

Council Records

These records were obtained in February 2023. NPDC is currently undergoing a review of the property search report content. As such the documentation provided by the NPDC may not be a complete full record. We suggest you get your own professional advice on the provided content and in fact any NPDC files for this property.

4/2

109

D-696

D.P. 7937
4/95 BC3079

45

4

5

3

17.

19

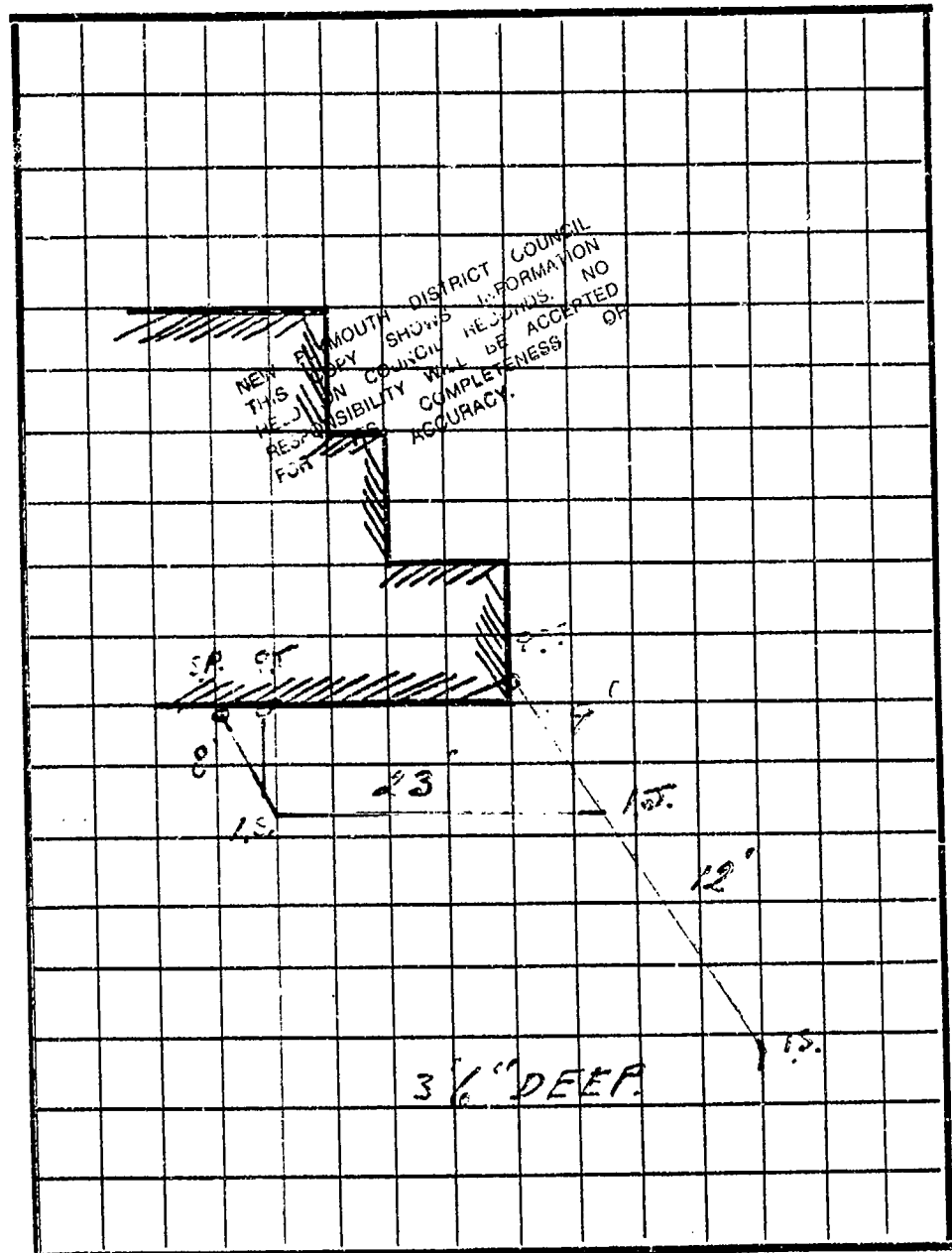
20

21

D. P. 7937

14550

DRAINAGE PLAN SCALE



FRONTAGE 14 YORK CRES.

AVERY, PRINT. N.P.—26959

No. 14

YORK Street

PT
Sec. 25 A.D. Lot 3 79.7 D.P.

DRAINAGE AND PLUMBING REGISTER

OWNER P. GEORGE

ADDRESS

BUILDER SELF

PLUMBER ANCHOR ELLIS

DRAINLAYER DITTO

PERMITS.

BUILDING No.

VALUE £ 300 5.

REC. No.

NATURE OF WORK NEW DWELLING

W.C.'s BATHS BASINS SINKS TUBS

PLAN SUBMITTED / / DRAIN TESTED 19 / 11 / 56

PLANS APPROVED / / PLUMBING PASSED 3 / 3 / 58

PERMIT ISSUED / /

FALL GOOD

J. Francis
Inspector.

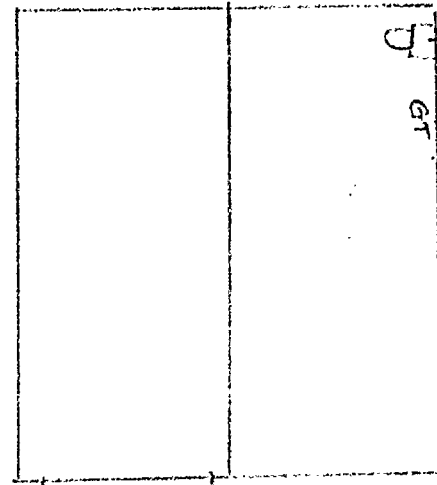


**VERSATILE
GARAGES**

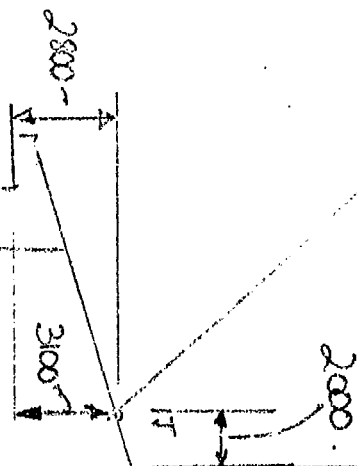
N.Z.'s GARAGE SPECIALISTS

SITE PLAN (ROUGH - NOT TO SCALE)

Ons



680
340
840



SIGNED:

CLIENT: MARY TURNER - 10 YORK CRES.

DATE: 20/06/95.

FOR COMPANY: RAINBOW PLUMBING LIMITED.

AMENDMENT

NEW PLYMOUTH DISTRICT COUNCIL

PLANS AND SPECIFICATIONS APPROVED FOR TYPE, USE, SITING, COVERAGE AND CONSTRUCTION, AS IN ACCORDANCE WITH ALL RELEVANT ACTS REGULATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH DISTRICT COUNCIL.

PLANNING

PUBLIC HEALTH

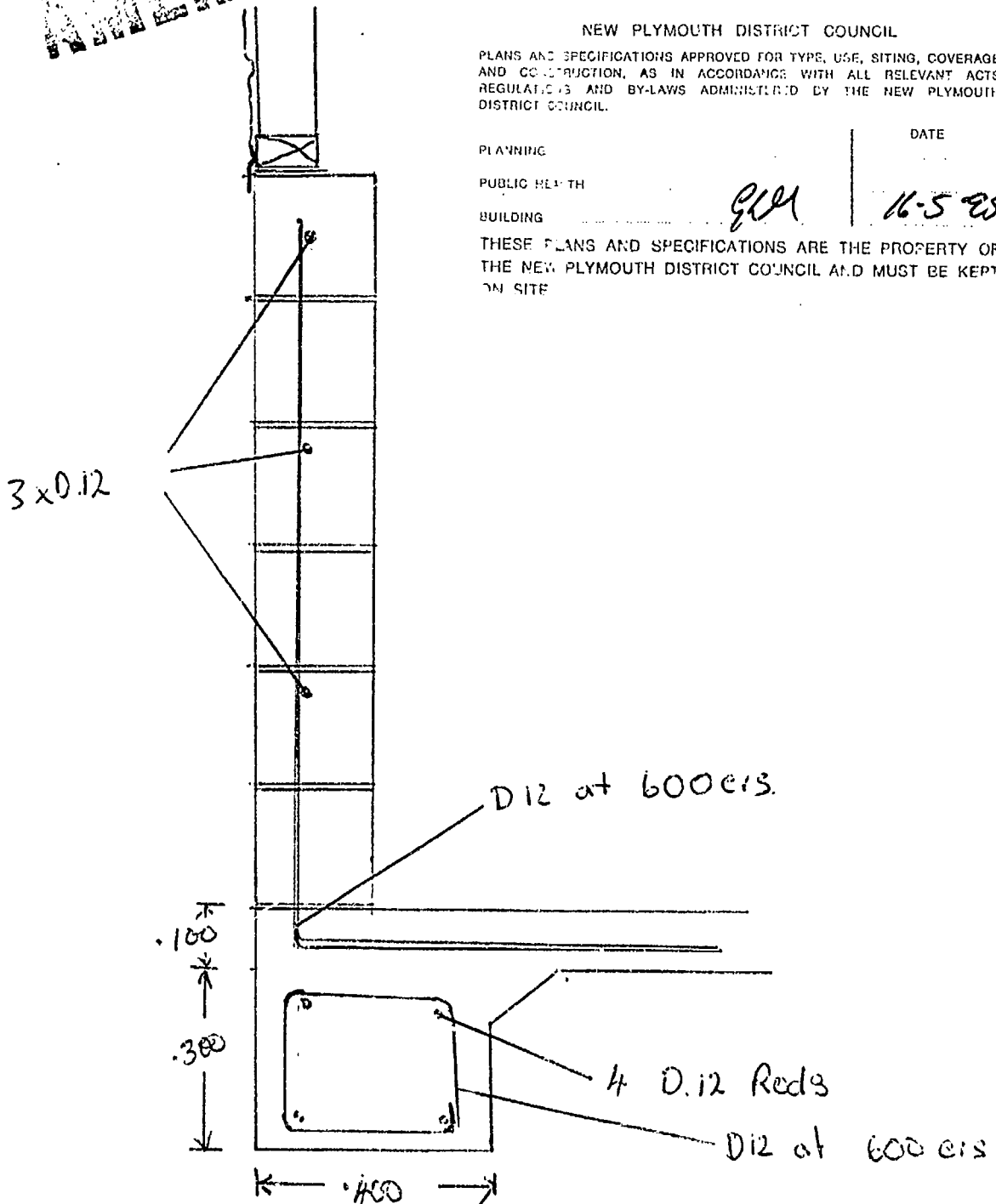
BUILDING

DATE

9/04

16-5-25

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH DISTRICT COUNCIL AND MUST BE KEPT ON SITE



TURNER - VOLUME CLOS

NZS 4229 TABUL D2 (6)



NEW PLYMOUTH DISTRICT COUNCIL

newplymouthnz.com

CODE COMPLIANCE CERTIFICATE No: 17934

Section 43(3), Building Act 1991

Building Consent No: 63999

OWNER : MS Mary Louise TURNER

Mailing Address: 10 YORK CRESCENT, NEW PLYMOUTH 4601

Contact: MS Mary Louise TURNER

Mailing Address: 10 YORK CRESCENT, NEW PLYMOUTH 4601

Application received: 27/07/04

PROJECT LOCATION

Street Address: 10 YORK CRESCENT, NEW PLYMOUTH 4601

Property ID: 055551

Assessment No:

Legal: LOT 3 DP 7937

PROJECT

The project is for Additions

Intended Use(s): residential heating

Intended life: Indefinite but not less than 50 years

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this code compliance certificate in accordance with the attached details are: \$0.00

This is a final code compliance certificate issued in respect of all of the building work under the above building consent

1: Code Compliance Cert Comments

No Special Conditions

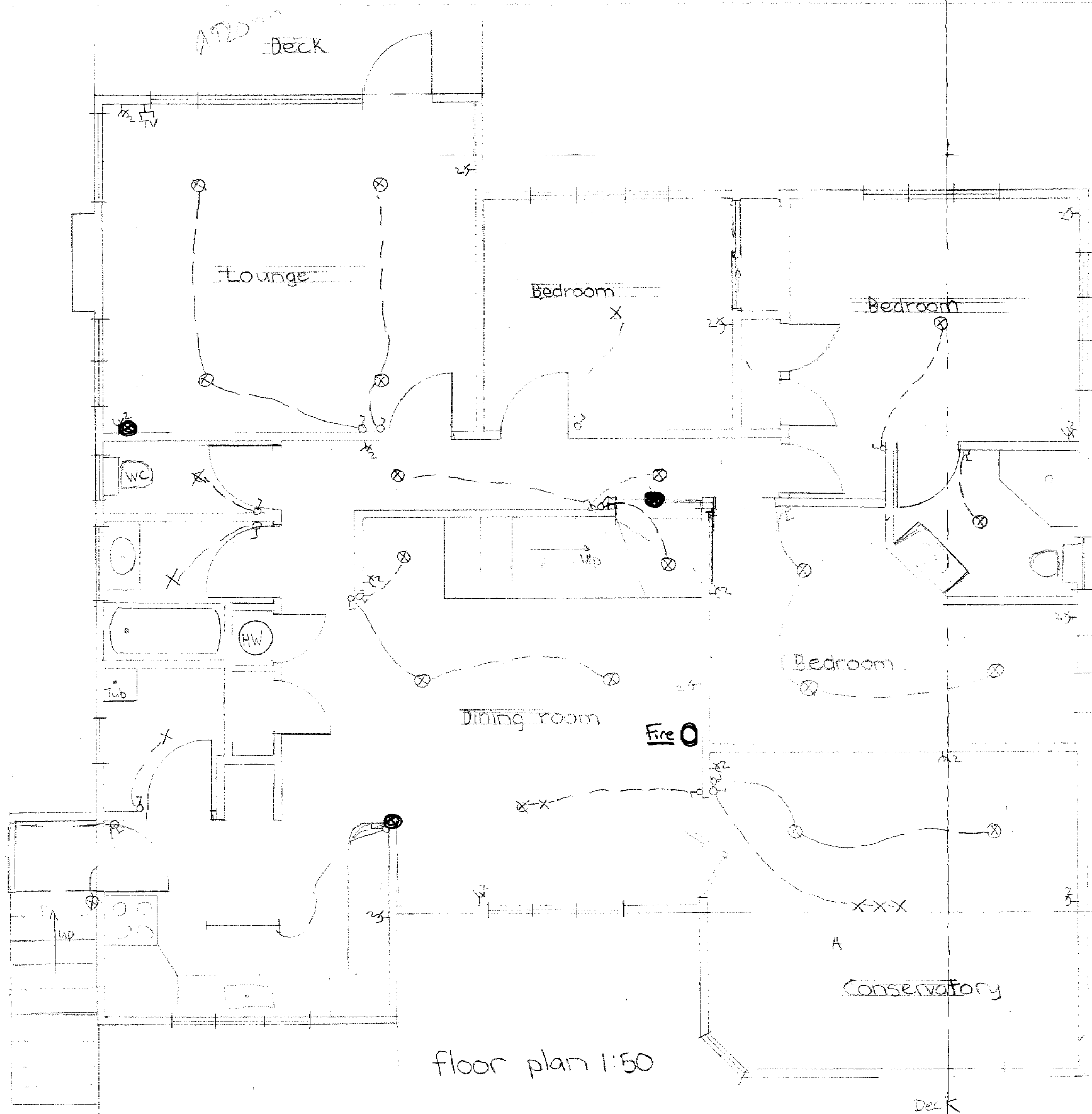
Authorised Officer *Am*

Date 19/08/04

FINAL CODE COMPLIANCE CERTIFICATE: 17934

Page : 1

⊗ Smoke alarms

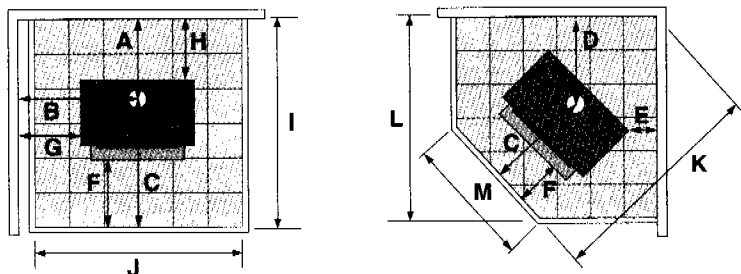


INPFC Approved
28 JUL 2004

CLEARANCE CHART

Metro woodfires are tested to/comply with AS/NZS2918:2001 if installed as detailed in the chart below: -

- Measurements listed below are the minimum required, stated in millimetres. Measurements are taken from the following reference points as illustrated: -
 - From the nearest combustible wall or surface (A, B, D, E, G, H)
 - From the Metro's flue centre (A, B, C, D)
 - From the outermost point of the Metro's cabinet / construction (E, F, G, H)
 - To the edge of the ash Floor Protectors non-combustible surface (C, F, I, J, K, L, M)
- The Metro Tiny-Trad, Metro Pioneer and Metro Pioneer Traditional have also been tested with optional "flueshield side extensions". When fitted into an alcove situation not projecting forward of the Metro with flueshield side extensions fitted, clearances "B" and "G" reduce by 80mm for the Pioneer and Pioneer Traditional and 100mm for the Tiny-Traditional.



