ADDITIONS & ALTERATIONS

To RESIDENCE

For D&M CONROY

Links Rd

Waiohiki

MAX CHATFIELD REA
Building Designer

AXIS DESIGN LTD
MEMBER OF DESIGN ASSOCIATION OF NEW ZEALAND

16 Peel Street
PO Box 314
Waipukurau, Central Hawke's Bay

Ph: (06) 858 5434
Fax: (06) 858 5435
Mobile: 027 227 7274
Email: design@axisdesign.co.nz

Amended 27.10.10

SWIMMING POOL

7200

23100

pergola posts

pergola (remove part & reinstate)

Septic Tank

DECK

remove toilet

relocate pump

TV

GT

WC

relocate meter box

remove joinery

remove Hardiplank cladding

remove joinery, add new jambs and reinstate (use architraves)

dp

tv

gt

RUMPUS

remove walls where cross hatched

reuse door to

remove shower

step -320

BED4

BED3

BED2

relocate door

WC

BATHRM

ENSUITE

BED1

dp

D W T

LAUNDRY

HWC

reuse doors

stora

stora

thwc

FCFP (remove)

remove part of roof & structure (confirm with truss fabricator extent of structure to be removed)

GARAGE

step

to

320

remove joinery

remove cornice

NIWR

PATIO (remove)

FAMILY

KITCHEN

ENTRY

LOUNGE

CARPORT

remove joinery

remove summitstone cladding

dp

remove garage door

remove joinery

retain summitstone where possible (salvage for reuse)

PATIO (remove)

dp

12600

3200

6200

4000

4700

7600

6200

1600

30300

EXISTING FLOOR PLAN 1:100

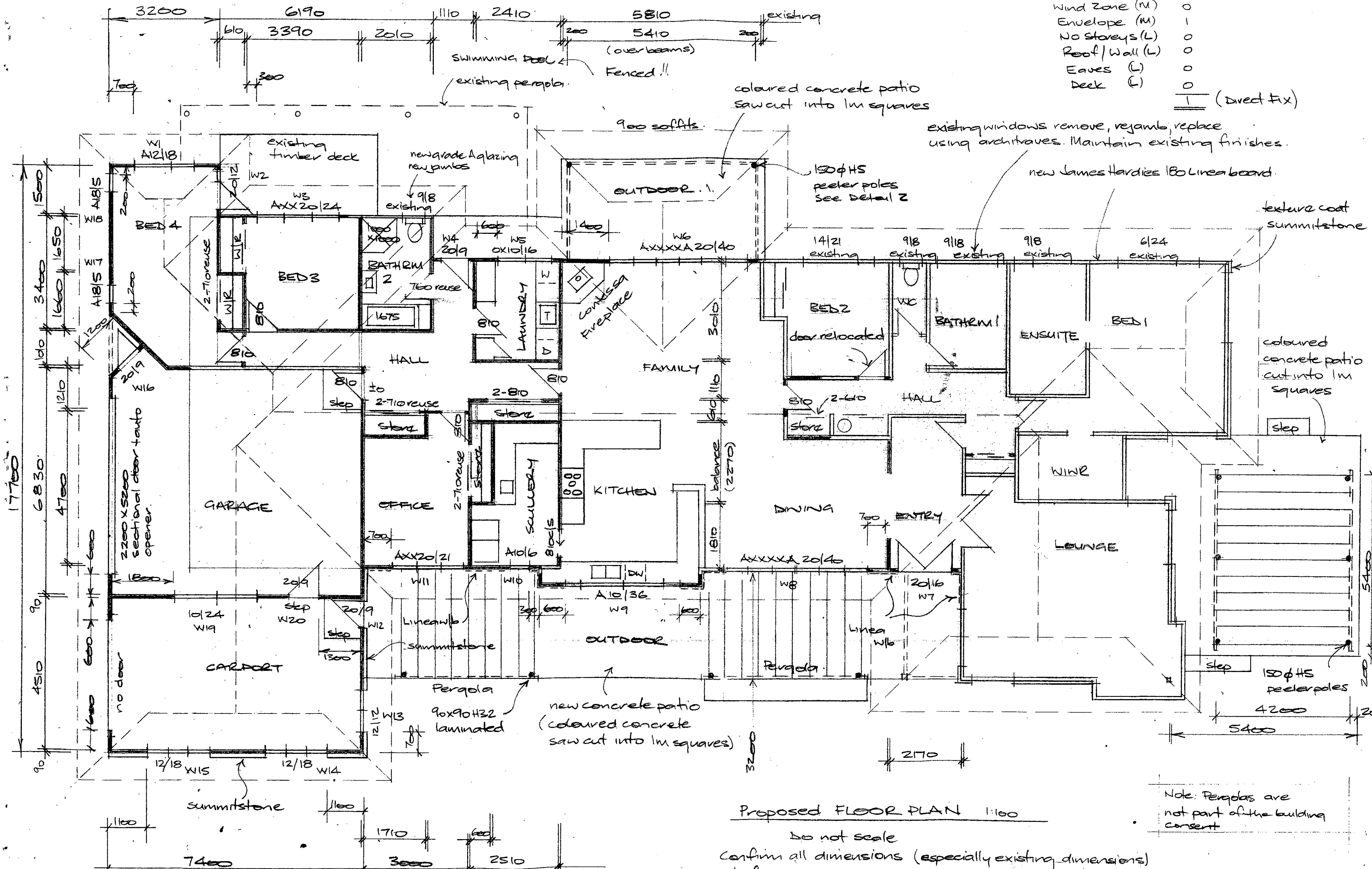
SHT 1

D&M CONROY

OCT 09

Matrix

Wind Zone	(M)	0
Envelope	(M)	1
No Storeys	(L)	0
Roof/Wall	(L)	0
Eaves	(L)	0
Deck	(L)	0
		1 (Direct Fix)



Proposed FLOOR PLAN 1:100

Do not scale

Confirm all dimensions (especially existing dimensions) before commencing any work.

Note: Pergolas are not part of the building consent

Timber Grades MSG8 or VSG8
H3.2 timbers only No1 framing grade

MAX CHATFIELD REA
Building Designer

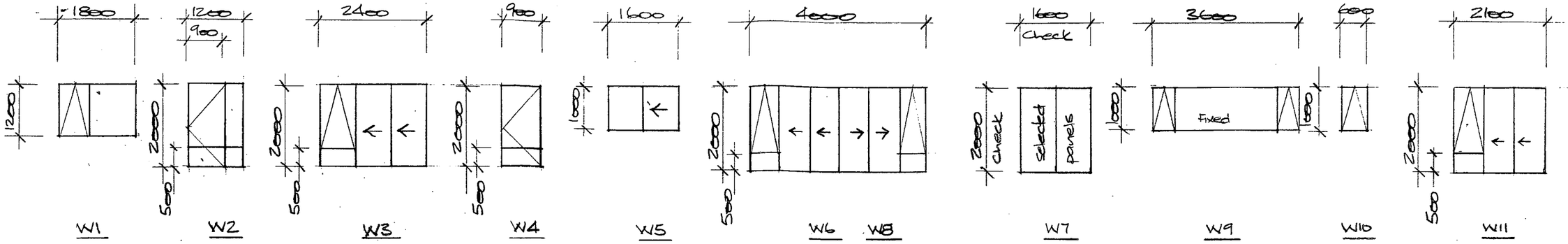
AXIS DESIGN LTD
MEMBER OF DESIGN ASSOCIATION OF NEW ZEALAND
Phone: 06 858 5434

