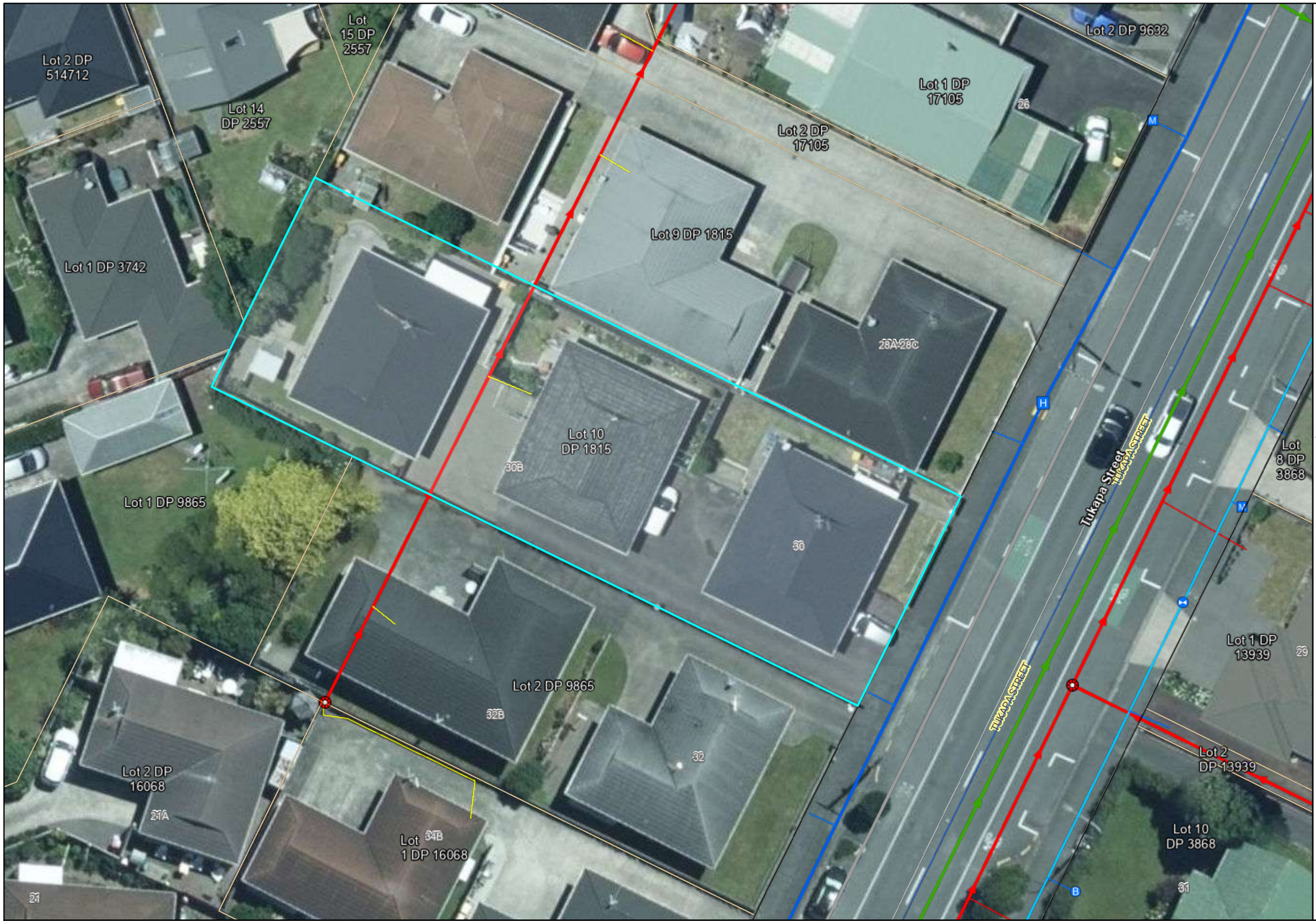
move.

council records

30b tukapa street
westown

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

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

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

HORIZONTAL DATUM
New Zealand Geodetic Datum 2000

MAP PROJECTION
New Zealand Transverse Mercator

0 5 10 20
m

30B Tukapa Street

Date: 4/11/2025

1:282

No. 30 Sec. Lot 10 D.P. 1815

Address Tukapa St.

DRAINAGE AND PLUMBING REGISTER

OWNER Rielly & Rogers

ADDRESS Box 5012 NP.

BUILDER Self

PLUMBER V. Snowdon

DRAINLAYER Ditto

21/5/75 PERMITS 3286

PLUMBING 2400-00

DRAINAGE 200-00

VALUE $2600-00.

NATURE OF WORK 2 O.J.O. Apartments

DRAIN TESTED 10/9/75 PLUMBING PASSED 24/9/75

FALL AND DESCRIPTION Rear drainage — Normal falls

PVC drain

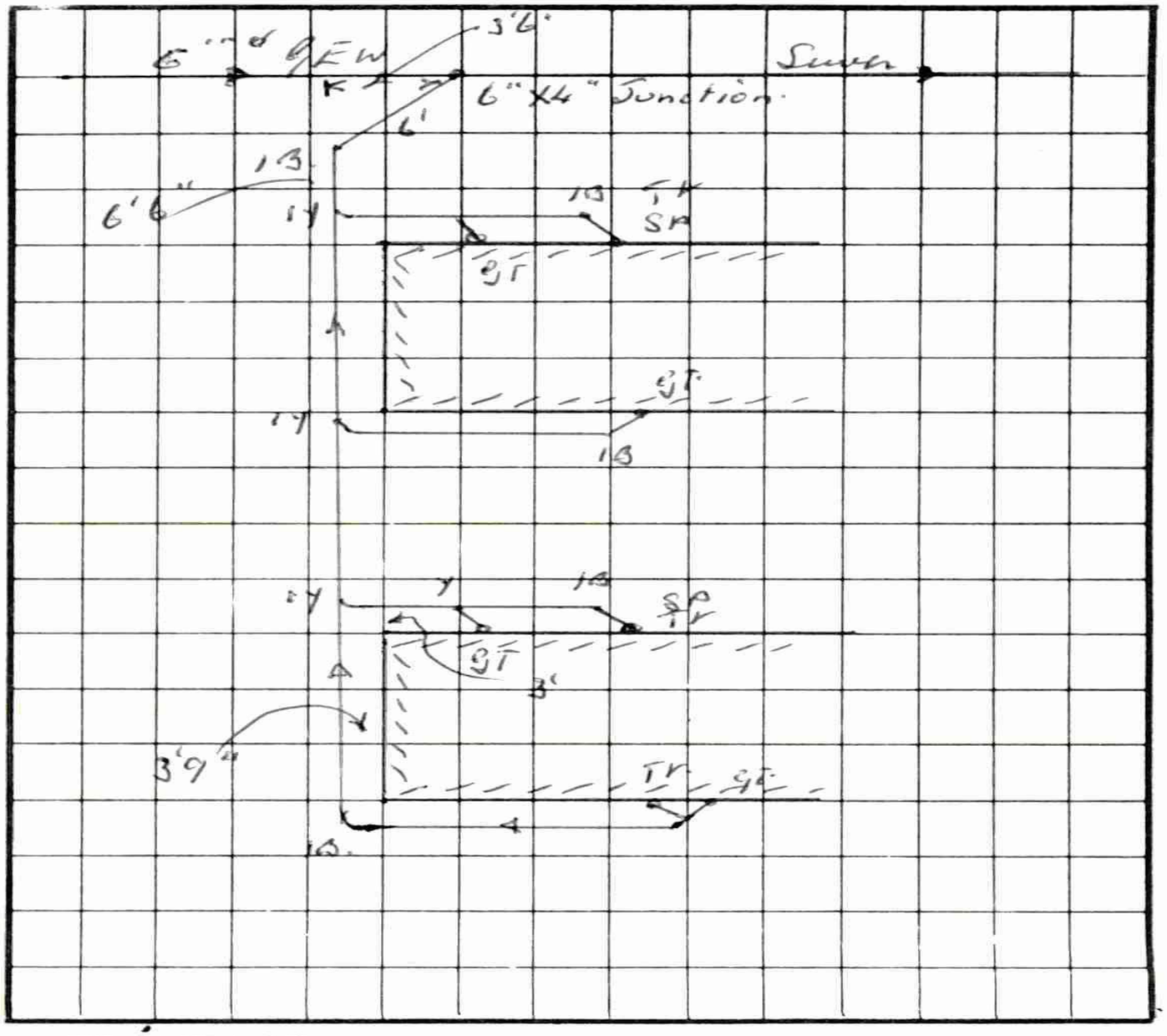
C/S 7478 —

Rec. 11975 —

Inspector.

Document Set ID: 661270
Version: 1, Version Date: 10/10/2008

DRAINAGE PLAN SCALE



FRÓNTAGE

30 Tukapa St

Masterprint 8958

Document Set ID: 661270
Version: 1, Version Date: 10/10/2008

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

Registration of Exempt Building Work No: XMT20/110842

APPLICANT

Graeme Douglas ROLLO
30B Tukapa Street
Westown
NEW PLYMOUTH 4310

Application received: 16/04/2020

PROJECT LOCATION

Street address: 3 - 30 Tukapa Street NEW PLYMOUTH 4310
Property ID: 18277 Legal: LOT 10 DP 1815, FLAT 1 DP 18895

---

1. This registration of exempt building & building work is a means of providing a report on file for future reference & property enquiries.

   Items considered by this registration include: **INSULMAX INSULATION**

   Building structures and building work recognised by NPDC that fall within the criteria set out in Schedule 1 of the Building Act 2004.

