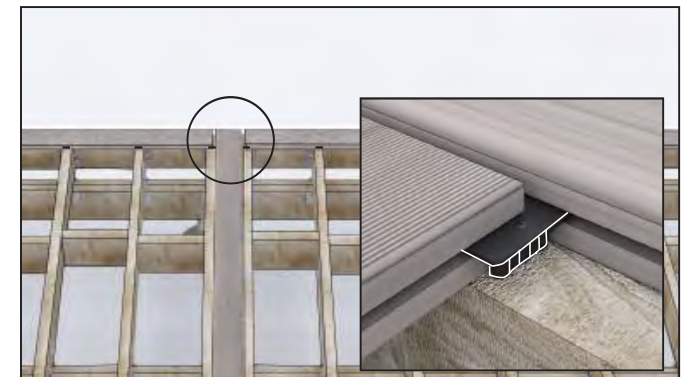
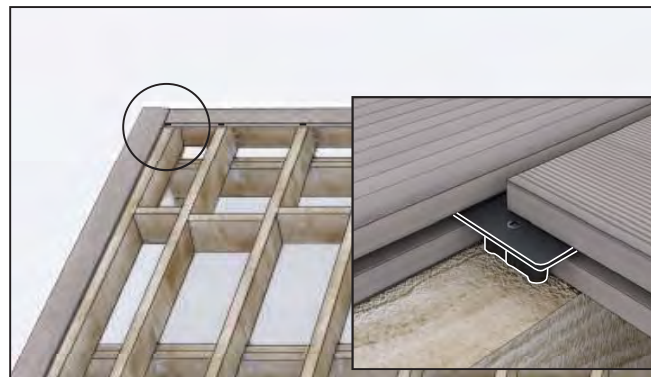
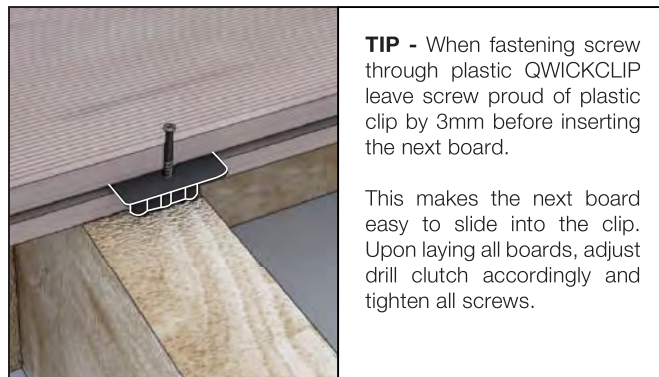
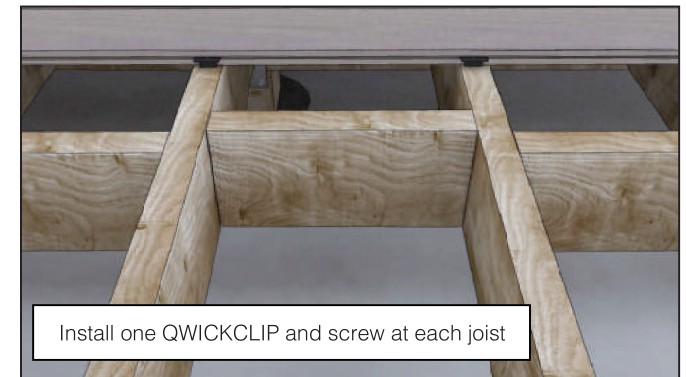
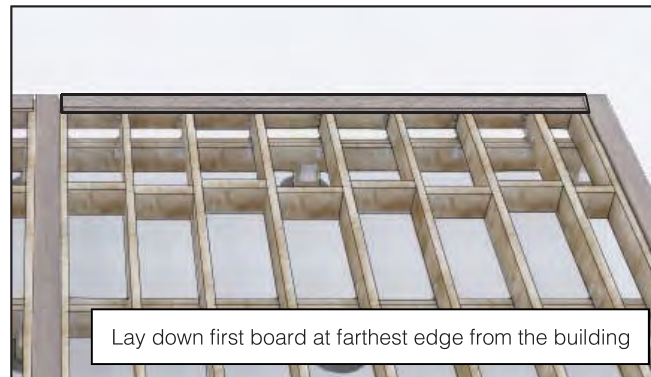
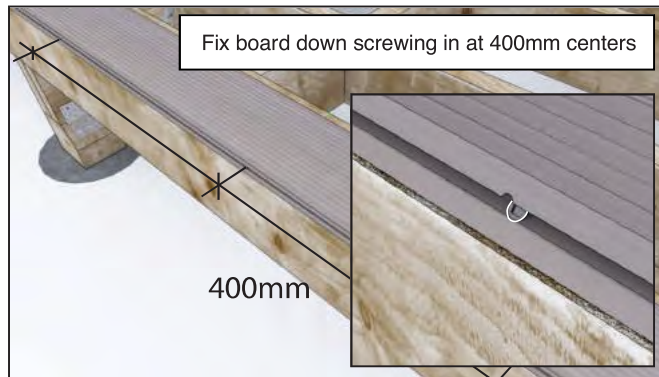
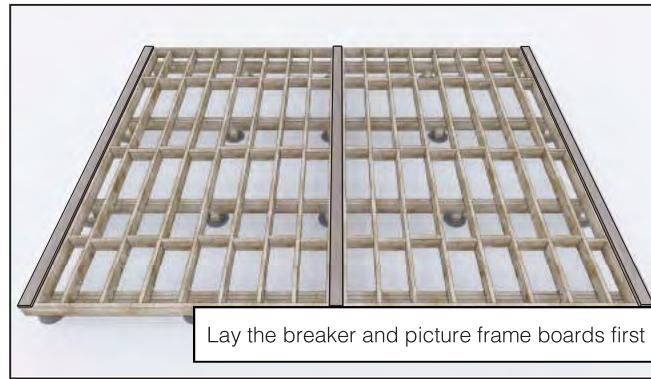
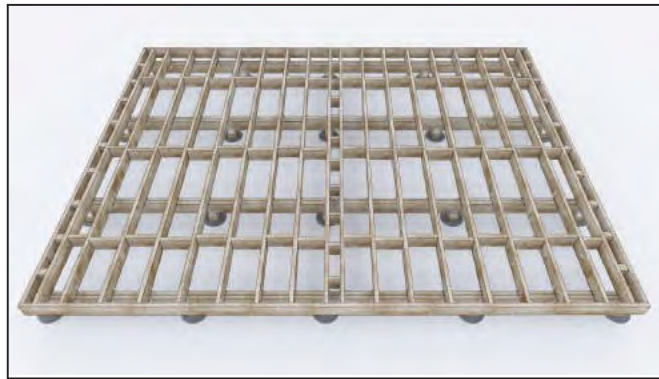
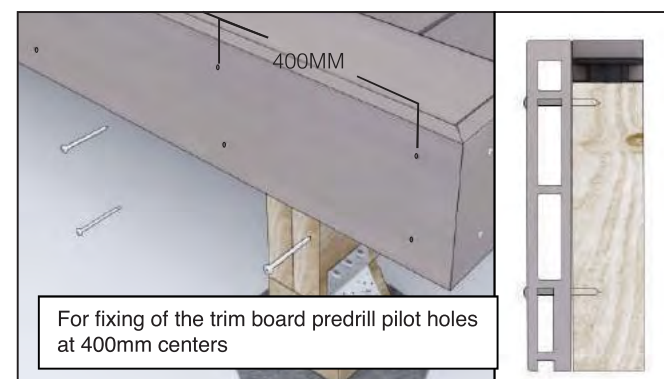
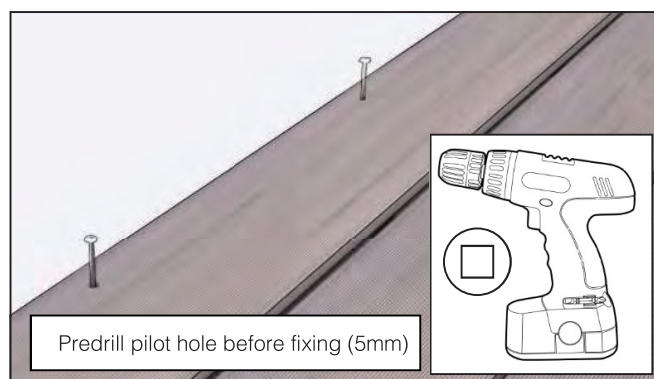
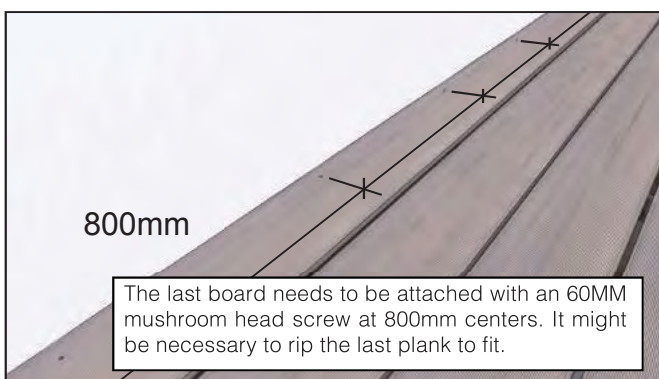
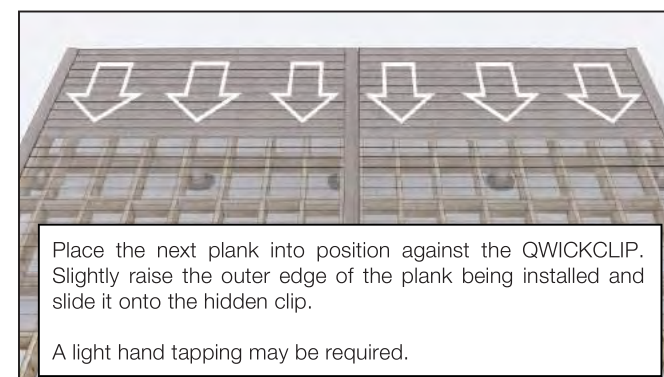
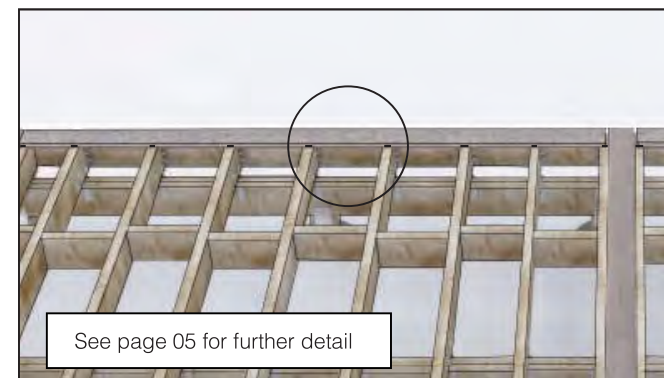
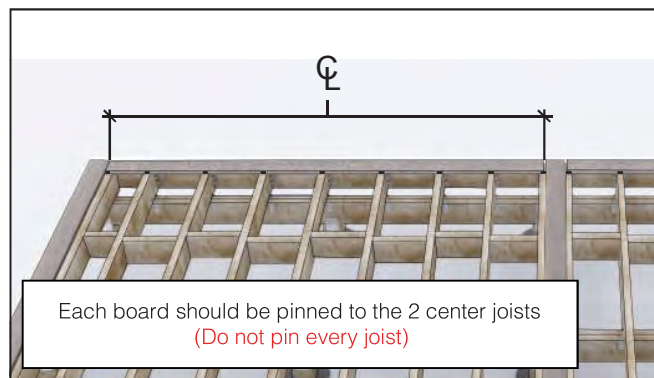
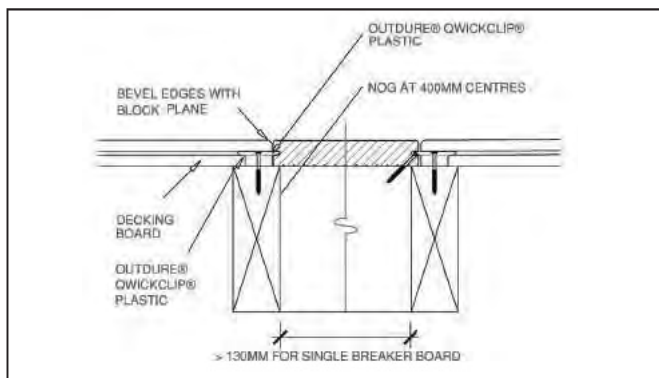


