



PROPERTY INFO PACK

13 HUNTAWAY LANE, DUNSANDEL

PREPARED BY ANDY WILLIAMS

OFFICE ROAD
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)

13 HUNTAWAY LANE, DUNSANDEL

DEBUTING IN DUNSANDEL ESTATE

FEATURES:



PROPERTY DETAILS:

Address: 13 Huntaway Lane, Dunsandel
Legal Description: Lot 18 DP 571088
Property Type: House
Sale by: Enquiries over \$699,000
Close To: Dunsandel Township

PROPERTY DESCRIPTION:

Streamlined simplicity and effortless style are achieved with significant ease at this brand-new residence delivering instant gratification and enjoyment in Dunsandel Estate.

Enjoying the spaciousness of the country, this generously proportioned 900sqm site serves up backyard expanse, making it a perfect solution for families seeking scale and the relaxed pace of a rural community.

Freshly finished and equipped with a Master Build guarantee, this property has been completed to a superb specification, offering tiled bathrooms and contemporary practicality prerequisites, including a walk-in kitchen pantry.

Together with a separate w/c and a deluxe family bathroom affording a standalone tub and shower, accommodation comes by way of three bedrooms benefiting from in-built storage. The master excels, enjoying a walk-through wardrobe to an ensuite comforted by underfloor heating.

Everyday life unfolds in the thoughtfully configured open-plan living zone, anchored by the modern kitchen and substantial breakfast bar. The dining area and lounge naturally interact with this culinary hub and extend outdoors through a sizeable stacker door to the patio and newly seeded lawn, kept secure by traditional timber fencing.

The internal access double garage is armed with an insulated door and incorporates the laundry as well as outdoor access for elevated functionality.

Peacefully located a few hundred metres from the centre of the township with its domain and selection of amenities, you're also near SH1, presenting straightforward access to Rolleston and placing you within 30 minutes of Christchurch.

This newly constructed home is one opportunity not to be missed.

Visit www.officeroad.co.nz for more information.

Please be aware that this information may have been sourced from RPNZ/Property Guru/Land Information New Zealand/ Local Council and we have not been able to verify the accuracy of the same. Refer to our Passing Over of Information Statement located in the footer menu of www.officeroad.co.nz

PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY





CERTIFICATE OF TITLE

13 HUNTAWAY LANE, DUNSANDEL

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AGENT X (2021) LTD - LICENSED AGENT REAA (2008)



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier 1033522
Land Registration District Canterbury
Date Issued 11 April 2022

Prior References
CB18F/1468

Estate Fee Simple
Area 900 square metres more or less
Legal Description Lot 18 Deposited Plan 571088
Registered Owners
Marquerite Van Der Helm and Christopher Sean Brown

Interests
Land Covenant in Covenant Instrument 12429578.9 - 11.4.2022 at 12:12 pm



T 1/3

| | | | |
|---------------------------------------------------------------------------|--------------------------------------------------|------------------------------------------------------------------------------------|---------------------------------------------------|
| Land District: Canterbury | LOTS 1-34 BEING A SUBDIVISION OF LOT 11 DP 41035 | Surveyor: Christopher Paul Hopper Firm: Davis Ogilvie & Partners Ltd (Christel) | Title Plan LT 571088 Approved on: 4/03/2022 |
| Digitally Generated Plan Generated on: 04/03/2022 11:31 am Page 4 of 6 | | | |



COUNCIL RATES & FEES

13 HUNTAWAY LANE, DUNSANDEL

PREPARED BY ANDY WILLIAMS

OFFICE ROAD
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)

Current Rating Year (2022/2023)

Make a payment (/rates/properties/pay?valuation_id=2412006331)

| | |
|-------------------------------------|-----------------------------|
| Valuation No. | 24120-06331 |
| Location | 13 Huntaway Lane, Dunsandel |
| Legal Description | Lot 18 DP 571088 |
| Certificate of Title | 1033522 |
| Ward No. | 3 |
| Zone | 9A |
| Use | 99 |
| Category | RV |
| TORAS | 111000 |
| Property Area (hectares) | 0.0900 |

Current Rating Valuation

| | |
|-----------------------------------|-----------------------------------------------------------|
| Land Value | \$220,000 |
| Improvements Value | \$0 |
| Capital Value | \$220,000 |
| Nature of Improvements | (/rates/improvements) |

Rates Information

| | |
|----------------------------|-----------|
| Current Rating Year | 2022/2023 |
|----------------------------|-----------|

Current Year Rates Instalments

| | |
|------------------------------|-----------------|
| Instalment 1. | \$65.90 |
| Instalment 2. | \$65.90 |
| Instalment 3. | \$65.95 |
| Instalment 4. | \$65.90 |
| Current Year's Rates | \$263.65 |
| Previous Year's Rates | \$0.00 |

Rates for Current Year 2022/2023

| Type | Description (Basis) | Differential | Factor | Rate | Estimated Amt |
|-------|----------------------------------------------|---------------------------|------------|--------------|---------------|
| 011 | General Purposes Rate (C) | District | 220,000.00 | 0.00074957 | \$164.90 |
| 123 | General (C) | District | 220,000.00 | 0.0003401712 | \$74.85 |
| 152 | Works and Services (C) | District | 220,000.00 | 0.00000705 | \$1.55 |
| 297 | Transport and Development (C) | Greater Christchurch | 220,000.00 | 0.0000032 | \$0.70 |
| 352 | Freshwater Management (C) | Selwyn-Waihora Water Zone | 220,000.00 | 0.00000737 | \$1.65 |
| 401 | Biodiversity Land Drainage & River Works (U) | | 1.00 | 20.00 | \$20.00 |
| Total | | | | | \$263.65 |

History

| Year | Land Value | Capital Value | Annual Rates |
|------|------------|---------------|--------------|
|------|------------|---------------|--------------|



PROOF OF INSURANCE

13 HUNTAWAY LANE, DUNSANDEL

PREPARED BY ANDY WILLIAMS

OFFICE ROAD
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)

Contract Works Single Project



CERTIFICATE OF INSURANCE

Attention: Date: 10 August 2022

INSURED

Insured parties: Grant Property Group Ltd as principal
AGL Builders Ltd as main contractor

Interested parties: BNZ and Chris Brown & Marguerite Van der Helm

Policy number: 15-0275337-CAR

Contract description: New dwelling in the course of construction

Contract site: 13 Huntaway Lane, Dunsandle

PERIOD OF INSURANCE

Construction period: 25/8/2022 to 25/8/2023

Maintenance period: 12 months

SUMS INSURED

| | |
|---------------------------------------|------------|
| Contract price: | \$ 620,000 |
| Value of principal supplied materials | \$ 62,000 |
| Demolition and debris removal | \$ 62,000 |
| Professional fees | \$ 62,000 |
| Increased costs during construction | \$ 31,000 |
| Escalation during reconstruction | \$ 31,000 |

EXCESSES

| | |
|---------------------------------|----------|
| Standard | \$ 1,000 |
| Burglary/malicious damage/theft | \$ 2,500 |

Natural disaster 5% of constructed value, minimum \$ 5,000

SPECIAL CONDITIONS (IN ADDITION TO STANDARD POLICY WORDING):

This certificate provides limited details. The insurance in this certificate is subject to the terms, exceptions, conditions and warranties of the NZI Annual Contract Works Policy Wording as modified by the endorsements and clauses noted in the Special Conditions above (if any) and the Policy Schedule. A copy of the Policy Wording is available on request. In the event of inconsistency between this certificate and the Policy Wording and Policy Schedule, the latter two documents will apply.

Signed for NZI – A business division of IAG New Zealand Limited

Signature: Peter Fridd Date: 10/8/2022



ADDITIONAL DOCS

13 HUNTAWAY LANE, DUNSANDEL

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AGENT X (2021) LTD - LICENSED AGENT REAA (2008)

Approved Building Consent Documents

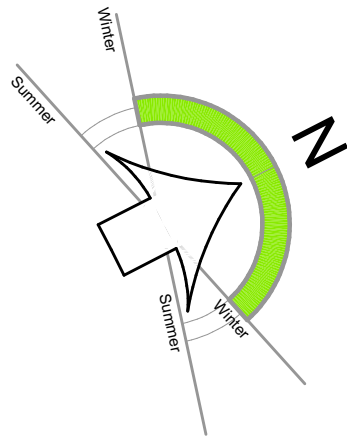
Please Note: A copy of the stamped approved documents must be available on site for all inspections.

Inspection booking timeframes

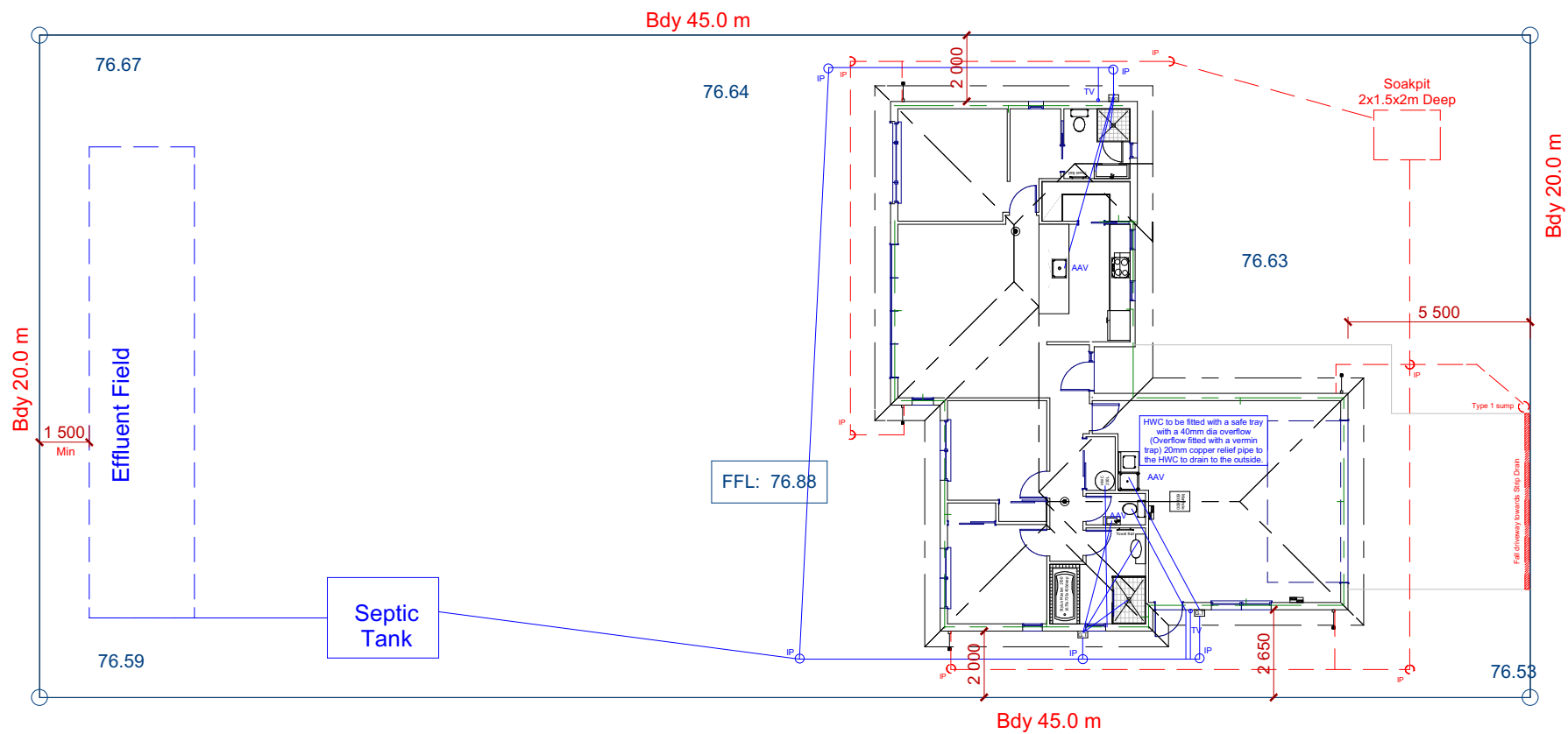
| Call received | before 3pm inspection will be done | after 3pm inspection will be done |
|---------------|------------------------------------|-----------------------------------|
| Monday | Wednesday | Thursday |
| Tuesday | Thursday | Friday |
| Wednesday | Friday | Monday |
| Thursday | Monday | Tuesday |
| Friday | Tuesday | Wednesday |

Building inspections and enquiries phone: 03 347 2839

Please ensure all work for inspection is ready the day before. Incomplete work requiring re-inspection will incur an additional inspection fee.



Planning Approved
8/08/2022 hillsI



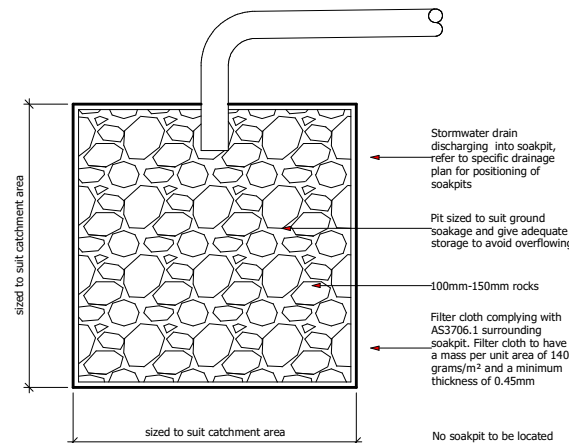
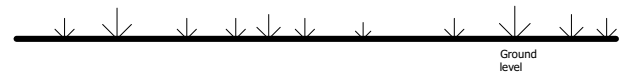
Crown of Road : 76.53
Dunsandel Road

| LEGEND | |
|---------------|---------|
| LEGEND. | |
| Sewer Pipe | — |
| S/W Pipe | - - - - |
| Down Pipe | DP |
| Gully Trap | GT |
| Terminal Vent | TV |

| SITE PLAN NOTES | |
|----------------------------------------------------------------------------------|--|
| Refer to Drainage Plan for specific drainage information | |
| Refer to sediment control plan in specification and implement where required. | |
| Convey surface water from sealed drive areas to an appropriate approved outfall. | |
| Dimensions are shown to cladding face | |

| SITE INFORMATION | |
|------------------|---------------------|
| Zone | A |
| Wind | High |
| Earthquake | 2 |
| Durability | C |
| Snow | As Per Truss Design |

| BUILDING AREA AND SITE COVERAGE | |
|---------------------------------|----------------------|
| Net Site Area = | 727.0 m ² |
| Building Area (O/V) = | 150.0 m ² |
| Actual Site Coverage= | 20.6 % |



Rock Soakpit
scale 1:20

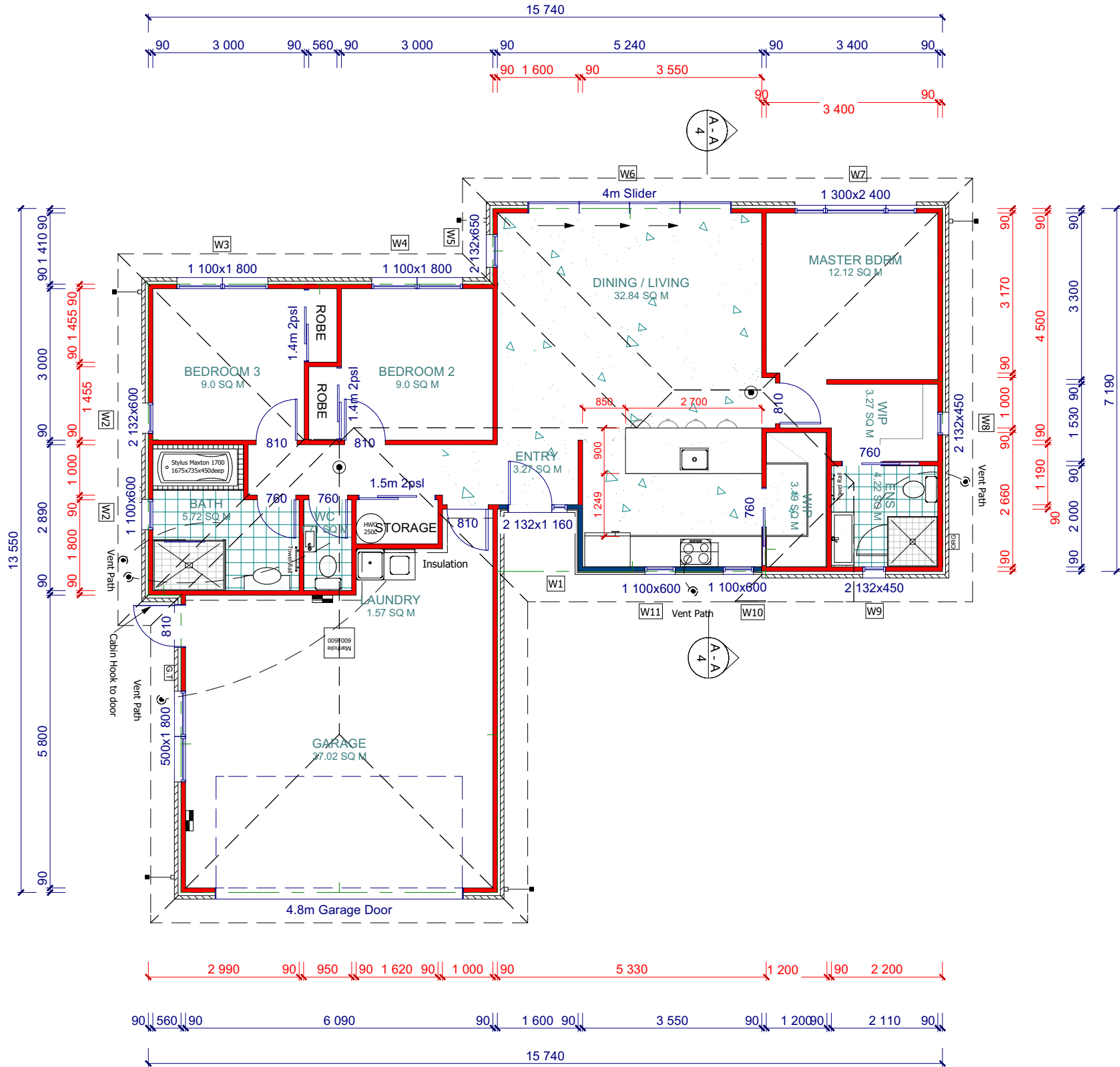
Soakpit design to comply with NZBC E1 "Surface Water" clause 9.0 figure 13





