Examples of Weathertightness Remediation Drawings - Preliminary Design

Purpose: These example drawing extracts help convey the levels of presentation and the standard of documentation required by the Ministry for Weathertightness Remediation projects. Reference should also be made to WRP Guide # 3 which lists the deliverables required at the **Preliminary Design** stage. They are intended to aid architects and designers to understand the expectations of the WRP Panel, in order to aim a smooth review process.

Please note, the drawing images in this guide are examples only and do not represent standardised or Ministry approved details. It is also important to note that the levels of documentation need to be appropriate for the scale and complexity of each project. The drawing extracts have been sourced from several architects and designers across a variety of weathertightness remediation projects at school sites. The images have also been adjusted to suit the format of this example set.

This example set and other key documents such as the Design Report template, Site Specific QA Plan template and the Weathertightness Remediation and Regulatory Strategy are available under the following file-path: https://www.education.govt.nz/school/property-and-transport/maintenance-repairs-security/weathertightness-remediation/

Drawing Example

Site and Location Plan

Sheet 2

1 SITE PLAN
Scale 1:500

PROJECT INFORMATION

SITE ADDRESS:	77 UDYS ROAD PAKURANGA
LEGAL DESCRIPTION: SITE AREA:	LOT 2 DP 22598 19,706 m²
WIND ZONE:	LOW
EARTHQUAKE ZONE:	1
RAINFALL INTENSITY:	100mm/hr
EXPOSURE ZONE:	C
CLIMATE ZONE:	1

2 LOCATION MAP
Scale N.T.S

3 SITE PHOTO
Scale N.T.S

Notes:

- The example images on this sheet are provided for the sole purpose of conveying the levels of presentation and standard of documentation required by the Ministry for Weathertightness Remediation projects

Key Requirements:

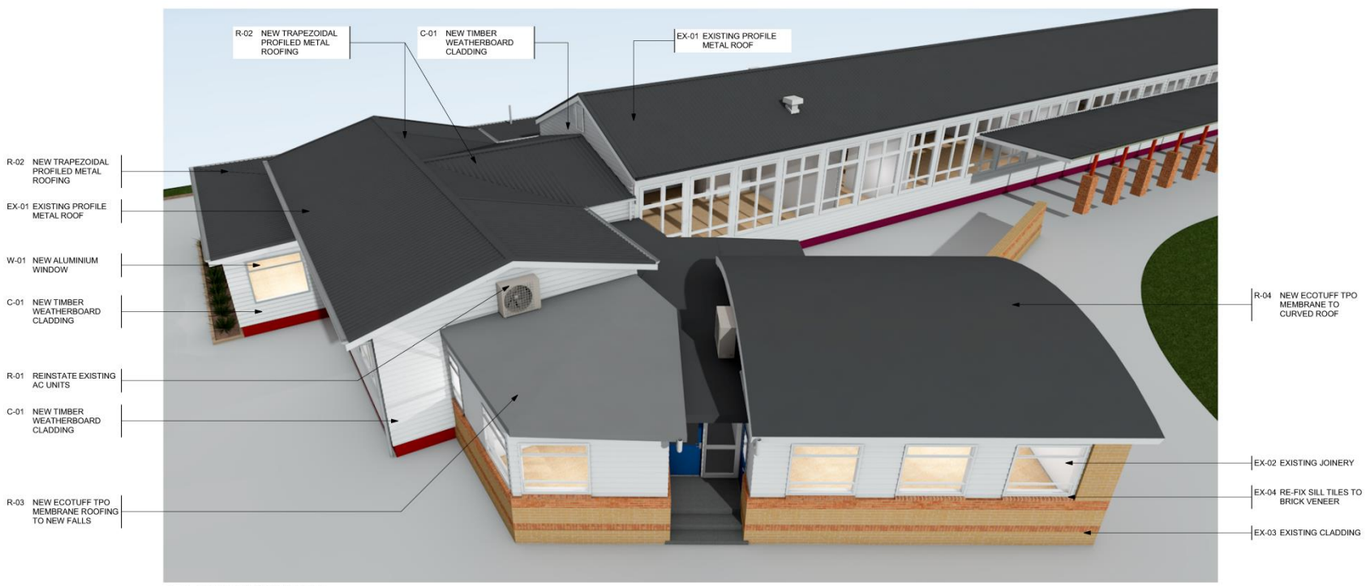
- Clearly identify the building's location at the school site
- Use the Ministry's correct building reference e.g. 'Block 2', noting in some cases these can differ from the name or reference used by the School
- Ensure a north symbol is provided along with the site or location plan's scale
- Provide the legal description of the site and property address as required for the Consent Application
- The site plan is also a useful location to clearly state the wind, earthquake & exposure zones
- Where two or more site plans or aerial views are provided, ensure these all have the same north point orientation for ease of reference

Drawing Example

3D Images – Existing and Proposed Works

Sheet 3

1 3D VIEW EXISTING
Scale N.T.S



2 3D VIEW PROPOSED
Scale N.T.S

KEYNOTES

C-01	**NEW TIMBER WEATHERBOARD CLADDING** NEW H3.1 TREATED AND PAINTED TIMBER BEVEL BACKED WEATHERBOARDS (TO MATCH EXISTING), ON A 20mm CAVITY SYSTEM AND 6mm FIBRE CEMENT RAB BOARD
DC-01	**REMOVE EXISTING WEATHERBOARD CLADDING** REMOVE AND DISCARD EXISTING WEATHERBOARD CLADDING, INCLUDING BUILDING WRAP AND FIXINGS
DC-02	**REMOVE EXISTING FIBRE CEMENT SHEET CLADDING** REMOVE AND DISCARD EXISTING FIBRE CEMENT SHEET CLADDING, INCLUDING BUILDING WRAP AND FIXINGS
DR-01	**REMOVE EXISTING MEMBRANE ROOFING AND FRAMING** REMOVE EXISTING MEMBRANE ROOFING AND PLY SUBSTRATE. REMOVE EXISTING ROOF FRAMING DOWN TO WALL TOP PLATE LEVEL, INCLUDING CEILING LININGS
DR-02	**REMOVE EXISTING MEMBRANE ROOFING AND PLY SUBSTRATE** REMOVE EXISTING MEMBRANE ROOFING AND PLY SUBSTRATE. INSPECT FRAMING FOR WATER DAMAGE
DR-03	**REMOVE EXISTING PROFILED METAL ROOFING AND FRAMING** REMOVE EXISTING METAL ROOFING, FLASHINGS, BUILDING PAPER, NETTING AND METAL GUTTERS. REMOVE EXISTING ROOF FRAMING DOWN TO WALL TOP PLATE LEVEL, INCLUDING CEILING LININGS
DR-05	**REMOVE EXISTING AC UNITS** REMOVE AND REINSTATE EXISTING AC UNITS
DW-01	**REMOVE EXISTING JOINERY** REMOVED AND DISCARDED EXISTING WINDOW/DOOR JOINERY
EX-01	**EXISTING PROFILE METAL ROOF** EXISTING PROFILE METAL ROOF TO REMAIN
EX-02	**EXISTING JOINERY** EXISTING WINDOW/DOOR JOINERY TO REMAIN
EX-03	**EXISTING CLADDING** EXISTING CLADDING TO REMAIN
EX-04	**RE-FIX SILL TILES TO BRICK VENEER** ALLOW TO RE-FIX SILL TILES TO THE BRICK VENEER WINDOWS
R-01	**REINSTATE EXISTING AC UNITS** EXISTING AC UNITS TO BE REINSTATED AND MOUNTED ON NEW MONKEY TOE AC SERVICE PLATFORMS
R-02	**NEW TRAPEZOIDAL PROFILED METAL ROOFING** NEW 0.55BMT COLORSTEEL MAXX TRAPEZOIDAL PROFILED METAL ROOFING OVER NEW H1.2 TREATED TIMBER ROOF FRAMING TO NEW FALLS (AS SHOWN). ALLOW FOR NEW 0.55BMT COLORSTEEL MAXX 175 BOX GUTTERS
R-03	**NEW ECOTUFF TPO MEMBRANE ROOFING TO NEW FALLS** NEW 1.5mm ECOTUFF TPO MEMBRANE ROOFING ON NEW 21mm H3.2 PLY SUBSTRATE OVER NEW H1.2 TREATED TIMBER FURRINGS TO CREATE 2° FALLS
R-04	**NEW ECOTUFF TPO MEMBRANE TO CURVED ROOF** NEW 1.5mm ECOTUFF TPO MEMBRANE ROOFING ON NEW 21mm H3.2 PLY SUBSTRATE TO CURVED ROOF
W-01	**NEW ALUMINIUM WINDOW** NEW POWDERCOATED ALUMINIUM WINDOW JOINERY

Note:

- The example images on this sheet are provided for the sole purpose of conveying the levels of presentation and standard of documentation required by the Ministry for Weathertightness Remediation projects

