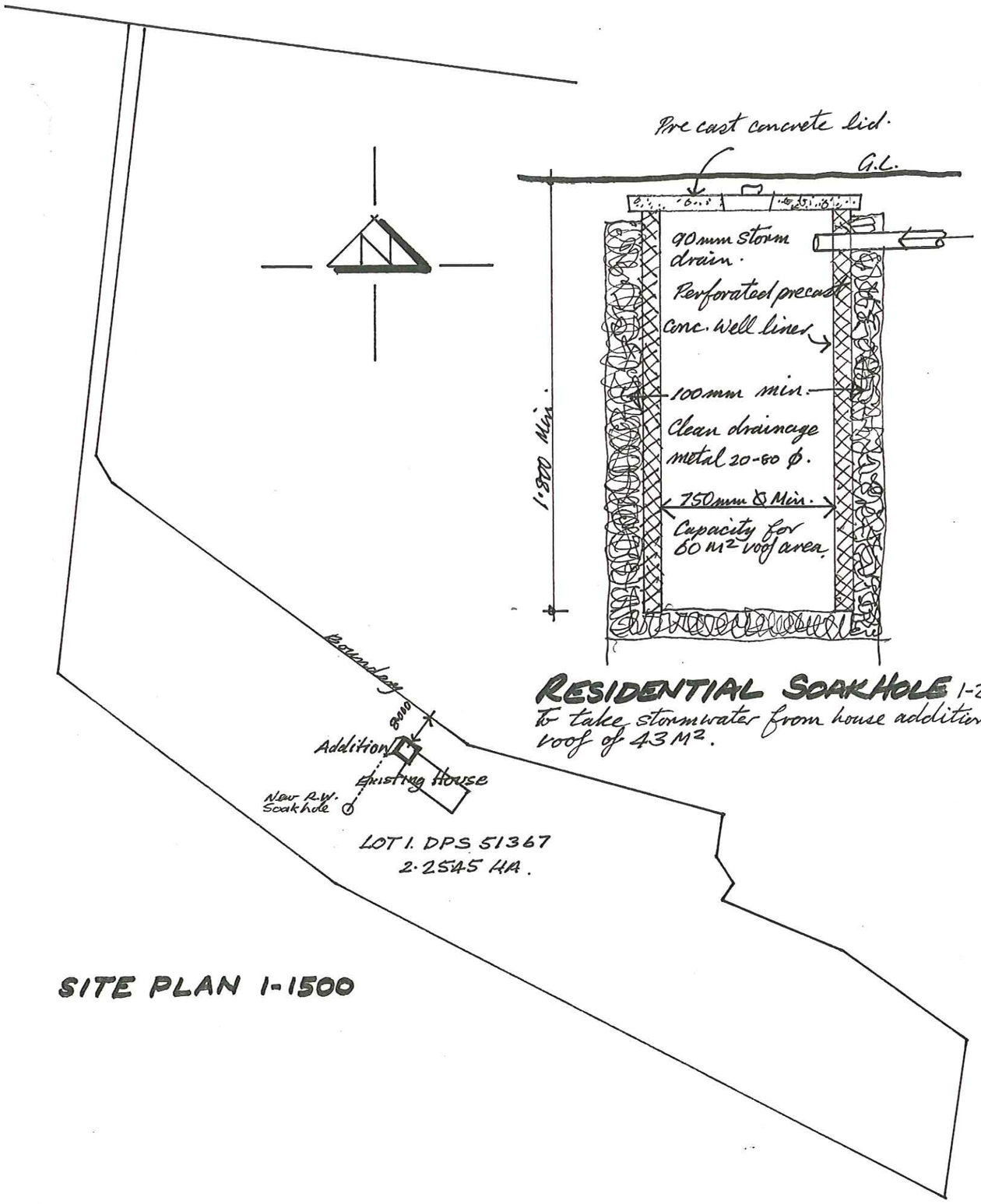


SITE PLAN 1-1500




**RESIDENTIAL SOAKHOLE** 1-20
to take stormwater from house addition roof of 43 M².

# PROPOSE HOUSE ADDITION

**PRESENT HOUSE** - The existing house is of timber construction with weatherboard cladding, metal roofing tiles and aluminuum window joinery.

**THE PROJECT** - To build a two storey addition at the north end of the house to accommodate a bedroom & ensuite to the first floor with an office and bedroom to the lower floor. This involves minor changes to the adjoining bedroom walls to incorporate an access corridor and a minor extension of the roof where it joins the new building.

