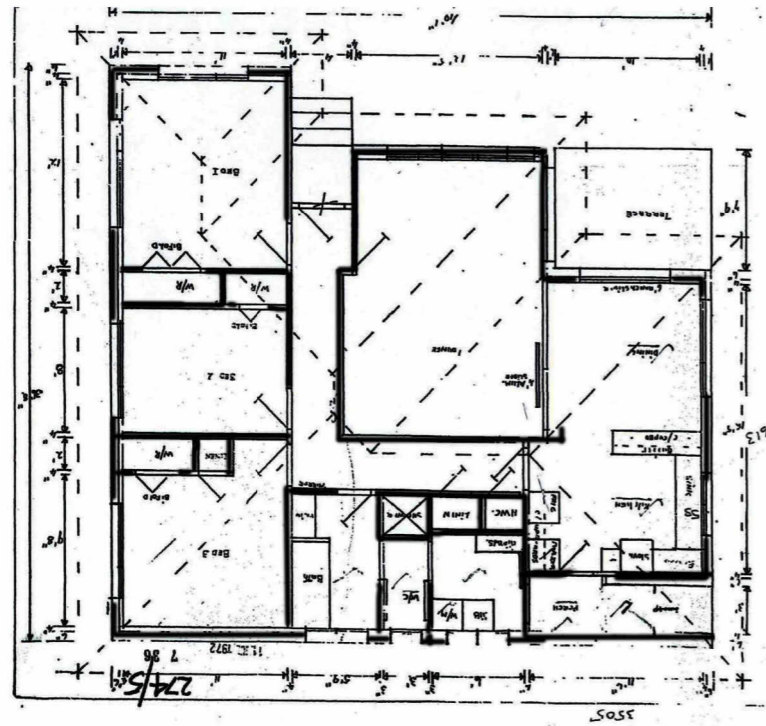


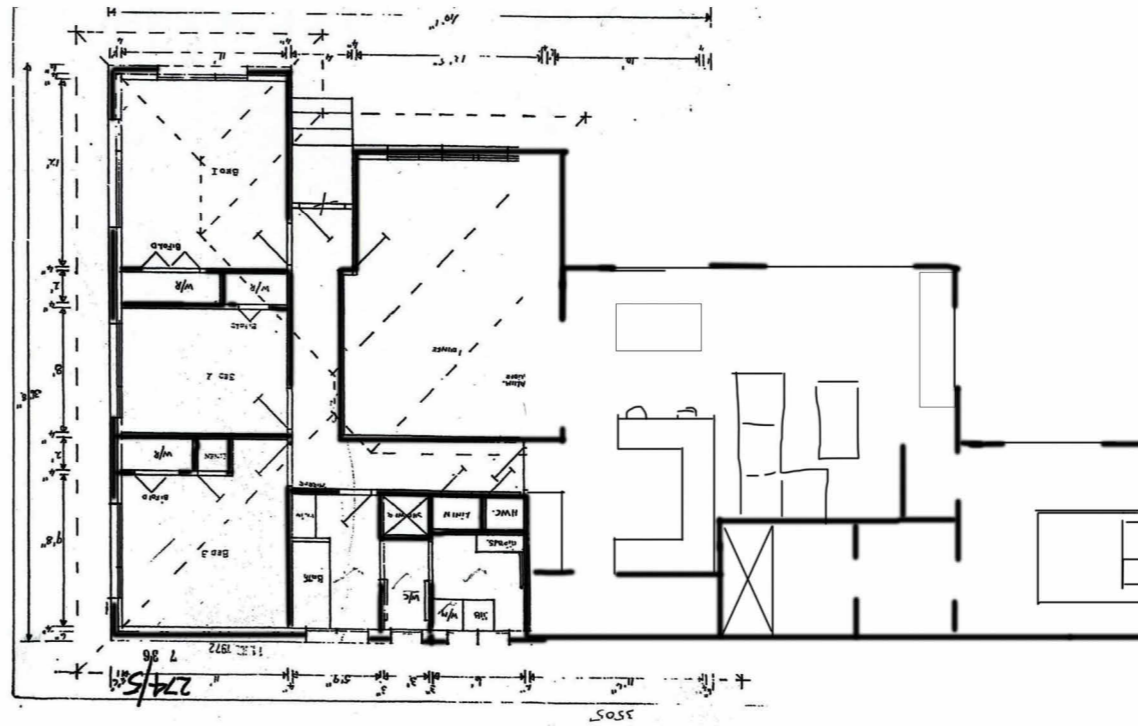
Foundation Package / Renovation

REV.	DATE	DESCRIPTION
A	5/Oct/2023	Developed Design
0	20/Nov/2023	Building Consent

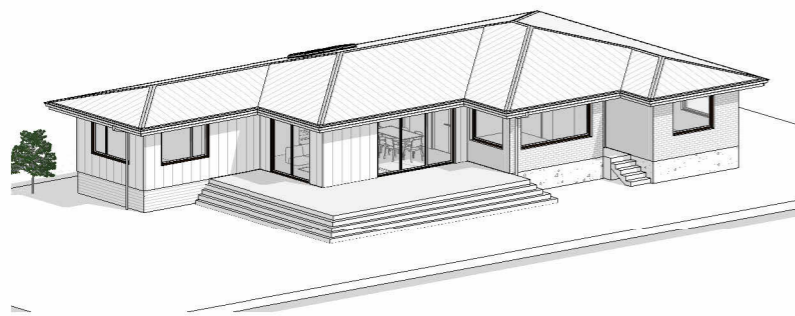
REVISION SCHEDULE SHOWING ONLY THE LATEST FIVE REVISIONS	
LEGAL DESCRIPTION	EARTHQUAKE ZONE Zone 1
Lot # DP #####	CLIMATE / DURABILITY ZONE 2
WIND ZONE	CORROSION / EXPOSURE ZONE Zone C
Medium	RAINFALL INTENSITY 100-110



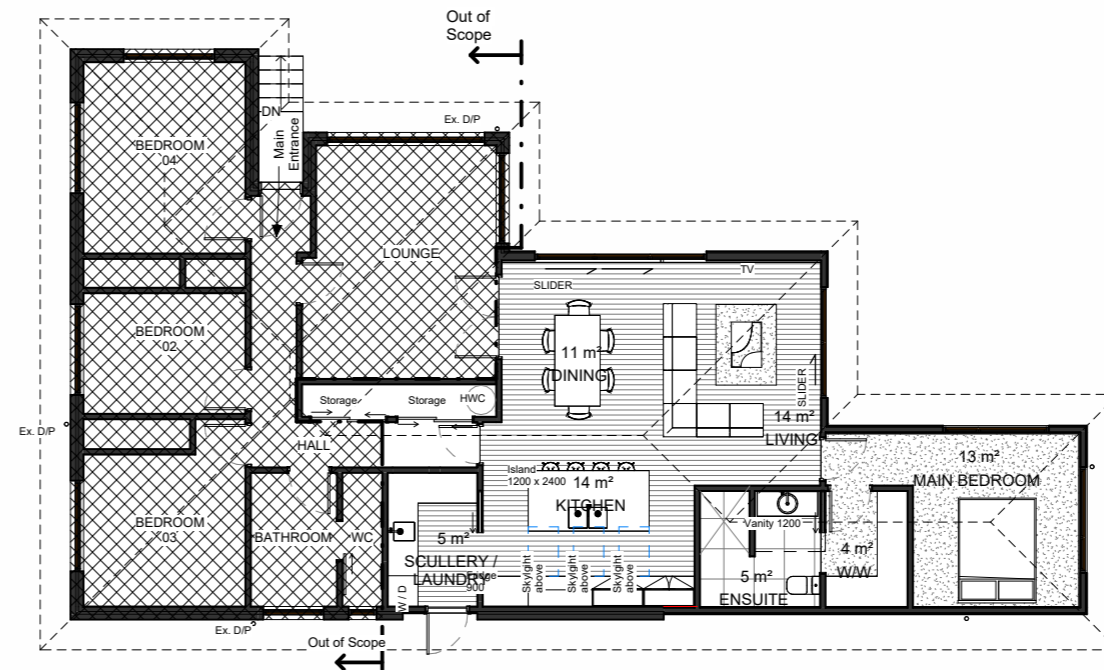
Existing Home



Client Sketch



Exterior View



A Few Tweaks Made Together

GENERAL DISCLAIMER:

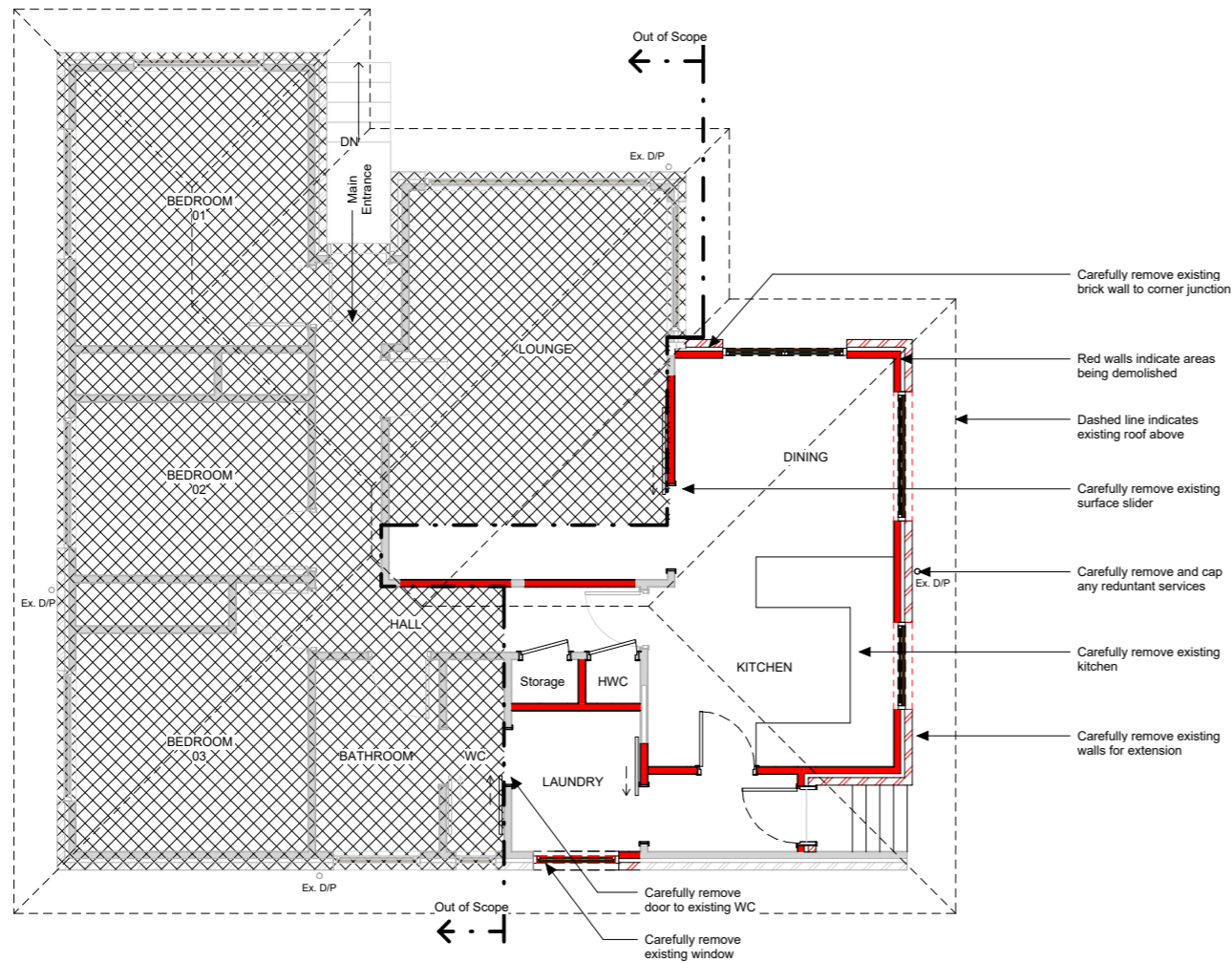
- Contractors must verify all dimensions on-site before starting work. Do not scale drawings from this drawing. Use digital dimensions exclusively.
- Drawings, specifications, and related documents are copyrighted by the designer and must be retained until required. Reproduction requires written permission.
- Drawings must not be used for construction until approved by the designer and building consent is obtained.
- Drawings are based on client-provided information, common building practices, and local codes. Clients and contractors must verify all dimensions and specifications before construction. 27 Acres Limited is not responsible for unverified details or changes made by client/contractors.
- Consult supplier guides for installation instructions before installing products or materials.

27acres

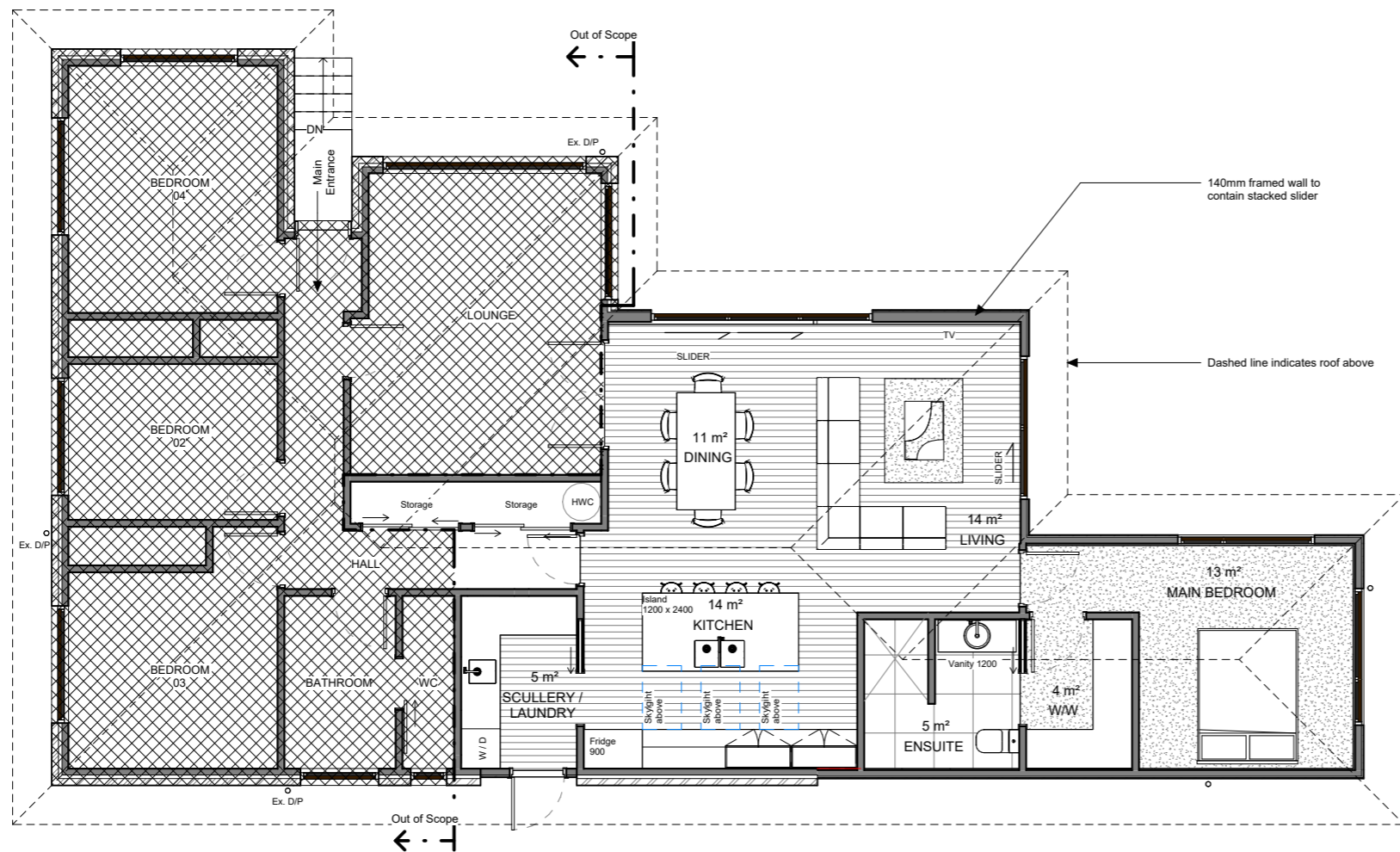
27acres.co.nz

PROJECT NAME	5 Julian Place // Modifications	REVISION	0
CLIENT #			
LOCATION #	A1		
PROJECT NUMBER	2315	SCALE	1:75 @ A1
STATUS	Building Consent	DATE	20/Nov/2023
DRAWING NAME	Coversheet	DRAWING NUMBER	0.00

REFER COVERSHEET FOR ARCHITECTURAL DESIGN DISCLAIMER



1 Existing / Demo Ground Floor Plan
1 : 50



2 Proposed Ground Floor Plan
1 : 50

EXISTING / DEMO WALL LEGEND

- Existing walls to be **RETAINED**
- Existing walls to be **DEMOLISHED**

EXISTING / DEMO WALLS NOTES:

- The existing structure has been inspected by the designer and all care has been taken to identify all load bearing items and their associated supports. The contractor is to undertake a site visit prior to tendering & construction to confirm all supporting structure for load bearing items have been allowed for in the contract. Should the contractor identify an omission, they are to contact the designer immediately for clarification and/or further details. The designer takes no responsibility for any price variations.
- Make-good to existing ceiling & walls where items have been demolished and condition may have been comprised.

ASBESTOS

- If ASBESTOS is discovered to be present on-site above and beyond that documented, demolition works must comply with NZDAA publication: New Zealand guidelines for the management and removal of asbestos.

