

PO BOX 19008  
HAMILTON 3204  
027 - 7897186  
vanessa.barclay01@gmail.com

# SOUTH WAIKATO DISTRICT COUNCIL

## Proposed Roof Remediation

### DRAWING INDEX

A000	COVER PAGE
A101	EXISTING SITE / ROOF PLAN
A201	DEMOLITION ROOF PLAN
A202	PPROPOSED ROOF PLAN
<b>1</b> A401	PROPOSED SECTIONS
A402	PROPOSED SECTIONS
A501	DETAILS
A502	DETAILS
A600	WINDOW SCHEDULE

## 5 Torphin Crescent, Tokoroa 3420

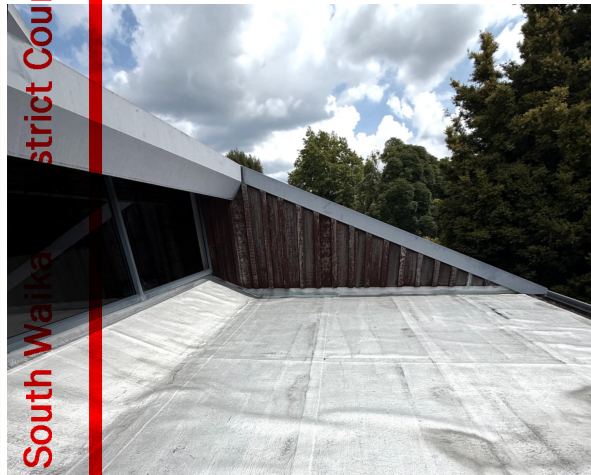


01 SITE PLAN  
N.T.S



02 STREET VIEW  
N.T.S

**STATUS:**  
**DETAILED DESIGN**  
PROJECT NUMBER: 7241  
DATE: 3/07/2025  
CAD FILENAME: Tokoroa Council  
Weatherightness.pln  
**Rev 1**



**LEGAL DESCRIPTION**

ADDRESS : 1 - 5 TOPRHIN CRESCENT  
 TOKOROA NZ 3420  
 LOT: 11  
 DP: 61970  
 TRES: SA51C/982

**SITE ASSESSMENT**

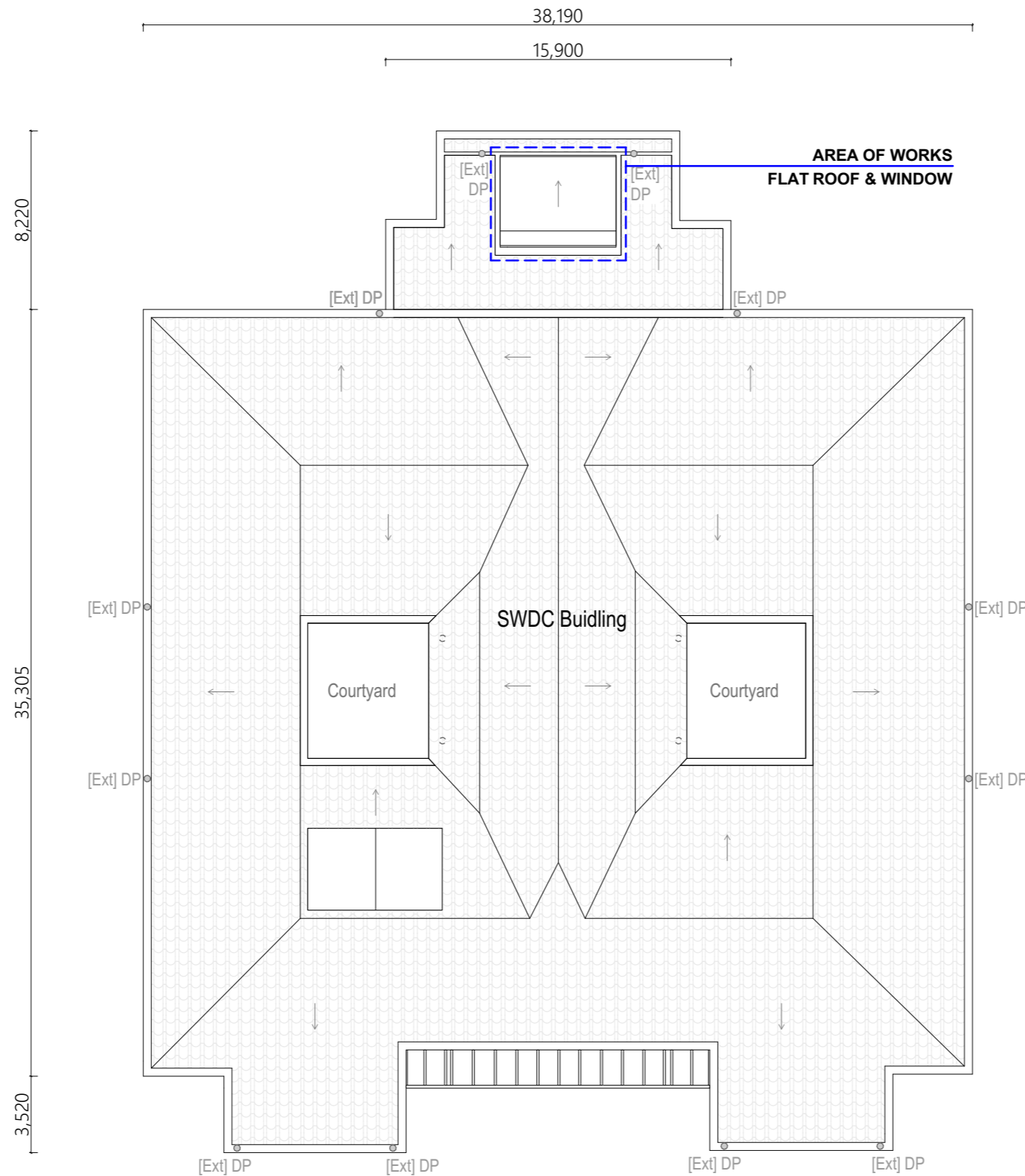
- 1. EXPOSURE ZONE : ZONE B
- 2. WIND REGION : A
- 3. WIND ZONE : MEDIUM
- 4. EARTHQUAKE ZONE : 2
- 5. RAINFALL INTENSITY : 90 - 100
- 6. CLIMATE ZONE: ZONE 2

