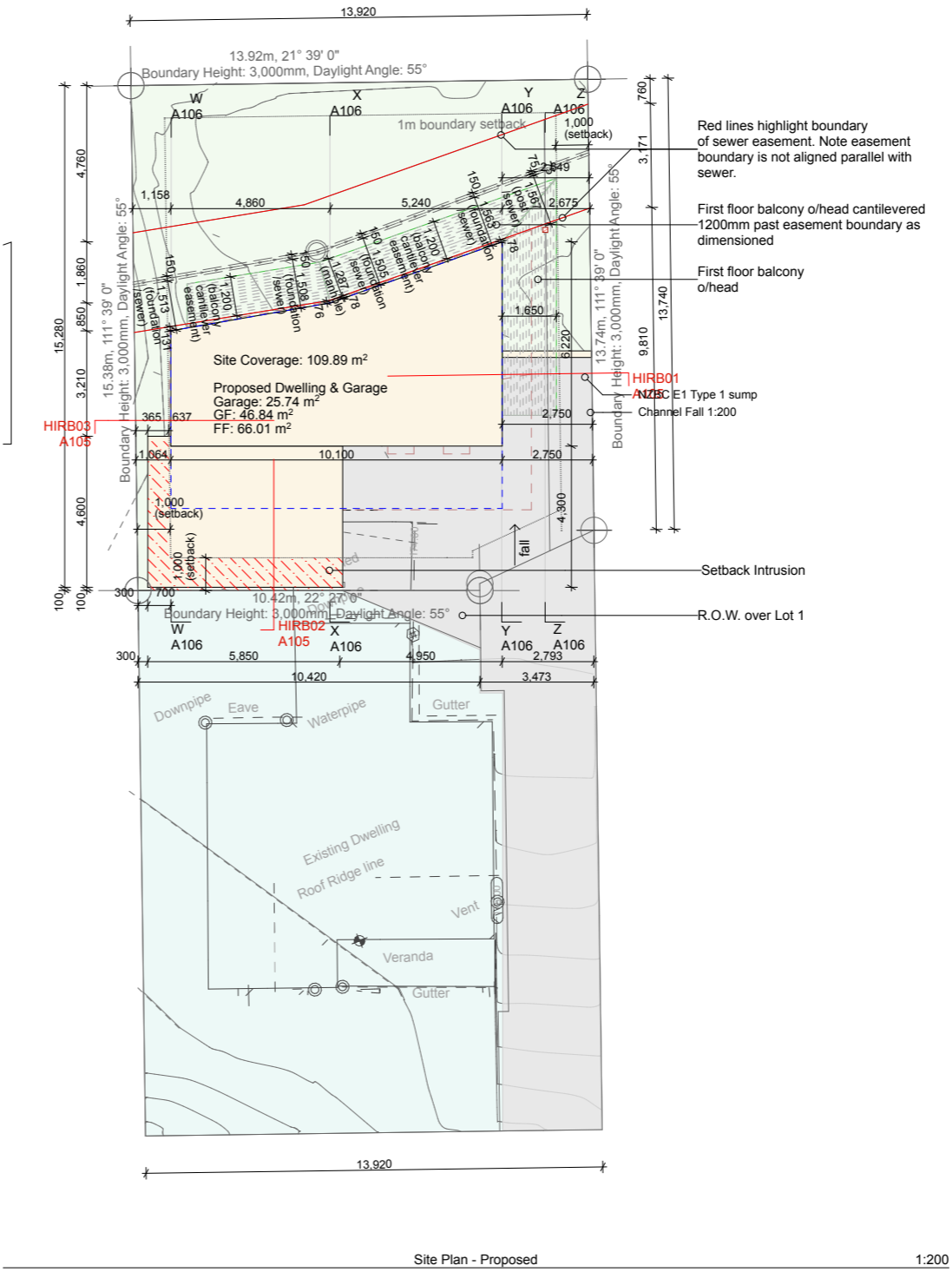
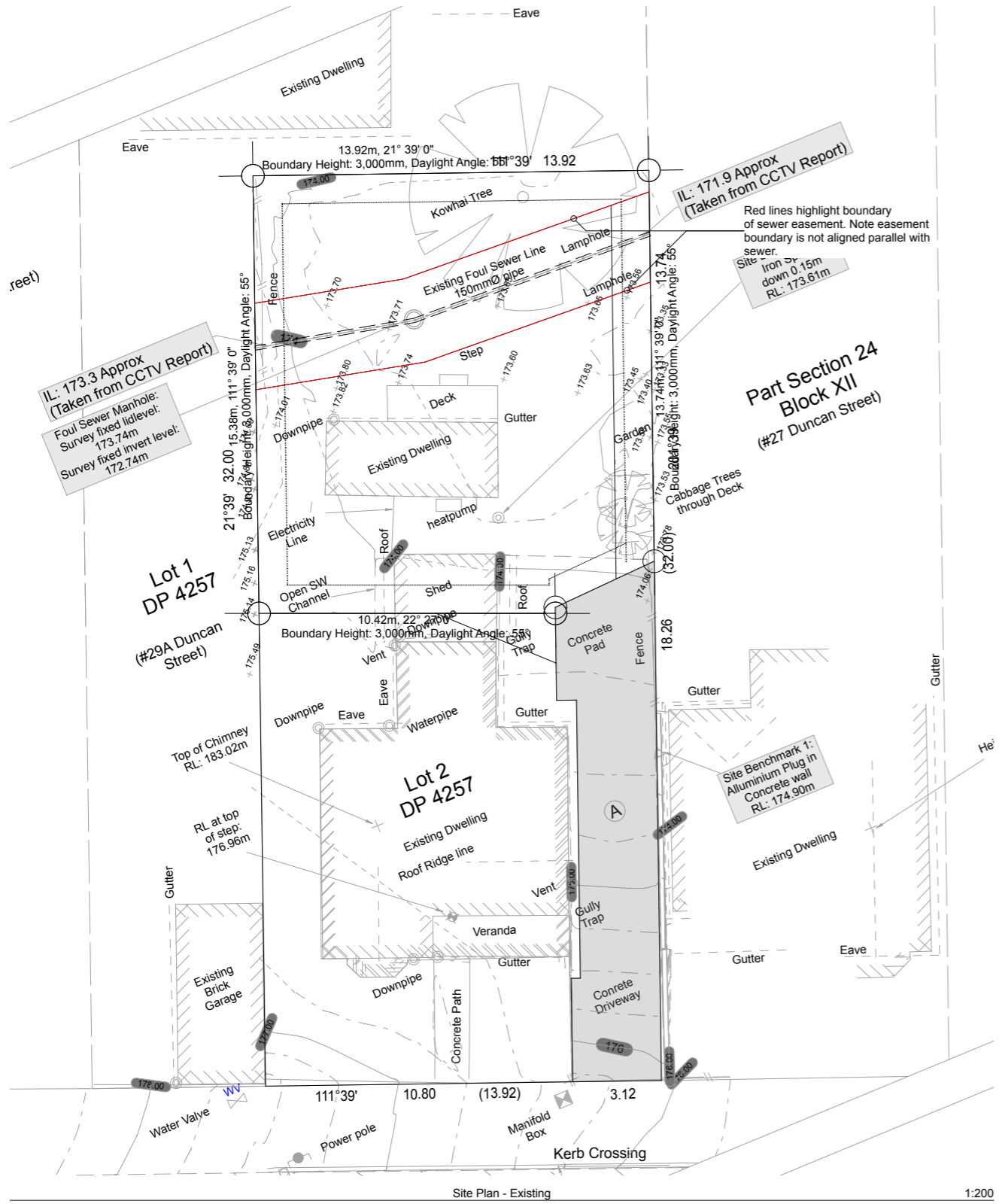


Lot 2, 29 Duncan St  
 Central Dunedin  
 Reuben Ward

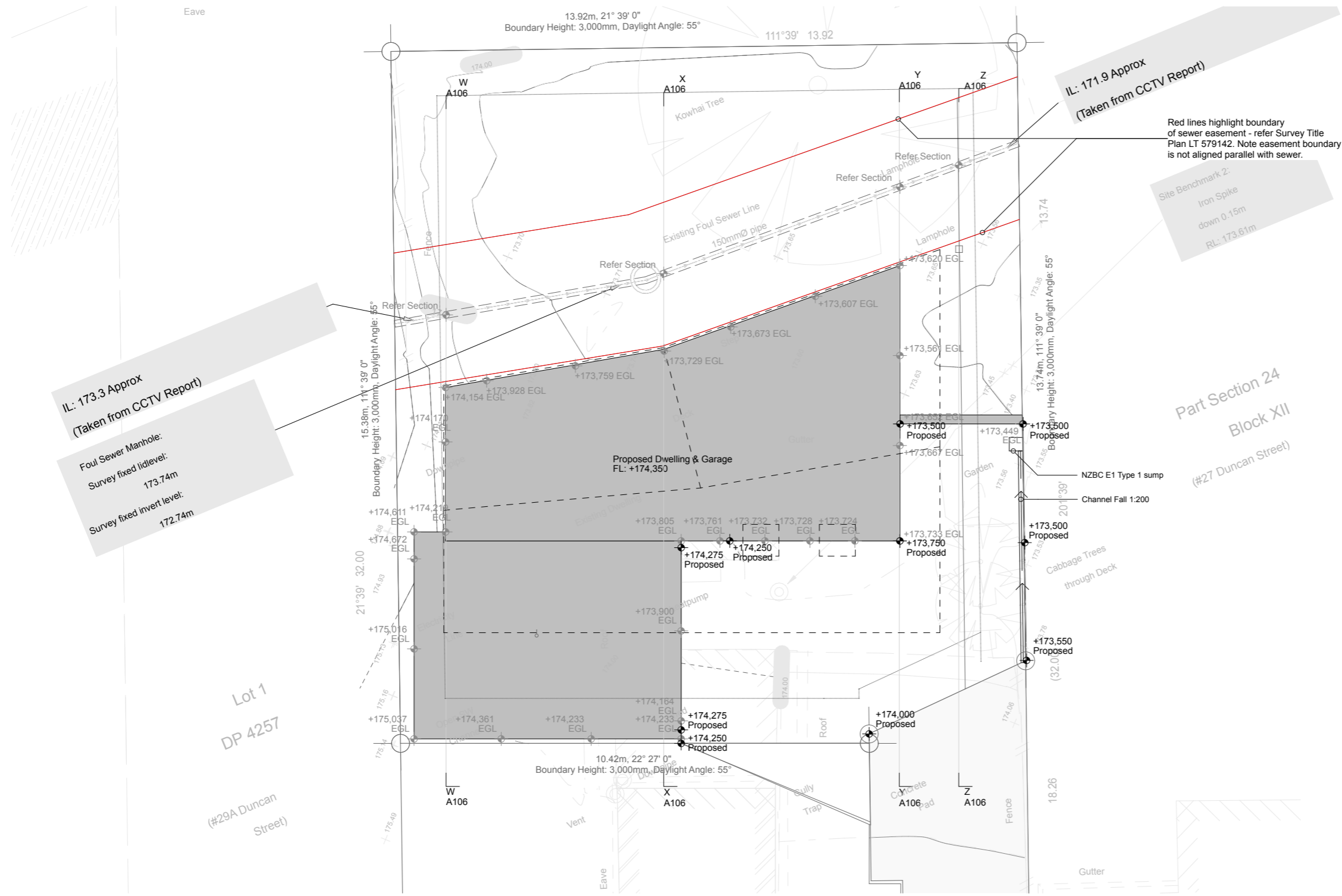
Layout	Sheet Name
Working Drawings	
	Cover Sheet
A1 Plans	
A101	Site Plan
A102	Site Levels Plan
A103	Site Earthworks & Impervious
A104	Sediment Control Plan
A105	HIRB Sections
A106	Site Sections
A107	Foundation & Midfloor Plans
A108	Ground Floor Plan
A109	First Floor & Loft Plans
A110	Ground Floor Wall Framing Setout Plan
A111	First Floor & Loft Wall Framing
A112	Roof Framing & Roof Plan
A113	Membrane Deck Plans
A114	Plumbing & Drainage Plans
A2 Elevations	
A201	Elevations
A202	Elevations
A3 Sections	
A301	Sections
A302	Sections
A303	Sections
A304	Sections
A305	3D Views
A306	3D Views
A307	3D Views
A4 Details	
A401	Details
A402	Details
A403	Details
A404	Details
A405	Details
A406	Details (Shiplap Joinery)
A407	Details (Concrete Joinery)
A408	Details (3stack @ cantilever)
A409	Details (Shiplap 2sliding)
A410	Details (Concrete 2 sliding)
A411	Details (Entry Door)
A412	Details (Garage)
A413	Balustrade Type 1 Details
A414	Balustrade Type 2 Details
A415	Stair Details
A416	Details
A417	Details
A418	Details
A419	Details
A5 Schedules	
A501	Door Schedule
A502	Window Schedule

Drawn by: George Gould 0273693118 georgegould243@gmail.com	Notes:	Client: Reuben Ward	27B Duncan St Central Dunedin Dunedin	29/09/23	BC - Rough Draft	Cover Sheet Scale: @A3	Rev:
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<b>SITE INFO:</b> Lot 2 29 Duncan St, Central Dunedin, Dunedin	
Territorial Authority: Planning Zone:	Dunedin City Council Inner City Residential Zone Archeological Alert Layer Mapped Area City Rise Heritage Precinct Overlay
<b>SITE CONTROLS:</b>	
Wind Zone: Earthquake Zone: Exposure / Durability Zone: Snow Loading: Climate Zone:	LOW ZONE 1 ZONE C N4 3
<b>SITE AREAS:</b>	
Site Area (Total): Site Coverage: (60% max.)	212m <sup>2</sup> 109.89m <sup>2</sup> @ /61#', (including all overhangs)
Site Impervious Area - refer Impervious Plan	
<b>SITE LEVELS &amp; SEWER MAIN NOTES:</b>	
Sewer Easement Boundary location based on LT579142 - T (Lodged) survey title plan.	
Sewer Main location & levels based on 'D12472-4-Topo-20230724 with sewer depths.' (July 2023)	
Site Levels Plan levels are indicative only and based on 'D12472-4-Topo-20230724 with sewer depths.' (July 2023)	
Note easement boundary does not align parallel with actual sewer main location.	
<b>KEY:</b>	
	Sewer easement boundary
	First Floor Balcony o/head
	Boundary setback intrusion
	Dwelling Area (foundation edge)
	Driveway



Drawn by: George Gould 0273693118 georgegould243@gmail.com	Notes:	Client: Reuben Ward		27B Duncan St Central Dunedin Dunedin	29/09/23	BC - Rough Draft	Site Plan Scale: 1:200 @ A3	Rev:	A101
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**SITE LEVELS & SEWER MAIN NOTES:**

Sewer Easement Boundary location based on LT579142 - T (Lodged) survey title plan.

Sewer Main location & levels based on 'D12472-4-Topo-20230724 with sewer depths.' (July 2023)

Site Levels Plan levels are indicative only and based on 'D12472-4-Topo-20230724 with sewer depths.' (July 2023)

Note easement boundary does not align parallel with actual sewer main location.

IL: 173.3 Approx  
(Taken from CCTV Report)

Foul Sewer Manhole:  
Survey fixed lidlevel: 173.74m  
Survey fixed invert level: 172.74m

IL: 171.9 Approx  
(Taken from CCTV Report)

Site Benchmark 2:  
Iron Spike  
down 0.15m  
RL: 173.61m


Part Section 24  
Block XII  
(#27 Duncan Street)



Lot 1  
DP 4257  
(#29A Duncan Street)

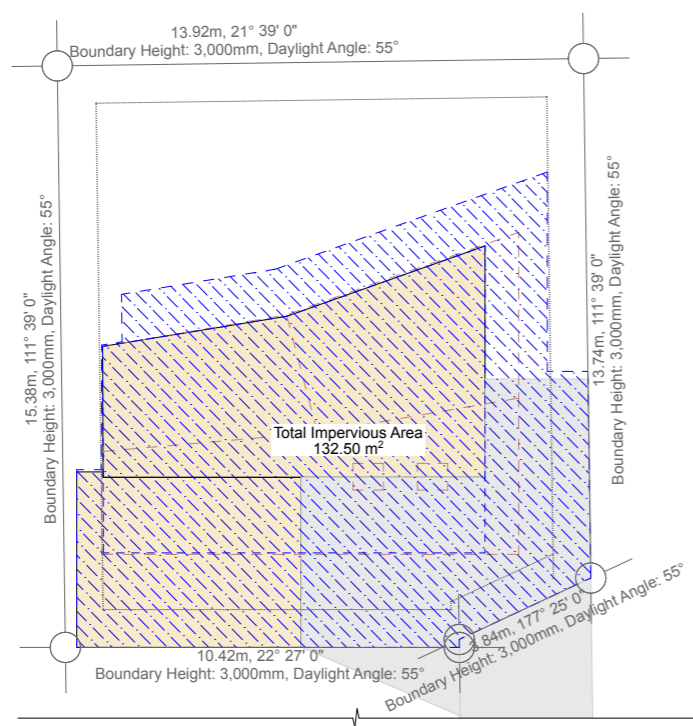
Site Levels Plan

1:100

Drawn by: George Gould 0273693118 georgegould243@gmail.com	Notes:	Client: Reuben Ward		27B Duncan St Central Dunedin Dunedin	29/09/23	BC - Rough Draft	Site Levels Plan Scale: 1:100, 1:200 @ A3	Rev:	A102
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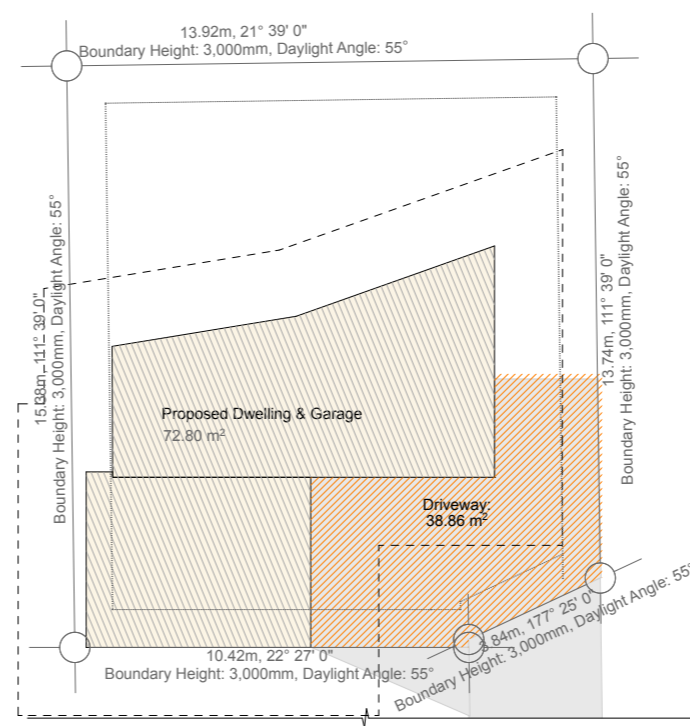
Site Impervious Area	
Total Site Area:	212掃
Total Impervious Area	132.50掃 @0.3. # ' (80% Permitted)
 Impervious Area	

Site Earthworks	
Total Site Area:	212掃
Total Earthworks Area	111.16掃
 Earthworks area of foundation  Earthworks area of driveway	
Earthworks considered to be a permitted activity under rule 8A.5.1 Earthworks - Small Scale Thresholds	



Site Plan - Impervious

1:200



Site Plan - Earthworks

1:200

Drawn by:  
George Gould  
0273693118  
georgegould243@gmail.com

Notes:

Client:  
Reuben Ward



27B Duncan St  
Central Dunedin  
Dunedin

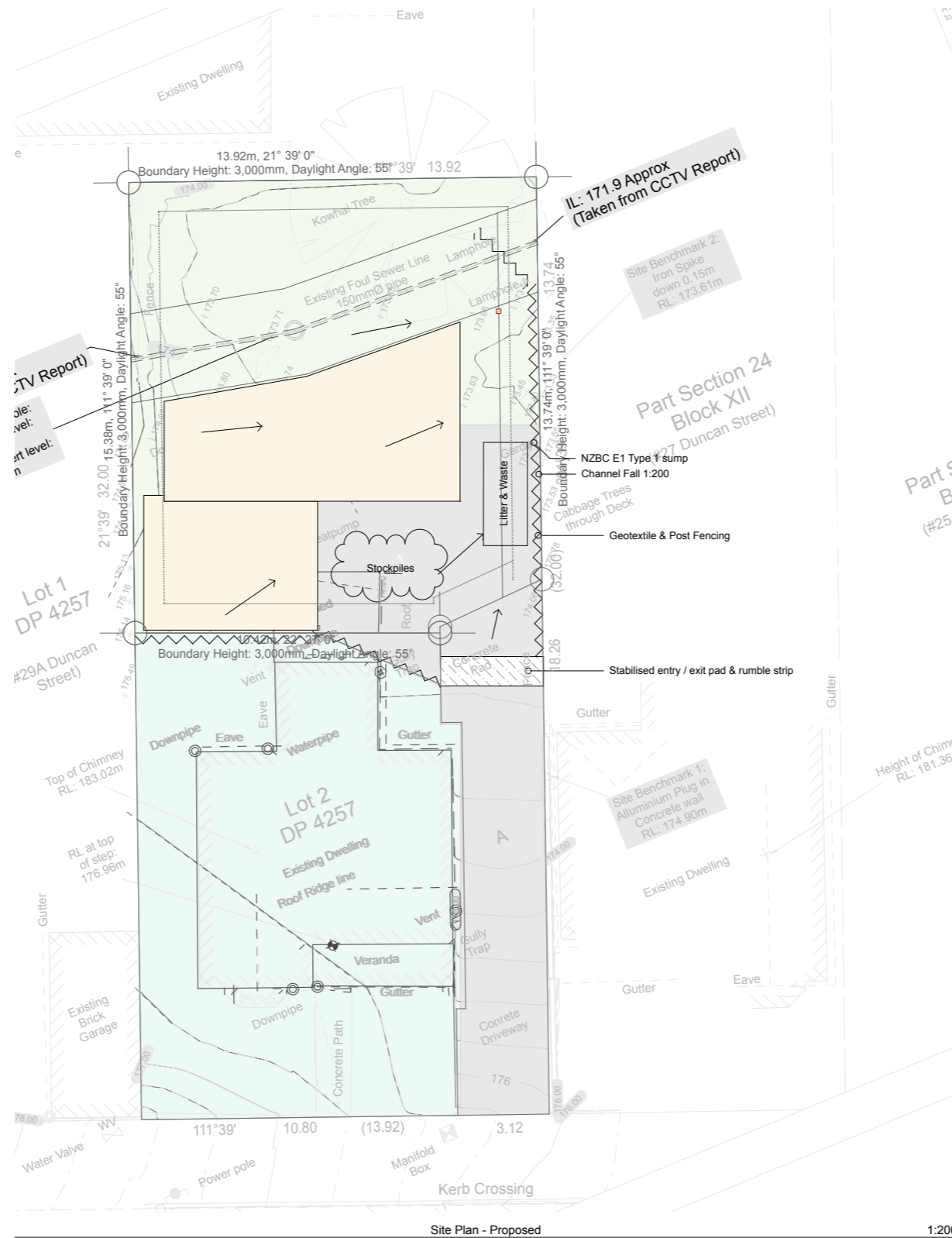
29/09/23

BC - Rough Draft

Site Earthworks & Impervious  
Scale: 1:200 @ A3

Rev:

A103

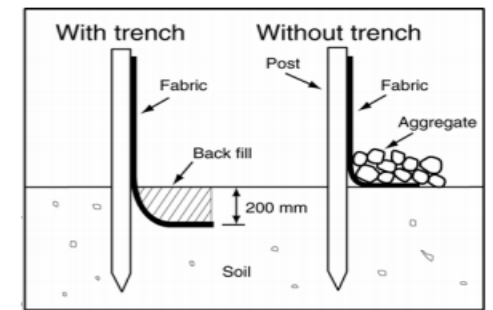
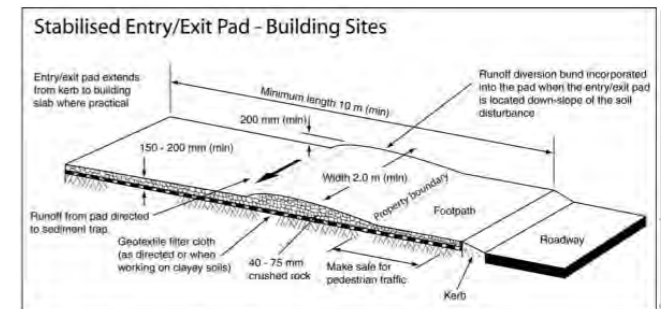
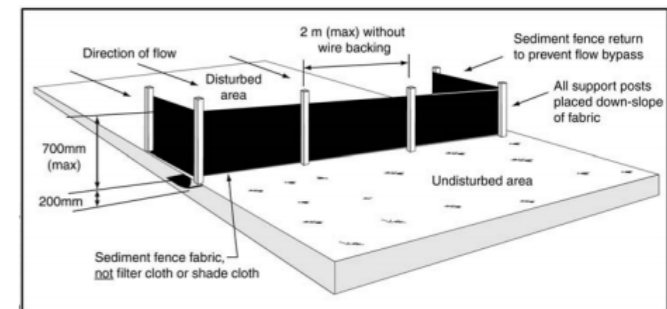


**SEDIMENT CONTROL**

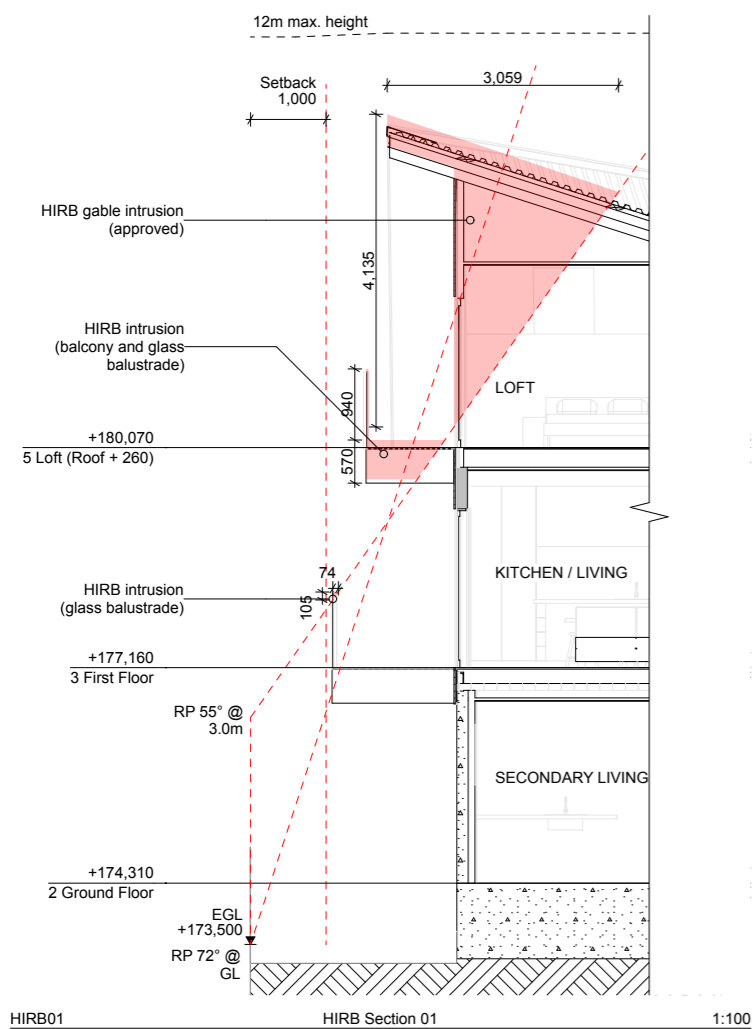
- Prior to and during construction minimise sediment runoff and erosion (from surface water runoff) using Erosion & Sediment Control Guidelines for small site.
- Consider location for chute to control water runoff on site, ensure access to site has small sluice to prevent flow from footpath and connect stormwater system with sediment control asap.
- All sediment and erosion control structures to be inspected each working day and maintained in good working order.
- Main contractor is responsible for establishing, monitoring and maintaining the sediment and erosion control.
- All ground cover vegetation outside the immediate building to be preserved during the building phase. Any stock piling of clay material temporary or otherwise to be covered with impervious sheet.
- After the roof structure has been erected install the stormwater pipes as soon as practicable connecting to the underground stormwater mains.
- Where possible make sure grass remains intact or replace as soon as possible.

**KEY**

- Geotextile & Post Fencing
- Stabilised entry / exit pad & rumble strip
- Overland Flow Path



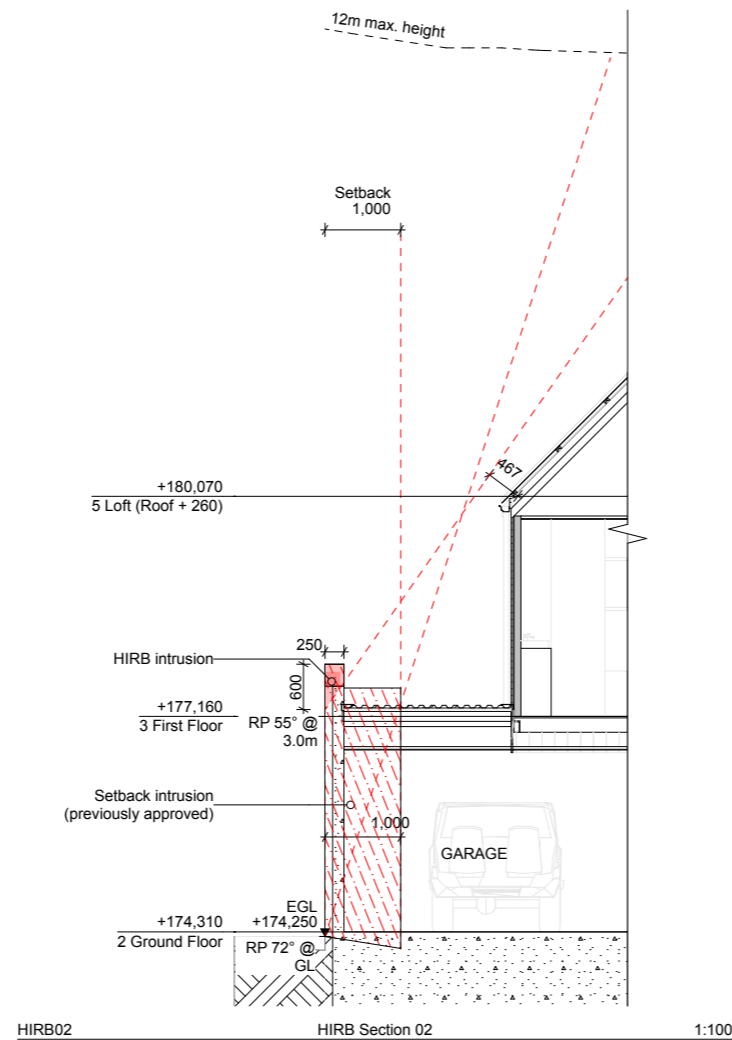
Drawn by: George Gould 0273693118 georgegould243@gmail.com	Notes:	Client: Reuben Ward		27B Duncan St Central Dunedin Dunedin	29/09/23	BC - Rough Draft	<b>Sediment Control Plan</b> Scale: 1:50, 1:200, 1:1 @ A3	Rev:	<b>A104</b>
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HIRB01

HIRB Section 01

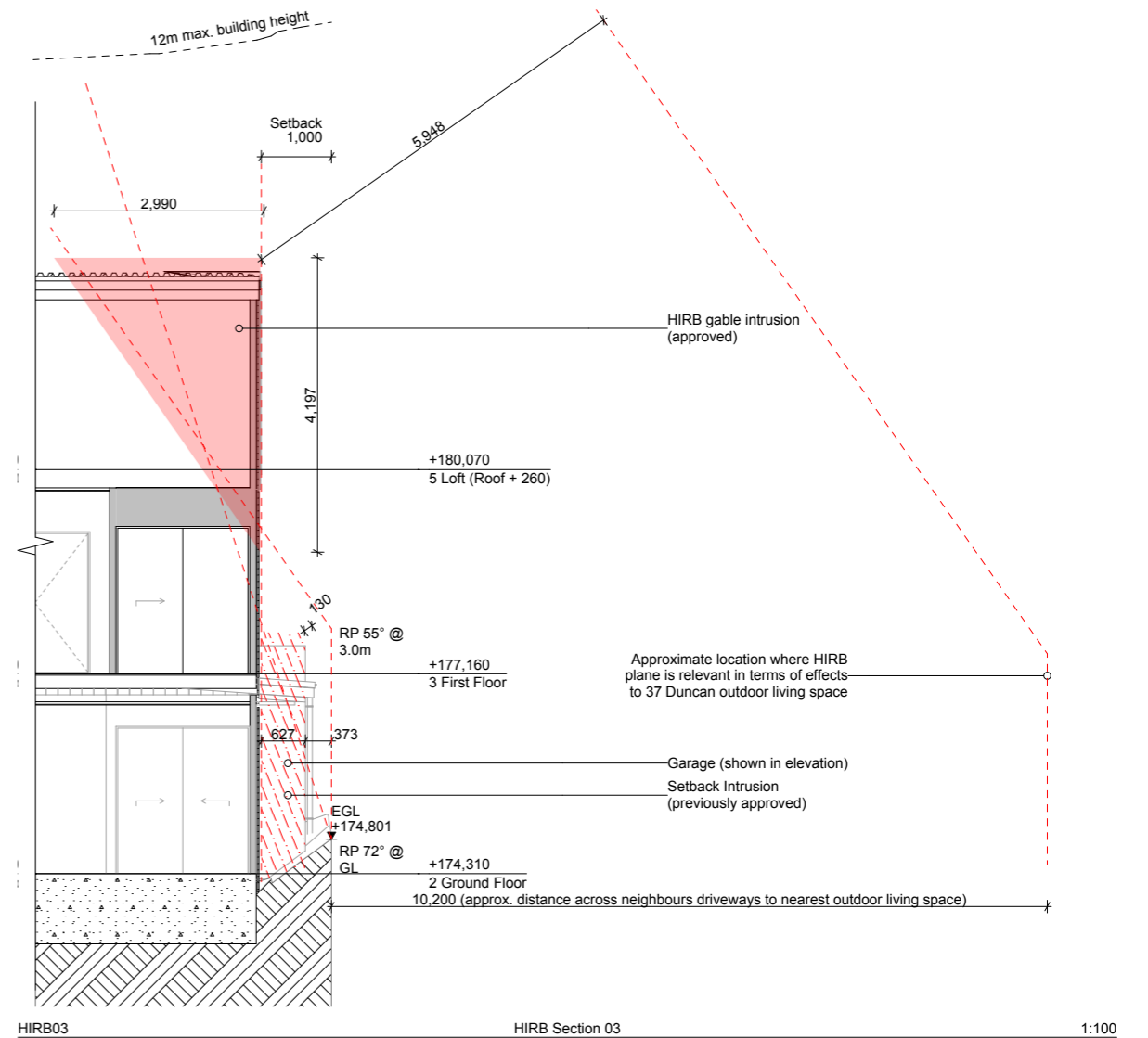
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HIRB02

HIRB Section 02

1:100



HIRB03

HIRB Section 03

1:100

Drawn by:  
George Gould  
0273693118  
georgegould243@gmail.com

Notes:

Client:  
Reuben Ward

27B Duncan St  
Central Dunedin  
Dunedin

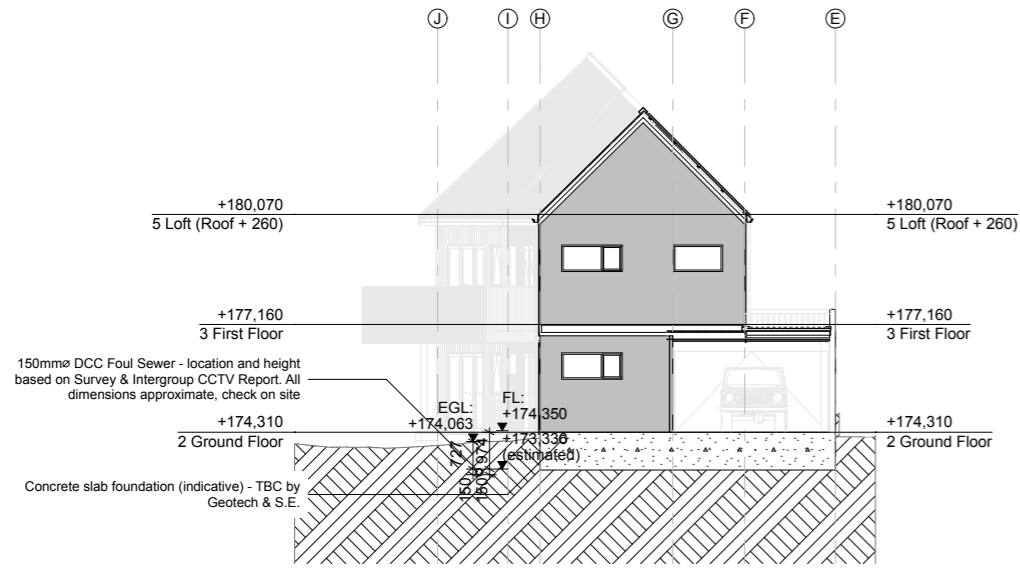
29/09/23

BC - Rough Draft

HIRB Sections  
Scale: 1:50, 1:100 @ A3

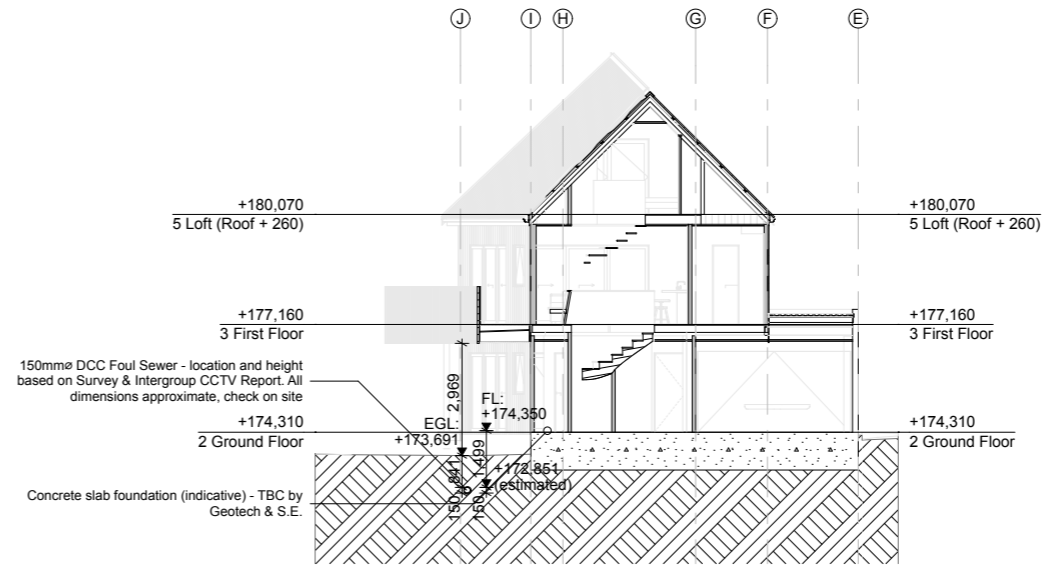
Rev:

A105



Site Section W

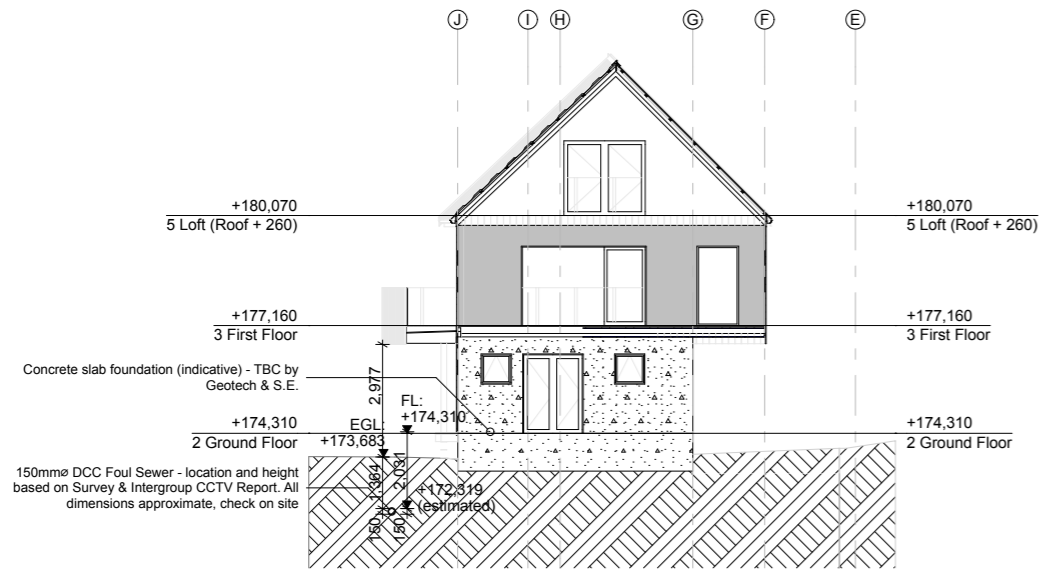
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Site Section X

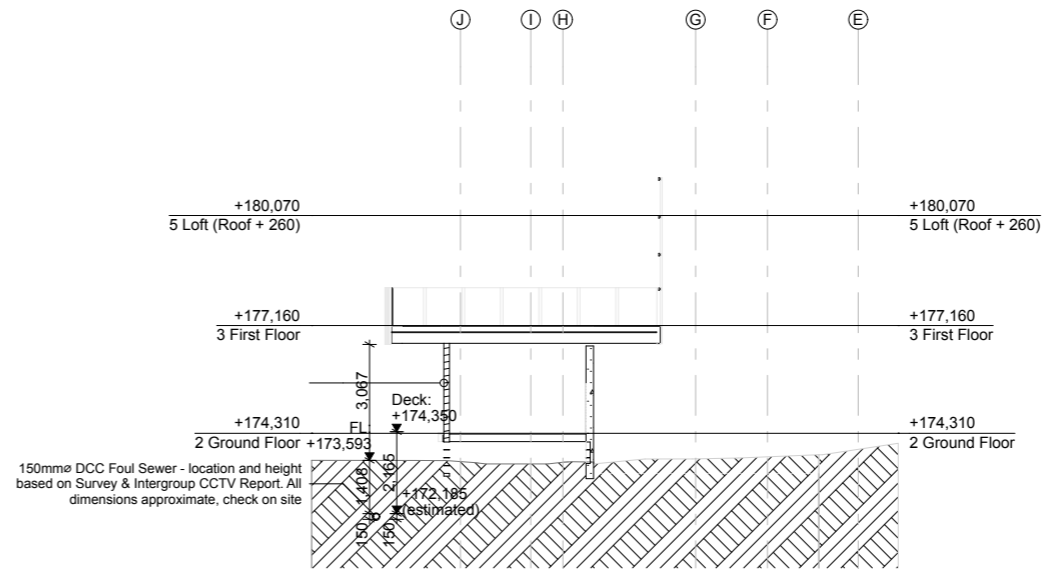
1:200

**SITE LEVELS & SEWER MAIN NOTES:**  
 Sewer Easement Boundary location based on LT579142 - T (Lodged) survey title plan.  
 Sewer Main location & levels based on 'D12472-4-Topo-20230724 with sewer depths.' (July 2023)  
 Site Levels Plan levels are indicative only and based on 'D12472-4-Topo-20230724 with sewer depths.' (July 2023)  
 Note easement boundary does not align parallel with actual sewer main location.