Key To Elevations

SDC - Approved Building Consent Document - BC 221476 - Pg 3 of 19 - 8/08/2022 - bohmed



| ROOF & WALL CLADDING | |
|----------------------|--------------------------------------------------|
| O/F - | 148.55 m² |
| Roof - | 25° Corrugated Coloursteel Roof (Clay Bricks) |
| Walls - | 70mm Brick veneer on a 50mm Cavity |
| Feature - | Weatherboard over cavity on a 20mm Cavity |

| GENERAL FLOOR PLAN NOTES | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| SMOKE ALARMS Smoke Alarms to be fitted within 3.0m of sleeping areas and on Escape routes, as indicated on plan. Refer to Construction Schedule (Page 2 & 3) in the Specification for more information. | |
| MISCELLANEOUS: Dimensions shown are to the frame, GIB thickness not shown. Refer to Construction Schedule (Page 2 & 3 of Specification) for additional construction information. Entry through external doors Mechanical ventilation Air Seals to have PEF rod & low expansion foam All windows and doors centered in room unless shown otherwise | |
| FOUNDATION SYSTEM 3604 Single Pour Foundation WALL FRAMING -designed to high wind zone Stud Height: 2420 mm Exterior Walls: 90x45mm studs @ 400 mm crs Interior Loadbearing wall: 90x45mm studs @ 600 mm crs Dwangs Ext: 90x45 @ 800 crs Non loadbearing: 90x45mm studs @ 600 mm crs Dwangs Int: 90x45mm @ 1350mm crs max | |
| LINTELS AND BEAMS Lintels and beams can be found on the Truss Design | |
| BUILDING WRAP Watertight Building Wrap, refer to manufacturers specifications attached | |
| DOORS Internal Height: 1980mm | |
| INSULATION Wall - Pink Batts R2.4 Wall Batts Ceiling - Pink Batts R3.6 Ceiling Batts | |
| WALL AND CEILING LININGS Wall - Standard 10mm GIB (unless required for bracing) Ceiling - Standard 13mm GIB 13mm GIB Aqualine (bathrooms) Bathroom - 10mm GIB Aqualine Corner Finish - Square | |
| FLOOR FINISHES Carpet, Tiles , Vinyl (Polished Concrete to Entry/ Kitchen/Dining and Living Areas) | |
| INTERIOR AND EXTERIOR JOINERY Joinery - Double Glazed Vantage Standard Aluminium Joinery Interior - Shelf and rail to wardrobes | |
| WATER HEATING Electric Hot water system | |
| KITCHEN COOKTOP Electric Hobb | |
| ROOF CLADDING AND STRUCTURE Purlins - 70x45 SG8 H1.2 @ 900crs | |
| GUTTER/FASCIA/DOWNPINES/SOFFITS Gutter - Metalline Quad Gutter Fascia - Metalline 185 Fascia Downpipes - Marley 80mm Dia PVC Soffits - Hardiflex 4.5mm | |



J and A Design Ltd
12 Murfitt St
Pegasus 7612
Ph: 027 7715816
Email : admin@jandadesign.co.nz



Project: C and M Van Der Helm
Proposed Dwelling At:
Lot 18
Dunsandel Road, Dunsandel

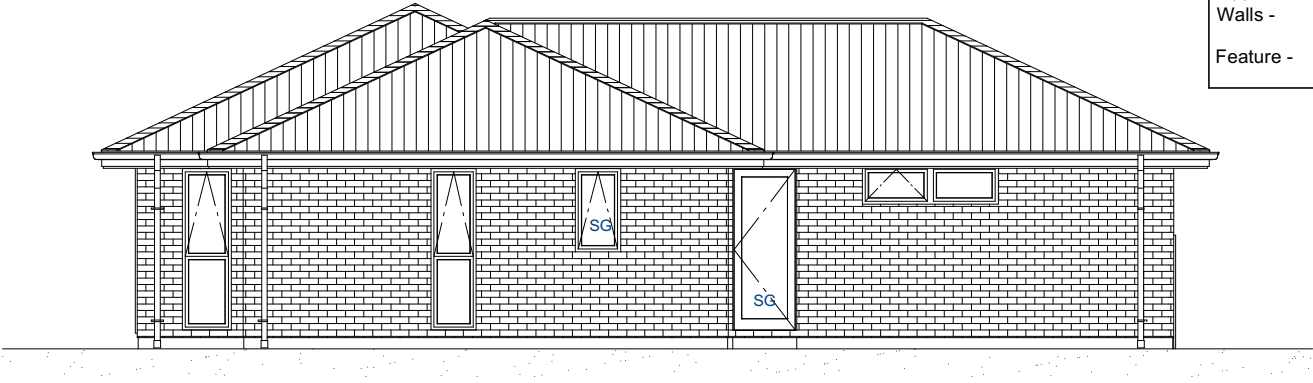
Plans
Consent Plans

Drawn:
Jeremy Harrison
LBP # 105491
Scale:
1:100

Job Number:
2315
Date:
8/08/2022

SHEET:
2
OF:
14

| Risk Matrix Elevation A | Risk Factor | | | | |
|----------------------------|-------------------|--------|------|------------|---|
| | low | medium | high | Extra high | |
| | Wind Zone | | | 1 | 1 |
| | No of Storeys | 0 | | | 0 |
| | Roof/Wall | 0 | | | 0 |
| | Eaves Width | 0 | | | 0 |
| | Building Envelope | 0 | | | 0 |
| | Decks & Balconies | 0 | | | 0 |
| | Total | | | | 1 |



| ROOF & WALL CLADDING | |
|----------------------|--------------------------------------------------|
| Roof - | 25° Corrugated Coloursteel Roof |
| Walls - | 70mm Brick veneer on a 50mm Cavity (Clay Bricks) |
| Feature - | Weatherboard over cavity on a 20mm Cavity |

| GENERAL ELEVATION NOTES |
|-----------------------------------------------------------------------------------------------------------|
| Air Barrier to unlined wall and gables, refer to the Construction Schedule in the Specification for type. |
| This sheet to be read in conjunction with the Risk Matrix in specification. |
| Driveway to fall from 20mm max below garage rebates (By Others). |
| Key SS: Security Stay SG: Safety Glass |

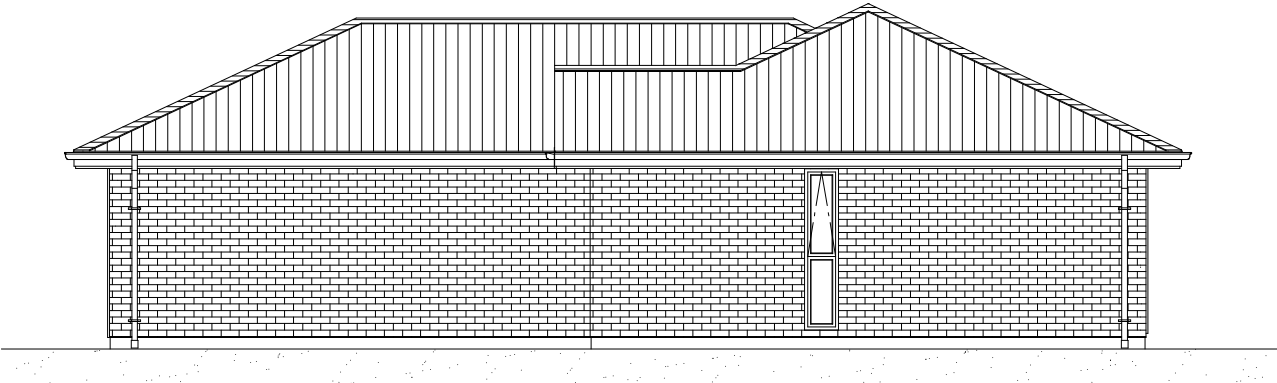
Elevation A



| Risk Area 2 Elevation B | Risk Factor | | | | |
|----------------------------|-------------------|--------|------|------------|---|
| | low | medium | high | Extra high | |
| | Wind Zone | | | 1 | 1 |
| | No of Storeys | 0 | | | 0 |
| | Roof/Wall | 0 | | | 0 |
| | Eaves Width | | 1 | | 1 |
| | Building Envelope | | | 3 | 3 |
| | Decks & Balconies | 0 | | | 0 |
| | Total | | | | 5 |

Elevation B

| Risk Area 3 Elevation C | Risk Factor | | | | |
|----------------------------|-------------------|--------|------|------------|---|
| | low | medium | high | Extra high | |
| | Wind Zone | | | 1 | 1 |
| | No of Storeys | 0 | | | 0 |
| | Roof/Wall | 0 | | | 0 |
| | Eaves Width | 0 | | | 0 |
| | Building Envelope | 0 | | | 0 |
| | Decks & Balconies | 0 | | | 0 |
| | Total | | | | 1 |



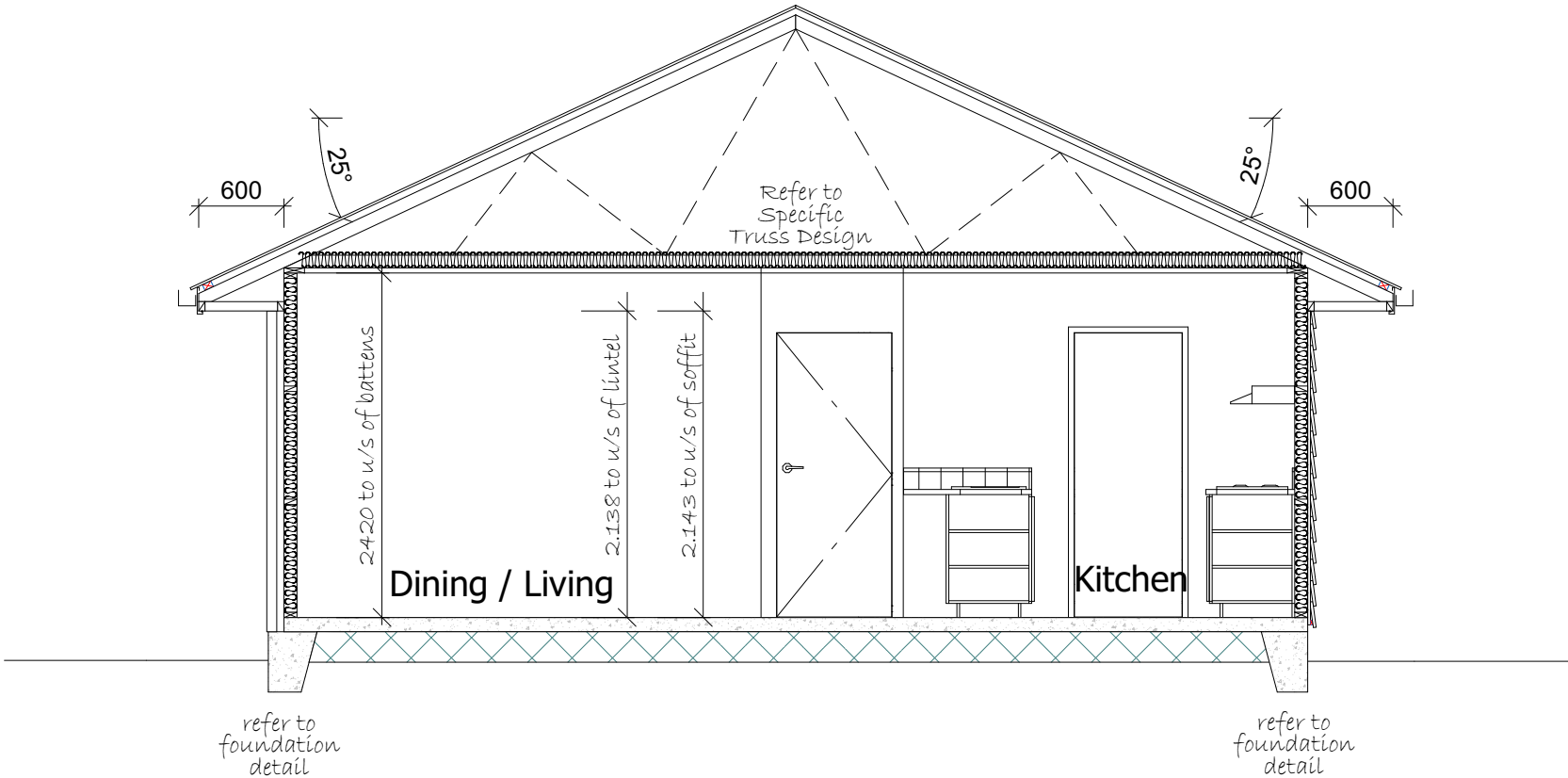
Elevation C



| Risk Area 4 Elevation D | Risk Factor | | | | |
|----------------------------|-------------------|--------|------|------------|---|
| | low | medium | high | Extra high | |
| | Wind Zone | | | 1 | 1 |
| | No of Storeys | 0 | | | 0 |
| | Roof/Wall | 0 | | | 0 |
| | Eaves Width | 0 | | | 0 |
| | Building Envelope | 0 | | | 0 |
| | Decks & Balconies | 0 | | | 0 |
| | Total | | | | 1 |

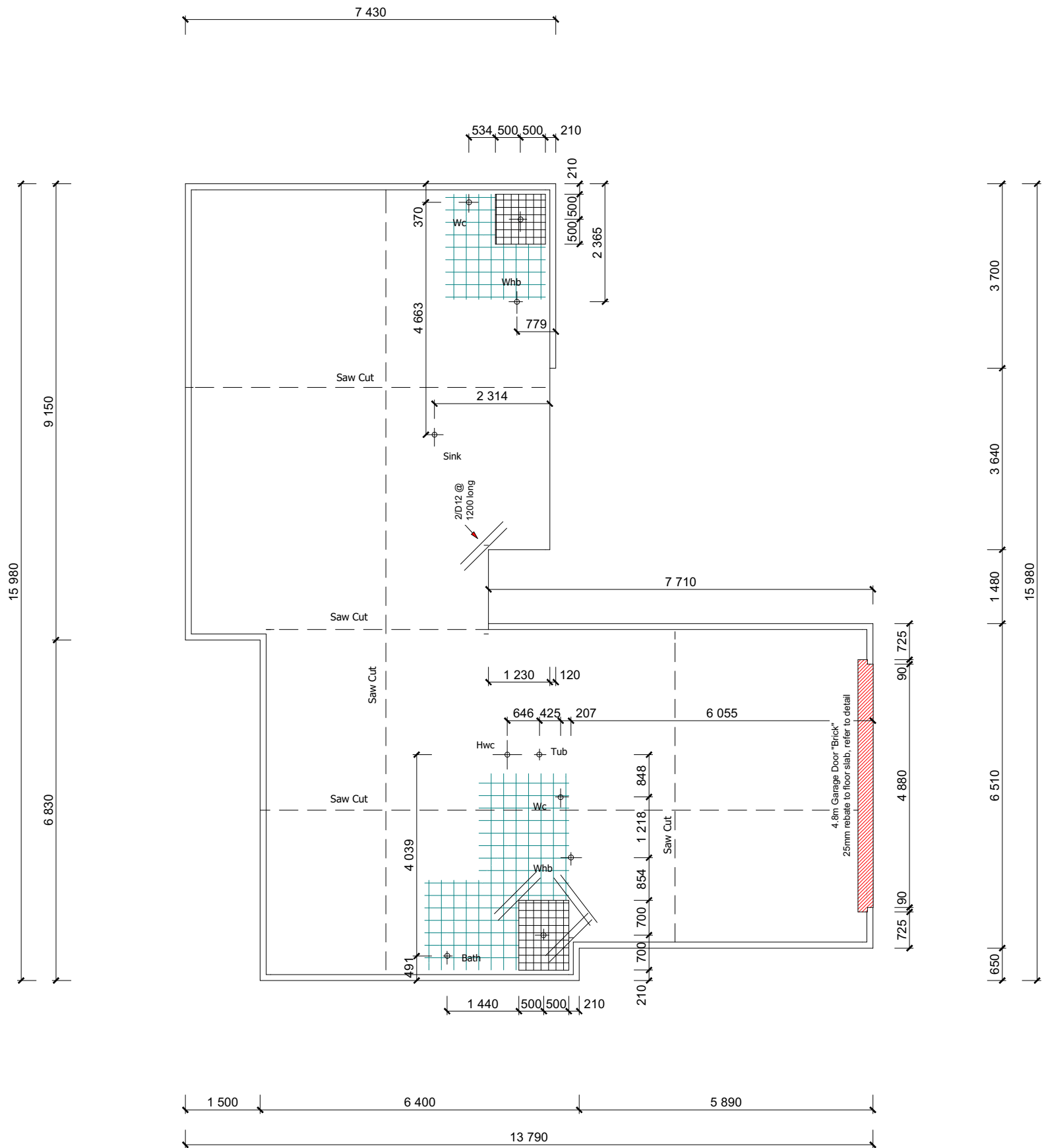
Elevation D

Note:
25mm Min Gap between the Roof underlay and the ceiling Insulation.



