

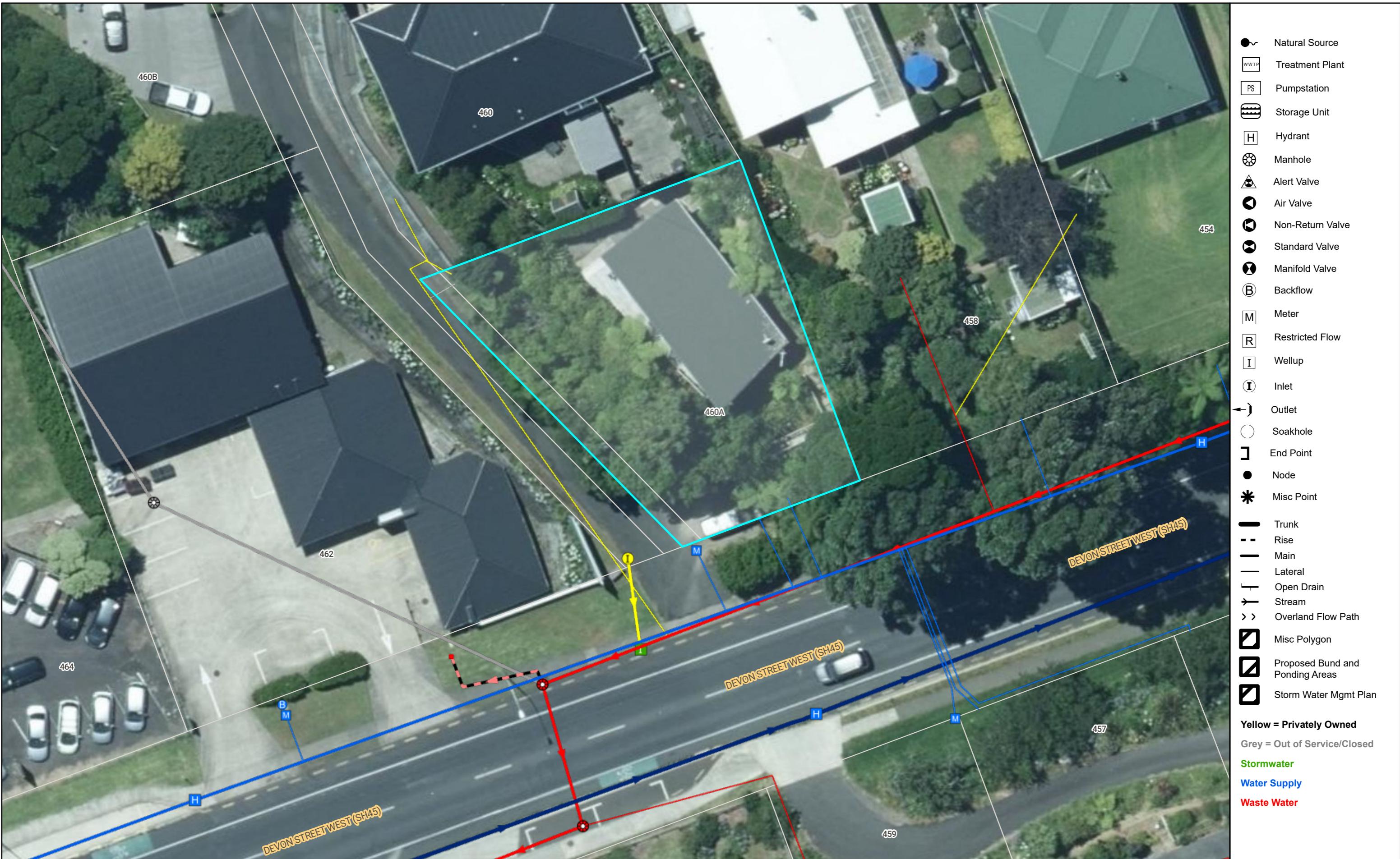
move.

# council records

**460a devon street west  
lynmouth**

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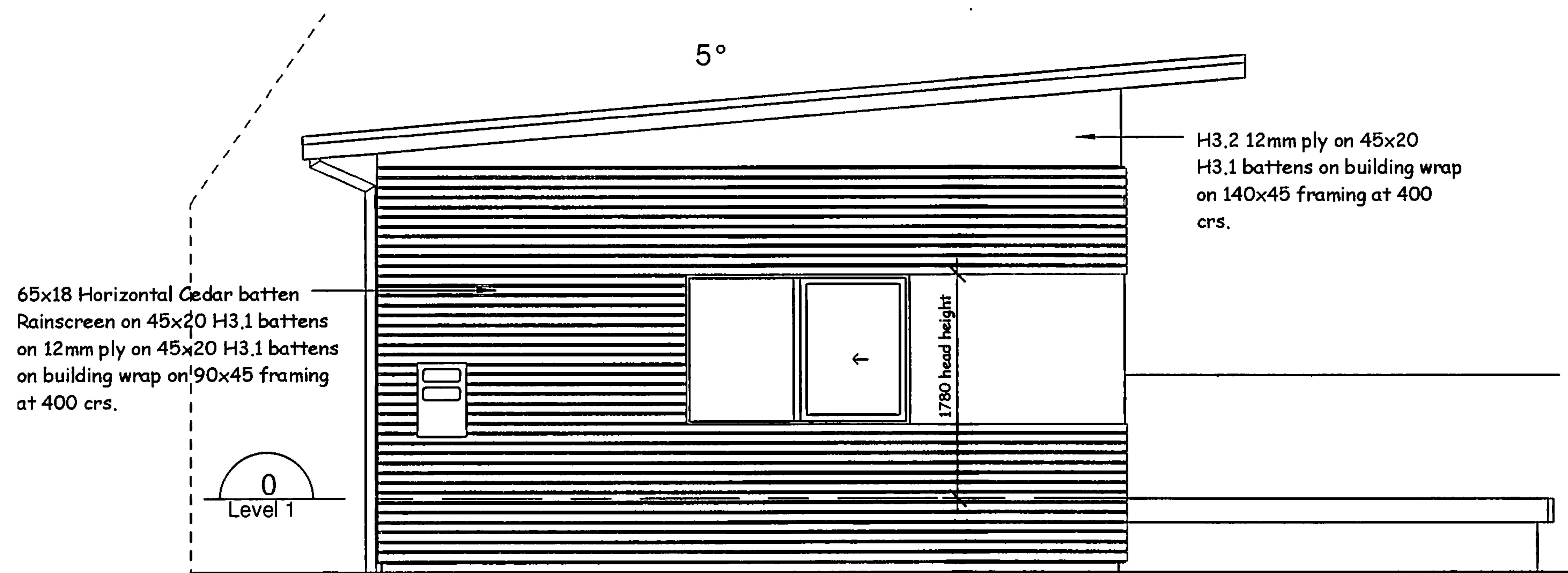
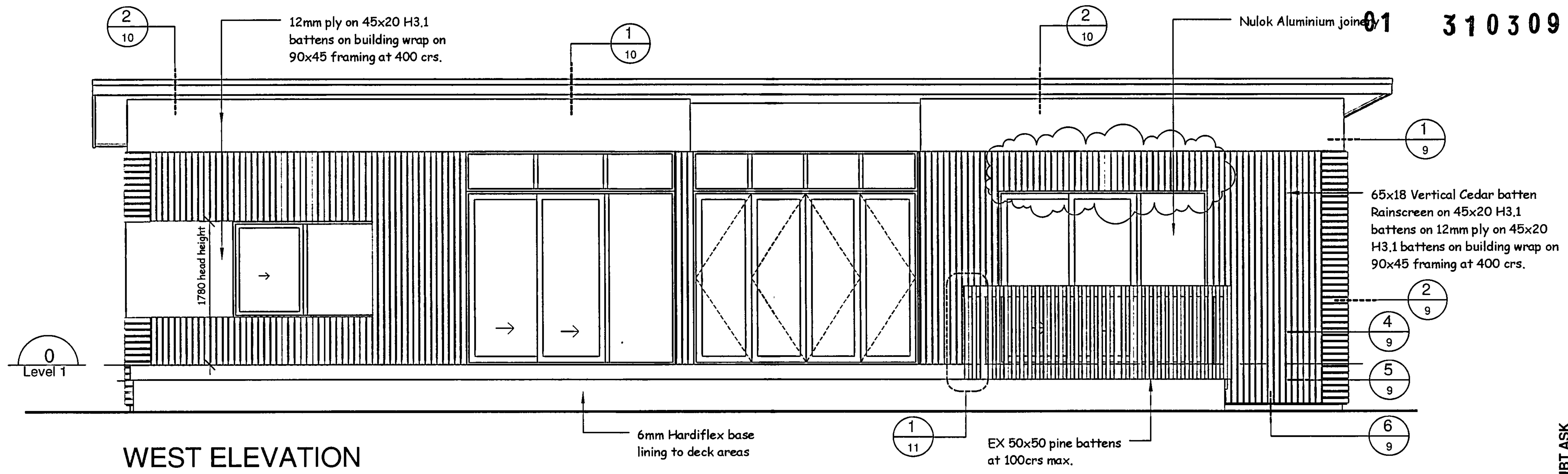
# BUILDING CONSENT

106437P

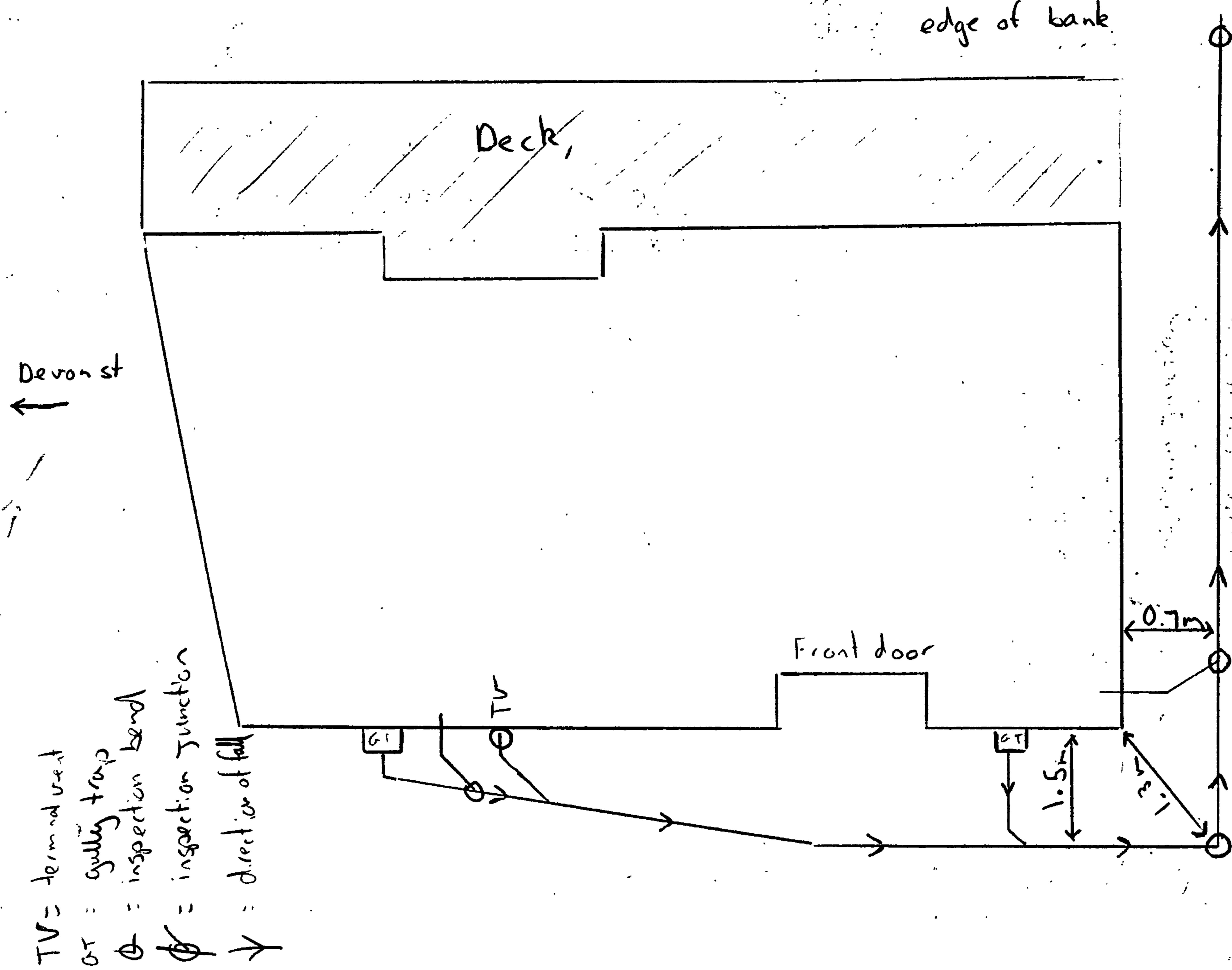
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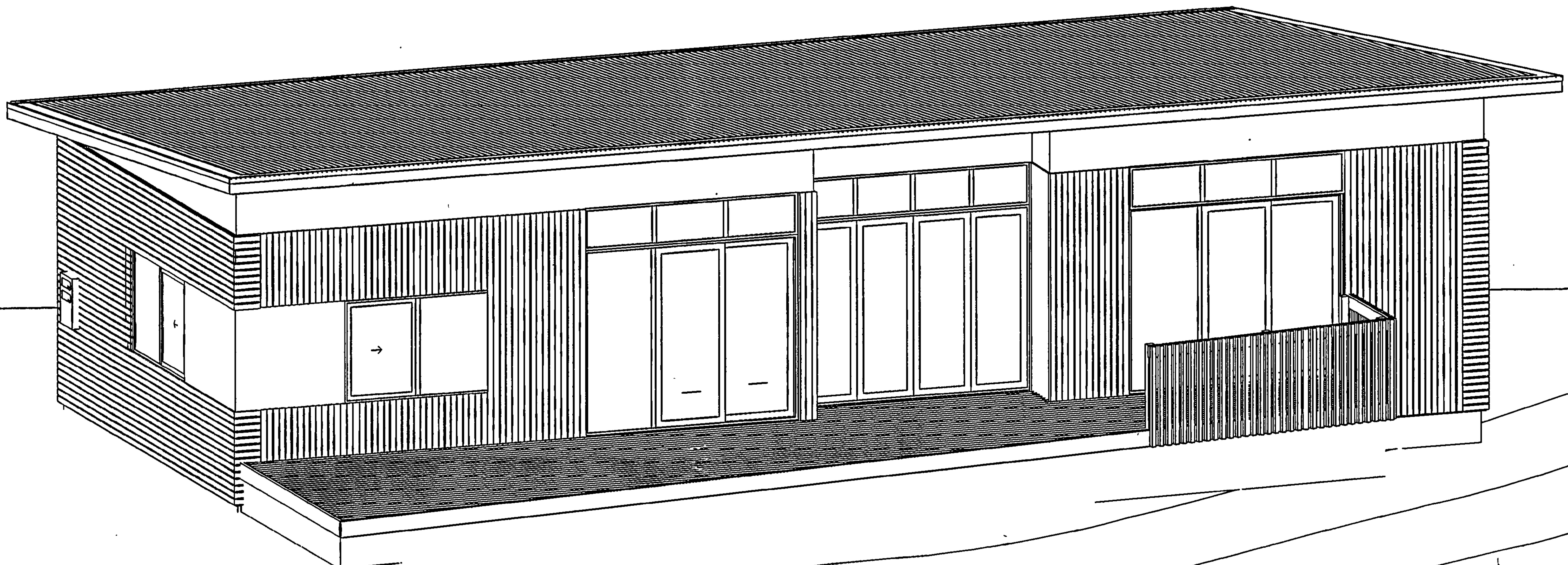


106437P



460a Devon St West  
Copastake Grass and  
plumbing





**NEW RESIDENCE  
FOR :  
NORMAN / WILLIAMS  
460a DEVON ST WEST  
NEW PLYMOUTH**

NPDC Approved  
30 JAN 2009

SHEET	REV	CONTENTS
1/15	~	SITE PLAN
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**G.J. Gardner HOMES**

G.J. Gardner Homes.  
PO BOX 8103 - NEW PLYMOUTH  
PHONE (06) 769 6512

NPDC OFFICE COPY  
This Building Consent is approved under the  
Building Act and is limited to new work only as  
shown on these plans and related specifications  
Approved..... Date..... 30/1/09

B008/106437  
19/12/08

**GENERAL**

1. Contractors are required to comply with the Building act 2004 & the health & safety in employment act 1992 incl all current amendments.

