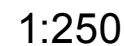


Council Records

Statement of Passing Over:

This information has been supplied by the vendor or the vendor's agents and move (powered by ownly Ltd licensed REAA 208) is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. Where you have been supplied with a Council Property File or a LIM Report, please note there may be matters relating to pre-1992 consents or permits in this file which may need further investigation in order to determine their relevance. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.



29 Images

BUILDING CONSENT

53758A

PROPERTY ID

096170



53758A

096170

New Plymouth District Council

Printed: 25 Jul 03 Page 1

COVER SHEET

Application No: 53758
Related: PIM Application No: 53757

Date Received: 25/07/03
Area: A MODICA

Name: COOPER, Lee Andrew
Address: 15-17 WILLS ROAD\R
BELL BLOCK 4621

Lot: 20
DP: 20159

Property ID: 093910

Assessment:

Action No	Action	Estab	Date Returned		
1	Receive Information	BUILDING			
5	R.M.A Compliance	PLANNING			
10	Building Act Compliance	BUILDING	15/08/03	passed	OK 12.9.03
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====					
Smoke detectors are required as part of this project					
New dwelling			More Info Required	Applicant Phoned	Application Correct

Drainage Plans Enclosed Yes/No

Plans Taken Yes/No

Approved

q/bcher 12-9-03

Not Approved

COMPLIANCE CHECKLIST

TITLE	APPROVED DOCUMENTS	N/A	YES	NO	External Consultant	Reviewed by
B1/1	Structure General			✓		
B1/2	Structure Timber Barriers			✓		
B1/3	Structure Small Chimneys	✓				
B1/4	Structure Foundations		✓			
B/2	Durability		✓			
C1	Outbreak of Fire	✓	✓			
C2	Means of Escape		✓			
C3	Spread of Fire	✓				
C4	Structural Stability of Fire	✓	✓			
D1	Access Routes		✓			
D2/2	Mechanical Access Domestic & Service Lifts	✓				
D2/3	Mechanical Access Escalators & Moving Walks	✓	✓			
E1	Surface Water		✓			
E2	External Moisture			✓		
E3	Internal Moisture			✓		
F1	Hazardous Agents on Site	✓	✓			
F2	Hazardous Building Materials	✓	✓			
F3	Hazardous Substances and Processes	✓		✓		
F4	Safety from Falling			✓		
F5	Construction & Demolition Hazards	✓				
F6	Lighting for Emergency	✓	✓			
F7	Warning System		✓			
F8	Signs	✓				
G1	Personal Hygiene		✓			
G2	Laundering		✓			
G3	Food Preparation & Prevention of Contamination		✓			
G4	Ventilation		✓			
G5	Interior Environment	✓				
G6	Airborne & Impact Sound	✓	✓			
G7	Natural Light		✓			
G8	Artificial Light		✓			
G9	Electricity	✓				
G10	Piped Services	✓				
G11	Gas as an Energy Source	✓				
G12	Water Supply		✓			
G13/1	Foul Water Sanitary Plumbing		✓			
G14	Industrial Liquid Waste	✓				
G15	Solid Waste	✓				
H1	Energy Efficiency		✓			
Specifications	Specifications (relevant to proposal)		✓			
Design Calculations	Sub-floor & wall bracing calculations		✓			
	Structural design calculations		✓			
	Storm water design calculations					
	Effluent disposal system design					
	Specific thermal design calculations					
	Enclosing rectangle calculations					
Reports	Fire design report					
	Foundation Report					
Producer Statements	Producer Statement – Design					
	Producer Statement - Reviews					

IMPORTANT NOTE: This is a guide and check list for office use or on-site by people who have ready access to & are familiar with the Approved Documents and the various Standards & Publications to which they refer.

Revision 1

Plumbing & Drainage/Building/Environmental Health/Hazardous Substances

All queries answered - OK to issue - 12-9-03. DB.

Engineering

North Mount Bay Dining.
HARDWARE TO NORTH Bay ^{DECK} Lounge & Deck level Sealing
DECK FIXINGS 600 TO BE SS
FLOOR 2B RIVERGLO.
Acrylic liner ensure
Supports.
Insulation tidy.
Alarms.

PIM Information to be sent

☐ Grease Trap	☐ Building Business	BIA Guides ☐ 1. How it works ☐ 2. New terms and procedures ☐ 3. Getting approval ☐ 4. Acceptable solutions ☐ 5. Compliance schedules ☐ 6. Building WOF - Responsibility and liability of Building owners ☐ 7. The Building Industry Authority Levy
☐ Septic Tank	☐ WOF Poster	
☐ Septic Tank LI	☐ Compliance Schedule	
☐ Sewer Pump	☐ BRANZ Advisers	
☐ Swimming Pool	☐ Building Magazine Sub	
☐ Noise Control	☐ Electrical Safety	
☐ Demolition	☐ Playground Checklist	
☐ Rural Fire	☐ Minimum Standard of Application	

Other

COVER SHEET

Application No: 53758
Related: PIM Application No: 53757

Date Received: 25/07/03
Area: A MODICA

Name: COOPER, Lee Andrew
Address: 15-17 WILLS ROAD\R
BELL BLOCK 4621

Lot: 20
DP: 20159
Property ID: 093910

Assessment:

Action No	Action	Estab	Date Returned
-----------	--------	-------	---------------

1	Receive Information	BUILDING	
5	R.M.A Compliance	PLANNING	
10	Building Act Compliance	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====

New dwelling

Not Approved Planning*		Actions	Date/Initial
Reason(s) ☐ Bulk/Location ☐ Resource Consent ☐ Trees/Heritage ☐ Parking/Load ☐ Landscaping ☐ Hazard	Sign/Date		
Other _____			
* S35(1A) to Building Act to apply if Building Consent Issued			
Approved Planning		Actions	Date/Initial
Building Consent Conditions Required ☐ S36 BA ☐ Landscaping ☐ Trees/Heritage ☐ S37 BA ☐ RC Condition ☐ _____	Sign/Date		
Other _____			

Project Information Memorandum

Only include information relevant to this project - Complete prior to processing

	PIM Details	Info Enclosed - Data Inputted (Initial)
	Significant Easements - Stormwater	
	Fill Hazard - Engineers Certification	
	Schedule of Attachments	
1		
2		
3		
4		
5		

Comments/Letters

Put "quotation marks" at start/finish of letter to be typed - Precede letters to be sent ASAP with "Urgent"

[illegible]

New Plymouth District Council

NPDC Inspection Notice - Pursuant to Building Act 1991

CUSTOMER FIRST

delivering sensational service

Call No: 44337**Customer:** Cooper, Lisa Maree**Location:** 15 WILLS ROAD, BELL BLOCK**Time Logged:** 1/19/2005 11:08:53AM**Building Consent:****Telephone:** 7599340**Authorised Officer:** *Al Medica***Date:** 20/01/05**Time:** 1:30pm.**Description:**

Has spoken to Adam Modica and he said he will do the final inspection. Please refer to Adam and call customer bak with date and time.

0274 313 443 Lisa's cell.

*Ring left message.**✓ O/A - COMPLETED.**NB:- GAS APPLIANCES, SELF CERTIFIED. SUGGEST OWNER SEEK & KEEP
GAS FITTER'S RESOURCES STATEMENT FROM DAVE BRIGATE.**Go AHEAD FOR A ELL*

Call Ticket

Wednesday, 19 January, 2005

NPDC Phone No 06 7596060

Fax No. - 06 7596072

**NEW PLYMOUTH DISTRICT COUNCIL**
newplymouth.govt.nz

Waller, Talimai

Page 1 of 1

New Plymouth District Council

NPDC Inspection Notice - Pursuant to Building Act 1991

CUSTOMER FIRST

delivering sensational service

Call No: 40774

Customer: COOPER, Lisa

Location:

15 WILLS ROAD, BELL BLOCK

Time Logged: 12/7/2004 9:36:14AM

Building Consent:

53758

Telephone:

7599340 work

Authorised Officer: *O2*

Date:

9.12.04

Time:

11.00

Description:

Final inspection recheck : (Please phone to confirm time and day) - 15 Wills Road Bell Block

(Sorry I told caller it would be tomorrow, forgot about not booking a time)

PLEASE PROVIDE

- ① *HARDWARE CADDING REQUIRES TEXTURE/PAINTING & DECK LINE*
- ② *SUPERFAB RED FINISH SPOKE TO DAVE & SCREWED TO BTM PLATE.*
- ③ *3x RIVETS TO FUSE*

*Off 14/01/05**② & ③ COMPLETE.*

*→ GAS APPLIANCE NOT COVERED BY NPDC as
SELF CERTIFIED BY GAS FITTER.*

Call Ticket

Tuesday, 7 December, 2004

NPDC Phone No 06 7596060

Fax No. - 06 7596072

**NEW PLYMOUTH DISTRICT COUNCIL**
newplymouth.govt.nz

Waller, Talimai

Page 1 of 1

New Plymouth District Council

NPDC Inspection Notice - Pursuant to Building Act 1991

6

CUSTOMER FIRST

delivering sensational service

Call No: 38982**Customer:** COOPER, Lee Andrew**Location:** 15 WILLS ROAD, BELL BLOCK**Time Logged:** 11/19/2004 8:45:55AM**Building Consent:** 53758**Telephone:** 7599340 (Work)**Authorised Officer:** C2**Date:** 24.11.04**Time:** 10:30**Description:**

Final Wed 24 Nov 10AM. Advise of completion attached. Please phone and ask for Lisa when confirming.

Phoned & confirmed 10:15

PLEASE PROVIDE:

Sill to Dining Bay MORTAR JOINTS to be pointed. ✓

BOTTOM OF HARDITEX @ DECK LINE to be SEALED. X

DECK FIXINGS WITHIN 600 OF GL to be STAINLESS ✓

3x RIVETS TO GASFIRE FLUE. X

TOP OF ACRYLIC LINER TO ENSURE TO BE SEALED ✓

SUPERTUBS to be FIXED IN PLACE. X

CEILING INSULATION to be TIDIED ✓

SMOKE ALARMS WITHIN 3 MTRS OF BEDROOMS ✓

ALL ELSE APPEARS SATISFACTORY.

PLEASE CALL FOR RECHECK.

Call Ticket

Friday, 19 November, 2004

NPDC Phone No 06 7596060

Fax No. - 06 7596072

**NEW PLYMOUTH DISTRICT COUNCIL**

newplymouthcouncil.com

Waller, Talima

Page 1 of 1

02-Feb-2004

16:23

NPDC Inspection Notice

Phone - 7596060

Fax - 7596118

Pursuant to Building Act 1991

Priority 2

Call Number **FG323**
Title
Customer **DAVE BYGATE**
Phone **0272761046**
Customer Address

Location **15 - 17
WILLS ROAD**
Area **BELL BLOCK**

Subject

Division **Building**
Service **Inspection**
Classification **Request**

Order Number **53758**
Property ID

AUTHORISED OFFICER:-

DATE:- 3/2/04

TIME:- 10:31

(5)

Comments

15:27 - 02/02/04 - SHARLENE LEE

Drainage Inspection - AM Tuesday

Drain inspection test O.K.
Good to backfill

*AS built
LCID
11.02.04*

22-Dec-2003

08:47

NPDC Inspection Notice

Phone - 7596060

Fax - 7596118

Pursuant to Building Act 1991

Priority 2

Call Number FF564

Location

15-17

Title

WILLS ROAD

Customer

KELVIN PEARCE

Phone

0274485624

Area

BELL BLOCK

Customer Address

Subject

Division

Building

Order Number

bc53758

Service

Inspection

Property ID

Classification

Request

AUTHORISED OFFICER:-

DATE:- 23/12/03 .

TIME:- 10:10pm

Comments

08:33 - 22/12/03 - JOY GYDE

Preline : Tues Am

X

K. Pearce On Site.

- ✓ Moisture Content to 11% < 18% for All Walls & Ceilings.
- * NB :- Please Do Not Line Exterior Walls B4 Bricks In Place.
- ✓ Lintels, Bracing Elements Good Note:- GARAGE (N2) Opened
to Limestone + SP2 .900m. J11, C.T. Tiles, Tens Bars +
Rebars, Nail Plates & Lintel Straps.
- ✓ R2.2 Ceiling Bars, R1.8 Wall Bars + Envelopes Wall.
Eave To Dd.
- ✓ 200 PSI / 1500 KPa Drive Resonance Test. Good.

Go Inside & Look Ceiling +
Interior Walls

04-Nov-2003

11:06

NPDC Inspection Notice

Phone - 7596060

Fax - 7596118

Pursuant to Building Act 1991

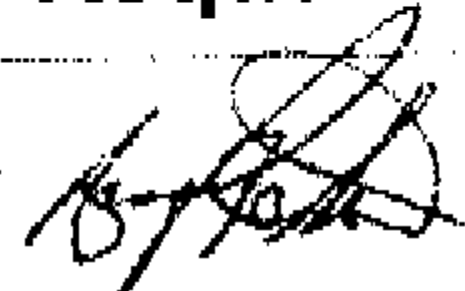
Priority**2**

Call Number	FE138	Location	15
Title			WILLS ROAD
Customer	KELVIN PEARCE	Area	BELL BLOCK
Phone	0274485624		
Customer Address	15 WILLS ROAD		

Subject

Division	Building	Order Number	53758
Service	Inspection	Property ID	
Classification	Request		

AUTHORISED OFFICER:-



DATE: 4/11/03

TIME: 2.45

Comments

10:34 - 04/11/03 - MARGIE REI ROBI

Foundation inspection : TUESDAY PM

3.

wash steel Polythene to compacted floor slab over sand
blinding OK
all steelwork lapped & tied OK
Good to pour concrete

21-Oct-2003

16:21

NPDC Inspection Notice

Phone - 7596060

Fax - 7596118

Pursuant to Building Act 1991

Priority 2

Call Number **FD721**
Title
Customer **KELVIN PEARCE**
Phone **0274485624**
Customer Address

Location

WILLS ROAD

Area

BELL BLOCK**Subject**

Division **Building**
Service **Inspection**
Classification **Request**

Order Number **BC53758**
Property ID

AUTHORISED OFFICER:-



DATE:- 22/10/03

TIME:- 9.56

Comments

12:51 - 21/10/03 - KIRSTY PARRY

Block work and steel inspection Wednesday Am please as early as possible.

2

Blocks + steel for concrete OK
blocks for clean outs as per detail 4. OK
all steelwork lapped + tied into bond beam. good.
OK to pour concrete.

all steelwork lapped + tied into bond beam. good.
OK to pour concrete.

15-Oct-2003

16:02

NPDC Inspection Notice

Phone - 7596060

Fax - 7596118

Pursuant to Building Act 1991

Priority 2

Call Number	FD501	Location	15-17
Title			WILLS ROAD
Customer	KELVIN PIERCE	Area	BELL BLOCK
Phone	0274485624		
Customer Address			

Subject

Division	Building	Order Number	53758
Service	Inspection	Property ID	
Classification	Request		

AUTHORISED OFFICER:-



DATE:- 16/10/03

TIME:- 11:00 am

Comments

14:36 - 15/10/03 - SHARLENE LEE

K. PIERCE ON SITE

Foundation Inspection - AM Thursday

Caller has requested it to be late AM

- ✓ 2 D12 LAPPED & TIED, ON CHAIRS. 1 Ground Firm.
- ✓ 3 D12 (DETAIL 4) LAPPED & TIED ON CHAIRS, 200 x 150 TOE.
- ✓ D12 @ 600 c/c VERTICAL STARTERS.

Go Ahead & Pour.





NEW PLYMOUTH DISTRICT COUNCIL

newplymouthnz.com

CODE COMPLIANCE CERTIFICATE No:19219
Section 43(3), Building Act 1991

Building Consent No: 53758

OWNER : MR Lee Andrew COOPER

Mailing Address: C/- 4 HAMUA PLACE, WAITARA 4656

Contact: MS Lisa Maree RADFORD

Mailing Address: C/- 4 HAMUA PLACE, WAITARA 4656

Application received: 25/07/03

PROJECT LOCATION

Street Address: 15-17 WILLS ROAD\R, BELL BLOCK 4621

Property ID: 093910

Assessment No:

Legal: LOT 20 DP 20159

PROJECT

The project is for New building

Intended Use(s): residential accommodation

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

Date 24.01.2005

FINAL CODE COMPLIANCE CERTIFICATE: 19219

Page : 1

Ref/Infra No: 31032

10 September 2004

Lee Cooper
4 Hamua Place
WAITARA

Dear Sir/Madam

OUTSTANDING CODE COMPLIANCE CERTIFICATES – GET YOUR CCC BEFORE 31 MARCH 2005

The Building Industry Authority has recently introduced more stringent building standards in response to the 'leaky building syndrome'. In particular, for buildings constructed with timber framing, the new standards mean that greater levels of timber treatment will be required in those parts of buildings at greatest risk of damage from leaks.

This means that any building work carried out based on the previous standards **should be completed and have a Code Compliance Certificate (CCC) issued by 31 March 2005 at the latest.** After this date all unfinished building work will have to comply with the new standards, and compliance may require significant changes to framing before the CCC can be issued.

As part of a project to improve the Council's services to customers, we have been reviewing the Council's records and noticed that a Code Compliance Certificate has not yet been issued for building work carried out on your property at 15 Wills Road, Bell Block. A building consent (number 53758), was issued on 10/10/2003, to undertake the following works: new dwelling. The Council wants to ensure that property owners in New Plymouth District have properly constructed and compliant buildings, and we want to help you obtain a CCC for your property as soon as possible.

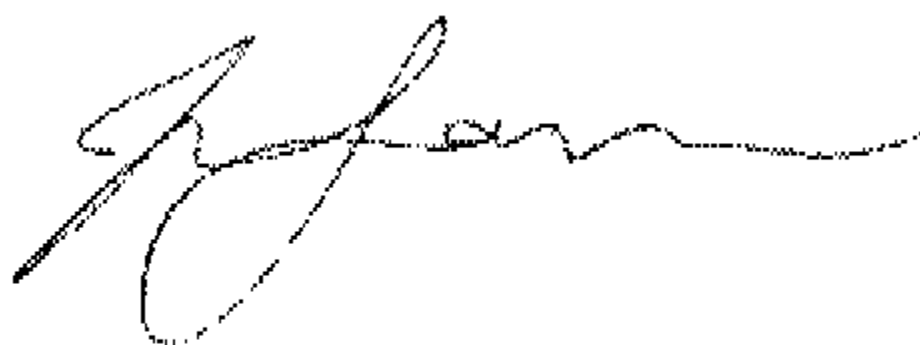
If building work is not completed to the required standard by 31 March 2005 we may not be able to issue a Code Compliance Certificate, and if the building does not have a CCC:

- You may have difficulty reselling your property;
- You may be putting the health and safety of occupants at risk;
- Your insurance may be invalid.

Please note that property owners have an obligation to advise the Council as soon as practicable that building work has been completed.

The Council can issue a CCC only if we are satisfied on reasonable grounds that the building meets the requirements of the Building Code, and we strongly advise you to get your CCC while the standards under which your consent was issued are still relevant. To arrange a visit from a building inspector or discuss these requirements with a member of our building team, please call us on **(06) 759 6060**.

Yours faithfully



MANAGER INSPECTORATE & COMPLIANCE

Ref/Infra No: 31032

10 September 2004

Lee Cooper
4 Hamua Place
WAITARA



NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

Amount has changed cause I
Said amount included Section.
House value is \$163,000.

A handwritten signature, likely of Lee Cooper, in black ink.

10-10-03.

#38982



NEW PLYMOUTH DISTRICT COUNCIL

newplymouthnz.com

2.45
18 NOV 2004New Plymouth
District Council

ADVICE OF COMPLETION OF BUILDING WORK

SECTION 43(1) - BUILDING ACT 1991

Under Section 43 of the Building Act 1991 the owner of a building is required to notify us when the work has been completed to the extent required by a Building Consent. Upon completion of the work please complete this form and return it to the New Plymouth District Council in the postage paid envelope attached.

On receipt of the form the Council will, if it is satisfied that the work complies with the Building Code, issue a Code of Compliance Certificate. Where any work is found not to comply a Notice to Rectify will be issued.

The Code of Compliance Certificate is an important part of the building process as well as being required by law it helps determine that not only has the work been completed but it also complies with the requirements of the Building Act.

Depending on the extent of the work covered under the Building Consent it may be necessary to make arrangements to obtain access to the site or building.

Under Building Consent No: 53758

Owner Details

Name LEE ANDREW e LISA MAREE COOPER

Phone No's 06 7599340 Work 06 7552983 Home 0274313018 Mobile

Mailing Address 15 WILLS ROAD RD3 Bell Block NP

Final inspection required: (Day/Date) ANYTIME Wednesday or Thursday 24/25 NOV AM/PM

(You will be contacted on the day of your inspection to confirm) PH. 7599340
(LISA) FOR INSPECTION TIME.

Project Location

Street Address 15 WILLS ROAD BELL BLOCK NP

(Cross each applicable box and attach relevant documents)

You are hereby advised that:

☒

All

☐

Part only as specified in the attached particulars of the building work under above Building Consent is believed to have been completed to the extent required by that Consent

You are requested to issue:

☐

A Final

☐

An Interim

Code Compliance Certificate accordingly (except where a Code Compliance Certificate has been issued by a Building Certifier see below)

The attached particulars include:

☐

Building Certificates

☐

Producer Statement

☐

A Code Compliance Certificate issued by a Building Certifier

FORMAL DECLARATION – (Please read carefully prior to signing)

This request for CCC is made by me as owner of the property.

Signature: L. M. Cooper

Date: 18-11-04

or I am the applicant and have been authorised by the owner to make this request for CCC

Signature: _____

Date: _____

Building Consent No:53758
Section 35, Building Act 1991

Issued:10Oct03

CONTACT : MS Lisa Maree RADFORD
C/- 4 HAMUA PLACE
WAITARA 4656

OWNER : MR Lee Andrew COOPER
C/- 4 HAMUA PLACE
WAITARA 4656

Application received: 25Jul03

PROJECT LOCATION

Street Address: 15-17 WILLS ROAD\R, BELL BLOCK 4621
Property ID: 093910
Assessment No:
Legal: LOT 20 DP 20159

PROJECT

The project is for New building
Intended Use(s): residential accommodation
Intended life: Indefinite but not less than 50 years
Value of Work: \$163,000.00

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this
building consent in accordance with the attached details,
are: \$0.00

Receipt number: 2029196	Date: 28Jul03	Amount: \$490.00
Receipt number: 2097880	Date: 10Oct03	Amount: \$1,294.95

1: CONDITIONS APPLYING TO THIS BUILDING CONSENT:

There are no special conditions applying to the issue of this Building Consent.

2: Additional comments regarding this Building Consent:

No additional comments.

3: CONDITIONS OF ISSUE:

This Building Consent is issued under the Building Act 1991. The project may be undertaken in accordance with the approved plans, specifications and any conditions specified. Duties and responsibilities under this or any other Act are unaffected by this consent.

This consent does not imply approval as to the use of the building in terms of the District Plan although every effort has been made to bring to your attention any obvious problems in this respect. Confirmation of the compliance of the activities within the site or buildings can be sought by making an application to the Council for a Certificate of Compliance under the provisions of Section 139 to the Resource Management Act 1991.

4: LAPSE & CANCELLATION OF CONSENTS

Your attention is drawn to the provisions of Section 41 of the Building Act 1991 which sets limits on the time that a Building Consent remains valid if work is not progressing.

The Section reads:

(1) A Building Consent shall lapse and be of no effect if-

- (i) The building work concerned has not been commenced within 6 calendar months after the date of issue of the consent or within such further period as the Territorial Authority in its absolute discretion may allow; or
- (ii) Reasonable progress on the building work has not been made within 12 calendar months after work has commenced or within such further period as the Territorial Authority at its absolute discretion allow.

Authorised Officer

Date .../.../...

Project Information Memorandum No:53757
Section 31, Building Act 1991

Issued:06Aug03

CONTACT : MS Lisa Maree RADFORD
C/- 4 HAMUA PLACE
WAITARA 4656

OWNER : MR Lee Andrew COOPER
C/- 4 HAMUA PLACE
WAITARA 4656

Application received: 25Jul03

PROJECT LOCATION

Street Address: 15-17 WILLS ROAD\R, BELL BLOCK 4621
Property ID: 093910
Assessment No:
Legal: LOT 20 DP 20159

PROJECT

The project is for New building
Intended Use(s): residential accommodation
Intended life: Indefinite but not less than 50 years
Value of Work: \$200,000.00

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this
project memorandum in accordance with the attached details,
are: \$0.00

1: WHAT IS A PIM?

Section 31 to the Building Act 1991 requires that the Council provides a PIM prior to (or as part of) the issue of a Building Consent. This PIM or "Project Information Memorandum" is a statement by the Council of the known information about the property to the extent it is relevant to the intended "project". It will usually include other information stating or giving guidance as to the extent of compliance with the Building Act and the District Plan. However these comments will be limited to the extent and accuracy of the information provided. A Certificate of Compliance under the Resource Management Act 1991 should be sought where confirmation that the proposed use complies is required.

This project information memorandum has been prepared for the purposes of section 31(2) of the Building Act 1991, and contains all relevant information held by (Council). The information provided is based on a search of Council's property records and there may be other information relating to the land which has not been specifically recorded against this property or known to Council.

2: CAN BUILDING WORK PROCEED?

YES- This PIM consent confirms that the proposed building work may be undertaken subject to the conditions of the accompanying Building Consent and any relevant provisions of the Building Act 1991.

3: Fill:

Information held by the Council indicates that the property has been filled. Please contact the Council's Records Office for further details.

4: Sewer Services and Sewage Disposal:

There is an existing sewer connection available to the property.

5: Stormwater Service and Disposal Requirements:

Stormwater is to be disposed of on site via an approved ground soakage system. If there is inadequate ground soakage available you should approach the Roading Division of the Works & Services Department to discuss the option of discharging to the roadway.

There is a stormwater pipeline within the property boundary. The proposed development must be sited at least 1.5 metres clear of the pipeline alignment. The foundations shall extend to below the pipeline invert for those parts of the foundation which are closer to the pipe alignment than the depth of the pipeline. If the Council agrees that this is impracticable, special conditions will apply.

There is a stormwater manhole sited within the property. Refer to the attached plan. The NPDC will require access to it on occasions for maintenance.

6: Water Services:

Please note that where the Council is installing a water connection the responsibility of the Council is from the main up to and including the connection box (toby) only.

This property has an existing urban water connection.

7: Compliance with Building Code:

This section of the PIM identifies areas of non compliance with the Building Code (if any) apparant from the information provided. It is not intended to be a full check for compliance.

The project appears to comply with the Building Act based upon the extent of the information provided.

8: Engineering Design Required:

The Building Consent application will require engineering design for structural content.

9: Additional Information

Your attention is drawn to the provisions of Section 41 to the Building Act 1991 which sets limits on the time that a Building Consent remains valid if work is not progressing.

The Section reads:

(1) A Building Consent shall lapse and be of no effect if -

- (i) The building work concerned has not been commenced within 6 calender months after the date of issue of the consent or within such further period as the Territorial Authority in its absolute discretion may allow; or
- (ii) Reasonable progress on the building work has not been made within 12 calender months after work has commenced or within such further period as the Territorial Authority at its absolute discretion may allow.

Your attention is also drawn to section 9 of the Building Act 1991 which in effect requires that the owner/applicant pay the fees within a reasonable time so that the Building Consent may be issued.

Under normal circumstances the Council considers "within reasonable time" to be no greater than one calender month from the date that the consent was granted otherwise any delay beyond that may result in cancellation of the application.

10: Sign Off

Authorised Officer.....

Date.../.../....



0930/10

OFFICE USE ONLY

Owner ID: 116551187591

Scale code: DWCH3

Property ID: ~~096170~~

Planning or EH requirements? Y/N

Relevant planning and/or EH forms provided? Y / N / (n/a)

Application No:

Checked for completeness, signed *EN / AW*

APPLICATION DETAILS *Complete in all cases*

Has a Project Information Memorandum (PIM) been issued for this project? →

- ☒ No, please issue a PIM and building consent together
☐ No, please issue a PIM only at this stage
☐ Yes, PIM No.

EXPLANATION

A PIM is a document, that must be issued by council under the Building Act, containing details of any authorisations, requirements and conditions under Acts other than the Building Act, that could affect your building project – notably the Resource Management Act (New Plymouth District Plan). For larger houses and major additions – obtaining a PIM prior to a building consent is useful in establishing the feasibility and design of the project. Otherwise you can apply for the PIM with your building consent application.

BUILDING WORK SITE DETAILS

Owner's full name(s) Wolpe / Ruffolo

Site address 15 Willis Rd
New Plymouth

Lot 20 DP 20159

Section _____ District _____

Phone () Fax ()

Owner's postal address 4 Hamua Place
Whitanga

"Owner" in the Building Act 1991 includes any person who has agreed in writing, whether conditionally or unconditionally, to purchase the land. A copy of the agreement will be required if the work is on a site for which the titles have yet to be issued.

Street number and street

Town

Lot, DP, section and district details are on the property's Certificate of Title and on the rates account. Ask council staff if you are unsure what to write.

Provide mobile phone if available

If different to site address

CONTACT DETAILS

If the applicant is **NOT** the owner, please provide the applicant's details:

Full name(s) _____

Company name _____

Phone () Fax ()

23 JUN 2003

u 8.45

Include std code if not New Plymouth numbers

MAIL ADDRESS FOR ALL CORRESPONDENCE

Name and address for all correspondence relating to this application? 4 Hamua Place

Waiting

Phone (06) 7547051 Fax (06) 7547051

Email lee.lisa@xtra.co.nz

Complete this only if the applicant is not the owner

hisa 027 4 313 443

hee 0274 313018

Complete this only if email is available for correspondence

PROJECT DETAILS *Complete in all cases*

EXPLANATION

Description of building work:

Plumbing

e.g. garage, deck, 3 bedroom dwelling and attached garage, shop, plumbing & drainage, sewerage connection, 4 story office building, deck, multi-unit dwelling and attached garages. A concise description of the nature and scope of the project is required.

Intended use of the building:

Residential

e.g. residential accommodation, homestay, bed & breakfast, heating (for installation of solid fuel fireplace), vehicle and residential storage (for sheds and garages), commercial accommodation, hairdressing, factory, coffee bar

Category of work:

☒
☐
☐

Domestic
Commercial
Industrial

☐
☐

Community
Farm

Type of work:

☒
☐
☐
☐

New Building
Addition
Demolition
Removal

☐
☐
☐
☐

Plumbing & Drainage only
Alteration
Relocation
Change of Use

Intended life of building:

☒
☐

50 years or more
Less than 50 years - specify intended life: _____ YRS

Demolition - only if the building is to be destroyed. Provide details of other sites and buildings that may be affected by the demolition, if any.

Removal - when the building will be taken from the current site and not be destroyed.

Relocation - to place an existing building on the new site. If a building is to be relocated, you will need two separate building consents; one for "Removal" from the current site and one for "Relocation" onto the new site. Please clearly indicate whether this particular application relates to the removal or resiting of the building.

Under the Building Act 1991, all buildings shall have a minimum life of 50 years unless specified. A lesser intended life may apply to a "temporary" project. If any building work is intended to have a use of less than 50 years, a building consent shall be issued only on condition that the building shall be altered, removed, or demolished on or before the end of the specified intended life.

Estimated total cost of project (including GST):

\$163,000

\$200,000

10/10/03

Cover the value of all materials and labour included in the building consent.

Customers may be tempted to understate this value (building consent fees relate to the cost of the project). However, it is advisable that a true and accurate figure is provided here because this is taken into account in the government valuation of your property.

Total cost of plumbing and drainage (including GST):

excluding fixtures

\$8000.00

Fixtures are generally the parts you can see. The figure required here excludes fixtures, so includes the pipes and parts behind the wall that cannot be seen, as well as the labour to install plumbing and drainage.

Area of new building work:

178

m²

Floor area of new building and additions (excluding alterations) to nearest square metre. Include decks over 1 m high and accessory buildings such as garages, garden sheds, sleepouts etc.)

Estimated start date:

AUGUST 03

Building may not begin until the building consent has been issued. Under the Building Act, construction must start within 6 months of date of issue of the building consent, and reasonable progress must be made within 12 months.

Estimated completion date:

DEC 03

Arrangements need to be made with council for longer time periods. You may need to stage your project in order to meet timeframes.

Staged projects

Does this building consent relate to one stage of a larger project?

Y (N)

If yes, this is stage _____ of an intended _____ stages.

PLANNING

Complete this section if you can.

Resource consents

While the proposed building work in a building consent may comply with the Building Act, work must also comply with the provisions of the District and Regional Plans and other legislation. The New Plymouth District Council checks the information provided for compliance with the legislation that it administers.

If a development does not meet the permitted standards of the New Plymouth District Plan a resource consent will be required and any building consent cannot be acted upon until the resource consent is granted.

Depending on the issues involved, processing a resource consent takes between two to four weeks for a non-notified application and about 13 weeks for a notified application. Early identification of the need for a resource consent can reduce delays to your building program. If you have identified resource consent issues associated with this project, please provide details below.

Matters requiring resource consent: _____

If a resource consent has been applied for or granted, please advise:

Date lodged: _____ Date consent issued: _____ Resource consent number: _____

COMPLIANCE SCHEDULE ITEMS

Is the proposed building work for a single residence building? Y / N →

If yes, you do not need to worry about a compliance schedule.

If no, you will need to complete an additional form detailing the building's safety features and inspection, maintenance and reporting procedures needed to keep them in good working order. This form is available from council and must be submitted with this application.

Compliance Schedules are needed for all buildings except single residential buildings. Ask council staff if you are unsure whether your building is single residential.

FORMAL DECLARATION

Complete in all cases

This application is to carry out new building works is made by me as owner of the property.

Signature: [Signature] Date: 25-7-03

OR:

I am the applicant and have been authorised by the owner to make this application for new building works

Signature: _____ Date: _____

Please remember that under the Building Act 1991 the owner of a property is ultimately responsible for the contractor and sub-contractors and must ensure that the requirements of the Building Act are followed.

The explanations provided on this application form are offered on a no-liability basis; to clarify terminology used, assist customers with completing the form, and compiling consent documentation.

NEED HELP?

PLEASE REFER ANY QUERIES REGARDING THIS APPLICATION TO:
CUSTOMER SUPPORT BUILDING CONTROL OFFICER
PHONE (06) 759 6060

25 Images

BUILDING CONSENT

53758P

PROPERTY ID

096170



53758P

EXTRA INFORMATION/AMENDMENTS

\$ _____

Job:

53750

Address:

CO = PER / RADFORD

IS WILLYS Rm

BBic

The changes covered by this amendment are:

— Dennis Layton Amended

Formal Declaration – (Please read carefully prior to signing)

*This **AMENDMENT** to the abovementioned Building Consent is made by me as owner of the property:*

Date: _____

OR I am the applicant authorised by the owner to make this **AMENDMENT**:

Date: 2/11-3

Date: 2/11-3

Office use only

Approved	Refused
----------	---------

Records	
Building	
016. 12-9-03	
Public Health	
District Planning	

LEGL: 093910
BC: 53758

28 August 2003

Lee Cooper
4 Hamua Place
WAITARA 4656

Dear Lee

NEW DWELLING – 15 WILLS ROAD, NEW PLYMOUTH

Thank you for the additional information received 19 August 2003 regarding your building consent application. Unfortunately we are unable to approve your amendment at this time and the following further information is to be provided to Council so we can complete the plan check. Please submit your amendments at the customer support counter or if appropriate fax to 06 759 6118. If you have any queries regarding these matters please contact the undersigned.

BUILDING:

1. Garage lintel size is to be reconfirmed. Loaded dimension is from 2 girder trusses not 1 as shown.

To avoid any further delays we would appreciate the requested information being provided within 20 working days from the date of this letter.

Should you envisage difficulty with this could you please contact the Council's Customer Support Section to discuss the matter.

Yours faithfully

Don Baker
BUILDING CONSENTS OFFICER

DM2972

LEGL: 093910
BC: 53758

6 August 2003

Lee Cooper & Lisa Radford
4 Hamua Place
WAITARA 4656

Dear Lee & Lisa

NEW DWELLING – 15 WILLS ROAD, NEW PLYMOUTH

Thank you for your building consent application. Unfortunately we are unable to approve your project at this time and the following information is to be provided to Council so we can complete the plan check. Please submit your amendments at the customer support counter or if appropriate fax to 06 759 6118. If you have any queries regarding these matters please contact the undersigned.

BUILDING:

- ✓ 1. Please confirm is there clearance from bottom of weep hole (of brick cavity) to top of timber deck.
- ✓ 2. Braced pile shall have concrete footing of 350x350 minimum.
- ✓ 3. Waterproofing to internal lining of tiled shower to comply with E3/AS1.
- ✓ 4. Truss layout with girder trusses indicated. Maximum setback from girder truss to garage's lintel also to be considered.
- ✓ 5. Construction details, specification of barrier showing compliance with B1, F4 NZBC.

To avoid any further delays we would appreciate the requested information being provided within 20 working days from the date of this letter.

Should you envisage difficulty with this could you please contact the Council's Customer Support Section to discuss the matter.

Yours faithfully

Vinh Tran
BUILDING CONSENTS OFFICER

DMAN059895

EXTRA INFORMATION/AMENDMENTS

19 AUG 2003 Charge:

\$

405. Job:

COOPER

Consent No:

53758

Address:

15 LINDA RD

BRECK BLOCK

The changes covered by this amendment are:

✓ Weep hole to Brick Deck

✓ Braced pile size

- show waterproofing

✓ - Truss layout

- Garage lintel check

✓ - Deck timber handrail

Formal Declaration – (Please read carefully prior to signing)

This **AMENDMENT** to the abovementioned Building Consent is made by me as owner of the property:

Signature:

Date:

OR I am the applicant authorised by the owner to make this **AMENDMENT**:

Signature:

Date:

18/8/03

Office use only

Approved Refused

Records	
Building	
	o/b. 26.8.03
Public Health	
o/b. 12.9.03	
District Planning	

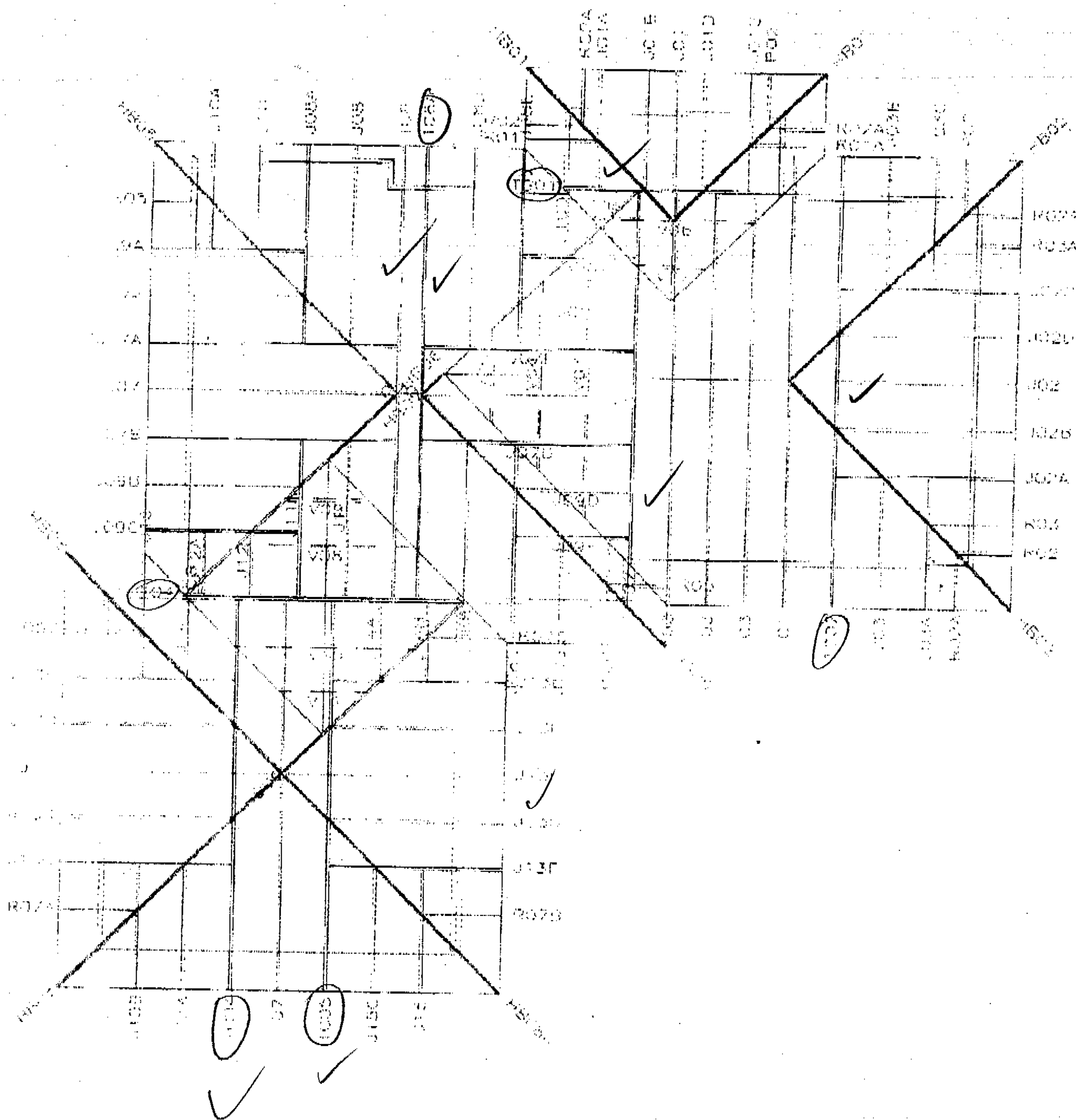
Garage lintel size is to be reconfirmed.
Loaded dimension is from 2 girder trusses
not 1 as shown

Truss layout changed - OK

Smoke detectors
are required as
part of this project

NPDC Approved

12 SEP 2003



Timber Co Ltd

9 Muley St

New Plymouth

Telephone: (06) 7573495

Fax: (06) 757364

Name: K FERRIS

Address:

Telephone:

Description: COOPER(RADI OR)

