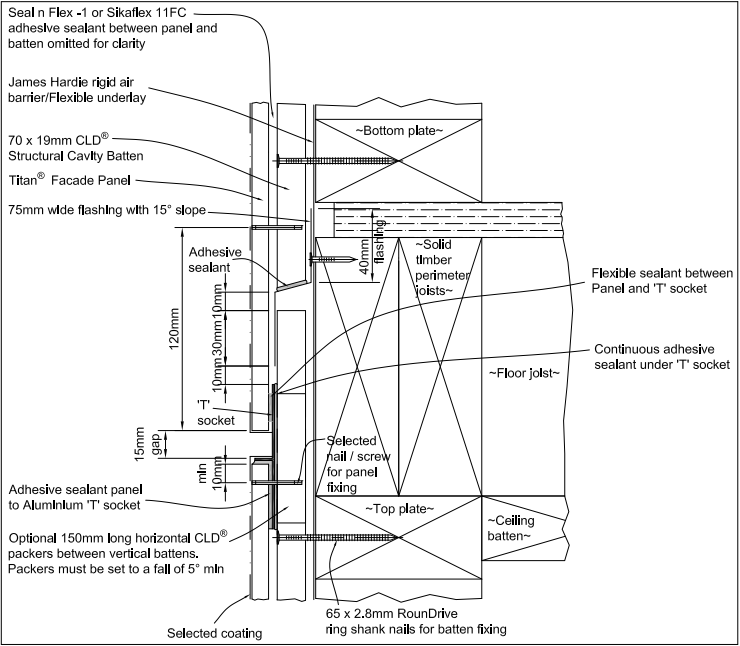
One piece apron flashing joint



Soffit Detail



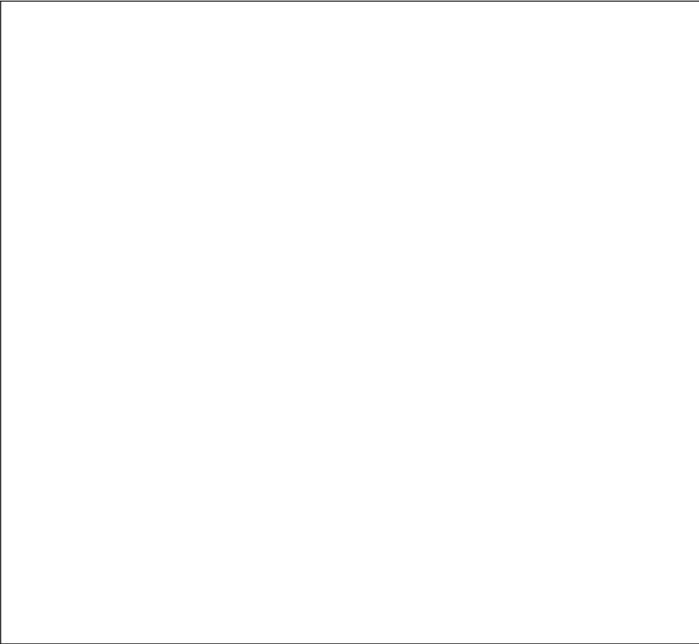
Mid-floor aluminium socket joint



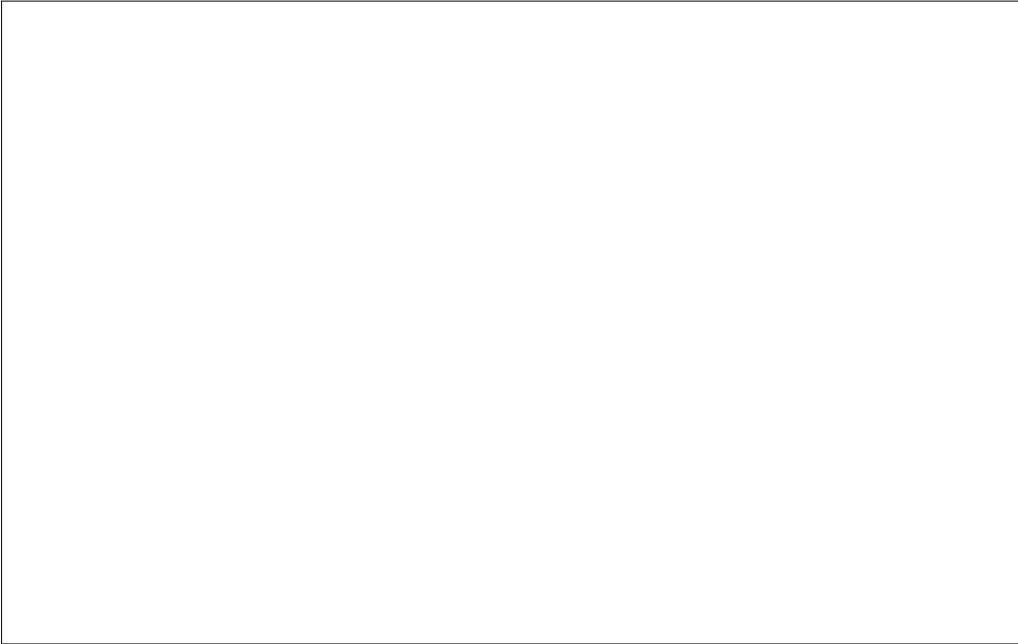
'T' socket joint at floor joist



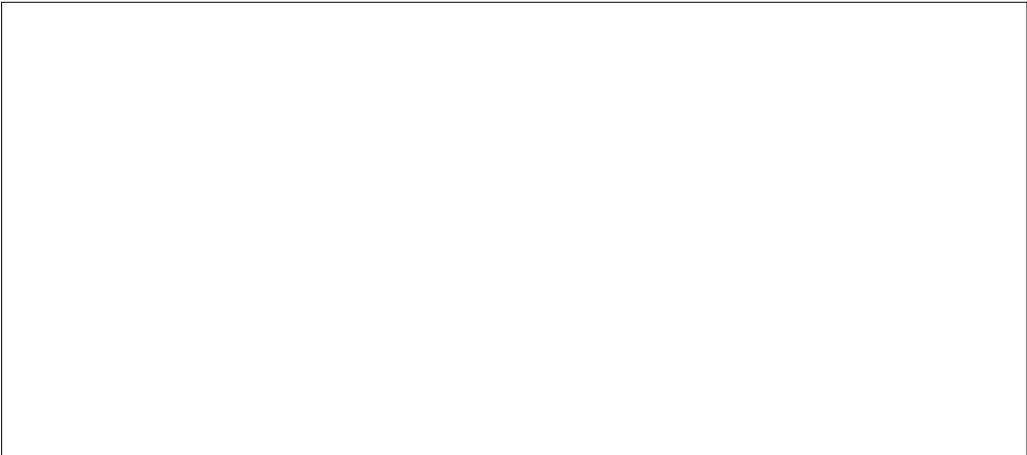
Foundation Timber Floor