2. No building is to commence until a building consent has been issued by the NPDC.

3. The builder is to work from the approved consent document only.

4. All dimensions are in millimeters.

5. Figured dimensions have preference over scaling.

6. L 150x90 = Lintel Size.

**FIXINGS & FASTENINGS**

1. Materials & Protection for all Fixings  
Fastenings shall comply with Section 4 of NZS 3604.

2. Standard ordinary bolts to comply with AS 1111. High strength bolts to comply with AS 1252.

3. Fix bottom plates to concrete with Hilti HSA M12 x 150 stud anchors or equivalent fixing c/w 50x50x3 sqr washers.

**FOUNDATIONS**

1. All concrete work to conform to NZS 3109.

2. Extend Piles to a minimum of 300mm into good ground or as otherwise shown on drawings.

3. All concrete to be high grade to conform to NZS 3109.

4. Flooring to be 20mm Ecopoly CD Grade by CHH.

5. Floor joists: 140x45 at 450 crs max. max span = 2.6m

6. Bearers: 2/140x50 max span = 1.6m

5. Deck joists: 140x45 H3.2 at 450 crs max. max span = 2.3m

6. Bearers: 2/140x50 H3.2 max span = 1.6m

**CARPENTRY**

1. All construction to comply with NZS 3604 1999 amendment 2 & the NZ Building Code, High Wind & Earthquake A.

2. All materials to comply with NZS 3602: 2002.

3. All timber treatment to comply with NZS 3602 2003.

4. All timber sized in accordance with NZS 3604 VSG8 / MSG8 tables.

5. All Exterior framing to be H1.2 min & Interior framing to H1.2 unless otherwise noted.

**EXTERIOR WALLS**

1. 90x45 & 140x45 framing at 400crs where noted on plans.

2. H3.2 12mm ply on 45x20 H3.1 battens on building wrap on 90x45 & 145x45 framing at 400 crs.

3. Rainscreens: 65x18 Vertical / Horizontal Cedar batten Rainscreen on 45x20 H3.1 battens on 12mm ply on 45x20 H3.1 battens on building wrap on 90x45 & 145x45 framing at 400 crs.

4. Building wrap to be ThermaKraft Cover-Up.

**WINDOW JOINERY**

1. Aluminium Joinery: All Double Glazed Laminated clear glass. Head heights as per elevations unless otherwise noted. P/Q liners, condensation drainers.

2. Aluminium Joinery to comply with: NZS 4223 / NZS 3504 / NZS 4211.

3. Colour match all Window / Door handles to powder coating.

4. Manufacturer to verify all measurements on site before fabrication.

**INTERIOR**

1. 90x45 H1.2 framing at 600 crs Nogs to be at 800 crs max. Double Top Plate to be 90x45 to all flat ceilings.

2. All walls to be lined with 10mm Gib-Bd unless otherwise noted. All wet area linings to be: - Walls: Gib Aqualine. - Ceilings: Gib Aqualine

3. Square stopped throughout.

4. Ceilings 13mm Gib throughout

5. 60x12 pine skirting.

6. Interior doors: Excluding Wardrobe & Storage Doors to be Solid core flush p/q, 2200mm high throughout.

7. 19mm pine jambs, 40x12 architraves, Door handles owner select.

8. Cavity sliders to be CS Brand with cavlock handle

9. Smoke detectors to be installed as per NZBC F7.

10. Ensuite shower: Charisma 1200x900 full enclosure acrylic cubicle.  
Bathroom shower: 900x900 Valencia full enclosure acrylic cubicle.

**INSULATION:**

1. All insulation to comply with NZS 4214: Thermal resistances. NZS 4218: Energy Efficiency & NZBC clause H1 incl all recent amendments.

2. NZS 4218: Calculation Method Compliance  
- Climate Zone 2  
- Roof R-Value: 2.9min  
- Wall R-Value: 1.9min  
- Floor R-Value: 1.3min  
- Glazing R-Value 0.26min  
( All Double Glazed Units )

3. Insulation: Exterior Walls: R2.6 fibreglass min.  
Interior Walls: Silencer Batts between ( Ensuite/Bed 1 & Bathroom/Bed 2 )  
Ceiling: R3.26 fibreglass min  
Floor: 40mm Expol

**ROOF:**

1. Gangnail trusses at 900 crs max at 5° roof pitch.

2. H3.1 240x45 Hyspan Rafters at 600 crs at 5° roof pitch.

2. Dimond Trimdek Colorsteel Endura Roofing on Thermokraft 368 Self supporting Paper laid horizontally on 75x50 H3.1 Purlins at 900crs on FTMA approved trusses.

3. Marley Magnum spouting.

4. 100Ø uPVC Downpipes as indicated.

5. Roof Bracing to comply with NZS 3604 Table 10.1

6. Lumberlok Multi brace c/w tensioners to Roof planes as indicated on plans.

7. All Fixings to comply with NZS 3604 High Wind Zone:

Trusses- As per Table: 10.12.

Rafters- As per Table: 10.2.

Purlins- As per Table: 10.9.

Truss fixings: 2/100x3.75 skewed nails + 3 wire dogs or 2/ Lumberlok CT200's.

Purlin fixings: 2/100x3.75 skewed nails + 1 wire dog or 2/80x10 gauge Lumberlok Purlin screw ( Blue ).

**HEATING:**

1. Wall mounted Fujitsu AUTA24L Heat Pump

2. Water Heating: Rheems180 Ltr Hot Water Cylinder c/w MANIFLOW Hep<sup>2</sup>0 Plumbing system fitted with Safe Temp Tempering Valve.

**PLUMBING & DRAINAGE:**

1. All plumbing and Drainage shall be carried out in accordance with the NZ Building Code. Plumbing and drainage indicated on these plans are schematic only and the Plumber / Drainlayer shall be responsible for all works and to be carried out to local Territorial Authorities requirements.

2. Water supplies and foul water shall comply with Approved documents G12 of the NZ Building Code.

3. Foul water shall comply with AS/NZS 3500 part 2.2

4. Conceal all pipework & combine all vents wherever possible.

5. All penetration through concrete or blockwork to be drilled by Plumber / Drainlayer as required.

6. Install a back vent or air admittance valve ( aav ) where the developed length of discharge pipes exceeds 2.5m from a trapped waste or the developed length of a branch drain exceeds 10m.

IF IN DOUBT ASK

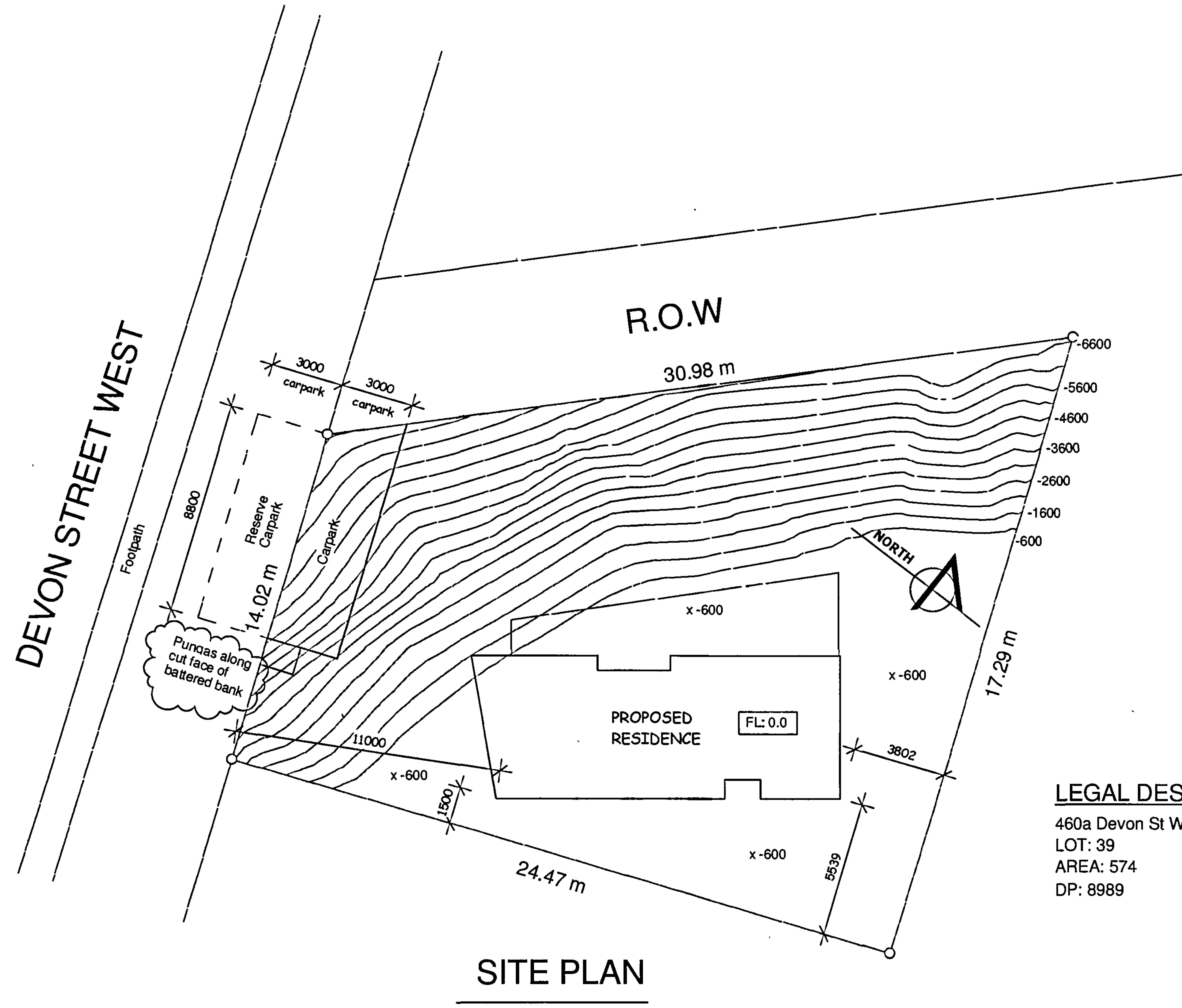
DO NOT SCALE

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30 JAN 2009

project:  
NORMAN / WILLIAMS  
460a DEVON ST WEST  
NEW PLYMOUTH

drawings:  
GENERAL NOTES

1 : 100 00  
scale: sh: rev:



Document Set ID: 1001997  
Version: 1, Version Date: 19/07/2010

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**DIMENSIONS**

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**RIGHT ANGLE DESIGN**

**R A D**

**project:**  
**NORMAN / WILLIAMS**  
**460a DEVON ST WEST**  
**NEW PLYMOUTH**

**drawings:**  
**SITE PLAN**

**1 : 200** **1** **A**

**scale:** **sht:** **rev:**

## **NOTES**

1. All plumbing and Drainage shall be carried out in accordance with the NZ building Code. Plumbing and drainage indicated on these plans are schematic only and the Plumber / Drainlayer shall be responsible for all works and to be carried out to local Territorial Authorities requirements.
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6. Install a back vent or air admittance valve ( aav ) where the developed length of discharge pipes exceeds 2.5m from a trapped waste or the developed length of a branch drain exceeds 10m.

## WASTE PIPE & DISCHARGE UNITS

- 32 Ø - Hand Basin ( 1 DU )
- 40 Ø - Laundry Tub ( 5 DU )
  - Shower ( 2 DU )
  - Bath ( 4 DU )
  - Washing Machine ( 5 DU )
- 50 Ø - Kitchen Sink ( 3 DU )
- 80 - 100 Ø - WC Pan ( 6 DU )


# WASTE PIPE MINIMUM GRADIENTS

- 32 Ø - 1:20 min gradient ( 1 DU )
- 40 Ø - 1:40 min gradient ( 4 DU )
- 50 Ø - 1:40 min gradient ( 8 DU )
- 65 Ø - 1:40 min gradient ( 21 DU )
- 80 Ø - 1:60 min gradient ( 16 Du )
- 100 Ø -1:60 min gradient ( 115 Du )

# **DRAIN PIPE**

# **MINIMUM GRADIENTS**

65 Ø -1:40 min gradient ( 25 Du )  
100 Ø -1:60 min gradient ( 165 Du )



# PLUMBING & DRAINAGE PLAN

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Revision: A 19-01-09 - Revised Stormwater note

NPDC App  
30 JAN 2009

1000

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# **R A D**

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
drawings:

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**PLUMBING &  
DRAINAGE PLAN**