2. We confirm that the proposed work falls within the scope of Schedule 1 of the Building Act 2004.
   A building consent shall not be required in respect of this work however all building work must be carried out in accordance with the New Zealand Building Code.

3. **Compliance with the District Plan**
   This exemption is limited to the matters addressed under the Building Act 2004 only and does not exempt the work from compliance with the provisions of the Resource Management Act 1991 as detailed in the operative District Plan.

   It is recommended that you check the status of your intended work under the provisions of the District Plan. A copy of the District Plan is on the council's website (www.newplymouth.com) or from the council's Customer Support area at the Civic Centre. Alternatively, you may wish to refer the matter to your designer.

4. **Sign off**

Greg Dunlop
Building Consents Officer

Date: 30 April 2020

TARANAKI like no other

595130
1/48/75

NEW PLYMOUTH CITY COUNCIL

FOR OFFICE USE: File No. 2 55 heck Sheet No. 7478

Receipt No. 11975 Sewer Sheet No. 151

Date of Receipt 18 3 75 Zone Res. R.1

13 FEB 1975

TO THE CITY ENGINEER

Date 18th Feb 1975

APPLICATION FOR BUILDING PERMIT

Lot No. 10.

At (House No.) 30 Takapa St. D.P. 1815.

For erection of Apartments. Sec. No.

OWNER Rielly & Rogers ADDRESS

Proposed Use Dwelling.

Foundation Concrete Walls Brick Roof Tile.

AREA of Site ½ acre

AREA of existing buildings

AREA of existing accessory buildings

AREA of Building in application

Builder Rielly & Rogers Address Box 5012 Westown

Designer John Broom Address Box 212 New Plymouth

Structural Eng. Address

Building Projects Authority Required Yes / No Supplied Yes / No

		FOR OFFICE USE Corrected Value	Fees
Total Value of Building	$ 40 000		
Sanitary Plumbing and Drainage	$ ~~[illegible]~~ 2600.00		
Value of Building for Permit	$ 38,500		
Water for Building			
Building Research Levy on	$		
Hoardings Mths @			
		TOTAL FEES BUILDING	

Starting Date Feb 1975 Finishing Date ~~April~~ June 1

NAME AND ADDRESS OF APPLICANT Rielly & Rogers

Box 5012 Westown Phone 27511

Signature of Applicant [signature]

Signature of Owner [signature]

Document Set ID: 1284741
Version: 1, Version Date: 21/03/2012

595/30

NEW PLYMOUTH CITY COUNCIL —CITY ENGINEER'S DEPARTMENT

APPLICATION FOR SERVICES, PLUMBING & DRAINAGE

To the City Engineer Phone No: 27511

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

House No 30 Street Tukapa, Lot No. 10. D.P. 1815

OWNER Rielly & Rogers Area of Site ¼ acre.

ADDRESS Box 5012 Westown Signature of Applicant.

Proposed Use Dwelling Signature of Owner.

VEHICULAR CROSSING

Proposed — ft. When Required — Position — L/Boundary to C/ Line

WATER CONNECTION

Size of Existing Connection

Size of Requested Connection

Distance from L Boundary

No. Units served

SEWER CONNECTION & (STORMWATER)

Size of Existing Connection

Size of Requested Connection

Distance from L Boundary

Common Drain Yes / No

Stormwater Disposal (specify)

PLUMBING AND DRAINAGE

Name of Registered Plumber Drainlayer.

Value of Proposed Work Plumbing $2400.00 Drainage $200.00

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

Drainage

Size of Existing Drainage

Size of Proposed Drainage

Other Works Proposed

Stormwater Disposal (specify)

FOR OFFICE USE

File No 2 55 Rec. No. 11975 Check Sht. No. 7478 FEES Sewer

18 FEB 1975 Water

Date Zone Res R1 Sewer Sht. No. 151 P & D $16.00

Veh. Crg

Document Set ID: 1284741
Version: 1, Version Date: 21/03/2012

595/30

7501102 17 January 1975

Rielly & Rogers,
P.O. Box 5012,
Westown,
NEW PLYMOUTH

CERTIFICATE OF REGISTRATION TO CONSENT OF PROPOSED PRIVATE BUILDING PROJECT

1. In accordance with the provisions of the Economic Stabilisation (Building Registration and Construction) Regulations 1974, the following construction work, according to details supplied by you has been registered:

(a) Name of owner and address: As above

(b) Type of construction work (e.g. factory, office, etc): 3 Flats (under 93 m^2) 3 Garages (under 23.25 m^2)

(c) Location of the work: Tukapa Street, New Plymouth

(d) Name of local authority in whose district the work will be carried out: New Plymouth City Council

(e) Estimated cost of the work: $45,000

(f) Authorised date of commencement of the work: January 1975

(g) Estimated date of completion of the work: June 1975

2. This Certificate of Registration must be attached to your application to the local authority for the issue of the building permit.

3. This Certificate is valid for three months after the date specified in (f) above. If construction work is abandoned or a permit is not uplifted within three months, registration shall lapse.

4. The local authority will complete, detach and return the following information to me after the building permit has been issued.

for G. Walker
Building Projects Authority

Document Set ID: 1284741
Version: 1, Version Date: 21/03/2012

Street No. 30 Tukapa St File 2/55/75 Date 18.3.75
Nature of Work 2 Apartments O.&O. Rec. No. 11975
Zone Res R1. Lot 10 D.P. 1815 Sec

BUILDING PLAN REGISTER

Owner Reilly & Rogers
Address Box 5012 NP
Builder Reilly & Rogers.
Address Box 5012 NP
Value $40,000.

Area of bldgs _____ sq. ft
Area of outbldgs _____ sq. ft
Area of new work _____ sq. ft
Special requirements 7478

Inspections Preliminary Inspection 10.6.75 f/ unit (other not started) 9.7.75 Footings 3 unit 17.7.75 Floor down 28.7.75 - Framing 6.10.75 Complete

Document Set ID: 1284741
Version: 1, Version Date: 21/03/2012

2 55

NEW PLYMOUTH CITY COUNCIL

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

TOWN PLANNING

PUBLIC HEALTH

ENGINEER

DATE

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

SPECIFICATION

Specification of the work going done and the materials to be used in the erection and completion of a resilence as per the accompanying drawings

...RIELLY & ROGERS.....

at

Lot Number .10..DP.1815.... .....THAPA..... Street

.....NEW..PLYMOUTH.....

This Specification is to be read in conjunction with the accompanying drawings and any other drawing which may be issued during the currency of the contract.

Any item in this specification and not shown on the drawings and vice versa shall be equally binding as though included in both.

The Contractor shall provide a form of contract which is to be completed by all parties before the commencement of any work on the site.

Any additions, omissions or variations to the contract shall be authorised in writing and an agreed price stated.

The Owners are to engage that all boundary marker pegs are in place and exposed for inspection.

STANDARD DOCUMENTS

1. The accompanying drawings.
2. This specification.
3. Concrete work N.Z.S.S. No.1900 Chapter 9.3A
4. Block work N.Z.S.S. No.1900 Chapter 6.2
5. Carpentry N.Z.S.S. No. 1900 Chapter 6.1.

Refer to Part 1 of Specification for Appendixes and Variations to Specifications.

Document Set ID: 1284741
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PRELIMINARY AND GENERAL (ALL TRADES)

1. **PERMITS.**

The Contractors shall arrange to obtain all permits to build etc., arrange all inspections and pay all fees as required by the local authorities.

2. **PROTECTION OF WORK.**

All parts of the work liable to injury and all adjoining property, existing work, footways, trees etc., are to be protected until completion of the contract.

3. **P.C. SUMS. (Nett sum).**

The P.C. Sums quoted in this specification are nett and the contractor or sub-contractor concerned must add any cartage, fixing charges and profit he requires to all such items.

4. **SITE.**

The site of the works will be pointed out to Tenderers who are advised to visit same and check the slope of the ground, quality of the soil etc., as no extras will be paid for foundation work, site drainage and levelling not detailed or specified.

5. **BY-LAWS.**

The whole of the work in this contract is to be carried out in strict accordance with the Local Authorities' regulations, and to be of a standard as approved by the Loan Company.

6. **EXTENT OF WORK.**

This contract comprises the erection and completion in the soundest and most workmanlike manner of all the work shown or reasonably implied on the accompanying drawings and in accordance with this specification and the supply of all plant, tools, labour, materials, fixtures and fittings required for the due completion of the work.

7. **INSURANCE.**

The Contractor shall at all times, keep the whole of the works fully covered by insurance. Fire. Public Liability. Workers' Compensation etc.

8. **TEMPORARY SERVICES.**

The Contractor shall arrange for all temporary services, pay all fees in connection therewith and remove same on completion of the contract. Sheds, toilet, power, water, access to the building site, scaffolding.

(Cont'd)

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MAINTENANCE.

The Contractors shall maintain the property for a period of 30 days after completion, and any damage done, arising during that time through faulty workmanship or materials shall be made good at the Contractor's expense.

10. COMPLETION.

On completion all trade debris is to be removed from the site and the building left clean and ready for occupancy, with all services and mechanical parts in good working order.

11. CONTINGENCIES.

Allow the sum of $1000.00 for contingencies. The whole, or any amount remaining unspent at the completion of the contract shall be credited to the Owner.

Prepared by:-

JOHN BROOK & ASSOCIATES,
Building & Engineering Design Consultants.
P.O. Box 212,
NEW PLYMOUTH.

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EXCAVATION

GENERALLY

Remove all turf or other vegetation, including trees, stumps etc., from the area to be built on.

