5.0 CARPENTRY

5.1 GENERAL

All timbers shall comply with relevant NZ Standards for specification and grade. All framing timbers shall be gauged and shall be preservative treated to the requirements of NZS 3602:2003. Frame up, erect and fit all Carpentry works as required by the drawings and this specification. Attend upon all other trades as required.

Separate contact between concrete/timber and steel/timber with 2 ply malthoid DPC. Leave all moving parts in good working order and erect/install all proprietory products in strict accordance with the respective manufacturer's recommendations.

5.2 WORKMANSHIP

All Carpentry works are to be carried out in the best possible manner and be properly secured with nails, bolts, screws, etc as required. All timbers are to be accurately sawn and neatly fitted and all members are to be full lengths where possible and be selected for straightness.

All exposed timber faces are to be sanded smooth before fixing and all sharp edges are to be sandpaper arrised.

5.3 FRAMING GENERALLY

Wall framing generally may be supplied to the site, precut and prenailed by a nominated Prefabricated Timber Frame Contractor. Frames are to be supplied true to dimension in suitably dried timbers, complete with 3 studs to all corners, dwangs at 800mm max. centres and all joints well spiked. Studs to all walls shall be at centres as detailed on the drawings and to suit linings.

Carpenter shall erect all wall frames plumb, square and true to line. Install additional dwangs and nogs as necessary to provide continuous backing support to all lining sheet edges, fittings and fixings for other trades. Exterior wall bottom plates to be secured to concrete floor slab with D10 min. bolts (or reinf. rod bent over drilled plate and secured by nailing) set in slab at 900 min. crs. Unless otherwise required, interior wall plates may be secured to the floor with 'Ramset' nails at max. 1200 crs.

5.4 PRIMING

All exterior timbers which are to be finished with paint, stain or oil are to be prepared before fixing by applying first coat primer, stain or oil. Arrange with Painter for these works to be carried out in sufficient time for drying prior to erection.

5.5 FINISH

All final finishing works, final sanding, filling, stopping, etc is the responsibility of the Painter. Carpenter is to leave all nail heads to timberwork punched below the timber surface.

5.6 TIMBERS

All timbers shall comply with the requirements of all relevant New Zealand Standards as referenced in NZS 3604 : 2011 including:

NZS 3604	-	Timber Framed Buildings
NZS 3602	-	Specifying timber & wood-based products for use in buildings
NZS 3631	-	NZ National Timber Grading Rules
NZS 3640	-	Chemical preservation of round and sawn timber

All framing timbers shall, unless otherwise specified, shall be SG8 Grade dry framing timbers with a maximum moisture content of 16%.

Timber sizes shall be as detailed on the drawings. Finishing timbers; skirtings, architraves, reveals, etc shall be dry dressed finger jointed clear radiata. MDF/customwood is NOT permitted.

5.7 BUILDING WRAP & INSULATION

To the whole of all new exterior timber framed walls, overlay and fix "Greenwrap H/W" or equal approved breather – type wall wrap and roofing underlay.

Fix all underlay commencing at the lower end of each and wall area with each consecutive sheet adequately overlapping the lower adjacent sheet.

To all new exterior timber framed wall cavities fit R.2.8 90mm "Ultra" fibreglass insulation wall batts.

To all new ceiling spaces fit R.3.2 140mm "Classic" fibreglass insulation ceiling batts

5.8 EXTERIOR WALL CLADDING

Refer to the various drawings. All new exterior timber framed walls to the house (not the garage) are to be clad with H3.1 radiata pine bevelback weatherboards of profile to match and fixed to line with existing weatherboards.

Fix weatherboards in as long lengths over building wrap in as long lengths as practicable with all running joints staggered. Mitre all joints at corners and at running joints ensuring all surfaces are well primed prior to fixing.

5.9 PLASTERBOARD WALL & CEILING LININGS

All new interior timber framed walls and ceilings are to be lined with 10mm Gibraltar plasterboard (Gib) set out and fixed in strict accordance with the Manufacturer's specification and details. Gib linings are to be supplied and fixed in as large sheets as practicable and full height of the particular wall to be lined, i.e. horizontal joints are to be avoided on large main walls wherever possible.

All Gib sheets are to be glued with approved wallboard adhesive and by screwing around sheet edges only. Screws are NOT to be fixed through the adhesive.

5.10 GIB STOPPING

The Carpenter/Main Contractor shall arrange for the all Gib Stopping/Interior Plastering as required.

All Gib linings are to be taped, stopped and finished by an accredited interior plasterer. All Gib stopping is to be carried out in accordance with good trade practice to be smooth and even surface with all joints taped and finished smooth to Level 5 finish ready for sealing and painting.

All joints and interior angles shall have tape embedded in joint compound plus a minimum of two separate coats of joint compound applied over all joints, angles, fastener heads and accessories.

5.11 EXTERIOR JOINERY

The Carpenter/Main Contractor shall arrange for the manufacture, supply and installation of all Exterior Joinery as required.

All exterior Joinery units shall be approved manufacture as detailed with powder coat finish of colour to match the joinery on the existing house.

All joinery units are to be preglazed to NZS 4223, Parts 3 & 4 and any relevant amendments, and, unless otherwise specified, are to be supplied complete with all hardware and accessories as may be required.

All aluminium sections shall be of sizes or be fitted with necessary additional support members as may be required to suit the application and span of the various units.

All opening and trim sizes for all exterior joinery are to be checked on site prior to cutting and assembly of units. All units are to be supplied and installed plumb and square by the Aluminium Joiner.

Joiner shall supply a written copy of the Manufacturer's standard guarantee covering all workmanship, materials, operation and watertightness of all joinery.

5.12 FINISHING TIMBERS

All interior finishing timbers, skirtings, architraves, reveals, cover beads, facings, etc, are to be paint quality FJ Radiata or equal. MDF is not acceptable. Ensure all timbers are arrised and sanded smooth prior to installation and that all nail holes are appropriately filled and sanded smooth after primer coat has been applied.

6.0 ROOFING

6.1 IRON ROOFING

Refer to the relevant drawings. Roof areas to the new covered way are to be clad with .55mm galvanised corrugated roofing iron. Roofing iron is to be supplied and installed using approved methods and all necessary accessories including lead edged flashings, barge covers etc.

Roofing iron is to be fixed in full lengths from front eaves to changes in roof pitch with a minimum 70mm overhang to spouting and minimum of 200mm at changes in roof pitch.

All reasonable care must be taken to ensure the roofing iron is kept clean and free of any and all damage and defects until the works are handed over the Owner. On completion, the Contractor shall wash down all roof areas and leave the roof completely weatherproof, bird proof, clean and free from any defects or damage.

