

89 AA

BUILDING CONSENT

88539P

PROPERTY ID

097436



88539P



NEW PLYMOUTH
DISTRICT COUNCIL
newplymouthnz.com



Building Consent Amendment

Building Act 2004

1. Project reference

1a. Building consent number **BC 88539**

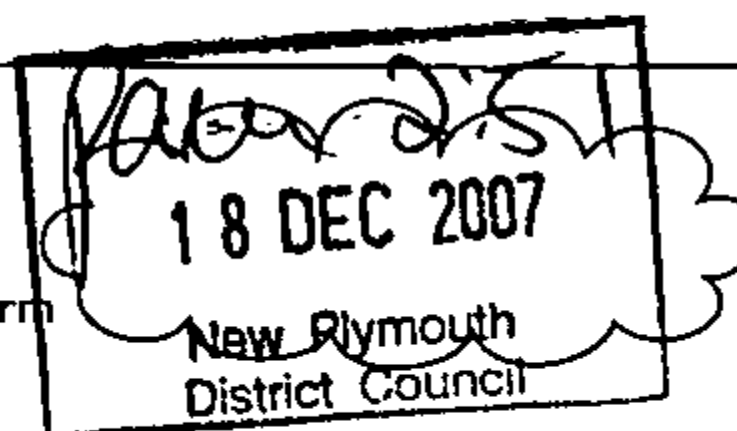
1b. Site address **Weld Road (Cnr)
Oakura**

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

A2-1		As built window change
A3-1		
A3-2		

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]

Signature

18/12/07

Date

Francine Gulliver

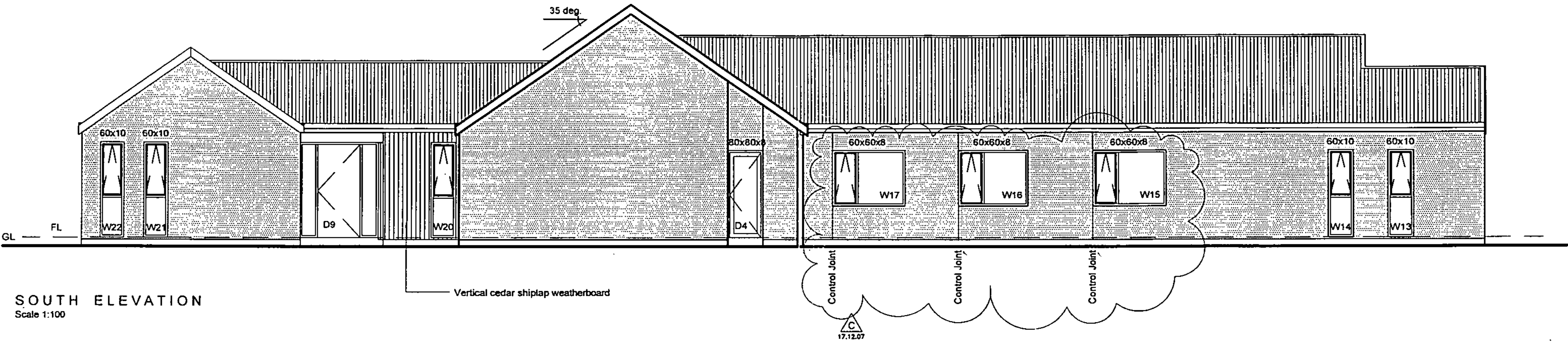
Name (print clearly)

Office use only

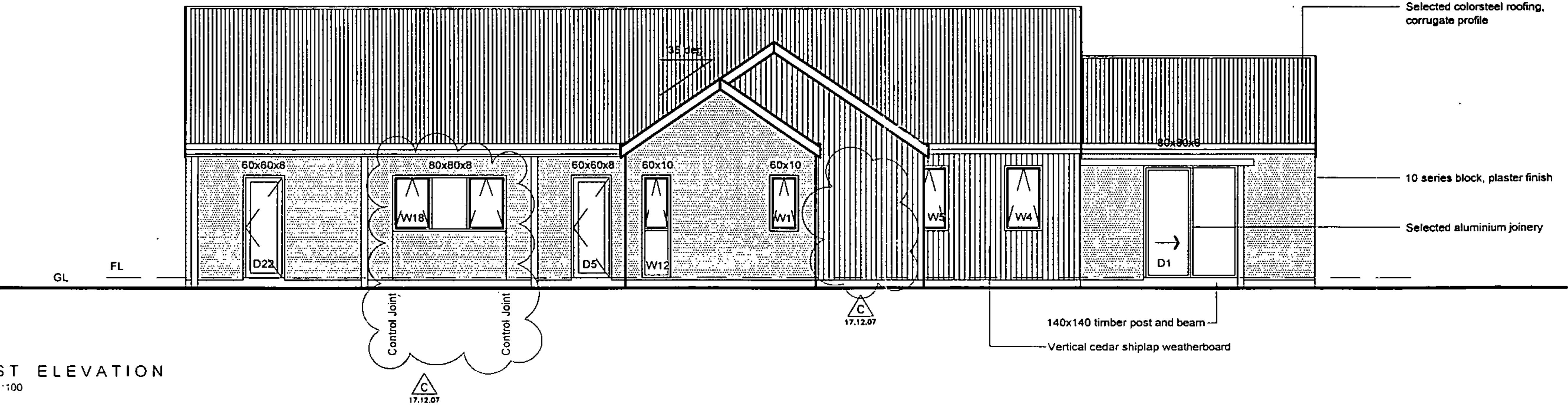
Approved	Refused
PIM Co-ordinator	
Building Engineer	
<i>[Signature]</i> 18-12-07	

Comments:

PTO



SOUTH ELEVATION
Scale 1:100



EAST ELEVATION
Scale 1:100

C	As Built W18 removed Control joints added	17.12.07
B	D1 moved	29.04.07
A	Elevations amended	13.03.07

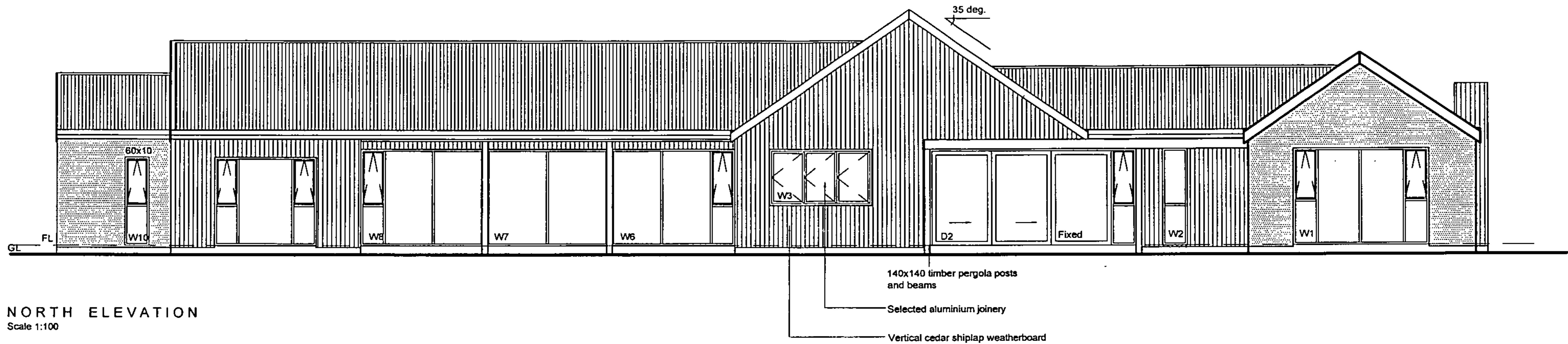
REVISION:

JOB TITLE:
New Residence for
Richard & Sue Dyson
Weld Road,
Oakura

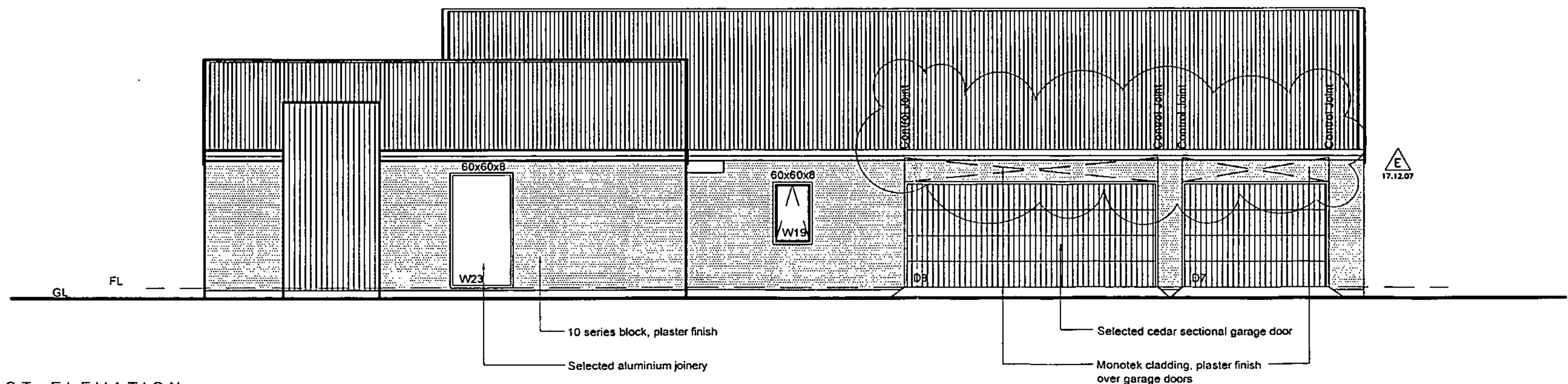
4 site DESIGN

Ph.: (06) 769 5524 Fax: (06) 769 5525
Mob.: 027 2100 564
Email: paul@4sitedesign.co.nz
PO Box 589 52 Gover Street
New Plymouth

SCALE: 1:100
DRAWN: P. Russell
CHECKED: -
DATE: October 2008
JOB No.: 4128 REVISION: C
SHEET No.: A3-1



NORTH ELEVATION
Scale 1:100



WEST ELEVATION
Scale 1:100

REVISION		
E	AS-BUILT Control Joints added	17.12.07
D	Pergola amended	11.05.07
C	Chimney position altered	28.04.07
B	Elevations amended	13.03.07
A	Window changed	12.12.06

REVISION :

JOB TITLE :
New Residence for
Richard & Sue Dyson
Weld Road,
Oakura

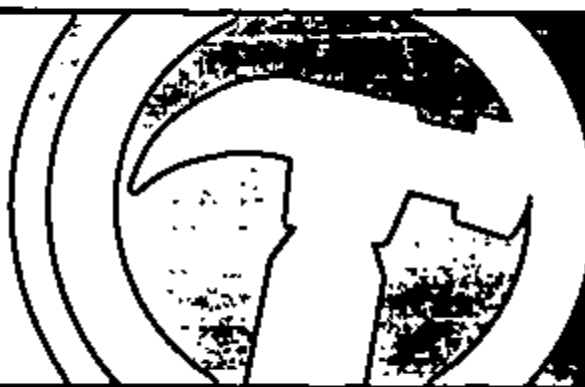


Ph : (06) 769 5524 Fax : (06) 769 5525
Mob : 027 2100 554
Email : paul@4sitedesign.co.nz
PO Box 569 52 Gover Street
New Plymouth

SCALE : 1:100
DRAWN : P. Russell
CHECKED : -
DATE : October 2008
JOB No. : 4128 REVISION : E
SHEET No. : A3-2



NEW PLYMOUTH
DISTRICT COUNCIL
newplymouthnz.com



Building Consent Amendment

Building Act 2004

1. Project reference

Ia. Building consent number 88539 **AMENDMENT**

Ib. Site address 274 Lower Weld Road **02 - 220807**
Oakura

Ic. 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

<u>A6-7</u>		<u>Fire details</u>

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 [Signature] Date 21.8.07

Name (print clearly) Francine Culliver

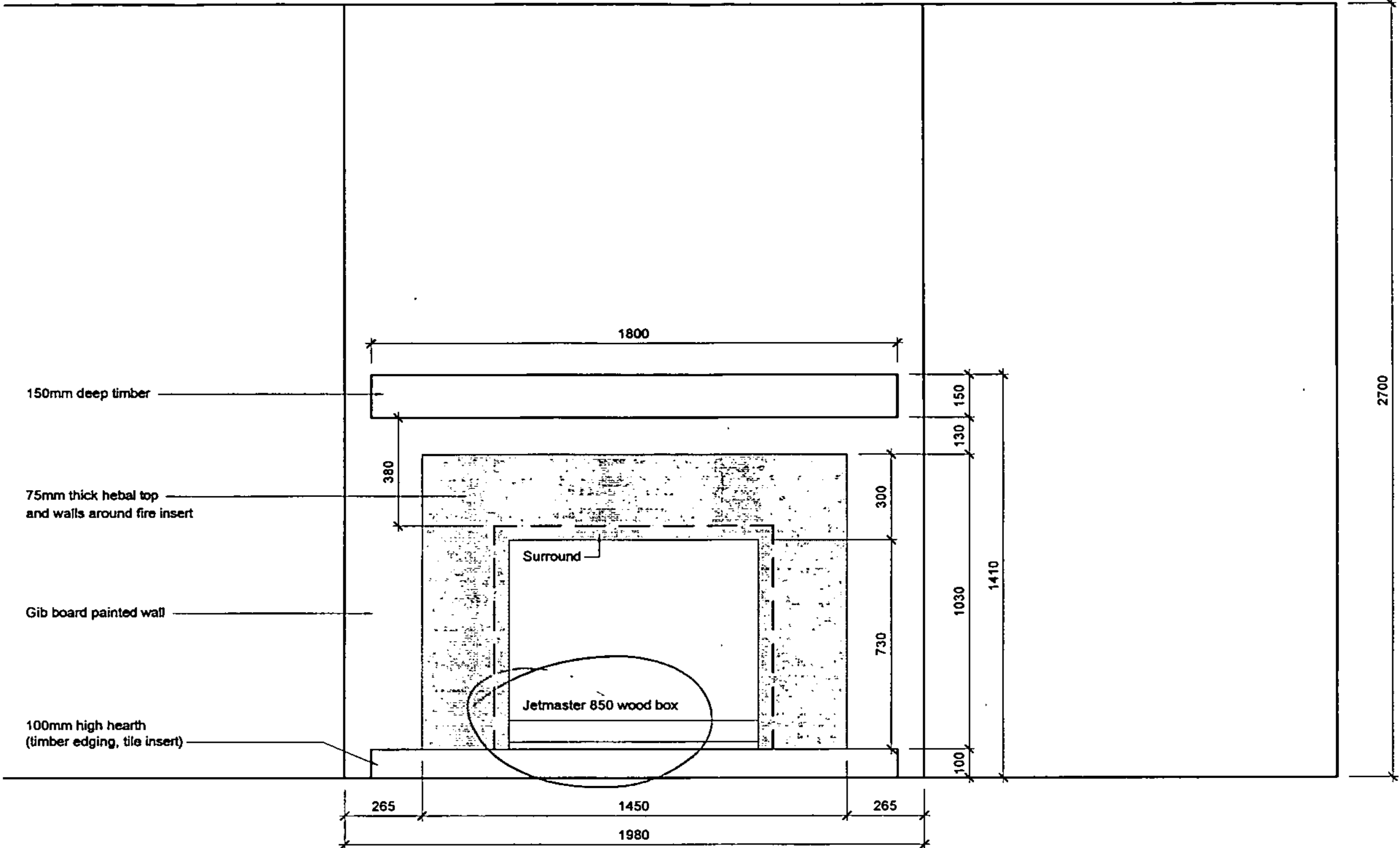
Office use only

Approved	Refused
PIM Co-ordinator	
Building	
<u>[Signature]</u> <u>22-8-07</u>	
Engineer	

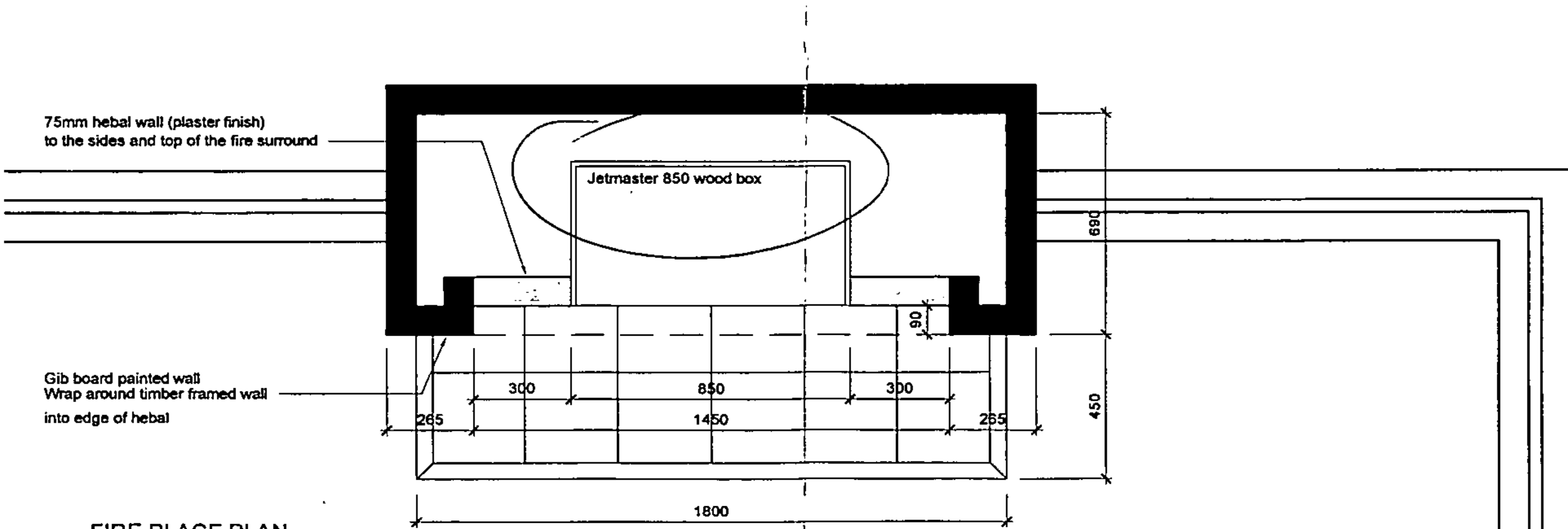
Comments:

PTO

Liardet Street, Private Bag 2025, New Plymouth 4310, NZ. Telephone (06) 759 6060, Facsimile (06) 759 6072, Email enquiries@npdc.govt.nz, Website www.newplymouthnz.com



FIRE PLACE ELEVATION
Scale 1:20



FIRE PLACE PLAN
Scale 1:20

AMENDMENT
02 220807

B	Fire recess altered	21 08 07
A	Fire type altered	14 08 07

REVISION :

JOB TITLE :
New Residence for
Richard & Sue Dyson
Weld Road,
Oakura



Ph. : (06) 769 5524 Fax : (06) 769 5525
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New Plymouth

SCALE : 1:20
DRAWN : P. Rust
CHECKED :
DATE : June 2007
JOB No. : 4128 REVISION : B
SHEET No. : A6-7

4 SEASONS NEW PLYMOUTH LTD.



AMENDMENT

2.TW.1A

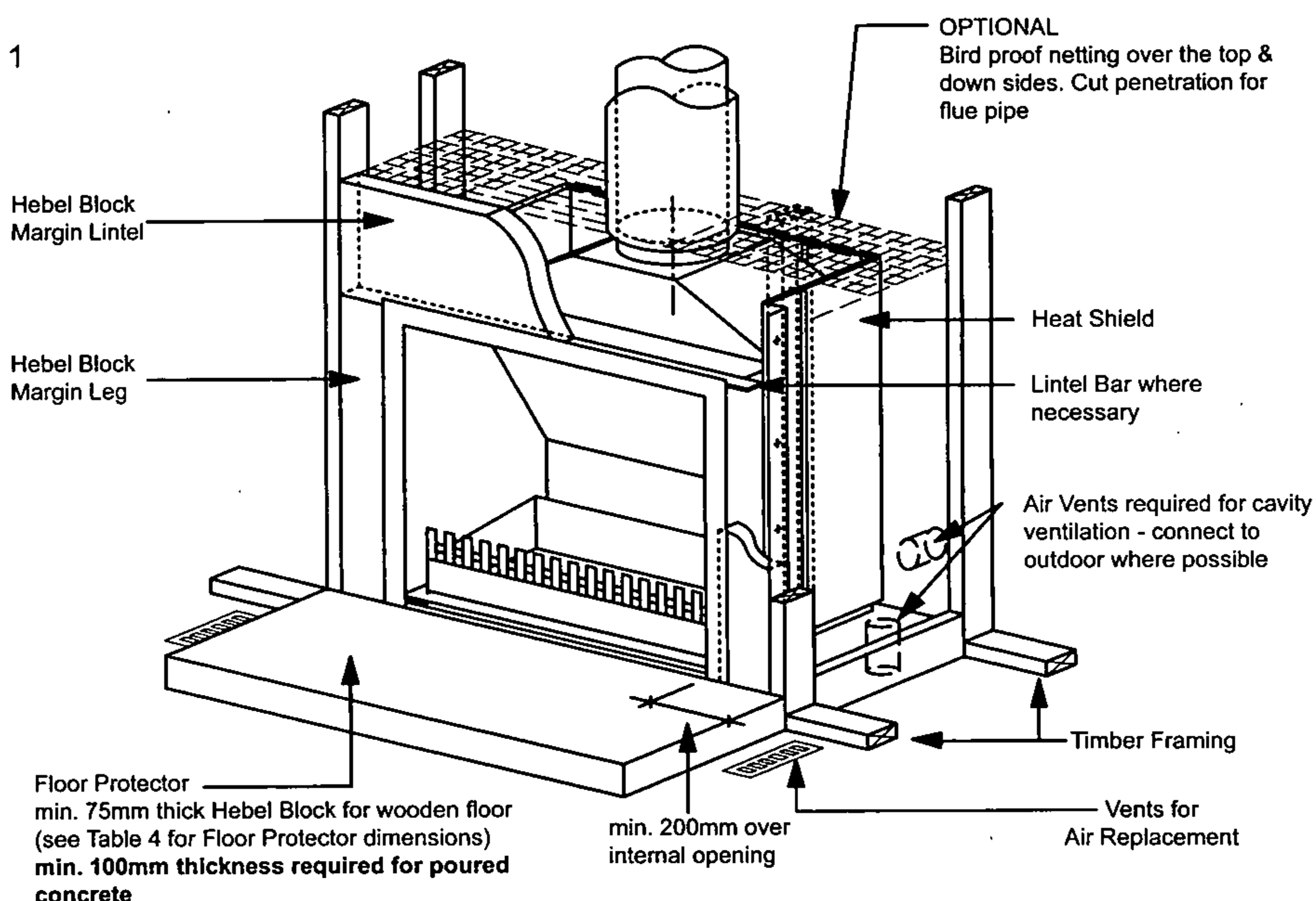
02 - 220807

The Fireplace LTD

TYPICAL JETMASTER IN-BUILT TIMBER FRAME INSTALLATION INSTRUCTIONS - WOOD -

Due to continued product improvement, The Fireplace Ltd reserves the right to change product specifications without prior notification

Fig. 1



ALL INSTRUCTIONS TO COMPLY WITH AS/NZS2918:2001

IMPORTANT: Read all instructions carefully before starting installation. Failure to follow these instructions may result in a fire hazard and will void the warranty.
The flue system must be cleaned every 12 months

• **Auckland**
• **Hamilton**
• **Wellington**
• **Christchurch**
• **Dunedin**

12 Tawari St., Mt. Eden
Cnr Alexandra & Hood St.
133 Thorndon Quay
54 Mandeville St.
477 Princes St.

Ph: 09 623 6990
Ph: 07 839 7146
Ph: 04 473 7207
Ph: 03 348 8011
Ph: 03 479 0041

Fax: 09 623 6994
Fax: 07 839 7143
Fax: 04 473 7213
Fax: 03 348 8023
Fax: 03 479 0042

www.thefireplace.co.nz

email: sales@fireplace.co.nz

code: 018 - 02/05

02 - 220807

JETMASTER WOOD BOX DIMENSIONS

2.TW.1B

Table 1

MODEL	A	A1	B	C	D	E	F	Y	Off-set Gather
440	440	540	320	610	200/300	150	590	315**	-
500	500	600	350	650	200/300	200	630	325**	-
600	600	700	350	650	200/300	200	630	330**	-
600 L	600	700	350	600	200/300	200	580	330**	-
700 SH	700	800	350	650	200/300	200	630	340**	-
700 SH L	700	800	350	600	200/300	200	580	340**	-
700 D	700	800	400	700	225/325	200	680	295	395
850	850	950	450	750	250/350	220	730	322	422
850 L	850	950	450	700	250/350	220	680	322	422
1050	1050	1150	500	800	300/400	240	780	345	445
1050 LL	1050	1150	500	700	300/400	240	680	345	445
1200 *	1200	1300	600	1020	400/500	400	1000	435	-
1500 *	1500	1600	600	1020	450/500	410	1000	435	-

* Refer to separate detail drawing

** Standard Offset Gather required

Fig. 2

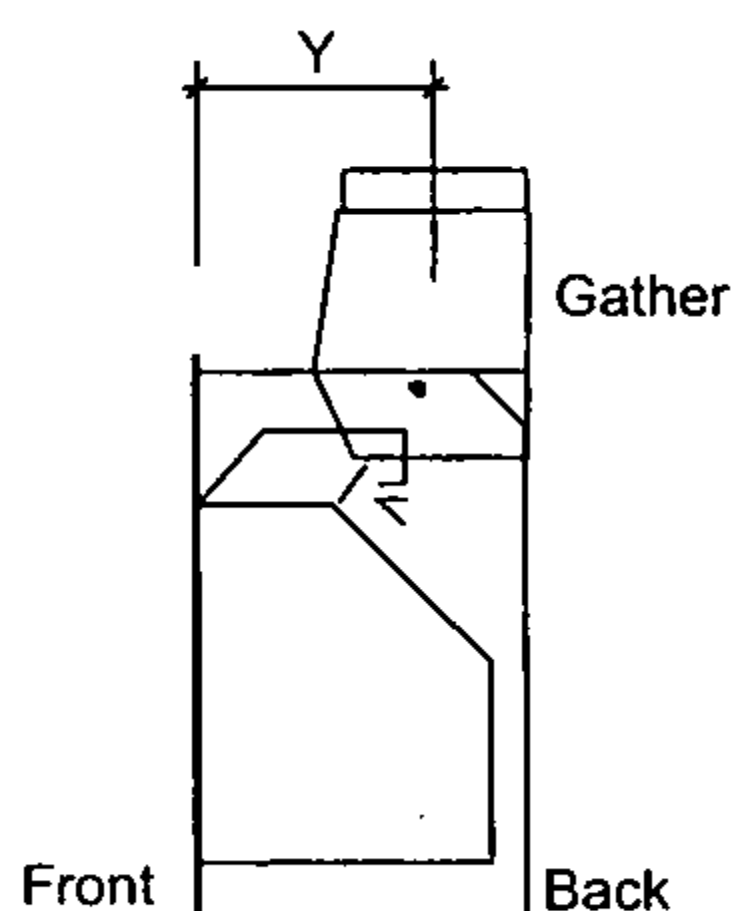
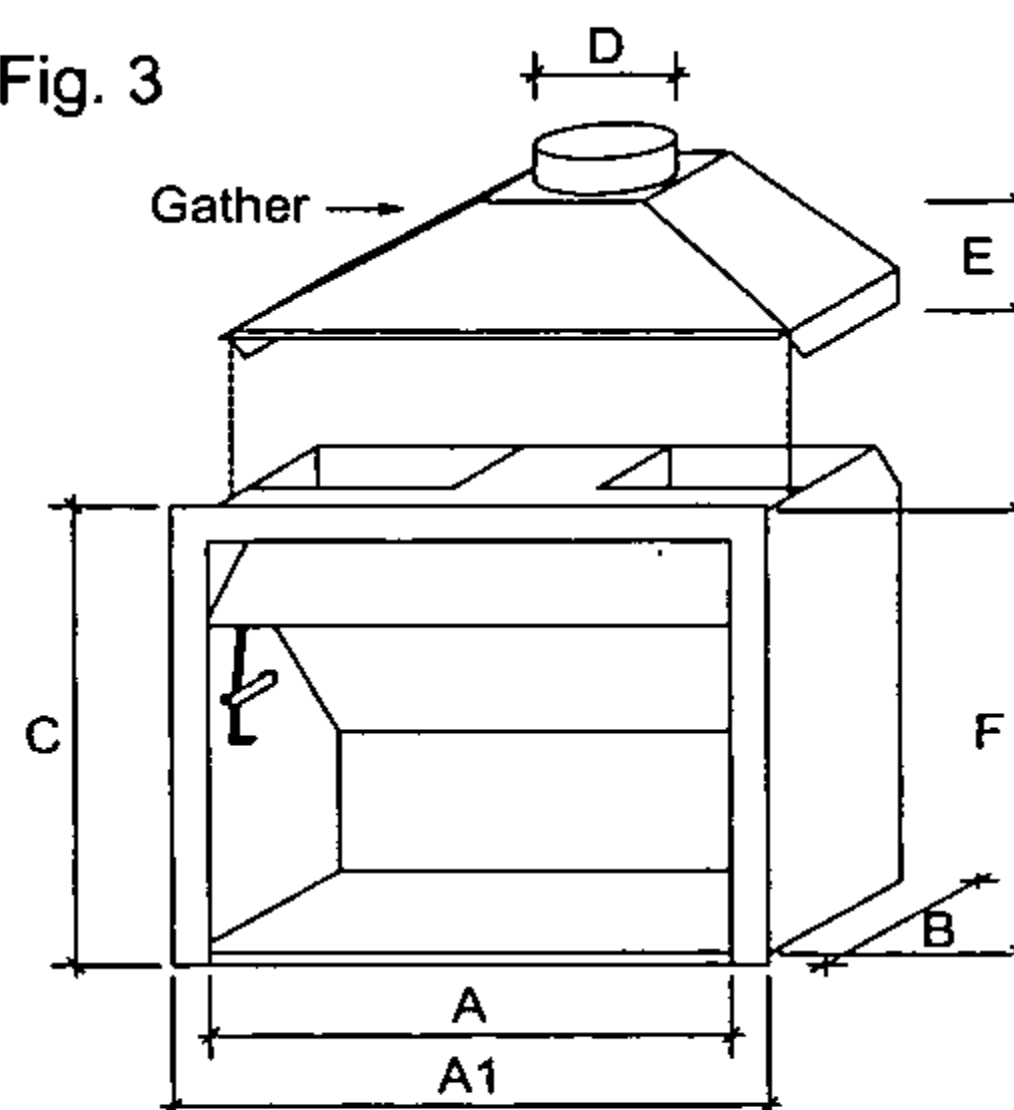


Fig. 3

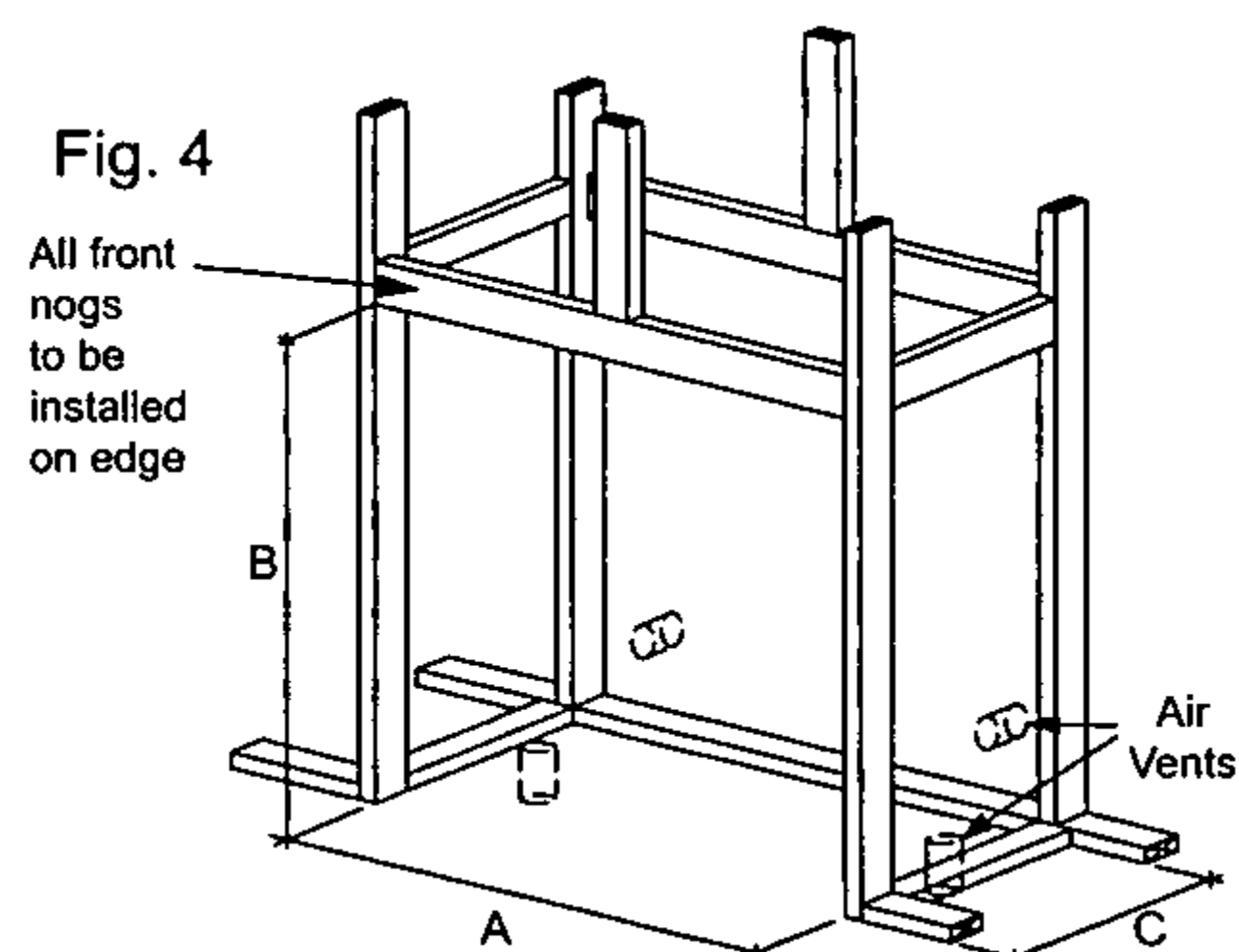


TRIM OUT DIMENSIONS

Table 2

MODEL	A	B	C
440U	960 *	1200	525
500U	960 *	1200	525
600U/LOW/SH	960 *	1200	525
700 LOW/SH	960	1200	525
700D	960	1200	525
850U/LOW	1110	1200	560
1050U	1310	1350	610
1200	1500	1620	785
1500	1800	1620	810

Fig. 4



(*) Measurement may be reduced on request if needed. Please consult The Fireplace Ltd or your nearest agent.