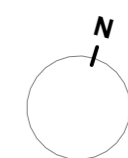
REV.	DATE	DESCRIPTION
A	5/Oct/2023	Developed Design
0	20/Nov/2023	Building Consent

REVISION SCHEDULE SHOWING ONLY THE LATEST FIVE REVISIONS.



PROJECT NAME 5 Julian Place // Modifications		REVISION 0
CLIENT #		
LOCATION #	FORMAT A1	DRAWING NUMBER 1.00
PROJECT NUMBER 2315	SCALE 1 : 50 @ A1	
STATUS Building Consent	DATE 20/Nov/2023	
DRAWING NAME Existing & Proposed Ground Floor Plan		

REFER COVER SHEET FOR ARCHITECTURAL DESIGN DISCLAIMER



GENERAL TAGS LEGEND:

External Window & Doors Tag Roof/Wall Types Tag

De.01	EJ.01	RT.01	WT.01
-------	-------	-------	-------

Element Codes:

De. =External Door Type RT. =Roof Type
 Di. =Internal Door Type WT. =Wall Type
 EJ. =External Joinery SW. =Timber Slat Wall

INTERNAL DOORS TAG

Di.01 ← Internal Door Type
 810x1980 ← Size of door leaf/s

Structural Elements

T-90 90mm Timber Studs - load bearing & non-load bearing
T-140 140mm Timber Studs - load bearing & non-load bearing

Internal Linings

0 No linings
 1 1x10mm Plasterboard Lining. Refer interior finishes schedule, architectural specification and structural engineers drawings for specific wall linings & bracing requirements.

External Linings

2 Linea Oblique Weatherboard, random widths coordinate with client

Roof Finishes

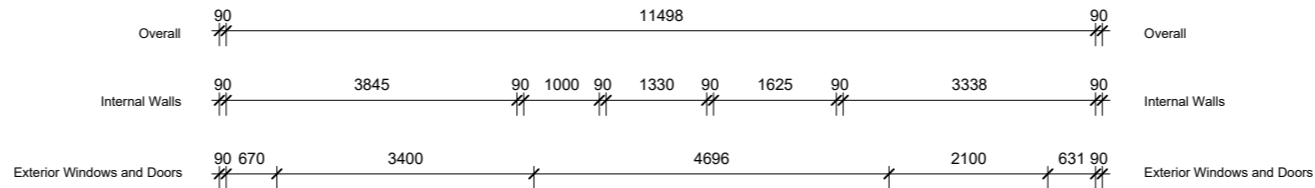
RT.01 Profile metal roofing at 15°

BUILD UPS NOTES:

- Refer specification for all product selections.
- Refer stud sizes table for additional framing information.
- DPC between all metal / timber cladding elements

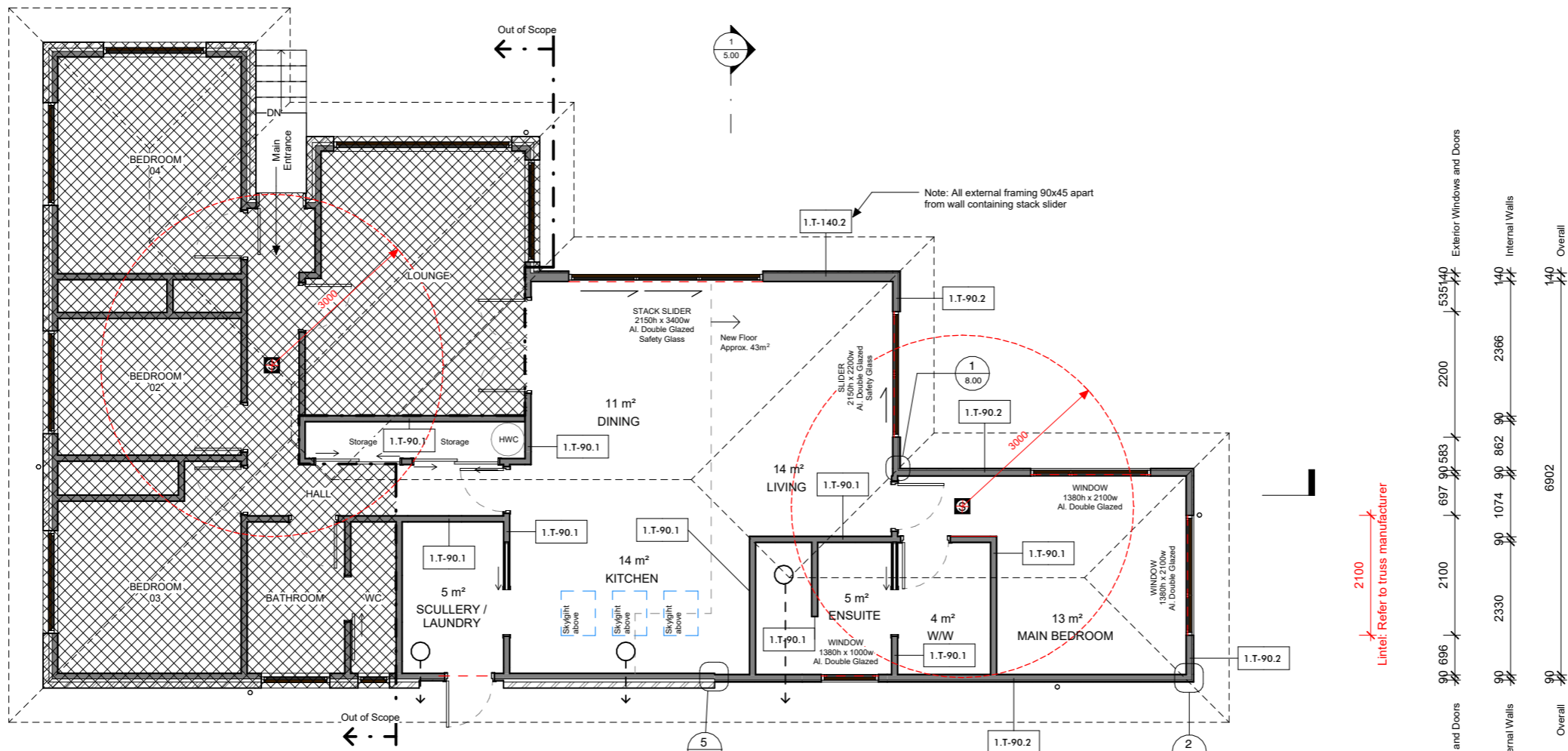
ALL DIMENSIONS ON ARE TAKEN FROM WALL FRAMING. CONFIRM ALL DIMENSIONS PRIOR TO CONSTRUCTION.

DOOR AND WINDOWS DIMENSIONED TO BOX SIZE, ALLOW FOR TRIMMED OPENINGS, WINDOW AND DOORS OPENINGS TO BE MEASURED ON SITE PRIOR TO JOINERY FABRICATION.



3400
Lintel: Refer to truss manufacturer

2100
Lintel: Refer to truss manufacturer

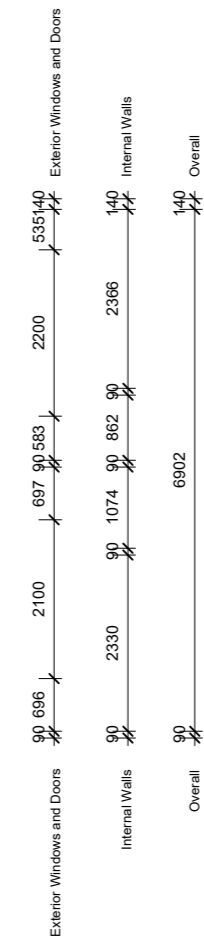
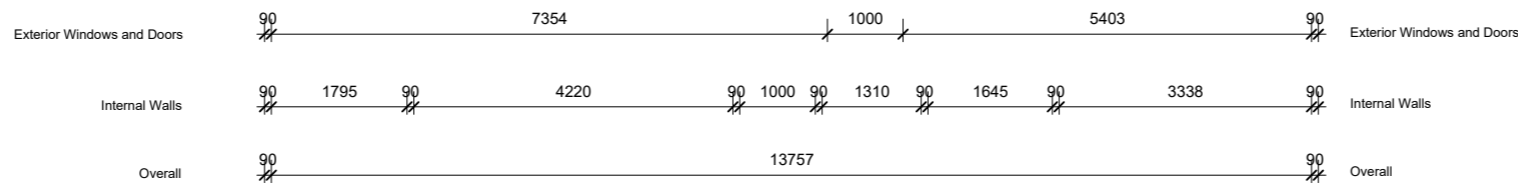


Note: All external framing 90x45 apart from wall containing stack slider

850
Lintel: Refer to truss manufacturer

1000
Lintel: Refer to truss manufacturer

2100
Lintel: Refer to truss manufacturer



REV.	DATE	DESCRIPTION
A	5/Oct/2023	Developed Design
0	20/Nov/2023	Building Consent

REVISION SCHEDULE SHOWING ONLY THE LATEST FIVE REVISIONS

TIMBER FRAMING NOTES:

GENERAL:
 • Timber to be sized as denoted, all to be SG8 H1.2 unless otherwise specified.
 • Refer to structural documentation for bracing design and brace fixing information.

MINIMUM STUD SELECTIONS:

WALLS:	Stud Selection (H1.2 SG8):	Top & Bottom Plates:
External Framing <2.7m	140x45 @600mm crs	140x45 90x45
Internal Framing <2.7m	90x45 @600mm crs	90x45

TOP PLATES TO BE 2/90x45 or 2/140x45 SG8 H1.2 at all External Walls

NZS 3604 - FIXINGS TABLE (ZONE C)

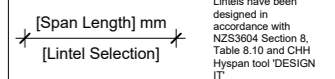
Top Plate Fixing to Studs (NZS 3604 - Table 8.16)
 2/90 x 3.15 skew nails + 2 wire dogs or equivalent 4kN fixing.
 Lintel Fixing to Studs (NZS 3604 - Fig 8.12) 25x1mm strap with 6/30 x 2.5mm nails into both lintel and stud.

Bottom Plate Fixing (NZS 3604 - Fig 8.12)
 25x1mm strap with 6/30 x 2.5mm nails into blocking or stud, OR 7.5kN (tension) connection.

Bottom Plate Fixings for Bracing
 BL1-N: External walls to timber floor to NZS3604 plus GIB HandiBrac and 12x150 coachscrew with 50x50x3mm washer, located within 100mm of each end of bracing element.

Fixing Selections (NZS3604 Table 4.1, Exposure ZONE C)
 All metal fixings exposed to weather, or in contact with H3, H4 or H5 treated timber is to be 304 grade Stainless Steel.

LINTEL SCHEDULE:



Wind Zone: Medium
 Roof: LIGHT
 Walls: LIGHT
 Lintel Fixings: NZS3604: Fig. 8.12

Lintels have been designed in accordance with NZS3604 Section 8, Table 8.10 and CHH Hyspan tool 'DESIGN IT'

NOTE: Lintels to be 90x90 H1.2 SG8 unless otherwise noted on plan.

FLOOR PLAN NOTES:

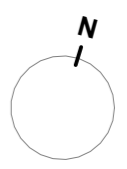
- All interior walls full height, unless otherwise noted.
- All plasterboard walls to be have architraves to ceiling to match existing profile. Confirm on site.
- Top plate of all partition walls to be restrained by roof (either perpendicular or parallel to joists/portal frame) deflection heads to be installed.
- Window/Door stud, sill, jamb and head trimmers as per NZS3604 Table 8.15.
- Allow 20mm tolerance to all sides of openings for external doors and windows.
- GIB linings may be substituted with any other standard and wet area plasterboard brands available.
- Wired smoke detectors to be installed within 3m of sleeping spaces. Indicative smoke detector locations shown on plan.

EXTRACTION:

150mm in-line Fan Kit - Ceiling to Soffit Extraction
 Min. Requirement - 26 l/s
 Min Achieved: 120 l/s or greater



PROJECT NAME 5 Julian Place // Modifications		REVISION 0
CLIENT #	LOCATION #	FORMAT A1
PROJECT NUMBER 2315	SCALE 1:50 @ A1	DATE 20/Nov/2023
STATUS Building Consent	DRAWING NUMBER 2.00	
DRAWING NAME Dimensioned Ground Floor Plan		
REFER COVER SHEET FOR ARCHITECTURAL DESIGN DISCLAIMER		



GENERAL TAGS LEGEND:

External Window & Doors Tag Roof /Wall Types Tag



Element Codes:

De. =External Door Type RT. =Roof Type
 Di. =Internal Door Type WT. =Wall Type
 Ej. =External Joinery SW. =Timber Slat Wall

INTERNAL DOORS TAG

Di.0 ← Internal Door Type
 810x1980 ← Size of door leafs

Structural Elements

T-90 90mm Timber Studs - load bearing & non-load bearing
T-140 140mm Timber Studs - load bearing & non-load bearing

Internal Linings

0 No linings
1 1x10mm Plasterboard Lining. Refer interior finishes schedule, architectural specification and structural engineers drawings for specific wall linings & bracing requirements.

External Linings

2 Linea Oblique Weatherboard, random widths coordinate with client

Roof Finishes

RT.01 Profile metal roofing at 15°

BUILD UPS NOTES:

- Refer specification for all product selections.
- Refer stud sizes table for additional framing information.
- DPC between all metal / timber cladding elements

ALL DIMENSIONS ON ARE TAKEN FROM WALL FRAMING. CONFIRM ALL DIMENSIONS PRIOR TO CONSTRUCTION.

DOOR AND WINDOWS DIMENSIONED TO BOX SIZE, ALLOW FOR TRIMMED OPENINGS, WINDOW AND DOORS OPENINGS TO BE MEASURED ON SITE PRIOR TO JOINERY FABRICATION.

PROJECT INFORMATION

Wind Zone Extra High Foundation type Subfloor Roof pitch 15°
 Earthquake Zone Zone 3 Cladding weight Light Roof height above eaves 1.85m
 Number of storeys Single Roof weight Light Building height to apex 6.9m
 Floor loading 2 kPa Room in roof space Yes Ground to lower floor 2m

BRACING NOTES

The following bracing calculations were established using GIB EzyBrace 2016 Software. All Subfloor Bracing to be installed in accordance with project specification and comply with - NZBC B1/AS1, NZS 3604:2011.

BRACING SCHEDULE: Subfloor Across

Element Label	Element	BU's (Wind)	BU's (E'Quake)	LINE TOTAL (Wind)	LINE TOTAL (E'Quake)
A1	Braced Pile (NZS3604)	160	120	320 OK	240 OK
A2	Braced Pile (NZS3604)	160	120	320 OK	240 OK
B1	Braced Pile (NZS3604)	160	120	320 OK	240 OK
B2	Braced Pile (NZS3604)	160	120	320 OK	240 OK
C1	Braced Pile (NZS3604)	160	120	160 OK	120 OK
D1	Braced Pile (NZS3604)	160	120	160 OK	120 OK
OUTCOME:				960 BU's (199%)	720 BU's (125%)

BRACING SYSTEMS (NZS3604):



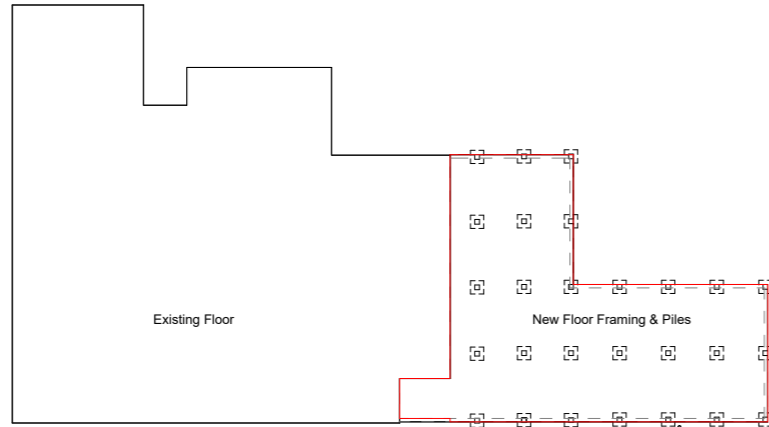
Anchor Pile
 Anchor piles installed as per NZS3604.



Braced Pile
 Braced piles installed as per NZS3604.

