PROPERTY INFORMATION PACK

WAITATI

107 Doctors Point Road

Part 2

PRESENTED BY
Kirsty Coulter

nidd.co.nz

WAITATI

107 Doctors Point Road

4 2 OSP

ASKING PRICE
Visit nidd.co.nz for detail

LAND AREA
2,474 m^2 more or less

BUILDING AREA
Approximately 205 m^2

OUTGOINGS
Council Rates $2,578.40 pa

C.V.
$896,000

LEGAL DESCRIPTION
OT7D/1299
Lot 5-6 Block I Deposited Plan 2243

Kirsty Coulter
Property Consultant

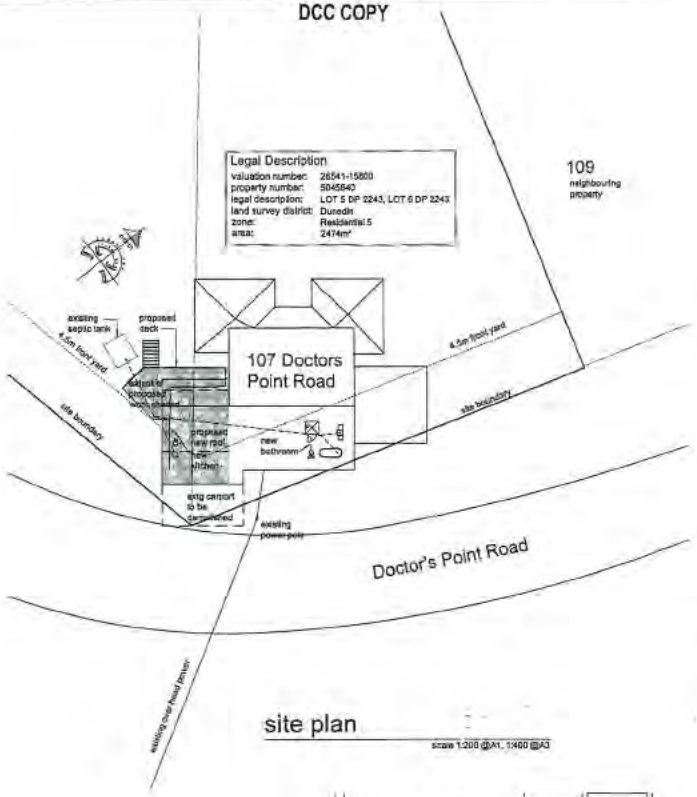
MOBILE 027 311 4445
DIRECT 425 9943
EMAIL kirsty.coulter@nidd.co.nz
WEB nidd.co.nz

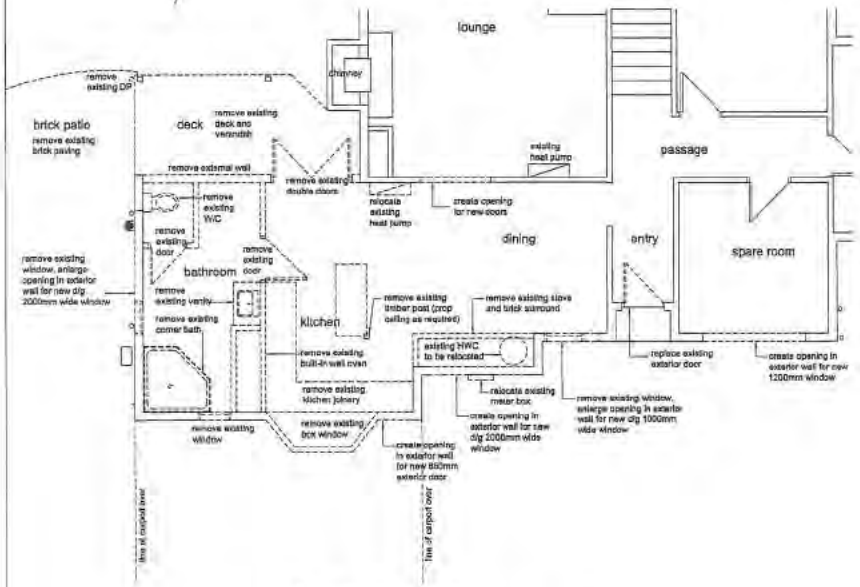
This Property Information has been supplied by the DCC. Nidd Realty cannot warrant the content or completeness of this document. We have used our best endeavours to provide complete documentation and correct information.

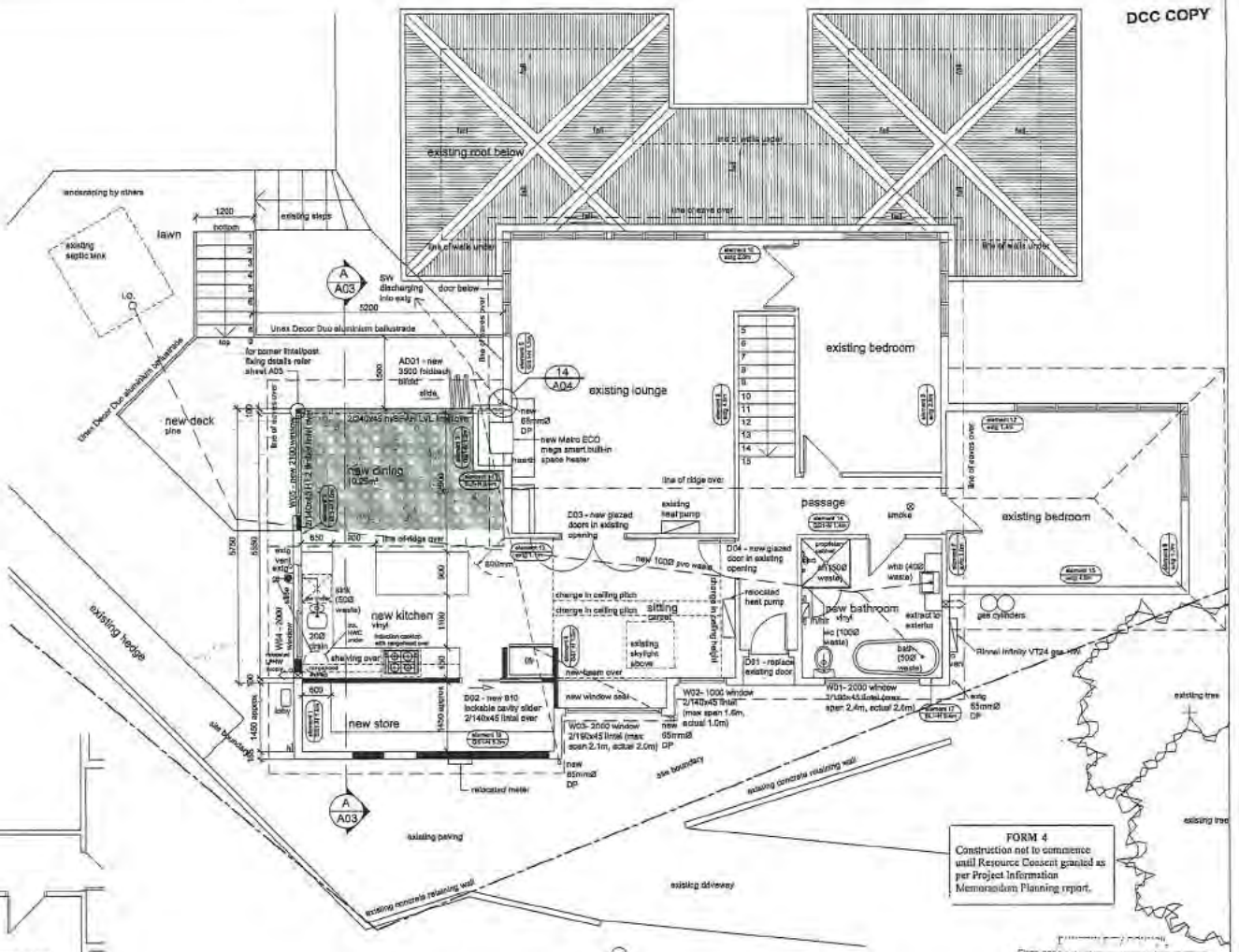
Potential purchasers should not be confined to the material herein and should always undertake their own due diligence on all aspects of the property.

DCC COPY

DCC COPY







FORM 4
Construction not to commence until Resource Consent granted as per Project Information Memorandum Planning report.

bracing legend

legend

DCC CITY PLANNING
RESOURCE CONSENT REQUIRED
The Plans for this development do not comply with the District Plan
Signed
Dated

DUNEDIN CITY COUNCIL
BUILDING CONSENT APPROVED

A1-4

2014 - 905

Building Consent Issue

NOTES:

thedesignstudio
tel : 03 477 2664 | fax : 03 477 2695

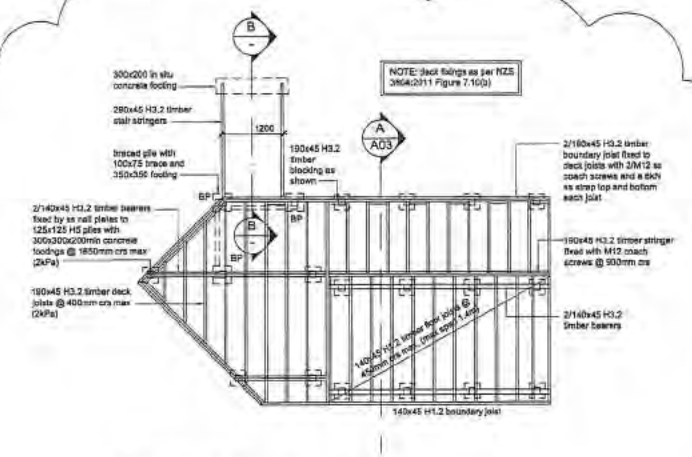
Proposed Alterations to Residence of
Adrienne & Chris Roy
107 Doctor's Point Road, Waitati

site and floor plans

A01

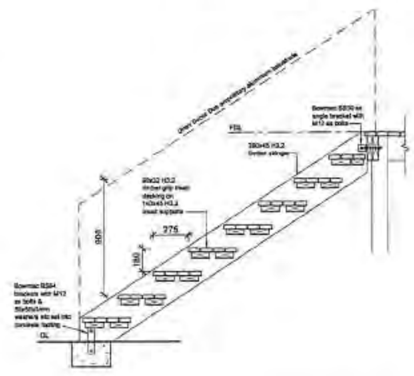
Checked | Date 06/06/14 | Drawn AK | Job No. 1345

DCC COPY



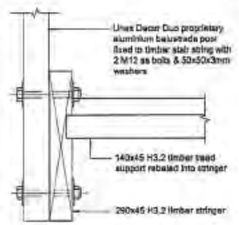
floor/deck framing plan

scale 1:50 @A1, 1:100 @A3



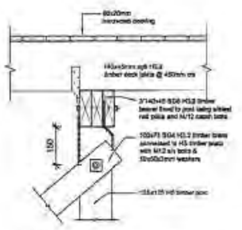
stair section B-B

scale 1:20 @A1, 1:40 @A3



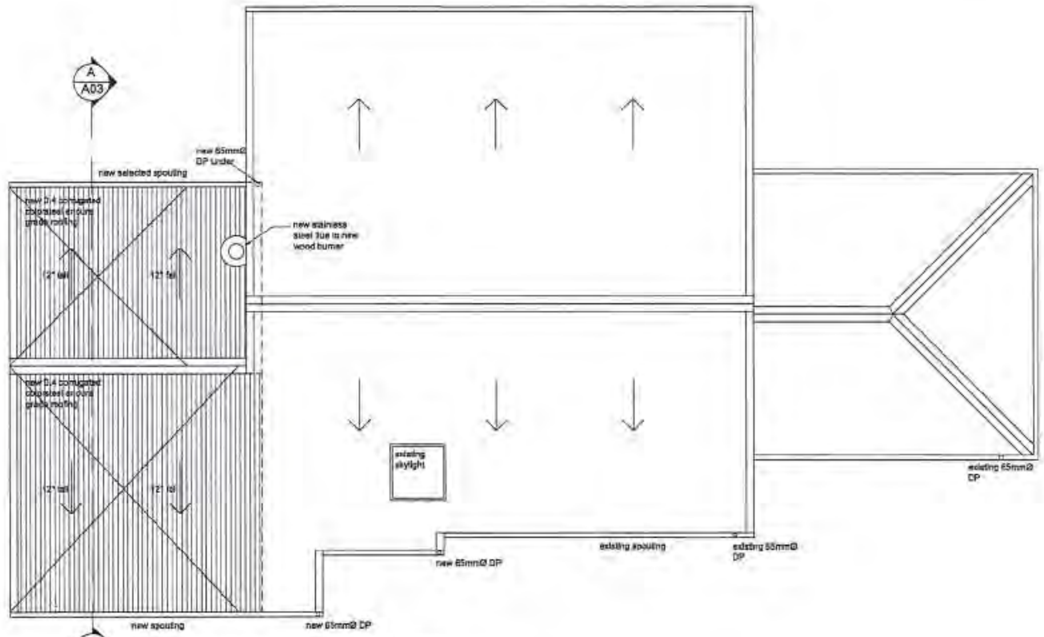
stair balustrade fixing

scale 1:5 @A1, 1:10 @A3



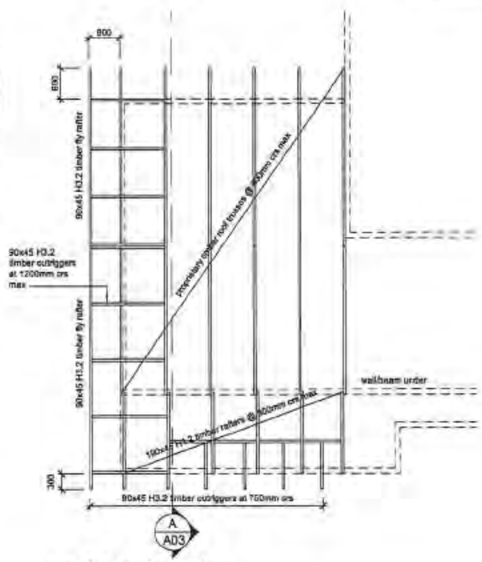
01 braced pile connection
structural detail
scale 1:5

02 braced pile footing
structural detail
scale 1:5



roof plan

scale 1:50 @A1, 1:100 @A3



roof framing plan

scale 1:50 @A1, 1:100 @A3

DUNEDIN CITY COUNCIL

2014 905

Building Consent Issue

thedesignstudio

tel : 03 477 2884 | fax : 03 477 2885

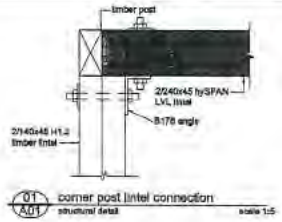
Proposed Alterations to Residence of:
Adrienne & Chris Roy
107 Doctor's Point Road, Waitati

floor & roof framing plans
roof plan

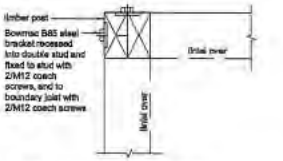
A02

Date	Drawn	Job No.
08/08/14	AK	1346

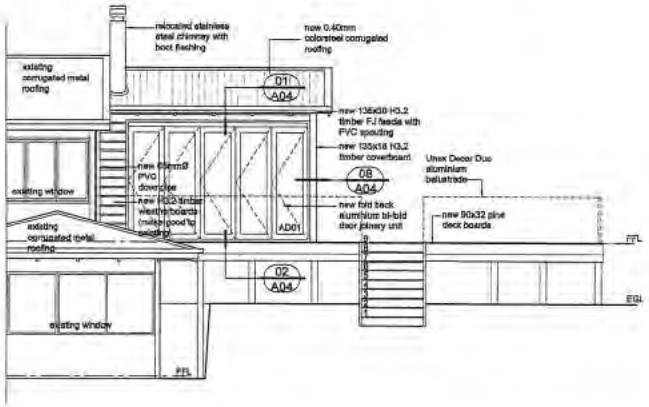
DCC COPY



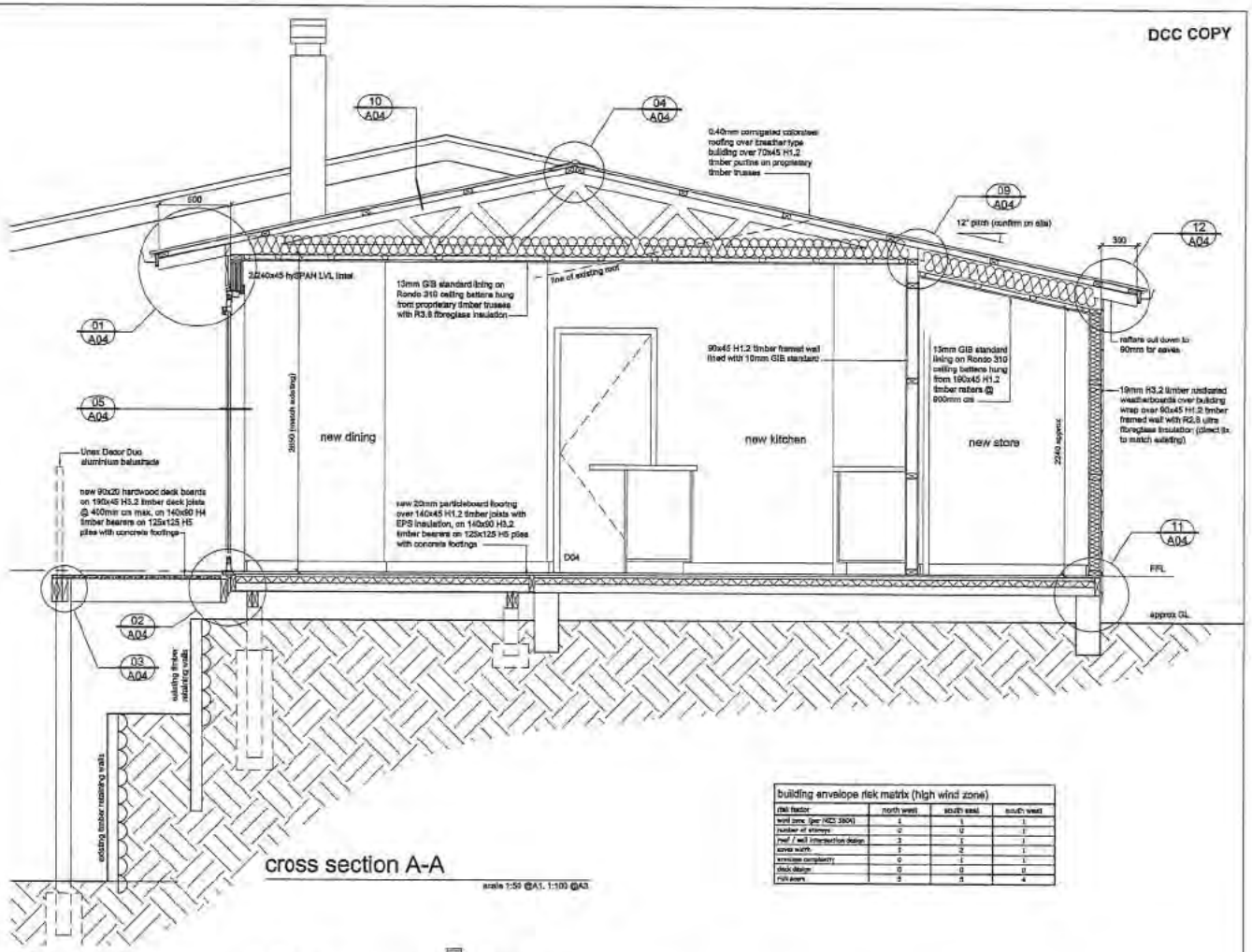
01 A01 corner post lintel connection
structural detail scale 1:5



02 A01 corner post floor connection
structural detail scale 1:5

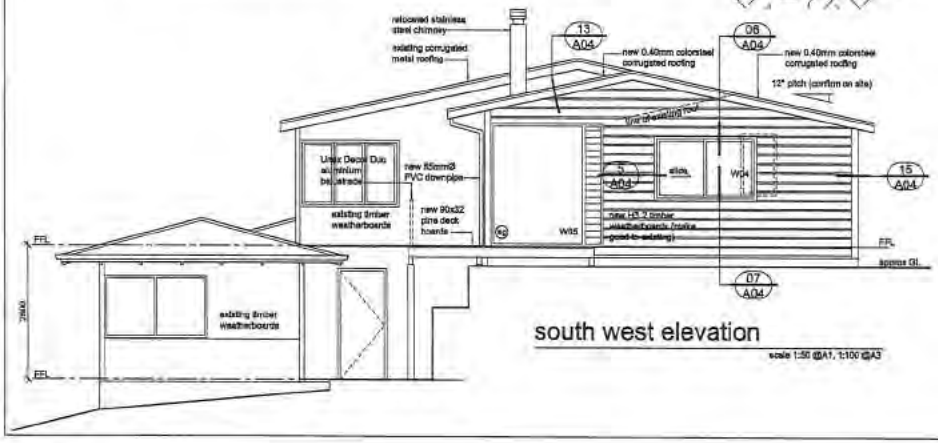


north west elevation
scale 1:50 @A1, 1:100 @A3

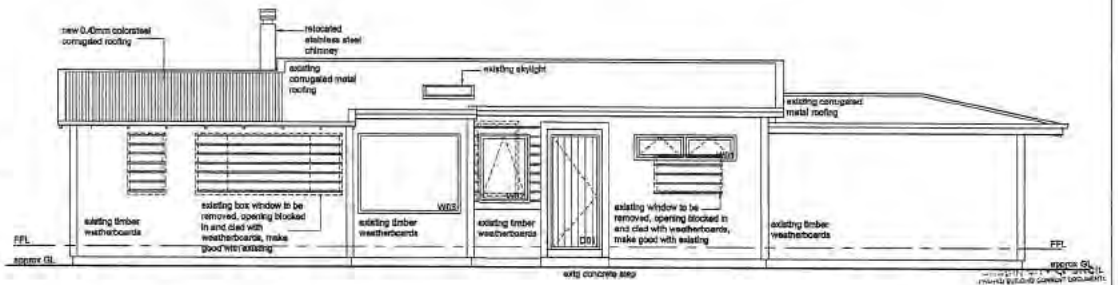


cross section A-A
scale 1:50 @A1, 1:100 @A3

building envelope risk matrix (high wind zone)			
risk factor	north west	south east	south west
wind zone (per NZS 3604)	1	1	1
number of storeys	0	0	0
roof / wall intersection design	2	1	1
eave width	1	2	1
envelope complexity	0	1	1
deck design	0	0	0
risk score	3	5	4



south west elevation
scale 1:50 @A1, 1:100 @A3



south east elevation
scale 1:50 @A1, 1:100 @A3

2014 905

Building Consent Issue

tel: 03 477 2694 | fax: 03 477 2698

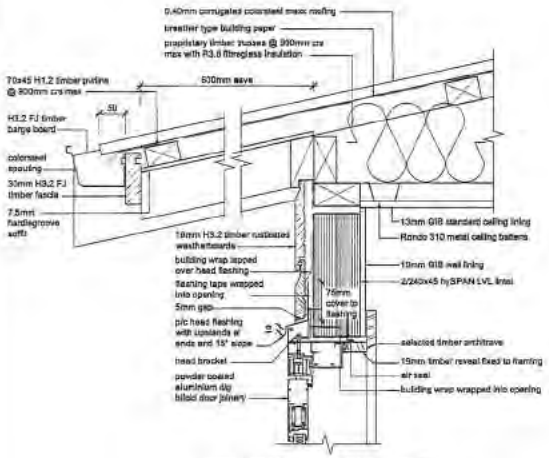
Proposed Alterations to Residence of:
Adrienne & Chris Roy
107 Doctor's Point Road, Waitati

section, elevations

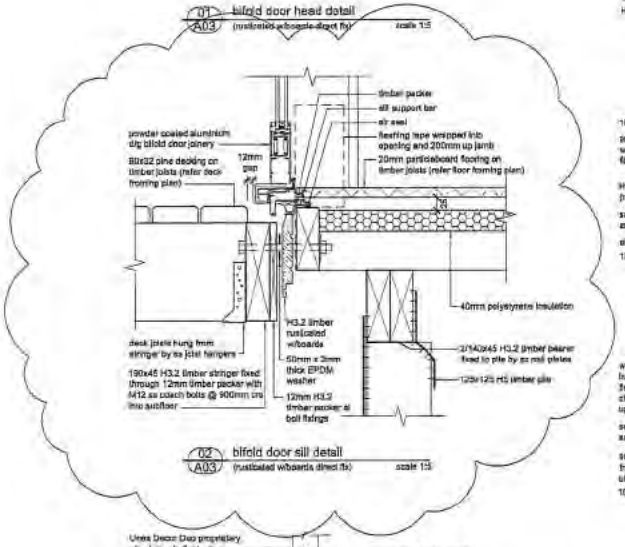
A03

Checked	Date	Drawn	Job No.
	12/05/14	AK	1349

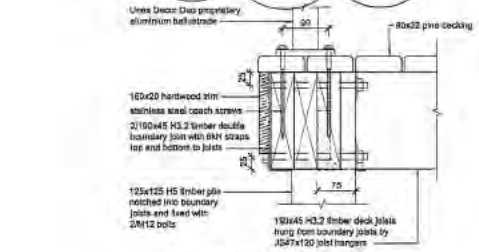
DGC COPY



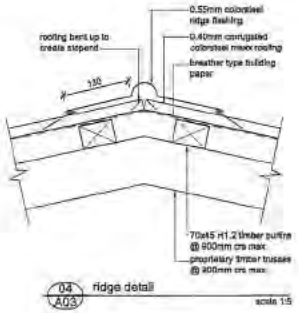
01 A03 bifold door head detail (rusticated w/boards direct fix) scale 1:5



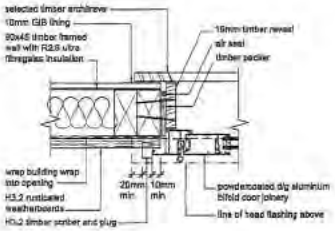
02 A03 bifold door sill detail (rusticated w/boards direct fix) scale 1:5



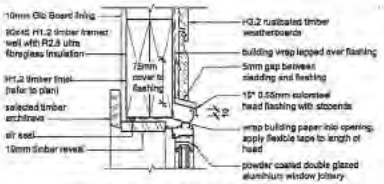
03 A03 deck baluster fixing detail (semi frameless glass balustrade) scale 1:5



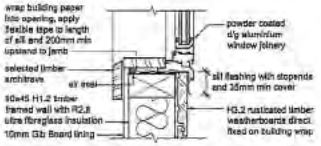
04 A03 ridge detail scale 1:5



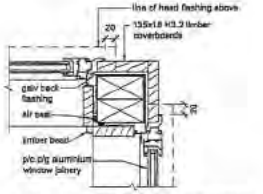
05 A03 bifold door/window jamb detail (rusticated w/boards direct fix) scale 1:5



