

INTERNAL ALTERATIONS TO EXISTING RESIDENCE

478 HUIA ROAD, LAINGHOLM

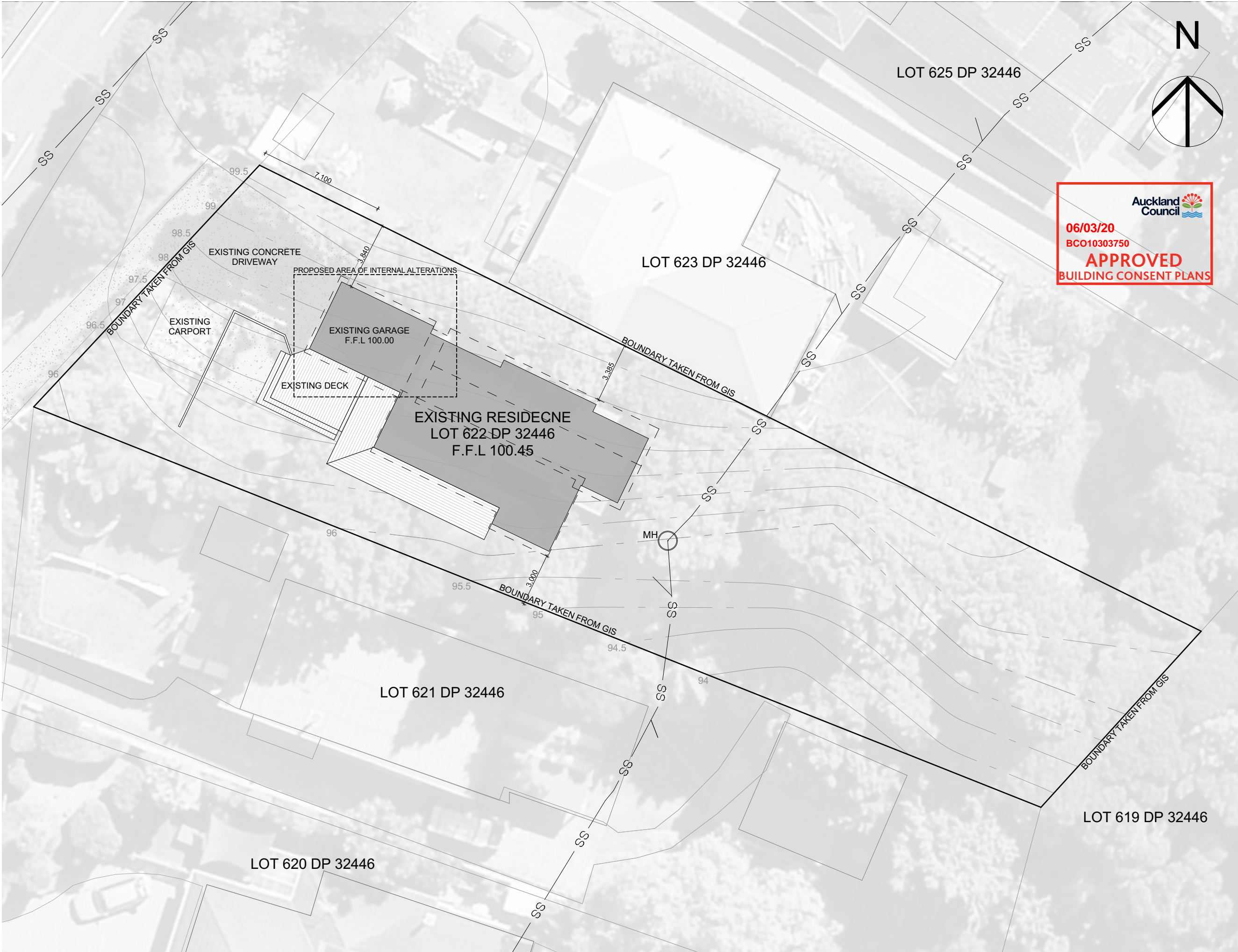
CALINEAN ATKINS

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EXISTING SITE PLAN

1:200

notes.  
**LEGAL DESCRIPTION**  
  
LOT 62  
DP 32446  
AREA: 921m<sup>2</sup>  
ZONE: -RESIDENTIAL  
-MIX HOUSING SUBURBAN



06/03/20  
BCO10303750  
**APPROVED**  
BUILDING CONSENT PLANS



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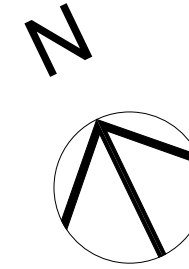
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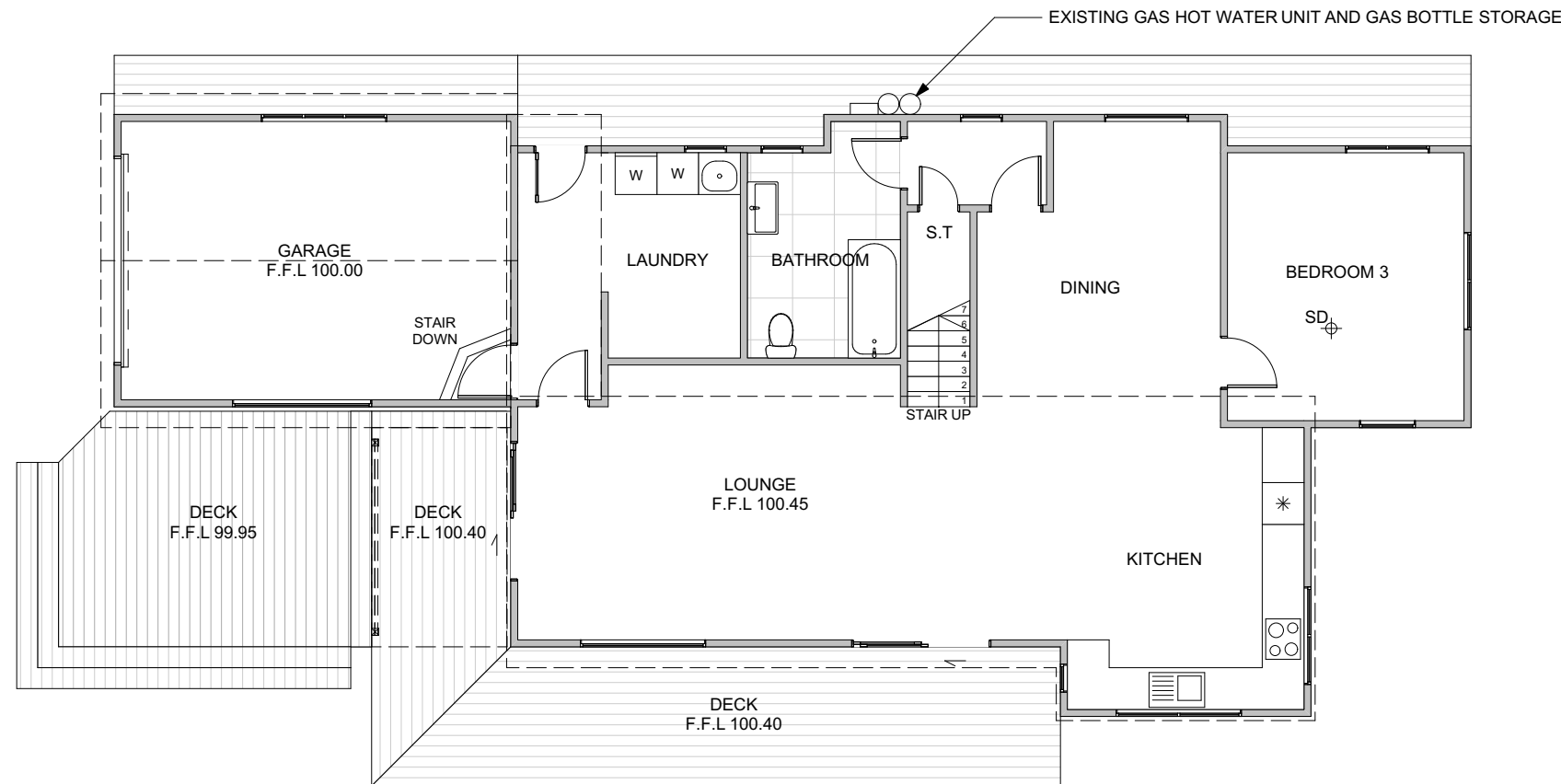
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101		1:200
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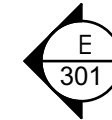


notes.

100 5,600 100 1,200 100 1,900 100 2,200 100 2,000 100 2,400 100 3,400 100  
100 900 100



100 450 350 3,850 100 8,200 4,050 100



100 3,400 100



EXISTING GROUND FLOOR PLAN  
FLOOR AREA: 122.31m<sup>2</sup>

1:100

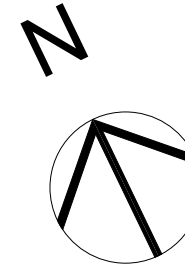


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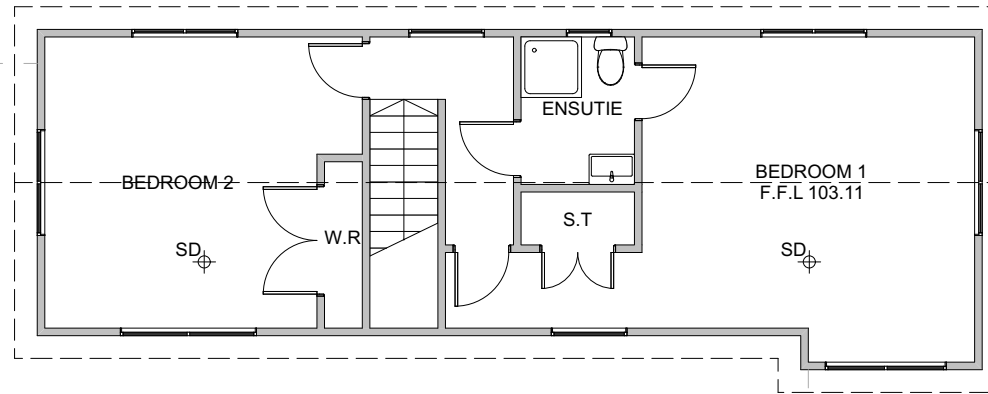


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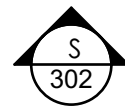
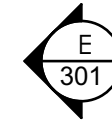
10,100  
100 4,200 100 900 100 900 1,500 100 4,400 100

4,050  
100 3,850 100

BUILDING BELOW



100 4,300 100



EXISTING FIRST FLOOR PLAN  
FLOOR AREA: 51.70m<sup>2</sup>

1:100

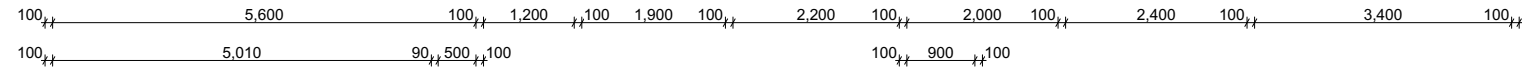
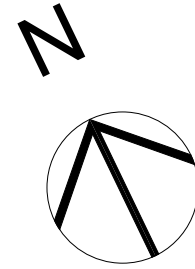