Please note that these dimensions (based on Hebel Block margins) are the absolute minimum sizes - widths (A & C) maybe increased if desired.

It is important to ensure the Jetmaster firebox is seated on top of the finished floor protector level.

AMENDMENT

MARGIN SET

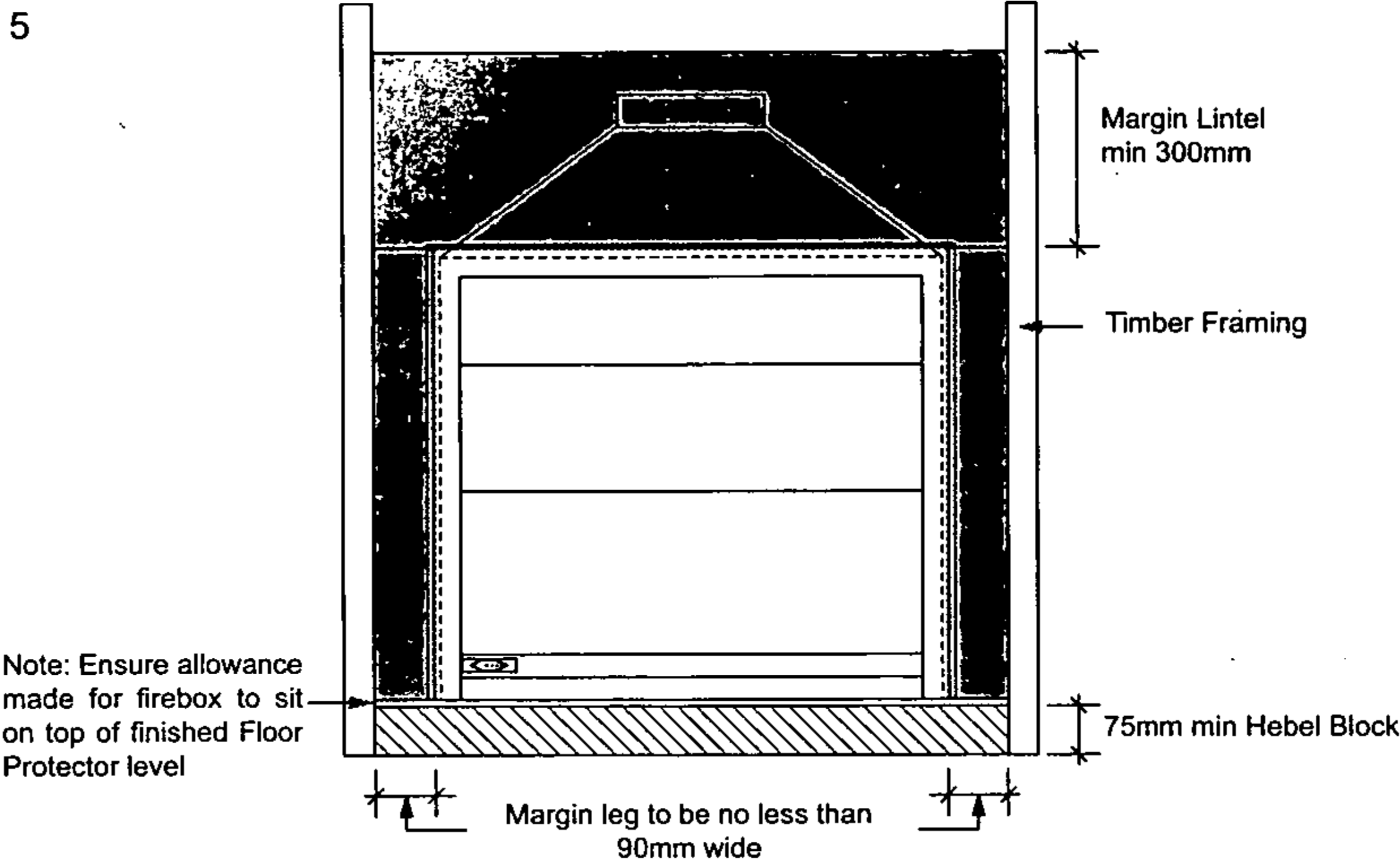
02 _ 220807 2.TW.1C

All Hebel Block margins have been made to fit firebox timber frame trim out dimensions (see Table 2). Suggested method to cut Hebel Block - skill saw fitted with masonry blade. Under no circumstance is the width of the vertical margin legs to be less than 90mm and the height of the margin lintel to be less than 300mm (see Fig 5).

Where an internal wall board finish is required around the fire, ensure allowance is made to place non-combustible internal wall lining (eg: Promina, Supalux, Eterpan) to cover the extent of the Hebel panel surround (shown shaded). Directly touching the firebox with any board or plaster finish will cause cracking from heat expansion. Allow 2mm minimum space away from the firebox.

Bond Hebel Block together using appropriate adhesive eg: Gorilla Grip or similar (non-solvent based) & secure with screws for added strength

Fig. 5



METAL HEAT SHIELD

Fig. 6

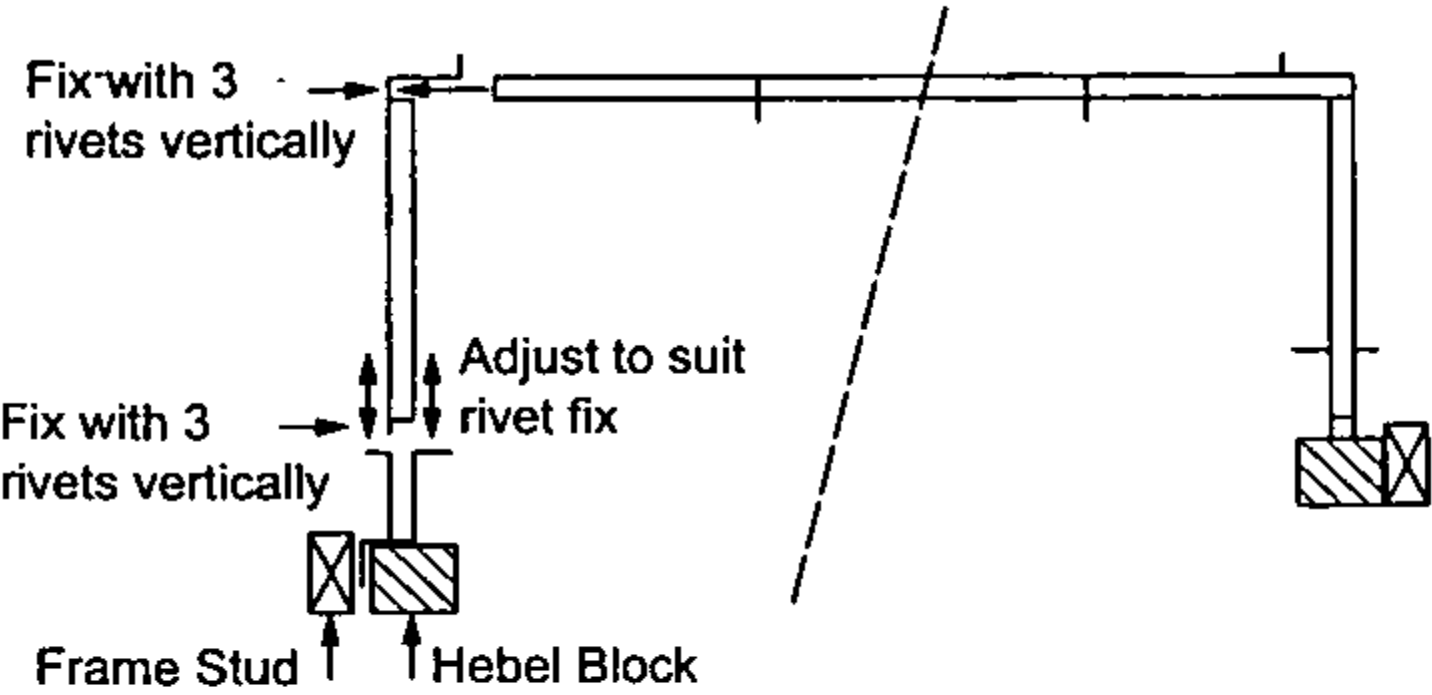
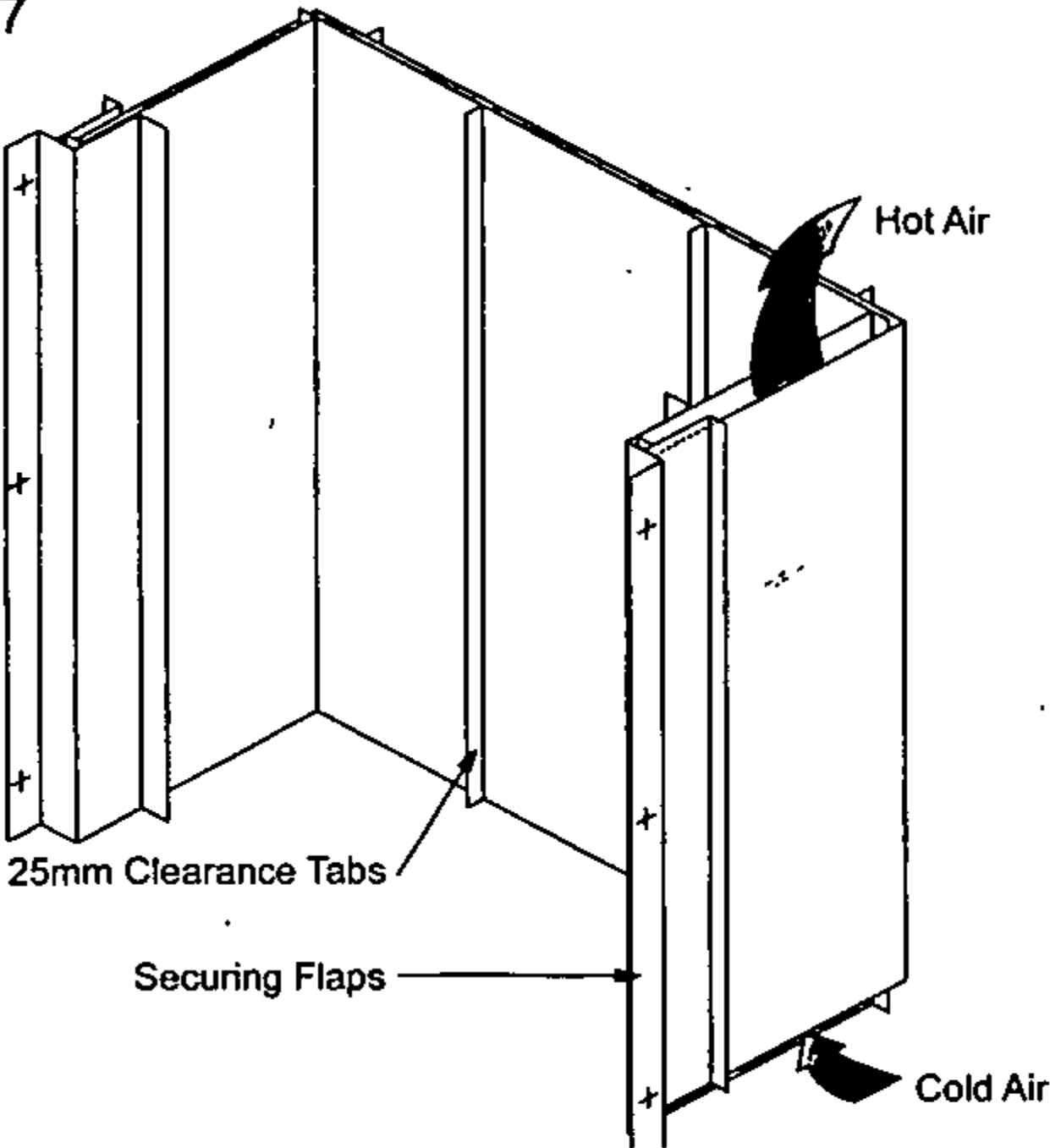


Fig. 7



AMENDMENT

CAVITY / FRAMING PREPARATION

02 - 220807 (2.TW.1D)

Refer to the minimum framing dimensions as per table 2. Allow a temporary lintel height (see table 2 'B') from the finished floor protector level until the firebox and flue system is installed. Install front nogs on edge to increase chimney chase dimension.

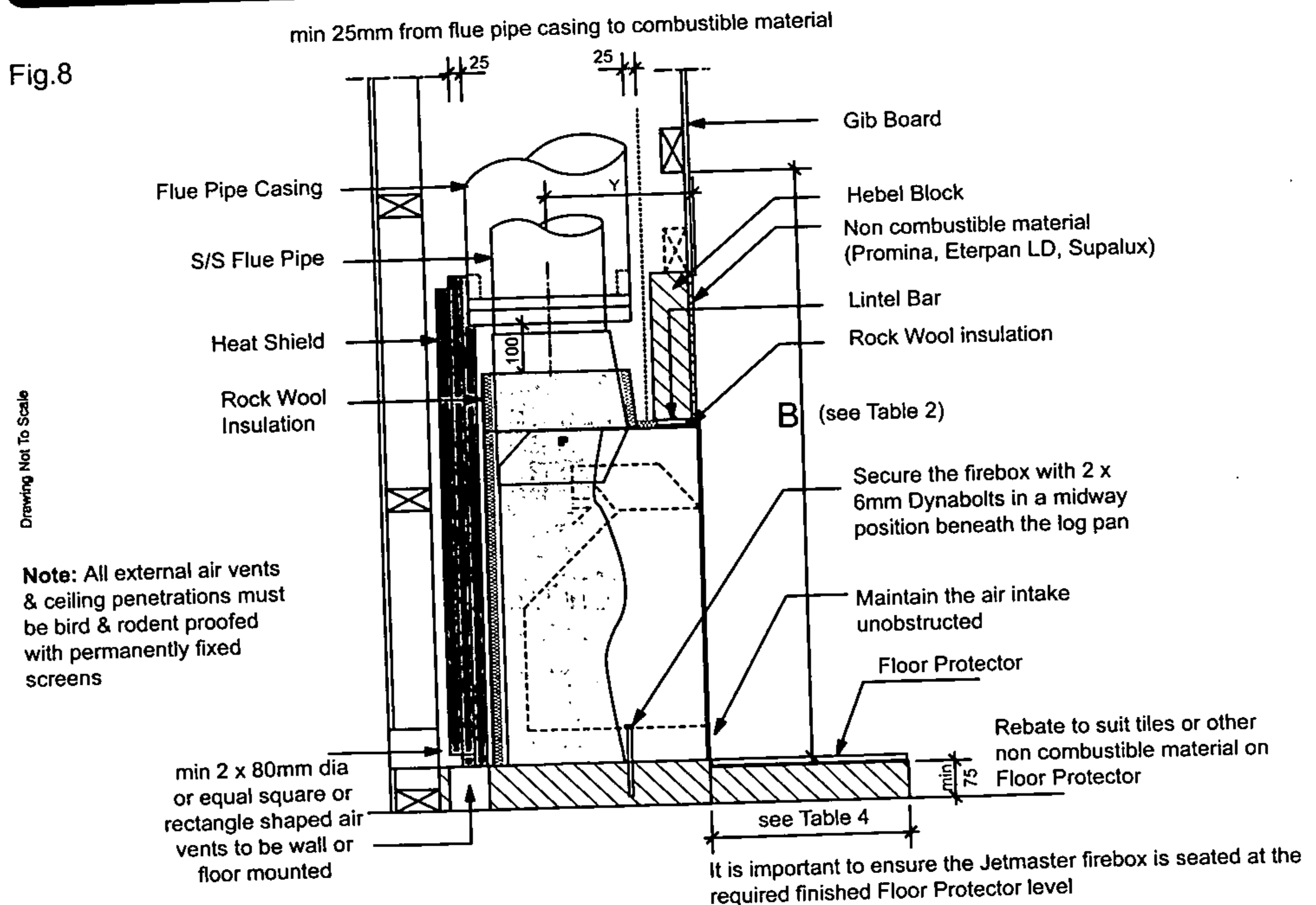
Ensure suitable air vents (2 x 80mm diameter or equivalent) in place to vent firebox space - these maybe located in the floor or in the side wall space. Ensure vents must be bird and vermin proofed.

Note: Wood Installations can be converted to Gas at a later date. Consider running a gas supply to firebox cavity at the time of construction.

FIREBOX INSTALLATION

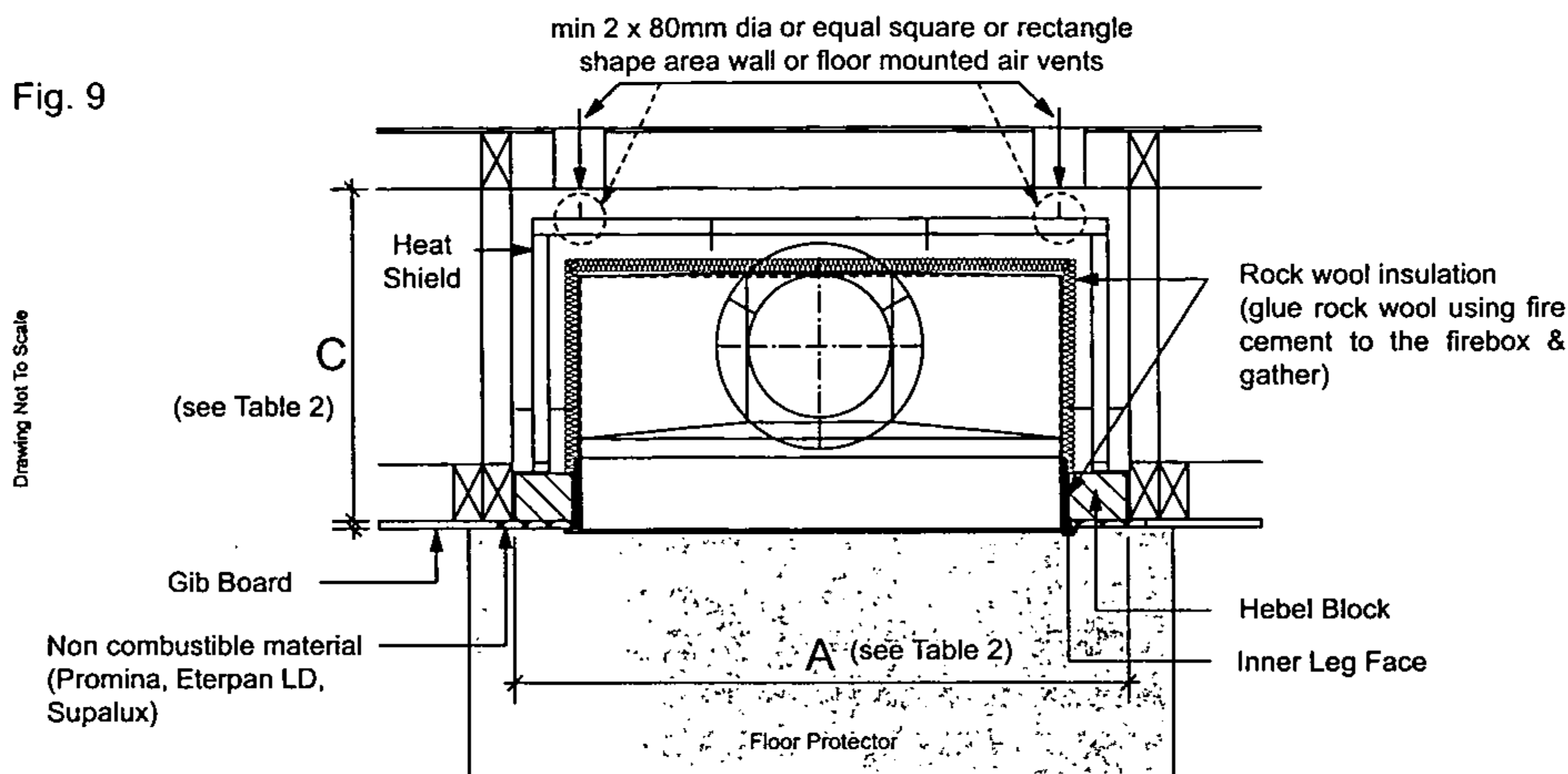
1. All dimensions shown for the framing trim out and metal heat shields, are based on a maximum frontal clearance between the timber framing and the rear of the firebox fascia, **being not more than 15mm.**
2. Locate floor protector in trim out cavity. If on a concrete floor, suggest a mortar screed to the underside of the floor protector. If on a wooden floor, screw or dynabolt in place.
3. Locate stud openings on both sides.
4. Position and ensure a strip of glass rock wool insulation is between the inner hebel leg face and the firebox. Nail through stud into hebel leg to secure in place.
5. Locate and position firebox, fit and seal gather in cavity (refer to Cross Section). Earthquake restraints may be positioned by drilling through firebox into the floor protector, in a position midway beneath the log pan. Two 6mm dynabolts or similar will suffice. Do not over tighten and deform firebox.
6. Attach rock wool to the sides & back of the firebox and gather. **DO NOT BLOCK OFF** the air entry between the inner flue pipe and flue pipe casing or the air circulation between the vent holes in the cavity.
7. Once the flue system is installed, place a minimum 300mm hebel block over the top of the firebox (see Fig. 8). **Ensure the hebel block does not rest on top of the firebox.** A Lintel Bar may be required.

CROSS SECTION



PLAN**2.TW.1E**

Fig. 9

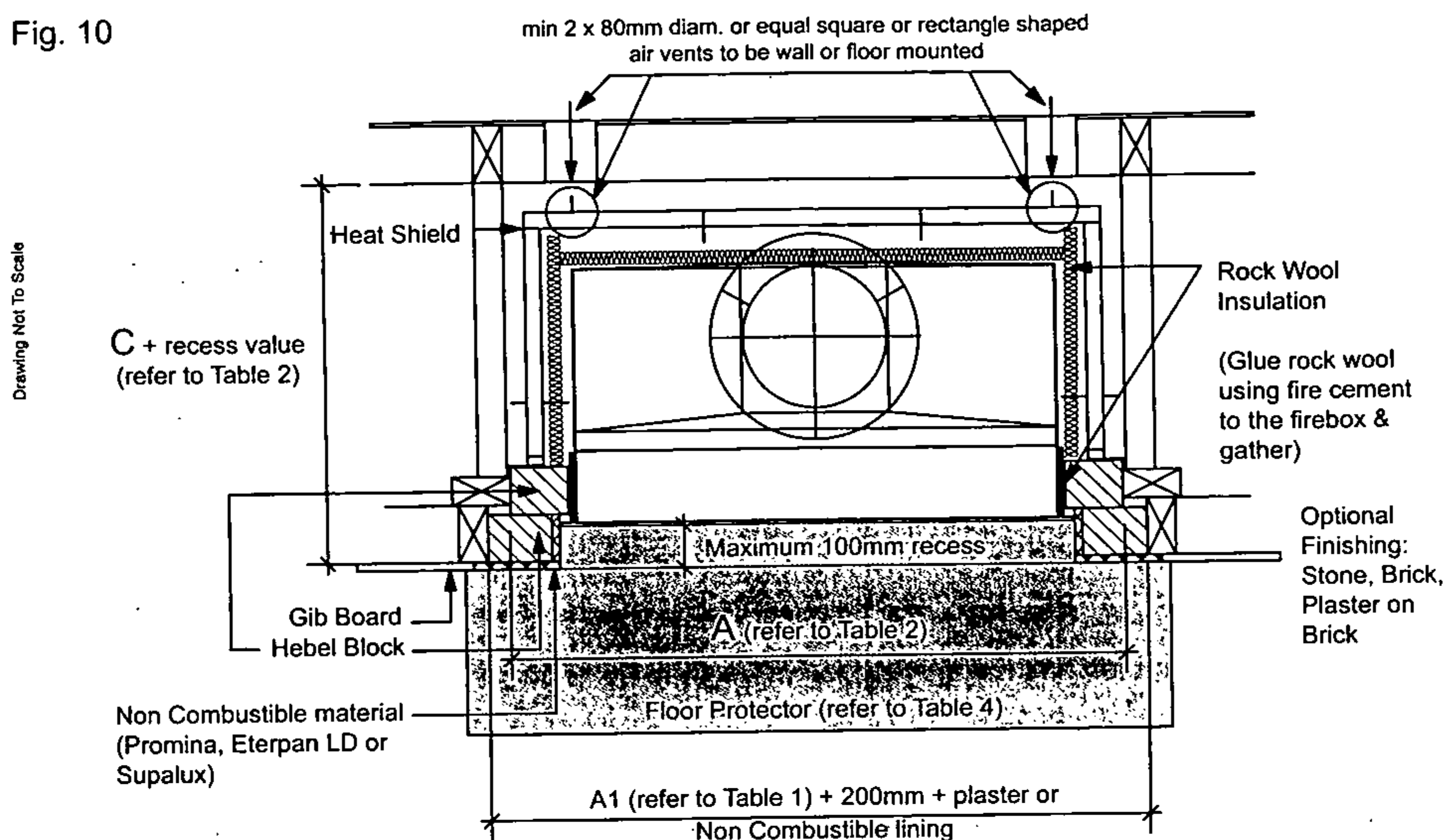
**FLUE INSTALLATION**

1. Install first length of flue pipe crimped end down, inside gather collar. Rivet flue pipe in 3 places around gather collar. Place bottom flue spider bracket around gather flue pipe collar, secure in position by tightening up coach bolt/screw (supplied).
2. Install second length of the flue pipe crimped end down and fix by riveting in at least 3 places around the flue pipe joint.
3. Install first length of the flue pipe casing by positioning on installed bottom flue spider bracket crimped end up.
4. Position flue spacer at the flue pipe joint.
5. Repeat steps 1 - 4 to the required flue height. As per AS/NZS2918:2001 4.9.1
 - a. "the flue pipe shall extend not less than 4.6m above the top floor protector".
 - b. "the minimum height of the flue system within 3m distance from the highest point of the roof shall be 600mm above that point".
 - c. "the minimum height of a flue system further than 3m from the highest point of the roof shall be" a minimum "1000mm above roof penetration".
 - d. "no part of any building lies in or above a circular area described by a horizontal radius of 3m about the flue system exit".
6. The last length of flue pipe needs to extend past the flue pipe casing by at least 150mm or flush with the top of the casing cover spigot when fitted - sizing/measuring and cutting down should be carried out prior to the flue pipe casing being fitted over the flue pipe.
7. Before fitting casing cover, place the spider in opposition with the spider post facing down between the flue pipe and flue pipe casing. Secure spider in position. Place the casing cover over the flue pipe, press down firmly onto the spider. Check airway around the casing cover is clear, then secure in position using three stainless steel rivets.
8. Fit cowl to top of flue - DO NOT RIVET IN POSITION. In high wind areas, it is recommended that the cowl be secured in position with a stainless steel self tapping screw, this will enable the cowl to be removed for cleaning. Discuss Bird Proofing needs with your installer. N.B. in extreme wind areas it may be necessary to consult The Fireplace Ltd or your local agent for further technical assistance Ph: 0800 843 3473.
9. If flue is concealed in a chase, allow for air vents (2 x 80mm diam. or equivalent) at the highest possible point on the chimney chase or alternatively, allow a min 25mm air space between the casing cover spigot and the outer casing. Refer to Figure 12, 13, 14.

PLAN - RECESS DETAIL

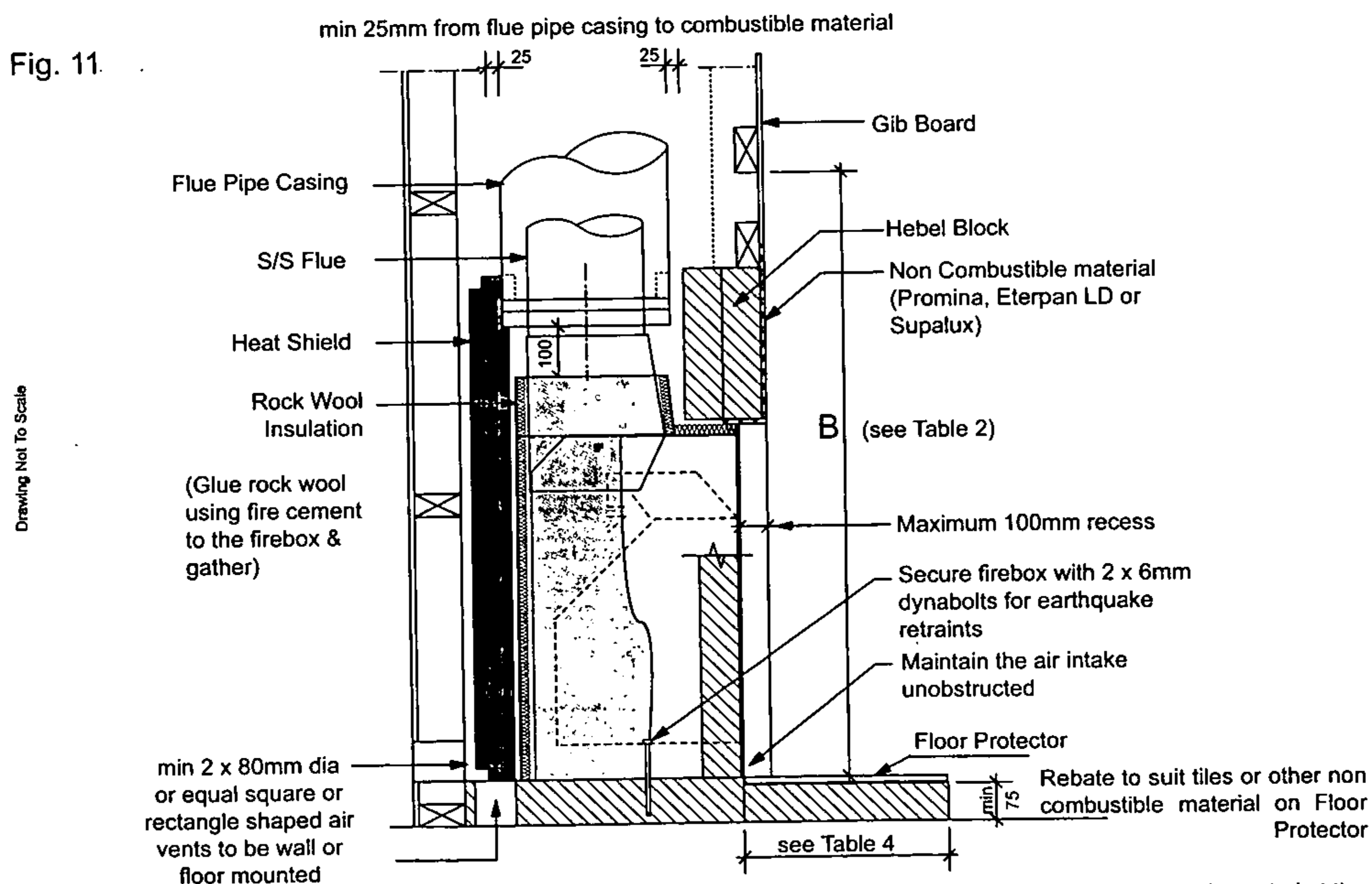
Note: Fig. 10 & Fig. 11 refers to installations where the firebox is recessed. **Maximum recess = 100mm**

Fig. 10



CROSS SECTION - RECESS DETAIL

Fig. 11.