Foundation Concrete Floor



Door Sill Timber Floor



External corner



Internal corner



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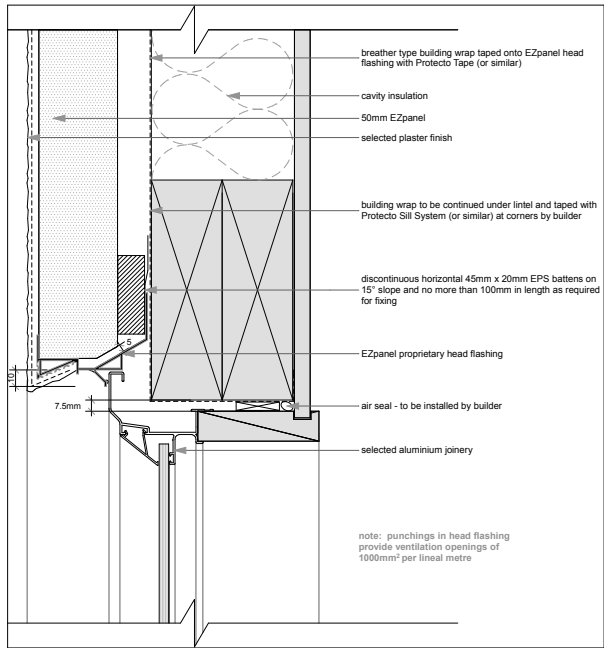
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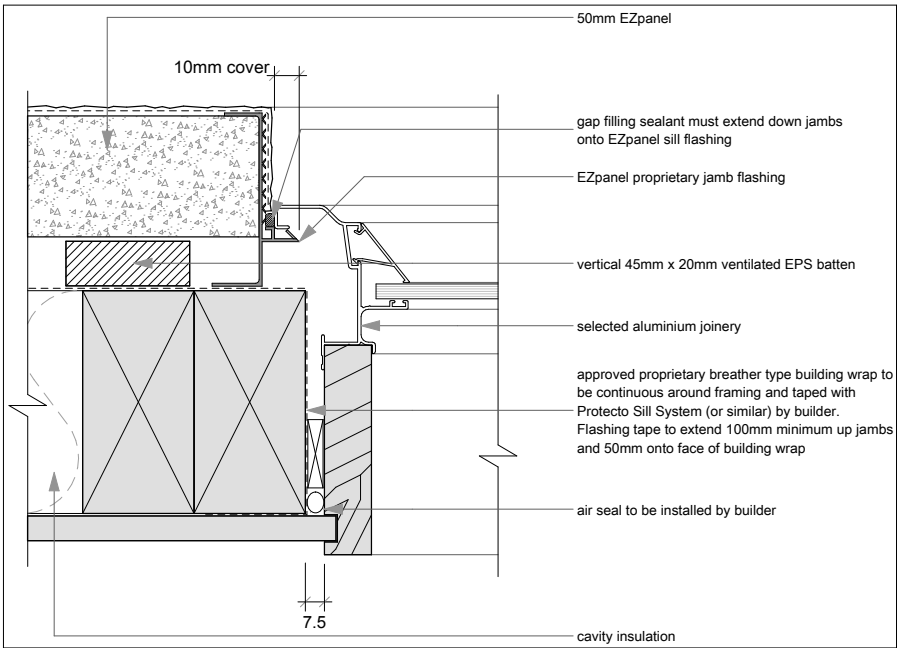
Drawn by : JK
Approved by : IW
Weatherboard Details