Bulldoze the site to the levels shown on the drawings. (Check original conditions).

Excavate as required for all wall footings, pile footings, steps etc., as shown on the drawings.

Footing excavations are to be taken down to a solid bearing and to be not less than 450mm deep.

Excavations are to be stepped to suit the slope of the ground, and kept level at the bottom, maintained free from water or fallen material and shall be firm before placing reinforcing or concrete.

Backfill and ram the earth around the foundations after concrete work has firmly set.

Deposit the surplus soil on the site as directed by the Owners.

Prepared by:-

CHRISTOOM & ASSOCIATES,
Building & Engineering Design Consultants.
P.O.Box 212,
MT.EDEN N.Z.

SECTION FOUNDATIONS TO FINISHED FLOOR LEVEL - CONCRETE

01 GENERAL:

The Contractor shall be responsible for setting out all footings for walls, floors and footprints as detailed on the drawings. He should include for all necessary damp proof courses in floors. The floor topping shall be poured only after the Contractor is sure that damage by rain is not possible.

02 CONCRETE FOR FOOTING & FLOOR SLAB:

Aggregate - shall comply with N.Z.S.S. 1051. Maximum size of coarse aggregate 20mm.

Cement - ordinary Portland Cement complying with N.Z.S.S. 1884/1964.

Water - clean water only shall be used.

Mix - shall comply with Ordinary Grade concrete as defined by N.Z.S.S. 1900 Chapter 9.3.9. The 28 day crushing strength shall be 17,500 KPa. The mix to be - 1 x 40 kg bag cement
120 litres aggregate 20mm in size
30 litres sand.
25 litres of water.

03 REINFORCING STEEL:

All wall footings to be reinforced with mild steel reinforcing to N.Z.S.S. 1253 placed as shown on drawings. All steel reinforcing bars are to be bent as shown on drawings. Random lengths shall be lapped at least 40 diameters and tied with 1.6mm black iron wire.

Reinforcing to floors to be F.R.C. C08 mesh suitably tied into the wall footing steel with all laps on adjacent sheets being a minimum of 200mm.

04 DAMP-PROOF COURSE:

A 250 micron gauge of 0.25mm P.V.C. sheeting shall be laid on top of the slab floor. All laps on the D.P.C. are to be suitably bonded together using an approved adhesive tape or glue. The D.P.C. shall extend a minimum of 200mm down the internal face of ground beam and be taped to face.

05 CONCRETE FLOOR TOPPING:

This may be approved lightweight concrete. It shall be screeded off using a mechanical steel float and have a surface finish of 13 N.Z. Portland Cement Association. Irregularities in the finished surface shall not be exceeding 6mm in 3.00 M. nor shall have any abrupt changes. Patch plastering and cement dusting of surfaces will not be permitted.

06 CURING:

Curing of concrete surfaces shall be carried out in accordance with N.Z. Portland Cement Associations Bulletin SI.B.

SECTION BRICKWORK

01 SCOPE:

The work shall consist of the supply and laying of Brickwork as described, to form exterior veneer wall linings.

02 MATERIALS:

(a) Brick Veneer - Specification and colour shown on drawings.

(b) Water - to be drawn from Local Authorities supply.

(c) Mortar - shall comply with in all respects to S.A.S. 1200 Chapter 5.2.1964 and Amendments.

03 BRICKWORK:

Supply and fix brickwork as described, to form a veneer to walls shown on drawings. Brickwork shall be full stretcher bond and shall be securely tied to the timber framing. Maintain a 50mm cavity between framing and bricks, cavity to be kept clear of all mortar droppings and to be drained and ventilated.

04 TIES:

Ties shall be ex. 4mm galvanised wire and shall be securely fixed to the timber framing. These shall be located at every fourth course, on jambs, openings and ends of walls. Six ties per sq. metre shall be provided for.

05 POINTING:

Joints to be left flush.

06 CLEAN DOWN:

Clean down on completion leaving all work clean and free from stains etc. Clean away all debris and rubbish resulting from this work.

Prepared by:-

ADAM PROBERT ASSOCIATES,
Building & Engineering Design Consultants.
P.O.Box 12,
Ashburton.

CARPENTER

1. Materials Schedule

Material	Size	Grade	Remarks	
Sub-floor jack studs	100 x 75mm	Rad P.B.P.		Timber floor only.
Sub-floor bracing	100 x 75mm	Rad P.B.P.		
Bearers	100 x 75mm	Rad P.B.P.	Wired down	
Wall plates	100 x 50mm	Rad P.B.P.	Bolted down	
Floor joists	150 x 50mm	Rad P.B.P.	At 400mm centres	
Herringbone strutting	50 x 40mm	Rad P.B.P.	At 2.4m c/s.	
Solid bridging	Joist depth x 50mm	Rad P.B.P.	At 2.4 crs.	
Flooring	High density Particle board.			
Top & bottom plates	100 x 50mm			
	75 x 50mm	Rad P.B.P.	Long lengths	
Studs	100 x 50mm			
	75 x 50mm	Rad P.B.P.	At 400mm crs max.	
Trimmer studs		Rad P.B.P.	See table below.	
Lintels		Rad P.B.P.	See table below.	
Dwangs	100 x 50mm		3 rows to walls.	
	75 x 50mm	Rad P.B.P.	4 rows to vert. boards.	
Braces	150 x 25mm			As shown on drawings.
	100 x 25mm	Rad P.B.P.	Nailed in place	
Ceiling joists	100 x 50mm	Rad P.B.P.	At 400mm crs. max.	
			Tacked with nails.	
Ceiling bracing	150 x 25mm	Rad P.B.P.		
	100 x 50mm	Rad P.B.P.	Diagonal	
Ceiling battens	75 x 50mm	Rad P.B.P.	At 1.8m crs max. and as required for fixings.	
Rafters	100 x 50mm	Rad P.B.P.	At 450mm crs (tiles)	
			At 750mm crs (iron)	
Ridges & Hip rafters	200 x 25mm	Rad P.B.P.		
Valley rafters	150 x 40mm	Rad P.B.P.		
Valley boards	150 x 25mm	Rad P.B.P.		
Undersurlins	100 x 75mm	Rad P.B.P.	As detailed	
Roof struts	100 x 50mm	Rad P.B.P.	1.5m crs max.	
Collar ties	150 x 25mm	Rad P.B.P.	1.5m crs max.	
Purlins (iron roof)	75 x 50mm	Rad P.B.P.	800mm crs max.	
Eaves framing	75 x 40mm	Rad P.B.P.		
Fascia boards		D.A.H. Rimu	As per drawings.	

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Version: 1, Version Date: 21/03/2012

[illegible] Schedule (Cont'd)

[illegible]	Size	Grade	Remarks
[illegible] boards	ex 200 x 25mm	D.A.H. Rimu	As per drawings.
[illegible]	Standard	Cedar	Primed
[illegible] door jambs		D.A. Rimu	13mm bevelled stops
[illegible]traves	40 x 13mm	D.A. Rimu	Bevelled two edges
[illegible]ings	65 x 13mm	D.A. Rimu	Bevelled one edge
[illegible] boards	ex 25mm	D.A. Rimu	Sanded
[illegible]ces	30mm	D.A. Rimu	Bevelled
[illegible]erior trim	Mouldings as required	Rad T.F.T.	
[illegible]terior trim	Mouldings as required	Rad D.A. Rimu	

[illegible] Studs

[illegible]ngle or top storey

[illegible]pen[illegible]gs up to 1.3m wide	100 x 50mm	
[illegible]pen[illegible]gs 1.3m to 2.6m wide	100 x 75mm	Solid or built up
[illegible]pen[illegible]gs 2.6m to 3.9m wide	100 x 100mm	Solid or built up

[illegible]ottom of two stories

[illegible]penings up to 1.05m wide	100 x 50mm	
[illegible]penings 1.05m to 2.1m wide	100 x 75mm	Solid or built up
[illegible]penings 2.1m to 3.15m wide	100 x 100mm	Solid or built up

[illegible]ntels

Opening Width	Lintel Size	Opening Width	Lintel Size
Up to 1.35m	100 x 75mm	2.4m to 3m	200 x 1[illegible]0mm
1.35m to 1.8m	100 x 100mm	3m to 3.6m	250 x 100mm
1.8m to 2.4m	150 x 100mm	3.6m to 4.2m	300 x 1[illegible]0mm

Check beams of spans over 1.000m and not ex[illegible]ing 2.650m - 15mm into studs.
Over 2.650m span support beams on full length 100 x 500mm studs spiked to general wall framing.

This is a general schedule and Contractor to select the appropriate timbers for each contract.

Document Set ID: 1284740
Version: 1, Version Date: 21/03/2012

CARPENTER

CONSTRUCTION

All materials are to be the best of their respective kinds and grades, laid true to their various lines and levels and constructed in a proper tradesmanlike manner, to make the whole of the works a sound construction in accordance with the local by-laws.

All timber work abutting or resting on masonry units, concrete or brickwork is to be protected with a bitumen-fabric damp proof course.

Sub Floor(as Required)

Sub-floor jack studs are to be wired to foundation piles with No. 8 ga. (4mm) galv. wire ties passed through the piles and well stapled to the jack studs.

Bearers to be in lengths, halved over jack studs or piles where joined.

Sub-floor bracing to be diagonal, in both directions, as required and as directed by the local authority inspector.

Floor joists to be on edge, set out to suit the flooring sheets, nailed with one 100mm and one 75mm nail at every crossing and trimmed as required for stairwell openings, slabs etc. Double the floor joists at each end of the building and under the bearing partition. Floor joists spanning more than 2.4m are to be stiffened with herringbone strutting or solid bridging in rows at 2.4m centres maximum.