METRO INSTALLATION CLEARANCES mm

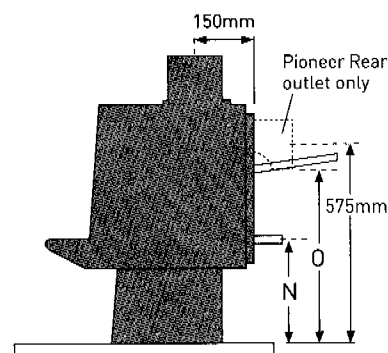
MODEL		A	B	C	D	E	F	G	H	I	J	K	L	M
TINY TRAD	With Flueshield	250	445	580	305	25	200	200	100	830	650	1020	875	250
	Without Flueshield	605	545		595	315		350	455	1185		1420	1165	
PIONEER PED	With Flueshield	250	595	580	400	85	200	300	100*	830*	825	1145	950	425
PIONEER TRAD	Without Flueshield	580	595		595	280		300	430*	1160*		1420	1145	
ECO PIONEER PED	With Flueshield	260	595	580	400	85	200	300	110	840	825	1145	950	425
ECO PIONEER TRAD	Without Flueshield	580	595		595	280		300	430	1160		1420	1145	
PIONEER REAR OUTLET		N/A	565	N/A	N/A	100	200	270	100	840	825	1170	965	425
XTREME PED	With Flueshield	250	575	625	455	110	200	240	100	875	905	1265	1065	505
XTREME TRAD	Without Flueshield	800	575		595	250		240	650	1425		1465	1205	
ASPIRE PED	With Flueshield	250	575	625	455	110	200	240	100	875	905	1265	1065	505
ASPIRE TRAD	Without Flueshield	800	575		595	250		240	650	1425		1465	1205	
MEGA PED	With Flueshield	270	610	725	465	130	200	275	120	995	905	1400	1140	505
	Without Flueshield	540	610		560	220		275	390	1265		1545	1235	
WEE RAD	With Flueshield	250	555	580	400	80	200	250	100*	830*	825	1145	950	425
	Without Flueshield	580	555		600	280		250	430	1160		1420	1145	
ECO WEE RAD	With Flueshield	260	525	580	400	80	200	220	110	840	825	1145	950	425
	Without Flueshield	580	525		600	280		220	430	1060		1420	1145	
RAD	With Flueshield	250	575	625	455	80	200	200	100	875	905	1265	1065	505
	Without Flueshield	800	575		625	250		200	650	1425		1465	1205	
MEGA RAD	With Flueshield	270	675	725	500	125	200	300	120	995	905	1425	1175	505
	Without Flueshield	540	675		595	220		300	390	1265		1570	1270	

* The rear clearance (H) and overall floor protector depth (I) can reduce by 50mm for the Wee-Rad, Pioneer Ped and Pioneer Trad, providing a wetback is not fitted and therefore maintenance access is not required.

METRO SPECIFICATIONS

MODEL	N	O	WIDTH	DEPTH	HEIGHT
TINY TRAD	295	485	490	530	665
PIONEER (all series)	295	485	690	530	665
ASPIRE/XTREME (all series)	340	530	670	575	715
MEGA PED	340	530	670	675	715
WEE RAD (all series)	295	485	607	530	665
RAD	353	543	750	575	745
MEGA RAD	353	543	750	675	745

Note: Both wetback connections are 140mm left of the flue centre, facing the Metro/wall. Wetbacks cannot be installed on ECO Series Metro's



FLOOR PROTECTORS

Freestanding Metro Woodfires do not require an insulating Floor Protector, as they are tested and comply with the minimum floor requirements of AS/NZS 2918:2001. **Note:**

- The minimum Floor Protector sizes are specified in the clearance chart above.
- A Floor Protector can include ceramic tiles with grouted joints fixed directly onto a wooden floor, or a sheet of toughened glass, panel steel or any other non combustible material laid directly onto a wooden floor.
- If being installed onto a concrete or other non combustible floor, no Floor Protector is required.

FLUE SYSTEMS

- A minimum flue length of 4.2 metres of 150mm diamtere stainless steel flue is required.
- It is recommended that a Pioneer Eco Base Flue System be installed to maximise performance.
- All flue joints must be sealed and riveted.

PRE INSTALLATION

Prior to installing your Metro Fireplace Insert into a masonry chimney, it is important that certain clearances and other requirements are complied with as detailed below :-

Chimney – The masonry chimney must be swept and checked for: -

- Cracks and general overall condition, with repairs carried out if necessary by a suitably qualified person.
- Cavity dimensions to ensure the Fireplace Insert will fit, it is usually necessary to remove the fire bricks from the lower masonry chimney cavity.
- The base of the masonry chimney cavity on which the Metro Fireplace Insert will rest must be level, if it is not, it should be levelled using mortar.
- If an ash removal door exists in the base of the chimney it should be sealed shut to prevent air entering the cavity.

Mantle – If a timber or combustible mantleshelf exists above the Fireplace Insert opening, it should be a minimum distance above the top of the Metro's fascia, minimum distances are:-

- Metro Hi output Fireplace Insert = 460mm
- Metro Compact Fireplace Insert = 400mm
- Metro Inset Fireplace Insert = 270mm

If less than the above minimum specified, a deflector or heat shield will be required to be fitted under the mantle.

FLOOR PROTECTOR REQUIREMENTS

Metro Fireplace Insert's are designed to be installed direct onto a concrete base. A floor protector is required to project in front of the Metro and must extend a minimum of 200mm to each side of the door opening making the minimum floor protector width 825mm. The minimum floor protector projection forward of the Metro is dependant on the height of the Fireplace Insert above the combustible floor. The following schedule of floor protector projections is measured from behind the Metro fascia being the total floor protector depth as shown in diagram 4 below. Note, the heights specified above the combustible floor can be achieved by: -

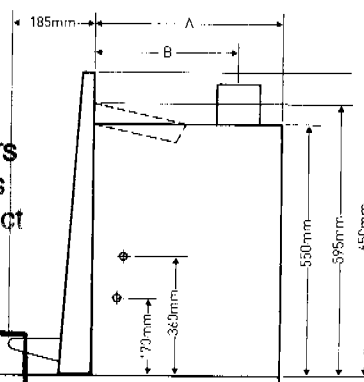
- The thickness of the floor protector
- Or by raising the fireplace insert
- Or a combination of the two

FIREBOX MODEL	A	B	WIDTH
COMPACT	410mm	315mm	560mm
INSET	500mm	405mm	560mm
HI OUTPUT	500mm	405mm	560mm

FASCIA MODEL	BASE WIDTH	BODY WIDTH
H.T & V.E FASCIA	810mm	810mm
TRAD FASCIA'S	900mm	810mm

Insert Raised	Minimum Floor Protector projection and Type		
	Metro Compact	Metro Hi Output	Metro Inset
0mm	439mm insulated	455mm insulated	300mm insulated
10mm	439mm insulated	455mm insulated	
15mm	425mm insulated	445mm insulated	
20mm	417mm insulated	436mm insulated	
25mm	403mm insulated	424mm insulated	
30mm	392mm insulated	408mm insulated	
35mm	381mm insulated	396mm insulated	
40mm	367mm insulated	366mm insulated	
41mm & above	N/A	350mm insulated	
45mm	356mm insulated		
50mm & above	350mm insulated		

Smoke detectors are required as part of this project



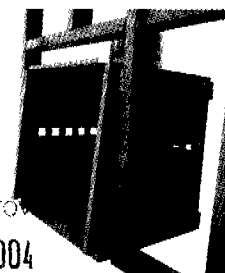
IMPORTANT

Metro Fireplace Inserts are tested to/comply with AS/NZS 2918:2001 incorporating appendix "E" when installed in accordance with the installation and operation manual supplied with every Metro woodfire.

- A minimum flue length of 4.2 metres of 150mm diameter stainless steel flue is required.
- It is recommended that a Pioneer Eco Insert Flue System be installed to maximise performance
- All flue joints must be sealed and riveted.
- Metro Fireplace Inserts are available with optional 3kW or 4kW wetbacks (excluding ECO Series models)
- Seismic restraint of the fireplace insert is required.

VENTED ZERO CLEARANCE CABINET

The function of the Metro "Vented Zero Clearance Cabinet (VZCC)" is to enable the Metro Hi Output Insert Fireplace to be installed into a timber framed wall. The VZCC therefore replaces the more traditional masonry chimney at a fraction of the cost. Detailed instructions for the VZCC are available from your Metro retailer.



PIONEER
MANUFACTURING LIMITED

P.O.Box 11, Inglewood, New Zealand • Phone 06-756 6520 • Fax 06-756 6540
Email: info@woodfire.co.nz • Website www.woodfire.co.nz

28 JUL 2004

NPDC OFFICE COPY
This Building Consent is approved under the Building Act and is limited to new work only as shown on these plans and related specifications
Approved: [Signature] Date: 26/07/04

16mm 35mm

BUILDING FILE

Code No. 690 / 10

Subject AHs. / Sewer

No. Sheets

12538

19712

Permit No

Date

8. 12. 65

26. 6. 80

12/15 Rec. #285
No 12538

690/10

Front Yard	-	-	-	<input type="text"/>
Rear Yard	-	-	-	<input type="text"/>
Side Yard (R)	-	-	-	<input type="text"/>
Side Yard (L)	-	-	-	<input type="text"/>
Coverage	-	-	-	<input type="text"/>
Height	-	-	-	<input type="text"/>
Density	-	-	-	<input type="text"/>
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N. G. HARRIS, City Engineer

R. Ingles

78112/1965

FOR OFFICE USE :

File No. 12 18 Receipt No. 4285 Date of Receipt 7/17/65

NEW PLYMOUTH CITY COUNCIL

To : The City Engineer.

APPLICATION for Building Permit and/or Services

AT (House No. and St.) 10 YORK CRESCENT

For erection of ADDITIONAL ROOM

OWNER : TIMOTHY J. WOOD

ADDRESS : 10 YORK CRESCENT
(156 sq ft)

Proposed use : LOBBY ROOM & DINING ROOM EXTENSION
(120 1/2 sq ft)

Foundation : CONCRETE

Walls CONCRETE RETAINING & Roof ---
GIBRALTER BOARD INTERIOR

AREA of Existing Buildings 980 sq. ft.

AREA of Existing Accessory Buildings --- sq. ft.

AREA of Building in application 276 1/2 sq. ft.

ESTIMATED FINISHED VALUES

Building £ 250:--:--

Plumbing & Drainage £ --- : --- : ---

TOTAL £ 250:--:--

SEWER CONNECTION :

Distance from left boundary ---

Depth of Sewer at boundary ---

Size of Service ---

WATER CONNECTION :

Distance from left boundary ---

Size of Service ---

WATER (Building) ---

VEHICLE CROSSING : When Required ---

Distance from left boundary ---

Type of Footpath ---

Depth of Channel ---

DEPOSIT for Damage to Path : ---

HOARDINGS : --- Months

INSPECTION of Second-hand Buildings or Materials ---

TOTAL :

REGISTERED PLUMBER : ---

REGISTERED DRAINLAYER : ---

BUILDER : SELF

NAME & ADDRESS OF APPLICANT : T. J. WOOD 10 YORK CRESCENT

NEW PLYMOUTH Phone : 87717 NP

Signature : [Signature]

(See Over)

F E E S

£ 1:10:--

£ --- : --- : ---

£ --- : --- : ---

£ --- : --- : ---

£ --- : --- : ---

£ --- : --- : ---

£ --- : --- : ---

£ --- : --- : ---

£ --- : --- : ---

£ 1:10:--

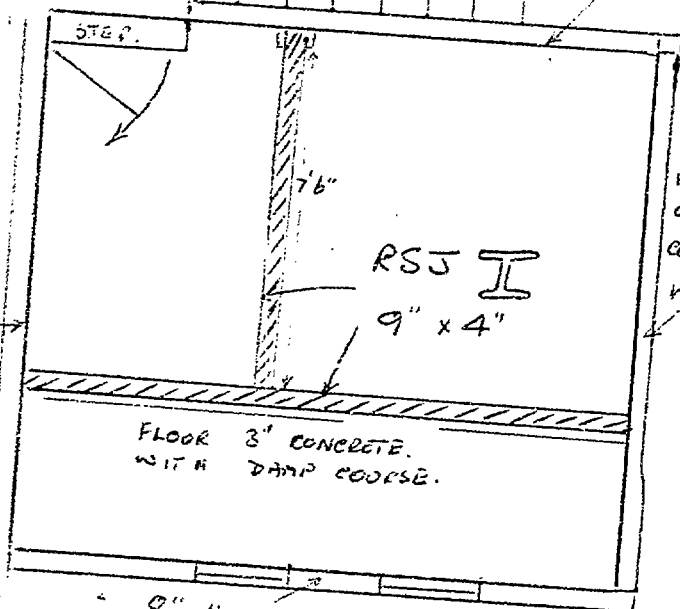
T. WOOD

10 YORK PRESENT

STEPS.