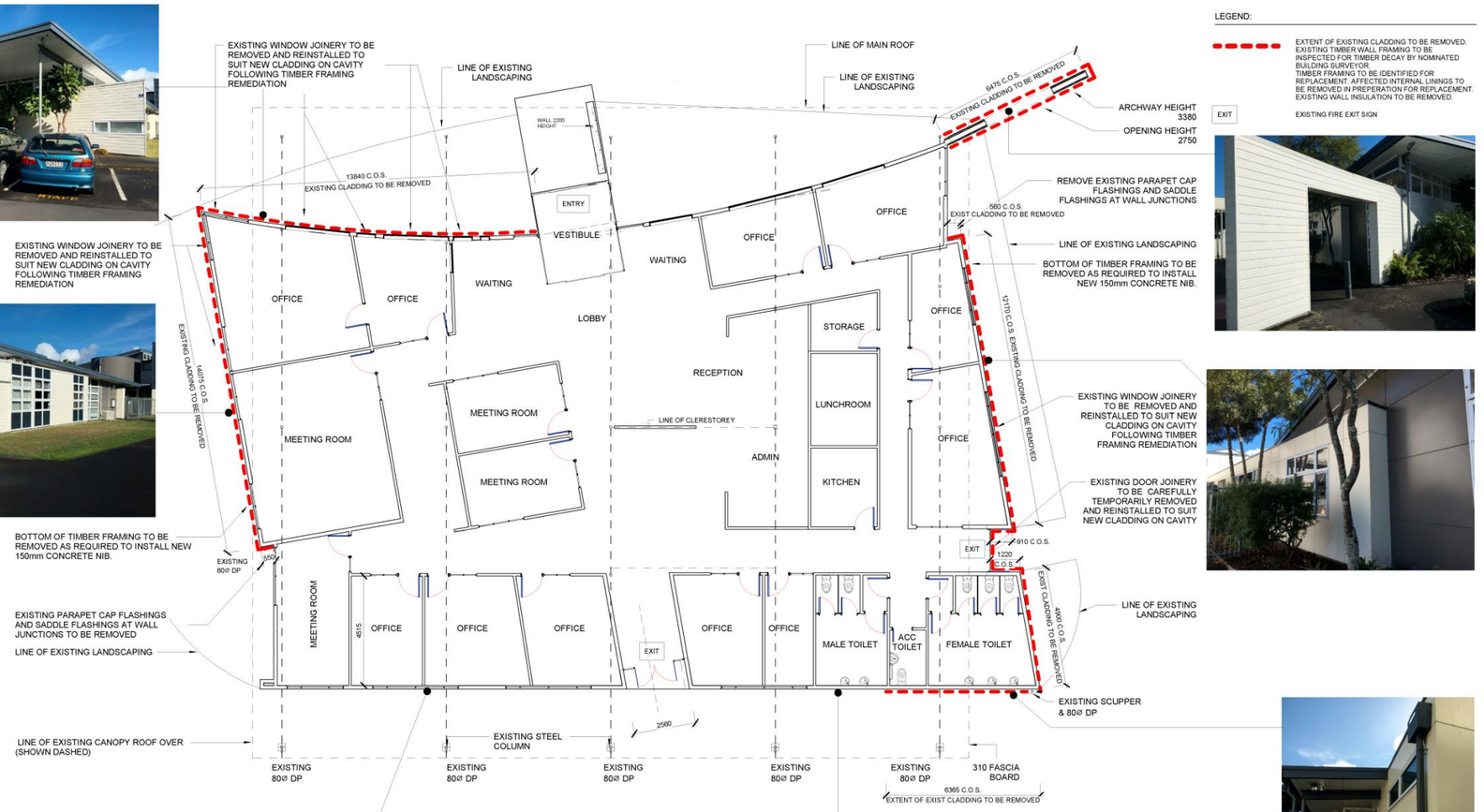
Commentary:

- 3D images of the existing and proposed building arrangement help to clearly convey the proposed changes and scope of work to the existing building
- 3D images are particularly useful to convey existing buildings with complex roof and external envelope forms which may be difficult to understand in 2D elevations, or to convey proposed changes in roof forms
- 3D images with annotations can also be very effective for communicating the intended scope
- In this example, the upper images with green shaded roof areas are existing areas to be removed. The lower image shows the revised arrangement with areas of flat roofing reduced
- Although 3D images are not a compulsory requirement, they can be a useful tool to convey the proposed scope to the Reviewer, and can assist in streamlining the review process

Drawing Example

As Existing Plan

Sheet 4



Note:

- The example images on this sheet are provided for the sole purpose of conveying the levels of presentation and standard of documentation required by the Ministry for Weathertightness Remediation projects

Commentary:

- Ensure floor plans or part-floor plans are provided at 1:50 scale for an A1 sheet or 1:100 for an A3 sheet**
- Embedding photo images of the existing building can be very helpful by providing contextual information
- Colour is very useful for differentiating between the existing building elements to be demolished and the new construction. In this example, the red dashed line indicates the extent of existing cladding to be removed to remediate wall framing
- A legend table is provided in the top right-hand corner to clearly label the dashed red line
- Outline dimensions should be provided for the existing part of the building where remediation works are being proposed. In this example, dimensions are provided alongside the red dashed line
- **Note: Where the building is large and the scope of works is minor and/or very straightforward, 1:200 scale plans @ A3 may be acceptable if the plan cannot fit on one sheet at 1:100 scale. The Designer may use their discretion, with the caveat that the Reviewer may request plans at a larger scale if the plans at 1:200 are cramped or difficult to read

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Drawing Example

Context Drawing

Sheet 5

E10

Showing water damaged wrap and note chequer board below- Lift well

E11

Showing the unprotected junction between the steps and landing- draining water simply goes down the junction

E12

Finding unprotected fibre cement fire wrap and fireline all damaged and with fungi

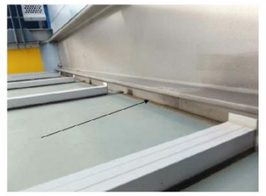
E13

Showing entry path floor overlaid by the step up to the final floor height and note the junction with the lift well adjacent

E14

Showing the door frames set down below both floor heights- note the open gaps for water to enter at the point of decayed framing

E15



Canopy roof and gutter tucked away beneath the flashing- with poor access

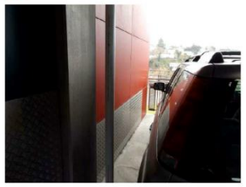
E16

On a wet day water was entering the northern mid-level exit door- after discharging off the canopy roof area- wet carpet- note door is carpark internal door

E17

Showing framing and cladding damage at the location of the patch in the above photo- note proximity to ground levels

E18



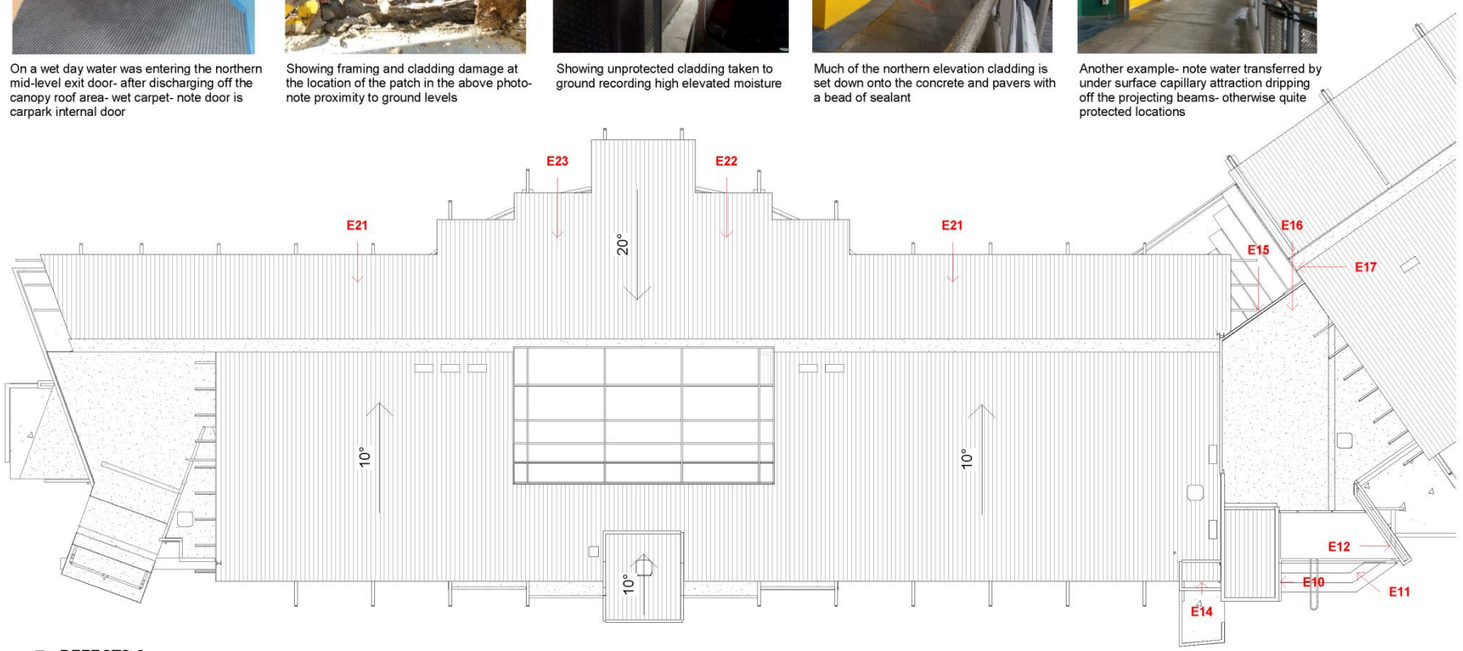
Showing unprotected cladding taken to ground recording high elevated moisture

E19

Much of the northern elevation cladding is set down onto the concrete and pavers with a bead of sealant

E20

Another example- note water transferred by under surface capillary attraction dripping off the projecting beams- otherwise quite protected locations



1 A305 **DEFECTS 2**
SCALE @ A3 - 1 : 200 | SCALE @ A1 - DOUBLE SCALE

E21

Lower level – from the western corner looking east- note transferred water

E22

In addition to the ground level issues there are several construction deficiencies- such as this poorly mitred western joinery corner

E23

Poorly detailed window to cladding junctions including lack of in-seal and short head flashings

