

Council Records

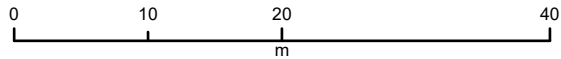
Statement of Passing Over:

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.



- Natural Source
- Treatment Plant
- Pumpstation
- Storage Unit
- Hydrant
- Manhole
- Alert Valve
- Air Valve
- Non-Return Valve
- Standard Valve
- Manifold Valve
- Backflow
- Meter
- Restricted Flow
- Wellup
- Inlet
- Outlet
- Soakhole
- End Point
- Node
- Misc Point
- Trunk
- Rise
- Main
- Lateral
- Open Drain
- Stream
- Overland Flow Path
- Misc Polygon
- Proposed Bund and Ponding Areas
- Storm Water Mgmt Plan

Yellow = Privately Owned
Grey = Out of Service/Closed
Stormwater
Water Supply
Waste Water



4 IMAGES

BUILDING CONSENT

22683P

PROPERTY ID 026418



22683P

Right-of-way

2.280 NTS

canopy

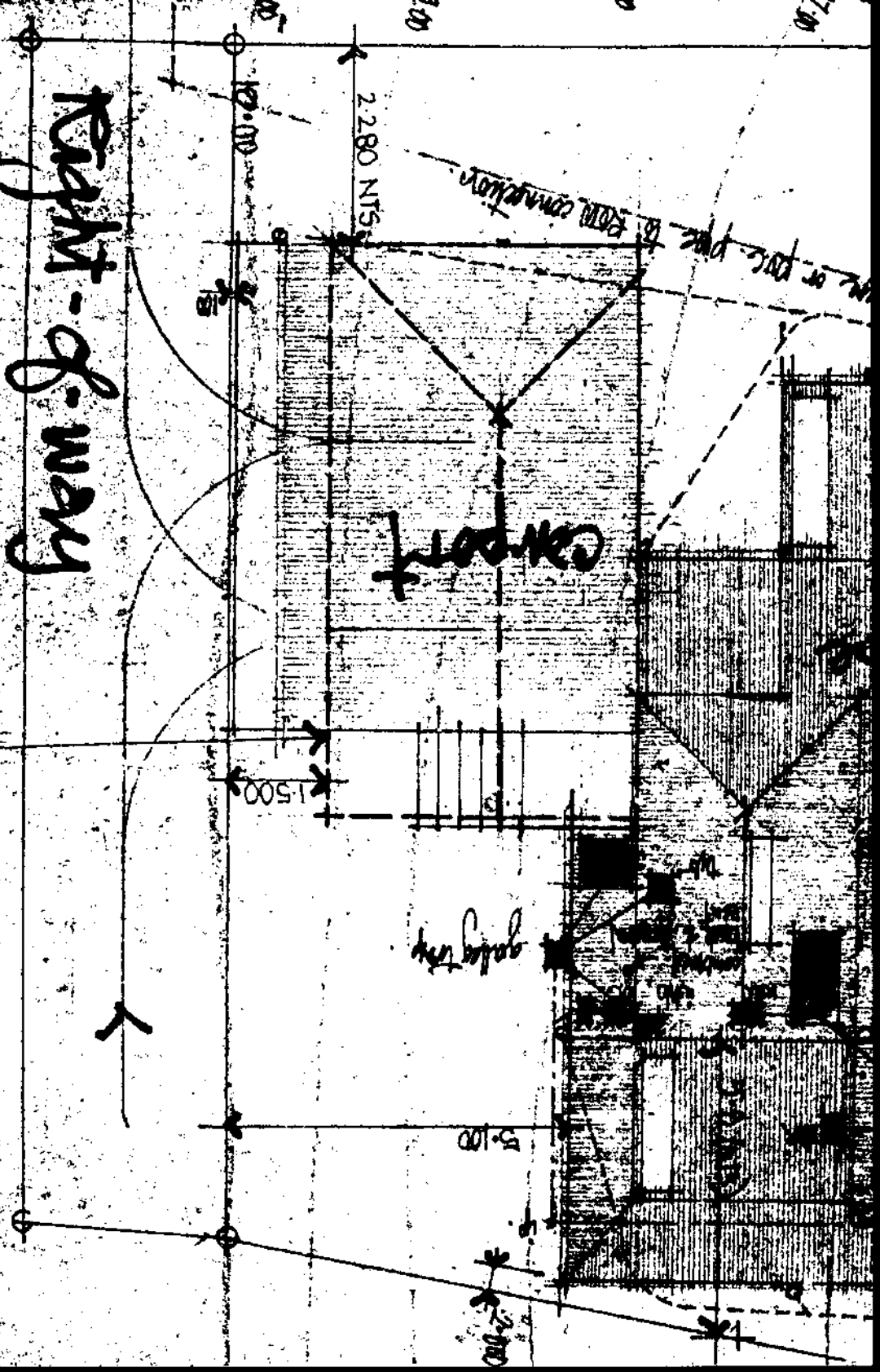
1.500

5.100

gabled roof

Per
Roo

line or loc. pvt. to E. 1000 connection



1000 min

is tank

chamber

House

carport

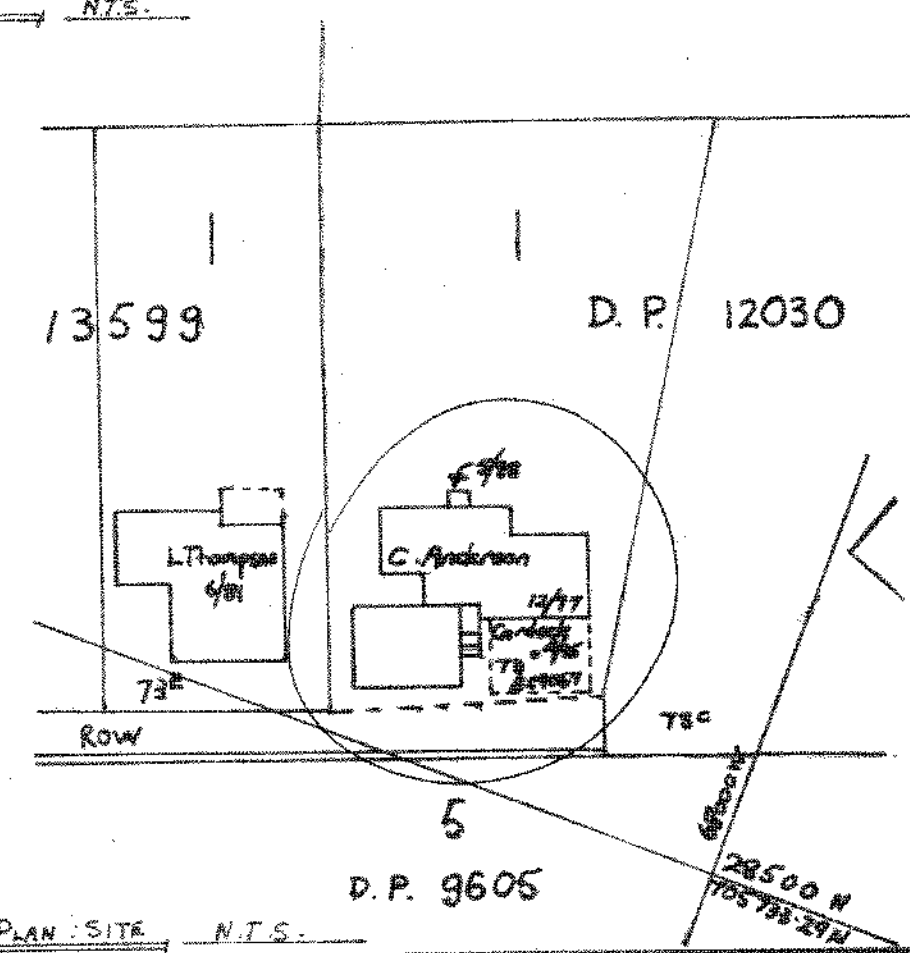
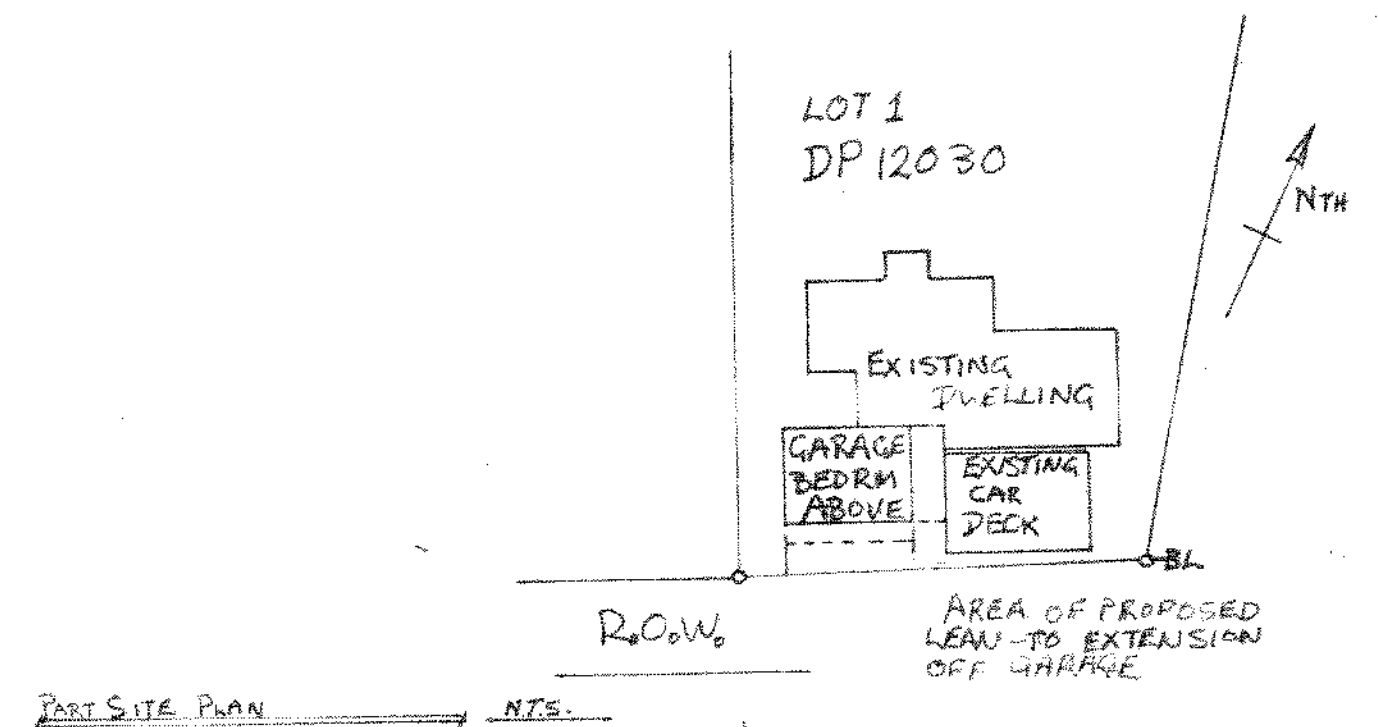
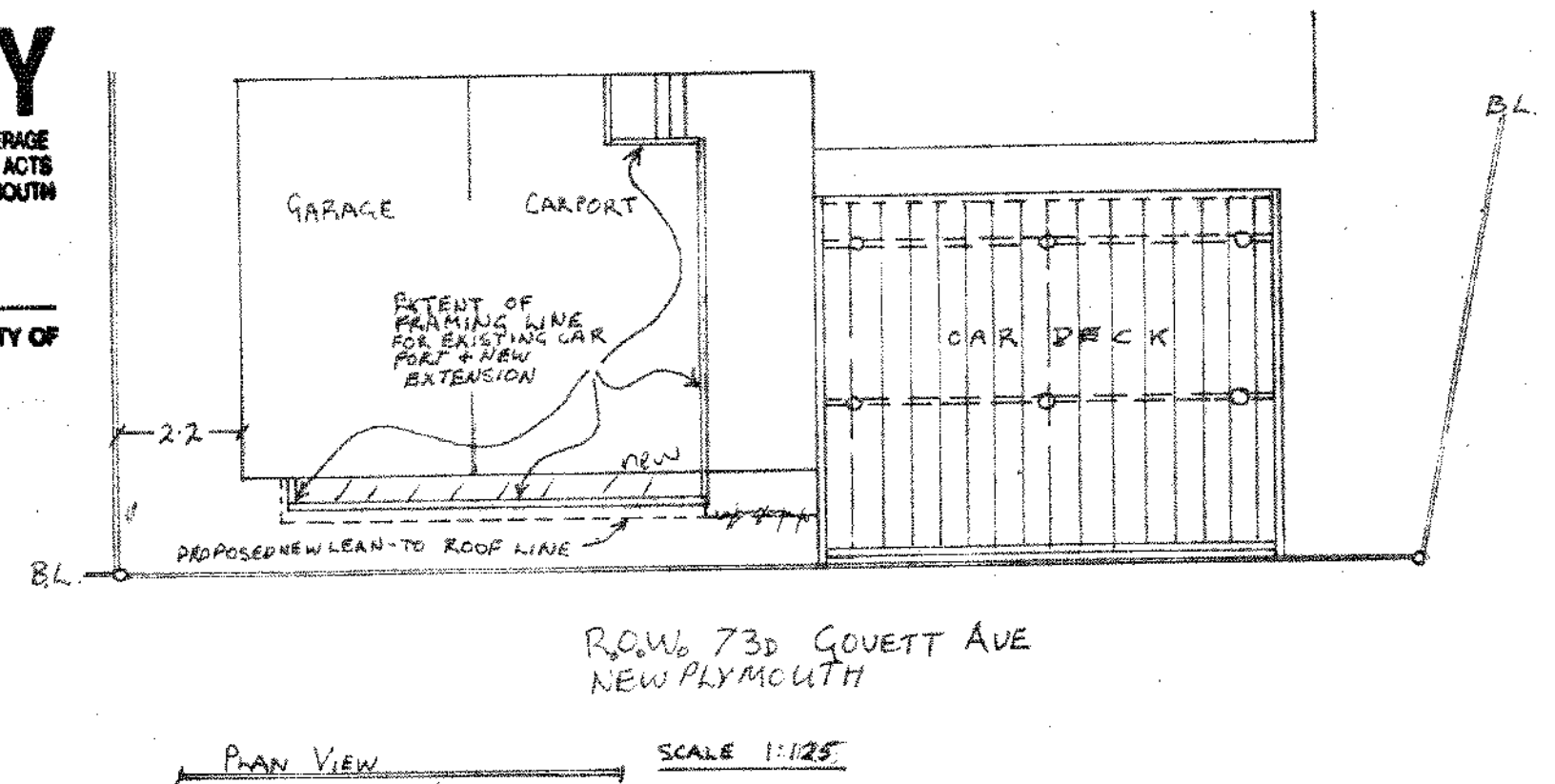
from the, electric or gas pipe to from connection

1.700 (NTS)

12.00

Right-of-way

APPROVED: *[Signature]*
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF
THE NEW PLYMOUTH DISTRICT COUNCIL.



PROPOSED GARAGE LEAN-TO EXTENSION + EXTERIOR FRAMING OF EXISTING CARPORT
MR + MRS C ANDERSON AT 73D GOVETT AVE N.P.

SITE PLAN			SHEET
PART SITE PLAN			2 of 1
CROSS SECTIONS			
ELEVATION			
DRAWN FISHER	CHECKED	SCALES 1:25	SERIES OF 1
TRACED	DATE 14-3-98	1:50	RIF
		1:50	

BUILDING CONSENT

69802P

PROPERTY ID

026418



69802P

1. _____

NEW PLYMOUTH

The changes covered by this amendment are:

AMMENDMENTS ARE DESCRIBED AS PER DRAWINGS
73D-001 REVC AND 73D-004 REVC.

06. 8.45
- 8 JUL 2005
New Plymouth
District Council

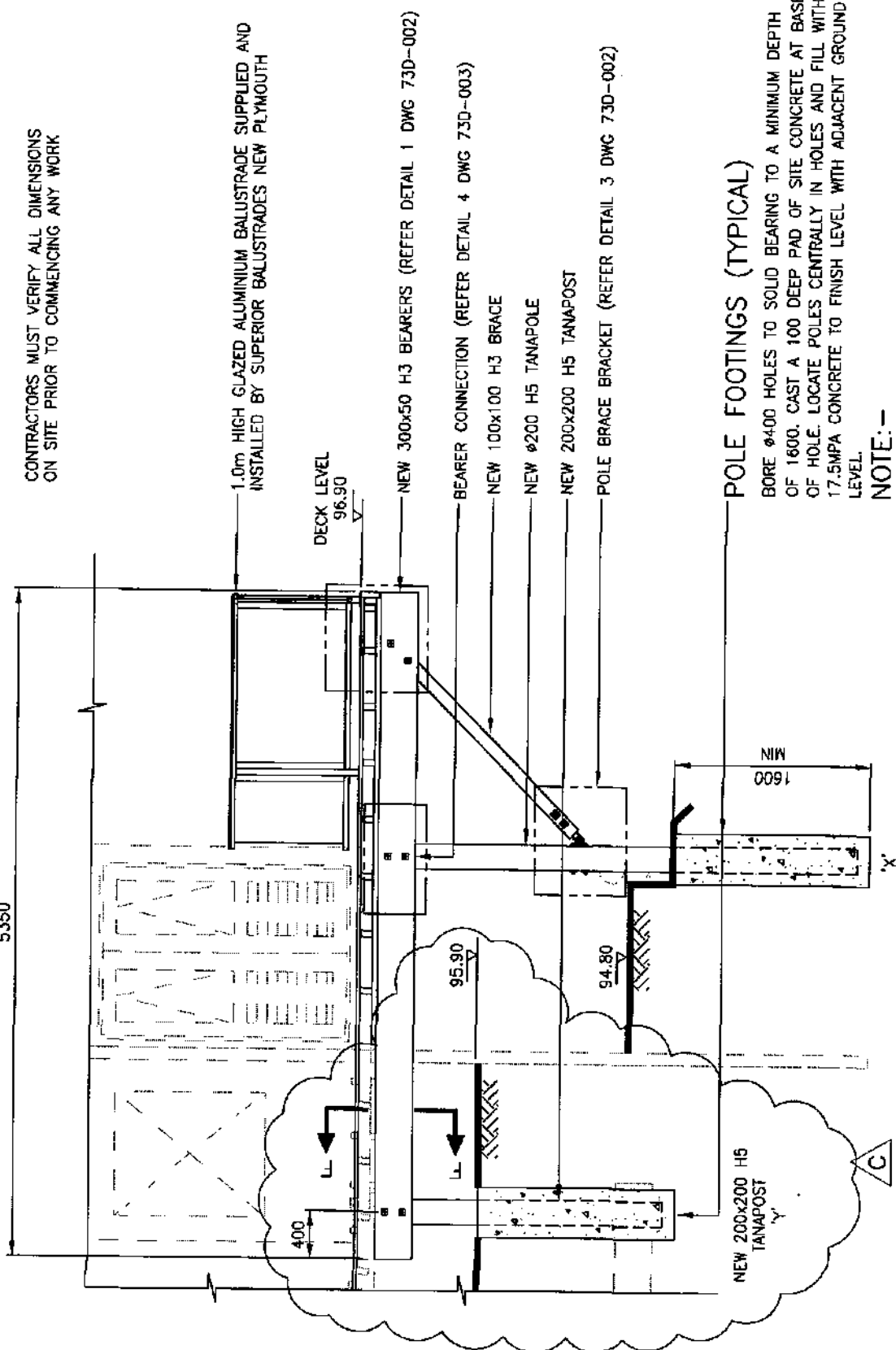
This AMENDMENT to the abovementioned Building Consent is made by me as owner of the property:

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

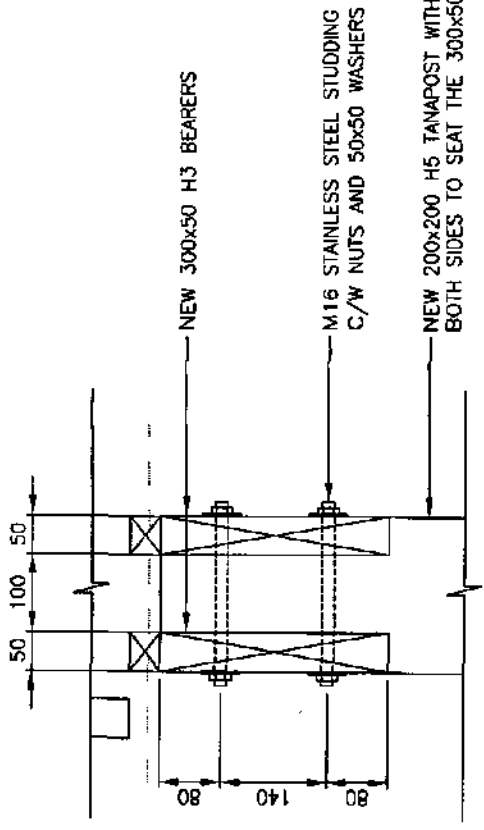
Signature: _____ Date: _____

Office use only

Approved	Refused
Records	
Building	
B	26/7/05
Public Health	
District Planning	



CONTRACTORS MUST VERIFY ALL DIMENSIONS
ON SITE PRIOR TO COMMENCING ANY WORK



NPDC Approved
26 JUL 2005

AMMENDMENT

08/07/05

LEONARD SOLOMON SALLYANN JAMES 730 GOVETT AVE NEW PLYMOUTH PH (06) 753 2527 MOB (021) 456 010			
PROJECT DECK ADDITION SECTION D-D NEW 300x50 H3 BEARERS AND FOOTING DETAILS			
DRAWING NUMBER 73D-004	DATE 04-04-05	REVISION C	

EXTRA INFORMATION/AMENDMENTS

12 45
13 MAY 2005

New Plymouth
District Council

Charge: \$ _____

Job: DECK EXTENSION

Address: 738 LOVETT AVE

NP

Consent No: BC 69802

The changes covered by this amendment are:

Refer your letter dated 27/04/05 for
additional info: Attached

1) design calc's	4) daylighting angle
2) revised drawings	5) Balustrade specs
3) location plan	

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: [Signature] Date: 13/05/05

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

Signature: _____ Date: _____

Office use only

Approved | Refused

Records	
Building	
<u>[Signature]</u>	17/5/05
Public Health	
District Planning	
RCW	19.5.05
ENE	
DM	17/5/05

Eng check on figures reqd. Otherwise
OK.

0.25 hrs

Site Location

738 Govett Ave
New Plymouth

3086978

NPDC OFFICE COPY

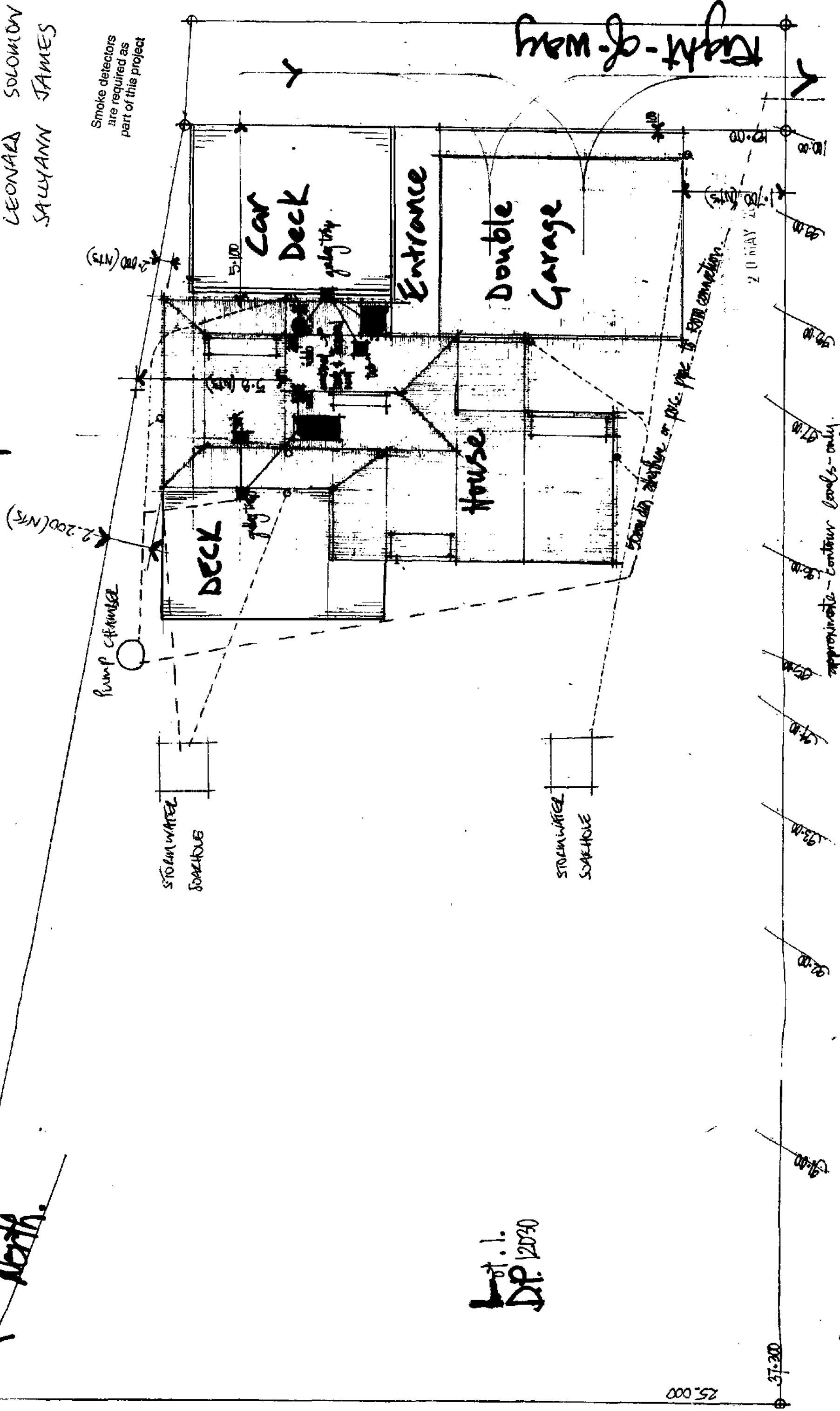
This Building Consent is approved under the Building Act and is limited to new work only as shown on these plans and related specifications

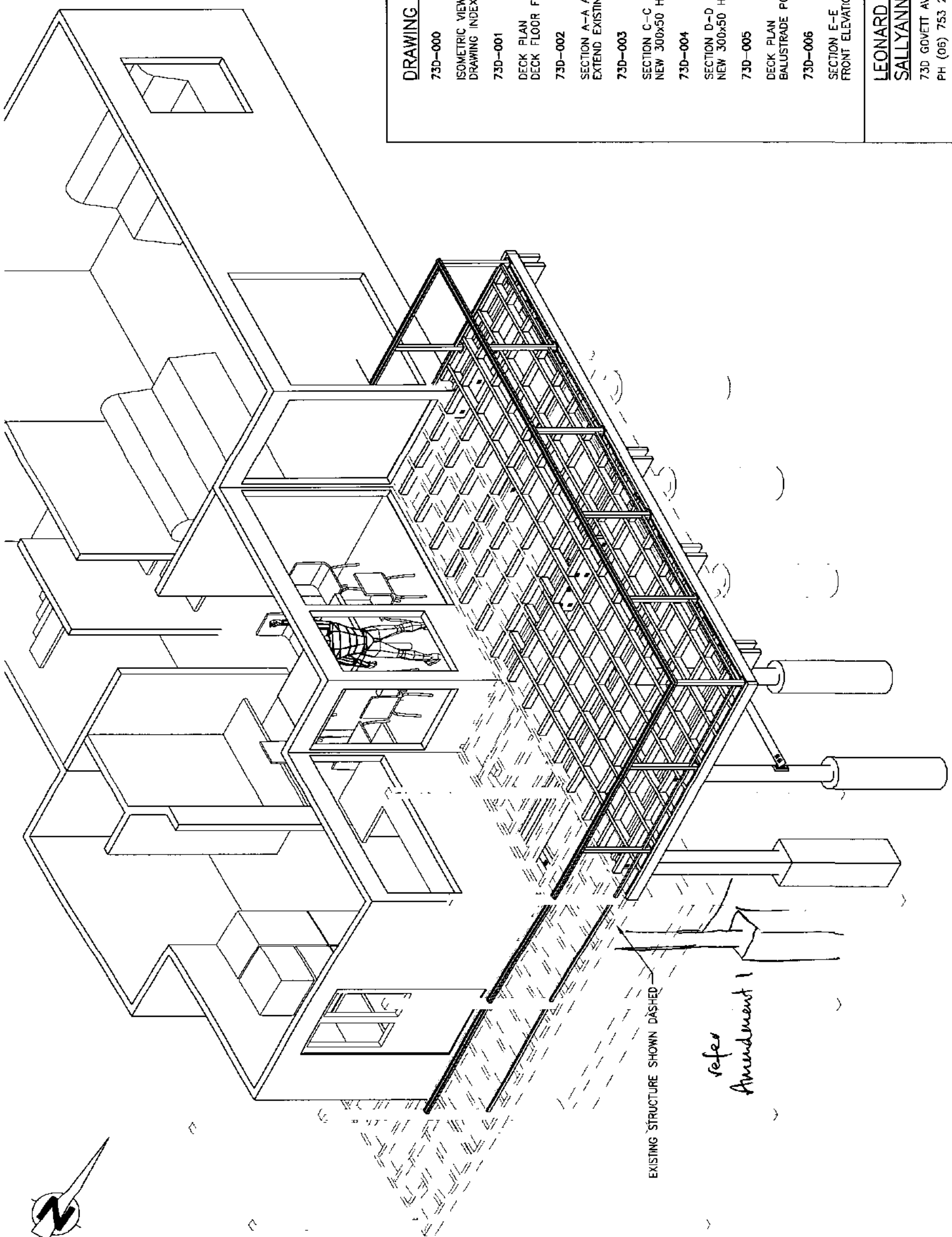
Approved... [Signature] Date 19.5.08

LEONARD SOLOMON

SALLYANN JAMES

Smoke detectors are required as part of this project





DECK ADDITION
PART ISOMETRIC VIEW
NOTE:- DECK TREAD AND GROUND LEVEL
NOT SHOWN FOR CLARITY

DRAWING REGISTER

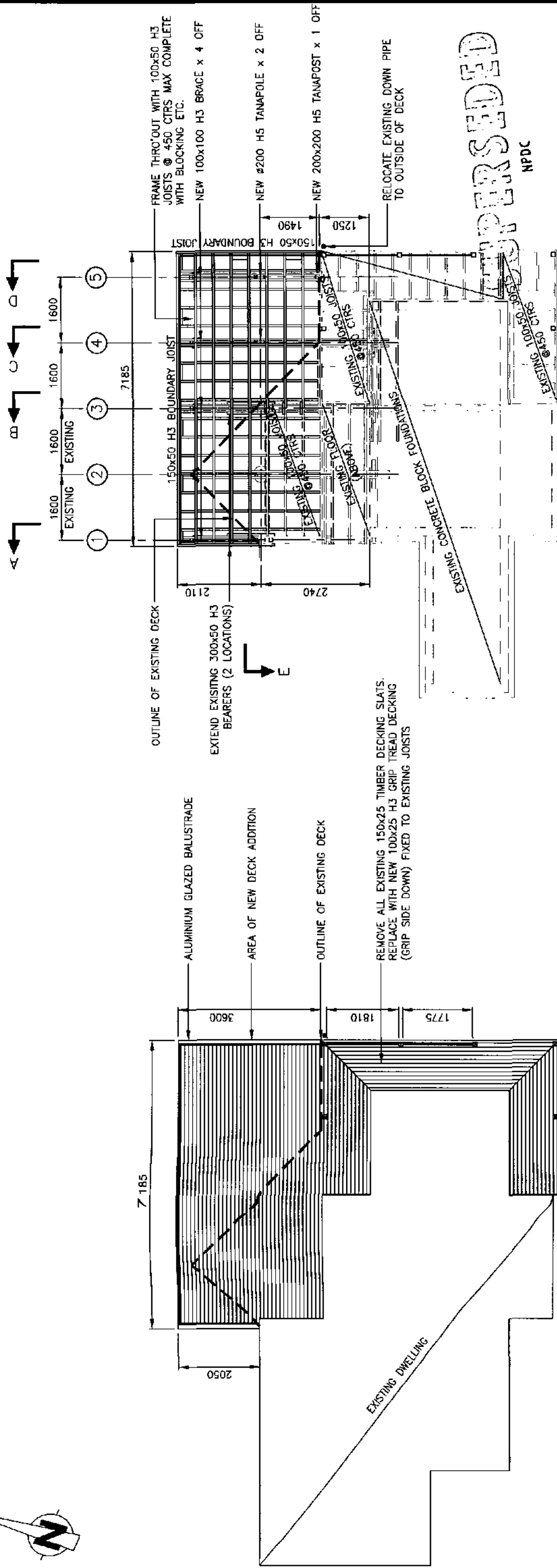
73D-000	ISOMETRIC VIEW DRAWING INDEX
73D-001	DECK PLAN DECK FLOOR FRAMING PLAN
73D-002	SECTION A-A AND SECTION B-B EXTEND EXISTING 300x50 H3 BEARERS
73D-003	SECTION C-C NEW 300x50 H3 BEARERS AND FOOTING DETAILS
73D-004	SECTION D-D NEW 300x50 H3 BEARERS AND FOOTING DETAILS
73D-005	DECK PLAN BALUSTRADE POST LOCATIONS
73D-006	SECTION E-E FRONT ELEVATION

LEONARD SOLOMON
SALLYANN JAMES
73D GOVETT AVE NEW PLYMOUTH
PH (06) 753 2527 MOB (021) 456 010

PROJECT
DECK ADDITION
ISOMETRIC VIEW
DRAWING REGISTER

DRAWING NUMBER	DATE	REVISION
73D-000	17/2/05	04-04-05 B

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK



DECK PLAN

DECK FLOOR FRAMING PLAN

REMOVED
NPDC

- NOTES:
1. DECK IS LOCATED TO REAR OF DWELLING
 2. EXTEND EXISTING 300x50 H3 BEARERS GRID LINES 1 & 3 AND ADD BRACES
 3. ADD NEW 300x50 H3 BEARERS GRIDLINES 4 & 5 C/W BRACES AND #200 H5 TANAPOLIS

SPECIFICATION

PRELIMINARY AND GENERAL:-
ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH THE BUILDING ACT, THE BUILDING REGULATIONS, THE NEW ZEALAND BUILDING CODE AND ALL RELEVANT STANDARDS.
ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
THE EXTENT OF WORK FOR ALL TRADES SHALL BE AS SHOWN OR IMPLIED ON THE DRAWINGS.
ALL CARPENTRY AND JOINERY SHALL COMPLY WITH NZS 3604.
REMOVE AND DISPOSE OF ALL WASTE MATERIAL FROM SITE.
ALL CONCRETE SHALL BE ORDINARY GRADE CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 17.5MPA AT 28 DAYS STANDARD CURE.

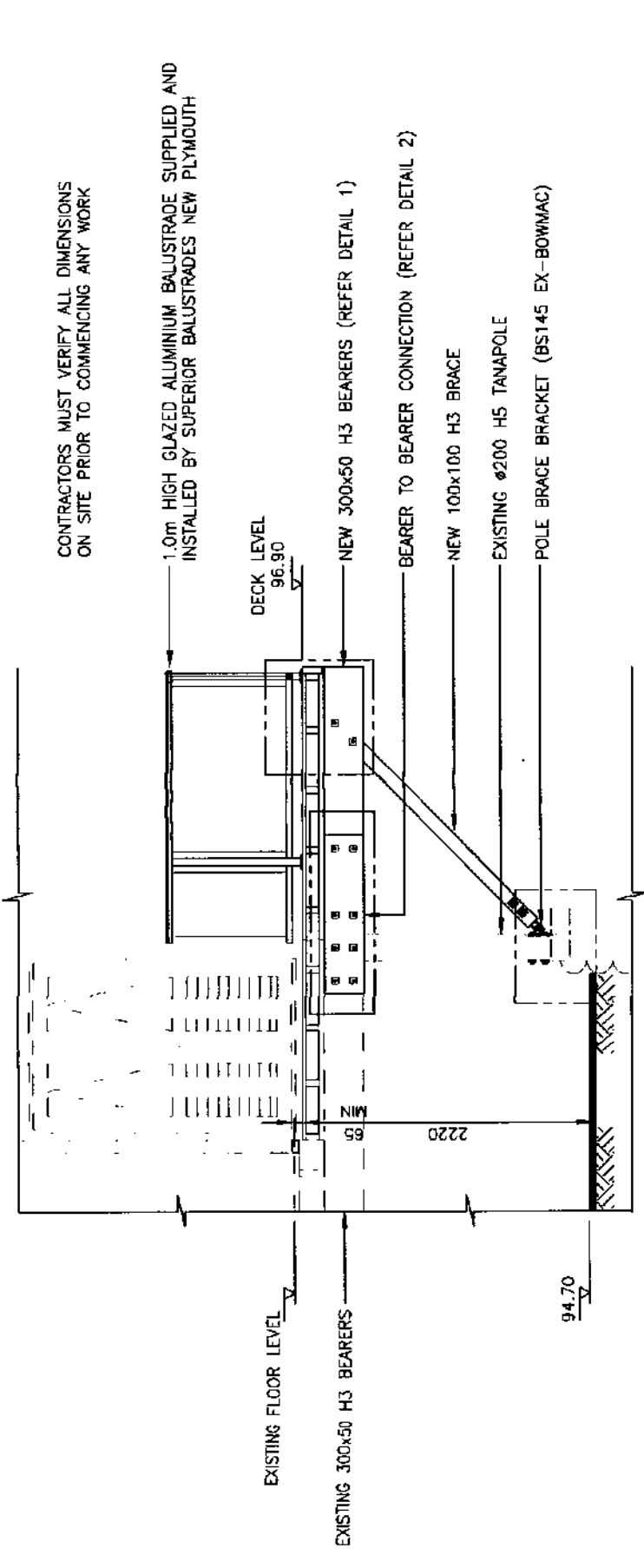
TIMBER TREATMENTS:-
H5 TIMBER PILES AND POLES
H3 FLOOR FRAMING AND EXTERNAL FRAMING CLEAR OF GROUND
ALL PLUMBING AND DRAINAGE SHALL COMPLY WITH THE NZBC SECTION G.13
ALL BOLTING, NUTS AND WASHERS SHALL BE STAINLESS STEEL MATERIAL

LEONARD SOLOMON
SALLYANN JAMES
730 GOVETT AVE NEW PLYMOUTH
PH (06) 753 2527 MOB (021) 456 456

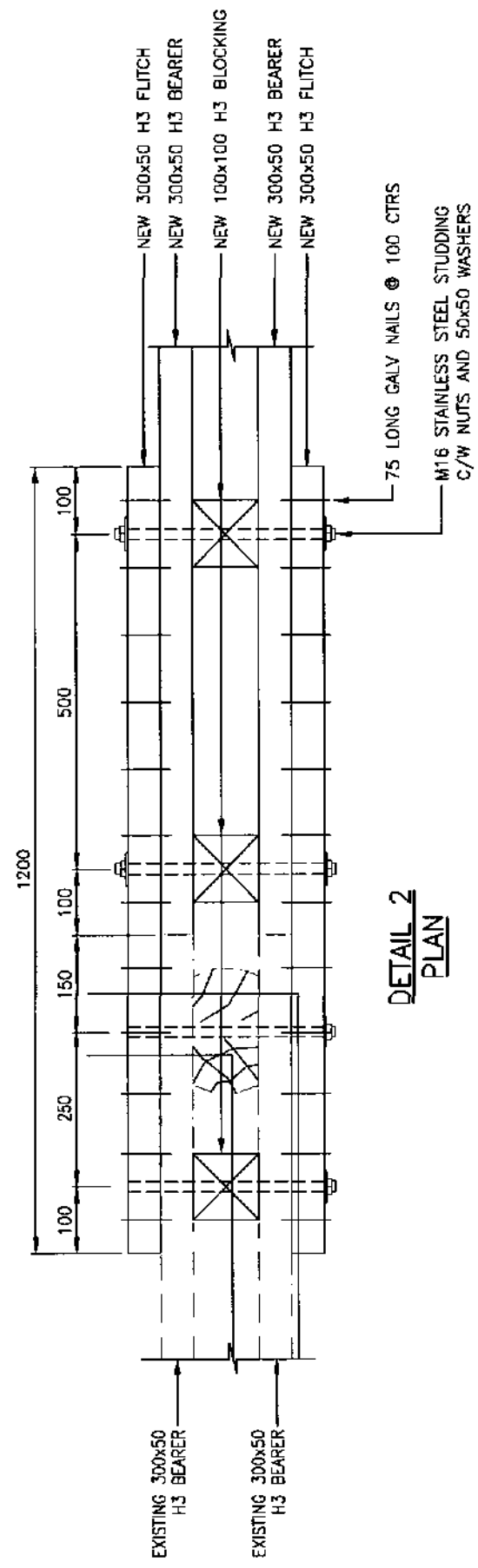
SEE AMENDMENT
Dated: 25-7-05

PROJECT
DECK ADDITION
DECK PLAN
DECK FLOOR FRAMING PLAN

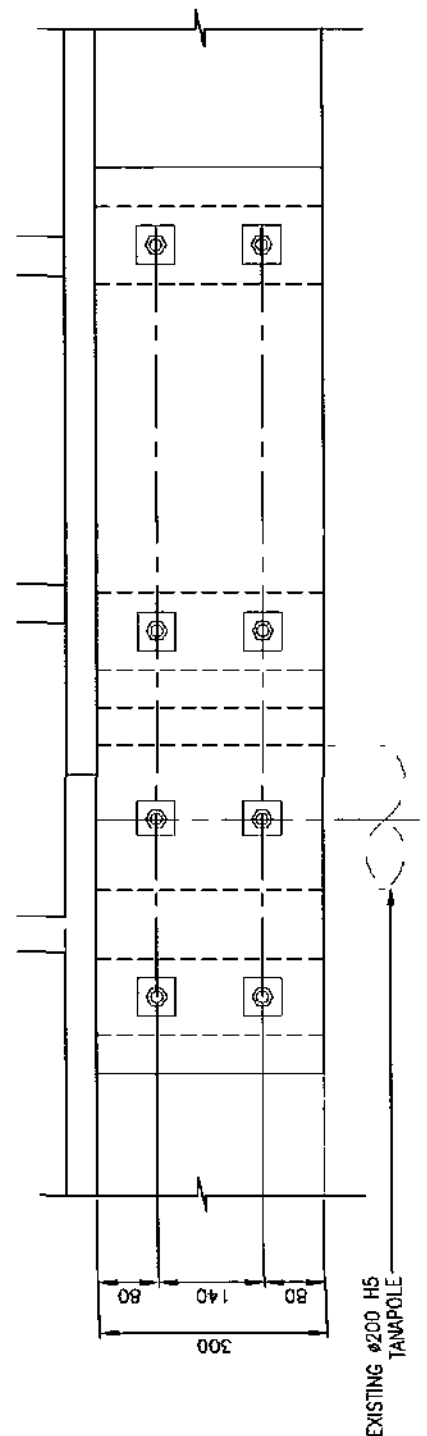
DRAWING NUMBER: 73D-001
DATE: 04-04-05
REVISION: B



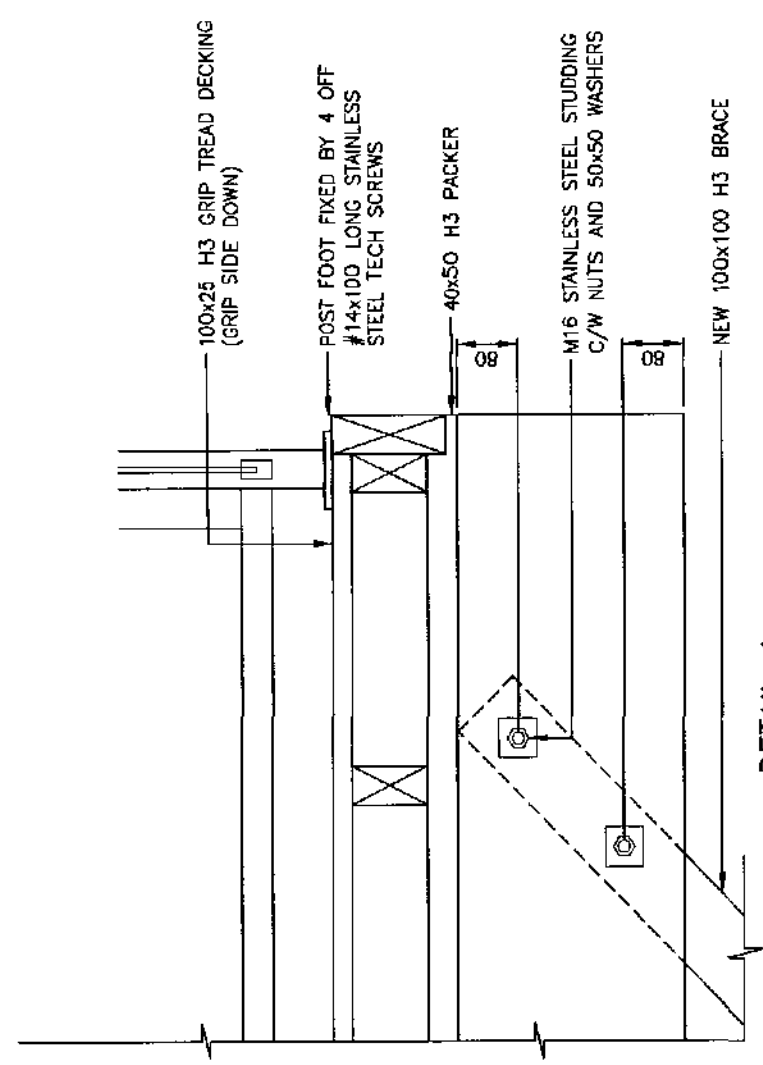
SECTION A-A AND SECTION B-B
TYPICAL



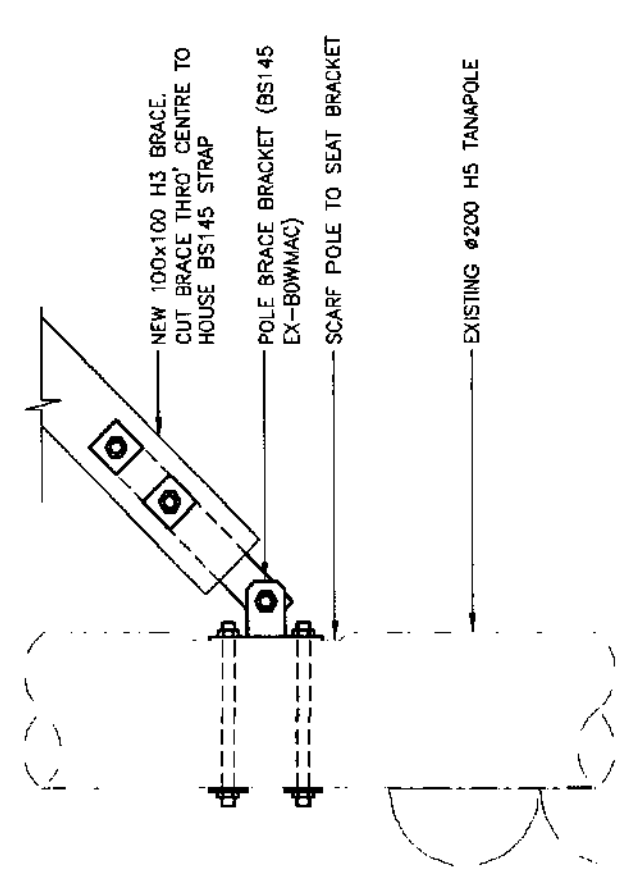
DETAIL 2
PLAN



DETAIL 2
ELEVATION



DETAIL 1
TYPICAL



DETAIL 3
TYPICAL

LEONARD SOLOMON SALLYANN JAMES 730 GOVETT AVE NEW PLYMOUTH PH (06) 753 2527 MOB (021) 456 010		20 MAY 2005	
PROJECT DECK ADDITION SECTION A-A AND SECTION B-B EXTEND EXISTING 300x50 H3 BEARERS			
DRAWING NUMBER 73D-002	DATE 04-04-05	REVISION B	

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK

1.0m HIGH GLAZED ALUMINIUM BALUSTRADES SUPPLIED AND INSTALLED BY SUPERIOR BALUSTRADES NEW PLYMOUTH

DECK LEVEL 96.90

NEW 300x50 H3 BEARERS (REFER DETAIL 1 DWG 73D-002)

BEARER CONNECTION (REFER DETAIL 4)

NEW 100x100 H3 BRACE

NEW #200 H5 TANAPOLE

POLE BRACE BRACKET (REFER DETAIL 3 DWG 73D-002)

POLE FOOTINGS (TYPICAL)

BORE Ø400 HOLES TO SOLID BEARING TO A MINIMUM DEPTH OF 1600. CAST A 100 DEEP PAD OF SITE CONCRETE AT BASE OF HOLE. LOCATE POLES CENTRALLY IN HOLES AND FILL WITH 17.5MPA CONCRETE TO FINISH LEVEL WITH ADJACENT GROUND LEVEL. POLES Ø200 H5 TANAPOLES.

SECTION C-C

5350

400

94.80

1600 MIN

EXISTING FLOOR LEVEL

LOCATION OF NEW 100x100 H3 BLOCK

EXISTING FOUNDATION

NEW 300x50 H3 BEARER

NEW #200 H5 TANAPOLE WITH NOTCH CUT BOTH SIDES TO SEAT THE 300x50 H3 BEARERS

M16 STAINLESS STEEL STUDDING C/W NUTS AND 50x50 WASHERS

50 100 50

NEW 100x100 H3
BLOCK NAILED
SECURELY TO BEARERS

300x50 H3 BEARERS
FIXED SECURELY TO
EXISTING FLOOR JOISTS
AND 100x75 PLATE

100x75 H3 PLATE

DPC BETWEEN

2 OFF M16x200 LONG
DYNABOLTS C/W 50x50
WASHERS

100 500 700 100

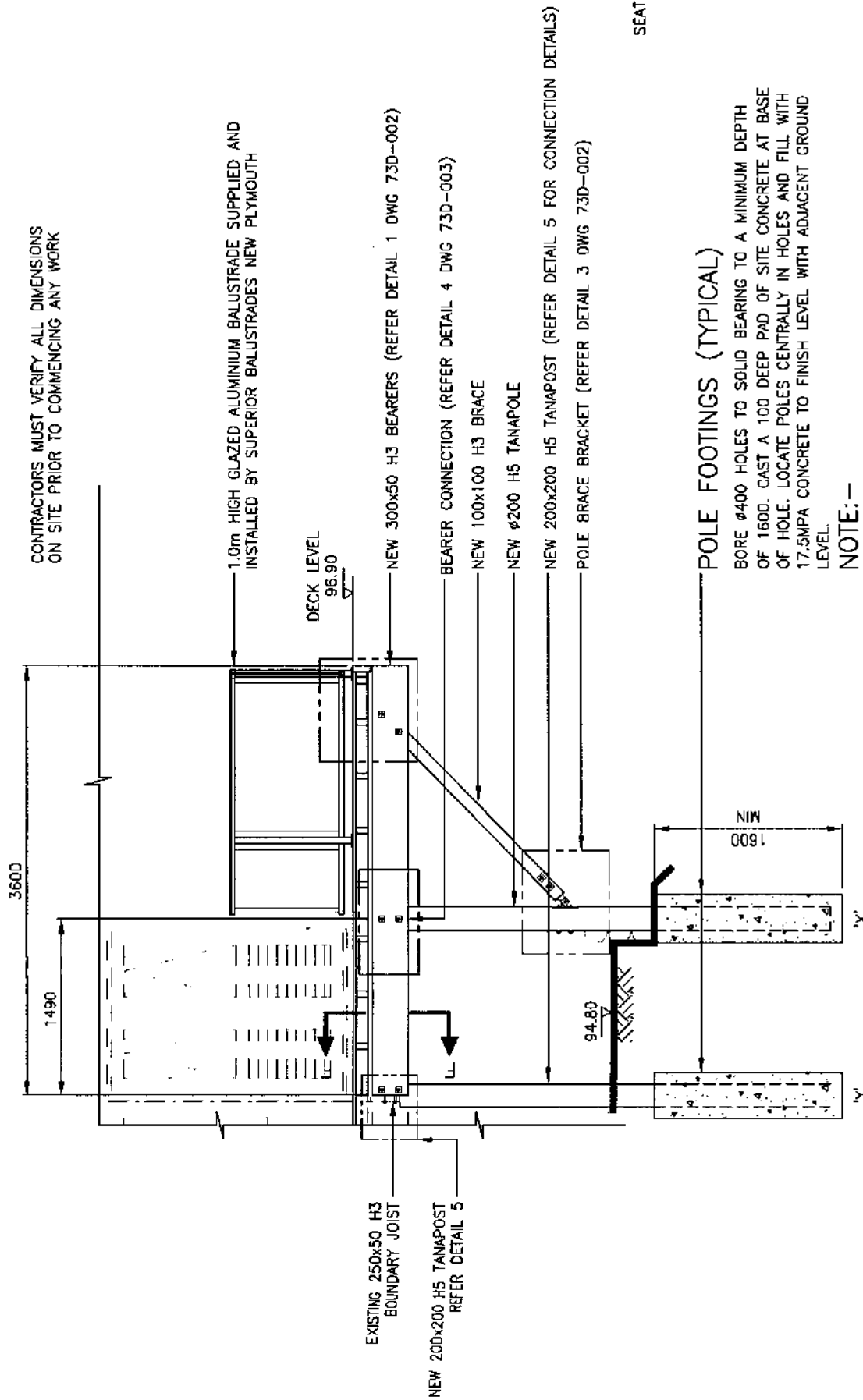
A MINIMUM DEPTH
CONCRETE AT BASE
PILES AND FILL WITH
ADJACENT GROUND

EXISTING FOUNDATION

SECTION E-E

PROJECT
DECK ADDITION
SECTION C-C
NEW 300x50 H3 BEARERS AND FOOTING DETAILS

DRAWING NUMBER	DATE	REVISION
73D-003	04-04-05	B



SECTION D-D

NOTE: -

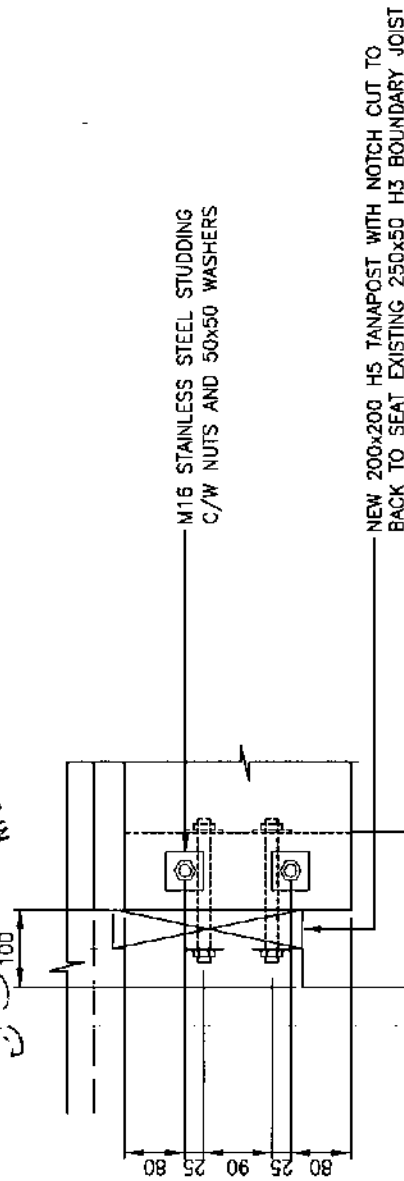
- 1 OFF 200 H5 TANAPOLE AT LOCATION 'X'
- 1 OFF 200x200 H5 TANAPOST AT LOCATION 'Y'

POLE FOOTINGS (TYPICAL)

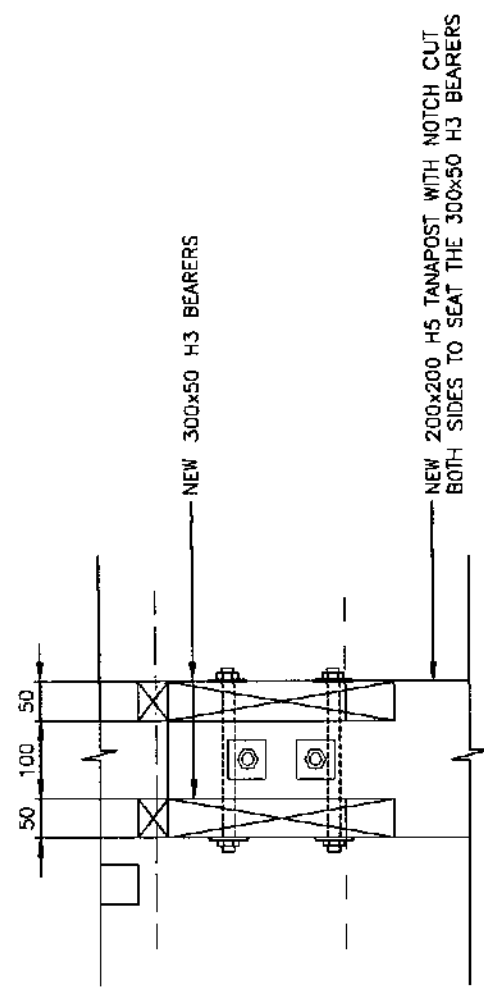
BORE 400 HOLES TO SOLID BEARING TO A MINIMUM DEPTH OF 1600. CAST A 100 DEEP PAD OF SITE CONCRETE AT BASE OF HOLE. LOCATE POLES CENTRALLY IN HOLES AND FILL WITH 17.5MPA CONCRETE TO FINISH LEVEL WITH ADJACENT GROUND LEVEL.