## Breaker board layout installation

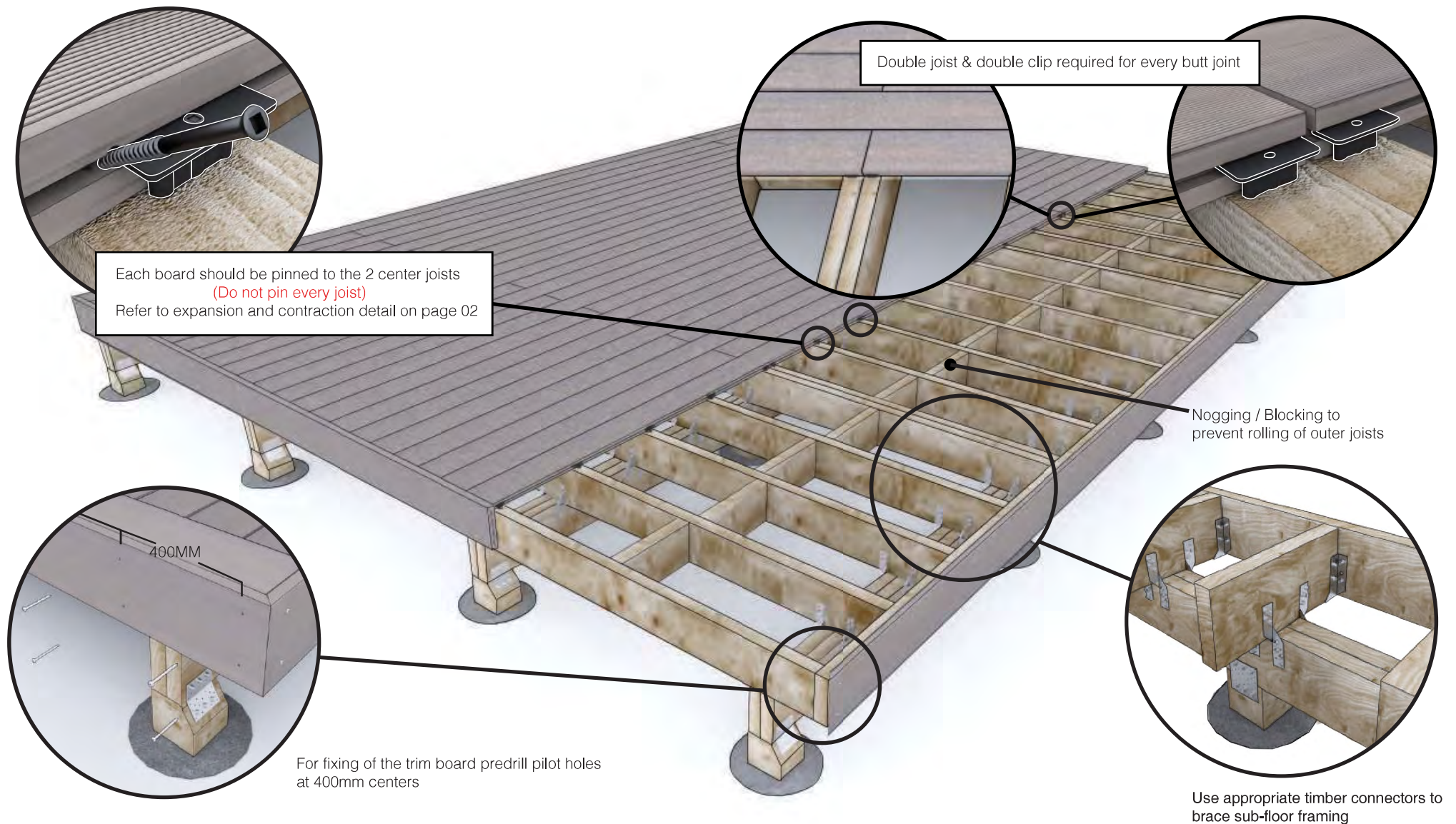




## Breaker board layout installation

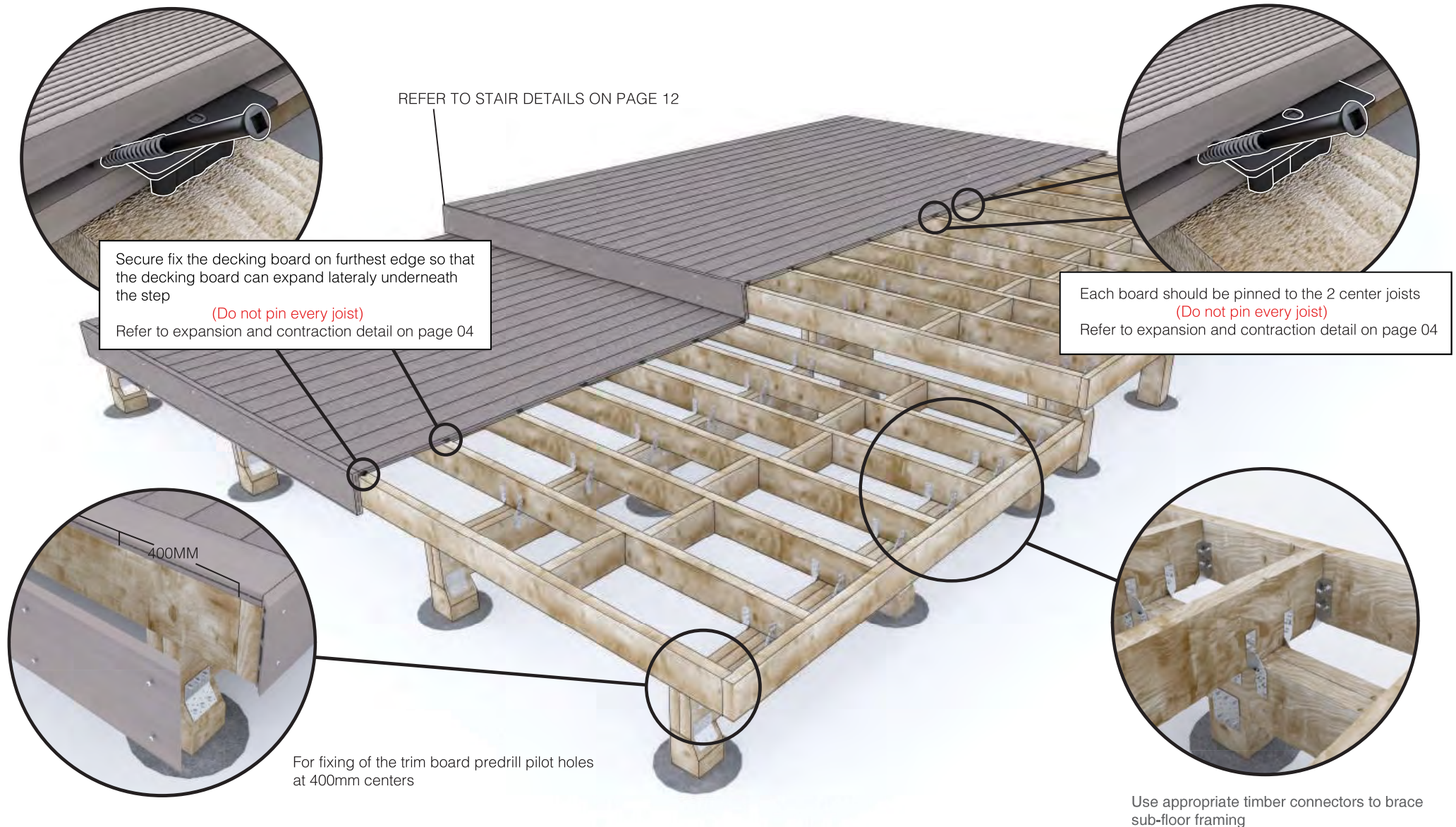


## Staggered board layout



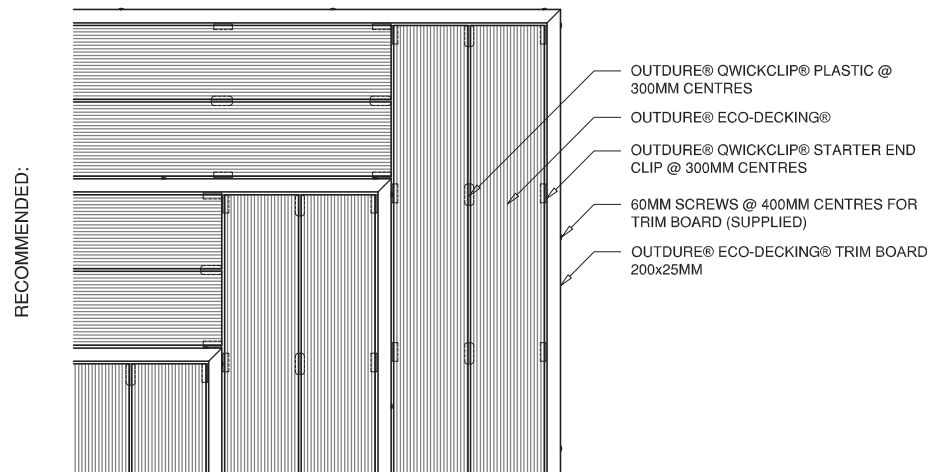


## Full board lengths

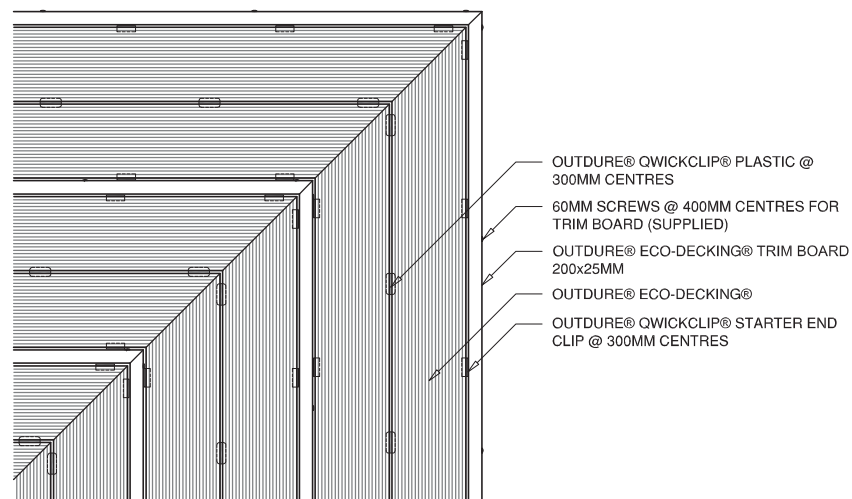


## Stair details

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

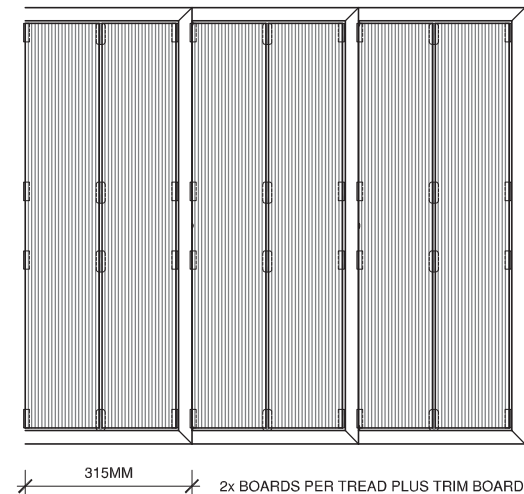


**FIG C3.** PLAN VIEW OF STAIRS - PICTURE FRAME  
MORE SUB-FRAME WORK REQUIRED  
MITRE JOINTS MAY OPEN  
MORE CLIPS & SCREWS REQUIRED