Note: All external air vents & ceiling penetrations must be bird & rodent proofed with permanently fixed screen

It is important to ensure the Jetmaster firebox is seated at the required finished Floor Protector level

AMENDMENT

2.TW.1G

CHIMNEY CHASE AIR VENTILATION

02 - 220807

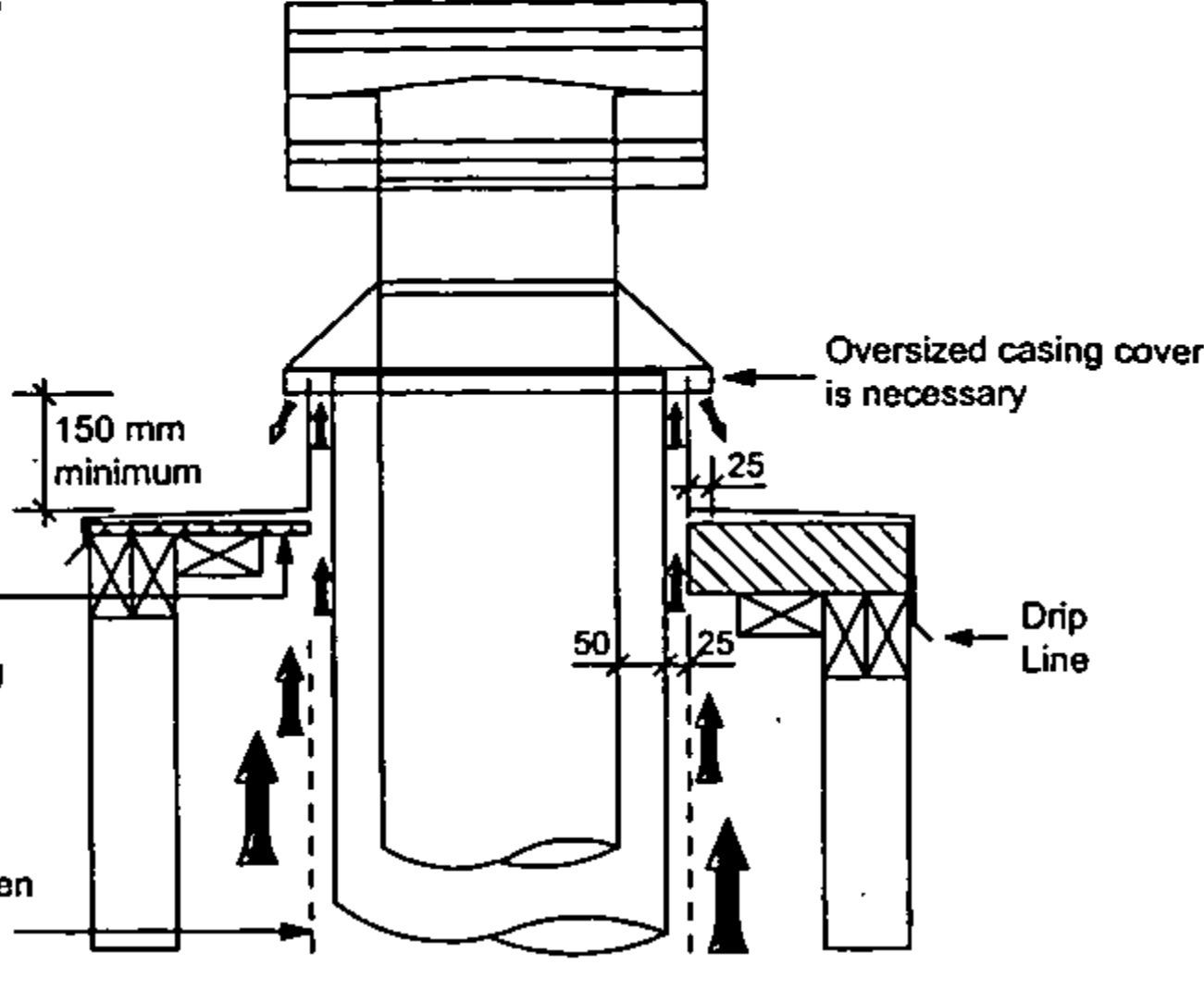
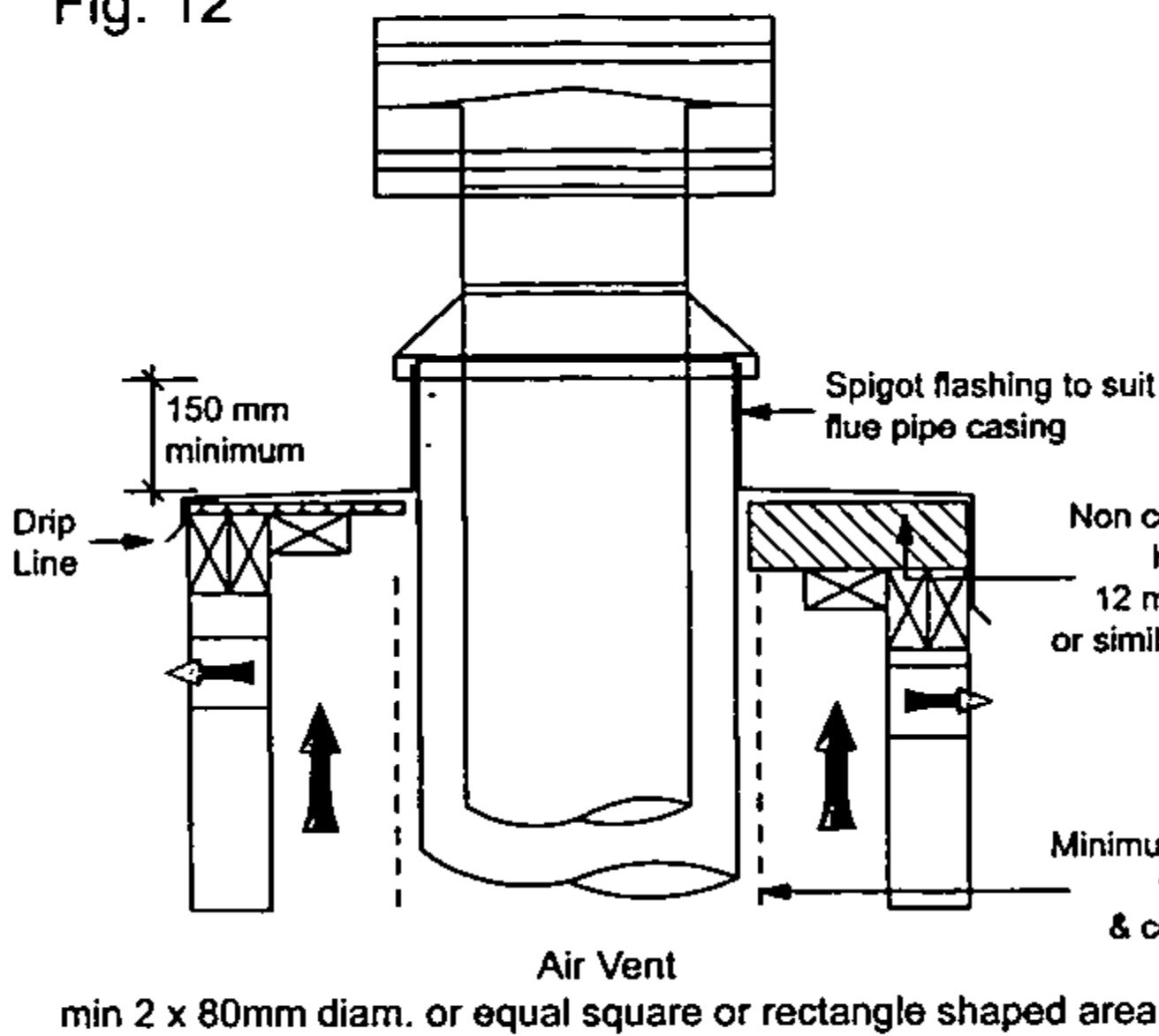
Air Ventilation Through Chimney Chase

Air Ventilation Through Top Flashing

Fig. 12

Fig. 13

Drawings Not To Scale



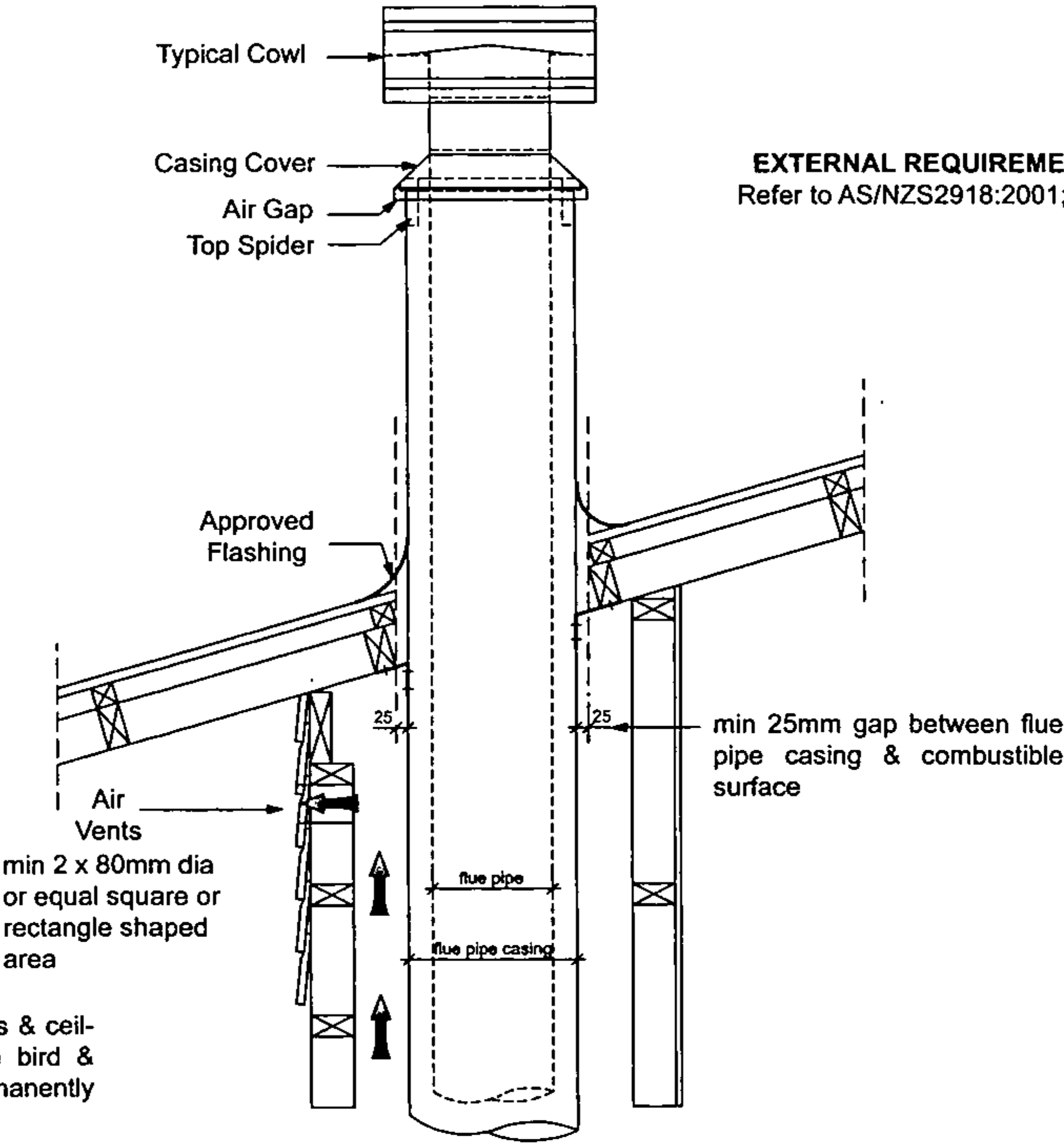
- Promina Board or similar
- Hebel Block

Note: All external air vents & ceiling penetrations must be bird & rodent proofed with permanently fixed screens

FLUE PENETRATION

Fig. 14

Drawing Not To Scale



EXTERNAL REQUIREMENTS
Refer to AS/NZS2918:2001; 4.9.1

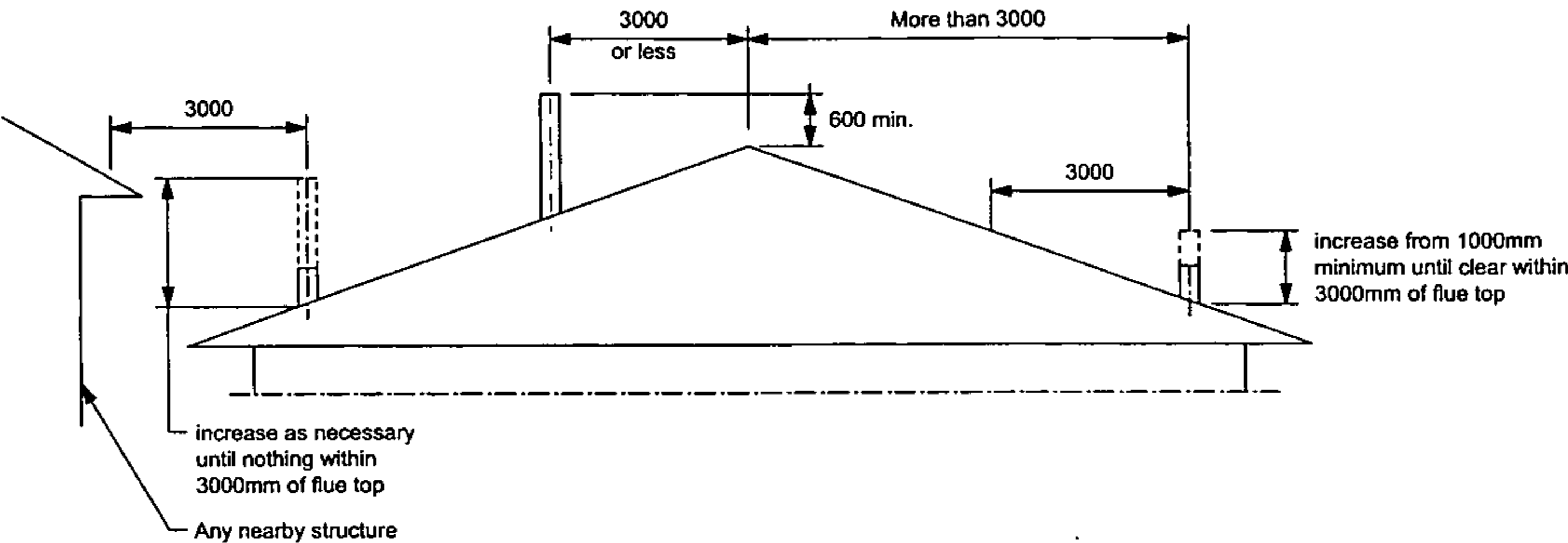
Note: All external air vents & ceiling penetrations must be bird & rodent proofed with permanently fixed screens

MINIMUM HEIGHT OF FLUE SYSTEM EXIT

2.TW.1H

As per AS/NZS 2918:2001 4.9.1 Fig 4.9

Fig. 15



CHIMNEY CHASE MINIMUM TRIM OUT

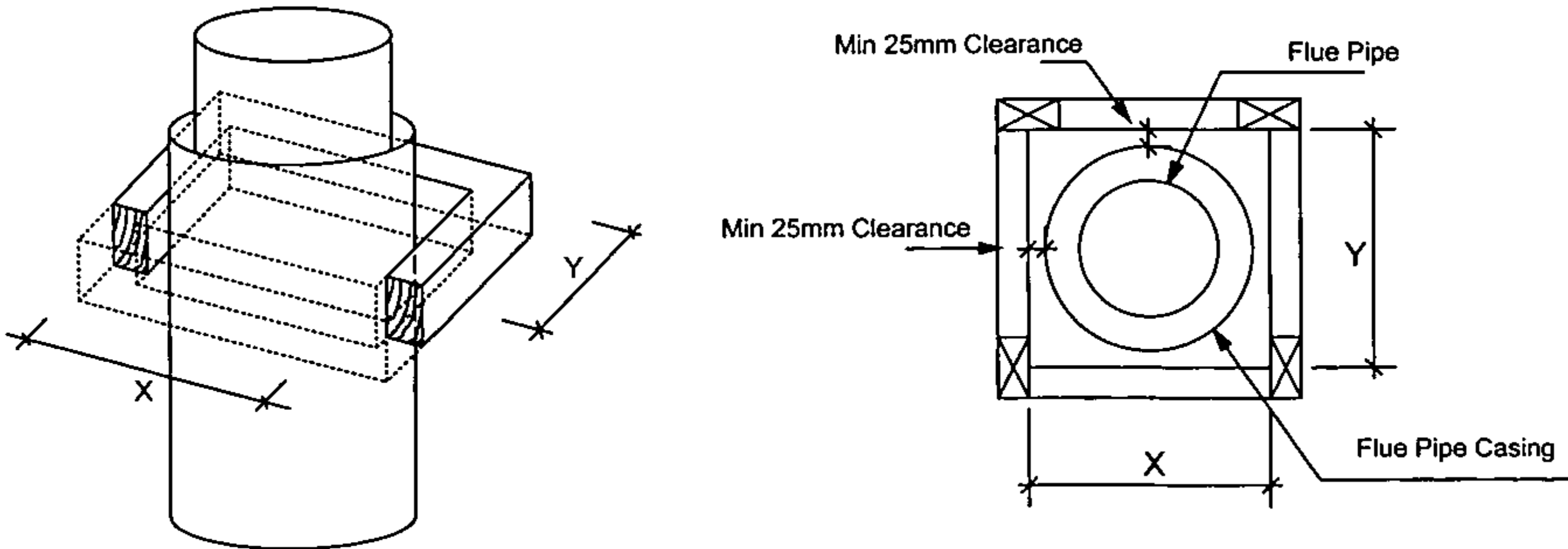
Table 3

MODEL	FLUE SYSTEM	MINIMUM TRIM OUT DIMENSION	
		X (min)	Y (min)
440 - 700 SH/SH L	200/300	350	350
700 D	225/325	375	375
850U/L	250/350	400	400
1050 /LL	300/400	450	450
1200	400/500	550	550
1500	450/550	600	600

Dimensions in mm

Note: A minimum 25mm clearance from flue pipe casing to combustible material must be maintained.
A Minimum clearance of 200mm above Heat Shield must be maintained.

Fig. 16



MINIMUM FLOOR PROTECTOR SIZE

AMENDMENT 2.TW.11

02 - 220807

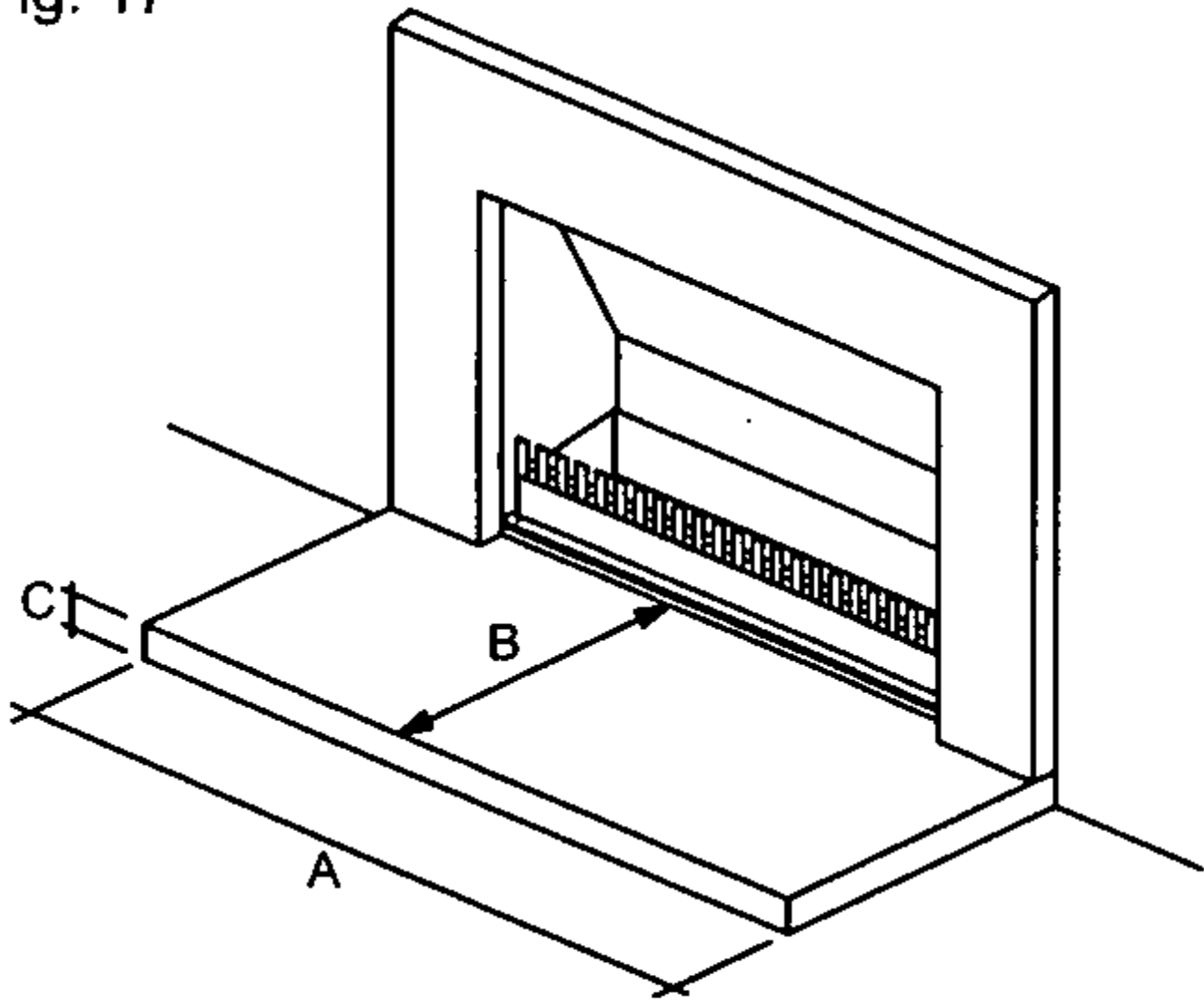
Table 4

MODEL	A	B	C*
440U	840	300	75
500U	900	300	75
600U	1000	300	75
600 Low	1000	300	75
700 SH	1100	400	75
700 SH Low	1100	400	75
700D	1100	400	75
850U	1250	450	75
850 Low	1250	450	75
1050	1450	600	75
1050 Low Low	1450	600	75
1200	1600	750	75
1500	1900	850	75

Dimensions in mm

* A minimum 75mm thickness refers only to Hebel Block. Minimum 100mm thickness required if poured concrete.

Fig. 17



AIR REPLACEMENT PREPARATION

The Fireplace Ltd recommends that allowances be made for air replacement vents to be located near the fireplace, to aid combustion and reduce the insistence of back venting. Refer below for air vent sizing and suggested location.

Fig. 18 - Location points A,B,C,D are suggested combinations. A minimum of **one pair** of air vents is recommended or one large vent, as per location point D.

Allowance to be made for minimum 2 inlet ducts from outside to internal vent location.

Note: DO NOT USE FIREPLACE CAVITY VENTILATION AS A METHOD OF AIR REPLACEMENT.

Fig. 18

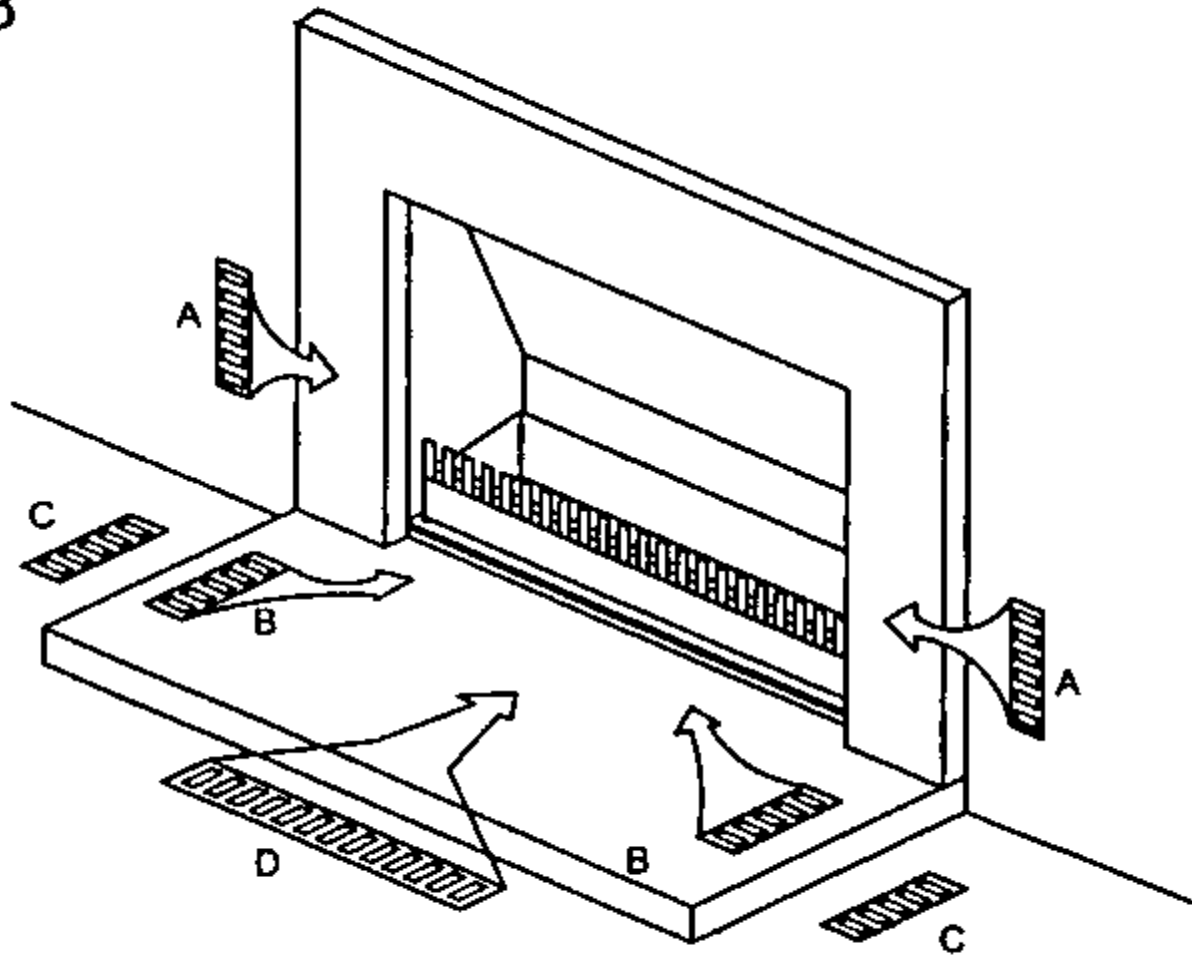


Table 5

MODEL	MINIMUM VENT SIZE (x2)	
	Square Design (L x H)	Rectangle Design (L x H)
440 - 700	100 x 100	200 x 50
850	125 x 100	250 x 50
1050	150 x 100	250 x 100
1200	200 x 175	350 x 100
1500	200 x 200	400 x 100

Dimensions in mm

Note: Table 5 dimensions are internal dimensions only, does not include vent flange

CLEARANCE TO COMBUSTIBLE MANTELS

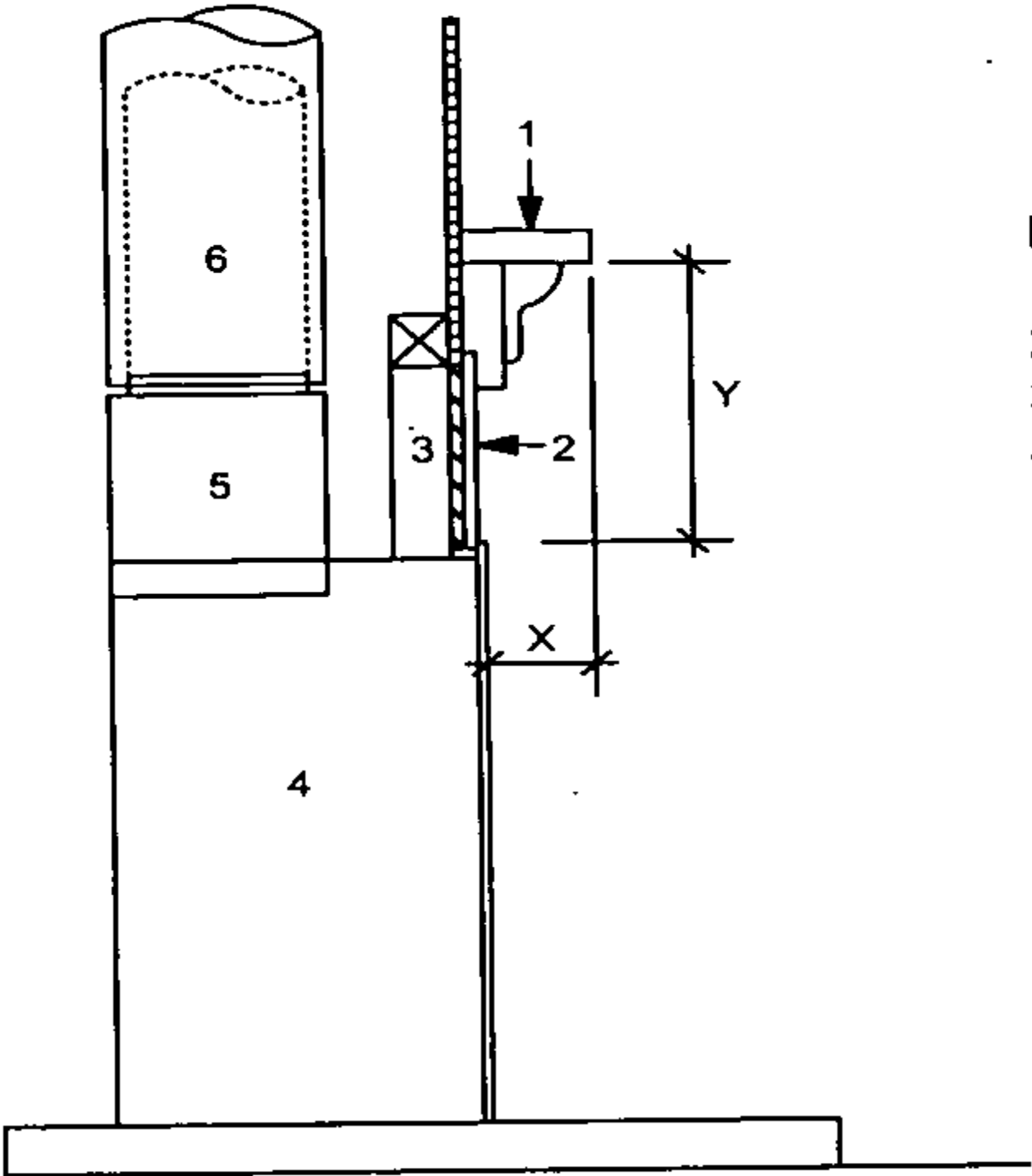
2.TW.1J

AMENDMENT

02 - 220807

Fig. 19

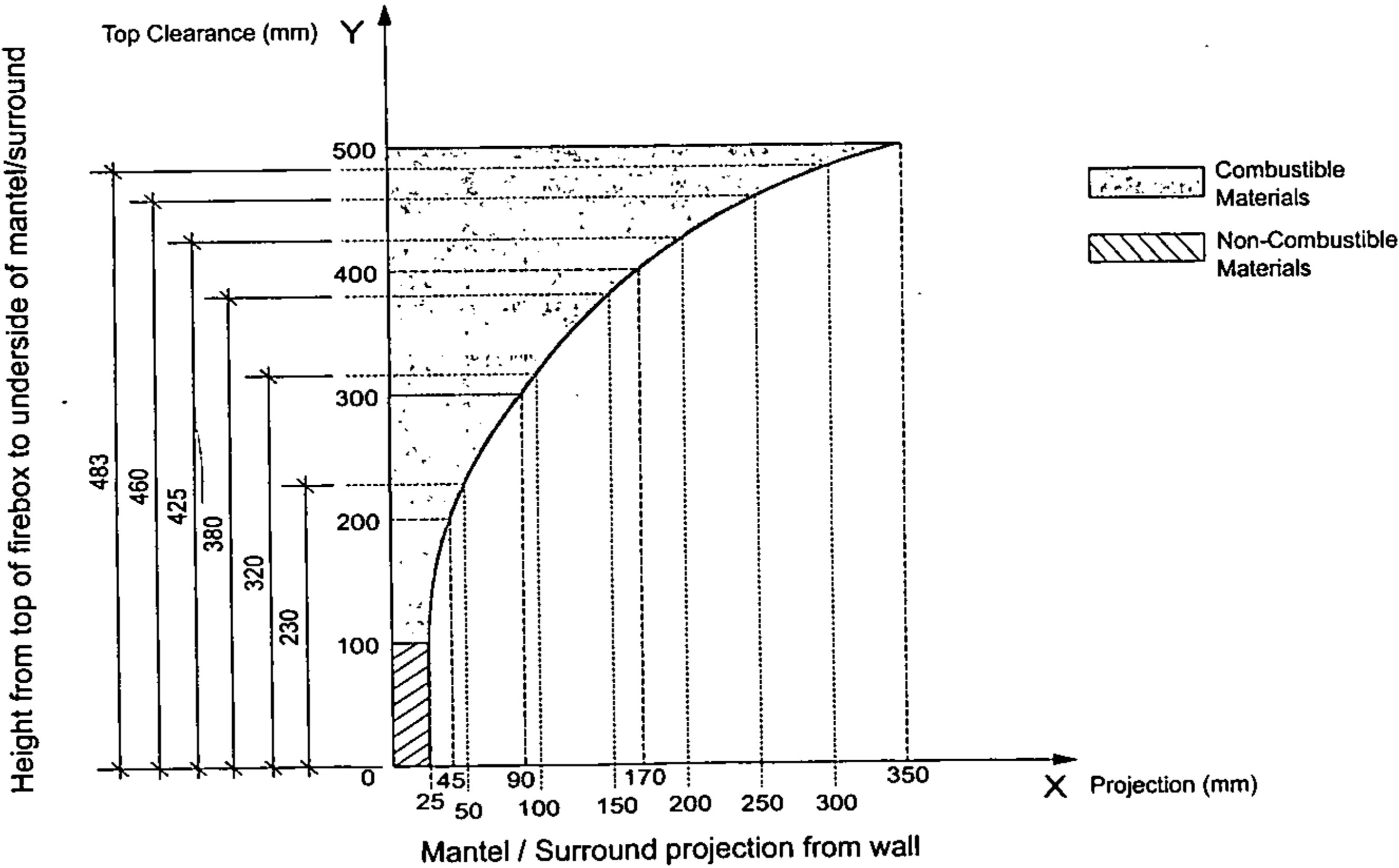
Drawing Not To Scale



- Notes:
- 1. Mantel / Surround
 - 2. Tile or margin facing (non combustible material)
 - 3. Hebel Block
 - 4. Firebox
 - 5. Gather
 - 6. Flue
- X See Fig. 20
Y See Fig. 20

If you are using a decorative surround constructed of combustible material, it must be located within the shaded area defined in Fig. 19 & 20

Fig. 20



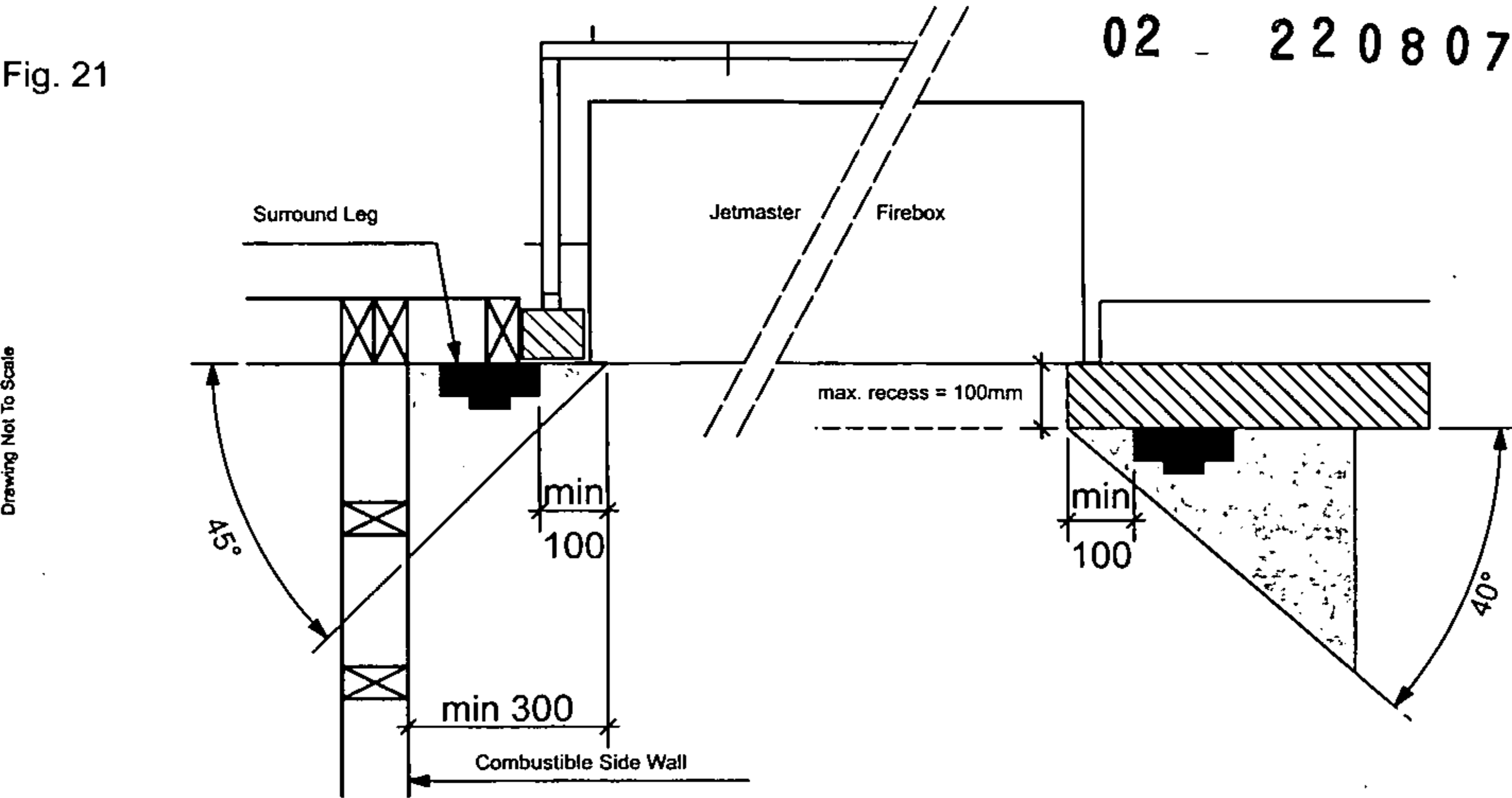
CLEARANCE TO COMBUSTIBLE MANTELS (cont.)