NOTE: -

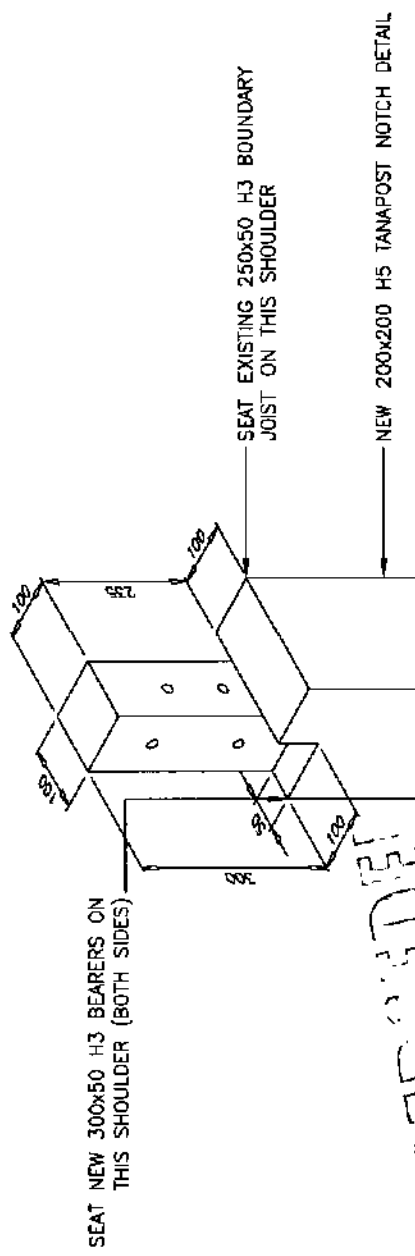
- 1 OFF 200 H5 TANAPOLE AT LOCATION 'X'
- 1 OFF 200x200 H5 TANAPOST AT LOCATION 'Y'



DETAIL 5



SECTION F-F



ISOMETRIC VIEW

NOTCH DETAILS

LEONARD SOLOMON
SALLYANN JAMES

730 GOVEIT AVE NEW PLYMOUTH
PH (06) 753 2527 MOB (021) 456 010

SEE AMENDMENT
Dated: 25-7-05

PROJECT

DECK ADDITION
SECTION D-D
NEW 300x50 H3 BEARERS AND FOOTING DETAILS

20 MAY 2005

DRAWING NUMBER

73D-004

DATE

04-04-05

REVISION

B



EXTENT OF NEW BALUSTRADE

01

BALUSTRADE FIXED TO EXISTING
100x100 H3 POSTS (2 BAYS)

EXTENT OF NEW BALUSTRADE

NOTE: BALUSTRADE SUPPLIED AND INSTALLED BY SUPERIOR
BALUSTRADES NEW PLYMOUTH
DECK TREADS OMITTED FOR CLARITY

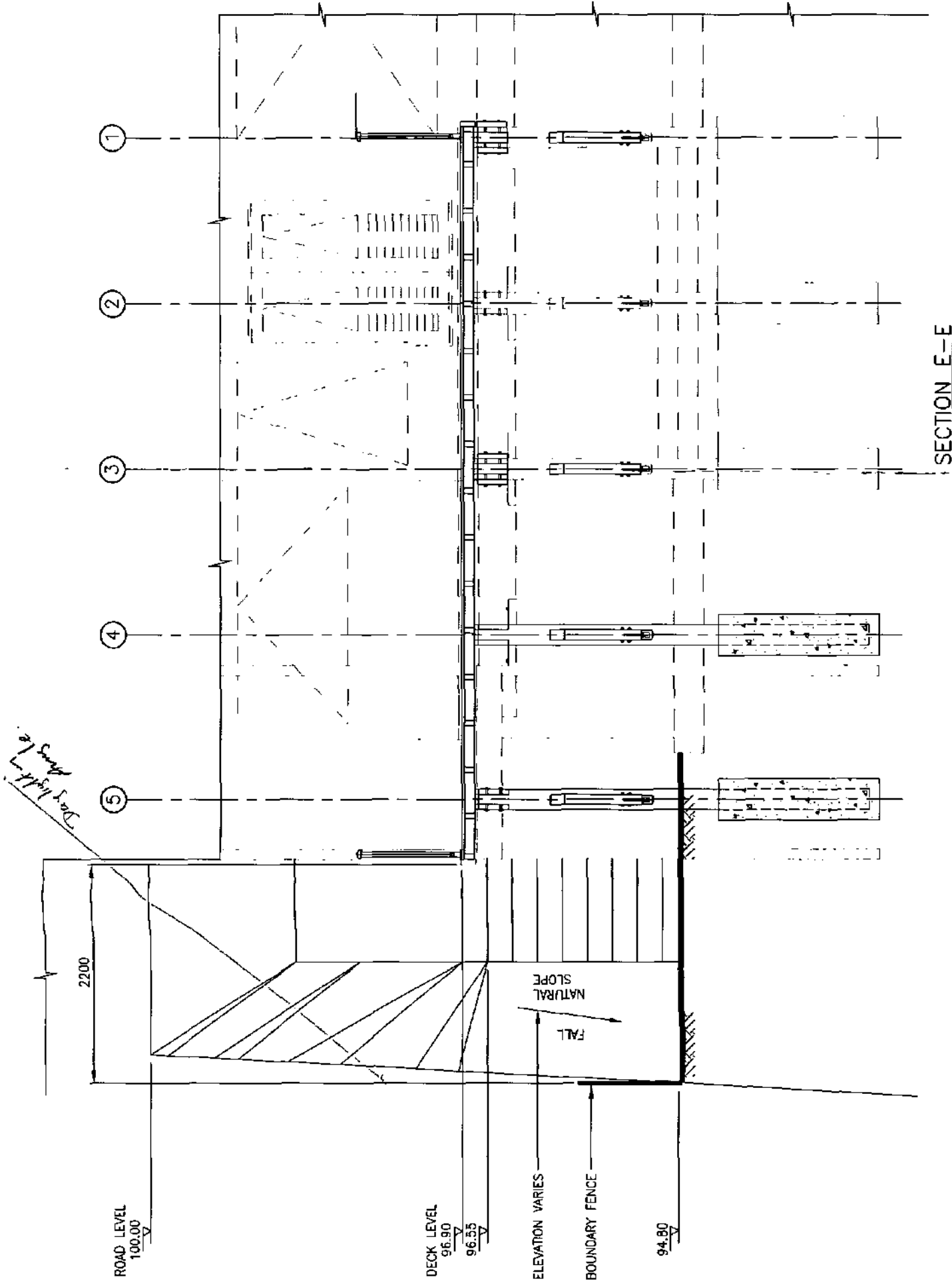
730 GOVETT AVE NEW PLYMOUTH
PH (06) 753 2527 MOB (021) 456 010

PROJECT
DECK ADDITION
DECK PLAN
BALUSTRADE POST LOCATIONS
MAY 2015

DRAWING NUMBER
73D-005

DATE 04-04-05

REVISION 8



LEONARD SOLOMON
SALLYANN JAMES
730 GOVETT AVE NEW PLYMOUTH
PH (06) 753 2527 MOB (021) 456 010

PROJECT
DECK ADDITION
SECTION E-E
FRONT ELEVATION
20 MAY 2005

DRAWING NUMBER	DATE	REVISION
73D-006	12-05-05	A

Scale 1:50

Calc.No.

Rev.

Sheet:

/

By:

KJB

Date:

4-5-05

Checked:

Date:

DESIGN CHECK ON CANTILEVER
SUPPORT BRACE FOR DECK
EXTENSION TSD GOVETT AVE N.P.

LOADING:

LIVE LOAD.

REF NZS 4203: 1992 - NZ LOADING CODE.

LIVE LOAD FOR BALCONIES

= 2 kPa ✓

DEAD LOAD

REF DRAWINGS TSD-000 TO TSD-005

DOUBLE BEAMERS AT 1.6m CRS

DECKING:

25mm GRIP TREAD @ 0.012 kN/m

⇒ 0.12 kPa

JOISTS & BLOCKING:

100 x 50 @ 450 CTR #W

⇒ 6 x 0.9m @ 0.24 kN/m

⇒ 1.3 kPa

BEAMERS:

300 x 50 @ 0.72 kN/m x 2

= 1.44 kN/m

20 MAY 2005

Calc.No.

Rev.

Sheet:

2

By: KGD

Date: 4-5-05

Checked:

Date:

CONTRIBUTING DEAD LOAD ON
BEARERS

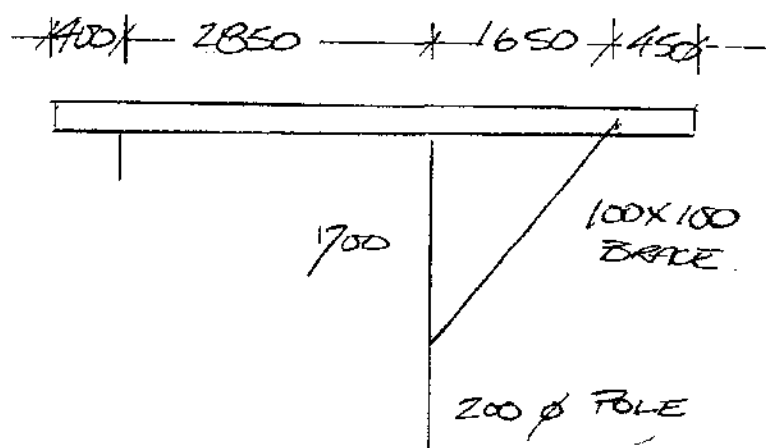
$$\begin{aligned}
 &= 1.2 \text{ kPa} \times 1.6 \text{ m} \quad (\text{DECK}) \\
 &+ 1.3 \text{ kPa} \times 1.6 \text{ m} \quad (\text{JOIST/BLOCKING}) \\
 &+ 1.44 \text{ kN/m} \quad (\text{BEARERS}) \\
 &= 3.68 \text{ kN/m}
 \end{aligned}$$

CONTRIBUTING LIVE LOAD ON BEARERS

$$\begin{aligned}
 &= 2 \text{ kPa} \times 1.6 \\
 &= 3.2 \text{ kN/m}
 \end{aligned}$$

UNDER 1.2G + 1.6Q LOAD COMBINATION

$$\begin{aligned}
 \text{DESIGN LOAD} &= 1.2 \times 3.68 + 1.6 \times 3.2 \\
 &= 9.5 \text{ kN/m}
 \end{aligned}$$



PRINTED ON 2005
20 MAY 2005

FROM MICROSTRAIN ANALYSIS RESULTS
ATTACHED:

$$\text{AXIAL LOAD IN BRACE} \\ = 12.1 \text{ kN}$$

CALCULATE ALLOWABLE LOAD.

REF NZS 3603:1993 - TIMBER STRUCTURES
STANDARD.

COMPRESSIVE STRENGTH OF UNNOTCHED
COLUMN

$$N_c^* \leq \phi N_{ncx} \quad (\text{Eq 3.7})$$

WHERE N_c^* = DESIGN COMPRESSIVE LOAD
= 12.1 kN.

ϕ = STRENGTH REDUCTION FACTOR
= 0.8

N_{ncx} = NOMINAL STRENGTH OF MEMBER
IN COMPRESSION

$$= k_1 k_B f_c A$$

WHERE

k_1 = LOAD DURATION MODIFICATION
FACTOR

$$= 0.8 \quad (\text{CROWD LOADS})$$

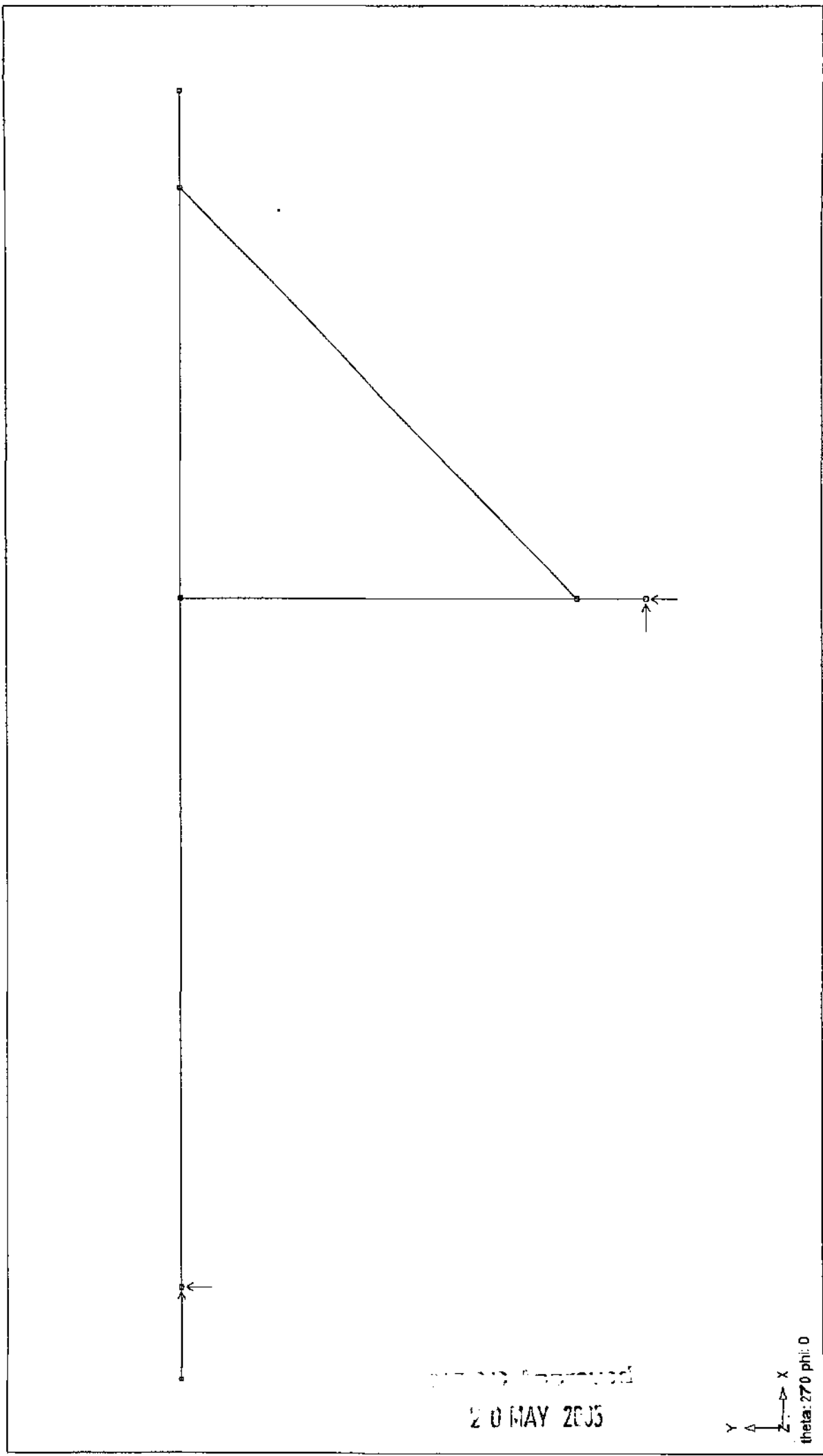
k_B = STABILITY MODIFICATION FACTOR
DERIVED FROM S_2

WHERE $S_2 = \frac{k_{10} L}{d}$

k_{10} = EFFECTIVE
LENGTH
FACTOR

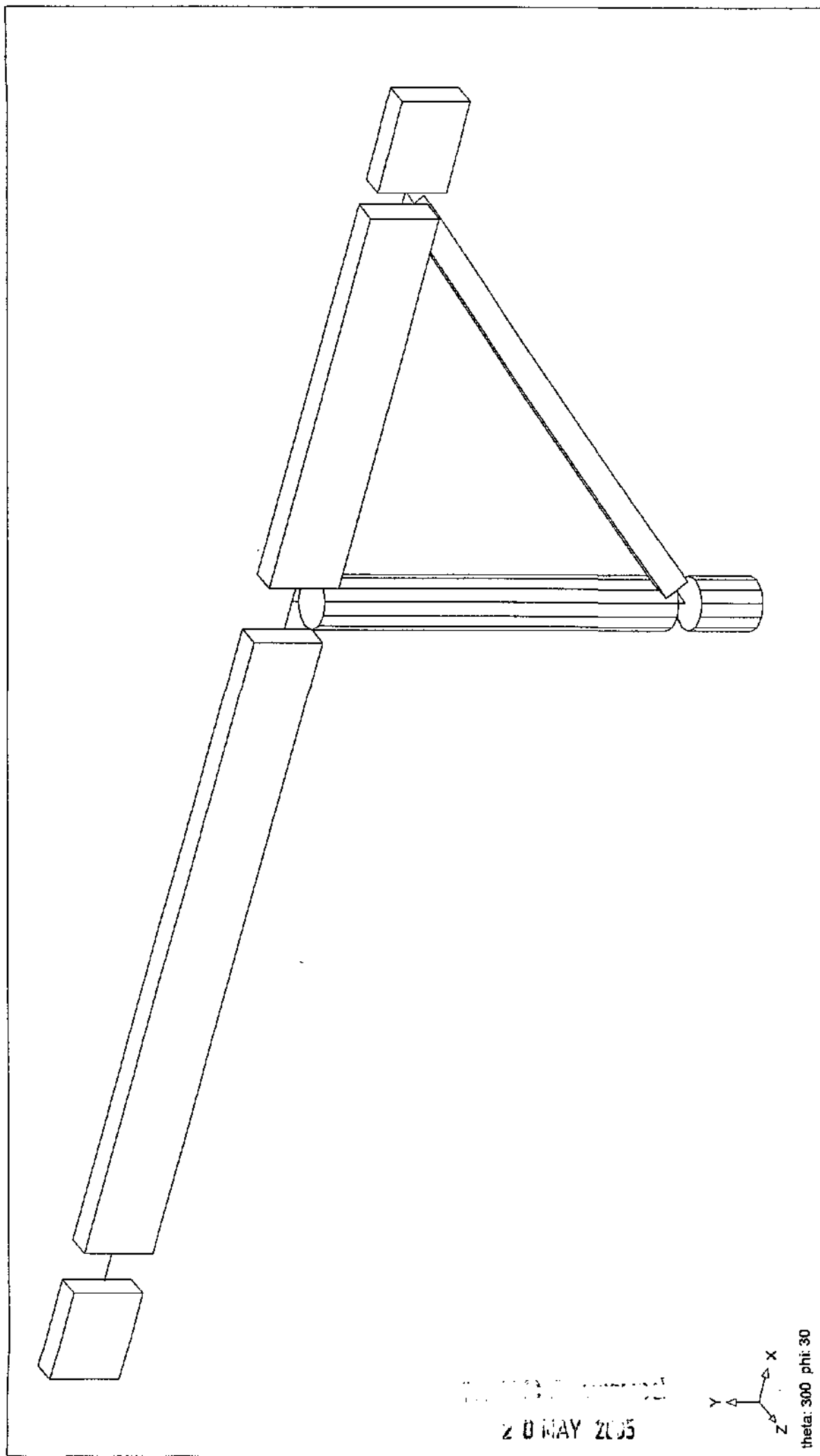
20 MAY 2005

$$= 0.85 \quad (\text{F4.3.5})$$

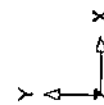
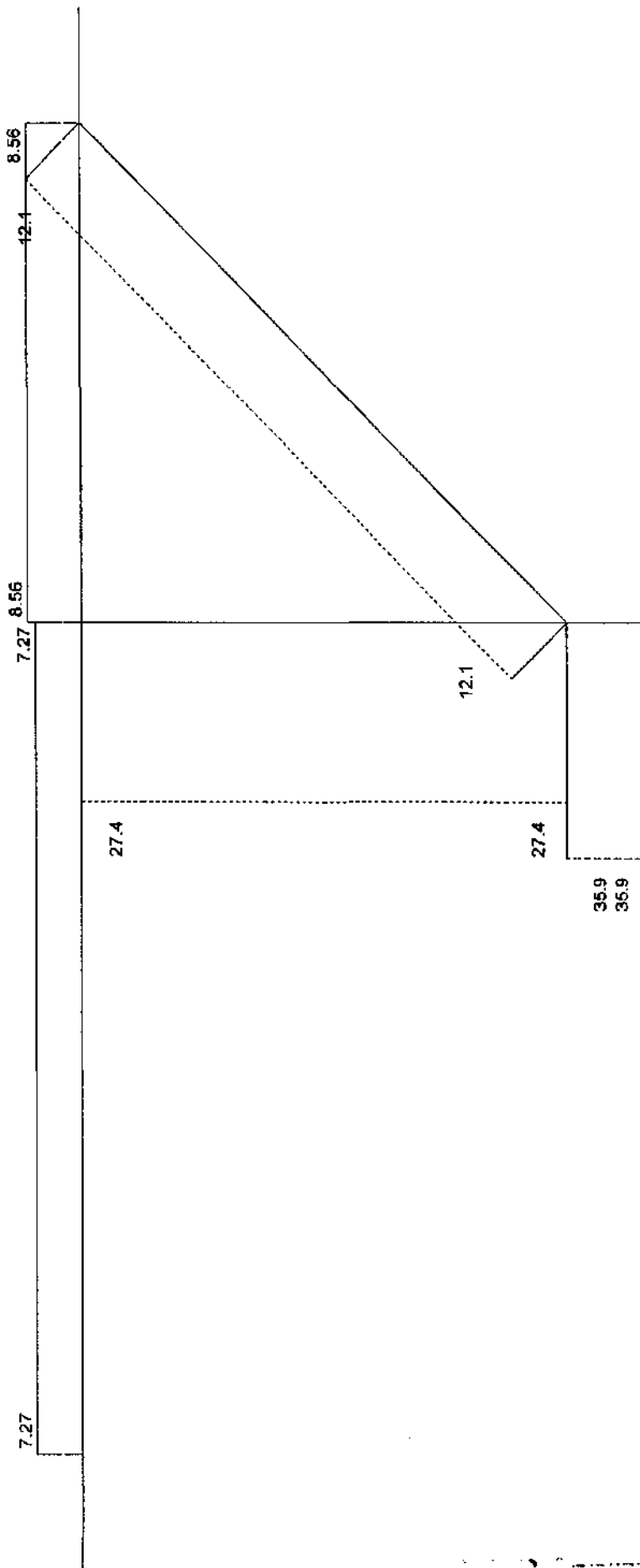


20 MAY 2005

Y
X
Z
theta: 270 phi: 0



Load Cases:
 — 1 P 1.2G + 1.6Q

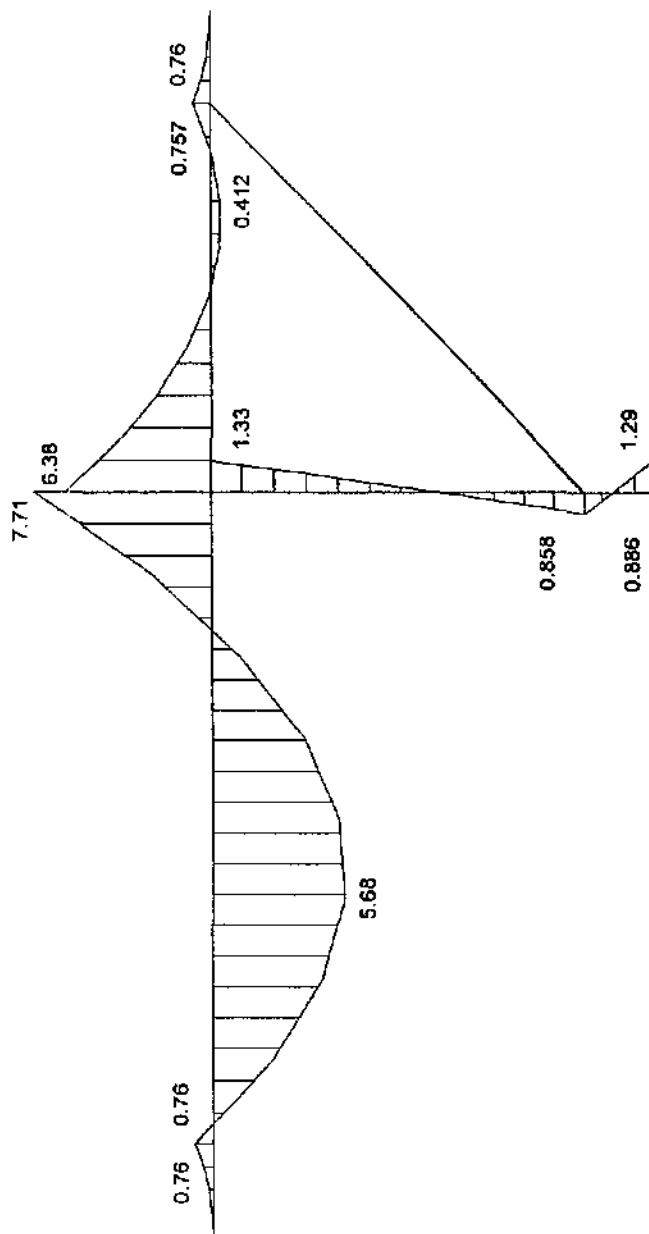


theta: 270 phi: 0

Axial Force, Fx

20 MAY 2005

Load Cases:
 — 1 P 1.2G + 1.6Q

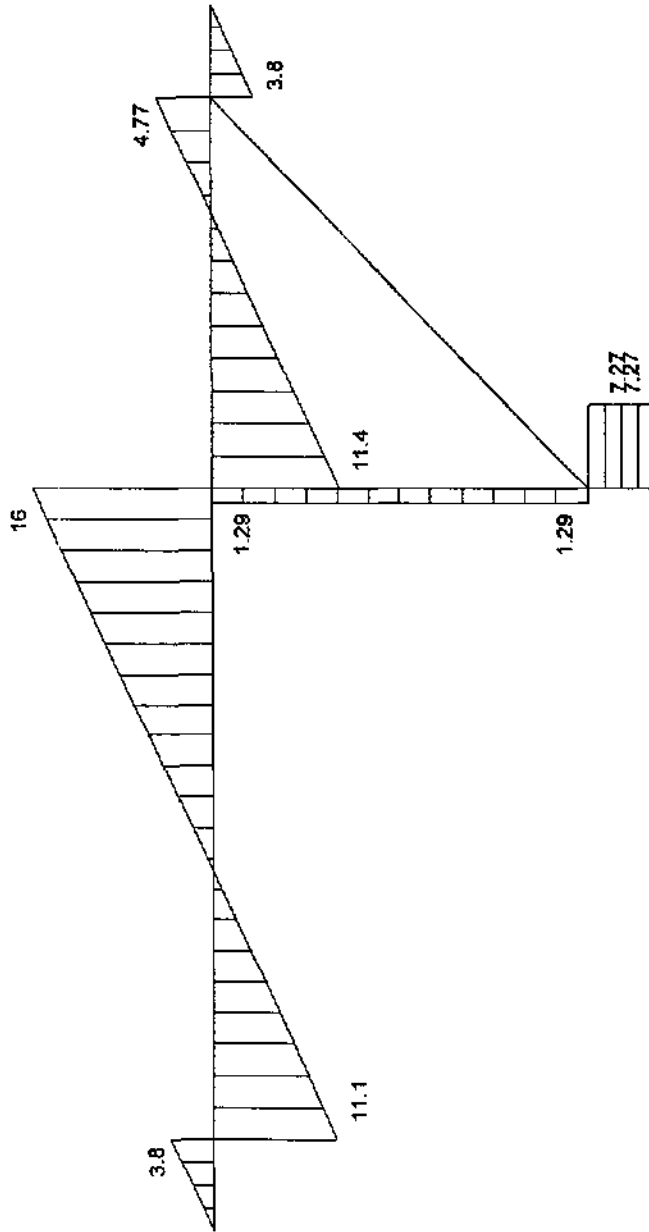


Y
 Z
 X

theta: 270 phi: 0

Bending Moment, Mz

Load Cases:
1 P 1.2G + 1.6Q



Y
Z
X

theta: 270 phi: 0

Shear Force, Fy

Calc.No.

Rev.

Sheet:

4

By: KGT

Date: 4-5-05

Checked: _____

Date: _____

$$S_2 = \frac{0.85 \times 2.4 \text{ m}}{0.1 \text{ m}} = 20.4$$

$$\Rightarrow \text{Fig 2.4}, K_B = 0.65$$

$$f_c = \text{CHARACTERISTIC COMPRESSIVE STRENGTH} \\ = 15 \text{ N/mm}^2$$

$$A = \text{CROSS SECTIONAL AREA} \\ = 10000 \text{ mm}^2$$

THEN

$$N^*c \leq 0.8 \times 0.8 \times 0.65 \times 15 \text{ N/mm}^2 \times 10000 \text{ mm}^2$$

$$12.1 \leq 64.4 \text{ kN}$$

$$\text{CAPACITY OF BRACE} = 64.4 \text{ kN}$$

$$\text{LOAD IN BRACE} = 12.1 \text{ kN}$$

BRACE - OK.

20 MAY 2005

20 MAY 2005

CHECK BOLTED JOINT

LOWER END OF BRACE ATTACHED TO 200 ϕ TOWER BY POLE BRACE BRACKET.

UPPER END OF BRACE ATTACHED TO ROOF.

BOTH ENDS UTILISE 2 \times M16 BOLTS.

STRENGTH OF BOLTED JOINT

CHARACTERISTIC STRENGTH OF BOLT LOADED PARALLEL TO GRAIN

$$Q_{sk} = Q_{skL} = 20k$$

TABLE 4.9

WHERE $Q_{sk} = 18.5kN$ FOR SINGLE BOLT
($b_e = 90mm$, BOLT SHANK $\phi = 16mm$)

TABLE 4.10

$$THEN Q_{sk} = 2 \times 18.5 = 37kN$$

ϕ STRENGTH OF BOLTED JOINT

$$N^* < \phi Q_n$$

WHERE ϕ = STRENGTH REDUCTION FACTOR = 0.7

N^* = DESIGN LOAD = 121 kN

Q_n = NOMINAL JOINT STRENGTH

$$WHERE Q_n = n k_1 k_2 k_3 Q_{sk}$$

n = NO OF BOLTS

20 MAY 2005

$$K_1 = \text{LOAD MODIFICATION FACTOR} \\ = 0.8$$

$$K_2 = \text{GREEN TIMBER MOD FACTOR} \\ = 1.0$$

$$K_3 = \text{MOD FACTOR FOR MULTIPLE FASTENERS} \\ = 1.0$$

$$Q_k = \text{SYSTEM CHARACTERISTIC STRENGTH} \\ = 37 \text{ kN}$$

THEN

STRENGTH OF BOLTED JOINT

$$= 0.7 \times 2 \times 0.8 \times 10 \times 10 \times 37 \\ = 41 \text{ kN} > N^*$$

⇒ BOLTED ENDS OF BRACE -OK

USE OF 30kN ROB BRACE
BRACKET -OK

20 MAY 2005

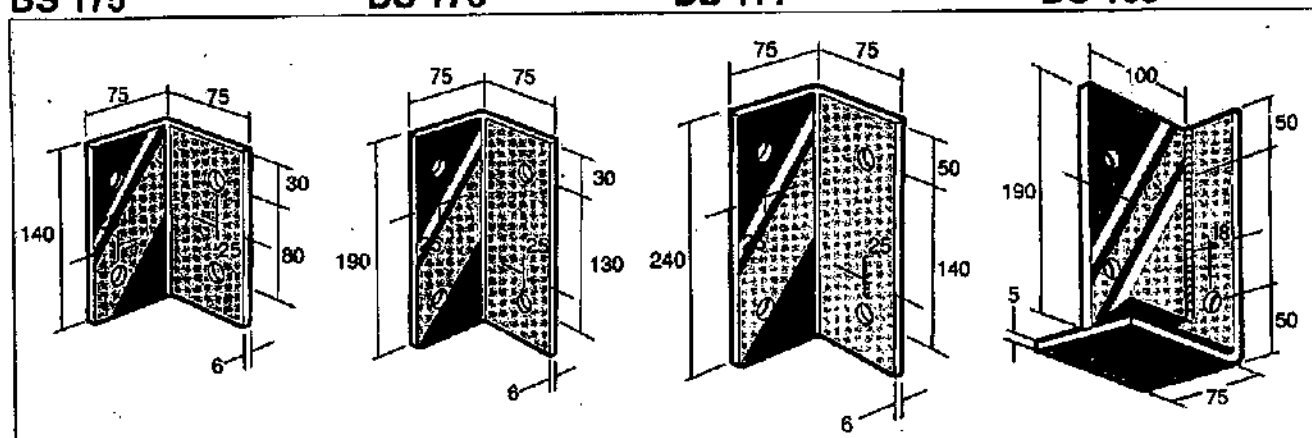
BEAM SUPPORTS

BS 175

BS 176

BS 177

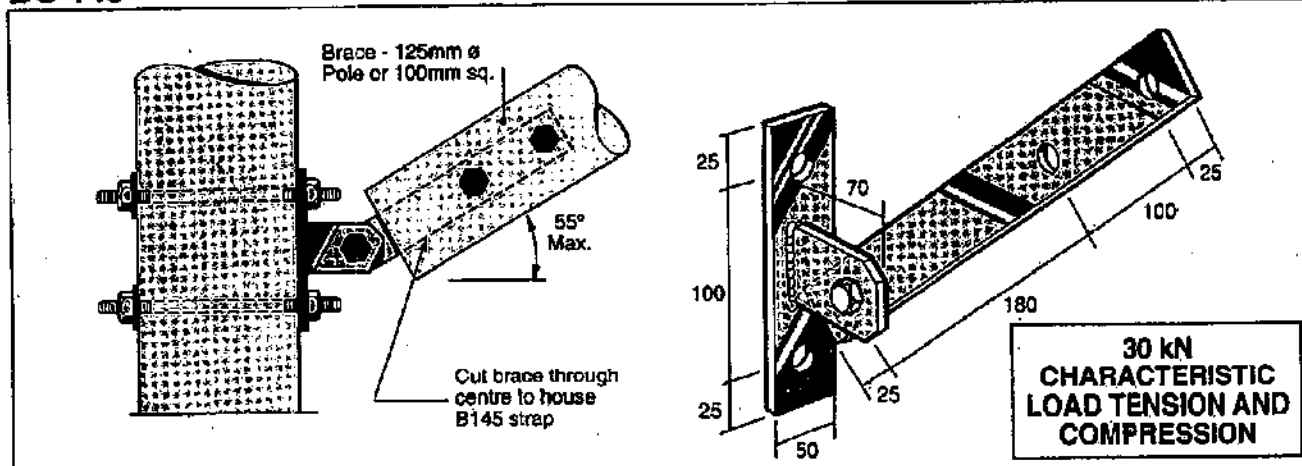
BS 108



All Holes for M12 Bolts

POLE BRACE BRACKET

BS 145



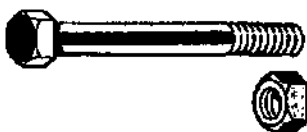
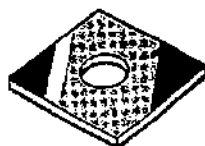
All Holes for M16 Bolts

1 - M16 x 30mm Assembly Bolt only supplied

SQUARE WASHERS

BOLT & NUT SETS

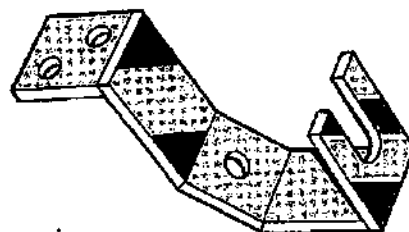
CUSTOM BRACKETS



M12 x 120mm long

Model	Size	Hole
BSW3B	50 x 50 x 3	12mm
BSW3C	50 x 50 x 3	16mm
BSW5B	50 x 50 x 5	12mm
BSW5C	50 x 50 x 5	16mm

Custom Brackets manufactured to your requirements. Fax sketches for a Free Quote (09) 274 7100, or contact your Builders Supply Merchant.



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MiTek New Zealand Ltd.

AUCKLAND
PO Box 58-014, Greenmount
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Fax: (03) 348 0314

www.mitek.nz.co.nz

HOME OF GANG-NAIL® BUILDING SYSTEMS

20 MAY 2005



SUPERIOR BALUSTRADE SYSTEMS (NZ) LTD.

PRODUCER STATEMENT : SUPERIOR BALUSTRADE SYSTEMS.

PRODUCT COMPLIANCE.

Superior Balustrade and Superior Glass Balustrade is designed to comply with the following standards:

A "*design analysis*" should be sought for specific installations. (See Linear Elastic Design Analysis.)

- **NZS 4203 : 1994.** Code of Practice for General Structural Design and Design Loadings for Buildings.
- **AS 1657 : 1992.** Code for Fixed Platforms, Walkways, Stairways and Ladders.

Where glass is utilised in the balustrade, it complies with;

- **NZS 4223 : Part 3 : 1993.** Code of Practice for Glazing in Buildings.

Spear top fencing and decorative gates are some of the designs in common use where there is no specified load limit or design specification. Swimming pool fencing likewise, is not required to carry a specific load so we have generally adopted the "*residential specification to 10 metres above grade*" ($0.36kN/m$), in our design.

Superior Balustrade Swimming Pool Fence complies with the Swimming Pool Fencing Act 1993.

LINEAR ELASTIC DESIGN ANALYSIS.

Commercial and High Rise Installations may be subjected to "*computer analysis*" as a matter of course for the fabricators information. Where analysis is a pre-requisite of a "*building consent*" that can be requested by the *territorial authority* and should be notified to our Agent, prior to the placement of the order for materials.

The "*analysis*" is effected through a Microsoft Excel based *Analysis and Design Spreadsheet* which was specifically developed for Superior Balustrade by Plant & Platform Consultants Ltd, Consulting Engineers.

The spreadsheet calculates, wind, snow, ice and live loads in accordance with NZS 4203 1994. Analysis of the balustrade system is undertaken using standard linear elastic analysis methods.

The spreadsheet generates a detailed output of the loads calculated and presents design dimensions of the balustrade that is to be built.

20 MAY 2005

EXTRUSION ex MCK METALS PACIFIC

MCK Metals Pacific confirm that Extruded Aluminium Product has been manufactured to the requirements of the following documents:

- AS 1866 : 1997. Aluminium and Aluminium Alloys – Extruded Rod, Bar, Solid and Hollow Shapes.
- AS/NZS ISO 9001 : 1994. Quality Systems – Model for Quality Assurance in Design, Development, Production, Installation and Servicing. (BVQI Certificate No. 48116.)

POWDER COATED EXTRUSION ex MCK METALS PACIFIC

Superior Balustrade is normally powder coated in Dulux Duralloy, unless otherwise specified, and as such is covered by the *Architectural Powder Coating Performance Warranty*. Warranty details cover Service Life 25 years – Film Integrity 10 years – Colour Integrity 7 years.

Additional specific warranty details are available on request.

ANODISED EXTRUSION ex MCK METALS PACIFIC

- AS 1231 : 2000. Aluminium and Aluminium Alloys – Anodised Coatings for Architectural Applications.

With respect to AS 1231 : 2000, it is stipulated that the anodised material will retain its original integrity for no less than ten years when maintained to the requirements of Appendix C of this Standard.

This appendix refers to the Maintenance of Anodised Aluminium of which regular cleaning is essential to preserve the surface finish against subsequent attack by moisture when affected by grime deposition.

Manufacturing control and sampling test records are retained by MCK Metals Pacific to verify conformance to the Standards referenced above.

SUPPLIED TO:

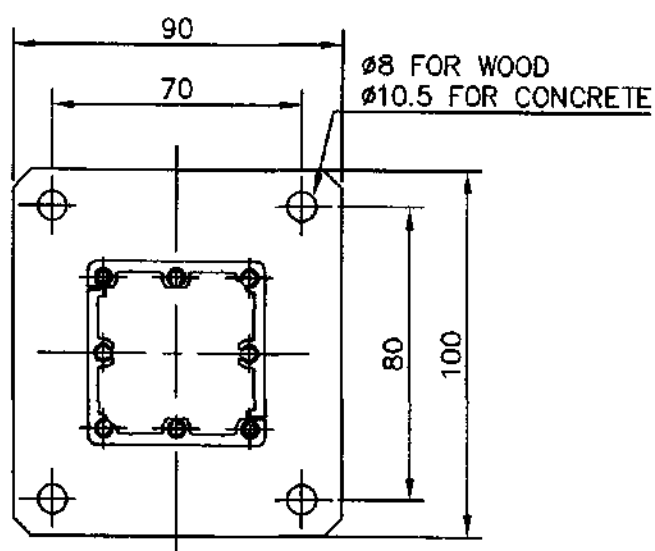
BUILT BY:

DATE:

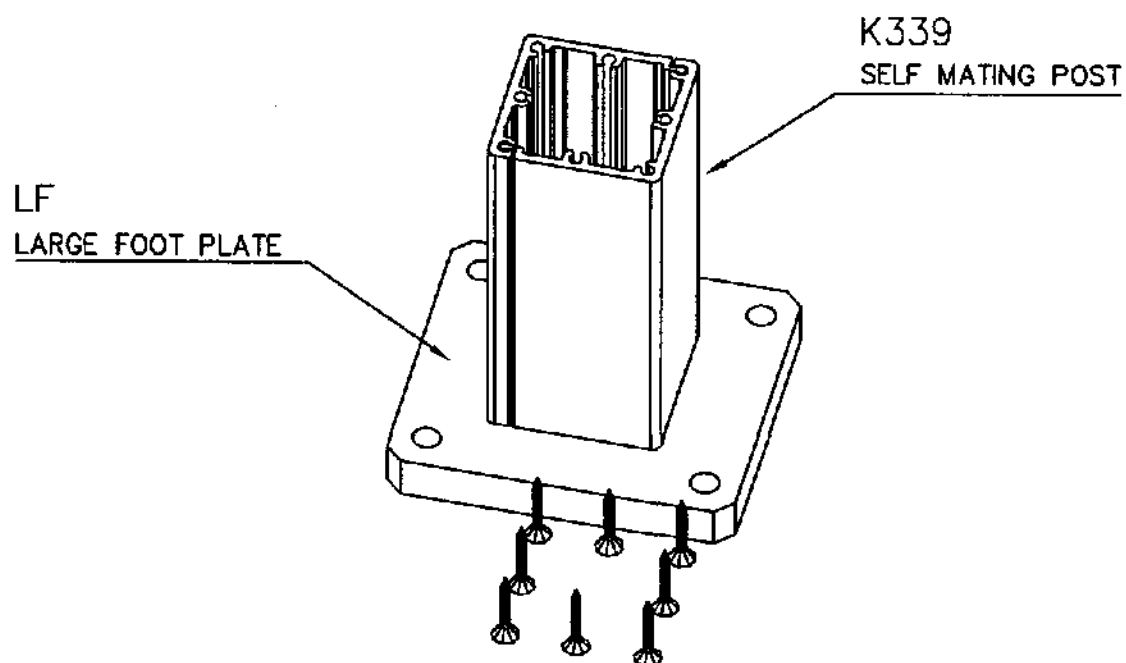
J.E.Peacock.
Managing Director.

Superior Balustrade Systems™

20 MAY 2005



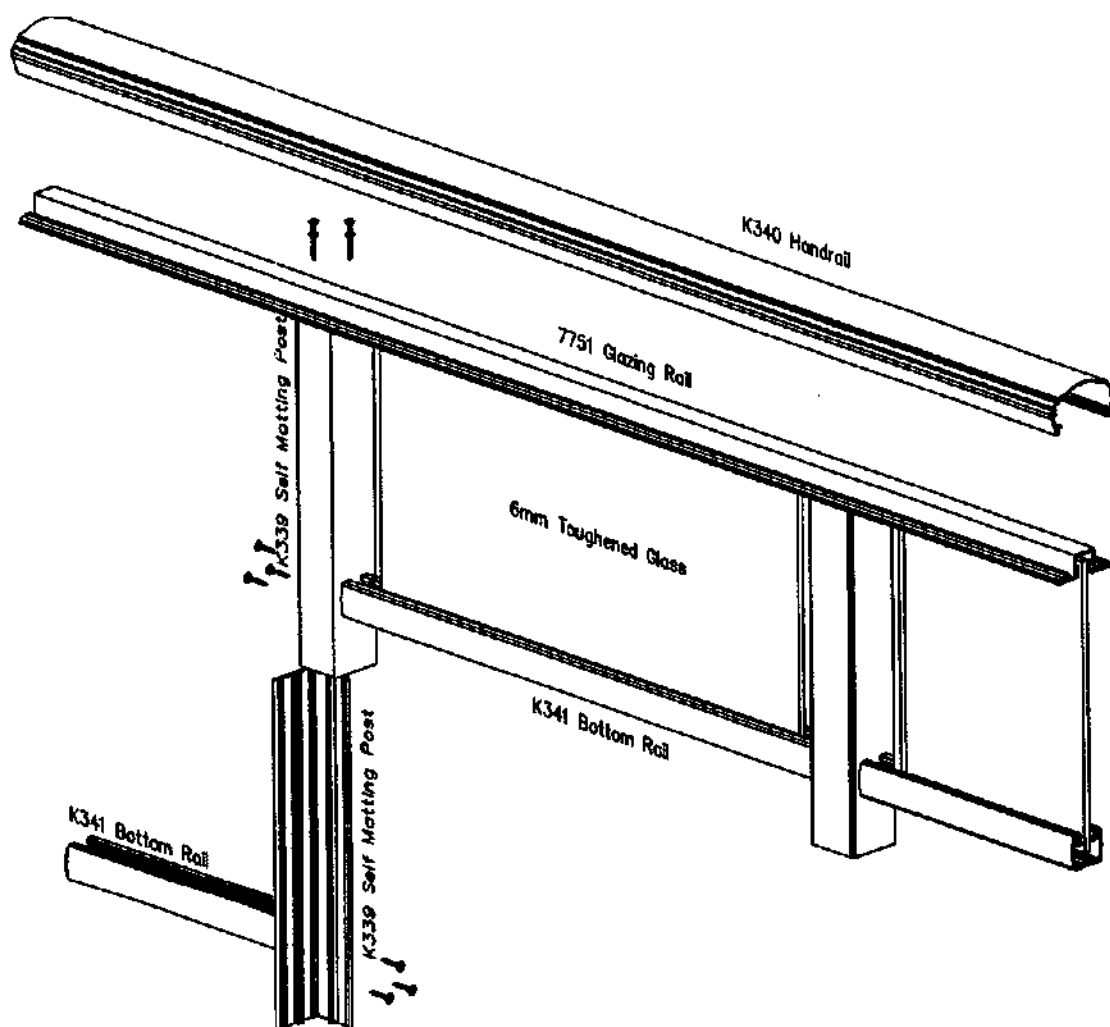
LARGE FOOT PLATE



©

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	Superior Balustrade Systems™		ISSUE 2	AMENDED 29/08/02	
			LARGE FOOT PLATE WOOD ATTACHMENT		

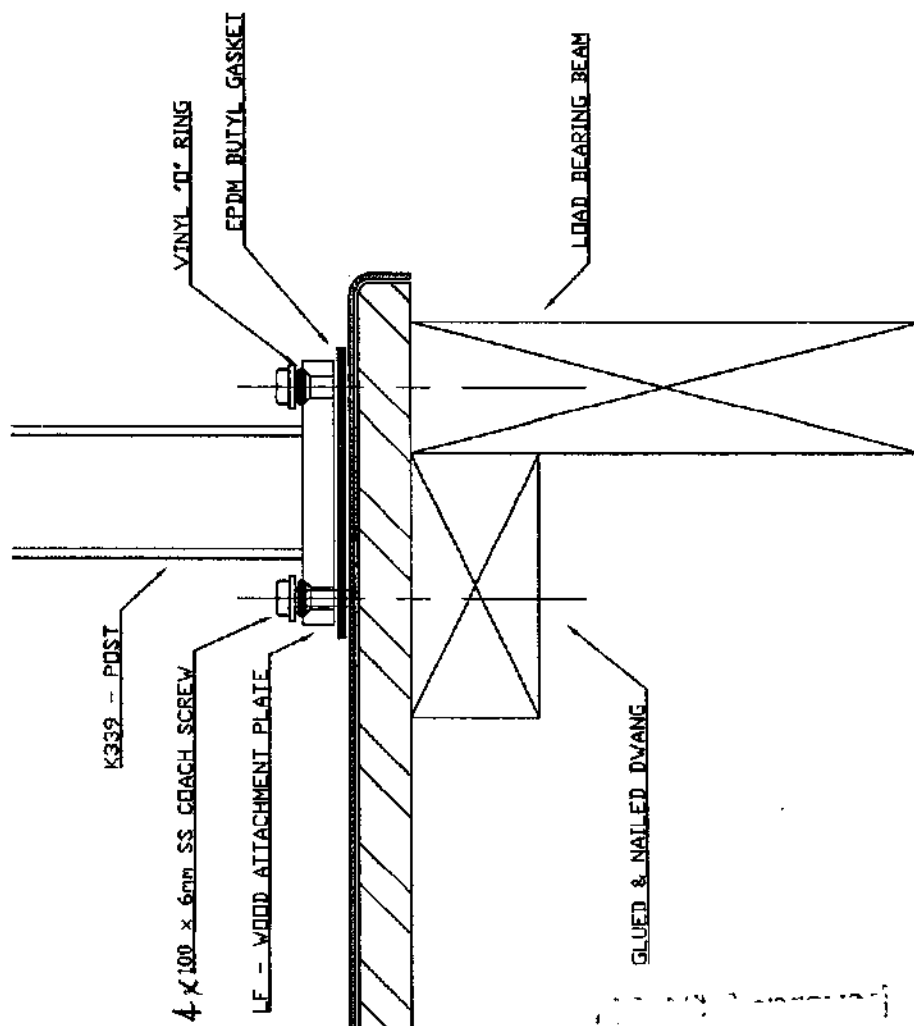
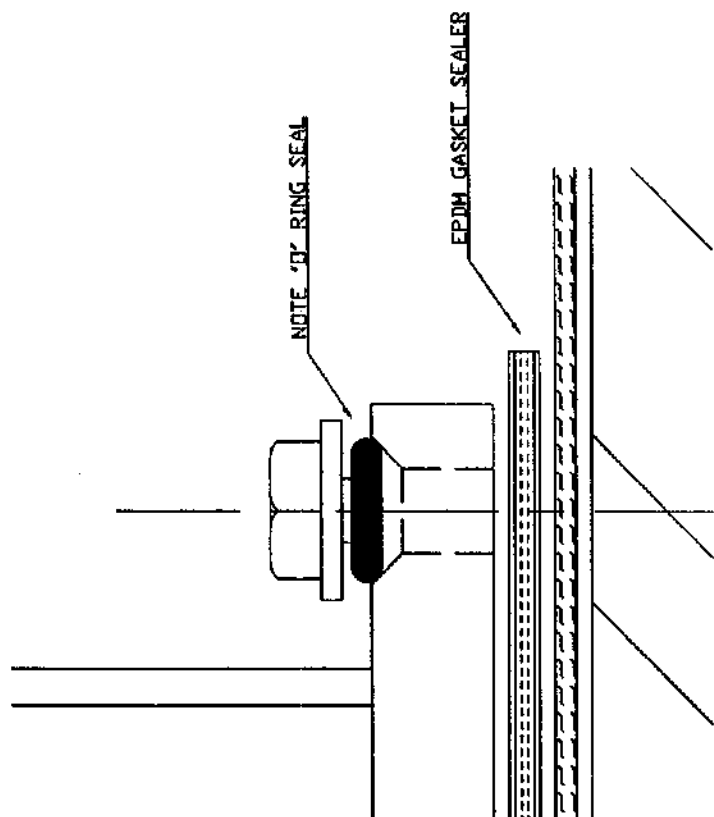
20 MAY 2005



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	Superior Balustrade Systems™		ISSUE 2	AMENDED 02/09/02	
			PAVO SERIES Exploded Glass		

20 MAY 2003



20 MAY 2005

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	Superior Aluminium Systems™ LTD.		ISSUE 1		AMENDED		
			RECOMMENDED FIXING				

Superior Aluminium Engineering Systems™

BUILDING CONSENT

CAN 106168P

PROPERTY ID

026418



CAN106168P



1. Project reference

- 1a. Building consent number BC 08 / 106168
- 1b. Site address 73D GOVETT AVE
NEW PLYMOUTH
- 1c. Reason for amendment
☐ Change by owner
☐ Other, please specify
☒ Information request by council

2. Changes covered by this submission

To minimise chargeable processing time, clearly identify all changes to plans and documentation:

- Hatch around the change with a "revision cloud"
- Include a revision reference which relates to the schedule of changes on this form
- Two sets of plans must be supplied



Plan affected by
amendment

(old plan number)

New plan number

Description of change

73D-W8A	73D-W8B	TIMBER TREATMENT ADDED PTMG 6m
73D-009A	73D-009B	" " " "
73D-011A	73D-011B	BARRIER FOR (REVISION) LISTED

For additional information, please turn over

3. Building warrant of fitness

Commercial only - Are there any amendments to systems
for which a compliance schedule has been/will be issued?

