

Information Supplied by WDC

15 Balmacewan Drive, Te Kamo

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Box 313

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WHANGAREI
DISTRICT COUNCIL

Code Compliance Certificate: 89054
Section 95, Building Act 2004

Issued: 03 Nov 06

SCANNED

The Building

Street Address of building: 15 BALMACEWAN DR, WHANGAREI 0112

Legal Description of land where building is located:
LOT 291 DP 199869
LLP: 096464

Current, lawfully established use: NEW BUILDING

Year first constructed: 03 NOVEMBER 2006

The Owner

Name of owner: LEGACY DEVELOPMENTS (2004) LTD
Contact Person: PO BOX 88
WHITFORD

Contact Person: LEGACY DEVELOPMENTS (2004) LTD
Mailing Address: PO BOX 88
WHITFORD

Street address/registered office: 15 BALMACEWAN DR
WHANGAREI 0112

Building Work:

NEW DWELLING

Building Consent number: 89054

Issued by: WHANGAREI DISTRICT COUNCIL

*Creating the ultimate
living environment*

Forum North, Private Bag 9023
Whangarei, New Zealand
Telephone: +64 9 430 4200
Facsimile: +64 9 438 7632
Email: mailroom@wdc.govt.nz
Website: www.wdc.govt.nz



DEC

Code Compliance

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

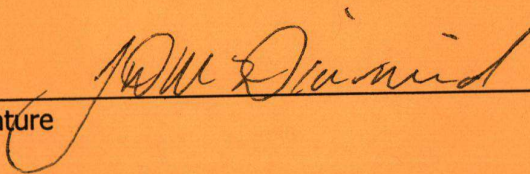
- (a) the building work complies with the building consent.

Council Charges

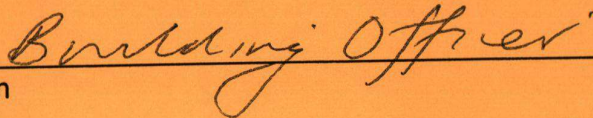
The Council's total charges payable on the uplifting of this code compliance certificate in accordance with the attached details are: \$0.00

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

Signature



Position



On behalf of: WHANGAREI DISTRICT COUNCIL

Date: 03 Nov 2006

89054



WHANGAREI
DISTRICT COUNCIL

**BUILDING CONSENT No:89054
Section 51, Building Act 2004**

**Issued:17Mar06
Project Information Memorandum No.88813**

The Building

Street Address of building: 15 BALMACEWAN DR, WHANGAREI 0101
Legal Description of land where building is located:
LOT 291 DP 199869
LLP: 096464

The Owner

Name of owner: LEGACY DEVELOPMENTS (2004) LTD
Mailing Address: PO BOX 88
WHITFORD

Contact Person: LEGACY DEVELOPMENTS (2004) LTD
Mailing Address: PO BOX 88
WHITFORD

Street address/registered office: 15 BALMACEWAN DR
WHANGAREI 0101

Building Work

The following building work is authorised by this consent:

Project: New Building

Intended Use: NEW DWELLING

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This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

1: General

No Requirements.

2: Dust Nuisance

The applicant must control dust nuisance created by any site or building works.

3: Toilet Facilities


Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.

4: Smoke Alarms

Smoke alarms are to be installed in compliance with the building code.

Compliance Schedule

A compliance schedule is not required for the building.