Rev: A

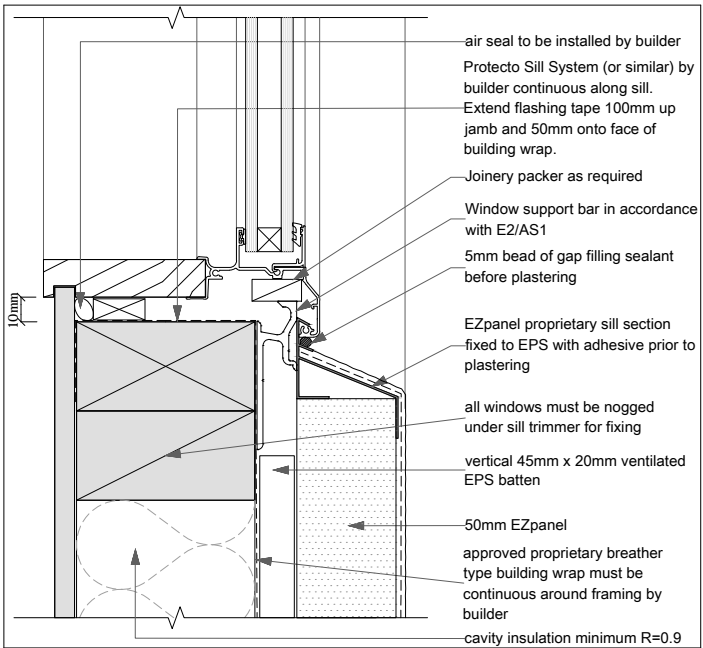




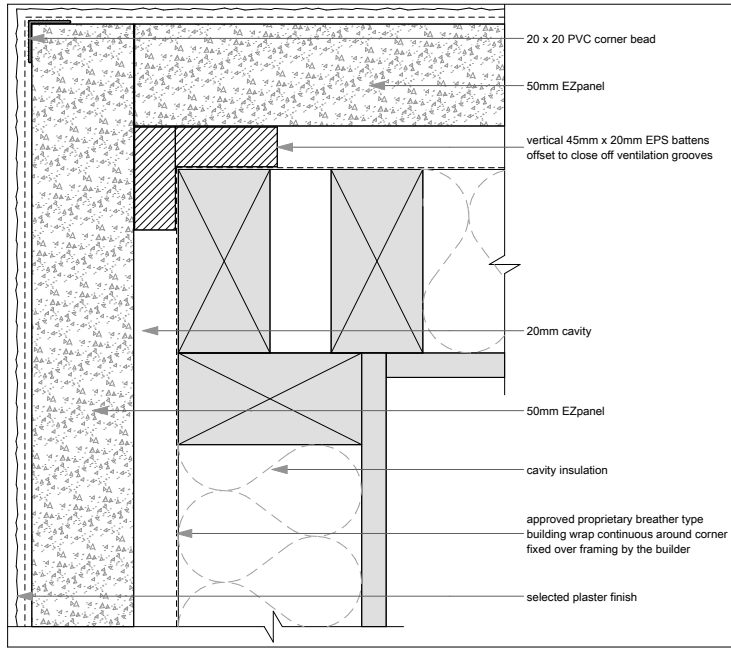
Window Head



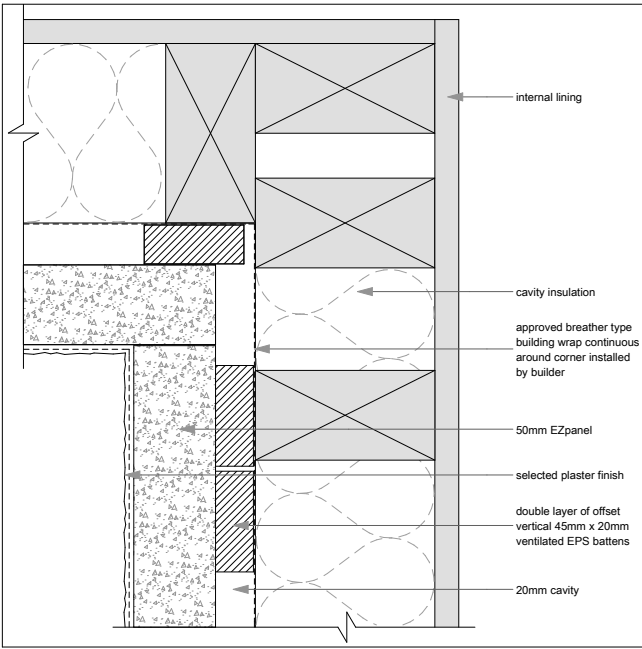
Window Jamb