**NOTE**

- 1. DETERMINATION OF WIND ZONE FROM TABLE 5:4 NZS 3604:2011
- 2. TOTAL FOOTPRINT AREA: 1330m<sup>2</sup>

**EXISTING PLUMBING**

[Ext] DP ● EXISTING DOWNSPIPE

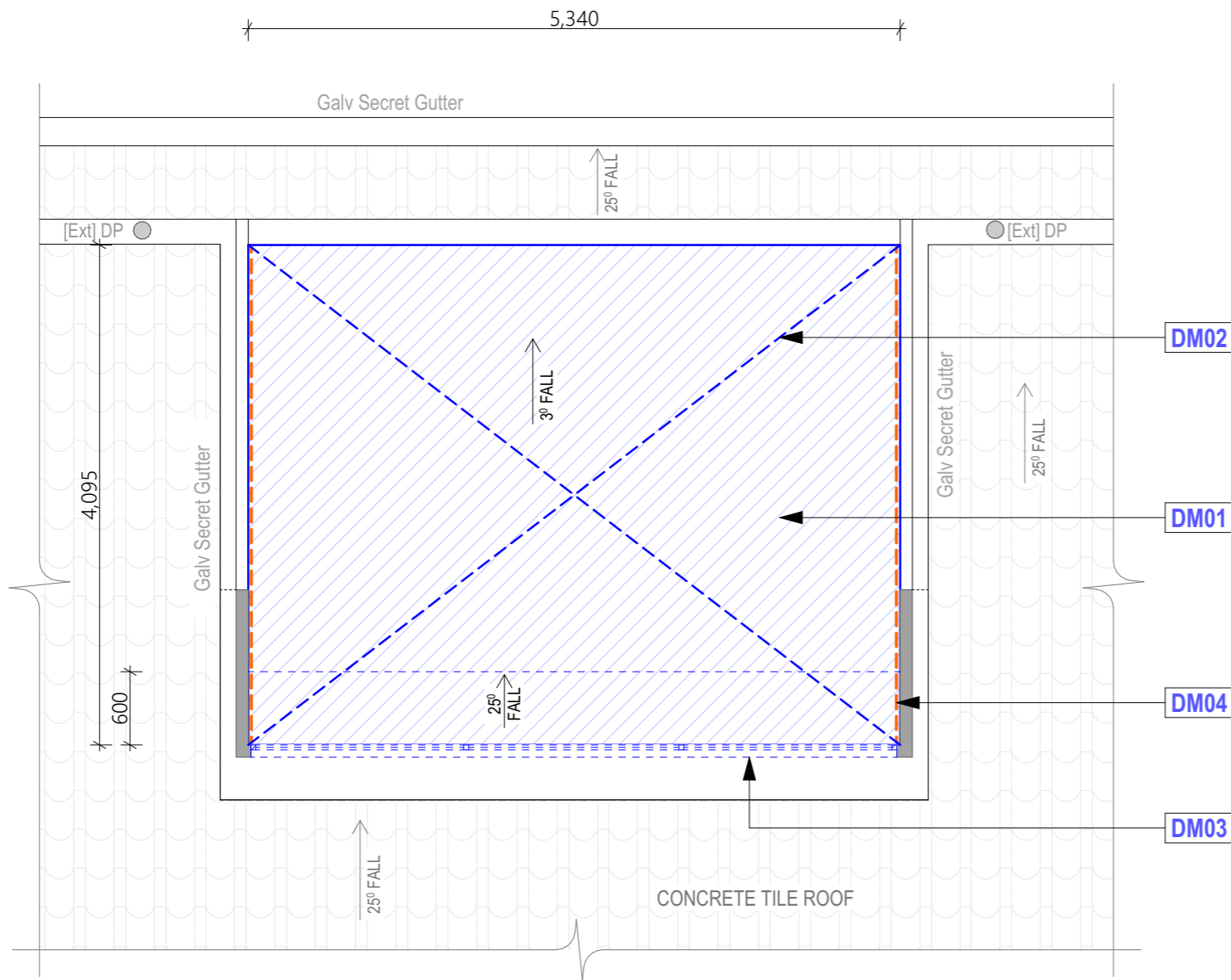


01 EXISTING ROOF PLAN  
 SCALE 1:200

**GENERAL NOTES:**

1. CONTRACTORS ARE TO COMPLY WITH THE BUILDING ACT 2004 AND THE HEALTH AND SAFETY ACT 2015 INCLUDING ALL CURRENT AMENDMENTS.
2. EXISTING BUILDING HAS NOT BEEN FULLY SURVEYED -DRAWINGS ARE 'INDICATIVE ONLY' & ARE TO BE USED SOLELY FOR THE PURPOSE OF THIS PROJECT ONLY. THE CONTRACTOR SHALL CONSULT THE PROJECT MANAGER SHOULD ANY DISCREPANCIES BE FOUND BETWEEN THE DRAWINGS & THE EXISTING STRUCTURE OR SITE CONDITIONS.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ONSITE PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE. CONFIRM SET OUT DIMENSIONS, LOCATION OF ALL ASSOCIATED STRUCTURE ON SITE PRIOR TO MANUFACTURE OF ALL ITEMS.
4. MAKE GOOD ALL AREAS DAMAGED OR DISTURBED BY NEW WORKS.
5. CONTRACTOR TO ENSURE ALL DEMOLITION AND CONSTRUCTION WASTE ARE DISPOSED OF OFF-SITE.
6. ALL FIXINGS TO TREATED TIMBER ARE TO BE STAINLESS STEEL [SS].
7. ALL FRAMING TO BE CARRIED OUT TO THE REQUIREMENTS OF NZS 3604:2011 AND RELEVANT AMENDMENTS.
8. JOINER TO ALLOW TO FIT ALL ADDITIONAL FRAMING, NOGS, SOLID BLOCKING ETC AS REQUIRED TO COMPLETE THE INSTALLATION OF JOINERY. MAKE GOOD ON COMPLETION.
9. ANY DETAILS THAT ARE IN CONFLICT WITH THE SUPPLIERS OR MANUFACTURERS DETAILS OR REQUIREMENTS MUST BE BROUGHT TO THE DESIGNER'S ATTENTION IMMEDIATELY.
10. ALL NURAPLY WATERPROOFING MEMBRANES ARE TO BE SIGNED OFF BY AN NURAPLY REPRESENTATIVE. THIS WILL REQUIRE INSPECTIONS BY NURAPLY OF ALL SUBSTRATES BEFORE MEMBRANE IS LAID AND AGAIN AFTER COMPLETION AS REQUIRED FOR THE WARRANTY.
11. THE CONTRACTOR MUST ENSURE JAMES HARDIE AXON PANEL CLADDING SYSTEMS AND NURAPLY WATERPROOFING MEMBRANE ARE INSTALLED AS PER MANUFACTURES WRITTEN SPECIFICATIONS AND TECHNICAL DETAILS, UNLESS DETAILED OTHERWISE AND APPROVED BY MANUFACTURERS. ALL FIXINGS ARE INDICATIVE ONLY. CONTRACTOR TO REFER TO PRODUCT SPECIFICATION AND CHECKLISTS BEFORE COMMENCING ANY WORKS.