(CE Blakeley)
Signature

BUILDING COMPLIANCE ADMINISTRATOR _____
Position

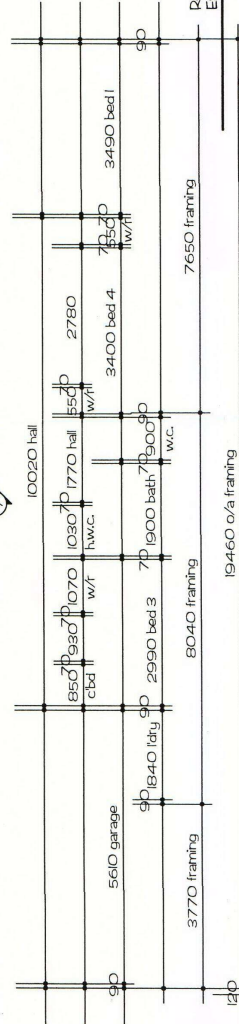
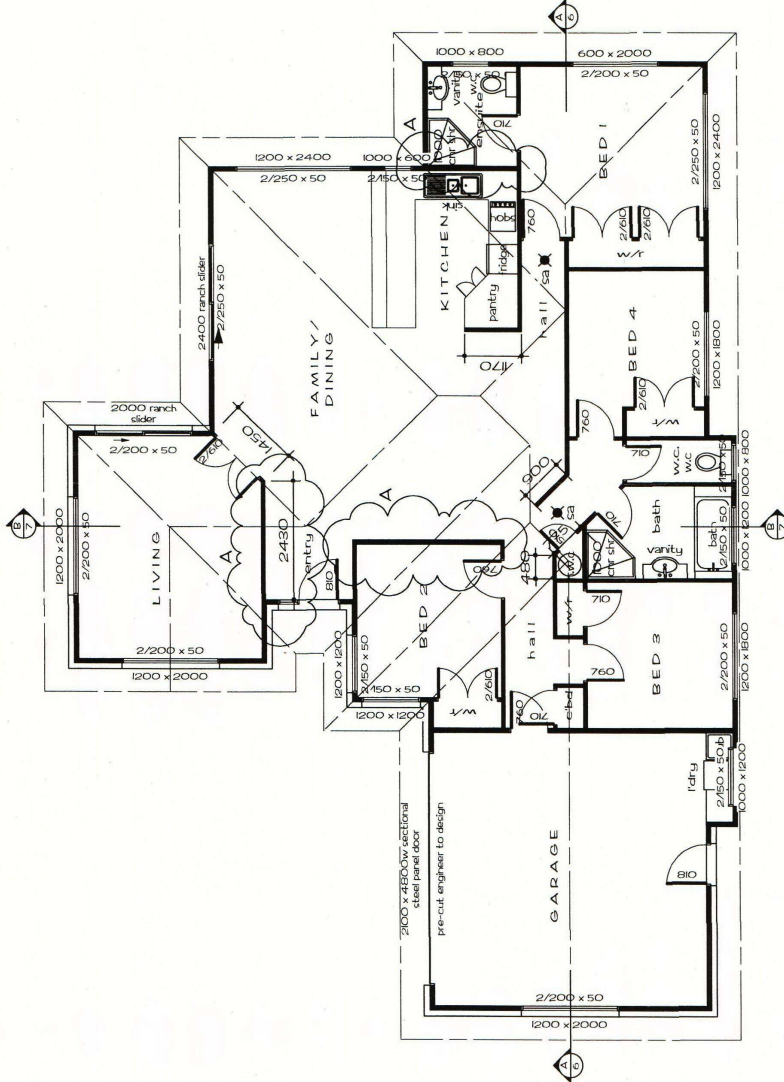
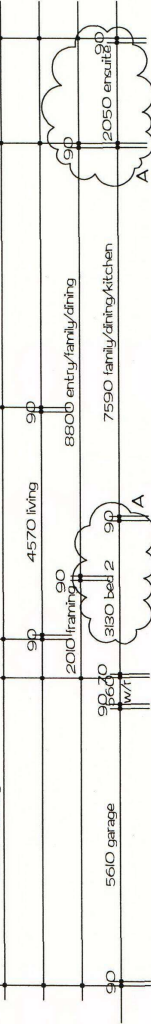
On behalf of: Whangarei District Council

Date: 17 MARCH 2006

BUILDING CONSENT NO. 89054

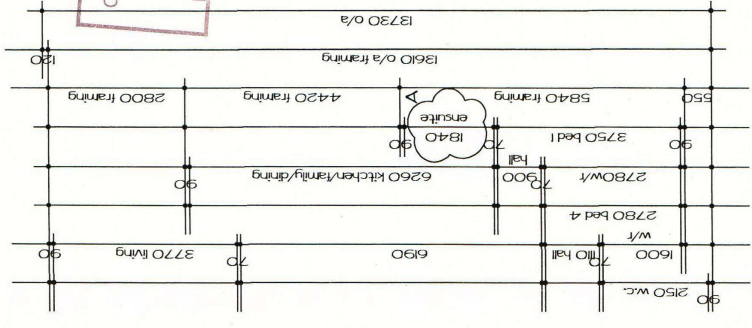
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL LEVELS AND DIMENSIONS ON SITE BEFORE STARTING WORK ON SITE.