Job

22603

Scale: 1:100

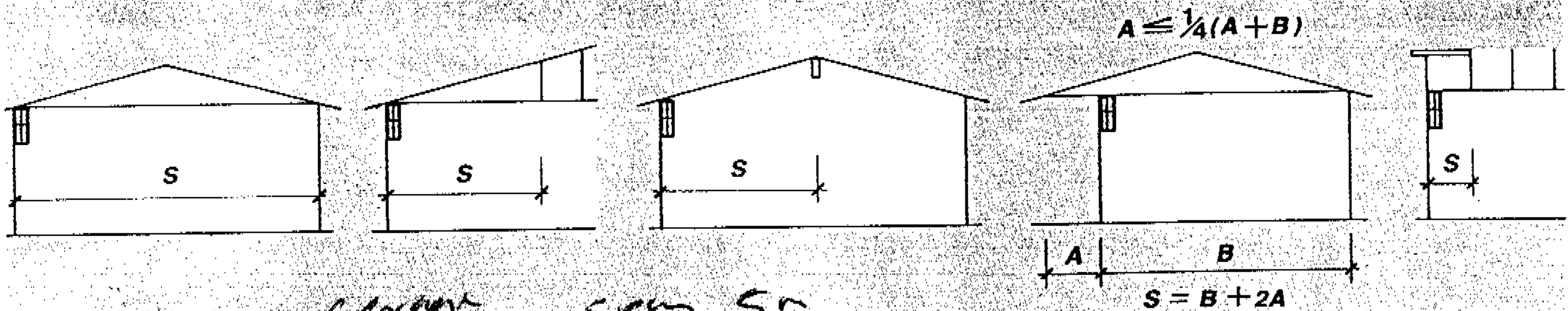
Date: 12/08/03

Drawn By: Wayne Sca

GANGLAM

LINTELS

Approved
12 SEP 2003



*gan - span 5m
S 30*

TABLE 1:
LINTELS SUPPORTING ROOF AND CEILING ONLY

	LINTEL SIZE	MAXIMUM LINTEL SPAN (m)										
		SUPPORTED ROOF SPAN 'S' (m)										
		5.0	6.0	7.0	8.0	9.0	10.0	11.0	12.0	13.0	14.0	15.0
LIGHT ROOF	100 x 100	1.56	1.49	1.43	1.36	1.30	1.24	1.19	1.14	1.10	1.07	1.04
	125 x 100	2.08	1.98	1.90	1.82	1.73	1.65	1.59	1.53	1.47	1.42	1.38
	150 x 100	2.43	2.31	2.22	2.12	2.02	1.93	1.85	1.78	1.72	1.66	1.61
	200 x 100	3.29	3.14	3.01	2.88	2.74	2.62	2.51	2.42	2.33	2.25	2.19
	250 x 100	4.16	3.96	3.80	3.64	3.46	3.31	3.17	3.05	2.94	2.85	2.76
	300 x 100	4.62	4.40	4.22	4.07	3.94	3.82	3.71	3.62	3.54	3.42	3.32
	350 x 100	5.44	5.19	4.98	4.80	4.64	4.50	4.38	4.23	4.08	3.94	3.82
	400 x 100	6.27	5.98	5.73	5.52	5.34	5.15	4.94	4.76	4.59	4.44	4.30
	450 x 100	7.09	6.76	6.49	6.22	5.92	5.66	5.43	5.22	5.04	4.87	4.72
	500 x 100	7.92	7.55	7.16	6.77	6.44	6.16	5.90	5.68	5.48	5.30	5.14
HEAVY ROOF	100 x 100	1.26	1.20	1.15	1.11	1.07	1.04	1.00	0.96	0.93	0.90	0.87
	125 x 100	1.68	1.60	1.54	1.48	1.43	1.39	1.33	1.28	1.24	1.19	1.16
	150 x 100	1.96	1.87	1.79	1.73	1.67	1.62	1.55	1.49	1.44	1.39	1.35
	200 x 100	2.66	2.54	2.43	2.35	2.27	2.20	2.11	2.03	1.96	1.89	1.83
	250 x 100	3.36	3.21	3.08	2.96	2.87	2.77	2.66	2.56	2.47	2.39	2.32
	300 x 100	3.74	3.56	3.42	3.29	3.18	3.09	3.00	2.93	2.86	2.80	2.74
	350 x 100	4.40	4.20	4.03	3.88	3.75	3.64	3.54	3.45	3.37	3.30	3.23
	400 x 100	5.07	4.84	4.64	4.47	4.32	4.19	4.08	3.97	3.88	3.80	3.72
	450 x 100	5.74	5.47	5.25	5.06	4.89	4.74	4.61	4.50	4.39	4.30	4.21
	500 x 100	6.41	6.11	5.86	5.64	5.46	5.30	5.15	5.02	4.90	4.79	4.68
	550 x 100	7.07	6.74	6.47	6.23	6.03	5.85	5.69	5.54	5.40	5.29	5.18
	600 x 100	7.62	7.35	7.08	6.82	6.60	6.40	6.20	6.07	5.96	5.84	5.74

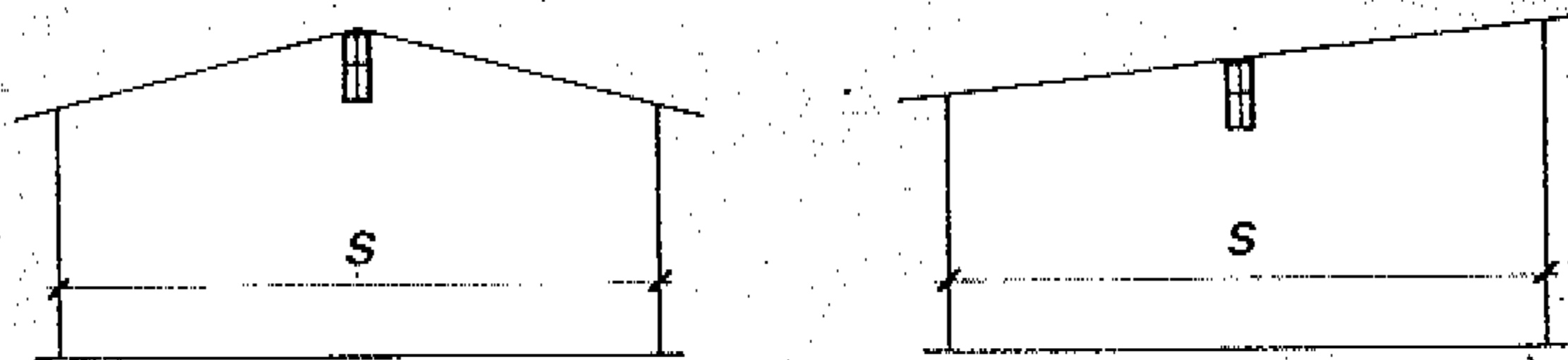


TABLE 1:
GANGLAM RIDGE BEAM SUPPORTING ROOF AND SARKING
(RAFTERS @ 1200MM CRS MAX)

	LINTEL SIZE	MAXIMUM LINTEL SPAN (m)										
		SUPPORTED ROOF SPAN 'S' (m)										
		5.0	6.0	7.0	8.0	9.0	10.0	11.0	12.0	13.0	14.0	15.0
LIGHT ROOF	300 x 100	5.04	4.74	4.51	4.31	4.14	4.00	3.88	3.77	3.67	3.58	3.50
	350 x 100	5.94	5.59	5.31	5.08	4.88	4.72	4.57	4.44	4.32	4.22	4.12
	400 x 100	6.84	6.44	6.12	5.85	5.62	5.43	5.26	5.11	4.98	4.85	4.74
	450 x 100	7.62	7.28	6.92	6.62	6.36	6.14	5.95	5.78	5.63	5.49	5.37
	500 x 100	8.28	7.91	7.61	7.36	7.10	6.86	6.64	6.45	6.29	6.13	5.99
	550 x 100	8.92	8.52	8.20	7.93	7.70	7.50	7.32	7.13	6.94	6.77	6.62
	600 x 100	9.54	9.11	8.77	8.48	8.24	8.02	7.83	7.66	7.51	7.37	7.24
HEAVY ROOF	300 x 100	4.08	3.84	3.65	3.49	3.35	3.22	3.12	3.05	2.97	2.89	2.83
	350 x 100	4.81	4.52	4.30	4.11	3.96	3.84	3.74	3.67	3.60	3.51	3.43
	400 x 100	5.53	5.21	4.95	4.73	4.58	4.46	4.36	4.29	4.22	4.13	4.05
	450 x 100	6.26	5.89	5.60	5.35	5.15	4.97	4.82	4.68	4.55	4.44	4.34
	500 x 100	6.99	6.58	6.25	5.98	5.75	5.55	5.38	5.24	5.10	4.98	4.85
	550 x 100	7.61	7.26	6.90	6.60	6.35	6.13	5.94	5.77	5.63	5.48	5.35
	600 x 100	8.14	7.77	7.48	7.22	6.94	6.71	6.50	6.31	6.14	5.99	5.86

Regular duty plating Heavy duty plating Super heavy duty plating

LINTELS

Supporting Truncated Girder Truss

NFDC Approved

12 SEP 2003

Table 11

58757/58758

Design Deflection Limit:

D.L.

L.L.

SPAN/300

SPAN/24

OR 9 mm

OR 9 mm

Robins Lintels

2400 SETBACK						
HYSPAN SECTION D X B (mm)	SHEET ROOF AND CEILING			TILE ROOF AND CEILING		
	TRUSS SPAN (m)			TRUSS SPAN (m)		
	6.0	7.5	9.0	6.0	7.5	9.0
	MAXIMUM SPAN (m)					
150 x 36	2.0	1.9	1.8	1.5	1.3	1.2 ▲●
150 x 45	2.2	2.1	1.9	1.6	1.5	1.4
170 x 45	2.6	2.4	2.2	1.9	1.7	1.6 ▲
200 x 45	3.0	2.8	2.7	2.3	2.1	2.0 ▲
200 x 63	3.2	3.1	3.0	2.6	2.4	2.3
2/200 x 45*	3.5	3.4	3.3	2.9	2.7	2.6
240 x 45	3.4	3.3	3.1	2.8	2.6 ▲	2.5 ▲
240 x 63	3.7	3.6	3.4	3.0	2.9	2.8
2/240 x 45*	4.1	3.9	3.8	3.3	3.2	3.0
300 x 45	4.1	3.9	3.8	3.3 ▲	3.2 ▲	3.0 ▲
300 x 63	4.5	4.3	4.1	3.6	3.5	3.3 ▲
2/300 x 45*	4.9	4.7	4.5	4.0	3.8	3.7
360 x 63	5.1	4.9	4.8	4.2	4.0 ▲	3.9 ▲
400 x 63	5.6	5.4	5.2	4.6	4.4 ▲	4.2 ▲
450 x 63	6.1	5.9	5.7	5.0 ▲	4.8 ▲	4.6 ▲
3600 SETBACK						
HYSPAN SECTION D X B (mm)	SHEET ROOF AND CEILING			TILE ROOF AND CEILING		
	TRUSS SPAN (m)			TRUSS SPAN (m)		
	9.0	10.5	12.0	9.0	10.5	12.0
	MAXIMUM SPAN (m)					
150 x 36	1.6	1.5	1.3	-	-	-
150 x 45	1.8	1.7	1.6	1.3 ▲	1.2 ▲●	-
170 x 45	1.9	1.7	1.5	1.5 ▲	1.4 ▲	1.2 ▲
200 x 45	2.4	2.1	1.9	1.8 ▲●	1.7 ▲●	1.5 ▲●
200 x 63	2.8	2.7	2.5	2.1 ▲	2.0 ▲	1.9 ▲
2/200 x 45*	3.1	3.0	2.9	2.4	2.3	2.2
240 x 45	3.0	2.7	2.4	2.3 ●	2.1 ▲●	1.9 ▲●
240 x 63	3.3	3.2	3.1	2.6 ▲	2.5 ▲	2.3 ▲
2/240 x 45*	3.6	3.5	3.4	2.9	2.8	2.7 ▲
300 x 45	3.6	3.4	3.1 ▲	2.9 ▲●	2.6 ▲●	2.4 ▲●
300 x 63	4.0	3.8	3.7	3.2 ▲	3.1 ▲	3.0 ▲
2/300 x 45*	4.3	4.2	4.1	3.5	3.4 ▲	3.3 ▲
360 x 63	4.6	4.4	4.3	3.7 ▲	3.6 ▲	3.4 ▲
400 x 63	5.0	4.8	4.7	4.0 ▲	3.9 ▲	3.8 ▲
450 x 63	5.5	5.3	5.1	4.4 ▲	4.3 ▲	4.1 ▲

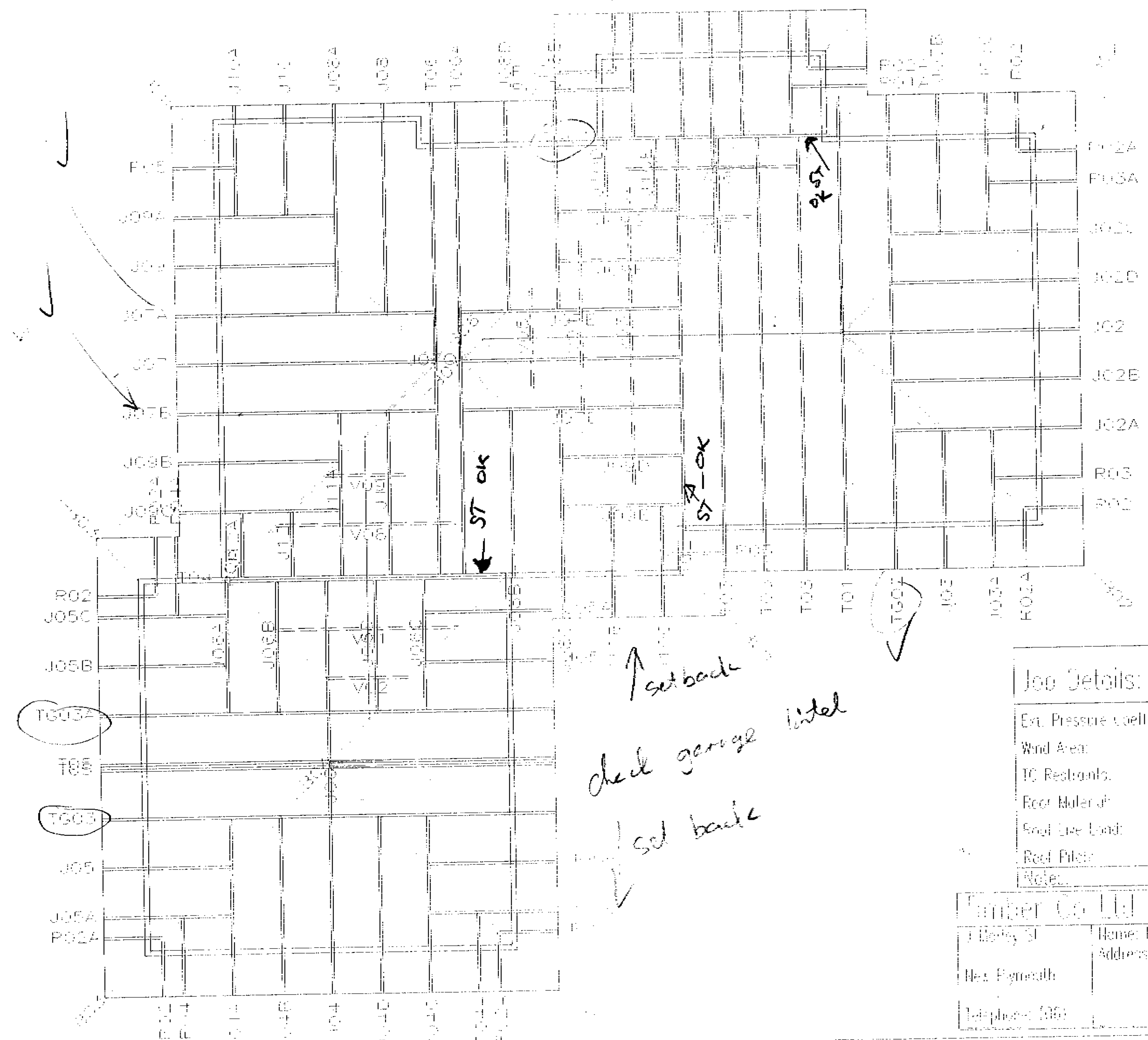
Maximum truss or rafter spacing – 900 mm

* Size built-up by vertical nail lamination. See page 5.

▲ Minimum bearing area – 45 x thickness of lintel

■ Minimum bearing area – 70 x thickness of lintel

● Truncated Girder Truss should be located within the middle third of the lintel span otherwise shear strength may be exceeded.



NOTED
17 SEP 2003

Job Details:

Ext. Pressure Coeff.	-0.9	Int. Pressure Coeff.	+0.3
Wind Area	High	Design Wind Speed	44.0m/s
TC Restraints	1200mm	BC Restraints	400mm
Floor Material	Light	Ceiling Material	Standard
Floor Live Load	0.250kPa		
Floor Floor	27.00deg	Truss Centres	900mm
Notes:			

Timber Co Ltd

10000 St	Home: K. PEARCE	Description: COOPERADFORD
West Fynmouth	Address:	Job: 22603
Telephone: (030)		Scale: 1:100 Date: 12/06/03 Drawn By: Woy

Supporting girder truss (light roof)

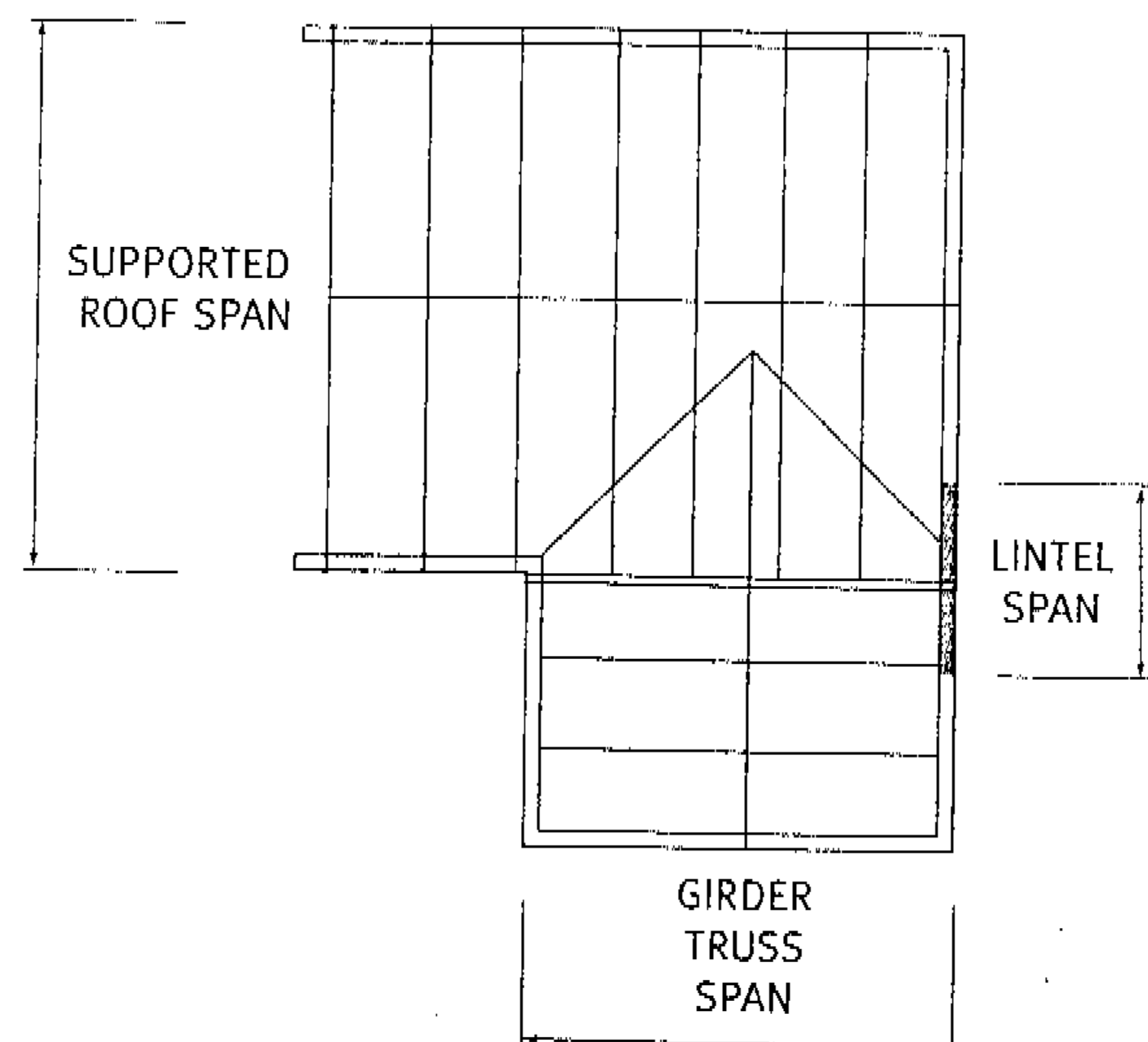
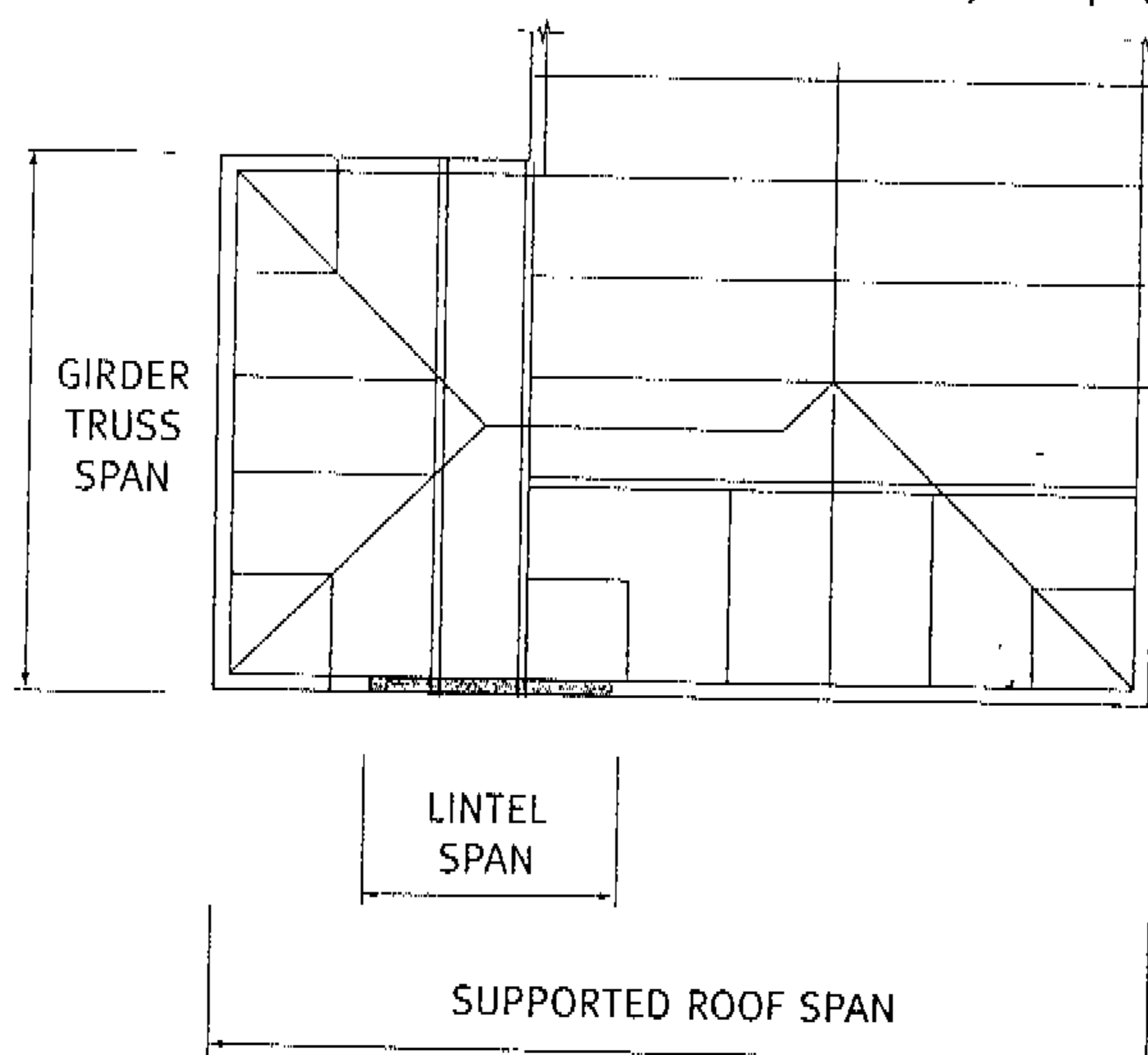
NOT APPROVED
12 SEP 2003

Note: maximum roof slope 30°

Hy90 Section D x B (mm)	Supported roof span (m)	Girder truss span (m)								
		5.0	6.0	7.0	8.0	9.0	10.0	11.0	12.0	13.0
		Maximum lintel span (m)								
150 x 90	2	2.6	2.5	2.4	2.3	2.2	2.1	2.0	2.0	1.9
	4	2.2	2.1	2.0	1.9	1.8	1.7	1.7	1.6	1.6
	6	2.0	1.8	1.7	1.6	1.6	1.5	1.4	1.4	1.3
	8	1.8	1.6	1.5	1.5	1.4	1.3	1.3	1.2	1.2
	10	1.6	1.5	1.4	1.3	1.3	1.2	1.1	1.1	1.1
200 x 90	2	3.3	3.2	3.1	3.0	2.9	2.8	2.8	2.7	2.7
	4	3.0	2.9	2.8	2.7	2.6	2.5	2.4	2.3	2.3
	6	2.8	2.6	2.5	2.4	2.3	2.2	2.1	2.0	2.0
	8	2.6	2.4	2.3	2.1	2.0	2.0	1.9	1.8	1.8
	10	2.4	2.2	2.1	2.0	1.9	1.8	1.7	1.7	1.6
240 x 90	2	3.9	3.7	3.6	3.5	3.4	3.3	3.2	3.2	3.1
	4	3.5	3.4	3.2	3.1	3.0	3.0	2.9	2.8	2.8
	6	3.2	3.1	3.0	2.9	2.8	2.7	2.6	2.5	2.5
	8	3.0	2.9	2.8	2.7	2.6	2.5	2.4	2.3	2.2
	10	2.9	2.7	2.6	2.5	2.4	2.3	2.2	2.1	2.1
300 x 90	2	4.6	4.4	4.3	4.2	4.1	4.0	3.9	3.8	3.7
	4	4.2	4.1	3.9	3.8	3.7	3.6	3.5	3.4	3.3
	6	3.9	3.8	3.6	3.5	3.4	3.3	3.2	3.1	3.1
	8	3.7	3.5	3.4	3.3	3.2	3.1	3.0	2.9	2.8
	10	3.5	3.4	3.2	3.1	3.0	2.9	2.8	2.7	2.6
360 x 90	2	5.3	5.1	4.9	4.8	4.7	4.6	4.5	4.4	4.3
	4	4.9	4.7	4.6	4.4	4.3	4.2	4.1	4.0	3.9
	6	4.6	4.4	4.2	4.1	4.0	3.9	3.8	3.7	3.6
	8	4.4	4.2	4.0	3.9	3.8	3.7	3.6	3.5	3.4
	10	4.1	4.0	3.8	3.7	3.6	3.5	3.4	3.3	3.2
400 x 90	2	5.7	5.5	5.4	5.2	5.1	5.0	4.9	4.8	4.7
	4	5.3	5.1	5.0	4.8	4.7	4.6	4.5	4.4	4.3
	6	5.0	4.8	4.7	4.5	4.4	4.3	4.2	4.1	4.0
	8	4.8	4.6	4.4	4.3	4.1	4.0	3.9	3.8	3.7
	10	4.6	4.4	4.2	4.0	3.9	3.8	3.7	3.6	3.5

6
Gauge
S span 6.58
Seal height 2.4

Minimum bearing at each end of lintel (see key on page 7)



53757/53758

NPD Approved

12 SEP 2003

SHEET NO 1

FILE NO 3904/342

CALCS BY LWS

JOB NAME
Roughan Design
15 Mills Rd.

DATE June 03

Tse**TSE TARANAKI & ASSOCIATES LIMITED**ARCHITECTS-ENGINEERS
INTERIOR DESIGNERS - PROJECT MANAGERS

Area Print - 8304

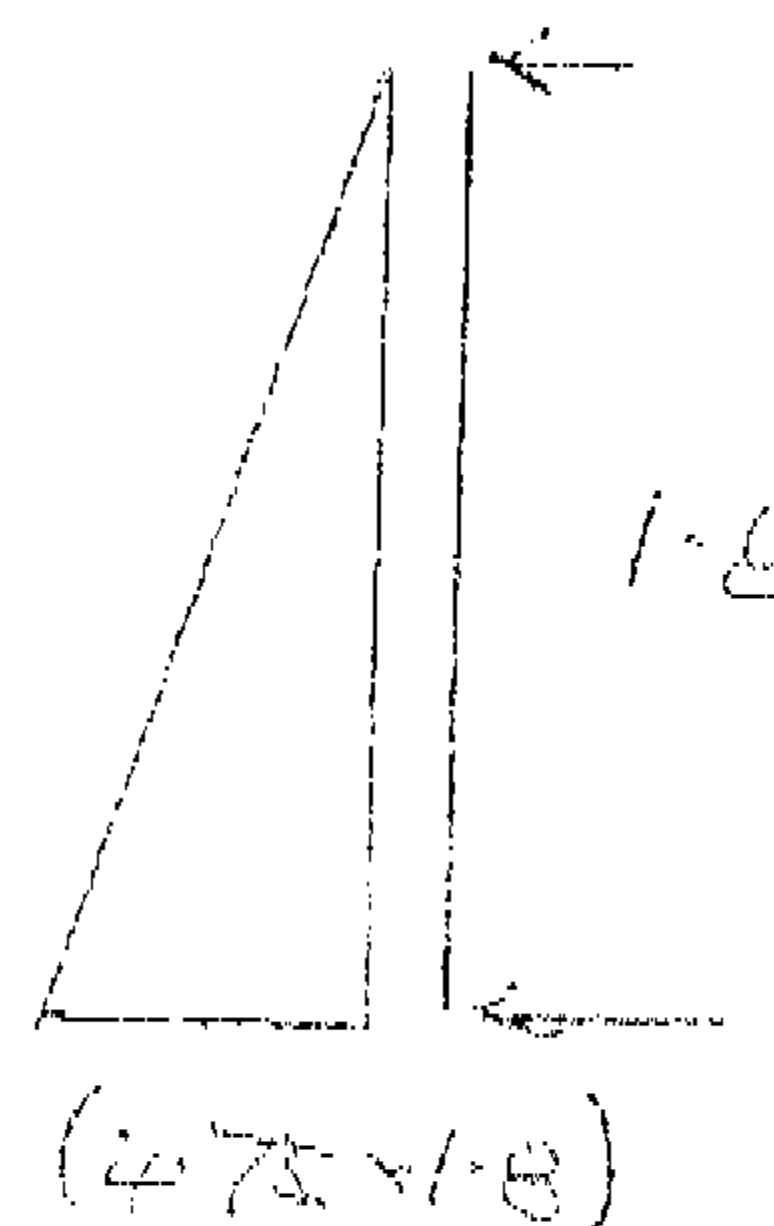
Foundation wall, to retain
compacted kerotfill under floor slab.

max. ht. 1.6 m.

design for $\phi = 4.75H$. $BM = 0.128 WL$

$$= 0.128 \times (4.75 \times 1.8) \times \frac{1.8 \times 1.8}{2}$$

$$= 1.8 \text{ kNm}$$



$$M_u = 1.6 \times 1.8 = 2.9 \text{ kNm}$$

$$A_{st} = \frac{2.9 \times 10^6}{0.8 \times 380 \times 0.9 \times 120} = 112 \text{ mm}^2$$

$$D12 - 600 \approx 188 \text{ mm}^2$$

horizontal steel D12-600.

17 SEP 2003

SHEET NO 2

FILE NO 3904/343

CALCS BY *WAX*

JOB NAME

DATE June 03

15 Wells Rd.

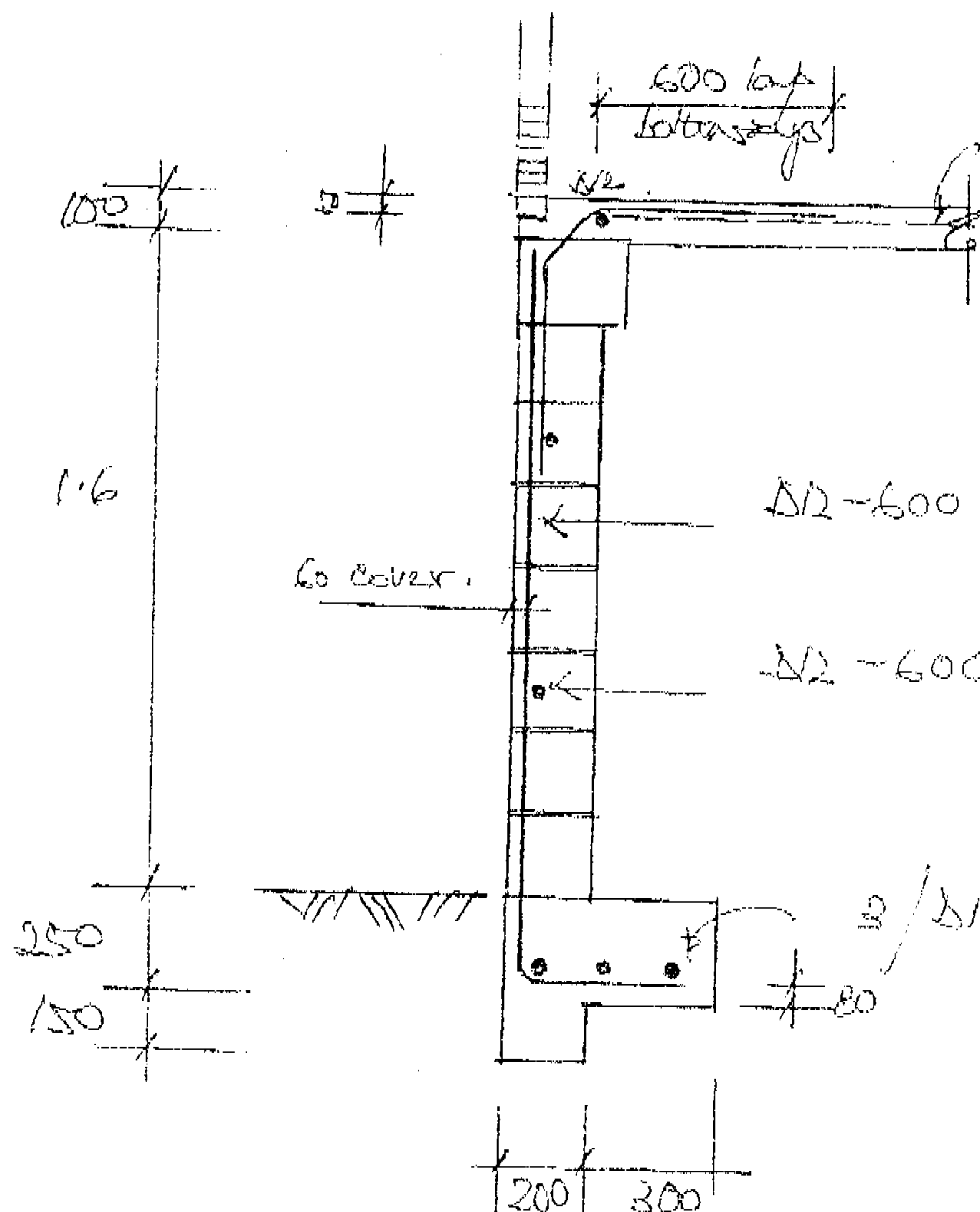
Tse

TSE TARANAKI & ASSOCIATES LIMITED

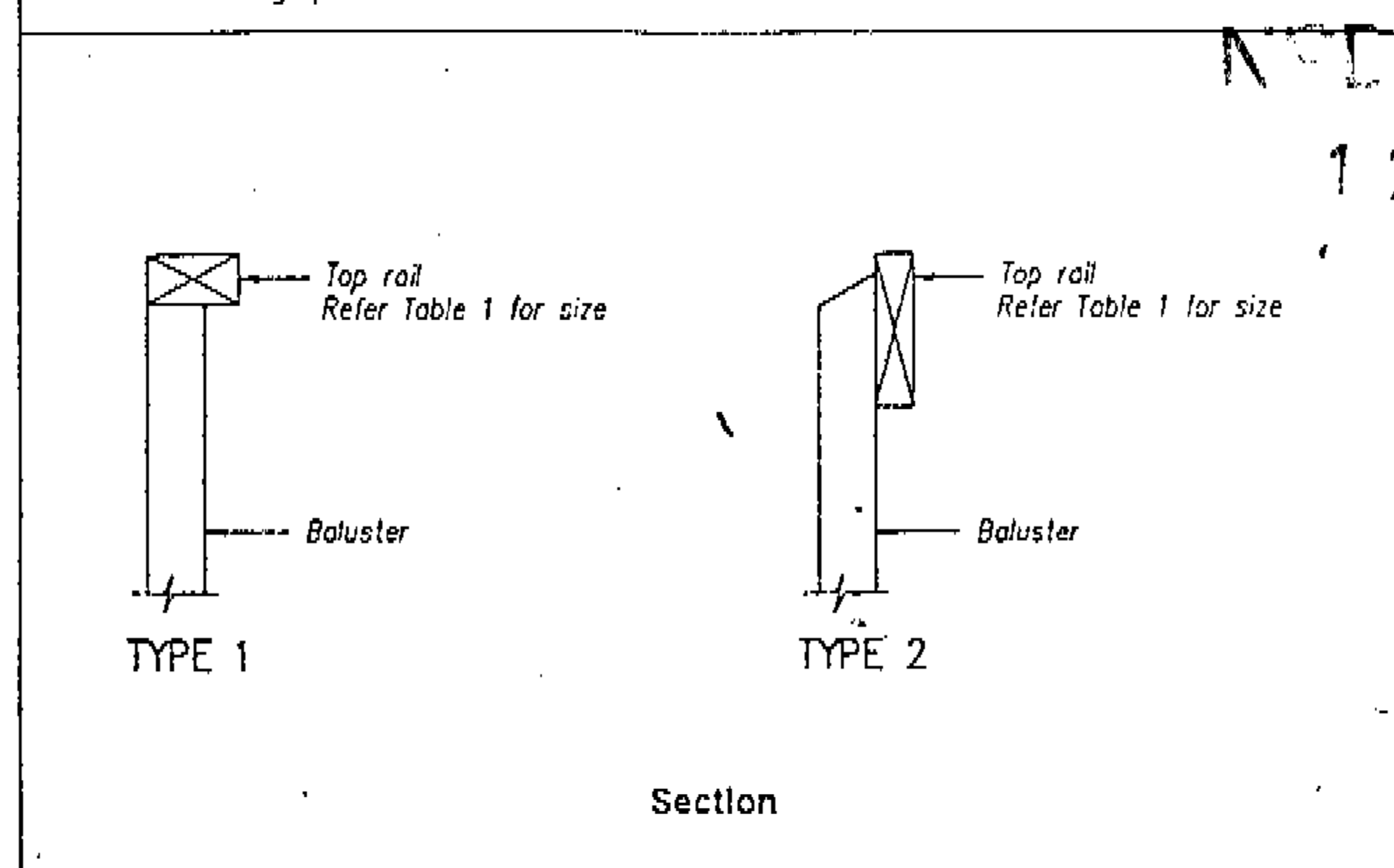
ARCHITECTS-ENGINEERS

INTERIOR DESIGNERS • PROJECT MANAGERS

Aries Print. 9214



Keep horse propped during back falling
and until floor slab is cured
for 7 days.

Figure 1: Top rail types
Paragraph 2.2.1Table 1: Top rail sizes - Type 1 and Type 2
Paragraph 2.2.1 and Figures 1 and 3

Maximum spacing (c-c) of balusters for top rail (mm)	Size of top rail (mm)
Type 1: 1000	75 x 50
1500	100 x 50
1800	125 x 50
2000	150 x 50
Type 2: 1000	75 x 50
1400	100 x 50
1500	125 x 50
1600	150 x 50
1700	200 x 50
1800	225 x 50

2.3.3 Where a baluster is fixed to an intermediate joist, its fixings depends on the baluster spacing and the depth of the joist, and shall comprise either of M12 bolts or M12 bolts with double sided circular toothed plate connectors, as determined from Table 3.

2.3.4 Where a baluster is fixed to an end joist or a boundary joist, it shall be fixed with two M12 bolts in all situations, and the balusters shall be no further than 85 mm from the required blocking or adjacent joist as shown in Figure 4.

2.3.5 Boundary joists shall be fixed to each joist adjacent to a baluster with coach screws as determined, for number and size, from Table 4, and with two 110 x 35 mm claw nail plates (one at the top and one at the bottom) as shown in Figure 4. The boundary joist shall be fixed to all other joists with three nails of 3.75 mm shank diameter, penetrating 50 mm into the joist.

Comment:

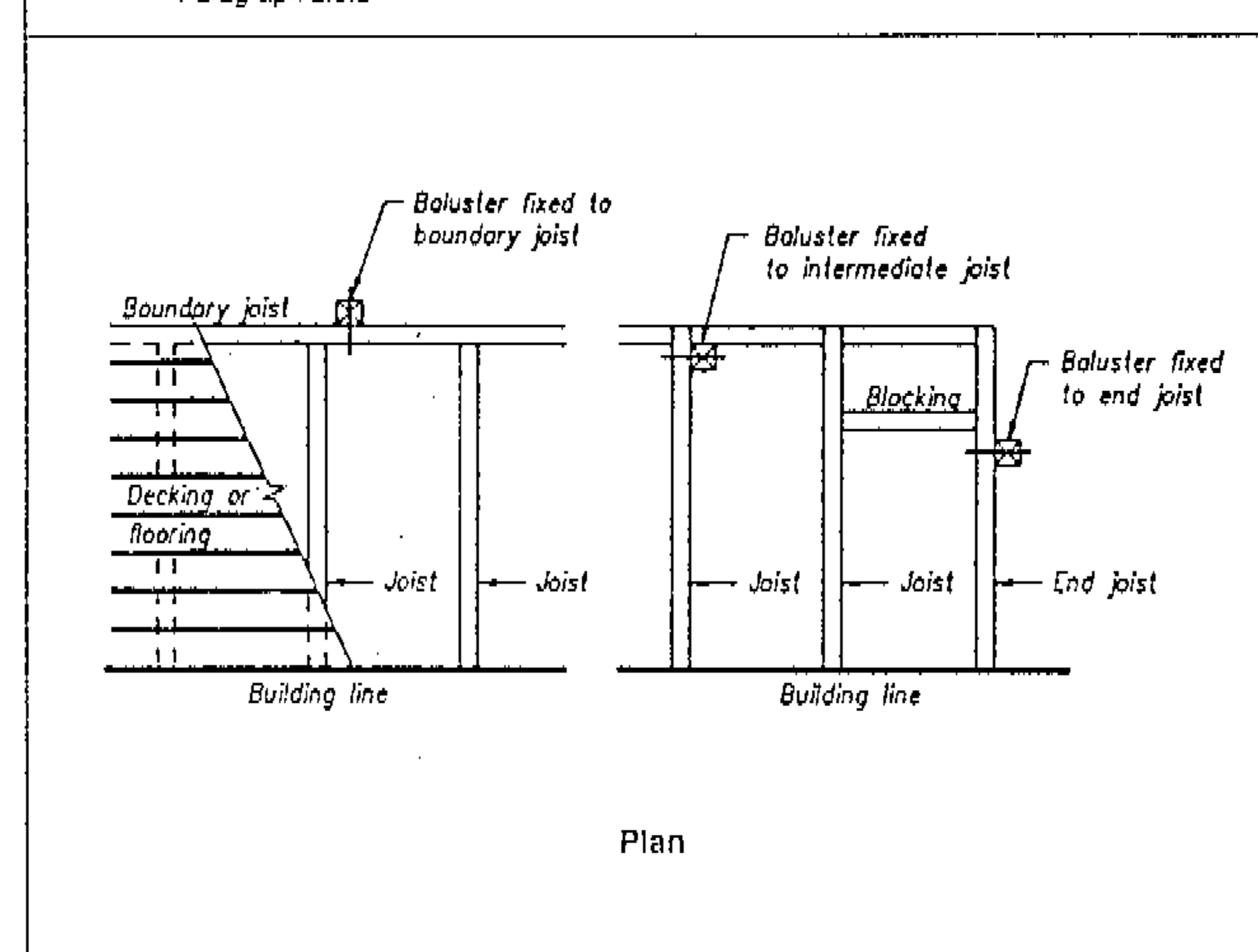
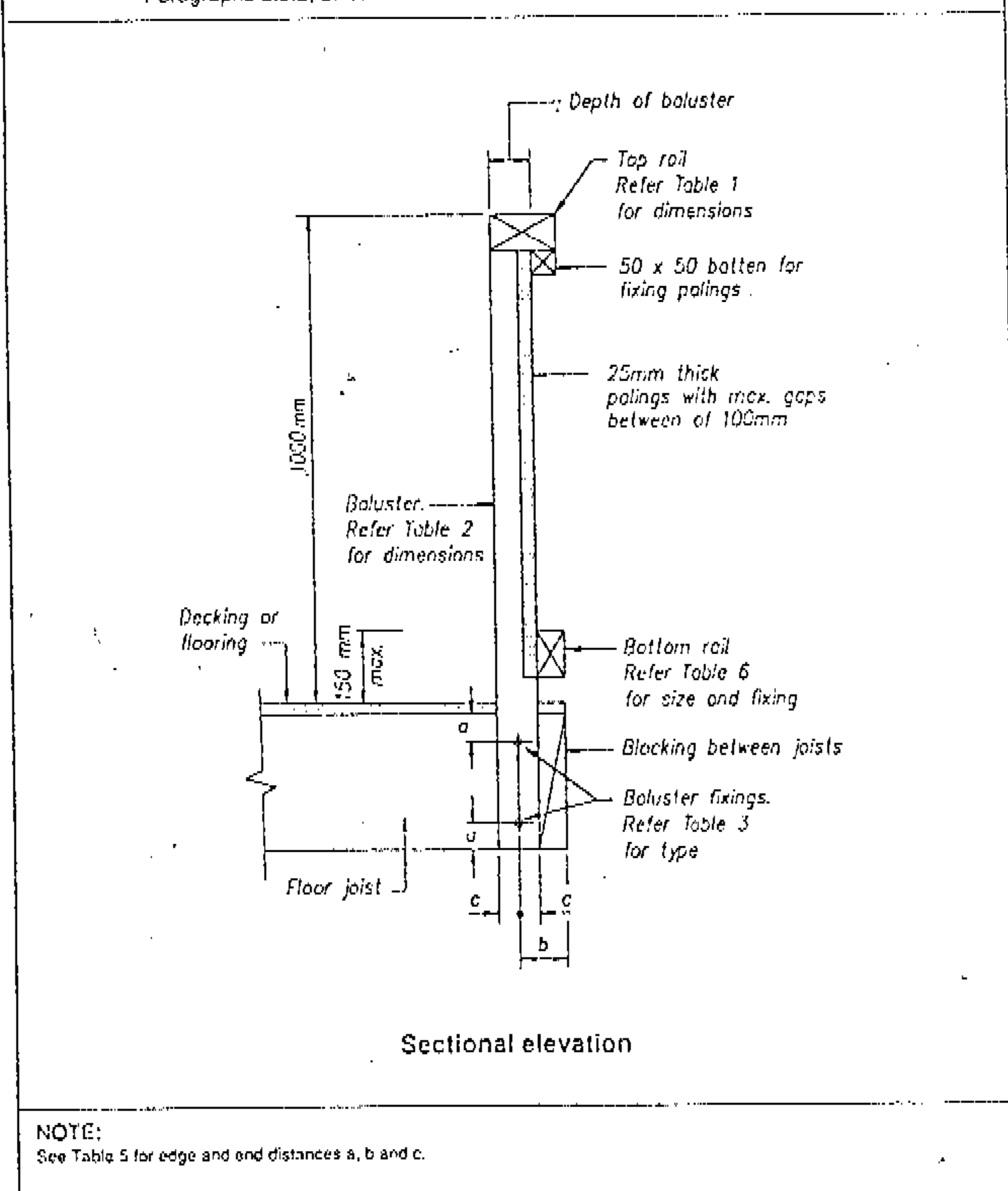
Alternatives to the claw nail plate fixings may be used provided they are capable of carrying a tension force of 4.0 kN (ultimate load).

