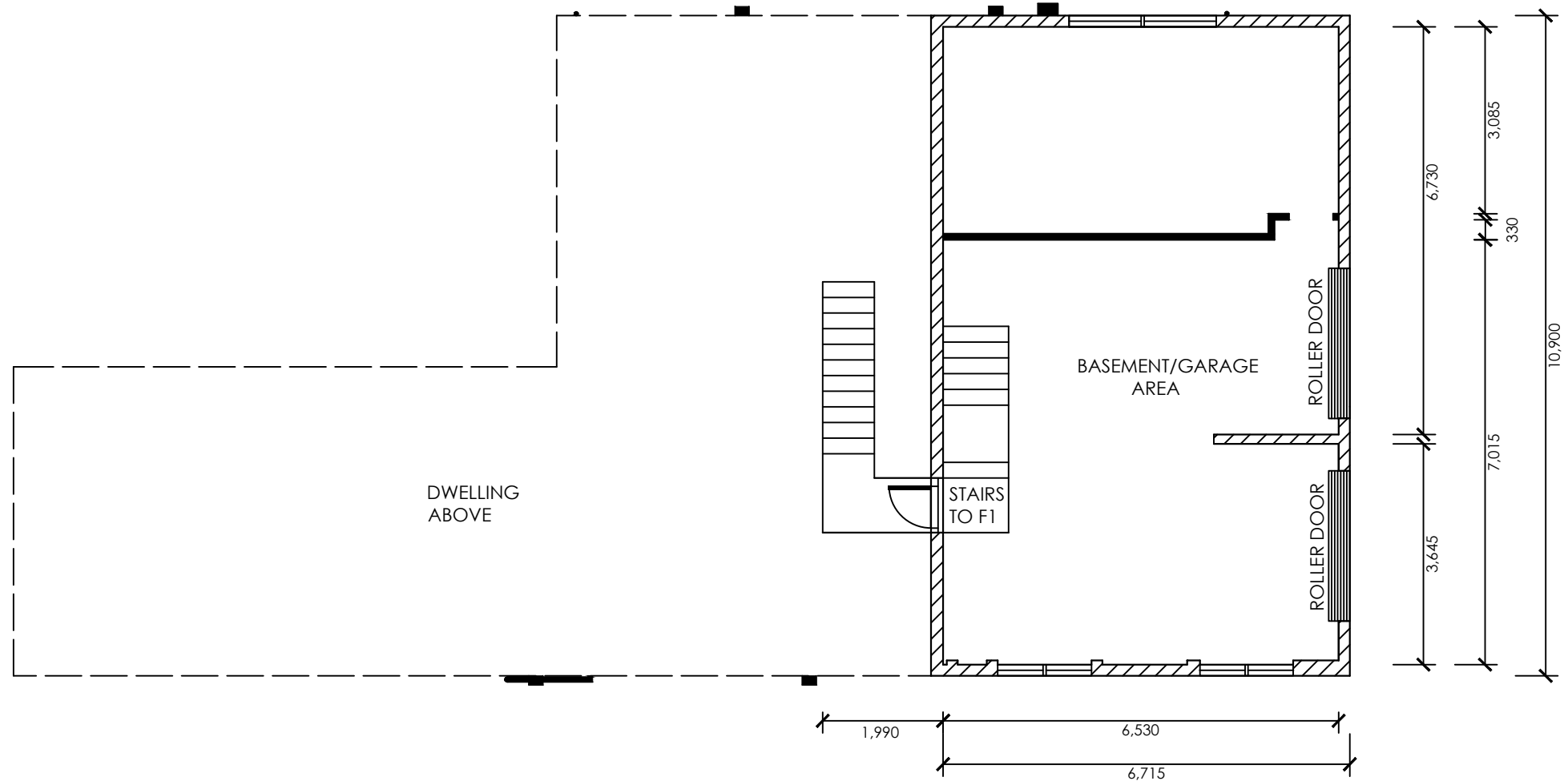
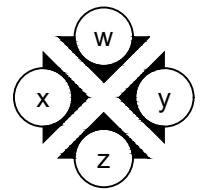


Site Info:	
Address:	36 Aberdeen Rd, St Clair, Dunedin 9012
Legal Description:	Lot 8, DP2242
Valuation number:	27360-46500
Site area:	612 m2
Wind zone:	Very high
Wind region:	A
Earthquake zone:	Zone 1
Exposure zone:	Zone D
Climate zone:	Zone 3
Snow load:	N5

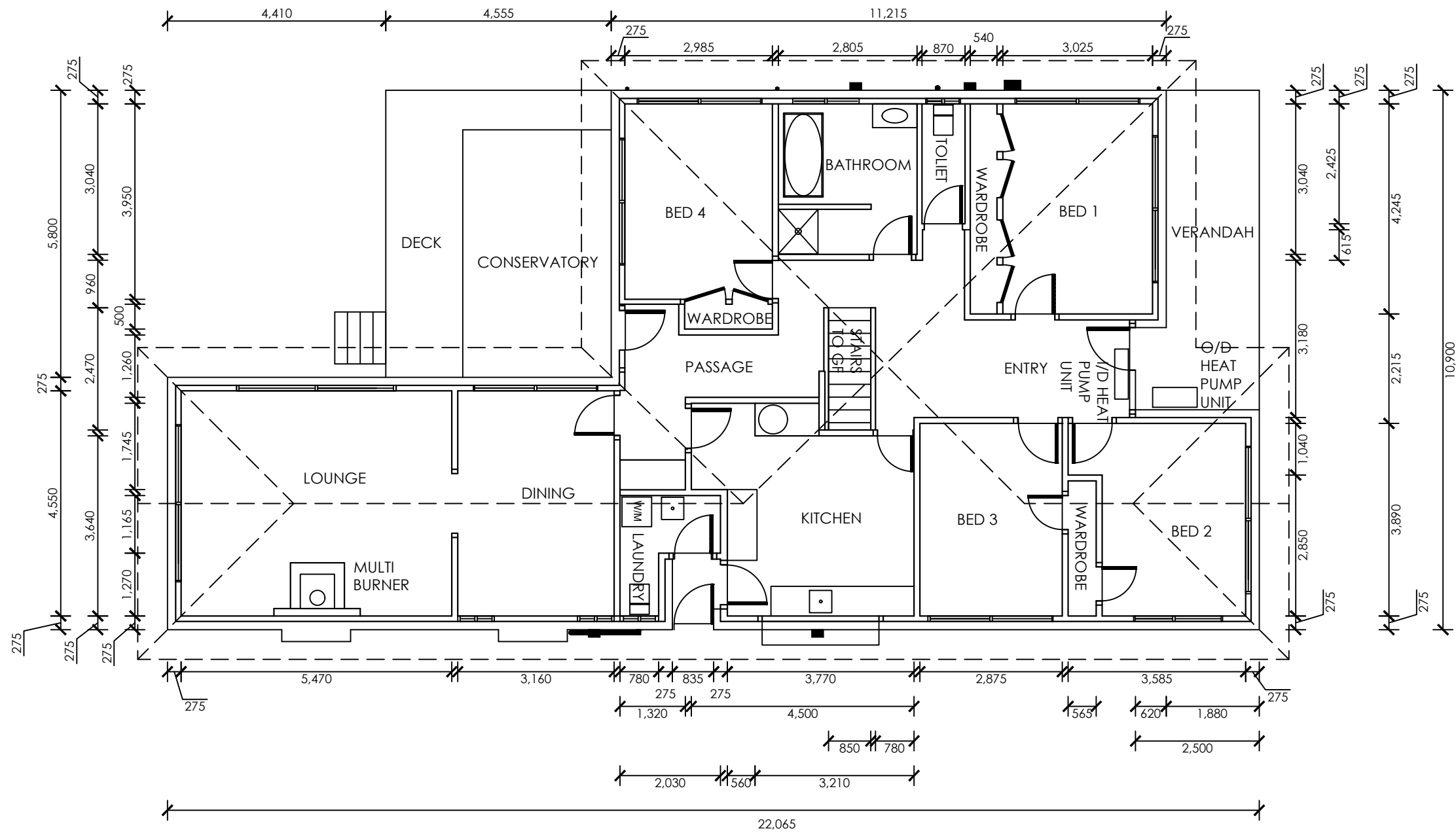
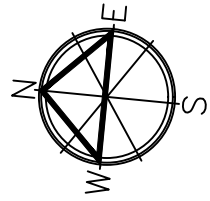