6" RE-INFORCED
CONCRETE

CARAGE
6"
CONCRETE
WALL



12/18 600/10

NEW PLYMOUTH CITY COUNCIL — CITY ENGINEER'S DEPARTMENT
APPLICATION FOR SERVICES, PLUMBING & DRAINAGE

640/10

To the City Engineer

Phone No: 88146

I wish to apply for permission to carry out the work described in the plans and specifications deposited herewith at:—

House No. 21 Street York Crescent Lot No. 1 D.P. 10086

OWNER Mrs. S. Nause Area of Site

ADDRESS York Crescent Signature of Applicant B.W. England (A.T. Swell)

Proposed Use Sewer connection Signature of Owner

VEHICULAR CROSSING

Proposed M When Required Position L/Boundary to C/ Line

WATER CONNECTION

Size of Existing Connection
Size of Requested Connection n/a
Distance from L/Boundary
No. Units served

SEWER CONNECTION & (STORMWATER)

Size of Existing Connection 4" Floor level of the lowest toilet is 6.5 metres below/above the ground level of the point where the sewer connection is required.
Size of Requested Connection n/a *Strike out whichever is inapplicable.
Distance from L/Boundary Depth of sewer req'd
Common Drain n/a Yes/No
Stormwater Disposal (specify) n/a

PLUMBING AND DRAINAGE

Name of Registered Plumber / Drainlayer B.W. England (A.T. Swell)
Value of Proposed Work Plumbing Nil
Drainage £200
Water Supply Materials n/a P.V.C. Copper Galvanised Iron

Drainage

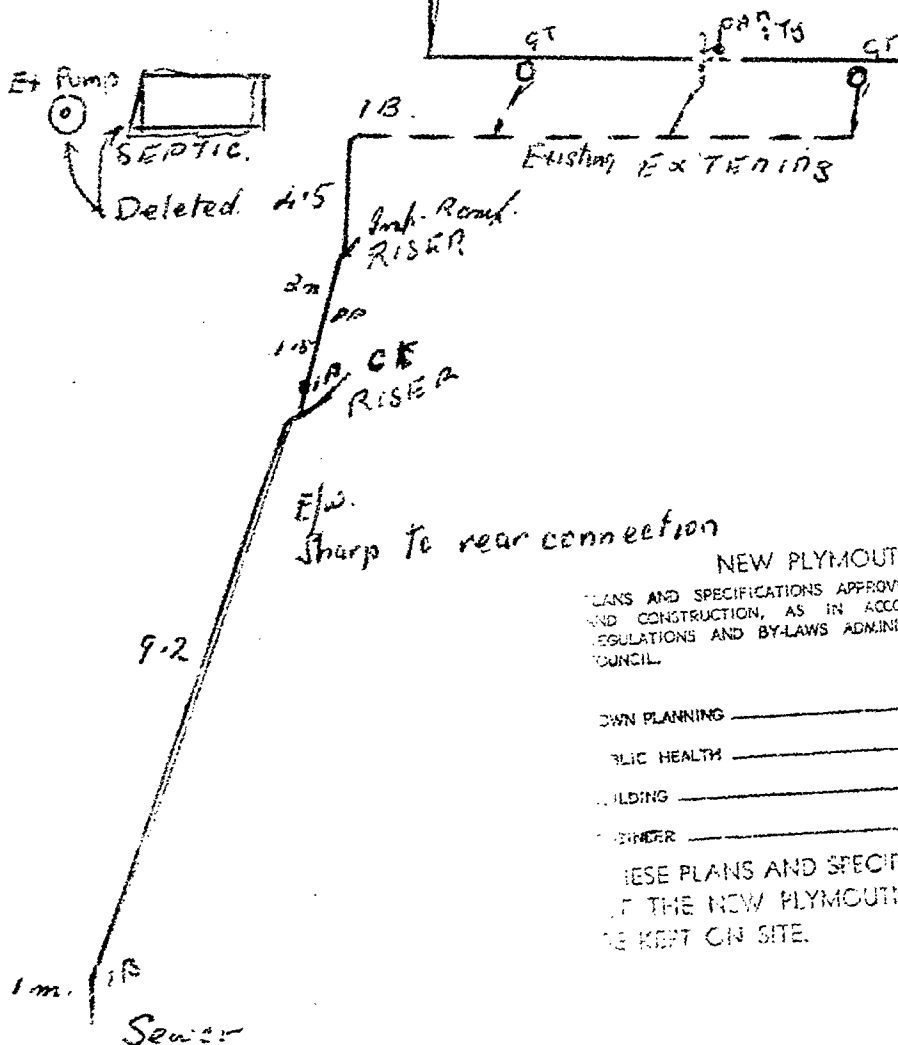
Size of Existing Drainage 4"
Size of Proposed Drainage 4" & W
Other Works Proposed Connect drains to sewer at S.T. and pump
Stormwater Disposal (specify) n/a

FOR OFFICE USE

File No. 10 75 Rec. No. 124 26.6.80 Check Sht. No. 19712 FEES Sewer
Date 26 OCT 1979 Zone Rco R.1 Sewer Sht. No. 220 Water
P & D £3.00 Veh. Crg

Mrs. S. Vause.
21 York Cres.

Lot 1 D.P. 10086



10 75
26 OCT 1979

690/10

NEW PLYMOUTH CITY COUNCIL

PLANS AND SPECIFICATIONS APPROVED FOR TYPE, USE, SITING, COVERAGE AND CONSTRUCTION, AS IN ACCORDANCE WITH ALL RELEVANT ACTS, REGULATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH CITY COUNCIL.

	DATE
TOWN PLANNING	
PUBLIC HEALTH	29.10.79
BUILDING	
ENGINEER	

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH CITY COUNCIL AND MUST BE KEPT ON SITE.

S E R V I C E S

A: SEWER CONNECTION

STORMWATER CONNECTION

Existing Service 100mm
 Required Service ---
 Location on side
 Depth max
 Special Requirement ---
 Common Drain ---

Fee \$ ---

Fee \$ ---

640/10

FEE \$ ---

B: WATER CONNECTION

Existing Service ---
 Distance from L/Boundary --- Height above Datum ---
 Distance: Main to Boundary ---
 Boundary to Lead ---
 Required Service ---
 Meter ---

FEE \$ ---

C: PLUMBING

No. Fittings 3 W.Cs 2 Baths 1 Basins 2 Sinks 2 Showers 2 Tubs 2 Others ---
 Total Values ---
 Supply Pipe Sizes --- P.V.C. ☐ Copper ☐ Gal. Iron ☐
 Backflow Prev. MP
 Other Fittings ---
 Estimated Value --- Plumbing Fee ---

DRAINAGE

Existing 100mm Required 100mm to City Sewer Gravity system
 Fittings Required ---
 Common Drain ---
 Septic Tank Septic tank & pump system by owner.
 Stormwater ---
 Estimated Value \$200.00 Drainage Fee ---

Total Estimated Value P. & D. \$200.00

FEE \$ 3.00

D: VEHICULAR CROSSINGS

Type of Footpath --- Condition ---
 Kerb & Channel ---
 Existing Crossing ---
 New Crossing --- Position ---
 Strengthen Path Sq.Yds. --- Level at Boundary ---

STREET WORKS FEE \$ ---

DEPOSIT DAMAGE FEE \$ ---

Areas _____
Light _____
Ventilation _____
Remarks: _____

690/10

Approved _____
Not Approved _____

Domestic or Commercial _____
Storage Capacity & Location _____
Licence Required _____ *Yes* / No _____

Approved
Not Approved

Remarks:

FEES:			
Bldg.			
Water Bldg.			
B.R.L.			
TOTAL		\$	

Building Inspector _ _ _ _ _

Approved _____
Not Approved _____

Specification: _ _ _ _ _

Structural Engineer, _ _ _ _ _

Approved_ _ _ _ _

Not Approved_ _ _ _ _

Fire Service.....

Recommended _____
Not Recommended _____

PERMIT NO.

Approved_ _ _ _ _
Not Approved_ _ _ _ _

ING ENGINEER

16mm 35mm

BUILDING FILE

Code No. 690 / 10

Subject Atk Sewer

No. Sheets 1

12538

19712

Permit No

8.12.65

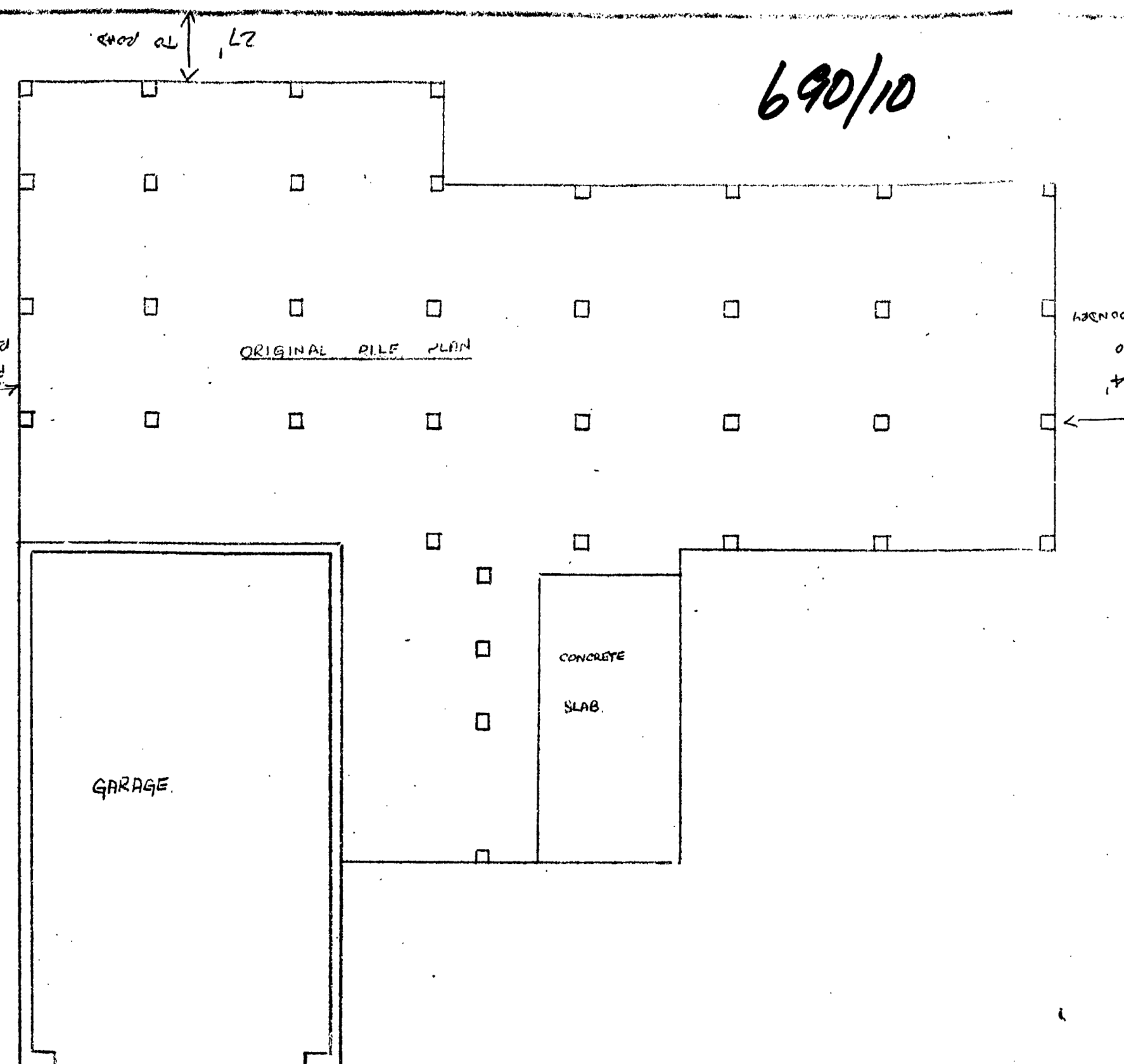
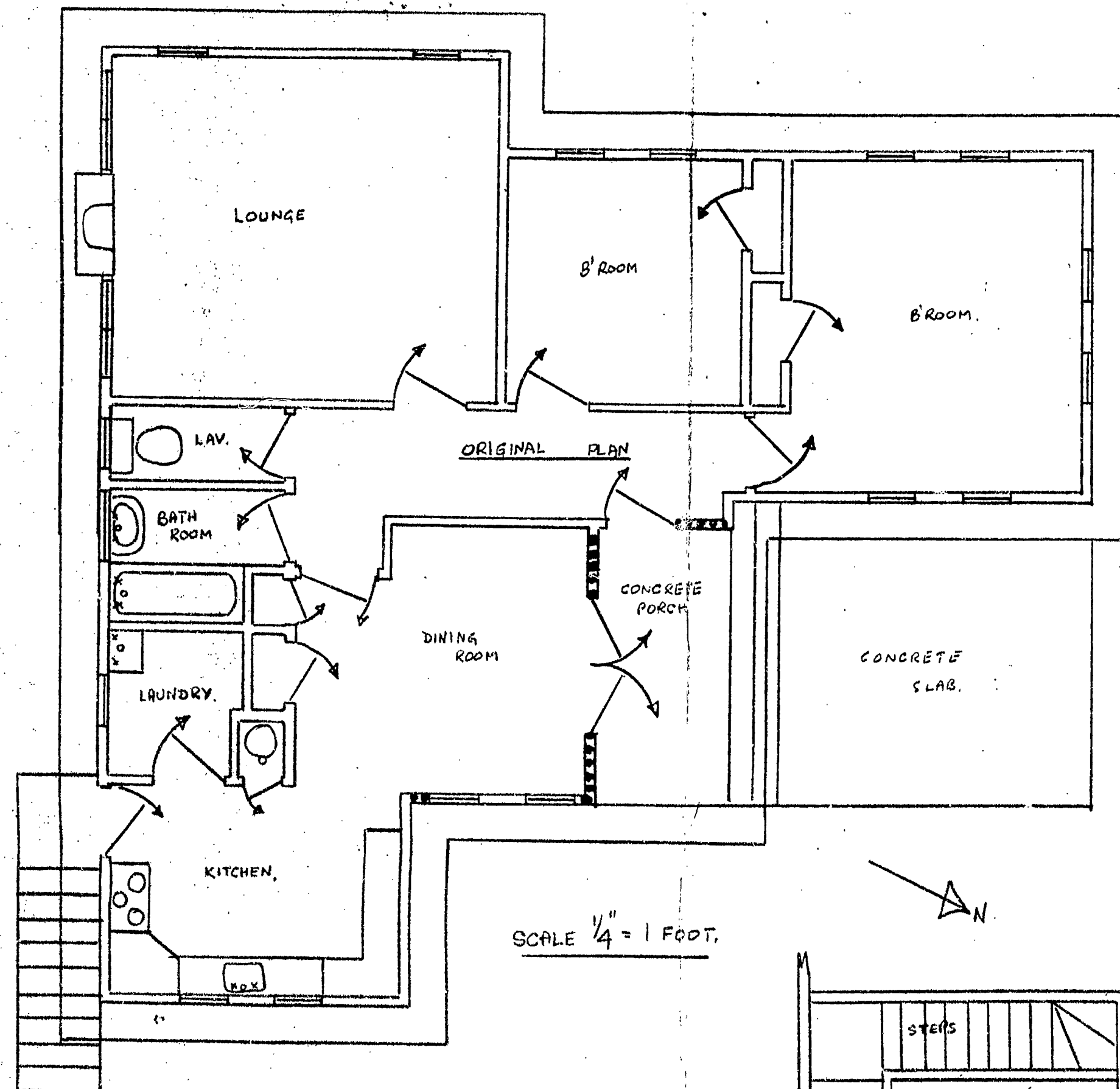
26.6.80