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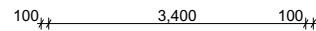
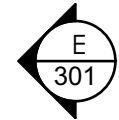
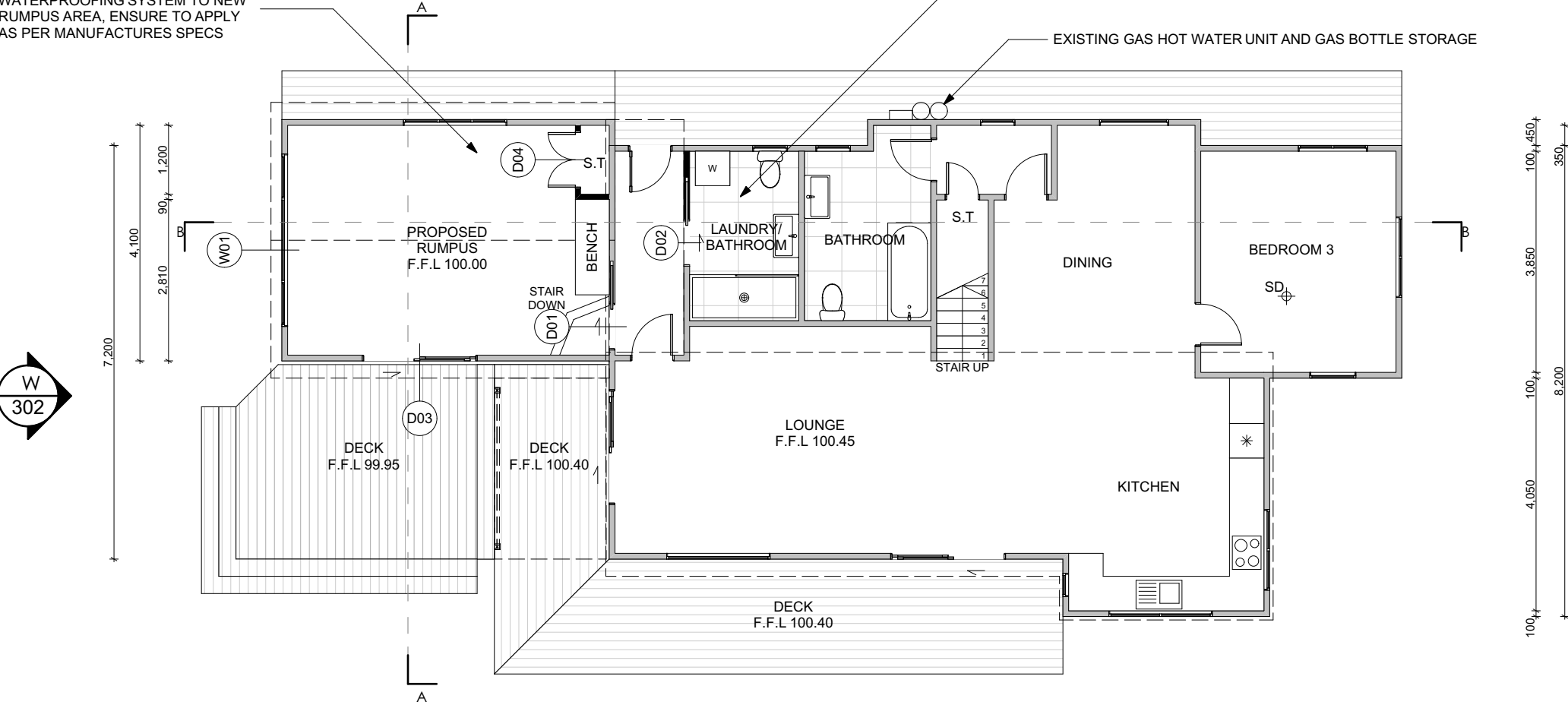
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PROPOSED KRYSTOL T1 CONCRETE WATERPROOFING SYSTEM TO NEW RUMPUS AREA, ENSURE TO APPLY AS PER MANUFACTURES SPECS

PROVIDE MECHANICAL VENTILATION TO BATHROOM - DUCT BETWEEN ROOF FRAMING AND VENT OUTSIDE

EXISTING GAS HOT WATER UNIT AND GAS BOTTLE STORAGE



PROPOSED GROUND FLOOR PLAN  
FLOOR AREA: 122.31m<sup>2</sup> 1:100

PLAN KEY	
	EXISTING TIMBER FRAMED WALLS
	NEW 90 x 45 H1.2/SG8 TIMBER FRAMING @ 600mm CRS. NOGS @ 800mm CRS
	SMOKE DETECTOR

NAILING SCHEDULE	
BOTTOM PLATE:	90 X 3.15 POWER DRIVEN NAILS @ 600mm CRS MAX.
TOP PLATE:	3/90 X 3.15 POWER DRIVEN NAILS @ 500mm CRS MAX.
STUD TO PLATE:	90 X 3.15 POWER DRIVEN NAILS 4 SKEWED OR 3 END NAILED.
BOTTOM DWANG TO STUD:	90 X 3.15 SKEWED OR 2 END NAILED.

SET OUT	
ALL DIMENSIONS TO BE CONFIRMED ONSITE PRIOR TO SETTING OUT WALLS AND FOUNDATIONS	

DOOR SCHEDULE	
D01	810w X 2000h CAVITY SLIDER WITH H1.2 SG8 2/90x45 LINTEL
D02	810w X 2000h CAVITY SLIDER WITH H1.2 SG8 2/140x45 LINTEL
D03	2000w X 2000h EXTERNAL SLIDER WITH H1.2 SG8 2/190x45 LINTEL
D04	1000w X 2400h WARDROBE SLIDER WITH H1.2 SG8 2/90x45 LINTEL

WINDOW SCHEDULE	
W01	3000w X 800h ALUMINIUM WINDOW WITH H1.2 SG8 2/240x45 LINTEL

notes.

**BUILDING CONSENT**

THESE DRAWINGS HAVE BEEN PRODUCED FOR BUILDING CONSENT PURPOSES ONLY.

**TIMBER GRADE**

ALL STRUCTURAL TIMBER TO BE A MINIMUM OF SG8 OR HIGHER, UNLESS STATED OTHERWISE.

**PRODUCTS**

ENSURE TO INSTALL, FINISH & MAINTAIN ALL PRODUCTS TO MANUFACTURERS SPECIFICATIONS. REFER TO TECHNICAL SPECIFICATIONS INCLUDED IN THIS BUILDING CONSENT. IF IN DOUBT CONSULT MANUFACTURERS DIRECT.

**JOINERY NOTE**

MATCH ALL NEW JOINERY HEAD HEIGHTS TO EXISTING INTERNAL AND EXTERNAL ALL OPENING SIZES TO BE CONFIRM ONSITE PRIOR TO JOINERY FABRICATION ALL JOINERY TO BE DOUBLE GLAZED AND INSTALLED TO NZBC:E2 FOR HIGH WIND ZONE.

**GLAZING NOTE**

ALL NEW JOINERY TO BE DOUBLE GLAZED WITH GRADE 'A' TOUGHENED SAFETY GLASS TO BE USED IN ACCORDANCE WITH NZS4223:2016 PART 3, TABLE 3.1 FOR WINDOWS WITH SILL HEIGHT BELOW 800mm AND FOR ALL GLAZING TO BATHROOM WINDOWS AND SHOWERS

**SMOKE DETECTORS**

NEW SMOKE DETECTOR POSITIONED TO SATISFY NZBC REQUIREMENTS IF NOT ALREADY EXISTING \* THESE ARE ONLY A GUIDE. ADDITIONAL SMOKE DETECTORS MAY BE INSTALLED.



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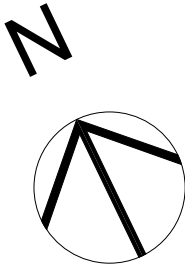
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FIXTURE	TIMBER FLOOR	UNVENTED DRAIN LENGTH	CONCRETE FLOOR	UNVENTED DRAIN LENGTH
BASIN (W.H.B)	40 TRAP INTO 40 WASTE - 1 IN 40 FALL	2.5 MAX. LENGTH	40 TRAP INTO 65 WASTE - 1 IN 40 FALL	10.0 MAX. LENGTH
BATH/SPA	40 TRAP INTO 40 WASTE - 1 IN 40 FALL	2.5 MAX. LENGTH	40 TRAP INTO 65 WASTE - 1 IN 40 FALL	10.0 MAX. LENGTH
BIDET PAN	40 TRAP INTO 40 WASTE - 1 IN 40 FALL	2.5 MAX. LENGTH	40 TRAP INTO 65 WASTE - 1 IN 40 FALL	10.0 MAX. LENGTH
SHOWER	40 TRAP INTO 40 WASTE - 1 IN 40 FALL	2.5 MAX. LENGTH	40 TRAP INTO 65 WASTE - 1 IN 40 FALL	10.0 MAX. LENGTH
KITCHEN SINK	50 TRAP INTO 65 WASTE - 1 IN 40 FALL	2.5 MAX. LENGTH	50 TRAP INTO 65 WASTE - 1 IN 40 FALL	10.0 MAX. LENGTH
LAUNDRY TUB	50 TRAP INTO 65 WASTE - 1 IN 40 FALL	2.5 MAX. LENGTH	50 TRAP INTO 65 WASTE - 1 IN 40 FALL	10.0 MAX. LENGTH
WATER CLOSET PAN (W.C)	80 TRAP INTO 80 WASTE - 1 IN 40 FALL	2.5 MAX. LENGTH	100 TRAP INTO 100 WASTE - 1 IN 60 FALL	10.0 MAX. LENGTH

ALL SANITARY DRAINAGE AND PLUMBING SHALL BE IN ACCORDANCE WITH AS/NZS 3500.2 SECTION 3 & SECTION 8 AND ALL STROMWATER DRAINAGE SHALL BE IN ACCORDANCE WITH E1/AS1

NO CHANGE TO EXISTING STORMWATER DRAINAGE



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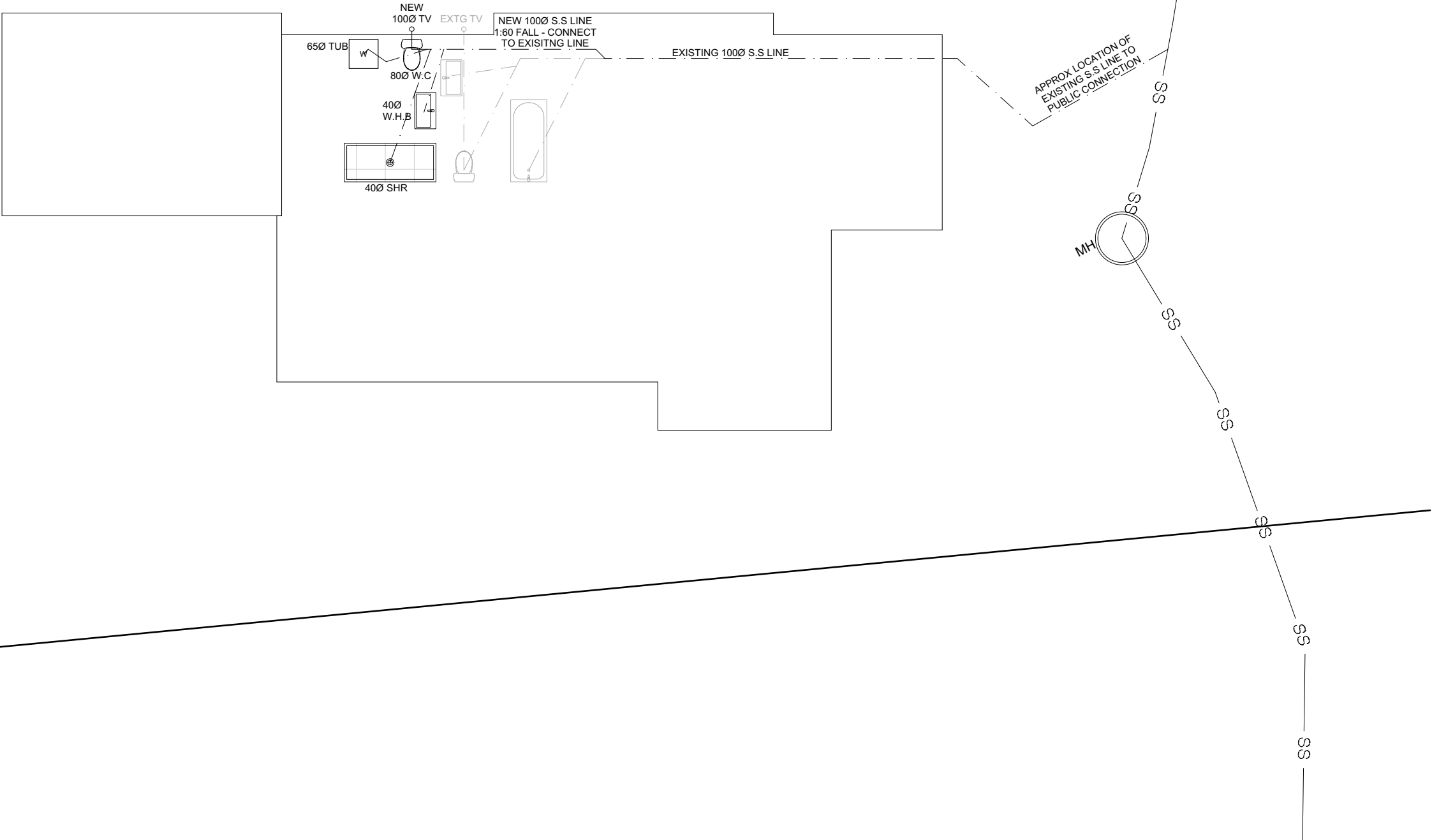
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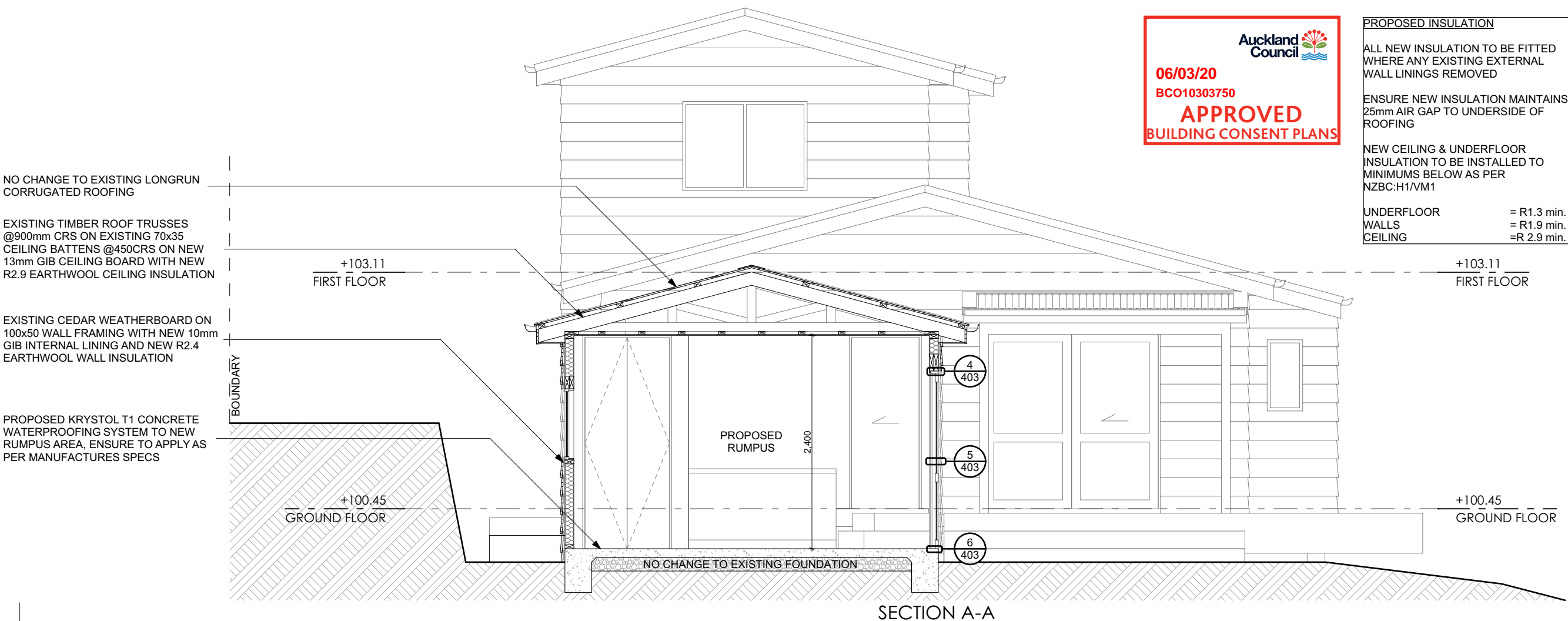
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DRAINAGE PLAN