12. KEEP BUILDING WEATHERTIGHT WITHIN REASON WHILE WORK IS NOT IN PROGRESS.
13. DPC SEPARATION BETWEEN ALL H3.1 TREATED TIMBER AND METAL SURFACES, AND BEWEN ALL H3.1/H3.2 TIMBER AND CONCRETE SURFACES.
14. ALL EXISTING FIXTURES AND FITTINGS ARE TO BE CAREFULLY REMOVED AS REQUIRED AND STORED FOR RE-USE TO FACILITATE THE PROPOSED WORKS. REINSTATE TO EXISTING LOCATIONS UPON COMPLETION.
15. PROVIDE PROTECTION TO EXISTING FLOOR FINISHES IN ALL AREAS OF WORKS.
16. CONTRACTOR TO PROP EXISTING STRUCTURAL ELEMENTS PRIOR TO PROCEEDING WITH DEMOLITION OR EXCAVATION WORKS.

DO NOT SCALE FROM DRAWINGS CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. IF IN DOUBT CHECK WITH ARCHITECT OR ENGINEER BEFORE PROCEEDING. © COPYRIGHT V.B.				PO BOX 19008 HAMILTON 3204 027 - 7897186 vanessa.barday01@gmail.com				DESIGN Other DRAWN VB CHKD DB PROJECT 7241		PROJECT NAME: <b>TORPHIN CRES                  ROOF REMEDIATION</b>		CLIENT NAME: SOUTH WAIKATO DISTRICT COUNCIL		DRAWING TITLE: EXISTING SITE / ROOF PLAN		DRAWING NO. REVISION <b>A101</b>	
DATE	REVISION NOTE	BY	SCALE @ A3 1:200		SHEET SIZE: A3		DATE: 3/07/2025		CAD FILE: Tokoroa Council Weatherrightness.pln								



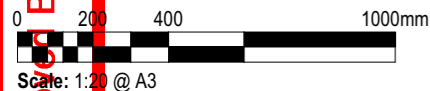
**DEMOLITION NOTES**

- DM01** REMOVE AND DISCARD EXISTING WEATHERPROOF MEMBRANE AND 9MM PLYWOOD DIAPHRAGM
- DM02** REMOVE ALL ROTTEN ROOF TIMBER AND PREPARE EXISTING ROOF FOR INSTALLTION OF NEW NURAPLY MEMBRANE.
- DM03** REMOVE EXISTING CLERESTORY WINDOW, PREPARE TO RAISE UPSTAND AND REPLACE WITH NEW ALUMINIUM FRAMED DOUBLE GLAZED WINDOW.
- DM04** REMOVE CLADDING FROM ANGLED PARAPET WALLS. REPAIR ANY DAMAGED FRAMING AND UNDERLAY. PREPARE AREA FOR NEW CLADDING.

**NOTE:**

ALL EXPOSED TIMBER FRAMING TO BE INSPECTED FOR DECAY BY NOMINATED SPECIALIST. REMOVE AND REPLACE ALL ROTTEN TIMBER WITH H1.2 TREATED TIMBER.