**As indicated 2 A**

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
## FOUNDATION PLAN

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## FLOOR PLAN

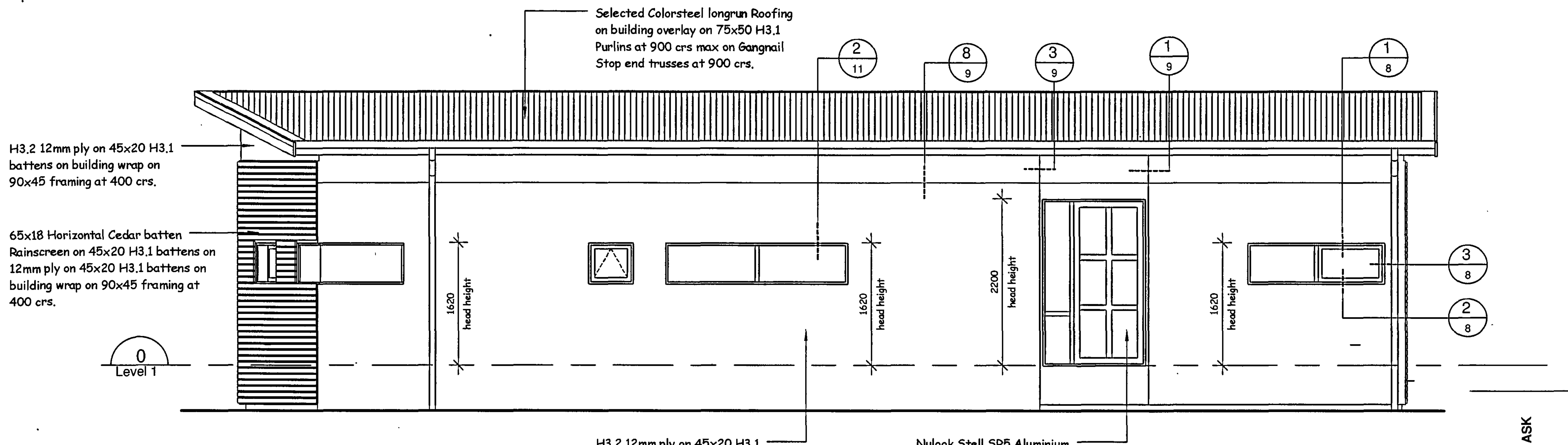
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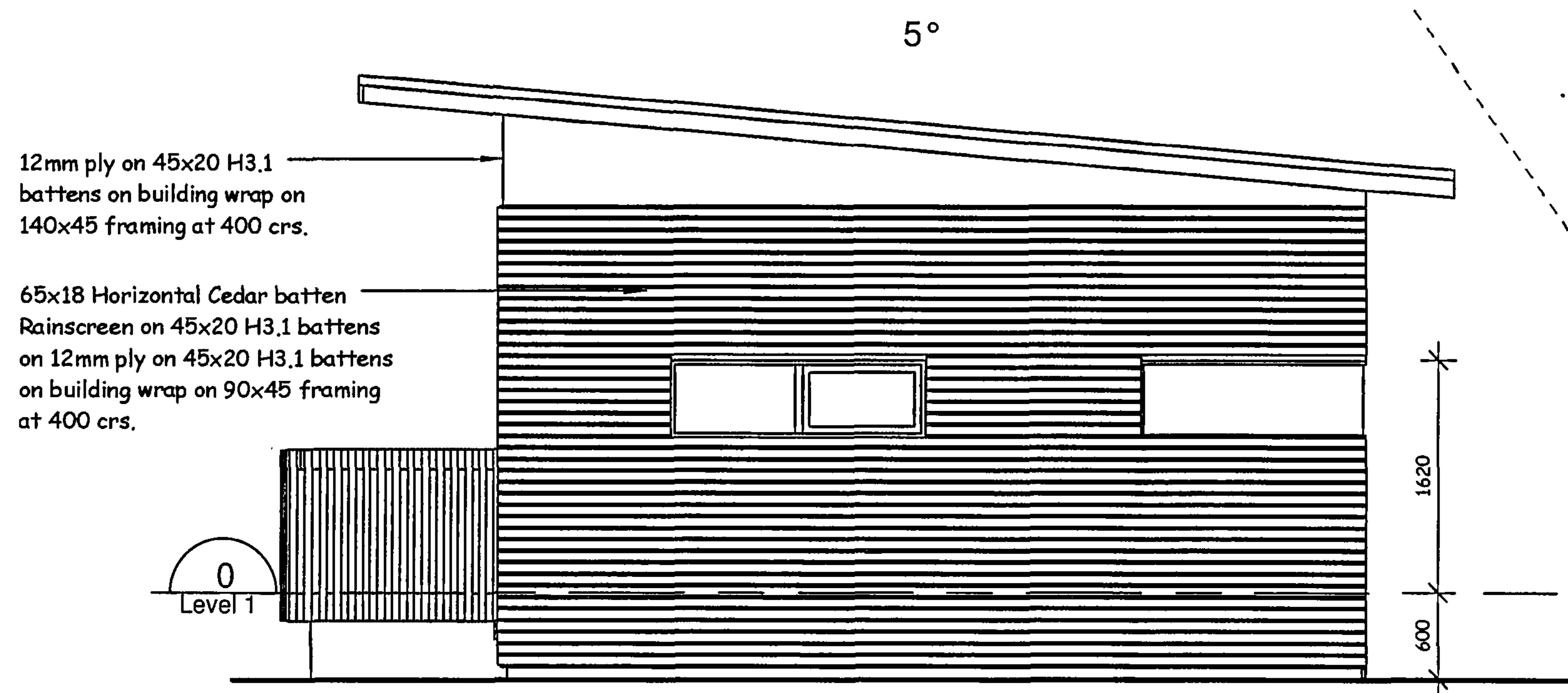
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Revision: A 19-01-09 - Section C added



**EAST ELEVATION**

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**SOUTH ELEVATION**

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## **ENERGY EFFICIENCY**

To comply with NZBC clause H1  
NZS4218: Calculation Method Compliant  
Climate Zone : 2  
Roof R-Value: 2.9 min ( R3.6 Pink Batts specified )  
Wall R-Value: 1.9 min ( R2.6 Pink Batts specified )  
Floor R-Value : 1.3 min.  
Glazing R-Value: 0.26 min ( All Double Glazed )  
Total Glazing %: 29.4%  
E, S, W Glazing %: 32.7%  
E, S, W over 30%: YES  
Total Glazing over 50%: NO  
Heat Loss: Reference = 268 Actual = 259

## **RISK MATRIX**

Wind Zone :	High	1
No Stories :	Low	0
Roof Wall Intersection :	Low	0
Eave Width :	Med	1
Envelope Complexity :	Low	0
Deck design :	Low	0
<b>All Elevations</b>	<b>Total</b>	<b>2</b>