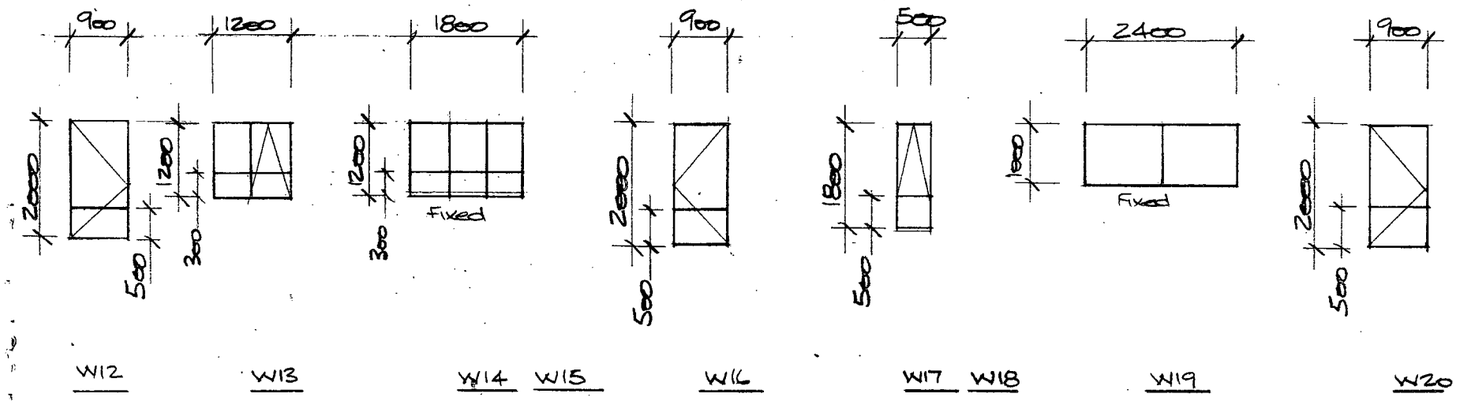
D & M CONROY OCT 09

SHT 2

Amended Sept10

AXIS DESIGN Ltd





ALUMINIUM EXTERIOR JOINERY SCHEDULE

Wind Zone medium
Jambs H3.1 fjp ex 25mm
Hardware Black
Deadlock all doors & key alike
Front doors selected hardware (PC sum)
Glazing Double glaze (single glaze garage & carport)
Match existing brown tint
Reglaze bathroom 2 window - Grade A safety glass

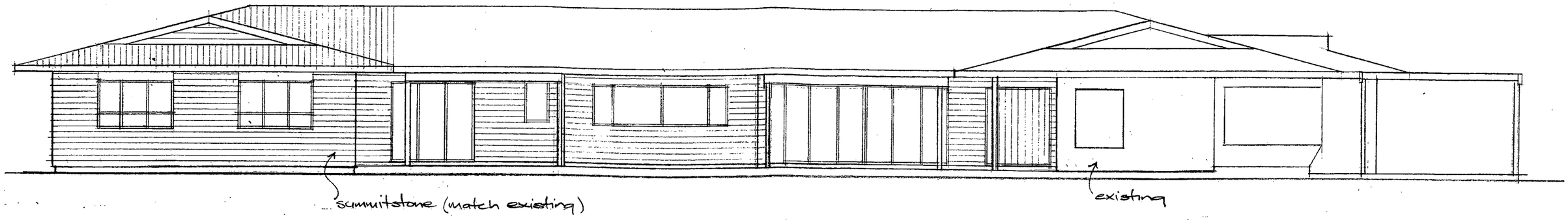
Sill support required to all doors

OPTION

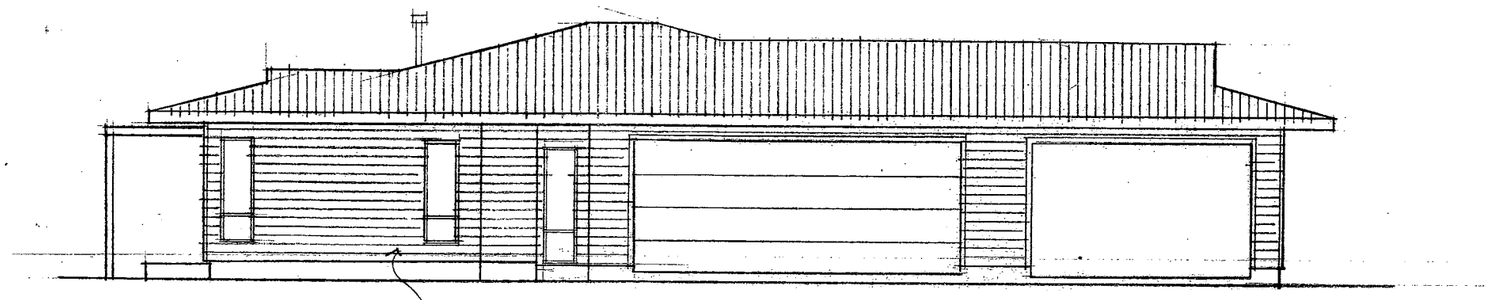
Existing windows that are having new jambs price required to replace with new double glazed joinery (Bathrm, Ensuite - grade A safety glaze)

Amended Sept 2010

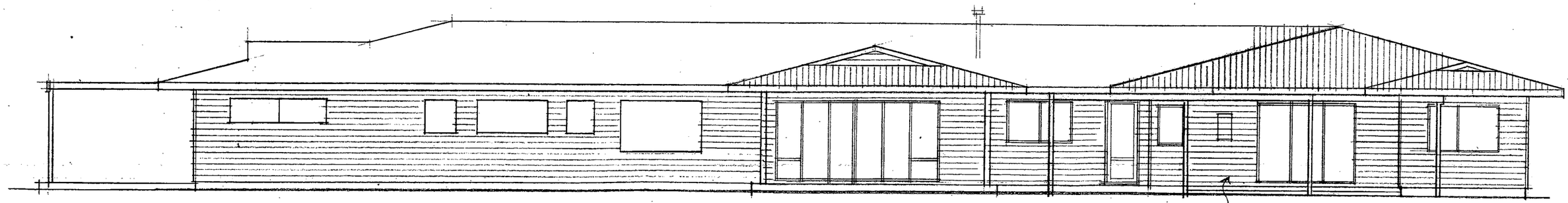
James Hardies 180 Linea weatherboard



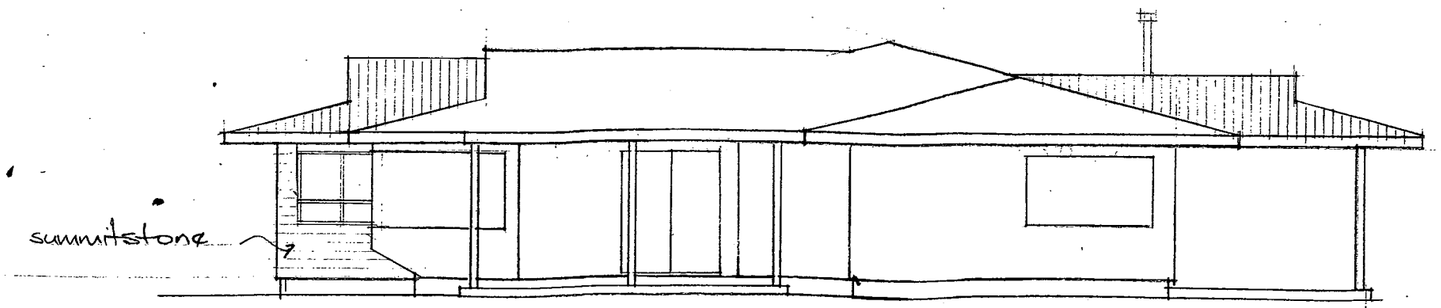
NORTHEAST ELEVATION



SOUTHEAST ELEVATION



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION

SHT 4

Amended 17.9.2010

New concrete areas. 100mm concrete, 665 mesh reinforce over 0·25mm damp proof membrane over 25mm blinding over compacted hardfill in 150 layers (remove all topsoil)