☐ Yes ☐ No

4. Applicant's declaration

This amendment to the
abovementioned building
consent is made by me, as

☐ the owner of the property

☐ the applicant, authorised by the
owner to make this amendment

Signature

25/11/08

Date

L M Solomon

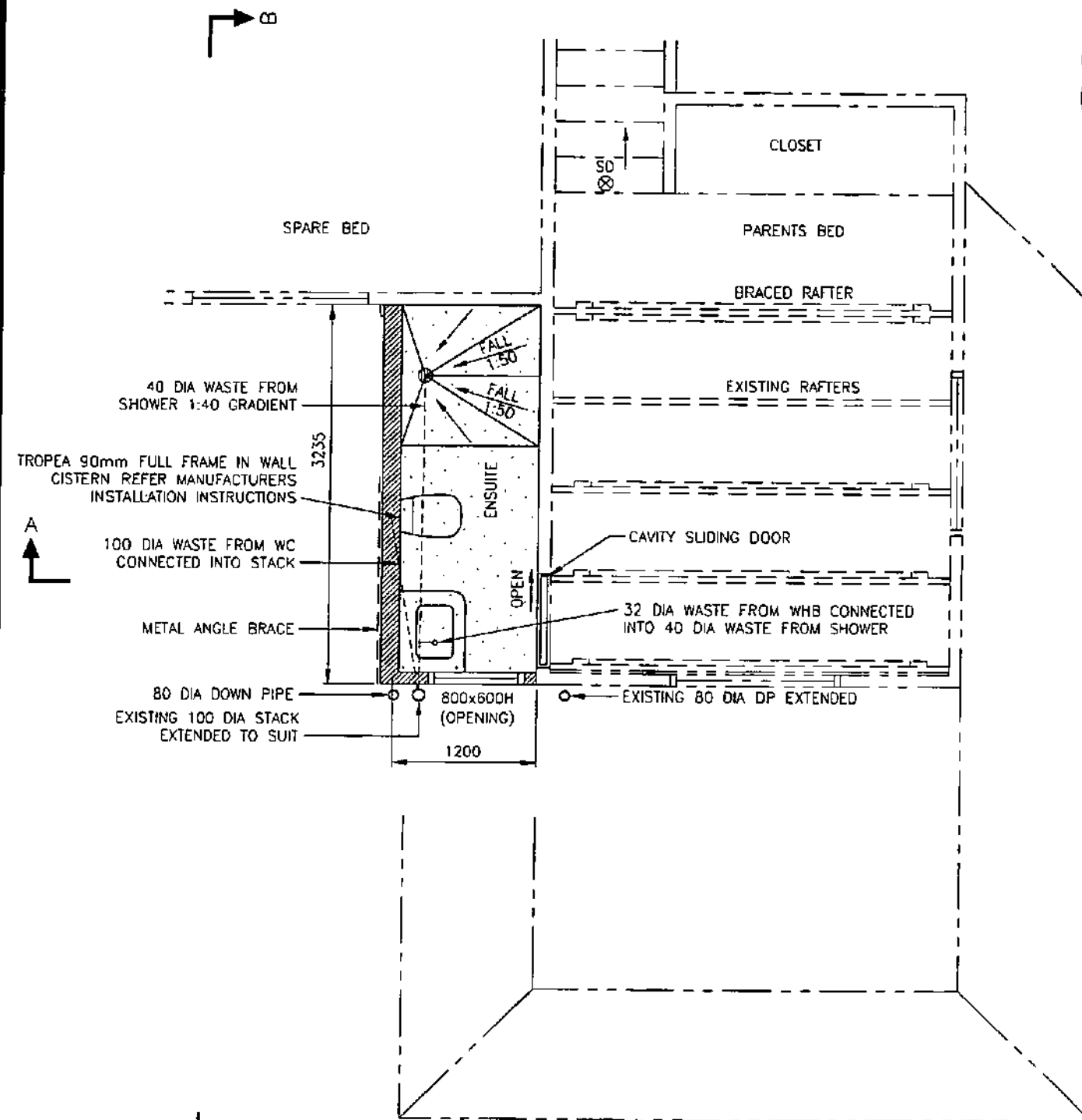
Name (print clearly)

Office use only

Approved	Refused
PIM Co-ordinator	
Building	
<u>26.11.08</u>	
Engineer	

Comments:

PTO



PART FLOOR PLAN LEVEL 3

PARENTS BEDROOM
SCALE 1:50

WALL CONSTRUCTION

FIBRE CEMENT SHEET 6mm WITH 100x25 SAWN TIMBER FACINGS H3.2 OVER TO MATCH EXISTING EXTERIOR WALLS
HEAVY DUTY BUILDING PAPER
150x50 TIMBER FRAMING H1.2 STUD AT 600 CTRS
R2.2 WALL INSULATION BATTS
10MM PLYWOOD H3 LININGS TO ALL INTERNAL WALLS
COMMERCIAL GRADE WELDED VINYL WALL COVERING OVER TO FULL STUD HEIGHT

EXISTING

ENSUITE VENTILATION

INSTALL OVERHEAD EXTRACTION FAN
VELUX SKYLIGHT CAN BE OPENED
END WALL WINDOW CAN BE OPENED

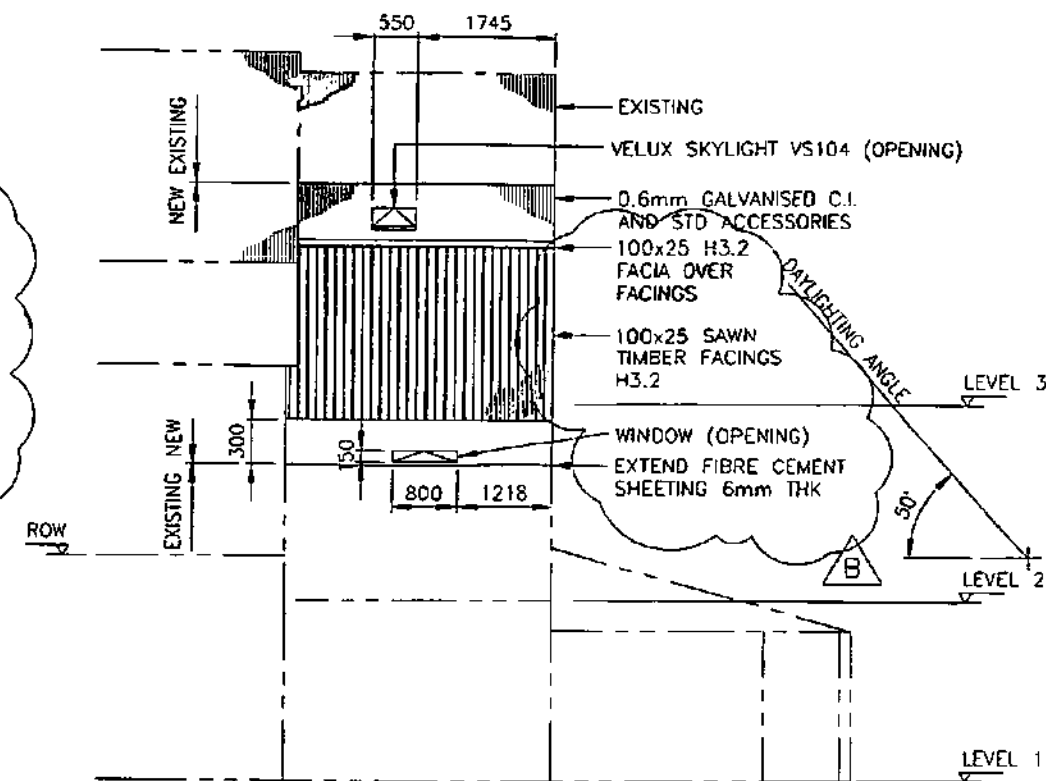
FLOOR CONSTRUCTION

20mm PLYWOOD H3 ENTIRE FLOOR AREA

150x50 H1.2 JOISTS AT 450 CTRS CONNECTED TO EXISTING BOUNDARY JOIST WITH JOIST HANGERS

NOTE:

ADD EXTRA JOISTS IN SHOWER AREA AND SHAPE TO ACHIEVE A SLOPE OF 25MM (1:50) TO THE SHOWER WASTE
COMMERCIAL GRADE NON SLIP WELDED VINYL LAID TO COVER TOTAL FLOOR AREA PLUS UP WALLS



PART VIEW ON B-B

SCALE 1:100

SPECIFICATION

PRELIMINARY AND GENERAL:

ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH THE BUILDING ACT, THE BUILDING REGULATIONS, THE NEW ZEALAND BUILDING CODE AND ALL RELEVANT STANDARDS.

ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. INTERNAL FRAMING H1.2. EXTERNAL TIMBER FACINGS H3.2

THE EXTENT OF WORK FOR ALL TRADES SHALL BE AS SHOWN OR IMPLIED ON THE DRAWINGS.

ALL CARPENTRY AND JOINERY SHALL COMPLY WITH NZS 3604.

REMOVE AND DISPOSE OF ALL WASTE MATERIAL FROM SITE.

ALL PLUMBING AND DRAINAGE SHALL COMPLY WITH THE NZBC SECTION G.13

ALL BOLTING, NUTS AND WASHERS SHALL BE HOT DIP GALVANISED STEEL MATERIAL

⊗ SD SMOKE DETECTOR

— WINDOW

LEONARD SOLOMON
SALLYANN JAMES

73D GOVETT AVE NEW PLYMOUTH
PH (06) 753 2527 MOB (021) 456 010

PROJECT

ENSUITE ADDITION
FLOOR PLAN AND ELEVATION
LOT 1 DP 12030

NPDC Approved

26 NOV 2008

DRAWING NUMBER

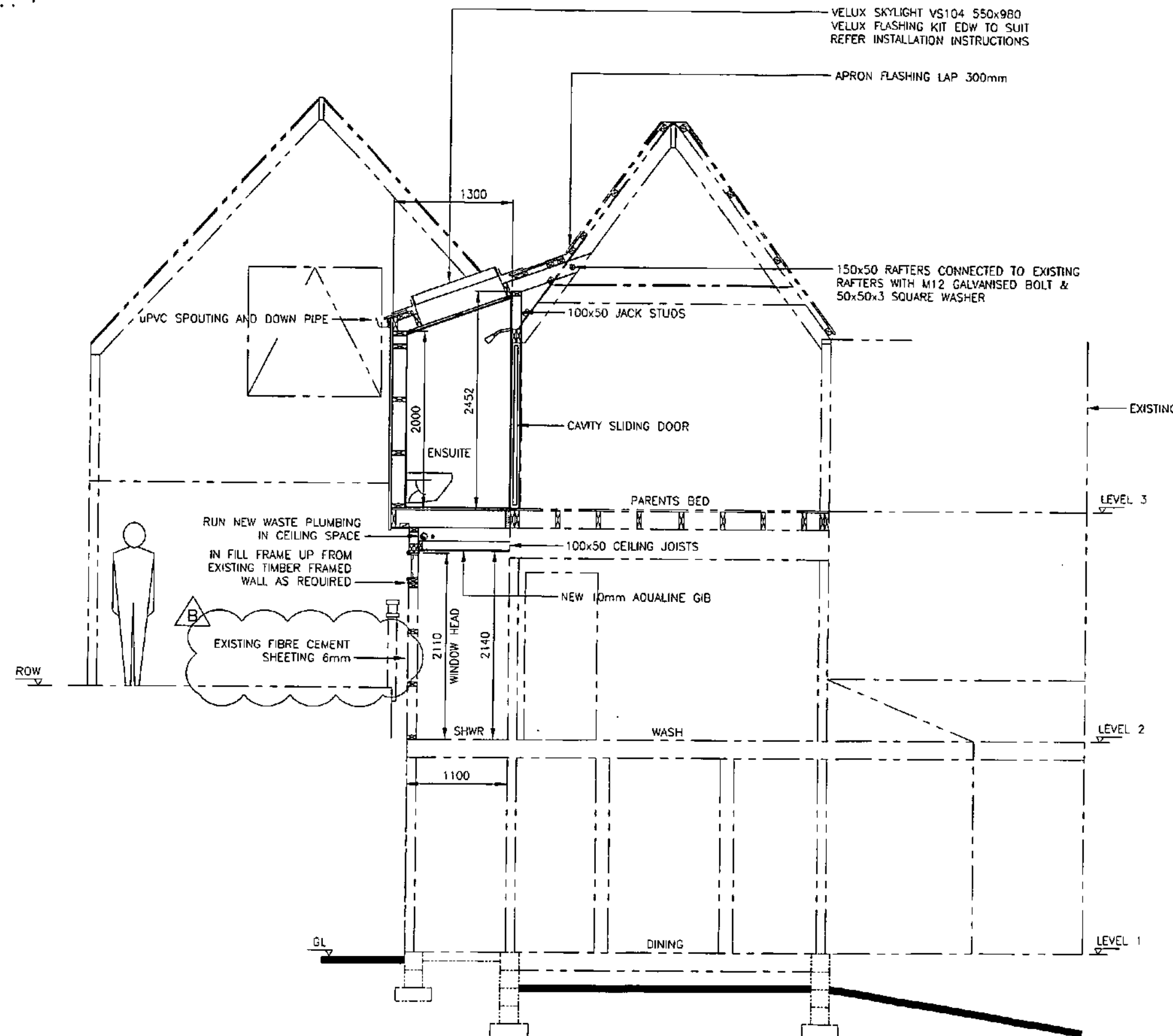
73D-008

DATE

20-10-08

REVISION

B



ROOF CONSTRUCTION

0.4BMT G2Z ROOF CLADDING PROFILE TO MATCH EXISTING
SELF SUPPORTING ROOFING UNDERLAY
75x50 PURLINS AT 900 CTRS
150x50 RAFTERS BOLTED TO EXISTING RAFTERS
R3.2 CEILING INSULATION BATT
10MM GIB AQUALINE CEILING LINING

WALL CONSTRUCTION

FIBRE CEMENT SHEET 6mm WITH 100x25 H3.2 SAWN
TIMBER FACINGS OVER TO MATCH EXISTING EXTERIOR
WALLS
HEAVY DUTY BUILDING PAPER
150x50 H1.2 TIMBER FRAMING STUD AT 600 CTRS
R2.2 WALL INSULATION BATT
10MM PLYWOOD H3 LININGS TO ALL INTERNAL WALLS
COMMERCIAL GRADE WELDED VINYL WALL COVERING OVER
TO FULL STUD HEIGHT

ENSUITE VENTILATION

INSTALL OVERHEAD EXTRACTION FAN
VELUX SKYLIGHT CAN BE OPENED
END WALL WINDOW CAN BE OPENED

FLOOR CONSTRUCTION

20mm PLYWOOD H3 ENTIRE FLOOR AREA

150x50 H1.2 JOISTS AT 450 CTRS CONNECTED TO EXISTING
BOUNDARY JOIST WITH JOIST HANGERS

NOTE:

ADD EXTRA JOISTS IN SHOWER AREA AND SHAPE TO ACHIEVE
A SLOPE OF 25MM (1:50) TO THE SHOWER WASTE
COMMERCIAL GRADE NON SLIP WELDED VINYL LAID TO COVER
TOTAL FLOOR AREA PLUS UP WALLS

PART SECTION A-A

SCALE 1:50

CONTRACTORS MUST VERIFY ALL DIMENSIONS
ON SITE PRIOR TO COMMENCING ANY WORK

LEONARD SOLOMON
SALLYANN JAMES

73D GOVETT AVE NEW PLYMOUTH
PH (06) 753 2527 MOB (021) 456 010

PROJECT

ENSUITE ADDITION
PART SECTION A-A
LOT 1 DP 12030

DRAWING NUMBER

73D-009

DATE

20-10-08

REVISION

B

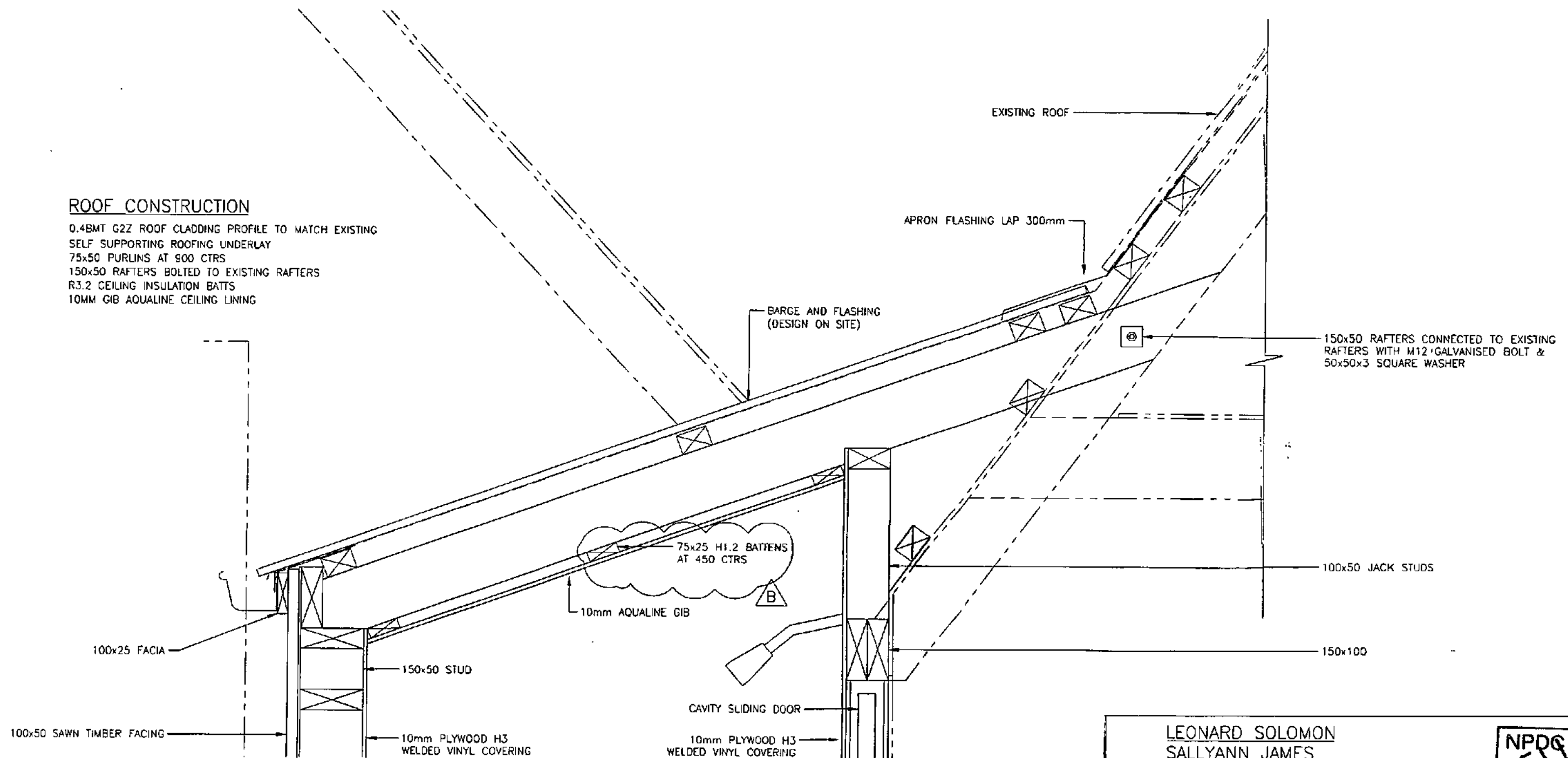
CANCELLED

NPDC Approved

26 NOV 2008

ROOF CONSTRUCTION

0.4BMT G2Z ROOF CLADDING PROFILE TO MATCH EXISTING
SELF SUPPORTING ROOFING UNDERLAY
75x50 PURLINS AT 900 CTRS
150x50 RAFTERS BOLTED TO EXISTING RAFTERS
R3.2 CEILING INSULATION BATTS
10MM GIB AQUALINE CEILING LINING



ENLARGED ROOF SECTION DETAILS

SCALE 1:10

LEONARD SOLOMON
SALLYANN JAMES

73D GOVETT AVE NEW PLYMOUTH
PH (06) 753 2527 MOB (021) 456 010

PROJECT

ENSUITE ADDITION
ENLARGED ROOF SECTION DETAILS
LOT 1 DP 12030

DRAWING NUMBER

73D-011

DATE

20-10-08

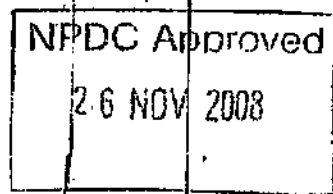
REVISION

B

CANCELLED
NPDG 10 NOV 2008

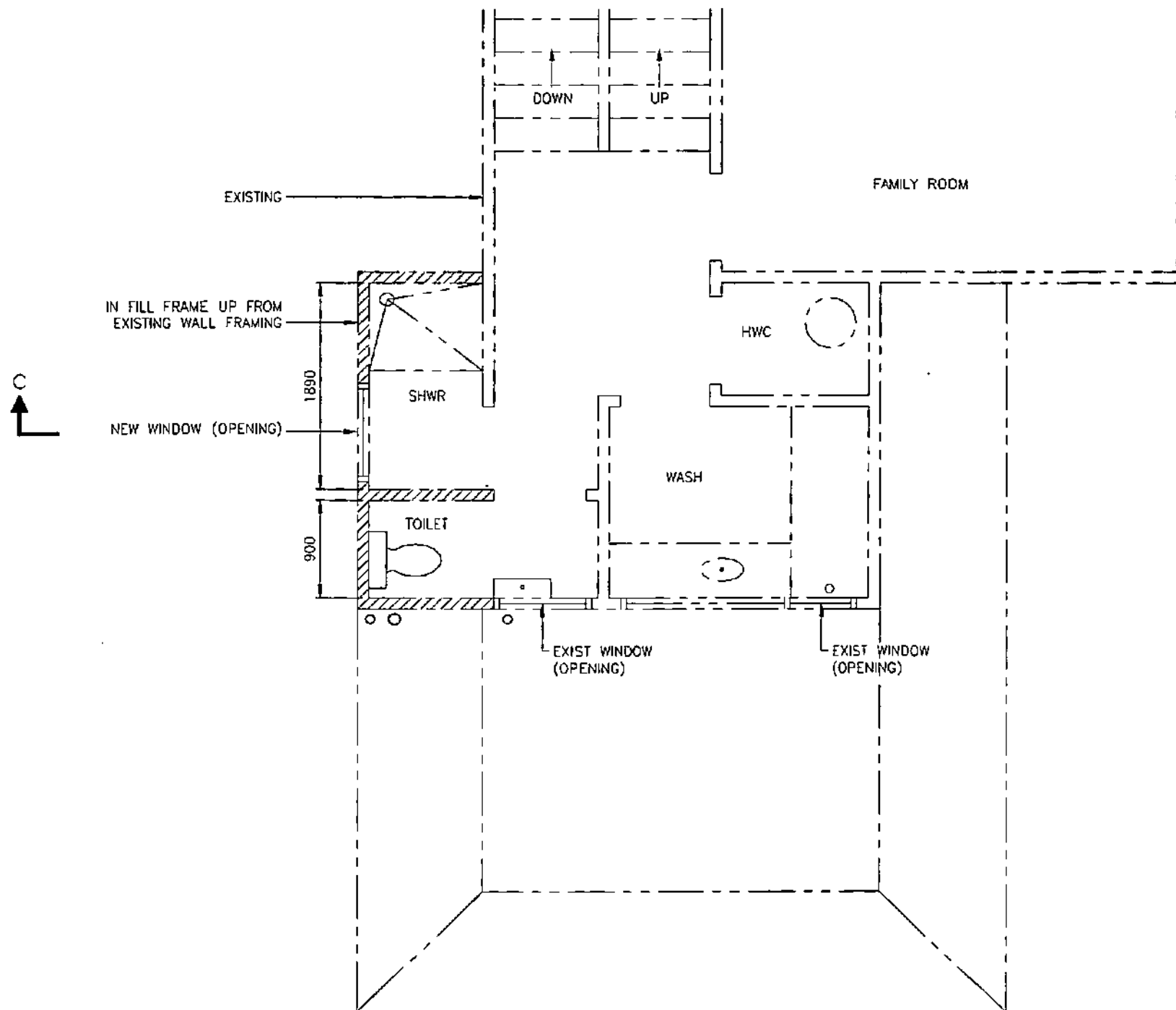
730 Govett Ave
New Plymouth.

1300 S. 106TH ST
 OWNERS: CALIFORNIA
 LEONARD SOLOMON
 SALLYANN JAMES

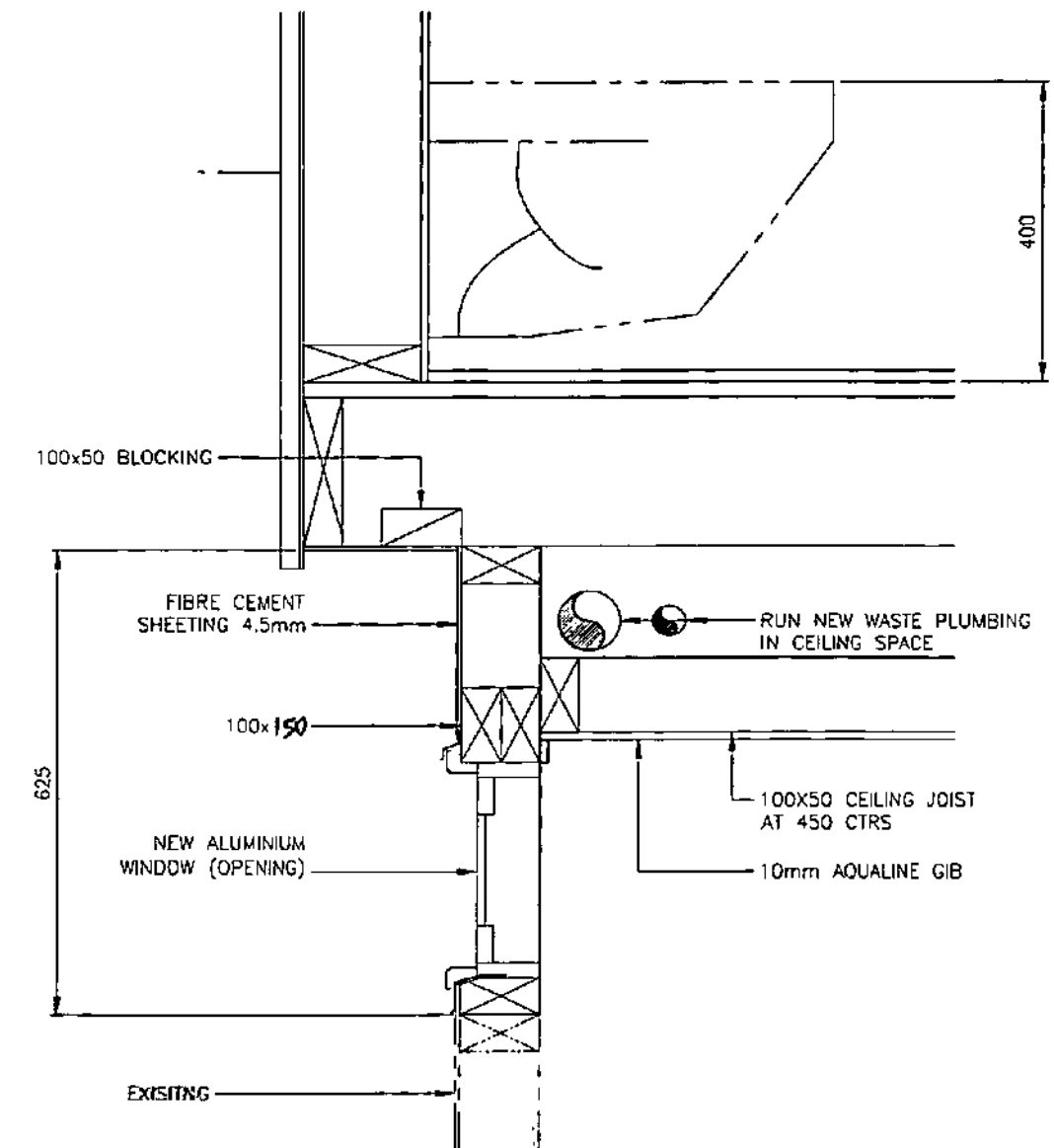


Right-of-way

Lot. 1.
DP 12030



PART FLOOR PLAN LEVEL 2
EXISTING SHOWER TOILET BATHROOM
SCALE 1:50



PART SECTION C-C
SCALE 1:10

LEONARD SOLOMON
SALLYANN JAMES
73D GOVETT AVE NEW PLYMOUTH
PH (06) 753 2527 MOB (021) 456 010

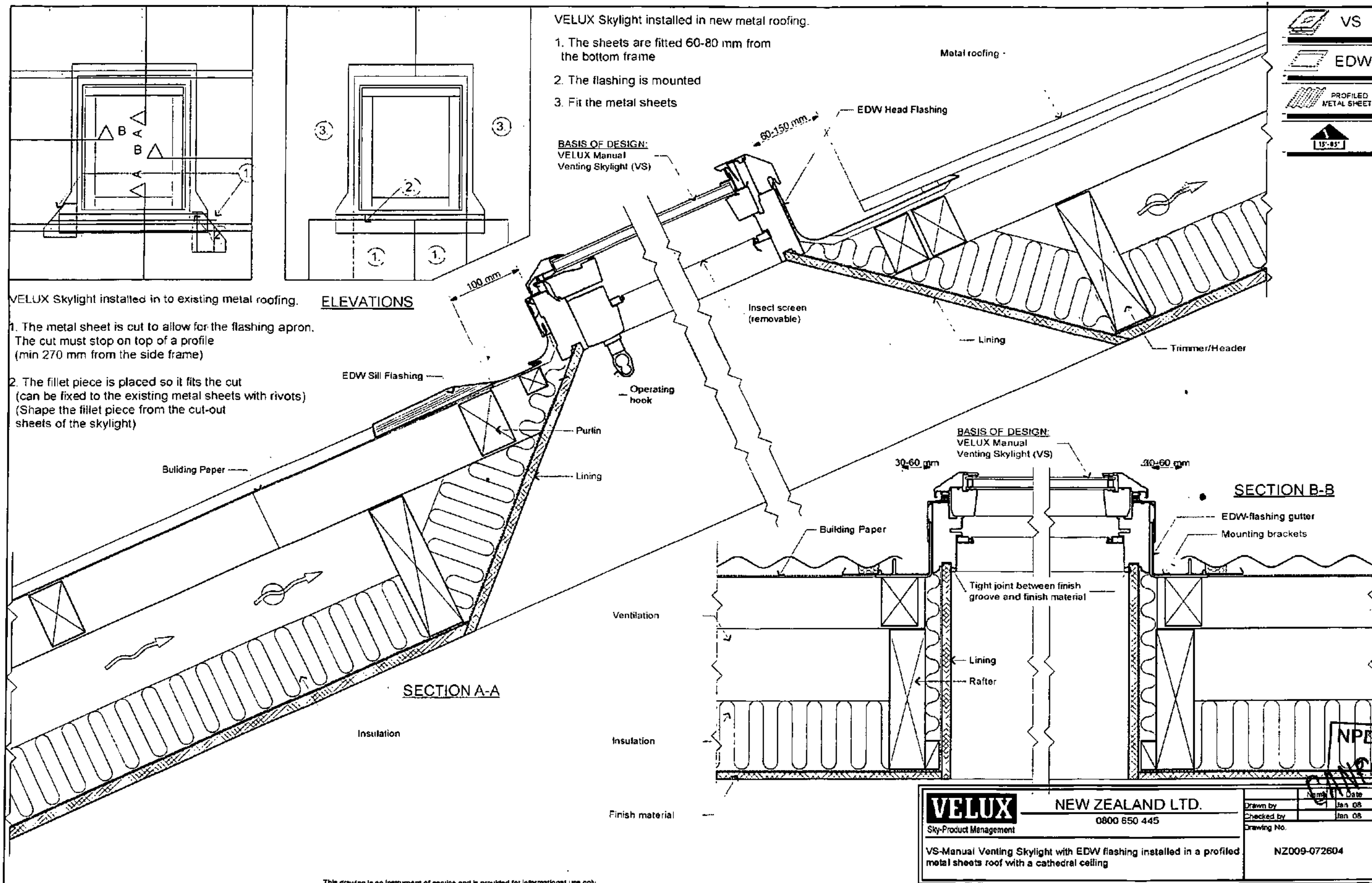
PROJECT
ENSUITE ADDITION
FLOOR PLAN LEVEL 2
LOT 1 DP 12030

DRAWING NUMBER
73D-010

DATE
20-10-08

REVISION
A

CANCELLED
APPROVED
26 NOV 2008



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VELUX	NEW ZEALAND LTD.	Drawn by	Jan 08
Sky-Product Management	0800 650 445	Checked by	Jan 08
VS-Manual Venting Skylight with EDW flashing installed in a profiled metal sheets roof with a cathedral ceiling		Drawing No.	NZ009-072604

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NPDC Approved
CANCELLLED
NOV 2008

Tiopea Cistern (Art. 836014)

This dual flush front push mechanical cistern fits inside a 90mm deep timber framed wall, and is designed to be used with wall hung pans or independent supply floor pans.

With wall hung pans use the Art. 400 pan bracket. The minimum installation height to the top of the cistern is 1070mm. Allow a further 30mm for water connection.

This cistern is preset 6/3 litre flush and can be adjusted up to 7.5 / 4 litres.

If using standard P.V.C. waste pipes through the floor, a larger 150mm wall cavity may be required to accommodate them.

The push panel is easily removed, providing full access into the cistern for servicing.

Supplied with: Cistern fixings, isolator tap, 1/2" water connection, flushpipe & Kee seal.

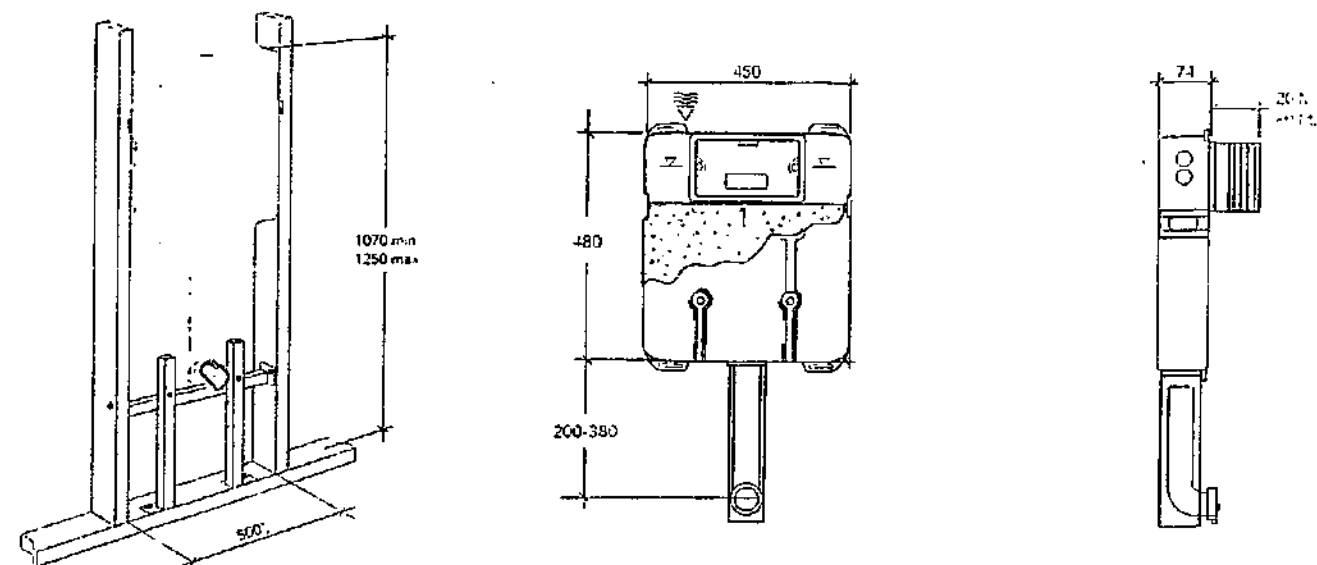
Tropea Pneumatic Cistern (Art. 66913)

These cisterns are used in installations where there may not be room to fit the cistern behind the pan, e.g. under a low window, so the cistern is mounted elsewhere and flushed remotely with pneumatic buttons.

In all installations, access to the cistern is still required for servicing and maintenance. This may be achieved by installing the cistern in the ceiling cavity, behind a removable mirror, or by rotating the cistern 180 degrees in the wall and accessing it from behind, perhaps through a wardrobe.

The options here are endless and Inspection cover plates are available. The cistern can be set single or dual flush depending on the button selected. The plumber makes the extended flushpipe from P.V.C. fittings.

Supplied with: Cistern fixings, isolator tap, 1/2" water connection, flushpipe & Kee seal. 2.5m of tubing (pair).



Typical installation with 400 Pan Bracket

14a. Weight 250 g

Tropea 90mm Full Frame Cistern (AFL 866319)

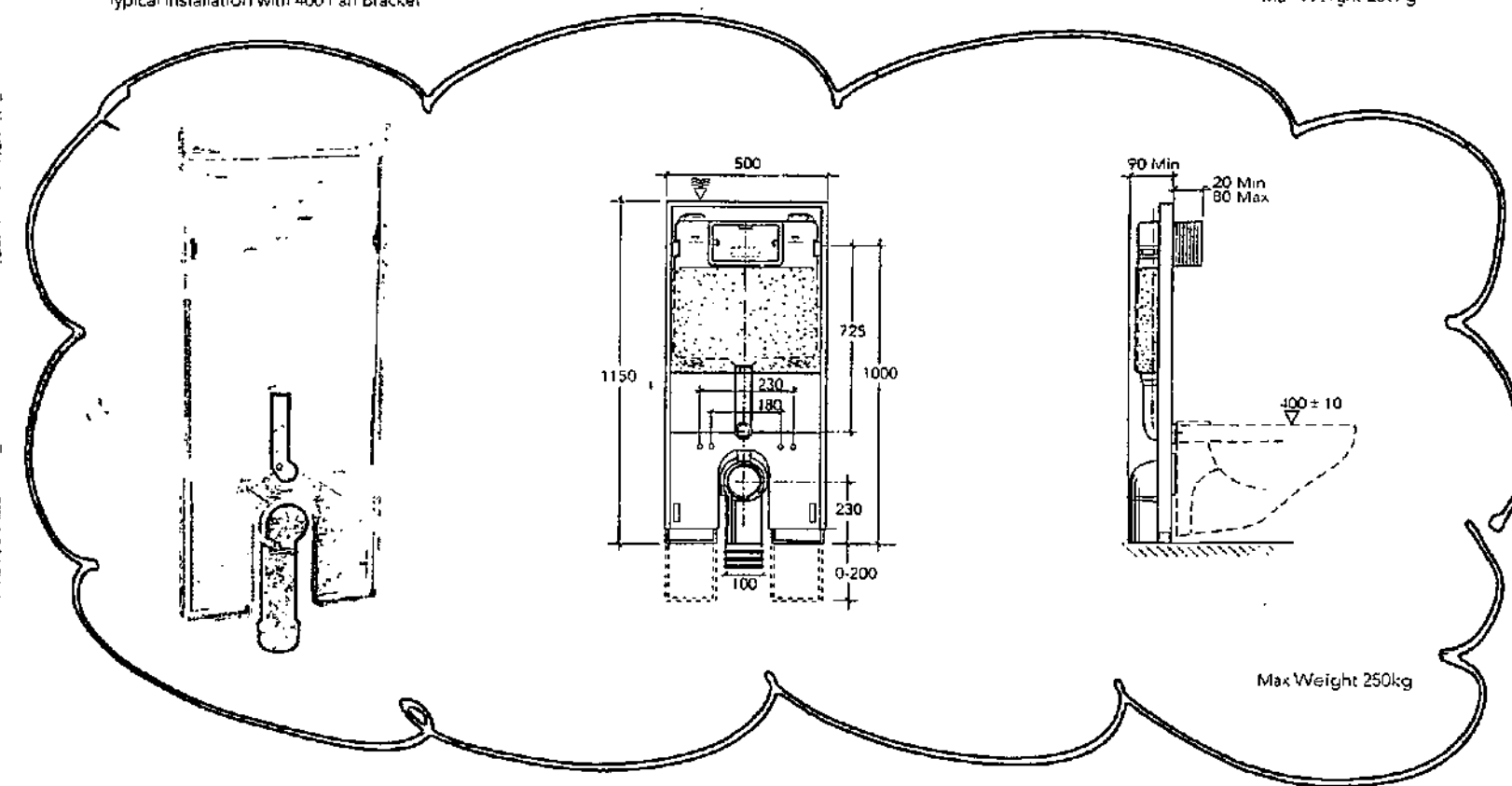
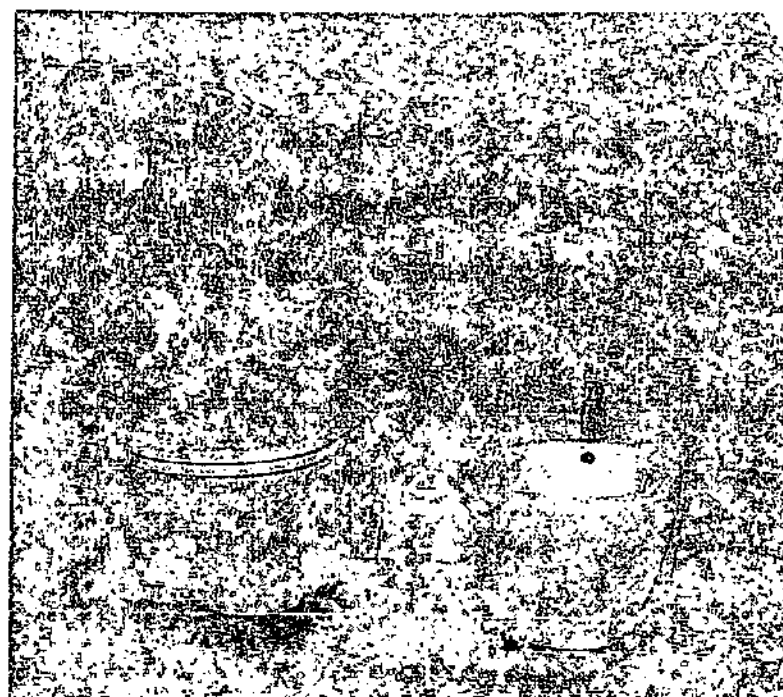
This dual flush front push mechanical cistern is pre-mounted inside a height adjustable, full steel frame designed to hang wall hung pans from (therefore no extra pan bracket is required).

The minimum installation height to the top of the frame is 1150mm. This cistern is preset 6/3 litre flush and can be adjusted up to 7.5 / 4 litres.

The advantages of the fully framed option is all the pipework is pre-assembled, making for quick and simple installations, (Only 6 coach screws and connect the waste and inlet pipe).

Included is a special outlet pipe and seal which enable the wastepipe to turn down through the floor inside 90mm, meaning the complete installation, including wastepipe, fits inside a standard 90mm wall cavity and then plugs into 100mm PVC pipe.

Supplied with: Frame fixings, isolator tap, 1/2" water connection, flushpipe & Kee seal, pan fixing kit incl. cover caps, S & P Pan connector set to fit inside 90mm.



Evolut Cabinet Cistern (Art. 864302)

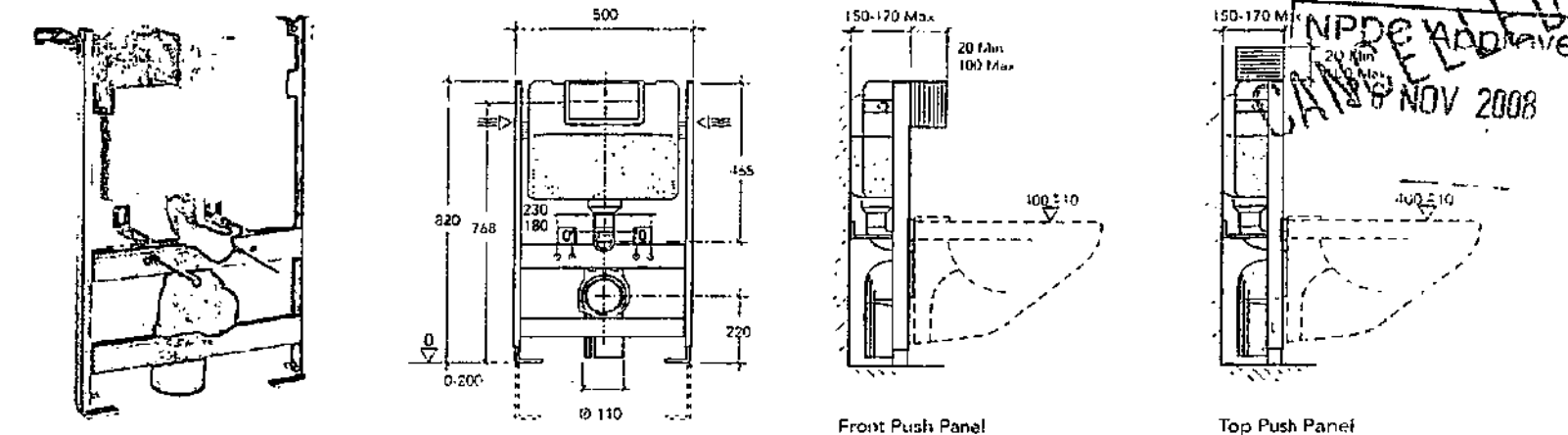
This 7.5/4 litre dual flush pneumatic cistern is pre-mounted inside a height adjustable, full steel frame, designed to hang wall hung pans from (therefore no extra pan bracket is required).

The Evolut can be installed as low as 820mm, making it suitable for installation inside vanities or under low windows. However the Evolut cistern requires a minimum wall cavity depth of 150mm.

The push panel can be installed on the vanity top or the vanity front. These are only 145mm High x 215mm Wide, and are easily removed, providing full access into the cistern for servicing.

The Evolut may also be flushed using remote pneumatic buttons, however access is still required into the cistern for servicing.

Supplied with: Frame fixings, isolator tap, 1/2" water connection, flushpipe & Kee seal, pan fixing kit incl. cover caps, S & P Pan connector set.

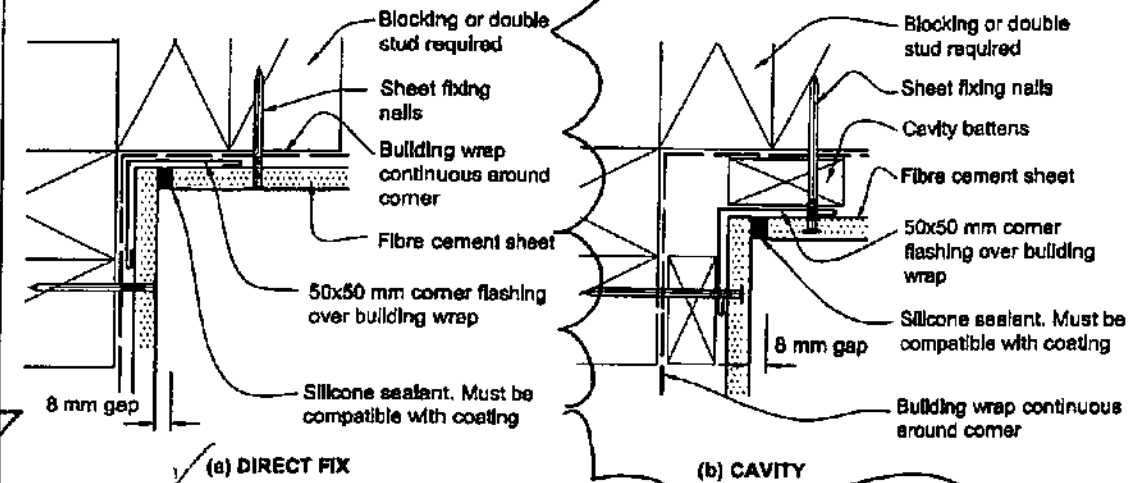


Wohl nur $\{u = 1, 0\} = \{c_4, \lambda\} \cap \{c_4, \mu\} = \{c_4, \lambda, \mu\} = \emptyset$

$$\frac{d}{dt} W_{\sigma|\sigma} \leq 0$$

1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 26

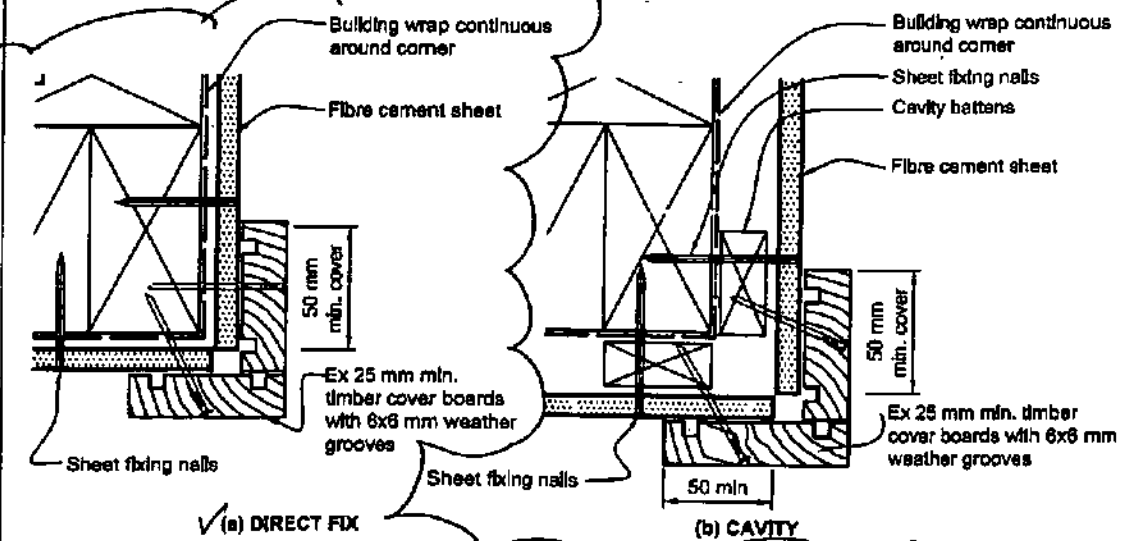
Figure 111: Internal corners for fibre cement sheet
Paragraphs 9.7.5.1 a) and 9.7.5.2 b)



NOTE:

- (1) Fibre cement sheet to be sealed including all edges before fixing batten.
- (2) Do not apply paint over sealant. If texture coated, use polyethylene bond breaker tape.

