

BUILDING CONSENT LAYOUT

CARTERS**MANUFACTURING**

26 Corbett Road
New Plymouth.
Ph. (06) 755 9190

JOB No **NP2164**

Client: Signature Homes
Job Name: Patterson & Sakamoto
Address: 475 Manawapou Road
Hawea

Pitch: 5°
Roof Material: Coloursteel
Soffit Overhang: 600 mm
Wind Area: High
Snow Load: 0 kPa

Trusses And Rafters At 900 Centres
Unless Stated Otherwise.

This layout is to be read in conjunction
with the Architectural plans.

DRAWN BY April Fletcher.

DATE 28/07/09 PAGE 1 of 2

BUILDING CONSENT INFORMATION

These layouts and associated design
statements are provided as a means
of showing compliance with NZBC
and may be used for Building Consent
Application purposes only. This is a
Buildable layout which may have some
dimensional changes completed at the
time of truss manufacture.

As to be Built roof truss layouts, truss
fixing details, point load notification,
and a Producer Statement for the
design of the roof trusses will be
provided to the Local Authority at
the time of manufacture.

All walls shown on this layout are
considered to be load bearing.

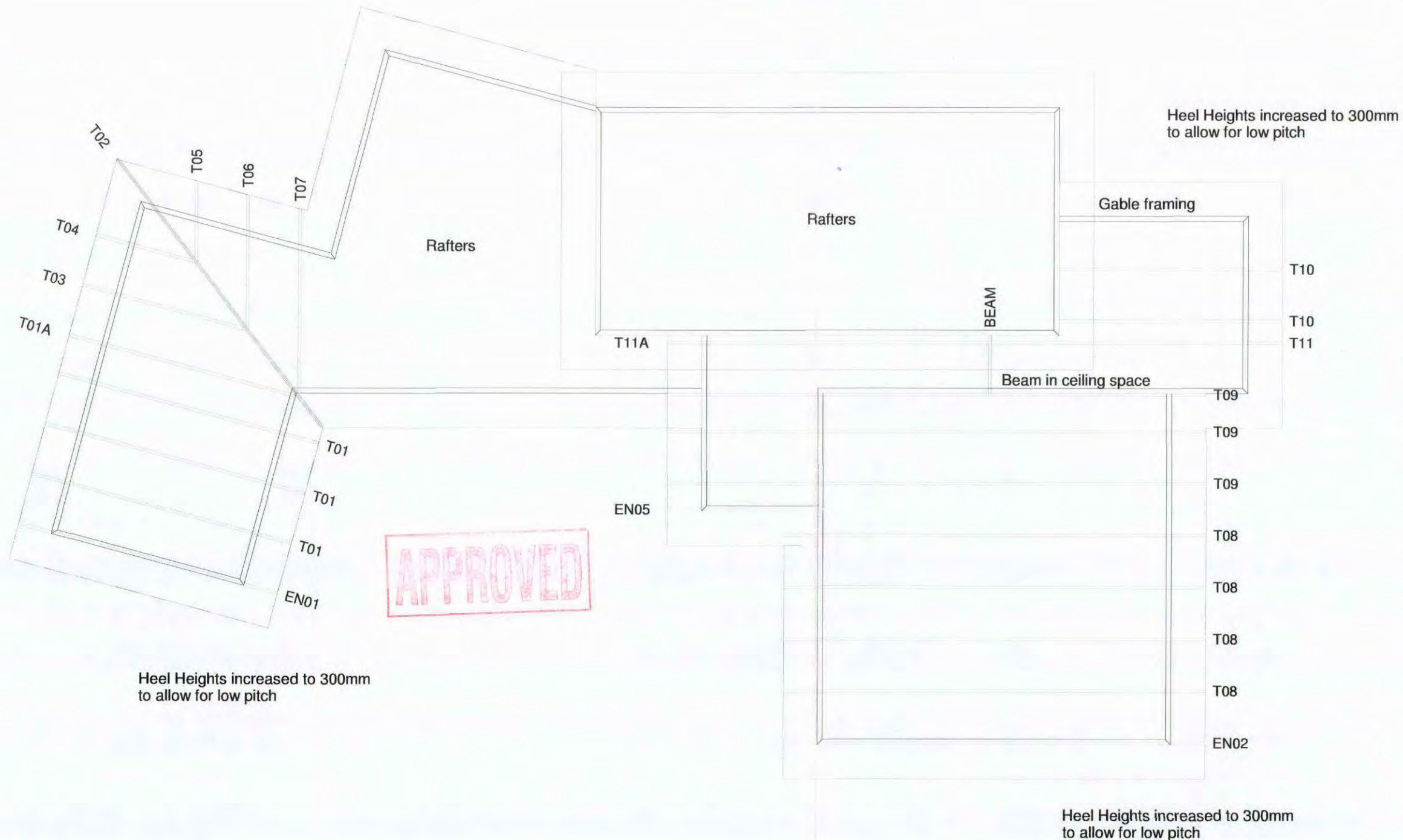
These layouts and associated design
statements are valid only if the job is
manufactured by CARTERS.

TRUSS FIXINGS

Truss to Top Plate - 2 wire dogs
Truss to Truss - Joist Hanger
or alternatively as specified by
CARTERS on the Final Layout



See Page 2 for Dimensions
and Point Load notification



BUILDING CONSENT LAYOUT

CARTERS

MANUFACTURING

26 Corbett Road
New Plymouth
Ph. (06) 755 9190

JOB No **NP002164**

Client: Signature Homes
Job Name: Patterson & Sakamoto
Address: 475 Manawapou Road
Hawea

Pitch: 5°
Roof Material: Coloursteel
Soffit Overhang: 600 mm
Wind Area: High
Snow Load: 0 kPa

Trusses And Rafters At 900 Centres
Unless Stated Otherwise.

This layout is to be read in conjunction
with the Architectural plans.

DRAWN BY April Fletcher.

DATE 28/07/09 PAGE 2 of 2

These lintels have been sized using
the GANGLAM 05/2005 and
FLITCH BEAM 01/2001
selection manuals as provided by
MiTek NZ Ltd.

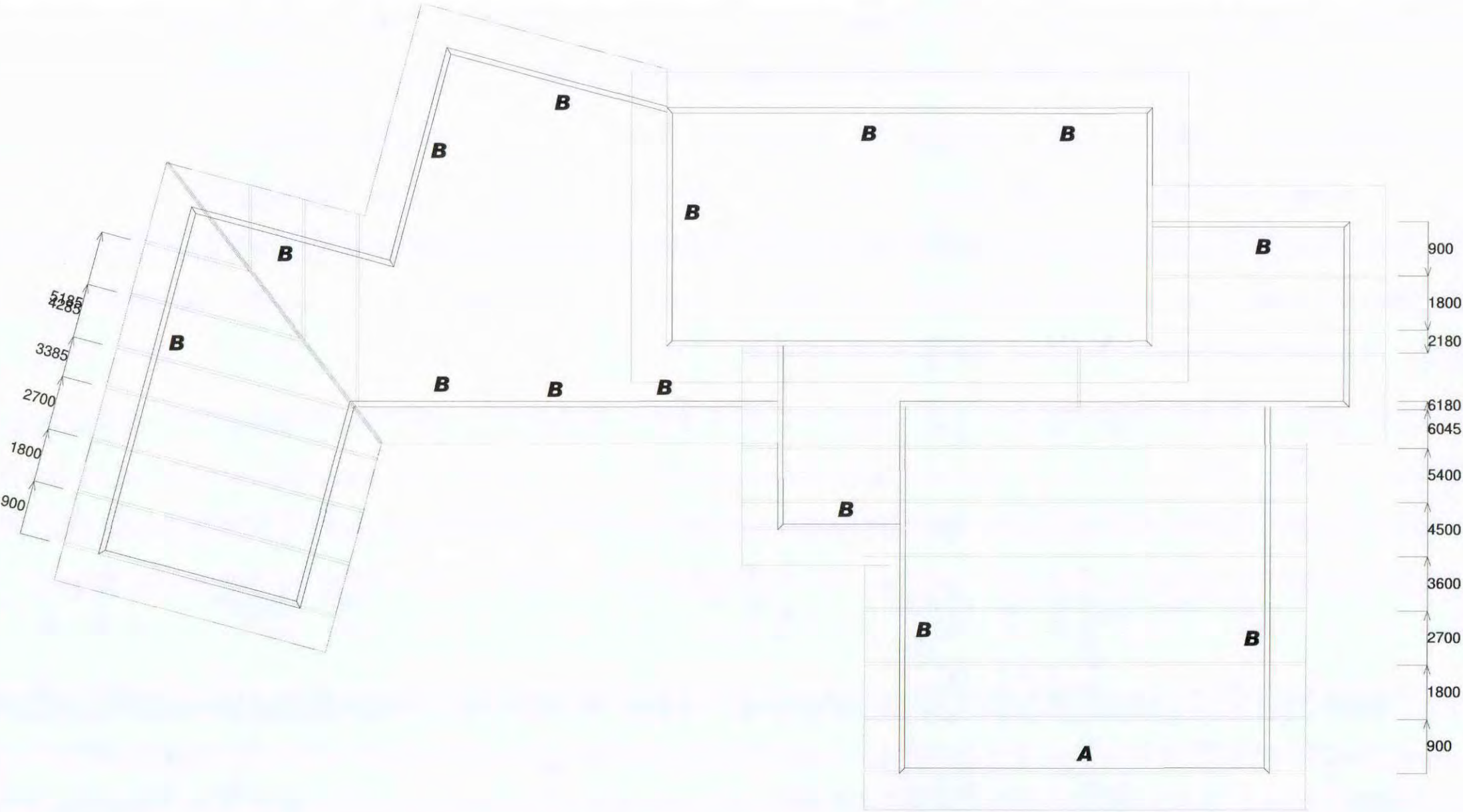
HYPAN and HY90 lintels have been
sized using designIT v2.14NZ software or
selection manuals, HYPAN Edition 2
and HY90 Edition 1, as provided by
CHH futurebuild.

Unless otherwise stated all lintels are
to be selected as per NZS3604 1999.

All walls shown on this layout are
considered to be load bearing.

LINTEL	SIZE
A	300 Hy90
B	150 Hy90

See Page 1 for
Labelled Truss Layout



Job Title:
Patterson &
Sakamoto

Drawing Title:

Title

Site Address:

475 Manawapou Road
Hawea

Job	
Drawn	Warren Clarke
Checked	
Scale	
Date	21 June 2009
Page	
Sheet Rev No.	

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Notes:

- All Works to Comply with NZS3604:1999 and the NZ Building Code and Best Trade Practices.
- All Drawings to be Read Inconjunction with Engineers Drawings/Reports
- The Contractor shall Supply and Fix all Necessary Flashing and Sealants to Provide a Completely Weather Tight Building.
- Refer to All Written Notifications - Do Not Scale off Drawings
- Check All Diam. and Verify All Levels on Site Prior Proceeding with Works or Ordering of Materials and Commencing Construction.
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201 Devon St East
New Plymouth
Ph: 06 769 9026
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Name: Ross Patterson & Tsunako Sakamoto
Lot: 1, Dp399802
Address: 475 Manawapou Road
Hawea

APPROVED

A1	Cover Sheet	A12-A14	EFIS Cladding Detail
A2	General Layout	A15-A19	James Hardie Linea Weatherboard Detail
A3	Elevations	A20	Brick Cladding Detail
A4	3D Perspective Views	A21	Foundation Step Detail
A5	Drainage Layout		Cladding Junction Detail
A6	Foundation Layout		Soffit Flashing Detail
A7	Bracing Layout	A22	Stack Bond Brick Layout
A8	Site Layout		Chase Cut Detail
A9	Window & Ext. Door Schedule	A23	Floor Surface Layout
A10	Window & Ext. Door Shcedule	A24	Detail Sheet #1
A11	Typical Section	A25	Detail Sheet #2

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BC090487
Revised 090811

Job Title:
Patterson &
Sakamoto

Drawing Title:
Floor Plan

Site Address:

475 Manawapou Road
Hawea

Job	
Drawn	Warren Clarke
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Scale	1:100
Date	21 June 2009
Page	A2
Sheet Rev No.	

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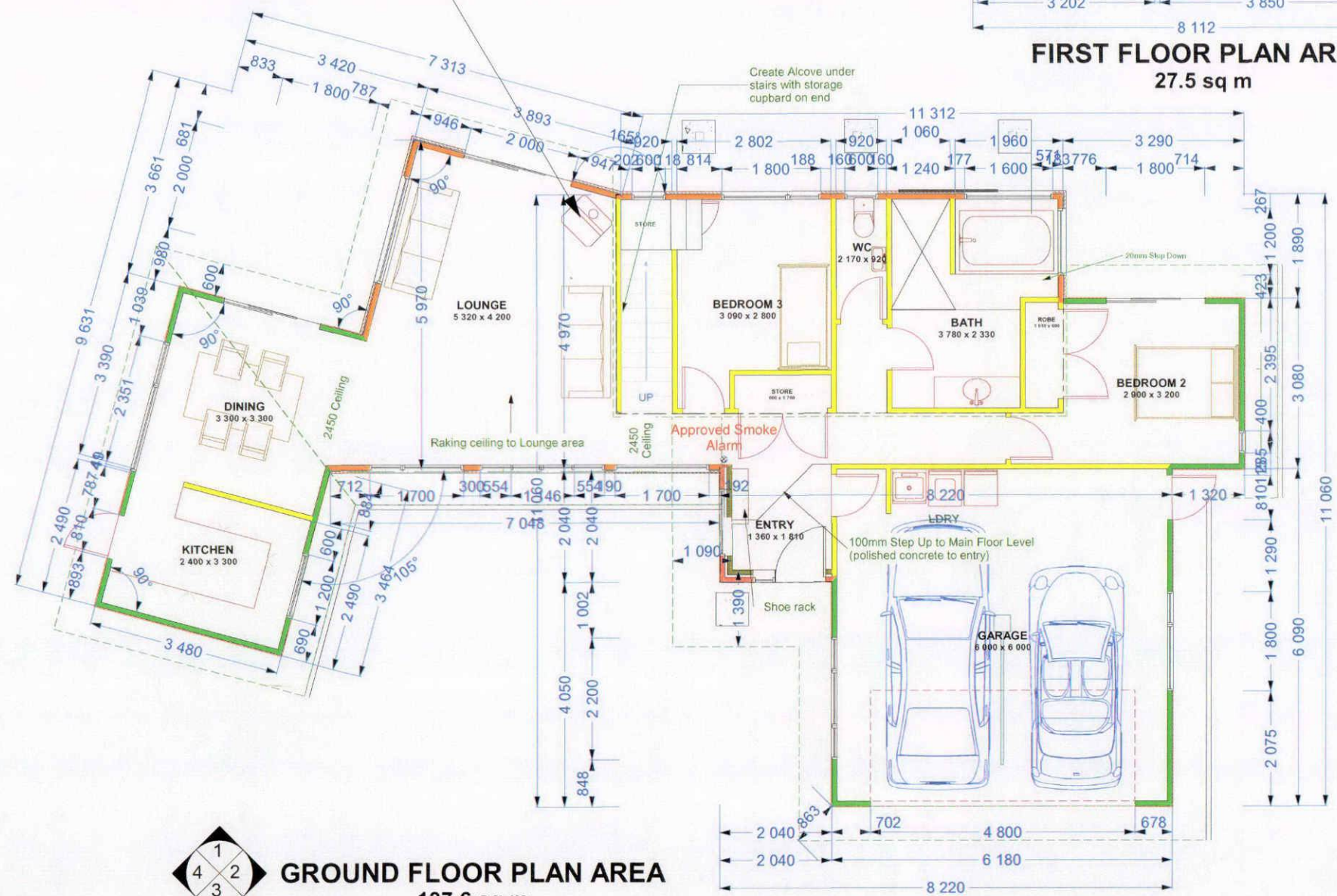
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Free Standing Firenze Solid Fuel Fire.
Installed to Manufacturers Specifications



GROUND FLOOR PLAN AREA
137.6 sq m

FFL 300mm from CGL

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Job Title:
**Patterson &
Sakamoto**

Drawing Title:
Elevations

Site Address:
**475 Manawapou Road
Hawea**

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Elevation 1

Strip Bracing to Gable Roof Ends
Decking Handrail to Comply with NZBC F4/AS1

Colour Steel Longrun Trimdek Lightweight Roof on 75x50 Battens @ 900 Ctrs & Self Supporting Roofing Underlay. (5deg Roof Pitch)

40mm Polystyrene Cladding on 20mm Cavity System with 6mm Rockote Plaster Finish.

James Hardie 180mm Linea Weatherboard Direct Fixed to Timber Framing over Builders Wrap

Elevation 2

Firth 190x390x90mm Block Stack Bond Layout over Builders Wrap to Timber Frame.

165mm Colour Steel External Fascia System with Deep Quad Profile Gutters to Square PVC Downpipes

Elevation 3

Powder Coated Aluminium Joinery. Refer Window & Door Schedule Regarding Sizes, Material, Operation etc.

Elevation 4

Job Title:
Patterson &
Sakamoto

Drawing Title:

Perspectives

Site Address:

475 Manawapou Road
Hawea

Job	
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Scale	Not to Scale
Date	21 June 2009
Page	A4
Sheet Rev No.	

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Job Title:
**Patterson &
Sakamoto**

Drawing Title:
Drainage Layout

Site Address:
**475 Manawapou Road
Hawea**

Job	
Drawn	Warren Clarke
Checked	
Scale	1:100
Date	21 June 2009
Page	A5
Sheet Rev No.	

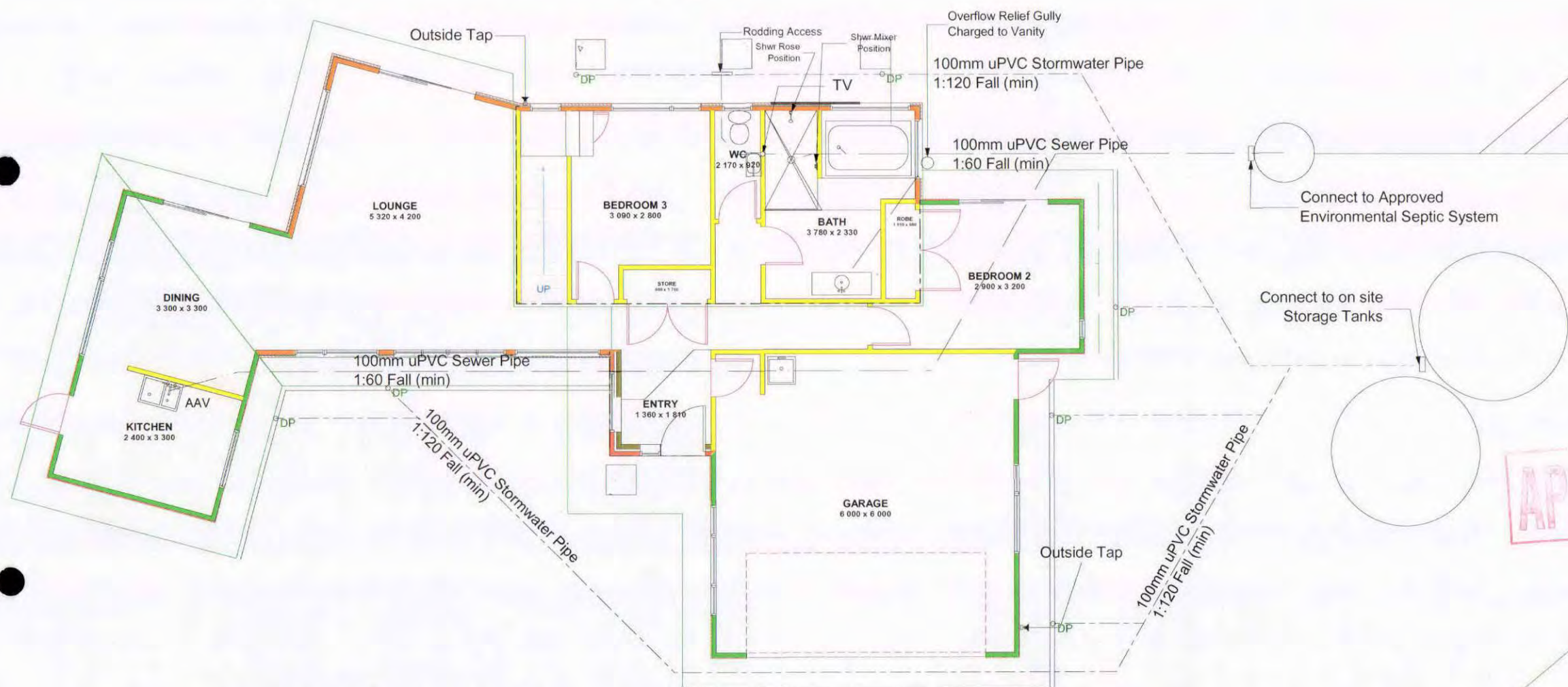
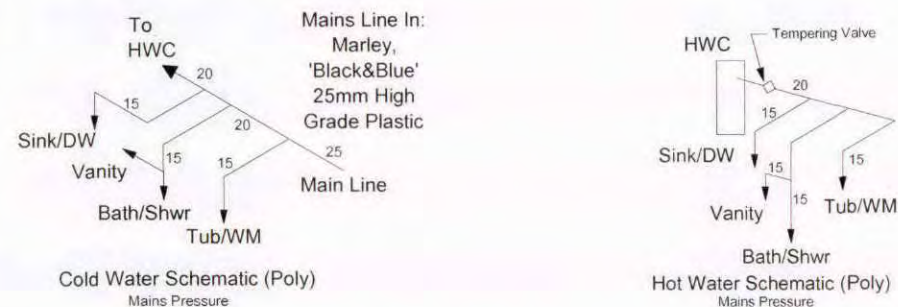
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All Plumbing Work shall be carried out by Registered Plumbers and such work shall comply in every respect with the requirements of the New Zealand Building Code. All water supply pipework and fittings shall also comply with the New Zealand Building Code: AS/NZS 3500.2.2 & G12/AS1 Tables 4 & 5 regarding pipe sizing.