- Check all dimensions on site before fabrication and construction.
- Check bearing capacity of ground before installing foundations.
- All construction to be in accordance with NZS 3604, Local Authority requirements and best trade practices & Engineers structural details & calcs.
- All materials, details, profiles and finishes to match ex. house to owners approval.
- All electrical & ensuite fixtures & fittings to be selected or approved by the owner
- Plumbing & Drainage - Locate hot & cold water supply as agreed by owner, run drains from ensuite via the vertical duct and under ground floor to connect with existing drains.
- Rainwater - Rainwater downpipes to connect to new soakhole.
- Floors - G.F. 20mm particle bd on 150×50 joists @ 400 c/c on 150×100 bearers @ max. 2000 c/c on 150 SED piles. See Structural Engineers calculations (Diagram marking to 3604 -F.F. 20mm particle bd on 200×50 joists @ 400 c/c - Attic floor 20 mm particle bd on 250×50 bottom chord of trusses and 250×50 intermediate beams.
  NOTE - All timber to ensuite floor to be H3 treated.
- Walls - External - Weatherboarding to match existing boarding & details on building paper on studwalls. Internal - 10mm Gibboard generally with Gib Aqualine to ensuite.
- Insulation - to walls and roof to be min. R1.8 fibreglass batts (walls) and R2.2 fibreglass quilt (roof) with foil under ground floor & Soundbatts where shown.
- Roof - Balfour 'Trimline' Colorsteel 500 roofing with 125×140 Fascia Gutter with Ridge, Barge & flashings to match colour chosen by owner
- Windows - new door & window joinery selected by owner.
  NOTE: All glazing to be 5mm thick other than that marked DG (double glaze) and that in the attic.

Revision 1 - Soakhole
Revision 2 - 150 SED Piles.

# PROPOSED HOUSE ADDITIONS

FOR JONATHAN & KAY SCOTT
246 MYSTERY CREEK ROAD · RD1 · OHAUPO

**DRG NO 1** of 5

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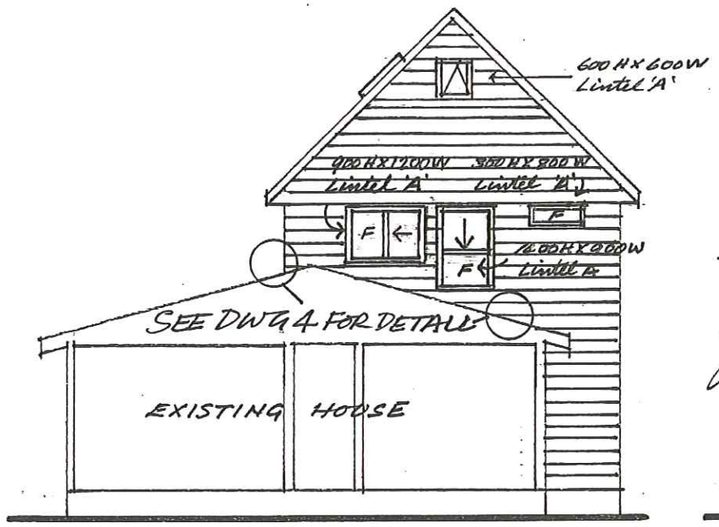
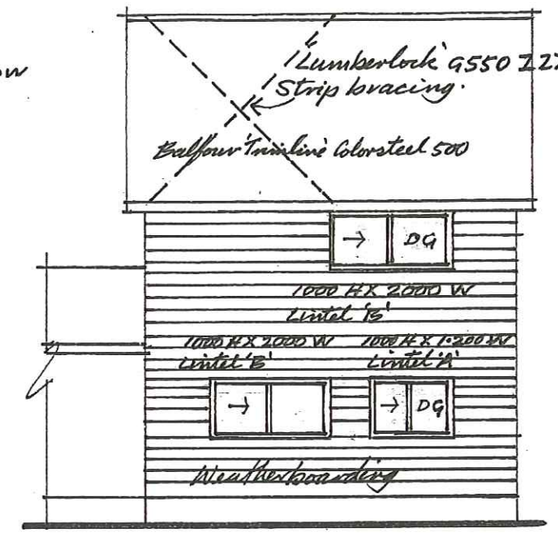
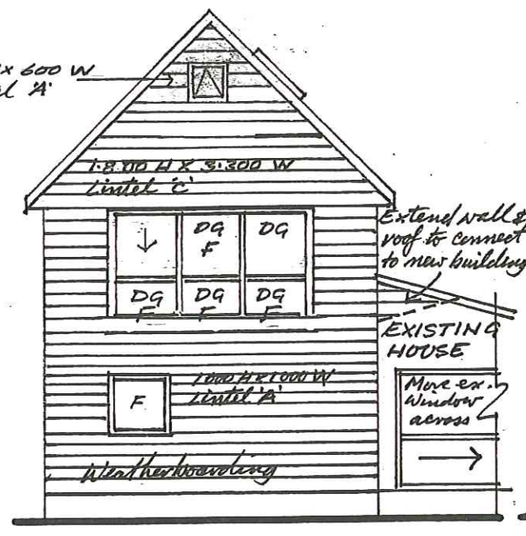