Date

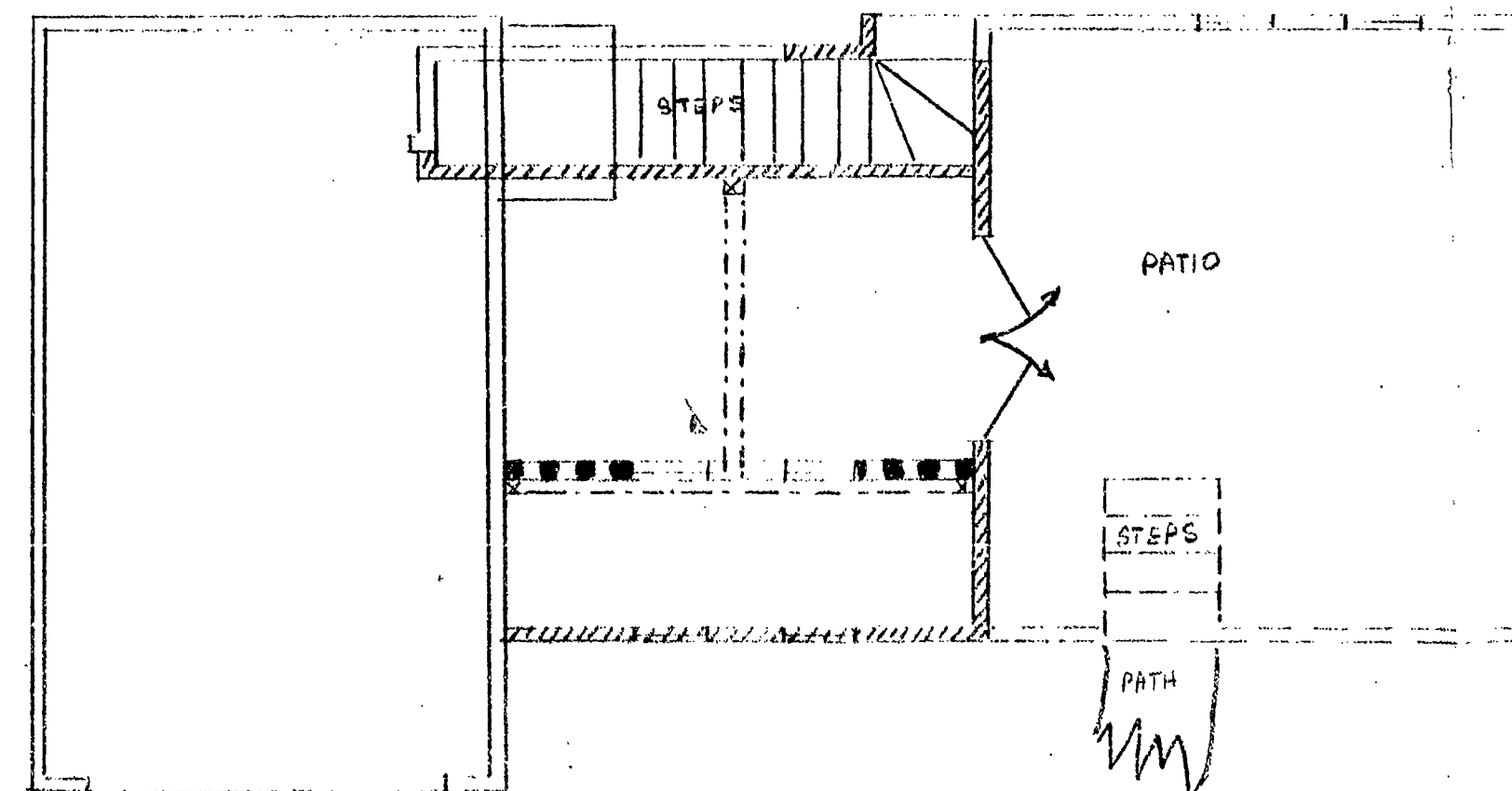
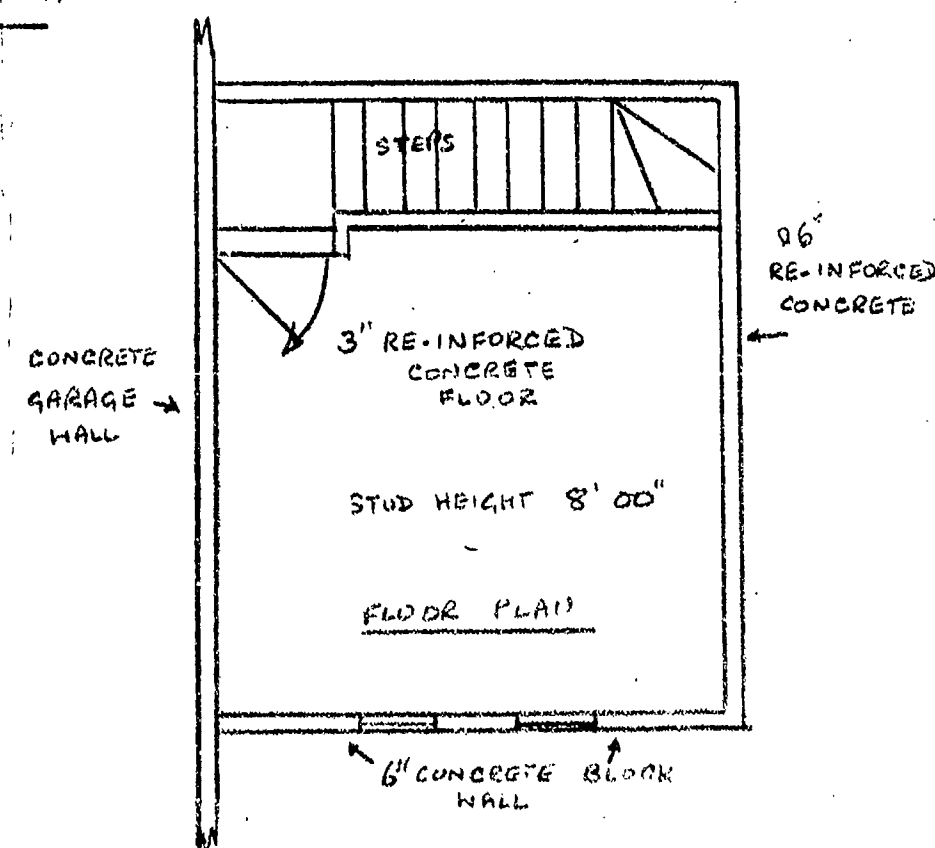
HOUSE AT NO 10 YORK CRESCENT
OWNER T. J. WOOD.

690/10

-7 DEC. 1965
12 18



PLAN FOR NEW RUMPS ROOM UNDER DINING-ROOM, AND EXTENDING EXISTING DINING ROOM



PLAN AND SPECIFICATIONS
APPROVED
Date 8/2/65

LEGEND: WALL TO BE REMOVED
WALL TO BE BUILT
BY R.S.T.

APPROVED for type, use, siting and coverage.
N. G. HARRIS,
City Engineer.

Date 8/16/65

16mm 35mm

BUILDING FILE

Code No. 690 / 14

Subject Dwg

No. Sheets

5891

Permit No

17. 10. 56

Date

BUILDING PLAN REPORT

No. 5891

To Building Superintendent.

690/14

17/10/1956

I hereby certify that P. Georgeof 36 Whiteley St. applied on 9/10/1956 for permission to erect adwellingfor selfof 3 on Lot No. 3 Deposited Plan No. 7937Sec. No. St 25 G/D 14 YORK Cres. Road (Street)

I have examined the plan (or plans) and specifications for type of building, use, siting, coverage, sewer and water connections, vehicle crossings, etc. The fees payable are as under—

NAME OF FEE

	£	s.	d.
Building Permit	12	0	0
Sewer Connection	5	0	0
Water Connection	5	0	0
Water (Building Contractor)	5	0	0
Vehicle Crossing			
Deposit—Repairs to Path and Kerb			
Hoarding, Barricade			
TOTAL	12	5	6
Plumbing Fees	3	0	0
Drainage Fees		10	0

Value of Building - - £ 2661Value of Sanitary Plumbing £ 304Value of Drainage - - £ 40Total Value of Work - - £ 3005Builder P. George

Address

Plumber Anchor & Ellis

Address

Drainlayer Anchor & Ellis

Address

Building Plan No. 392B

Sewer Connection

Water Connection

Building Controller's Approval

R. F. MAINLAND,

City Engineer.

Per A/T

-8. OCT. 1956

NEW PLYMOUTH CITY COUNCIL

Building Application Form

To the City Engineer,
NEW PLYMOUTH.

690/114 Date 8/10.1956

Sir, I hereby apply for permission to Erect a dwelling
at (House No. & Street) York Cres. for (Owner) P. George.
of (Address) 36 Whiteley St. according to locality plan and detailed plans
elevations, cross-sections, and specifications of building deposited herewith in duplicate.
Particulars of land: Lot No. 3. P. 47. D. P. 6969 Deposited plan No. _____

Section No. _____

Length of frontage 254.84 Lks Area 0-0-27.8.

Particulars of buildings: Foundations Concrete

Walls Wth. Bds. Roof CORR. IRON

Area of ground floor 1038 square feet

Area of outbuildings _____ square feet

Estimated finished values: Building _____ £ 2660 : 18 : 6

Sanitary Plumbing £ 304 : 7 : 6

Sanitary Drainage £ 40 : 0 : 0

TOTAL £ 3005 : 6 : 0

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose)

Dwelling

Proposed use or occupancy of other part of building:

Yours faithfully,

Postal address 36 Whiteley St P. George Builder

Any receipt issued on deposit of plans is NOT a permit.

[P.T.O.]

NEW PLYMOUTH CITY COUNCIL BUILDING BY-LAWS.

Two copies of plans and specifications must be deposited. One set of these will be returned duly stamped when permit is issued.

Note: Any receipt issued on deposit of plans is NOT a permit.

All plans must be signed by the architect, engineer or designer responsible for their production.

FEES AND DEPOSITS (By-law 212 [a] STANDARD CODE.)

Every application for a permit under this By-law shall, before the issue of a permit, pay to the Council the following fees and deposit—

- (a) (1) Fees for building permit, including sewer and water charges.
- (2) Fees for any plumbing and drainage permit.
- (3) Cost of any permanent vehicular-crossing as required under any By-law.
- (4) Deposit for possible damage to streets during building operations. The amount of such deposit, unless prescribed by law, shall in all cases be fixed by the Engineer.
- (b) No permit in respect of the work or any part of the work shall be issued until all the said amounts have been paid.

Plumber

Anchor - Ellis

Drainlayer

"

Cubic yards of concrete

18 yds.

Depth of house drain at boundary

690/14

SPECIFICATION

P. George

Lot. 3.

Yeah Cnes.

CONDITIONS:

The Contractor shall perform all his works in a thorough tradesmanlike manner and in all respects in accordance with the plans and specification. The Contractor shall obtain all necessary permits, pay all required fees for same to local authority. The whole of the work to be carried out to the entire satisfaction of the property supervisor of the State Advances Corporation.

INSURANCE:

The Contractor shall insure, and keep insured his workmen against accident during period of contract. Builders Risk policy shall be obtained by Contractor immediately building is covered in and shall operate until building is handed over to the owner.

FOUNDATIONS:

Excavate for all foundations and piles to solid clay formation. All trenches to have level bottoms. Minimum depth to bottom of footings to be not less than 1'6" below ground.

CONCRETE:

To be clean shingle in the proportions of six parts of shingle to one part of certified cement. The whole to be well mixed and tamped in place in sacure tight boxing. Walls to be 6" thick on 1' wide footing.

REINFORCING:

Reinforce walls footing with 2 $\frac{1}{2}$ " M.S. rods. Walls over 4' high to be reinforced with $\frac{3}{8}$ " rods spaced 9' vertically and horizontally. Set 9 x $\frac{3}{8}$ " ragbolts at not more than 4'6" centres in top of the foundation wall, to secure plate.

DAMP COURSE:

Place a strip of malthoid between all timber and concrete surfaces in contact.

PILES:

To be 6" x 6" on 12" x 12" x 6" concrete footing set in ground to solid clay formation. No. 8 galv. wire to be securely set in top of each pile and to be long enough to pass over sleeper and staple on top.

PORCH FLOORS:

To be R. C. slab on 6" supporting walls.

CHIMNEY FOUNDATION:

To be R. C. slab on 6" supporting walls.

STEPS:

Form steps at both entrances to be finished with rise not more than 7" and steps not less than 12".

DRAINAGE:

Lay all necessary drains as shown on plan in 4" glazed earthenware socket jointed pipes 1st. grade quality to uniform grade. Joints to be set in cement compo. and inside pipes to be wiped clean and left with true bore as work proceeds. Provide and fix all necessary bends, junctions, terminal vents, gully traps and inspection pipes to conform with local by-laws, trenches not to be filled in until work has been passed by local authority inspector. ~~Septic tank and sump to be constructed to local authority specifications.~~ Gully traps to be concrete, dished to prevent overflow of waste water.

STORM WATER:

Dig soakage pits at least 3' clear of foundation to all downpipes discharging on to ground and carry storm water to pits in 4" earthenware pipes. Fits to be 3' x 3' deep filled with boulders and covered with earth.

CHIMNEY:

Erect Firth pre-cast chimney to be reinforced with 4 $\frac{1}{2}$ " rods to maker's specifications. 14" grate.

FIRE SURROUND:

To be chipped brick front with raised hearth of Terracotta tiles.

CARPENTER:

Timber grades: All timber below floor line shall be of Building Heart: All other ordinary building. Tan Pine.

STRINGERS: 4" x 3" on edge securely stapled to piles in rows not more than 6" centres, and spaced not more than 4'6" between piles.

FLOOR JOISTS: 5 x 2 where the span is not exceeding 6' at 18" centres.
8 x 2 " " " " " " " 12' at 18" "
10 x 2 " " " " " " " 14' at 18" "
Herring-bone where necessary with 2 x 2.
All joists to be laid true and level and double nailed to sleepers.

TOP & BOTTOM PLATES: 4 x 2 laid in long lengths, halved at angles and joints gauged to an even thickness for studs. Bore two $\frac{3}{8}$ " holes for ventilation between each pair of studs and cover top plate and underside of bottom plate with galvanised perforated zinc to keep out vermin.

STUDS: 4 x 2 spaced at 18" centres.
4 x 3 to all openings centres greater than 6'. Laid true and square and double nailed with 4" nails to plates.
Double studs to be abutting, and studs to all partitions.

STUD TRIMMERS: Trim 4 x 2 openings up to 3' wide.
4 x 3 " " " 5' "
2 6 x 2 spiked together openings up to 7'6" wide. All trimmers to be checked into studs and nailed with 4" nails.

DWANGS: Fit 3 rows of 4 x 2 dwangs to walls, each dwang to be bored with 2 holes for ventilation.

BRACES: 6 x 1 put in wherever practicable, at an angle of 45 degrees from bottom to top plate. All braces to be fitted tight and flush.

CEILING JOISTS: 4 x 2 on edge at not more than 20" centres fitted across the short way of room.

CEILING RUNNERS: 4 x 2 on edge fitted to all spans over 9'.

CEILING DWANGS: 3 x 2 fitted between joists to all joints of ceiling sheets.

RAFTERS: 4 x 2 spaced at not more than 36" centres and birdsmouthed over top plate.

UNDERPURLINS: 4 x 3.

STRUTS: 4 x 2.

RIDGES & HIPS: 9 x 1 in long lengths supported at joints and intersections.

COLLAR TIES & HANGERS: 6 x 1 fitted to alternate pairs of rafters.

PURLINS: 3 x 2 spaced at not more than 36" centres.

EAVES & SOFFITS: Soffit bearers to be 3 x 2 spaced not more than 18" centres. Shall be boxed, and lined with flat asbestos sheets cover joints with 1 $\frac{1}{2}$ " Button Bead.