Waste Water Sizes:

40mm	Washhand Basin 1:40 Fall (min)
40mm	Kitchen Sink & Dishwasher 1:40 Fall (min)
40mm	Laundry Tubs & Washing Machine 1:40 Fall (min)
40mm	Bath & Showers 1:40 Fall (min)
100mm	WC 1:60 Fall (min)
65mm	Below Floor Level 1:40 Fall (min)

Name: **Patterson & Sakamoto**
Lot: **Lot 1, Dp399802**
Address: **475 Manawapou Road, Hawea**

Job Title: Patterson & Sakamoto

Site Address:

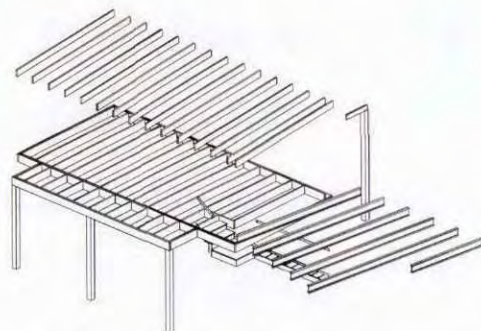
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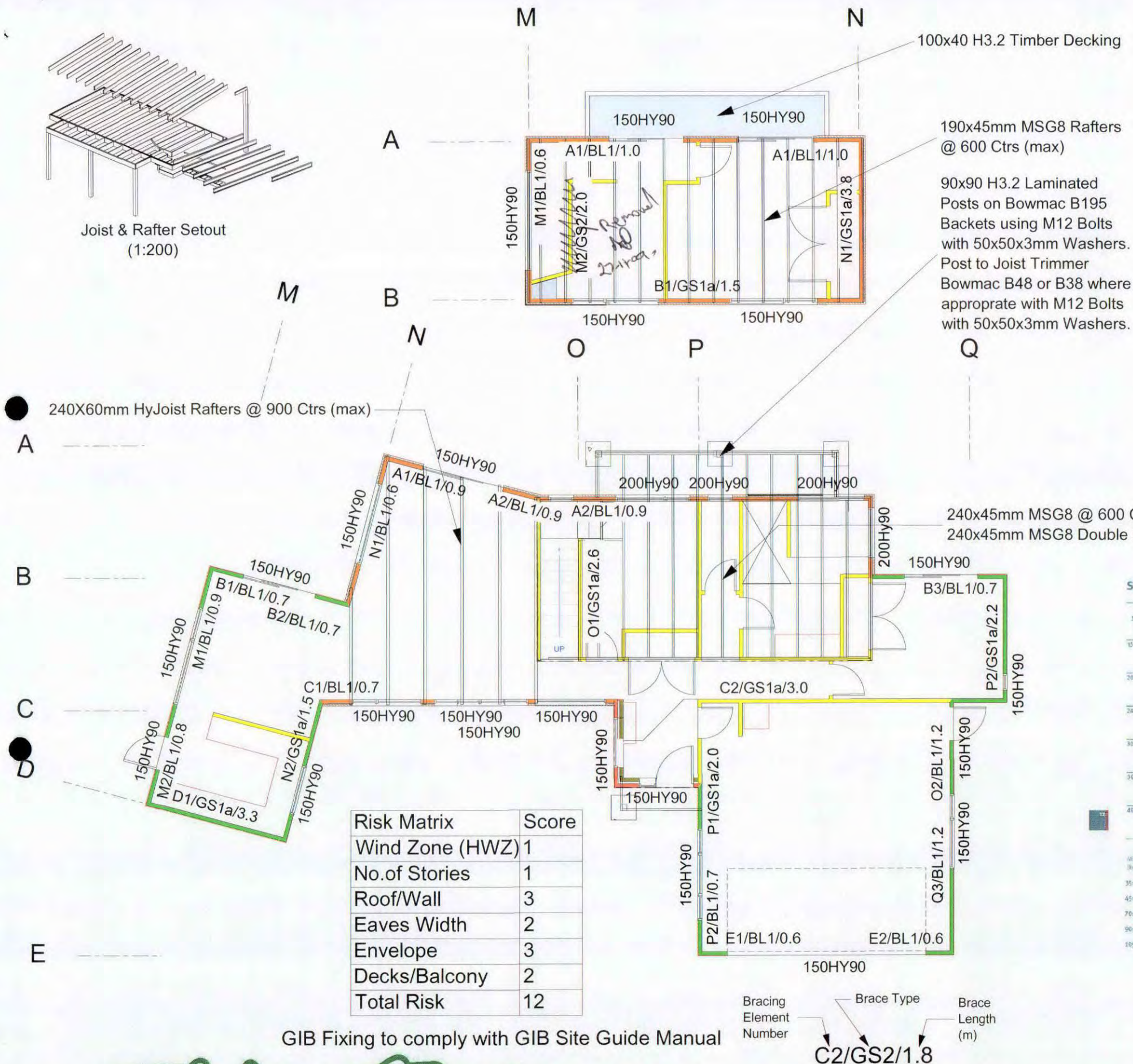
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Joist & Rafter Setout
(1:200)



Risk Matrix	Score
Wind Zone (HWZ) 1	
No. of Stories	1
Roof/Wall	3
Eaves Width	2
Envelope	3
Decks/Balcony	2
Total Risk	12

GIB Fixing to comply with GIB Site Guide Manual

Bracing Element Number Brace Type Brace Length (m)
C2/GS2/1.8

Supporting roof and ceiling only

Hy Jo Section (D x B (mm))	Light roof and ceiling											
	Roof load width 'RLW' (m)											
	1.8	2.4	3.0	3.6	4.2	4.8	5.4	6.0	6.6	7.2		
150 x 90	3.1	3.9	4.7	5.5	6.3	7.1	7.9	8.7	9.5	10.3	1.0	1.0
150 x 100	3.8	4.6	5.4	6.2	7.0	7.8	8.6	9.4	10.2	11.0	1.0	1.0
200 x 90	4.4	5.2	6.0	6.8	7.6	8.4	9.2	10.0	10.8	11.6	1.0	1.0
200 x 100	5.2	6.0	6.8	7.6	8.4	9.2	10.0	10.8	11.6	12.4	1.0	1.0
240 x 90	5.9	6.7	7.5	8.3	9.1	9.9	10.7	11.5	12.3	13.1	1.0	1.0
240 x 100	6.7	7.5	8.3	9.1	9.9	10.7	11.5	12.3	13.1	13.9	1.0	1.0

Hy Jo Section (D x B (mm))	Heavy roof and ceiling											
	Roof load width 'RLW' (m)											
	1.8	2.4	3.0	3.6	4.2	4.8	5.4	6.0	6.6	7.2		
150 x 90	2.5	3.3	4.1	4.9	5.7	6.5	7.3	8.1	8.9	9.7	1.0	1.0
150 x 100	3.3	4.1	4.9	5.7	6.5	7.3	8.1	8.9	9.7	10.5	1.0	1.0
200 x 90	3.6	4.4	5.2	6.0	6.8	7.6	8.4	9.2	10.0	10.8	1.0	1.0
200 x 100	4.4	5.2	6.0	6.8	7.6	8.4	9.2	10.0	10.8	11.6	1.0	1.0
240 x 90	4.9	5.7	6.5	7.3	8.1	8.9	9.7	10.5	11.3	12.1	1.0	1.0
240 x 100	5.7	6.5	7.3	8.1	8.9	9.7	10.5	11.3	12.1	12.9	1.0	1.0

Minimum bracing length and end of brace - 30mm doubling stud

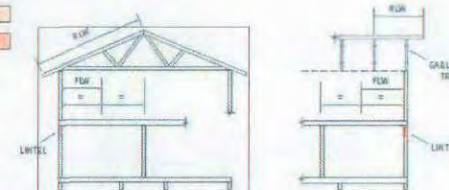
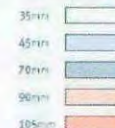


APPROVED

Supporting roof, upper walls and floor (1.5 and 2.0 kPa)

Hy Jo Section (D x B (mm))	Roof load width 'RLW' (m)	Light roof and ceiling				
		Floor load width 'FLW' (m)				
		1.2	1.8	2.4	3.0	3.6
150 x 90	1.0	2.1	2.0	1.8	1.6	1.7
	3.0	1.9	1.7	1.6	1.5	1.6
	5.0	1.8	1.7	1.6	1.5	1.5
200 x 90	7.0	1.7	1.6	1.5	1.4	1.4
	1.0	2.6	2.5	2.3	2.2	2.2
	3.0	2.5	2.4	2.2	2.1	2.1
	5.0	2.4	2.3	2.2	2.1	2.0
	7.0	2.2	2.1	2.1	2.0	1.9
240 x 90	1.0	3.3	3.1	3.0	2.8	2.7
	3.0	3.1	2.9	2.8	2.7	2.6
	5.0	2.9	2.7	2.6	2.5	2.4
	7.0	2.7	2.6	2.5	2.4	2.3
300 x 90	1.0	3.9	3.7	3.5	3.4	3.3
	3.0	3.6	3.5	3.3	3.2	3.1
	5.0	3.4	3.3	3.2	3.1	3.0
	7.0	3.2	3.2	3.1	3.0	2.9
360 x 90	1.0	4.4	4.2	4.0	3.9	3.7
	3.0	4.1	4.0	3.8	3.7	3.6
	5.0	3.9	3.8	3.7	3.6	3.5
	7.0	3.7	3.6	3.5	3.4	3.4
400 x 90	1.0	4.8	4.5	4.3	4.2	4.0
	3.0	4.5	4.3	4.1	4.0	3.9
	5.0	4.2	4.1	4.0	3.9	3.8
	7.0	4.0	3.9	3.8	3.7	3.7

Minimum bracing at each end of truss - doubling stud at minimum thickness (key refers to tables on pages 12 and 13)



BC090487
Revised 090811

Job Title:
Patterson &
Sakamoto

Drawing Title:
Bracing &
Rafter/Joist
Layout

Site Address:

475 Manawapou Road
Hawea

Job	
Drawn	Warren Clarke
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Date	21 June 2009
Page	A7
Sheet Rev No.	

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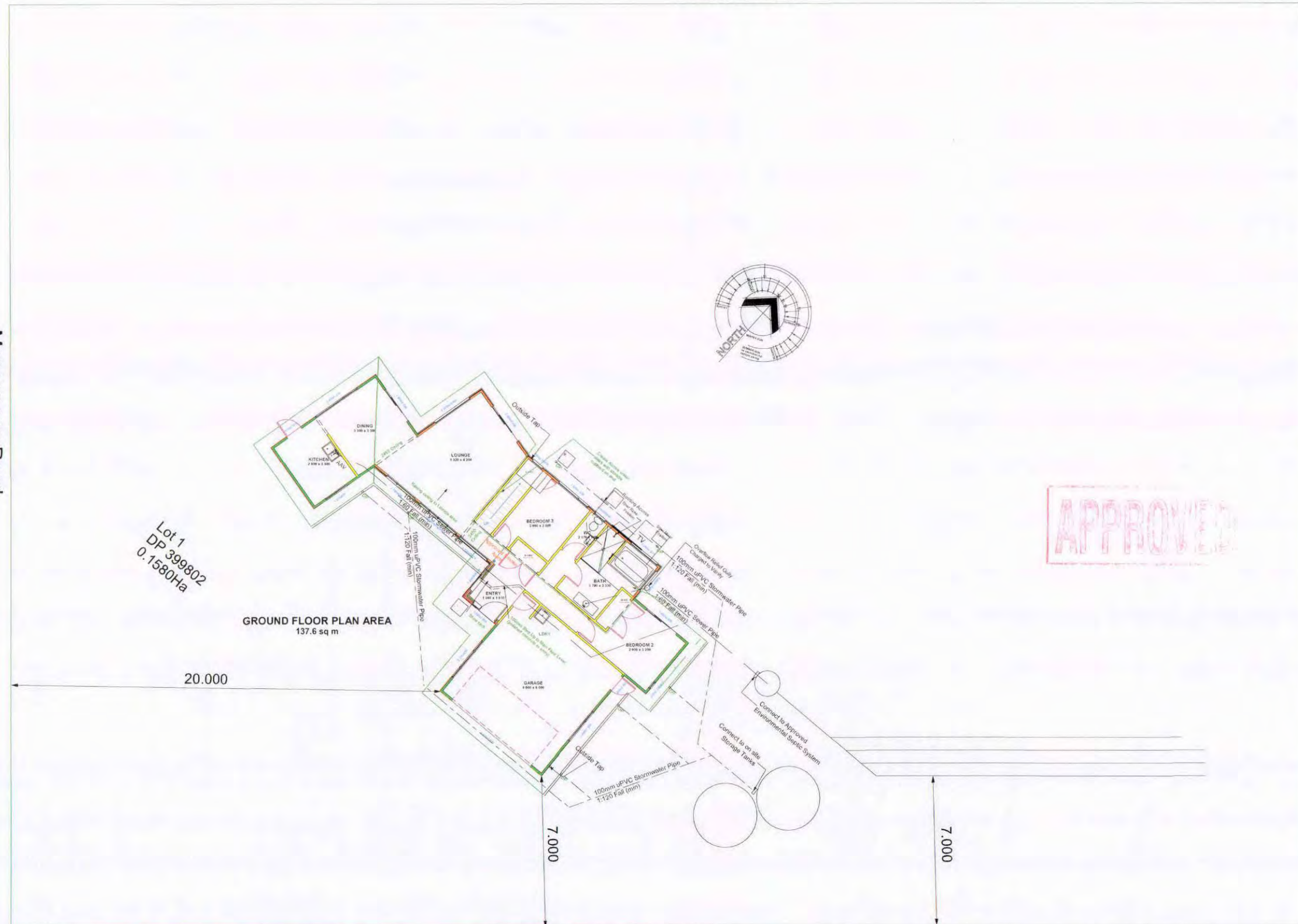
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Hawea Road

Manawapou Road



Job Title:

Patterson &
Sakamoto

Drawing Title:

Site Layout

Site Address:

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Job	
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Scale	1:200
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Sheet Rev No.	A8

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Job Title:
Patterson &
Sakamoto

Drawing Title:
Window & Door
Schedule

Site Address:

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Hawea

Job	
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Date	21 June 2009
Page	
Sheet Rev No.	A9

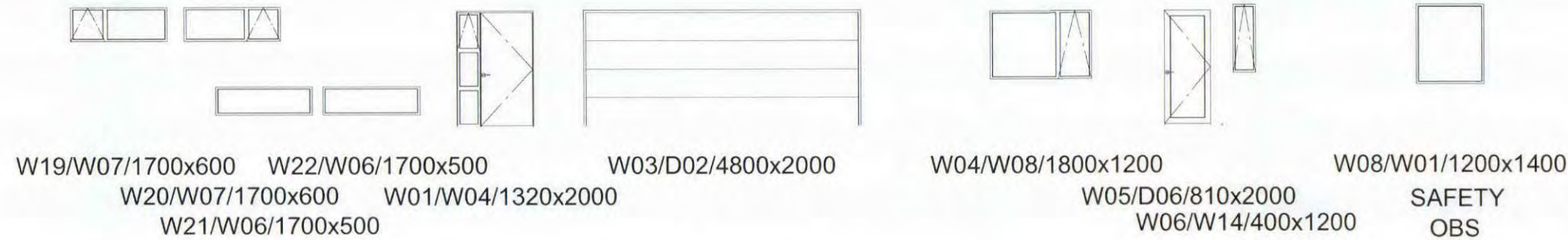
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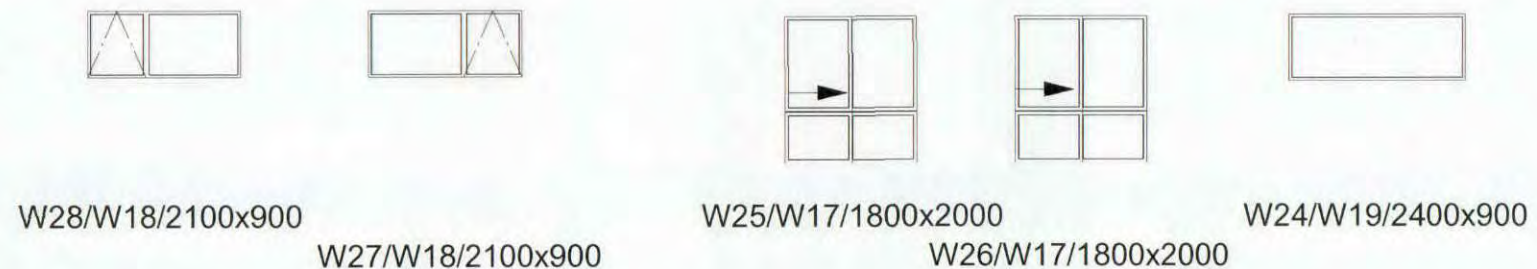
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DOOR SCHEDULE				WINDOW SCHEDULE			
NUMBER	QTY	FLOOR	DIMENSIONS	NUMBER	QTY	FLOOR	DIMENSIONS
D01	2	1	810X1980X40 L/R IN	W01	1	1	1 200X1 400FX
D02	1	1	4800X2000	W02	1	1	1 200X600AW
D03	1	1	760X1680X40 L IN	W03	1	1	1 200X800
D04	2	1	760X1980X40 L IN	W04	1	1	1 320X2 000
D05	3	1	760X1980X40 R IN	W05	1	1	1 600X1 200
D06	2	1	810X2000X45 L EX	W06	2	1	1 700X500FX
D07	1	2	910X1980X40 L/R IN	W07	2	1	1 700X600
D08	1	2	760X1980X40 L IN	W08	2	1	1 800X1 200
				W09	2	1	1 800X2 000
				W10	1	1	2 000X2 000
				W11	1	1	2 000X400AW
				W12	1	1	2 200X400
				W13	1	1	2 400X1 200
				W14	1	1	400X1 200AW
				W15	1	1	600X2 180FX
				W16	1	1	600X800AW
				W17	2	2	1 800X2 000
				W18	2	2	2 100X900
				W19	1	2	2 400X900FX



Material:	Aluminium
Finish:	Powder Coated
Lockset:	Double Latch
Glazing:	Single
Tint:	Clear

Opening Number Schedule Number Size
02/W10/1800x1200

Note 1: All Glazing to be in Accordance with NZS 4223 & NZBC F2/AS1 Including Safety Glass.

Window and Door Elevations are External

2: As per E2/AS1 - where support brackets are required by the window/door manufacturer to carry the frame and glazing loads they must be supplied as an integral part of the window/door installation and installed to the window/door manufacturer's recommendations

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HOMES Est. 1983

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Job Title:
Patterson &
Sakamoto

Drawing Title:
Window & Door
Schedule

Site Address:

475 Manawapou Road
Hawea

Job	
Drawn	Warren Clarke
Checked	
Scale	1:100
Date	21 June 2009
Page	
Sheet Rev No.	

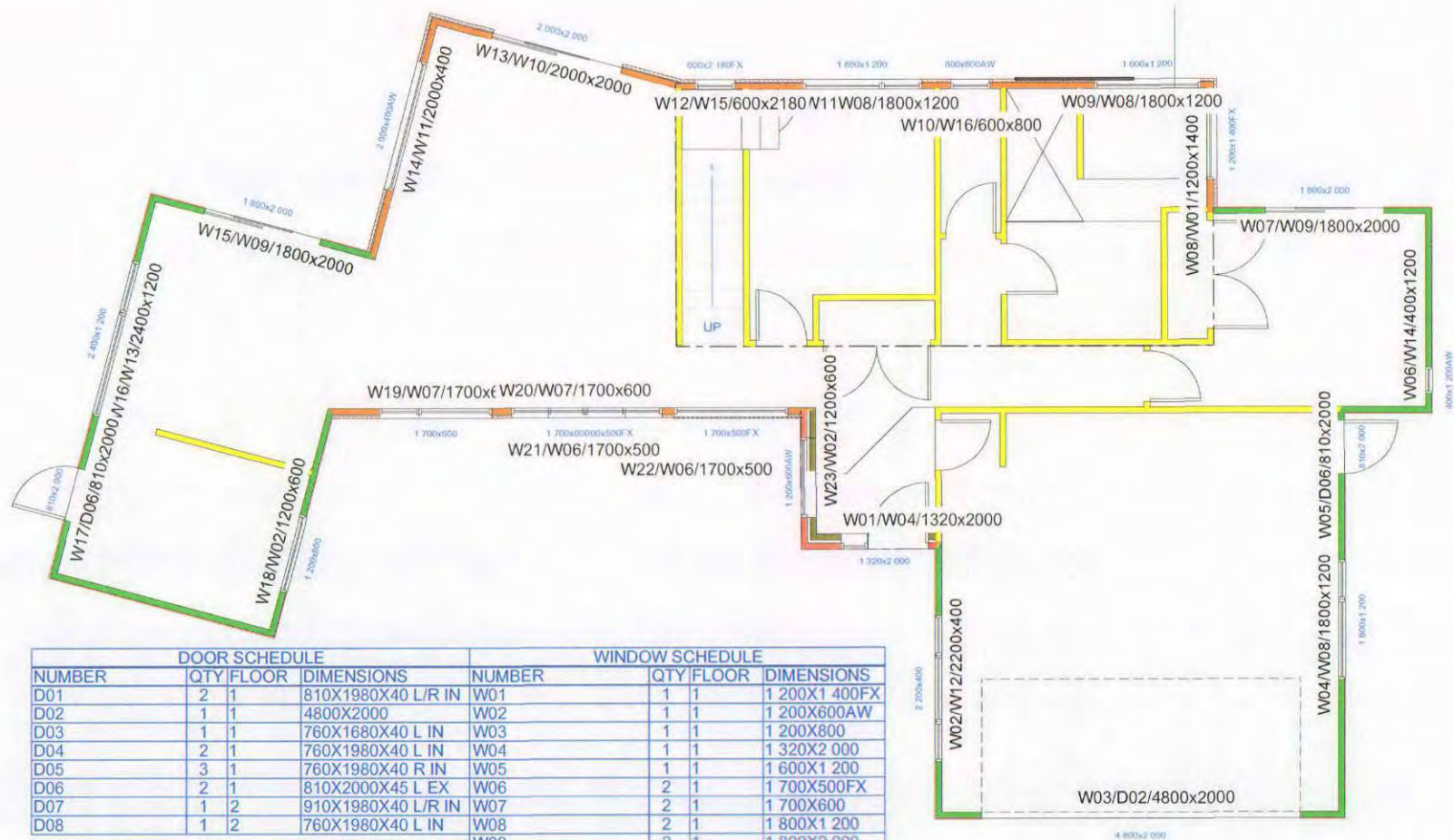
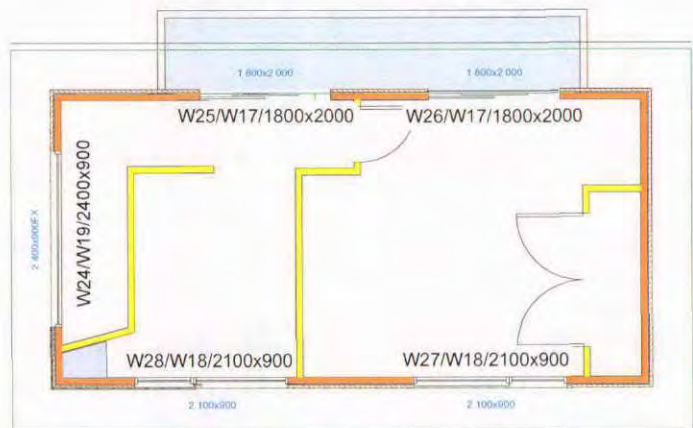
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DOOR SCHEDULE				WINDOW SCHEDULE			
NUMBER	QTY	FLOOR	DIMENSIONS	NUMBER	QTY	FLOOR	DIMENSIONS
D01	2	1	810X1980X40 L/R IN	W01	1	1	1 200X1 400FX
D02	1	1	4800X2000	W02	1	1	1 200X600AW
D03	1	1	760X1680X40 L IN	W03	1	1	1 200X800
D04	2	1	760X1980X40 L IN	W04	1	1	1 320X2 000
D05	3	1	760X1980X40 R IN	W05	1	1	1 600X1 200
D06	2	1	810X2000X45 L EX	W06	2	1	1 700X500FX
D07	1	2	910X1980X40 L/R IN	W07	2	1	1 700X600
D08	1	2	760X1980X40 L IN	W08	2	1	1 800X1 200
				W09	2	1	1 800X2 000
				W10	1	1	2 000X2 000
				W11	1	1	2 000X400AW
				W12	1	1	2 200X400
				W13	1	1	2 400X1 200
				W14	1	1	400X1 200AW
				W15	1	1	600X2 180FX
				W16	1	1	600X800AW
				W17	2	2	1 800X2 000
				W18	2	2	2 100X900
				W19	1	2	2 400X900FX

Opening
Number

Schedule Number

Size

02/W10/1800x1200

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Fixings:

- Top Plate to Studs & Lintels @ .600 ctrs (High Wind Zone) to be Type C - 2/100x3.75 Skew Nails + 2 Wire Dog (Alt. Fixing Cap. 4.7kN)
- Purlins to trusses to be type BP - 2/100x3.75 nail + 2 Wire Dog or 2/100x3.75 Skew Nails + 2/14g Type 17 Screw to AS3566 (alt. F/Cap. 4.7kN)
- Trusses to supports (High Wind Zone) to be D - 2/100x3.75 Skew Nails + 3 Wire Dogs (Alt. Fixing Capacity 6.7kN)

Coloursteel Longrun Trimdek Lightweight Roof on 75x50 Battens @ 900 Ctrs & Heavy Duty Self Supporting Roofing Underlay. (5deg Roof Pitch)

Proprietary Roof Trusses @ 900 Ctrs Max. Truss Manufacture to Supply Truss Layout/ Design Data & Certification.