170 wide ring foundation

existing timber deck

170 wide foundation

raised foundation

150 ϕ HS poles into 400x400 x 900 deep concrete see DETAIL 2 on bracing plan for pole location

fall 30

150 step

D10x400 long @ 400 crs chemset to existing

D10x400 long @ 400 crs chemset to existing

new 100mm concrete over compacted hardfill over existing concrete

D10x400 long @ 400 crs chemset to existing

170x150 upstand.

rebate for garage door

-320

-160

step

raised concrete edge

±0

D10x400 long @ 400 crs chemset to existing

existing concrete 320 below existing main slab

line of existing concrete at lower level

new foundation

rebate for garage door

-320

-185

-370

D10x400 long @ 400 crs chemset to existing

fall 30

-180

170 upstand (top at ±0)

Bowmac B197 brackets.

170 wide foundation.

step

existing post

170 upstand.

rebate for summitstone masonary (Flintkote)

170 wide foundation.

J

fall 60

150 step.

150 ϕ HS poles into 400 x 400 x 900 deep concrete

all outdoor concrete areas form as for main slab areas but make coloured and saw cut 10mm into 1m x 1m squares. Grout saw cuts. Slab finish non slip sponge

Roof Area 11m² medium wind require 0·28m³ concrete.

slab 1·5m x 1·5 x ·1 = 0·22

foundation 3 x ·17 x ·3 = 0·15

footing ·4 x ·4 x ·9 = 0·14

0·51 m³

FOUNDATION PLAN

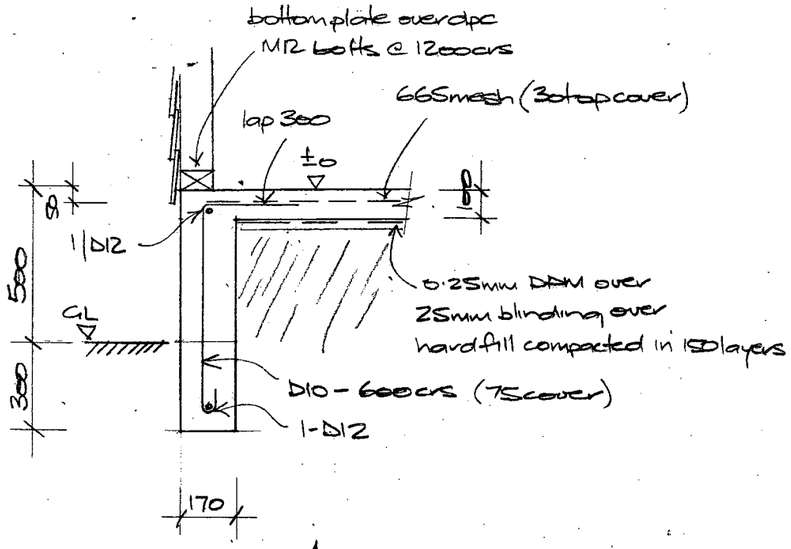
Concrete Strength 17·5MPa @ 28days

Note

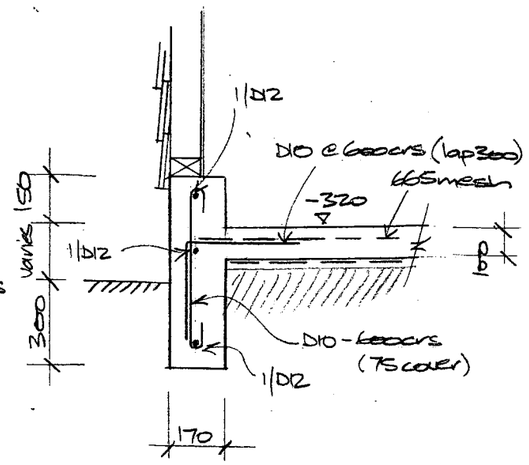
For details A → K inclusive see next sheet