Note:

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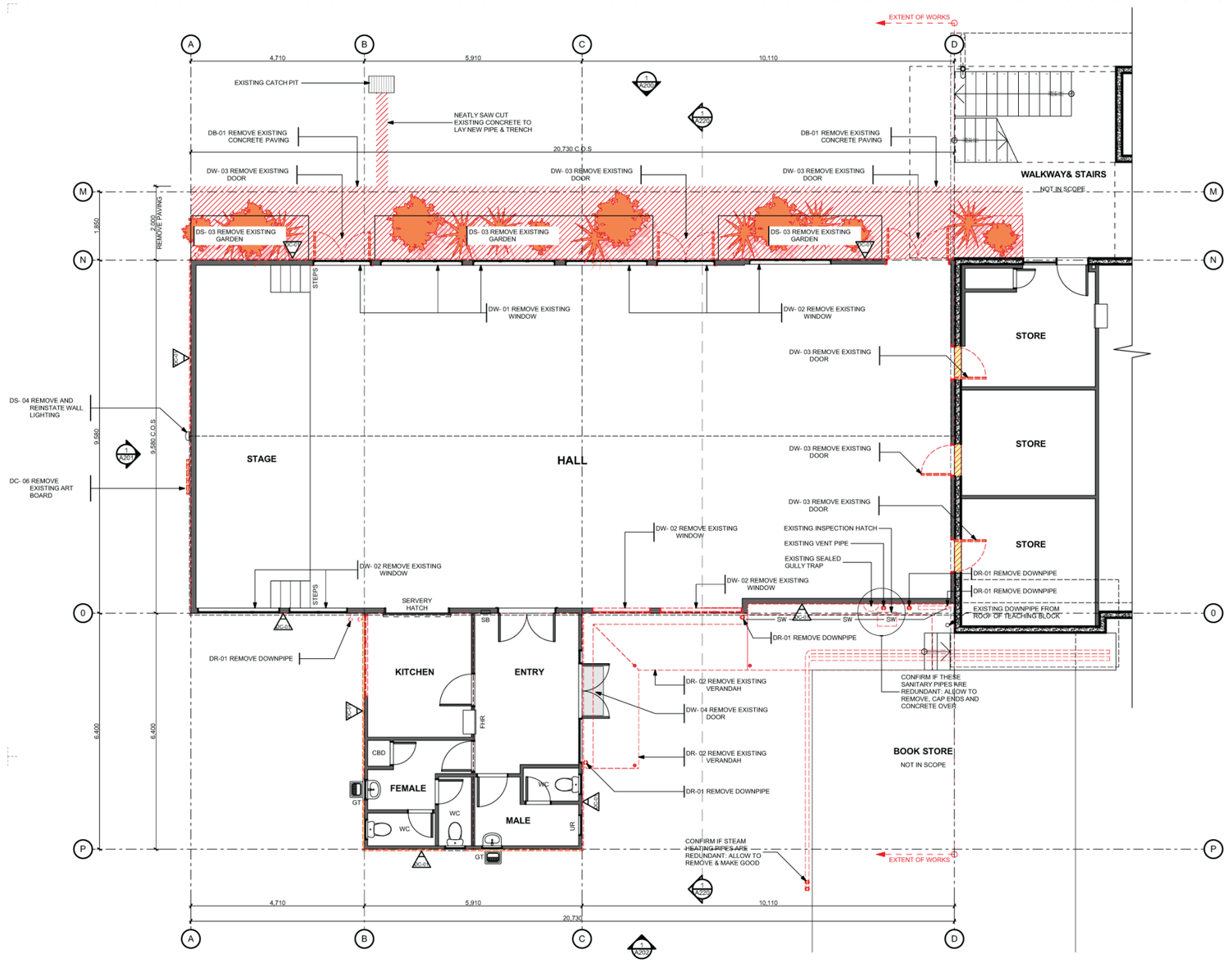
Commentary:

- Embedding photo images of the existing building can be very helpful by providing contextual information
- The red arrows on the plan in this example anchor in existing images with a summary of the issues

Drawing Example

Demolition Plan

Sheet 6



LEGEND

△ WALL FINISH/CONSTRUCTION MARKER. REFER TO KEYNOTE LEGEND

NOTES

1 REFER ELEVATIONS FOR EXTENT OF EXISTING EXTERIOR CLADDING TO BE REMOVED AND DISCARDED.

2 NO REMOVAL OF FIBRE-CEMENT CLADDING IS TO BE UNDERTAKEN WITHOUT AN ASBESTOS DEMOLITION & REFURBISHMENT REPORT BEING COMMISSIONED, AND THE RECOMMENDATIONS CONTAINED WITHING THE REPORT ARE FOLLOWED

3 ALL TIMBER IS TO BE INSPECTED FOR DECAY. REMOVE DECAYED TIMBER AND COAT REMAINING TIMBER WITH PROTIM FRAMESAVER TO THE EXTENT DIRECTED BY THE REGISTERED BUILDING SURVEYOR.

4 ALL INTERNAL WALL LININGS ARE TO REMAIN UNLESS OTHERWISE INDICATED OR INSTRUCTED BY THE ENGINEER TO THE CONTRACT.

5 EXISTING DOWNPIPES ARE TO BE REMOVED AND DISCARDED AS SHOWN.

6 CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

7 ALLOW TO PROTECT EXISTING INTERNAL LININGS, FITTINGS AND FIXTURES. IF NECESSARY CAREFULLY REMOVE FITTINGS DURING THE WORK AND REINSTATE UPON COMPLETION.

8 ANY EXISTING BRACING ELEMENTS REQUIRING REPLACEMENT (DUE TO DECAYED FRAMING/ LINING DAMAGE) MUST BE REPLACED BY A BRACING ELEMENT OF EQUAL OR GREATER VALUE.

9 THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS OF NZS8830P:1999 WHERE THEY ARE APPLICABLE TO THE WORKS.

10 ALL DEMOLITION SHALL BE CARRIED OUT IN A CAREFUL MANNER AND IN ACCORDANCE WITH THE "HEALTH AND SAFETY AT WORK ACT 2015".

11 ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH NZBC, WORKSAFE AND LOCAL AUTHORITIES GUIDELINES AND REQUIREMENTS.

Keynotes

D	DEMOLITION
DB-01	**REMOVE EXISTING CONCRETE PAVING** REMOVE EXISTING CONCRETE VAVING (HATCHED)
DC-01	**REMOVE EXISTING DIRECT FIXED FIBRE CEMENT SHEET CLADDING** REMOVE AND DISCARD EXISTING DIRECT FIXED FIBRE CEMENT SHEET CLADDING, INCLUDING BUILDING WRAP AND FIXINGS
DC- 06	**REMOVE EXISTING ART BOARD** CAREFULLY REMOVE EXISTING ART BOARD. STORE FOR REINSTATEMENT
DR-01	**REMOVE DOWNPIPE** REMOVE EXISTING DOWNPIPE
DR- 02	**REMOVE EXISTING VERANDAH** REMOVE EXISTING VERANDAH ROOFING, POSTS AND INTERNAL GUTTER
DS- 01	**REMOVE EXISTING GARDEN** REMOVE EXISTING GARDEN
DS- 04	**REMOVE AND REINSTATE WALL LIGHTING** REMOVE AND REINSTATE LIGHTING WITH SEAL PENETRATION AND SUFFICIENT HEAD FLASHING OR SUITABLE FORM OF DEFLECTION
DW- 01	**REMOVE EXISTING WINDOW** REMOVE EXISTING WINDOW FOR REFURBISHMENT WITH NEW FRAME TO SUIT PROPOSED CLADDING
DW- 02	**REMOVE EXISTING WINDOW** REMOVE EXISTING WINDOW FOR REPLACEMENT. PREPARE OPENING FOR NEW WINDOW
DW- 03	**REMOVE EXISTING DOOR** REMOVE EXISTING DOOR FOR REPLACEMENT. PREPARE OPENING FOR NEW DOOR
DW- 04	**REMOVE EXISTING DOOR** REMOVE EXISTING DOOR FOR REFURBISHMENT

Notes:

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Commentary:

- Ensure floor plans or part-floor plans are provided at 1:50 scale for an A1 sheet or 1:100 for an A3 sheet**
- Ensure that the drawing clearly delineates between existing and proposed work
- Colour is very useful for differentiating between the existing building elements to be demolished or the new construction
- In this example, red dashed lines are used to indicate existing building elements / components to be removed, including external landscaping
- Dimensions and section references are important for relevant parts of the building where remediation works are being proposed
- Where the scope of work is very minor (e.g. replacement of one section of cladding only) it is acceptable to show the existing and proposed works on one plan – as long as any new work is clearly delineated
- **Note: Where the building is large and the scope of works is minor and/or very straightforward, 1:200 scale plans @ A3 may be acceptable if the plan cannot fit on one sheet at 1:100 scale. The Designer may use their discretion, with the caveat that the Reviewer may request plans at a larger scale if the plans at 1:200 are cramped or difficult to read

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Drawing Example

Demolition Elevations

Sheet 7

Key Notes

2 SITE

2112 Partial Demolition

21.01 DEMO WALL CLADDING
Existing wall cladding and wall underlay are to be removed and discarded.
2112 Partial Demolition

21.02 DEMO ALUMINIUM JOINERY
Existing external aluminium window/door joineries are to be removed and discarded, unless otherwise noted.
2112 Partial Demolition

21.06 DEMO MEMBRANE ROOFING
Existing membrane roofing and plywood substrate are to be removed and discarded.
2112 Partial Demolition