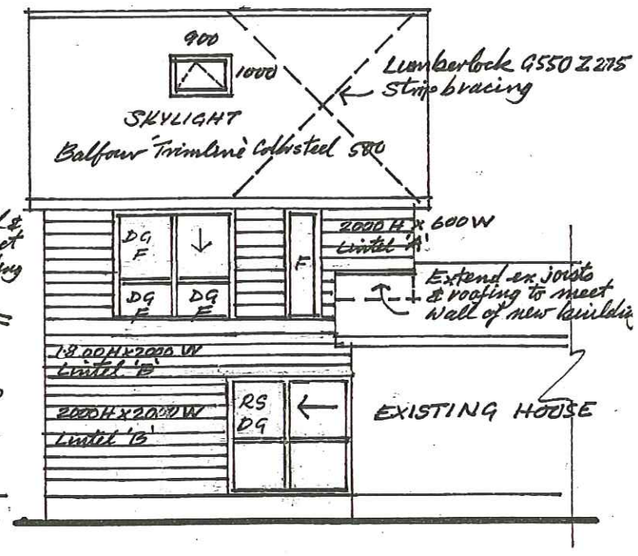

SOUTH 1-100




EAST 1-100




NORTH 1-100

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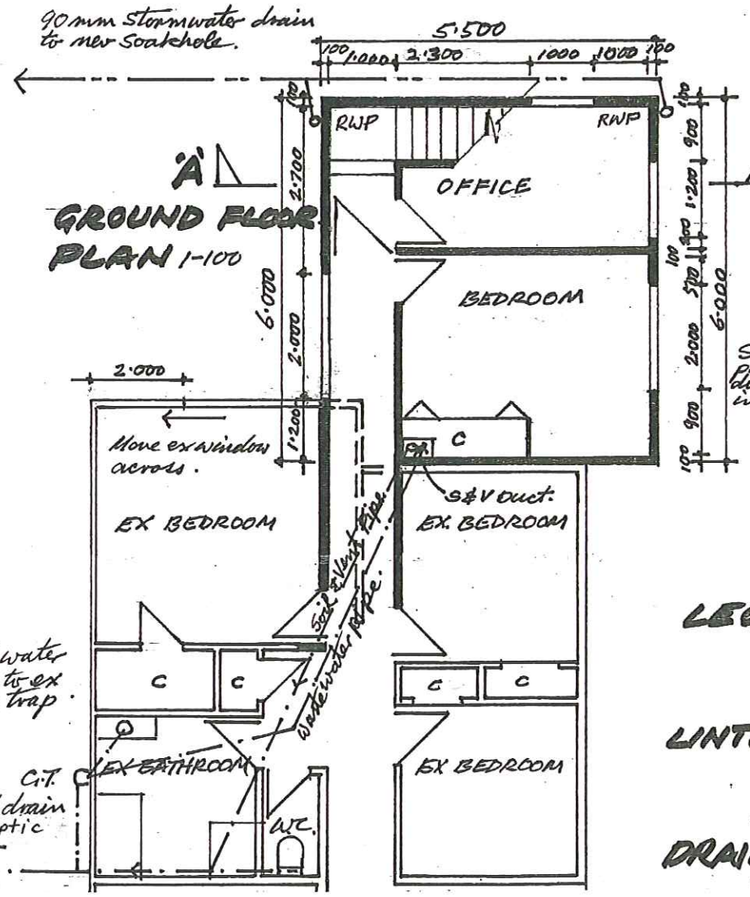
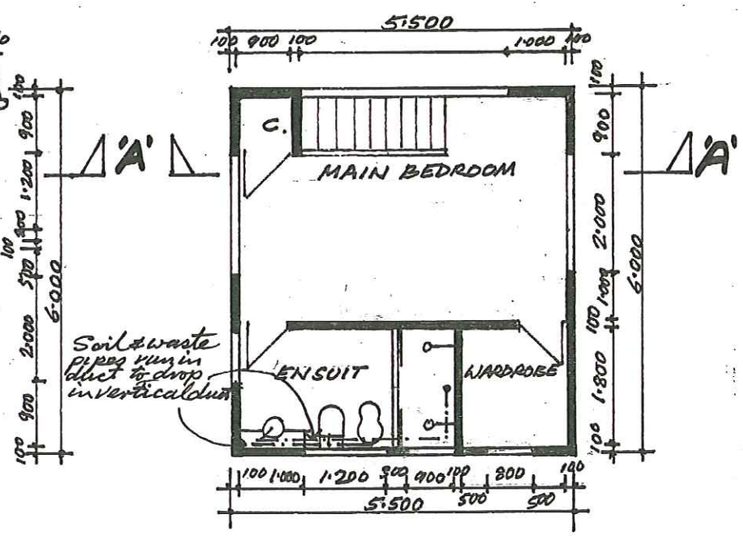