P9.5

12. Compliance with the New Zealand Building Code

NZBC Clause Tick relevant building code clauses		Means of compliance Please circle or add means of compliance				Proposed inspections Please circle as appropriate—see key below		
✓	**B1** Structure	B1/AS1 P/S1	NZS 4229	NZS 3604-2011	AS/NZS 1170	1	2	3
✓	**B2** Durability	B2/AS1	NZS 3604	NZS 3101	NZS 3602	1	2	3
	C1-C2-C3-C4 Fire	C/AS1		SED		1	2	3
✓	**D1** Access routes	D1/AS1		NZS 4121		1	2	3
	D2 Mechanical installations for access	D2/AS1		NZS 4322	EN/81	1	2	3
	E1 Surface water	E1/AS1		AS/NZS 3500		1	2	3
✓	**E2** External moisture	E2/AS1		Specific Design		1	2	3
✓	**E3** Internal moisture	E3/AS1				1	2	3
	F1 Hazardous agents on site	F1/AS1				1	2	3
	F2 Hazardous building materials	F2/AS1		NZS 4223		1	2	3
	F3 Hazardous substances & processes	F3/AS1				1	2	3
✓	**F4** Safety from falling	F4/AS1		Fencing of Swimming Pools Act		1	2	3
✓	**F5** Construction & demolition hazards	F5/AS1				1	2	3
	F6 Lighting for emergency	F6/AS1	AS/NZS 1668	NZS 4512	NZS 4515	1	2	3
✓	**F7** Warning systems	F7/AS1	AS/NZS 1668	NZS 4512	NZS 4515	1	2	3
	F8 Signs	F8/AS1				1	2	3
	G1 Personal hygiene	G1/AS1				1	2	3
	G2 Laundering	G2/AS1				1	2	3
	G3 Food preparation & prevention of contamination	G3/AS1				1	2	3
	G4 Ventilation	G4/AS1				1	2	3
	G5 Interior environment	G5/AS1				1	2	3
	G6 Airborne & impact sound	G6/AS1				1	2	3
	G7 Natural light	G7/AS1				1	2	3
	G8 Artificial light	G8/AS1		NZS 6703		1	2	3
	G9 Electricity	G9/AS1				1	2	3
	G10 Pipes services	G10/AS1		NZS 5261		1	2	3
	G11 Gas as an energy source	G11/AS1				1	2	3
✓	**G12** Water supplies	G12/AS1		AS/NZS 3500		1	2	3
✓	**G13** Foul water	G13/AS1		AS/NZS 3500		1	2	3
	G14 Industrial liquid waste	G14/AS1				1	2	3
	G15 Solid waste	G15/AS1				1	2	3
	H1 Energy efficiency	H1/AS1	NZS 4212	NZS 4218 ALF design manual	NZS 4243	1	2	3
	Backcountry Huts	Acceptable solution				1	2	3
	Simple House	Acceptable solution				1	2	3

Key to proposed inspections: 1. Council Building Control Officer 2. Approved Consultant e.g. Engineer 3. Other—Please specify below

Important
The Building Act requires the applicant to state, for each relevant building code clause, what the means of compliance is. Alternative solutions may also be proposed, and must be accompanied with documentation demonstrating compliance. Please refer to Alternative Solution box previous page and provide additional information.

Wanganui District Council
22 DEC 2014
SUPERSEDED

Wanganui District Council
11 DEC 2014
SUPERSEDED

RESTRICTED
Building Work
11 DEC 2014

Wanganui District Council
11 DEC 2014
RECEIVED

12. Compliance with the New Zealand Building Code

NZBC Clause Tick relevant building code clauses		Means of compliance Please circle or add means of compliance			Proposed inspections Please circle as appropriate—see key below		
✓ **B1** Structure	B1/AS1 P/S1	NZS 4229	NZS 3604-2011	AS/NZS 1170	(1)	(2)	3
✓ **B2** Durability	B2/AS1	NZS 3604	NZS 3101	NZS 3602	(1)	2	3
○ **C1-C2-C3-C4** Fire	C/AS1		SED		1	2	3
○ **D1** Access routes	D1/AS1		NZS 4121		1	2	3
○ **D2** Mechanical installations for access	D2/AS1		NZS 4322	EN/81	1	2	3
○ **E1** Surface water	E1/AS1		AS/NZS 3500		1	2	3
✓ **E2** External moisture	E2/AS1		Specific Design		(1)	2	3
✓ **E3** Internal moisture	E3/AS1				(1)	2	3
○ **F1** Hazardous agents on site	F1/AS1				1	2	3
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○ Backcountry Huts	Acceptable solution				1	2	3
○ Simple House	Acceptable solution				1	2	3

Wanganui District Council
12 DEC 2014
SUPERSEDED

Key to proposed inspection: 1. Council Building Control Officer 2. Approved Consultant e.g. Engineer 3. Other—Please specify below