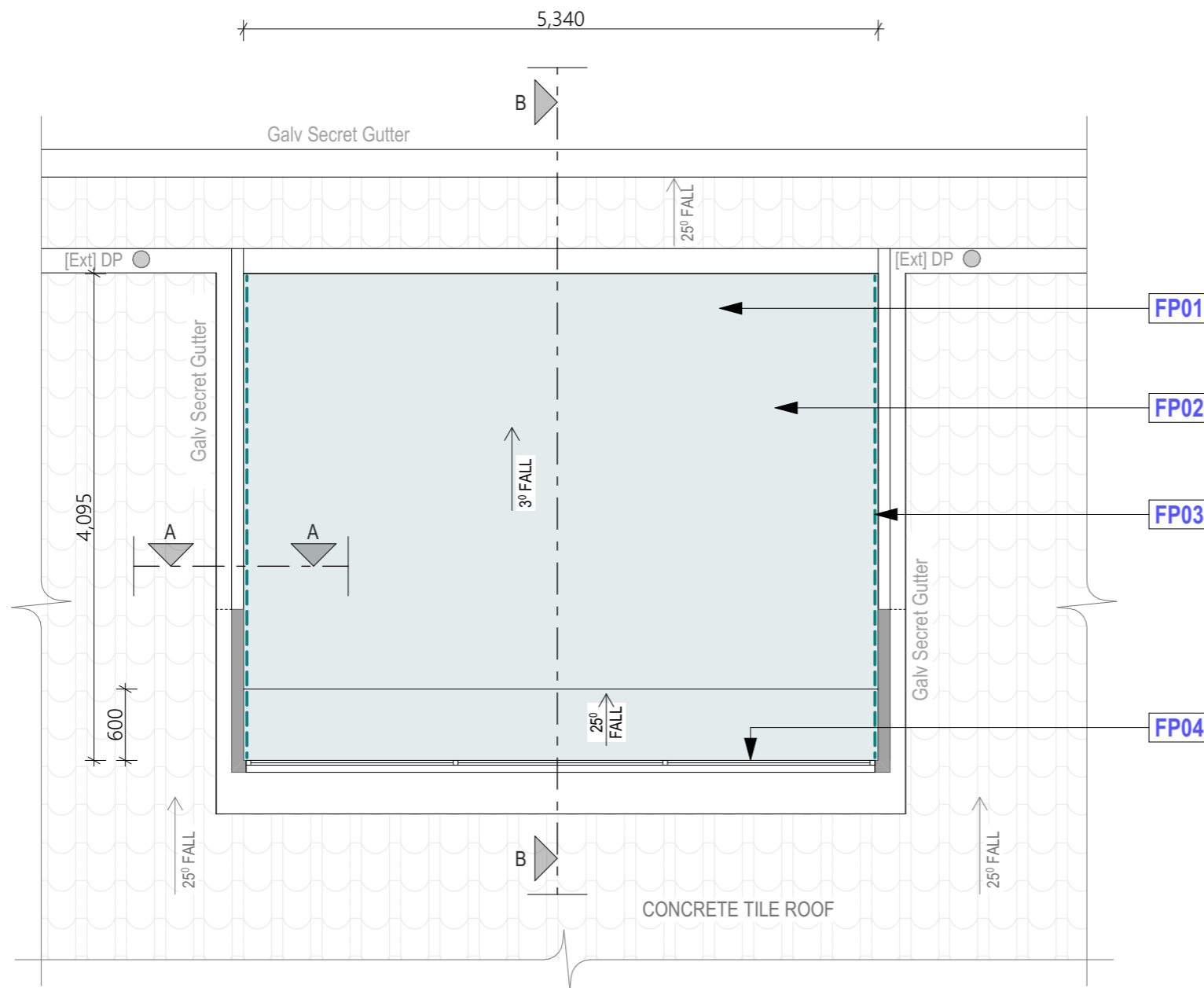
01 DEMOLITION ROOF PLAN  
SCALE 1:50



[Ext] DP ● EXISTING DOWNPIPE

**EXISTING PLUMBING**

			PO BOX 19008 HAMILTON 3204 027 - 7897186 vanessa.barday01@gmail.com		DESIGN Other DRAWN VB CHKD DB PROJECT 7241	PROJECT NAME: <b>TORPHIN CRES ROOF REMEDIATION</b> CLIENT NAME: SOUTH WAIKATO DISTRICT COUNCIL	DRAWING TITLE: <b>DEMOLITION ROOF PLAN</b>	<b>DETAILED DESIGN</b> DRAWING NO. REVISION  <b>A201</b>		
DATE	REVISION NOTE	BY	DO NOT SCALE FROM DRAWINGS CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. IF IN DOUBT CHECK WITH ARCHITECT OR ENGINEER BEFORE PROCEEDING. © COPYRIGHT V.B.							SCALE @ A3: 1:50 SHEET SIZE: A3 DATE: 3/07/2025 CAD FILE: Tokoroa Council Weatherrightness.pln



01 PROPOSED ROOF PLAN  
SCALE 1:50

**PROPOSED NOTES**

- FP01** REPLACE ALL ROTTEN ROOF TIMBER WITH H1.2 TREATED TIMBER.
- FP02** NEW NURAPLY 3PM WATERPROOFING MEMBRANE TO ENTIRE FLAT ROOF AS INDICATED. REFER TO DETAILS AND SPECIFICATIONS.
- FP03** INSTALL NEW JAMES HARDIES AXON PANEL CLADDING ON DRAINED CAVITY TO ANGLED PARAPET WALLS AS PER SPECIFICATIONS.
- FP04** NEW DOUBLE GLAZED POWDER COATED ALUMINIUM FRAMED WINDOW TO BE USED WITH GLAZING PANEL TO MATCH EXISTING WINDOWS. INSTALL WINDOW BEFORE AXON PANELS.