FIRST FLOOR PLAN 1-100

**LEGEND:**

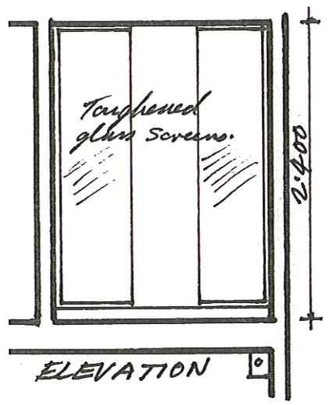
- EXISTING WALLS
- WALLS FOR REMOVAL
- NEW WALLS

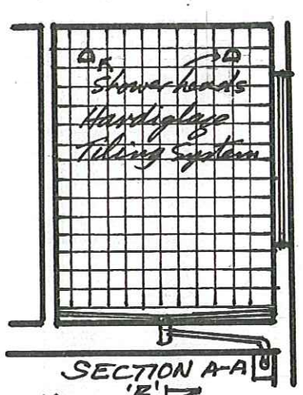
**LINTELS:**

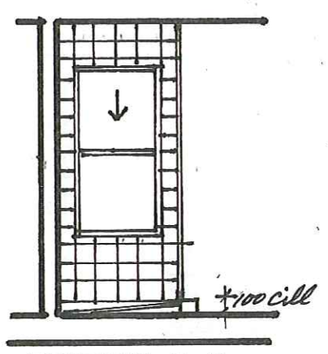
'A' 125 x 100
'B' 150 x 100
'C' 250 x 100

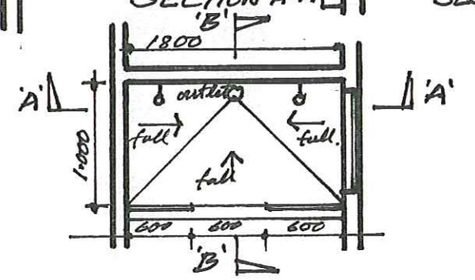
**DRAINAGE:**

- SOIL DRAINS
- STORMWATER DRAIN.




**SHOWER** Plans, Sections, Elevation, 1-50

**NOTE:** Refer to James Hardie Building Products 'Hardiglaze' Technical Information for details of tiling Complying with the New Zealand Building Code.