Amended Sept 10

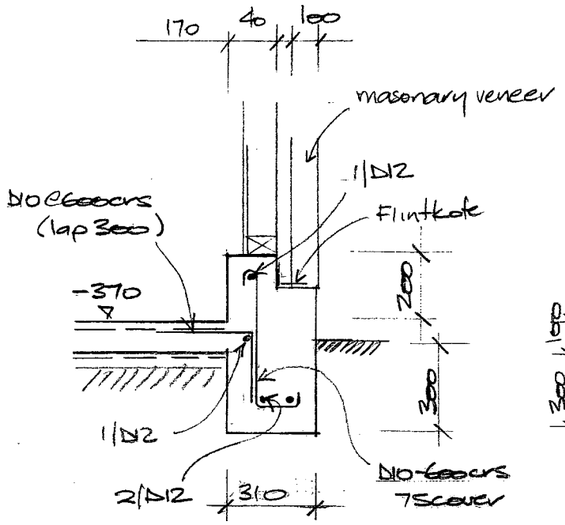
SHT 5



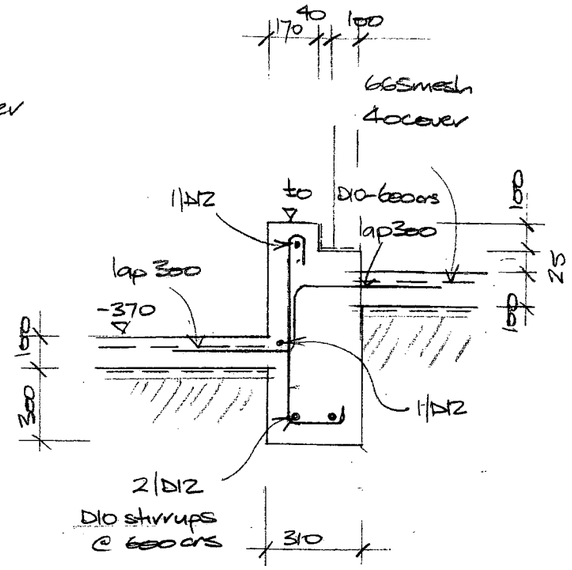
A



B



C



D

E

F

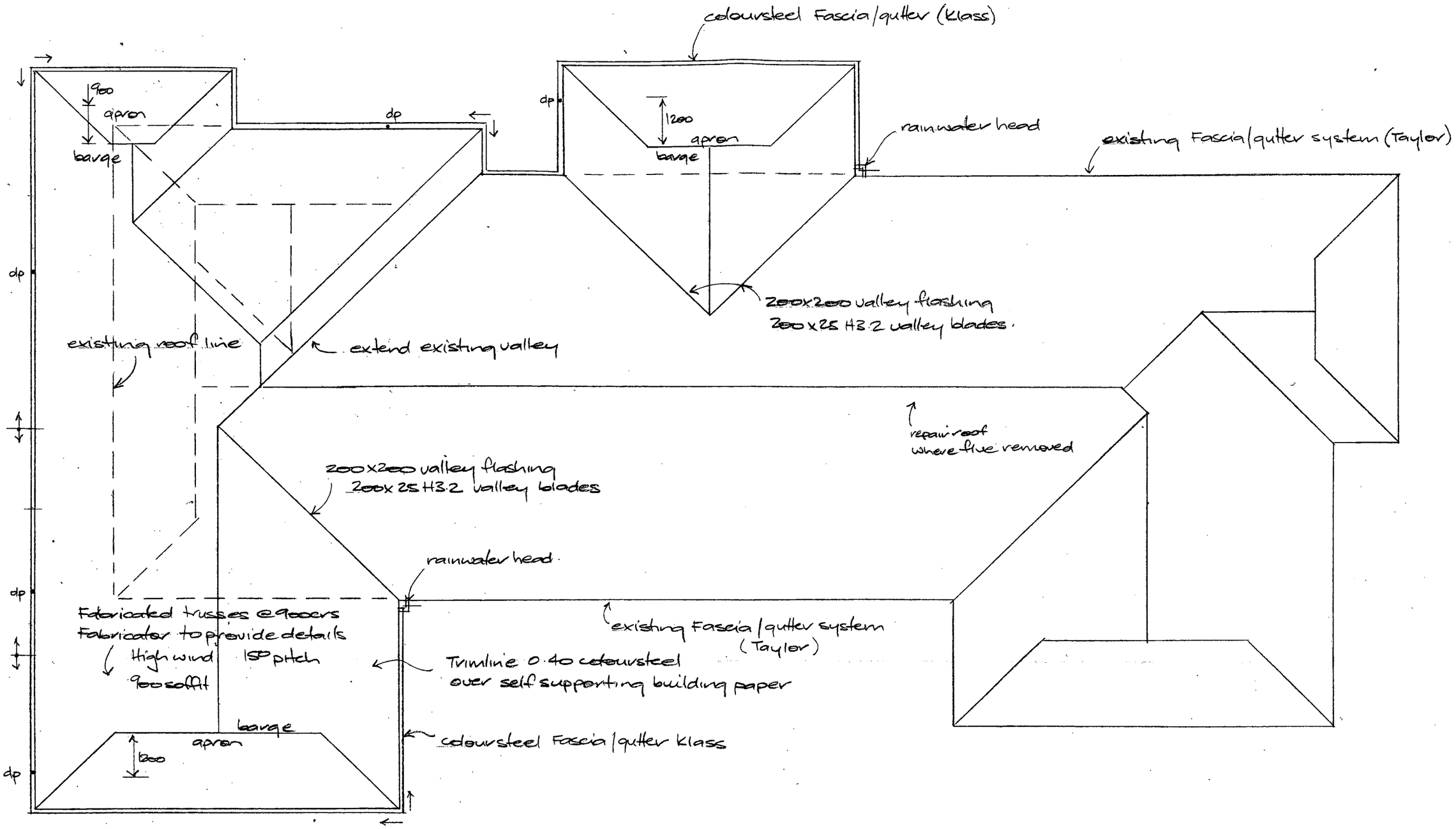
G

I

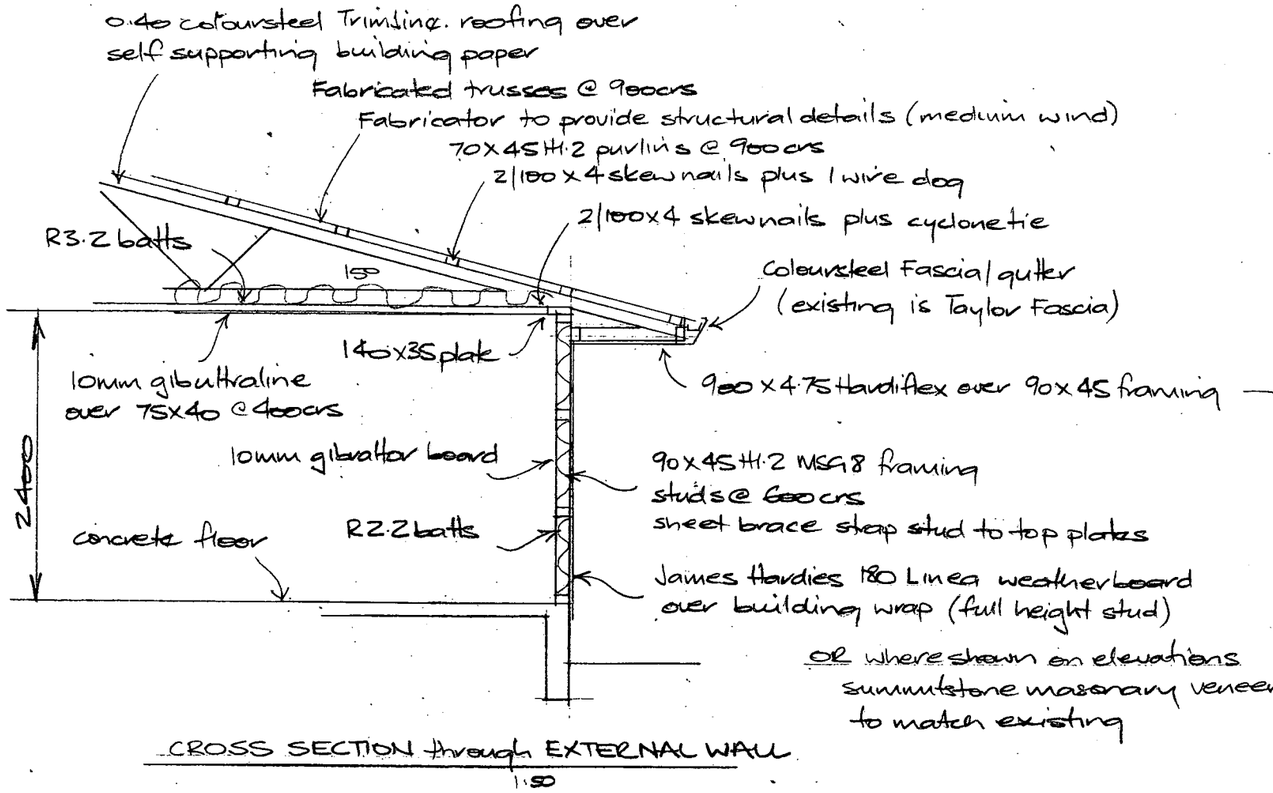