BRACING SCHEDULE: Subfloor Along

Element Label	Element	BU's (Wind)	BU's (E'Quake)	LINE TOTAL (Wind)	LINE TOTAL (E'Quake)
E1	Braced Pile (NZS3604)	160	120	160 OK	120 OK
F1	Braced Pile (NZS3604)	160	120	320 OK	240 OK
F2	Braced Pile (NZS3604)	160	120	320 OK	240 OK
G1	Braced Pile (NZS3604)	160	120	320 OK	240 OK
G2	Braced Pile (NZS3604)	160	120	320 OK	240 OK
OUTCOME:				800 BU's (201%)	600 BU's (104%)

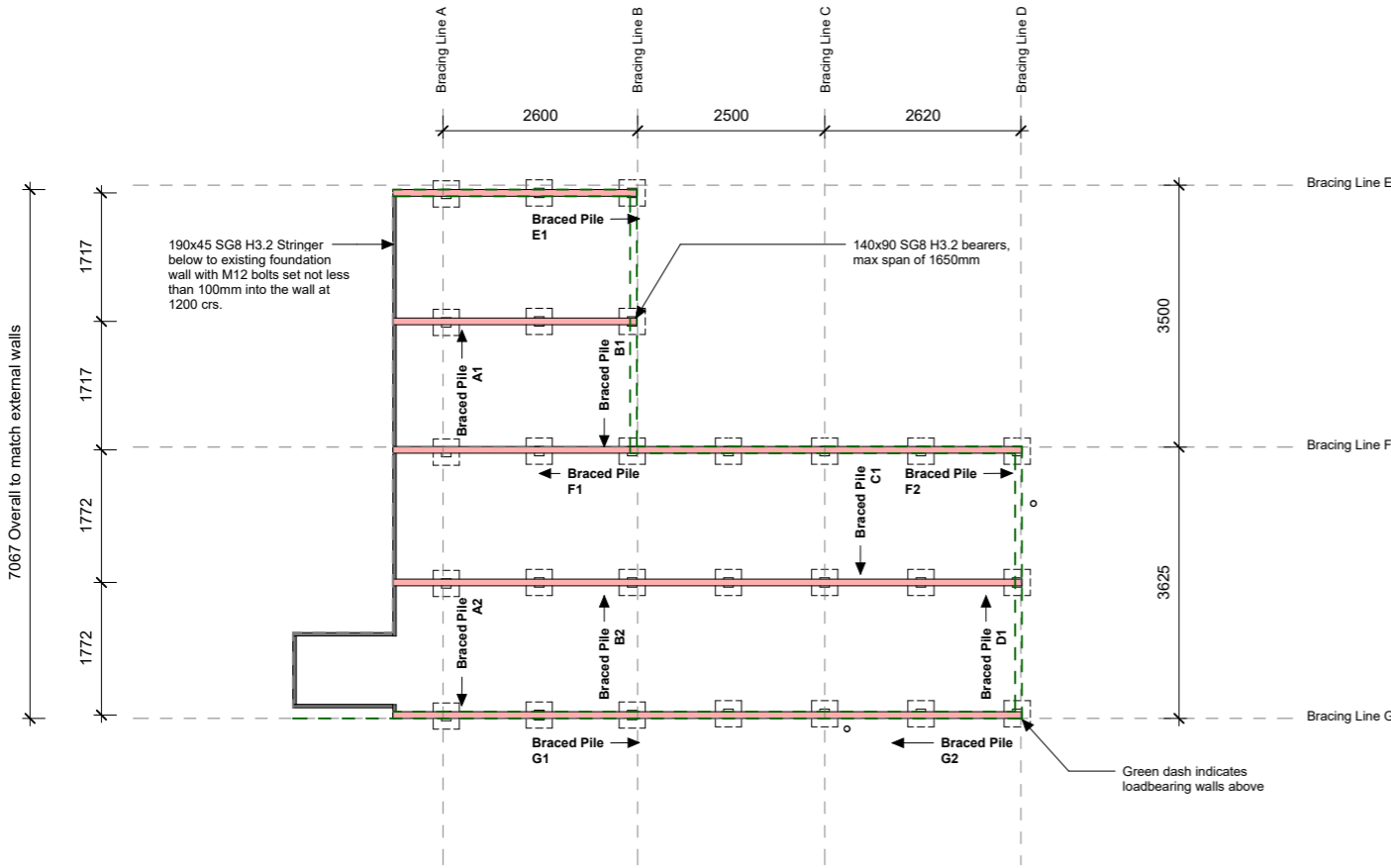
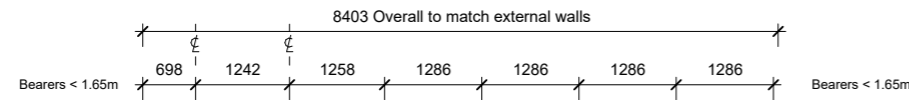


1 Floor Framing Schematic

1 : 100

FLOOR FRAMING LEGEND

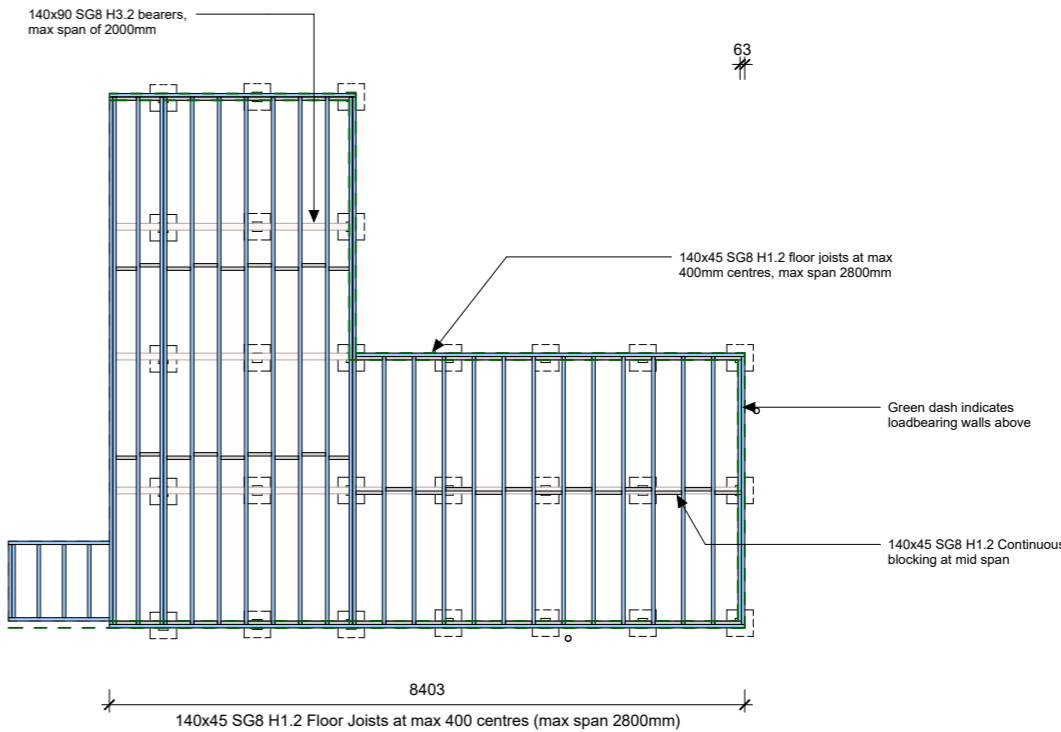
- 140x90 SG8 H3.2 bearers, max span of 1650mm
- 140x45 SG8 H1.2 floor joists at max 400mm centres, max span 2800mm



2

Subfloor Bracing Plan

1 : 50



3

Floor Framing Plan

1 : 50

REVISION SCHEDULE

REV.	DATE	DESCRIPTION
A	5/Oct/2023	Developed Design
0	20/Nov/2023	Building Consent

TIMBER SUB FLOOR NOTES

Compliance Standards
 Foundation, Subfloor, Floor Framing: NZS3604 Sections 6.4, 6.5 & 7.1

Height of pile:
 Minimum height is 150mm above ground level. Provide bituminous DPC between bearer and top of pile.

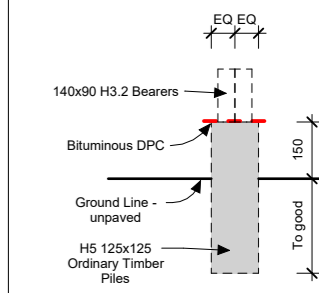
Pile Selections:
 H5 125x125mm timber piles designed under NZS3604, section 6.

Fixing of Bearer to Pile - ORDINARY
 Lumberlok ordinary pile fixing in compliance with NZS3604 Figure 6.3 (1 wire dog to each side and 2/100 x 3.75mm skewed nails).

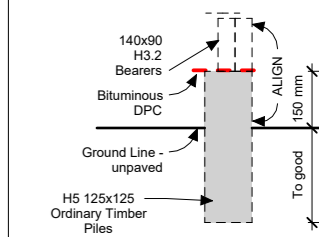
Fixing of Bearer to Pile - ANCHOR PILE
 M12 bolt with 50 x 50 x 3 mm washers connecting pile to bearer in compliance with NZS3604 Figure 6.9.

TIMBER PILE FOOTINGS

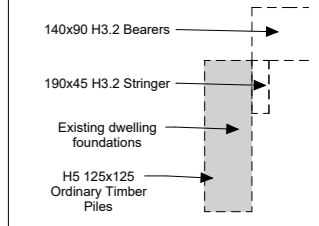
PILES TO NZS3604: Bearer Positioning on piles



INTERMEDIATE PILES



PERIMETER PILES



STRINGER TO EXISTING PILES



PROJECT NAME 5 Julian Place // Modifications	PERMITS A1	REVISION 0
CLIENT #	PROJECT NUMBER 2315	SCALE As indicated @ A1
LOCATION #	STATUS Building Consent	DATE 20/Nov/2023
DRAWING NAME Foundation & Floor Framing Plan	DRAWING NUMBER 2.10	27acres.co.nz

REFER COVER SHEET FOR ARCHITECTURAL DESIGN DISCLAIMER

PROJECT INFORMATION

Wind Zone	Medium	Foundation type	Subfloor	Roof pitch	15°
Earthquake Zone	Zone 1	Cladding weight	Light	Roof height above eaves	1.5m
Number of storeys	Single	Roof weight	Yes	Building height to apex	4.5m
Floor loading	2 kPa	Room in roof space	Yes	Ground to lower floor	0.8m







BRACING NOTES

The following bracing calculations were established using GIB EzyBrace 2016 Software. GIB Braceline can be substituted for GIB Aqualine where required & GIB Braceline can be substituted for GIB Fyrelite where required. All Wall, Ceiling and Roof Bracing to be installed in accordance with project specification and comply with - NZBC B1(A)S1, NZS 3604:2011 & Winstones GIB EzyBrace systems 2011 (June 2011).

In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow system specifications. Refer GIB EzyBrace Systems booklet in specification appendix. Note: Contractor to refer any conflicts back to designer for confirmation.

NOTE: Bracing has been calculated for the Extension ONLY. Existing wall elements are outside the area of proposed work and therefore it is not practicable to replace these.

BRACING SYSTEMS: GIB EzyBrace

 GS1-N 10mm GIB Standard to one side - no hold downs required	 GS2-N 10mm GIB Standard to both sides - no hold downs required	 BL1-H 10mm GIB Braceline to one side - hold downs required
 BLG-H 10mm GIB Braceline one side, GIB Standard plasterboard on the other.	 BLP-H 10mm GIB Braceline® to one side of the frame plus minimum 7mm structural plywood manufactured to AS/NZS 2269.0:2012 to the other side.	 Existing bracing removed: Existing bracing is plasterboard providing 16BU's one side or 40 BU's two sides per 1.2m length as per BRANZ publication BUILD 168 Published November 2018.

BRACING SCHEDULE: Walls Across

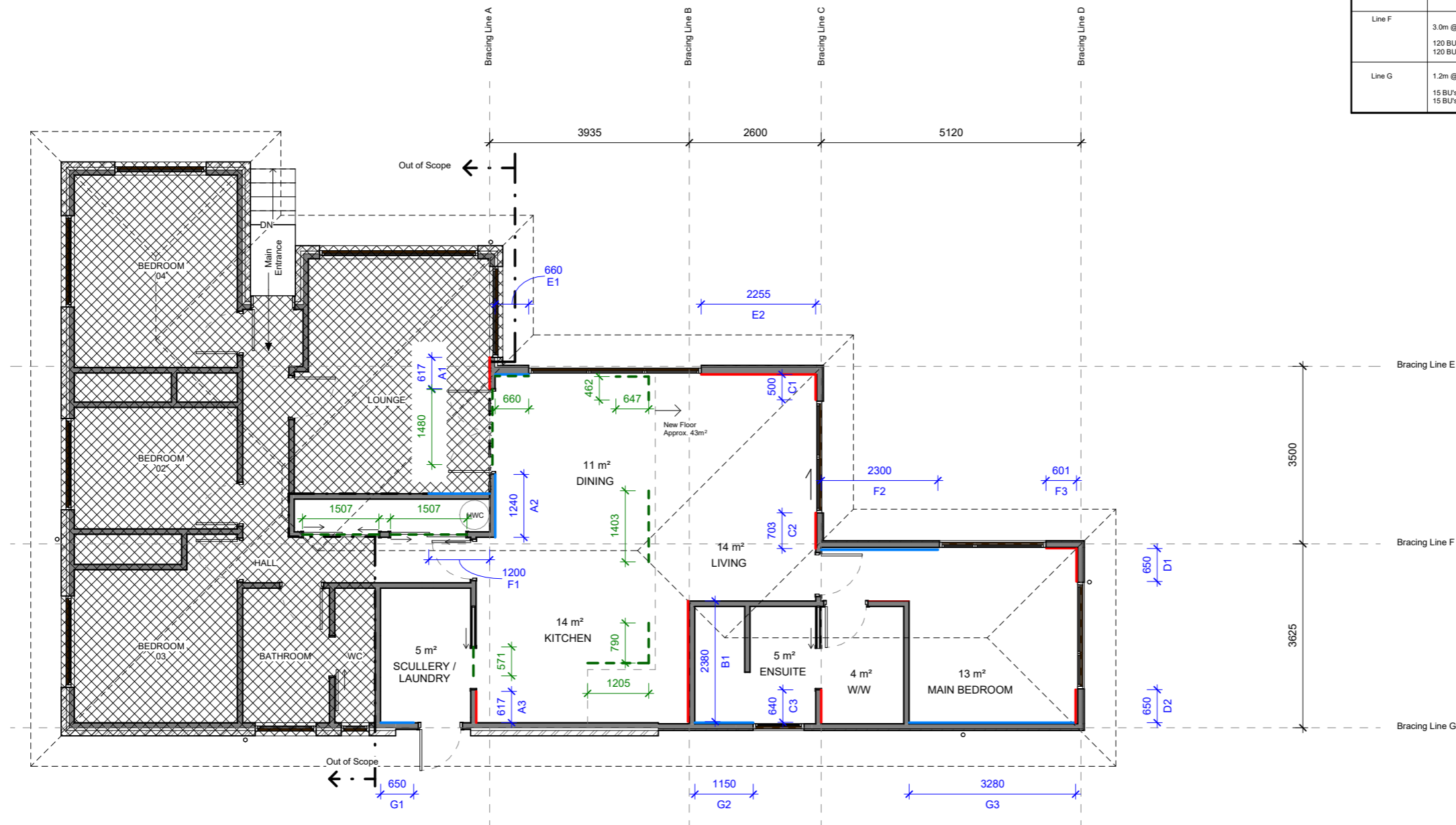
Element Label	Wall Length (mm)	Element	BU's (Wind)	BU's (E'Quake)	LINE TOTAL (Wind)	LINE TOTAL (E'Quake)
A1	0.6	BL1-H	59	61	201 OK	193 OK
A2	1.2	GS1-N	83	72		
A3	0.6	BL1-H	59	61		
B1	2380	BL1-H	276	239	276 OK	239 OK
C1	0.5	BL1-H	47	50	179 OK	182 OK
C2	0.7	BL1-H	73	71		
C3	0.6	BL1-H	59	61		
D1	0.65	BL1-H	66	66	132 OK	132 OK
D2	0.65	BL1-H	66	66		
OUTCOME:					788 BU's (320%)	746 BU's (166%)

BRACING SCHEDULE: Walls Along

Element Label	Wall Length (mm)	Element	BU's (Wind)	BU's (E'Quake)	LINE TOTAL (Wind)	LINE TOTAL (E'Quake)
E1	0.6	GS1-N	34	35	304 OK	269 OK
E2	2.25	BL1-H	270	234		
F1	1.2	GS1-N	83	72	301 OK	271 OK
F2	2.3	GS1-N	159	138		
F3	0.6	BL1-H	59	61		
G1	0.65	GS1-N	38	38	337 OK	299 OK
G2	1.15	GS1-N	78	69		
G3	3.2	GS1-N	221	192		
OUTCOME:					942 BU's (428%)	839 BU's (187%)

BRACING REMOVED / REPLACED

Bracing Line	Bracing Removed	Bracing Replaced
Line A	2.1m @ 40BU/m 84 BU's Wind 84 BU's EQ	276 BU's Wind 239 BU's EQ
Line B	2.6m @ 15BU/m 32 BU's Wind 32 BU's EQ	276 BU's Wind 239 BU's EQ
Line C	n/a	n/a
Line D	n/a	n/a
Line E	1.3m @ 15BU/m 22.5 BU's Wind 22.5 BU's EQ	301 BU's Wind 271 BU's EQ
Line F	3.0m @ 40BU/m 120 BU's Wind 120 BU's EQ	254 BU's Wind 239 BU's EQ
Line G	1.2m @ 15BU/m 15 BU's Wind 15 BU's EQ	337 BU's Wind 299 BU's EQ



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PROJECT NAME 5 Julian Place // Modifications		REVISION 0
CLIENT #		DRAWING NUMBER 2.20
LOCATION #	FORMAT A1	
PROJECT NUMBER 2315	SCALE 1:50 @ A1	
STATUS Building Consent	DATE 20/Nov/2023	
DRAWING NAME Wall Bracing Plan		
REFER COVER SHEET FOR ARCHITECTURAL DESIGN DISCLAIMER		

E1: STORMWATER CALCS

GUTTER CALCULATIONS

ROOF CATCHMENT AREA 01 (DOWNPIPE 01):
Roof Area: 45m²
Flow Capacity: 45m² x 2.08 l/m = 93.6 l/min
Gutter Area: (93.6 l/min / 0.0016)0.8 = 6512.154mm²

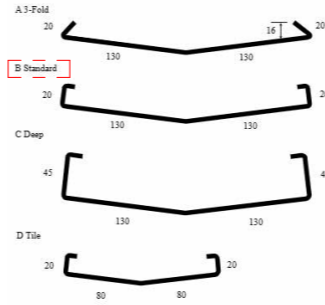
ROOF CATCHMENT AREA 02 (DOWNPIPE 02)
Roof Area: 39m²
Flow Capacity: 39m² x 2.08 l/m = 81.12 l/min
Gutter Area: (81.12 l/min / 0.0016)0.8 = 5807.729mm²

ROOF CATCHMENT AREA 03 (DOWNPIPE 03)
Roof Area: 36m²
Flow Capacity: 36m² x 2.08 l/m = 74.88 l/min
Gutter Area: (74.88 l/min / 0.0016)0.8 = 5447.493mm²

ROOF CATCHMENT AREA 04 (DOWNPIPE 04):
Roof Area: 43m²
Flow Capacity: 43m² x 2.08 l/m = 89.44 l/min
Gutter Area: (89.44 l/min / 0.0016)0.8 = 6279.563mm²

ROOF CATCHMENT AREA 05 (DOWNPIPE 05)
Roof Area: 32m²
Flow Capacity: 32m² x 2.08 l/m = 66.56 l/min
Gutter Area: (66.56 l/min / 0.0016)0.8 = 4957.636mm²

5.5.2A Common Valley Shapes



5.5.2B Internal Valley Angle

Roof Pitch	Internal Angle
3°	176°
5°	173°
10°	166°
15°	159°
20°	152°
25°	145°
30°	139°
35°	132°
40°	126°
45°	120°
50°	114°
60°	104°

Valley Width (one side) = 130mm
Valley Upstand = 20mm
Internal Angle = 159 degrees
Max Capacity Roof Area = 54.68m²

ROOF NOTES DWELLING:

EXISTING ROOF PITCH: 15 degrees
PROPOSED ROOF PITCH: 15 degrees

ROOF BRACING:
Bracing as per NZS 3604:201 - Each roof plane brace shall consist of a diagonally opposing pair of continuous steel straps each having a capacity of 4.0 kN in tension, fixed to the top chord or rafter that is intersected, and to the top plate. The straps shall be wrapped around the top plate, and to the ridge board, and fixed with 5 / 75 x 3.15 nails.