Existing ground floor plan 69m2

1:100 @ A3



Proposed new alterations for Sunshine Lane Ltd at 36 Aberdeen Road, St Clair, Dunedin 9012	sheet title. Existing ground floor plan	Date created.	Dwg No.	Notes
		07.11.2018	01- Rev 0	
		scale		
		1:100		



Existing first floor plan 156m²

1:100 @ A3



Proposed new alterations for Sunshine Lane Ltd
at 36 Aberdeen Road, St Clair, Dunedin 9012

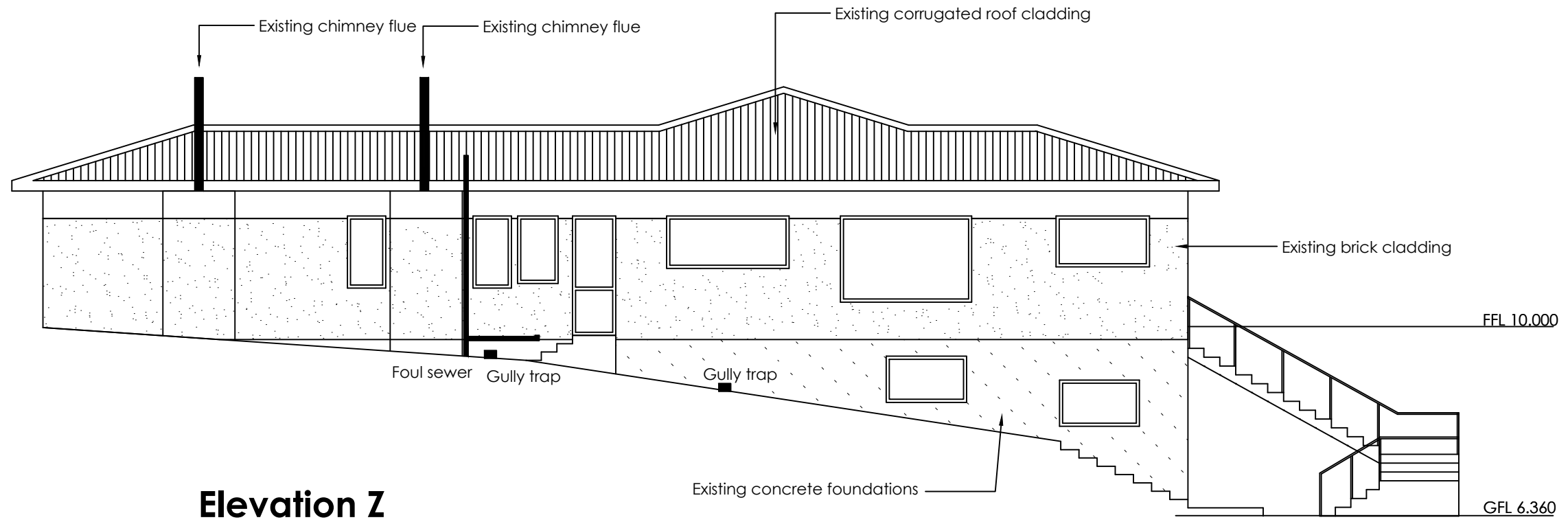
sheet title.
Existing first floor plan

Date created.
07.11.2018

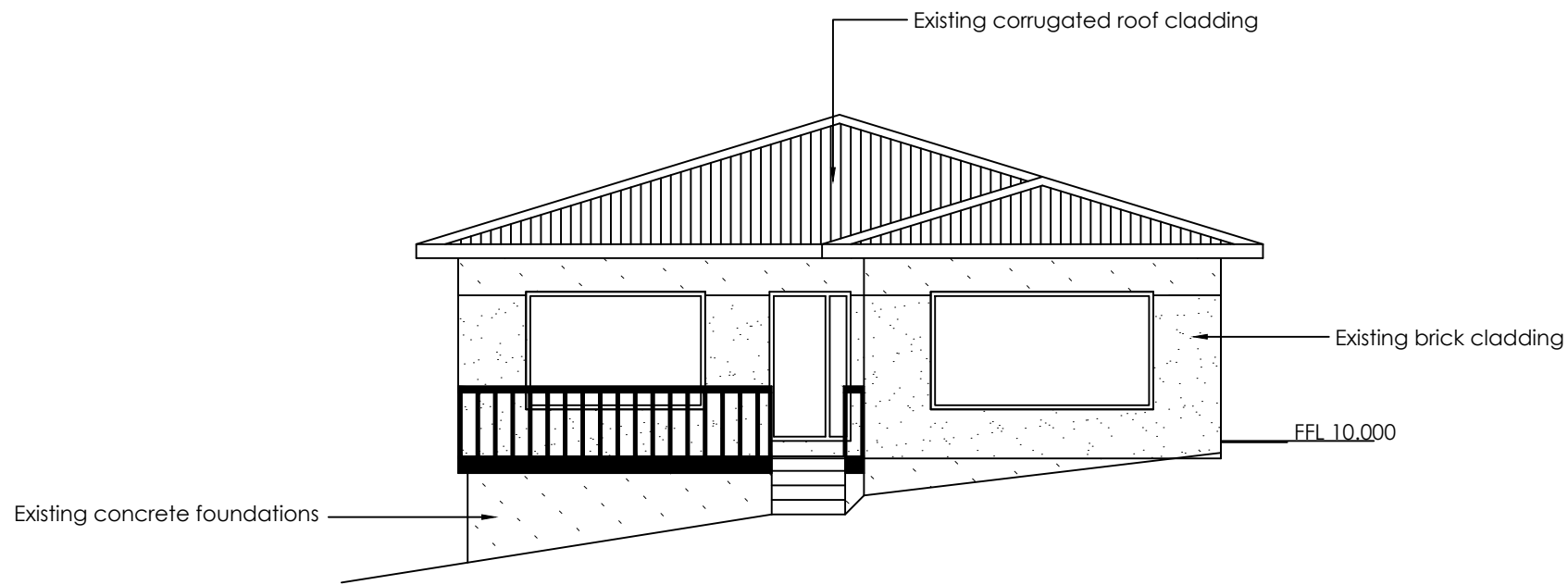
Dwg No.
02- Rev 0

Notes

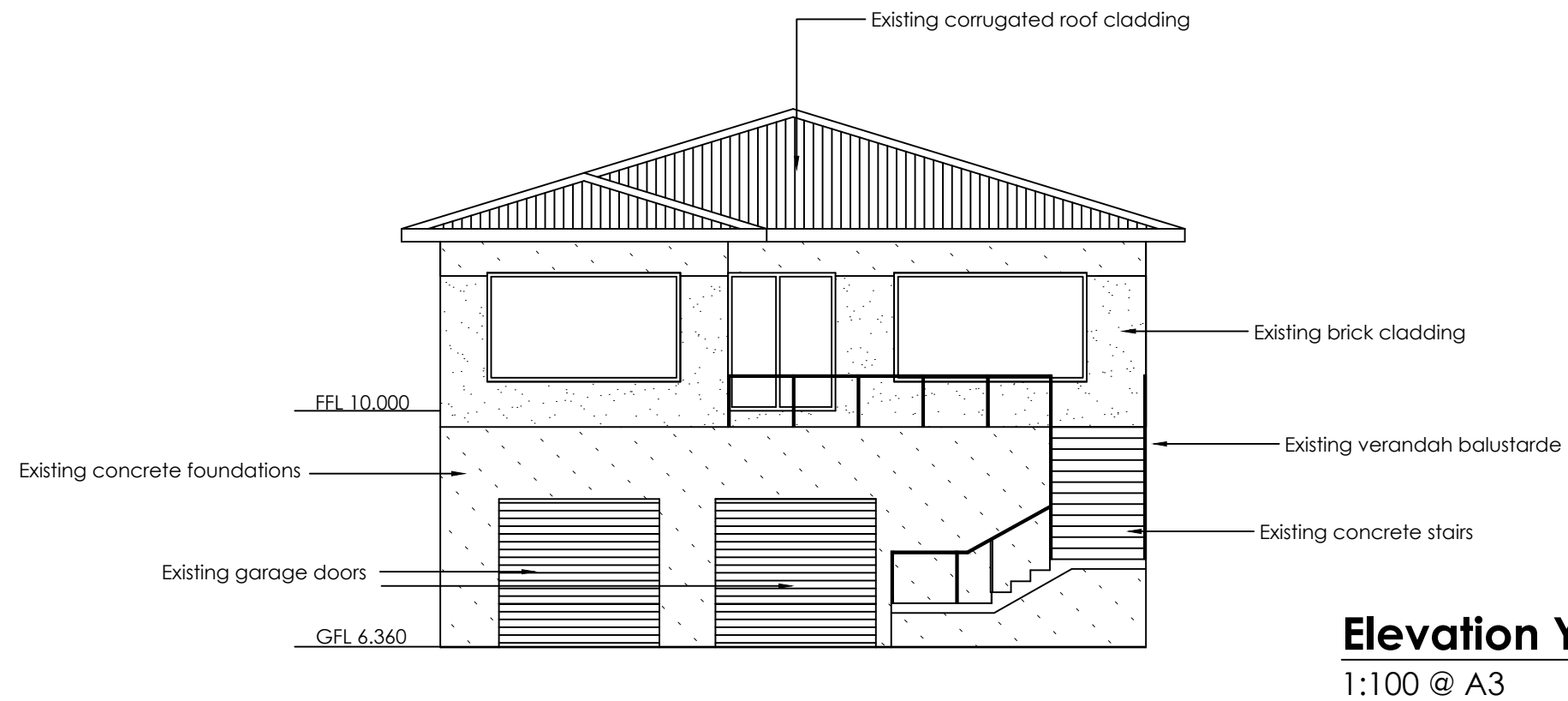
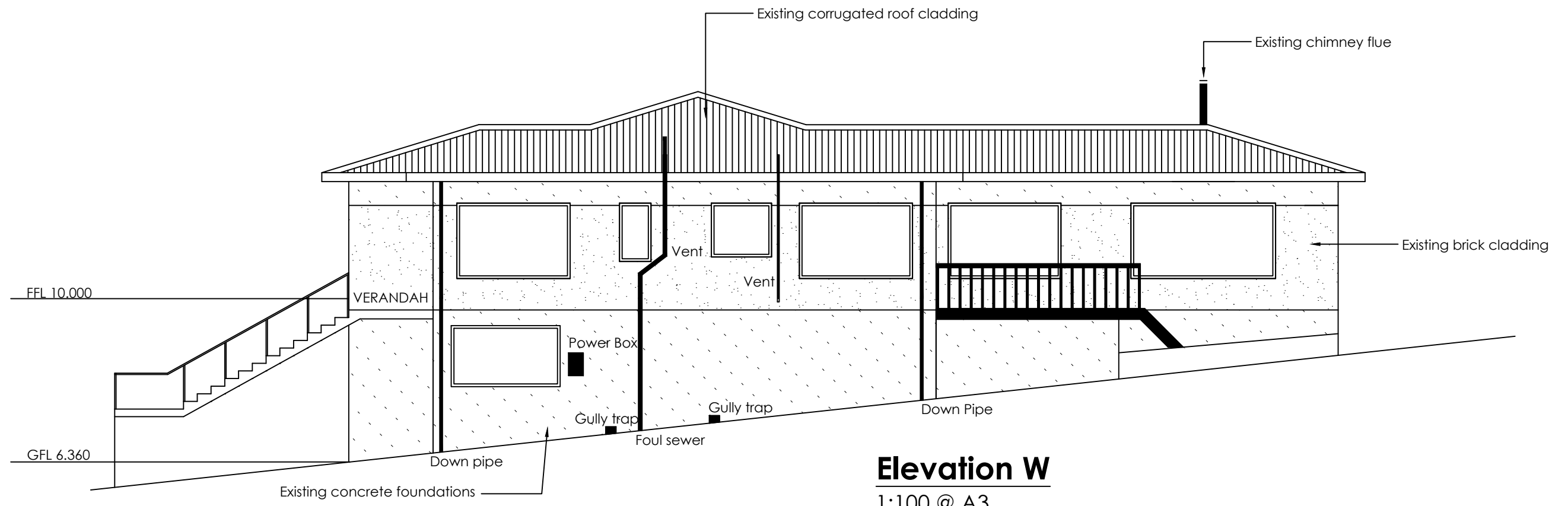
scale
1:100

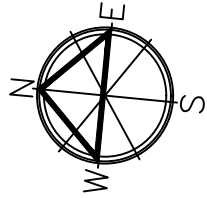


Elevation Z
1:100 @ A3



Elevation X 1:100 @
A3





LEGEND:

FS Foul Sewer Connection DP Down Pipe
 TV 65mmØ terminal vent
 GT Gully trap

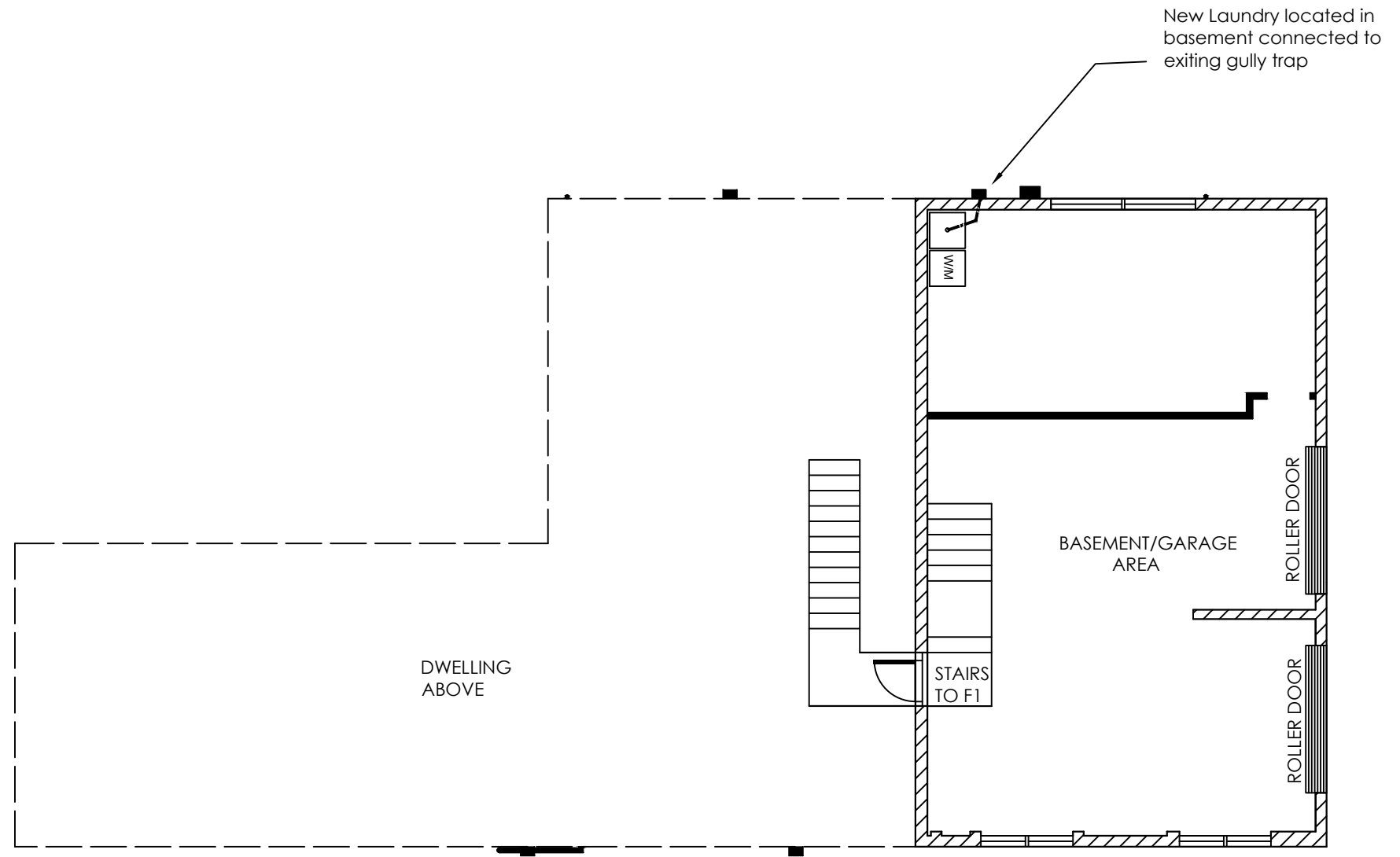
Drainage layout is diagrammatic only and is to be verified by a registered plumber & drain layer before commencement of works

Ø110mm PVC FOUL SEWER PIPE (1:60 min fall)
 Ø100mm PVC STORM WATER PIPE (1:120 min fall)
 Ø65mm PVC WASTE PIPE (1:40 min fall)

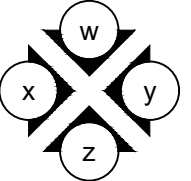
Drains laid to AS 3500.2
 Hot & cold water piping lagged in 15mm buteline pipe

NOTES:

Terminal vents to be located no further than 10m away from closest fixture



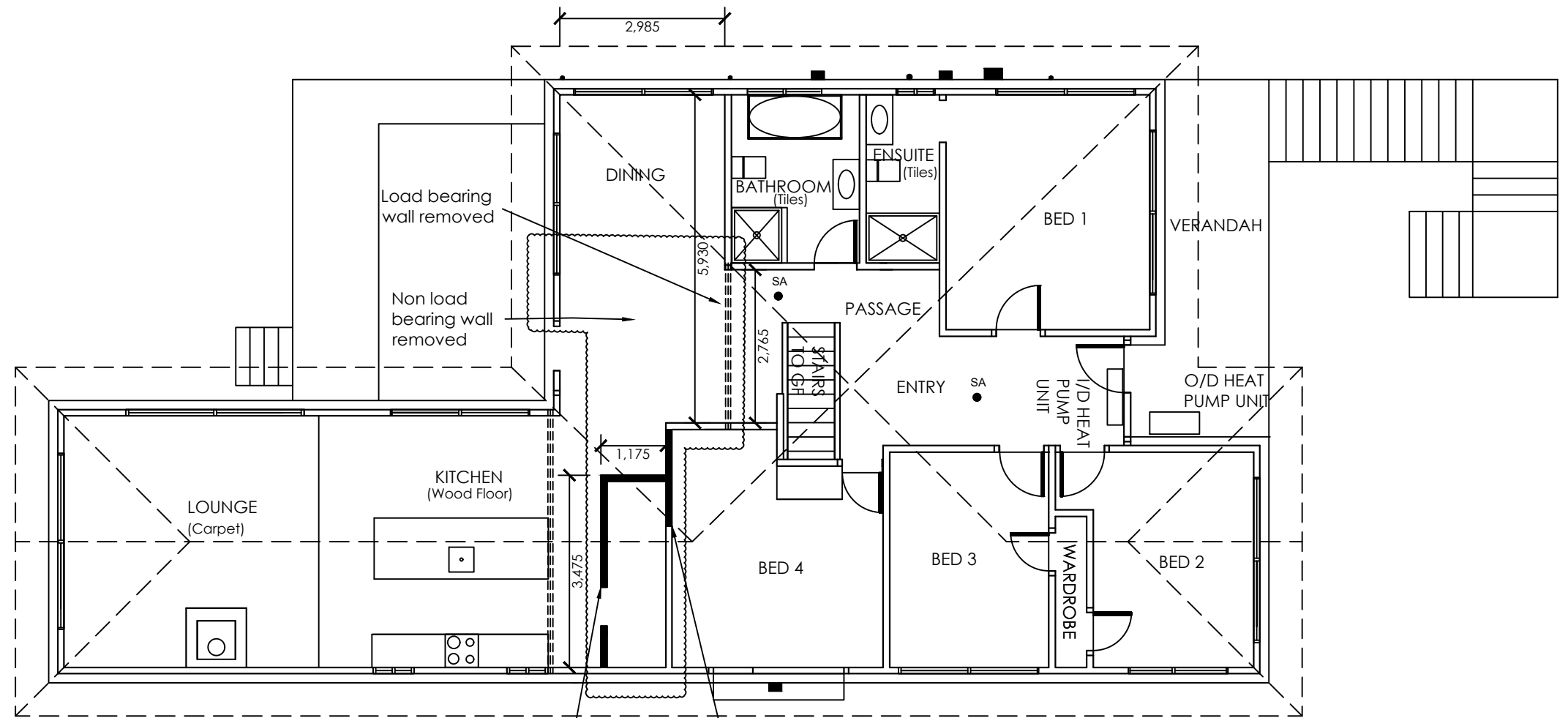
Proposed ground floor plan 69m²
 1:100 @ A3



Proposed new alterations for Sunshine Lane Ltd at 36 Aberdeen Road, St Clair, Dunedin 9012	sheet title. Proposed ground floor plan	Date created. 07.11.2018	Dwg No. 05- Rev 0	Notes
		scale 1:100		