Cross Section A - A

| LEGEND |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Refer to the Construction Schedule (Page 2 & 3) in the Specification for sizing of Building Elements. General Notes: |
| 1 - Corrugated Colorsteel roofing by Metalcraft on self supporting ThermoKraft 215 roof underlay on 70x45mm SG8 H1.2 Purlins @ 900crs fixings 1/10g self-drilling screw, 80mm long |
| 2 - Metalcraft fascia & quad gutter system with 4.5mm Hardies soffit lining on 70x35mm H1.2 eaves bearers on edge fixed to ribbon board. |
| 3 - 4.5mm Hardies Soffit lining |
| 4 - 13mm Standard GIB ceiling lining to underside of Timber ceiling battens @ 600 crs with R3.6 Pink Batts insulation. |
| 5 - 70 Series Brick Veneer on a 50mm cavity (refer to specification) Watergate Plus building wrap on stud framing with R2.4 Pink Batts insulation & 10mm Std. GIB wall lining (Aqualine to wet areas). |
| 6 - Weatherboard with 20mm cavity (refer to manufacturers details). Watergate Plus building wrap on stud framing with R2.6 Pink Batts insulation & 10mm Std. GIB wall lining (Aqualine to wet areas). |
| 7 - Bottom Plate fixings: Lumberlok bottom plate fixing anchors as per manufacturers spec's @ 900mm crs on all external walls and within 150mm of each end of the plate. 75mmx4mm dia shot fired fasteners @ 600mm crs and within 150mm of each end of the bottom plate to interior load bearing walls. DPC between bottom plate & floor slab (Refer to Mi Tek spec's attached for specific bottom plate fixing details required for bracing lintels) |
| 8 - Studs 90x45 @ 600crs SG8, Dwangs @ 800crs. (exterior walls) unless otherwise stated |
| 9 - Studs 90x45 @ 600crs SG8, Dwangs @ 800crs. 2 min. (interior loadbearing & non-loadbearing walls) unless otherwise stated |



| GENERAL FOUNDATION NOTES |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1) All dimensions over foundation face. Allow (120mm rebate) 70mm veneer & 50mm cavity. 2) No construction joints / shrinkage control joints under marked tile areas where possible. 3) The maximum plan dimension of concrete between shrinkage control joints is 6m with mesh to slab. (Standard joint to be formed with 25mm min sawcut & free joint to be at 24m crs max & as per detail CON001AFL). 4) No saw cuts under length of load bearing and bracing walls. (As fixing may not achieve full strength if embedded in sawcuts). 5) Supplementary reinforcing to internal corners to comply with NZS 3604:2011 clause 7.5.8.6.4. 6) W/C location indicated on plan has assumed a 160mm offset from internal frame line, please consult manufacturer's documentation to confirm offset. Contractor to consult manufacturer's documentation to determine the correct location for all wastes positioned through floor slabs. 7) Gully trap positions indicated on ground floor plan. 8) Earth bar to be bonded to the reinforcing mesh 9) Refer to Truss design for exact location of slab thickenings 10) Flexible silicone bondage sealer to fill the saw cuts through vinyl floor areas. |

| BOTTOM PLATE FIXING |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Bottom Plate fixings: Lumberlok bottom plate fixing anchors as per manufacturers spec's @ 900mm crs on all external walls and within 150mm of each end of the plate. 75mmx4mm dia shot fired fasteners @ 600mm crs and within 150mm of each end of the bottom plate to interior load bearing walls. DPC between bottom plate & floor slab (Refer to Mi Tek spec's attached for specific bottom plate fixing details required for bracing lintels) |

| REINFORCING |
|-----------------------------------------------------------------------------|
| All reinforcing is to be Ductility Class E, in accordance with NZS 4671 |
| PROTECTION OF FIXINGS |
| Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3 |
| CONCRETE STRENGTH |
| All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2 |



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Ph: 027 7715816
Email : admin@jandadesign.co.nz



Project: C and M Van Der Helm
Proposed Dwelling At:
Lot 18
Dunsandel Road, Dunsandel

Foundation Plan

Consent Plans

Drawn:
Jeremy Harrison
LBP # 105491

Scale:
1:100

Job Number:
2315

Date:
24/07/2022

SHEET:
5

OF:
14

| | | |
|-------------------------------------------------------|-------------------------|-------------------------------|
| Drainage Schedule | NZBC G13 | |
| (Drainage as per Schedule unless specified otherwise) | | |
| Kitchen | | |
| Sink: | Ø65mm @1:40 | (3 discharge units) |
| Bathrooms | | |
| Vanity: | Ø40mm @ 1:40 | (1 discharge units per basin) |
| Shower: | Ø40mm @1:40 | (2 discharge units) |
| Bath: | Ø40mm @1:40 | (4 discharge units) |
| WC: | Ø100mm @1:40 | (4 discharge units) |
| Laundry | | |
| Sink: | Ø65mm @1:40 min | (5 discharge units) |
| Main Foulwater Drain | Ø100mm @1:60 | |
| Stormwater Drain | Ø100mm @1:60 (1:120min) | |
| Terminal Vent | Ø80mm | |
| Vent | Ø50mm | |

| LEGEND: | |
|----------------------|-------|
| Sewer Pipe | _____ |
| S/W Pipe | ----- |
| Down Pipe | DP |
| Gully Trap | GT |
| Terminal Vent | TV |
| Vent | V |
| Inspection Point | IP |
| Air Admittance Valve | AAV |

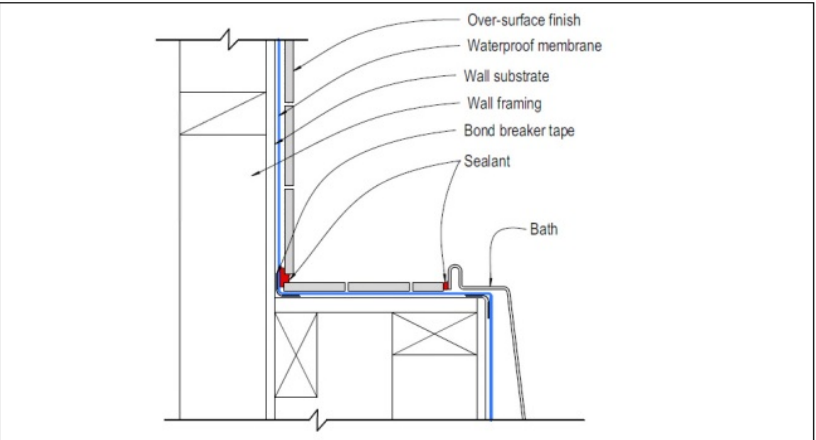
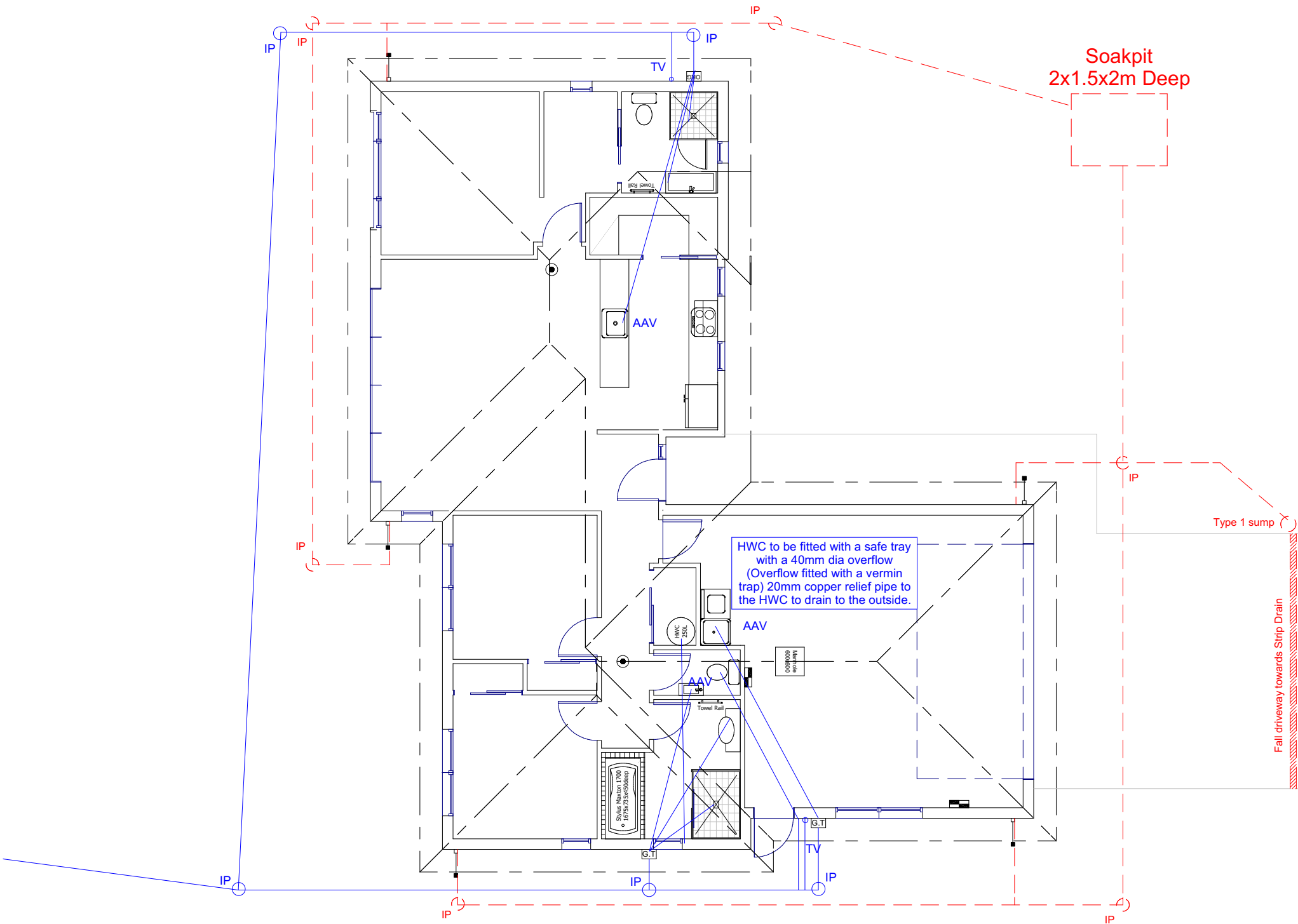
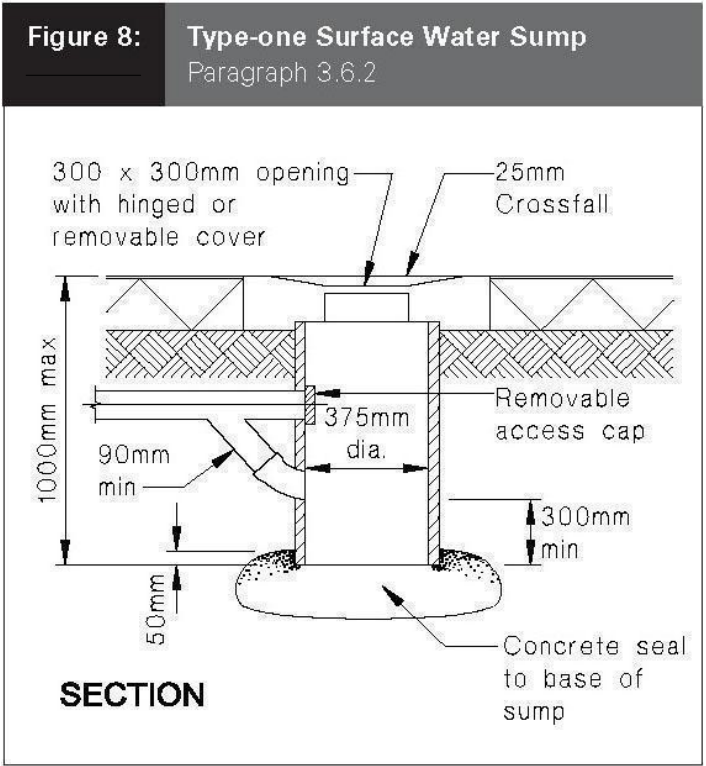


Figure 34: Bath with tiled surround



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Project: C and M Van Der Helm
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Dunsandel Road, Dunsandel

Drainage Plan

Consent Plans

Drawn:
Jeremy Harrison
LBP # 105491

Scale:
1:100

Job Number:
2315

Date:
8/08/2022

SHEET:
6

OF:
14

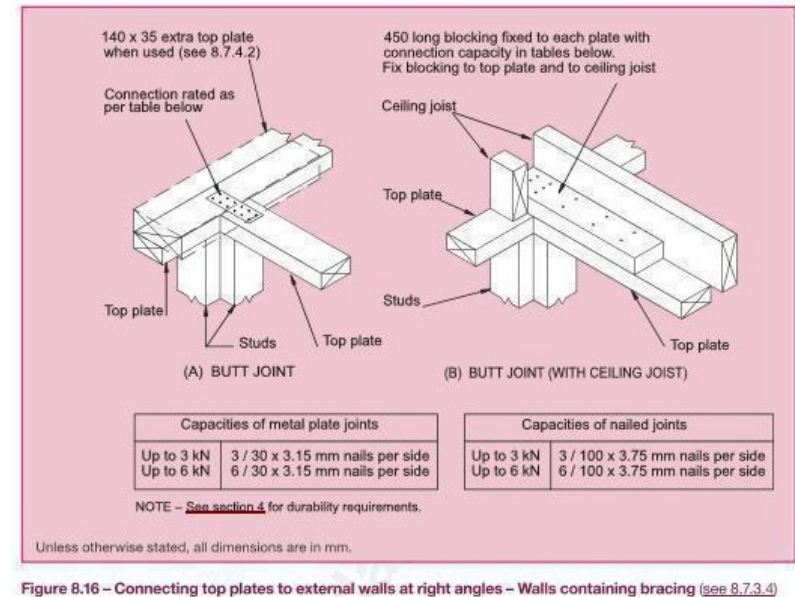
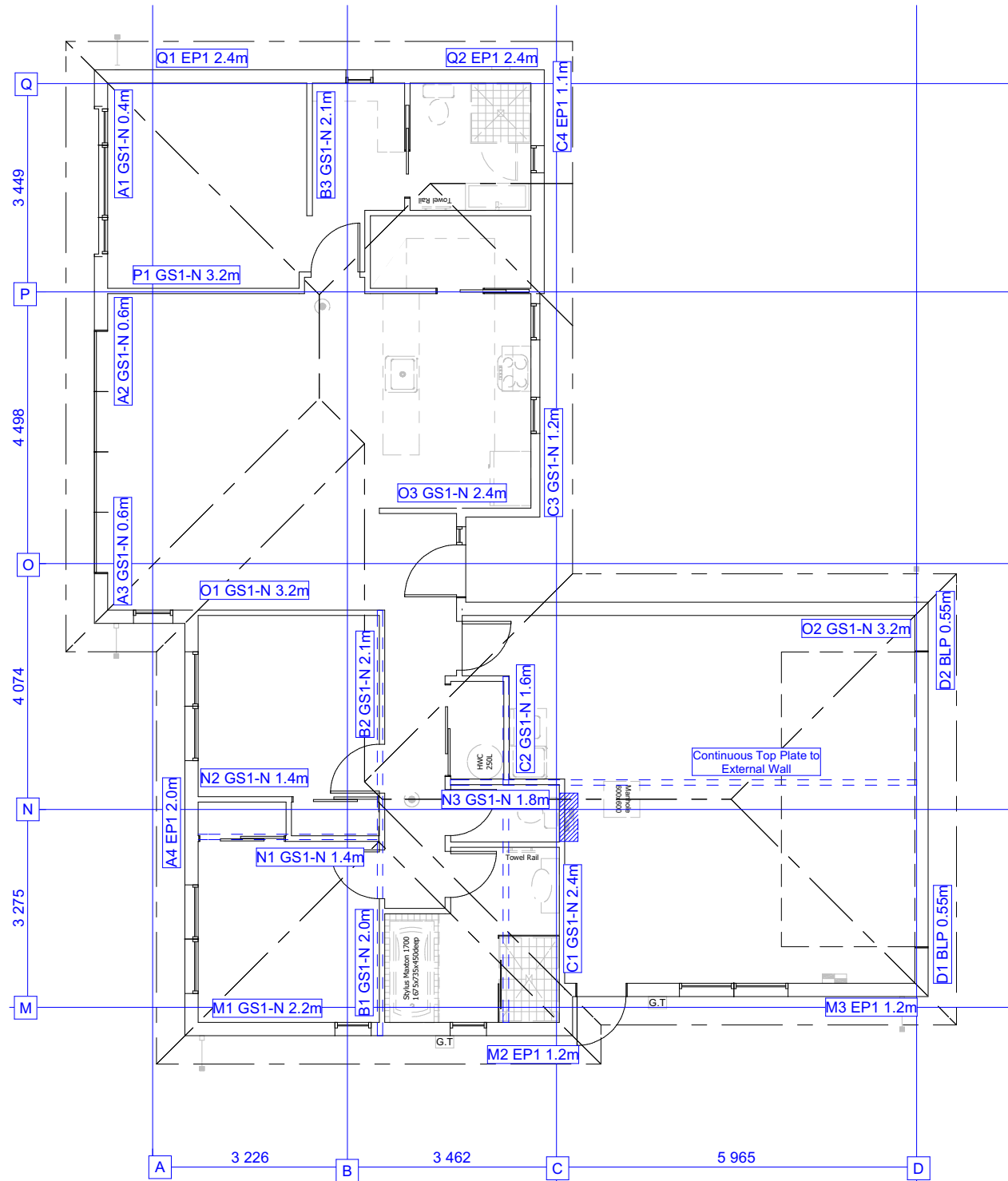


Figure 8.16 - Connecting top plates to external walls at right angles - Walls containing bracing (see 8.7.3.4)

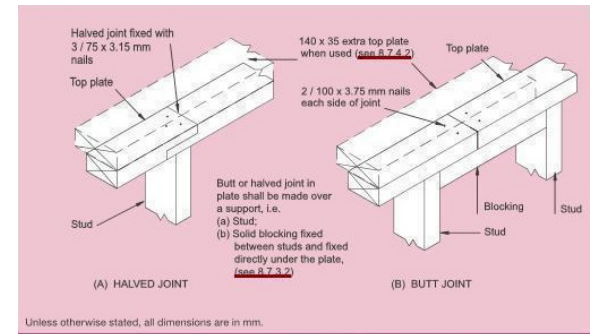


Figure 8.14 - Connecting top plates - Walls not containing bracing (see 8.7.3.2)

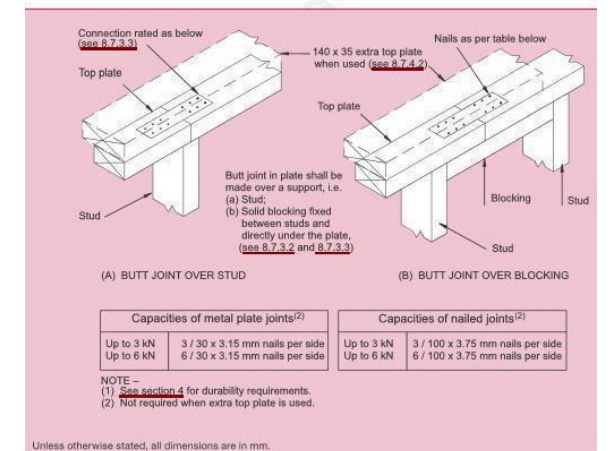


Figure 8.15 - Connecting top plates in line - Walls containing bracing (see 8.7.3.3)