1:100



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**PROPOSED INSULATION**

ALL NEW INSULATION TO BE FITTED WHERE ANY EXISTING EXTERNAL WALL LININGS REMOVED

ENSURE NEW INSULATION MAINTAINS 25mm AIR GAP TO UNDERSIDE OF ROOFING

NEW CEILING & UNDERFLOOR INSULATION TO BE INSTALLED TO MINIMUMS BELOW AS PER NZBC:H1/VM1

UNDERFLOOR = R1.3 min.  
WALLS = R1.9 min.  
CEILING = R 2.9 min.

notes.

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**JOINERY NOTE**

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**GLAZING NOTE**

ALL NEW JOINERY TO BE DOUBLE GLAZED WITH GRADE 'A' TOUGHENED SAFETY GLASS TO BE USED IN ACCORDANCE WITH NZS4223:2016 PART 3, TABLE 3.1 FOR WINDOWS WITH SILL HEIGHT BELOW 800mm AND FOR ALL GLAZING TO BATHROOM WINDOWS AND SHOWERS

**SMOKE DETECTORS**

NEW SMOKE DETECTOR POSITIONED TO SATISFY NZBC REQUIREMENTS IF NOT ALREADY EXISTING \* THESE ARE ONLY A GUIDE. ADDITIONAL SMOKE DETECTORS MAY BE INSTALLED.

ALL WINDOWS WITH SILL HEIGHT BELOW 760mm OR WITHIN 500mm HORIZONTALLY TO WC TO HAVE RESTRICTORS INSTALLED TO OPENING SHASHES TO ALLOW MAXIMUM OPENING GAP OF 100MM IN ACCORDANCE WITH NZBC F4/AS1-2.0

ALL EXISTING TIMBER WALL/FLOOR/ROOF FRAMING TO BE CHECKED BY TIMBER SPECIALIST, REPLACE IF REQUIRE AS PER RECOMMENDATIONS

ALL FLASHING DETAIL TO COMPLY WITH E2/AS1 IF ANY DETAIL IS UNCLEAR CONTACT DRAWN LTD TO DISCUSS IN DEPTH

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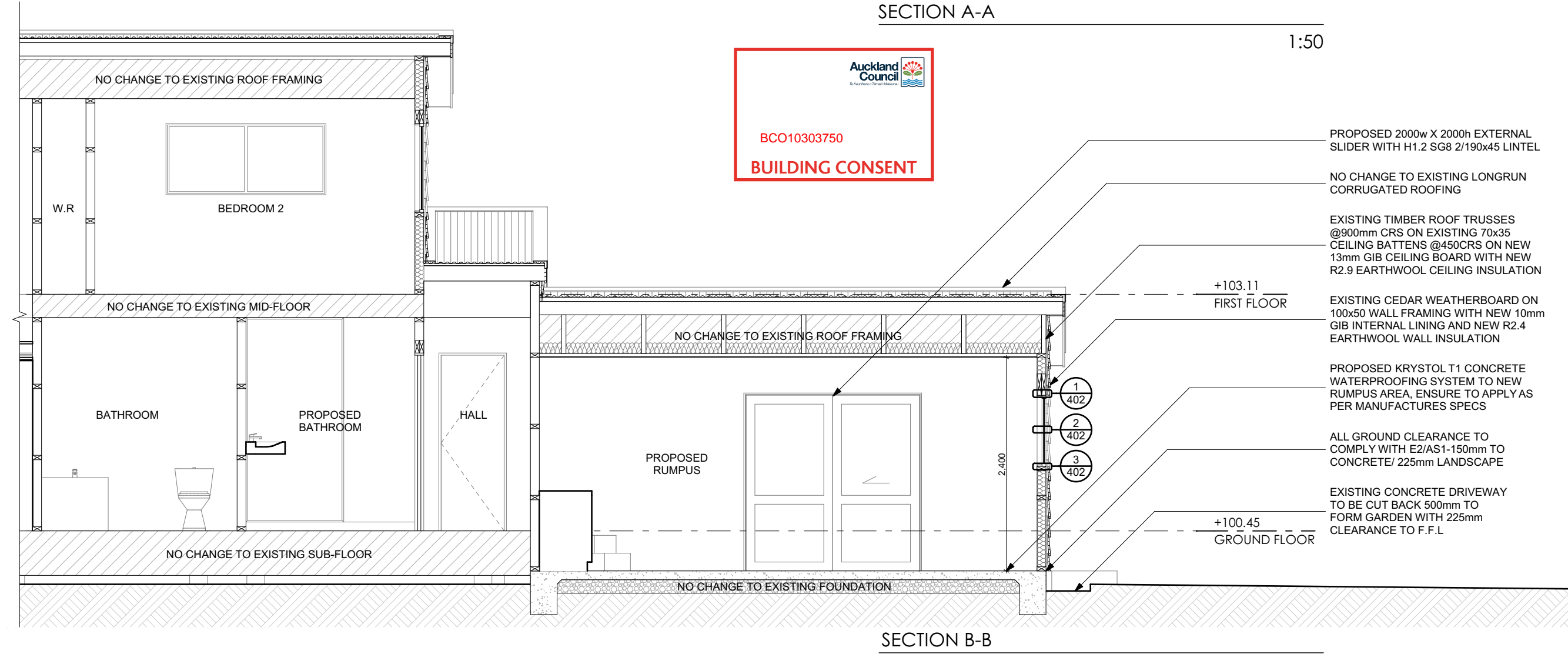


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PROPOSED 2000w X 2000h EXTERNAL SLIDER WITH H1.2 SG8 2/190x45 LINTEL

NO CHANGE TO EXISTING LONGRUN CORRUGATED ROOFING

EXISTING TIMBER ROOF TRUSSES @900mm CRS ON EXISTING 70x35 CEILING BATTENS @450CRS ON NEW 13mm GIB CEILING BOARD WITH NEW R2.9 EARTHWOOL CEILING INSULATION

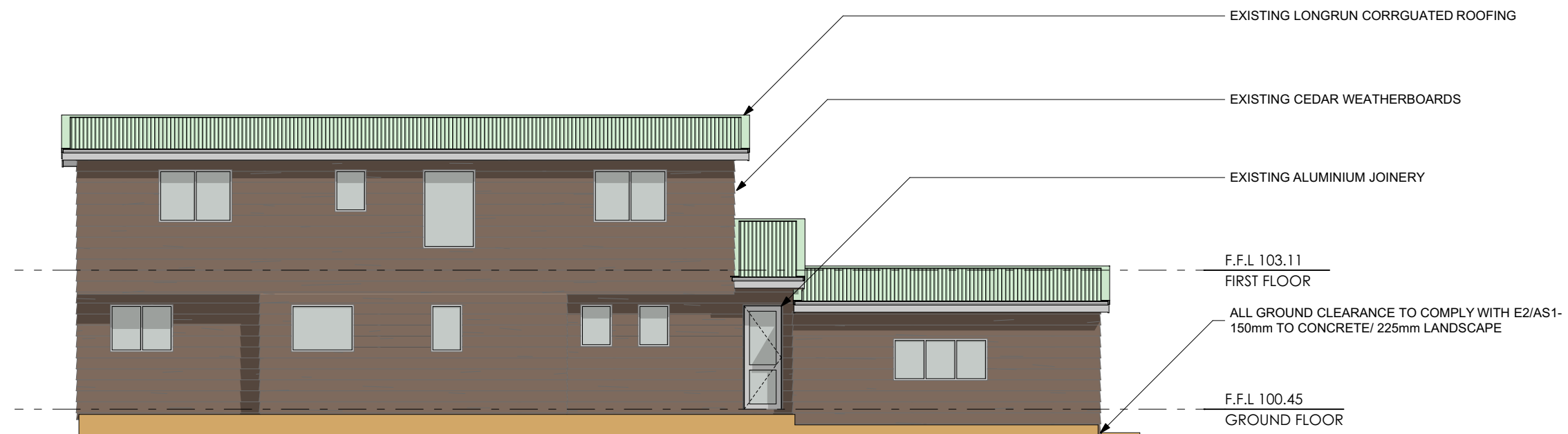
EXISTING CEDAR WEATHERBOARD ON 100x50 WALL FRAMING WITH NEW 10mm GIB INTERNAL LINING AND NEW R2.4 EARTHWOOL WALL INSULATION