Figure 112: External corners for fibre cement sheet
Paragraphs 9.7.5.1 b) and 9.7.5.2 b)

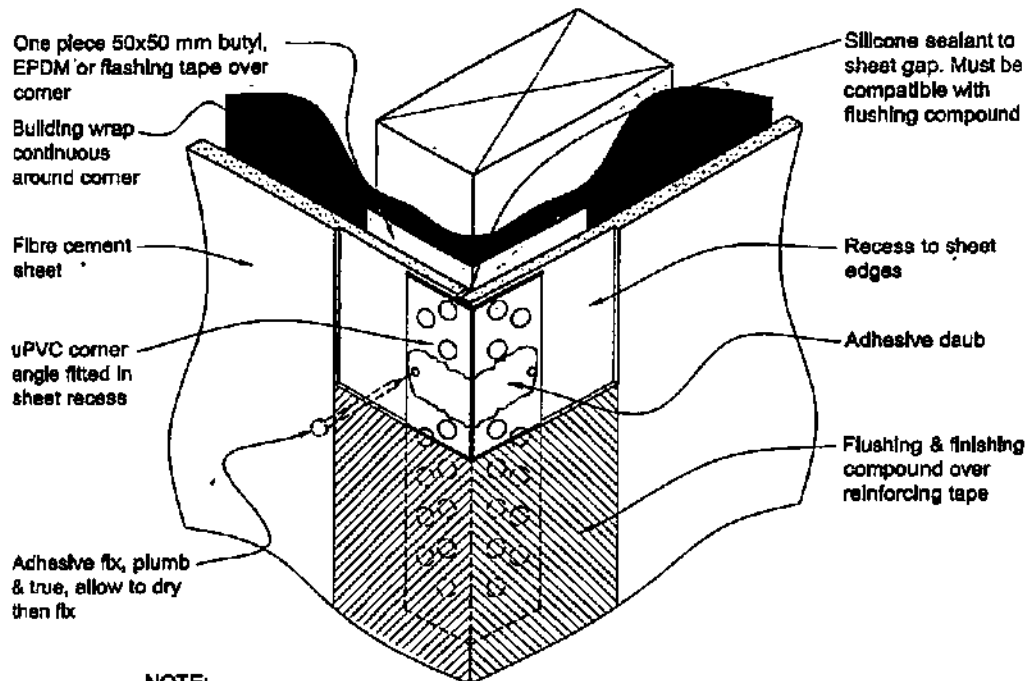


NOTE:

- (1) Fibre cement sheet to be sealed including all edges before fixing batten.
- (2) Corner battens shall be sized to provide 50 mm minimum cover over cladding.

NPDC Approved
26 NOV 2008

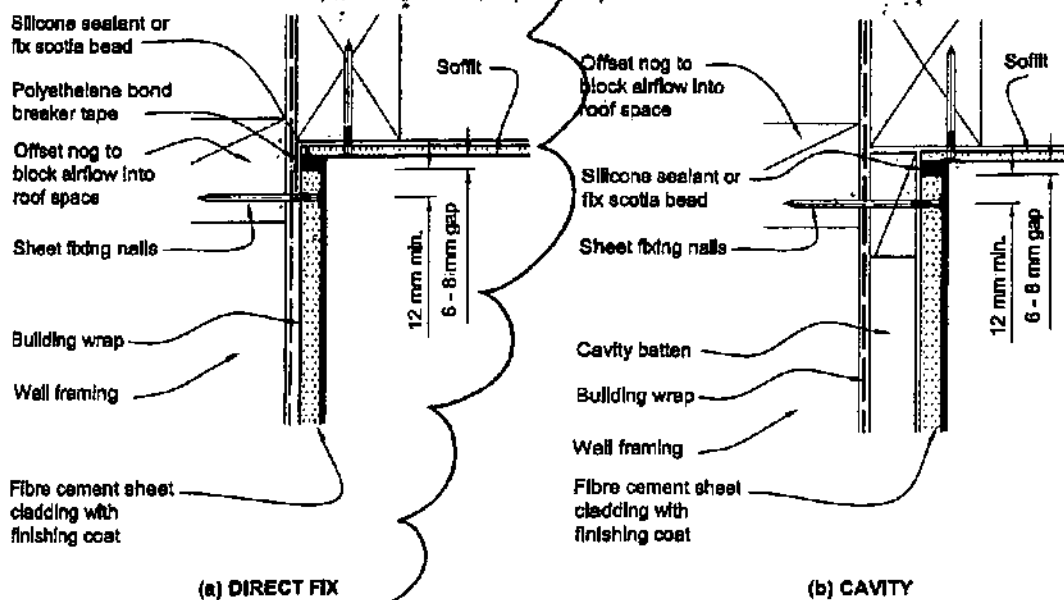
Figure 113: Flush-finished external corners for fibre cement sheet
Paragraph 9.7.5.2 a)



NOTE:

- (1) Fibre cement sheet used for this joint must be designed with recessed edge (site produced recesses to compatible sheets are permissible).
- (2) Cavity wall corner shall be similar to above detail, except that the flexible flashing tape is not required.

Figure 114: Soffits for fibre cement sheet
Paragraphs 9.7.6 and 9.8.5



(a) DIRECT FIX

(b) CAVITY

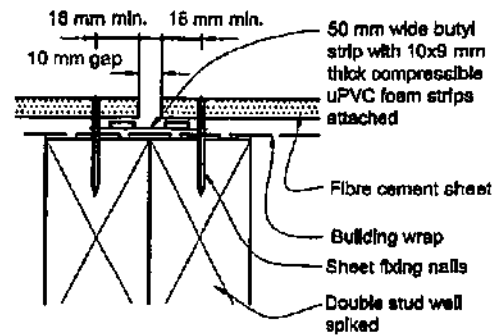
NPDC Approved
2008

9.7.4.2 Non-flush-finished joints

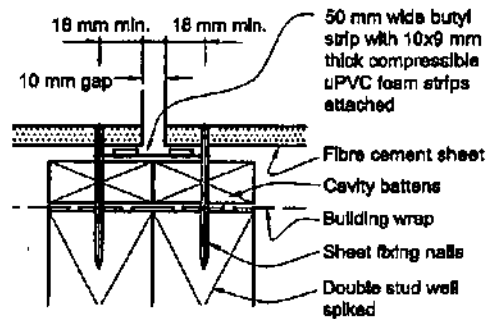
Non-flush-finished claddings shall have:

- a) Vertical joints as shown below:
 - i) expressed joint – Figure 103,
 - ii) uPVC joint – Figure 104,
 - iii) timber batten joint – Figure 105, or
 - iv) sealant filled joint – Figure 106.
- b) Horizontal joint – *direct fixed* – Figure 107, or
- c) Horizontal joint – *drained cavity* – Figure 108.

Figure 103: Vertical expressed joints for fibre cement sheet
Paragraph 9.7.4.2 a)



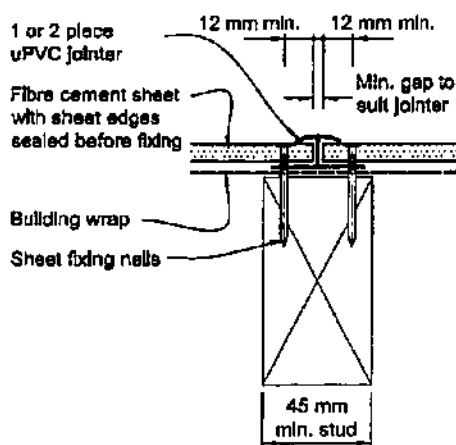
(a) DIRECT FIX



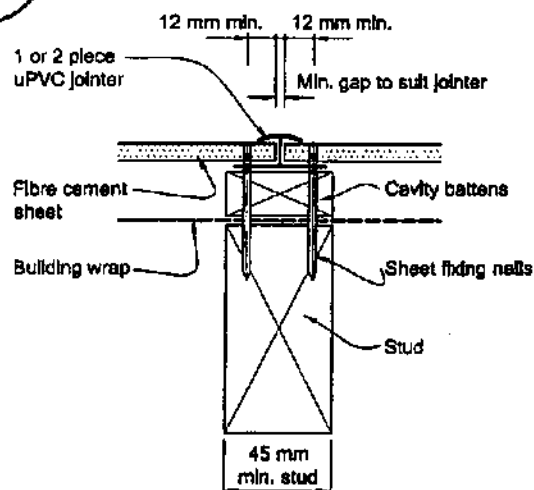
(b) CAVITY

Amend 2
Jul 2005

Figure 104: Vertical uPVC joints for fibre cement sheet
Paragraph 9.7.4.2 a)



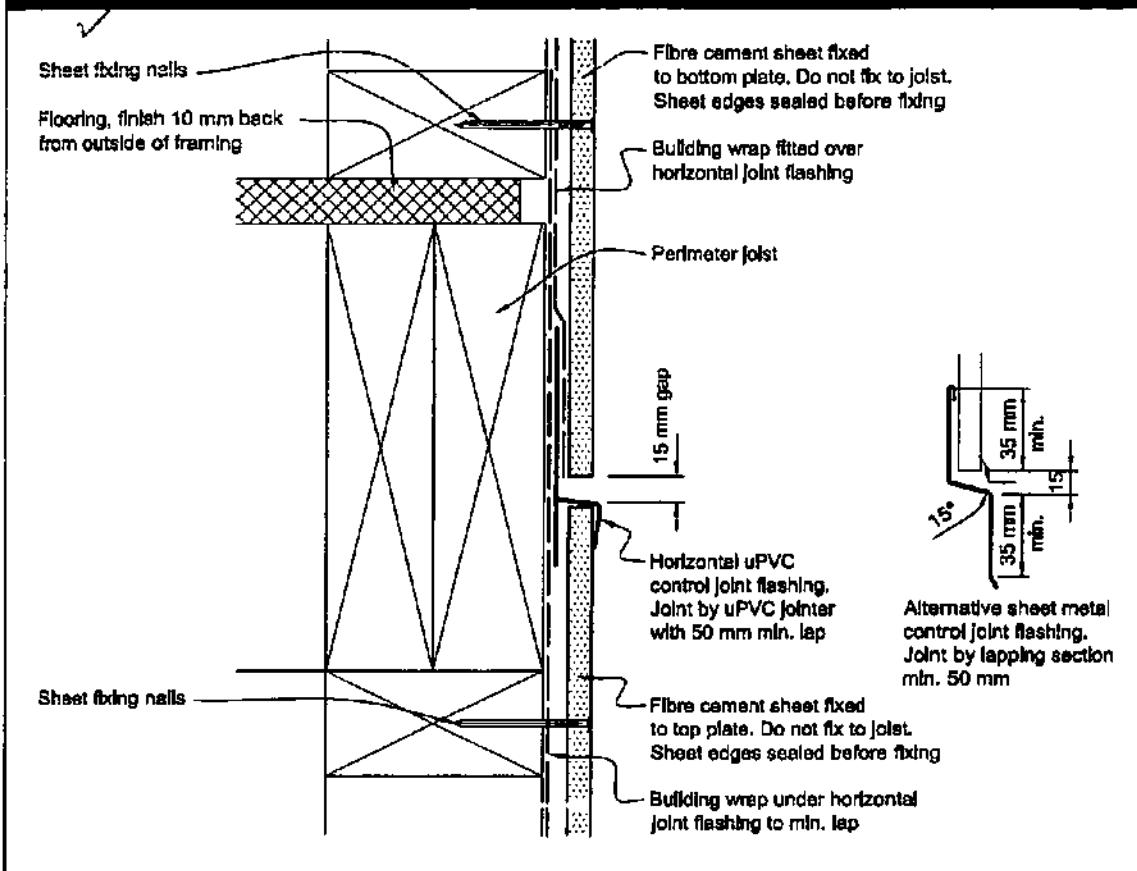
(a) DIRECT FIX



(b) CAVITY

NPDC Approved
16 Nov 2008
CANCELLED

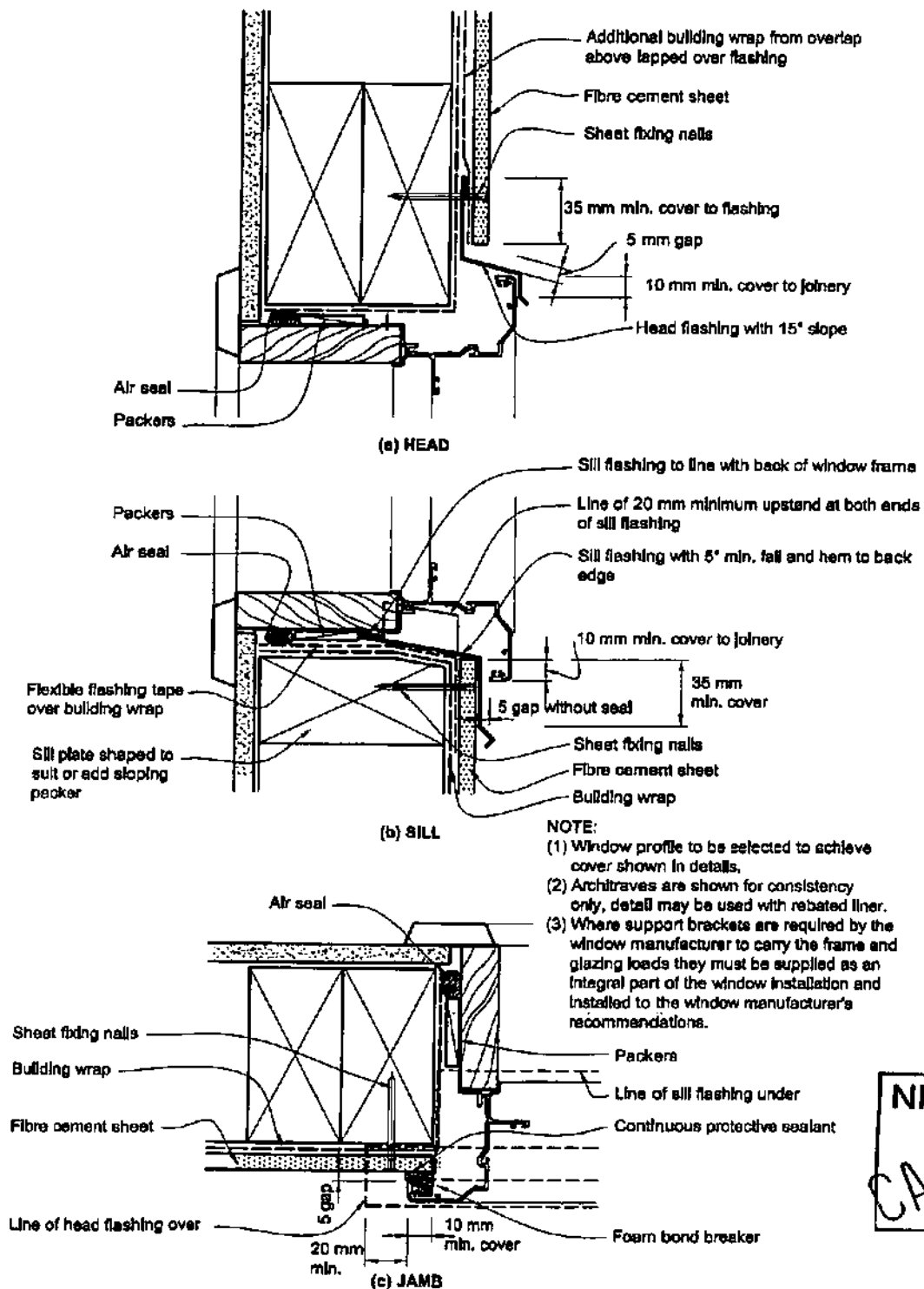
Figure 107: Horizontal joints for direct fixed fibre cement sheet
Paragraph 9.7.4.2 b)



NPDC App. 2008
CANCELLED

Figure 115: Windows for direct fixed fibre cement sheet
Paragraphs 9.7.7.1 and 9.8.8.1, Figure 71

GENERAL: (a) Refer Figure 72 for wrapping of framed opening prior to window installation.
(b) Sliding and bi-fold windows will require specific design.
(c) A minimum of 8 mm effective cover at sills shall be permitted where necessary to allow for tolerances.



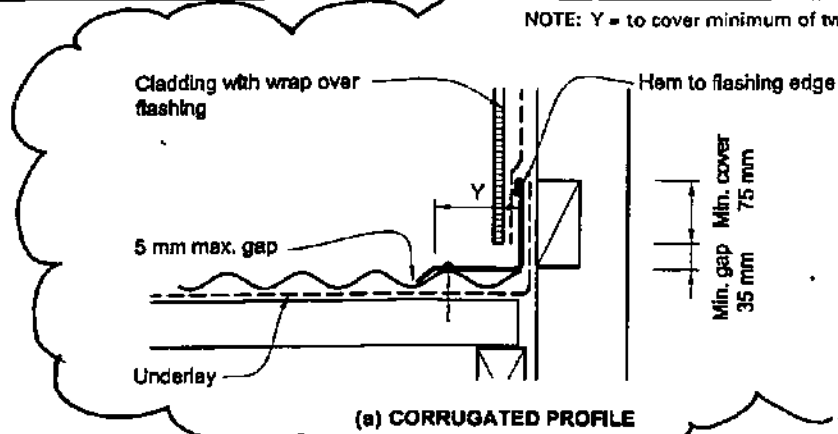
NPDC Approved
CANCELED
NOV 2008

Amend 2
Jul 2005

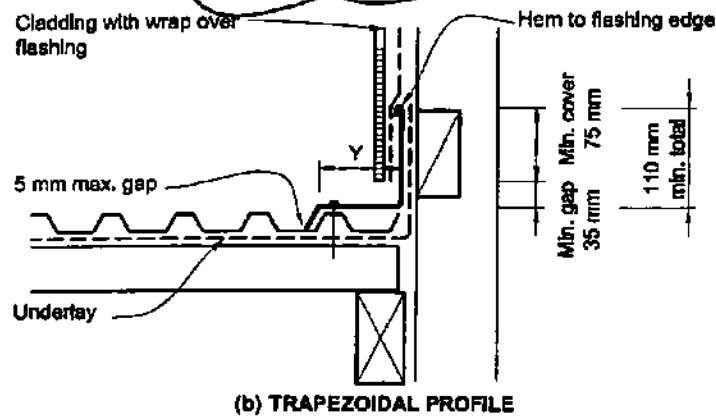
Figure 48: Parallel apron flashings for profiled metal
Paragraph 8.4.12 f)

NOTE: Y = to cover minimum of two crests – refer Table 7.

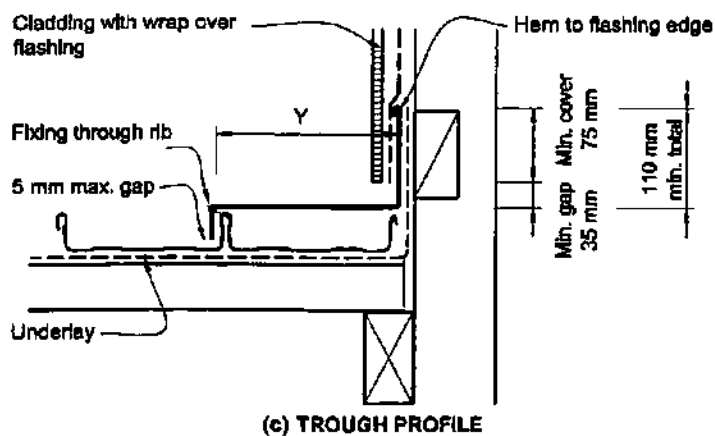
Amend 2
Jul 2005



Amend 2
Jul 2005



Amend 2
Jul 2005



CANCELLED

elevation

plan Single Span
Post-Beam connection
foundations

Pole footings

Bore 400mm diameter holes to solid bearing to a minimum depth of 1.500. Cast a 100mm deep pad of site concrete at base of hole. locate poles centrally in holes & fill with 2500lb concrete to within 100mm of adjacent ground level.

Poles:
200mm approved "tanapole"

4x 16mm dia galv bolts & washers & double-sided toothed 75 dia shear connectors

2x 16mm dia galv bolts & washers & double-sided toothed 75 dia shear connectors

Multi Span

Special 3 joints at end of this bay

200x50 joists @ 450 c/c

100x50 joists @ 450 c/c

100x75 plate supporting end of beams. Plate anchored with 16mm x 200 long bolts @ 900mm c/c. 2-16mm bolts through beams, 100x100 spacer & 100mm thick concrete foundation.

100x50 verandah plate anchored with 12mm bolts @ 900 c/c

thicken slab
concrete floor slab & foundation.

100x50 mist plate anchored with 12mm @ 900 c/c

200mm concrete block strip foundation.

Foundation Plan

AMENDMENT

Stair construction scale 1:5

100mm thick concrete slab of 2500lb si. concrete, reinforced with 600 mesh. Place slab on "Moistop" or polythene D.P.C. on minimum of 150 granular base course

thicken slab to 200mm under load bearing walls & reinforce with 12-12mm dia bars & 6mm ties @ 400 c/c

Concrete slab-foundation detail

Foundation footing of 250mm blockwork. Example above indicates the minimum foundation detail. Form 400x200 deep deep footing. Horizontal rods: 12mm dia @ 600 c/c maximum with 1-red top & bottom as shown. Stirrups 12mm @ 600 c/c. All blocks to be filled. Bottom plate anchor bolts: 9.5mm x 250 long @ 1000 c/c max

Corrugated G.I. on building paper on ex 150x50 tapered barking on 100x75 rafters

Construct windows of 20mm H.D particle board with ex 100x50 mason nosings. Finish under-side ready to be left exposed. Strings ex 50 mason. Stair Handrail: ex 50 mason Metal clavel on 2-BMA brackets

Section a

ARCHITECT Paul Giddens
Don & Chire Boyd House
Gossett Avenue
Plymouth
30 Birdwood New Plymouth
ph 73393
DEC 1977
RUCE HENDERSON, KEITH SCOTT & PARTNERS
Consulting Engineers - Industrial Consultants
NEW PLYMOUTH

one: veranda edge

Two: deck edge

four: door jamb

fire: verandah deck

three: spotlight side door head

seven: skylight head

six: skylight jamb

Light: barge

Roof Construction

0.6mm corrugated galvanized iron throughout on heavy grade, breather-type building paper on 15x50 thickened studs @ 600mm ocs. Insulate with 50mm thick fibreglass batts. All on 2mm or 6mm timber or composite timber lining. All on timber rafters: 150x50s & 200x50s (refer framing plan for details)

Well Construction

Frame throughout with 1/2" thickened framing @ 4x4 @ 60 min. c/s. All exposed post & beam framing to be saun plus with corners planed. Line throughout with gypsm plaster board and board to interior w/ gyl-bil board to exterior w/

Floor Construction

200X50 SHOT PINUS
@ 420 CRS. HAZZ complete
with blocking etc.
All support beams of
Douglas Fir (Sawn)
Flooring 20mm High
particle board.

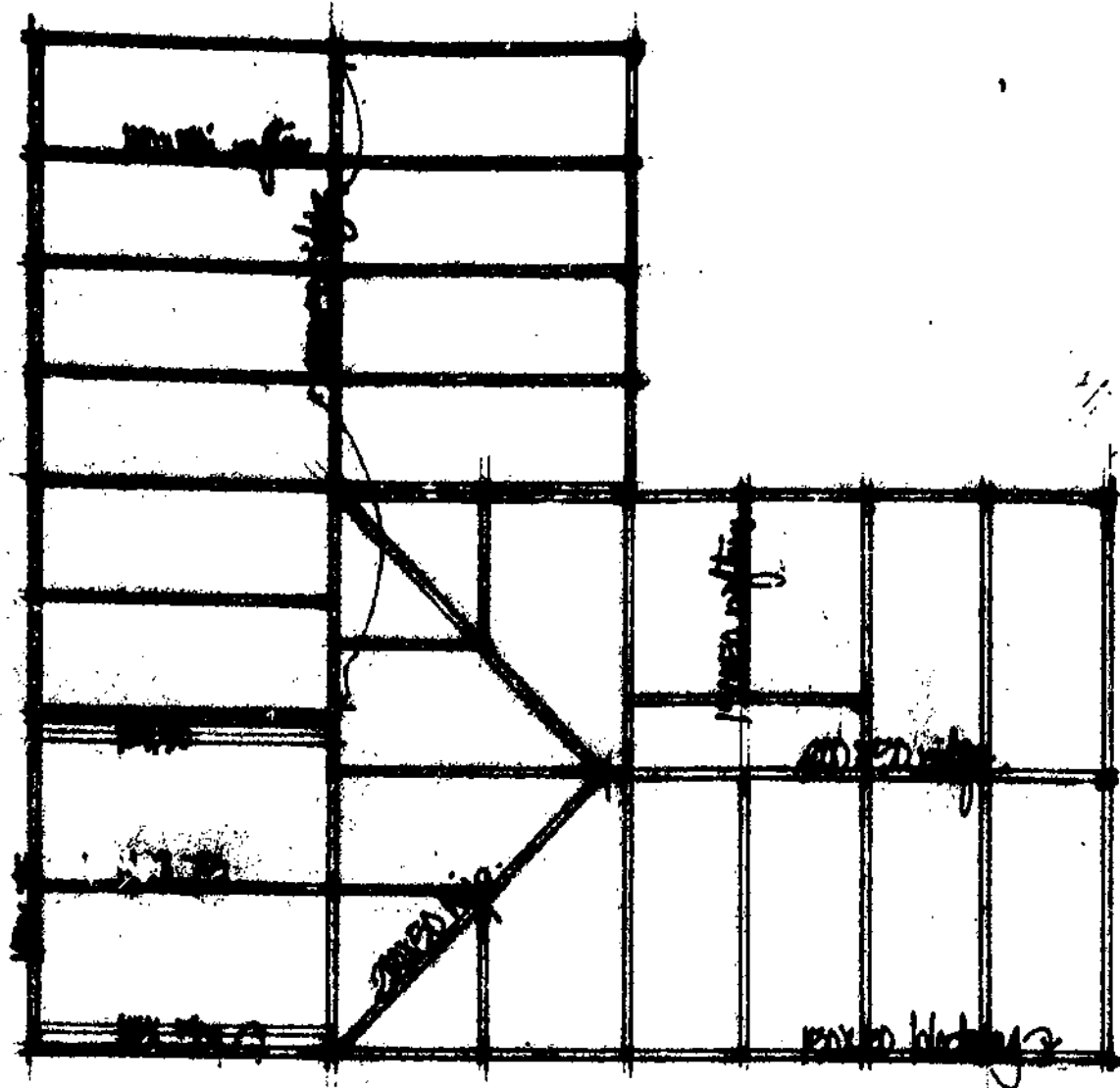
section. b.

section.c

schlechte

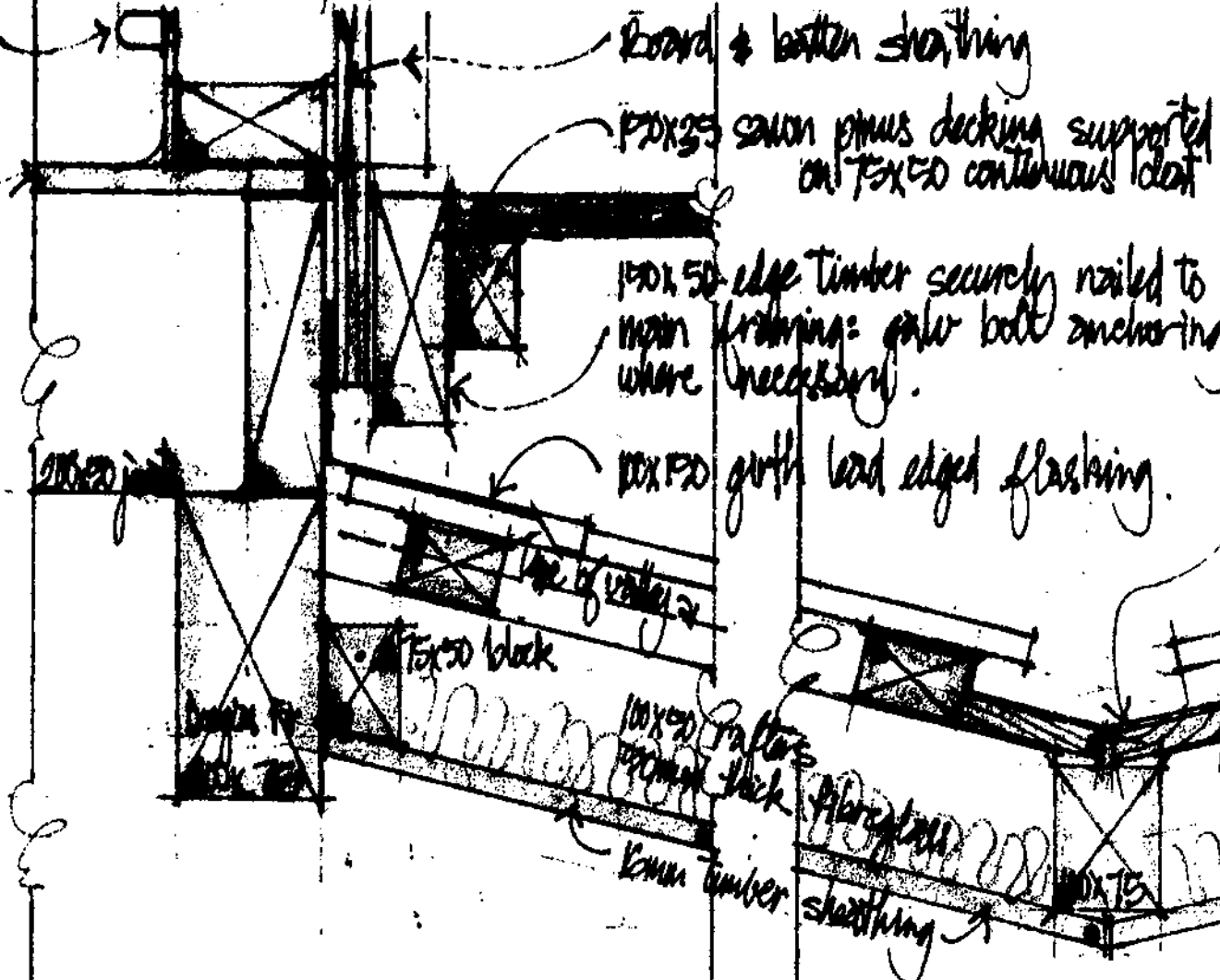
Edna & Clinic Road House
Artist
ARCHITECT **Ed. Edgworth** phone 79-383.
 20 Birchwood Ave. New Plymouth

Level. 3. roof framing.

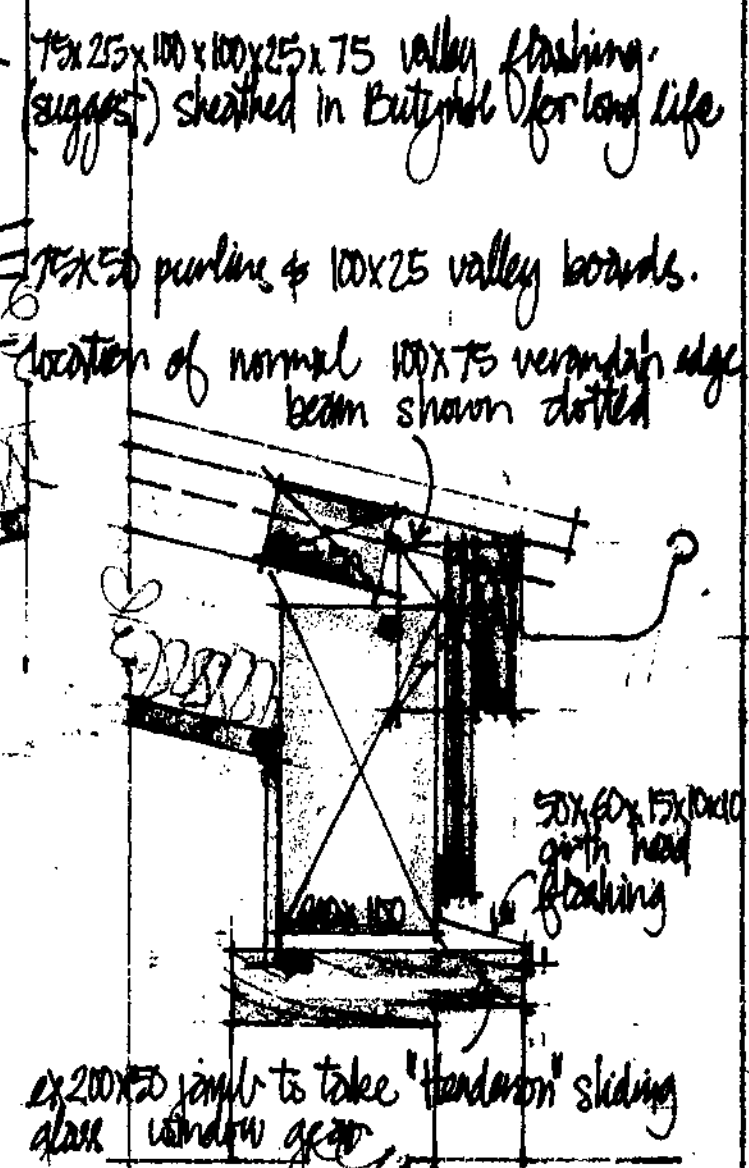


ten: deck connection
verandah junction

eleven: verandah valley

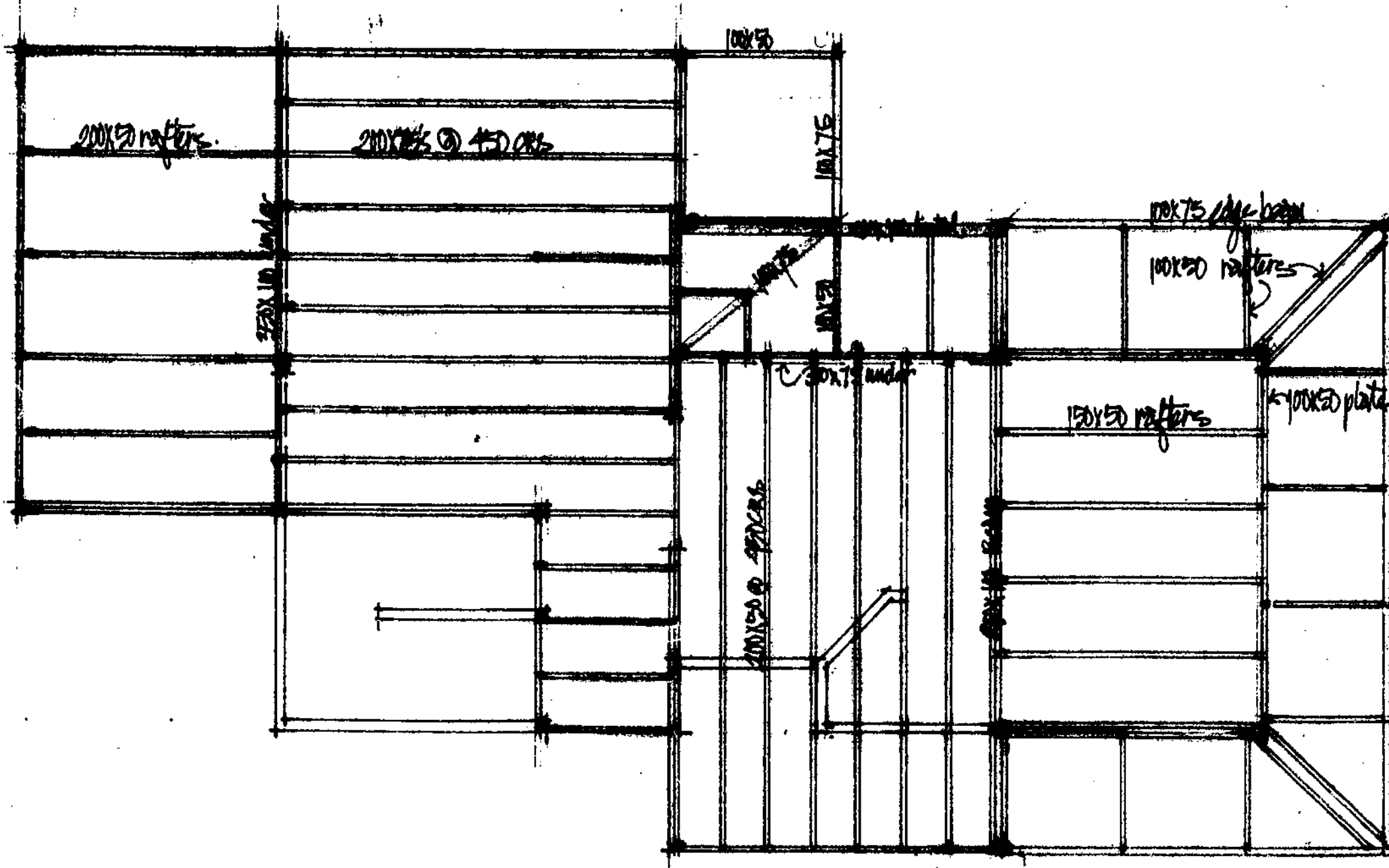


213/18
12.3
AMENDMENT
13 DEC 1977

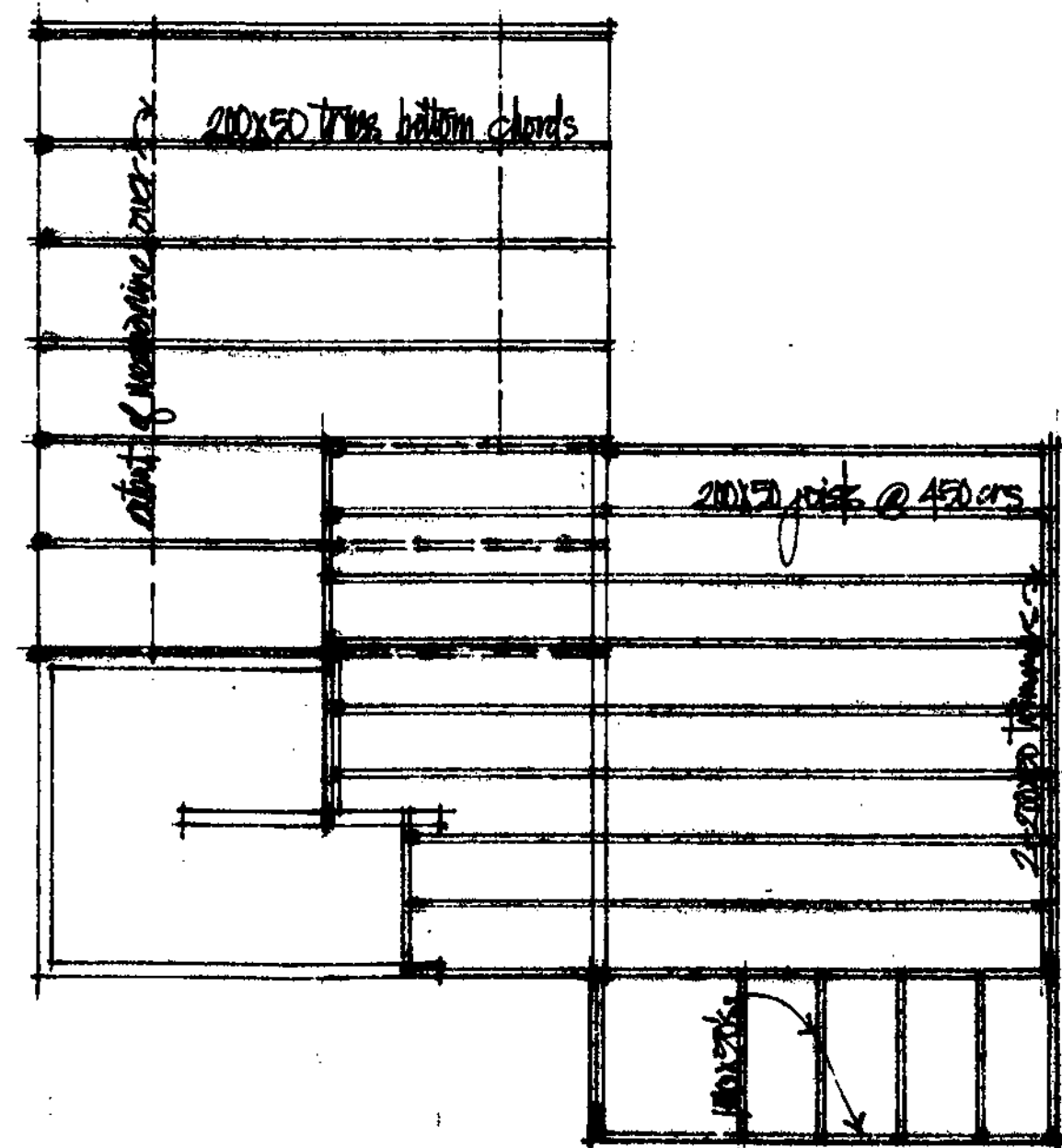


Twelve: lintel - Dining window

Level. 1. roof & ceiling framing.



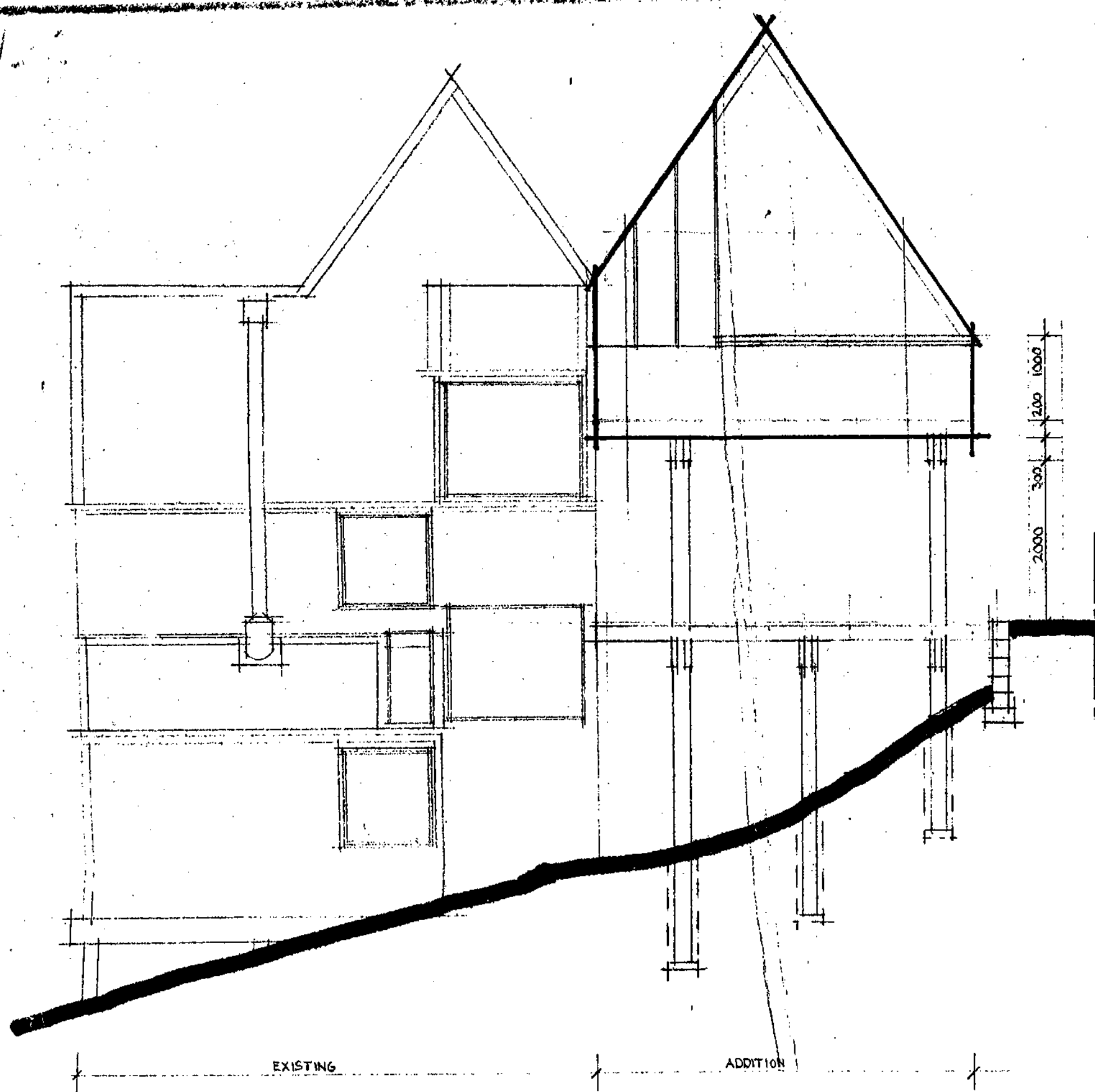
Level. 2. ceiling framing.



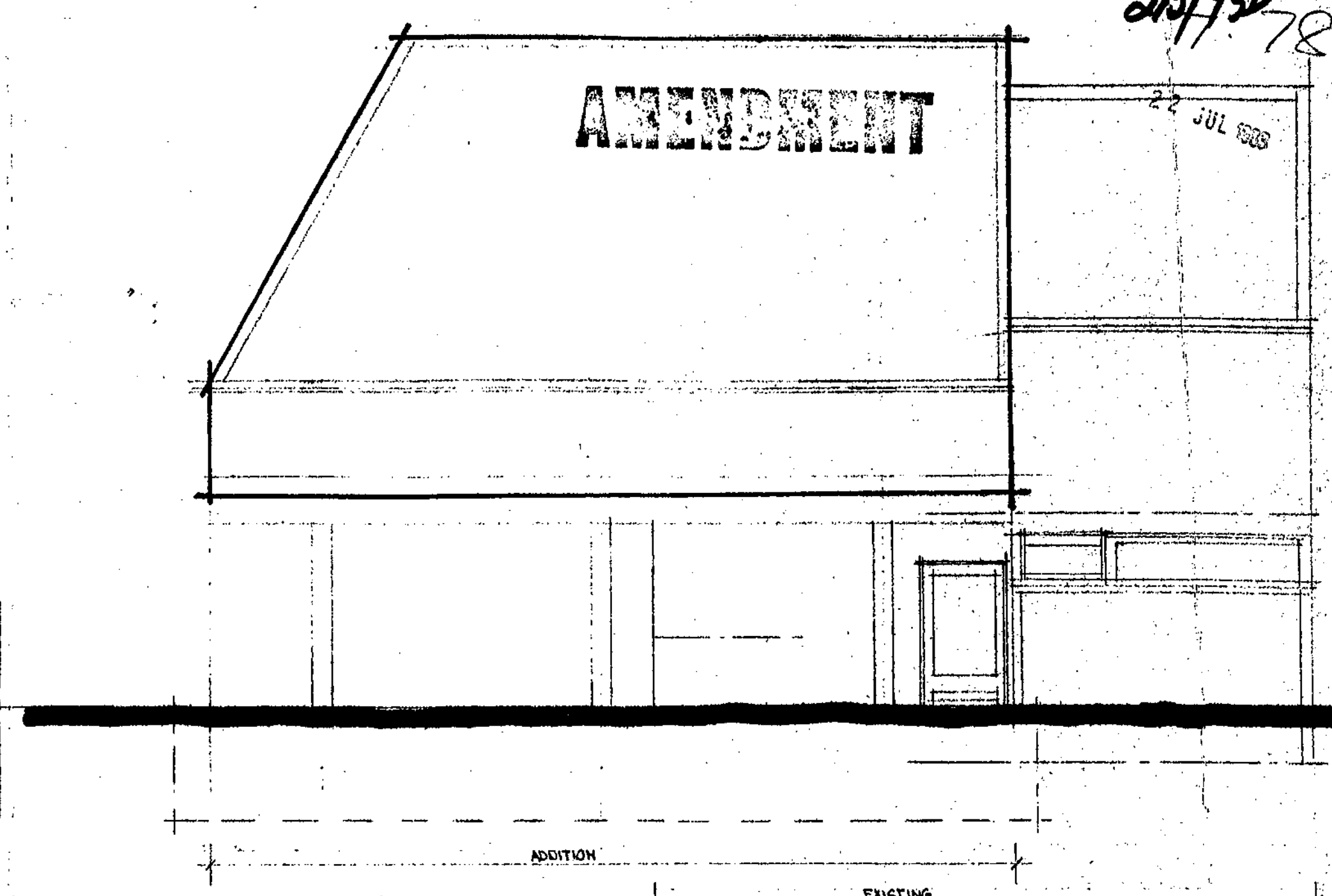
CRUCE HERDERSON, KEITH SCOTT & PARTNERS
Consulting Engineers — Industrial Consultants
NEW PLYMOUTH

7 Don & Chris Boyd House
Architect: Stuart & Chris Boyd
20 Birkwood Ave. New Plymouth
Phone 73333

213/73078



WEST ELEVATION



SOUTH ELEVATION

CHERIE & DON BOYD
 ADDITION OVER CARPORT
 73 Govett Avenue
 D

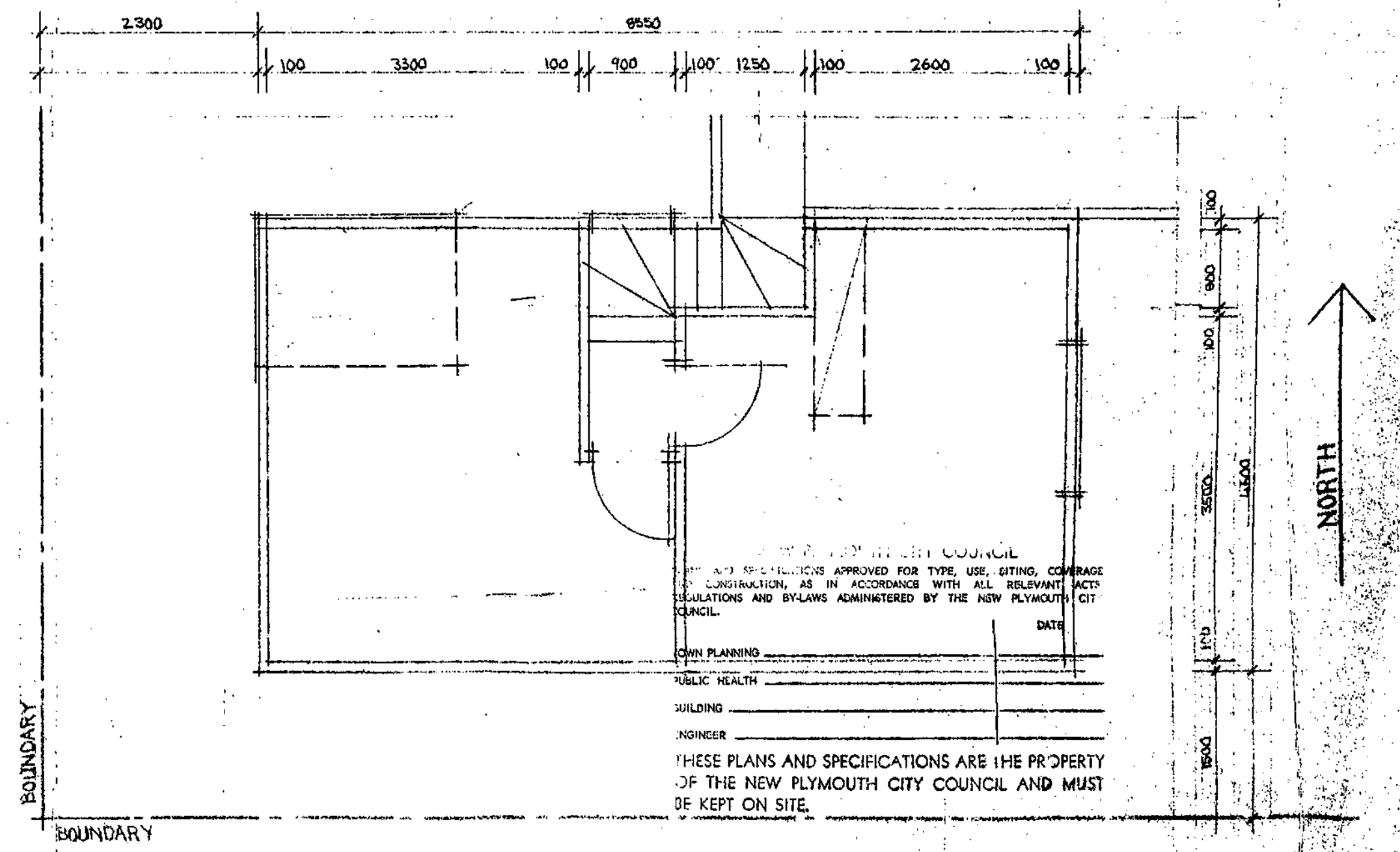
DRAWN: HELEN PARKER

18 APR 1983

SCALE 1:50

P. B. Morgan
M. Morgan
Edith
W. Beatty
P. E. Thompson
P. K. Henderson

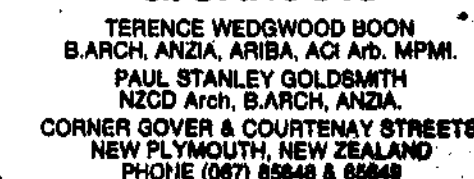
BOON GOLDSMITH & COMPANY
 architects
 CORNER GOVER & COURTENAY STREETS
 NEW PLYMOUTH, NEW ZEALAND
 PHONE (067) 85648 & 85649



PLAN

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

OWN PLANNING	DATE
PUBLIC HEALTH	
BUILDING	
ENGINEER	



16mm 35mm

BUILDING FILE

Code No. 213 / 73^D
Subject DWELLING
AKTS & ADDITIONS.