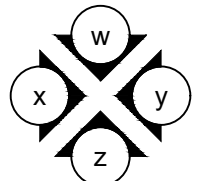
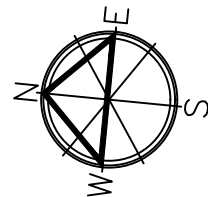
Legend:

- Existing walls to remain
- New 90x45 H1.2 SG8 timber framed walls with studs at 600mm crs max and dwangs at 800mm crs max.
- SA ● Smoke detector to be within 3.0m of any bedroom
- New ceiling insulation to be R3.6 min
- New wall insulation to be R2.2 min
- New Gib linings to be 10mm to walls & 13mm to ceilings (Gib aqua line to wet areas)
- New kitchen layout to be confirmed
- Ensure building wrap is fitted to all external walls with retro fitted
- insulation Refer to supporting docs NZS-4246:2006 figure 3



New non load bearing 90x45 H1.2 SG8 timber walls to create Scullery. Entrance to Scullery 2x90x45 H1.2 SG8 Lintel

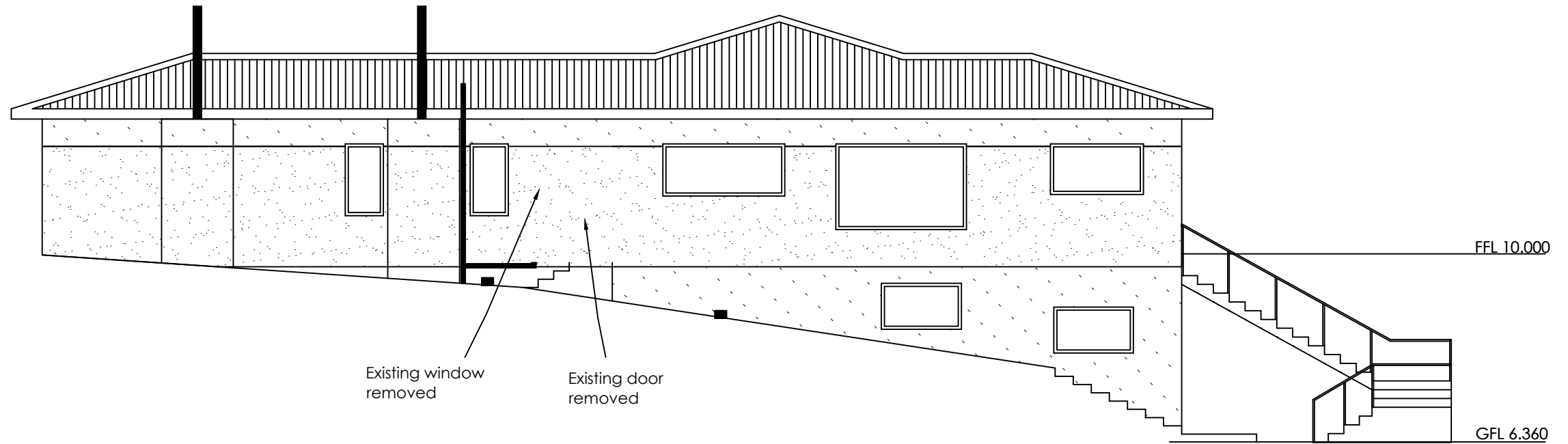
Existing load bearing wall to remain. Extend existing load bearing wall with new 90x45 H1.2 SG8 timber wall and ensure all the structural members are supported by new wall



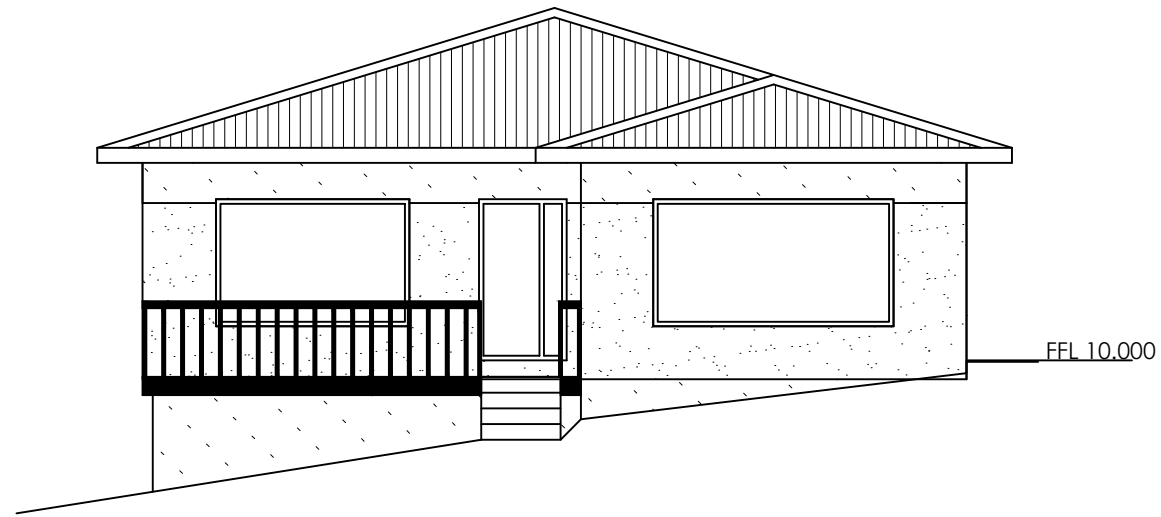
Proposed first floor plan 158m2
1:100 @ A3



Proposed new alterations for Sunshine Lane Ltd at 36 Aberdeen Road, St Clair, Dunedin 9012	sheet title. Proposed first floor plan	Date created. 07.11.2018	Dwg No. 06- Rev 0	Notes
		scale 1:100		



Proposed Elevation Z
1:100 @ A3



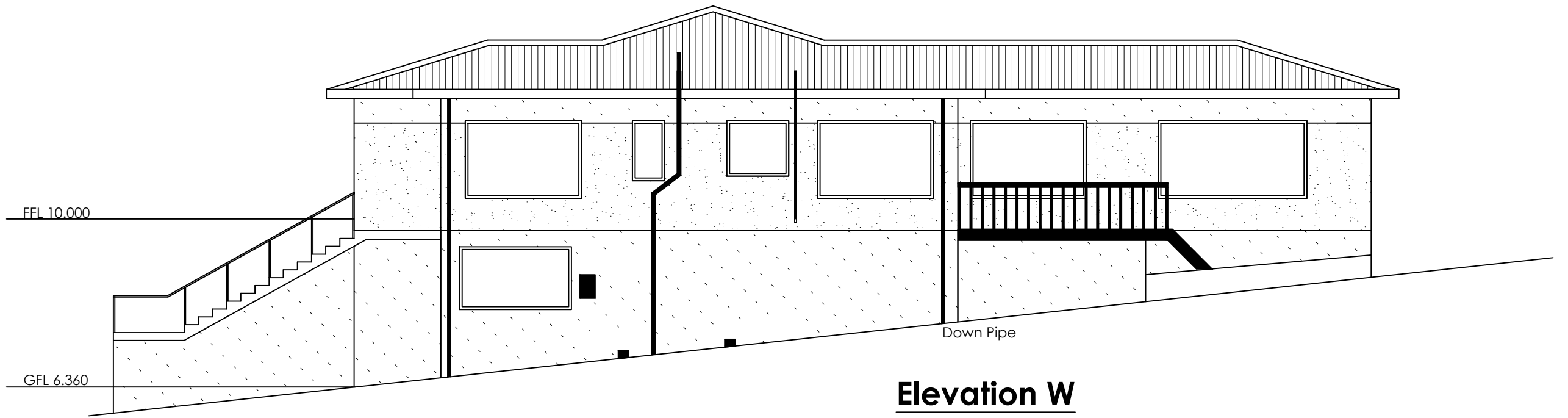
Proposed Elevation X
1:100 @ A3

NOTES:
Once alterations have been completed the existing dwelling will perform to no less than before.

