

**move.**

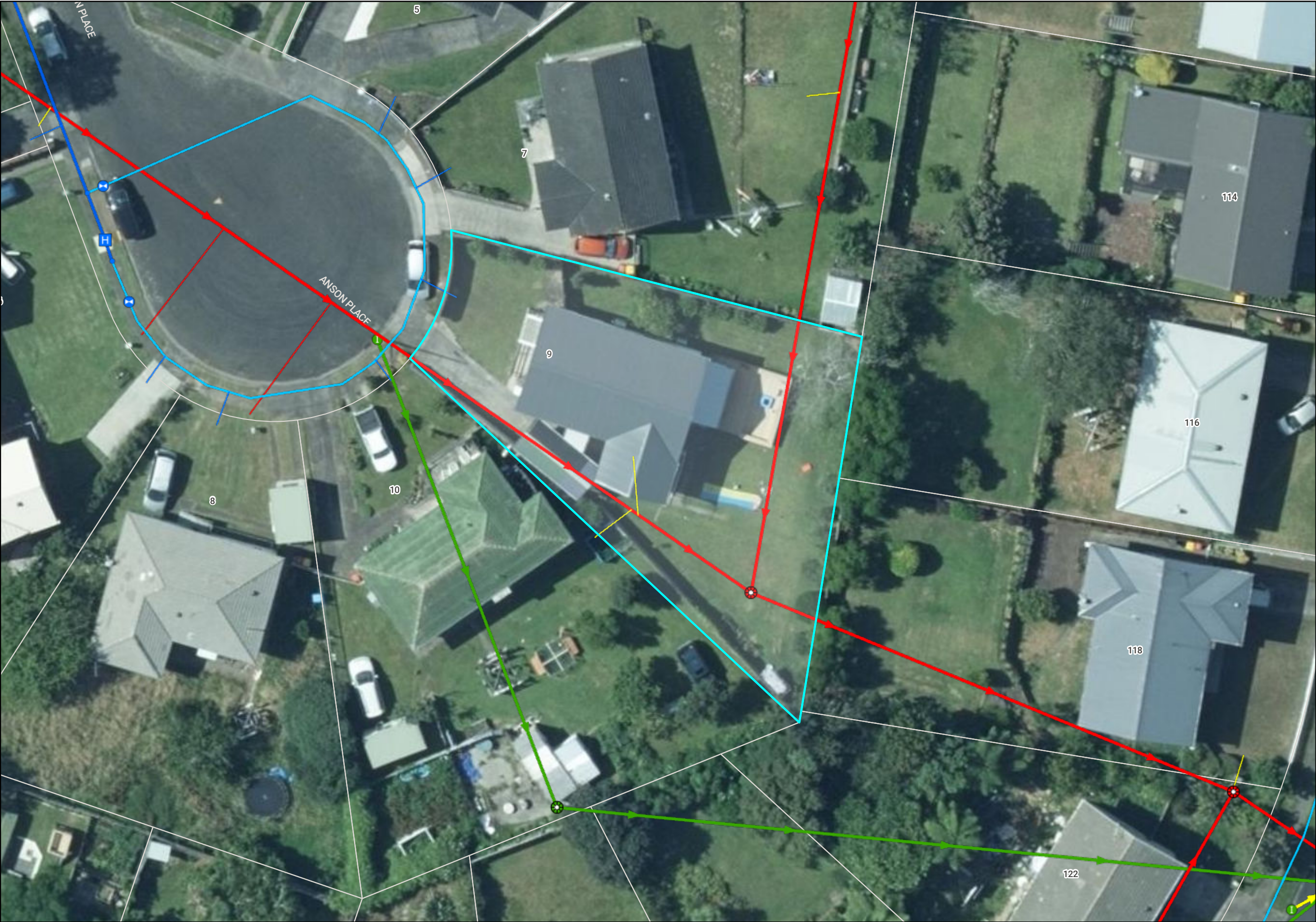
# **council records**

**9 anson place  
westtown**

## 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

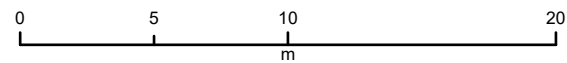
Yellow = Privately Owned

Grey = Out of Service/Closed

Stormwater

Water Supply

Waste Water







NEW PLYMOUTH  
DISTRICT COUNCIL  
newplymouthnz.com



FD 022890 Legal 054600

# FORM

## Application for Code Compliance Certificate

Building Act 2004

### 1. The building consent

1a. Building consent no.

84916

1b. Issued by



New Plymouth District Council



Other - please specify

### 2. Property owner details

2a. Owner details



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



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

2b. Name

Mrs Tala Pitolu

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

Gary Watt (Taranaki Construction &  
Maintenance Ltd).

Postal address

9 Anson Place  
New Plymouth

Contact numbers

06 7534862

Phone

027 3151234

Mobile

06 7534862

Fax

Email

garywatt@xtra.co.nz

2c. Evidence of ownership  
attached

(Only required if ownership has  
changed)



Certificate of Title (copy)



Sale and purchase agreement



Lease agreement



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

### 3. Applicant details

3a. I am the



Property owner  
Proceed to 3b



Lessee  
Provide details below



Agent  
Authorised by owner / lessee  
Provide details below

Name

Taranaki Construction & Maintenance Ltd.

Postal address

PO Box 5154  
New Plymouth

Contact numbers

(06) 7534862

Phone

(027) 3151234

Mobile

(06) 7534862

Fax

Email

garywatt@xtra.co.nz

3b. Preferred means for  
formal correspondence



Mail



Email



Fax

### 4. Attachments

The following documents are attached to this application:



Certificates from the personnel who carried out the work



Certificates that relate to the energy work



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

### 5. Key personnel

Designer Name / Registration no.

Contact details Address

Phone / Email

Opus Architecture Ltd.

PO Box 3057, Hamilton

(07) 8341886

daryl.horn@opus.co.nz

Please turn over

## 5. Key personnel - continued

Builder	Name / Registration no.	Dean Adlam (TCM Ltd)	
	Contact details Address	P O Box 5154, New Plymouth	
	Phone / Email	(06) 7534862	
Drainlayer	Name / Registration no.		
	Contact details Address		
	Phone / Email	( )	
Plumber	Name / Registration no.		
	Contact details Address		
	Phone / Email	( )	
Gasfitter	Name / Registration no.	Lewis Roach	
	Contact details Address	75 Fulford Street, New Plymouth	
	Phone / Email	(027) 7-6641022	
Electrician	Name / Registration no.	Static Electrical (Rego 7999)	
	Contact details Address	Lemon Street, New Plymouth	
	Phone / Email	(06) 7584143	
Other	Name / Registration no.		
	Contact details Address		
	Phone / Email	( )	

## 6. Application

6a. Date building work completed 6-12-06

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


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

[Signature] 12/12/07  
Signature Date

Gary Clifford Watt  
Name (print clearly) 10 FEB 2007

\* Please forward copy of Code of Compliance to @ Taranaki Construction & Maintenance Ltd, P O Box 5154, Westown, New Plymouth.  
Thanks

### OFFICE USE ONLY

☐ Refund issued ☐ Awaiting final payment (invoice sent) Date forwarded for CCC review            Forwarded by           

### CCC Review

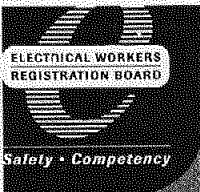
☐ Plans/documentation lodged for all built work ☐ All inspection passed ☐ All built work consented  
☐ All critical work inspected ☐ Supporting documents (ie procedure statements) lodged

Comments

Signed

/ /





# Electrical Certificate of Compliance

No. 2130135

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

No. of attachments

JOB # 923

## CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer Mr Telapoleto

Phone

Address of installation 9 Anson Place

Postal address of customer (if not as above)

## WORK DETAILS

☒ 2 No. of lighting outlets

☐ No. of ranges

☒ 2 No. of socket outlets

☐ No. of water heaters

Was any installation work carried out by the homeowner?

☐ Yes ☒ No

Please tick (✓) as appropriate where work includes:

☐ Mains

☒ Main earthing system

☒ Switchboard

☐ Electric lines

Description FITTED 20A RCD IN SWITCH  
BOARD FOR 2 X ADDITIONAL PPTS.  
RAN NEW CIRCUIT FOR 2 X LIGHTING  
OUTLETS.  
RAN NEW MAIN EARTH & BOND  
WIRE FOR APES.

It is recommended that test results be recorded here:

Visual Examination ☒

Earth Continuity ☒

Bonding ☒

Polarity ☒

Insulation Resistance 7999 Mohm

Other RCD ☒

If necessary attach any pages with sketches of work done

## CERTIFICATION OF WORK

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

### ELECTRICAL WORKER DETAILS

Name BLENZ CLEMENT

Registration no. E 145745

Company STATIC ELECTRICAL SERVICE

Signature *[Signature]*

Date 6-11-06

Contact Ph No. 06-7584143

### CERTIFICATION OF ELECTRIC LINES

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

Name

Registration no.

Company

Signature

Date

Contact Ph No.

## INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

☐ New mains

☐ Switchboard

☐ Earthing system

☐ Installation work in hazardous areas

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

Name

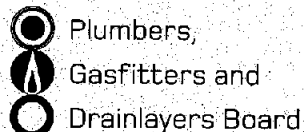
Registration no.

Signature

Date

Contact Ph No.

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED



**PLUMBERS, GASFITTERS AND DRAINLAYERS BOARD**  
**GASFITTING CERTIFICATION CERTIFICATE**  
 (Pursuant to the Gas Act 1992 and the Gas Regulations 1993 and amendments)  
**ENERGY WORK CERTIFICATE**  
 (Pursuant to the Building Act 1991)

Certificate No **418499**

9th Floor, 70 The Terrace  
 PO Box 10655  
 WELLINGTON  
 Tel 04 494 2970  
 Fax 04 494 2975  
 website www.pgdb.co.nz

**THIS CERTIFICATE IS NOT TRANSFERABLE****Installation address:****Please complete in block letters**

(Box No's not acceptable)

(Number)

(Street name)

(Suburb)

(Town/City)

**Consumer:**

(Title)

(Initials)

(Family/Business name)

**DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES**

Appliance

Flue

Ventilation

Qty	Type	Location	Make/model	Input rate	Type	Location	Type	Location
1	Water heater	outside wall	Rinnai infinity 24	188 mjs	fan wall	outside		

**Category****Type (Regulation 24(1))**☒ Domestic☐ New☐ Commercial☐ Addition, ☐ Extension,☐ Industrial☐ Replacement☐ Temporary☐ Alteration☐ Other☐ Repair following accident**Gas Type**☒ NG☐ LPG☐ TLP☐ Bio**Name of Gas Supplier****Pipework Installed**☒ YES☐ NO

(attach pipework diagram)

**Test Results****Other Testing**

30 min Duration

Combustion

15 kPa Test pressure

☐ Yes ☐ No

0 kPa Loss / gain

Ventilation

8.5 kPa Working pressure

☐ Yes ☐ No**Test Date**

22/11/06

**I certify that :-**

- ① All appliances and fittings worked on by me or by persons working under my supervision are safe and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas Regulations 1993 as amended.
- ② The gasfitting to which this certificate applies does not make other parts of the installation unsafe or otherwise non-compliant with the Gas Act 1992 and Gas Regulations 1993 as amended.
- ③ Gasfitting work to which this certificate applies  
☐ does ☐ does not include work on an appliance or fitting imported or manufactured by a person for their own use.

**Certifiers Name**

L. Roach

**Address**

75 Fullford

New Plymouth

**Registration No**

41359

**Signature**

L. Roach

**Date**

13/2/07

**Registered Gasfitter/s Supervised by certifier**

Name

Registration No

Name

Registration No

**Certificate owner**

Registration No

On behalf of

Address

(If other than certifying gasfitter)

# **BUILDING CONSENT**

**84916P**

**PROPERTY ID**

**022890**

 **84916P**



Remove existing window and wall below and prepare for new.  
(Refer to 102 construction plan for details).

Remove existing doors and surrounds and prepare for new.

Existing concrete path.

LOUNGE

BEDROOM

ENTRY

W.C

BATH

Remove existing wall and doors to allow for new wet area bathroom.

Remove existing wall to allow for new wet area bathroom.

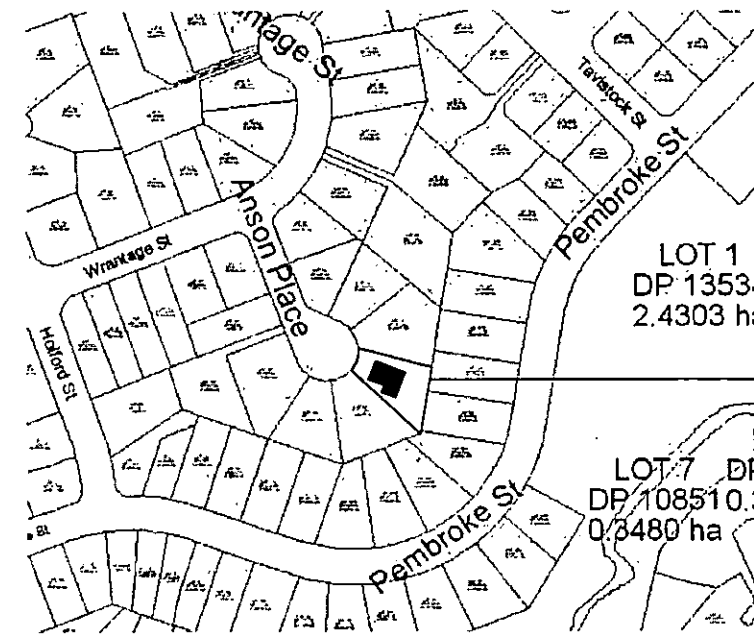
Remove existing bath and vanity unit. Remove all floor coverings, wall and ceiling linings and prepare for new.

Note: Existing carpet to remain.

Remove existing toilet and floor coverings. Remove all wall and ceiling linings and prepare for new.

Existing and Demolition Plan  
101 Scale 1:50 @ A3

\*Sloping driveway



Location Plan  
101 Scale NTS @ A3

LOT 1  
DP 1353  
2.4303 ha

LOT 7  
DP 108510  
0.3480 ha

9 Anson Place, New Plymouth

RPGC Approved  
01 Sep 2006

AMENDMENT	APP'D	DATE
BY	CHECKED	DATE
DESIGN		
DRAWN		
APPROVED		
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**OPUS**  
ARCHITECTURE

HAMILTON  
PO Box 3057  
Hamilton, New Zealand

Tel: 07 838 8344  
Fax: 07 838 8324


TITLE  
TALA PULOTU  
9 ANSON PLACE, NEW PLYMOUTH  
HOUSING MODIFICATIONS

Existing And Demolition Plan

STATUS	TENDER / CONSTRUCTION
SCALE	As Indicated @ A3
FILE	4-51779.00
FEATURE IDENTIFIER	2/1110/43
CODE	7201
SHEET	101
REVISION	R0

# Architectural

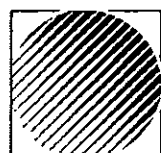
100	R0	COVER
101	R0	EXISTING AND DEMOILTION PLAN
102	R0	CONSTRUCTION PLAN
103	R0	ELEVATIONS
104	R0	ELECTRICAL AND FINISHES PLAN
105	R0	BATHROOM LAYOUT
106	R0	RAMP CONSTRUCTION
107	R0	WINDOW AND DOOR SCHEDULE / DETAILS

**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:  Date: 1-9-06

84915 / 84916 9/8/06

NPDC Approved  
01 SEP 2006

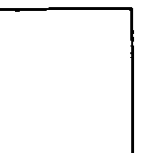
## ACCIDENT COMPENSATION CORPORATION TALA PULOTU 9 ANSON PLACE, NEW PLYMOUTH HOUSING MODIFICATIONS



**OPUS**

Dips No: 2/1110/43  
Job No: 4-51779.00

SET No  
DATE: 04.05.2006



6162101020914  
This document contains information that is exempt from public release under the Freedom of Information Act and is intended for use only by the personnel of the Department of Defense.  
Do not release to the public.



New canopy over timber landing to provide weatherproofing to doorway. (refer to sheet 106 for details).

New timber landing with handrail. Main contractor to confirm height on site. (Refer sheet 106 for details).

+Grassed area

New 1:12 timber accessible ramp with handrails both sides. Moved out from the house to cater for opening windows and meter box. (refer to sheet 106 for ramp construction).

New 1:12 concrete ramp 1500mm min to lead onto new timber ramp.

Extend existing path to suit ramp. Main contractor to confirm extent of concrete on site.

\* Existing driveway

Existing Meter box.

Construction Plan  
Scale 1:50 @ A3

102

Scale 1:50 @ A3

LOUNGE

New 860 doorway to allow for wheelchair to pass through. Glazing panel on one side. Allow for threshold plates on inside only. Main contractor to confirm dimensions on site prior to fabrication.

New 860 doors to replace existing. Make good to architraves and skirtings to match existing.

BEDROOM

BATHROOM

New CS 860 cavity slider door.

Refer to page 105 for bathroom details.

RPDC Approved  
01 SEP 2005

AMENDMENT		APP'D	DATE
BY	CHECKED	DATE	
DESIGN			
DRAWN			
APPROVED			

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TITLE  
TALA PULOTU  
9 ANSON PLACE, NEW PLYMOUTH  
HOUSING MODIFICATIONS

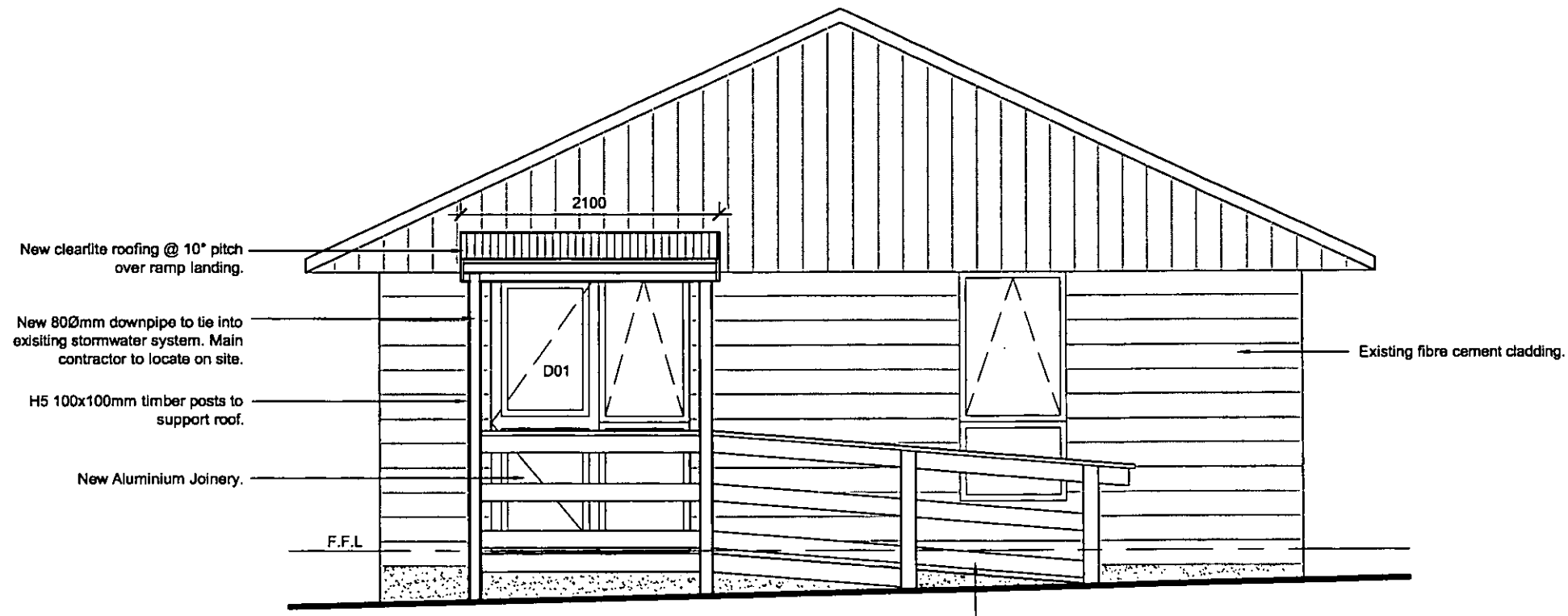
Construction Plan

STATUS TENDER / CONSTRUCTION

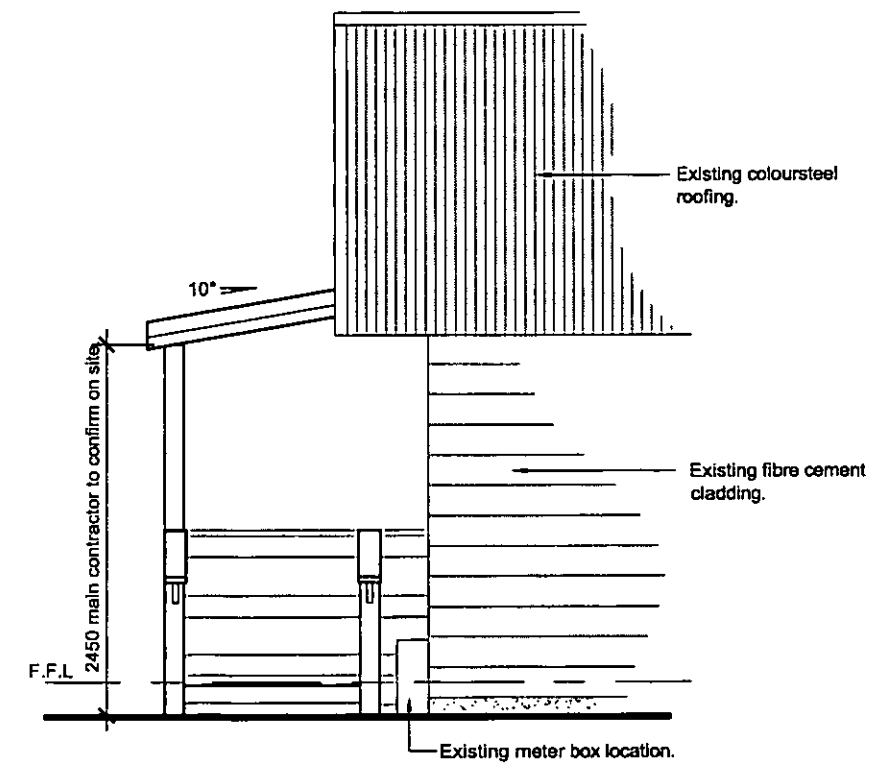
SCALE As Indicated @ A3  
PLOT DATE July 4, 2006

FILE 4-51779.00

FEATURE IDENTIFIER	CODE	SHEET	REVISION
2/1110/43	7201	102	R0



1 Elevation  
102 Scale 1:50 @ A3



2 Elevation  
102 Scale 1:50 @ A3

OPUS APPROVED  
01 JUL 2006

AMENDMENT		APPROVED	DATE
BY	CHECKED		
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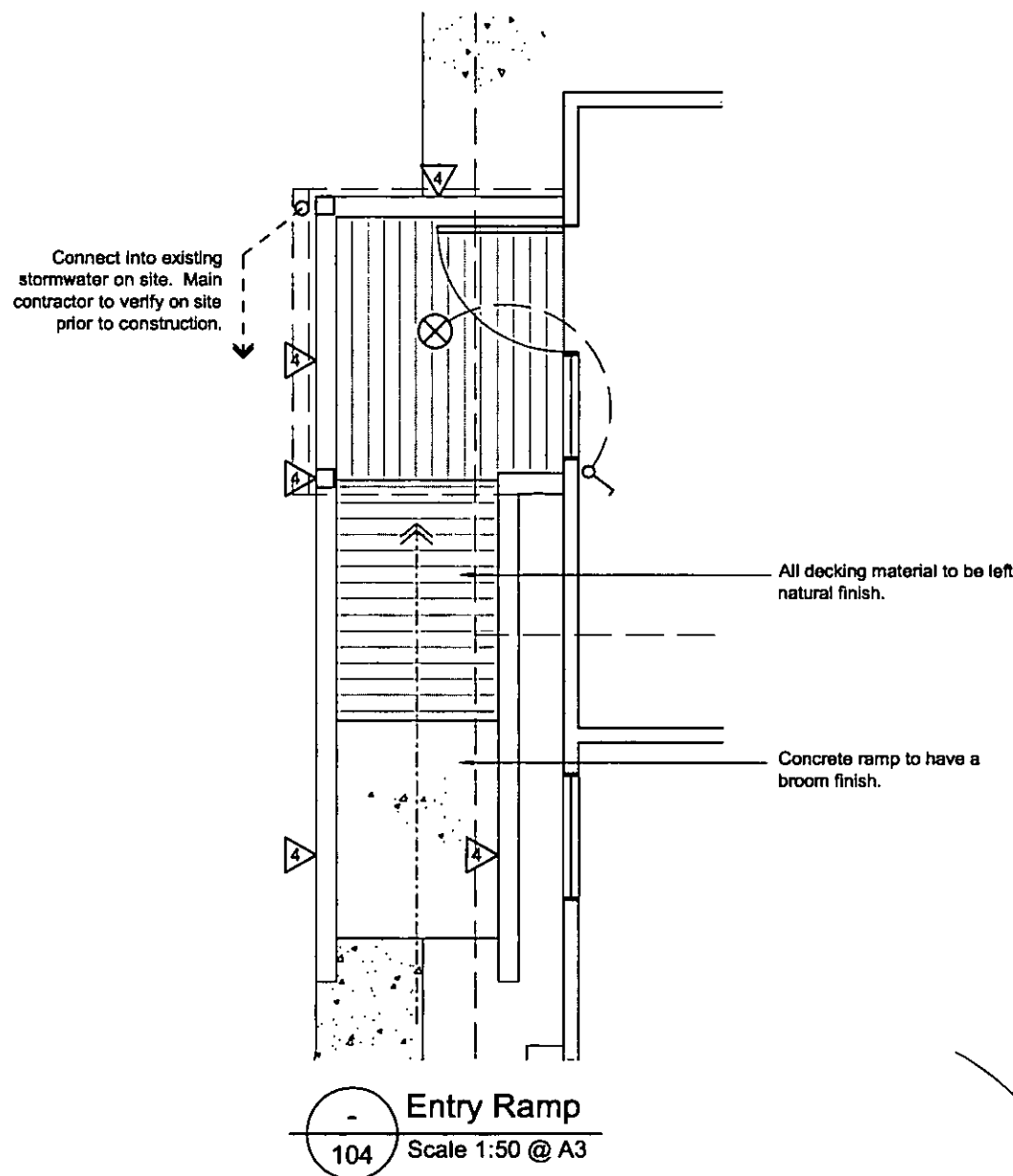
Tel: 07 838 9344  
Fax: 07 838 9324