**SUBSTRATE – NEW PLYWOOD**

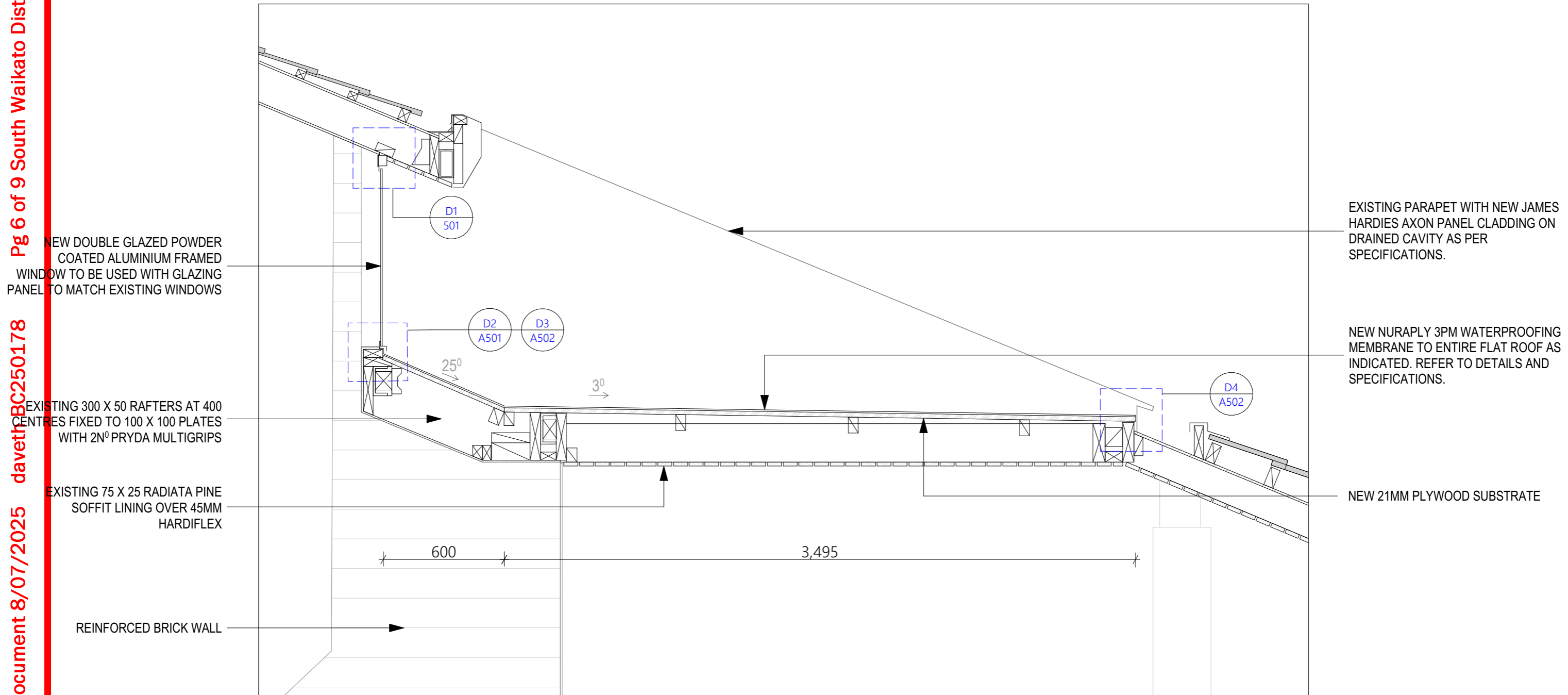
- a. The top surface of the plywood should be sanded and plugged, to a minimum standard of C.
- b. Plywood substrate must be 17mm thick for roofs, 21mm thick for decks, and must be treated (CCA) H3.2 grade. Do not use LOSP-treated (light organic solvent preservative) or CuN treated (copper nitrate) plywood.
- c. All other timber products, ie, trim, battens and framing must be treated but must not be treated with LOSP (light organic solvent preservative) nor CuN (copper nitrate).
- d. Roofs and decks must be supported at 600mm centre maximum (including noggins & rafters), plywood sheets must be laid across supports and joints staggered (brick pattern), unless otherwise specified.
- e. Plywood and support timber dry, surface clean.
- f. Minimum Finished Constructed Falls  
 1:80/0.7° for roofs or decks (Note 1)  
 1:100/0.6° for gutters
- g. Sheets must be glued and then fixed with Grade 316 Stainless Steel 10 gauge countersunk screws.  
 Screw edges every 150mm) about 20mm from the edges  
 Screw centres every 200mm) throughout the plywood sheet
- h. Joints butted, upstands filleted, edges arrised.

**EXISTING PLUMBING**

[Ext] DP ● EXISTING DOWNPIPE

DO NOT SCALE FROM DRAWINGS CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. IF IN DOUBT CHECK WITH ARCHITECT OR ENGINEER BEFORE PROCEEDING. © COPYRIGHT V.B.				PO BOX 19008 HAMILTON 3204 027 - 7897186 vanessa.barday01@gmail.com				DESIGN Other DRAWN VB CHKD DB PROJECT 7241		PROJECT NAME: <b>TORPHIN CRES                  ROOF REMEDIATION</b>		DRAWING TITLE: <b>PPROPOSED ROOF PLAN</b>		CLIENT NAME: SOUTH WAIKATO DISTRICT COUNCIL		SCALE @ A3 1:50		SHEET SIZE: A3		DATE: 3/07/2025		CAD FILE: Tokoroa Council Weatherrightness.pln		DETAILED DESIGN DRAWING NO. REVISION <b>A202</b>	
DATE	REVISION NOTE	BY																							





NEW DOUBLE GLAZED POWDER COATED ALUMINIUM FRAMED WINDOW TO BE USED WITH GLAZING PANEL TO MATCH EXISTING WINDOWS

EXISTING 300 X 50 RAFTERS AT 400 CENTRES FIXED TO 100 X 100 PLATES WITH 2N° PRYDA MULTIGRIPS

EXISTING 75 X 25 RADIATA PINE SOFFIT LINING OVER 45MM HARDIFLEX

REINFORCED BRICK WALL

EXISTING PARAPET WITH NEW JAMES HARDIES AXON PANEL CLADDING ON DRAINED CAVITY AS PER SPECIFICATIONS.