LUMBERLOK® EASY-FIX

A SIMPLE ON-SITE GUIDE FOR 3kN, 6kN & 12kN LOADS AS SPECIFIED IN NZS 3604:2011

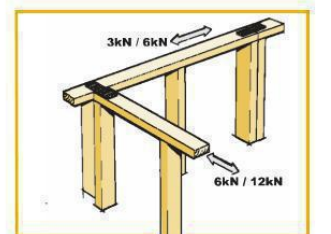
| FIXING LOAD | CONNECTION TYPE | | | |
|-------------|---------------------------|-----------------|--------------------------------|-------------------------|
| | Top Plate Joint over Stud | Top Plate Joint | Hip Rafter & Ridge Board Joint | Ceiling Joist to Runner |
| 3kN | | | | |
| 6kN | | | | |
| 12kN | | | | |

LUMBERLOK®

TOP PLATE JOINTING AS PER CLAUSE 8.7.3 NZS 3604:2011

| | | |
|----------------------------|--------------------------------|---------------------|
| Top Plates at Right Angles | Connection capacity | LUMBERLOK Connector |
| 3kN | 1 x 60 x 110 OK 2 x 30mm nails | |
| 6kN | 2 x 60 x 110 OK 2 x 30mm nails | |
| 12kN | 2 x 60 x 110 OK 2 x 30mm nails | |

| | | |
|--------------------|--------------------------------|---------------------|
| Top Plates in Line | Connection capacity | LUMBERLOK Connector |
| 3kN | 1 x 60 x 110 OK 2 x 30mm nails | |
| 6kN | 1 x 60 x 110 OK 2 x 30mm nails | |
| 12kN | 1 x 60 x 110 OK 2 x 30mm nails | |



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Project: C and M Van Der Helm
Proposed Dwelling At:
Lot 18
Dunsandel Road, Dunsandel

Bracing Plan

Consent Plans

Drawn:
Jeremy Harrison
LBP # 105491

Scale:
1:100

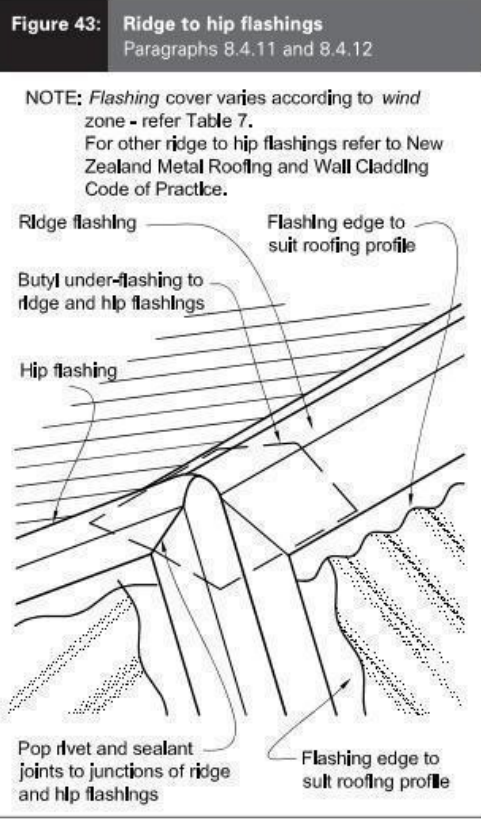
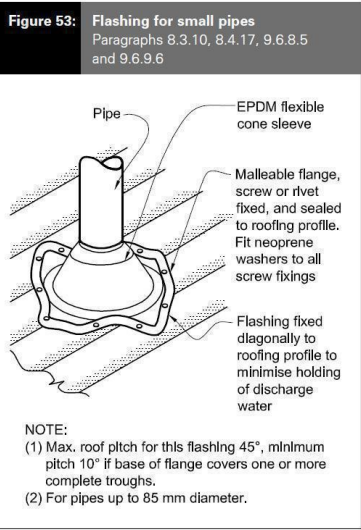
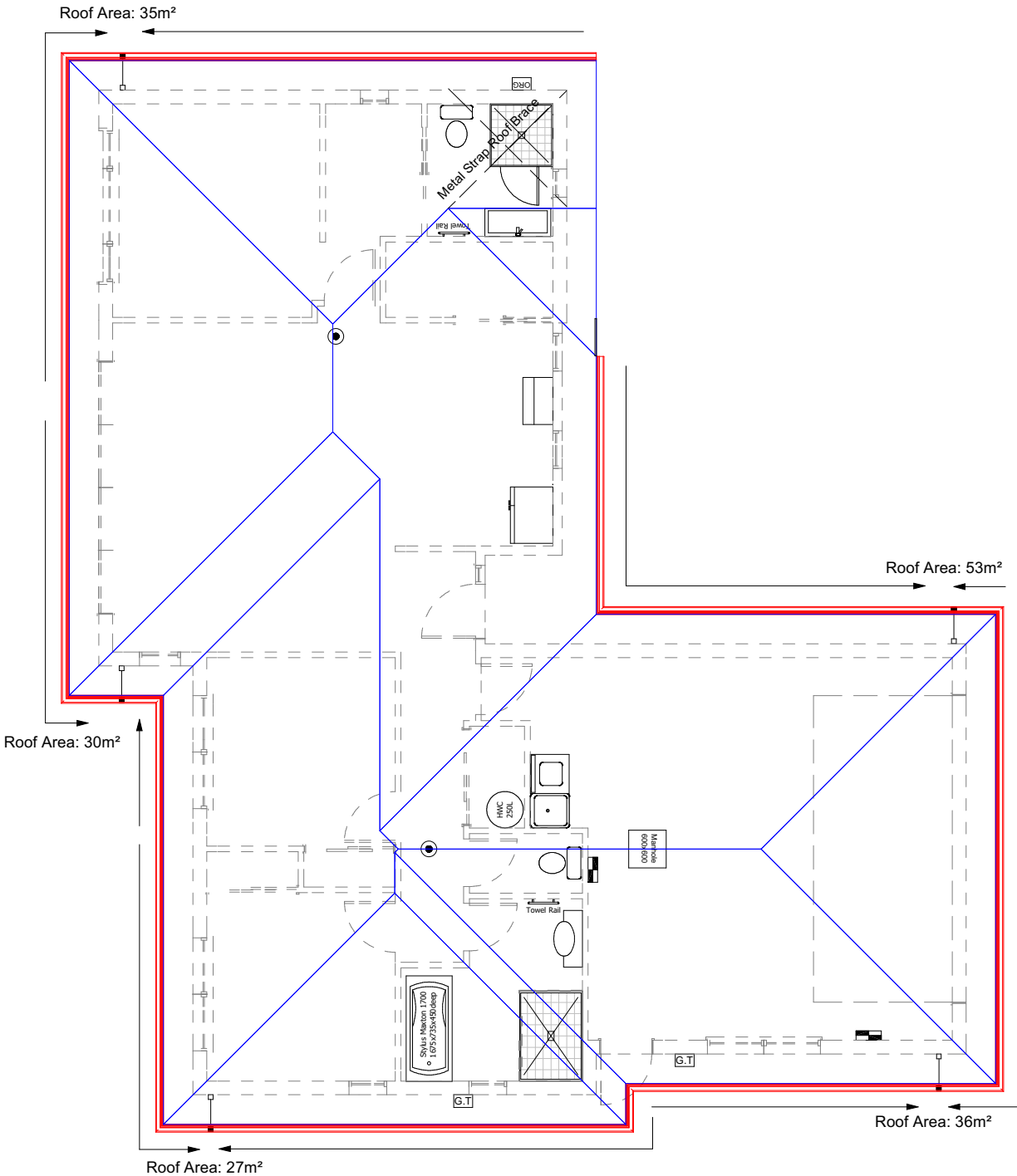
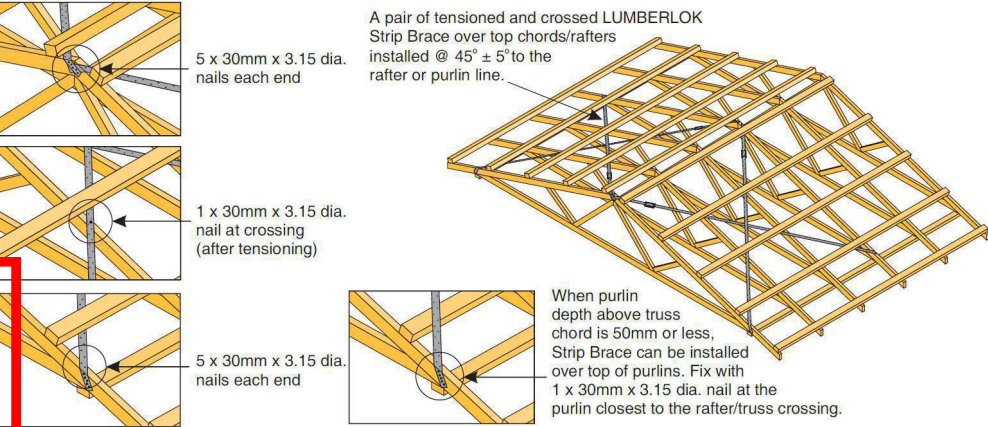
Job Number:
2315

Date:
10/06/2022

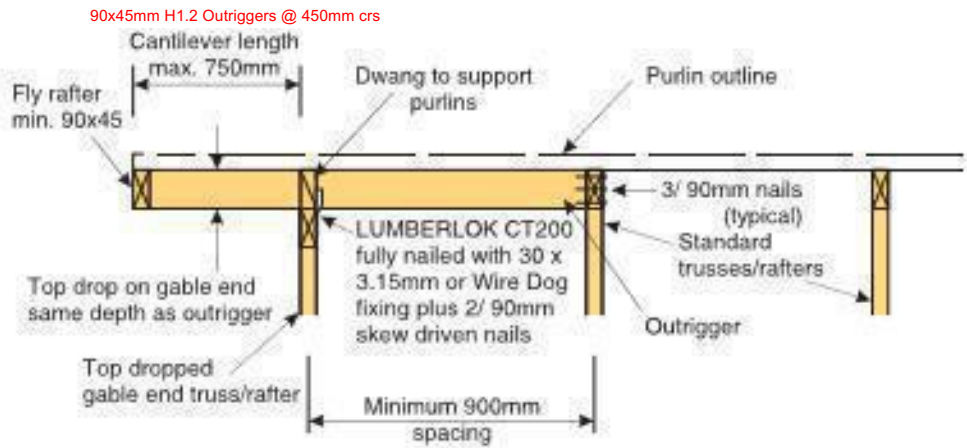
SHEET:
7

OF:
14

• A pair of tensioned and crossed LUMBERLOK Strip Brace running continuously from ridge to top plate installed as detailed below.



| GENERAL ROOF PLAN NOTES | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| Refer to the Construction Schedule (Page 2 & 3) in the Specification and the manufacturer's specification attached for the gutter and down pipe rainfall catchment area calculations. | |
| LSB - Lumberlok Strip bracing as per Lumberlok Roof Bracing Specification | |
| ROOF CLADDING | |
| Roof - | 25° Corrugated Colorsteel Profile on Thermakraft 215 roof underlay |
| TRUSS FIXINGS | |
| Refer to the Truss design for truss fixings | |
| PURLINS OR BATTENS | |
| Purlins: 70x45 SG8 H1.2 @ 900crs, fixings 1/10g self-drilling screw, 80mm long End span of purlins to be 600 crs as per E2 Table 11 | |
| TOP PLATE FIXING | |
| Use Lumberlock top plate fixing chart attached to the main specifications to determine top plate fixings | |
| TIMBER GRADE | |
| Timber members specified on these drawings are to be a minimum of strength of SG8 graded as per NZS3604:2011 | |
| PROTECTION OF FIXINGS | |
| Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3 | |
| VALLEY BOARDS | |
| Thickness: | 19mm |
| Timber Treatment: | H1.2 |



J and A Design Ltd
12 Murfitt St
Pegasus 7612
Ph: 027 7715816
Email : admin@jandadesign.co.nz



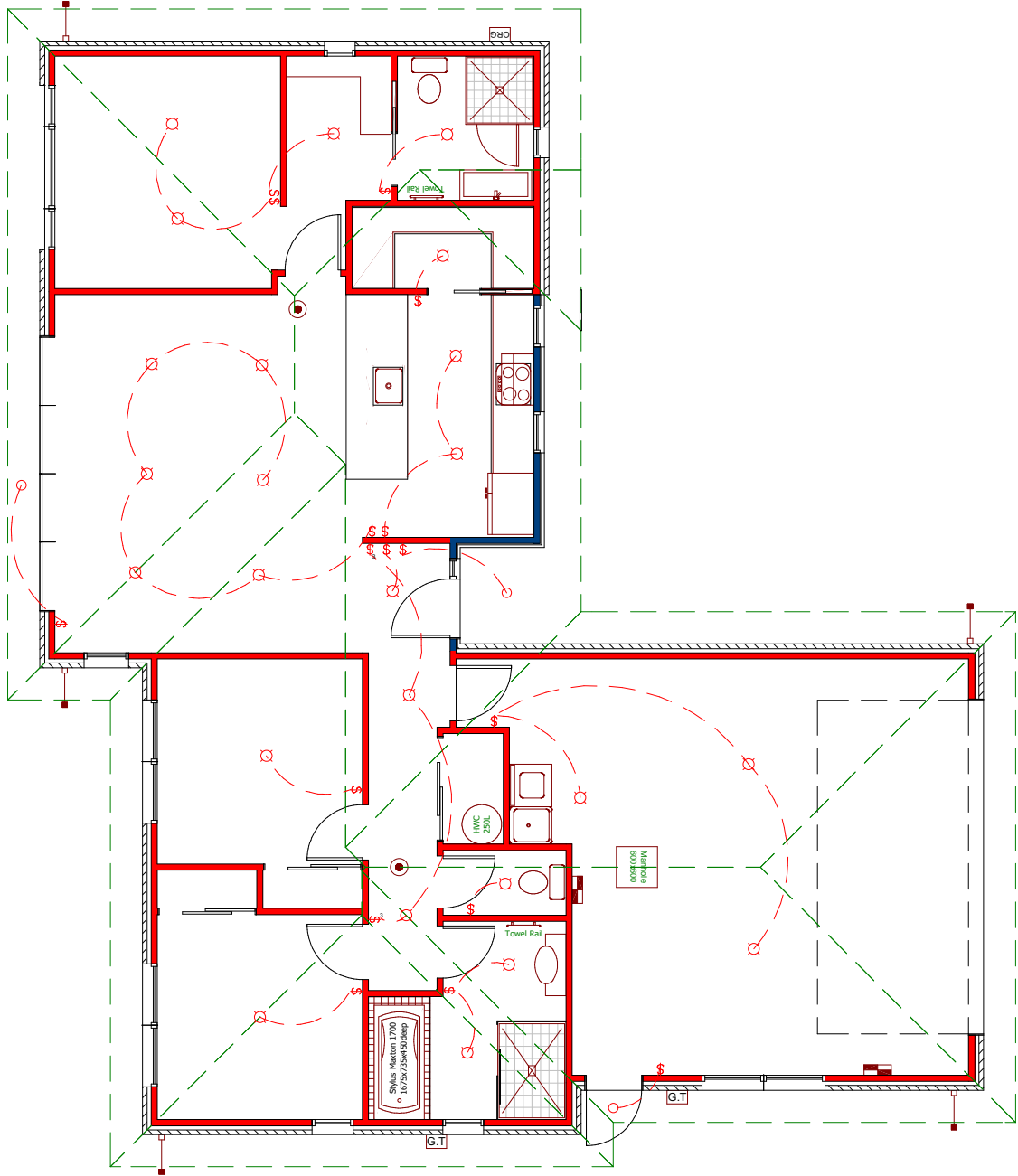
Project: **C and M Van Der Helm**
Proposed Dwelling At:
Lot 18
Dunsandel Road, Dunsandel