Walls

Plates to be in long straight lengths. Bottom plates and wall plates to be butt jointed over continuous support, top plates to be halved joints or butt jointed and fastened with 4n. nail plates.

Studs are to be cut to accommodate 2.4m high wall lining sheets, and are to be held to the plates with two 100mm flat headed nails at each end. Jowed studs are to be straightened with saw cuts, nailed and 100 x 25mm or 75 x 25mm strapping.

Lintels are to be checked 15mm minimum into solid trimmer studs. Where built up trimmer studs are used one 100 x 50mm stud is to be run up past the trimmer to the top plate and the 100 x 25mm or 100 x 50mm remainder is to run up to the underside of the lintel.

Dwangs shall be wall thickness x 50mm spaced in rows at 800mm centres maximum, set out to accommodate the wall lining sheets and drilled or notched for ventilation. To be nailed with two 75mm nails at each end.

Ceiling dwangs are set out to accommodate the ceiling lining sheets and cornices. Around the perimeter of each room and in rows at 1.[illegible] centres maximum.

Section - Construction Cont'd

Bracing to be let in flush with the face of the wall frames and raked as nearly as practicable to 45 degrees and dog-legged where required.

Walls up to 4.5m long	-	1 brace
Walls 4.5m to 10.5m long	-	2 braces in opposite direction
Walls 10.5m to 18m long	-	3 braces
Walls 18m to 25.5m long	-	4 braces (2 each way)

'Pride' angle bracing may be used as an alternative.

The wall frames are to be assembled, squared, braced and erected. The bottom plates are to be straightened and fastened down, the corners are to be plumbed both ways using a plumb bob and line and the top plates are to be held straight with temporary bracing until the ceiling and roof framing and bracing has been completed.

Ceiling joists to be in one and spiked to the wall plates with one 100mm and one 75mm nail at each end. Where practicable, the ceiling joists are to come alongside rafters and to be spiked thereto.

Ceiling joists spanning more than 2.4m are to be stiffened by ceiling runners well spiked at every crossing.

150 x 50mm runners will span up to 3.6m
200 x 50mm runners will span up to 4.8m

Ceiling bracing is required at all gable ends. 1.8m each way from each corner, diagonally fixed.

Rafters to be plumb cut to ridges and hip rafters and to be birdsmouthed to plates and fastened with one 100mm and one 75mm nail to the plates.

Supply and fix the necessary ridge boards, hip rafters, valley rafters, valley boards, underpurlins and roof struts and collar ties as required to complete the roof framing and as detailed on the drawings.

Alternatively, more detailed, the roof framing is to be constructed with engineer designed roof trusses fixed plumb, fastened to the plates with framing anchors, stiffened with runners and braced at each end of the building. The trusses are to be positioned directly over studs or supporting nogging is to be fixed between the studs directly under the top plate.

Purlins (iron roof) to be spaced to accommodate the roof covering and ridging and fastened to the rafters with one 100mm nail and one 75mm screw nail at every crossing.

Eaves runners to be nailed to the outside of the wall frames. Eaves bearers to be nailed securely to each rafter overhang.

EXTERIOR FINISH

All exterior joinery, exterior timber linings or trim and all end grain joints are to be given a coat of primer or stain prior to fixing.

Behind all asbestos-cement wall linings and as detailed on the drawings, fit a breather type building paper, lapped 100mm.

Grooved fascia and barge boards are to be fixed to level and straight lines, mitred where joined and fastened with galvanised nails.

Wall areas are to be covered with exterior lining as shown on the drawings.
Weatherboards are to have scribed internal corner joints and mitred external corners without soakers. Fix with 65mm galv. nails.

Vertical boards are to be fixed over breather type building paper, plumb and in single lengths with 50mm galv. nails.

Soffits, verges and porch ceilings to be lined with flat asbestos-cement sheets with plastic jointer moulds.

Build in the various exterior joinery frames as supplied under "Joiner".
Fit sill trays, head capping and flashing, trim at sides with scribers and under the sill with a quadrant mould, all as required.

Exterior doors to be fitted on one and a half pairs of 100mm galvanised loose pin (brass) butts.

Provide and fix a ledge and brace type foundation, access door and frame, positioned as directed and as required.

4. INTERIOR FINISH

Flooring to be laid in large single sheets of high density particle board with joints in alignment both ways. All joints and edges to be continuously supported by floor joists or nogging cut between the floor joists.

Check with the owners regarding the laying of flooring before the wall framing is erected.

Nail the flooring with 50mm galv. brad head nails at 125mm centres on the joists and at 100mm centres on intermediate floor joists.

On completion of the contract the floor nails are to be punched and the floor machine sanned with fine papers to a fine finish.

Care must be taken that the flooring is not stained by rust marks ten or coffee etc.

Section - 4. Interior Finish Cont'd.

Interior wall linings generally to be 10mm. gibboard sheets fixed with vertical joints and nailed with flat headed galvanized clouts, double nailed to studs and noggings. Sheets to service rooms may be glue fixed with horizontal joints.

All joints, nail holes and other imperfections are to be stopped flush and left ready for the painter.

Shower linings to be secured linings with plastic jointer and corner mouldings.

Ceiling linings to be as per drawings.
All joints, nail holes and other imperfections stopped flush and left ready for the painter.

Keg for and build in the various joinery fixtures as supplied under "Joiner" and trim to walls, floor and ceiling with quadrant and bevelled mouldings as required.

Chase out for and build in the various fittings as supplied under "Plumber" and trim around with splash boards primed and set in mastic and other finishing trims and mouldings as required.

Interior doors are to be fitted with 1½ pairs of 50mm A.C. or P.B. loose pin butts.

Architraves where required to be fixed as single lengths, with glue mitred joints.

Skirtings to be scribed to the floor and internal corners and mitred at external angles.

Sill boards to be housed to jambs of windows and bevel scribed to dashes.
To finish flush with the inside of the sash and to be finished with a returned architrave.

Pantry cupboard and wardrobes to be fitted with one shelf ex 150mm wide fixed 1.750m above floor and with a 'Pryde' closet bar fixed to its leading edge.

Linen, hot water and other cupboards to be shelved with slatted shelves ex 100 x 25mm as directed.

Allow the P.C. sum of $.240.00.. for all hardware, and allow to order, take delivery of and fix same.

Form a ceiling access door in a convenient and inconspicuous place (wardrobe), as required.

Co-operate with the Electrician in the building in of a meter box and the building of a switchboard recess lined with fire resistant material and skirted around as required.

Section - 4. Interior Finish Cont'd.

Supply and fix the sundry internal finishing mouldings and tr as required 15mm quadrants to internal corners of service roo etc.

Cut for, attend on, and make good after all trades and provide and fix all necessary blocks for securing the work of all other trades.

All internal finishing timbers shall be sanded to remove machine marks and on completion, shall be free from all hammer marks, splits or other defects.

All nails in exposed work (interior and exterior) are to be punched.

Tre[illegible] by:-

[illegible] BROOK & ASSOCIATES,
Building & Engineering Design Consultants,
P.O. Box 212,
NEW PLYMOUTH.

Document Set ID: 1284743
Version: 1, Version Date: 21/03/2012

01 SCOPE:

The work shall consist of the supply and fixing of all roof coverings on the drawings and scheduled below complete with facia gutters, downpipes and all other flashings required.

02 MATERIALS:

Supply and fix to manufacturers instructions and Local Body requirements.:-

(1) Decromastic tile roof complete with ridge molds, flashings barge molds etc. to match colour

(2) Marley guttering and downpipes or similar approved plastic.

(3) Builders felt as underlay to entire roof area. Fix to rafters before fixing battens.

JOHN BROOM & ASSOCIATES,
Building & Engineering Design Consultants,
P.O. Box 212,
NEW PLYMOUTH.

Document Set ID: 1284743
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PLUMBER AND DRAINLAYER.

GENERALLY

The whole of the plumbing and drainlaying shall be done in accordance with the local authorities' by-laws and drains shall be laid by registered workmen only.

The plumbing contractor shall obtain all necessary permits for the work and pay all fees in connection thereto.

2. EXTERIOR WORK

Supply and fix all necessary flashings, lead caps, sill trays etc., in conjunction with the builder to make a thoroughly watertight job.

Supply and fix spouting as specified on the drawings, to all eaves, laid with even falls to 75mm diameter downpipes. Downpipes to be sealed into stormwater drains at foot. Valleys to be standard, galvanised, laid over building paper.

3. WATER SERVICE

Lay on cold water from the main, to a hot water cylinder, as shown on the drawings. Provide and set up the cylinder complete with casing, lagging and thermostatically controlled electric element as specified on the drawings.

Lay on hot and cold water services to the various fittings as shown on the drawings and to hose standards positioned as directed. Not water service to run in copper. Main and cold water may run in plastic if approved by Owners, Loan Company and Local Authority Inspector.

4. FITTINGS

Provide and set up the fittings as shown on the drawings and provide ventilation from all wastes to come. Traps and wastes may be plastic if approved.

Baths, first quality, to Owner's choice.
Vanity unit - selected formica top, white basin, drawers and doors under or as detailed.
Sink top - selected stainless steel or as detailed.
Shower tray - stainless steel, or as detailed.
W.C. - white, china, wall-hung pedestal with plastic double-flap seat and low-level plastic flushing cistern.
Tub - Stainless steel, with cupboard under.
Washing machine - to be supplied by the Owner.
Taps - C.P. as selected by the Owners, exterior hose taps - brass.
Shower rose - C.P. saloon type.
Shower mixer taps as selected by the Owners.
Waste disposal unit to be ..... type fitted with copper trap and waste.

