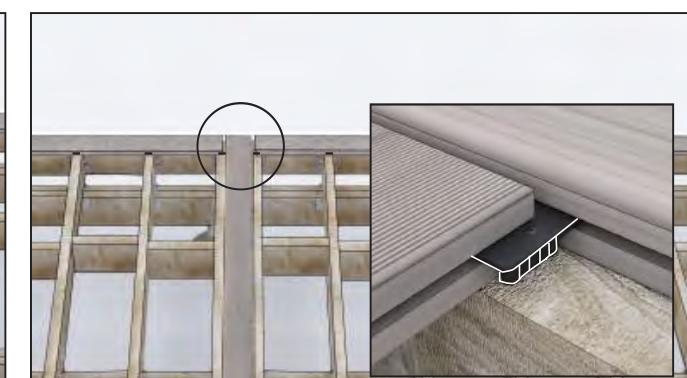
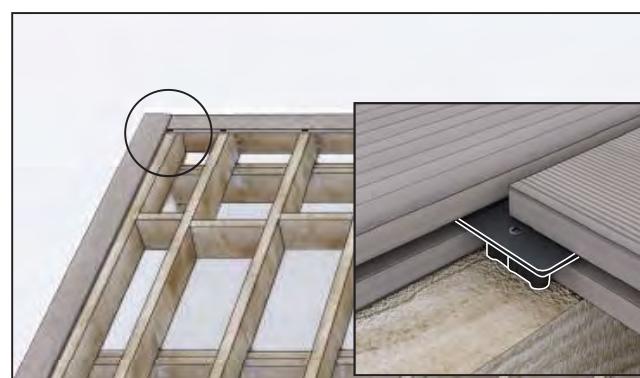
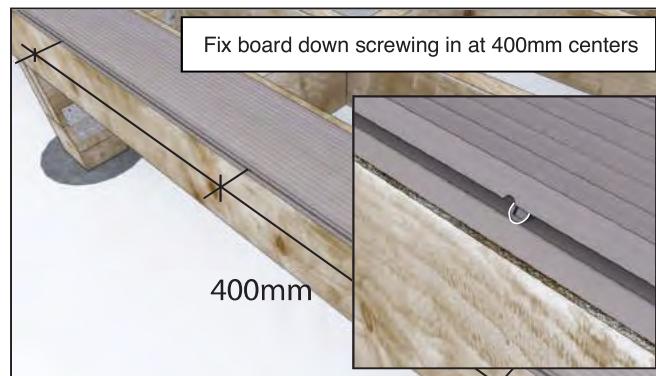
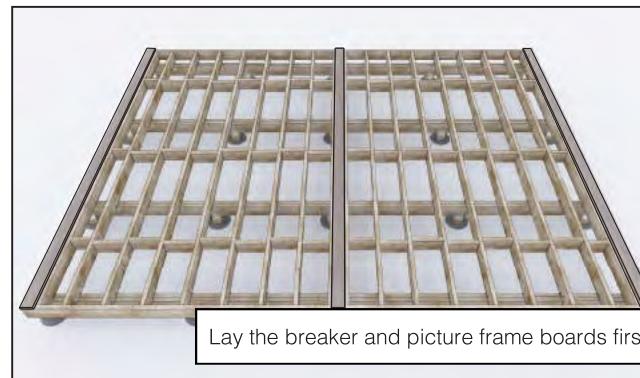
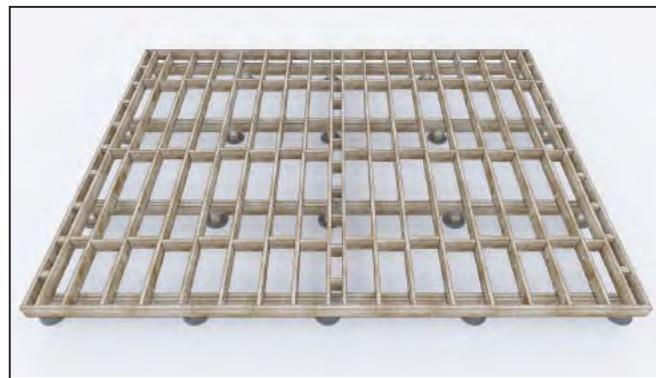
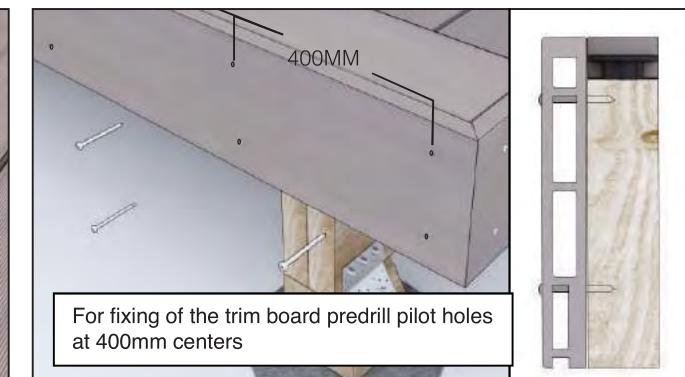
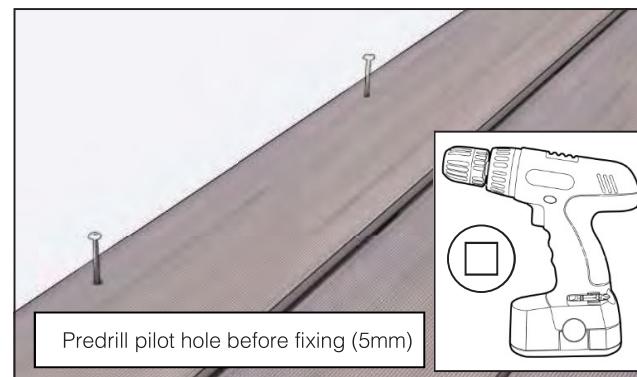
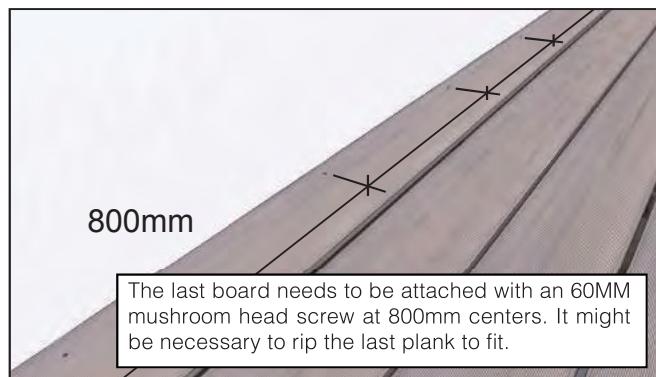
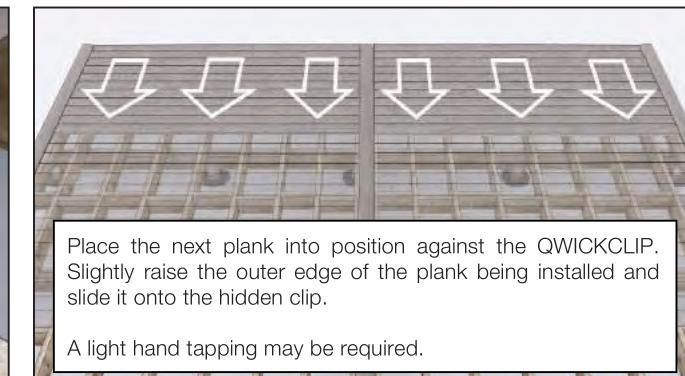
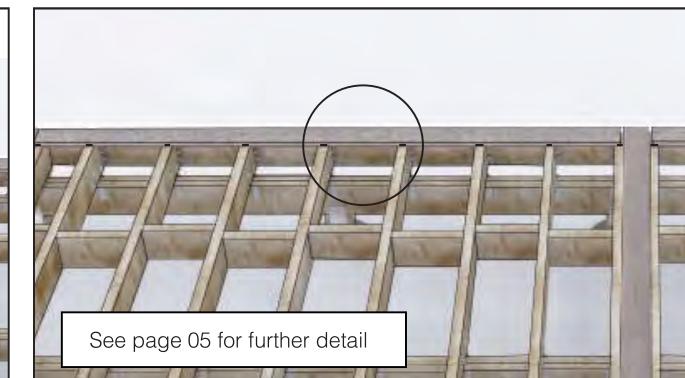
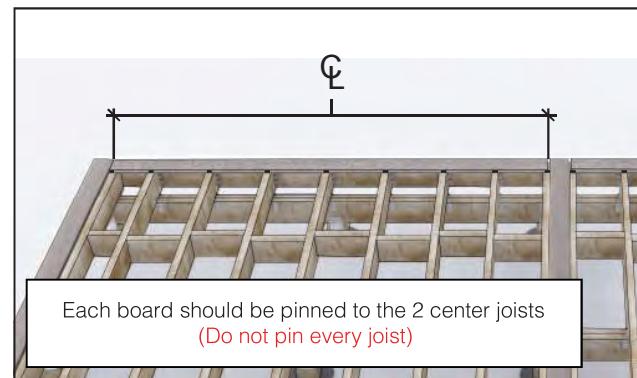
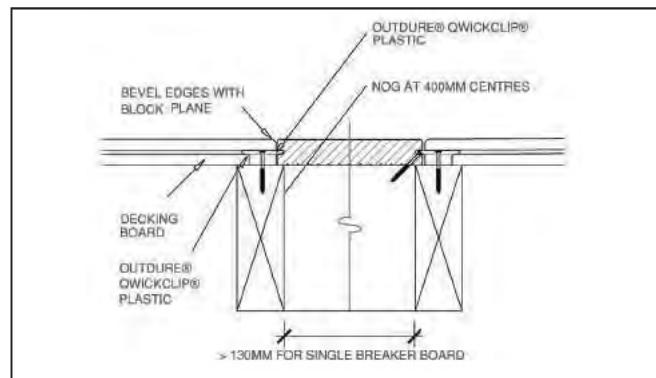