TITLE  
TALA PULOTU  
9 ANSON PLACE, NEW PLYMOUTH  
HOUSING MODIFICATIONS

Elevations

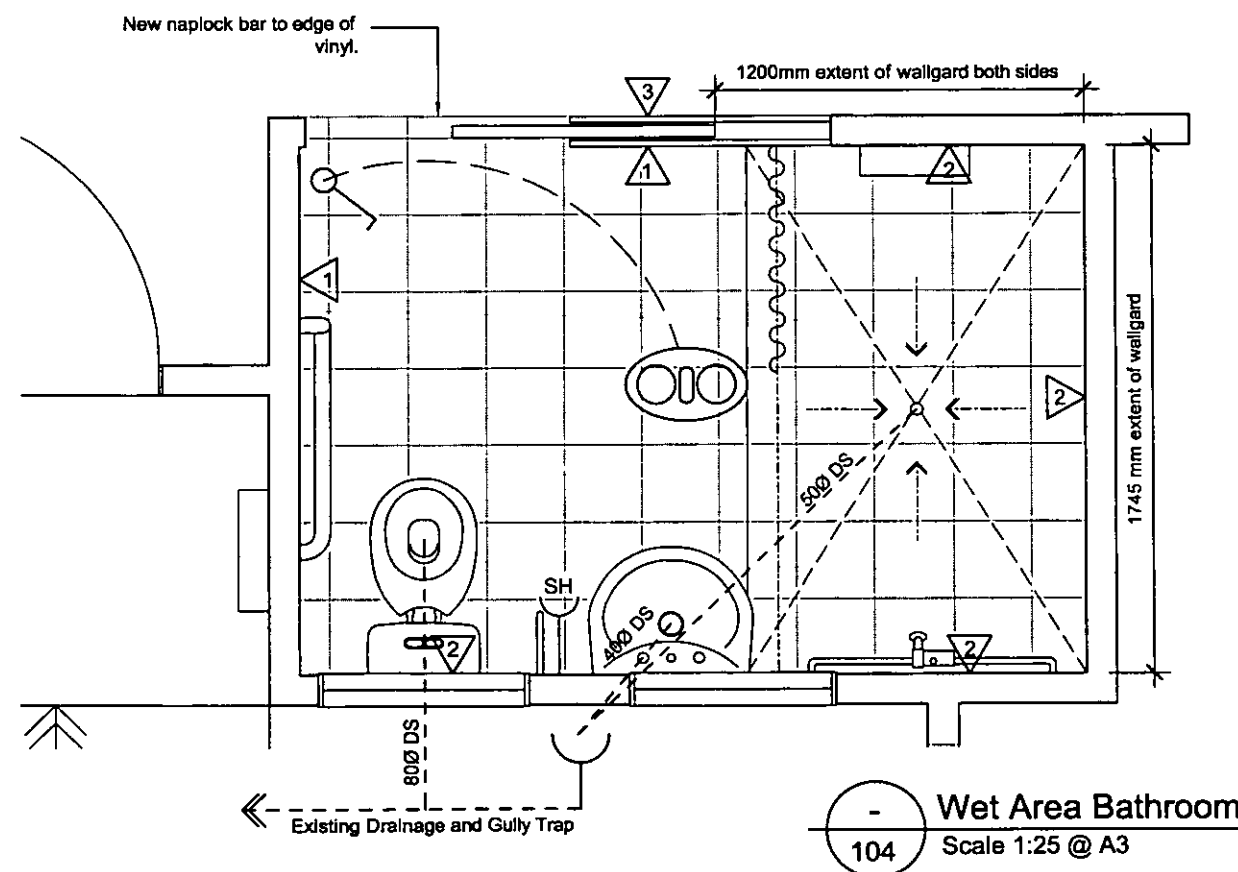
STATUS TENDER / CONSTRUCTION			
SCALE	PLOT DATE		
As Indicated @ A3	July 4, 2006		
FILE	4-51779.00		
FEATURE IDENTIFIER	CODE	SHEET	REVISION
2/1110/43	7201	103	R0

04/07/2006 8:40



General Notes:

- 3 in 1, heat, light and fan unit. Vent out to soffit.
- Batten holder fixed to rafters.
- Shaver point fitted 150mm away from the edge of the basin.
- Light switch mounted 1000mm max above f.f.l.
- 10mm Aqualine glb with level 4 finish. New walls to be painted Resene Half Malta 6B008. All timber trims, architraves and skirting to be painted in Semigloss "white".
- Walls around shower to be Tarkett Aquarelle Wallgard 62954. Jointing strip to be used between wallgard and vinyl.
- Paint to match existing on site. Main contractor to colour match on site prior to ordering.
- Paint all exposed exterior timber framing Resene Lumberside. Colour to match existing on site. Main contractor to verify on site prior to ordering.
- Flooring in bathroom to Vinyl to be Tarkett Granit Multisafe 76782. Vinyl to be covered up the wall 100mm. Refer to detail 01/105.



REVISED APPROVED  
01 SEP 2006

AMENDMENT	APPROVED	DATE
BY	CHECKED	DATE
DESIGN		
DRAWN		
APPROVED		

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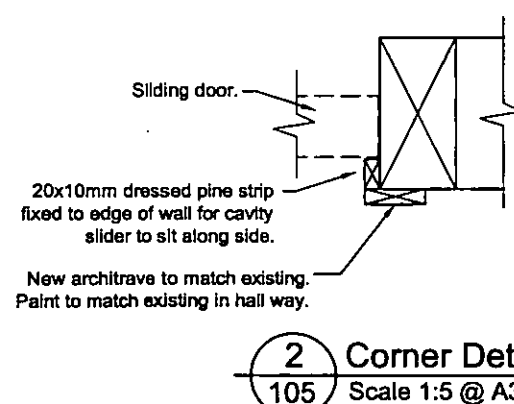
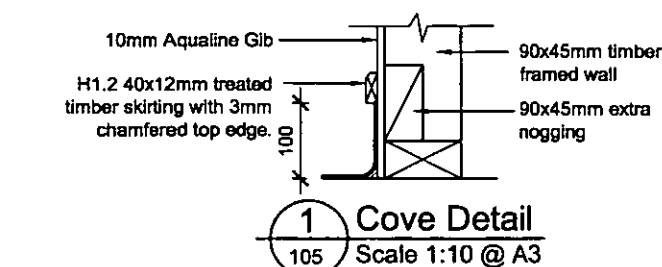
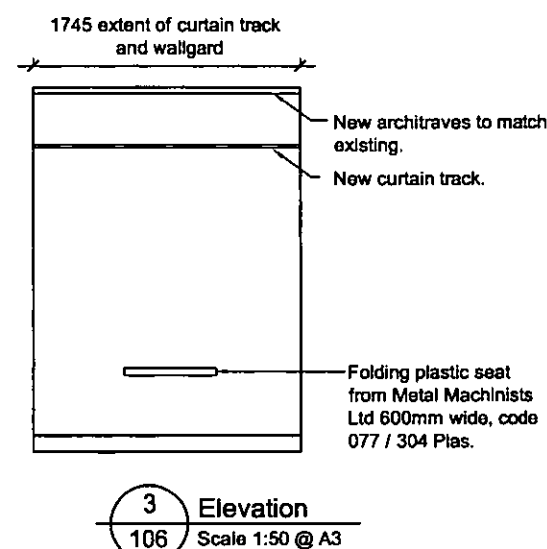
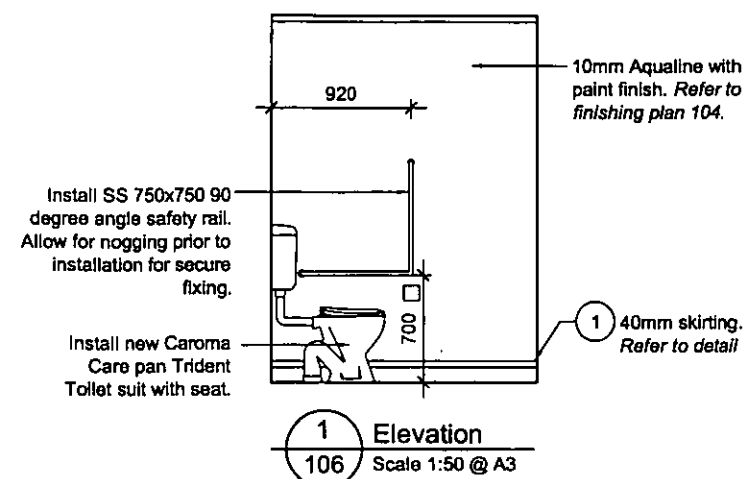
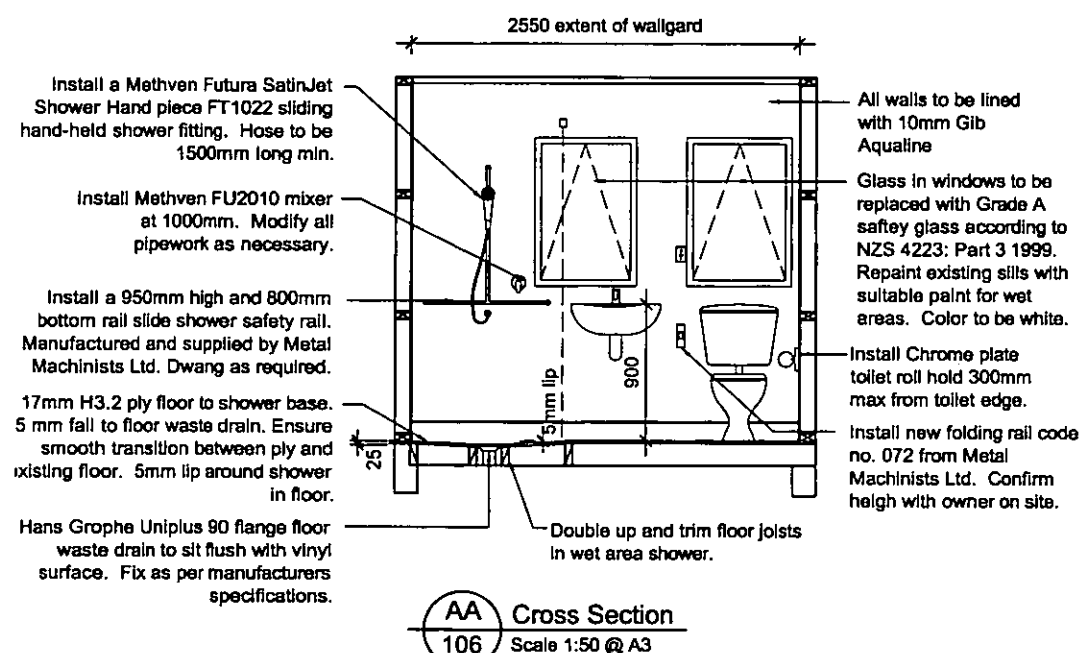
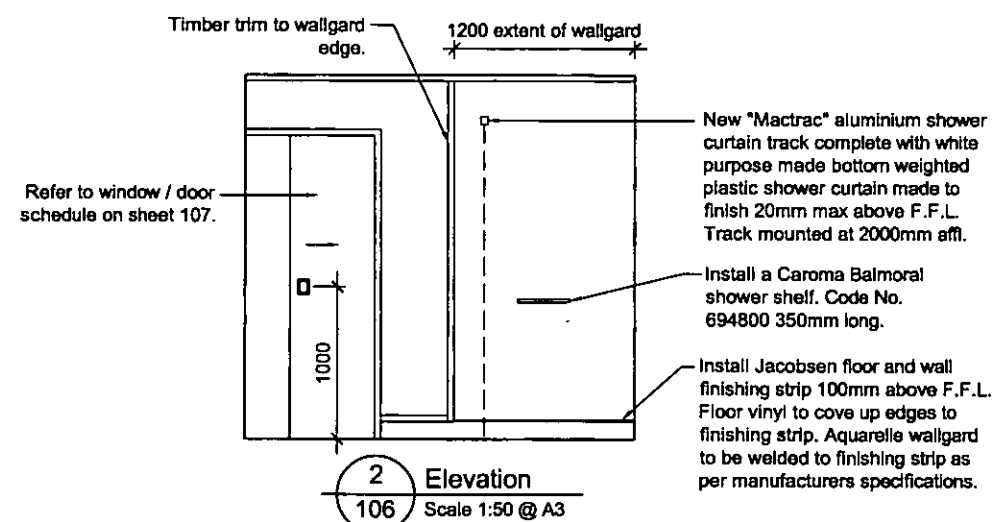
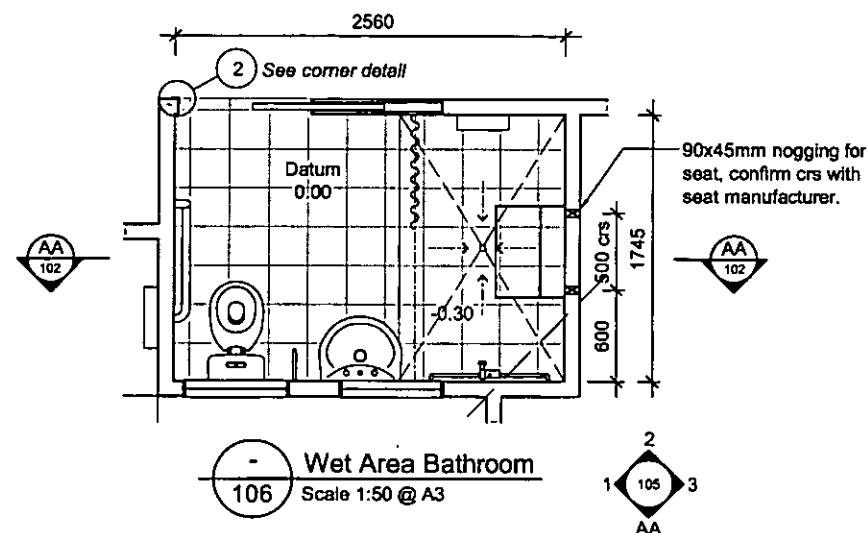
**OPUS**  
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PO Box 3057  
Hamilton, New Zealand  
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Fax: 07 838 8324

TITLE  
TALA PULOTU  
9 ANSON PLACE, NEW PLYMOUTH  
HOUSING MODIFICATIONS

Electrical And Finishes Plan

STATUS		TENDER / CONSTRUCTION	
SCALE		PLOT DATE	
As Indicated @ A3		July 4, 2006	
FILE		4-51779.00	
FEATURE IDENTIFIER	CODE	SHEET	REVISION
2/1110/43	7201	104	R0





#### GENERAL NOTES:

Main contractor to liaise with Occupational Therapist for placement of handrails and shower seat.

#### HANDRAILS:

Toilets handrail to be 750 x 750 Stainless Steel Concealed Flange Code 030/304/CF supplied by Metal Machinists Ltd.  
Shower handrail to be 950mm high x 800mm wide slide shower safety rail manufactured and supplied by Metal Machinists Ltd.

#### SHOWER SEAT:

Folding plastic seat from Metal Machinists Ltd 600mm wide, code 077 / 304 Plas.

#### VANITY UNIT:

Install new Caroma Leda 600 wall basin one tap hole code no. 63110, optional shroud code no. 661950. Install Caroma Nordic basin mixer chrome plated code no. 90947C and fix as per manufacturers specifications.

10/05/2006 Approved  
G. J. Smith

AMENDMENT				APPD	DATE
BY	CHECKED	DATE			
DESIGN					
DRAWN					
APPROVED					
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Fax: 07 838 9324

TITLE  
TALA PULOTU  
9 ANSON PLACE, NEW PLYMOUTH  
HOUSING MODIFICATIONS

Bathroom Layout

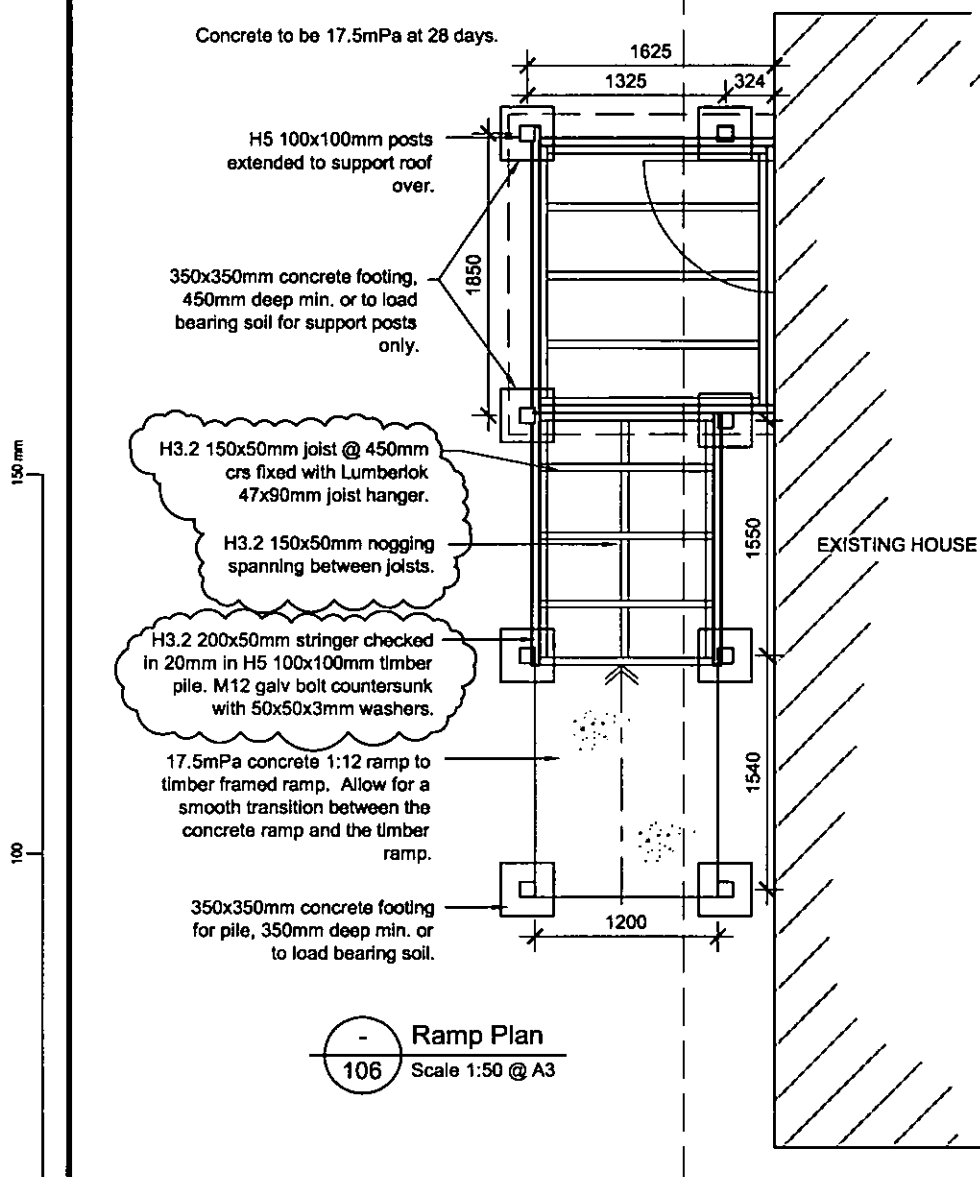
STATUS		TENDER / CONSTRUCTION	
SCALE	As Indicated @ A3	DATE	July 4, 2006
FILE 4-51779.00			
FEATURE IDENTIFIER	CODE	SHEET	REVISION
2/1110/43	7201	105	R0

**General Note:**

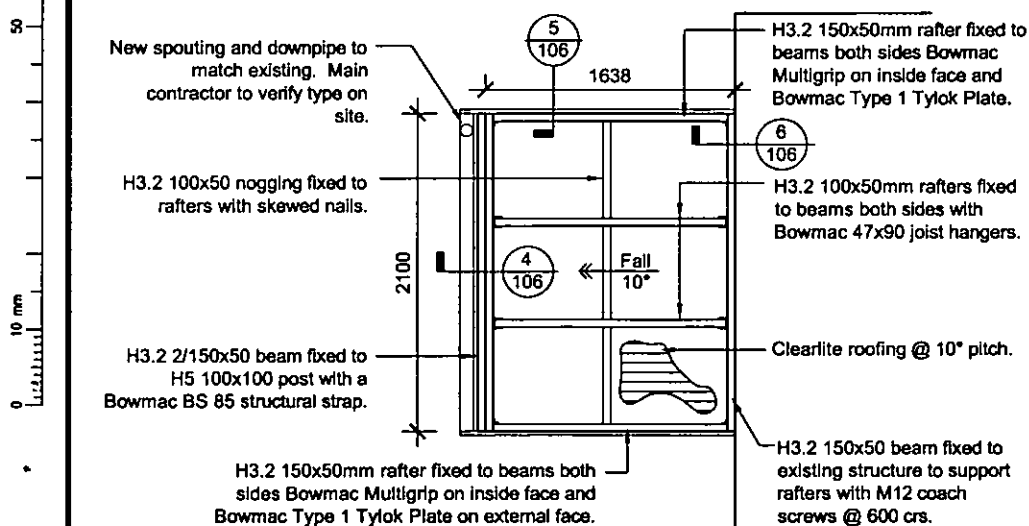
All pile connections to be M12 galv. bolt countersunk to outside edge with 50x50x3mm washers both sides unless otherwise stated.

All joist and nogging connections to be fixed with a Lumberlok 47x90mm joist hanger unless otherwise stated.

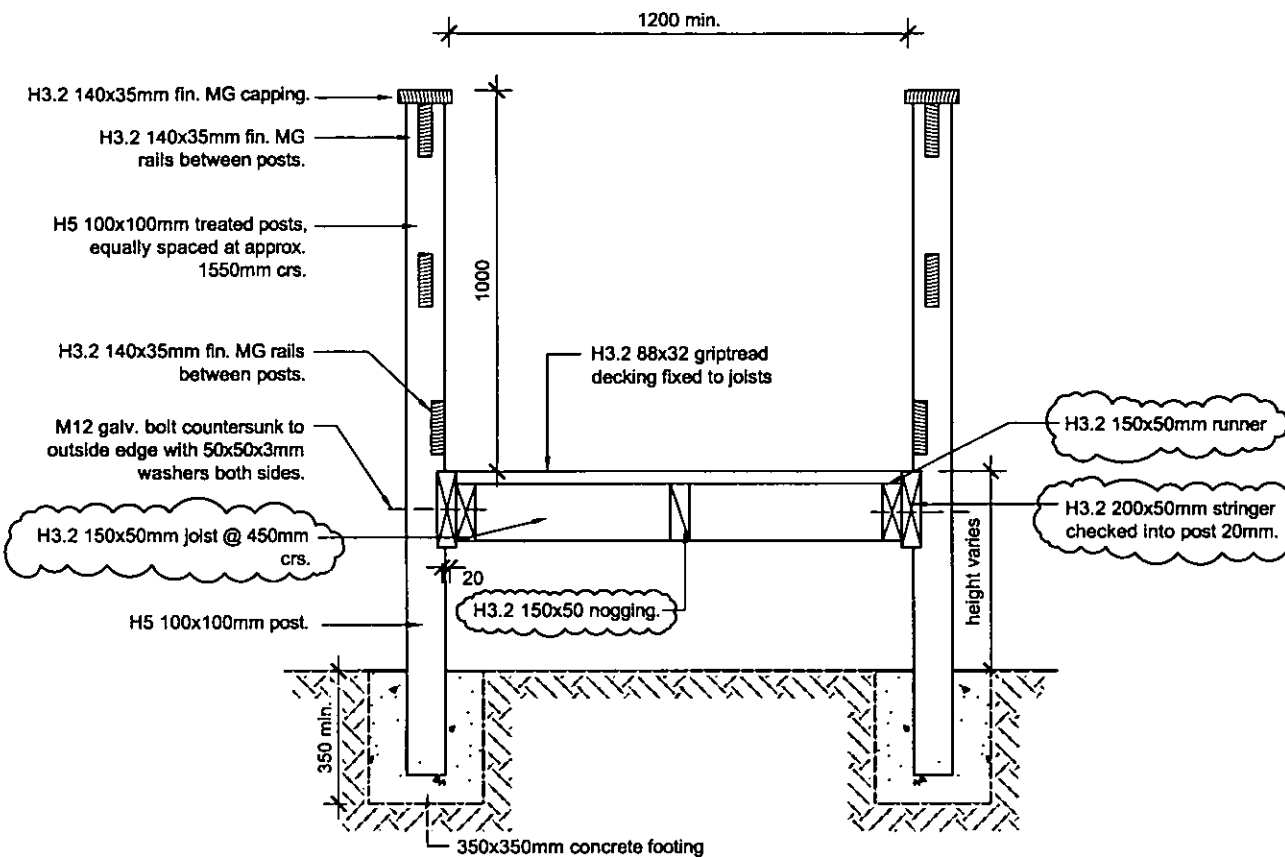
Concrete to be 17.5mPa at 28 days.