PROPOSED KRYSTOL T1 CONCRETE WATERPROOFING SYSTEM TO NEW RUMPUS AREA, ENSURE TO APPLY AS PER MANUFACTURES SPECS

ALL GROUND CLEARANCE TO COMPLY WITH E2/AS1-150mm TO CONCRETE/ 225mm LANDSCAPE

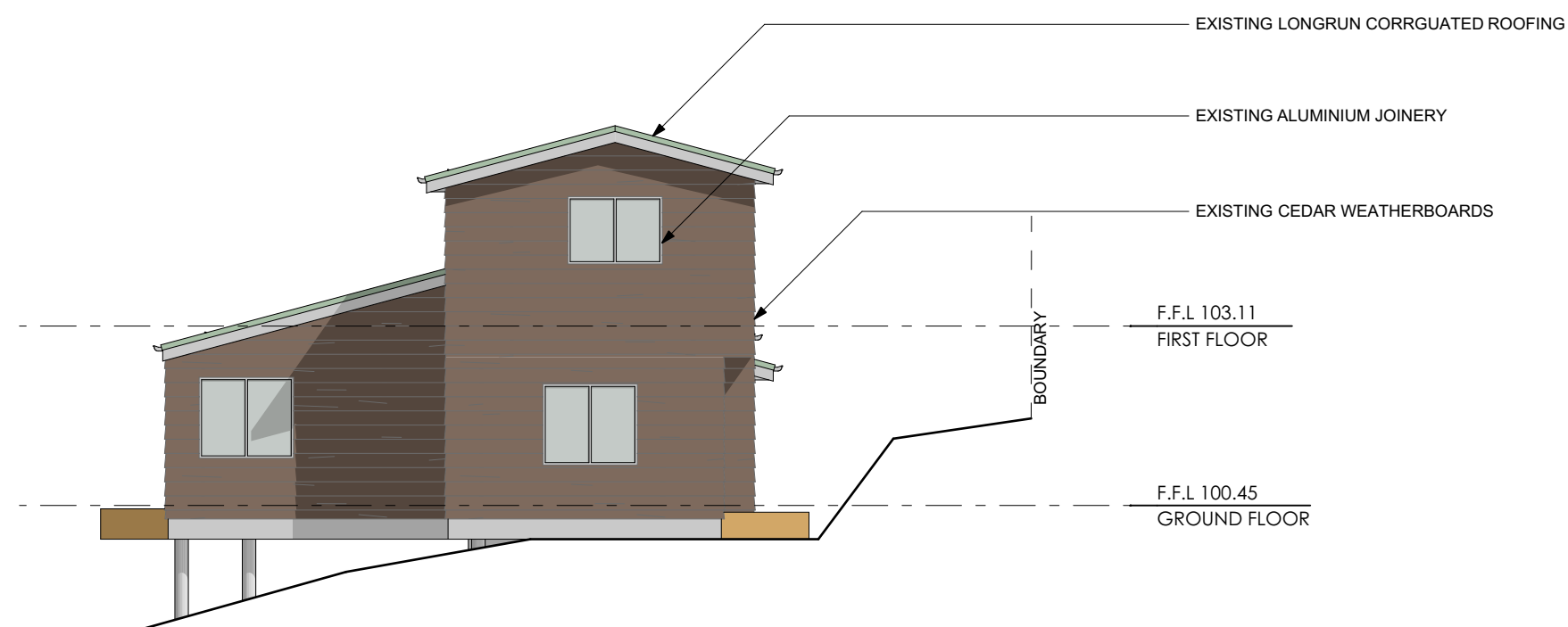
EXISTING CONCRETE DRIVEWAY TO BE CUT BACK 500mm TO FORM GARDEN WITH 225mm CLEARANCE TO F.F.L

SECTION B-B  
1:50



EXISTING NORTH ELEVATION

1:100



EXISTING EAST ELEVATION

1:100

notes.



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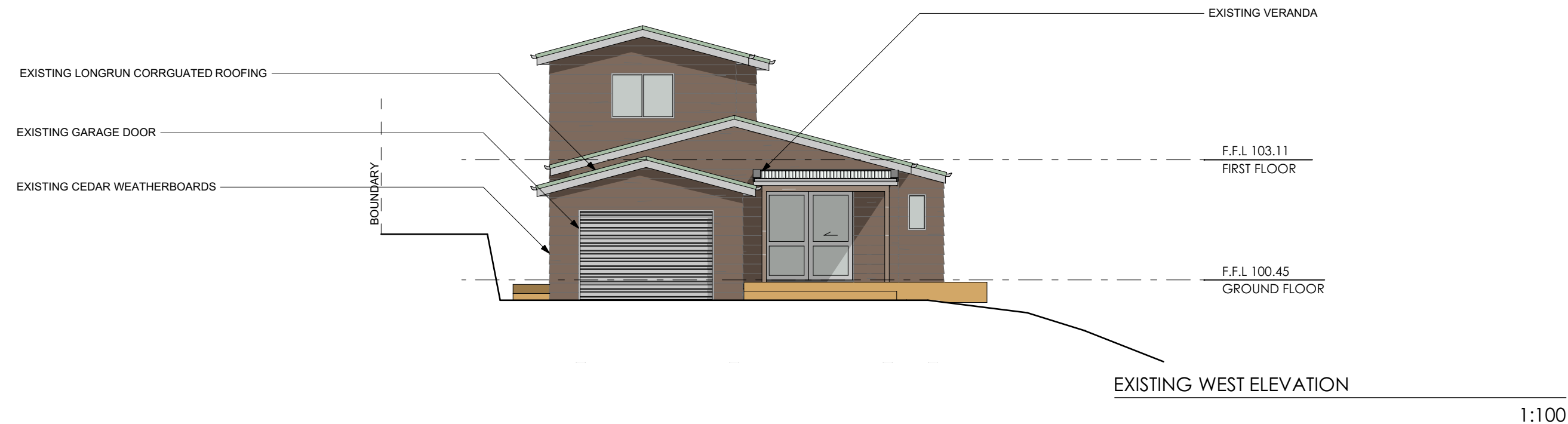
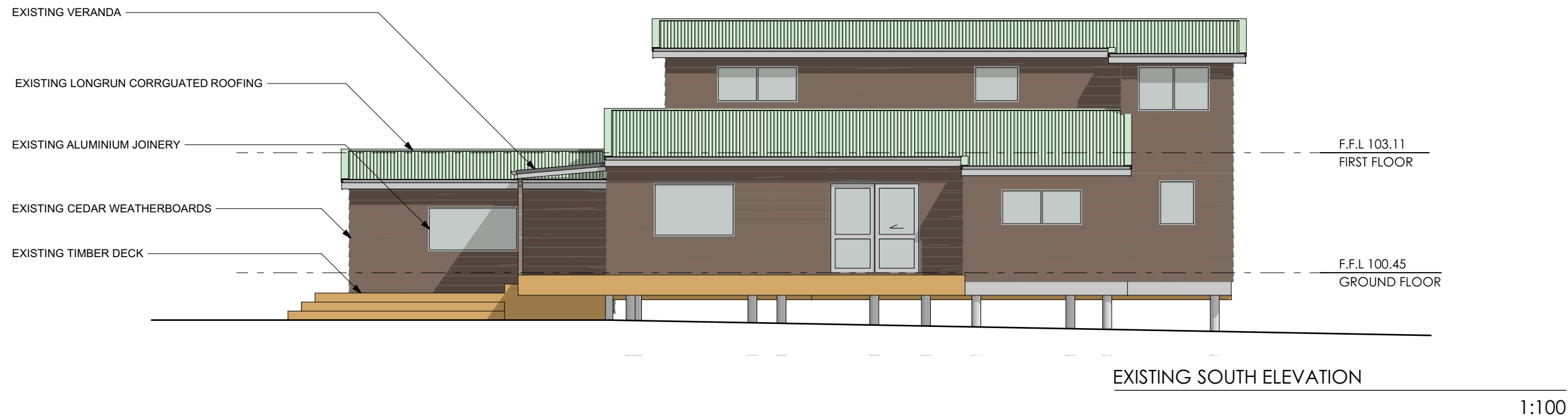
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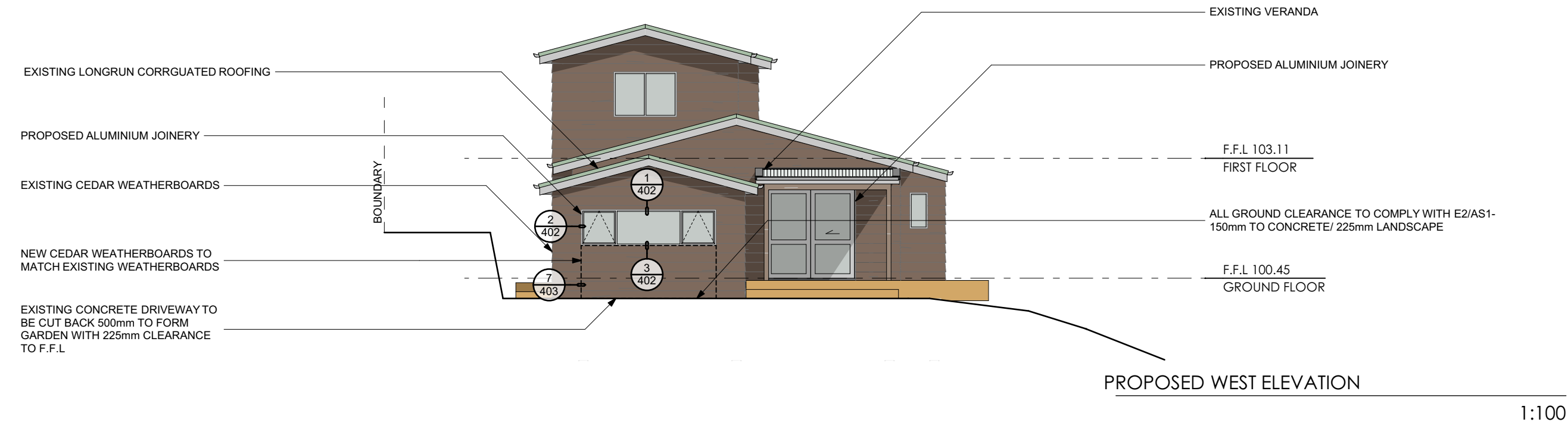
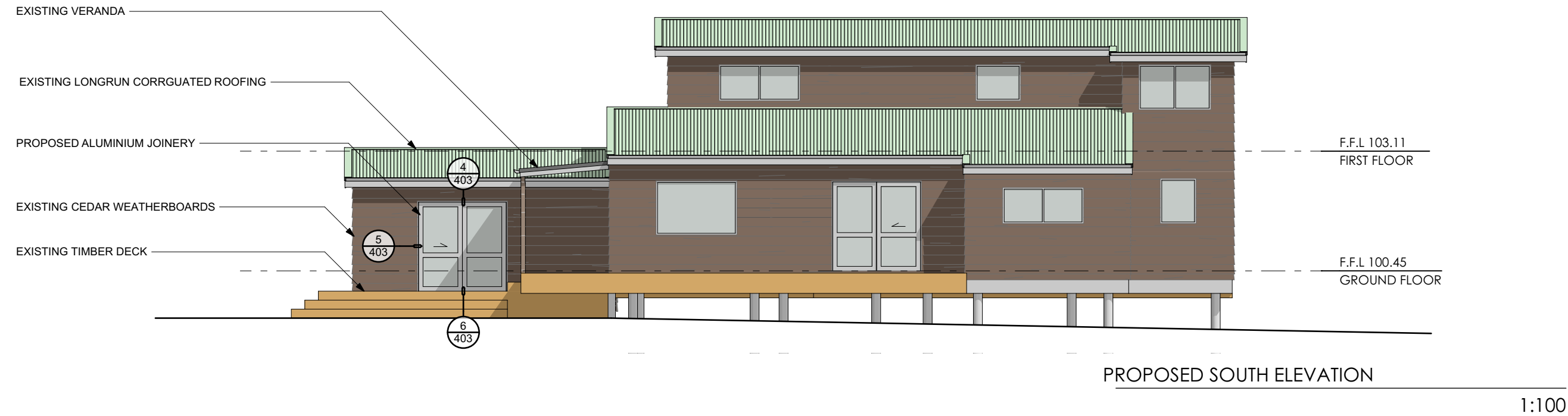
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**JOINERY NOTE**  
MATCH ALL NEW JOINERY HEAD  
HEIGHTS TO EXISTING INTERNAL AND  
EXTERNAL ALL OPENING SIZES TO BE  
CONFIRM ONSITE PRIOR TO JOINERY  
FABRICATION ALL JOINERY TO BE  
DOUBLE GLAZED AND INSTALLED TO  
NZBC:E2 FOR HIGH WIND ZONE.

**GLAZING NOTE**  
ALL NEW JOINERY TO BE DOUBLE  
GLAZED WITH GRADE 'A' TOUGHENED  
SAFETY GLASS TO BE USED IN  
ACCORDANCE WITH NZS4223:2016  
PART 3, TABLE 3.1 FOR WINDOWS  
WITH SILL HEIGHT BELOW 800mm AND  
FOR ALL GLAZING TO BATHROOM  
WINDOWS AND SHOWERS

**SMOKE DETECTORS**  
NEW SMOKE DETECTOR POSITIONED  
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DETECTORS MAY BE INSTALLED.