PURLINS:
H1.2 90 x 45 Purlins @ 1450 c/c on flats, fixed with 1 / 14g self-drilling type 17 screw, 100 mm long as per NZS3604 Table A10.10 and section 10.2.1.16.

CEILING SYSTEM:
13mm plasterboard ceiling on metal batten system to match existing ceiling height

ROOF UNDERLAY:
Thermakraft 407 self supporting roof underlay - refer to specification

ROOF COVERING:
0.55 BMT Corrugate profile metal roofing (Minimum 8° Pitch) Fix with T17 - 12 - 10 x 65 or Roofzip M6 x 65 HG-Z4. Fixing Pattern to be: (Table 12. E2/AS1) L - VH Wind zone = C3 fixing pattern - Hit 1, miss 2, hit 1, miss 3...

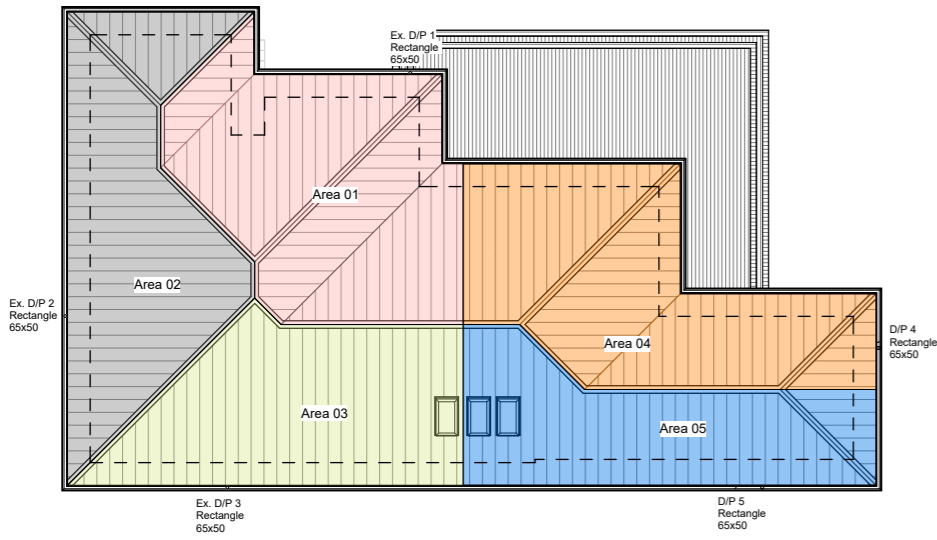
BLOCKING:
Blocking as per 3604: Blocking shall be located at each line of support, and at mid-span of the purlin where its span exceeds 2.5 m. Fixing to purlin shall be by 2 / 100 x 3.75 FH or 2 / 90 x 3.15 gun nails at each end

FASCIA BOARD: Timber: ex200 x 25 H3.1 pre-primed rebated to take soffits.

SPOUTING: Marley Typhoon

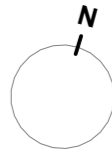
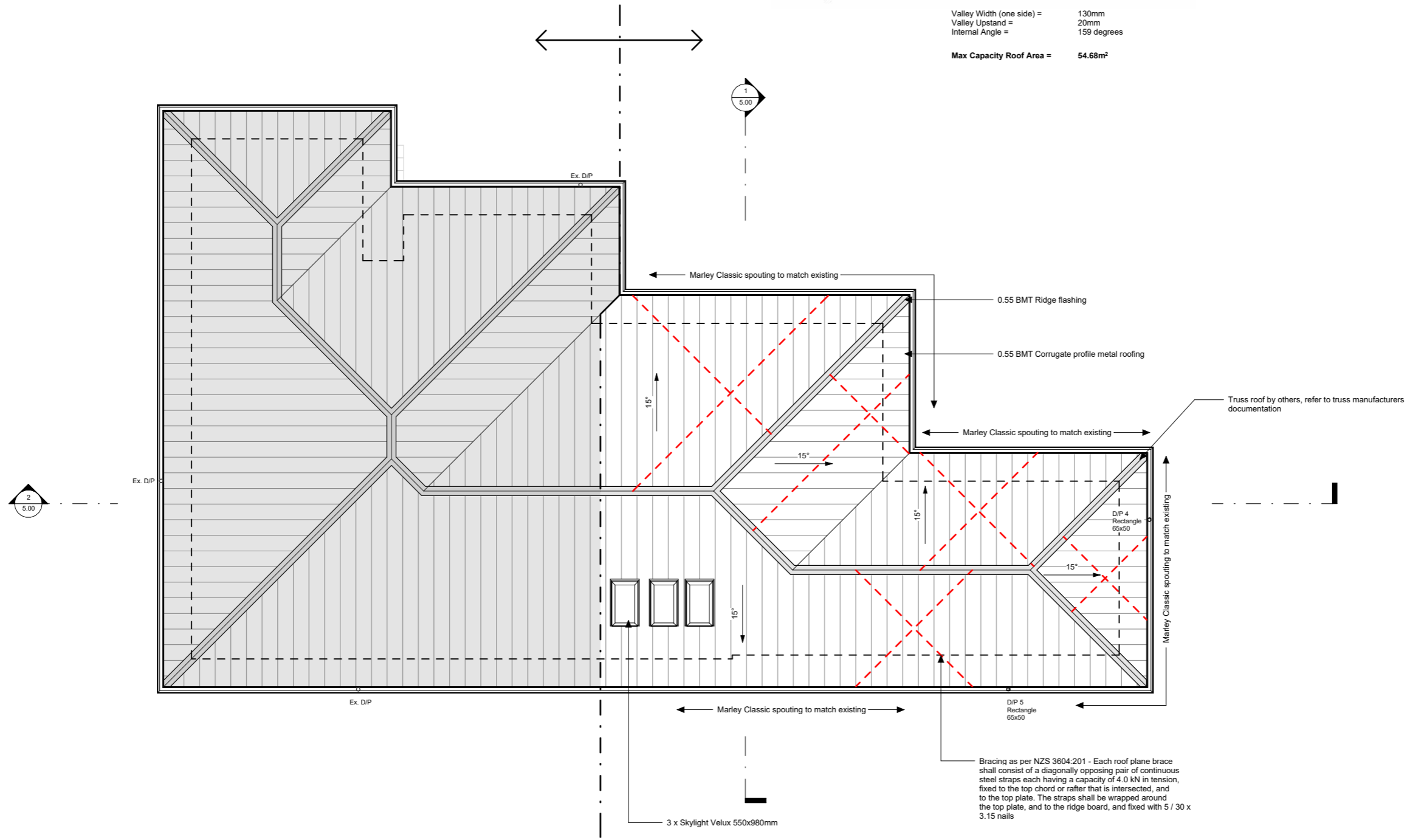
DOWNPIPES: Marley 80mm Ø

LOAD BEARING WALLS
The load bearing lines are located at external walls typically, refer to the truss manufacturer drawings for load paths of roof structure.
All load bearing lines are directly supported to the ground. All to trim all roof penetrations in accordance with NZBC E2 & NZS 3604.



2 Roof Schematic
1:100

Existing Roof New Roof Extension



27acres

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PROJECT NAME
5 Julian Place // Modifications

CLIENT #

LOCATION # FERMAT A1
PROJECT NUMBER 2315 SCALE As indicated @ A1

STATUS Building Consent DATE 20/Nov/2023

DRAWING NAME
Roof Structure & Drainage Plan

REFER COVER SHEET FOR ARCHITECTURAL DESIGN DISCLAIMER

REVISION # 0

DRAWING NUMBER 2.30

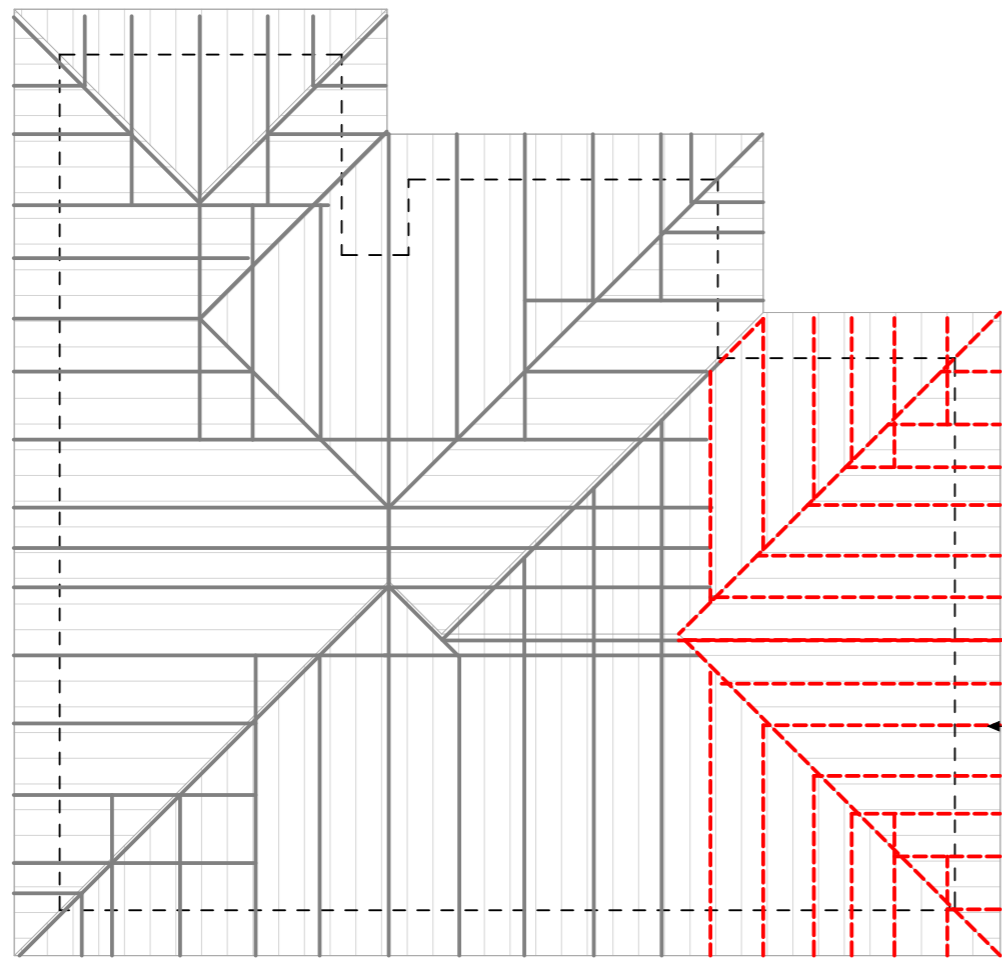


Table 10.10 – Purlins on their flat in all wind zones – SG 8 (see 10.2.1.16.1)

Purlin size	Max. span	Maximum spacing and fixing in the following wind zones									
		Low		Medium		High		Very high		Extra high	
		Spacing	Fixing	Spacing	Fixing	Spacing	Fixing	Spacing	Fixing	Spacing	Fixing
	(mm)	(mm)	(type)	(mm)	(type)	(mm)	(type)	(mm)	(type)	(mm)	(type)
70 x 45	900	900	S	900	T	900	T	900	T	900	U
70 x 45	900	1200	T	1200	T	1200	T	1050	U	900	U
70 x 45	900	1800	T	1800	U	1400	U	1050	U	900	U
70 x 45	1200	1200	T	1150	T	800	T	600	T	500	T
70 x 45	1200	1300	T	1150	T	800	T	600	T	500	T
90 x 45	1200	1700	T	1450	U	1000	U	750	U	650	U
Fixing type	Description		Alternative fixing capacity (kN)								
S	2 / 90 x 3.15 gun nails		0.8								
T	1 / 10g self-drilling screw, 80 mm long		2.4								
U	1 / 14g self-drilling type 17 screw, 100 mm long		5.5								

NOTE - All fixing types are determined as required for the higher uplift loads at the periphery of the roof (based on local pressure factors in AS/NZS 1170.2).

ROOF NOTES DWELLING:

EXISTING ROOF PITCH: 15 degrees
PROPOSED ROOF PITCH: 15 degrees

ROOF BRACING:
Bracing as per NZS 3604:201 - Each roof plane brace shall consist of a diagonally opposing pair of continuous steel straps each having a capacity of 4.0 kN in tension, fixed to the top chord or rafter that is intersected, and to the top plate. The straps shall be wrapped around the top plate, and to the ridge board, and fixed with 5 / 75 x 3.15 nails.

PURLINS:
H1.2 90 x 45 Purlins @ 1450 c/c on flats, fixed with 1 / 14g self-drilling type 17 screw, 100 mm long as per NZS3604 Table A10.10 and section 10.2.1.16.

CEILING SYSTEM:
13mm plasterboard ceiling on metal batten system to match existing ceiling height

ROOF UNDERLAY:
Thermakraft 407 self supporting roof underlay - refer to specification

ROOF COVERING:
0.55 BMT Corrugate profile metal roofing (Minimum 8° Pitch) Fix with T17 - 12 - 10 x 65 or Roofzip M6 x 65 HG-Z4. Fixing Pattern to be: (Table 12: E2/AS1) L - V/H Wind zone = C3 fixing pattern - Hit 1, miss 2, hit 1, miss 3...

BLOCKING:
Blocking as per 3604: Blocking shall be located at each line of support, and at mid-span of the purlin where its span exceeds 2.5 m. Fixing to purlin shall be by 2 / 100 x 3.75 FH or 2 / 90 x 3.15 gun nails at each end

FASCIA BOARD: Timber: ex200 x 25 H3.1 pre-primed rebated to take soffit.

SPOUTING: Marley Typhoon

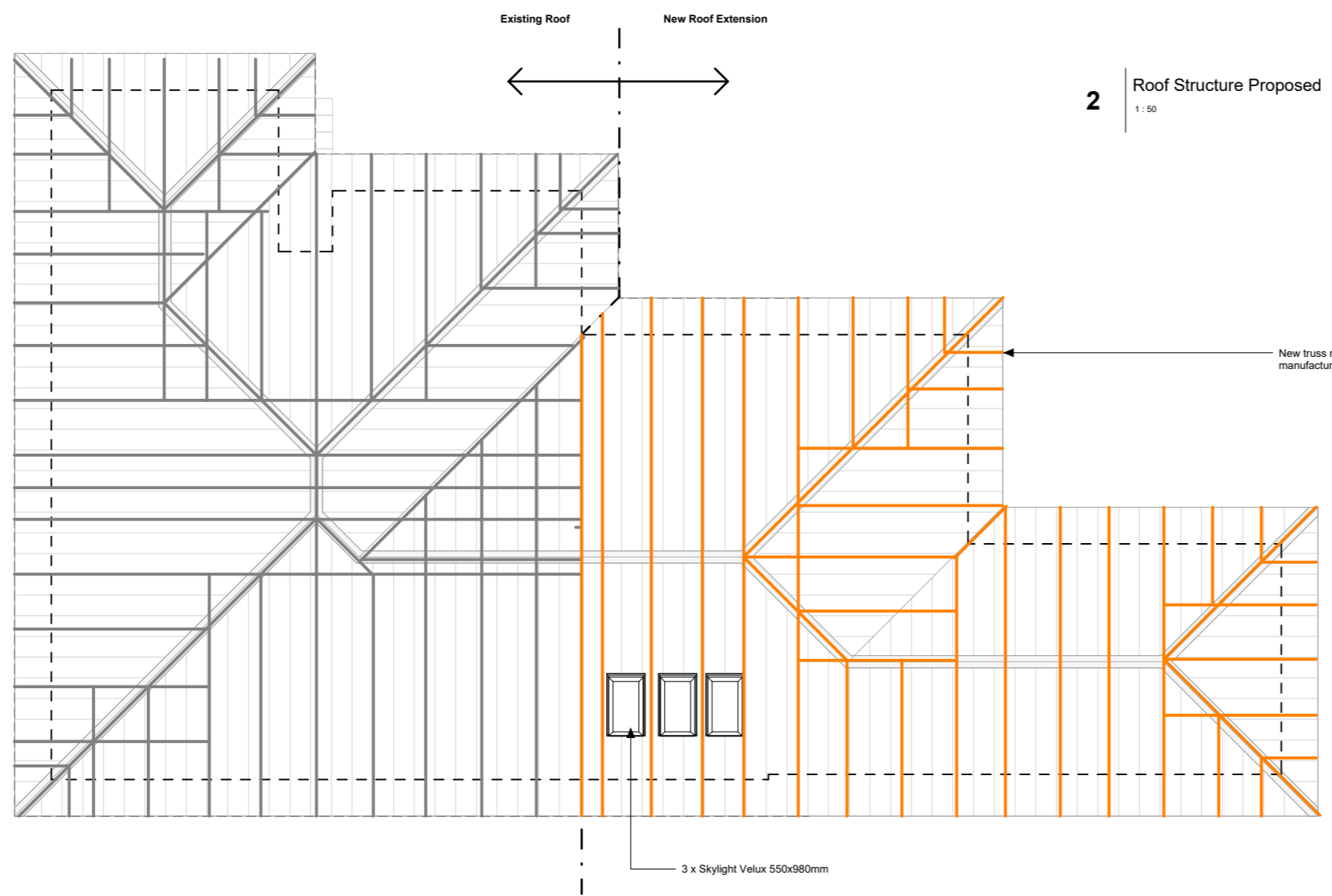
DOWNPIPES: Marley 80mm Ø

LOAD BEARING WALLS
The load bearing lines are located at external walls typically, refer to the truss manufacturer drawings for load paths of roof structure. All load bearing lines are directly supported to the ground. All to trim all roof penetrations in accordance with NZBC E2 & NZS 3604.