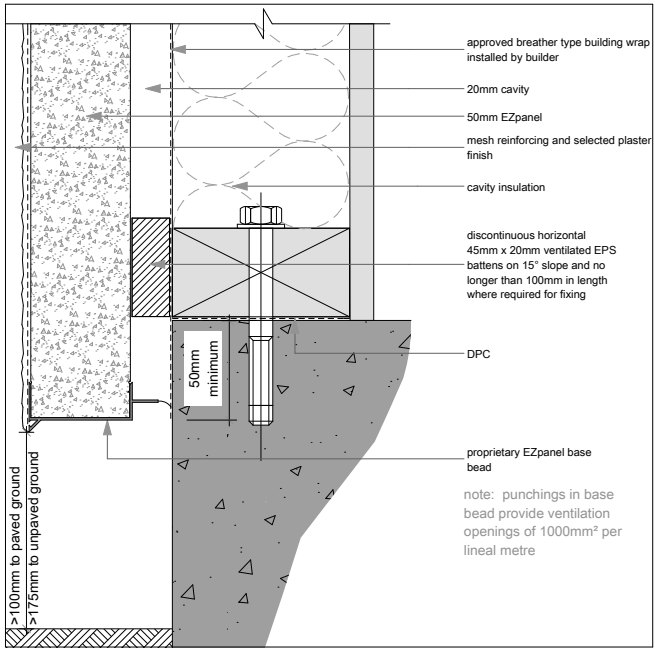
Window Sill



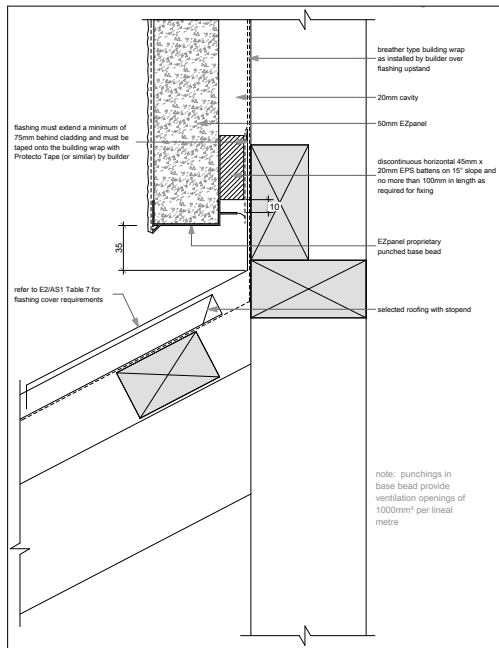
External Corner



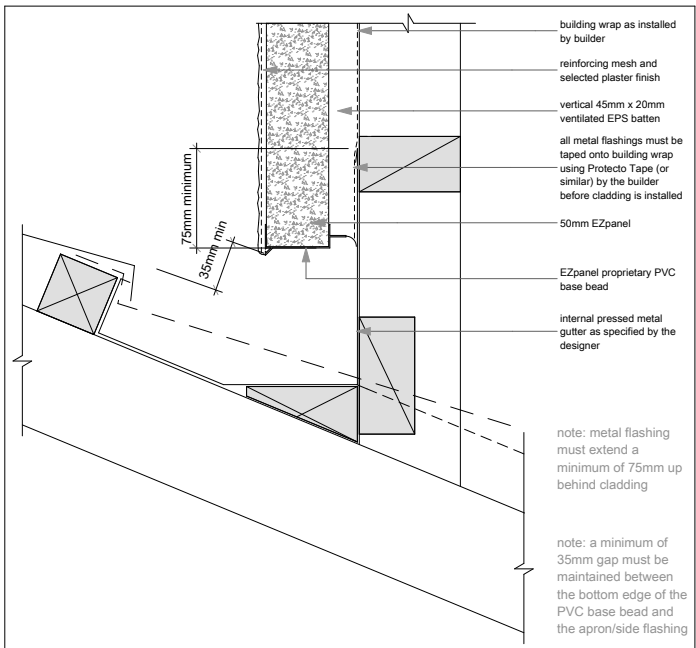