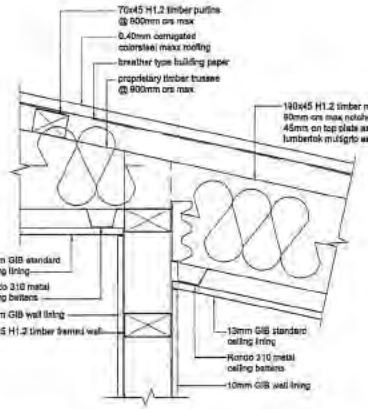
06 A03 typical window head detail (rusticated w/boards direct fix) scale 1:5



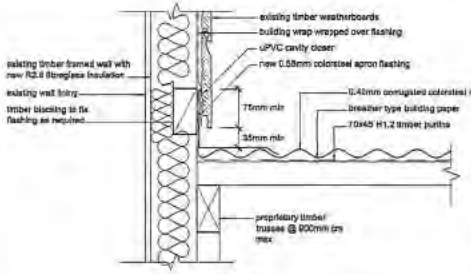
07 A03 typical window sill detail (rusticated w/boards direct fix) scale 1:5



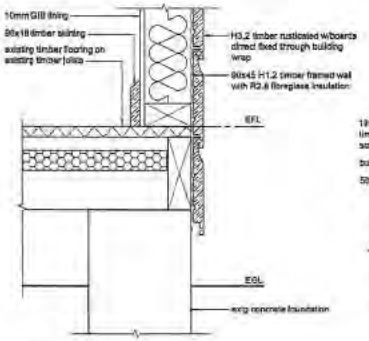
08 A03 corner window - aluminium window (rusticated w/boards direct fix) scale 1:5



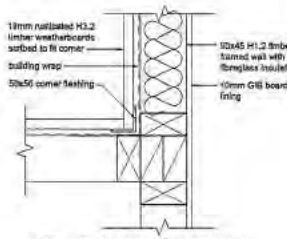
09 A03 truss/rafter junction scale 1:5



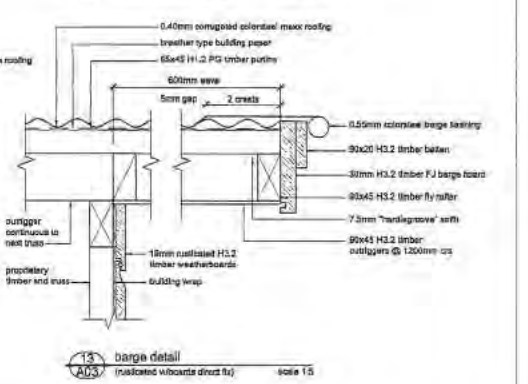
10 A03 apron detail (rusticated w/boards direct fix) scale 1:5



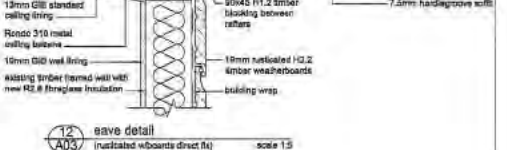
11 A03 base of cladding detail (rusticated w/boards direct fix) scale 1:5



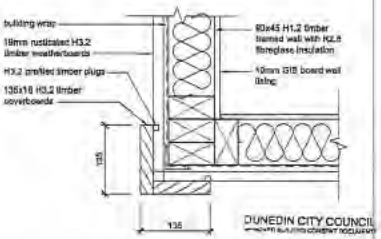
14 A03 weatherboards internal corner (rusticated w/boards direct fix) scale 1:5



13 A03 barge detail (rusticated w/boards direct fix) scale 1:5



12 A03 eave detail (rusticated w/boards direct fix) scale 1:5



15 A03 weatherboards external corner (rusticated w/boards direct fix) scale 1:5

DUNEDIN CITY COUNCIL
2014
905

Building Consent Issue

NOTES:
1. Check & confirm all dimensions on site.
2. Do not scale off these drawings.
3. This plan is to be read in conjunction with the accompanying specification and consultants drawings

thedesignstudio
tel : 03 477 2664 | fax : 03 477 2695

Proposed Alterations to Residence at:
Adrienne & Chris Roy
107 Doctor's Point Road, Waitati

construction details

A04 of 4

Checked	Date	Drawn	Job No.
	06/08/14	WK	1346

Form 2 **Application for Building Consent and/or Project Information Memorandum Section 33 or 45, Building Act 2004**

Dunedin City Council - Building Services
PO Box 5045
Dunedin 9058
Telephone: (03) 477 4000
50 The Octagon
Dunedin 9016
Fax: (03) 474 3523 www.dunedin.govt.nz

DCC DUNEDIN CITY COUNCIL

1. THE BUILDING *[If item is not applicable put NA in the space]*

Street address of building: 107 DOCTORS POINT ROAD, WAITATI, DUNEDIN

[If no street address – details of nearest intersection]

Legal description of land where building is located: Lot 5, 6 ✓ DP 2243, 2243 ✓

Site area : 2474 (m²) Sec Block

Building name: N/A Valuation Number 26541-15800 ✓

Location of building within site/block number: *[Include nearest street access]* N/A

Number of levels: *[Above & below ground]* 2 Level /Unit Number: Upper level

Floor area: 55.17 (m²) *[Indicate area affected by the building work]*

Current, lawfully established, use: HOME Year First Constructed : 1940

[Add no. of occupants per level and per use if more than 1] N/A

OFFICE USE ONLY:

Consent Number: 2014-905

PIM Number: 2014-378

Compliance Schedule No:

QV

Date received: 22/5/2014

R.2.

2. APPLICATION [Tick as applicable]

I request that you issue a (for the building work described in this application)

- ☐ Project Information Memorandum (PIM)
- ☑ Project Information Memorandum (PIM) and Building Consent
- ☐ Building Consent The existing PIM No [If applicable] is :
- ☐ Amendment to an existing Building Consent. The existing BC No is :

QV ✓

QV

State the reference number if this application involves a National Multiple Use Approval:

Name: BRENT ALEXANDER Signature: BA Date: 22/5/14

The signature is that of the ☐ **Owner** OR ☑ **the Agent on behalf of and with the approval of the Owner**

3. THE PROJECT

DESCRIPTION OF BUILDING WORK: *(Provide sufficient information below to enable scope of work to be fully understood)*

DEMOLITION OF EXISTING DECK & LEAN-TO BATHROOM & KITCHEN
ADDITION OF A NEW KITCHEN AREA + DECK, Installation of Metro Eco Mega Smart Inbuilt Fire,
RELOCATE BATHROOM

Current use of building: HOME *[E.g. Home, implement shed, office]*

Will the building work result in a change of use of the building? ☐ Yes ☑ No. If Yes, provide details of the new use of the building:

Intended life of the building if less than 50 years: N/A [Years]

List Building Consents previously issued for this project *(if any)*:

Estimated value of the building work on which the building levy will be calculated (including goods and services tax):

$ 100,000 [State estimated value as defined in section 7 of the Building Act 2004]

Is prescribed energy work to be part of this Building Consent *(tick if applicable)* Gas ☑ Electricity ☑

SOUTHERN — Central Otago District Council — Clutha District Council — Dunedin City Council — Gore District Council — Invercargill City Council — Queenstown Lakes District Council — Southland District Council — Environment Southland — Waimate District Council — Waitaki District Council

12.8.14 ✓

(20)

4. OWNER - Ray Properties

Name of Owner: ADRIENNE & CHRIS ROY

Contact person: AGENT

Mailing address: 315 George Street, Dunedin 9016

Street address/registered office:

Phone No.: Landline: ~~03 [illegible]~~

Mobile: 0272063297

Daytime:

After hours:

Facsimile:

Email: stay2eurodunedin.co.nz

Website:

THE FOLLOWING EVIDENCE OF OWNERSHIP IS ATTACHED:

☐ Certificate of Title ☐ Lease Agreement

☐ Agreement for Sale and Purchase ☐ Other document

5. AGENT *[Only required if application is being made on behalf of the owner]*

Name of Agent: THE DESIGN STUDIO

Contact person: Brent Alexander

Mail address: ~~5/7 BOND STREET, DUNEDIN~~ P.O. Box 203, Dunedin 9054

Street address/registered office: AS ABOVE

Phone No.: Landline: 03 477 2664

Mobile:

Daytime:

After hours:

Facsimile:

Email: office@thedesignstudio.co.nz

Website:

Relationship to owner: *[State details of the authorisation from the owner to make the application on the owner's behalf]*

FIRST POINT OF CONTACT for communications with the Council / Building Consent Authority: ☐ Owner ☑ Agent

Or : *(if different to above details)* Name : Email :

Mailing Address : Phone : Facsimilie :

6. RESTRICTED BUILDING WORK

Will the building work include any restricted building work ? ☑ Yes ☐ No

If Yes, provide the following details of all licensed building practitioners who will be involved in carrying out or supervising the restricted building work *(if these details are un-known at the time of the application, they must be supplied before the building work begins.)*:

Name	Licensing Class	Licensed Building Practitioner Number *(or registration number if treated as being licensed under section 291 of the Building Act 2004)*
BRENT ALEXANDER	DESIGN 2	BP 116137

Note: Continue on another page if necessary

7. PROJECT INFORMATION MEMORANDUM [Do not fill in this section if the application is for a building consent only]

The following matters are involved in the project: *[Tick the matters relevant to the project]*

- ☐ Subdivision
- ☐ Alterations to land contours *[e.g. digging out the site for a building platform]*
- ☐ New or altered connections to public utilities *[e.g. Council sewer, storm water or water mains]*
- ☑ New or altered locations and/or external dimensions of buildings
- ☐ New or altered access for vehicles
- ☐ Building work over or adjacent to any road or public place
- ☐ Disposal of stormwater and wastewater
- ☐ Building work over any existing drains or sewers or in close proximity to wells or water mains
- ☐ Other matters known to the applicant that may require authorisations from the Territorial Authority: *[Specify]*

8. BUILDING CONSENT

The following plans and specifications are attached to this application: *(please enter these in section 10 below)*

THE BUILDING WORK WILL COMPLY WITH THE BUILDING CODE AS FOLLOWS:

	Means of Compliance *Tick relevant compliance path(s) for each clause selected.*				
Building Code Clause *Tick relevant clauses*	**Acceptable Solution**	**NZS 4121 Accessible Design**	**Verification Method**	**Alternative Solution** *Please complete Form SBCG 34.1*	**Waiver/Modification** *Please complete Form SBCG 23.1*
☑ B1 Structure	☑ B1/AS1 ☐ B1/AS3		☐ B1/VM1 ☐ B1/VM4	☐	☐
☑ B2 Durability	☑ B2/AS1		☐ B2/VM1	☐	☐
☑ C1-6 Fire Safety Clauses	☑ C/AS1 ☐ C/AS2 ☐ C/AS3 ☐ C/AS4 ☐ C/AS5 ☐ C/AS6 ☐ C/AS7		☐ C/VM2	☐	☐
☑ D1 Access routes	☑ D1/AS1	☐	☐ D1/VM1	☐	☐
☐ D2 Mechanical installation for access	☐ D2/AS1 ☐ D2/AS2 ☐ D2/AS3	☐		☐	☐
☑ E1 Surface water	☑ E1/AS1		☐ E1/VM1	☐	☐
☑ E2 External moisture	☑ E2/AS1 ☐ E2/AS2 ☐ E2/AS3		☐ E2/VM1	☐	☐
☑ E3 Internal moisture	☑ E3/AS1			☐	☐
☐ F1 Hazardous agents on site			☐ F1/VM1	☐	☐
☑ F2 Hazardous building materials	☑ F2/AS1			☐	☐
☐ F3 Hazardous substances and processes			☐ F3/VM1	☐	☐
☑ F4 Safety from falling	☑ F4/AS1			☐	☐
☐ F5 Construction and demolition hazards	☐ F5/AS1			☐	☐
☐ F6 Visibility in escape routes	☐ F6/AS1			☐	☐
☑ F7 Warning systems	☑ F7/AS1			☐	☐
☐ F8 Signs	☐ F8/AS1	☐		☐	☐
☑ G1 Personal Hygiene	☑ G1/AS1	☐		☐	☐
☐ G2 Laundering	☐ G2/AS1	☐		☐	☐
☑ G3 Food preparation and prevention of contamination	☑ G3/AS1	☐		☐	☐
☑ G4 Ventilation	☑ G4/AS1		☐ G4/VM1	☐	☐
☑ G5 Interior environment	☑ G5/AS1	☐		☐	☐
☐ G6 Airborne impact sound	☐ G6/AS1		☐ G6/VM1	☐	☐
☑ G7 Natural light	☑ G7/AS1		☐ G7/VM1	☐	☐
☑ G8 Artificial light	☑ G8/AS1		☐ G8/VM1	☐	☐
☑ G9 Electricity	☑ G9/AS1		☐ G9/VM1	☐	☐
☐ G10 Piped services	☐ G10/AS1		☐ G10/VM1	☐	☐
☑ G11 Gas as an energy source	☑ G11/AS1			☐	☐
☑ G12 Water supplies	☑ G12/AS1 ☐ G12/AS2		☐ G12/VM1	☐	☐
☑ G13 Foul water	☑ G13/AS1 ☐ G13/AS2 ☐ G13/AS3		☐ G13/VM1 ☐ G13/VM4	☐	☐
☐ G14 Industrial liquid waste	☐ G14/AS1		☐ G14/VM1	☐	☐
☐ G15 Solid waste	☐ G15/AS1			☐	☐
☑ H1 Energy efficiency	☑ H1/AS1		☐ H1/VM1	☐	☐
☐ B1-H1 Simple House Solution	☐ SH/AS1				
☐ B1-H1 Back Country Hut	☐ BCH/AS1				

9. COMPLIANCE SCHEDULE (specified systems are defined in regulations)

☐ The specified systems for the building are as follows:

☐ The following specified systems are being altered, added to, or removed in the course of the building work:

or

☑ There are no specified systems in the building

Please provide the details required by completing either form :
- SBCG27 Compliance Schedule Specified Systems (or)
- SBCG11 Application for amendment to Compliance Schedule

10. ATTACHMENTS

The following documents are attached to this application: *[Tick as applicable]*

☑ Plans and specifications *(list) (or attach a list)*... A01 - A04, ARCH SPEC

☑ Memoranda from licensed building practitioner(s) who carried out or supervised any design work that is restricted building work

☐ Project Information Memorandum ☐ Development contribution notice ☐ Certificate attached to Project Information Memorandum

☐ Other information relevant to this application: *[Please specify]*:

☐ Current Certificate of title provided - or do you request Council to obtain at your expense ☑

11. CONTACTS (involved in this project)

Designer
Name(s): BRENT ALEXANDER
Postal Address: 6/7 BOND STREET, DUNEDIN
Cellphone: ..... Daytime: 03 477 2604
Reg No: BP 116137 Email: brent@thedesignstudio.co.nz

Engineer
Name(s): .....
Postal Address: .....
Cellphone: ..... Daytime: .....
Reg No: ..... Email: .....

Builder
Name(s): .....
Postal Address: .....
Cellphone: ..... Daytime: .....
Reg No: ..... Email: .....

Gasfitter
Name(s): .....
Postal Address: .....
Cellphone: ..... Daytime: .....
Reg No: ..... Email: .....

Drainlayer
Name(s): .....
Postal Address: .....
Cellphone: ..... Daytime: .....
Reg No: ..... Email: .....

Plumber
Name(s): .....
Postal Address: .....
Cellphone: ..... Daytime: .....
Reg No: ..... Email: .....

Electrician
Name(s): .....
Postal Address: .....
Cellphone: ..... Daytime: .....
Reg No: Email:

Other
Name(s): .....
Postal Address: .....
Cellphone: ..... Daytime: .....
Reg No: Email:

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INTERNAL CONSENT ATTACHMENT – COUNCIL USE ONLY

Property Address:	107 Doctors Point Road	**Date Lodged:**	22-05-14
Property Key:		**Building Category:**	R2
ABA [redacted] No:	2014 -905	**PIM/[redacted] No:**	2014-378

BCO to complete following:

- ☑ BC & PIM
- ☐ BC Only (Minor works, no Project Consideration required)
- ☐ BC (Project Consideration required)
- ☐ Staged Consent: Being Stage: ___ of: __ Stages. Original Staged Consent No: _____
- ☐ BC (BC to accompany PIM previously applied for)
- ☐ PIM Only
- ☐ COA (PIM not required for COA's)
- ☐ Amended BC Only
- ☐ Amended BC/PIM

Tick if this project includes any of the following:
RBW ☐ RBW Owner-Builder Exemption ☐
Rainwater Tank ☐ Solar Hot Water ☐ Heating Appliance ☑ Septic Tank ☐ Confidential Plans ☐

Water Application sent to Water & Waste: Yes ☐ No ☐

Certificate of Title: Supplied by Owner ☐ To be supplied by DCC ☑

No. of Foul Sewer Connections (FS): _____ Size: _____

No. of Stormwater Connections (SW): _____ Size: _____

Development Category (BCO to complete):	RESA 2	**No. of Inspections**	6

(BCO) App. Check: GI Jutt Time Taken: 15m Date: 22-05-14

Admin to complete following:

Consent to be posted to (must be in New Zealand) – tick applicable box:

Owner ☐ Agent ☑ First Point of Contact ☐

The consent invoice to be billed to:

Name: owner - Ray Properties Name Key: 241400

Postal address: 315 George Street, Dunedin 9016.

	ABA Fee	$ 1580-00	Invoice this consent: ☐
	PIM Fee	$ 302-00	
	PCON Fee	$	Pre written cheque
No. of Connections:	Sewer Connection: FS	$	
No. of Connections:	Sewer Connection: SW	$	
	Allanton Sewer Connection	$	
	Seal Off	$	
	BRANZ/DBH:	$ 301-00	Prepayment No:
(Admin.) App. Check: Taken	CT:	$ 25-00	Receipt No:
Time Taken:			
Date: 22/5	**Total:**	$ 2208-00	**Amount: $** 2208

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ABA [redacted] No:	2014-905	PIM/[redacted] No:	204-378

Referrals	PIM	ABA	PCON	COA	Checked By	Date
NZFS DRU	[redacted]		[redacted]	[redacted]		
Water		[redacted]		[redacted]		
Engineering	X	[redacted]		[redacted]		
Roading	X	[redacted]		[redacted]		26/5/14
Planning	X	X				12/6/14
Health		[redacted]				
Building	X	X			Craig E	12/8/14
Plumbing & Drainage	X	X			[redacted]	12/8/2014
Effluent Disposal				[redacted]		

- ☐ Specified Systems
- ☐ Fire Design Review Unit
- ☐ Development Contribution
- ☑ S37 Form 4 Required
  - ☑ _ No Building Work May Proceed
  - ☐ _ Partial Building Work
- ☐ Conditions of Consent Required

Details of Conditions: _____

FORM 4
Construction not to commence until Resource Consent granted as per Project Information Memorandum Planning report.

PIM/Project Consideration Comments:

- ☑ **BUI2** – To Comply with NZBC
- ☑ **BUI22** – ORC Air Plan Parts 1 & 2
- ☑ **BUI13** – Construction & Demo Hazards
- ☐ **BUI1** – Construction Noise Rules
- ☐ **BUI14** – S363
- ☐ **BUI15** – S364
- ☐ **BUI16** – S75
- ☐ **BUI8** – Private Property Drg Plan Encl
- ☐ **BUI9** – Hazardous Substances
- ☐ **BUI10** – Fire Safety Evac Scheme
- ☐ **BUI4** – Public Sewer Sheets
- ☐ **BUI5** – DCC Drainage Plans
- ☐ **BUI19** – Elec Trans Lines & Towers
- ☐ **BUI20** – Smoke-free Env Act 2003
- ☐ **BUI23** – Septic Tank Specs
- ☐ **BUI999** – General Comments
- ☐ **BUI025** – S112
- ☐ **WAT16** – Water PIM Comments & Trade Waste

Process Sheet Selection:

- ☑ **BPS – ASDD**
- ☐ **BPS – CBA**
- ☐ **BPS – CBN**
- ☐ **BPS – CGFB**
- ☐ **BPS – DECK**
- ☐ **BPS – DRAI**
- ☐ **BPS – DRWB**
- ☐ **BPS – GOA**
- ☐ **BPS – MAR**
- ☐ **BPS – MBI**
- ☐ **BPS – MBPI**
- ☐ **BPS – MEA**
- ☐ **BPS – MIP**
- ☐ **BPS – MPD**
- ☐ **BPS – MUAD**
- ☐ **BPS – MUAG**
- ☐ **BPS – MURD**
- ☐ **BPS – SDDN**
- ☐ **BPS – SEP**
- ☐ **BPS – SFHA**
- ☐ **BPS – SHAS**

Approved to Grant Consent: ☑

Building Consent Officer: [redacted] Date: 12/8/2014

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Documentation Checksheet for Building Consent Applicants, New And Major Alterations To Domestic, Residential And Commercial Buildings

Please complete and provide this checklist with your application

Complete and technically correct building consent applications are processed faster than incomplete ones

APPLICANT/OWNER DETAILS

Name of Applicant/Owner:	THE DESIGN STUDIO		
Property Address:	107 DOCTORS POINT ROAD, WAITATI		
Legal Description – Lot No.:	LOT 5, LOT 6	DP No.:	2943

1. Your application will only be accepted if the information in this checksheet is provided and the checklist completed. A checksheet is to be completed for each application except for Heater and Minor applications.
2. **Two** copies of all the drawings, specifications and accompanying documents must be submitted with your application. NOTE, if your application is required to be sent to the NZ Fire Service (refer section 47 of the Building Act 2004), a third copy will be required.
3. Drawings & specifications are to be submitted using **plain white paper**. Lined or graph paper is not acceptable, nor is using highlighter. Please use a black ink pen when completing any documentation, pencil or red pen is not acceptable. Keep drawings & notes at least 10mm clear of edge of sheet.
4. Drawings must be produced on a minimum A3 sheet size to scale, and named, dated and uniquely numbered.
5. Only original copies will be accepted.
6. All drawings must meet the minimum requirements of the technical drawings standard AS/NZS1100 with equivalent Microsoft Word text size 10 **(free hand drawings will not be accepted).**
7. If a project information memorandum (PIM) has already been issued for this project, please attach a copy.
8. All application deposits are to be paid at time of application unless prior arrangements have been made, refer to fees sheet for details of these. BRANZ and DBH fees must be included for all projects over $20,000.
9. A building control officer will be allocated to review your application for completeness. If there is further information required you will be contacted requesting this detail.

DECLARATION

I/We confirm that all the information/documentation as indicated on this checklist is provided.

Applicant/Owner Signature:	
Date:	22/5/14

COUNCIL

2014 905

	Applicant to complete	
	Document reference or page number of detail	N/A
Application		
National multiple-use-approval		☐
Two Copies of documents, Documents Secured, Plans Numbered, and Number of sheets in each set of plans noted. (Three copies of documents for DRU)	✓	
Plans done in black ink on a white background	✓	
Only information relevant to this project included	✓	
Application form completed correctly, signed and dated	✓	
Means of compliance with the Building Code section completed (page 3 of Consent application form)	✓	
Correct total value of building work been shown (**Note:** this may be different from cost) (Page 1 Consent application form)	✓	
Current full copy of the Certificate of Title provided (where easements listed a full Certificate of Title is required)		
Total floor area, number of levels, and year of construction (for alterations only) of the building that work is to be carried out on	✓	☐
Compliance Scheduled Items. Necessary only when the building contains one or more of the systems listed in Section 100 of the Building Act, (Refer to Page 4 of the application form for required forms)	✓	☐
The design features or systems which the applicant considers will be required to be included in any compliance schedule issued in terms of Section 100 of the Building Act		☑
The proposed procedures for inspection and routine maintenance for the purposes of that compliance schedule in respect of those design features or systems		☑
Copy of current compliance schedule for this building		☑
Producer Statement Authors on Register. Scope checked	✓	
Licensed Building Practitioners Certificates of Design Work Supplied	✓	☐
Site Plan – Scale 1:200 *Note: A location plan (typically 1:1000 or 1:2000) is also needed for rural blocks*		
Has all the following been included:		☐
• North Point	A01	☐
• Lot and DP Number	A01	☐
• Dimensions on all boundaries	A01	☐
• Street name and number	A01	
• Outlines and areas of all proposed and existing buildings	A01	☐
• Distances of the proposed buildings to boundaries	A01	☐
• Ground contours and levels in relation to floor levels and crown of the road		☑
• Extent, location and drainage of any retaining walls		☑
• 1 in 50 year flood levels		☑
• Secondary flow paths		☑
• Location of proposed vehicle crossing		☑
Drainage Plan *Note: Any person who is discharging other than domestic sewage may be required to apply for a Trade Waste consent*		
Have the location of foul drains been shown, including:	A01	☐
• Gully traps	A01	☐
• Inspection openings	A01	☐

	Applicant to complete	
	Document reference or page number of detail	N/A
• Vents	A01	☐
• Type of system G13/AS1-2 or AS/NZS 3500		☐
• Connection to sewer		☑
• Invert level of sewer connection and drain sizing		☑
• Septic tanks	A01	☐
• Effluent disposal fields		☑
• Reserve disposal fields		☑
• Grease traps		☑
Stormwater drains including connection to Council stormwater sewer or position of soak pits and sizes	A01	☐
Foundation Plan – Scale 1:100		
Pile foundation		☐
• Pile location and centres		☐
• Material, ie treated timber/concrete		☐
• Sub-floor bracing plan (calculations may be included in the specification)	A01	☐
• Pile footing sizes		☐
Slab foundation		☑
• Footings dimensions		☑
• Reinforcing		☑
• Damp proof membrane		☑
• Mesh type		☑
• Movement control joints/cuts		☑
• Slab thickening and point load pads		☑
• Engineer Design and PS1 supplied		☑
Floor Plan – Scale 1:100 *(required for each level)*		
• Existing and proposed floor plans		☐
• Floor areas for all floors		☐
• All framing dimensions and room sizes		☐
• All spaces designated		☐
• Door and window dimensions		☐
• Sanitary fixtures and fittings		☐
• Stair details including tread, rise and handrail details		☐
• Lintel sizes		☐
• Smoke alarms and/or Fire Detection Layout	A01	☐
• Barriers and handrails fixing details and cross sections		☐
• Details of impervious wall and floor coverings in areas with sanitary fixtures or appliances (includes kitchens)		☐
Roof Plan – Scale 1:100		
All ridges, valleys, hips and position of downpipes have been shown	A02	☐