PART EX. FLOOR PLAN

# PROPOSED HOUSE ADDITIONS

## FOR JONATHAN & KAY SCOTT

## 246 MYSTERY CREEK ROAD · RD1 · OHAUPO

Revision 1 - Drainage

**DRG NO 2** of 5

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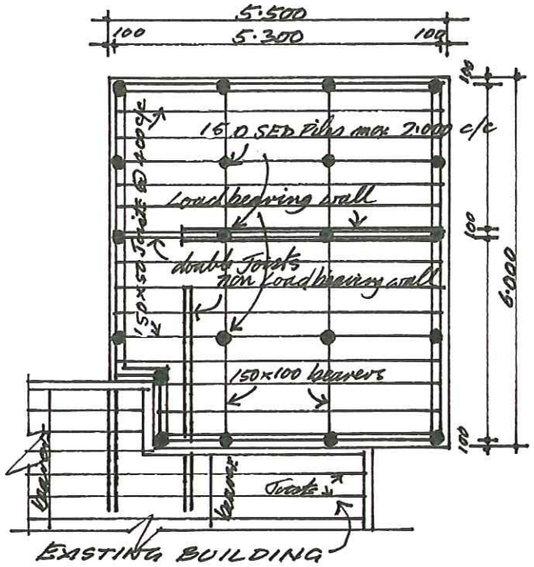
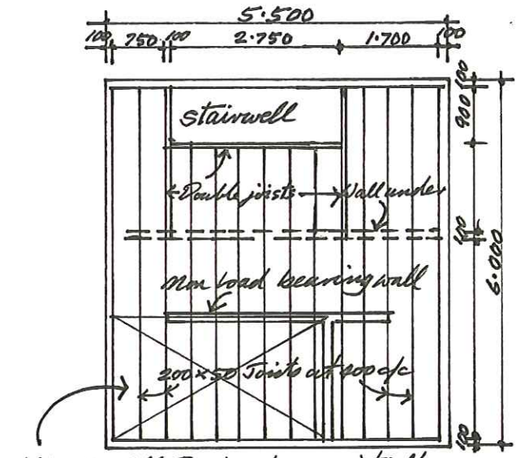
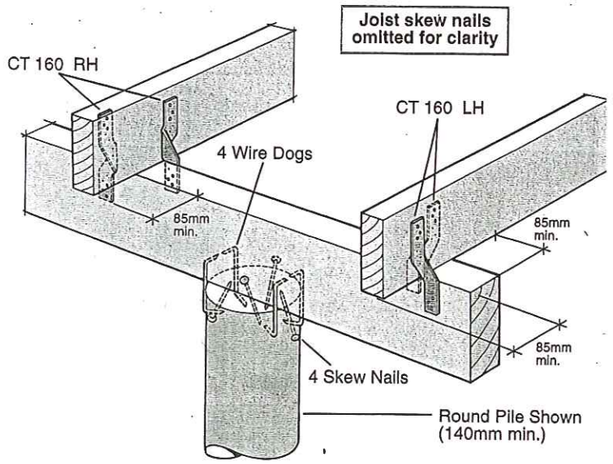


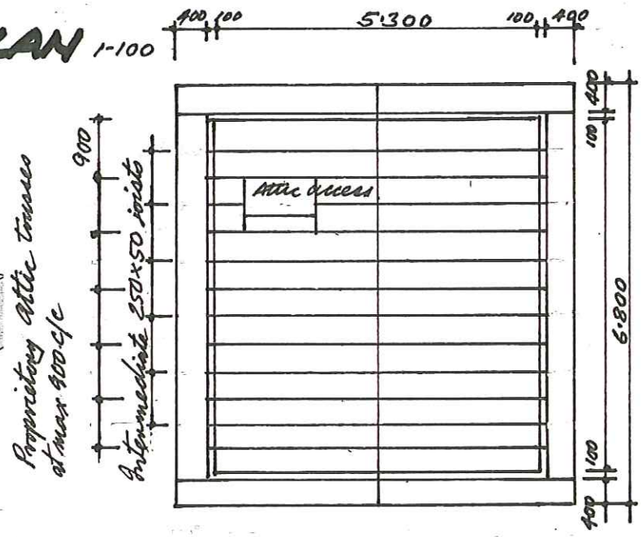

NOTE: All timber to ensuite floor to be H3 treated.