2.TW.1K

AMENDMENT

02 - 220807

Fig. 21



Note: Adjacent combustible side walls must be located a minimum of 300mm from the fireplace opening.

AS/NZS2918:2001 GENERAL NOTES

AMENDMENT

2.TW.1L

02 - 220807

WARNINGS:

WARNING: THE APPLIANCE AND FLUE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH AS/NZS2918 AND THE APPROPRIATE REQUIREMENTS OF THE RELEVANT BUILDING CODE OR CODES.

WARNING: APPLIANCES INSTALLED IN ACCORDANCE WITH THIS STANDARD SHALL COMPLY WITH THE REQUIREMENTS OF AS/NZS4013 WHERE REQUIRED BY THE REGULATORY AUTHORITY, I.E. THE APPLIANCE SHALL BE IDENTIFIABLE BY A COMPLIANCE PLATE WITH THE MARKING 'TESTED TO AS/NZS4013'.

ANY MODIFICATION OF THE APPLIANCE THAT HAS NOT BEEN APPROVED IN WRITING BY THE TESTING AUTHORITY IS CONSIDERED TO BE IN BREACH OF THE APPROVAL GRANTED FOR COMPLIANCE WITH AS/NZS4013.

CAUTION: MIXING OF APPLIANCE OR FLUE SYSTEM COMPONENTS FROM DIFFERENT SOURCES OR MODIFYING THE DIMENSIONAL SPECIFICATION OF COMPONENTS MAY RESULT IN HAZARDOUS CONDITIONS. WHERE SUCH ACTION IS CONSIDERED, THE MANUFACTURER SHOULD BE CONSULTED IN THE FIRST INSTANCE.

CAUTIONS: CRACKED AND BROKEN COMPONENTS, e.g. GLASS PANELS OR CERAMIC TILES, MAY RENDER THE INSTALLATION UNSAFE.

WARNING: ANY MODIFICATION OF THE APPLIANCE THAT HAS NOT BEEN APPROVED IN WRITING BY THE TESTING AUTHORITY IS CONSIDERED AS BREACHING AS/NZS4013.

WARNING: DO NOT USE FLAMMABLE LIQUIDS OR AEROSOLS TO START OR REKINDLE THE FIRE.

WARNING: DO NOT USE FLAMMABLE LIQUIDS OR AEROSOLS IN THE VICINITY OF THIS APPLIANCE WHEN ITS OPERATING.

WARNING: DO NOT STORE FUEL WITHIN HEATER INSTALLATION CLEARANCES.

WARNING: WHEN OPERATING THIS APPLIANCE AS AN OPEN FIRE USE A FIRE SCREEN.

CAUTION: THIS APPLIANCE SHOULD BE MAINTAINED AND OPERATED AT ALL TIMES IN ACCORDANCE WITH THESE INSTRUCTIONS.

CAUTION: THE USE OF SOME TYPES OF PRESERVATIVE-TREATED WOOD AS A FUEL CAN BE HAZARDOUS.

• Auckland	12 Tawari St., Mt. Eden	Ph: 09 623 6990	Fax: 09 623 6994
• Hamilton	Cnr Alexandra & Hood St.	Ph: 07 839 7146	Fax: 07 839 7143
• Wellington	133 Thorndon Quay	Ph: 04 473 7207	Fax: 04 473 7213
• Christchurch	54 Mandeville St.	Ph: 03 348 8011	Fax: 03 348 8023
• Dunedin	477 Princes St.	Ph: 03 479 0041	Fax: 03 479 0042

www.thefireplace.co.nz

email: sales@fireplace.co.nz



NEW PLYMOUTH
DISTRICT COUNCIL
newplymouthnz.com



Building Consent Amendment

Building Act 2004

1. Project reference

1a. Building consent number 48539

1b. Site address 274 Weld Rd, lower
Oleato

1c. Reason for amendment
☒ Change by owner
☐ Other, please specify
☐ Information request by council

AMENDMENT
01 - 180507

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

A2-1		wing walls / pergola amended
A3-2		pergola amended
A4-1-8		Floor amended
A5-2		pergola framing amended
S1-1		pergola amended
S1-2		Floor amended

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: [Signature] Date: 11/5/07

Name (print clearly): Gareth Williams

Office use only

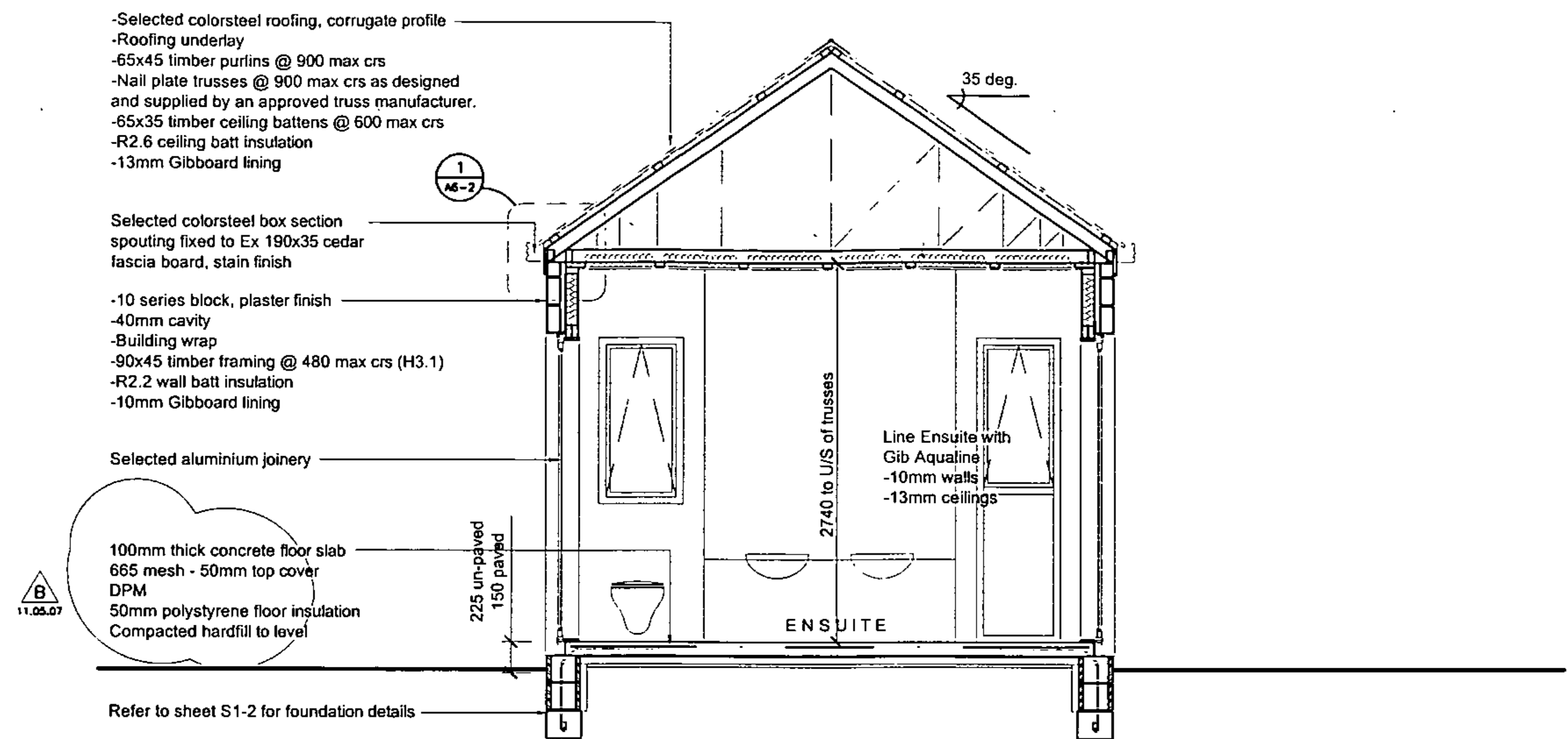
Approved	Refused
☒	☐
PIM Co-ordinator	
☒	☐
Building	
<u>21-5-07</u>	
Engineer	

Comments:

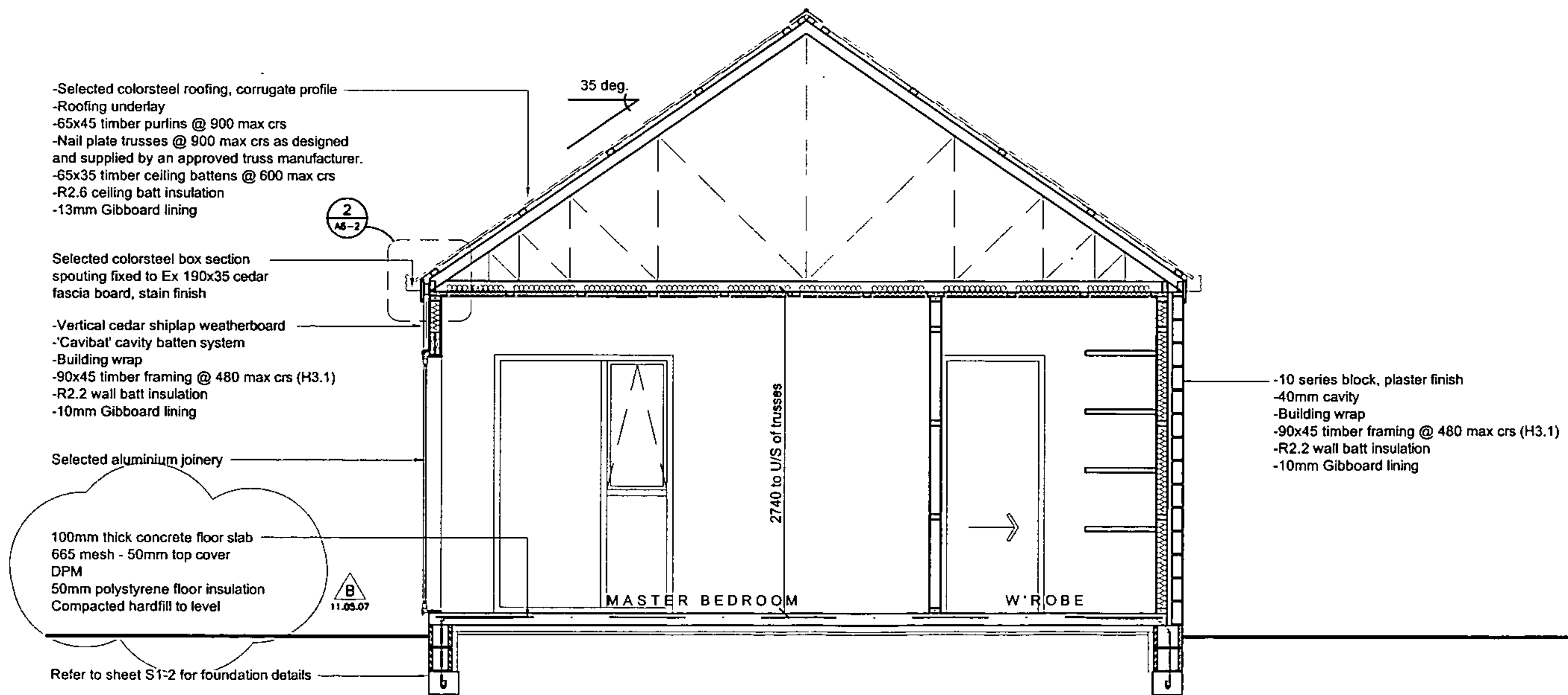
PTO

Liardet Street, Private Bag 2025, New Plymouth 4310, NZ. Telephone (06) 759 6060, Facsimile (06) 759 6072, Email enquiries@npdc.govt.nz, Website www.newplymouthnz.com

AMENDMENT
01 - 180507



CROSS SECTION A-A
SCALE 1:50



CROSS SECTION B-B
SCALE 1:50

B	Floor amended	11.05.07
A	Sections amended	13.03.07

REVISION :

JOB TITLE :
New Residence for
Richard & Sue Dyson
Weld Road,
Oakura

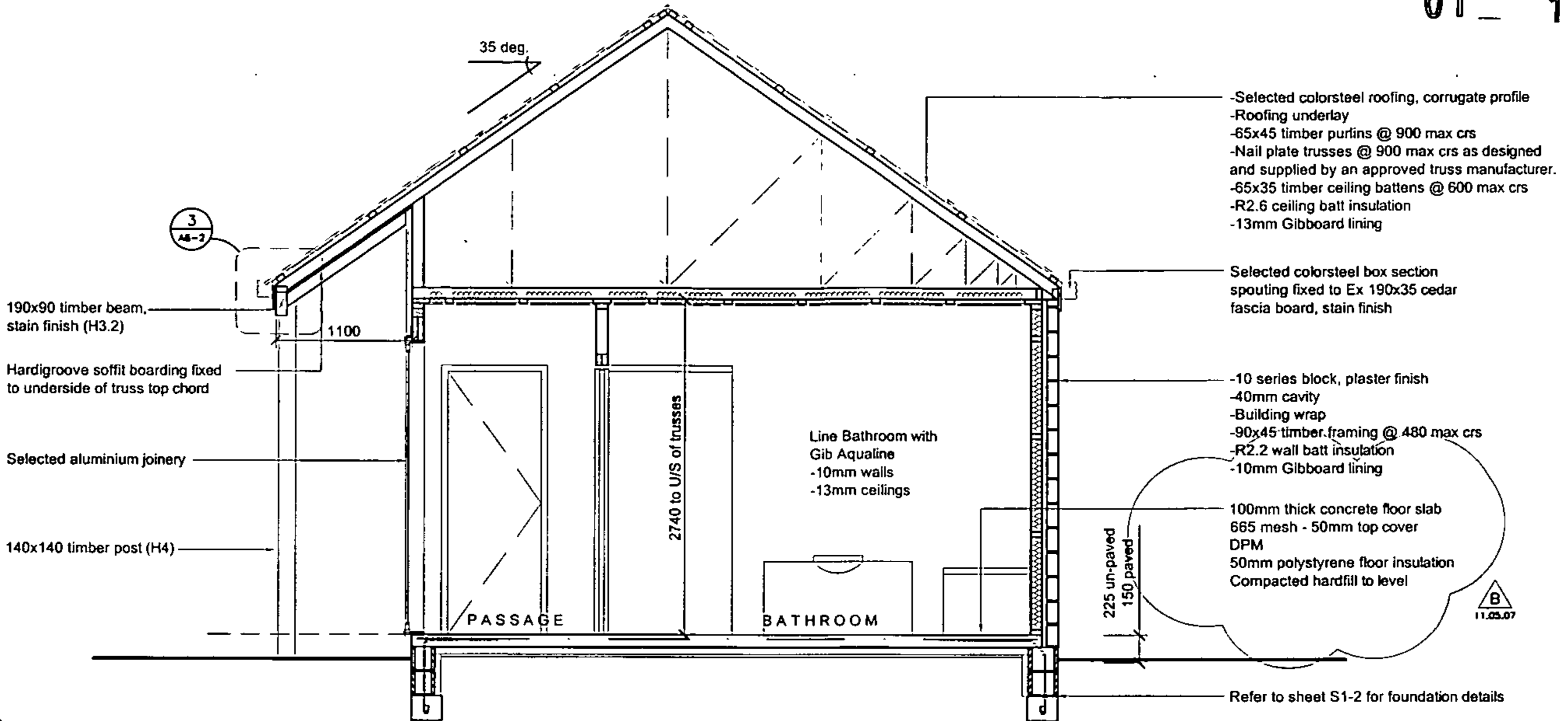
4 site
DESIGN

Ph. : (06) 769 5524 Fax : (06) 769 5525
Mob : 027 2100 564
Email : paul@4sitedesign.co.nz
PO Box 589 52 Gover Street
New Plymouth

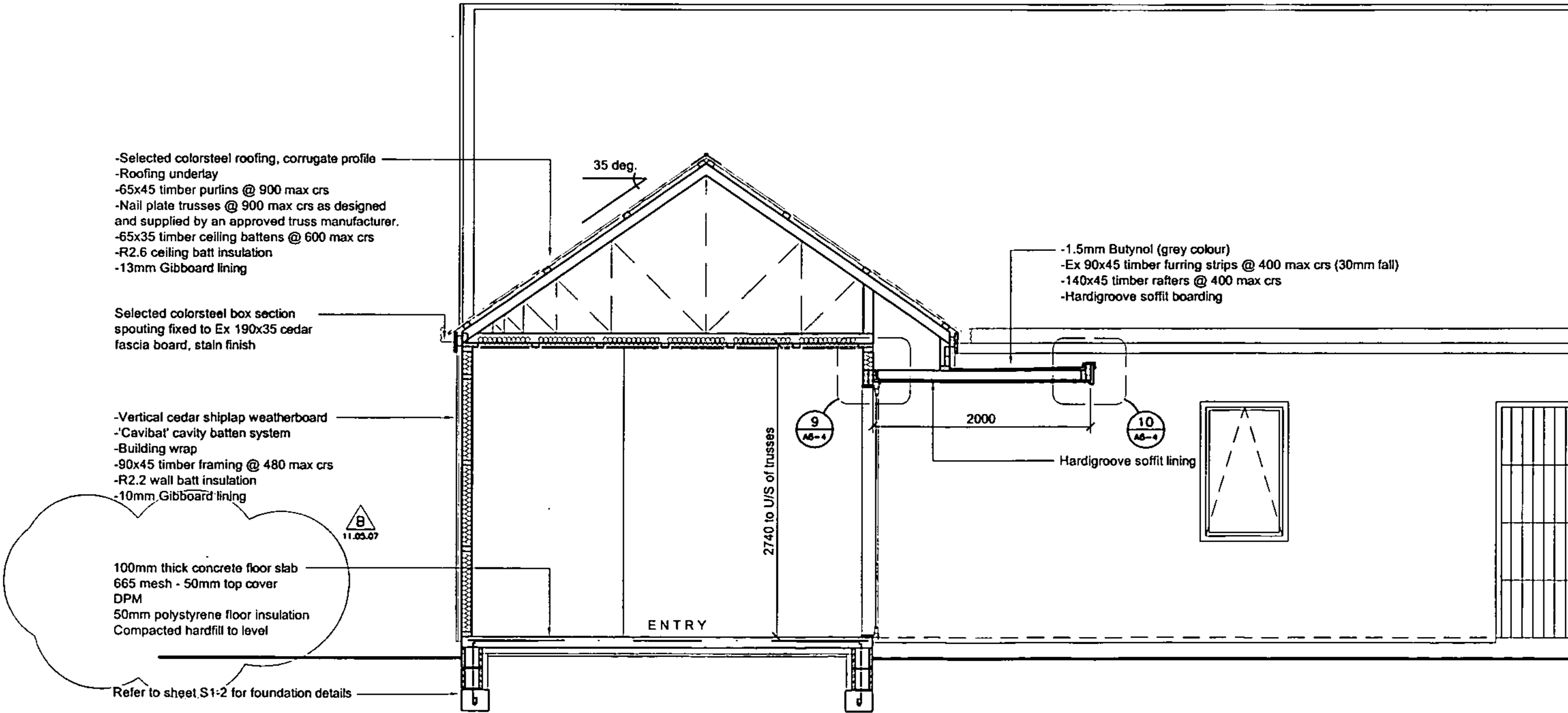
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DRAWN : P. Russell
CHECKED : -
DATE : October 2006
JOB No. : 4129 REVISION : B
SHEET No. : A4-1

AMENDMENT

01_ 180507



CROSS SECTION C-C
SCALE 1:50



CROSS SECTION F-F
SCALE 1:50

B	Floor amended	11.05.07
A	Sections / notes amended	13.03.07

REVISION:

JOB TITLE:
New Residence for
Richard & Sue Dyson
Weld Road,
Oakura



Ph: (06) 769 5524 Fax: (06) 769 5525
Mob: 027 2100 564
Email: paul@4sitedesign.co.nz
PO Box 589 52 Gover Street
New Plymouth

SCALE: 1:100
DRAWN: P. Russell
CHECKED: -
DATE: October 2006
JOB No.: 4128 REVISION: B
SHEET No.: A4-2

AMENDMENT

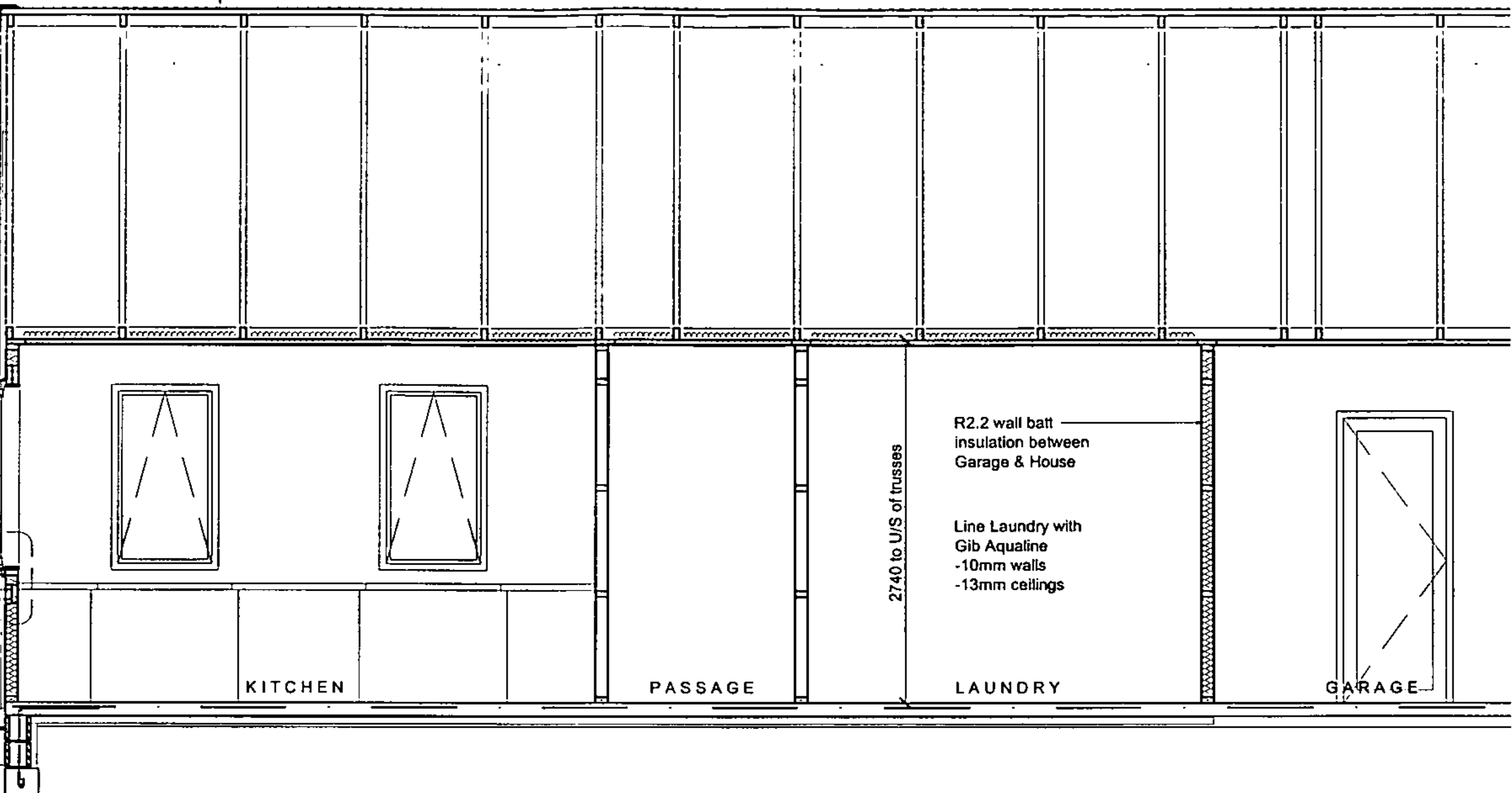
01 180507

- Selected colorsteel roofing, corrugate profile
- Roofing underlay
- 65x45 timber purlins @ 900 max crs
- Nail plate trusses @ 900 max crs as designed and supplied by an approved truss manufacturer.
- 65x35 timber ceiling battens @ 600 max crs
- R2.6 ceiling batt insulation
- 13mm Gibboard lining

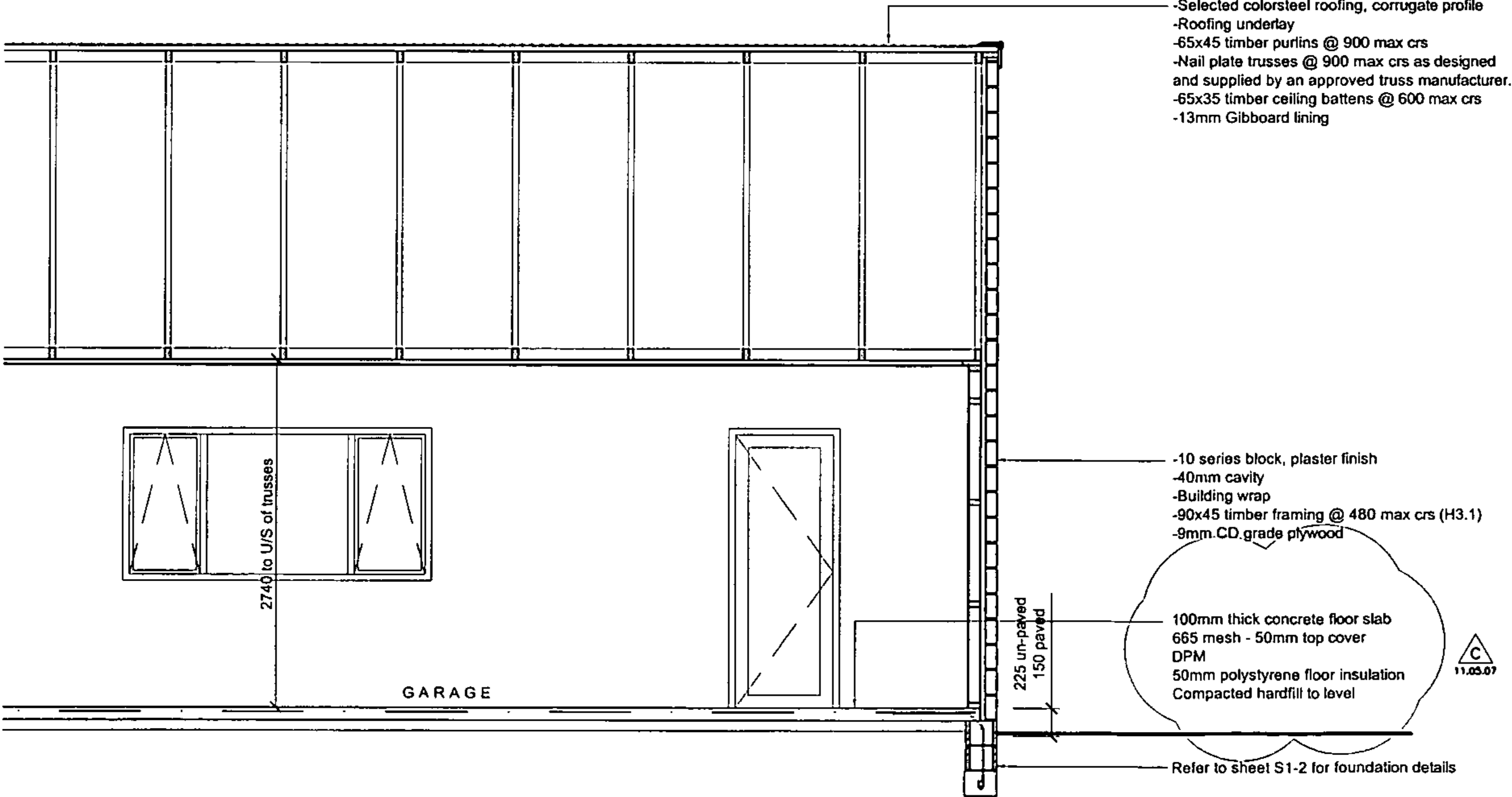
Selected aluminium joinery

- Vertical cedar shiplap weatherboard
- 'Cavibat' cavity batten system
- Building wrap
- 90x45 timber framing @ 480 max crs (H3.1)
- R2.2 wall batt insulation
- 10mm Gibboard lining

Refer to sheet S1-2 for foundation details



PART CROSS SECTION D-D
SCALE 1:50



PART CROSS SECTION D-D
SCALE 1:50

REVISION	DESCRIPTION	DATE
C	Floor amended	11.05.07
B	Sections / notes amended	13.03.07
A	Note amended	12.12.06

REVISION :