Internal Corner



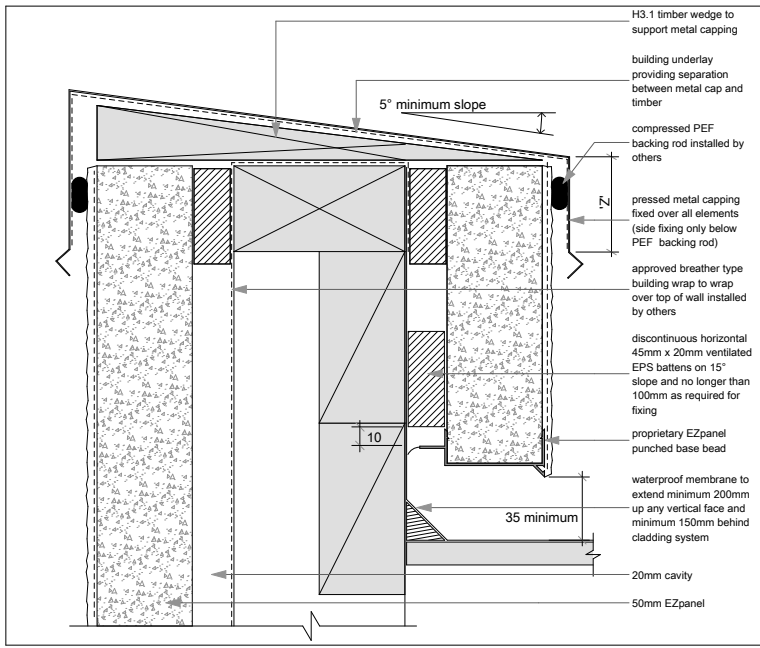
Foundation Concrete



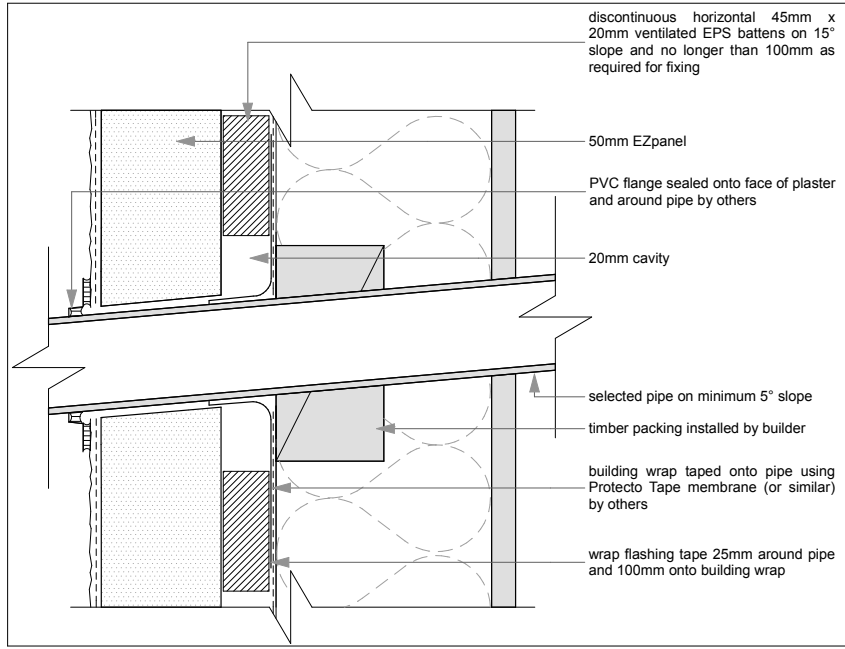
Apron