R3.2 Pink Batt Ceiling Insulation.

R2.2 Pink Batt Wall Insulation.

165mm Colour Steel Facia with Deep Quad Spouting, to PVC Downpipes

James Hardi Linea Weatherboard Direct Fixed to Timber Frame over Builders Wrap or 40mm Polystyrene over 20mm Cavity Batten System to Timber Frame over Watertight II Heavy Duty Builders Wrap, Where indicated on Elevations.

Chemset M12 Bolts & 50x50x3 Washer @ 900 Ctrs (Max) 300 min. from Corner or Change of Direction.

Timber Schedule

External Wall Framing 90x45 (H3.1) Kiln Dried MSG8
Internal Wall Framing 90x45 (Chem Free) Kiln Dried MSG8
Roof Framing & Grusses (H1.2) Kiln Dried MSG8
Roof Battens 70x35 (H1.2) Dried MSG8
Lintels HY90 Except 90x90 (H3.1) Kiln Dried MSG8

All Unpaved Areas to be 225mm Below FFL (min)
All Paved Areas to be 150mm Below FFL (min)

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Notes:	
1.	All work shall comply with NZS 3604:1999
2.	All work shall comply with B.I.A. NZ Building Code.
3.	Builder to notify council inspector when stages of work are reached.
4.	Check detail working plans for accurate diamentions "If you do not know ASK"
5.	All subcontractors or their management are required to have their work inspected and checked by the building contractor for the practical completion and standard of workmanship.
6.	This plan is designed with the intent to supply the required information & details for Building Consent & Working Drawings. They are to be used in conjunction with NZS Standards 3604:1999 methods of construction.
7.	Any errors in measurements or omission of information found in this plan is to be resolved before the on site work is started, the designer accepts no responsibility there after and will not accept any cost incurred for such errors or omissions.
8.	For all products used in this plan Manufactures Specifications and Installation Sheet should be obtained to produce quality results through correct knowledge and application.
9.	O.S.H. regulations must be implemented onsite to minimize the risk of serious harm in the work place.

BC090487
Revised 090811

Job Title:
Patterson & Sakamoto

Drawing Title:
Typical Cross Section

Site Address:
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Hawea

Job	
Drawn	Warren Clarke
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Scale	1:25
Date	21 June 2009
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Sheet Rev No.	

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4.5mm Hardiflex Soffit with Plastic Joints

Double Top Plate 90x45 Packer & 90x45 Top Plate Studs @ 600mm ctrs with Dwangs @ 800mm ctrs

Refer to Ribraft Technical Manual Supplied & Foundation Layout for Pad Layout Details.

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Patterson &
Sakamoto

Drawing Title:

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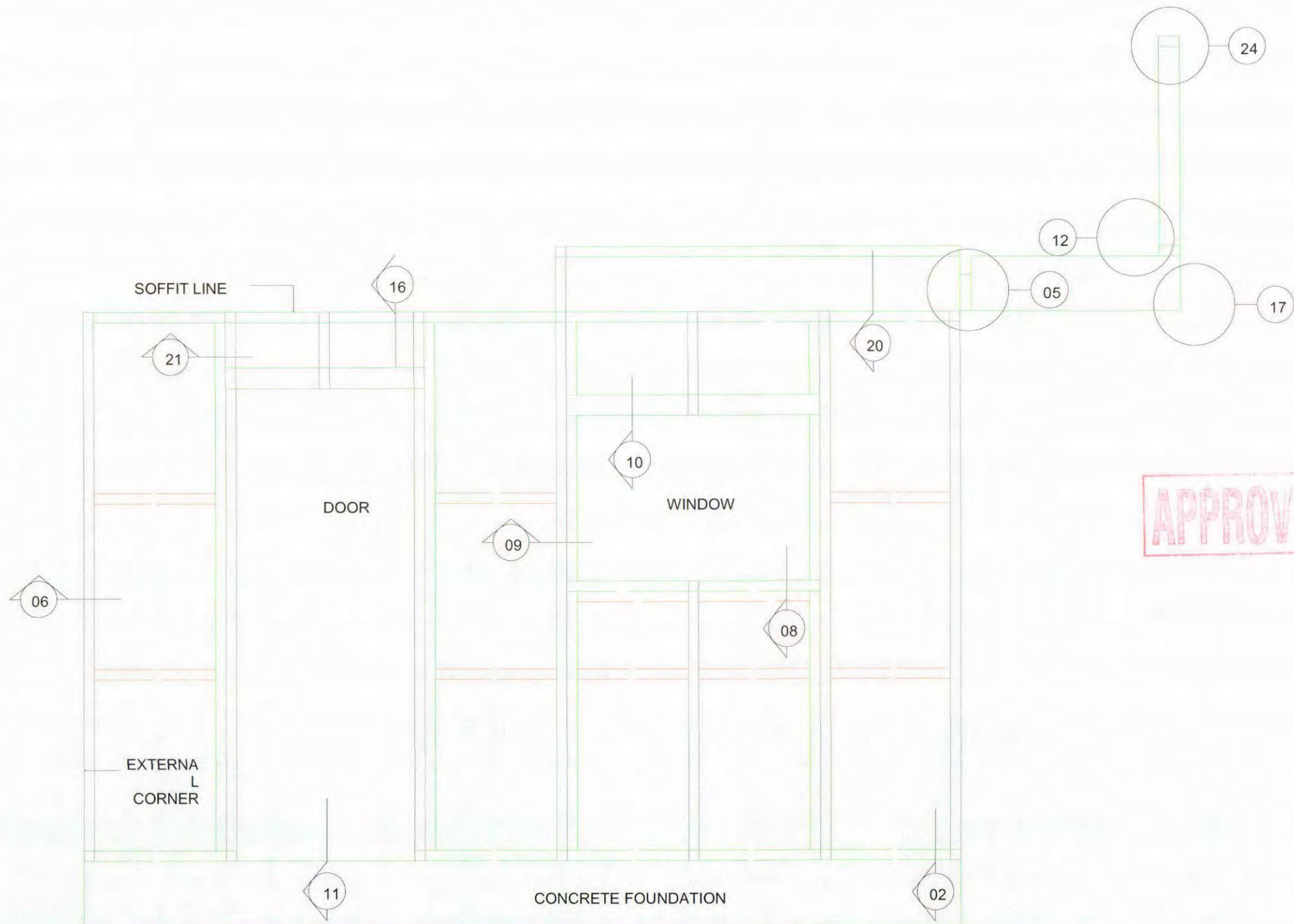
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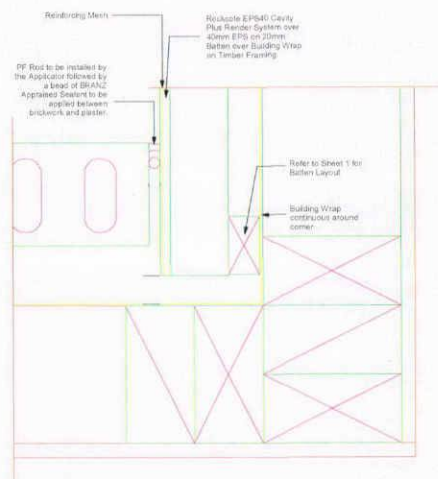
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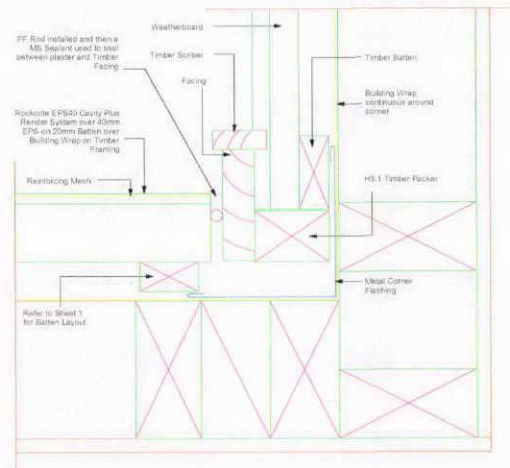
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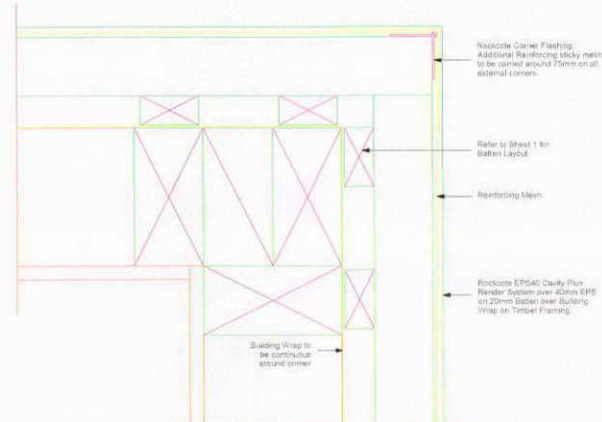
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Brick to Poly
Junction Detail

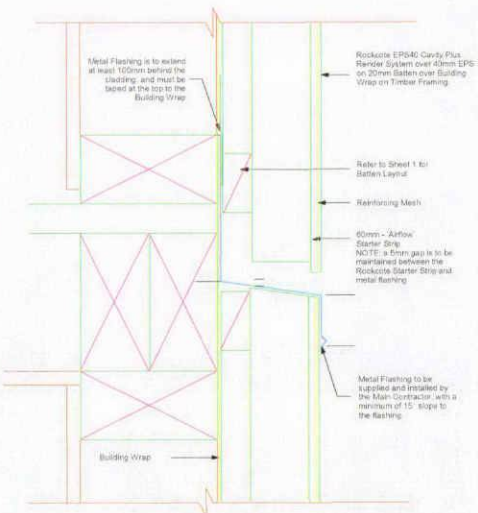


Weatherboard to
Poly Junction Detail



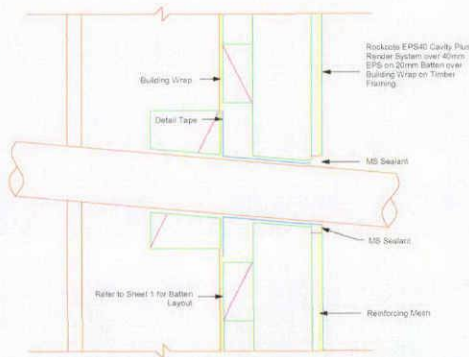
External Corner
Detail

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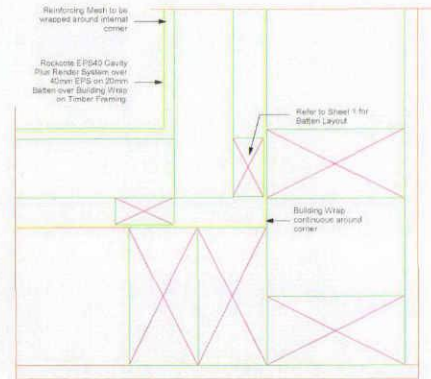


Inter Story
Drainage Joint

Drain Holes in the Starter Strip are sufficient to achieve ventilation openings of 1000mm².
Inter-story drainage joints must be provided for walls over two storeys in height in accordance with NZBC Acceptable Solution E2/AS1, paragraph 9.1.9.4(b).



Pipe Penetration
Detail



Internal Corner
Detail

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Date	21 June 2009
Page	A15
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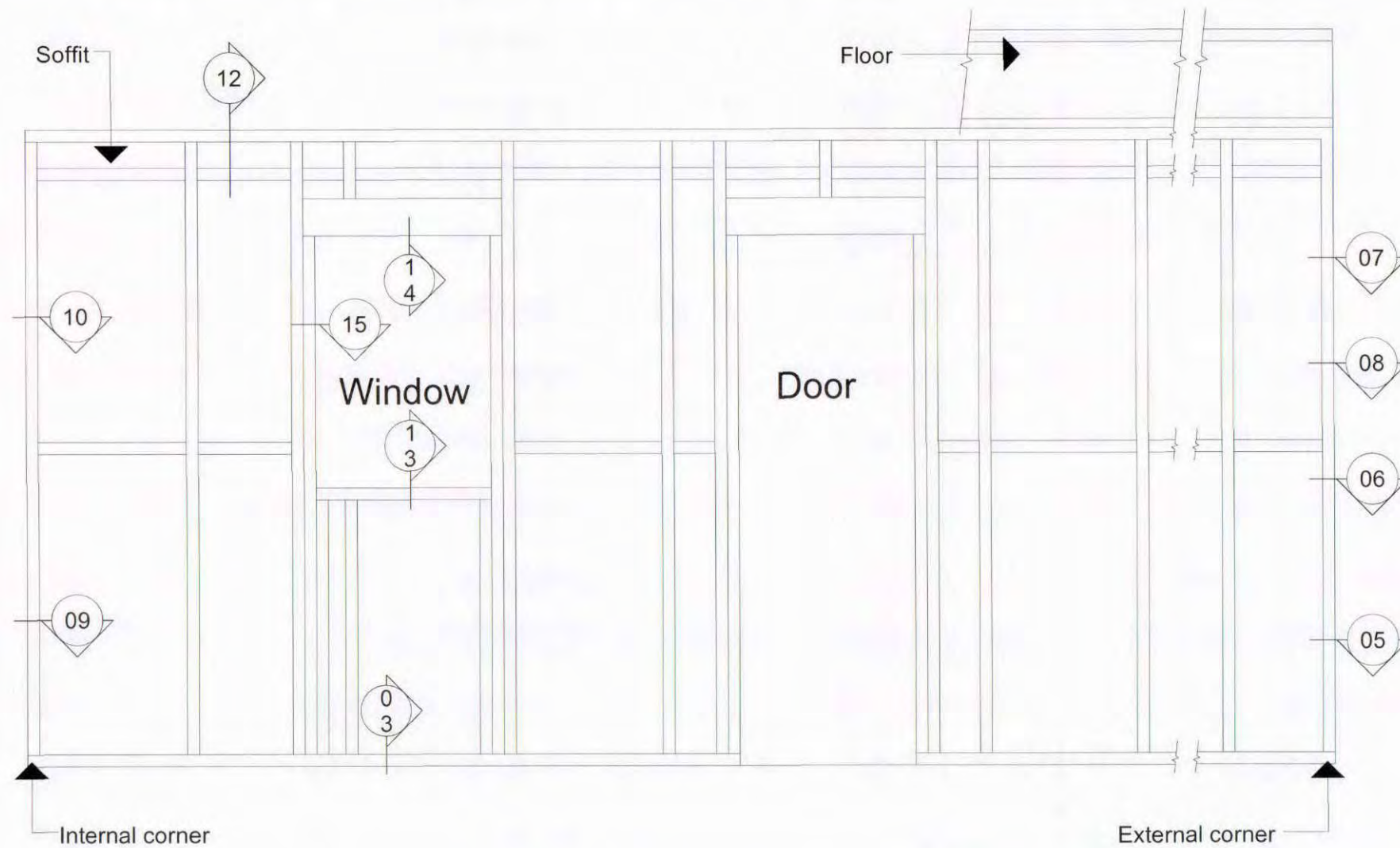
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Wall Elevation
DIRECT FIX FRAMING SETOUT
Scale 1:25

Note!
Section notations refer to dwg numbers.

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Drawing Title:

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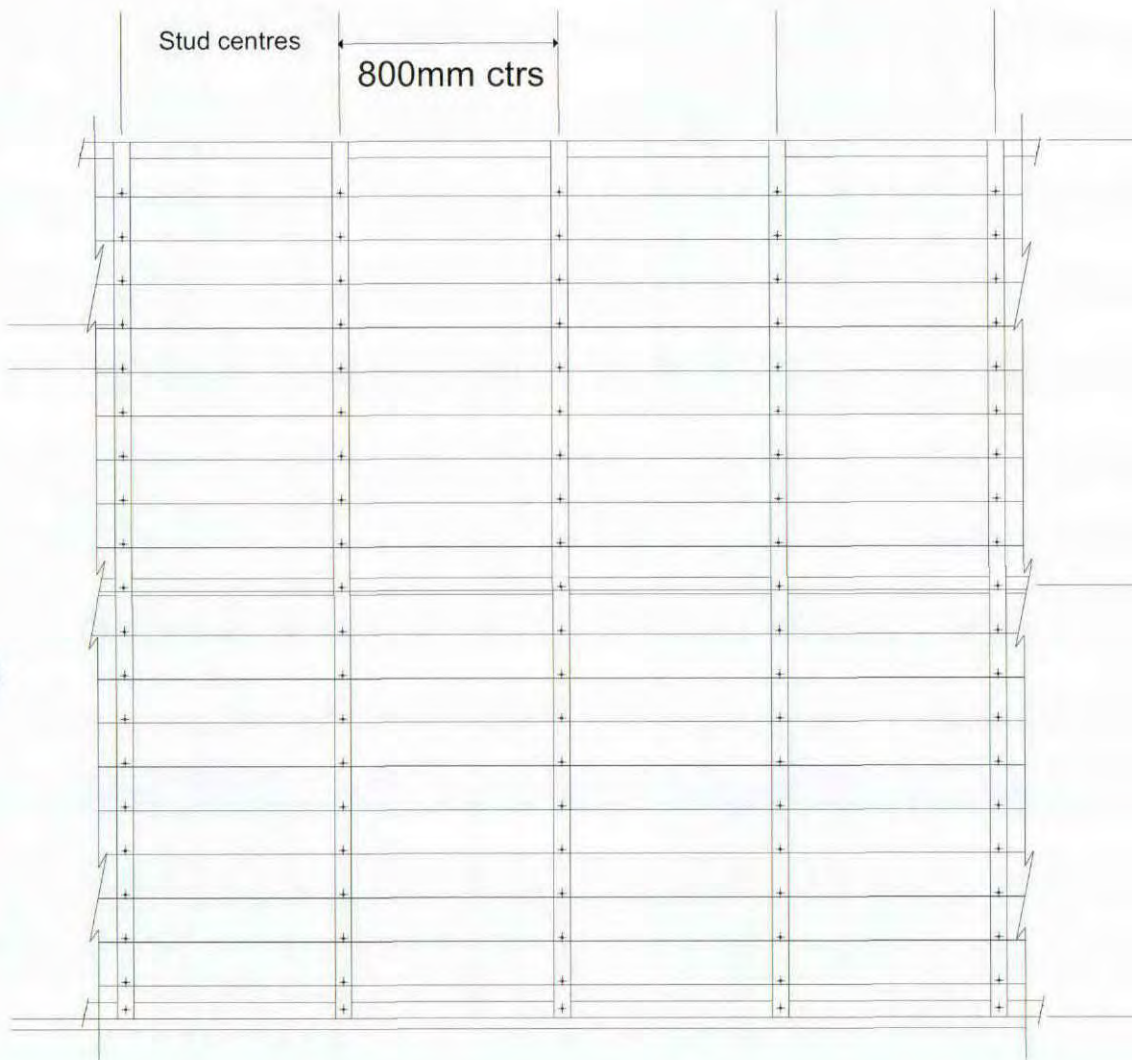
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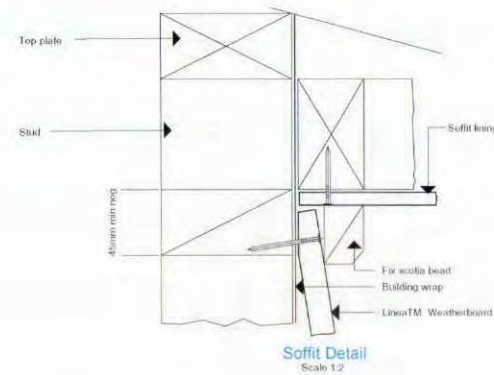
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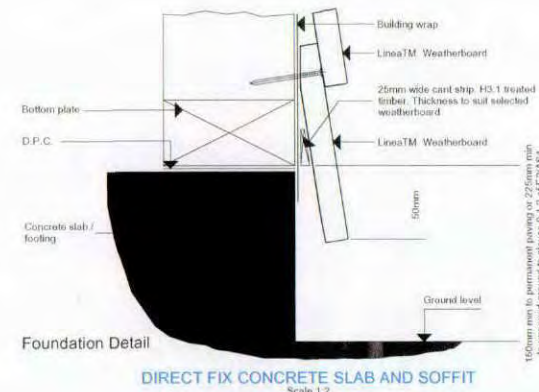


DIRECT FIX SHEET FIXING SETOUT

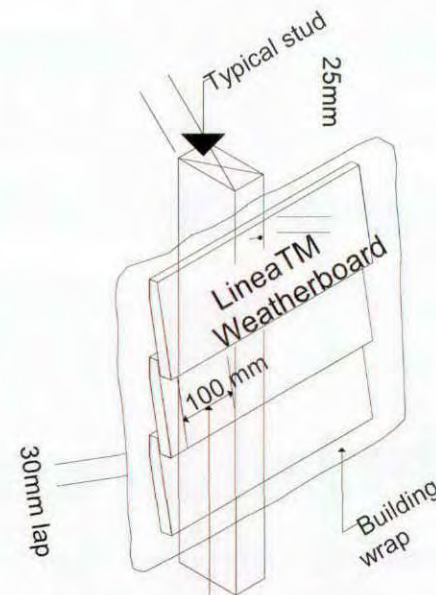
Scale 1:20



Soffit Detail
Scale 1:2



DIRECT FIX CONCRETE SLAB AND SOFFIT
Scale 1:2

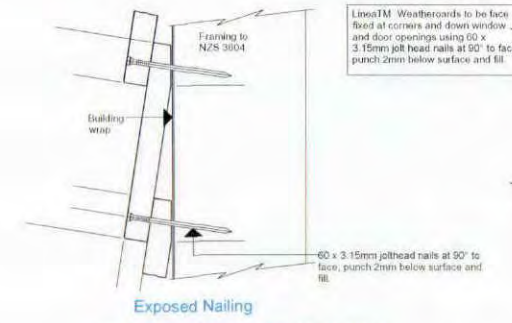


Tongue & groove join in weatherboard to be 100mm minimum from side of stud.

Joints must be staggered by 600mm min.