No. Sheets 19
71670 C.S. 10658
63878 E.S. 24474

Permit No 28-12-77

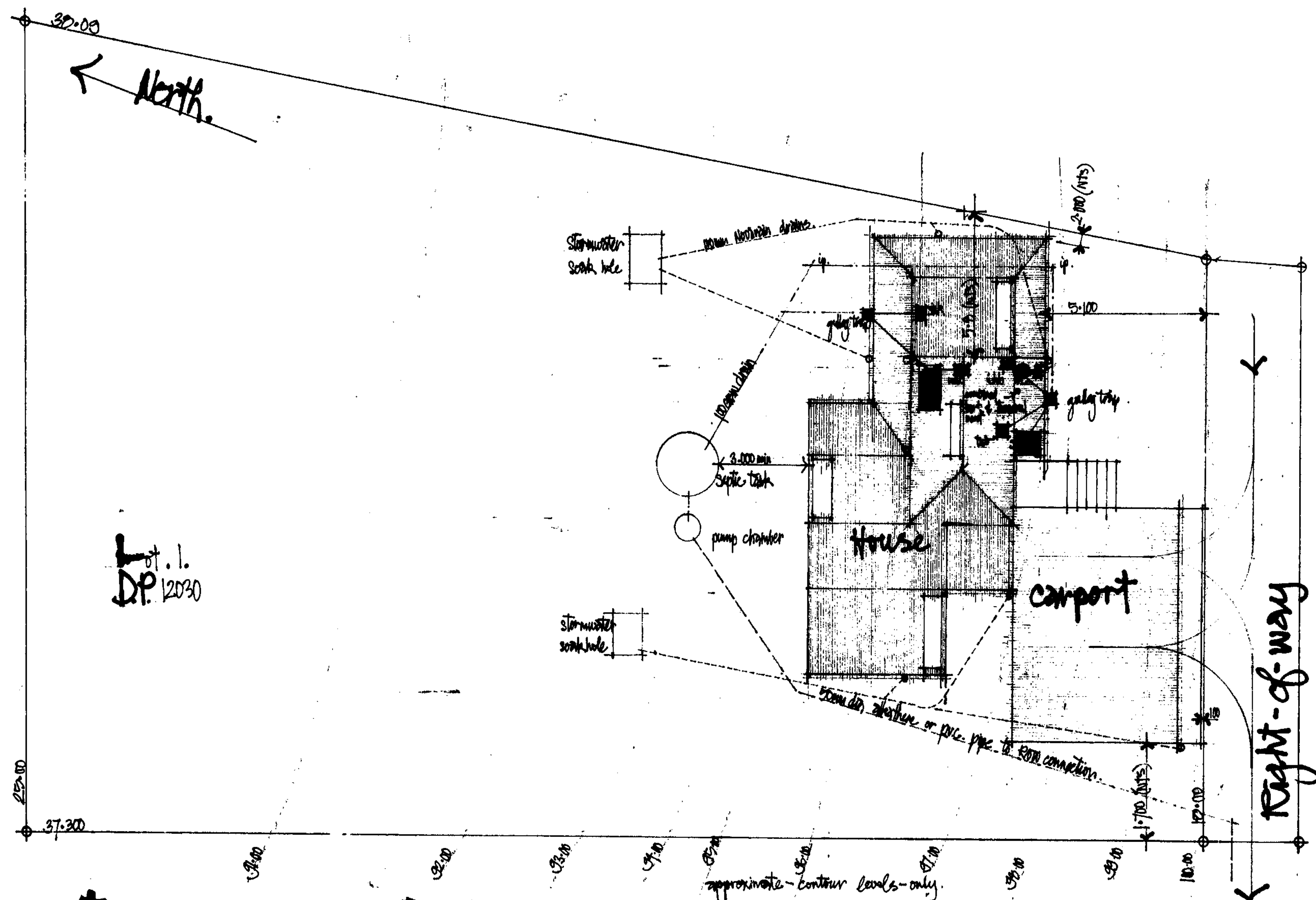
Date 24-11-83

12. 3

ERUCE HENDERSON, KEITH SCOTT & PARTNERS
Consulting Engineers — Industrial Consultants
NEW PLYMOUTH

13e/Spurtt Avenue

Don & Chris Boyd House



Site & services plan scale 1:100

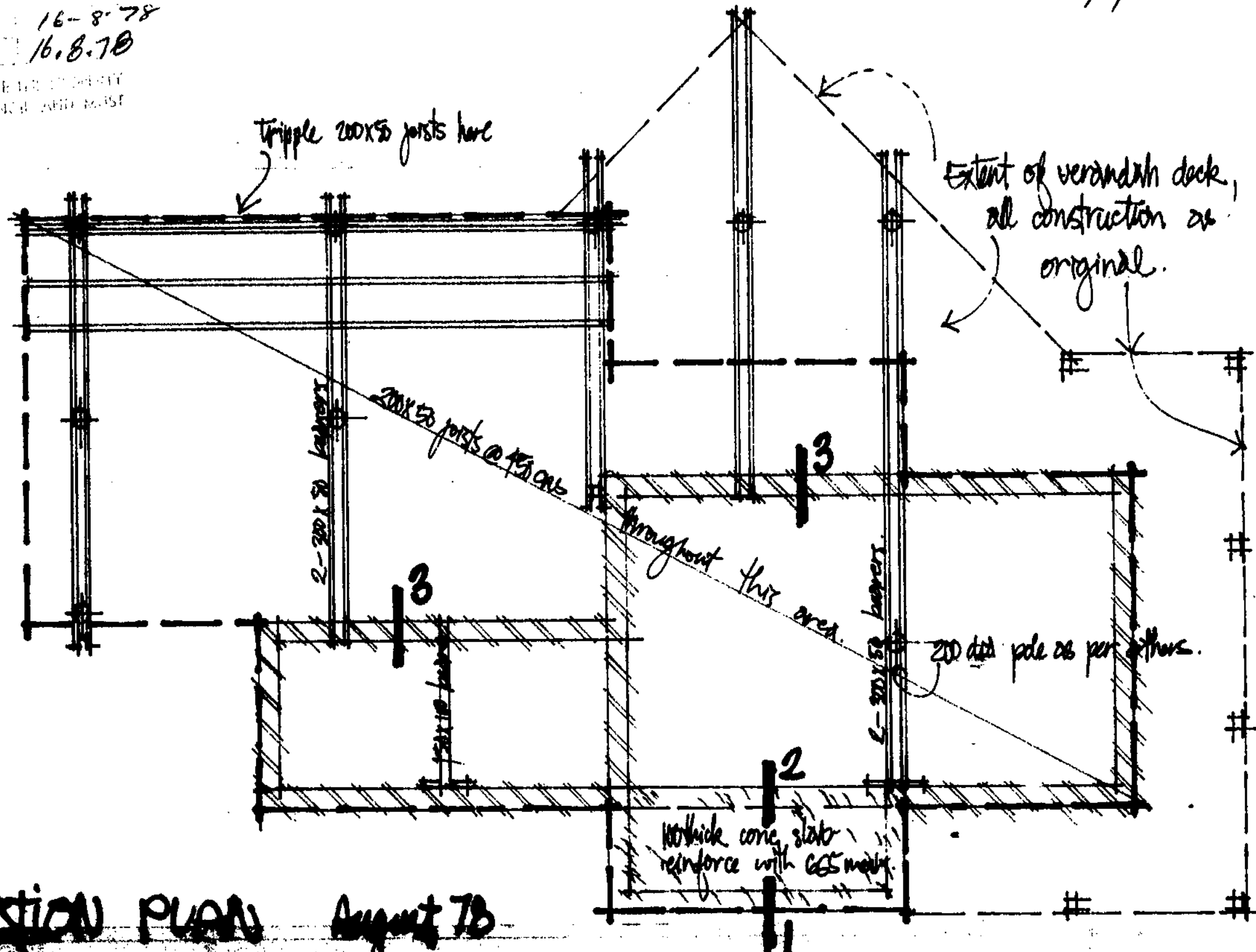
AMENDMENT

2/3/13⁰

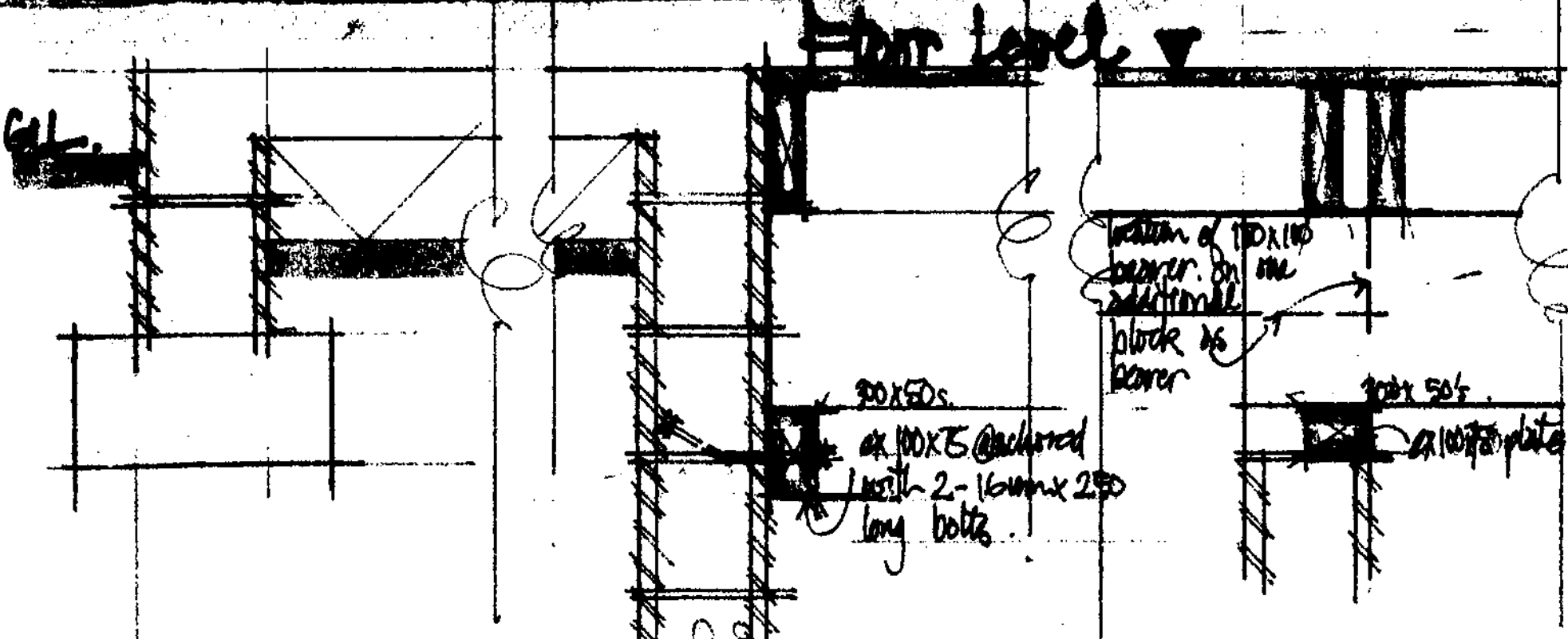
12/3/77

16 AUG 1978

PLYMOUTH CITY COUNCIL
PLANNING DEPARTMENT
16-8-78
16.8.78



Foundation & slab reinforcing as original.
All floor joists below main house floor space to be 200x50 @ 450cns, with particle board 20mm thick f.p.p. over.
Beams generally 200x50's with the exception of a 150x100 under stair space.
D.P.C. All as original. Malthard continuous between timber & concrete. 'Moistop' below conc slab.



DETAIL ONE

DETAIL TWO

DETAIL THREE. scale 1:10

D & C BOYD HOUSE

GROVETT AVE New Plymouth ARCHITECT Paul Giddings

23/730

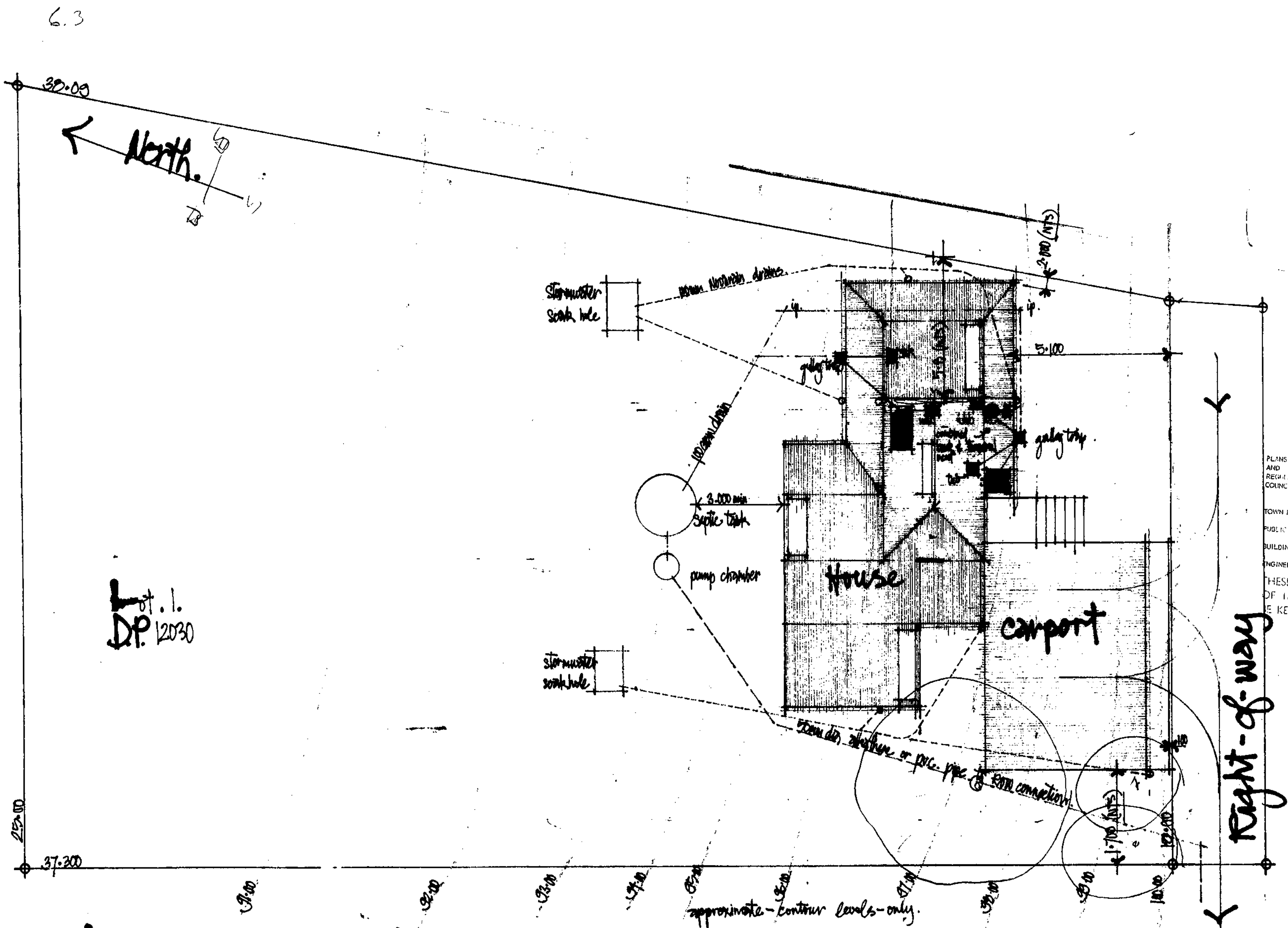
12 3

- 2 DEC 1977

ARCHITECT: Paul G. Giddens
30 Brixwood Road, Plymouth

130 Gwynett Avenue

1 Da & Chris Boyd House



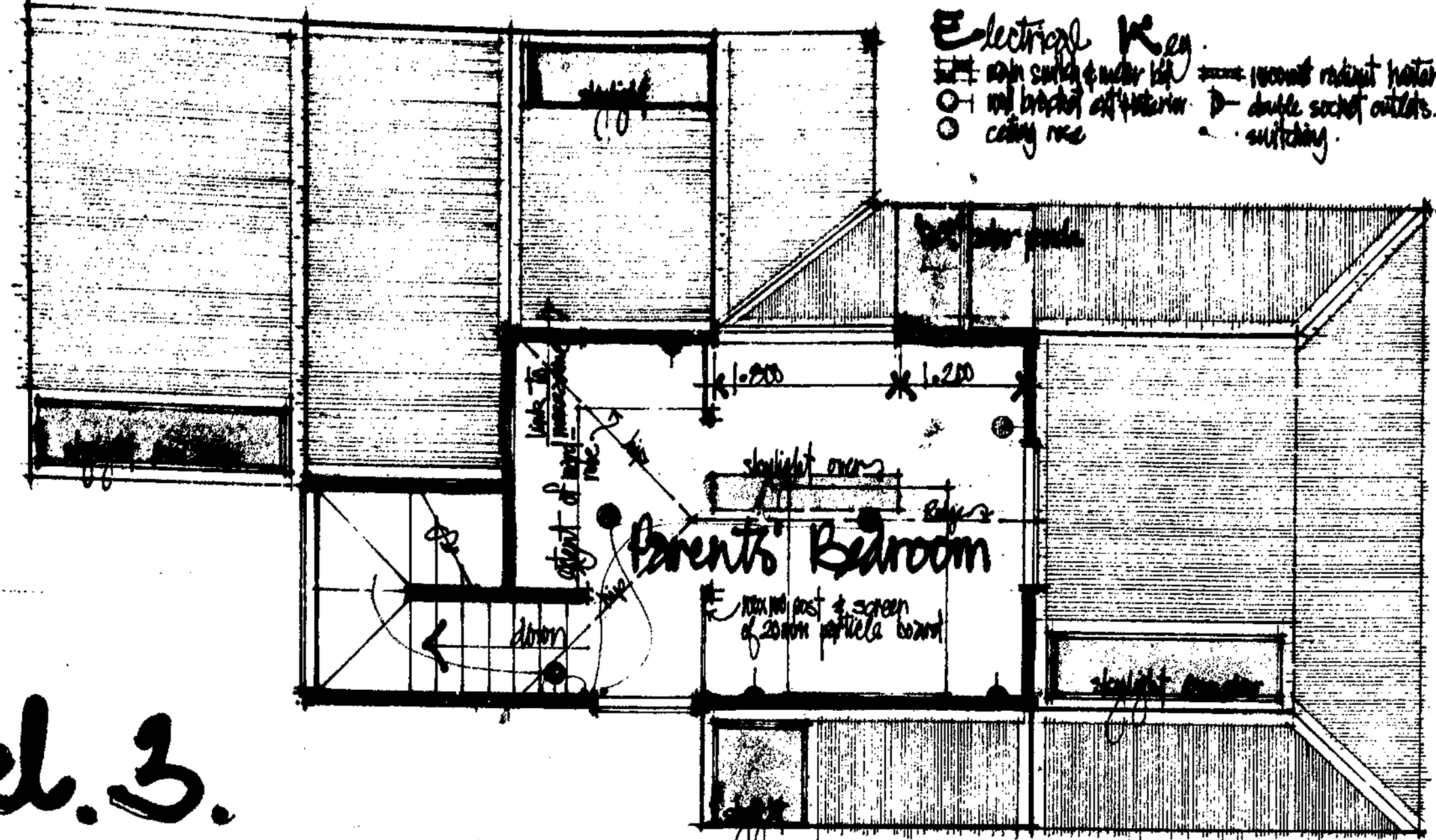
NEW PLYMOUTH CITY COUNCIL
PLANS AND SPECIFICATIONS APPROVED FOR TYPE, USE, SITING, COVERAGE
AND CONSTRUCTION, AS SET OUT IN THE ACTS, REGULATIONS, ACTS,
REGULATIONS AND ORDINANCES OF THE NEW PLYMOUTH CITY COUNCIL.
TOWN PLANNING: [Signature] DATE: 1985-12-27
PUBLIC HEALTH: [Signature] 20-12-77
BUILDING: [Signature] 22-12-77
ENGINEER: [Signature]

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

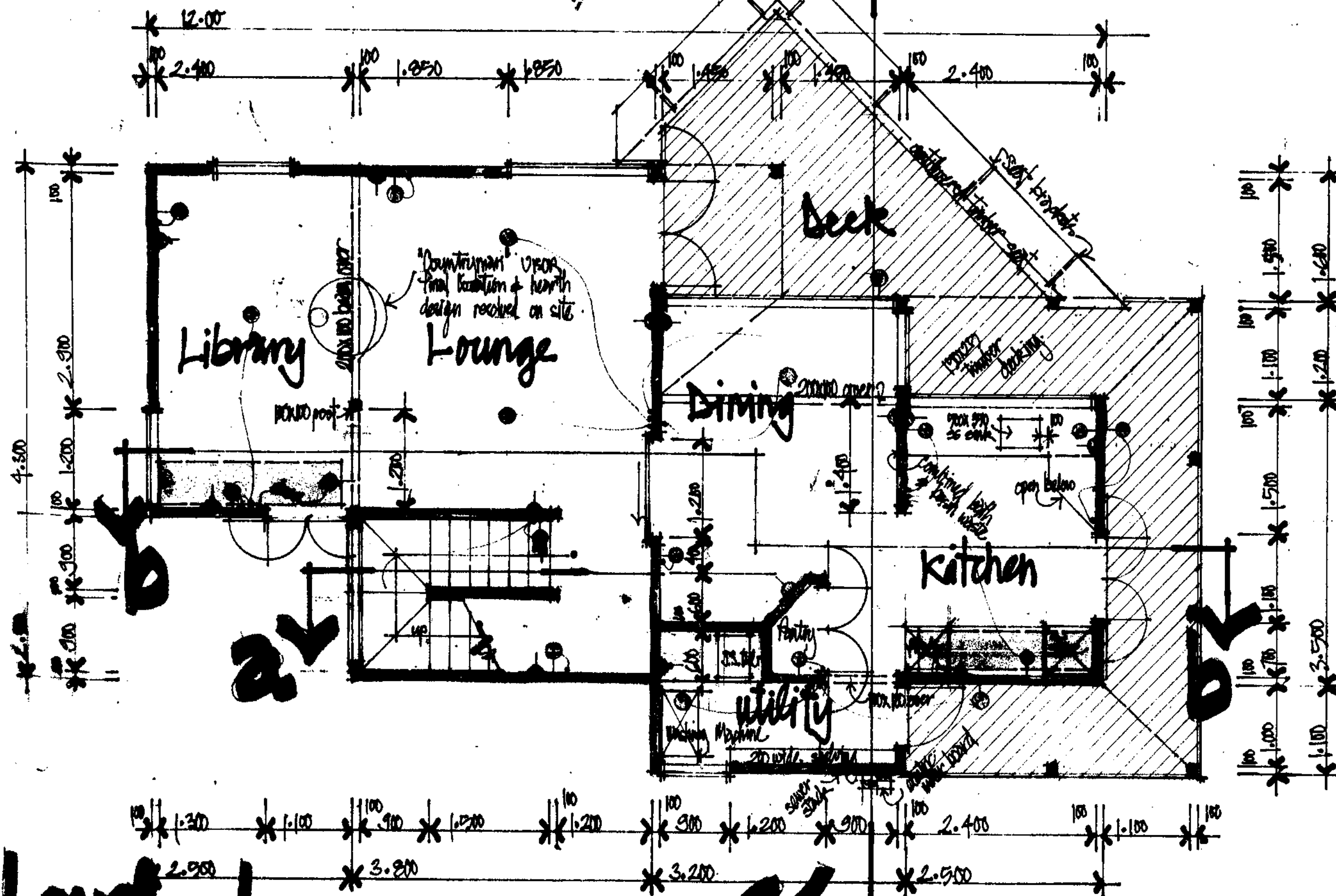
NETTING TO BE
COMPLETED BY
21 DEC 1977

Site & services plan scale 1:100

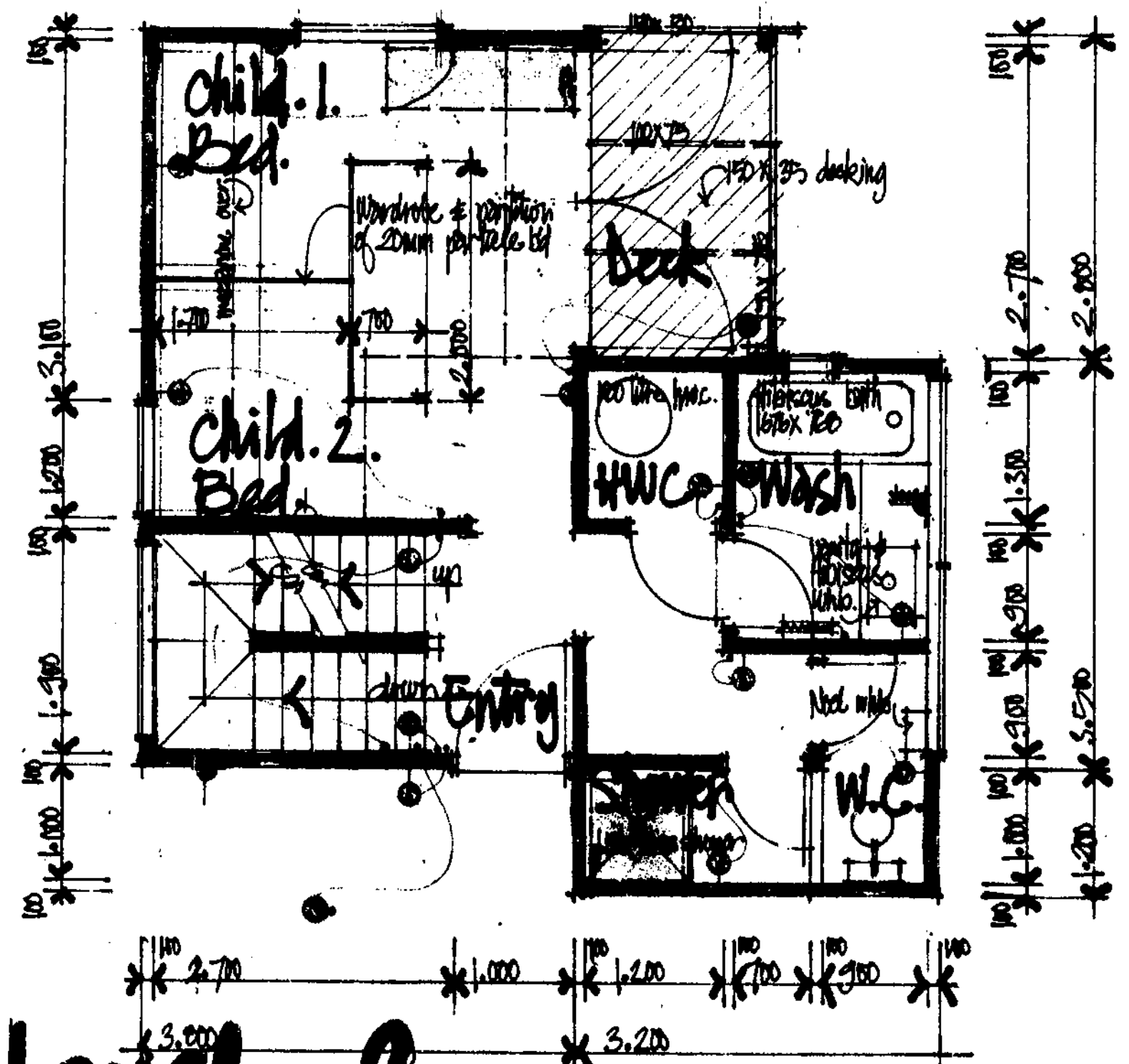
Level.3.



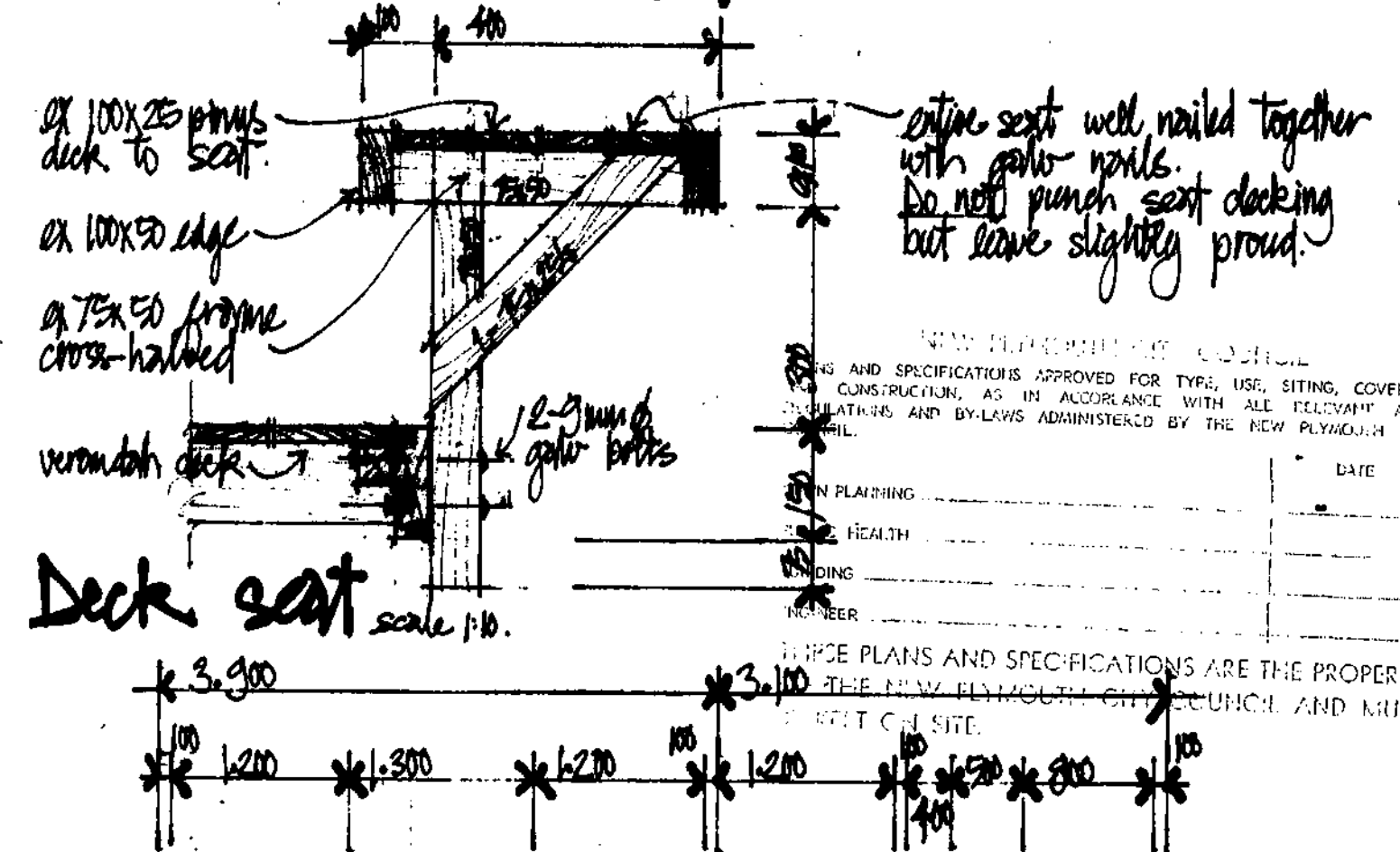
Level.1.



Level.2. scale 1:50



Level.2. Deck framing plan. 1:50



2/3/73

12 3
- 2 DEC 1977

ARCHITECT: Paul Giddings
2 Don & Clare Road House
Gorvet Avenue
Produced by N. Giddings

16mm ~~35~~mm

BUILDING FILE

Code No. 213 / 73^D

Subject DWELLING
FLTS + ADDITION

No. Sheets LOT.

71670 C.S. 10658

63878 C.S. 24474

Permit No

Date 28.12.77
24.11.83

NEW PLYMOUTH CITY COUNCIL

12 3

213/730

FOR OFFICE USE:

File No.

Check Sheet No.

10658

Receipt No.

5756

Sewer Sheet No.

227

Date of Receipt

28 12-77

Zone

TO THE CITY ENGINEER

APPLICATION FOR BUILDING PERMIT

Date

28 12/77

Lot No.

11

At (House No.)

73 d

Conrad Ave.

D.P.

12030

For erection of

Duplex

Sec. No.

N.A (as above)

OWNER

D.R. BOYD

ADDRESS

87 OCEANVIEW AVE

Proposed Use

Residence

Foundation

Concrete Slab and Piles

Walls

Asbestos / Fibre

Roof

Corrugated Iron

995 m²

AREA of Site

AREA of existing buildings

AREA of existing accessory buildings

AREA of Building in application

120.88 m²

Builder

Self

Address

87 Ocean View Ave

Designer

P. Fieldsmith

Address

New Plymouth

Structural Eng

Bruce Henderson / Keith Scott and partners

Address

New Plymouth

Building Projects Authority Required

Yes/No

Supplied

Yes/No

N.A.

Total Value of Building

\$ 21,000

Sanitary Plumbing and Drainage

\$ 2,500

Value of Building for Permit

\$ 18,500

Water for Building

Building Research Levy on

\$

Hoardings

Mths @

FOR OFFICE USE

Corrected Value Fees

27500.00

TOTAL FEES BUILDING

Starting Date

Jan 1978

Finishing Date

Jan 1979

NAME AND ADDRESS OF APPLICANT

MR D.R. BOYD

87 OCEANVIEW AVE

Phone

81641

Signature of Applicant

[Signature]

Signature of Owner

[Signature] JMB Boyd

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

Phone No:.....

House No. 73d Street Grant Ave Lot No. _____ D.P. _____

OWNER Jones, John **Area of Site.**

ADDRESS 10000 1st Ave. PSC Signature of Applicant [Signature]

Proposed Use Residential Signature of Owner Call Boyce

VEHICULAR CROSSING	N.A.	When Required
--------------------	------	---------------

Proposed Existing Row. M Position _____

WATER CONNECTION

Size of Existing Connection 7/100

Size of Requested Connection 12 mm

Distance from L/Boundary 3M

No. Units served One dwelling.

SEWER CONNECTION & (STORMWATER) Floor level of the lowest toilet is 2.5 metres

Size of Existing Connection _____

Size of Requested Connection 100 mm * Strike out whichever is inapplicable.

Distance from L/Boundary 3.5 m Depth of sewer req'd 1 m (see Site Plan)

Common Drain.....	Yes / No
-------------------	----------

Stormwater Disposal: (specify) sewage lines (see plan)

PLUMBING AND DRAINAGE

Name of Registered Plumber / Drainlayer.....S. Ryan

Value of Proposed Work Plumbing 01500

Drainage... \$1500

Water Supply Materials **P.V.C.** **Copper** **Galvanised Iron**

Drainage

Size of Existing Drainage. N.A.

Size of Proposed Drainage: 100 mm & 50 mm Pump connections.

Other Works Proposed

Stormwater Disposal (specify) Soak holes and rock drain.

FOR OFFICE USE *65-7 10/58*

File No. 12 3 Rec. No. 25127 Check Sht. No. 10625 **FEES** **Sewer**

Water

Date - 2 FEB 1977 Zone _____ Sewer Shit. No. 227 P & D \$15.00

Veh. Crg.

AMENDMENT

TERRY BOON
& COMPANY
architects 213/932-23
DEC 1977

New Plymouth City Council
Engineers Dept / Health Dept.
Attention Keith McKenzie

RECEIVED	16.12.77
1474	

Dear Sir.

BOYD HOUSE SOLAR PANEL SYSTEM.

As requested for permit:
Enclosed are 2 copies of BRANZ Bulletin
on Solar Reticulation. We envisage using
the System FIG. 1. THERMO-SYPHON SOLAR
WATER HEATER WITH COMBINED SOLAR STORE
& ELECTRIC HEATER.
Please contact the writer if any further
problems.

Yours faithfully
Paul Goldsmith

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

CITY ENGINEER
PUBLIC HEALTH
BUILDING
ENGINEER



Reference X270/RLB.
M. New

TERENCE WEDGWOOD BOON, B. ARCH.
PAUL GOLDSMITH, B. ARCH. ANZIA
CORNER GOVER / COURTENAY STREETS
NEW PLYMOUTH, NEW ZEALAND. PHONE 2

File No. 12:3

Subject: Dwelling Check Sheet No. _____
 Name: D. R. Boyd Sewer Sheet No. _____ Plotted: _____
 Address: 73rd Govett Ave. Zone: _____
 Lot No. 1 D.P. 12030 Sec. No. _____ Area of Site: _____

BUILDING

Remarks: STRUCTURAL CHECK REQ'D ASW

Dr. Henderson and associates are supplying structural calculations and details and checking can proceed when these are received.

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

Building Inspector _____

Approved _____
 Not Approved ASW

Specification: _____

Structural Engineer _____

Approved _____
 Not Approved ASW

Fire Service _____

Recommended _____
 Not Recommended _____

PERMIT NO.

APPROVING ENGINEER

Approved _____
 Not Approved _____

3. CONCRETE WORK AND REINFORCING.

213/737

3.01 EXTENT: Comprises:

- a. The formation of concrete footings around all posts into ground.
- b. Concrete to concrete blockwork continuous footings.
- c. 100mm concrete slab floor to level one.
- d. Reinforcing as detailed.

3.02 DPC: Under concrete floor slabs lay mostop 737 film with 150mm laps, taped at joints and turned up 100mm at walls.

3.03 REINFORCING: Reinforce 100mm floor slabs with 665 mesh and all concrete footings as detailed.

3.04 BUILD-IN: Build in all anchoring bolts where necessary: 12mm dia x 150 long m.s. at 1.050 centres maximum. Arrange with services sub-contactors to co-ordinate reticulation where applicable.

3.05 CONCRETE STRENGTH AND MIX: All concrete work and materials shall comply with NZSS 1900, Chapter 9, for ordinary grade concrete of 2,500 lbs per square inch at 28 days. Concrete may be site mixed or Ready-mix delivered.

3.06 FLOOR SLAB SURFACE FINISH: Finish with wood float. Start floating immediately the initial set has taken place in the concrete surface. Work the concrete no more than is necessary to produce a surface that is uniform in texture and free from screed marks and obvious float marks.

4. CONCRETE MASONRY.

- 4.01 **EXTENT:** Comprises the formation of 200mm concrete block foundation walls to carport and house level I.
- 4.02 **MATERIALS AND WORKMANSHIP:** Masonry units to comply with NZSS 3102.P
Blocks to walls to be first quality units. Foundation blockwork may be seconds. Mortar quality to comply with NZSS 1900 Chapter 9.2, (clauses 9.2.4 and 9.2.5). Grout for filling masonry cavities in wall construction shall conform with NZSS 1900 Clause 9.2.6.
Grout for filling foundation blockwork shall conform with Section 3 of this specification. Foundation blocks shall be filled as each 3rd course is formed. All blocks to be filled and concrete thoroughly rodded.
In all construction, every block is to be filled. All reinforcing to be approved by Supervisor before filling.
- 4.03 **BOND:** All courses shall be laid in "stretcher bond".
- 4.04 **BUILD IN:** Build in all bolts for floor/wall plates and beam brackets as shown on drawings.
- 4.05 **D.P.C.:** To blockwork arrange for painter to supply and apply Mulseal D.P.C. to outer surfaces of:
exposed masonry surfaces on outer foundation walls.
Coatings to be applied to all courses of blocks and slab to floor level.

5. CARPENTRY AND JOINERY.

- 5.01 EXTENT: Comprises the construction of foundations, all timber framing to floors, walls, roofs, complete with fittings and linings as described.
- 5.02 MATERIALS AND WORKMANSHIP: Shall be the best of their respective kind and nature. All shall comply in size, grade and construction in accordance with NZSS 1900, Chapter 6 as the minimum acceptable standard.
- 5.03 CONCEALED TIMBER FRAMING: To wall, roof and floor construction shall be gauged Pinus Radiata No. 1 framing grade, Tanalith treated to TPA commodity specification No. C8. 5.4kg/m^3 or an approved equivalent.
- 5.04 EXPOSED TIMBER FRAMING: To verandahs, internal posts and beams and first floor framing shall be sawn finished No. 1 framing grade Douglas Fir or Pinus Radiata, Tanalith treated to TPA commodity specification No. C8. 5.4kg/m^3 . All large beams: 200 x 100 and greater, shall be of Douglas Fir.
- 5.05 POLE FOUNDATION: Shall be constructed as drawn, complete with 18mm dia. galv ms bolts and 50x50x6mm square galvanised washers. Bolts in contact with Tanapole, to be given thorough coating of Bituminous paint to prevent corrosive action from pole tanalith chemicals. Poles shall be "Tanapole" type - 200mm diameter, treated to TPA grade C2.
- 5.06 TIMBER FIXINGS: Nails throughout finished work and all exterior ms connections to be galvanised.
Bracing to walls to comply with NZSS Chapter 6.1.27 or approved equal. "Pryde" galvanised angle bracing.
- 5.07 STORAGE, SELECTING AND PLACING OF TIMBERS: Where possible, keep all timber under cover and/or allow through airing before fixing internal linings. Store all timbers correctly in neat, level stacks to avoid warping and twisting. When selecting rafters and beams, ensure that cambers in beams are uppermost thereby avoiding unnecessary packing.
- 5.08 TIMBER DECKS: Build in 150x25 treated pinus decking as drawn.
Secure with galvanised nails unpunched. Water will collect around

213/730

punched nail holes on horizontal planes and rot out. Timber shall be No. 1 framing grade, treated to TPA grade C6.

5.09 CARPORT DECKING: 150 or 200x35 sawn pinus radiata being No. 1 framing grade quality treated to TPA grade C6.

5.10 EXTERIOR SHEATHING:

Vertical Boards: 250x25

Battens: 50 x 25 or 50 x 50's cut diagonally.

The material shall be selected, (quality equal to dressing B) sawn Rimu or Pinus or approved equal. The timber shall be Tanalith treated to grade C6, 5.4kg/m^3 . Timber shall be oil stained on all surfaces prior to fixing. This staining is easiest performed by dipping in a long trough and standing to drain. Boards to be attached over heavy grade breather-type building paper. Boards to be fixed with galvanised nails finished flush with the surface and not punched.

Hardiflex Building Board:

4.5mm asbestos flat sheet fixed in accordance with manufacturers instructions, except use 60mm girth continuous back flashing to all vertical joints. Box all external corners with 100 x 25 and 75 x 25 sawn pinus. Back flash internal corners with 50 x 50 continuous back flashing. All flashings to be of 0.4mm g.i.

5.11 INTERIOR AND EXTERIOR JOINERY AND TRIM:

- Door and window frames, architraves, skirtings, stairs, handrails shall be selected non-heart Rimu or Matai Tanalith treated: TPA, C7 5.4kg/m^3 all to sizes as drawn, to be clear finished.

- Exterior doors: Styles and rails shall be of selected Cedar or Redwood. Infill T G and Veed panelling to be ex 100 x 20 treated Rimu, putty glazed. All to sizes scheduled and all paint finished.

<u>DOOR</u>	<u>SIZE</u>	<u>CONSTRUCTION</u>
ENTRY	2.000 x 900	<p>Styles and top rail ex 150 x 50.</p> <p>Intermediate rail ex 200 x 50 @ 800 above F.L.</p> <p>Bottom rail ex 250 x 50.</p>
DINING SLIDER	2.350 x 1.300	Construct as above. (on Henderson top hung sliding gear.)
UTILITY	2.000 x 750	Construct as above.
CHILDREN'S DECK	2 (1.900 x 1.250)	<p>Styles and top rail ex 200 x 50 with rebated meeting styles.</p> <p>Bottom rail ex 250 x 50.</p>
LOUNGE FRENCH DOORS	2 (1.950 x 500)	<p>Styles and top rail ex 75 x 50</p> <p>Intermediate rail ex 150 x 50</p> <p>Bottom rail ex 250 x 50</p>
LIBRARY FRENCH DOORS	2 (1.950 x 500)	Construct as above.
KITCHEN FRENCH-STABLE DOORS	2 (1.950 x 500)	Construct as above with intermediate rail split.
HOLLOW CORE DOORS: EWC, Shower, WC and Wash	4 (2.000 x 750)	Selected Rimu for clear finish.

5.12 BUILT IN HARDWARE: Hinges and stays; All internal doors and cupboards to have BMA hinges. All exterior doors and side hung sashes to have galvanised M.S. hinges with brass pins. 3 hinges per door.

5.13 FLOORING: To all areas fix 20mm flooring grade particle board with stamp side up, underside to be polyurethaned, clear finish. To protect underside from water staining during construction, tape all butted sheet joints with 50mm wide black p.v.c. tape. I suggest you stain joists and beams that are adjacent to particle board before laying the board - easier on painter.

All edges of particle board must be fully supported. Suggest that before placing particle board on joists, that if necessary, use an electric planer over joists to remove high spots, (hire planer from?). It is easier to plane high spots off than to check or pack all the joists to get them level.

5.14 CEILING LININGS:

Gibraltar Board: to entry and passage, level two and Bath, HWC and part WC fix 9.5mm Gibraltar Board in accordance with manufacturer's instructions.

16mm selected timber or composite timber sheeting: to all other combined ceiling/roof areas throughout. Secure lining over rafter joists, fix purlins and intermediate nail from underside.

Suggested sheet material: 16mm particle board.

Suggested timber: ex 100 x 16mm finished t.g. and veed selected dressing Rimu treated to TPA grade C8.

5.15 WALL LININGS: Fix 9mm gib board throughout internal walls, to exterior walls fix 9mm Gib foil board. To shower alcove fix 4.5mm white Formica wall board in white p.v.c. bead. I suggest white because it looks tidiest with the white bead. Should you want to use any other product, take special care to prevent water penetration into the material. Formica wall board is the most expensive but it is fool proof against H_2O .

5.16 CUPBOARD BENCH AND WARDROBE JOINERY:

* To laundry, washrooms, kitchen: construct carcasses, shelves and divisions of 18mm particle board. Exterior finish to be paint, interior to be polyurethane clear.

- Cupboard doors and drawer fronts to be clear finished of either selected treated native or pinus timber or large-particle particle board. Material to be nominated by Owner upon consultation.

- Pantry unit: carcass and interior shelves of 18mm particle board, paint exterior and polyurethane interior. Doors to be of 20mm particle board, 2.000 x 500 with 20 x 10 bead to all edges, to be painted.

- Bench tops throughout to be finished in selected Formica on double thickness particle board base to produce a front edge 36-40mm thick.
Sink bowl: 500 x 350 x 150 deep S.S.

Tub bowl: 600 x 450 x 200 deep S.S.

- CHILDREN'S wardrobes : Construct as for pantry unit. Doors to be 2.00 x 1.050, 2 off, on Henderson "Double top" gear.

- All open shelves: kitchen, laundry and wash to be of selected treated native timber, ex 200 x 25.

5.17 FIBREGLASS INSULATION: Cover entire roof space with 50mm thick fibreglass batts, fitted up neatly between rafters, ensuring all gaps are properly filled.

5.18 DAMP PROOF COURSE: All timber in contact with concrete, (piles etc), and asbestos, (around foundation base), to be protected and separated by continuous 3-ply bituminous felt "Kalthoid".

5.19 VENTILATION: Where applicable, all sub-floor framing to be ventilated via pressed metal grilles in asbestos base sheathing to conform with NZSS 1900 Chapter 6.1.18.

5.20 STAIR: Construct as detailed, (Sheet 8) of selected Matai or Rimu, treated to TPA grade C8.

5.21 STAIR HANDRAIL: Of 50mm dia Matai dowel on pairs of BMA standard brackets.

5.22 HARDWARE: Allow the nett sum of \$200 (two hundred dollars), for the supply only of door furniture, locks, pulls, towel rails, toilet roll holders and 3 Plix or equal large white plastic soap holders.

5.23 TELEPHONE: Co-operate with P and T Department to arrange telephone installations where required.

5.24 SKYLIGHTS: Construct as detailed. Jambs and head ex 250 x 50 selected Rimu. Sill ex 200 x 50.

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6. DRAINAGE.

- 6.01 EXTENT: The Drainlayer shall obtain all permits and pay all charges and shall lay all the stormwater sewer drains as shown on the drainage plan, and shall supply everything necessary for furnishing complete systems of drainage in conformity with the N.Z. Plumbing and Drainage Regulations and the requirements of the Local Authority to the Inspector's approval, notwithstanding any omission in this specification in describing same.
- 6.02 SEWER DRAINS: Shall be 100mm diameter first quality glazed earthenware rubber ring jointed pipes and fittings, or approved similar, with all necessary inspections, cleaning eyes and bends.
- 6.03 SEPTIC TANK: Build in 600 gallon septic tank to Local Authority requirement and connect effluent line to pump chamber.
- 6.04 PUMP CHAMBER: Construct of insitu or pre-cast concrete complete with access lid, all to comply with Local Authority. Fit single-phase submersible pump and arrange with electrical contractor for power supply. From pump chamber, run ~~300~~ 50 mm dia plastic pipe in 450mm deep trench, pipe to connect to sewer drain in R.O.W.
- 6.05 GULLY TRAPS: Set up in concrete, gully traps where shown with concrete kerb and cast iron grating, providing for discharge from wastes below grating.
- 6.06 STORMWATER DRAINS AND SOAK HOLES: Carry water from downpipes in 100mm "Novaflo" pvc pipe, to outlets and/or soak holes as shown. Cap soak holes with pvc concrete lids. Where Novaflo rises from ground to collect downpipe, finish with a 300 length of 100mm earthenware pipe. All soak holes - excavation by Owner.

7. PLUMBING.

7.01 EXTENT: All plumbing is to be carried out in strict accordance with the Local Authority's By-laws and NZSS 67I and Drainage and Plumbing Regulations 1959, and all subsequent amendments. Pay all necessary fees.

Supply and fix corrugated galvanised iron roof.

Supply and fix all roof flashings, gutters and downpipes.

Supply only all necessary window and door flashings.

Supply and fix 2 Colt Solar panels.

Reticulation of water (hot and cold) and fitting wastes and vents to fittings.

Supplying and fixing HWC and associated valves, taps, WC, cistern, bath, shower and attachments, WHBs but not main tub or sink unit (by Joiner).

7.02 FLASHINGS: Fix all roof and skylight flashings necessary for proper exclusion of the weather from the building, in 0.6 galvanised iron and in accordance with details. Where pipes project through roof, overflash with (6lbs) 2.7kg lead. Accurately machine form bends with slightly rounded angles and over bent, that profiles can be sprung fitted and edges folded.

To windows and doors, provide 0.6mm galvanised iron flashings as detailed.

7.03 SPOUTING AND DOWNPIPES: Fit standard round profile galv iron gutters and 75mm diameter downpipes. All downpipes to fall straight to ground without elbows and bends, i.e. locate drain junctions immediately under dps and fix dps with a minimum of 2 stand-off brackets.

7.04 SOLAR PANELS: Supply and fix 2 Colt Solar panels where shown. Anchor to roof with 50 x 50 continuous aluminium angle top and bottom. Separate angle from g.i. roofing with Butynol strip or equal and space panels off roofing at minimum of 10mm to avoid electrolysis. Plumber to supply Local Authority with reticulation layout if requested.

- 7.05 HOT WATER: Supply and fix 180 litre zip low pressure HWC, (or approved equivalent) connect to Colt Solar panels. Run 18mm diameter copper supply with 12mm diameter branch services to all fittings, complete with all necessary stop cocks and valves for first class operation. Make shower connection the first and most direct line from HWC.
- 7.06 COLD WATER: From R.O.W. connect 18mm diameter supply and run to house in service trench. Run 12mm diameter copper branch to all fittings and three brass garden hose taps.
- 7.07 WASTES AND TRAPS: Fix in accordance with Local Authority requirements all wastes and traps as necessary in pvc. Make all work tidy, concealing vents in wall framing, holes in floorings and walls for wastes, to be tidy and draught proof. Vents to be in pvc where shown - extend 450 above roof level and terminate with cowl.
- 7.08 SANITARY FITTINGS:
- Taps and faucets: fit all fittings with HMC Astra Model Units.
 - WC: fit McSkimming's 16" Regal or Luxor white pan with Dux front tripper white cistern.
 - WHB: Hibiscus central flow.
 - Bath: Hibiscus 1676 x 786. Fit with manufacturer's instructions.
 - Shower rose to be Kowhai 153 locate at 1.900 above trap level.
 - Shower mixing valve: Markham "Supersafe".
 - Sink: Fit combination swivel faucet Astra $\frac{3}{4}$ " x 363. Sink by Joiner.
 - Laundry tub and bench by Joiner. Fix hot and cold Astra $\frac{3}{4}$ " x 483.
 - Washing machine: Provide hot and cold cocks @ 1.000 above F.L. where directed.
- 7.09 CORRUGATED IRON ROOFING: Fix over breather-type building paper with standard lead head nails. All lapped joints and sheet ends and edges to be pre-painted a minimum of 100mm wide margin prior to fixing. Refer painter for specification.

213/73P

Around skylights underflash on uphill side and overflash on downhill side
Arrange for painter to pre-paint underside of iron to verandah areas
before fixing.

- 7.10 VISOR FIREPLACE: Supply and fix visor "Countryman" complete with flue and accessories to lounge, all in accordance with manufacturer's recommendations. Ensure that main flue is kept the minimum 200mm away from all timber surfaces. Provide tie braces as is necessary to support flue.