### RECOMMENDED STAIR WIDTH OPTIONS

#### A) 2x BOARDS WIDE



#### B) 3x BOARDS WIDE

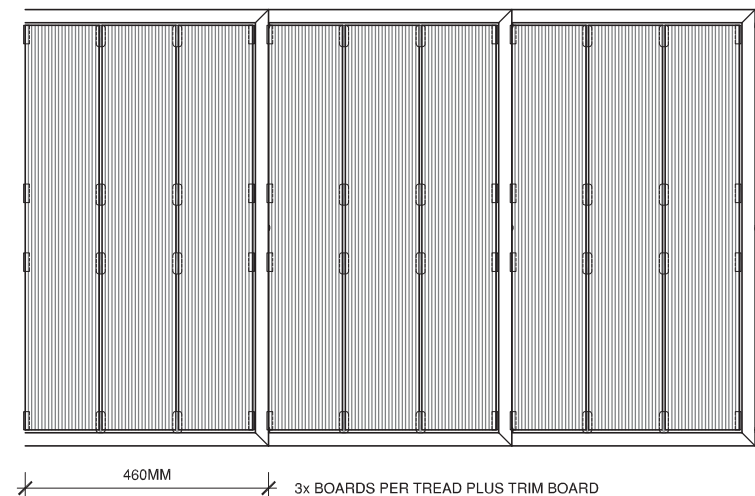
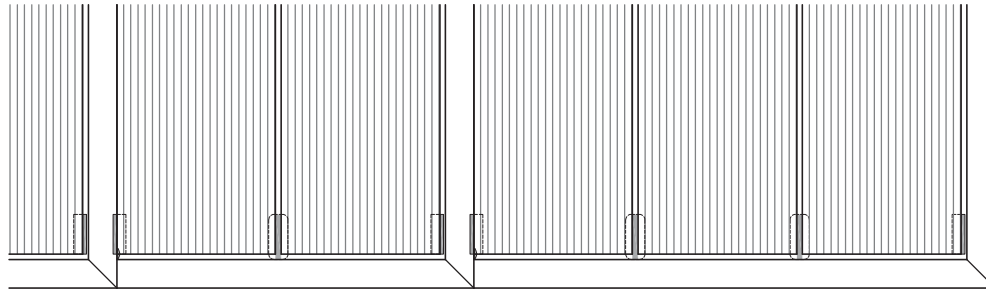
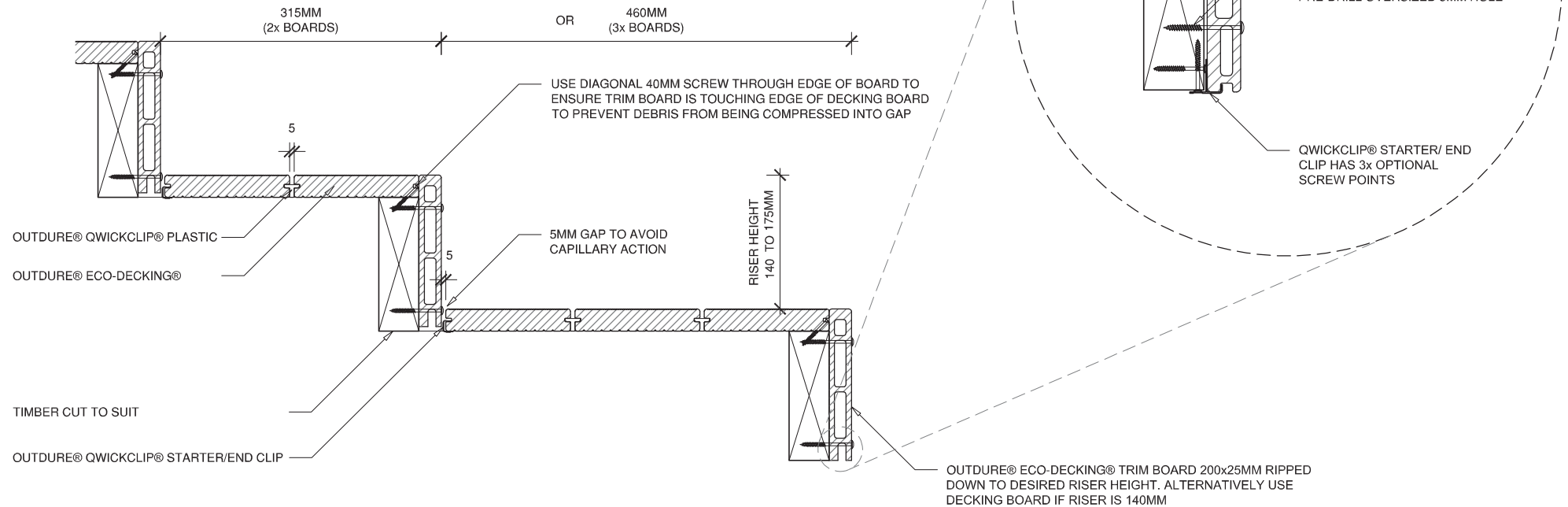


FIG 11. STAIR DETAIL B - RISER 140 > 175MM  
TREAD 315MM (2x BOARDS)  
TREAD 460MM (3x BOARDS)

## 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](mailto: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**

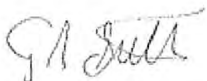
A compliance schedule is not required for the building.