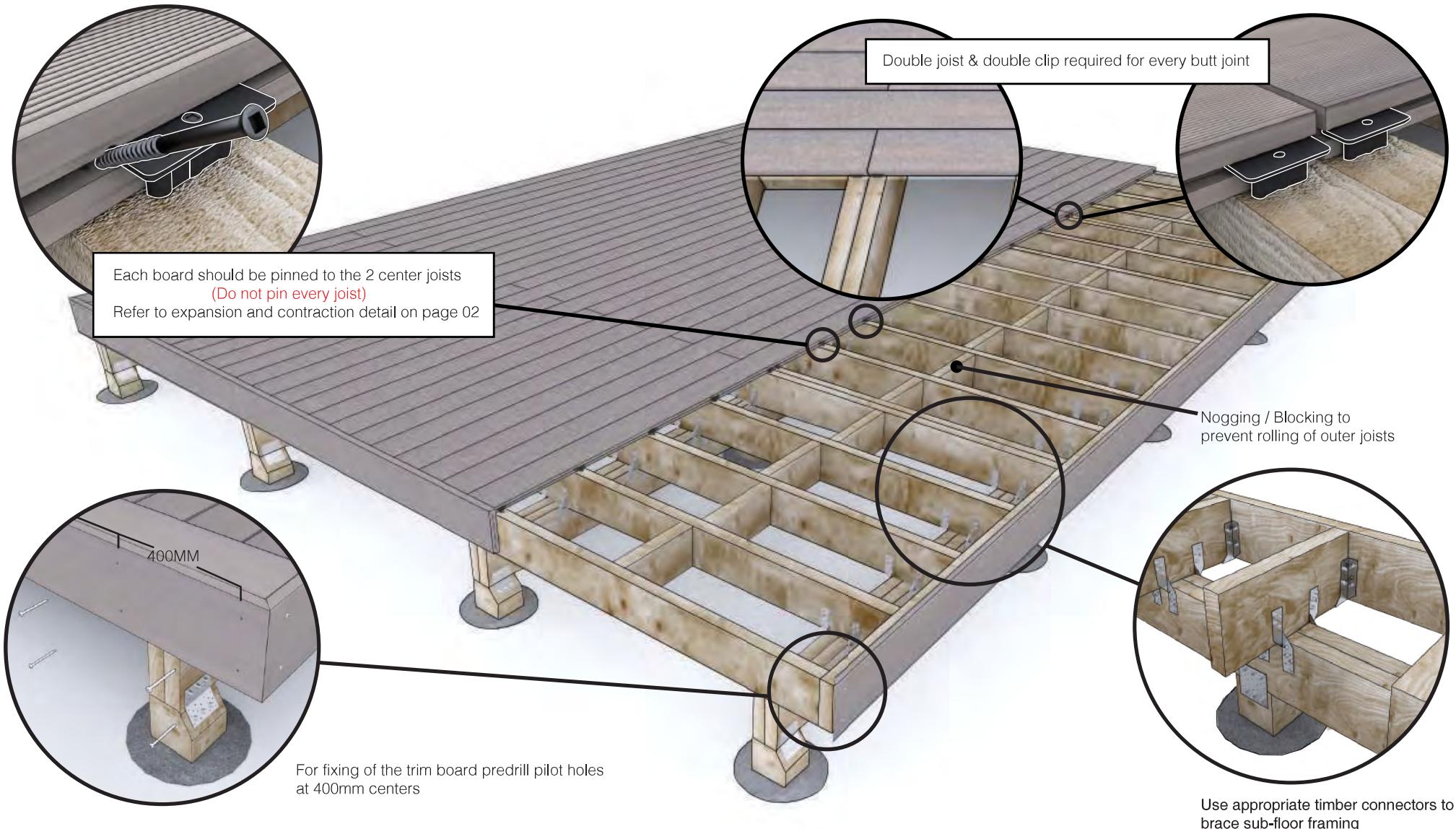
Breaker board layout installation



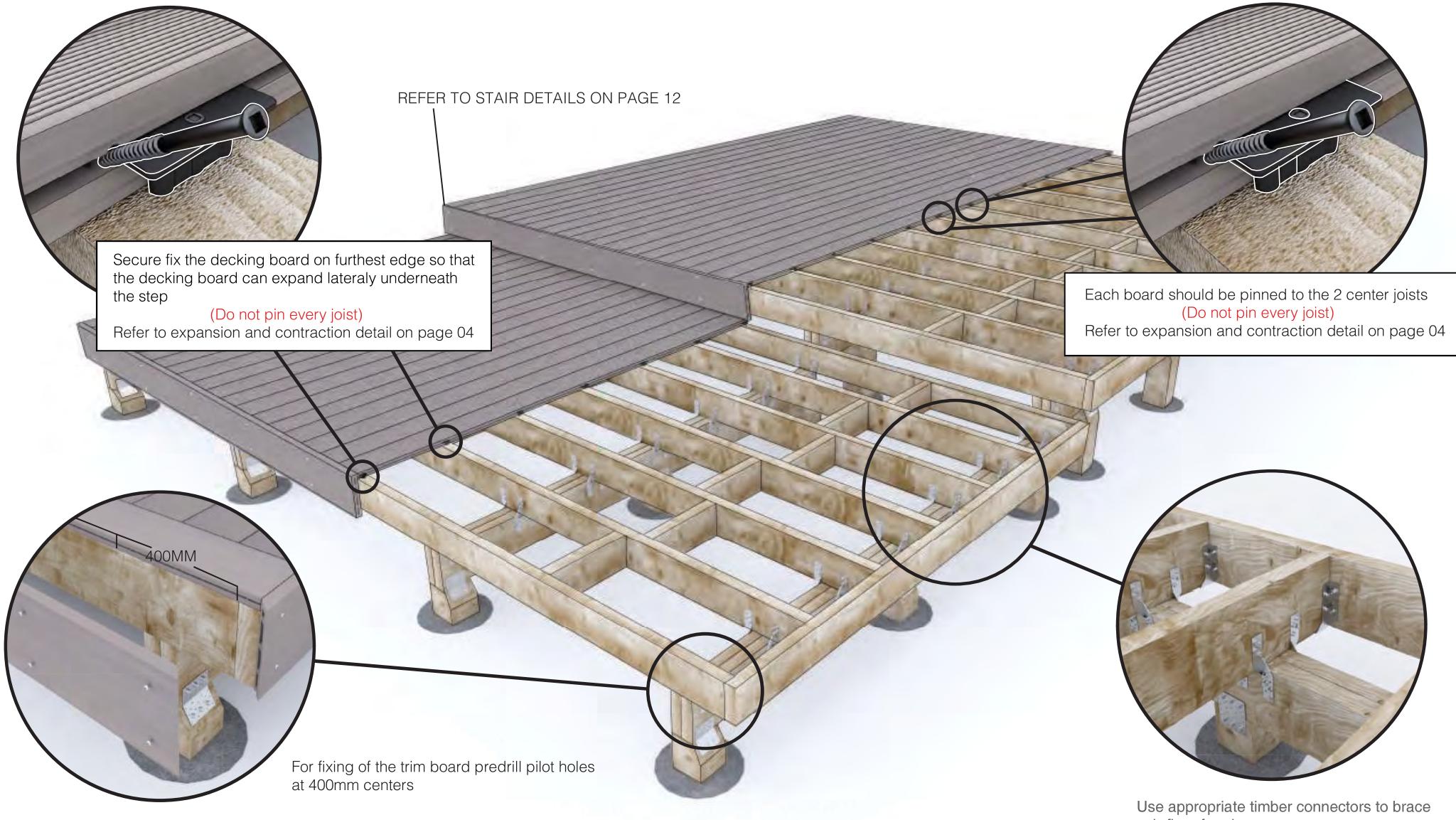
Breaker board layout installation



Staggered board layout



Full board lengths



Stair details

FIG C2. PLAN VIEW OF STAIRS - HERRING BONE DESIGN (RECOMMENDED)
REFER TO STAIR DETAILS FIG 10 -14

RECOMMENDED:

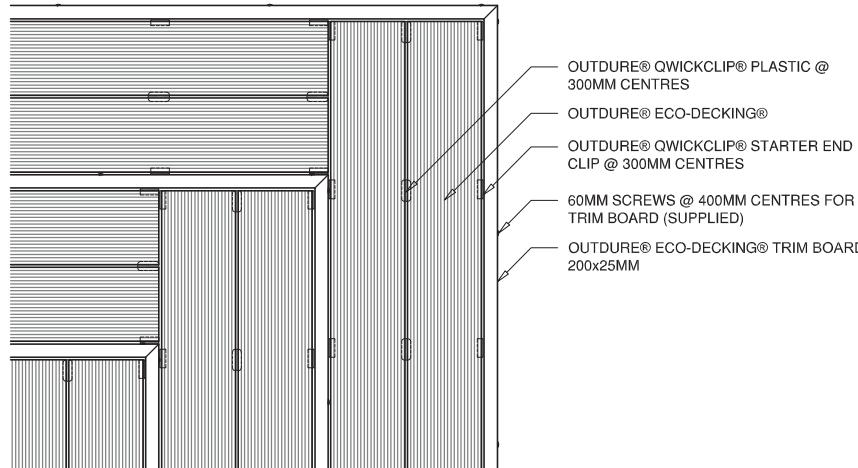
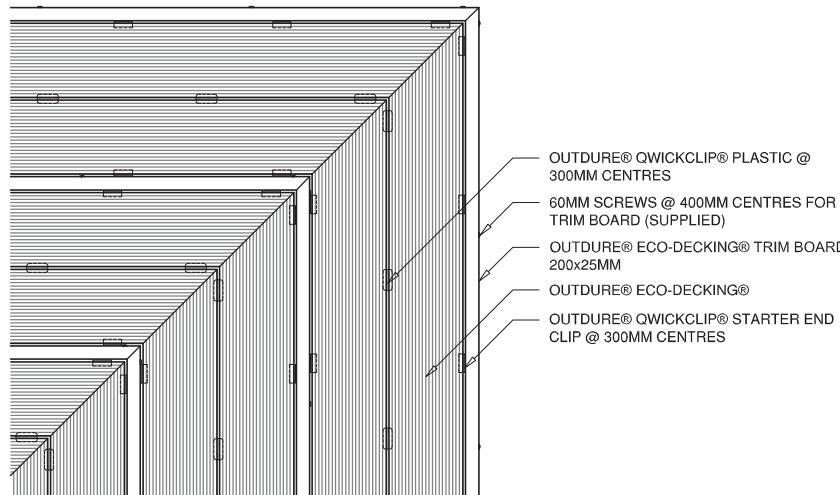
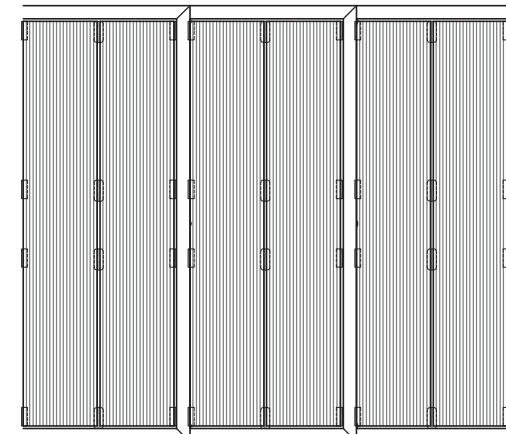