2014 905

	Applicant to complete	
	Document reference or page number of detail	N/A
Elevations – Scale 1:100		
Accurate ground lines from boundary to boundary		☐
The maximum height on each elevation		☐
Location and sizes of door and window openings		☐
Fixed and opening sashes		☐
Floor levels in relation to ground levels	A03	☐
Exterior claddings nominated to all elevations (roofs and walls)		☐
Ventilators to sub floor areas		☐
Safety glazing requirements		☐
Soil and waste system		☑
Cross Sections and Details – Scale 1:20 – 1:50 *(showing the following)*		
Foundation details (reinforcing steel locations and sizes)		☐
Stud height from lowest ground floor level to top of ridge (along and across) and details of all major connections		☐
Damp proof membrane, hard fill and blinding layer		☐
Details of all framing and structural members, including timber grading and treatment		☐
Exterior claddings including veneers, fascias and gutters	A03	☐
Insulation systems (to floors, walls and roof)		☐
Safety glazing impact requirements		☐
Details of fire rated systems		☐
Details of sound rated partitions		☑
Stair construction details, stringers details, timber sizes	A03	☐
Cladding/Weathertightness		
Full details of the exterior wall claddings including		☐
• Flashings including dimensions and material details		☐
• Paint finishes	A03	☐
• Cavity details		☐
• Type of exterior joinery		☐
• A risk matrix – If you are using E2/AS1 as a means of compliance UNLESS it is a **single storey brick-clad dwelling** (i.e. not mixed with any other type of cladding)	A03	☐
Project Specifications		
Specification covering all trades and materials relevant to this specific project will be required and should include:		☐
• Determination of the buildings wind zone ex NZS3604:2011	A03	☐
• A wind zone specific fixing schedule for all connections	REFER ARCH SPEC	☐
• A schedule showing timber treatment and grade for all timber in all parts of the building	"	☐
• **Full Plumbing and Drainage specifications** showing type, make, grade and standard installation materials	"	☐

	Applicant to complete	
	Document reference or page number of detail	N/A
Specific Design		
Engineer's Producer Statement provided for structural elements outside the scope of NZS3604:2011 and B1 Acceptable Solutions		☑
Engineer's structural drawings provided		☑
Design calculations provided	REFER ATTACHED	☐
Structural Engineer's report supplied for any filled ground or ground that does not have a bearing capacity of 100kpa		☑
Truss layout provided including Producer Statement, roof bracing, timber treatment stated, truss and uplift fixings specified. Any additional support required (lintels, floor thickenings etc)	REFER ATTACHED	☐
Septic Tanks		
Site plan showing contours at 1 metre intervals		☑
Floor plan of dwelling, sleep-outs, etc stating number of bedrooms		☑
Plans and specifications of tank and effluent fields		☑
Site evaluation report		☑
Soil percolation report		☑
RC approval if required		☑
An owner's maintenance manual, these are to be site specific		☑
Bracing Design		
Bracing plan clearly showing bracing lines and elements	A01	☐
Bracing schedule and calculations	REFER ATTACHED	☐
Copies of calculations and Producer Statements for specifically designed bracing systems		☐
Heating		
Energy Source: Electricity ☐, Gas ☐, Solid Fuel ☑, Liquid Fuel ☐, Other ☐		☑
Has the type of heating been included in the plans/specifications?	A01	
If solid fuel, gas or diesel, has the position been shown on the floor plans?	A01	☐
Full copy of the manufacturer's specification and installation instructions been shown (including full flue installation detail)	REFER ATACHED SPEC.	☐
Water Heating		
Energy Source: Electricity ☐, Gas ☑, Solid Fuel ☐, Solar ☐, Other ☐	A01	☐
Full details of type and valving of water heater	REFER ATTACHED	☐
Water Supply		
If relevant indicate on the plans the method of collecting and storing potable water		☑
Construction and Demolition Hazards		
Details of the proposed work-site barriers to demonstrate compliance with clause F5 of the Building Code		☑
Geological		
Depending on the comments on your Project Information Memorandum (PIM) you may require specific engineering design for your foundations. Please provide this and see above for Producer Statement/Structural requirements		☑

	Applicant to complete	
	Document reference or page number of detail	N/A
Mechanical (Heating, Ventilation and Air Conditioning)		
Full details of the systems are required, see above for Producer Statement requirements		☑
Acoustics		
Full details of the systems are required, see above for Producer Statement requirements		☑
Lifts, Escalators and Moving Walkways		
Full details of the systems are required, see above for Producer Statement requirements		☑
Fire Design		
If the design is an Acceptable Solution then a summary of the assumptions made will be required. If the fire design is an Alternative Solution a summary of the assumptions made together with the design will be required. **Note:** The fire design must be integrated into the application drawings.		☑
Three copies of the documents will be required if the Building Consent is required to be No 56 and section 46(1) of the Building Act.		☑
Access and Facilities for People with Disabilities *Indicate how you will comply with section 118 of the Building Act. Items that need to be considered include:*		
Access routes		☑
Accessible stairs		☑
Lifts		☑
Accessible features/facilities		☑
Compliance Schedule Items		
THE INFORMATION BELOW DOES NOT APPLY TO DOMESTIC DWELLINGS UNLESS THERE IS A CABLE CAR ATTACHED		
All items required to be on a Compliance Schedule (i.e. fire alarm, lift, HVAC) must be accompanied with full details including **Performance Standards** and the **Reporting, Recording and Maintenance Procedures**. Refer Building Act 2004 section 100-111 and the Building Compliance Handbook. **Note:** This information must be supplied separately as an attachment to the specifications.		☑

Comments:

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COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**OT7D/1299**
Land Registration District	**Otago**
Date Issued	28 June 1982

Prior References
OT165/127

Estate	Fee Simple
Area	2474 square metres more or less
Legal Description	Lot 5-6 Block I Deposited Plan 2243

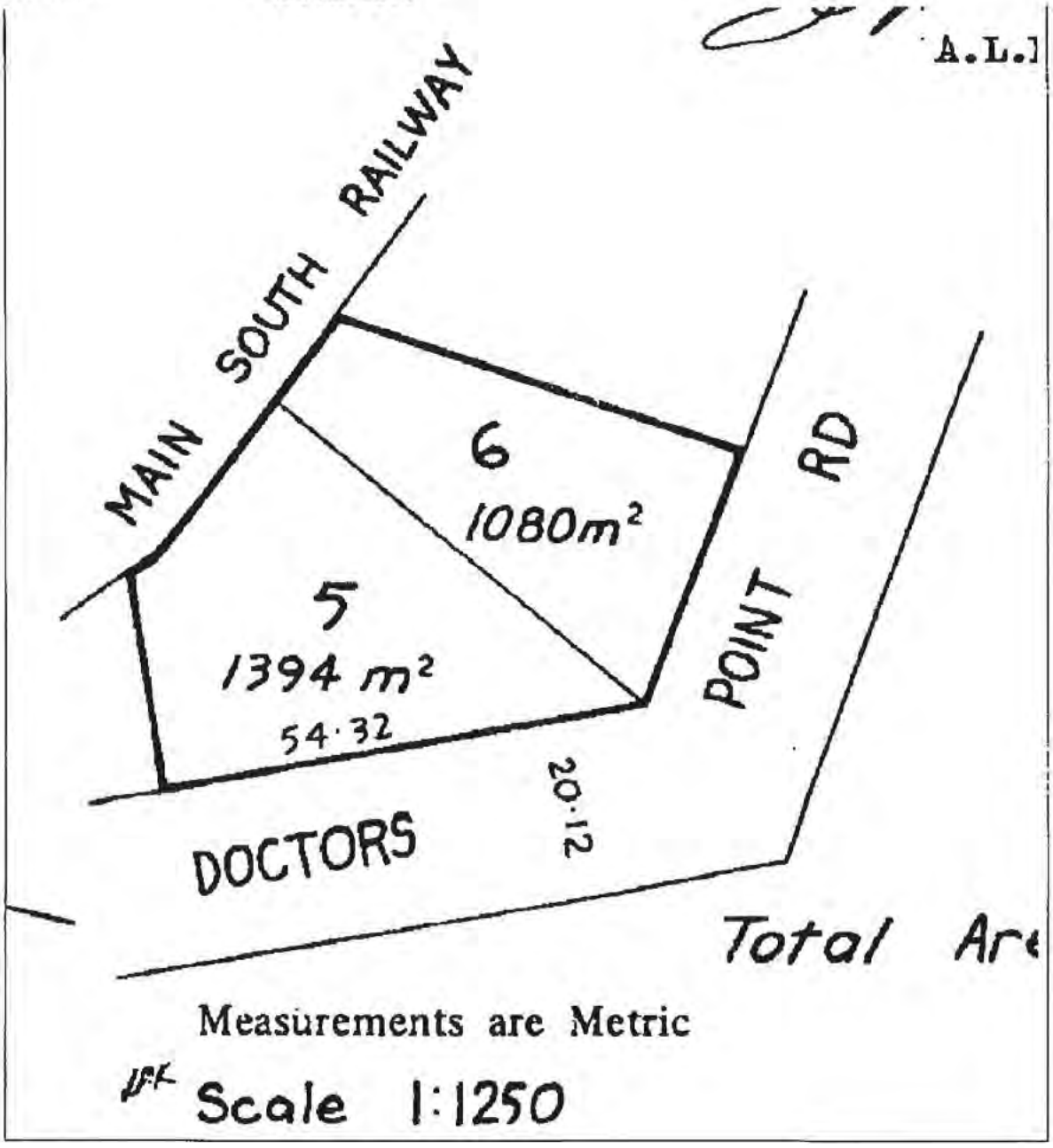
Proprietors
Roy Properties Limited

Interests
9309472.3 Mortgage to ASB Bank Limited - 19.2.2013 at 8:03 am

DUNEDIN CITY COUNCIL

2014 905

Identifier **OT7D/1299**



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Memorandum from licensed building practitioner: Certificate of design work

Section 45 and section 30C, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING	
Street address: 107 DOCTORS POINT ROAD	
Suburb: WAITATI	
Town/City: DUNEDIN	Postcode:

THE OWNER(S)	
Name(s): ADRIENNE & CHRIS ROY	
Mailing address: C/O THE DESIGN STUDIO 5/7 BOND ST	
Suburb:	PO Box/Private Bag: 203
Town/City: DUNEDIN	Postcode: 9054
Phone number: 03 477 2664	Email address: office@thedesignstudio.co.nz

DUNEDIN CITY COUNCIL

2014 - 905

BASIS FOR PROVIDING THIS MEMORANDUM

I am providing this memorandum in my role as the: Please tick the option that applies ✓

○	**sole** designer of all of the RBW design outlined in this memorandum – I carried out all of the RBW design work myself – no other person will be providing any additional memoranda for the project
○	**lead** designer who carried out some of the RBW design myself but also supervised other designers – this memorandum covers their RBW design work as well as mine, and **no other** person will be providing any additional memoranda for the project
✓	**lead** designer for all but specific elements of RBW – this memorandum only covers the RBW design work that I carried out or supervised and the **other** designers will provide their own memorandum relating to their specific RBW design
○	**specialist** designer who carried out specific elements of RBW design work as outlined in this memorandum – other designers will be providing a memorandum covering the remaining RBW design work

IDENTIFICATION OF DESIGN WORK THAT IS RESTRICTED BUILDING WORK (RBW)

I BRENT ALEXANDER carried out / supervised the following design work that is restricted building work

PRIMARY STRUCTURE: B1

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ✓ if included. Cross ✗ if excluded	If appropriate, provide details of the RBW	Tick ✓ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
All RBW design work relating to B1 ✓	ROOF TRUSSES BY MANUFACTURER	○ Carried out ✓ Supervised	
Foundations and subfloor framing ✓		○ Carried out ✓ Supervised	

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ✓ if included. Cross ✗ if excluded	If appropriate, provide details of the RBW	Tick ✓ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
Walls ✓		○ Carried out ✓ Supervised	
Roof ✓	ROOF TRUSSES BY MANUFACTURER	○ Carried out ✓ Supervised	
Columns and beams ✓	HYSPAN	○ Carried out ✓ Supervised	
Bracing ✓		○ Carried out ✓ Supervised	
Other ○		○ Carried out ○ Supervised	

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ✓ if included. Cross ✗ if excluded	If appropriate, provide details of the RBW	Tick ✓ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
EXTERNAL MOISTURE MANAGEMENT SYSTEMS: E2			
All RBW design work relating to E2 ✓		○ Carried out ✓ Supervised	
Damp proofing ○		○ Carried out ○ Supervised	
Roof cladding or roof cladding system ✓		○ Carried out ✓ Supervised	
Ventilation system (for example, subfloor or cavity) ○		○ Carried out ○ Supervised	
Wall cladding or wall cladding system ✓		○ Carried out ✓ Supervised	
Waterproofing ○		○ Carried out ○ Supervised	
Other ○		○ Carried out ○ Supervised	

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick ✓ if included. Cross ✗ if excluded	If appropriate, provide details of the RBW	Tick ✓ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
FIRE SAFETY SYSTEMS: C1 - C6			
Emergency warning systems Evacuation and fire service operation systems ○ Suppression or control systems Other		○ Carried out ○ Supervised	

Note: The design of fire safety systems is only restricted building work when it involves small-to-medium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.

WAIVERS AND MODIFICATIONS

Waivers or modifications of the Building Code are required. ○ Yes ○ No

If Yes, provide details of the waivers or modifications below:

Clause	Waiver/modification required
List relevant clause numbers of building code	Specify nature of waiver or modification of building code required

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise design work that is restricted building work.

Name: BRENT ALEXANDER	LBP or Registration number: BP 116137
The practitioner is a: ☑ Design LBP ○ Registered architect ○ Chartered professional engineer	
Design Entity or Company (optional): THE DESIGN STUDIO	
Mailing address (if different from below):	
Street address/Registered office: 5/7 BOND STREET	
Suburb:	Town/City: DUNEDIN
PO Box/Private Bag: 203	Postcode: 9054
Phone number: 477-2664	Mobile:
After hours:	Fax:
Email address: office@thedesignstudio.co.nz	Website:

DECLARATION

I BRENT ALEXANDER LBP, state that I have applied the skill and care reasonably required of a competent design professional in carrying out or supervising the Restricted Building Work (RBW) described in this form, and that based on this, I also state that the RBW:

- Complies with the building code, or
- Complies with the building code subject to any waiver or modification of the building code recorded on this form.

Signature: _____

Date: 22/5/14

DCC COPY

ABA-2014-905

CERTIFICATE IMPOSING CONDITION

UNDER SECTION 75(2) OF THE BUILDING ACT 2004

Section 77(1) and (4) Building Act 2004

Land Registration District(s)

Otago

BARCODE

Specified Allotments *Continue on Annexure Schedule, if required*

Unique identifier	All/Part	Legal description	Unique identifier(s) of Other Specified Allotment(s) to be included in any Transfer or Lease
OT7D/1299	All	Lot 5 Block 1 Deposited Plan 2243	OT7D/1299 Lot 6 Block 1 Deposited Plan 2243

Name of Territorial Authority

DUNEDIN CITY COUNCIL

Full Name of Registered Proprietor *Surname to be underlined*

Roy Properties Limited

Certificate

Building Consent is to be granted, subject to a condition under section 75 of the Building Act 2004, that the specified allotments must not be transferred or leased except in conjunction with (the) other allotment(s), as set out in the above table.

Dated this 24th day of June 2014

Signature (Territorial Authority)

Signed by*

A duly authorised Officer of the Territorial Authority **Les Bell** **Team Leader – Building Consents**

Signature (Registered Proprietor)

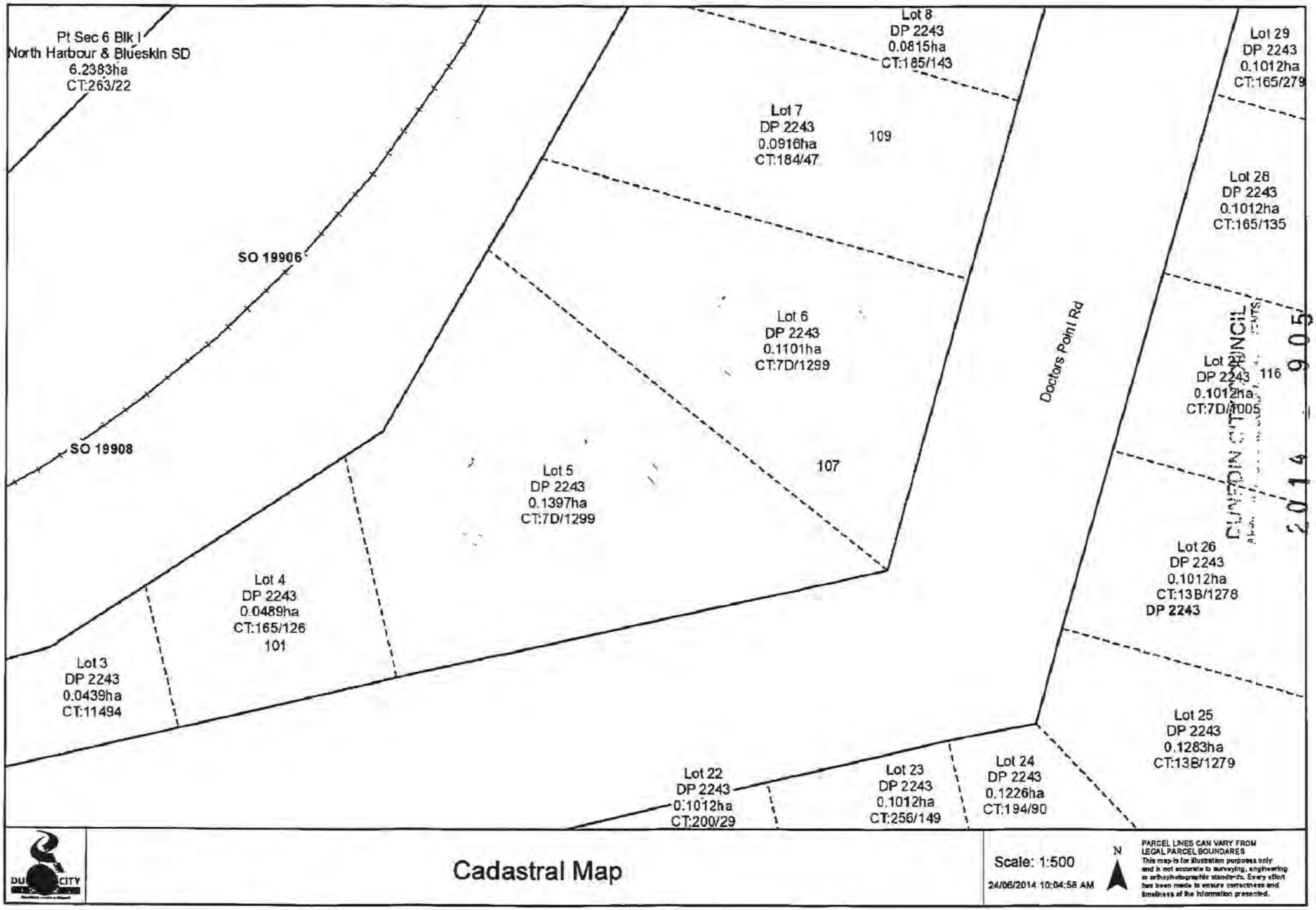
Registered Proprietor

DCCBCA-F4-02-v1.0

DUNEDIN CITY COUNCIL

2014 905

(9)


Pt Sec 6 Blk I
North Harbour & Blueskin SD
6.2383ha
CT:263/22
SO 19906
SO 19908
Lot 8
DP 2243
0.0815ha
CT:185/143
Lot 7
DP 2243
0.0916ha
CT:184/47
109
Lot 6
DP 2243
0.1101ha
CT:7D/1299
Lot 5
DP 2243
0.1397ha
CT:7D/1299
107
Lot 4
DP 2243
0.0489ha
CT:165/126
101
Lot 3
DP 2243
0.0439ha
CT:11494
Lot 29
DP 2243
0.1012ha
CT:165/279
Lot 28
DP 2243
0.1012ha
CT:165/135
Doctors Point Rd
Lot 27
DP 2243
0.1012ha
CT:7D/1005
116
Lot 26
DP 2243
0.1012ha
CT:13B/1278
DP 2243
Lot 25
DP 2243
0.1283ha
CT:13B/1279
Lot 22
DP 2243
0.1012ha
CT:200/29
Lot 23
DP 2243
0.1012ha
CT:256/149
Lot 24
DP 2243
0.1226ha
CT:194/90
2014 905
Cadastral Map
Scale: 1:500
24/06/2014 10:04:58 AM
N
PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

DUNEDIN CITY COUNCIL
Kaunihera-a-rohe o Otepoti

50 The Octagon, PO Box 5045, Moray Place
Dunedin 9058, New Zealand
Telephone: 03 477 4000, Fax: 03 474 3488
Email: dcc@dcc.govt.nz
www.dunedin.govt.nz

24 June 2014

The Design Studio
PO Box 203
Dunedin 9054

Dear Sir/Madam

Application Location: 107 Doctors Point Road Waitati
Consent Number: ABA-2014-905
Application Details: Demolish Deck and Lean To Area, Add New Deck and Kitchen Addition, Relocate Bathroom, Install Metro Eco Mega Smart Inbuilt Fire

Your application for a building consent has been received. The preliminary appraisal of the application shows that the following further information is required.

Plumbing / Drainage Requirements.

1. As you are proposing to build over allotment boundaries a Section 75 of the New Zealand Building Act is required on the certificate of title, for the joining of the allotments.

Completed Sec 75 Lm Bell 24/7/2014

A form is enclosed for signing by the owners, please sign and return this original form, with payment of $326.00 to the DCC Customer Services, Civic Centre, 50 The Octagon.

2. Please provide information on where the proposed new roof down pipes will discharge to comply with E1/ AS1.

A building processing officer has not yet appraised these plans.

Pursuant to Section 48(2) of the Building Act 2004 we advise that we have "stopped the clock" on the processing timeframe of 20 working days, we will restart the clock when you have supplied two copies of the above information to our satisfaction.

Building consent applications that do not have their further information requirements responded to within six months from the date of this letter will be refused and the documentation returned.

DUNEDIN CITY COUNCIL
BUILDING CONSENT DOCUMENTS

2014 / 905

Please note, a copy of this letter is sent ***for information purposes*** only to the owner/applicant when another person is nominated as the first point of contact.

Please contact Building Services on 03 477 400 or email building@dcc.govt.nz if you have any questions.

Yours faithfully

Les Bell
Building Consent Processing Team

DCC COPY

DUNEDIN CITY COUNCIL
Kaunihera-a-rohe o Otepoti

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Dunedin 9058, New Zealand
Telephone: 03 477 4000, Fax: 03 474 3488
Email: dcc@dcc.govt.nz
www.dunedin.govt.nz

Roy Properties Limited
C/O The Design Studio
PO Box 203
Dunedin 9054

Dear Sir/Madam

BUILDING CONSENT ABA-2014-905 - Demolish Deck and Lean To Area, Add New Deck and Ktichen Addition, Relocate Bathroom, Install Metro Eco Mega Smart Inbuilt Fire at 107 Doctors Point Road Waitati

I am assessing the planning component of your building consent application for the proposed works at 107 Doctors Point Road Waitati.

The site is located in the Residential 5 zone of the Dunedin City District Plan.
Your proposal does not comply with the following rules of the Residential 5 zone of the District Plan:

Rule 8.11.2(i)(a) which requires a minimum front yard of 4.5m. The proposed additions breach this rule by approximately 1-1.6m.

Rule 8.11.2(vii)(a)(ii) which requires two car parks per residential unit greater than 150m² in gross floor area provided on site. It is unclear on the plans shown if two vehicles can be accommodated on site with the proposed alterations.

Should you wish to continue with the proposed works as currently detailed in your building consent application, you will need to apply for a resource consent. The consent required is a Discretionary (Restricted)activity pursuant to Rule 8.11.4(i) of the District Plan. Alternatively, you can amend your building plans so they comply with the relevant District Plan rules. Any proposed works authorised by Building Consent ABA-2014-905 may not be undertaken without the appropriate resource consent being obtained.

Please find enclosed a resource consent application form and supporting information to assist you with completing an application for your proposal. An application for resource consent must include a description of the proposed activity and an assessment of the environmental effects arising from the proposed activity on the environment. The application must include an adequate assessment of the effects in order to be accepted for processing. If you consider that there will be no adverse effects arising from the proposed activity, please state why you believe this to be the case.

Following a site visit, the planner processing your application will determine whether the above person(s) or any other parties could be adversely affected. Should you be unable to obtain the written approval of any potentially affected party, you should advise either the duty planner when lodging the application, or the planner responsible for your application, as this may affect the non-notified status of your application.

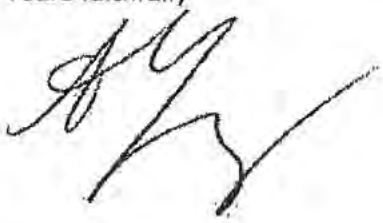
Non-notified resource consent applications are processed on a cost recovery basis, with a deposit payable at the time an application is lodged with the council. The deposit for this application is $ 820.00(Including GST). Please ensure the form has been signed and dated by you or your agent.

DUNEDIN CITY COUNCIL
BUILDING CONSENT UNITS

2014 - 905

I would be happy to discuss the above matters further, if necessary, and provide further guidance as to how to complete the resource consent application. If you have any queries or require further information, please do not hesitate to contact me.

Yours faithfully



Amy Young
PLANNER

thedesignstudio
creative architectural design | planning | management

Dunedin City Council
P.O Box 5045
Moray Place
Dunedin 9058

1 July 2014

ATTENTION: Craig Edmunds, Les Bell

Building consent number:	ABA-2014-905
Address:	107 Doctors Point Road, Waitati
Description	Demolish deck and Lean To Area, Add New Deck and Kitchen Addition, Relocate Bathroom, Install Metro Eco Mega Smart Inbuilt Fire

NOTICE TO DCC NO. 1

In reply to your letter dated 25 June 2014 we submit the following information:

1. **Supply brace pile footing and connection details**
   Refer revised sheet A02 details 01 and 02.
2. **Supply anchor pile footing details**
   Anchor pile deleted as attached bracing schedule shows brace piles to be sufficient.
3. **Please supply all pile to bearer connections**
   Notes updated across drawings, Refer attached Lumberlok fixing specification.
4. **Provide bracing schedule for deck subfloor**
   Refer attached GIB EZYBrace bracing schedule.
5. **Provide details of subfloor ventilation**
   New extension subfloor is open, no new ventilation required.
6. **Deck stringer detail does not comply**
   Detail has been updated to show 12mm H3.2 timber packer, decking timber separated from door sill by 12mm.
7. **Show compliance with fig 7.10(b) NZS 3604**
   Deck framing plan updated to show compliance.
8. **Please supply lintel fixings**
   Refer attached Lumberlok fixing specification.
9. **Please provide stair construction and dimension details**
   Refer revised sheet A02.
10. **Provide handrail details for stair**
    Refer revised sheet A02.
11. **Show compliance with D1/AS1 for slip resistance**
    Refer revised sheet A02.

Please contact us with any further queries.