Existing structure to be demolished, refer to truss manufacturer plans and documentation

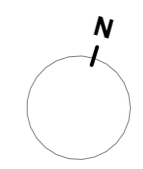
1 Roof Structure Existing / Demo
1:50

2 Roof Structure Proposed
1:50



New truss roof, refer to truss manufacturer plans and documentation

3 x Skylight Velux 550x980mm



PROJECT NAME: 5 Julian Place // Modifications
CLIENT: #
LOCATION: #
PROJECT NUMBER: 2315
STATUS: Building Consent
DRAWING NAME: Roof Truss Plan

PERMIT: A1
SCALE: As indicated @ A1
DATE: 20/Nov/2023

REVISION: 0
DRAWING NUMBER: 2.40

REFER COVER SHEET FOR ARCHITECTURAL DESIGN DISCLAIMER

GENERAL TAGS LEGEND:

External Window & Doors Tag	Roof/Wall Types Tag
De.01	EJ.01
RT.01	WT.01

Element Codes:

De. = External Door Type	RT. = Roof Type
Di. = Internal Door Type	WT. = Wall Type
EJ. = External Joinery	SW. = Timber Slat Wall

INTERNAL DOORS TAG

DI.0	Internal Door Type
810x1980	Size of door leaf/s

Structural Elements

T-90	90mm Timber Studs - load bearing & non-load bearing
T-140	140mm Timber Studs - load bearing & non-load bearing

Internal Linings

0	No linings
1	1x10mm Plasterboard Lining. Refer interior finishes schedule, architectural specification and structural engineers drawings for specific wall linings & bracing requirements.

External Linings

2	Linea Oblique Weatherboard, random widths coordinate with client
---	--

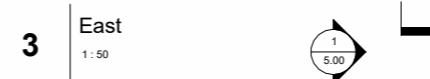
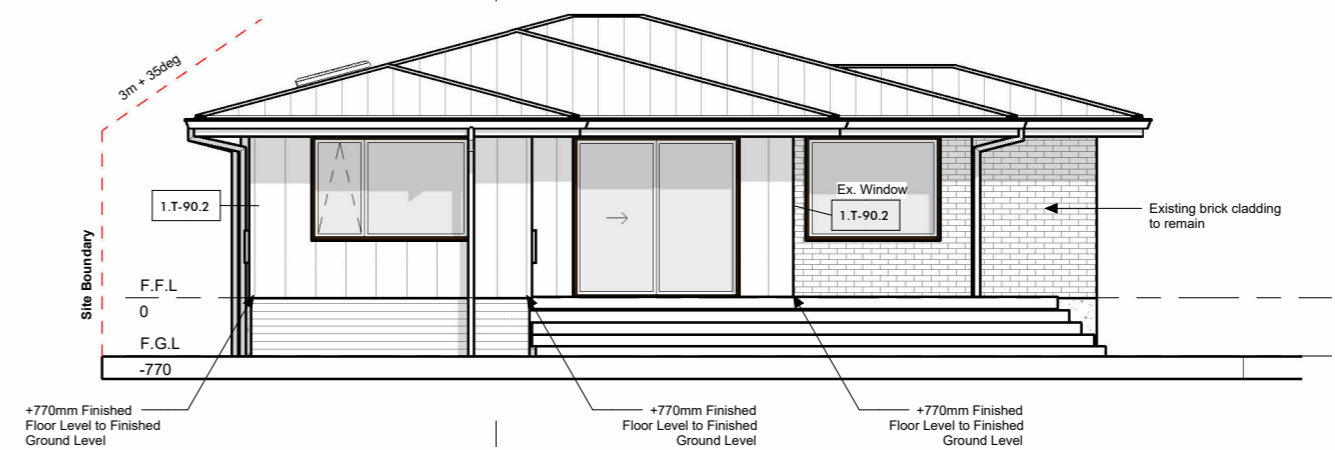
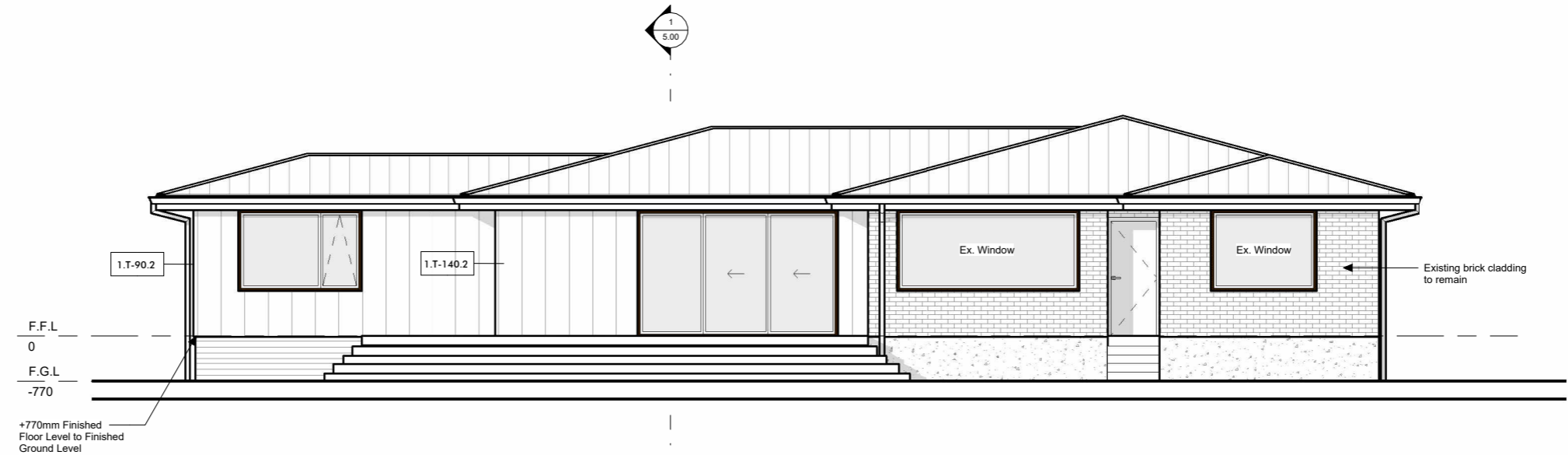
Roof Finishes

RT.01	Profile metal roofing at 15°
-------	------------------------------

- BUILD UPS NOTES:**
- Refer specification for all product selections.
 - Refer stud sizes table for additional framing information.
 - DPC between all metal / timber cladding elements

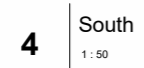
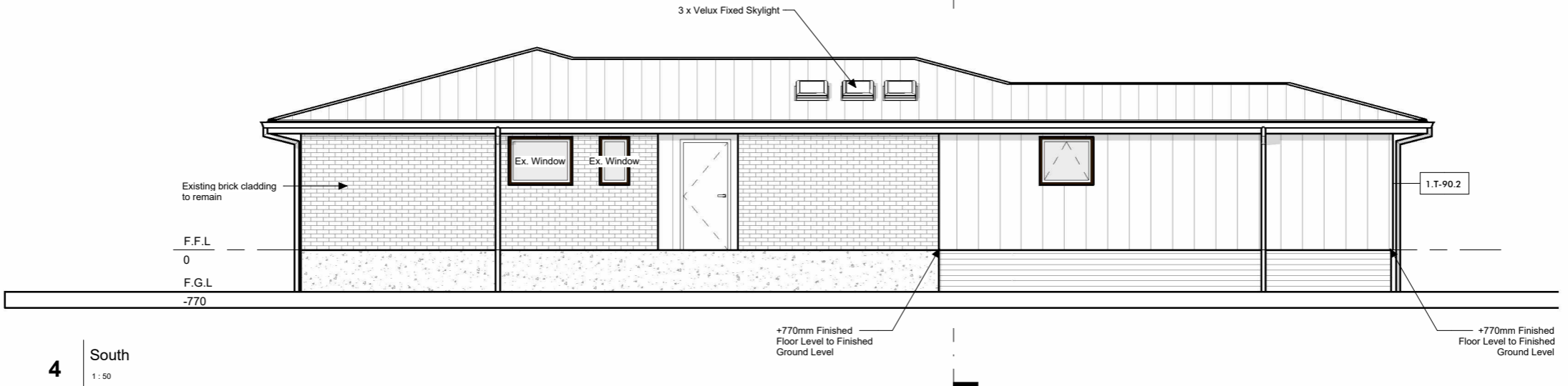
REV.	DATE	DESCRIPTION
A	5/Oct/2023	Developed Design
0	20/Nov/2023	Building Consent

REVISION SCHEDULE SHOWING ONLY THE LATEST FIVE REVISIONS



E2: RISK MATRIX					
RISK FACTOR	NORTH	EAST	SOUTH	WEST	TOTAL SCORE
Wind Zone	0	0	0	0	0-6
No. of Storeys	0	0	0	0	
Roof/ Wall Junction	0	0	0	0	
Eaves Width	1	1	1	1	
Envelope Complexity	1	1	1	1	
Decks & Balconies	0	0	0	0	
TOTAL RISK	2	2	2	2	

Risk matrix total is based on the worst case elevation. Entire dwelling designed to suit the worst case risk.



PROJECT NAME	5 Julian Place // Modifications	REVISION	0
CLIENT	#		
LOCATION #	2315	FORMAT	A1
PROJECT NUMBER	2315	SCALE	As indicated @ A1
STATUS	Building Consent	DATE	20/Nov/2023
DRAWING NAME	Elevations	DRAWING NUMBER	4.00

GENERAL TAGS LEGEND:

External Window & Doors Tag	Roof /Wall Types Tag
De.01	EJ.01
RT.01	WT.01

Element Codes:

De. =External Door Type	RT. =Roof Type
Di. =Internal Door Type	WT. =Wall Type
EJ. =External Joinery	SW. =Timber Slat Wall

INTERNAL DOORS TAG

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810x1980	Size of door leaf/s

Structural Elements

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Internal Linings

0	No linings
1	1x10mm Plasterboard Lining. Refer interior finishes schedule, architectural specification and structural engineers drawings for specific wall linings & bracing requirements.

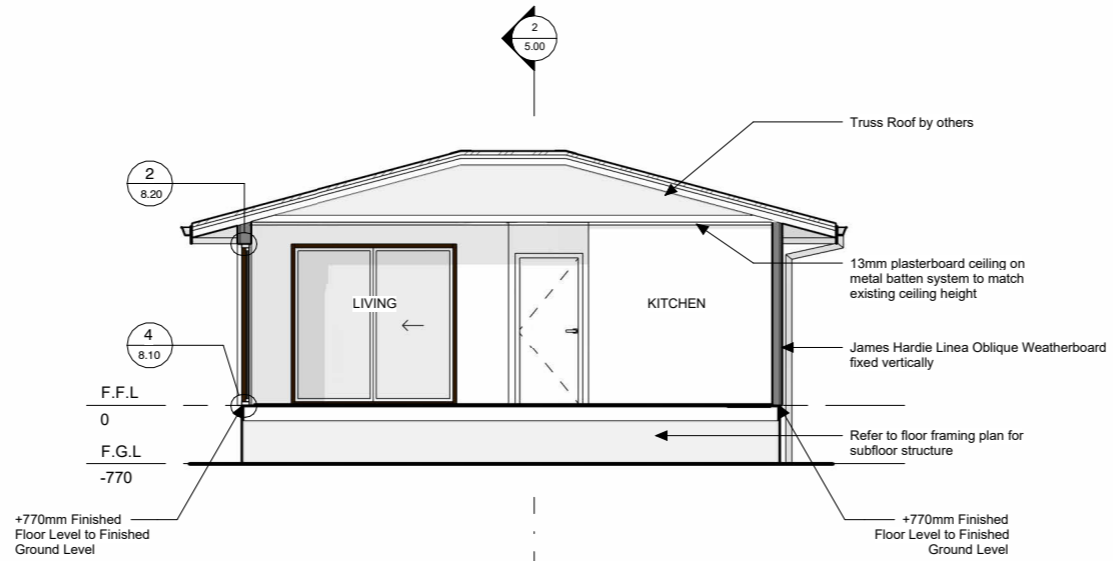
External Linings

2	Linea Oblique Weatherboard, random widths coordinate with client
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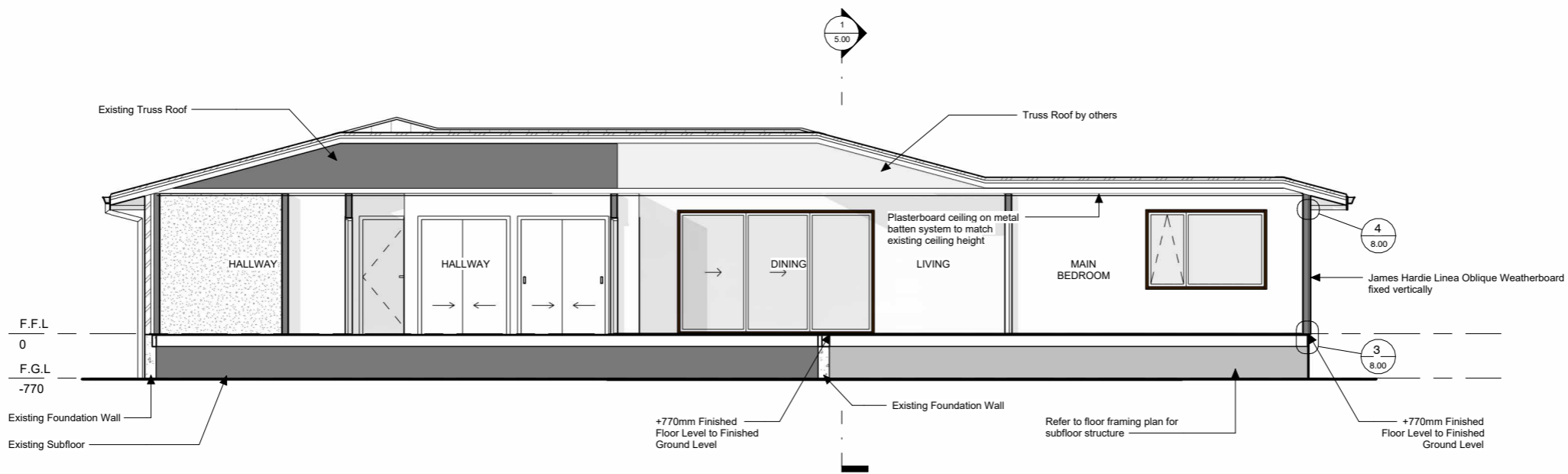
Roof Finishes

RT.01	Profile metal roofing at 15°
-------	------------------------------

- BUILD UPS NOTES:**
- Refer specification for all product selections.
 - Refer stud sizes table for additional framing information.
 - DPC between all metal / timber cladding elements