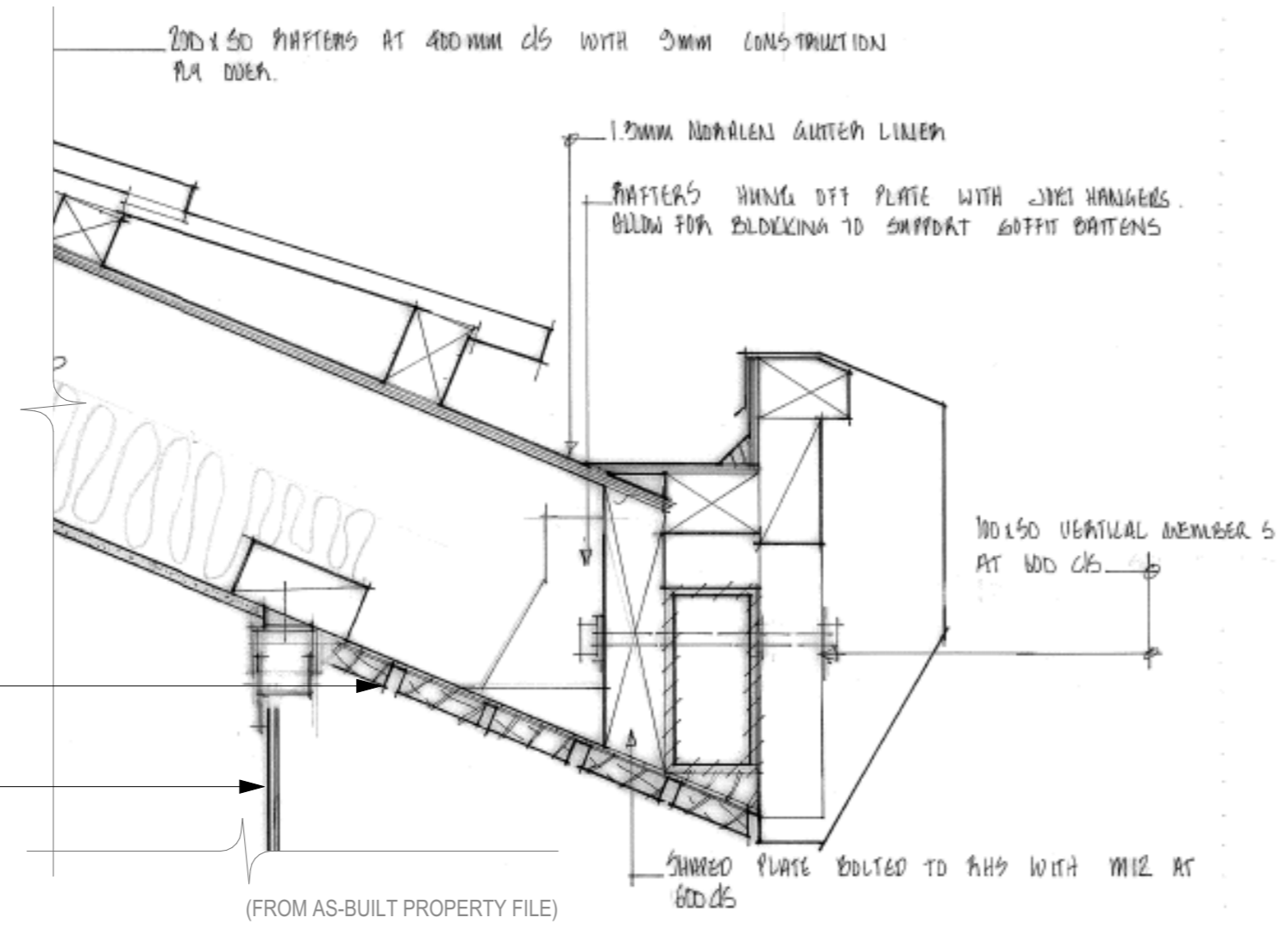
NEW NURAPLY 3PM WATERPROOFING MEMBRANE TO ENTIRE FLAT ROOF AS INDICATED. REFER TO DETAILS AND SPECIFICATIONS.

NEW 21MM PLYWOOD SUBSTRATE

01 SECTION: PROPOSED B-B  
SCALE 1:20

DATE		REVISION NOTE		BY		DO NOT SCALE FROM DRAWINGS CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. IF IN DOUBT CHECK WITH ARCHITECT OR ENGINEER BEFORE PROCEEDING. © COPYRIGHT V.B.		NORTH 		PO BOX 19008 HAMILTON 3204 027 - 7897186 vanessa.barday01@gmail.com		DESIGN Other DRAWN VB CHKD DB PROJECT 7241		PROJECT NAME: <b>TORPHIN CRES ROOF REMEDIATION</b>		CLIENT NAME: SOUTH WAIKATO DISTRICT COUNCIL		DRAWING TITLE: <b>PROPOSED SECTIONS</b>		SCALE @ A3 1:20		SHEET SIZE: A3		DATE: 3/07/2025		CAD FILE: Tokoroa Council Weatherrightness.pln		DRAWING NO. REVISION <b>A402</b>	
------	--	---------------	--	----	--	---	--	-----------	--	--	--	---	--	---	--	--	--	--	--	--------------------	--	-------------------	--	--------------------	--	---	--	-------------------------------------	--