Jointing Off Stud

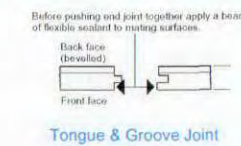
Scale 1:10



Exposed Nailing
DIRECT FIX WEATHERBOARD FIXING
Scale 1:2



Concealed Nailing
DIRECT FIX WEATHERBOARD FIXING
Scale 1:2



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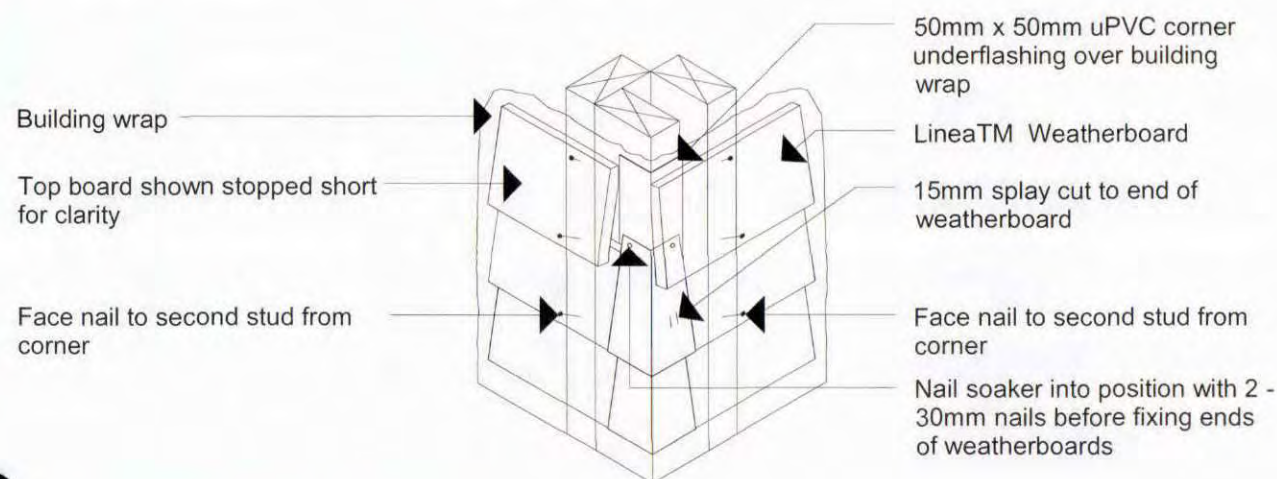
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Soaker material	Nail material
Copper	Copper or phosphor bronze
Aluminium	Hot dip galvanised
Stainless steel	Stainless steel

DIRECT FIX CORNER SOAKER

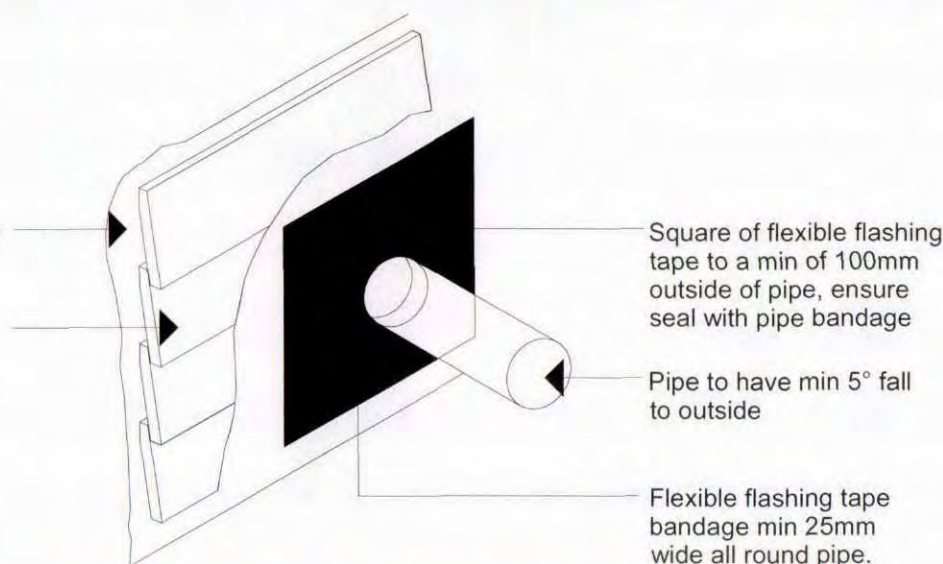
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Building wrap carefully cut to suit pipe

LineaTM Weatherboard over flashing tape, carefully cut to suit pipe and seal with flexible sealant

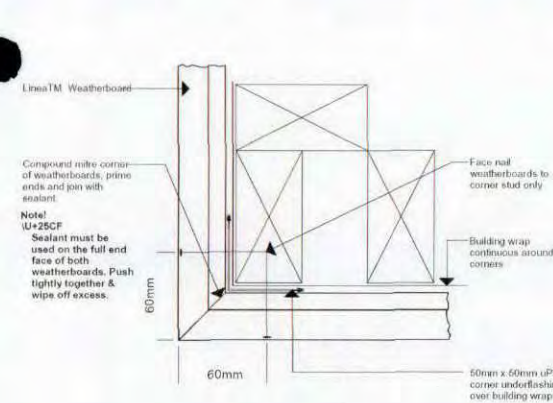
DIRECT FIX PIPE PENETRATION

Scale 1:10



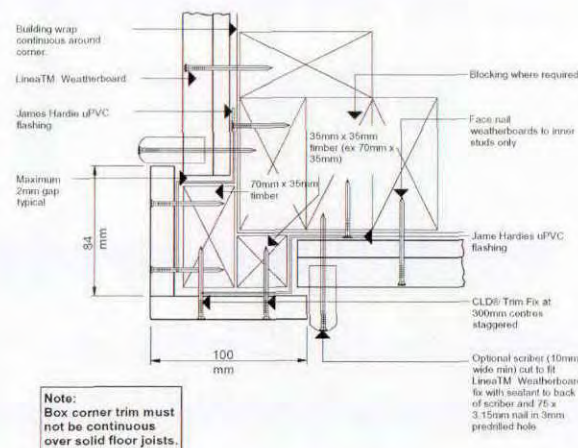
APPROVES

DIRECT FIX EXTERNAL CNR DETAIL



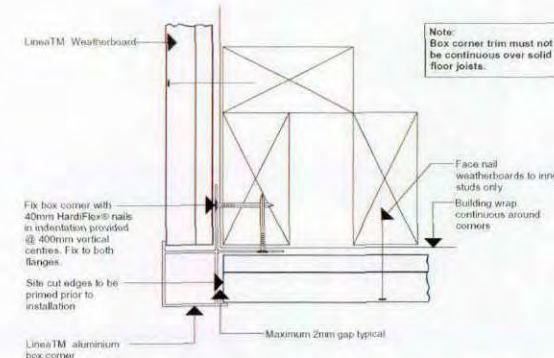
DIRECT FIX MITRE CORNER

Scale 1:2



DIRECT FIX BOXED CORNERS

Scale 1:2



DIRECT FIX ALUMINIUM BOX CORNER

Scale 1:2

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Page	A18
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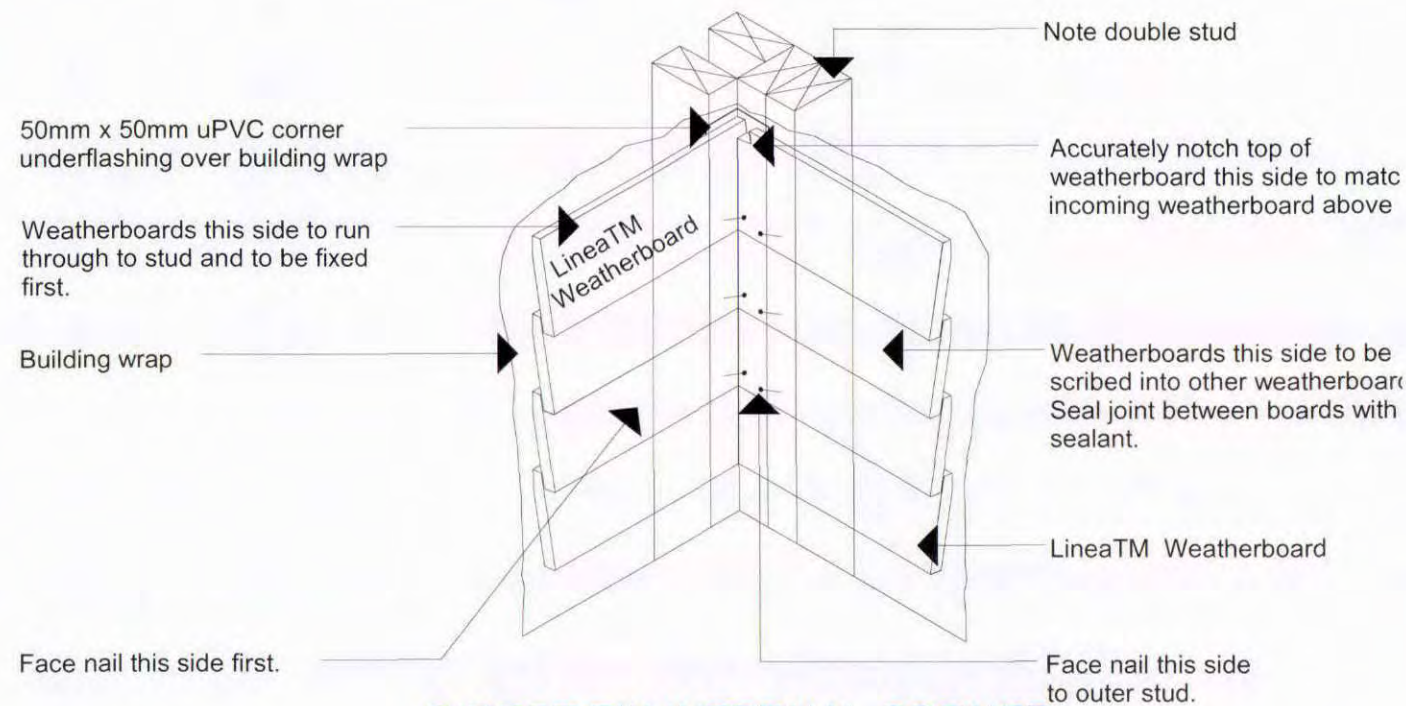
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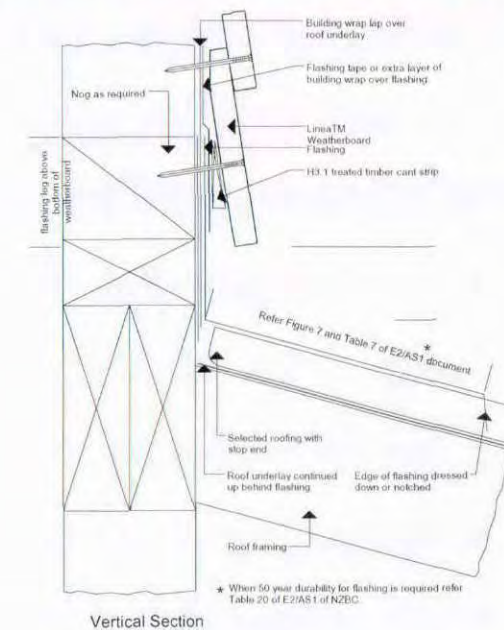
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DIRECT FIX INTERNAL CORNER

Scale 1:10

DIRECT FIX APRON FLASHING DETAIL



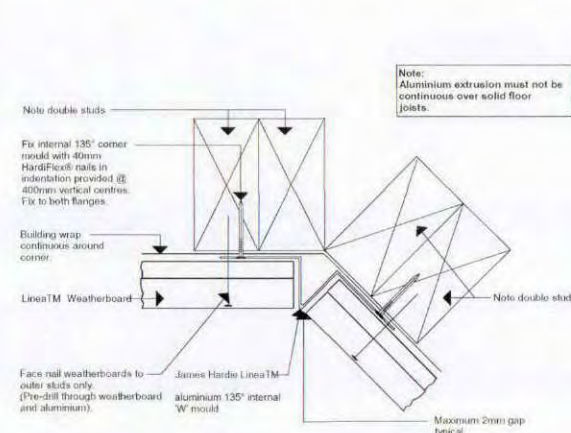
Vertical Section

DIRECT FIX ONE PIECE APRON FLASHING JOINT

Scale 1:2

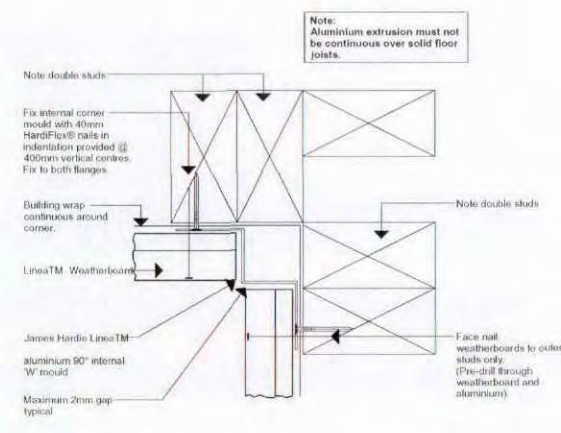
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DIRECT FIX INTERNAL CNR DETAIL



DIRECT FIX INTERNAL 135° ALUMINIUM 'W' MOULD CORNER

Scale 1:2



DIRECT FIX INTERNAL 90° ALUMINIUM 'W' MOULD CORNER

Scale 1:2

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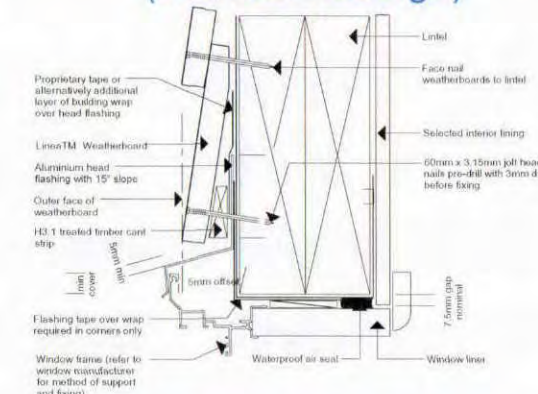
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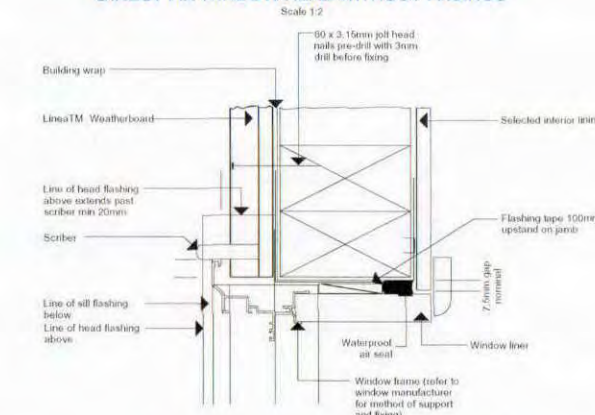
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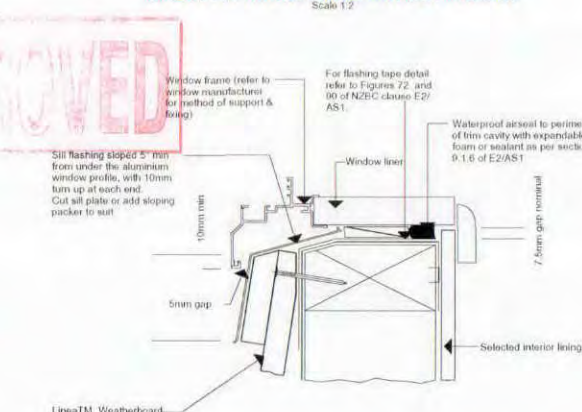
DIRECT FIX WINDOW DETAIL (Without Facings)



DIRECT FIX WINDOW HEAD WITHOUT FACINGS
Scale 1:2



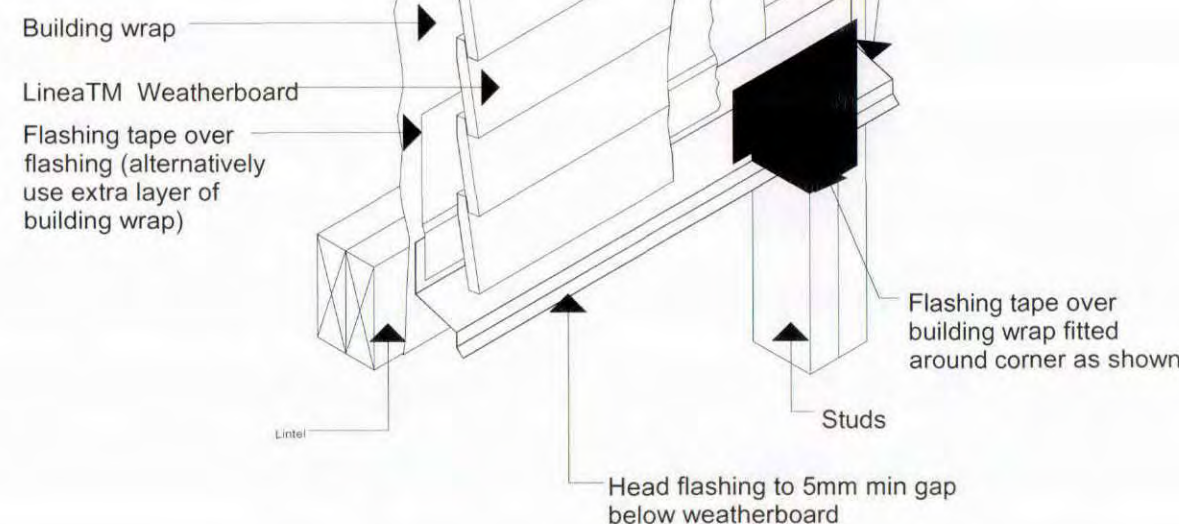
DIRECT FIX WINDOW JAMB WITHOUT FACINGS
Scale 1:2



DIRECT FIX WINDOW SILL WITHOUT FACINGS
Scale 1:2

General notes for materials selection
1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC clause E2/AS1.
2. Building wrap must comply with acceptable solution NZBC clause E2/AS1 and NZS 3604.
3. Flashing tape must have proven compatibility with the selected building wrap and other materials with which it comes into contact as per Table 21 of NZBC clause E2/AS1.
Refer to the manufacturer or supplier for technical information for these materials.

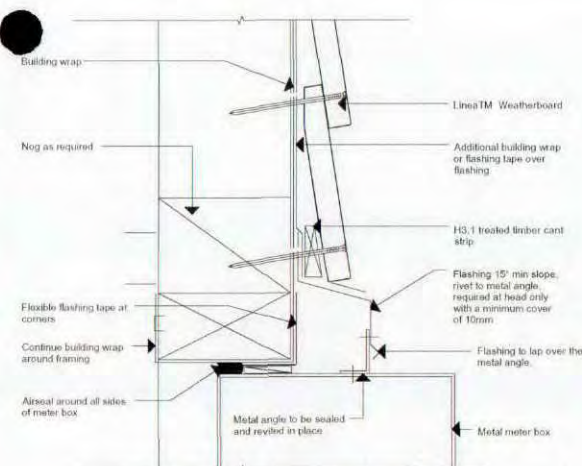
Note: Accurate slot to be cut in weatherboard to enable fit around head flashing. Prevent moisture ingress at end of slot by sealing gap.



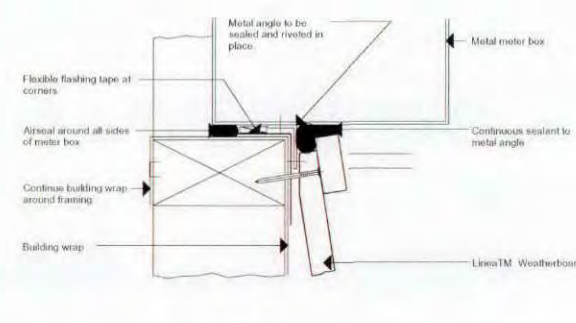
DIRECT FIX HEAD FLASHING TERMINATION

Scale 1:10

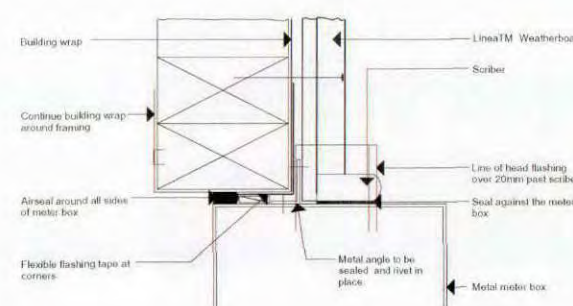
DIRECT FIX METERBOX DETAIL



DIRECT FIX METER BOX AT HEAD
Scale 1:2

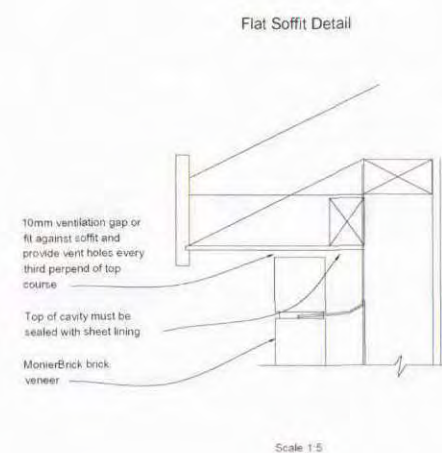
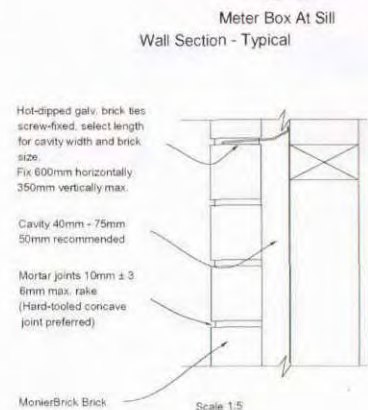
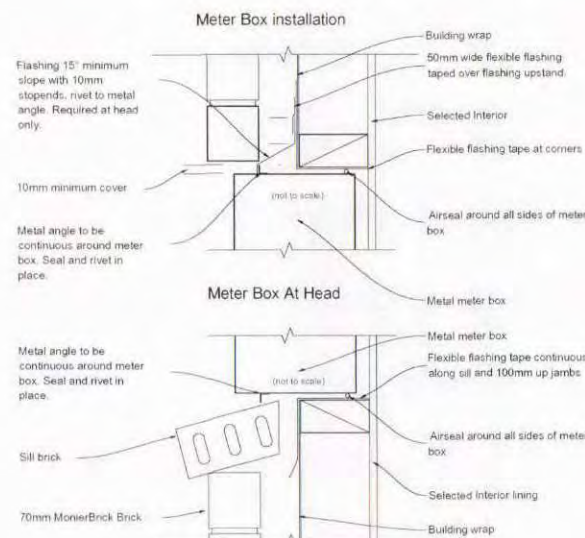
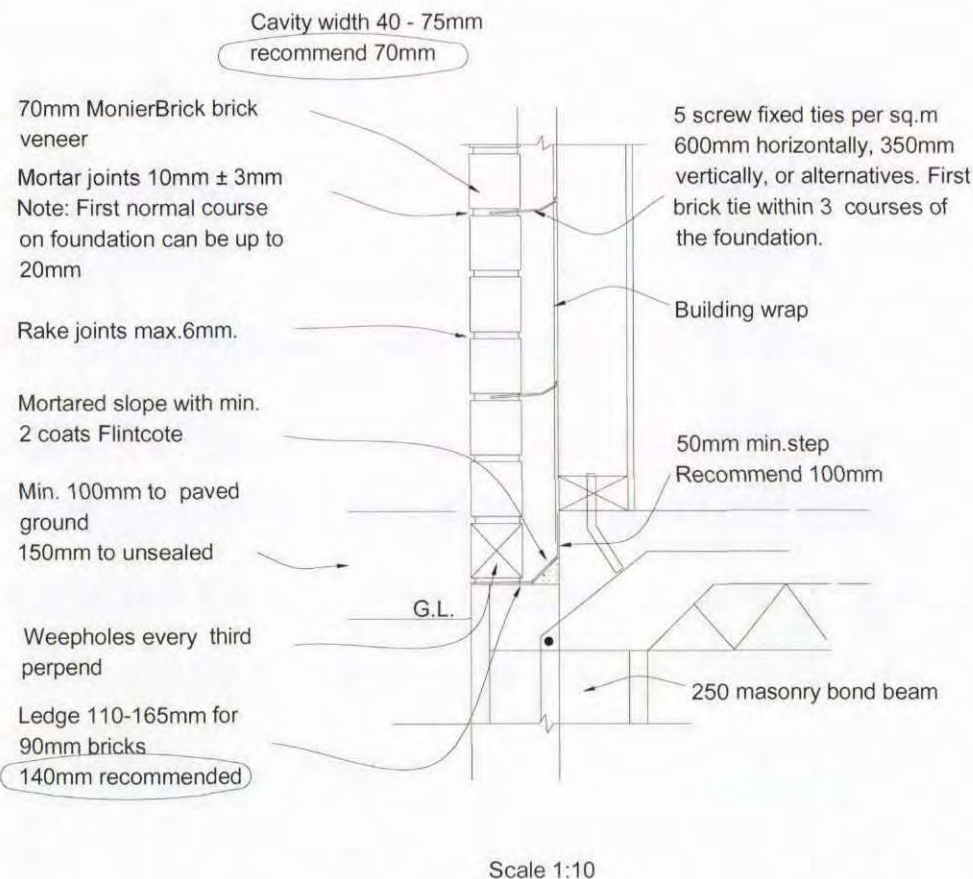


DIRECT FIX METER BOX AT SILL
Scale 1:2

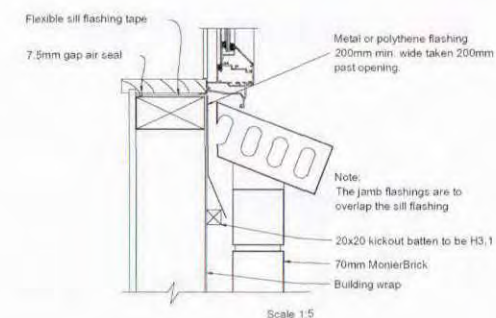


DIRECT FIX METER BOX AT JAMB
Scale 1:2

Standard brick veneer



Window Sill - Aluminium



Job Title:
Patterson &
Sakamoto

Drawing Title:

Site Address:

475 Manawapou Road
Hawea

Job	
Drawn	Warren Clarke
Checked	
Scale	
Date	21 June 2009
Page	A20
Sheet Rev No.	