FASCIA BOARD: 6 x 1 Heart dressed and primed before fixing.

WEATHERBOARDS: Cover the external wall of house with 6 x 1 Ht. or Tan. B.B. Wdth. Bds.

BASE BOARDS: 4 x 1 or 3 x 1 Ht. or Tanalised, on 3 x 2 Ht. Tot. Droppers.

FLOORING: 4 x 1 T & G Ht. or Tanalised, closely cramped and double nailed. Joints to be scattered.

SHELVING: 6 x 1 Dressed.

SKIRTING: 4 x $\frac{1}{2}$ Bullnosed.

MITRAVES: 3 x $\frac{1}{2}$ Bullnosed.

CUPBOARDS: Cupboards to be constructed as shown on plan.

JOINERY

OUTSIDE DOORS: To be standard size exterior doors of Ht. timber hung with 3 $\frac{3}{4}$ " butts to Ht. frames front door as shown on plan, 6'8" x 2'10".

INSIDE DOORS: To be flush panel doors to standard size 6'6" x 2'8".

WARDROBES: To be flush panel doors 6' x 2'.

WINDOWS: To be to type and size as indicated on plan. All frames and sashes to be of Ht. or Tanalised timber properly constructed and fitted.

BATHROOM CABINET: Fit 18" x 16" cabinet in bathroom complete with mirror.

HARDWARE: Allow a P.C. sum of £ for all hardware such as lockset casement stays, cupboard catches and pulls.

LININGS:

CEILINGS: Line all ceilings with Pinex softboard, except basement, Pinex to be treated with fire retardant paint.

WALLS: Line all walls with the exception of Basement, Kitchen, Bathroom, Laundry, and W.C. with Gibraltar board sheets. All nails and joints to be stopped and left smooth on completion.

KITCHEN, BATHROOM, W.C. & LAUNDRY: Line the walls of above with hardboard wall sheets, cover joints with approved battens.

PORCH CEILING: As for soffits.

ELECTRICIAN: Wire for and instal electric lights to 12 points and for 4 hot points where directed and also for hot water cylinder and range. Provide and fix meter board in All to be carried out in accordance with latest wiring regulations. Range P.C. sum of £ *Champion J.*

PLUMBER: Flashings - do all necessary flashings to chimney, terminal vent, hot water exhaust and where necessary to make building watertight with 24 gauge galv. flat iron.

BATH: Provide and fix 5'6" porcelain bath complete with lead waste etc.

WATERLAIN BASIN: Provide and fix 22" x 16" white porcelain basin complete.

SINK: Provide and fix stainless steel sink bench and sink complete.

TUB: To be concrete.

PANS: Provide and fix white lavatory pan with low down flushing cistern and connect to sewer.

HOT WATER CIRCULATOR: Supply and fix approved hot water cylinder complete.

HOT WATER: From hot water circulator connect to bath, basin, sink and tubs with copper pipes.

COLD WATER: From supply carry water to circulator, bath, basin, sink, tub, flushing cistern, and one hose tap.

TAPS: All taps to be C.P.

SPOUTING: To be 24 gauge iron, back of spouting to be painted before fixing and inside spouting to be painted after fixing one coat bitumastic paint.

CORRUGATED IRON ROOF: Cover roof with 26 gauge corr. galv. iron, 1st grade quality having not less than $1\frac{1}{2}$ corrugation side laps, and 3" end laps. Nail at alternative corrugation at sheet ends and every third corrugation at intermediate purlins with approved lead headed nails. Weather roofing iron at all hips and ridges. Laps and ends of roofing iron to be painted before fixing.

RIDGING: L E Ridging underside to be painted before fixing.

WIRE-NETTING: Tightly stretch 2" mesh No. 19 gauge galv. wirenetting over purlins and securely staple. Cover with saturated felt having 2" overlaps and carry felt over hips and ridges and down to spouting.

PAINTING AND PAPERHANGING

The whole of the exterior woodwork to be primed and then receive two coats of approved paint.

INTERNAL PAINTING: Kitchen, bathroom and W.C. to have two coats of paint and one of enamel to approved shades. All unpainted woodwork that is exposed to be oil-stained, knotted and varnished. Floors not included.

PAPERING: All walls not already specified to be papered with paper to selected pattern at the P.C. sum of 7/- per roll. All papering to be done by a qualified and efficient tradesman.

16mm 35mm

BUILDING FILE

Code No. 690 / 14

Subject Dwg

No. Sheets 1

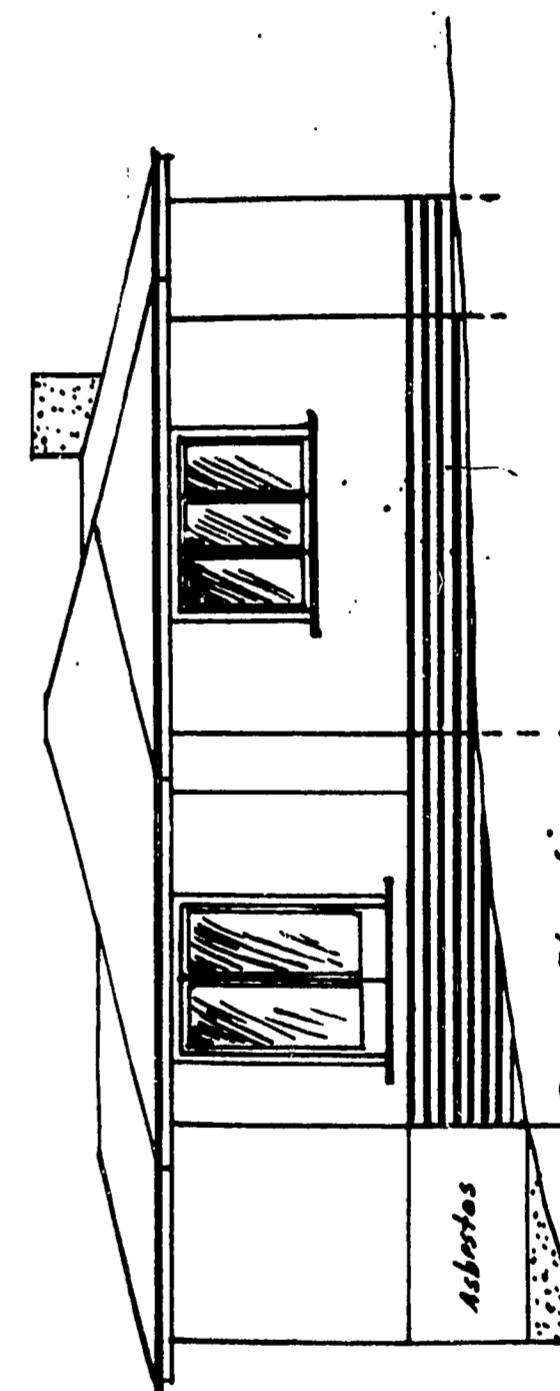
5891

Permit No

17 . 10 . 56

Date

Scale :- 8' to an Inch



YORK

0-0-27.8

98-48

Date 6/8/01/56

Date 1/10/68 at 2/2

No. 10 - 14 PT 25 AD Lot 3 7937 D.P.
YORK Street

DRAINAGE AND PLUMBING REGISTER

OWNER P. GEORGE
ADDRESS _____
BUILDER SELF
PLUMBER ANCHOR ELLIS
DRAINLAYER DITTO

PERMITS.

BUILDING No. _____
VALUE £ 300 5.
REC. No. _____

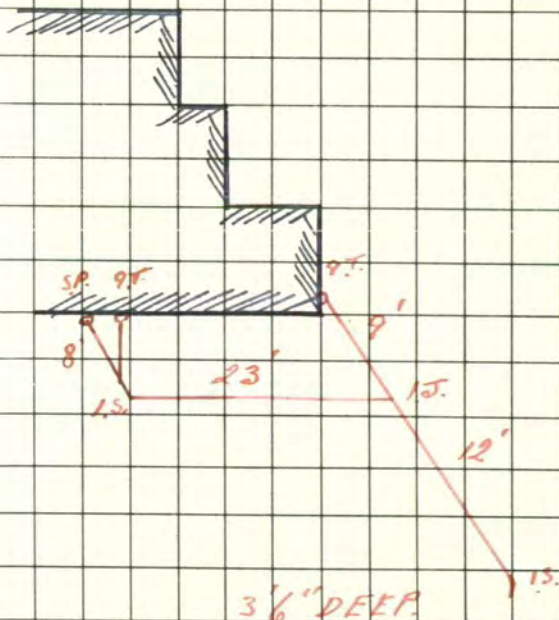
NATURE OF WORK NEW DWELLING

W.C.'s _____ BATHS _____ BASINS _____ SINKS _____ TUBS _____
PLAN SUBMITTED _____ / _____ / _____ DRAIN TESTED 19 / 11 / 56
PLANS APPROVED _____ / _____ / _____ PLUMBING PASSED 3 / 3 / 58
PERMIT ISSUED _____ / _____ / _____
FALL GOOD

J. H. Francis
Inspector.

DRAINAGE PLAN SCALE

14 York Crescent



FRONTAGE

10 YORK CRES.

3 copies on 9/183/9/84 -

PRIVATE BAG 2025 NEW PLYMOUTH 4240 Ph. 06 758 0099 Fax 06 758 3257

APPLICATION TYPE Tick boxes where appropriate

Building Consent Only * Quote previous PIM number _____

*A PSM is required before a building consent can be issued.

$$\boxed{}\boxed{}\boxed{}\boxed{}\boxed{} / \boxed{}\boxed{} \cdot \boxed{}\boxed{}$$

PROPERTY I. D.

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Under the Building Act a Building Consent must be issued to the owner. The owners full name is an essential part of the application.

Surname or company name

Free money

10	YORK	CRES	ENT						
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Screen No. Screen

Terry/Dariusz

Lot	03		
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or Section No.

--	--	--	--

D.P. 7937

or Section No.

--	--	--	--	--	--	--	--

 District

N	E	W		P	L	Y	M	O	U	T	H
---	---	---	--	---	---	---	---	---	---	---	---

Tick this box if the applicant is the owner ☒

If the applicant is not the owner, please give applicant details:

[illegible]

First names:

[illegible]

Status: ☒ Builder ☐ Plumber ☒ Designer ☐

[illegible]

MAIL ADDRESS FOR ALL CORRESPONDENCE RELATING TO THIS APPLICATION

[illegible]

Surname* or company name

	M	A	R	Y	L	O	U	I	S	K									
--	---	---	---	---	---	---	---	---	---	---	--	--	--	--	--	--	--	--	--

First name

	1	0		
--	---	---	--	--

Screen No.

Y	O	R	K	C	R	E	E	N	T								
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Screen/PC/Private Bag

N	E	W		P	L	Y	M	B	U	T	H						
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Towa

PHONE 06 7533296

STC

FAX

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112

DESCRIPTION OF BUILDING WORK

e.g. garage, deck, dwelling, shop plumbing and drainage, sewerage connection

[illegible]

USE OF COMPLETED BUILDING

If different to description

LOUNGE - CONSERVATORY

TYPE OF WORK

Alteration ☐Addition ☒Demolition ☐New building ☐Relocation ☐Change of use ☐Plumbing and drainage only ☐**TOTAL COST OF PROJECT**

\$2000.00 Inc. G.S.T.

TOTAL COST OF PLUMBING AND DRAINAGE

\$ Inc. G.S.T.

STAGES

Complete only if this project is one of two or more stages

This is stage No. of stages

INTENDED LIFE OF BUILDING

(Under the Building Act all buildings have a minimum life of 50 years unless specified)

50 years or more

☐ Less than 50 years

Specify intended life

PROJECT DETAILS

CATEGORY OF WORK

Domestic

Farm

Commercial

Industrial

AREA OF NEW BUILDING WORK

				33	m ³
--	--	--	--	----	----------------

PERSONS OTHER THAN THE OWNER OR APPLICANT ASSOCIATED WITH THIS APPLICATION

STATUS:

Status may be plumber, builder, engineer, building certifier etc.

Surname

First names

Company name

ADDRESS:

Street No.

Street/PO/Private Bag

Town

PHONE:

STD

FAX

STD

STATUS:

Status may be plumber, builder, engineer, building certifier etc.

Surname

First names

Company name

ADDRESS:

Street No.

Street/PO/Private Bag

Town

PHONE:

STD

FAX

STD

DECLARATION

This application is made by me as owner of the property.

Signature M. Twine

Date 12 April 95

or

I am the applicant and have been authorised by the owner to make this application

Signature _____

Date _____

NEED HELP?

Please refer any queries regarding this application to Building Inspection Services, phone (06) 758 8099

Building Act 1991
Local Government Act 1974

7150



NOTICE OF INSPECTION BY AUTHORISED OFFICER

NEW PLYMOUTH
DISTRICT COUNCIL
Phone: 758 8099
New Plymouth

Name

M. L. TURNER

Address

10 YORK CRES.

To the Owner/Occupier/Contractor

Consent No.

9184

Please take notice that on the 16/6/95 at 10.10 am/pm
an inspection pursuant to the Building Act 1991 or Local Government Act 1974
was carried out on this site

The purpose of the inspection was:

- | | |
|---|---|
| <input type="checkbox"/> SITE / TRENCH INSPECTION | <input type="checkbox"/> RE-INSPECTION |
| <input checked="" type="checkbox"/> STEEL / FOUNDATIONS | <input type="checkbox"/> INTERIM FINAL |
| <input type="checkbox"/> BLOCK WORK | <input type="checkbox"/> FINAL INSPECTION |
| <input type="checkbox"/> SLAB | <input type="checkbox"/> COMPLAINTS |
| <input type="checkbox"/> PRE-LINE | <input type="checkbox"/> INSULATION |
| <input type="checkbox"/> PLUMBING & DRAINAGE | <input type="checkbox"/> OTHER |

Inspection Officer

Comments:

PE HUES FIRM.
OK TO POUR.

Top yellow copy - left on site; 2nd white copy - filed with Building Consent;
3rd blue copy - left in book.

TOP PRINT

Building Act 1991
Local Government Act 1974

7298



NOTICE OF INSPECTION BY AUTHORISED OFFICER

NEW PLYMOUTH
DISTRICT COUNCIL
Phone: 758 8099
New Plymouth

Name

M. L. TURNER

Address

10 YORK CRES.

To the Owner/Occupier/Contractor

Consent No.

9184

Please take notice that on the 12/7/95 at 3.30 am/pm
an inspection pursuant to the Building Act 1991 or Local Government Act 1974
was carried out on this site

The purpose of the inspection was:

- | | |
|---|---|
| <input type="checkbox"/> SITE / TRENCH INSPECTION | <input type="checkbox"/> RE-INSPECTION |
| <input type="checkbox"/> STEEL / FOUNDATIONS | <input type="checkbox"/> INTERIM FINAL |
| <input type="checkbox"/> BLOCK WORK | <input type="checkbox"/> FINAL INSPECTION |
| <input type="checkbox"/> SLAB | <input type="checkbox"/> COMPLAINTS |
| <input type="checkbox"/> PRE-LINE | <input type="checkbox"/> INSULATION |
| <input checked="" type="checkbox"/> PLUMBING & DRAINAGE | <input type="checkbox"/> OTHER |

Inspection Officer

Comments:

PILES ON 200 PSI
ALL OK.

Top yellow copy - left on site; 2nd white copy - filed with Building Consent;
3rd blue copy - left in book.

TOP

Building Act 1991
Local Government Act 1974

6254



NOTICE OF INSPECTION BY AUTHORISED OFFICER

NEW PLYMOUTH
DISTRICT COUNCIL
Phone: 755 8099
New Plymouth

Name M. L. TURNER
Address 10 YORK CRES.