BUILDING ENVELOPE RISK MATRIX		
ALL ELEVATIONS		
RISK FACTOR	RISK SEVERITY	RISK SCORE
WIND ZONE (NZS3604)	V High	2
NUMBER OF STORIES	Med	1
ROOF/WALL INTERSECTION DESIGN	Low	0
EAVES WIDTH	Med	1
ENVELOPE COMPLEXITY	Low	0
DECK DESIGN	Low	0
TOTAL RISK SCORE:		4



Proposed new alterations for Sunshine Lane Ltd at 36 Aberdeen Road, St Clair, Dunedin 9012	sheet title. Proposed elevations West & North	Date created. 07.11.2018	Dwg No. 07- Rev 0	Notes
		scale 1:100		



Elevation W
1:100 @ A3



Proposes Elevation Y
1:100 @ A3

NOTES:
Once alterations have been completed the existing dwelling will perform to no less than before.

BUILDING ENVELOPE RISK MATRIX		
ALL ELEVATIONS		
RISK FACTOR	RISK SEVERITY	RISK SCORE
WIND ZONE (NZS3604)	V High	2
NUMBER OF STORIES	Med	1
ROOF/WALL INTERSECTION DESIGN	Low	0
EAVES WIDTH	Med	1
ENVELOPE COMPLEXITY	Low	0
DECK DESIGN	Low	0
TOTAL RISK SCORE:		4



Proposed new alterations for Sunshine Lane Ltd at 36 Aberdeen Road, St Clair, Dunedin 9012	sheet title. Proposed elevations East & South	Date created. 07.11.2018	Dwg No. 08- Rev 0	Notes
		scale 1:100		

Bracing calculations

Bracing added = Wind (BU) 503, EQ (BU) 448

Bracing Key

----- GS1-N = gib standard one side
 Refer to Winstone wallboards bracing manual for installation instructions

NOTES:

All materials and workmanship to comply with the New Zealand building codes & NZS 3604

LEGEND:

FS Foul Sewer Connection DP Down Pipe
 TV 65mmØ terminal vent
 GT Gully trap

Drainage layout is diagrammatic only and is to be verified by a registered plumber & drain layer before commencement of works

----- Ø110mm PVC FOUL SEWER PIPE (1:60 min fall)
 ----- Ø100mm PVC STORM WATER PIPE (1:120 min fall)
 ----- Ø65mm PVC WASTE PIPE (1:40 min fall)

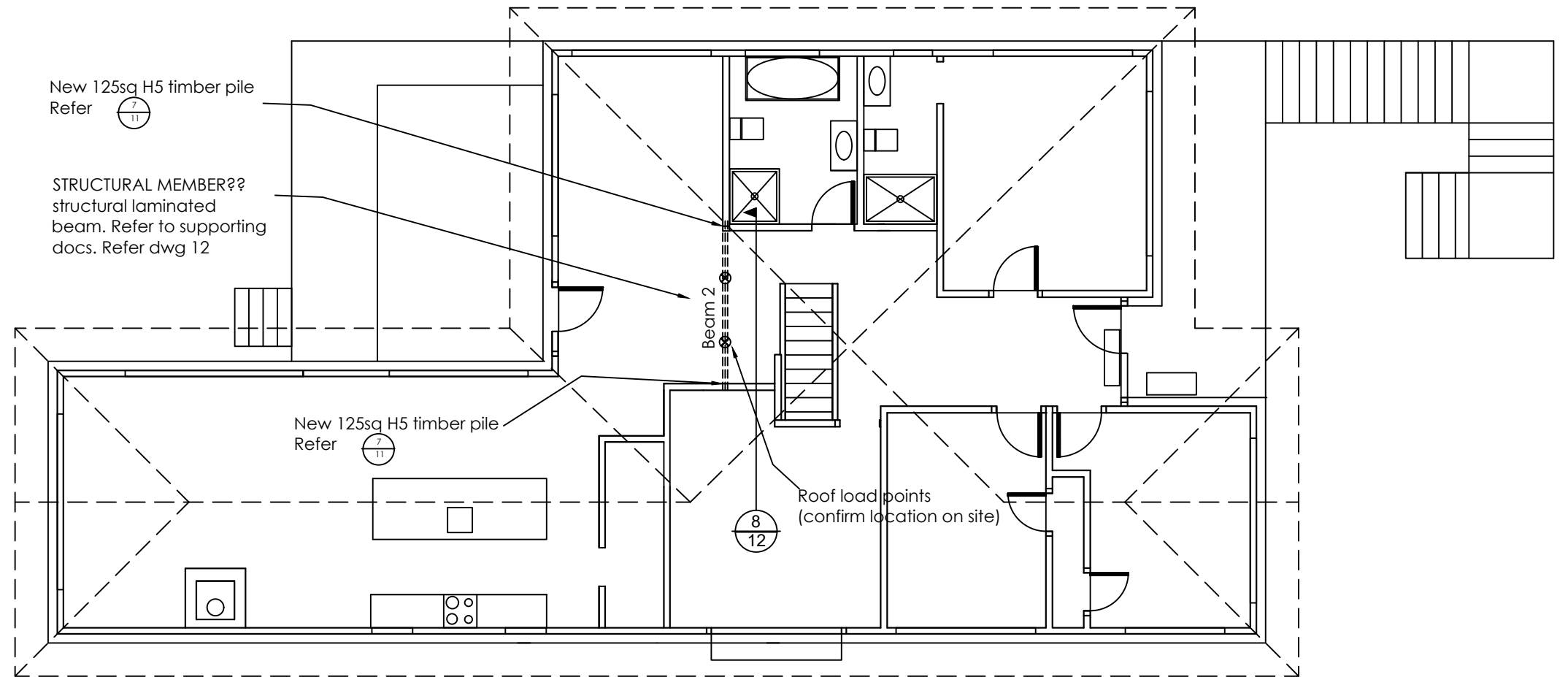
Drains laid to AS 3500.2

Hot & cold water piping lagged in 15mm buteline pipe

NOTES:

Terminal vents to be located no further than 10m away from closest fixture

Roof load points to be fixed to new lintel with 2/Lumberlok sheet brace straps either side with 6/Lumberlok 30x3.15mm galv product nails each end



Structural, bracing, plumbing & drainage plan

1:100 @ A3



Proposed new alterations for Sunshine Lane Ltd
 at 36 Aberdeen Road, St Clair, Dunedin 9012