Roof Plan
Consent Plans

Drawn:
Jeremy Harrison
LBP # 105491
Scale:
1:100

Job Number:
2315
Date:
10/06/2022

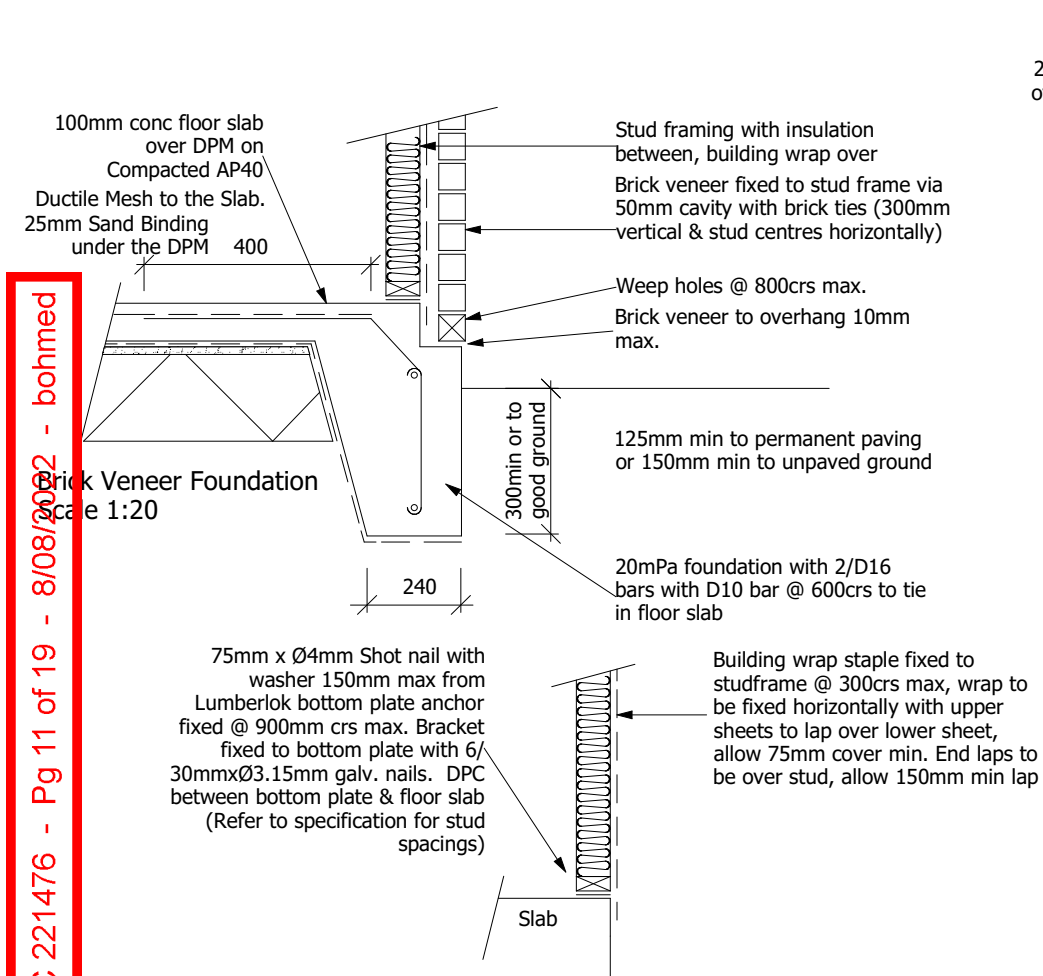
SHEET:
8
OF:
14



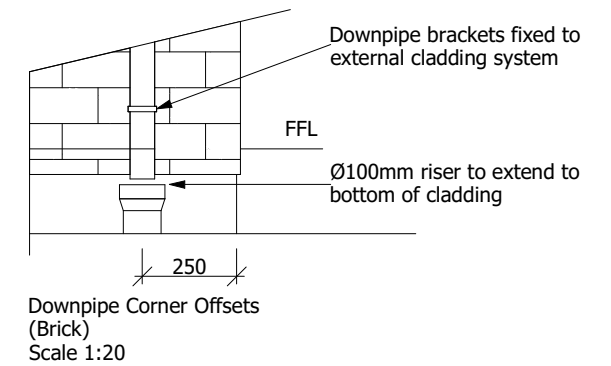
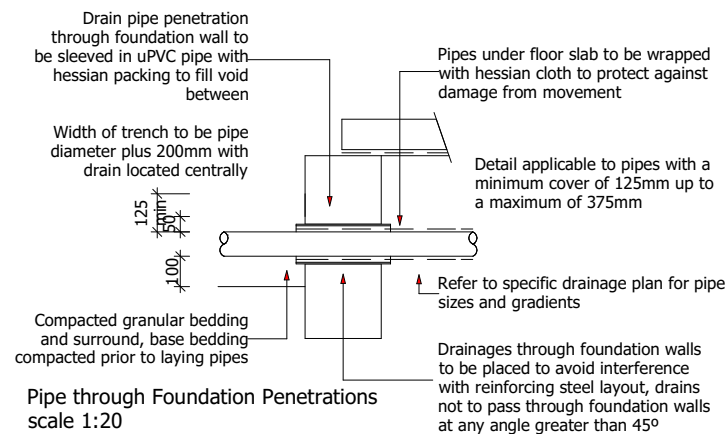
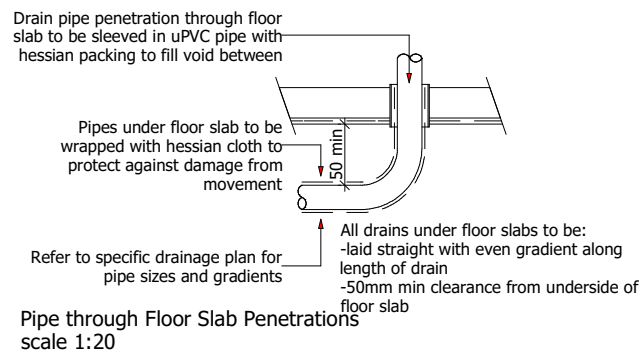
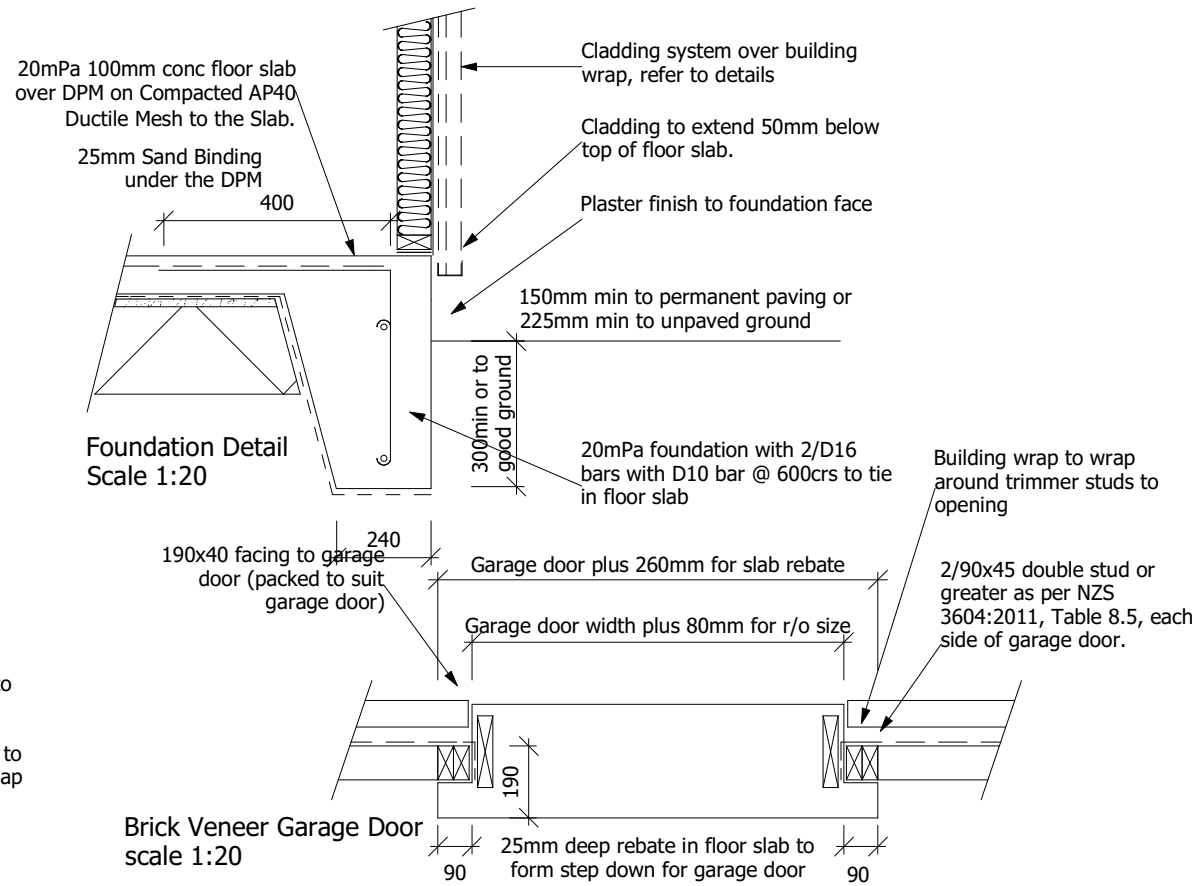
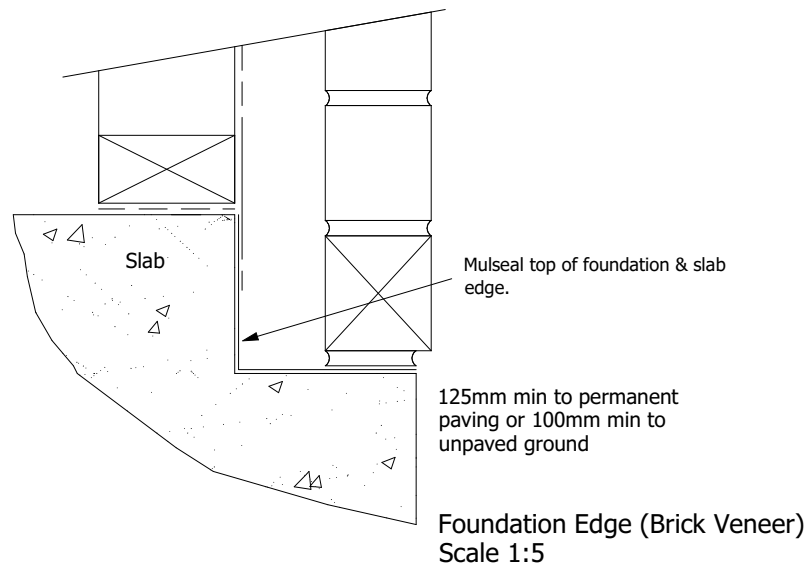
| LEGEND | |
|-------------------------------------------------------------------------------------|------------------------|
| Refer to Electrical Section in Specification for further details | |
|  | CA Approved Down Light |
|  | Light Switch |

| GENERAL ELECTRICAL PLAN NOTES |
|----------------------------------------------------------------------------------------------|
| Electrical Plan in indicative only and is to be confirmed onsite with electrician and client |

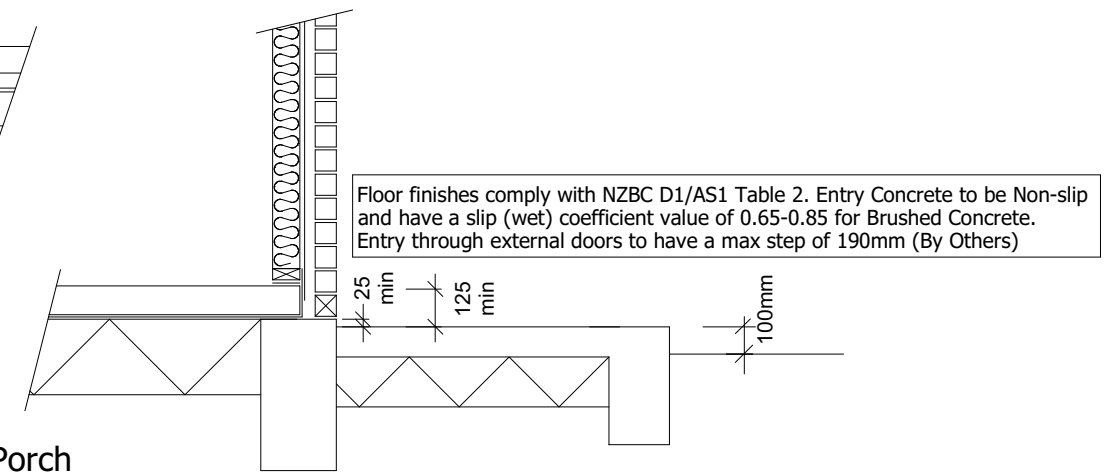
| ELECTRICAL |
|----------------------------------------------------------------------------------------------|
| Refer to Electrical section of the specification for items relating to NZBC G2, G3, G8 & G9. |

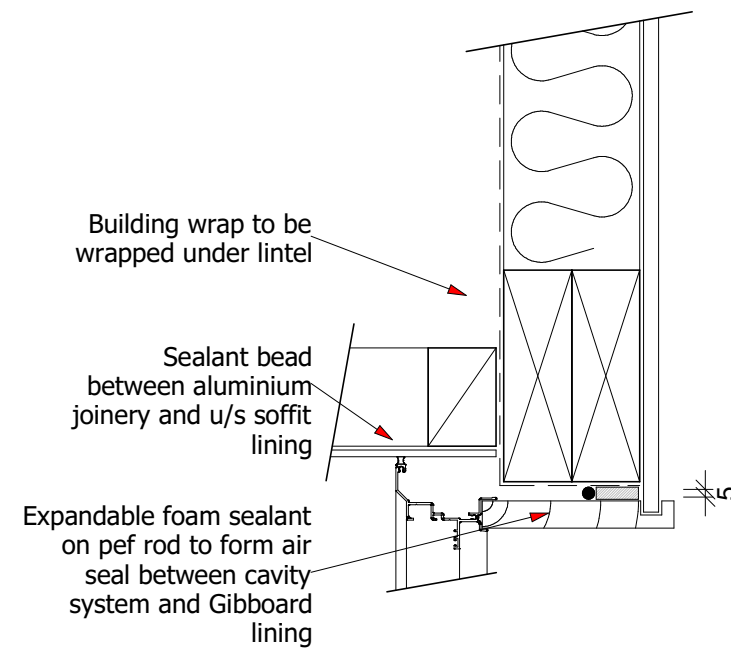


Exterior stud framing to slab
Scale 1:20

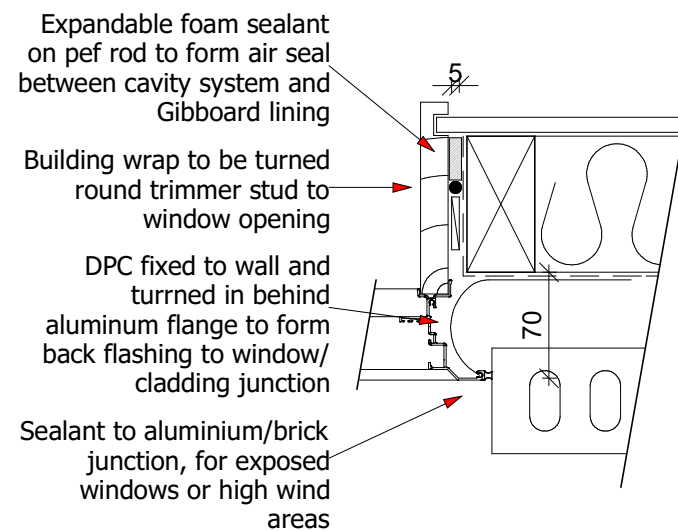


Entry Porch
scale 1:20

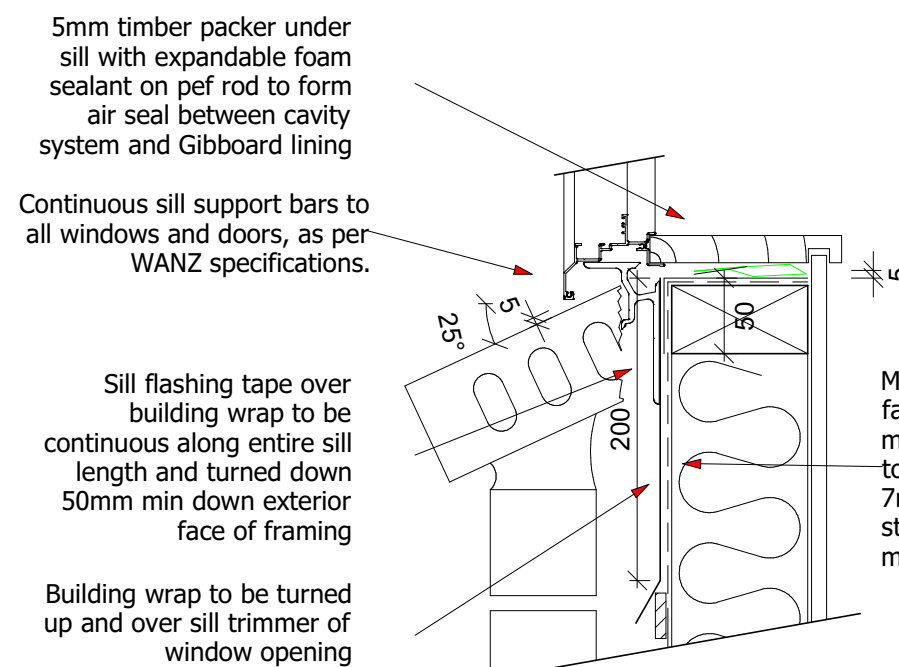
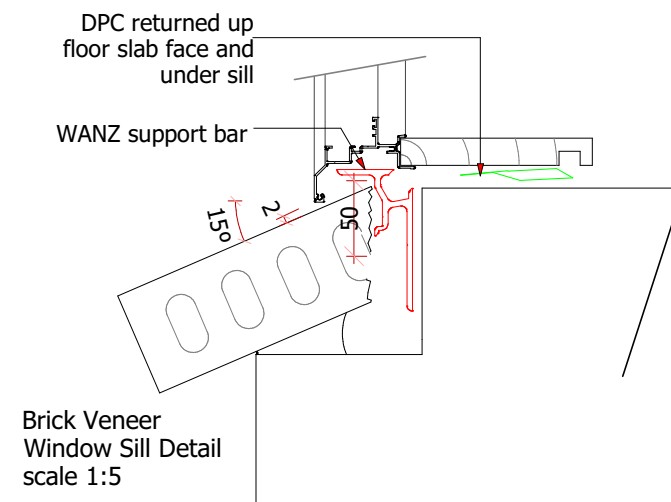




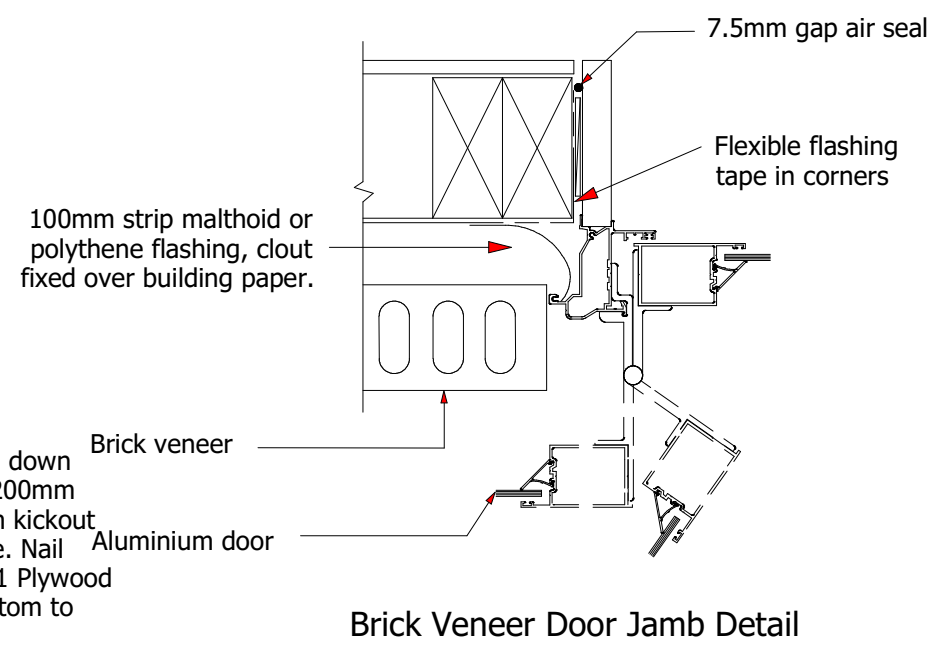
Brick Veneer Window Head to Soffit Detail scale 1:5