J

Amended Sept 10

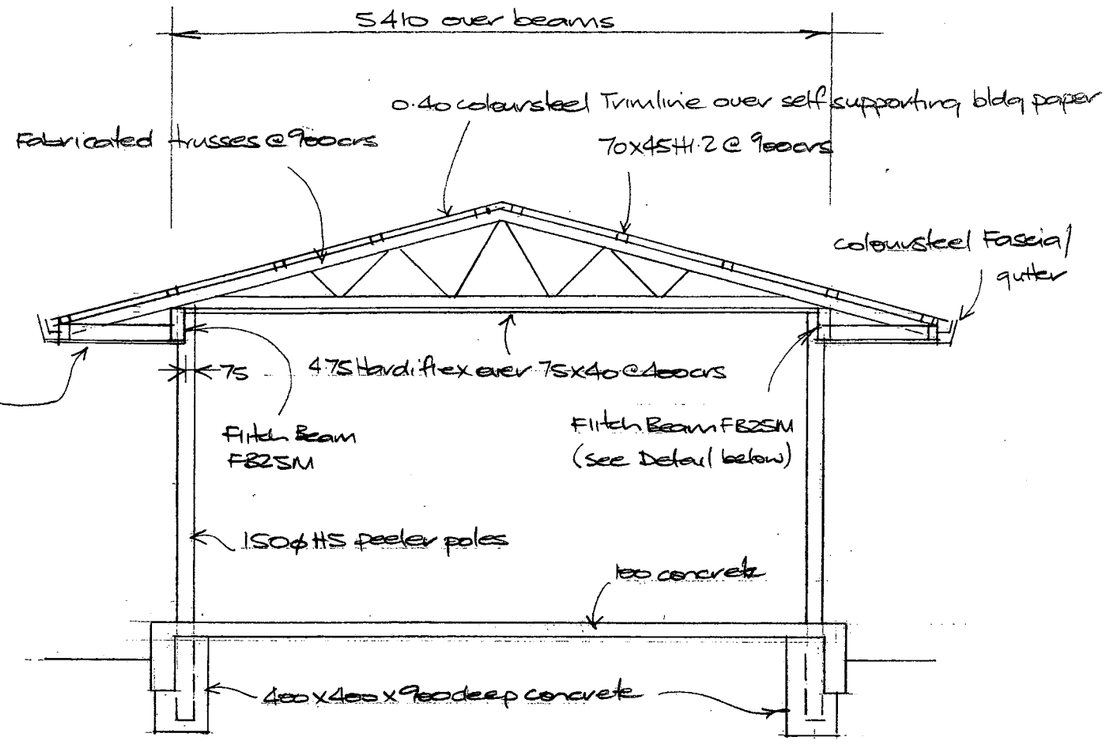
SHT 6



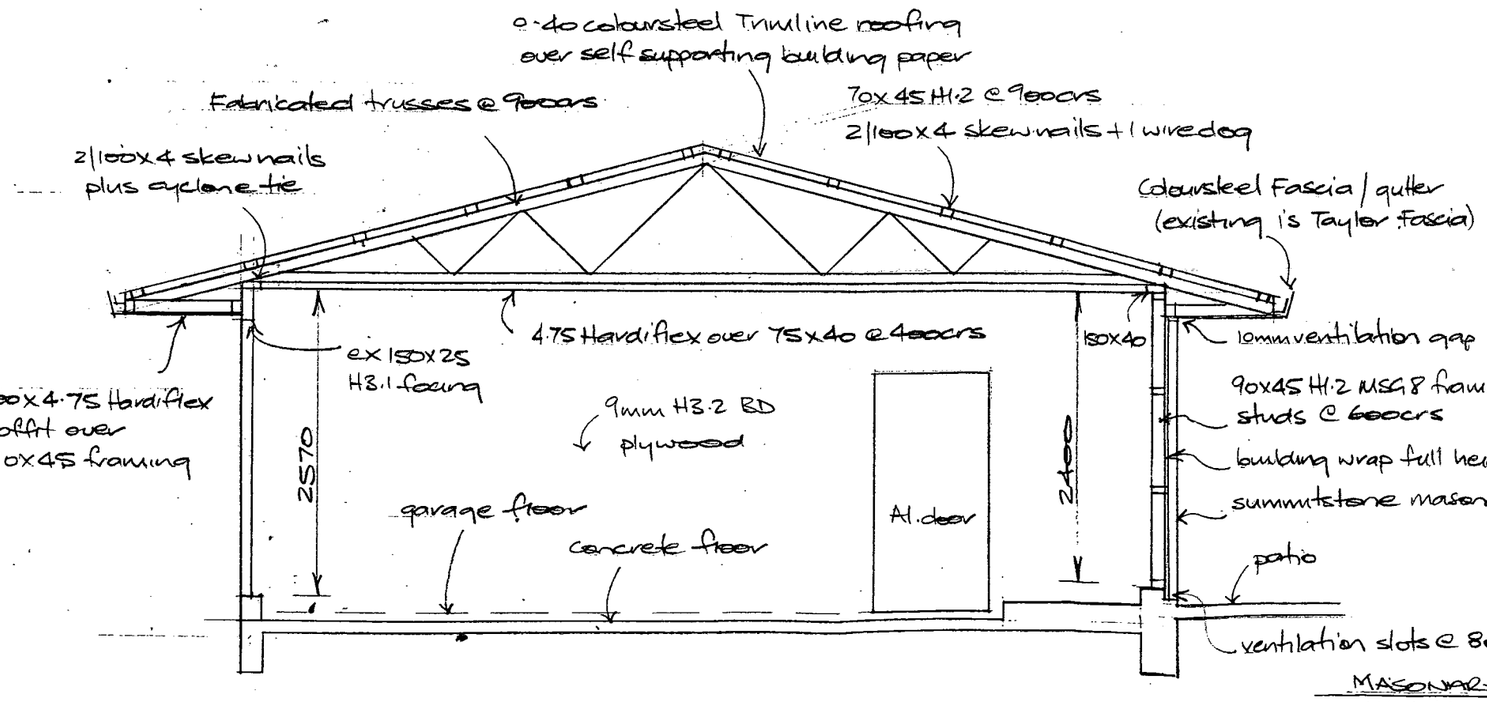
Proposed ROOF PLAN



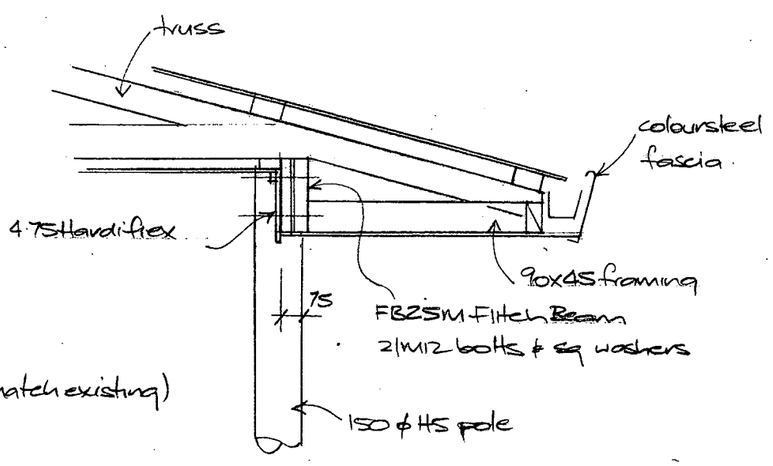
CROSS SECTION through EXTERNAL WALL
1:50