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS
2014 905

Regards
Andis Kavalieris - thedesignstudio

tel: 03 477 2664 fax: 03 477 2695 email: office@thedesignstudio.co.nz web: www.thedesignstudio.co.nz
5th floor Consultancy House : 7 Bond Street : PO Box 203 : Dunedin
BRENT ALEXANDER design studio ltd trading as thedesignstudio

thedesignstudio
creative architectural design | planning | management

Dunedin City Council
P.O Box 5045
Moray Place
Dunedin 9058

1 July 2014

ATTENTION: Craig Edmunds

Building consent number: ABA-2014-905
Address: 107 Doctors Point Road, Waitati
Description Demolish deck and Lean To Area, Add New Deck and Kitchen Addition, Relocate Bathroom, Install Metro Eco Mega Smart Inbuilt Fire

NOTICE TO DCC NO. 1

In reply to your letter dated 25 June 2014 we submit the following information:

1. **Supply brace pile footing and connection details**
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   Anchor pile deleted as attached bracing schedule shows brace piles to be sufficient.
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   Notes updated across drawings, Refer attached Lumberlok fixing specification.
4. **Provide bracing schedule for deck subfloor**
   Refer attached GIB EZYBrace bracing schedule.
5. **Provide details of subfloor ventilation**
   New extension subfloor is open, no new ventilation required.
6. **Deck stringer detail does not comply**
   Detail has been updated to show 12mm H3.2 timber packer.
7. **Show compliance with fig 7.10(b) NZS 3604**
   Deck framing plan updated to show compliance.
8. **Please supply lintel fixings**
   Refer attached Lumberlok fixing specification.
9. **Please provide stair construction and dimension details**
   Refer revised sheet A02.
10. **Provide handrail details for stair**
    Refer revised sheet A02.
11. **Show compliance with D1/AS1 for slip resistance**
    Refer revised sheet A02.

Please contact us with any further queries.

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS
2014 905

Regards
Andis Kavalieris - thedesignstudio

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DUNEDIN CITY COUNCIL
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Telephone: 03 477 4000, Fax: 03 474 3488
Email: dcc@dcc.govt.nz
www.dunedin.govt.nz

25 June 2014

Roy Properties Limited
315 George Street
Dunedin 9016

Dear Sir/Madam

Application Location: 107 Doctors Point Road Waitati
Consent Number: ABA-2014-905
Application Details: Demolish Deck and Lean-To Area, Add New Deck and Ktichen Addition, Relocate Bathroom, Install Metro Eco Mega Smart Inbuilt Fire

Your application for a building consent has been received. The preliminary appraisal of the application shows that the following further information is required.

1. Supply brace pile footing details and brace connection details.
2. Supply anchor pile footing details.
3. Please supply all pile to bearer connections.
4. Supply bracing schedule for deck subfloor as per section 5 NZS 3604.
5. Provide details of subfloor ventilation to new extention.
6. Deck stringer detail 3 on sheet A04 does not comply with E2/AS1 or NZS 3604 please rectify.
7. Show compliance with fig 7.10(b) NZS 3604.
8. Please supply lintel fixings.
9. Please provide stair construction and dimension details.
10. Provide handrail details for stairs off deck.
11. Show compliance with D1/AS1 for slip resistance to deck stairs.

Pursuant to Section 48(2) of the Building Act 2004 we advise that we have "stopped the clock" on the processing timeframe of 20 working days, we will restart the clock when you have supplied two copies of the above information to our satisfaction.

Building consent applications that do not have their further information requirements responded to within six months from the date of this letter will be refused and the documentation returned.
Please note, a copy of this letter is sent ***for information purposes*** only to the owner/applicant when another person is nominated as the first point of contact.

Please contact Building Services on 03 477 400 or email building@dcc.govt.nz if you have any questions.

Yours faithfully

Craig Edmunds
Building Consent Processing Team

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS
2014 905

DCC COPY.

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specification for building consent

Proposed Alterations to Roy Residence
107 Doctors Point Road, Dunedin

PRELIMINARIES

Work Shown and Mentioned
The notes and drawings show the extent of work, however, there is no warranty expressed or implied that they show each and every minor detail and item required to be included. Should any material or work be obviously necessary for the neat, strong and satisfactory completion that is not shown then it shall be allowed for by the Contractor.

Figured dimensions shall be taken in preference to scale. Wherever drawings and specifications do not agree consult the Designer for correct interpretation.

Contract Documents
All work is to be executed in accordance with the accompanying documentation, subsequent detail drawings and contract instructions or variation orders and in strict accordance with the relevant NZ Standards, the New Zealand Building Code and Local Authority Regulations. The contract documents shall include the following:

Architectural Drawings
- **thedesignstudio** - Proposed Alterations to 107 Doctors Point Road, Dunedin Building Consent Issue, dated 12 May 2014

Certificate of Design Work Memorandums
- Brent Alexander BP116137

Specifications
- thedesignstudio

CT and E2/AS1 compliance
- Certificate of Title
- Risk Matrix

Producer Statements
- Mitek NZ Ltd - Carters Truss Design Certificate dated May 2014
- designIT hySPAN Design Certificate dated 12 May 2014

Manufacturers Product Information
- GIB Bracing Schedule and Specifications
- Metro Space Heater Specifications
- Rinnai gas hot water heater details
- Unex Balustrade Systems

DUNEDIN CITY COUNCIL
Plans and Specifications Approved in accordance with The New Zealand Building Code and Approved Documents. To be retained on works and produced on request.
Building — Date 12/8/14
Plumbing — Date 12/8/2014
Health — Date
NOTE

Scope of Contract Works
The work consists of alterations to the existing building and includes the following areas of work as detailed on the plans and in this specification:

- demolition of an existing deck and lean-to bathroom & kitchen
- addition of a new kitchen area and deck
- relocate bathroom

Materials, Standards and Workmanship
All materials shall be new, unless specified otherwise, and the best of their respective kinds and they shall comply with all relevant and applicable standards.

All work carried out shall be carried out in the best tradesman like manner to achieve a first class finish and conform to the New Zealand Building Code, NZS 3604:2011 Light Timber Frame Buildings and to the satisfaction of the Building Consent Authority and Owner. Copies of these standards shall form part of this specification.

Setting Out, Levels and Dimensions
It is the Contractor's responsibility to verify all levels and dimensions on site and to define the boundaries and accurately set out and position the work. Confirm same prior to the preparation of shop drawings or the fabrication of any components to be manufactured off site.

21

specification for building consent

Proposed Alterations to Roy Residence
107 Doctors Point Road, Dunedin

COMPLIANCE

Site Data:

Soil type:	Foundations designed assuming the ground is within the 'Good Ground' parameters as per NZS 3604:2011, 3.2 Soil Types. Confirm on-site with DCC Building Inspectors before commencing construction.
Exposure zone:	**Zone D coastal** (to NZS 3604:2011, 4.2 Exposure zones)
Wind zone:	**A - HIGH** (to NZS 3604, 5.2.2 Wind regions)
Topographical class:	**T1** (to NZS 3604:2011, table 5.2 Procedure for determination of topographical class T1-T4, and table 5.3 Determination of topographical class)
Earthquake zone:	**Zone 1** (to NZS 3604:2011, figure 5.4 Earthquake zones)

Building Data:

Building classification:	**2** (to NZS 3604:2011, table 1.1 Classification of buildings)
Floor live load:	**1.5kPa** (to NZS 3604:2011, table 1.2 Imposed floor live load reference values)
Deck live load:	**2kPa** (to NZS 3604:2011, table 1.2 Imposed floor live load reference values)
Overall height:	**7** metres

BUILDERS WORK

Demolition
The work covered by this section includes the demolition and removal from site of existing brickwork, timber framed walls, linings, windows, trim, fittings, pipework, etc. all as shown on the drawings.

Any services to be reused shall be temporarily sealed and protected from damage. All other services shall be sealed at branch connections and demolished clear of the building line in accordance with the requirements of the Building Consent Authority.

All existing buildings, materials and constructions to be retained shall be well supported during demolition and protected from damage and kept watertight and secure during the course of and at completion of the work.

Excavation
Excavate site as required to provide a suitable base for ground bearing foundations and post footings taking care not to disturb adjacent ground or impair its stability or effectiveness. Foundations and footings shall be excavated as shown on the drawings and into good ground as required by the New Zealand Building Code document B1 Structures B1/AS4 and NZS 3604:2011.

Excavation & Backfilling
Strip all topsoil and stockpile in suitable position on site. Excess material from excavations and backfilling can be left on site, spread and compacted as directed by the engineer.

Excavate site as required to provide a suitable base for ground bearing foundations and concrete slabs and adequate clearance under timber floor framing where required taking care not to disturb adjacent ground or impair its stability or effectiveness. Foundations and footings shall be excavated as shown on the drawings and into good ground as required by the New Zealand Building Code document B1 Structures B1/AS4 and NZS 3604:2011.

Allow for dewatering of excavations to prevent water lying in them and allow to provide any support considered necessary to maintain stability during the work.

Backfilling material shall consist of free draining granular fill which shall be free from all organic matter and silt or clay and shall be placed in 150mm layers then thoroughly compacted. If deeper than 600mm then the granular base is to be inspected by the engineer.

Prop foundation walls as required and provide protection to DPM during the placement of concrete and subsequent backfilling.

specification for building consent

Proposed Alterations to Roy Residence
107 Doctors Point Road, Dunedin

Building Height: It is the Contractor's responsibility to check and confirm finished levels on site with the Owner and local authority to conform with height restrictions as indicated on the drawings.

Concrete Work & Foundations
All concrete work shall comply with the requirements of NZS 3109:1987 "Specification for Concrete Construction" and NZS 3114:1987 "Specifications for Concrete Surface Finishes". All in-situ concrete foundations and slabs shall be formed and reinforced as detailed on the drawings or by the Engineer.

Construct all concrete footings and foundation walls on solid bearing ground to a minimum depth of 300mm.

Compression Strength: All concrete shall have a minimum compression strength at 28 days of 17.5 MPa,

New Piles
Construct all concrete footings for piles on solid bearing ground. All concrete shall have a minimum compression strength at 28 days of 17.5 MPa. Refer NZS 3604 Section 6.4.5.

Minimum depths of pile footings to be as follows:

- ordinary piles 200mm
- braced piles 550mm
- anchor piles 900mm

Timber piles shall be 125x125 H5 treated Radiata pine.

Damp-Proof Membrane
To subfloor areas where cross ventilation may be inadequate place 0.25mm polythene sheet lapped and left free from tears and other damage held in place with offcuts of concrete block all in accordance with NZS 3604.

Damp-Proof Course
Damp-proof course shall be a bituminous felt fabric, neatly cut for all bolts, holes, etc. and shall be full width of timber members and placed between all faces of timber in contact with concrete or brickwork.

Fastenings
Nails, screws, bolts and other fastenings shall be the best of their respective kinds and be galvanised, or stainless steel if exposed or located within sea spray zone, for exterior work unless otherwise specified. Lengths and gauges shall be in accordance with sound trade practice.

Unless otherwise specified by the Engineer all fixings shall be as specified by NZS 3604:2011 for **high** wind zone or as per Lumberlok fixing specifications as generally noted below.

1. Attachments to concrete shall be made by means of proprietary galvanised steel cast in bottom plate anchors or M12 trubolt expanding anchors at 900mm maximum centres with 50x50x3mm galvanised washers. For bracing elements attachments shall be at centres and positions as required by the bracing schedule.
2. Fix bearers to ordinary piles with 1 wire dog each side and 2/100x3.75mm skewed nails as per NZS 3604 figure 6.3. Provide proprietary 6kN fixings to cantilever piles and 12kN fixings to anchor and braced piles. Pile fixings within 600mm of the ground shall be type 304 stainless steel.
3. Fix joists to plates or bearers, blocking and boundary joists with 100x3.75mm skewed nails as per NZS 3604 table 7.5.
4. Fix joists to stringers or beams using proprietary galvanised framing brackets or joist hangers securely fixed in accordance with manufacturer's specifications.
5. Secure bottom plates to floor or slab in braced wall elements with plate panel hold-downs - GIB Handibrac or 400x25x.9mm galv straps passed under plate.
6. Secure top plates to studs in load bearing walls with Type B 4.7kN fixings as per Lumberlok Stud to Top Plate Fixing Schedule.
7. Secure lintels to studs with Type F 4kN fixings or, for greater spans, Type G 7.5kN fixings as per Lumberlok Lintel Fixing Schedule.

8. Secure other plates, studs, dwangs, lintels, trimmers, blocking, etc as per NZS 3604 Nailing Schedule Table 8.19.
9. Fix rafters or trusses to top plates with 100x3.75mm skewed nails and wire dogs or, for greater spans, as per NZS 3604 table 10.1.
10. Fix other rafters, battens, collar ties, cleats struts, braces, etc as per NZS 3604 Nailing Schedule Table 10.18.
11. Fix purlins to rafters with 1 80mmx10g Lumberlok Blue screw. Allow all fixings for **high** wind zone.
12. Exposed fixings to decks shall be type 304 stainless steel as per NZS 3604 table 4.1. Joist hangers on exposed timber joists shall be stainless steel.
13. Refer also to NZBC E2/AS1 Table 24 for fixing selections for wall claddings.

Proprietary Fixings: Supply and install Lumberlok or similar proprietary timber connectors, nail plates, ties, multi-grips, hangers, etc as detailed and as required by NZS 3604. Refer to the attached manufacturer's specifications for applications and fixing details. Where exposed to the exterior or as otherwise shown connectors are required to be type 304 stainless steel.

Proprietary Brackets: Supply and install Bowmac or other proprietary hot-dip galvanised structural brackets as detailed complete with galvanised fixing bolts and 50x50x3mm washers as required by manufacturer's specifications and in accordance with NZS 3604. Allow to rebate timbers to accommodate the bracket thickness and recess washers and fixing nuts flush with the surface of the timbers as required. Where exposed to the exterior or as otherwise shown brackets are required to be type 304 stainless steel.

Timber Treatment
All timbers shall be first grade, thoroughly seasoned, free from shakes, veins, borer holes and other defects.

- any timber to be set in concrete or in contact with ground shall be clear H5 treated rough sawn pinus Radiata
- subfloor bearers and joists shall be H1.2 treated No.1 SG8 Framing pinus Radiata or if in close proximity to ground shall be H3.2 treated
- external framing and finishing timbers (painted or unpainted) shall be clear H3.2 treated Dressing Grade pinus Radiata
- exterior wall framing shall be H1.2 treated No.1 SG8 Framing pinus Radiata
- battens to cavity fix wall claddings shall be H3.1 treated No.1 SG8 Framing pinus Radiata
- interior wall framing shall be H1.2 treated No.1 SG8 Framing pinus Radiata or NZ Oregon
-
- interior floor framing shall be H1.2 treated No.1 SG8 Framing pinus Radiata or NZ Oregon
- skillion roof framing including firrings and purlins shall be H1.2 treated No.1 SG8 Framing pinus Radiata or NZ Oregon
- enclosed framing within flat roofs or decks shall be H1.2 treated No.1 SG8 Framing pinus Radiata
- exterior open deck framing shall be H3.2 treated No.1 SG8 Framing pinus Radiata
- fence rails and palings shall be H3.2 treated No.1 SG8 Framing pinus Radiata
- fence posts, garden edging, pegs and the like in contact with the ground shall be H4 treated No.1 SG8 Framing pinus Radiata

All framing timber not otherwise specified shall be of minimum grade of treatment to suit the conditions in which it is finally situated as specified by the Timber Preservation Authority and conform to the requirements of NZS 3621 National Grading Rules and NZS 3602:2003 Specifying Timber and Wood-based Products for use in Building.

Allow also to consult current relevant BRANZ publications and follow recommendations contained therein.

Moisture Content
Generally the moisture content of framing timbers shall not exceed 20% and finishing timbers shall not exceed 12%. All framing shall be sufficiently dry and straightened before linings are fixed to prevent subsequent popping and peaking.

Timber Framing
Set out and frame up floors, walls, roofs and ceilings as shown on the drawings to provide a rigid structure true to line and plane. All framing shall be carried out using planer gauged No.1 SG8 grade pinus Radiata, NZ Oregon or equal

approved in conformity with NZS 3604:2011 Light Timber Frame Buildings and shall be spaced as detailed, or at 400mm maximum centres to walls and to suit set out of linings and fittings.

Dwangs: Dwangs shall be the full depth of the stud work by 50mm thick and set in perfectly level and straight rows. Fix at 800mm maximum centres and to suit set out of wall linings and fittings.

Note dwangs behind vertical shiplap cladding to be fixed at 480mm crs max.

Lintels: Lintels not otherwise noted shall be of the size required for the various spans in accordance with NZS 3604:2011 Light Timber Frame Buildings.

Straightening: All framing shall be straightened to finish true to line and plane before linings are attached.

Proprietary Roof Trusses: Supply and fix roof trusses where shown on the drawings. Note it is the responsibility of the contractor to supply a producer statement showing details of truss design to the Building Consent Authority.

Proprietary Beams: Supply and fix HySPAN proprietary beams to the sizes and centres as shown on the drawings and in strict accordance with the manufacturer's specifications.

Deck Framing: All exposed exterior timber posts and deck framing shall be planer gauged No.1 grade Radiata pine H3.2 treated to sizes shown on the drawings (paint finish).

Joists can be rough sawn Radiata pine H3.2 treated.

Deck Bracing: Provide anchor piles or braced piles with diagonal timber bracing as detailed on the drawings or by the Engineer and in accordance with NZS 3604:2011. For subfloor bracing refer Section 5.

Pine Timber Decking
Decking timber to be arrissed 90x35 Radiata pine in longest continuous lengths and fixed with maximum 1mm gap between boards. Fixing shall be carried out with 75x2.8mm galvanised jolthead nails in perfectly straight rows. Two nails per board width shall be provided.

Bracing
Wall bracing shall generally be sheet bracing fixed in strict accordance with the attached bracing schedule, the Engineer's drawings and with the relevant system manufacturer's specifications. Provide additional fixings as required.

Roof bracing shall generally be 25mmx1mm galvanised steel diagonal strap bracing as indicated on the drawings.

All details otherwise shall be in accordance with NZS 3604:2011:

1. for subfloor and wall bracing refer Section 5
2. for roof bracing refer table 10.1

Particle Board Flooring – Patch Existing
Allow to patch existing flooring where affected by the alteration work with new 20mm Ultralok flooring grade particle board using both 50x8 gauge surefast screws at 150mm crs around edges and 200mm crs at intermediate fixing and construction adhesive in accordance with the manufacturer's specifications.

Particle Board Flooring
Securely fix 20mm Ultralok flooring grade particle board to floor framing as detailed using both 50x8 gauge surefast screws at 150mm crs around edges and 200mm crs at intermediate fixing. Protect sheet flooring from damage and minimise exposure to weather.

Building Paper
Walls: Cover the whole exterior surface of new or affected timber framed walls with Paul Industries FastWrap or similar approved absorbent synthetic building underlay. Run underlay horizontally, lap sheet joins and secure as per the manufacturer's specifications. Leave free from tears or other damage.

Flashing Tape: Install Weatherseal or similar approved compatible flashing tape to window, door and other openings in strict accordance with manufacturer's specifications.

Roofing Underlay: Note roofing underlay supplied and fixed by roofer.

specification for building consent

Proposed Alterations to Roy Residence
107 Doctors Point Road, Dunedin

Cavity Construction
- not required – risk matrix score <6 refer drawings

Exterior Timber Weatherboards & Trim
Remove any rotten weatherboards and other decayed timber and treat thoroughly with Metalex.

Replace and make good existing timber weatherboards and trim as required and fix new timber weatherboards, facings, sills and other trim machined from H3.2 treated Radiata pine to match existing profiles.

Direct Fix New Timber Weatherboards & Trim: To new areas matching rusticated H3.2 treated Radiata weatherboards shall be direct fixed with 60x2.8mm galvanised jolthead nails, two per board width which shall be punched below the timber surface.

Flashings
Builder to be responsible for the installation of all flashings to window and door heads, jambs and sills, junctions and other openings as required and in strict accordance with NZS 3604:2011.

Sealants shall not be used in lieu of flashings where they are otherwise required to be installed to achieve a weathertight finish.

Supply and fix all flashings and tapes as required to sills, jambs and corners in strict accordance with manufacturer's specifications. Generally head flashings shall be provided by the joinery fabricator and must be installed to achieve a weathertight finish.

Exterior Timber Trim, Fascia and Barges
Exterior timber trim shall generally be dressed 4 sides and H3.2 treated Radiata pine to the sizes as shown on the drawings and to match in with existing details where applicable.

Priming: Allow to thoroughly apply Dulux Primacryl or similar premium grade water based primer to all cut ends and laps of exterior finishing timbers.

Hardigroove Soffit Linings
Line soffits where shown with 7.5mm hardigroove fixed and jointed in accordance with the manufacturer's instructions.

Sealant
Other than where flashings are required to be installed, apply Silaflex MS or similar approved sealant and thoroughly seal all joints between dissimilar materials and other joints where required to achieve a flexible and weathertight finish.

Aluminium Doors & Windows
Allow to install aluminium doors and windows complete with all flashings, sill tapes, air seals and the like as detailed and as required by NZBC E2/AS1, NZS 3604:2011 and latest BRANZ recommendations.

Insulation
Install new insulation to all areas affected by the alteration work or where cladding or linings are being removed. Ensure 25mm air gap is maintained to underside of roofing, underlay or substrate.

External Walls: Fit Pink Batts Ultra R2.8 Wall 90mm fibreglass batts or Mammoth R2.2 90mm Wall Sections polyester insulation to all external walls.

Ceilings: Fit Pink Batts R3.6 Ceiling 180mm or Mammoth R3.2 200mm Ceiling Blanket polyester insulation.

Light Fittings: Ensure adequate ventilation space is left around recessed light fittings as required by lighting manufacturer's recommendations.

Expol Polystyrene (where accessible): To underneath existing timber floor supply and fit Expol XPS extruded polystyrene insulation in strict accordance with manufacturer's specifications.

Metal Ceiling Battens: Ceiling framing shall be strapped using Gib Rondo metal ceiling battens spaced at 400mm maximum centres (or 600mm crs if using 13mm Gib ceiling linings), installed in strict accordance with manufacturer's specifications and packed as necessary to provide a perfectly flat and rigid surface ready for fixing ceiling linings. Provide additional fixings as required for recessed and surface mounted light fittings as required.

specification for building consent

Proposed Alterations to Roy Residence
107 Doctors Point Road, Dunedin

Interior Gib System Wall & Ceiling Linings
Fixing: All linings shall be glued, screw fixed and jointed strictly in accordance with Winstones Gib Board specifications.

Full sheets only shall be used and filling in with offcuts will not be permitted. All joints are to be left ready for reinforcing tape and stopping and all external corners will receive perforated steel angles (by painting contractor).

Ensure the finished surface will be true and flat ready for painting in accordance with good trade practice and to the satisfaction of the Owner.

Scope: Refer drawings for suggested scope of work to retain or remove existing linings. Confirm final scope on site with the Owner.

Remove and replace linings to affected walls and ceilings and line new work as follows:

bathroom walls & ceilings: 10mm Gib Aqualine
other walls generally: 10mm Gib Standard
other ceilings generally: 13mm Gib Standard
braced walls: 10mm Gib Braceline where required or 10mm Gib Standard (refer bracing schedule)

Interior Timber Trim
All interior finishing and joinery timbers shall generally match in with the existing details and shall be first grade, thoroughly seasoned, free from shakes, veins, borer holes and other defects.

Remove all arrises, rough and uneven patches, hammer marks and other surface defects to the satisfaction of the Owner. All nails in exposed work shall be punched and all surfaces shall be dressed and sandpapered by hand to a smooth and even surface ready for decoration. All corners and joints shall be mitred or scribed and neatly fitted.

Interior Timber Doors
Allow to relocate or recover from demolition matching interior timber doors.

Cavity Sliders: Cavity sliding doors to be fitted into CS Timberform or similar approved cavity sliding unit.

Balustrading
Arrange for the supply and installation of Unex or similar powdercoated aluminium proprietary balustrading system. All installation details to comply with the requirements of NZBC and shall be carried by specialist contractor in accordance with the manufacturer's specifications. Builder to allow to provide adequate fixings as required.

Balustrade supplier to provide producer statement to Council covering design and installation.

Gas Bottles
Provide gas bottle storage facilities in strict accordance with the requirements of the supplier and the Building Consent authority.

Glazing
Arrange for the supply and installation of all glazing which shall be carried out by specialist contractor. Builder to allow to provide adequate dwanging for fixing as required. Glass supplier to provide producer statement to Council covering design and installation. All glazing shall comply with the requirements of NZS 4223:1999 Part 3 and the New Zealand Building Code.

Mirrors: Mirrors shall be in sizes as shown or as determined on site and shall be 6mm polished plate with all edges ground and polished and fixed with 4x chrome plated dome head screws with neoprene washers between mirror and wall located 50mm in from the edges at each corner.

Kitchen Splashback: Splashback shall be 6mm heat resistant, toughened clear glass as indicated on the drawings. Allow to form cutouts for electrical switches as required.

Fittings, Joinery & Hardware
Allow to provide all dwanging and cooperate with other trades as required to fix all fittings and miscellaneous hardware which, unless specified otherwise, will be supplied and selected by the Owner:

TIMBER JOINERY

Internal Timber Doors
Frames: Construct all internal door frames from ex25mm thick solid Radiata clears to finish flush with linings ready to take architraves.

Fix 12mm timber planted stops in full width to match in with existing (all paint finish).

Glazed Doors: Interior glazed timber doors shall be constructed from ex50mm thick solid Cedar which shall be rebated and primed for glass (all paint finish). Generally match existing joinery profiles and finishing details.

Glazing: All glazing to windows and doors shall comply with the requirements of NZS 4223:1999 Part 3 and the New Zealand Building Code.

PLUMBING & DRAINAGE

Materials & Workmanship
All work shall be carried out by registered tradesmen in accordance with best trade practice and shall conform to the requirements of NZ/AS 3500 2.3 foul water and sanitary plumbing. Stormwater drainage to comply with NZBC E1/AS1 and water supply to G12/AS1.

All materials used shall be the best of their respective kinds. Drains, soil, waste and vent pipes shall be uPVC complying with AS/NZS 1260 and installed to NZS 7643.

Hot and cold water supply pipes shall be securely fixed and spaced from the structure by resilient mounts and be of polybutylene complying with AS/NZS 2642 parts 1, 2 & 3 and installed in strict accordance with manufacturer's specifications including all associated proprietary fittings.

Pipework around hot water cylinder shall be copper.

Demolition
Remove or relocate all existing appliances, fittings, pipework and the like as required by the alteration work all as shown on the drawings.

Any services to be reused shall be temporarily sealed and protected from damage. All other services shall be sealed at branch connections and demolished clear of the building line in accordance with the requirements of the Building Consent Authority.

All existing buildings, materials and constructions to be retained shall be well supported during demolition and protected from damage and kept watertight and secure during the course of and at completion of the work.

Make good all damaged work using new materials as and where necessary.

Drainage
Allow to connect all new work into existing septic tank.

Excavate for all new external foul sewer drains and storm water drains generally where detailed on the drawings. All trenches shall be evenly cut in straight lines and accurately graded before laying of piping and all excavations shall comply with the requirements of the New Zealand Building Code.

Pipes shall be laid and bedded uniformly so that every pipe and fitting rests evenly on a solid bearing throughout the whole length of pipe. The contractor shall backfill trenches with compacted hardfill material to ground level on completion of tests and inspection.