Section - Plumber & Drainlayer Cont'd.

Stormwater to be taken in second quality socketted earthenware pipes to stormwater main connection, or standard soak holes.

Sewer drains to be first quality glazed socketted earthenware pipes, 100mm laid with even falls and easy bends to a main connection as directed.

Provide and fix all necessary gulley traps, terminal and back vents, cleaning eyes, inspection junctions and bends etc., as may be necessary to comply with the local authorities' regulations.

Provide and set the field tile drains set in scoria, if shown on the site or basement plan.

Prepared by:-

JOHN BROWN & ASSOCIATES,
Building & Engineering Design Consultants,
P.O.Box 212,
NEW PLY MOUTH.

Document Set ID: 1284745
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JOINER.

TIMBER GRADES

Exterior Joinery	Heart Rimu or Rad.
Door Sills	Heart Matai
Sashes	Redwood, or Rad.
Interior Joinery	D.A. Rimu

All to be dry seasoned timber run to standard profiles.

2. WINDOWS

Aluminium windows where detailed shall be delivered to the site, stored on edge and protected from breakages, damage, plaster splashes etc.
To be installed as per the manufacturer's directions.

Timber windows to be of the sizes and types as indicated on the drawings with the members run to standard or J.A.F. profile, of standard construction and high class workmanship. Opening awning type sashes to be fitted with 'Interlock' stays of approved sizes.

The windows are to be glazed with standard quality glass, with selected obscured glass to bathroom and W.C. windows and as directed.

3. DOORS

Exterior door frames and doors are to be of standard sizes and of the types as shown on the drawings.

Interior doors are to be flush type, with facing sheets selected by the owner, and clothing strip to the closing edge.

Sizes:

Main doors	2m x 750mm
Bathroom, W.C.	2m x 700mm
Wardrobe and	2m x 650mm OR 2m x 600mm
Cupboards	OR 1.8m x 600mm with upper cupboards.

Interior door jambs are to be ex 25mm with 15mm bevelled planted stops.
Glazing to doors or door frames to be selected obscured glass.

4. FITTINGS

Construct the various fittings as shown on the drawings.

Cupboards are to be of standard construction and divided into door and drawer units as directed.

Sink top as specified under "Plumber". Other bench tops to be of selected 'formica' or 'Laminex' with matching edges.

Cupboard doors to have solid core hardboard faced doors or as detailed.
Drawers to have sides dovetailed to fronts and hardboard bottom.

Section - Joiner Cont'd.

Supply a standard bathroom cabinet with a mirror rebated and beaded to the door as detailed.

STAIRS (Where required).

Closed type - To be constructed with strings ex 250 x 50mm, treads ex 40mm thick and risers ex 25mm thick. The treads and risers are to be housed 15mm, glue wedged and glue blocked to the strings. Stairs to be 30mm maximum.

Open type - To be constructed with undercarriage ex 150 x 75mm tread cleats and treads ex 50mm thick timber - no risers.

Supply handrails ex 75 x 50mm bevelled and rounded to one side of each flight of stairs.

Prepared by:-

TOM BROOK & ASSOCIATES,
Building & Engineering Design Consultants.
P.O. Box 1,
NEW PLYMOUTH.

Document Set ID: 1284745
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ELECTRICIAN.

This contract includes the supply and installation of the electric wiring system complete. The whole of the work shall be carried out strictly in accordance with the local authorities' by-laws and the electrical contractor is to obtain all permits from the supply authority, pay all fees in connection therewith and arrange for all inspection required.

Arrange for a mains supply to the building. Check the conditions before tendering.

Provide and set up as required one meter board and case with all necessary equipment thereon neatly labelled.

Provide and set up where directed a switchboard panel with all necessary fuses, switches and main switches properly mounted & labelled, and hinged on one side. This panel can be combined with the meter board if convenient to the owners.

Provide and fix the lights, switches and power outlets as the demands, all to be positioned by the Owners after the floors have been laid or as shown on electrical plans.

Provide and install lights to have two way switches.

.....ELEVEN (11)..... Interior lights

.....TWO..(2)..... Exterior lights

.....THIRTEEN.(13)..... Power outlets with switch [illegible]

ITEM 22

Allow the P.C. Sum of $300.00.. for the purchase of an electric range and allow to order, take delivery of and install same.

Allow to wire up the thermostatically controlled hot water cylinder element, supplied under "Plumber", (where required).

Allow the P.C. Sum of $100.00.... for the supply of an electric wall heater and allow to order, take delivery of and install same.

Allow the P.C. Sum of $..... for the purchase of special light fittings and allow to order, take delivery of and fit same.

Allow to supply and install an exhaust hood or fan as detailed on the drawings.

Allow to wire up for the waste disposal unit supplied under "Plumber".

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Section - Electrician Cont'd.

Allow to provide and install a selected razor outlet position as directed by the Owners.

Provide all metal waste pipes and metal fittings as required by the Specification.

Aerial, earth and T.V. aerial sockets as directed by the Owners.

Prepared by:-

BOHI BRICE & ASSOCIATES,
Building & Engineering Design Consultants.
P.O. Box 212,
PORT PLYMOUTH.

Document Set ID: 1284746
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PAINTER AND PAPERHANGER.

GENERALLY

Allow to submit the plan to a colour service for a colour scheme and to the owners for approval.

All paint and varnish is to be delivered to the job in new and unopened and currently usable.

EXTERIOR

Woodwork - Prime, stop and paint in one undercoat and one finish coat with a high gloss finish.

Stained work - One coat of stain prior to fixing, the nail holes etc. are to be stopped with coloured stopping followed by one further coat of the stain.

Metalwork, lacing, gutters, downpipes, wrought iron work etc. - Approved primer for galvanised iron, one undercoat and one finish coat.

Asbestos - cement sheets. - Two coats of plastic paint. Solid plaster and concrete block work to be left unpainted.

Iron roof - to be left unpainted.

INTERIOR

Interiors of all service rooms to be primed or sealed, stopped, undercoated and finished with high gloss enamel.

All other ceilings to be given two coats of flat ceiling paint.

All other wall areas to be lined with wallpaper, hung in single lengths, plumb, and with butt joints.
P.C. value S.$[illegible]..... per roll.

Plush doors only to be sealed, and given two coats of satin finish varnish. To be rubbed down between coats.

All other interior finishing woodwork to be primed, stopped, undercoated and finished with a semi-gloss paint.

4. COMPLETION

On completion the residence is to be left clean and tidy, window and other glasswork is to be cleaned. All trade debris is to be removed from the site and the building left clean and ready for occupancy.

Prepared by:-

PURDY BROOK & ASSOCIATES,
Building & Engineering Consultants.
P.O.Box 212, [illegible] FREMANTLE.

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APPENDIX 1.

SCHEDULE OF FINISHES.

ROOM	FLOOR		CEILINGS		WALLS (Timber)	
	Lining	Finish	Lining	Finish	Lining	Finish
Lounge	Conc.	Carpet	Pinex tiles	Painted	10mm gib board	wallpaper
Dining	"	Carpet	" "	"	" "	"
Kitchen	"	Vinyl	" "	"	" "	"
Hall	"	Carpet	" "	"	" "	"
Bedrooms	"	Carpet	" "	"	" "	"
L.C.	"	Vinyl	" "	"	"	
Bathroom	"	Vinyl	" "	"	"	
Utility	"	Vinyl	" "	"	"	
Garage	"	"	" "	"	"	

Prepared by:-

JOHN [illegible] & ASSOCIATES

Building & Engineering Design Consultants,
P.O.Box 212,
NEW PLYMOUTH. Tel: [illegible]

APPENDIX 2.

(Variations to this standard specification).

1. Allow the P.C. sum of $1000 for carpet and linoleum.

2. Allow the P.C. sum of $250 for drapes.

3. Delete references in Carpenters section to sub floor framing and timber floor. Flooring to be concrete.

4. Plumbing section - All taps throughout to be 'MERCHVEN' Crystalline type.
   Delete reference to waste disposal unit.

5. Electrician - Delete reference to waste disposal unit.
   Heating system to be as specified by Owner.

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10mm 35mm

BUILDING FILE

Code No. 595 / 30B

Subject Sun Room

Permit No 9 · 116

Date 24 · 1 · 92

No. Sheets 11

Document Set ID: 1284744
Version: 1, Version Date: 21/03/2012

NEW PLYMOUTH DISTRICT COUNCIL

APPLICATION FOR BUILDING / PLUMBING & DRAINAGE PERMITS

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

House No 30 B Street/Road TUKUPA ST

Legal Description LOT ..... DP ..... SECTION .....

OWNER MRS DUMBELL

ADDRESS 30 B TUKUPA ST

NAME OF APPLICANT EARP ALI LTD Signature .....

ADDRESS 91 KING ST Phone No. 88073

NEW PLYMOUTH.

DESCRIPTION OF PROPOSED WORK:

New building	☑	Alteration	☐
Addition	☐	Demolition	☐
Sign	☐	Wood stove	☐

New floor area 10 m2

PROPOSED USE OF BUILDING SUNROOM.

NAME OF BUILDER EARP ALI LTD. Phone No. 88073

ADDRESS .....

NAME OF Craftsman Plumber/Regst Drainlayer .....

ADDRESS ..... Phone No. .....

