

SPECIFICATION

Project

The home is 2 levels in part cavity brick clad with a corrugated iron roof ~550mm eave
The extension to the north comprising a room and stair with butynol deck & conservatory above was completed in 1991

- 1 Extend existing conservatory to include the existing butynol deck. New work double glazed with an aluminum frame. Up-grade of the existing conservatory to double glazed, Safety Glass as required. Flashing and installation by Fairview
- 2 Create access to conservatory from living room by removing chimney and window to floor level then fitting a double glazed by-fold door. New Lintel as detailed. No bracing loss from removal of window or chimney.
- 3 Leveling of the flooring (not restricted building work) by packing to the existing joists and fixing new 20mm chip flooring to match the floor level of the existing conservatory.

All conservatory glazing and the new Door to be safety Glass as required

NO CHANGE TO FOOT PRINT
NO YARD OR HEIGHT PLANE BREACHES

Property Details

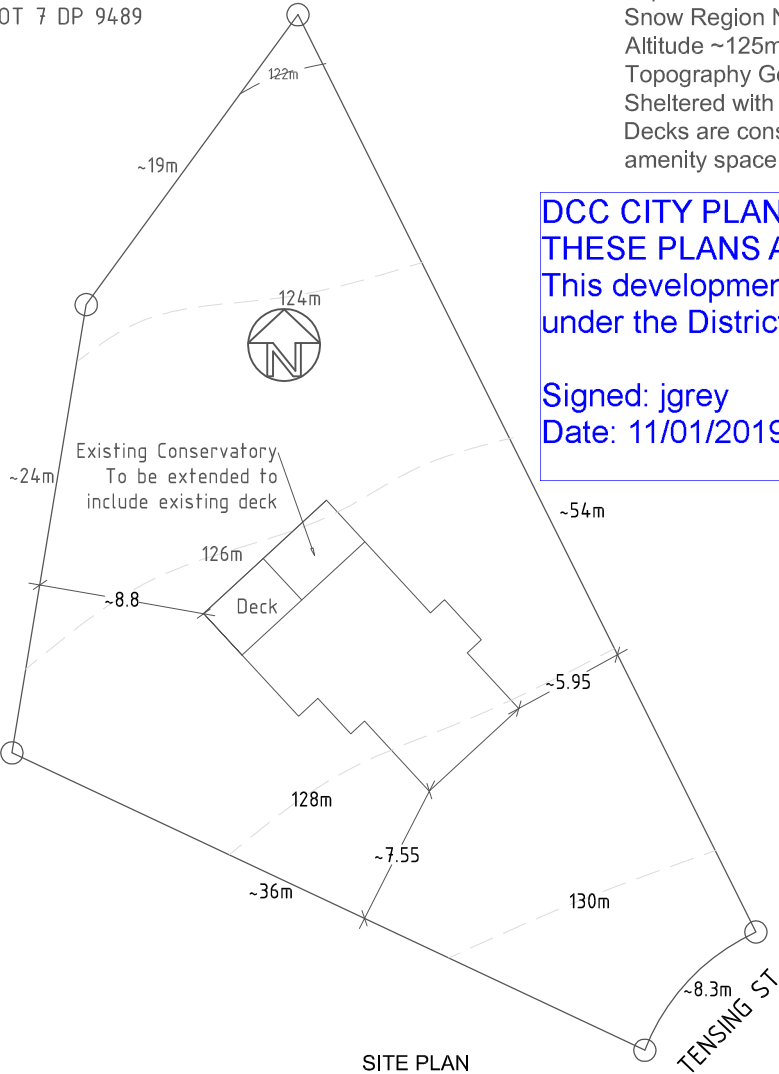
Owner James Blair
Site address 24 Tensing Street Dunedin
Postal address 24 Tensing Street Dunedin 9010
Valuation number 26780-78400
Area 3 - Residential
Legal description LOT 7 DP 9489
Area 976²m

Site Details

Wind Region A Dunedin
Topographic Zone T2 Urban
Earthquake Zone 1
Wind Zone High
Exposure Zone C
Snow Region N5
Altitude ~125m
Topography Gently Sloping
Sheltered with trees & shrubs
Decks are considered amenity space

DCC CITY PLANNING
THESE PLANS ARE APPROVED
This development is permitted
under the District Plan