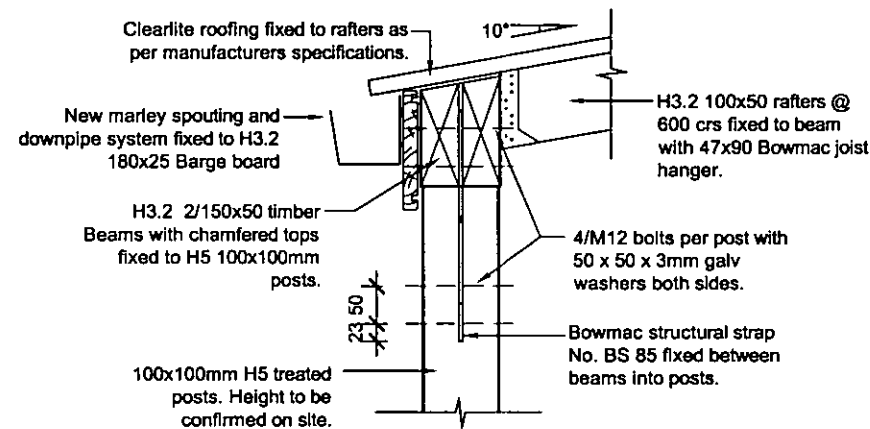
**Ramp Plan**  
106 Scale 1:50 @ A3



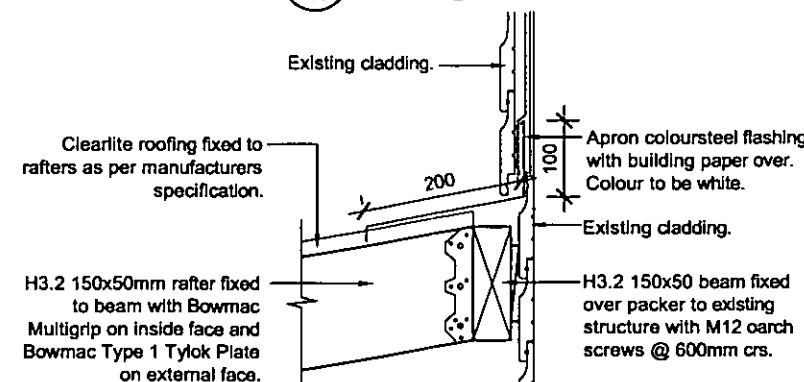
**Roof Framing Plan**  
106 Scale 1:50 @ A3



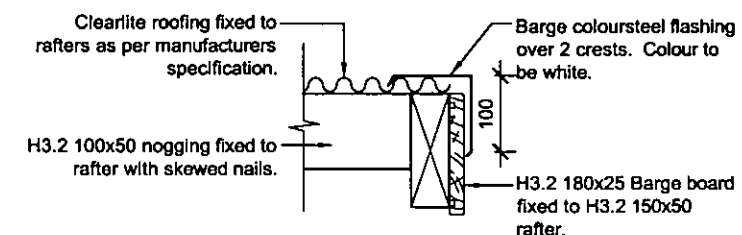
**3 Typical section**  
106 Scale 1:20 @ A3



**4 Beam Detail**  
106 Scale 1:10 @ A3



**6 Beam Detail**  
106 Scale 1:10 @ A3



**5 Barge Detail**  
106 Scale 1:10 @ A3

APPROVED  
(Signature)

R1 Joists, Stringer and Nogging sizes changed			
AMENDMENT	KAM	31.08.08	
BY	CHECKED	DATE	
DESIGN			
DRAWN			
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HAMILTON  
PO Box 1000  
1000 New Zealand  
Tel: 07 838 9344  
Fax: 07 838 9324

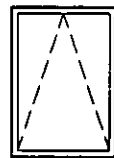
TITLE  
ACCIDENT CORPORATION COMPENSATION  
19 MATAI STREET, MINGINUI FOREST, R D  
2, MURUPARA  
HOUSING MODIFICATIONS  
Ramp Construction

STATUS TENDER/CONSTRUCTION			
SCALE	As Indicated @ A3	PLOT DATE	August 31, 2006
FILE	4-99017.00		
FEATURE IDENTIFIER	CODE	SHEET	REVISION
2/1110/59	7201	106	R1



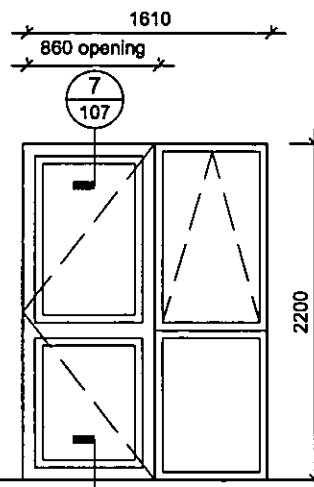
W01  
Existing Window

Glass in existing windows to be replaced with Grade A safety glass according to NZS 4223: Part 3 1999. Obscure glass.



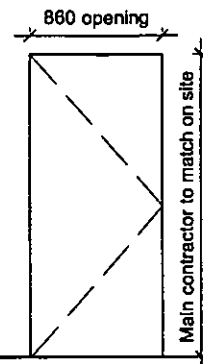
W02  
Existing Window

Glass in existing windows to be replaced with Grade A safety glass according to NZS 4223: Part 3 1999. Obscure glass.



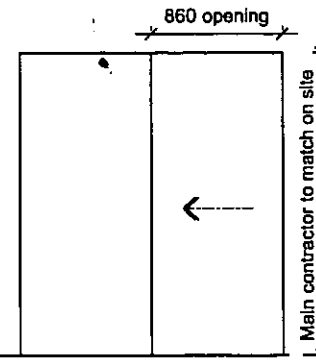
8  
107  
D01  
1 off

Alum. door with glass panels. Main contractor to confirm heights and sizes on site prior to fabrication. Glass to be Grade A safety glass according to NZS 4223: Part 3 1999. Security stays to window with 100mm max. opening. Aluminium joinery to match existing. Main contractor to confirm colour on site prior to fabrication.



D02  
2 off

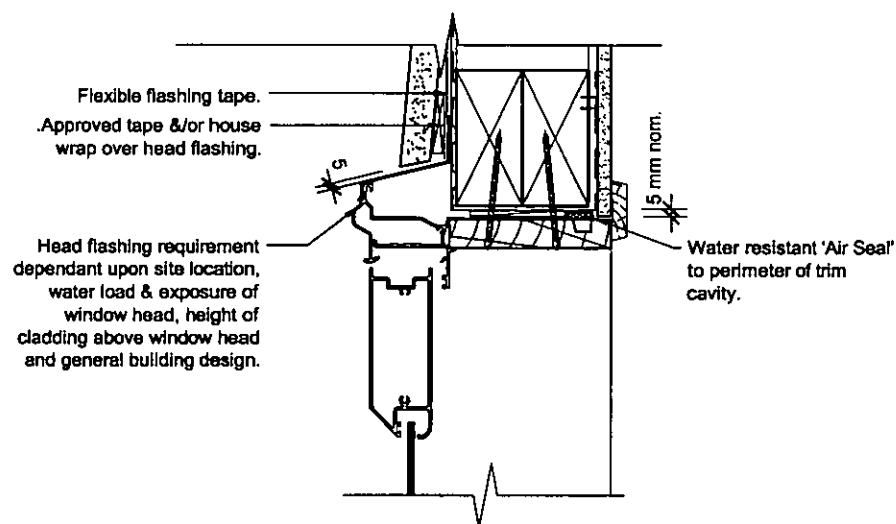
Doors to match interior doors on site. Main contractor to confirm on site prior to construction. Reuse existing hardware from existing doors.



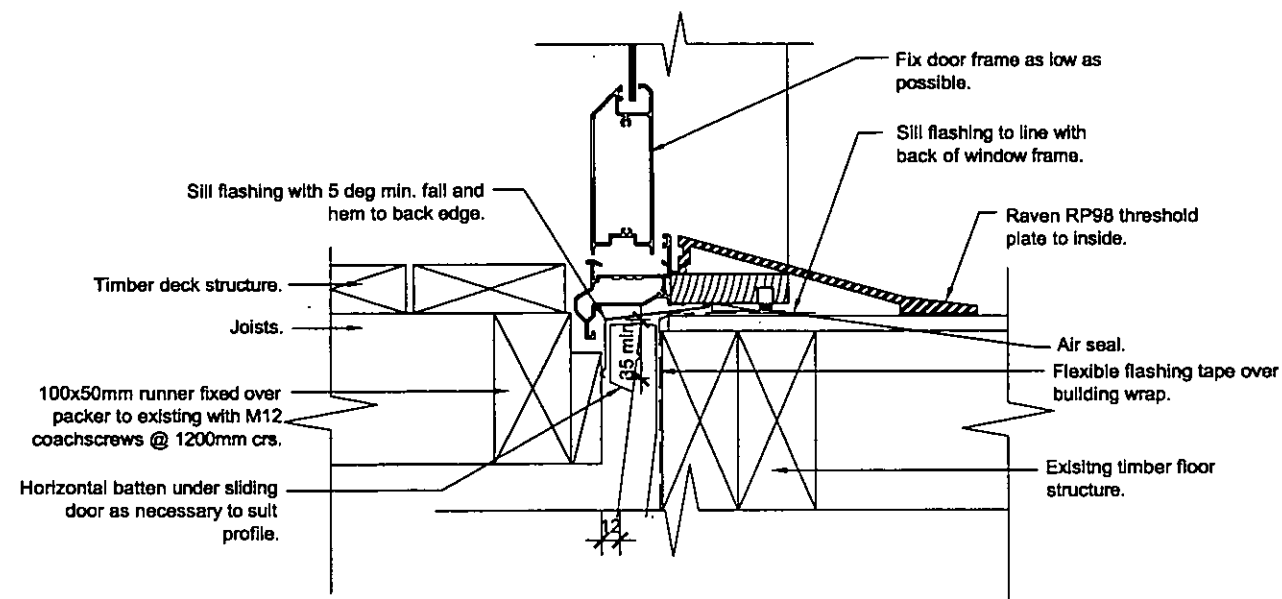
D03  
1 off

CS Cavity slider hollow core with 860 clear opening. Install Lockwood sliding door set 7300 with recessed handles. Finish to be satin stainless steel.

Window and Door Schedule  
Scale 1:50 @ A3



7  
107  
Door Head Detail  
Scale 1:5 @ A3



8  
107  
Door Sill Detail  
Scale 1:5 @ A3

Kind Approved  
01 SEP 2006

AMENDMENT		APP'D	DATE
BY	CHECKED		DATE
DESIGN			
DRAWN			
APPROVED			
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ACC

OPUS  
ARCHITECTURE  
HAMILTON  
PO Box 3057  
Hamilton, New Zealand  
Tel: 07 838 8344  
Fax: 07 838 8324

TITLE  
TALA PULOTU  
9 ANSON PLACE, NEW PLYMOUTH  
HOUSING MODIFICATIONS

Window And Door Details

STATUS TENDER / CONSTRUCTION	
SCALE As Indicated @ A3	PLOT DATE July 4, 2006
FILE 4-51779.00	
FEATURE IDENTIFIER 2/1110/43	CODE 7201
SHEET 107	REVISION R0



17JM

# **BUILDING CONSENT**

**107422P**

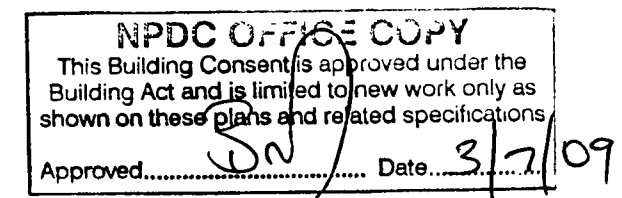
**PROPERTY ID**

**022890**

 **107422P**

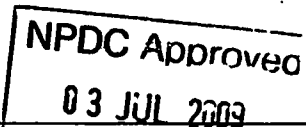
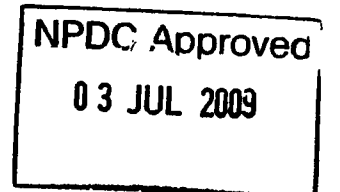
*PROPOSED INTERNAL ALTERATIONS TO  
KITCHEN & LAUNDRY AREA  
FOR MR & MRS A P PULOTO  
9 ANSON PLACE  
NEW PLYMOUTH  
By AFFORDABLE DESIGN*

- P1 site plan
- P2 existing & proposed floor plans
- P3 existing ceiling joist layout
- P4 new beam layout
- P5 timber door flashing details



*BC09/107422*

*12/06/09*



AFFORDABLE DESIGN  
DARYLL EDWARDS  
Ph./Fax (06) 3532908  
Ph. 027 496 5649

# By AFFORDABLE DESIGN

**DARYLL EDWARDS**

Ph./Fax (06) 3532908

Ph. 027 496 5649

## SPECIFICATIONS AS FOLLOWS

- . All building work to NZS 3604 1999
- . Builders to have copy of 3604 1999 on site at all times
- . Site check all measurements
- . Dimension errors shall not be the responsibility of the designer
- . Building materials and products supplied to be fixed strictly by manufacturers specifications

SITE CHECK DISTANCE'S TO ALL BOUNDARIES  
BEFORE DIGGING FOOTINGS.  
CONTACT DESIGNER IF NOT CORRECT

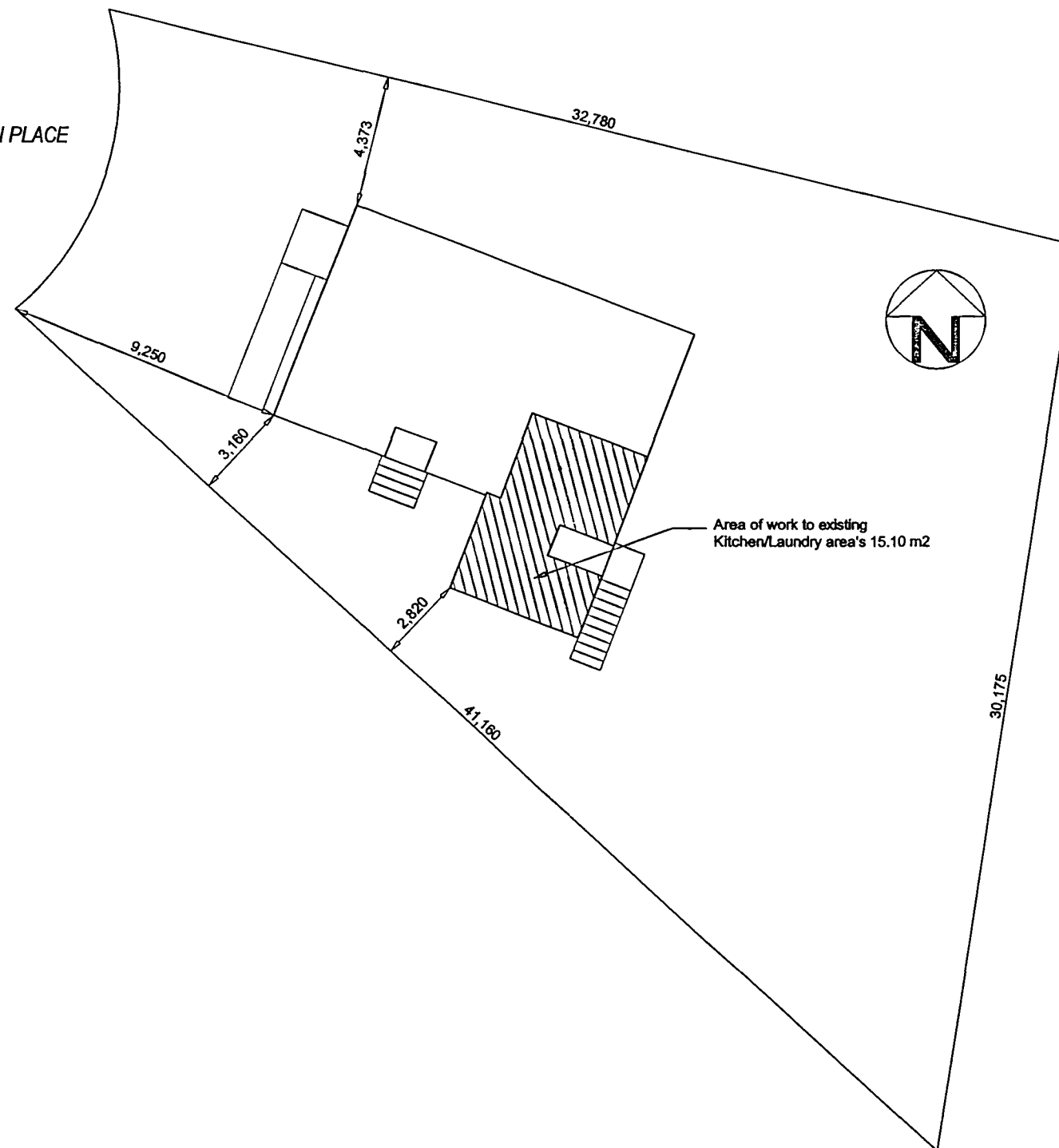
Check on site that existing dwellings have  
Smoke detectors fitted to all or within 3.0m  
to all bedrooms

FRAMING NZS 3604 1999	ALL TIMBER MSG / VSG 8 UNLESS SPECIFIED OTHER  Minimum treatments Interior H1.2 or H1 plus Exterior H4 in contact with ground Exterior H5 Posts, House piles Exterior exposed min H3.2 CCA Exterior with paint finish H3.1 LOSP Top plate fixings to studs on load bearing walls (max 600 cnts) Refer to NZS 3604 1999 Table 8:18 Lintel fixings as per Table 8:14 Double under studs to lintel spans over 3.0m
CEILING BATTENS	75X40 @ 450 cnts minimum unless stated 150x40 truss packer to perimeter unless stated
CLADDINGS NZS 4210 1989	Flashings as per plans attached All claddings fix as per manufactures details, pay particular attention to flashing details, fixings, sealing products etc
ELECTRICAL	All electrical work to NZS/AS 3000 RCD circuits to all wiring Smoke detectors to be within 3m of all bedrooms
LININGS INTERIOR	All framing max 16% nzs 3602 Ensure building is weatherproof before lining work commences Manufactured board and panelling fixed to framing as per manufacturers requirements
FIXINGS	Fix as per details supplied on plans
DOORS	MDF paint quality ( 4 panel) Jambs 20mm pine H1.1 Skirtings 60 x 10 pine H1.1 Scotia 40 x 15 pine H1.1 Architraves 60 x 10 H1.1 Check on site with owners as required

NPDC Approved

03 JUL 2009

9 ANSON PLACE



DO NOT SCALE OF DRAWINGS

**SITE CLASSIFICATION**

RES A  
 40% Coverage allowed  
 SITE AREA 678.00 m<sup>2</sup>  
 allowable coverage = 271.20 m<sup>2</sup>  
 COVERAGE incl entry deck 112.90 m<sup>2</sup>

**NPDC Approved**  
**03 JUL 2009**



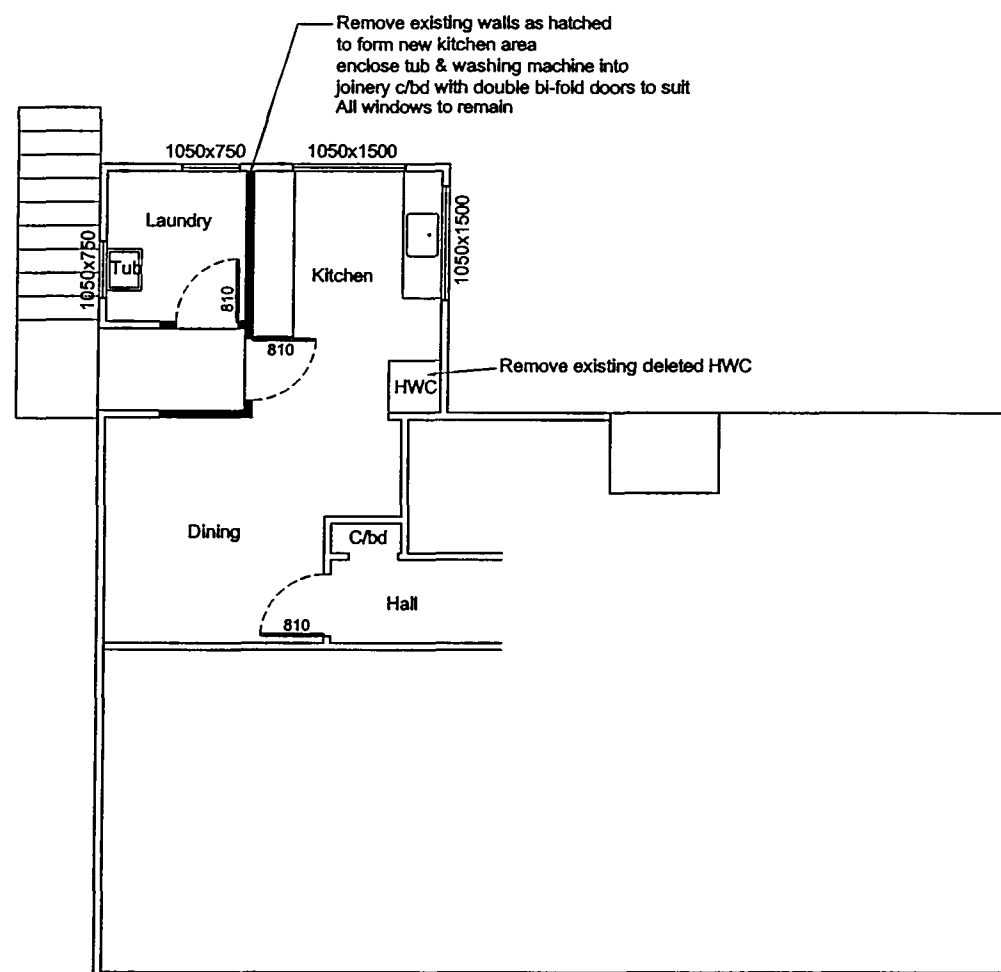
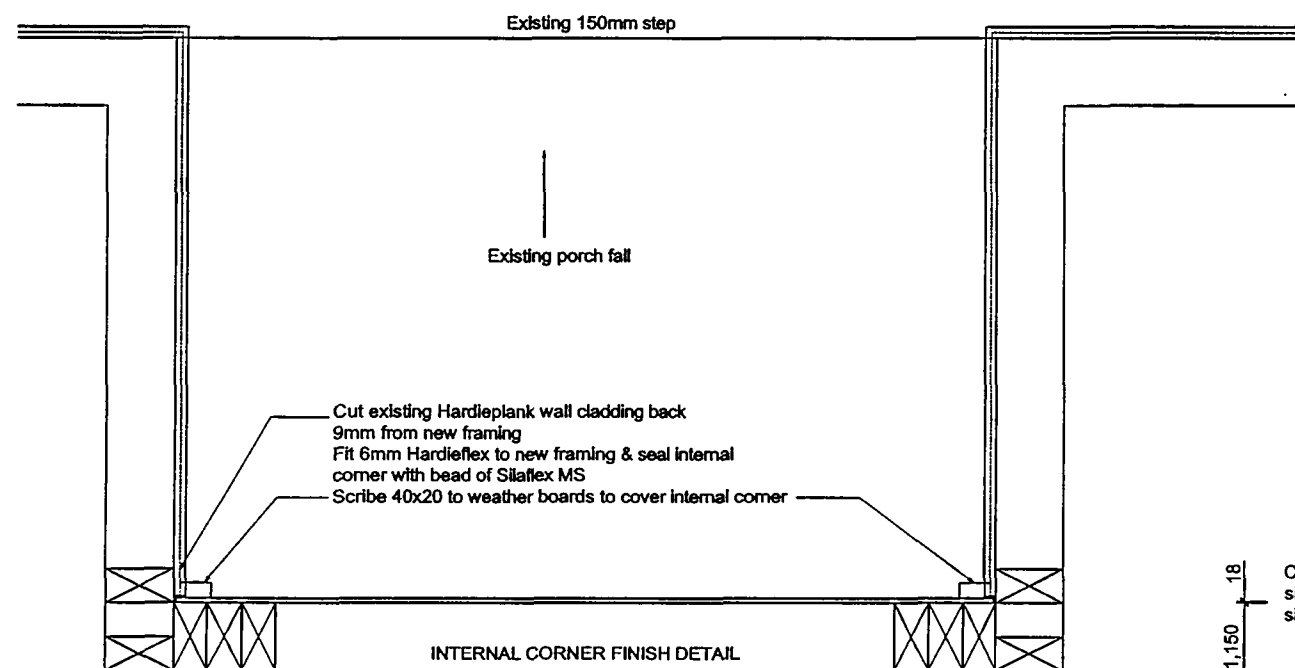
**SITE PLAN for**  
**T & P Puloto**  
**9 Anson Place**  
**New Plymouth**

PAGE 1  
 DATE 10-5-2009  
 SCALE 1:200  
 LOT 24  
 DP 10192  
 AREA 678.00 m<sup>2</sup>  
 9 Anson Place  
 NEW PLYMOUTH