FIG C3. PLAN VIEW OF STAIRS - PICTURE FRAME
MORE SUB-FRAME WORK REQUIRED
MITRE JOINTS MAY OPEN
MORE CLIPS & SCREWS REQUIRED



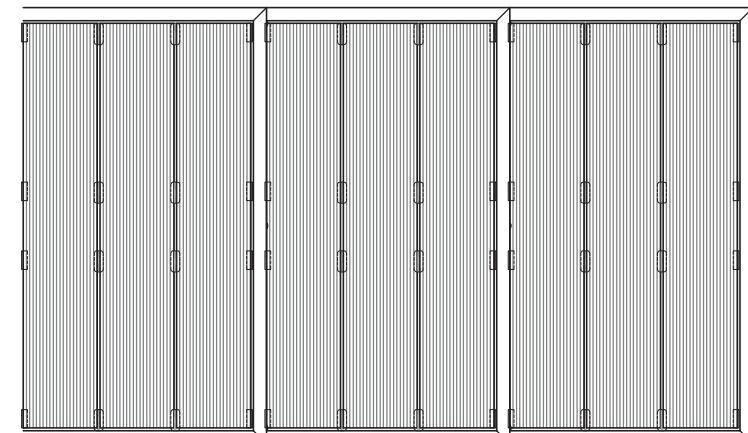
RECOMMENDED STAIR WIDTH OPTIONS

A) 2x BOARDS WIDE



315MM
2x BOARDS PER TREAD PLUS TRIM BOARD

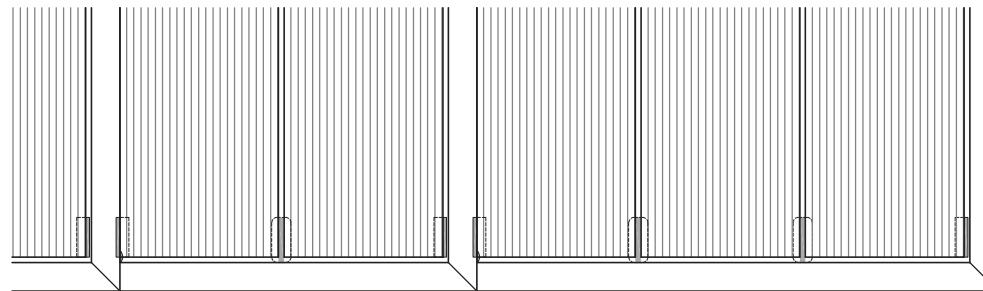
B) 3x BOARDS WIDE



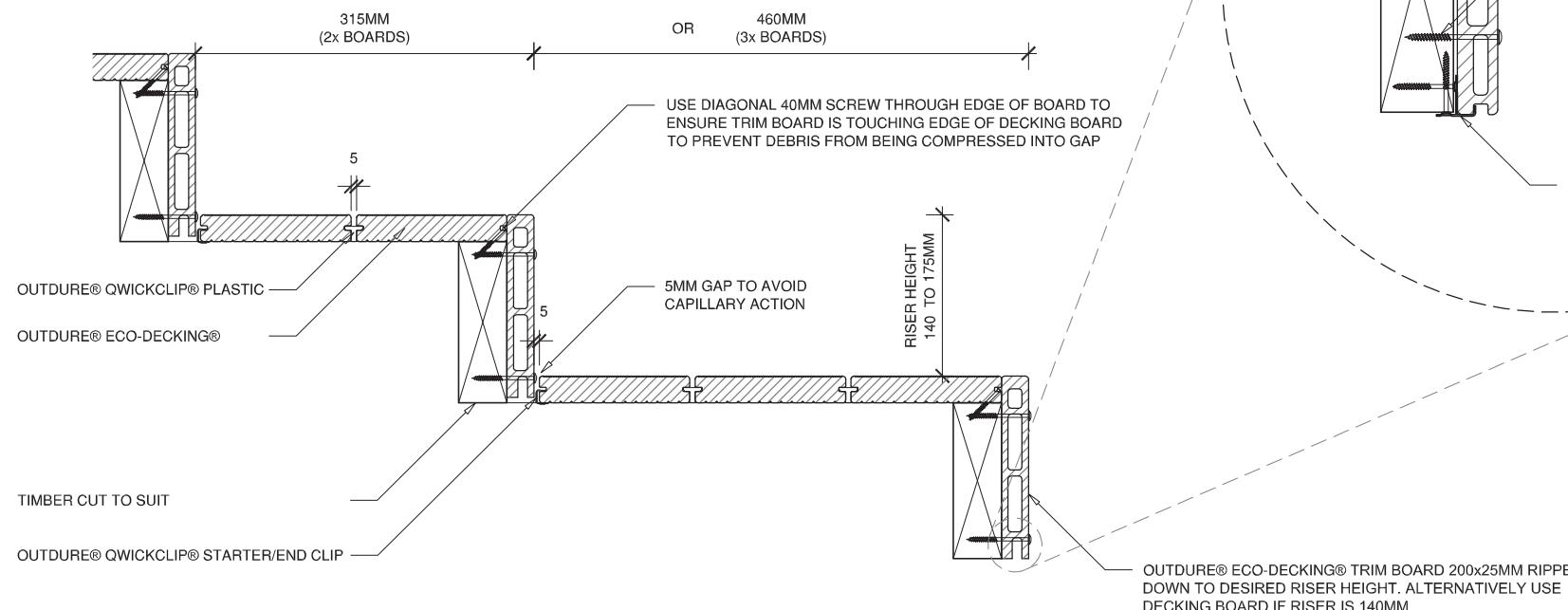
460MM
3x BOARDS PER TREAD PLUS TRIM BOARD

FIG 11. STAIR DETAIL B - RISER 140 > 175MM
TREAD 315MM (2x BOARDS)
TREAD 460MM (3x BOARDS)

PLAN ELEVATION



SIDE ELEVATION



BUILDING CONSENT - ABA-2019-949

(Section 51, Building Act 2004)
Form 5

The building

Street address of building: 4 St Leonards Drive St Leonards

Legal description of land where building is located: LOT 2 DP 3737

Building Name: N/A

Location of building within site/block number:

Level/unit Number:

The owner

Name of owner: J M Dodds and P E Heron

Contact person: J M Dodds and P E Heron

Mailing address: 4 St Leonards Drive, Saint Leonards, Dunedin 9022

Street address/registered office:

Mobile:

Landline:

Email address: jennydodds21@gmail.com

First point of contact for communications with the building consent authority: As above

Building work

The following building work is authorised by this building consent:

Amendment to ABA-2018-1120 - Decrease Size of Proposed Deck and Sliding Door, Alter Part Balustrade to Wing Walls, Alter Foundation and Floor Framing Plan

This building consent is issued under Section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

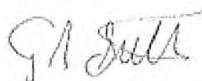
This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:
Record of required site inspections (section 90(2) of the Building Act 2004)
Project Consideration PCON-2019-275