Provide access points to all pipes run under the building to the satisfaction of the Building Consent authority. Drainage pipes shall be fitted with cleaning eyes at all branches and changes of direction. Discharge all new services into existing facilities at street connections.

Pipe Insulation
All hot water pipework and cold water pipework in exterior walls, above ceiling insulation or exposed to the outside air shall be insulated with Armorflex neoprene pipe insulation or similar approved being 22mm wall thickness for all sizes of pipework and shall be provided with adequate insulation to suit the local conditions in accordance with sound trade

practice.

Cold Water Supply
Allow to connect into existing cold water supply.

From the mains pressure supply run separate 20mm leads to shower valves and hot water cylinder. Run 15mm branches to all other fittings.

All piping outside the building shall be sunk not less than 600mm into ground and embedded in sand and backfilled with excavated material.

System Drain
Supply and fix a pipe to drain the whole water supply system to discharge into gully trap, including hot water heaters, complete with suitable isolation valves in concealed positions as approved by the Owner.

Hot Water
Kitchen: Allow to install new 24 litre to kitchen underbench Dux, or similar mains pressure electric hot water cylinder complete with element and thermostat all complying with NZS 4606.

Connect to cold water supply with NEFA Nempak isolating, non-return, pressure limiting and expansion relief valve system all installed in strict accordance with manufacturer's instructions.

Expansion relief valve to discharge into gully trap. Allow to run separate 20mm leads to shower valves and bath. Fit 15mm supply pipes to all other fittings.

Wiring will be undertaken by electrician.

Tempering Valve: Supply and fit Methven tempering valve installed in strict accordance with manufacturer's instructions.

Seismic Restraints: Supply and install proprietary galvanised strap seismic restraints in accordance with NZBC requirements.

Instantaneous Gas: Allow to install new Rinnai Infinity VT24 or similar gas hot water system complete with flue all complying with NZS NZS/AS 5262.

Install gas pipework, which shall be copper complying with NZS 3501, all in strict accordance with manufacturer's specifications and install seismic restraints in accordance with NZBC requirements.

Connect to cold water supply with NEFA Nempak isolating, non-return, pressure limiting and expansion relief valve system including tempering valves all installed in strict accordance with manufacturer's instructions.

Wiring to these units will be undertaken by electrician.

Where required, from top of hot water heater take 20mm exhaust pipe to discharge into atmosphere and fit 15mm supply pipes to all fittings.

Pipework
From top of hot water heater take 20mm exhaust pipe to discharge into atmosphere. Allow to run separate 20mm leads to bath. Fit 15mm supply pipes to all other fittings.

Space Heater
Remove existing space heater and replace with new Metro built-in solid fuel space heater, flue, etc. in strict accordance with the manufacturer's specifications, AS/NZA 2918 and to the satisfaction of the Building Consent Authority.

Heat Pump
Arrange for specialist contractor to relocate the existing heat pump where shown in strict accordance with the manufacturer's specifications and to the satisfaction of the Building Consent authority.

All work shall be carried out in a tradesman-like manner by a people experienced in the installation of such systems. All piping and wiring shall be concealed.

Gas Supply Pipes
Allow to install and connect gas supply pipes to water heater which shall be copper complying with NZS 3501 as located on the drawings. All pipework shall be concealed beneath the floor or in framing to walls and ceilings.

Installation including room venting requirements to be in strict accordance with manufacturer's specifications and to the satisfaction of the Building Consent authority.

Sanitary Fittings, Taps & Appliances
Note all sanitary fittings, taps and appliances shall be supplied by the Owner except where specified otherwise. All installation details shall be in strict accordance with the manufacturer's instructions.

Ventilation
Allow to cooperate with builder and electrician for installation of ducting for selected exhaust fan and range hood in positions as indicated on the drawings. Run ducting thru roof or wall framing to exterior and supply and fit approved weather and bird-proof cowlings and all associated flashings. Ventilation to comply with the requirements of NZBC/G4.

ELECTRICAL SERVICES

Materials & Workmanship
All electrical work shall be carried out by registered tradesmen in accordance with the New Zealand Building Code approved document G9 Electricity and shall be completed subject to the requirements of the Building Consent authority. The installation is to be earthed in accordance with the wiring regulations and specific requirements of the supply authority.

Design: The electrical contractor shall be responsible for the electrical design including sizing of all cables and sub-circuits. Refer drawings for layout of lighting and socket outlets

Demolition
Remove or relocate all existing appliances, fittings, cabling and the like as required by the alteration work all as shown on the drawings.

Any services to be reused shall be temporarily terminated and protected from damage. All other services shall be terminated at the switchboard and demolished clear of the building line.

All existing buildings, materials and constructions to be retained shall be well supported during demolition and protected from damage and kept watertight and secure during the course of and at completion of the work.

Make good all damaged work using new materials as and where necessary.

Main Switch Board & Meters
Allow to connect into existing main switchboard. Allow to relocate meters in accordance with the requirements of the local supply authority. Locate in position as indicated on the drawings or as determined on site with the Owner and mount flush with exterior cladding.

Cables
All circuits shall be TPS insulated cables with stranded copper conductors and be of sufficient size for the intended use. Conceal all cabling throughout the building within timber framing or in roof space. Sub-circuits in concrete and blockwork shall be enclosed in plastic conduit. Cable runs shall be of minimum length to the outlets indicated.

Earthing
Earthing connections shall be an approved type readily accessible for inspection. The installation is to be earthed in accordance with the wiring regulations and specific requirements of the supply authority.

Include earth continuity conductors in all sub-circuit wiring.

Switches & Sockets
Install PDL 600 series switches, sockets etc, in colour white, single or multiple gang as required, flush mounted and generally at 1000mm and 400mm above floor, unless otherwise specified.

Water Heating
Allow to connect new hot water cylinder to kitchen as supplied and installed by the plumber. Locate isolating switch in cupboard adjacent to cylinder.

Allow to connect Rinnai Infinity or similar gas hot water system as supplied by the Owner and installed by the plumber. Installation to be in strict accordance with manufacturer's specifications.

Heat Pump
Allow to connect relocated heat pump in strict accordance with the manufacturer's specifications and to the satisfaction of the Building Consent authority.

Smoke Alarms
Supply and install smoke alarms where shown and as required by regulation. Confirm final location with Owner prior to installation.

Lights, Fixtures & Fittings
Allow to install all lights, fixtures & fittings which will be selected by the Owner.

Appliances: Allow to install and connect up all kitchen and laundry appliances as supplied by the Owner and in strict accordance with manufacturer's specifications.

ROOFING

Materials & Workmanship
All work shall be carried out by skilled tradesmen in accordance with best trade practice and shall conform to the requirements of the New Zealand Building Code and Building Consent authority regulations and by-laws. Handle colorsteel roofing or cladding with care to avoid scratching and other damage and ensure that ladders and tools are suitably protected against causing such damage.

All materials shall be of the gauge, width, size and type specified, shall be the best of their respective kinds and shall comply with all relevant standard specifications. Store all materials off ground and shelter on site to avoid water entrapment and condensation forming between sheets.

Underlay
Supply and fix Paul Industries FlameSpec HW or similar approved heavy weight, absorbent, breather type roofing underlay installed in strict accordance with manufacturer's specifications.

Ensure underlay is drawn taut and left free from tears and other damage. Turn down into gutters.

Sea Spray Zone
Allow for all roofing and associated flashings to be colorsteel Maxx grade and ensure all installation and fixing details are in strict accordance with manufacturer's specifications.

Colorsteel Roofing
Fix corrugated profile 0.40mm Maxx colorsteel longrun roofing in selected colour cut to single lengths from ridge to gutter. Fixing shall be carried out using 50mm self drilling tekscrews with neoprene sealing washers and in strict accordance with roofing manufacturer's recommendations. All fasteners shall be factory painted to match roofing colour and touch up paint applied to any damaged fixings. Allow to extend roofing well into gutter to conceal sheet ends.

Roof Flashings
Ensure all flashings are compatible with roofing material and are provided and installed to achieve a weathertight finish. Barge and ridge flashings to be fabricated as detailed and in colour to match roofing. Fix ridging, hips and barge rolls at every second corrugation and dress all edging neatly into corrugations.

Gutters
Fix quad profile colorsteel gutters in matching roof colour complete with heavy gauge concealed brackets at 600mm maximum centres fixed with tekscrews and snow straps as required. All stopends shall be neatly mitred where applicable. Provide 40mm droppers in matching colorsteel from gutters onto roofs where required.

Downpipes
Install 65mm diameter PVC downpipes where shown complete with 2 standoff brackets per storey and connect into stormwater system as shown.

ALUMINIUM DOORS & WINDOWS

Design
All aluminium joinery shall be designed and manufactured in strict accordance with NZS 4203:1992 Structural Design and Loadings and NZS 4211:1985 Performance of Windows.

Construction
Joinery shall be constructed from Vistalite or similar approved 35mm Pacific Residential Suite and shall be finished in an electrostatic powdercoat in selected colour.

All mullions and transoms shall be of the least possible width compatible with the requirement to provide sufficient strength for the window frame and shall be equally spaced unless noted otherwise. Generally transoms, sills and heads of adjacent units will line up except where indicated on the drawings.

Finished frames shall be produced within a dimension tolerance of not more than plus or minus 2mm on outside dimensions of height and width.

Glazing
All glass shall comply with NZS 4223:1985 Glass and Glazing and NZS 4223:1999 Part 3 and the requirements of the New Zealand Building Code. Contractors should check the final location and adjacent activities of all glass windows and doors to ensure compliance with the above standards.

Fix all glass with neoprene gaskets and clip-in aluminium beads. All gaskets shall achieve suitable weather and UV performance and shall extend the full length of all frames, be securely fixed and provide an air tight seal.

Glass type and thickness shall be appropriate for the size and location of each window and as shown on the drawings.

Double Glazing: Allow to provide Metro GlassTech or similar approved aluminium spacer formed insulating double glazing to units as scheduled which generally shall be 22mm thick and incorporating safety glass as required by regulation.

The double glazing units shall be fitted strictly in accordance with the manufacturer's instructions and shall carry a 10 year written guarantee against all construction and performance defects.

Glass Type: All units shall be glazed with clear float glass (except as noted otherwise).

Argon Filled: Offer an additional price for argon filled.

Safety Glazing: Units shall be glazed with safety laminated or toughened clear float glass as required by regulation.

Liners
Fit all joinery with ex 25mm solid timber liners to finish flush with 10mm Gib Board linings ready to take architraves.

Flashings
Colour matching head flashings bent to suit shall be installed to all units. All other flashings shall be supplied by others.

Sill Support Bars: Allow to provide proprietary sill support bars as required and appropriately sized to support joinery. Supply details of fixings for builder.

specification for building consent

Proposed Alterations to Roy Residence
107 Doctors Point Road, Dunedin

SCHEDULE OF WINDOWS

Overall dimensions stated shall be trim sizes and measured between faces of framing timbers.

Window #	Sill (afl)	r/o Width	r/o Height	Glazing	Restrictor Stay	Fastener	Notes
W01:	1650	2000	500	double	no	double l	top hung opening sashes
W02:	800	1000	1350	double	yes	single t	top hung opening sash
W03:	600	2000	1550	double			fixed
W04:	900	2000	1250	double			sliding
W05:	-25	2100	2350	double			fixed, 300mm wide louvre with cedar blades

SCHEDULE OF DOORS

Overall dimensions stated shall be trim sizes and measured between faces of framing timbers.

Door	Sill	r/o Width	r/o Height	Glazing	Notes
D01:	-25 rebate	950	2200	none	860 wide cedar t&g door in aluminium frame in existing opening
AD01:	-25 rebate	3500	2350	double	5 panel bi-folding doors

Exterior Timber Entrance Door: Allow to take delivery from joiner timber entrance door and fix into 35mm door frame. Hinges to be colour matched to frame. Delete sill to frame.

PAINTING & DECORATION

Materials & Workmanship
The whole of the work shall be carried out by skilled tradesmen to achieve a first class finish. All paint work shall be applied in strict accordance with manufacturer's instructions and be evenly spread and shall comply with the general requirements of the respective materials. Note all paint shall be applied by brush or roller, no spraying will be permitted.

Use adequate and proper equipment in accordance with the best trade practice. All paints shall be premium grade and all materials shall be the best of their respective kinds.

Stopping
Tape all joints and stop flush using suitable proprietary jointing compound. Apply sufficient number of coats and thoroughly sand ensuring the finished surface is left true and flat to achieve a Grade 4 paint finish to walls and ceilings in accordance with ISA Levels of Gib Board Finish and to the satisfaction of the Owner:

Painting
All materials shall be applied strictly to the manufacturer's instructions and carried out in accordance with sound trade practice to ensure a first class finish. Paint application systems shall be as follows:

- exterior timber weatherboards & timber trim — one coat primer & two coats full-gloss acrylic
- exterior cedar entrance door — two coats Intergrain NaturalStain
- Gib board walls - service areas — one coat sealer & two coats semi-gloss enamel
- Gib board ceilings - service areas — one coat sealer & two coats low-sheen acrylic
- Gib board walls - other areas — one coat sealer & two coats low-sheen acrylic
- Gib board ceilings - other areas — one coat sealer & two coats flat acrylic
- interior doors & timber trim — one coat primer & two coats semi-gloss enamel or three coats semi-gloss polyurethane

GIB EzyBrace® 2011 Software

Demand Calculation Sheet — single storey — V06/11

Job Details

Name	Deck Bracing
Street and Number	107 Doctors Point Road
Lot and DP Number	Lot 5 and 6 DP 2243
City/Town/District	Waitaiti
Designer	AK
Company Name	The Design Studio
Date	1/07/2009

BRANZ Appraised
Appraisal No.294 [2011]

Select Lining Option: 10 or 13 mm GIB® Plasterboard

Building Specification

Number of storeys	single		
Floor Loading	2kPa		
Foundation Type	subfloor		
Cladding Weight (subfloor)	light		
		Single Floor	**Complete Single Floor Column only**
Cladding Weight		light	
Roof Weight		light	
Room in Roof Space		no	
Roof Pitch (degrees)			25
Roof height above eaves (m)			1.0
Building height to apex (m)		2.5	*check heights, storey less than 2 m*
Ground to lower floor level (m)		2.5	
Stud Height (m)			3.0 / 2.4
Building Length (m)		8.0	20.0
Building Width (m)		4.0	10.0
Building Plan Area (m2)		28	200

Building Location

Wind Zone	***High***	**Earthquake Zone**	**Soil Type**
Select by Building Consent Authority Map		1	D&E (deep to very soft)
or Preference	High	**Annual exceedance probability**	
Wind Region	Preference selected	1/500 (NZS3604:2011 default)	
Lee Zone	Preference selected		
Ground Roughness	Preference selected		
Site Exposure	Preference selected		
Topographic Class	Preference selected		

Bracing Units required for Wind

Demand W (BU)

	subfloor	Walls single
along	112	
across	223	

Bracing Units required for Earthquake

Demand along / across E (BU)

	Walls
subfloor	single
175	72

Deck Bracing AK

GIB EzyBrace® 2011 Software

Subfloor Bracing Calculation Sheet — Subfloor Along — V06/11

Along

Bracing Line		*Bracing Elements provided*				*Wind*	*Earthq.*
1	2	3	4	5	6	8W	9EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Number or Length L (m)	BUs Achieved	BUs Achieved
a	*line totals*	1	NZS3604	braced piles	2	320	240
W	320	2					
EQ	240	3					
b	*line totals*	1					
W		2					
EQ		3					
c	*line totals*	1					
W		2					
EQ		3					
d	*line totals*	1					
W		2					
EQ		3					
e	*line totals*	1					
W		2					
EQ		3					
f	*line totals*	1					
W		2					
EQ		3					
g	*line totals*	1					
W		2					
EQ		3					
h	*line totals*	1					
W		2					
EQ		3					
I	*line totals*	1					
W		2					
EQ		3					
j	*line totals*	1					
W		2					
EQ		3					

						Wind	Earthq.
Totals Achieved						320	240
						OK	*OK*
Totals Required (from Sheet A)						112	175

Deck Bracing AK

GIB EzyBrace® 2011 Software

Subfloor Bracing Calculation Sheet — Subfloor Across — V06/11

Along							
Bracing Line		*Bracing Elements provided*				*Wind*	*Earthq.*
1	2	3	4	5	6	8W	9EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Number or Length L (m)	BUs Achieved	BUs Achieved
m	*line totals*	1	NZS3604	braced piles	2	320	240
W	320	2					
EQ	240	3					
n	*line totals*	1					
W		2					
EQ		3					
o	*line totals*	1					
W		2					
EQ		3					
p	*line totals*	1					
W		2					
EQ		3					
q	*line totals*	1					
W		2					
EQ		3					
r	*line totals*	1					
W		2					
EQ		3					
s	*line totals*	1					
W		2					
EQ		3					
t	*line totals*	1					
W		2					
EQ		3					
u	*line totals*	1					
W		2					
EQ		3					
v	*line totals*	1					
W		2					
EQ		3					
						Wind	Earthq.
Totals Achieved						320	240
						OK	*OK*
Totals Required (from Sheet A)						223	175

LUMBERLOK®

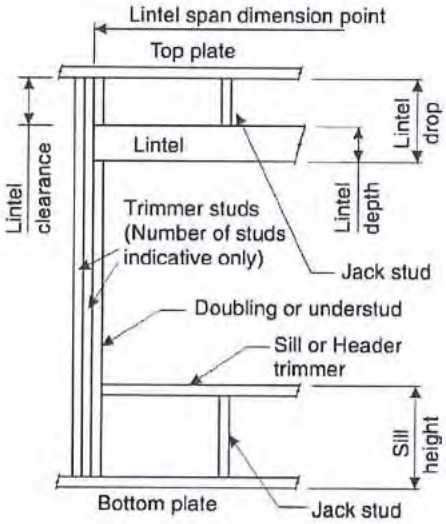
10/2011

LINTEL FIXING SCHEDULE
ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12
NZS 3604:2011

NOTE:

- All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
- Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- Wall framing arrangements under girder trusses are not covered in this schedule.
- All timber selections are as per NZS 3604:2011.

DEFINITIONS



Lintel Supporting Girder Trusses:

Roof Tributary Area	Light Roof Wind Zone			Heavy Roof Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6 m²	G	G	H	G	G	H
11.6 m²	G	H	H	G	G	H
12.1 m²	G	H	H	G	H	H
15.3 m²	H	H	-	G	H	H
19.1 m²	H	-	-	G	H	-
20.9 m²	H	-	-	H	H	-
21.8 m²	H	-	-	H	-	-
34.3 m²	-	-	-	H	-	-

Notes:
1) Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
2) Assumed girder truss is at mid-span or middle third span of lintel
3) Use similar fixings for both ends of lintel
4) All other cases require specific engineering design

SELECTION CHART FOR LINTEL FIXING

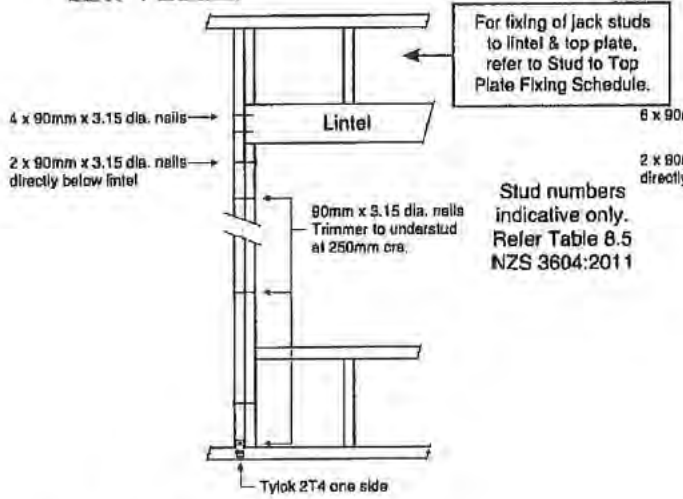
Lintel Span	Loaded Dimension (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone					Heavy Roof Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
0.7	2.0	E	E	E	E	F	E	E	E	E	E
	3.0	E	E	E	F	F	E	E	E	E	F
	4.0	E	E	F	F	F	E	E	E	F	F
	5.0	E	F	F	F	G	E	E	F	F	F
	6.0	E	F	F	G	G	E	E	F	F	G
0.9	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	E	F	F	F	E	E	F	F	F
	5.0	E	F	F	F	G	E	E	F	F	F
	6.0	E	F	F	G	G	E	E	F	F	G
1.0	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
1.2	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	F	F	G	G	H	E	E	F	G	G
1.5	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	F	F	F	G	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	F	F	G	G	H	E	E	F	G	G
	6.0	F	F	G	H	H	E	E	F	G	H
2.0	2.0	E	F	F	F	G	E	E	F	F	F
	3.0	E	F	F	G	G	E	E	F	F	G
	4.0	F	F	G	G	H	E	E	F	G	G
	5.0	F	F	G	H	H	E	E	F	G	H
	6.0	F	G	G	H	H	E	F	G	H	H
2.4	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	G	H	E	E	F	G	G
	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	F	G	G	H	H	E	F	G	H	H
	6.0	F	G	H	H	-	E	F	G	H	H
3.0	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	H	H	E	E	F	G	H
	4.0	F	G	G	H	H	E	F	G	H	H
	5.0	F	G	H	H	-	E	F	G	H	H
	6.0	F	G	H	-	-	E	F	G	H	-
3.6	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	F	G	H	H	E	F	G	G	H
	4.0	F	G	H	H	-	E	F	G	H	H
	5.0	F	G	H	-	-	E	F	G	H	-
	6.0	G	H	H	-	-	E	F	H	-	-
4.2	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	G	H	H	-	E	F	G	H	H
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	H	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.5	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.4	F	G	H	H	-	E	F	G	H	-
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.8	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.2	F	G	H	H	-	F	F	G	H	-
	4.0	F	G	H	-	-	E	F	H	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-

MiTek®

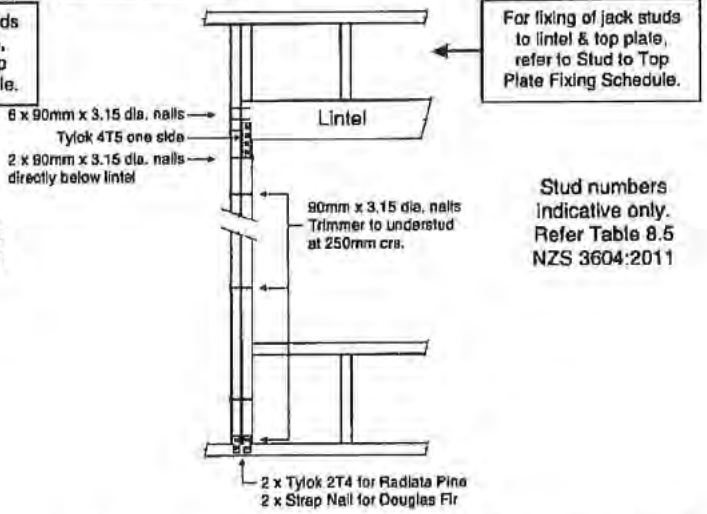
LUMBERLOK®

LINTEL FIXING OPTIONS

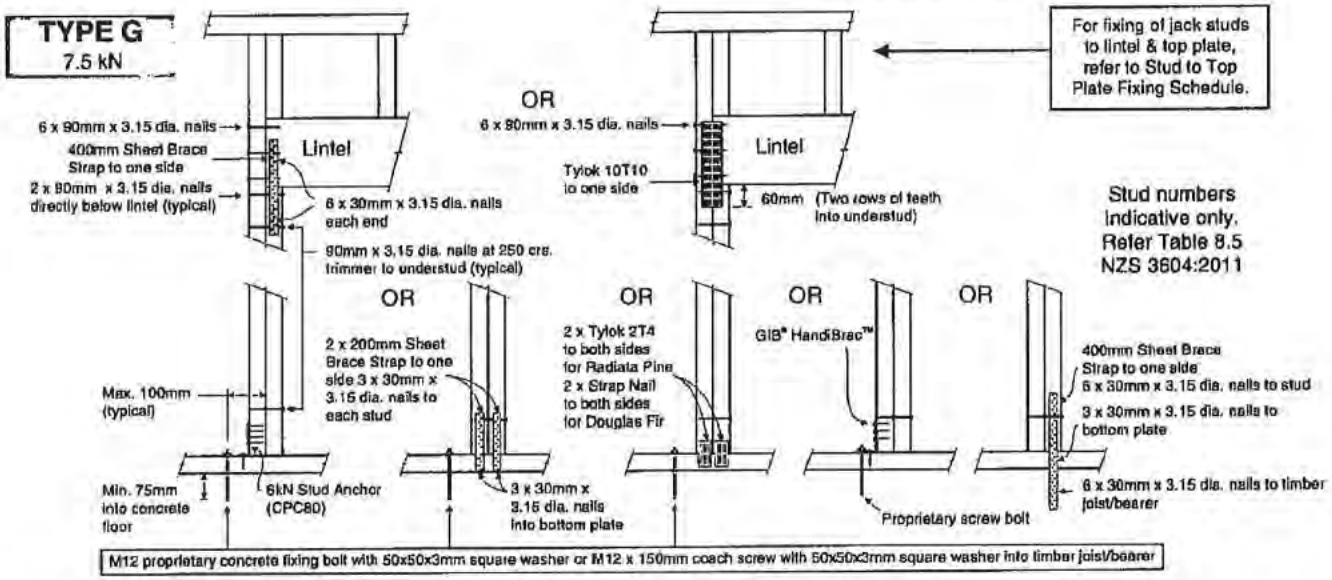
TYPE E
1.4 kN



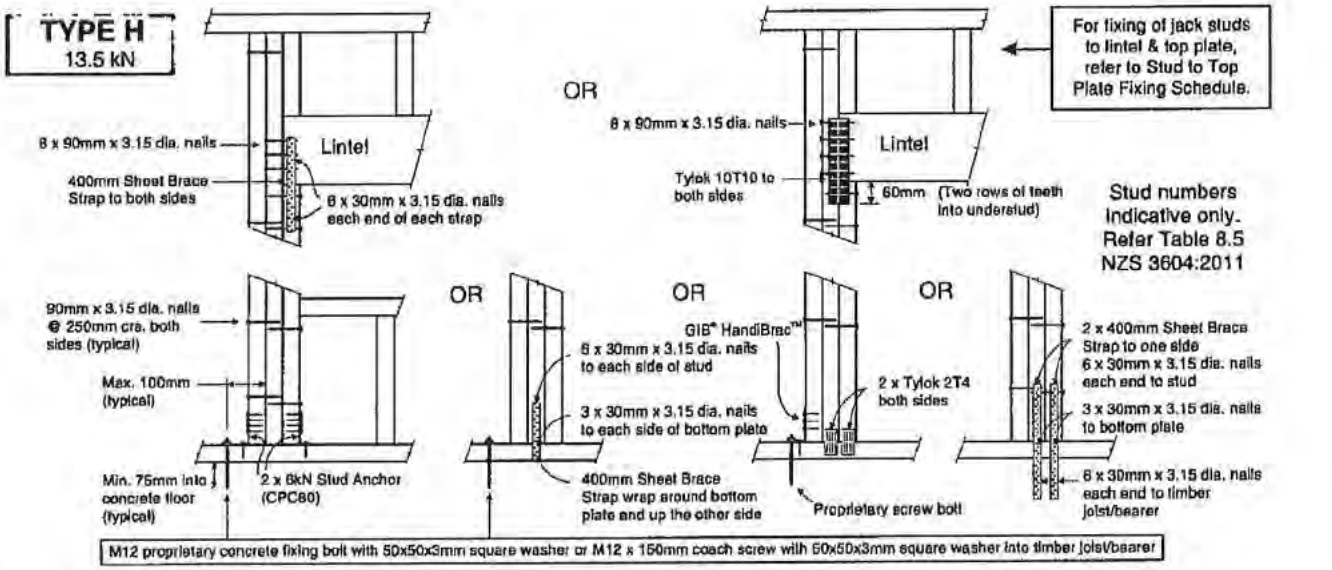
TYPE F
40 kN



TYPE G
7.5 kN



TYPE H
13.5 kN



MiTek New Zealand Limited

AUCKLAND
PO Box 58-014, Botany 2163
Phone: 09-274 7100
Fax: 09-274 7100

CHRISTCHURCH
PO Box 8387, Riccarton 8440
Phone: 03-348 8691
Fax: 03-348 0314

www.mitek.co.nz

GANG-NAIL® LUMBERLOK® BOWMAC®

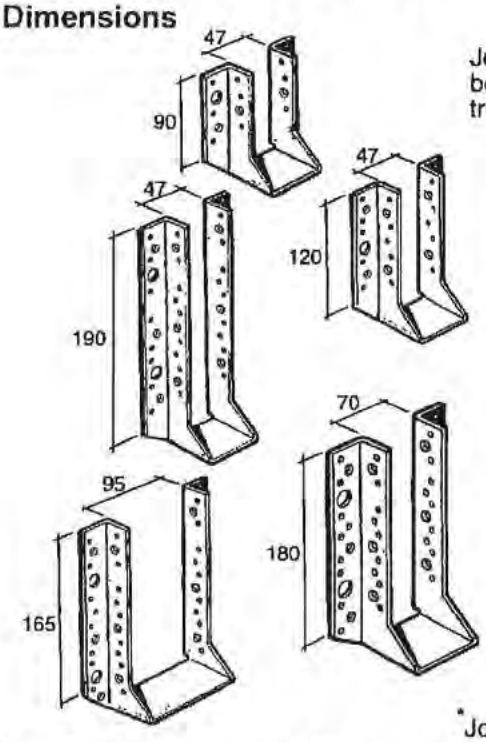
LUMBERLOK®

10/2011

JOIST HANGERS

USE STAINLESS STEEL OPTION IN EXTERIOR SITUATIONS

Dimensions



Joist Hangers are designed to be used where a strong rigid joint is required between members butting together at 90 degrees, e.g floor joist to beam, truss or rafter to beam/bearer

Joist Hangers to suit 50mm thick (nominal) timber are available in three sizes

***JH47 x 90 -** For use on gauged 47mm wide timber up to 150mm deep.

***JH47 x 120 -** Suitable for gauged 47mm wide timber up to 200mm deep.

***JH47 x 190 -** For gauged 47mm wide timber up to 300mm deep.

Joist Hanger to suit 75mm thick (nominal) timber

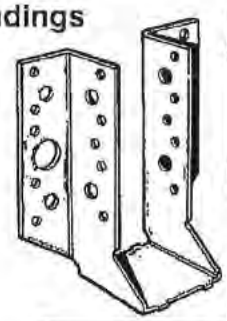
JH70 x 180 - A special size joist hanger designed for gauged 69mm wide timbers.