1 Section 1
1:50



2 Section 2
1:50

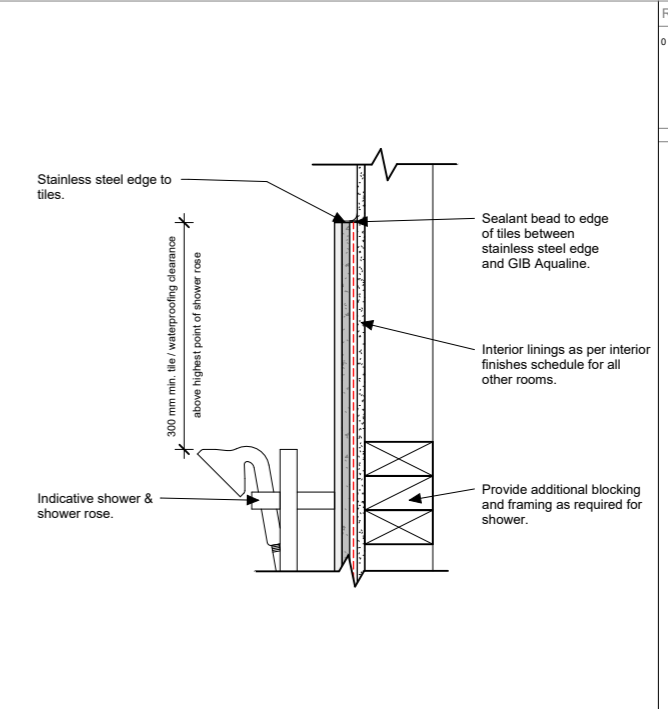
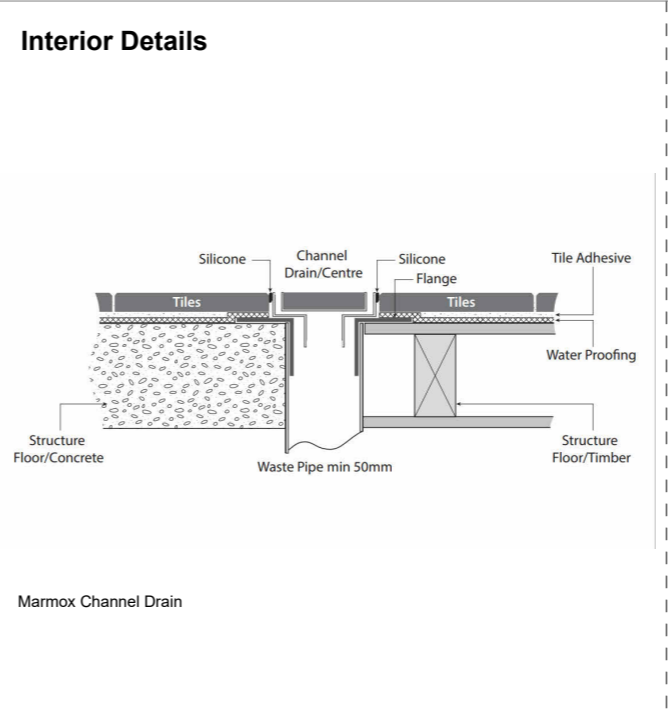
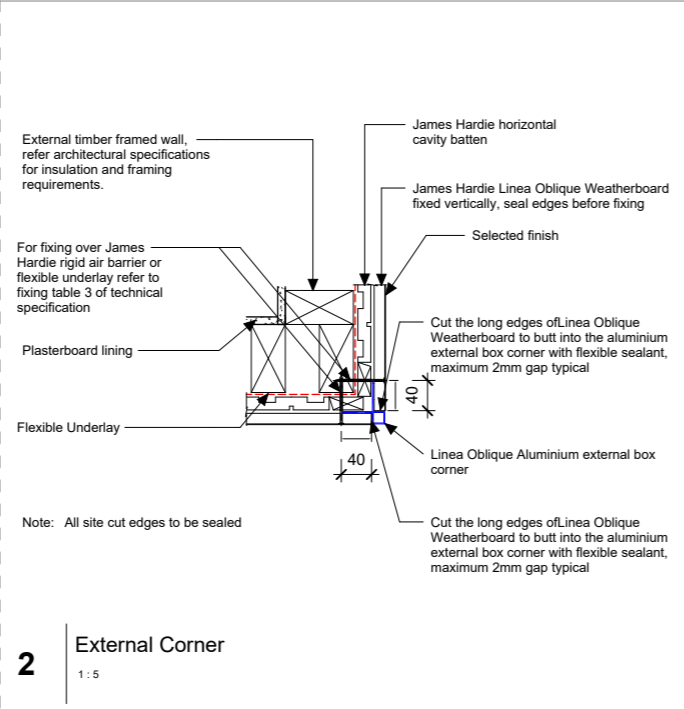
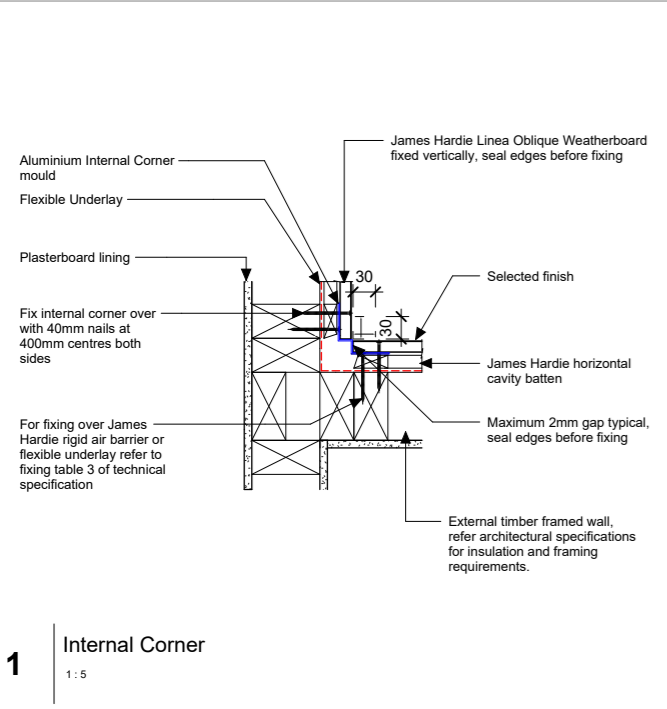
REV.	DATE	DESCRIPTION
A	5/Oct/2023	Developed Design
0	20/Nov/2023	Building Consent

REVISION SCHEDULE SHOWING ONLY THE LATEST FIVE REVISIONS.

PROJECT NAME	CLIENT	LOCATION	PROJECT NUMBER	STATUS	DRAWING NAME
5 Julian Place // Modifications	#	A1	2315	Building Consent	Sections



PROJECT NAME	5 Julian Place // Modifications	CLIENT	#	LOCATION	A1	PROJECT NUMBER	2315	STATUS	Building Consent	DRAWING NAME	Sections
REVISION	0	SCALE	1:50 @ A1	DATE	20/Nov/2023	DRAWING NUMBER	5.00	REFER COVER SHEET FOR ARCHITECTURAL DESIGN DISCLAIMER			

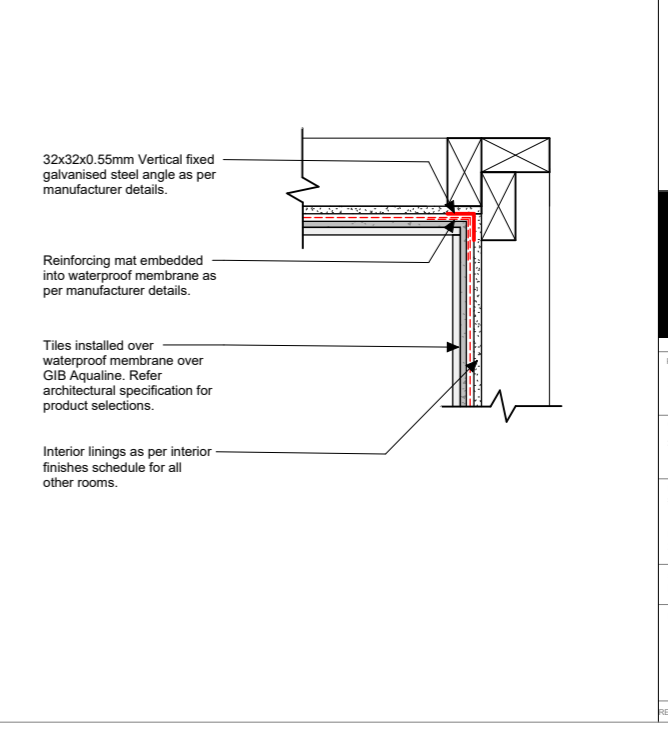
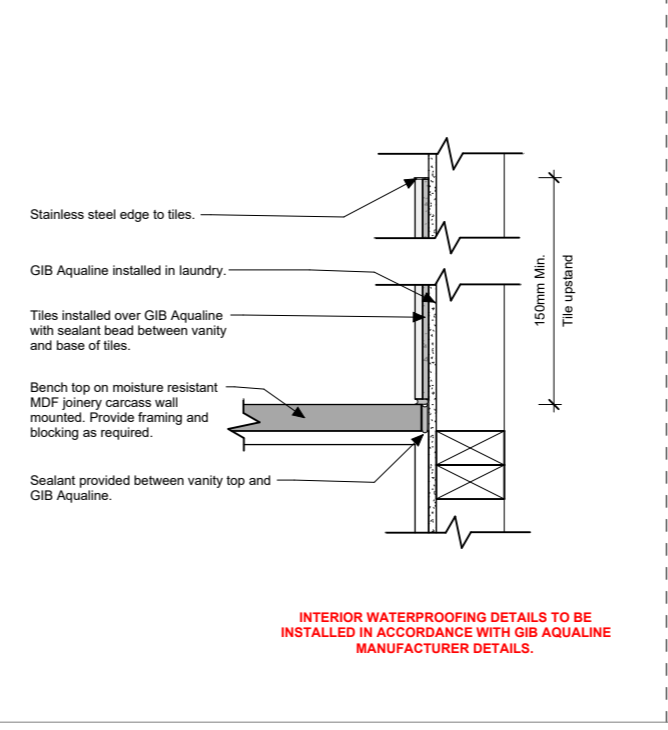
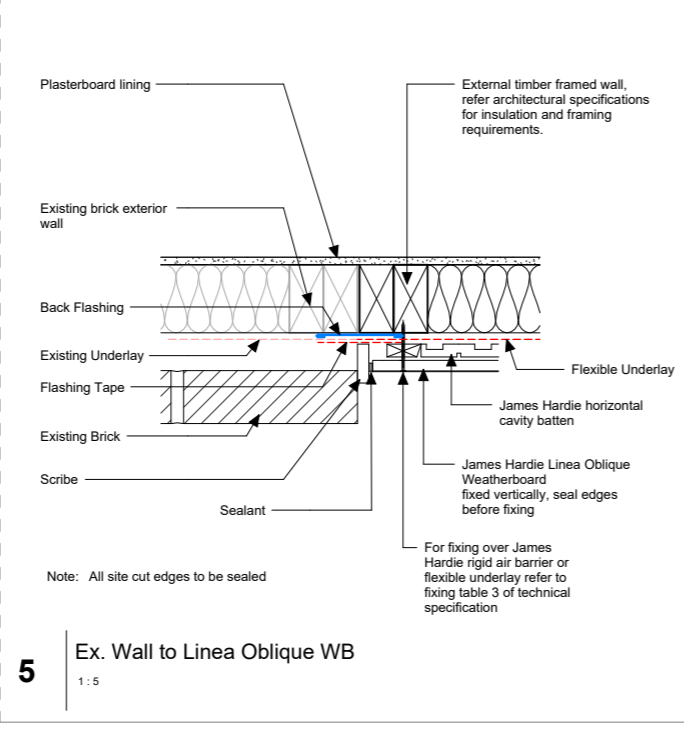
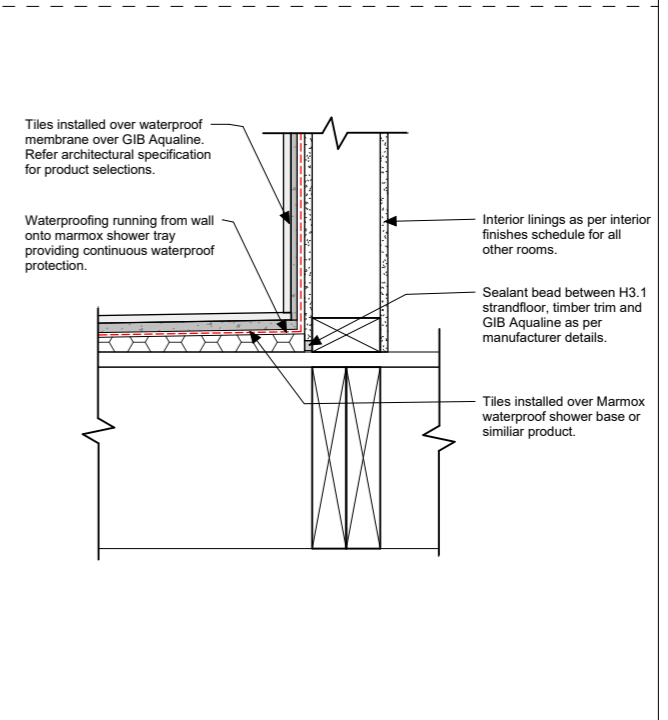
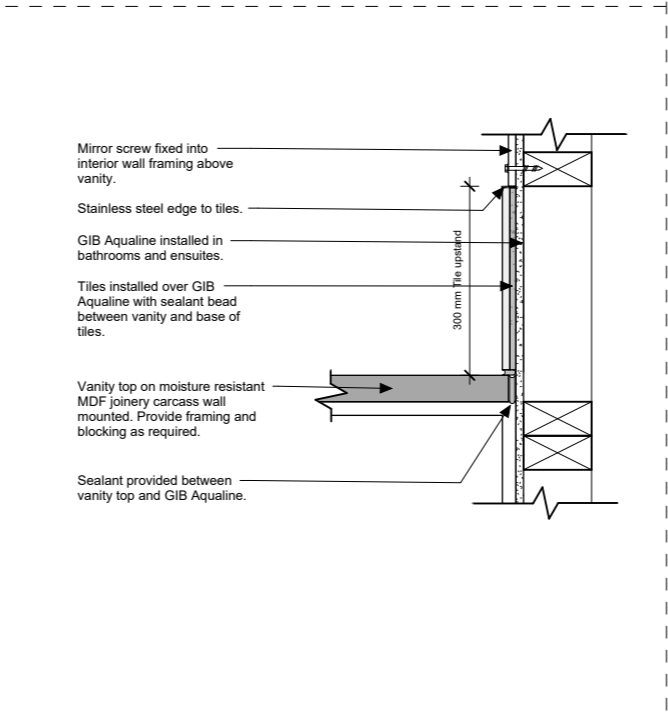
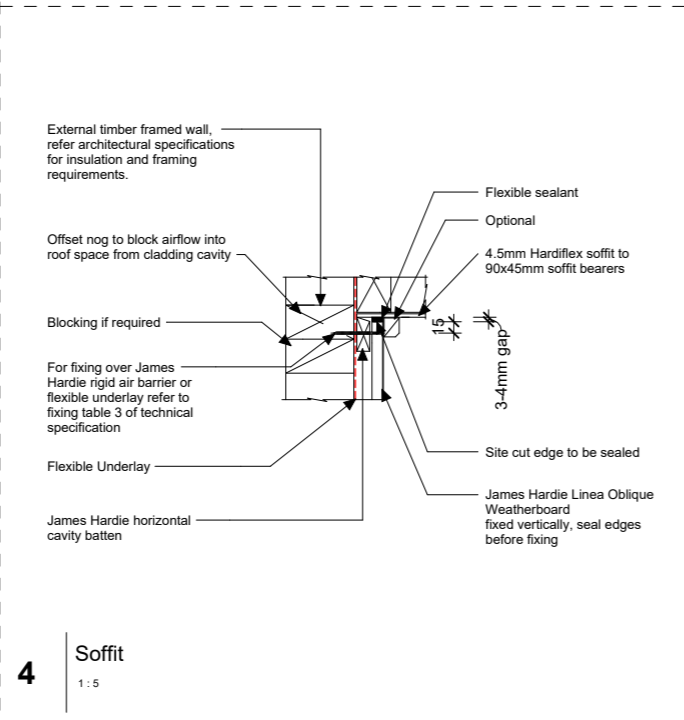
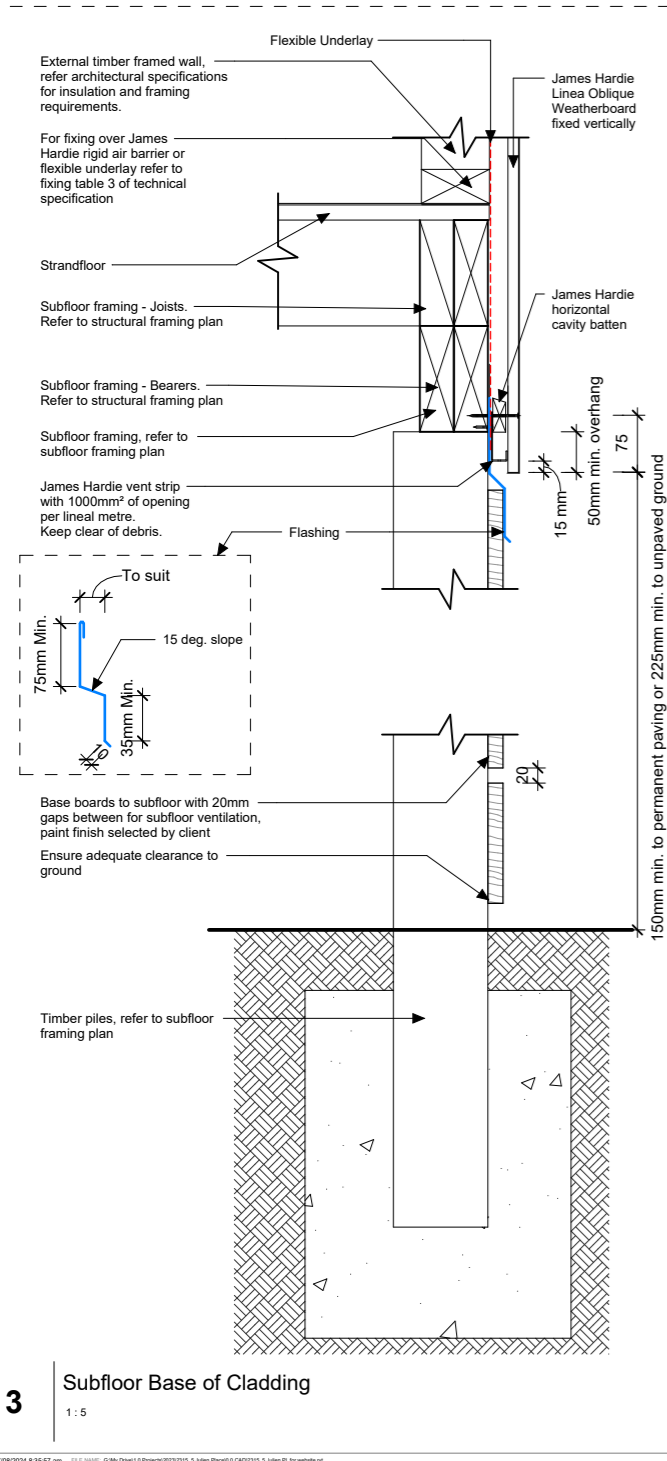


REV.	DATE	DESCRIPTION
0	20Nov/2023	Building Consent

REVISION SCHEDULE SHOWING ONLY THE LATEST FIVE REVISIONS.