**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**

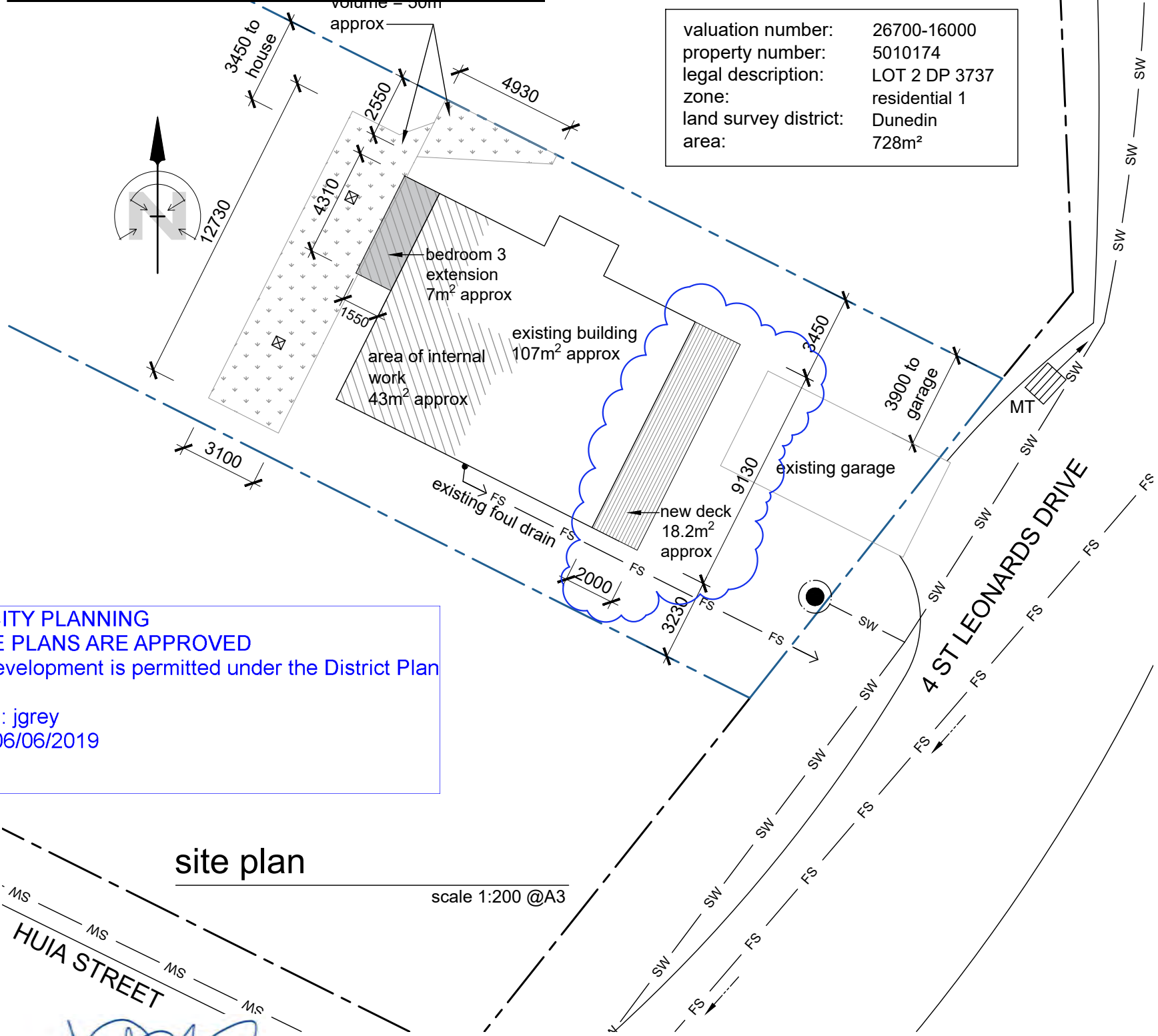
**On behalf of Dunedin City Council**

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  
**Date: 18/06/2019**      **Plumbing: P Brookland**  
volume = 50m<sup>3</sup>  
approx

legal description	
valuation number:	26700-16000
property number:	5010174
legal description:	LOT 2 DP 3737
zone:	residential 1
land survey district:	Dunedin
area:	728m <sup>2</sup>

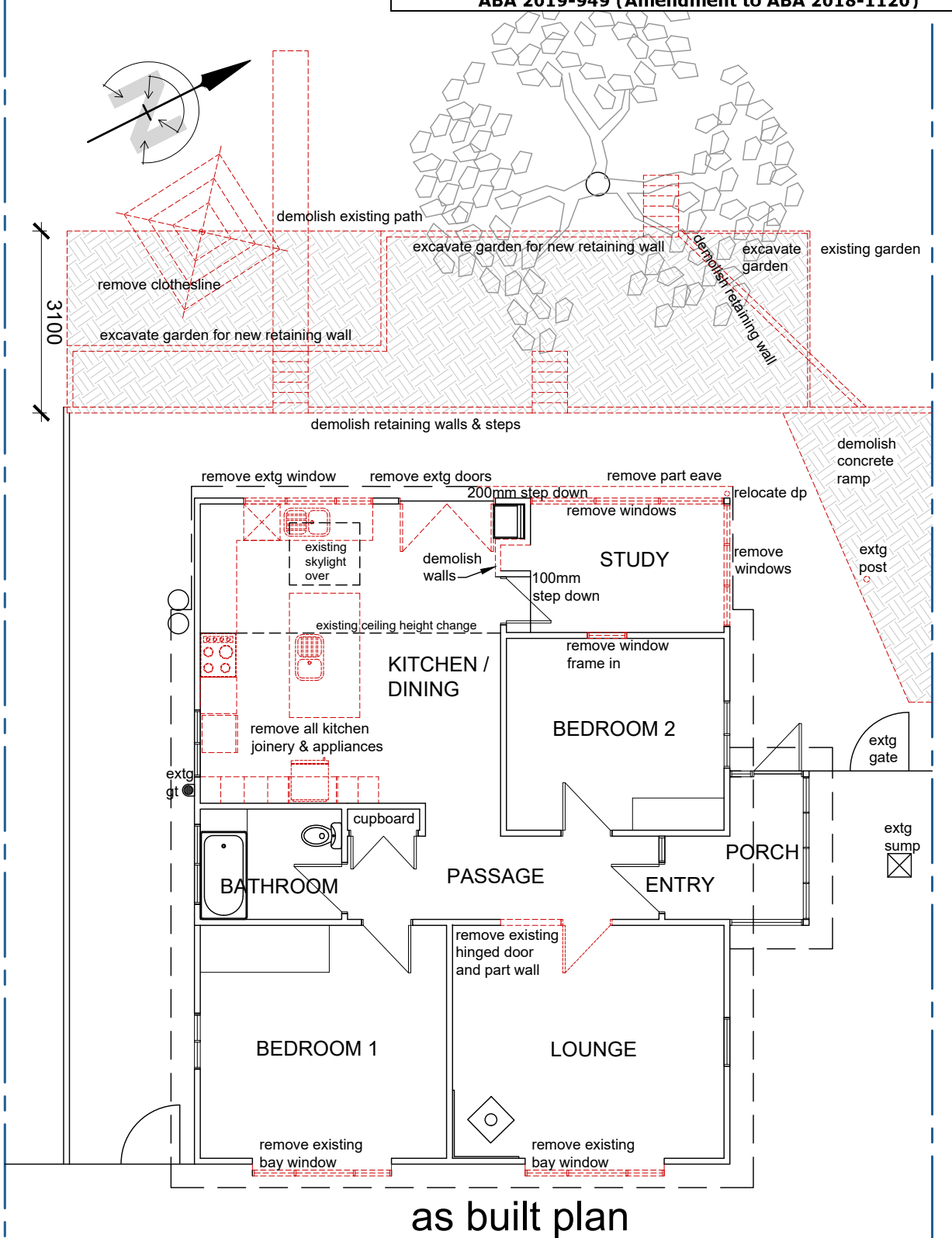


DCC CITY PLANNING  
THESE PLANS ARE APPROVED  
This development is permitted under the District Plan

Signed: jgrey  
Date: 06/06/2019

site plan

scale 1:200 @A3



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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2. Check and confirm final set out, levels and dimensions on site. Do not scale off these drawings.
3. Contact thedesignstudio for clarification or correction.
4. Do not make any changes without the written approval of thedesignstudio.



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

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	EQ		element	W	EQ	
3.3	1-side	(BU)	(BU)	1	41	41	
		66	59	2	90	78	
				3	28	29	
				TOTAL	159	148	