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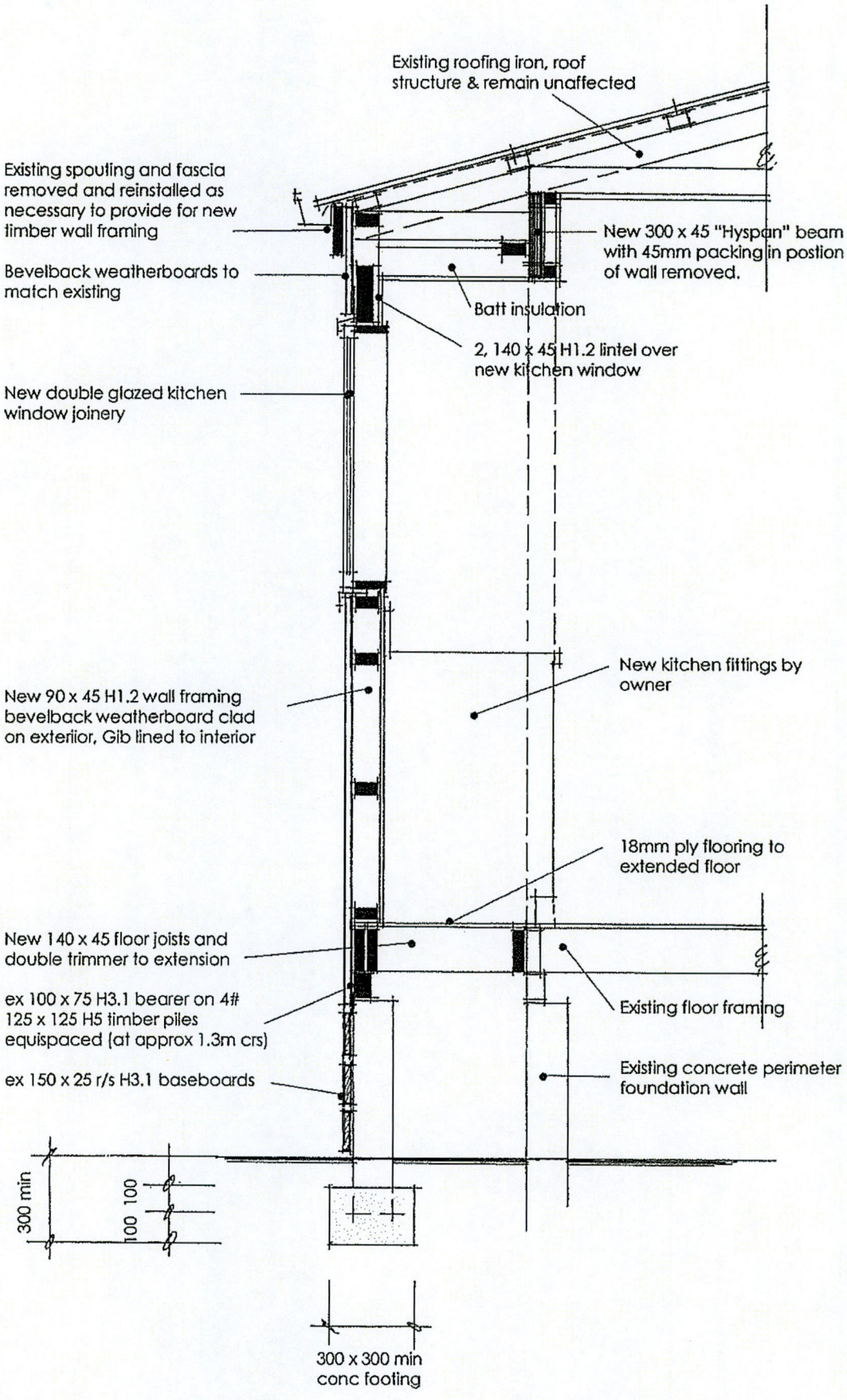
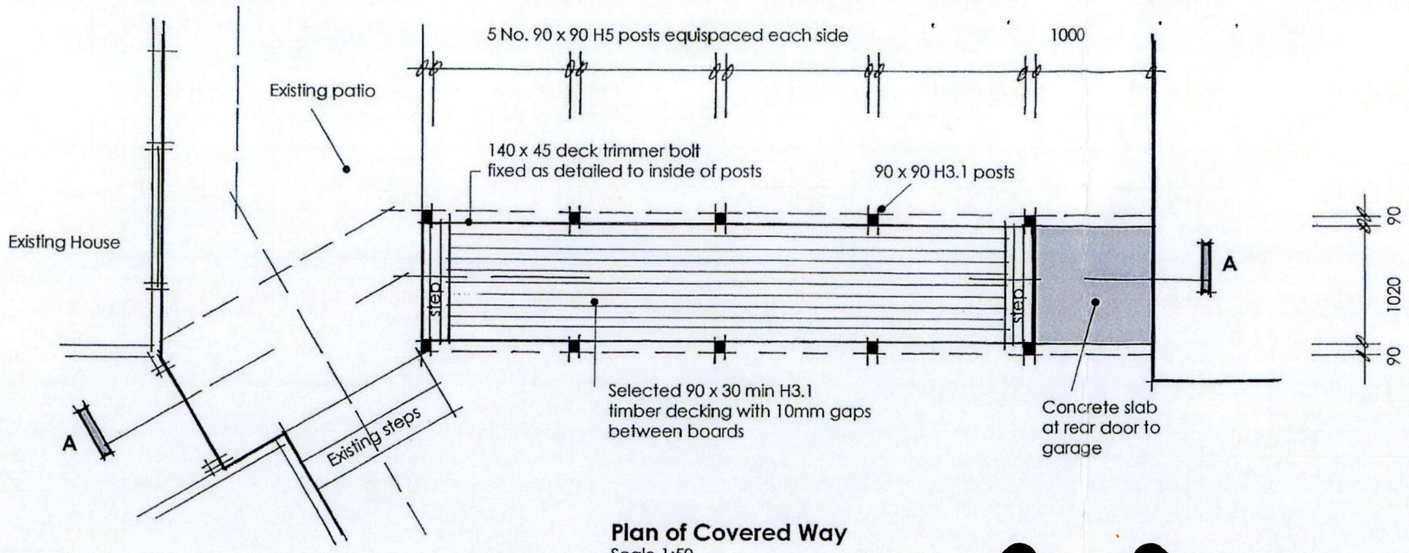
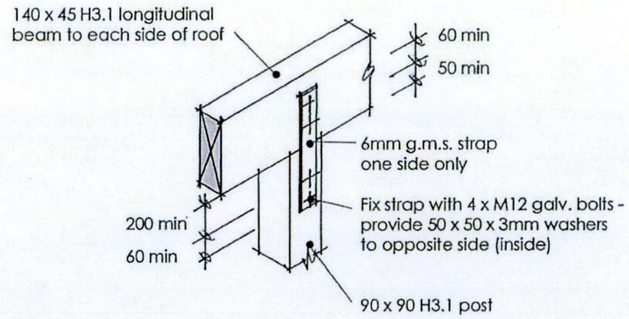


Cross Section Through Kitchen Extension
Scale 1: 20

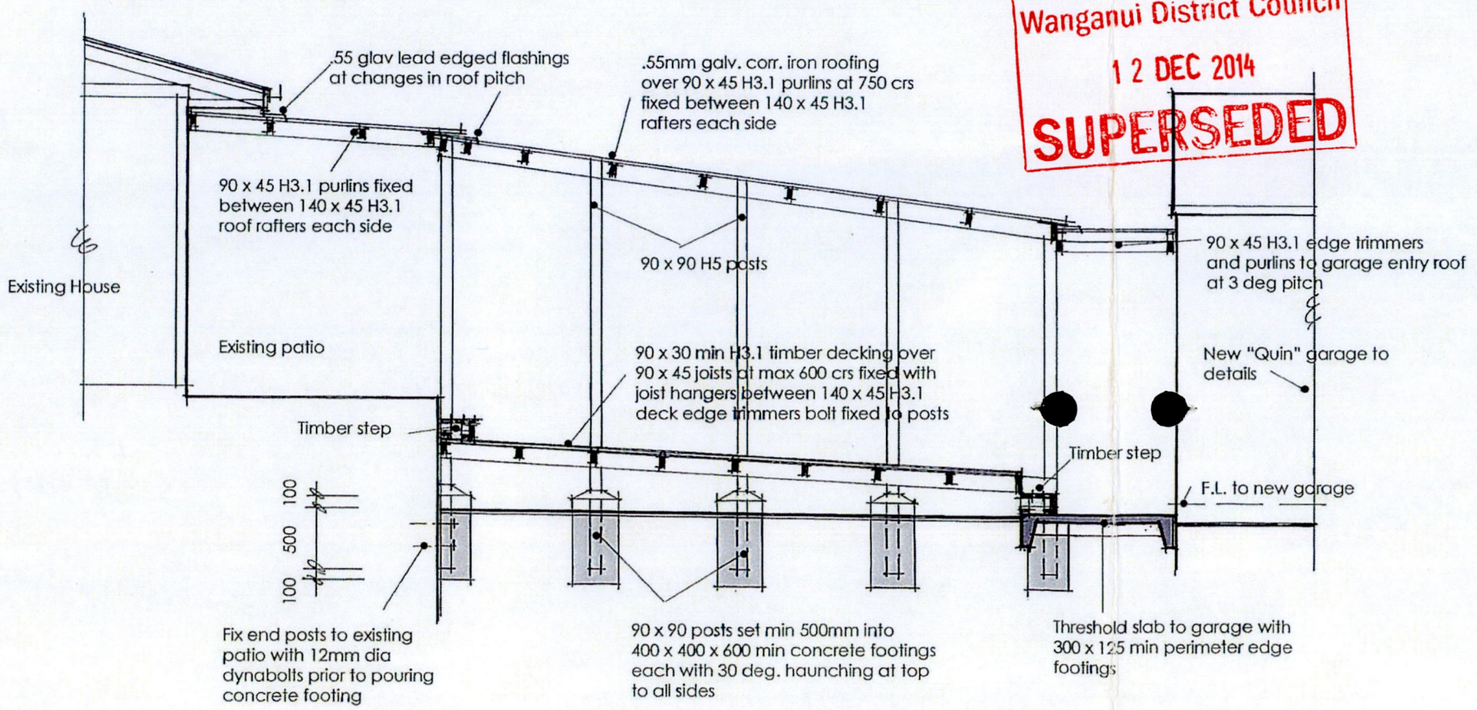


Plan of Covered Way
Scale 1:50



Typical Post to Roof Beam Bracket Detail
Not to Scale

Note: provide 2 x M12 galv bolts with 50 x 50 x 3mm galv washers each side at each post to deck edge beam