Table 2: Baluster sizes
Paragraph 2.3.1 and Figures 3 and 4

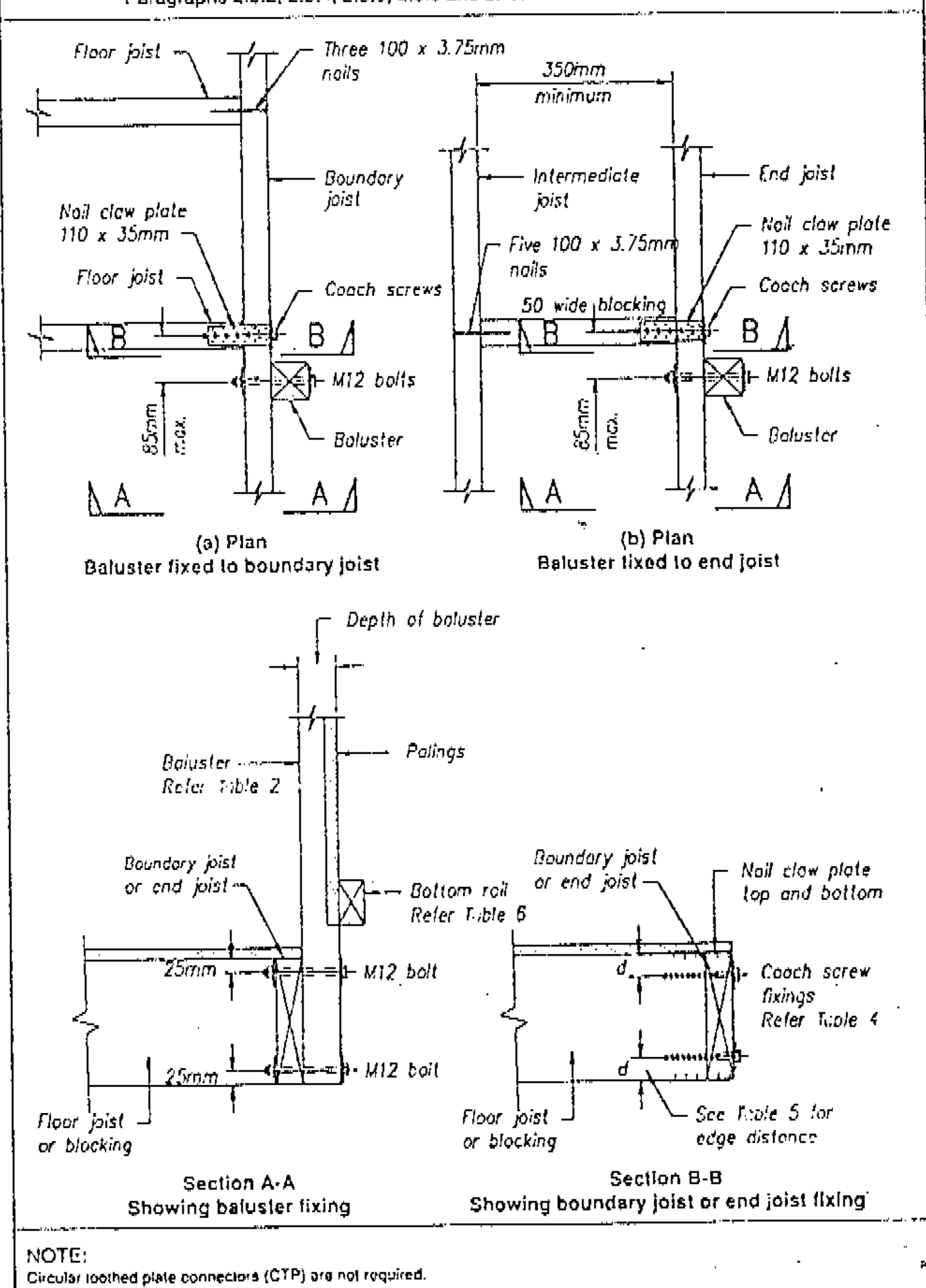
Baluster size (mm)	Maximum baluster spacing (c-c) for top rail (mm)	
	Type 1	Type 2
50 x 100	400	400
75 x 50	600	600
75 x 75	800	800
100 x 50	1200	1200
75 x 100	1200	1200
100 x 75	1800	1700
100 x 100	2000	1800

NOTE:

The first dimension given for the baluster is the depth measured perpendicular to the line of the top rail as shown in Figures 3 and 4.

Figure 2: Fixing positions for balusters
Paragraph 2.3.2Figure 3: Baluster fixed to intermediate joist
Paragraphs 2.3.2, 2.4.1 and 2.5.3

NOTE:
See Table 5 for edge and end distances a, b and c.

Figure 4: Baluster fixed to boundary joist or end joist
Paragraphs 2.3.2, 2.3.4, 2.3.5, 2.3.6 and 2.4.1

NOTE:
Circular toothed plate connectors (CTP) are not required.

Table 3: Bolted connection of baluster to intermediate joist
Paragraph 2.3.3 and Figure 3

Baluster spacing (c-c) mm	Type of bolted connection						
	Joist size (mm)						
	125x50	150x50	200x50	225x50	250x50	300x50	350x50
400	B	A	A	A	A	A	A
450	B	A	A	A	A	A	A
600		B	B	B	A	A	A
800			B	B	A	A	A
900			B	B	B	A	A
1000			B	B	B	A	A
1200				C	B	B	B
1350					B	B	B
1400					C	B	B
1500						B	B
1600					C	B	B
1700						C	B
1800						C	C
2000						C	C

Connection types:

A - Two M12 bolts

B - Two M12 bolts with 50 mm double sided circular toothed plate connectors

C - Two M12 bolts with 63 mm double sided circular toothed plate connectors

NOTE: All bolts shall have 50 x 50 x 3 mm washers each end.

2.3.6 The end joist blocking required in Paragraph 2.3.4 shall be fixed with coach screws as determined from Table 4, and with two 110 x 35 mm claw nail plates (one at the top and one at the bottom) as shown in Figure 4.

Comment:

Alternatives to the claw nail plate fixings may be used providing they are capable of carrying a tension force of 4.0 kN (ultimate 16.32).

2.3.7 End and edge distances for bolts, bolts with circular toothed plate connectors and coach screws are given in Table 5.

2.4 Bottom rails

2.4.1 Bottom rails (see Figures 3 and 4) shall span between balusters and be sized and fixed in accordance with Table 6.

July 1992

14

Building Industry Authority

Table 6: Bottom rail sizes and fixings to baluster
Paragraph 2.4.1 and Figures 3 and 4

Baluster spacing (c-c) mm	Bottom rail	
	Size (mm)	Nail fixing (No)
Up to 1600	75 x 50	2
Up to 1700	100 x 50	2
Up to 1800	150 x 50	3
Up to 2000	100 x 75	3

NOTE:
All nails shall be 3.75 mm shank diameter and penetrate no less than 50 mm into the baluster.

2.5 Palings

2.5.1 Palings shall comprise 25 mm thick timber spanning between the top and bottom rails. Palings shall have a minimum width of 65 mm and be installed with a gap between palings of no more than 100 mm.

Comment:

Lightweight infills other than timber palings may be acceptable. The infill would require specific design.

2.5.2 Palings shall be fixed to the top and bottom rails with:

- Two 60 mm x 2.8 mm shank diameter nails if the paling is 200 mm wide or less.
- 60 mm x 2.8 mm shank diameter nails at 150 mm centres if the palings are wider than 200 mm.

2.5.3 With a Type 1 top rail the palings shall be fixed to the top rail using a 50 mm x 50 mm batten as shown in Figure 3. The batten shall be fixed to the top rail with 75 mm x 3.15 mm shank diameter nails at 300 mm centres.

July 1992

16

Building Industry Authority

Table 4: Connection of boundary joist to joist, or joist to blocking
Paragraphs 2.3.5, 2.3.6 and Figure 4

Baluster spacing (c-c) mm	Size and number of coach screws						
	Boundary joist or blocking size (mm)						
	125x50	150x50	200x50	225x50	250x50	300x50	350x50
400	2-12's	2-12's	2-12's	2-12's	2-12's	2-12's	2-12's
450	2-12's	2-12's	2-12's	2-12's	2-12's	2-12's	2-12's
600		2-12's	2-12's	2-12's	2-12's	2-12's	2-12's
800		2-16's	2-12's	2-12's	2-12's	2-12's	2-12's
900			2-12's	2-12's	2-12's	2-12's	2-12's
1000			2-16's	2-12's	2-12's	2-12's	2-12's
1200				2-16's	2-16's	2-12's	2-12's
1350				2-16's		2-12's	2-12's
1400					2-16's	2-16's	2-12's
1500					2-16's	2-16's	2-12's
1600						2-16's	2-16's
1700						2-16's	2-16's
1800						2-16's	2-16's
2000						2-16's	2-16's

2-12's denotes two 12 mm diameter coach screws with a minimum penetration of 100 mm. Each screw shall have a 50 x 50 x 3 mm washer.

2-16's denotes two 16 mm diameter coach screws with a minimum penetration of 125 mm. Each screw shall have a 65 x 65 x 5 mm washer.

Table 5: Edge and end distances for bolts and coach screws
Paragraph 2.3.7 and Figures 3 and 4

Fixing	Dimension as shown in Figures 3 and 4			
	a (mm)	b (mm)	c (mm)	d (mm)
M12 bolt	25	95	48	
M12 bolt with 50 mm C.T.P	31	89	32	
M12 bolt with 63 mm C.T.P	36	95	37	
M12 coach screw				24
M16 coach screw				32

NOTE:
C.T.P. = double sided circular toothed plate connector

Building Industry Authority

15

July 1992

**VERIFICATION METHOD B1/VM3
SMALL CHIMNEYS**

No specific test methods have been adopted for verifying compliance of small chimneys with NZBC Performance B1.

Building Industry Authority

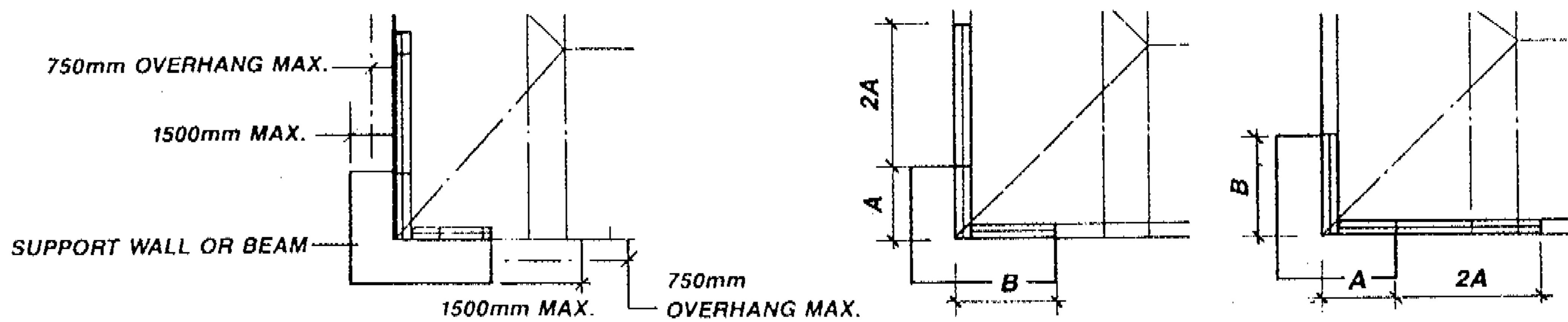
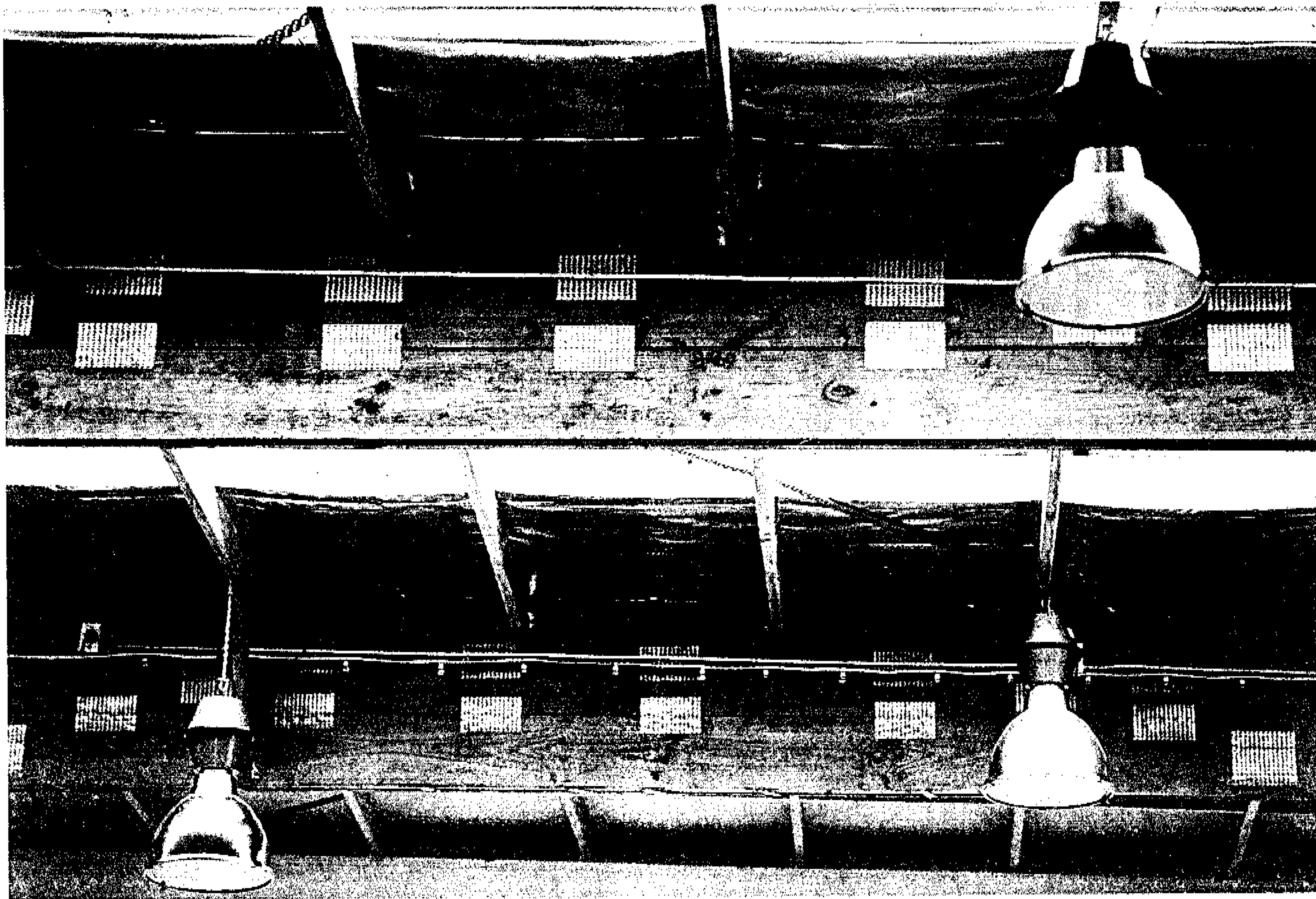
17

July 1992

12 SEP 2003

GANGLAM

LINTELS



Dining window

TABLE 5:
CANTILEVERED LINTEL FOR CORNER BAY UNDER HIP ROOF

	LINTEL SIZE	MAXIMUM CANTILEVER (DIMENSION A) (m)				
		SUPPORTED LINTEL SPAN (DIMENSION B) (m)				
		2.4	3.0	3.6	4.2	4.8
LIGHT ROOF	100 x 100	0.45	0.39	0.34	0.30	0.25
	125 x 100	0.64	0.56	0.50	0.45	0.41
	150 x 100	0.86	0.75	0.67	0.60	0.55
	200 x 100	1.27	1.12	1.00	0.90	0.84
	250 x 100	1.77	1.55	1.38	1.25	1.14
	300 x 100	2.26	2.00	1.80	1.68	1.54
	350 x 100	2.83	2.65	2.38	2.17	1.99
	400 x 100	3.47	3.11	2.82	2.66	2.44
	450 x 100	3.60	3.60	3.37	3.09	2.85
HEAVY ROOF	100 x 100	0.32	0.28	0.25	0.21	0.18
	125 x 100	0.47	0.41	0.36	0.33	0.29
	150 x 100	0.63	0.55	0.49	0.44	0.40
	200 x 100	0.93	0.83	0.74	0.67	0.61
	250 x 100	1.28	1.13	1.00	0.91	0.84
	300 x 100	1.73	1.51	1.35	1.22	1.12
	350 x 100	2.18	1.93	1.79	1.62	1.48
	400 x 100	2.67	2.37	2.13	1.94	1.78
	450 x 100	3.02	2.70	2.55	2.32	2.13

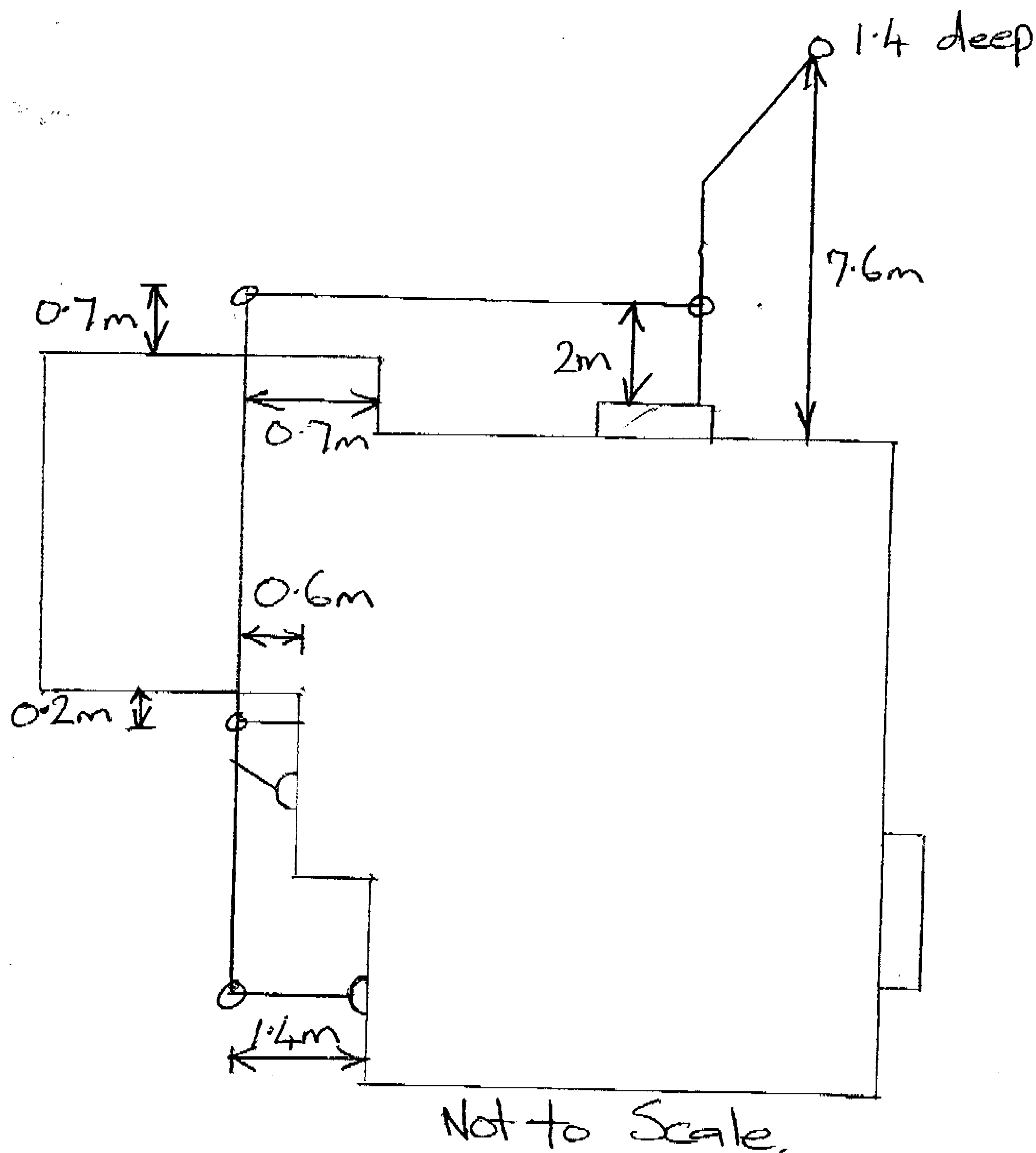
NOTES: LINTEL 'B' TO BE SELECTED FROM TABLE 1. CHOOSE OPTION WHERE 'A' IS LESS THAN 'B'.

Regular duty plating

Heavy duty plating

Super heavy duty plating

Drainage Plan



15 Wills Rd.

- proposed new dwelling -

OFFICE COPY

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

APPROVED: *0/6/03*

12.9.03

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF
THE NEW PLYMOUTH DISTRICT COUNCIL.

53757/53758 25.07.03

Lee Cooper & Lisa Radford

15 Wills Road, New Plymouth

No. Drawing title

- 1 Site plan***
- 2 Floor plan & details***
- 3 Elevations***
- 4 Sections***
- 5 Foundation plan & details***
- 6 Bracing plan & schedule - House***
- 7 Bracing plan & schedule - Garage***
- 8 Electrical plan***

BUILDER

Kelvin Pearce

10 Cross St., Lepperton, RD3
Phone 7520599, Mobile 0274 485 624

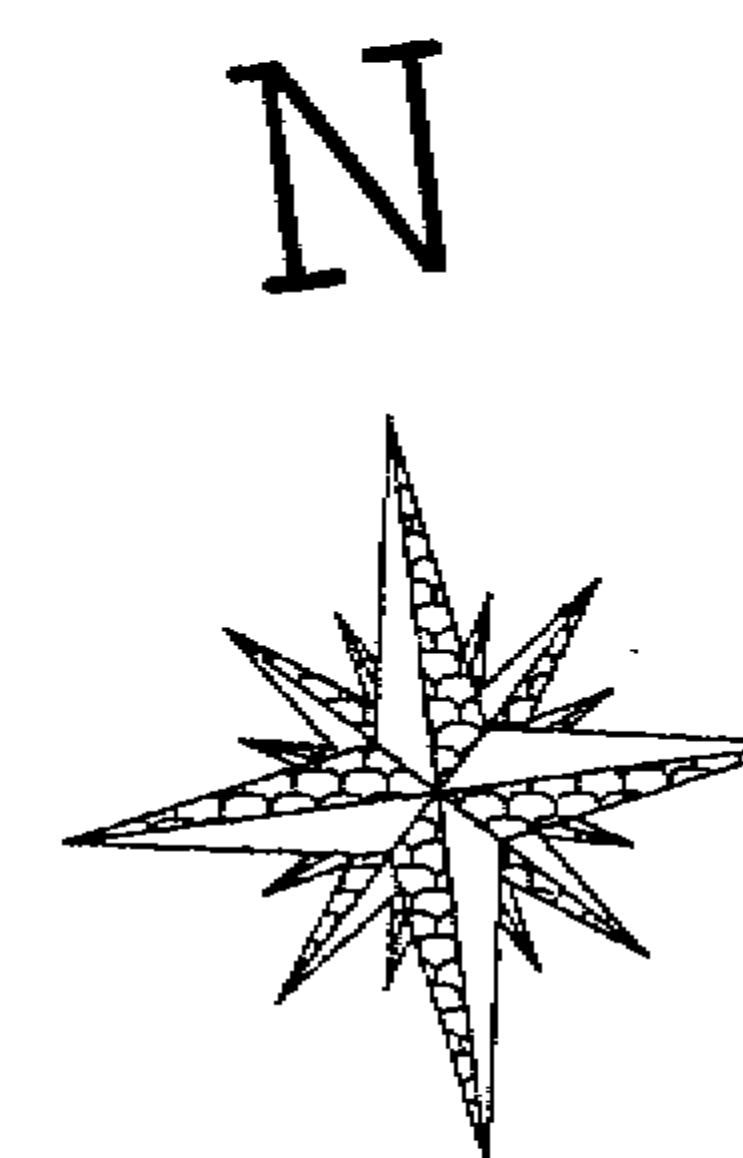
Roughan Design ~~ARCHITECTURAL DESIGNERS~~

788 Carrington Rd., New Plymouth
Phone/Fax 06-7533365, 025-490715

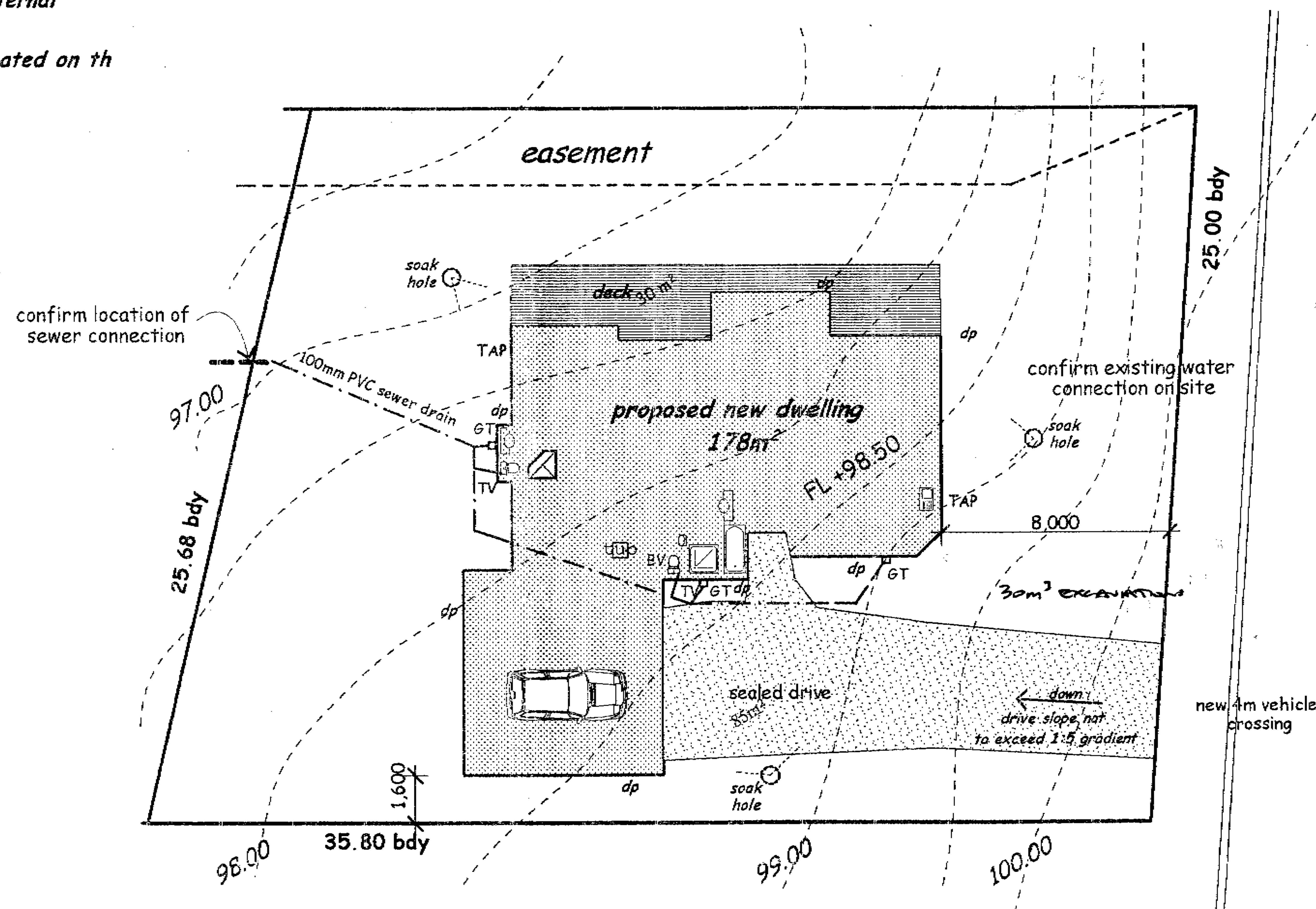
NPDC APPROVED
12 SEP 2003

GENERAL NOTES:

- Check and verify all dimensions on site prior to commencing.
- All work and construction shall comply with relevant standards, NZS 3604:1999, NZ Building Code & New Plymouth District Council requirements
- Window and doorhead heights to be 2000mm unless noted otherwise.
- Glazing and windows to comply with NZS 4211 and 4223
- Foul water sanitary plumbing shall comply with NZBC G13/AS1 and G13/AS2
- Stormwater drainage to comply with NZBC E1/AS1
- Size all wastes to comply with above. Lay all drains to acceptable falls.
- Roof trusses are to be designed by a certified truss manufacturer,
- All exposed exterior structural fixings to be stainless steel finish.
- Concrete to be 20Mpa standard strength @ 28 days
- Deck timbers to be H3 treated, piles to be H5, internal framing Chemfree lazer framing
- Install a minimum of a battery smoke detector located on the escape route & within 3m of any bedroom door



LOT 20
DP 20159
AREA 822m²



Wills Road

1:200 site plan

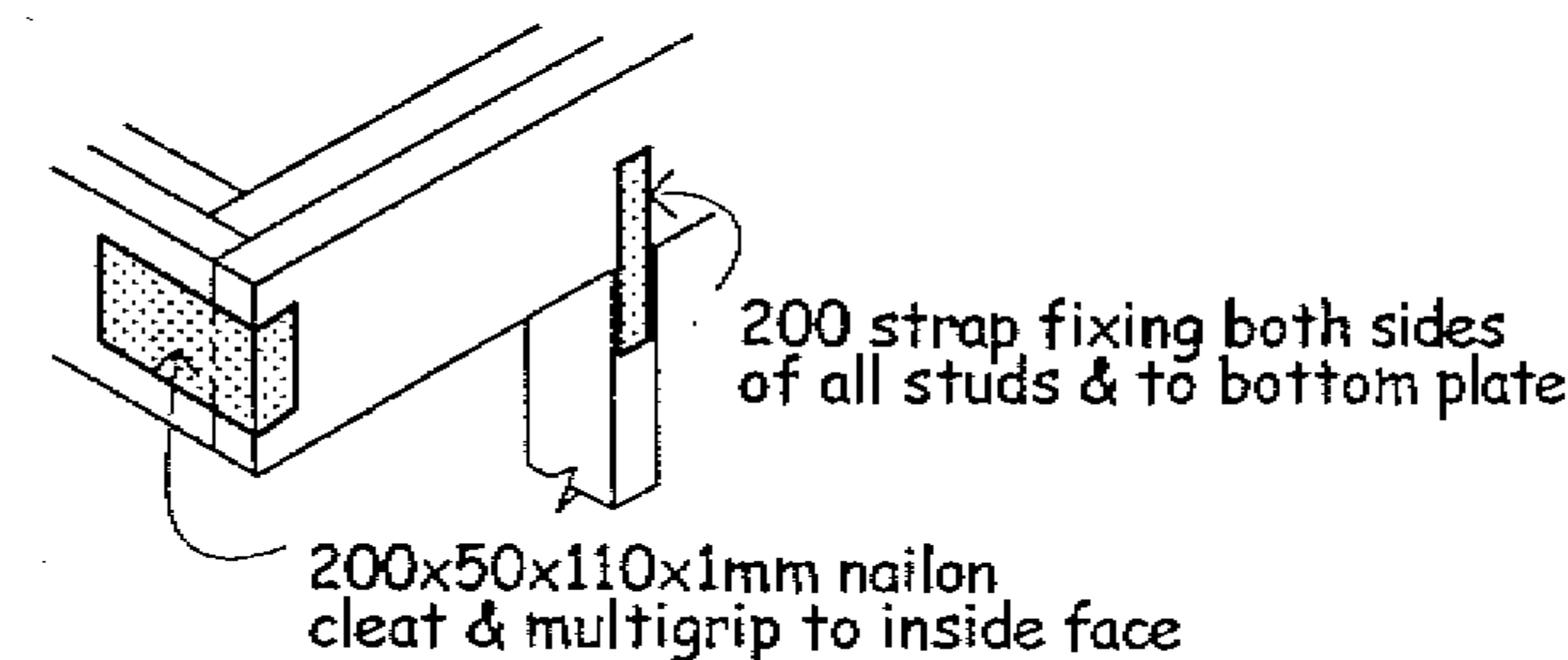
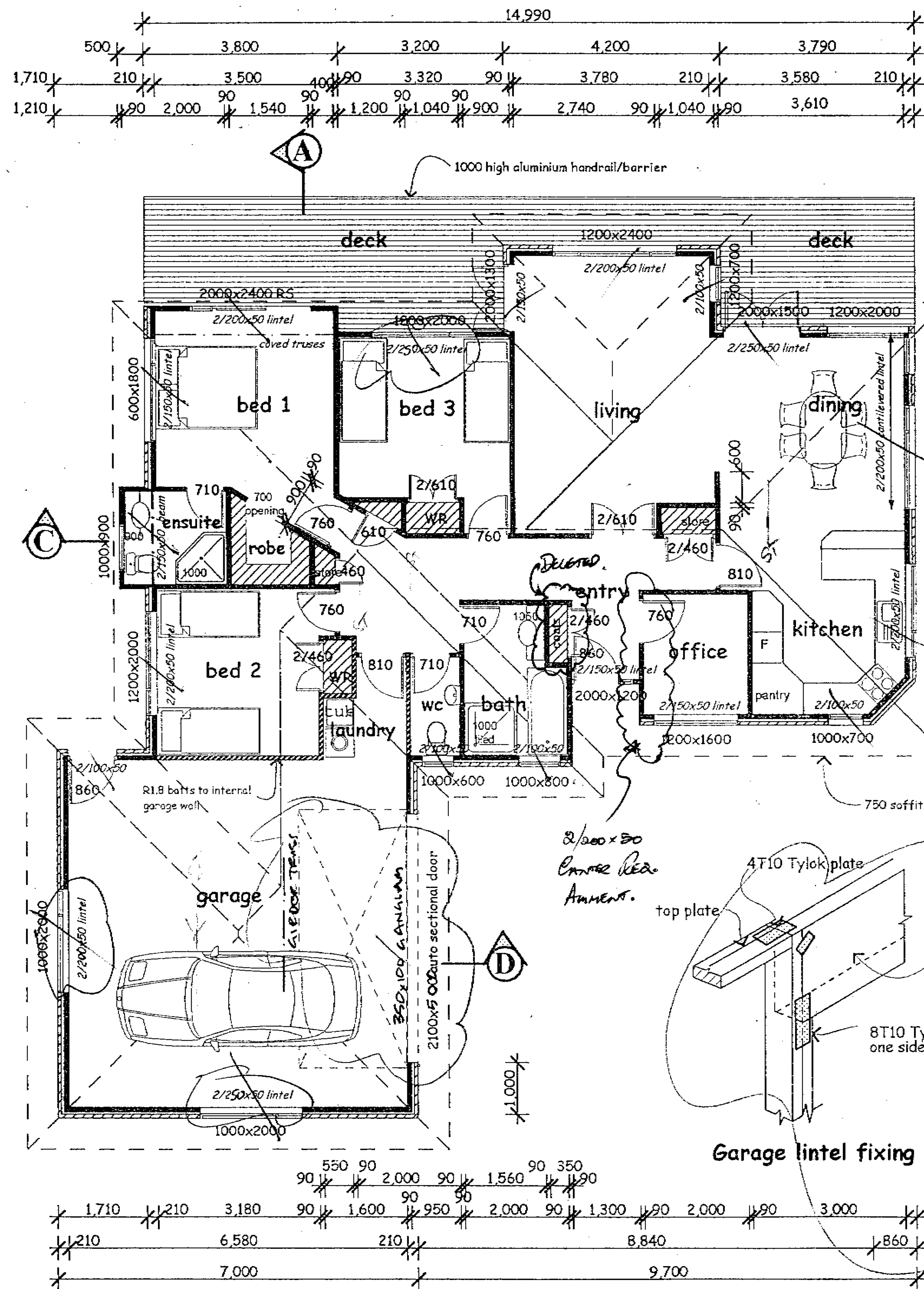
Builder Kelvin Pearce
10 Cross St., Lepperton, RD3
Phone 7520599, Mobile 0274 485 624

**- proposed new dwelling -
Lee Cooper & Lisa Radford
15 Wills Road, New Plymouth**

Roughan Design
ARCHITECTURAL DESIGNERS
788 Carrington Rd., New Plymouth
Phone/Fax 06-7533365, 025-490715

Designed: Peter	Date: June 2003	Revision
Checked		

Sheet 1
Series of 8
Job # 1405/02

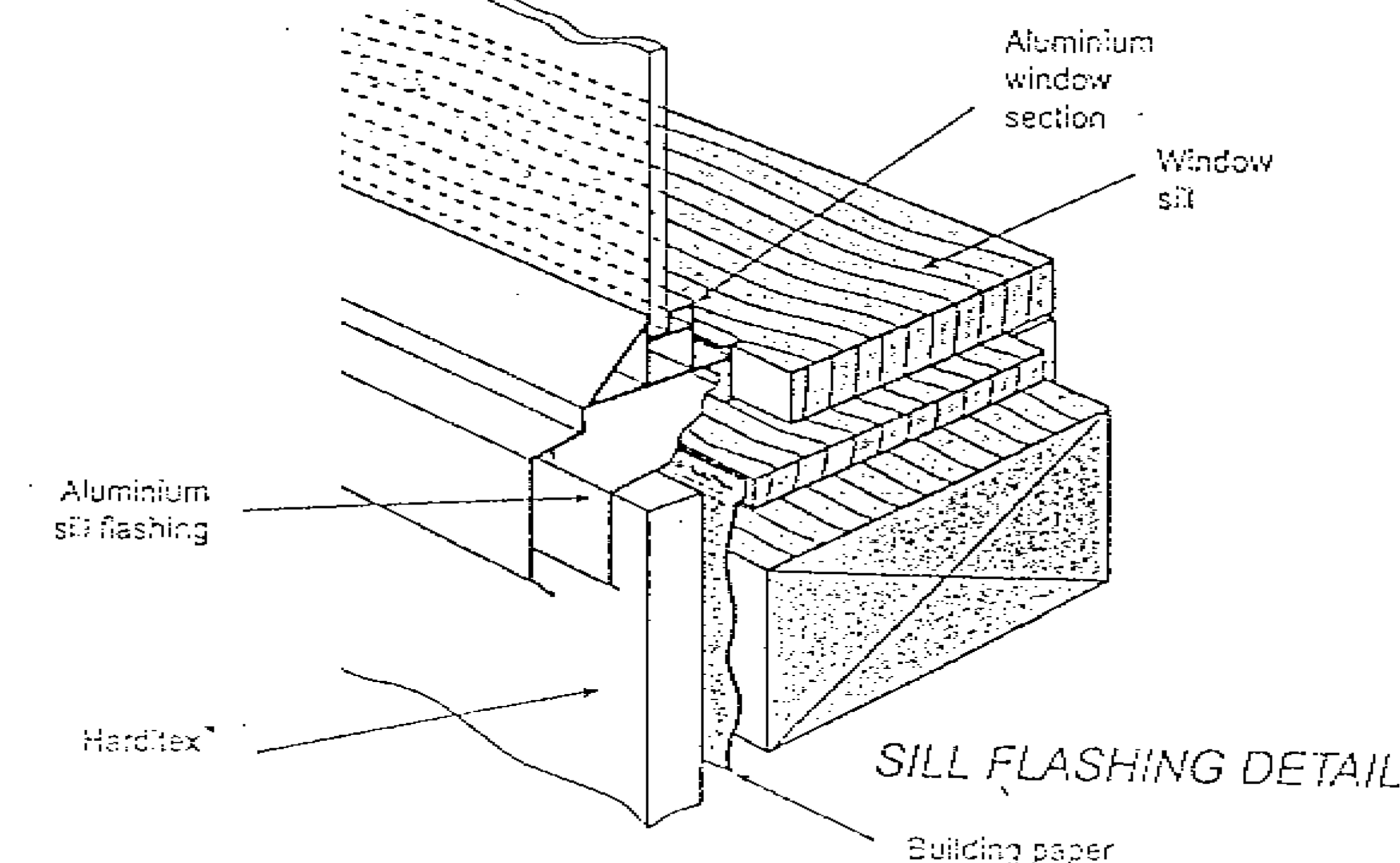


cantilevered window lintel fixings

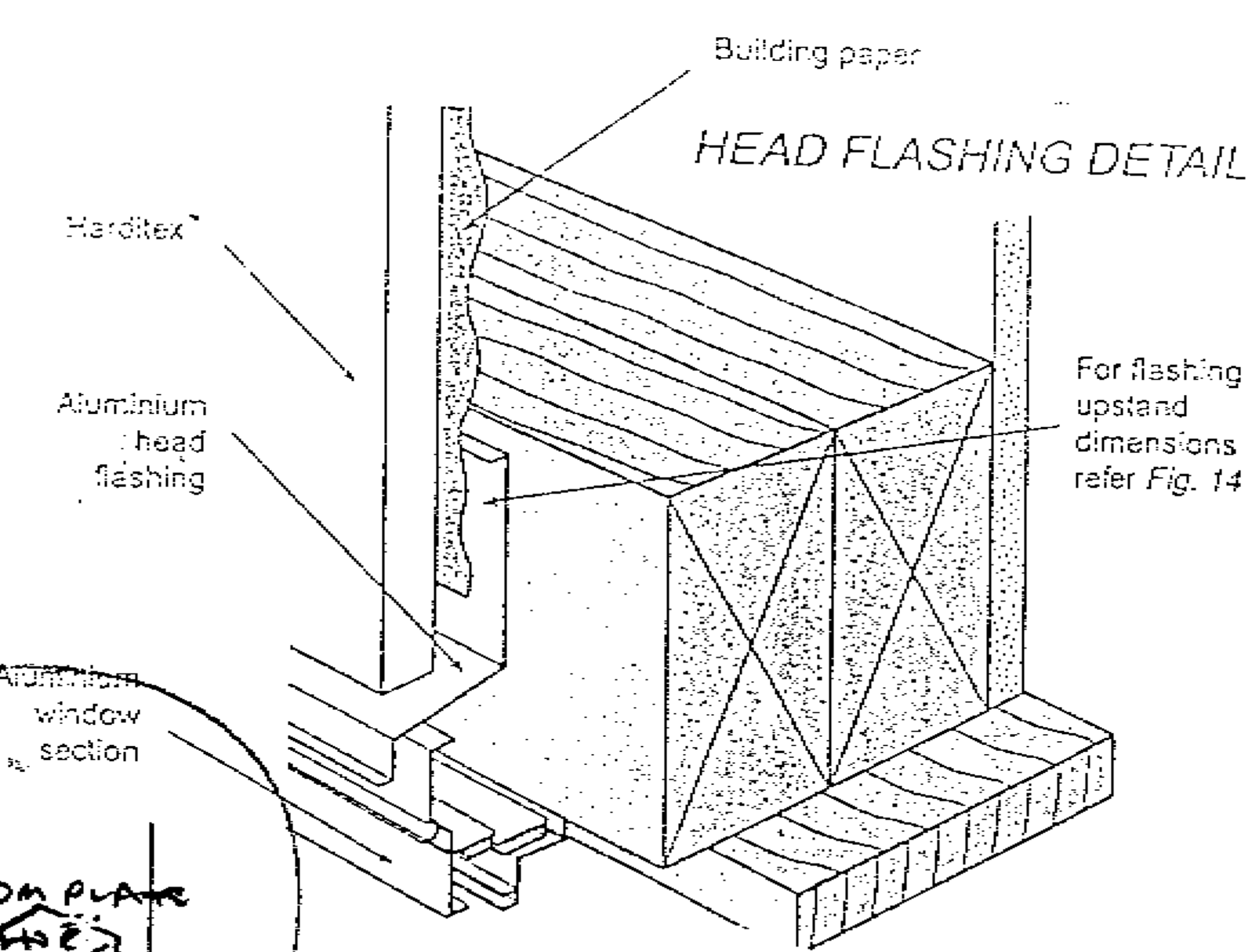
SIDE FLASHING DETAIL (INSEAL OR SEALANT SEAL)