ELEVATION KEY:



The contractor shall supply and fix all necessary flashing to ensure that the building is completely weather-tight building, as per E2 / AS1
 Wet Areas prone to water splash as described in E3 of the NZBC, are to comply with clauses 3.0 & 3.2
 Glazing in bathrooms to comply with NZS 4222 Part 3, D4.

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 CUSTOMER SERVICES
 16 MAR 2006
 WHANGAREI DISTRICT COUNCIL



Key
 Selected battery powered smoke alarm, ceiling mounted. Ingress smoke alarms in accordance with F7 AS1

APPROVED
 16 MAR 2006
 WHANGAREI DISTRICT COUNCIL
 BUILDING CONTROL

Dev A : 29/1/05 : Width of wall between Whangarei Street & 1st St. Ensuite changed.

PROPOSED NEW HOUSE
 LEGACY DEVELOPMENTS LTD
 15 BALMACEWAN DRIVE
 LOT 291, DENBY HTS, WHANGAREI



dist burgess architectural design
 214a onehunga mall, PO Box 13-442, onehunga auckland ph:(09)622-0282, fax:(09)636-0284, email:office@cba-design.co.nz

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 Of 11

GROUND FLOOR PLAN 1:100
 PATRIOT REVERSED

FLOOR AREA = 179.2 m²
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IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL LEVELS AND DIMENSIONS ON SITE BEFORE STARTING WORK ON SITE

SITE RECEIVED
CUSTOMER SERVICES
16 MAR 2006
WHANGAREI DISTRICT COUNCIL

GENERAL NOTES:

1. The contractor shall verify all dimensions and levels on site before starting work on site.
2. All construction shall comply with: NZS 3604:1999 and 'The New Zealand Building Code: 1992' and their amendments.
3. Refer to engineering drawings by specified FOUNDATION ENGINEER for construction details of waffle slab foundations.
4. Any unstable or soft ground encountered during excavations the contractor shall contact the engineer.
5. If any discrepancies are found in these drawings then the contractor must contact CBA Design Ltd or project manager before proceeding any further.
6. Double studs to be located under each end of all beams unless noted otherwise.
7. The contractor shall supply and fix all necessary flashings and sealants to provide a completely weathertight building.
8. The contractor shall accurately locate the position of all public drains on site before starting work.
9. Refer to all written dimensions, do not scale off drawings.
10. Leave mortar out of top row of brick veneer @ 800mm c/c for ventilation.
11. No Hardflex to be in contact with brick - Leave min. 6mm gap.
12. 200mm wide flashing required to window heads & sills - Run flashing 200mm past ends of windows.
13. All bottom plates to exterior walls to be fixed down with Bottom Plate Anchors @ 900 max ctrs & where required by wall bracing system & lintel up lift detail
14. Use type 304 or 316 stainless steel (S) protected fixings in all exposed areas as per table 4.1 NZS: 3604:1999
15. All timber to be treated as per attached Timber Treatment Schedule, & in strict accordance with NZS 3602:2003
16. All structural timber beams to be V5G8 (visual stress graded)
17. Where plywood bracing is used behind brick veneer, please insure there is at least a 40mm cavity. Use 7.5mm tan ply leaving 42.5mm out of 50mm cavity in all other cases rebate ply into framing.