Site Section Y

1:200



Site Section Z

1:200

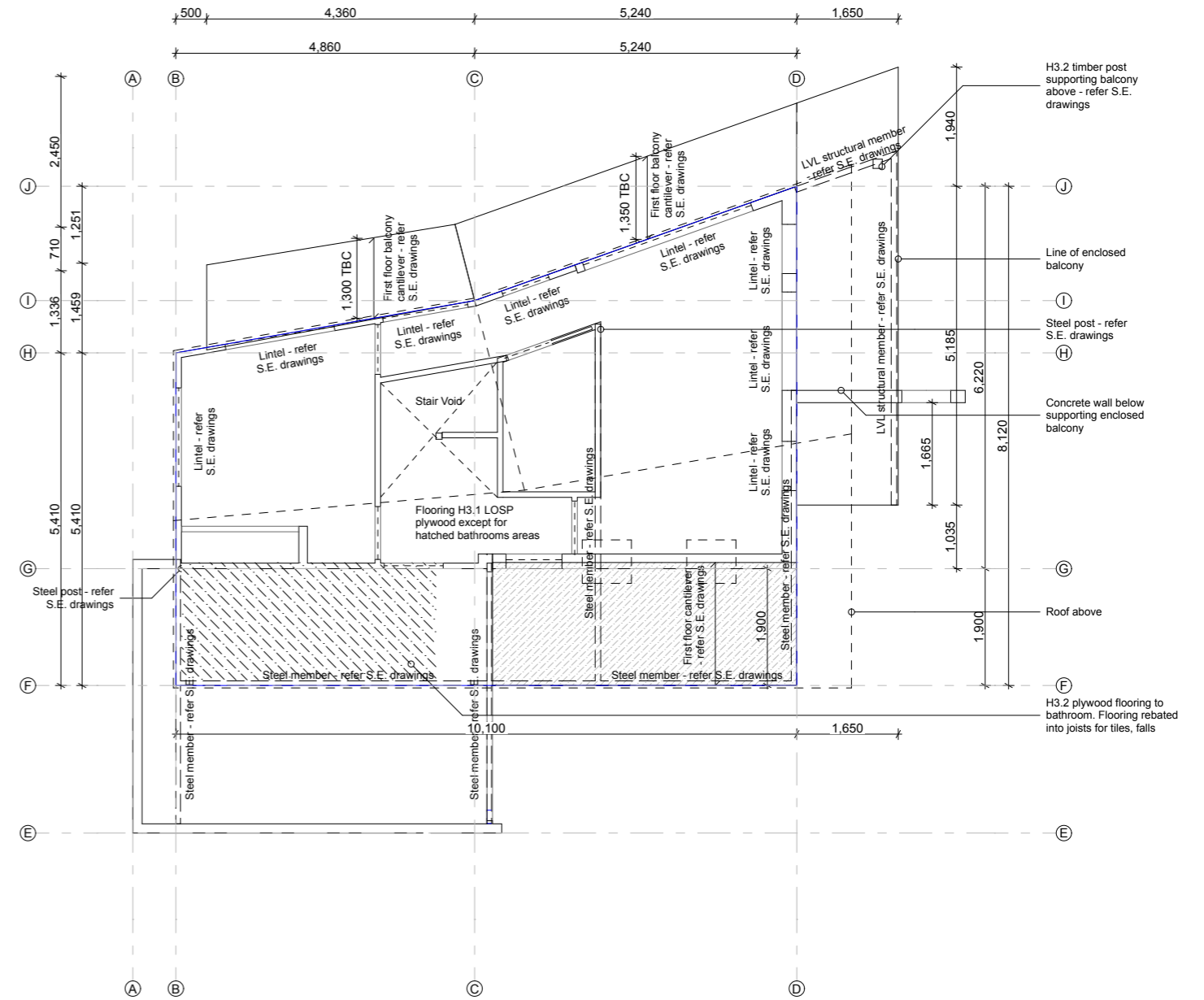
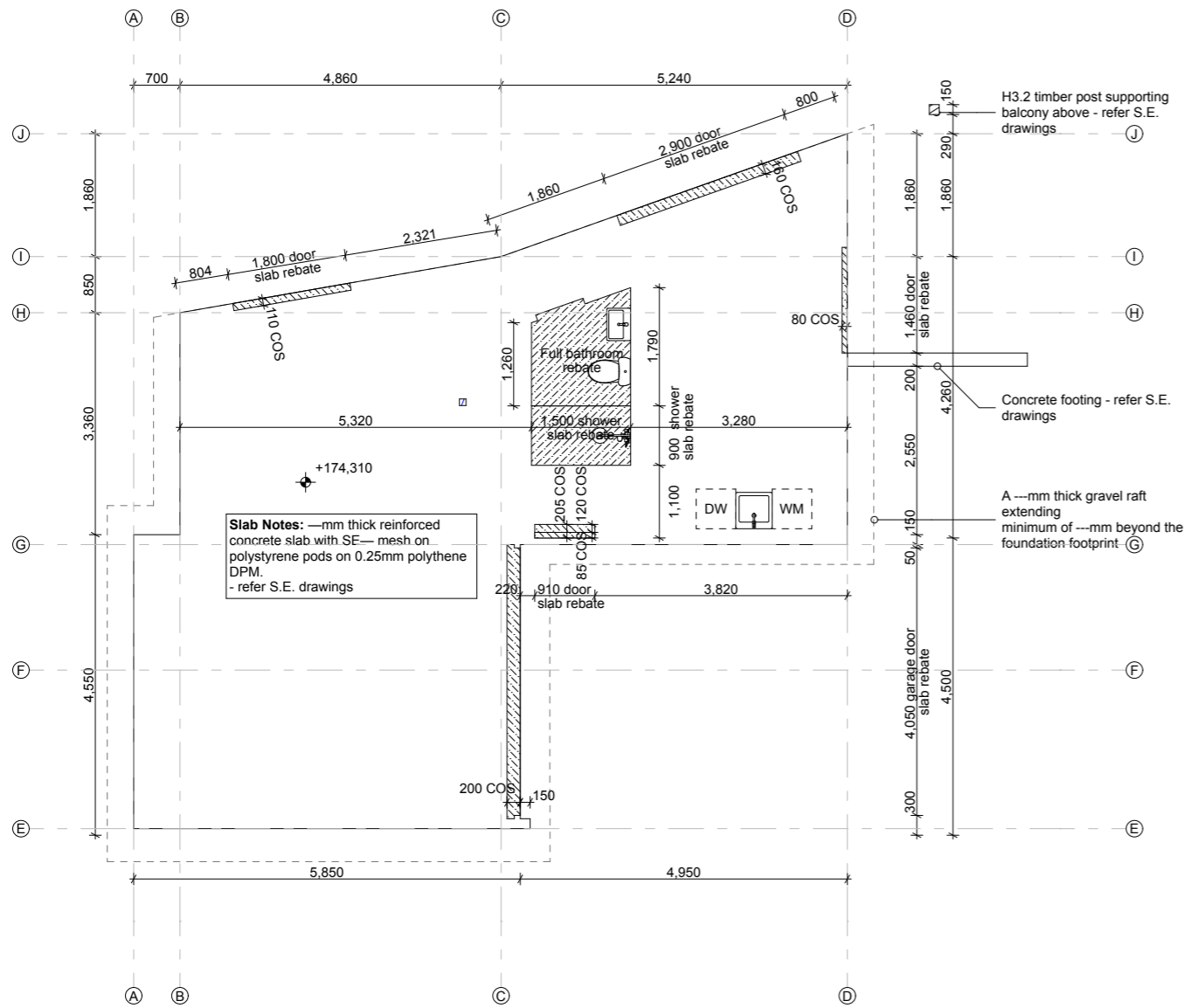
Drawn by: George Gould 0273693118 georgegould243@gmail.com	Notes:	Client: Reuben Ward		27B Duncan St Central Dunedin Dunedin	29/09/23	BC - Rough Draft	Site Sections Scale: 1:200 @ A3	Rev:	A106
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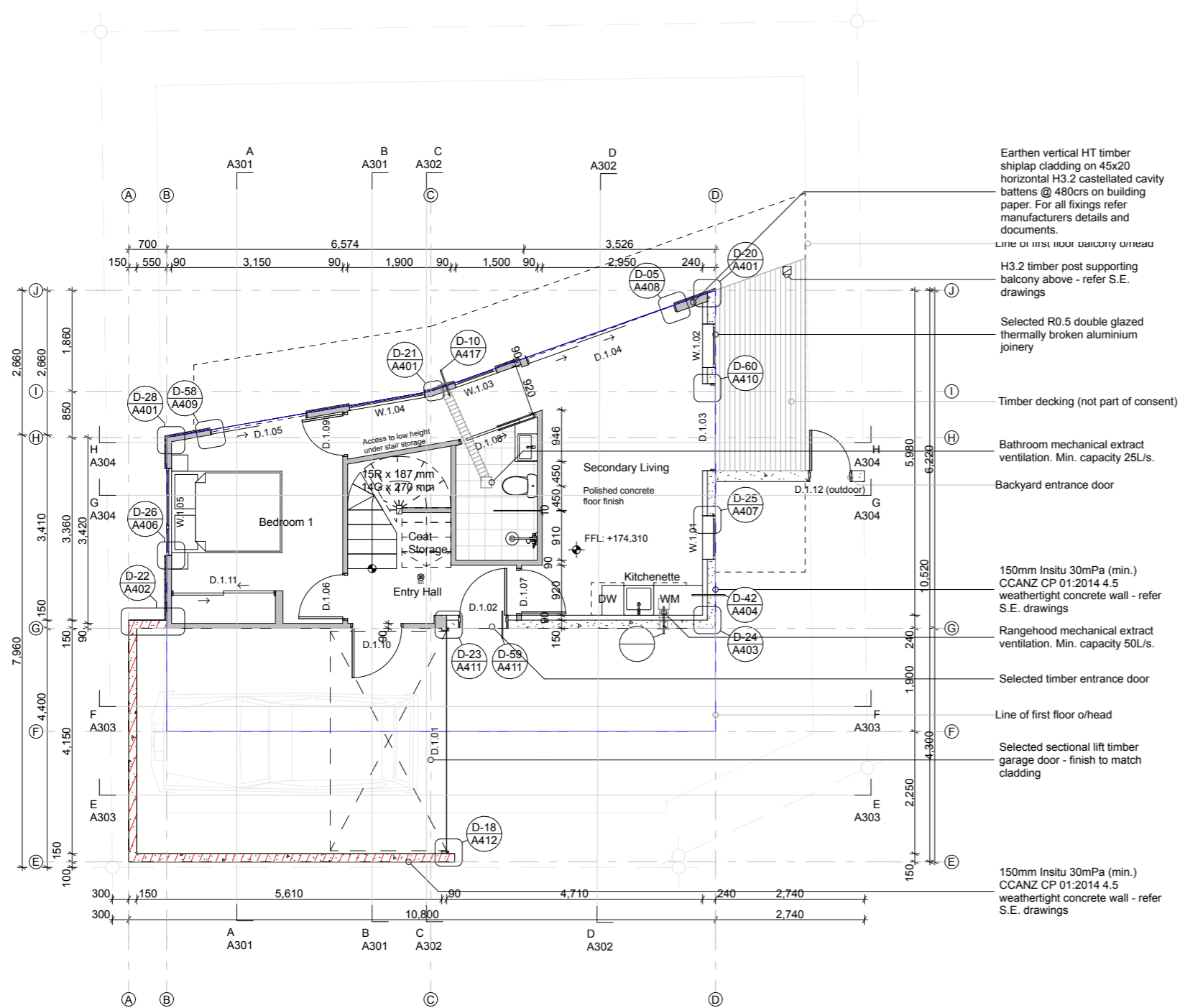
**Foundation Key:**

- Shower slab rebate
- Door slab rebate
- Extent of gravel raft - refer S.E. drawings

**Midfloor Key:**

- Cantilever
- H3.2 flooring to bathroom, flooring rebated into joists for tiles, falls
- Lintel - refer S.E. drawings
- Load bearing wall - refer S.E. drawings





Ground Floor Plan

1:100



**GENERAL FLOOR PLAN NOTES**

- Smoke Alarms: Required within 3m of all sleeping areas, change in level & entry/exits as per NZS 4514 & BRANZ Bulletins No's 252 & 309.
- All new glazing to comply with NZS4223
- All hard floor finishes to comply with NZBC D1/AS Table 2. Floor tiles to be non-slip & have a slip coefficient value of 0.35 - 0.65 for grit finished ceramic tiles.
- Bathroom flooring to be tiled over waterproofing membrane
- Kitchen flooring to be vinyl planking.
- Hot water pipes to be sized according to NZBC G12 & NZS4305:1996. Mains pressure: 15mm dia. allows 12mm max. pipe length. Pipe length beyond this must be lagged.
- Satin enamel wall finish to bathroom, ensuite & those walls adjacent to sinks etc. in kitchen & laundry. One row of tiles to be used above basins, vanities & benches. Bottom edge to be filled with fungus/mold resistant sealant.
- Linings and finishes to the walls and ceilings in wet areas will be a combination of the following to satisfy the performance for impervious and easily cleaned surfaces in areas exposed to watersplash to meet the complete requirements of E3/AS1:
  1. GIB Aqualine sheet lining with a three coat paint system with semi-gloss finish.
  2. Ceramic or stone tiles with a maximum of 6% water absorption, waterproof grouted joints, and bedded with an adhesive specified by the tile manufacturer as being suitable for the tiles, substrate material and the environment of use.
- Tiles to be installed over H3.2 ply sheet installed as tile substrate in accordance with manufacturers requirements for specific installation.

**ELECTRICAL NOTES**

- All electrical installations to be in accordance with NZECP 51:2001
- Where downlights are to be installed, only CA 80, CA 135, IC or IC-F downlights are permitted in private or rental dwellings. (Note that IC downlights can only be used with insulation that passes the needle flame test of AS/NZS 60598 2.2 clause 11.5). Recessed downlights that are not labelled as above are not permitted to be installed into residential buildings. Downlights to skillion ceiling areas must be IC rated and have rubber gasket seals to prevent moisture movement into ceiling cavities.
- All external and wet area lighting and electrical fixtures to be IP rated.
- Total of 20 lux of illuminance for the total wattage required per m2 of floor area as shown in NZBC G8 / AS1 Table 1.
- Lighting and electrical by others, all positions and types to be selected and confirmed by client with contractor unless noted otherwise.
- Mechanical ventilation in housing removing moisture shall be vented outside (includes wet areas). Refer to NZBC G4/AS1 1.3.C.ii, Mechanical Ventilation to be 150 dia 230 Cu M/H inline fan ducted to wall/soffit/roof. Auto extractor fans shall terminate through wall/soffit/roof with an extraction rate as set out in NZBC G4.
- All smoke alarms are to comply with NZBC F7 and be manufactured to at least one of: AS 3786, ISO 12239 or BS EN 14604. Required within 3m of all sleeping areas, change in level & entry/exits as per NZS 4514 & BRANZ Bulletins No's 252 & 309
- Downlights shall be CA80 check the insulation manufacturers instructions to ensure their product is safe when installed along side proposed downlights
- Recessed lights in skillion ceiling areas are to be IC rated or rubber gasket sealed to prevent moisture movement into roof space

**FLOOR PLAN KEY**

-  Smoke Detector
-  Roof Access Hatch

Drawn by: George Gould 0273693118 georgegould243@gmail.com	Notes:	Client: Reuben Ward		27B Duncan St Central Dunedin Dunedin	29/09/23	BC - Rough Draft	Ground Floor Plan Scale: 1:100 @ A3	Rev:	A108
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

**GENERAL FLOOR PLAN NOTES**

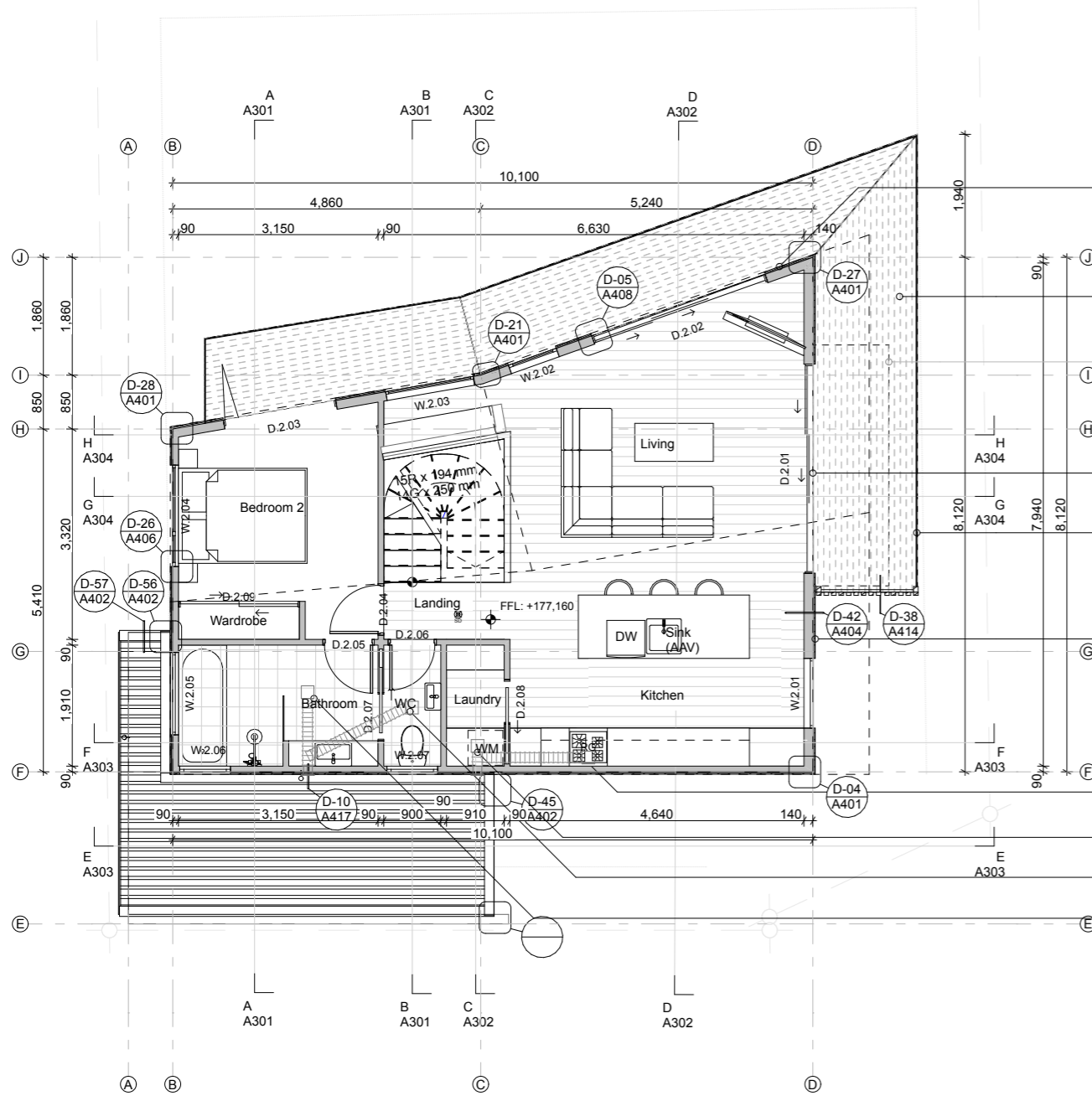
- Smoke Alarms: Required within 3m of all sleeping areas, change in level & entry/exits as per NZS 4514 & BRANZ Bulletins No's 252 & 309.
- All new glazing to comply with NZS4223
- All hard floor finishes to comply with NZBC D1/AS Table 2. Floor tiles to be non-slip & have a slip coefficient value of 0.35 - 0.65 for grit finished ceramic tiles.
- Bathroom flooring to be tiled over waterproofing membrane
- Kitchen flooring to be vinyl planking.
- Hot water pipes to be sized according to NZBC G12 & NZS4305:1996. Mains pressure: 15mm dia. allows 12mm max. pipe length. Pipe length beyond this must be lagged.
- Satin enamel wall finish to bathroom, ensuite & those walls adjacent to sinks etc. in kitchen & laundry. One row of tiles to be used above basins, vanities & benches. Bottom edge to be filled with fungus/mold resistant sealant.
- Linings and finishes to the walls and ceilings in wet areas will be a combination of the following to satisfy the performance for impervious and easily cleaned surfaces in areas exposed to watersplash to meet the complete requirements of E3/AS1:
  1. GIB Aqualine sheet lining with a three coat paint system with semi-gloss finish.
  2. Ceramic or stone tiles with a maximum of 6% water absorption, waterproof grouted joints, and bedded with an adhesive specified by the tile manufacturer as being suitable for the tiles, substrate material and the environment of use.
 Tiles to be installed over H3.2 ply sheet installed as tile substrate in accordance with manufacturers requirements for specific installation.

**ELECTRICAL NOTES**

- All electrical installations to be in accordance with NZCEP 51:2001
- Where downlights are to be installed, only CA 80, CA 135, IC or IC-F downlights are permitted in private or rental dwellings. (Note that IC downlights can only be used with insulation that passes the needle flame test of AS/NZS 60598 2.2 clause 11.5). Recessed downlights that are not labelled as above are not permitted to be installed into residential buildings. Downlights to skillion ceiling areas must be IC rated and have rubber gasket seals to prevent moisture movement into ceiling cavities.
- All external and wet area lighting and electrical fixtures to be IP rated.
- Total of 20 lux of illuminance for the total wattage required per m2 of floor area as shown in NZBC G8 / AS1 Table 1.
- Lighting and electrical by others, all positions and types to be selected and confirmed by client with contractor unless noted otherwise.
- Mechanical ventilation in housing removing moisture shall be vented outside (includes wet areas). Refer to NZBC G4/AS1 1.3.C.ii, Mechanical Ventilation to be 150 dia 230 Cu M/H inline fan ducted to wall/soffit/roof. Auto extractor fans shall terminate through wall/soffit/roof with an extraction rate as set out in NZBC G4.
- All smoke alarms are to comply with NZBC F7 and be manufactured to at least one of: AS 3786, ISO 12239 or BS EN 14604, Required within 3m of all sleeping areas, change in level & entry/exits as per NZS 4514 & BRANZ Bulletins No's 252 & 309
- Downlights shall be CA80 check the insulation manufacturers instructions to ensure their product is safe when installed along side proposed downlights
- Recessed lights in skillion ceiling areas are to be IC rated or rubber gasket sealed to prevent moisture movement into roof space

**FLOOR PLAN KEY**

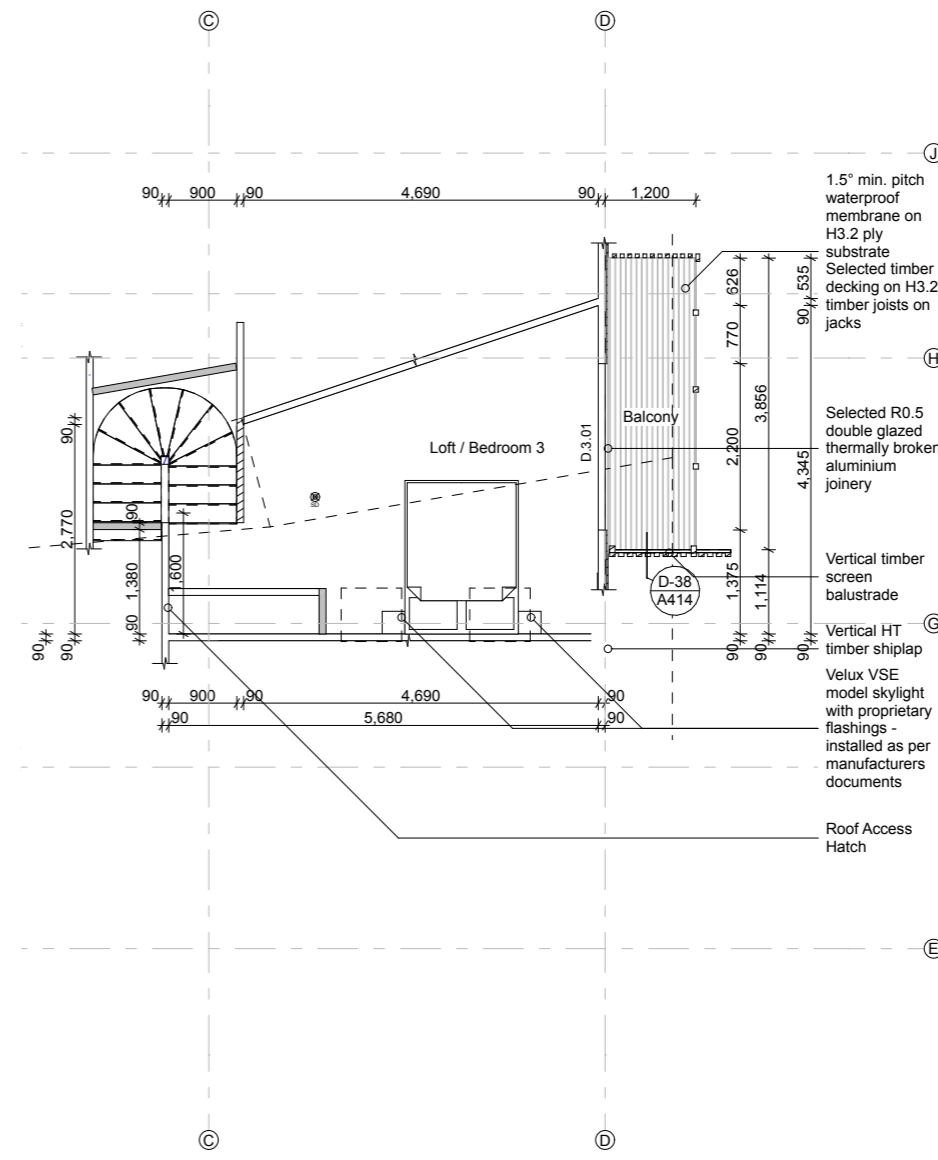
-  Smoke Detector
-  Roof Access Hatch



First Floor Plan

1:100

- Earthen vertical HT timber shiplap cladding on 45x20 horizontal H3.2 castellated cavity battens @ 480crs on building paper. For all fixings refer manufacturers details and documents.
- 1.5° min. pitch waterproof membrane on H3.2 ply substrate H1.2 timber fillets to create falls Selected timber decking on H3.2 timber joists on jacks
- Line of Mezzanine balcony o/head
- Selected R0.5 double glazed thermally broken aluminium joinery
- Unex Vetro (or similar) semi-frameless glass balustrade
- Earthen vertical HT timber shiplap cladding on 45x20 horizontal H3.2 castellated cavity battens @ 480crs on building paper. For all fixings refer manufacturers details and documents.
- Rangehood mechanical extract ventilation. Min. capacity 50L/s.
- Laundry mechanical extract ventilation. Min. capacity 25L/s.
- WC mechanical extract ventilation. Min. capacity 25L/s.
- Bathroom mechanical extract ventilation. Min. capacity 25L/s.



Loft Floor Plan

1:100

Drawn by: George Gould 0273693118 georgegould243@gmail.com	Notes:	Client: Reuben Ward		27B Duncan St Central Dunedin Dunedin	29/09/23	BC - Rough Draft	First Floor & Loft Plans Scale: 1:100 @ A3	Rev:	A109
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**WALL FRAMING KEY**  
 (AS PER NZS 3604 : 2011 - UNLESS NOTED OTHERWISE FOR BRACING OR S.E. DRAWINGS)

**WF1** - 150mm Insitu concrete walls - refer S.E. drawings  
**WF2** - 150mm Insitu concrete walls with 90mm non-structural timber strap and extruded insulation - refer S.E. drawings  
**WF3** - 90x45mm H1.2 treated SG8 timber framing @600crs max. External Wall (up to 2.75m high).  
 Shiplap cladding, dwangs @ 480crs.  
**WF4** - 90x45mm H1.2 treated SG8 timber framing @600crs max. Internal Wall (up to 2.75m high). Insulated.  
**WF5** - 90x45mm H1.2 treated SG8 timber framing @600crs max. Internal Wall (up to 2.75m high). Non-insulated.  
**WF6** - 90x45mm H1.2 treated SG8 timber framing @600crs max. External Wall (up to 2.75m high).  
 Shiplap cladding, dwangs @ 480crs.  
**WF7** - 200mm Insitu Concrete Wall - refer S.E. drawings  
**WF8** - 90x45mm H1.2 treated SG8 timber framing - refer Truss Design  
**WF9** - 1m high balustrade wall. 90x45mm H1.2 treated timber framing @ 400 crs.(refer S.E. drawings)

**FRAMING NOTES:**  
 - All timber framing to be constructed with H1.2 treated SG8 members - unless noted otherwise.  
 - All internal and external bottom plates are to be 45mm thick and width to match corresponding wall framing as noted above. Bottom plate fixings as noted in schedule below.  
 - All internal and external wall top plates to be 45mm thick and width to match corresponding wall framing as noted above.

--- External thermal insulation envelope

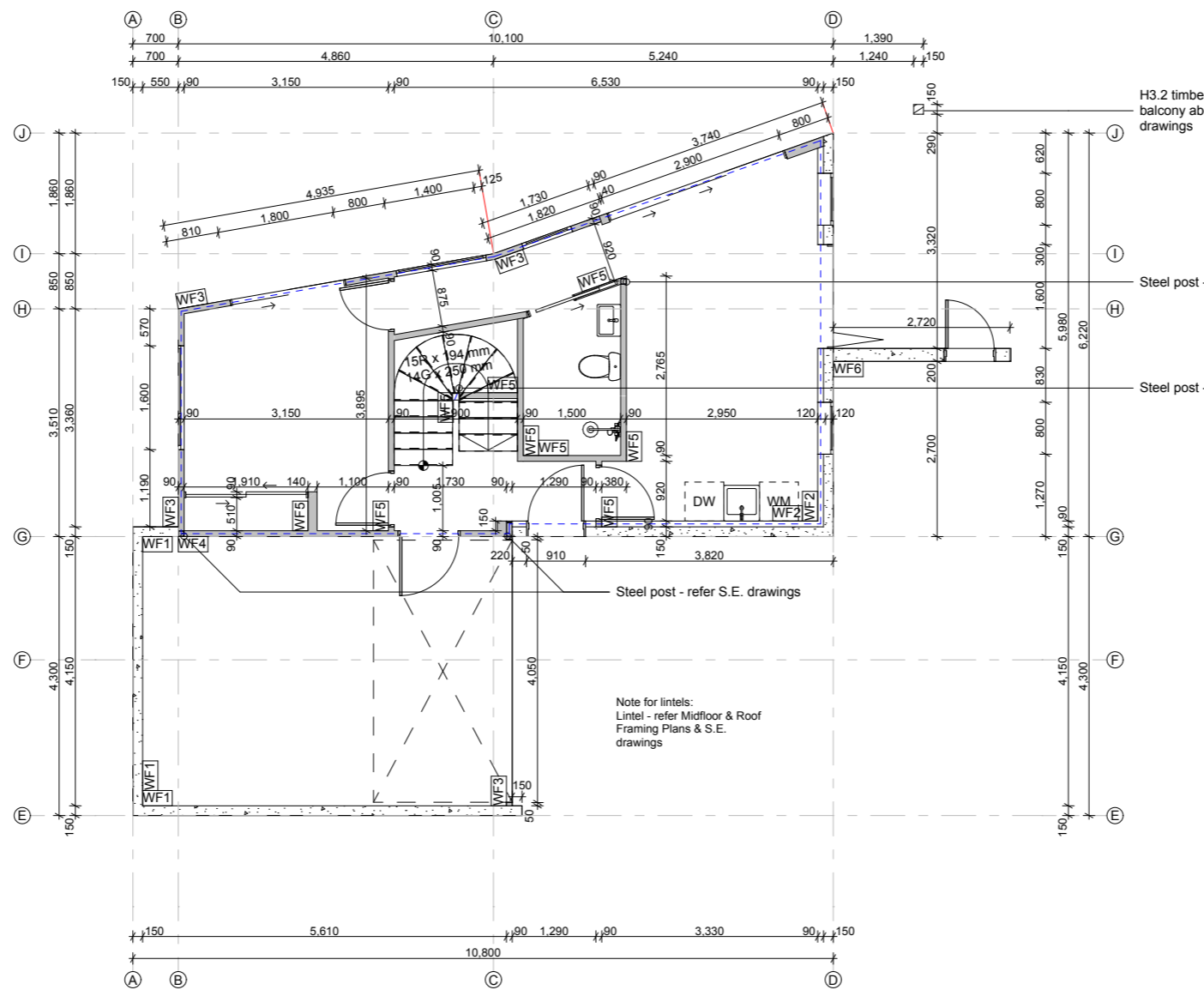
Refer S.E. drawings for Bracing Plan

Steel setout TBC by contractor

**TYPICAL FIXING SCHEDULE FOR FRAMING MEMBERS (AS PER NZS 3604 : 2011) (UNLESS NOTED OTHERWISE FOR BRACING OR S.E. DRAWINGS)**

TYPE OF CONNECTION TOP PLATE-STUD FIXINGS (LIGHTWEIGHT ROOF):  
 2/90 x 3.15mm POWER DRIVEN END NAILED + 2 WIRE DOGS OR 4.7KN CONNECTION  
 BOTTOM PLATE FIXINGS TO CONCRETE SLAB: PROPRIETARY POST FIXED HOLD DOWN ANCHORS INSTALLED IN ACCORDANCE WITH NZS3604:2011 PARAGRAPHS 7.5.12.2, 7.5.12.3 & 7.5.12.4. UPLIFT CAPACITY FOR HOLD DOWN ANCHORS ON BRACING WALLS:  
 150BU/m = 15kN uplift fixings  
 120BU/m = 12kN uplift fixings  
 PROPRIETARY ANCHORS SHOULD HAVE TEST RESULTS SHOWING THEY MEET NZS 3604:2011 REQUIREMENTS FOR INTENDED USE

EXTERIOR BOTTOM PLATE FIXINGS TO TIMBER FLOOR (Non-braced):  
 SECURE BOTTOM PLATE WITH PAIRS OF 100 x 3.75mm FLAT HEAD HAND DRIVEN NAILS OR 3/90mm x 3.15mm POWER DRIVEN NAILS @ 600CRS IN ACCORDANCE WITH NZS3604:2011 INTERIOR BOTTOM PLATE FIXINGS TO TIMBER FLOOR: SECURE BOTTOM PLATE WITH 100 x 3.75mm FLAT HEAD HAND DRIVEN NAIL OR 90mm x 3.15mm POWER DRIVEN NAIL @ 600CRS IN ACCORDANCE WITH NZS3604:2011



Ground Floor Wall Framing Plan

1:100

Drawn by:  
 George Gould  
 0273693118  
 georgegould243@gmail.com

Notes:

Client:  
 Reuben Ward



27B Duncan St  
 Central Dunedin  
 Dunedin

29/09/23

BC - Rough Draft

Ground Floor Wall Framing

Scale: 1:100 @ A3

Rev:

A110

**WALL FRAMING KEY**  
(AS PER NZS 3604 : 2011 - UNLESS NOTED OTHERWISE FOR BRACING OR S.E. DRAWINGS)

- WF1 - 150mm Insitu concrete walls - refer S.E. drawings
- WF2 - 150mm Insitu concrete walls with 90mm non-structural timber strap and extruded insulation - refer S.E. drawings
- WF3 - 90x45mm H1.2 treated SG8 timber framing @600crs max. External Wall (up to 2.75m high). Shiplap cladding, dwangs @ 480crs.
- WF4 - 90x45mm H1.2 treated SG8 timber framing @600crs max. Internal Wall (up to 2.75m high). Insulated.
- WF5 - 90x45mm H1.2 treated SG8 timber framing @600crs max. Internal Wall (up to 2.75m high). Non-insulated.
- WF6 - 90x45mm H1.2 treated SG8 timber framing @600crs max. External Wall (up to 2.75m high). Shiplap cladding, dwangs @ 480crs.
- WF7 - 200mm Insitu Concrete Wall - refer S.E. drawings
- WF8 - 90x45mm H1.2 treated SG8 timber framing - refer Truss Design
- WF9 - 1m high balustrade wall. 90x45mm H1.2 treated timber framing @ 400 crs.(refer S.E drawings)

- FRAMING NOTES:**
- All timber framing to be constructed with H1.2 treated SG8 members - unless noted otherwise.
  - All internal and external bottom plates are to be 45mm thick and width to match corresponding wall framing as noted above. Bottom plate fixings as noted in schedule below.
  - All internal and external wall top plates to be 45mm thick and width to match corresponding wall framing as noted above.

--- External thermal insulation envelope

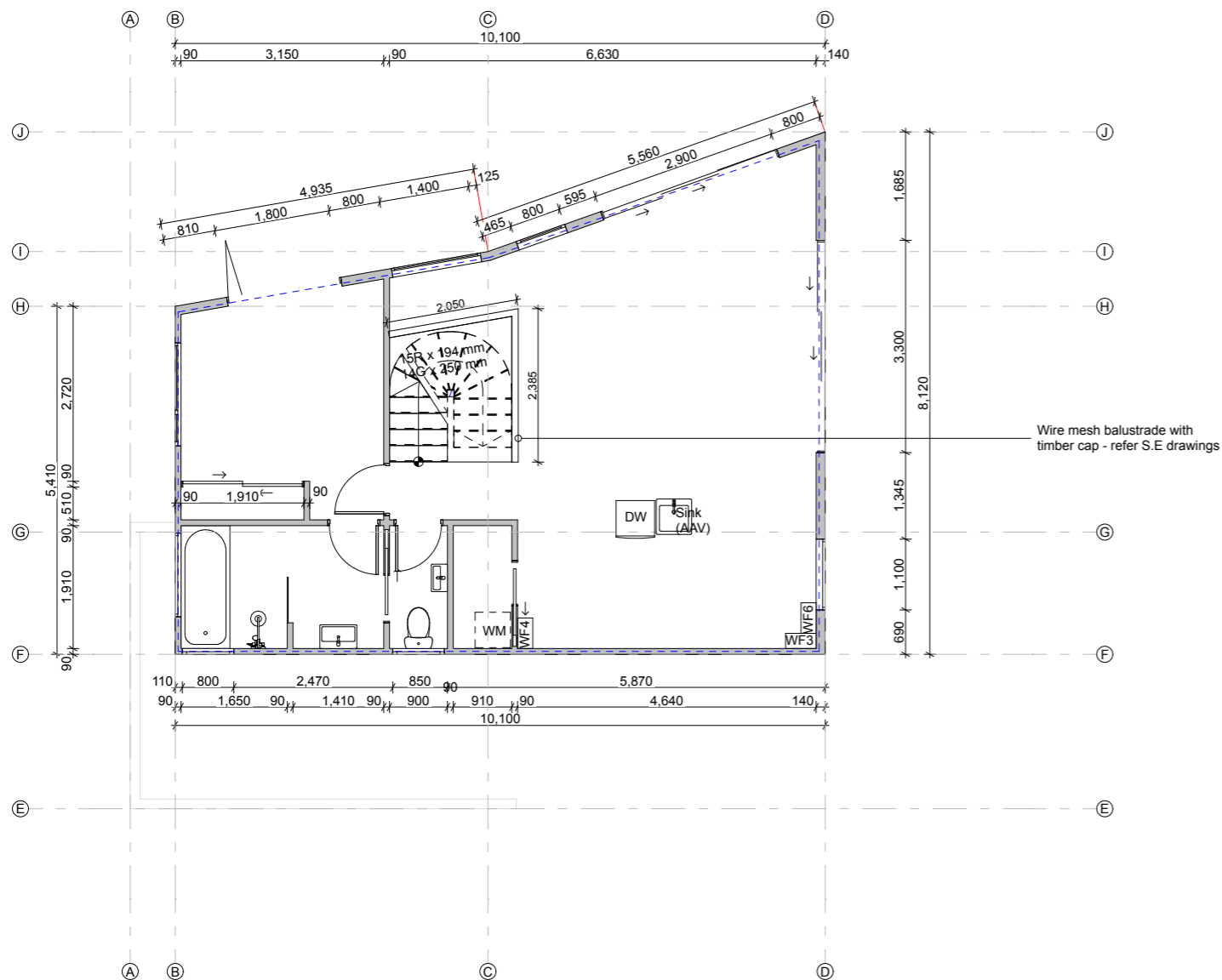
Refer S.E. drawings for Bracing Plan

Steel setout TBC by contractor

**TYPICAL FIXING SCHEDULE FOR FRAMING MEMBERS (AS PER NZS 3604 : 2011) (UNLESS NOTED OTHERWISE FOR BRACING OR S.E. DRAWINGS)**

TYPE OF CONNECTION TOP PLATE-STUD FIXINGS (LIGHTWEIGHT ROOF):  
2/90 x 3.15mm POWER DRIVEN END NAILED + 2 WIRE DOGS OR 4.7KN CONNECTION BOTTOM PLATE FIXINGS TO CONCRETE SLAB: PROPRIETARY POST FIXED HOLD DOWN ANCHORS INSTALLED IN ACCORDANCE WITH NZS3604:2011 PARAGRAPHS 7.5.12.2, 7.5.12.3 & 7.5.12.4. UPLIFT CAPACITY FOR HOLD DOWN ANCHORS ON BRACING WALLS:  
150BU/s/m = 15kN uplift fixings  
120BU/s/m = 12kN uplift fixings  
PROPRIETARY ANCHORS SHOULD HAVE TEST RESULTS SHOWING THEY MEET NZS 3604:2011 REQUIREMENTS FOR INTENDED USE

EXTERIOR BOTTOM PLATE FIXINGS TO TIMBER FLOOR (Non-braced):  
SECURE BOTTOM PLATE WITH PAIRS OF 100 x 3.75mm FLAT HEAD HAND DRIVEN NAILS OR 3/90mm x 3.15mm POWER DRIVEN NAILS @ 600CRS IN ACCORDANCE WITH NZS3604:2011 INTERIOR BOTTOM PLATE FIXINGS TO TIMBER FLOOR: SECURE BOTTOM PLATE WITH 100 x 3.75mm FLAT HEAD HAND DRIVEN NAIL OR 90mm x 3.15mm POWER DRIVEN NAIL @ 600CRS IN ACCORDANCE WITH NZS3604:2011



First Floor Wall Framing Plan

1:100



Loft Wall Framing Plan

1:100

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George Gould  
0273693118  
georgegould243@gmail.com

Notes:

Client:  
Reuben Ward



27B Duncan St  
Central Dunedin  
Dunedin

29/09/23

BC - Rough Draft

First Floor & Loft Wall Framing  
Scale: 1:100 @ A3



Rev:

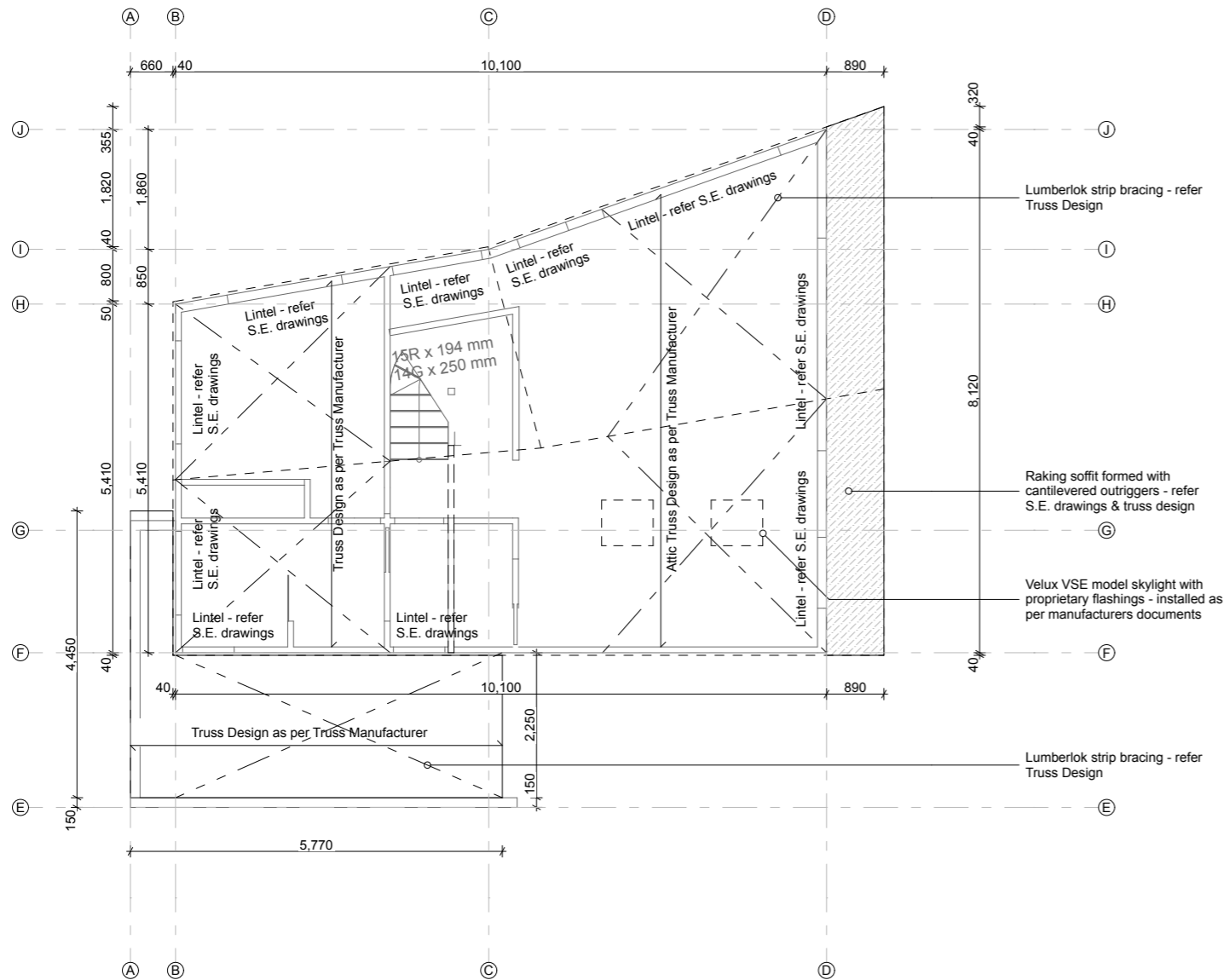
A111

**Roof Framing Notes:**

70x45 purlins @ 900crs on flat fixed to trusses with 1/10g self drilling screw, 80mm long (alternate fixing capacity 2.4kN). Top and bottom purlins to be @ 600crs. Gable end bracing - refer S.E. drawings, truss design and installation of a strong back as per MiTek gable end bracing over roof section of end walls table and details.

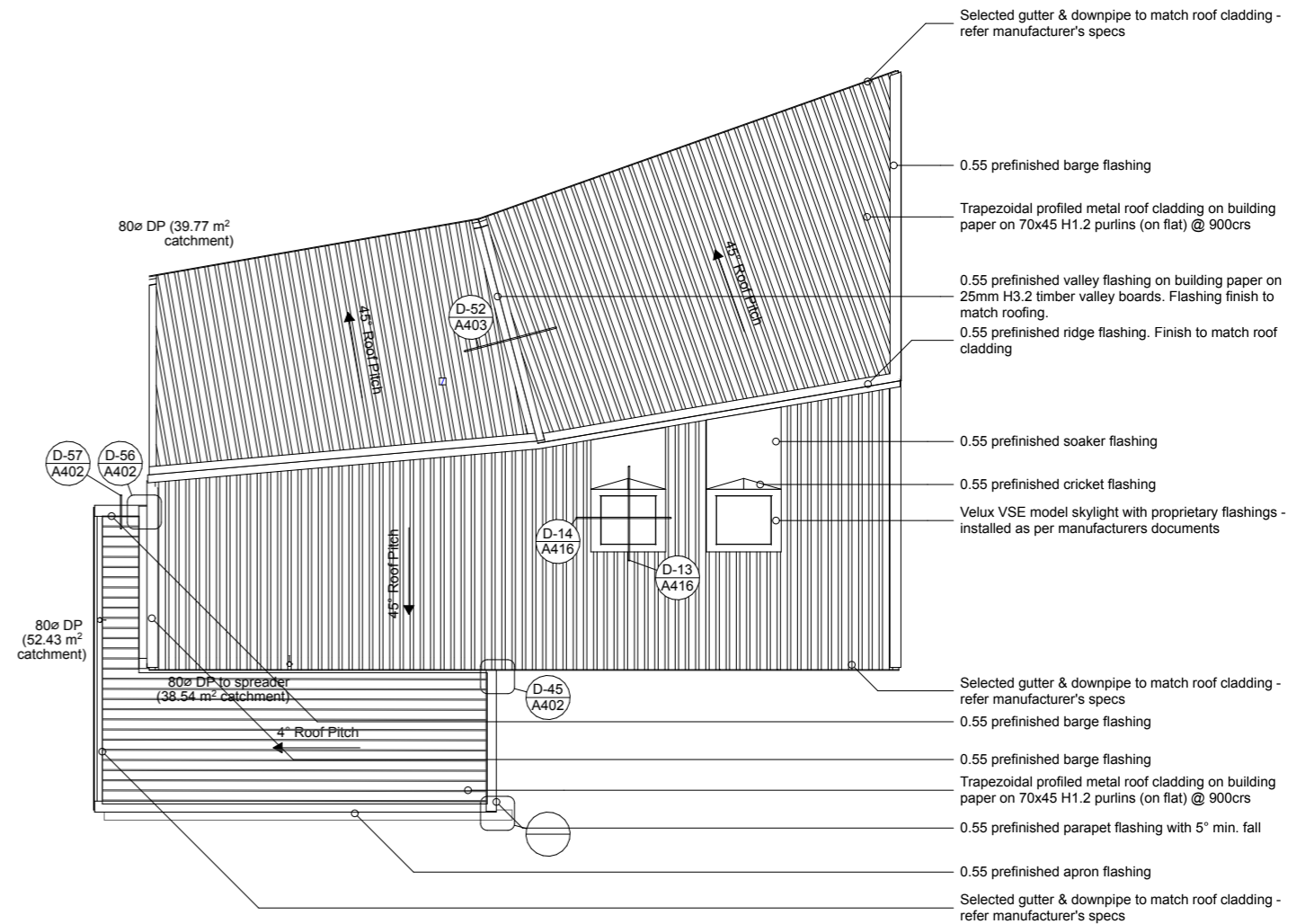
**Roof Framing Key:**

-  Cantilever
-  Lumberlok strip bracing - refer truss design



Roof Framing Plan

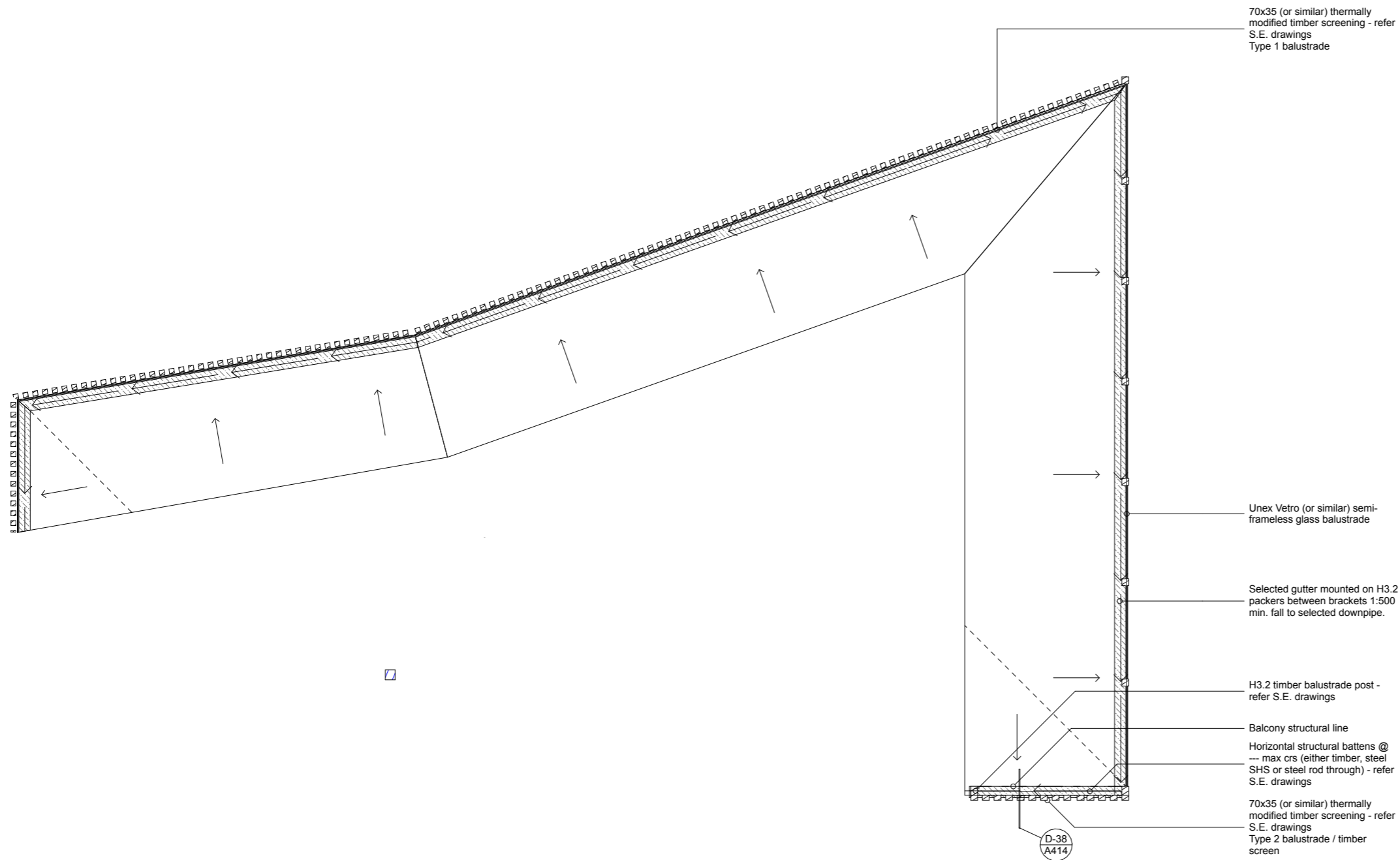
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Roof Plan

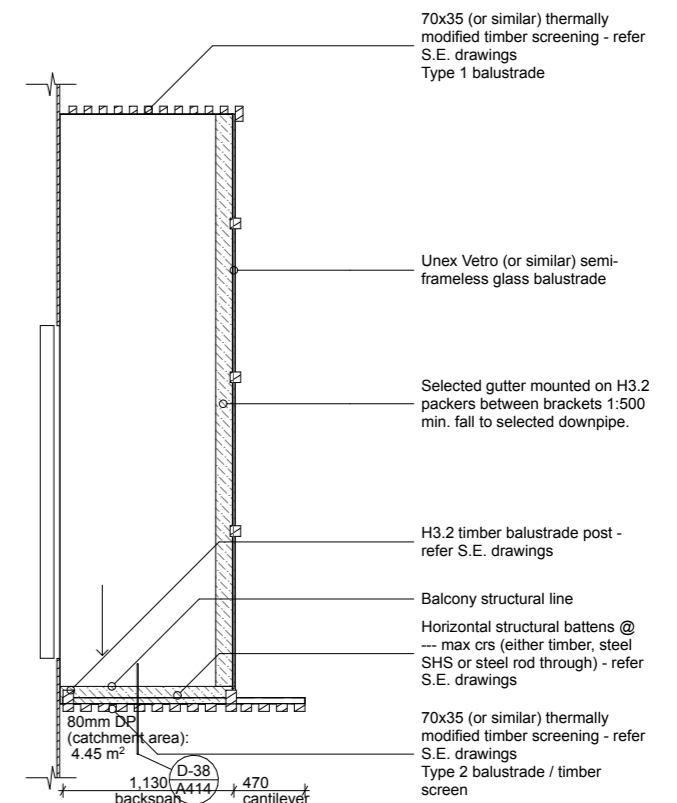
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<p>Drawn by: George Gould 0273693118 georgegould243@gmail.com</p>	<p>Notes:</p>	<p>Client: Reuben Ward</p>		<p>27B Duncan St Central Dunedin Dunedin</p>	<p>29/09/23</p>	<p>BC - Rough Draft</p>	<p>Roof Framing &amp; Roof Plan Scale: 1:100 @ A3</p>	<p>Rev:</p>	<p>A112</p>
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First Floor Membrane Deck Plan