12 SEP 2003

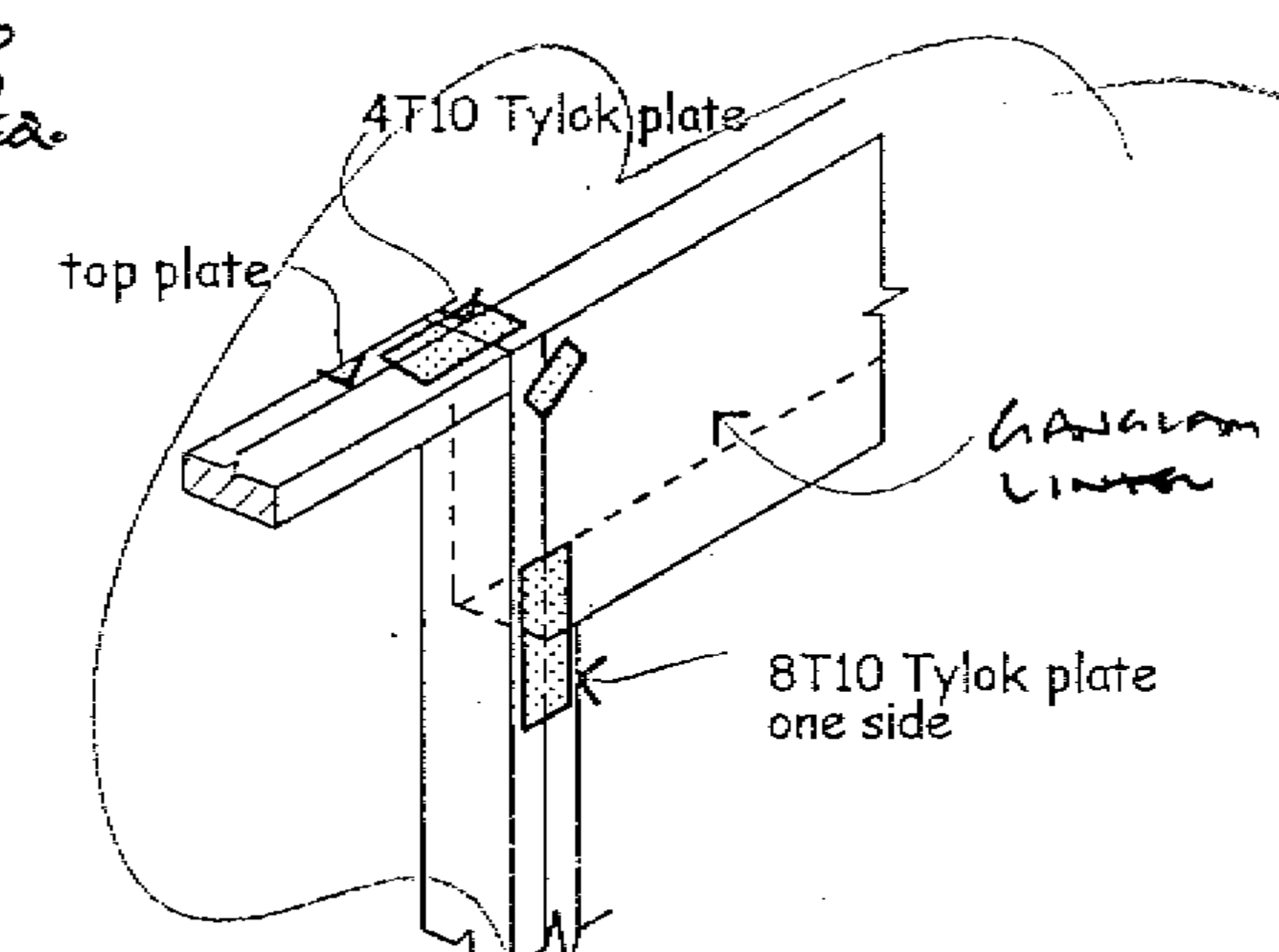
Inseal 3109 6mm x 10mm or flexible sealant between window and Harditex to give a positive seal



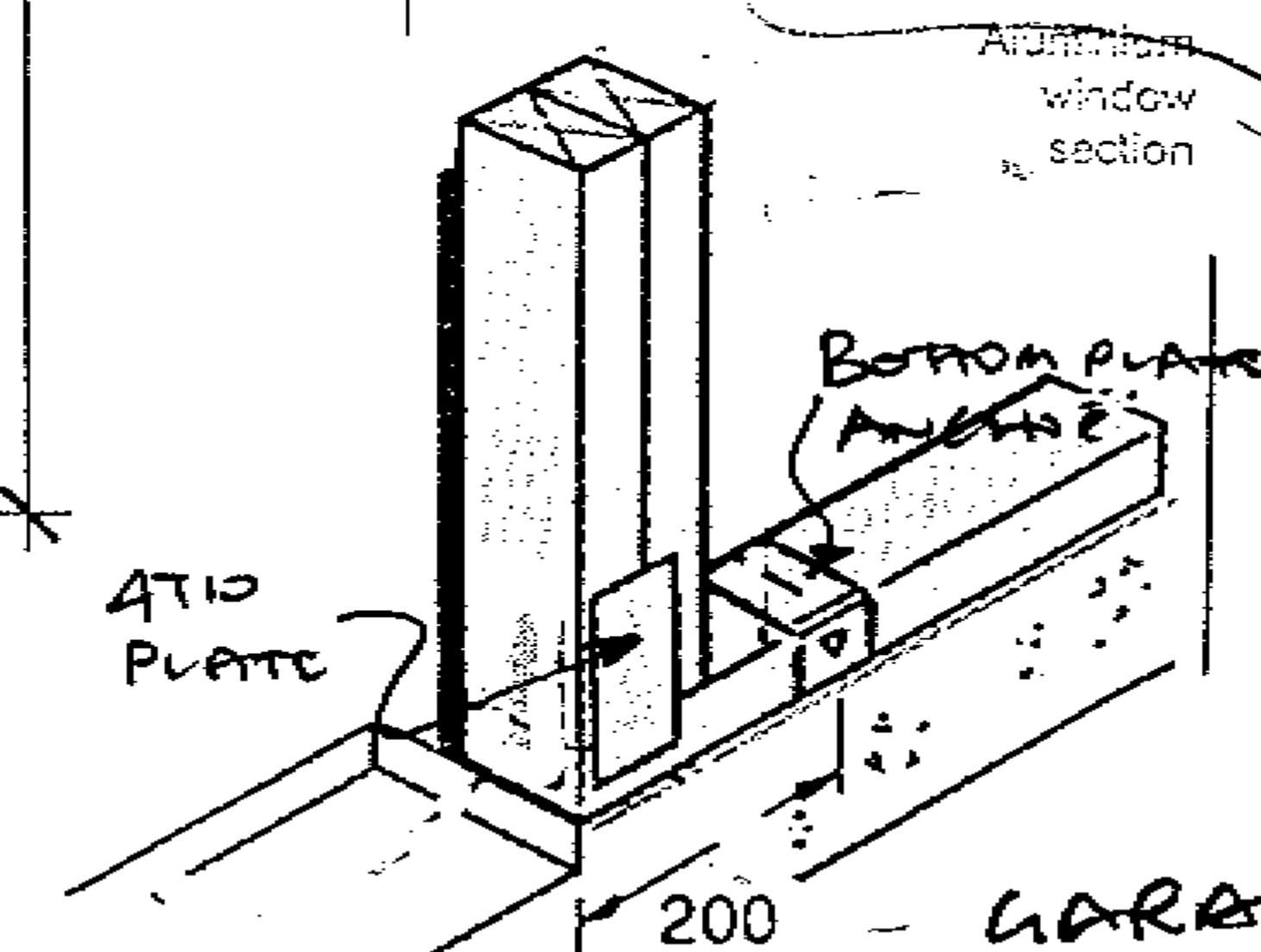
SILL FLASHING DETAIL



HEAD FLASHING DETAIL



Garage lintel fixing



Harditex details

1:100 area 178m²

floor plan

Builder **Kelvin Pearce**
10 Cross St., Lepperton, RD3
Phone 7520599, Mobile 0274 485 624

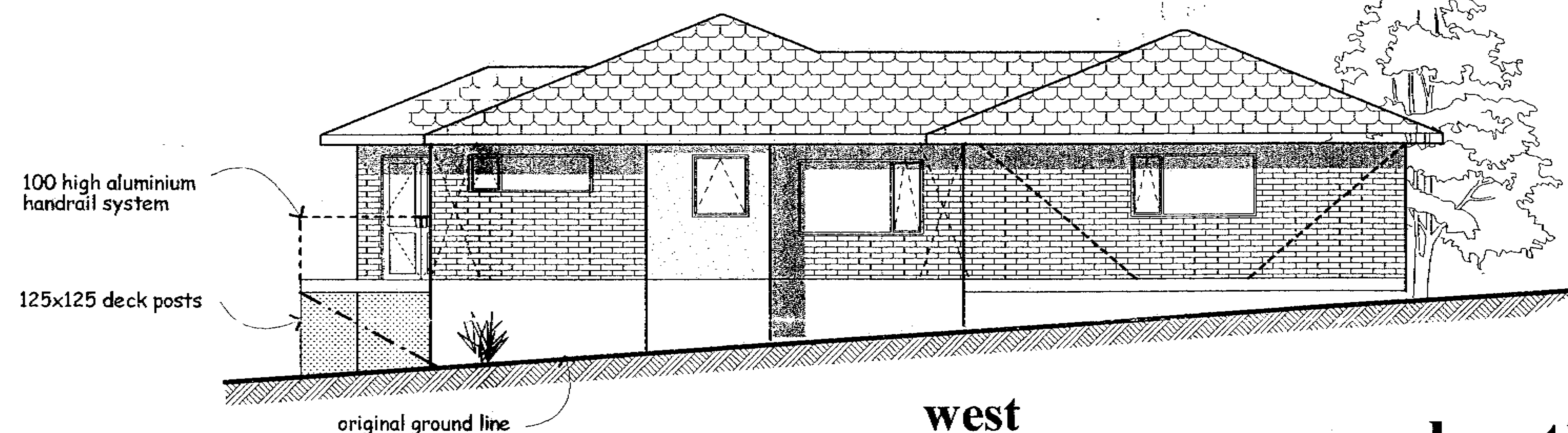
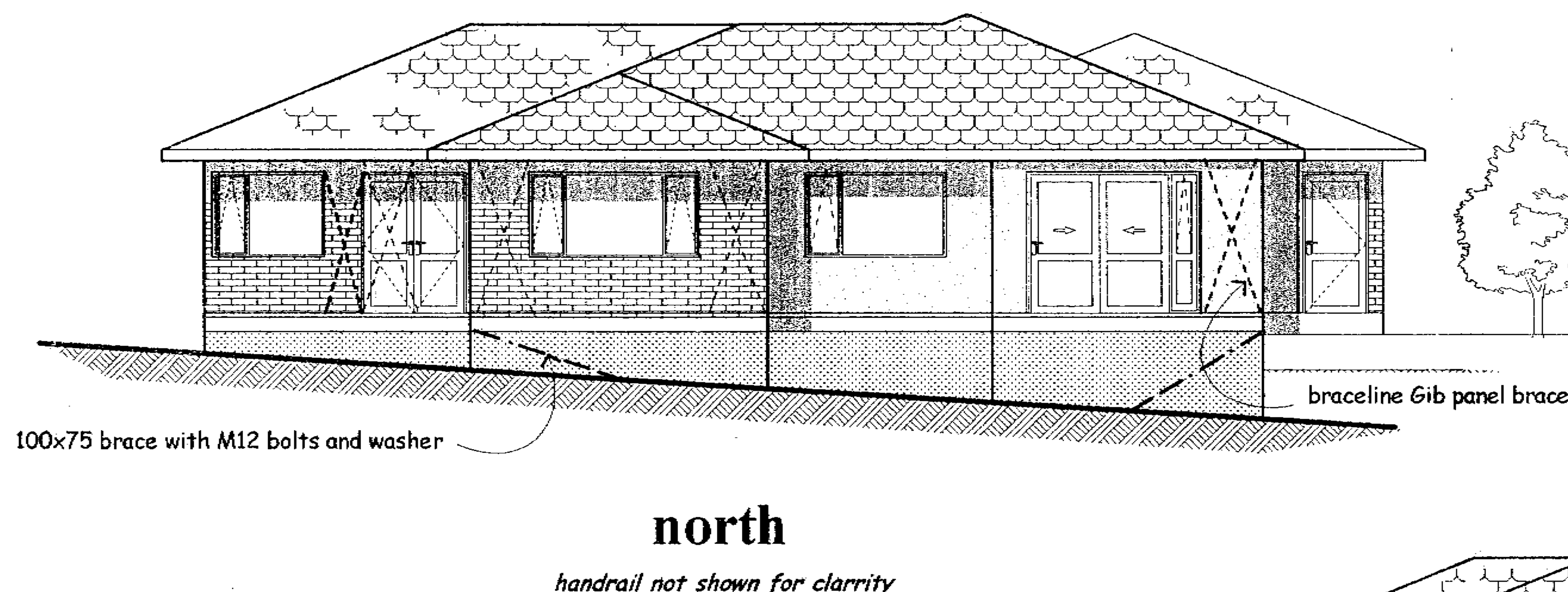
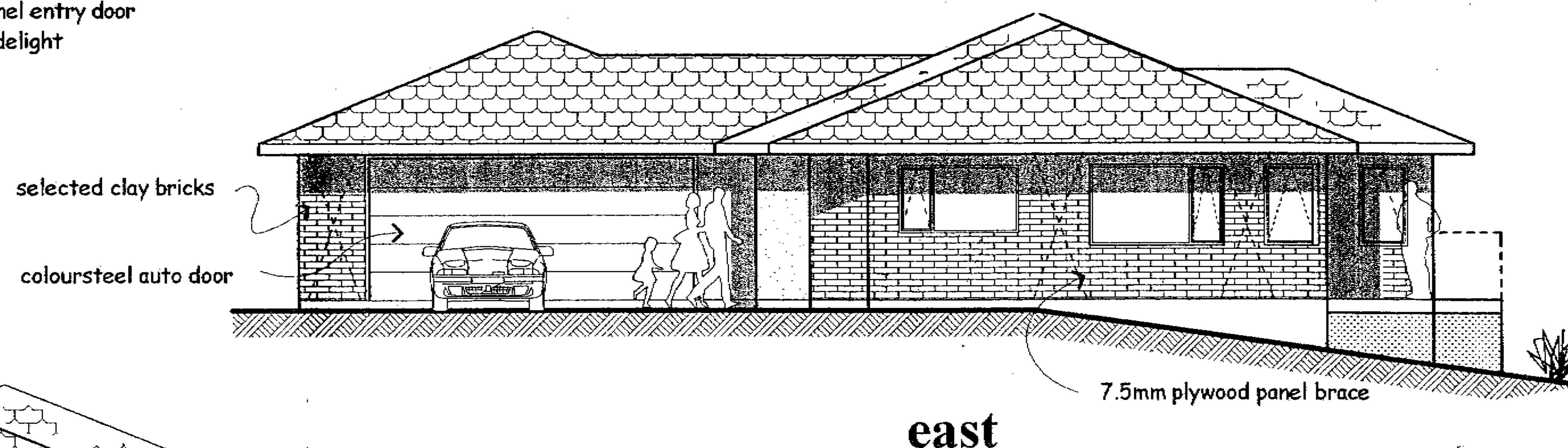
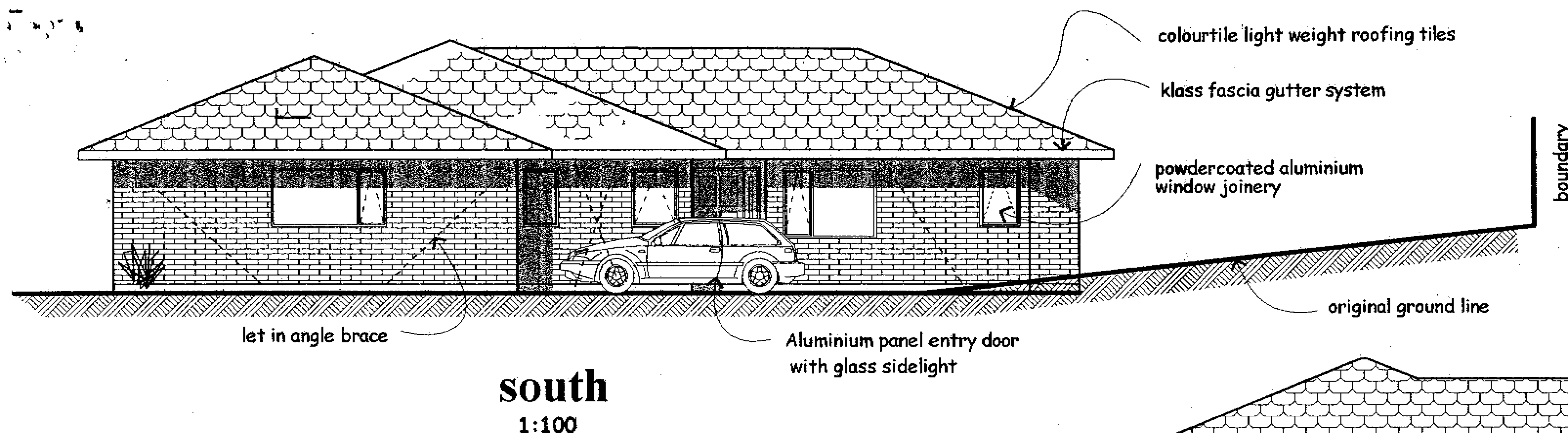
- proposed new dwelling -
Lee Cooper & Lisa Radford
15 Wills Road, New Plymouth

Roughan Design
ARCHITECTURAL DESIGNERS
788 Carrington Rd., New Plymouth
Phone/Fax 06-7533365, 025-490715

Sheet
2
Series of 8
Job # 1405/02

Designed: Peter
Checked: [Signature]
Date: June 2003
Revision: A

NPD Approved
12 SEP 2003



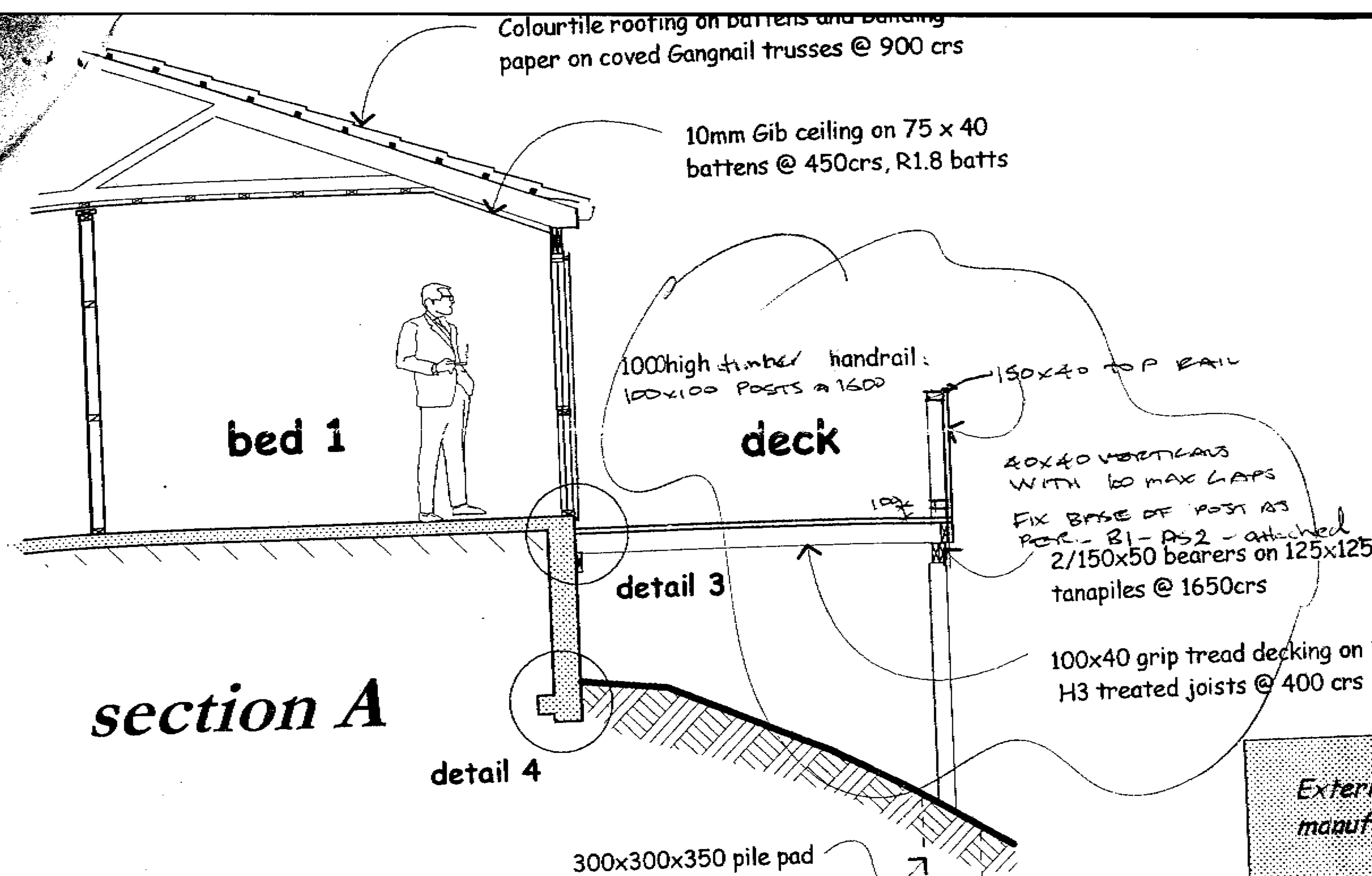
General Notes:
-All work to comply with NZS 3604(1999) & District Council requirements
-Aluminium to comply with NZS 4211 & glazing to NZS 4223
-Hardiflex plaster system to strictly comply with manufactuters details
ie: flashings & fixings

elevations

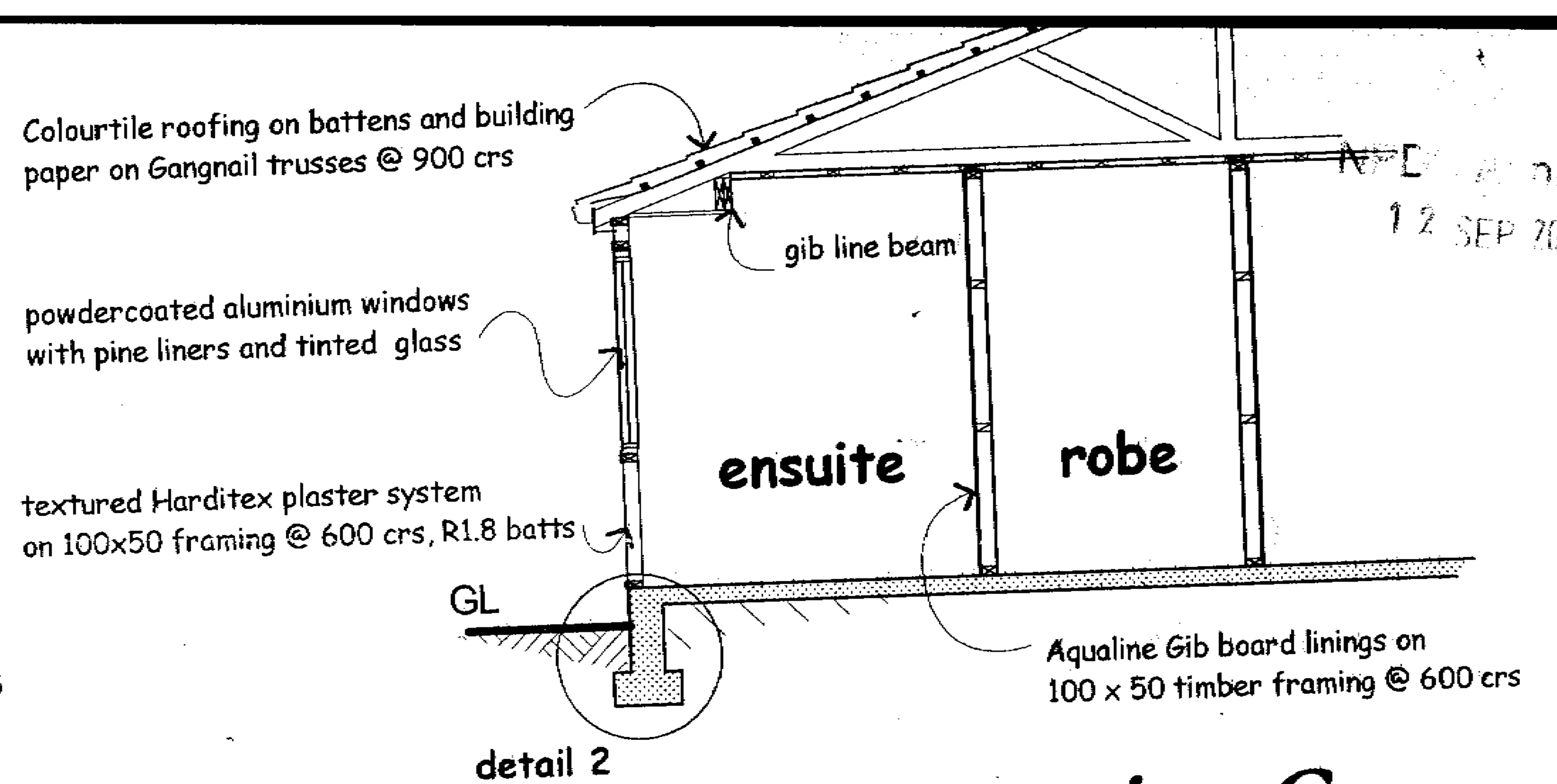
Builder
Kelvin Pearce
10 Cross St., Lepperton, RD3
Phone 7520599, Mobile 0274 485 624

- proposed new dwelling -
Lee Cooper & Lisa Radford
15 Wills Road, New Plymouth

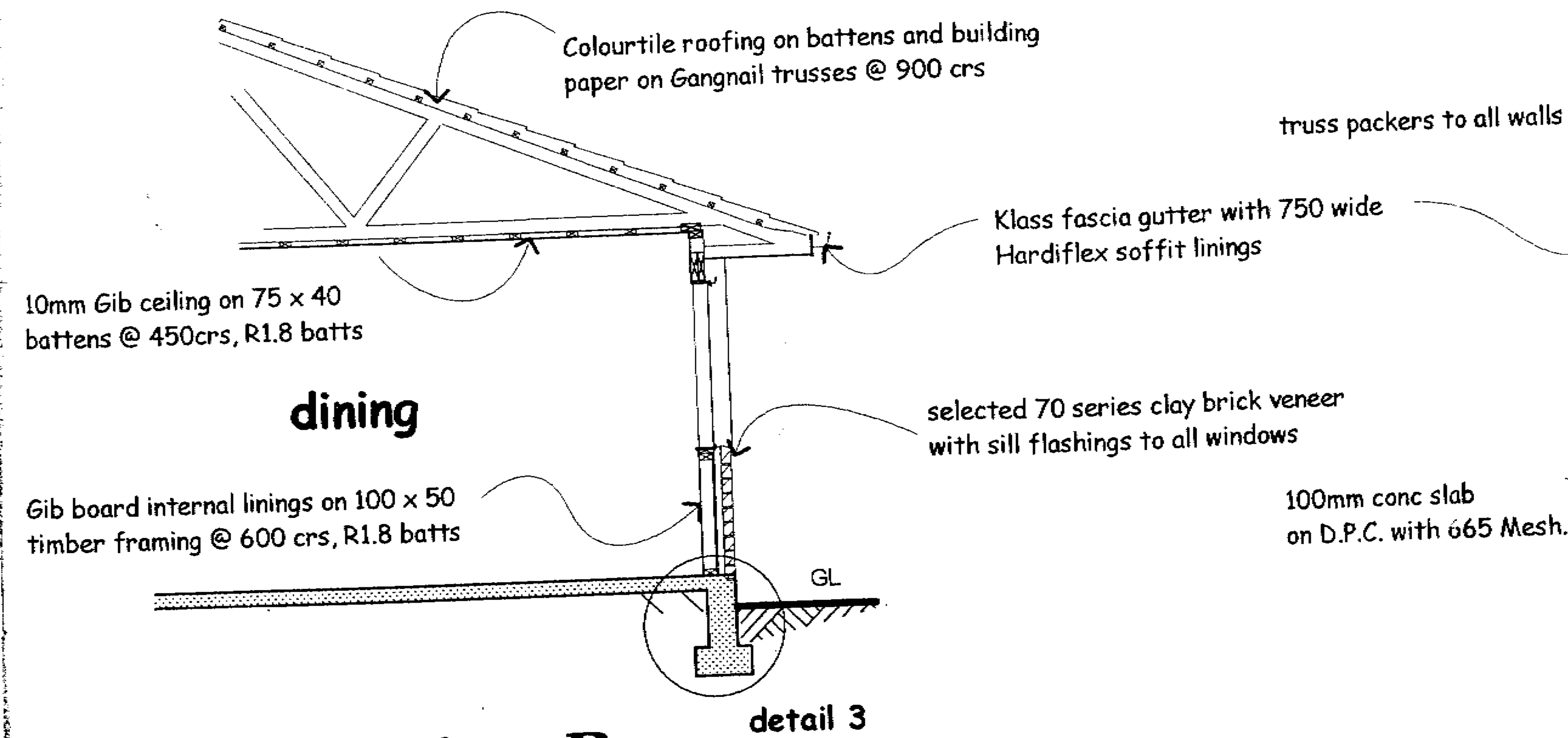
Roughan Design ARCHITECTURAL DESIGNERS 788 Carrington Rd., New Plymouth Phone/Fax 06-7533365, 025-490715			Sheet 3
Designed: Peter	Date: June 2003	Revision	Series of 8
Checked			Job # 1405/02



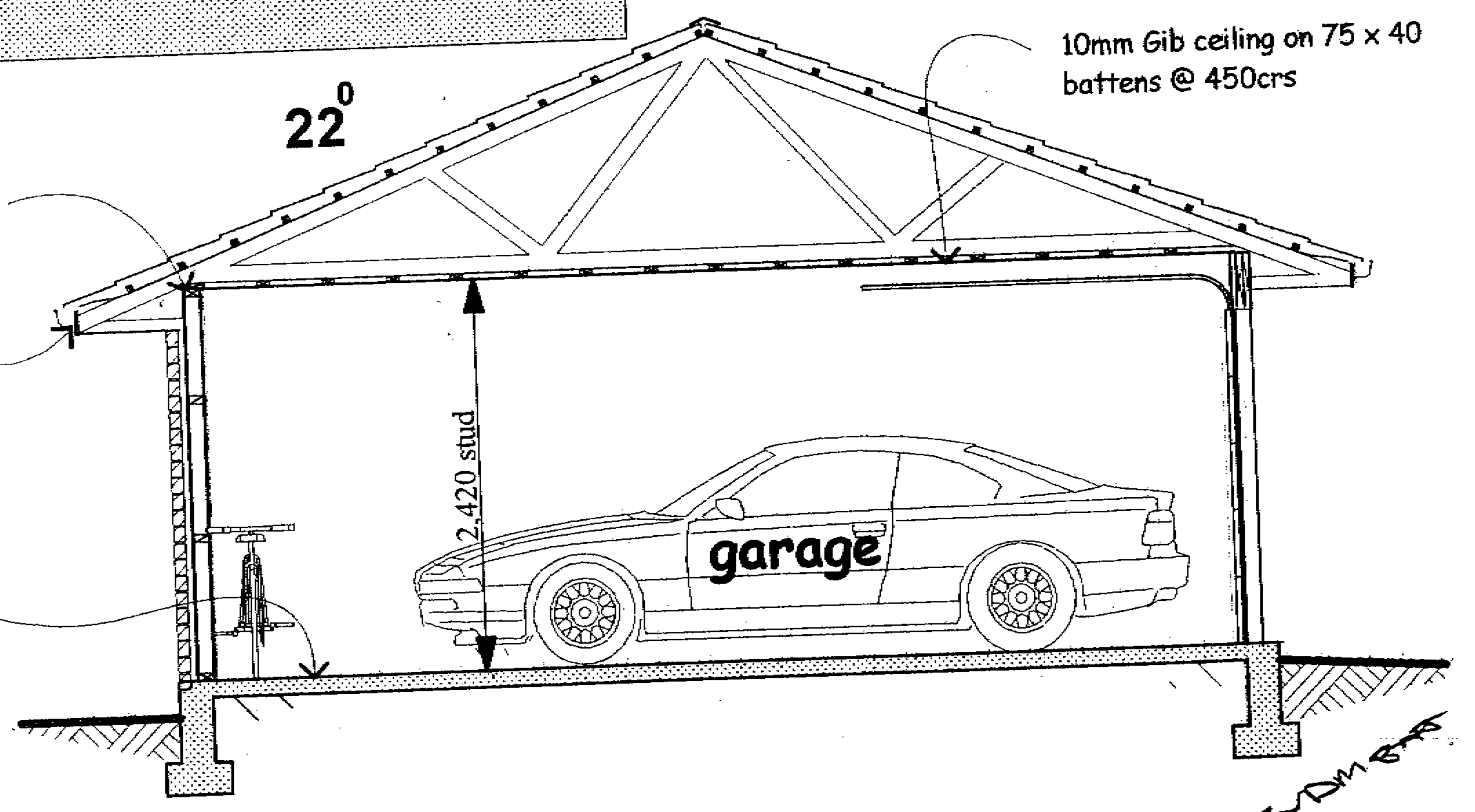
section A



section C



section B



section D

SCALE 1:50

sections

Builder

Kelvin Pearce

10 Cross St., Lepperton, RD3
Phone 7520599, Mobile 0274 485 624

- proposed new dwelling -
Lee Cooper & Lisa Radford
15 Wills Road, New Plymouth

Roughan Design
ARCHITECTURAL DESIGNERS
788 Carrington Rd., New Plymouth
Phone/Fax 06-7533365, 025-490715

Designed: Peter	Date: June 2003	Revision	Series of 8
Checked:		A	Job # 1405/02

Sheet

4

EQ $30 \times 9.4 = 282 \text{ units}/120 = 2.35 \text{ braces}$
 Wind Along $2 \times 86 = 172 \text{ units}/160 = 1.1 \text{ braces}$
 Across $15 \times 73 = 1095 \text{ units}/160 = 6.85 \text{ braces}$
 (deck fixed to House concrete foundation)

100X50 timber
with R1.8 batts

GL

665 HRC mesh reinforcing with 30mm top cover

250mm header block with D12 bar

200mm block if required

2-D12 bars with R10 ties @ 600c/s, taken 600 into slab

300 min

200

300

17 SEP 2003

SCALE 1:25

150x50 wall plate with
M12 tru bolts @ 1000 cns
pack plate 15mm off blocks

detail 3

fixing of deck to blocks

100mm thick concrete slab on
DPC with 665 mesh reinforcing

D12 verticals @ 600 crs

existing ground line

D12 verticals @ 600 crs

compacted hardfill placed
in 300mm max layers

200 series solid filled blockwork
with D12 horizontals @ 600 cns

3-D12 bars

detail 4 SCALE 1:20
800-1400 high

Amendments

1:100

INSTALLED DECK WITH
CIGARETTES OF WOOD
HOLE OF BRICK TO TOP
OF DECKING

6. TILED SHOWER FLOOR/WALLS
TO BE SEALED WITH ELASTIC
BITUMINOUS MEMBRANE

25mm deep saw cuts on max 6m grids

foundation plan & details

Kelvin Pearce

10 Cross St., Lepperton, RD3
Phone 7520599, Mobile 0274 485 624

- proposed new dwelling -
Lee Cooper & Lisa Radford
15 Wills Road, New Plymouth

Roughan Design
ARCHITECTURAL DESIGNERS
788 Carrington Rd., New Plymouth
Phone/Fax 06-7533365, 025-490715

Designed: Peter

Date: June 2003

Revision

Checked

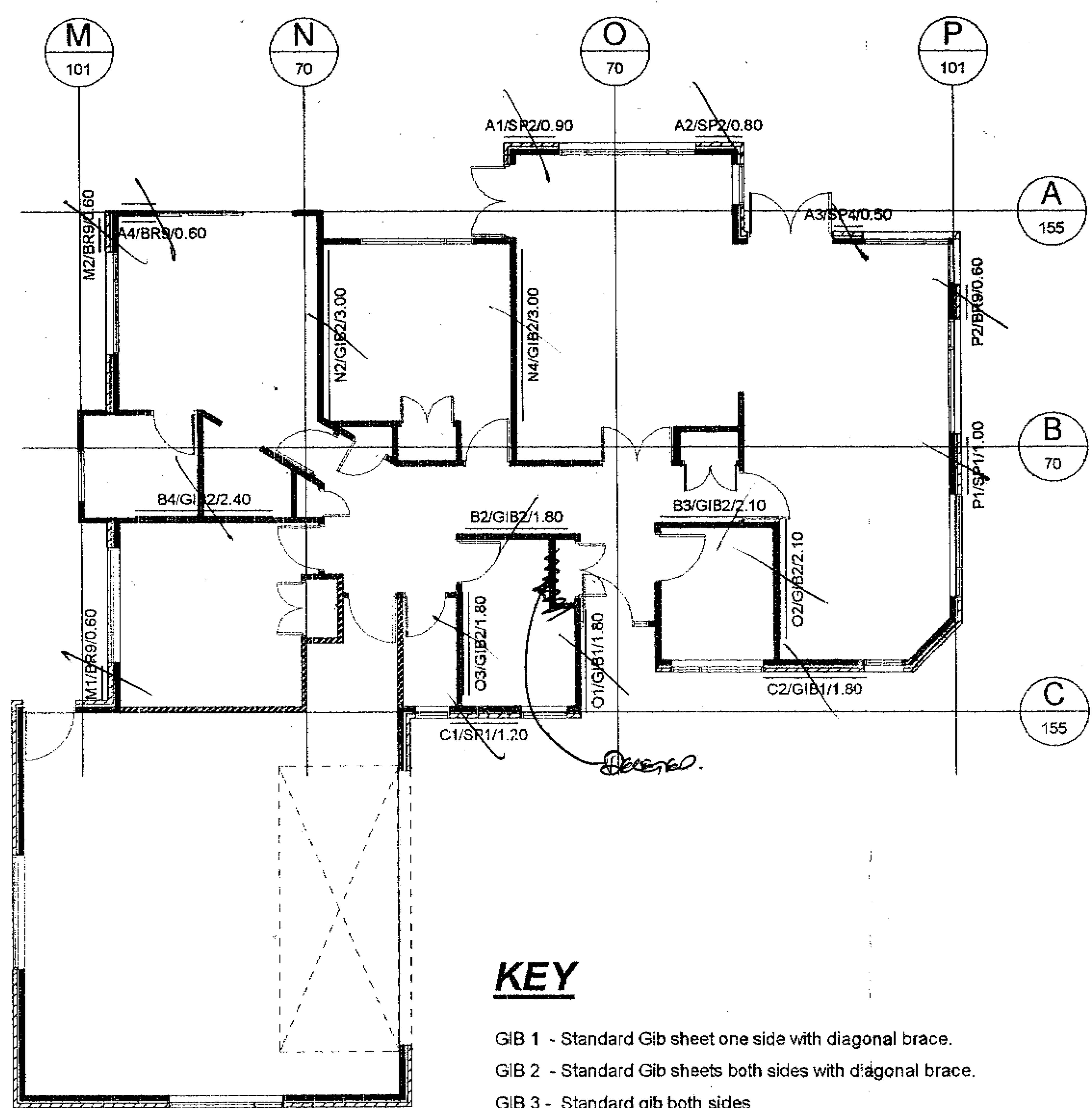
Sheet

5

Series of 8

Job # 1405/02

N.I. 100
12 SEP 2003



KEY

- GIB 1 - Standard Gib sheet one side with diagonal brace.
- GIB 2 - Standard Gib sheets both sides with diagonal brace.
- GIB 3 - Standard gib both sides
- BR4 - Braceline Gib fixed one side, min 900 wide, 6kN connections.
- BR9 - Braceline Gib fixed one side, min 600 wide, 6kN connections
- Refer Gib bracing guide for nailing and connections