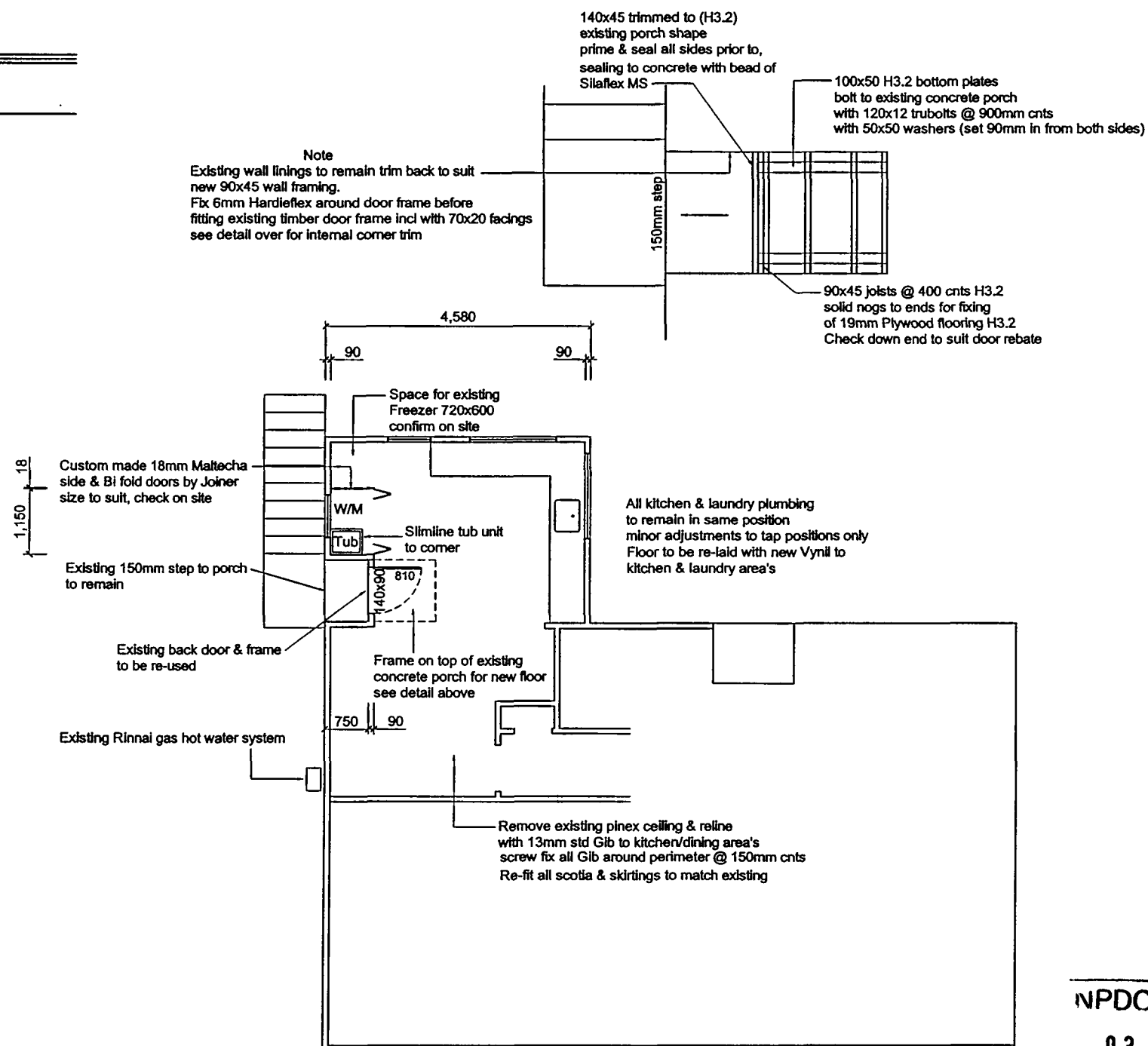
**RISK MATRIX**

WIND ZONE - LOW	0
No OF STOREYS - 1	0
ROOF / WALL INTERSECTION - LOW	0
EAVES WIDTH - LOW RISK	0
ENVELOPE COMPLEXITY - LOW	0
DECK DESIGN - LOW	0
TOTAL POINTS	0

**AFFORDABLE DESIGN**  
**DARYLL EDWARDS**  
 Ph./Fax (06) 3532908  
 Ph. 027 496 5649



EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN

NPDC Approved  
03 JUL 2009

DO NOT SCALE OFF DRAWINGS

- existing walls
- walls to be removed

IF RE-FITTING EXISTING WINDOWS  
VERIFY ON-SITE EXACT WINDOW SIZES,  
SILL & HEAD HEIGHTS FROM FLOOR  
BEFORE WALL FRAMES ARE MADE

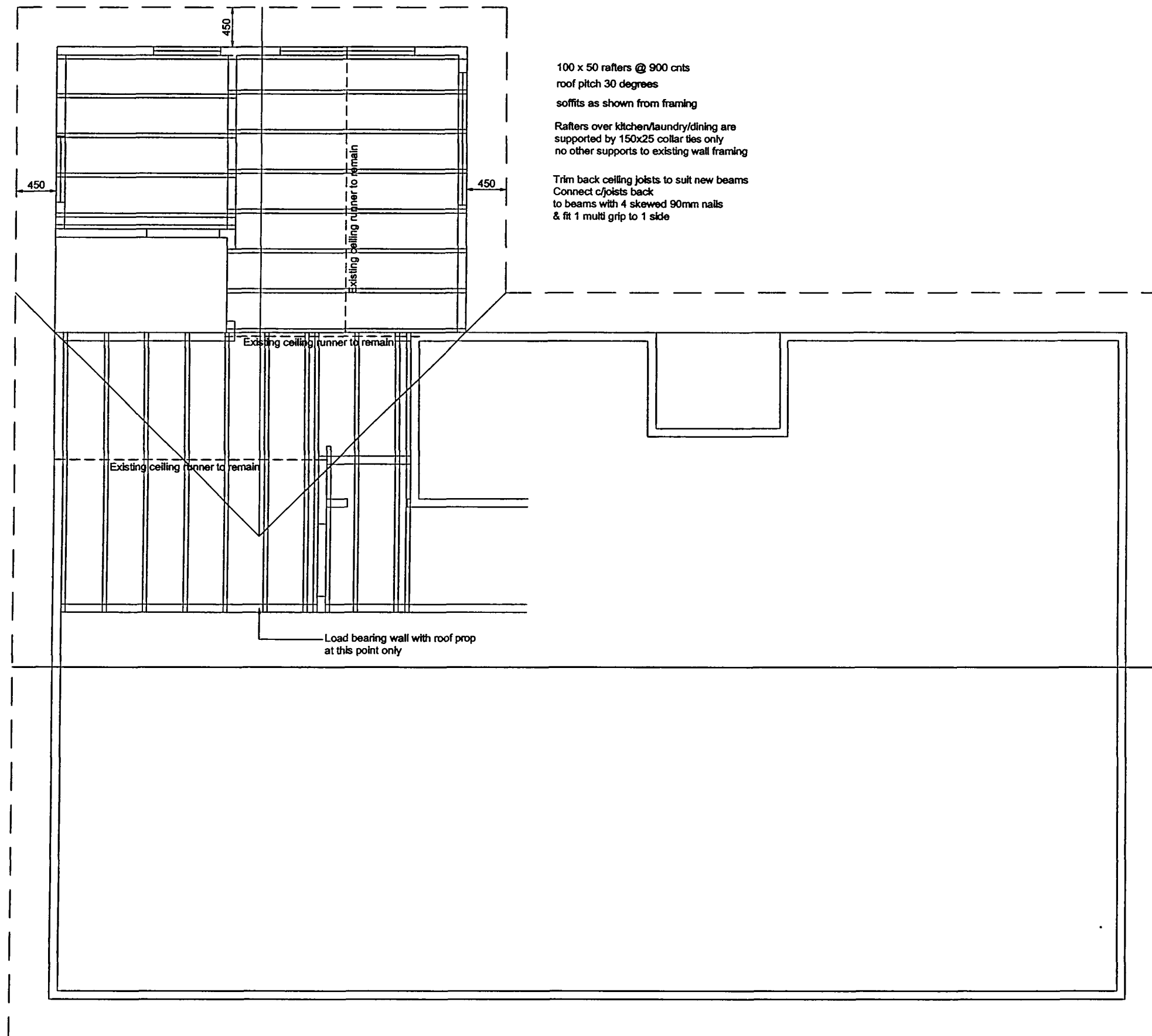
EXISTING FLOOR PLAN

Owner T & P Puloto  
9 Anson Place

SCALE 1:100 PAGE 2 DATE 15-5-09

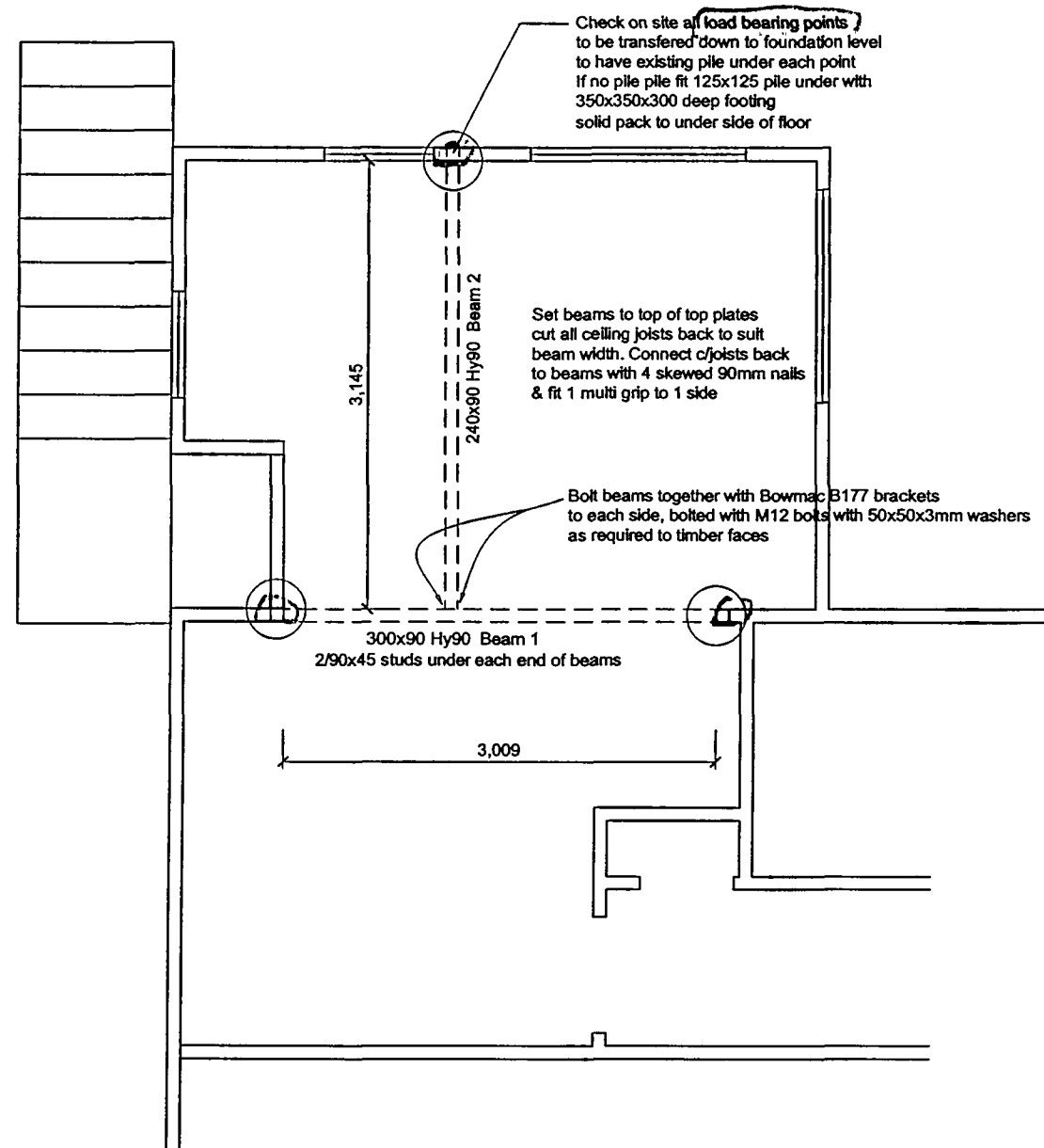
AFFORDABLE DESIGN  
DARYLL EDWARDS  
Ph./Fax (06) 3532908  
Ph. 027 496 5649



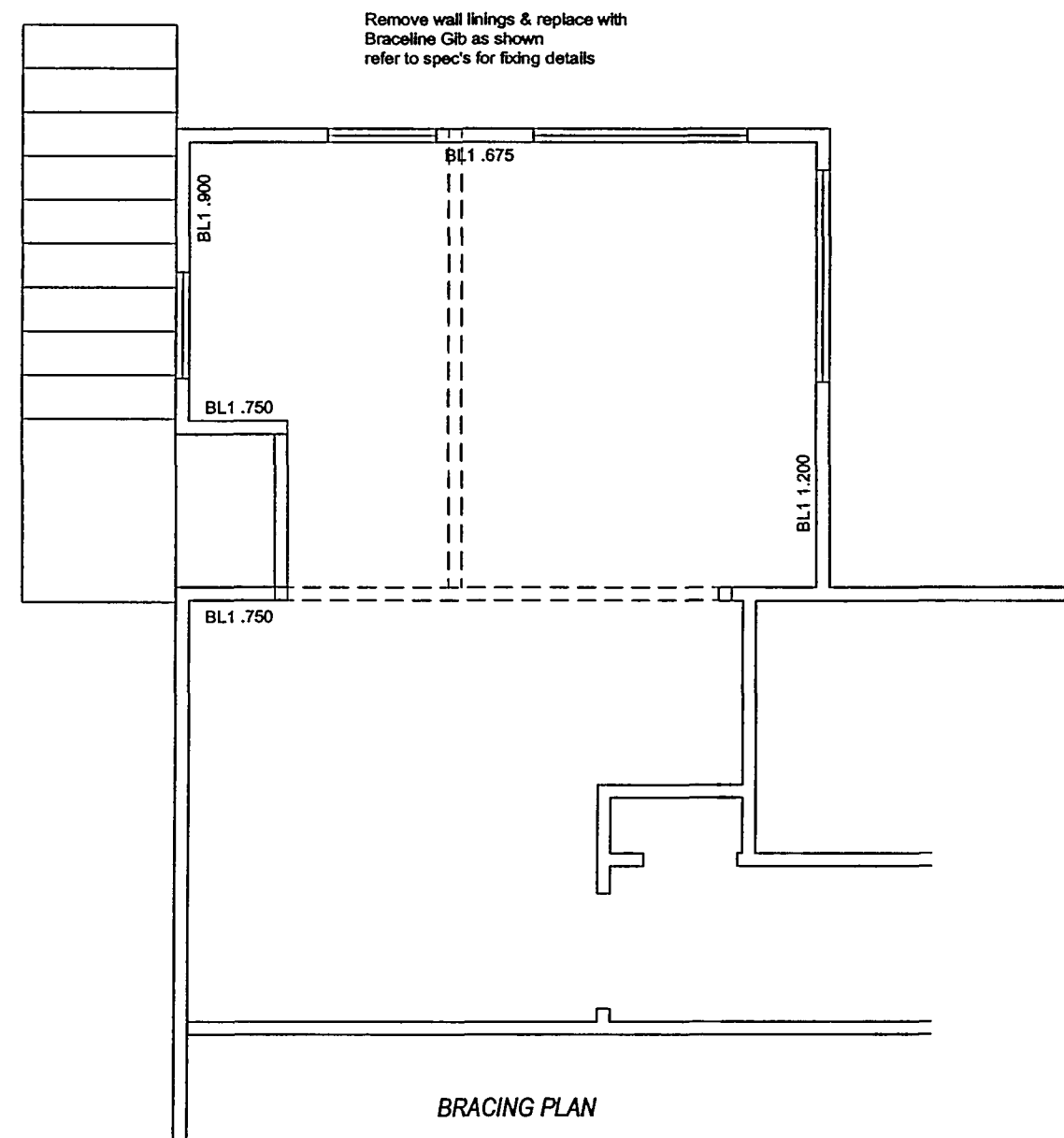


NPDC Approved  
03 JUL 2009

DO NOT SCALE OFF DRAWINGS		
EXISTING ROOF LAYOUT WITH EXISTING CEILING JOIST LAYOUT		
Owner	T & P Puloto 9 Anson Place	
SCALE 1:50	PAGE 3	DATE 15-5-09
AFFORDABLE DESIGN DARYLL EDWARDS Ph./Fax (06) 3532908 Ph. 027 496 5649		



BEAM LAYOUT REPLACING WALLS



BRACING PLAN

NPDC Appro.  
03 JUL 2009

DO NOT SCALE OFF DRAWINGS

BEAM LAYOUT REPLACING WALLS  
BRACING PLAN

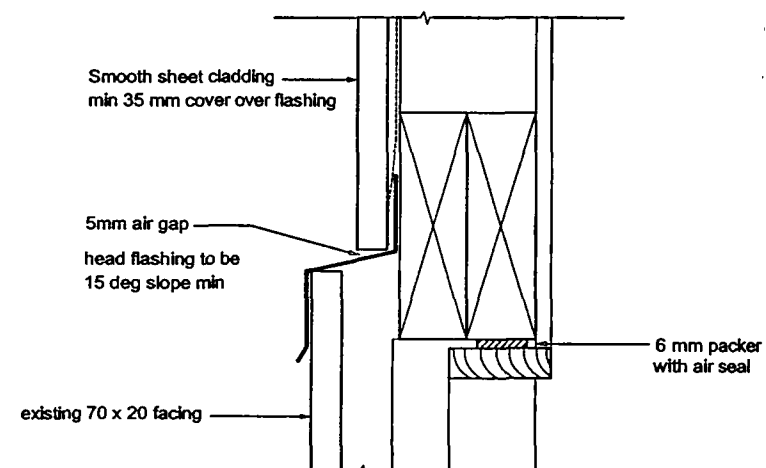
Owner T & P Puloto  
9 Anson Place

SCALE 1:50 PAGE 4 DATE 15-5-09

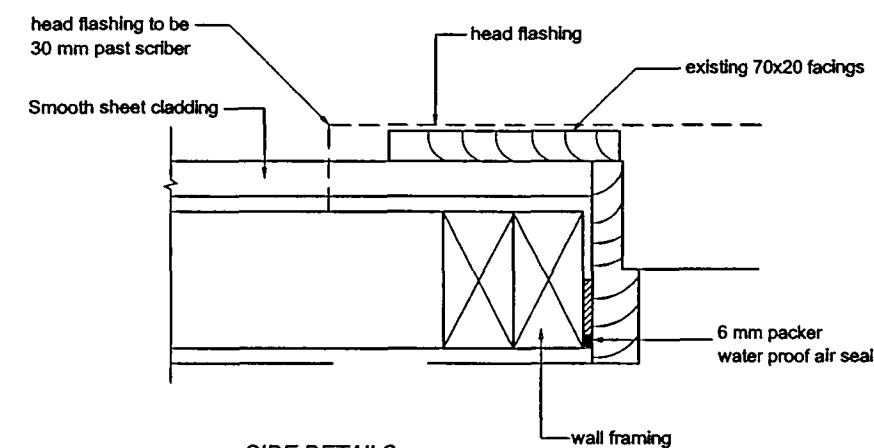
AFFORDABLE DESIGN  
DARYLL EDWARDS  
Ph./Fax (06) 3532908  
Ph. 027 496 5649

HEAD FLASHING  
C.O.S

Site measure all flashings



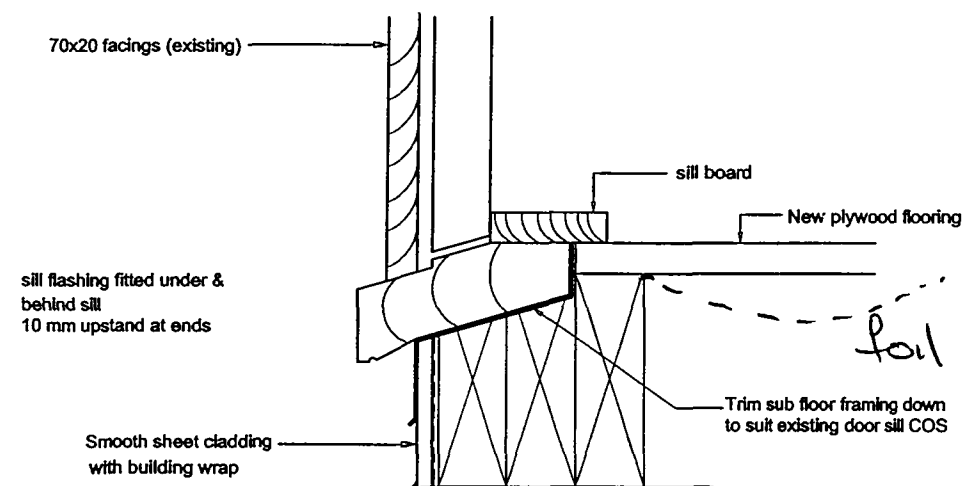
HEAD DETAILS



SIDE DETAILS

SILL FLASHING  
C.O.S

Site measure all flashings



SILL DETAILS

NPDC Approved  
03 JUL 2003

DO NOT SCALE OFF DRAWINGS

IF RE-FITTING EXISTING WINDOWS  
VERIFY ON-SITE EXACT WINDOW SIZES,  
SILL & HEAD HEIGHTS FROM FLOOR  
BEFORE WALL FRAMES ARE MADE

TIMBER DOOR FLASHINGS

Owner T & P Puloto  
9 Anson Place

SCALE 1:50 PAGE 5 DATE 15-5-09

AFFORDABLE DESIGN  
DARYLL EDWARDS  
Ph./Fax (06) 3532908  
Ph. 027 496 5649

# AFFORDABLE DESIGN

DARYLL EDWARDS  
326b ALBERT STREET  
PALMERSTON NORTH  
PH/FAX 06 353 2908  
Mobile 027 49 656 49  
email dazzandtee@xtra.co.nz

## SPECIFICATIONS AS FOLLOWS

Read all plans and specifications before starting work  
All building work to NZS 3604 1999  
Builders to have copy on site at all times  
Site check all dimensions before commencement of work  
Dimensional errors shall not be the responsibility of the designer  
All building materials and products supplied to be fixed  
strictly by the manufactures specifications

NPDC Approved  
03 JUL 2009

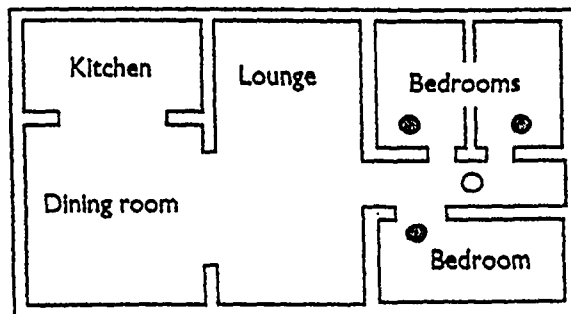
# Smoke alarms

## Where should smoke alarms be installed?

In order to meet building code requirements smoke alarms need to be installed on or near the ceiling:

Within 3m of the door to every bedroom. Smoke alarms must be loud enough to wake sleeping occupants on the other side of the door.

On every escape route such as stairs or a long passageway.



- Smoke alarm Optimum layout
- Smoke alarm Compliant layout

Having one smoke alarm in each bedroom offers superior protection.