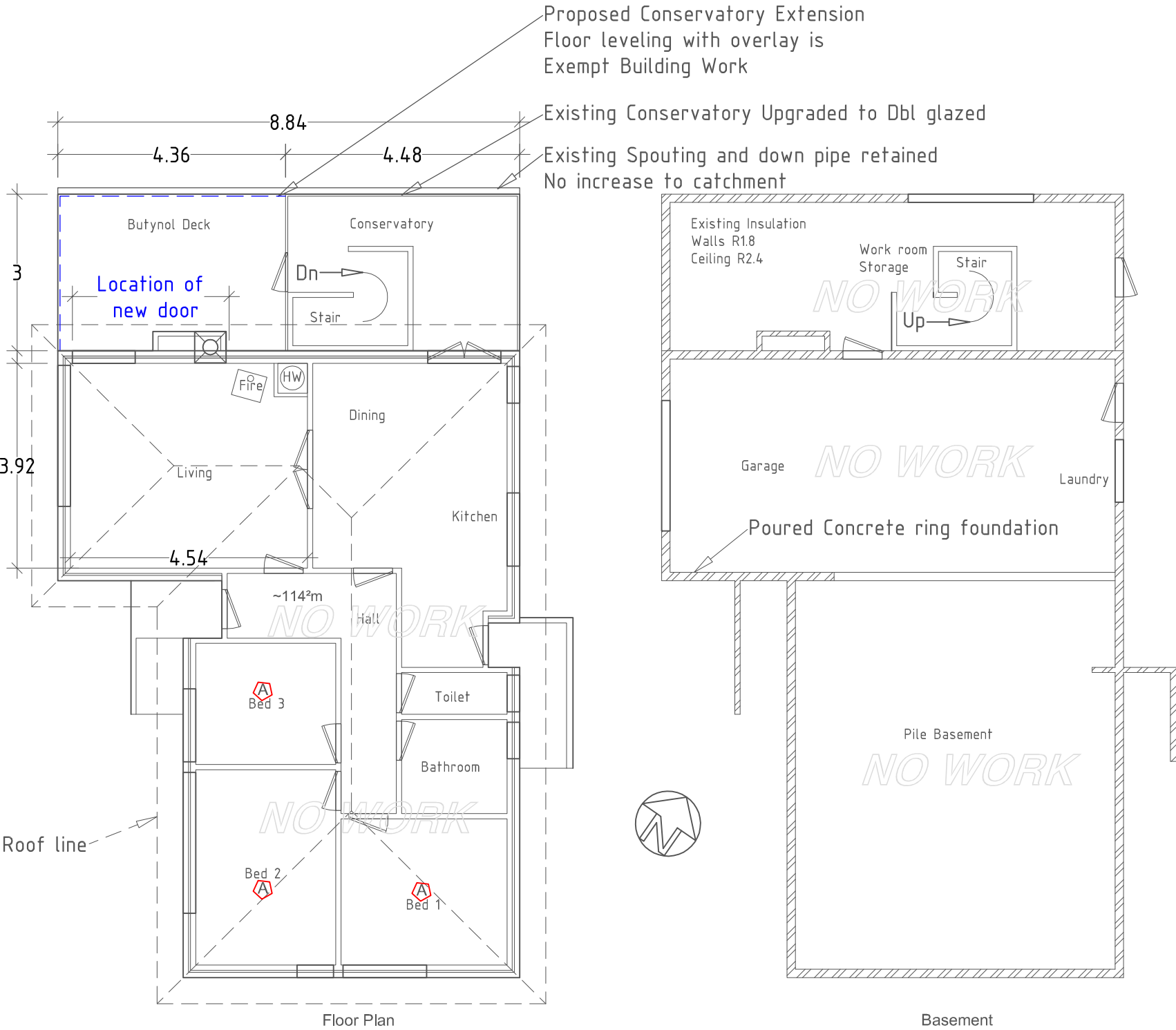
Signed: jgrey
Date: 11/01/2019



SITE PLAN
1-400

SPECIFICATION

100x50 H1.2 SG8 @ 400 centers
H1.2 Joist blocking to match existing (chimney area)
Repairs to Floor 20mm chipboard (chimney area)~600x1.4m
Repairs to Roofing-Corrugated Iron to match existing (chimney area)~600mmx600mm
H1.2 Rafters & Purlins to match existing as required
Facing timber H3.2 Primed prior to fitting
Flashing as supplied by Fairview, Details Sheets D01-3-01 & 02
Ensure the support structure for the deck is retained (chimney area).
Fit insulation to new section of repaired floor Min Value R2.2



Scale1-75

Fit Smoke Alarms
to all bedrooms F7
Recommended Locations

On levels containing the sleeping spaces,
the smoke alarms shall be located either:
i) In every sleeping space, or
ii) Within 3.0 m of every sleeping space
door. In this case, the smoke alarms
must be audible to sleeping occupants
on the other side of the closed doors.