21.08 DEMO GUTTERS
Existing gutters are to be removed and discarded.
2112 Partial Demolition

21.09 DEMO DOWNPIPES
Existing down pipes are to be removed and discarded.
2112 Partial Demolition

21.10 DEMO ROOF FRAMING
Cut back existing roof joists to outline of external timber framing and discarded.
2112 Partial Demolition

21.20 EXISTING CLADDING
Existing cladding, wall underlay and timber framing are to remain (not part of this consent).
2112 Partial Demolition

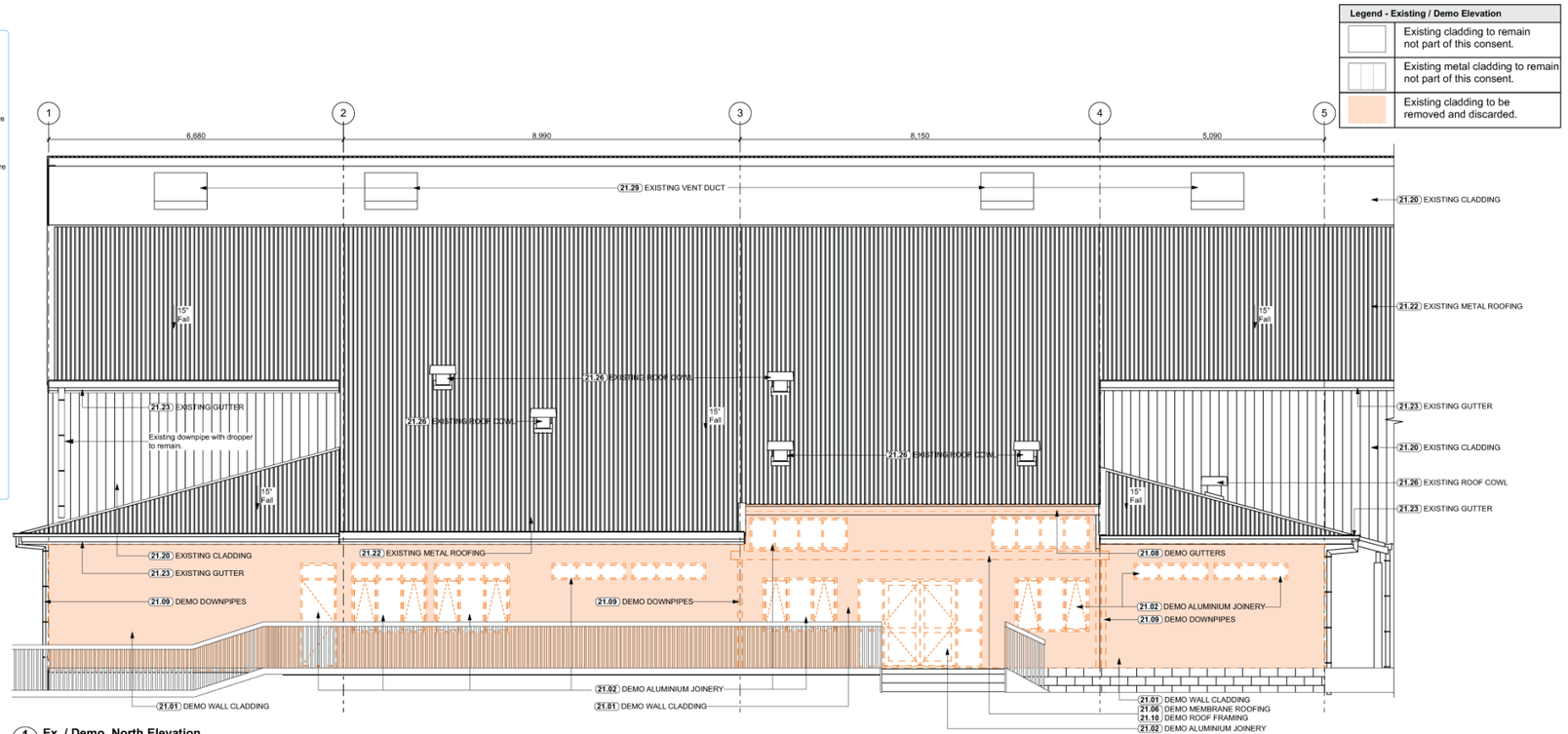
21.22 EXISTING METAL ROOFING
Existing metal roofing to remain, not part of this consent.
2112 Partial Demolition

21.23 EXISTING GUTTER
Existing gutter to remain, not part of this consent.
2112 Partial Demolition

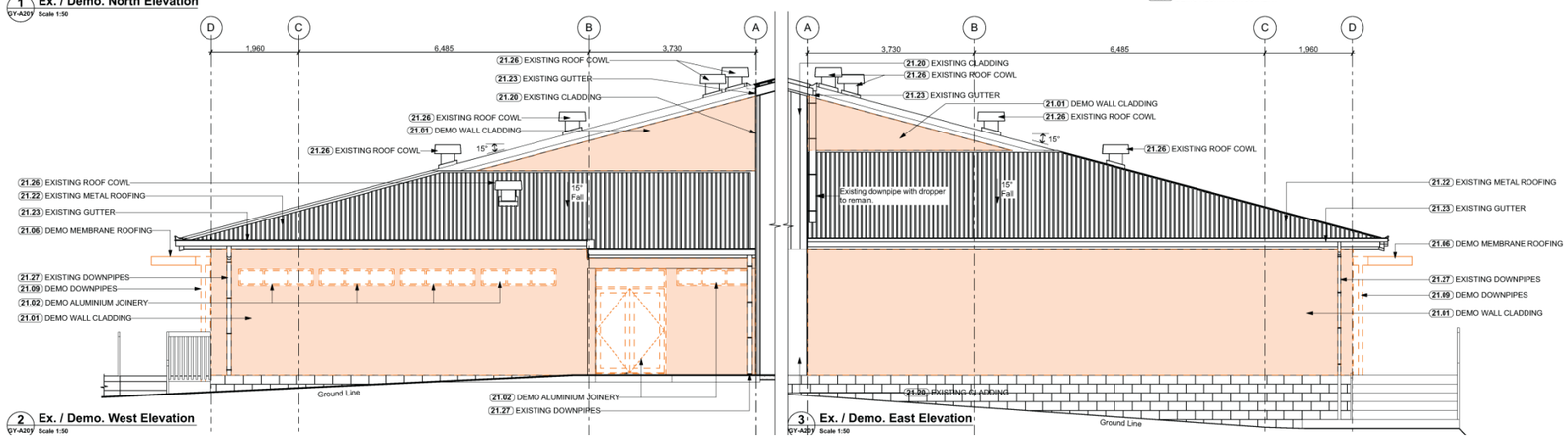
21.26 EXISTING ROOF COWL
Existing roof cowl to remain.
2112 Partial Demolition

21.27 EXISTING DOWNPIPES
Existing downpipe to remain.
2112 Partial Demolition

21.29 EXISTING VENT DUCT
Existing vent duct are to remain.
2112 Partial Demolition



1 Ex. / Demo. North Elevation
GY-A207 Scale 1:50



2 Ex. / Demo. West Elevation
GY-A207 Scale 1:50

3 Ex. / Demo. East Elevation
GY-A207 Scale 1:50

Notes:

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Commentary:

- Ensure elevations or part-elevations are provided at 1:50 scale for an A1 sheet or 1:100 for an A3 sheet
- Ensure that the drawing clearly delineates between existing and proposed layouts
- Colour is very useful for differentiating between the existing building elements to be demolished or the new construction
- In this example, the beige shaded areas represent existing cladding to be removed and red dashed lines indicate window and door joinery to be removed
- A legend table is provided in the top right-hand corner to clearly labels the proposed cladding systems
- Ensure that elevations are titled by their orientation which helps to convey the location against the plan
- Dimensions and sufficient annotation are important for relevant parts of the building where remediation works are being proposed