VALUES & FEES

TOTAL VALUE of Building (excluding GST) $ 5000— (A) BRL $ .....
This is the value for Building Research Levy and must include the value of all labour and materials contributed by owner or others

Plumbing & Drainage (LABOUR ONLY) $ ..... (B) P&D FEE $ .....

Value of Building for Building Permit (Value of (A) less Value of (B)) $ ..... Permit fee $ 62-00

Streetworks Damage Deposit (If applicable) $ .....

TOTAL FEES (GST Inclusive) $ 62-00

NOTE: Where values are considered to be too low they will be reassessed.
Charges for Water, Sewer and Stormwater Connections, Vehicle Crossings, Reserve Contributions and Industrial Streetworks Damage Deposits may be assessed and will be payable prior to the issue of the Permit.

FOR OFFICE USE: File No. 34442/38042 Check Sheet No. .....

20 SEP 1991 Receipt No. ..... Sewer Sheet No. .....

Date of Receipt ..... Val Ref No. .....

Document Set ID: 1284744
Version: 1, Version Date: 21/03/2012

NEW PLYMOUTH DISTRICT COUNCIL

Ref 9/116/91

30092/34442

Issue Date 24/01/92

OWNER

Mrs Dumbell

30b Tukapa Street
New Plymouth

BUILDER

Earp Aluminium Ltd

91 King Street
New Plymouth

ADDRESS OF PROPERTY

30B
Tukapa Street
New Plymouth

LEGAL DESCRIPTION

DESCRIPTION
Sunroom

595/30

10

3

VALUES

Building	$5000
P & D	$
	$5000

CAUTION
This Building Permit has been subject to a Planning Application. Do not alter without the consent of the District Planning Section.

SPECIAL CONDITIONS

.....
Authorised Officer

Inspection Date	REMARKS (e.g. stage reached)
	Completed

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20 SEP 1991

RYLOCK NEW PLYMOUTH

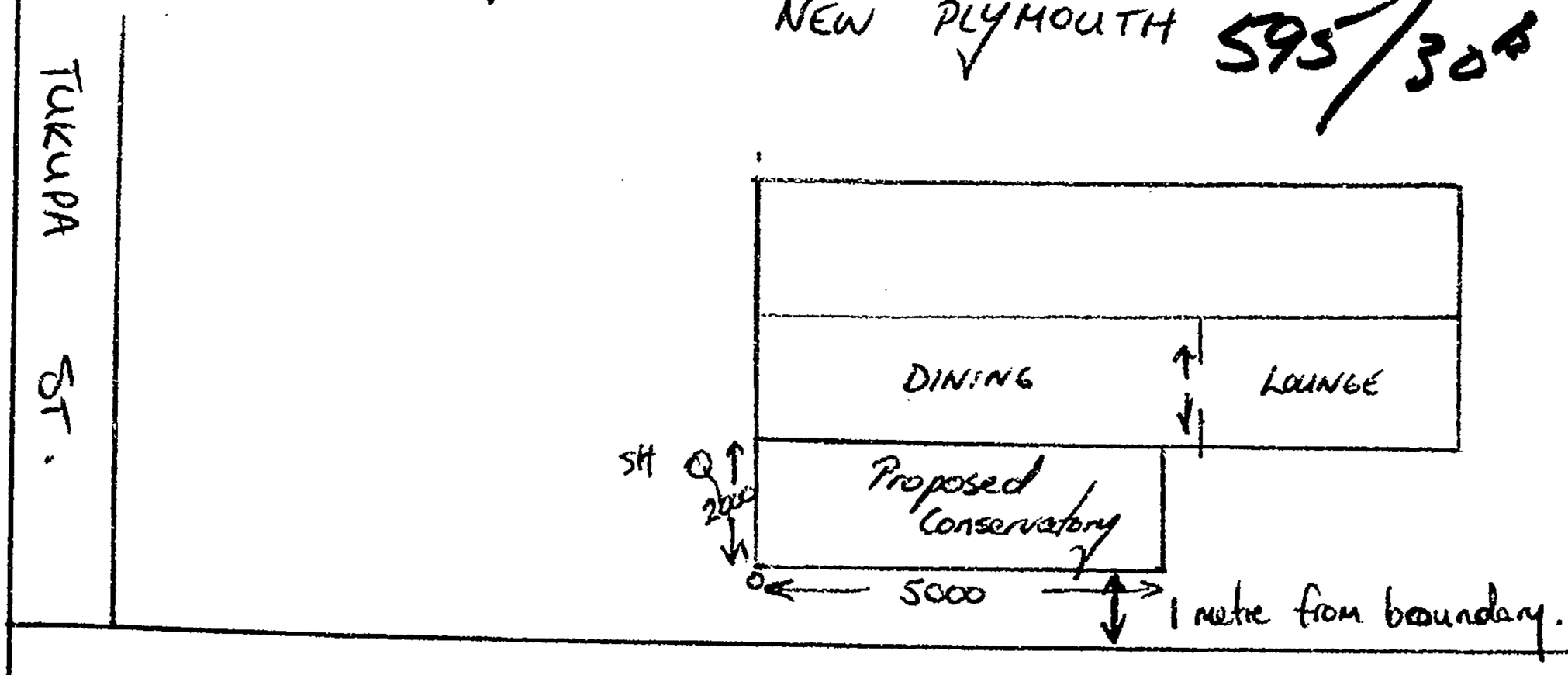
ALUMINIUM JOINERY ◆ HARVEYTILE ROOFS ◆ KLASS FASCIA

Proposed Conservatory :

MRS DUMBELL
30 B TUKUPA ST
NEW PLYMOUTH

9 116

595/304



* Conservatory is to be erected on existing Concrete deck

* Stormwater to existing drainage.

* Conservatory is 200mm above ground line

CAUTION
This Building Permit has been subject to a Planning Application. Do not alter without the consent of the Town Planning Section.

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

		DATE
PLANNING		
PUBLIC HEALTH		23.10.91
BUILDING		23/9/91
		23/9/91

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH DISTRICT COUNCIL AND MUST NOT BE ALTERED OR COPIED WITHOUT PERMISSION.

EARP ALUMINIUM LIMITED ◆ 91 KING STREET NEW PLYMOUTH ◆ TELEPHONE 88073

Document Set ID: 1284744
Version: 1, Version Date: 21/03/2012

WINDOWS & DOORS

91 KING STREET, NEW PLYMOUTH
PHONE: 88073

NAME MRS DUNLEA
ADDRESS 30 B TUTUPA ST
NEW PLYMOUTH
PHONE 82185

DATE QUOTED	30/5/91
DATE ORDERED	/ /
DATE REQUIRED	
DATE DELIVERED	

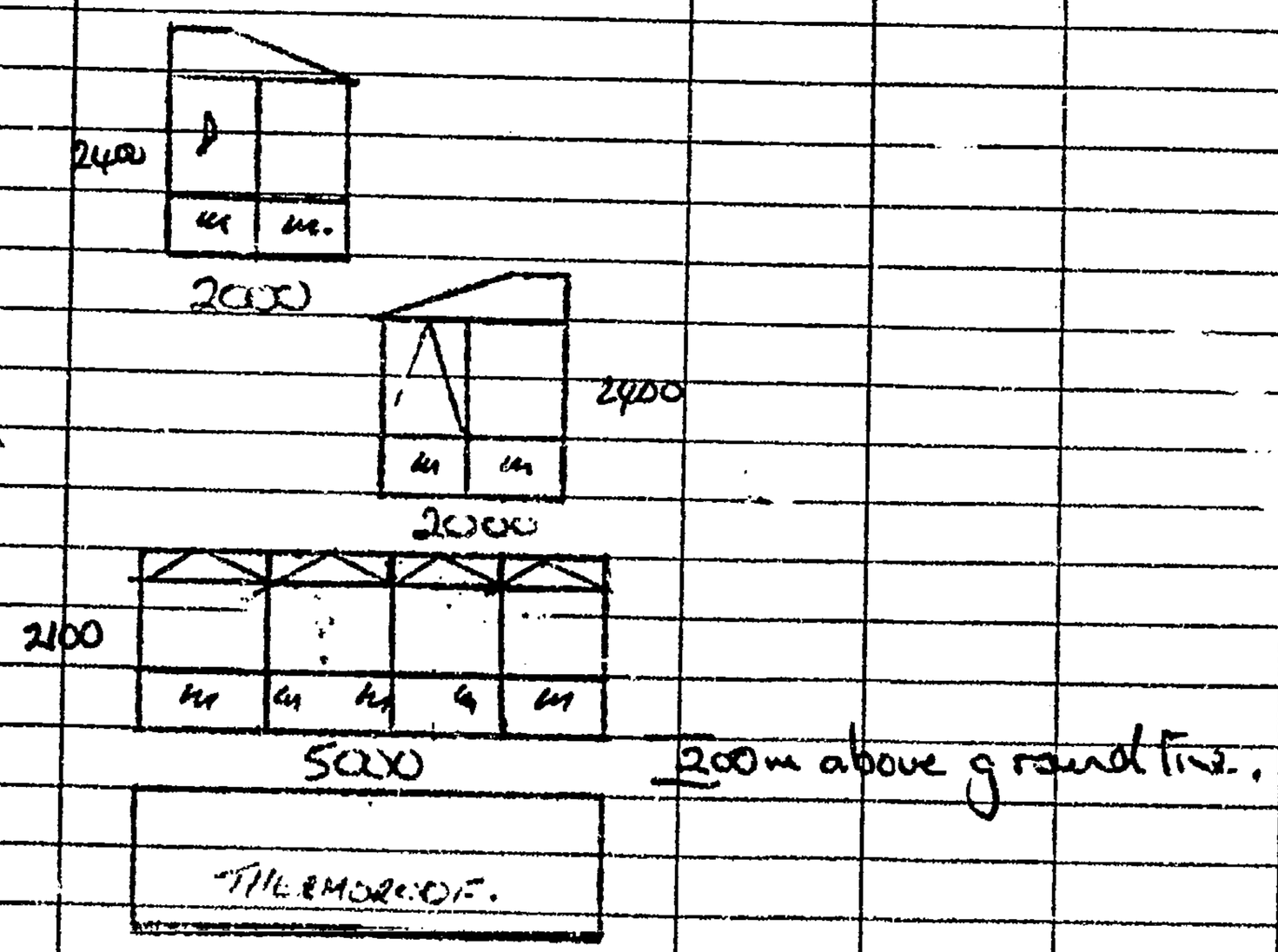
TAX INVOICE No. 165

G.S.T. Registration No. 15-771-992

PHONE

Sash	Glass	Reveals

PRICE B



200m above ground line.