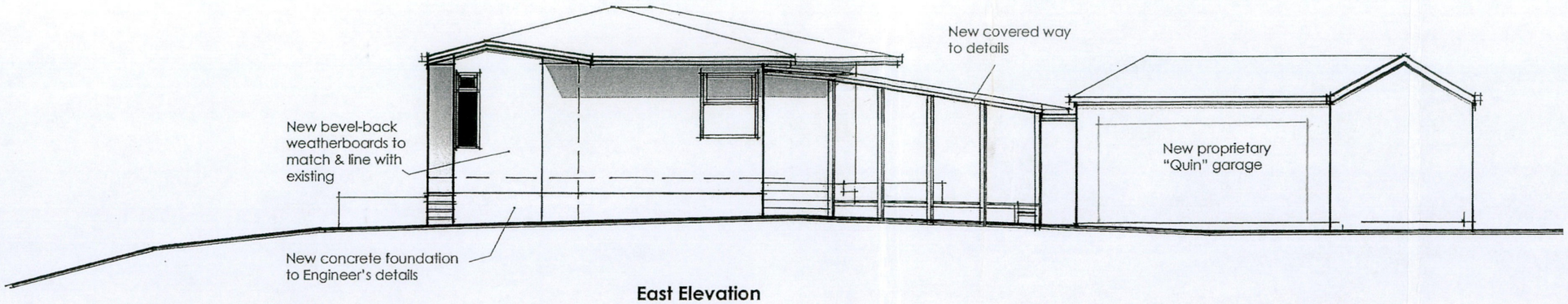
Long Section A - A through Covered Way
Scale 1:50

ALTERATIONS TO RESIDENCE
149 Karaka Street, Wanganui

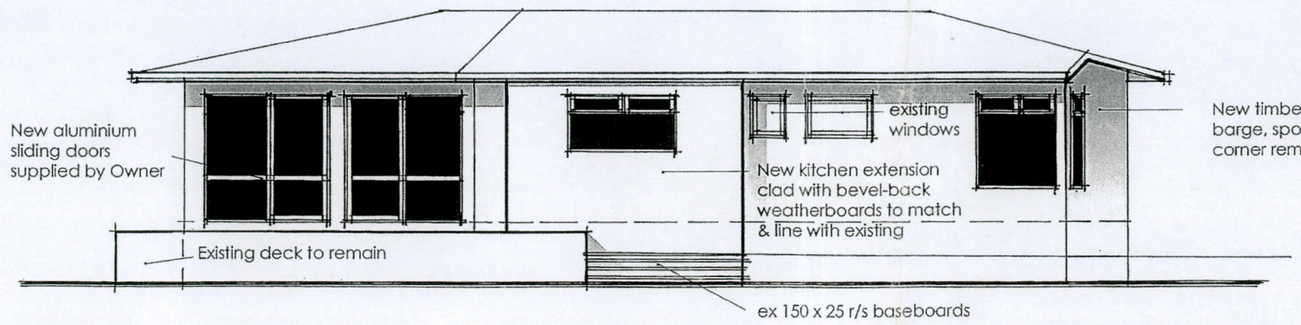
THE BUILDING DESIGN COMPANY LTD
PO Box 227, Wanganui Ph: 027 434 6788

Designed & Drawn by:

NOEL MOULDEY
Licensed Building Practitioner



East Elevation



South Elevation

Elevations
Scale 1:100

ALTERATIONS TO RESIDENCE
149 Karaka Street, Wanganui

THE BUILDING DESIGN COMPANY LTD
PO Box 227, Wanganui Ph: 027 434 6788

Designed & Drawn by:

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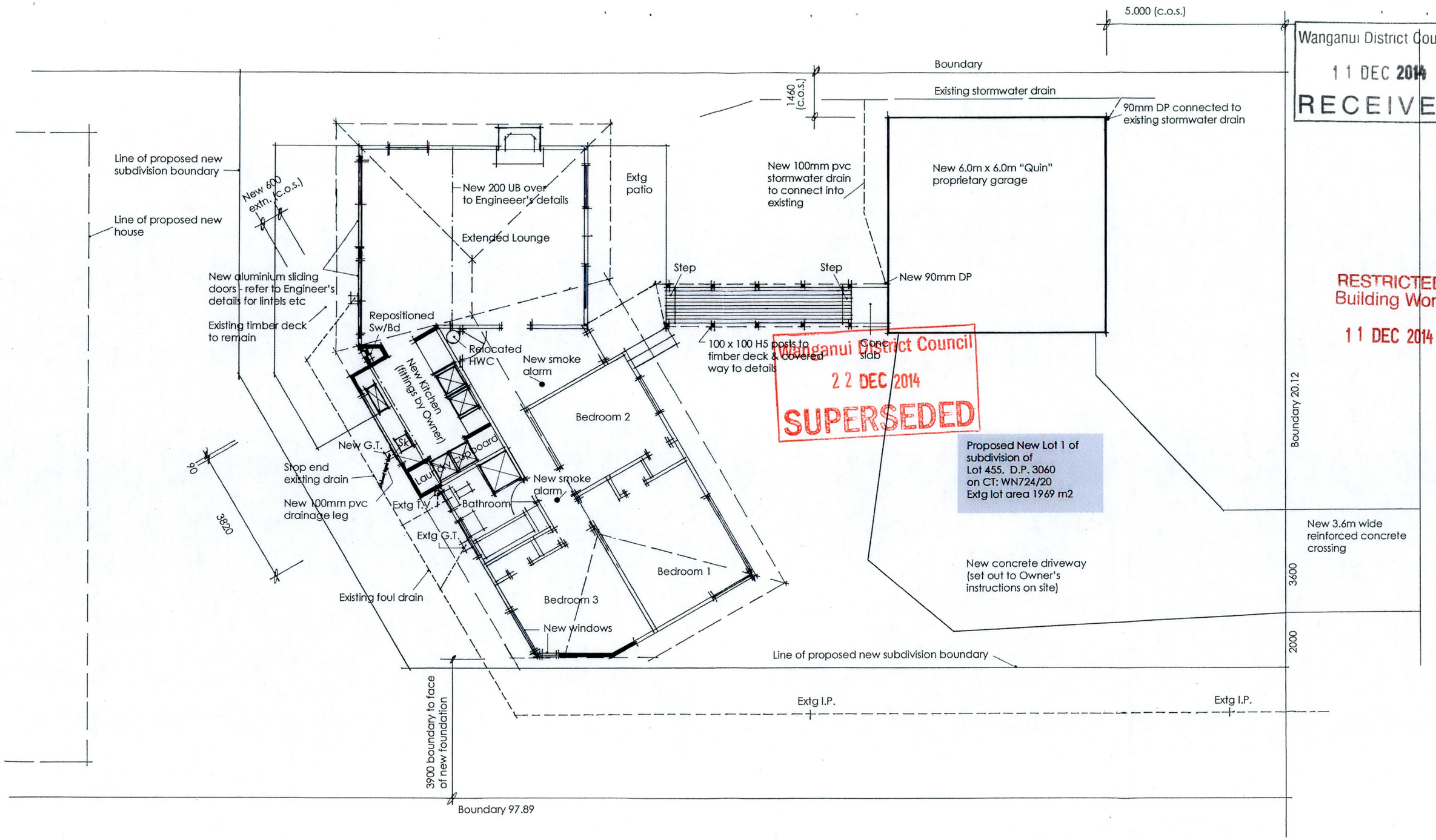