8. ELECTRICAL.

- 8.01 EXTENT: The sub-contractor shall supply and fix all materials which are necessary and which are usual for the installation and as set out in the Specification and indicated in the drawings, and in strict accordance with the Electrical Wiring Installation 1961 and its amendments, together with the requirements of the Local Authority, Local Supply Authority and the Owner.
- 8.02 MAINS SUPPLY: From supply on R.O.W. run underground neutral screened service main in service trench, sized to allow a 25% spare capacity and run to meter position where shown.
- 7.03 SWITCH/METER BOARDS: Install where shown, a combined switch and meter board with 50% additional spare fuse capacity, in enamelled metal clad cabinets with hinged glazed panelled doors, set into framing. Meter board shall be mounted with view panel externally. Label all components clearly with purpose made lettering.
- 7.04 WIRING: Run all wiring in TRS or TFS cable, concealed in framing and capable of being withdrawn. Timber shall not be notched for cable but drilled in centre of depth.
- 7.05 INDICATIONS ON PLAN: The approximate position of each point is indicated though the exact location may be slightly altered by job or site conditions. Such alterations, if any, will be pointed out by the Owner on the site as the work proceeds.

BRUCE HENDERSON, KEITH SCOTT & PARTNERS

213/730

CONSULTING ENGINEERS, INDUSTRIAL & DEVELOPMENT CONSULTANTS

15 YOUNG STREET, NEW PLYMOUTH, NEW ZEALAND
P.O. BOX 667
CABLE ADDRESS

TELEPHONE 86-174
'ENGCONSULT'

AMENDMENT

R. KEITH SCOTT
B.E. M.N.Z.I.E.
REG. ENGINEER

Our Reference 3295/RKS:CS

12 December 1977

12.3

3 DEC

Mr D. Boyd
87 Ocean View Parade
NEW PLYMOUTH

Dear Sir,

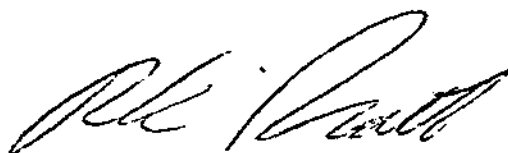
Re: Pole House 73E Govett Avenue

As requested we have checked the drawings done for your house by Architect Paul Goldsmith.

Mr Goldsmith has made all the alterations we requested and it is our opinion that the structure of the house is adequate to resist all the imposed loadings as set out in NZS 1900 Chapter 8.

The checked copies of the drawings have been signed by us.

Yours faithfully,
BRUCE HENDERSON, KEITH SCOTT & PARTNERS



R.K. SCOTT

TAUMARUNUI OFFICE

IN ASSOCIATION WITH
E. S. WITHERS
SURVEYOR
MANUATE STREET, P.O. BOX 51
TELEPHONE 7604

ASSOCIATED FIRM

BRUCE HENDERSON
& ASSOCIATES
TAURANGA

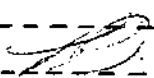
NEW PLYMOUTH CITY COUNCIL

2/3/73

CITY ENGINEER'S DEPARTMENT

ASSESSED REQUIREMENTS

File No. 12 3

Project: DWELLING	Check Sheet No. 10658
Owner: R. B. BOND	Sewer Sheet No. 227 Plotted: 
Address: 730 COURT AVE	Zone:
Lot No. 1 D.P. 12730	Sec. No. Area of Site: 955m ²

TOWN PLANNING

Designations	
Area of Buildings	
Coverage	
Maximum height	
Front Yard	
Relat. of Bldg. Size: (1) Rear Yard	
(2) Side Yard	
Open Space	
Grassed Areas	
Trees	
Building Lines & Street Widening	
Parking	
Access to Rear of Site	
Accessory Buildings	
Service Lanes & R.O.W.	
Crossing Length	
Gross Floor Area of Shops	
Resid. Accor.	
Levels of Site	
Use of Yards	
Loading	
Screening	
Amalgam. of Titles	
Remarks:	

Approved 

Not Approved

S E R V I C E S

A: SEWER CONNECTION

STORMWATER CONNECTION

Existing Service 100mm
 Required Service Use existing
 Location _____
 Depth _____
 Special Requirement _____
 Common Drain _____
 Fee \$ _____

 Fee \$ _____

FEE

\$

B: WATER CONNECTION

Existing Service 12mm
 Distance from L/Boundary _____
 Distance: Main to Boundary 10'00"
 Boundary to Load 10'00"
 Required Service 12mm
 Material _____

Height above Datum 100mm

FEE

\$

C: PLUMBING

No. Fittings 3 W.Cs 1 Baths 2 Basins 1 Sinks 2 Showers 1 Tubs 2 Others _____
 Total Values 13
 Supply Pipe Sizes 1 1/2" 1" 3/4" 1/2" P.V.C. ☒ Copper ☒ Gal. Iron ☐
 Backflow Prev. 1/2"
 Other Fittings Solar water heating
 Estimated Value \$1500.00 Plumbing Fee _____

DRAINAGE

Existing Drain in R.O.W. Required pump to sewer
 Fittings Required 1 trap to hole
 Common Drain 1/2"
 Septic Tank Yes with holding tank & effluent pump
 Stormwater 100mm pits
 Estimated Value \$1000.00 Drainage Fee _____

Total Estimated Value P. & D. \$2500.00

FEE

\$10:00

D: VEHICULAR CROSSINGS

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

STREET WORKS FEE \$:

DEPOSIT DAMAGE FEE

\$:

REMARKS : CORRESPONDENCE : AGREEMENTS
SPECIFIC REQUIREMENTS

Approved *MD*

Not Approved

Approved *M. Jackson*

Not Approved

"Detailed layout of the Solar Hot Water articulation showing the straight cylinder direction of flow and pipe sizes is required to be submitted for approval"

See letter 16-12-72 and BRIANZ Bulletin NO 196 under file

Approved *PC*

Not Approved

Approved *PC*

Not Approved

Approved *DBM*

Not Approved

E : HEALTH & BY-LAWS

213/730

Areas -----
 Light -----
 Ventilation -----
 Remarks: -----

Approved MA -----
 Not Approved -----

F : DANGEROUS GOODS

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

Approved X -----
 Not Approved -----

G : BUILDING

Remarks: STRUCTURAL CHECK REQ'D ASB

One set of Plans & Structural

FEES:		
Bldg.	57600	72.00
Water Bldg.		2.00
B.R.L.	30000	15.00
TOTAL		\$ 89.00

Building Inspector -----

Approved ASB -----
 Not Approved ASB -----

Specification: -----

Structural Engineer -----

Approved ASB 21.12.72 -----
 Not Approved -----

Fire Service -----

Recommended -----
 Not Recommended -----

PERMIT NO. 71670

APPROVING ENGINEER

Approved ASB -----
 Not Approved -----

213/730

NEW PLYMOUTH CITY COUNCIL

FOR OFFICE USE:

File No. 7 78 Check Sheet No. 24474
Receipt No. 24311 Sewer Sheet No. 227
Date of Receipt 24 11 82 Zone _____

TO THE CITY ENGINEER

20 JUL 1983 Date 20.7.83

APPLICATION FOR BUILDING PERMIT

Lot No. _____

At (House No.) 73D Govett Ave D.P. _____

For erection of Two bedrooms - House Extensions Sec. No. _____

OWNER D & C Boyd ADDRESS 73D Govett Ave

Proposed Use Bedrooms

Foundation Poles Walls Timber Roof Iron

AREA of Site _____

AREA of existing buildings _____ M²

AREA of existing accessory buildings _____ M²

AREA of Building in application _____ M²

Builder Self - Address 73D Govett NP

Designer Goldsmith & Co Address Courtney St NP

Structural Eng. Henderson Scott & Ptns Address Young St NP

Building Projects Authority Required Yes ☒ No ☐ Supplied Yes / No

Total Value of Building

\$ 12000

Sanitary Plumbing and Drainage

\$ —

Value of Building for Permit

\$

Water for Building

Building Research Levy on

\$

Hoardings

Mths @

FOR OFFICE USE
Corrected Value Fees

TOTAL FEES BUILDING

Starting Date _____

Finishing Date _____

NAME AND ADDRESS OF APPLICANT

Dan & Cherie Boyd
73D Govett Ave NP Phone 35614

Signature of Applicant

Signature of Owner

gm Boyd
gm Boyd

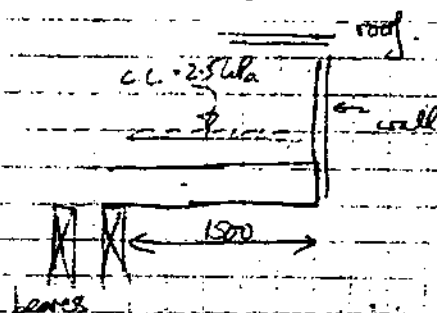
213/73D

CALCULATION SHEET.

JOB NAME. <u>Boyd House 73d Grevett Ave.</u>		PAGE No.
SECTION. <u>Joist overhang.</u>		
JOB No. <u>4259</u>	DESIGNED. <u>Ch.D.</u>	
DATE. <u>14/5/84</u>	CHECKED.	

Original Calculations based on measurements of 1300 overhang
 @ 600 c/s. Site measurements show 250 c/s @ 640 c/s with
 1500 overhang (taken today Ch.D.).

Modify earlier calculations (p. 24/6/83) to new design.
 Assume wall at the end will act as a diaphragm i.e. all
 wall & roof loads on the joists will be evenly distributed
 between the joists.



$$\text{Roof wt} = \frac{1.5 \text{ m}}{2} \times 14.6 \text{ N/m} = 10.95 \text{ N}$$

$$= \frac{1.25 \text{ m}}{4.5 \text{ m}} = 0.3 \text{ N/m}$$

$$\text{Wall wt} = 2.2 \text{ N/m}$$

(as before) plus dalling
 $0.01 \times 3 \times 6 = 0.18 \text{ total} = 0.38$

$$\text{Joist wt} = 0.25 \times 0.6 \times 6 = 0.9 \text{ N/m}$$

$$\text{Floor wt} = 20 \text{ mm} \times 6 \text{ N/m}^2 = 0.12 \text{ N/m}$$

$$\therefore \text{D.L. due to Roof + Wall} = \frac{1.5}{2} \times \left[(0.3 \text{ N/m} \times 0.64) + (0.38 \times 0.64) \right] \times 1.5 = 1.04 \text{ N/m}$$

$$\therefore \text{B.M. due to Joist + floor wt} = \frac{1.5}{2} \times \left[0.95 + (0.12 \times 0.64) \right] \times 1.5 = 0.17 \text{ N/m}$$

$$\therefore \text{D.L. E.M.} = \frac{1.5}{2} \times (2.5 \times 0.64) \times 1.5 = 1.84 \text{ N/m}$$

$$\text{D.L. + E.M.} = (1.0 + 0.17) + 1.8 = 1.17 + 1.8 = 1.28 = 2.0 \text{ N/m}$$

$$\sigma = \frac{M}{I} = \frac{2.0}{0.025 \times 0.24^3 / 12} = 4.6 \text{ MPa (okay)}$$

$$\delta = \frac{P^3}{48EI} \text{ (pt loads)} = \frac{5 \text{ N/m}^2}{384EI} \left[\left(\frac{0.435 \times 3.0^3}{48} \right) + \left(\frac{0.152 + 1.6}{384} \right) \times 3.0^4 \right] / (2 \times 10^9 \times 0.025 \times 0.24^3 / 12)$$

$$= \frac{(0.245 + 1.848)}{466 \times 10^3} = 4 \text{ mm (okay)}$$

213/730

CALCULATION SHEET.	JOB NAME.		PAGE No.
	SECTION.		
	JOB No.	DESIGNED. <i>Blind</i>	
	DATE. 14/5/84	CHECKED.	

7/76

A more thorough analysis has been performed and under full D.C. and L.C. the stresses are still within the allowable, and a total end point deflection of approx 6mm can be expected. (The estimate of span is increased to allow for the effects of rotation of the joint at the bearing).

Note: As built, the structure appears adequate, although some long term deflection of the joists can be expected, we estimate approximately 2mm. This deflection is certainly not excessive, but will most certainly occur over a period of time. If the owner considers the deflection has become excessive, he may at any time remedy the situation by adding further joists to those presently in use.

ASSESSED REQUIREMENTS
File No. 7-78

BUILDING *check cantilevered floor joists.*

Structural Engineer _____ Approved M. Wes 11/15/84
Not Approved _____

Fire Service _____ Recommended _____
Not Recommended _____

213/73D
25 AUG 1963

827

-R. KEITH SCOTT
B.E., M.I.P.E.N.Z.
REG. ENGINEER

PHILLIP J. HOLL
B.E., M.; P.E.N.Z.
M.I.E Aust
REG. ENGINEER

Our Reference 4259:BMCD/LT

Admission

Dear Helen..

RE: POLE HOUSE ADDITIONS AT 73D GOVETT AVENUE

1. Use of 2 'Z' nails each end to fix the exposed rafters to the top plate is a satisfactory detail to prevent uplifting of the roof under wind load. A nailplate at the apex is also quite satisfactory, (TYLOK 14 T4 plate or similar).
2. A further inspection of the pole foundations has been carried out. Although the ground line at the south wall of the house (north wall of the carport) has been excavated to provide access, this excavation only exposes the top 400mm of the concrete encasing the piles. From the drawings, the embedment of the piles in concrete is to a depth of 1500mm. This means that 1100 of the existing foundation is still embedded in the ground. It is our opinion that this foundation remains adequate for the proposed addition of an upstairs room to the carport.

THE FOLLOWING INFORMATION IS CONTAINED
HEREIN AND IS THE PROPERTY OF THE U.S. GOVERNMENT. IT IS TO BE KEPT
SECRET AND NOT TO BE DISCLOSED TO ANY OTHER PERSON OR ORGANIZATION
WITHOUT THE WRITTEN AUTHORIZATION OF THE U.S. GOVERNMENT. IT IS TO BE
DESTROYED AND BURNED AND NOT REPRODUCED BY THE U.S. GOVERNMENT CITY
FOUR-11

DATE RECEIVED	
DATE OF BIRTH	
AGE	

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OF THE UNITED STATES GOVERNMENT AND MUST BE
RETURNED TO THE OFFICE OF THE SECRETARY OF THE ARMY
WHEN REQUESTED TO DO SO.

Inspector: M. 4511

File No. 7178/83

Date Permit Issued 24/11/83

OWNER

Name D. C. L. LTD

Mailing Address 225 GOOFT AVE
NEW PLYMOUTH
35614 PH.

BUILDER

Name SELF

Mailing Address SAME

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 720

Street Name GOOFT AVENUE

Town/District NEW PLYMOUTH

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. _____

Lot 1 D.P. 12030

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

REPAIRING - ADDING PLASTER

FLOOR AREA

Whole Sq. Metres _____

DWELLING UNITS

Number Erected _____

ESTIMATED VALUES

Building	_____
Plumbing	_____
Drainage	_____
TOTAL	_____

NATURE OF PERMIT (TICK BOX)

☐ NEW BUILDING
- include dwelling added, exclude domestic garages

☐ FOUNDATIONS ONLY

☒ ALTERED, REPAIRED, EXTENDED
- include conversions and rectified buildings

☐ NEW CONSTRUCTION
OTHER THAN BUILDINGS - include demolitions

☐ DOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ _____	Water Connection	\$ _____	Receipt No. _____
Street Damage Deposit ..	\$ _____	Vehicle Crossing Levy ...	\$ _____	Date of Payment <u>24/11/83</u>
Building Research Levy ..	\$ _____	M.S. Plumbing	\$ _____	Authorised Officer <u>[Signature]</u>
Plumbing	\$ _____		\$ _____	
Drainage	\$ _____		\$ _____	
Sewer Connection	\$ _____	TOTAL:	\$ _____	

Special Conditions:

Date Inspected	REMARKS (e.g. stage reached with work)
	<p>3 cantilever floor joint - eng/cals on their way.</p> <p>Bracing subfloor - to come 14/6/84</p> <p>NAIL PLATES to joints - to come. Slow Progress.</p>

NEW PLYMOUTH CITY COUNCIL

213/730

CITY ENGINEER'S DEPARTMENT

ASSESSED REQUIREMENTS

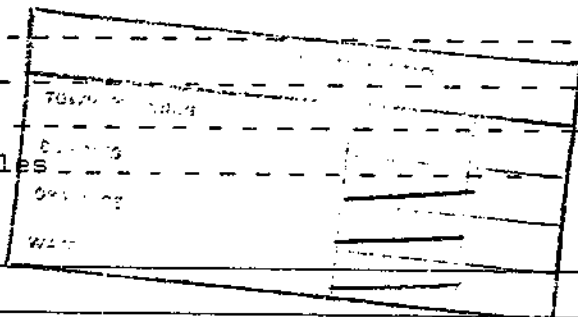
File No. 7 78

Project: ADDN 2 BEDROOMS	Check Sheet No. 24474
Owner: D & C BEYD	Sewer Sheet No. 227 Plotted: NMB
Address: 730 COLETT AVE	Zone:
Lot No. 1 D.P. 12030	Sec. No. Area of Site:

TOWN PLANNING

COMPLETED BY
8 AUG 1983

Designations	
Area of Buildings	
Coverage	
Maximum Height	
Front Yard	
Relat. of Bldg. Size: (1) Rear Yard	
(2) Side Yard	
Open Space	
Grassed Areas	
Trees	
Building Lines & Street Widening	
Parking	
Access to Rear of Site	
Accessory Buildings	
Service Lanes & R.O.W.	
Crossing Length	
Gross Floor Area of Shops	
Resid. Accom.	
Levels of Site	
Use of Yards	
Loading	
Screening	
Analys. of Titles	
Remarks:	



Consent of ... 21/7/83. Received

CIRCULATE PLEASE

Approved _____
Not Approved _____

S E R V I C E S

A : SEWER CONNECTION

STORMWATER CONNECTION

Existing Service _____
 Required Service _____
 Location _____
 Depth _____
 Special Requirement _____
 Common Drain _____

Fee \$ _____

Fee \$ _____

FEE

\$ _____

B : WATER CONNECTION

Existing Service _____
 Distance from L/Boundary _____
 Distance: Main to Boundary _____
 Boundary to Load _____
 Required Service _____
 Meter _____

Height above Datum _____

FEE

\$ _____

C : PLUMBING

No. Fittings	3	2	1	2	2	2	Others
W.Cs.	Baths	Basins	Sinks	Showers	Tubs		
Total Values _____							
Supply Pipe Sizes	P.V.C. <input type="checkbox"/>			Copper <input type="checkbox"/>	Gal. Iron <input type="checkbox"/>		
Backflow Prev.	_____						
Other Fittings	_____						
Estimated Value	_____			Plumbing Fee	_____		

DRAINAGE

Existing _____ Required _____
 Fittings Required _____
 Common Drain _____
 Septic Tank _____
 Stormwater _____
 Estimated Value _____

Drainage Fee _____

Total Estimated Value P. & D. \$ _____

FEE

\$ _____

D : VEHICULAR CROSSINGS

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

STREET WORKS FEE \$ _____

DEPOSIT DAMAGE FEE

\$150.00

REMARKS : CORRESPONDENCE : AGREEMENTS
SPECIFIC REQUIREMENTS

Ground marks
Approved _____
Not Approved _____

17/8
Approved _____
Not Approved _____

on 29/7/83
Approved _____
Not Approved _____

on
Approved _____
Not Approved _____

20.5/83
Approved _____
Not Approved _____

E : HEALTH & BY-LAWS

Areas -----

Light -----

Ventilation -----

Remarks: -----

Approved OK
Not Approved -----

F : DANGEROUS GOODS

Domestic or Commercial -----

Storage Capacity & Location -----

Licence Required ----- Yes/No -----

Approved OK
Not Approved -----

G : BUILDING

Remarks:

The Junctions of the rafters at the ridge and wall plates are to be detailed and the fixings are to be shown.
The type of glazing to the roof lights is to be specified.
The existing pole foundations are to be checked by the Engineer as excavations have exposed the concrete encasement.

FEES:		
Bldg.	12000	71-00
Water Bldg.		
B.R.L.		12-00
TOTAL		\$ 8300

Building Inspector -----

Approved OK 24/8/83
Not Approved OK 22.2.83

Specification: -----

Structural Engineer -----

Approved -----

Fire Service -----

Not Approved -----
Recommended -----
Not Recommended -----

PERMIT NO.

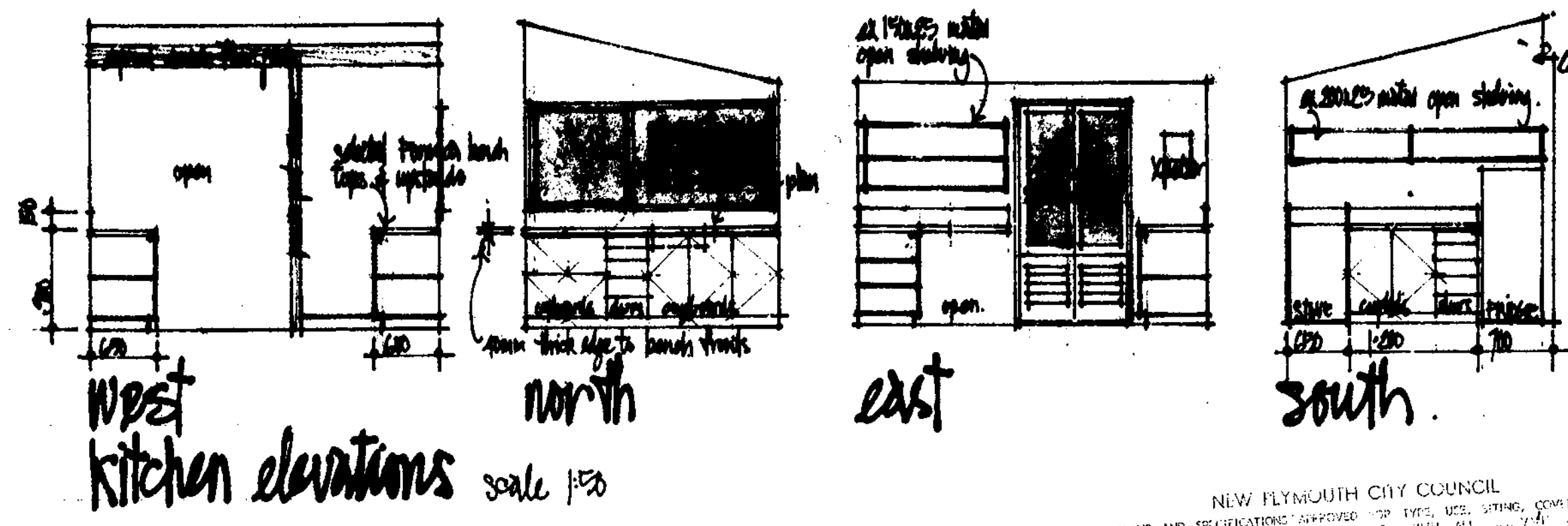
63878

APPROVING ENGINEER

Approved OK 29/8/83
Not Approved -----

ARCHITECT: Dr. Goltzsch
Dr. Erdmann

page 79-80
N^m P^g



NEW PLYMOUTH CITY COUNCIL

PLANS AND SPECIFICATIONS APPROVED FOR TYPE, USE, SETTING, COVERAGE
AND CONSTRUCTION, AS WELL AS PLACING WITH ALL NECESSARY ACTS,
REGULATIONS AND FEES ADMINISTERED BY THE NEW PLYMOUTH CITY
COUNCIL.

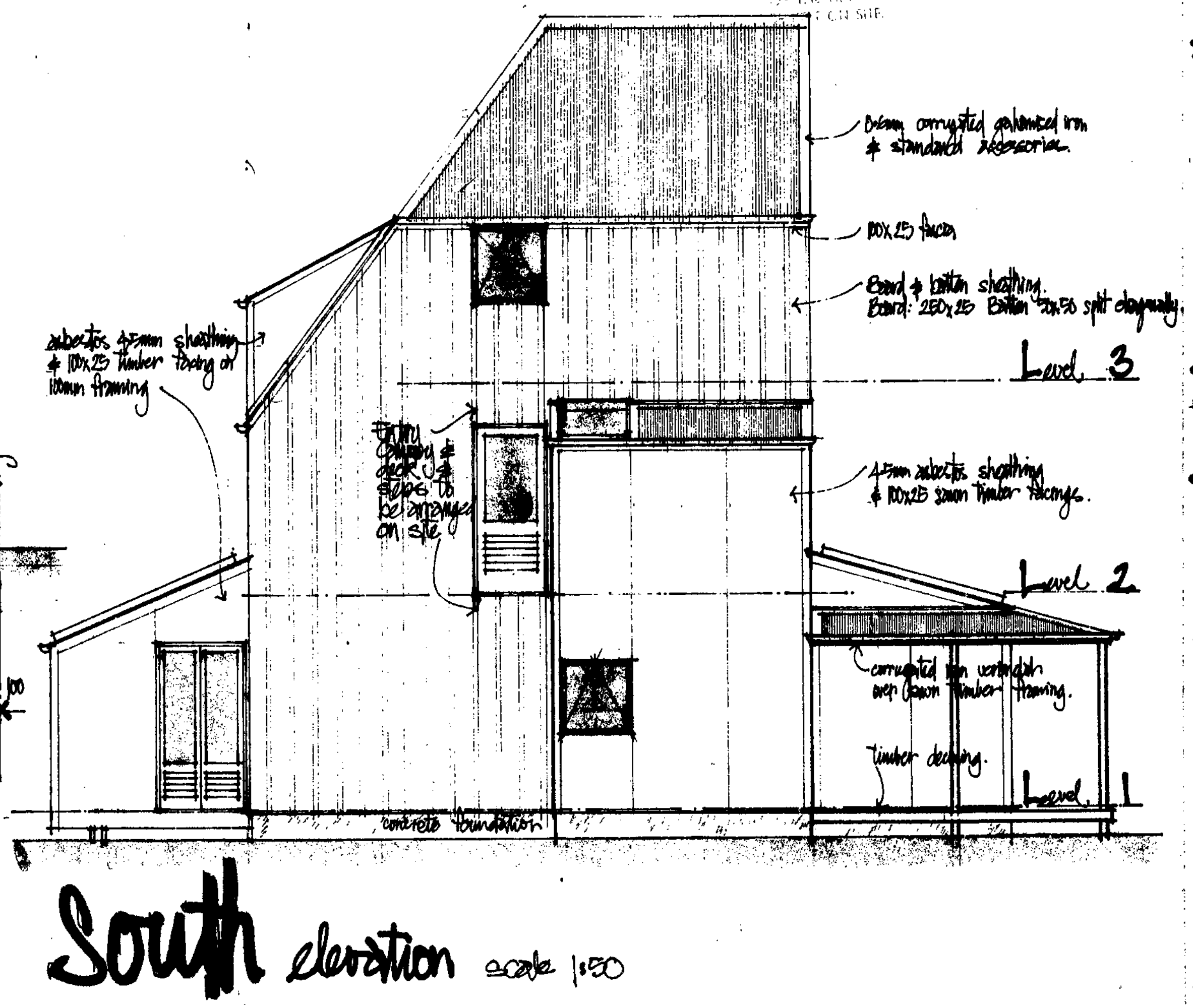
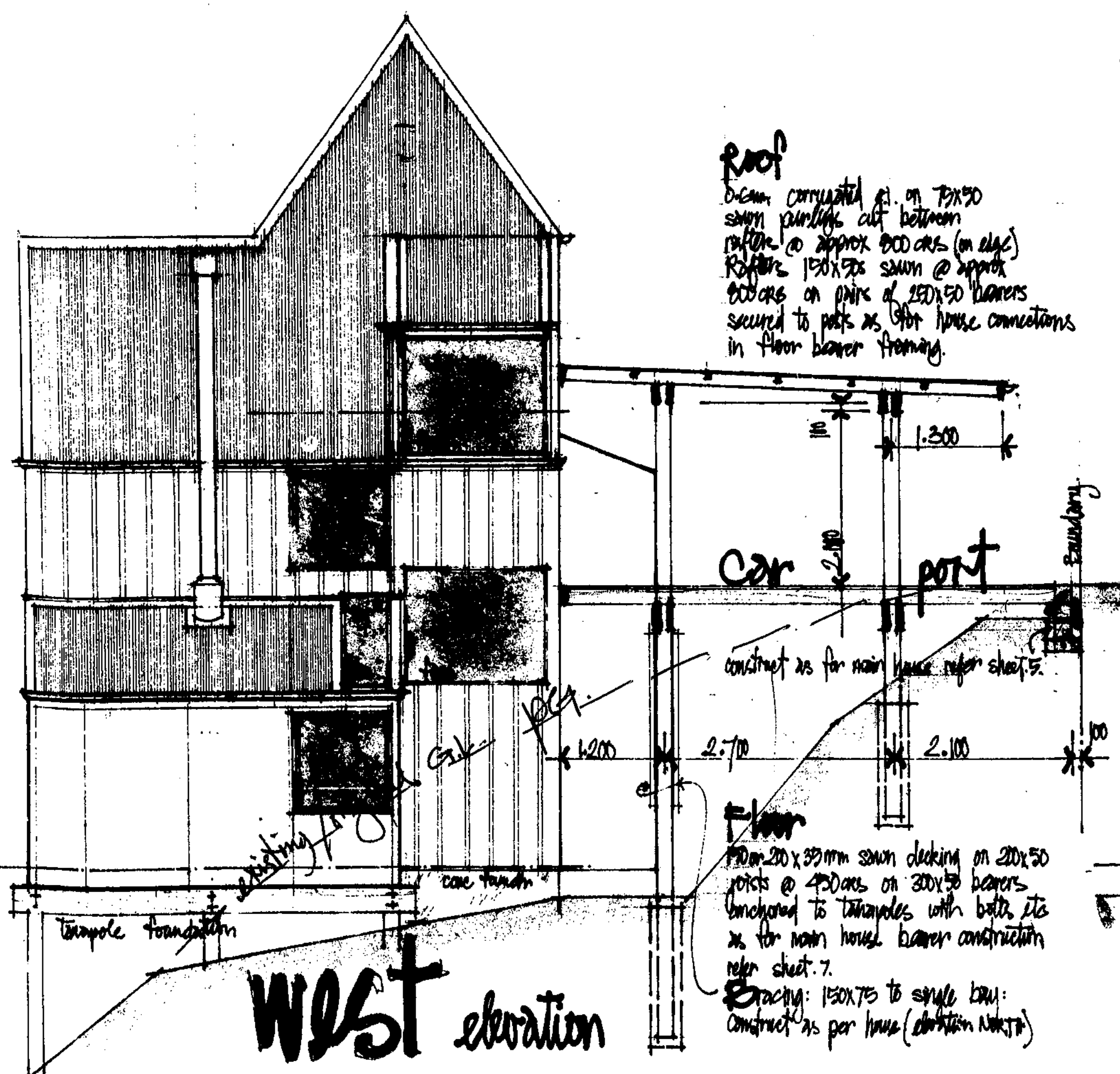
TOWN ENGINEER _____ DATE _____

PUBLIC HEALTH _____

BUILDING _____

ENGINEER _____

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY
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BE KEPT ON SITE.



elevation

plan Single Span
Post-Beam connection
foundations

Multi Span

Pile footings
Bore 400mm diameter
holes to solid bearing to
a minimum depth of
1.500. cast a 100mm deep
pad of site concrete at
base of hole.
locate piles centrally in
hole & fill with 2500lb
concrete to within 100mm
of adjacent ground level.
Piles:
200mm approved "tanapole"
x 1.200

4x 16mm dia galv bolts & washers
& double-sided toothed
shear connectors

2x 13mm dia galv bolts & washers
& double-sided toothed
shear connectors

200x150 joists @ 450 c/s

100x150 joists @ 450 c/s

100x75 plate supporting end of
beams. Plate anchored with
16mm x 200 long bolts @ 200mm c/s.
2-16mm bolts through beams, 100x100
spacer & 100mm dia concrete foundation

100x50 verandah plate anchored
with 12mm bolts @ 200 c/s

thicken slab
concrete floor slab
& foundation.

100x50 mist plate anchored
with 12mm @ 200 c/s

200mm concrete block strip
foundation.

Foundation Plan 1:50

Stair construction scale 1:5

100mm thick concrete slab of
2500lb.s.i. concrete, reinforced
with 60x mesh.
Place slab on "Motop" or
polythene D.P.C. on minimum
of 150 granular base course

thicken slab to 200mm
under load bearing walls
& reinforce with 2-12mm
dia bars.

Concrete slab-foundation detail 1:20 scale

Foundation footing of 200mm blockwork
Example above indicates the minimum
foundation depth.
Form 100x150 deep deep footing.
horizontal rods: 12mm dia @ 600 c/s
maximum with 1-rod top & bottom as
shown. Stirrups 12mm @ 200 c/s.
All blocks to be filled.
Bottom plate anchor bolts: 95mm x
250 long @ 1000 c/s max

Corrugated G.I. on building
paper on ex 150x150 tapered
beaming on 100x75 rafters

Construct windows of 20mm
H.D. particle board with ex
100x150 metal nosings.
Finish under-side ready to be
left exposed. Stirrups ex 150 metal

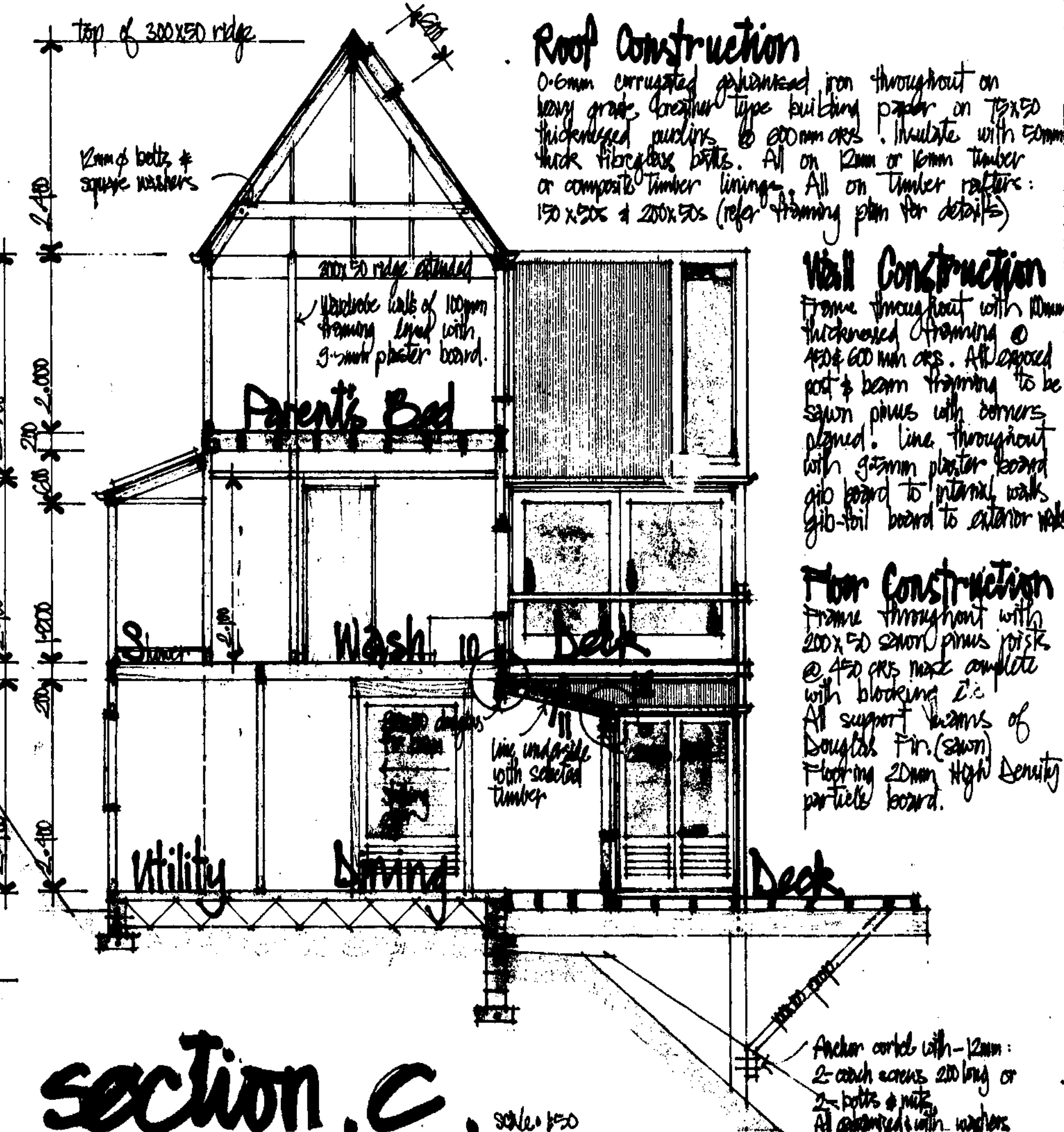
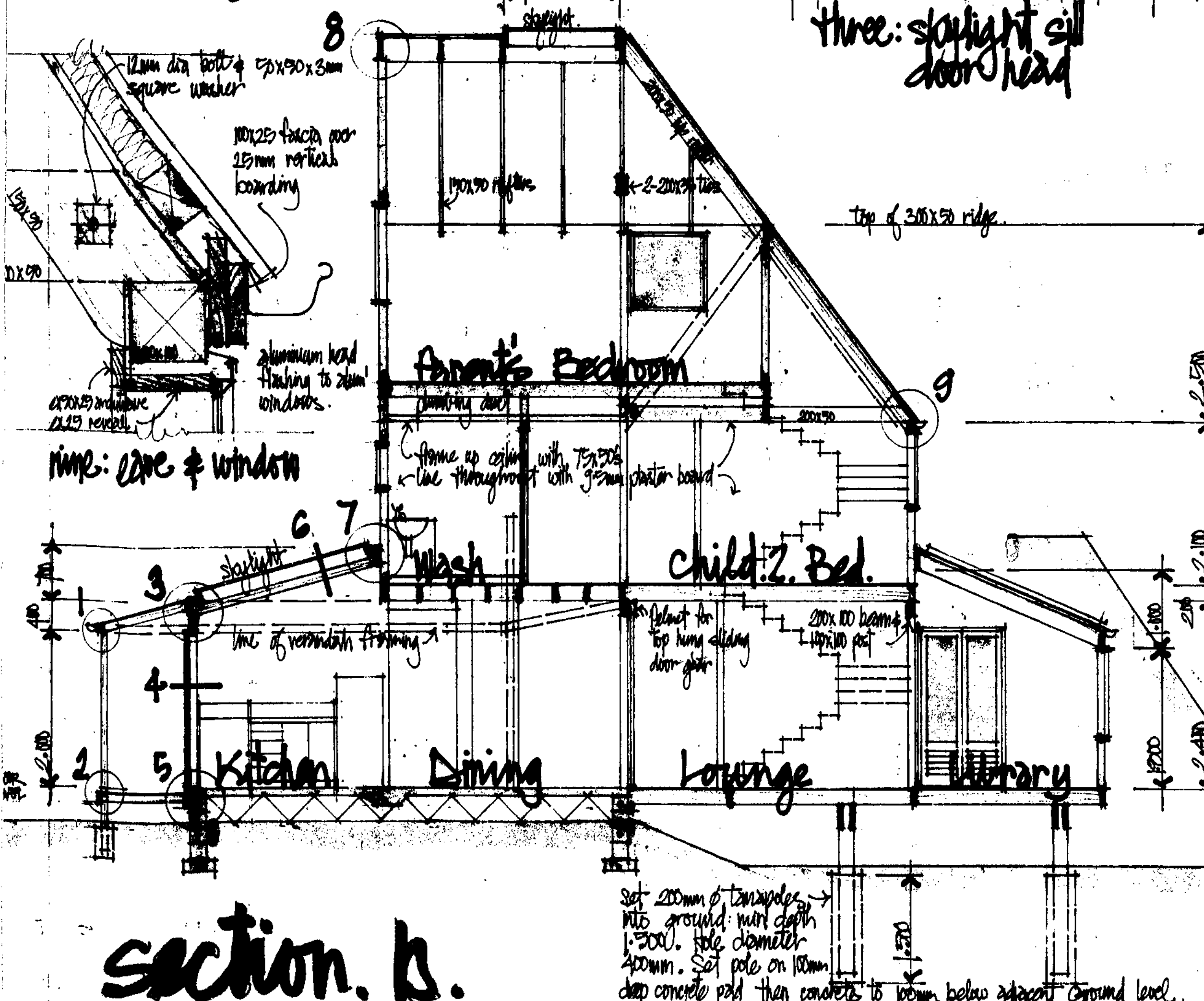
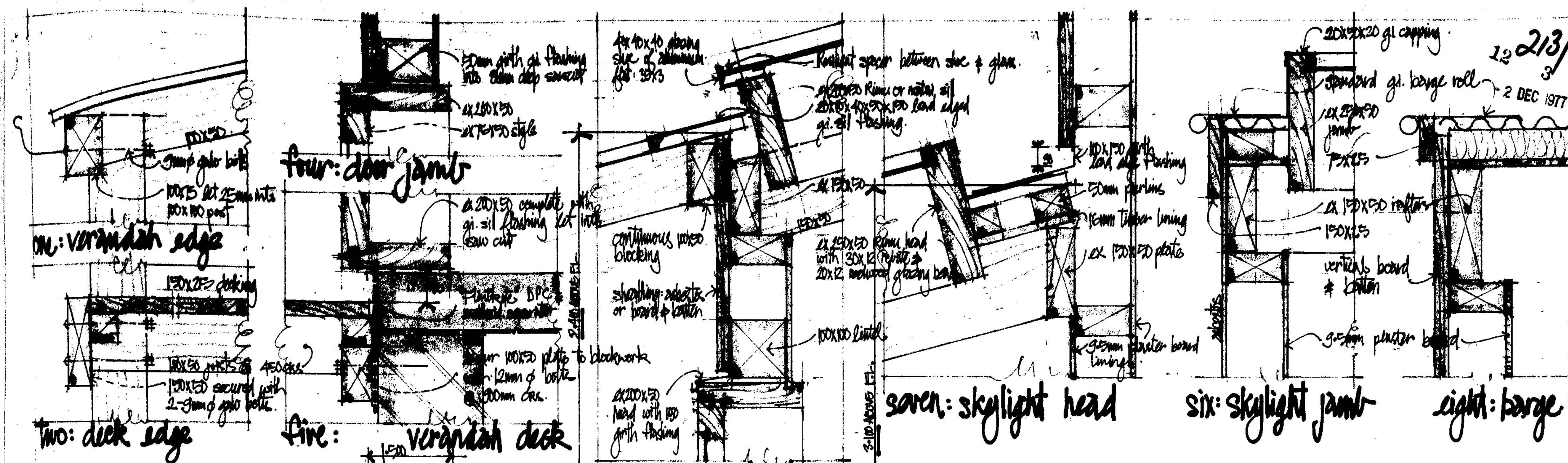
Stair Handrail: ex 500mm
metal clowd on 2-RMA
brackets

Section a 1:50

213/1/33

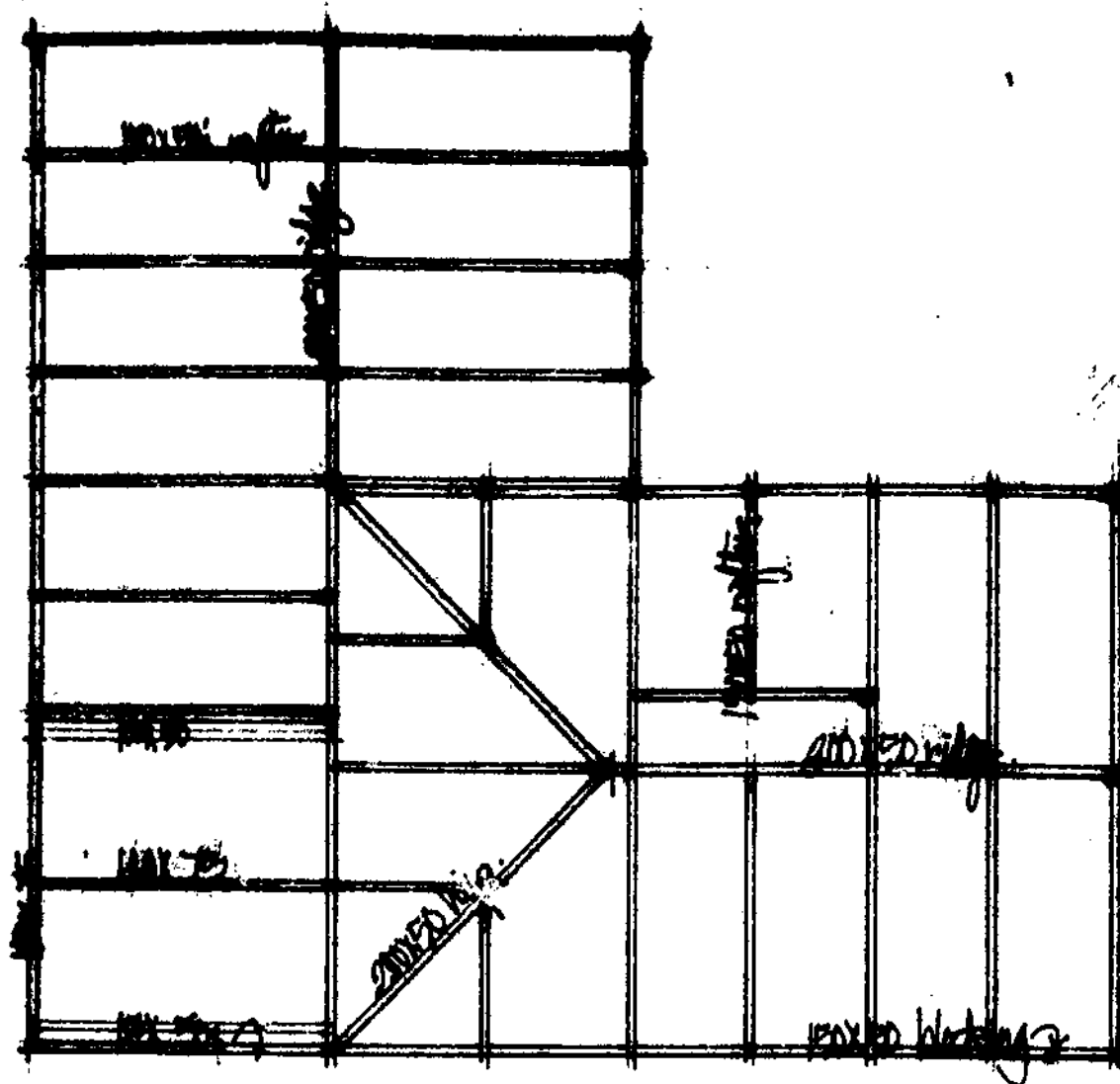
ARCHITECT Don & Chire Boyd House
30 Birchwood Ave North
Glenet Avenue

© Don & Chris Boyd

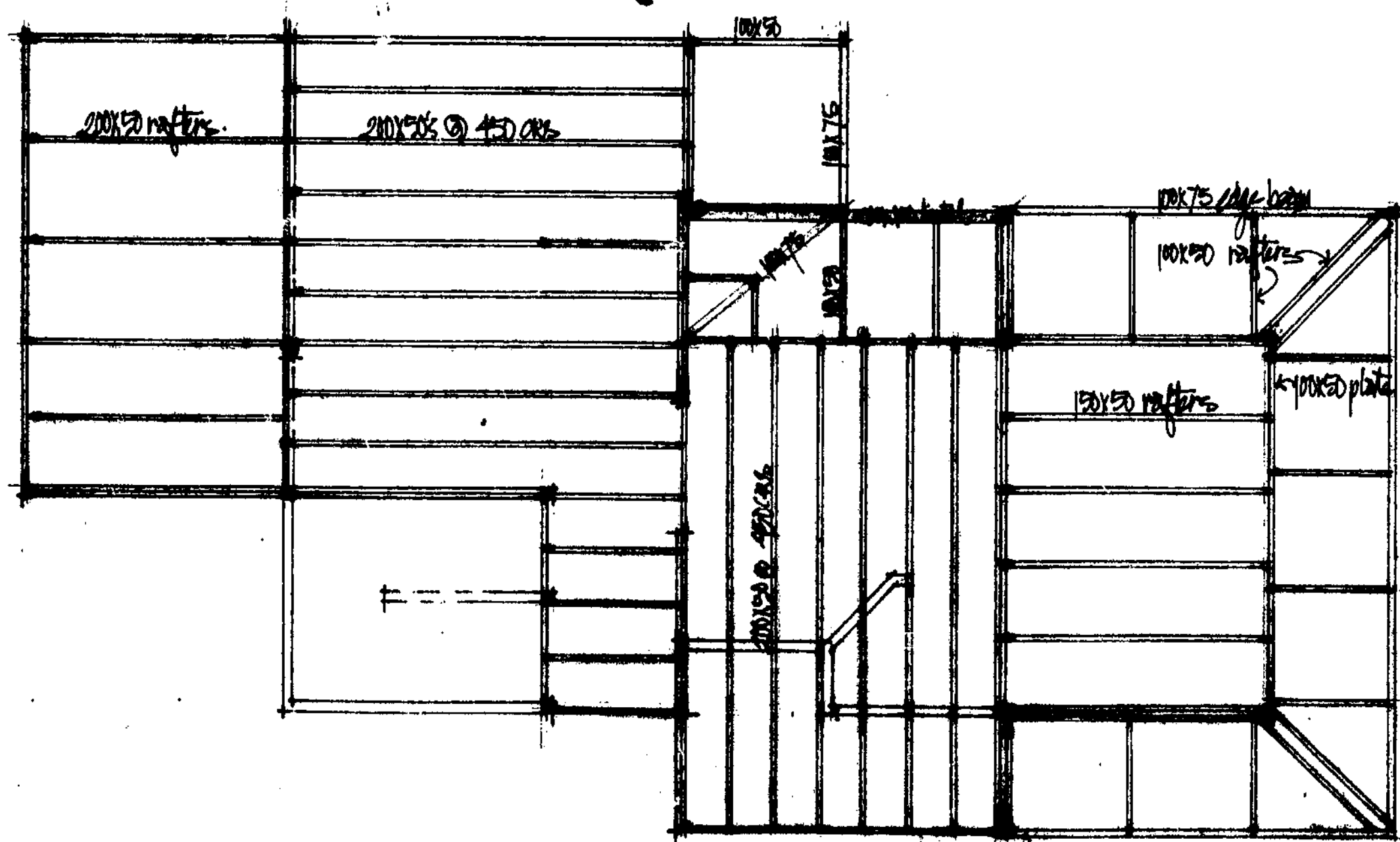


section. b.

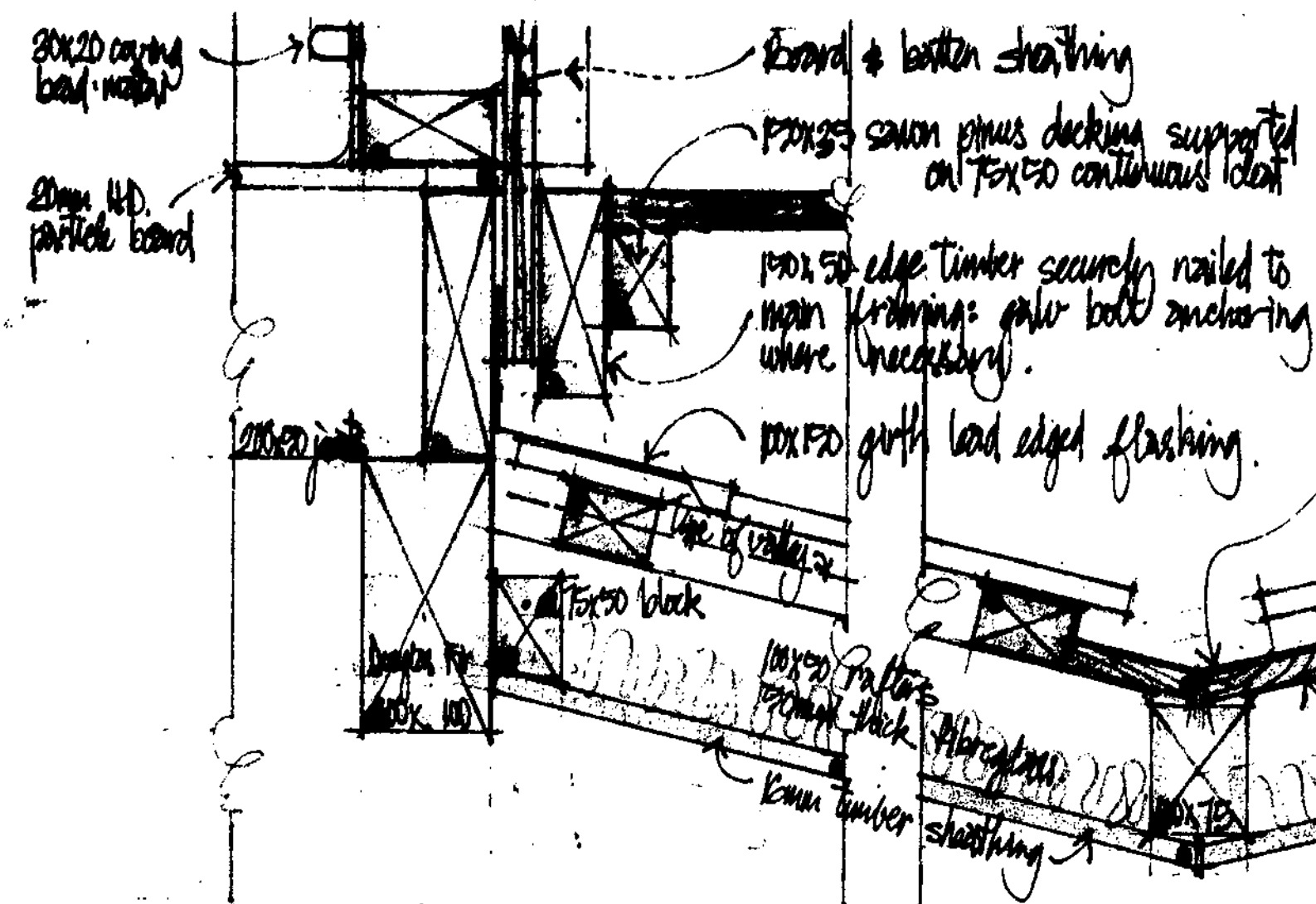
section C



Level 3. roof framing.