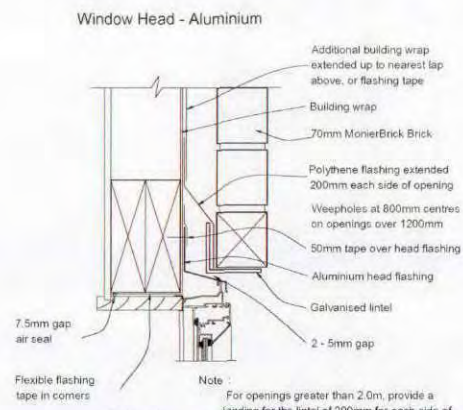
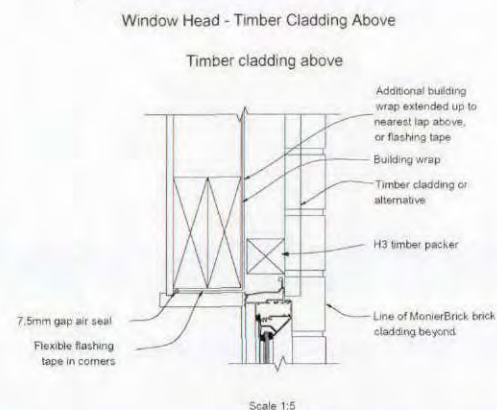
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- Refer to All Written Notifications - Do Not Scale off Drawings
- Check All Diam. and Verify All Levels on Site Prior Proceeding with Works or Ordering of Materials and Commencing Construction.
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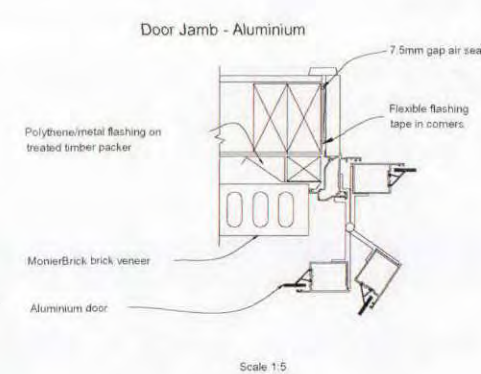
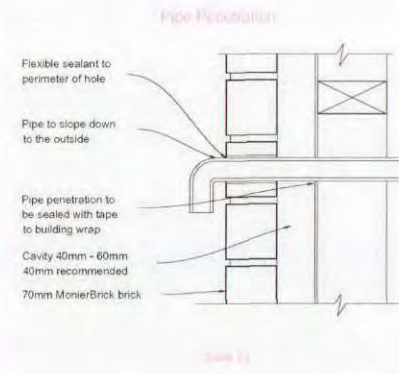
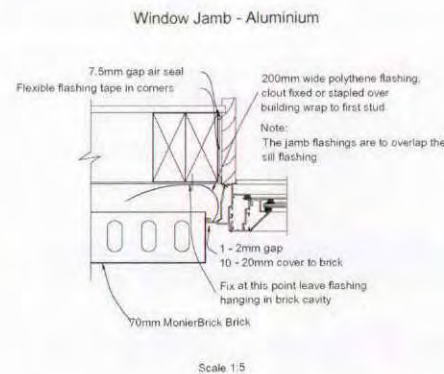


Important:

- All lintel bars must be propped until mortar is set (7 days).
- It is important to allow the first 3 courses of the brickwork over an opening to set before laying any more bricks above.
- Provide brick ties within the bottom two courses.

Important:

- All lintel bars must be propped until mortar is set (7 days).
- It is important to allow the first 3 courses of the brickwork over an opening to set before laying any more bricks above.
- Provide brick ties within the bottom two courses.



Stack Bond with Eagle Snake Wire

BC090487
Revised 090811

Job Title:
Patterson &
Sakamoto

Drawing Title:

Site Address:

475 Manawapou Road
Hawea

Job	
Drawn	Warren Clarke
Checked	
Scale	
Date	21 June 2009
Page	
Sheet Rev No.	

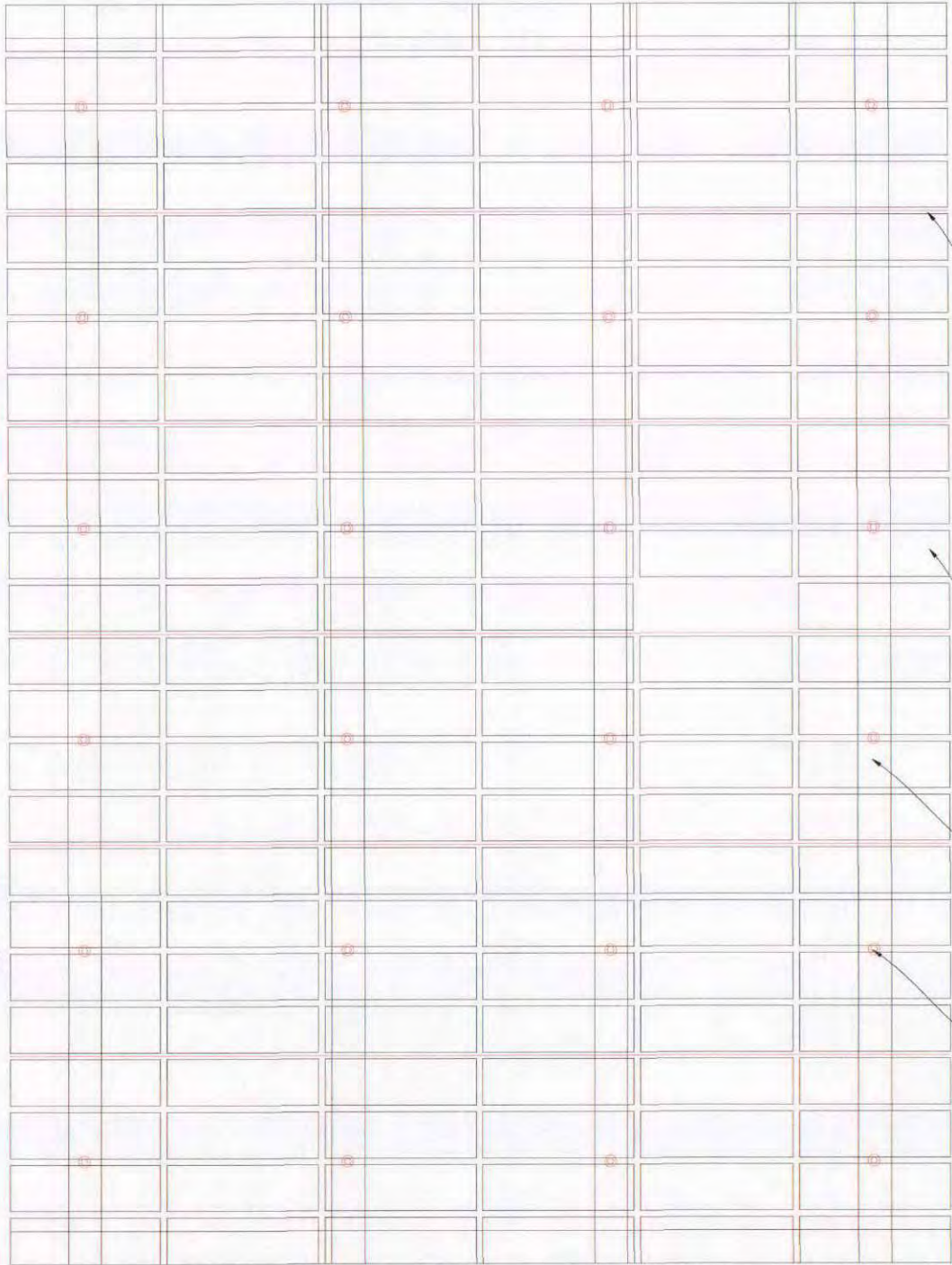
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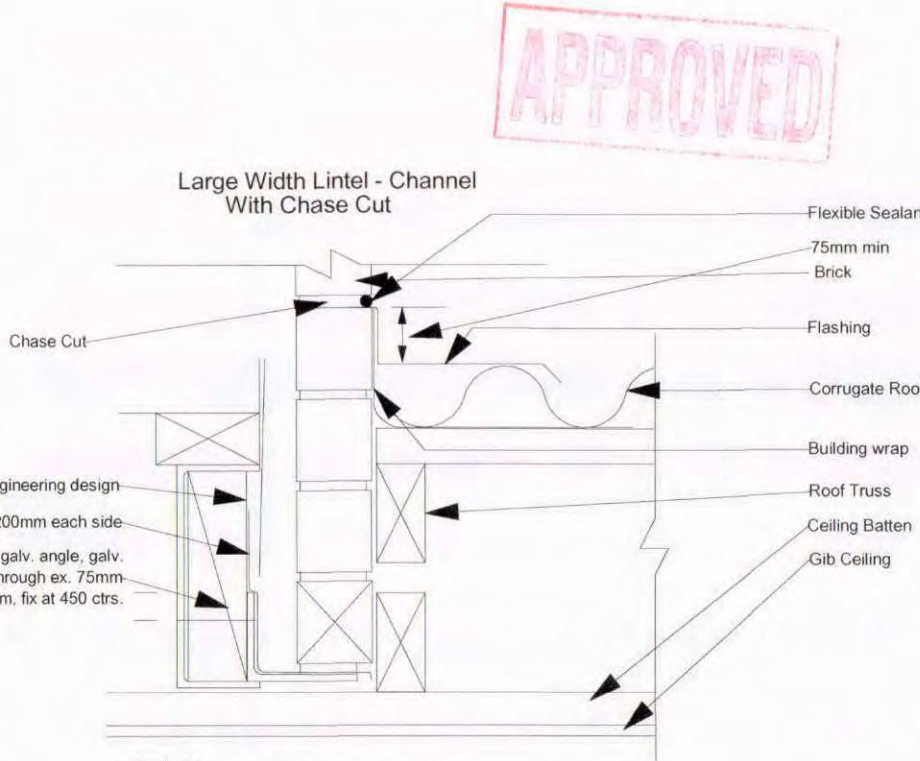


Eagle snake wire every
4th course (alternating
with tie lines)

bricks

Studs at 400mm centres

Veneer tie



Scale 1:5

Note :
For openings less than 2.0m allow 100mm each
side of opening.

- Important:
- All lintel bars must be propped until mortar is set (7 days).
 - It is important to allow the first 3 courses of the brickwork over an opening to set before laying any more bricks above.
 - Provide brick ties within the bottom two courses.

Please refer to Design Note B5 for full details

Engineer to Confirm Stud Centres, Snake Wire Course Numbers and Veneer Tie Numbers

Scale 1:20

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Job	
Drawn	Warren Clarke
Checked	
Scale	
Date	21 June 2009
Page	A21
Sheet Rev No.	

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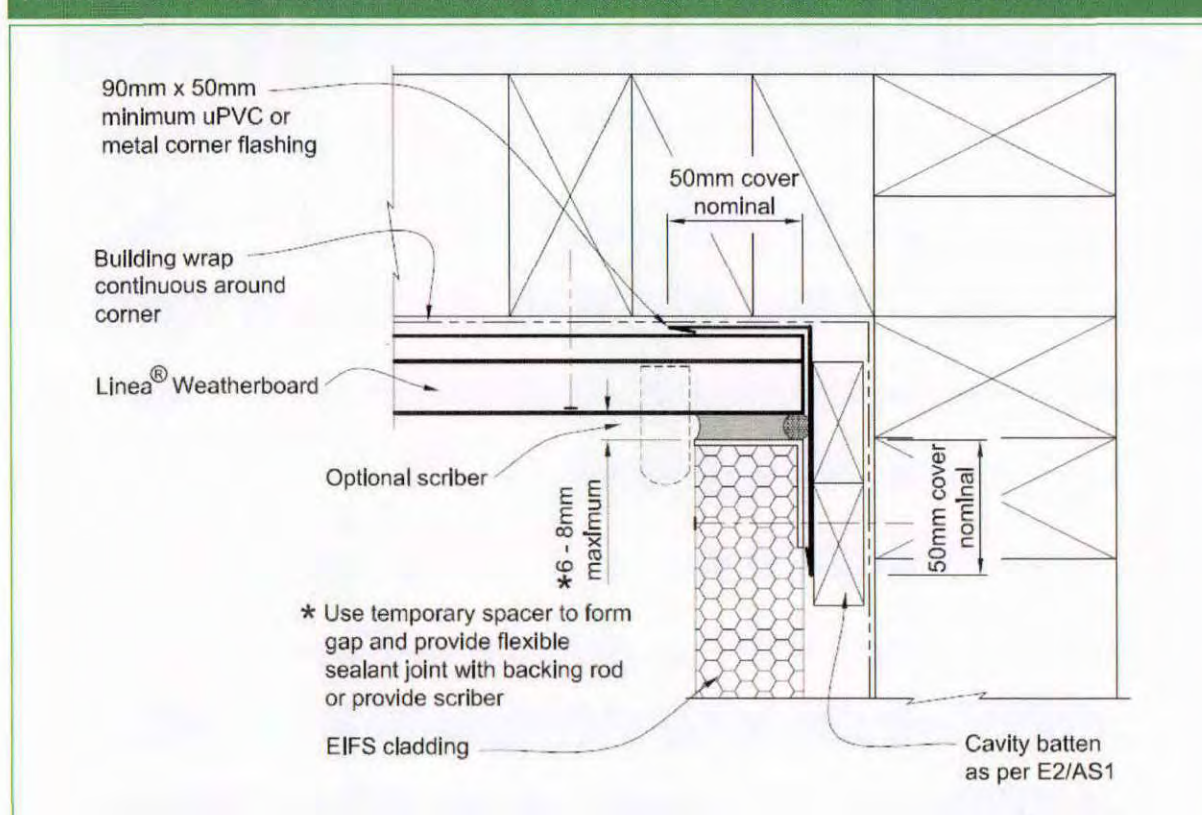
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- b. All Drawings to be Read Inconjunction with Engineers Drawings/Reports
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- d. Refer to All Written Notifications - Do Not Scale off Drawings
- e. Check All Diam. and Verify All Levels on Site Prior Proceeding with Works or Ordering of Materials and Commencing Construction.
- f. IF IN DOUBT - ASK

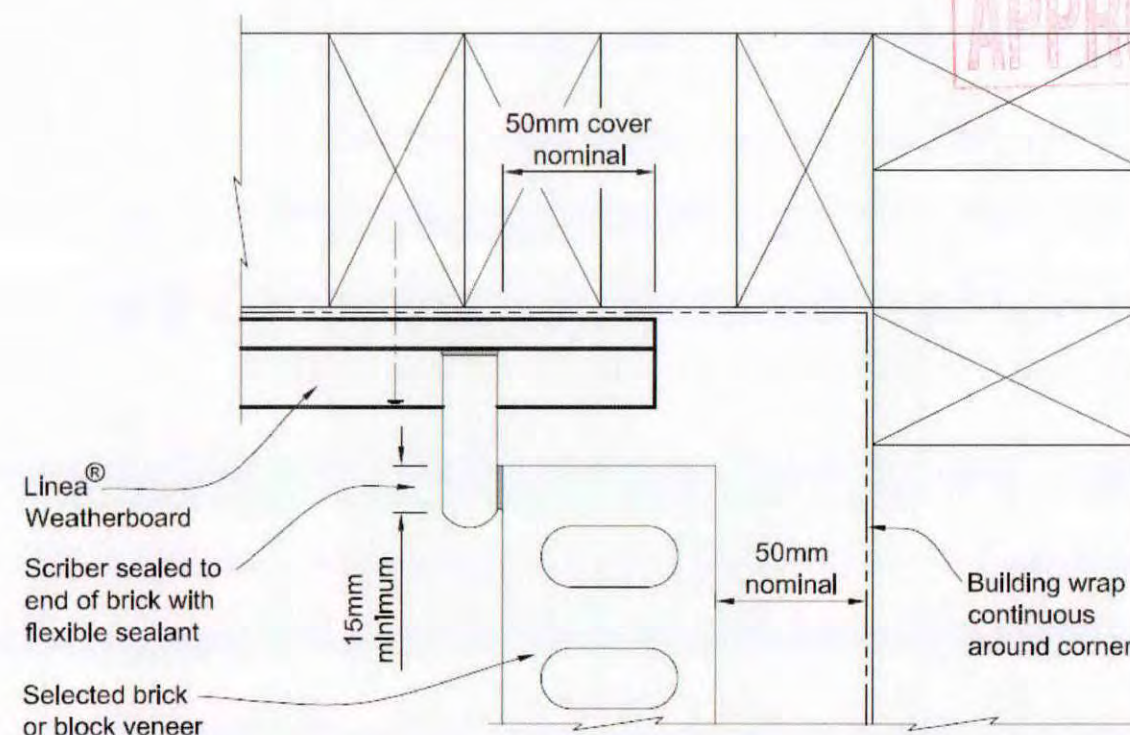
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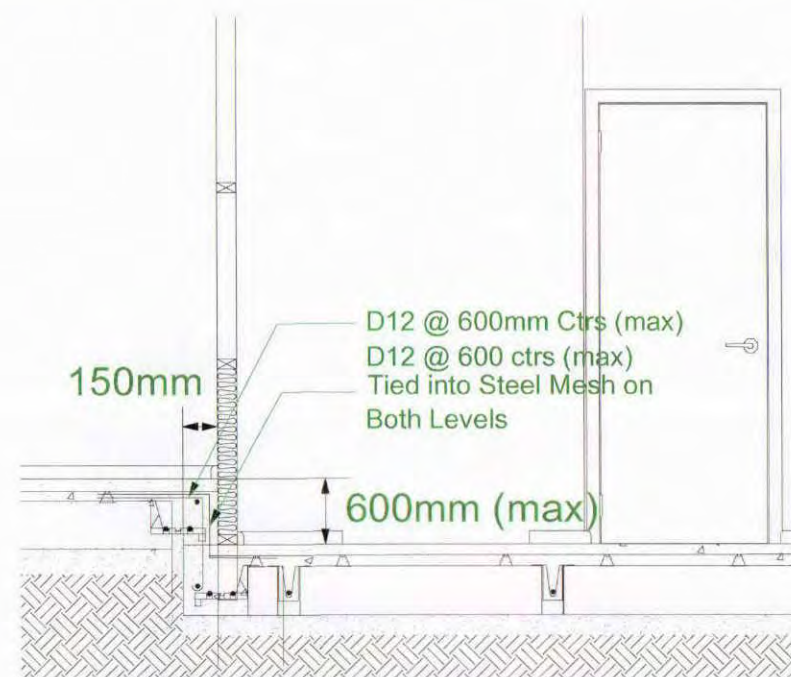
FIGURE 18: INTERNAL CORNER JUNCTION BETWEEN LINEA® WEATHERBOARD AND EIFS CLADDING



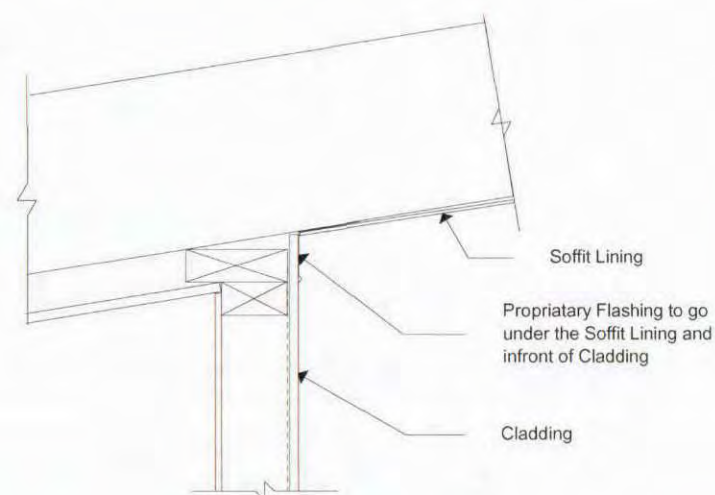
Detail Showing Junction between Weatherboard/EFIS Claddings



Detail Showing Junction between Weatherboard/Brick Claddings



Detail Showing Step in Floor



Detail Showing Flashing to Soffit/ Cladding

Job Title:
Patterson &
Sakamoto

Drawing Title:
Floor Covering
Layout

Site Address:

475 Manawapou Road
Hawea

Job	
Drawn	Warren Clarke
Checked	
Scale	
Date	21 June 2009
Page	A22
Sheet Rev No.	