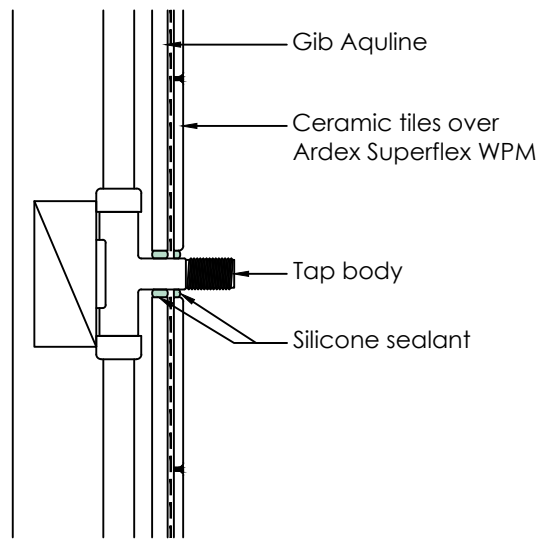
sheet title.
 Structural, bracing,
 plumbing & drainage
 plan

Date created.
 07.11.2018

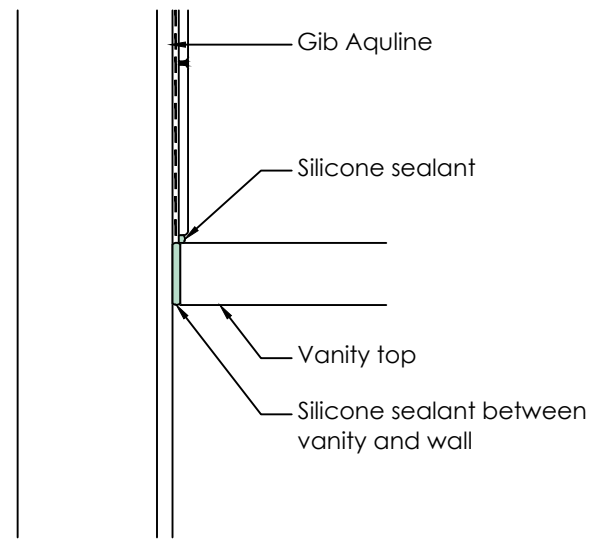
scale
 1:100

Dwg No.
 09- Rev 0

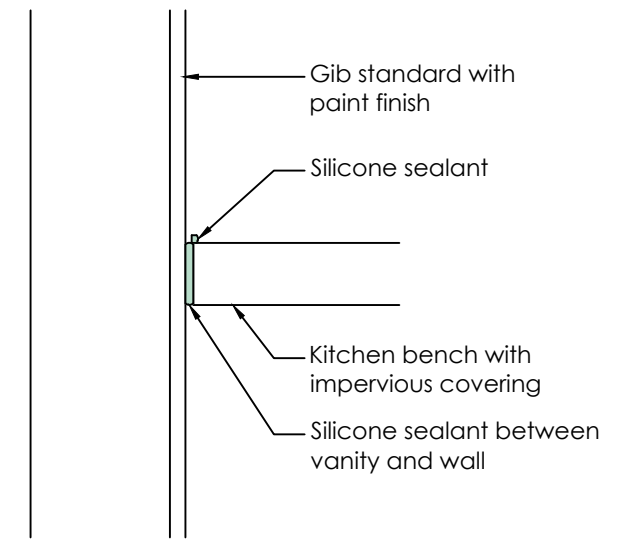
Notes



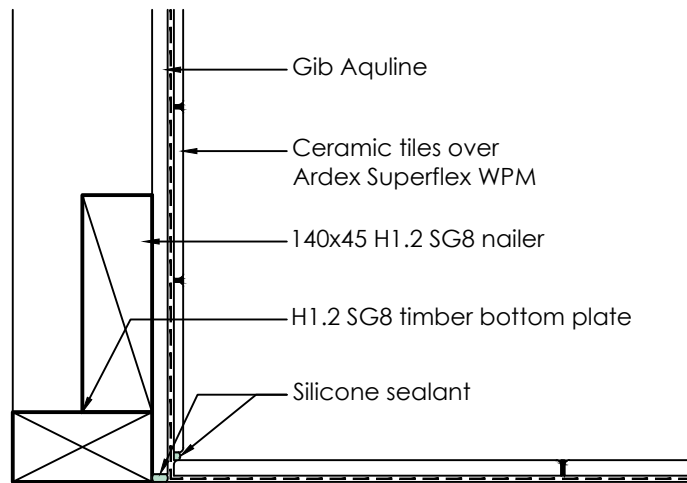
1 Acrylic penetration
Not to Scale



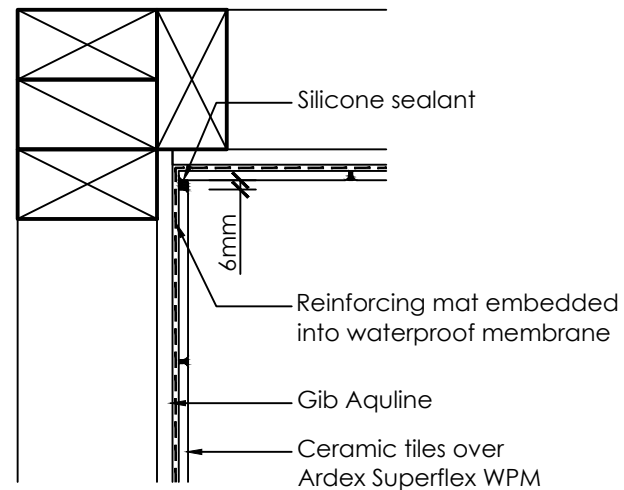
2 Vanity top detail
Not to Scale



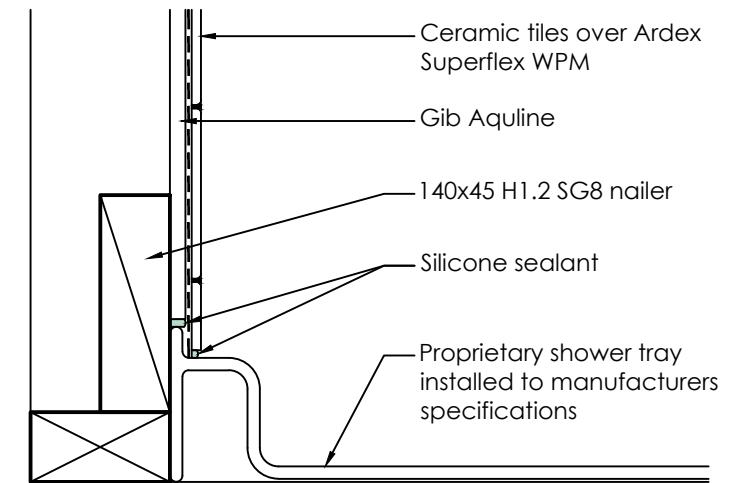
3 Kitchen bench/wall detail
Not to Scale