## FIRST FLOOR PLAN 1-100

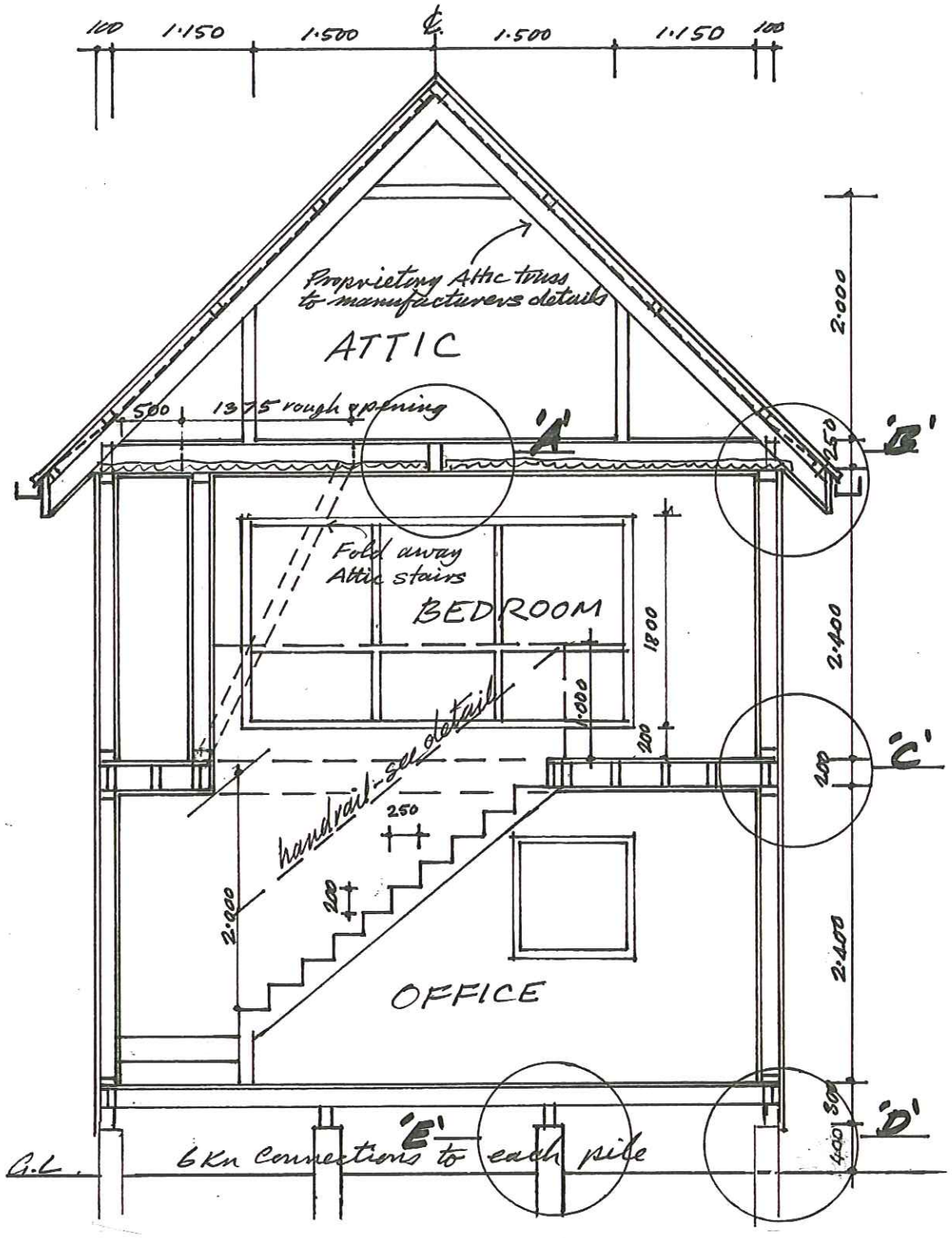
## GROUND FLOOR PLAN 1-100
& SUB FLOOR STRUCTURE




## 6KN PILE FIXING.
6Kn Connection to each pile.




## ROOF PLAN 1-100




## SECTION A-A 1-50

Revision 1 - 150 SED Piles.

# PROPOSED HOUSE ADDITIONS
FOR JONATHAN & KAY SCOTT
246 MYSTERY CREEK ROAD · RD1 · OHAUPO

DRG NO 3 of 5.

G.I. MARDON DIP ARCH
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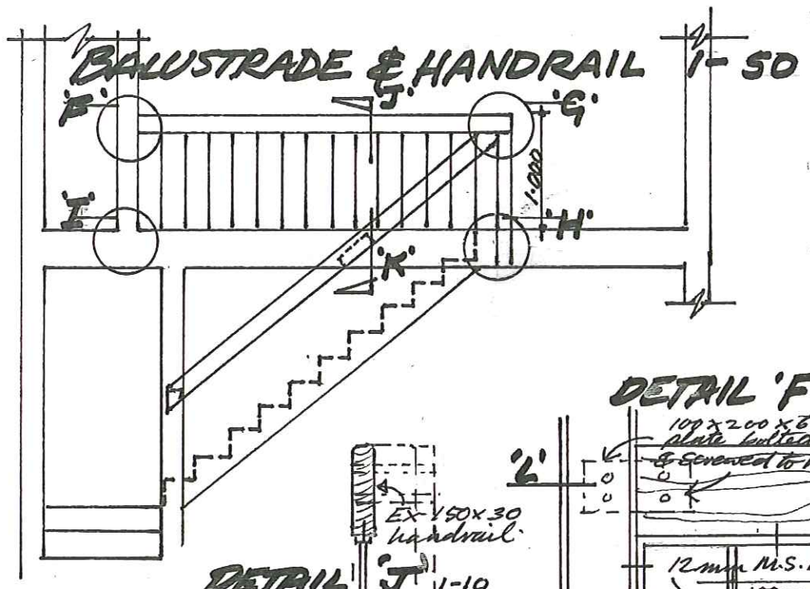
## BALUSTRADE & HANDRAIL 1-50