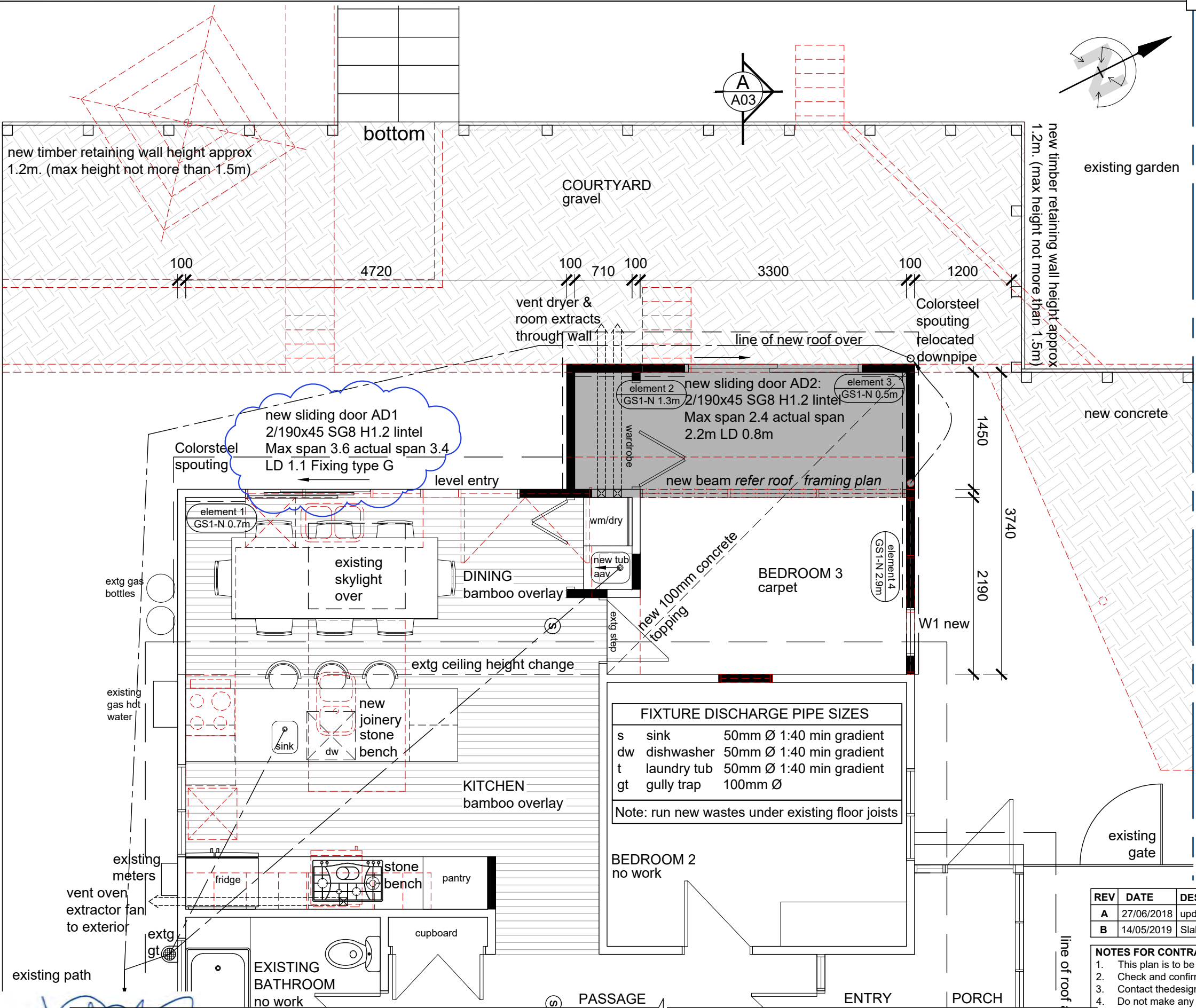
removed bracing along				new bracing along			
length (m)	W	EQ		element	W	EQ	
none	(BU)	(BU)		1	200	174	
				TOTAL	200	174	

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
B	14/05/2019	Slab details altered as per on-site conditions. AD1 lintel change. Front deck redesigned

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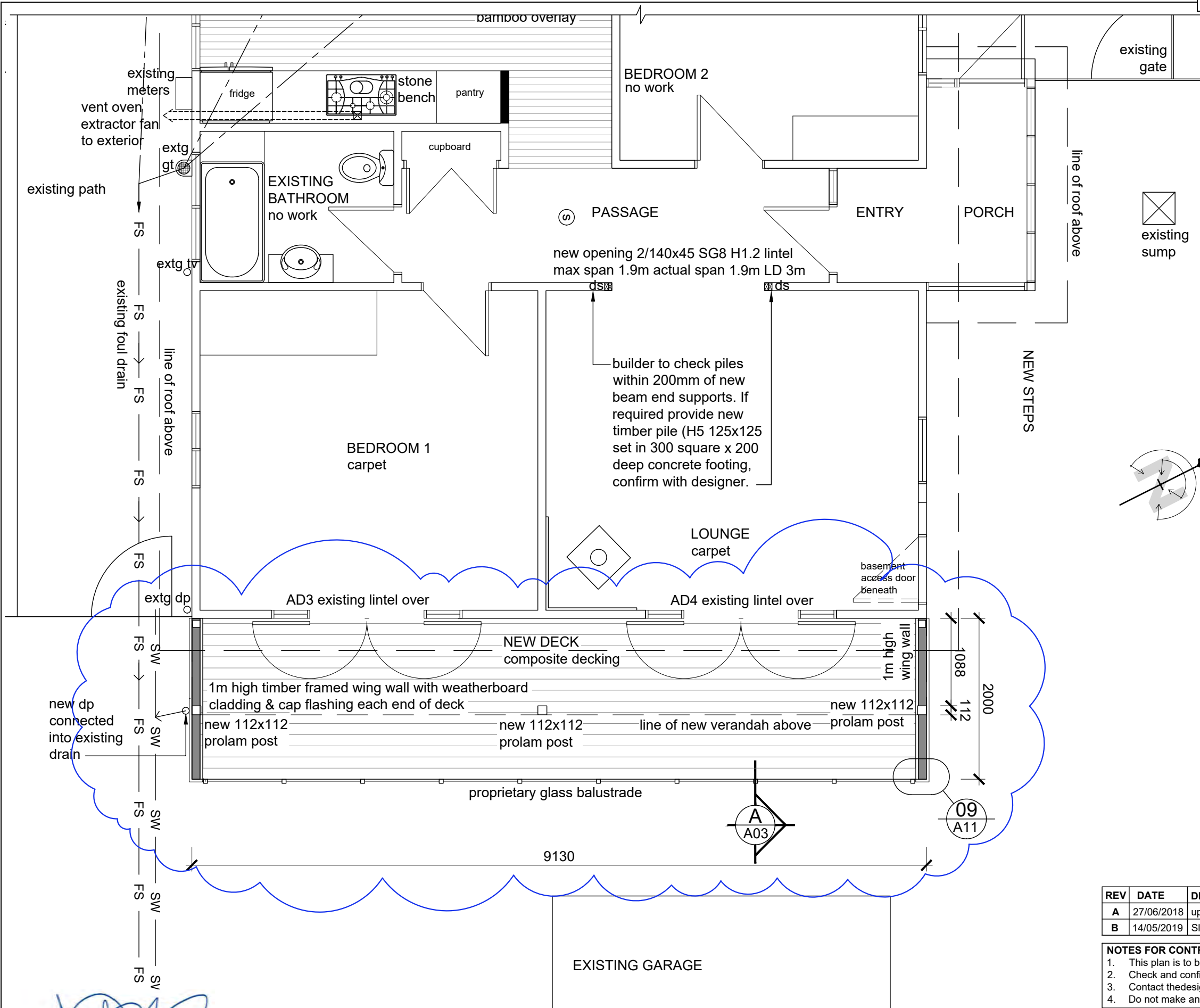
Proposed Alterations for:  
**Jenny Dodds & Paul Heron**  
4 St Leonards Drive, St Leonards, Dunedin

sheet title  
**proposed floor plan**

**Revised Building Consent Issue**

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

sheet of 11  
**A02**  
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

## FIXTURE DISCHARGE PIPE SIZES

s	sink	50mm Ø 1:40 min gradient
dw	dishwasher	50mm Ø 1:40 min gradient
t	laundry tub	50mm Ø 1:40 min gradient
gt	gully trap	100mm Ø