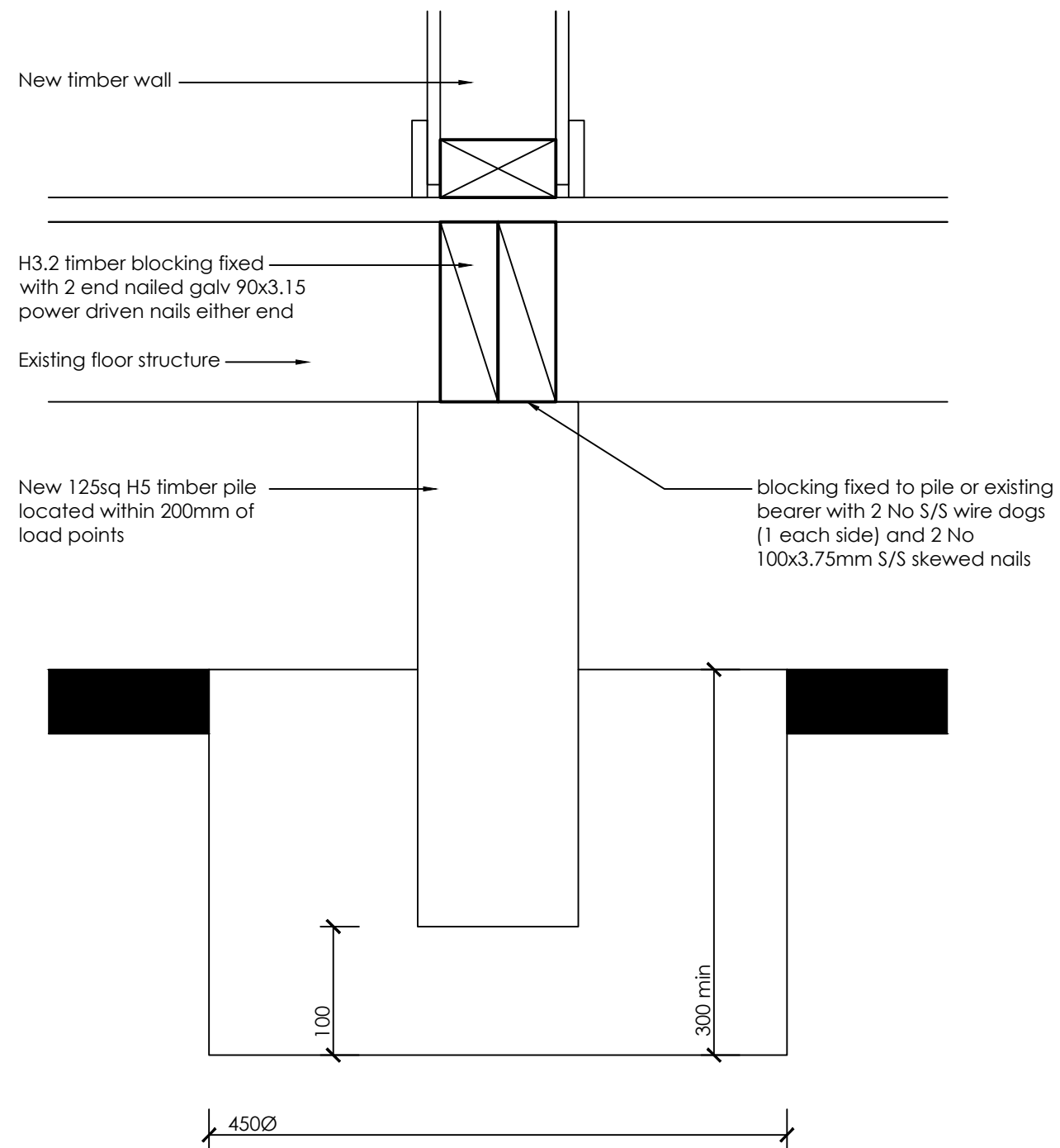
4 Floor/wall junction
Not to Scale



5 Corner detail (plan view)
Not to Scale

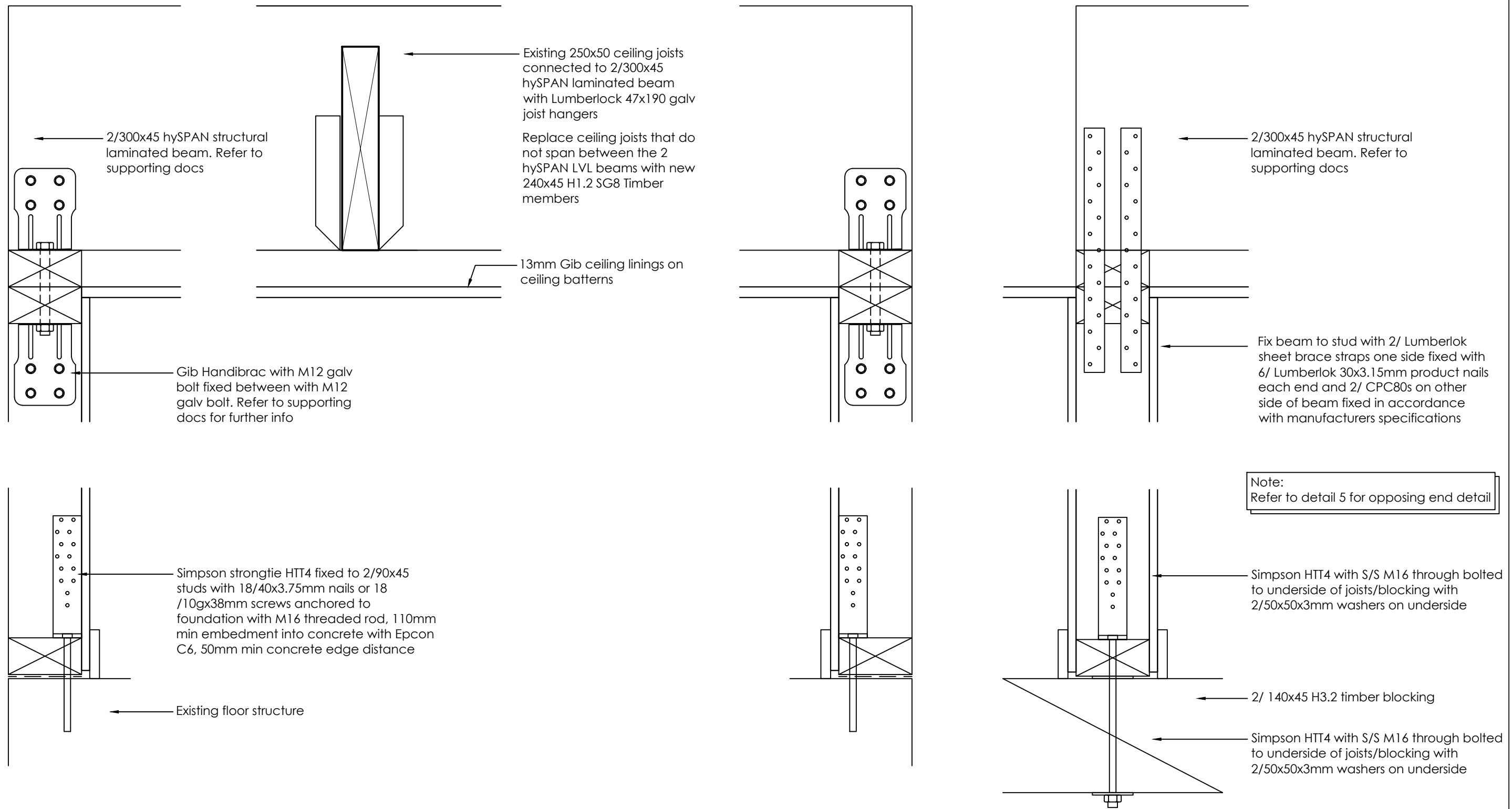


6 Shower base detail
Not to Scale



7
9

Post footing detail
Scale 1:5 @ A3



8 Beam connection details
Scale 1:5 @ A3

9 Beam connection details
Scale 1:5 @ A3



Proposed new alterations for Sunshine Lane Ltd
at 36 Aberdeen Road, St Clair, Dunedin 9012

sheet title.	Date created.	Dwg No.	Notes
Details	07.11.2018	12 - Rev 0	
	scale 1:100		