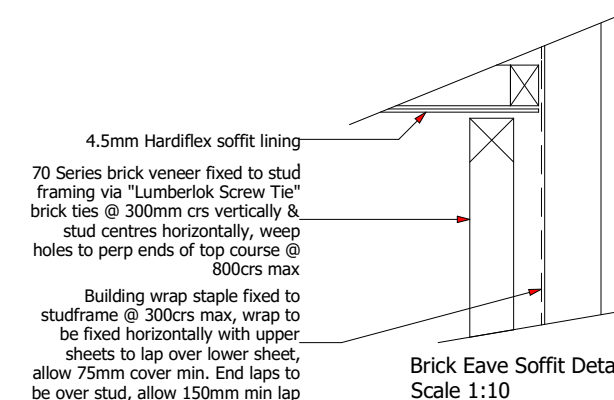
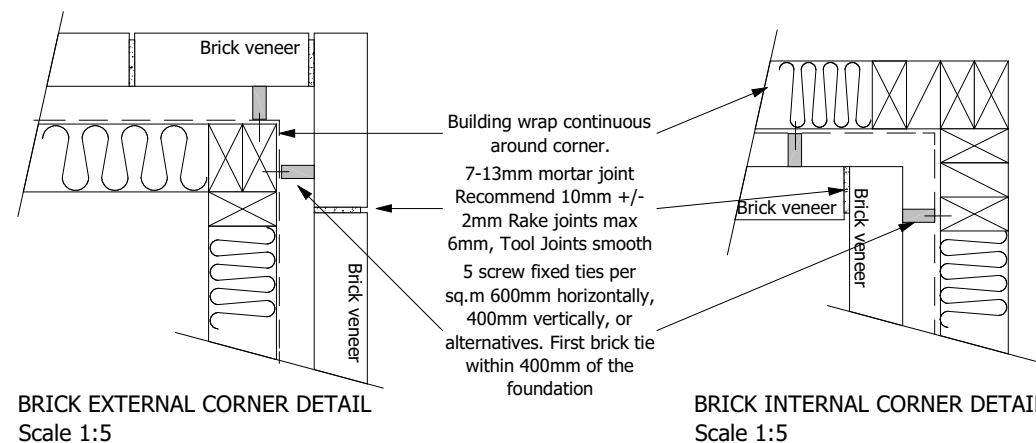
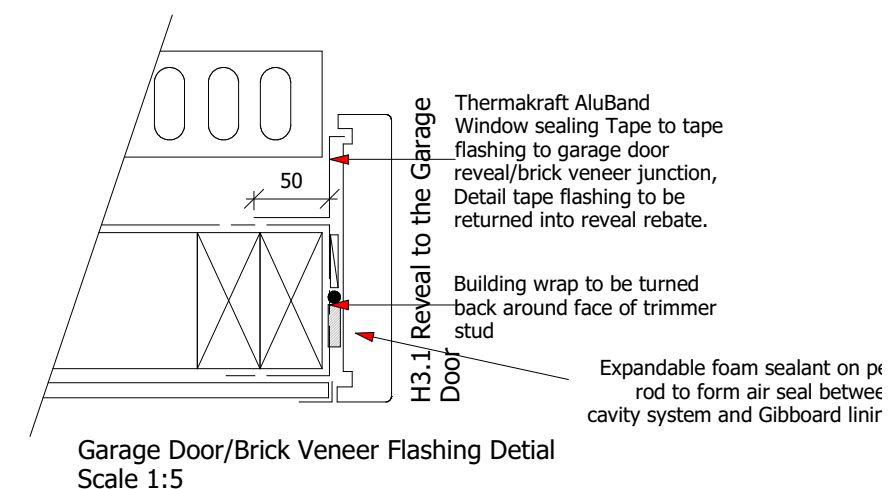
Brick Veneer Window Jamb Detail scale 1:5

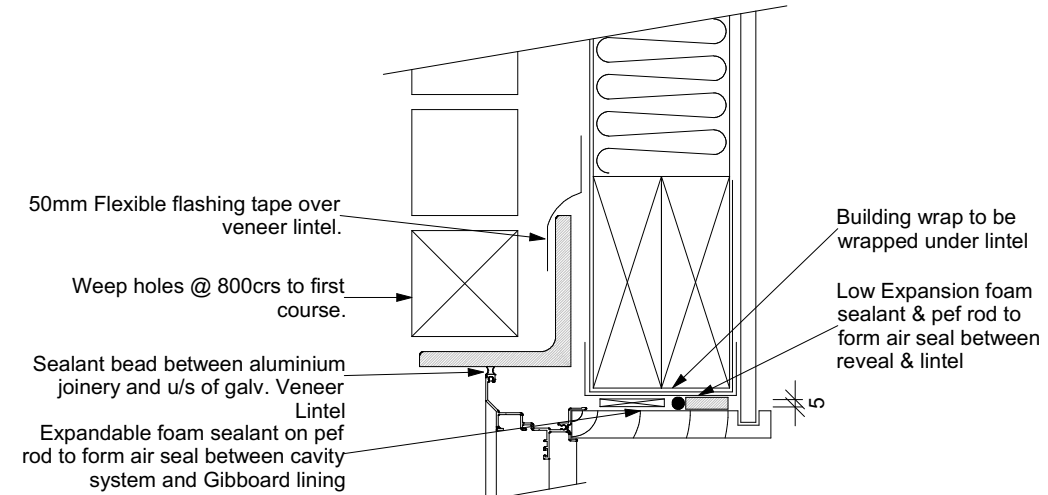
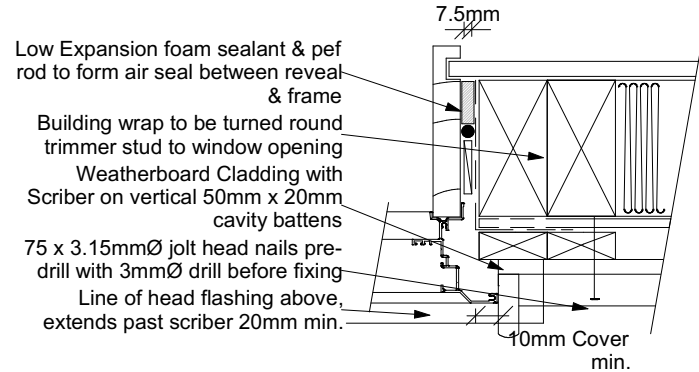
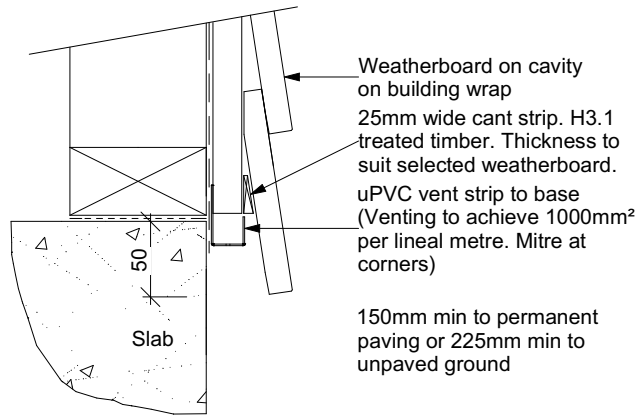


Brick Veneer Window Sill Detail scale 1:5

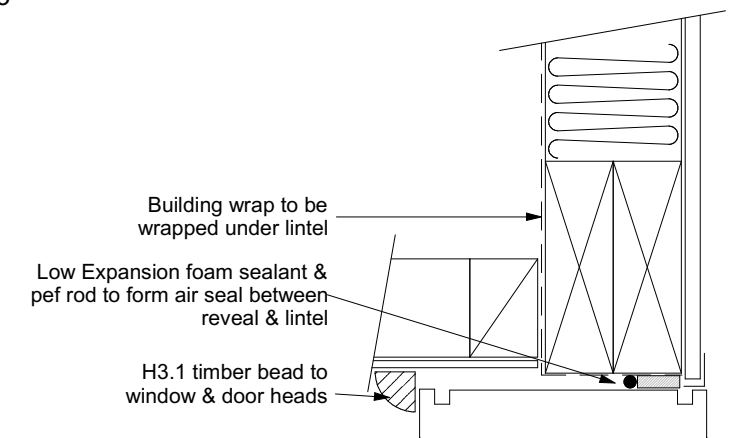
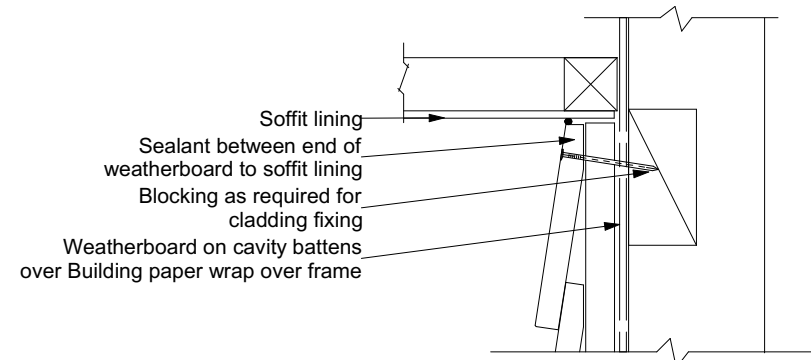
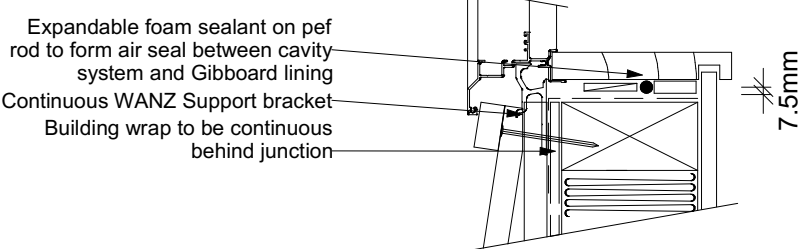
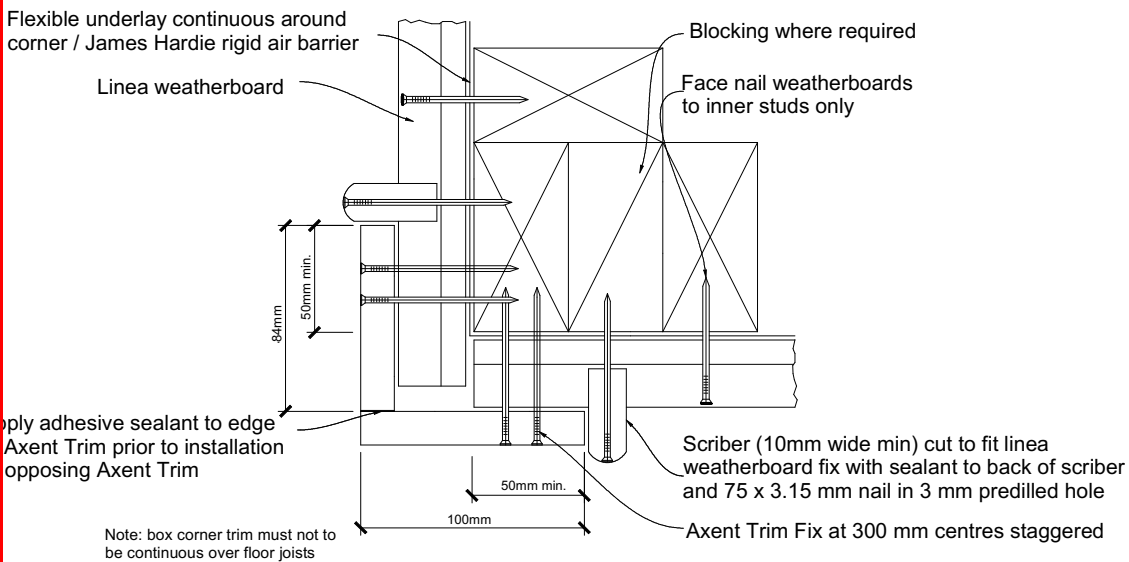


Brick Veneer Door Jamb Detail (Aluminium) scale 1:5

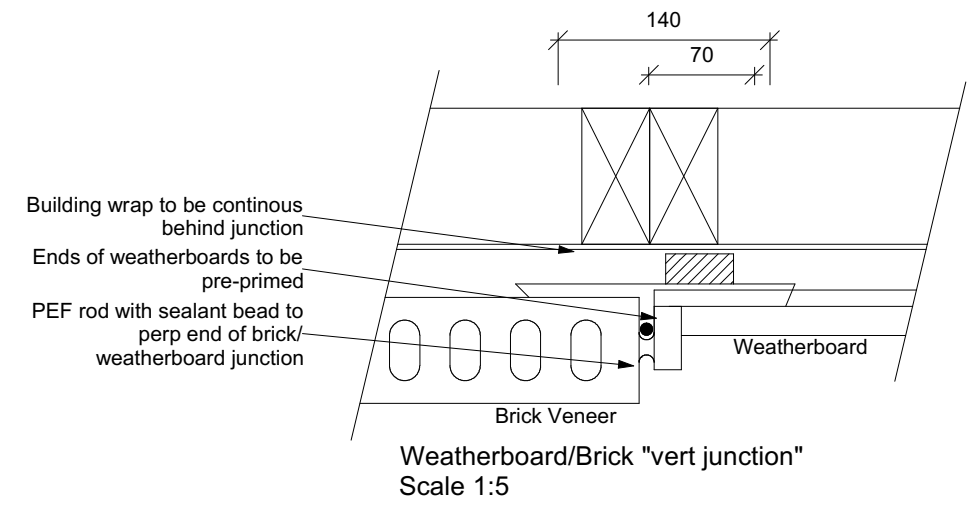
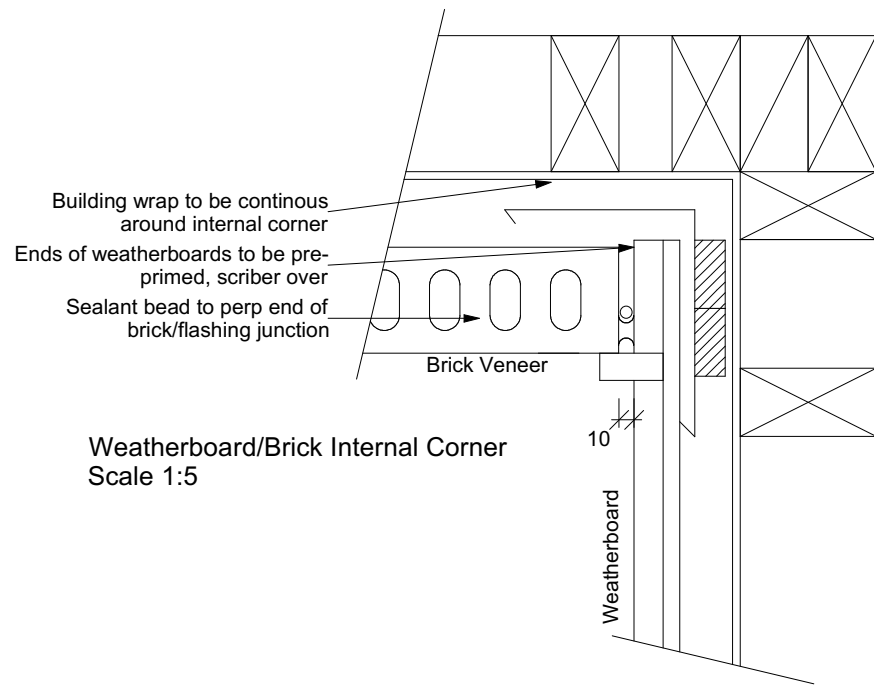