Notes

100x50 H1.2 SG8

H1.2 Joist blocking to match existing (chimney area)

Repairs to Floor 20mm chipboard (chimney area)~600x1.4m

Repairs to Roofing-Corrugated Iron to match existing (chimney area)~600mmx600mm

H1.2 Rafter, Purlins & Underlay (self supporting) to match existing as required

Facing timber H3.2 Primed prior to fitting-Finish coated on completion.

Flashing as supplied by Fairview, Details sheets D01-3-01 & 02

New Bi-fold door flashing details provided in Section 2 of the specification

Ensure the support structure for the floor is retained (chimney area).

Fit insulation to new section of repaired floor Min Value R1.3

Repairs to Gib use 10mm stopped and painted fixed to GS standard pattern

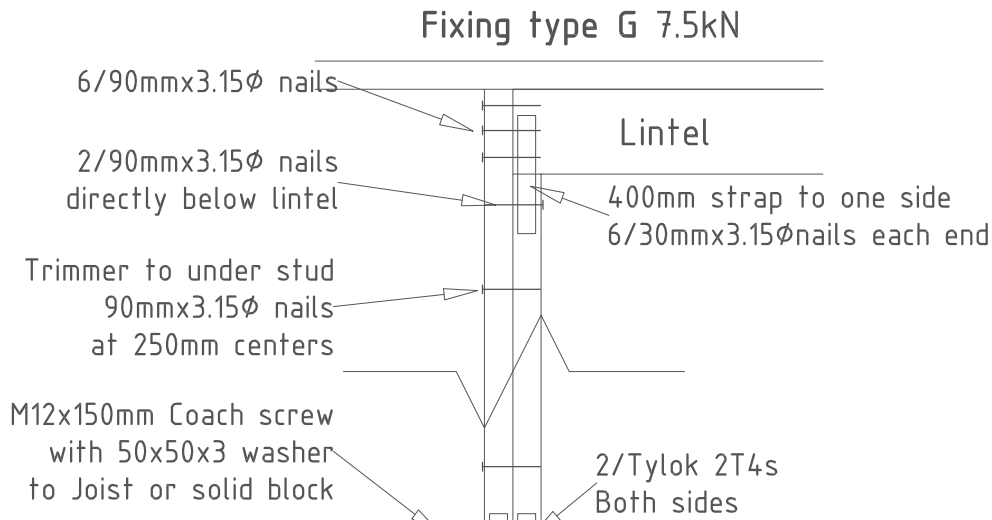
Provide curtain restraints as required

DUNEDIN CITY COUNCIL
Plans and Specifications approved in accordance with the NZ Building Code. To be retained on works and produced on request.