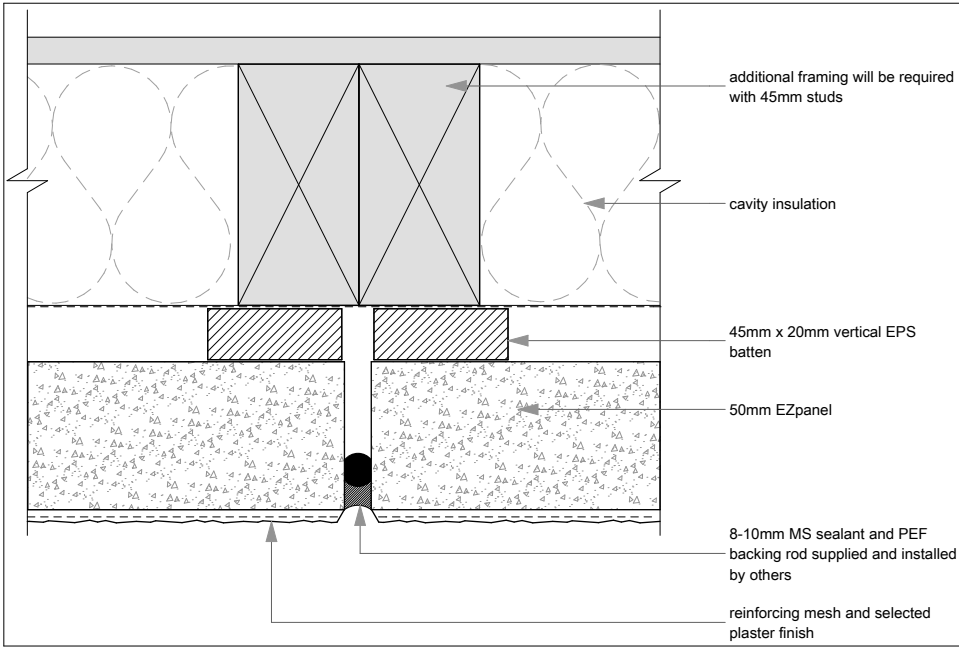
Hidden Gutter



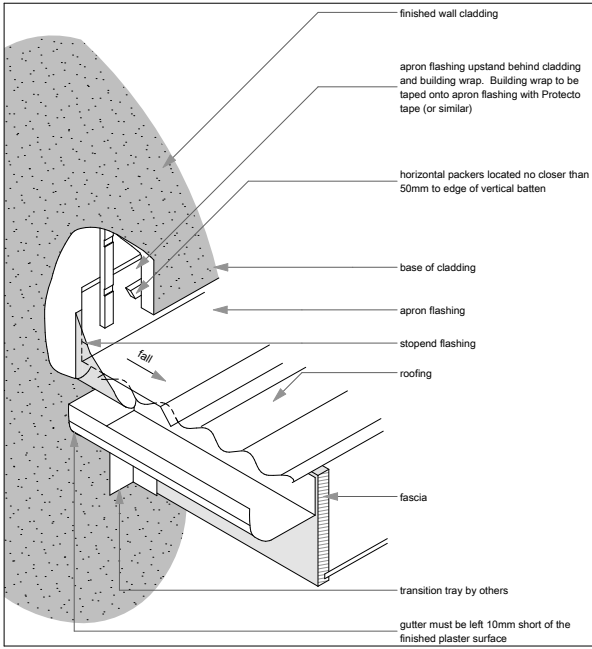
Parapet Capping



Pipe Penetration



Vertical expressed joint



Rising Apron