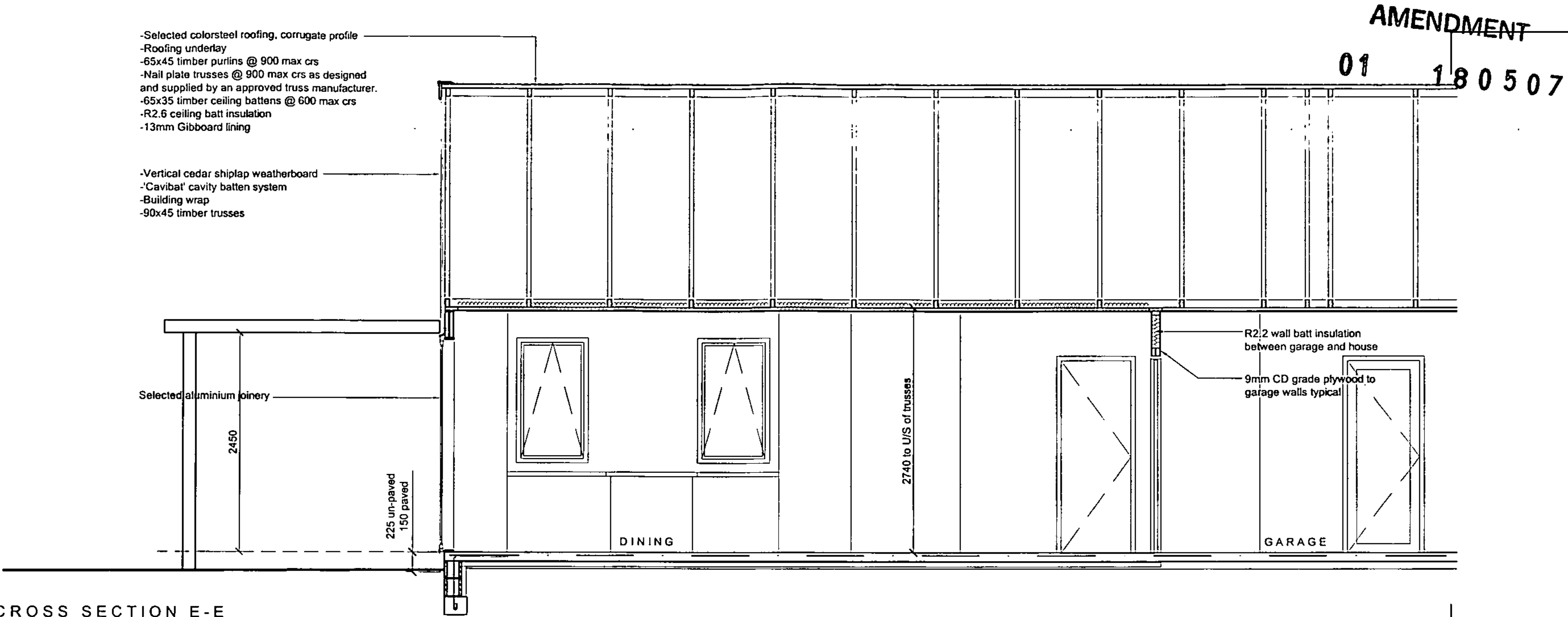
JOB TITLE :

New Residence for
Richard & Sue Dyson
Weld Road,
Oakura

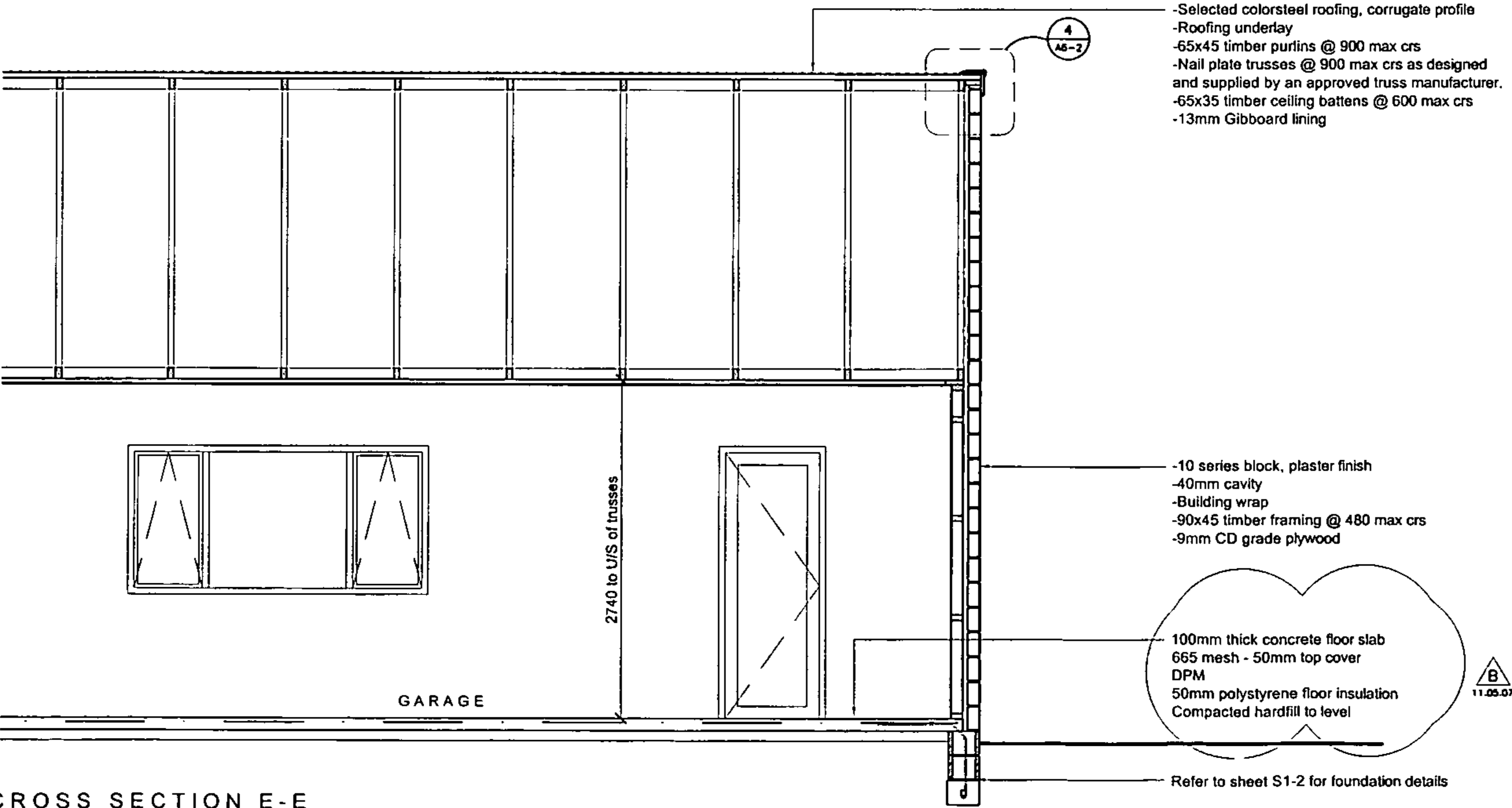


Ph. : (06) 769 5524 Fax : (06) 769 5525
Mob : 027 2100 564
Email : paul@4sitedesign.co.nz
PO Box 589 52 Gover Street
New Plymouth

SCALE : 1:100
DRAWN : P. Russell
CHECKED : -
DATE : October 2006
JOB No. : 4128 REVISION : C
SHEET No. : A4-3



PART CROSS SECTION E-E
SCALE 1:50



PART CROSS SECTION E-E
SCALE 1:50

B	Floor amended	11.05.07
A	Sections / notes amended	13.03.07

REVISION:

JOB TITLE:
New Residence for
Richard & Sue Dyson
Weld Road,
Oakura



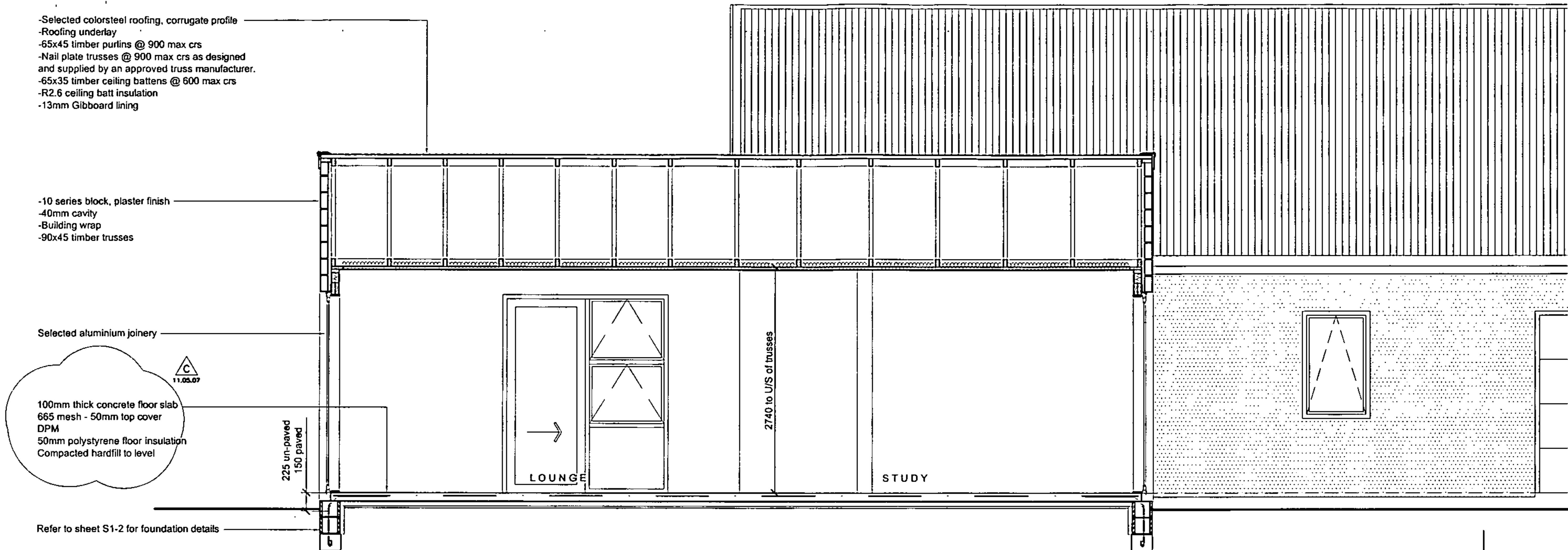
Ph.: (06) 769 5524 Fax: (06) 769 5525
Mob: 027 2100 564
Email: paul@4sitedesign.co.nz
PO Box 589 52 Gover Street
New Plymouth

SCALE: 1:100
DRAWN: P. Russell
CHECKED: -
DATE: October 2006
JOB No.: 4128 REVISION: B
SHEET No.:

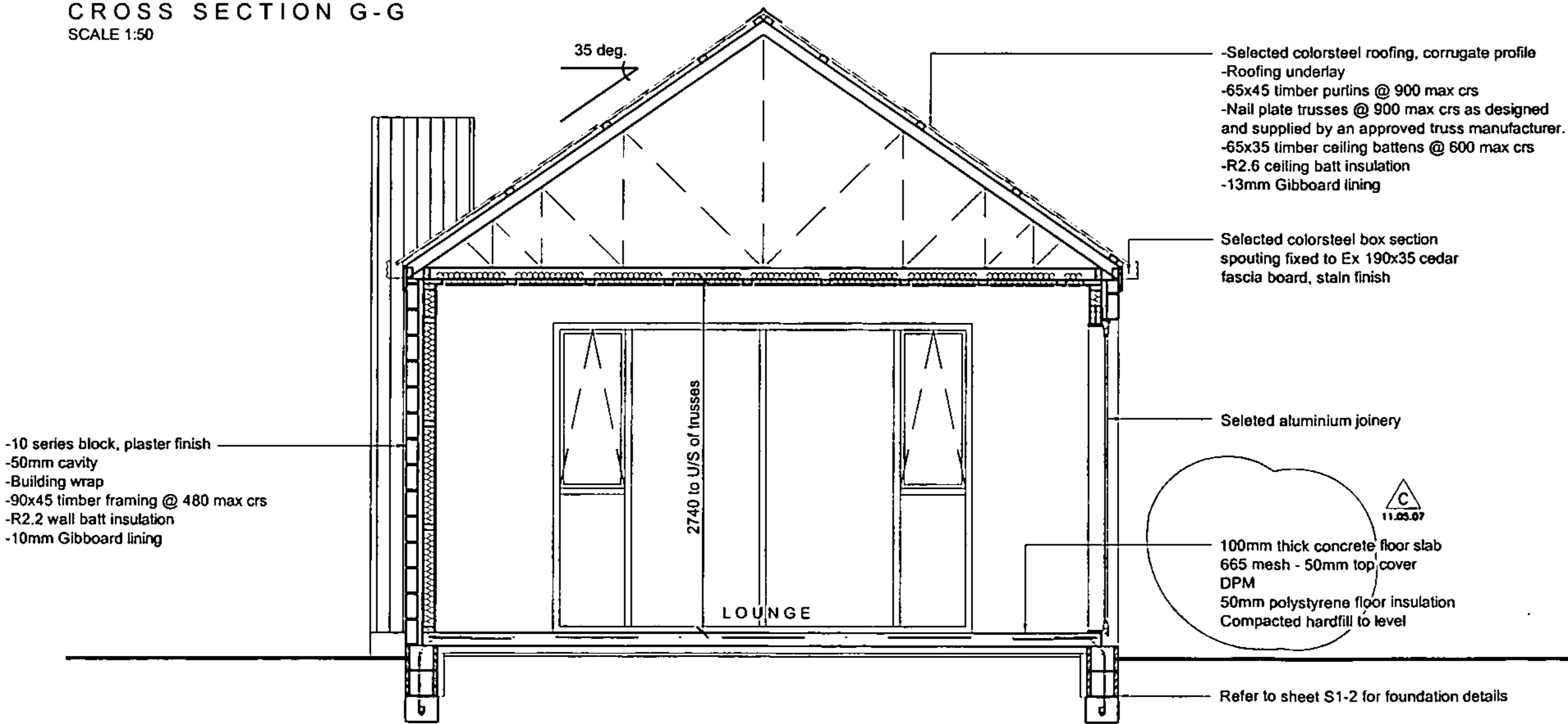
A4-4

AMENDMENT

01 180507



CROSS SECTION G-G
SCALE 1:50



CROSS SECTION H-H
SCALE 1:50

C	Floor amended	11.05.07
B	Sections / notes amended	13.03.07
A	Note amended	12.12.06

REVISION :

JOB TITLE :
New Residence for
Richard & Sue Dyson
Weld Road,
Oakura



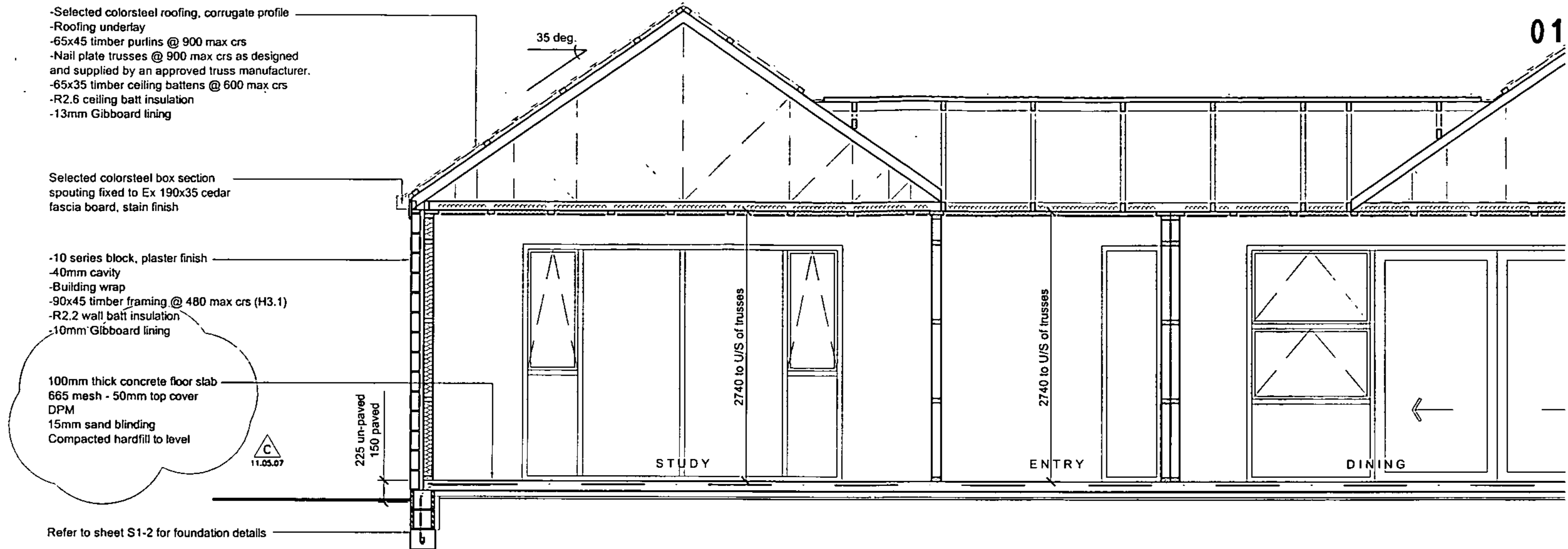
Ph. : (06) 769 5524 Fax : (06) 769 5525
Mob : 027 2100 564
Email : paul@4sitedesign.co.nz
PO Box 589 52 Gover Street
New Plymouth

SCALE : 1:100
DRAWN : P. Russell
CHECKED : -
DATE : October 2006
JOB No. : 4128 REVISION : C
SHEET No. :

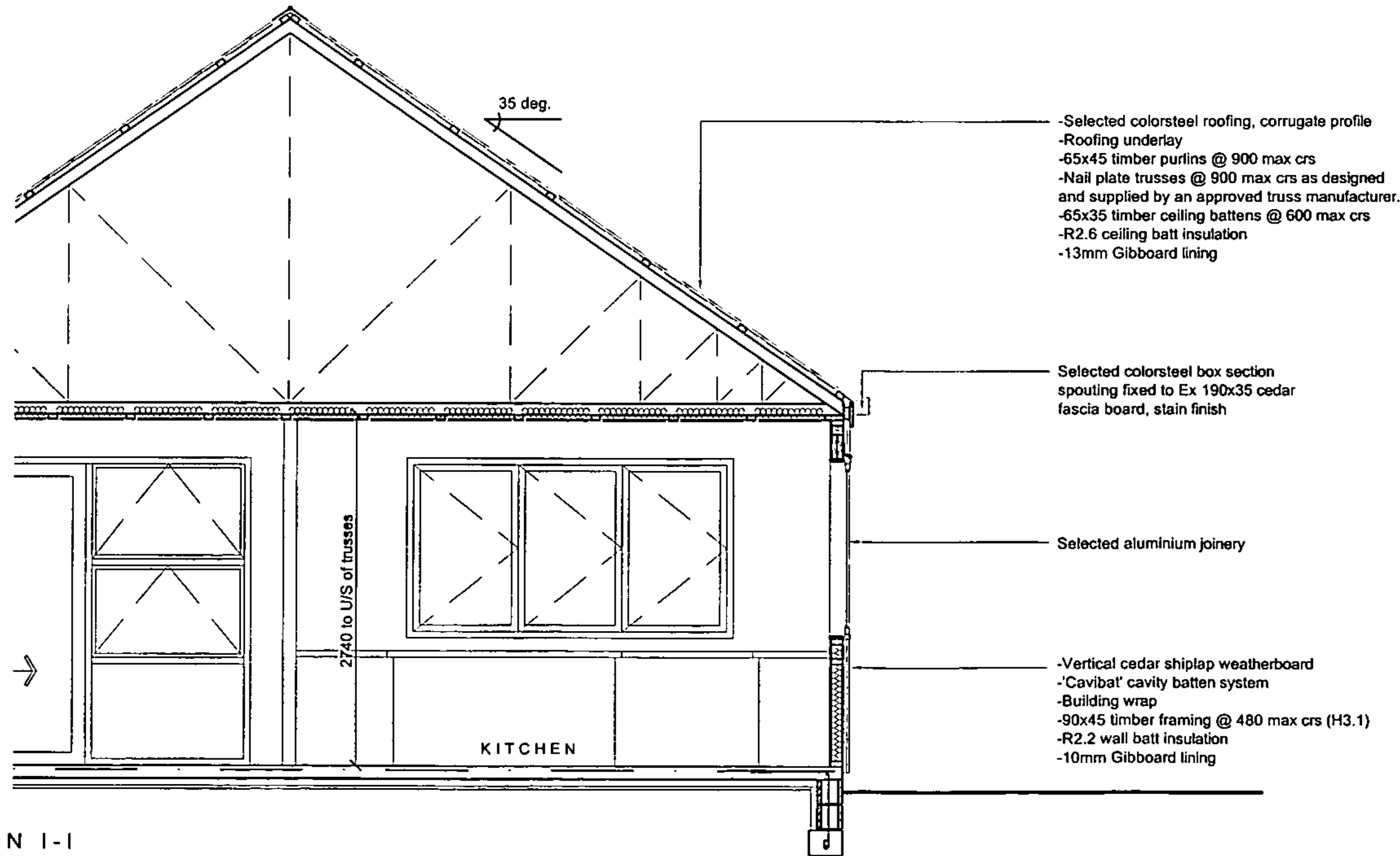
A4-5

AMENDMENT

01 180507



PART CROSS SECTION I-I
SCALE 1:50



PART CROSS SECTION I-I
SCALE 1:50

C	Floor amended	11.05.07
B	Sections / notes amended	13.03.07
A	Note amended	12.12.06

REVISION:

JOB TITLE:

New Residence for
Richard & Sue Dyson
Weld Road,
Oakura

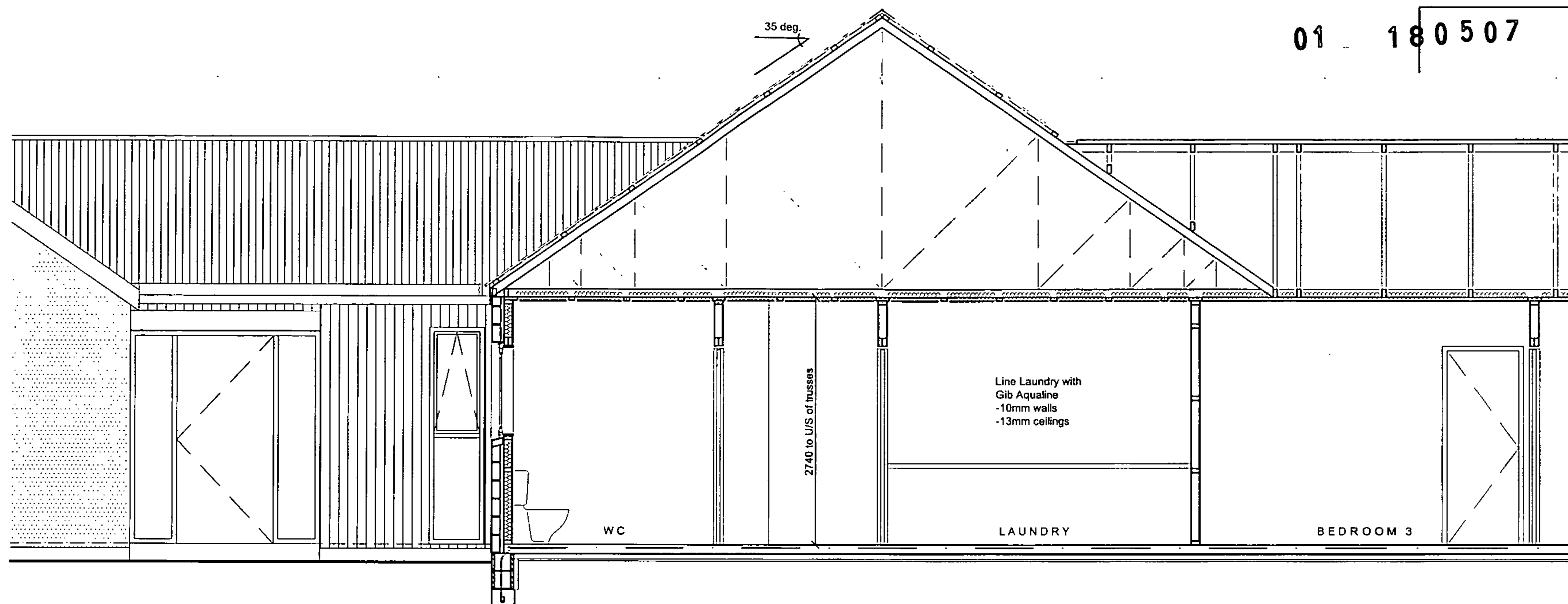


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Email: paul@4sitedesign.co.nz
PO Box 589 52 Gover Street
New Plymouth

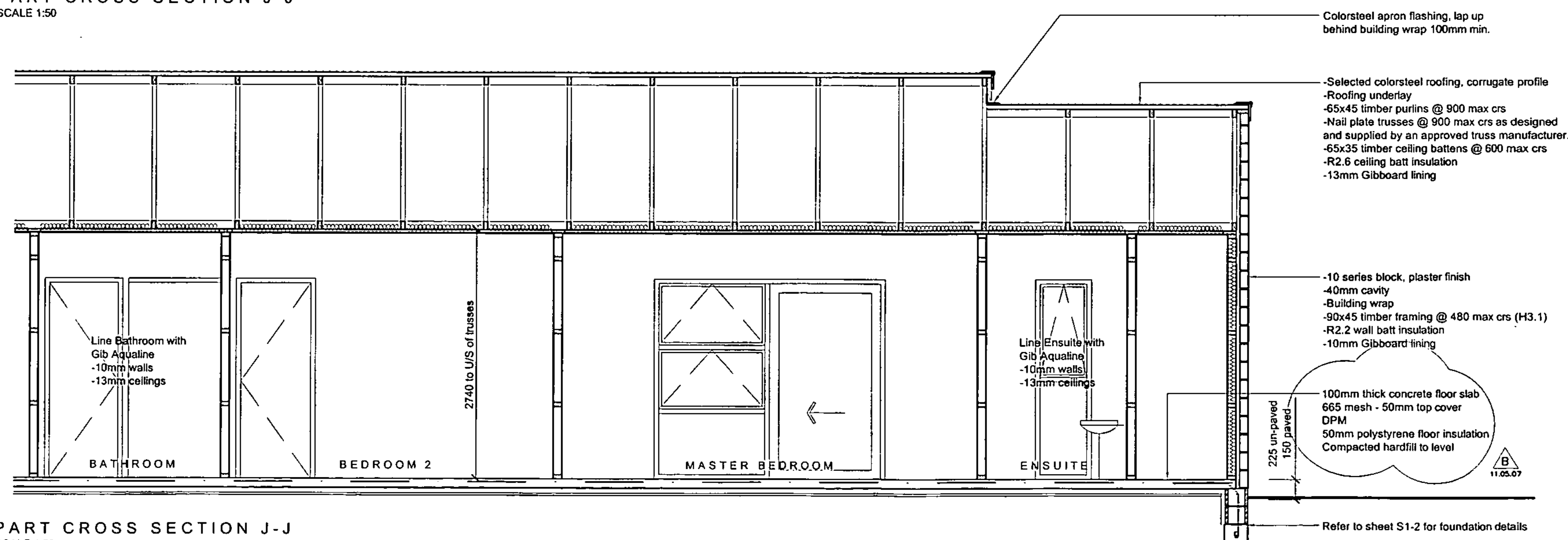
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DRAWN: P. Russell
CHECKED: -
DATE: October 2006
JOB No.: 4128 REVISION: C
SHEET No.: A4-6

AMENDMENT

01 180507



PART CROSS SECTION J-J
SCALE 1:50



PART CROSS SECTION J-J
SCALE 1:50

6	Floor amended	11.05.
A	Sections / notes amended	13.03.

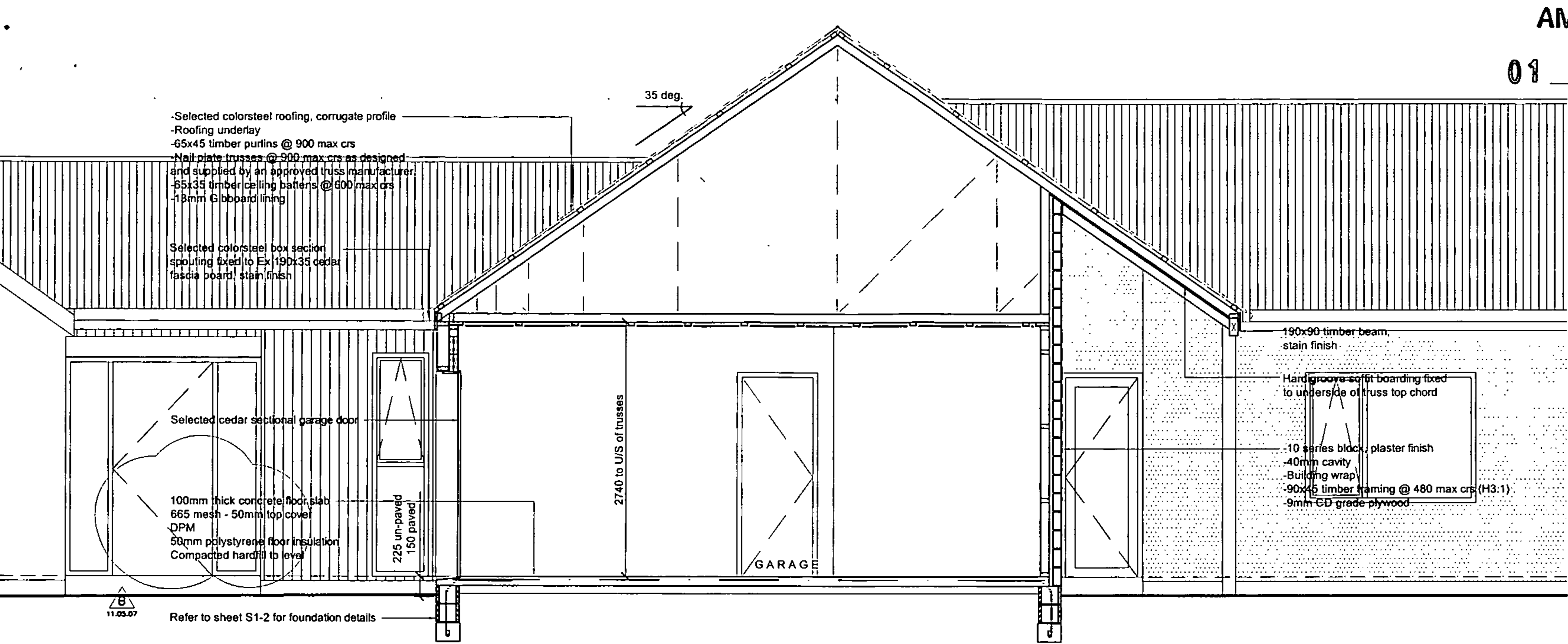
JOB TITLE :
New Residence for
Richard & Sue Dyson
Weld Road,
Oakura



Ph.: (06) 769 5524 Fax: (06) 769 5525
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Email: paul@4sitedesign.co.nz
PO Box 589 52 Gover Street
New Plymouth

SCALE : 1:100
DRAWN : P. Russell
CHECKED : -
DATE : October 2006
JOB No. : 4128 REVISION : B
SHEET No. : 1

A4-7



AMENDMENT

01_180507

CROSS SECTION K-K
SCALE 1:50

B	Floor amended	11.05.07
A	Section / notes amended	13.03.07

REVISION:

JOB TITLE:
New Residence for
Richard & Sue Dyson
Weld Road,
Oakura



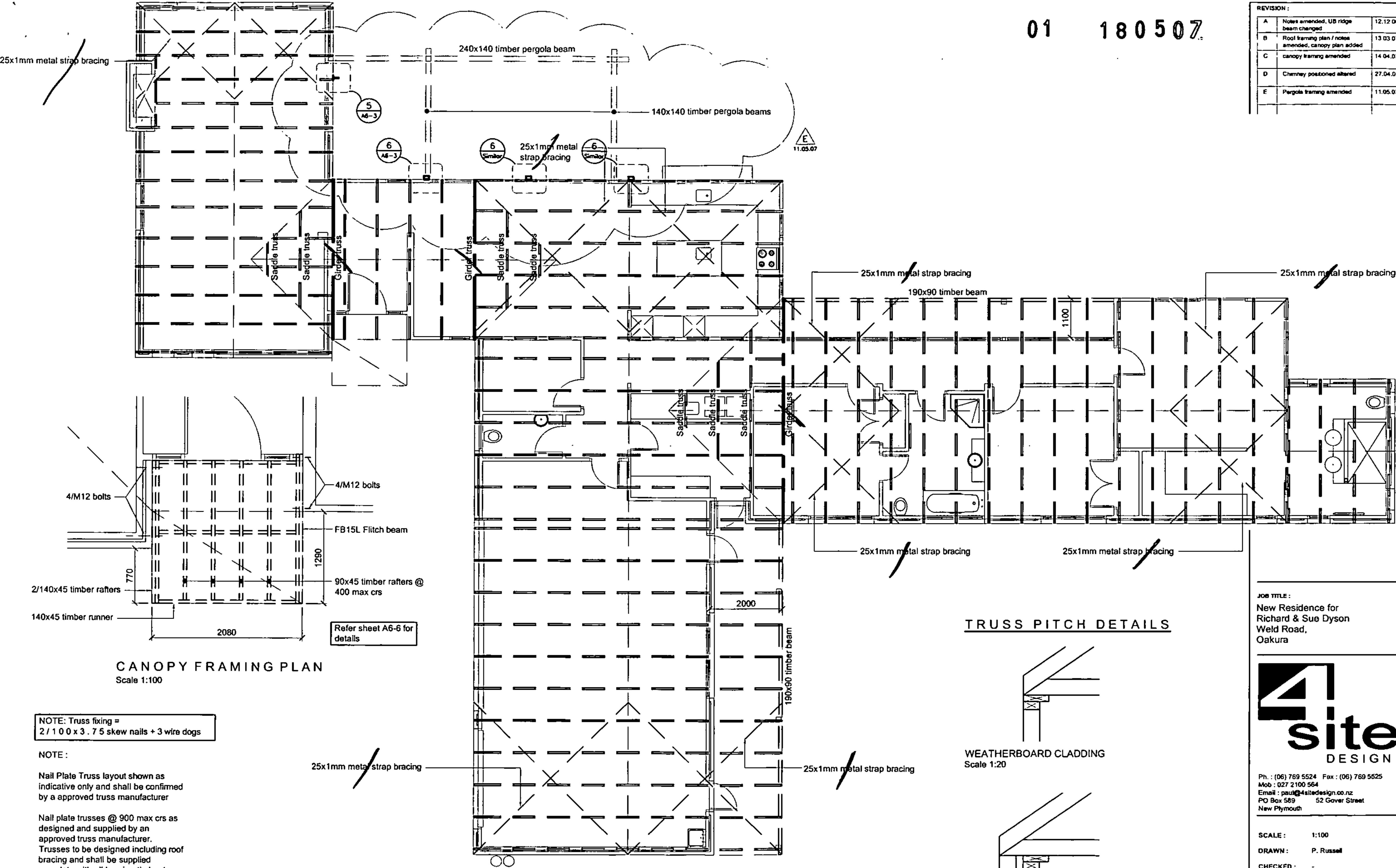
Ph.: (06) 769 5524 Fax: (06) 769 5525
Mob.: 027 2100 564
Email: paul@4sitedesign.co.nz
PO Box 589 52 Gover Street
New Plymouth

