



07/06/2016 ATTN ROY LIDDLELOW
RESPONSE TO REQUEST FOR INFORMATION

Request for Information 160489
Application to Construct a new dwelling with I/A garaging with F/S woodburner at 184 Horton Road, Tasman

- 1) The specification for Galbraith plaster system includes Gowans Walters & associates Ltd details, please confirm if copyright issues have been addressed.
These are the Standard details and specification provided by Galbraith who employed Gowans Walters to draw them. We have been given these details from Gailbraiths.
- 2) Please provide a report by a registered engineer evaluating the building platform and contoured batters to comply with the requirements of the consent notice.
Engineer information attached.
- 3) Please indicate on site plan where the site datum point is located, and what its construction is. Note that this needs to be a permanent item such as a marked concrete spot or manhole lid. Note also that all site levels need to be referenced to this datum.
Refer to sheet 27 attached.
- 4) Sections AA, BB, shows block work foundations, where-as Section CC and drawing 14 (slab edge detail) show a concrete foundation, part of section BB shows blockwork with concrete on one side, please clarify and amend drawings accordingly.
Section aa and bb sheets 10 and 11 have been adjusted to match detail sheet 14
- 5) Please provide specification for first floor, flooring material.
Kopine Specification attached, See also section A-A. sheet 10
- 6) Please provide Hy Joist span tables so that the joist size can be assessed.
Design IT cert attached
- 7) Drawing 22 showing first floor roof structure, details are contradicting, extracts from 3604 showing ridge board, section CC showing some sort of tie, and note stating truss top chord by manufacturer? please clarify, if top chord is by manufacturer provide drawings and include on Mitek PS1.
Adjusted truss plans attached, roof framing plan sheet 23 shows truss @900 crs Area with ridge board and decorative strut area also marked. Section cc shows truss area
- 8) Please provide details of ventilation to enclosed construction first floor roof.
There is no current requirement for roof space to be ventilated it is felt that purlins and tiles themselves provide adequate ventilation to the roof space

9) Please provide complete bracing plans for the ground floor as the bracing lines appear to be mismatched, and ensure that no brace panels are placed behind showers or stairs.
Both bracing sheets have been corrected (these drawing were originally done by a staff member that is no longer with us)

10) Please confirm that all lintels are covered by Mitek PS1.

**All Lintels added to KAD drawings sheet 6
Revised truss design and PS1 attached**

11) Please confirm size type and spacing of ceiling battens / framing.

Notes added to sheets 10 and 11

12) Please provide door head, jamb and threshold details.

All details present sheet 16 window sill detail added same sheet

13) Please confirm and provide details of potable water supply.

Note added to sheet 1

14) Please provide details of building wrap and flashing tape.

Note added to sheet 6

15) Please provide details of hot water cylinder including all valves and temperature controls.

Information added to sheet 5

16) Please confirm depth and cover of all new drains runs.

Information highlighted to sheet 5

17) Please provide construction details of stair and complete Section CC as there appears to be a landing with no support.

See adjusted section CC sheet 22

18) Please review sheet 5 drainage layout as there appears to be pipes not connected to any fittings clarify and amend drawing accordingly.

Sheet 5 adjusted

19) Please indicate safety glazing on elevation drawings, where required, on doors windows and low level glazed panel.

Safety glass already indicated where required on elevations

20) Please provide details and producer statement for glass balustrade.

See attached

21) Please confirm driveway construction.

Note added to site plan sheet 2

22) TDC engineering no longer allow surface water on driveways to run across the boundary line onto road reserve (particularly in urban areas). Your driveway slopes towards the street and there is no control of surface water. The simplest method is to place a strip drain along the boundary, and connecting to the storm-water system. Alternatively, E1/AS1 allows yard sumps, but these need to be calculated and also rely on the drive surface being dished and channelled.

**Driveway specified is permeable sheet 2 and does not require surface water control ,
Sumps removed from drainage plan sheet 5**

WASTE WATER

23) Please confirm section 37 TRMP classification applies to this water design.

Section 37 has been addressed as part of planning RFI

24) Please confirm portable water supply.

Note added to sheet 1

25) Please provide detailed cross section of disposal field giving depths of drippers.

Revised waste report attached with section.

26) Please show position of cut off trench or diversion drain constructed up-slop to divert surface and ground water away from irrigation area.

See sheet 2

LOG BURNER

27) Please provide flue kit details for the woodsman log burner specified including ceiling plates, soakers and flashings.

See attached flu spec and soaker spec

All amended details are highlighted.

Thanks

Timm Corrin