Joist Hanger to suit 100mm thick (nominal) timber

JH95 x 165 - For use on gauged 94mm wide timber or double joists/trusses.

*Joist Hangers are available in 52 x 90, 52 x 120 and 52 x 190, to suit 52mm wide, rough sawn timber.
37 x 90, 37 x 120 and 37 x 190 are available for 35mm gauged timber.
All sizes (except 37mm) are also available in Stainless Steel 304-2B.

Loadings



IMPORTANT NOTE

For other load conditions, refer to the Characteristic Load Table below for correct product selection and nailing or screw fixing.
In some cases it may be necessary to fully nail or screw fix the Joist Hanger.

	Characteristic Load - Nails			Characteristic Load - Screws		
Joist Hanger Type	**No. of Nails per Flange***	**Down**	**Uplift**	**No. of Screws per Flange***	**Down**	**Uplift**
JH 47 x 90	3	9.0 kN	6.0 kN	1	7.0 kN	4.7 kN
JH 47 x 120	5	15.0 kN	10.0 kN	2	14.0 kN	12.0 kN
JH 47 x 190	9	27.0 kN	18.0 kN	3	21.0 kN	18.0 kN
JH 95 x 165	8	24.0 kN	16.0 kN	3	21.0 kN	18.0 kN
JH 70 x 180	8	24.0 kN	16.0 kN	3	21.0 kN	18.0 kN
Nail with LUMBERLOK Product Nails 30mm x 3.15 dia.				Fix with Type 17-12g x 35mm Hex Head Screws		

* 4 Flanges per hanger

Note: Loads for 47mm Joist Hangers also apply to 52mm & 37mm.

Material: 0.91mm G300 Z275 Galvanised Steel
or 0.9mm Stainless Steel 304-2B

MiTek®

LUMBERLOK®

JOIST HANGER SELECTION & FIXING RECOMMENDATION

DOMESTIC FLOOR JOISTS AND COMMERCIAL FLOOR JOISTS UP TO 3.0 kPa LIVE LOAD
(Refer Table 3.1 AS/NZS 1170.1:2002)

★ **Loads 1.** DOMESTIC FLOORS & BALCONIES - **1.5 kPa & 2.0 kPa Live Loads**
(Allows 1.8 kN Point Load & 0.4 kPa Dead Load)

2. COMMERCIAL FLOORS - **3.0 kPa Live Load**
(Allows 2.7 kN Point Load, 0.5 kPa Dead Load)

★ Floor Joist centres up to 600mm.

★ These charts cover SG6, SG8 & SG10 timber grades.

★ The same selection of nail/screw pattern applies to gauged 35mm & nominal 50mm timber thickness.

NAILING RECOMMENDATION

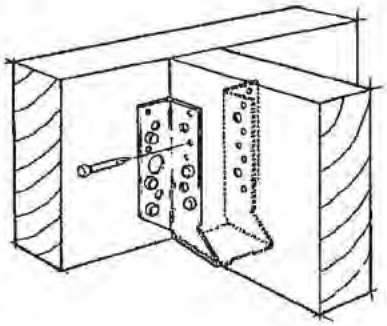
Nail with LUMBERLOK Product Nails 30mm x 3.15 dia.

Joist Size	Recommended Joist Hanger	Domestic Floors & Balconies Min. No. of Nails Per Flange (4 Flanges Total)	Commercial Floors Min. No. of Nails Per Flange (4 Flanges Total)
100 x 50	JH 47 x 90	2	3
150 x 50	JH 47 x 90	2	3
200 x 50	JH 47 x 120	3	4
250 x 50	JH 47 x 190	4	4
300 x 50	JH 47 x 190	4	5

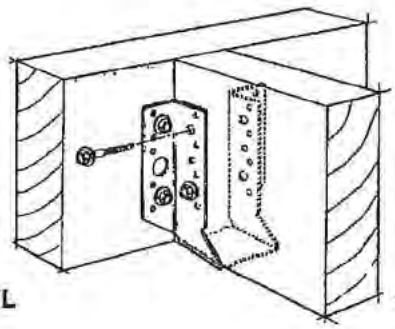
SCREW FIXING RECOMMENDATION

Fix with Type 17-12g x 35mm Hex Head Screws

Joist Size	Recommended Joist Hanger	Domestic Floors & Balconies No. of Screws Per Flange (4 Flanges Total)	Commercial Floors No. of Screws & Nails Per Flange (4 Flanges Total)
100 x 50	JH 47 x 90	1	1 Screw + 1 Nail
150 x 50	JH 47 x 90	1	1 Screw + 1 Nail
200 x 50	JH 47 x 120	2	2 Screws + 2 Nails
250 x 50	JH 47 x 190	2	2 Screws + 2 Nails
300 x 50	JH 47 x 190	3	3 Screws + 2 Nails



NAIL DETAIL



SCREW DETAIL

MiTek New Zealand Limited

AUCKLAND
PO Box 58-014, Botany 2163
Phone: 09-274 7109
Fax: 09-274 7100

CHRISTCHURCH
PO Box 8387, Riccarton 8440
Phone: 03-348 8691
Fax: 03-348 0314

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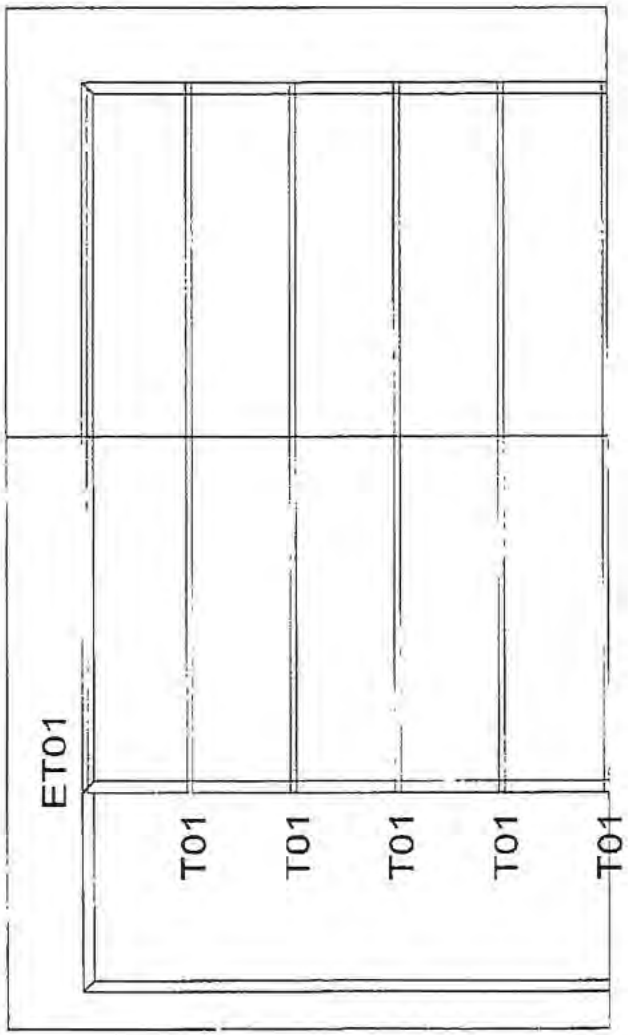
GANG-NAIL® LUMBERLOK® BOWMAC®



Job Details:

Snow Zone:	Dunedin (N5)	Snow Altitude:	220 m
Wind Area:	High	Design Wind Speed:	44.0 m/s
TC Restraints:	900 mm	BC Restraints:	1800 mm
Roof Material:	Galv Iron .5mm	Ceiling Material:	Gib Board 12mm
Roof Live Load:	0.250 kPa	Snow Load:	0.605 kPa
Roof Pitch:	12.000 deg	Truss Centres:	900 mm

PlaceMakers – Frame Trusses

86 Portsmouth Drive
Dunedin
New Zealand

Telephone: PH: 03-4664618
Fax: FAX: 03-4664613

The Design Studio
107 Doctors Point Road
Waitati

Roy Addition

Job: 052499P

Building Consent No.:

Scale: 1 : 58 | Date: 14-May-2014 | Drawn By: Craig Murphy

MiTek New Zealand Limited

Correspondence from : **AUCKLAND**
40 Neales Road, East Tamaki 2013
PO Box 58-014, Botany 2163
Phone: 09 274 7109
Fax: 09 274 7100

CHRISTCHURCH
14 Pilkington Way, Wigram 8042
PO Box 8387, Riccarton 8440
Phone: 03 348 8691
Fax: 03 348 0314

www.miteknz.co.nz

PRODUCER STATEMENT for MiTek 20/20® TRUSS DESIGN - Version 4.6

ISSUED BY: **MiTek New Zealand Limited**

TO: **PlaceMakers - Frame & Trusses**

IN RESPECT OF: **MiTek® Truss Designs**

This producer statement covers the MiTek 20/20® truss design and the structural performance of the GANG-NAIL® connector plate for the job reference **052499P** and may be used by a Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

The MiTek 20/20® truss design program has been developed by MiTek New Zealand Limited for the design of MiTek® timber roof, floor and attic trusses in New Zealand. The truss designs computed by MiTek 20/20 ® are prepared using sound and widely accepted engineering principles, and in accordance with compliance documents of the New Zealand Building Code and Verification Method B1/VM1; and internationally accepted standard ANSI/TPI 1 - 2002 as an alternative solution to satisfy the requirements of Clause B1 of the New Zealand Building Code.

On behalf of MiTek New Zealand Limited, and subject to:

i) All proprietary products meeting their performance specification requirements
ii) The provision of adequate roof bracing and overall building stability
iii) Correct selection and placement of GANG-NAIL connector plates
iv) Correct input of Truss Design Data as shown in the Fabricator Design Statement for this job
v) The design being undertaken by the accredited fabricator under the terms of the software licence

I believe on reasonable grounds that the trusses, if constructed in accordance with the MiTek 20/20® truss design and shop drawings, will comply with the relevant provisions of the New Zealand Building Code.

MiTek New Zealand Limited holds a current policy of Professional Indemnity Insurance no less than $500,000.

On behalf of MiTek New Zealand Limited, **Date: Wednesday, May 14, 2014**

In Ling Ng, BE (Hons), CPEng, IntPE, MIPENZ (ID: 146585)
TECHNICAL SERVICES MANAGER, MiTek New Zealand Limited

Client: The Design Studio
Phone:

Site: Roy Addition
107 Doctors Point Road
Waitati

Phone

MITEK FABRICATOR DESIGN STATEMENT

This statement is issued by MiTek accredited fabricator **PlaceMakers - Frame & Trusses**, being licensed to use the MiTek 20/20® software, to the client listed above and may be used by the Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

MiTek 20/20® TRUSS DESIGN DATA

The MiTek 20/20® computer design for this job is based on the following design parameters entered into the program. The Fabricator shall ensure that these job details are current and relevant to the project for the design of the MiTek® trusses.

Job Details

Roof Truss

Timber Group:	CFT NZO H1.2	Importance Level :	2	Design Working Life :	50 years
Roof		Pitch:	12.000 deg	Nominal Overhang:	600 mm
Material:	Galv Iron .5mm	**Ceiling**		**Wind**	
Dead Load:	0.210 kPa	Material:	Gib Board 12mm	Area:	High (44.0 m/s)
Restraints:	900 mm centres	Dead Load:	0.200 kPa	Pressure Coeff:	Cpe = varies; Cpi = -0.30, 0.20
Live Load:	Qur = 0.250 kPa Qc = 1.100 kN	Restraints:	1800 mm centres	**Snow**	
		Live Load:	Qc = 1.400 kN	Location:	Dunedin (N5) at 220 m
				Open Ground Load:	0.900 kPa
				Basic Roof Load:	0.805 kPa

The timber for these MiTek® trusses shall be treated to the requirements of NZS 3602:2003 and shall be graded to the requirements of NZS 3603:1993. Unless otherwise noted, this design assumes that the steel fixings and timber connectors proposed are located in a **"closed environment"**, as defined by NZS3604:2011 Section 4.

MiTek® Truss List

Legend: * = detail only, ? = input only, ~~Tnc~~ = failed design, Ø = non certified, Unmarked trusses = designed successfully, LB = lateral bracing required
GB = gable brace required, CF = Chemical Free Treatment

Roof Truss

Treatment: Top Chords - H1.2 Bottom Chords - H1.2 Webs - H1.2

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
ET01	1	5750	12.000	831
T01	5	5750	12.000	831

Roof Truss quantity : 6

Total quantity : 6

The computer design input has been carried out by:

Signed: .....

Date: ...Wednesday, May 14, 2014....

Name of Detailer: Craig Murphy

Qualifications and Title:

On behalf of: PlaceMakers - Frame & Trusses

PlaceMakers - Frame & Trusses

052499P

Client: The Design Studio
Phone.

Site: Roy Addition
107 Doctors Point Road
Waitati

Description: Roy Addition
Building Consent No.
MiTek New Zealand Limited
Phone:
Printed: 21:03:13 14 May 201

TRUSS FIXING SELECTION REPORT - Characteristic Loads

Fixings are selected from the LUMBERLOK Brochure 03/4 (Timber Connectors Characteristic Loadings Data)

MiTek® Truss List
Legend: * = detail only, ? = input only, ~~Txx~~ = failed design, Ø = non certified, Unmarked trusses = designed successfully

Truss	Qty	Span (mm)	Joint	Down (kN)	Uplift (kN)	Bearing	Fixing Qty	Fixing Selected
ET01	1	5750	A			Wide		No fixing selected
T01	5	5750	A	4.307	2.701	Cross	5	Pair of Wire Dog Staples
			E	4.307	2.701	Cross	5	Pair of Wire Dog Staples

Fixing List

Qty	Selected Fixing
10	Pair of Wire Dog Staples
1	No fixing selected

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT

2014 905

Note:
1) Fixings have been selected based on loading only. Please check that selected fixings are practical for each situation and that appropriate nailing can be applied on site.
2) Fixings are selected from the LUMBERLOK Brochure 03/4 (Timber Connectors Characteristic Loadings Data) with down and uplift characteristic loads of at least the values shown for each joint.

[redacted]

052499P

PlaceMakers - Frame & Trusses

Client: The Design Studio
Phone:

Site: Roy Addition
107 Doctors Point Road
Waitati

Phone:

Description: Roy Addition
Building Consent No.
MiTek Engineering 4.6.6.167

MiTek New Zealand Limited

Printed: 21:03:18 14 May 201[illegible]

TRUSS BEARINGS EXCEEDING 10KN REPORT - Ultimate Limit State Loads

MiTek® Truss List
Legend: ? = input only, Txx = failed design, Ø = non certified, Unmarked trusses = designed successfully

Critical Trusses	Qty	Span (mm)	Joint	Bearing Reactions (kN) Down	Uplift

Note:
1) Select appropriate Slab Thickening Detail from the MiTek 'Internal Load Bearing On Concrete Floor Slabs' brochure.

Placemakers Dunedin

Job No. 052499P
Job Name Roy Addition

Client Design Studio
Building Consent No.

Site: 109 Doctors Point Road

PRODUCER STATEMENT
MiTek Beam Program v1.07 February 2009

Certification of MiTek Beam Program v1.07 February 2009

The MiTek Beam Program v1.07 February 2009 has been developed by MiTek New Zealand Ltd for the design of these beams: Timber, Glulam, GANGLAM and GANG-NAIL FLITCH BEAMS. The beam designs calculated by this program are prepared using sound and widely accepted engineering principles, and in accordance with Compliance Documents of the New Zealand Building Code and Verification Method B1/VM1 to satisfy the requirements of Clause B1 of the Building Code. We believe on reasonable grounds that these beams for the proposed building, if constructed in accordance with the drawings, specifications and other documents provided will comply with the relevant provisions of the NZ Building Code. This is subject to all proprietary products meeting their performance specification requirements; the provision of adequate bracing and fixings; and the correct input of design data carried out by suitably trained personnel.

Summary of MiTek Beam Program v1.07 February 2009 Data and Output

Roof
Weight: light + ceiling
Dead Load: 0.45 kPa
Live Load: 0.25 kPa

Wind
Area/Speed: high (44.0 m/s)

Snow
Area: 0.605 kPa

Wall
Type: Low weight - 0.57kPa

Floor
Live Load: NA

Beam List

Opening Label	Beam Material	Beam Size	Beam Length	Design Status	Opening Label	Beam Material	Beam Size	Beam Length	Design Status
AD01	MSG8/VSG8	2/290x45	3500	OKAY					
W05	MSG8/VSG8	2/140x45	2100	OKAY					
w04	MSG8/VSG8	2/140x45	2000	OKAY					
d02	MSG8/VSG8	2/140x45	1655	OKAY					

GANGLAM plating details indicated with RD (regular duty plating), HD (heavy duty plating) and SHD (super heavy duty plating)

The design input has been carried out by:

Signed:.....

Date: 14-05-2014

Name of Computer Operator: Craig Murphy

Qualifications and Title: Manufacturing Detailer

Company: Placemakers Dunedin

DUNEDIN CITY COUNCIL
APPROVED IN TERMS OF BUILDING CONSENT DOCUMENTS
2014 905

MiTek Beam v1.07 February 2009

Date: Wednesday, 14 May 2014
Job Number 052499P
Job Name Roy Addition
Client Design Studio
Calculated By Craig Murphy

Roof Weight light + ceiling
Wind Zone high (44.0 m/s)
Snow Load 0.605 kPa

Beam Details

Beam Label	AD01	W05	w04	d02
Beam Span (mm)	3500	2100	2000	1655
Roof Span "S" (mm)	5750	900	900	5750
Overhang (mm)	600	600	500	1615
Wall Type	NA	Medium weight - 1.05kPa	Medium weight - 1.05kPa	NA
Wall Height (mm)		703	703	
Floor Live load	NA	NA	NA	NA
Floor Span "F" (mm)				

MiTek Bearing Reactions

No Input in this version

Point Load 1				
Girder Span (mm)				
Setback (mm)				
Location (mm)				
Point Load 2				
Girder Span (mm)				
Setback (mm)				
Location (mm)				
Point Load 3				
Girder Span (mm)				
Setback (mm)				
Location (mm)				
Beam Status	OKAY	OKAY	OKAY	OKAY
Beam Material	MSG8/VSG8	MSG8/VSG8	MSG8/VSG8	MSG8/VSG8
Beam Size	2/290x45	2/140x45	2/140x45	2/140x45
Beam Deflection	4.99mm	4.45mm	3.66mm	2.86mm
Beam Length	3500	2100	2000	1655

Design Certificate – Technical basis for structural design methodology contained in designIT for houses - New Zealand.

designIT for houses, New Zealand has been developed by experienced timber engineers to assist designers in selecting appropriate sizes of structural laminated veneer lumber products manufactured by Carter Holt Harvey (including hySPAN, hy90, hyONE and hyJOIST) and other generic stress grades of timber, to be used as structural elements for the construction of buildings that fall within the scope of NZS 3604.

The design methodology used for the software complies with the loading and general design requirements contained within AS/NZS 1170 and with timber structural design in accordance with NZS 3603:1993 including Amendment 4 (Verification method B1/VM1, 6.1).

designIT relies on the accurate input of span and loading information by the user. Where accurate inputs are submitted the product and/or stress grade and the size given will comply with the structural requirements of the New Zealand Building Code, provided the installation is in accordance with the installation requirements provided by designIT and/or in product literature and/or NZS 3604, or specific engineering design, as appropriate.

References:

NZS 3603:1993 Timber Structures Standard.
NZS 3604:2011 Timber-framed buildings.
AS 1720.1 – 2010 Timber structures. Part 1: Design methods.
AS 1684.1 – 1999 Residential timber framed construction. Part 1: Design criteria.
AS/NZS 1170:2002 Structural design actions, Parts 0 and 1.
AS/NZS 1170:2011 Structural design actions, Part 2: Wind actions.
AS/NZS 1170:2003 Structural design actions, Part 3: Snow and ice actions.

This Design Certificate, and any associated warranty/certification, is void where there has been substitution of alternate products not detailed within the Member Specification.

Version date: 25 February 2014

For further information or advice please contact: Carter Holt Havey Woodproducts New Zealand
173 Captain Springs Road, Onehunga, Auckland
Telephone 0800 808 131
Facsimile 0800 808 132
Email: designit@chhwoodproducts.co.nz

Specifier details:

Specifier:	Office	
Business name:	thedesignstudio	
Address:	5/7 Bond Street, Dunedin	
Email:	office@thedesignstudio.co.nz	
Phone: 03 477 2664	**Mobile:**	**Facsimile:**

Project & Site details:

Project:	107 Doctors Point Road - Alterations	**Ref. no.:** A01, A03
At (address):	107 Doctors Point Road, Waitati	
For (owner/s):	Adrienne & Chris Roy	
Wind zone:	High	
Snow loading	Snow Region: N5, Altitude: 15 m (sub-alpine), Ground snow load, S_g [1,2] = 0.9 kPa	

1. designIT does not include any allowance for the effects of drifting and sliding of snow.
2. Snow loads are applied to roofed over structures only, the design of exposed floors/decks are not covered by designIT.

MEMBER DESIGN DETAILS

Member 1

1) Member code and description L1 - Lintels - In single or upper storey load bearing walls

2) Date prepared 12/05/2014

3) Serviceability criteria AS 1720.1-2010 and AS 1684.1-1999

4) Design inputs

Span	4.1 m
Roof load width 'RLW'	3.6 m
Roof type and mass	Light roof & ceiling - 40 kg/m²
Roof snow load	0.6 kPa, snow overhang 0.3 kN/m (μ_i=0.7, C_e=1.0, k = 0.5)

5) Member specification

Size, stress grade/product	Use 2/240 x 45 hySPAN
Material type	Structural Laminated Veneer Lumber to AS/NZS 4357

6) Serviceability

Load case	Limit[3] on average deflection[2]	Estimated average deflection[2]	Rigidity ratio[4]
Long term load - $G+\psi_L Q$ *	10.0 mm	8.6 mm (long term)	$\frac{10.0}{8.6} = 1.17$

*Critical serviceability load case

See 'Notes for interpretation of serviceability data' at the end of this report

7) Reactions

Load case	k_1[1]	Limit states design reaction[2,3] End[4] kN
1.35G	0.60	-4.8
1.2G + 1.5Q	0.80	-7.3
1.2G + S_U + Ψ_CQ	0.80	-9.6
1.2G + W_U + Ψ_CQ	1.00	-9.6
0.9G + W_U	1.00	7.3

See 'Notes for interpretation of reaction data' at the end of this report

8) Installation requirements

Provide at least 30 mm bearing at end supports
Nail lamination in accordance with Detail H1.

Notes for interpretation of serviceability data

1. "average deflection" is an engineering concept based upon a notional estimated load, notional member rigidity and, in some cases, an approximate model of material response to environmental conditions. These parameters are, 'standardised' in AS/NZS 1170, AS 1684.1 and AS 1720. Deflections calculated using this methodology cannot therefore be usefully compared with deflections calculated using other methods, eg GLTAA design methodology.
2. Deflection is the flexural response to load – 'out-of-level' measurements of installations are not necessarily deflections and can incorporate 'initial out-of-straightness', whether intended or not. Furthermore, loads can be higher/lower than the notional estimate and in any comparison with measured levels, material variability needs to also be considered. AS 1720 gives the following basis for estimation of upper bound deflections for various materials.