ALL WINDOWS WITH SILL HEIGHT  
BELOW 760mm OR WITHIN 500mm  
HORIZONTALLY TO WC TO HAVE  
RESTRICTORS INSTALLED TO  
OPENING SHASHES TO ALLOW  
MAXIMUM OPENING GAP OF 100MM IN  
ACCORDANCE WITH NZBC F4/AS1-2.0

ALL EXISTING TIMBER  
WALL/FLOOR/ROOF FRAMING TO BE  
CHECKED BY TIMBER SPECIALIST,  
REPLACE IF REQUIRE AS PER  
RECOMMENDATIONS

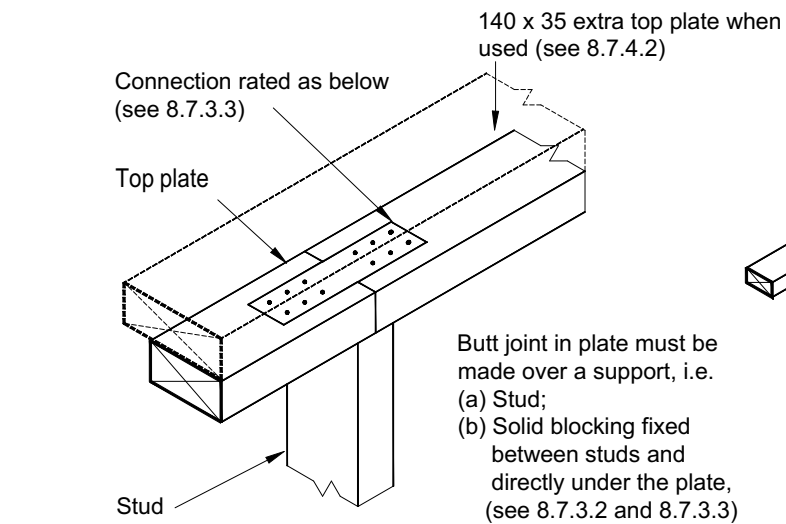
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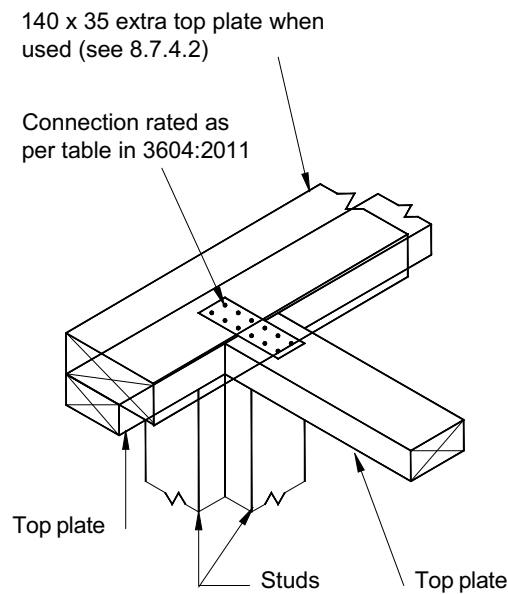
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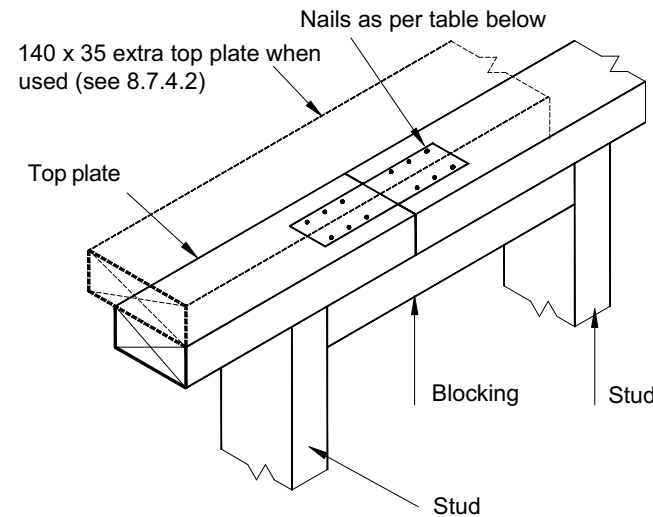
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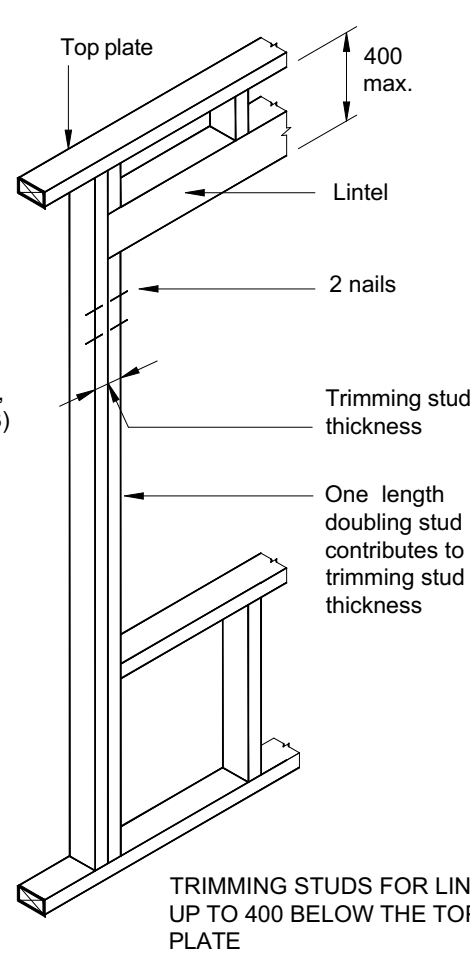
(A) BUTT JOINT OVER STUD



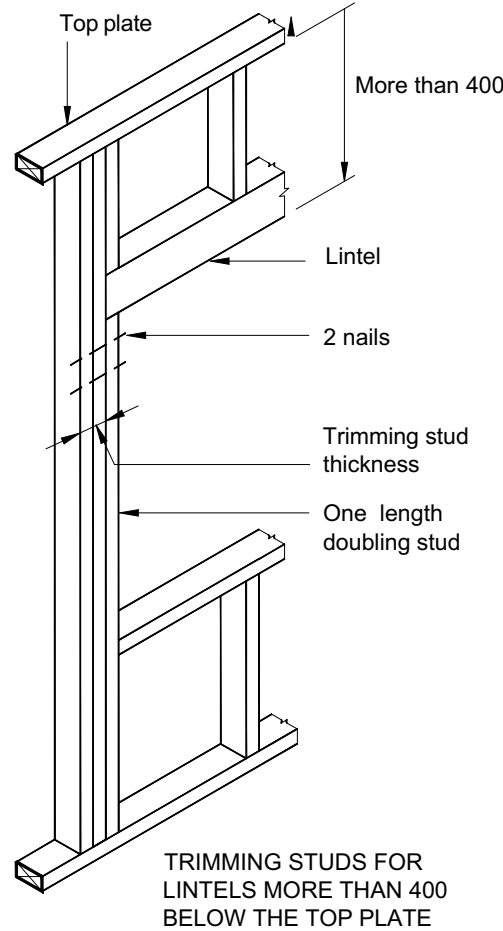
(A) BUTT JOINT



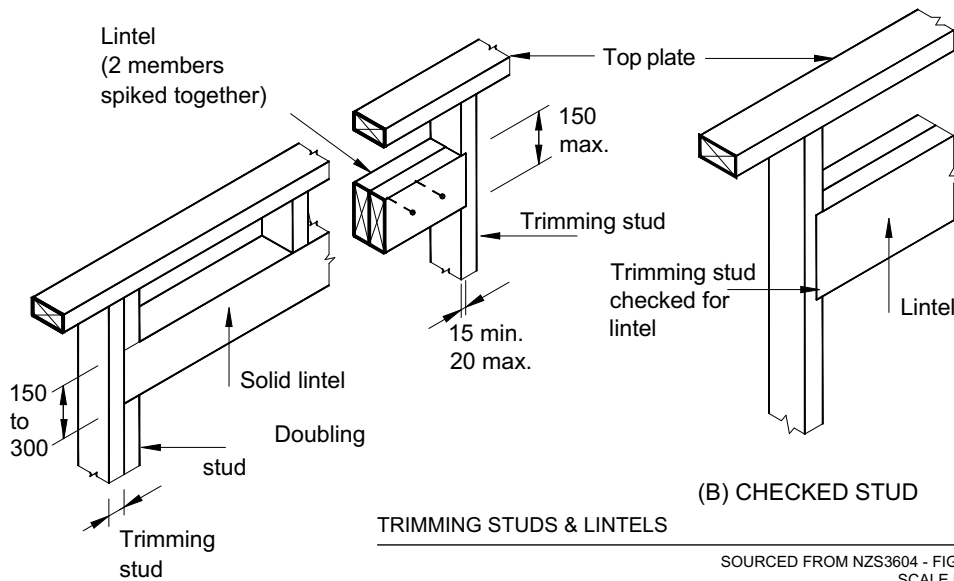
(B) BUTT JOINT OVER BLOCKING



TRIMMING STUDS FOR LINTELS  
UP TO 400 BELOW THE TOP  
PLATE



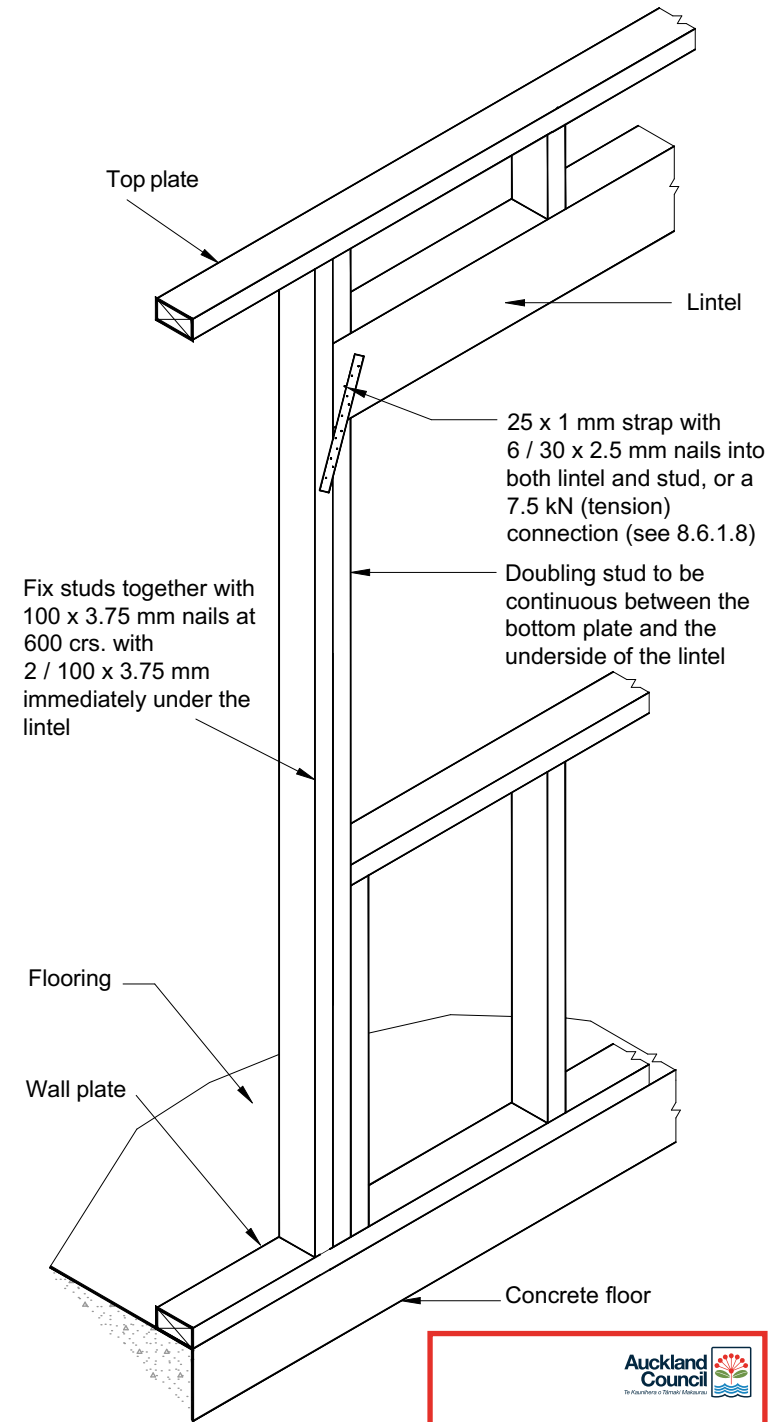
TRIMMING STUDS FOR  
LINTELS MORE THAN 400  
BELOW THE TOP PLATE