Grant Sutton
Authorised Officer
On behalf of Dunedin City Council

Date: 25 June 2019

DUNEDIN CITY COUNCIL

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

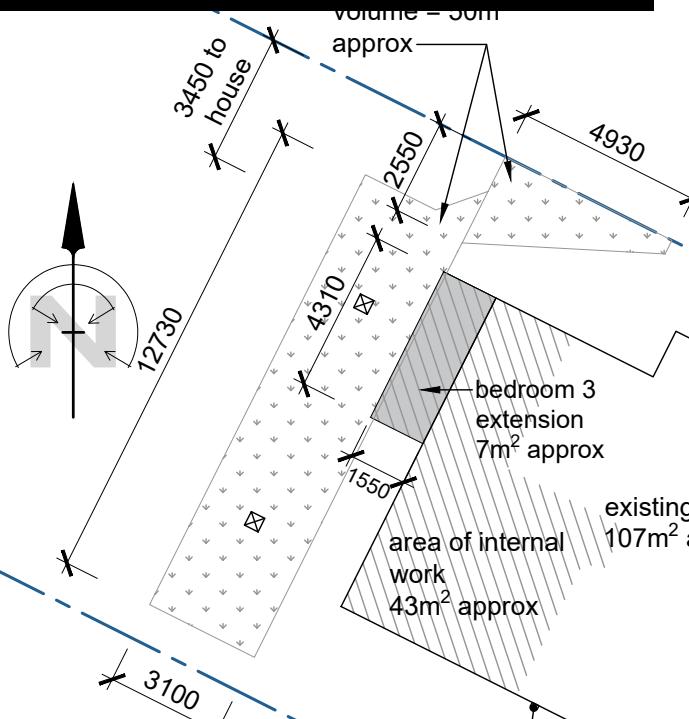
Date: 19/06/2019

Building: N Cook

area of excavation

Plumbing app Broekland

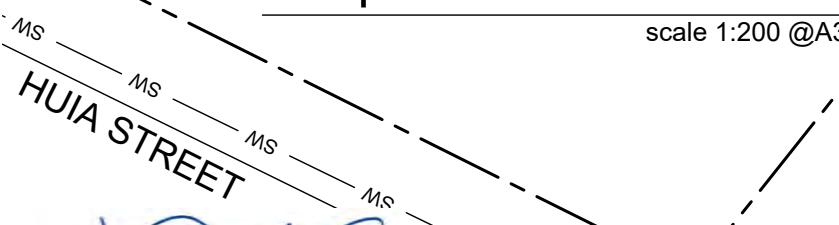
Date: 18/06/2019



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

Signed: jgrey
Date: 06/06/2019

site plan



scale 1:200 @A3

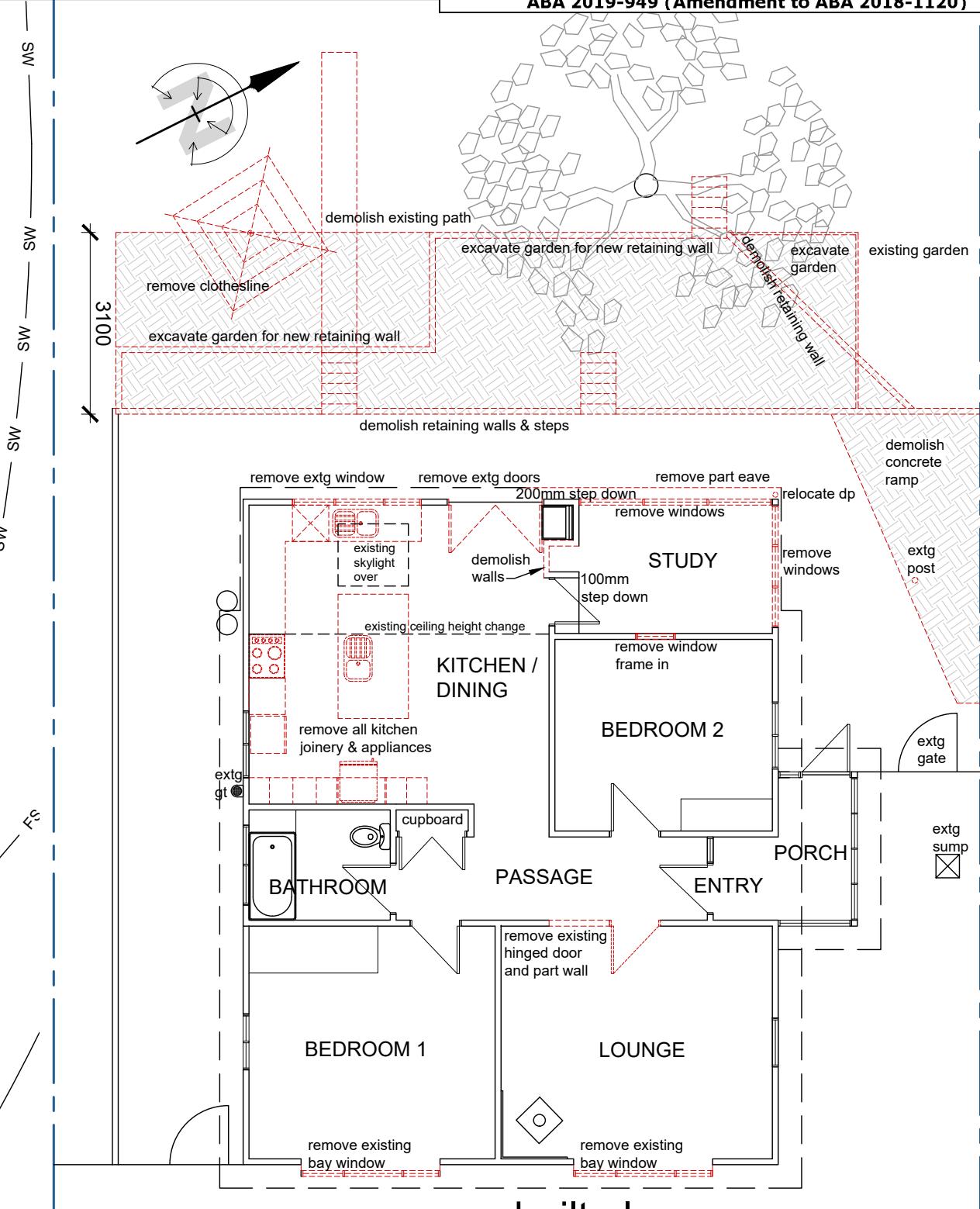


Proposed Alterations for:

Jenny Dodds & Paul Heron
4 St Leonards Drive, St Leonards, Dunedin

legal description

valuation number: 26700-16000
property number: 5010174
legal description: LOT 2 DP 3737
zone: residential 1
land survey district: Dunedin
area: 728m²



as built plan

showing demolition

scale 1:100 @A3

REV	DATE	DESCRIPTION
A	27/06/2018	updated note about max height of retaining walls
B	14/05/2019	Slab details altered as per on-site conditions. AD1 lintel change. Front deck redesigned

NOTES FOR CONTRACTOR:

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sheet title

site plan
as built/demo plan

Revised Building
Consent Issue

date:
15/05/2019
drawn: KM
job #: 1762

sheet
of 11
A01
Rev B

LEGEND

existing wall

existing to be demolished

new 90x45mm H1.2 SG8 studs at 400crs *dwangs at 800crs*

area of excavation

new extension

existing hinged door

new hinged timber door

bracing element

bracing element number, type, and length

smoke alarm

NOTE: install domestic smoke alarms to comply with NZBC, section F7, clause 3.3.1

NOTE: all timber to be SG8 KD PG radiata unless otherwise specified

bracing systems specification

GIB GS1-N		10mm GIB standard fixed to one face 0.4m + horizontal or vertical											
Bracing installation in accordance with the manufacturers specifications. Ceiling runners installed to braced walls as indicated to comply with NZS3604:2011 8.7.3.4.													
New bracing values exceed the values of the existing walls removed. No change to existing along values.													
removed bracing across				new bracing across									
length (m)	W (BU)	EQ (BU)		element	W (BU)	EQ (BU)							
3.3 1-side	66	59		1	41	41							
				2	90	78							
TOTAL	66	59		3	28	29							
				TOTAL	159	148							
removed bracing along				new bracing along									
length (m)	W (BU)	EQ (BU)		element	W (BU)	EQ (BU)							
none				1	200	174							
TOTAL	0	0		TOTAL	200	174							

ground floor plan - rear

= showing proposed alterations

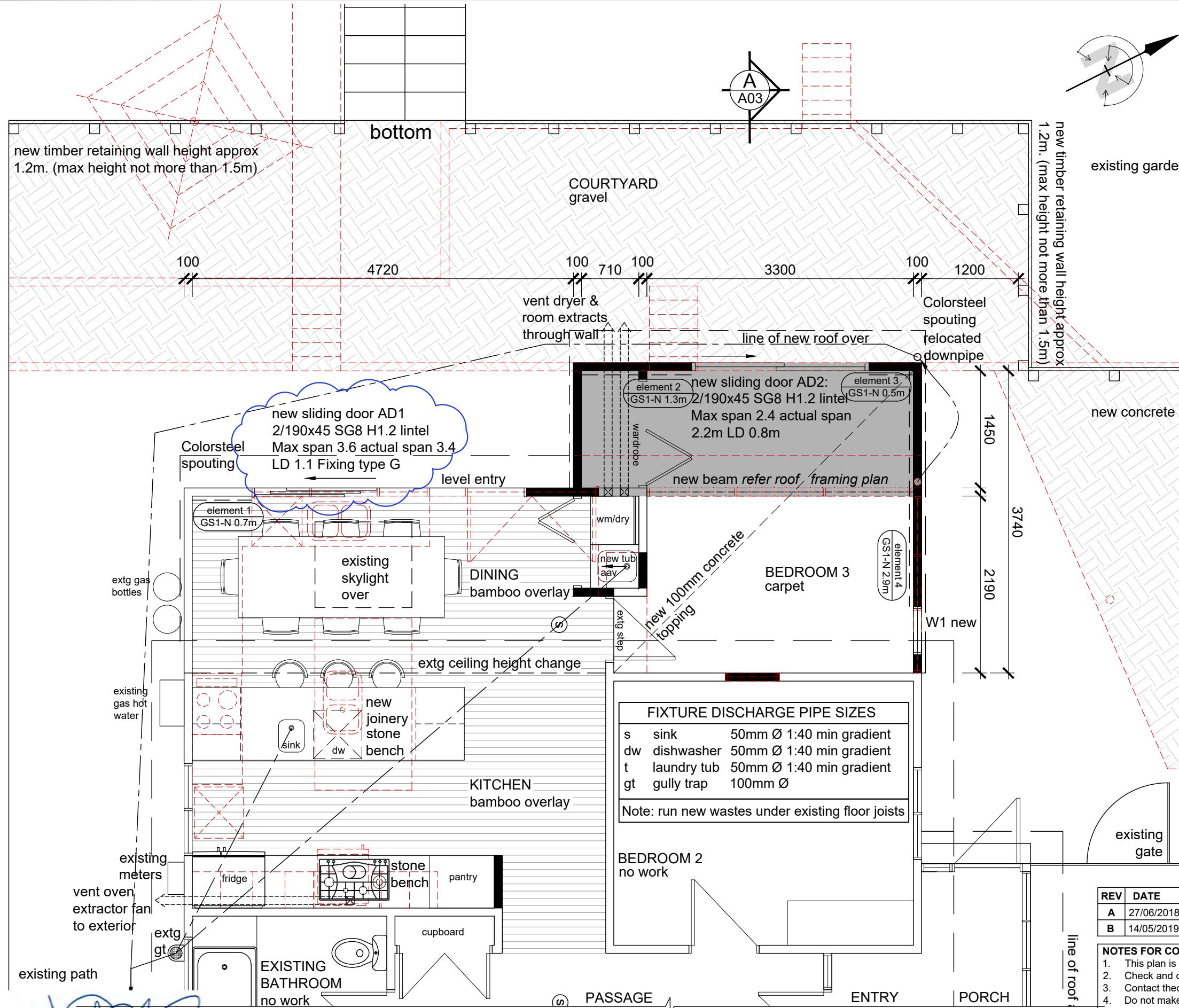
scale 1:50 @A3

REV	DATE	DESCRIPTION
A	27/06/2018	updated note about max height of retaining walls