No 1 Framing – visually graded to NZS 3631	Average + 100%
SG grades - mechanically graded to AS/NZS 1748	Average + 43%
GL grades for glulam to AS/NZS 1328	Average + 33%
LVL to AS/NZS 4357 (includes hySPAN and hyJOIST)	Average +18%

As can be seen, comparison of the 'average deflection' for different materials, even if calculated on the same basis, does not give the whole picture!

3. The limits referred are those specified in AS 1684.1 for the stated load case.
4. 'Rigidity ratio' expresses the rigidity of the specified beam relative to the rigidity of a notional beam just meeting the serviceability requirements of AS 1684.1

Notes for interpretation of reaction data

1. Duration of load factor 'k_1' for strength as per NZ 3603:1993
2. Negative (-) reactions relate to the 'gravity' or 'downwards' force on the support
3. Positive reactions relate to the 'upwards' forces or 'tie-down' requirement on the support
4. End reaction includes allowance for overhang/cantilever where one has been designed

GIB EzyBrace® 2011 Software

Demand Calculation Sheet — single storey — V06/11

Job Details

Name	Roy Residence
Street and Number	107 Doctors Point Road
Lot and DP Number	Lot 5, 6 DP 2243
City/Town/District	Dunedin
Designer	Andis Kavalieris
Company Name	thedesignstudio
Date	16/05/2014

BRANZ Appraised
Appraisal No.294 (2011)

Select Lining Option: 10 or 13 mm GIB® Plasterboard

Building Specification

Number of storeys	single
Floor Loading	2kPa
Foundation Type	subfloor
Cladding Weight (subfloor)	light

	Single Floor	Complete Single Floor Column only
Cladding Weight	light	
Roof Weight	light	
Room in Roof Space	no	
Roof Pitch (degrees)	12	
Roof height above eaves (m)	1.0	
Building height to apex (m)	4.0	
Ground to lower floor level (m)	0.4	
Stud Height (m)	2.6	
Building Length (m)	18.4	
Building Width (m)	11.0	
Building Plan Area (m2)	133	

Building Location

Wind Zone	***High***	**Earthquake Zone**	**Soil Type**
Select by Building Consent Authority Map		1	D&E (deep to very soft)
or Preference	High	**Annual exceedance probability**	
Wind Region	Preference selected	1/500 (NZS3604:2011 default)	
Lee Zone	Preference selected		
Ground Roughness	Preference selected		
Site Exposure	Preference selected		
Topographic Class	Preference selected		

Bracing Units required for Wind

Demand W (BU)

	subfloor	Walls single
along	810	442
across	1232	616

Bracing Units required for Earthquake

Demand along / across E (BU)

	Walls
subfloor	single
900	750

Roy Residence

Andis Kavalieris

GIB EzyBrace® 2011 Software

GIB

SINGLE OR UPPER STOREY WALLS ALONG									V06/11
Lines		*Bracing Elements*							
1	2	3	4	5	6	7	8	9	10
Line Total Check	Line Label	Bracing Element No.	Available Wall Length L (m)	Angle to Bracing line (degrees)	Element Height H (m)	Bracing Type	Supplier	Bracing Units Achieved	
								W	E
168	**a**	10	2.8		2.4	existing		196	168
140	**b**	11	0.6		2.6	BL1-H	GIB®	55	56
		12	1.4		2.4	existing		98	84
426	**c**	13	1.1		2.6	existing		71	61
		14	1.4		2.6	existing		90	78
		15	4.8		2.4	existing		336	288
352	**d**	16	5.2		2.2	GS1-N	GIB®	359	312
		17	0.4		2.4	BL1-H	GIB®	36	40

					Wind	Earthq.
Totals Achieved	W	281%	EQ	145%	1241	1086
Timber Floor, design limit of 120 BU/m					*OK*	*OK*
Totals Required (from Demand)					442	750

accepted

2014 905

Roy Residence

Andis Kavalieris

GIB EzyBrace® 2011 Software

SINGLE OR UPPER STOREY WALLS ACROSS

V06/11

Lines		*Bracing Elements*							
1	2	3	4	5	6	7	8	9	10
Line Total Check	Line Label	Bracing Element No.	Available Wall Length L (m)	Angle to Bracing line (degrees)	Element Height H (m)	Bracing Type	Supplier	Bracing Units Achieved	
								W	E
179	**m**	1	1.4		2.2	GS1-N	GIB®	97	84
		2	1		2.6	BL1-H	GIB®	109	95
223	**n**	3	1.2		2.6	GS1-N	GIB®	76	66
		4	1.2		2.6	GS1-N	GIB®	76	66
		5	1.5		2.4	existing		105	90
276	**o**	6	4.6		2.4	existing		322	276
228	**p**	7	1		2.4	existing		70	60
		8	2.8		2.4	existing		196	168
102	**q**	9	1.7		2.4	existing		119	102

					Wind	Earthq.
Totals Achieved	W	190%	EQ	134%	1171	1008
Timber Floor, design limit of 120 BU/m				*Accepted*	*OK*	*OK*
Totals Required (from Demand)					616	750

2014 905

GIB EzyBrace® System Specification – GS1-N

JUNE 2011

Specification Code	Minimum Length (m)	Lining requirement
GS1-N	0.4	Any 10mm or 13mm GIB® Standard Plasterboard to one side only

WALL FRAMING

Wall framing to comply with;

- NZBC B1 - Structure; AS1 Clause 3 Timber (NZS 3604:2011)
- NZBC B2 - Durability AS1 Clause 3.2 Timber (NZS 3602)

Framing dimensions and height as determined by NZS 3604 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING

Timber Floor

Pairs of hand driven 100 x 3.75mm nails at 600mm centres: or

Three power driven 90 x 3.15 nails at 600mm centres.

Concrete floor

INTERNAL WALL BRACING LINES

In accordance with the requirements of NZS 3604:2011 for internal wall plate fixing or 75 x 3.8mm shot fired fasteners with 16mm discs spaced at 150mm and 300mm from end studs and 600mm centres thereafter.

EXTERNAL WALL BRACING LINES

In accordance with the requirements of NZS 3604 for external plate fixing.

WALL LINING

Any 10mm or 13mm GIB® Plasterboard lining.
Sheets can be fixed vertically or horizontally.
Sheet joints shall be touch fitted.
Use full length sheets where possible.

PERMITTED SUBSTITUTION

For permitted GIB® Plasterboard substitutions refer to Page 21 in GIB Ezybrace® Systems 2011.

FASTENING THE LINING

Fasteners

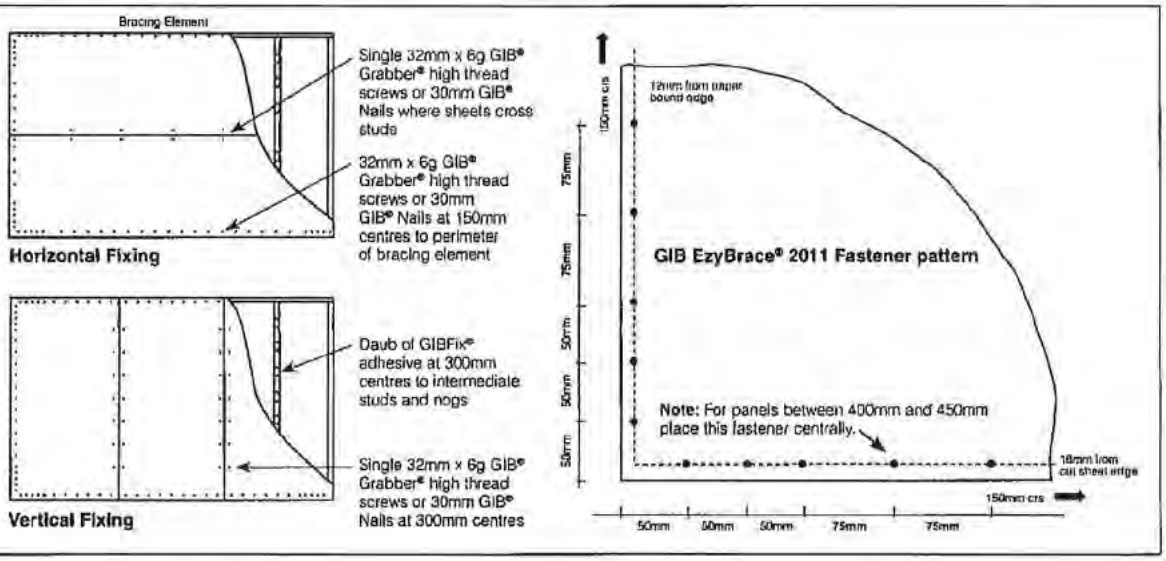
32mm x 6g GIB® Grabber® high thread screws; or
30mm GIB® Nails.

Fastener centres

50,100,150, 225, 300mm from each corner and 150mm thereafter around the perimeter of the bracing element.
For vertically fixed sheets place fasteners at 300mm centres to intermediate sheet joints.
For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud.
Use daubs of GIB Fix® adhesive at 300mm centres to intermediate studs.
Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING

All fastener heads stopped and all sheet joints paper tape reinforced and stopped in accordance with the GIB® Site Guide.



Construction

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 the specifications. This Specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems 2011 and has been appraised in accordance with the BRANZ Appraisal No. 294 (2011).

BRANZ Appraised
Appraisal No.294 (2011)

2014 005

GIB EzyBrace® System Specification – BL1-H

JUNE 2011

Specification Code	Minimum Length (m)	Lining requirement	Other requirements
BL1-H	0.4	10mm or 13mm GIB Braceline® to one side only	Hold downs

WALL FRAMING

Wall framing to comply with;

- NZBC B1 - Structure; AS1 Clause 3 Timber (NZS 3604:2011)
- NZBC B2 - Durability AS1 Clause 3.2 Timber (NZS 3602)

Framing dimensions and height as determined by NZS 3604 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING

Timber Floor

Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB Ezybrace® Systems 2011 or GIB® Site Guide.
Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or
Three power driven 90 x 3.15 nails at 600mm centres.

Concrete floor

Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB Ezybrace® Systems 2011 or GIB® Site Guide. Within the length of the bracing element bottom plates are to be fixed in accordance with the requirements of NZS 3604.

WALL LINING

One layer 10mm or 13mm GIB® Braceline.
Sheets can be fixed vertically or horizontally.
Sheet joints shall be touch fitted.
Use full length sheets where possible.

PERMITTED SUBSTITUTION

For permitted GIB® Plasterboard substitutions refer to Page 21 in GIB Ezybrace® Systems 2011.

FASTENING THE LINING

Fasteners

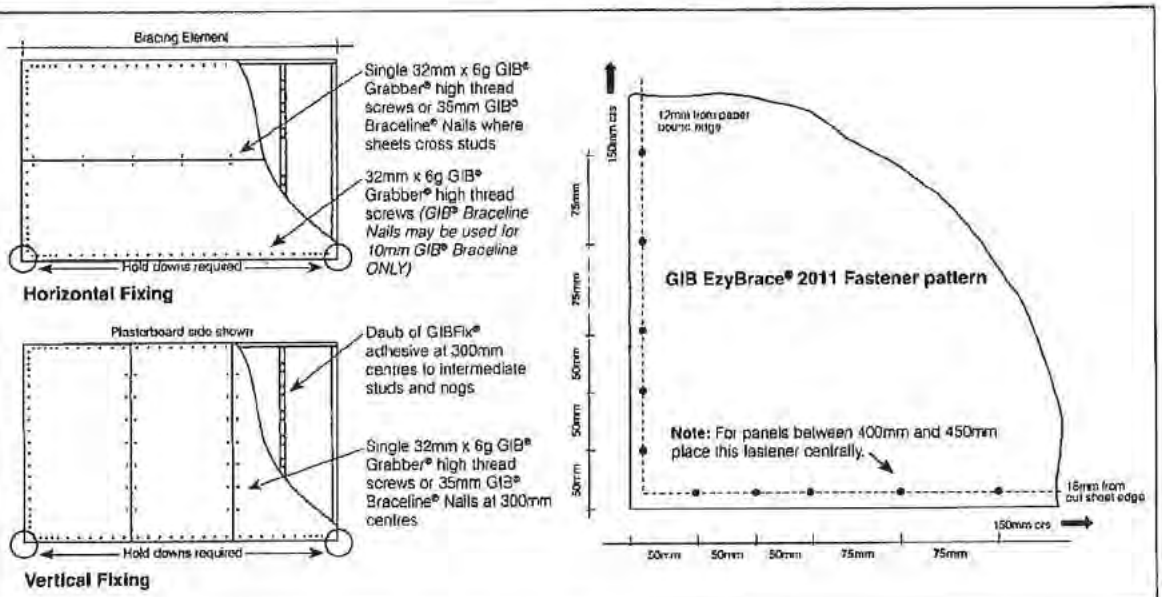
32mm x 6g GIB® Grabber® high thread screws.
(GIB Braceline® Nails may be used with 10mm GIB Braceline® only.)

Fastener centres

50,100,150, 225, 300mm from each corner and 150mm thereafter around the perimeter of the bracing element.
For vertically fixed sheets place fasteners at 300mm centres to the sheet joint.
For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud.
Use daubs of GIB Fix® adhesive at 300mm centres to intermediate studs.
Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING

All fastener heads stopped and all sheet joints paper tape reinforced and stopped in accordance with the GIB® Site Guide.



Construction

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 the specifications. This Specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems 2011 and has been appraised in accordance with the BRANZ Appraisal No. 294 (2011).

BRANZ Appraised
Appraisal No 294 (2011)

UNEX systems

BALUSTRADE PRODUCER STATEMENT

Specifically prepared on:

12th May 2014

For the following project;

Project: Roy Residence

SPECIFIERS NAME

Company: The Design Studio
Phone: 03 477 2664
Fax:
E-mail: office@thedesignstudio.co.nz

CLIENT DETAILS

Name: Adrienne and Chris Roy
Phone:
Fax:
E-mail:

PRODUCER STATEMENT – PS1 - DESIGN

Issued By: **ALAN H. THOMAS – CONSULTING ENGINEER**

Issued To: **TO WHOM IT MAY CONCERN**

Date: 12th May 2014

Project: Roy Residence

Site Address: 107 Doctors Point Road

Legal Description:

This statement applies to the **Aluma** balustrading as supplied by Unex Systems (NZ) Ltd for the

(1) External balustrading to deck

Construction details are to be in accordance with the **Aluma Fabricator's Manual**. The maximum post spacing must not exceed the distance given on the following Manual pages, copies enclosed.

(2) Aluma page 3.12.1, Aluma page 4.11.2, Aluma page 5.12.1, Aluma page 2.9.3

I, Alan H Thomas hold a current Professional Indemnity Insurance policy for no less than $200,000 and have been engaged by Unex Systems (NZ) Ltd to provide design services for their **Aluma** balustrading in respect of Clauses B1 and F2 of the Building Regulations. The design has been prepared in accordance with Clauses B1/VM1 and B1/AS1.The design of the load carrying members and their connections have been verified by load testing where applicable.

Materials and corrosion consultants have been engaged by Unex Systems (NZ) Ltd to provide a Durability Appraisal in respect of the requirements of clause B2 of the New Zealand Building Code. The appraisal has been prepared in accordance with verification method B2/VM1 of the approved documents issued by the Department of Building and Housing.

I believe on reasonable grounds that subject to:

1. All proprietary products meeting their performance specification requirements.
2. The general arrangement of balustrade members, post spacing, fixing details and assembly methods being in accordance with the current **Aluma Fabricator's Manual** and the above details,

the design of the balustrade and its fixings (excluding the supporting structure) complies with clauses B1, B2 and F2 of the New Zealand Building Code.

Signed by ALAN H THOMAS A.H. Thomas 20/12/2013
(Qualifying Engineer in accordance with Clause 1.0.3(e) of B1/VM1) . Auckland Council registration number 1838.
CONSULTING ENGINEER

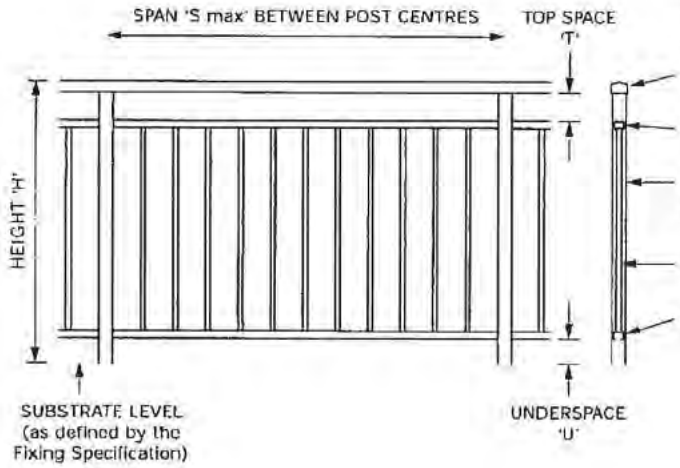
42 Bryant Road, Te Rapa, HAMILTON 3200
PO Box 92, HAMILTON 3240
Telephone: 07 850 9464

Note: This Producer Statement must be accompanied by the relevant Style Specification, Fixing Specification and Assembly Specification pages when submitted for Building Consent purposes.

'DECOR DUO' - STYLE SPECIFICATION 3.12.1

This specification details the members to be used for this style and the maximum spacing of the posts. A separate specification must be referred to for fixing to the substrate (refer to Chapter 4). Post spacing must not exceed the lesser of the spacing from both Chapter 3 and Chapter 4.

1. Fabrication and Installation are to be in accordance with ASSEMBLY SPECIFICATION 5.12.1 and all relevant portions of this MANUAL.



The balustrade shall be fabricated from the following items:

- TOP RAIL: DRT3 / DRH
- MID RAIL: DRL3 / DIA
- POSTS: VPM2, VPH2 or DPE (as selected by the fabricator, refer to the table below).
- BALUSTERS: DTS3 (refer to Table below)
- LOWER RAIL: DRL3

BALUSTER TYPE AND MAXIMUM POST CENTRES 'S max' (metres)

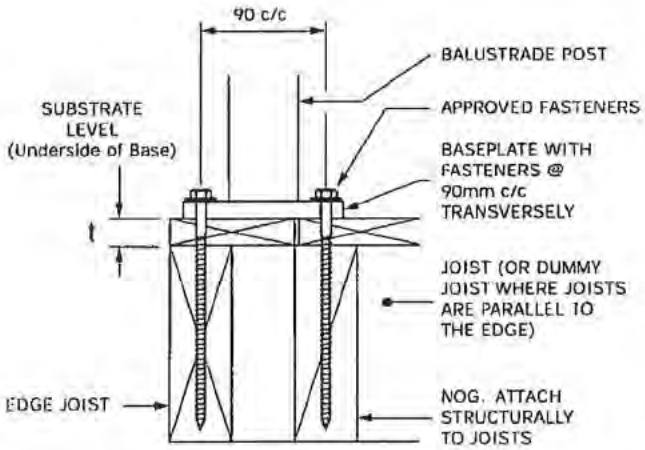
ALWAYS TAKE THE LESSER OF THE VALUE BELOW AND THE VALUE FROM THE FIXING SPECIFICATION

Height (Note 2)	Post Type (Note 4)	Line No.	LOADING CLASS (Note 1) A1 BALUSTER TYPE (Note 3)	A1 SPAN 'S'	A2 BALUSTER TYPE (Note 3)	A2 SPAN 'S'	No Fall BALUSTER TYPE (Note 3)	No Fall SPAN 'S'
1.0	VPM2	1	DTS3	1.10	DTS3	1.55	DTS3	2.05
	VPH2	2	DTS3	1.38	DTS3	1.55	DTS3	2.05
	DPE2	3	DTS3	1.55	DTS3	1.55	DTS3	2.05
	Rails Only	4	DTS3	1.55	DTS3	1.55	DTS3	2.05
1.1	VPM2	5	DTS3	1.00	DTS3	1.55	DTS3	1.96
	VPH2	6	DTS3	1.25	DTS3	1.55	DTS3	2.05
	DPE2	7	DTS3	1.55	DTS3	1.55	DTS3	2.05
	Rails Only	8	DTS3	1.55	DTS3	1.55	DTS3	2.05
1.2	VPM2	9	DTS3	0.92	DTS3	1.55	DTS3	1.80
	VPH2	10	DTS3	1.15	DTS3	1.55	DTS3	2.05
	DPE2	11	DTS3	1.55	DTS3	1.55	DTS3	2.05
	Rails Only	12	DTS3	1.55	DTS3	1.55	DTS3	2.05

(1) LOADING CLASS: Refer to Page 2.9.3 of this MANUAL for the scope of the Loading Class designations.
(2) HEIGHT 'H': Is the overall height of the balustrade above the substrate level shown. Interpolate for Heights between those shown.
(3) BALUSTER TYPE: Refer to Chapter 1 for details
(4) POST TYPES: Refer to Chapter 1 for details. "RAILS ONLY" gives the maximum span of the rails when fixed in single panels between walls or columns designed to provide adequate support to the rails.

WET TIMBER, TOP FIXING, 90mm CRS - SPECIFICATION 4.11.2

Refer to all notes on Pages 4.10.1 and 4.10.2 which shall apply to this specification and the relevant pages in Chapter 9 Installation Guides. Refer also to Chapter 3 for the Style Specification.



t = distance from underside of Base Plate to top of structural timber

1. For details of approved fasteners refer to General Notes on Page 4.10.1 note 3.
2. Washers to be fitted under screw and bolt heads shall be as follows
   - For 6mm fasteners - washer supplied with fasteners.
   - For FC8-165 fasteners - washer supplied with fasteners.
   - For 8mm bolts - 22mm O.D. S/S washer (Part No. FW8-22) with a polymer washer (Part No. FWP8-22G) between the S/S and the aluminium.
   - For Washers bearing against timber use 50 x 50 x 3mm stainless steel washers Part No FW10-50SQ.
3. Substrate design including waterproofing and the structural design of the timber substrate and its connections are not included in this specification and must be carried out by others.
4. Important, the FC8-165 coachscrews in this specification are to be used with the "**Sika Supergrip 2 Hour**" adhesive system (TASG).

MAXIMUM POST CENTRES 'S max' (metres)

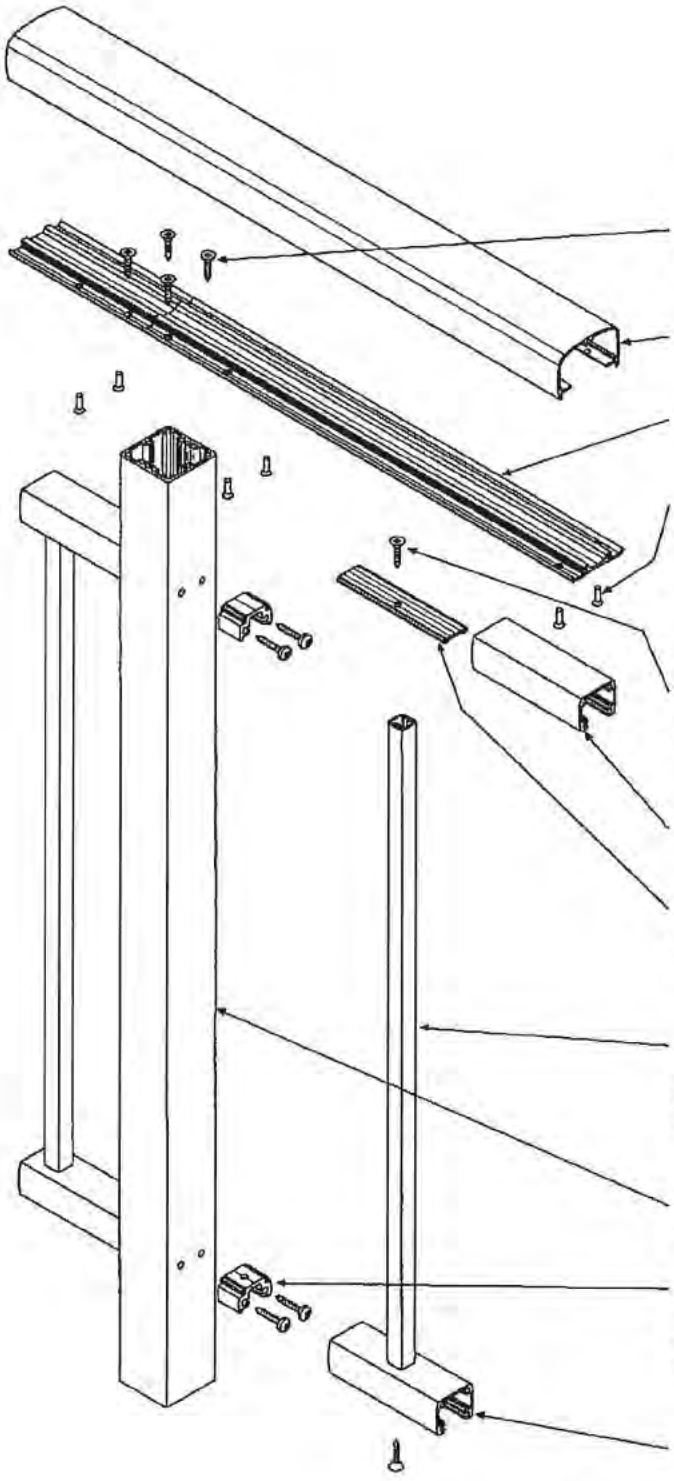
ALWAYS TAKE THE LESSER OF THE VALUE BELOW AND THE VALUE FROM THE STYLE SPECIFICATION

Height (Note 3)	Baseplate Size D x W	Fasteners - Qty and Type (Note 2)	't' (See diagram)	Line No.	LOADING CLASS (Note 1)																				
					A1									A2	No Fall										
					Design Wind Speed (Note 4)										Design Wind Speed (Note 4)										
					VH										M			H			VH				
					50	52	54	56	58	60	62	64		N/A	38	40	42	44	46	48	50	52	54	56		
1.0	115 x 105	4 x FC8-165	19	1	1.51	1.51	1.51	1.51	1.41	1.31	1.23	1.16		3.25	2.84	2.84	2.68	2.44	2.24	2.05	1.89	1.75	1.62	1.51	
	115 x 105	4 x FC8-165	25	2	1.46	1.46	1.46	1.45	1.35	1.27	1.19	1.11		3.12	2.73	2.73	2.58	2.35	2.15	1.98	1.82	1.68	1.56	1.45	
	115 x 105	4 x FC8-165	32	3	1.39	1.39	1.39	1.39	1.29	1.21	1.13	1.06		2.98	2.61	2.61	2.46	2.24	2.05	1.89	1.74	1.61	1.49	1.39	
	115 x 105	4 x M8 Bolts	N/A	4	1.84	1.84	1.84	1.84	1.71	1.60	1.50	1.41		3.95	3.46	3.46	3.27	2.98	2.72	2.50	2.31	2.13	1.98	1.84	
1.1	115 x 105	4 x FC8-165	19	5	1.38	1.38	1.34	1.25	1.16	1.09	1.02	0.96		2.95	2.35	2.35	2.22	2.02	1.85	1.70	1.56	1.45	1.34	1.25	
	115 x 105	4 x FC8-165	25	6	1.33	1.33	1.29	1.20	1.12	1.05	0.98	0.92		2.84	2.26	2.26	2.13	1.94	1.78	1.63	1.51	1.39	1.29	1.20	
	115 x 105	4 x FC8-165	32	7	1.26	1.26	1.23	1.14	1.07	1.00	0.93	0.88		2.71	2.15	2.15	2.04	1.85	1.70	1.56	1.44	1.33	1.23	1.14	
	115 x 105	4 x M8 Bolts	N/A	8	1.68	1.68	1.63	1.52	1.42	1.32	1.24	1.16		3.59	2.86	2.86	2.70	2.46	2.25	2.07	1.91	1.76	1.63	1.52	
1.2	115 x 105	4 x FC8-165	19	9	1.26	1.22	1.13	1.05	0.98	0.91	0.86	0.80		2.70	1.97	1.97	1.86	1.70	1.55	1.43	1.31	1.22	1.13	1.05	
	115 x 105	4 x FC8-165	25	10	1.21	1.17	1.08	1.01	0.94	0.88	0.82	0.77		2.60	1.90	1.90	1.79	1.63	1.50	1.37	1.27	1.17	1.08	1.01	
	115 x 105	4 x FC8-165	32	11	1.16	1.12	1.03	0.96	0.90	0.84	0.78	0.74		2.48	1.81	1.81	1.71	1.56	1.43	1.31	1.21	1.12	1.03	0.96	
	115 x 105	4 x M8 Bolts	N/A	12	1.54	1.48	1.37	1.28	1.19	1.11	1.04	0.98		3.29	2.40	2.40	2.27	2.07	1.89	1.74	1.60	1.48	1.37	1.28	

(1) LOADING CLASS: Refer to Page 2.9.3 of this MANUAL for the scope of the Loading Class designations.
(2) FASTENER DESIGNATIONS: beginning with 'F' are part numbers for fasteners supplied by UNEX eg. FC8-165: FC = Coach Screw Stainless Steel. 8 = 8mm diameter, 165 = length in mm; Substitution with other fasteners is not permitted.
(3) HEIGHT 'H': is the overall height of the balustrade above the substrate level shown. Interpolate for Heights between those shown.
(4) DESIGN WIND SPEED: in m/s, Refer to Pages 3.8.1 to 3.8.5 for details of applicable wind codes and the methods for determining the Design Wind Speed.