APPROVED
16 MAR 2006
WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL

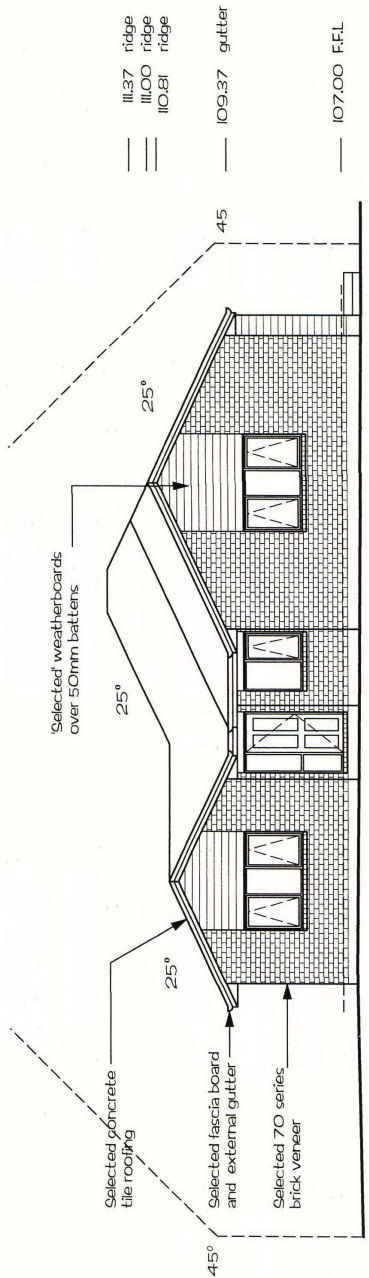
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PROPOSED NEW HOUSE
LEGACY DEVELOPMENTS LTD
15 BALMACEWAN DRIVE
LOT 291, DENBY HTS, WHANGAREI

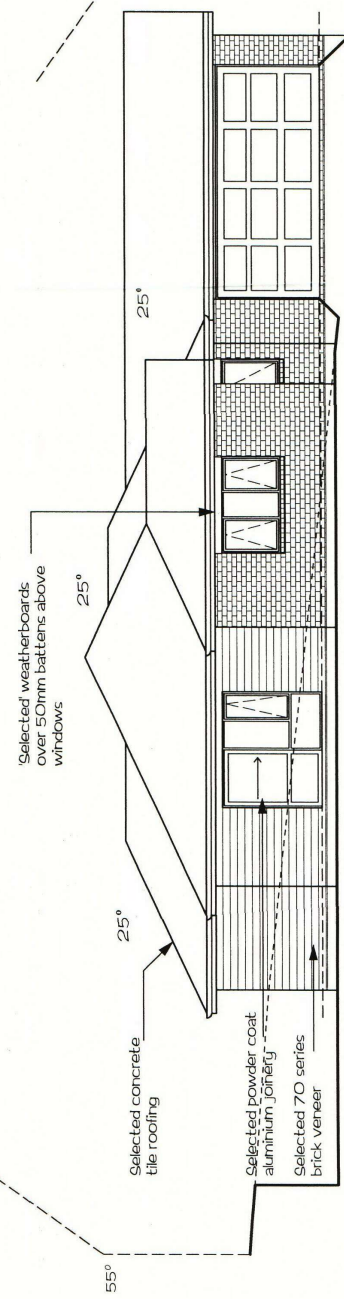


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Rev A: 09/03/06 General notes revised.



ELEVATION ONE 1:100



ELEVATION TWO 1:100

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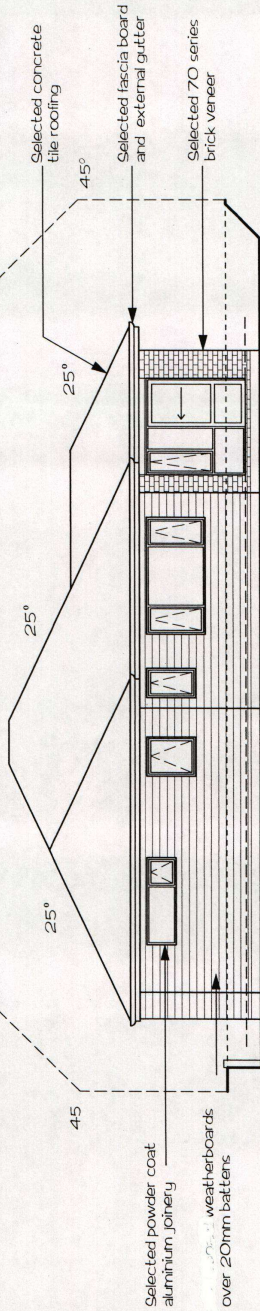
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TIMBER TREATMENT SCHEDULE