For more information contact:

New Plymouth District Council

Private Bag 2025

New Plymouth

Phone – 06 759 6060

Fax – 06 759 6072

Email – [enquiries@npdc.govt.nz](mailto:enquiries@npdc.govt.nz)

Web – [www.newplymouthnz.com](http://www.newplymouthnz.com)

INF-035, Jul 05, V1

Building act requirements

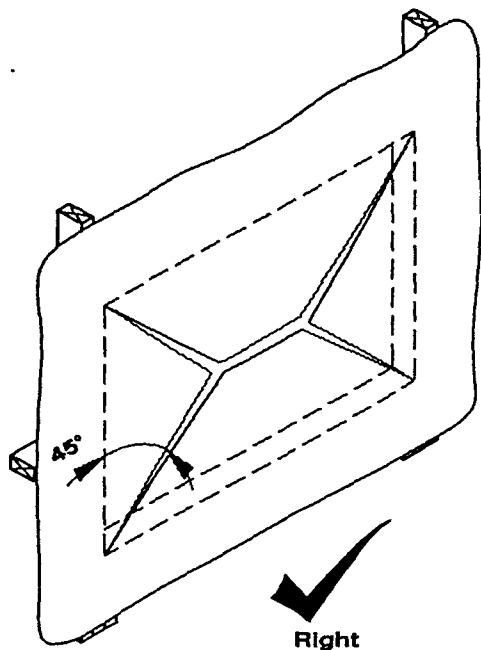


NEW PLYMOUTH DISTRICT COUNCIL

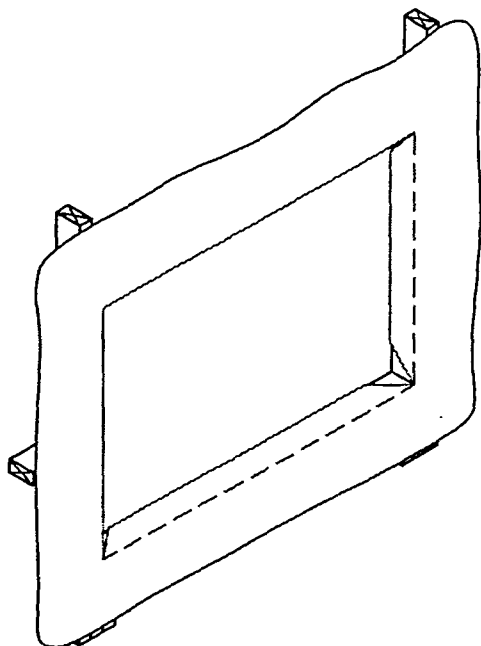
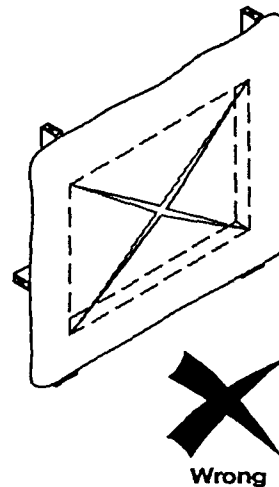


NEW PLYMOUTH DISTRICT COUNCIL





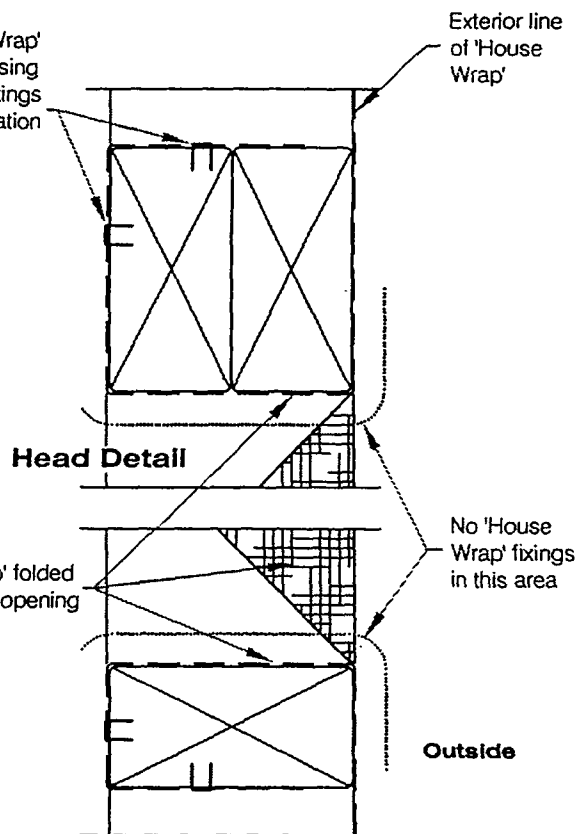
**6.1** Cut 'House Wrap' at 45° away from each corner



**6.2** Fold flaps into opening and secure on all sides

**6.3** Trim off excess after fixing

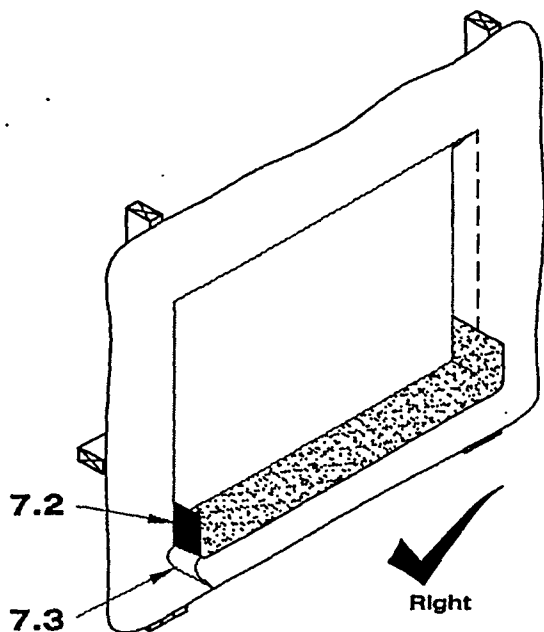
Fix 'House Wrap' to framing using approved fixings at either location



**Sill Detail - Jamb Similar**

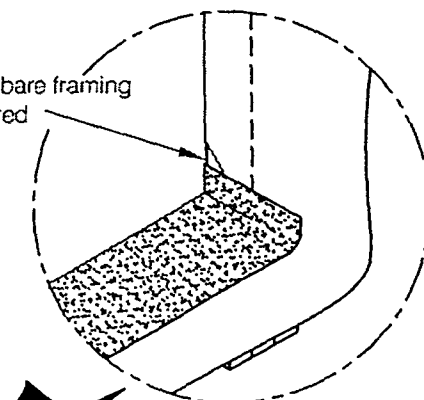
**NPDC Approved**  
**03 JUL 2003**

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#### 7.1

Ensure bare framing is covered

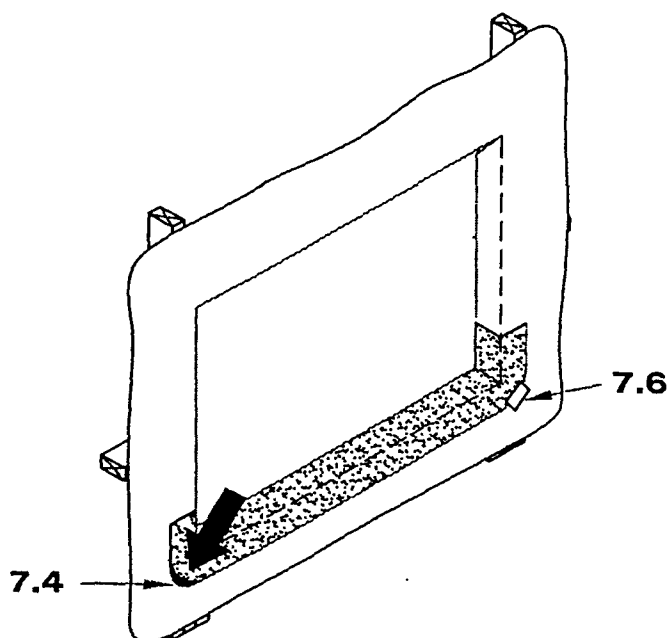


Wrong

**7.1** Cut sill flashing tape at least 400mm longer than the opening width, to ensure bare framing is covered.

**7.2** Remove first piece of release paper, align edge of sill flashing tape with inside edge of sill, and adhere into opening across sill and up each jamb (min. 200mm).  
Note - Sill flashing should not wrap onto the interior surface of the framing.

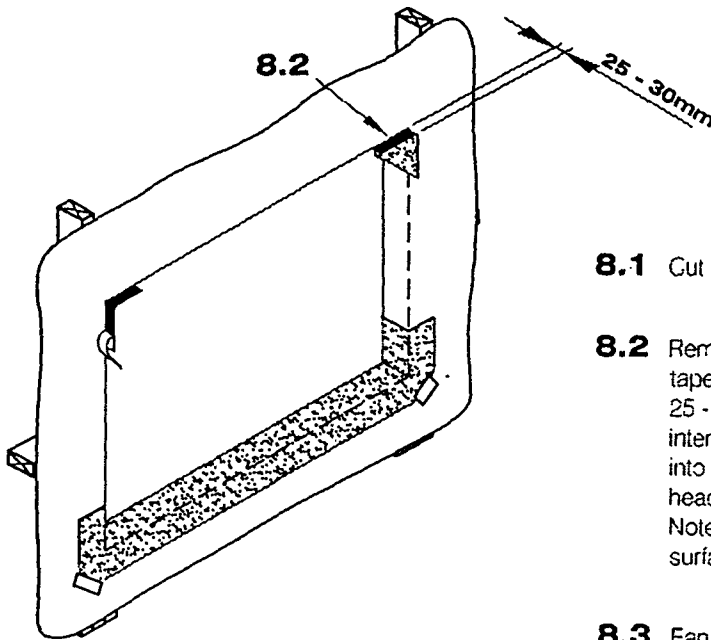
**7.3** Remove second release paper



**7.4** Fan sill flashing tape at bottom corners onto face of house wrap

**7.5** Firmly press sill flashing tape onto all surfaces to ensure full adhesion

**7.6** Secure edges of bottom corners with an approved compatible tape



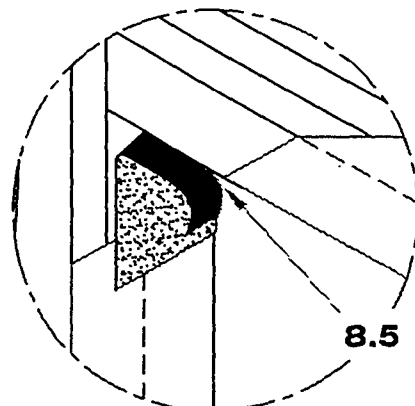
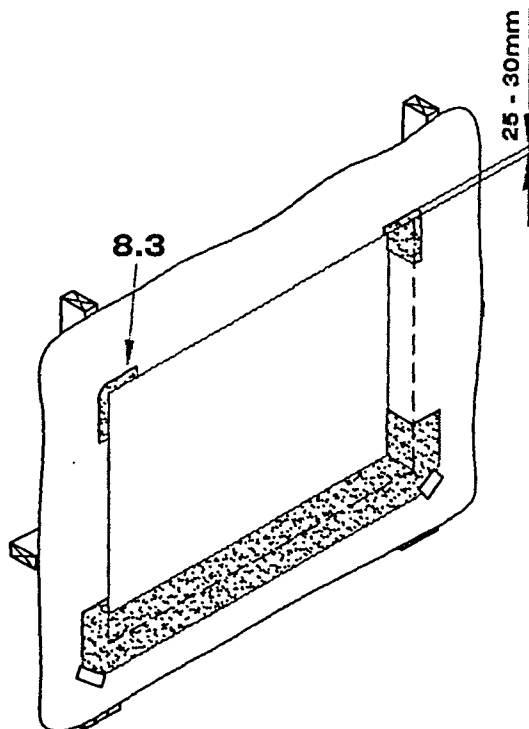
**8.1** Cut pieces of flashing tape at least 400mm long.

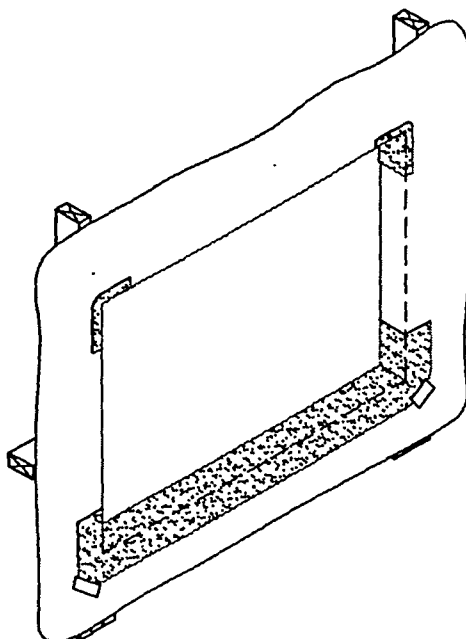
**8.2** Remove release paper, and set flashing tape with the edge projecting approximately 25 - 30mm outside the cavity, to prevent interference with the head flashing. Adhere into opening up each jamb and across the head a minimum of 200mm in each direction. Note - Do not wrap flashing tape onto the interior surface of the framing.

**8.3** Fan flashing tape at top corners onto face of house wrap.

**8.4** Firmly press flashing tape onto all surfaces to ensure full adhesion.

**8.5** Trim excess tape from inside, flush with face of framing. Care must be taken not to cut house wrap.





**9.1** With cladding systems that require the fitting of proprietary flashing components, prior to the installation of the window, these should be fitted at this stage.

**9.2** A sill tray, sloped sill or other means of removing water to the outside of the cladding may be required on some claddings.

NPDC Approved

03 July 2003

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# Supporting girder truss (heavy roof)

Note: maximum roof slope 30°

BEAM ① SPAN 3.200 m.

Hy90 Section D x B (mm)	Supported roof span (m)	Girder truss span (m)								
		5.0	6.0	7.0	8.0	9.0	10.0	11.0	12.0	13.0
		Maximum lintel span (m)								
150 x 90	2	2.1	1.9	1.8	1.8	1.7	1.6	1.6	1.5	1.5
	4	1.7	1.6	1.5	1.4	1.3	1.3	1.2	1.2	1.1
	6	1.5	1.3	1.3	1.2	1.2	1.1	1.0	1.0	0.9
	8	1.3	1.2	1.1	1.1	1.0	0.9	0.8	0.8	0.7
	10	1.2	1.1	1.0	0.9	0.8	0.7	0.7	0.6	-
200 x 90	2	2.8	2.7	2.6	2.5	2.4	2.3	2.2	2.1	2.1
	4	2.5	2.3	2.2	2.1	2.0	1.9	1.8	1.8	1.7
	6	2.1	2.0	1.9	1.8	1.7	1.6	1.6	1.5	1.5
	8	1.9	1.8	1.7	1.6	1.5	1.4	1.4	1.3	1.2
	10	1.8	1.6	1.5	1.4	1.3	1.3	1.2	1.1	1.0
240 x 90	2	3.3	3.1	3.0	2.9	2.8	2.8	2.7	2.6	2.6
	4	2.9	2.8	2.7	2.6	2.5	2.4	2.3	2.2	2.1
	6	2.7	2.5	2.4	2.3	2.2	2.1	2.0	1.9	1.9
	8	2.5	2.3	2.2	2.0	1.9	1.9	1.8	1.7	1.7
	10	2.3	2.1	2.0	1.9	1.8	1.7	1.6	1.5	1.4
300 x 90	2	3.9	3.8	3.6	3.5	3.4	3.3	3.3	3.2	3.1
	4	3.5	3.4	3.3	3.2	3.1	3.0	2.9	2.8	2.8
	6	3.3	3.1	3.0	2.9	2.8	2.7	2.6	2.4	2.3
	8	3.1	2.9	2.7	2.5	2.4	2.3	2.2	2.1	2.1
	10	2.8	2.6	2.5	2.3	2.2	2.1	2.0	2.1	2.1
360 x 90	2	4.5	4.3	4.2	4.1	3.9	3.9	3.8	3.7	3.6
	4	4.1	4.0	3.8	3.7	3.6	3.5	3.4	3.3	3.2
	6	3.8	3.6	3.5	3.4	3.3	3.2	3.1	3.0	3.0
	8	3.6	3.4	3.3	3.2	3.1	3.0	2.9	2.8	2.7
	10	3.4	3.3	3.1	3.0	2.9	2.7	2.6	2.5	2.3
400 x 90	2	4.9	4.8	4.6	4.5	4.3	4.2	4.1	4.0	4.0
	4	4.5	4.3	4.2	4.0	3.9	3.8	3.7	3.6	3.6
	6	4.2	3.8	3.9	3.7	3.6	3.4	3.4	3.4	3.3
	8	4.0	3.8	3.6	3.5	3.4	3.3	3.2	3.0	3.1
	10	3.8	3.3	3.4	3.3	3.2	3.1	3.0	2.9	2.4

Minimum bearing at each end of lintel = doubling stud of minimum thickness  
(key refers to tables on pages 6 and 7)

35mm	
45mm	
70mm	
90mm	
105mm	

NPDC Approved  
03 JUL 2009



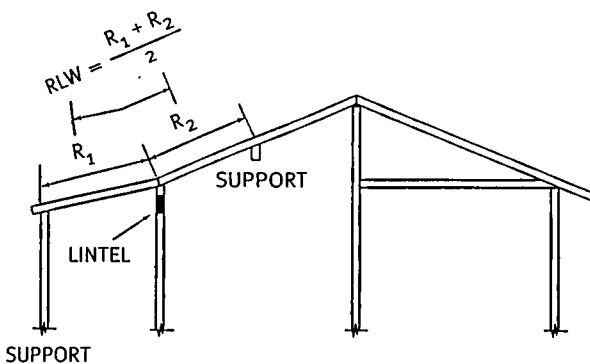
## Supporting roof and ceiling only

Hy90 Section D x B (mm)	Light roof and ceiling									
	Roof load width 'RLW' (m)									
	1.8	2.4	3.0	3.6	4.2	4.8	5.4	6.0	6.6	7.2
	Maximum lintel span (m)									
150 x 90	3.1	2.9	2.7	2.6	2.5	2.4	2.3	2.2	2.1	2.0
200 x 90	3.8	3.6	3.4	3.3	3.1	3.0	2.9	2.9	2.8	2.8
240 x 90	4.4	4.1	3.9	3.7	3.6	3.5	3.4	3.3	3.2	3.2
300 x 90	5.2	4.9	4.6	4.4	4.3	4.1	4.0	3.9	3.8	3.8
360 x 90	5.9	5.5	5.3	5.1	4.9	4.7	4.6	4.5	4.4	4.3
400 x 90	6.3	6.0	5.7	5.5	5.3	5.1	5.0	4.8	4.7	4.6

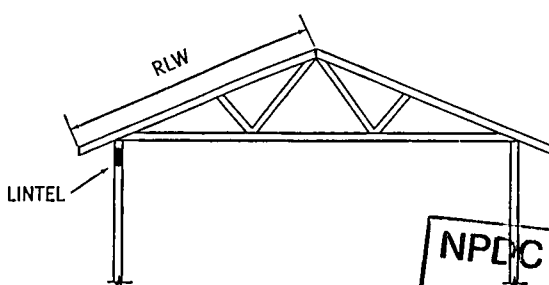
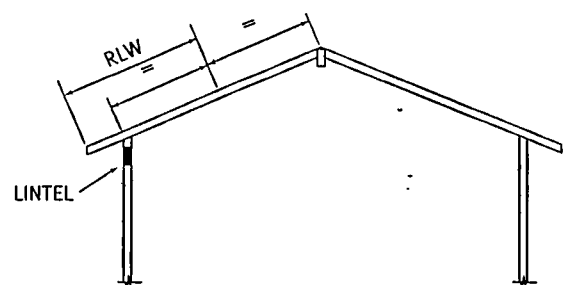
BEAM (2) SPAN 3.240 m.

Hy90 Section D x B (mm)	Heavy roof and ceiling									
	Roof load width 'RLW' (m)									
	1.8	2.4	3.0	3.6	4.2	4.8	5.4	6.0	6.6	7.2
	Maximum lintel span (m)									
150 x 90	2.5	2.3	2.1	2.0	1.9	1.9	1.8	1.7	1.7	1.6
200 x 90	3.3	3.0	2.8	2.7	2.6	2.5	2.4	2.3	2.2	2.2
240 x 90	3.6	3.4	3.2	3.1	3.0	2.9	2.8	2.7	2.7	2.6
300 x 90	4.3	4.0	3.8	3.6	3.5	3.4	3.3	3.2	3.1	3.1
360 x 90	4.9	4.6	4.4	4.2	4.0	3.9	3.8	3.7	3.6	3.5
400 x 90	5.3	5.0	4.7	4.5	4.3	4.2	4.1	4.0	3.9	3.8

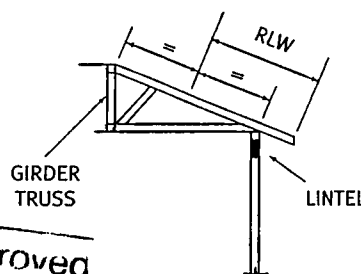
Minimum bearing at each end of lintel = 35mm doubling stud



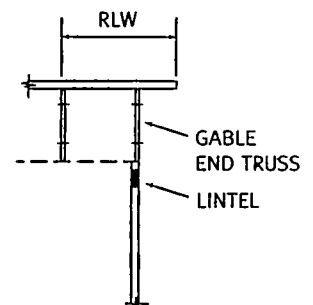
CATHEDRAL ROOF



TRUSSED ROOF



HIP END TRUSSED ROOF

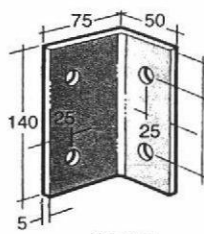


GABLE END TRUSSED ROOF

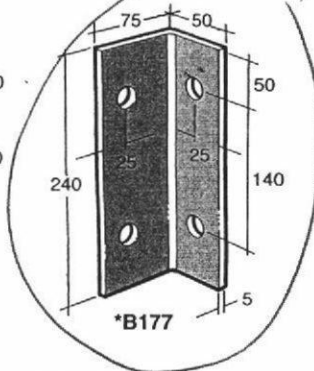
NPDIC Approved  
03 JUL 2003

# BEAM CONNECTION

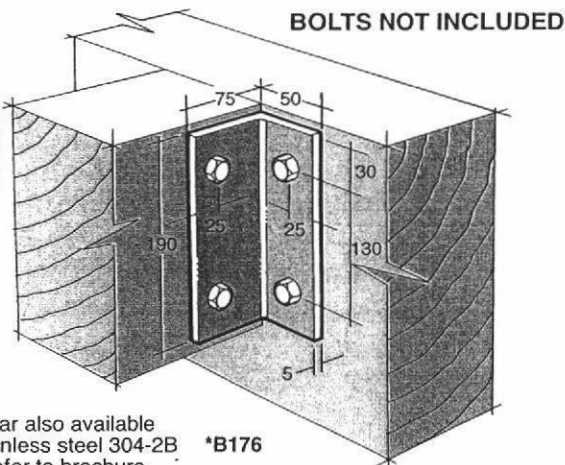
## ANGLES



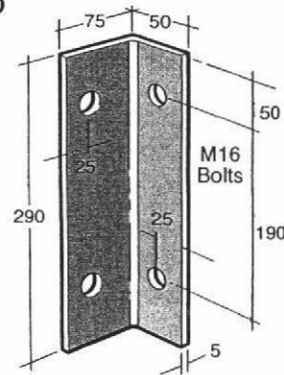
**\*B175**



**\*B177**



**\*B176**



**B178**

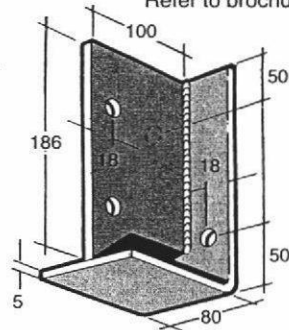
## BOLT SIZES

All bolt holes to accommodate M12 Bolts unless noted.

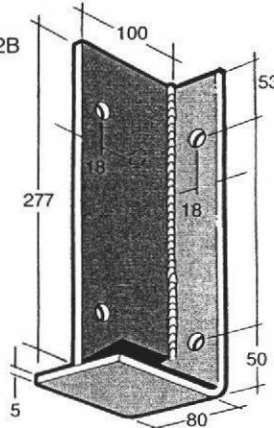
\*Similar also available in stainless steel 304-2B Refer to brochure

## Z & L BEAM SUPPORTS

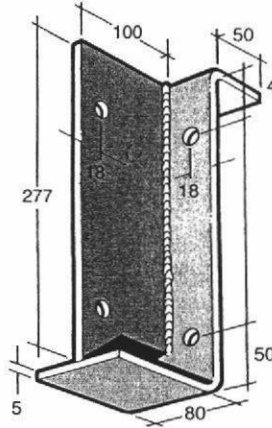
\*Similar also available in stainless steel 304-2B Refer to brochure



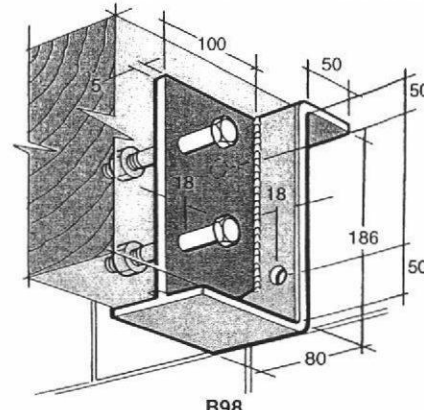
**\*B108**



**B109**



**B99**

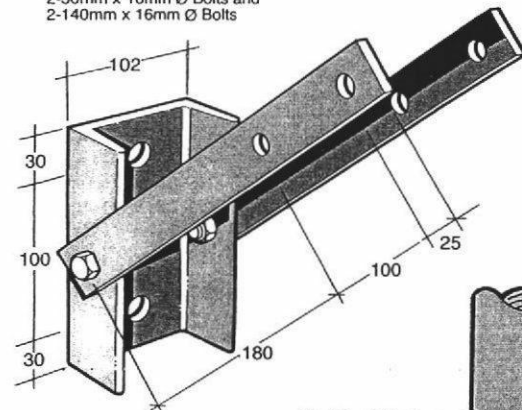


**B98**

**BOLTS NOT INCLUDED**

## B155 POLE BRACE BRACKET

Ex 50 x 5mm Plate 102 x 50 Channel Spacer. Supplied with 2-30mm x 16mm Ø Bolts and 2-140mm x 16mm Ø Bolts



\*Similar also available in stainless steel 304-2B Refer to brochure

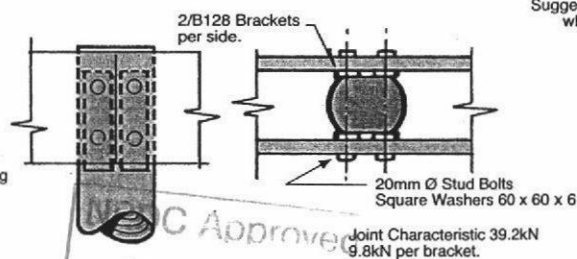
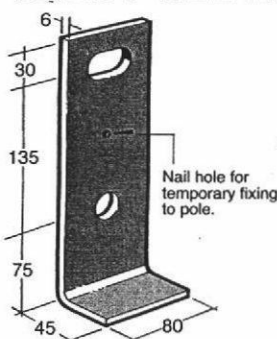
Fully Adjustable

60 x 60 x 6 Washers  
20mm Ø Stud Bolts  
Not supplied

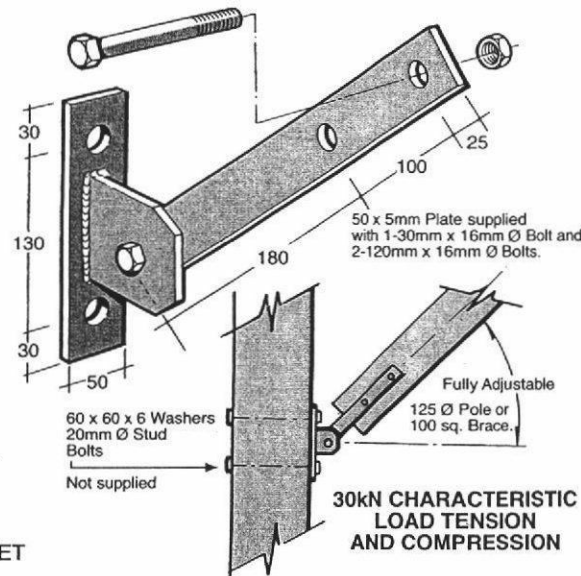
POLE BRACE BRACKET

**42kN CHARACTERISTIC LOAD TENSION AND COMPRESSION**

## B128 POLE BEAM BRACKET

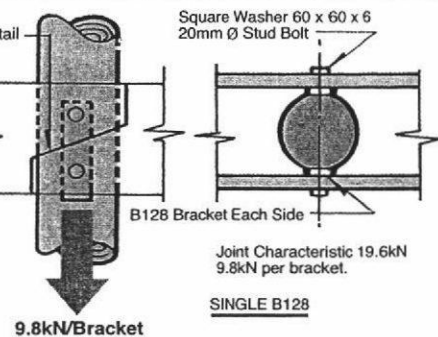


**POLE CONSTRUCTION DETAILS (BOLTS NOT INCLUDED)**



**30kN CHARACTERISTIC LOAD TENSION AND COMPRESSION**

Suggested Splice Detail where required



**SINGLE B128**

# **BUILDING CONSENT**

**113265P**

**PROPERTY ID**

**022890**

**113265P**



Te Kaunihera-a-Rohe o Ngāmotu  
**NEW PLYMOUTH**  
DISTRICT COUNCIL  
newplymouthnz.com



# Application for Building Consent Amendment

Building Act 2004

Examples of variations to building consents that are considered minor include:

- Substituting one internal lining for a similar internal lining.
- Substituting the type of timber treatment.
- Minor wall bracing changes.
- A change to a component (eg, fixing bracket).
- A construction change (eg, the framing method around a window when the window is changed to a door).
- Changing a room's layout (eg, the position of fixtures in a bathroom or kitchen).
- Changing one brand of insulation for another.
- Building work described in Schedule 1 of the Building Act 2004.