(B) CHECKED STUD

TRIMMING STUDS & LINTELS

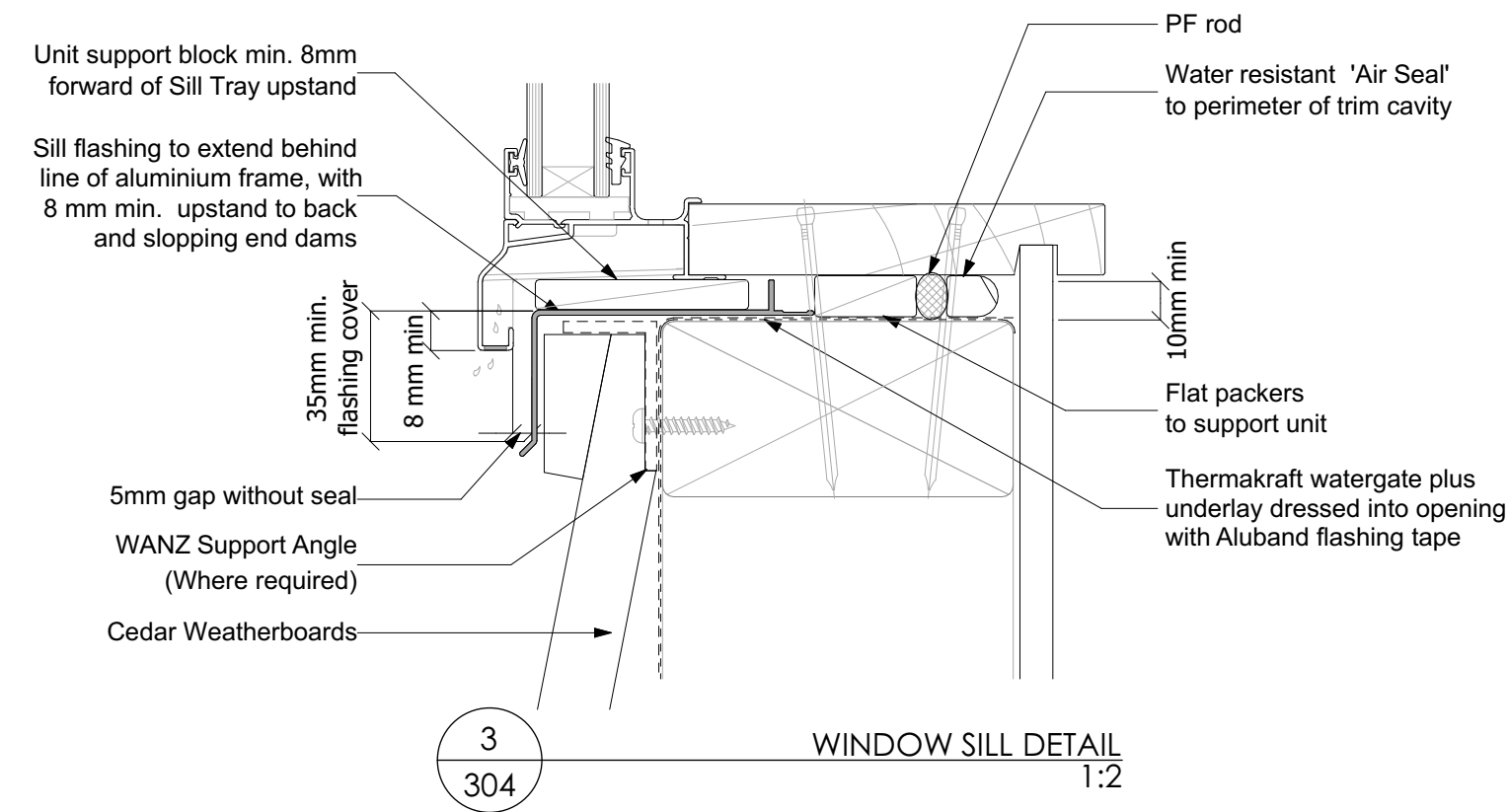
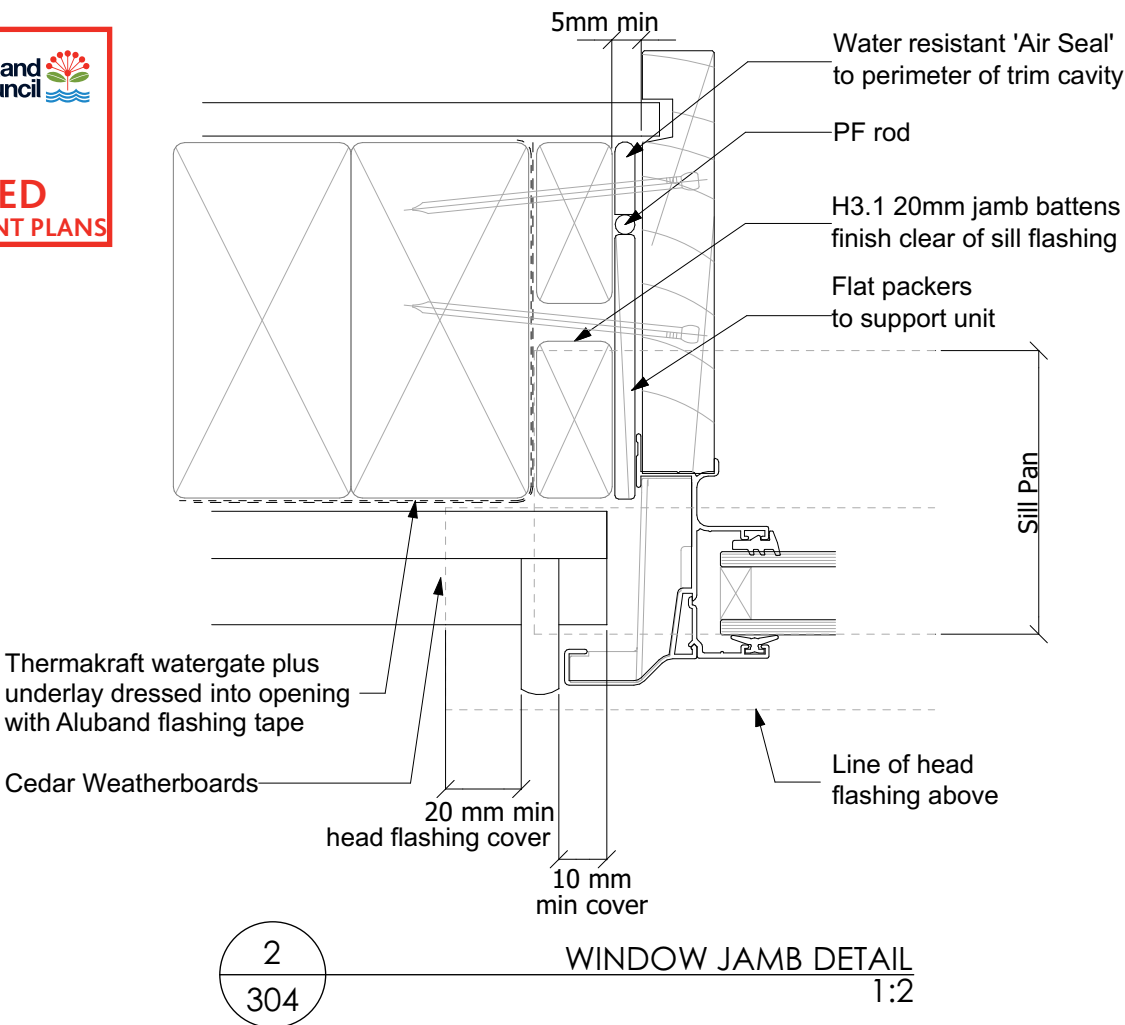
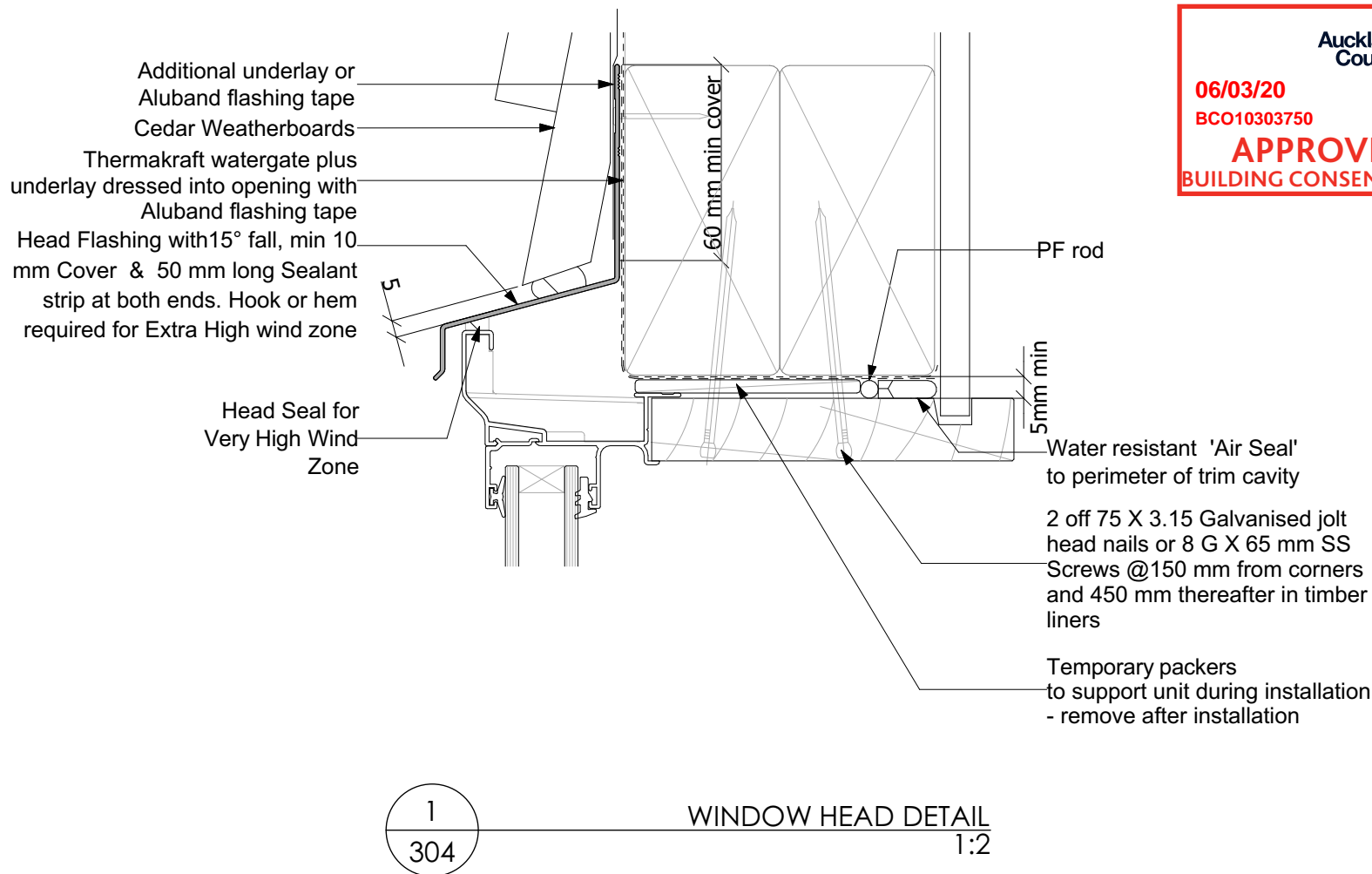
SOURCED FROM NZS3604 - FIG 8.5  
SCALE NTS



(A) DOUBLING STUD

FIXING OF LINTELS TO PREVENT UPLIFT

SOURCED FROM NZS3604 - FIG 8.12  
SCALE NTS



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**GLAZING NOTE**  
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**SMOKE DETECTORS**  
NEW SMOKE DETECTOR POSITIONED TO SATISFY NZBC REQUIREMENTS IF NOT ALREADY EXISTING \* THESE ARE ONLY A GUIDE. ADDITIONAL SMOKE DETECTORS MAY BE INSTALLED.