CROSS SECTION through OUTDOOR 1



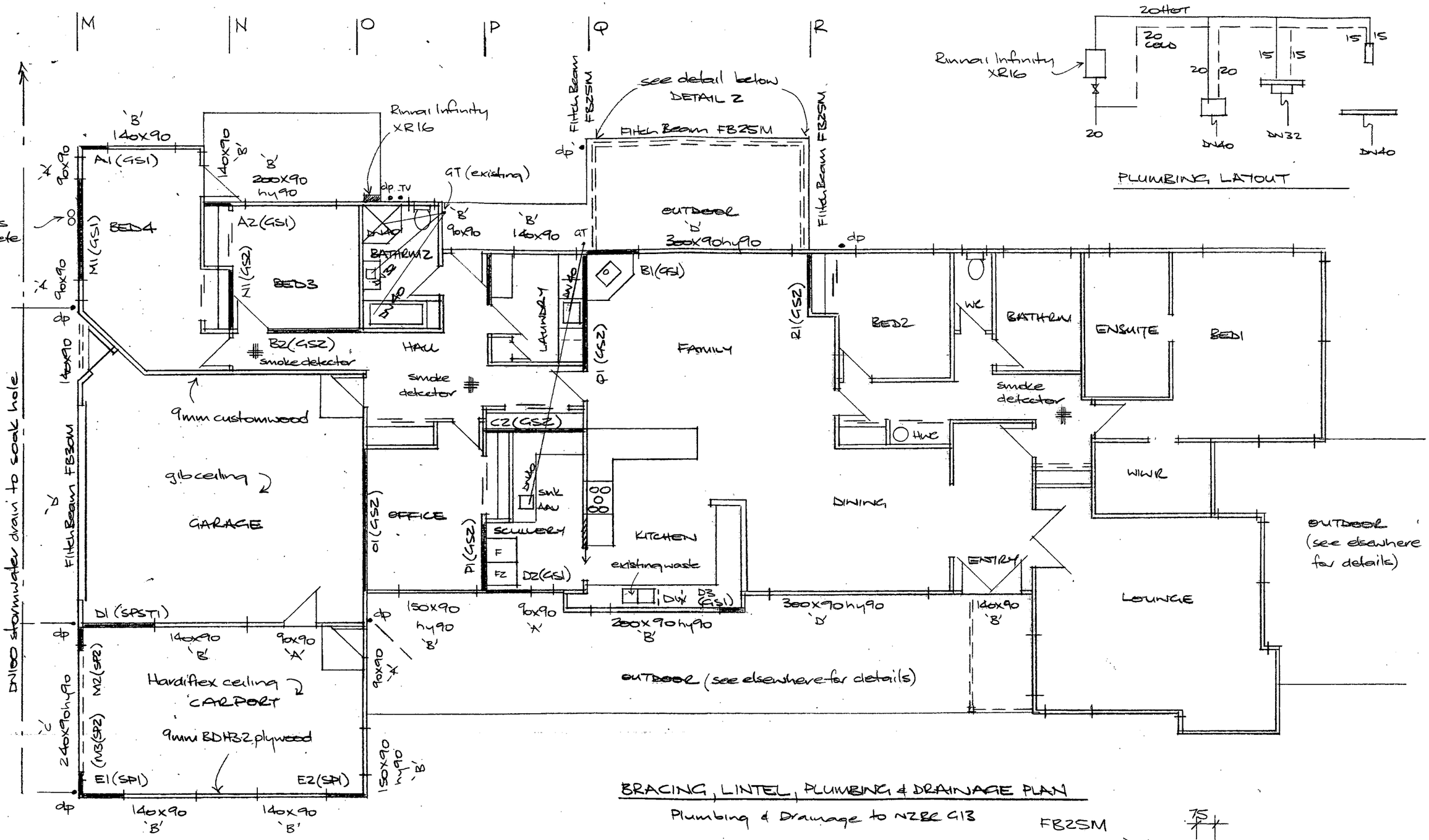
CROSS SECTION through CARPORT
1:50



SOFFIT DETAIL

MASONARY VENEER
Wall ties type B EH
Space ties @ 6oocrs horizontal and @ 4oocrs vertical
1st two rows of masonary to have ties @ 6oocrs horizontal
At openings - bottom ties @ 3oocrs & @ sides ties @ 3oocrs.

Amended
Sept10



PLUMBING LAYOUT

BRACING, LINTEL, PLUMBING & DRAINAGE PLAN

Plumbing & Drainage to NZBC G13

PLASTERBOARD (2400 stud)

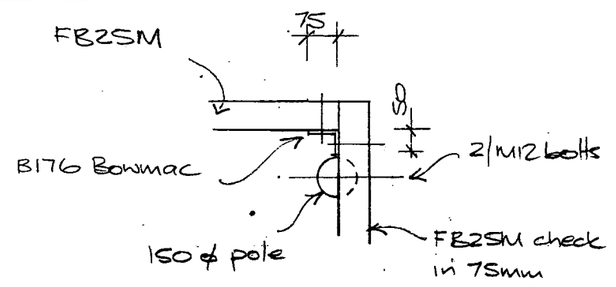
Ceilings 10mm gib ultraline
Walls 10mm gib standard
10mm gib aqualine to bathroom 2 and behind Laundry units (tub etc)
Cornice Gib cove 55 except Gib cove treble to Family, Kitchen, Dining, Entry
Stopping Level 4 finish to walls & ceiling

GARAGE LININGS (2700)

Ceiling 10mm gib ultraline (40x20 fjp cornice)
Walls 9mm customwood, vee groove butt joint. Keep sheets 10mm off floor

CARPORT LININGS (2500)

Ceiling 4.75 Hardiflex, vee groove butt joint
Walls 9mm B-D H3.2 plywood vee groove butt joint
Cornice 40x20 fjp cornice



DETAIL 2

BRACING AREA FROM BED2/FAMILY WALL (Remainder existing)

GIB® EzyBrace™ SYSTEMS

GIB Wall Bracing Calculation Sheet A

APRIL 2009

Job Details (tick appropriate boxes)

Box 1

Name	DAM CONROY
Street Address	1153 LINKS RD
Lot No	
DPS No	
City/Town	TARADALE

Location of Storey:

Single/upper storey	✓
Upper storey of two	
Lower storey of two	

Floor type:

Sub-floor	
Slab	✓

Floor load:

2kPa	✓
3kPa	

Key dimensions

Building height to apex		4	Metres
Roof height above eaves		1½	Metres
Stud height		2.4	Metres
Average roof pitch		15	Degrees
Building Length	BL	19	Metres
Building Width	BW	17.7	Metres
Gross Plan Area	GPA	233	Sq Metres

Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW

Cladding weight	Light	Medium	Heavy
Sub-floor			
Lower storey			
Upper or Single Storey	✓		

Roof weight	Light	Medium
	✓	

Room in roof space	Yes	No
		✓

Wind Zone

Box 2

Factors	Select relevant option	Points	Enter points from the relevant options
Region	R1	0	0
	R2	1	
Terrain	Inland	0	0
	Coastal	1	
Exposure	Sheltered	0	
	Exposed	1	1
Topography	Gentle	0	0
	Moderate	1	
	Extreme	3	
		Total Points	1

Total Points	Applicable Wind Zone	Tick
0	Low	
(1)	Medium	✓
2	High	
3	Very High	
4	Requires specific design	

Earthquake Zone

Box 3

From Earthquake Region EQ1 select Earthquake Zone

A	B	C
✓		

BUs required Wind

Box 4

Refer to NZS 3604; 1999 Tables 5.6 or 5.7 to determine the BUs required for Wind (W Across and W Along)

W Across		37	BUs per m
W Along		44	BUs per m

Total Wind Load

W Across	Enter BL from box 1	Multiply by	BUs per m Across	Equals Across W required
	19	X	37	703

W Along	Enter BW from box 1	Multiply by	BUs per m Along	Equals Along W required
	17.7	X	44	778

BUs required Earthquake

Box 5

Refer to NZS 3604; 1999 Tables 5.8, 5.9 or 5.10 to determine the BUs required for Earthquake (EQ)

E =	3.6	BUs per m²

Note: For a room in the roof space use E + 3 BU/m²

Total Earthquake Load

EQ Requirement Along and Across	Enter GPA from box 1	Multiply by	E	Equals E required
	233	X	3.6	840

Transfer to calculation sheet B

For manual calculations only

Please photocopy this page

GIB® EzyBrace™ SYSTEMS

GIB Wall Bracing Calculation Sheet B

APRIL 2009

Along

WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED			WIND		EARTHQUAKE	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
A	70	A1	GSI	0.6	60	36	55	33
		A2	GSI	0.6	60	36	55	33
		B1	GSI	1.2	70	84	55	66
B	70	B2	GS2	2.2	90	198	80	176
		C1	GS2	2.4	90	216	80	192
C	70							
		D1	SPST1	1.8	90	162	80	144
D	170	D2	GSI	1.0	60	60	55	55
		D3	GSI	1.1	60	66	55	61
		E1	SP1	1.0	100	100	100	100
E	74	E2	SD1	1.0	100	100	100	100
Totals Achieved					**W achieved**	1058	**E achieved**	960
From Sheet A	**Totals Required**				**W required***	778	**E required***	840
					W achieved must exceed W required*		E achieved must exceed E required*	