AMENDMENT 17 AUG 2012

01 - 170812

## 1. Project reference

1a. Building consent number

12/113265

1b. Site address

9 ANSON PLACE  
NP.

1c. Reason for amendment

- ☒ Change by owner  
☐ Other, please specify  
☐ Information request by Council

### Office use only (acceptance)

Date received

Received by

File reference

RG-02-10-03

Property ID

22890

BC granted/issued

Yes / No

Amendment number

AMN12100659

## 2. Changes covered by this application

**2a. Schedule of changes.** Two sets of plans must be supplied. Clearly identify all changes to plans and documents with a revision cloud. Include a revision reference on the plan that relates to the changes as provided below.

Old plan number

(affected by change) New plan number Description of change

		SMALL WINDOW ADDED TO ADDITION.
		CHANGE BRACING TO SUIT.

For additional information, please turn over

**2b. Building warrant of fitness (Commercial only)**

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

☐ Yes ☒ No

## 3. 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

DARYLL EDWARDS.

Signature

15/8/2012

Name (print clearly)

Signature

Date

06 3532908

dazzardtee extra.co.nz.

Phone

Mobile

Fax

Email

### Office use only (Processing)

Team	Approved	Refused	Comments
Planning			
Development Engineer			
Environmental Health			
Building			
Engineer (specialist)			

RG-02-10-03

## Additional information

Old plan number

affected by change

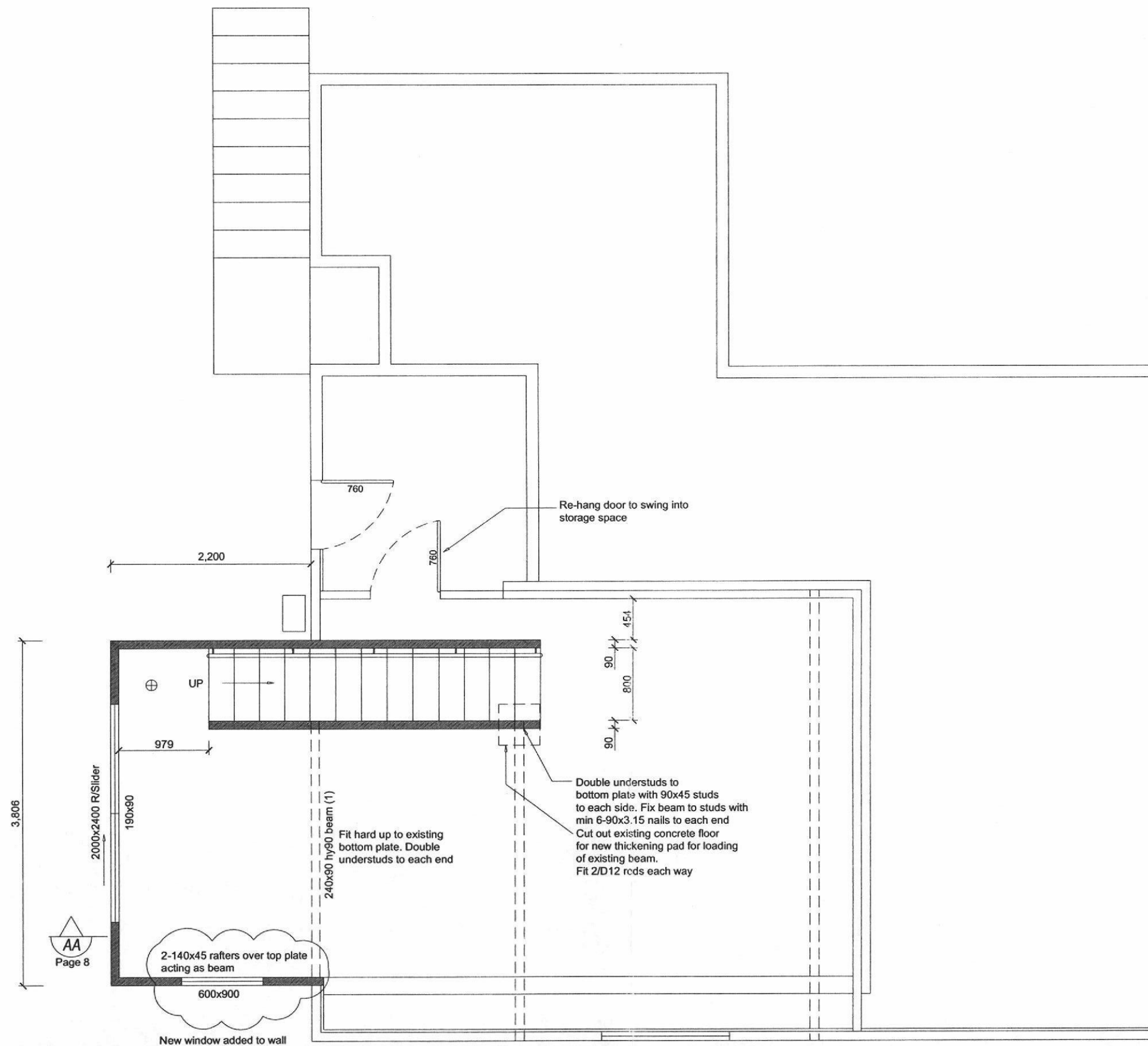
New plan number

Description of change




AMENDMENT

01\_170812



AMENDED 15-8-2012

DO NOT SCALE OFF DRAWINGS

PROPOSED BASEMENT  
RUMPUS LAYOUT

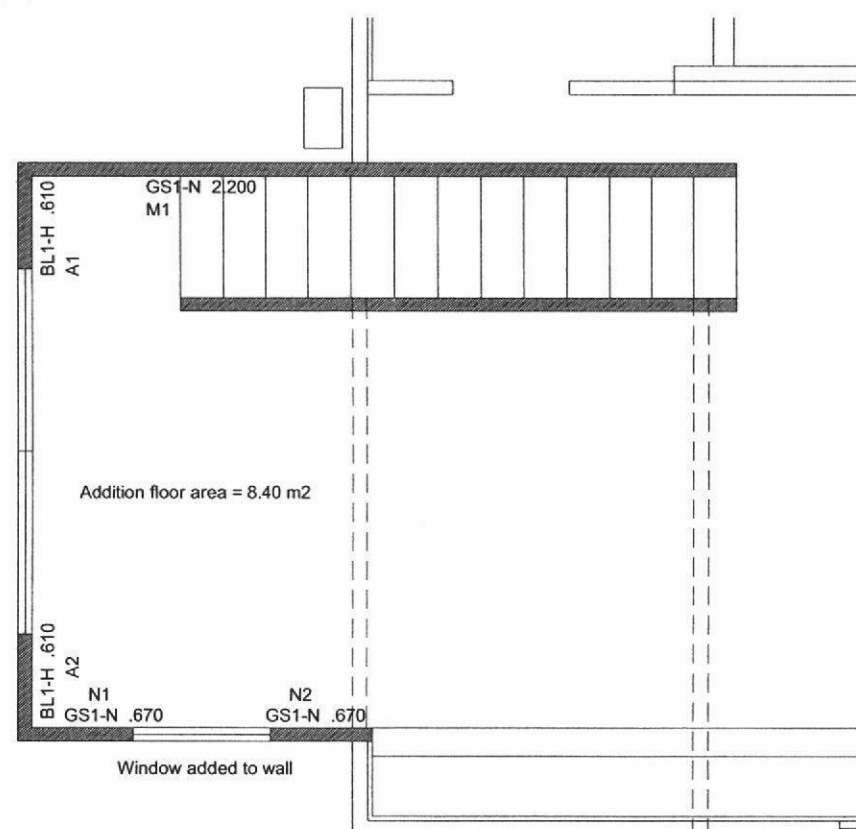
Owner N & H Pulotu  
9 Anson Place NP

SCALE 1:50 PAGE 5 DATE 10-4-12

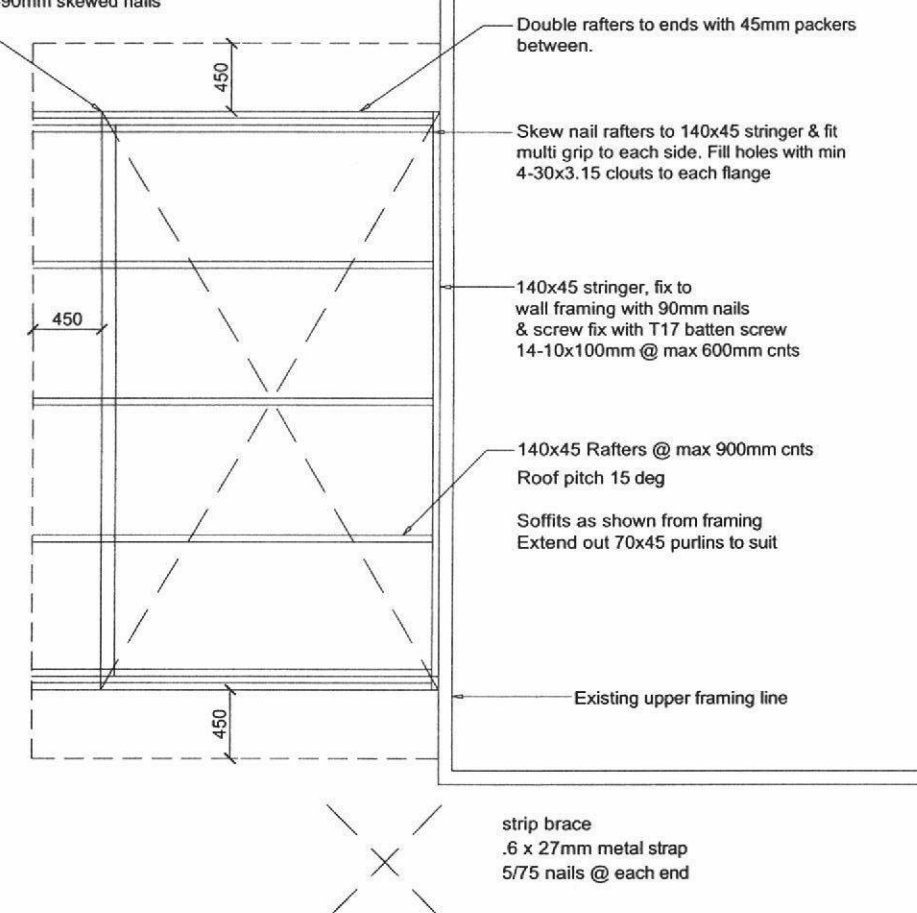
AFFORDABLE DESIGN  
DARYLL EDWARDS  
Ph./Fax (06) 3532908  
Ph. 027 496 5649

AMENDMENT

01\_ 170812



140x45 H1.2 rafters @ 900mm cnts  
Fix bottom end with 2-90mm skewed nails  
& 2 wire dogs



# Flashing notes

Barge flashing min 2 crest cover over Iron  
& 70mm over fascia board  
Apron flashing min 100mm lap up existing wall  
& 200mm lap over Iron with soft edge

DO NOT SCALE OFF DRAWINGS

## ROOF LAYOUT & BRACING PLAN

Owner N & H Pulotu  
9 Anson Place NP

SCALE 1:100 PAGE 9 DATE 10-4-12

AFFORDABLE DESIGN  
DARYLL EDWARDS  
Ph./Fax (06) 3532908  
Ph. 027 496 5649

AMENDED 15-8-2012

01 — D Edwards 170812

					Wind	Earthq.
Totals Achieved	W	353%	EQ	885%	204	187
Concrete Slab					OK	OK
Totals Required (from Demand)					58	21

*PROPOSED ADDITION TO RUMPUS ROOM  
& INTERNAL STAIRS TO RUMPUS ROOM  
FOR N & H PULOTU  
9 ANSON PLACE  
NEW PLYMOUTH*

*By AFFORDABLE DESIGN*

- P1 site plan
  - P2 existing top floor plan
  - P3 proposed top floor stair position
  - P4 existing bottom floor plan
  - P5 proposed bottom floor layout
  - P6 elevations
  - P7 foundation layout
  - P8 cross section AA
  - P9 Roof layout & bracing plan
- Window flashings refer to A4 spec's



642/113265



**AFFORDABLE DESIGN**  
**DARYLL EDWARDS**  
Ph./Fax (06) 3532908  
Ph. 027 496 5649

# By AFFORDABLE DESIGN

DARYLL EDWARDS

Ph./Fax (06) 3532908

Ph. 027 496 5649

## SPECIFICATIONS AS FOLLOWS

- . All building work to NZS 3604 2011
- . Builders to have copy of 3604 2011 on site at all times
- . Site check all measurements
- . Dimension errors shall not be the responsibility of the designer
- . Building materials and products supplied to be fixed strictly by manufacturers specifications

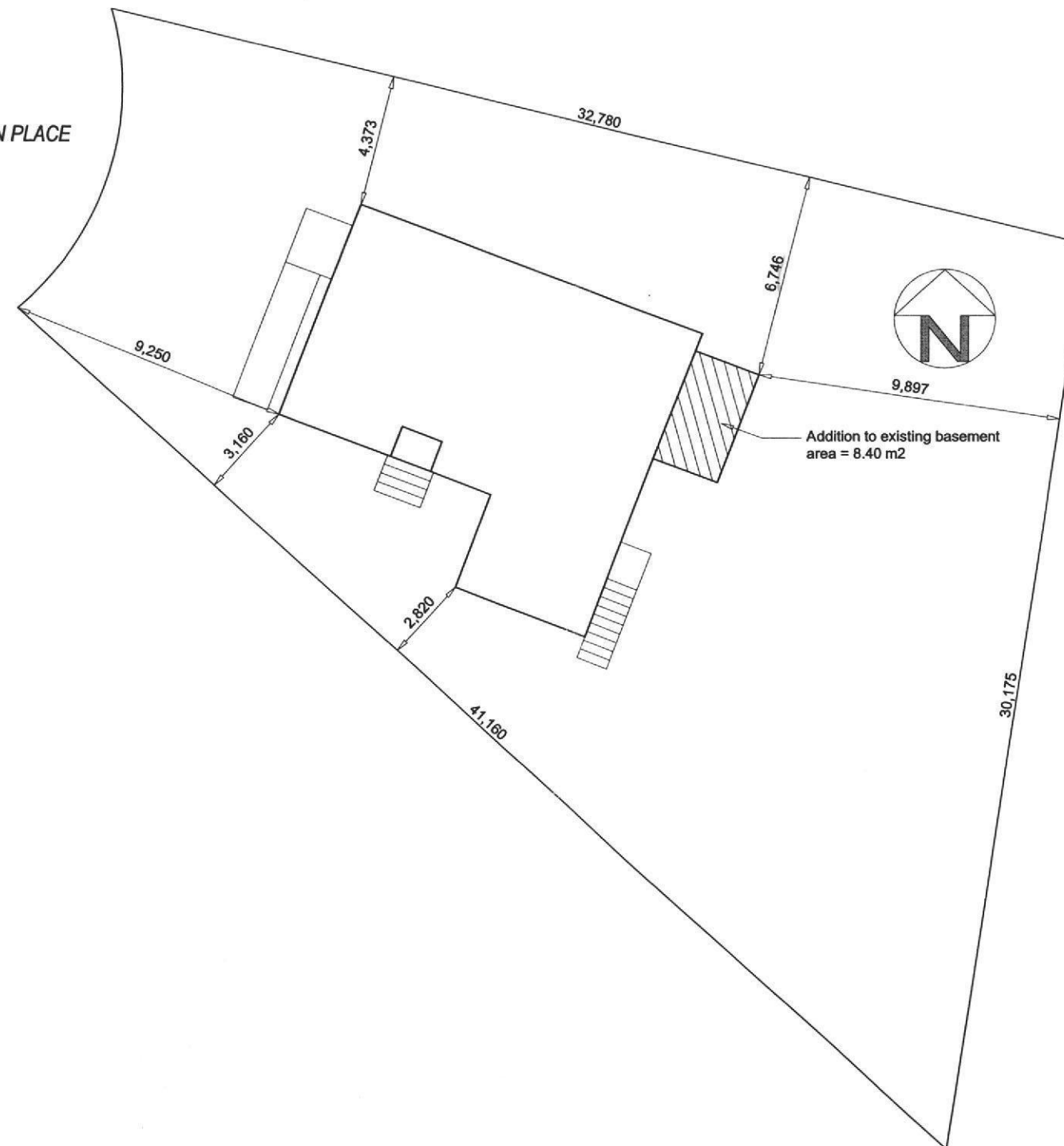
SITE CHECK DISTANCE'S TO ALL BOUNDARIES  
BEFORE DIGGING FOOTINGS.  
CONTACT DESIGNER IF NOT CORRECT

SITE WORKS	Excavate all vegetation from Warehouse site. Remove all topsoil from floor area (conc floor only)
FOUNDATION	All footings to be minimum 300 mm into natural ground All concrete to be 20 mpa @ 28 days All steel to be covered by 75mm of concrete Support steel above ground with resin chairs
CONCRETE FLOORS	All concrete to be 20 mpa @ 28 days Fix all steel, mesh as per plans Lay on 250 mic polythene Tape all joins with 50mm wide PVC tape Lap minimum 150 mm Ground clearances 150mm from floor to protected ground 225 mm to un protected ground Lay DPC between all timber & concrete
FRAMING NZS 3604 1999	Bolt to conc floors with 120x12 tru bolts(galvanised) Use 50x50x3mm galv washers with bolts All bolts @ 900 cnts Use Pryda bottom plate anchors with 1 75mm conc nail @ 900 cnts Lay DPC between all timber & concrete  ALL TIMBER MSG / VSG 8 UNLESS SPECIFIED OTHER  Minimum treatments Interior H1.2 Exterior H4 in contact with ground Exterior H5 Posts,House piles Exterior exposed min H3.2 Exterior with paint finish H3.2 Top plate fixings to studs on load bearing walls (max 600 cnts) Refer to NZS 3604 2011 Table 8:18 Lintel fixings as per Table 8:14 Double under studs to lintel spans over 3.0m
CEILING BATTENS	75x40 @ 450 cnts minimum unless stated 150x40 truss packer to perimeter unless stated
TRUSSES	Designed by certified Designers Fix as per fixings as supplied manufacturers
INSULATION	R2.6 Batts to roof R2.2 Batts to walls

FASCIA & SOFFITS	As per detailed on plans
ROOFING	To be fixed and installed by approved installer Type as detailed on plans
CLADDINGS NZS 4210 1989	Flashings as per plans attached All claddings fix as per manufactures details, pay particular attention to flashing details,fixings,sealing products etc
WINDOWS	Supplied by certified manufacturers Aluminium windows to NZS 4211 Glazing to NZS 4223 (single glazed) Flashings as per plans attached Powder coated to suit as req
ELECTRICAL	All electrical work to NZS/AS 3000 RCD circuits to all wiring ⊕ Site check that Smoke alarms are fixed within 3.0m to all bedrooms.
LININGS INTERIOR	All framing max 16% nzs 3602 Ensure building is weatherproof before lining work commences Manufactured board and panelling fixed to framing as per manufacturers requirements
FIXINGS	Fix as per details supplied on plans
DOORS	MDF paint quality ( 4 panel) Jambs 20mm pine H1.1 Skirtings 60 x 10 pine H1.1 Scotia 40 x 15 pine H1.1 Architraves 60 x 10 H1.1 Check on site with owners as required

NPDC Approved  
17 MAY 2012

9 ANSON PLACE



DO NOT SCALE OF DRAWINGS

#### SITE CLASSIFICATION

RES A  
 40% Coverage allowed  
 SITE AREA 678.00 m<sup>2</sup>  
 allowable coverage = 271.20 m<sup>2</sup>  
 COVERAGE incl addition 121.30 m<sup>2</sup>



SITE PLAN for  
 N & H Puloto  
 9 Anson Place  
 New Plymouth

PAGE 1  
 DATE 10-4-2012  
 SCALE 1:200  
 LOT 24  
 DP 10192  
 AREA 678.00 m<sup>2</sup>  
 9 Anson Place  
 NEW PLYMOUTH

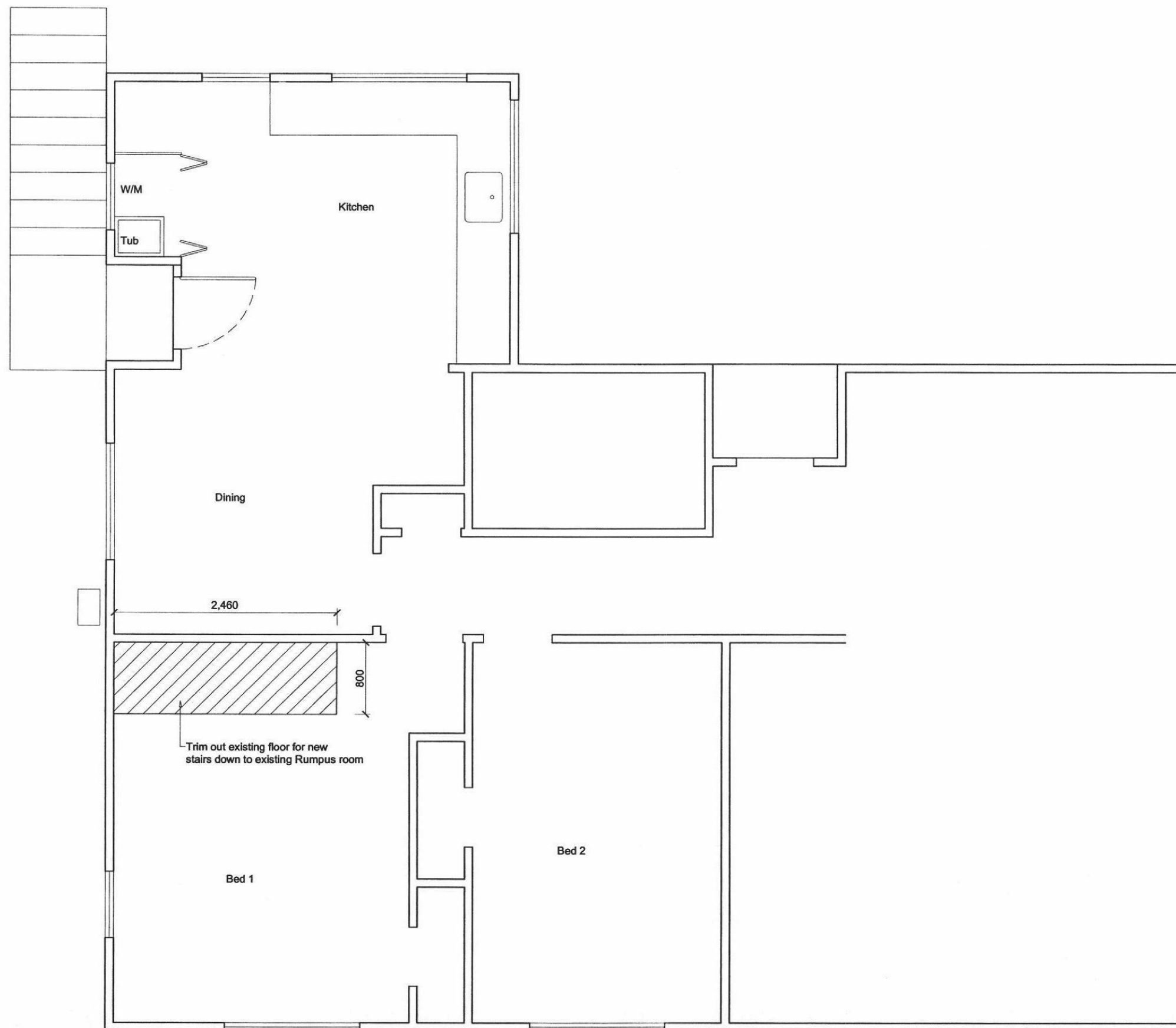
#### RISK MATRIX

WIND ZONE - LOW	0
No OF STOREYS - 1	0
ROOF / WALL INTERSECTION - LOW	0
EAVES WIDTH - MED RISK	1
ENVELOPE COMPLEXITY - LOW	0
DECK DESIGN - LOW	0
TOTAL POINTS	1