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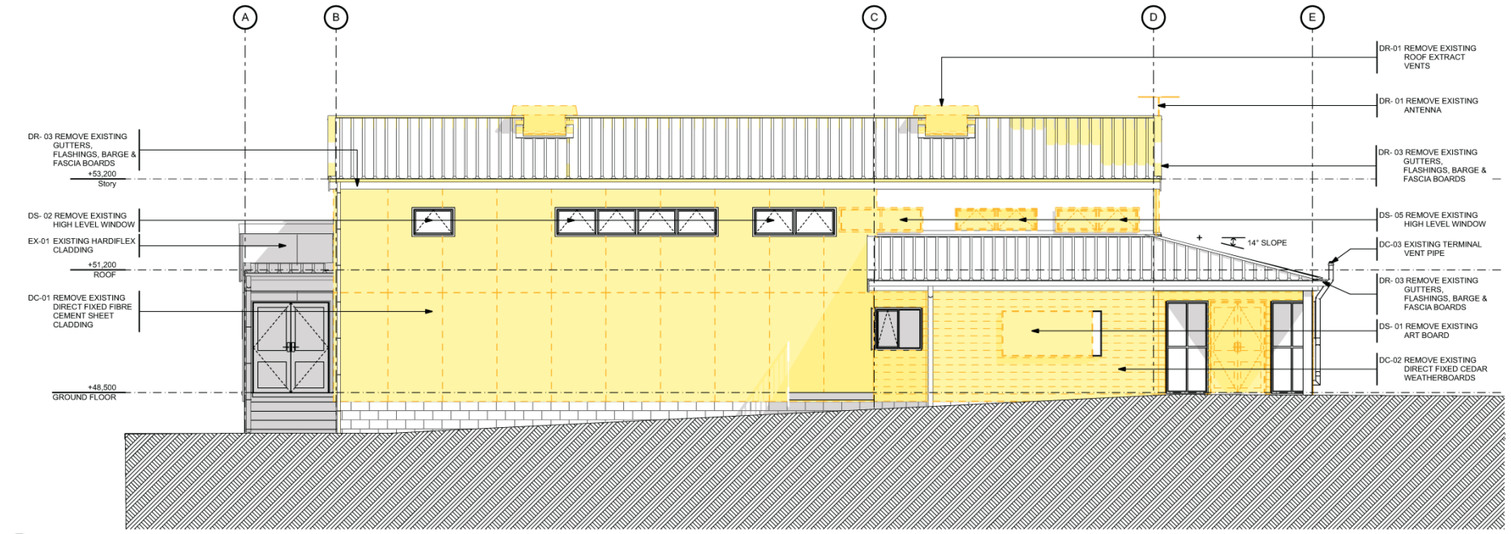
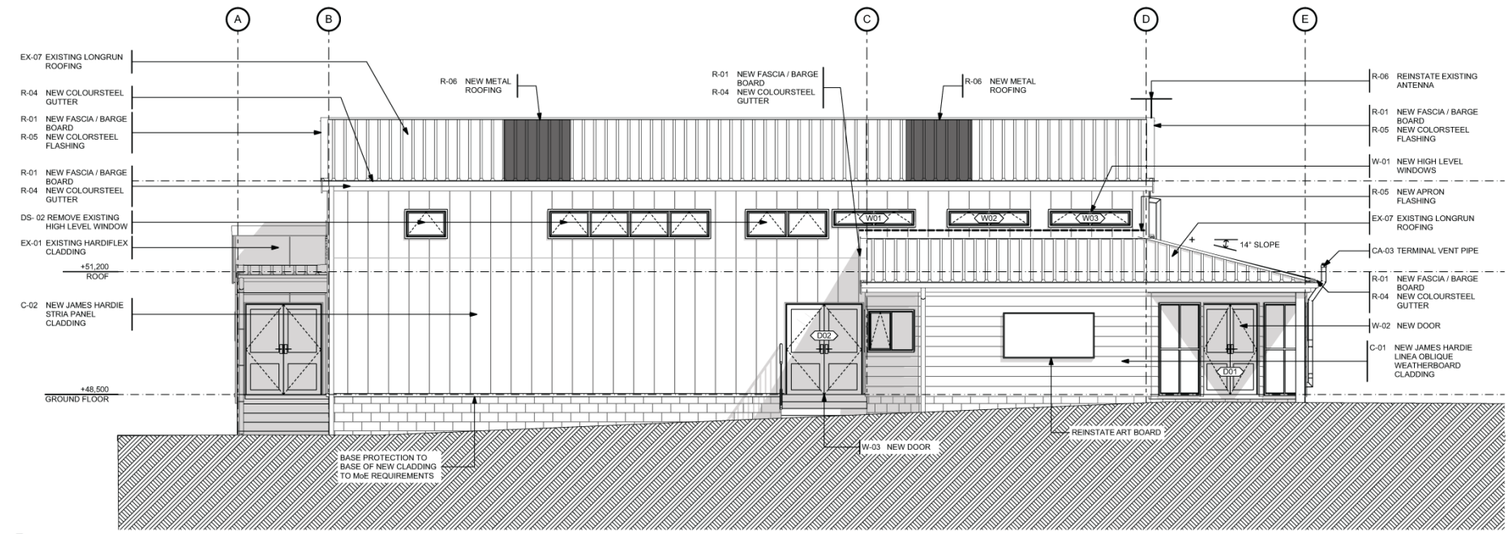
Drawing Example

Elevations – Existing and Proposed Works

Sheet 8



1 A02 WEST ELEVATION EXISTING
Scale 1:50



2 A04 WEST ELEVATION PROPOSED
Scale 1:50

NOTES

1 ALL DEMOLITION SHALL BE CARRIED OUT IN A CAREFUL MANNER AND IN ACCORDANCE WITH THE "HEALTH AND SAFETY AT WORK (ASBESTOS) REGULATIONS 2016"

KEYNOTES

C-01 **NEW JAMES HARDIE LINEA OBLIQUE WEATHERBOARD CLADDING**
NEW JAMES HARDIE LINEA OBLIQUE WEATHERBOARD ON 20mm CAVITY

C-02 **NEW JAMES HARDIE STRIA PANEL CLADDING**
NEW JAMES HARDIE STRIA PANEL CLADDING ON 20mm CAVITY

CA-03 **TERMINAL VENT PIPE**
REINSTATE TERMINAL VENT PIPE

DC-01 **REMOVE EXISTING DIRECT FIXED FIBRE CEMENT SHEET CLADDING**
REMOVE AND DISCARD EXISTING DIRECT FIXED FIBRE CEMENT SHEET CLADDING, INCLUDING BUILDING WRAP AND FIXINGS

DC-02 **REMOVE EXISTING DIRECT FIXED CEDAR WEATHERBOARDS**
REMOVE AND DISCARD EXISTING DIRECT FIXED CEDAR WEATHERBOARD CLADDING, INCLUDING BUILDING WRAP AND FIXINGS

DC-03 **EXISTING TERMINAL VENT PIPE**
REMOVE AND REINSTATE EXISTING TERMINAL VENT PIPE

DR-01 **REMOVE EXISTING ROOF EXTRACT VENTS**
REMOVE AND REINSTATE EXISTING ROOF EXTRACT VENTS

DR- 02 **REMOVE EXISTING ANTENNA**
REMOVE AND REINSTATE EXISTING ANTENNA

DR- 03 **REMOVE EXISTING GUTTERS, FLASHINGS, BARGE & FASCIA BOARDS**
REMOVE EXISTING GUTTERS, FLASHINGS, BARGE & FASCIA BOARDS. PREPARE FOR INSTALLATION OF NEW GUTTERS, FLASHINGS, BARGES & FLASHINGS

DS- 01 **REMOVE EXISTING ART BOARD**
CAREFULLY REMOVE EXISTING ART BOARD. STORE FOR REINSTATEMENT

DS- 02 **REMOVE EXISTING HIGH LEVEL WINDOW**
REMOVE REMOVE EXISTING HIGH LEVEL WINDOW FOR REFURBISHMENT. PREPARE OPENING FOR REINSTATEMENT

DS- 05 **REMOVE EXISTING HIGH LEVEL WINDOW**
REMOVE REMOVE EXISTING HIGH LEVEL WINDOW FOR REPLACEMENT. PREPARE OPENING FOR NEW WINDOW

EX-01 **EXISTING HARDIFLEX CLADDING**
EXISTING 7.5MM HARDIFLEX CLADDING ON BATTENS TO REMAIN

EX-07 **EXISTING LONGRUN ROOFING**
EXISTING LONGRUN ROOFING ON BUILDING PAPER ON 74X50mm PURLINS: REPLACE ANY DAMAGED SHEETS AS REQUIRED

R-01 **NEW FASCIA / BARGE BOARD**
NEW JAMES HARDIE EXENT FASCIA 230x16mm

R-04 **NEW COLOURSTEEL GUTTER**
COLORSTEEL ENDURA BOX 175 GUTTER WITH GALVANISED 32x3mm EXTERNAL FIXING BRACKETS AT 900 CRS. PRE-PAINT BRACKETS WITH EPOXY PAINT SYSTEM (RESENE ON LINE SPEC 23e 2.2 ULT). FIX BRACKETS THROUGH 6mm NYLON SHIMS TO FORM CONTINUOUS OVERFLOW GAP

R-05 **NEW COLORSTEEL FLASHING**
NEW 0.55BMT COLORSTEEL ENDURA FLASHINGS FOR TRAPEZOIDAL ROOF. FLASHINGS TO BE NOTCHED AND SCRIBED INTO ROOFING PANS
- APRON FLASHING MIN LAP 2 CRESTS OR 200mm
- BARGE FLASHING MIN LAP 2 CRESTS
- RIDGE FLASHING MIN LAP 200mm
- VERGE FLASHING MIN LAP 200mm

R-06 **NEW METAL ROOFING**
NEW 0.55BMT COLORSTEEL ENDURA METAL ROOFING, TO MATCH EXISTING, LAID OVER NEW ROOF UNDERLAY. FIXINGS FOR LOW WIND ZONE

R-07 **REINSTATE EXISTING ANTENNA**
REINSTATE EXISTING ANTENNA

W-01 **NEW HIGH LEVEL WINDOWS**
NEW HIGH LEVEL WINDOWS TO EXISTING OPENING WITH HIGHER SILL HEIGHT TO ALLOW COMPLAINT APRON FLASHING TO ROOF. ALLOW FOR NEW MANUAL WINDERS

W-02 **NEW DOOR**
NEW APL METRO SERIES MAGNUM DOOR TO EXISTING OPENING

W-03 **NEW DOOR**
NEW APL METRO SERIES MAGNUM DOOR TO NEW OPENING

Notes:

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Commentary:

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- Ensure that the drawing clearly delineates between existing and proposed layouts
- In this example, both the existing and as proposed elevations are provided on the same sheet. This is an excellent way of clearly identifying the proposed scope of works for ease of comparison
- The yellow shaded area represents existing cladding and other components to be removed
- Ensure that elevations are titled by their orientation which helps to convey the location against the plan
- Dimensions and sufficient annotation are important for relevant parts of the building where remediation works are being proposed
- **Note: Where the building is large and the scope of works is minor and/or very straightforward, 1:200 scale elevations @ A3 may be acceptable if the elevation cannot fit on one sheet at 1:100 scale. The Designer may use their discretion, with the caveat that the Reviewer may request elevations at a larger scale if the plans at 1:200 are cramped or difficult to read

Drawing Example

Elevations – Proposed Works

Sheet 9

Key Notes

2 SITE

2112 Partial Demolition

21.20 EXISTING CLADDING
Existing cladding, wall underlay and timber framing are to remain (not part of this consent).
2112 Partial Demolition

21.21 EXISTING JOINERY
Existing joinery to remain, not part of this consent.
2112 Partial Demolition

21.22 EXISTING METAL ROOFING
Existing metal roofing to remain, not part of this consent.
2112 Partial Demolition

21.23 EXISTING GUTTER
Existing gutter to remain, not part of this consent.
2112 Partial Demolition

21.24 LOWER EXISTING GROUND
Hatched Area: Existing ground level to be lowered to allow 225mm min clearance to finish floor level.