BRACING CALCULATIONS										
Building Height to Apex	6.0 m	Location of Storey	Single							
Roof Height Above Eaves	2.0 m	Floor Load	2kPa							
Stud Height	2.4 m	Roof Weight	Light							
Roof Pitch	0 - 25 °	Cladding Weights:								
Hip Roof	Yes	- Subfloor	Concrete Floor							
Building Length (BL)	15.0 m	- Lower Floor	Light							
Building Width (BW)	9.2 m	- Upper Floor	Heavy							
Wind Zone	High	Room in Roof Space	No							
W along	64 BUs/m	Gross Plan Area (GPA)	130.0 m2							
W across	64 BUs/m	Earthquake Zone	A							
W along x BW	588.8 BUs	EQ	5.2 BUs/m2							
W across x BL	960.0 BUs	EQ x GPA	676.0 BUs							
ALONG										
Bracing Line		Bracing Elements Provided					Wind		Earthquake	
Line Lable	Min BUs Required	Brace No.	Brace Type	Brace Length	Brace Angle	Brace Height	Rating BUs/m	BUs Achieved	Rating BUs/m	BUs Achieved
A	154	A1	SP2	0.9	0.0	2.4	85	76.5	85	76.5
		A2	SP2	0.8	0.0	2.4	85	68.0	85	68.0
		A3	SP4	0.5	0.0	2.4	70	35.0	85	42.5
		A4	BR9	0.6	0.0	2.4	110	66.0	95	57.0
B	70	B2	GIB2	1.8	0.0	2.4	75	135.0	60	108.0
		B3	GIB2	2.1	0.0	2.4	75	157.5	60	126.0
		B4	GIB2	2.4	0.0	2.4	75	180.0	60	144.0
C	154	C1	SP1	1.2	0.0	2.4	100	120.0	100	120.0
		C2	GIB1	1.8	0.0	2.4	55	99.0	50	90.0
Totals Achieved							W	937.0	E	832.0
Totals Required							W	588.8	E	676.0
ACROSS										
Bracing Line		Bracing Elements Provided					Wind		Earthquake	
Line Lable	Min BUs Required	Brace No.	Brace Type	Brace Length	Brace Angle	Brace Height	Rating BUs/m	BUs Achieved	Rating BUs/m	BUs Achieved
M	100	M1	BR9	0.6	0.0	2.4	110	66.0	95	57.0
		M2	BR9	0.6	0.0	2.4	110	66.0	95	57.0
N	70	N2	GIB2	3.0	0.0	2.4	80	240.0	70	210.0
		N4	GIB2	3.0	0.0	2.4	80	240.0	70	210.0
O	70	O1	GIB1	1.8	0.0	2.4	55	99.0	50	90.0
		O2	GIB2	2.1	0.0	2.4	75	157.5	60	126.0
		O3	GIB2	1.8	0.0	2.4	75	135.0	60	108.0
P	100	P1	SP1	1.0	0.0	2.4	100	100.0	100	100.0
		P2	BR9	0.6	0.0	2.4	110	66.0	95	57.0
Totals Achieved							W	1,169.5	E	1,015.0
Totals Required							W	960.0	E	676.0

bracing plan & schedule - House

Kelvin Pearce
10 Cross St., Lepperton, RD3
Phone 7520599, Mobile 0274 485 624

- proposed new dwelling -
Lee Cooper & Lisa Radford
15 Wills Road, New Plymouth

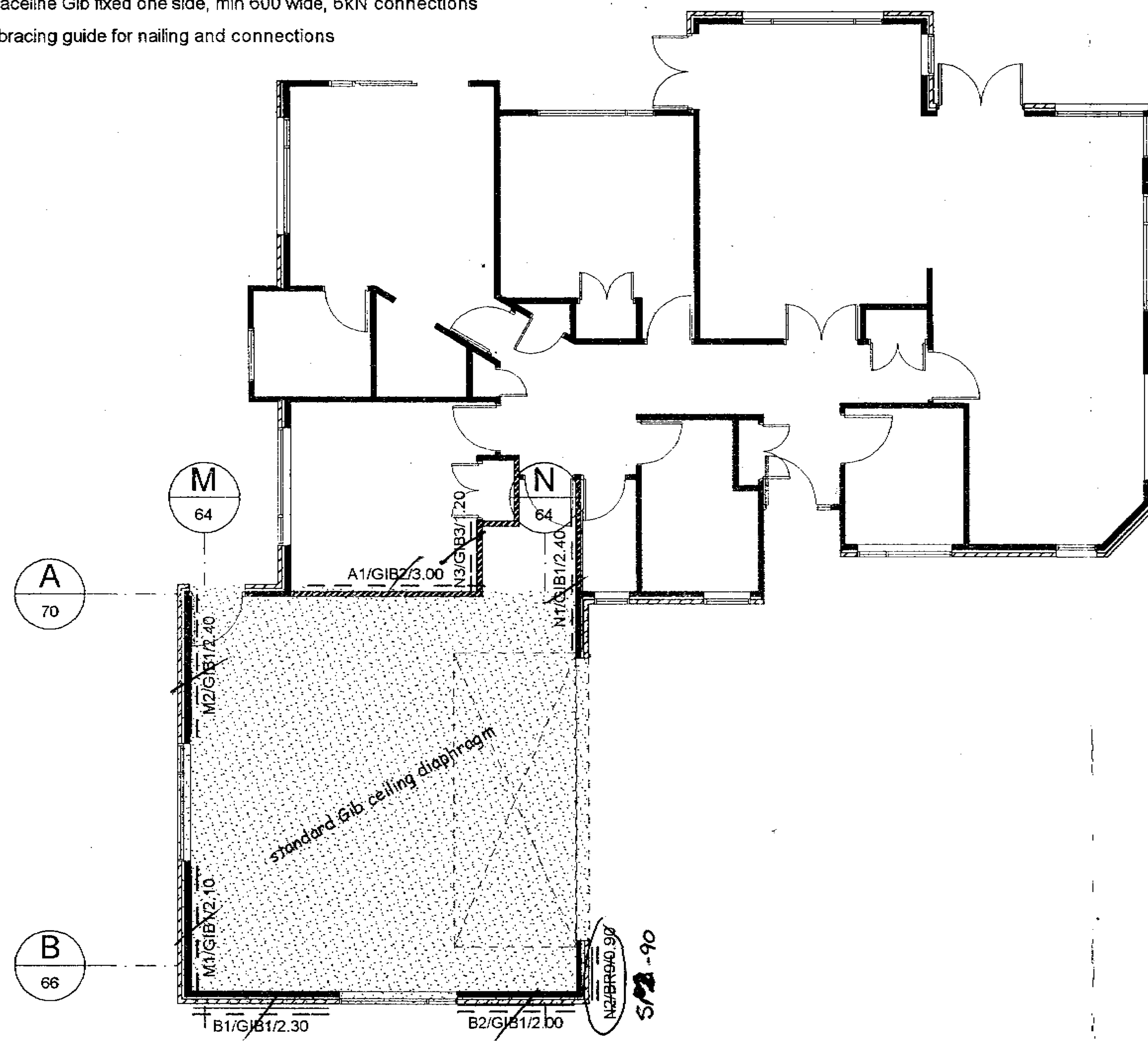
Roughan Design
ARCHITECTURAL DESIGNERS
788 Carrington Rd., New Plymouth
Phone/Fax 06-7533365, 025-490715

Designed: Peter
Checked:
Date: June 2003
Revision:

Sheet
6
Series of 8
Job # 1405/02

KEY

- GIB 1 - Standard Gib sheet one side with diagonal brace.
- GIB 2 - Standard Gib sheets both sides with diagonal brace.
- GIB 3 - Standard gib both sides.
- BR4 - Braceline Gib fixed one side, min 900 wide, 6kN connections.
- BR9 - Braceline Gib fixed one side, min 600 wide, 6kN connections
- Refer Gib bracing guide for nailing and connections



BRACING CALCULATIONS										
Building Height to Apex	6.0 m	Location of Storey	Single							
Roof Height Above Eaves	2.0 m	Floor Load	2kPa							
Stud Height	2.4 m	Roof Weight	Light							
Roof Pitch	0 - 25 °	Cladding Weights:								
Hip Roof	Yes	- Subfloor	Concrete Floor							
Building Length (BL)	6.6 m	- Lower Floor	Light							
Building Width (BW)	6.4 m	- Upper Floor	Heavy							
Wind Zone	High	Room in Roof Space	No							
W along	64 BUs/m	Gross Plan Area (GPA)	49.0 m2							
W across	64 BUs/m	Earthquake Zone	A							
W along x BW	409.6 BUs	EQ	5.2 BUs/m2							
W across x BL	422.4 BUs	EQ x GPA	254.8 BUs							
ALONG										
Bracing Line		Bracing Elements Provided					Wind		Earthquake	
Line	Min BUs	Brace	Brace	Brace	Brace	Brace	Rating	BUs	Rating	BUs
Lable	Required	No.	Type	Length	Angle	Height	BUs/m	Achieved	BUs/m	Achieved
A	70	A1	GIB2	3.0	0.0	2.4	80	240.0	70	210.0
B	65	B1	GIB1	2.3	0.0	2.4	55	126.5	50	115.0
		B2	GIB1	2.0	0.0	2.4	55	110.0	50	100.0
Totals Achieved							W	476.5	E	425.0
Totals Required							W	409.6	E	254.8
ACROSS										
Bracing Line		Bracing Elements Provided					Wind		Earthquake	
Line	Min BUs	Brace	Brace	Brace	Brace	Brace	Rating	BUs	Rating	BUs
Lable	Required	No.	Type	Length	Angle	Height	BUs/m	Achieved	BUs/m	Achieved
M	64	M1	GIB1	2.1	0.0	2.4	55	115.5	50	105.0
		M2	GIB1	2.4	0.0	2.4	55	132.0	50	120.0
N	64	N1	GIB1	2.4	0.0	2.4	55	132.0	50	120.0
		N2	BR9	0.9	0.0	2.4	110	99.0	95	85.5
		N3	GIB3	1.2	0.0	2.4	65	78.0	60	72.0
Totals Achieved							W	556.5	E	502.5
Totals Required							W	422.4	E	254.8

1:100

bracing plan & schedule - Garage

ilder

Kelvin Pearce

10 Cross St., Lepperton, RD3
Phone 7520599, Mobile 0274 485 624

- proposed new dwelling -
Lee Cooper & Lisa Radford
15 Wills Road, New Plymouth

Roughan Design
ARCHITECTURAL DESIGNERS
788 Carrington Rd., New Plymouth
Phone/Fax 06-7533365, 025-490715

Designed: Peter
Checked

Date: June 2003

Revision

Sheet

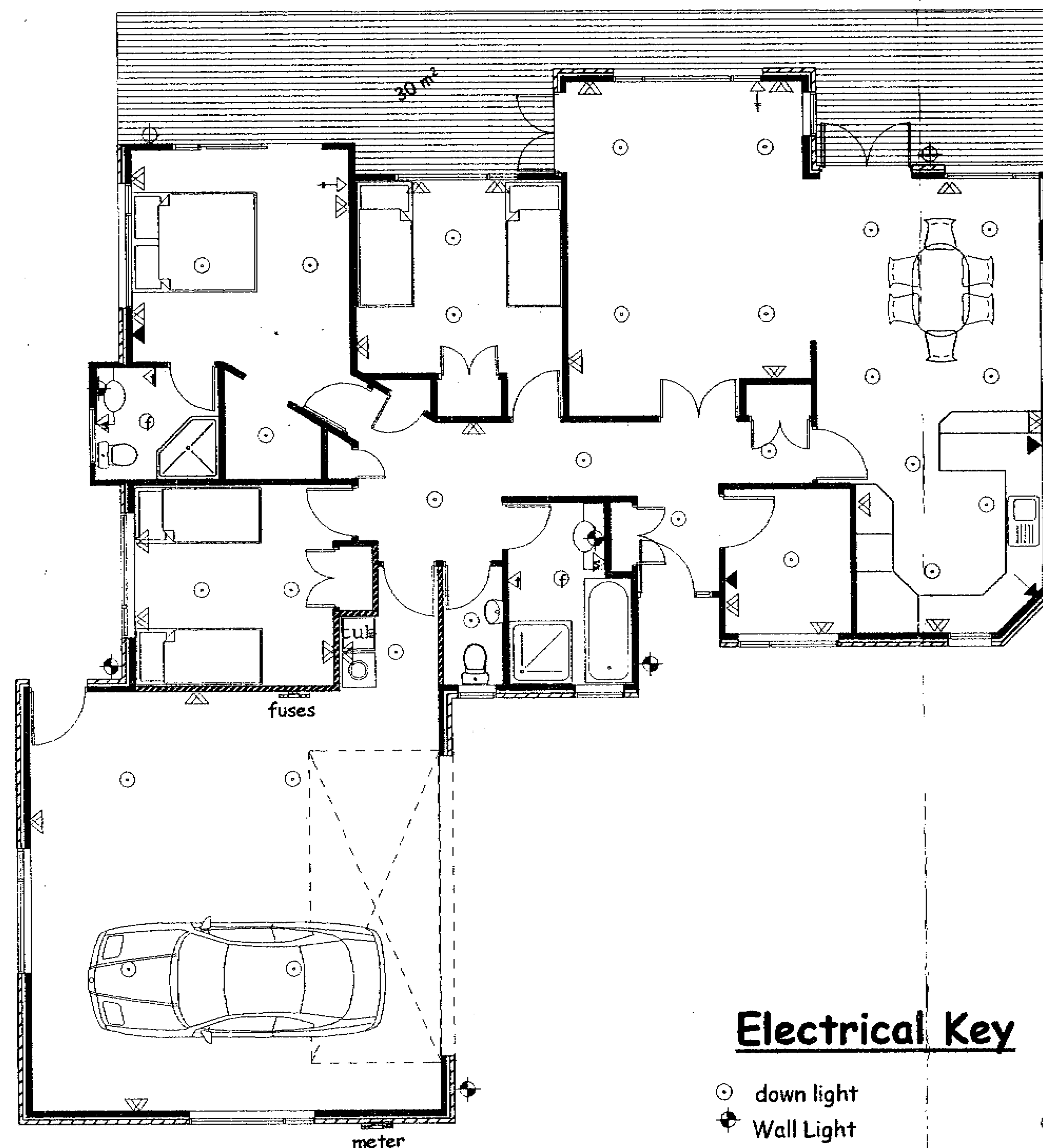
7

Series of 8

Job # 1405/02

NPD 12 SEP 2003

The electrician is to supply the electrical certificate for the building completion certificate

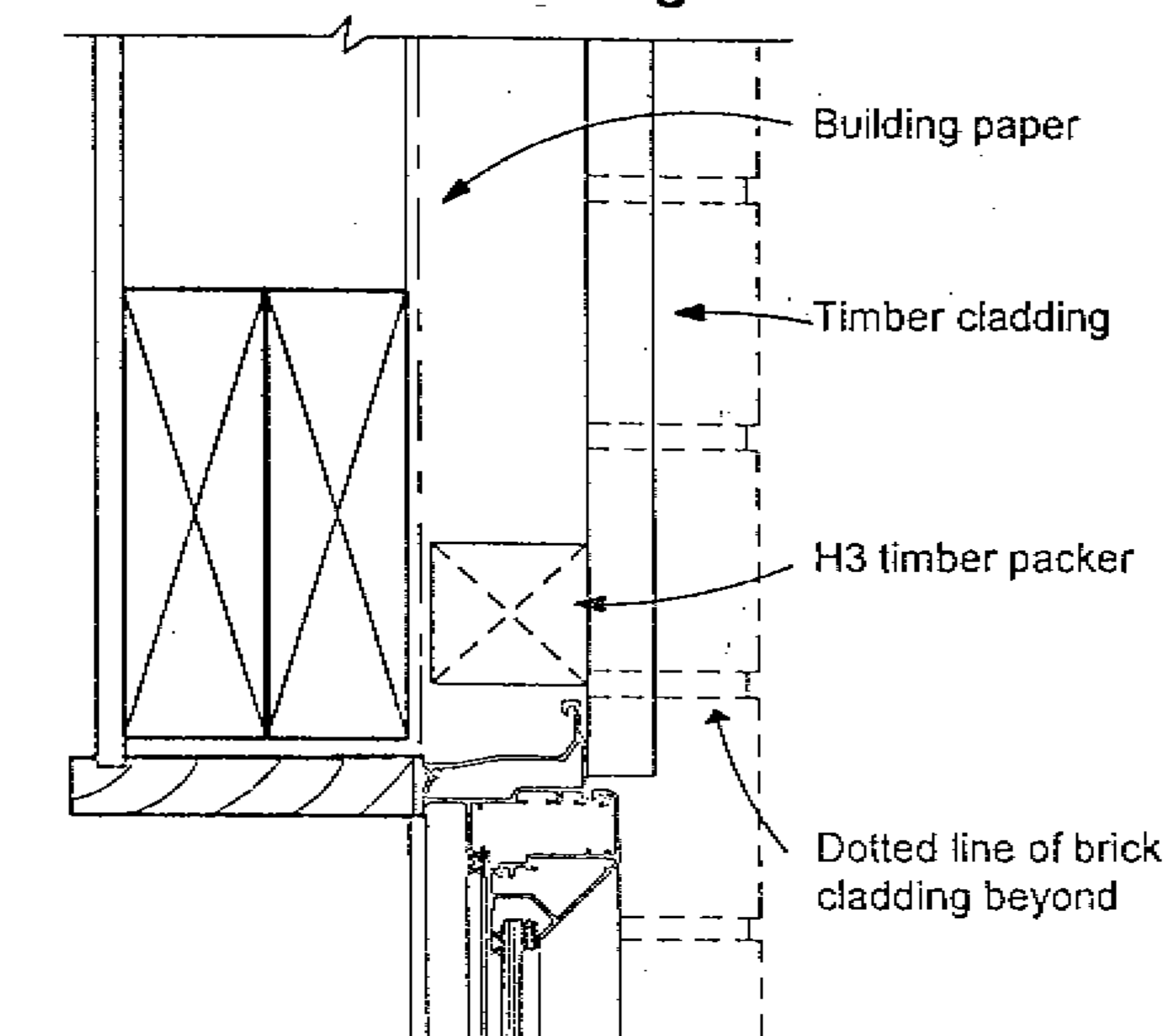


Electrical Key

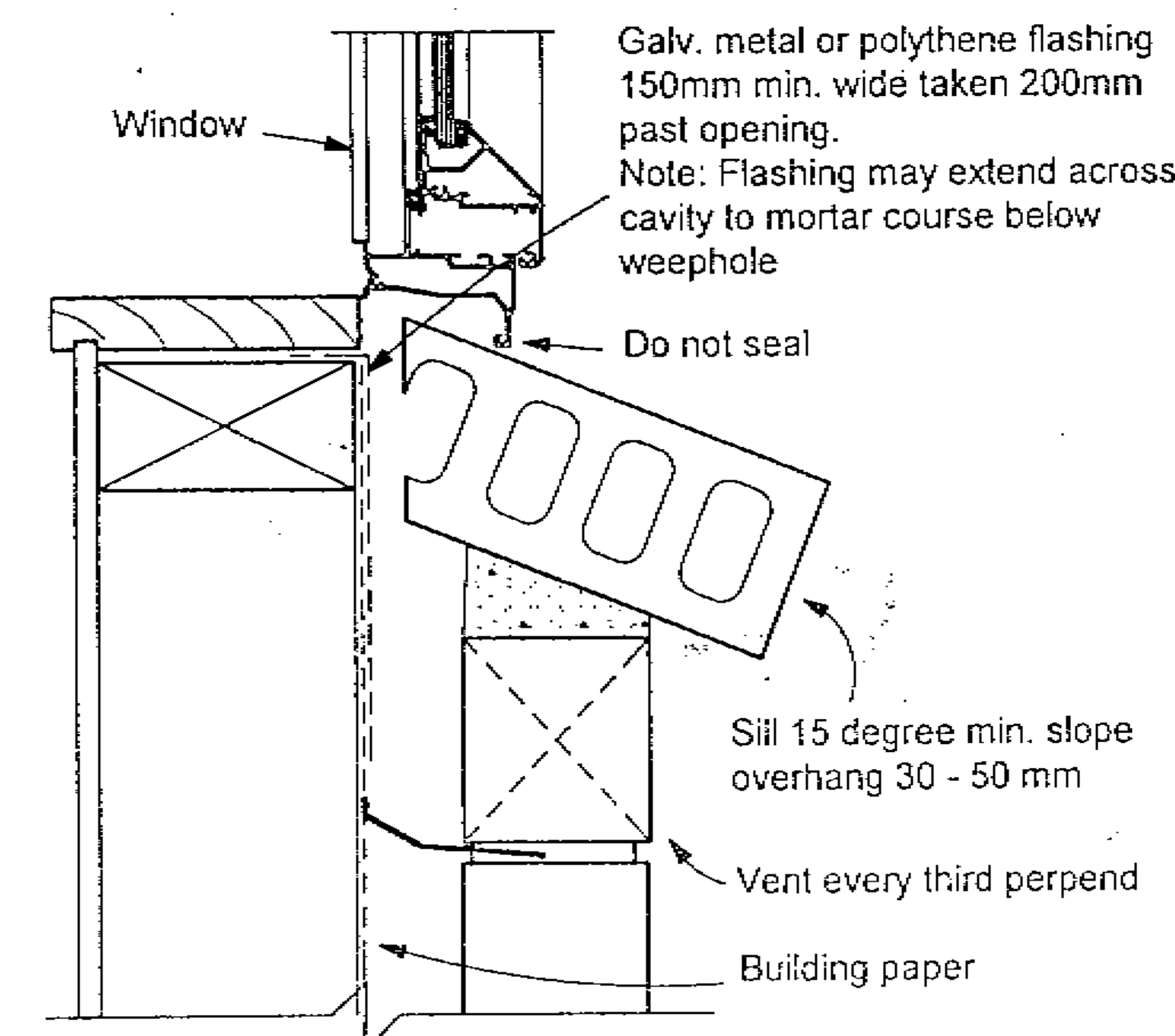
- ⊙ down light
- ⊕ Wall Light
- ⚡ Power Outlet (double shown)
- ⚡ T.V. Aerial
- ⚡ heated towel rail
- ⊕ ceiling fan to exterior
- ⚡ Shaver Point
- ⚡ Telephone
- ⚡ Range Connection

WINDOW HEAD

Timber cladding above



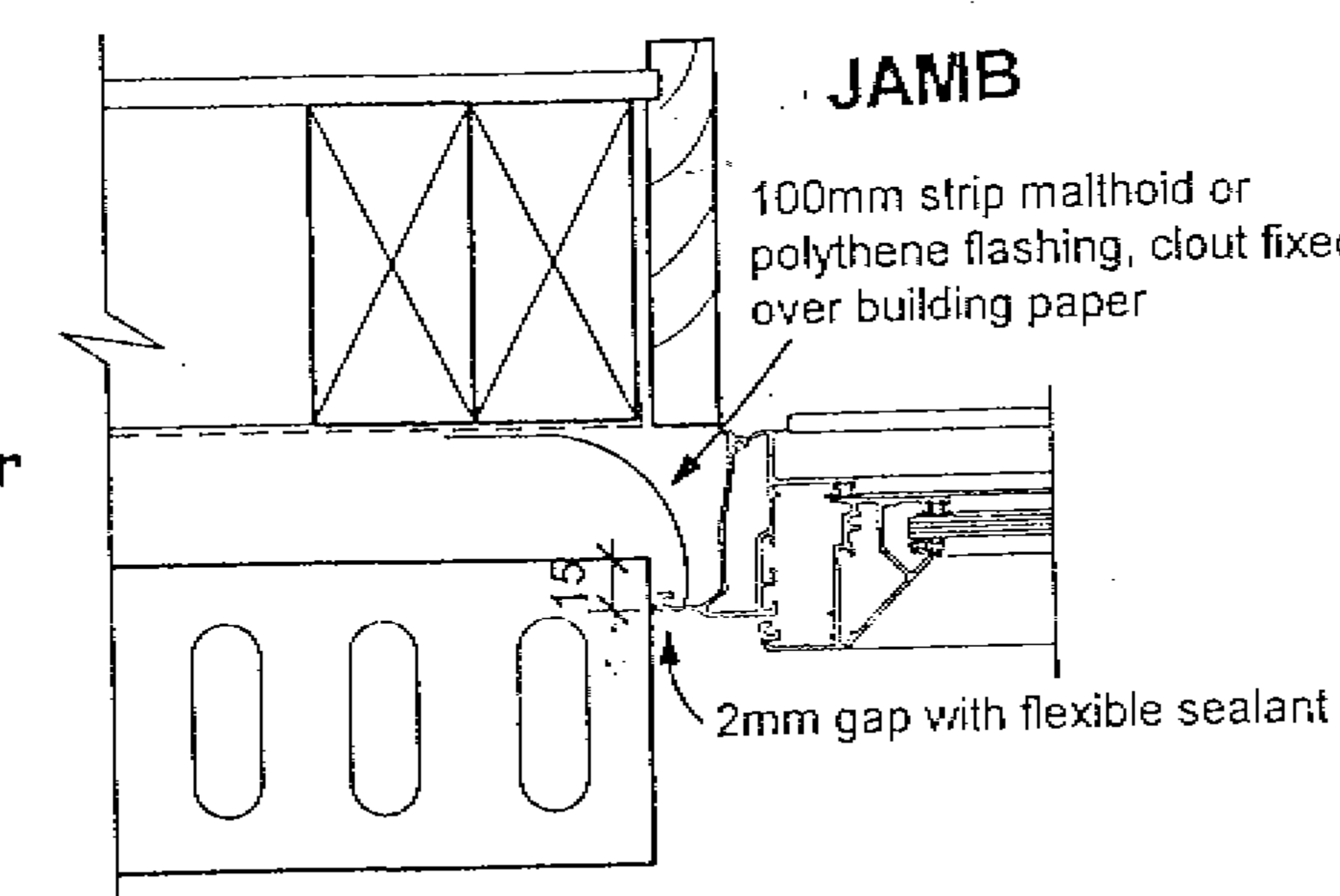
WINDOW SILL



Confirm positions and heights of fittings with owners on site

Min. slope 15 degrees, sills to be a consistent slope and overhang

- Finish to end:
- 1) Fill holes with mortar colour to match
 - 2) Smooth plaster end
 - 3) Glue 15mm slip to end
 - 4) Complete sill may be plastered



STANDARD 70mm BRICK

electrical plan

Builder
Kelvin Pearce
 10 Cross St., Lepperton, RD3
 Phone 7520599, Mobile 0274 485 624

- proposed new dwelling -
Lee Cooper & Lisa Radford
15 Wills Road, New Plymouth

Roughan Design
 ARCHITECTURAL DESIGNERS
 788 Carrington Rd., New Plymouth
 Phone/Fax 06-7533365, 025-490715

Designed: Peter
 Checked: _____
 Date: June 2003
 Revision: _____

Sheet
8
 Series of 8
 Job # 1405/02

6 Images

BUILDING CONSENT

53758S

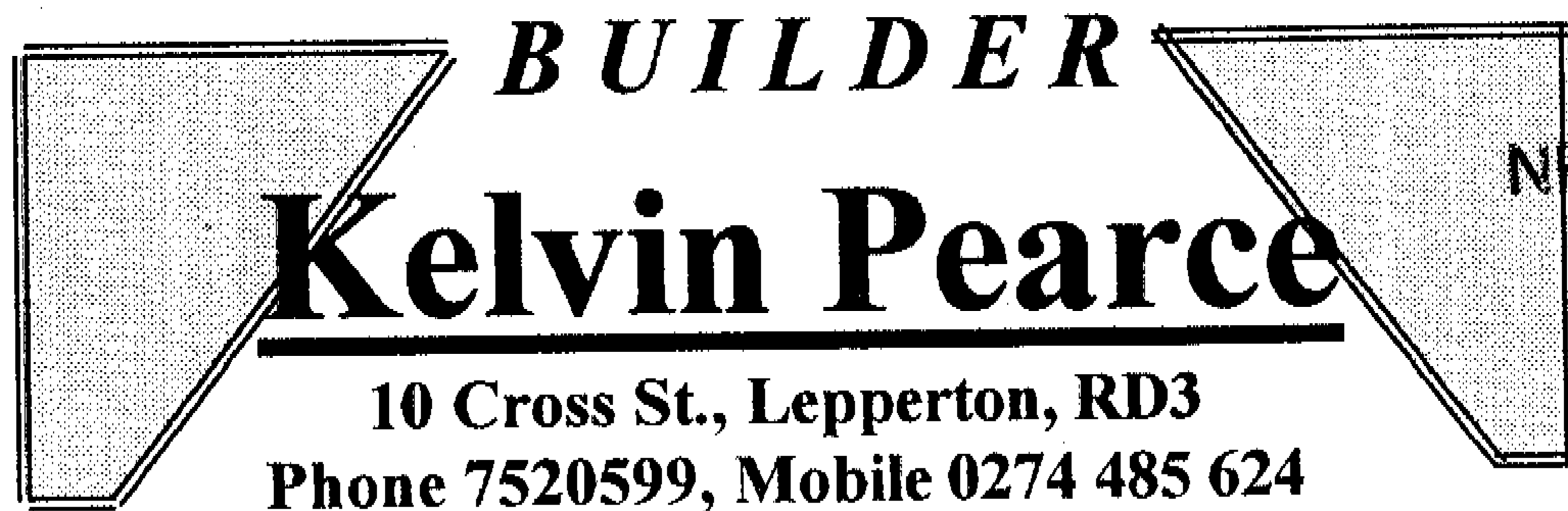
PROPERTY ID

096170



53758S

53757/53758.



NPDG Approved
12 SEP 2003

specification

Proposed new dwelling

For

Lee Cooper & Lisa Radford

at

15 Wills Road
New Plymouth

Roughan Design
ARCHITECTURAL DESIGNERS
788 Carrington Rd., New Plymouth
0908 65 005 100715

NPDC Approved

12 SEP 2003

Preliminary and General

The contractor shall provide all labour and materials - supply and maintain the required tools, plant, scaffolding etc. and generally complete the residence in the best trade manner in accordance with the true intent and meaning of the accompanying drawings and this specification taken separately or jointly.

Sub-contractors

This specification is subdivided into trade sections for the convenience of reference only and it shall not be construed that each trade section is an entire and separate contract. Every trade jointly and separately shall collaborate, wait on, assist and render all necessary assistance to complementary trades.

Insurance

Before commencing this contract, the contractor will effect an insurance with an approved company to cover any liability of the Owner for accidents or Workman's compensation for any accidental injury to any worker or death of same in the course of his employment. The contractor will maintain such insurance until the completion of the job. The contractor will also insure the works and keep them similarly insured until they are delivered up, against loss or damage by fire in the joint names of the Owner and Contractor for the insurable value of the works executed.

By-Laws, Permits etc.

The contractor shall give all usual notices to the local authority, arrange for the inspection and testing of all work, and comply with the requirements of all local body by-laws; and NZS 3604

Availability of Materials

Should any of the materials specified for this contract be unprocurable at the time of purchase, negotiations shall be made for the provision of substitutes to allow for work to proceed without delay. Before any such substitutes are included in the contract the approval of the Owner will be obtained. Any price differential resulting from the inclusion of the substitute must be agreed upon before the respective work is commenced

Setting Out

The Owner will be responsible for showing the boundary pegs to the contractor to assist him in siting the building. The owner will approve siting before work commences.

Site Access

Creating and metalling of site access suitable for heavy vehicles shall be the responsibility of the Owner if required by the Contractor.

P.C. (Prime Cost) Amounts

The Owner is reserved the right to select or purchase some items under a P.C. (Prime Cost) sum and the account will be adjusted accordingly on completion. Items thus affected in this contract are as follows:

GST Inclusive:

1: Plumbing fittings	PC Sum
3: Kitchen joinery	PC Sum

Ground Conditions

This contract and quotation is based on solid, satisfactory ground conditions, giving adequate bearing conditions exposed down to a depth of 450mm at lowest ground level of given house siting. Any extra foundations required shall be charged as an extra to the contract.

Excavation of Site

The site shall be excavated as required for the building levels.

NPD Approved

12 SEP 2003

CARPENTER**Protect and Clean**

Throughout and works allow to protect all new work from damage from other trades, or inclement weather. Upon completion of work, allow to leave the entirety of the new work clean and ready for occupation. Leave site clean and free from all building rubbish. Co-operate with sub-trades, plumbing and electrical to build in specialist services and keep these concealed wherever possible

Framing

Frame as shown, using and 100 x 50 framing at 600 crs.

All bracing and fixings are to comply with NZS. 3604 and the gib board technical guidelines.

Install where shown in strict accordance with the Floor Plans

Hardware

Items such as towel rails, soap holders, toilet roll holders, mirrors etc, are allowed for by way of a PC sum of: \$

Stopping

Gib stop all interior Gib walls using approved Gib stopping methods and materials to a standard suitable for a matt paint finish. All joints shall be taped.

Skirting Board/Scotia

All skirting boards to be 60 x10mm single bevelled rimu with 50mm Gib cove scotia to gib ceilings

Internal Wall Lining

All walls to be lined with 10mm Gib board. Fix horizontally to manufacturer specification.

Ensuite and bathroom walls to have aqualine Gib linings installed.

Install brace line Gib board panels where shown.

Exterior Cladding

CLAY BRICKS / HARZITE

Insulation

All exterior walls R1.8

To ceiling area install -R 1.8 insulation

Ceilings

Ceilings to be 10 mm Gib board linings on 75x40 ceiling battens at 450mm CRS minimum.

NOTED Approved

12 SEP 2003

Roof Structure

Install Gangnail roof trusses to manufacturers Specifications.

JOINERY

Interior Doors

All interior and wardrobe doors to be hollow core suitable for a polyurethane finish.
Size 1980 x 760 or sizes shown. Doors prehung complete with sylvan rimu traditional door furniture. All jambs to be 35mm grooved pine.

Aluminium Joinery

Extent: Includes all windows, exterior doors complete with all hardware, locks, head flashings and the like for a first quality weather proofing.

Aluminium: Selected powdercoat finish, Tinted glass throughout, safety glass to all windows & doors to NZ Standard 4223.

Reveals: pine liners. Refer window dimensions on plans

Kitchen Joinery Fittings

Allow PC Sum \$ for the supply of the kitchen joinery

Install and fit selected items

ELECTRICIAN

Mains

Allow to supply and install the correct sized underground mains cable.

Switchboard

Fix meter board where shown, complete with all necessary fittings. Enclosed in metal cabinet.

Fuse Board

Shall be fitted where required by Local Power Authority.

Lights/Power points Provide at positions as shown on electrical plan. PDL 600 series.

General

All installations shall be made in sound, safe, practical and workmanlike manner in conformity with practice, in accordance with the Wiring Regulations.

Electrical Range

Install range to instructions with control switch within easy reach of range.

Light Fittings

Allow to install all interior and exterior fittings as supplied by the owner.

Extra Points

When a client so desires, extra light and power outlets included above the number quoted for shall be charged at current rates.

Fitting Schedule(refer plans for numbers)

12 SEP 2003

light outlights
double socket outlets
single socket outlets
two way switch sets
TV outlets
Range circuit
Phone outlets
misc plugs; waste disp, range hood, towel rails, dish wash
Auto sensor
Micro switch to pantry

ROOFING

To all roof areas complete with all necessary accessories to manufacturers specifications.
Install colour tile roofing tiles fixed on battens and building paper.
Fascia system to be Klass z G2 coloursteel

PLUMBING AND DRAINAGE

Plumber

All work shall be carried out in accordance with the drawings, specifications, Local Authority and NZ Building Code sections G12 & G13.

All materials shall be best of their respective kinds. Water pipes and tubes shall be set out in straight runs of even gradients.

Downpipes

Fix P.V.C. Marley downpipes where required

Wastes

Join W.C. pan to drain above the level of the floor with a spun yarn ring sealed with mastic or other approved material which will provide a non-rigid gas tight joint. Fit all basins with 31mm P.V.C. traps and waste pipe to floor level. All traps and wastes shall be P.V.C.

Cold Water Supply

Lay cold water supply from the point in P.V.C. pipe buried in ground with cemented joints.

Hot Water

Supply and install a gas infinity system.

Plumber to allow for all pipes as required. Use copper supply piping.

Stormwater

Stormwater drainage shall be taken into soak holes.

Drainage

The whole of the drainage work shall be carried out in accordance with the by-laws of the local authority and to the satisfaction of the inspectors. Provide all fittings necessary

BUILDING CONSENT

94747A

PROPERTY ID

096170



94747A

096170

Application No: 94747 Date Received: 09/07/07
Related: PIM Application No: 94746 Area: C

Name: KING, Errol Robert
Address: 15-17 WILLS ROAD\R
BELL BLOCK 4621

Lot: 20
DP: 20159
Property ID: 093910

Assessment:

Action
No

Action

Estab

Date
Returned

1 Building

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====

Family Room
Addition

PIM

More Info
Required

Applicant
Phoned

Application
Correct

Issued
23-7-07

Drainage Plans Enclosed Yes/No

Plans Taken Yes/No

29.4.07
FILE COMPLETE
CCC TO BE ISSUED

Approved

Not Approved

BNJ 6/8/07

Application No: 94747 Date Received: 09/07/07
Related: PIM Application No: 94746 Area: C

Name: KING, Errol Robert
Address: 15-17 WILLS ROAD
BELL BLOCK 4621

Lot: 20
DP: 20159
Property ID:093910

Assessment:

Action No	Action	Estab	Date Returned
1	Building	BUILDING	

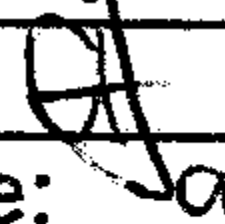
E=N=D==O=F==R=E=P=O=R=T====E=N=D==O=F==R=E=P=O=R=T=E=N=D==O=F==R=E=P=O=R=T====

Family Room Addition

DEVELOPMENT ENGINEER		Not Finished	Finished
			
	SOM (no inspection)		
	SOM Release		
	Development Contribution	Date:	Date: 11/07/07

PLANNING		Not Approved	Approved
			
	RMA Certificate		
	RC Granted	Date:	Date: 23-7-07

ENVIRONMENTAL HEALTH		Not Approved	Approved
	Info pack	Date:	Date:

PIM CO-ORDINATOR		Inputted	Issued
			
		Date: 9/7/07	Date: 23/7/07

Project Information Memorandum

Only include information relevant to this project – complete prior to processing

PIM Details	Data checked & inputted
PIM Co-ordinator:	
High	Note
Stormwater easement	OK
Fill - certified - see engineers report	Note
Development Engineer:	
Environmental Health:	
Planning:	



1. Property details

1a. Site Address
(Specify unit / level number,
location of building within site
/ block number, building name
and street name)

15 WILLS ROAD RD 3
BELL BLOCK
NEW PLYMOUTH

1b. Current lawfully
established use

RESIDENTIAL

1c. Legal Description

LOT 20 DEPOSITED PLAN 20159

1d. Rapid Number

-

2. Property owner details

2a. Name

ERRICK ROBERT + CAROLE JOAN KING

2b. Contact person
(If owner is a corporation,
partnership or trust)

/

2c. Postal address

15 WILLS ROAD RD 3
NEW PLYMOUTH

2d. Contact details

(06) 7551142
Phone

021 0407944
Mobile

() -
Fax

2e. Email

-

3. Description of project

3a. Detailed description
of the development/
project

ADDITION OF FAMILY ROOM
TO EXISTING RESIDENCE

3b. Will business activities
take place when
building is completed?

☐ Yes

☒ No



NEW PLYMOUTH
DISTRICT COUNCIL
newplymouthnz.com



BUILDING INSPECTION CHECKLIST

Type = Final

Building Code Compliance

Read today	/	Property Details	15 Wills Rd		Consent Number	94747
Customer	Errol King		Phone Number	7551142	Name of person on site	Errol King
Inspection Details						
Call Details		Deferred items completed from prior inspections			Pass	
Item	Comments				Status	
32.	Impervious wall lining, sealant around bath				FAIL	
33.	Toilet pan fixed to floor				N/A	
34.	Water temp				N/A	
35.	Hot water cylinder, seismic restraint, valves correct and accessible				N/A	
36.	Safety glass, showers/bathrooms and windows				N/A	
37.	Stair tread and rise correct				N/A	
38.	Graspable handrail				N/A	
39.	Stair/landing barrier				N/A	
40.	Supatub secured to wall				N/A	
41.	100mm restrictors (upper level windows)				N/A	
42.	Smoke detectors				Pass	
43.	Woodfire as per specifications				N/A	
44.	CEILING SPACE				????	
45.	Access to roof space				Pass	
46.	Ceiling insulation				Pass	
47.	Insulation clear of downlights				Florescent lighting	Pass
48.	Fan ducting to exterior				N/A	
49.	Solid nogging behind apron flashings				N/A	
50.	Roof underlay				Pass	
51.	Energy work certificates provided				Electrical cert provided	Pass
52.	Application for CCC provided				Pass	
53.					????	
54.					????	
55.					????	
56.	Producer Statements required				????	
57.	Overall as per plans and documents				Pass	
Comments / Photos						
FINAL OUTCOME:		Recommend issue of CCC to senior inspector		Next likely Inspection:	????	
Inspection Date & Time: Last Print Date & Time: Monday, 26 November 2007 2:46 PM				Inspection took:	25 Mins	



NEW PLYMOUTH
DISTRICT COUNCIL
newplymouthnz.com



BUILDING INSPECTION CHECKLIST

Type = Final

Building Code Compliance

Read today	/	Property Details	15 Wills Rd		Consent Number	94747
Customer	Errol King		Phone Number	7551142	Name of person on site	Errol King
Inspection Details						
Call Details		Deferred items completed from prior inspections				Pass
Item	Comments				Status	
1.	Is the latest approved consent plan, including any approved amended plans, on site and used as the basis for construction? (If no, cancel inspection, book for re-inspection)				YES	
2.	EXTERNAL				????	
3.	Roof cladding and flashings				Pass	
4.	Wall cladding and flashings				Owner has submitted a letter stating that the brick ties and flashing tape was put in place Pass	
5.	Floor to ground clearance				Pass	
6.	Gully dish heights				N/A	
7.	Waste pipes sealed through gully dishes/foundation				N/A	
8.	Downpipes connected to spouting /house				Pass	
9.	Downpipe spreaders				N/A	
10.	Overflow relief to enclosed deck/gutters				N/A	
11.	Wall cavity ventilation				Bricks vented top and bottom Pass	
12.	Exposed fixings				N/A	
13.	External moisture requirements				Pass	
14.	Surface water runoff				Pass	
15.	Decks/barriers				N/A	
16.	Sub-floor ventilation				N/A	
17.	Terminal vent size and location				N/A	
18.	Shallow drains protected				N/A	
19.	Beam/post fixings				N/A	
20.	Stormwater connected to soakholes / stormwater main				Pass	
21.	Penetrations / fixtures weathertight				Pass	
22.	Venting of top of brick cavity				Pass	
23.	Finished ground levels				Pass	
24.	INTERNAL					
25.	Floor coverings				Pass	
26.	Waste water fixture traps				N/A	
27.	Air admittance valves				N/A	
28.	Showers watertight				N/A	
29.	Shower liners sealed against walls				N/A	
30.	Venting of internal moisture to outside				N/A	
31.	Vanties sealed against walls				N/A	



NEW PLYMOUTH
DISTRICT COUNCIL
newplymouthnz.com



BUILDING INSPECTION CHECKLIST

Type = Final

Building Code Compliance

Read today	/ 26/11/07	Property Details	15 Wills Rd		Consent Number	94747
Customer	Errol King		Phone Number	7551142	Name of person on site	Errol King
Inspection Details						
Call Details		Deferred items completed from prior inspections			Pass	
Item			Comments			Status
Inspection Performed by: Signature:  Sign Clear Save						



NEW PLYMOUTH
DISTRICT COUNCIL
newplymouthnz.com

302854



BUILDING INSPECTION CHECKLIST

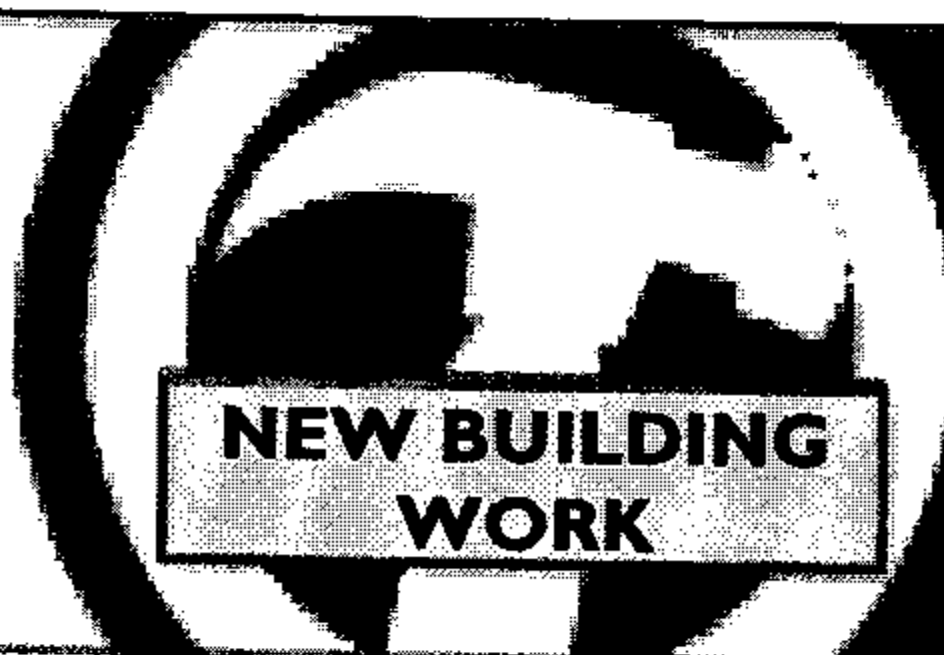
Type = Pre-Line
(Frame)