Note: run new wastes under existing floor joists

## ground floor plan - front

showing proposed alterations scale 1:50 @A3

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

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

sheet title

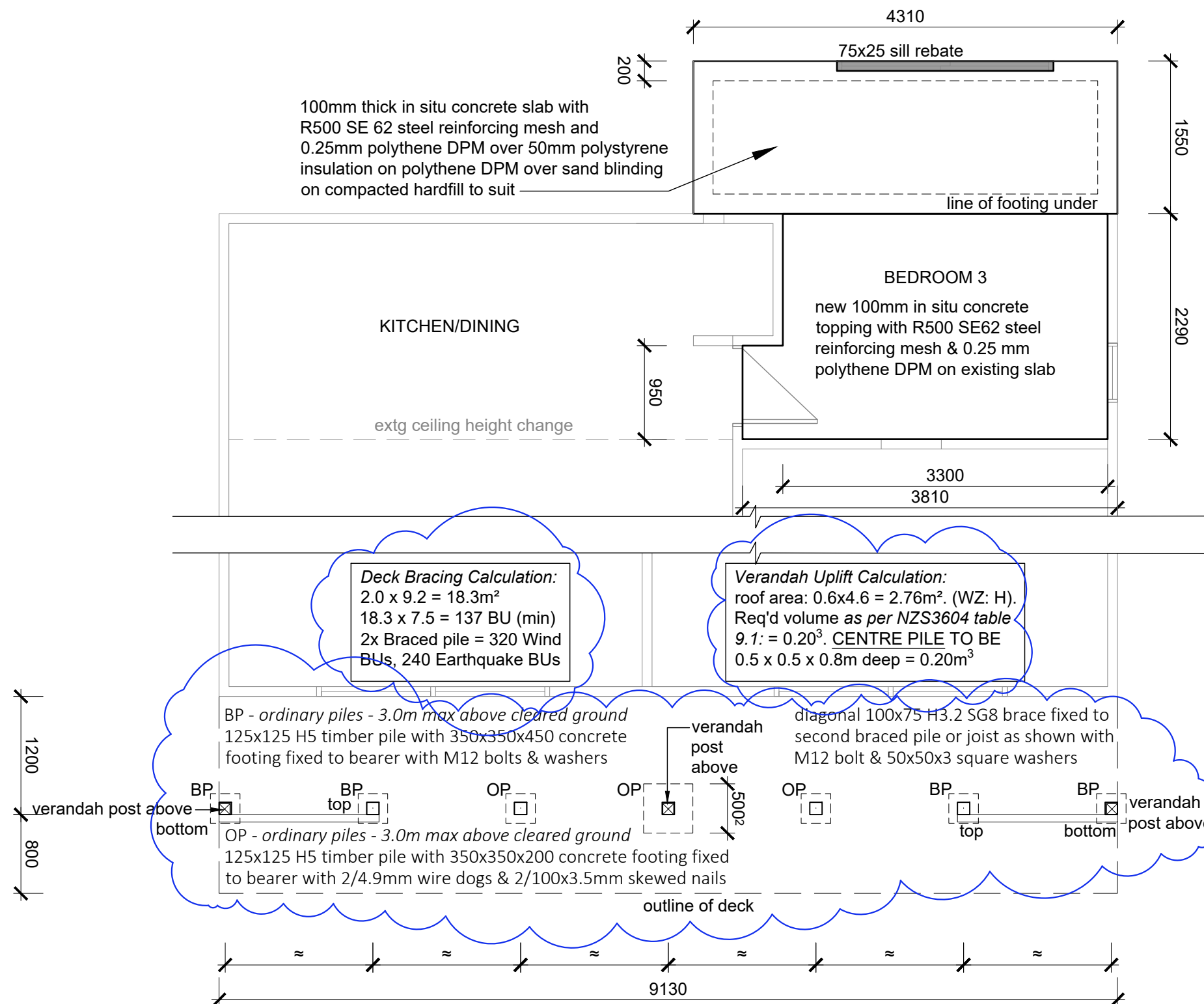
proposed floor plan

**Revised Building  
Consent Issue**

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

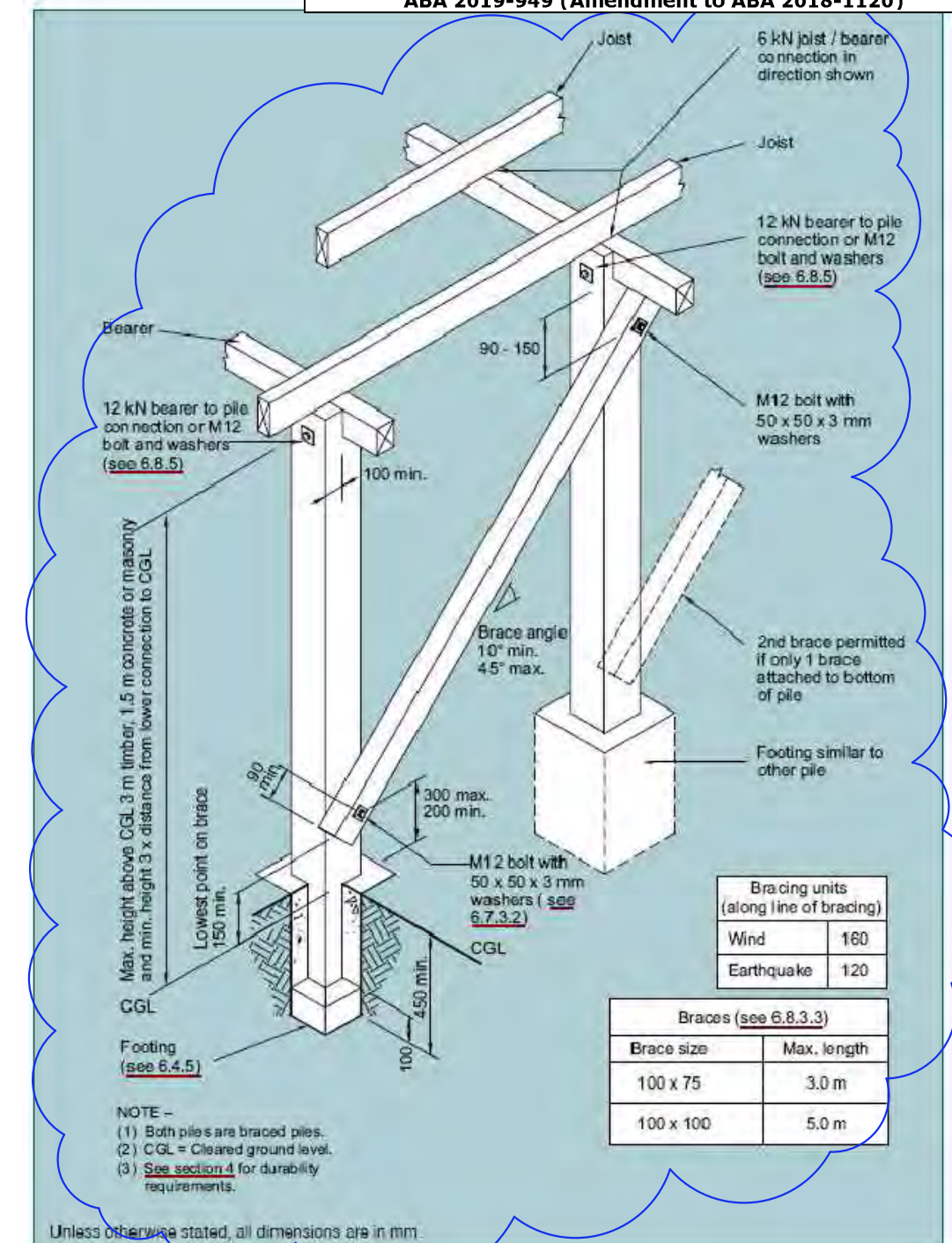
sheet of 11  
**A03**  
Rev B





foundation plan

scale 1:100 @A3



braced pile detail

scale 1:25 @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
C	18/06/2019	braced piles added to new deck design. Ss fixings noted

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

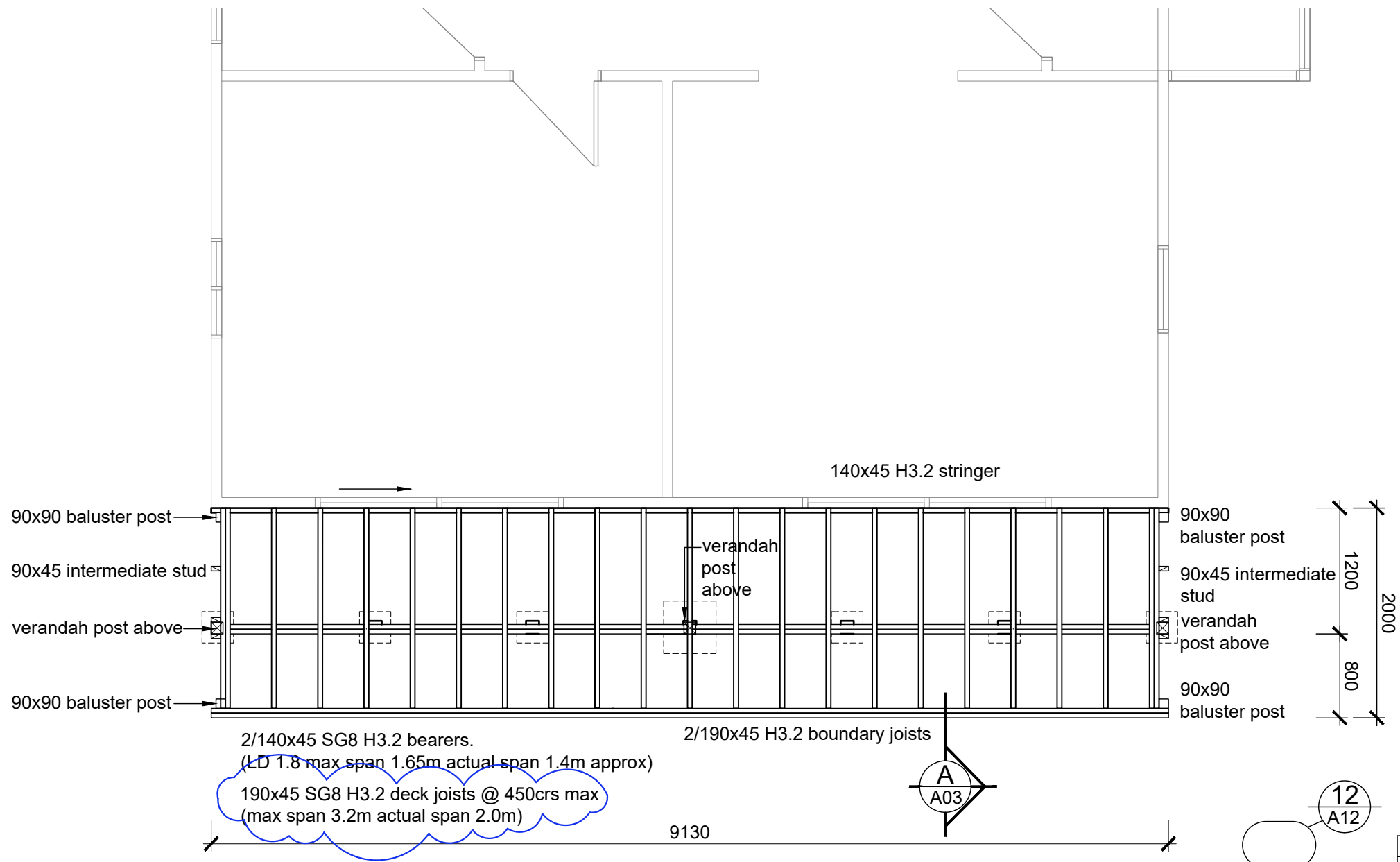
sheet title

foundation plan  
scale 1:100

**Revised Building  
Consent Issue**

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

sheet of 11  
**A04**  
Rev C



floor framing plan

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
C	18/06/2019	braced piles added to new deck design. SS fixings noted