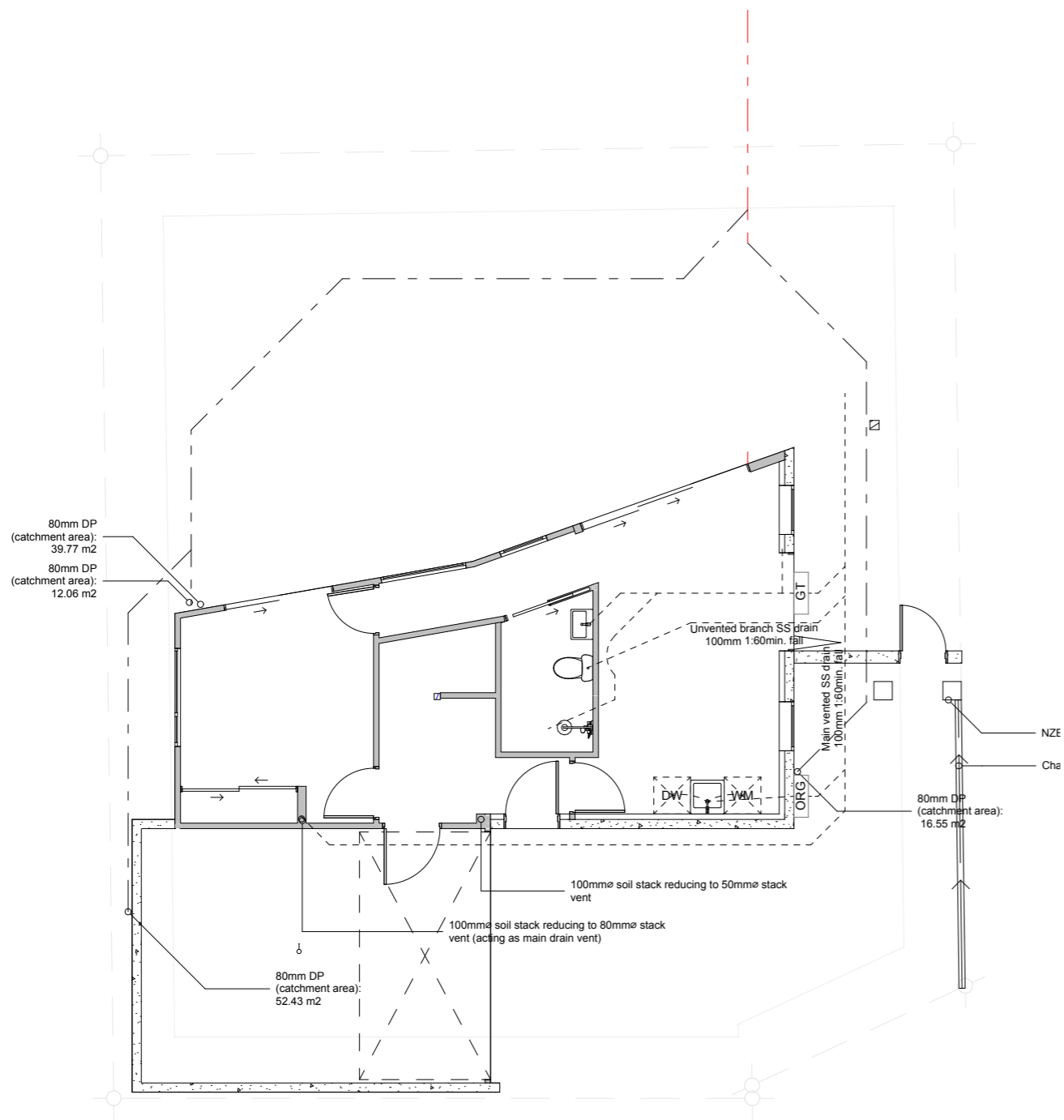
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Loft Membrane Deck Plan

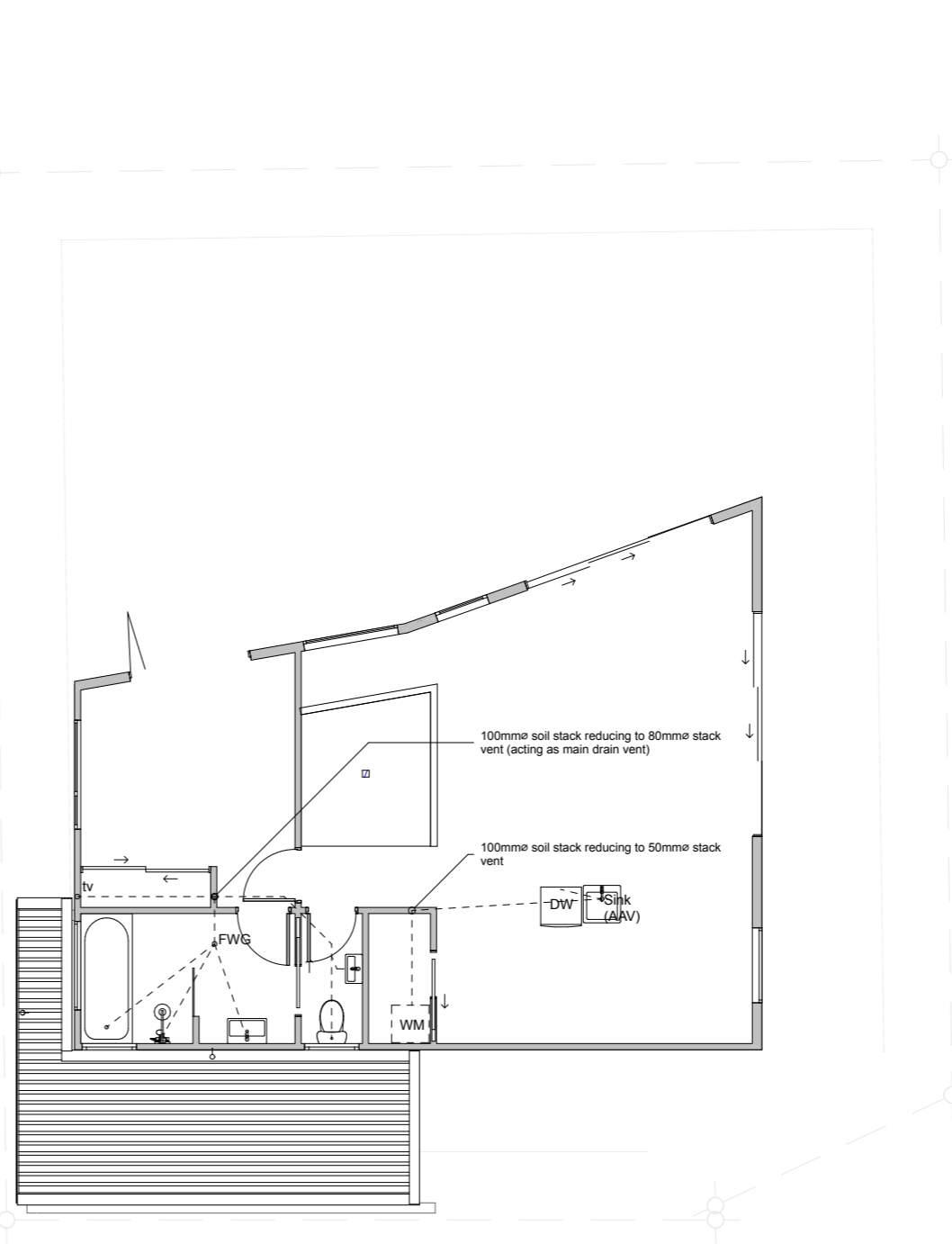
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<p>Drawn by: George Gould 0273693118 georgegould243@gmail.com</p>	<p>Notes:</p>	<p>Client: Reuben Ward</p>		<p>27B Duncan St Central Dunedin Dunedin</p>	<p>29/09/23</p>	<p>BC - Rough Draft</p>	<p>Membrane Deck Plans Scale: 1:50 @ A3</p>	<p>Rev:</p>	<p>A113</p>
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Plumbing & Drainage Plan

1:100



First Floor Plumbing Plan

1:100

**DRAINAGE KEY**

DP	Downpipe - 80Ø (refer to roof plan for catchment areas)
SS	Sanity sewer
SW	Stormwater
IP	Inspection port
RE	Rodding eye
WHB	Wash Hand Basin
WC	Water closet
DW	Dish Washer
WM	Washing Machine
FU's	Fixture Units
TV	50dia. branch drain vent
	80dia. main drain vent
ht	Hose tap
FW	Floor Waste (for accidental overflow)
FWG	Floor Waste Gully
ORG	Overflow Relief Gully

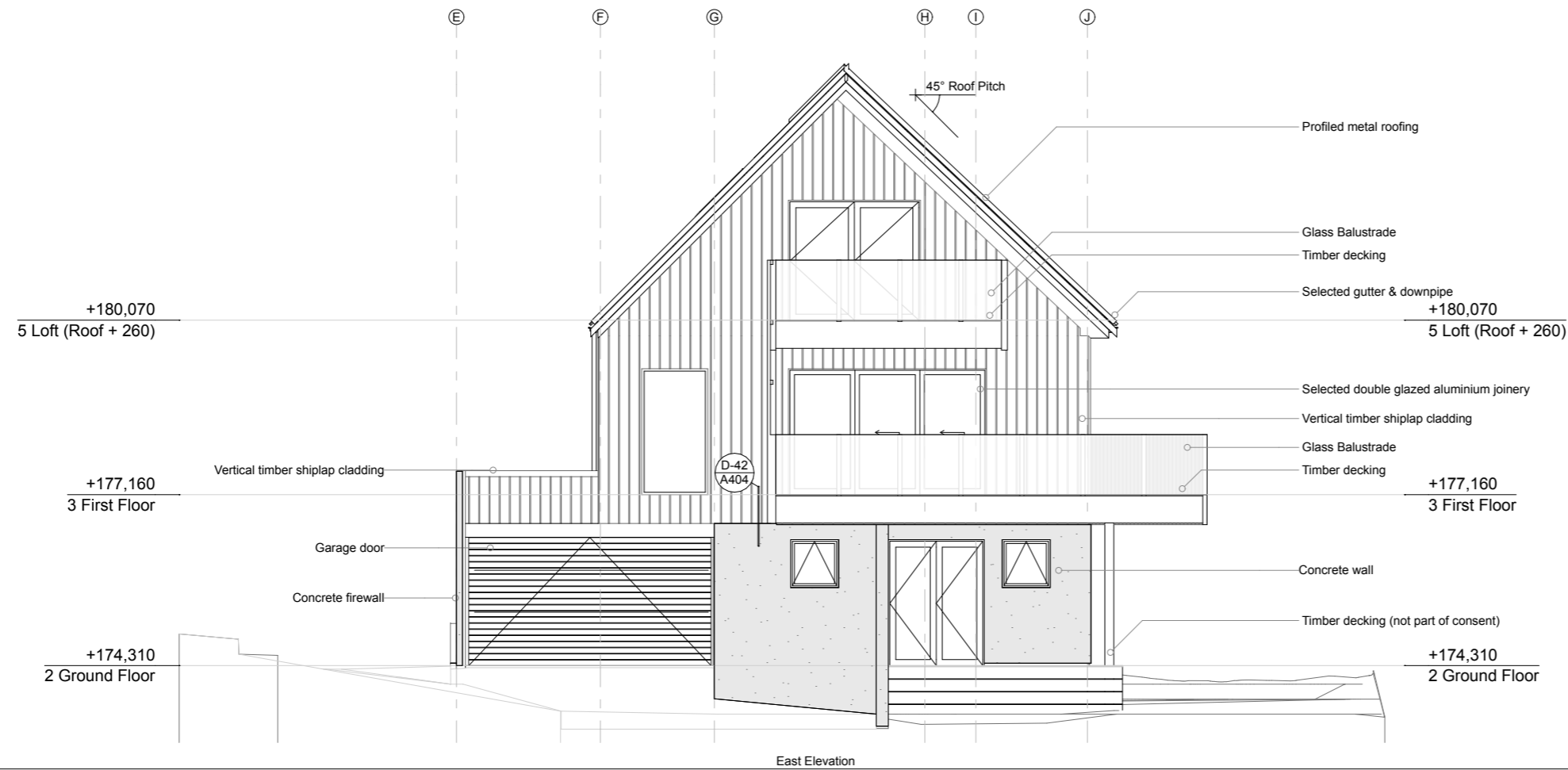
Fixture	Pipe	Ø	Fall
Sink	50Ø		1:40
Bath	40Ø		1:40
WHB	40Ø		1:40
Shower	40Ø		1:40
Tub	50Ø		1:40
WC	100Ø		1:60
DW	40Ø		1:40
WM	50Ø		1:40

Sweep bends to all junctions.

**Notes:**  
 All plumbing and drainage to comply with NZBC G13 by qualified tradesman. Allow to check all dimensions and falls of drains onsite prior to installation.  
 All waste pipes PVC. Sizes, fall, venting & discharge to be confirmed by NZ qualified plumber. Confirm positions of available services cabling etc. on site prior to any excavation.  
 All pipework & pipes exposed to freezing to be lagged with closed cell foam.  
 Where vents penetrate top plates support with either 70x45x600 mm long stiffener nailed to exterior face of top plate with 4/75x3.15 mm nails each side of hole or notch, or 40x40x1 mm mild steel angle (min. 600 mm long) with 70x45 mm blocking between rafters or trusses, with 6/75x3.15 mm nails each side of hole.  
 Hose tap positions to be confirmed with client.

**For drainage and wastewater - refer Wastewater Design**

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	Very high risk	4
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Very high risk	6
<b>Total Risk Score:</b>		<b>21</b>



East Elevation

1:100



North Elevation

1:100

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Notes:

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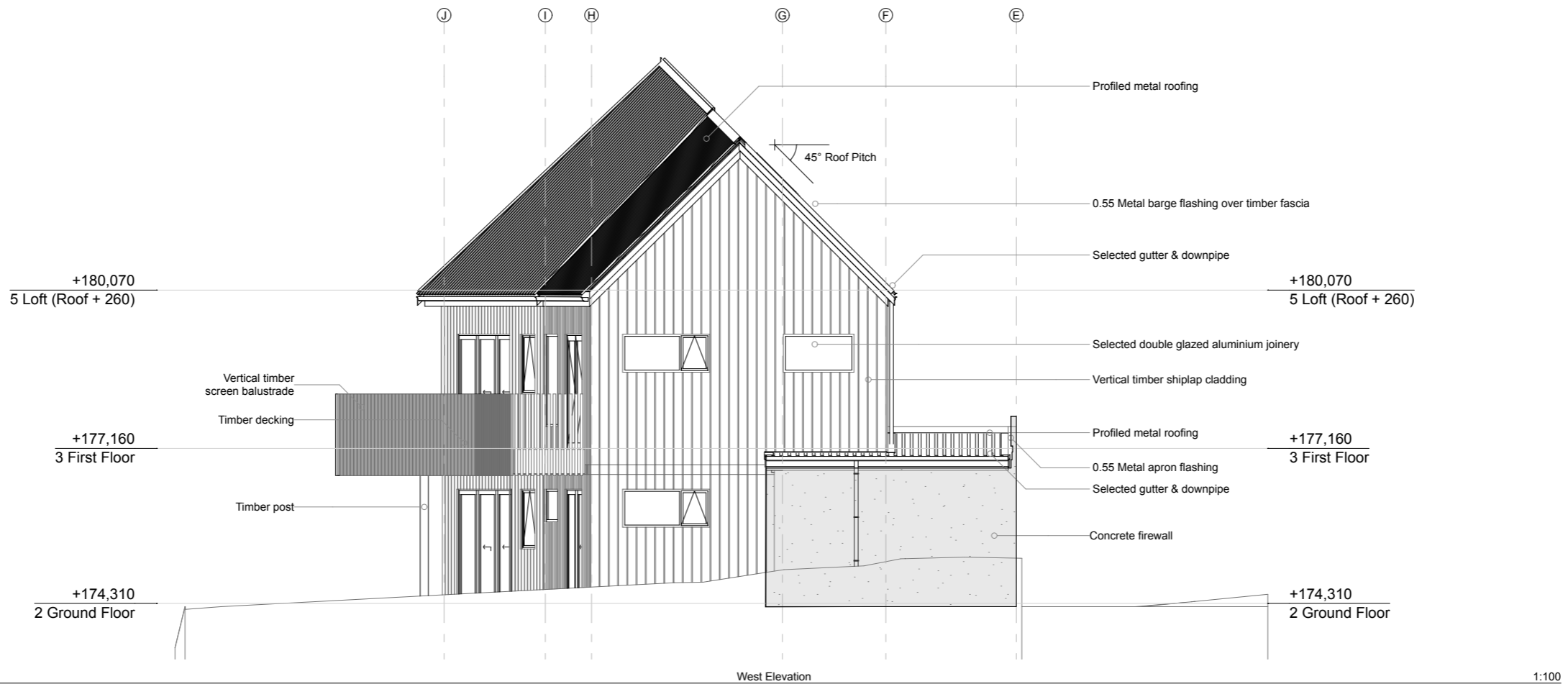
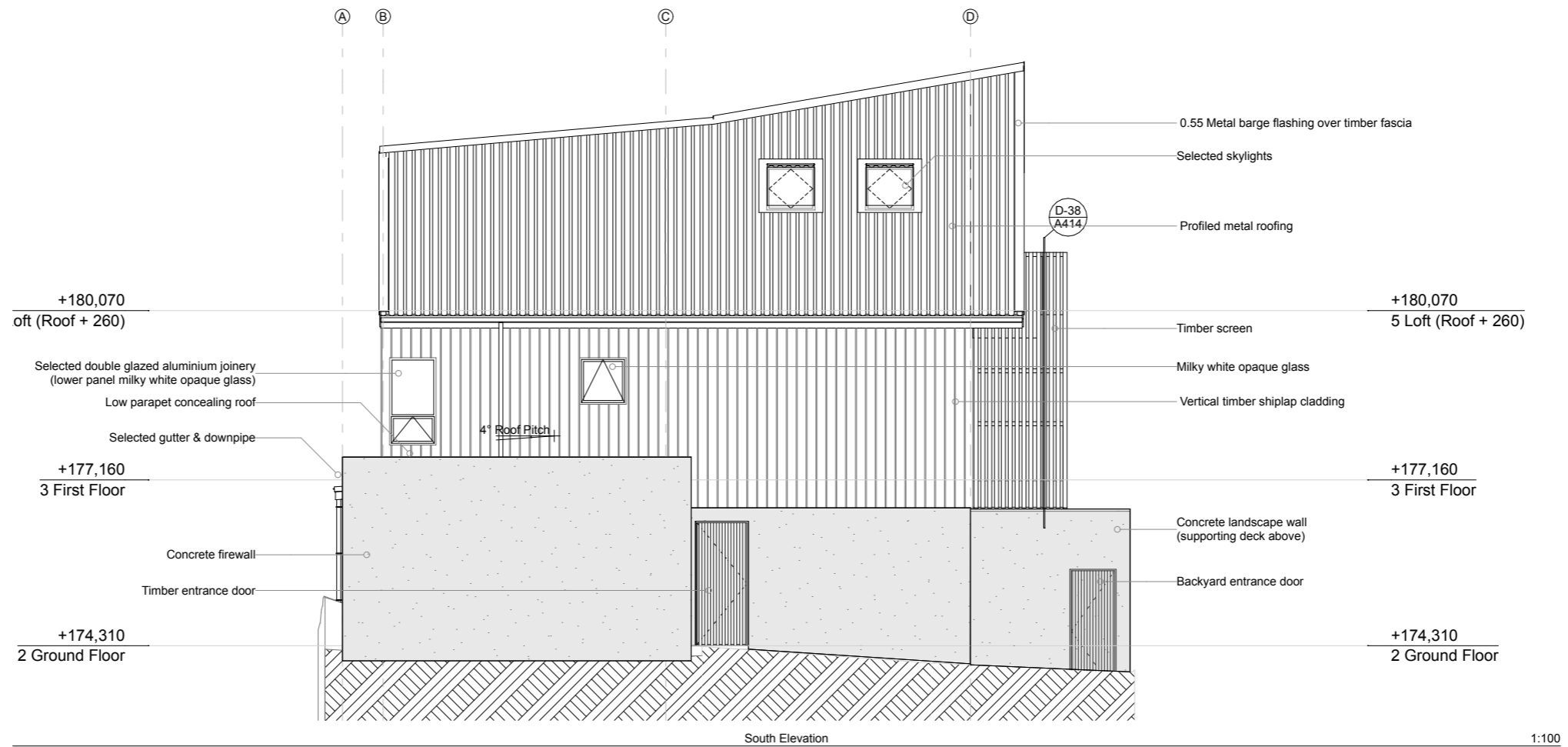
29/09/23

BC - Rough Draft

Elevations  
Scale: 1:100 @ A3

Rev:

A201



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Notes:

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Dunedin

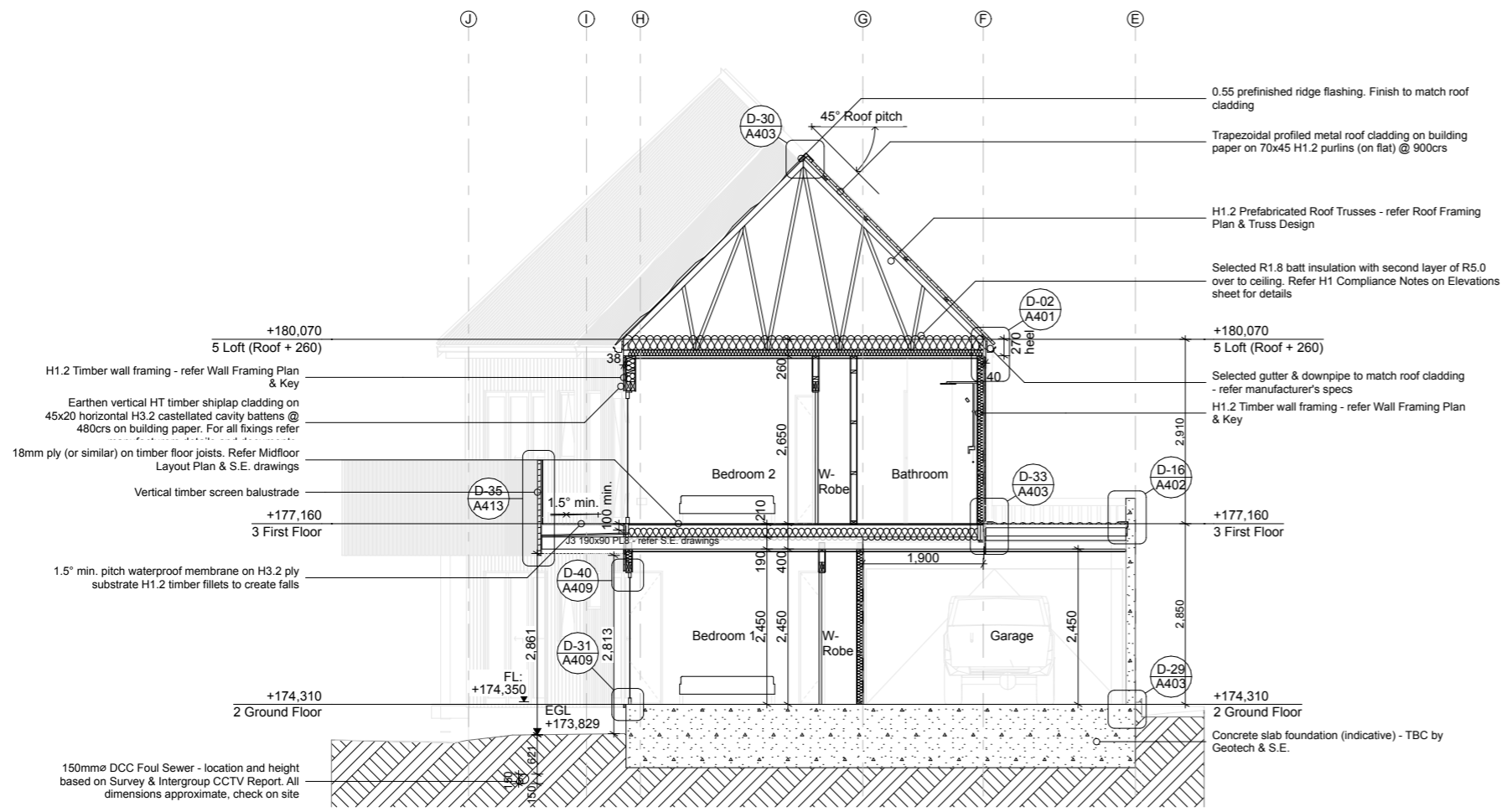
29/09/23

BC - Rough Draft

Elevations  
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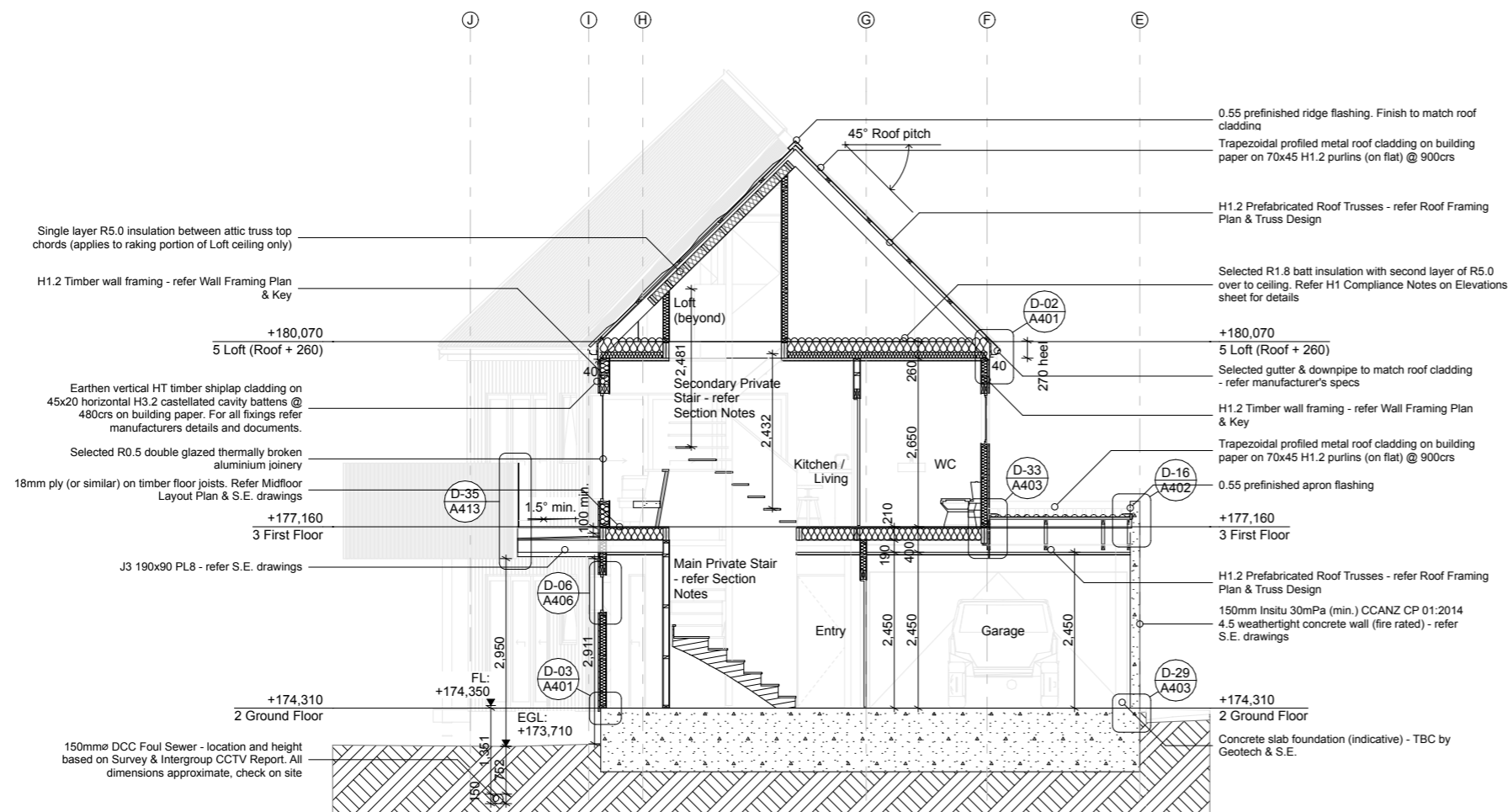
Rev:

A202



Section A

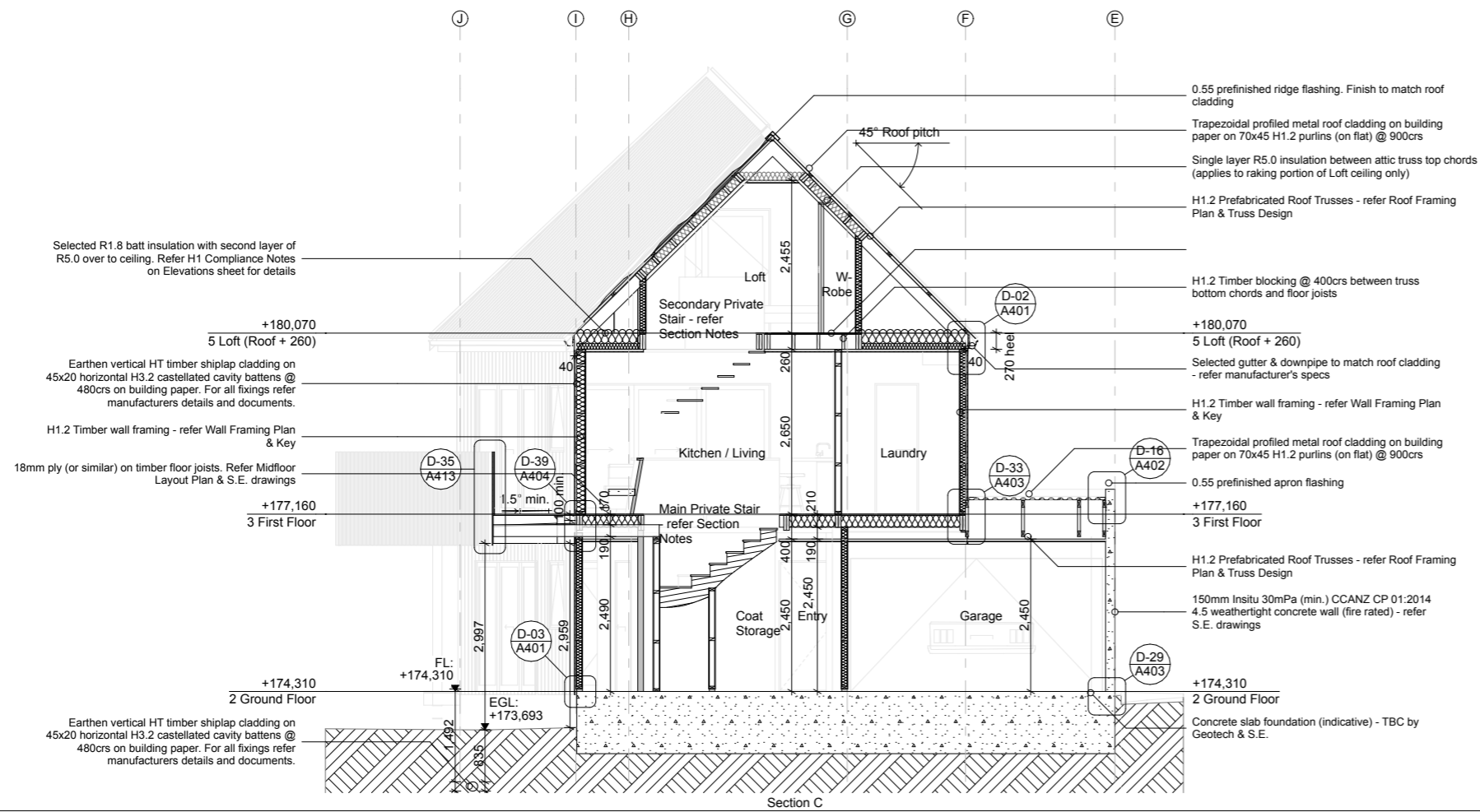
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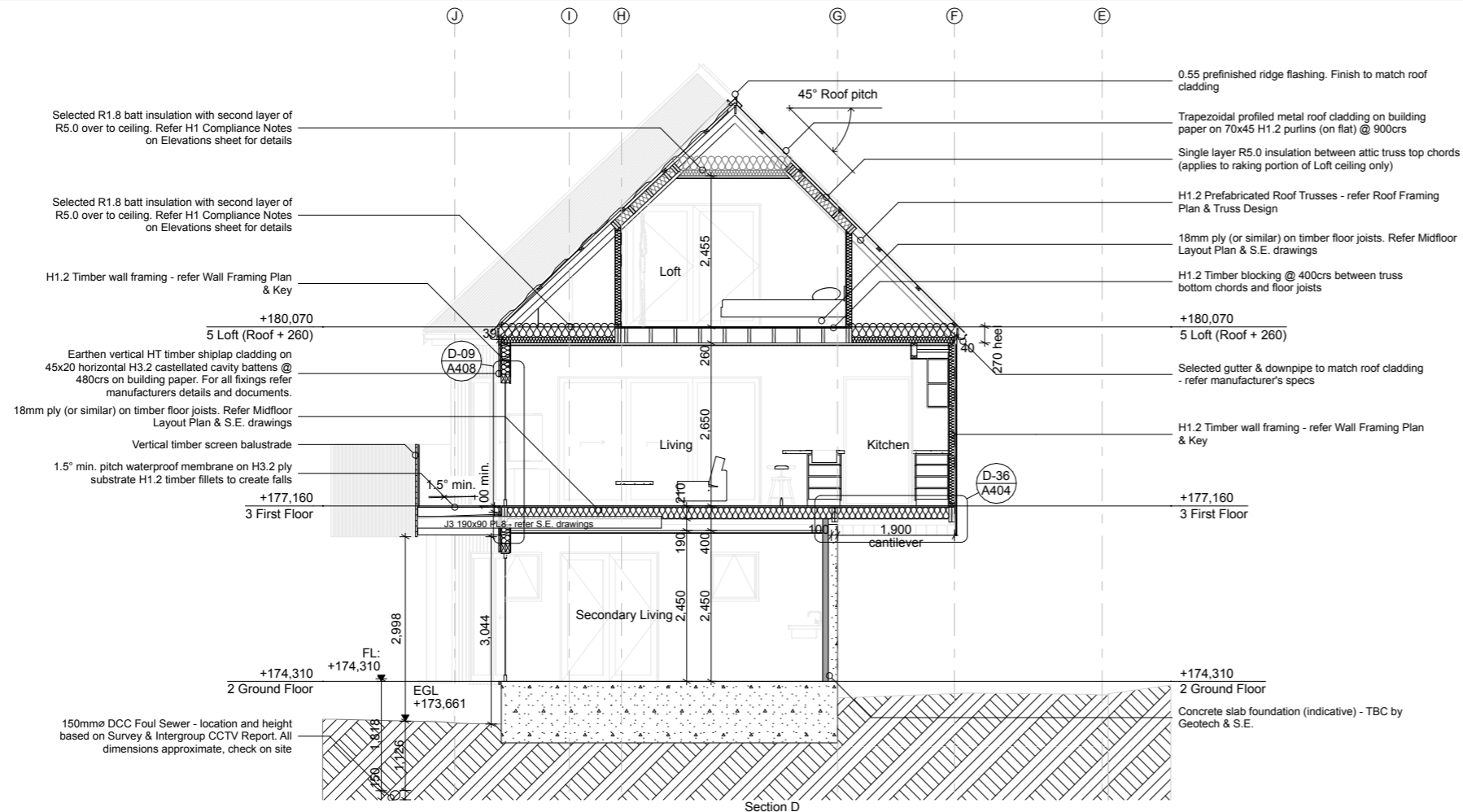
Section B

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<p>Drawn by: George Gould 0273693118 georgegould243@gmail.com</p>	<p>Notes:</p>	<p>Client: Reuben Ward</p>	<p>27B Duncan St Central Dunedin Dunedin</p>	<p>29/09/23</p>	<p>BC - Rough Draft</p>	<p>Sections Scale: 1:100 @ A3</p>	<p>Rev:</p>	<p>A301</p>
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1:100



1:100

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Notes:

Client:  
Reuben Ward

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Central Dunedin  
Dunedin

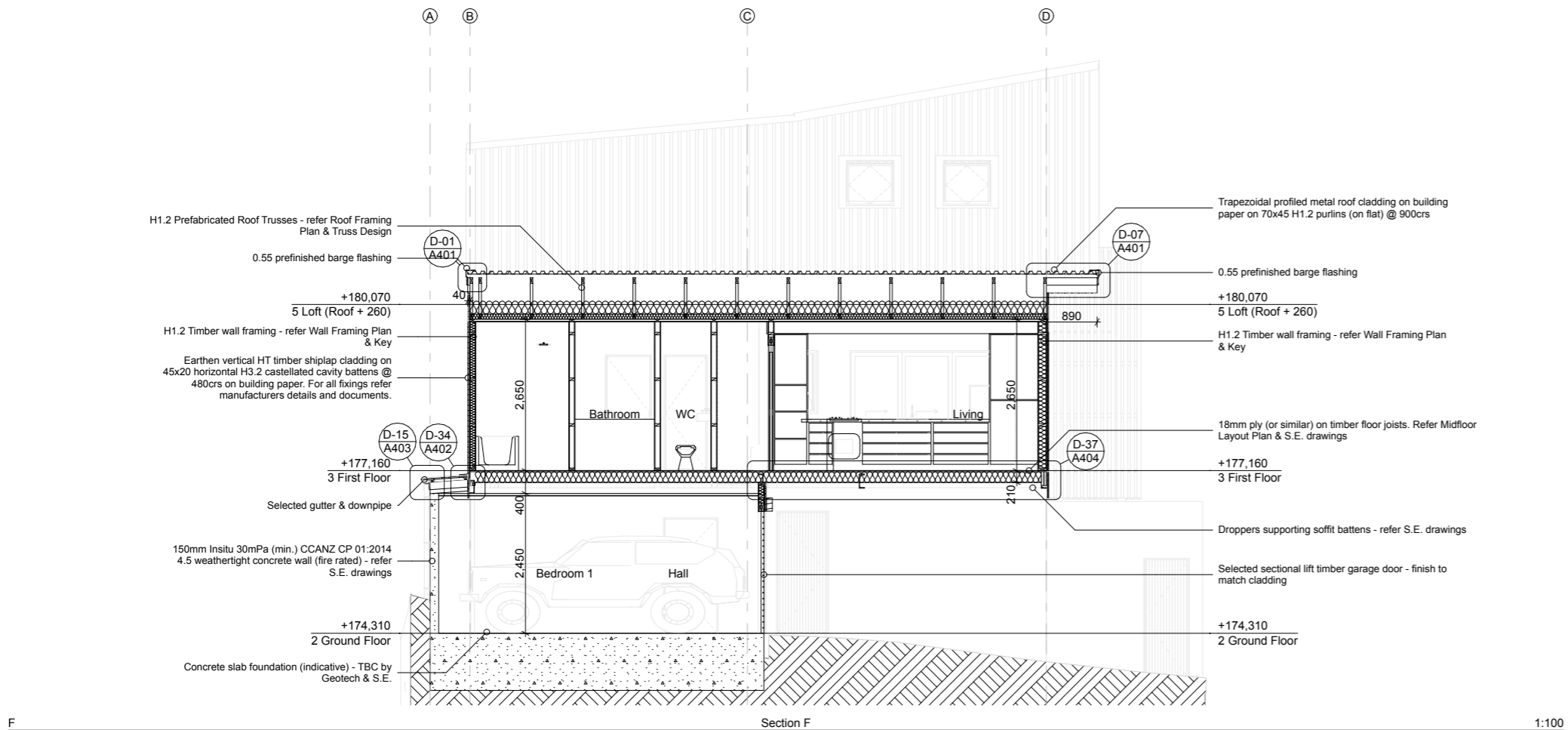
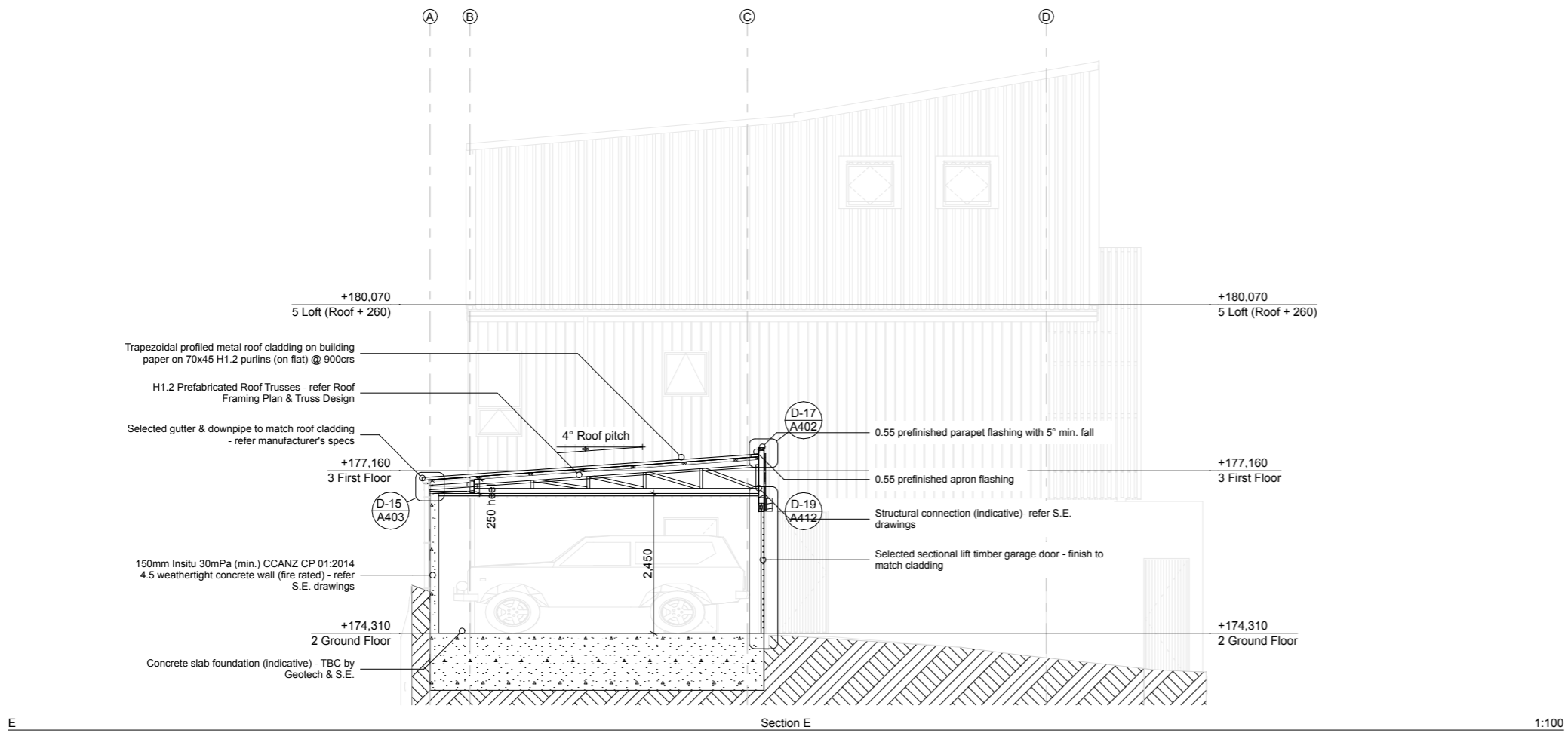
29/09/23

BC - Rough Draft

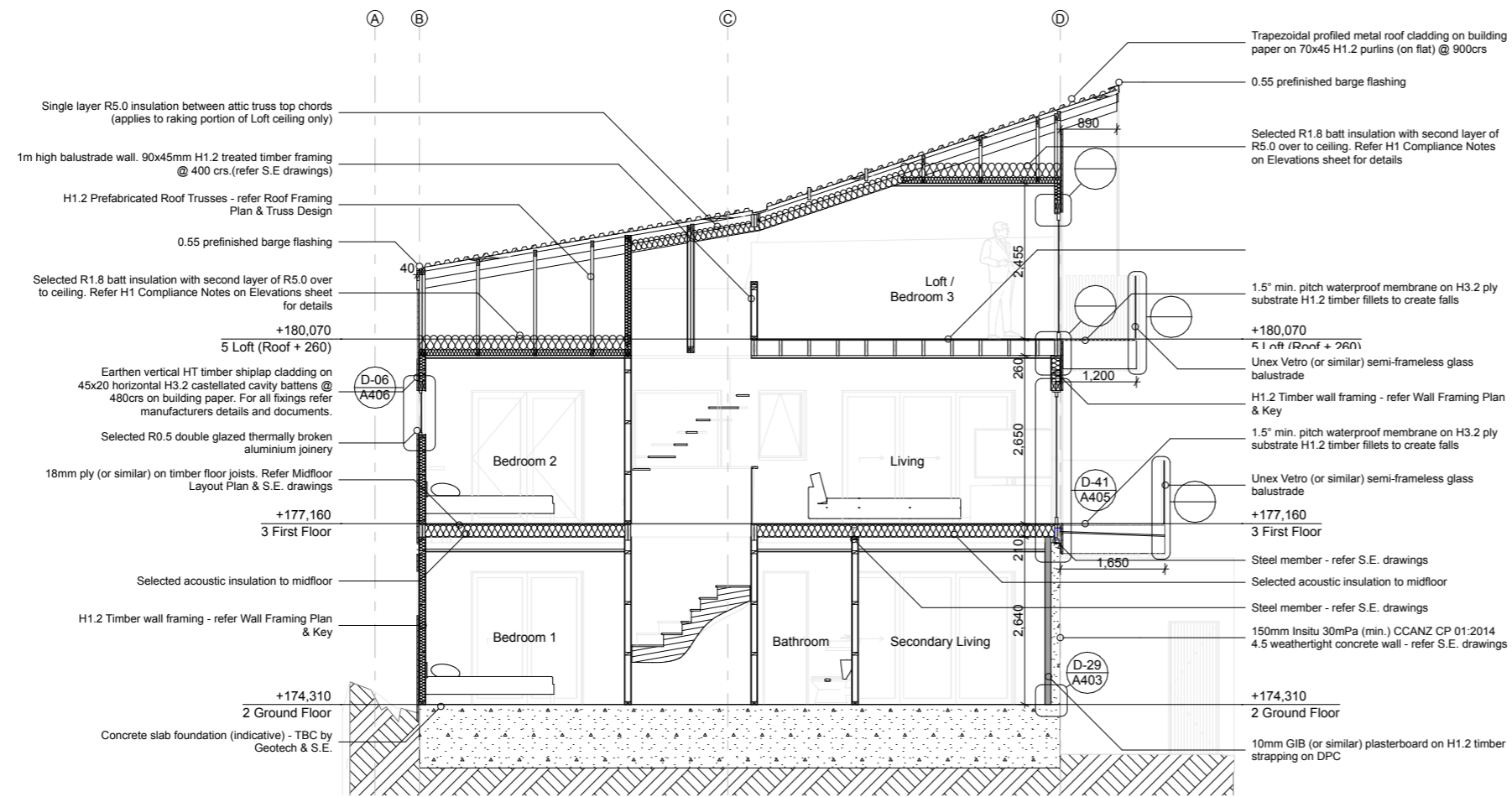
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Rev:

A302

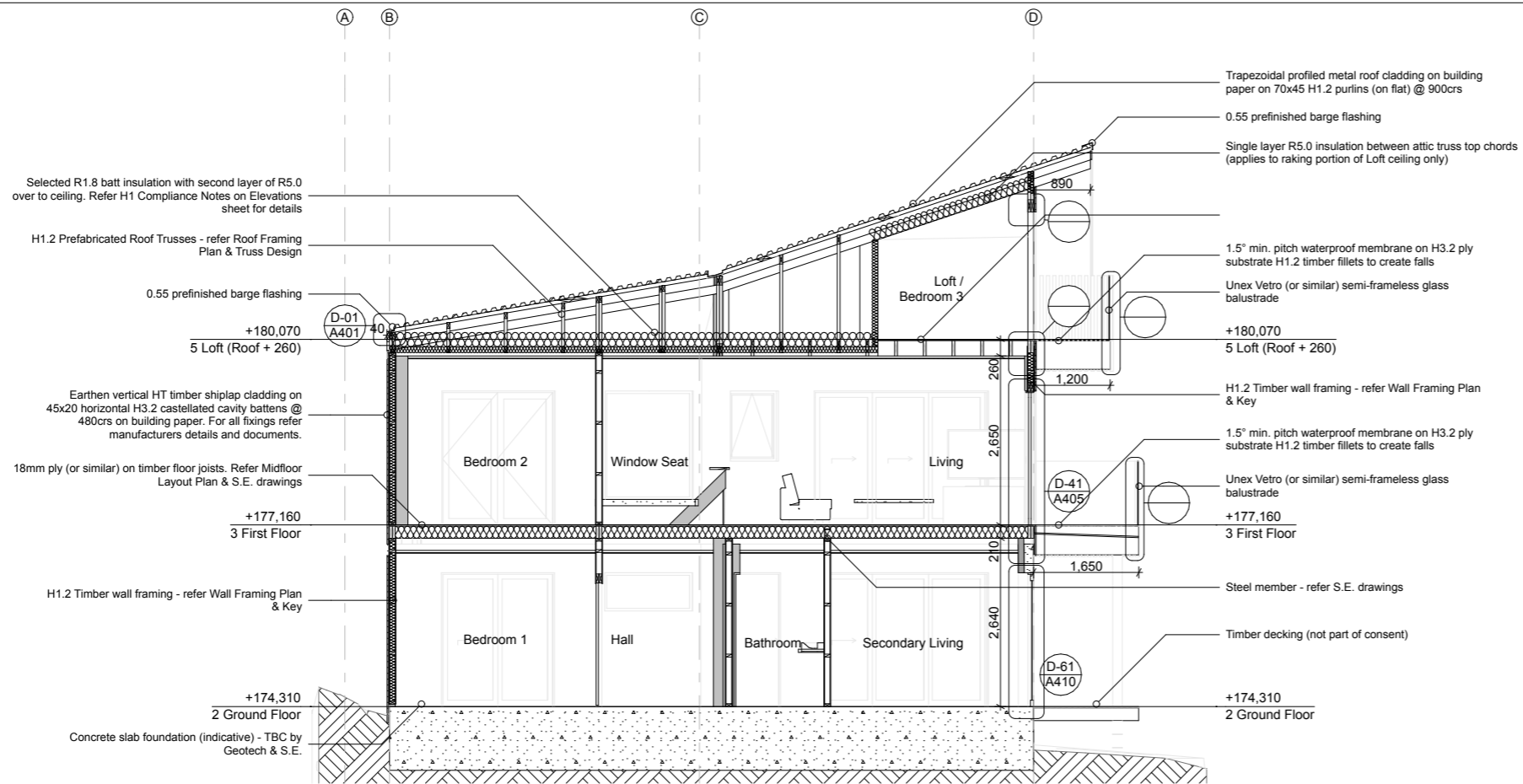


Drawn by: George Gould 0273693118 georgegould243@gmail.com	Notes:	Client: Reuben Ward	27B Duncan St Central Dunedin Dunedin	29/09/23	BC - Rough Draft	Sections Scale: 1:100 @ A3	Rev:	A303
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Section G

1:100



Section H

1:100

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0273693118  
georgegould243@gmail.com

Notes:

Client:  
Reuben Ward

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Central Dunedin  
Dunedin

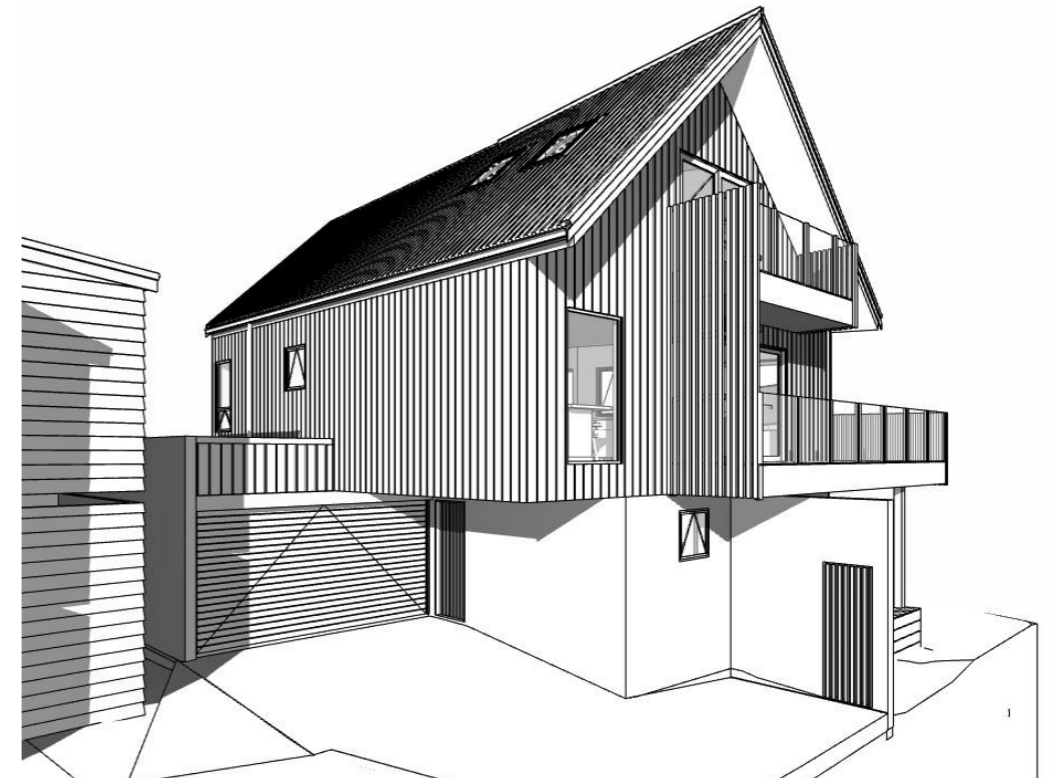
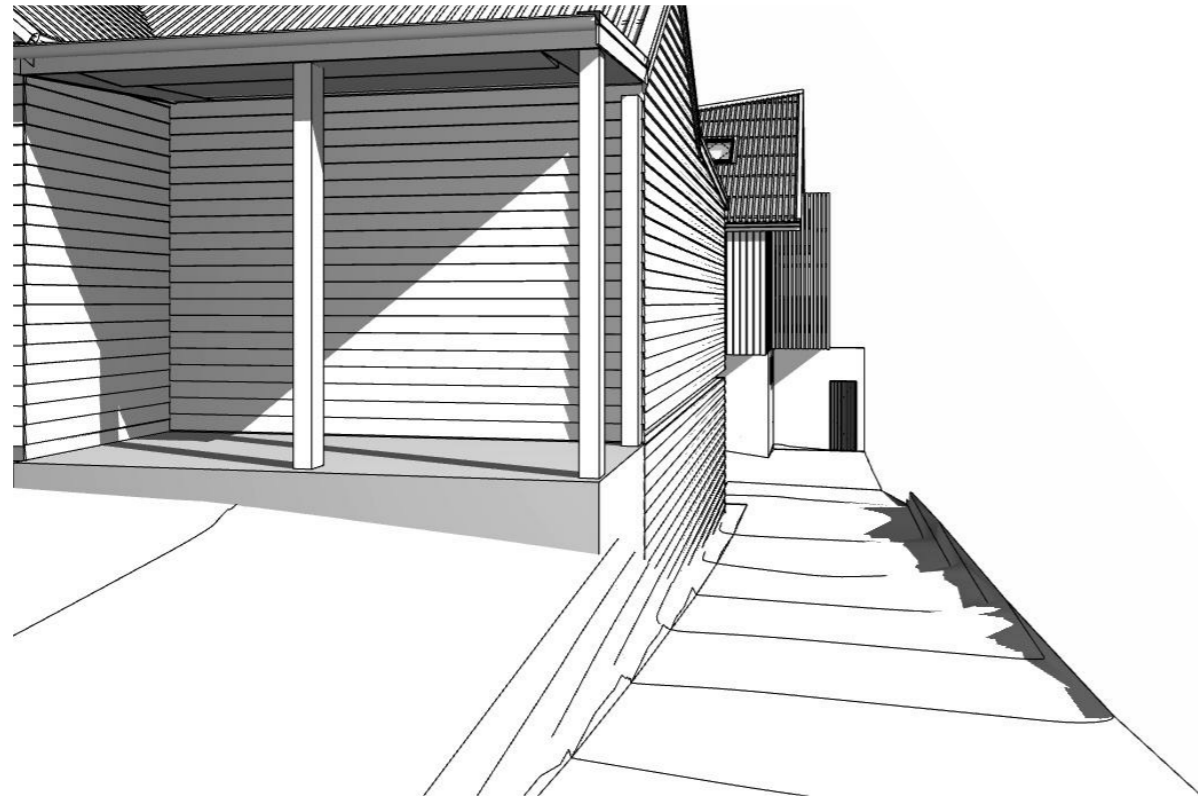
29/09/23

BC - Rough Draft

Sections  
Scale: 1:100 @ A3

Rev:

A304



Drawn by:  
George Gould  
0273693118  
georgegould243@gmail.com

Notes:

Client:  
Reuben Ward

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Central Dunedin  
Dunedin

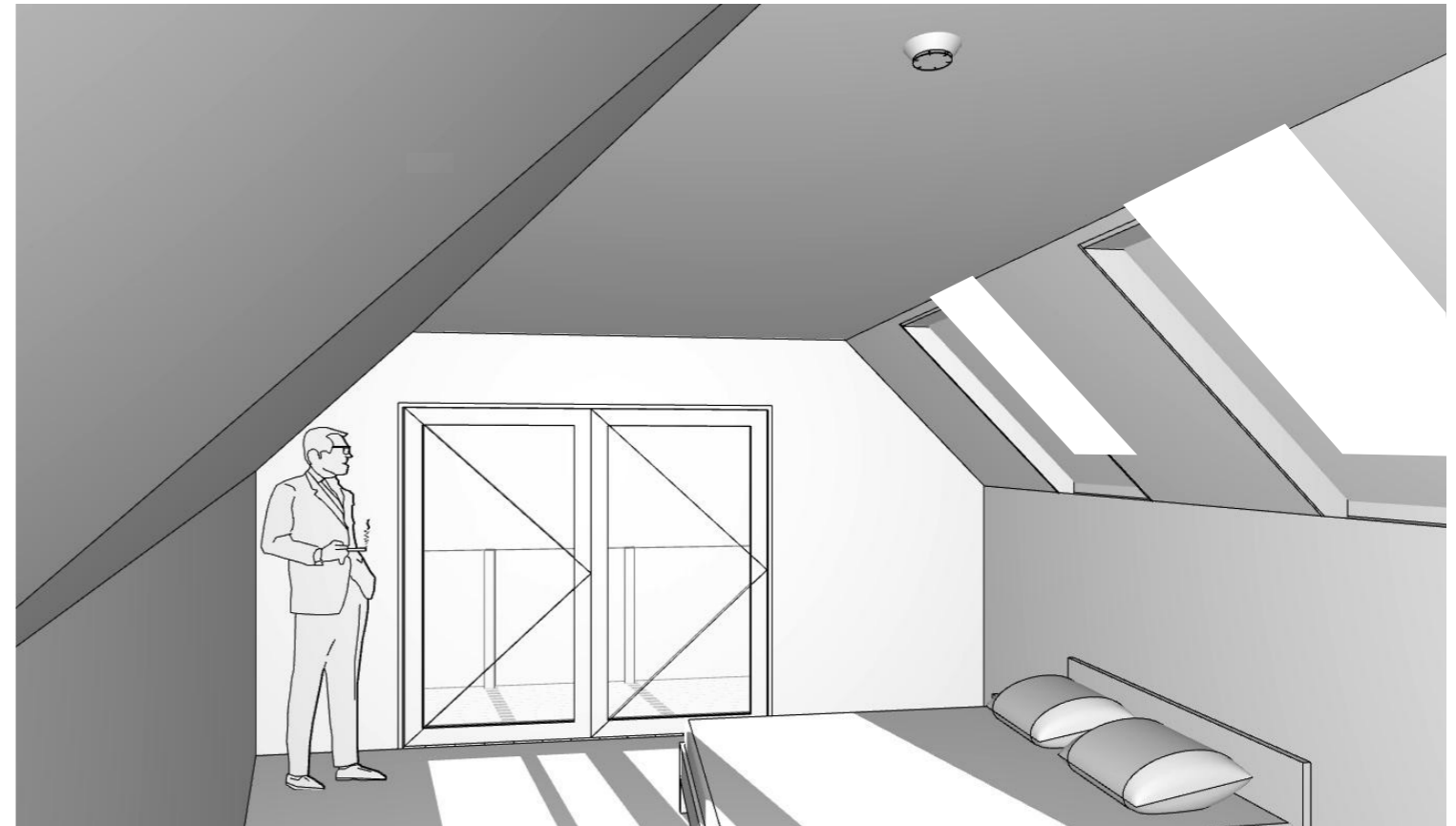
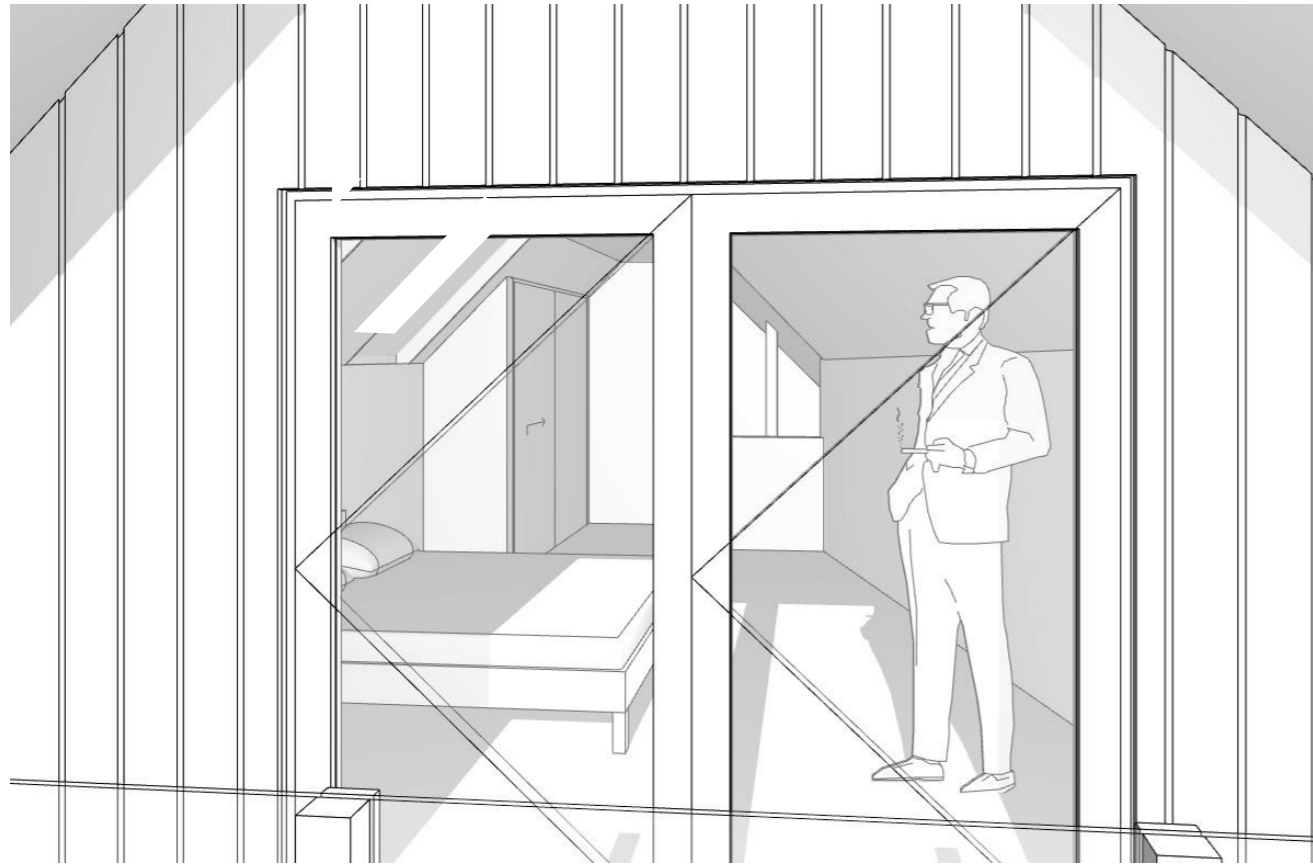
29/09/23

BC - Rough Draft

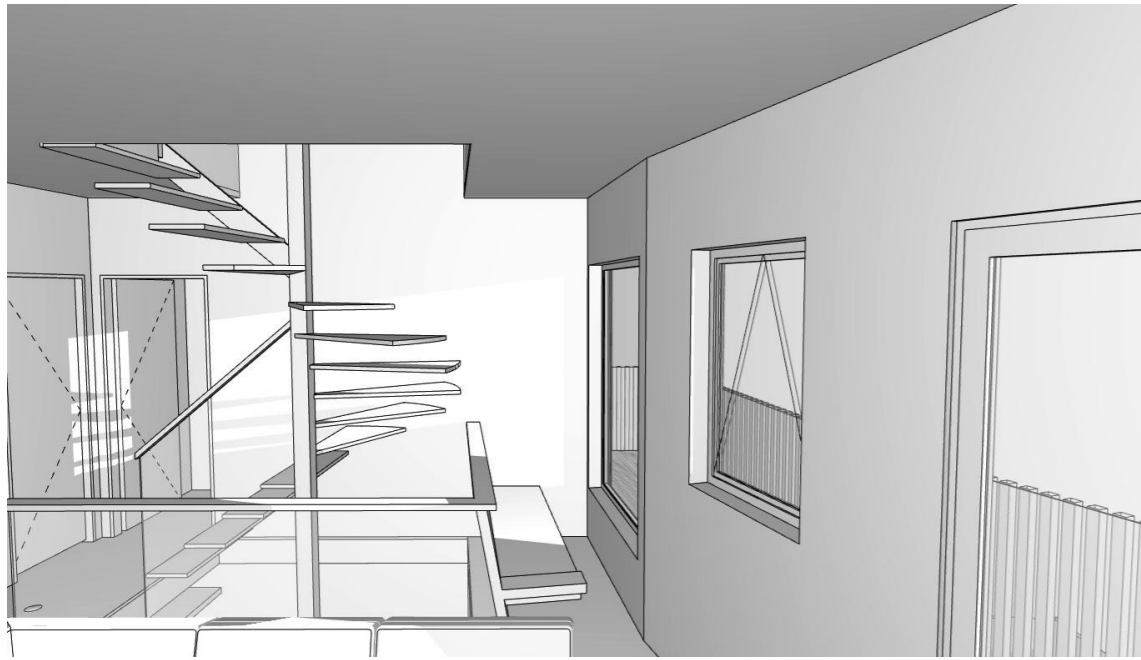
3D Views  
Scale: @ A3

Rev:

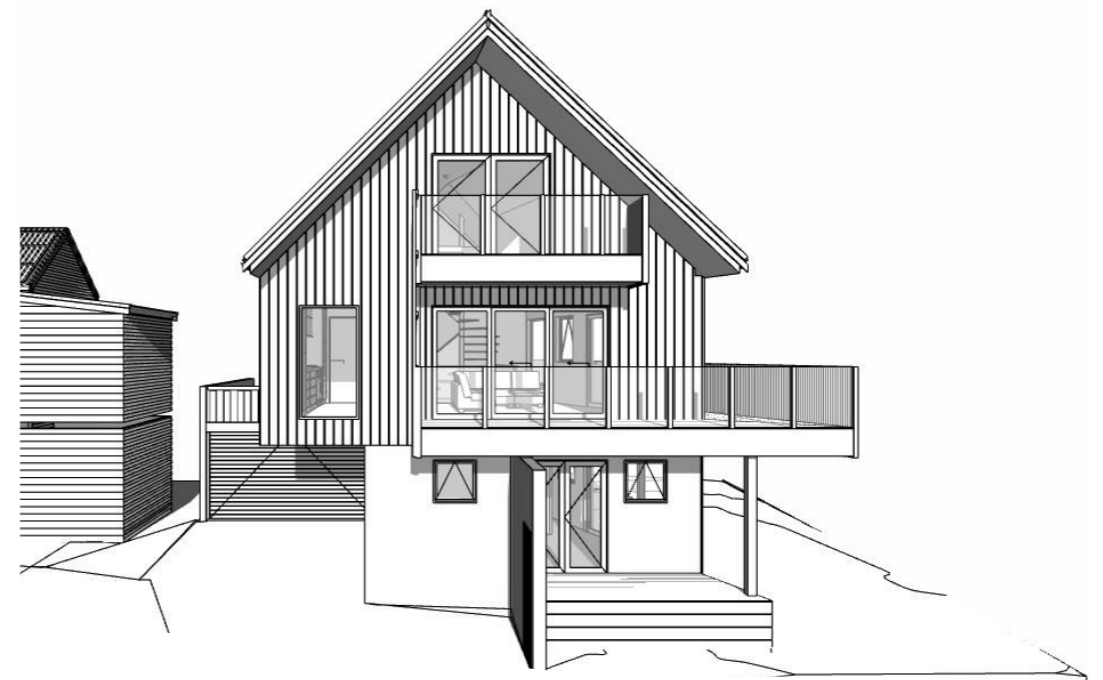
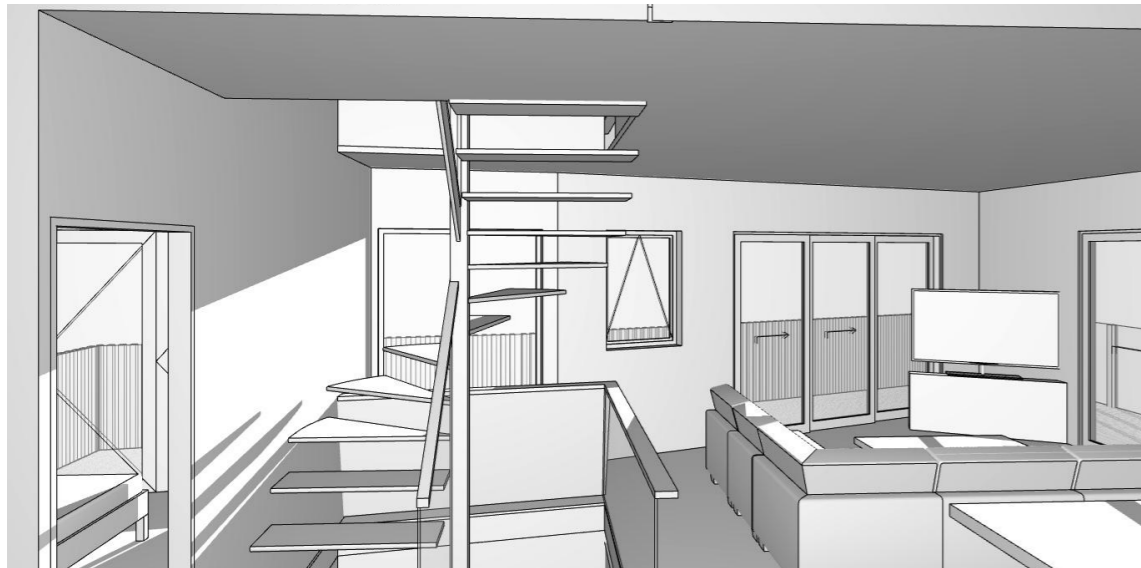
A305



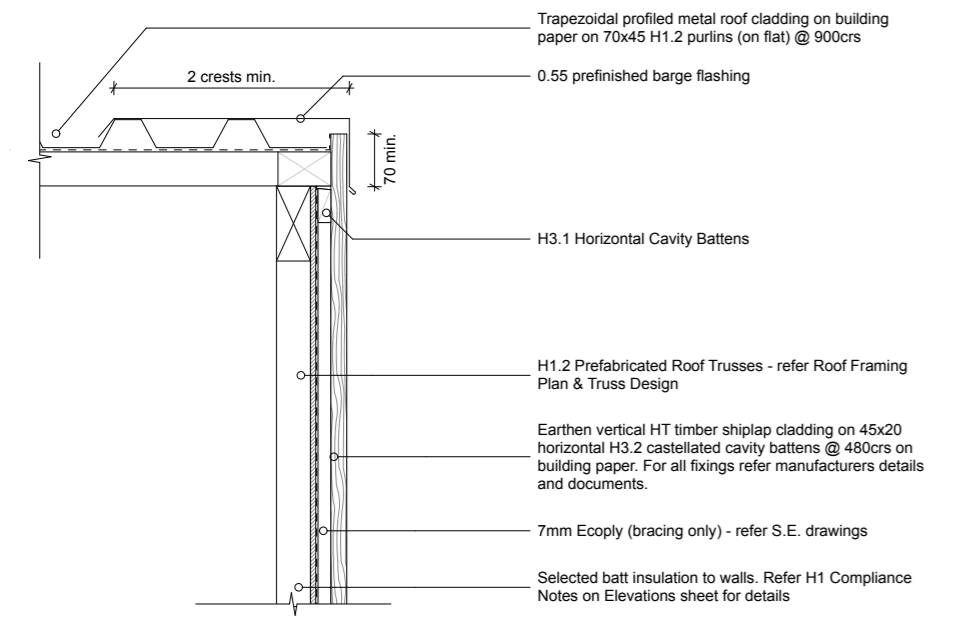
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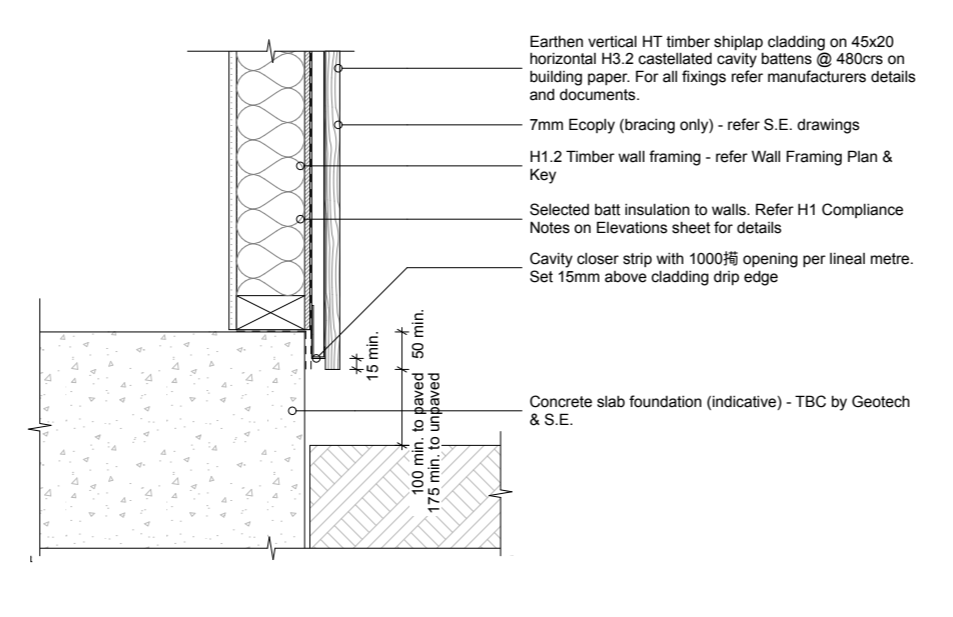
Window seat folds out to become day bed



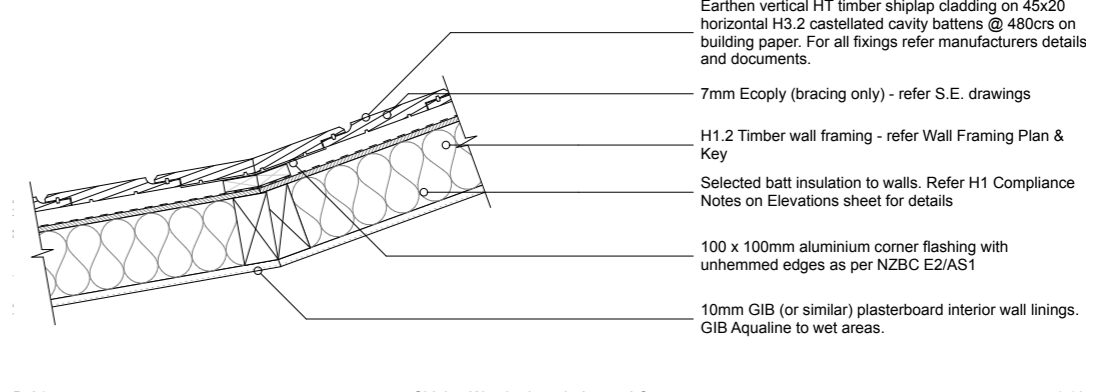
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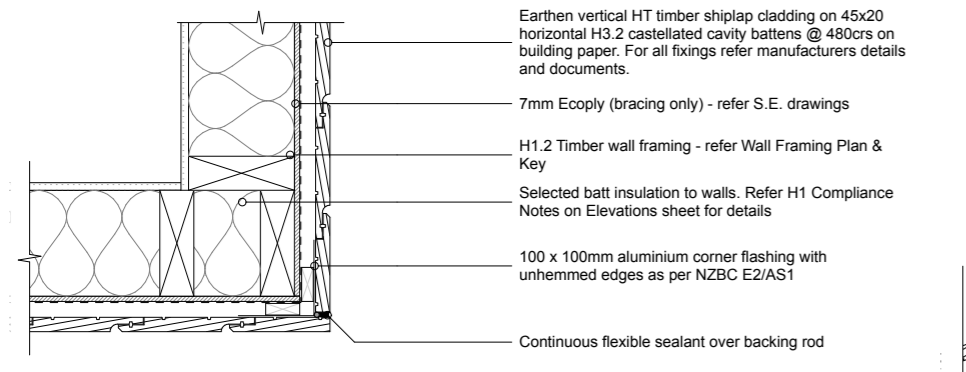
D-01 Shiplap Weatherboard - Barge 1:10



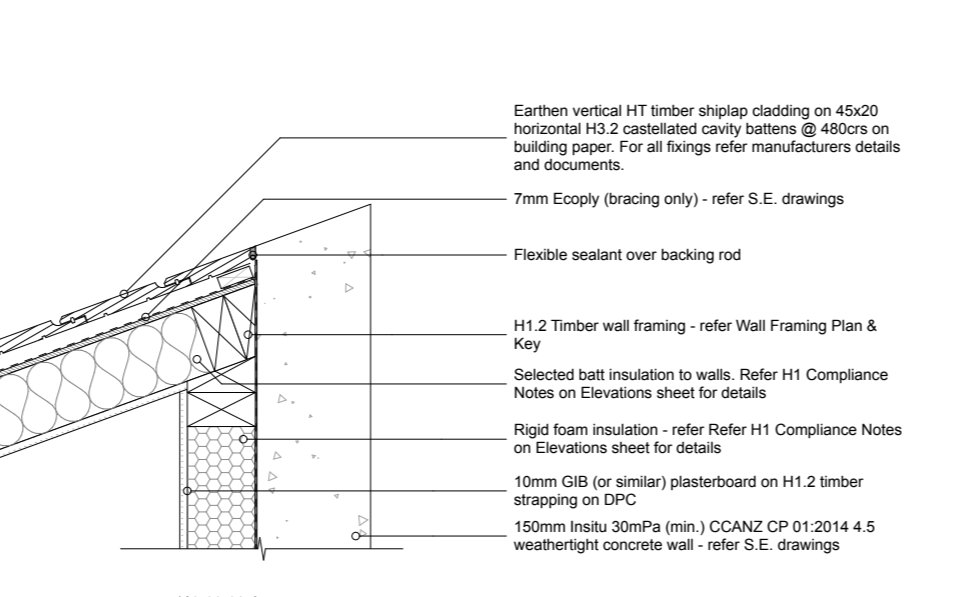
D-03 Shiplap Weatherboard - Foundation 1:10



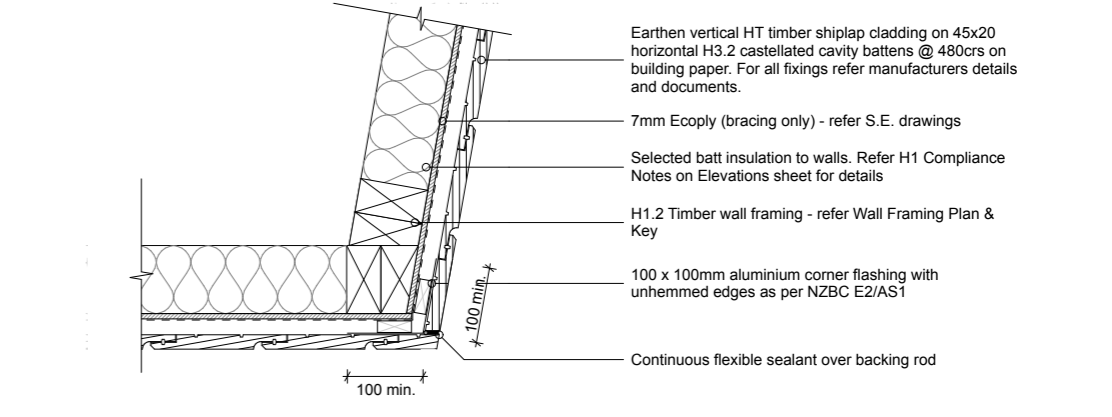
D-21 Shiplap Weatherboard - Internal Corner 1:10



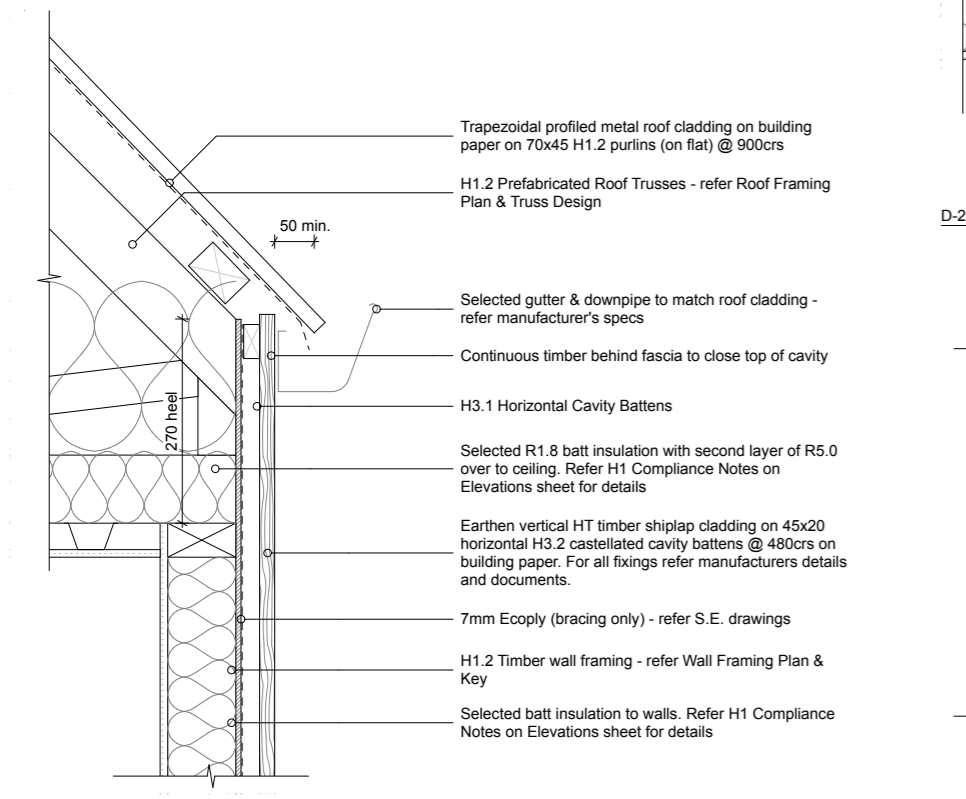
D-04 Shiplap Weatherboard - External Corner 1:10



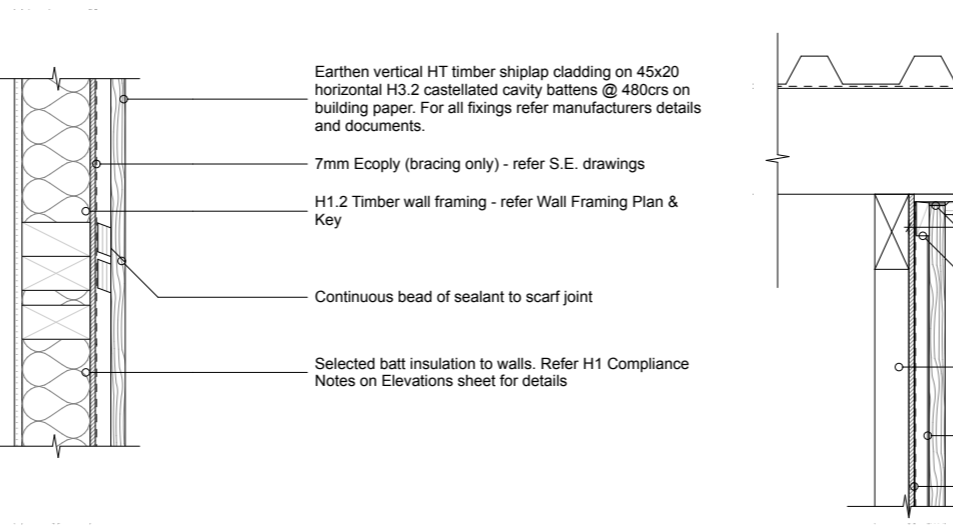
D-20 Shiplap Weatherboard / Insitu Concrete - External Corner 1:10



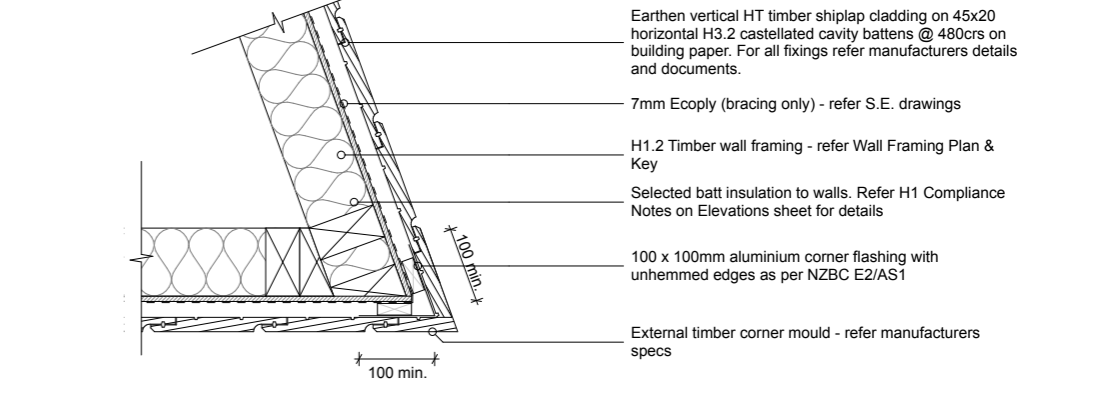
D-28 Shiplap Weatherboard - External Corner 1:10



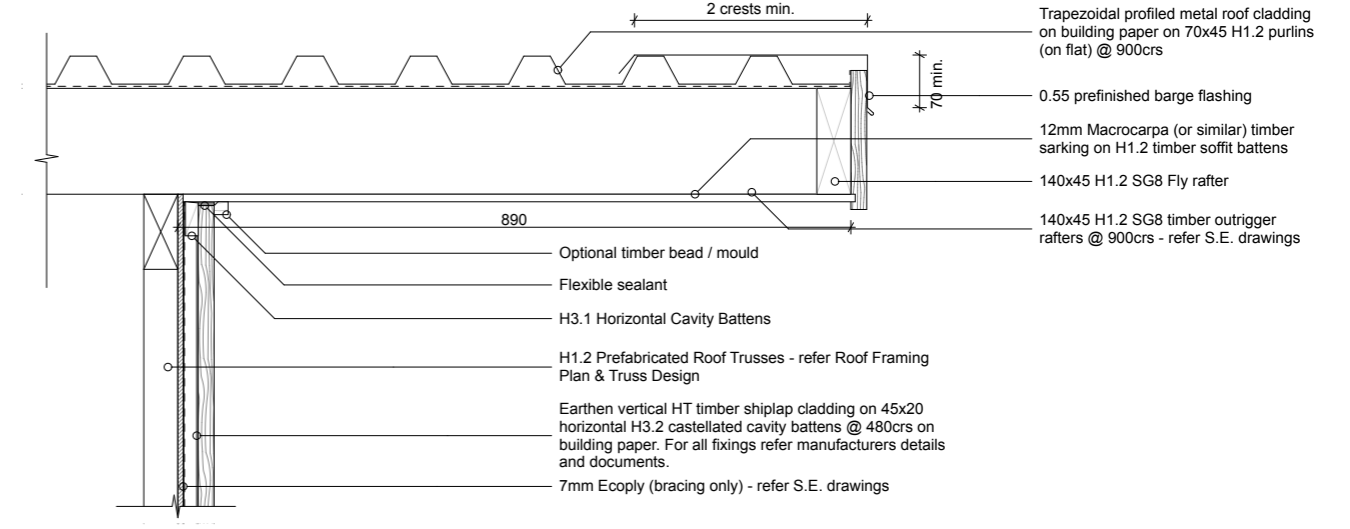
D-02 Shiplap Weatherboard - Eave 1:10



D-46 Shiplap Weatherboard - Vertical Scarf Joint 1:10

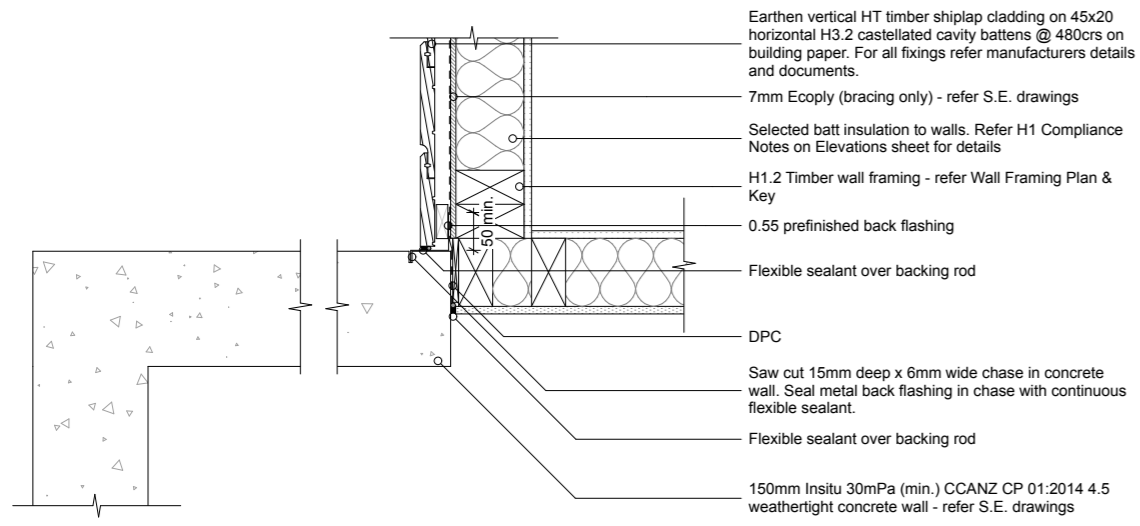


D-27 Shiplap Weatherboard - External Corner 1:10

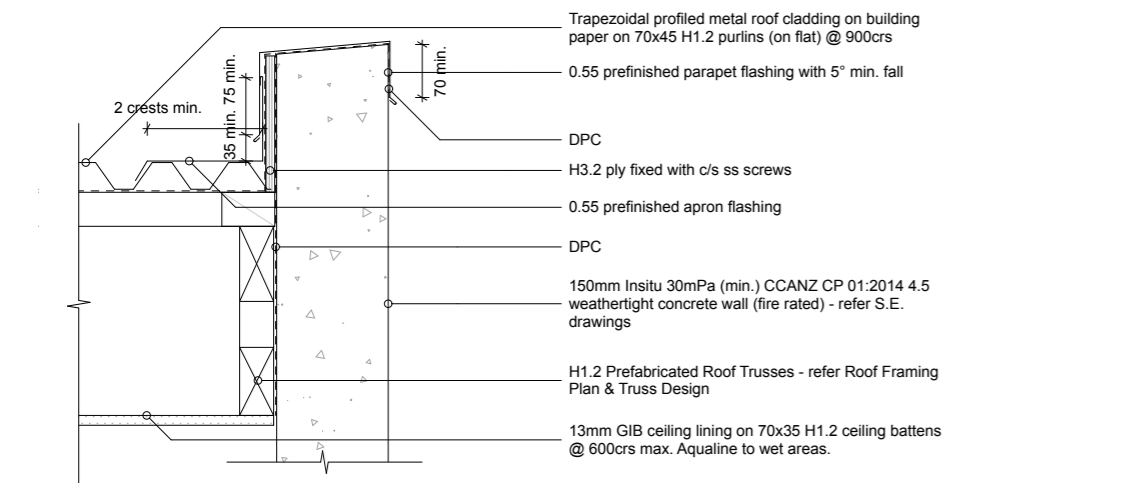


D-07 Shiplap Weatherboard - Barge (overhang) 1:10

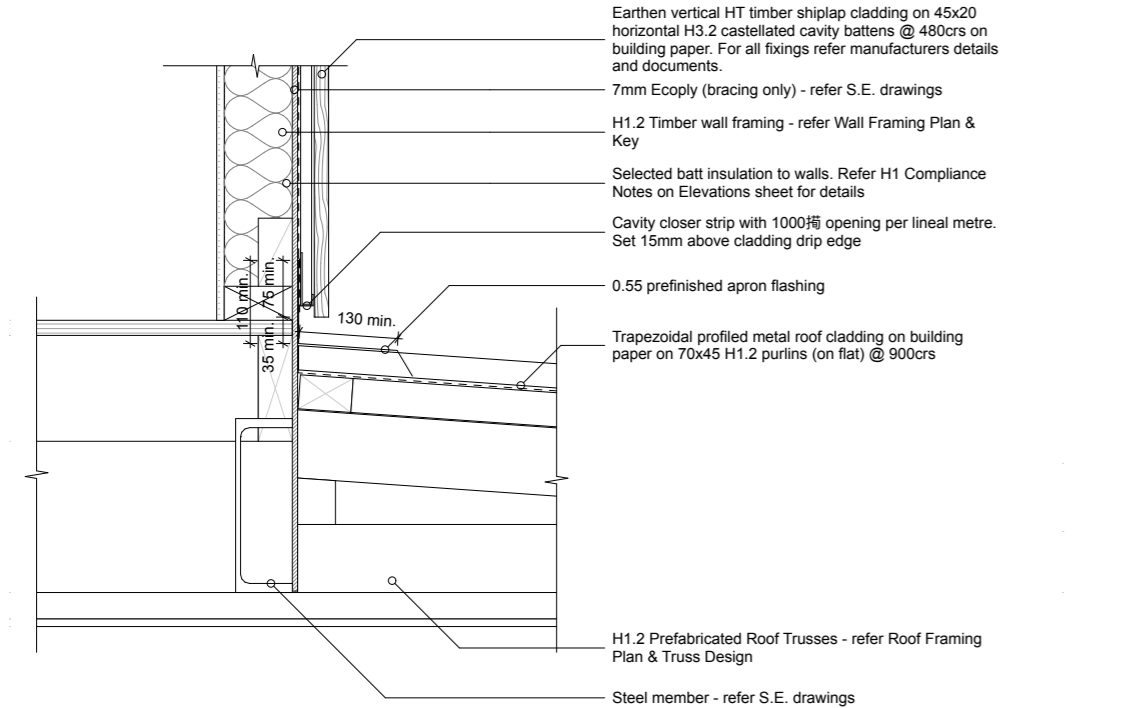
Drawn by: George Gould 0273693118 georgegould243@gmail.com	Notes:	Client: Reuben Ward		27B Duncan St Central Dunedin Dunedin	29/09/23	BC - Rough Draft	<b>Details</b> Scale: 1:10 @ A3	Rev:	<b>A401</b>
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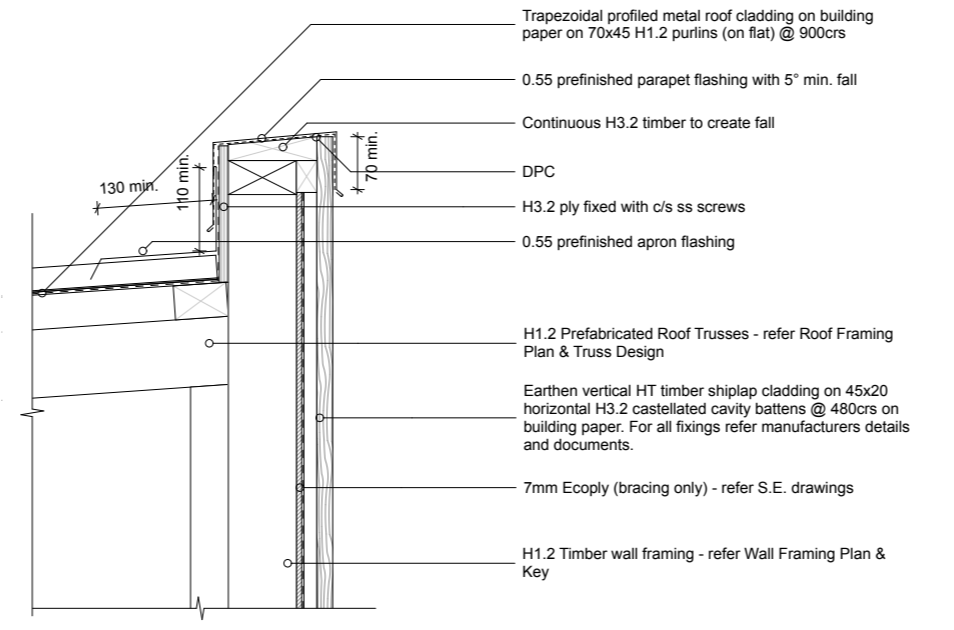
D-22 Shiplap Weatherboard / Insitu Concrete - Internal Corner 1:10