*** from Calculation Sheet A**

Across

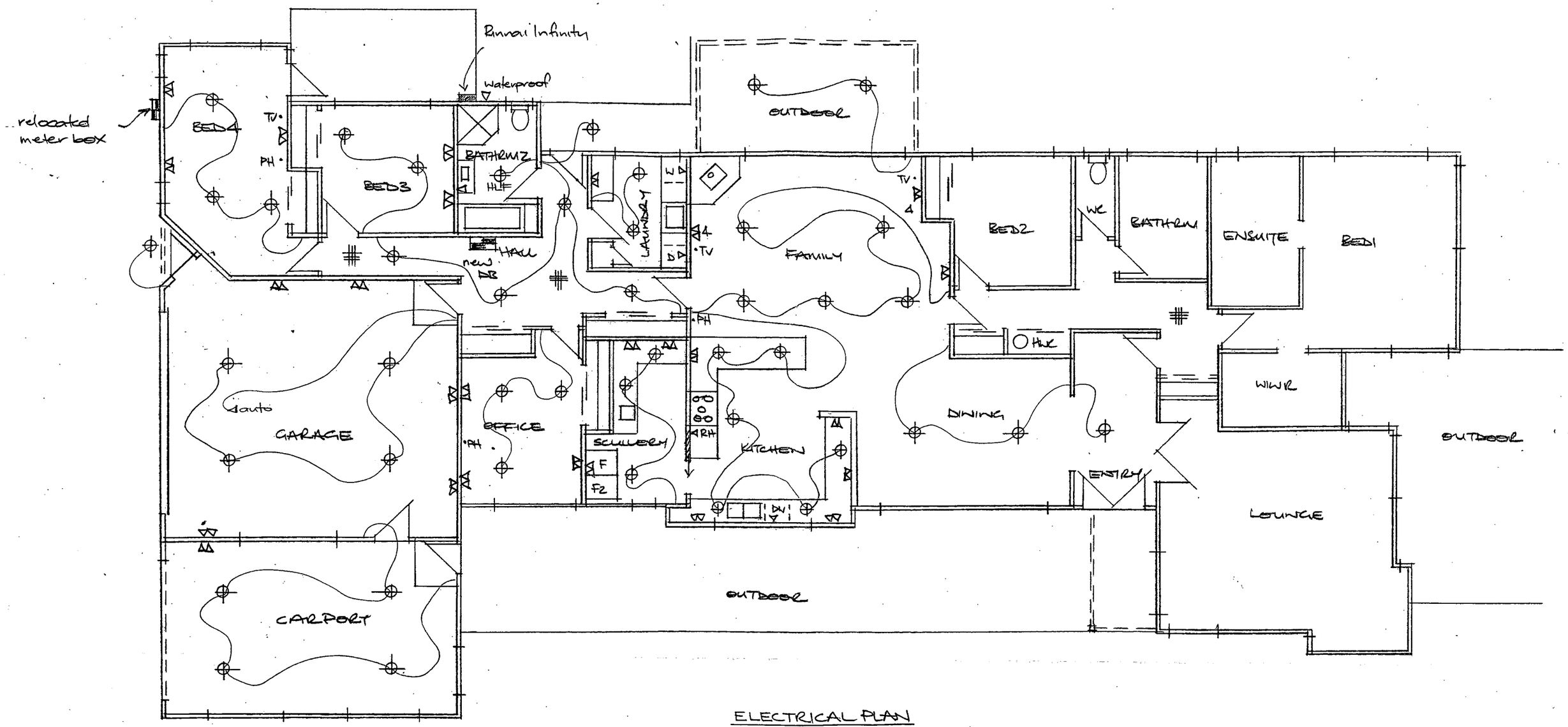
WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED			WIND		EARTHQUAKE	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
M	177	M1	GSi	2.4	70	168	55	132
		M2	SP2	0.6	90	54	80	48
		M3	SP2	0.6	90	54	80	48
N	70	N1	GS2	1.2	75	90	70	84
O	120	O1	GS2	3.6	90	324	80	288
		P1	GS2	1.2	75	90	70	84
P	70	P2	GS2	1.8	90	162	80	144
		Q1	GS2	3.0	90	270	80	240
Q	70	R1	GS2	1.6	75	120	70	112
Totals Achieved					**W achieved**	1332	**E achieved**	1170
From Sheet A	**Totals Required**				**W required***	703	**E required***	840
					W achieved must exceed W required*		E achieved must exceed E required*	