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

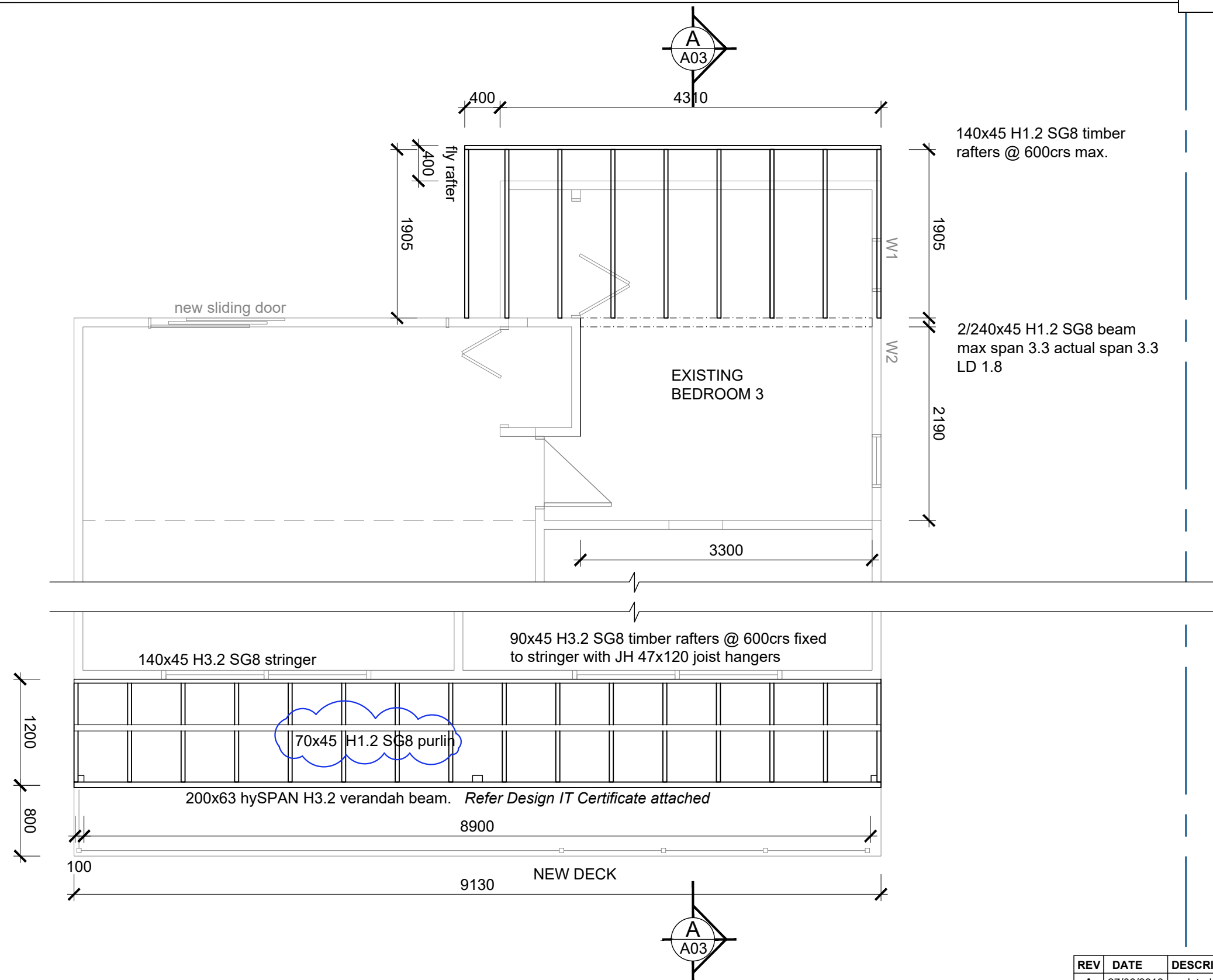
sheet title  
**deck framing plan**

**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
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

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roof framing plan

showing proposed alterations scale 1:100 @A3



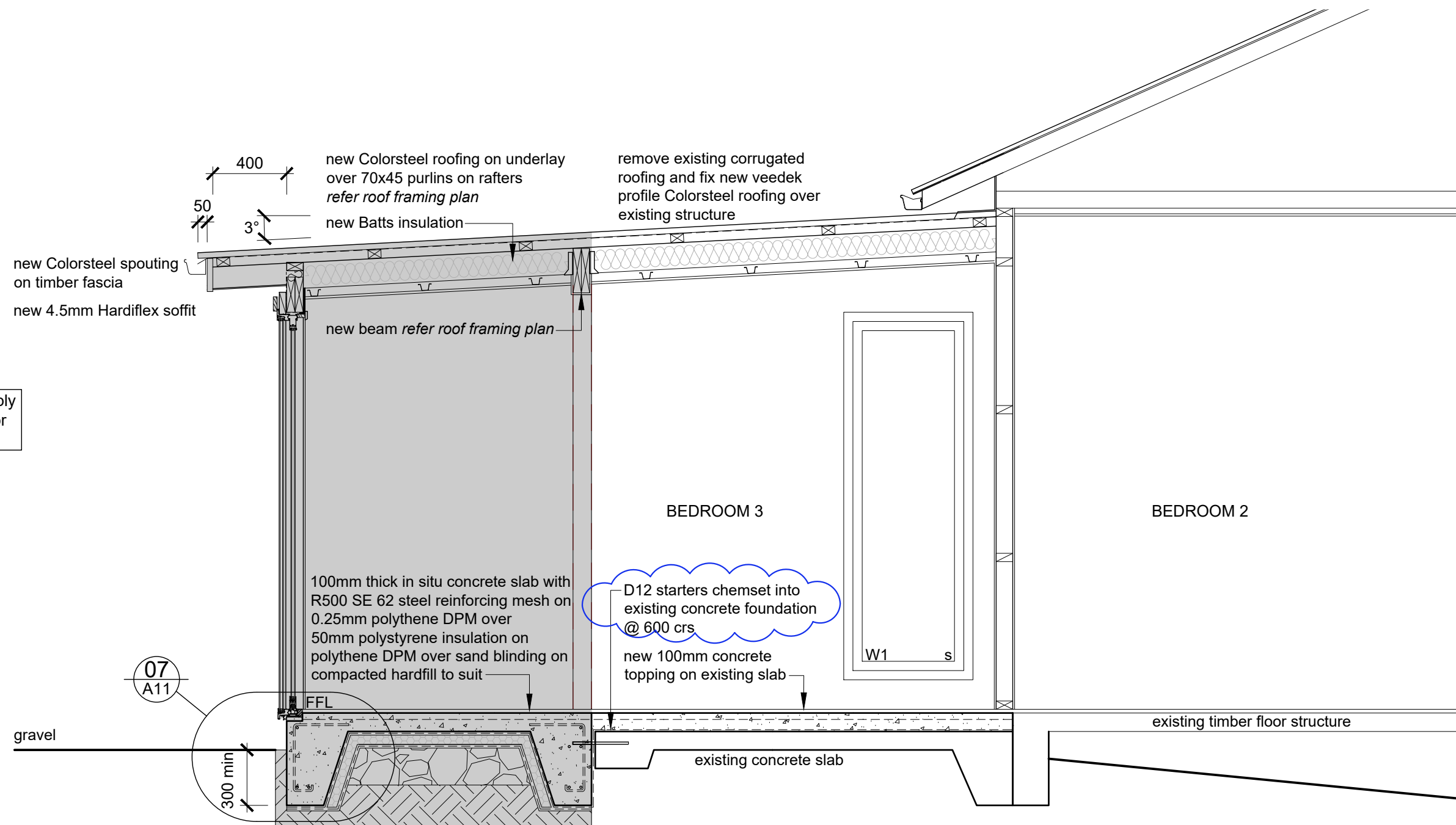
Proposed Alterations for:  
**Jenny Dodds & Paul Heron**  
4 St Leonards Drive, St Leonards, Dunedin

sheet title  
**roof framing plan**

**Revised Building  
Consent Issue**

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

sheet of 11  
**A06**  
Rev C



## cross section part 1

showing extension & back of house 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
C	18/06/2019	braced piles added to new deck design. Ss fixings noted

### NOTES FOR CONTRACTOR:

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Proposed Alterations for:

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

sheet title

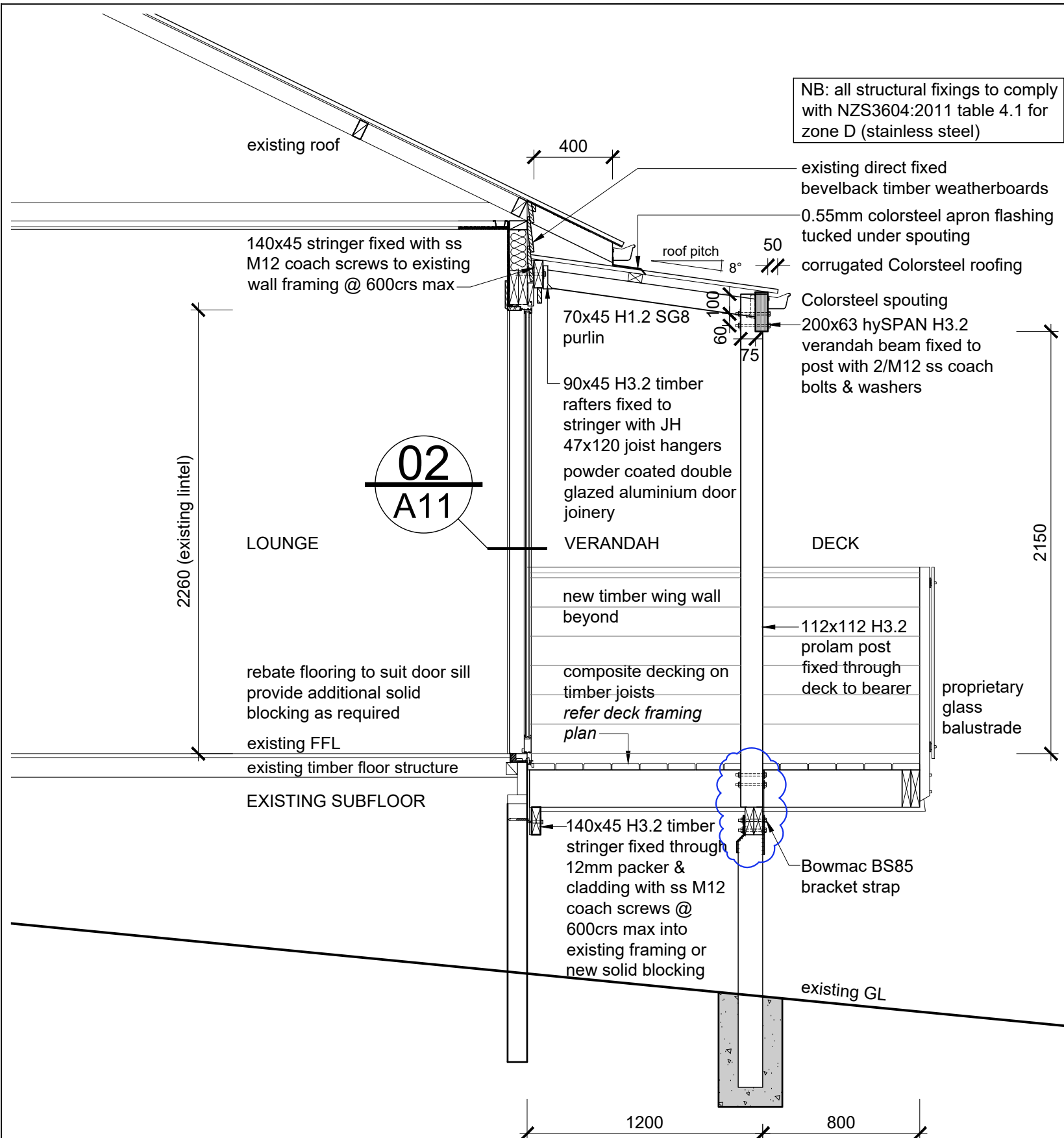
**cross section 1**  
**back half of house**