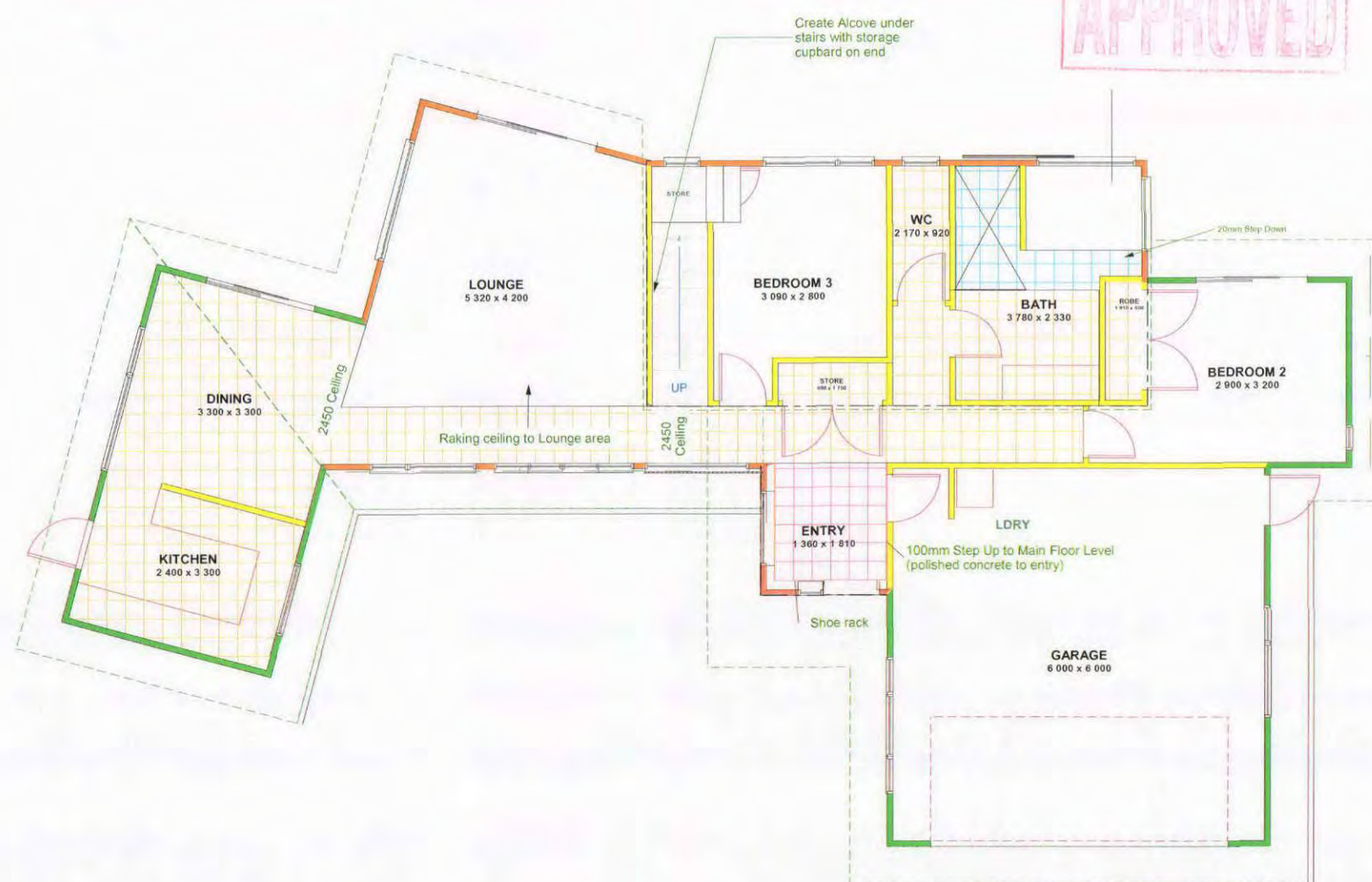
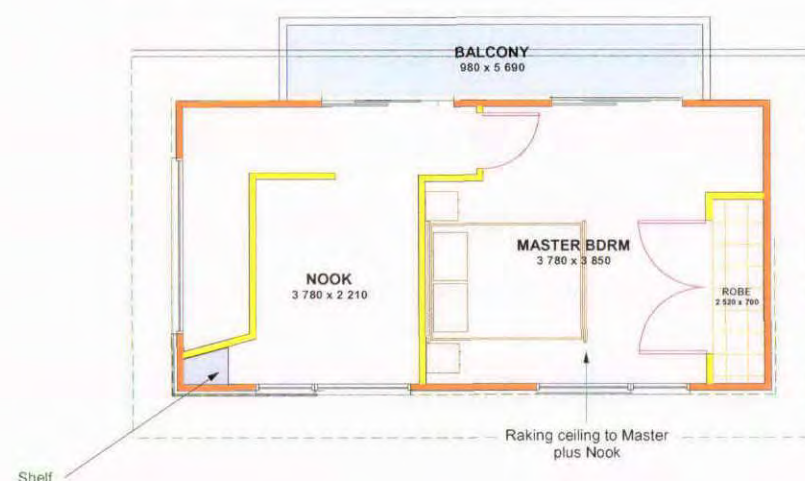
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-  Polished Concrete
-  Vinyl Flooring
-  Tile Flooring
- Carpet All other Areas

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Job Title:
Patterson &
Sakamoto

Drawing Title:
RibRaft
Foundation
Detail

Site Address:

475 Manawapou Road
Hawea

Job	
Drawn	Warren Clarke
Checked	
Scale	Not to Scale
Date	21 June 2009
Page	Detail Sheet #1
Sheet Rev No.	

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Shear Key Pile Construction Detail

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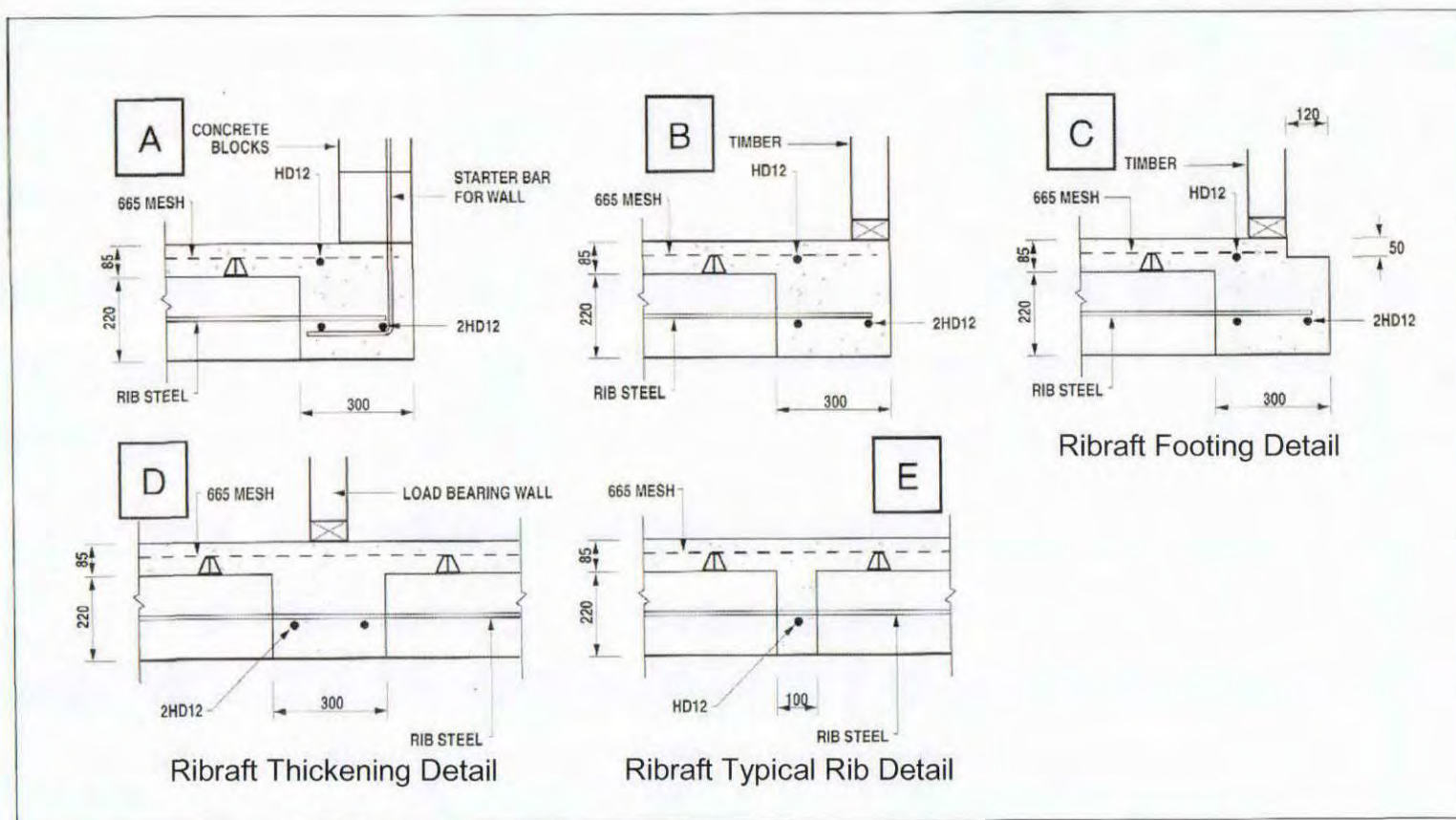


Figure 4 Standard RibRaft Construction Details

Refer to Firth RibRaft Floor Systems
Technical Solutions Booklet for Clarification

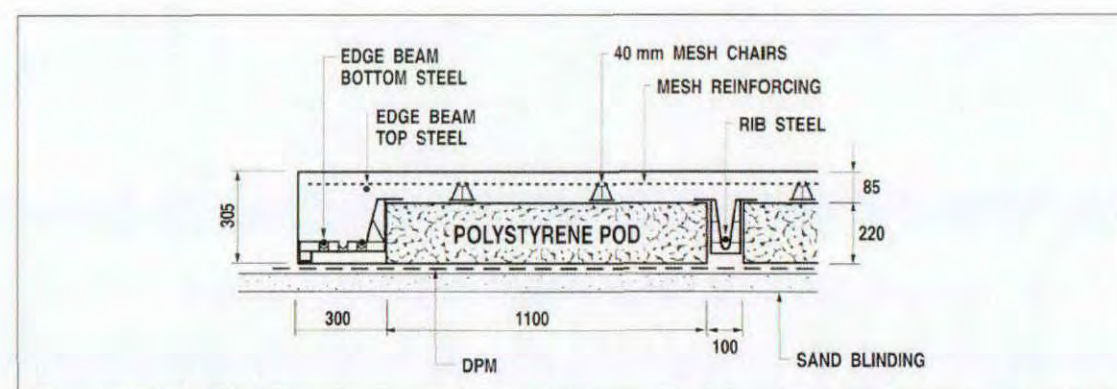


Figure 10 Detailed Section

Ribraft Detailed Section

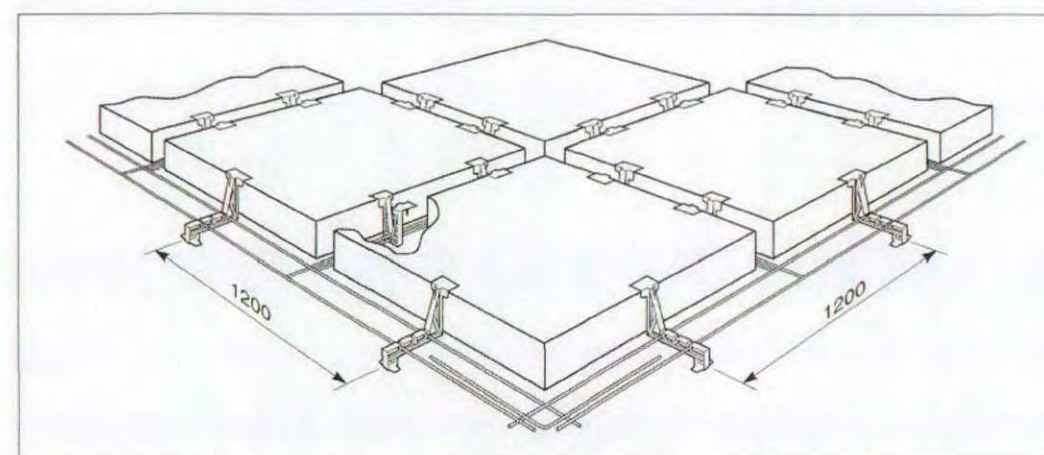


Figure 6 Detailed Layout of Pods and Spacers (mesh and top steel omitted for clarity)

Detail Layout of Pods & Spacers

Job Title:
Patterson &
Sakamoto

Drawing Title:
Various Details

Site Address:
475 Manawapou Road
Hawea

Job	
Drawn	Warren Clarke
Checked	
Scale	Not to Scale
Date	21 June 2009
Page	Detail Sheet #2
Sheet Rev No.	

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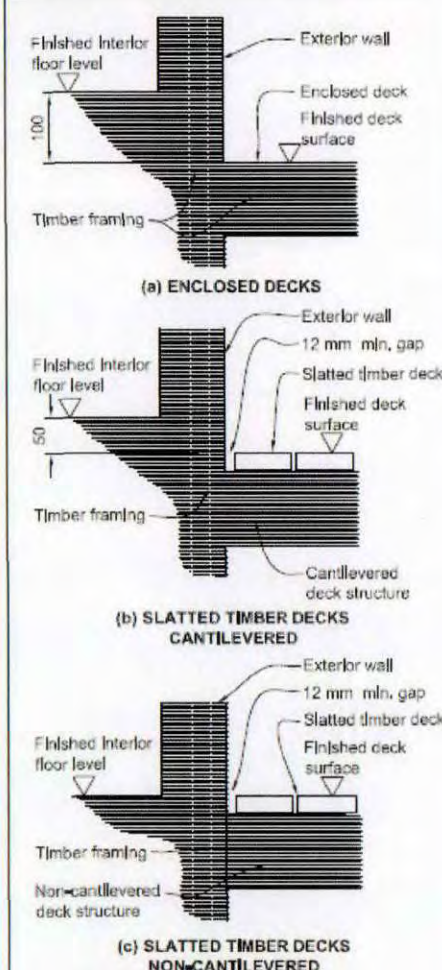
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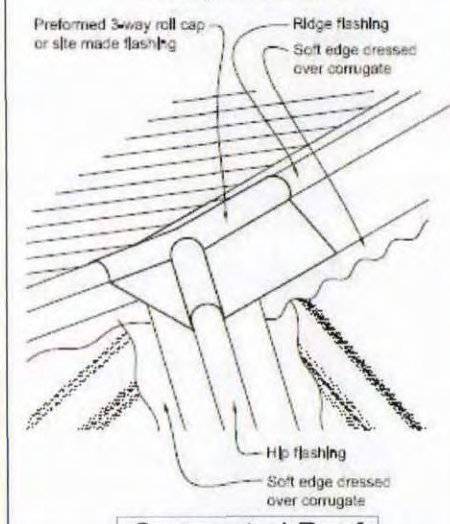
Figure 14: Threshold separations
Paragraph 7.1



Threshold Requirement
for Timber Deck

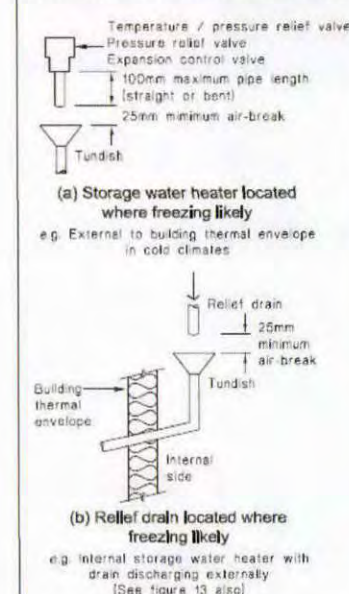
Figure 43: Corrugated - ridge to hip
Paragraphs 8.4.11 a) and 8.4.12 a)

NOTE: Flashing cover varies according to wind zone - refer Table 7.
For other ridge to hip flashings refer to New Zealand Metal Roof and Wall Cladding Code of Practice.



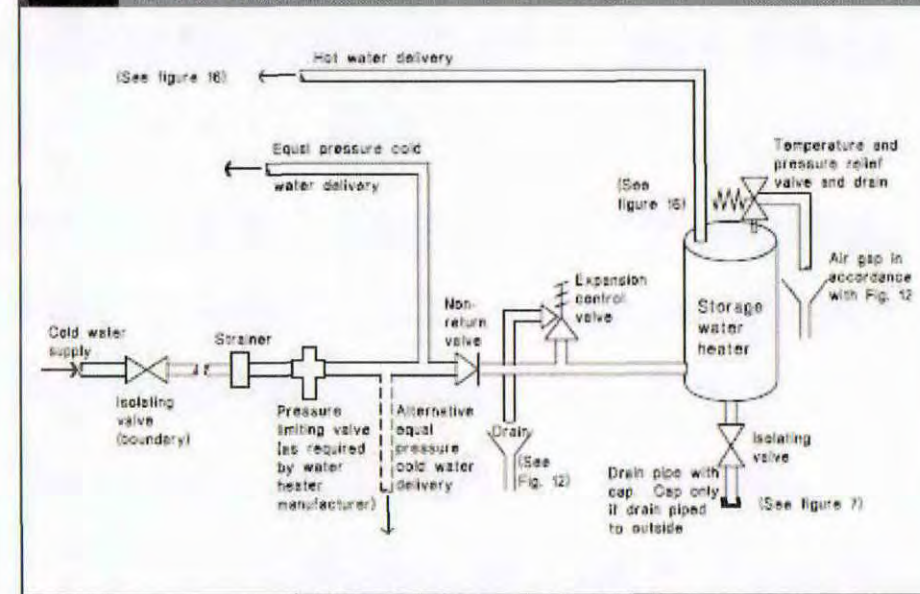
Corrugated Roof
Ridge to Hip
Flashing Cover

Figure 12: Relief Valve Drains - Freezing
Protection
Paragraphs 8.7.1, 8.7.4 and 8.7.5



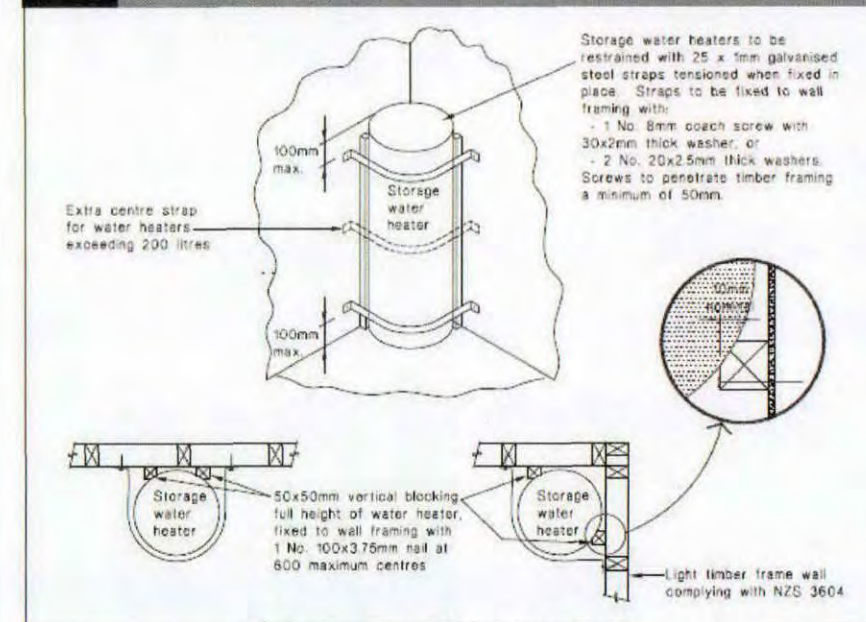
Relief Valve -
Freezing Protection
Detail

Figure 8: Mains Pressure Storage Water Heater System (unvented)
Paragraphs 8.1.2 and 8.2.1 b)



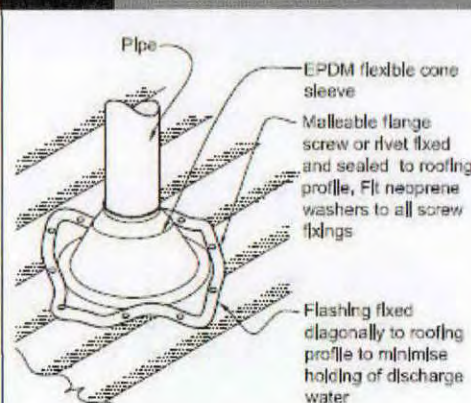
Mains Pressure Detail

Figure 14: Seismic Restraint of Storage Water Heaters 90 - 360 litres
Paragraph 8.11.4



Seismic Restraint Detail

Figure 53: Flashing for small pipes
Paragraphs 8.3.10, 8.4.17 a), 9.6.8.5
and 9.6.9.6



NOTE:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10°.
(2) For pipes up to 60 mm diameter.

Flashing For Small
Pipe Detail

APPROVED

Job Title: Patterson & Sakamoto
Drawing Title: Elevations

Site Address:
475 Manawapou Road
Hawea

Job	
Drawn	Warren Clarke
Checked	
Scale	1:100
Date	21 June 2009
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Strip Bracing to Gable Roof Ends
Decking Handrail to Comply with NZBC F4/AS1

Elevation 1

Colour Steel Longrun Trimdek Lightweight Roof on 75x50 Battens @ 900 Ctrs & Self Supporting Roofing Underlay. (5deg Roof Pitch)

40mm Polystyrene Cladding on 20mm Cavity System with 6mm Rockote Plaster Finish.

James Hardie 180mm Linea Weatherboard Direct Fixed to Timber Framing over Builders Wrap

Elevation 2

Firth 190x390x90mm Block Stack Bond Layout over Builders Wrap to Timber Frame.

165mm Colour Steel External Fascia System with Deep Quad Profile Gutters to Square PVC Downpipes

Elevation 3

Powder Coated Aluminium Joinery. Refer Window & Door Schedule Regarding Sizes, Material, Operation etc.

Elevation 4

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Job Title:
Patterson &
Sakamoto

Drawing Title:
Bracing &
Rafter/Joist
Layout

Site Address:
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Job	
Drawn	Warren Clarke
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Date	21 June 2009
Page	A7
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SOUTH TARANAKI DISTRICT COUNCIL
AMENDED PLANS

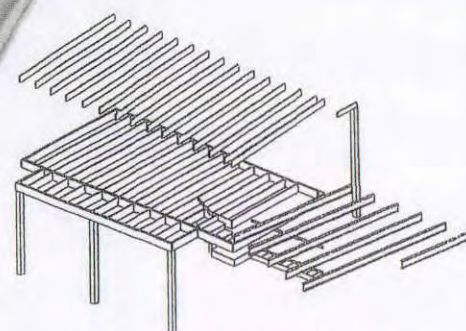
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Joist & Rafter Setout
(1:200)

100x40 H3.2 Timber Decking

190x45mm MSG8 Rafters
@ 600 Ctrs (max)

90x90 H3.2 Laminated
Posts on Bowmac B195
Buckets using M12 Bolts
with 50x50x3mm Washers.
Post to Joist Trimmer
Bowmac B48 or B38 where
appropriate with M12 Bolts
with 50x50x3mm Washers.