WET AREA MEMBRANE
Waterproofing membrane to comply with AS/NZS 4858:2004.
Substrate: Floor = 19mm Ecofloor Structural Graded H3.2, complying with NZS 2269. Plywood to be supported at 400mm crs max, set with falls to channel drain. Use 10g x 50mm stainless steel 304 c/sunk screws at 150mm crs at perimeter and 200mm crs intermediate. Wall = 13mm GIB Aqualine
Waterproofing Membrane: Ardex Superflex WPM 001 Wet Area Membrane. Apply waterproof membrane to floor with 150mm upstands min at walls. Walls in 'Wet Area' to be membraned to min 300mm above shower rose.
Shower Tray: Marmox Preformed Showertray & Preformed Wedge with tile finish over membrane.
Channel Drain: Marmox Tile inset.
Finishing: Ceramic Tiles with 6% maximum water absorption. (must weigh less than 20kg/m²)

MARMOX PREFORMED SHOWERTRAYS - ENSUITE



27acres

PROJECT NAME: 5 Julian Place // Modifications
CLIENT: #
LOCATION: #
PROJECT NUMBER: 2315
STATUS: Building Consent
DRAWING NAME: Construction Details

PERMIT: A1
SCALE: As indicated @ A1
DATE: 20/Nov/2023

REVISION: 0
DRAWING NUMBER: 8.00

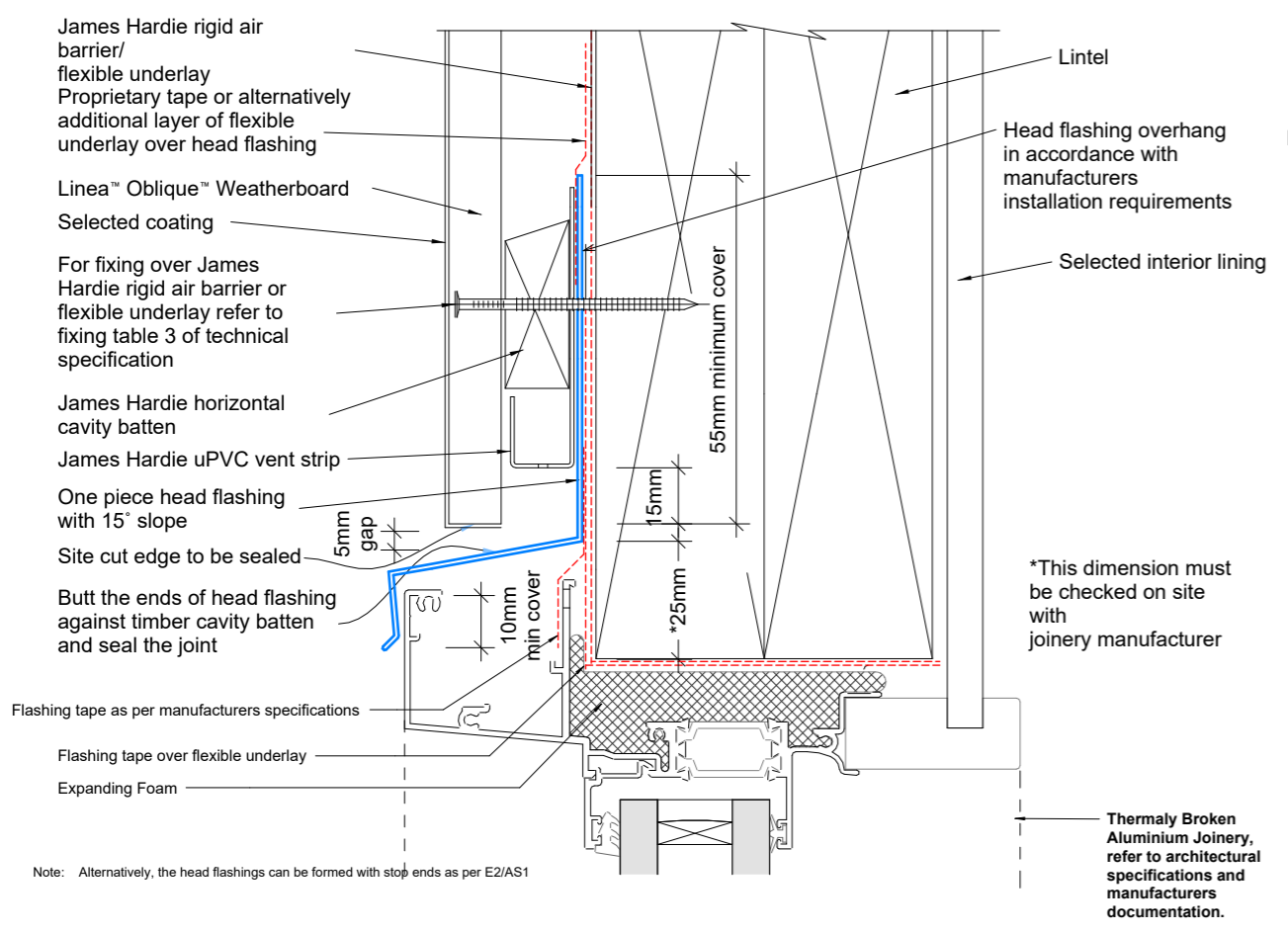
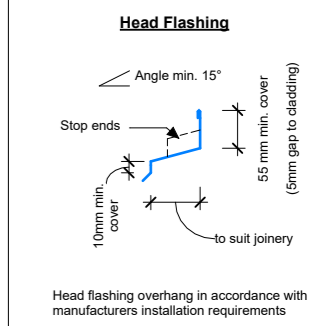
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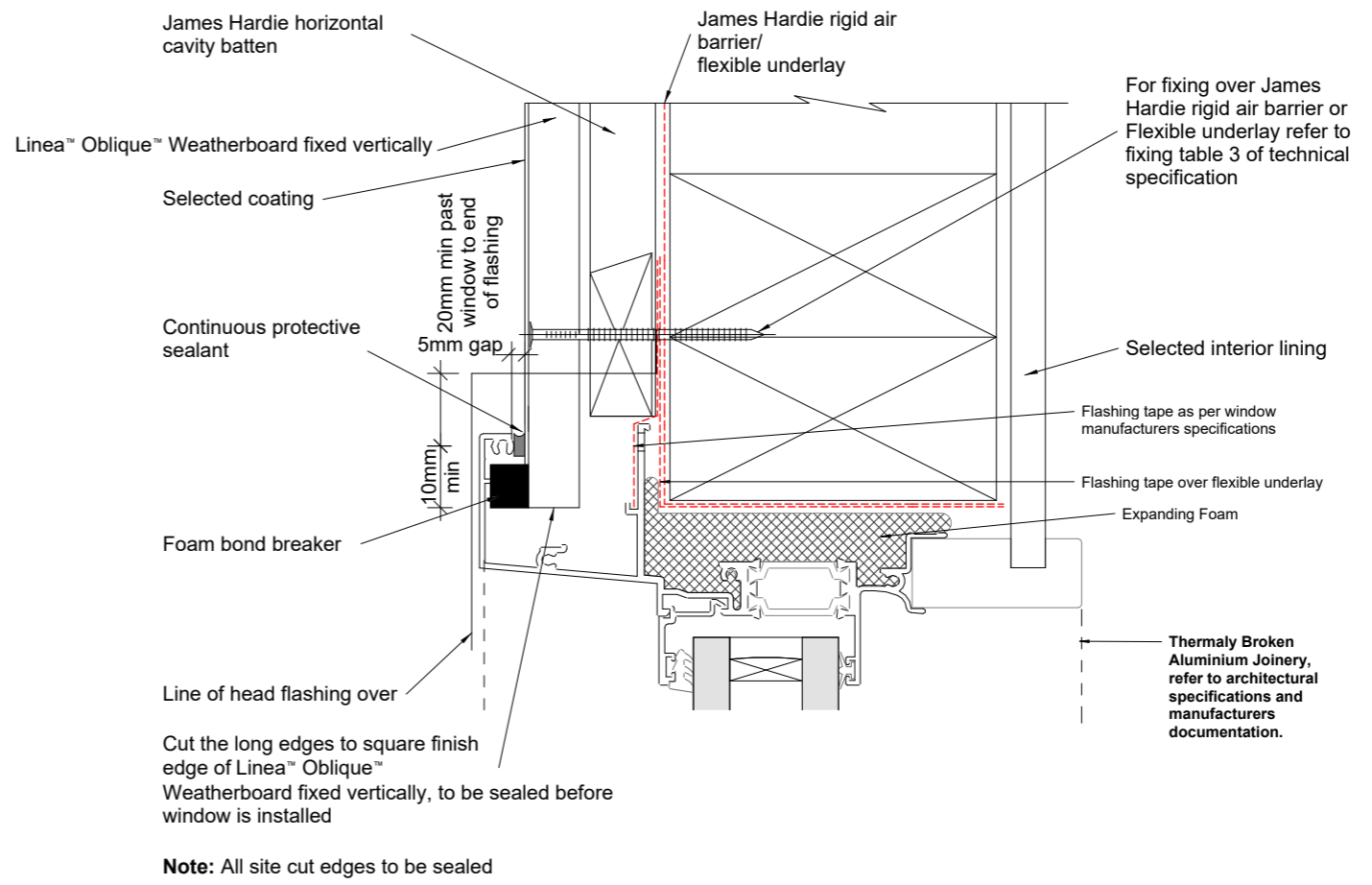
Notes:
 Coordinate joinery sizing with window manufacturer before lining exterior wall, a thicker cavity batten may be required

- General notes for materials selection**
- Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC E2/AS1
 - Flexible underlay must comply with acceptable solution E2/AS1
 - Flashing tape must have proven compatibility with the selected flexible underlay and other materials with which it comes into contact
 - When James Hardie rigid air barriers are used flashing tape to be applied to the entire opening

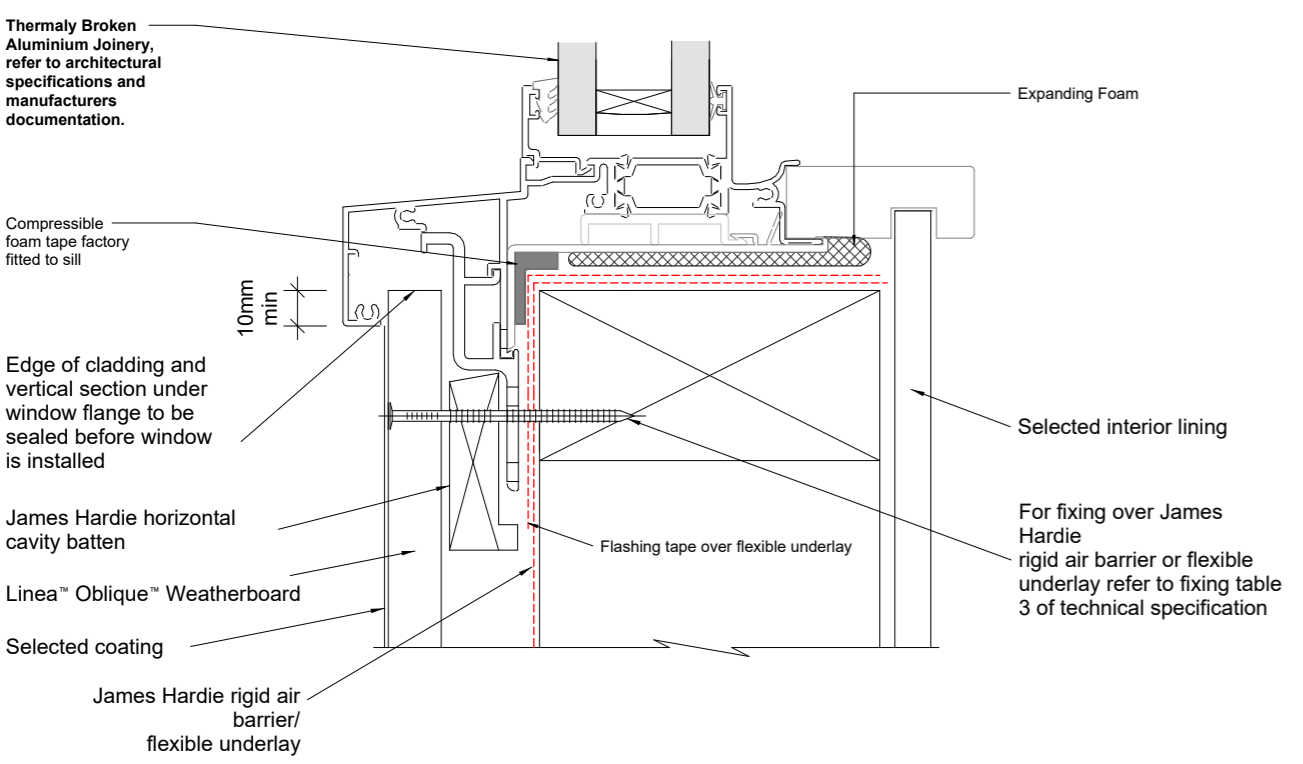
Refer to the manufacturer or supplier for technical information for these materials