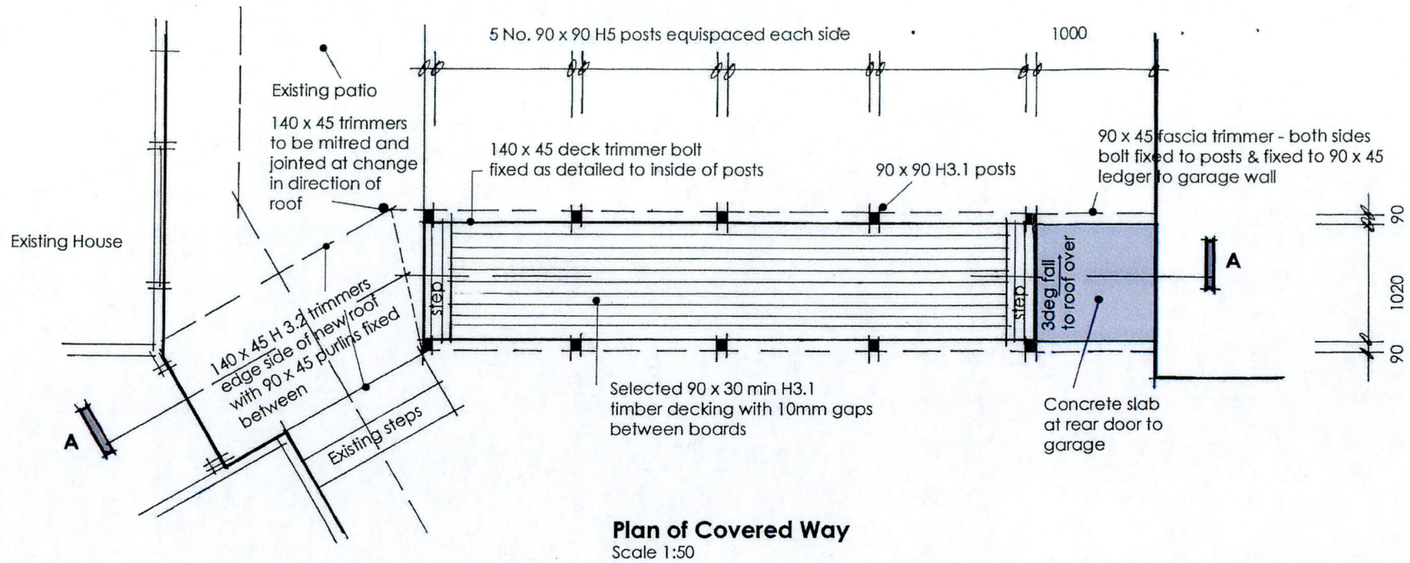
New Site & Floor Plan
Scale 1:100

ALTERATIONS TO RESIDENCE
149 Karaka Street, Wanganui

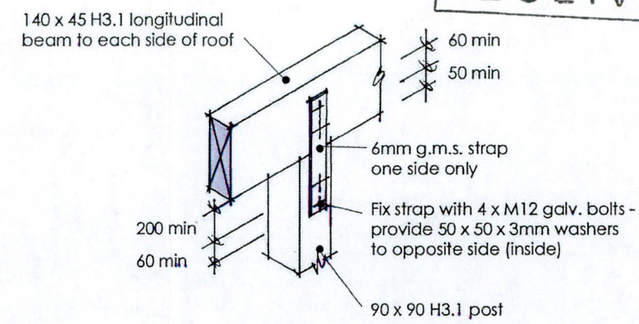
THE BUILDING DESIGN COMPANY LTD
PO Box 227, Wanganui Ph: 027 434 6788

Designed & Drawn by:

NOEL MOULDEY
Licensed Building Practitioner

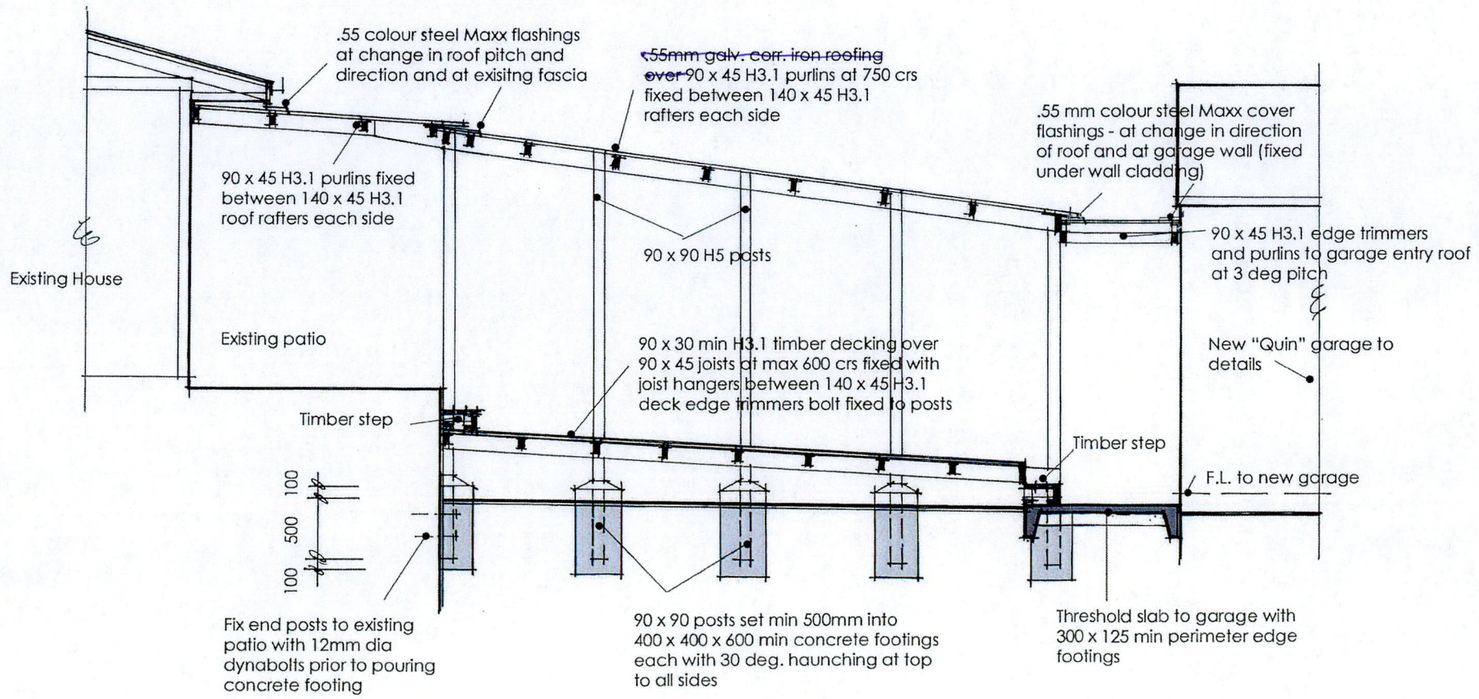


Plan of Covered Way
Scale 1:50



Typical Post to Roof Beam Bracket Detail
Not to Scale

Note: provide 2 x M12 galv bolts with 50 x 50 x 3mm galv washers each side at each post to deck edge beam