2112 Partial Demolition

3 STRUCTURE

3102 Concrete Work - Standard

31.01 NEW CONCRETE NIB
New concrete nib, refer to Structural Engineer drawings for more details.
Note: All new Concrete nib location to be confirm on site to allow 150mm minimum clearance to paved area and 225mm to unpaved area.
3102 Concrete Work - Standard

4 ENCLOSURE

4231HF James Hardie® Facade Panel Cladding
4231HF James Hardie® Facade Panel Cladding

42.07 NEW EXOTEC CLADDING
James Hardie ExoTec Facade Panel, 9mm thick over 20mm drained cavity system.

4231HF James Hardie® Facade Panel Cladding

4241DA Nu-Wall Profiled Metal Cladding
4241DA Nu-Wall Profiled Metal Cladding

42.20 NEW NU-WALL HORIZONTAL CLADDING
New Mono 200 profile NuWall aluminium horizontal cladding over 20mm drained cavity, installed as per manufacturer installation manual and specifications.

42.21 NEW NU-WALL VERTICAL CLADDING
New E 100 profile NuWall aluminium vertical cladding over 20mm drained cavity, installed as per manufacturer installation manual and specifications.

4422AT Ardex TPO Membrane Roofing
4422AT Ardex TPO Membrane Roofing

44.01 NEW TPO MEMBRANE
New 1.5mm single ply grey membrane roofing "Ardex WPM 615" to be installed as per manufacturer specification over new 19mm thick H3.2 CCA treated Plywood to form 1.5° fall min.

4422AT Ardex TPO Membrane Roofing

4521OC Altus Commercial Aluminium Windows & Doors
4521OC Altus Commercial Aluminium Windows & Doors

45.01 NEW ALUMINIUM DOOR
New Duratec powder-coated aluminium single glazed 40mm "Altus Commercial Door Suite units".
- All units installed complete with flashings & drafts seals all round as per Window Association NZ standard details.
- All fixings to timber framing (through timber reveal with 75mm galv. Jolt head nail bolt @450 crs.).
- All fixings to concrete (12g screw on ramplug @450 crs. @ min. 45mm embedment).
4521OC Altus Commercial Aluminium Windows & Doors

4521PA Altus Pacific Architectural Suite
4521PA Altus Pacific Architectural Suite

45.02 NEW ALUMINUM WINDOW
New Duratec powder-coated aluminium single glazed 40mm "Altus Pacific Architectural Suite units".
- All joinery units shall be provided with new WANZ support bars as per figure 85 - E2/AS1.
- All units installed complete with flashings & drafts seals all round as per Window Association NZ standard details.
- All opening windows with 2m fall to ground level are fitted with a pair of factory-installed stainless steel sash restrictor maximum 100mm opening, to ensure compliance with NZBC acceptable solution F4/AS1/2.
- All fixings to timber framing (through timber reveal with 75mm galv. Jolt head nail bolt @450 crs.).
- All fixings to concrete (12g screw on ramplug @450 crs. @ min. 45mm embedment).
4521PA Altus Pacific Architectural Suite

7 SERVICES

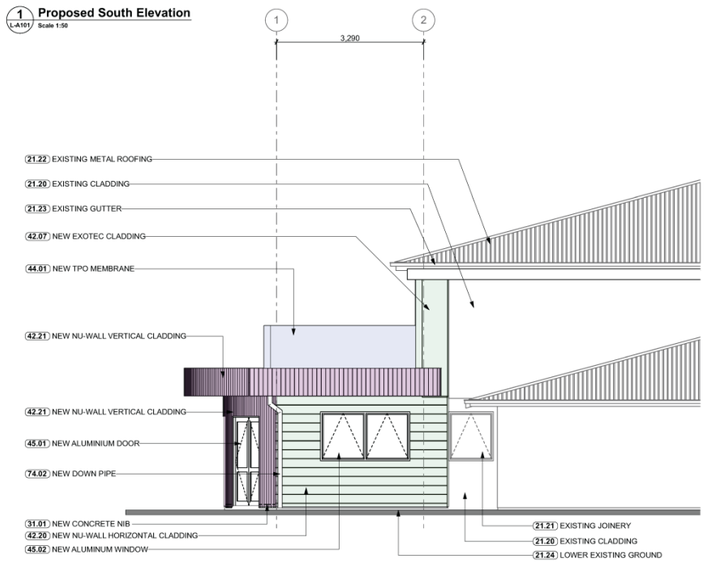
7411S Steel & Tube Rainwater Spouting Systems

7411S Steel & Tube Rainwater Spouting Systems

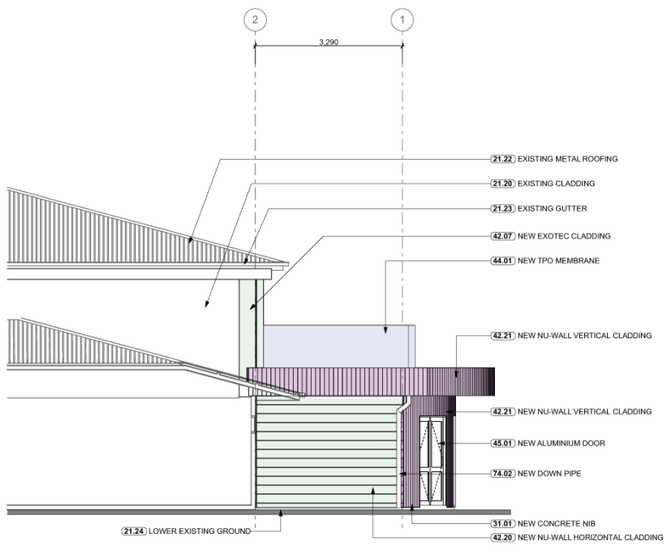
74.02 NEW DOWN PIPE
New Colorsteel Maxx 100Ø down pipe with new two part round aluminium downpipe bracket (colour to match cladding), allow for new connection to existing storm water pipe.

7411S Steel & Tube Rainwater Spouting Systems

1 L-A101 **Proposed South Elevation** Scale 1:50



2 #LayID **Proposed East Elevation** Scale 1:50



3 L-A101 **Proposed West Elevation** Scale 1:50

Legend - Proposed Elevation

	Existing cladding to remain not part of this consent.
	New James Hardie ExoTec Facade Panel laid/installed vertically over 20mm drained cavity system.
	New Nu-Wall E100 vertical cladding over 20mm drained cavity system.
	New Nu-Wall Mono 200 horizontal cladding over 20mm drained cavity system.

Notes:

- The example images on this sheet are provided for the sole purpose of conveying the levels of presentation and standard of documentation required by the Ministry for Weathertightness Remediation projects

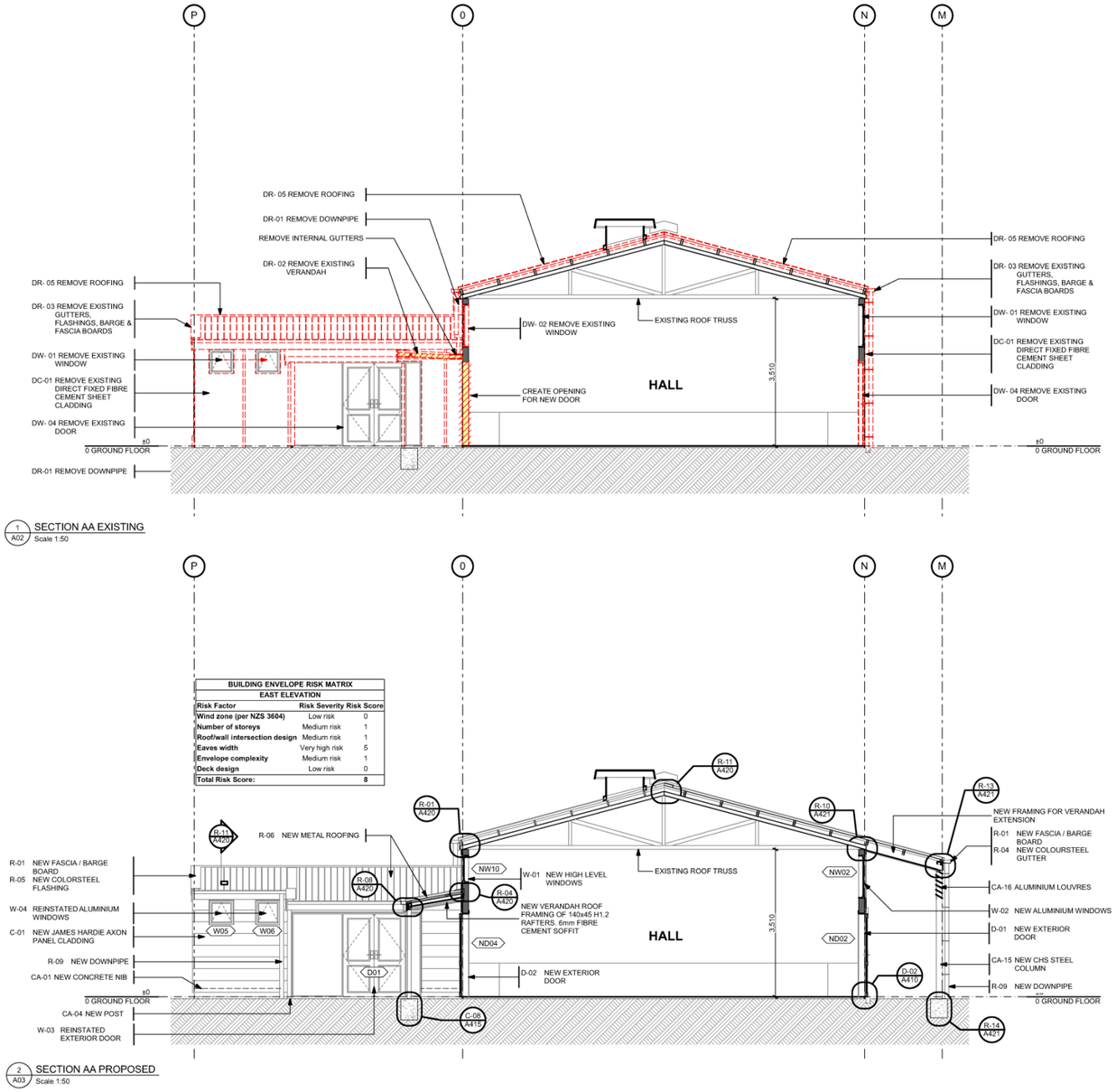
Commentary:

- Ensure elevations or part-elevations are provided at 1:50 scale for an A1 sheet or 1:100 for an A3 sheet
- Ensure that the drawing clearly delineates between existing and proposed layouts
- Colour is very useful for differentiating between the existing building elements to be demolished or the new construction
- In this example, there are three different types of new cladding systems that are colour-shaded and hatched. A legend table is provided in the top right-hand corner to clearly labels the proposed cladding systems
- Ensure that elevations are titled by their orientation which helps to convey the location against the plan
- Dimensions and sufficient annotation are important for relevant parts of the building where remediation works are being proposed

Drawing Example

Sections – Existing and Proposed Works

Sheet 10



NOTES

1 REFER TO THE MAYNARD MARKS WEATHERTIGHTNESS REMEDIATION REPORT IN CONJUNCTION WITH DRAWINGS.

2 ALL DEMOLITION SHALL BE CARRIED OUT IN A CAREFUL MANNER AND IN ACCORDANCE WITH THE "HEALTH AND SAFETY AT WORK (ASBESTOS) REGULATIONS 2016"

3 NO REMOVAL OF FIBRE-CEMENT CLADDING IS TO BE UNDERTAKEN WITHOUT AN ASBESTOS REPORT BEING COMMISSIONED, AND THE RECOMMENDATIONS CONTAINED WITHING THE REPORT ARE FOLLOWED

Keynotes

CA DETAILS

CA-01 **NEW CONCRETE NIB**
NEW 25MPA CONCRETE NIB. HEIGHT TO BE DETERMINED BY AVAILABLE GROUND CLEARANCE FROM BOTTOM OF CLADDING (150mm TO PAVED GROUND). SCABBLE SURFACE OF EXISTING CONCRETE & APPLY SIKADUR 32 PRIOR TO POURING NIB

CA-04 **NEW POST**
NEW 88x88 PROLAM PL8 H3.2 TREATED VERANDAH POST IN STAINLESS STEEL BRACKET. PAINT FINISH

CA-15 **NEW STEEL CHS COLUMN**
NEW 139.7mm CHS COLUMN & 400x400x450 DEEP CONCRETE FOOTING

CA-16 **ALUMINIUM LOUVRES**
NEW ALTECH FIXED ALUMINIUM LOUVRES. POWDER COAT FINISH

D DEMOLITION

DC-01 **REMOVE EXISTING DIRECT FIXED FIBRE CEMENT SHEET CLADDING**
REMOVE AND DISCARD EXISTING DIRECT FIXED FIBRE CEMENT SHEET CLADDING, INCLUDING BUILDING WRAP AND FIXINGS

DR-01 **REMOVE DOWNPIPE**
REMOVE EXISTING DOWNPIPE

DR- 02 **REMOVE EXISTING VERANDAH**
REMOVE EXISTING VERANDAH ROOFING, POSTS AND INTERNAL GUTTER

DR- 03 **REMOVE EXISTING GUTTERS, FLASHINGS, BARGE & FASCIA BOARDS**
REMOVE EXISTING GUTTERS, FLASHINGS, BARGE & FASCIA BOARDS. PREPARE FOR INSTALLATION OF NEW GUTTERS, FLASHINGS, BARGES & FLASHINGS

DR- 05 **REMOVE ROOFING**
REMOVE EXISTING ROOFING SHEETS & UNDERLAY. PREPARE FOR NEW METAL ROOFING

DW- 01 **REMOVE EXISTING WINDOW**
REMOVE EXISTING WINDOW FOR REFURBISHMENT WITH NEW FRAME TO SUIT PROPOSED CLADDING

DW- 02 **REMOVE EXISTING WINDOW**
REMOVE EXISTING WINDOW FOR REPLACEMENT. PREPARE OPENING FOR NEW WINDOW

DW- 04 **REMOVE EXISTING DOOR**
REMOVE EXISTING DOOR FOR REFURBISHMENT

R ROOF

R-01 **NEW FASCIA / BARGE BOARD**
NEW JAMES HARDIE AXENT FASCIA 230x16mm FIXED THROUGH 5mm EPDM WASHERS TO PROVIDE VENTILATION GAP

R-04 **NEW COLOURSTEEL 175 BOX GUTTER**
COLORSTEEL ENDURA BOX 175 GUTTER WITH GALVANISED 32x3mm EXTERNAL FIXING BRACKETS AT 900 CRS. PRE-PAINT BRACKETS WITH EPOXY PAINT SYSTEM (RESENE ON LINE SPEC 23e 2.2 LILT). FIX BRACKETS THROUGH 6mm NYLON SHIMS TO FORM CONTINUOUS OVERFLOW GAP

R-05 **NEW COLORSTEEL FLASHING**
NEW 0.55BMT COLORSTEEL ENDURA FLASHINGS FOR TRAPEZOIDAL ROOF. FLASHINGS TO BE NOTCHED AND SCRIBED INTO ROOFING PANS
- BARGE FLASHING MIN LAP 2 CRESTS
- RIDGE FLASHING MIN LAP 200mm
- VERGE FLASHING MIN LAP 200mm

R-06 **NEW METAL ROOFING**
NEW 0.55BMT COLORSTEEL ENDURA TOUGH SECTION METAL ROOFING, LAID OVER NEW COVERTEK 405 ROOF UNDERLAY & GALV SUPPORT MESH. FIXINGS FOR LOW WIND ZONE

R-09 **NEW DOWNPIPE**
NEW 100mm DIA COLORSTEEL ENDURA DOWNPIPE FIXED WITH MUNZING RINGS

W JOINERY

D-01 **NEW EXTERIOR DOOR**
NEW NEW APL METRO SERIES MAGNUM DOOR TO EXISTING OPENING, WITH H3.1 19mm RADIATA PINE REVEALS AND ARCHITRAVES TO MATCH EXISTING. PAINT FINISH

D-02 **NEW EXTERIOR DOOR**
NEW NEW APL METRO SERIES MAGNUM DOORS WITH H3.1 19mm RADIATA PINE REVEALS AND ARCHITRAVES TO MATCH EXISTING. PAINT FINISH

W-01 **NEW HIGH LEVEL WINDOWS**
NEW HIGH LEVEL WINDOWS TO EXISTING OPENING WITH HIGHER SILL HEIGHT TO ALLOW COMPLIANT APRON FLASHING TO ROOF. ALLOW FOR NEW MANUAL WINDERS

W-02 **NEW ALUMINIUM WINDOWS**
NEW VANTAGE APL METRO SERIES ALUMINIUM WINDOW TO EXISTING OPENING, WITH H3.1 19mm RADIATA PINE REVEALS AND ARCHITRAVES TO MATCH EXISTING. PAINT FINISH.