SCALE: 1:100
DRAWN: P. Russell
CHECKED: -
DATE: October 2008
JOB No.: 4128 REVISION: B
SHEET No.: A4-8

AMENDMENT

01 180507

REVISION:		
A	Notes amended, UB ridge beam changed	12.12.06
B	Roof framing plan / notes amended, canopy plan added	13.03.07
C	canopy framing amended	14.04.07
D	Chimney positioned altered	27.04.07
E	Pergola framing amended	11.05.07



CANOPY FRAMING PLAN
Scale 1:100

NOTE: Truss fixing =
2 / 100 x 3.75 skew nails + 3 wire dogs

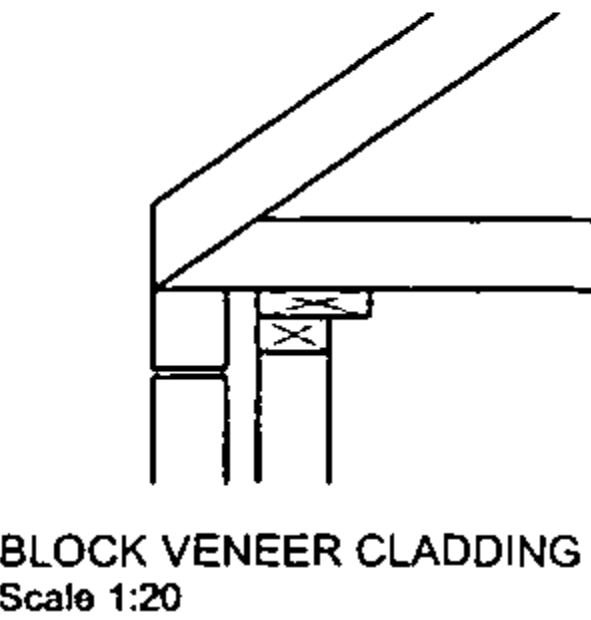
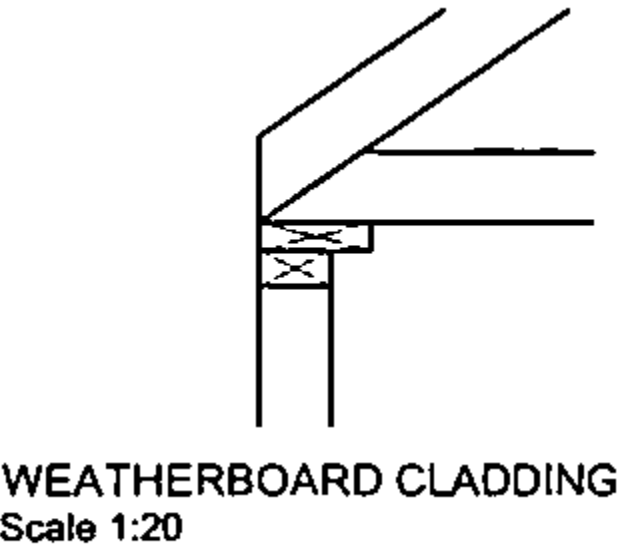
NOTE:

Nail Plate Truss layout shown as
indicative only and shall be confirmed
by a approved truss manufacturer

Nail plate trusses @ 900 max crs as
designed and supplied by an
approved truss manufacturer.
Trusses to be designed including roof
bracing and shall be supplied
complete with all bracing timber truss
ties, hip and valley boards or beams,
ridge boards etc as per NZS 3604

ROOF FRAMING PLAN
Scale 1:100

TRUSS PITCH DETAILS

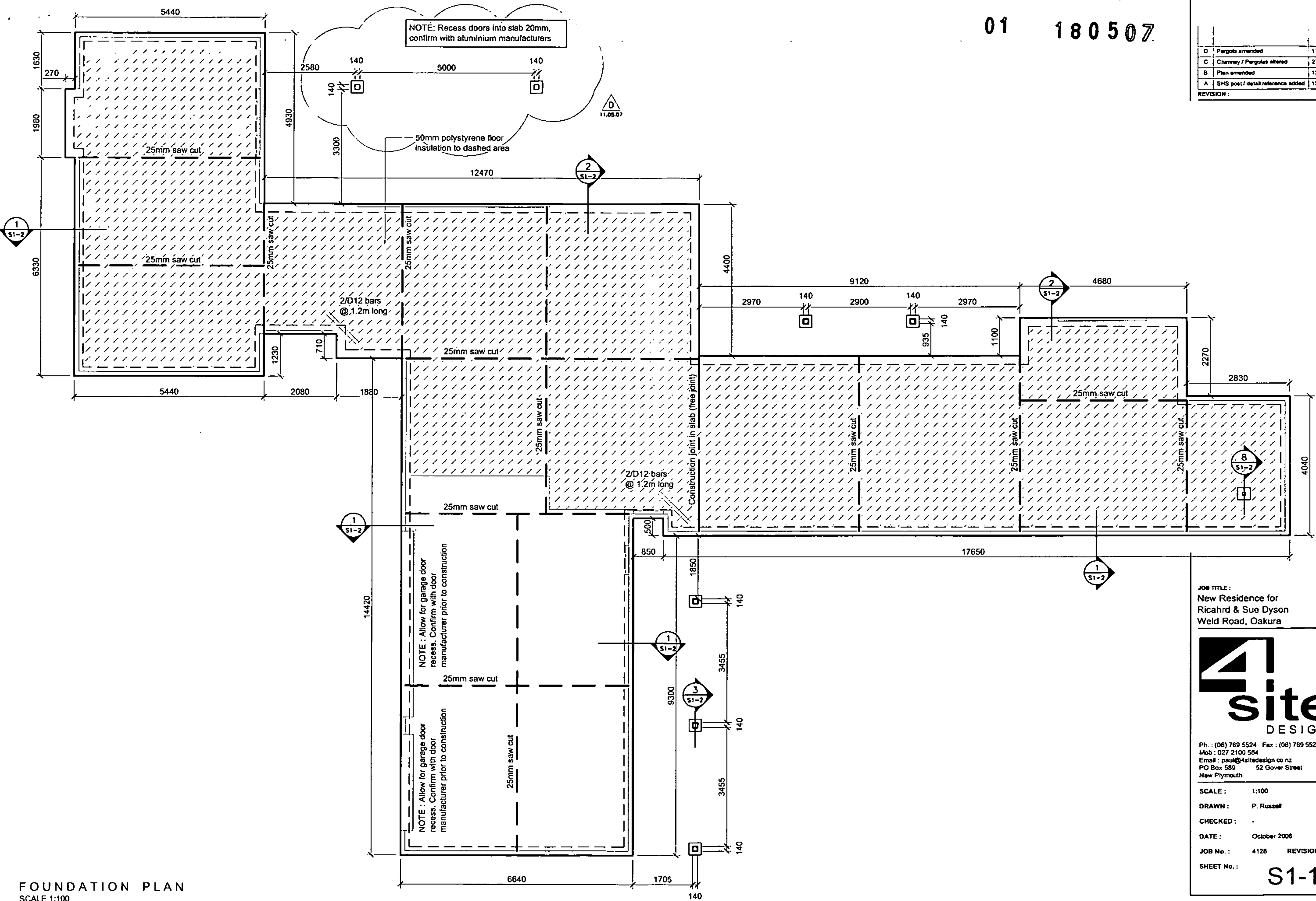


JOB TITLE:
New Residence for
Richard & Sue Dyson
Weld Road,
Oakura



Ph.: (06) 769 5524 Fax: (06) 769 5525
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Email: paul@4sitedesign.co.nz
PO Box 589 52 Gover Street
New Plymouth

SCALE: 1:100
DRAWN: P. Russell
CHECKED: -
DATE: October 2006
JOB No.: 4128 REVISION: E
SHEET No.: A5-2



AMENDMENT

01 180507

D	Pergola amended	11.05.07
C	Chimney / Pergolas altered	27.04.07
B	Plan amended	13.03.07
A	SHS post / detail reference added	12.12.06

REVISION:

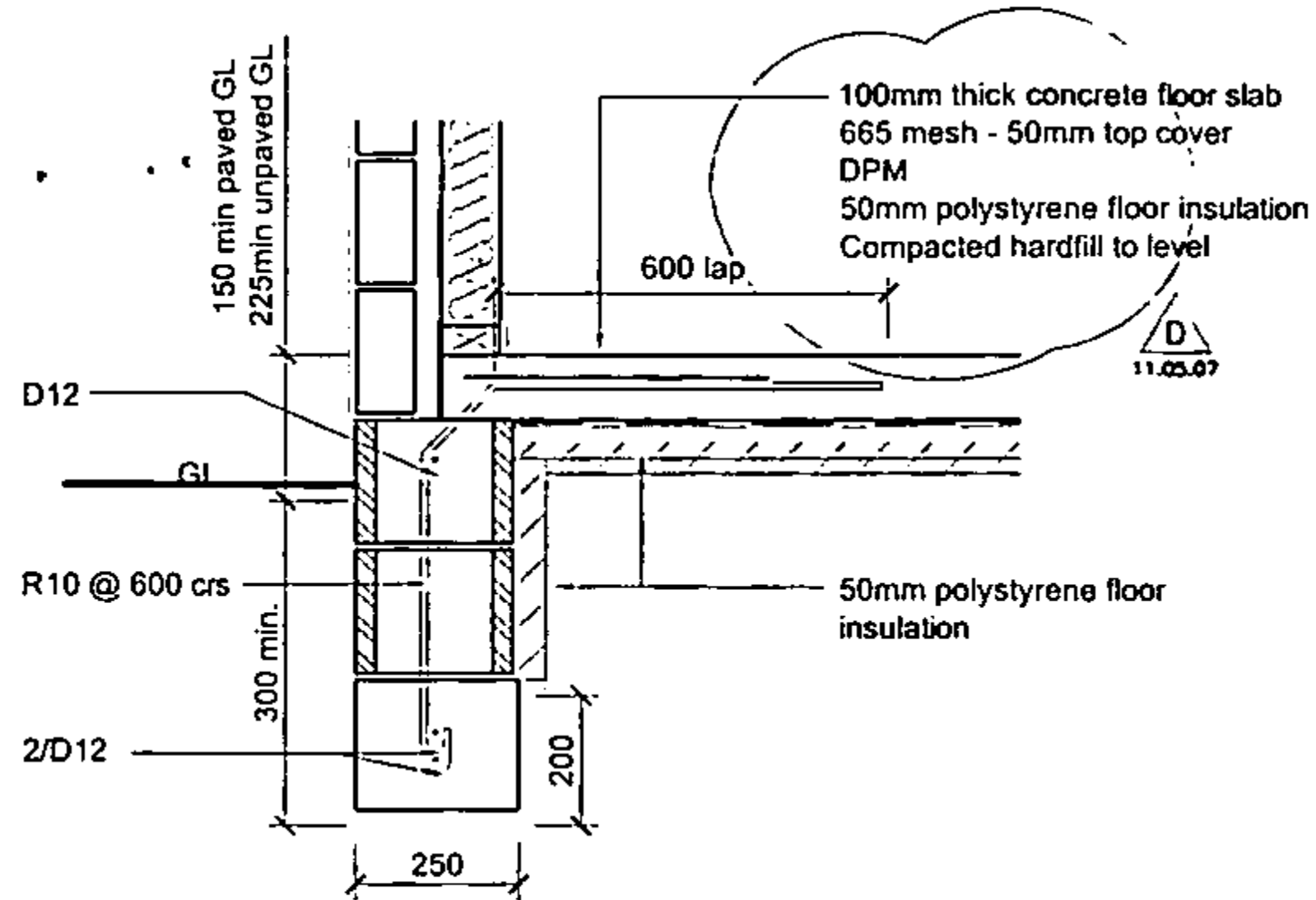
JOB TITLE:
New Residence for
Ricahrd & Sue Dyson
Weld Road, Oakura



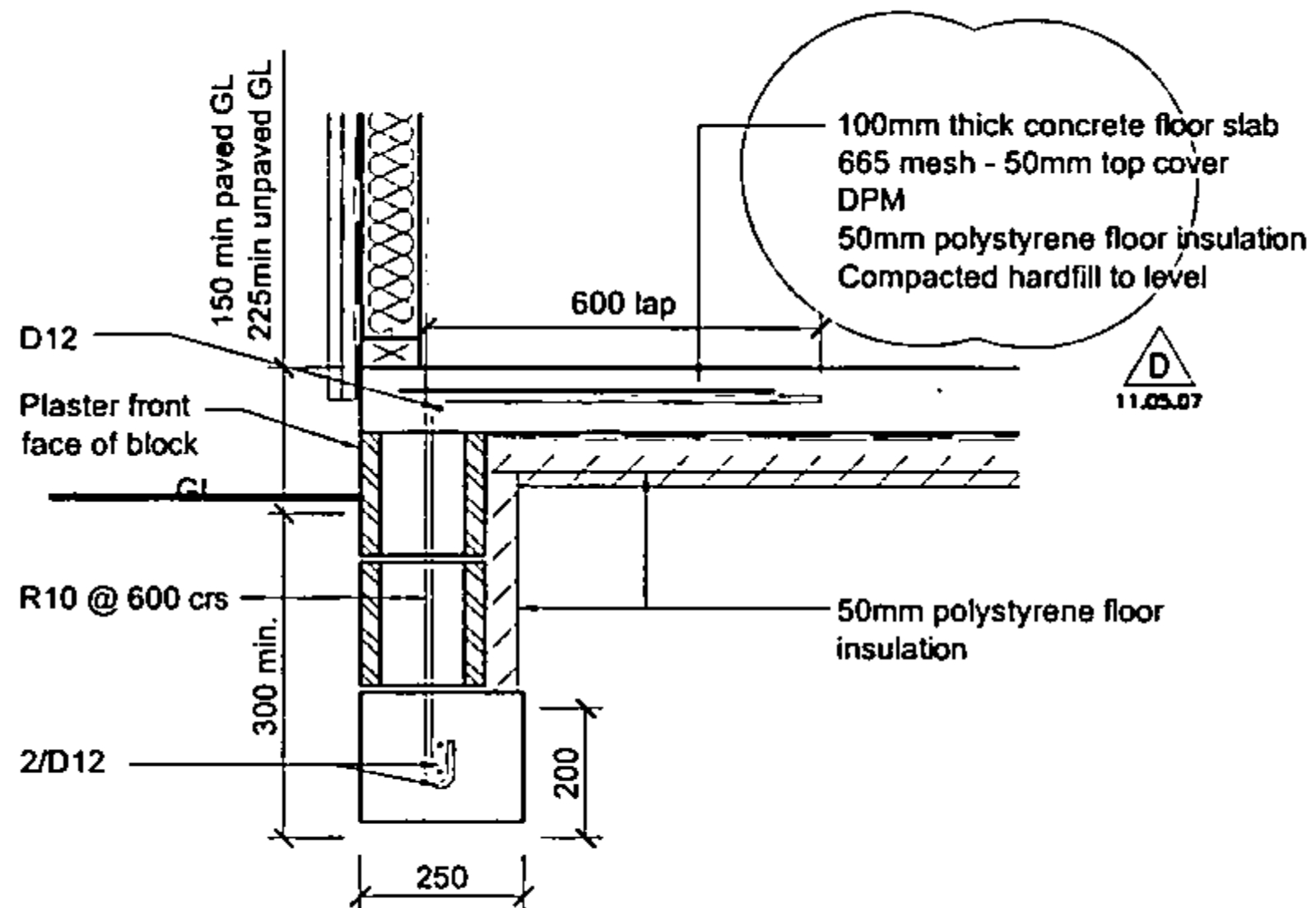
Ph : (06) 769 5524 Fax : (06) 769 5525
Mob : 027 2100 584
Email : paul@4sitedesign.co.nz
PO Box 589 52 Gover Street
New Plymouth

SCALE : 1:100
DRAWN : P. Russell
CHECKED :
DATE : October 2006
JOB No. : 4128 REVISION : 0
SHEET No. :

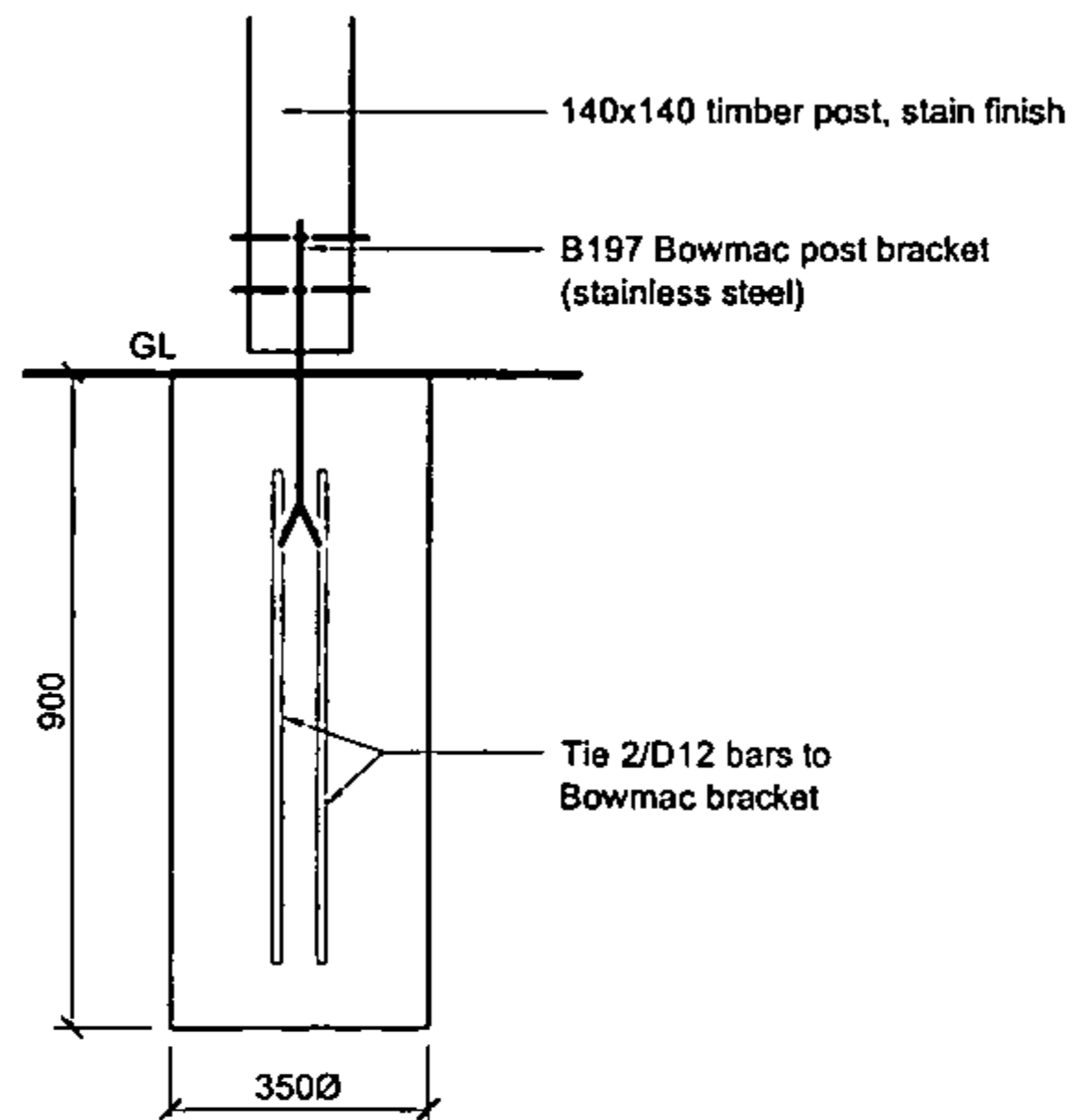
S1-1



1 BLOCK VENEER
TYPICAL FOUNDATION DETAIL
SCALE 1:20



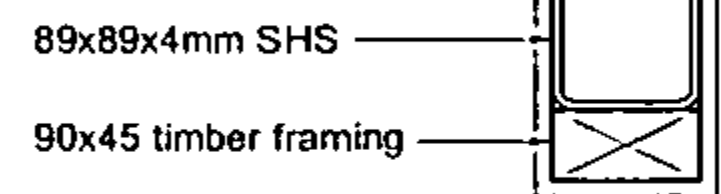
2 VERTICAL SHIPLAP
TYPICAL FOUNDATION DETAIL
SCALE 1:20



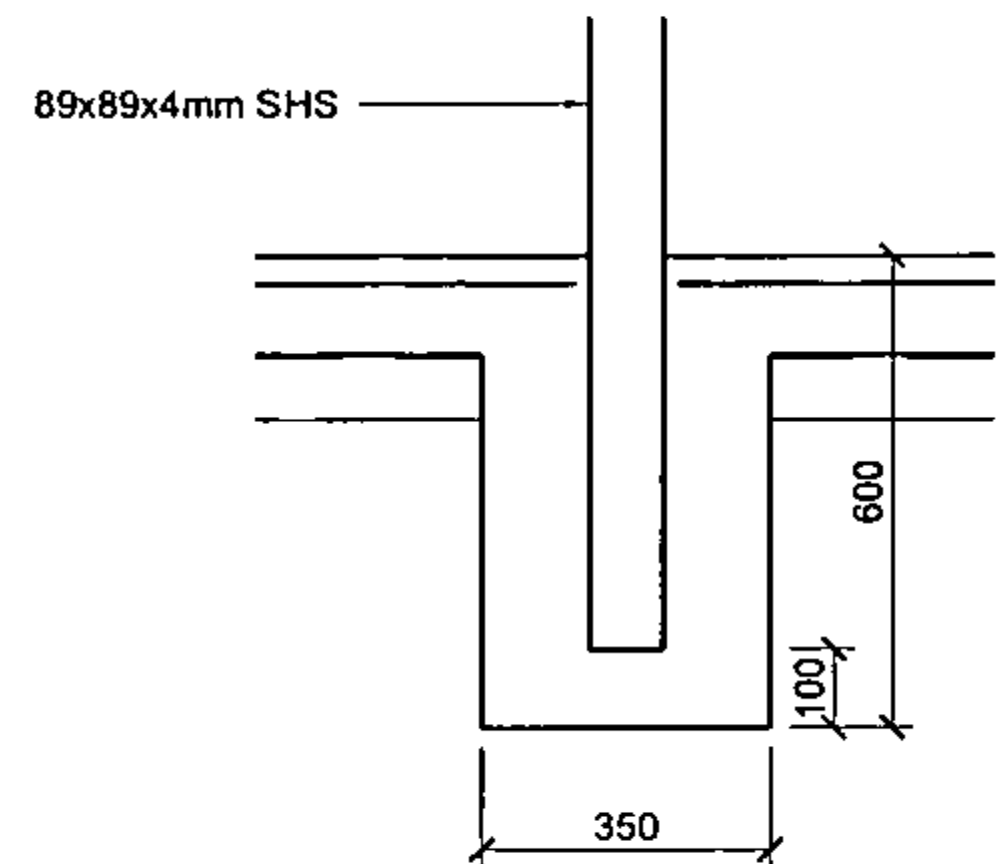
3 TYPICAL POST FOOTING DETAIL
SCALE 1:20

AMENDMENT

01 180507



PLAN
SCALE 1:10



8 SHS FOOTING DETAIL
SCALE 1:20

D	Floor amended	11.04.07
C	Details deleted / amended	13.03.07
B	Steel frame fixing detail amended	12.12.06
A	SHS post details added	12.12.06

REVISION:

JOB TITLE:

New Residence for
Richard & Sue Dyson
Weld Road,
Oakura



Ph: (06) 769 5524 Fax: (06) 769 5525
Mob: 027 2100 564
Email: paul@4sitedesign.co.nz
PO Box 589 52 Gover Street
New Plymouth

SCALE: 1:100

DRAWN: P. Russell

CHECKED: -

DATE: October 2006

JOB No.: 4128

REVISION: D

SHEET No.:

S1-2



NEW PLYMOUTH
DISTRICT COUNCIL
newplymouthnz.com



Building Consent Amendment

Building Act 2004

1. Project reference

- 1a. Building consent number 88539
- 1b. Site address 274 Weld Rd, Lower
Okato
- 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
A5-2	/	Canopy framing amended
A6-4	/	Substrate added.
A6-6	/	Details added.
	Pg 11	Engineering Calc's.

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]
Signature

13/4/07
Date

Erin Williams.
Name (print clearly)

Office use only

Approved	Refused
PIM Co-ordinator	
Building	
<u>[Signature]</u>	<u>16-4-07</u>
Engineer	

Comments:

ENGINEERING TO
CHECK

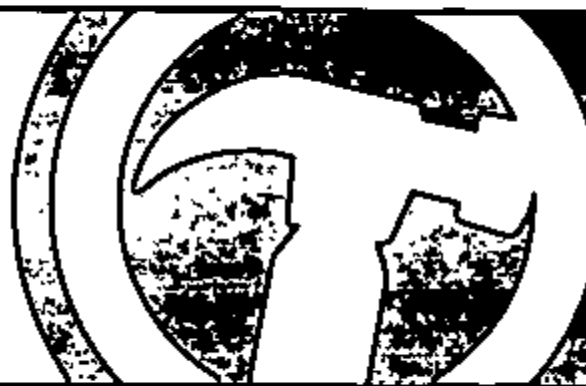
STILL SUSPENDED

PS ALOT OF ENGINEERING
REMOVED?

PTO



NEW PLYMOUTH
DISTRICT COUNCIL
newplymouthnz.com



Building Consent Amendment

Building Act 2004

1. Project reference

- 1a. Building consent number 88539
- 1b. Site address 287 Weld Road, Okato
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

A1-1

A2-1

A3-1/A3-2

A4-1-A4-8

A5-1

A5-2

Dimensions / window frames amended

Lintel amended / plan changed

Elevations amended

Sectionary / notes amended

Roof plan amended

Plan / notes amended / For additional information, please turn over
canopy plan added

27 MAR 2007
New Plymouth
District Council

3.5pm

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

Paul Russell

Signature

27/03/07

Date

Paul Russell

Name (print clearly)

Office use only

Approved	Refused
PIM Co-ordinator	
Building Engineer	
26-3-07 <u>[Signature]</u>	

Comments:

Two letters

PTO

Additional informationPlan affected by
amendment

(old plan number) New plan number Description of change

AS-3		Bracing amended
AS-4		Plumbing plan amended.
AS-5, 6, 8		Plan amended.
AG-1, 2		Details / notes amended
AG-3, 4, 5		Details deleted / added
AI-6		Details deleted
AI-1, 2		Windows / doors amended
SI-1		Plan amended
SI-2		Details deleted / amended
SI-1, 2, 3		Details deleted

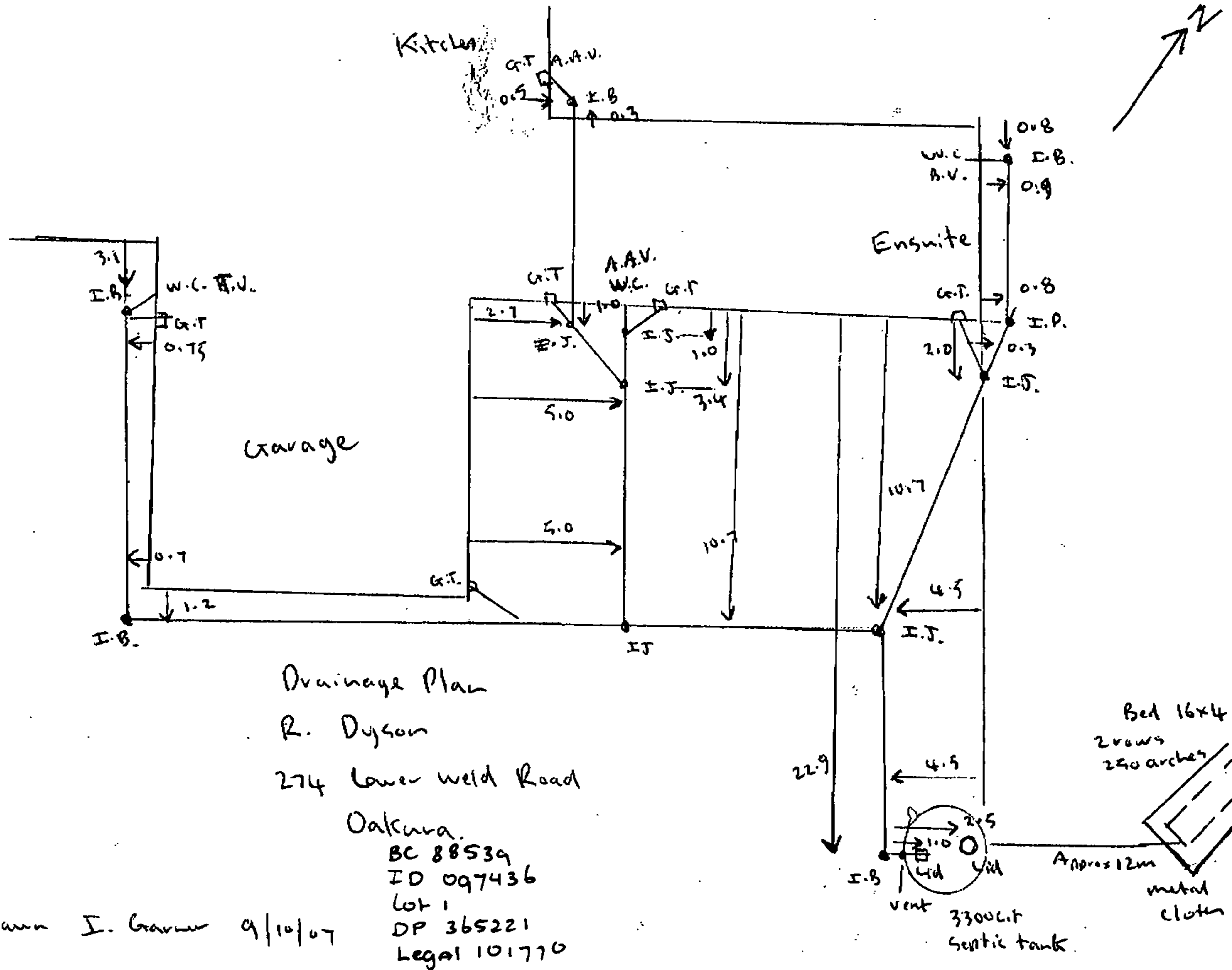
Office use only - continued

Additional comments

PIM Review**Accept****Decline**☐ Planning☐ Development Engineer☐ Environmental Health**Comments:**

#0044 P.003 /004

14/01 2006 06:36



NEW RESIDENCE
FOR
RICHARD & SUE DYSON
WELD ROAD , OAKURA

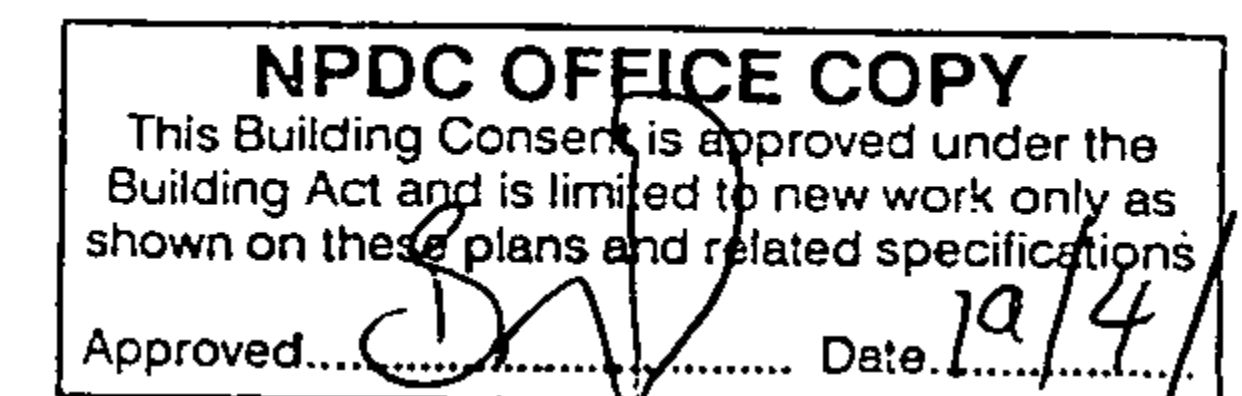
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November 2006