To the Owner/Occupier/Contractor RANSON Plumbing Consent No. 9184

Please take notice that on the 13/7/95 at 2:05 am/pm
an inspection pursuant to the Building Act 1991 or Local Government Act 1974
was carried out on this site

The purpose of the inspection was:

- | | |
|---|---|
| <input type="checkbox"/> SITE / TRENCH INSPECTION | <input type="checkbox"/> RE-INSPECTION |
| <input type="checkbox"/> STEEL / FOUNDATIONS | <input type="checkbox"/> INTERIM FINAL |
| <input type="checkbox"/> BLOCK WORK | <input type="checkbox"/> FINAL INSPECTION |
| <input type="checkbox"/> SLAB | <input type="checkbox"/> COMPLAINTS |
| <input type="checkbox"/> PRE-LINE | <input type="checkbox"/> INSULATION |
| <input checked="" type="checkbox"/> PLUMBING & DRAINAGE | <input type="checkbox"/> OTHER |

Inspection Officer [Signature]

Comments: MAIN TEST SATISFACTORY.

Top yellow copy - left on site; 2nd white copy - filed with Building Consent;
3rd blue copy - left in book.

TOP PRINT

Building Act 1991
Local Government Act 1974

9294



NOTICE OF INSPECTION BY AUTHORISED OFFICER

NEW PLYMOUTH
DISTRICT COUNCIL
Phone: 758 8099
New Plymouth

Name TURNER, MARY
Address 10 YORK PRESENT.
NEW PLYMOUTH

To the Owner/Occupier/Contractor M. TURNER Consent No. 918

Please take notice that on the 9/8/95 at 3:45 am/pm
an inspection pursuant to the Building Act 1991 or Local Government Act 1974
was carried out on this site

The purpose of the inspection was:

- | | |
|---|---|
| <input type="checkbox"/> SITE / TRENCH INSPECTION | <input type="checkbox"/> RE-INSPECTION |
| <input type="checkbox"/> STEEL / FOUNDATIONS | <input type="checkbox"/> INTERIM FINAL |
| <input type="checkbox"/> BLOCK WORK | <input type="checkbox"/> FINAL INSPECTION |
| <input type="checkbox"/> SLAB | <input type="checkbox"/> COMPLAINTS |
| <input checked="" type="checkbox"/> PRE-LINE | <input type="checkbox"/> INSULATION |
| <input type="checkbox"/> PLUMBING & DRAINAGE | <input type="checkbox"/> OTHER |

Inspection Officer [Signature]

Comments: BATTS INSULATION IN PLACE
& MOISTURE CONTENT BELOW 0.4%

Go Ahead & Line.

Top yellow copy - left on site; 2nd white copy - filed with Building Consent;
3rd blue copy - left in book.

BC Application No: 9184 X Date Received: 12/04/95
 Related: PIM Application No: 9183 X Area: NPD NP DISTRICT

Name: TURNER, Mary Louise
 Address: 10 YORK CRESCENT
 NEW PLYMOUTH

Lot: 3
 DP: 7937

Assessment: 11762/082.00

Property ID: 023841

Action No	Action	Estab	Date Returned
1	Receive/Check Information	CLERICAL	
2	Compliance with District Plan	PLANNING	
3	Plot Application	RECORDS	
4	Vehicle Crossings/Footpath Damage	STREET WKS	
5	Compliance with Building Act	BUILDING	
6	Connection/Location	SEWER/WATER	
7	Compliance with Building Act	PLUMB/DRAIN	
8	Compliance with Bldg & Health Act	HEALTH	
9	Approval	BUILDING	

	More Info Required	Applicant Phoned	Application Correct	No. Encls. (in duplicate)
E-N-D-O-F-R-E-P-O-R-T-E-N-D-O-F-R-E-P-O-R-T				
RECORDS				1
BUILDINGS				
P & D				
EHO				
ENGINEER				
PLANNING				
SEWER/WATER				
CROSSING				

APPROVED

M. J. Davis 24.4.95

NOT APPROVED

BC Application No: 9184 Date Received: 12/04/95
 Related: PIM Application No: 9183 Area: NPD NP DISTRICT

Name: TURNER, Mary Louise
 Address: 10 YORK CRESCENT
 NEW PLYMOUTH

Lot: 3
 DP: 7937
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7	Compliance with Building Act	PLUMB/DRAIN	
8	Compliance with Bldg & Health Act	HEALTH	
9	Approval	BUILDING	

E-N-D--O-F--R-E-P-O-R-T---E-N-D--O-F--R-E-P-O-R-T---E-N-D--O-F--R-E-P-O-R-T---E-N-D--O-F--R-E-P-O-R-T---

BLR

B1

NOT APPROVED PLANNING*		ACTIONS	DATE/INIT
<div style="border: 1px solid black; width: 100px; height: 50px; margin: 0 auto; display: flex; align-items: center; justify-content: center;"> <div style="width: 40px; height: 40px; border: 1px solid black; margin: 0 auto;"></div> </div> <p style="text-align: center;">Sign/Date</p>	Reason(s)		
	<input type="checkbox"/> Bulk/Location <input type="checkbox"/> Parking/Load		
	<input type="checkbox"/> Resource Consent <input type="checkbox"/> Landscaping		
	<input type="checkbox"/> Trees/Historic <input type="checkbox"/> Hazard		
Other:			
* Warning Required if B.C. Issued			
APPROVED PLANNING			
<div style="border: 1px solid black; width: 100px; height: 50px; margin: 0 auto; display: flex; align-items: center; justify-content: center;"> <div style="width: 40px; height: 40px; border: 1px solid black; margin: 0 auto;"></div> </div> <p style="text-align: center;">Sign/Date</p>	B.C. Conditions Required		
	<input type="checkbox"/> S.16 B.A. <input type="checkbox"/> S.37 B.A.		
	<input type="checkbox"/> Landscaping <input type="checkbox"/> R.C. Cond.		
	<input type="checkbox"/> Trees/Historic <input type="checkbox"/>		
Other:			

BC Application No: 9184
 Related: PIM Application No: 9183

Date Received: 12/04/95
 Area: NPD NP DISTRICT

Name: TURNER, Mary Louise
 Address: 10 YORK CRESCENT
 NEW PLYMOUTH

Lot: 3
 DP: 7937
 Property ID: 023841

Assessment: 11762/082.00

Action No	Action	Estab	Date Returned
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6	Connection/Location	SEWER/WATER	
7	Compliance with Building Act	PLUMB/DRAIN	
8	Compliance with Bldg & Health Act	HEALTH	
9	Approval	BUILDING	

PAID

RECEIPT NUMBER _____
 DATE PAID _____
 PLANS TAKEN: YES / NO

E=N=D==O=F==R=E=P=O=R==N=A=p=p=l=i=c=a=t==R=L=i=t=i=o=n==O=R==T=r=a=n=s==N=D=A=p=p=l=i=c=a=t==E=N=D==O=F==R=E=P=O=R==T=====

	Info Required	Applicant Phoned	Letter Sent	Form Received	Application Correct	End of (In Duplicate)
PLANNING						
PLOTTING						
BUILDING						
PID						
END						
<u>SERVICES</u>						
WATER						
STORMWATER						
SEWER						
CROSSING						

OFFICER'S SIGNATURE: Approved.....

Not Approved.....



Tom for young life

NEW PLYMOUTH DISTRICT COUNCIL
PLANNING & ENVIRONMENTAL SERVICES DEPARTMENT

All correspondence to:
PLANNING & ENVIRONMENTAL
SERVICES MANAGER

Our ref. B112/PKT

If calling ask for:

Mr Culpan

P30/05/12

ID 023841

20 October 1995

Mrs Mary Turner
10 York Crescent
Westown
NEW PLYMOUTH

Dear Mrs Turner

RE: HANDRAIL HEIGHT TO OUTSIDE "LINK DECK" BETWEEN
CONSERVATORY AND SLEEPOUT, 10 YORK CRESCENT, WESTOWN

In reply to your recent letter of request for a waiver, I am informed by my officers that the existing 850/900mm height of the handrail above the nose of the stair tread is of little concern and it is marginal whether compliance is necessary.

I am further informed that it is intended that upon completion of the garage/sleepout a new driveway and garden border are to be constructed.

On the information to hand and providing the garden borders are constructed in a way that reduces the height of the stairs/tread above ground level, I am prepared to grant such a waiver and recognise the handrail as constructed as being acceptable.

Yours faithfully

A J Culpan
BUILDING CONSENTS MANAGER

HENRY BROWN & CO LTD

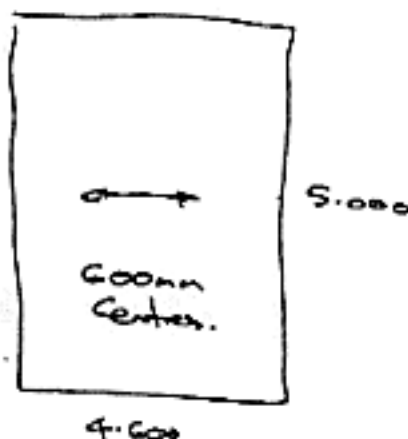
(EST 1863)

9/83/9/84

RECEIVEDOFFICE, FACTORY & YARD • 9 MORLEY ST • PO BOX 400 • NEW PLYMOUTH
PH (06) 7575-642 • FAX (06) 7582-016

TO: M Brownlee	ATTN: MIKE
FAX No: 7512435	DATE: 4/4/95
FROM: Wayne	PAGES TO FOLLOW: 1
SUBJECT:	

PRICING & DETAILS FOR
PERMANENT FLOOR JOISTS AS
DETAILED.



Regards
Wayne

04-04-1995 09:42

HENRY BROWN NEW PLYMOUTH

05 7582016

P.02

Date: 04/04/1995

GANG-NAIL NZ LTD

PCSTRUT

Licensee: Henry Brown & Co.

1

Job Name : M BROUWER
Posi-Strut Name : PS1
Number Off : 11

Size : PS25-25x10
Span : 4600mm

Horizontal span: 4600mm
O/A horz length: 4600mm

Right end -----
Top overhang: 0mm

Left end -----
Top overhang: 0mm

All plates are GN10-3x10, except where indicated.
Refer to Posi-Strut Manual for other fabrication details.

We are pleased to supply you with the following price
for the above (11 of 25x100 Posi-Strut Floor Joists).

\$ 1203.12 inc GST & Delivered To Site

Regards

Wayne Silby.

Floor Plan of
existing house. "A"

640/12

12 13

NEW PLYMOUTH DISTRICT COUNCIL
THIS FIELD ON COM- RECORDS NO
RESPONSIBILITY WILL BE ACCEPTED OR
FOR ITS ACCURACY

Proposed Addition
over existing concrete
slab with about 16" to
conservator extension

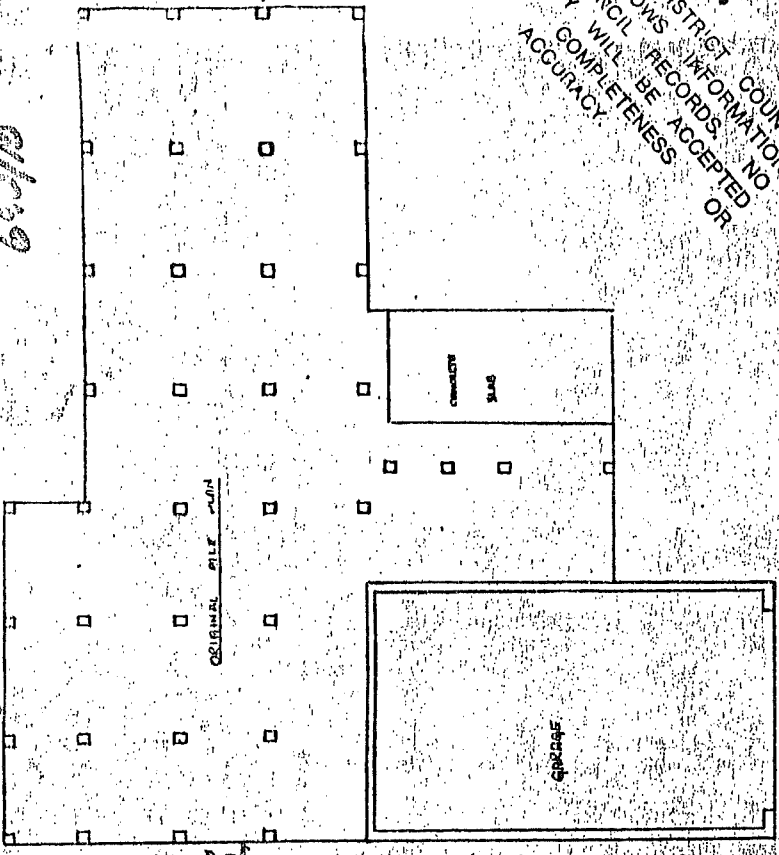
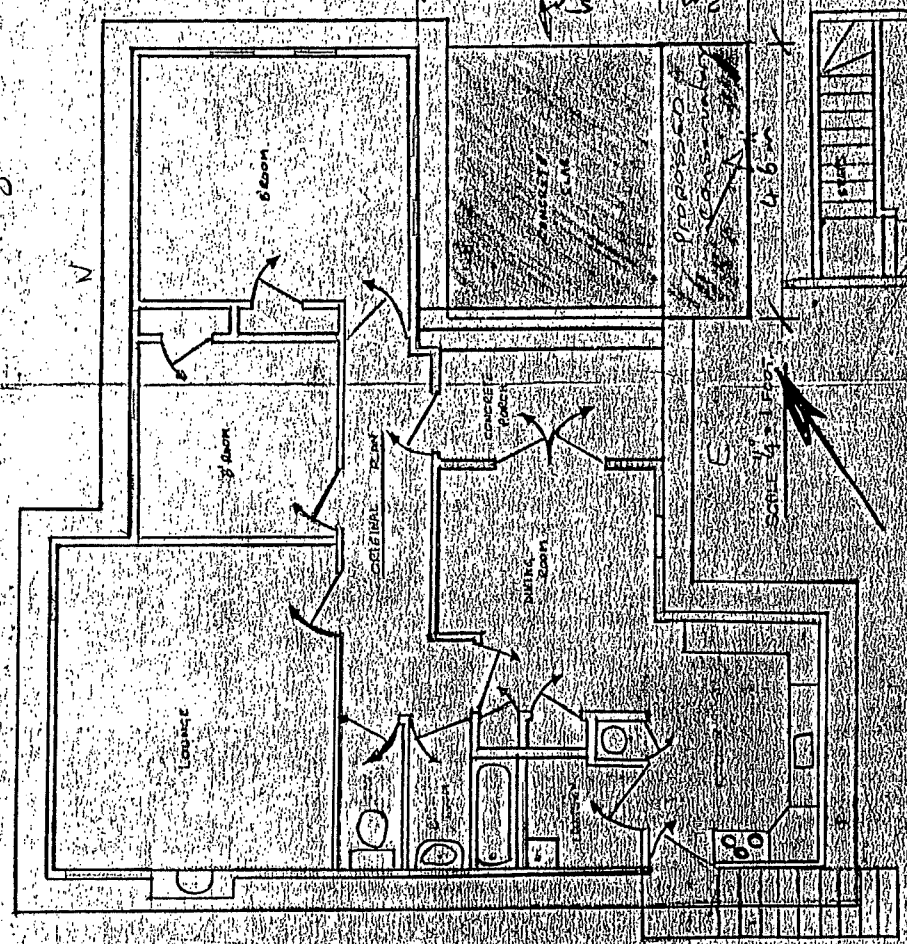
8-12-65
26-6-80

6/12/39

81 81
255 155

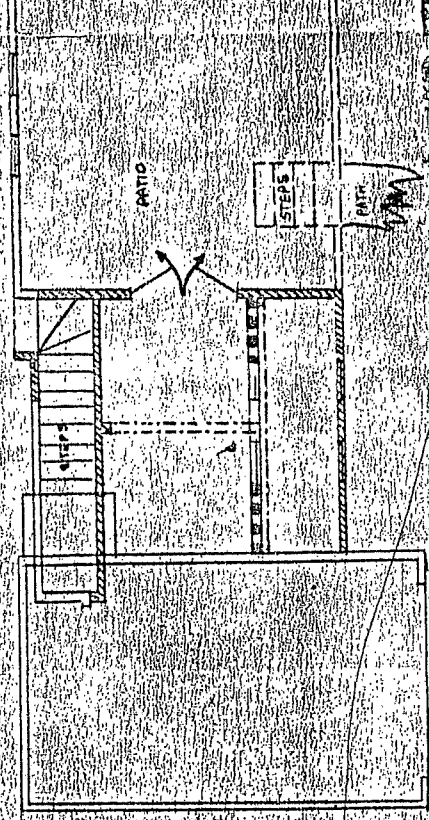
HOUSE AT 1410 YORK STREET
SOURCE T.F. WOOD

Floor Plan of
existing house



NEW PLYMOUTH DISTRICT COUNCIL
THIS COPY SHOWS INFORMATION
HELD ON COUNCIL RECORDS. NO
RESPONSIBILITY WILL BE ACCEPTED OR
FOR ITS ACCURACY.