Long Section A - A through Covered Way
Scale 1:50

ALTERATIONS TO RESIDENCE
149 Karaka Street, Wanganui

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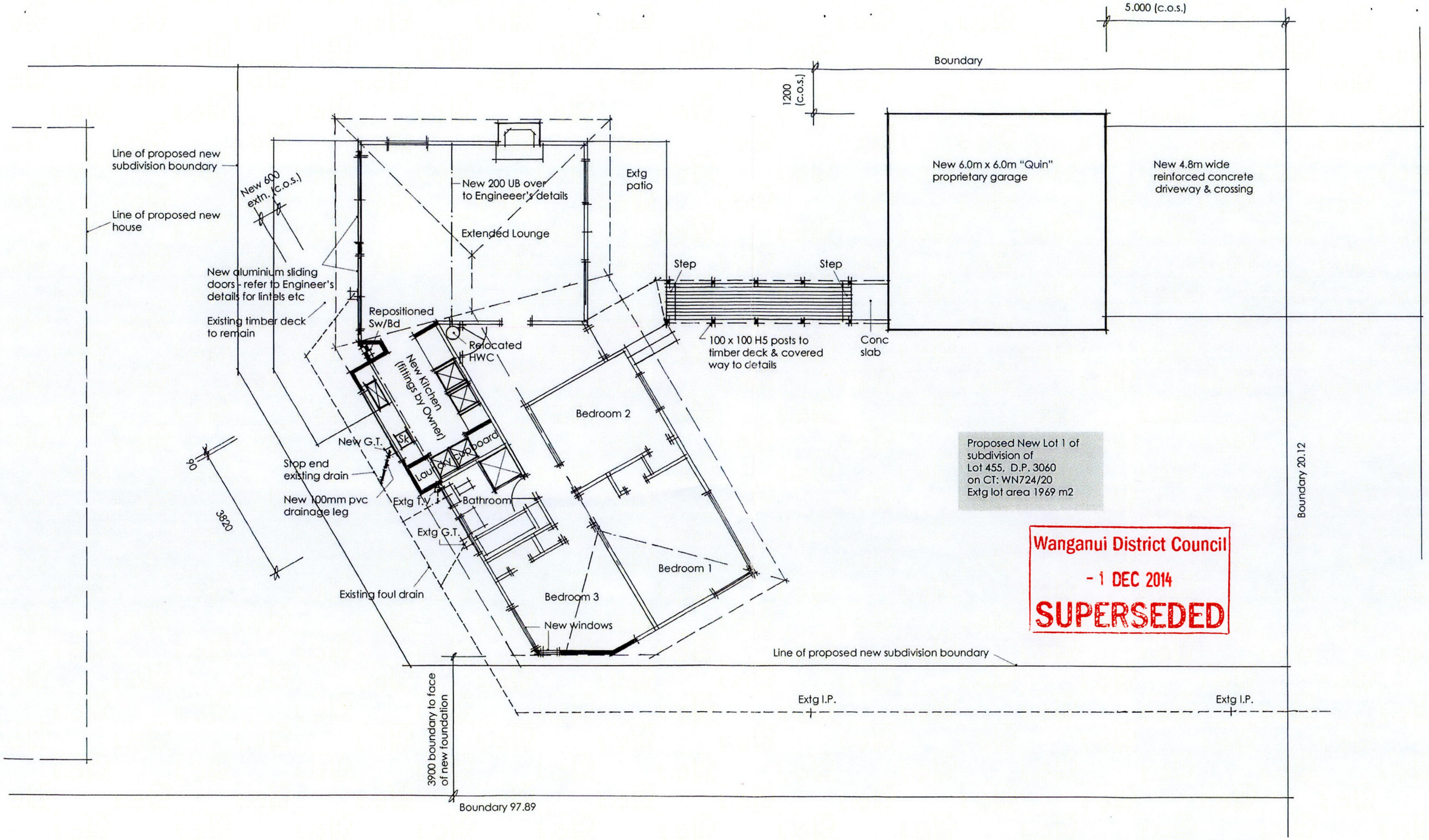

Proposed New Lot 1 of subdivision of
Lot 455, D.P. 3060
on CT: WN724/20
Extg lot area 1969 m2

Wanganui District Council
- 1 DEC 2014
SUPERSEDED

Wanganui District Council RESTRICTED BUILDING WORK

12/11/2014

New Site & Floor Plan
Scale 1:100

ALTERATIONS TO RESIDENCE

149 Karaka Street, Wanganui

THE BUILDING DESIGN COMPANY LTD
PO Box 227, Wanganui Ph: 027 434 6788

Designed & Drawn by:

NOEL MOULDEY
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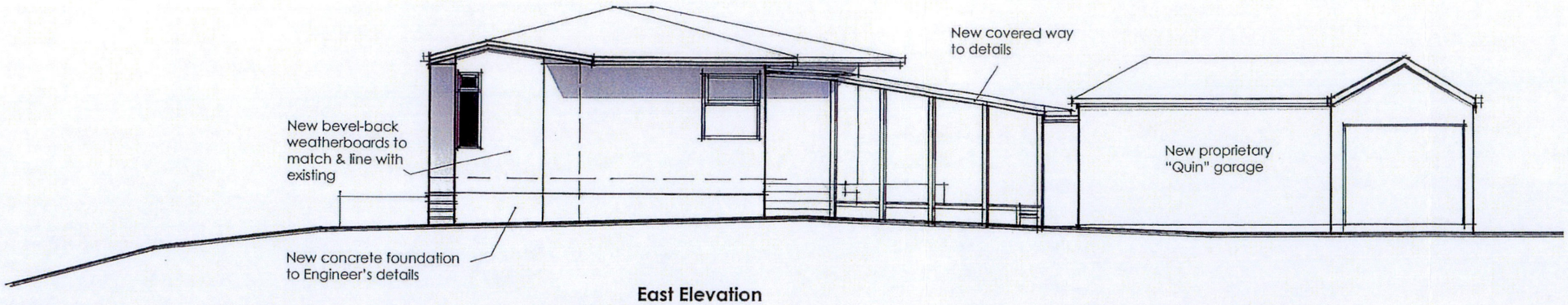
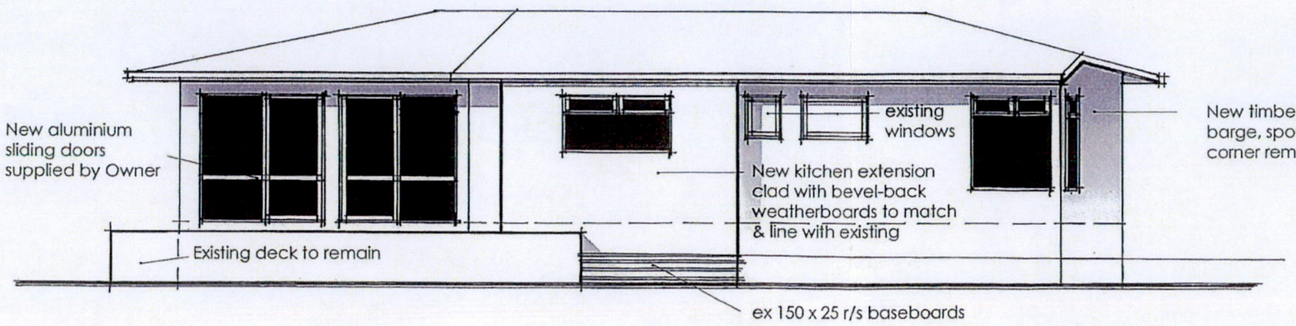