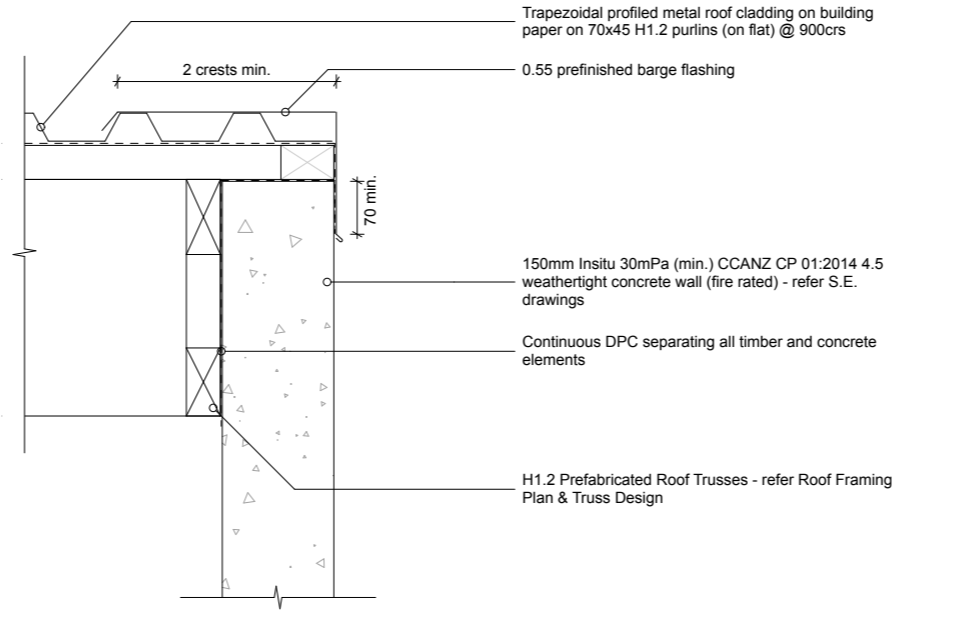
D-16 Concrete - Parapet / Parallel Apron 1:10



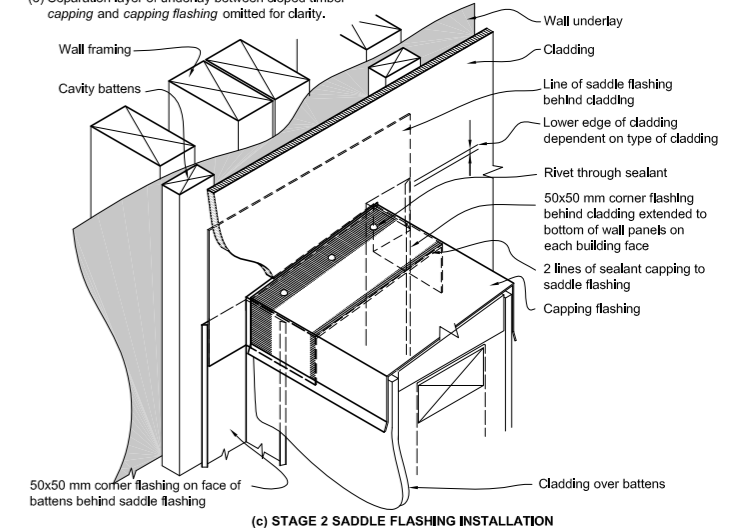
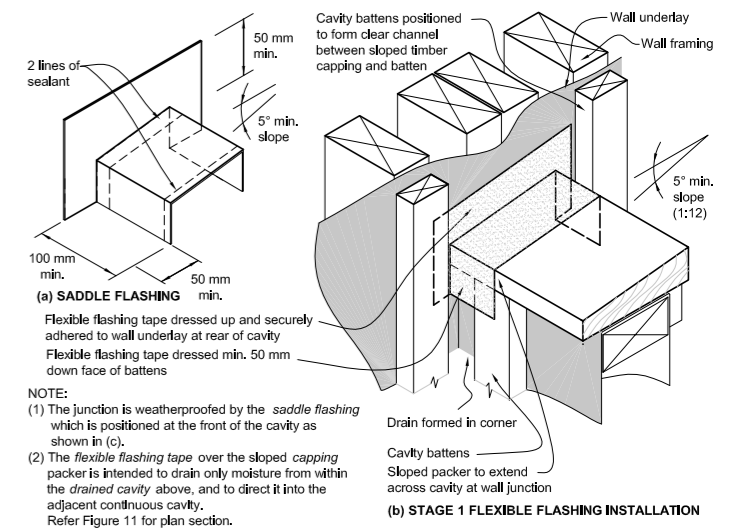
D-34 Transverse Apron 1:10



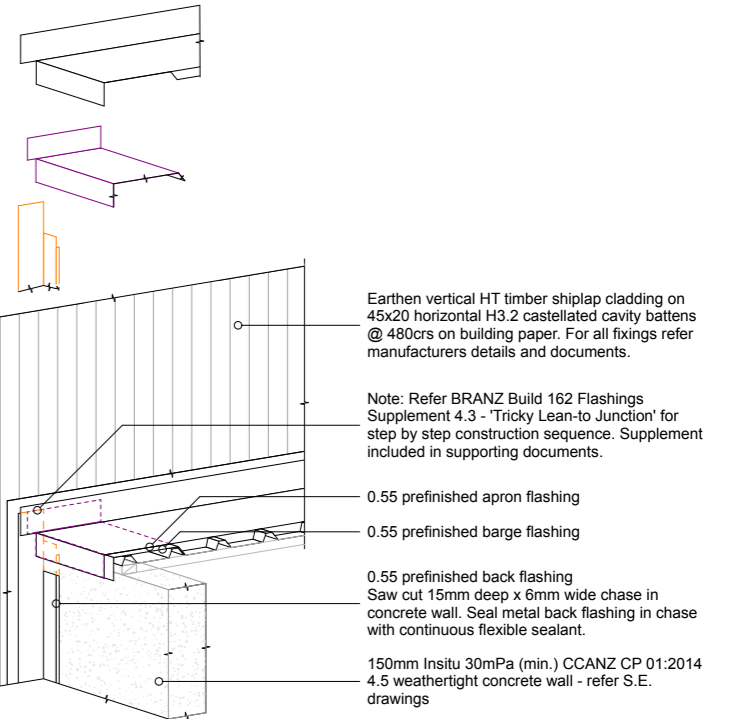
D-17 Shiplap Weatherboard - Parapet / Transverse Apron 1:10



D-57 Concrete - Barge 1:10

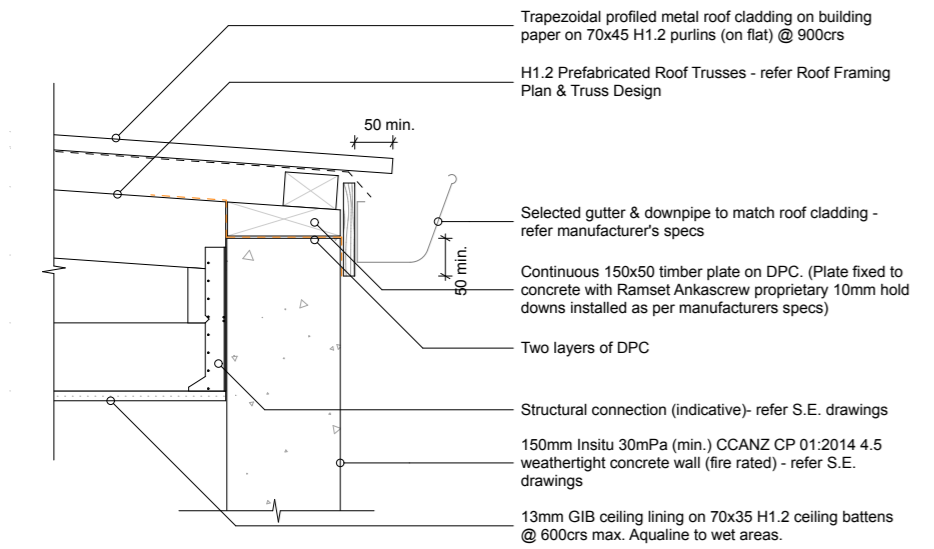


D-45 3D Saddle Junction

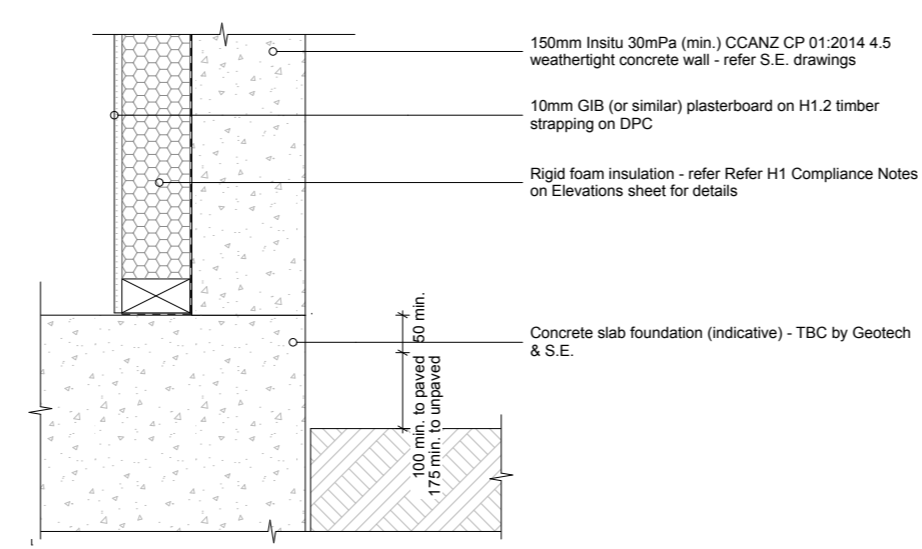


D-56 Barge / Apron - 3D Junction

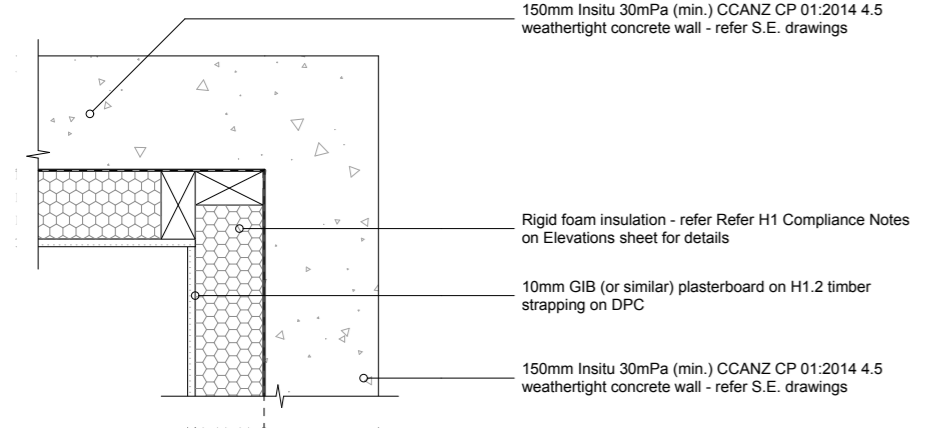
Drawn by: George Gould 0273693118 georgegould243@gmail.com	Notes:	Client: Reuben Ward		27B Duncan St Central Dunedin Dunedin	29/09/23	BC - Rough Draft	Details Scale: 1:10 @ A3	Rev:	A402
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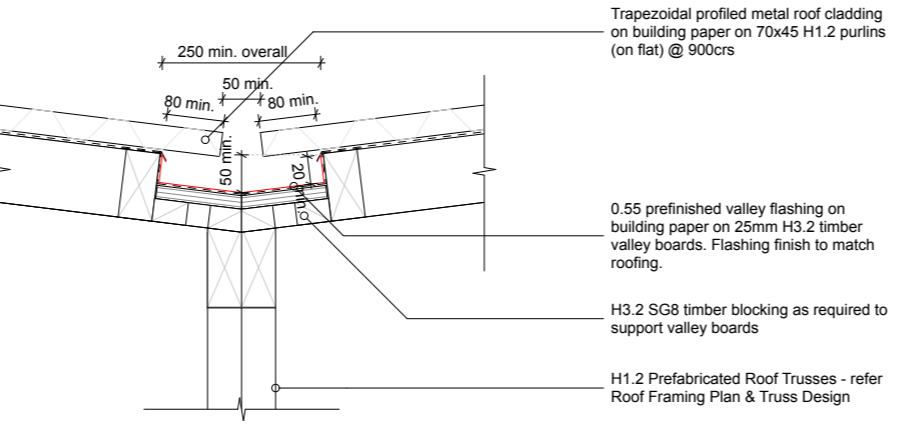
D-15 Insitu Concrete - Eave - 4° 1:10



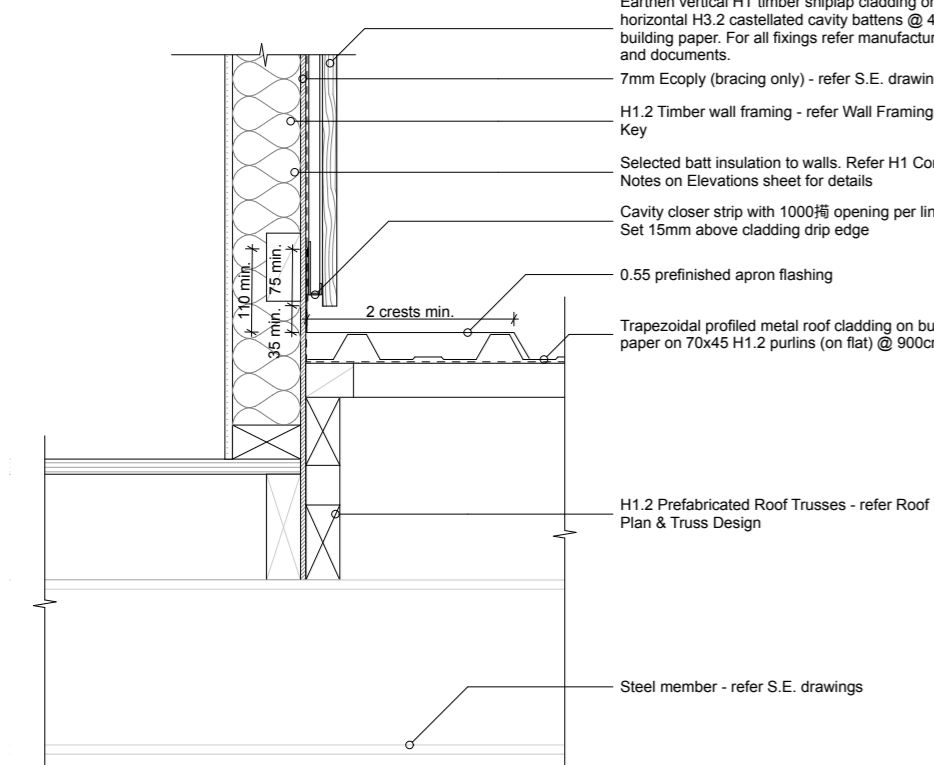
D-29 Insitu Concrete - Foundation 1:10



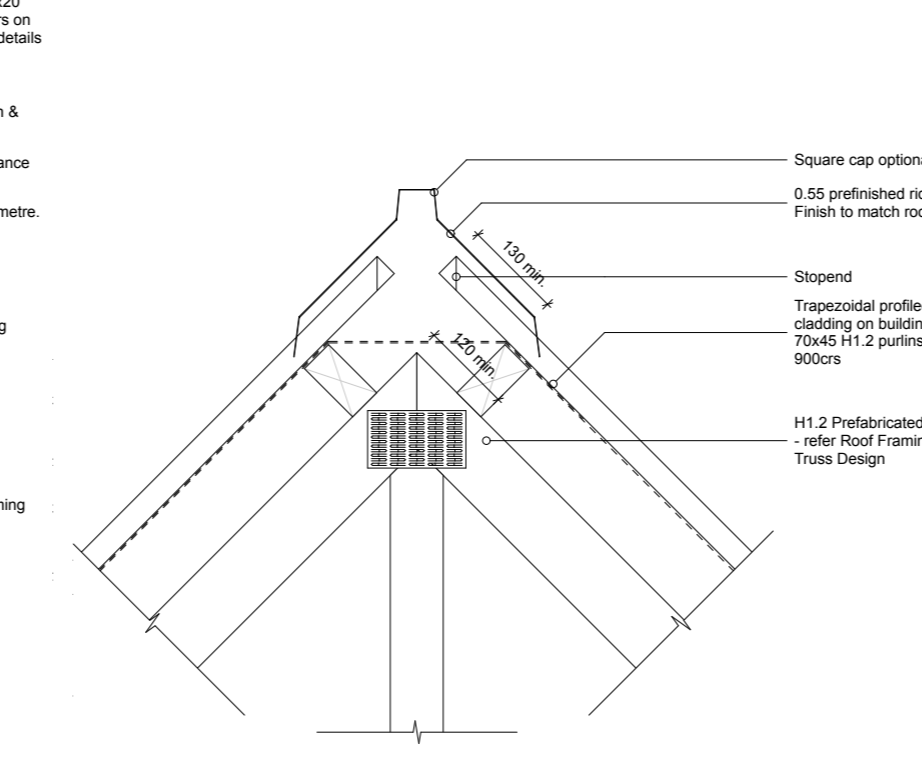
D-24 Insitu Concrete - External Corner 1:10



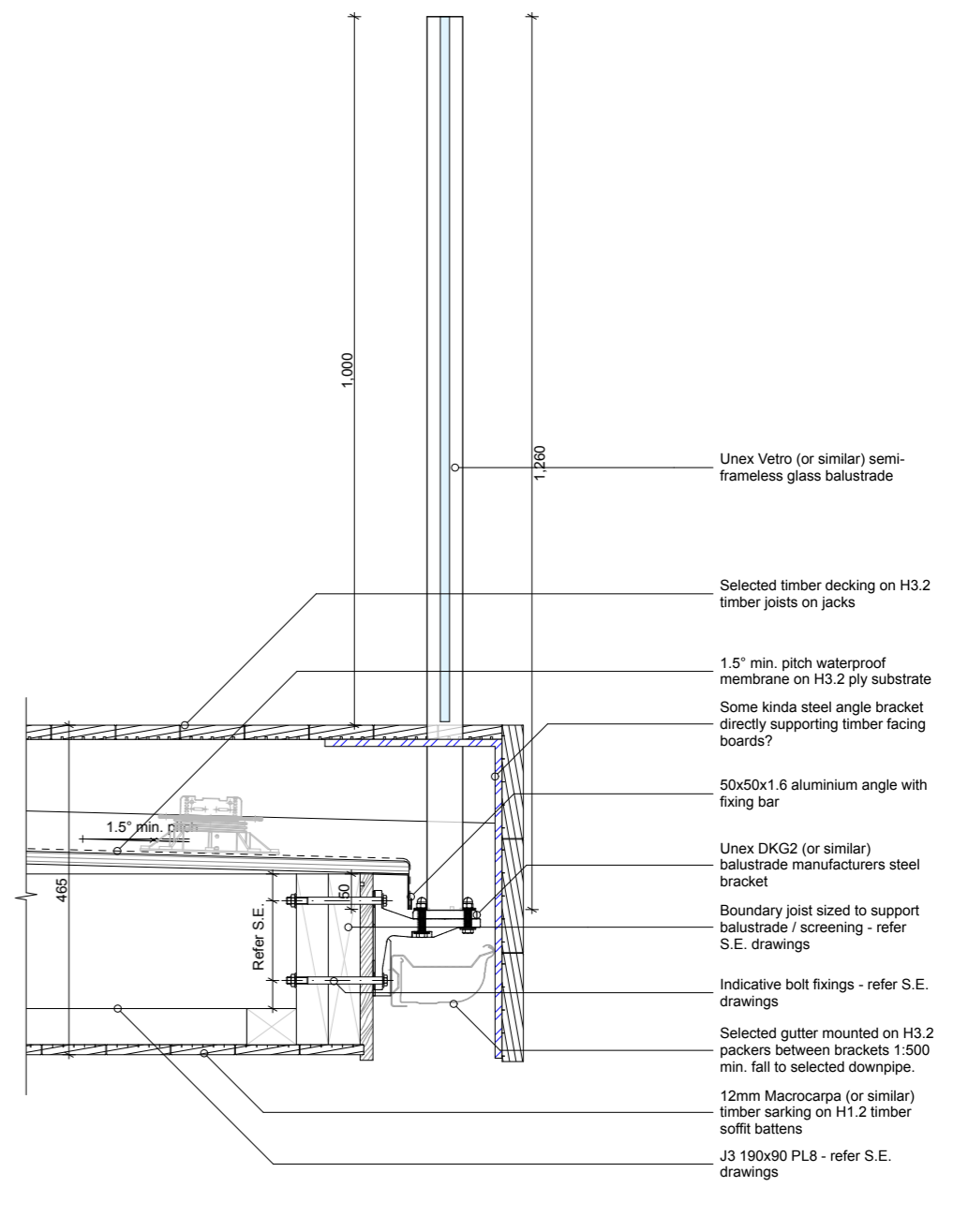
D-52 Valley Gutter 1:10



D-33 Parallel Apron 1:10



D-30 Ridge 1:10



D-44 Glass Balustrade 1:10

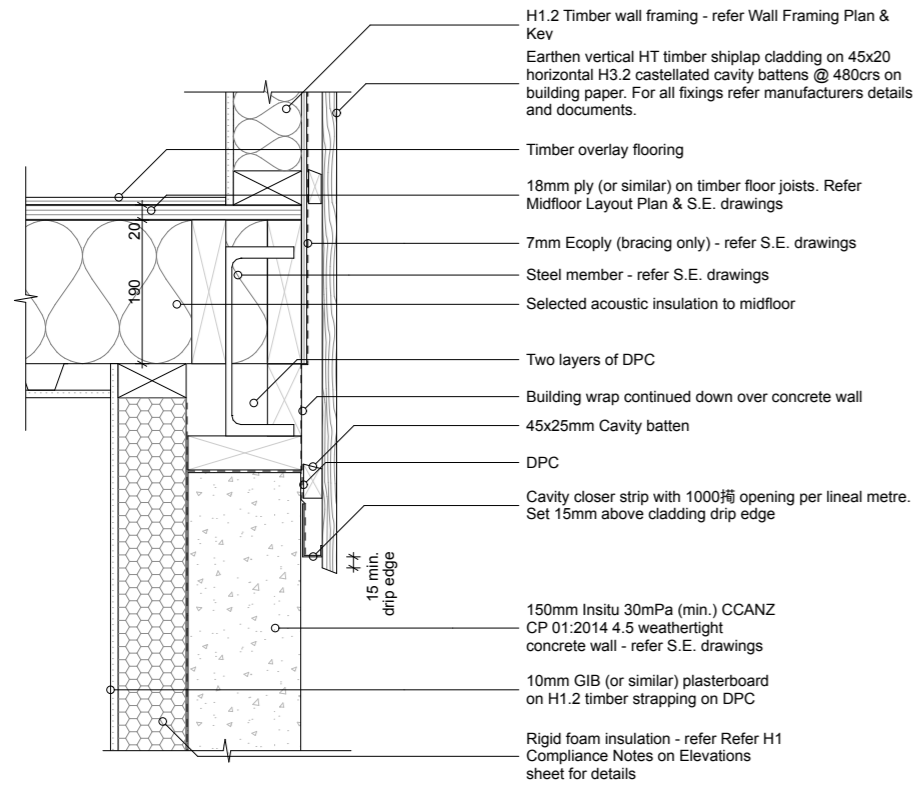
**FIXING SPECIFICATIONS**  
NZBAL-C13.0 | SPEC ID FS.1S.07.01

**DRY TIMBER - DKG2 FIXING, SCREWS, 90MM EDGE JOIST**

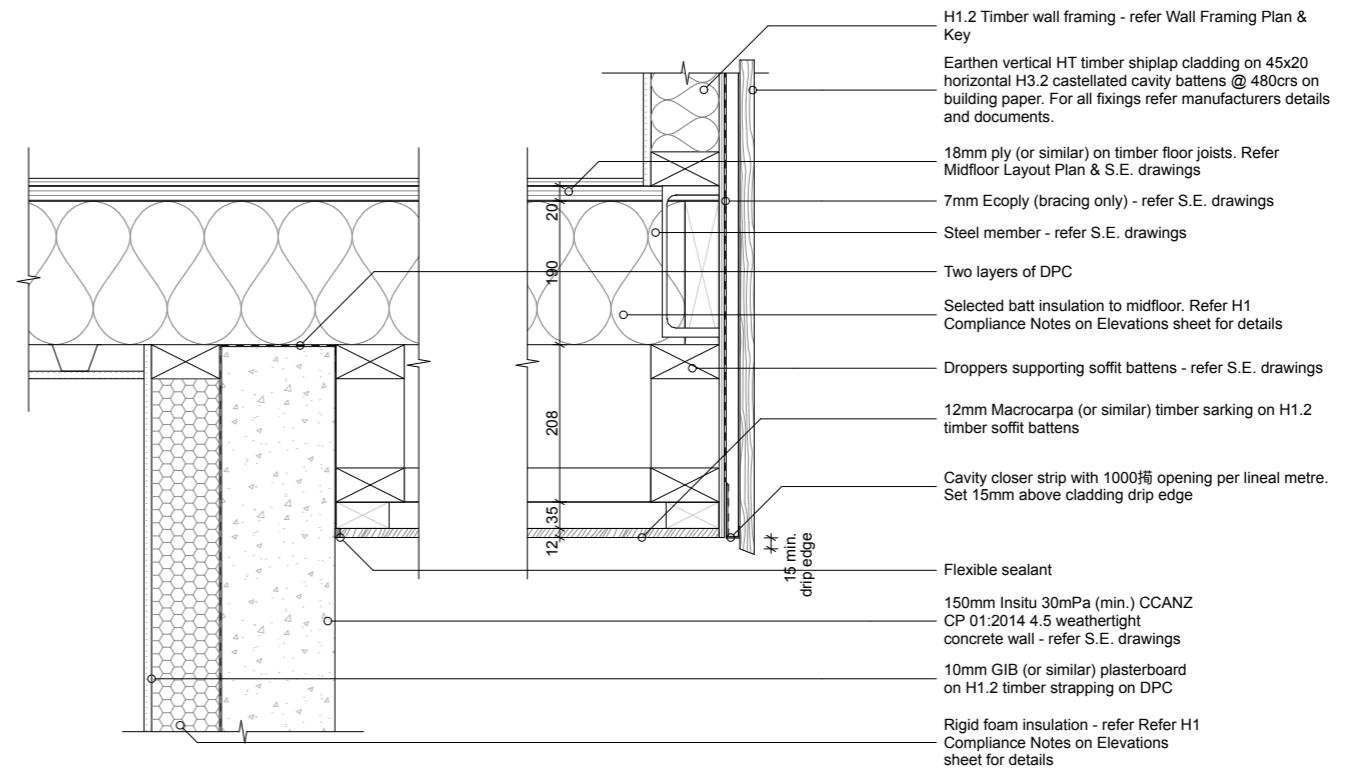
This specification for fixing UNEX Balustrades to certain timber substrates where a face gutter is also required. It applies to balustrade styles using VPH2 or VPE posts only. A separate specification must be referred to for the required balustrade style. Refer to Page 56 for notes on balustrade deflection.

**VPH2 & VPE POST TYPES ONLY**

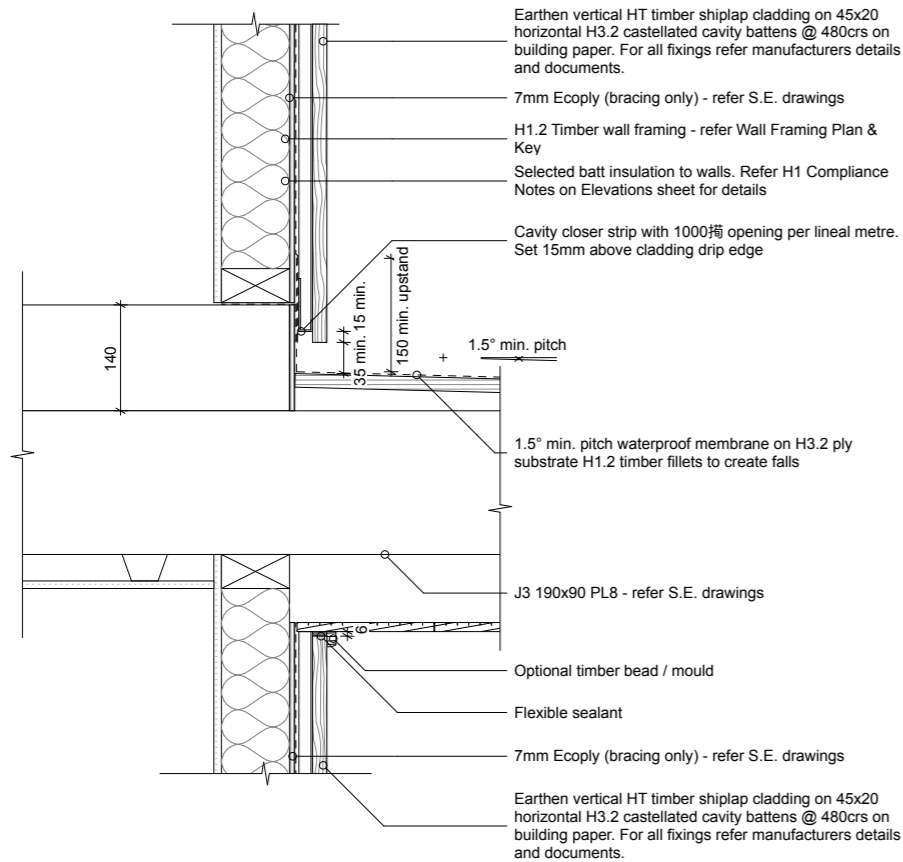
- The DKG2-D14 brackets are required to be installed before the gutter and drip edge.
- The VPH2 or VPE balustrade posts are attached to the BSMF baseplate and DKG2 bracket as illustrated on pages 156 and 159.
- The threaded portion of the coach screws must be engaged with the structural timber framing by a minimum of 50mm. This will exist if the dimension 'F' on the diagram (i.e. the distance from the back of the bracket to the face of the timber joist) is within the limits shown in the Table. Where this does not occur the post spacing must be reduced by the proportion of the thread engagement to 90mm.
- Fasteners must be only those supplied by UNEX. Washers to be fitted under screw and bolt heads shall be as follows:
  - For FB8 bolts - 22mm O.D. 5/5 washer (Part No. FW8-22) with a polymer washer (Part No. FWPB-22G) between the 5/5 and the aluminium.
  - For FC8-165 fasteners - washers supplied with fasteners.
- The screw holes must be sealed as shown in figure 19 of E2/A51. Check the suitability of screw protrusion beyond the timber framing.



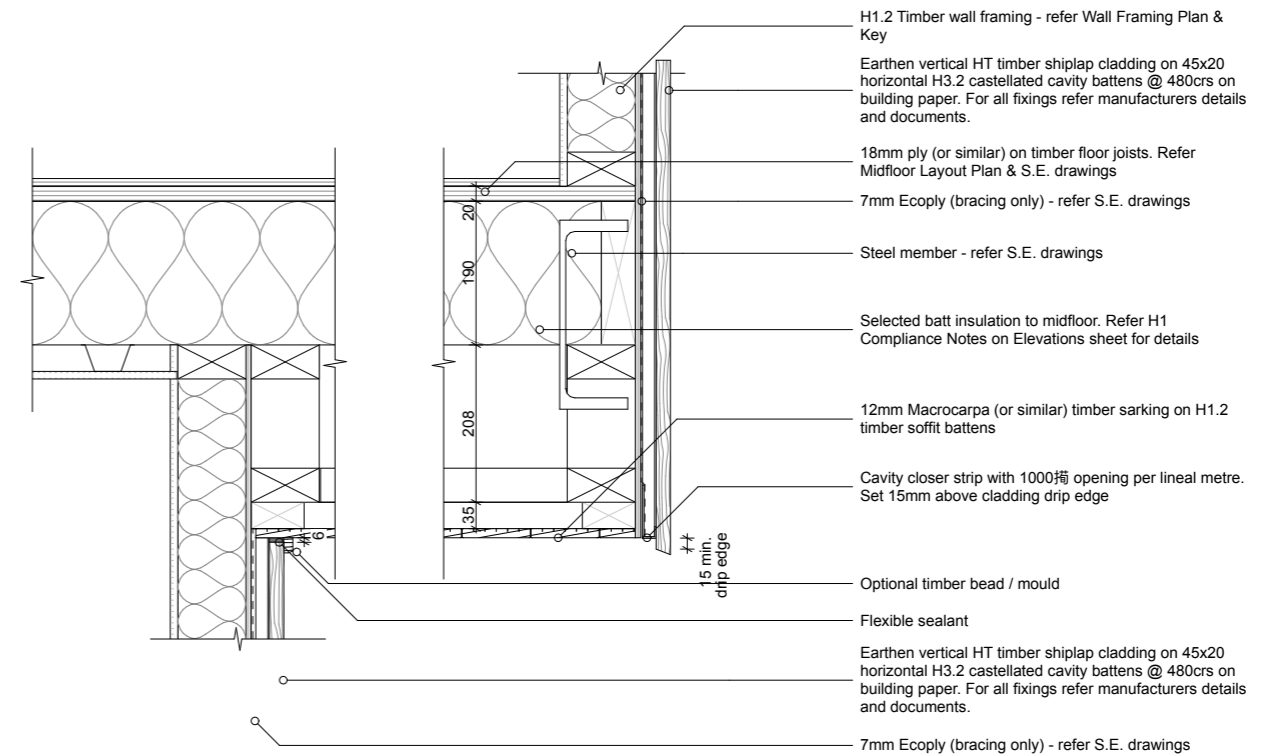
D-42 Shiplap Weatherboard / Insitu Concrete - Soffit 1:10



D-36 Shiplap Weatherboard / Insitu Concrete - Soffit 1:10

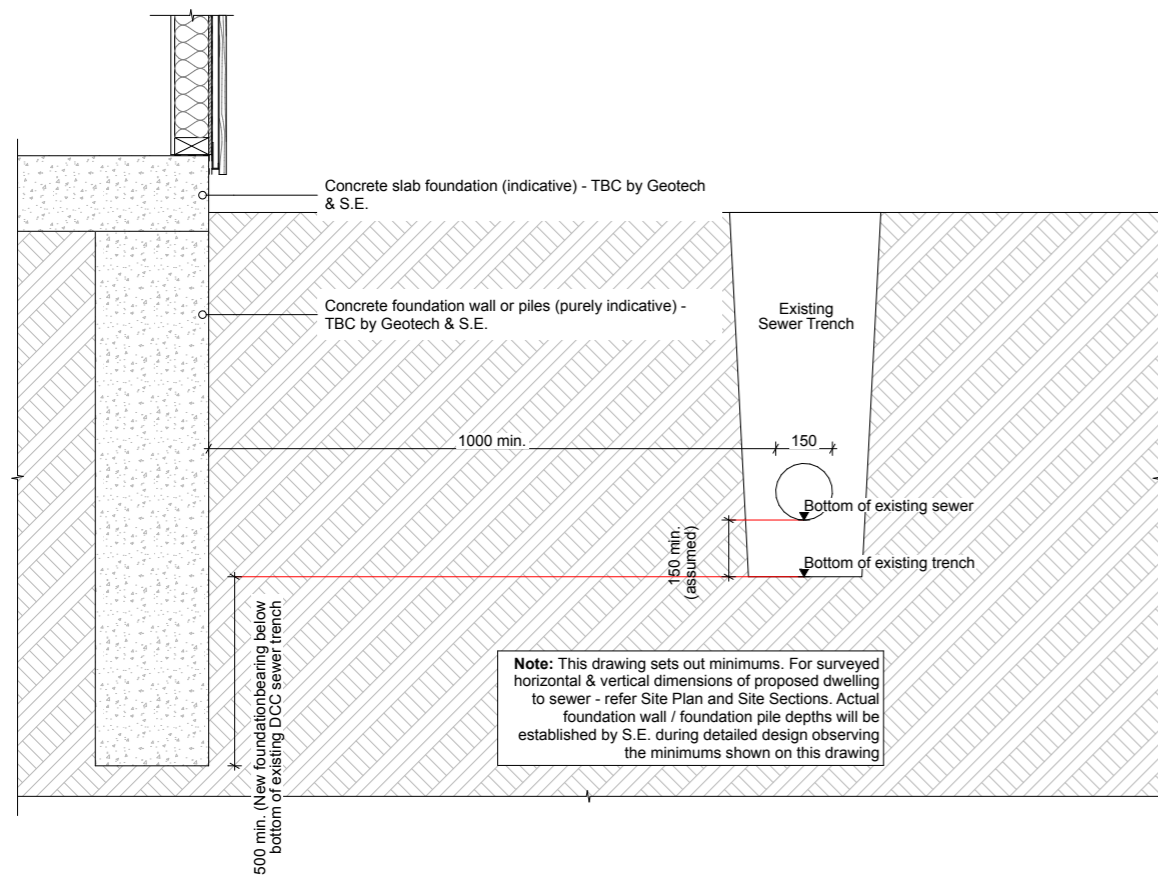


D-39 Shiplap Weatherboard / Membrane Roofing 1:10



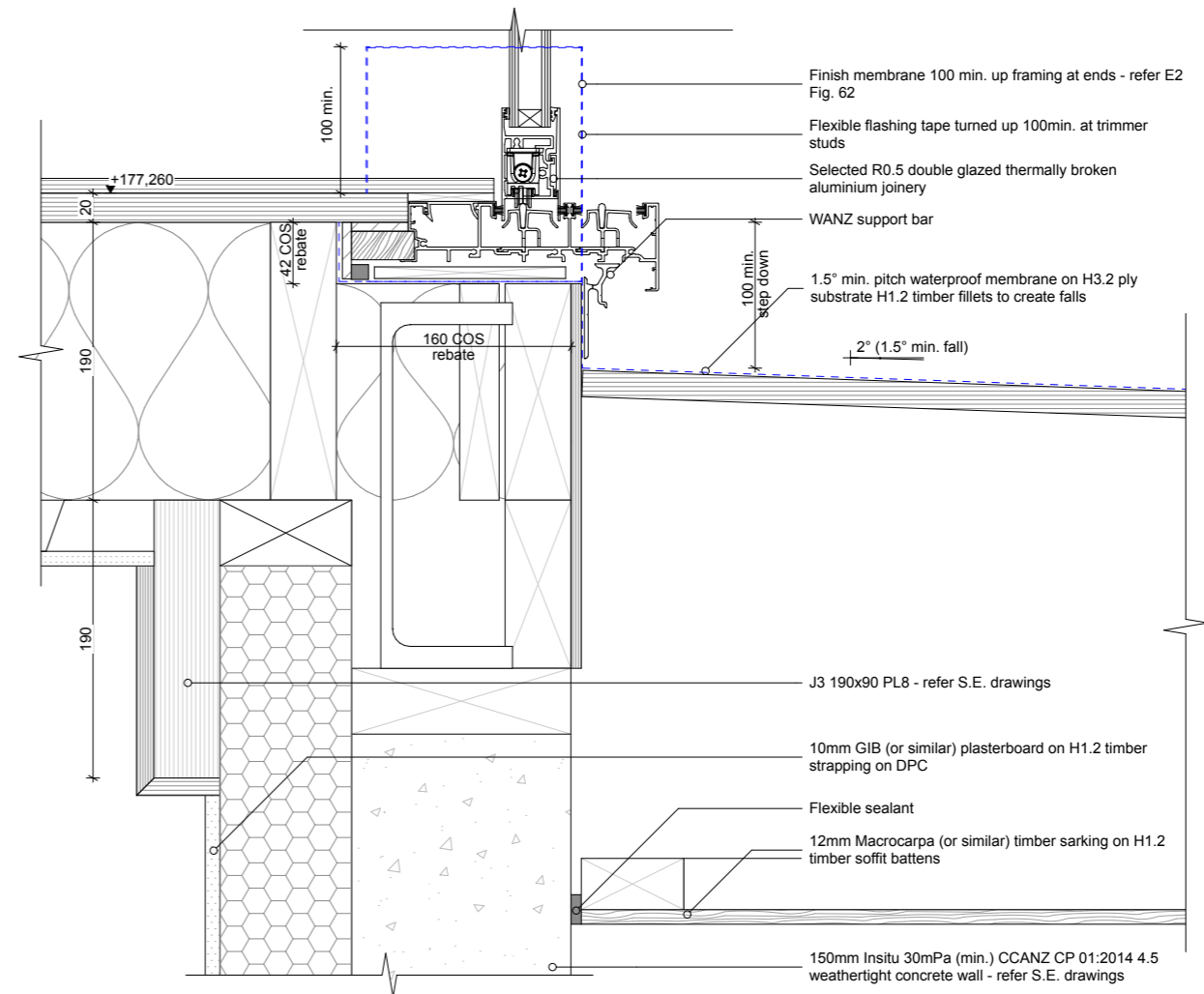
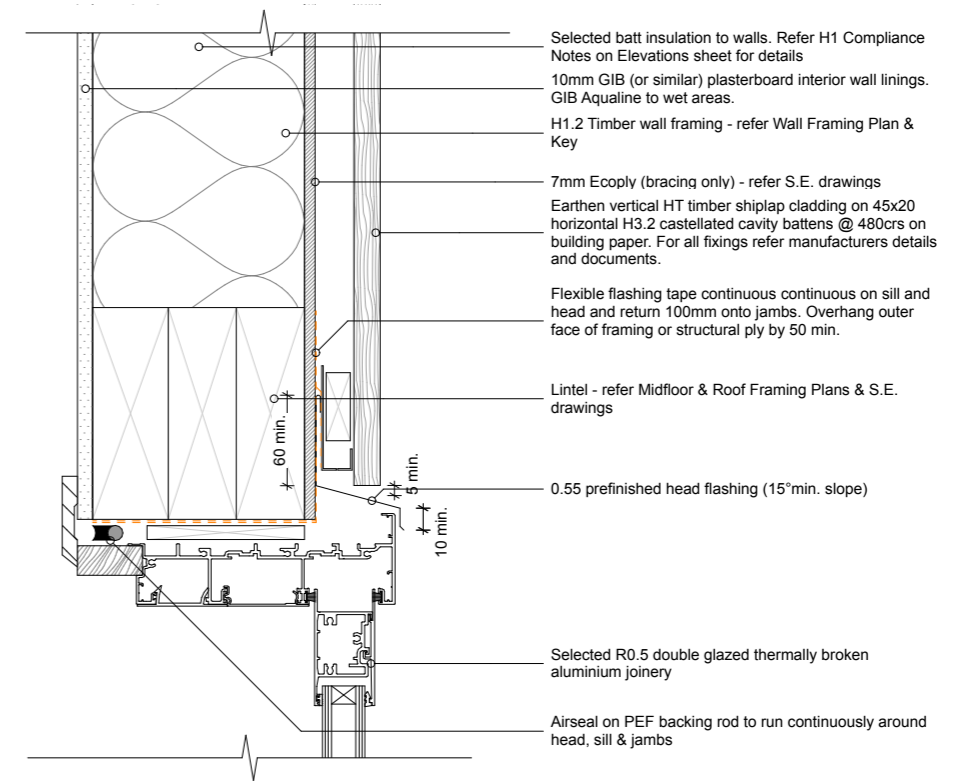
D-37 Shiplap Weatherboard - Soffit 1:10

<p>Drawn by: George Gould 0273693118 georgegould243@gmail.com</p>	<p>Notes:</p>	<p>Client: Reuben Ward</p>		<p>27B Duncan St Central Dunedin Dunedin</p>	<p>29/09/23</p>	<p>BC - Rough Draft</p>	<p>Details Scale: 1:10 @ A3</p>	<p>Rev:</p>	<p>A404</p>
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Indicative Foundation Sewer Minimums - 3 Waters Approval

1:20

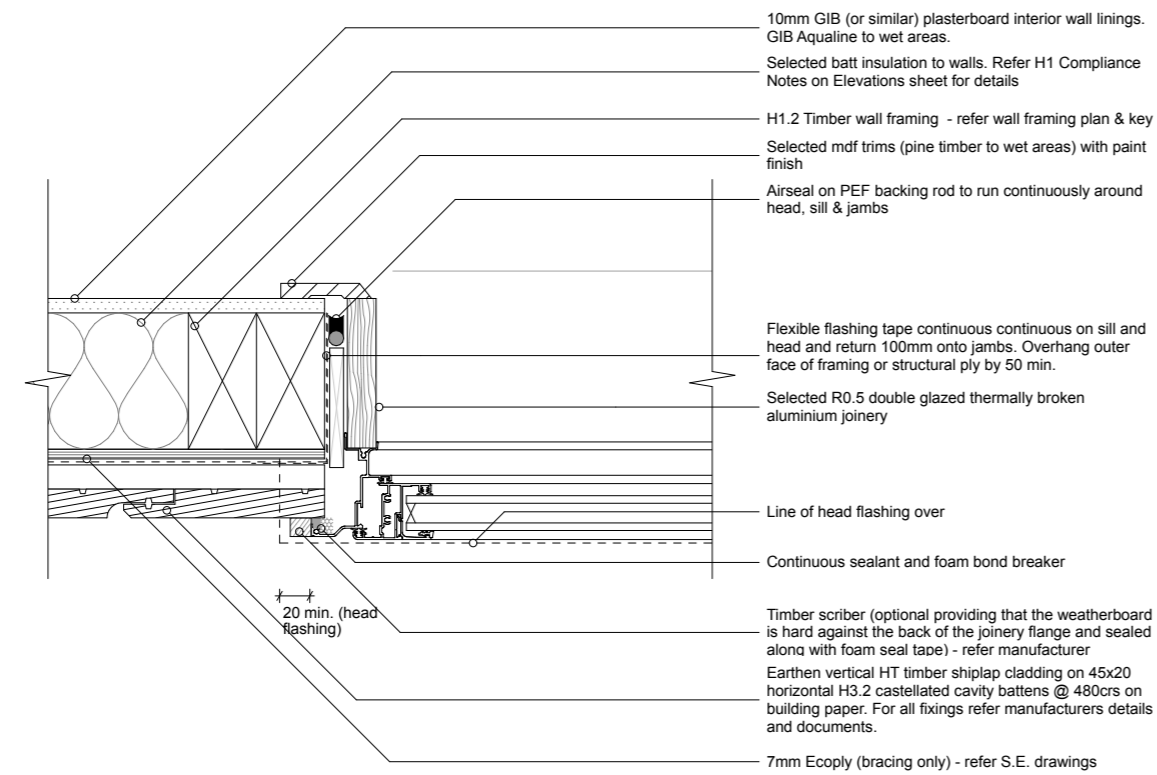


Shiplap Weatherboard - Sliding Door Head & Sill

1:5

<p>Drawn by: George Gould 0273693118 georgegould243@gmail.com</p>	<p>Notes:</p>	<p>Client: Reuben Ward</p>		<p>27B Duncan St Central Dunedin Dunedin</p>	<p>29/09/23</p>	<p>BC - Rough Draft</p>	<p>Details Scale: 1:5, 1:20 @ A3</p>	<p>Rev:</p>	<p>A405</p>
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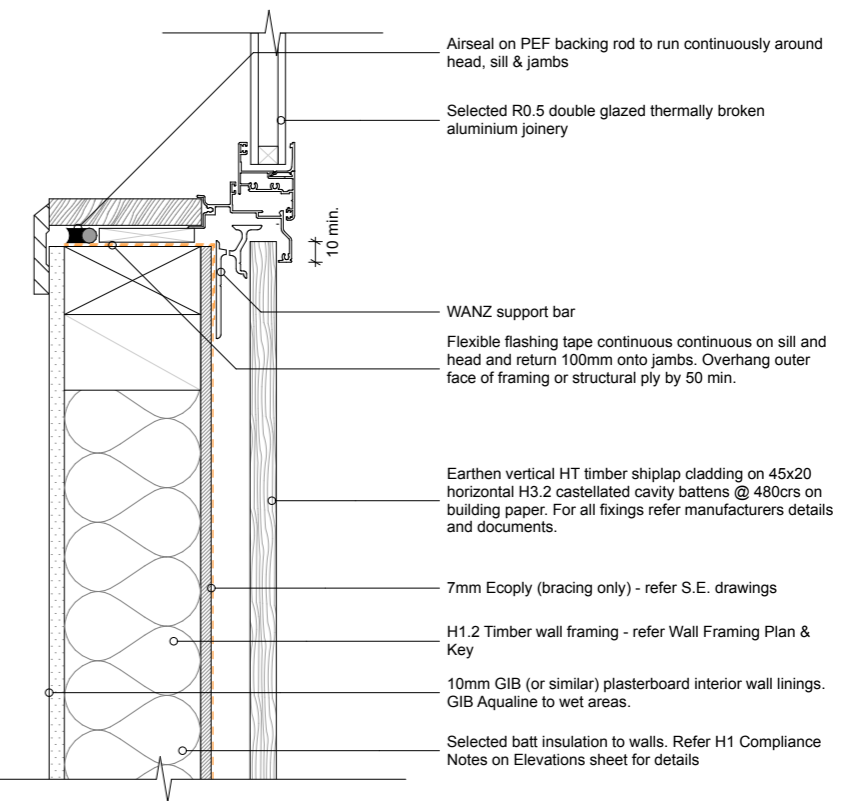
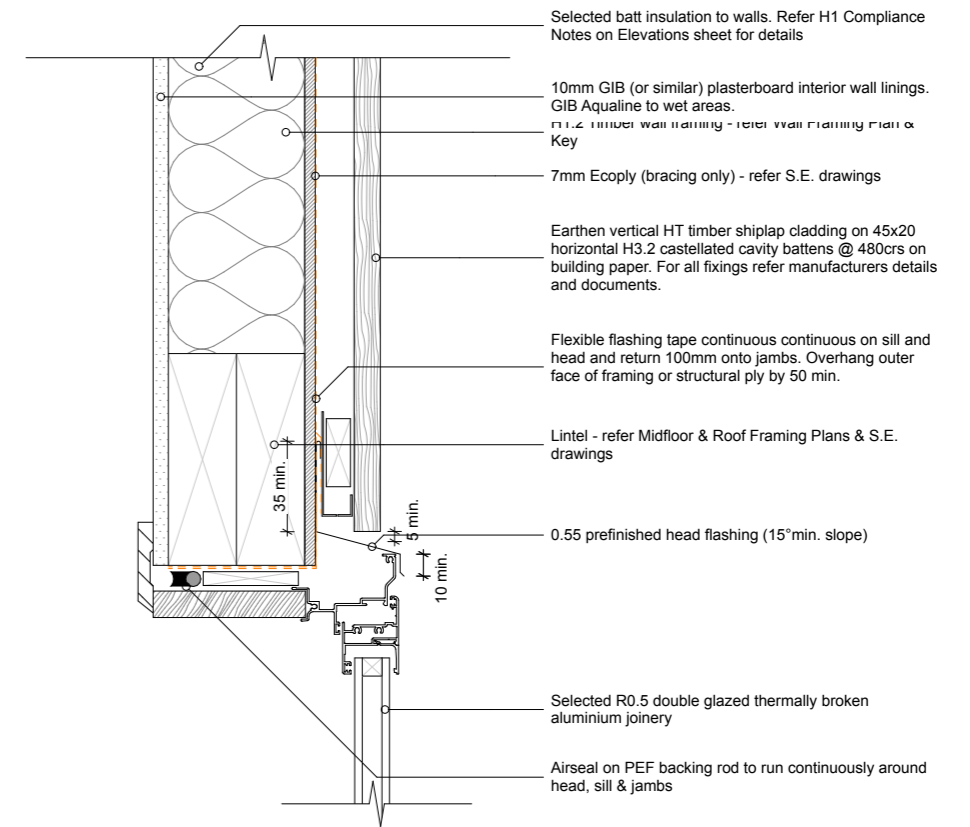
D-41