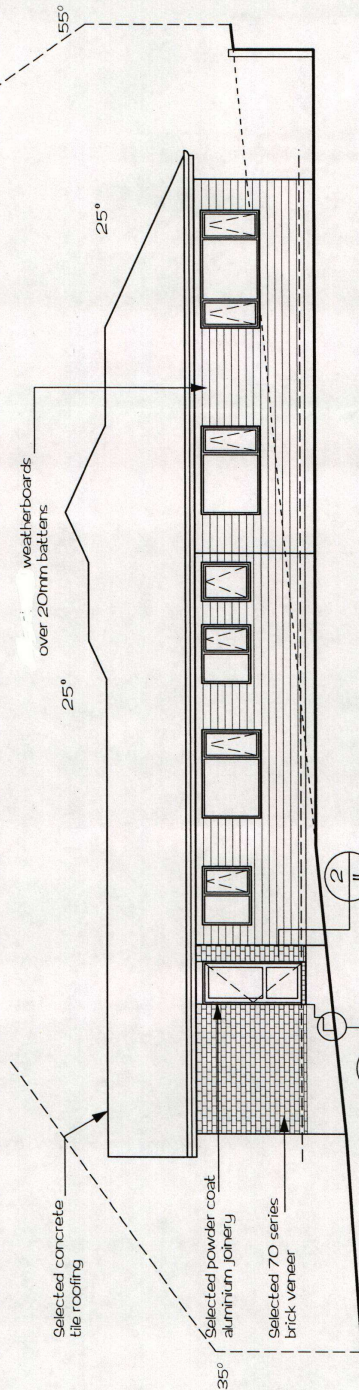
BUILDING ELEMENT	TREATMENT LEVELS
Roof framing, trusses and ceiling joists	- Untreated kiln dried radiata pine
Interior wall framing, including bottom plates	- Untreated Douglas fir
Exterior wall framing in low risk, single story masonry veneer buildings	- H1 treated, planer gauged radiata pine
Exterior wall framing and parapets in all but low risk, single story masonry veneer buildings	- H1.2
Enclosed Framing, skillion roofs	- H1.2
All load bearing framing in two storey buildings	- H1.2
Subfloor framing	- H1.2
Enclosed Framing within flat roofs	- H3.1
Framing for enclosed decks and balconies	- H3.1
Framing within enclosed balustrades	- H3.2
Framing supporting decks and balconies	- H3.2
All exterior ground floor bottom plates and bathroom bottom plates	- H5
Timber supporting brick lintels and shelf angles	- H5
Unroofed decking and external stairs, handrails and balustrades	- H5
Piles and other structural in ground material	- H5

IMPORTANT NOTE

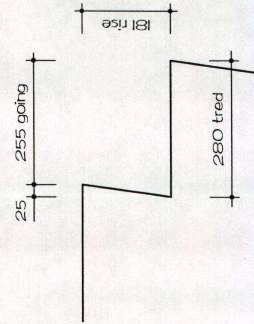
Treatment Levels Specified are the minimum treatment level.
Higher levels may be used in any situation.
Refer to NZS 3602:2003 for complete schedule of treatment of timber species.



ELEVATION THREE 1:100



ELEVATION FOUR 1:100



STAIR DETAIL 1:10

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CUSTOMER SERVICES
26 JAN 2006
WHANGAREI DISTRICT COUNCIL

APPROVED
16 MAR 2006
WHANGAREI DISTRICT COUNCIL
BUILDING CONTROL

PROPOSED NEW HOUSE
LEGACY DEVELOPMENTS LTD
15 BALMACEWAN DRIVE
LOT 291, DENBY HTS, WHANGAREI



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date: Oct.05 ref: 22588C

PATRIOT REVERSED

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