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30 JAN 2009

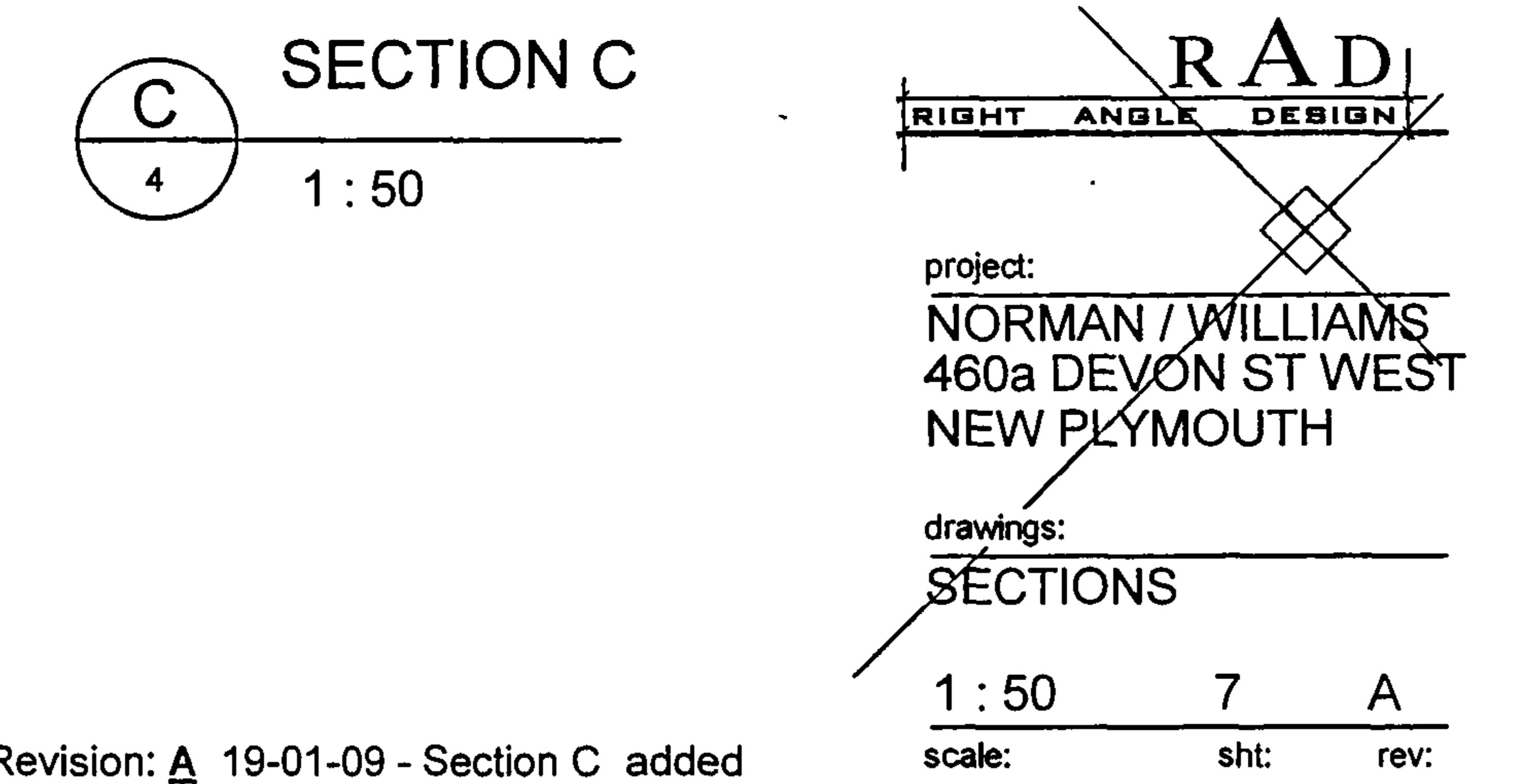
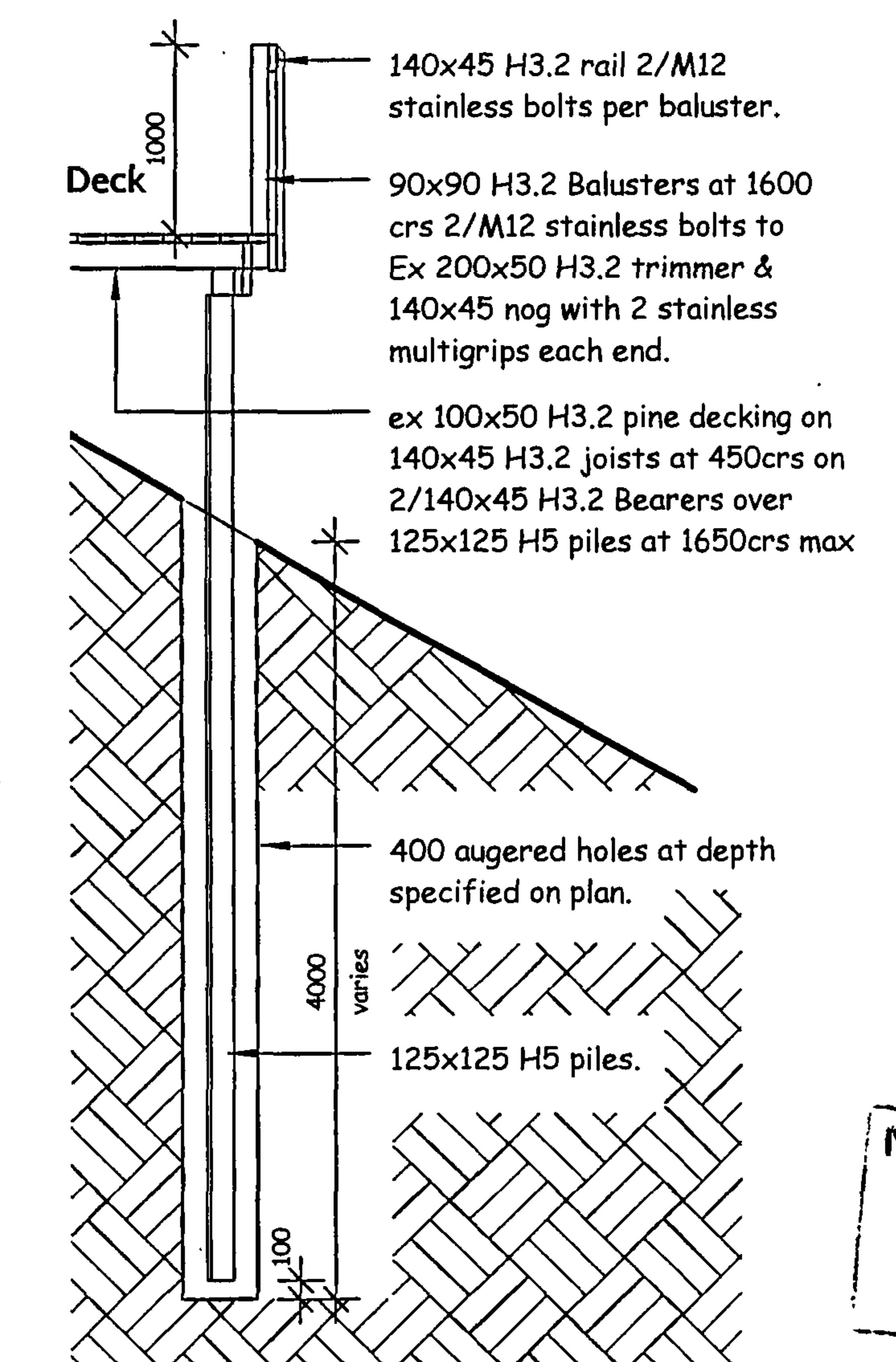
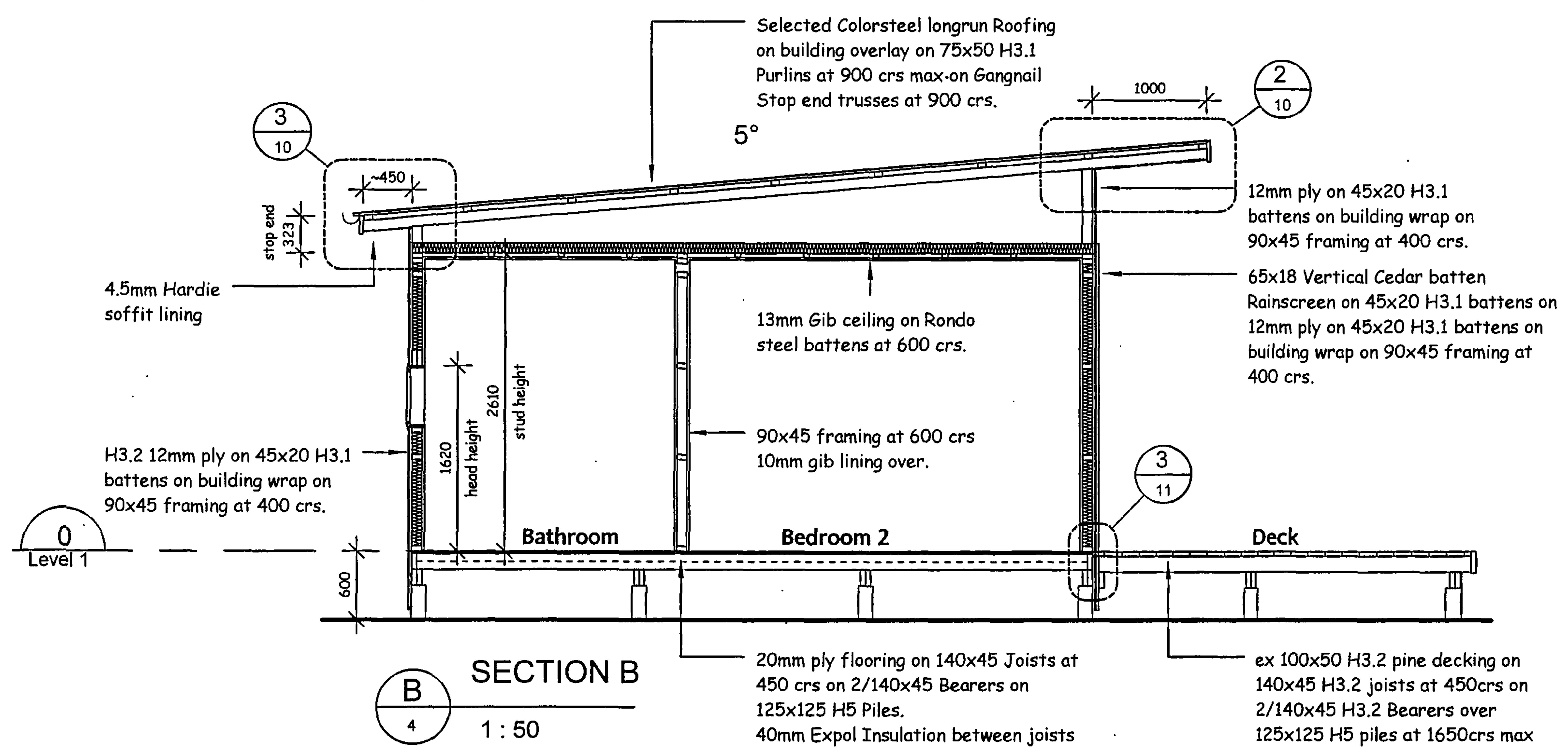
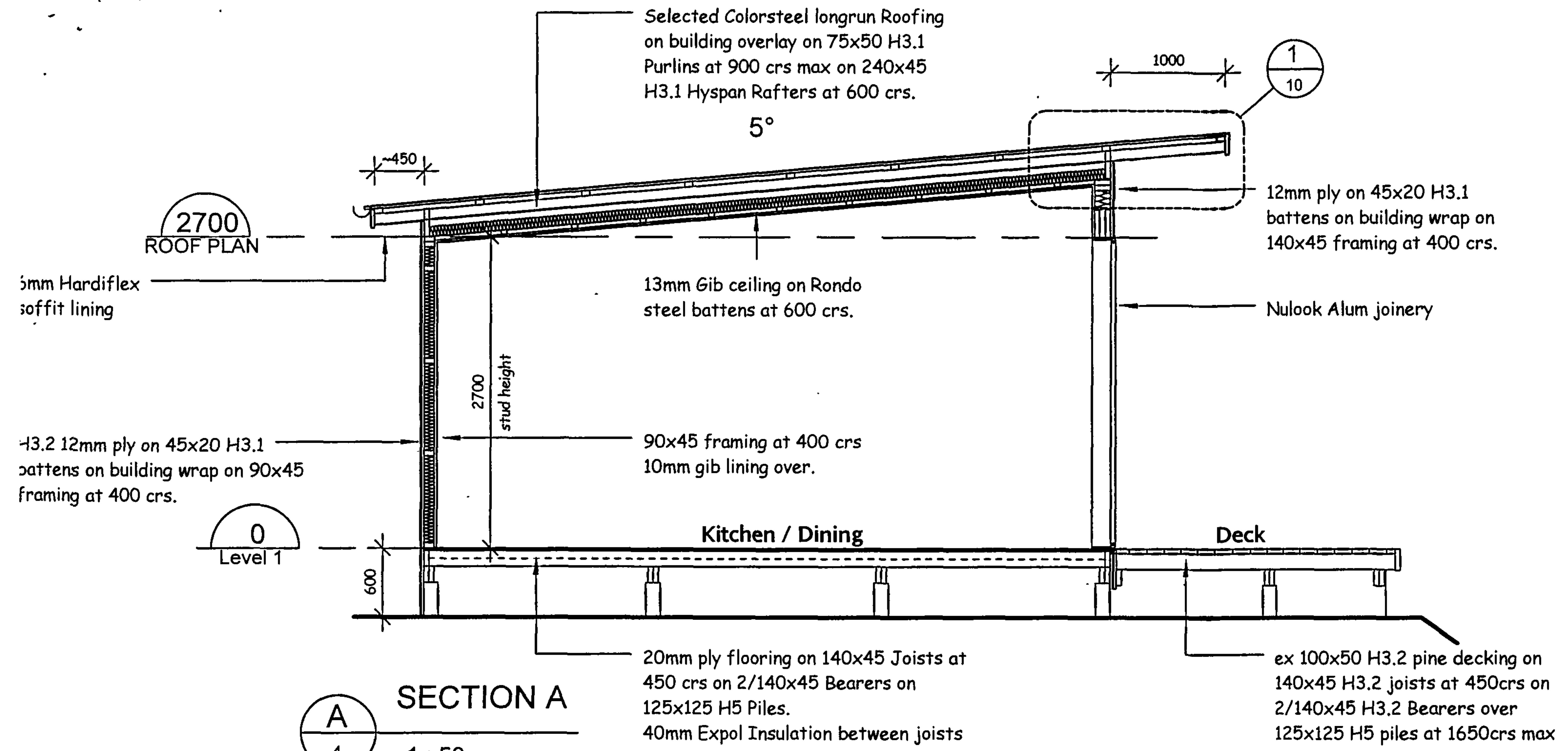
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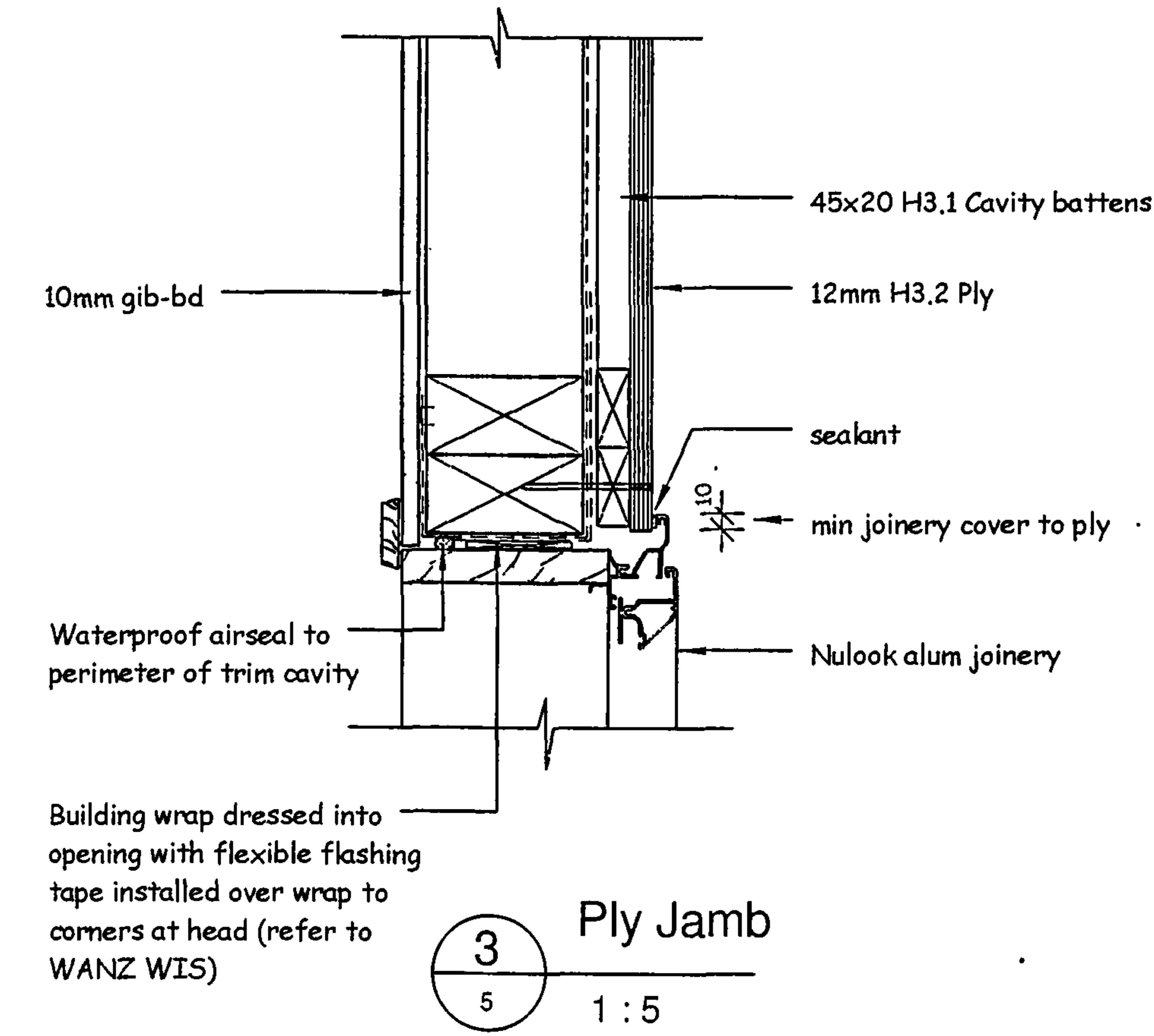
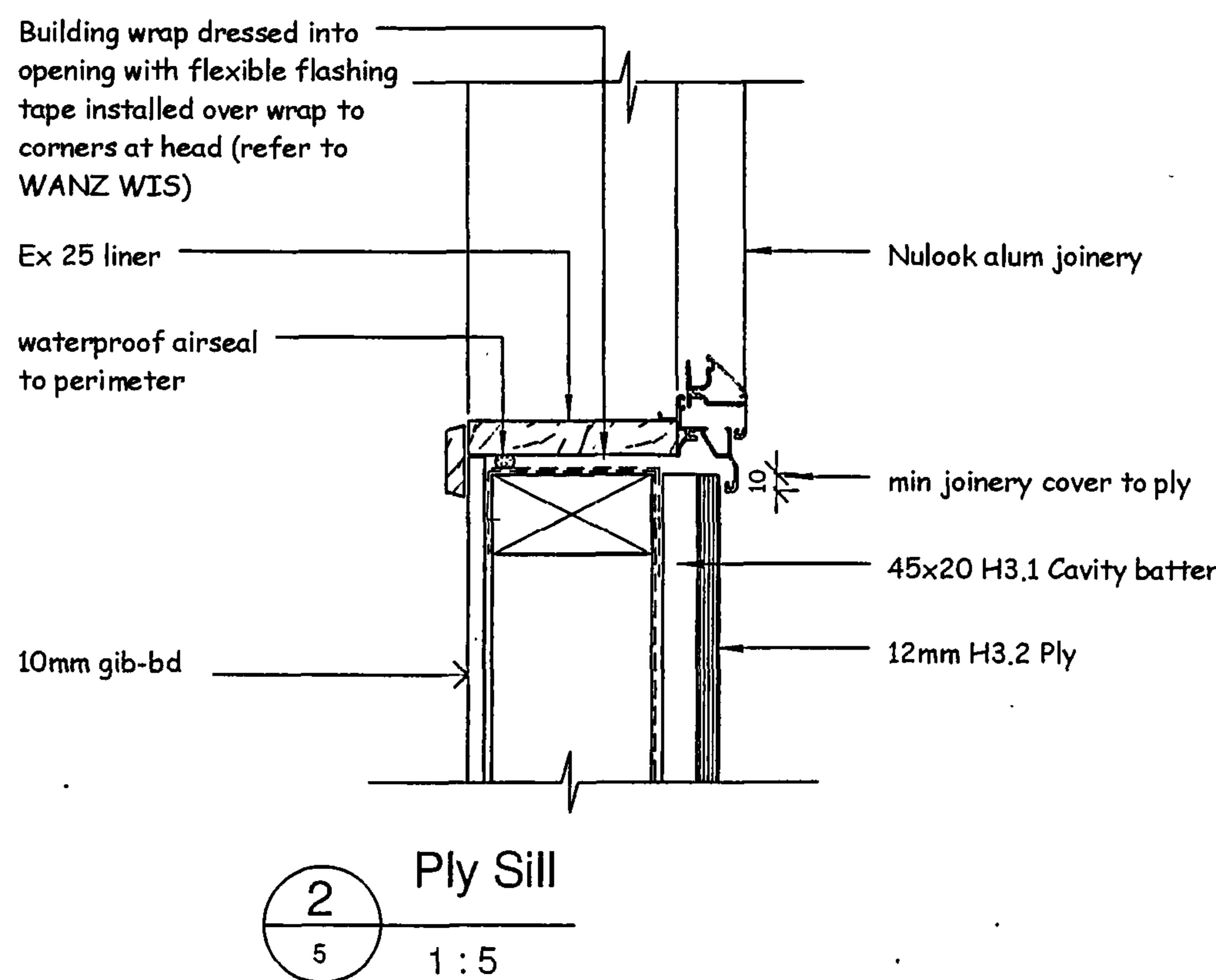
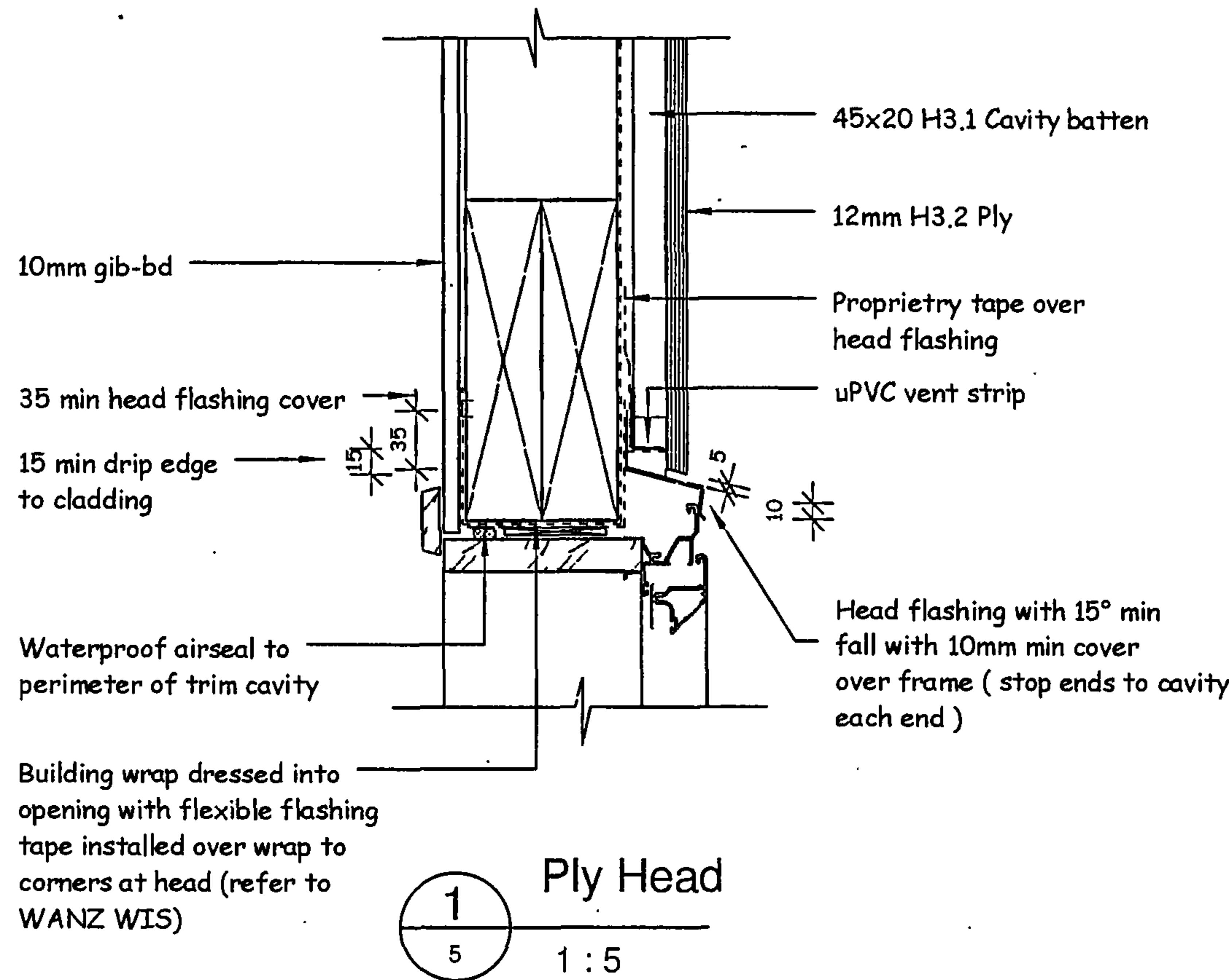
**RAD**  
RIGHT ANGLE DESIGN

project:  
NORMAN / WILLIAMS  
460a DEVON ST WEST  
NEW PLYMOUTH

drawings:  
ELEVATIONS

As indicated 5  
scale: sht: rev:





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
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DETAILS

1 : 5  
scale: 8  
sht: rev:

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Colorsteel Longrun roofing on building paper on 75x50 Purlins at 900 crs on Gangnail trusses at 900 crs max.