ALL WINDOWS WITH SILL HEIGHT BELOW 760mm OR WITHIN 500mm HORIZONTALLY TO WC TO HAVE RESTRICTORS INSTALLED TO OPENING SHASHES TO ALLOW MAXIMUM OPENING GAP OF 100MM IN ACCORDANCE WITH NZBC F4/AS1-2.0

ALL EXISTING TIMBER WALL/FLOOR/ROOF FRAMING TO BE CHECKED BY TIMBER SPECIALIST, REPLACE IF REQUIRE AS PER RECOMMENDATIONS

ALL FLASHING DETAIL TO COMPLY WITH E2/AS1 IF ANY DETAIL IS UNCLEAR CONTACT DRAWN LTD TO DISCUSS IN DEPTH

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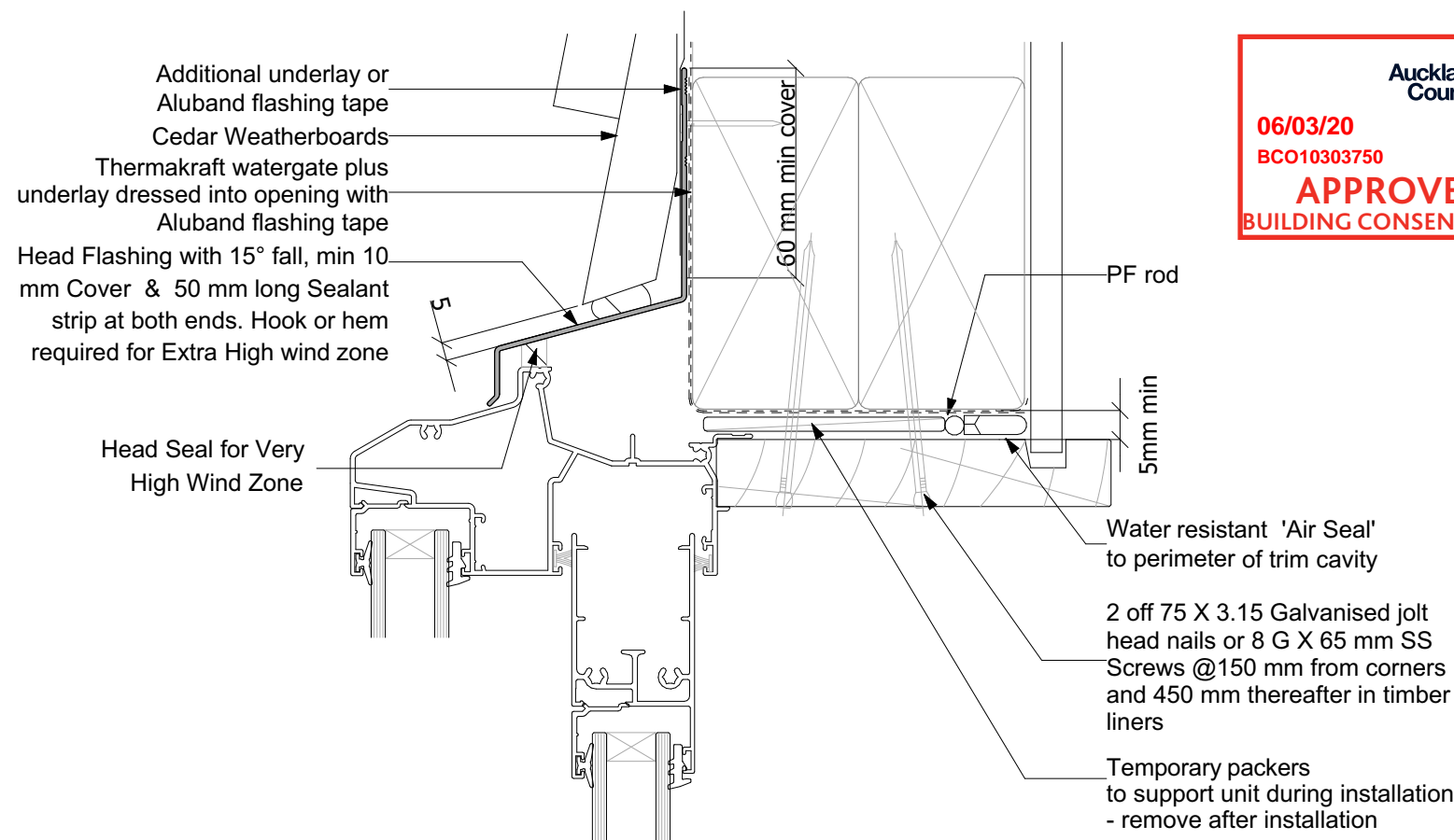


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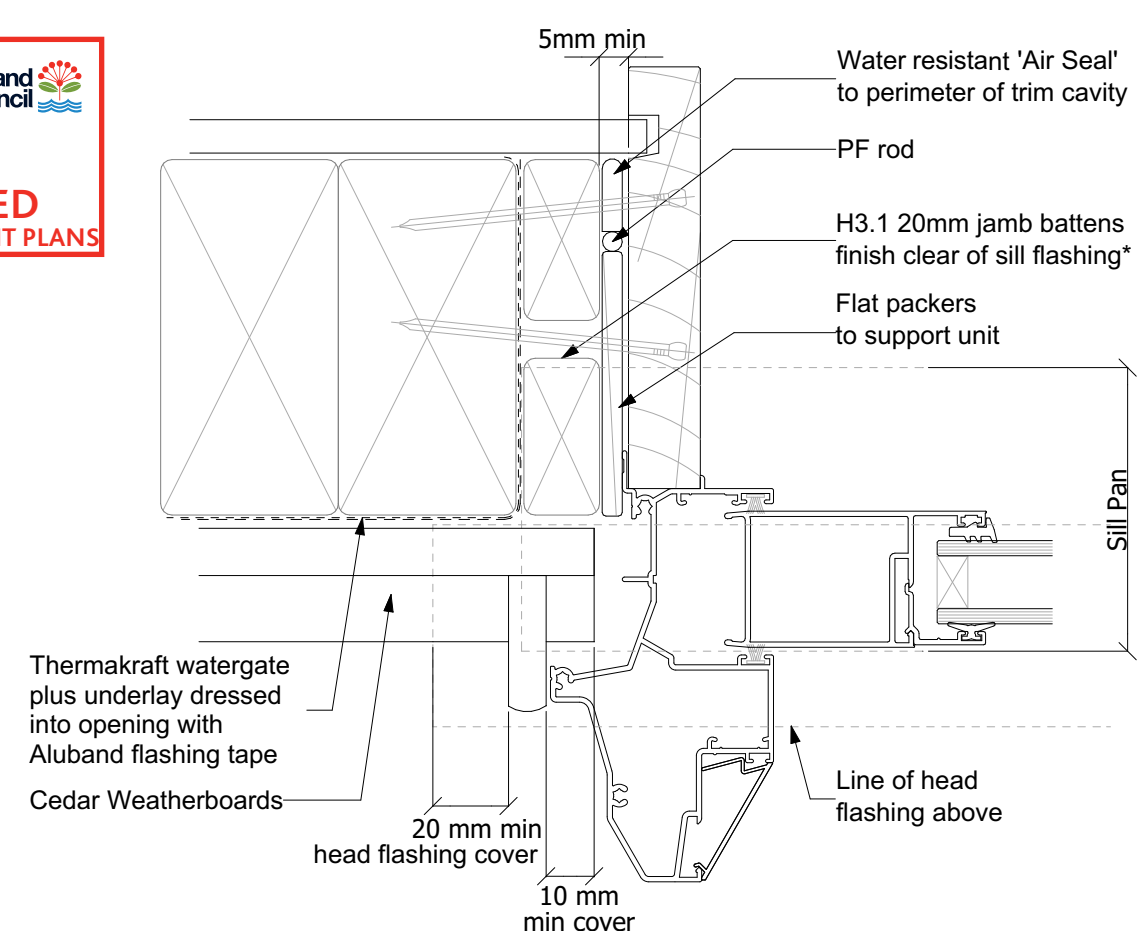
project.  
INTERNAL ALTERATIONS TO EXISTING RESIDENCE

at.  
478 HUIA ROAD, LAINGHOLM

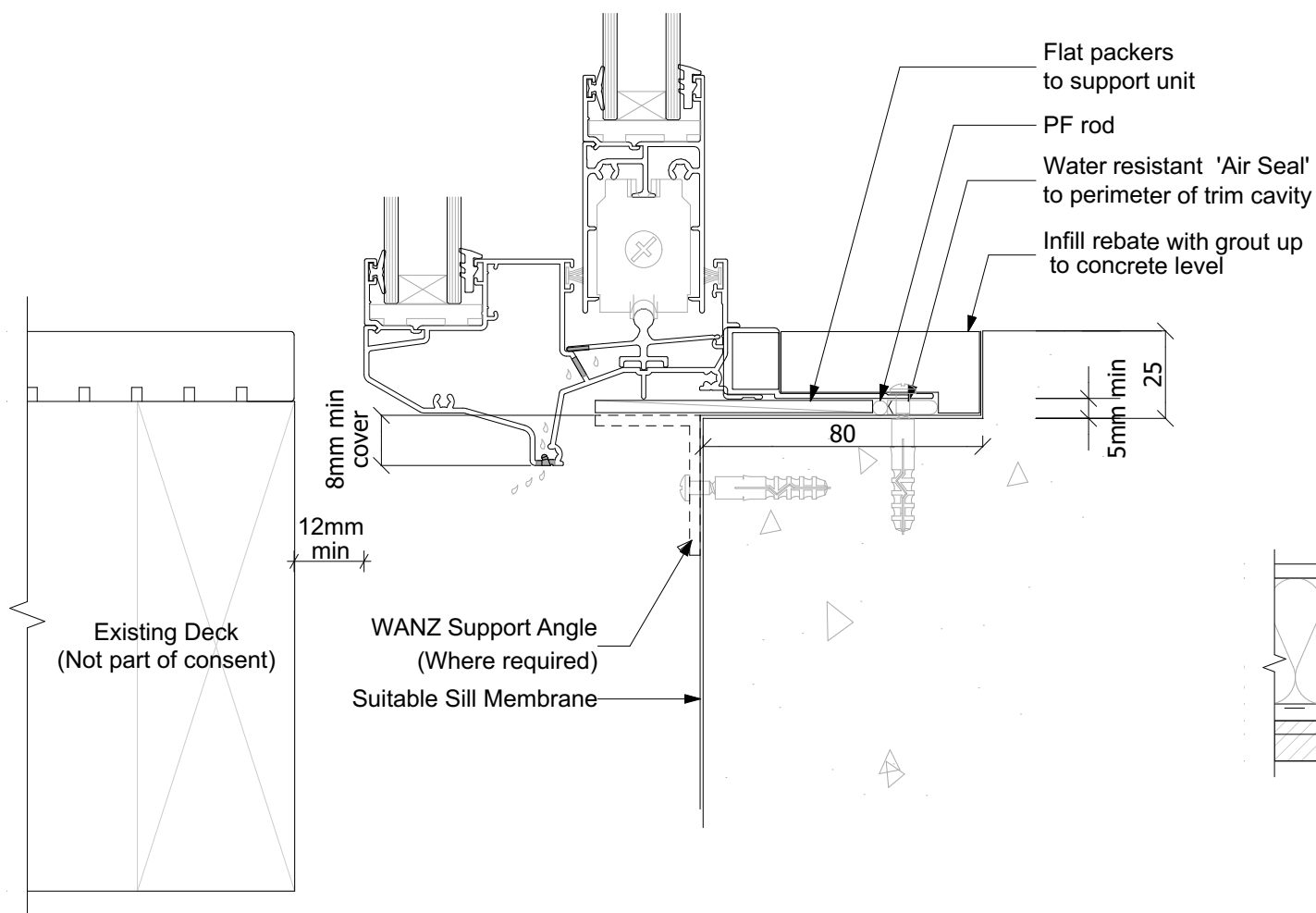
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		12/02/2020