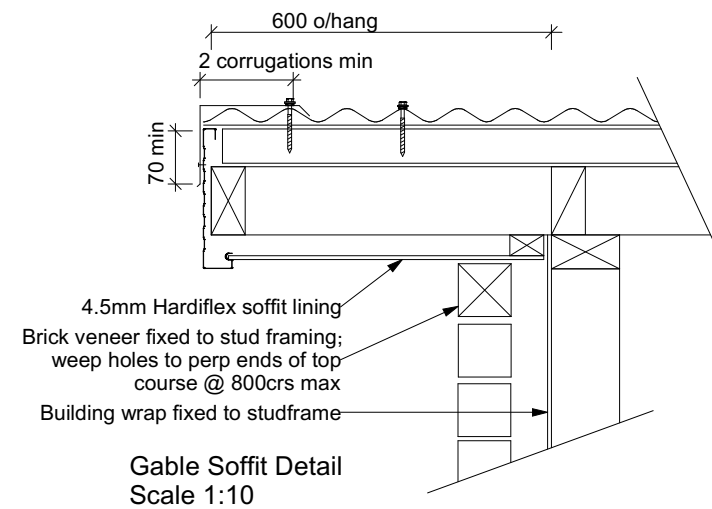
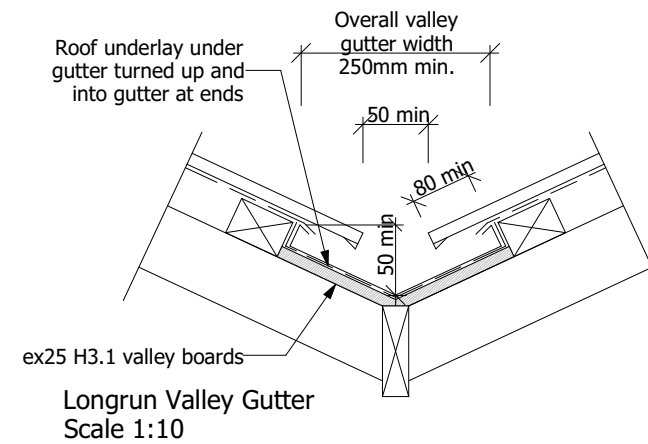
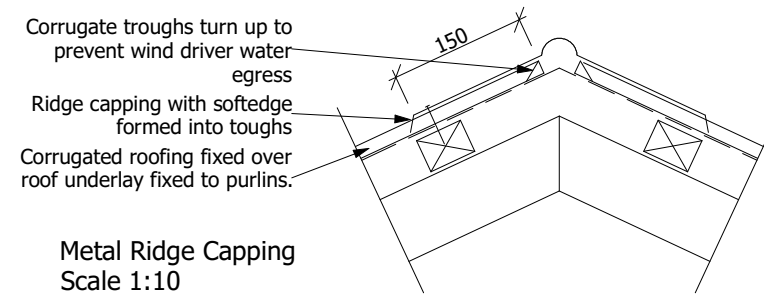
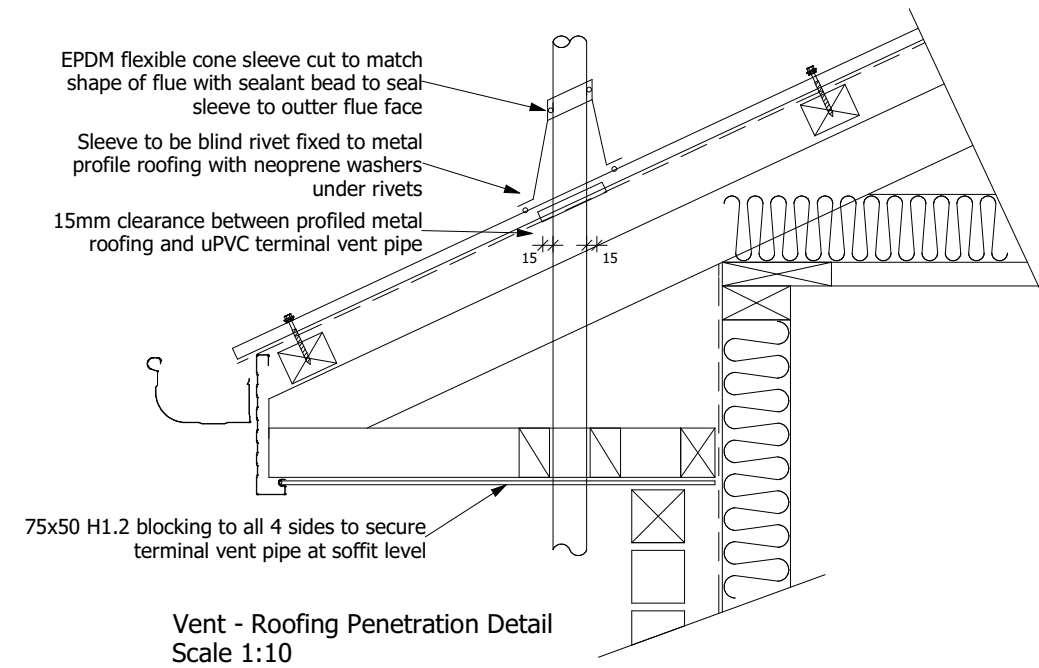
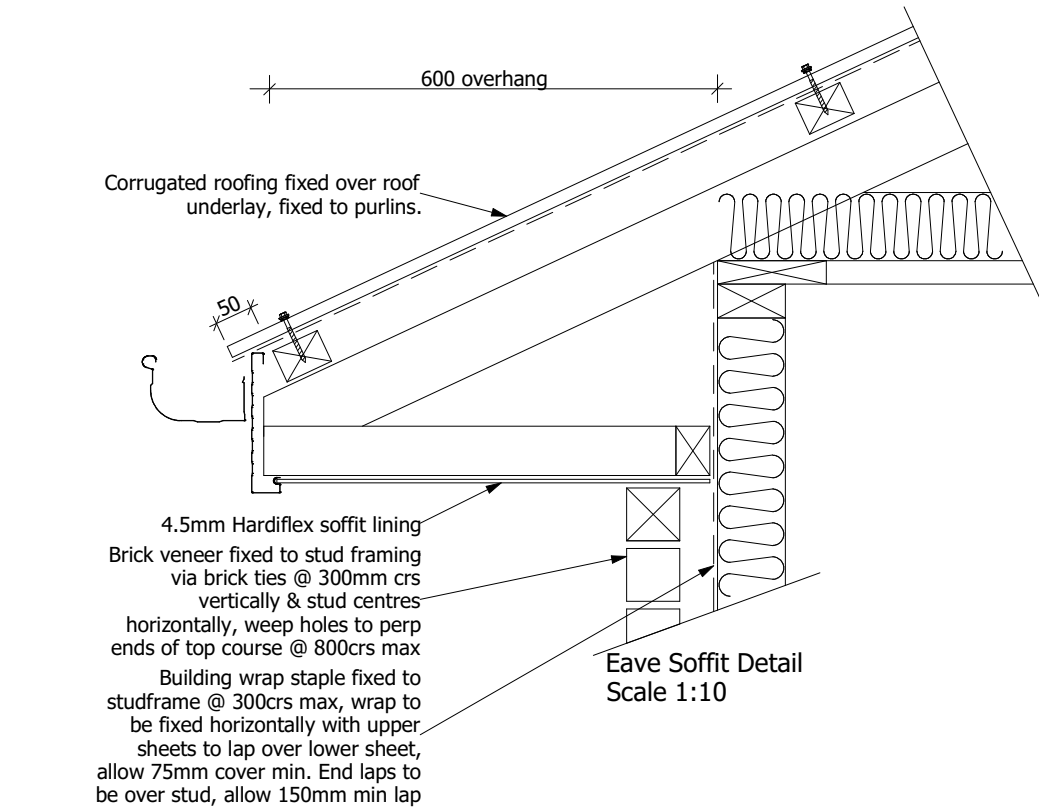


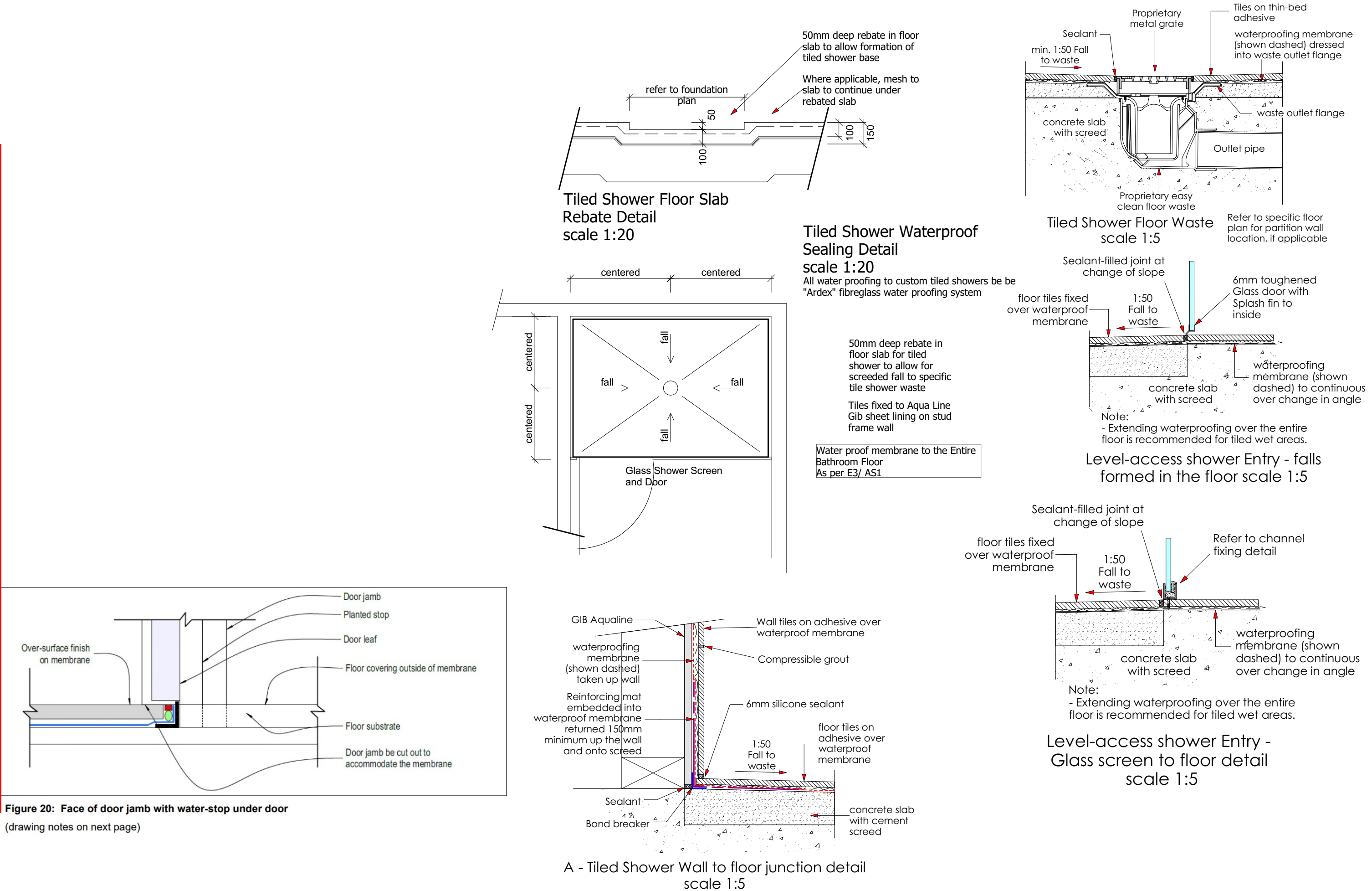
Brick Veneer Window Head to Veneer Lintel
Scale 1:5

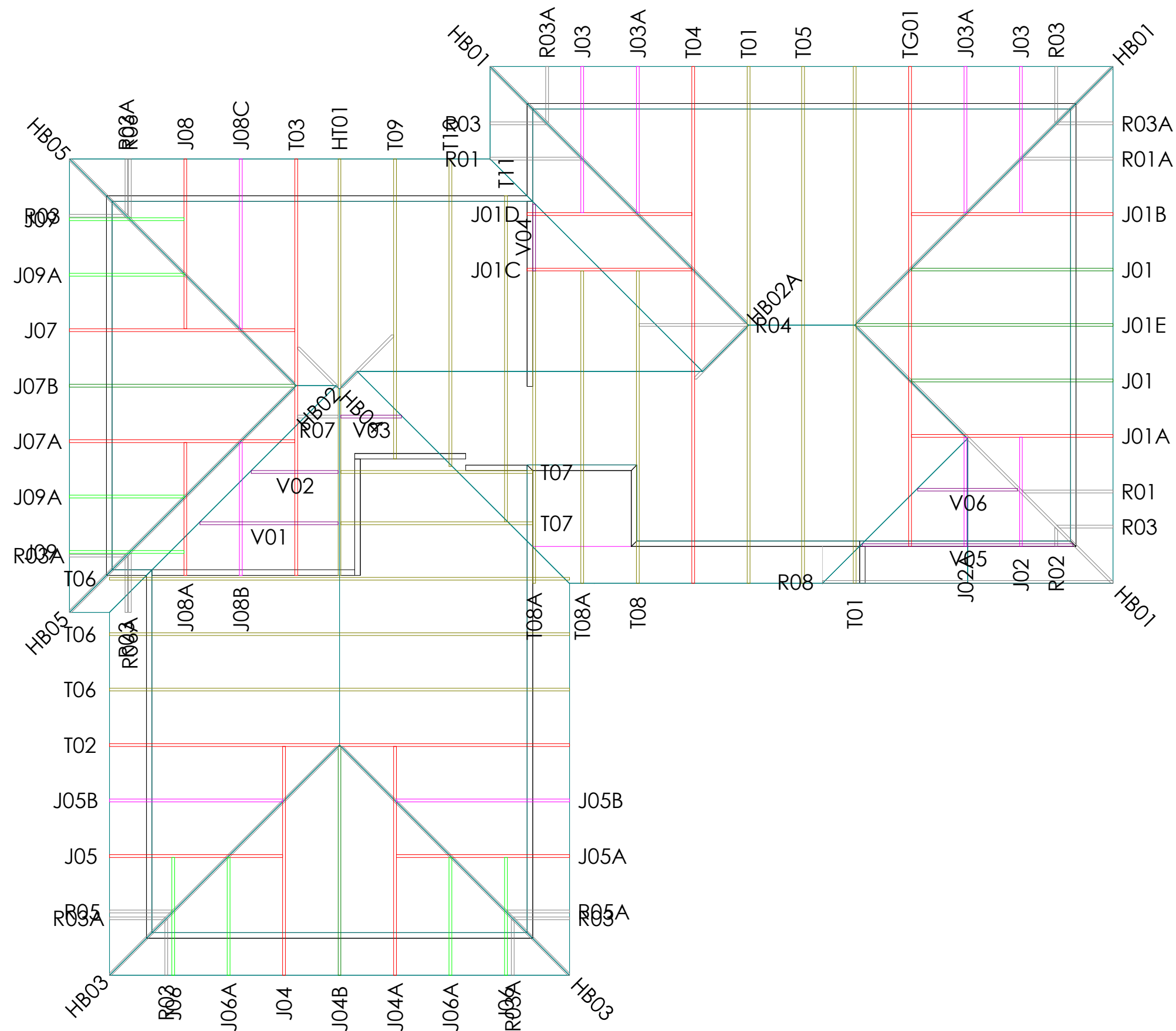


Garage Door Head to Soffit Detail
scale 1:5



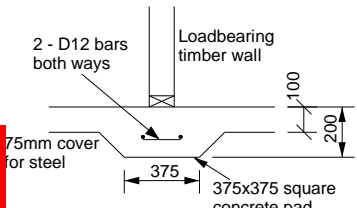




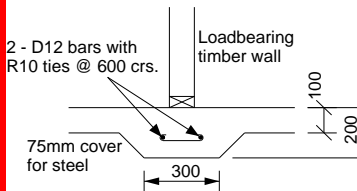
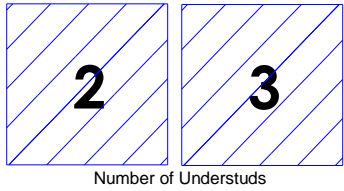


Slab Thickening Details

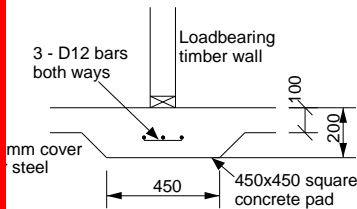
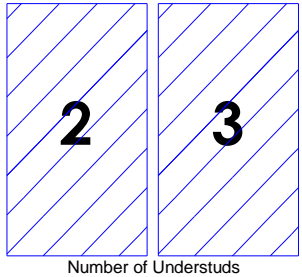
Approved Building Consent Document - BC-221476 - Pg 17 of 19 - 8/08/2022 - bohmed



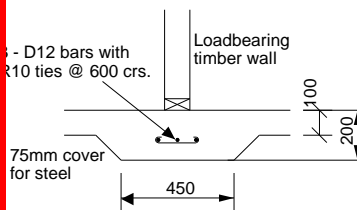
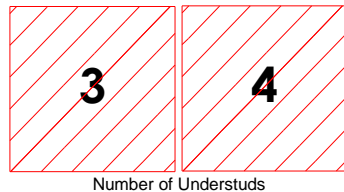
TYPE FP1 - 375x375mm Pad



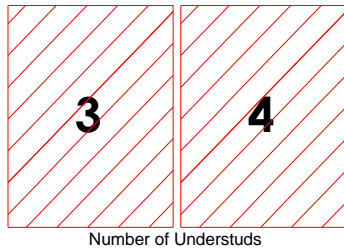
TYPE FS1 - 300mm Strip footing



TYPE FP2 - 450x450mm Pad

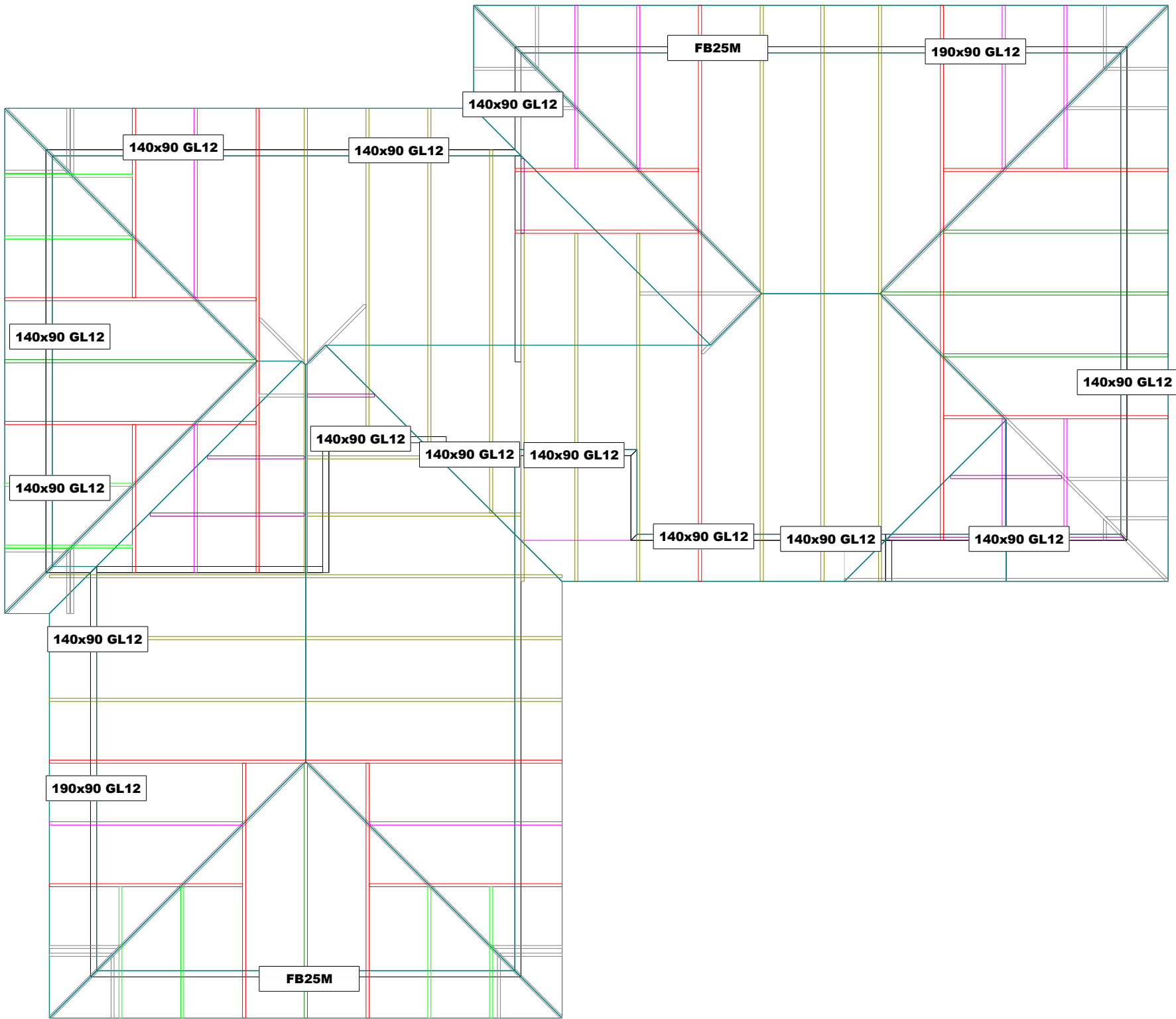


TYPE FS2 - 450mm Strip footing





NOTES:

The numbers found within the hatched area are the number of studs required below each truss.
Refer to:
GANG-NAIL Internal Load Bearing on Concrete Floor Slabs brochure 10/2011





NO SLAB THICKENING REQUIRED


| | | | | | | | |
|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-----------------------------------------------------------------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------|
|  Ph: 03 3477 818 | Site Address : GRANT PROPERTRY GROUP LOT 18 DUNSANDEL RD DUNSANDEL CANTERBURY | Sheet Title : Buildable Design Slab Thickening/Dimensions | | Job Details: Roof Pitch : 25.00deg Roof Material : Galv Iron 0.55mm Ceiling Material : Gib Board 10mm Wind Zone : High Roof Snow Load : 0.441kPa | Truss Centres : 900mm Roof Live Load : 0.250kPa Floor Live Load : Wind Speed : 44m/s Overhang : 600mm |  | Job Title : QCH0677 Sheet : 2 Revision Number : |
| | | Date : 2 Aug,2022 | Drawn : Matthew Hansen | | | | |
| | | Scale : 1: 100 | System : MiTek 20/20 | | | | |


SDC - Approved Building Consent Document - BC-221476 - Pg 18 of 19 - 8/08/2022 - bohmed


Truss Fixings


- 


A - LUMBERLOK JH47x90 Joist Hanger
- 


B - LUMBERLOK JH47x120 Joist Hanger
- 


D - LUMBERLOK JH47x190 Joist Hanger
- 


E - LUMBERLOK JH95x165 Joist Hanger
- 

C - Pair of LUMBERLOK CT200 Ceiling Ties
- 

M - Pair of LUMBERLOK Multi Grips
- 

NP - LUMBERLOK Nailon Plate
- 

N - LUMBERLOK N21 Diagonal Cleat
- 

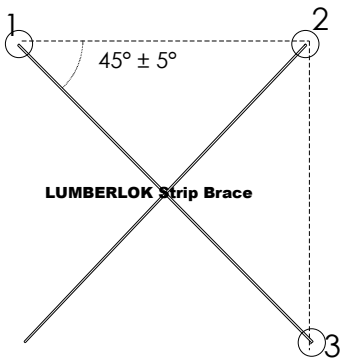
P - LUMBERLOK TTP 16kN Truss to Top Plate set
- 

Q - LUMBERLOK TTP 9kN Truss to Top Plate set

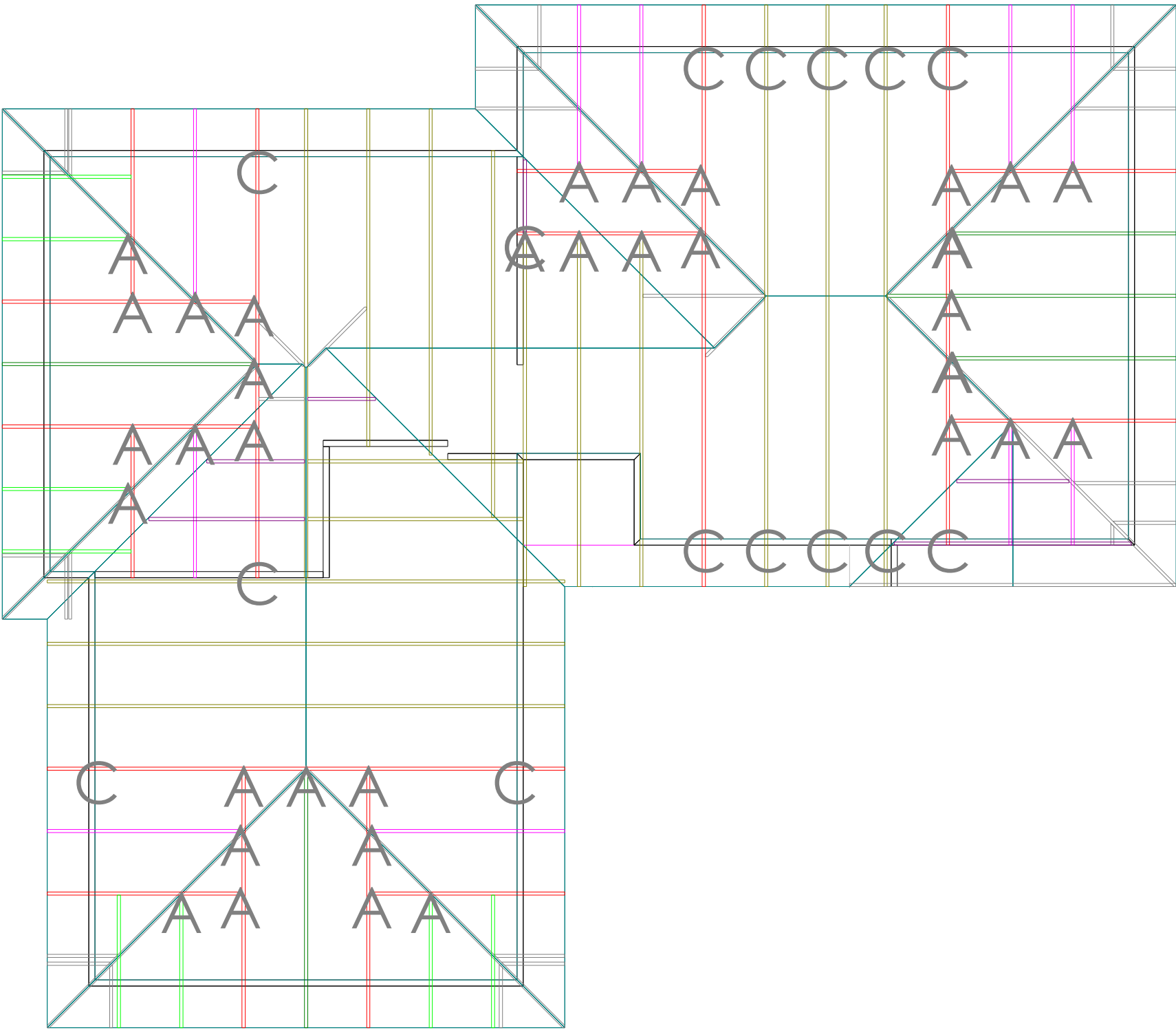
Roof Bracing

Refer to:
LUMBERLOK Roof Bracing Specifications
Brochure 08/2006 for end fixing details.

The brace must be located such that it forms an angle of 45° ± 5° to the wall



- NOTES:**
- All other areas must have at the minimum 2/ 90x3.15mm skew nails + 2 wire dogs for truss to top plate connections.
- Refer to:
LUMBERLOK Timber Connectors Characteristic Loadings Data brochure 03/4





Ph: 03 3477 818

Site Address :
GRANT PROPERTRY GROUP
LOT 18 DUNSANDEL RD
DUNSANDEL
CANTERBURY

Sheet Title :

**Buildable Design
Truss Fixings & Roof Bracing**

Date : 2 Aug,2022

Scale : 1: 100

Drawn : Matthew Hansen

System : MiTek 20/20

Job Details:

Roof Pitch : 25.00deg

Roof Material : Galv Iron 0.55mm

Ceiling Material : Gib Board 10mm

Wind Zone : High

Roof Snow Load : 0.441kPa

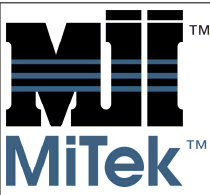
Truss Centres : 900mm

Roof Live Load : 0.250kPa

Floor Live Load :

Wind Speed : 44m/s

Overhang : 600mm



Job Title :

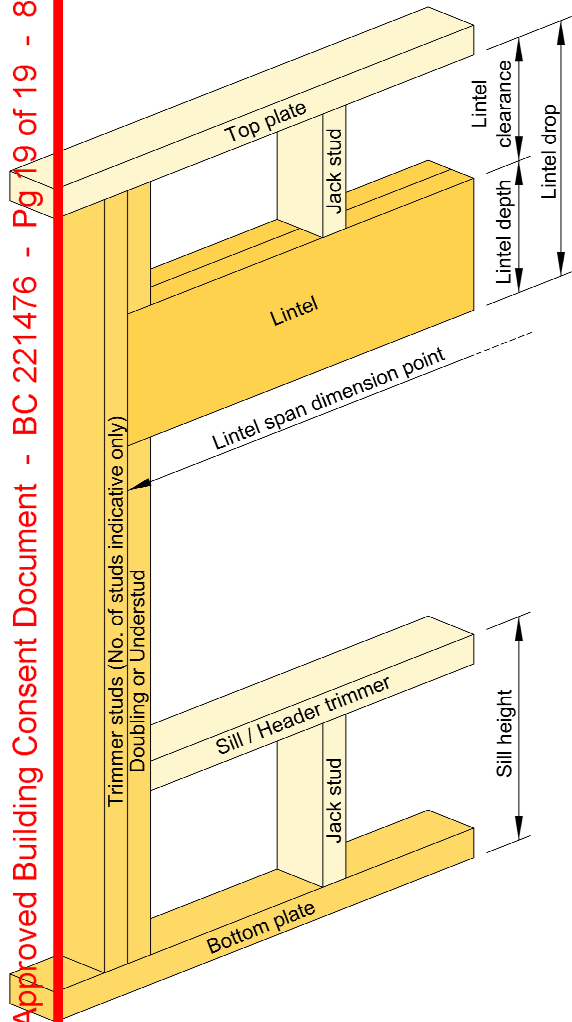
QCH0677

Sheet :

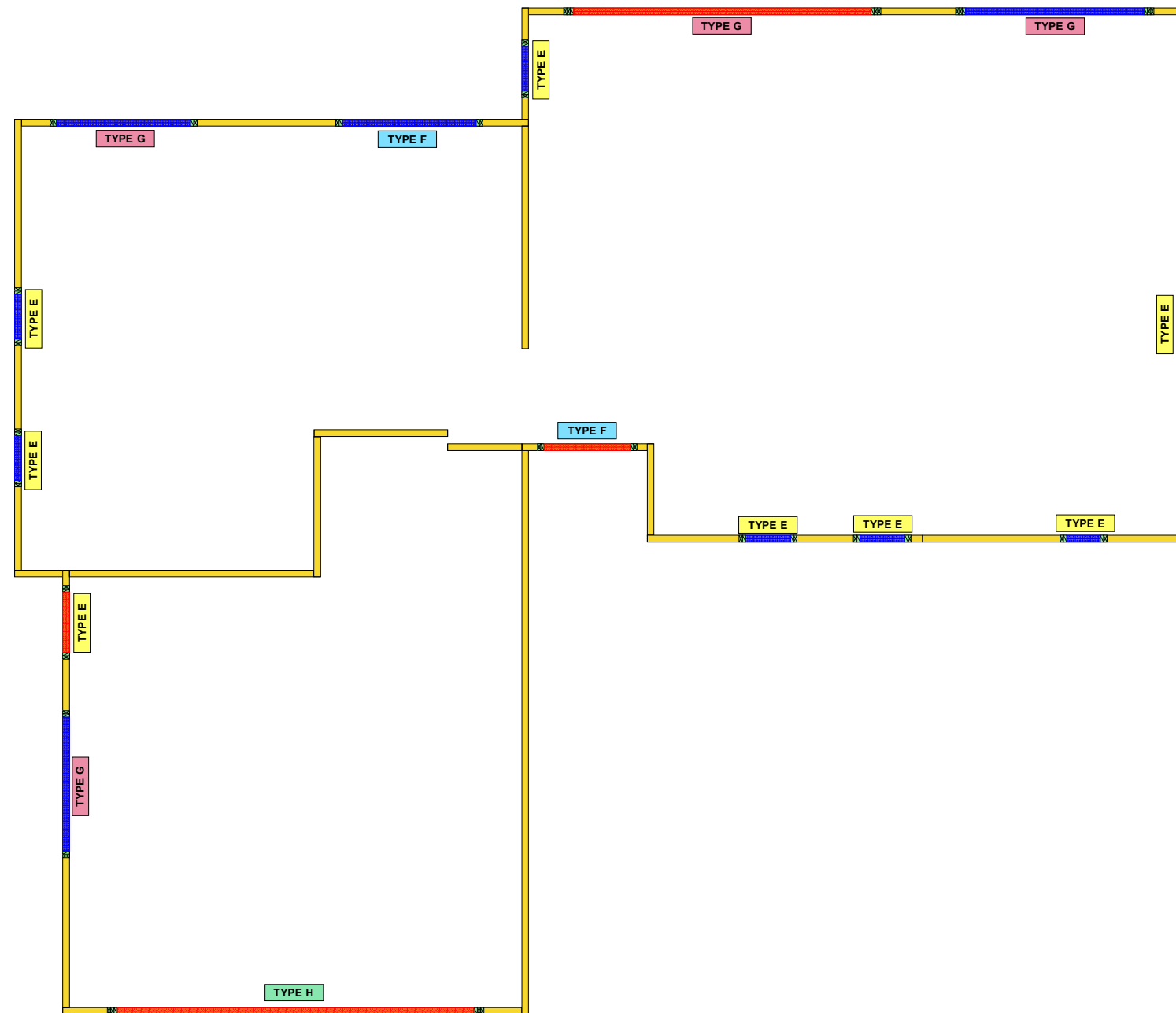
3



Revision Number :

SED = Specific Engineering Design



Refer to:
LUMBERLOK Lintel Fixing Schedule 10/2011,
MITek Structural Fixings **On-Site Guide** for Building
Code Compliance
(Alternative to Table 8.14 & Figure 8.12 NZS 3604:2011)



| | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|---------------------------------------------------------------|-----------------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------|
|  <p>Phone: (03) 347 8845 18 Hynds Drive, i-zone Industrial Park, Rolleston 7675, Canterbury</p> | OT No.: CON2200677-1 | Sheet Title: Lintel Fixing Layout for Building Consent | | Building Consent No.: |  <p>Ver. 8.2.1.267</p> |
| | Name: New Home | Snow Zone: Christchurch (N4) | Snow Altitude: 100.000 m | | |
| | | Wind Area: High | Design Wind Speed: 44.0 m/s | | |
| | | TC Restraints: 900 mm | BC Restraints: 600 mm | | |
| | | Roof Material: Galv Iron 0.55mm | Ceiling Material: Standard Plaster Board 13mm | | |
| | | Roof Live Load: | Ground Snow Load: 0.900 kPa | | |
| | | Roof Pitch: 25.00 ° | Truss Centres: 900 mm | | |
| Address: Lot 18 Dunsandel Estate, Dunsandel | Structure / Model: 2200677-ST-08 | | | | |
| Canterbury | Drawn By: | | | Date: 2/08/2022 | |



Master Builders New Zealand 10 Year Master Build

Master Build

10 Year Master Build Guarantee

Certificate

After Completion of the Building Contract

Master Build Guarantee No **244704**

for the dwelling at Lot 18, 13 Huntaway Lane, Dunsandel Estates , Dunsandel 7682

Owner

Marquerite van der Helm & Chris Brown

Builder

Grant Property Group Limited

Acceptance Date of Guarantee

27 Sep 2022

Guarantee cover after completion of the Building Contract:

- **Defects in Workmanship and Materials** - expires on 24 Mar 2025
- **Structural, including Rot and Fungal Decay** - expires on 27 Sep 2032

Guarantee expiry date

27 Sep 2032

Maximum Aggregate Cover

The maximum aggregate cover provided for the duration of this guarantee is \$408,906.14.

This is a summary only and does not provide all inclusions and exclusions of the Guarantee. Please refer to the Terms and Conditions for more detailed information.

Terms and conditions that apply to this Guarantee: V 05/22



A BIT ABOUT ANDY

Andy Williams is not only the Business owner of Office Road Real Estate but is an award winning agent. Being awarded in the top 100 Agents in New Zealand by Rate My Agent in 2021. Andy is quickly building a great reputation with track record to boot.

Canterbury born and bred, Andy knows the ever-changing Christchurch well.

He started his career in Personal Training, so working closely with clients and helping them to achieve their own fantastic results is familiar territory to him.

Andy spent many years working in the construction sector focusing on sales and specifications, working alongside architects, developers and builders. This gave him a well-rounded understanding and sound knowledge of everything it takes to improve, build or maximise the potential of a property - from renovations to new builds and developments. It's this knowledge, experience and valuable contacts that gave Andy a strong advantage during his own property investment journey.

Fast forward to now and Andy's desire to help people achieve fantastic results remains the same, and together with his passion for property, it was a natural fit to start helping others with their own property journey.

Andy's approach is straightforward and genuine and he's prepared to have honest conversations to achieve the best possible results for all parties.

PASSING OVER OF INFORMATION

The attached material has been compiled by the collection of records, documents, or information which may have been supplied by third parties, the vendor or the vendor's agent. Accordingly, it is merely passing over the information as supplied to us.

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No responsibility for the accuracy of the materials whole or in any part is made by Office Road Real Estate Limited or any of the company's licensees, employees, or officers.

This material is provided to assist you with obtaining relevant information about the property, it is not intended that you rely solely on this information, and you should conduct your own investigation. This could be legal, technical or any other advice relating to the property or information on the property.

OBTAINING ADVICE

Office Road Real Estate Limited and its licensees recommend you seek legal advice before signing a sale and purchase agreement or other contractual documents. You should also be aware you can and may need to seek technical or other advice and information prior to signing a sale and purchase agreement or other contractual document.



CONTACT ME TO MAKE AN OFFER

ANDY@OFFICEROAD.CO.NZ
022 547 5232

OFFICE ROAD
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)