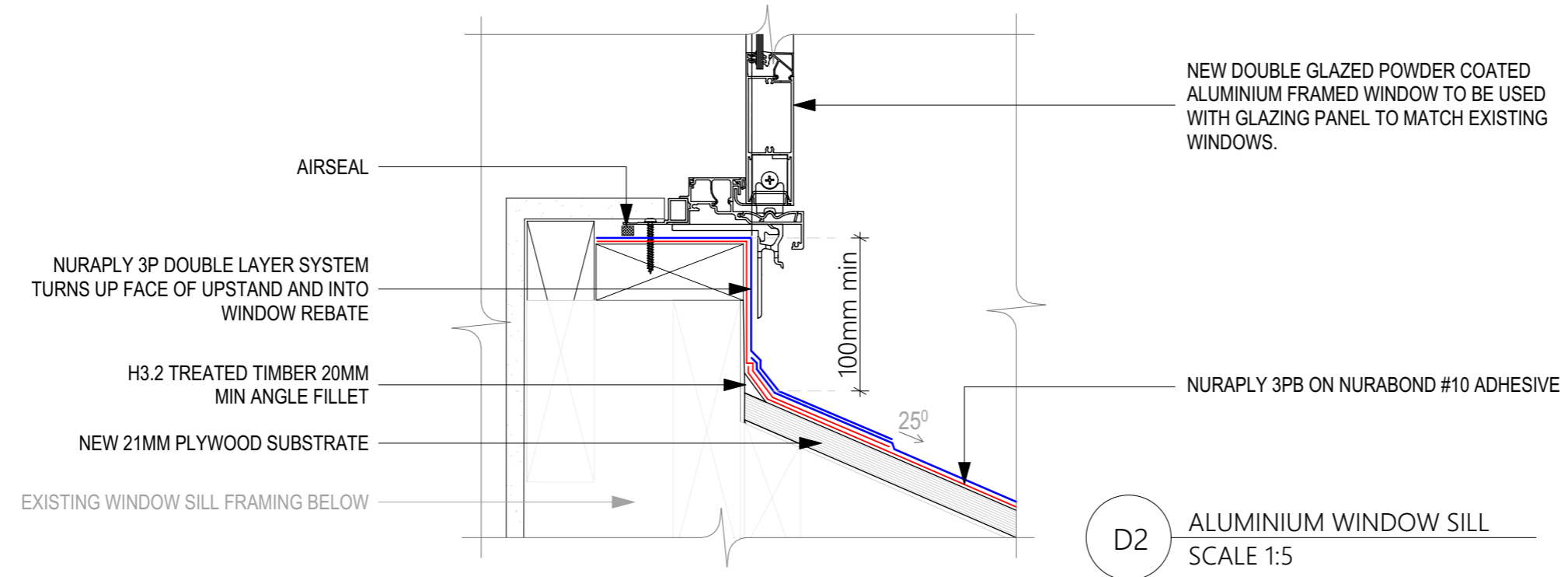
**NOTE:**  
MAKE GOOD ANY SURROUNDING SURFACES IF DAMAGED WHEN REMOVING EXISTING WINDOW



**D1** WINDOW HEAD  
SCALE 1:5

EXISTING 75 X 25 RADIATA PINE SOFFIT LINING OVER 45MM HARDIFLEX  
NEW DOUBLE GLAZED POWDER COATED ALUMINIUM FRAMED WINDOW TO BE USED WITH GLAZING PANEL TO MATCH EXISTING WINDOWS.

(FROM AS-BUILT PROPERTY FILE)