WATER-LEVEL MONITORING

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Proposed Alterations for:

Jenny Dodds & Paul Heron

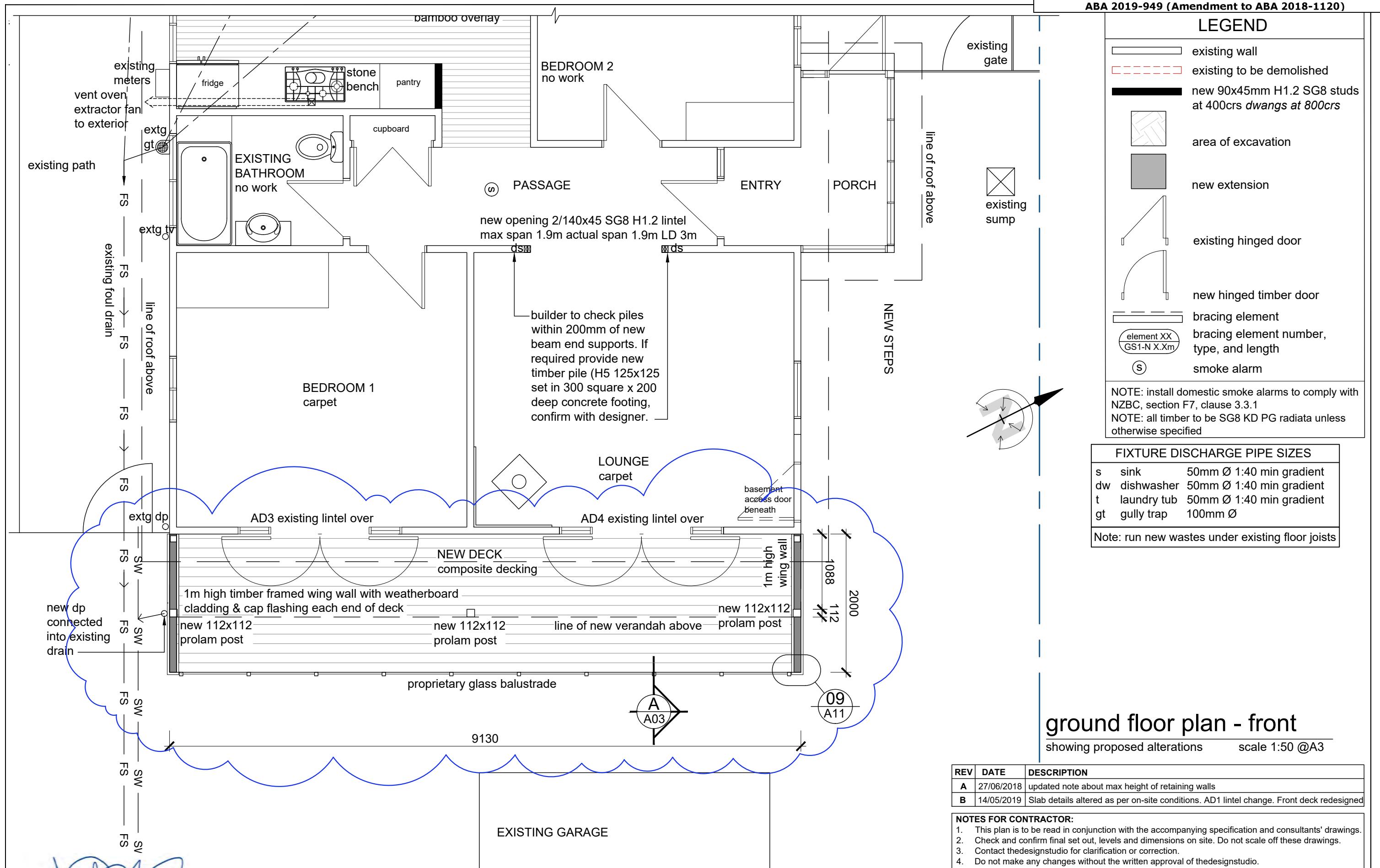
4 St Leonards Drive, St Leonards, Dunedin

sheet title

proposed floor plan

Revised Building Consent Issue

date:	sheet	of 11
15/05/2019	A02	
drawn: KM		
job #: 1762	Rev B	



Proposed Alterations for:

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4 St Leonards Drive, St Leonards, Dunedin

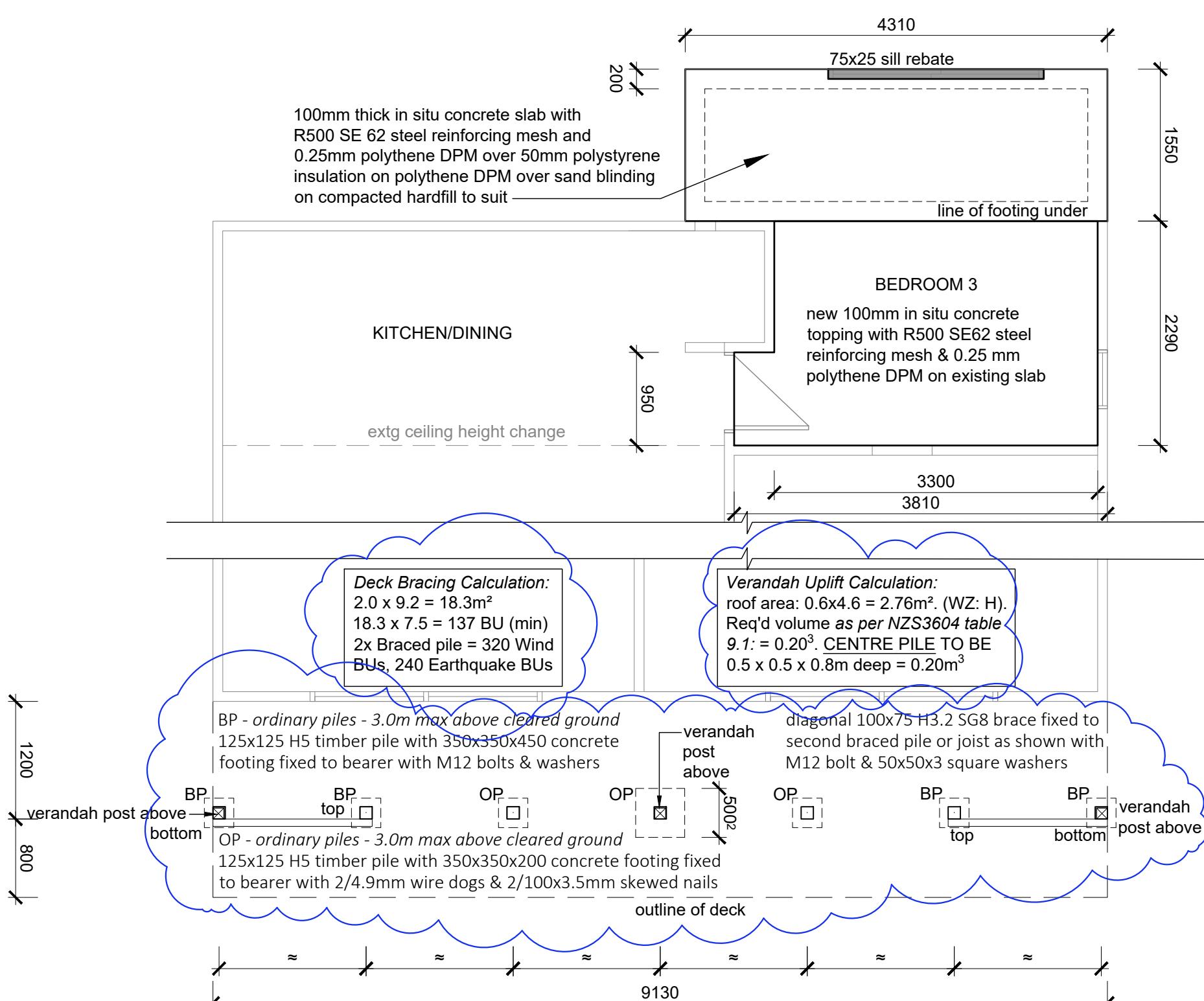
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proposed floor plan

**Revised Building
Consent Issue**

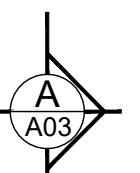
date: 15/05/2019
drawn: KM
job #: 1762

sheet A03 of 11
Rev B



foundation plan

scale 1:100 @A3



Proposed Alterations for:

Jenny Dodds & Paul Heron

4 St Leonards Drive, St Leonards, Dunedin

sheet title

foundation plan scale 1:100

Revised Building Consent Issue

REV	DATE	DESCRIPTION
A	27/06/2018	updated note about max height of retaining walls
B	14/05/2019	Slab details altered as per on-site conditions. AD1 lintel change. Front deck redesigned
C	18/06/2019	braced piles added to new deck design. Ss fixings noted