## DETAIL 'A' 1-20

20mm particle bd on joists on joist hangers connected to bottom chord of truss

Joist hangers
Fibreglass insulation
12 mm Gibboard ceiling
Lintel (see elevation for size)

## DETAIL 'B' 1-20

Balfour 'Trimline' Colorsteel 500 roofing on building paper & netting on 75×50 battens at spacing recommended by roofing manufacturer on Proprietory attic truss to manufacturers details

400

125×140 Fascia Gutter on 125× 25 timber fascia.

Hardi soffit

Galv flashing

## DETAIL 'C' 1-20

Typical detail of window sills (200 to deep windows only)

200

galv. flashing

150×25 weatherboards to match existing house on building paper on 100×50 studwork (H1.2)

20 mm particle bd on 200×50 joists (H1.1)
10 mm Gibbord
Fibreglass insulation

## DETAIL 'F' 1-10

100×200×2 mm MS plate bolted to stud & screwed to handrail.

'2'

12 mm M.S. rods at 100 c/c

100 mm

20×6 mm M.S. flats fixed all round with C/S screws at 300 c/c

## DETAIL 'G' 1-10

'2'

5×150×50 handrail let into 5×100×100 Post & connected with 16 ϕ Coach bolts

90×90×6 mm angles bolted each side of post & through Joists with 16 ϕ Bolts.

## DETAIL 'J' 1-10

M.S. Railings from 20×6 mm flat bars & 12 ϕ M.S. Rods welded all to be fixed with C/S Screws.

Timber nosing

EX 150×30 handrail

## DETAIL 'K' 1-10

## DETAIL 'I' 1-10

100×200×6 mm M.S. Plate bolted thro' studs & screwed to handrail.

Coach bolts let into rail & pellected

M.S. Railing screwed to floor & U/s handrail

## DETAIL 'H' 1-10

## PLAN THRO' BALUSTRADE AT 'L' 1-10

## DETAIL 'E' 1-20

20 mm Particle bd on foil on H1.2 150×50 joists 400 c/c

Skirting to match ex house

150×100 H1.2 bearers

150 SED H5 piles

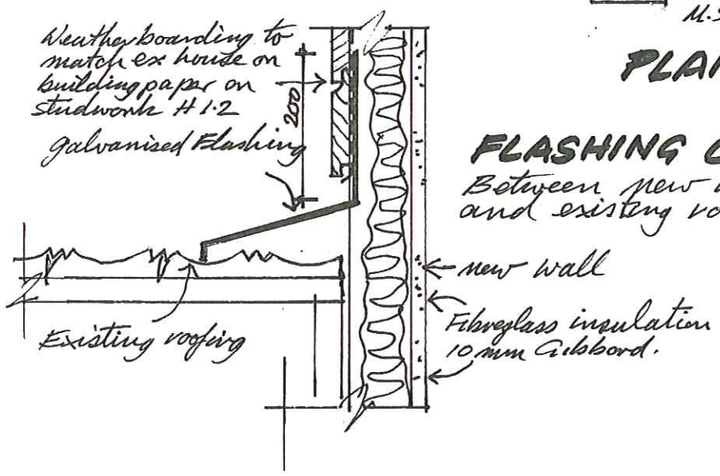
Min 600

6 KN Connections to each pile - See Sheet 3.

## DETAIL 'D' 1-20

## FLASHING CONNECTION

Between new addition and existing roofs.




# PROPOSED HOUSE ADDITIONS

Revision 1 - M.S. rod spacing.
Revision 2 - 150 SED Piles.

