BLAKE HOUSE ALTERATION
61 CLYDE STREET, ISLAND BAY
**Site Excavation**

- **Area of cut**
  - Area 1: 30.0 m³
  - Area 2: 11.0 m³
  - Area 3: 3.0 m³
  - Area 4: 6.5 m³
  - Area 5: 7.0 m³
  - Area 6: 4.0 m³
  - Area 7: 6.0 m³

**Total Cut:** 57.5 m³

**NOTE:** Additional clean excavated material may be used as backfill under the existing house and/or floor of the extension as confirmed on site. Any quantities of backfill to be removed from site.

**EARTHWORKS QUANTITIES FOR PROPOSED APPROXIMATE CUT AND FILL**

- **Area of cut**
  - Area 1: 30.0 m³
  - Area 2: 11.0 m³
  - Area 3: 3.0 m³
  - Area 4: 6.5 m³
  - Area 5: 7.0 m³
  - Area 6: 4.0 m³
  - Area 7: 6.0 m³

**Total Cut:** 57.5 m³

See details for steps and path shown - to be confirmed on site to minimise drainage channel.

**EXISTING GARAGE**

- Minimum 6,000 mm to allow for future double garage.

**SITE WORKS / LANDSCAPING PLAN**

- Illustrated by clients for undertaking and planting.

**GROUND LEVEL EXISTING/DEMOLITION PLAN**

- Excavation - landform to remain essentially unchanged.

**UPPER LEVEL EXISTING/DEMOLITION PLAN**

- Remove existing brick piles and perimeter foundation plan for new framing - refer foundation plan.

**KEY:**

- **CUT:** To be removed/demolished.
- **Existing tiles to be removed.**

**DEMOLITION NOTES:**

- Remove wall framing and plastering, entry timber and framing, entry wall and concrete stairs as indicated.
- Remove and/or replace to existing beams to be removed in good condition for reuse in replacement of any rotten weatherboards.
- Existing weatherboards to be checked on site for rot/damage and make good as required. Continue extent of repairs required as discussed prior to undertaking.
- Provide temporary props and supports as required to support existing structure.
- Remove interior wall linings to be removed.
- Frame up opening for new door as per proposed plan.
- Remove wall - refer proposed plan for new lining.
- Insert new beam to be inserted.
- New beam to be inserted.
- New beam to be inserted.
- New beam to be inserted.

**EXISTING/DEMOLITION PLAN**

- Existing weatherboards to be removed.
- New beam to be inserted.
- New beam to be inserted.
- New beam to be inserted.

**NOTE:**

- Remove existing brick piles and perimeter foundation plan for new framing - refer foundation plan.
- Provide temporary props and supports as required to support existing structure.
- Remove all existing timber framed exterior doors and windows and make good openings as required.
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**Total Cut:** 57.5 m³

**NOTE:** Additional clean excavated material may be used as backfill under the existing house and/or floor of the extension as confirmed on site. Any quantities of backfill to be removed from site.

**SITE WORKS, EXCAVATION + EXISTING / DEMO PLANS**

- Illustrated by clients for undertaking and planting.

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Notes:

- **Paint System:** All paint to be Resene or Dulux premier paint system (or Resene Oyster Sheen or Spacemaker or Dulux Wash and Wear) to manufacturers specification.
- **Insulation:** New external wall to have Pink Batts Ultra RU 4 insulation. Wall between lower bathrooms to have Pink Batts Mineral acoustic batts. New timber floor to have Pink Batts Clayfloor RU 4. Timber floor in existing house to be re-lined with Pink Batts Clayfloor as per new floor. Ceiling to be insulated to R.0.5.
- **Wall Details:**
  - New 20 series concrete block wall with 20 mm strapping, 45 mm strapping to CB wall
  - 20 series CB wall with 20 mm strapping, 190 mm timber framed wall
  - 140 mm timber framed wall with acoustic batt insulation

**Existing Wall Details:**
- 90 mm timber framed wall over and lining to interior
- New 20 series full height concrete block wall
- Existing wall where cladding removed to be lined and painted with 10 mm gib board
- Existing wall with 10 mm gib board
- Existing wall to be boxed with gib and painted to match ceiling
- Existing window with 10 mm gib
- Existing wall where 10 mm gib board

**Additional Details:**
- New 90 mm timber framed walls with 10 mm gib board lining with new and surrounding area made good to match existing
- New external walls reflected lining and lining above to have R2.8 insulation.
- New 140 x 90 mm lintel to be confirmed on site
- New beam over ceiling framed up as required with new 90 mm timber framed walls with linings to match existing
- New 10 mm gib board lining with new skirtings and gib cove as per sections
- New 20 series concrete block wall
- New 20 series concrete block wall
- New 90 mm timber framed wall
- New 90 mm timber framed wall
- New 90 mm timber framed wall