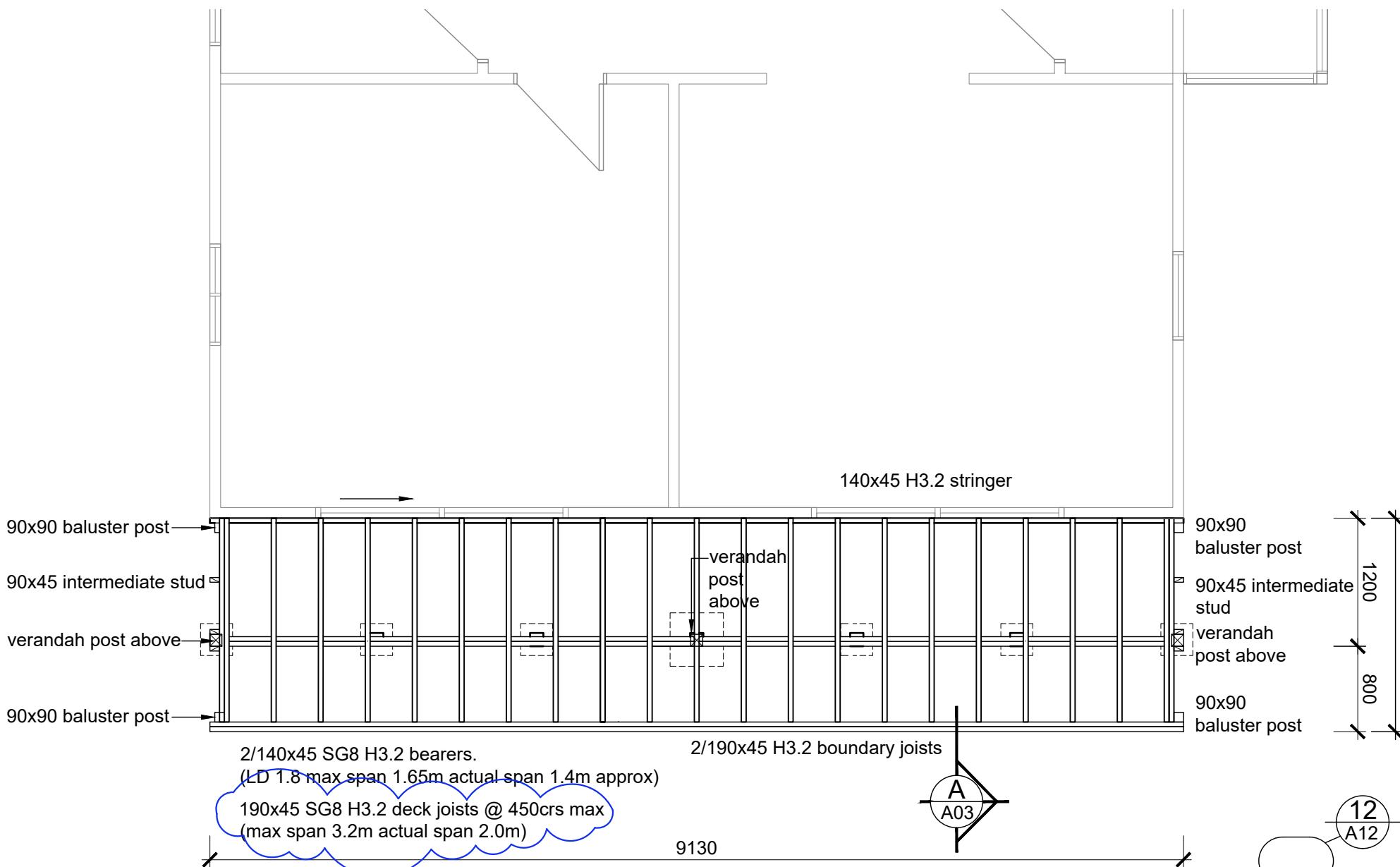
NOTES FOR CONTRACTOR:

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date:	sheet
19/06/2019	of 11
drawn: KM	
job #: 1762	



REV	DATE	DESCRIPTION
A	27/06/2018	updated note about max height of retaining walls
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floor framing plan

scale 1:100 @A3



Proposed Alterations for:

Jenny Dodds & Paul Heron
4 St Leonards Drive, St Leonards, Dunedin

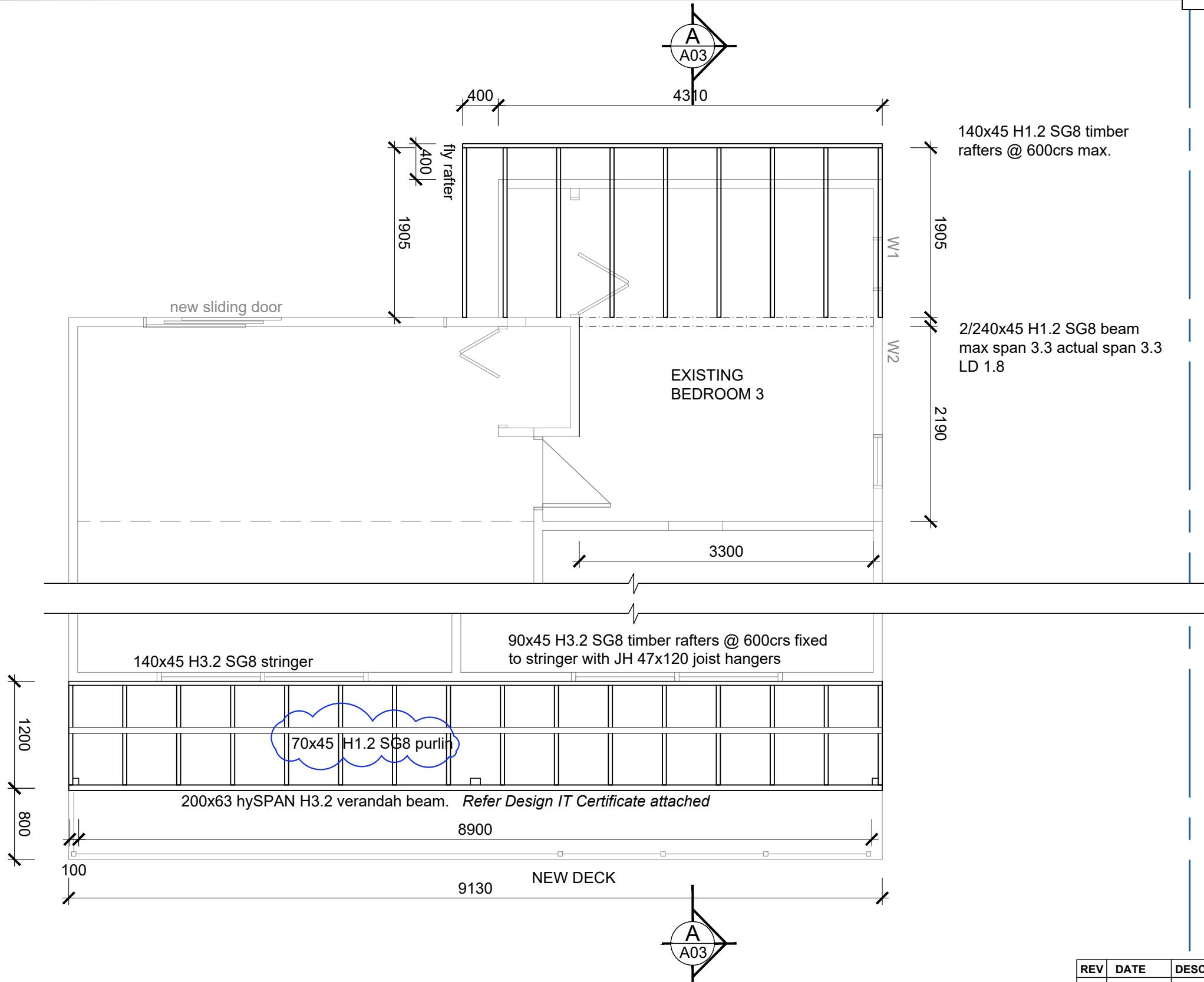
sheet title

deck framing plan

Revised Building
Consent Issue

date:
19/06/2019
drawn: KM
job #: 1762

sheet
of 11
A05
Rev C



REV	DATE	DESCRIPTION
A	27/06/2018	updated note about max height of retaining walls
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roof framing plan

showing proposed alterations

scale 1:100 @A3

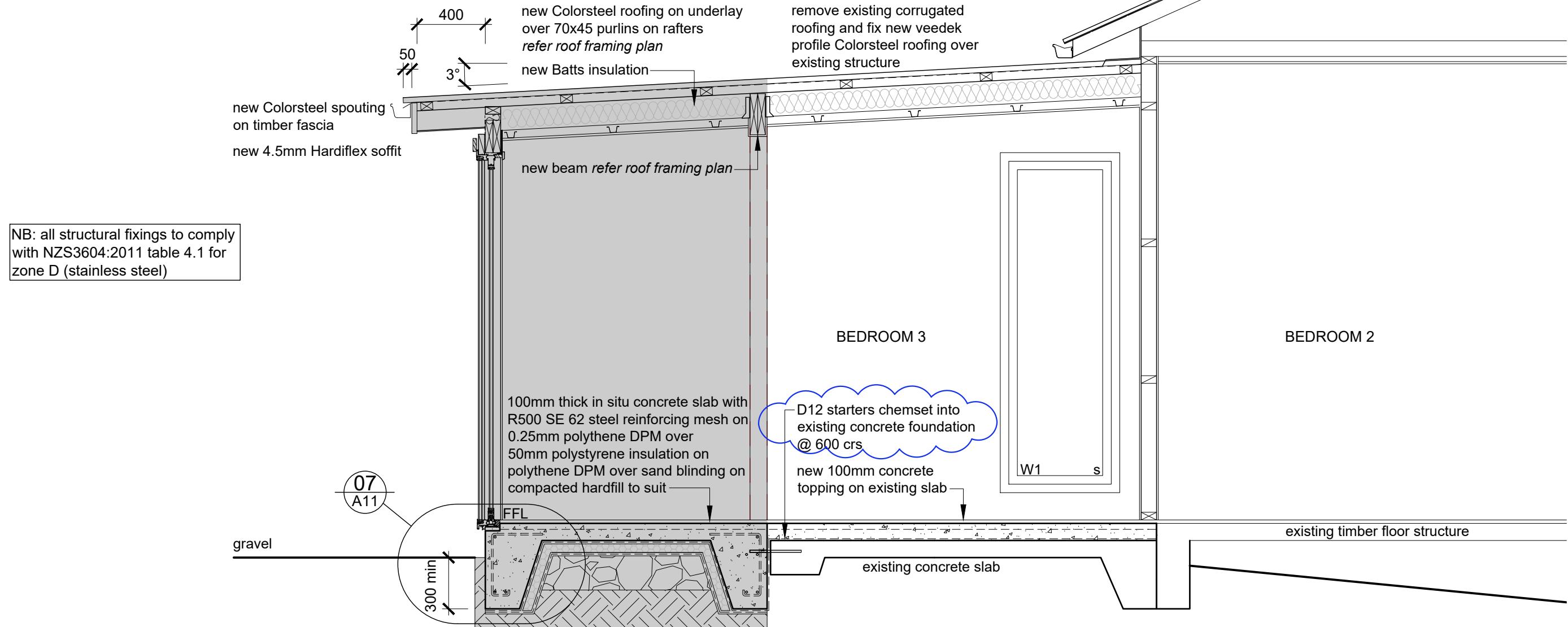


Proposed Alterations for:
Jenny Dodds & Paul Heron
4 St Leonards Drive, St Leonards, Dunedin