D-26

Shiplap Weatherboard - Jamb

1:5



D-06

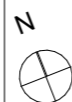
Shiplap Weatherboard - Head & Sill

1:5

Drawn by:  
George Gould  
0273693118  
georgegould243@gmail.com

Notes:

Client:  
Reuben Ward



27B Duncan St  
Central Dunedin  
Dunedin

29/09/23

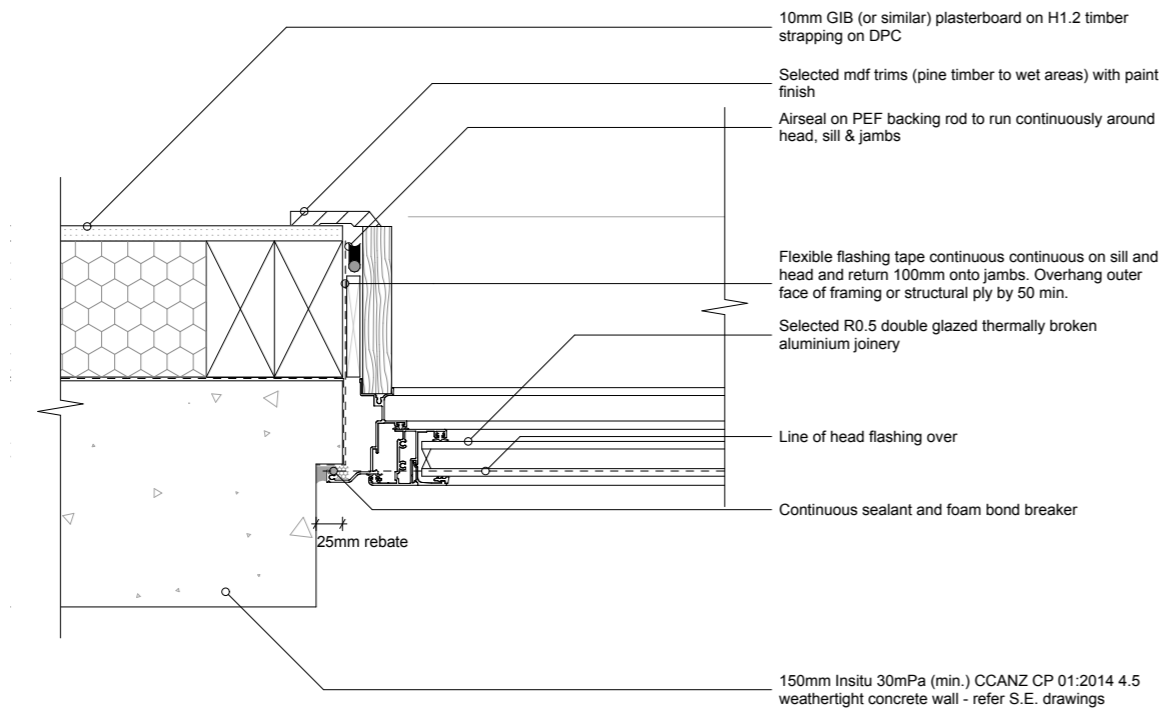
BC - Rough Draft

Details (Shiplap Joinery)

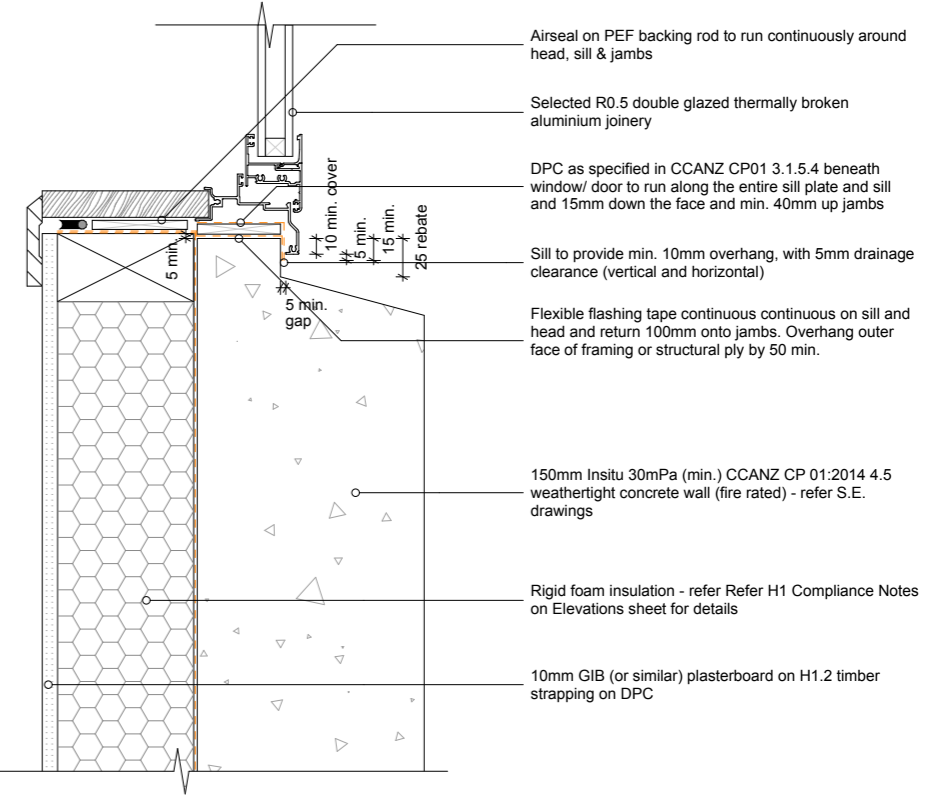
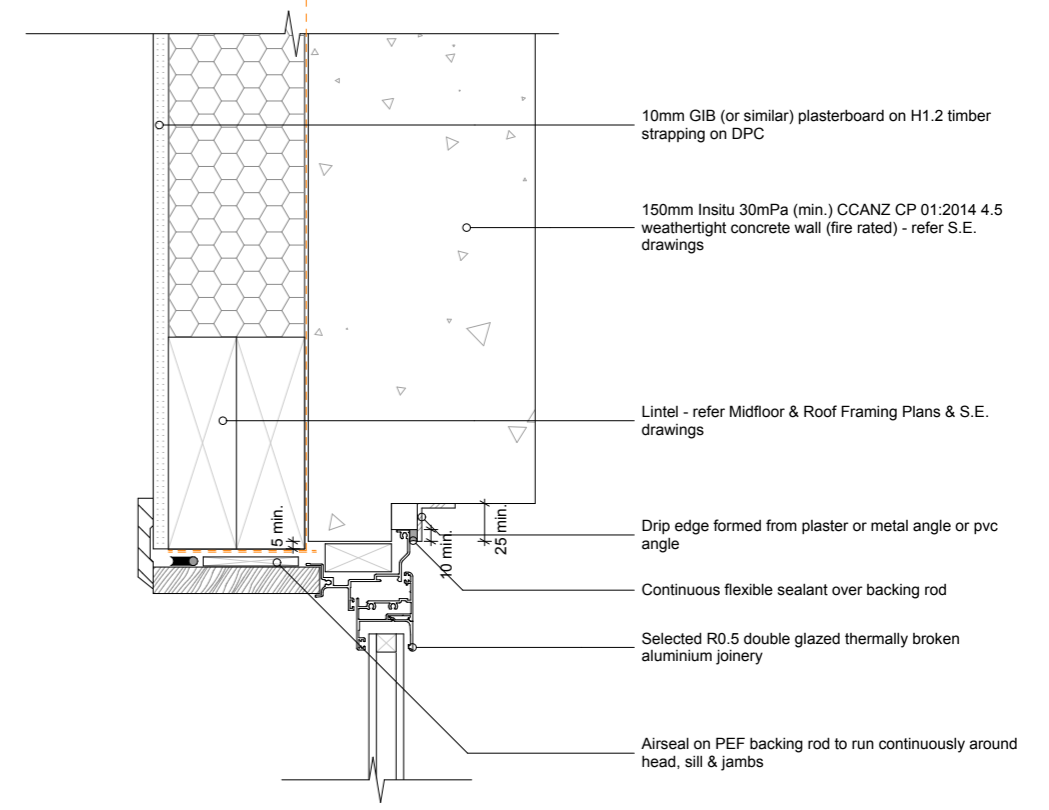
Scale: 1:5 @ A3

Rev:

A406

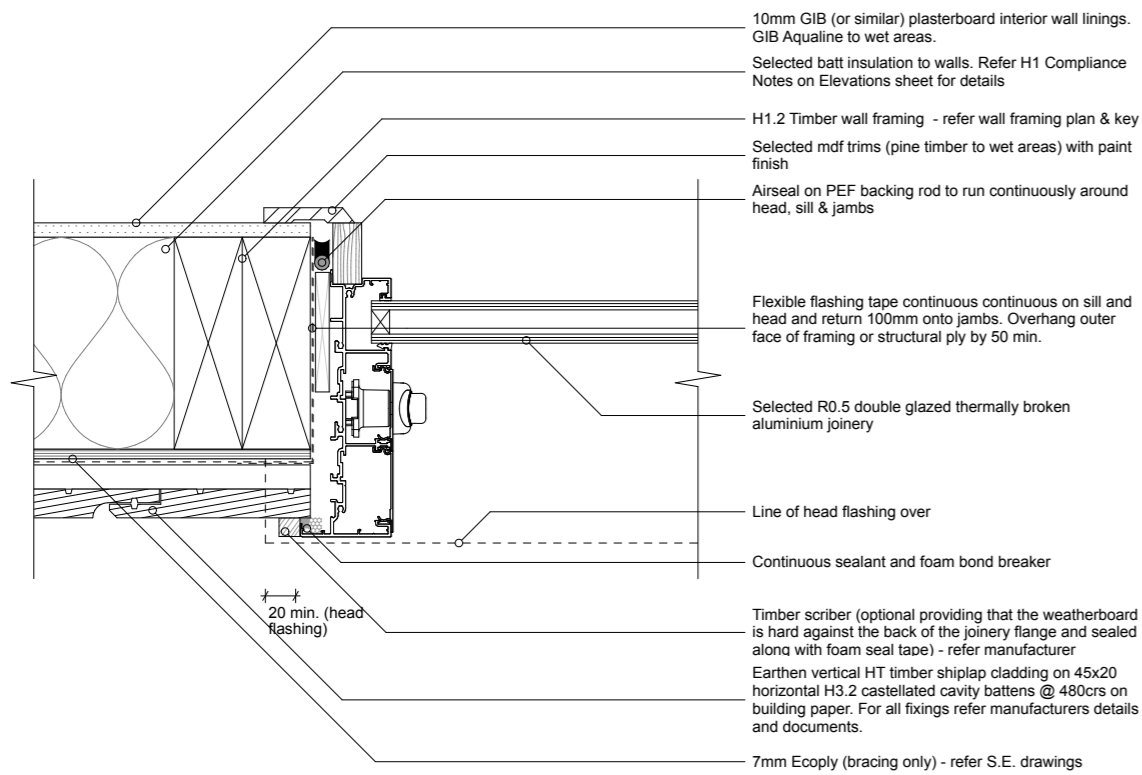


D-25 Insitu Concrete - Jamb 1:5

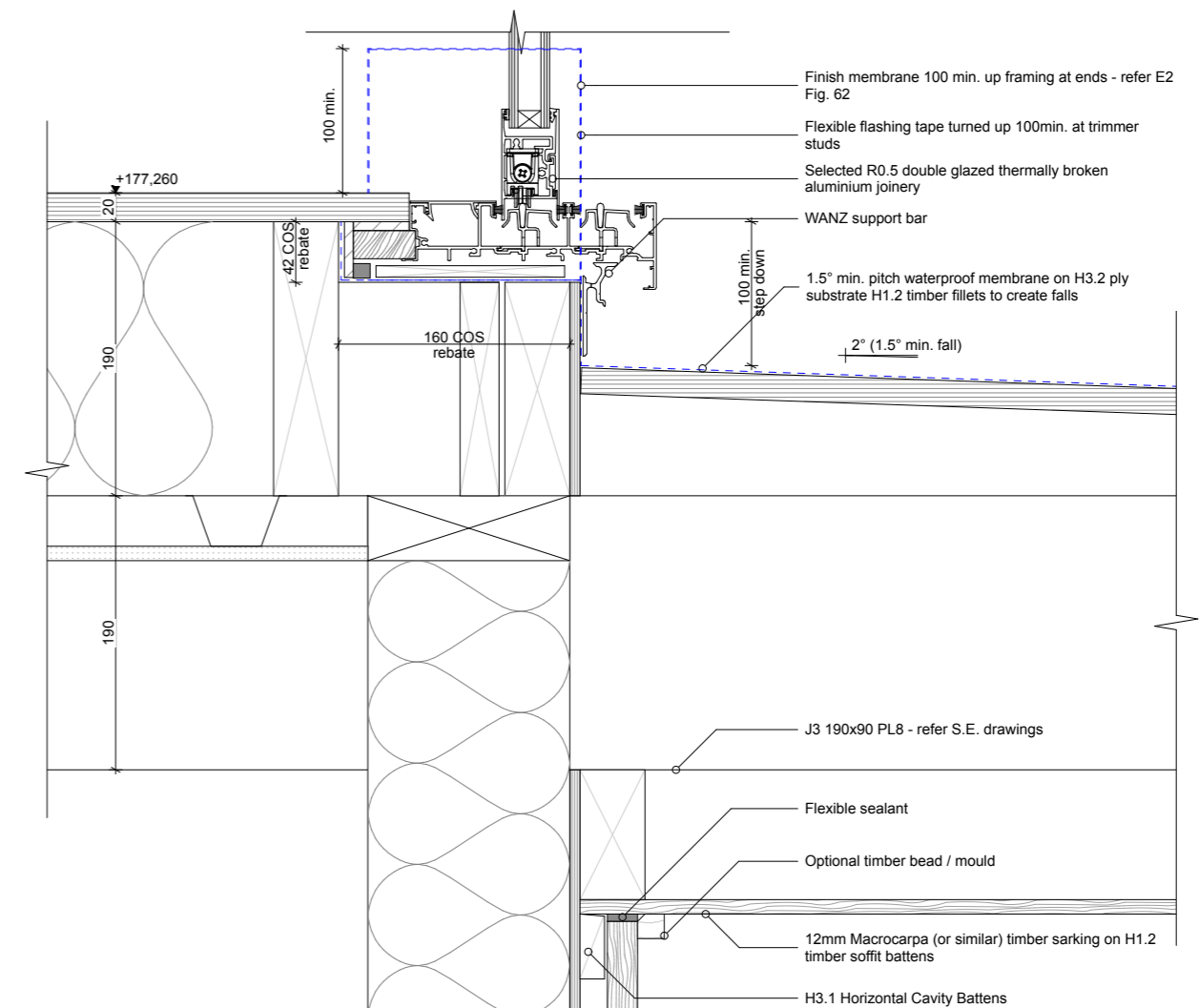
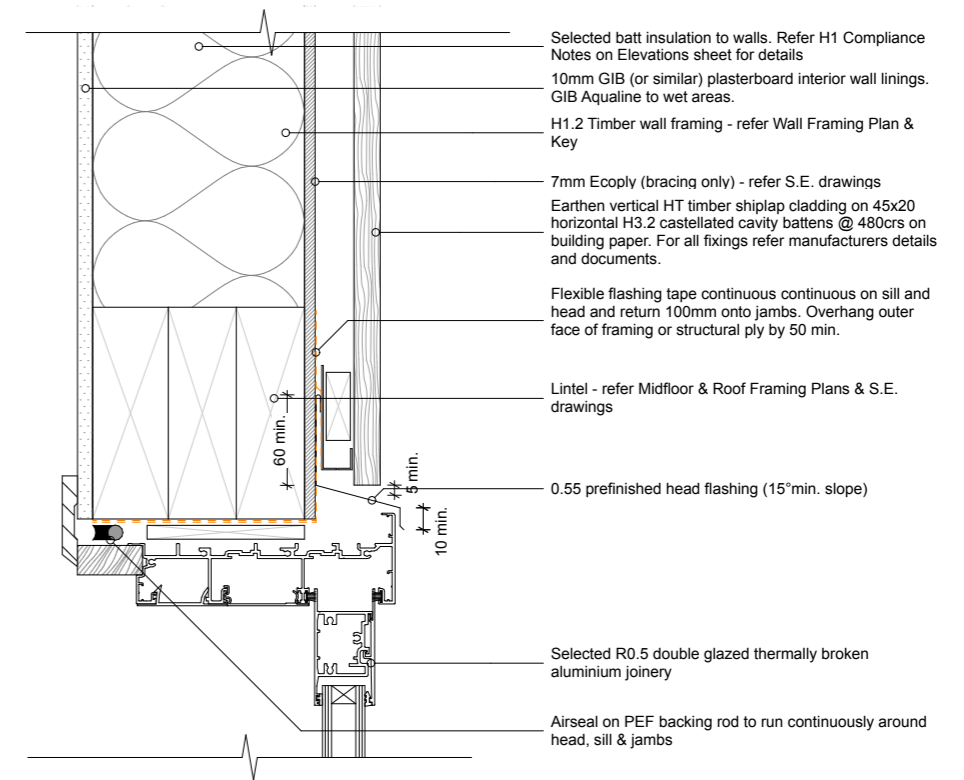


Concrete - Head & Sill 1:5

<p>Drawn by: George Gould 0273693118 georgegould243@gmail.com</p>	<p>Notes:</p>	<p>Client: Reuben Ward</p>		<p>27B Duncan St Central Dunedin Dunedin</p>	<p>29/09/23</p>	<p>BC - Rough Draft</p>	<p>Details (Concrete Joinery) Scale: 1:5 @ A3</p>	<p>Rev:</p>	<p>A407</p>
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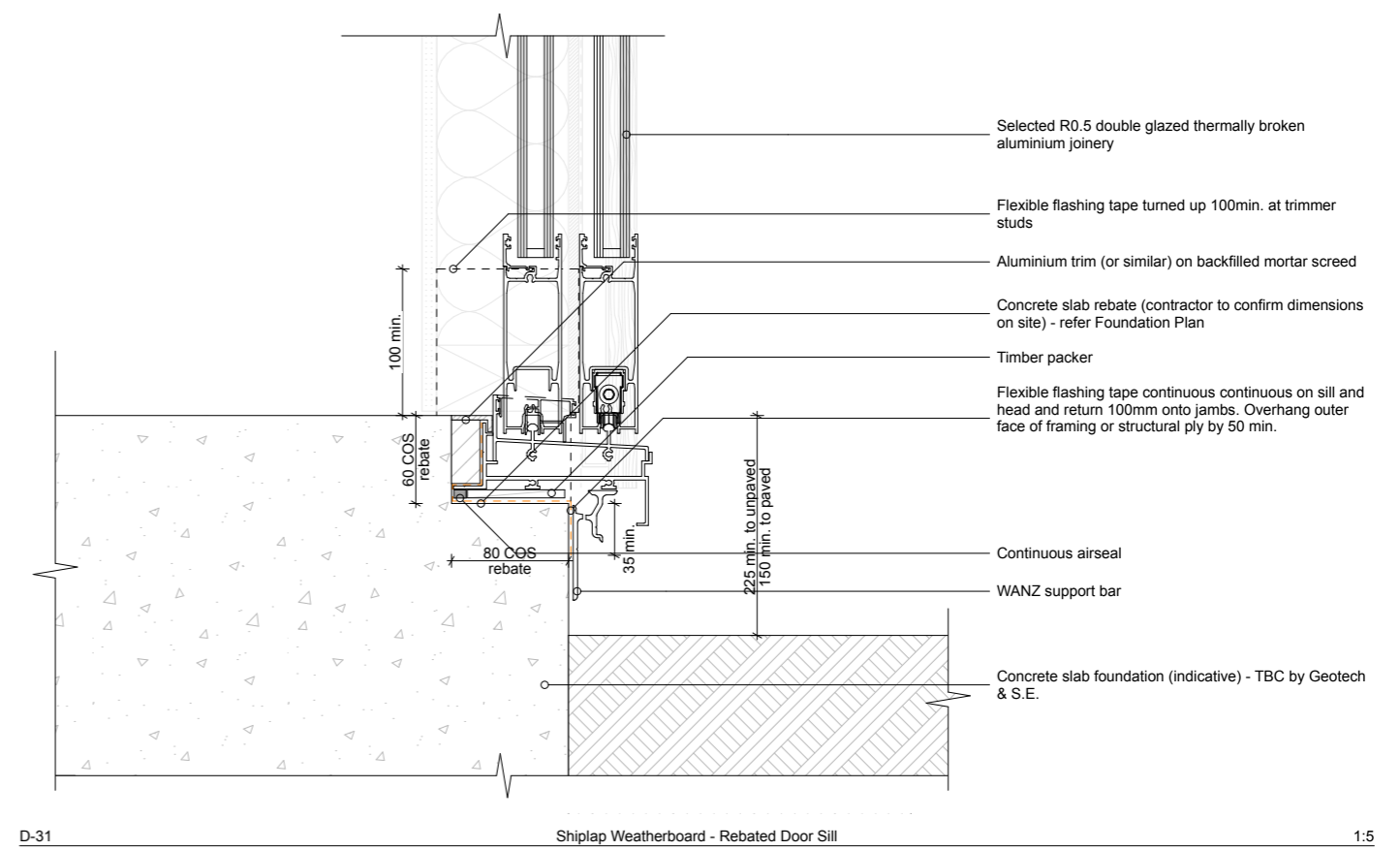
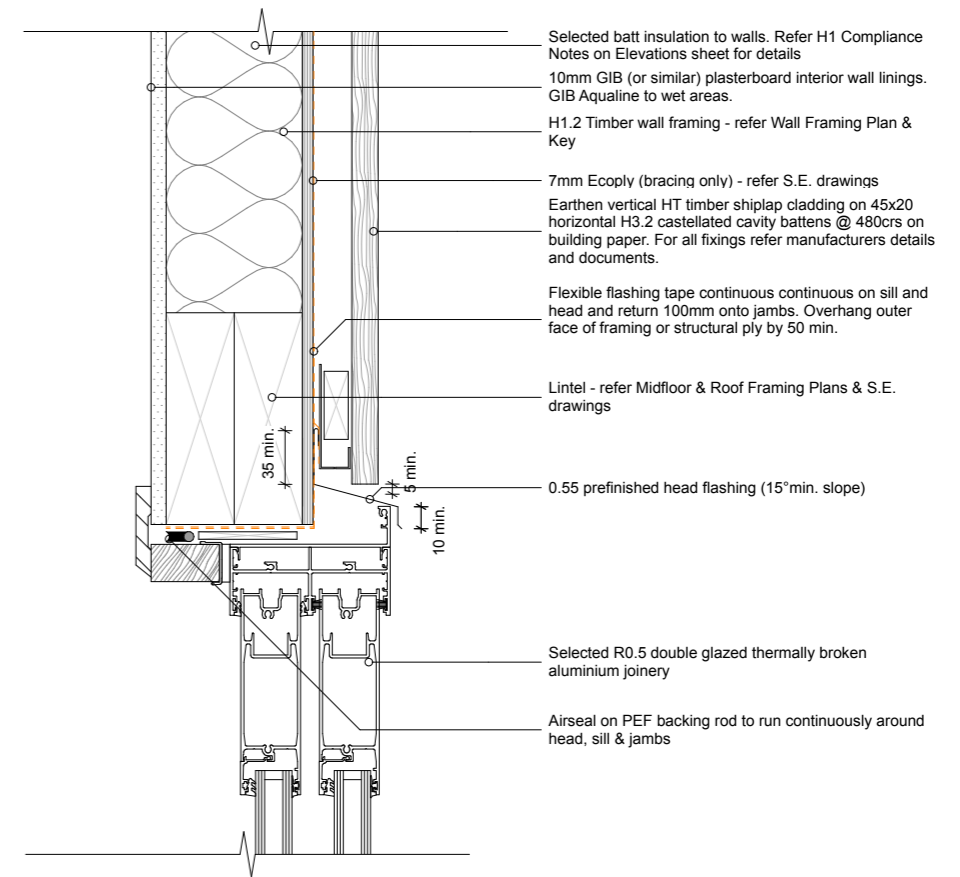
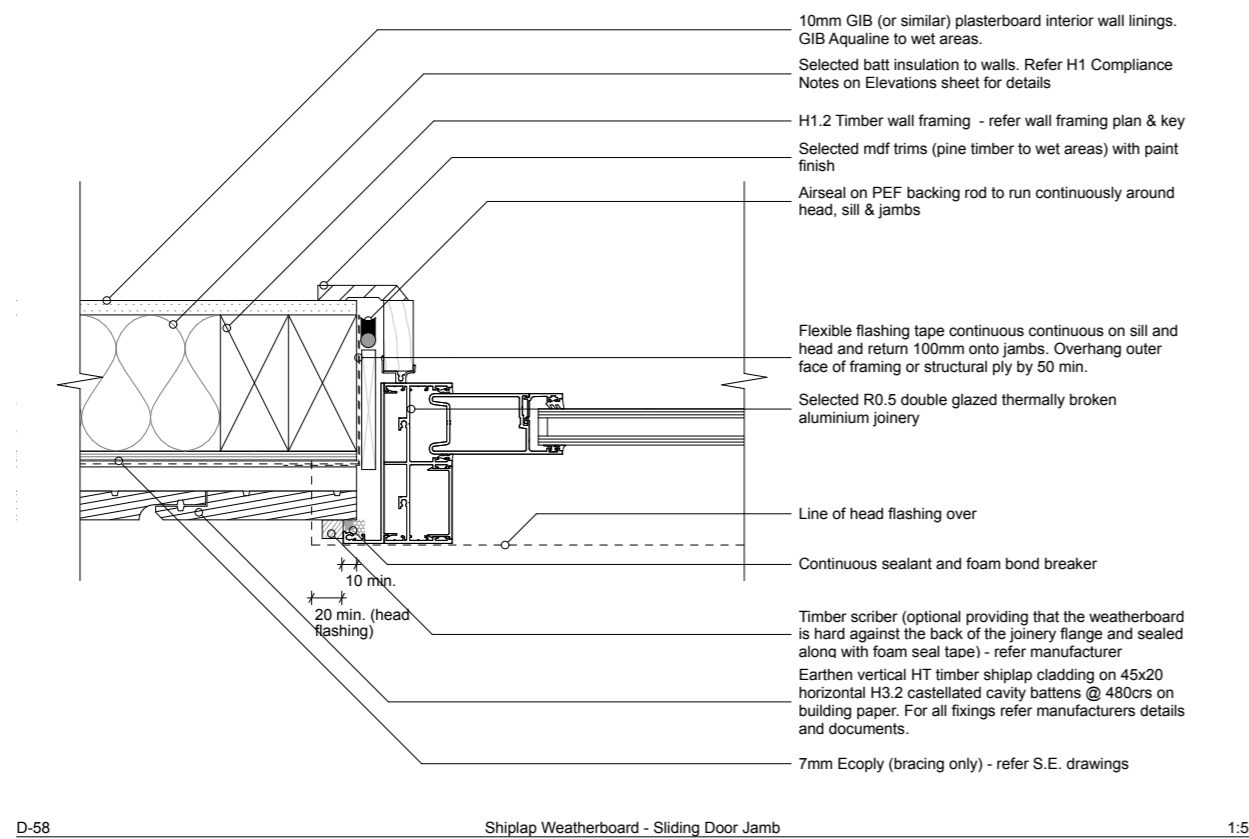


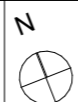
D-05 Shiplap Weatherboard - Sliding Door Jamb 1:5

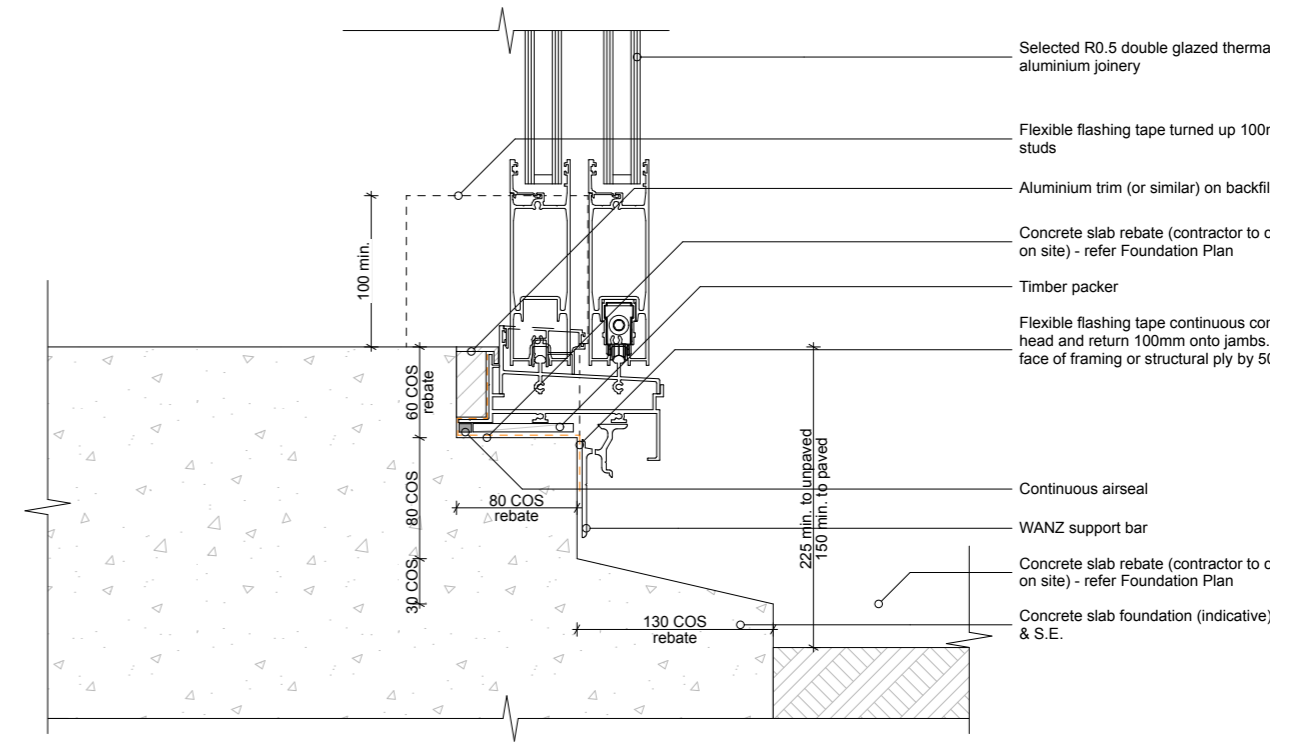
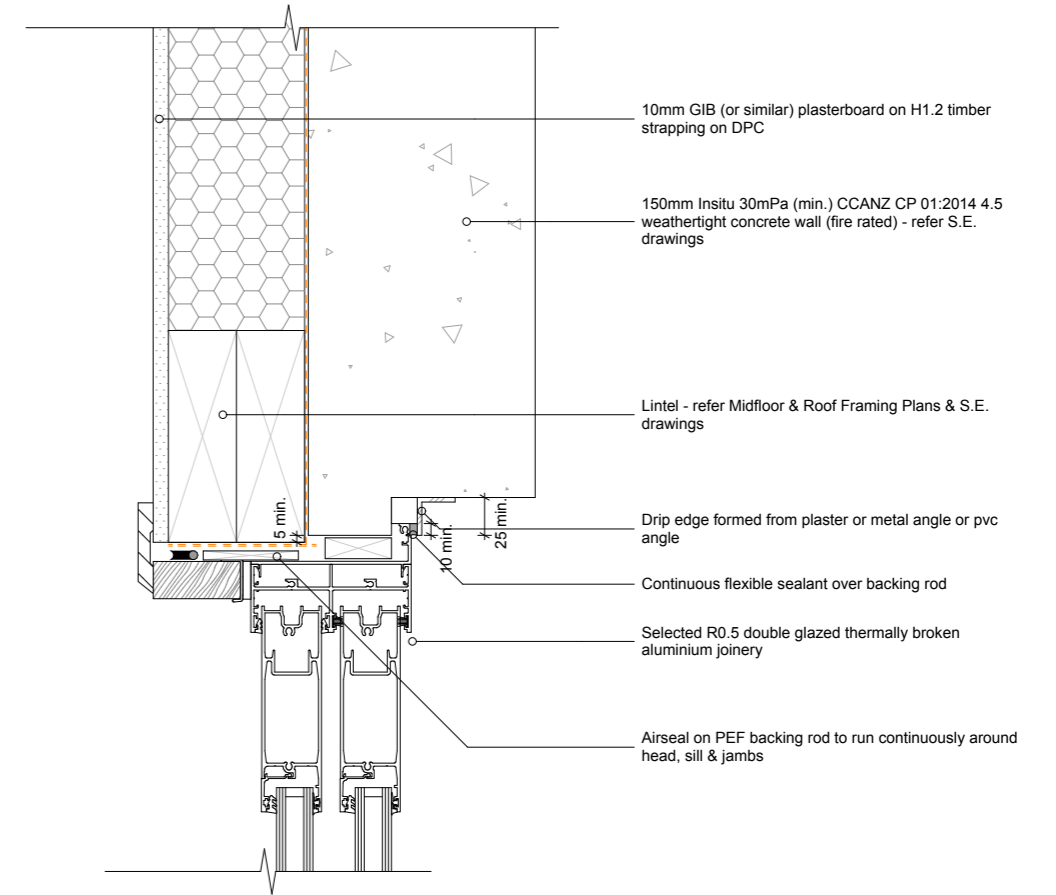
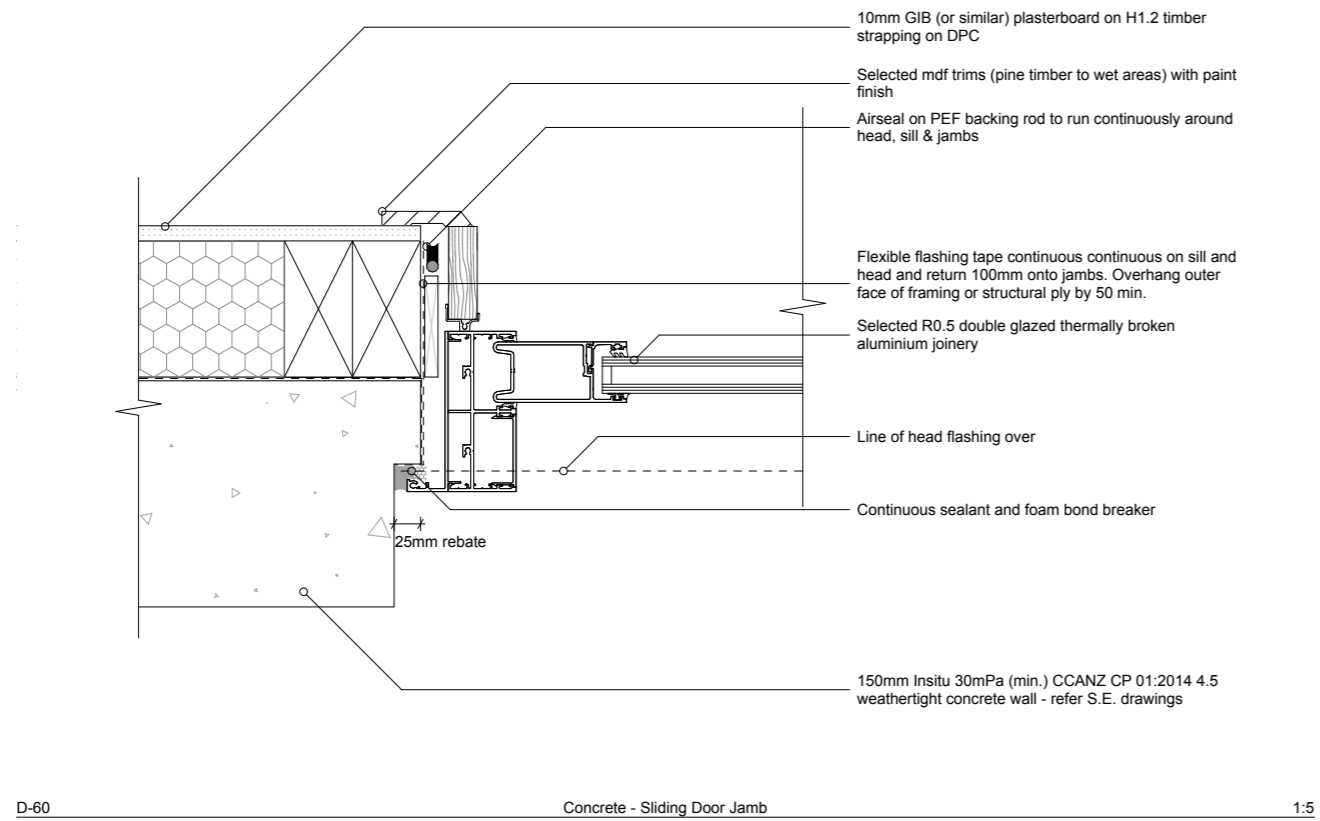


D-09 Shiplap Weatherboard - Sliding Door Head & Sill 1:5

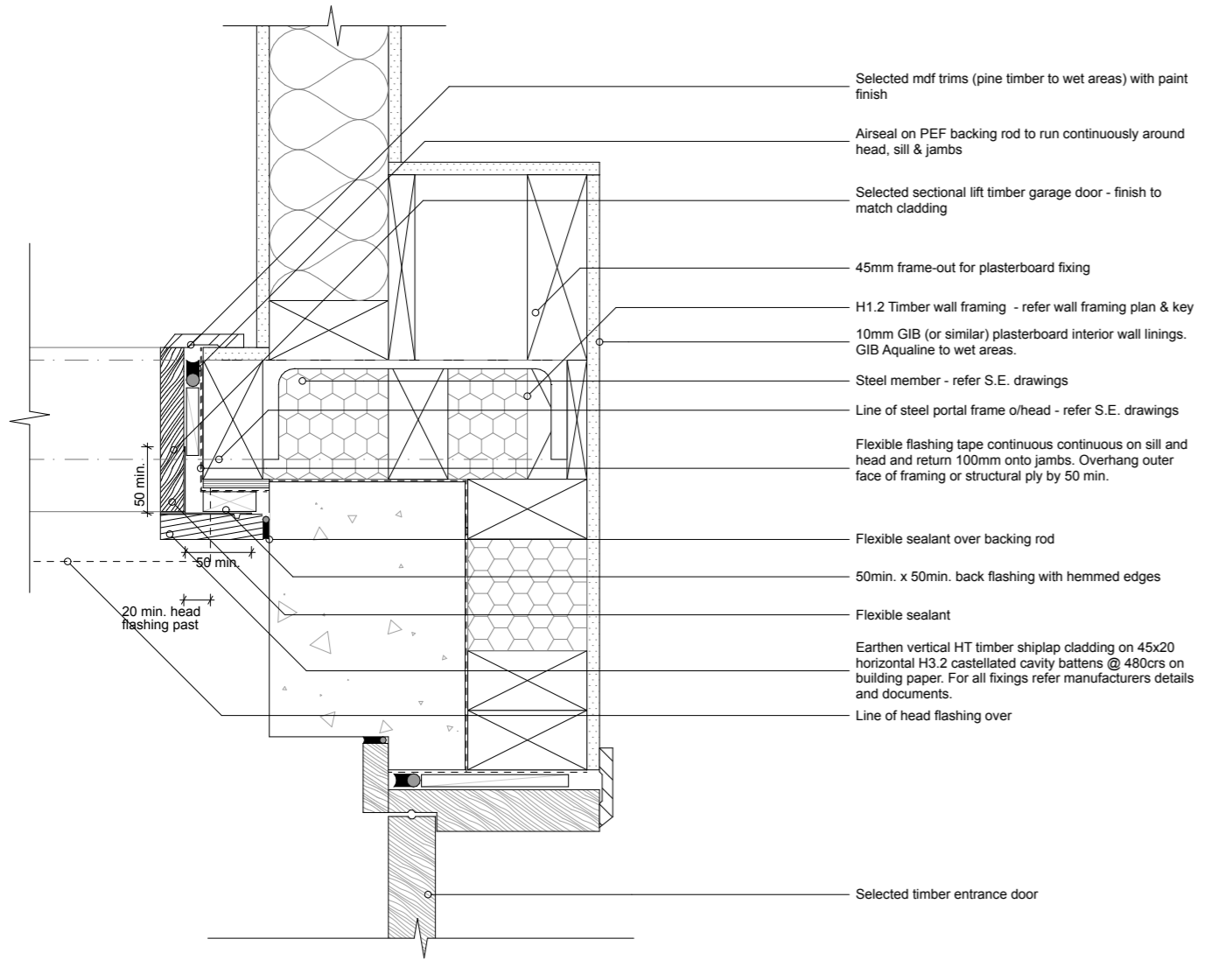
Drawn by: George Gould 0273693118 georgegould243@gmail.com	Notes:	Client: Reuben Ward		27B Duncan St Central Dunedin Dunedin	29/09/23	BC - Rough Draft	Details (3stack @ cantilever) Scale: 1:5 @ A3	Rev:	A408
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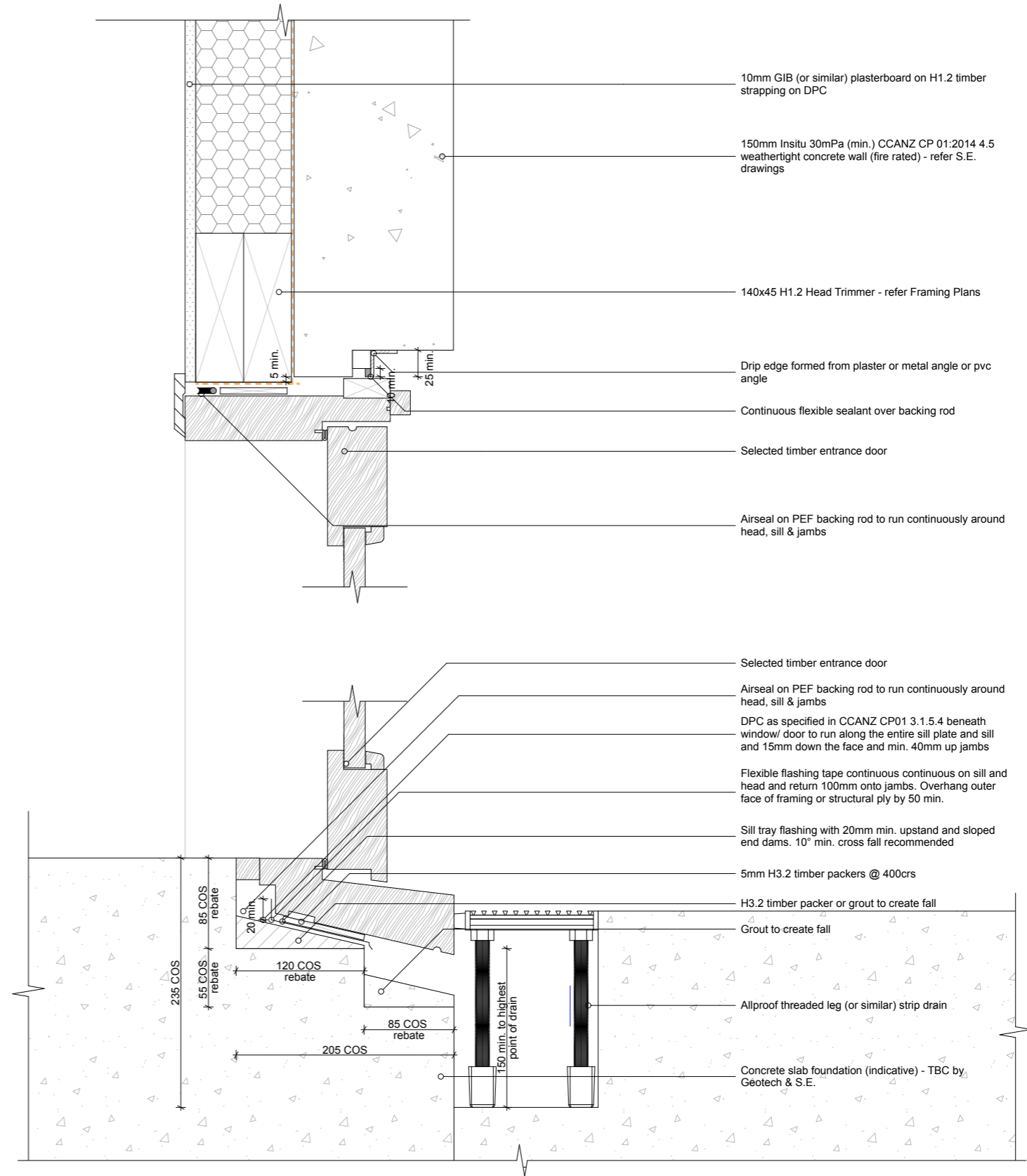
Drawn by: George Gould 0273693118 georgegould243@gmail.com	Notes:	Client: Reuben Ward		27B Duncan St Central Dunedin Dunedin	29/09/23	BC - Rough Draft	<b>Details (Shiplap 2sliding)</b> Scale: 1:5 @ A3	Rev:	<b>A409</b>
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Drawn by: George Gould 0273693118 georgegould243@gmail.com	Notes:	Client: Reuben Ward		27B Duncan St Central Dunedin Dunedin	29/09/23	BC - Rough Draft	Details (Concrete 2 sliding) Scale: 1:5 @ A3	Rev:	A410
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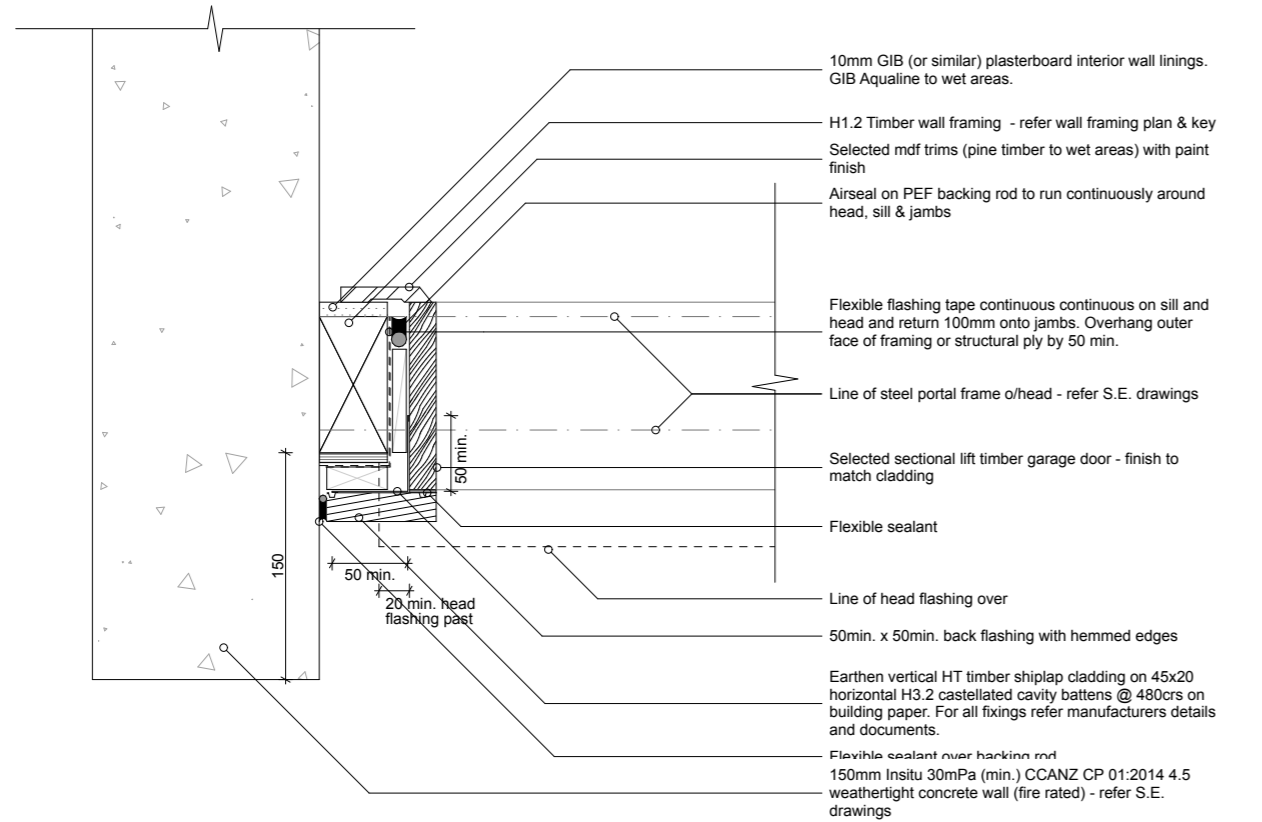