**AFFORDABLE DESIGN**  
**DARYLL EDWARDS**  
 Ph./Fax (06) 3532908  
 Ph. 027 496 5649

NPDC Approved  
 17 MAY 2012





NPDC Approved  
17 MAY 2012

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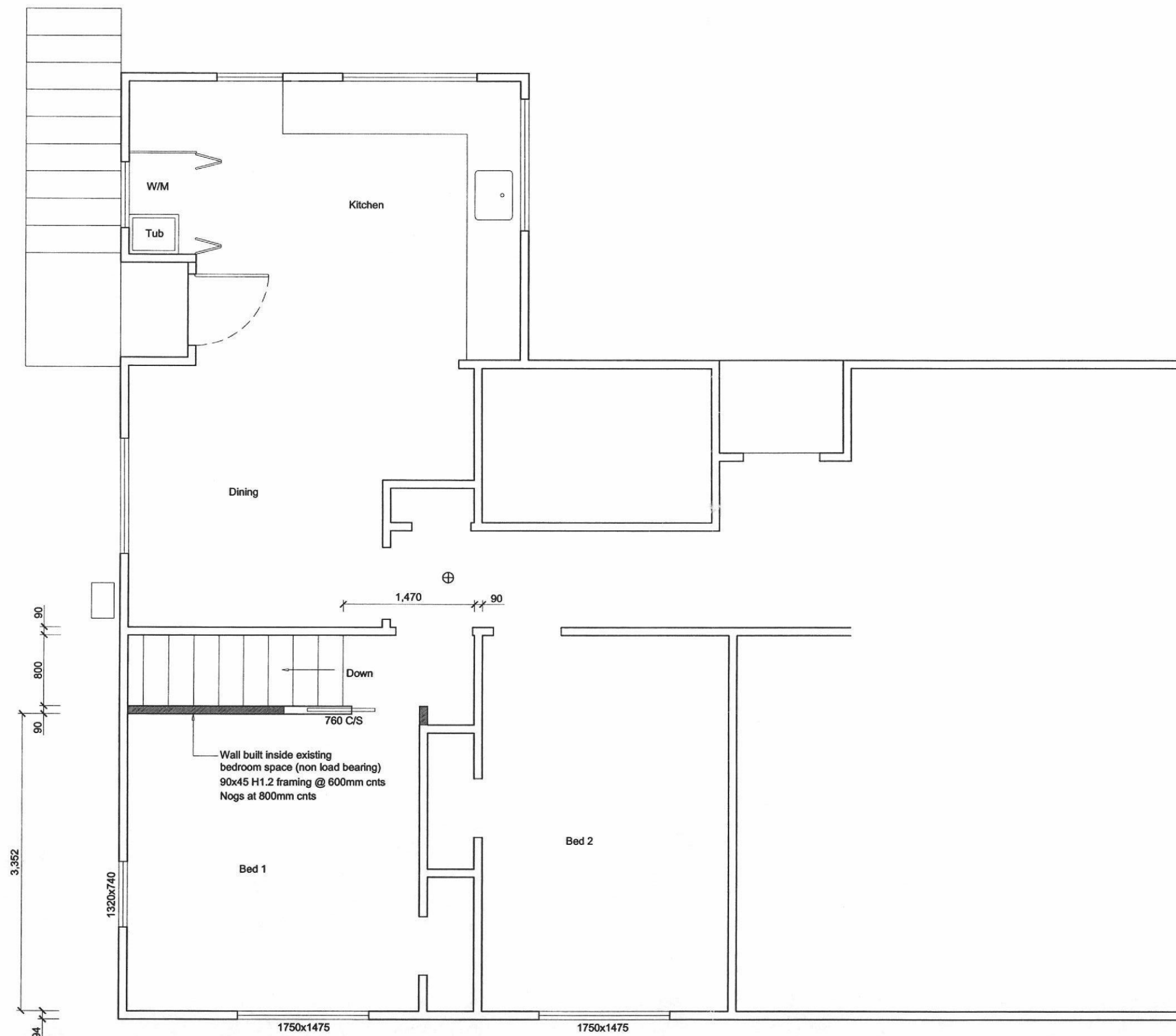
EXISTING TOP FLOOR LAYOUT

Owner N & H Pulotu  
9 Anson Place NP

SCALE 1:50 PAGE 2 DATE 10-4-12

AFFORDABLE DESIGN  
DARYLL EDWARDS  
Ph./Fax (06) 3532908  
Ph. 027 496 5649





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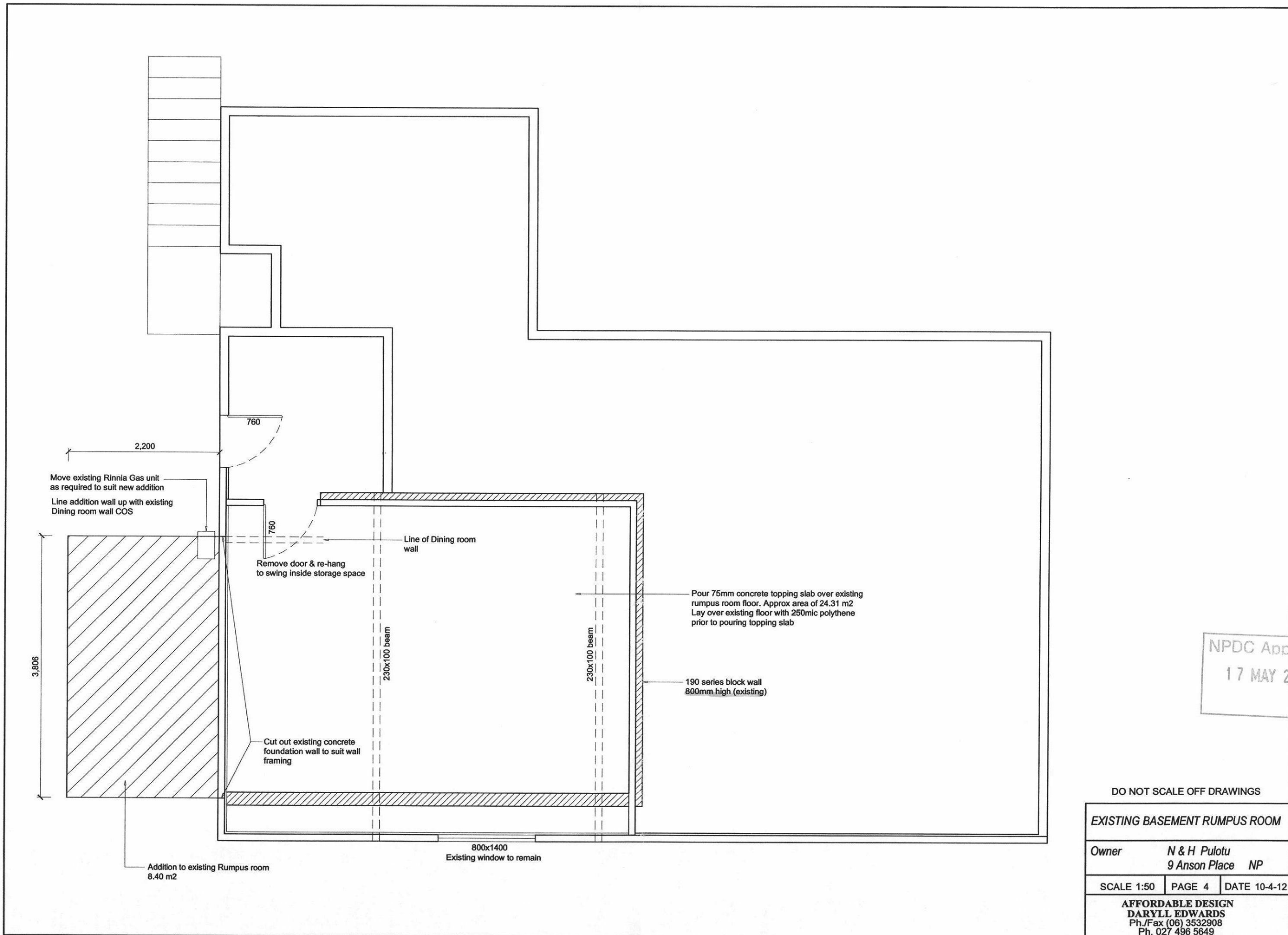
DO NOT SCALE OFF DRAWINGS

PROPOSED TOP FLOOR LAYOUT

Owner N & H Pulotu  
9 Anson Place NP

SCALE 1:50 PAGE 3 DATE 10-4-12

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Ph. 027 496 5649



EXISTING BASEMENT RUMPUS ROOM

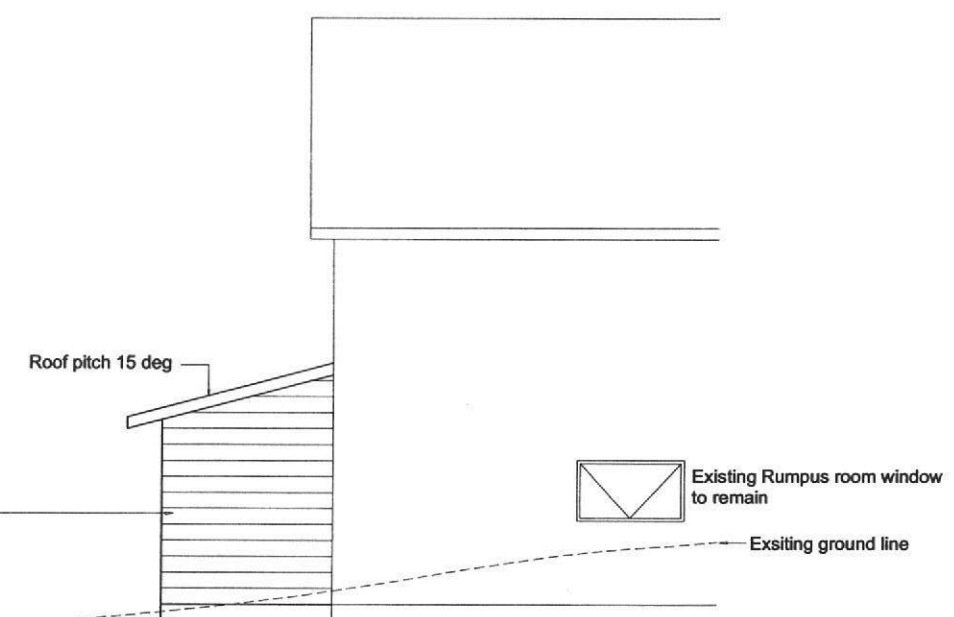
Owner N & H Pulotu  
9 Anson Place NP

SCALE 1:50 PAGE 4 DATE 10-4-12

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EAST ELEVATION

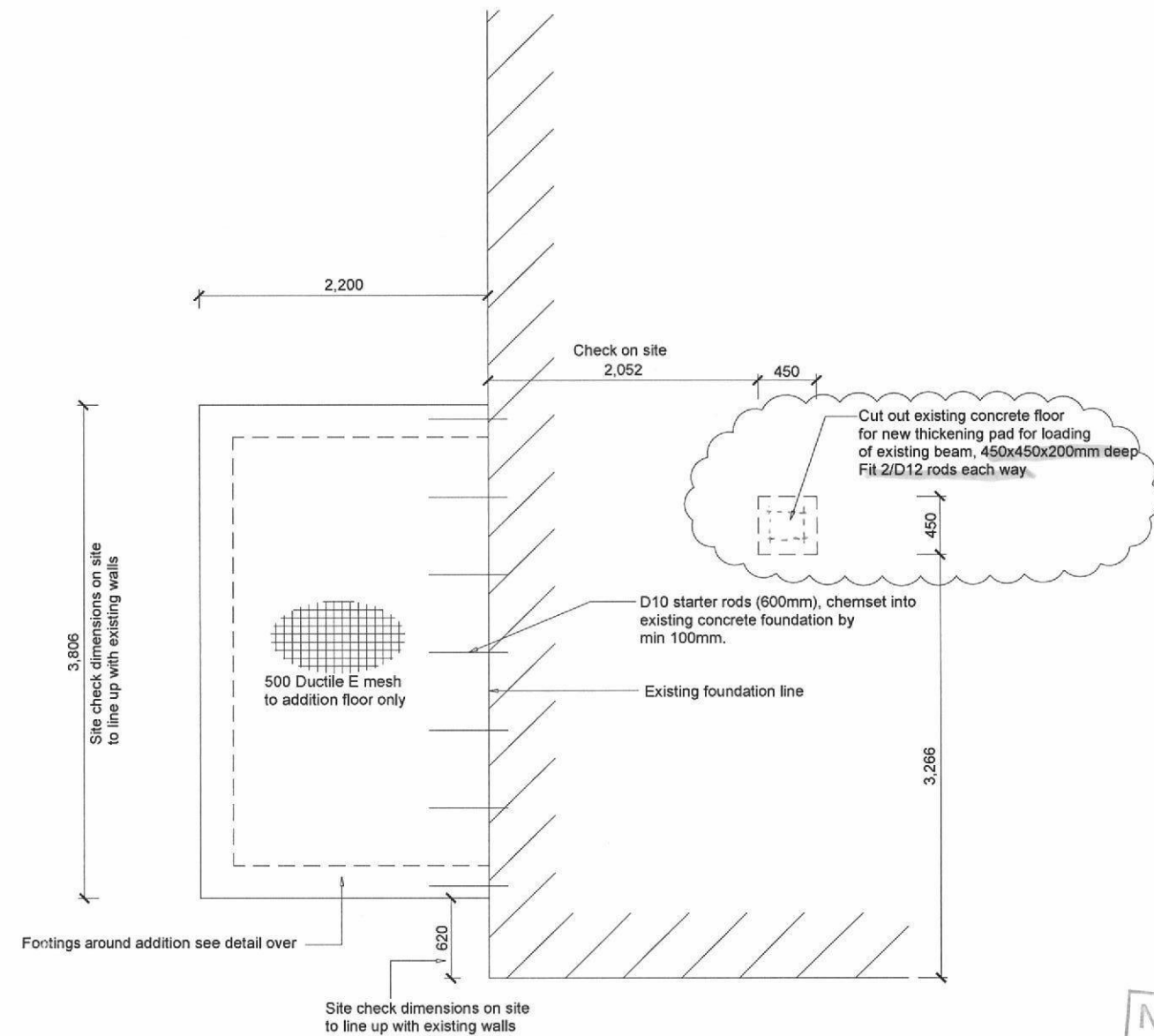
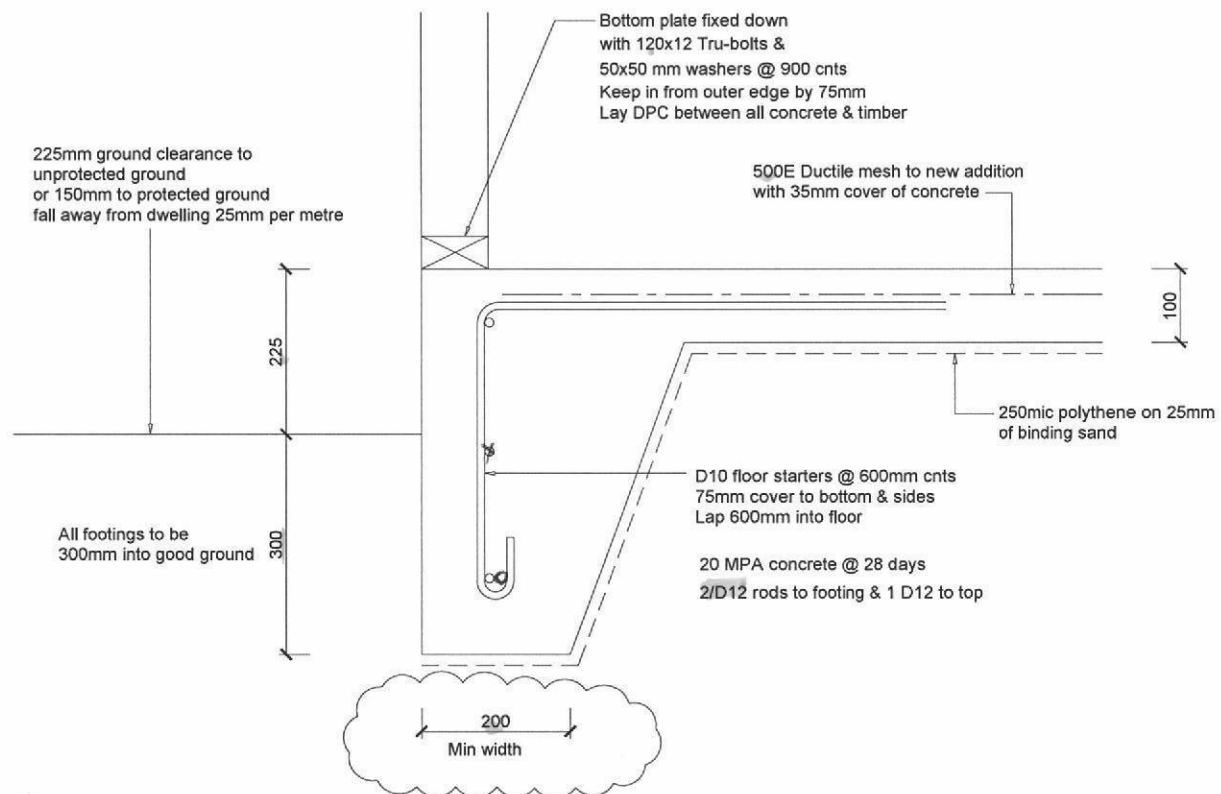


NORTH & SOUTH ELEVATION

NPDC Approved  
17 MAY 2012

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ELEVATIONS		
Owner	N & H Pulotu 9 Anson Place NP	
SCALE 1:100	PAGE 6	DATE 10-4-12
<b>AFFORDABLE DESIGN</b> <b>DARYLL EDWARDS</b> Ph./Fax (06) 3532908 Ph. 027 496 5649		



NPDC Approved  
17 MAY 2012

AMENDED 15-5-2012

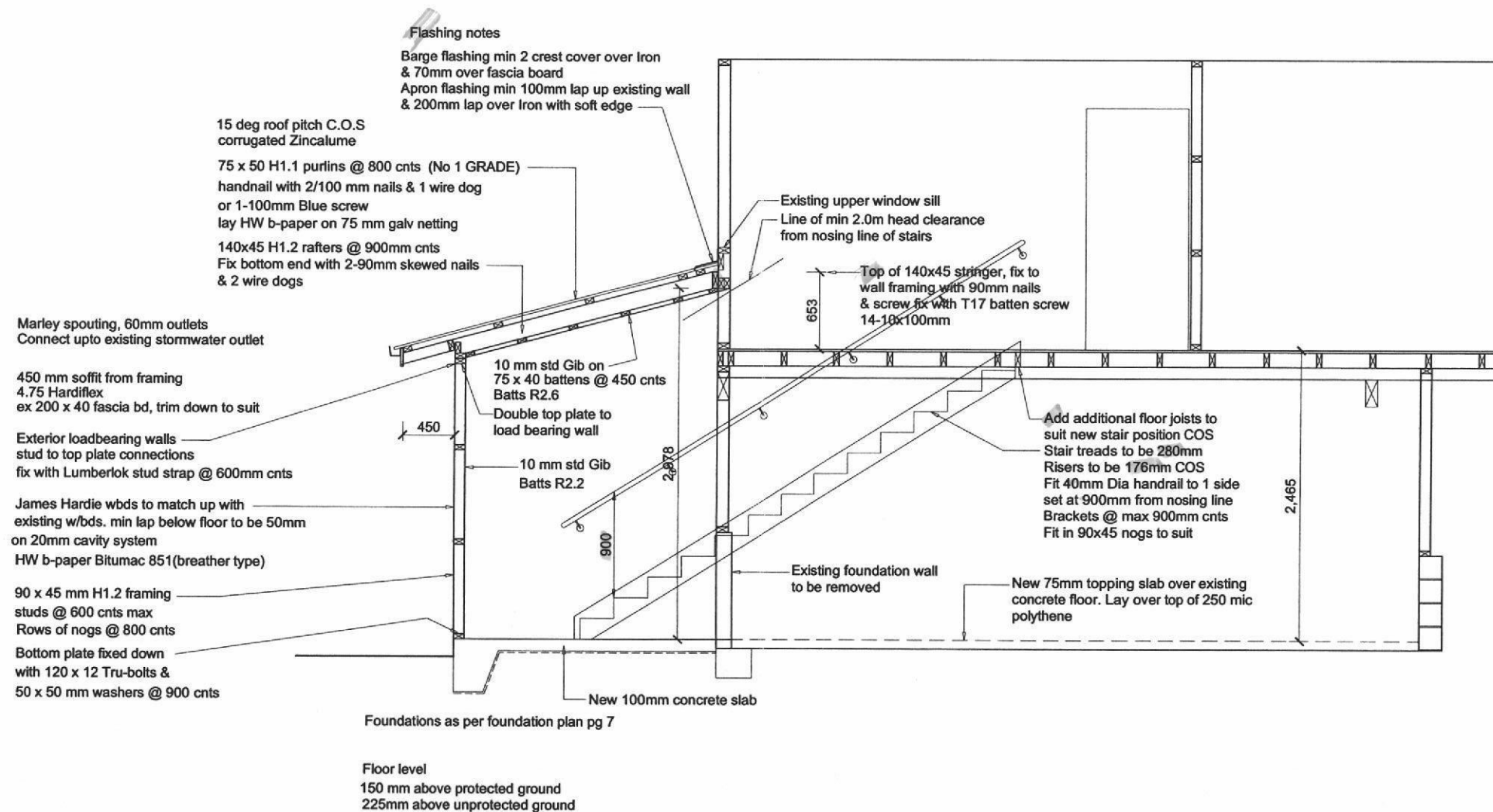
DO NOT SCALE OFF DRAWINGS

# FOUNDATION LAYOUT

Owner N & H Pulotu  
9 Anson Place NP

SCALE 1:50 PAGE 7 DATE 10-4-12

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 17 MAY 2012

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CROSS SECTION AA

Owner N & H Pulotu  
 9 Anson Place NP

SCALE 1:50 PAGE 8 DATE 10-3-12

AFFORDABLE DESIGN  
 DARYLL EDWARDS  
 Ph./Fax (06) 3532908  
 Ph. 027 496 5649

# GIB EzyBrace® 2011 Software



## Demand Calculation Sheet

single storey

V06/11

### Job Details

Name B McGlashan  
Street and Number 9 Anson Place  
Lot and DP Number  
City/Town/District New Plymouth  
Designer D Edwards  
Company Name Affordable Design  
Date 25-4-2012



### Building Specification

Select Lining Option

10 or 13 mm GIB® Plasterboard

Number of storeys single  
Floor Loading 2kPa  
Foundation Type slab

**Single Floor**  
Cladding Weight light  
Roof Weight light  
Room in Roof Space no  
Roof Pitch (degrees) 15  
Roof height above eaves (m) 0.9  
Building height to apex (m) 3.3  
Ground to lower floor level (m) 0.2

### Complete Single Floor Column only

22  
0.4

Stud Height (m) 2.4  
Building Length (m) 3.8  
Building Width (m) 2.2  
Building Plan Area (m2) 8

2.9  
2.4  
10.5  
7.1  
75

### Building Location

#### Wind Zone

Low

Select by Building Consent Authority Map or Preference

Wind Region Preference selected  
Lee Zone Preference selected  
Ground Roughness Preference selected  
Site Exposure Preference selected  
Topographic Class Preference selected

#### Earthquake Zone

1

#### Soil Type

D&E (deep to very soft)

#### Annual exceedance probability

1/500 (NZS3604:2011 default)

NPDC Approved  
7 MAY 2012

### Bracing Units required for Wind

#### Demand W (BU)

Walls single  
along slab 41  
across slab 58

### Bracing Units required for Earthquake

#### Demand along / across E (BU)

Walls  
single  
slab 21



**GIB EzyBrace® 2011 Software**



**SINGLE OR UPPER STOREY WALLS ALONG**

V06/11

[illegible]

					Wind	Earthq.
Totals Achieved	W	296%	EQ	583%	121	123
Concrete Slab					OK	OK
Totals Required (from Demand)					41	21

THESE PLANS HAVE BEEN

**SUPERSEDED**

REPLACEMENT PLANS WILL BE IN  
THE APPROVED OFFICE COPY.