Date: 21/12/2018 **Building: C**
Edmunds
Date: 18/12/2018 **Plumbing: R Currie**

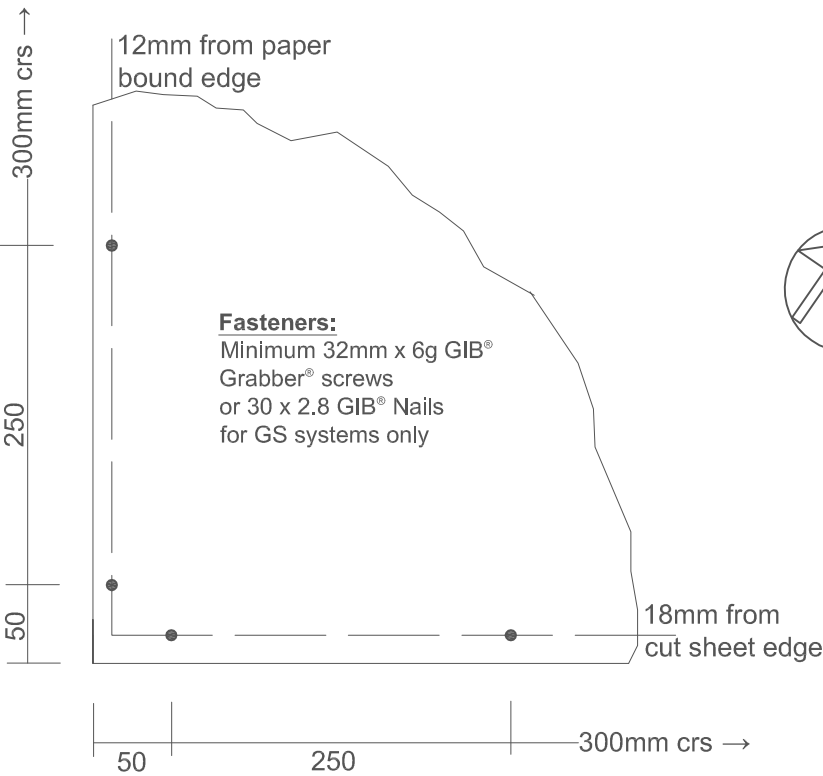
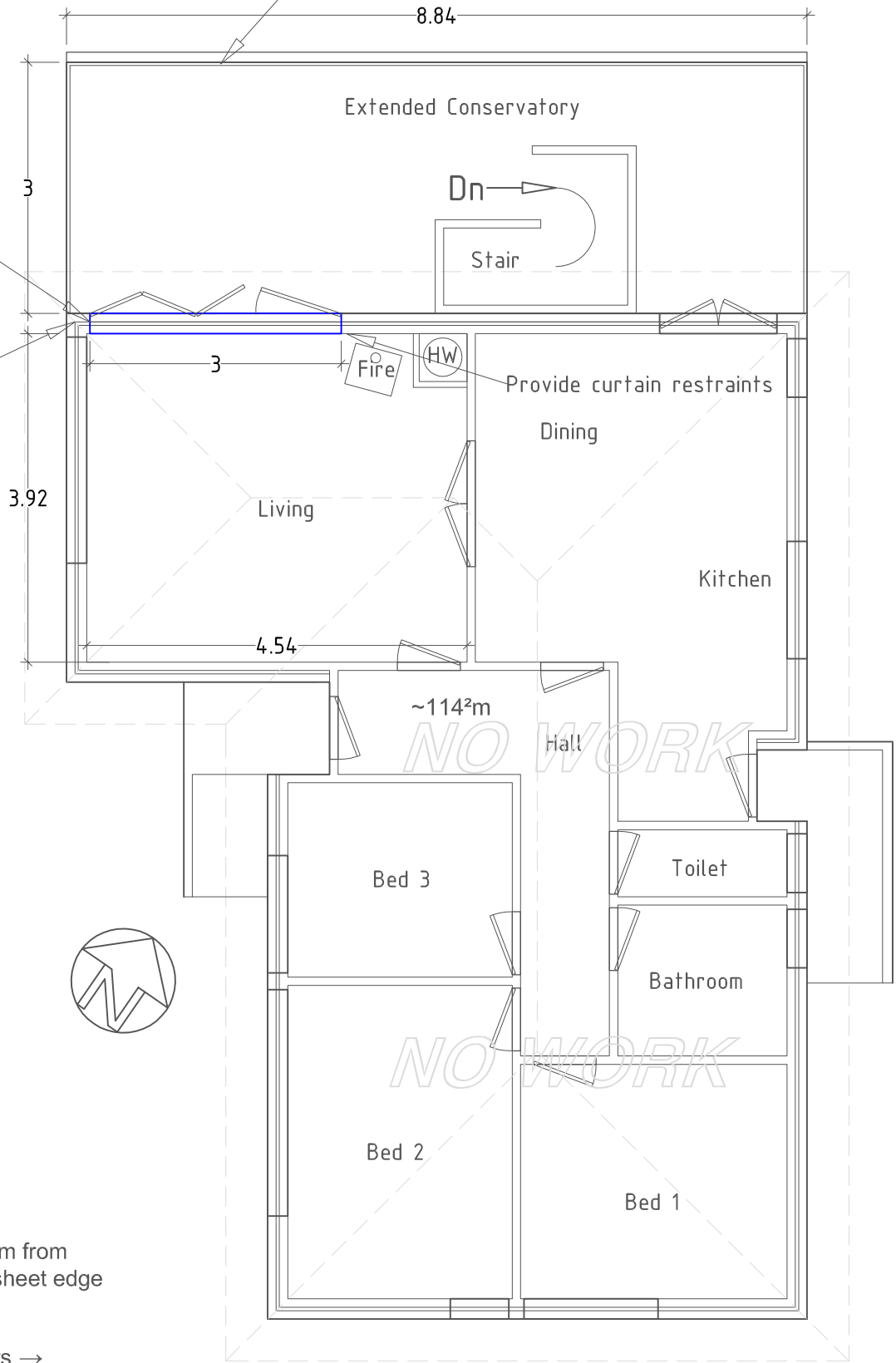
DUNEDIN CITY COUNCIL - Approved Building Consent Document
ABA 2018-2535

Extended Aluminum conservatory
See Fairview Details Next two Sheets



New bi-fold door 3mx~2.050
L1 2/170x45 hySPAN lintel LD2.850
Fixing type G Detail below
Flashing details section 2 of speci