Price includes Concrete base.

SILVER ☐ WHITE ☐ BRONZE ☑ VARIATIONS

REVEALS PLAIN ☐ REVEALS GROOVED ☐ T.W.T. ☐ ACTUAL ☐

OBSCURE GLASS SOLAR BRONZE ☑

COL' OBSCURE GLASS BK NIAGARA.

INSTALL ☑

DELIVER ☐

CUSTOMER TO COLLECT ☐

ADVISE CUSTOMER ☐

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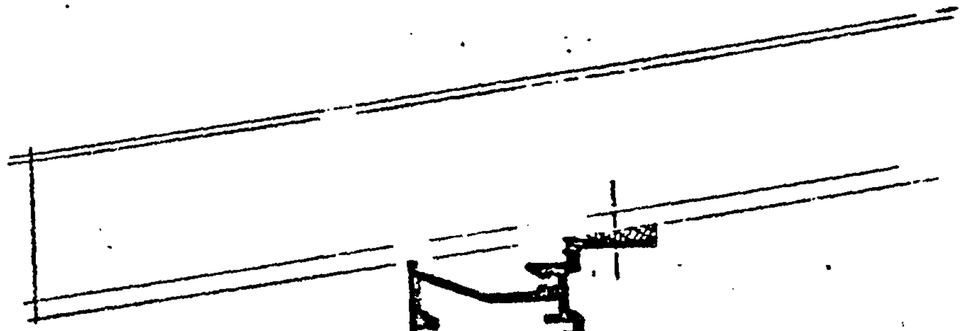
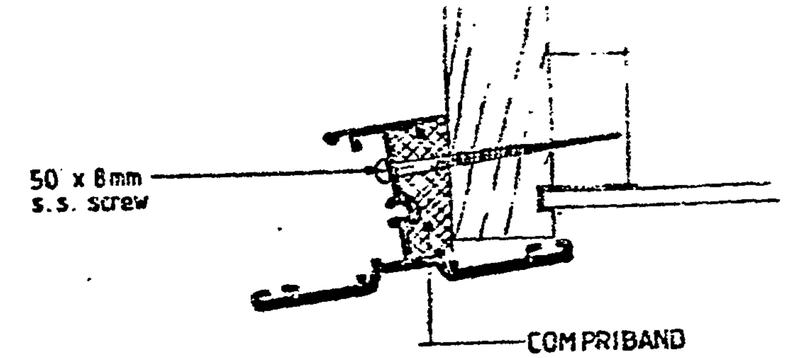
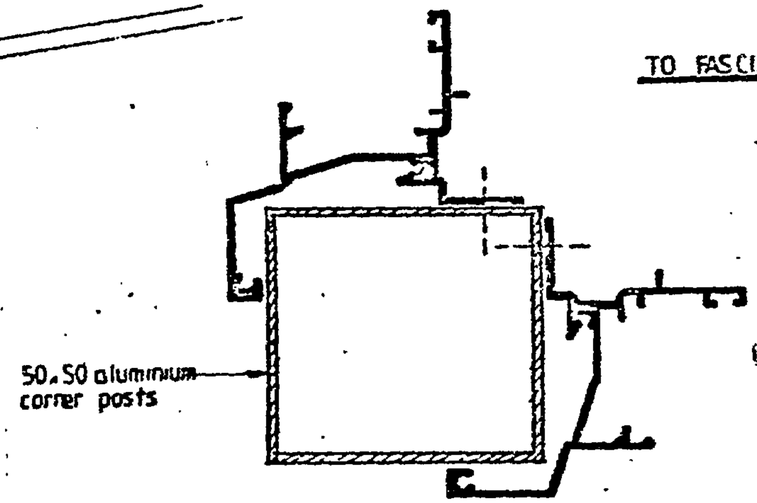


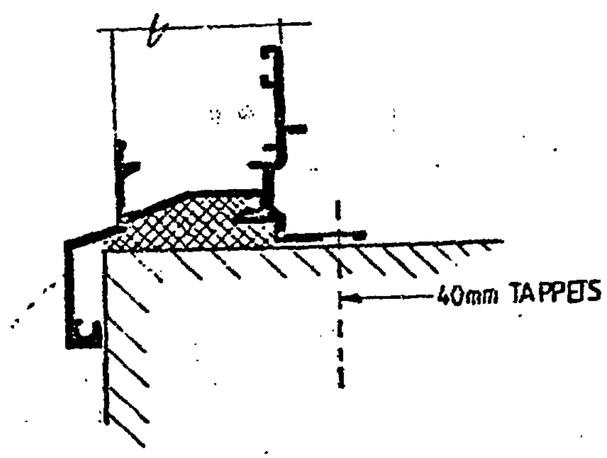
WALL TO ROOF FRAME



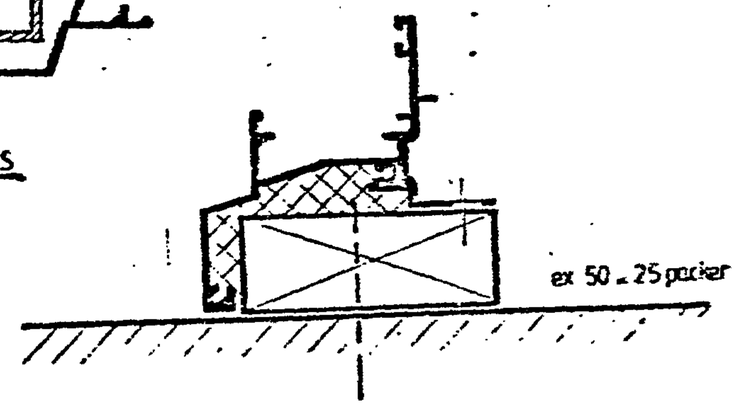
TO FASCIA BOARD



EXTERNAL CORNERS



FIXING TO FLOOR / FIXING TO EXTERNAL CORNERS



BUTT TO WALL

Bybo

STANDARD FIXING DETAILS

EARP ALUMINIUM
91 KING STREET N.P. 88.073

SCALE 1:1	DRAWN		A
DATE MAR '86	APPROVED		

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;uilt-in Insulation

ithin the warm to sub-zero temperature range, ;re is no other insulating material that can offer the ;ulation value and long-term performance at a ;er cost than the EPS cored Rudnev Insulation ;nel.

imitations On Use

t is intended to use Rudnev Insulation Panels in an ;posed marine location, in severe industrial or ;othermal environments, or at elevated mperatures, Rudnev (NZ) Limited should be ;ntacted for specialist advice on alternative ;aterial specifications which will offer enhanced anel performance.

o achieve maximum performance from Rudnev onstruction Systems, all fixing, cutting and sealing ust be in accordance with the construction uidelines specified by Rudnev (NZ) Limited.

Materials and Manufacture

Panel Skins

Galvanised steel coil manufactured to NZS 4241:1978, base thickness 0.59mm with hot dipped zinc coating to 7M 300 class. Coil continuously laminated to core with mild rib indents formed in panel face and panel edges roll-formed to standard specifications.

Adhesive

Thermosetting 2-part polyurethane, bonding achieved under pressure.

Core

EPS, 45mm-250mm thick, self-extinguishing 'S' grade expanded polystyrene sheet manufactured to NZS 1366 Part 3*, kiln-dried and stress relieved. Machined at panel edges to accept jointing system.

*New Zealand Adoption applied for.

Paint System — SMP Panels

A finish coat of heat-cured silicone modified polyester paint to a dry film thickness of 20 ± 4 micrometres. Finish coats are applied over a corrosion inhibitive primer after an alkaline cleaned chromic acid sealed zinc phosphate pre-treatment.

Mechanical Properties

The mechanical strength of a Rudnev Panel is created by laminated bonding of the separate components into a single strong structural unit. The high strength outer skins carry most of the tension and compression loads, while the polystyrene core serves both to stabilise the outer skins against buckling and resist shear stresses. Strength is a function of panel thickness as the following table shows:

Panel Thickness	Wall Span (1)	Ceiling Span (2)
50	4.4 m	3.5 m
75	5.5 m	4.4 m
100	7.0 m	5.9 m
150	8.4 m	7.1 m
200	9.4 m	8.1 m

(1) Wall spans calculated for basic wind velocity of 33 m/s, ground roughness 3, Building Class B. (NZS 4203:1976), with 33% stress increase allowed under wind load.

(2) Ceiling spans calculated on panel dead load plus 0.25 Kpa live load.

(3) These spans are based on typical project designs incorporating a number of variable design factors. Full engineering calculations should be carried out for specific projects. Design services available from Rudnev (NZ) Ltd.