sheet title
roof framing plan

Revised Building Consent Issue

date: 19/06/2019
drawn: KM
job #: 1762
sheet of 11
A06
Rev C



REV	DATE	DESCRIPTION
A	27/06/2018	updated note about max height of retaining walls
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CROSS SECTION PART 1

showing extension & back of house scale 1:100 @A3



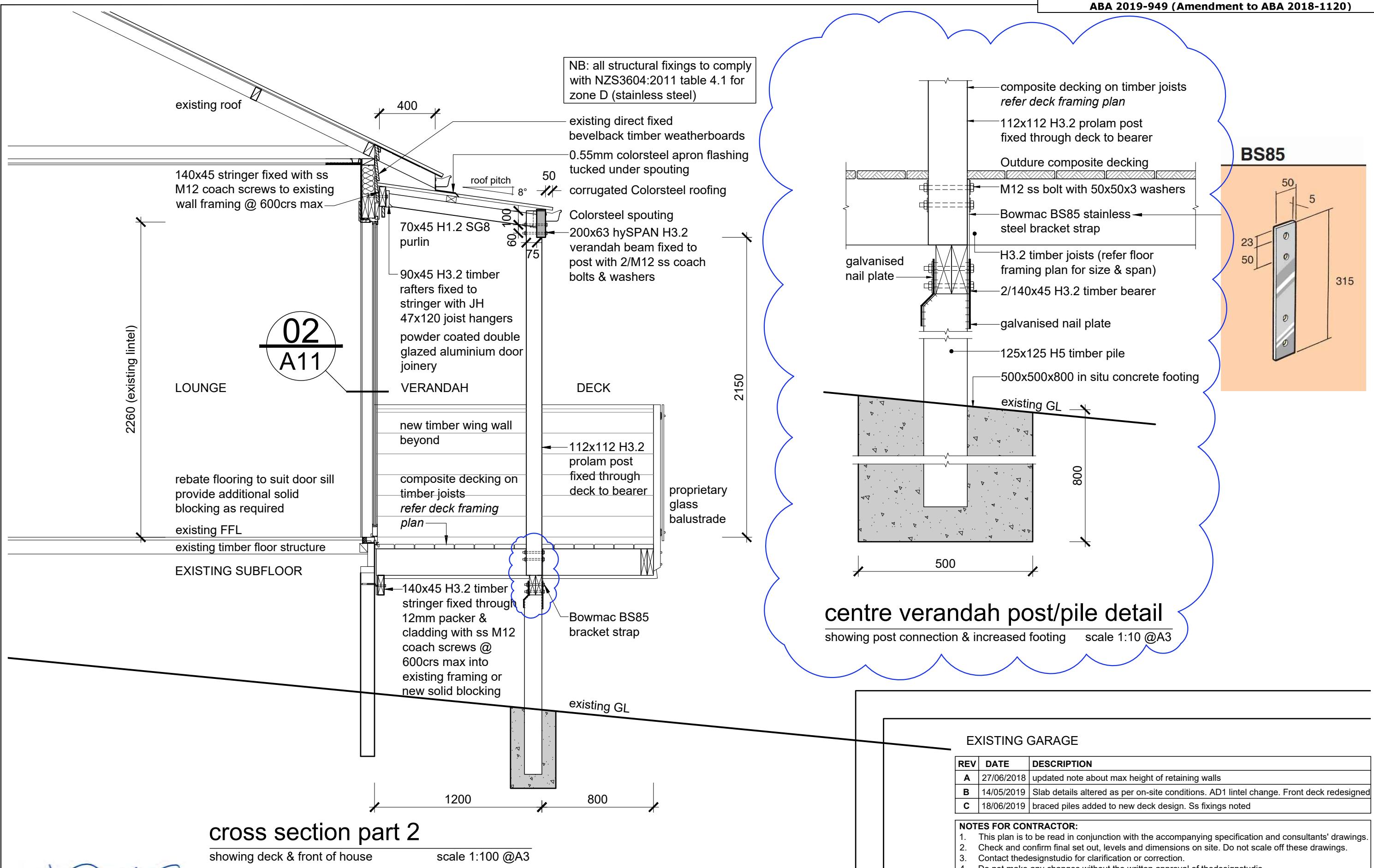
Proposed Alterations for:
Jenny Dodds & Paul Heron
4 St Leonards Drive, St Leonards, Dunedin

sheet title
**cross section 1
back half of house**

**Revised Building
Consent Issue**

date: 19/06/2019
drawn: KM
job #: 1762

sheet of 11
A07
Rev C



CROSS SECTION PART 2

showing deck & front of house

scale 1:100 @A3



Proposed Alterations for:

Jenny Dodds & Paul Heron
4 St Leonards Drive, St Leonards, Dunedin

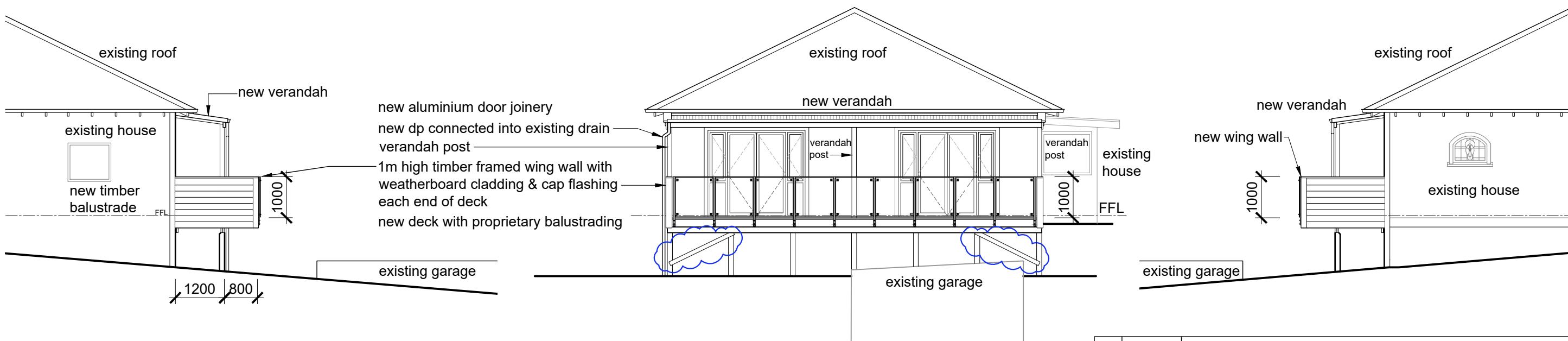
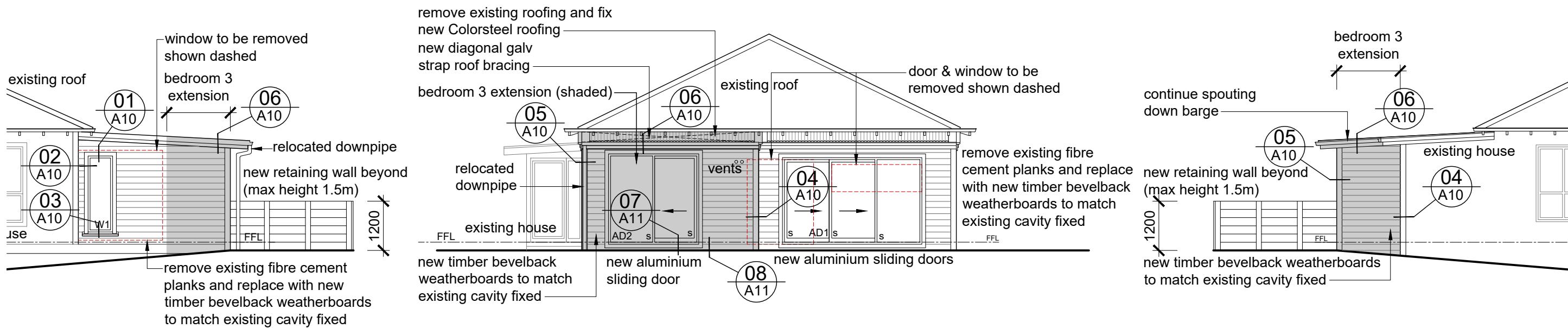
sheet title

**cross section 2
front of house**

**Revised Building
Consent Issue**

date: 19/06/2019
drawn: KM
job #: 1762

sheet of 11
A08
Rev C



elevations

scale 1:100 @A3

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Proposed Alterations for:
Jenny Dodds & Paul Heron
4 St Leonards Drive, St Leonards, Dunedin