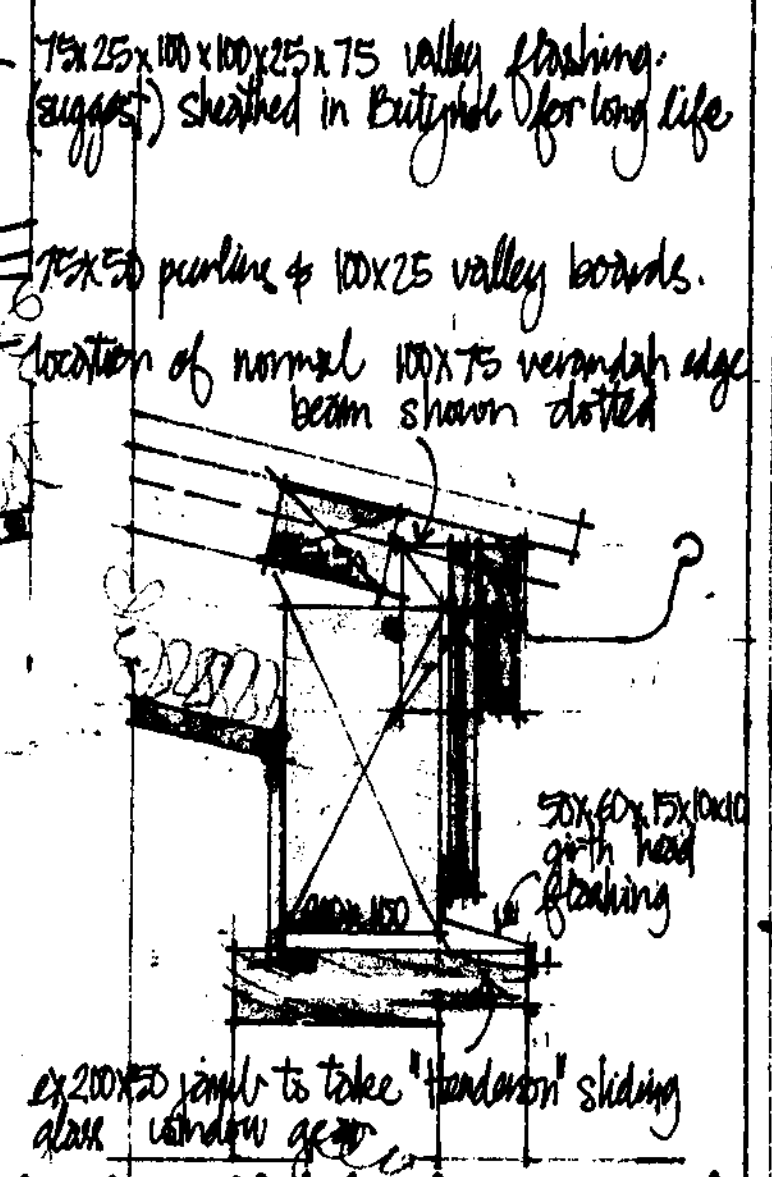


Level 1. roof & ceiling framing.

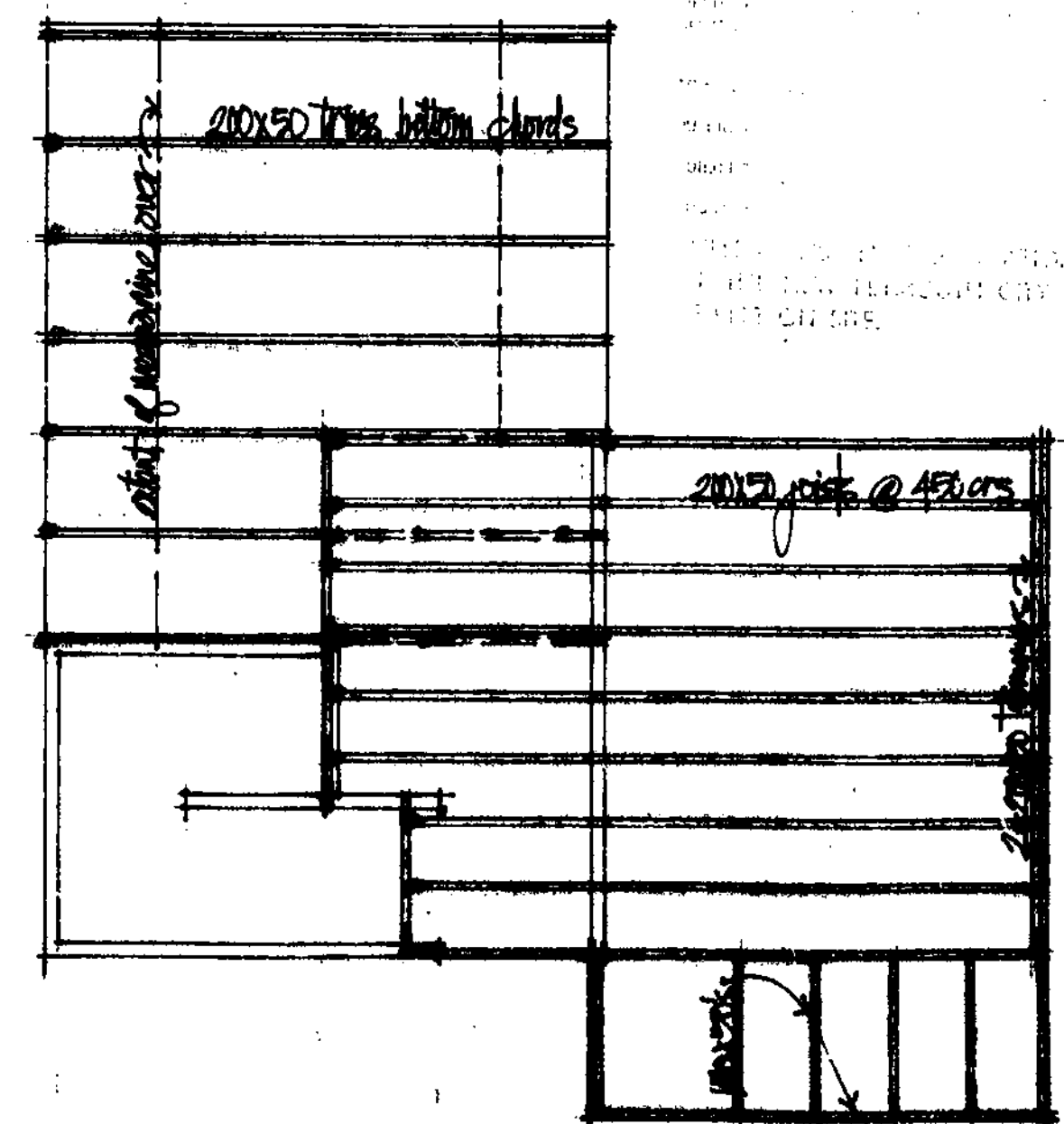


ten: deck connection verandah junction

eleven: verandah valley



twelve: intel - Dining window

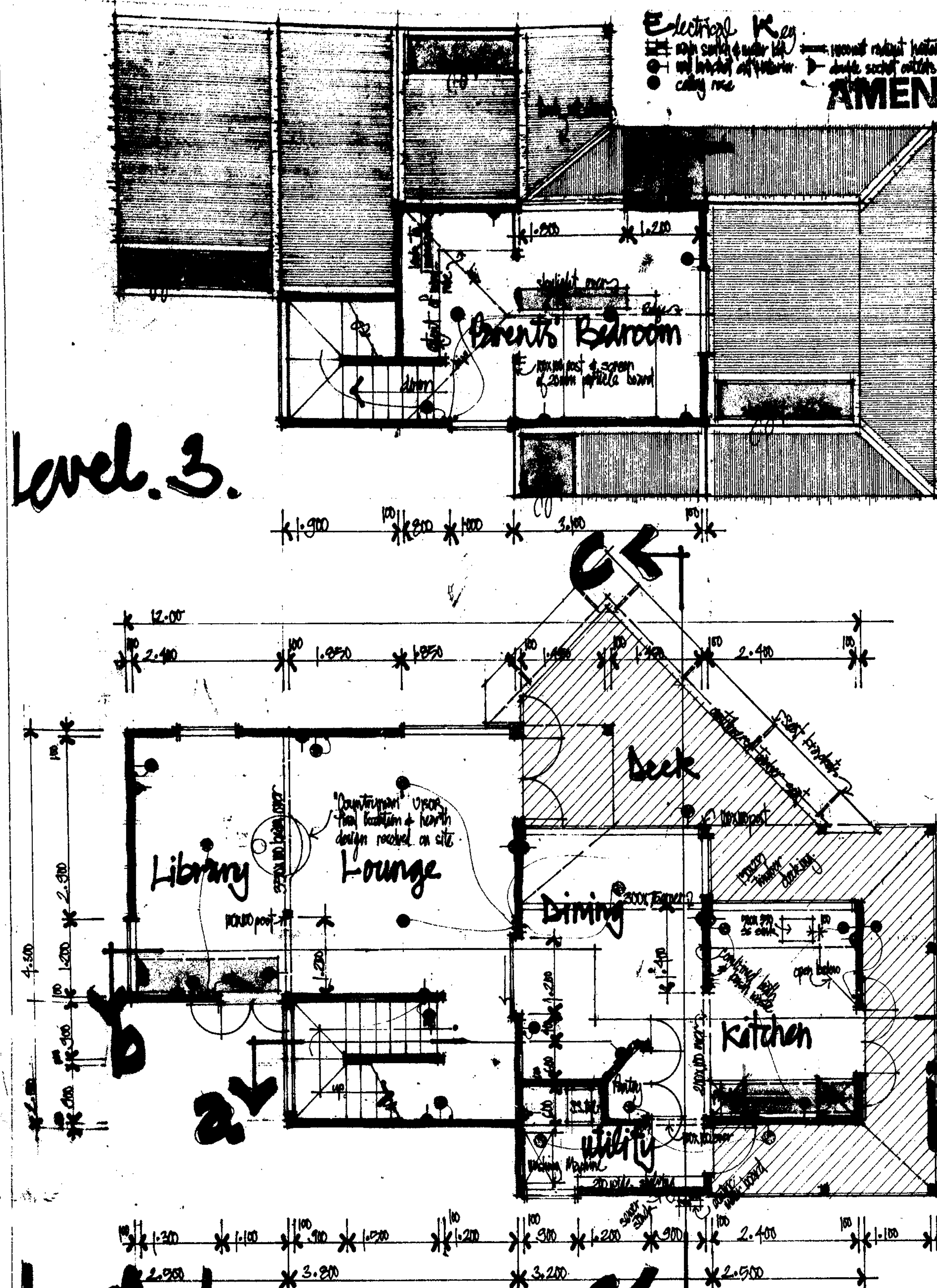


Level 2. ceiling framing.

213/100
12
3
- 2 DEC 1971

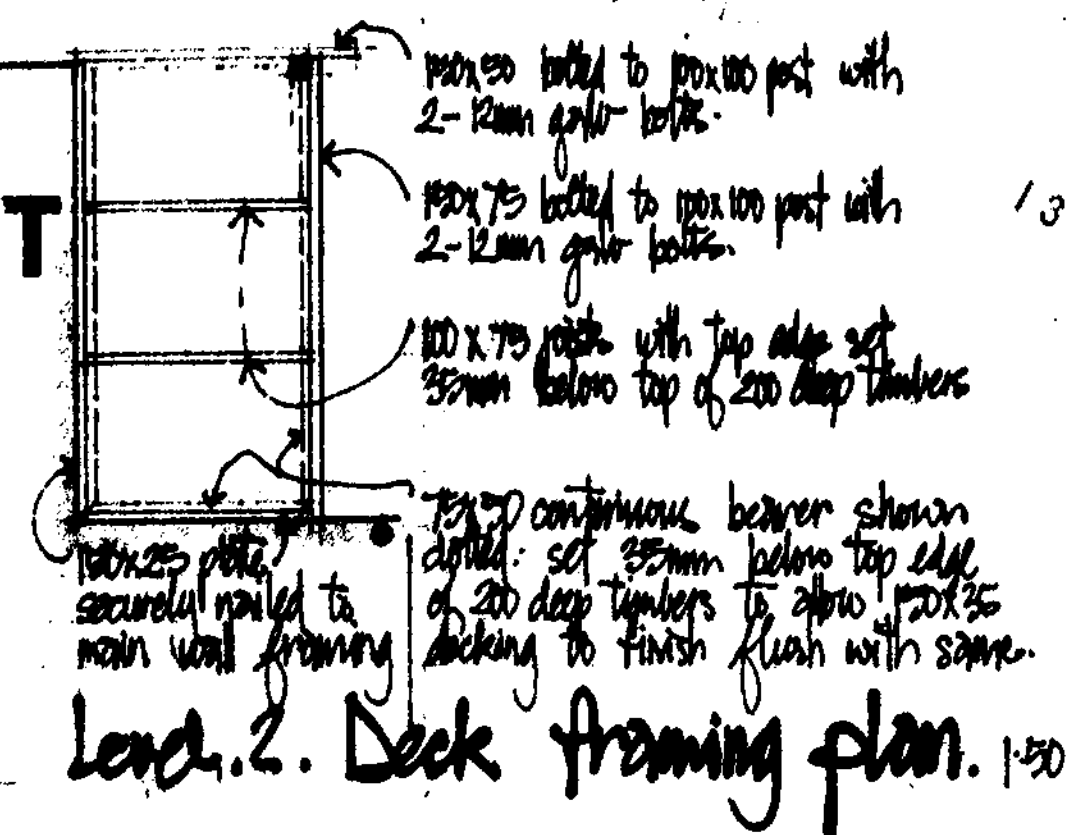
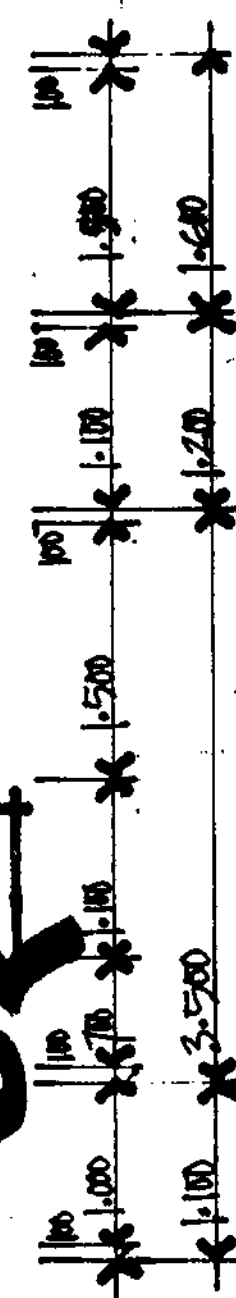
Architect: Paul Gluck with Peter Gluck
20 Birchwood Ave. New Plymouth
Growth Avenue

Level 1

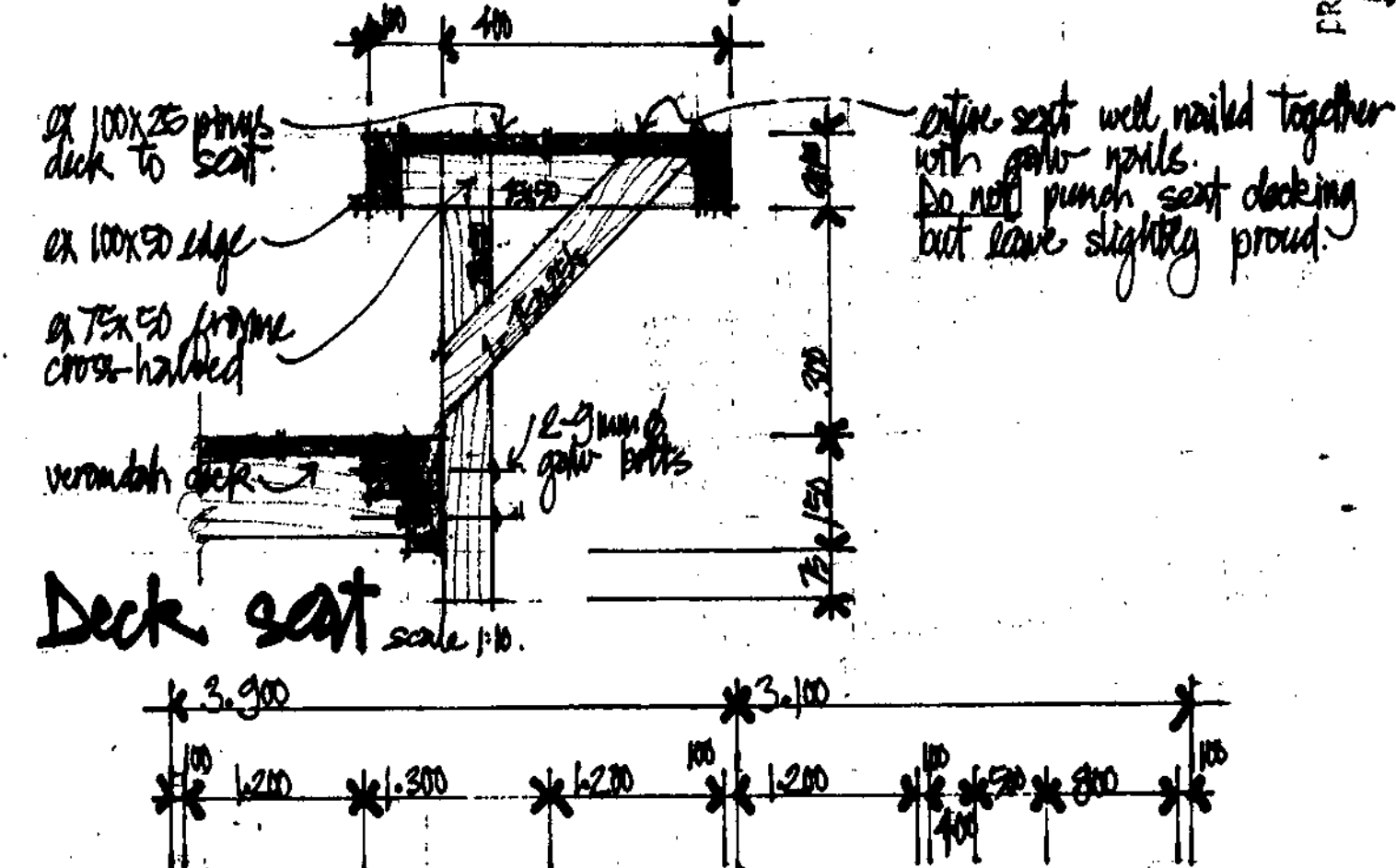


Electrical Key
 1. main switch & meter box
 2. not locked off
 3. ceiling rose

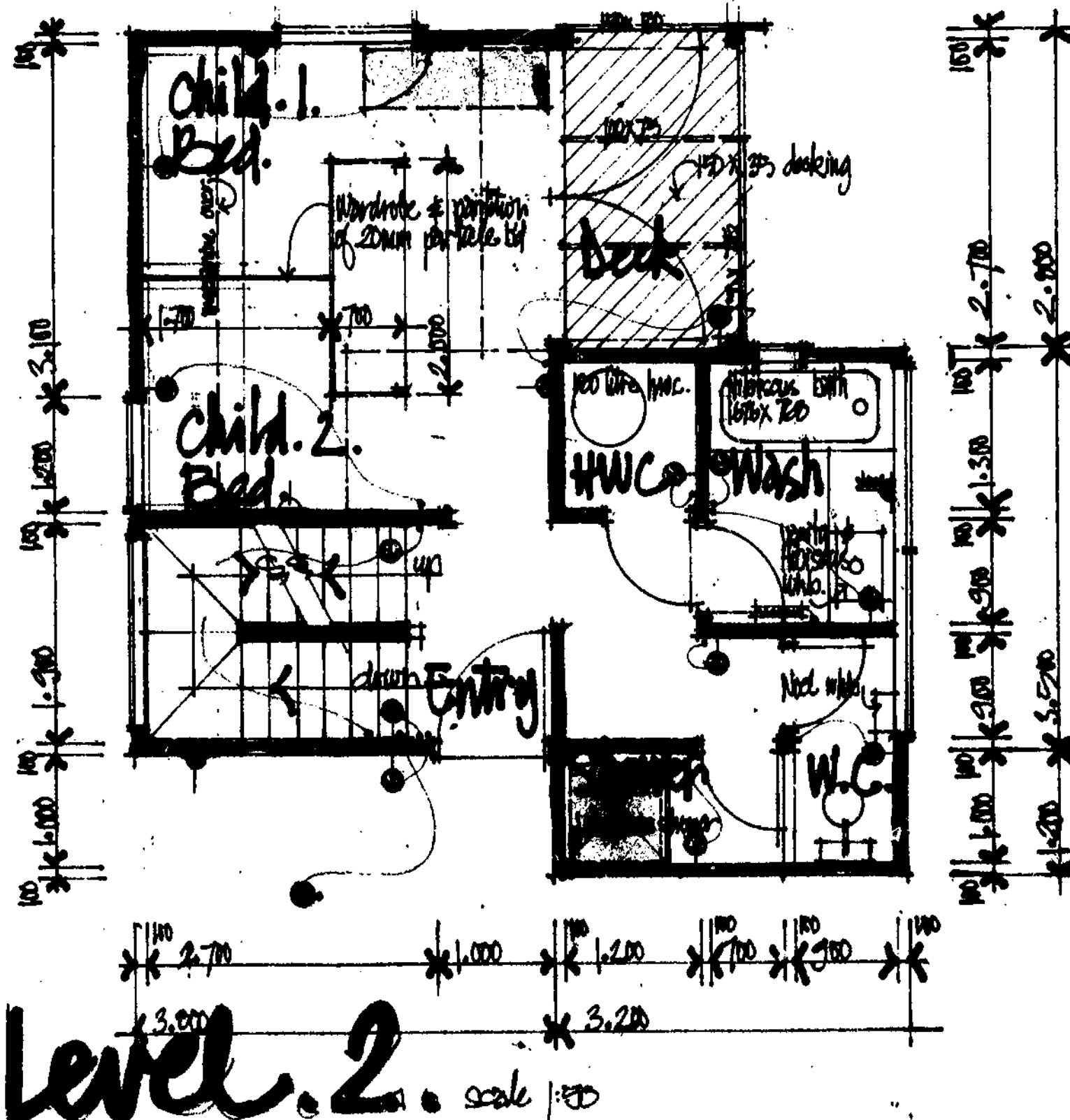
AMENDMENT



Level 2. Deck framing plan. 150



Deck seat scale 1:10



Level 2. scale

**CRUCE HENDERSON,
Consulting Engineer**

2 Don & Cherie Boyd House
Govett Avenue
Architect:

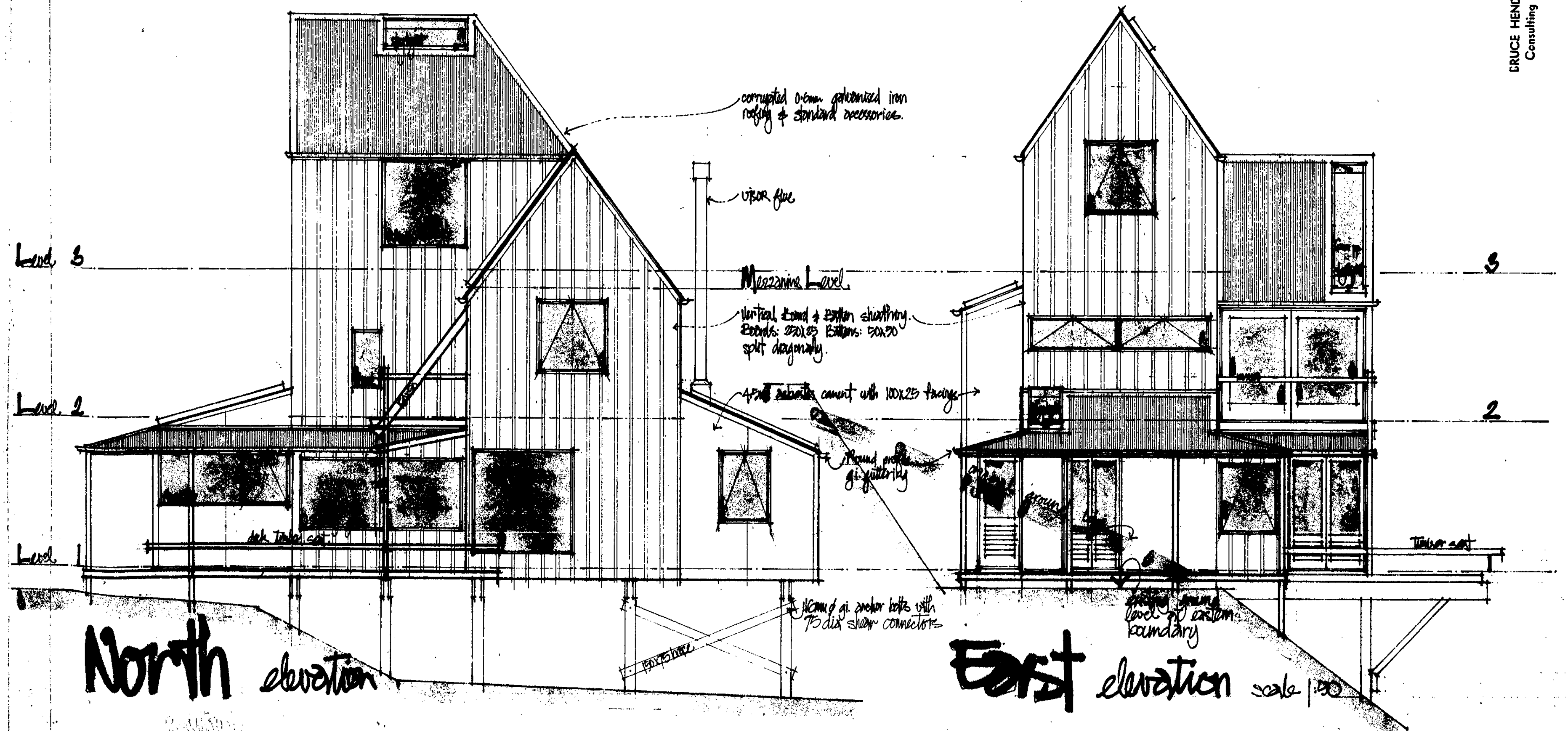
DEC

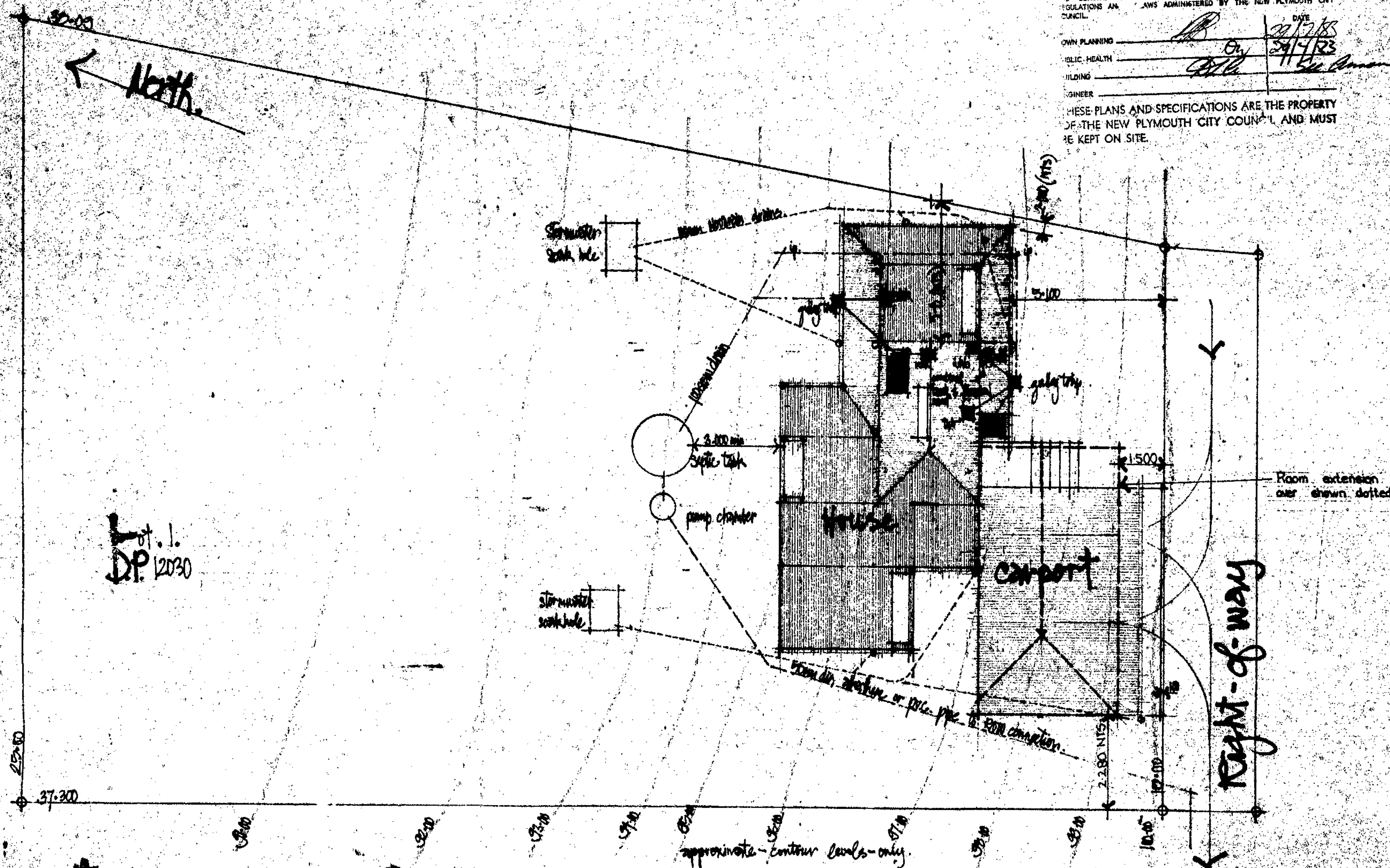
Paul Goldsmith 11/23/93
30 Richard Ave. New Ipswich

Project

Grove Street

3 Dr & Chas Boyd House





Site & services plan scale 1:100

NEW PLYMOUTH CITY COUNCIL
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OWN PLANNING _____
 PUBLIC HEALTH _____
 BUILDING _____
 ENGINEER _____

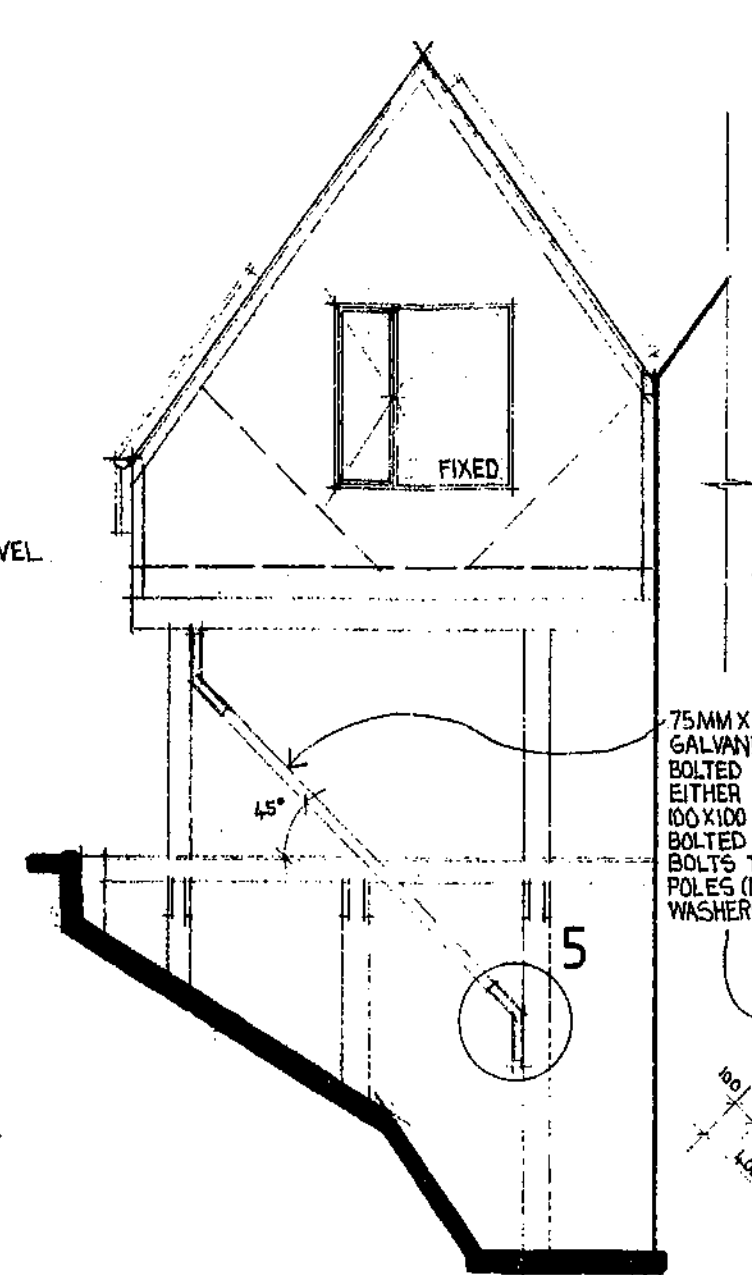
DATE
 20/7/83
 29/7/83
 5/8/83

7 78
 20 JUL 1983

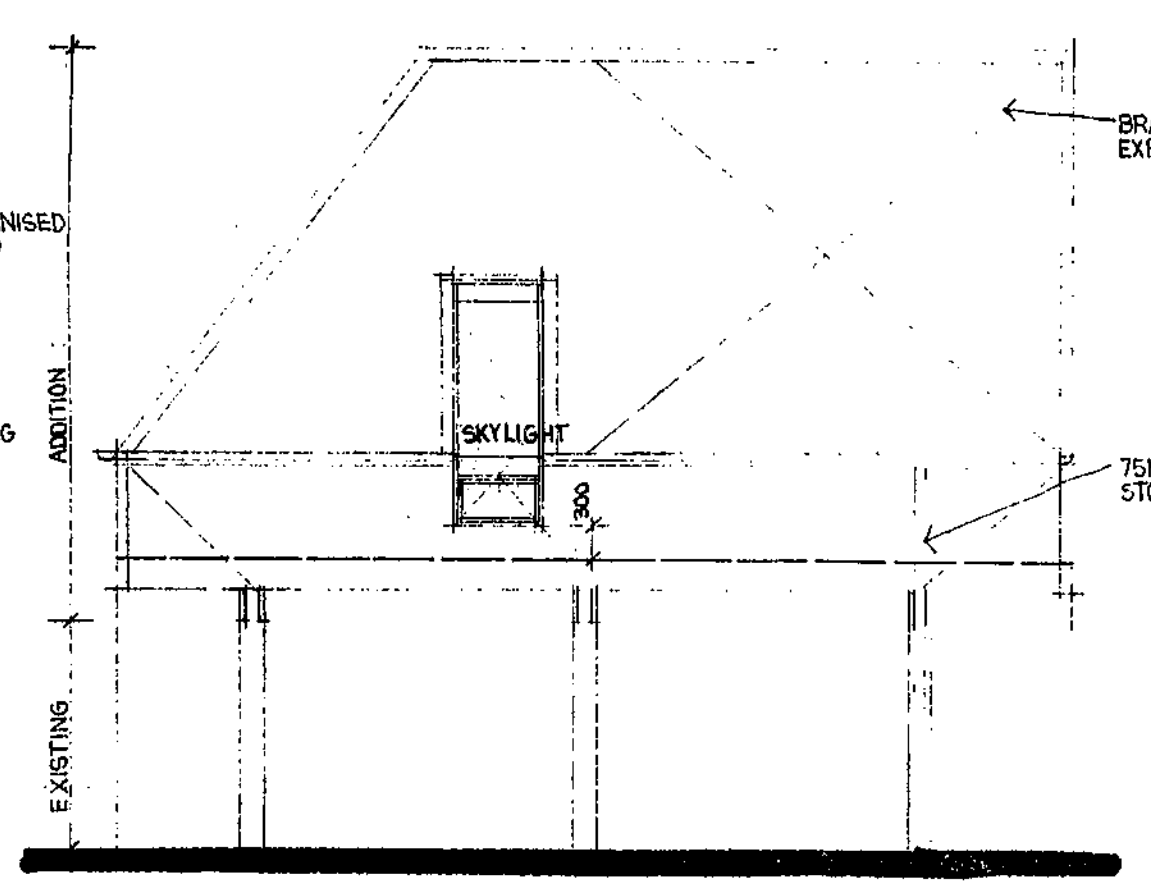
CRUCE HENDERSON, KEITH SCOTT & PARTNERS
 Consulting Engineers - Industrial Consultants
 NEW PLYMOUTH
 16 JUL 1983

ARCHITECT: **130 Great Avenue**
1. Dr & Chris Boyd House
 1622

7 78
20 JUL 1983



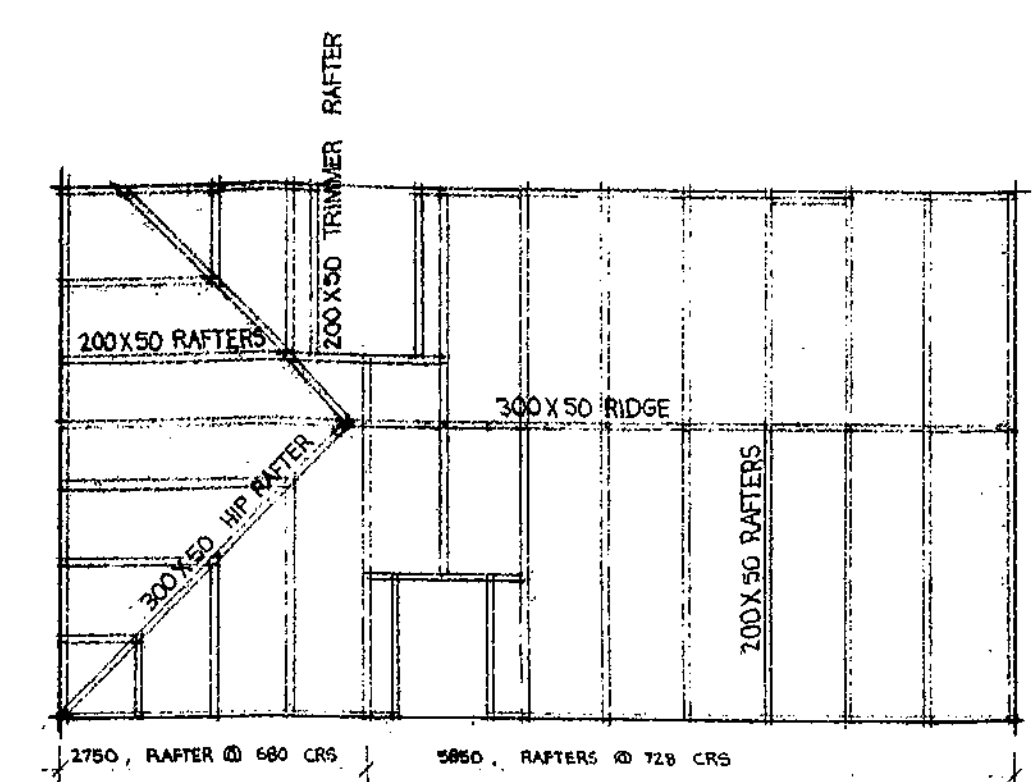
EAST ELEVATION



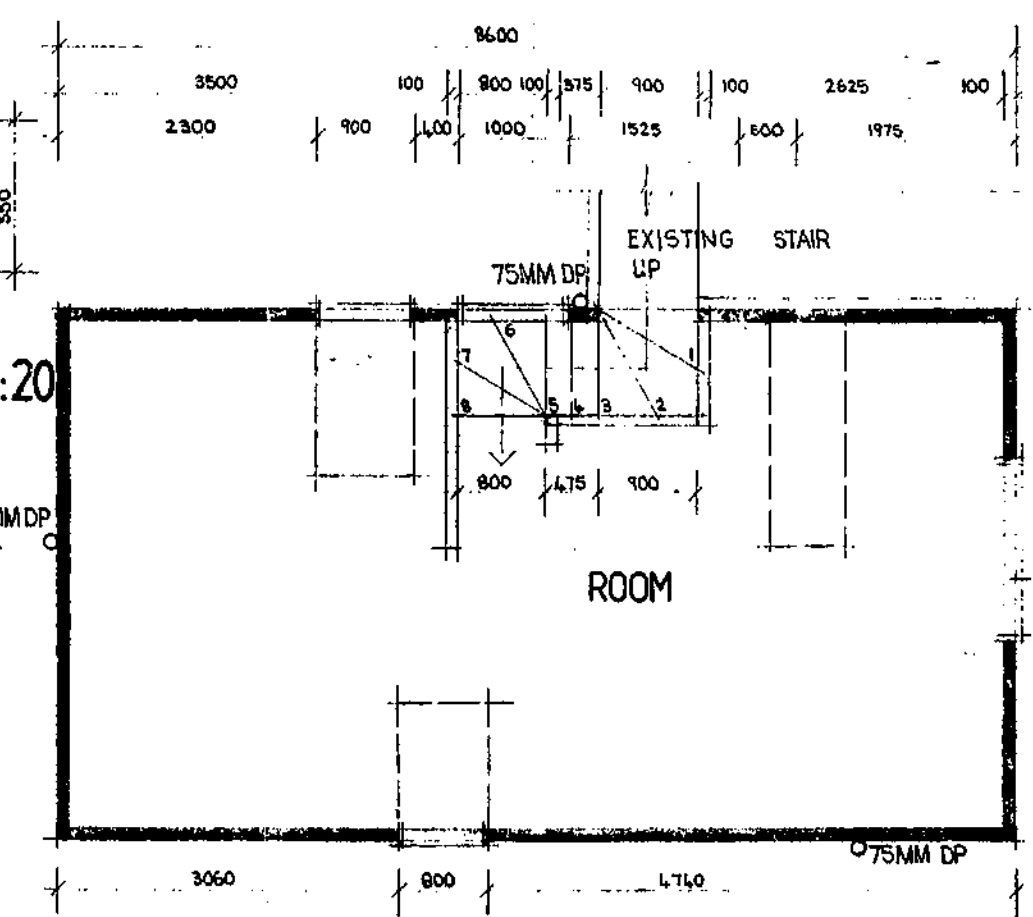
WEST ELEVATION

TIMBER SCHEDULE					
LOCATION	MEMBER	GRADE	TREATMENT	FINISH	
FLOORING	BEARERS	NO 1 FRAMING PINUS	TANALITH	C4	SAWN GAUGED
	JOISTS	NO 1 FRAMING PINUS	TANALITH	C6	
WALLS	STUDS, DWANGS	NO 1 FRAMING PINUS	TANALITH	C8	GAUGED
	PLATES, LINTELS		& BORIZ		
ROOF	RAFTERS, BATTENS	NO 1 FRAMING PINUS	TANALITH & BORIZ	C8	GAUGED

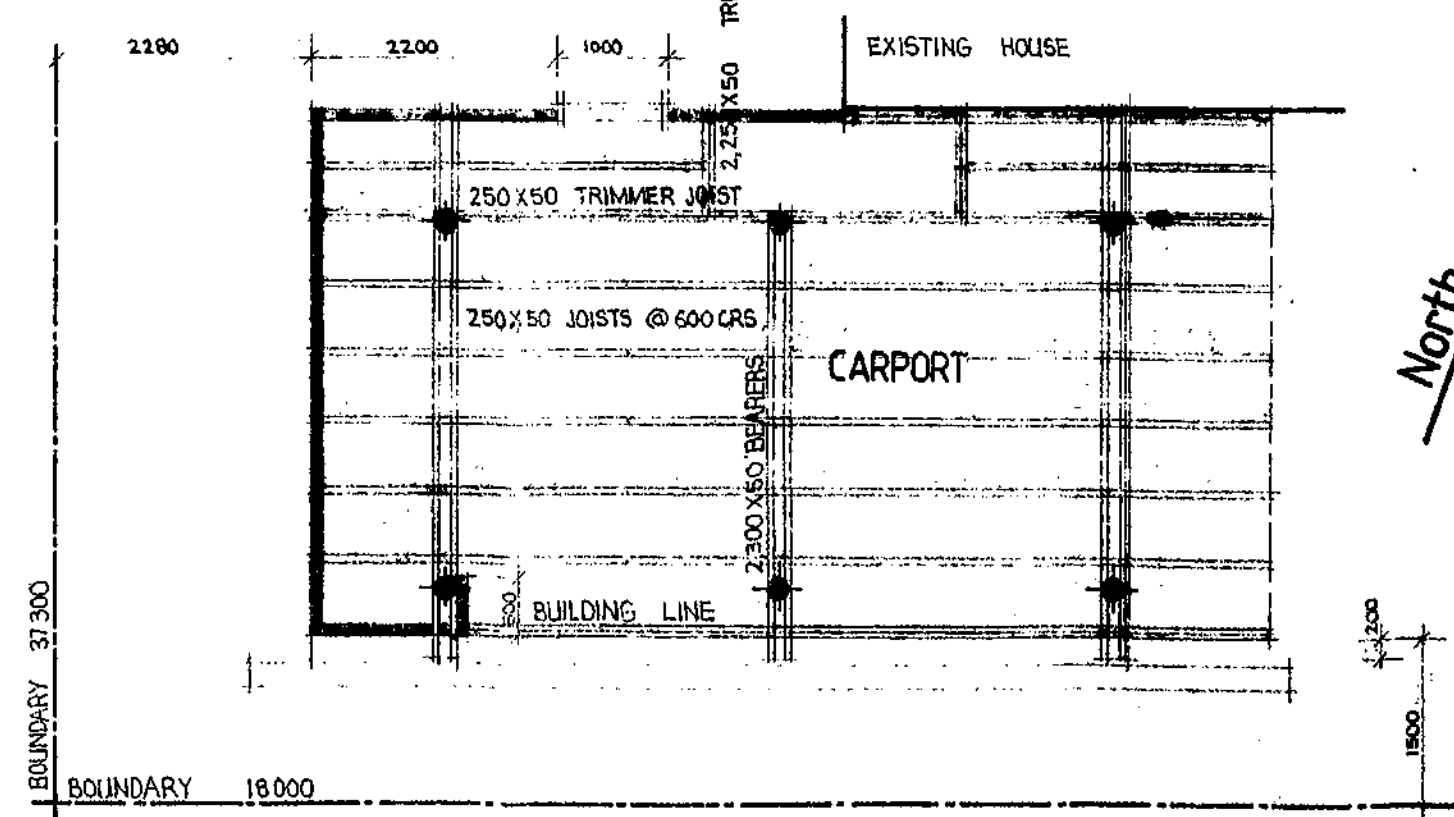
BRACING	
TO FRAMING PLANE OR EQUAL APPROVED	ALLOW TO BUILD-IN PRYDE GALVANISED ANGLE AS INDICATED ON DRAWING (ELEVATIONS)



ROOF FRAMING PLAN



FLOOR PLAN



FLOOR FRAMING & DECK PLAN

NEW PLYMOUTH CITY COUNCIL

PLANS AND SPECIFICATIONS APPLICABLE FOR CITY USES, STREETS, COVERAGE
AND CONSTRUCTION, AS IN ACCORDANCE WITH ALL RELEVANT ACTS,
REGULATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH CITY
COUNCIL.

DATE 2-2-82

*OWN PLANNING _____

*PUBLIC HEALTH _____

*ZONING _____

*ENGINEER _____

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BE KEPT ON SITE.

CHERIE & DON BOYD
73 D GOVETT AVENUE
NEW PLYMOUTH

ADDITION ABOVE
CARPORT

SET 3

SCALE: 1:50	DRAWN: HELEN PARKER
JOB: 1622	APPROVED: <i>Paul Caldwell</i>
ISSUED: 6 JUL 1983	SHEET: 1



**BOON
GOLDSMITH
& COMPANY**
architects

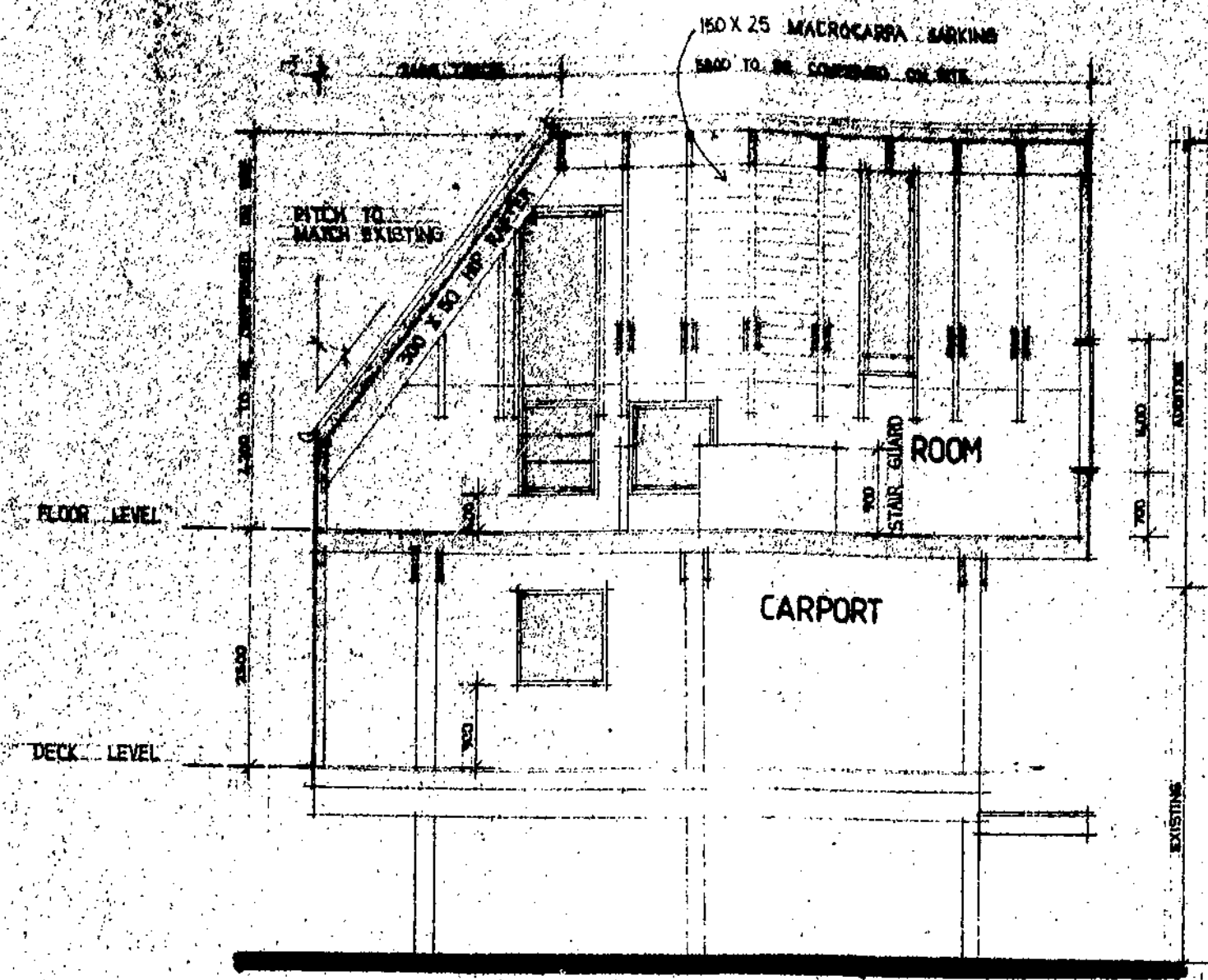
TERENCE WEDGWOOD BOON
B.Arch, ANZIA, ARIBA, AGI Atd. MPMI.
PAUL STANLEY GOLDSMITH
NZCD Arch. B.Arch, ANZIA.