W-03 **REINSTATED EXTERIOR DOOR**
EXISTING DOOR AND DOOR JOINERY TO BE REINSTATED. NEW H3.1 19mm RADIATA PINE REVEALS AND ARCHITRAVES TO MATCH EXISTING. PAINT FINISH

Notes:

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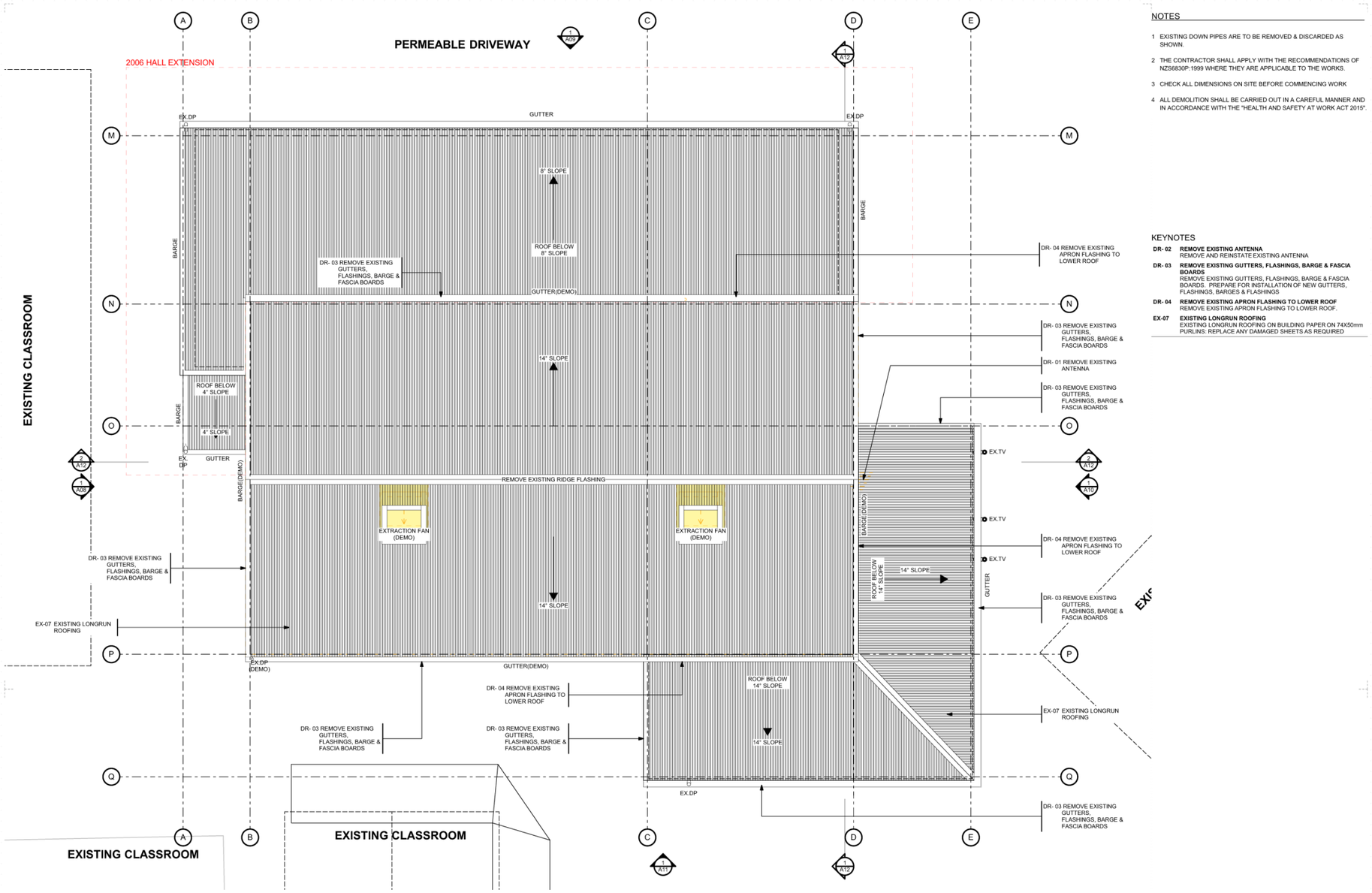
Commentary:

- Ensure elevations or part-elevations are provided at 1:50 scale for an A1 sheet or 1:100 for an A3 sheet
- Provide contextual information that clearly delineate between existing and proposed layouts
- Colour is very useful for differentiating between the existing building elements to be demolished or the new construction
- In this example, both the existing and as proposed sections are provided on the same sheet. This is an excellent way of clearly identifying the proposed scope of works for ease of comparison
- Red dashed lines are used in the upper image to signify cladding and other components to be removed

Drawing Example

Roof plan

Sheet 11



NOTES

1 EXISTING DOWN PIPES ARE TO BE REMOVED & DISCARDED AS SHOWN.

2 THE CONTRACTOR SHALL APPLY WITH THE RECOMMENDATIONS OF NZS6830P:1999 WHERE THEY ARE APPLICABLE TO THE WORKS.

3 CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK

4 ALL DEMOLITION SHALL BE CARRIED OUT IN A CAREFUL MANNER AND IN ACCORDANCE WITH THE "HEALTH AND SAFETY AT WORK ACT 2015".

KEYNOTES

DR- 02	**REMOVE EXISTING ANTENNA** REMOVE AND REINSTATE EXISTING ANTENNA
DR- 03	**REMOVE EXISTING GUTTERS, FLASHINGS, BARGE & FASCIA BOARDS** REMOVE EXISTING GUTTERS, FLASHINGS, BARGE & FASCIA BOARDS. PREPARE FOR INSTALLATION OF NEW GUTTERS, FLASHINGS, BARGES & FLASHINGS
DR- 04	**REMOVE EXISTING APRON FLASHING TO LOWER ROOF** REMOVE EXISTING APRON FLASHING TO LOWER ROOF.
EX-07	**EXISTING LONGRUN ROOFING** EXISTING LONGRUN ROOFING ON BUILDING PAPER ON 74X50mm PURLINS: REPLACE ANY DAMAGED SHEETS AS REQUIRED

Notes:

- The example images on this sheet are provided for the sole purpose of conveying the levels of presentation and standard of documentation required by the Ministry for Weathertightness Remediation projects

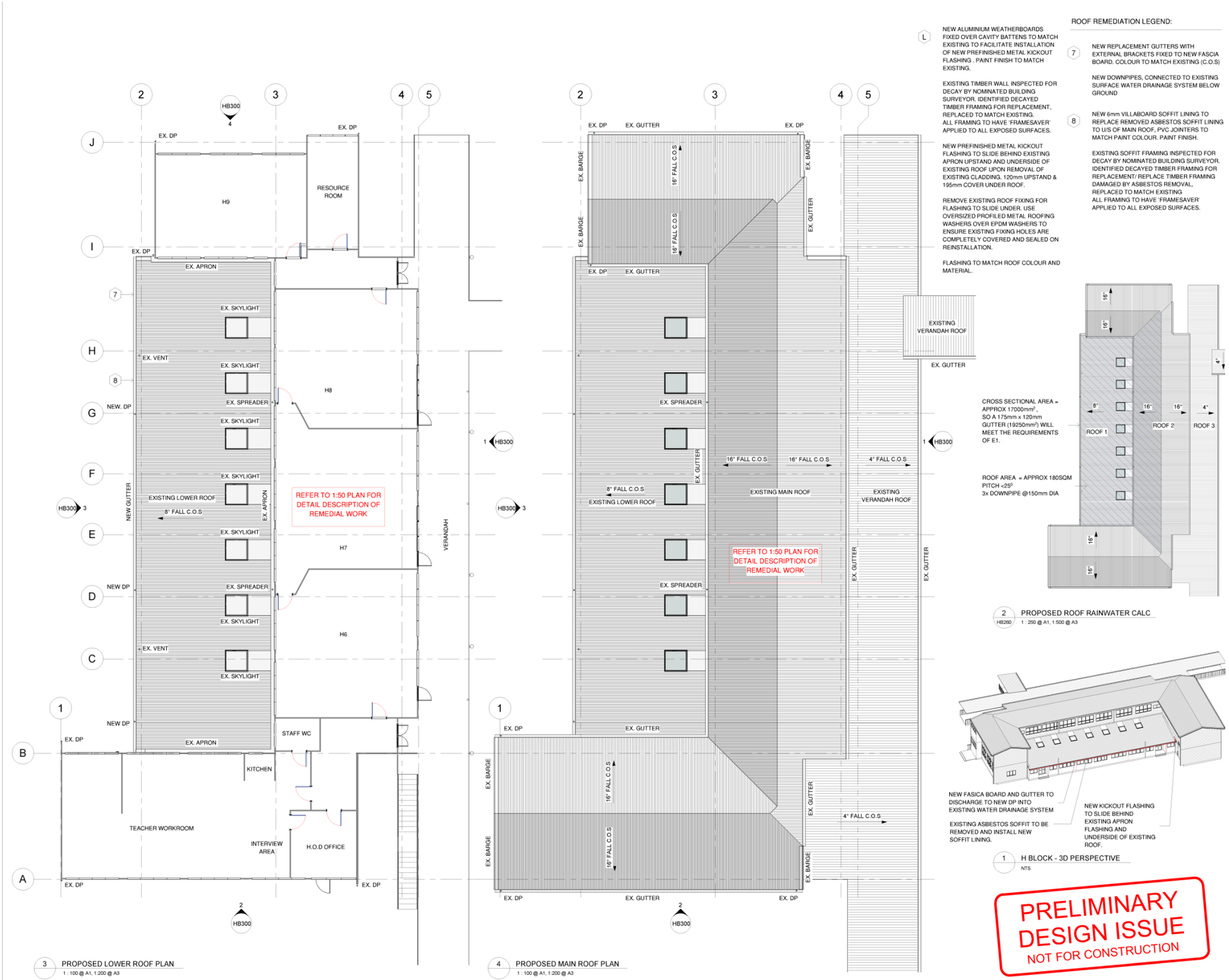
Commentary:

- Ensure roof plans or part-roof plans are provided at 1:50 scale for an A1 sheet or 1:100 for an A3 sheet
- Ensure that the drawing clearly delineates between existing and proposed layouts
- In this example, the existing guttering and flashings to be removed are notated through the use of annotations and location arrows
- The slope and direction of roof falls is indicated for each existing roof plane

Drawing Example

Roof plan

Sheet 12



Notes:

- The example images on this sheet are provided for the sole purpose of conveying the levels of presentation and standard of documentation required by the Ministry for Weathertightness Remediation projects

Commentary:

- Ensure roof plans or part-roof plans are provided at 1:50 scale for an A1 sheet or 1:100 for an A3 sheet
- As this is a large roof area, reference is made to additional drawings with 1:50 layouts
- The slope and direction of roof falls is indicated for each roof plane
- A useful rainwater calculation plan is provided on the right-hand side
- A useful three-dimensional building image is provided in the bottom right hand corner to convey elements of the proposed scope of works