D-23 Shiplap Weatherboard / Concrete - Garage Door Jamb / Internal Corner / Entrance Door Jamb 1:5

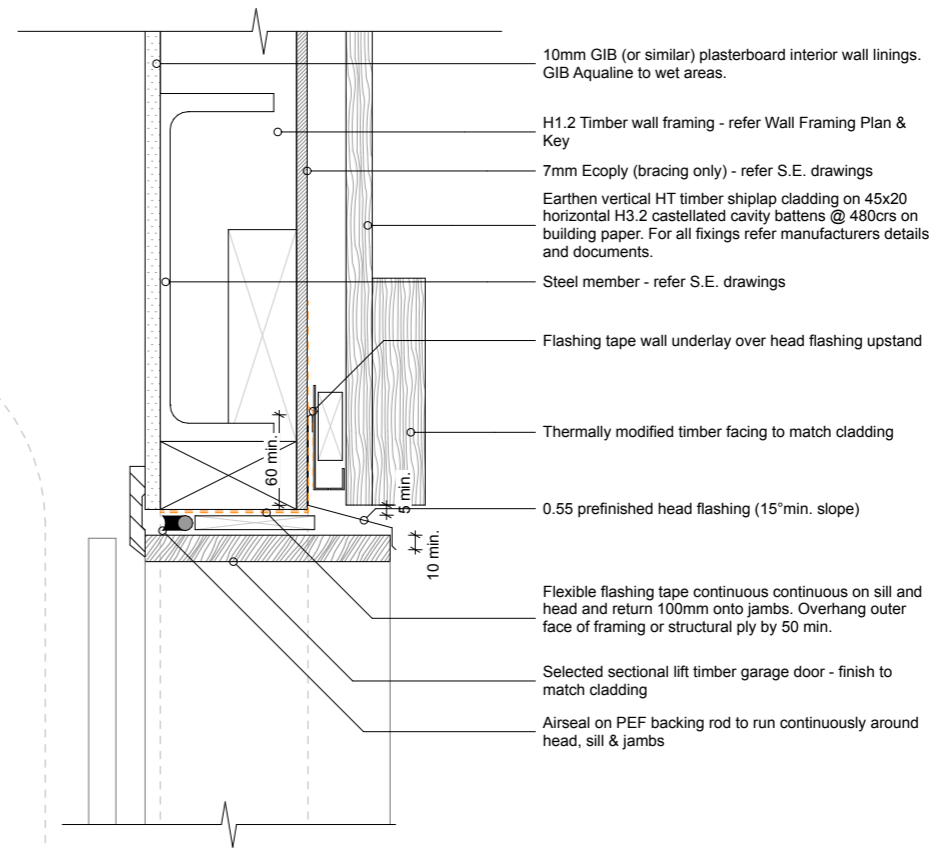


D-59 Timber Entrance Door - Head & Sill 1:5

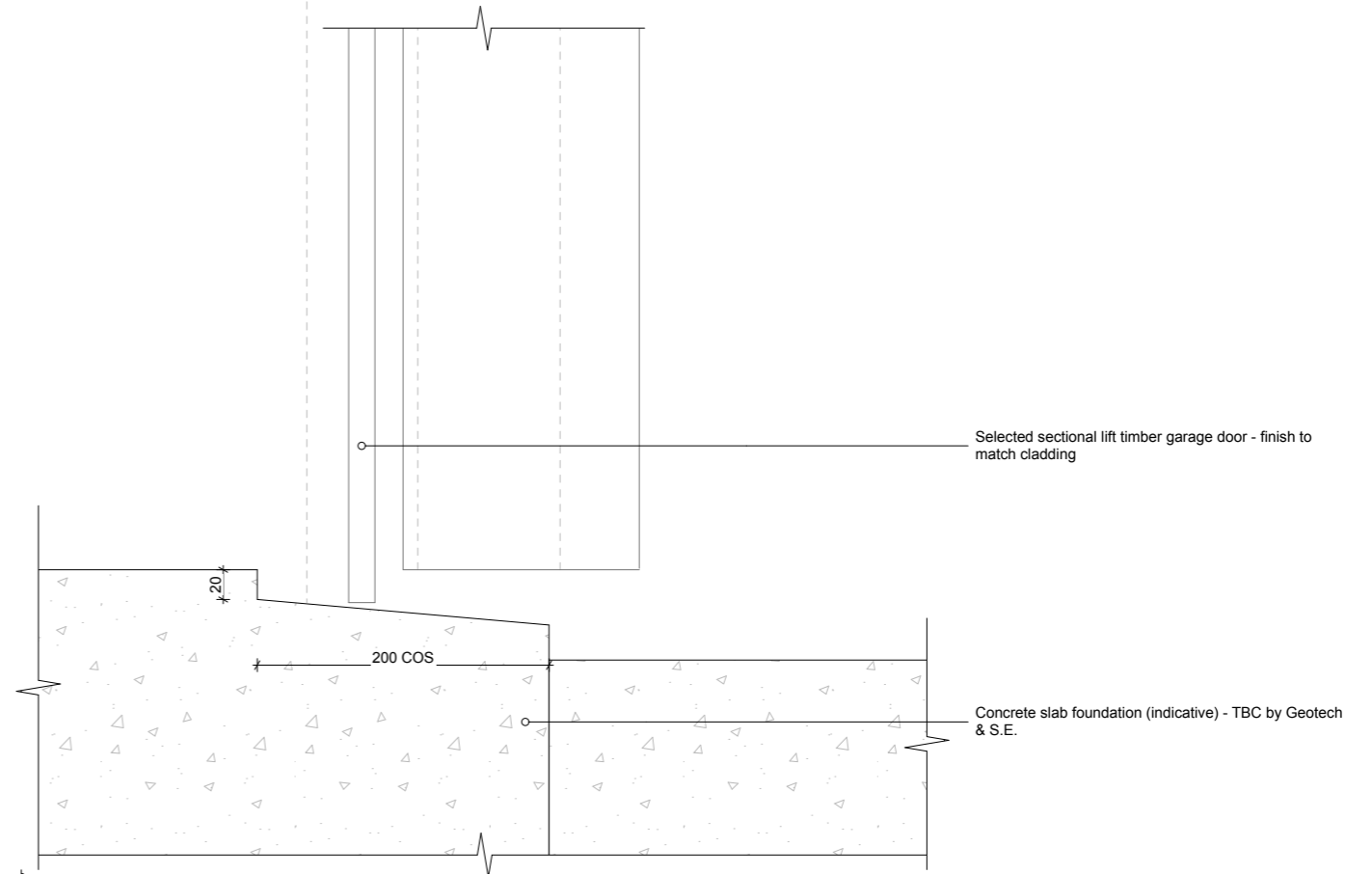
Drawn by: George Gould 0273693118 georgegould243@gmail.com	Notes:	Client: Reuben Ward		27B Duncan St Central Dunedin Dunedin	29/09/23	BC - Rough Draft	Details (Entry Door) Scale: 1:5 @ A3	Rev:	A411
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D-18 Shiplap Weatherboard - Garage Door Jamb 1:5

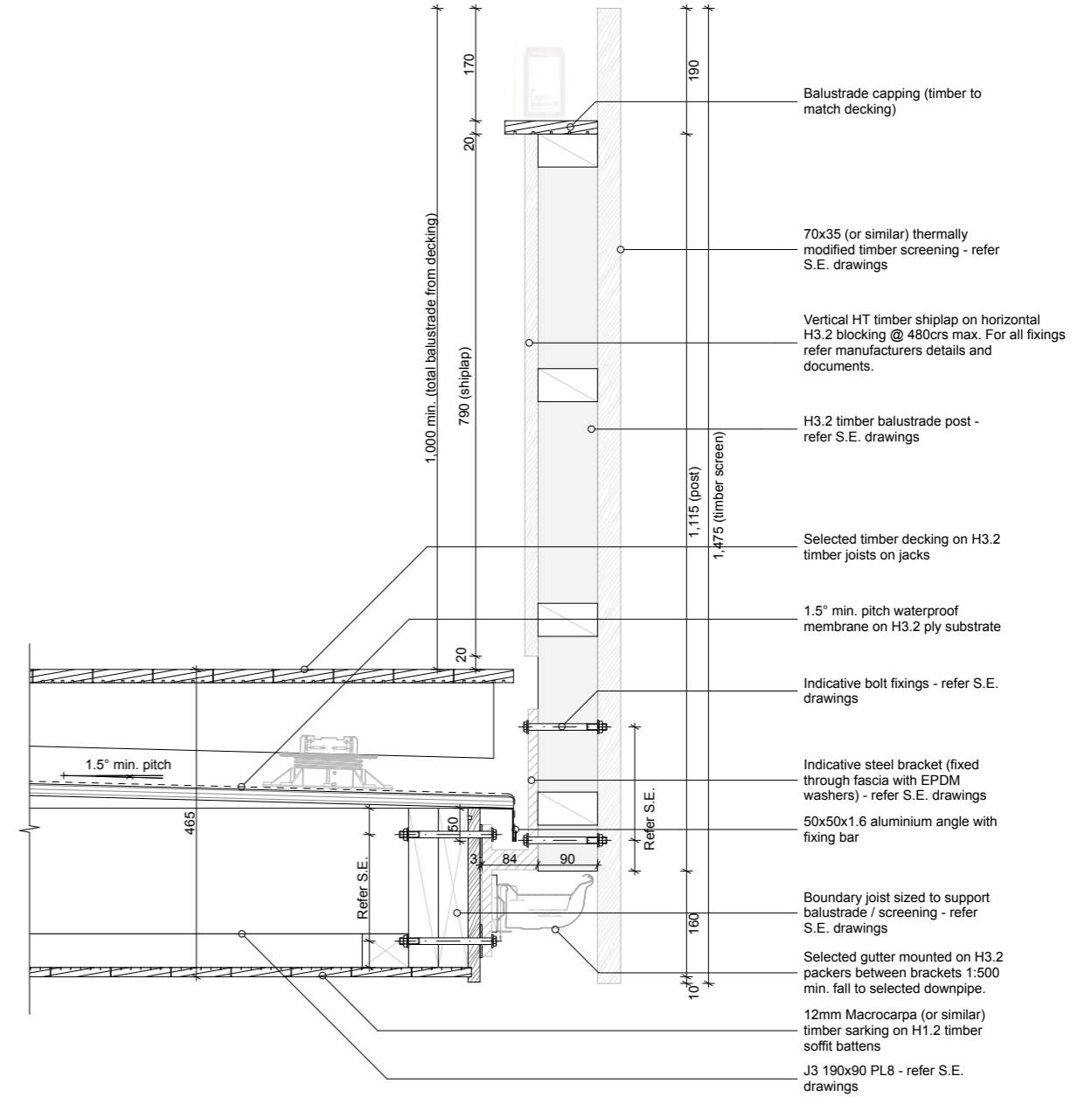
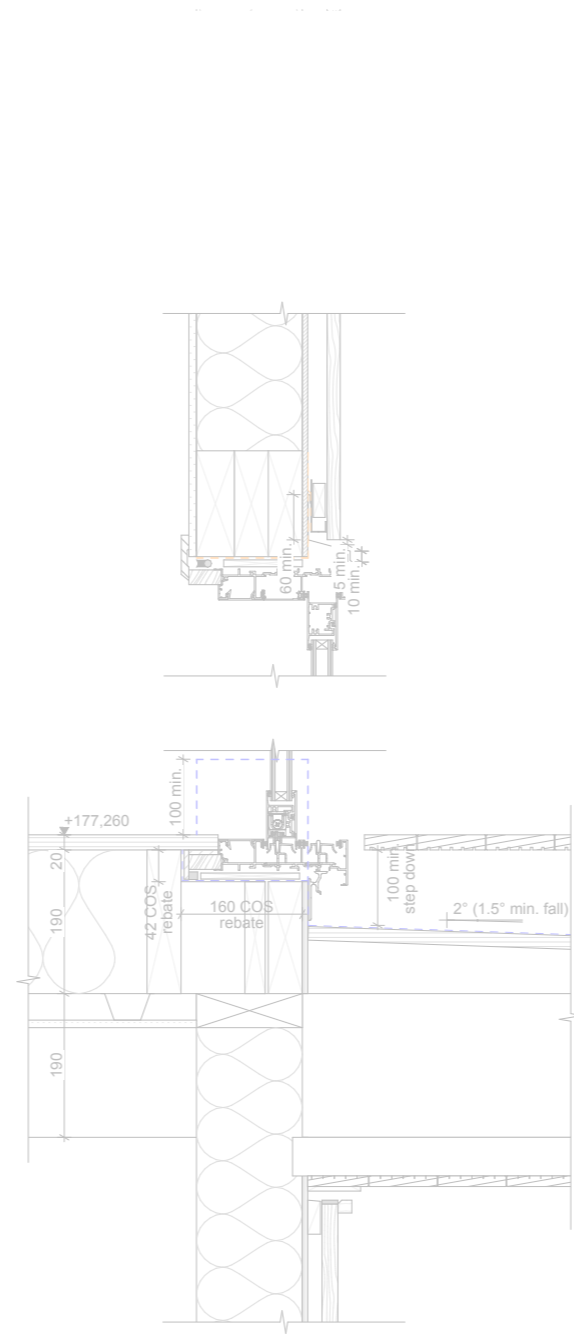
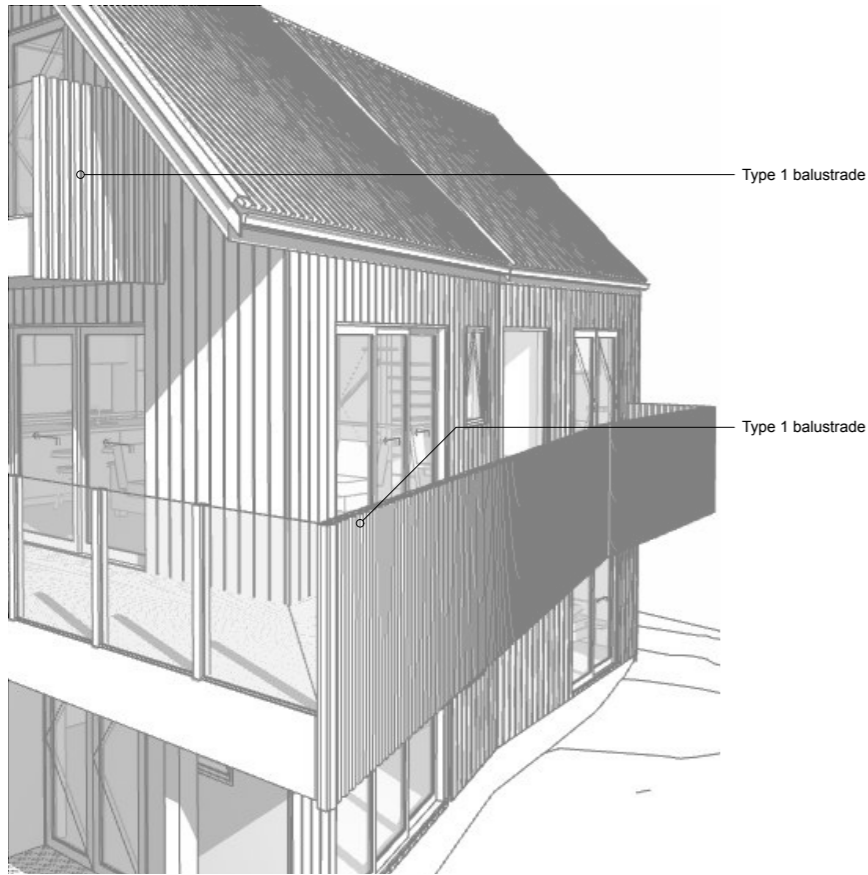


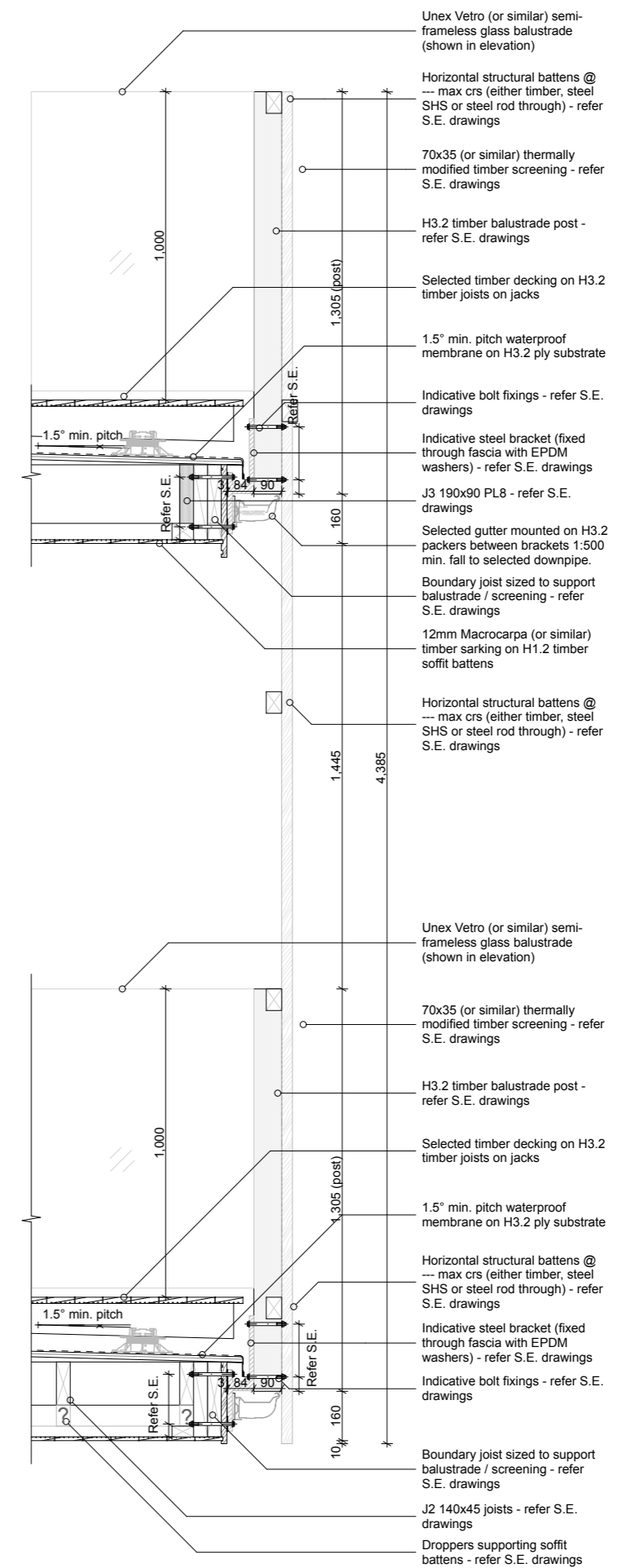
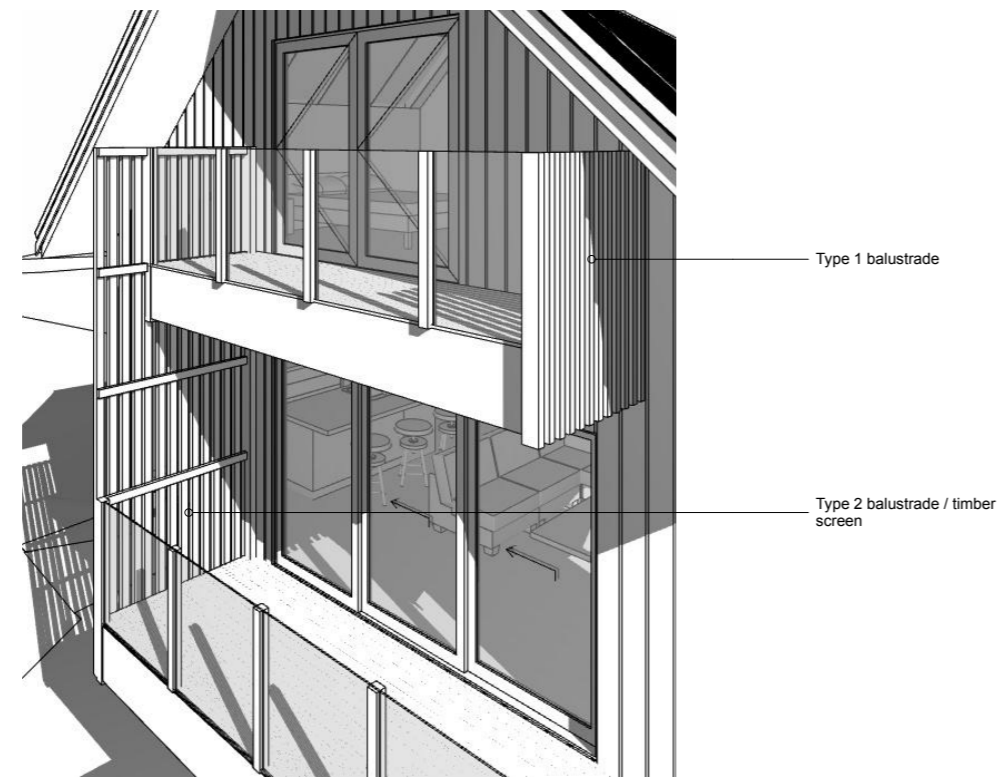
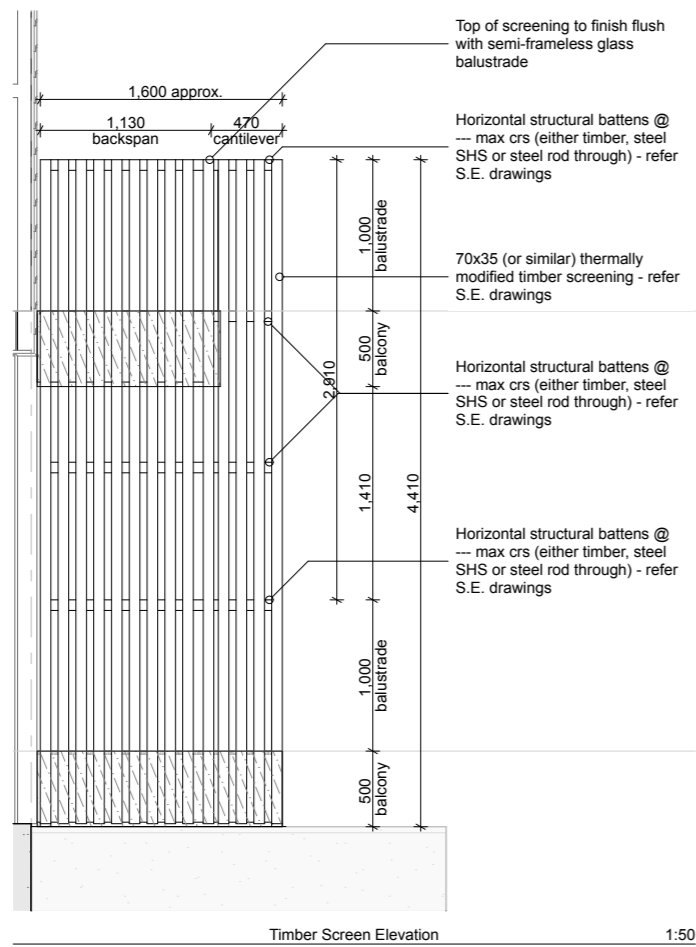
D-19 Shiplap Weatherboard - Garage Door Head & Sill 1:5



D-19 Shiplap Weatherboard - Garage Door Head & Sill 1:5

<p>Drawn by: George Gould 0273693118 georgegould243@gmail.com</p>	<p>Notes:</p>	<p>Client: Reuben Ward</p>		<p>27B Duncan St Central Dunedin Dunedin</p>	<p>29/09/23</p>	<p>BC - Rough Draft</p>	<p>Details (Garage) Scale: 1:5 @ A3</p>	<p>Rev:</p>	<p>A412</p>
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D-38

Membrane Roof Deck - Timber Screen

1:20

Drawn by:  
George Gould  
0273693118  
georgegould243@gmail.com

Notes:

Client:  
Reuben Ward



27B Duncan St  
Central Dunedin  
Dunedin

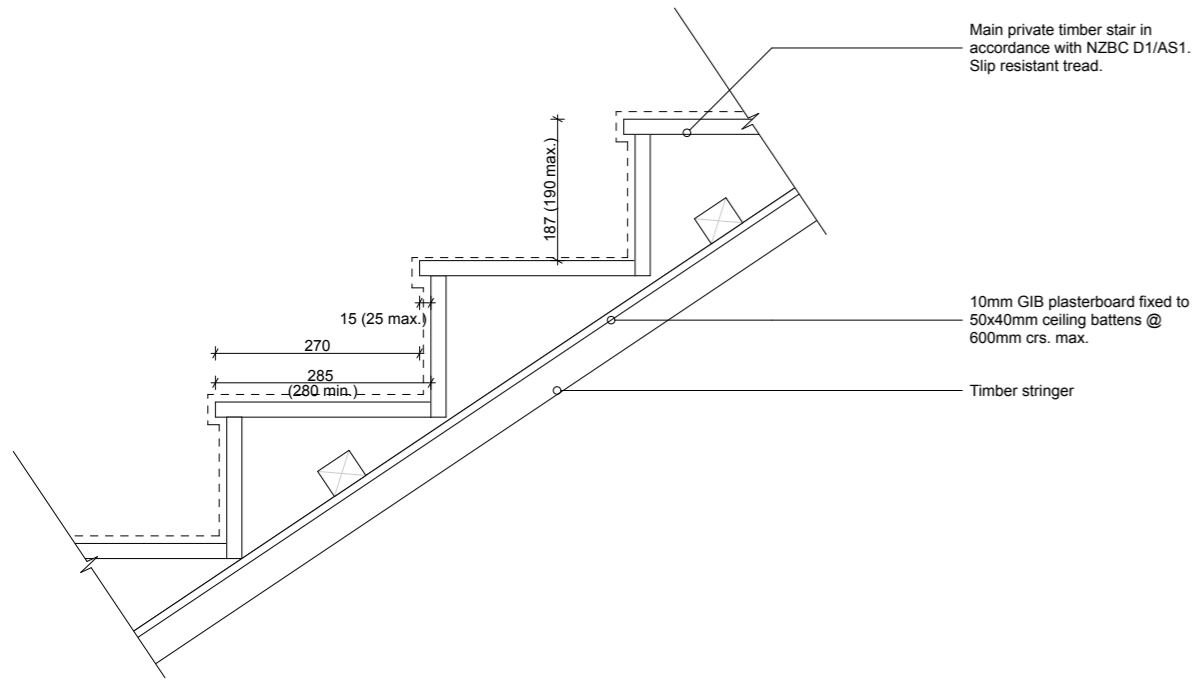
29/09/23

BC - Rough Draft

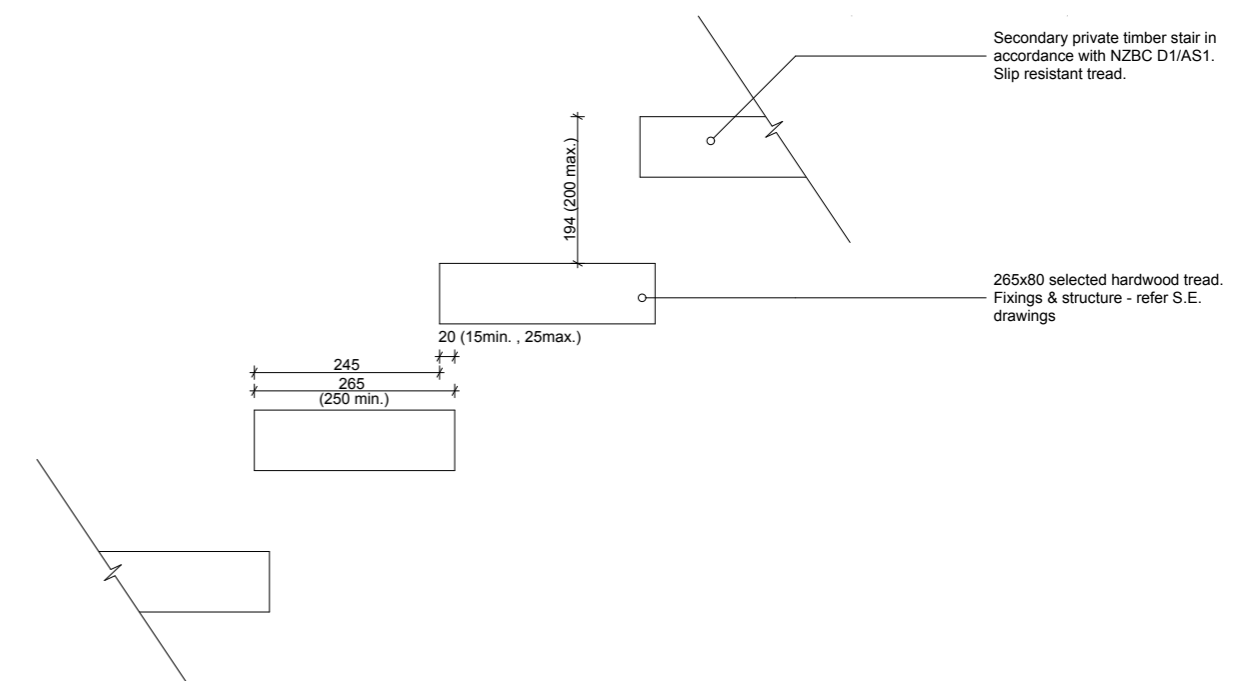
Balustrade Type 2 Details  
Scale: 1:50, 1:20 @ A3

Rev:

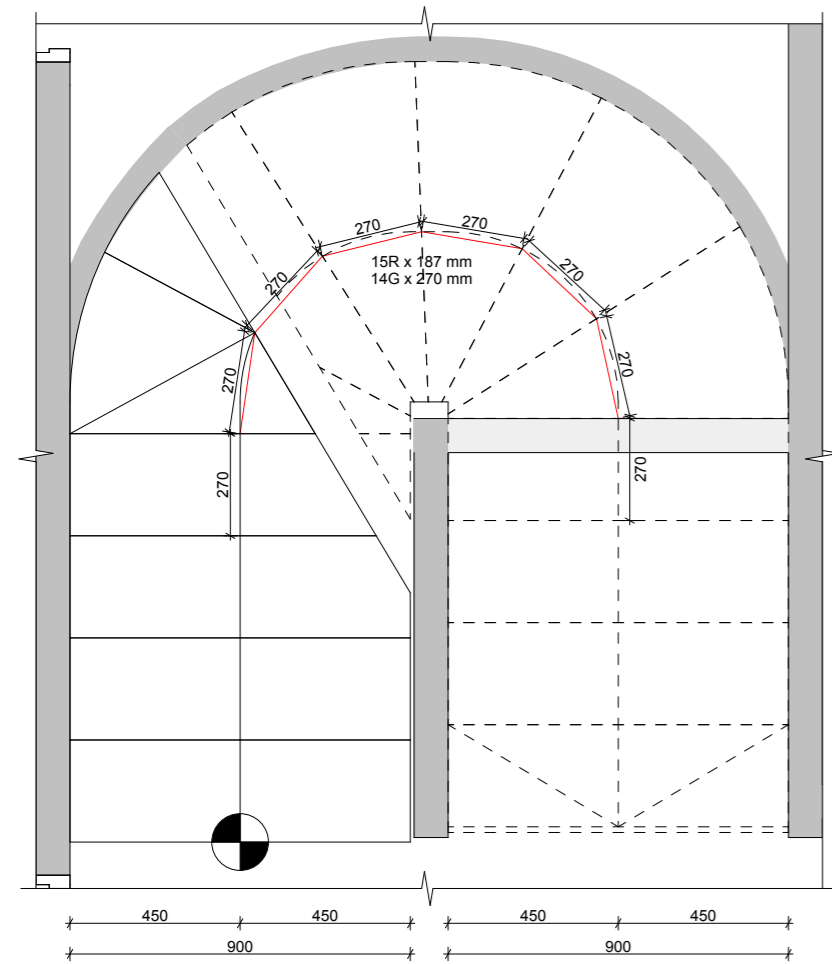
A414



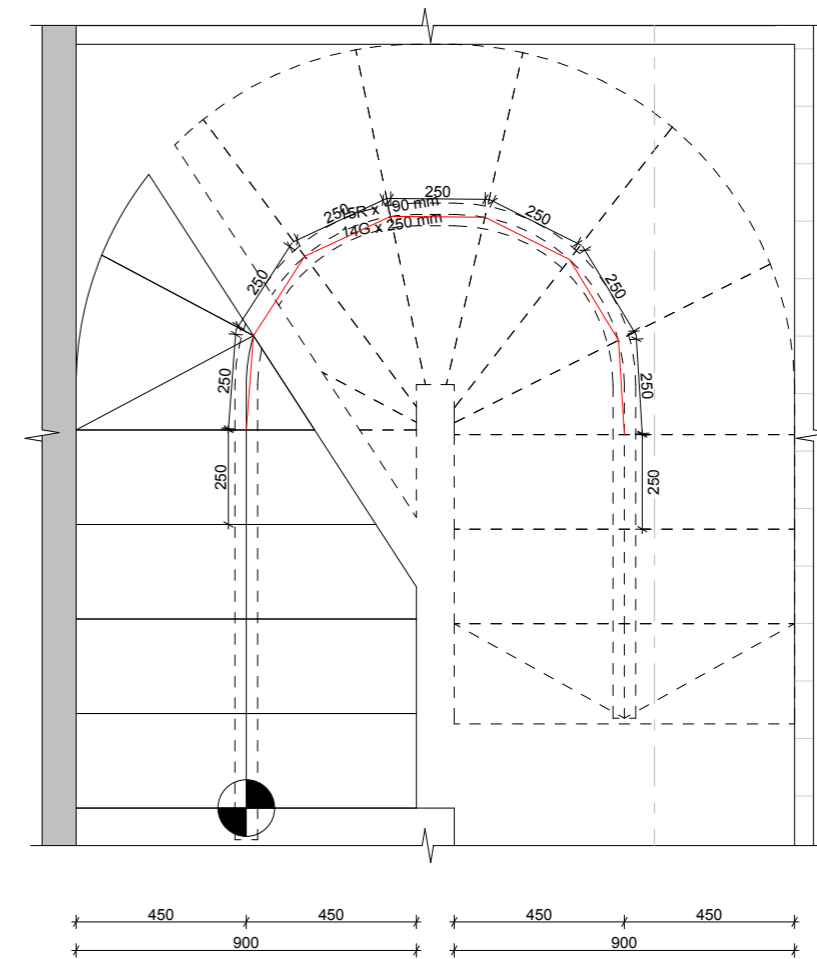
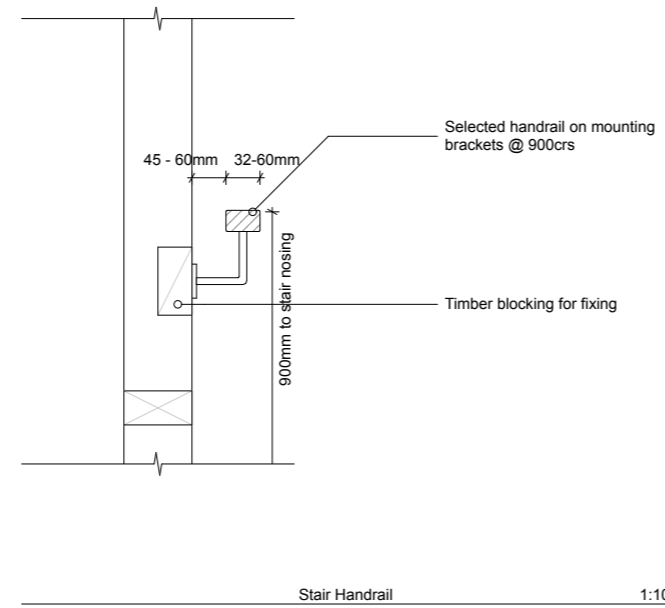
D-47 Main Private Stair 1:10



Secondary Private Stair & Balustrade 1:10



D-48 Main Private Stair - Plan 1:20



D-49 Secondary Private Stair - Plan 1:20

<p>Drawn by: George Gould 0273693118 georgegould243@gmail.com</p>	<p>Notes:</p>	<p>Client: Reuben Ward</p>		<p>27B Duncan St Central Dunedin Dunedin</p>	<p>29/09/23</p>	<p>BC - Rough Draft</p>	<p>Stair Details Scale: 1:10, 1:20 @ A3</p>	<p>Rev:</p>	<p>A415</p>
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Trapezoidal profiled metal roofing on BP & netting on 70x45 H1.2 purlins @ 650crs max. - refer S.E. drawings

0.55 Soaker flashing (continues up to barge apex)

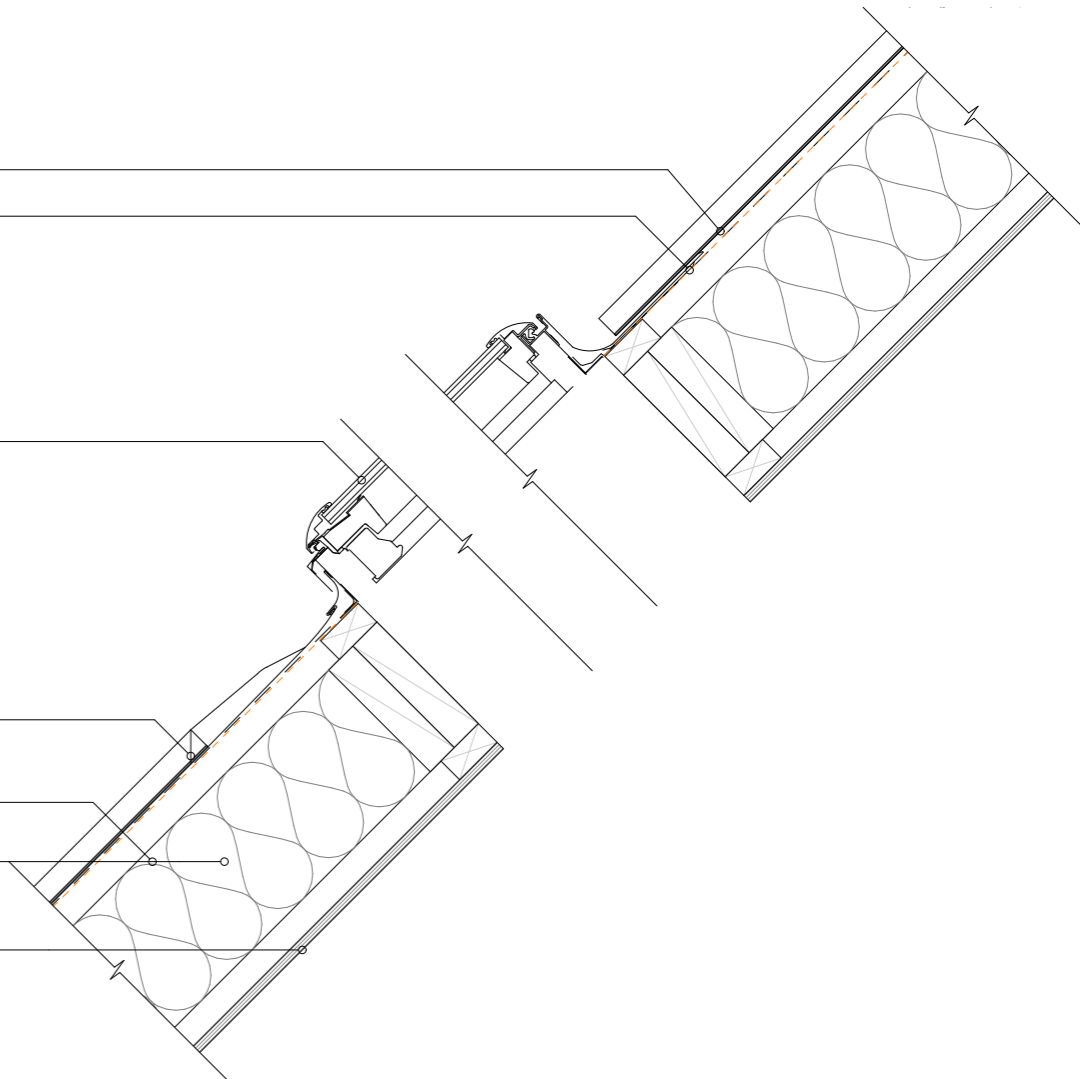
Velux VSE model skylight with proprietary flashings - installed as per manufacturers documents

Stopends to roof cladding

H1.2 Prefabricated roof trusses - refer Truss Design

Selected batt insulation to ceiling. Refer H1 Compliance Notes on Elevations sheet for details

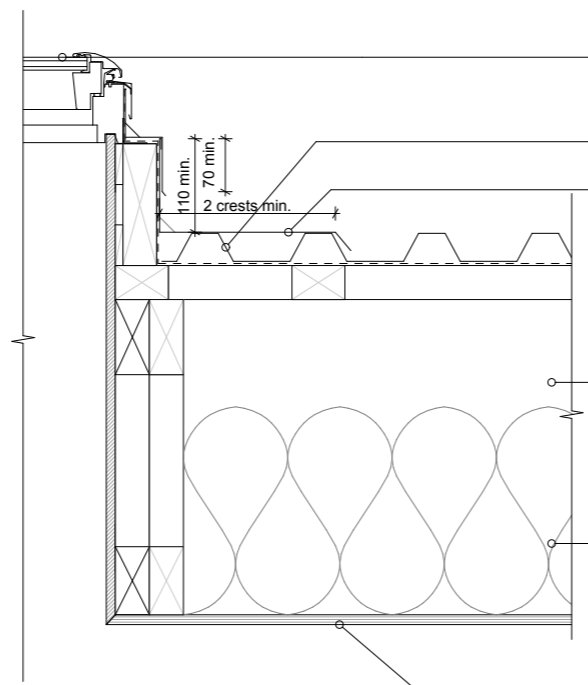
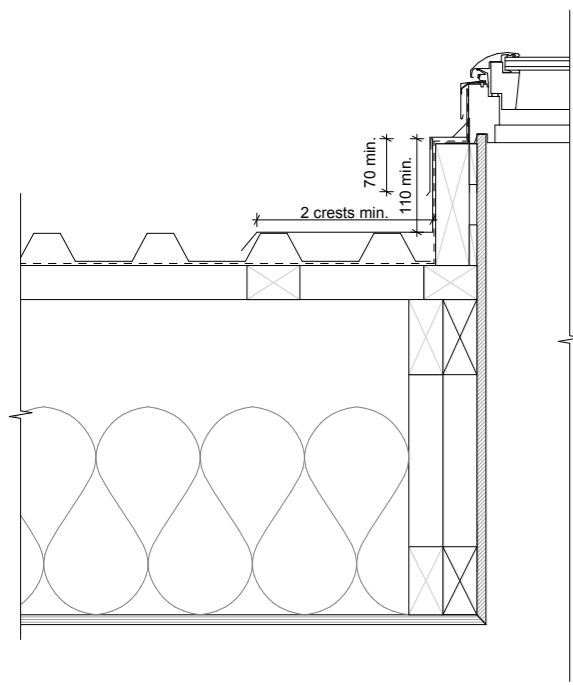
12mm Birch ply (or similar) ceiling lining on 70x35mm H1.2 timber ceiling battens @ 600crs max.



