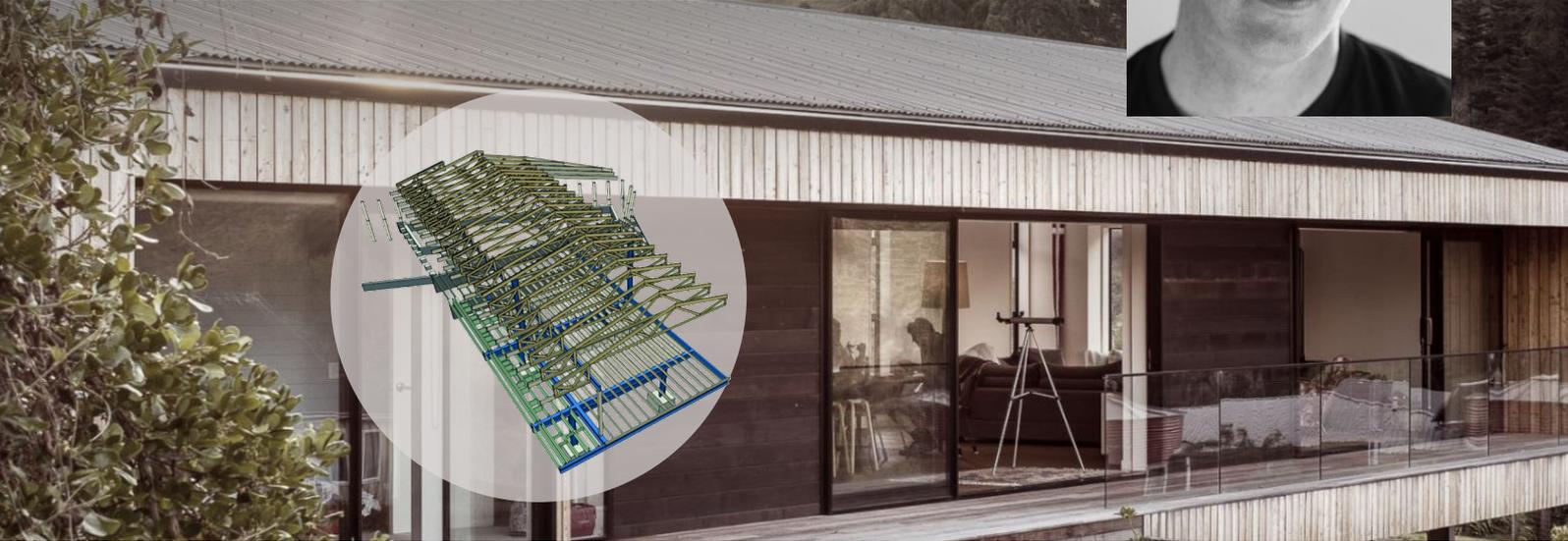


LYNETYPE ARCHITECTURAL

MiTek - Making a Project Affordable



SEA CALL – A SIMPLE BACH UTILISES MANY CLEVER DESIGN FEATURES WITH THE HELP OF MITEK

One of the big visual features of Sea Call is the frame that goes around the seaside of the building. An important detail of the design, it needed to be successfully implemented with windows capturing the incredible vista.

In the interior, a tall stud of about 3 metres was requested by the clients who wanted volume and height. They also wanted floor to ceiling windows, but not the cost that comes with them. The solution was to design a soffit area at 2.2 metres in height and utilise the affordable truss designs by MiTek.

“We were able to get trusses made to suit the profile of the project which really dropped the labour costs, essentially because the trusses are prefabricated so most of the complexity of the design was managed inside of that”.

One of biggest challenges that Ben comes across with any job, is trying to manage the cost of the project. “If there are ways to save labour or simplify it from a building perspective, I try. Ultimately, these changes can be the difference between a project being affordable and not. That is why I try and handle all the complexity within truss design myself,” says Ben.

With the stunning views at the top of the site, Ben set this elevation as floor level. This allowed views to be captured from the open plan living area. Knowing the underside of the house was going to be quite visible, Ben wanted to keep the structure clean.

“You can see steel portals underneath the house, and there is quite a bit of complexity in the floor structure to make this work visually. There are a lot of structural steel beams inside the floor, that’s only able to happen because there is MiTek Joist Hangers keeping the floor within the plane of the steel structure,” says Ben.

In addition to this, there is a glass balustrade that is bedded into the deck structure so only the glass comes out. That was all possible because of MiTek brackets including Multigrips and Sheet Brace Strips.

Ben says his choice of MiTek came about at the client’s request as a preferred supplier, but also because it is a product, he is familiar with.

“I highly recommend all members take a look at the MiTek GANG-NAIL® ROOF TRUSS SYSTEM Residential Manual and their STRUCTURAL FIXINGS ON-SITE GUIDE FOR BUILDING CODE COMPLIANCE. I refer to these guides a lot when designing houses and the STRUCTURAL FIXINGS ON-SITE GUIDE FOR BUILDING CODE COMPLIANCE is the only product manual permanently on my desk. Having a physical copy is great and there is a lot of information in it.”

Sea Call won Highly Commended in the Canterbury-Westland Regional ADNZ Resene Architectural Design Awards Residential Compact New Home up to 150m² Category. Ben says “Sea Call was a fun and relaxed project to work on and the client are extremely happy with the project and are currently working together again on the client’s main residence”. So, watch this space!