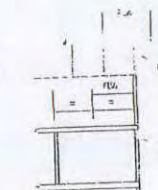
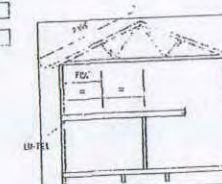
240x45mm MSG8 @ 600 Ctrs (max)
240x45mm MSG8 Double Ribbon Joists

Supporting roof, upper walls and floor (1.5 and 2.0 kPa)

Rafter Pitch (°)	Rafter Span (m)	Light roof and ceiling Floor load width 'FW' (m)				
		1.2	1.6	2.4	3.0	3.6
15°	10	2.1	2.0	1.7	1.6	1.5
	20	1.9	1.7	1.5	1.4	1.3
	30	1.7	1.5	1.3	1.2	1.1
	40	1.5	1.3	1.1	1.0	0.9
	50	1.3	1.1	0.9	0.8	0.7
20°	10	2.3	2.1	1.8	1.6	1.5
	20	2.0	1.8	1.5	1.4	1.3
	30	1.8	1.6	1.3	1.2	1.1
	40	1.6	1.4	1.1	1.0	0.9
	50	1.4	1.2	1.0	0.9	0.8
25°	10	2.5	2.3	2.0	1.8	1.6
	20	2.2	2.0	1.7	1.5	1.4
	30	2.0	1.8	1.5	1.4	1.3
	40	1.8	1.6	1.3	1.2	1.1
	50	1.6	1.4	1.1	1.0	0.9
30°	10	2.7	2.5	2.2	2.0	1.8
	20	2.4	2.2	1.9	1.7	1.5
	30	2.2	2.0	1.7	1.5	1.4
	40	2.0	1.8	1.5	1.4	1.3
	50	1.8	1.6	1.3	1.2	1.1
35°	10	2.9	2.7	2.4	2.2	2.0
	20	2.6	2.4	2.1	1.9	1.7
	30	2.4	2.2	1.9	1.7	1.5
	40	2.2	2.0	1.7	1.5	1.4
	50	2.0	1.8	1.5	1.4	1.3
40°	10	3.1	2.9	2.6	2.4	2.2
	20	2.8	2.6	2.3	2.1	1.9
	30	2.6	2.4	2.1	1.9	1.7
	40	2.4	2.2	1.9	1.7	1.5
	50	2.2	2.0	1.7	1.5	1.4
45°	10	3.3	3.1	2.8	2.6	2.4
	20	3.0	2.8	2.5	2.3	2.1
	30	2.8	2.6	2.3	2.1	1.9
	40	2.6	2.4	2.1	1.9	1.7
	50	2.4	2.2	1.9	1.7	1.5
50°	10	3.5	3.3	3.0	2.8	2.6
	20	3.2	3.0	2.7	2.5	2.3
	30	3.0	2.8	2.5	2.3	2.1
	40	2.8	2.6	2.3	2.1	1.9
	50	2.6	2.4	2.1	1.9	1.7

Light roof and ceiling
Floor load width 'FW' (m)

30°	10	2.1
40°	10	1.9
50°	10	1.7
60°	10	1.5



Bracing
Element
Number

Brace Type

Brace
Length
(m)

C2/GS2/1.8

Risk Matrix	Score
Wind Zone (HWZ) 1	1
No. of Stories	1
Roof/Wall	3
Eaves Width	2
Envelope	3
Decks/Balcony	2
Total Risk	12

GIB Fixing to comply with GIB Site Guide Manual

Signature
HOMES Est. 1983
YOUR HOME. YOUR WAY.

OWNER: R Patterson + T Sakamoto APPLICATION NO: BC 090487

PROPERTY NO: 1002045

VALUATION NO: 12300/130/00

VALUE OF WORK \$ 216,000

RAPID NO:

New Dwelling

DATE	ACTIVITY	OFF	HRS	AMT	DATE	INSP REQ	INSP COM	HRS	AMT
29/7	Admin Complete.	DL		100-		SITE			
29/7	C/A	DL	15.1	27.50		FOOTING	/		
5/8	Letter	AP	5.	55.00		FLASHINGS PROPRIETARY FLASHINGS	/		
7/8	Letter	AP	26	220.00		FOUNDATION WALLS CAVITY SYSTEM	✓		
13/8	proposal	AP	1.5	165.00		CONCRETE FLOOR SLAB SUB SLAB WASTES			
2/10	amendment	AP	.5	55.00	✓	CONCRETE BRICKWORK BLOCKWORK	✓		
16/10	amendment	AP	.5	55.00	✓	PRELINE - INSULATION/ MOISTURE/STRUCTURE	✓		
						TIMBER SUBFLOOR	✓		
						PRELINE BRACING	✓		
						BRACING PANEL CHECK PRIOR TO DECORATING	✓		
						PRELINE - PLUMBING PIPEWORK	✓		
						DRAINAGE	✓		
						DISABLED FACILITIES			
						FIRES FREESTANDING/ INBUILT	✓		
						FIRE CODES	✓		
						EXTERIOR COATINGS	✓		
						COMPLETION BUILDING/ PLUMBING	✓		
						AMOUNT PAID (9)	990.00		
						REFUND/PAY			



PROC

FEES (INCLUSIVE OF G.S.T.)			INVOICE	<input checked="" type="checkbox"/>
ADMINISTRATION COMPONENT	\$ 100.00 ✓	RECEIPT NO: R 297335	LETTER	<input checked="" type="checkbox"/>
PIM FEE	\$ 27.50 ✓	DATE 19/8/09	PIM	<input type="checkbox"/>
CODE COMPLIANCE CERTIFICATE	\$ 100.00 ✓		CONSENT	<input checked="" type="checkbox"/>
INSPECTIONS	\$ 990.00 ✓		CCC	<input checked="" type="checkbox"/>
PROCESSING COSTS	\$ 467.50 ✓		NTF	<input type="checkbox"/>
UTILITY CHECK	\$	RECEIPT NO: R		
STRUCTURAL CHECK	\$	DATE		
PHOTOCOPYING	\$			
WATER CONNECTION	\$			
SEWER CONNECTION	\$			

QUALITY CONTROL COMPLETED

[Signature]

CONSENTS OFFICER

NOT APPROVED ☒

APPROVED ☒

OFFICER'S NAME Andri (BLG) / Coel (PLNG)

090487

File Contents

[illegible]

Continue on separate sheet if necessary

NOTES:

BUILDING:

HAZARDOUS SECTION ☒ (Checked against the requirements of Section 31 of the Building Act 1991)

CHECKED AGAINST STDC REGISTER ☒

CHECKED AGAINST TRC REGISTER ☒

Compliance schedule	Is compliance schedule required? If yes application/information to be sent with building consent.	YES/NO
---------------------	--	--------

HERITAGE STATUS CHECK



Tax Invoice/Statement: 7768

GST Reg. No: 52-769-477

Invoice Date: 16 October 2009

Signature Homes
PO Box 3022
New Plymouth 4341

FILE COPY

Address: Private Bag 902
Hawera
Phone: 06 278 0555
Free Phone: 0800 111 323
Facsimile: 06 278 8757
Email: contact@stdc.govt.nz
Website: www.stdc.co.nz

Application Number: BC090487
Description: New Dwelling
Owner: R L Patterson, T Sakamoto
Location Address: 473B Manawapou Road Hawera 4610

Charge Description	Charge	GST	Amount
Building Consent Processing/Plan Checking	\$48.89	\$6.11	\$55.00
Total	\$48.89	\$6.11	\$55.00

We look forward to receipt of your payment to enable completion of your consent.

Remittance Advice

Please post to:

South Taranaki District Council
Private Bag 902
Hawera 4640

If you wish to pay online details are as follows - 030647-0220100-03
Please quote the Application Number as the reference

Application Number: BC090487
Applicant: Signature Homes
Amount Due: \$55.00

Tax Invoice/Statement: 7731

GST Reg. No: 52-769-477

Invoice Date: 02 October 2009

Signature Homes
PO Box 3022
New Plymouth 4341

FILE COPY

Address: Private Bag 902
Hawera
Phone: 06 278 0555
Free Phone: 0800 111 323
Facsimile: 06 278 8757
Email: contact@stdc.govt.nz
Website: www.stdc.co.nz

Application Number: BC090487
Description: New Dwelling
Owner: R L Patterson, T Sakamoto
Location Address: 473B Manawapou Road Hawera 4610

Charge Description	Charge	GST	Amount
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We look forward to receipt of your payment to enable completion of your consent.

Remittance Advice

Please post to:
South Taranaki District Council
Private Bag 902
Hawera 4640

Application Number: BC090487
Applicant: Signature Homes
Amount Due: \$55.00

Processing Checklist – New Dwelling / Alterations

Page 1 of 8

Applicant Name: R. Patterson & T. Sakamoto

BC No: 090487

Site Address: 475 Manawapou Rd

Date: 2-10-09

Notes:

amendment is of a minor nature with the moving of a window in a bedroom and replacing Breezy with another crib type system. This has not affected the required B/units. ok to approve amendment.

Section 112 Alteration to Existing Buildings

Assessed: ☐

Schedule 1. Exempt Building Work

Assessed: ☐

Item to be checked for compliance: with the NZ Building Act 2004, NZBC & Approved Documents <small>Note: N/A = this item is not applicable to this application and has not been assessed</small>	Plans/Specs Checked			Details of Processing & Comments: Comments must be made for: 1. Non-complying items 2. Alternative solutions & how compliance with NZBC achieved
	Complies	Non-Complying	N/A	
Building consent detail				
Classification of exposure zones determined?	Yes/No			
Site visit conducted?	Yes/No			
Is this a sloping site?				
Earth brick/straw bale construction	Yes/No			
Siting measurements from min. 2 boundaries shown	Yes/No			
Sloping site accurately shown on plans				
Foundations				
Engineer detail peer reviewed (by 2 nd engineer/PS1/2 provided)				(Eng. to initial items checked)
Engineer detail correctly shown on plans				

(1) Utilise one of the following:

Tick (✓) This item complies with the NZ Building Code at the date of processing

Cross (✗) This item does not comply with the NZ Building Code at the date of processing

N/A Means this item is not applicable to this project and has not been assessed.

Item to be checked for compliance: with the NZ Building Act 2004, NZBC & Approved Documents Note: N/A = this item is not applicable to this application and has not been assessed	Plans/Specs Checked			Details of Processing & Comments: Comments must be made for: 1. Non-complying items 2. Alternative solutions & how compliance with NZBC achieved
	Complies	Non-Complying	N/A	
Ribraft floor used	Yes/No			
Concrete strength specified				Specified mPa:
Footing dimensions				Depth: Width:
Pad & beam dimensions				Details:
Post footings				Depth: Width:
Reinforcing: size, type, placement on plans				Details:
Concrete block foundation detail				
Foundation walls				
Floor heights in relation to finished ground levels				Details:
Heights & dimensions of foundation walls shown				Details:
Foundation height in respect of subfloor access, pile heights etc.				Details:
Reinforcing: size, type, placement on plans				Details:
Ventilation set out				
Subfloor access door				
Retaining wall detail (incl. landscape walls)				
Waterproofing of retaining walls on plans				Type:
Protection of waterproofing detailed on plans				
Drainage of retaining walls detailed on plans				
Ordinary piles:				
Footing dimensions				Details:
Pile dimensions shown on plans				Details:
Set out, spacing & treatment				Treatment:
Ordinary pile connections shown				
Driven piles				
Size, set out, spacing & treatment				Treatment:
Specification for driving of piles				
Certificate required confirming piles driven to approved specification entered on BC conditions?				
Anchor piles:				
Footing dimensions				Depth: Width:
Pile dimensions shown on plans				Details:
Set out, spacing & treatment				Treatment:
Anchor pile connections shown (min. 12Kn)				
Braced piles:				
Footing dimensions				Depth: Width:
Pile dimensions shown on plans				Details:
Set out, spacing & treatment				Treatment:
Braced pile connections shown (min. 12Kn)				
Column / post footings:				

Item to be checked for compliance: with the NZ Building Act 2004, NZBC & Approved Documents <small>Note: N/A = this item is not applicable to this application and has not been assessed</small>	Plans/Specs Checked			Details of Processing & Comments: Comments must be made for: 1. Non-complying items 2. Alternative solutions & how compliance with NZBC achieved
	Complies	Non-Complying	N/A	
Footing dimensions				Depth: Width:
Post dimensions shown on plans				Details:
Chimney/fireplace foundation detailed on plans				
Slab on Ground				
Concrete strength specified				Specified mPa:
Floor heights shown on plans				Details:
Design for foundation >600mm				
Hardfill detail				Type:
Compacted fill (report required if > 600mm in depth)				
Damp proof membrane				Type:
Slab Thickening				
Pads				
Reinforcing: size, type, placement on plans				Details:
Supplementary reinforcing detailed on plans				
Shrinkage control joints detailed on plans				
Free joints (slabs > 24m) detailed on plans				
Split floor levels				
Reinforcing: size, type, placement on plans				Details:
Waterproofing detail (DPM)				Type:
Masonry foundations & walls				
Concrete strength specified				Specified mPa:
Masonry detail				
Reinforcing detail				Type & Size
Engineer detail peer reviewed (by 2 nd engineer/PS1/2 provided)				(Eng. to initial items checked)
Engineer detail shown on plans				
Timber Treatment				
Timber grade & treatment schedule (for all timber)				
Framing				
Wind zone identified (so fixings can be checked)				
Exposure zones identified (so fixings can be checked)				
Bearer size & spans				
Bearer fixing details to foundation walls shown on plans				
Joist size & spans				
Support of walls parallel to floor joists				
Split floor level framing shown on plans				
Flooring material specified				Type:
Bottom plate fixing (walls) detailed				

Item to be checked for compliance: with the NZ Building Act 2004, NZBC & Approved Documents Note: N/A = this item is not applicable to this application and has not been assessed	Plans/Specs Checked			Details of Processing & Comments: Comments must be made for: 1. Non-complying items 2. Alternative solutions & how compliance with NZBC achieved
	Complies	Non-Complying	N/A	
Stud height & spacing				
Verandah post, beam & fixing detail shown on plans				
Lintel sizes & specifications shown on plans				
Design certificate(s) or calculation table(s) provided				
Cantilever beams, corner window etc.				
Engineer beams & supports peer reviewed (by 2 nd Engr/PS1/2 provided)				(Eng. to initial items checked)
Engineer details, incl. connections shown on plans				
Ceiling batten size, grade, spacing, span				
Ceiling joists size, spacing, span				
Strongbacks/runners size, spacing, span				
Wall & ceiling linings shown on plans				
Framing set out suitable for linings				
Fire rated walls & ceilings shown on plans				
Fire design checked				
Fire wall detail e.g. fixings etc. shown on plans				
Truss manufacturer's design certificate				
Truss manufacturer's set out detail				
Truss manufacturer's fixing detail				
Point loads to lintels identified				
Rafter size, spacing & span				
Rafter fixing shown on plans				
Underpurlin size shown on plans				
Strutting beams size shown on plans				
Struts loading on strutting beam or load bearing walls				
Ridge beam detail and fixings shown on plans				
Purlin/batten size, spacing & span				
Purlin/batten fixing detail specified				
Skillion roof detail				
Building paper/wrap specified – walls				Type:
Building paper/wrap specified – roof				Type:
Chimney construction detail on plans				
Chimney roof restraint detail				
Roof membrane substrate detail shown on plans				
Roof framing set out suitable for substrate				
Roof cladding specified				Type:
Roof cladding suitable for min. roof pitches (length of sheet may effect min. pitch)				
Internal gutter(s) construction detail shown on plans				

Item to be checked for compliance: with the NZ Building Act 2004, NZBC & Approved Documents Note: N/A = this item is not applicable to this application and has not been assessed	Plans/Specs Checked			Details of Processing & Comments: Comments must be made for: 1. Non-complying items 2. Alternative solutions & how compliance with NZBC achieved
	Complies	Non -Complying	N/A	
Internal gutter(s) overflow detail shown on plans				
Balcony drainage & overflow detail shown on plans				
Deck joists size, spacing & span				
Saddle flashings fitted to deck joists				
Deck stringer spaced off cladding min. 12mm				
Fixing of deck barrier detail				
Pergola/porch framing detail shown on plans				
Pergola/porch fixing detail shown on plans				
Bracing				
Calculations incl. subfloor / lower / upper storeys (circle calculations applicable)				
Fixing details for framing and sheet material provided				
Elements equally distributed throughout building				
Double sided bracing of exterior walls checked				
Interior walls: bracing limitations e.g. bathrooms				
Ceiling diaphragms shown on plans				
Roof bracing shown on plans				
Interior				
Insulation walls, ceiling & subfloor shown on plans				R Rating
Waterproofing detail showers, floors, decks/balconies				
Stair, handrail & barrier details shown on plans				
Stair min. tread max. rise specified				
Fireplace / solid fuel heater shown on plans				
Manufacturers' specifications provided	Yes/No			
Flue location shown on elevations				
Smoke alarms specified & shown on plans				
Light & visual awareness (incl. attic windows & skylights)				
Area of glazing > 30% of wall				
Ventilation (incl. all habitable spaces)				
Safety glazing detail bathrooms, window seats, etc.				
Air noise: design, construction detail shown on plans				
Air noise: producer statement – design received				

Item to be checked for compliance: with the NZ Building Act 2004, NZBC & Approved Documents Note: N/A = this item is not applicable to this application and has not been assessed	Plans/Specs Checked			Details of Processing & Comments: Comments must be made for: 1. Non-complying items 2. Alternative solutions & how compliance with NZBC achieved
	Complies	Non-Complying	N/A	
Food preparation & prevention of contamination				
Sink & preparation surfaces				
Food storage				
Wall linings				
Exterior				
E2 risk matrix assessment checked				
Exterior cladding(s) specified				
System specification provided				
Cavity system details (batten size, fixing & treatment)				
Control joints shown on plans (solid plaster)				
Vermin proofing				
Internal & external corner details				
Junction details of dissimilar materials				
Bottom edge clearances to ground levels &/or decks				
Brick veneer cavity, fixing & waterproofing detail				
Double studs or blocking to openings for brick veneer ties				
Brick veneer > 4m high				
Brick veneer lintel bars				
Brick veneer shelf angles				
Brick veneer panel widths				
Plaster supports				
Flashings				
Windows & doors, meter boxes, gas boxes, etc.				
Apron flashing detail				
Chimney & flue flashing detail				
Stop end apron flashing detail				
Sill threshold flashing detail				
Soffitt/wall junction flashing detail				
Penetrations @ fixing points, pergolas, decks				
Penetrations of electrical cables				
Parapets - caps, walls, intersections, etc.				
Intersections, roof walls, dissimilar claddings				
Stairs & Barriers				
Exterior stair construction detail shown on plans				

Item to be checked for compliance: with the NZ Building Act 2004, NZBC & Approved Documents <small>Note: N/A = this item is not applicable to this application and has not been assessed</small>	Plans/Specs Checked			Details of Processing & Comments: Comments must be made for: 1. Non-complying items 2. Alternative solutions & how compliance with NZBC achieved
	Complies	Non-Complying	N/A	
Exterior balcony, stair & landing barrier detail shown on plans				
Stair min. tread max. rise specified				
Slip resistant surface (main entry decks & stairs)				Type:
Plumbing				Plumbing Processing Officer:
Schematic layout provided – waste/drains		Yes/No		
Discharge length of pipes				
Discharge pipes venting				
Soil stack layout provided		Yes/No		
Soil stack layout (incl. relationship to floor joists)				
Soil stack venting				
Water supply				
Type of material				Type:
Backflow prevention				
Tempered hot water				
Provision of laundering facilities				
Water main pressure for sprinklers				
Drainage				
Stormwater layout shown on plans				
Gutter & outfall sizes in relation to roof size				
Site stormwater/surface water collection & disposal detail (Erosion of sloping sites)				
Water tank overflow detail on plans (Erosion of sloping sites)				
Sewer layout				AS/NZS3500 AS/G13 Other
Gully traps/ overflow relief gullies (ORGs)				
Sewer venting				
Effluent disposal				
Septic tank & effluent disposal design				Tank Size:
Effluent disposal site plan				TYPE: Line Field Other
Proximity to water course(s) & buildings				
Stormwater cut off drain above effluent bed shown on plans (Sloping sites)				
Site Servicing				
Is site serviced?		Yes/No		
Application suspended for further information?	Suspended Date:		Lifted Date:	
	Suspended Date:		Lifted Date:	
OK TO GRANT Signed: <i>[Signature]</i> Dated: <i>2-10-09</i>				

Producer Statement Assessment

BC

Instructions:

Beside each place a tick ✓ to verify each item or cross Y/N as rejection, refusal, or unacceptability and N/A if not applicable.

Features/Items to be checked		
Register checked	Author qualifications	
If not registered – Application actioned	Insurance type shown	
Original	Insurance cover provided	
Category shown	Any limitations and/or assumptions shown	
Project specific	Statement signed	
Location identified	Other verifications considered are listed	
Owner identified	Does it reference BC documents?	
Building work described	Supporting information provided	
Standards or codes specified	Has a peer review been conducted?	
Basis of issue stated	Should a peer review be undertaken?	
Author name	Any conflict of interest?	
Author address	Any special inspection requirements	

PS1 ☐

PS2 ☐

PS3 ☐

PS4 ☐

List the supporting information provided:

Engineer required on site when the following inspections are carried out:

Checking Officer:

Signed:

Date:

Categorisation of Building Consent Applications and Allocation for Processing

Address Lot 7 475 manawapou rd BC 090487

CATEGORY		CATEGORY		CATEGORY		
1.1		2.1		3.1		
1.2		2.2		3.2		
Initial triggers						
	Cat 1.1	Cat 1.2	Cat 2.1	Cat 2.2	Cat 3.1	Cat 3.2
Risk (E2)	< 7	< 13	< 21	< 21	> 20	> 20
Structure Attribute	Outbuildings Ancillary Buildings Sheds	Simple single storey design up to two dwellings side by side only NZS 3604 and 4229, assoc plumbing PS if applicable	Multi storey residential up to 3 storeys Ret. walls Specific design Pool in ground	Residential complex design >3 storeys	> 3 storeys High Weathertight risk residential High level residential care Complex plumbing	Publicly owned buildings Multi storey Waste water plants Bridges
Use	Not intended for human habitation	Residential Dairy sheds	Multiple Residential Specific design Dairy Sheds	Residential Shop fit outs or uncomplicated commercial less than FHC 3 less than 10 people, not open to public, no food handling	Care facility either residential or assembly Commercial SED engineer design	Restrained care Assisted care Unlimited
Crowd activity		SH	SR	SA , WL	CS,,CO, WM	CL, SC, SD, WH Open ended
Other	No plumbing work Heating Units	Decks up to 3.0 metres Plumbing works	Decks over 3.0 metres Alternative solutions	May require assessment for accessibility and compliance schedule	Compliance schedule required Alternative solutions may require Peer review	Historic buildings Bridges SED Mechanical services

Application consists of (circle as applicable)

Acceptable solution	Alt solution	Specific fire design
Plumbing or drainage	Geotech report	Specific eng design
Mech ventilation	Compliance schedule	Other spec design

Building Category Verified	<input checked="" type="radio"/> YES / <input type="radio"/> NO	<u>ANORE</u> (Allocating Officer's Name)
BC Allocated To:	<u>ANORE</u> Officer's Name)	<u>2-10-07</u> Date

- Reviewed for accuracy of category

PIM NOTES

OWNER: R Patterson + T Sakamoto APPLICATION NO: BC 090487 _ _

CONTACT PERSON: Graham Davison VALUATION NO: _ _ _ _ _ / _ _ _ _ / _ _

ADDRESS OF WORK: 475 Manawapou Rd, Hw Lot 1 PROPOSED USE:

BUILDER: Signature Homes

DESCRIPTION OF WORK: New Dwelling

DATE	ACTIVITY	OFFICER	HOURS	RATE	AMOUNT
3/8/09	Planning	CO	4	180	720
				TOTAL	
				PAID	
				BALANCE	

PROPERTY INFORMATION MEMORANDUM PROCESSING

	Date Placed in Tray	Date Completed
Planning	29/7/09	3/8/09
Water and Sewer		
Vehicle Crossing		

☒ Compliance Check with District Plan rules

☒ PIM Note

☒ Compliance Check with Resource Consent number RM granted

☒ Designations/Protected Trees/Historic sites etc

☒ Site Plan required. Date

Please indicate on the enclosed map the distances from the proposed to all boundaries

Complies: Yes/No Yes Date 3/8/09

Officers' Names

ANDRE CARL

SERVICES

WATER MAIN

APPLICATION FORM SENT

SIZEmm LOCATION

CONNECTION REQUIRED YES/NO FEE PAYABLE \$..... SIZE..... mm

SEWER MAIN

APPLICATION FORM SENT

SIZEmm LOCATION

CONNECTION REQUIRED YES/NO FEE PAYABLE \$..... SIZE..... mm

STORMWATER

APPLICATION FORM SENT

MAIN SIZEmm LOCATION

CONNECTION REQUIRED YES/NO FEE PAYABLE \$..... SIZE..... mm

DISCONNECTION AND RECONNECTION FEES (DEMOLITION & REMOVALS)

WATER

SEWER

SIGNATURE

DATE

OTHER (e.g. HEALTH/STRUCTURAL etc)

LICENCES REQUIRED (Health/Dangerous Goods etc)

SIGNATURE

DATE

Tax Invoice/Statement: 7528

GST Reg. No: 52-769-477

Invoice Date: 13 August 2009

PAID

Signature Homes
PO Box 3022
New Plymouth 4341

Address: Private Bag 902
Hawera
Phone: 06 278 0555
Free Phone: 0800 111 323
Facsimile: 06 278 8757
Email: contact@stdc.govt.nz
Website: www.stdc.co.nz

FILE COPY

Application Number: BC090487
Description: New Dwelling
Owner: R L Patterson, T Sakamoto
Location Address: 473B Manawapou Road Hawera 4610

Charge Description	Charge	GST	Amount
Building Consent Administration Fee	\$88.89	\$11.11	\$100.00
Dept Building & Housing Levy	\$356.70	\$44.59	\$401.29
Dept Building & Housing STDC commission	\$11.03	\$1.38	\$12.41
BRANZ Levy	\$203.70	\$0.00	\$203.70
BRANZ STDC Commission	\$6.30	\$0.00	\$6.30
Code of Compliance Certificate Fee	\$88.89	\$11.11	\$100.00
Rural/Residential Inspection Fee	\$880.00	\$110.00	\$990.00
Building Consent Processing/Plan Checking	\$415.56	\$51.94	\$467.50
Planning Assessment	\$24.44	\$3.06	\$27.50
Total	\$2,075.51	\$233.19	\$2,308.70

We look forward to receipt of your payment to enable completion of your consent.