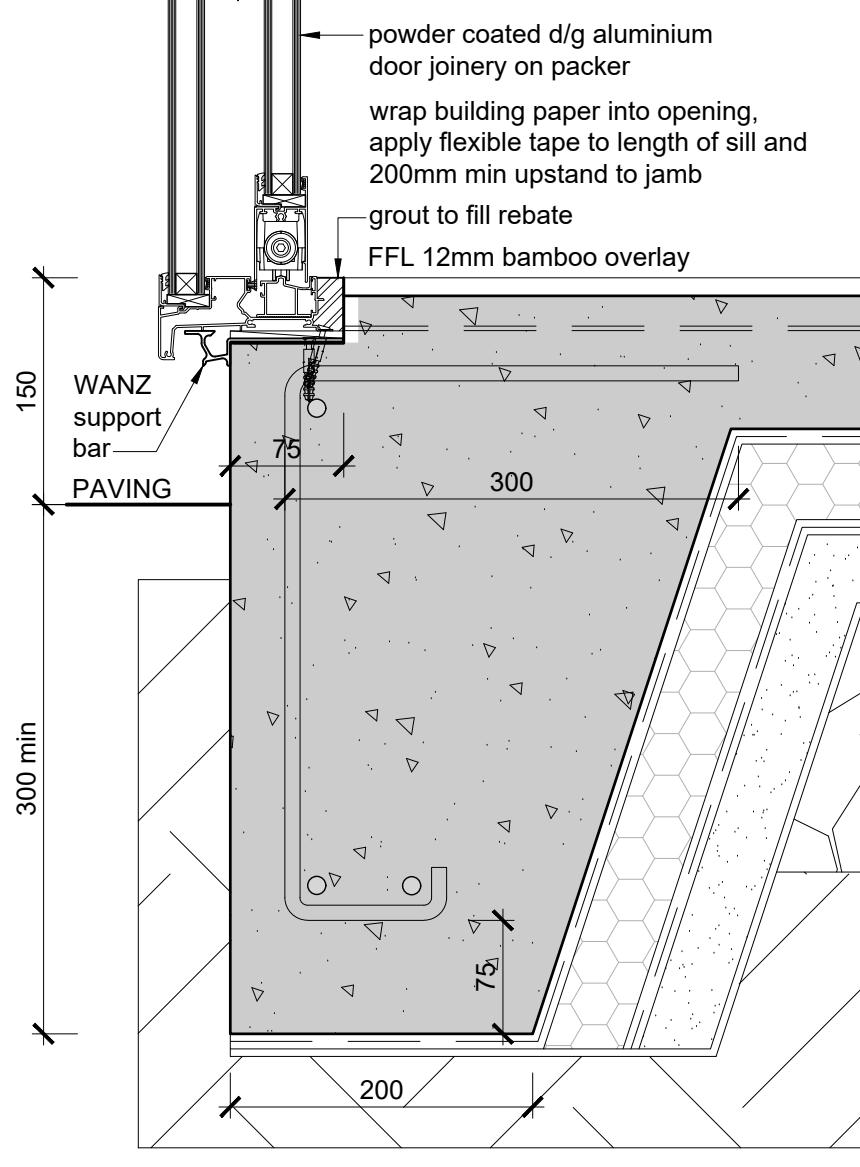
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elevations

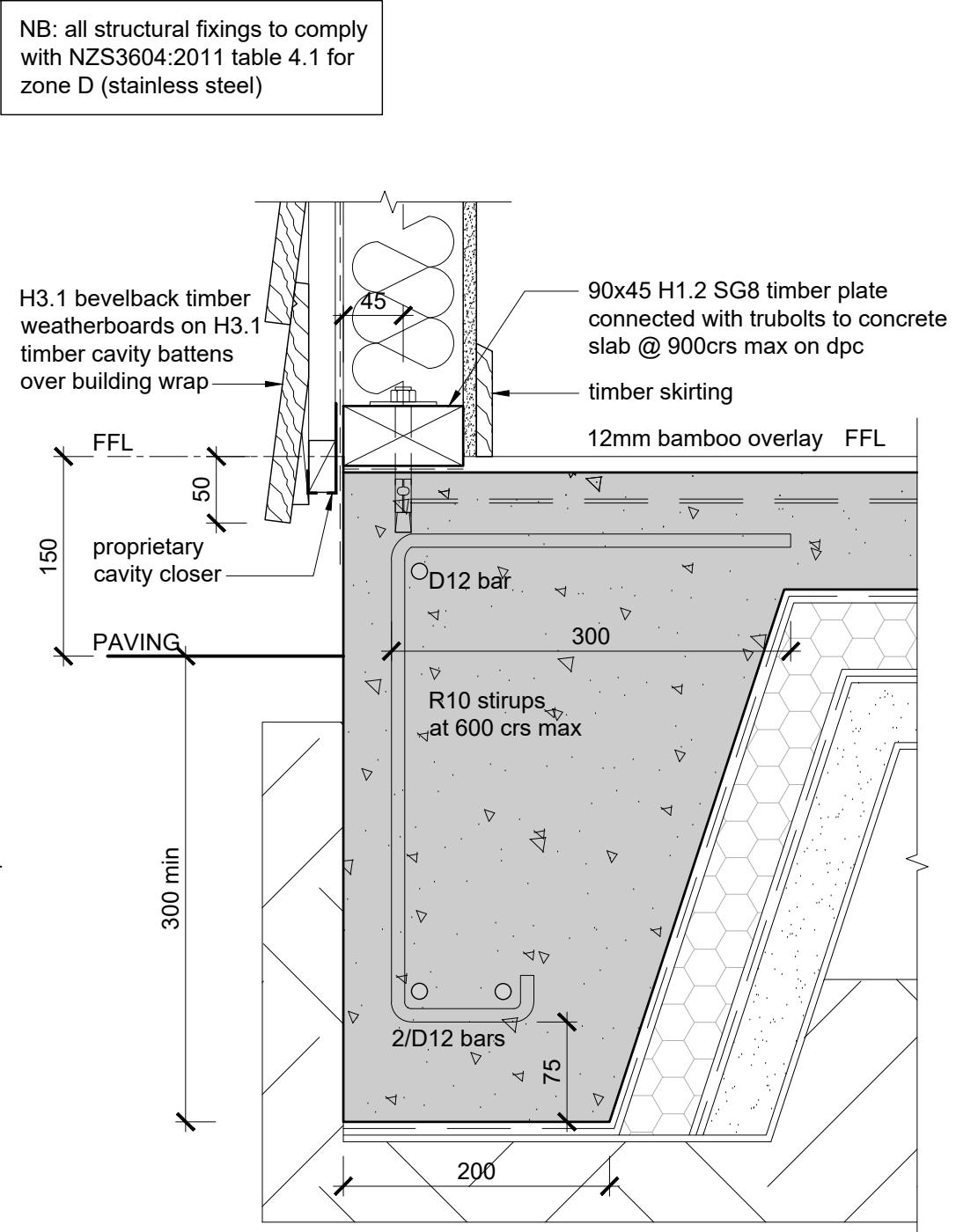
Revised Building
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19/06/2019
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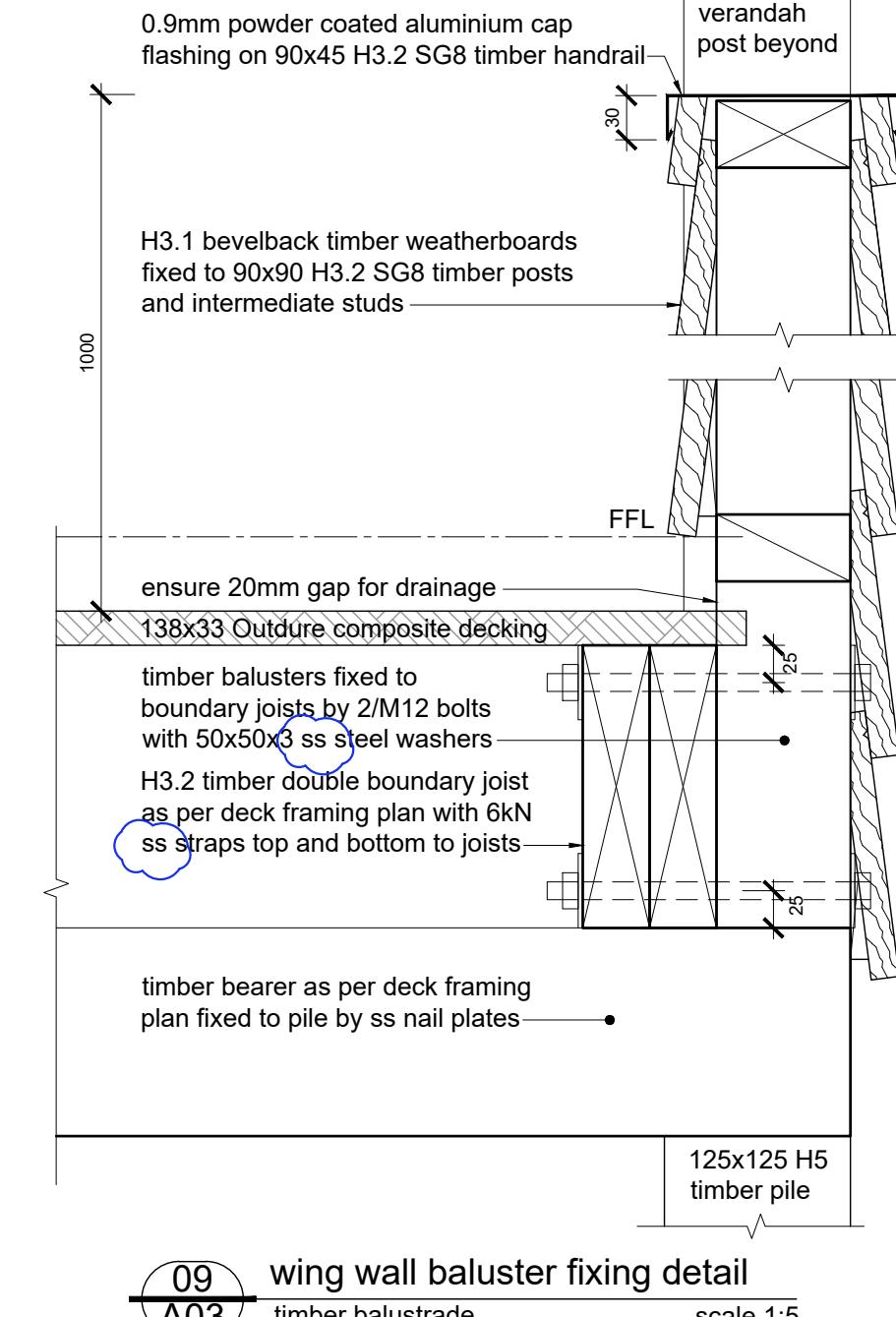
sheet
of 11
A09
Rev C



07 typical sliding door sill
A09 b/back w/boards on cavity system scale 1:5



08 slab footing detail
A09 scale 1:5



09 A03 wing wall baluster fixing detail
timber balustrade scale 1:5

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sheet title
floor details

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sheet of 11
A11
Rev C