'DECOR-DUO' - ASSEMBLY SPECIFICATION

Refer elsewhere for corners, slopes and other situations not illustrated here.



FV10-19.T1 SCREWS. 4 per post. Drill size = 5.5mm Ø.

DRT3 OUTER TOP RAIL.

DRH INNER TOP RAIL.

FS4-4 RIVETS. 1 pair within 150mm from panel ends; and at 1000mm maximum centres between, and on either side of joints in Outer Top Rail. Drill size = 3.3mm Ø.

FV6-19 SCREW. One per baluster end for DTS3 Balusters, 2 per end for DTH Balusters. Drill size = 4.1mm Ø.

DRL3 MID RAIL.

DIA INFILL Slides within the Mid Rail. The recessed side engages the DTS3 Balusters, use the other side for DTH Balusters.

DTS3 BALUSTER (or DTH BALUSTER where required). The balusters must be orientated so that the screwports are on either side of the rail centreline.

VPH2 (illustrated), VPM2 or DPE POST. Ensure VPH2 orientation is as drawn.

ANG CONNECTOR type to Lower and Mid Rails, secured to posts with FT10-32.T1 SCREWS, 2 per connector. Drill size into post = 4.1mm Ø. Refer to Page 7.2.1

DRL3 LOWER RAIL.

NZ BUILDING CODE COMPLIANCE (CONTINUED)

CLAUSE B1, STRUCTURES CONTINUED

Human Impact Loads Continued

APPLICABLE LOADING STANDARD	LOADING CLASS	SPECIFIC USES	OCCUPANCY FOR PART OF BUILDING
AS/NZS 1170:2002	A1	All areas except those included under A2	Domestic and Residential
		Areas not susceptible to overcrowding in office and institutitutional buildings, also industrial and storage buildings.	Offices, storage and work areas not included elsewhere (see note 1)
		Stairs, landings, external balconies, edges of roofs etc.	Areas where people may congregate that are without obstacles for moving people and not susceptible to overcrowding.
	A2	All areas within or serving exclusively one dwelling including stairs, landings etc. but excluding external balconies and edges of roofs.	Domestic and Residential
		Fixed platforms, walkways and stairways for access only (see note 2)	Offices, storage and work areas not included elsewhere (see note 1)
NZS 4203:1992	R (see note 3)	Excludes Public areas of Residential	Residential buildings

Note 1: Areas "included elsewhere" include; areas where people may congregate with fixed tables or fixed seating or susceptible to overcrowding, retail areas, cinemas, grandstands, bars, discotheques, auditoria, shopping malls, assembly areas, studios etc. Specificatons for these areas are not included in this manual.

Note 2: For access to/and safe working areas at places normally used by operating, inspection, maintenance and servicing personnel.

Note 3: Loading Class R may be used for buildings as stated where the building consent application is lodged on or before the 30th November 2008 (unless Territorial Authorities advise otherwise). For consent applications subsequent to the 30th November 2008 Classes A1 and A2 will apply.

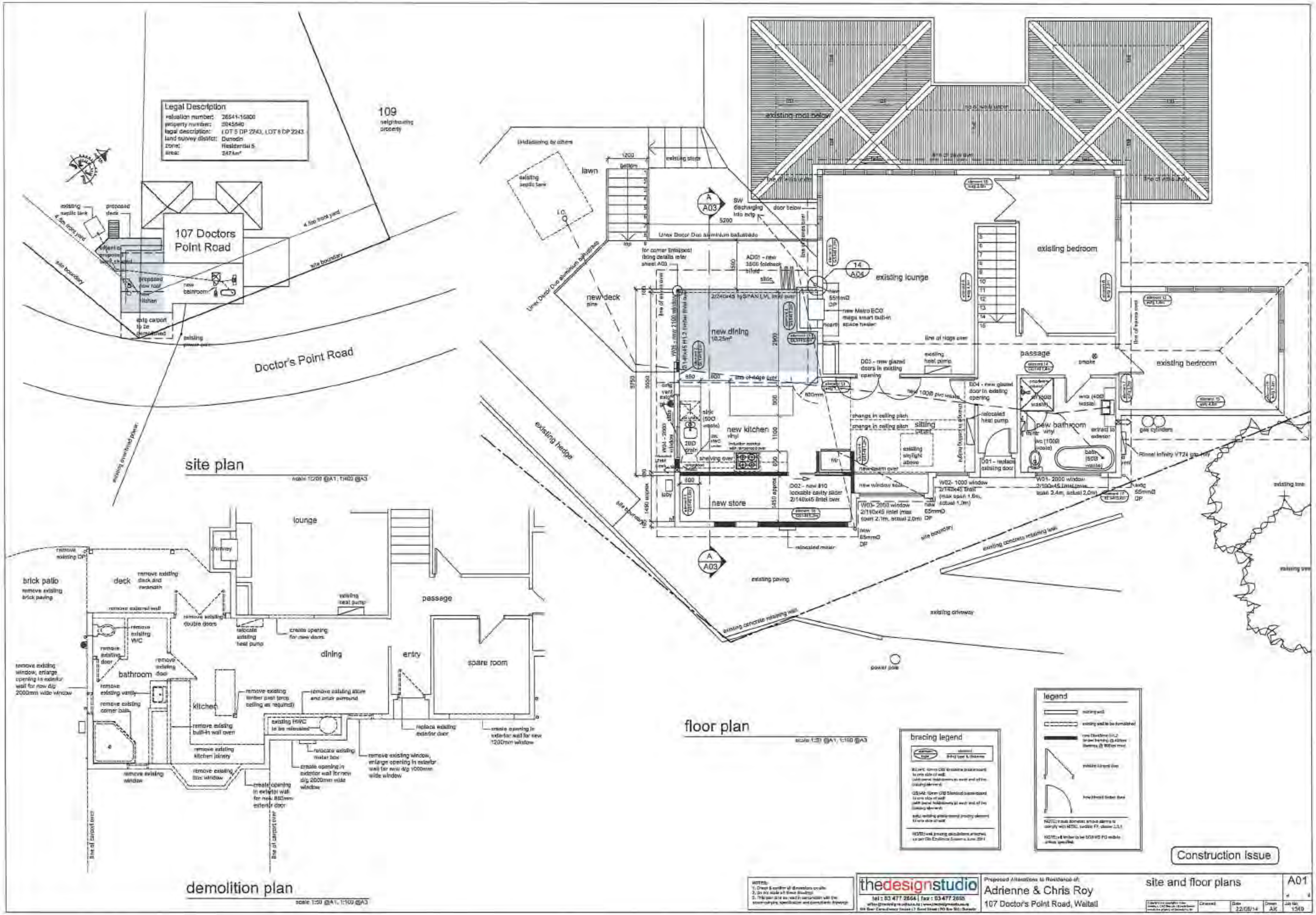
(continued on following Page)

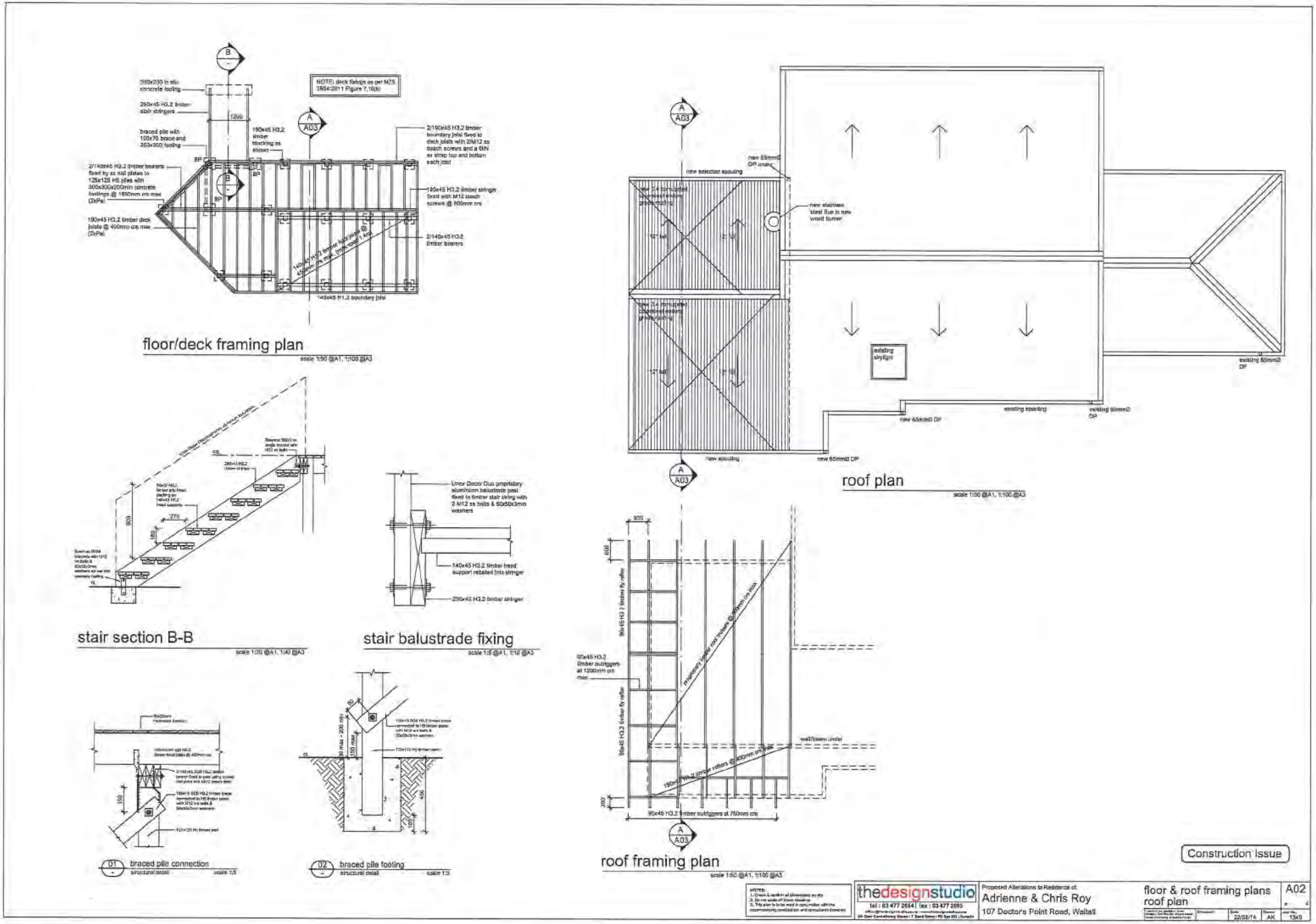
UNEX systems

Unex Systems balustrade products are distributed throughout New Zealand via a network of companies that specialize in the fabrication and installation of these products.

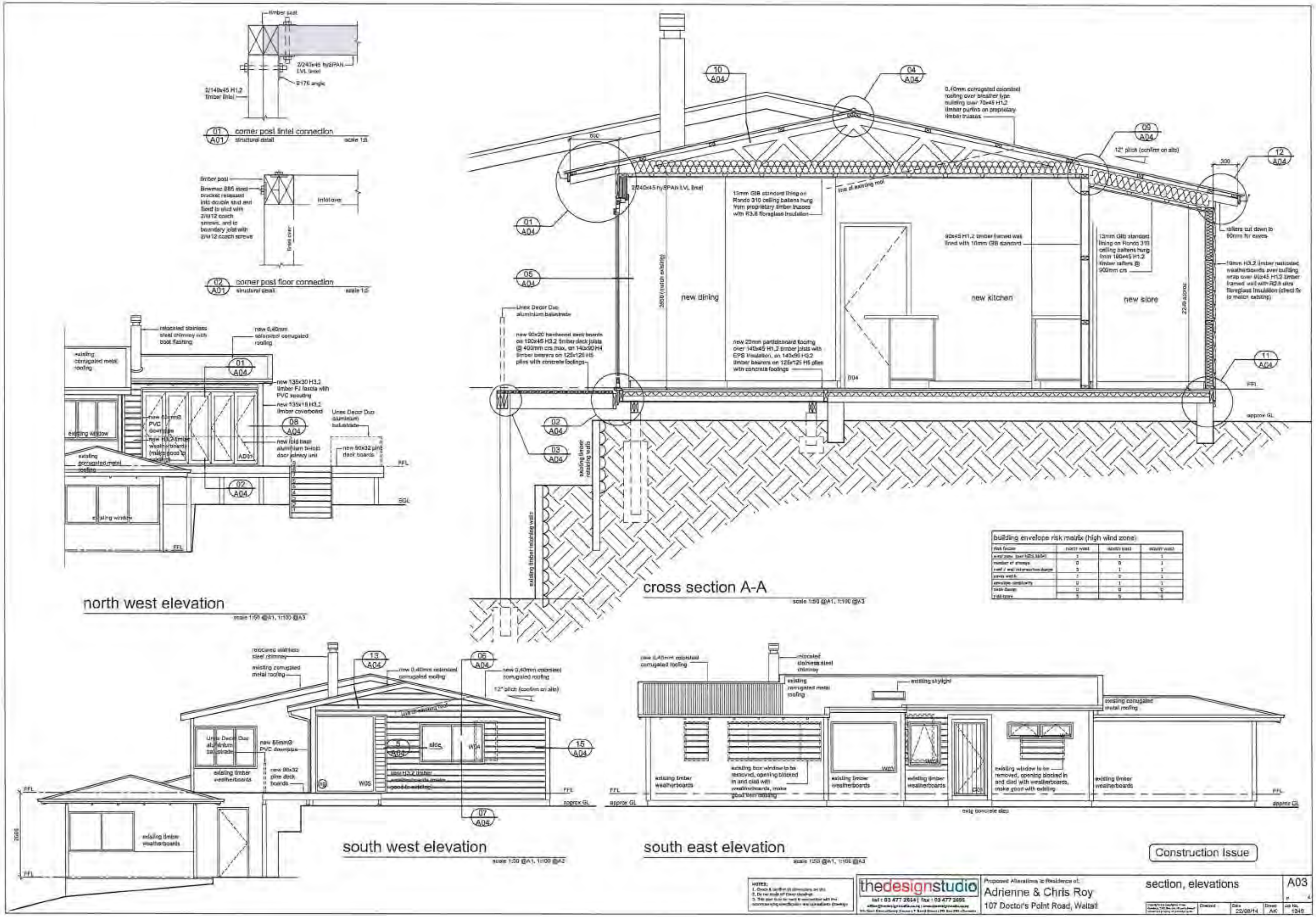
The role of the fabricator is to quote, site measure, fabricate and install the product.

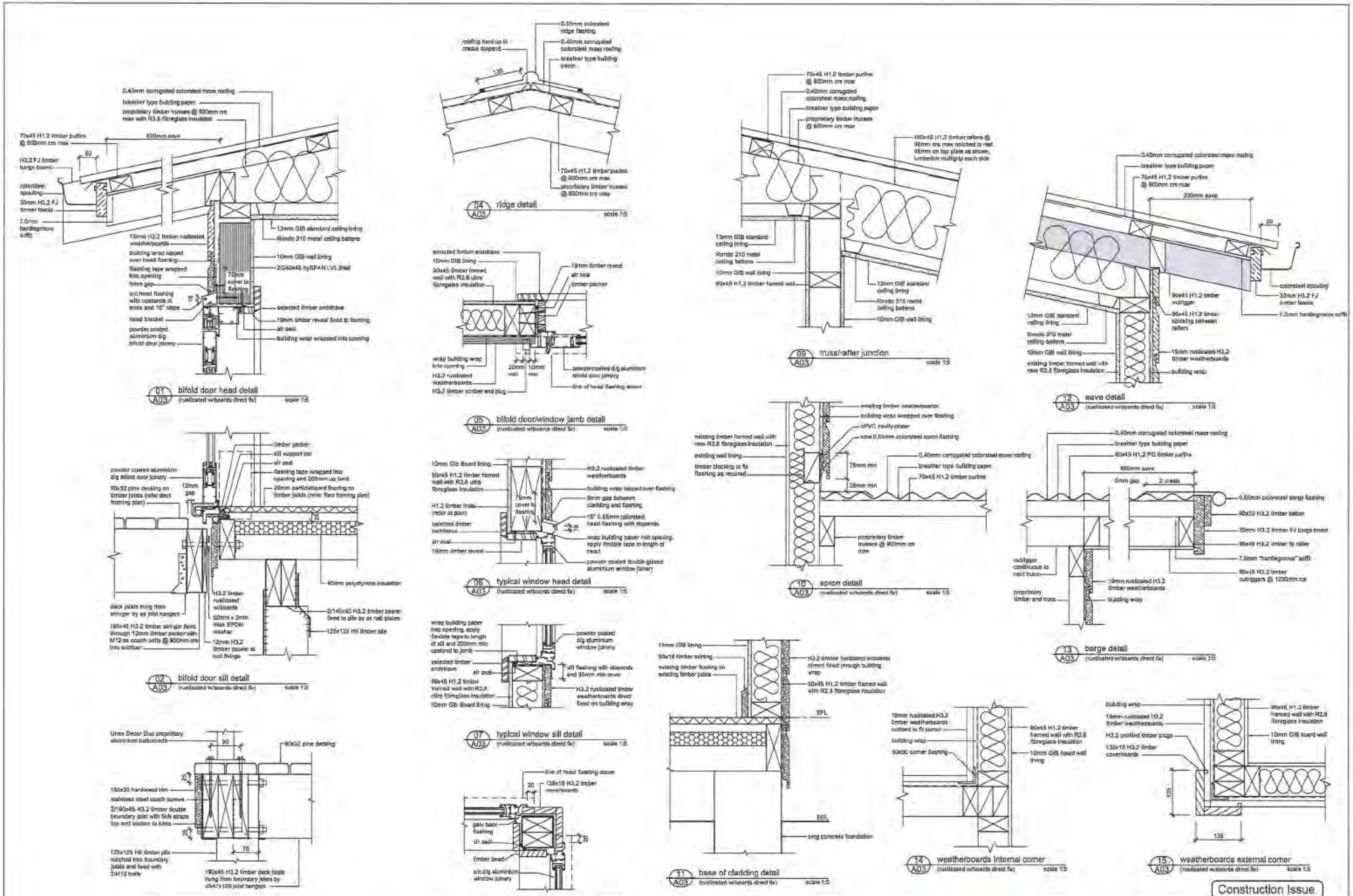
Contact Unex Systems on **0800 333 777** or email **info@unex.co.nz** for the contact details of a fabricator in the region of this project.


Legal Description
valuation number: 26541-15800
property number: 3045640
legal description: LOT 5 DP 2243, LOT 6 DP 2243
land survey district: Dunedin
zone: Residential 5
area: 2474m²
109
neighbouring property
107 Doctors Point Road
Doctor's Point Road
site plan
lawn
existing septic tank
new deck
existing bedroom
existing lounge
passage
new dining
10.25m²
new kitchen
new store
new bathroom
sitting
existing roof below
gas cylinders
existing paving
existing driveway
existing hedge
existing tree
power pole
floor plan
lounge
passage
dining
entry
spare room
kitchen
bathroom
deck
brick patio
remove existing brick paving
demolition plan
bracing legend
legend
Construction Issue
thedesignstudio
tel : 03 477 2664 | fax : 03 477 2665
Proposed Alterations to Residence of:
Adrienne & Chris Roy
107 Doctor's Point Road, Waitati
site and floor plans
A01
22/08/14
AK
1549



NOTE: deck fixings as per NZS 3604:2011 Figure 7.10(b)
300x200 in situ concrete footing
290x45 H3.2 timber stair stringers
braced pile with 100x75 brace and 350x350 footing
2/140x45 H3.2 timber bearers fixed by ss nail plates to 125x125 H5 piles with 300x300x200mm concrete footings @ 1650mm crs max (2kPa)
190x45 H3.2 timber deck joists @ 400mm crs max (2kPa)
190x45 H3.2 timber blocking as shown
2/190x45 H3.2 timber boundary joist fixed to deck joists with 2/M12 ss coach screws and a 6kN ss strap top and bottom each joist
190x45 H3.2 timber stringer fixed with M12 coach screws @ 600mm crs
2/140x45 H3.2 timber bearers
140x45 H1.2 boundary joist
floor/deck framing plan
scale 1:50 @A1, 1:100 @A3
stair section B-B
scale 1:20 @A1, 1:40 @A3
Unex Decor Duo proprietary aluminium balustrade post fixed to timber stair string with 2 M12 ss bolts & 50x50x3mm washers
140x45 H3.2 timber tread support rebated into stringer
290x45 H3.2 timber stringer
stair balustrade fixing
scale 1:5 @A1, 1:10 @A3
braced pile connection
structural detail
scale 1:5
braced pile footing
structural detail
scale 1:5
new 65mmØ DP under
new selected spouting
new stainless steel flue to new wood burner
existing skylight
existing spouting
existing 65mmØ DP
new 65mmØ DP
new spouting
roof plan
scale 1:50 @A1, 1:100 @A3
90x45 H3.2 timber outriggers at 1200mm crs max
90x45 H3.2 timber outriggers at 750mm crs
wall/beam under
roof framing plan
scale 1:50 @A1, 1:100 @A3
Construction Issue
thedesignstudio
tel : 03 477 2664 | fax : 03 477 2665
Proposed Alterations to Residence of:
Adrienne & Chris Roy
107 Doctor's Point Road, Waitati
floor & roof framing plans
roof plan
22/03/14
AK
A02


corner post lintel connection
structural detail
scale 1:5
corner post floor connection
structural detail
scale 1:5
2/240x45 hySPAN LVL lintel
2/140x45 H1.2 timber lintel
limber post
Bowmac B85 steel bracket recessed into double stud and fixed to stud with 2/M12 coach screws, and to boundary joist with 2/M12 coach screws
lintel over
north west elevation
scale 1:50 @A1, 1:100 @A3
relocated stainless steel chimney with boot flashing
new 0.40mm colorsteel corrugated roofing
existing corrugated metal roofing
new 135x30 H3.2 timber FJ fascia with PVC spouting
new 135x18 H3.2 timber coverboard
Unex Decor Duo aluminium balustrade
new bifold aluminium bi-fold door joinery unit
new 90x32 pine deck boards
existing window
cross section A-A
scale 1:50 @A1, 1:100 @A3
0.40mm corrugated colorsteel roofing over breather type building over 70x45 H1.2 timber purlins on proprietary timber trusses
12° pitch (confirm on site)
rafters cut down to 90mm for eaves
13mm GIB standard lining on Rondo 310 ceiling battens hung from proprietary timber trusses with R3.6 fibreglass insulation
90x45 H1.2 timber framed wall lined with 10mm GIB standard
new dining
new kitchen
new store
new 20mm particleboard flooring over 140x45 H1.2 timber joists with EPS insulation, on 140x90 H3.2 timber bearers on 125x125 H5 piles with concrete footings
new 90x20 hardwood deck boards on 190x45 H3.2 timber deck joists @ 400mm crs max, on 140x90 H4 timber bearers on 125x125 H5 piles with concrete footings
existing timber retaining walls
approx GL
FFL
building envelope risk matrix (high wind zone)
south west elevation
scale 1:50 @A1, 1:100 @A3
south east elevation
scale 1:50 @A1, 1:100 @A3
existing timber weatherboards
existing skylight
existing louvre window to be removed, opening blocked in and clad with weatherboards, make good with existing
existing window to be removed, opening blocked in and clad with weatherboards, make good with existing
exist concrete slab
Construction Issue
thedesignstudio
Proposed Alterations to Residence of:
Adrienne & Chris Roy
107 Doctor's Point Road, Waitati
section, elevations
A03
22/09/14
AK



01 A03 bifold door head detail (rusticated w/boards direct fix) scale 1:5

02 A03 bifold door sill detail (rusticated w/boards direct fix) scale 1:5

03 A03 deck baluster fixing detail (semi frameless glass balustrade) scale 1:5

04 A03 ridge detail scale 1:5

05 A03 bifold door/window jamb detail (rusticated w/boards direct fix) scale 1:5

06 A03 typical window head detail (rusticated w/boards direct fix) scale 1:5

07 A03 typical window sill detail (rusticated w/boards direct fix) scale 1:5

08 A03 corner window - aluminium window (rusticated w/boards direct fix)

09 A03 truss/rafter junction scale 1:5

10 A03 apron detail (rusticated w/boards direct fix) scale 1:5

11 A03 base of cladding detail (rusticated w/boards direct fix) scale 1:5

12 A03 eave detail (rusticated w/boards direct fix) scale 1:5

13 A03 barge detail (rusticated w/boards direct fix) scale 1:5

14 A03 weatherboards internal corner (rusticated w/boards direct fix) scale 1:5

15 A03 weatherboards external corner (rusticated w/boards direct fix) scale 1:5

Construction Issue

thedesignstudio
tel : 03 477 2694 | fax : 03 477 2695

Proposed Alterations to Residence at:
Adrienne & Chris Roy
107 Doctor's Point Road, Waitati

construction details

A04

22/08/14 AK 1349