Add to window facing as required to meet conservatory extrusion



Floor Plan

Do not Scale from this Drawing
All Dimensions In Metric
Confirm all Dimensions onsite

Scale as Noted
@ A3

Project: Proposed Extension to Conservatory for J Blair 24 Tensing Street Dunedin 9010 Lot 7 DP 9489

Drawing: Proposed Floor Plan - Details

Additional: All Sheets to be Viewed in Conjunction with Specification

November 2018
Consent Drawings Timber Frame



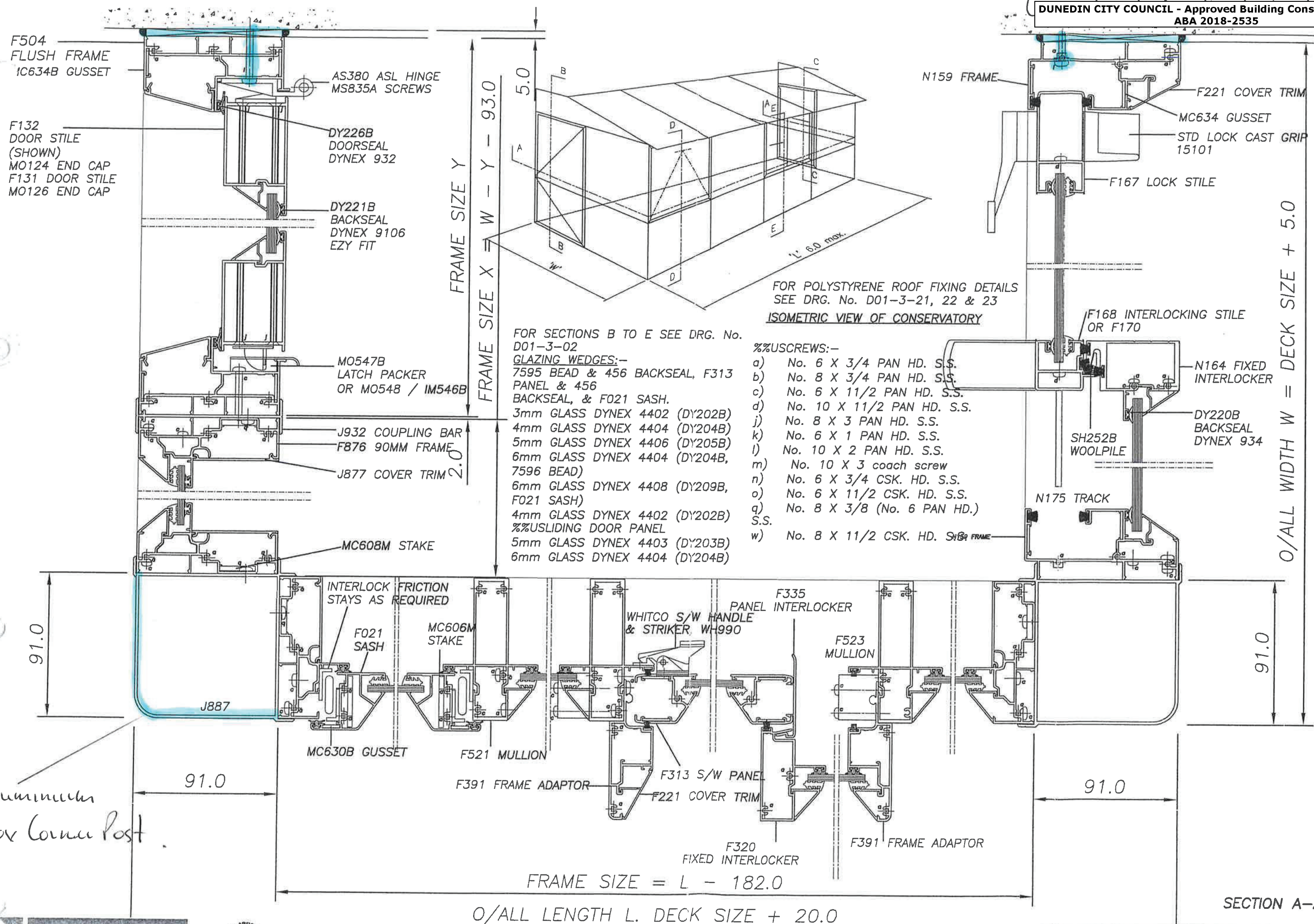
Sheet 2 of 2

Job # JB24

By S G Sutherland

03 4557 555
027 323 7415

LBP Design BP118579



SECTION A-A