Building Code Compliance

Read today	1	Property Details	15 Wills Road, Bbk		Consent Number	94747
Customer	Enrol King	Phone Number	755 1142	Name of person on site	Builder	
Inspection Details						
Call Details		Pre Line Inspection (159923)		Deferred items completed from prior inspections		Pass
Item	Comments				Status	
1.	Is the latest approved consent plan, including any approved amended plans, on site and used as the basis for construction? (If no, cancel inspection, book for re-inspection)				YES	
2.	Roof and cladding on				Pass	
3.	Ceiling batten type, size spacing				Pass	
4.	Timber moisture content				Pass	
5.	Brace elements				Pass	
6.	Fire wall as design				N/A	
7.	Air seal around windows				Pass	
8.	Wall junctions secure				Pass	
9.	Diaphragm ceiling correct lay-out				N/A	
10.	Firewall framing / fixings				N/A	
11.	Dragon ties				Pass	
12.	Stairs tread and rise				N/A	
13.	Stairs within the minimum head height				N/A	
14.	Insulation as required				Pass	
15.					???	
16.					???	
17.	Additional items for commercial projects				N/A	
18.	Accessible passageways for people with disabilities is correct				???	
19.	Sound proofing systems				???	
20.					???	
21.					???	
22.					???	
23.	Producer Statements required				No	
24.	Overall as per plans and documents				Pass	
Comments / Photos						
FINAL OUTCOME:		Approved to continue subject to above		Next likely Inspection:	Final	
Inspection Date & Time: Monday, 29 October 2007 1:05 pm Last Print Date & Time: Tuesday, 30 October 2007 12:43 PM				Inspection took:	20 Mins	
Inspection Performed by: Chris Barrett		Signature:				
		Sign				
		Clear				



NEW PLYMOUTH
DISTRICT COUNCIL
newplymouthnz.com



BUILDING INSPECTION CHECKLIST

Type = Pre-Line
(Frame)
Building Code Compliance

Read today		Property Details	15 Wills Road, Bbk		Consent Number		94747
Customer	Errol King		Phone Number	755 1142	Name of person on site	Builder	
Inspection Details							
Call Details		Pre Line Inspection (159923)			Deferred items completed from prior inspections		Pass
Item				Comments			Status
Save As							



NEW PLYMOUTH
DISTRICT COUNCIL
newplymouthnz.com

297051



BUILDING INSPECTION CHECKLIST

Type = Pre-Wrap
(Framing/Fixings)
Building Code Compliance

Read today	/	Property Details	15 Wills Rd, Bbk		Consent Number	94747
Customer	Trevor Brown		Phone Number	12563309	Name of person on site	
Inspection Details						
Call Details		Prewrap inspection (157114)		Deferred items completed from prior inspections	Not requ	
Item		Comments				Status
1.	Is the latest approved consent plan, including any approved amended plans, on site and used as the basis for construction? (If no, cancel inspection, book for re-inspection)					YES
2.	Uplift fixings					Pass
3.	Floor plan lay-out					Pass
4.	Timber grading and treatment					Pass
5.	Bottom plate anchors					Pass
6.	Lintels and beams					Pass
7.	Truss fabricators lay-out and fixing detail on site				CAB	Deferred
8.	Trusses and fixings as above				CAB	Deferred
9.	Purlin type, size, spacing, fixing				tile	N/A
10.	Frame over foundation (6mm)					Pass
11.	Brace elements as per plan/requirement					Pass
12.	Floor slab cuts as per plan					N/A
13.	Timber flooring as required					???
14.	Roof bracing					N/A
15.	Flooring type as per plan					???
16.	Flooring layed and fixed as per spec					???
17.	Sill trimmers					Pass
18.	Trimmer studs					Pass
19.	Blocking under top plates (single plate)					N/A
20.	100mm step down to enclosed deck					???
21.	Enclosed deck/balustrade timber treatment					???
22.	Nogs to suit cladding					???
23.	Solid noggging behind apron flashings					N/A
24.	Fasica/spouting clear of frame and cladding					???
25.	Firewall framing/fixings					???
26.	Gutter & enclosed roof timber treatment					???
27.	Specific design fixings					???
28.						???
29.						???
30.						???
31.	Additional items for commercial projects					???
32.	Set up for fire protection systems					???
33.						???
34.						???
35.						???
36.	Producer Statements required					???
37.	Overall as per plans and documents					Pass



NEW PLYMOUTH
DISTRICT COUNCIL
newplymouthnz.com



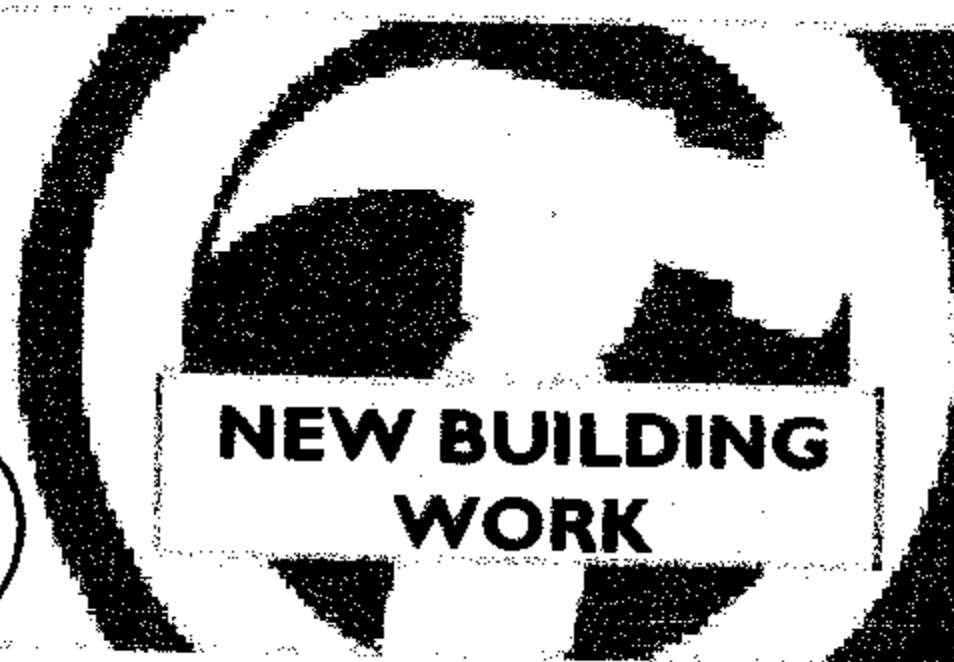
BUILDING INSPECTION CHECKLIST

Type = Pre-Wrap
(Framing/Fixings)
Building Code Compliance

Read today		Property Details	15 Wills Rd, Bbk		Consent Number	94747
Customer	Trevor Brown		Phone Number	12563309	Name of person on site	
Inspection Details						
Call Details		Prewrap inspection (157114)		Deferred items completed from prior inspections	Not requ	
Item				Comments		Status
Comments / Photos						
FINAL OUTCOME:		Approved to continue		Next likely Inspection:	????	
Inspection Date & Time: Last Print Date & Time: Tuesday, 25 September 2007 3:17 PM				Inspection took:	20 Mins	
Inspection Performed by: Larry Osborn		Signature:				
		Sign				
		Clear				
Save As						



NEW PLYMOUTH
DISTRICT COUNCIL
newplymouthnz.com



BUILDING INSPECTION CHECKLIST

Type = Concrete Slab

Building Code Compliance

296052

3

Read today	/ /	Property Details	15 Wills Rd, Bbk		Consent Number	94747
Customer	Chris Bell		Phone Number	021 337 791	Name of person on site	Chris
Inspection Details						
Call Details		Pre Pour Inspection (156345)		Deferred items completed from prior inspections		Not requ
Item	Comments				Status	
1.	Is the latest approved consent plan, including any approved amended plans, on site and used as the basis for construction? (If no, cancel inspection, book for re-inspection)				YES	
2.	CONCRETE SLAB					
3.	Hardfill compaction				Firm under foot	Pass
4.	Vapour barrier				As required	Pass
5.	Floor thickness				100mm	Pass
6.	Starter bars				As per approved plan	Pass
7.	Services sleeved/lagged					N/A
8.	Mesh lapped, tied, supported				HRC665	Pass
9.	Supplementary bars					N/A
10.	Thickenings/pads as per plan					N/A
11.	Correct brick veneer rebate (40mm-60mm)					Pass
12.	Concrete strength				20mpa	Pass
13.	Unispan / trim-deck					N/A
14.	Free joint over 24m					N/A
15.	As per specific design					N/A
16.						???
17.						???
18.						???
19.	Additional items for commercial projects					N/A
20.	Distances for fire rating					???
21.	Public protection from works adequate, e.g., hoardings, Etc.					???
22.	Type of floor construction as per plan, e.g., shell beam, die core, etc.					???
23.	Falsework (support below suspended floor slabs)					???
24.	Disabled access ramps and thresholds					???
25.						???
26.						???
27.						???
28.	Producer Statements required					No
29.	Overall as per plans and documents					Pass
Comments / Photos						
FINAL OUTCOME:	Approved to place concrete			Next likely Inspection:	Pre-wrap (framing/fixings)	
Inspection Date & Time:			Inspection took:		15 Mins	
Last Print Date & Time: Wednesday, 19 September 2007 11:29 AM						



NEW PLYMOUTH
DISTRICT COUNCIL
newplymouthnz.com



BUILDING INSPECTION CHECKLIST

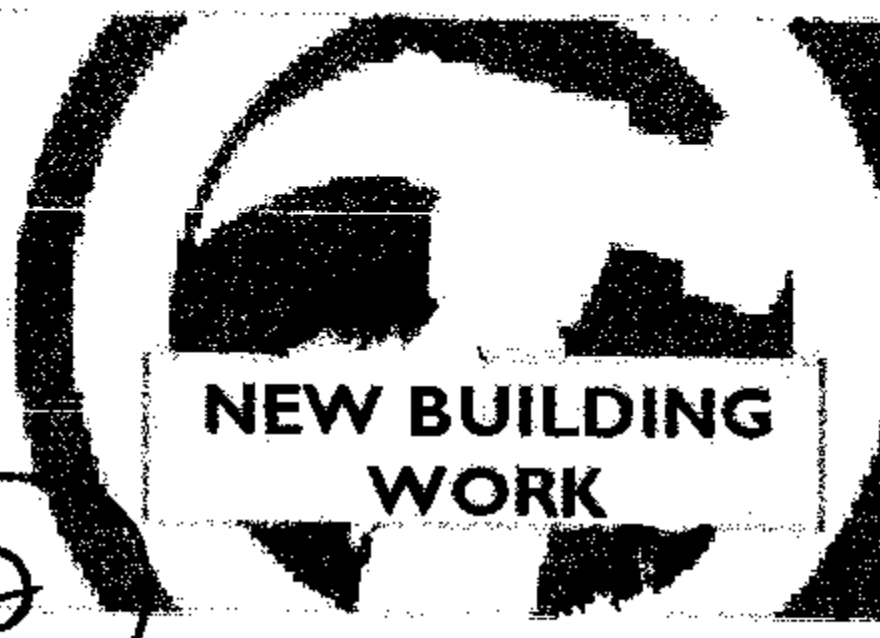
Type = Concrete Slab

Building Code Compliance

Read today	/	Property Details	15 Wills Rd, Bbk		Consent Number	94747
Customer	Chris Bell		Phone Number	021 337 791	Name of person on site	Chris
Inspection Details						
Call Details		Pre Pour Inspection (156345)		Deferred items completed from prior inspections	Not requ	
Item			Comments			Status
Inspection Performed by: CHRIS BARRETT			Signature: Sign Clear			 CAB.
Save As						



NEW PLYMOUTH
DISTRICT COUNCIL
newplymouthnz.com



BUILDING INSPECTION CHECKLIST

Type = Foundation wall –
Block wall

Building Code Compliance

Read today	14/9/07	Property Details	15 Wills Rd, Bbk		Consent Number	94747
Customer	Christopher Bell		Phone Number	021 337 791	Name of person on site	Christopher Bell
Inspection Details		Block Inspection				
Call Details		Block Inspection (156019)			Deferred items completed from prior inspections	Not Req
Item		Comments				Status
1.	Is the latest approved consent plan, including any approved amended plans, on site and used as the basis for construction? (If no, cancel inspection, book for re-inspection)		Consent Plans are on site			YES
2.	Concrete block - type, size, height					Pass
3.	Concrete insitu – size, formwork/support and elevation					Pass
4.	Reinforcing steel- size, type		to fit			Pass
5.	Reinforcing steel- spacing and location		to fit			Pass
6.	Reinforcing steel- lapped and secure		to fit			Pass
7.	Control joints					N/A
8.	Elevation-height to be filled-(generally 1.200 depending on circumstances / check for possible washouts or cleanouts required)					Pass
9.	Subfloor vents					N/A
10.	Concrete strength confirmed					Pass
11.	As per specific design					Pass
12.	Timber grading and treatment					N/A
13.	Durability of connections/fixings					N/A
14.						???
15.						???
16.	Additional items for commercial projects					N/A
17.	Tilt up slabs					N/A
18.	Cast-in-situ					N/A
19.	Blockwork (Get confirmation that engineer has inspected or PS4)					N/A
20.	Any tanking requirements required?					N/A
21.						???
22.						???
23.						???
24.	Producer Statements required					No
25.	Overall as per plans and documents					Pass
Comments / Photos		Blocks Green D 12 to be lapped & Tied prior Block 11				
FINAL OUTCOME:		Approved to place concrete		Next likely Inspection:	Concrete slab	
Inspection Date & Time: Friday, 14 September 2007 4:34 pm Last Print Date & Time: Friday, 14 September 2007 4:35 PM				Inspection took:	20 Mins	



NEW PLYMOUTH
DISTRICT COUNCIL
newplymouthnz.com



BUILDING INSPECTION CHECKLIST

Type = Foundation wall –
Block wall

Building Code Compliance

Read today	/ /	Property Details	15 Wills Rd, Bbk		Consent Number	94747
Customer	Christopher Bell		Phone Number	021 337 791	Name of person on site	Christopher Bell
Inspection Details		Block inspection				
Call Details		Block Inspection (156019)			Deferred items completed from prior inspections	Not Req
Item			Comments			Status
Inspection Performed by: Adam Modica			Signature:			
			Sign			
			Clear			
Save As						



NEW PLYMOUTH
DISTRICT COUNCIL
newplymouthnz.com



BUILDING INSPECTION CHECKLIST

Type = Foundation

(In ground – concrete)

Building Code Compliance

Read today	/	Property Details			Consent Number	
Customer			Phone Number		Name of person on site	
Inspection Details						
Call Details		Deferred items completed from prior inspections				
Item	Comments				Status	
1.	Is the latest approved consent plan, including any approved amended plans, on site and used as the basis for construction? (If no, cancel inspection, book for re-inspection)					
2.	SITING AND SITE EXCAVATION					
3.	Site boundaries					
4.	Building size/location as per plan				OK	
5.	Contour of site as per plan				OK	
6.	Floor height				OK	
7.	Top soil removed				OK	
8.	Ground lines as per plan					
9.	Surface water runoff				✓	
10.	FOUNDATION					
11.	Footing size and depth (300mm into good ground)				✓	
12.	Horizontal base				See eng report Matt Peacock	
13.	Firm bearing achieved				✓	
14.	Reinforcing steel : Size, type and spacing				✓	
15.	Reinforcing steel : Cover and support				✓	
16.	Vertical starter bar length correct				✓	
17.	Vapour barrier				✓	
18.	Concrete strength				—	
19.	Services wrapped/sleeved				—	
20.	Structural engineers report required				—	
21.	As per specific design				Provided for soft fill - OK ✓	
22.	Is a Producer Statement design required? (PS1)				✓	
23.	Is a construction review required? (PS4)				—	
24.	Check for possibility of buried services within the vicinity of the structure (Example: Soakholes or septic tank, sewer pipes, electricals, gas lines, etc.)				✓	
25.	Determine reduced levels in accordance with the design				✓	
26.	Specific pile driving requirements				✓	
27.					—	
28.					—	
29.					—	
30.	Additional items for commercial projects					
31.	Distances for fire rating					
32.	Public protection from works adequate, e.g., hoardings, etc.				✓	
33.	Foundation type as per plan				—	
34.	Plant and equipment, pumps, sumps (e.g., petrol tanks, backflow prevention, etc.)					
35.						
36.						
37.	Producer Statements required					



NEW PLYMOUTH
DISTRICT COUNCIL
newplymouthnz.com



BUILDING INSPECTION CHECKLIST

Type = Foundation

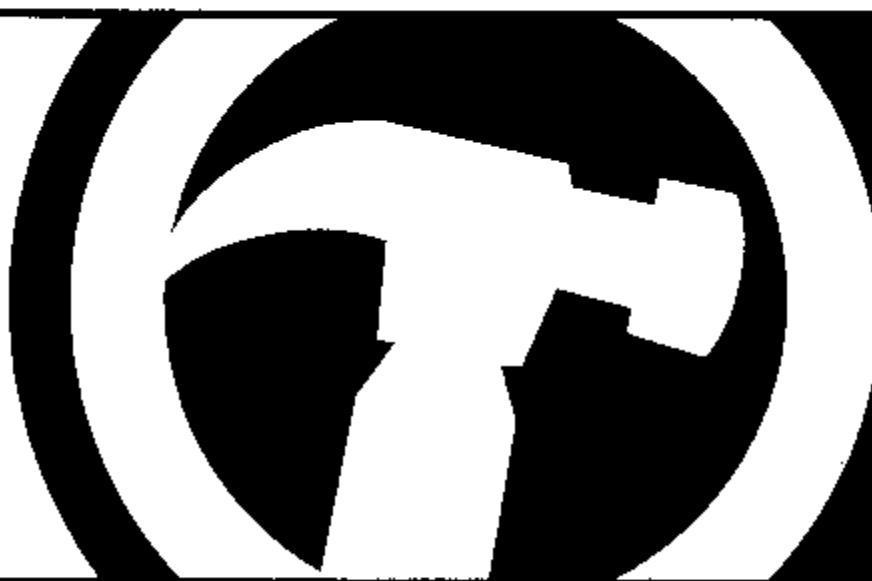
(In ground – concrete)

Building Code Compliance

Read today	/	Property Details			Consent Number	
Customer			Phone Number		Name of person on site	
Inspection Details						
Call Details					Deferred items completed from prior inspections	
Item					Comments	Status
38.	Overall as per plans and documents					
Comments / Photos						
FINAL OUTCOME:					Next likely inspection:	
Inspection Date & Time:				Inspection took:		
Last Print Date & Time: Tuesday, 5 June 2007 3:27 PM						
Inspection Performed by:		Signature:				
Save As		Sign				
		Clear				



NEW PLYMOUTH
DISTRICT COUNCIL
newplymouthnz.com



FORM
Application for
Code Compliance Certificate
Building Act 2004

1. The building consent

1a. Building consent no.

94747-15-17 WILLS Rd, BBK

1b. Issued by



New Plymouth District Council



Other - please specify

2. Property owner details

2a. Owner details



Have not changed since the
building consent was lodged
Proceed to section 3



Have changed since the building
consent was lodged
Complete 2b and 2c

2b. Name

Contact person

(If owner is a corporation,
partnership or trust)

Postal address

Contact numbers

Phone

Mobile

Fax

Email

2c. Evidence of ownership
attached

(Only required if ownership has
changed)



Certificate of Title (copy)



Sale and purchase agreement



Lease agreement



Other document showing full name of legal
owner(s), such as a rate instalment notice

3. Applicant details

3a. I am the



Property owner
Proceed to 3b



Lessee
Provide details below



Agent
Authorised by owner / lessee
Provide details below

Name

ERROL ROBERT + CAROLE JOAN KING

Postal address

15 WILLS ROAD RD 3

NEW PLYMOUTH

Contact numbers

(06) 7551142

Phone

(021) 0407944

Mobile

(06) 7551142

Fax

Email

3b. Preferred means for
formal correspondence



Mail



Email



Fax

4. Attachments

The following documents are attached to this application:



Certificates from the personnel who carried out the work



Certificates that relate to the energy work



Evidence that specified systems are capable of performing to the performance standards set out in the building
consent

5. Key personnel

Designer Name / Registration no.

ROUGHAN DESIGN

Contact details Address

788 CARRINGTON RD NEW PLYMOUTH

Phone / Email

(06) 7533365

Please turn over

5. Key personnel - continued

Builder

Name / Registration no.

Chris Bell

Contact details Address

34 Pinces St

Phone / Email

(021) 337791

cbconstruction@xtra.co.nz

Drainlayer

Name / Registration no.

Contact details Address

Phone / Email ()

Plumber

Name / Registration no.

Contact details Address

Phone / Email ()

Gasfitter

Name / Registration no.

Contact details Address

Phone / Email ()

Electrician

Name / Registration no.

KINGSROY ELECTRICS

Contact details Address

Phone / Email ()

Other

Name / Registration no.

Contact details Address

Phone / Email ()

6. Application

6a Date building work completed

Nov 2007

6b The following specified systems are contained on the compliance schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the building consent:

Electrical Certificate

6c I request that you issue a code compliance certificate for the work under section 95 of the Building Act 2004. I understand that the code compliance certificate will be sent to the property owner

Signature

Date

Name (print clearly)

OFFICIAL USE ONLY

☐ Refund issued ☐ Awaiting final payment (invoice sent)

Date forwarded for CCC review

Forwarded by

CCC Review

☐ Plans/documentation lodged for all built work

☐ All inspection passed

☐ All built work consented

☐ All electrical work inspected

☐ Supporting documents (ie procedure statements) lodged

Comments

Signed

/ /



NEW PLYMOUTH DISTRICT COUNCIL

newplymouthnz.com

Code Compliance Certificate: 25656
Section 95, Building Act 2004
Issued: 12Dec07

The Building

Street Address of building: 15-17 WILLS ROAD, BELL BLOCK 4621
Legal Description of land where building is located:
LOT 20 DP 20159
Current, lawfully established use: Family Room Addition
Year first constructed: 2007

The Owner

Name of owner: MR Errol Robert KING
Mailing Address: 15 WILLS ROAD
R D 3
NEW PLYMOUTH 4373

Street address/registered office: 15-17 WILLS ROAD
BELL BLOCK 4621

Phone number: (Bus.)
756 7202 (Pvt.)

Facsimile number:

Email address:

Website:

First point of contact for communications with
council/building consent authority:

New Plymouth District Council
Private Bag 2025
NEW PLYMOUTH
Ph: 06 7596060
Fax: 06 7596072
Email: enquiries@npdc.govt.nz

Building Work

Building Consent number: 94747
Issued by: New Plymouth District Council

Building Consent number: 94747

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that -

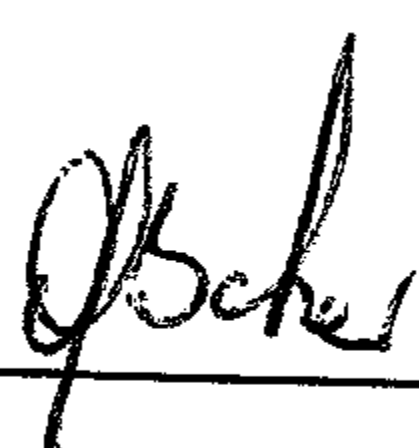
- (a) the building work complies with the building consent.

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 CERTIFICATE



Signature

Co-Ordinator Building Inspections

Position

On behalf of: New Plymouth District Council

Date: 12 Dec 2007



NEW PLYMOUTH
DISTRICT COUNCIL
newplymouthnz.com

CCC Audit

Building consent: BC 94747 Date: 29.11.07

This is a checklist for final sign-off of building consents by an authorised NPDC officer and is to assist the process only. The job file is now passed to administration for fees check and CCC issue.

- | | | |
|---------------------------------------|-------------------------------------|----------------------------------|
| Application form correctly filled in | ☒ | NA |
| Energy certificates | ☐ | NA |
| gas: | ☒ | |
| electrical: | ☒ | |
| As-built drainage plan | ☐ | NA |
| Producer statements – list below | ☐ | Builder $\frac{1}{2}$ high brick |
| | ☐ | |
| | ☐ | |
| FPIS certificate | ☐ | |
| Consultant report – list below | ☒ | Eng. |
| All inspections recorded | ☐ | see above. |
| All inspection requests addressed | ☒ | |
| All amendments approved and completed | ☒ | |

COMMENTS:

Signed: Qscher 29.11.07

Nicola Bell

From: "Matt Peacock" <aquamatt@xtra.co.nz>
To: <cbconstruction@xtra.co.nz>
Sent: Tuesday, 11 September 2007 8:38 p.m.
Subject: 15 Wills Road

Attention: Chris Bell

**RE: 15 WILLS ROAD PROPOSED EXTENSION
FOOTING BEARING CAPACITY
ENGINEERING SOIL TESTS**

We completed Scala Penetrometer soil tests in 4 positions in the excavated footings for the proposed extension at 15 Wills Road Bell Block. At the time of our tests the footings had been excavated to approximately 400-600mm below existing ground level where signs of Taranaki Ash were present. Our tests indicate that the soil bearing capacity is suitable to support the proposed single level dwelling extension.

If you have any queries regarding this report please contact me.

Regards,

Matt Peacock

Set Engineering
Civil & Structural Engineers
PO Box 1059
New Plymouth
p/f: 06 752 7447
m: 021 495 5540

*Received at footing inspection
12.9.07*

11/09/2007

**Govett
Quilliam**
THE LAWYERS

1 Dawson Street
Private Bag 2013
DX NP90056
New Plymouth
New Zealand

email@govquill.co.nz
www.thelawyers.co.nz
Tel +64 6 758 0884
Fax +64 6 757 6200

Mr E R & Mrs C J King
15 Wills Road
Bell Block

Account no: 433668-14

Purchase 15 Wills Road, Bell Block, New Plymouth

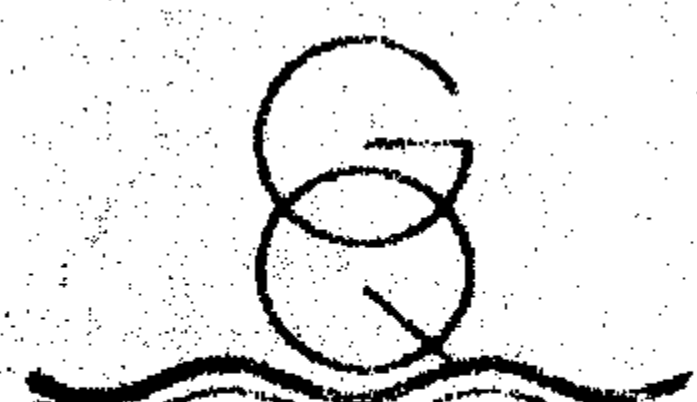
Moneys to pay deposit	\$21,000.00	
Allied Farmers - deposit on purchase	\$20,000.00	
Funds to your credit after sale Rimu St		\$409,040.34
LA Cooper and LM Radford - settlement of purchase	\$400,129.28	
Our costs - tax invoice attached	\$1,089.52	
Balance to you	\$8,821.54	
	<u>\$430,040.34</u>	<u>\$430,040.34</u>

E & O E
Govett Quilliam
Sandy Ellice
31/05/2007

Remittance Advice

Mr E R & Mrs C J King
15 Wills Road
Bell Block

Dated: 31/05/2007
Total due: \$0.00
Account no: 433668-14
Bill no: 55115


THE LAWYERS
1 Dawson Street
Private Bag 2013
DX NP90056
New Plymouth
New Zealand

Please tick if
receipt required ☐

This account is payable upon receipt. Interest at 15% per annum is chargeable on overdue accounts.

RES 2

DOMESTIC FARM

Owners Name(s): KING

Total Value: \$ 24,999 -

Total Plumbing: \$

Admin Fee: \$ 195 -

Technical Fee: \$

Field Inspection: \$ 373 -

B. Research Levy: \$ 25 -

B.I Authority Levy: \$ 49.25

PIM Fee: \$

Accreditation Fee: \$ 34.50

Total Fees: \$ 676.75

Total Paid: \$ 676.75

Total Outstanding: \$

Receipt No: 3367253

Signature: KM Ochope

The half brick inspection was not done because no one realized it had to be done.

The building consent 94747 say's refer to attached schedule re inspections.

I have to say what attached schedule, there never has been one.

Yes required brick ties are in place and clean cavity, and flashings, and flashing tape, as per plan.

BUILDER

A handwritten signature in black ink, appearing to be 'M. Bell', written over the printed word 'BUILDER'.

OWNER

A large, stylized handwritten signature in black ink, appearing to be 'G. King', written over the printed word 'OWNER'.

RESIDENTIAL		PIM 94746	Name <i>Kings</i>	Sign <i>[Signature]</i>	Area 0.0822
No.	Rule	Suspend	RMA	Page OK	Notes
5	Daylighting N E W S			✓	
6	Road Daylighting N E W S				
7	Max height 9m			✓	
8	Max length 30m				
9	1 Building per ROW				
10	Max Coverage Papakainga				
11	Max Coverage Res A 40%			✓	221. 27%
12	Max Coverage Res B 50%				
13	Max Coverage Res C 35%				
14	Max Cov Front Yard A&C 35%				
15	Max Cov Front Yard B 50%				
16	Min Setback 1.5/12m 50%			✓	1.6
17	Min Setback 22m H Voltage				
18	Financial Parking CBD				
19	Relocate				
28	Sign 120mm in Less 70km				
47	Excavation 20m3/100m2				
73	Access point				
74	Parking				
75	Loading				
76	Driveway				
77	Manoeuvring				
78	Queuing				
79	1 Tree per 4 parks				
	Traffic Generation(ROW/Local)				
81	Total over 24 hours	30			
82	Total between 7am & 10pm	22			
83	Hourly - 7am & 10pm	8			
84	Total between 10pm & 7am	8			
85	Hourly - 10pm & 7am	6			
	Traffic Generation(St Hyw/col/I)				
86	Total over 24 hours	108			
87	Total between 7am & 10pm	100			
88	Hourly - 7am & 10pm	8			
89	Total between 10pm & 7am	16			
90	Hourly - 10pm & 7am	8			
Overlays					

OK

PIM No.

0974687

Finished / Suspend

Time (mins)

10

PJM Section 2.3 Water, stormwater, reticulation sewer system

Water, stormwater, reticulation sewer system

Water:

- ☒ No information - Water
- ☐ No requirements - water
- ☐ Rural water supply
- ☐ Urban water supply
- ☐ Water supply for additional dwelling
- ☐ No water reticulation / Potable water supply required
- ☐ Water disconnection from metered / unmetered supply
- ☐ Connection to water supply

Sewer:

- ☒ No information - sewer
- ☐ No requirements - sewer
- ☐ Connection to existing common private drain
- ☐ Sewer connection
- ☐ Sewer disconnection (for building demolition or removal)
- ☐ No sewer reticulation / onsite sewerage disposal required
- ☐ Connection to existing private drains serving the property

Stormwater:

- ☐ No information - stormwater
- ☐ No requirements - stormwater
- ☐ Urban residential disposal
- ☐ Other urban disposal
- ☐ Rural stormwater disposal
- ☐ Stormwater disconnection
- ☒ Existing stormwater disposal

Other Information:

- ☐ Council reticulation plan
- ☐ Drainage plan

Close

PJM Section 2.4 Information held by council

Information held by council

00 Section Heading

☐

▼

Statement - for office use only

Actual statement (Will not appear in the completed document)

Statement - To appear on letter if ticked

Revised statement (This will appear in the final document if ticked)

Impact of the above statement

Impact (This will appear in the final document if ticked)

Delete

Add new

Save

Close

Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).
To be completed whether or not an inspection is required.

No. 247933

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer Mr & Mrs King

Address of Installation 15 Wills Rd Bell Block

Address of customer (if not as above)

WORK DETAILS

No. of lighting outlets

No. of ranges

Please tick (✓) as appropriate where work is done

No. of socket outlets

No. of water heaters

Any installation work carried out by the home-owner?

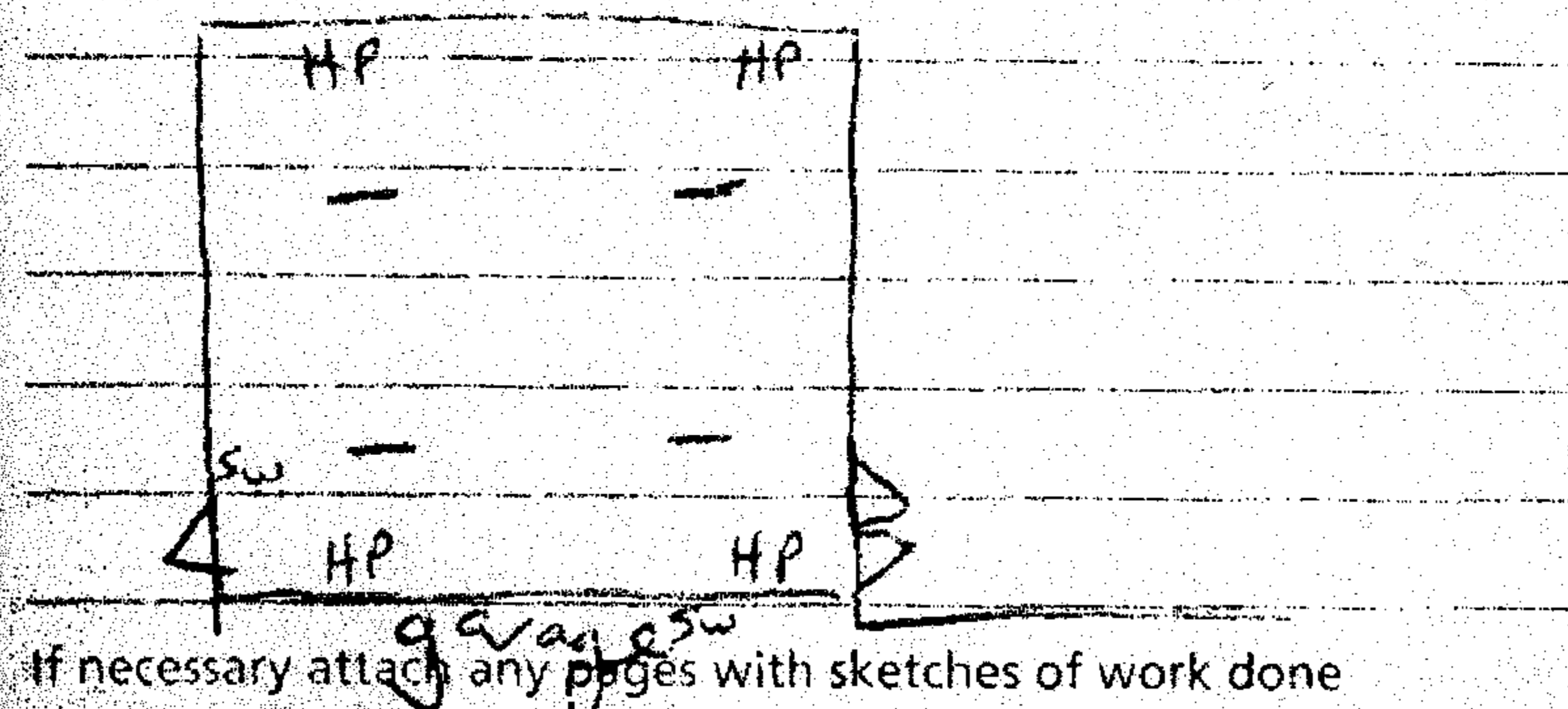
Yes

No

Mains

Switchboard

Description install lights and HPs in new extension to rear of house



If necessary attach any pages with sketches of work done

It is recommended that test results be recorded here:

Visual Examination

Earth Continuity

Bonding

Polarity

Insulation Resistance

Other

CERTIFICATION OF WORK

That the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILS

Name Greg Rook
Registration no. E17444
Company Kingsway Electric
Signature G. Rook
Date 23-11-07
Contact Ph No. 7583523

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has carried out the line portion of the mains)

Name

Registration no.

Company

Signature

Date

Contact Ph No.

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

By mains

Switchboard

Earthing system

That the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name

Registration no.

Signature

Date

Daytime Contact Ph No.

NEW PLYMOUTH DISTRICT COUNCIL BUILDING CONSENT ANALYSIS

Bldg. Consent No. 94747 Date: 6/8/2007

Consent Officer: PETER WILSON Application Suspended: ☐
 Suspension Lifted: ☐

DETACHED DWELLING / SINGLE UNIT UP TO 3 STOREY RESIDENTIAL BUILDING (R1)

Approved ✓

More information required x

Not Applicable —

Elements		Sub Elements		Process Analysis		
	Site		Positioning		Siting	✓
			Location		Contours / Datum	
					Wind Zone	H.
					Durability Zone – Seaspray / 1 / 2 / 3 / 4	
B1	Structure		Foundation		NZS 3604 / NZS 4229 / Specific design	✓
					Engineers design on Architectural plans	✓
					Load paths addressed / pads indicated	✓
					Depth / Width	✓
					Reinforcement	✓
			Slab on ground / concrete floor		NZS 3604 / NZS 4229 / Specific design	✓
					Engineers design on Architectural plans	✓
					Load paths addressed / pads indicated	✓
					Hard fill	✓
					Reinforcing – Mesh cover, supplementary bars	✓
					Control Joints	✓
					Approved manufacturer's specific design	✓
			Timber subfloor		NZS 3604 / Specific design	✓
					Subfloor bracing & layout provided	✓
					Fixing / Connection	✓
			Timber flooring		NZS 3604 / Specific design	✓
					Member sizing and loading (size/ spacing/ span)	✓
					End support / fixing / bearing	✓
					Flooring Material	✓
					Lateral support, blocking	✓

			Wall	NZS 3604 / NZS 4229 / Specific design	✓
				Member sizing height / size / spacing	✓
				Lintels – engineering design required?	✓
				Beams – engineering design required?	✓
				Fixing / Connection	✓
				Wall Bracing & calculation	✓
			Roof	Roof Framing (NZS 3604 / Specific design)	✓
				Truss certificate & Layout provided	✓
				Member sizing (size / spacing)	✓
				Fixing / connection – uplift resistance	✓
				Roof bracing	✓
				Ceiling framing – battens 400 / 450 / 600 crs	✓
			External Structure	Post footing / connection detailed	✓
				Post / beam connection – S/steel / Galvanized	✓
				Retaining wall (Timber / Concrete / Other)	✓
				Swimming pool	✓
				Other	✓
			Barriers	Timber barrier (B1/AS2)	✓
				Other approved barrier design	✓
			Chimney	Masonry/concrete chimney (B1/AS3) / SED	✓
B2	Durability		Concrete	Concrete strength and cover	✓
			Timber treatment	Wall	✓
				Roof	✓
				Subfloor	✓
				External	✓
				Enclosed structures	✓
			Metal/steel member	Material and coating system	✓
			Cladding materials	Wall	✓
				Roof	✓
C	Outbreak of Fire		Inbuilt/Freestanding	Location	✓
				Manufacturer's specifications provided	✓
			Open fire	Construction Material	✓
				Fire Box Opening Sizes	✓
				Surround / Heart sizes	✓
				Chimney Sizes	✓
	Mean of Escape from Fire			Dead end travel distance	✓

	Spread of fire				Distance from boundary (1m / 650mm / 300mm)	✓
					Fire rated construction (Concrete / Timber / Gib / Hardie / Other)	✓
	Stability during fire				Collapsing away from other property	✓
D1	Access Route				Slip resistance	✓
					Landing	✓
					Handrail	✓
					Tread and riser	✓
					Stair dimension	✓
					Clear height	✓
					Lighting	✓
D2	Mechanical Installation for Access		Lift / Escalator / Moving walkway		Documentation for compliance with the Code	✓
E1	Surface Water		Site drainage		Secondary flow path	✓
					Floor level above Crown road or lowest point	✓
					Drain pipe size and gradient	✓
					Sump / chamber	✓
					Soakhole / Approved outfall	✓
					Stormwater design calculation	✓
					Stormwater design calculation	✓
			Roof water		Sufficient downpipe	✓
					Internal / external gutter	✓
					Overflow relief	✓
E2	External Moisture		Floor		Floor height above ground (150/225mm)	✓
					DPM under slab	✓
					Waterproofing / tanking of retaining wall	✓
					Subsoil drainage	✓
					Step / threshold with deck	✓
			Wall		E2 Risk Matrix assessed	✓
					Wind Barrier / Rigid Underlay / Building wrap	✓
					Brick Veneer	✓
					Weatherboard	✓
					Plywood Sheets / Panel system	✓
					Fibre-cement Monolithic Cladding Systems	✓
					Polystyrene EIFS Systems	✓
					Solid Plaster	✓
					Other	✓
	Cavity system	✓				

					Head, jamb & sill details	✓
					External & Internal corners	✓
					Junctions - Dissimilar materials / Horizontal	✓
					Clearance of wall cladding	✓
				Roof	Roofing underlay	✓
					Profiled Metal Roof	✓
					Concrete (or) Clay Tiles	✓
					Flat Roofs/ Roof Decks / substrate	✓
					Flashings – Apron / Parapet / etc	✓
				Deck / balcony	Sill details at balcony threshold	✓
					Overflow relief	✓
					Top flashing / intersection with wall	✓
E3	Internal Moisture			Internal wet area	Wall / floor impervious lining	✓
					Shower – tiled wall and/or floor	✓
					Waterproof membrane specified	✓
F1	Hazardous Agent on Site				Site investigation / report	✓
F2	Hazardous Building Material				Glazing - Glass, safety glass – NZS 4223	✓
					Others (Toxic gases / Asbestos)	✓
F3	Hazardous Substances and Processes				Storage / Containment (F3/AS1)	✓
F4	Safety from Falling			Barrier	Height/opening/unclimbable	✓
					Base fixing and stability	✓
					Opening / Window	✓
					760mm from floor level	✓
					Restrictors required where fall hazard potential	✓
				Swimming pool	Fencing of swimming pool Act	✓
F5	Construction and Demolition Hazards					
					Required if more than 2 storey (refer to F5/AS1)	✓
F6	Lighting for Emergency					
					Not required for detached dwelling	✓
F7	Warning System			Smoke alarm	Location and type	✓
					Fire alarm	✓
					Required / Not required	✓
F8	Signs				Not required for detached dwelling	✓

G1	Personal Hygiene				Fixture layout	✓
					Door / line of privacy	✓
					Basin location	✓
G2	Laundering				Sufficient laundry facility and space	✓
G3	Food Preparation and Prevention of Contamination				Sink and Cooking facility	✓
					Source of energy supply	✓
G4	Ventilation				Living space – opening 5% of floor area	✓
					Mechanical ventilation	✓
					Ventilation of space with gas fuel appliance	✓
G5	Interior Environment				Not required for detached dwelling	✓
G6	Airborne and Impact Sound				Not required for detached dwelling	✓
G7	Natural Light				Habitable space – 10% of floor area	✓
					Outside visual awareness	✓
G8	Artificial Light				Lighting required at access route	✓
G9	Electricity				Certificate of Energy work (inspector to collect)	✓
G10	Pipe Services				Certificate of Energy work (inspector to collect)	✓
G11	Gas as an Energy Source				Certificate of Energy work (inspector to collect)	✓
G12	Water Supply				Source – Town / Tank / Tested alternative source	✓
					Water heating system, location	✓
					Solar water heater	✓
					Tempered water / tempering valve	✓
					Schematic provided (if applicable)	✓

G13	Foul Water		Drainage		System specified AS/NZS 3500 / G13 AS1/AS2	
					Connection shown / Layout provided	
					Drain size/material/gradient	
					Main drain vent (TV)	
					Gully trap / ORG shown	
					Drain under building	
			Sanitary Plumbing		Schematic provided	
					Pipe size/length/gradient	
					Venting requirement	
					Discharge stack / relief vent	
					Pipe under/within floor framing	
G14	Industrial Liquid Waste		Waste water disposal designed to AS/NZS 1547		Engineer / Other suitable qualified (more than 1ha)	
					Standard system / Secondary treated system	
					Soil type, profile / Loading rate	
					Tank size / Effluent area	
					Clearance from waterway, ground water	
G15	Solid Waste				Not required for detached dwelling	
H1	Energy Efficiency				Wall/roof/floor insulation (timber frame)	
					Wall/roof/floor insulation (solid construction)	
					Protection of subfloor insulation (if required)	
Misc					Specifications	
					Structural calculations	
					Foundation report	
					Producer Statement Design	
					Producer Statement Design - Review	

Important Note: This checklist is a guide for use by authorised NPDC Officer only, for establishing compliance with the Building Code as part of the vetting of Building Consent application.