East Elevation



South Elevation

Elevations
Scale 1:100

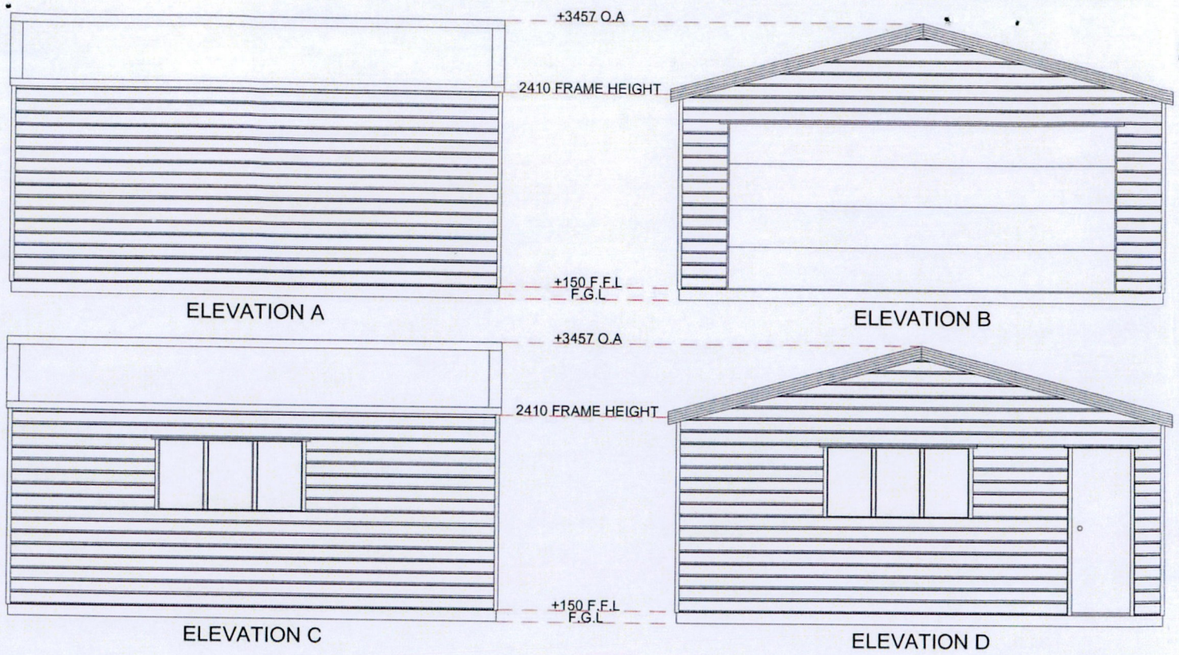
ALTERATIONS TO RESIDENCE

149 Karaka Street, Wanganui

THE BUILDING DESIGN COMPANY LTD
PO Box 227, Wanganui Ph: 027 434 6788

Designed & Drawn by:

NOEL MOULDEY
Licensed Building Practitioner



ELEVATION SCALE 1:75

BRACING KEY

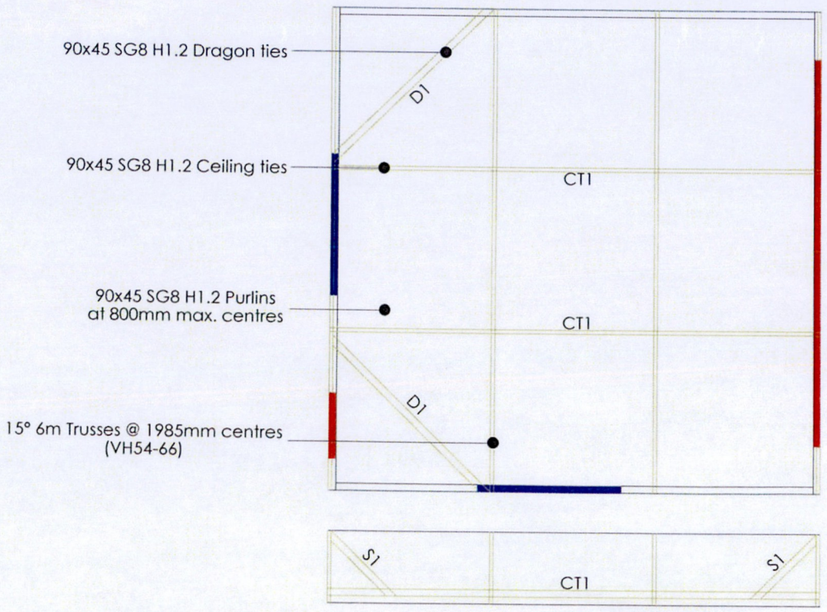
←	Angle Brace
QB600	600mm Quin Brace

TIMBER SCHEDULE

STUDS:	90x45 SG8 H1.2 @ 600mm CENTRES
NOGS:	90x45 SG8 H1.2 @ 1200mm CENTRES
PLATES:	90x45 SG8 H1.2
TRUSSES:	90x45 H1.2 GRADE AS PER TRUSS SPECIFICATIONS
PURLINS:	90x45 SG8 H1.2 @ 800mm MAX