90x45 rafters at 900 crs M10 bolted to truss top chord multigrip each side to stringer

13mm Gib ceiling on rondo battens at 600 crs max.

[1000]

5°

200

70

90x45 H3.1 stringer multi grips to each side of rafters

4.5mm Hardi soffit lining.

Purpose made alum soffit flashing

12mm H3.2 Ply on 45x20 H3.1 battens on building wrap on 90x45 / 140x45 H1.2 framing at 400crs .

Eaves ( inverted soffit at Rafters )

1 6

1 : 10

Colorsteel Longrun roofing on building paper on 75x50 Purlins at 900 crs on Gangnail trusses at 900 crs max.

90x45 rafters at 900 crs M10 bolted to truss top chord multigrip each side to stringer

90x45 Roof space diagonal brace at each end & at between 7.5m crs .

4.5mm Hardi soffit lining.

Purpose made alum soffit flashing

12mm H3.2 Ply on 45x20 H3.1 battens on building wrap on 90x45 / 140x45 H1.2 framing at 450crs .

Eaves ( inverted soffit at trusses )

2 6

1 : 10

Colorsteel Longrun roofing on building paper on 75x50 Purlins at 900 crs on Gangnail trusses at 900 crs max.

Marley Magnum spouting

450

5°

Ex 180x45 H3.2 Fascia

323 stop end

4.5mm Hardi soffit lining .

H3.2 12mm ply on 45x20 H3.1 battens on building wrap on 90x45 framing at 400 crs .

3 7

1 : 10

Eaves

Colorsteel Longrun roofing on building paper on 75x50 Purlins at 900 crs on Gangnail trusses at 900 crs max.

0.55 Colorsteel barge flashing & Gutter.

Ex 180x45 H3.2 Fascia

4.5mm Hardi soffit lining .

H3.2 12mm ply on 45x20 H3.1 battens on building wrap on 90x45 framing at 400 crs .

4 14

1 : 10

Barge Gutter Detail

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ALL DIMENSIONS

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30 JAN 2009

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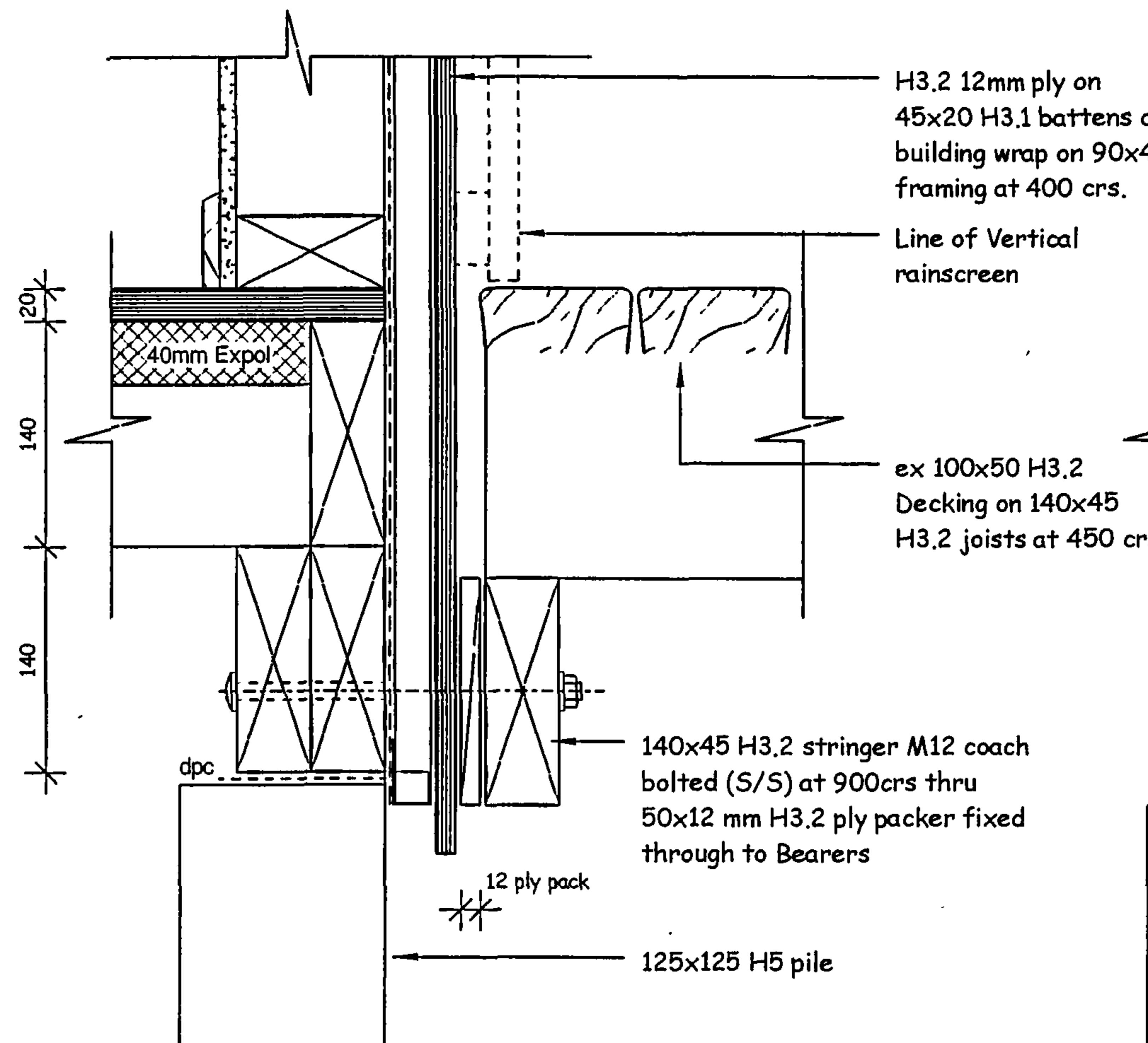
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scale: sh: rev:

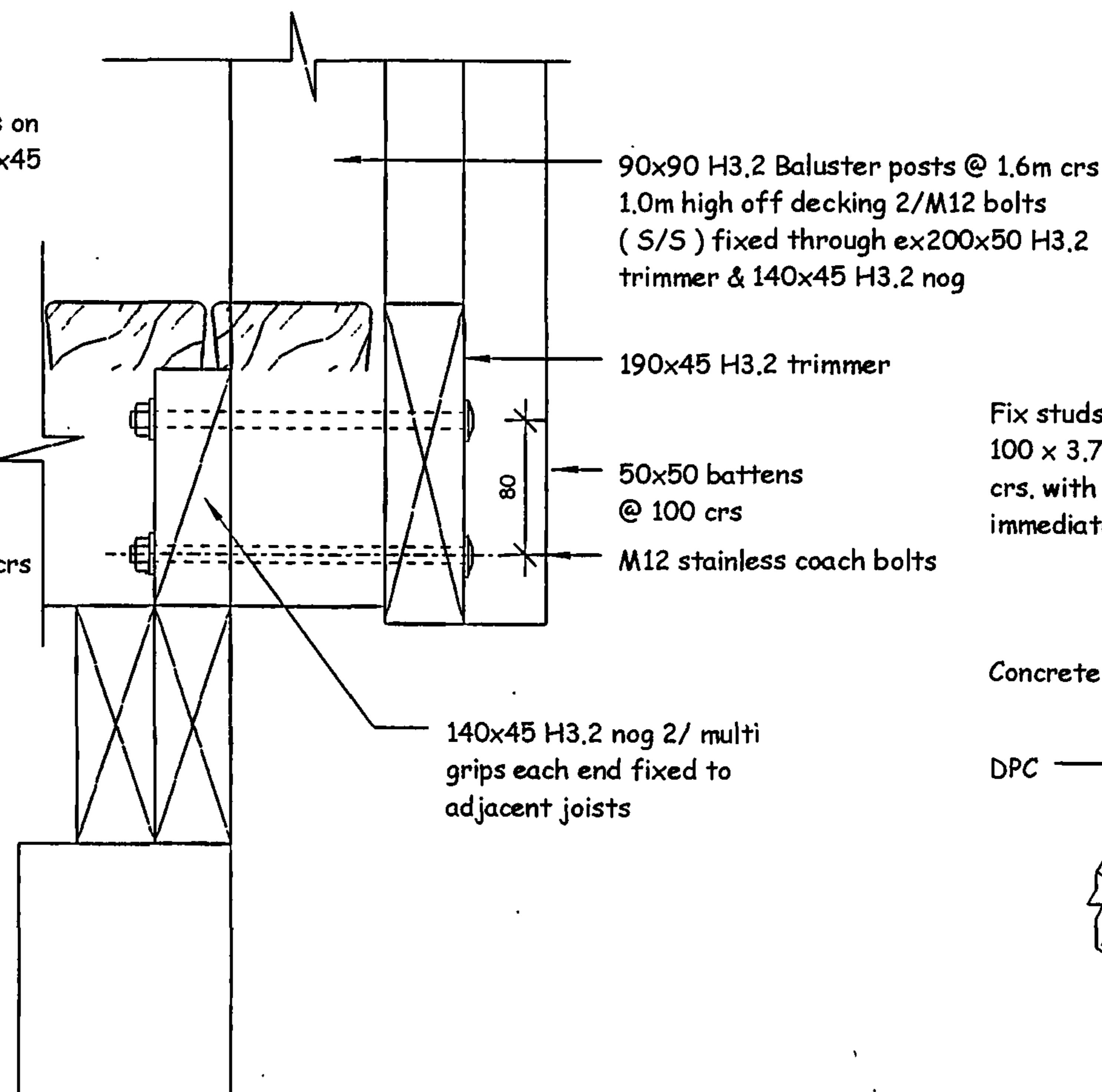
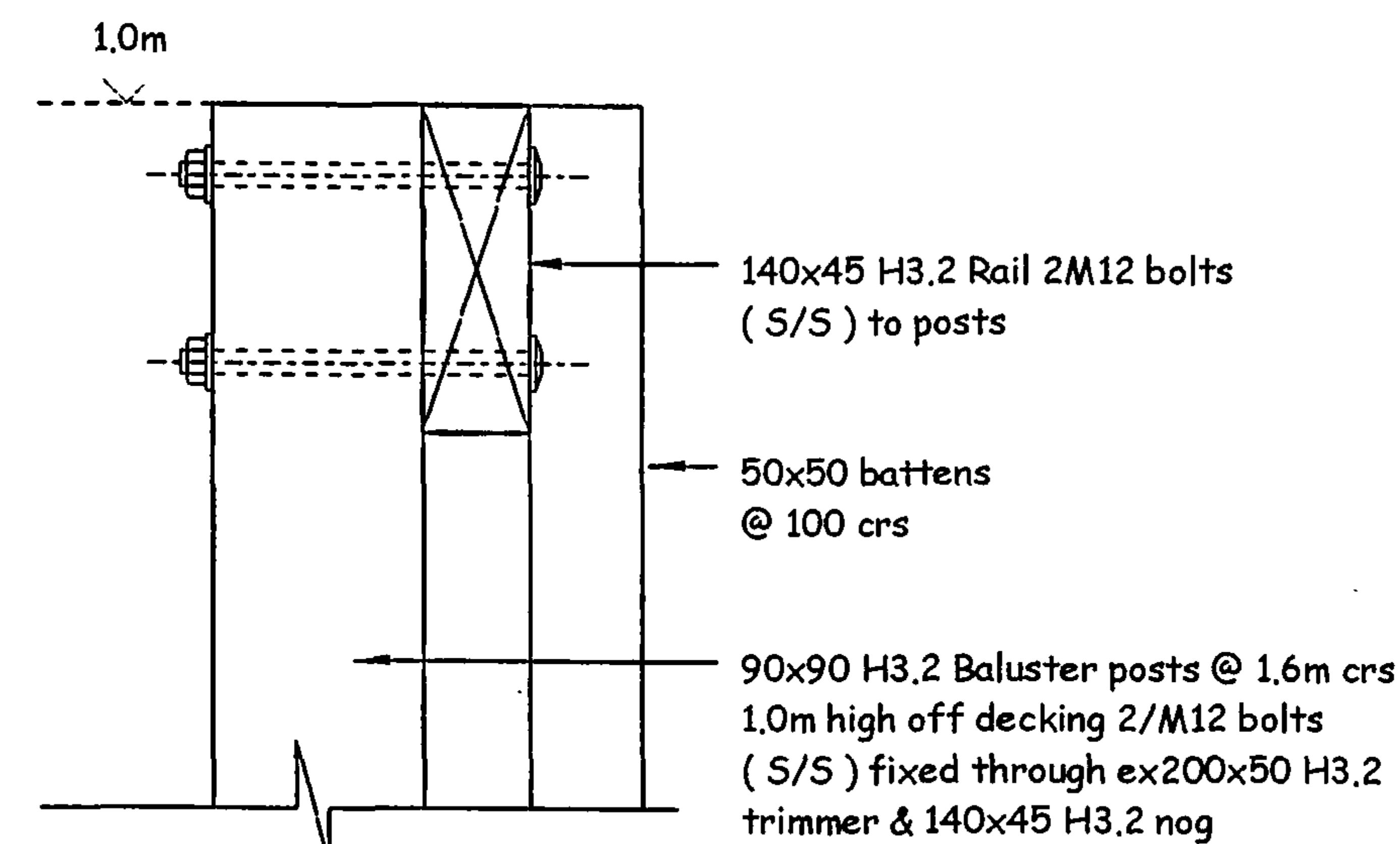
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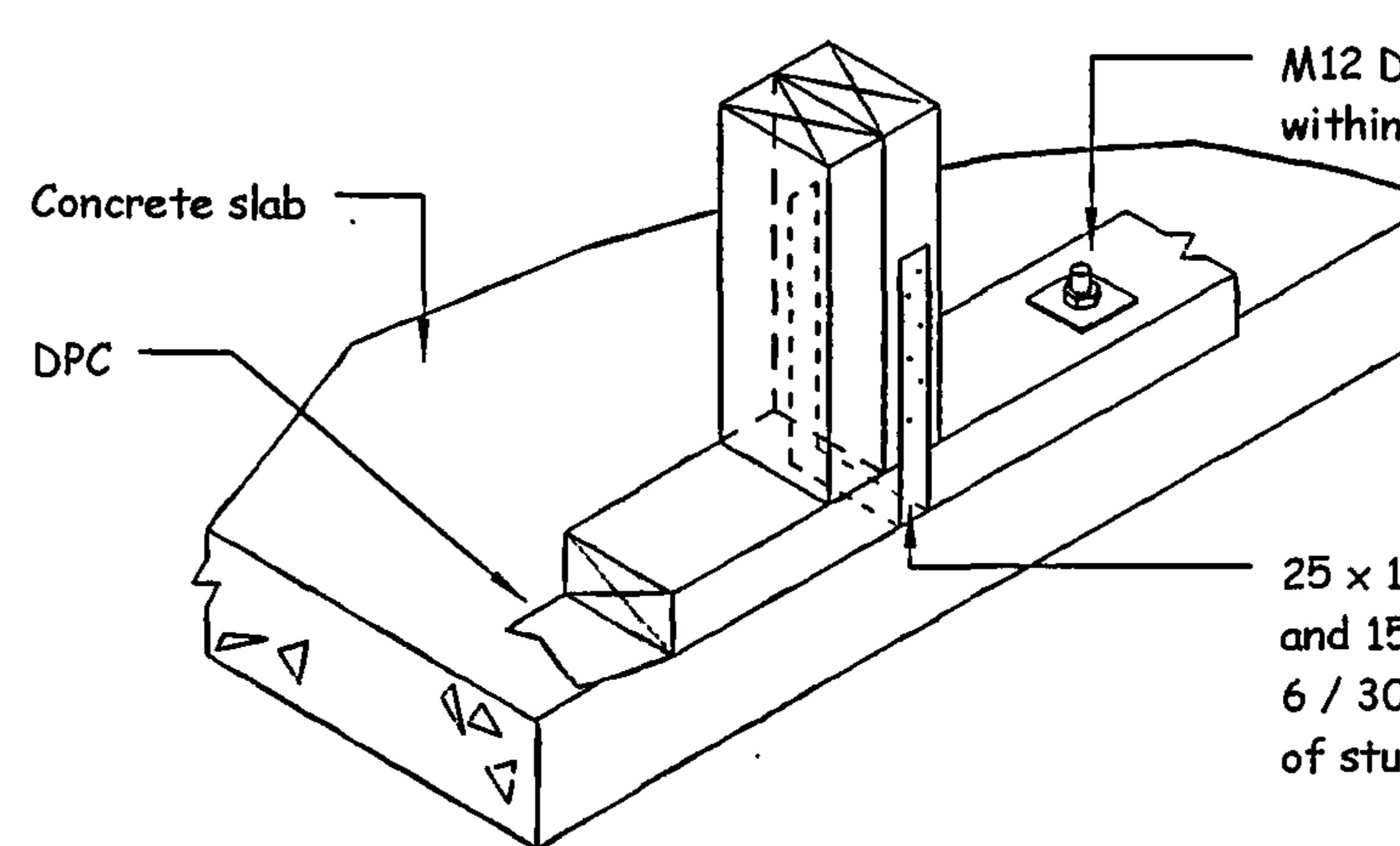
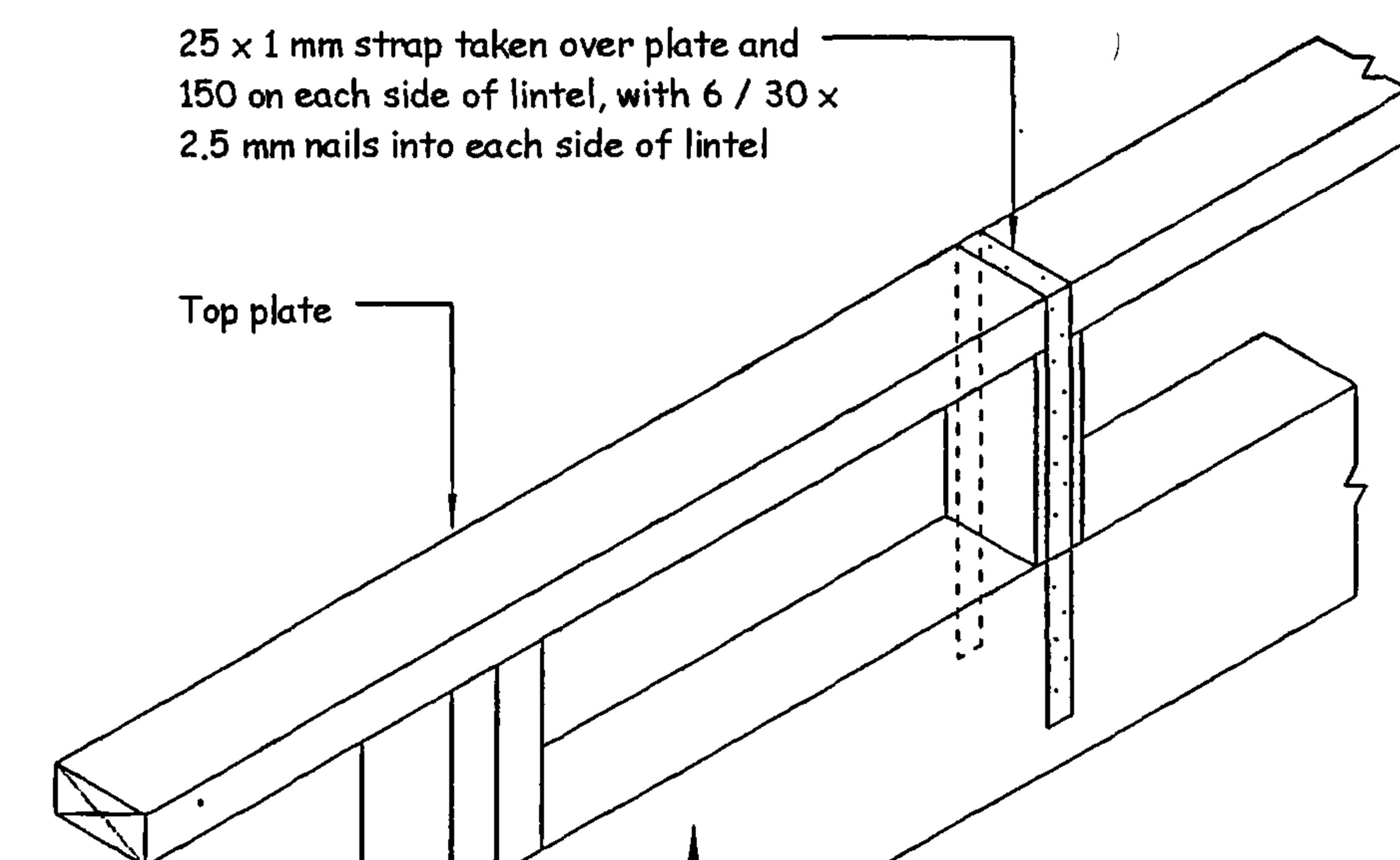
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3 Deck connection to House  
7 1 : 5



1 Deck Handrail  
7 1 : 5



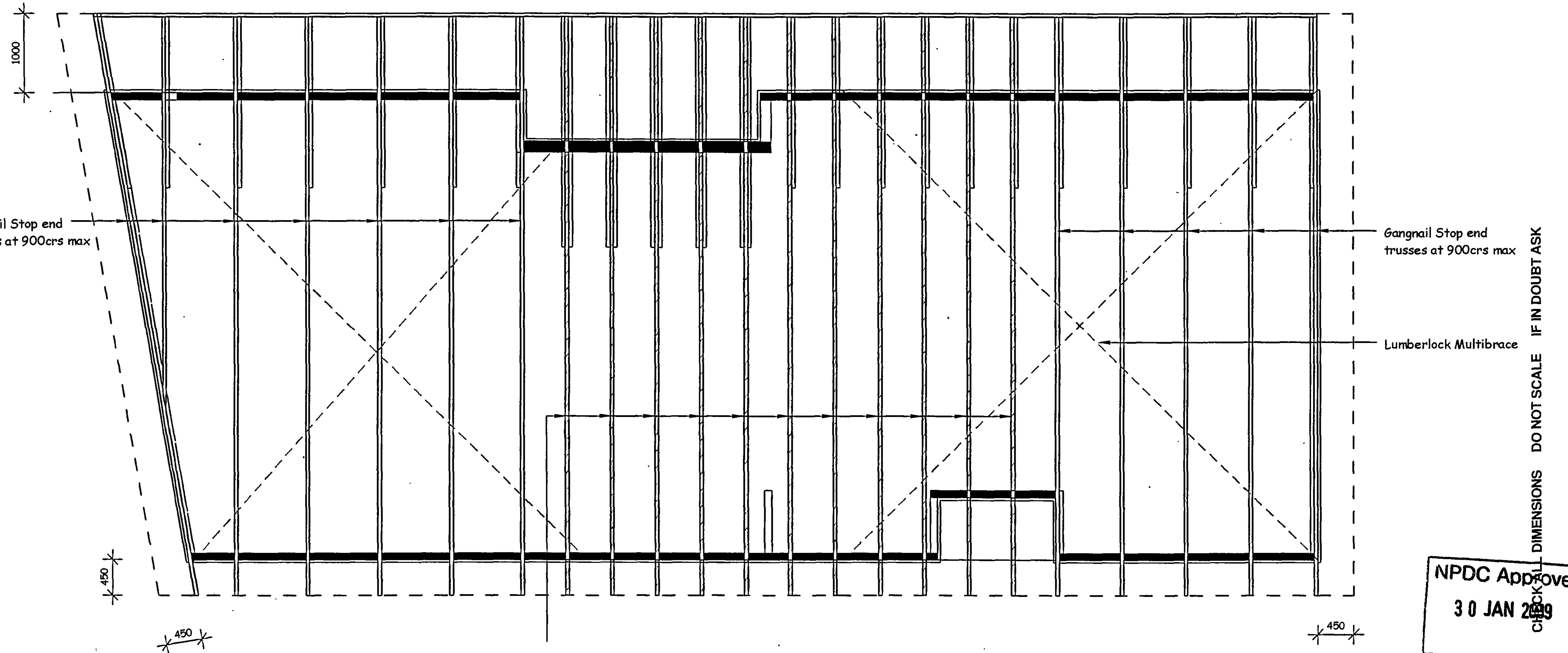
2 Lintel Fixing Detail  
5 1 : 10

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3 JAN 2009  
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drawings:  
DETAILS

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## ROOF FRAMING PLAN

1 : 50

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Gangnail Stop end  
trusses at 900crs max  
Lumberlock Multibrace  
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30 JAN 2009

project:  
NORMAN / WILLIAMS  
460a DEVON ST WEST  
NEW PLYMOUTH

drawings:  
ROOF FRAMING

1 : 50 12  
scale: sht: rev:

## BRACING NOTES

GS1a : 10mm GIB standard Plasterboard.  
one face fixed Horizontal or Vertical.

Diagonal Brace Required: YES

1.8m min: ( 65 BU's per m Wind ) ( 55 BU's per m Eq )  
2.4m min: ( 75 BU's per m Wind ) ( 65 BU's per m Eq )

GS2 : 10mm GIB Standard Plasterboard.  
both sides fixed Horizontal or Vertical.

Diagonal Brace Required: NO

1.2m min: ( 70 BU's per m Wind ) ( 60 BU's per m Eq )  
1.8m min: ( 80 BU's per m Wind ) ( 70 BU's per m Eq )  
2.4m min: ( 90 BU's per m Wind ) ( 80 BU's per m Eq )

BL1: Gib Braceline Fixed one side.  
fixed Horizontal or Vertical.

Diagonal Brace Required: NO  
Hold downs Required: YES

0.4m min: ( 120 BU's per m Wind ) ( 115 BU's per m Eq )  
0.6m min: ( 125 BU's per m Wind ) ( 115 BU's per m Eq )

BL1a: Gib Braceline Fixed one side.  
fixed Horizontal or Vertical.

Diagonal Brace Required: YES  
Hold downs Required: YES

1.8m min: ( 130 BU's per m Wind ) ( 115 BU's per m Eq )

BLP: Gib Braceline Fixed one side.  
fixed Horizontal or Vertical. 7.5mm D-D Plywood otherside

Diagonal Brace Required: NO  
Hold downs Required: YES

0.6m min: ( 145 BU's per m Wind ) ( 135 BU's per m Eq )  
0.9m min: ( 145 BU's per m Wind ) ( 145 BU's per m Eq )

BLG: Gib Braceline Fixed one side. 10mm standard fixed  
other side fixed Horizontal or Vertical.