NEW PLYMOUTH DISTRICT COUNCIL

newplymouthnz.com

Building Consent No: 94747
Section 51, Building Act 2004

Issued: 06Aug07

The Building

Street Address of building: 15-17 WILLS ROAD, BELL BLOCK 4621

Legal Description of land where building is located:

LOT 20 DP 20159

Building Name: Family Room

The Owner

Name of owner: MR Errol Robert KING

Mailing Address: 15 WILLS ROAD

R D 3

NEW PLYMOUTH 4373

Street address/registered office: 15-17 WILLS ROAD
BELL BLOCK 4621

Phone number: (Bus.)
756 7202 (Pvt.)

Facsimile number:

Email address:

Website:

First point of contact for communications with council/building consent authority:

New Plymouth District Council

Private Bag 2025

NEW PLYMOUTH

Ph: 06 7596060

Fax: 06 7596072

Email: enquiries@npdc.govt.nz

Building Work

The following building work is authorised by this consent:

Project: Additions

Intended Use: residential accommodation

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.

This building consent is subject to the following conditions:

1:

There are no further conditions relating to this Building Consent.

2:

Inspections shall be carried out in accordance with the attached schedule of inspection types. It is the owners responsibility to ensure all necessary inspections are carried out as required. Please contact NPDC if you are unsure what requires inspection - do not cover or enclose any building work without inspection.

3: DURABILITY OF BUILDING ELEMENTS

Building elements may have an intended life of less than 50 years. Limited life building elements carry certain limitations and obligations. Based on current legislation these obligations require the building owner to follow the normal and/or scheduled maintenance of the building element to ensure its continued compliance with the New Zealand Building Code (NZBC). Where failure to properly maintain the building elements results in non-compliance with the NZBC, the Territorial Authority may issued a "Notice to Fix" which if not met could result in legal action appropriate in the circumstances.

4: CONSTRUCTION & DEMOLITION NOISE

The proposed New Plymouth District Plan, appendix 12, clause 1.1 - 1.4 sets construction and demolition noise standards. Anyone carrying out building work must ensure they comply with these noise levels at all times. These standards may be obtained from the council's website or by contacting the council.

5: LAPSE & CANCELLATION OF CONSENTS

A Building Consent lapses and is of no effect if the building work to which it relates does not commence within 12 months after the date of issue of the building consent or any further period that the Building Consent Authority may allow. (Time extensions to commence building work after 12 months must be submitted to the Building Consent Authority in writing stating the reason for the request, prior to the lapse date of the consent.

6: ADDITIONAL COSTS AND REFUNDS

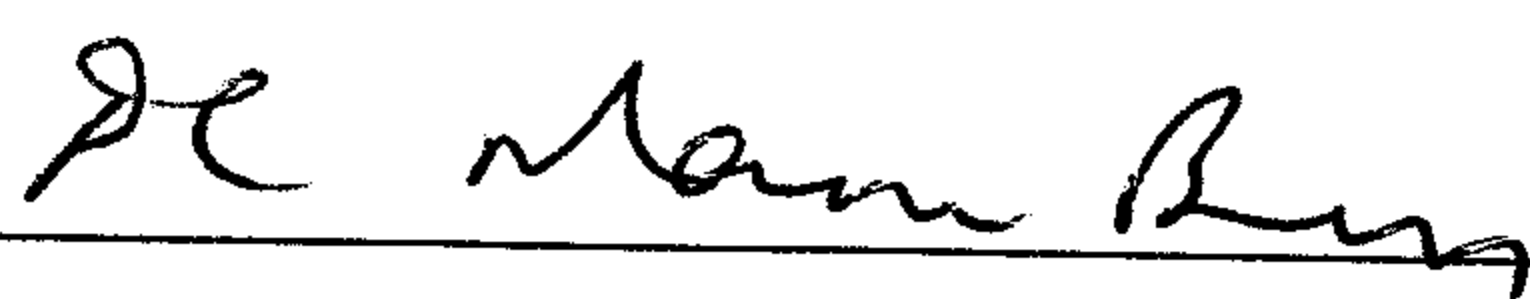
Building Consent fees are required to be paid prior to a Building Consent being issued. Once the project commences actual costs are charged against the fees paid. Where costs are greater or less than the base fee paid, additional costs will be charged or a refund made where the value exceeds \$100 for consents with a base fee greater than \$1000, or \$50 where the base fee is \$1000 or less.

7: COMPLETION OF BUILDING PROJECT

A Code Compliance Certificate must be applied for as soon as practicable after the building work is completed. A building consent is valid for two years after the date on which the building consent was granted. An extension of time may be considered if required, application for this time extension must be made in writing explaining reasons for the request prior to the consent lapsing.

Compliance Schedule

A compliance schedule is not required for the building.



Signature

Building Administration Officer

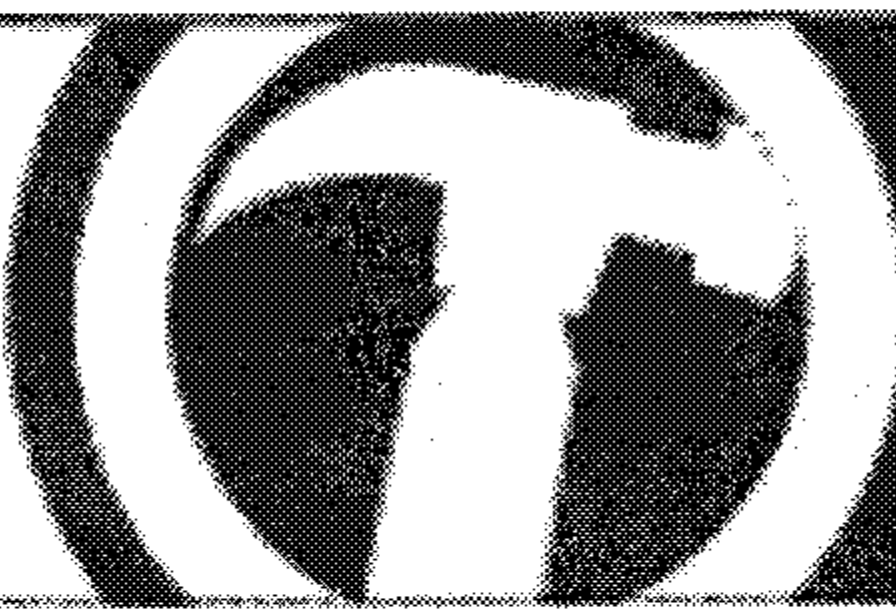
Position

On behalf of: New Plymouth District Council

Date: 06 Aug 2007



NEW PLYMOUTH
DISTRICT COUNCIL
newplymouthnz.com



Project Information Memorandum (PIM)

Section 34, Building Act 2004

Application details

Project No.

PIM No:

94746

Date application lodged : 9 July 2007

Date PIM issued : 23 July 2007

Applicant's details

Name : Errol and Carole King

Date new information received :

Address : 15 Wills Road

Reason for re-issue :

RD 3

Date PIM re-issued :

NEW PLYMOUTH

Project description

Description : Addition of family room to dwelling

Intended use : Family room

Intended life : Not less than 50 years

Floor area : 43 sqm

Property details

Legal description : Lot 20 DP 20159

Address: 15 Wills Road

BELL BLOCK

Property owner details

Name: Errol Robert and Carole Joan King

Address: 15 Wills Road

RD 3

NEW PLYMOUTH

THE IMPACT ON YOUR PROPOSED PROJECT

- This is a confirmation that, subject to Building Act 2004, this building work may be carried out subject to the requirements of a building consent and subject also to all other necessary authorisations being obtained.

Other than building consents, your project does not require any other authorisations from the council.

--

--

Signed for and on behalf of New Plymouth District Council


PIM Co-ordinator

This is not a building consent. Your next step is to obtain a building consent prior to commencement of work. Please contact us with any queries you may have on 759 6060

Section 1: What is a Project Information Memorandum (PIM)

The PIM provides an applicant with information about land and about the other statutes and requirements that might be relevant to the proposed building work, other than construction design and features required under the Building Act 2004. This information enables the applicant to assess the feasibility of the project before proceeding with the preparation of the building consent application.

Section 2: Property information related to this project

Section 2.1 - Heritage status of the building and / or land

No Information

There is no information held by the council applicable to the project.

Section 2.2 Special features of the land (Natural Hazards)

Wind Zone information

The proposed building is in an area shown to be a high wind zone on the council's wind maps. This designation is indicative only and may alter due to topography, shelter, etc. Designers are advised to check the wind zone using the method provided in New Zealand Standards 3604.

This information is indicative and may be used for design purposes. However this wind zone value should be checked against the NZS 3604 calculation method, which requires that topography, nearby tall buildings be taken into account.

Special Features / Natural Hazards

The council records indicate that the property is subject to a natural hazard. The natural hazard is Fill. The fill on this property has been put in place under the supervision of a registered engineer and is subject to the limitations of the engineer's certification.

This may have implications in terms of engineering and/or building design or siting.

This may require the council as Building Consent Authority to apply sections 72 & 73 to the Building Act 2004 that relate to hazards. This may require that an entry be made on the certificate of title for the property, under section 74 to the Act, stating that the building consent for this work has been granted under the provisions of section 72.

We have been asked by the Earthquake Commission to advise that such an entry "may limit statutory natural disaster insurance" and that you should refer to clause 3(d) of the Third Schedule to the Earthquake Commission Act 1993 for further information. As this is a matter external to the council, queries should be directed to your solicitor or the Earthquake Commission.

Section 2.3 - Water, Stormwater and Reticulation Sewer Systems

No Information - Water

There is no information held by the council applicable to the project.

No information - sewer

There is no information held by the council applicable to the project.

Existing stormwater disposal

The property has an existing method of stormwater disposal which shall be utilised for this project.

Section 3: Other authorisations needed for this Project

No Information

No comments applicable to the project.

Section 4: Authorisations for this project that have been refused

No Information

No comments applicable to the project.

Section 5: Building Consent Matters

No Information

No comments applicable to the project.

Section 6: Advice Notes

Re-issue of PIM

A territorial authority may where it becomes aware of errors or omissions or where new information is received, reissue this project information memorandum subject to the applicable time limitations and conditions of Section 34 of the Building Act 2004.



MINOR PROJECTS

Garages, Carports, Decks, Pergolas,
Conservatories, Porches,
Farm and Ancillary Buildings

PIM & Building Consent

How to use this checklist

Use this checklist when finalising your building drawings and plans to assist you to lodge a complete application and to avoid delays in processing. Your application will be accepted based on this checklist to ensure that it has sufficient information to commence processing.

- ✓ All items on this checklist must be ticked to show that they are either provided (P) or are not applicable to your project (N/A).

Later, additional information may be requested during the processing of your building consent to confirm compliance with the Building Code. Processing time will be suspended until information is received.

Project No.

Liardet Street, Private Bag 2025, New Plymouth 4620, NZ. Telephone (06) 759 6060, Facsimile (06) 759 6072, Email enquiries@npdc.govt.nz, Website www.newplymouthnz.com

Office use	Applicant use	P - Information provided	N/A - not applicable to this project
☐	☐ P ☐ N/A	1. Minimum building consent application documentation	
☐	☒ ☐	a Complete application forms	
☐	☐ ☒	b Three sets of plans (one in A3 maximum) and two sets of specifications and other documentation (If plans are larger than A3, both electronic and hard copy required)	
☐	☐ ☒	c All plans drawn to a recognised metric scale; include a north arrow; and in black ink (not pencil or red pen)	
☐	☐ P ☐ N/A	2. Site / location plan	
☐	☒ ☐	a Accurate site plan showing street name and boundary dimensions	
☐	☒ ☐	b Location of existing and proposed buildings; distances to boundaries, and distances between buildings	
☐	☒ ☐	c Current and proposed use of site and buildings	
☐	☒ ☐	d Existing and proposed access for vehicles, driveway gradient	
☐	☐ ☒	e Existing contours	
☐	☐ ☒	f Alterations to land contours; retaining, cut, fill and their intended quantities; site datum for floor levels	
☐	☐ ☒	g Easements, public drains, and service connections (where known)	
☐	☐ ☒	h Identification of streams and drains, and normal flow levels relative to site datum	
☐	☐ P ☐ N/A	3. Plumbing and drainage	
☐	☐ ☒	a Nominate plumbing / drainage design standard (eg.AS/NZS 3500 or G13)	
☐	☐ ☒	b Drainage layout including service connections, collection tanks, and stormwater disposal	
☐	☐ ☒	c Fixtures & hot water system type & location	
☐	☐ P ☐ N/A	4. Means of compliance with New Zealand Building Code	
☐	☐ ☒	a Producer Statement - Proceed to section 12	
☐	☐ ☒	b Other - complete all sections	
☐	☐ P ☐ N/A	5. Elevations	
☐	☒ ☐	a North, South, East and West elevations showing original and proposed ground levels at buildings and boundaries	
☐	☒ ☐	b Roof pitch and height to apex of building	
☐	☒ ☐	c Height and daylighting angles	
☐	☐ P ☐ N/A	6. Foundation plan	
☐	☒ ☐	a Design details of all new foundations and reinforcing	
☐	☒ ☐	b Concrete slab design, including reinforcing and contraction control cuts / joints	
☐	☐ ☒	c Pile layout and footing design	
☐	☐ ☒	d Subfloor framing including bracing	
☐	☐ ☒	e Upper storey floor design if applicable	
☐	☐ P ☐ N/A	7. Floor plan	
☐	☒ ☐	a Floor plan with door, window & lintel sizes indicated	
☐	☐ ☒	b If more than one room, indicate walls and designate room use	
☐	☐ P ☐ N/A	8. Fire rating	
☐	☐ ☒	a Fire rating system for all walls closer than 1m to a boundary	

Please turn over



NEW PLYMOUTH
DISTRICT COUNCIL
newplymouthnz.com



FORM
PIM & / or
Building Consent
Building Act 2004

This form must be accompanied by an Application Cover Page Form.

Fill this form out with the assistance of the PIM and / or Building Consent Guide - numbers on this form relate to explanatory notes in the guide.

1. Applicant details

1a. I am the



Property owner

As stated on the
Application Cover Page Form
Proceed to 1b



Lessee

Provide details below



Agent

Authorised by owner / lessee
Provide details below

Name

ERICK ROBERT & CAROLE JOAN KING

Postal Address

15 WILLS ROAD RD 3
NEW PLYMOUTH

Contact Numbers

06 7551142

Phone

021 040 7944

Mobile

06 7551142

Fax

Email

1b. Preferred means for
formal correspondence



Mail



Email



Fax

1c. Evidence of ownership
attached



Certificate of Title (copy)



Sale and purchase agreement



Lease agreement



Other document showing full name of legal
owner(s), such as a rate instalment notice

1d. I request that you issue the following approval(s) for the building work described in this application



Project information
memorandum
Complete sections 2, 3 & 7



Building consent
Complete section 2, and sections 4 to 7

Exc?

2. The project

Description of the building work

2a. Type of work



New building



Addition



Demolition / Removal



Alteration



Relocation



Re-pile existing building



Log fire



Plumbing &
drainage only

2b. Category of work



Residential



Commercial /
Industrial /
Community



Outbuilding / Ancillary



Replacement or upgrade
of on-site waste disposal
(septic tank)



Milking shed

2c. Will the building work
result in a change of use
of an existing building?



Yes



No

Current use

Intended use

2d. Year building first
constructed

2003

2e. Floor area

Total floor area affected by building work

43 m²

2f. The completed building
will be



Single storey, single unit building



Multi-storey or multi-unit building - please specify

Number of units

Number of storeys

1

Please turn over

OFFICE
USE ONLY

Date

9/7/07

Owner ID

70399

Scale code

RES2

Planning / EH requirements?

Y/N

Relevant planning / EH forms provided?

Y/N

Property ID

C93910

Application #

94766/94747

Received by

Kauo

Liardet Street, Private Bag 2025, New Plymouth 4620, NZ. Telephone (06) 759 6060, Facsimile (06) 759 6072, Email enquiries@npdc.govt.nz, Website www.newplymouthnz.com

Pa \$676.75 by ER + CJ King
RN 3367253

② 3367291

2. The project continued

2g. Intended life of the building ☒ Indefinite but not less than 50 years
☐ Less than 50 years - please specify years

2h. Estimated value of the building work ☒ \$ 24,999 including gst

2i. Have any building consents been issued previously for this project? ☒ Yes Provide details below ☐ No

Consent issued by	Date of consent	Consent number
NPDC	2003	

3. Project information memorandum - do not fill in this section if the application is for a building consent only

The project involves

- ☐ Land undergoing subdivision, where title has not yet been issued
- ☐ Alterations to land contours
- ☐ New or altered connections to public utilities (water / stormwater / sewer)
- ☐ New or altered locations and/or external dimensions of buildings
- ☐ Building work over, or adjacent to, any road or public place
- ☐ Building work over, or adjacent to, any existing drains or sewers, or in close proximity to wells or water mains
- ☐ New or altered access for vehicles
- ☐ Disposal of stormwater and wastewater
- ☐ Other matters known to the applicant that may require authorisations from the council - please specify

4. Building consent - do not fill in this section if the application is for a project information memorandum only

The following plans and specifications are attached to this application:

- ☒ Three sets of plans (one in A3 maximum) drawn to a recognised metric scale; include a north arrow, in black ink (not pencil or red pen). Two sets of specifications and other documentation
- ☒ Site / location plan
- ☒ Plumbing and drainage design
- ☒ Elevations
- ☒ Foundation plan
- ☒ Floor plan
- ☒ Cross sections and building design details
- ☒ Bracing design and calculations
- ☐ Specific engineering design
- ☐ Manufacturer's Specifications
- ☐ Other - please specify

5. Compliance with New Zealand Building Code - do not fill in this section if the application is for a PIM only

Clause Tick relevant building code clauses	Means of compliance (Refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications. If not applicable, write N/A)	Waiver / modification required (State nature of waiver or modification of building code required. If not applicable, write N/A)
☒ B1 Structure	Acceptable solution 4	
☒ B2 Durability		
☐ C1 Outbreak of fire		
☐ C2 Means of escape		
☐ C3 Spread of fire		
☐ C4 Structural stability during fire		
☐ D1 Access routes		
☐ D2 Mechanical installations for access		
☒ E1 Surface water	4	
☐ E2 External moisture		Applicable
☐ E3 Internal moisture		
☐ F1 Hazardous agents on signs		
☐ F2 Hazardous building materials		
☐ F3 Hazardous substances & processes		
☐ F4 Safety from falling		
☐ F5 Construction & demolition hazards		
☐ F6 Lighting for emergency		
☐ F7 Warning systems		
☐ F8 Signs		
☐ G1 Personal hygiene		
☐ G2 Laundering		
☐ G3 Food preparation & prevention of contamination		
☒ G4 Ventilation	4	
☐ G5 Interior environment		
☐ G6 Airborne & impact sound		
☒ G7 Natural light	4	
☐ G8 Artificial light		
☐ G9 Electricity		
☐ G10 Pipes services		
☐ G11 Gas as an energy source		
☐ G12 Water supplies		
☐ G13 Foul water		
☐ G14 Industrial liquid waste		
☐ G15 Solid waste		
☒ H1 Energy efficiency	1	

Use the box below if you need more space to detail how you propose to comply with the building code.

Please turn over

6. Compliance schedule - do not fill in this section if the application is for a project information memorandum only

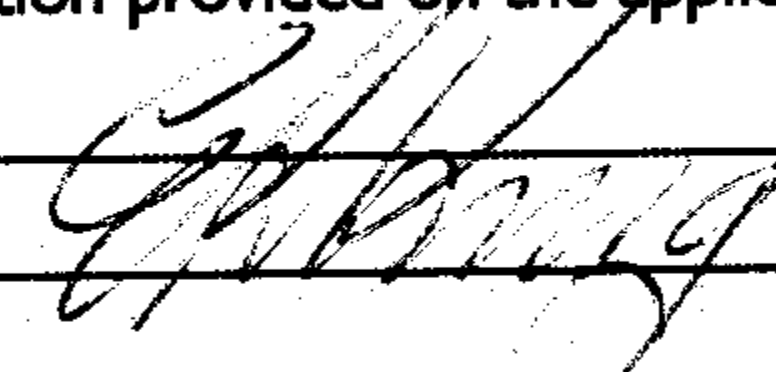
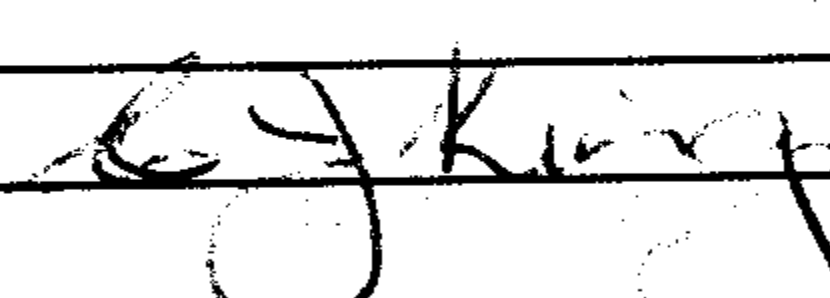
- ☒ There are no specified systems in the building - Proceed to section 7
- ☐ The specified systems for the building are indicated below
- ☐ Automatic systems for fire suppression (for example, sprinkler systems)
 - ☐ Automatic or manual emergency warning systems for fire or other dangers (other than a warning system for fire that is entirely within a household unit and serves only that unit)
 - ☐ Electromagnetic or automatic doors or windows (for example, ones that close on fire alarm activation)
 - ☐ Emergency lighting systems
 - ☐ Escape route pressurisation systems
 - ☐ Riser mains for use by fire services
 - ☐ Automatic back-flow preventers connected to a potable water supply
 - ☐ Lifts, escalators, travelators, or other systems for moving people or goods within buildings
 - ☐ Mechanical ventilation or air conditioning systems
 - ☐ Building maintenance units providing access to exterior and interior walls of buildings
 - ☐ Laboratory fume cupboards
 - ☐ Audio loops or other assistive listening systems
 - ☐ Smoke control systems
 - ☐ Emergency power systems for, or signs relating to, a system or feature specified in any of the above
 - ☐ Means of escape from fire
- ☐ Systems that relate to:
- ☐ Safety barriers
 - ☐ Means of access and facilities that meet the requirements of section 118
 - ☐ Hand held hose reels for fire fighting
 - ☐ Any signs that are required by the building code or section 120

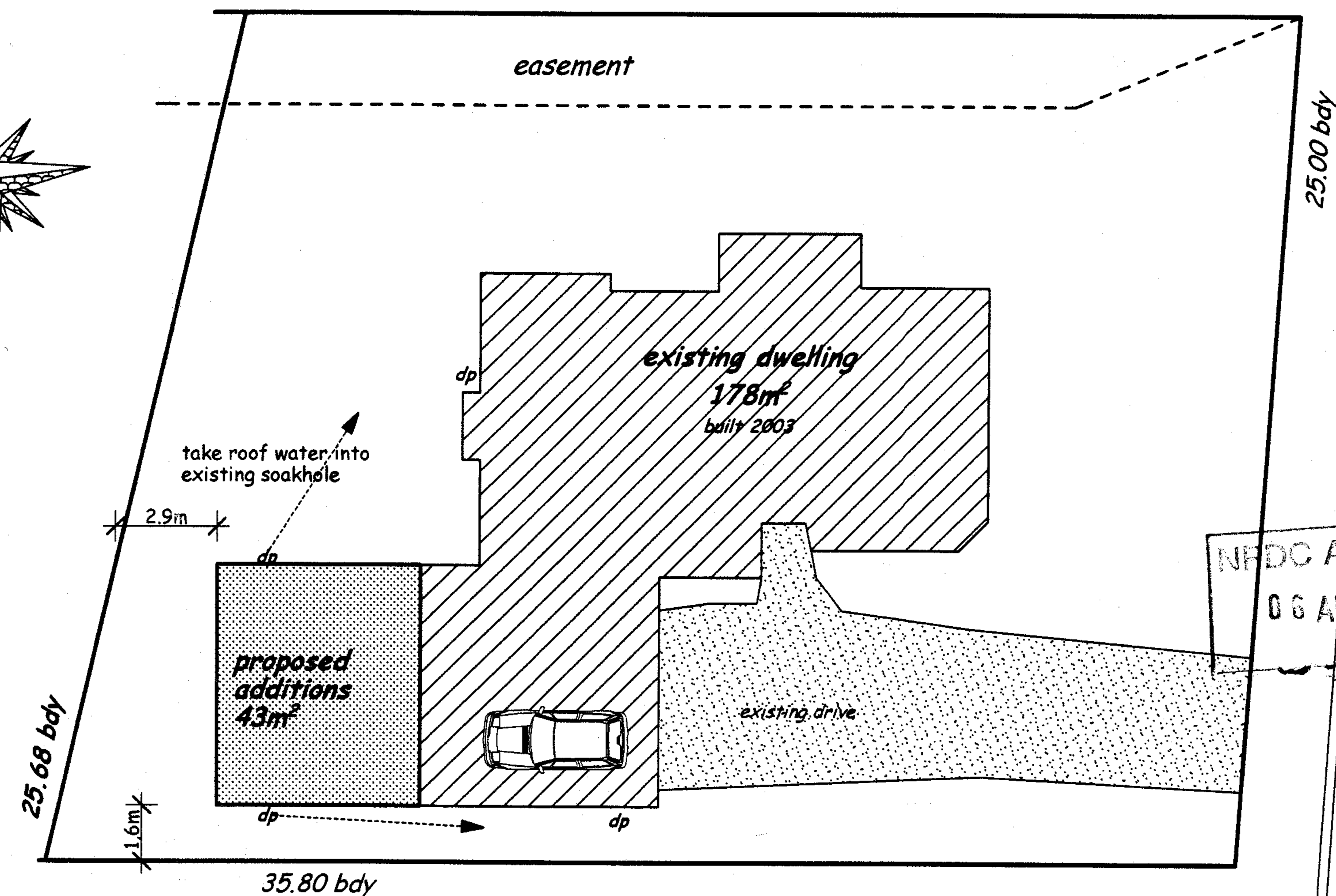
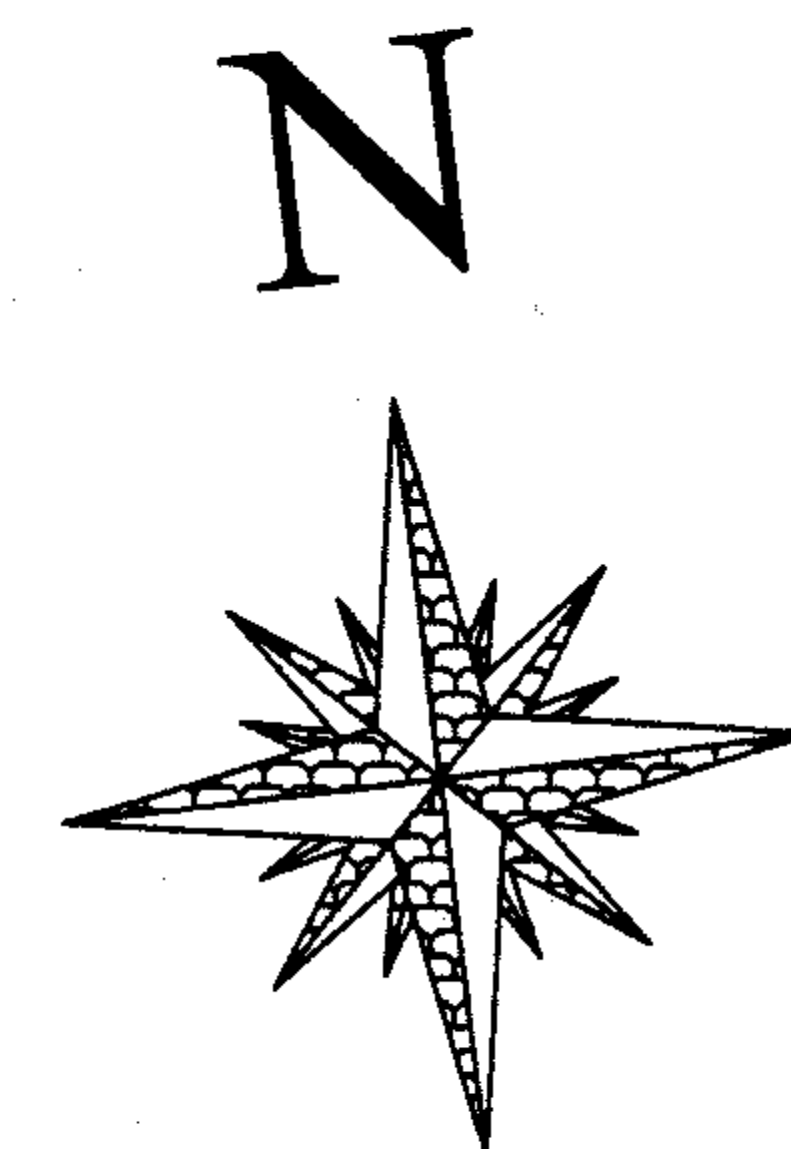
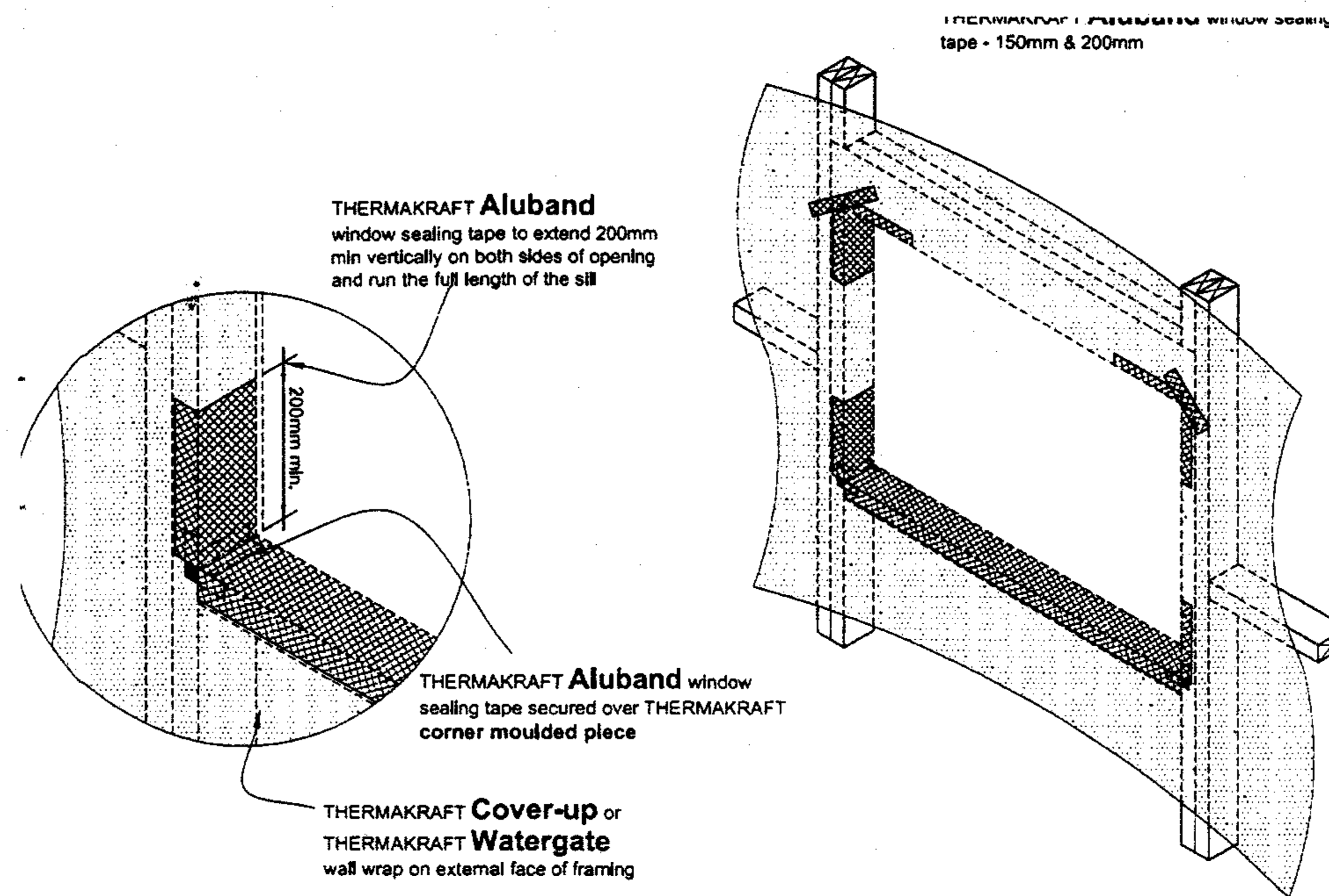
- ☐ The following specified systems are being altered, added to, or removed in the course of the building work

7. Applicant's declaration

I understand that as the applicant, the council will send all invoices and refunds for fees to me, and all correspondence related to the application will be made to me.

I confirm that I have read and understood the Privacy Statement in the PIM & / or Building Consent Guide and that the information provided on the application form is true and correct.

  9/11/07
Signature _____ Date _____
ERROL ROBERT & CAROLE JOAN KING
Name (print clearly) _____



LOT 20
DP 20159
AREA 822m²

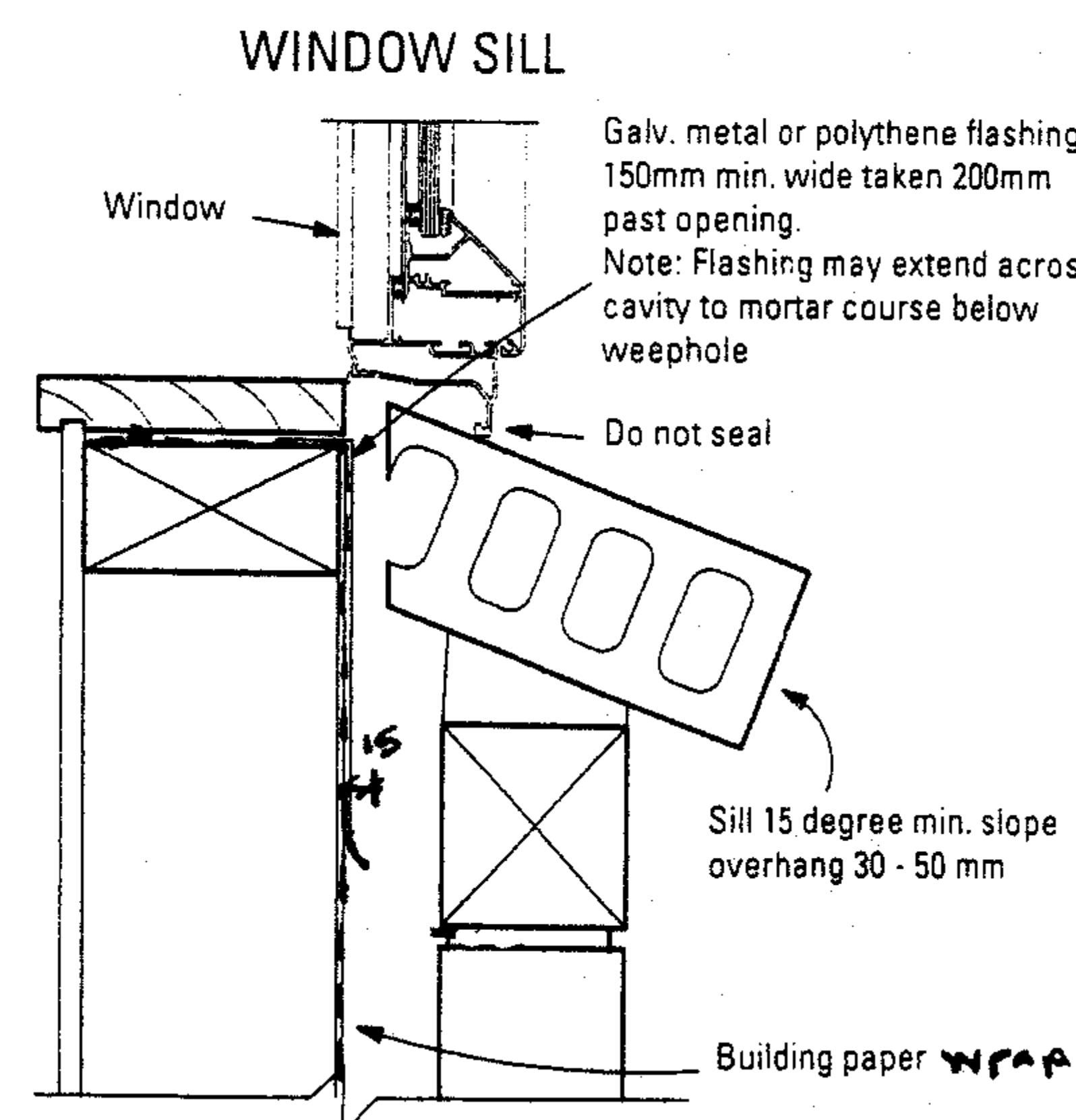
site area: 822m²
building area: 221m²
total site coverage: 26.9%

1:200

site plan

GENERAL NOTES:

- Check and verify all dimensions on site prior to commencing.
- All work and construction shall comply with standards NZS 3604:1999, NZ Building Code & New Plymouth District Council requirements.
- Window and external doorhead heights to be 2000mm
- Glazing and windows to comply with NZS 4211 and 4223
- Stormwater drainage to comply with NZBC E1/AS1
- Size all wastes to comply with above. Lay all drains to acceptable falls.
- All exposed exterior structural fixings to be stainless steel finish.
- All wall framing to be H1.2 treated MSG 8/VSG 8 Lazer framing.
- External timbers to be H3.2 treated, if in contact with the ground H5 treated
- All concrete to be standard grade 17.5 Mpa @ 28 days
- Install a minimum of a battery smoke detector located on the escape route & within 3m of any bedroom doors.



builder

Kelvin Pearce

10 Cross St., New Plymouth RD3
Ph/Fax 06-752 0599, Mob. 027 4485624

- PROPOSED ROOM ADDITION -
Errol & Carole King
15 Wills Rd., New Plymouth RD3

Roughan Design

ARCHITECTURAL DESIGNERS

788 Carrington Rd., RD1, New Plymouth 4371
Phone/Fax 06-7533365, 0274-490715

Designed: Peter

Date: June 2007

Revision

Checked

Sheet

1

Series of 5

Job # 1981/07

- PROPOSED ROOM ADDITION -

Errol & Carole King
15 Wills Rd,
New Plymouth RD3

- Drawing titles*
- 1** *Site plan*
 - 2** *Floor plan, elevations*
 - 3** *Sections*
 - 4** *Foundation plan & details*
 - 5** *Bracing plan & schedule*

architectural designers

788 Carrington Rd., New Plymouth
Phone/Fax 06-7533365, 0274-490715

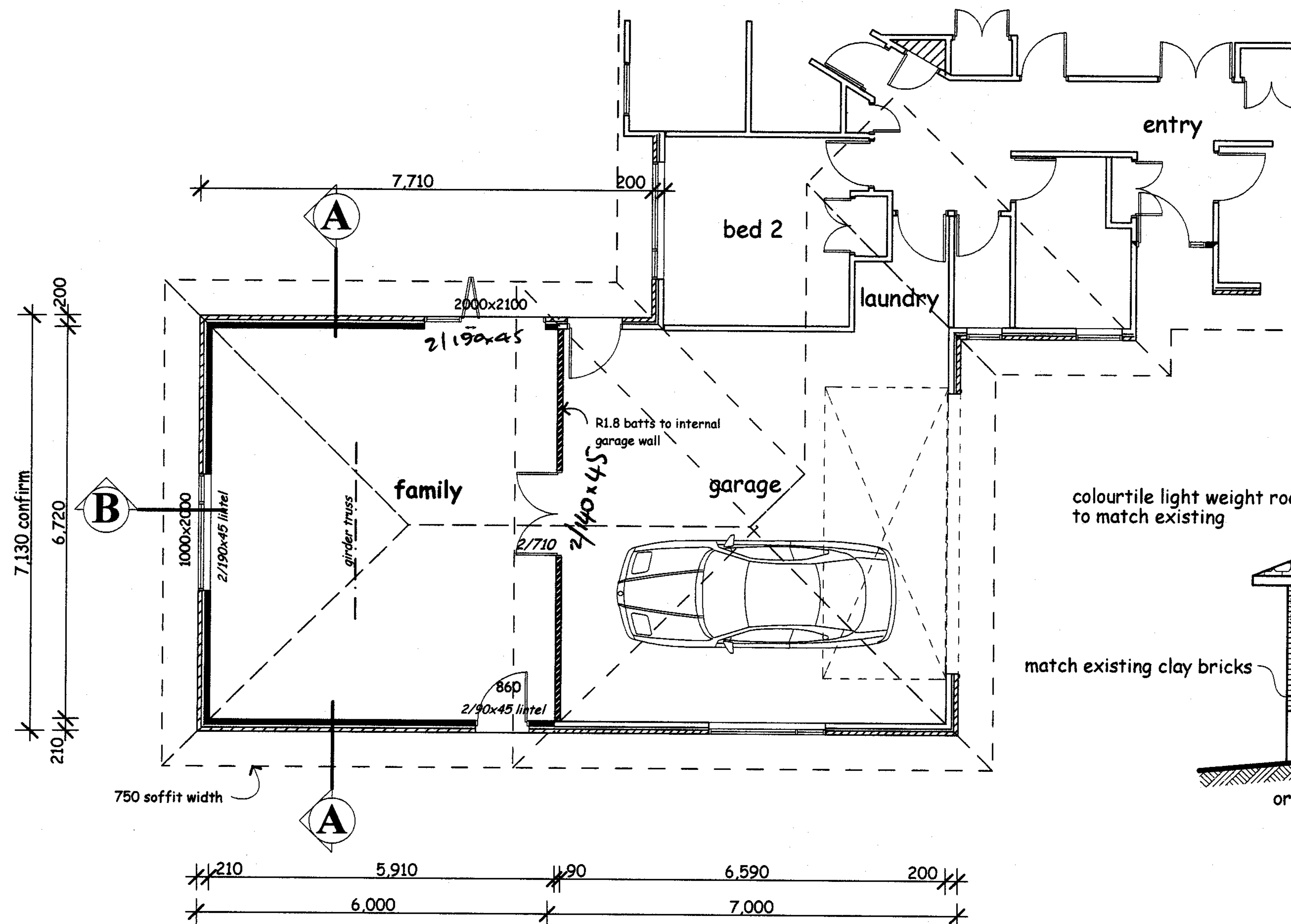
Roughan Design

builder

Kelvin Pearce

10 Cross St., New Plymouth RD3
Ph/Fax 06-752 0599, Mob. 027 4485624

BNJ 6/8/07
014 746/ 014 747
01/7/07



floor plan
1:100 area 43m²

- roof batten fixings: 2/100x3.75 skew nails
- Truss fixings 2/100x3.75 skew & 2 wire dogs
- Girder & cantilevered trusses fixed down with cyclone ties