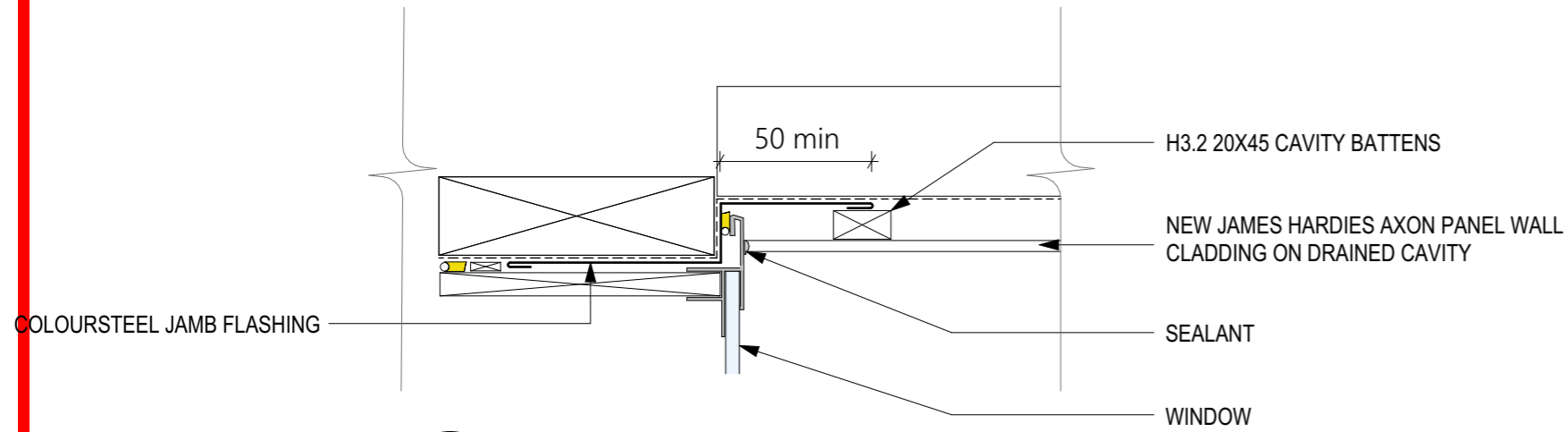


**D2** ALUMINIUM WINDOW SILL  
SCALE 1:5

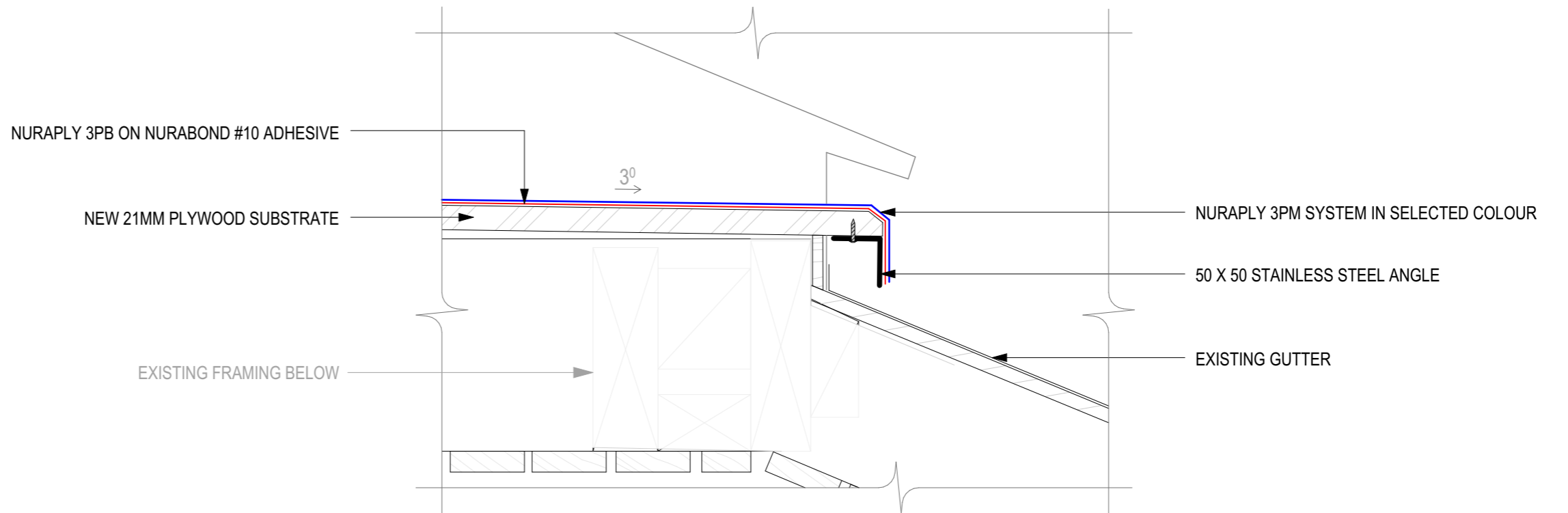
**NOTE:**  
DRESS MEMBRANE 100MM MIN UP FRAMING AT END. WIDTH TO SUIT JOINERY. AS PER E2 PARAGRAPH 7.4.3, FIGURE 56.

DATE		REVISION NOTE		BY		DO NOT SCALE FROM DRAWINGS CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. IF IN DOUBT CHECK WITH ARCHITECT OR ENGINEER BEFORE PROCEEDING. © COPYRIGHT V.B.		<p>NORTH</p>		<p>PO BOX 19008 HAMILTON 3204</p> <p>027 - 7897186</p> <p>vanessa.barday01@gmail.com</p>				<p>DESIGN Other</p> <p>DRAWN VB</p> <p>CHKD DB</p> <p>PROJECT 7241</p>		<p>PROJECT NAME:</p> <p><b>TORPHIN CRES ROOF REMEDIATION</b></p> <p>CLIENT NAME:</p> <p>SOUTH WAIKATO DISTRICT COUNCIL</p>		<p>DRAWING TITLE:</p> <p><b>DETAILS</b></p>		<p>SCALE @ A3</p> <p>1:5</p>		<p>SHEET SIZE:</p> <p>A3</p>		<p>DATE:</p> <p>3/07/2025</p>		<p>CAD FILE:</p> <p>Tokoroa Council Weatherrightness.pln</p>		<p>DETAILED DESIGN</p> <p>DRAWING NO. REVISION</p> <p><b>A501</b></p>	
------	--	---------------	--	----	--	---	--	--------------	--	--	--	--	--	--	--	--	--	---	--	------------------------------	--	------------------------------	--	-------------------------------	--	--	--	---	--

**NOTE:**  
INSTALL NEW WINDOW BEFORE  
AXON PANELS



**D3** WINDOW JAMB  
SCALE 1:5



**D4** WRAPPED METAL ANGLE EDGE INTO GUTTER  
SCALE 1:5

DATE		REVISION NOTE		BY		DO NOT SCALE FROM DRAWINGS CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. IF IN DOUBT CHECK WITH ARCHITECT OR ENGINEER BEFORE PROCEEDING. © COPYRIGHT V.B.		NORTH 		PO BOX 19008 HAMILTON 3204 027 - 7897186 vanessa.barday01@gmail.com				DESIGN Other DRAWN VB CHKD DB PROJECT 7241		PROJECT NAME: <b>TORPHIN CRES                  ROOF REMEDIATION</b>		CLIENT NAME: SOUTH WAIKATO DISTRICT COUNCIL		DRAWING TITLE: <b>DETAILS</b>		SCALE @ A3 1:5		SHEET SIZE: A3		DATE: 3/07/2025		CAD FILE: Tokoroa Council Weatherrightness.pln		DRAWING NO. REVISION <b>A502</b>		DETAILED DESIGN	
------	--	---------------	--	----	--	---	--	-----------	--	--	--	--	--	---	--	--	--	--	--	----------------------------------	--	-------------------	--	-------------------	--	--------------------	--	---	--	-------------------------------------	--	-----------------	--

**GLAZING NOTES**

ALL GLAZING TO BE INSTALLED IN ACCORDANCE WITH NZS 4223. JOINERY MANUFACTURERS / SUPPLIERS TO SITE MEASURE ALL OPENINGS PRIOR TO MANUFACTURING

'APL' "ARCHITECTURAL SUITE" POWDER-COATED ALUMINIUM JOINERY FOR ALL NEW EXTERNAL WINDOW JOINERY. FINAL COLOUR SELECTION T.B.C BY SOUTH WAIKATO DISTRICT COUNCIL

GLAZING TO MATCH EXISTING WINDOWS (R-VALUE 0.26)

PROVIDE TRIMMING STUDS / SILL TRIMMERS AS PER NZS 3604:2011. ALL FIXINGS TO BE 'LUMBERLOCK' PROPRIETARY FIXINGS AS PER FIGURE 02, APPENDIX I - FIXINGS FOR 'MEDIUM' WIND ZONES

ALL WINDOW FLASHINGS TO BE PROVIDED BY WINDOW MANUFACTURER

**ALL MEASUREMENTS TO BE VERIFIED ON SITE**

**WINDOW SCHEDULE**

<b>W1</b>
CLERESTORY WINDOW
1
5290 x T.B.C (ACTUAL DIMENSIONS TO BE CONFIRMED ON SITE)
DOUBLE GLAZED