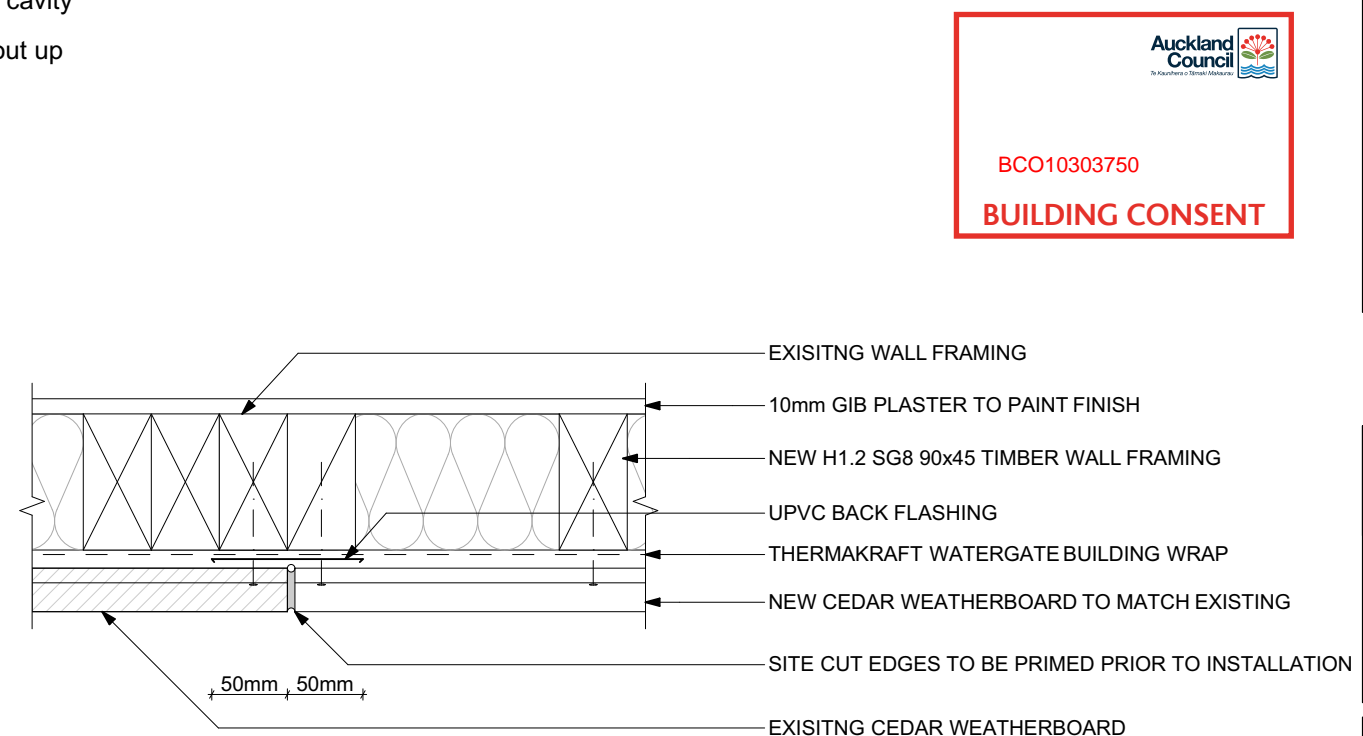
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304  
SLIDING DOOR HEAD DETAIL  
1:2



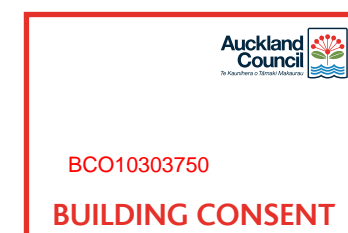
5  
304  
SLIDING DOOR JAMB DETAIL  
1:2



6  
304  
SLIDING DOOR SILL ON CONCRETE DETAIL  
1:2



7  
304  
WEATHERBOARD VERTICAL JOINT DETAIL  
1:5



notes.

**BUILDING CONSENT**

THESE DRAWINGS HAVE BEEN PRODUCED FOR BUILDING CONSENT PURPOSES ONLY.

**TIMBER GRADE**

ALL STRUCTURAL TIMBER TO BE A MINIMUM OF SG8 OR HIGHER, UNLESS STATED OTHERWISE.

**PRODUCTS**

ENSURE TO INSTALL, FINISH & MAINTAIN ALL PRODUCTS TO MANUFACTURERS SPECIFICATIONS. REFER TO TECHNICAL SPECIFICATIONS INCLUDED IN THIS BUILDING CONSENT. IF IN DOUBT CONSULT MANUFACTURERS DIRECT.

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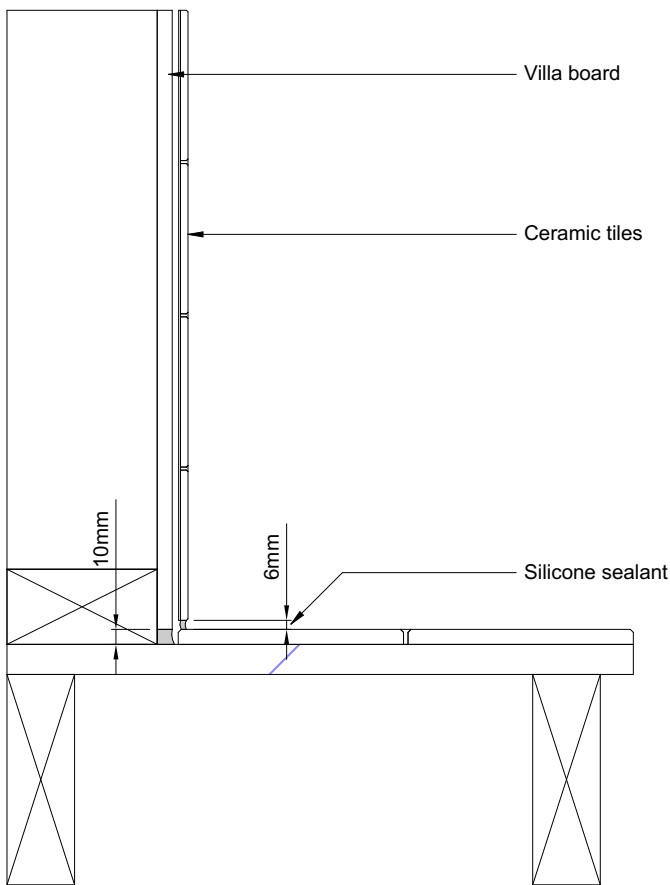
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CALINEAN ATKINS

project.  
INTERNAL ALTERATIONS TO EXISTING RESIDENCE

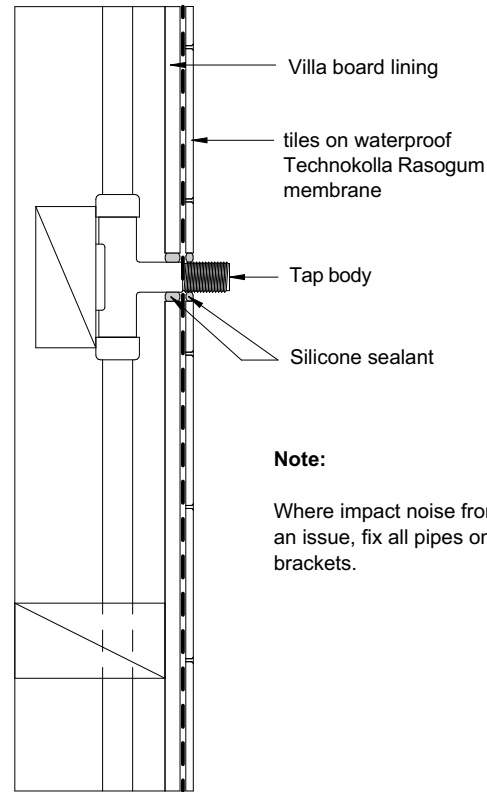
at.  
478 HUIA ROAD, LAINGHOLM

drawn by.	contract.	441-20
sheet number.	revision.	scale.
403		1:2, 1:5
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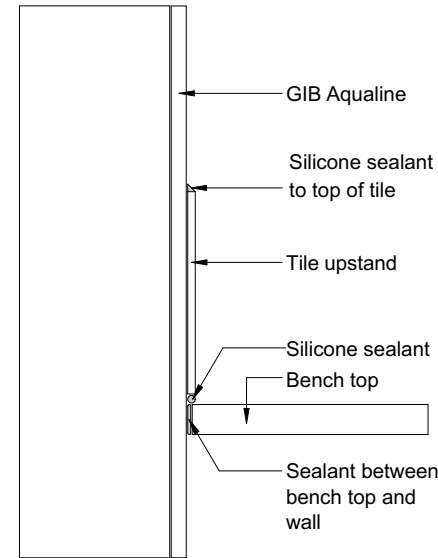
1  
-  
WALL/FLOOR DETAIL  
1:5



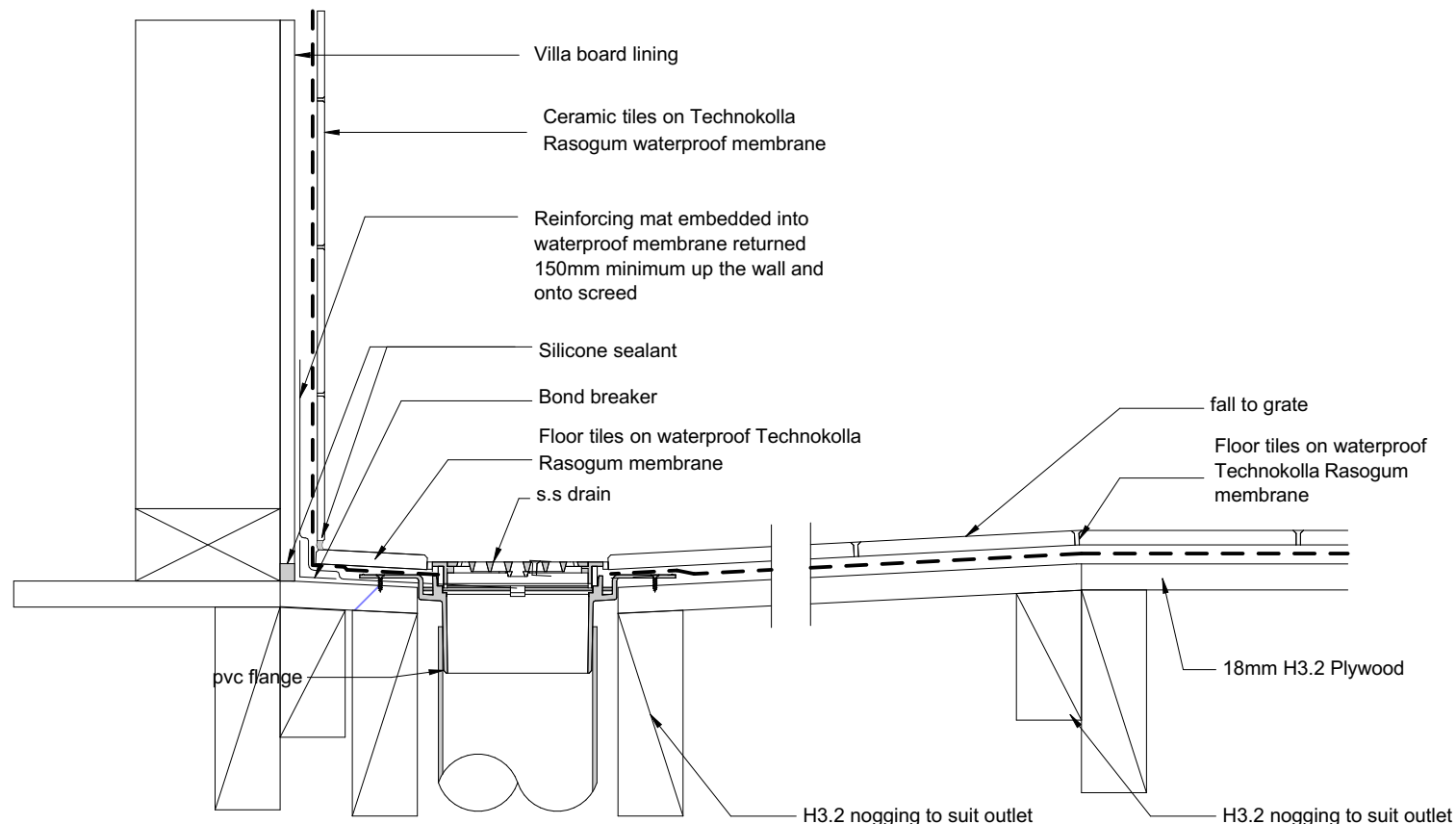
**Note:**

Where impact noise from pipes is an issue, fix all pipes on resilient brackets.

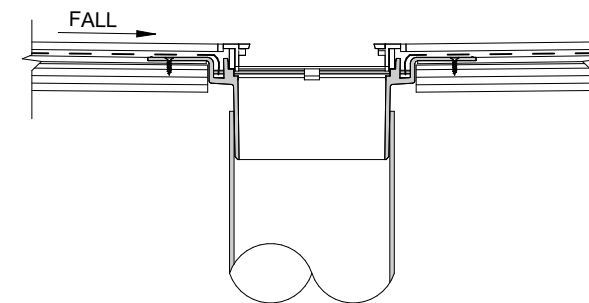
2  
-  
PENETRATION DETAIL  
1:5



3  
-  
BENCH TOP/WALL DETAIL  
1:5



4  
-  
TILE SHOWER DETAIL  
1:5



5  
-  
TILE SHOWER DETAIL  
1:5



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