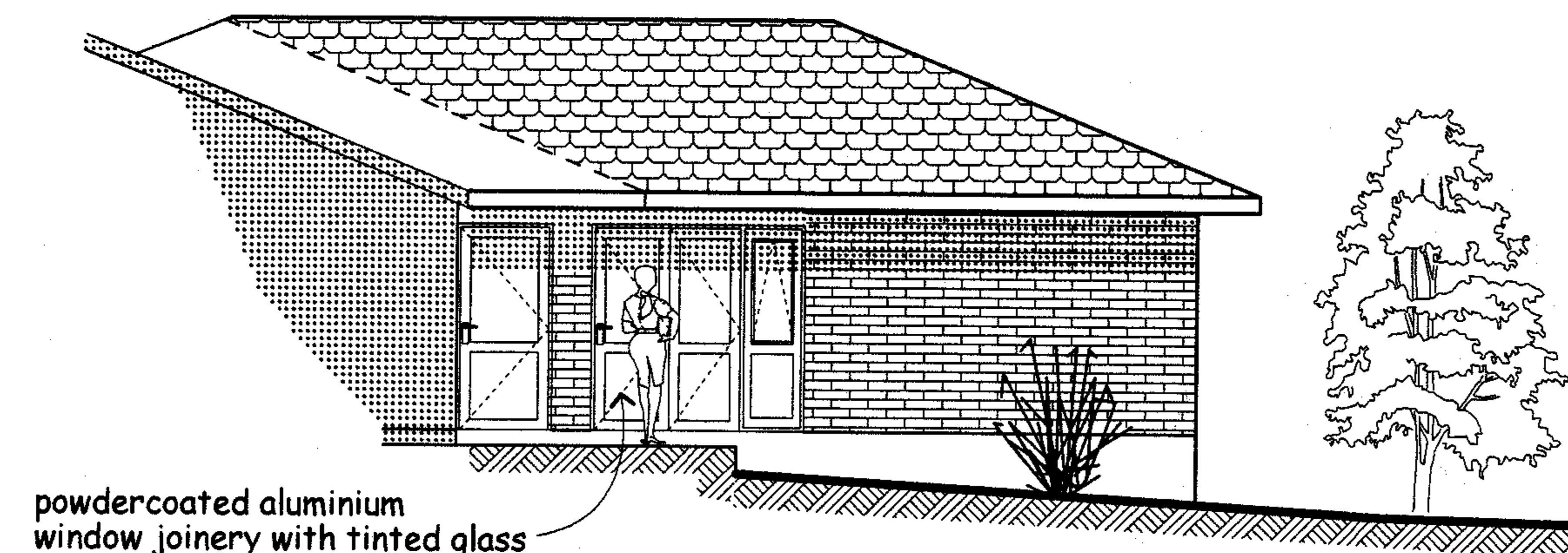
2400 stud

2000 window head height

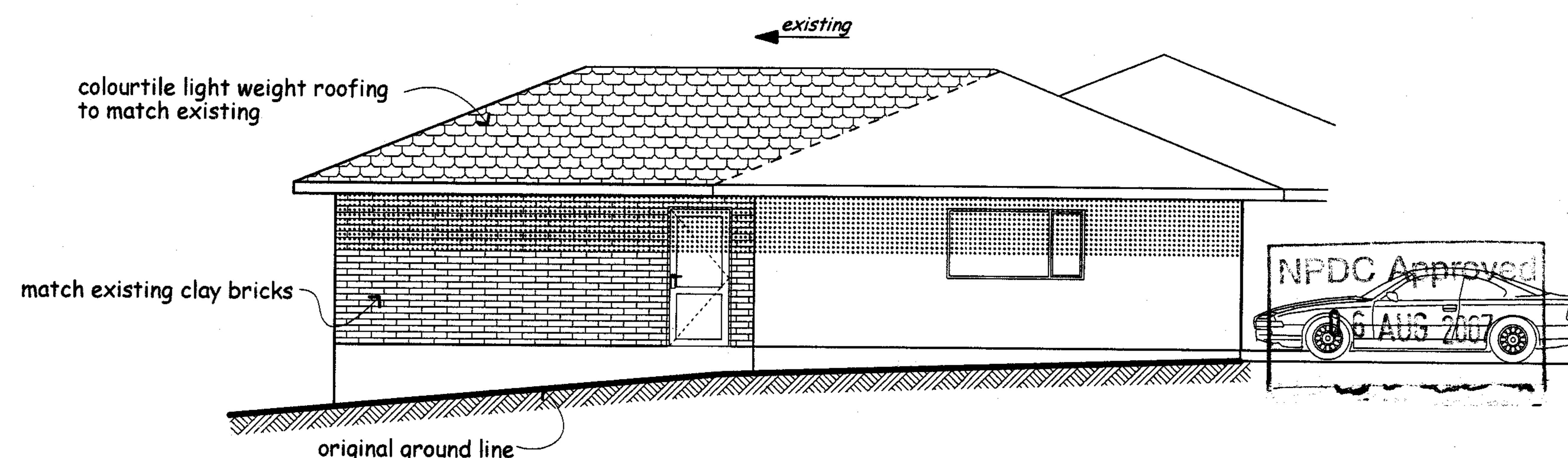
Insulation: walls-R1.8, ceiling-R1.8

Risk factor	Risk severity					Subtotals for each risk factor
	Low	Medium	High	Very high		
Wind zone	0	0	1	1	2	1
Number of storeys	0	0	1	2	4	0
Roof/wall intersection design	0	0	1	3	5	0
Eaves width	0	0	1	2	5	0
Envelope complexity	0	0	1	3	6	0
Deck design	0	0	2	4	6	0
total risk score						1

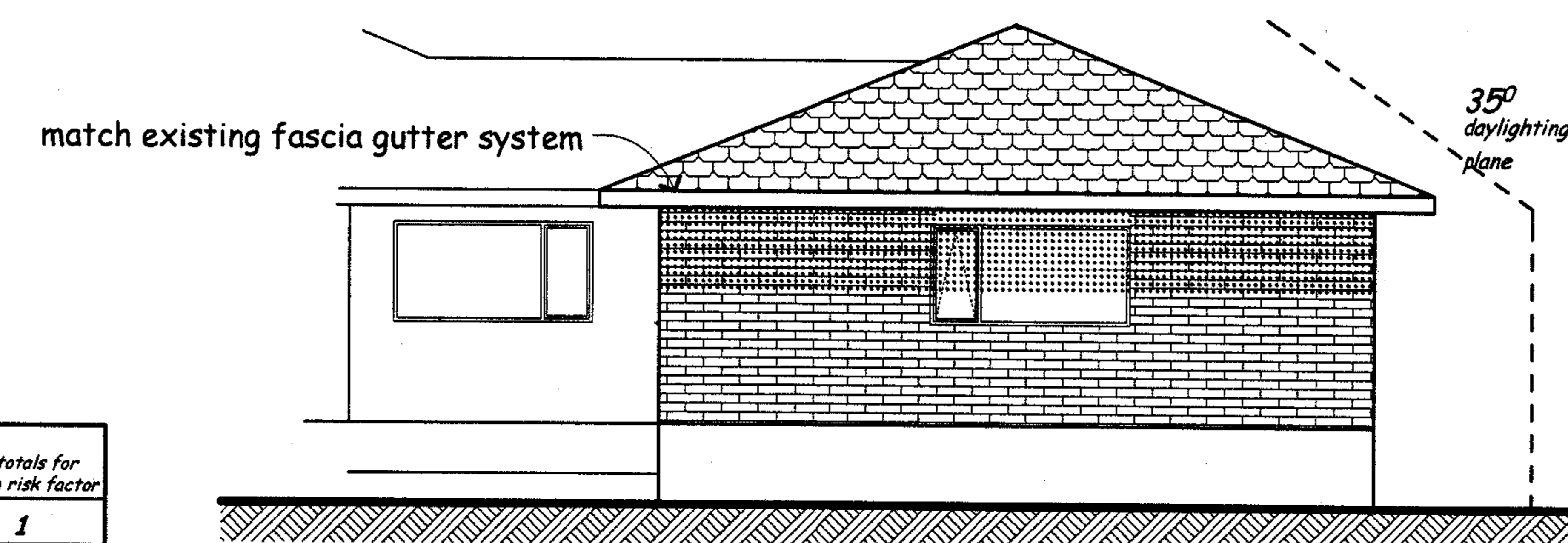
applicable to all elevations as they are similar



north
1:100



south



west

elevations

General Notes:

- All work to comply with NZS 3604(1999) & District Council requirements
- Aluminium to comply with NZS 4211 & glazing to NZS 4223

confirm dimensions on site

builder

Kelvin Pearce

10 Cross St., New Plymouth RD3
Ph/Fax 06-752 0599, Mob. 027 4485624

- PROPOSED ROOM ADDITION -
Errol & Carole King
15 Wills Rd., New Plymouth RD3

Roughan Design
ARCHITECTURAL DESIGNERS
788 Carrington Rd., RD1, New Plymouth 4371
Phone/Fax 06-7533365, 0274-490715

Designed: Peter

Date: June 2007

Revision

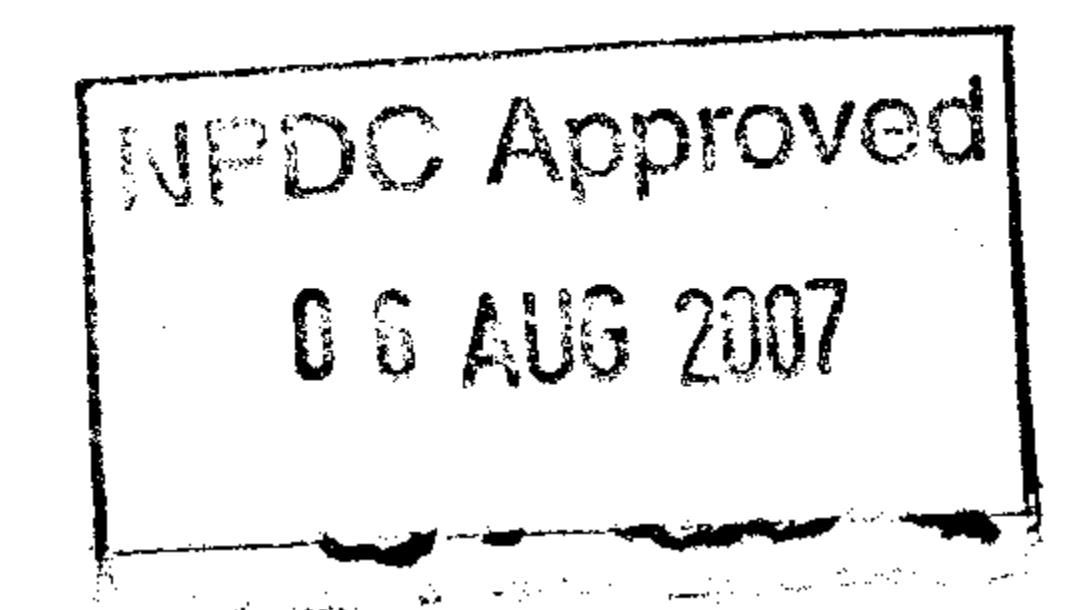
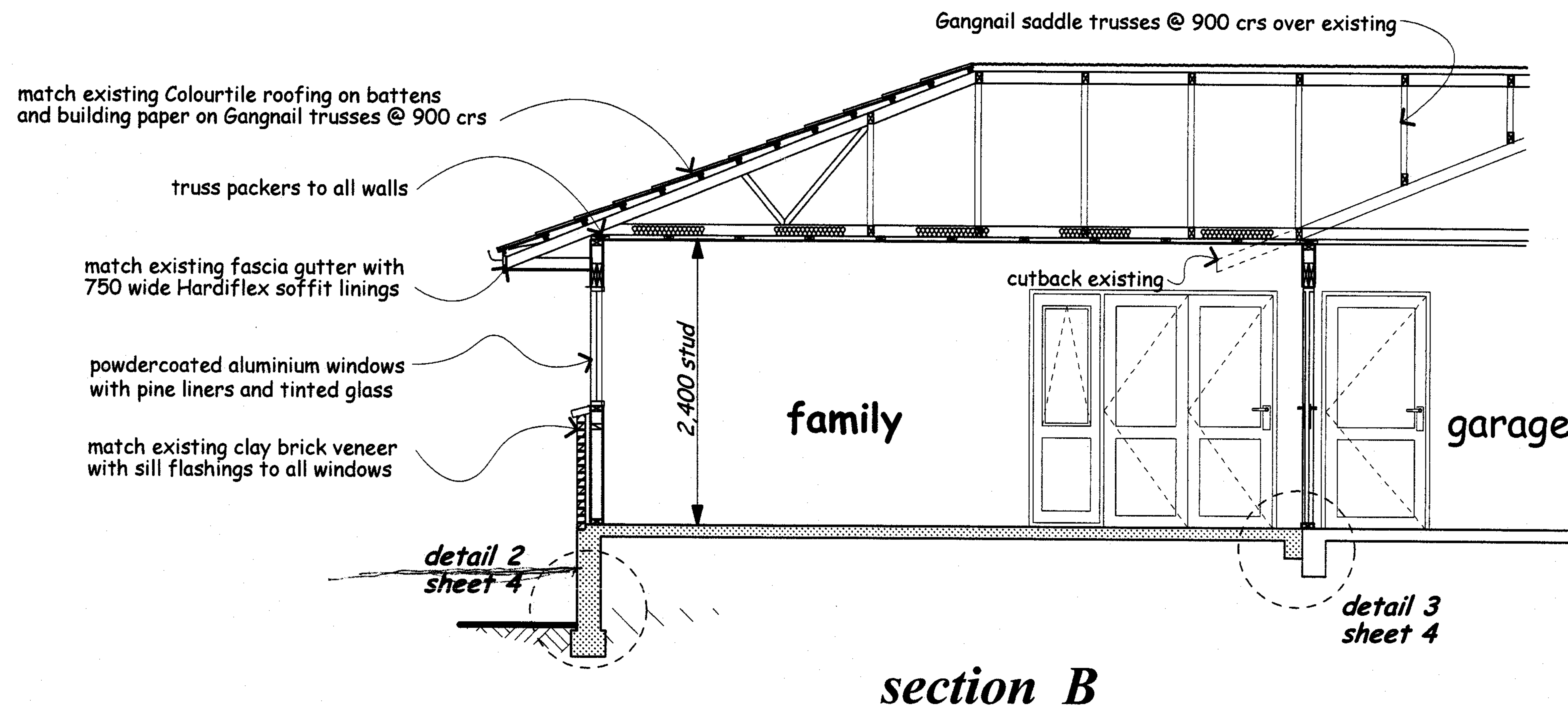
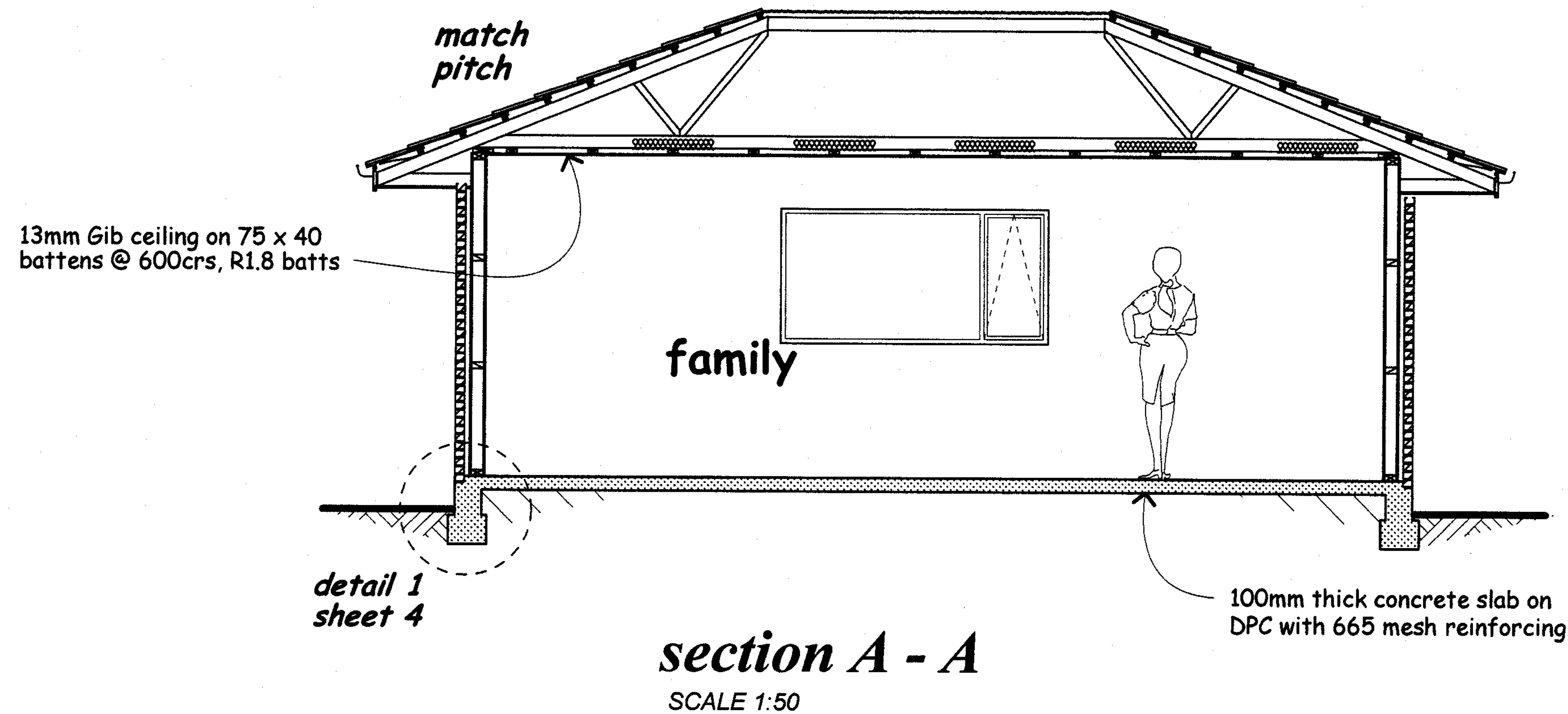
Checked

Sheet

2

Series of 5

Job # 1981/07



sections

builder

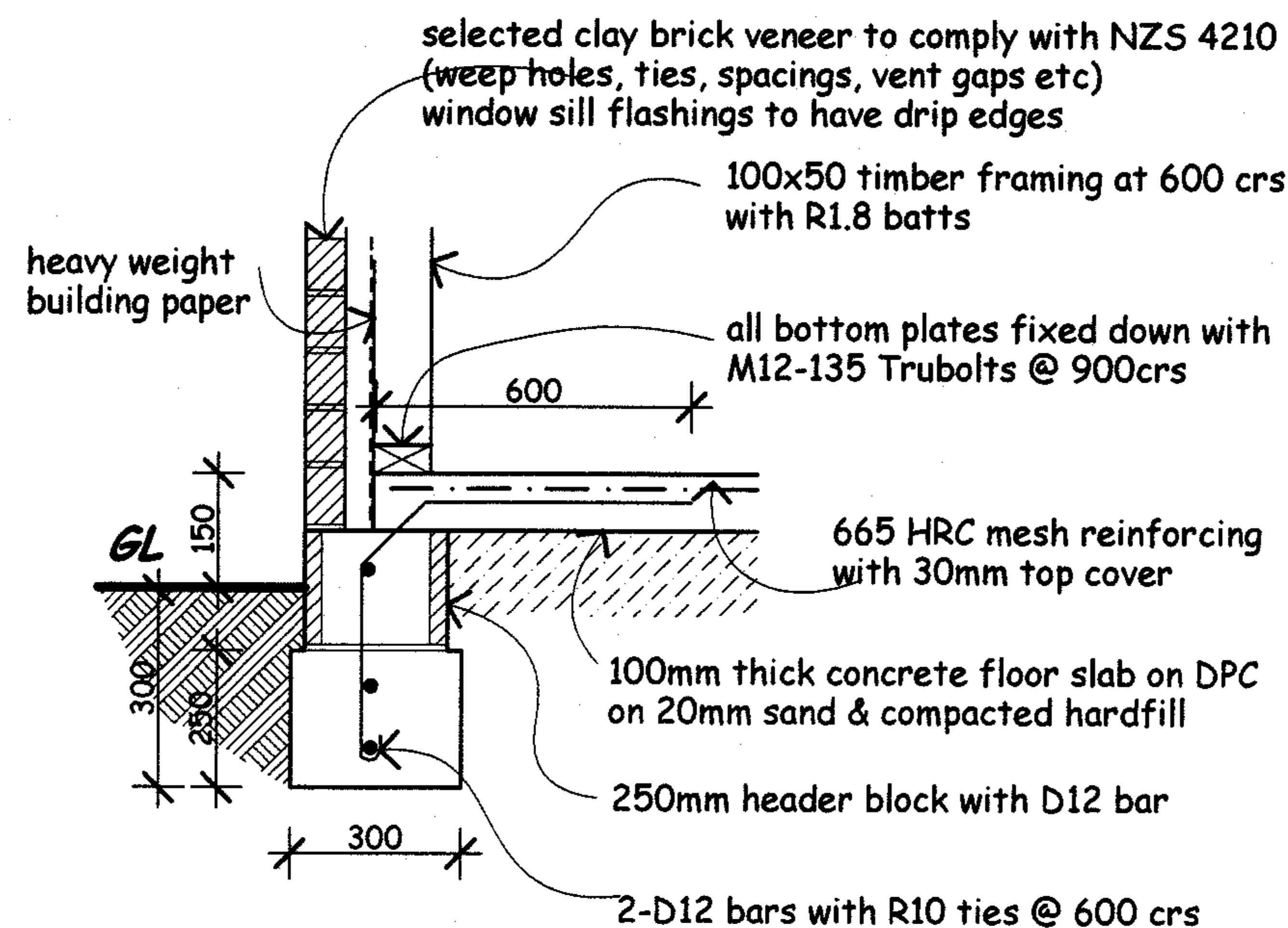
Kelvin Pearce
10 Cross St., New Plymouth RD3
Ph/Fax 06-752 0599, Mob. 027 4485624

- PROPOSED ROOM ADDITION -
Errol & Carole King
15 Wills Rd., New Plymouth RD3

Roughan Design
ARCHITECTURAL DESIGNERS
788 Carrington Rd., RD1, New Plymouth 4371
Phone/Fax 06-7533365, 0274-490715

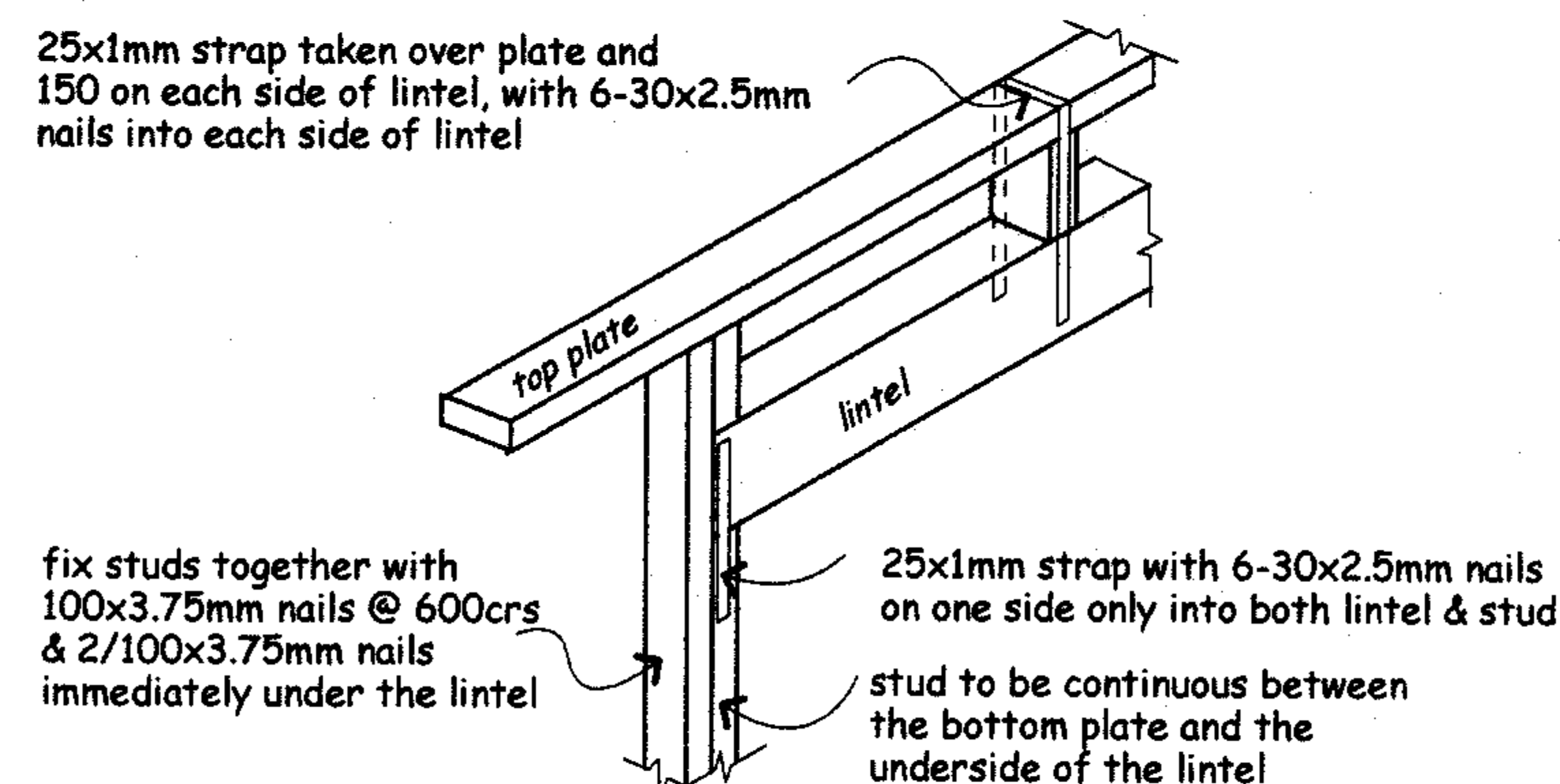
Designed: Peter
Checked: _____
Date: June 2007
Revision: _____

Sheet
3
Series of 5
Job # 1981/07



1:20 **detail 1**

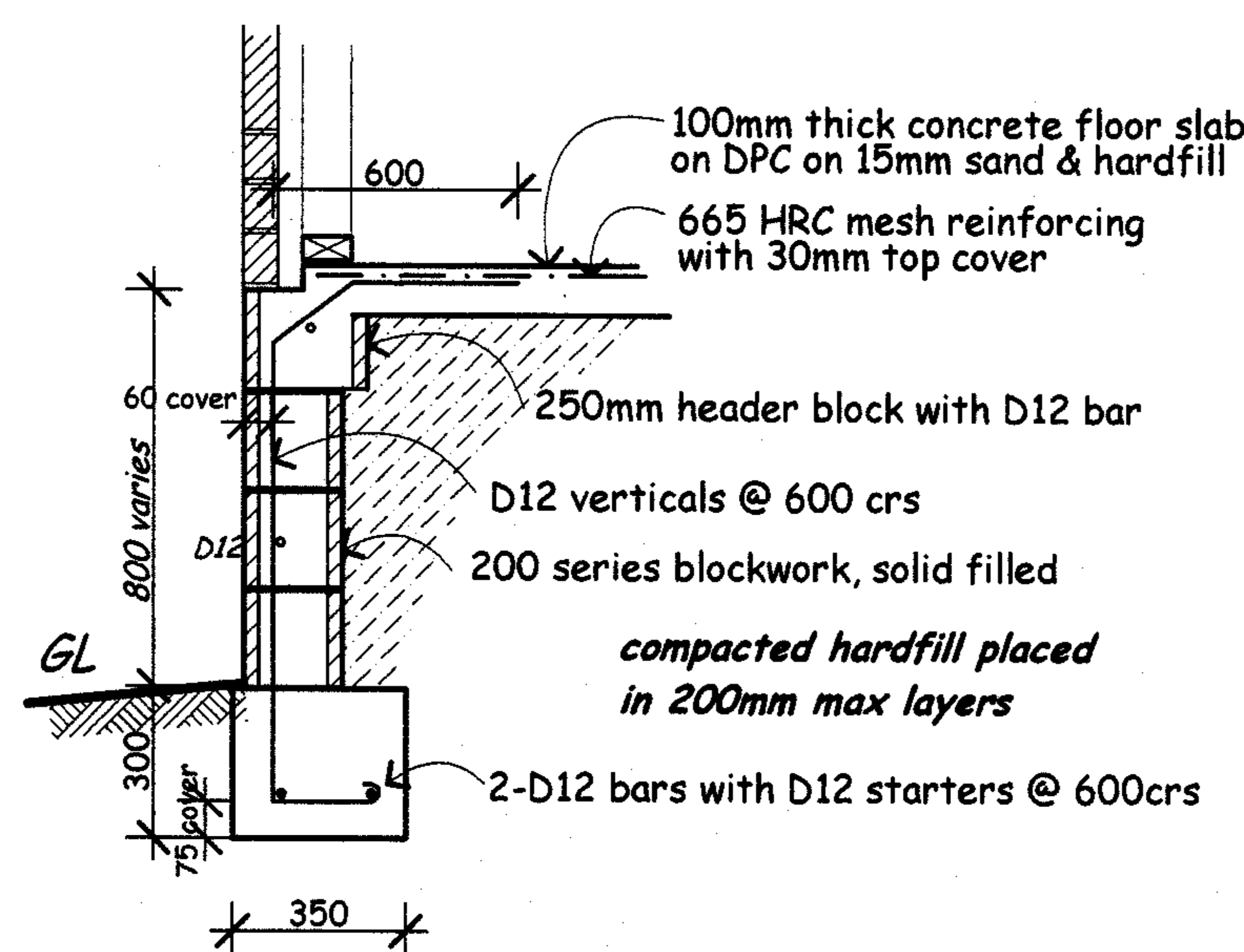
detail suitable for up to 3 blocks high



lintel stud fixing to prevent uplift
2400 studs

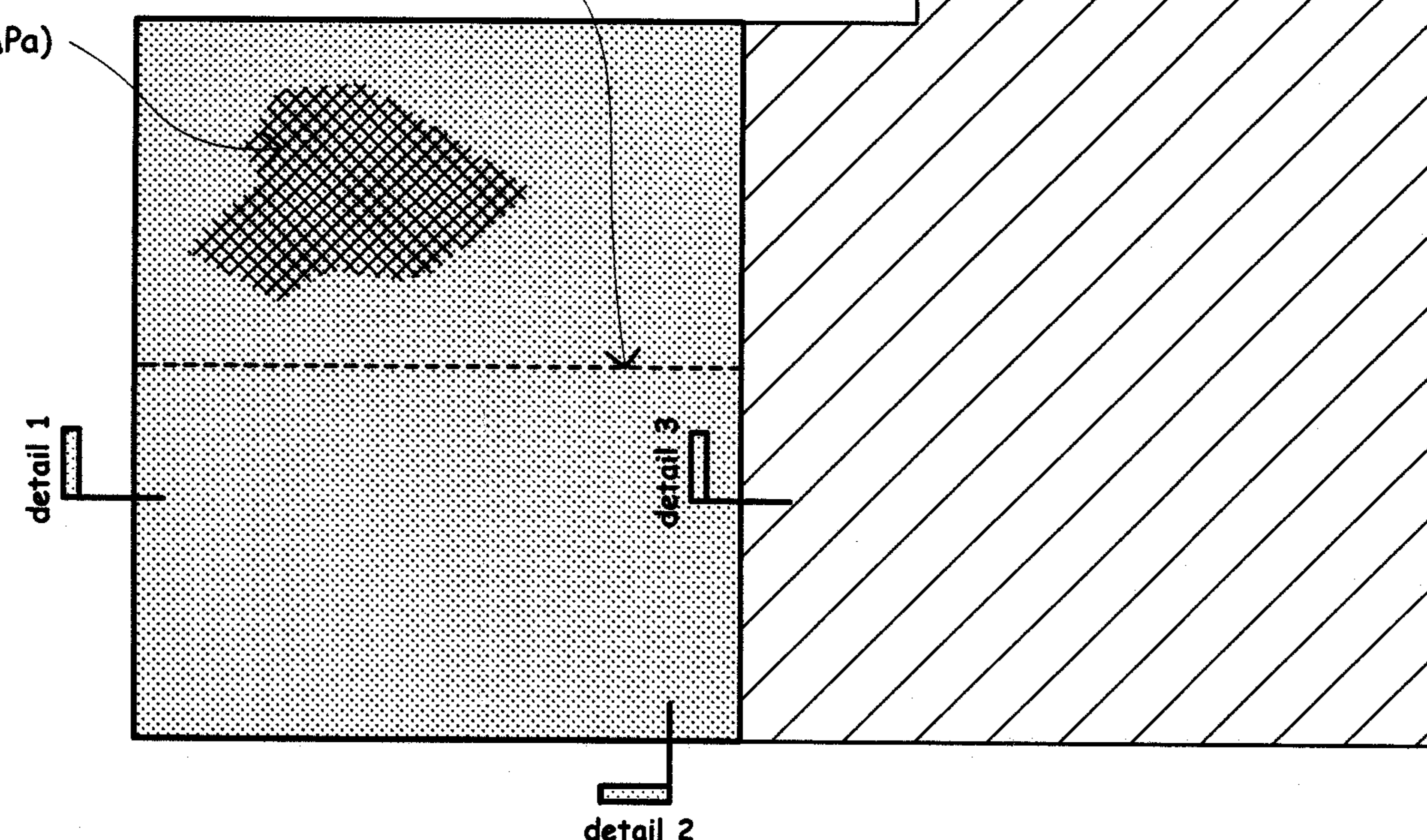
25mm deep shrinkage control saw cut on max 6m grids (cut no later than 24 hours in summer or 48 hours in winter)

100mm thick concrete slab (17.5 MPa) on DPC with 665 mesh reinforcing



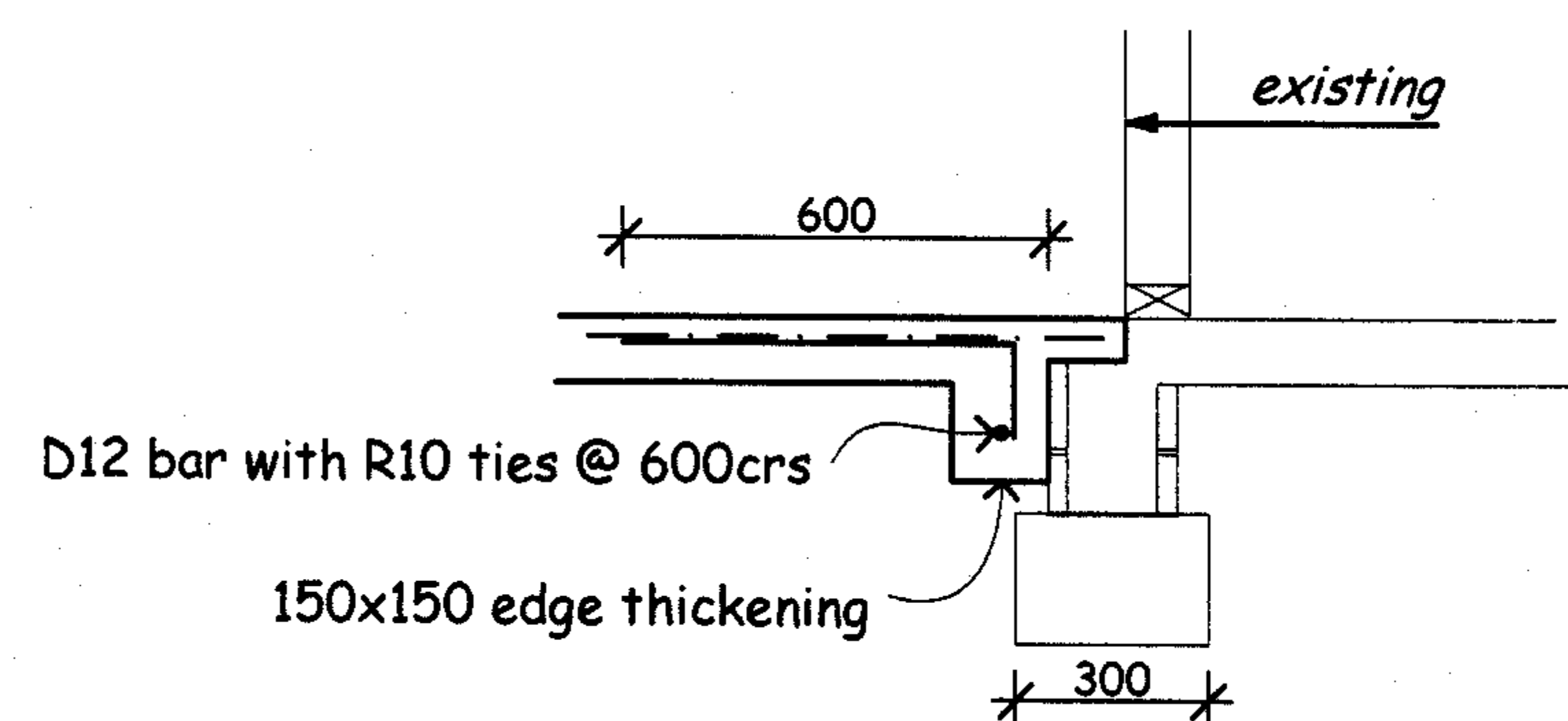
detail 2 SCALE 1:25

detail suitable for 4 to 5 blocks high

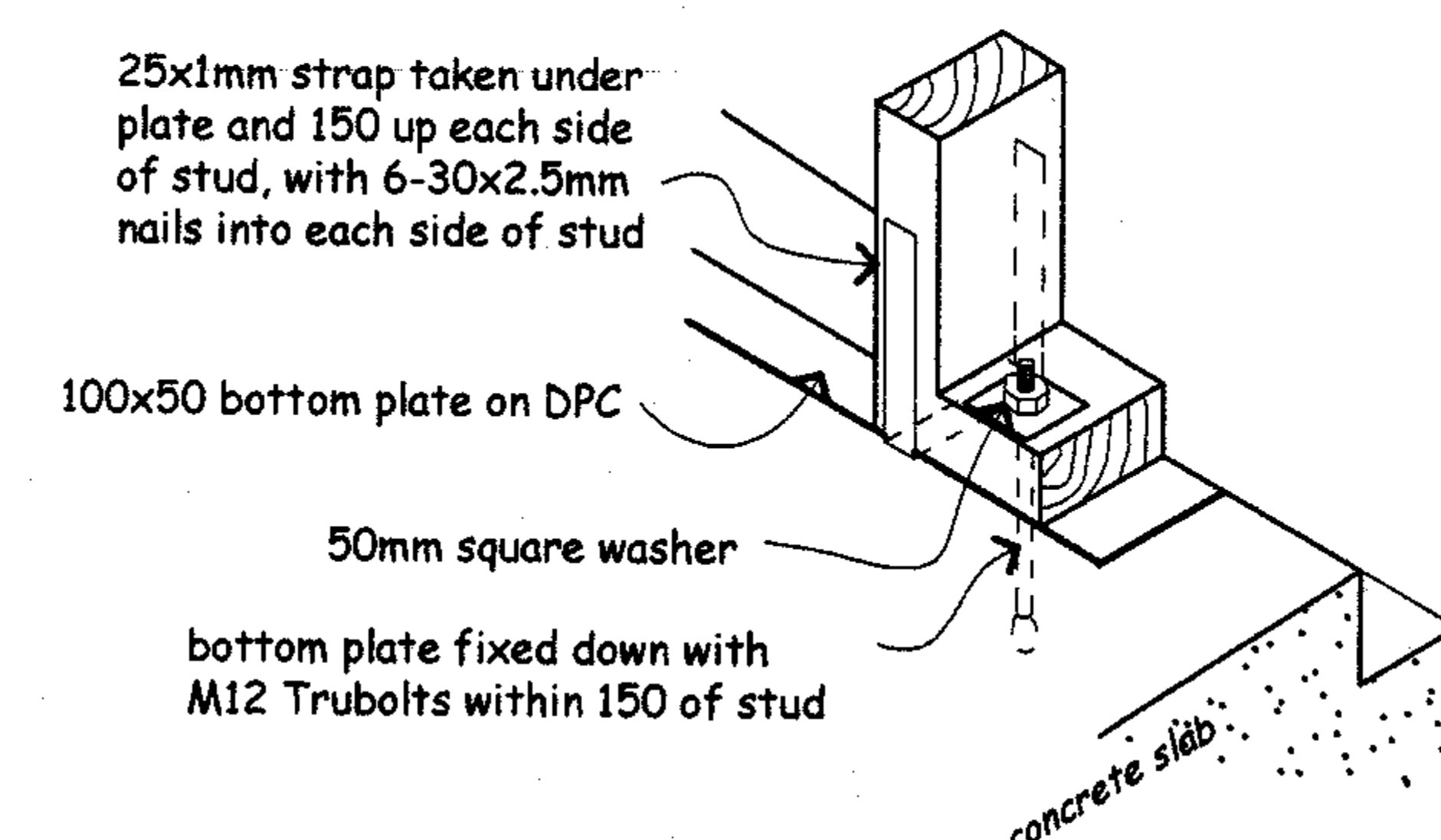


foundation plan

1:100



detail 3



fixing of lintel studs to prevent uplift

NPDC Approved
06 AUG 2007

confirm dimensions on site

builder

Kelvin Pearce

10 Cross St., New Plymouth RD3
Ph/Fax 06-752 0599, Mob. 027 4485624

- PROPOSED ROOM ADDITION -
Errol & Carole King
15 Wills Rd., New Plymouth RD3

foundation plan & details

Roughan Design

ARCHITECTURAL DESIGNERS
788 Carrington Rd., RD1, New Plymouth 4371
Phone/Fax 06-7533365, 0274-490715

Designed: Peter

Date: June 2007

Revision

Checked

Sheet

4

Series of 5

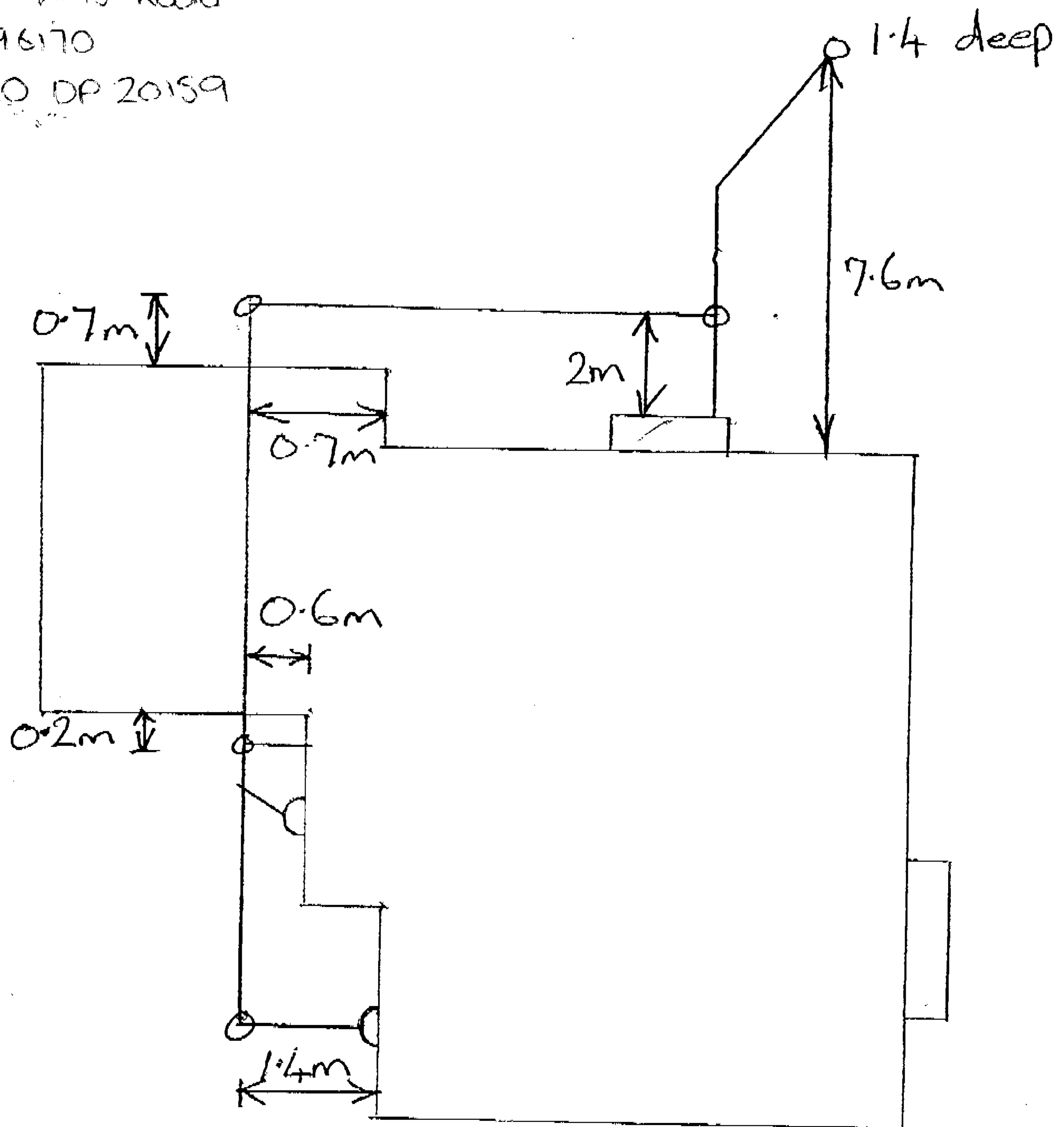
Job # 1981/07

Drainage Plan

15-17 Wills Road

10 096170

Lot 20 DP 20159



Not to Scale.

15 Wills Rd.

move.



0274 937 134



darrell@bestmove.co.nz



bestmove.co.nz