BC: 113265 ADDRESS: 9 Anson Place

Amendment No & Date of Amendments that these superseded plans relates to are:

- |    |             |     |
|----|-------------|-----|
| 1. | AMENDMENT   | 6.  |
| 2. | 01 - 170812 | 7.  |
| 3. |             | 8.  |
| 4. |             | 9.  |
| 5. |             | 10. |

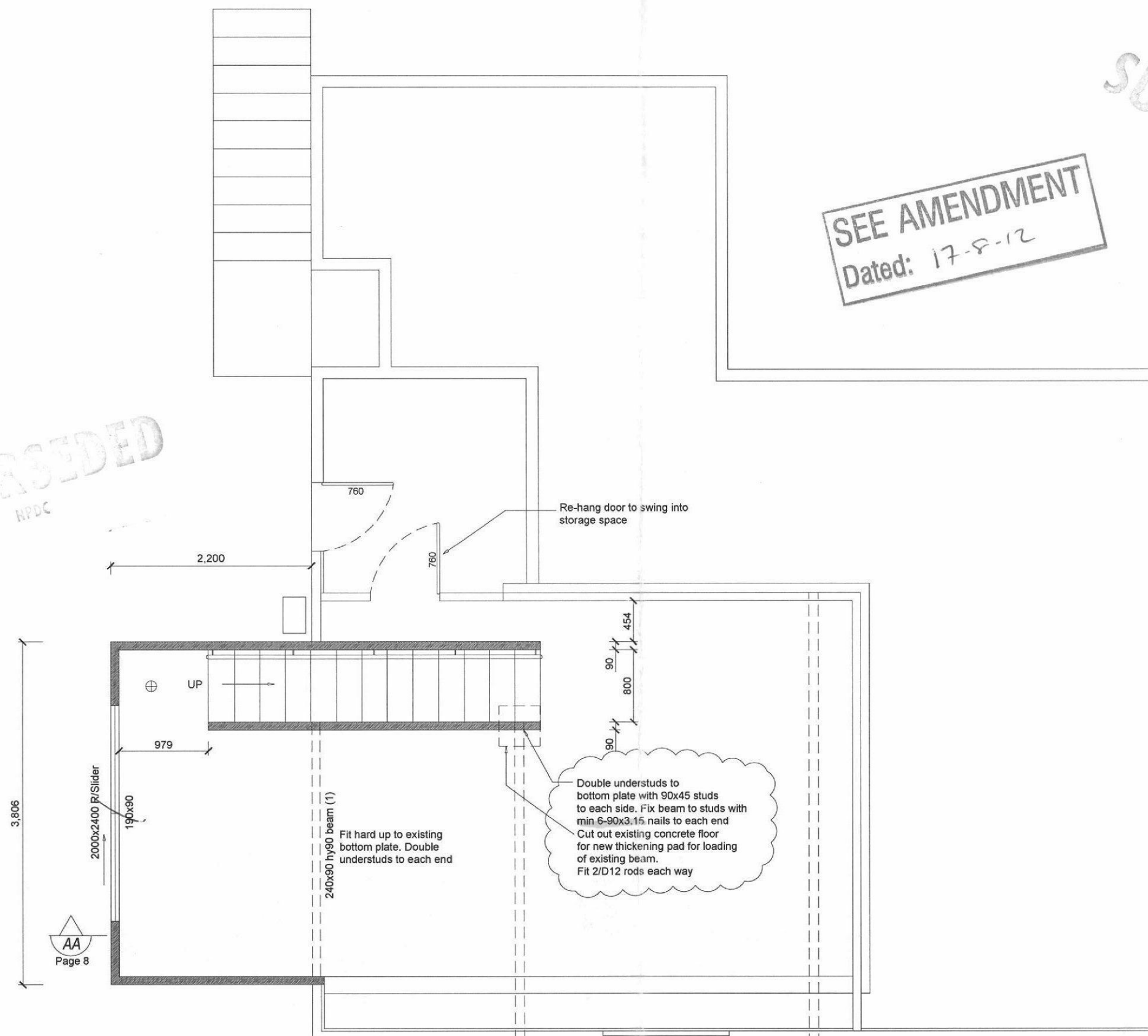
THESE ARE TO BE **KEPT AND  
SCANNED** AT THE END OF THE  
PROJECT FOR FUTURE REFERENCE



**SUPERSEDED**  
NPDC

**SEE AMENDMENT**  
Dated: 17-8-12

**SUPERSEDED**  
NPDC



NPDC Approved  
17 MAY 2012

AMENDED 15-5-2012

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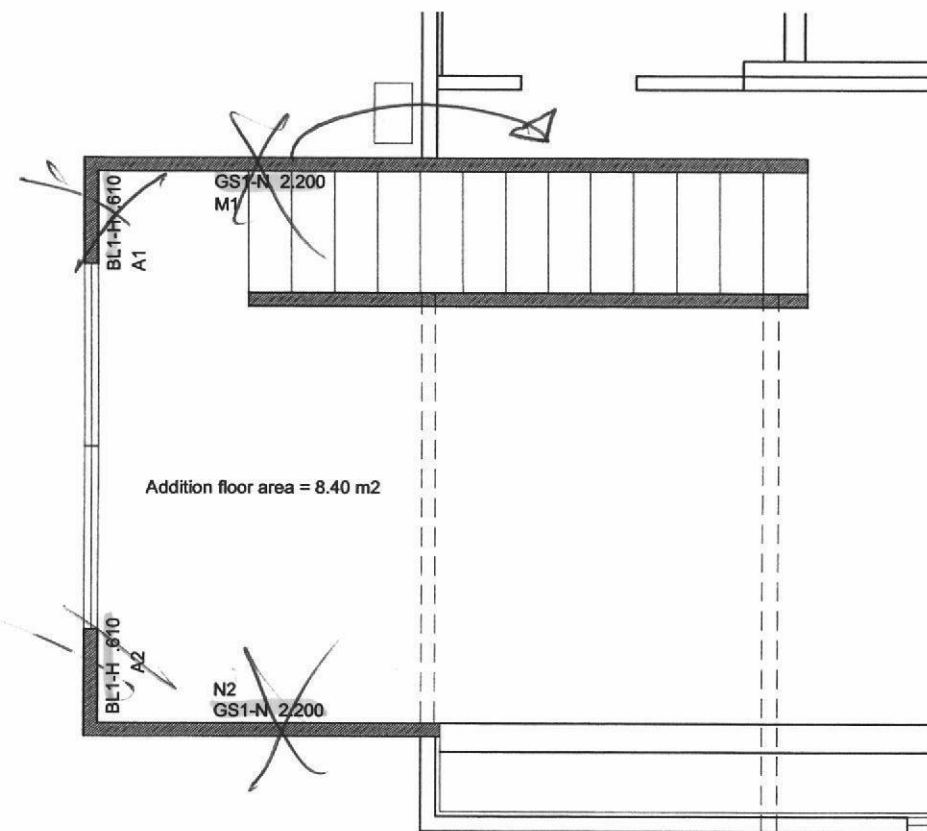
**PROPOSED BASEMENT  
RUMPUS LAYOUT**

Owner **N & H Pulotu**  
**9 Anson Place NP**

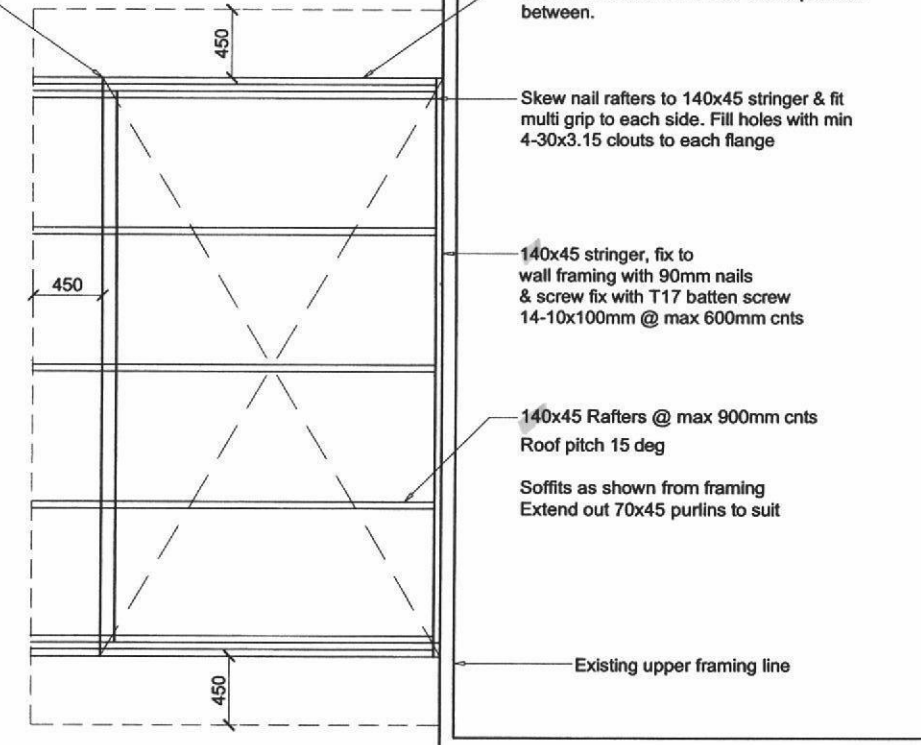
SCALE 1:50 | PAGE 5 | DATE 10-4-12

**AFFORDABLE DESIGN**  
**DARYLL EDWARDS**  
Ph./Fax (06) 3532908  
Ph. 027 496 5649

AA  
Page 8



140x45 H1.2 rafters @ 900mm cts  
Fix bottom end with 2-90mm skewed nails  
& 2 wire dogs



Double rafters to ends with 45mm packers between.

Skew nail rafters to 140x45 stringer & fit multi grip to each side. Fill holes with min 4-30x3.15 clouts to each flange

140x45 stringer, fix to wall framing with 90mm nails & screw fix with T17 batten screw 14-10x100mm @ max 600mm cts

140x45 Rafters @ max 900mm cts  
Roof pitch 15 deg

Soffits as shown from framing  
Extend out 70x45 purlins to suit

strip brace  
.6 x 27mm metal strap  
5/75 nails @ each end

#### Flashing notes

Barge flashing min 2 crest cover over Iron & 70mm over fascia board  
Apron flashing min 100mm lap up existing wall & 200mm lap over Iron with soft edge

**SUPERSEDED**  
NPDC

NPDC Approved  
17 MAY 2012

DO NOT SCALE OFF DRAWINGS

#### ROOF LAYOUT & BRACING PLAN

Owner **N & H Pulotu**  
9 Anson Place NP

SCALE 1:100 PAGE 9 DATE 10-4-12

**AFFORDABLE DESIGN**  
**DARYLL EDWARDS**  
Ph./Fax (06) 3532908  
Ph. 027 496 5649

**GIB EzyBrace® 2011 Software**



**SINGLE OR UPPER STOREY WALLS ACROSS**

V06/11

[illegible]

NPDC Approved  
17 MAY 2012

					Wind	Earthq.
Totals Achieved	W	466%	EQ	1109%	270	235
<i>Concrete Slab</i>					OK	OK
Totals Required (from Demand)					58	21

**Additional earthquake bracing demand**

Where a building has a concrete masonry lower storey, the bracing demand for the timber framed upper storey is calculated as a single storey building assuming a heavy sub-floor cladding.

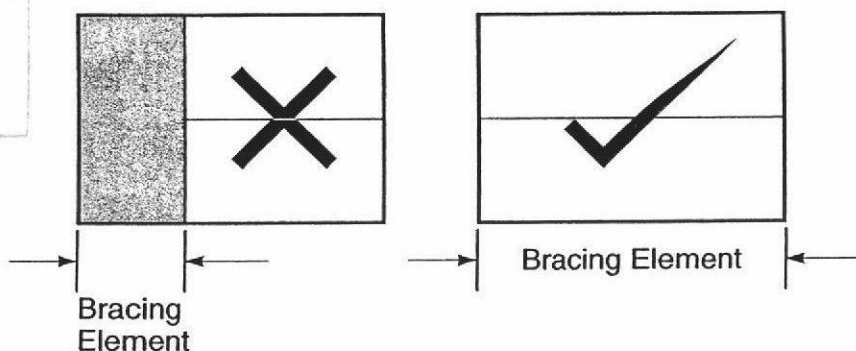
Where a part storey is contained in the roof space, up to 50% of the lower floor area, the bracing demand for that lower floor is increased by 4 BUs/m<sup>2</sup>. Note that the GIB EzyBrace® software provides options for smaller roof space developments.

Where a part storey is contained in a timber framed basement, the building is split for bracing calculation purposes into a single and a two storey building.

The bracing demand is increased where a masonry or concrete chimney relies on the structure for lateral support. See NZBC B1/AS3.

**Bracing Resistance****Providing Bracing Resistance – General Guidelines**

Always use the *maximum available wall length* for bracing purposes by moving the bracing element fasteners out to the perimeter of the wall. This maximises the Bracing Units achieved from a wall section and enhances the quality of finish by having the majority of fasteners at wall ends or in corners. For example, it is inefficient to designate only 1.2 metres of a 3.6 metre wall for bracing purposes.

**GIB EzyBrace® Systems – Specification numbering system.**

The GIB EzyBrace® specification numbering system is designed to facilitate nomination of GIB EzyBrace® systems by designers and easy identification by builders and building officials on site.

The numbering system and sub-components thereof are protected by copyright.

GS1-N = GIB® Standard plasterboard one side

GS2-N = GIB® Standard plasterboard both sides

GSP-H = GIB® Standard plasterboard / plywood with panel hold-down fixings

BL1-H = GIB Braceline® one side with panel hold-down fixings

BLG-H = GIB Braceline® / GIB® Standard plasterboard with panel hold-down fixings

BLP-H = GIB Braceline® / plywood with panel hold-down fixings

Specifying GIB EzyBrace® Elements (minimum wall length 400 mm)	
<b>Inside lining External Walls</b>	Nominate available lengths of wall as GS1-N elements. Use BL1-H if higher ratings are required. If the other side of the frame is lined with plywood consider GSP-H or BLP-H elements.
<b>Internal Walls (only one side available for bracing)</b>	Nominate available lengths of wall as GS1-N elements. Use BL1-H if higher ratings are required.
<b>Internal Walls (both sides available for bracing)</b>	Nominate available lengths of wall as GS1-N elements. Change to GS2-N if higher ratings are required. Change to BLG-H for even higher ratings. Consider GSP-H or BLP-H if the opposite side is lined with plywood.



Te Kaunihera-ā-Rohe o Ngāmotu

NEW PLYMOUTH DISTRICT COUNCIL

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**Code Compliance Certificate**  
**Form 7, Section 95, Building Act 2004**

---

**The Building**

Street Address of building: 9 Anson Place NEW PLYMOUTH 4310  
Legal Description of land where building is located: LOT 24 DP 10192  
Current, lawfully established use: Dwelling  
Year first constructed: Unknown

---

**The Owner**

Name of owner:	Tania Marie Lindsay	Phone number: (Bus.)	06 753 5406
	Nelson Tala Pulotu	(Pvt.)	021 128 6166
Contact Person:	Nelson Pulotu	Facsimile number:	-
Mailing Address:	9 Anson Place		
	NEW PLYMOUTH		

---

**Building Work**

Building Consent number:	<b>BC09/107422</b>
Description of work:	<b>Alterations to kitchen and laundry areas</b>
Issued by:	New Plymouth District Council

---

**Code Compliance**

The building consent authority named below is satisfied, on reasonable grounds, that –  
(a) the building work complies with the building consent.

---

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

**CODE COMPLIANCE CERTIFICATE**

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**Team Leader Inspectorate**

**Date Issued: 30 November 2011**



Te Kaunihera-ā-Rohe o Ngāmotu

NEW PLYMOUTH DISTRICT COUNCIL

newplymouthnz.com

## Code Compliance Certificate Form 7, Section 95, Building Act 2004

### The Building

Street Address of building: 9 Anson Place NEW PLYMOUTH 4310  
Legal Description of land where building is located: LOT 24 DP 10192  
Current, lawfully established use: Dwelling  
Year first constructed: Unknown

### The Owner

Name of owner:	Nelson Tala Pulotu	Phone number: (Bus.)	06 753 5406
	Tania Marie Lindsay	(Pvt.)	021 128 6166
Contact Person:	Affordable Design	Facsimile number:	-
Mailing Address:	9 Anson Place		
	NEW PLYMOUTH		

### Building Work

Building Consent number:	<b>BC12/113265</b>
Description of work:	<b>Internal stairs and rumpus room addition</b>
Issued by:	New Plymouth District Council

### Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that –  
(a) the building work complies with the building consent.

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

### CODE COMPLIANCE CERTIFICATE

Team Leader Inspectorate

On behalf of: New Plymouth District Council

Date Issued: 16 January 2014

No. 9 Contract 33/251 Lot 24 D.P.           
Address ANSON Place.

## DRAINAGE AND PLUMBING REGISTER

OWNER State Advances Corp  
ADDRESS           
BUILDER Pepper Bros Ltd  
PLUMBER A.C.T. Bort. Ltd  
DRAINLAYER D.H.

### PERMITS

PLUMBING           
DRAINAGE           
VALUE         

NATURE OF WORK Single Unit dwelling (1 Test)

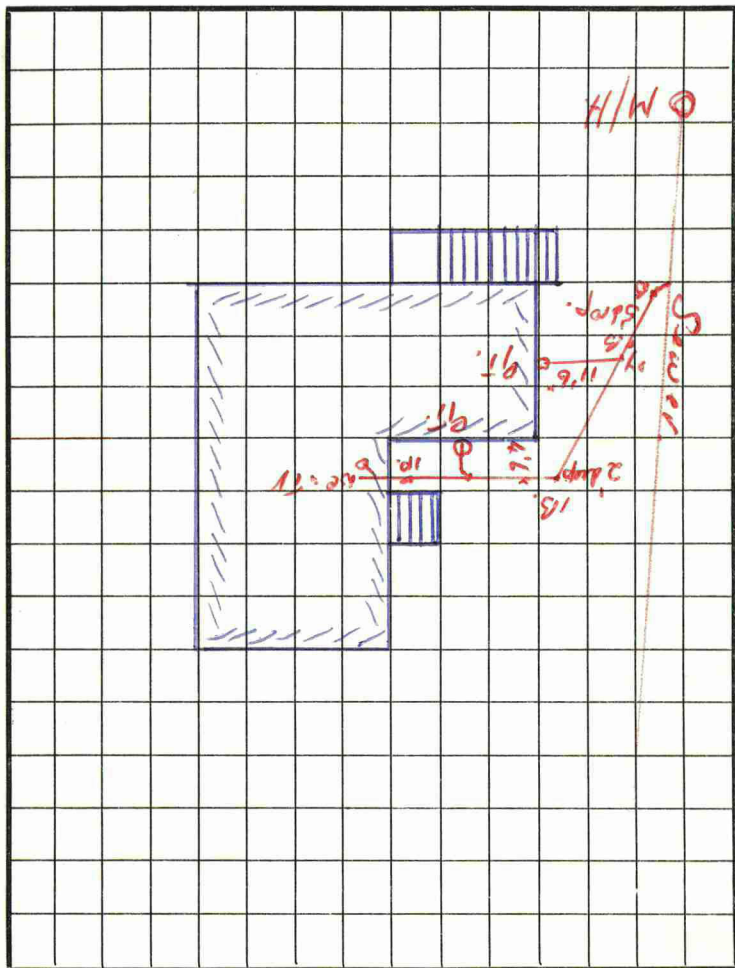
DRAIN TESTED 23. 11. 70 PLUMBING PASSED         

FALL AND DESCRIPTION Rear drainage. Inspection of  
5' drop to sewer.

          
Inspector.



# DRAINAGE PLAN SCALE



FRONTAGE

Anson Place.

# **BUILDING CONSENT**

**78250A**

**PROPERTY ID**

**022890**



**78250A**



# NEW PLYMOUTH DISTRICT COUNCIL

newplymouthnz.com

Code Compliance Certificate: 21854  
Section 95, Building Act 2004

Issued: 22Feb06

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## The Building

Street Address of building: 9 ANSON PLACE, NEW PLYMOUTH 4601  
Legal Description of land where building is located:  
LOT 24 DP 10192  
Current, lawfully established use:  
Year first constructed:

---

## The Owner

Name of owner: MRS Tania POLUTU  
Contact Person: DAVE THE PLUMBER  
Mailing Address: C/-DAVE THE PLUMBER  
10 STOKE STREET  
NEW PLYMOUTH 4601

Street address/registered office: 9 ANSON PLACE  
NEW PLYMOUTH 4601

Phone number: (Bus.)  
(Pvt.)

Facsimile number:

Email address:

Website:

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

---

## Building Work

Building Consent number: 78250  
Issued by: New Plymouth District Council

---

## Code Compliance

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

Building Consent number: 78250

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

---

**Council Charges**

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

---

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

**1: CODE COMPLIANCE CERTIFICATE**



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Signature

**Senior Building Consents Officer**

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**Position**

**On behalf of: New Plymouth District Council**

**Date: 22 Feb 2006**

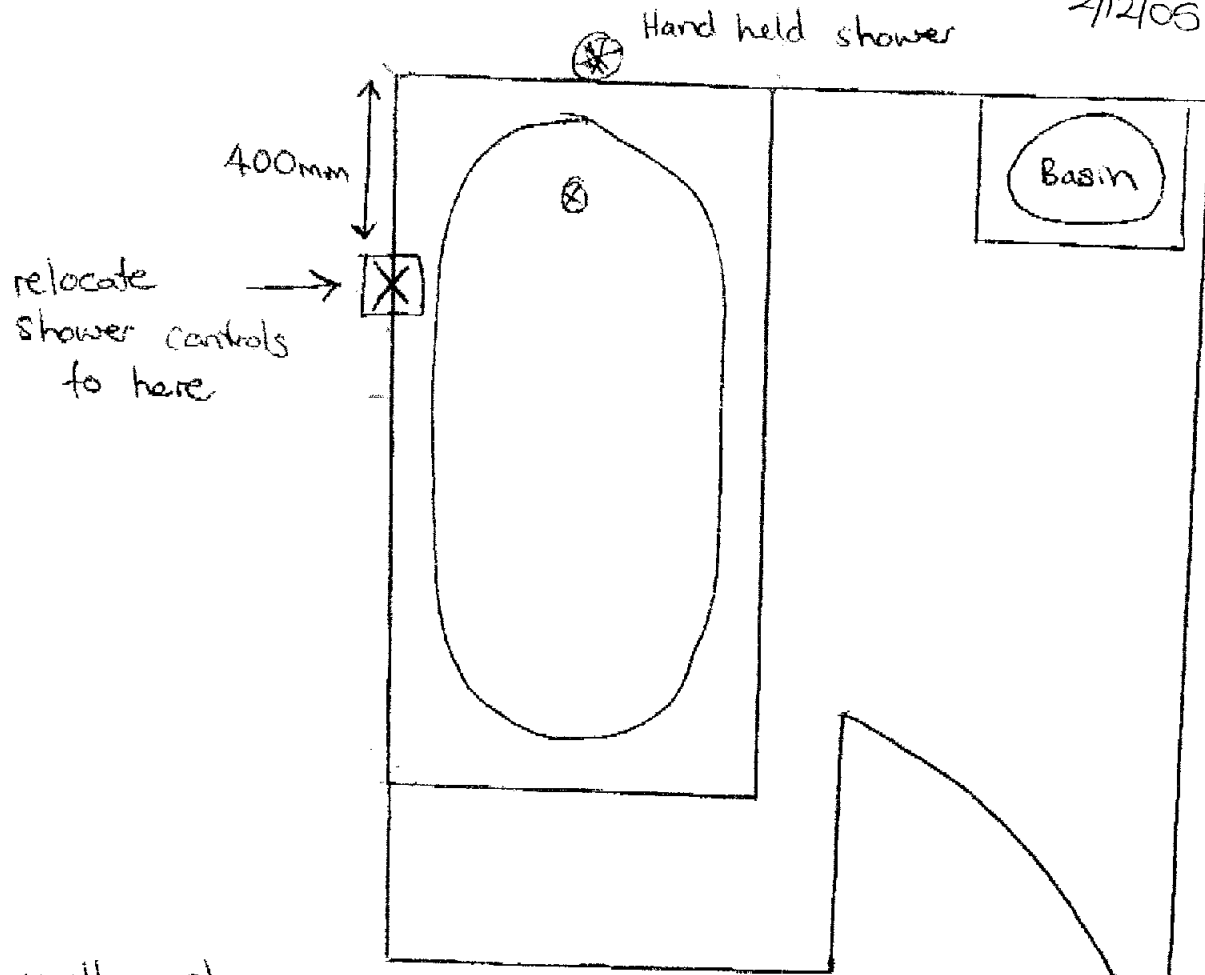
Mr Polutu  
9 Anson Pl  
New Plymouth  
7535406

Smoke detectors  
are required as  
part of this project


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: 21/12/05


78249 / 78250

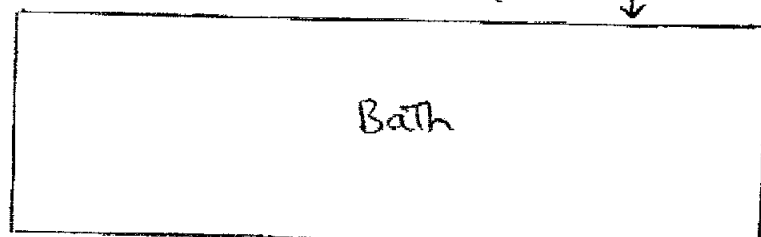
2/12/05



Currently shower  
controls are located  
at top of hand  
held shower unit.

relocate shower  
controls to here →  400mm  
400mm ↓

 Hand held  
shower



side on view

\* Not drawn to scale \*

POWERED BY



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move.

## darrell paterson

OWNER & SALESPERSON

📞 027 493 7134  
✉️ [darrell@bestmove.co.nz](mailto:darrell@bestmove.co.nz)  
🌐 [bestmove.co.nz](http://bestmove.co.nz)

## riley blair

SALES ASSOCIATE TO DARRELL PATERSON

📞 027 441 6308  
✉️ [riley@bestmove.co.nz](mailto:riley@bestmove.co.nz)  
🌐 [bestmove.co.nz](http://bestmove.co.nz)