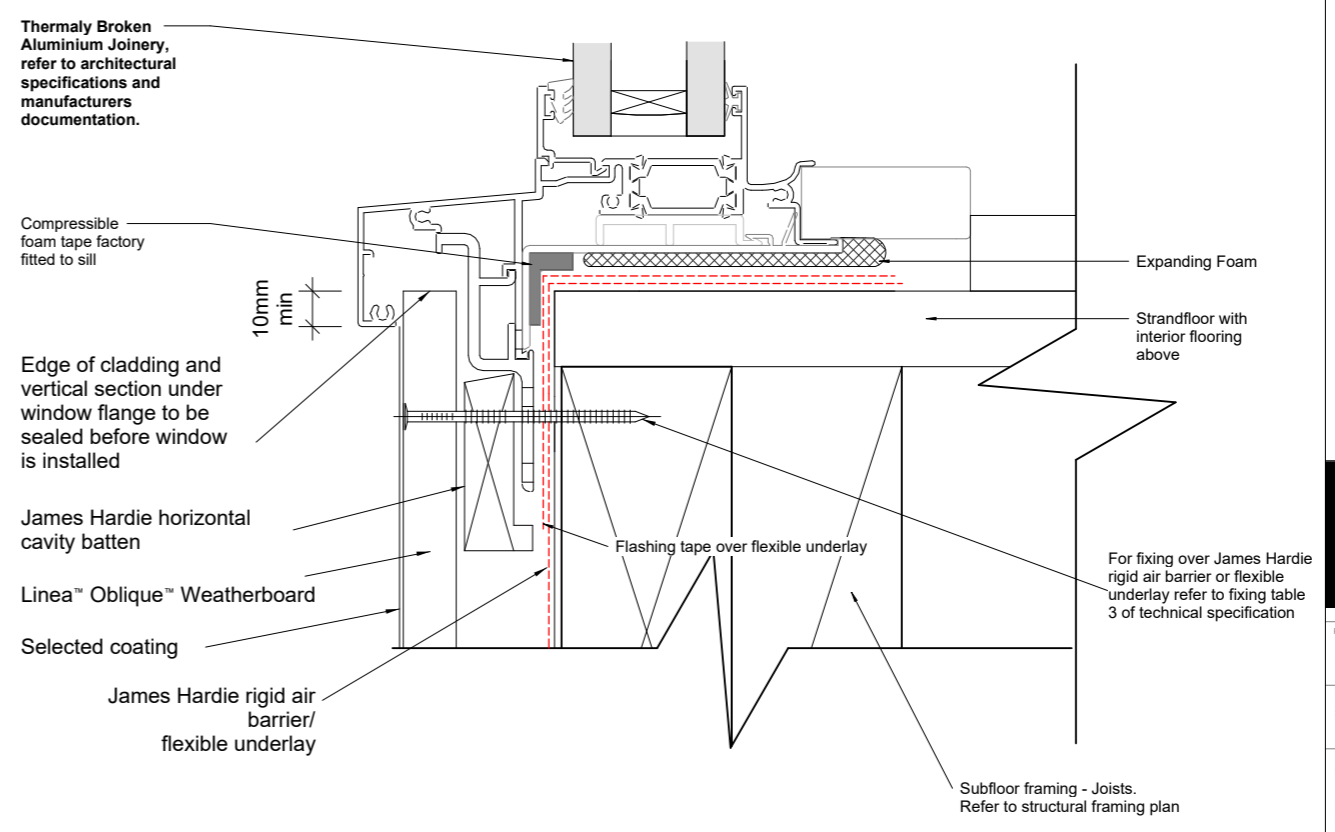
1 | Window / Door Head



2 | Window / Door Jamb



3 | Window Sill



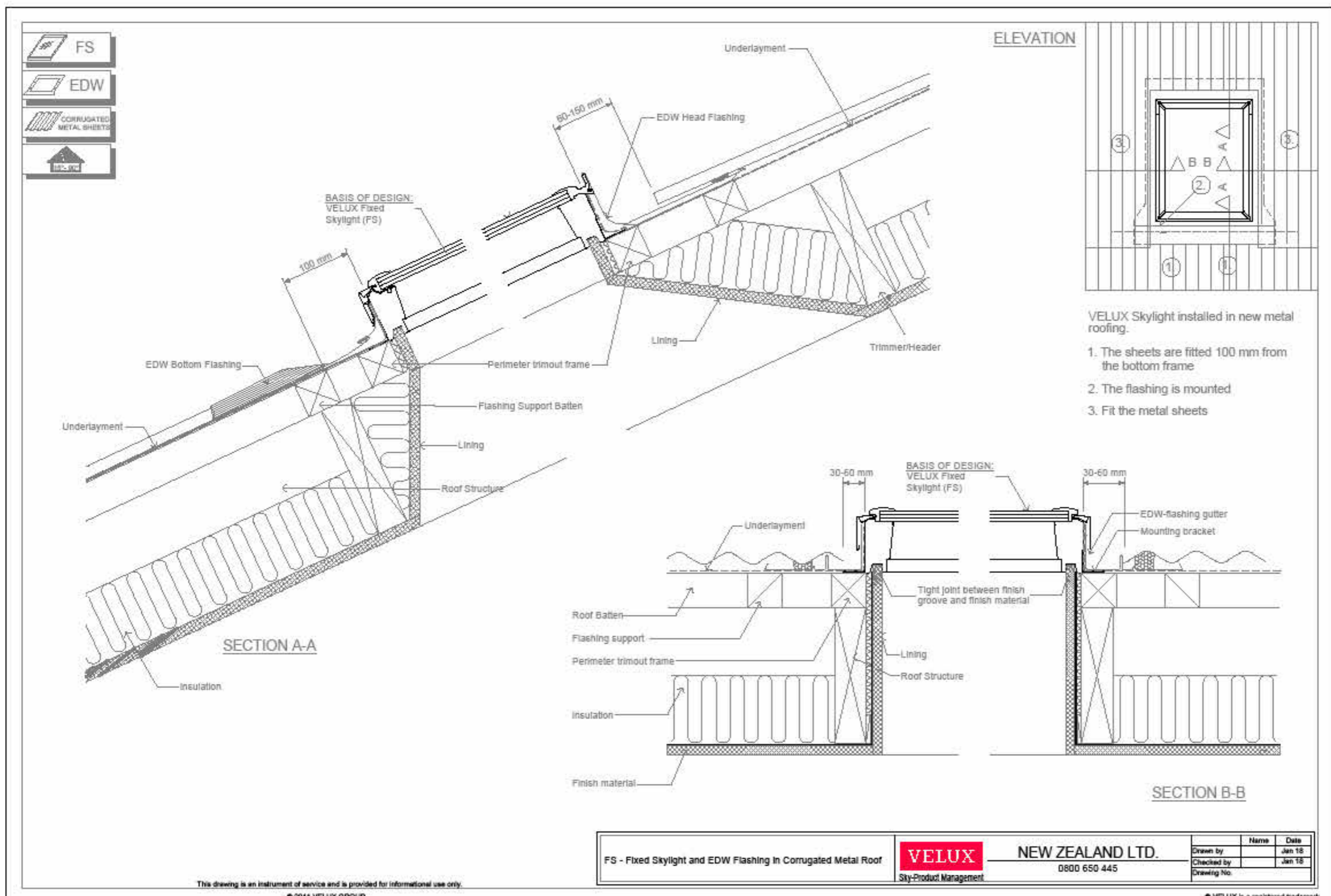
4 | Door Sill

27acres

PROJECT NAME: 5 Julian Place // Modifications
 CLIENT: #
 LOCATION: # FERMAT: A1
 PROJECT NUMBER: 2315 SCALE: As indicated @ A1
 STATUS: Building Consent DATE: 20/Nov/2023
 DRAWING NAME: Construction Details - Windows & Doors

REVISION: 0
 DRAWING NUMBER: 8.10

REFER COVER SHEET FOR ARCHITECTURAL DESIGN DISCLAIMER



- VELUX Skylight installed in new metal roofing.
1. The sheets are fitted 100 mm from the bottom frame
 2. The flashing is mounted
 3. Fit the metal sheets

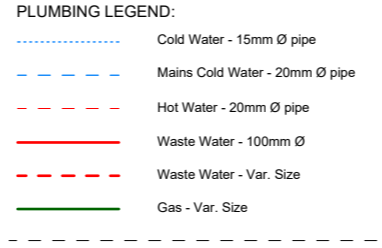
This drawing is an instrument of service and is provided for informational use only.
 © 2011 VELUX GROUP

FS - Fixed Skylight and EDW Flashing in Corrugated Metal Roof		 Sky-Product Management	NEW ZEALAND LTD. 0800 650 445		<table border="1"> <thead> <tr> <th>Name</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Drawn by</td> <td>Jan 18</td> </tr> <tr> <td>Checked by</td> <td>Jan 18</td> </tr> <tr> <td>Drawing No.</td> <td></td> </tr> </tbody> </table>	Name	Date	Drawn by	Jan 18	Checked by	Jan 18	Drawing No.	
Name	Date												
Drawn by	Jan 18												
Checked by	Jan 18												
Drawing No.													
© VELUX is a registered trademark													

Not to Scale

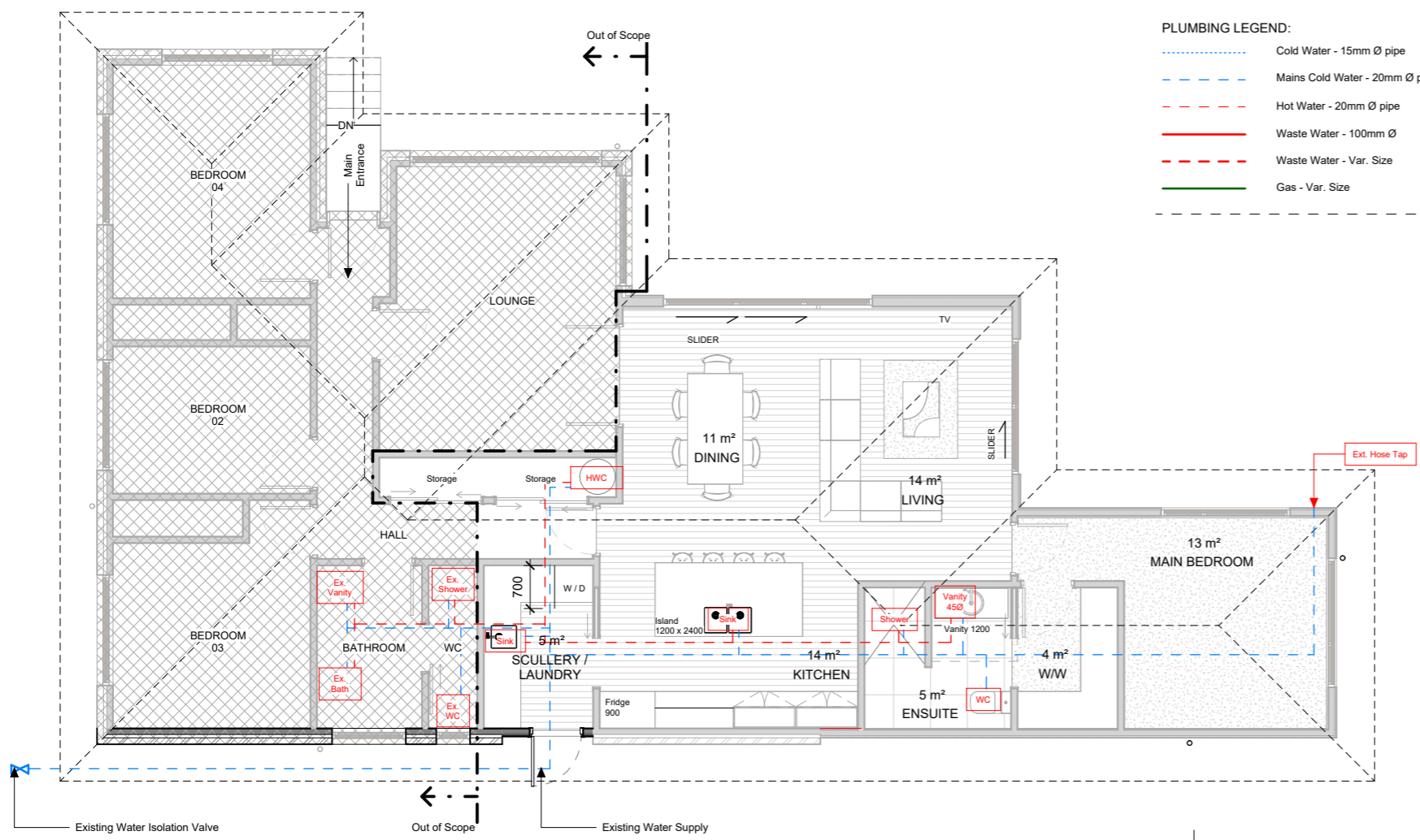
27acres

PROJECT NAME		0
5 Julian Place // Modifications		
CLIENT	#	8.40
LOCATION	#	
PROJECT NUMBER	2315	
STATUS	Building Consent	
DRAWING NAME		8.40
Construction Details - Skylight		
REFER COVER SHEET FOR ARCHITECTURAL DESIGN DISCLAIMER		



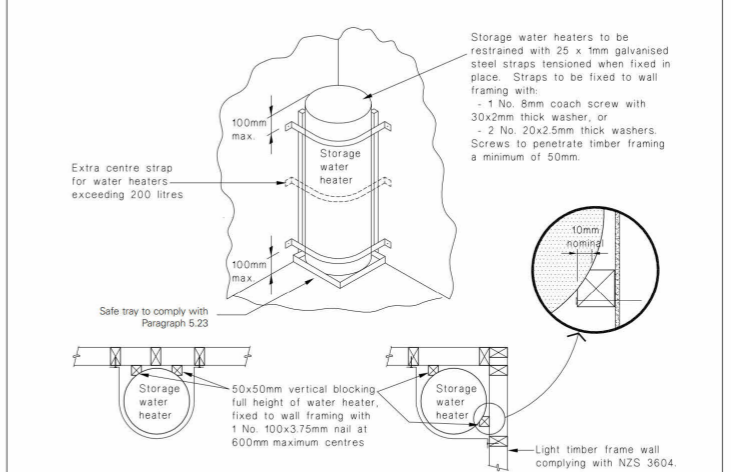
- FIXTURE'S WASTE PIPE SIZES:**
- Laundry tub/Washing machine 65mm dia. @ 1:40
 - Basin 65mm dia. @ 1:40
 - Kitchen Sink 40mm dia. @ 1:40
 - Shower 65mm dia. @ 1:40
 - Toilet 100mm dia. @ 1:60
 - Main Waste Pipe 100mm dia. @ 1:60
 - Overflow relief gully 100mm dia. @ 1:60
 - Gully trap 100mm dia.
 - Terminal Vent 65mm dia.
 - Drain Vent 50mm dia.
 - All pipes under slab or below ground are to be DN65 min. unless noted otherwise. Install reducers to fixture pipes.

- PLUMBING NOTES:**
- Install all sewer plumbing and drainage in accordance with NZS 3500.5:2003
 - Install all stormwater plumbing and drainage in accordance with NZS 3500.5:2003 Part 2
 - All hot and cold water services to comply with NZBC G12/AS1 2011.
 - All pipe penetrations through the roof to comply with NZBC E2/AS1 2011 Figure 53.
 - All new hot water pipework shall be thermally insulated to comply with the requirements of Energy Efficiency H1/AS1 Clause 5.0 - Hot Water Systems, and NZS 3500.4 2015 - Heated Water Services.
- The delivered hot water temperature to any sanitary fixture used for personal hygiene shall not exceed 55°C.
All buried hot and cold water pipes to be below freezing point. (Freezing point approx 100mm below surface). Buried pipes to be minimum depth:
- 600mm cover under trafficked areas.
 - 450mm cover under non-trafficked areas.
- All existing foulwater and/or stormwater drains are to be tested for soundness prior to connecting any new services. Any defects shall be repaired or if necessary, the drain to be relayed to meet the requirements of the NZ Building Code Clause B2 Durability.

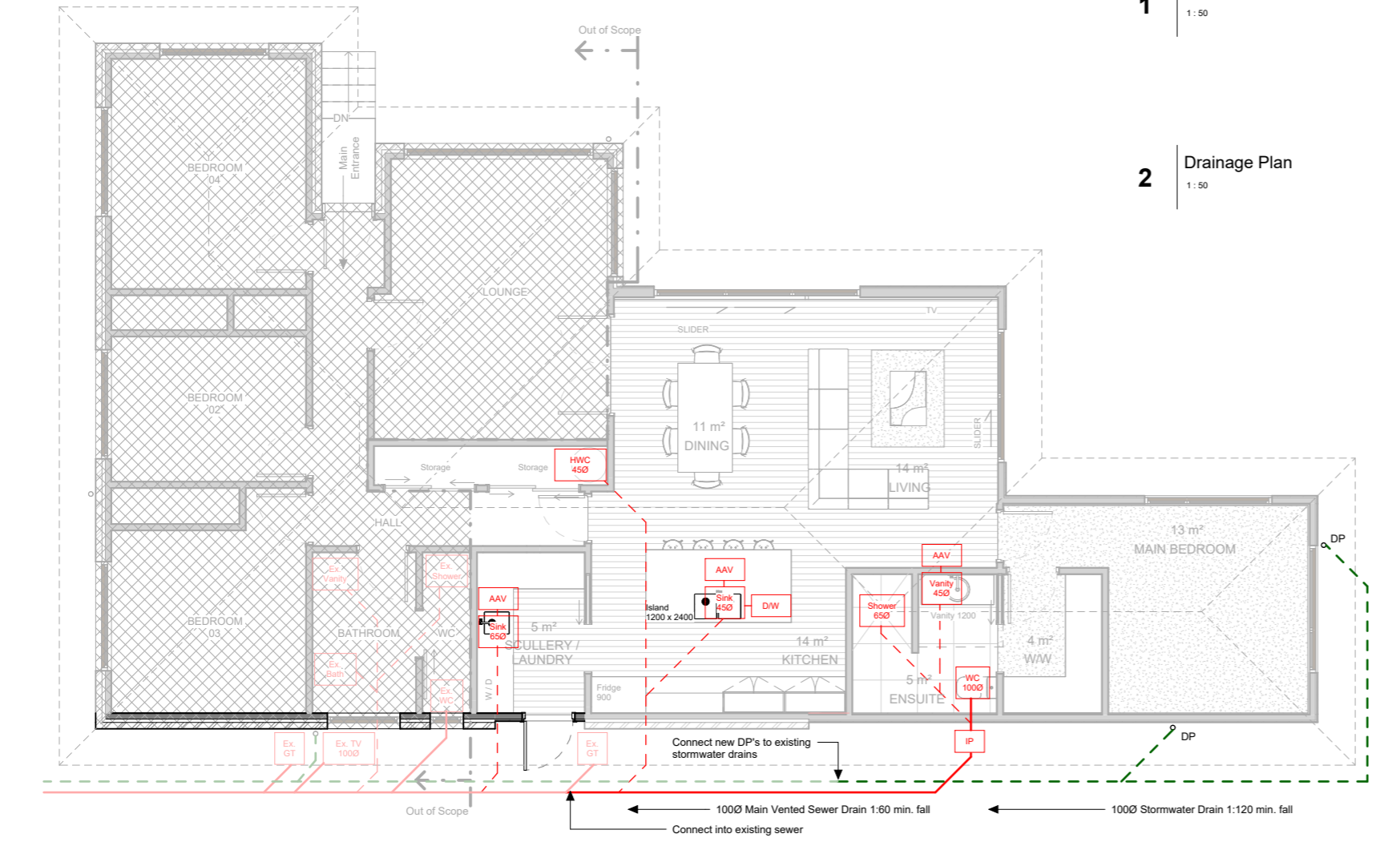


1 Plumbing Supply Plan
1:50

Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4

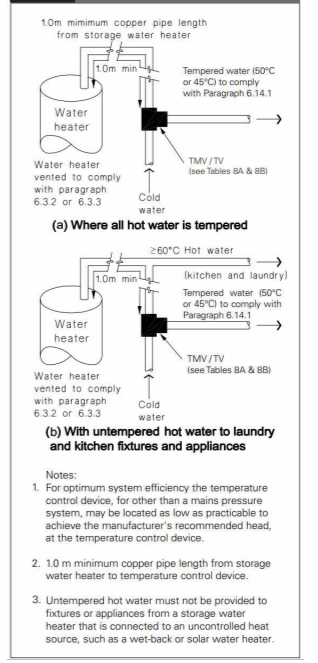


- Notes:**
1. An additional centre strap is required where a storage water heater is located more than 12 m above finished ground level.
 2. Additional timber framing may be required in retrofit situations to ensure adequate strap fixing is available.
 3. Straps shall not be installed where they clash with water heater inlets, outlets or controls.
 4. Where the 100 mm maximum strap distance from the top or bottom of the storage water heater cannot be achieved, straps may be placed within the top and bottom 25% with one additional strap placed centrally for water heaters < 200 litres, and two additional evenly spaced straps for water heaters 200 - 360 litres.
 5. A maximum total of four straps are required when complying with both Note 1 and Note 4.



2 Drainage Plan
1:50

Figure 16: Tempering Valve or Thermostatic mixing Valve Installation
Tables BA and 8B



27acres

PROJECT NAME	5 Julian Place // Modifications	
CLIENT #	#	
LOCATION #	FORMAT A1	SCALE 1:50 @ A1
PROJECT NUMBER 2315	DATE 20Nov2023	DRAWING NUMBER 9.00
STATUS Building Consent	DRAWING NAME Plumbing Supply & Drainage Plan	
REFER COVER SHEET FOR ARCHITECTURAL DESIGN DISCLAIMER		