Remittance Advice**Please post to:**

South Taranaki District Council
Private Bag 902
Hawera 4640

Application Number: BC090487
Applicant: Signature Homes
Amount Due: \$2,308.70

Processing Checklist – New Dwelling / Alterations

Page 1 of 8

Applicant Name: R. Patterson T Sakamoto

BC No: 090487

Site Address: Lot 1 475 Manawapou rd

Date: 4-8-09

Notes:	<p><i>Single Glazing does not comply -</i></p> <p><i>Plans cannot be read.</i></p>
Section 112 Alteration to Existing Buildings	Assessed: <input type="checkbox"/>
Schedule 1. Exempt Building Work	Assessed: <input type="checkbox"/>

Item to be checked for compliance: with the NZ Building Act 2004, NZBC & Approved Documents <small>Note: N/A = this item is not applicable to this application and has not been assessed</small>	Plans/Specs Checked			Details of Processing & Comments: <small>Comments must be made for:</small> 1. Non-complying items 2. Alternative solutions & how compliance with NZBC achieved
	Complies	Non-Complying	N/A	
Building consent detail				
Classification of exposure zones determined?		Yes/No		<i>Zone 1</i>
Site visit conducted?		Yes/No		
Is this a sloping site?		<i>N</i>		
Earth brick/straw bale construction		Yes/No		
Siting measurements from min. 2 boundaries shown		Yes/No		
Sloping site accurately shown on plans			<i>✓</i>	<i>as per pg APA</i>
Foundations				
Engineer detail peer reviewed (by 2 nd engineer/PS1/2 provided)			<i>✓</i>	(Eng. to initial items checked)
Engineer detail correctly shown on plans	<i>✓</i>			<i>Ribcraft floor system</i>

(1) Utilise one of the following:

Tick (✓) This item complies with the NZ Building Code at the date of processing

Cross (✗) This item does not comply with the NZ Building Code at the date of processing

N/A Means this item is not applicable to this project and has not been assessed.

Item to be checked for compliance: with the NZ Building Act 2004, NZBC & Approved Documents Note: N/A = this item is not applicable to this application and has not been assessed	Plans/Specs Checked			Details of Processing & Comments: Comments must be made for: 1. Non-complying items 2. Alternative solutions & how compliance with NZBC achieved
	Complies	Non-Complying	N/A	
Ribraft floor used		Yes/No		
Concrete strength specified	✓			Specified mPa: 20
Footing dimensions	✓			Depth: 305 mm Width: 300 mm
Pad & beam dimensions	✓			Details:
Post footings	✓		✓	Depth: Width:
Reinforcing: size, type, placement on plans	✓			Details: D12 Lapped as per Ribraft details
Concrete block foundation detail			✓	
Foundation walls				
Floor heights in relation to finished ground levels			✓	Details:
Heights & dimensions of foundation walls shown			✓	Details:
Foundation height in respect of subfloor access, pile heights etc.			✓	Details:
Reinforcing: size, type, placement on plans			✓	Details:
Ventilation set out			✓	
Subfloor access door			✓	
Retaining wall detail (incl. landscape walls)			✓	
Waterproofing of retaining walls on plans			✓	Type:
Protection of waterproofing detailed on plans			✓	
Drainage of retaining walls detailed on plans			✓	
Ordinary piles:				
Footing dimensions			✓	Details:
Pile dimensions shown on plans			✓	Details:
Set out, spacing & treatment			✓	Treatment:
Ordinary pile connections shown			✓	
Driven piles				
Size, set out, spacing & treatment			✓	Treatment:
Specification for driving of piles			✓	
Certificate required confirming piles driven to approved specification entered on BC conditions?			✓	
Anchor piles:				
Footing dimensions			✓	Depth: Width:
Pile dimensions shown on plans			✓	Details:
Set out, spacing & treatment			✓	Treatment:
Anchor pile connections shown (min. 12Kn)			✓	
Braced piles:				
Footing dimensions			✓	Depth: Width:
Pile dimensions shown on plans			✓	Details:
Set out, spacing & treatment			✓	Treatment:
Braced pile connections shown (min. 12Kn)			✓	
Column / post footings:				

Item to be checked for compliance: with the NZ Building Act 2004, NZBC & Approved Documents Note: N/A = this item is not applicable to this application and has not been assessed	Plans/Specs Checked			Details of Processing & Comments: Comments must be made for: 1. Non-complying items 2. Alternative solutions & how compliance with NZBC achieved
	Complies	Non-Complying	N/A	
Footing dimensions			✓	Depth: Width:
Post dimensions shown on plans			✓	Details:
Chimney/fireplace foundation detailed on plans			✓	
Slab on Ground				
Concrete strength specified			✓	Specified mPa:
Floor heights shown on plans			✓	Details:
Design for foundation >600mm			✓	
Hardfill detail			✓	Type:
Compacted fill (report required if > 600mm in depth)			✓	
Damp proof membrane			✓	Type:
Slab Thickening			✓	
Pads			✓	
Reinforcing: size, type, placement on plans			✓	Details:
Supplementary reinforcing detailed on plans			✓	
Shrinkage control joints detailed on plans			✓	
Free joints (slabs > 24m) detailed on plans			✓	
Split floor levels				
Reinforcing: size, type, placement on plans	✓			Details:
Waterproofing detail (DPM)	✓			Type: 0.25 micron DPM as per Robson spec
Masonry foundations & walls				
Concrete strength specified			✓	Specified mPa:
Masonry detail			✓	
Reinforcing detail			✓	Type & Size
Engineer detail peer reviewed (by 2 nd engineer/PS1/2 provided)			✓	(Eng. to initial items checked)
Engineer detail shown on plans			✓	
Timber Treatment				
Timber grade & treatment schedule (for all timber)	✓			as per spec: Treated Timber
Framing				
Wind zone identified (so fixings can be checked)	✓			High as per notes on pg A1
Exposure zones identified (so fixings can be checked)	✓			Sea spray
Bearer size & spans			✓	
Bearer fixing details to foundation walls shown on plans			✓	
Joist size & spans	✓			
Support of walls parallel to floor joists	✓			
Split floor level framing shown on plans	✓			detail pg A21
Flooring material specified	✓			Type: concrete
Bottom plate fixing (walls) detailed	✓			M12 Bolt + Washer as per detail A11

Item to be checked for compliance: with the NZ Building Act 2004, NZBC & Approved Documents Note: N/A = this item is not applicable to this application and has not been assessed	Plans/Specs Checked			Details of Processing & Comments: Comments must be made for: 1. Non-complying items 2. Alternative solutions & how compliance with NZBC achieved
	Complies	Non-Complying	N/A	
Stud height & spacing	✓			as per detail pg A0
Verandah post, beam & fixing detail shown on plans	✓		✓	
Lintel sizes & specifications shown on plans	✓			as per Brack plan pg A7
Design certificate(s) or calculation table(s) provided	✓			design table supplied on pg A7
Cantilever beams, corner window etc.				
Engineer beams & supports peer reviewed (by 2nd Engr/PS1/2 provided)			✓	(Eng. to initial items checked) approved Engineer calcs supplied
Engineer details, incl. connections shown on plans	✓			Detail as per pg A20
Ceiling batten size, grade, spacing, span	✓			steel batten @ 600x4
Ceiling joists size, spacing, span			✓	Direct fix to underside of Truss/Beam joint
Strongbacks/runners size, spacing, span	✓		✓	
Wall & ceiling linings shown on plans	✓			As per detail pg A11
Framing set out suitable for linings	✓			
Fire rated walls & ceilings shown on plans			✓	
Fire design checked			✓	
Fire wall detail e.g. fixings etc. shown on plans			✓	
Truss manufacturer's design certificate	✓			As per Truss schedule supplied
Truss manufacturer's set out detail	✓			
Truss manufacturer's fixing detail	✓			
Point loads to lintels identified	✓			
Rafter size, spacing & span			✓	
Rafter fixing shown on plans			✓	
Underpurlin size shown on plans			✓	
Strutting beams size shown on plans			✓	
Struts loading on strutting beam or load bearing walls			✓	
Ridge beam detail and fixings shown on plans			✓	
Purlin/batten size, spacing & span	✓			As per notes on pg A3
Purlin/batten fixing detail specified	✓			
Skillion roof detail	✓			
Building paper/wrap specified – walls		✓		Type: Please indicate the type and make of wrap
Building paper/wrap specified – roof		✓		Type: to be used for Roof & walls
Chimney construction detail on plans			✓	
Chimney roof restraint detail			✓	
Roof membrane substrate detail shown on plans			✓	
Roof framing set out suitable for substrate			✓	
Roof cladding specified	✓			Type: Trivideck @ 5° ok
Roof cladding suitable for min. roof pitches (length of sheet may effect min. pitch)	✓			
Internal gutter(s) construction detail shown on plans			✓	

Item to be checked for compliance: with the NZ Building Act 2004, NZBC & Approved Documents Note: N/A = this item is not applicable to this application and has not been assessed	Plans/Specs Checked			Details of Processing & Comments: Comments must be made for: 1. Non-complying items 2. Alternative solutions & how compliance with NZBC achieved
	Complies	Non-Complying	N/A	
Internal gutter(s) overflow detail shown on plans			✓	
Balcony drainage & overflow detail shown on plans	✓		✓	open check-
Deck joists size, spacing & span	✓			
Saddle flashings fitted to deck joists	✓			Detail pg A13
Deck stringer spaced off cladding min. 12mm		✓		Engineer details for upper deck Result: as per note on detail Page A13
Fixing of deck barrier detail		✓		
Pergola/porch framing detail shown on plans		✓		
Pergola/porch fixing detail shown on plans		✓		
Bracing				
Calculations incl. subfloor / lower / upper storeys (circle calculations applicable)	✓	✓		
Fixing details for framing and sheet material provided	✓	✓		Supply
Elements equally distributed throughout building				
Double sided bracing of exterior walls checked				
Interior walls: bracing limitations e.g. bathrooms				
Ceiling diaphragms shown on plans				
Roof bracing shown on plans				
Interior				
Insulation walls, ceiling & subfloor shown on plans				R Rating
Waterproofing detail showers, floors, decks/balconies				
Stair, handrail & barrier details shown on plans				
Stair min. tread max. rise specified				
Fireplace / solid fuel heater shown on plans				
Manufacturers' specifications provided	Yes/No			
Flue location shown on elevations				
Smoke alarms specified & shown on plans				
Light & visual awareness (incl. attic windows & skylights)				
Area of glazing > 30% of wall				
Ventilation (incl. all habitable spaces)				
Safety glazing detail bathrooms, window seats, etc.				
Air noise: design, construction detail shown on plans				
Air noise: producer statement – design received				

Item to be checked for compliance: with the NZ Building Act 2004, NZBC & Approved Documents Note: N/A = this item is not applicable to this application and has not been assessed	Plans/Specs Checked			Details of Processing & Comments: Comments must be made for: 1. Non-complying items 2. Alternative solutions & how compliance with NZBC achieved
	Complies	Non-Complying	N/A	
Food preparation & prevention of contamination				
Sink & preparation surfaces	✓			
Food storage	✓			
Wall linings	✓			
Exterior				
E2 risk matrix assessment checked	✓			
Exterior cladding(s) specified	✓			
System specification provided	✓			
Cavity system details (batten size, fixing & treatment)	✓			
Control joints shown on plans (solid plaster)	✓			
Vermin proofing	✓			
Internal & external corner details	✓			
Junction details of dissimilar materials	✓			
Bottom edge clearances to ground levels &/or decks	✓			
Brick veneer cavity, fixing & waterproofing detail	✓			
Double studs or blocking to openings for brick veneer ties	✓			
Brick veneer > 4m high	✓			
Brick veneer lintel bars	✓			
Brick veneer shelf angles	✓			
Brick veneer panel widths	✓			
Plaster supports	✓			
Flashings				
Windows & doors, meter boxes, gas boxes, etc.	✓			
Apron flashing detail	✓			
Chimney & flue flashing detail	✓			
Stop end apron flashing detail	✓			
Sill threshold flashing detail		✓		
Soffitt/wall junction flashing detail	✓			
Penetrations @ fixing points, pergolas, decks	✓			
Penetrations of electrical cables	✓			
Parapets - caps, walls, intersections, etc.	✓			
Intersections, roof walls, dissimilar claddings	✓			
	✓			
Stairs & Barriers				
Exterior stair construction detail shown on plans			✓	

Item to be checked for compliance: with the NZ Building Act 2004, NZBC & Approved Documents Note: N/A = this item is not applicable to this application and has not been assessed	Plans/Specs Checked			Details of Processing & Comments: Comments must be made for: 1. Non-complying items 2. Alternative solutions & how compliance with NZBC achieved
	Complies	Non-Complying	N/A	
Exterior balcony, stair & landing barrier detail shown on plans	/			
Stair min. tread max. rise specified				
Slip resistant surface (main entry decks & stairs)				Type:
Plumbing				Plumbing Processing Officer:
Schematic layout provided – waste/drains		Yes/No		
Discharge length of pipes	/			
Discharge pipes venting	/			
Soil stack layout provided	/	Yes/No		
Soil stack layout (incl. relationship to floor joists)	/			
Soil stack venting	/			
Water supply				
Type of material	/		/	Type:
Backflow prevention	/		/	
Tempered hot water	/		/	
Provision of laundering facilities	/		/	
Water main pressure for sprinklers			/	
Drainage				
Stormwater layout shown on plans	/			
Gutter & outfall sizes in relation to roof size	/		/	
Site stormwater/surface water collection & disposal detail (Erosion of sloping sites)			/	
Water tank overflow detail on plans (Erosion of sloping sites)			/	
Sewer layout	/			AS/NZS3500 AS/G13 Other
Gulley traps/ overflow relief gullies (ORGs)	/			
Sewer venting	/			
Effluent disposal				
Septic tank & effluent disposal design	/			Tank Size:
Effluent disposal site plan	/			TYPE: Line Field Other
Proximity to water course(s) & buildings	/			
Stormwater cut off drain above effluent bed shown on plans (Sloping sites)	/			
Site Servicing				
Is site serviced?		Yes/No		
Application suspended for further information?	Suspended Date: 7-8-09 Suspended Date:			Lifted Date: Lifted Date:
OK TO GRANT Signed: <i>[Signature]</i> Dated: 12-8-09				

Producer Statement Assessment

BC

Instructions:

Beside each place a tick ✓ to verify each item or cross Y/N as rejection, refusal, or unacceptability and N/A if not applicable.

Features/Items to be checked			
Register checked	✓	Author qualifications	✓
If not registered – Application actioned	✓	Insurance type shown	✓
Original	✓	Insurance cover provided	✓
Category shown	✓	Any limitations and/or assumptions shown	✓
Project specific	✓	Statement signed	✓
Location identified	✓	Other verifications considered are listed	✓
Owner identified	✓	Does it reference BC documents?	✓
Building work described	✓	Supporting information provided	✓
Standards or codes specified	✓	Has a peer review been conducted?	✓
Basis of issue stated	✓	Should a peer review be undertaken?	✓
Author name	✓	Any conflict of interest?	✓
Author address	✓	Any special inspection requirements	✓

PS1 ☒

PS2 ☐

PS3 ☐

PS4 ☐

List the supporting information provided:

*RBW 2001 System. Also calculations from approved engineer
for support steel in entrance way and 1st floor ceiling.*

Engineer required on site when the following inspections are carried out:

Checking Officer: *Audrey*

Signed: *[Signature]*

Date: *7-8-09*

05 August 2009

Signature Homes
PO Box 3022
New Plymouth 4341

Dear Applicant

**Re: Building Consent Application No BC090487
New Dwelling
Manawapou Road Hawera 4610**

Your application for a building consent has been checked and the proposal does not comply with the requirements of the New Zealand Building Act in the following respects:

- ~~As per our phone conversation could you please supply new plans as the ones supplied cannot be read due to fading?~~
- ~~Please confirm compliance with NZBC H1 with regard to Glazing.~~
- Please indicate the type and make of build wrap to be used on the roof and exterior walls.
- Please supply construction details for the upper deck including footings, support pole type and size, connection details of beams and steel work.
- Please supply fixing details for the sheet bracing systems proposed.
- Please supply a threshold detail for all exterior doors.

When your plans and/or specifications have been resubmitted and amended to comply with the above requirements, approval of your application can recommence.

Please feel free to contact me further should you have any queries regarding the above.

Yours sincerely

Andre Phillips
Building Control Officer

05 August 2009

Signature Homes
PO Box 3022
New Plymouth 4341

Dear Applicant

Re: Building Consent Application No BC090487
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Yours sincerely

Andre Phillips
Building Control Officer

Categorisation of Building Consent Applications and Allocation for Processing

Address Lot 1 - 475 Manawatu Rd, Hawke's Bay BC 090487

CATEGORY		CATEGORY		CATEGORY		
1.1		2.1		3.1		
1.2		2.2		3.2		
Initial triggers						
	Cat 1.1	Cat 1.2	Cat 2.1	Cat 2.2	Cat 3.1	Cat 3.2
Risk (E2)	< 7	< 13	< 21	< 21	> 20	> 20
Structure Attribute	Outbuildings Ancillary Buildings Sheds	Simple single storey design up to two dwellings side by side only NZS 3604 and 4229, assoc plumbing PS if applicable	Multi storey residential up to 3 storeys Ret. walls Specific design Pool in ground	Residential complex design >3 storeys	> 3 storeys High Weathertight risk residential High level residential care Complex plumbing	Publicly owned buildings Multi storey Waste water plants Bridges
Use	Not intended for human habitation	Residential Dairy sheds	Multiple Residential Specific design Dairy Sheds	Residential Shop fit outs or uncomplicated commercial less than FHC 3 less than 10 people, not open to public, no food handling	Care facility either residential or assembly Commercial SED engineer design	Restrained care Assisted care Unlimited
Crowd activity		SH	SR	SA , WL	CS,,CO, WM	CL, SC, SD, WH Open ended
Other	No plumbing work Heating Units	Decks up to 3.0 metres Plumbing works	Decks over 3.0 metres Alternative solutions	May require assessment for accessibility and compliance schedule	Compliance schedule required Alternative solutions may require Peer review	Historic buildings Bridges SED Mechanical services

Application consists of (circle as applicable)

Acceptable solution	Alt solution	Specific fire design
Plumbing or drainage	Geotech report	Specific eng design
Mech ventilation	Compliance schedule	Other spec design

Building Category Verified	<u>YES/NO</u>	<u>Owen</u> (Allocating Officer's Name)
BC Allocated To:	<u>Andre</u> Officer's Name)	<u>29/7/09</u> Date

- Reviewed for accuracy of category



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952



Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **398113**
Land Registration District **Taranaki**
Date Issued 09 July 2008

Prior References

308898

Estate Fee Simple
Area 3698 square metres more or less
Legal Description Lot 1 Deposited Plan 399802

Proprietors

Ross Leslie Patterson and Tsunako Sakamoto

Interests

Land Covenant in Easement Instrument 7943586.1 - 23.9.2008 at 9:00 am
7926467.3 Mortgage to TSB Bank Limited - 30.9.2008 at 3:59 pm

APPROVED

**SPECIFICATION
FOR
PROPOSED ADDITION**

FOR



**Ross Patterson
&
Tsunako Sakamoto**

LOT 1, DP399802

**475 Manawapou Road,
HAWERA**



SPEC

090487

19/08/2009

SCOPE

This contract includes the supply and delivery of all materials, labour, fittings etc necessary for the due and proper completion of the building as shown on the drawings and herein specified or as directed by Owner, in accordance with N.Z. Building Code 2004 Regulations to complete this Contract.

Permit, Notices and Fees

The Owner is to apply for and obtain all necessary consent and pay all fees for same.

Insurance

The Builder is to take out Insurance against fire for a sum sufficient to cover the full amount of the contract sum for the period of construction and up to date on which the building is handed over to the Owner. The responsibility of the Builder for the Builder's Risk Cover Insurance shall cease on the date on which the building is handed over by the Builder to the Owner.

Interpretation

All figure dimensions shall be taken in preference to scale and all detail drawings shall supercede those to smaller scale.

Damage

Each trade shall take care to prevent damage or disfigurement of the work of other trades and will be responsible for cost of restoring same.

Materials and Substitutions

Any materials herein specified that are not procurable at the time they are required, thus tending to retard the progress of the contract, may be substituted to conform to the Approved document and with the permission of the Council Owner. The Contractor is to first notify the Owner of any change proposed and at the completion of the contract will adjust any difference in cost.

Site

This Contract is based upon the building site having soil bearing capacity equal to or better than NZS 3604:1999 ground levels as shown on plans.

ACCESS. It is recommended to visit the site before tendering to ascertain all Local conditions and restrictions likely to affect execution of work.