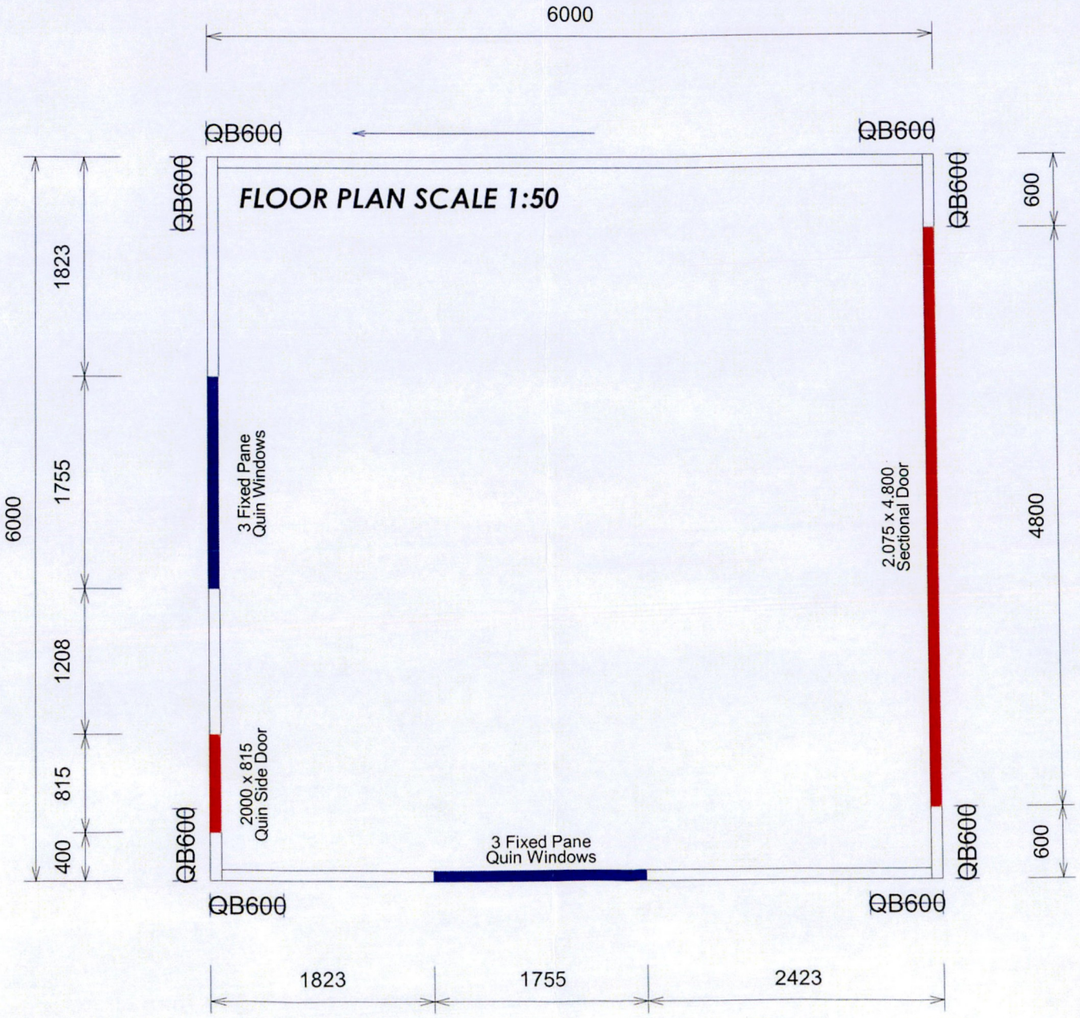
CLADDING SPECIFICS

COLOURSTEEL ZM8 CORRUGATED ROOFING IRON
COLOURSTEEL ZM8 EXTERIOR CLADDING
COLOURSTEEL ZM8 PROFILED SPOUTING WITH
65mm PVC DOWNPIPES



ROOF PLAN SCALE 1:75
STRUT / CEILING TIE CROSS SECTION

Elevation Key



FLOOR PLAN SCALE 1:50

QUIN BUILDINGS DIRECT
20 Coventry Street
PO Box 1087
LEVIN 5540, NEW ZEALAND
0800 QUIN BUILDINGS
(0800 784 628)

Job Title :

149 KARAKA ST, CASTLECLIFF

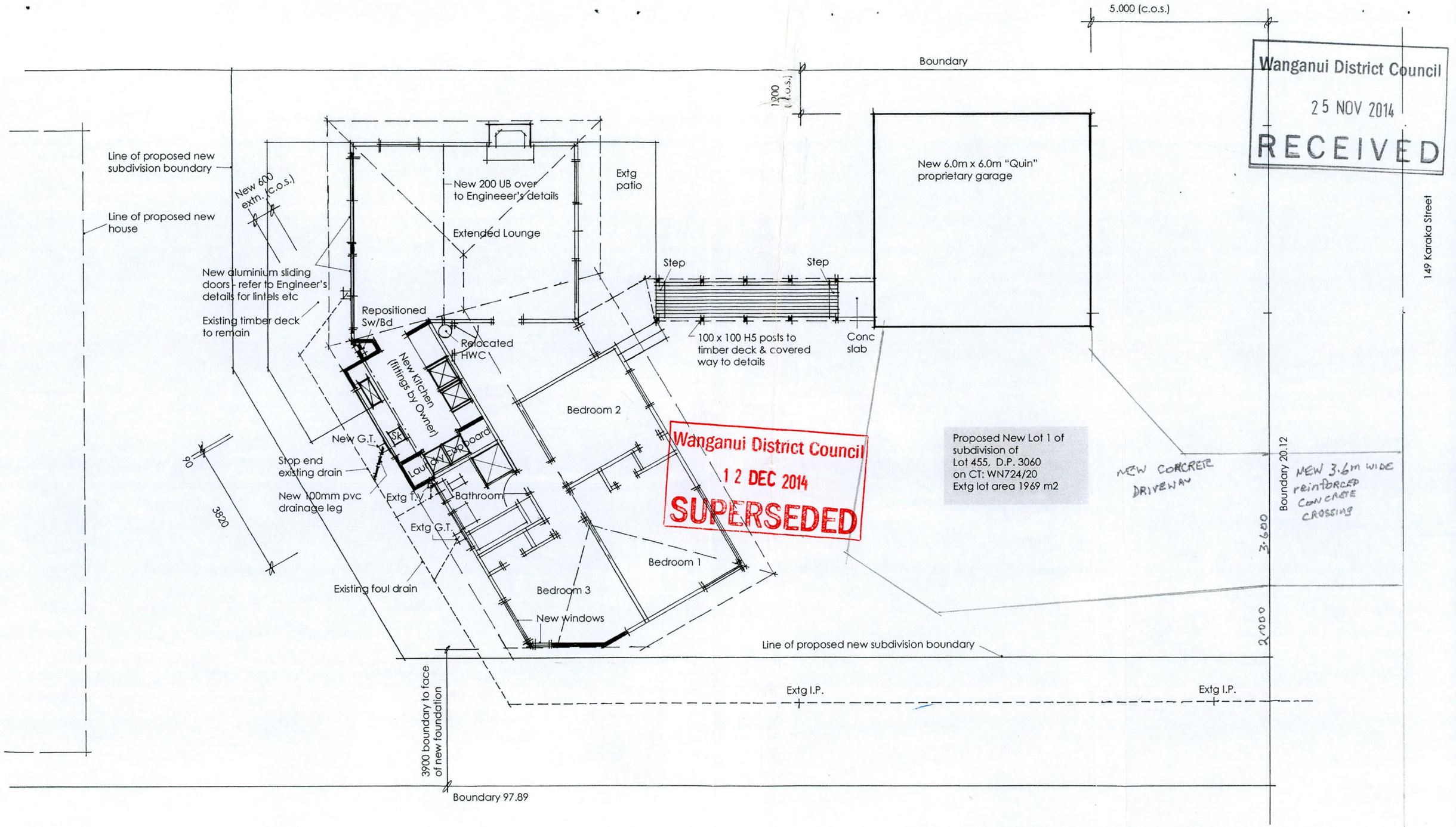
Sheet Title :

SEVEN OAKS LTD

Date : 17-10-2014	Designed :	Checked :
Scale : 1:75 @ A3	Drawn :	Certified :

Drawing Number :

1/1



Wanganui District Council
25 NOV 2014
RECEIVED

Wanganui District Council
12 DEC 2014
SUPERSEDED

New Site & Floor Plan
Scale 1:100

ALTERATIONS TO RESIDENCE
149 Karaka Street, Wanganui

THE BUILDING DESIGN COMPANY LTD
PO Box 227, Wanganui Ph: 027 434 6788

Designed & Drawn by:

NOEL MOULDEY
Licensed Building Practitioner