**DRG No 4 of 5**

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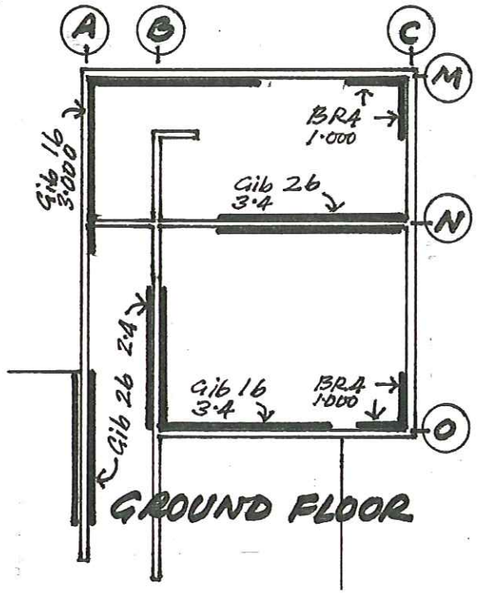
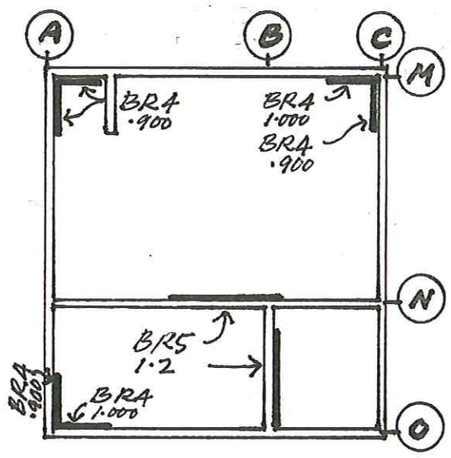
# BRACING PLANS




# WEATHERTIGHTNESS RISK ASSESSMENT

House Addition – The addition has a low risk envelope complexity of similar construction to the existing building – horizontal weatherboarding on building paper on timber studwork walls with longrun corrugated roofing at a 45° pitch and a 450mm to 600mm eaves overhang.

| ALL WALLS | RISK SEVERITY | LOW RISK | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Risk factor | Low | | Medium | | High | | Very high | | Subtotals for each risk factor |
| Wind zone | 0 | | 0 | 0 | 1 | | 2 | | |
| Number of storeys | 0 | | 1 | | 2 | 2 | 4 | | 2 |
| Roof/wall intersection design | 0 | 0 | 1 | | 3 | | 5 | | |
| Eaves width | 0 | | 1 | | 2 | 2 | 5 | | 2 |
| Envelope complexity | 0 | 0 | 1 | | 3 | | 6 | | |
| Deck design | 0 | 0 | 2 | | 4 | | 6 | | |
| | | | | | | | | Total risk score: | 4 |

# PROPOSED HOUSE ADDITIONS

## FOR JONATHAN & KAY SCOTT

## 246 MYSTERY CREEK ROAD · RD1 · OHAUPO

R1 - See Struct Engineers Sub-floor Spec. & Calculations.

DRG NO 5 of 5

G.I. MARDON DIP. ARCH.
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**PILING**
**DRIVEN TIMBER PILES**

**SCOTT RESIDENCE**
**246 MYSTERY CREEK ROAD**
**RD 5, OHAUPO**

## 1. MATERIALS

The pile shall be naturally round with a minimum tip diameter of 150m m at the small end; and a taper of 25mm in 3.5m. The piles shall be tanalised to H.5.B for at least 3 weeks prior to usage. A timber helmet shall be used to minimize damage to the tip of the pile. Ends cut after treatment shall not be placed in the ground unless re-pressure treated.

## 2. PILE DRIVING

The position of each pile shall be accurately fixed on ground. The piles shall be firmly guyed to maintain their correct location and shall be checked regularly. At the end of driving, no pile shall be more than 50mm from their correct position.

## 3. LIMITATIONS ON DRIVING PILES

The contractor shall allow in his rates for difficulty in driving to meet the required set, and is advised to drive 2 / 3.6 m test piles before ordering the piles.

## 4. DRIVING MONKEY

Driving shall be carried out using a 500kg monkey. The monkey shall be so designed that the efficiency blow is not impaired. The plant shall be so designed that the monkey falls freely under it's own weight and is vertical to the pile. The drop of the monkey shall be maintained at 1.2m.

## 5. DRIVING AND PENETRATION

Each pile shall be driven until the following conditions are reached:

a) The piles shall be driven to a minimum of 2.0m
b) The number of blows required with 1.2m drop over the last 300mm of penetration shall be not less than 8.
c) The penetration produced by the last blow shall be less than 35mm.

## 6. INSPECTION AND COMPLETION OF PILES

The contractor will provide all assistance to the engineer/inspector to adequately inspect the pile and shall provide detail logs of the penetration achieved. The engineer/inspector will be the sole judge as to when driving shall cease. At the conclusion of driving, the piles shall be sawn off at the required height. The cut surface shall be treated with a concentrated solution of copper napthenate.

**Along with the final results, the contractor shall provide a completed PS 3 Form to the Engineer, before any further work is undertaken.**