Existing slab
PLAN FOR NEW KITCHEN, DINING ROOM,
AND BREAKFAST ROOM



Proposed Addition
to existing house
316 with added kitchen
conservatory extension

SCALE 1/4" = 1'-0"
DATE 12/1/39
BY J. H. WOOD

8-12-65
26-6-80

8-12-65
26-6-80

9/83/9/84

RECEIVED

12 APR 1985

Roof to proposed Addition to have 50mm fall over its length.

Conservatory Glass toughened as to NZ Standard.

Plaster pointing down match existing
Soffit level the same for proposed Addition

Ensuit - Plumber.

Shower
Toilet +
Vanity TO owners specification.
Note span will have to wall exit.

NEW PLYMOUTH DISTRICT COUNCIL
PLANS AND SPECIFICATIONS APPROVED FOR TYPE, USE, SITING, COVERAGE AND CONSTRUCTION, AS IN ACCORDANCE WITH ALL RELEVANT ACTS, REGULATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH DISTRICT COUNCIL.
DATE: 18.4.85

PLANNING
PUBLIC HEALTH
BUILDING
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH DISTRICT COUNCIL AND MUST BE KEPT ON SITE.

Check exact on site.

Soffit line keeps even with existing (level)

Shaded area is proposed Addition.
Clad in B/S weather Board to match existing.
All work to match existing so when completed it does not look like an "add on".
i.e. levels, heights + materials.
Connect into existing stormwater drain.

Existing Slab is on an adequate Block foundation.
Build up level with existing House Floor with timber "H3" over APC.

4.600 x 2.000 conservatory foundation Detail.

150x50 H1 Joists at 400 c

20mm HD Flooring.

150x100 H3 Bearers.

125x125 H5 Tana Piles - 1200 in Ground
400x400 concreted with 100 footing.

SCALE 1:10.

= BRACING WALLS

= NEW WALLS

= EXISTING HOUSE

SCALE 1:50

FLOOR PLAN

Note The proposed Addition is contained within the perimeter of the existing Building.

M TURNER

10 YORK CRESENT NEW PLYMOUTH.

Proposed Addition

SHOKUNIN HOMES Ltd.

690/10

9078/9079

NEW PLYMOUTH DISTRICT COUNCIL
PLANS AND SPECIFICATIONS APPROVED FOR TYPE, USE, SITING, COVERAGE
AND CONSTRUCTION, AS IN ACCORDANCE WITH ALL RELEVANT ACTS
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DISTRICT COUNCIL.

RECEIVED

- 6 APR 1995

PLANNING

DATE

PUBLIC HEALTH

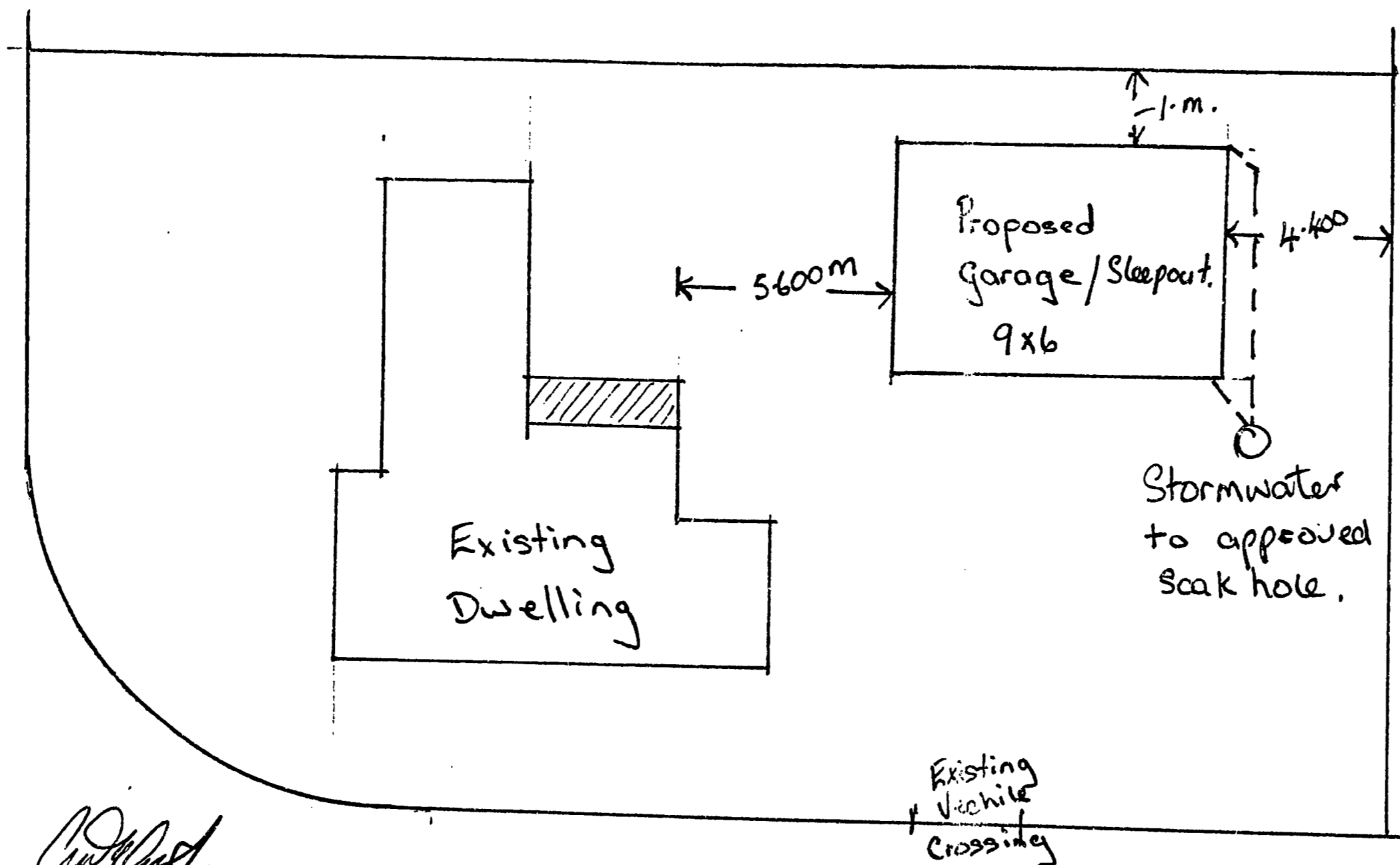
BUILDING

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF
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ON SITE.

907

13.4.95

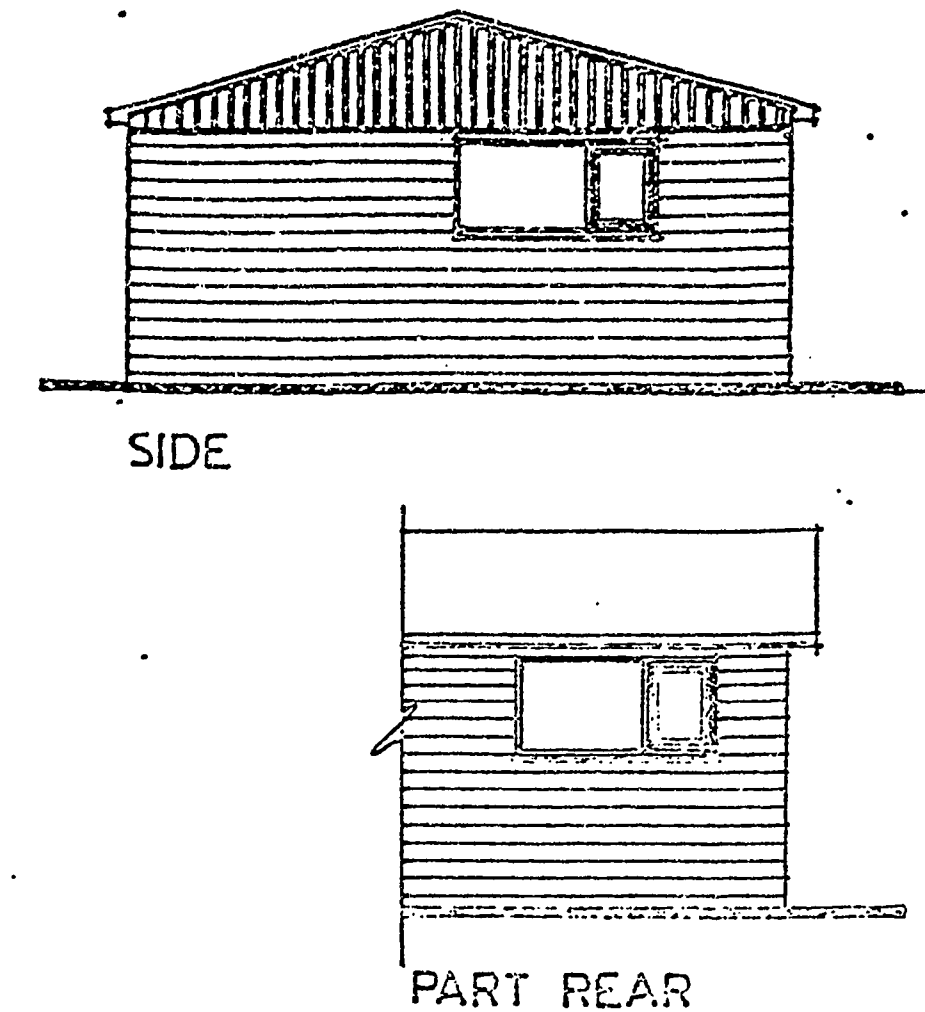
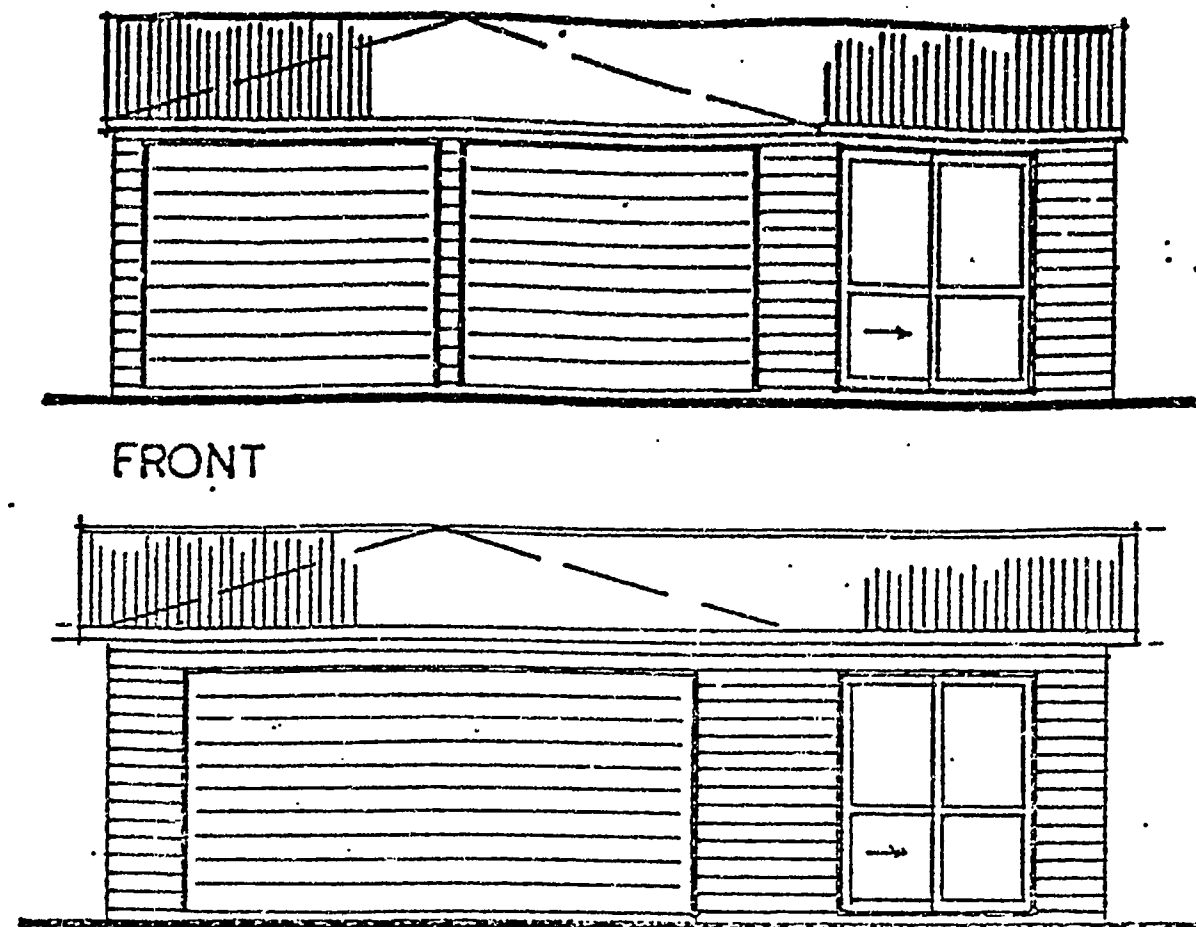
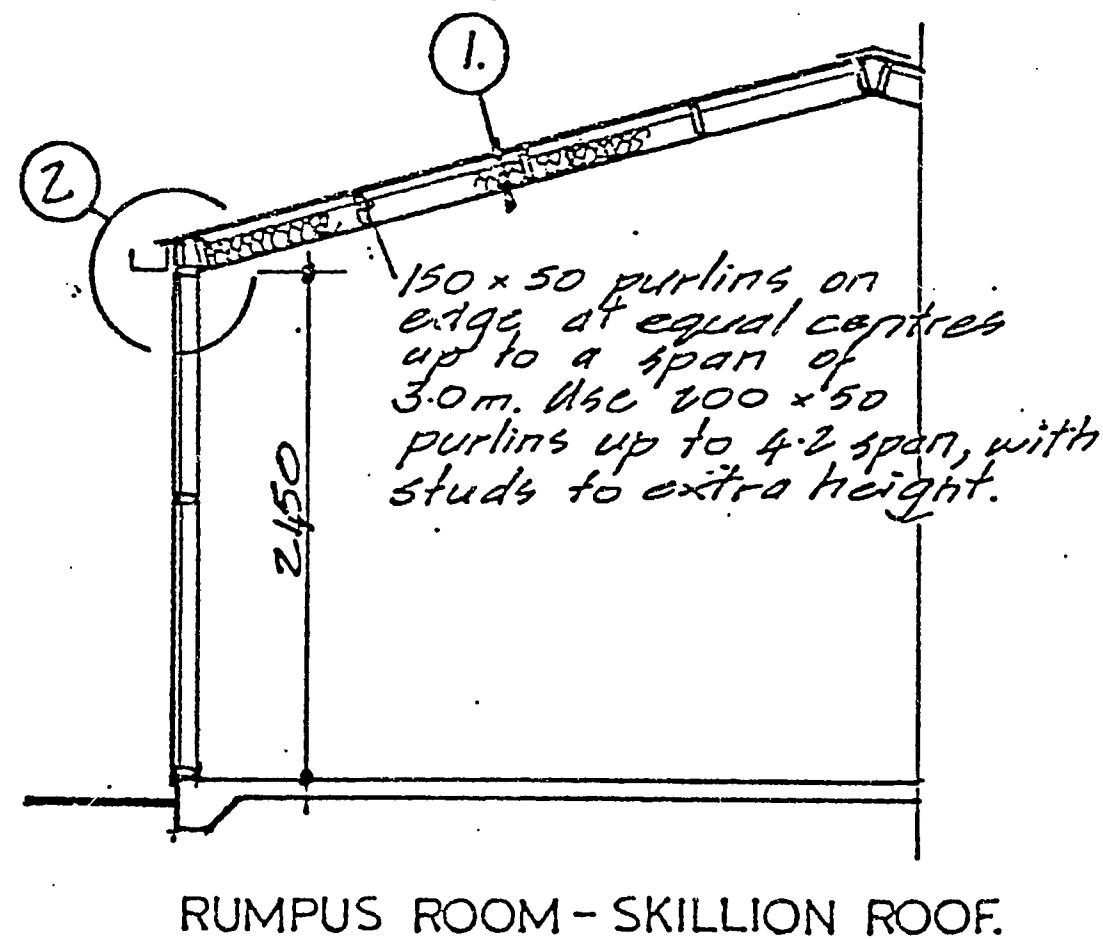
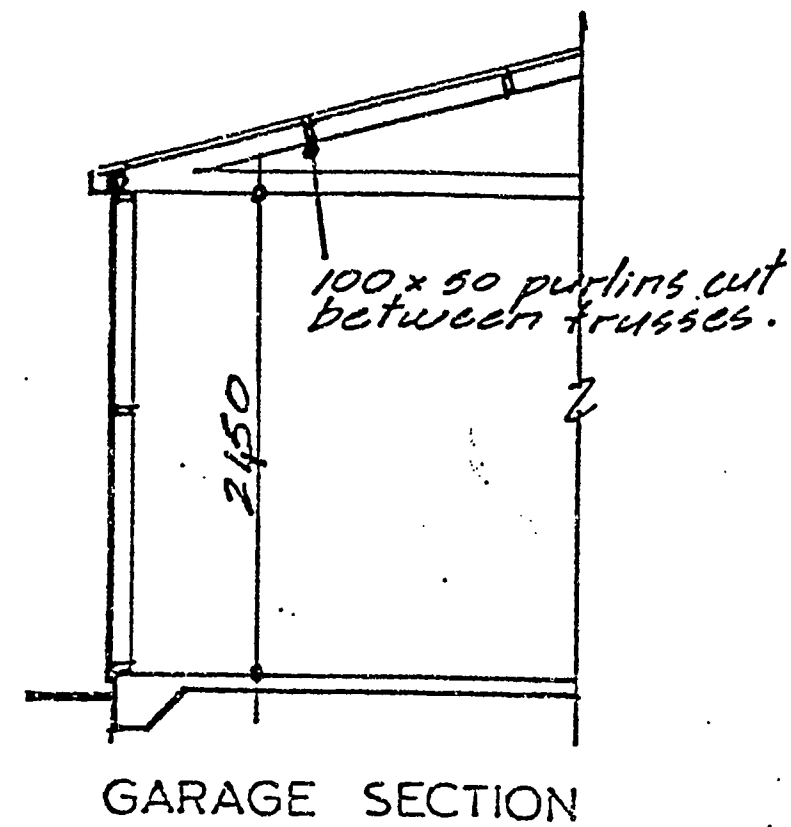
2