THE MECHANICAL PROPERTIES SHOWN ARE BASED ON TESTS OF PANEL MANUFACTURED BY RUDNEV (NZ) LTD AND ARE NOT NECESSARILY APPLICABLE TO ANY OTHER PANELS

Vapour Barrier

Panel Skins are impermeable to moisture and edge sealing is achieved with neutral curing silicone or butyl mastic sealants and aluminium extrusions.

Insulation Properties

Rudnev Panels have the following 'R' values:

Panel Thickness (millimetres)	Mean Face Temp (°C)	'R' Value* (m^2 °C/W)
50 mm	25°	1.59
100 mm	25°	2.93
150 mm	10°	4.54
250 mm	10°	7.46

*As determined by NZS 4211:1977, total 'R' value for ceiling panels.

Thermal Bridging

No thermal bridges are created with standard Rudnev Construction Systems. Full thermal insulation thickness can be maintained throughout the panel structure.

Unlike other thermal insulation materials, the long-term performance of EPS does not alter. EPS is dimensionally stable and will not settle, there is no capilliary action and moisture absorption is minimal.

Maximum continuous service temperature is 80°C. Rudnev EPS will stand short term temperatures in excess of this rating dependent on structural loadings. Please consult Rudnev (NZ) Limited for further advice on such applications.

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Version: 1, Version Date: 21/03/2012

NEW PLYMOUTH DISTRICT COUNCIL

PLANNING REGULATORY DEPARTMENT

File No 116

Project: Sunroom
Owner: Mrs Dumbell
Address: 303 Tukapa Street
Lot No. ..... D.P. .....

Check Sheet No. .....
Sewer Sheet No. 151 Plotted: ✓
Sec. .....

Permit No .....

TOWN PLANNING

595/30

Zone Res R1
Designations
Area of Buildings
Coverage
Maximum Height
Front Yard
Relat. of Bldg. Size: (1) Rear Yard
(2) Side Yard

SEE SECTION CARD	
PLANNING	
BUILDING	
DRAINAGE	Sewer
WATER	

Open Space
Grassed Areas ☐ Trees
Parking
Building Lines & Street Widening
Screening
Access to Rear of Site
Accessory Buildings
Loading
Service Lanes & R.O.W.
Crossing Length
Flooding ☐ Filling
Town Planning Approvals

CAUTION
This Building Permit has been subject to a Planning Application. Do not alter without the consent of the District Planning Section.

Remarks: CIRCULATE & RETURN TO T/P

Please Type:
'As these ~~development~~ site is part of a unit development, the proposed sunroom must comply with Appendix B - Figure 1 for relationship of building size & height to distances from boundary.
At a height of 2.3 metres & length of 5 metres, the proposed conservatory is required to be a minimum of 1.4 metres from the boundary.
The plan is to be amended to comply with the above requirement.

Approved .....
Not Approved .....

DEVELOPMENTS

Value of Building	$	
Value of Land	$	
Reserve Contribution Assessed		$
GST		$
Total to be paid		**$**

Letters Sents 27/9

Document Set ID: 1284744
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HEALTH & BY-LAW

Remarks:

Approved .....

Not Approved .....

DANGEROUS GOODS

Domestic or Commercial .....

Storage Capacity & Location .....

Licence Required ..... Yes/No .....

Approved .....

Not Approved .....

PLUMBING AND DRAINAGE

Remarks:

Approved .....

Not Approved ..... FEE $ — :

Document Set ID: 1284744
Version: 1, Version Date: 21/03/2012

BUILDING

Remarks:

	VALUE	FEE
Bldg		
Eng Calcs		
BRL		
TOTAL		

Approved BJR 23/4/91

Not Approved

Document Set ID: 1284744
Version: 1, Version Date: 21/03/2012

SERVICES

SEWER CONNECTION

Existing Service .....

Required Service .....

Location .....

Depth .....

Special Requirement .....

Common Drain .....

Fee $ .....

STORMWATER CONNECTION

Fee $ .....

FEE $

Approved 23 9

Not Approved .....

WATER CONNECTION

Existing Service .....

Distance from L/Boundary .....

Distance: Main to Boundary .....

Boundary to Load .....

Required Service .....

Meter .....

Height above Datum .....

FEE $

Approved 23 9

Not Approved .....

VEHICULAR CROSSINGS

Type of Footpath .....

Kerb & Channel .....

Existing Crossing .....

New Crossing .....

Strengthen Path Sq.Yds. .....

Condition .....

Inst. No .....

23-9-91

Position .....

Level at Boundary .....

STREET WORKS FEE $:

DEPOSIT DAMAGE FEE $:

Structural Engineer .....

Approved .....

Not Approved .....

APPROVING OFFICER

Approved .....

Not Approved 25/9/91

Document Set ID: 1284744
Version: 1, Version Date: 21/03/2012

No. 30 Sec. Lot 10 D.P. 1515

Address Tukapa St.

DRAINAGE AND PLUMBING REGISTER

OWNER Rielly & Rodgers

ADDRESS Box 5012 Westown.

BUILDER Self.

PLUMBER V. Snowdon

DRAINLAYER Ditta

1/4/75 PERMITS

PLUMBING

DRAINAGE

VALUE $1500.00

NATURE OF WORK Flat (Stage 1)

DRAIN TESTED 18 / 3 / 75 PLUMBING PASSED 18 / 3 / 75

FALL AND DESCRIPTION Normal fall to connection on main running through property.

B/S 7376

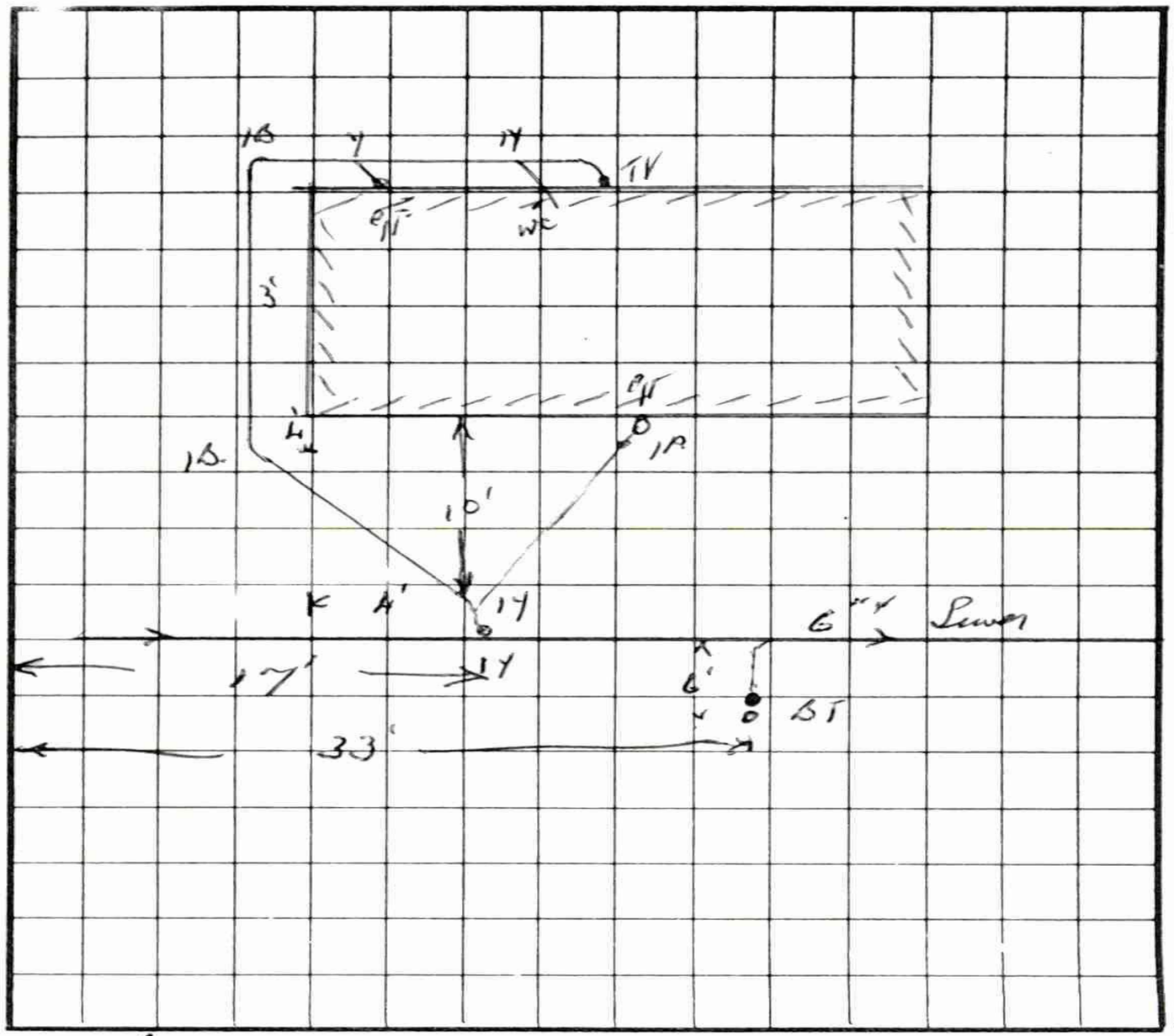
Rec. 11609.

Council approved

Inspector.

Document Set ID: 661269
Version: 1, Version Date: 10/10/2008

DRAINAGE PLAN SCALE



FRÓNTAGE

Masterprint 8958

30 Tukapa St.

Document Set ID: 661269
Version: 1, Version Date: 10/10/2008

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