AMENDMENT ISSUE

13.03.07

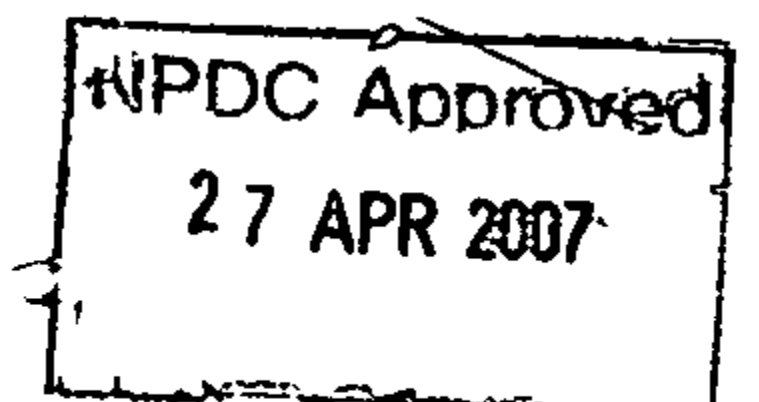


Ph. : (06) 769 5524
Fax : (06) 769 5525
Mob : 027 2100 584
Email : paul@4sitedesign.co.nz
PO Box 589
52 Gover Street
New Plymouth



88538 / 88539

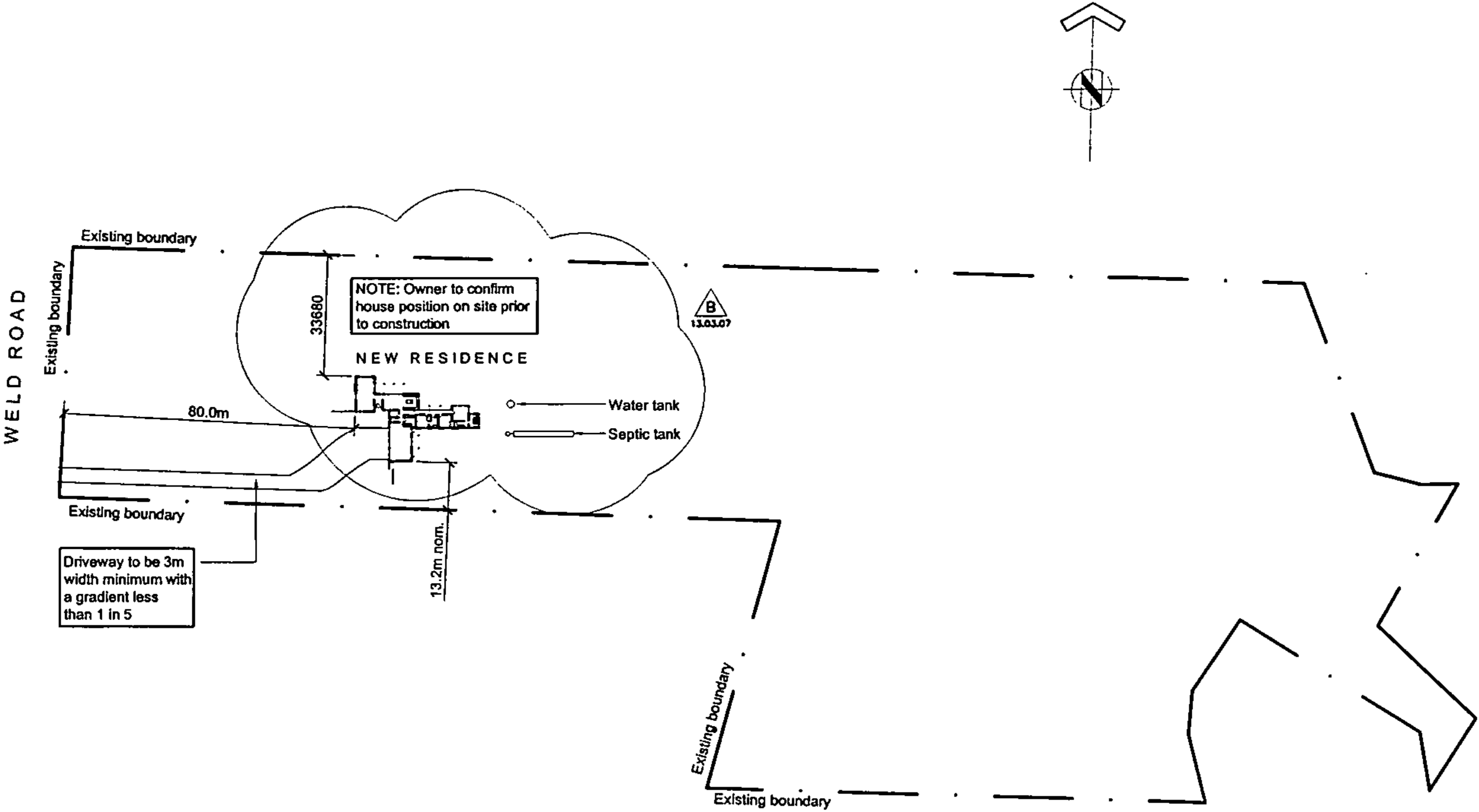
Wavin K2



Drawing Index

- A1-1 - SITE PLAN
- A2-1 - FLOOR PLAN
- A3-1 - ELEVATIONS
- A3-2 - ELEVATIONS
- A4-1 - CROSS SECTION A-A / B-B
- A4-2 - CROSS SECTION C-C / F-F
- A4-3 - PART CROSS SECTION D-D
- A4-4 - PART CROSS SECTION E-E
- A4-5 - CROSS SECTION G-G / H-H
- A4-6 - PART CROSS SECTION I-I
- A4-7 - PART CROSS SECTION J-J
- A4-8 - CROSS SECTION K-K
- A5-1 - ROOF PLAN
- A5-2 - ROOF FRAMING PLAN
- A5-3 - BRACING PLAN
- A5-4 - PLUMBING AND DRAINAGE PLAN
- A5-5 - FLOOR FINISHES PLAN
- A5-6 - FLOOR HEATING PLAN
- A5-7 - LIGHTING PLAN
- A5-8 - ELECTRICAL PLAN
- A6-1 - CONSTRUCTION DETAILS
- A6-2 - CONSTRUCTION DETAILS
- A6-3 - CONSTRUCTION DETAILS
- A6-4 - CONSTRUCTION DETAILS
- A6-5 - CONSTRUCTION DETAILS
- A6-6 - CONSTRUCTION DETAILS
- A7-1 - WINDOW SCHEDULE
- A7-2 - DOOR SCHEDULE
- S1-1 - FOUNDATION PLAN
- S1-2 - FOUNDATION DETAILS
- S2-1 - STEEL WORK PLAN & ELEVATIONS
- S2-2 - STEEL CONSTRUCTION DETAILS
- S2-3 - STEEL CONSTRUCTION DETAILS

19 APR 2007



SITE PLAN
SCALE 1:1500

SITE DETAILS

LOT 2
DP 310142

SITE AREA

SITE AREA = 3.6650ha
FLOOR PLAN AREA = 302m²

TECHNICAL NOTES:

- Contractor shall check all dimensions & levels on site before starting construction.
- Concrete construction shall comply with NZS 3109
- Concrete Strengths @ 28 days
 - Foundations 20 Mpa
 - Block walls 20 Mpa
 - Floor slab 20 Mpa
 - Piles & caps 20 Mpa
 - Blockfill 17.5 Mpa
 - Floor slab 20 Mpa
- Masonry construction shall comply with NZS 4210
- Reinforcing steel shall comply with NZS 4671
- All work & materials to comply with Building Act & regulations.
- Sequencing of the work is by the contractor.
- Reinforcing Grades
 - D = Deformed grade 300
 - H = Deformed grade 500
 - R = Plain grade grade 300
- Reinforcing Covers (mm) minimum
 - Cast against ground 75
 - Formed in-situ 50
 - Block walls 50
 - Floor slabs - Top 40
 - Btm 50
- Advise Engineer of any changes in the existing ground conditions to that shown or implied on the plans & obtain decision before proceeding
- This specification shall take precedence over any other unless advised otherwise by the Engineer
- Concrete finishes to NZS 3114 - floor slab as required by owner
- Foundations to have min. safe bearing capacity > 75 kPa
- Ash backfill to be compacted in 150mm layers and to achieve a min. shear strength > 100 kPa
- Steel fabrication to comply with NZS 3404
- Welding to comply with AS/NZS 1554.1. All welds minimum 6mm fillet unless noted otherwise
- Steel surface finishing to be hot dip galvanised or appropriate paint system
- Bolts to be grade 4.6
- Steel sections and plates to AS 3678-250

GENERAL NOTES:

- All new construction where not specifically designed shall comply with the NZ Building Code Handbook and shall conform to NZS 3604:1999
- Builder to check all dimensions prior to construction, manufacture or fixing in of any part and shall allow to adjust for fitting tolerances.
- Dimensional errors shall not be the responsibility of the designer or the design firm or his agents
- All exposed metal fasteners and plates shall be stainless steel (grade 316) in accordance with NZS 3604 : 1999 Section 4 Durability Table 4.1
- All timber in near contact to concrete, steel or cement based products shall be separated with a malthold strip DPC of sufficient width to prevent contact between the two
- All plumbing to conform to NZBC, G12
- Electrician to confirm all electrical fittings with owner prior to wiring out.
- Bottom plate to be fixed to concrete floor slab with T12 tru-bolts at 900mm crs starting 150mm from every corner.

TIMBER TREATMENT SCHEDULE

BUILDING ELEMENT	TREATMENT LEVELS
- Roof framing, trusses & ceiling joists (over 10 deg.) - Interior wall framing, including bottom plates	- H1 treated, planer gauged radiata pine.
- Exterior wall framing and parapets, single storey masonry veneer buildings - Enclosed framing within skillion roofs	- H3.1
- Subfloor framing	- H3.1
- Enclosed framing within flat roofs - Framing for enclosed decks & balconies - Framing within enclosed balustrades - Some framing supporting decks & balconies	- H3.1
- Unroofed decking & external stairs, handrails & balustrades	- H3.2
- Piles & other structural in ground material	- H5

B	Dimension / water tanks amended	13.03.07
A	House position moved, notes added	12.12.06

REVISION:

JOB TITLE:
New Residence for
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SCALE: 1:100

DRAWN: P. Russell

CHECKED: -

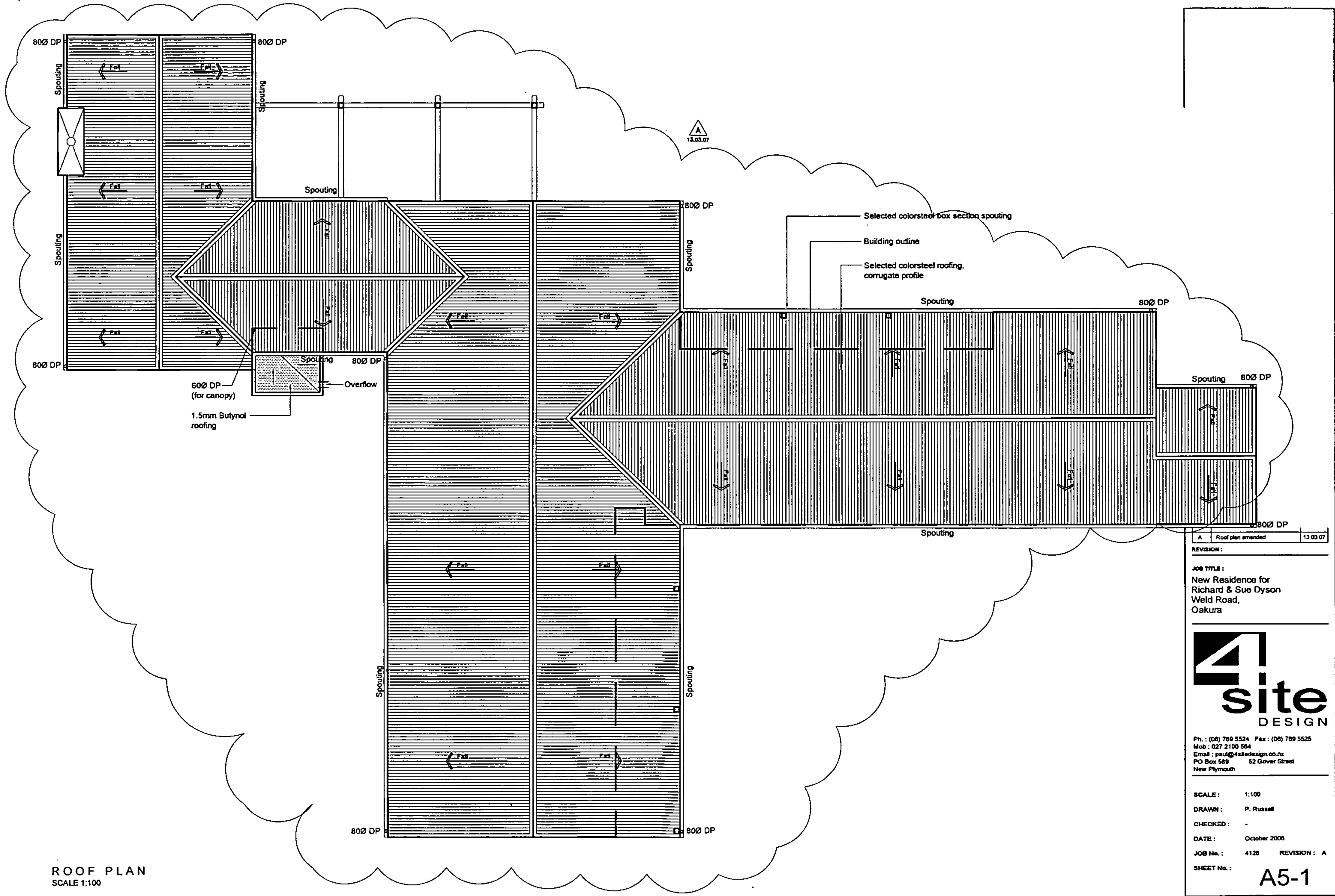
DATE: October 2006

JOB No.: 4128

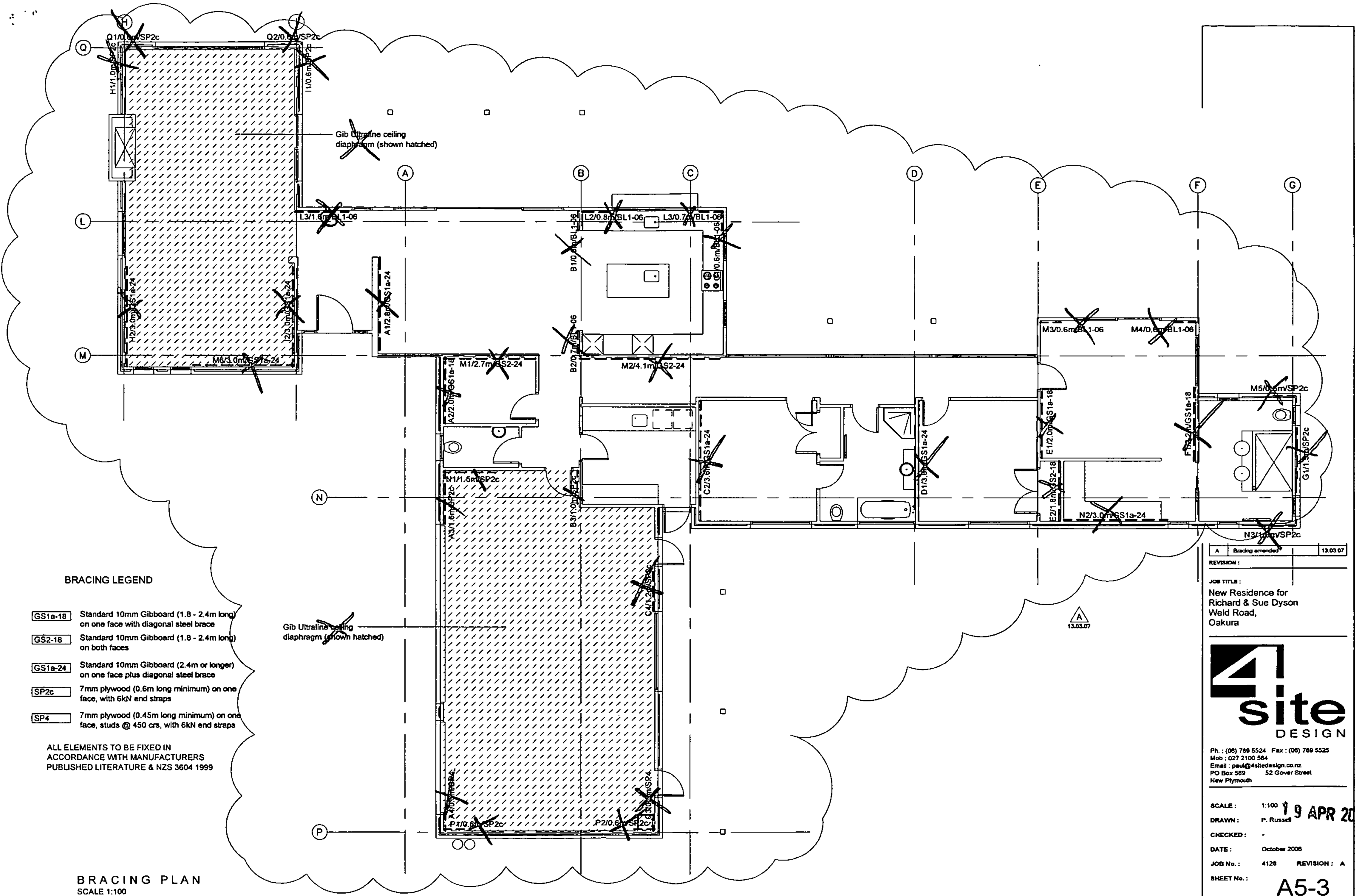
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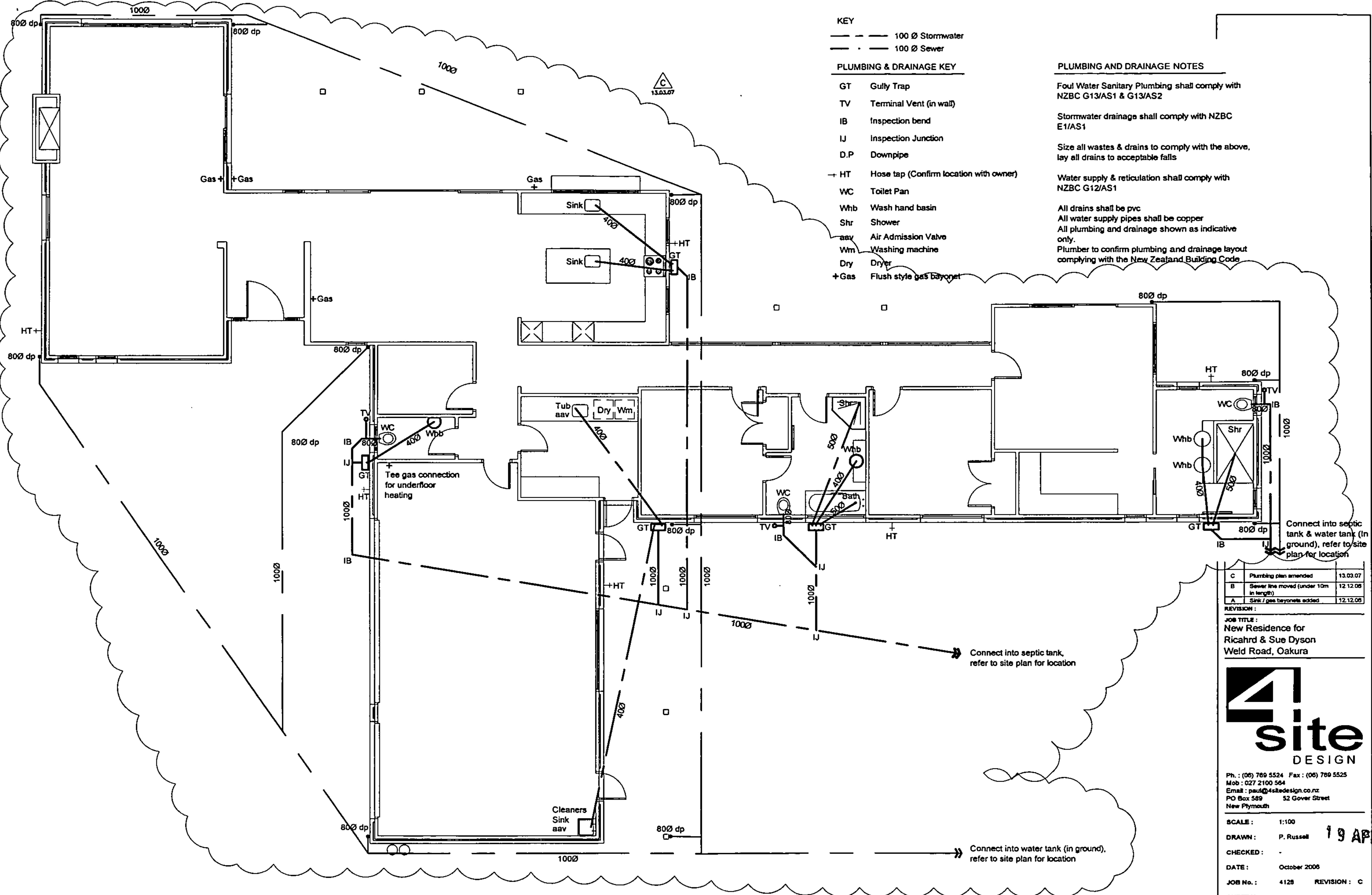
REVISION 9 APR 2007

A1-1

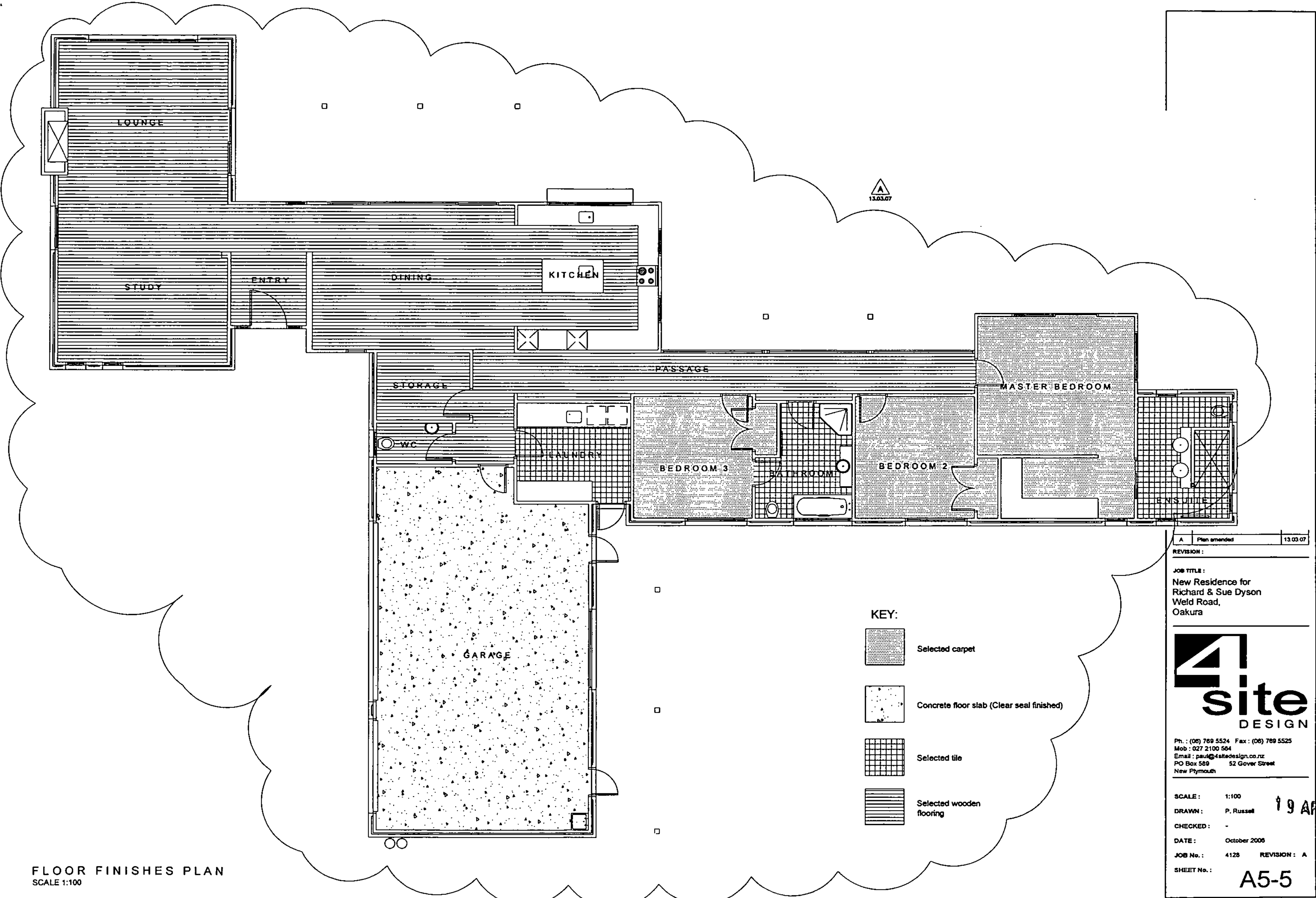


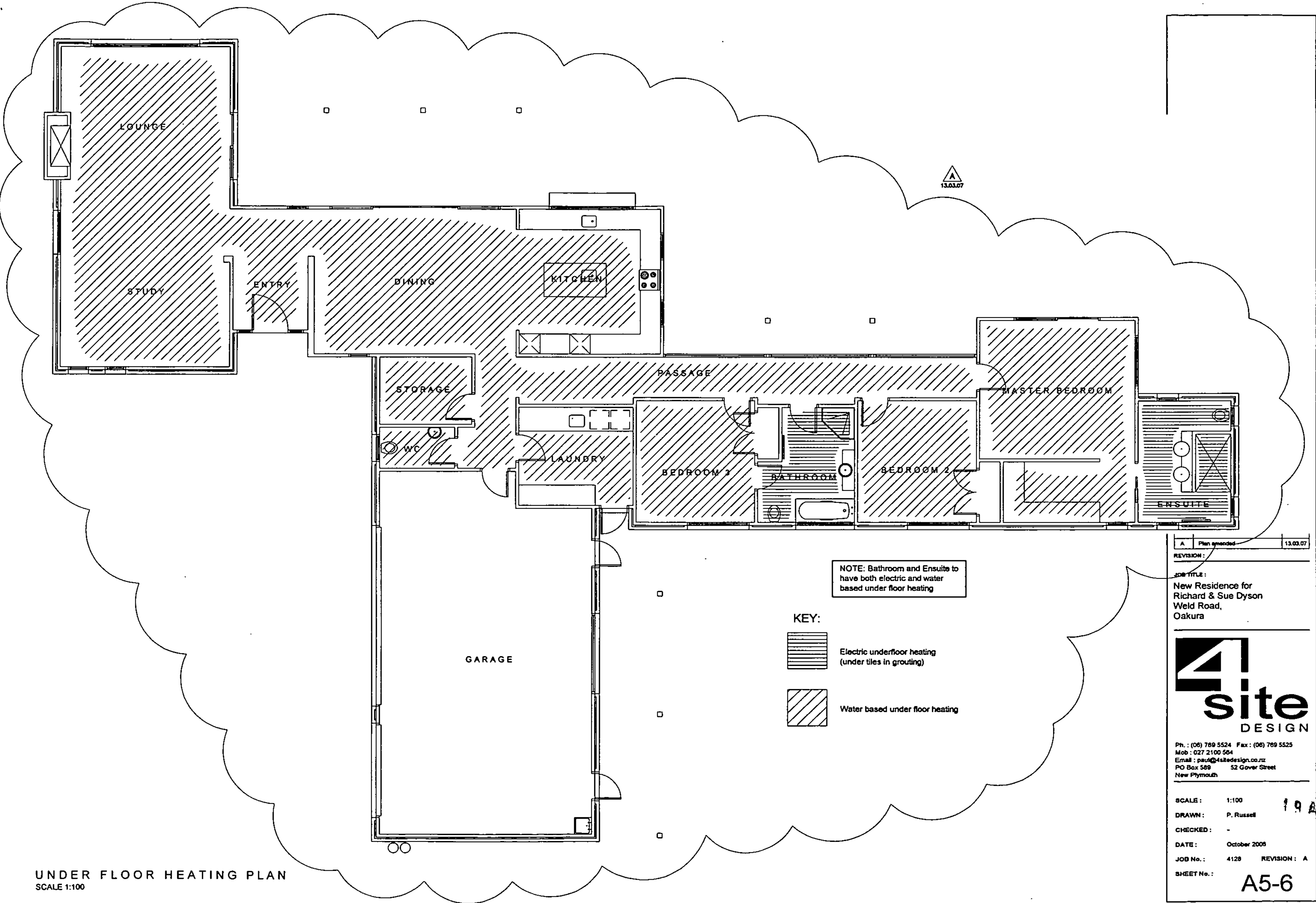
A	Roof plan amended	13.03.07
REVISION:		
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CHECKED: -		
DATE: October 2006		
JOB No.: 4128 REVISION: A		
SHEET No.:		
A5-1		





PLUMBING & DRAINAGE PLAN
SCALE 1:100





A Plan amended 13.03.07

REVISION:

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DATE: October 2006

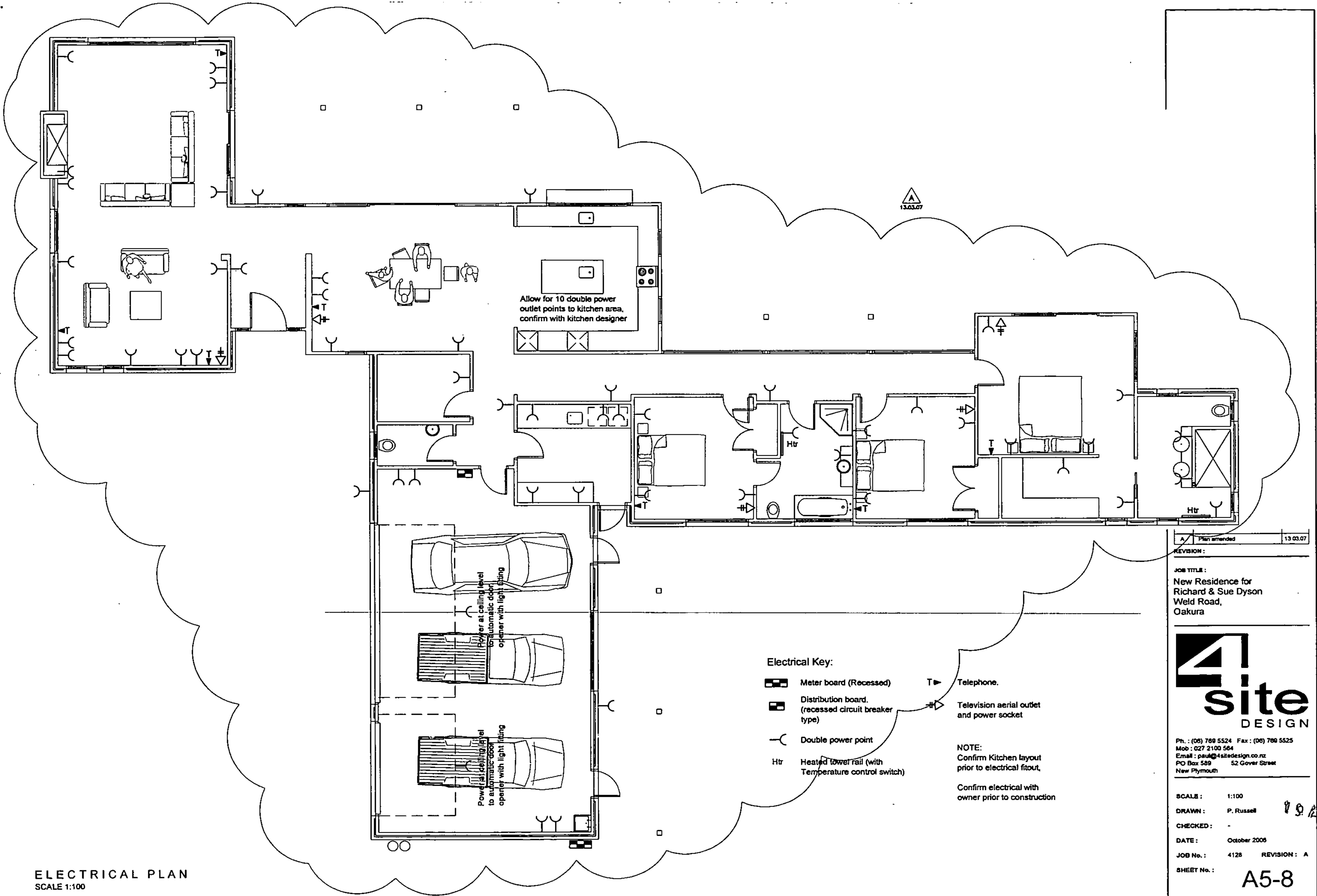
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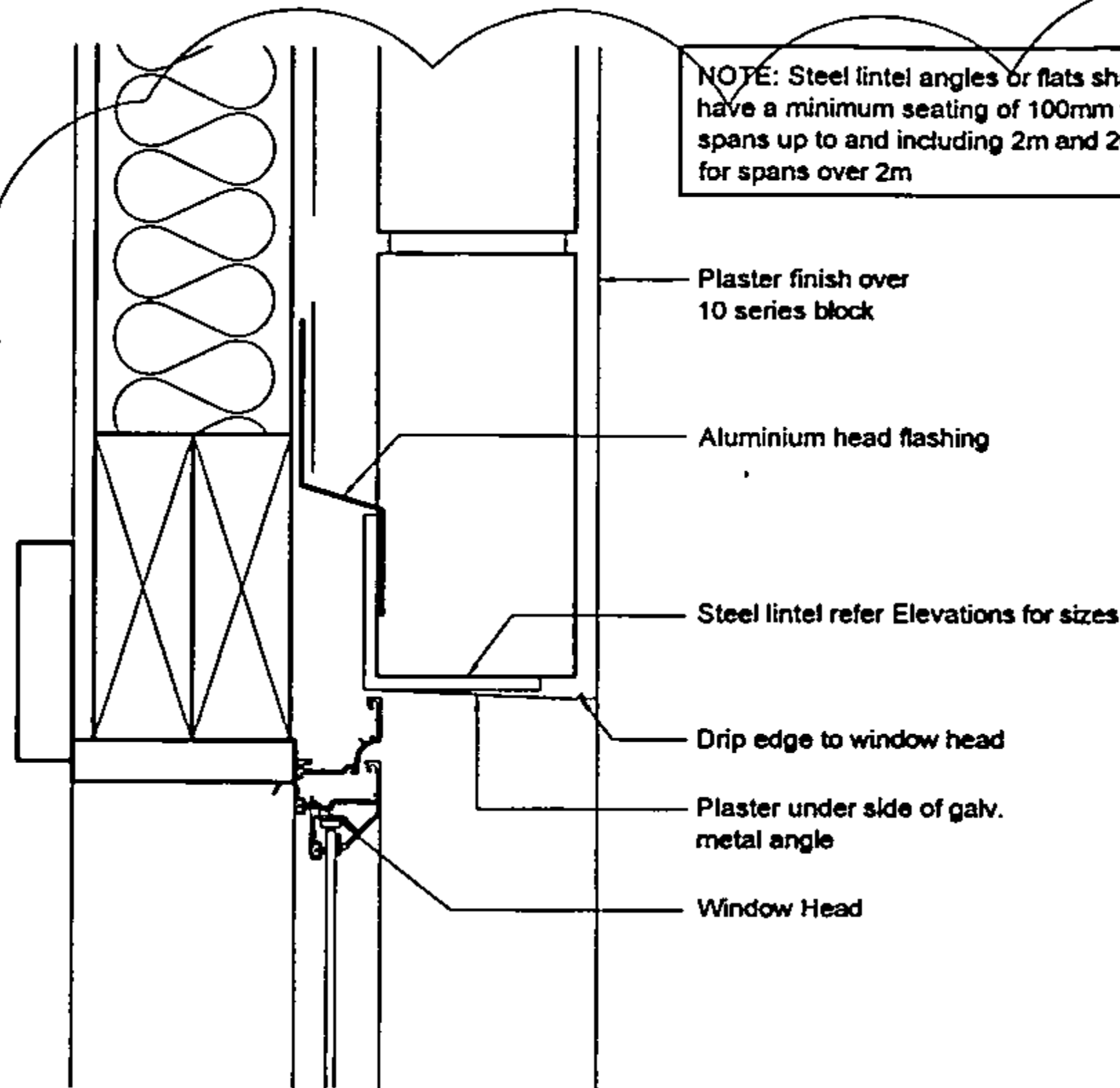
REVISION: A

SHEET No.:

A5-6

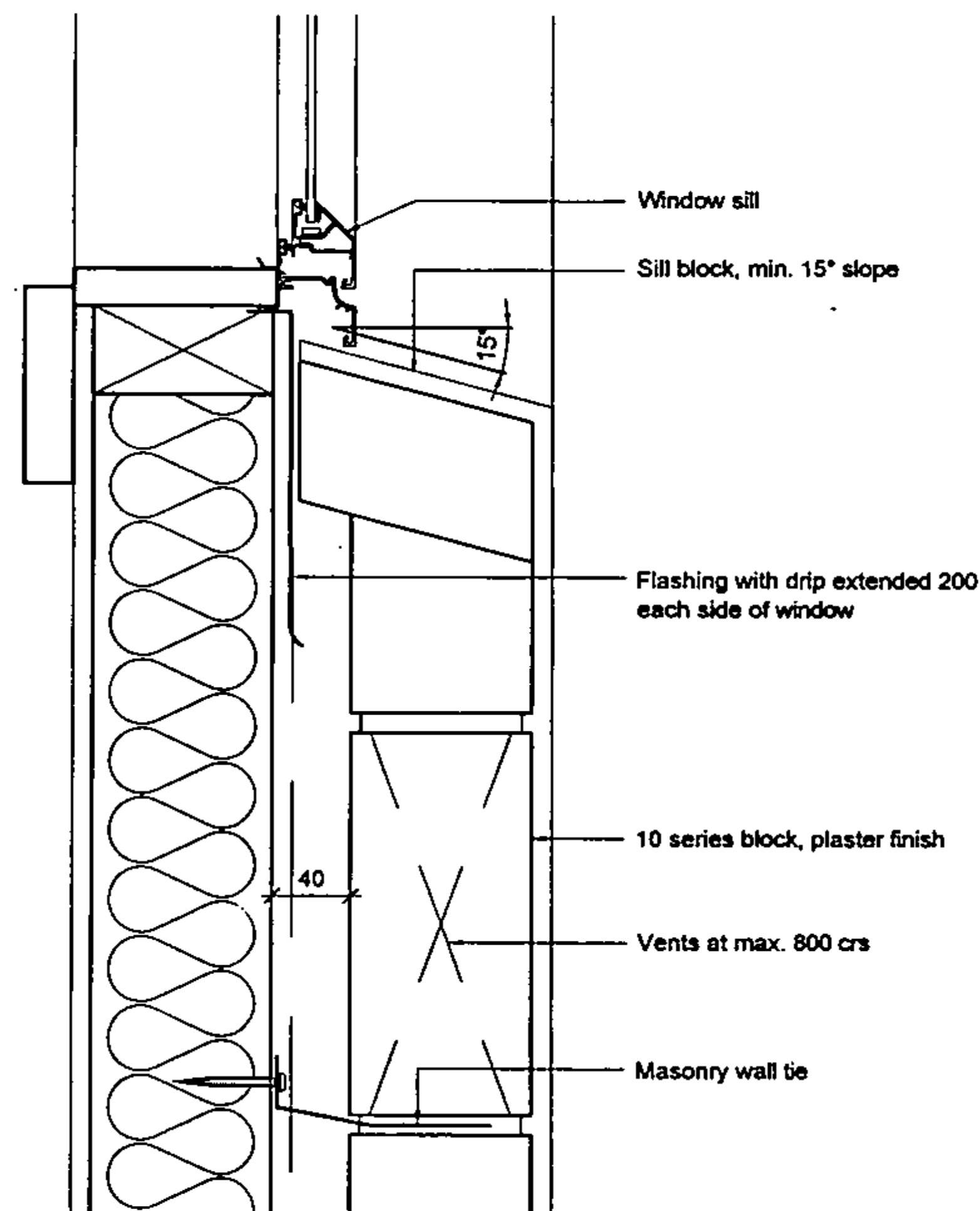
19 APR 2007





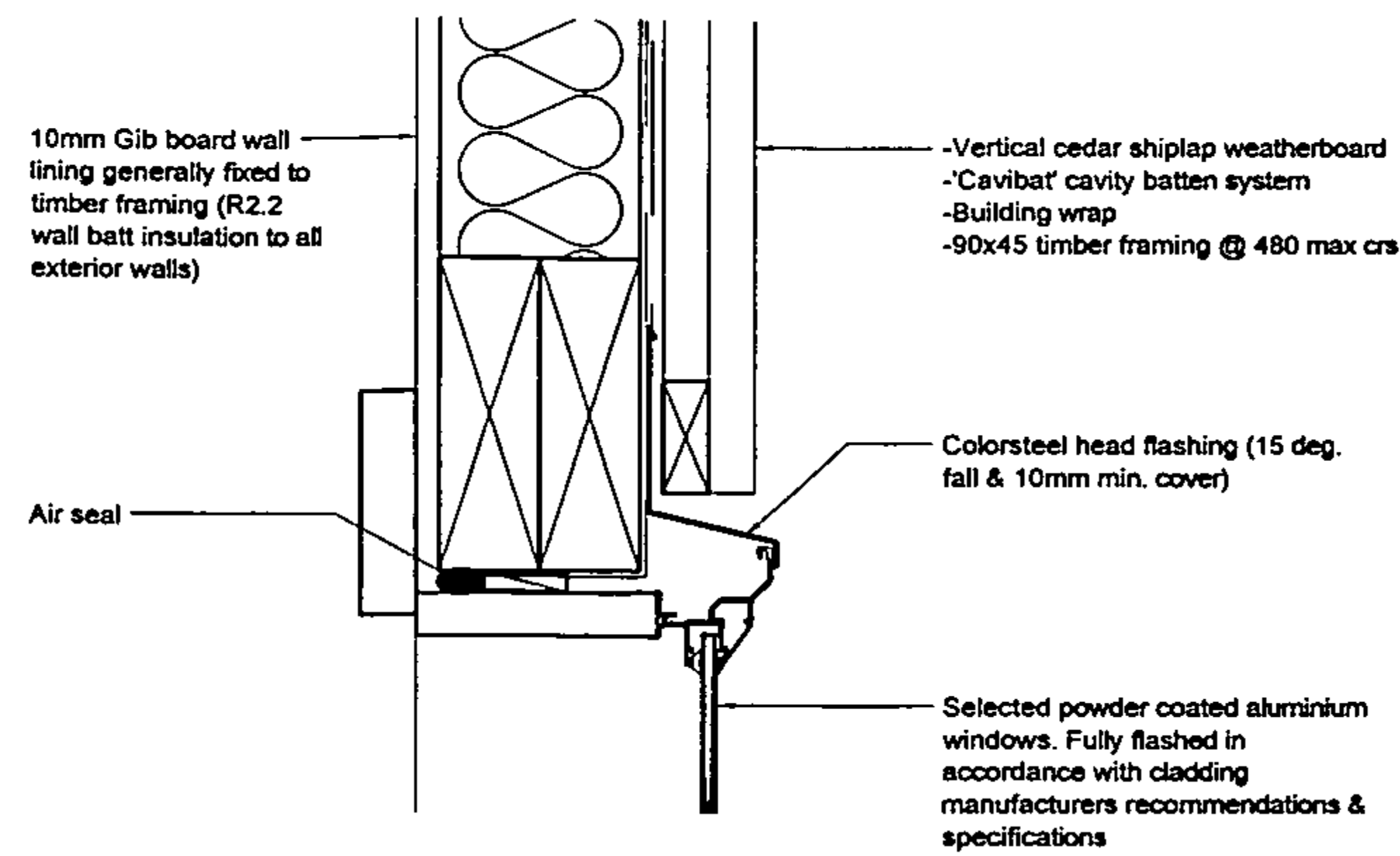
**BLOCK VENEER
TYPICAL WINDOW HEAD DETAIL**

Scale 1:5



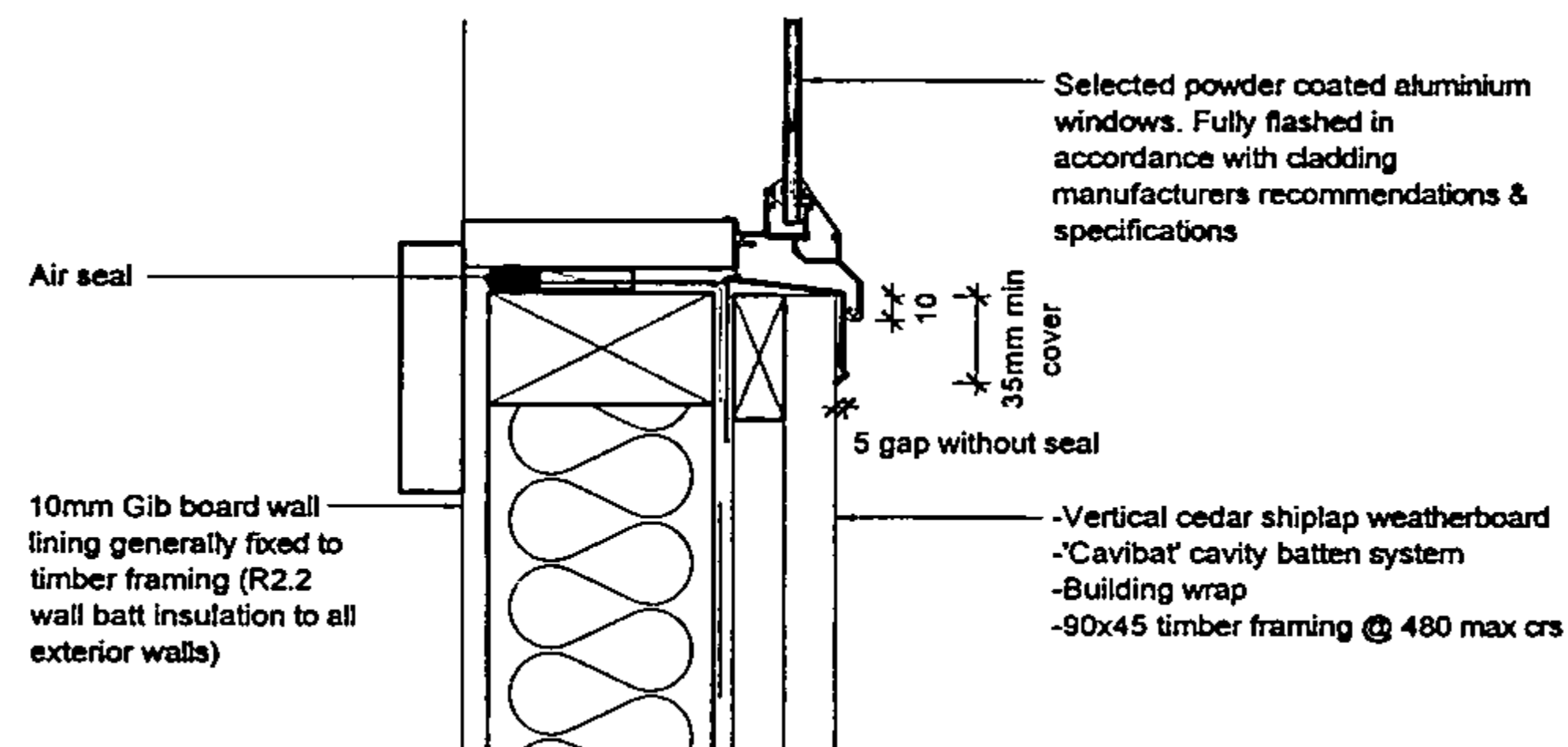
**BLOCK VENEER
TYPICAL WINDOW SILL DETAIL**

Scale 1:5



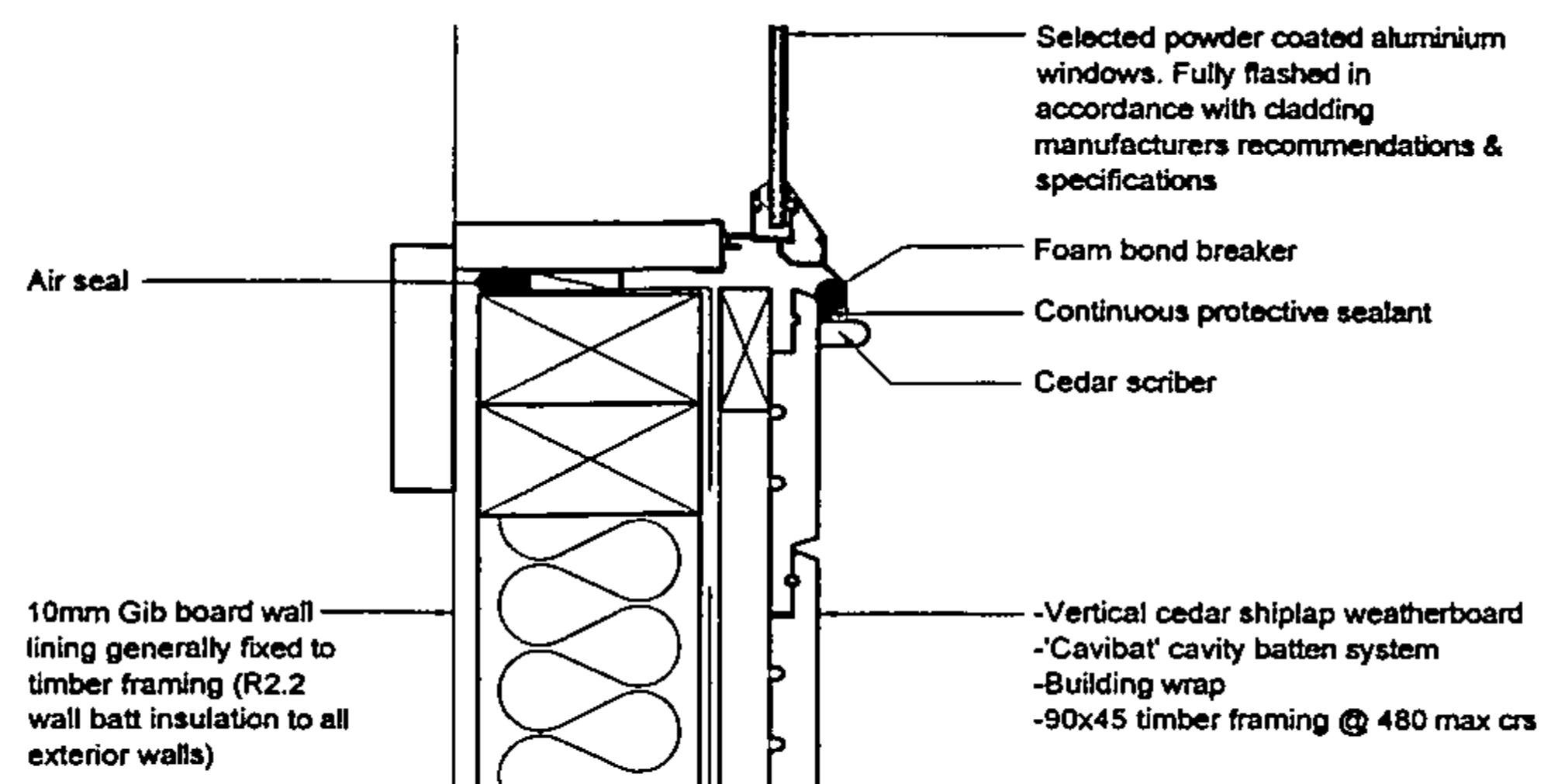
**VERTICAL SHIPLAP WEATHERBOARD
WINDOW HEAD DETAIL**

Scale 1:5



**VERTICAL SHIPLAP WEATHERBOARD
WINDOW SILL DETAIL**

Scale 1:5



**VERTICAL SHIPLAP WEATHERBOARD
WINDOW JAMB DETAIL**

Scale 1:5

A	Details amended	13.03.07
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SCALE: 1:10, 1:5
DRAWN: P. Russell
CHECKED: .
DATE: October 2006
JOB No.: 4128 REVISION: A
SHEET No.: A6-1

19 APR 2007

-Selected colorsteel roofing, corrugate profile
-Roofing underlay
-65x45 timber purlins @ 900 max crs
-Nail plate trusses @ 900 max crs as designed
and supplied by an approved truss manufacturer.
-65x35 timber ceiling battens @ 600 max crs
-R2.6 ceiling batt insulation
-13mm Gibboard lining

Selected colorsteel box section
spouting fixed to Ex 190x35 cedar
fascia board, stain finish

NOTE: Truss pitched off 10
series block line

-10 series block, plaster finish
-40mm cavity
-Building wrap
-90x45 timber framing @ 480 max crs (H3.1)
-R2.2 wall batt insulation
-10mm Gibboard lining

NOTE: Square stop all internal
ceiling / wall junctions

1
A4-1
10 SERIES BLOCK
TYPICAL EAVES DETAIL
Scale 1:10

-Selected colorsteel roofing, corrugate profile
-Roofing underlay
-65x45 timber purlins @ 900 max crs
-Nail plate trusses @ 900 max crs as designed
and supplied by an approved truss manufacturer.

Selected colorsteel box section
spouting fixed to Ex 190x35 cedar
fascia board, stain finish

2/M12 stainless steel bolts

190x90 timber beam (stain finish)

140x140 timber post H4 (stain finish)

90x45 false cedar rafters @
900 max crs

Hardgroove soffit boarding
fixed to underside of truss
top chord

3
A4-2
TYPICAL EAVES OVERHANG
Scale 1:10

-Selected colorsteel roofing, corrugate profile
-Roofing underlay
-65x45 timber purlins @ 900 max crs
-Nail plate trusses @ 900 max crs as designed
and supplied by an approved truss manufacturer.
-65x35 timber ceiling battens @ 600 max crs
-R2.6 ceiling batt insulation
-13mm Gibboard lining

Selected colorsteel box section
spouting fixed to Ex 190x35 cedar
fascia board, stain finish

-Vertical cedar shiplap weatherboard
-Cavibat cavity batten system
-Building wrap
-90x45 timber framing @ 480 max crs (H3.1)
-R2.2 wall batt insulation
-10mm Gibboard lining

2
A4-1
VERTICAL SHIPLAP WEATHERBOARD
TYPICAL EAVES DETAIL
Scale 1:10

-Selected colorsteel roofing, corrugate profile
-Roofing underlay
-65x45 timber purlins @ 900 max crs
-Nail plate trusses @ 900 max crs as designed
and supplied by an approved truss manufacturer.

Colorsteel cap flashing, round edge

190x35 cedar barge board, stain finish

-10 series block, plaster finish
-40mm cavity
-Building wrap
-Nail plate trusses @ 900 max crs as
designed and supplied by an approved truss
manufacturer

4
A4-4
TYPICAL BARGE DETAIL
Scale 1:10

A	Details / notes amended	13.03.07

REVISION:

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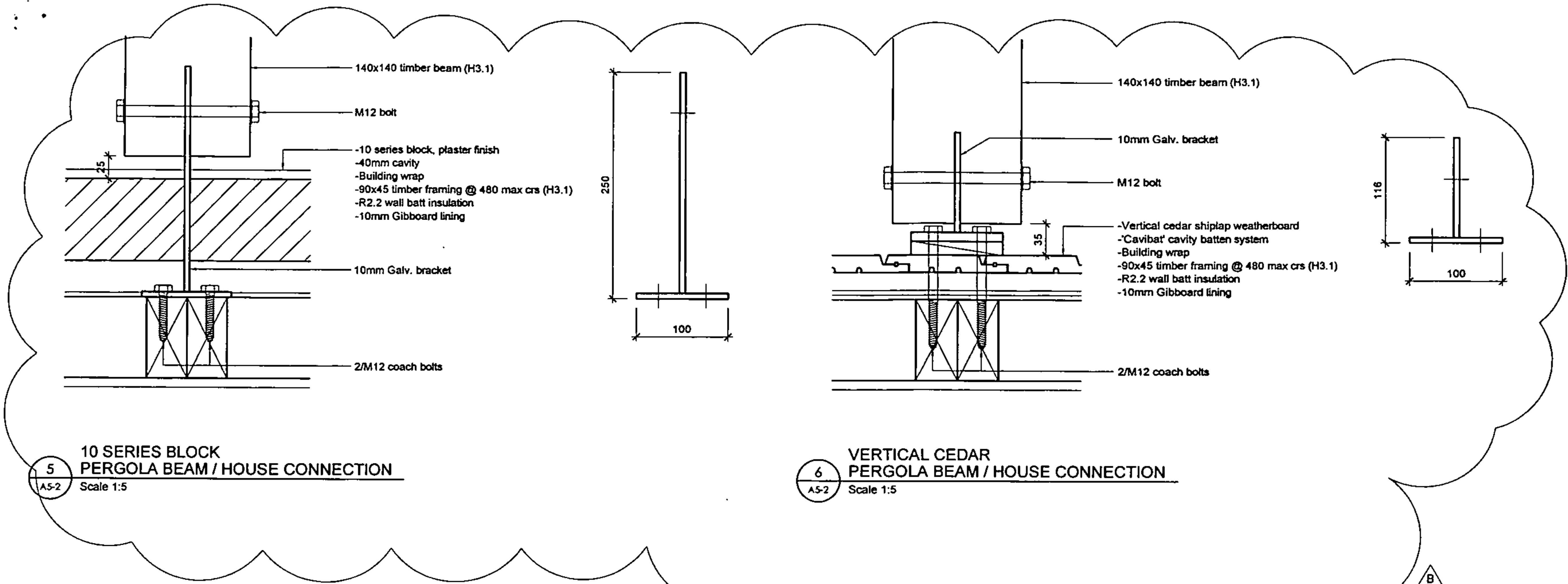
JOB No. : 4128

REVISION : A

SHEET No. :

A6-2

19 APR 2007



B	Details deleted / added	13.03.07
A	Notes amended, detail amended	12.12.06

REVISION :

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DRAWN : P. Russell

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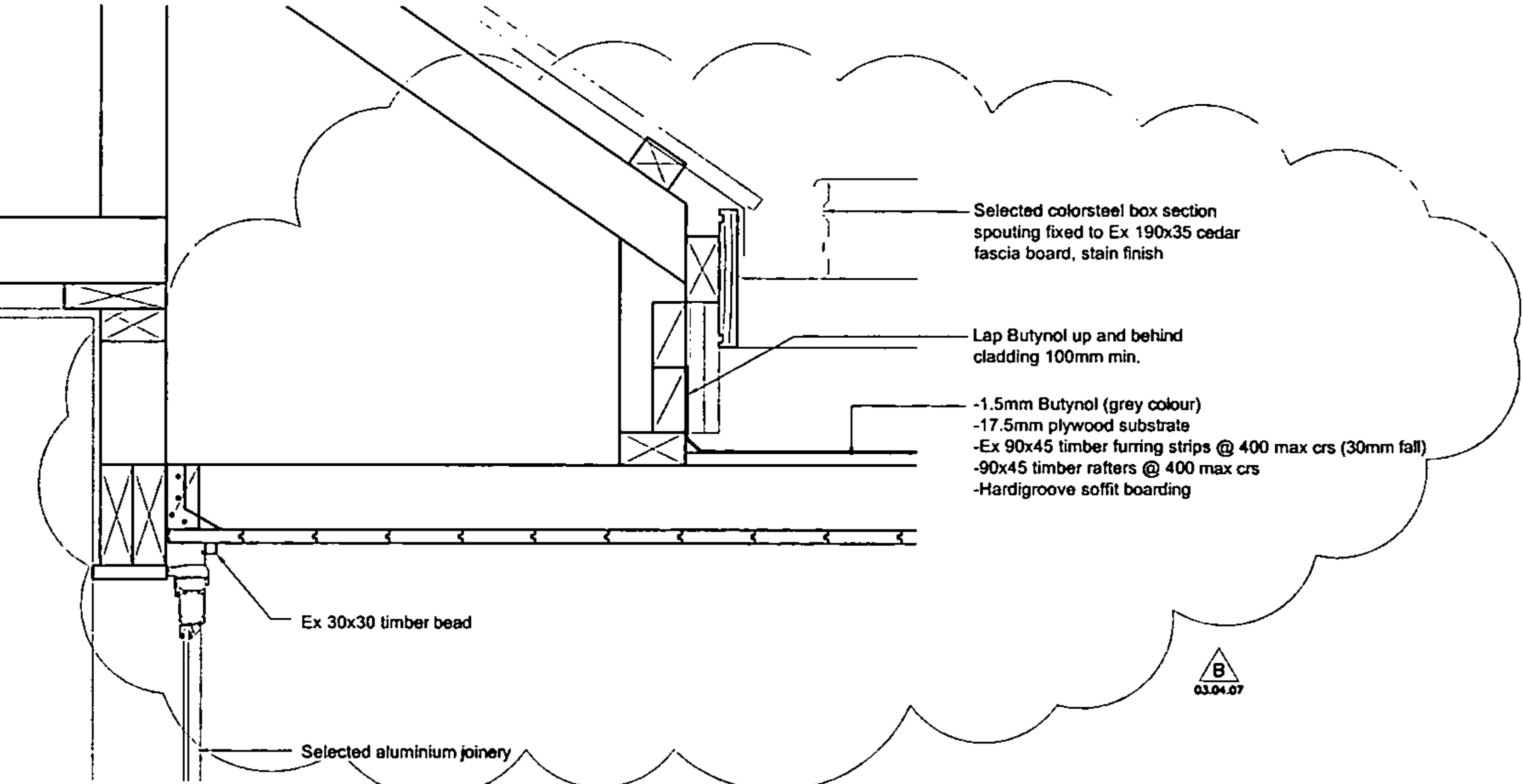
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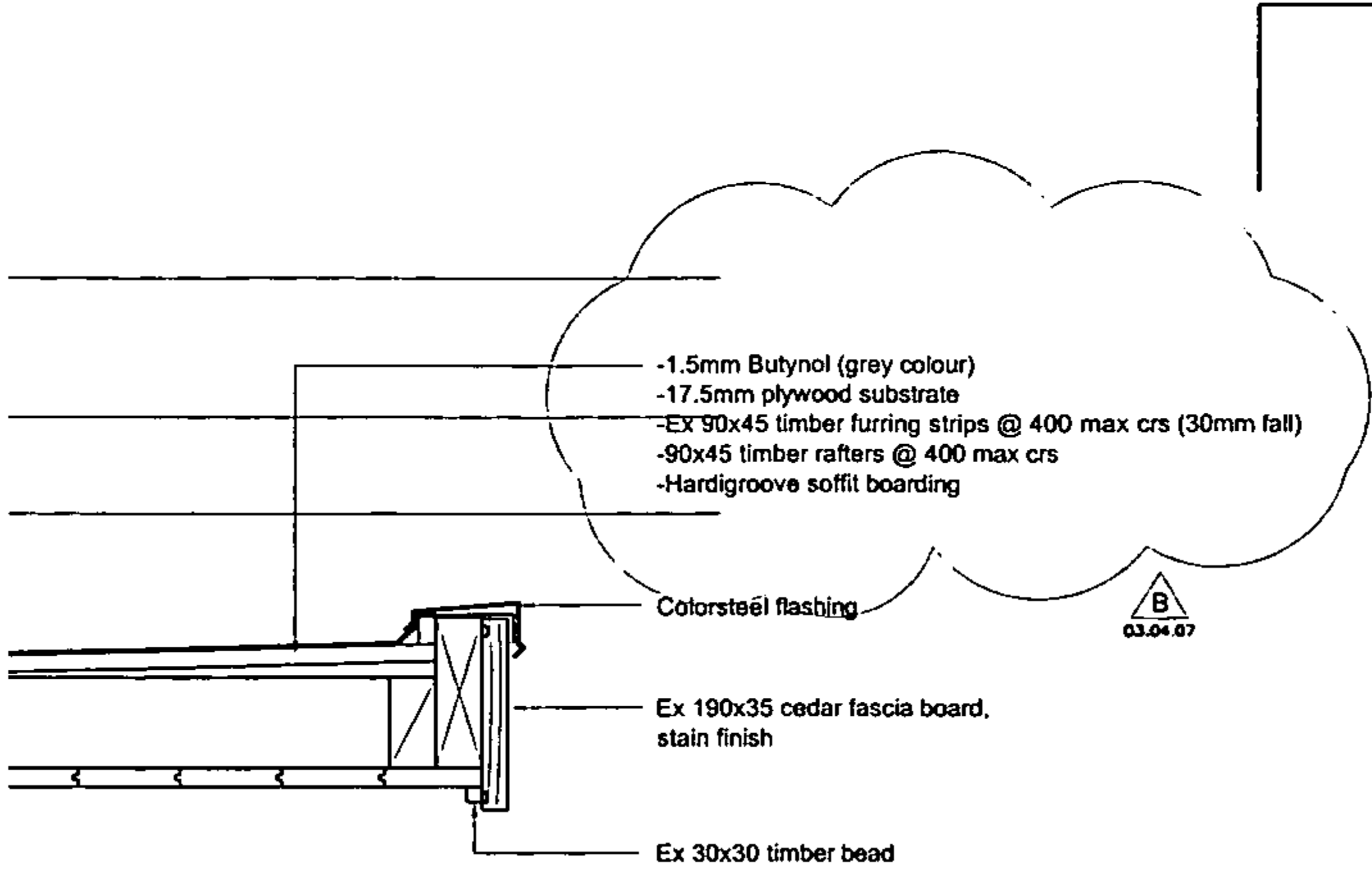
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A6-3

19 APR 2007



9 CANOPY / HOUSE CONNECTION
A4-2 Scale 1:10



10 CANOPY EAVE DETAIL
A4-2 Scale 1:10

B	Substrate added, Detail amended	03.04.07
A	Detail deleted / amended / added	13.03.07

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