**Floor Plans:**
- Lower Floor Plan
- Middle Floor Plan
- Upper Floor Plan

**Scale:**
- 1:50

**Location:**
- 61 Clyde Street
- Island Bay
- Wellington

**Date:**
- Set issued for Resource Consent October 08
- Rev. 16/03/09
KEY TO FLOOR PLANS

Lintel
Concrete Lintel
Bracing
Beam

Subfloor to existing house

Lower Structural Plan
1:50

Middle Structural Plan
1:50

Upper Structural Plan
1:50

Client: Jeremy Blake + Nicola Shattam
Project: Blake House
Project No.: A1.3
Date: 16/03/09
Island Bay

Set issued for Resource Consent October 08

Notes:

1. Beam over as per engineer's drawings
2. Ply brace panel as per engineer's drawings
3. Concrete lintel
4. Concrete block frame as per engineering
5. 190 x 90 box lintel as per engineering
6. 140 x 90 beam as per engineering
7. 140 x 90 beam as per engineering
8. 140 x 90 beam as per engineering
9. 140 x 90 beam as per engineering
10. 1.7 BL1 concrete lintel
11. 2.1 GS1 concrete lintel
12. 2.1 GS1 concrete lintel
13. 2.1 GS1 concrete lintel
14. Corner posts 75 x 75 x 5 mm SHS
15. Corner posts 75 x 75 x 5 mm SHS
16. Corner posts 75 x 75 x 5 mm SHS
17. Corner posts 75 x 75 x 5 mm SHS
18. Ply brace panel as per engineer's drawings
19. 125 x 45 mm HySpan verandah beam
20. 240 x 90 beam under as per engineer's drawings
21. 240 x 90 beam under as per engineer's drawings
22. 240 x 90 beam under as per engineer's drawings
23. 240 x 90 beam under as per engineer's drawings
24. 240 x 90 beam under as per engineer's drawings
25. 100 x 100 H3.2 post with connection details as per engineer's drawings
26. 100 x 100 H3.2 post with connection details as per engineer's drawings
27. New beam over outer extent of balcony under existing lintel
28. Retain existing lintel
29. Beam over as per engineer's drawings
30. Beam over as per engineer's drawings
31. Beam over as per engineer's drawings
32. Beam over as per engineer's drawings
33. Beam over as per engineer's drawings
34. Beam over as per engineer's drawings
Roof + Framing Plans

Set Issued for Resource Consent October 08

- 140 x 45 mm MSG8 rafters
  @ 400 crs
  solid blocking between rafters
  at external wall
  refer engineer’s drawings for cantilevered corner eave construction
  allow for solid blocking as required for screen fixation at ceiling beam and connections as per engineer’s drawings

- 140 x 90 mm
- 240 x 90 mm
- 140 x 45 mm
- 190 x 45 mm
- 240 x 90 mm
- 150 x 90 mm
- 190 x 45 mm
- 140 x 45 mm
- 140 x 45 mm
- 190 x 45 mm

- 1.5 mm dove grey butynol to hipped roof with 1.5 degree fall to gutters as indicated
- Timber decking over butynol membrane deck (refer detail) with 1 degree fall to gutter as indicated

- 150 x 300 mm white aluminium fixed louvred soffit vents to be Tetral Airflow Economy or similar
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**BUILDING ENVELOPE RISK MATRIX**

**South Elevation**

### Risk Factor

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**West Elevation**

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**North Elevation**

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**East Elevation**

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*stainless steel soakers to mitred weatherboards at external corners*

prefinished machine coated Herman Pacific HP61 cedar bevel back weatherboards

20 series running bond concrete blockwork with clear seal abrupt specification
Middle Stair Plan

1:20

Middle Stair Elevation - North

1:20

Middle Stair Elevation - East

1:20

Middle Stair / Balustrade Detail

1:5
NEW ALUMINUM WINDOWS TO REPLACE EXISTING TIMBER WINDOWS

NEW ALUMINUM WINDOWS

NEW ALUMINUM DOORS

ALUMINUM JOINERY NOTES
All aluminum joinery to be double glazed A10. 35 mm series with 25 micron silver anodised finish. Hardware to be Miro range colourmatched to windows.
**EXTERNAL TIMBER DOORS**

Front door to be Renall Doors Solid V Lite or similar solid core paint quality door with selected paint finish, set in timber frame. Selected handles to be client supplied.

**INTERNAL TIMBER DOORS**

Internal doors to be paint quality 40 mm hollow core doors. Selected handles to be client supplied.

**HARDWARE SCHEDULE**

- Door Handles (client supplied)
  - Bed 1 Door (Hinged Doors): D002, D003, D005, D104, D105
  - 5 sets
- Pull Handles - lg (Wardrobe Doors): D001, D004, D103, D202-204
  - 6 pairs
- Pull Handles - sm (Wardrobe Doors): D001, D004, D103
  - 3 pairs
- Flush Pull Handles (Cavity Sliders): D006, D102
  - 3
- Finger Pulls (Cavity Sliders): D006, D102
  - 3
- Catches
  - Wardrobe Door Catches: D001, D004, D103 (2pr); D202-204 (1pr)
  - 9 pairs
- Door Stops
  - Stop for Hinged Doors: D002, D003, D005, D104
  - 4
- Front Door hardware (handles, lock, etc.) to be client supplied.

Aluminium External Door hardware refer window schedule.