CORNER GOVER & COURTENAY STREETS,
NEW PLYMOUTH, NEW ZEALAND
PHONE (067) 85648 & 85649

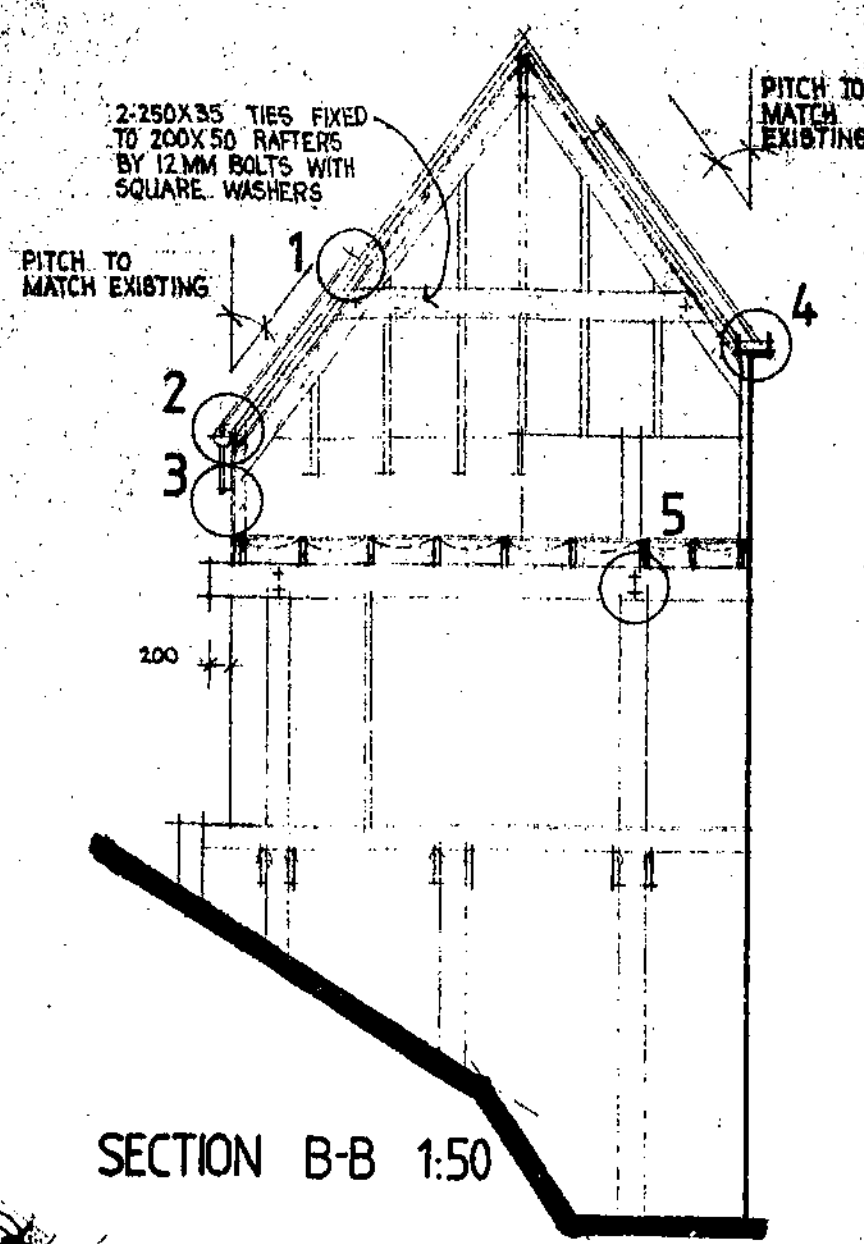
213/1330

REVISION:

7 78
20 JUL 1983



SECTION A-A 1:50



SECTION B-B 1:50

ROOF CONSTRUCTION

0.6MM CORRUGATED GALV. IRON THROUGHOUT ON HEAVY GRADE BREATHER TYPE BUILDING PAPER ON 75X50 PURLINS ON EDGE @ 400 CRS. INSULATE WITH 75MM THICK FIBREGLASS BATTS. ALL ON LINING ALL ON 200X50 RAFTERS (REFER ROOF FRAMING PLAN SHEET 1)
NOTE: LINING TO OWNERS APPROVAL

WALL CONSTRUCTION

FRAME THROUGHOUT WITH 100X50 FRAMING @ 600MM CRS. FIX BUILDING PAPER THEN BATTENS TO MATCH EXISTING. INSULATE WITH 75MM THICK FIBREGLASS BATTS. LINE WITH 95MM GIB. BD. INSULATE FLOOR WITH PERFORATED A.I. FOIL

FLOOR CONSTRUCTION

FRAME THROUGHOUT WITH 250X50 PINUS JOISTS @ 600 CRS. COMPLETE WITH BLOCKING ETC. 300X50 SUPPORT BEAMS BOLTED TO EXISTING 200MM Ø POSTS BY 2-16MM Ø GALV. BOLTS & WASHERS
BOLTS ARE TO BE EPOXY COATED OR PROVIDED WITH AN APPROVED EQUIVALENT MEANS OF CORROSION PREVENTION

① SKYLIGHT HEAD 1:5

SKYLIGHT JAMB SIMILAR
ALUMINIUM GLAZING (HOYLE 100 SERIES OR EQUAL) ON SILAFLEX RTV CLEAR SEALANT BED SCREW FIXED THROUGH 100MM WIDE, 10MM THICK BUTYROL (50MM EXTERIOR FLAP) TO 2, 150X50 LINER PRIOR TO GLAZING AT 250MM CRS BUTYROL FLAP GLUED OVER 10MM BUTYROL FLASHING SUPPORTED BY 12MM PLYWOOD

② JUNCTION 1:5

GLASS JOINT SEALED WITH CLEAR SILAFLEX C

ALUMINIUM GLAZING 'MULLION WITH SASH

15MM Ø DOWEL RECESSED INTO LINER TO GUARD OPENING

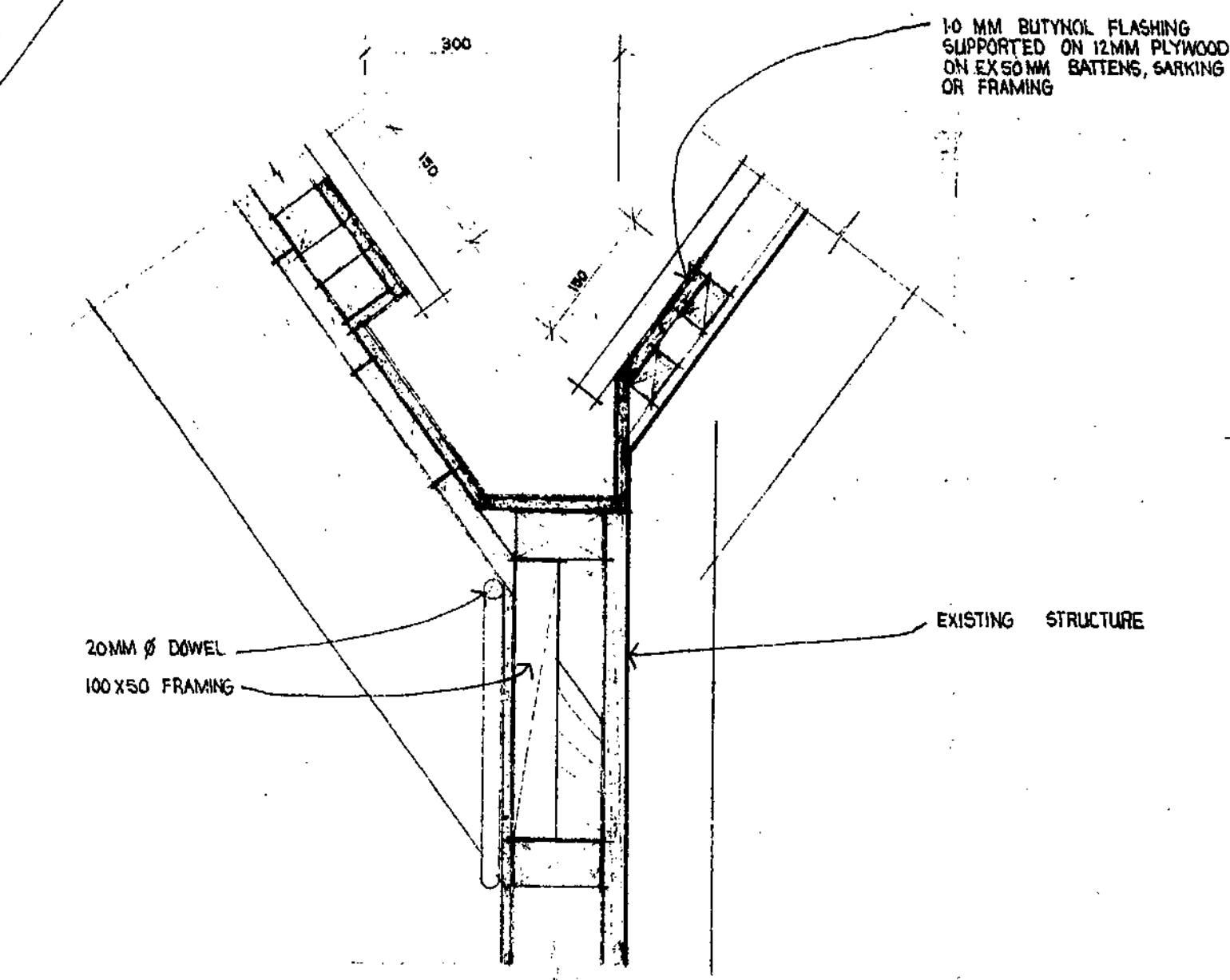
③ WINDOW SILL & JAMB 1:5

ALUMINIUM GLAZING SILL FIXED TO LINER 200X50 REBATED WEATHER GROOVED MEMBER & 150X50 MEMBER

EX 25X50 SCRIBER

50/30/50 GIRTH ALUMINIUM FLASHING DRESSED OVER EXTERIOR CLADDING

ALUMINIUM FINISH TO MATCH EXISTING
GLASS TYPE 'BONDLITE' ARCHITECTURAL GLASS, CLEAR 5MM



④ BOX GUTTER 1:5

2 X 16MM Ø GALV. BOLTS & SQUARE WASHERS

75 MM DOUBLE-SIDED TOOTHED SHEAR CONNECTORS

⑤ POST-BEAM CONNECTION 1:10

NEW PLYMOUTH CITY COUNCIL
PLANS AND SPECIFICATIONS APPROVED FOR TYPE, USE, LOCATION AND CONSTRUCTION, AS IN ACCORDANCE WITH THE BUILDING ACT 1976, REGULATIONS AND BYLAWS ADMINISTERED BY THE NEW PLYMOUTH CITY COUNCIL.
TOWN PLANNING
PUBLIC HEALTH
BUILDING
COUNCIL
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH CITY COUNCIL AND MUST BE KEPT ON SITE

CHERIE & DON BOYD
73 D GOVETT AVENUE
NEW PLYMOUTH

ADDITION ABOVE
CARPORT

SCALE:	1:5	DRAWN:	HELEN PARKER
	1:50		PAUL GOLDSMITH
JOB:	1622	SHEET:	2
ISSUED:	16 JUL 1983		



BOON
GOLDSMITH
& COMPANY
architects

TERENCE WEDGWOOD BOON
B.Arch. ANZIA, APIDA, ACP Arch. MPMM
PAUL STANLEY GOLDSMITH
N.Z.CD Arch. B.Arch. ANZIA
CORNER GOVER & COURTENAY STREETS
NEW PLYMOUTH, NEW ZEALAND
PHONE (087) 85948 & 85949

BUILDING FILE

Code No. 213 / 73^DSubject WOODSTONENo. Sheets ~~5~~ 12Permit No 010084Date 10-5-88

NEW PLYMOUTH CITY COUNCIL

5 27

FOR OFFICE USE:

File No. Check Sheet No. 30923
 Receipt No. Sewer Sheet No.
 Date of Receipt. Zone.

Date 5-5-88 - 5 MAY 1988

ADDRESS OF PROPERTY 73 d Govett Ave
 LEGAL DESCRIPTION OF LAND: LOT: 1 D.P. 12030
 NAME OF OWNER OF LAND D & C Boyd ADDRESS: 73 d Govett Ave
 NAME OF OWNER OF BUILDING: " ADDRESS: "
 NAME OF PRINCIPAL CONSULTANT: ADDRESS: "
 NAME OF OCCUPIER Boyd ADDRESS: "
 NAME OF BUILDER: P Kyle ADDRESS: 7A BARRY ST.

PROPOSED USE OF BUILDING

For Permission To Install a Vista Wood
fire Extensions to Dwelling

213/73⁰

Documents: attached as part of this application which are applicable:

- Drawings - Two sets ☐
 (See notes on back of sheet)
- Specifications - Two copies ☐
- Form No. 2 - Structural Design Features Summary Part A and Part B ☐
- Form No. 3 - Fire and Egress Features Summary ☐
- Building Project Authority ☐
- Estimated starting date.....
- Estimated completion date.....

DESCRIPTION OF PROPOSED WORK:

New building ☐ Conversion ☐
 Addition ☐ Demolition ☐
 Alteration ☐
 Hoardings Mths

New floor area.....
 Total Value of Building Excluding G.S.T. \$
 Sanitary Plumbing and Drainage (Labour only) \$
 (Excluding G.S.T.)
 Value of Building for Permit \$ 12,000

FOR OFFICE USE
 Corrected Value

NAME OF APPLICANT Paul Kyle

Address 7A BARRY ST

Signature Paul S Kyle Telephone No. 39858

Acting in capacity (e.g. owner, builder, principal consultant)

et 239
-1:500

286 200 E

~~213/73D~~

D.P. 3 1318

D.P. 2 13599

15750

D.P. 12030

D.P. 6605

2

2

20500
286 320 E
70573

D.S. G. Walker
3/89

A.D.E. Bell
10/19

10/19

10/19

4/10/83 A

D.P.

D.P. 8293

2

2

73c

73b

73a

73b

87

D. P.

5 27

213/730

- 5 MAY 1988

THE PROPERTY IS THE PROPERTY OF THE UNITED STATES OF AMERICA AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE SECRETARY OF THE ARMY.

DATE

6 5 88

10/2/88

9/8/88

VETTING TO BE COMPLETED BY

24/5

D. P. 12030

5750

2
D. P. 13599

214

5
D. P. 9605

28500 N

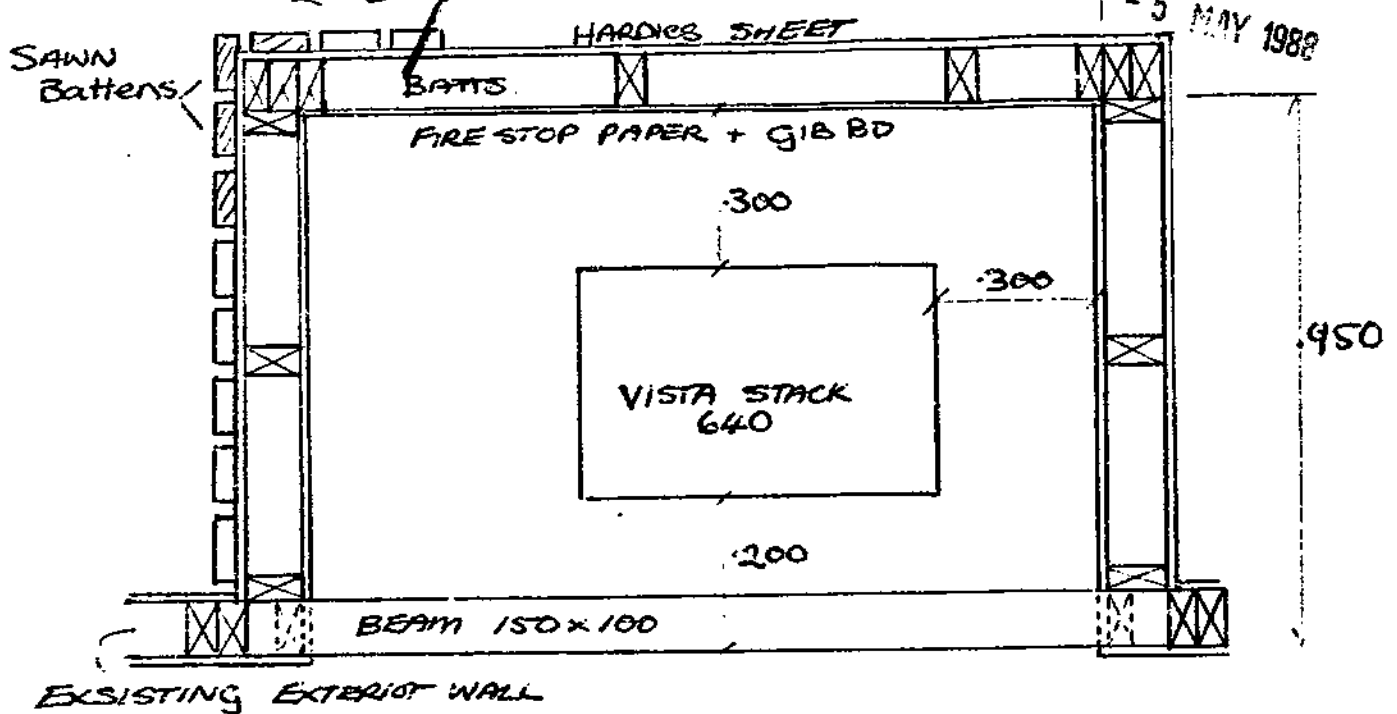
105 730-000

68000 W

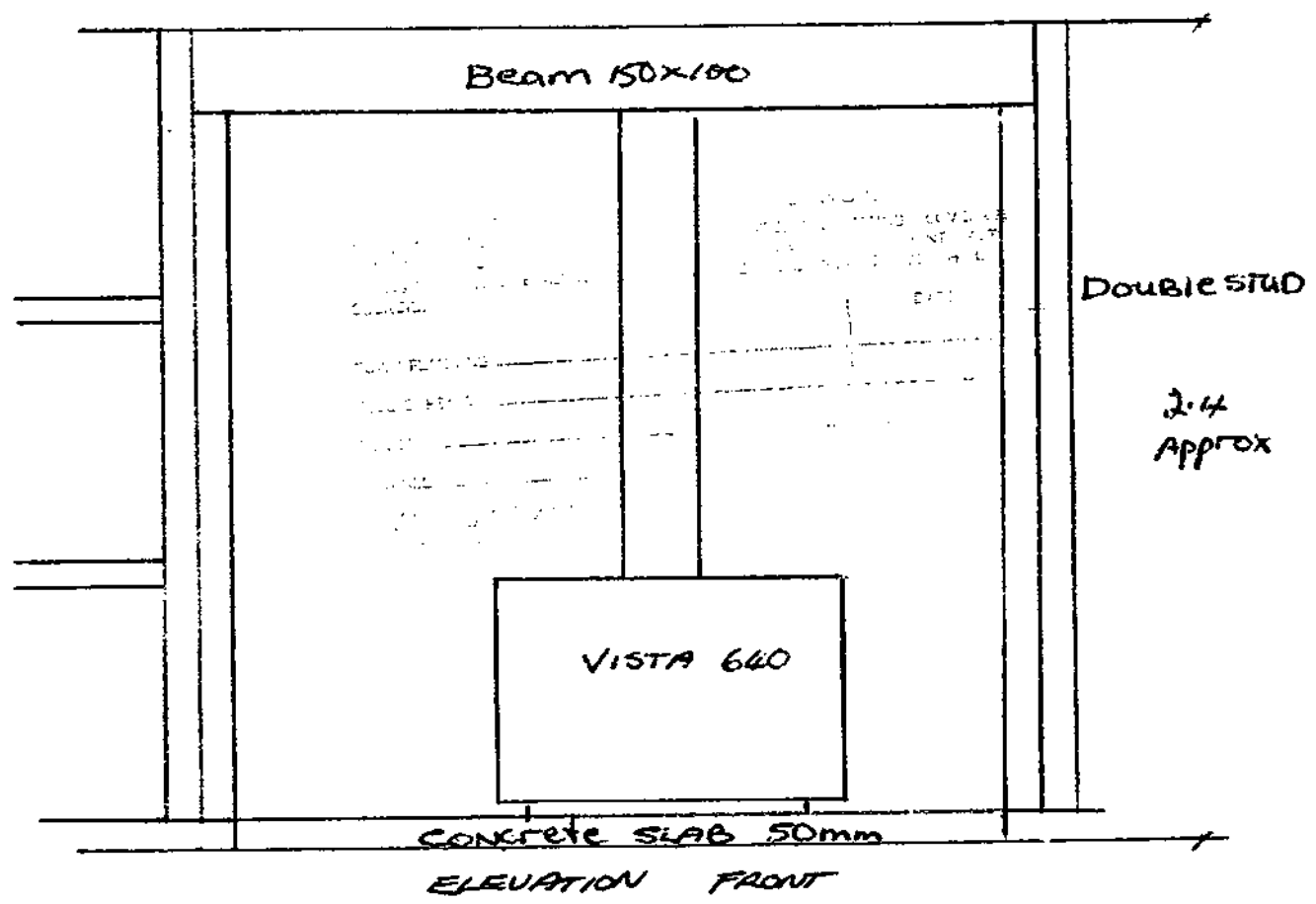
227

213/73D
1440

5 27
-5 MAY 1988



PLAN.



ELEVATION FRONT

WOOD FIRE TO EXISTING LOUNGE AT D & C BOYD
RESIDENCE 73d GOVERN AVEU N.P.
See LOT 1 JDP12030

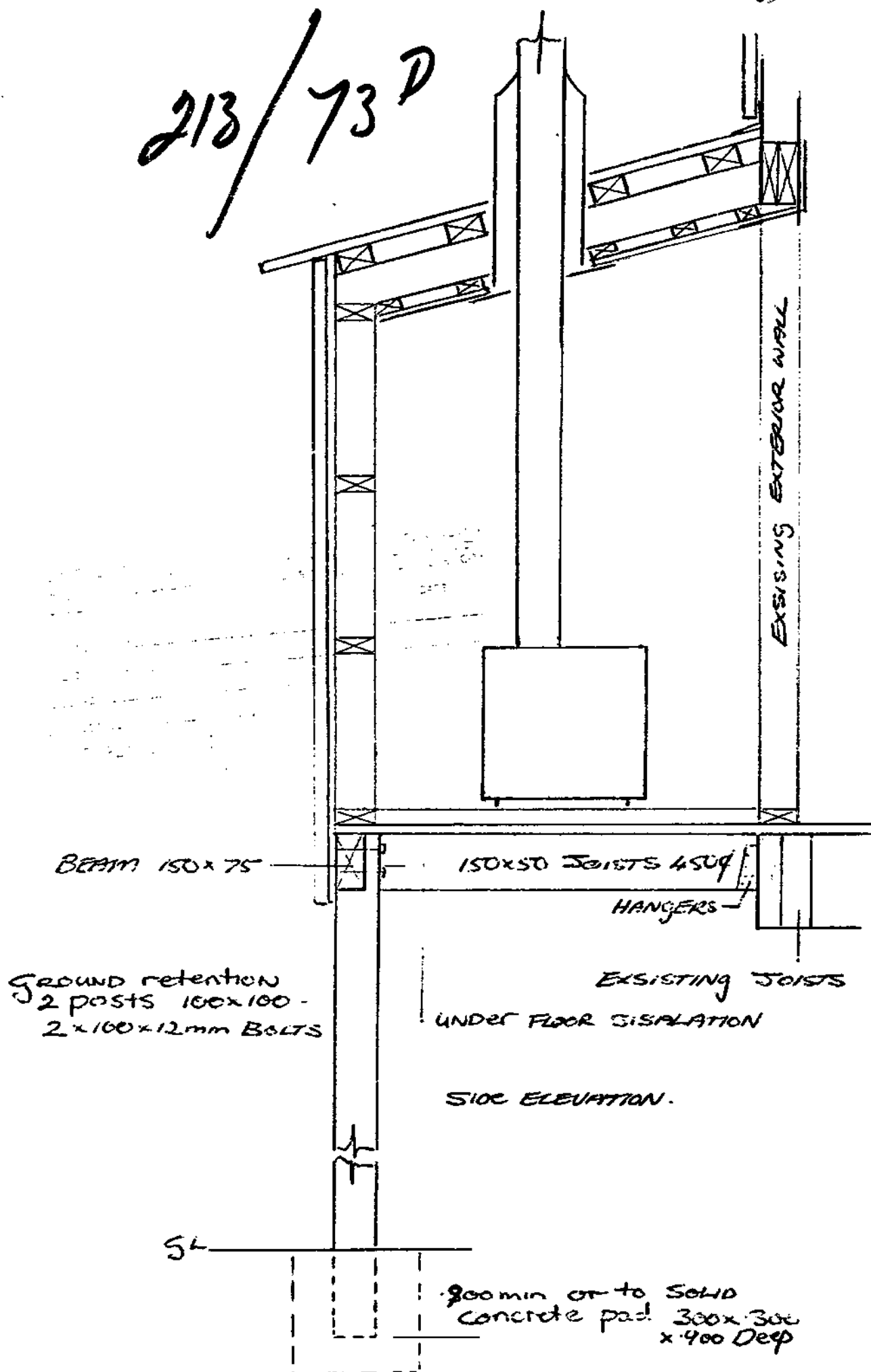
DRAWN: P. KYLE APRIL 88

SHEET ①

Boyd Wood fire.

5 ' 27
- 5 MAY 1988

213/73^D



INSTALLATION

HEARTH

Safety requirements for installations vary in different districts and, in Australia, in different states. We recommend that you consult local regulations and that you have your Vista or Combi Stove installed by a Registered Plumber or Specialist, suitably qualified in the installation of free standing fire places. The following requirements conform to New Zealand Standard 7421:1972 Specification for the installation of Solid Fuel Heaters.

Must be constructed from non-combustible insulating material as approved. It must extend 200mm (8") in front of the door, and be strong enough to support the weight of the stove.

Brick or stone hearths, if installed on a wooden or particle board floor, require one 12mm sheet of mineral fibre board under the brick or stone.

Tile hearths should be mounted on 2 x 12mm sheets of mineral fibre board topped with one sheet of 5mm fibrolite to provide a hard surface under the tiles.

INSTALLATION AGAINST HEAT SENSITIVE WALLS

Listed below are clearances recommended by the Manufacturer.

Building regulations may vary in individual states within Australia.

Measurements shown are stove to wall distances. By fitting a Stack Flue Shield to the flue, or installing a suitable heat screen to a heat sensitive wall, the wall to stove distance may be reduced.

RECOMMENDED WALL CLEARANCES:

With Stack Flue Shield Fitted

	A	B	C	D
Plaster Board Wall	100	100	100	1200
Timber panel and other heat sensitive walls	150	150	150	1200

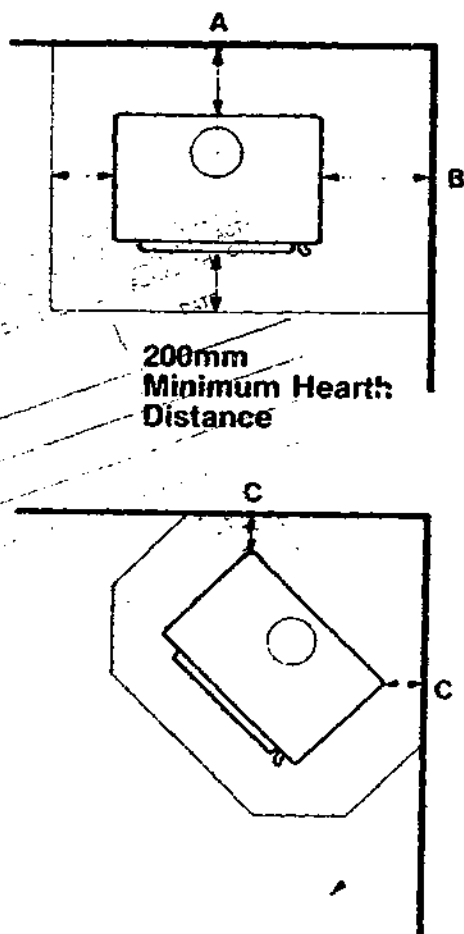
Without Floor to Ceiling Wall Screens Installed

	A	B	C	D
Plaster Board Wall	300	300	200	1200
Timber panel and other heat sensitive walls	450	450	300	1300
Non-combustible solid brick or concrete wall	75	75	75	1000

With Floor To Ceiling Wall Screens Installed

Screen material must be able to withstand 180°C without damage. Suitable materials for heat screens: Brick, Mineral Fibre Board, all types of Sheet Metal. To allow unrestricted air flow, screen must be spaced 25mm off wall with non-combustible spacers. Screens must be left open at either sides or top.

	A	B	C	D
2 x 12mm sheets mineral fibre board in contact with wall	250	250	250	1100
Approved screen material spaced 25mm off wall	150	150	100	1050



FLUE INSTALLATIONS

- 5 MAY 1982

It is recommended that a double cased (Triple Flue) system be used with The Vista and Combi Stoves.

To obtain the best performance from your Vista/Combi stove we recommend a minimum flue length of 3.6 metres.

Flue Installation Instructions:

1) With the stove in position extend a plumb line vertically upward from the centre of the flue outlet through the ceiling and roof. Check with your builder that this clears any structural roof framing.

2) Cut holes in roof and ceiling.

Flue Size (Dia)	Roof Hole (Dia)	Ceiling Hole (Dia)
6" (150mm)	10 $\frac{3}{8}$ " (265mm)	12 $\frac{3}{8}$ " (310mm)

3) Position the outer casing bottom flush with the ceiling. Once in position secure casing by fixing to timber framework.

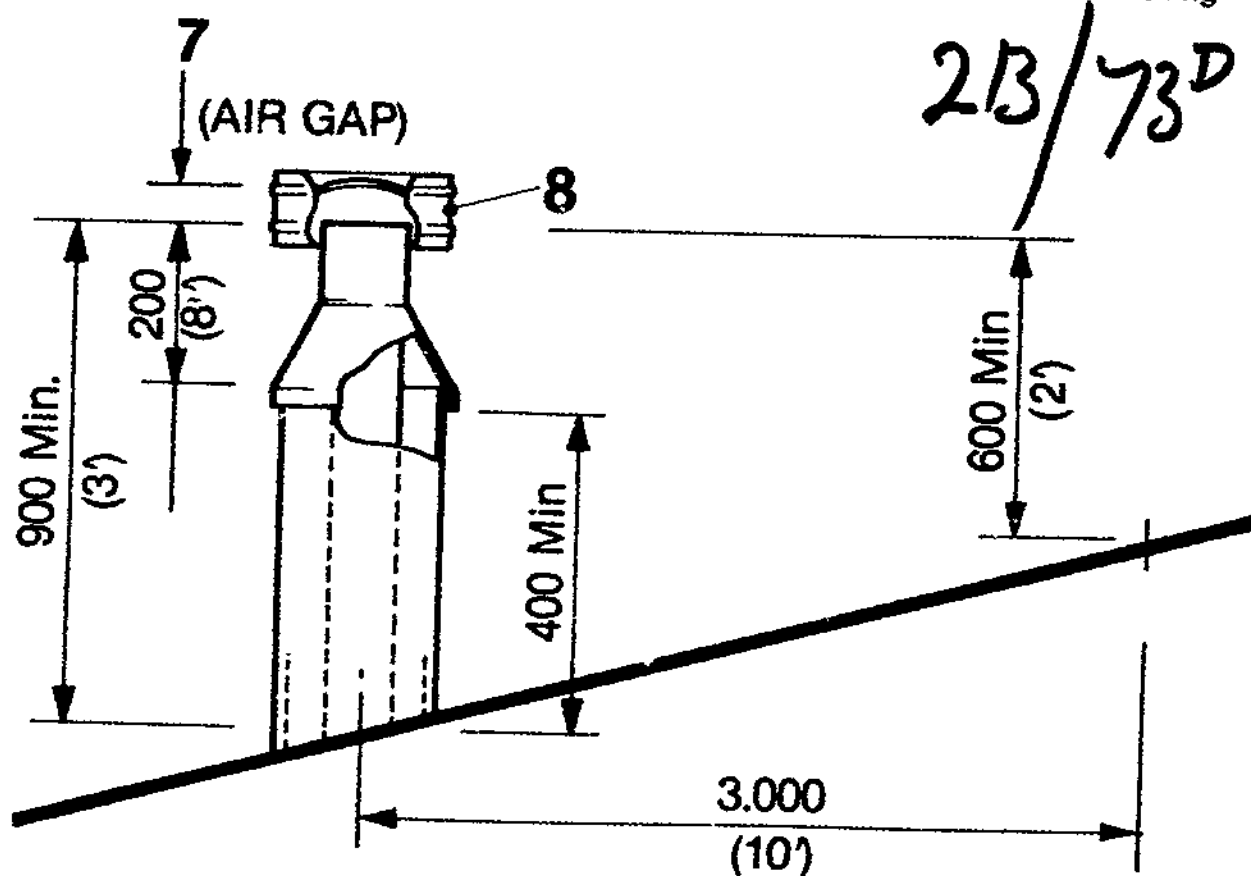
SLOPING CEILINGS:

Inner liner to be cut to the angle of the ceiling allowing the casing to remain flush with the ceiling.

4) Fix an appropriate flashing around the outer casing to seal onto the roofing material. The manufacturer suggests that you consult your local roofing specialist or plumber.

5) Fit the inner liner by sliding into the outer casing until both become flush with the ceiling.

6) Assemble the three flue sections with the notched section at the lower end ensuring that the upper sections lap inside the lower sections to avoid staining by condensation. Check that all seams are in line. Place the ceiling



Inspector: M

File No. 5127/88

Receipt No. 4

Date Permit Issued 20/5/88

OWNER	
Name	W. C. HILL
Mailing Address	14 HAVETT AVE NEW PLYMOUTH

BUILDER	
Name	F. WILE
Mailing Address	71 BARRY ST NEW PLYMOUTH

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE	
Street No.	213/730
Street Name	
Town/District	
Riding	

LEGAL DESCRIPTION	
Valuation Roll No.	
of	D.P.
Section	Block
Survey District	

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

--

FLOOR AREA		DWELLING UNITS	
Whole		Number	
Sq. Metres		Erected	

ESTIMATED VALUES \$	Building	
	Plumbing	
	Drainage	
	G.S.T.	
	TOTAL	

NATURE OF PERMIT (TICK BOX)	
<input type="checkbox"/>	NEW BUILDING - exclude domestic garages and domestic outbuildings
<input type="checkbox"/>	FOUNDATIONS ONLY
<input type="checkbox"/>	ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED - include installation of heating appliances
<input type="checkbox"/>	NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions
<input type="checkbox"/>	DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$	Water Connection	\$
Street Damage Deposit	\$		\$
Building Research Levy	\$		\$
Plumbing	\$		\$
Drainage	\$		\$
Sewer Connection	\$		\$
Vehicle Crossing Levy	\$		\$
M.S. Plumbing	\$		\$
		G.S.T.	\$
		TOTAL:	\$

Receipt No.

Date of Payment 20/5/88

Authorised Officer

Special Conditions:

Date Inspected

REMARKS (e.g. stage reached with work)

20-5-88

Framing Around Fire Box OK: CHANGING 9000
Completed

NEW PLYMOUTH CITY COUNCIL

CITY ENGINEER'S DEPARTMENT

ASSESSED REQUIREMENTS

File No. 5 27

Project: EXTEN DWG - WOODSTOCK Check Sheet No. 30928
 Owner: D & C BOYD Sewer Sheet No. 227 Plotted: CH
 Address: 73 D GOVETT AVE Zone: Res R1
 Lot No. 1 D.P. 12030 Sec. No. Area of Site:

TOWN PLANNING

VEITING TO BE COMPLETED BY

2.4/5

Designations _____

Area of Buildings _____

Coverage _____

Maximum height _____

Front Yard _____

Relat. of Bldg. Size: (1) Rear Yard _____

(2) Side Yard _____

Open Space _____

Grassco Areas _____

Trees _____

Building Lines & Street Widening _____

Parking _____

Access to Rear of Site _____

Accessory Buildings _____

Service Lanes & R.O.W. _____

Crossing Length _____

Gross Floor Area of Shops _____

Resid. Accor. _____

Levels of Site _____

Use of Yards _____

Grading _____

Screening _____

Malgam. of Titles _____

Remarks: _____

213 / 730

SEE SECTION CARD	
TOWN PLANNING	
BUILDING	
DRAINAGE	
WATER	

Approved SW

Not Approved _____

S E R V I C E S

A: SEWER CONNECTION

STORMWATER CONNECTION

Existing Service _____
Required Service _____
Location _____
Dept _____
Special Requirement _____
Common Drain _____

Fee \$ _____

Fee \$ _____

FEE

\$ _____

B: WATER CONNECTION

Existing Service _____
Distance from L/Boundary _____
Distance: Main to Boundary _____
Boundary to Load _____
Required Service _____
Water _____

Height above Datum _____

FEE

\$ _____

C: PLUMBING

No. Fittings	3	2	1	2	2	2	Others
W.C.s	_____	_____	_____	_____	_____	_____	_____
Baths	_____	_____	_____	_____	_____	_____	_____
Basins	_____	_____	_____	_____	_____	_____	_____
Sinks	_____	_____	_____	_____	_____	_____	_____
Showers	_____	_____	_____	_____	_____	_____	_____
Tubs	_____	_____	_____	_____	_____	_____	_____
Total Values	_____	_____	_____	_____	_____	_____	_____
Supply Pipe Sizes	_____	_____	_____	_____	_____	_____	_____
Backflow Prev.	_____	_____	_____	_____	_____	_____	_____
Other Fittings	_____	_____	_____	_____	_____	_____	_____
Estimated Value	_____	_____	_____	_____	_____	_____	_____

P.V.C. ☐ Copper ☐ Gal. Iron ☐

Plumbing Fee _____

DRAINAGE

Existing _____ Required _____
Fittings Required _____
Common Drain _____
Septic Tank _____
Stormwater _____
Estimated Value _____

Drainage Fee _____

Total Estimated Value P. & D. \$ _____

FEE

\$ _____

D: VEHICULAR CROSSINGS

Type of Footpath Concrete Condition Fair
Kerb & Channel _____
Existing Crossing As Inst. No. _____
New Crossing _____ Position _____
Strengthen Path Sq.Yds. _____ Level at Boundary _____

STREET WORKS FEE \$ _____

DEPOSIT DAMAGE FEE

\$ _____

Note: G.S.T. is to be excluded from all fees quoted in this Document.

Note: G.S.T. is to be excluded from all fees quoted in this Document.

Approved - 9/5 -

Not Approved

Approved - 9/5

Not Approved

Approved

Not Approved

Approved

Not Approved

crossing is half conc + half seal. bone cracked safe.

Approved B. J. Latimer 10/5/88

Not Approved

E : HEALTH & BY-LAWS

Areas -----

Light -----

Ventilation -----

Remarks: -----

Approved JHC 10/3/78
Not Approved -----

F : DANGEROUS GOODS

Domestic or Commercial -----

Storage Capacity & Location -----

Licence Required ----- Yes/No -----

Approved -----
Not Approved -----

G : BUILDING

Remarks: -----

FEES:

Bldg. 12.00 83.00

Water Bldg. -----

B.R.L. -----

TOTAL \$ 83.00

Building Inspector -----

Approved RLV 9/5/88
Not Approved -----

Specification: -----

Structural Engineer -----

Approved -----
Not Approved -----
Recommended -----
Not Recommended -----

Fire Service -----

PERMIT NO. 010084

APPROVING ENGINEER

Approved RLV 10/5/88
Not Approved -----

No. 73 ^D Sec. _____ Lot 1 D.P. 12030
Address Gorett Avenue

DRAINAGE AND PLUMBING REGISTER

OWNER <u>D. R. Boyd</u>	<u>4/3/77.</u> PERMITS <u>488</u>
ADDRESS _____	PLUMBING <u>\$1500.00</u>
BUILDER <u>Self.</u>	DRAINAGE <u>\$1000.00</u>
PLUMBER <u>P. Bearen. (K. hint)</u>	VALUE _____
DRAINLAYER <u>D. Ho.</u>	

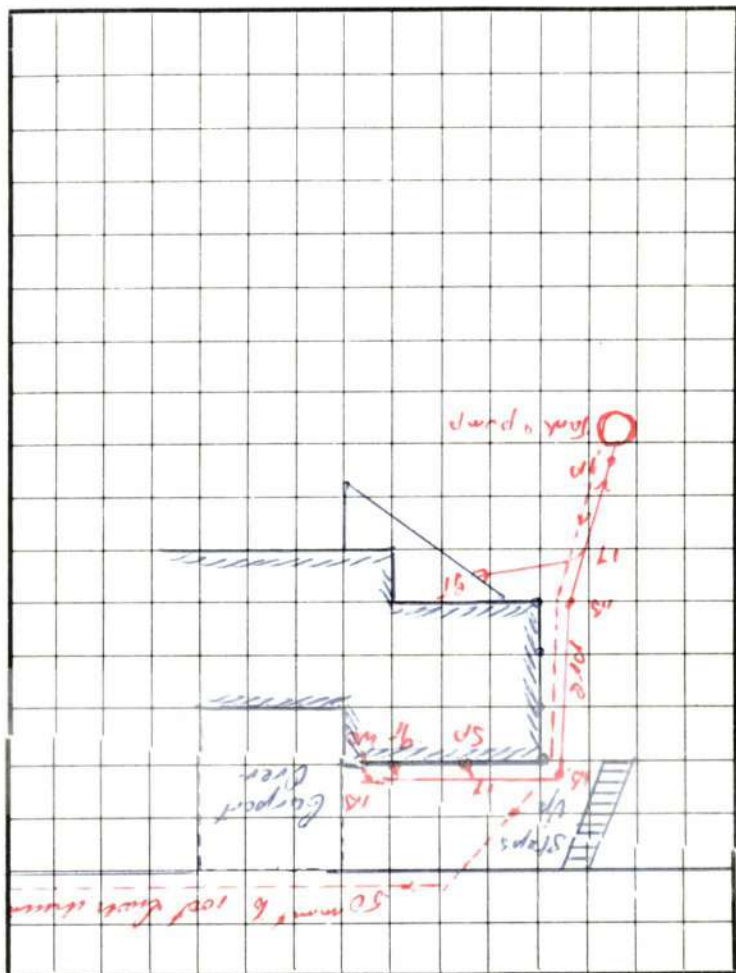
NATURE OF WORK Dwelling.
Sewer Pump.

DRAIN TESTED 13 7 79 PLUMBING PASSED 5 9 79
5 1 9 1 79

FALL AND DESCRIPTION PVC drain to sewage pump
chamber. 50" discharge to sewer in ROW.
L.P. 10658
Rec. 5756 - for permit of connection
See 73^D Gorett Ave. Lot 5.

Inspector.

DRAINAGE PLAN SCALE



33 images

BUILDING CONSENT

9067A

PROPERTY ID

026418



9067A

Building Act 1991
Local Government Act 1974

5653



NOTICE OF INSPECTION BY AUTHORISED OFFICER

NEW PLYMOUTH
DISTRICT COUNCIL
Phone: 758 8099
New Plymouth

Name C. B. ANDERSEN

Address 730 GOVEST AVE

To the Owner/Occupier/Contractor _____ Consent No. 9067

Please take notice that on the 29, 4, 95 at 9.05 am/pm
an inspection pursuant to the Building Act 1991 or Local Government Act 1974
was carried out on this site

The purpose of the inspection was:

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

Inspection Officer [Signature]

Comments: Piles + Footing

Ground Firm. Steel as Per Plans

OK TO POUR

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

TOP PRINT

Comments: Piles + Footing
Ground firm. Steel as Per plans
OK to Pour

Building Consent No:9067
Section 35, Building Act 1991

Issued:28Apr95

OWNER : MR Carl Bryce ANDERSON
73D GOVETT AVENUE
NEW PLYMOUTH

Phone: 7532176 (Pvt.)

Application received: 04Apr95

PROJECT LOCATION

Street Address: 73D GOVETT AVENUE, NEW PLYMOUTH
Property ID: 026418
Assessment No: 11780/360.01
Legal: Lot 1 DP 12030

PROJECT

The project is for New building
Intended Use(s): new carparking deck
Intended life: Indefinite but not less than 50 years
Value of Work: \$5,500.00

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:	213200	Date:	03Apr95	Amount:	\$59.00
Receipt number:	215346	Date:	27Apr95	Amount:	\$23.00

1: CONDITIONS APPLYING TO THIS BUILDING CONSENT:

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

2: 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.

3: 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.

Approving Officer 

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

NEW PLYMOUTH DISTRICT COUNCIL
PLANNING & ENVIRONMENTAL SERVICES DEPARTMENT



NOTICE TO RECTIFY BUILDING WORK NO: 9067/2/1

Section 42, Building Act 1991

TO: MR Carl Bryce ANDERSON
(Owner or person to whom Building Consent, if any, was issued)

AND: Any person undertaking the building work concerned

ADDRESS: 73D GOVETT AVENUE, NEW PLYMOUTH

BUILDING CONSENT NO: (If any) 9067

PROJECT INFORMATION

Being Stage 1 of an Intended 1 Stages
Intended Use/s In detail)
new carparking deck
Intended Life:
Indefinite but not less than 50 years ☒ Specified as years

PROJECT LOCATION

Street Address: 73D GOVETT AVENUE
NEW PLYMOUTH
Legal Description
Lot No: 1 DP 12030
Section:
CT: E1/1167

You are hereby notified to rectify building work on the project described above that was not done in accordance with the Building Act 1991 or the Building Code, as detailed on the attached pages headed "Particulars of Contravention".

You are also notified that building work, except for work necessary to properly secure and protect the building and to keep the site in a safe condition, is to cease forthwith on:

- ☐ The entire project ☒ That part of the project specified in the attached page headed "Work to be Stopped Under Notice to Rectify No 9067/2/1"

Work is not to be resumed without the written approval of the Council.

See attached page(s) for Particulars of Contravention

Page 1 of 2

PARTICULARS OF CONTRAVENTION

Contrary to Section 32 of the Building Act 1991,
building work consisting of " Car Deck ", at
73D Govett Avenue New Plymouth,
has been carried out otherwise than in accordance with
Building Consent no.9067, in that the following matters
DO NOT COMPLY with the Plans and Specifications attached
to that Consent:

- 1) The handrail to the Deck has not been completed as
shown on the Plans.

- The above work is to be completed before Council will issue a
CODE OF COMPLIANCE CERTIFICATE
- Owners are to notify the New Plymouth District Council in writing when final
inspection may take place (USE ATTACHED FORM)

Approving Officer:

Building Consents Officer

Page 2 of 2

Date: 24.4.98

Project Information Memorandum No:9066
Section 31, Building Act 1991

Issued:11Apr95

**THIS IS NOT A
BUILDING CONSENT**

OWNER : MR Carl Bryce ANDERSON
73D GOVETT AVENUE
NEW PLYMOUTH

Phone: 7532176 (Pvt.)

Application received: 04Apr95

PROJECT LOCATION

Street Address: 73D GOVETT AVENUE, NEW PLYMOUTH
Property ID: 026418
Assessment No: 11780/360.01
Legal: Lot 1 DP 12030

PROJECT

The project is for New building
Intended Use(s): new carparking deck
Intended life: Indefinite but not less than 50 years
Value of Work: \$5,500.00

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.

2: CAN BUILDING WORK PROCEED?

YES- But only once Building Consent is obtained. Building Consent will be subject to any relevant provisions of the Building Act 1991 and any conditions of Building Consent approval.

3: Authorisations and Requirements that will need to be met in respect of the proposed work and District Plan compliance:

No other authorisations or requirements identified as part of this PIM. If this is a PIM only application there are no identified areas of non-compliance with the District Plan. In the case of a combined PIM/Building Consent application such matters will be dealt with as part of the Building Consent.

4: Consent Applications lodged with the Council applying to the project or the site:

No current Resource Consents relevant to project.

5: Authorisations Refused for the proposed project:

No known refused authorisations.

6: Classified Land, Buildings, features, utilities or works that could be affected by the proposed work:

No information relevant to this project regarding classified land or buildings, known to this Council.

7: Fill:

No known fill.

8: Flooding:

No information requirements or comments relevant to this project.

9: Details of any other known Hazards including- Slippage, Erosion, Faultlines, Contaminated Sites etc:

No other known hazards.

10: Reserve Contribution on Development (refer Section 294 to the Local Government Act 1974):

Reserve Contribution on Development is not applicable to this project.

11: Sewer Services and Sewage Disposal:

No requirements or comments relevant to this project.

12: Stormwater Service and Disposal Requirements:

No requirements or comments relevant to this project.

13: Sewer and Water Disconnections:

Sewer or water disconnection not applicable to this PIM.

14: 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.

No requirements or comments relevant to this project.

15: Rural Fire Fighting:

In areas where there is no water supply of a fire fighting standard particularly in Rural situations water tanks can provide a source of water for fire fighting purposes. If water tanks are being installed as part of this project please take care to locate the tanks in a location where they will be accessible if a fire emergency occurs.

16: Councils Drainage and Services Records:

THE PROPOSED WORK IS IN CLOSE PROXIMITY TO THE EXISTING DOMESTIC
SEWER DRAIN
CARE IS TO BE TAKEN DURING FOUNDATION EXCAVATION

17: Vehicle Crossing Requirements:

No requirements or comments relevant to this project.

18: Installation of vehicle crossings by contractors:

Applies only to Contractors carrying out large scale Commercial or Industrial projects.

No requirements or comments relevant to this project.

19: Rural Access Requirements:

No requirements or comments relevant to this project.

20: Limited Access State Highways:

These are generally administered by Transit New Zealand and not the Council. Restricted access provisions apply.

No requirements or comments relevant to this project.

21: Footpath Damage Deposits:

No requirements or comments relevant to project.

22: Compliance with Building Code:

This section of the PIM identifies areas of non compliance with the Building Code (if any) apparent from the information provided. It is not

intended to be a full check for compliance.

Insufficient information has been provided as part of this PIM only application to determine this matter.

23: Complaints received by the Council regarding the construction of any existing buildings related to the project:

No complaints recorded relevant to this project.

24: Engineering Design Required:

No requirements or comments relevant to this project.

25: Site Reports Required:

No requirements or comments relevant to this project.

26: Reports on the Existing Building Required:

No requirements or comments relevant to this project.

27: Compliance Schedule Matters: (Refer Section 44 of the Building Act 1991)

No requirements or comments relevant to this project.

28: Endorsement of Certificate of Title:

Section 36 to the Building Act 1991 provides for the endorsement of Certificates of title where the site of the project is subject to a known hazard but the project is still allowed to proceed where the degree of risk is acceptable and the Council is indemnified against loss.

No requirements or comments relevant to this project.

29: Multi Title Developments:

Section 37 of the Building Act 1991 provides that where a project is located on 2 or more sites under the same ownership, the Council may approve the development subject to a certificate being prepared and lodged with the District Land Registrar requiring that the sites shall not be transferred or leased separately.

No requirements or comments relevant to this project.

30: Sign Off

Approving Officer... 

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

9066P1067

SHEET NO 1

FILE NO 3911/218

CALCS BY huc

JOB NAME F. Roughan.

TSE TARANAKI & ASSOCIATES LIMITED

DATE March 98

Anderson's - Deck.
73.5 GONVILLE AVE.

ARCHITECTS-ENGINEERS
INTERIOR DESIGNERS-PROJECT MANAGERS

RECEIVED
7 APR 1995

Timber deck on pile platform
Design deck for UDL 2.5 kPa
pt load 4.5 kN

max span of joist = 2.5 m.
pitch of 400 jo

UDL on joist = (2.5 + 0.2) x 0.4 = 1.1 kN/m

BM = $\frac{1.1 \times 2.5^2}{8} = 0.9 \text{ kNm}$

BM due to pt load = $\frac{4.5 \times 2.5^2}{4} = 2.8 \text{ kNm}$

Joist 250 x 50

$I = \frac{4.7 \times 25^3}{12} = 971 \text{ cm}^4$

$Z = \frac{4.7 \times 25^2}{6} = 481 \text{ cm}^3$

$f = \frac{2.8 \times 10^3}{481} = 6.2 \text{ MPa}$ OK

$\delta = \frac{1}{48} \cdot \frac{4.5 \times 2.5^3 \times 10^5}{8 \times 971} = 3.4 \text{ mm}$ OK

Beams span = 2.85 m.

UDL = (2.5 + 0.2) 2.5 = 6.8 kN/m

BM = $\frac{6.8 \times 2.85^2}{8} = 6.9 \text{ kNm}$

SHEET NO 2

FILE NO

3711/218

CALCS BY

lux

JOB NAME

Anderson Deck

DATE

March 95



TSE TARANAKI & ASSOCIATES LIMITED

ARCHITECTS - ENGINEERS

INTERIOR DESIGNERS - PROJECT MANAGERS

Bay 2/300 x 50

$$I = 2 \times 4.7 \times \frac{19^3}{12} = 19104 \text{ cm}^4$$

$$Z = 2 \times 4.7 \times \frac{19^2}{6} = 1317 \text{ cm}^3$$

$$f = \frac{6.7 \times 10^3}{1317} = 5.2 \text{ MPa} \quad \text{OK}$$

$$\sigma = \frac{5.2 \times 2 \times 10^4}{2 \times 19104} = 2.8 \text{ MPa} \quad \text{OK}$$

Use $\phi 17.5$ poles subgrade 1.2 m
into ground

Provide cross brace in each bay
across track 80 x 75 with 112 bolts

9066 P07
EXISTING HOUSE

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

RECEIVED

ALTERNATIVE HANDRAIL
FRAME BETWEEN POSTS AND
LINE WITH 6mm HARDIFLEX TO
INSIDE FACE

PLANNING

PUBLIC HEALTH

BUILDING

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

DATE 10-4-93

100 x 50 PAILS WITH
12mm Ø VEEKALS BETWEEN
@ 100 C/S

100 x 100 POSTS @ 1300 C/S
WITH 2-M12 BOLTS TO
JOISTS.

2/300 x 50 BEARER WITH
2-M16 BOLTS & SEATED
25mm ON TO POLES.

175 SED TANAPOLE CAST
INTO CONC PAD

OUTLINE OF EXISTING
DWELLING SHOWN DOTTED.

APPROX GROUND LINE

150 JOISTS WHEEL STR

600 CANTILEVER

10M

600

200

1000

800

SECTION A

1:50

SOLID BLOCK & MID SPAN

150 JOISTS WHEEL STR

600 CANTILEVER

10M

600

200

1000

800

SECTION A

1:50

SOLID BLOCK & MID SPAN

150 JOISTS WHEEL STR

600 CANTILEVER

10M

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SECTION A

move.



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