Amended.
G. Gilbert
B. B. B. B.
P. B. B.

York Crescent

Site Plan	M. Turner	Proposed
	10 York Cres	garage/sleepout.
	New Plymouth	



ELEVATIONS - FRONT

GENERAL

This specification and drawing shall be read in conjunction with Gangnail Technical booklet "CH3900" dated 30 August 1990 and approved by ChCh City Council. A copy of this booklet is available from Versatile Garages Ltd.

FOUNDATIONS

Concrete floor shall be 17.5 MPA, 100mm thick. Footing as detailed.

WALL FRAMING

All timber shall be machine gauged and treated to T.P.A. specification H1. Studs shall be at 600 crs and housed into plates with dwangs housed into studs. Lay two ply malthoid d.p.c. under all plates.

ROOF FRAMINGS

Purlins shall be 100mm x 50mm on edge at 900 max. crs fixed to Gangnail 15 degree trusses at centres shown below. Fix purlins and trusses as detailed in Gangnail Technical Booklet "CH3900".

SIDE ENTRY OPENING LINTELS

Max. span	2.45	150 x 100 Lintel
Max. span	3.0	200 x 100 Lintel
Max. span	4.5	300 x 100 Lintel
Max. span	4.8	300 x 100 Lintel

Trusses butted to lintel with 94 x 47 lumberlock joist hanger.

ROOFING

Shall be 0.44mm B.M.T. steel longrun rib roofing, fixed with 75mm weatherseal spiral shank nails, over building paper on superfilm lashing.

WALL CLADDING

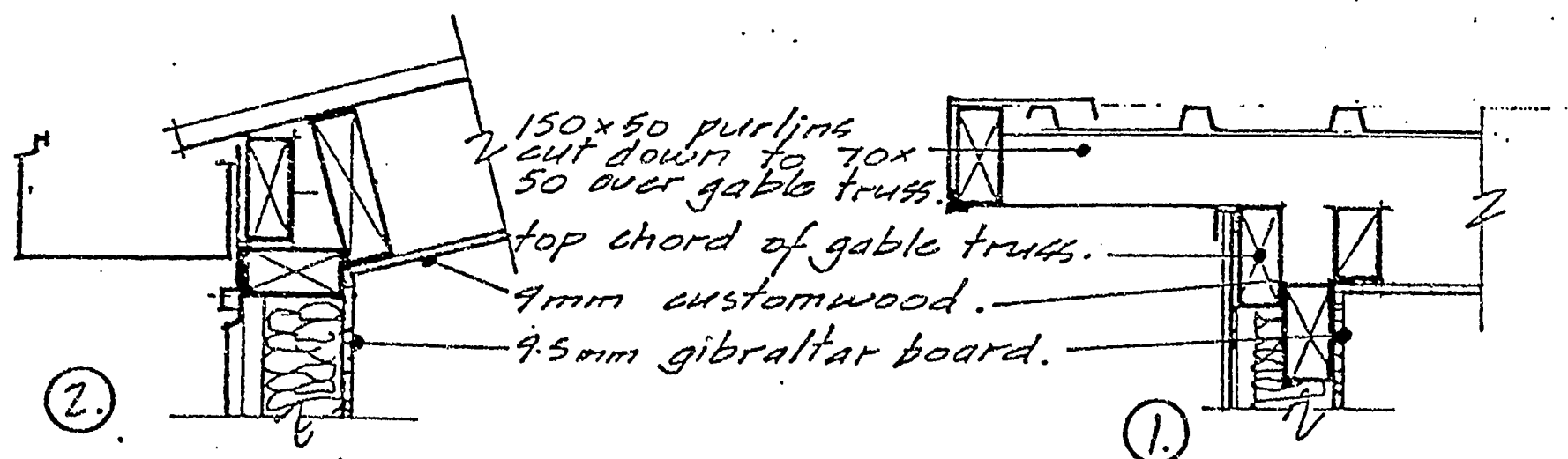
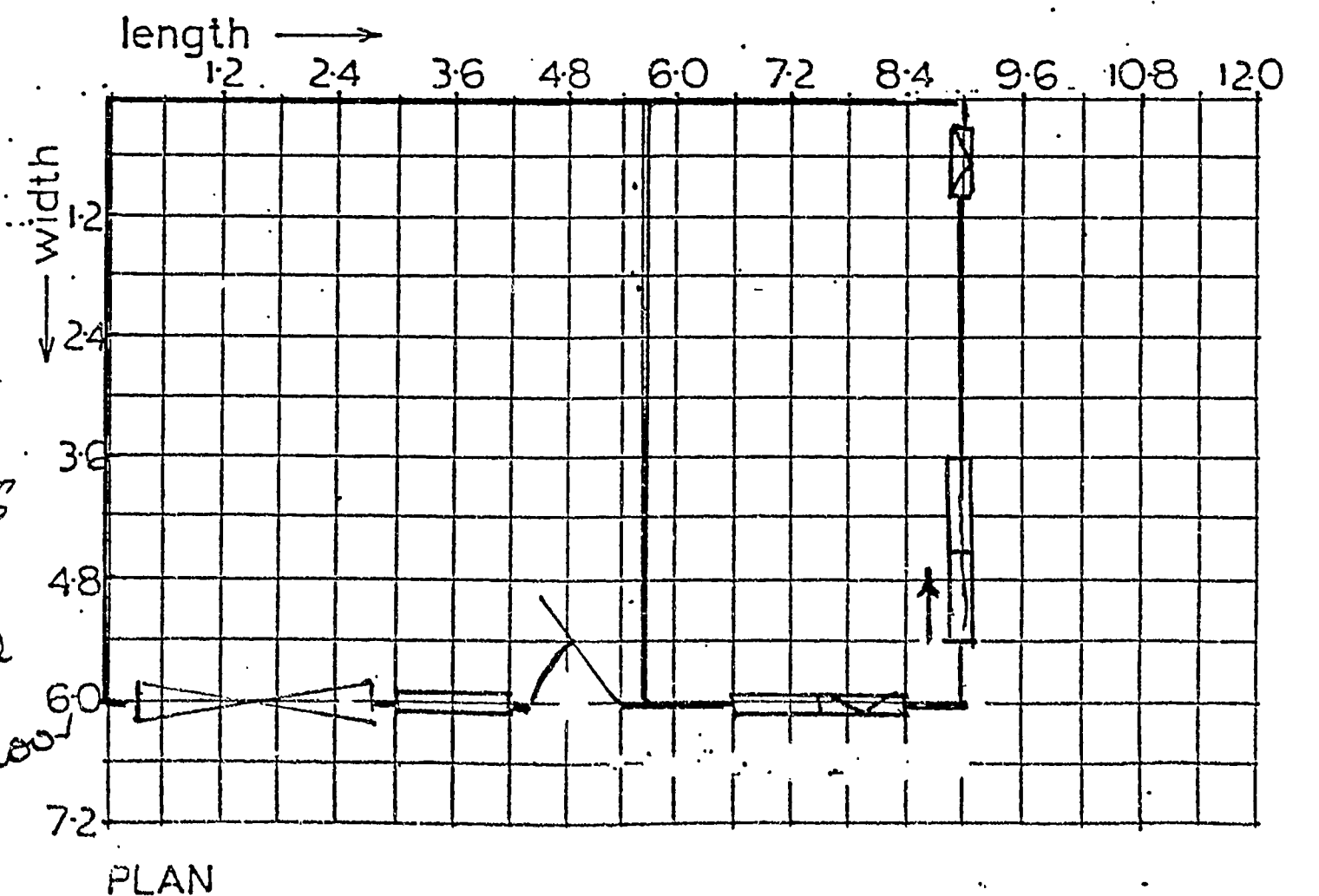
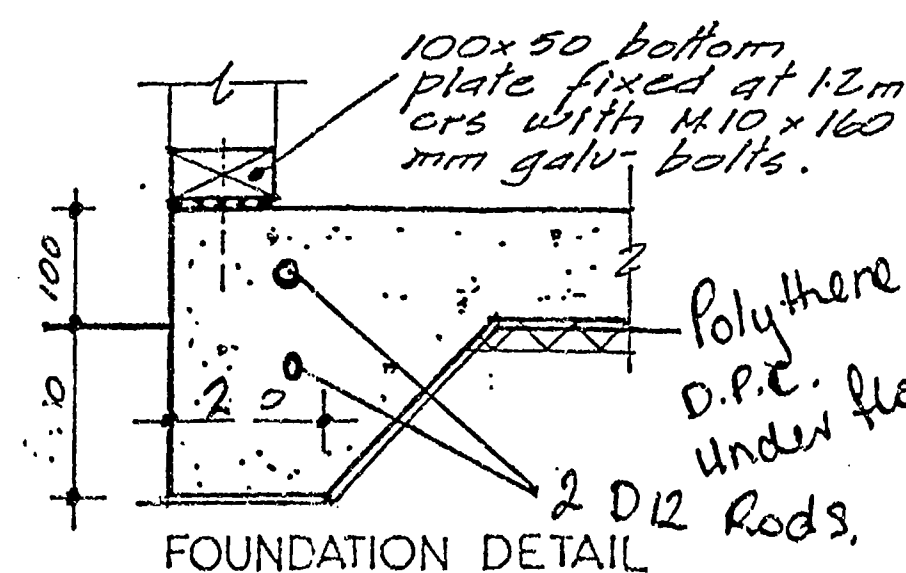
Shall be *Superclad 300*
Fix in accordance with Gangnail Technical Booklet "CH3900".

ROOF BRACING

Fix 100 x 50 dragon ties on flat to each corner of buildings up to 5.4m x 5.4m. For buildings 5.4m x 5.4m or larger fix Lumberlok roof plane strap bracing in accordance with Gangnail Technical Booklet, "CH3900".

WALL BRACING

For "Superclad 300" horizontal weatherboard fix 22 x 22 x 1.2 metal angle bracing in accordance with NZS 3604. For steel sheet weatherboard cladding no metal angle bracing is required - See Gangnail Technical Booklet "CH3900".



VERSATILE GARAGES LTD.

CHRISTCHURCH. Ph. 348-8704

Content: Proposed Garage/Sleepout

Size: 0.11

Scale: As shown

Date: October 1992

Drawn: J. Geayley. NZCD Arch.

Sheet

of



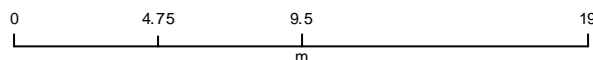
Te Kaunihera-ā-Rohe o Ngāmotu
**New Plymouth
 District Council**

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DISCLAIMER: NPDC assumes no responsibility for the
 completeness or accuracy of the data displayed
 on the plot. To be used for indicative purposes only.

HORIZONTAL DATUM
 New Zealand Geodetic Datum 2000

MAP PROJECTION
 New Zealand Transverse Mercator



10 York Crescent

Date: 12/13/2022



1:250