**Revised Building**  
**Consent Issue**

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

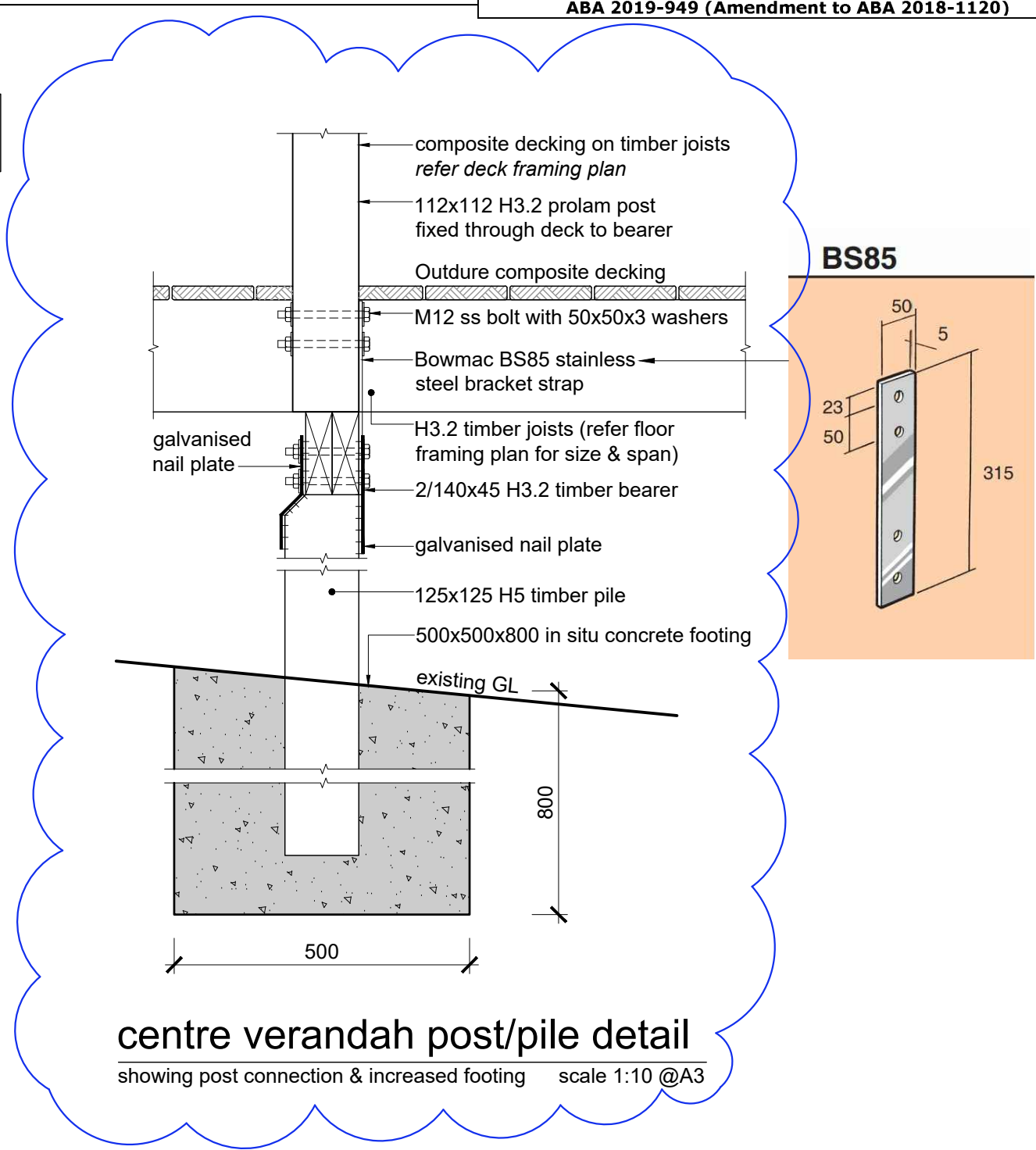
sheet of 11  
**A07**  
Rev C





cross section part 2

showing deck & front of house scale 1:100 @A3



centre verandah post/pile detail

showing post connection & increased footing scale 1:10 @A3

EXISTING GARAGE

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

**Jenny Dodds & Paul Heron**

4 St Leonards Drive, St Leonards, Dunedin

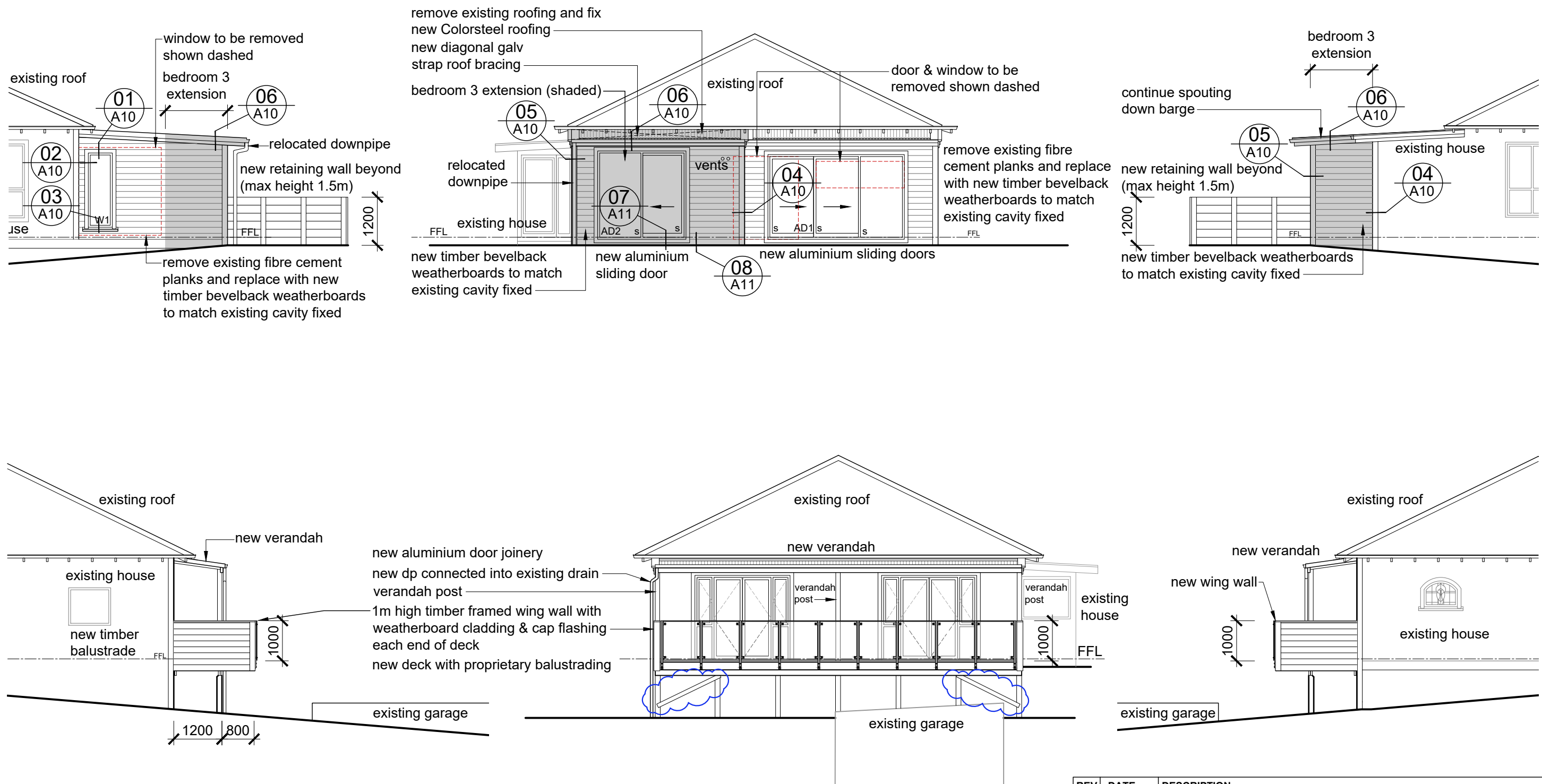
sheet title

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

REV	DATE	DESCRIPTION
A	27/06/2018	updated note about max height of retaining walls
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Proposed Alterations for:  
**Jenny Dodds & Paul Heron**  
4 St Leonards Drive, St Leonards, Dunedin

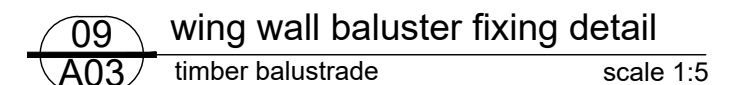
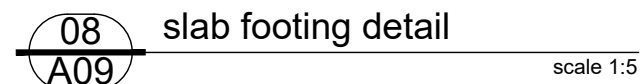
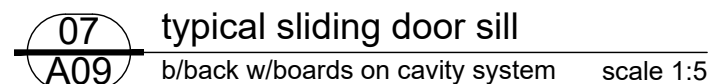
sheet title  
**elevations**

**Revised Building  
Consent Issue**

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

sheet of 11  
**A09**  
Rev C





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

## floor details

Revised Building  
Consent Issue

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

sheet of 11

**A11**

Rev C