*** from Calculation Sheet A**

For manual calculations only

Please photocopy this page

SAT 10

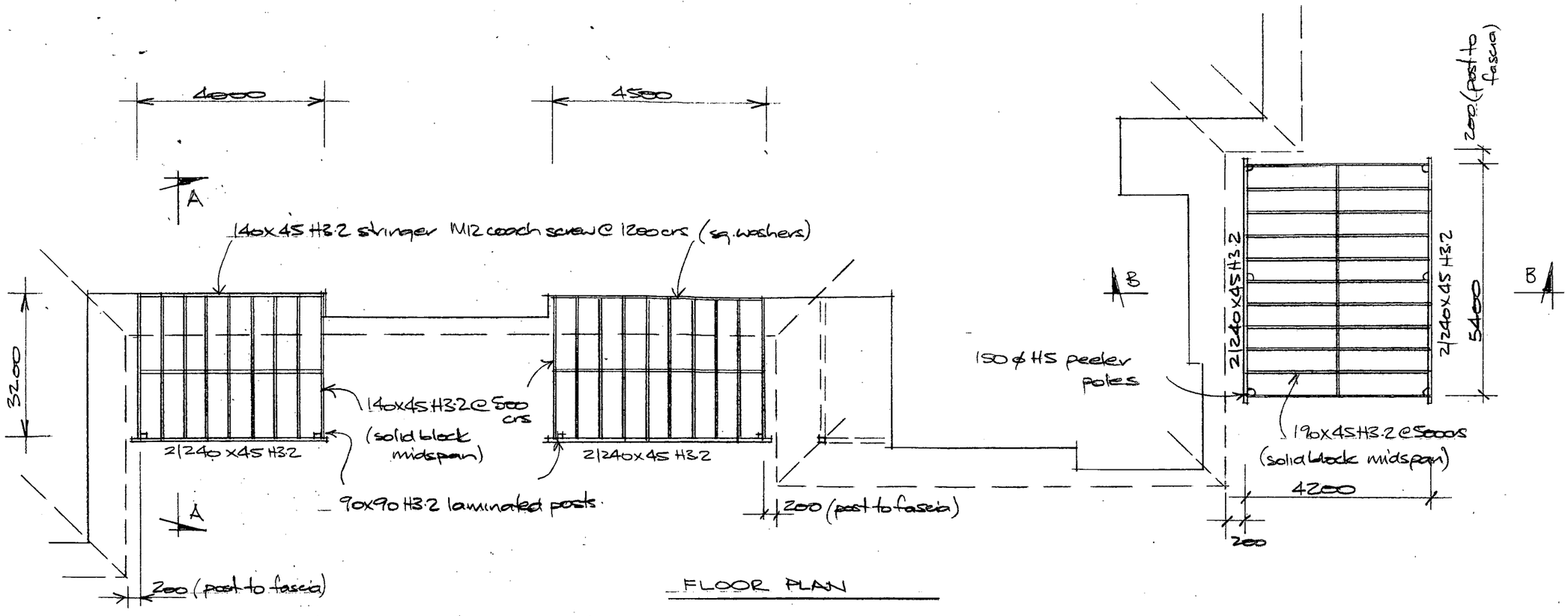


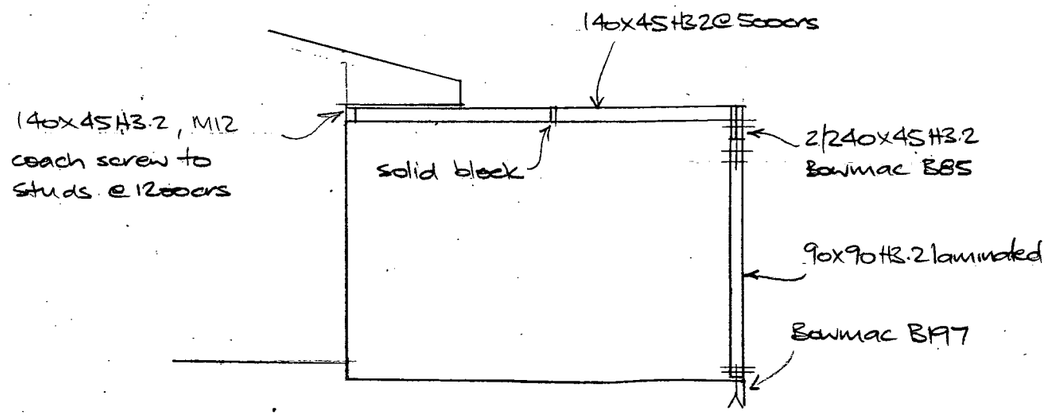
ELECTRICAL PLAN

Confirm layout with clients on site

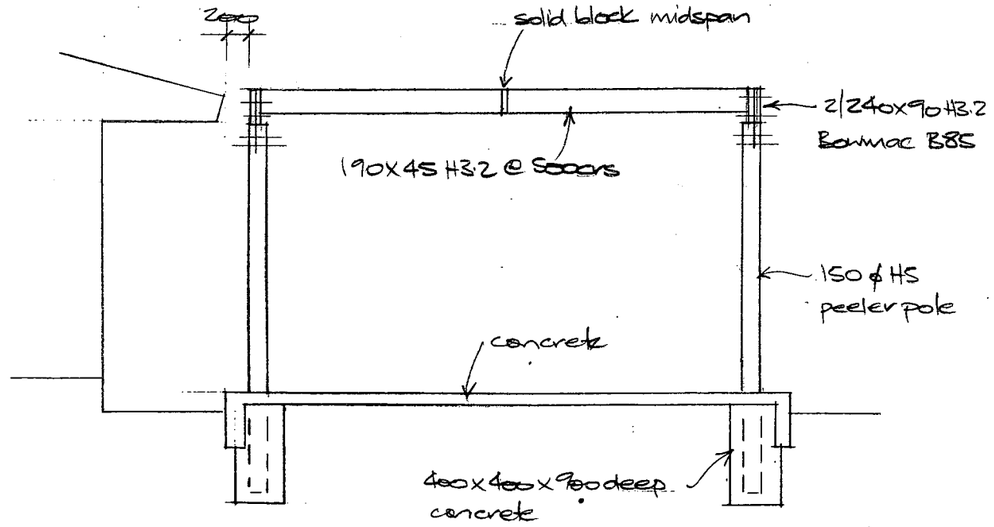
Legend

- single power point
- double power point
- downlight
- exterior light
- heat/light/fan (duct through exterior soffit)
- smoke detector (hard wire)
- PH telephone jack
- TV television jack (wire for SKY TV also)





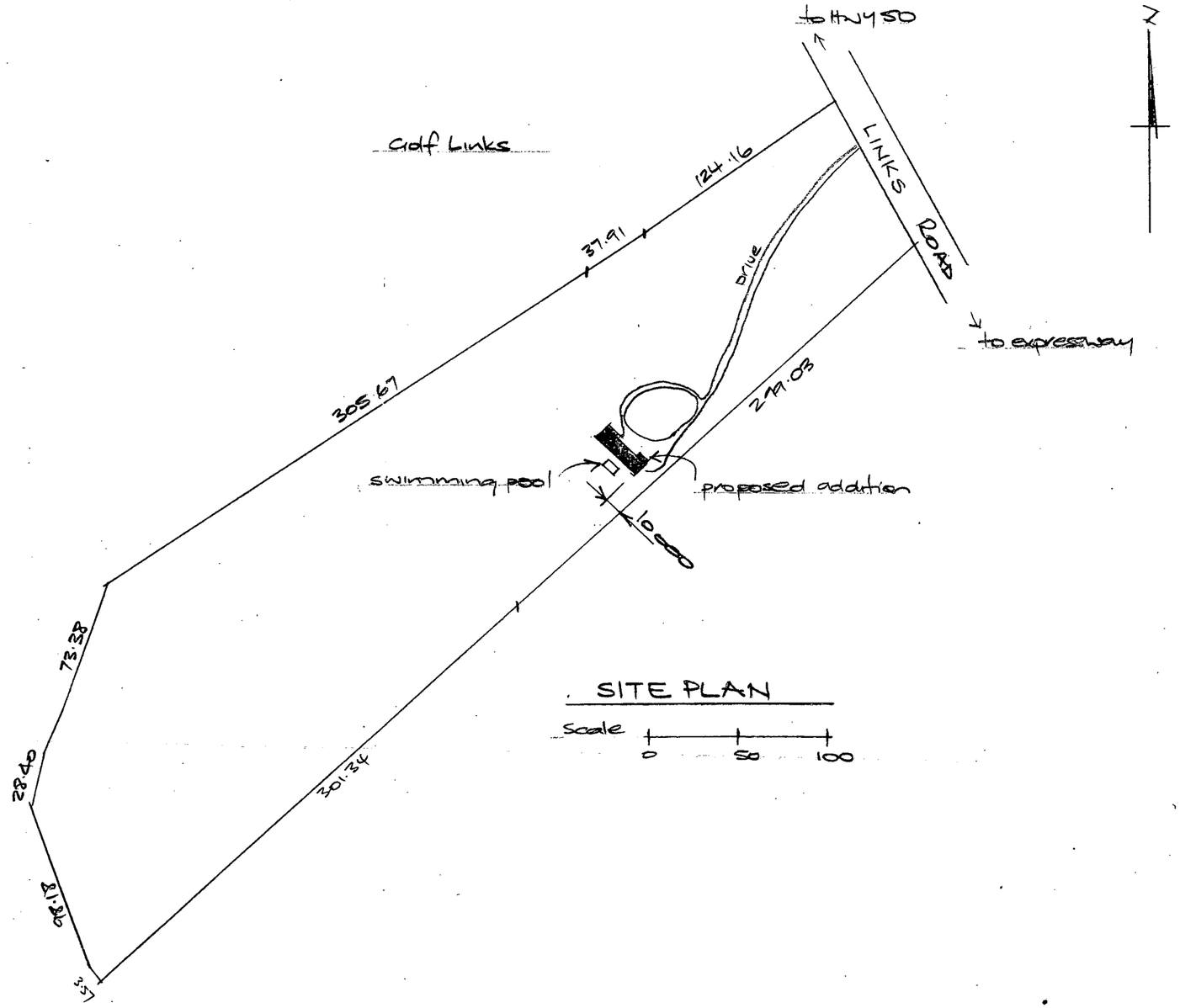
CROSS SECTION A-A



CROSS SECTION B-B

PERGOLA DETAILS

Note: Not part of building consent.



SITE PLAN

Scale 0 50 100