D-13

Skylight (along)

1:10



Velux VSE model skylight with proprietary flashings - installed as per manufacturers documents

Trapezoidal profiled metal roofing on BP & netting on 70x45 H1.2 purlins @ 650crs max. - refer S.E. drawings

0.55 prefinished flashing

H1.2 Prefabricated Roof Trusses - refer Roof Framing Plan & Truss Design


Selected R1.8 batt insulation with second layer of R5.0 over to ceiling. Refer H1 Compliance Notes on Elevations sheet for details

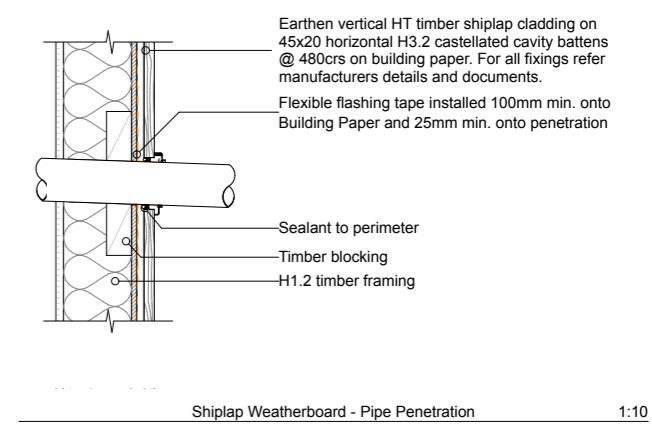
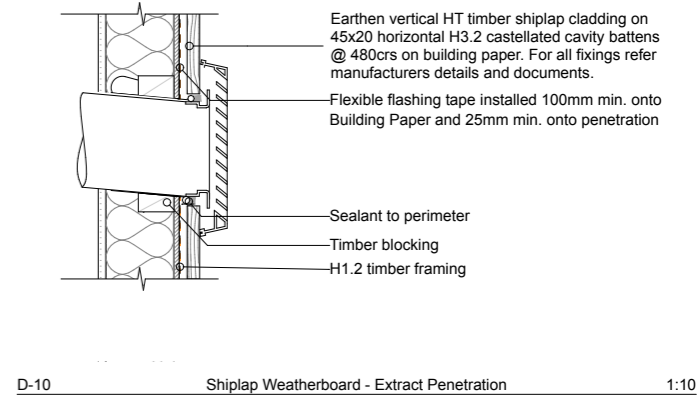
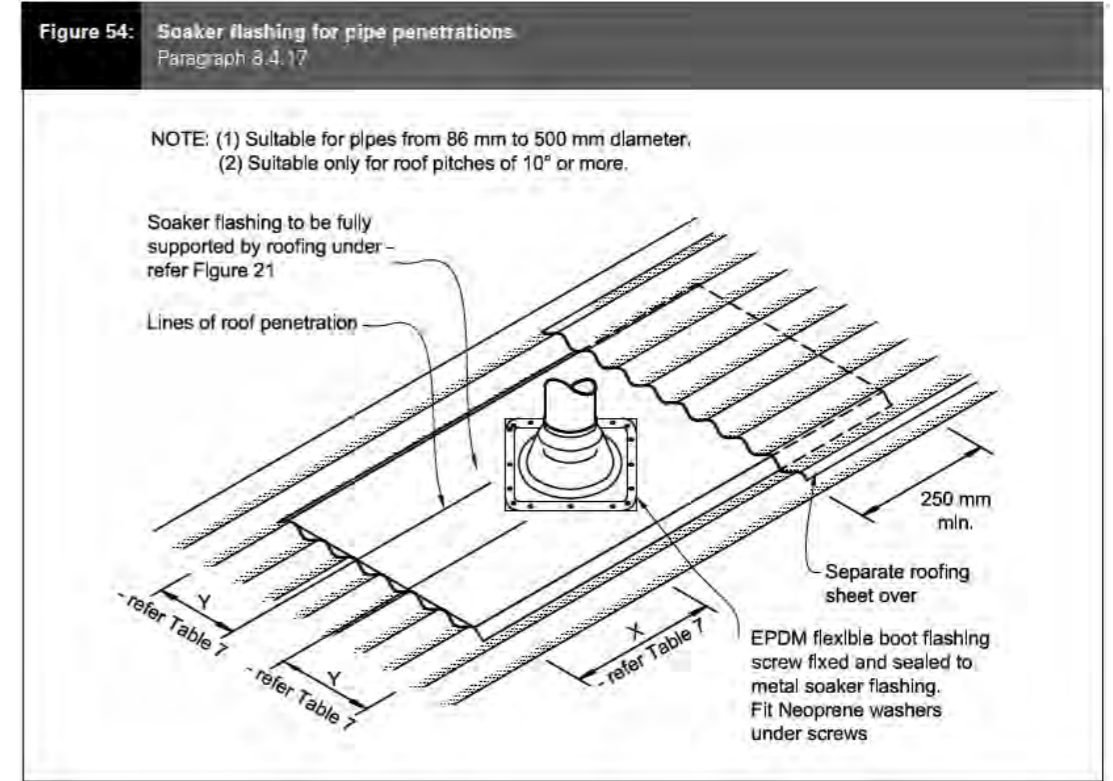
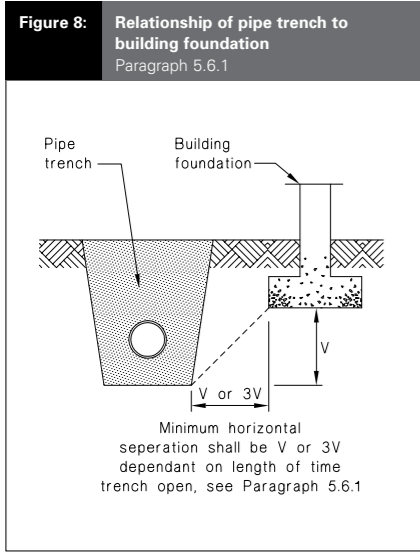
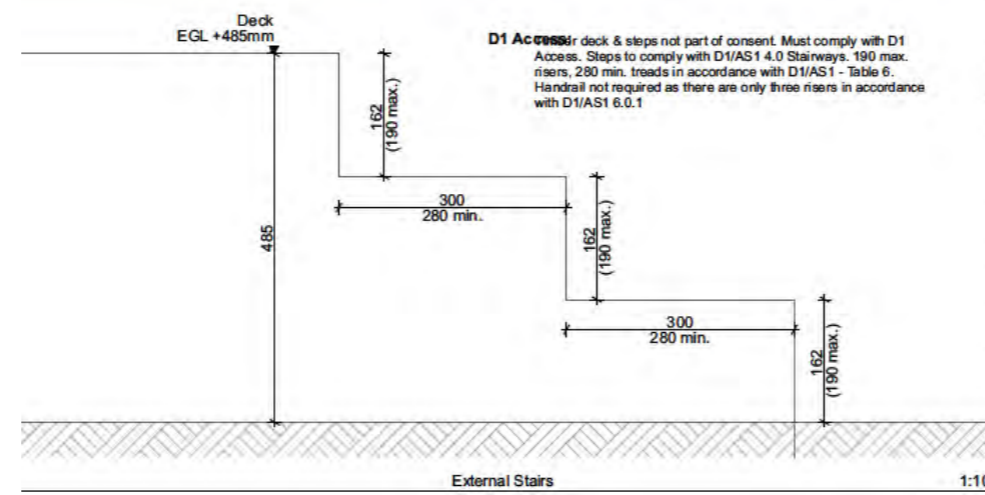
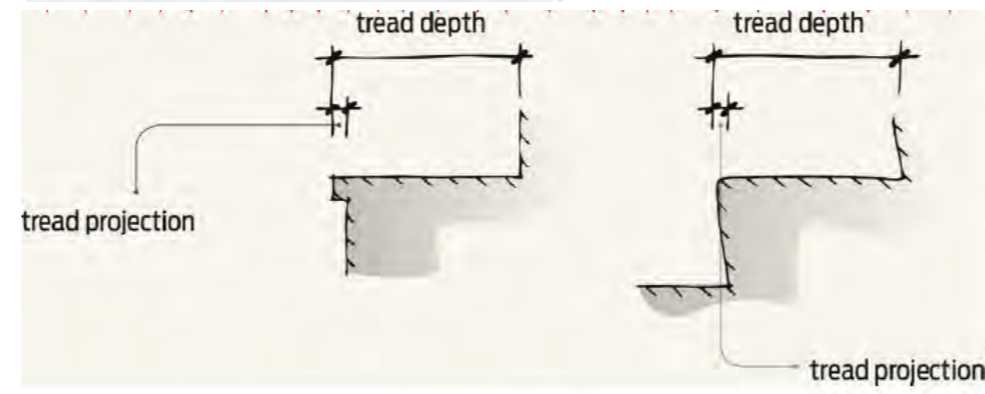
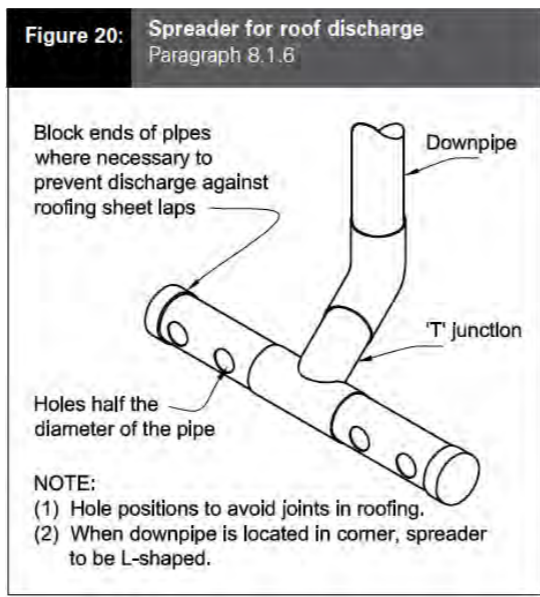
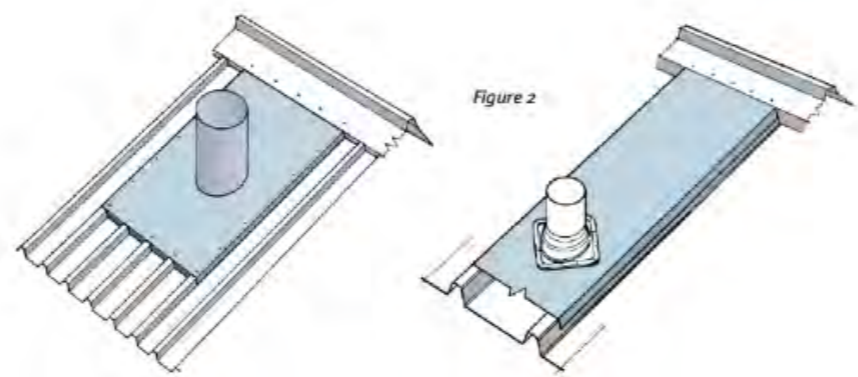
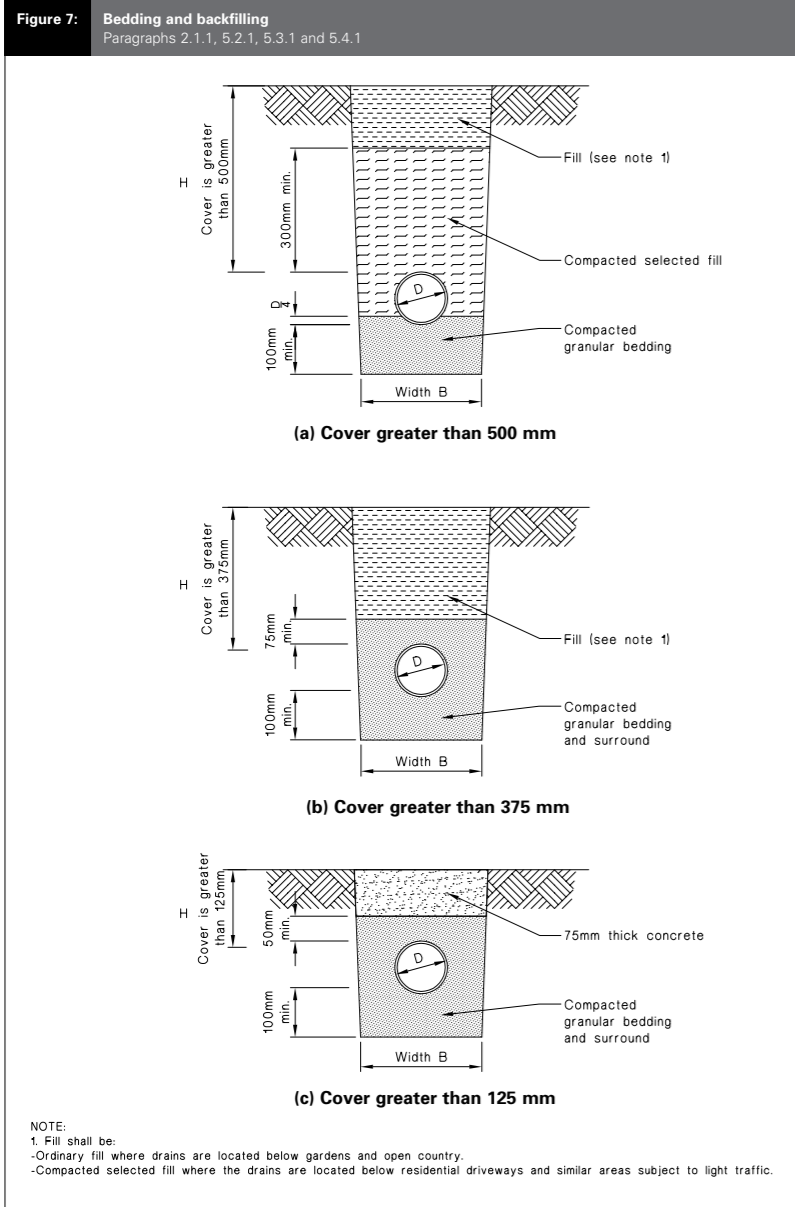
12mm Birch (or similar) ply interior wall lining

D-14

Skylight (across)

1:10

<p>Drawn by: George Gould 0273693118 georgegould243@gmail.com</p>	<p>Notes:</p>	<p>Client: Reuben Ward</p>		<p>27B Duncan St Central Dunedin Dunedin</p>	<p>29/09/23</p>	<p>BC - Rough Draft</p>	<p>Details Scale: 1:10 @ A3</p>	<p>Rev:</p>	<p>A416</p>
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Drawn by: George Gould 0273693118 georgegould243@gmail.com	Notes:	Client: Reuben Ward		27B Duncan St Central Dunedin Dunedin	29/09/23	BC - Rough Draft	<b>Details</b> Scale: 1:1, 1:10 @ A3	Rev:	<b>A417</b>
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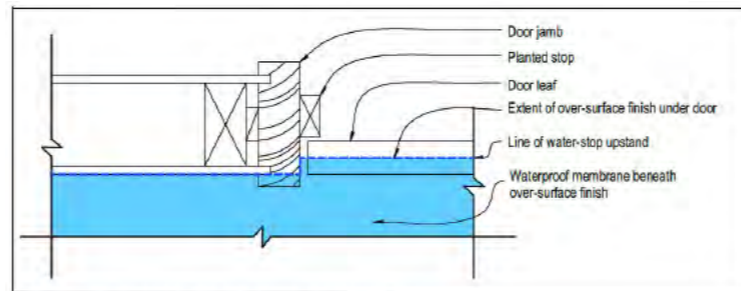
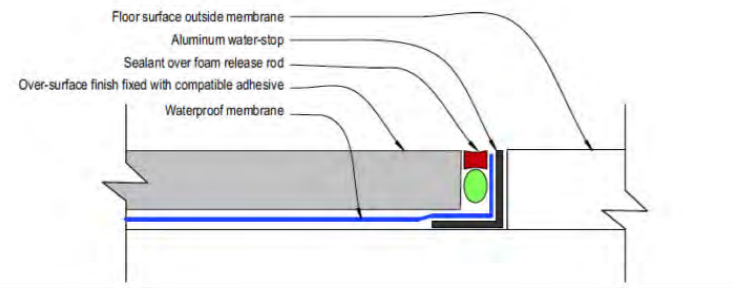


Figure 18: Plan view of water-stop under door jamb

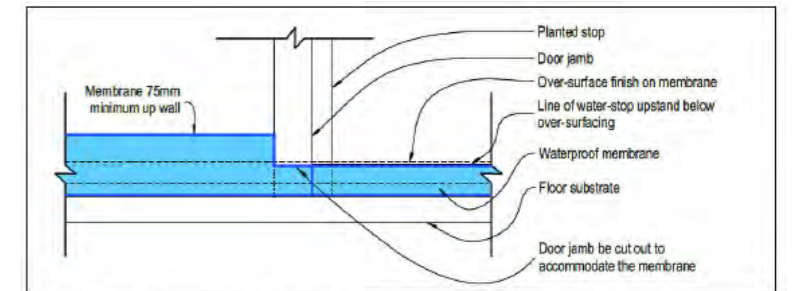
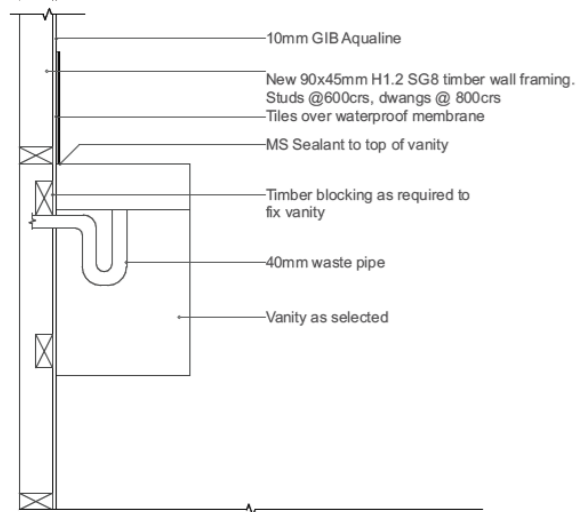
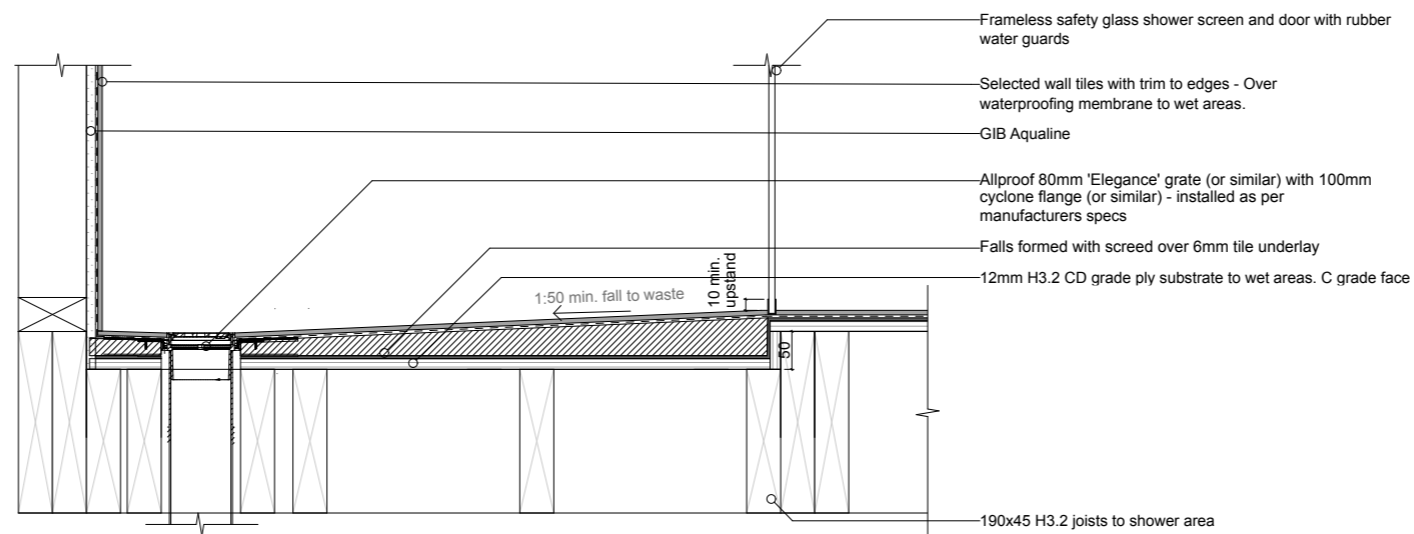


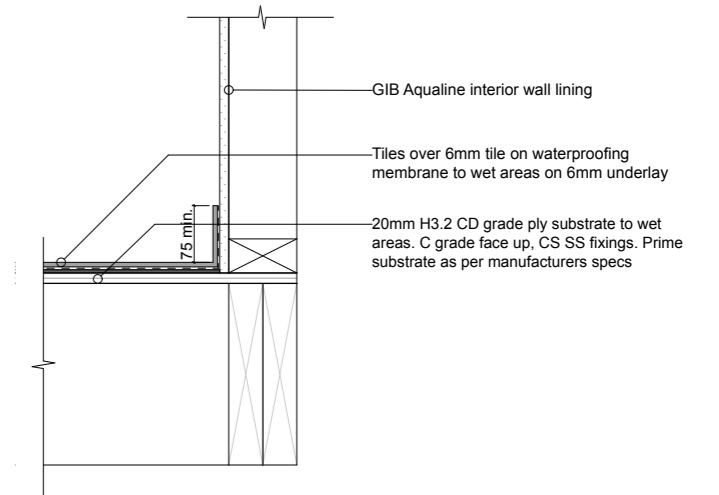
Figure 19: Elevation/edge of door jamb with water-stop under door



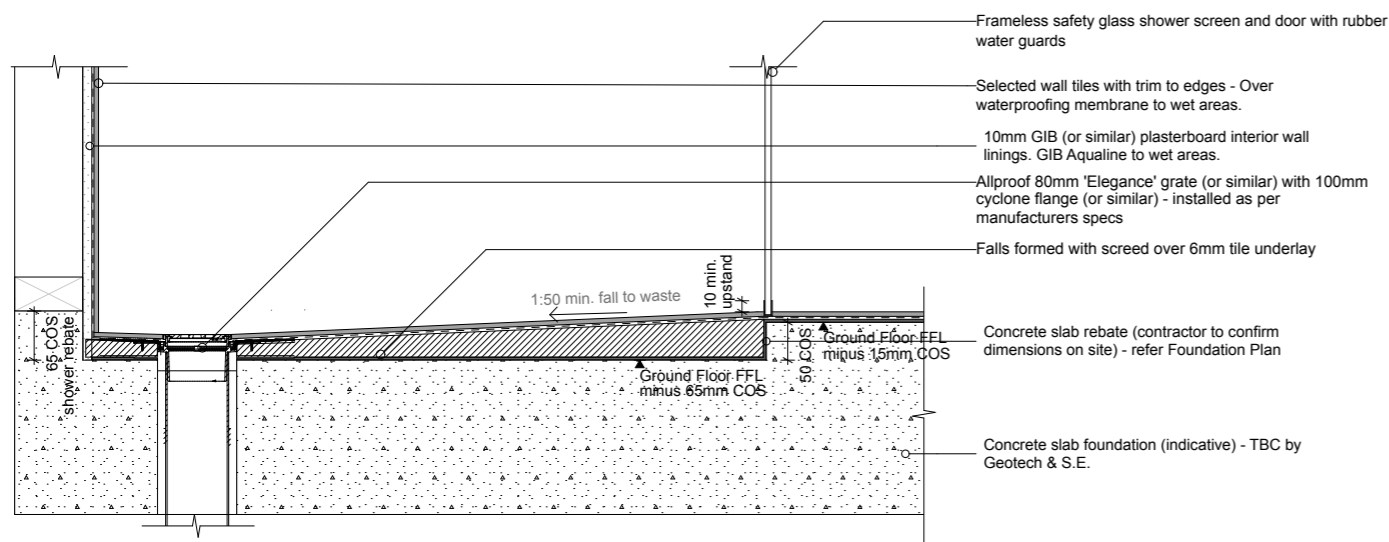
Typical Wall Hung Vanity 1:20



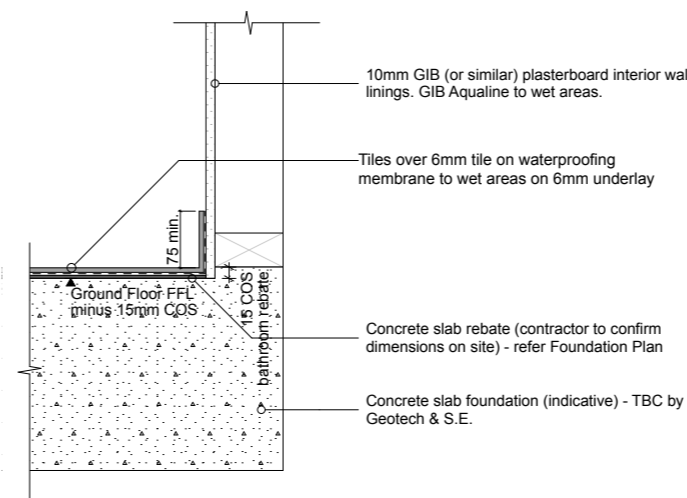
Tiled Shower (H3.2 ply substrate)



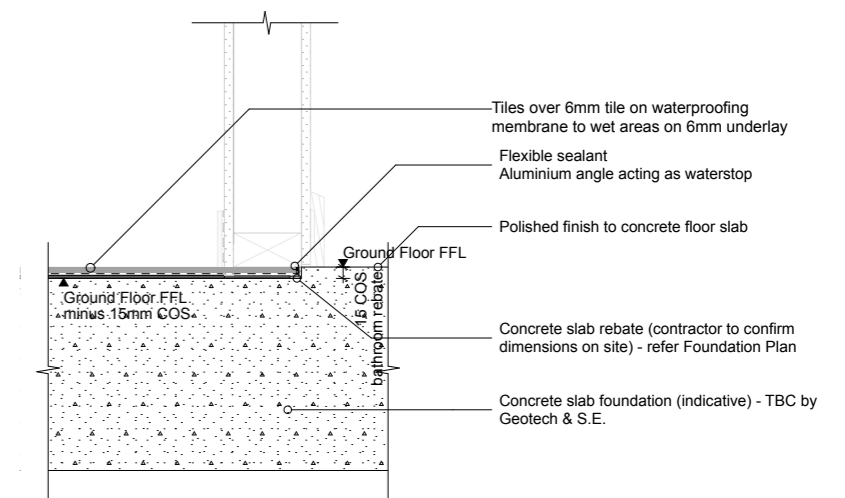
1:10



Tiled Shower (Concrete Slab substrate)



1:10



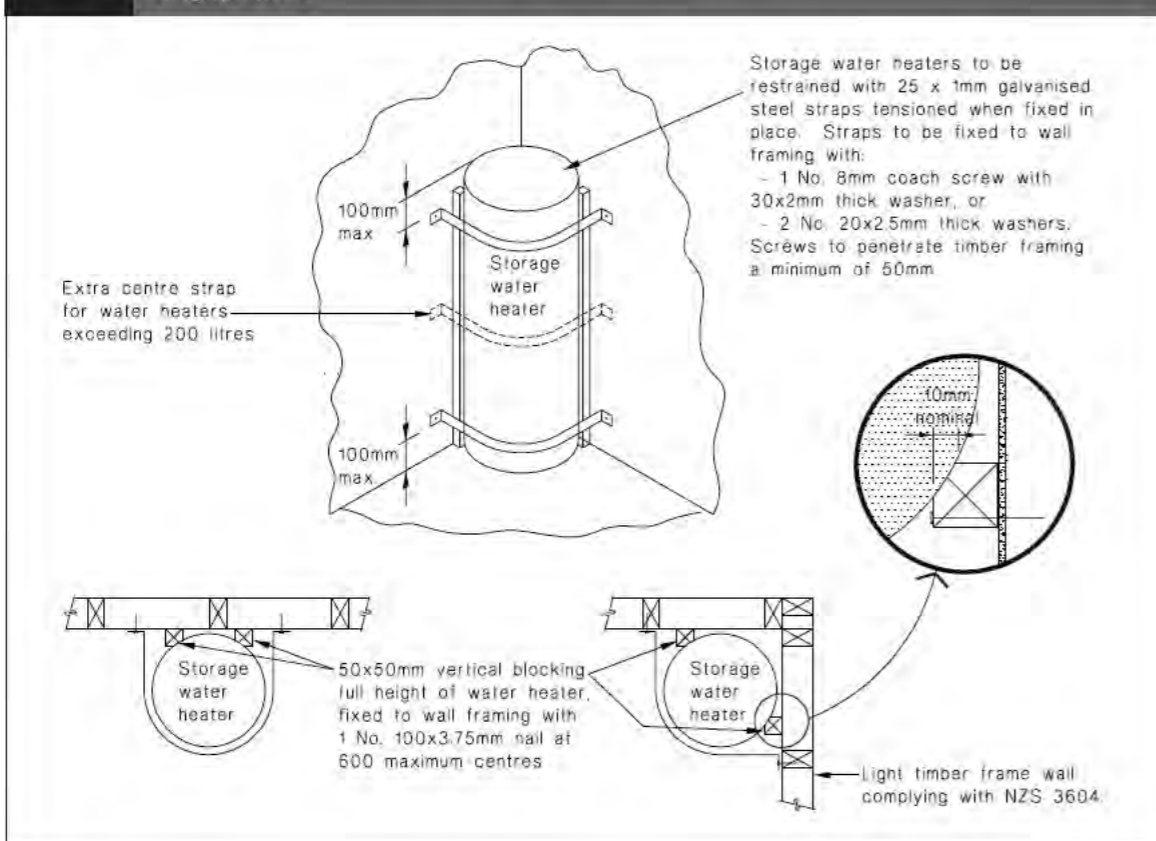
D-54

Tiled Bathroom - Rebate at Door

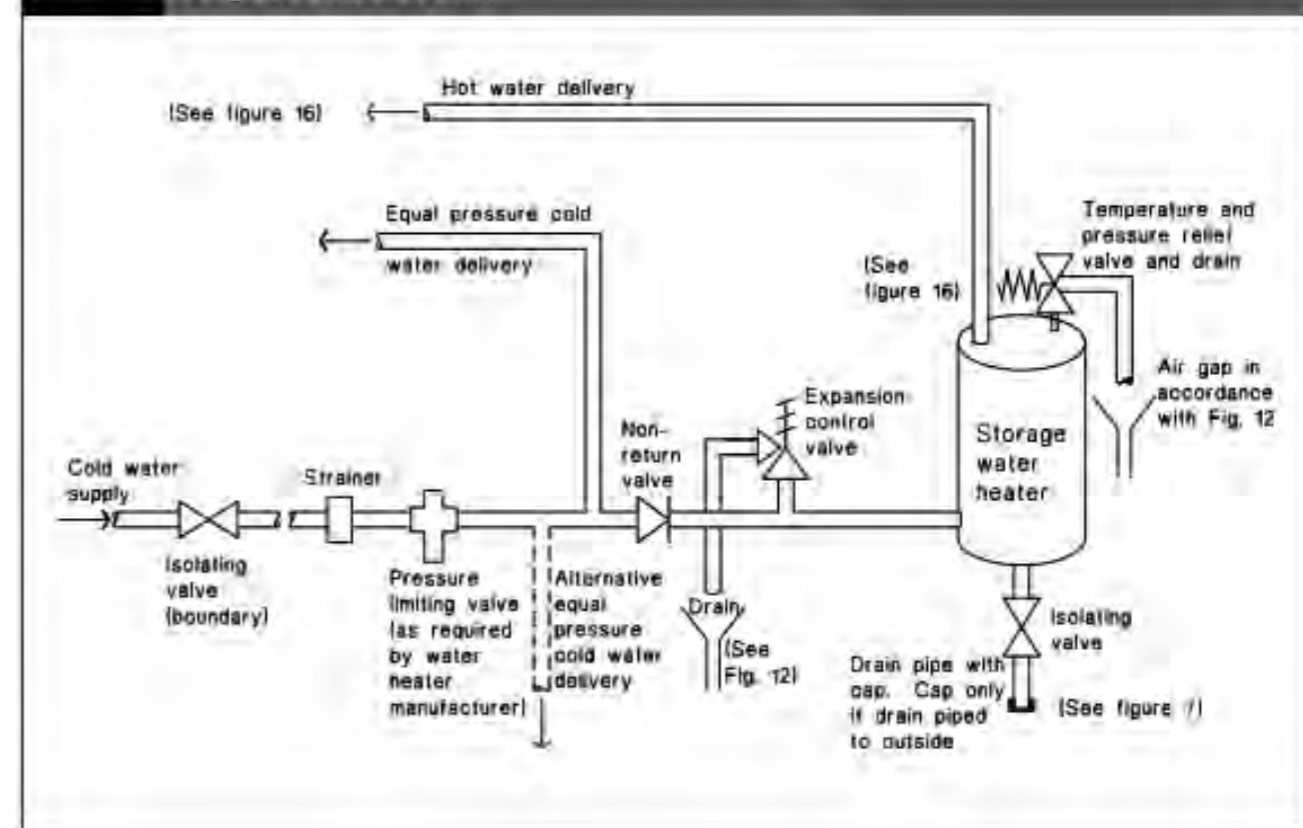
1:10

Drawn by: George Gould 0273693118 georgegould243@gmail.com	Notes:	Client: Reuben Ward		27B Duncan St Central Dunedin Dunedin	29/09/23	BC - Rough Draft	Details Scale: 1:10 @ A3	Rev:	A418
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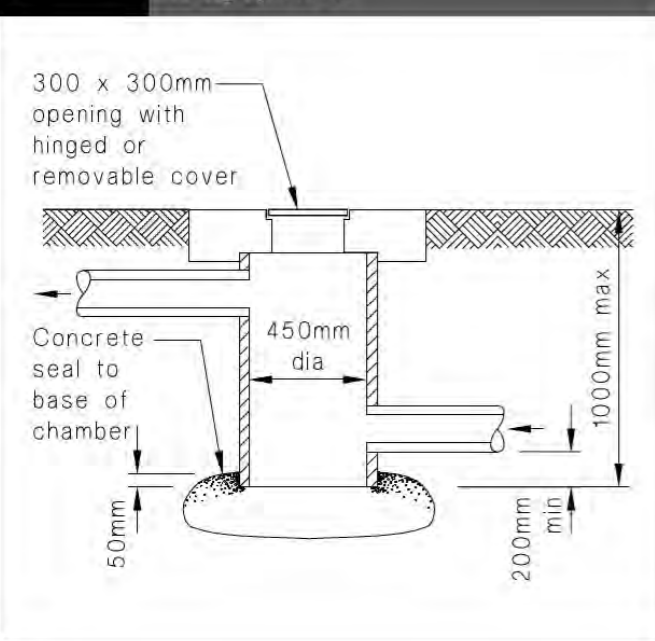
**Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres**  
Paragraph 6.11.4



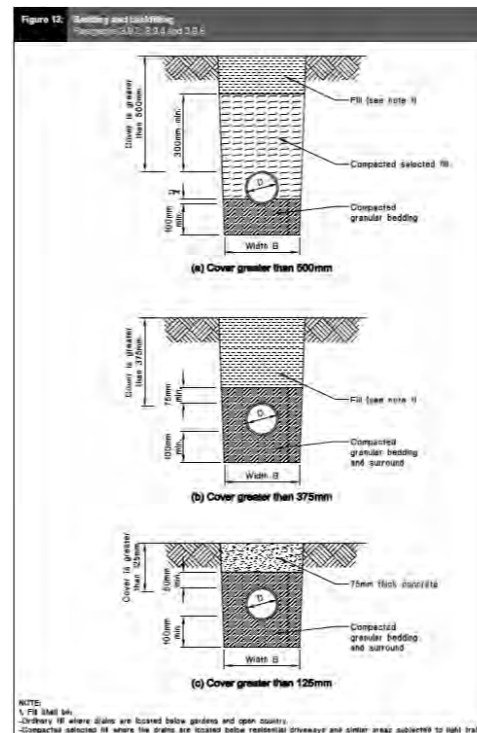
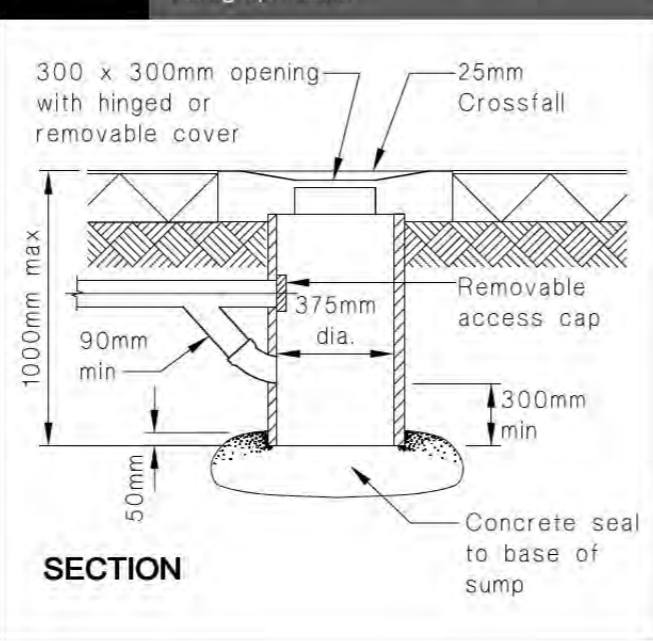
**Figure 8: Mains Pressure Storage Water Heater System (unvented)**  
Paragraphs 6.1.2 and 6.2.1 b)



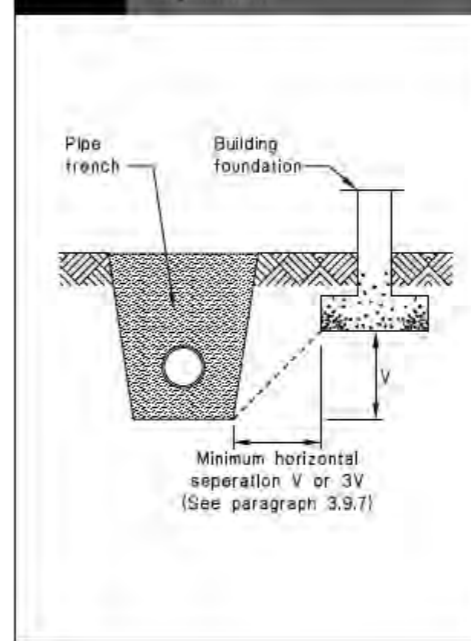
**Figure 6: Bubble-up Chamber**  
Paragraph 3.4.2



**Figure 8: Type-one Surface Water Sump**  
Paragraph 3.6.2



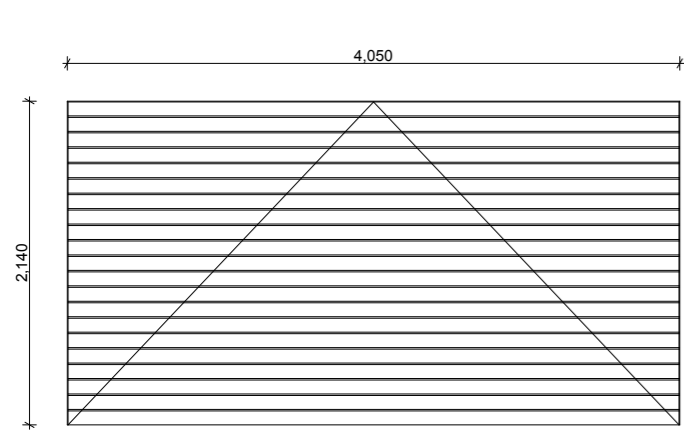
**Figure 14: Relationship of Pipe Trench to Building Foundation**  
Paragraph 3.9.7



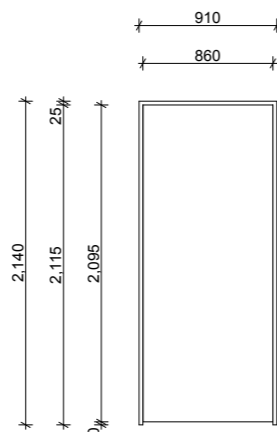
**3.9.7 Proximity of trench to building**

For light timber frame and concrete masonry buildings constructed to NZS 3604 or NZS 4229 in accordance with B1/AS1, pipe trenches which are open for no longer than 48 hours shall be located no closer than distance 'V' (see Figure 14) to the underside of any building foundation. Where the trench is to remain open for periods longer than 48 hours, the minimum horizontal separation shall increase to 3V in all ground except rock.

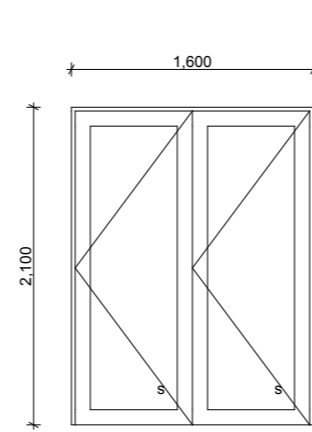




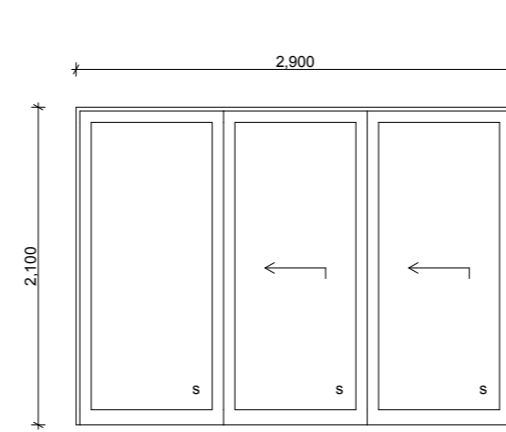
D.1.01 (timber garage door)



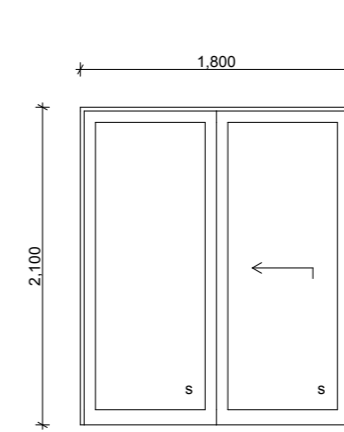
D.1.02  
(timber entry door)



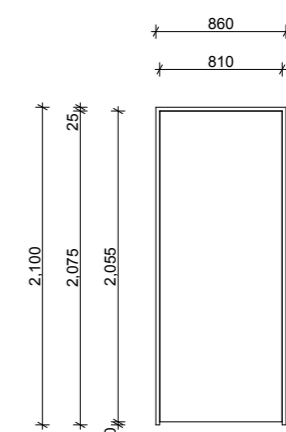
D.1.03



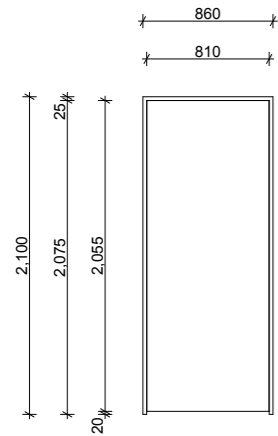
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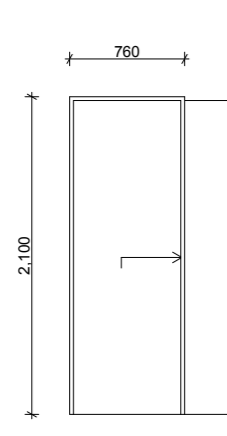
D.1.05



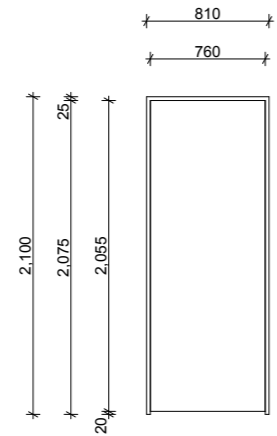
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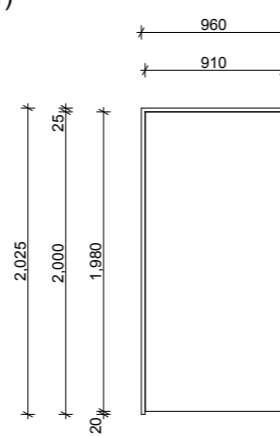
D.1.07



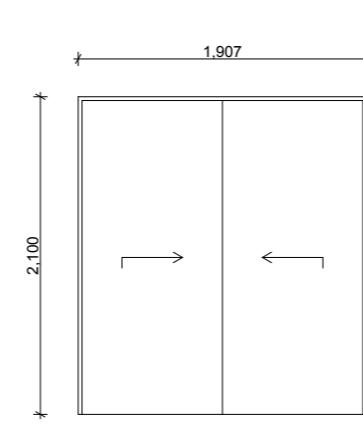
D.1.08



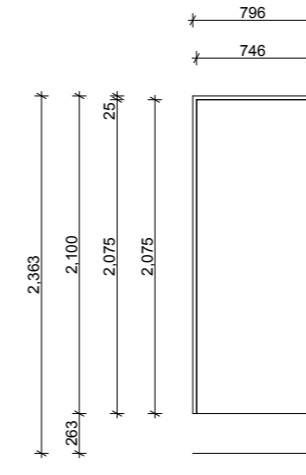
D.1.09



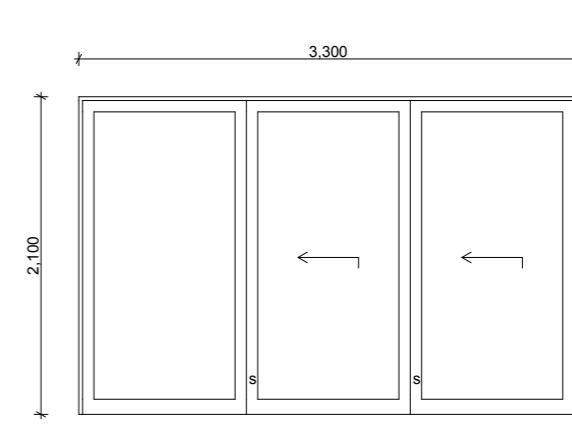
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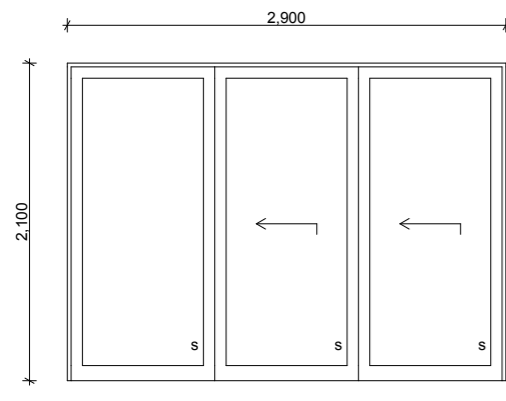
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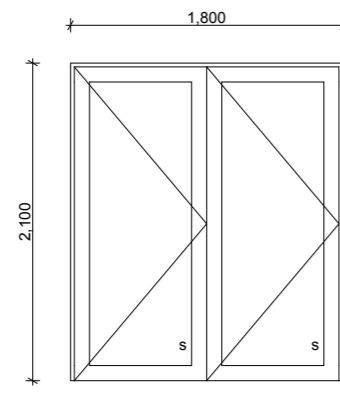
D.1.12 (outdoor)



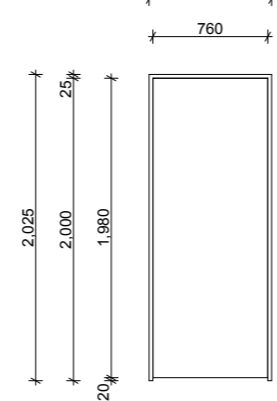
D.2.01



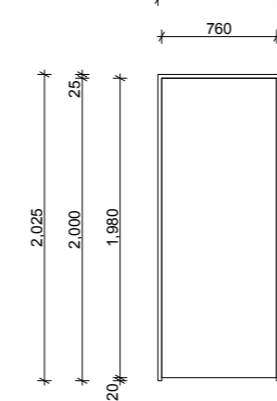
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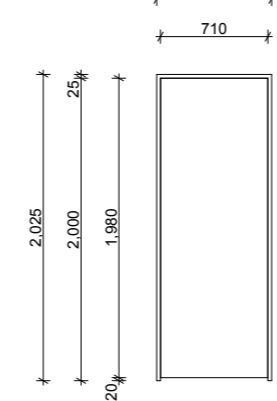
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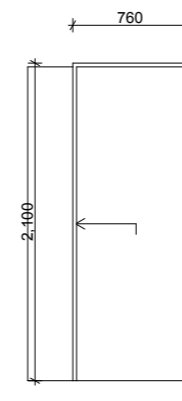
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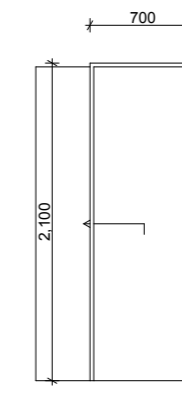
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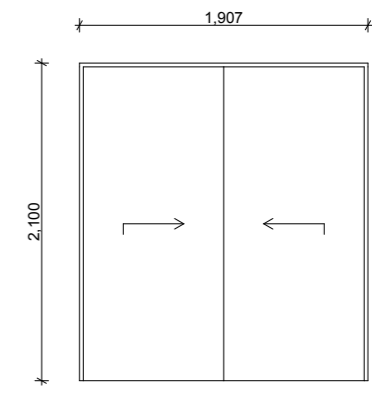
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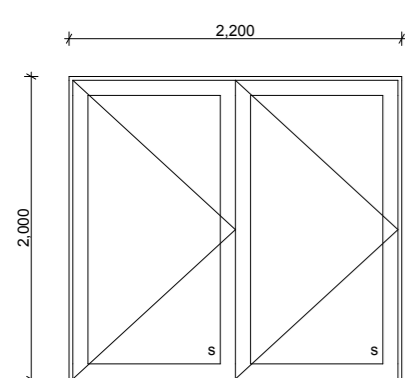
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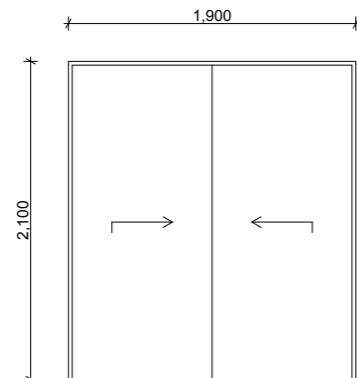
D.2.08



D.2.09



D.3.01



D.3.02

**Door Schedule - Scale 1:50**

**Window & Door Schedule Notes**

All joinery to be R0.5 thermal resistance

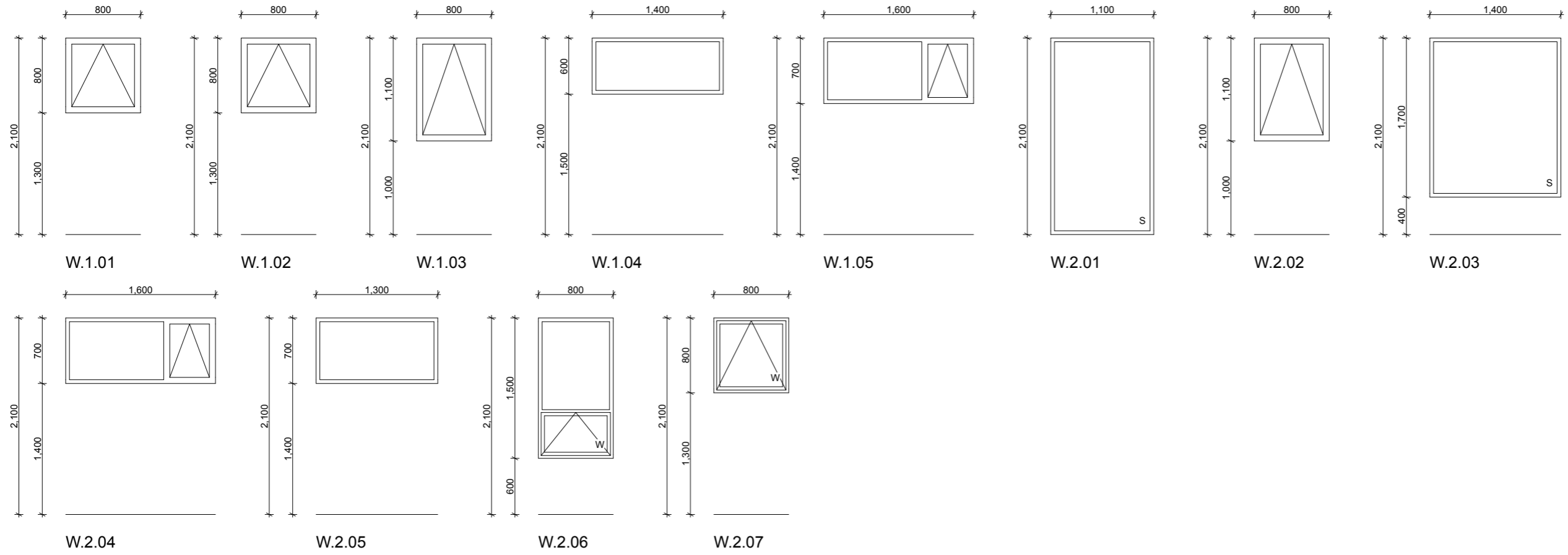
All joinery unless otherwise noted shall be double glazed selected colour powder-coated aluminium. Refer to specification for specific glass details.

Dimensions shown are rough opening sizes and must be checked on site.

Glazing shall comply with NZS 4223: Part 3:2016 Check all details, wall thicknesses and wall lining thicknesses prior to manufacture of reveals to confirm different reveal details, depths and lining thicknesses.

S = Grade A safety glass  
W = Milky white Grade A safety glass

Drawn by: George Gould 0273693118 georgegould243@gmail.com	Notes:	Client: Reuben Ward		27B Duncan St Central Dunedin Dunedin	29/09/23	BC - Rough Draft	<b>Door Schedule</b> Scale: 1:50 @ A3	Rev:	<b>A501</b>
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**Window Schedule - Scale 1:50**

**Window & Door Schedule Notes**

All joinery to be R0.5 thermal resistance

All joinery unless otherwise noted shall be double glazed selected colour powder-coated aluminium. Refer to specification for specific glass details.

Dimensions shown are rough opening sizes and must be checked on site.

Glazing shall comply with NZS 4223: Part 3:2016  
Check all details, wall thicknesses and wall lining thicknesses prior to manufacture of reveals to confirm different reveal details, depths and lining thicknesses.

S = Grade A safety glass  
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