Diagonal Brace Required: NO  
Hold downs Required: YES

0.6m min: ( 145 BU's per m Wind ) ( 130 BU's per m Eq )  
1.2m min: ( 150 BU's per m Wind ) ( 130 BU's per m Eq )

SP1G: 10mm Gib Standard Plasterboard Fixed one side.  
fixed Horizontal or Vertical. 7.5mm D-D Plywood  
otherside

Diagonal Brace Required: NO  
Hold downs Required: YES

0.9m min: ( 110 BU's per m Wind ) ( 105 BU's per m Eq )

SP2G: 10mm Gib Standard Plasterboard Fixed one side.  
fixed Horizontal or Vertical. 7.5mm D-D Plywood  
otherside

Diagonal Brace Required: NO  
Hold downs Required: YES

0.6m min: ( 95 BU's per m Wind ) ( 95 BU's per m Eq )

IF IN DOUBT ASK

DO NOT SCALE

AD DIMENSIONS

CHECK

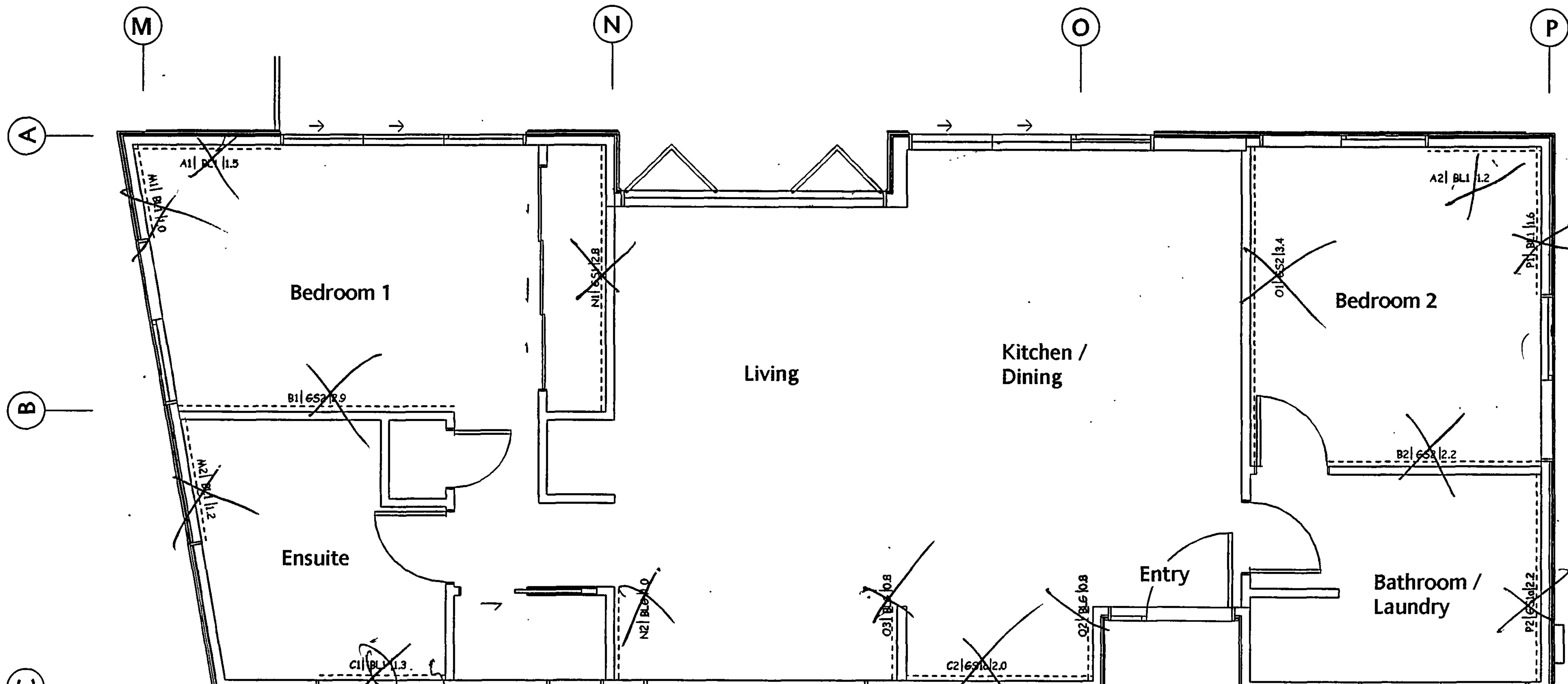
NPDC Approved  
30 JAN 2009

R A D  
RIGHT ANGLE DESIGN

project:  
NORMAN / WILLIAMS  
460a DEVON ST WEST  
NEW PLYMOUTH

drawings:  
BRACING

As indicated 13  
scale: sh: rev:




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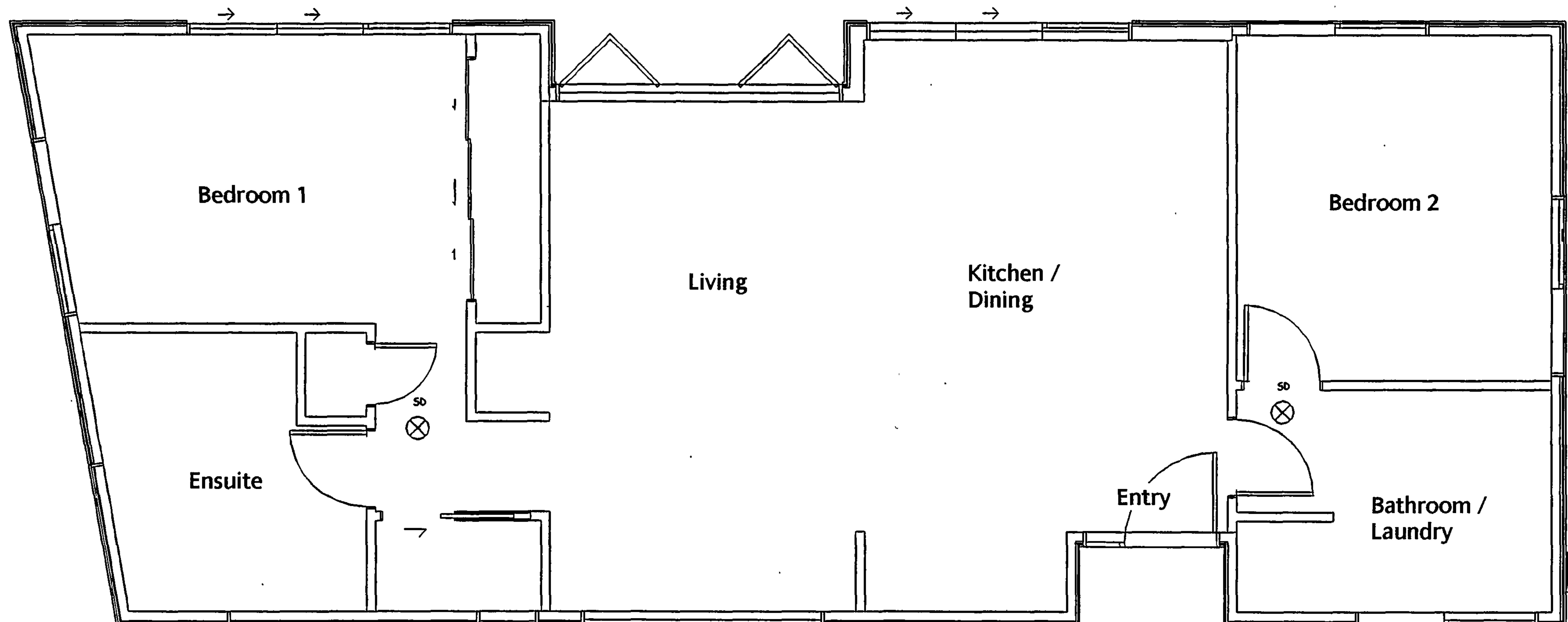
1 : 50

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G.J. Gardner Homes.

G.J. Gardner HOMES

G.J Gardner Homes.  
PO BOX 8103 - NEW PLYMOUTH  
PHONE (06) 769 6512





↑	Fan
SD	Smoke Detector
FLH	Fan/Light/Heater
SW	Switch
SL	Security Lights
RD	Recessed downlight (CA type)
EL	Exterior light
BL	Batten Lights
LVH	Low voltage halogen (CA type)
PH	Phone
PO	Power outlet
DPO	Double Power outlet
HB	Hobs
RH	Rangehood
OV	Oven
MW	Microwave
TC	TV coax
IWML	Internal Wall mounted light
EWML	External Wall mounted light
HTR	Heated towel rail
SP	Shaver point
RCD	Residual Current Device
CC	Computer
MB	Meter board
DB	Distribution board

#### ELECTRICAL LEGEND

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IF IN DOUBT ASK  
CHECK ALL DIMENSIONS  
DO NOT SCALE

R.A.D.  
RIGHT ANGLE DESIGN

project:  
NORMAN / WILLIAMS  
460a DEVON ST WEST  
NEW PLYMOUTH

drawings:  
ELECTRICAL

As indicated 15  
scale: sh: rev:

## ELECTRICAL PLAN

1 : 50

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G.J Gardner Homes.  
PO BOX 8103 - NEW PLYMOUTH  
PHONE (06) 769 6512

Job: GJGNOR

Client: G J GARDNER HOMES  
Phone:

Site: NORMAN / WILLIAMS

Description: BACH  
Building Consent No.:  
MiTek 20/20 - Engineerer 4.4 Gamma1.5 (build 1507-53)

MiTek New Zealand Ltd.

Phone:

Printed: 08:50:28 08 Aug 20

PRODUCER STATEMENT  
MiTek 20/20™ TRUSS DESIGN PROGRAMCertification of MiTek 20/20™ Truss Design Program

The MiTek 20/20™ truss design program has been developed by MiTek New Zealand Ltd for the design of GANG-NAIL timber roof, floor and attic trusses in New Zealand. The truss designs computed by this program are prepared using sound and widely accepted engineering principles, and in accordance with NZS 4203, NZS 3603 and NZS 3604 as verification methods and acceptable solutions of the approved documents of the New Zealand Building Code to satisfy the requirements of the Building Regulations 1992: Clause B1 - Structure. This computer design for the proposed building complies with the relevant provisions of the NZ Building Code. This is subject to all proprietary products meeting their performance specification requirements, the provision of adequate bracing, fixings and the correct input of design data carried out by suitably trained personnel.

Summary of MiTek 20/20™ Truss Design Data and Output

The MiTek 20/20™ computer design output for this job titled and located at the site identified on the top of this page is based on the following parameters entered into the program. The owner must ensure that the following job details below are current and relevant to the project before fabrication and erection of the GANG-NAIL trusses.

Job DetailsRoof Truss

Timber Group:	VSG8 H3.1	Pitch:	5.000 deg	Std Overhang:	450 mm / 1000 mm
Material:	Light	Ceiling		Wind	
Dead Load:	0.250 kPa	Material:	Standard	Area:	High (44.0 m/s)
Restraints:	1200 mm centres	Dead Load:	0.200 kPa	Pressure Coeff:	Cpe = varies; Cpi = -0.30, 0.2
Live Load:	Qur = 0.250 kPa	Restraints:	400 mm centres		
	Qc = 1.000 kN				

These trusses must be fabricated and erected in accordance with the GANG-NAIL manual. Proper erection bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixing must be installed before any loads are applied. The specifications for timber shall be as shown on the output. The timber shall be standard gauged and treated to the requirements of NZS 3640:2003. Unless otherwise noted, this design assumes that the steel fixings and timber connectors are situated in a closed environment, as defined by NZS3604:1999 Section 4.

Truss List

Legend: \* = detail only, ? = input only, F = failed design, Unmarked trusses = designed successfully, LB = lateral bracing required

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
T01	4	5935	5.000	900 LB
T01A	1	5935	5.000	900 LB
T02	1	5935	5.000	804
T02A	3	5935	5.000	804
T02B	2	5935	5.000	804
T03	1	6025	4.919	900
EN01	1	5935	5.000	804
T04	1	3479	5.000	900

Total quantity : 14

NPDC Approved

30 JAN 2009

The computer design input has been carried out by:

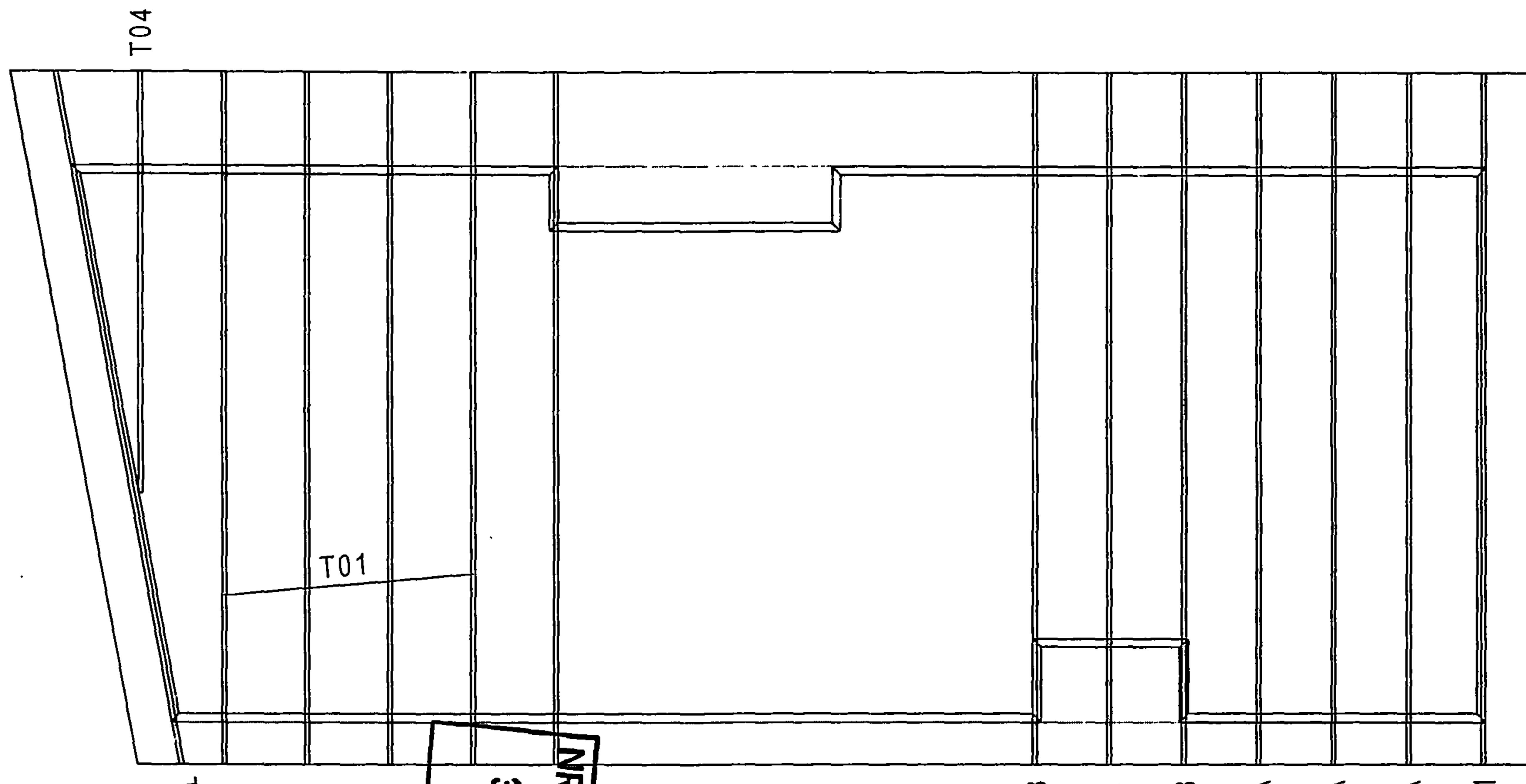
Signed: Wayne Silby

Date: 8/08/2008

Name of Computer Operator: Wayne Silby

Qualifications and Title: Detailer

Company: Timber Co Ltd



Job Details:

Wind Area:  
IC Restraints:

High  
1200 mm  
Light  
Design Wind Speed:  
80 Restraints:  
Ceiling Material:

44.0 m/s  
400 mm  
Standard

Timber Co Ltd

7 Sunley St  
P O Box 871  
New Plymouth

Name: G J GARDNER HOMES  
Address:

BACH

Job:  
GJGNOR

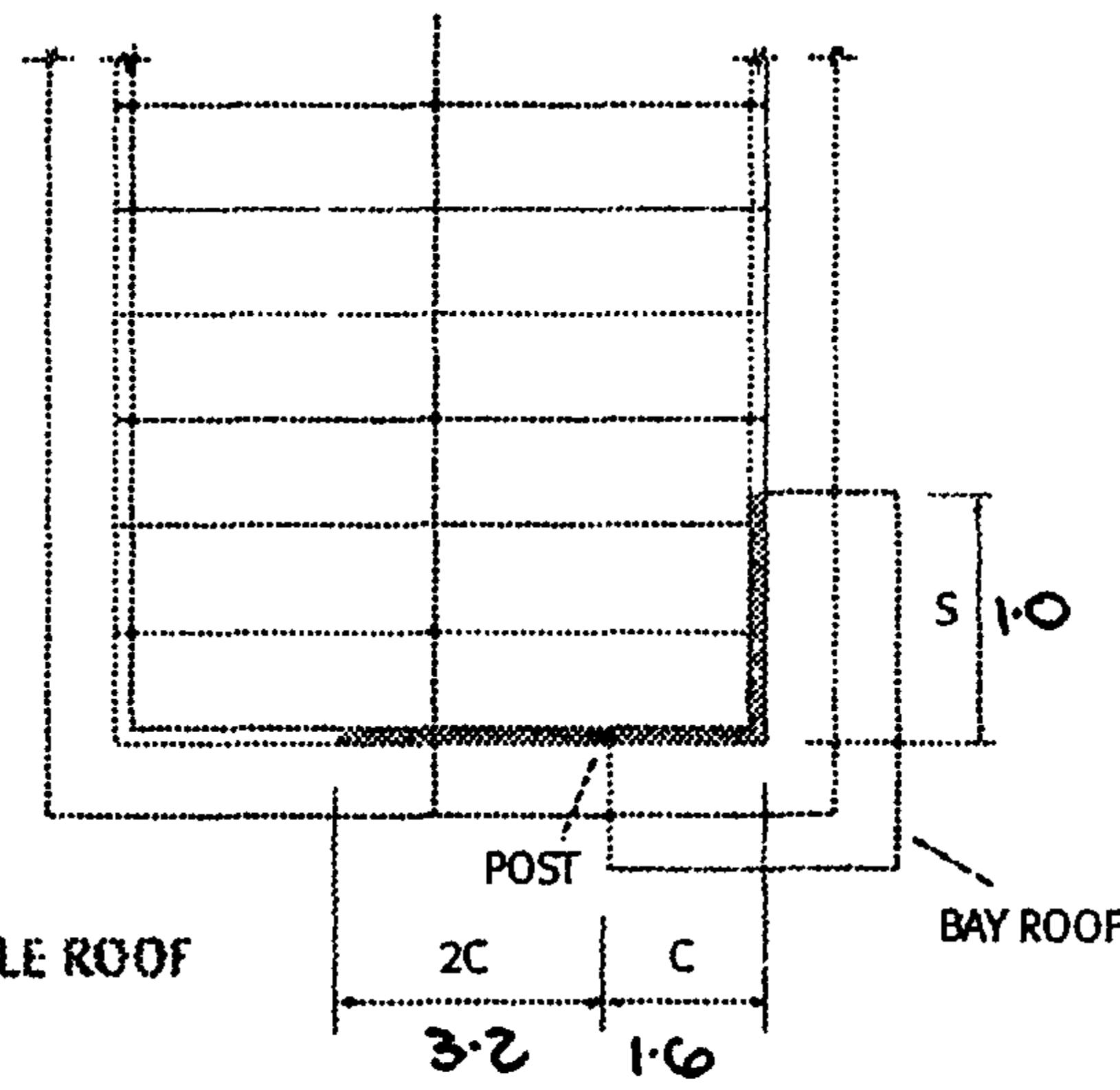
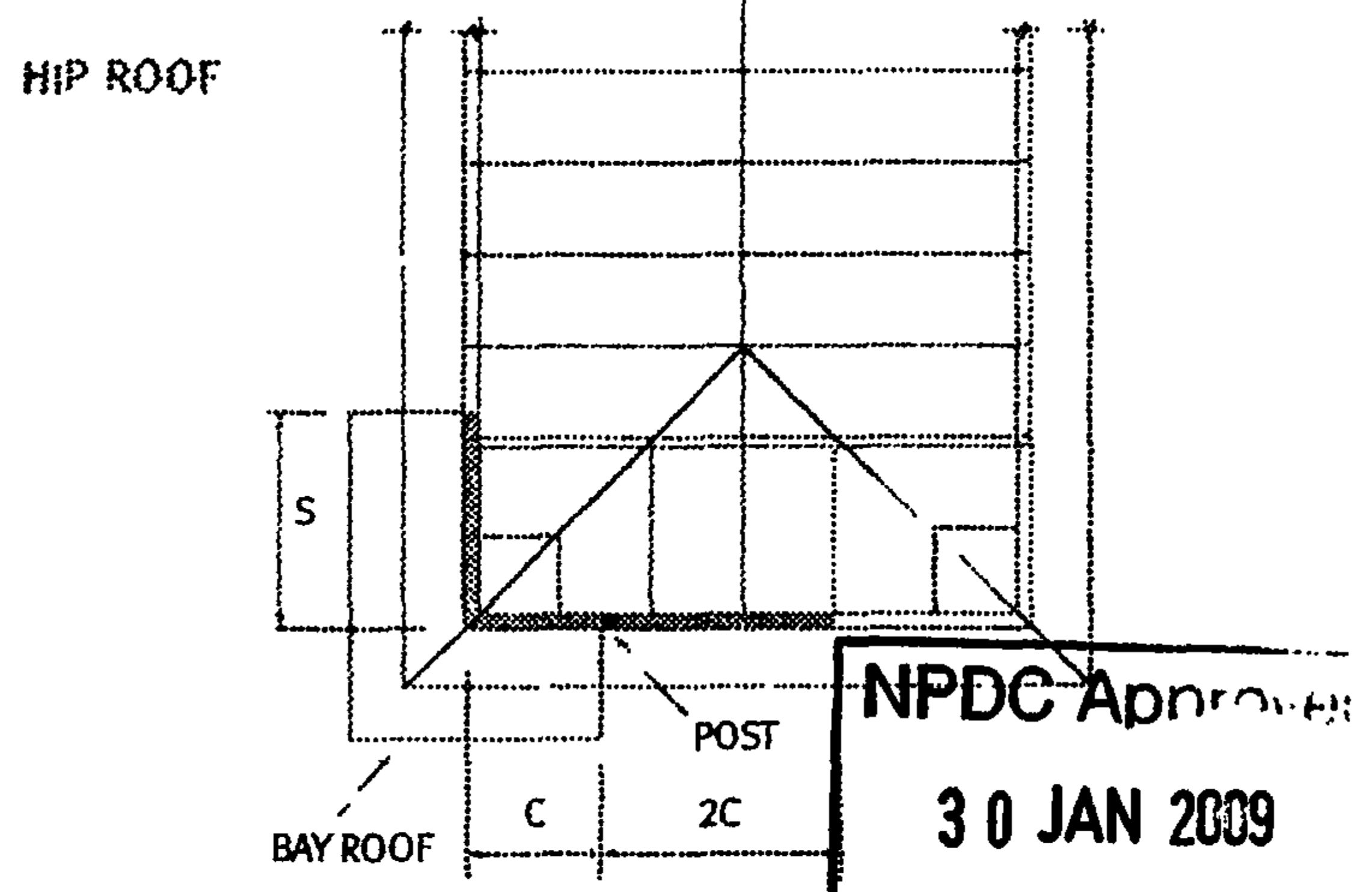
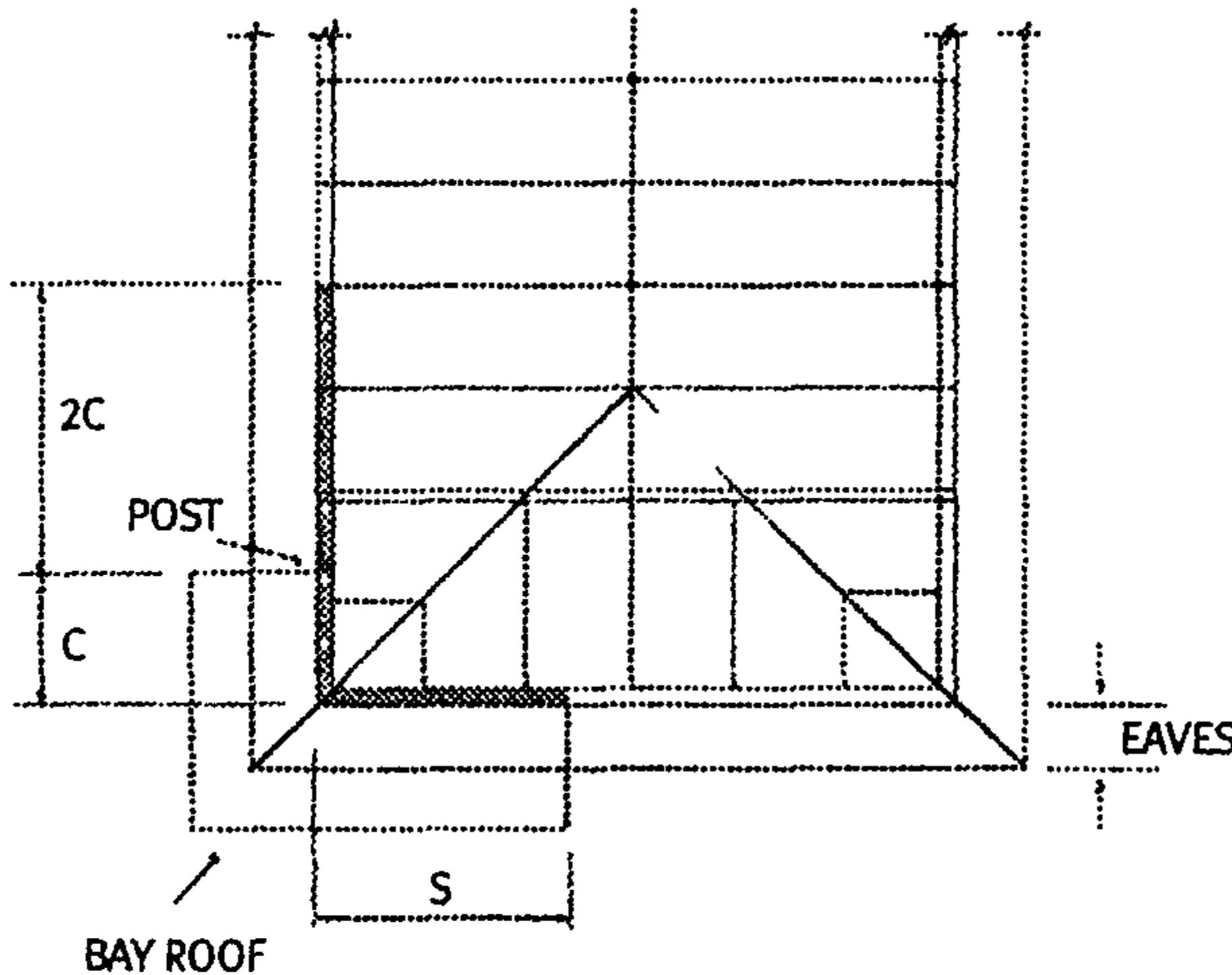
Norm/Williams.

## Cantilever supporting hip roof corner

Hy90 Section D x B (mm)	Light roof and ceiling					
	Supported lintel span (m)					
	1.8	2.4	3.0	3.6	4.2	4.8
Maximum cantilevered lintel span (m)						
150 x 90	0.9	0.8	0.7	0.6	0.5	-
200 x 90	1.2	1.1	1.0	0.9	0.7	0.6
240 x 90	1.5	1.3	1.1	1.0	0.9	0.8
300 x 90	2.0	1.9	1.8	1.7	1.5	1.4
360 x 90	2.3	2.2	2.1	2.0	2.0	1.9
400 x 90	2.6	2.5	2.4	2.3	2.1	2.0

Hy90 Section D x B (mm)	Heavy roof and ceiling					
	Supported lintel span (m)					
	1.8	2.4	3.0	3.6	4.2	4.8
Maximum cantilevered lintel span (m)						
150 x 90	0.6	0.5	-	-	-	-
200 x 90	1.0	0.8	0.7	0.6	0.5	-
240 x 90	1.3	1.1	1.0	0.8	0.7	0.6
300 x 90	1.7	1.6	1.5	1.4	1.2	1.1
360 x 90	2.1	2.0	1.9	1.8	1.7	1.5
400 x 90	2.3	2.2	2.1	1.9	1.8	1.6

Minimum bearing on post adjacent to cantilevered lintel (see key on page 9)



### Notes:

- S = Supported lintel span
- C = Cantilevered lintel span
- 2C = Minimum back-span
- = 2 x cantilevered lintel span

Supported lintel span is recommended to be equal or longer than the cantilevered lintel

- Specify the supported lintel size and details from other tables in this brochure
- Maximum bay roof width 1.5 metres
- Maximum eaves width 750mm

See page 14 for typical construction details.

## Cantilever supporting gable roof corner

Hy90 Section D x B (mm)	Supported lintel span (m)	Light roof and ceiling									
		Roof load width 'RLW' (m)									Maximum cantilevered lintel span (m)
		1.8	2.4	3.0	3.6	4.2	4.8	5.4	6.0	6.6	
150 x 90	1.2	0.8	0.7	0.7	0.6	0.6	0.6	0.6	0.5	0.5	0.4
	2.4	0.6	0.6	0.5	0.5	0.5	0.5	0.4	0.4	0.4	0.3
	3.6	0.5	0.5	0.4	0.4	0.4	-	-	-	-	-
200 x 90	1.2	1.1	1.1	1.0	1.0	0.9	0.9	0.8	0.8	0.8	0.7
	2.4	0.9	0.8	0.8	0.7	0.7	0.7	0.6	0.6	0.6	0.5
	3.6	0.7	0.7	0.7	0.6	0.6	0.6	0.5	0.5	0.5	0.4
240 x 90	1.2	1.5	1.4	1.3	1.2	1.2	1.1	1.1	1.0	1.0	0.9
	2.4	1.1	1.1	1.0	0.9	0.9	0.9	0.8	0.8	0.8	0.7
	3.6	1.0	0.9	0.8	0.8	0.8	0.7	0.7	0.7	0.7	0.6
300 x 90	1.2	1.9	1.8	1.7	1.6	1.6	1.5	1.5	1.4	1.4	1.3
	2.4	1.6	1.5	1.4	1.3	1.2	1.2	1.1	1.1	1.1	1.0
	3.6	1.3	1.2	1.2	1.1	1.0	1.0	1.0	0.9	0.9	0.8
360 x 90	1.2	2.2	2.1	2.0	2.0	1.9	1.8	1.8	1.7	1.7	1.6
	2.4	1.9	1.8	1.7	1.6	1.6	1.5	1.5	1.4	1.4	1.3
	3.6	1.6	1.6	1.5	1.4	1.3	1.3	1.2	1.2	1.2	1.1
400 x 90	1.2	2.5	2.3	2.3	2.2	2.1	2.0	2.0	1.9	1.9	1.8
	2.4	2.0	2.0	1.9	1.8	1.8	1.7	1.7	1.6	1.6	1.5
	3.6	1.8	1.7	1.7	1.6	1.6	1.5	1.4	1.4	1.3	1.3

Hy90 Section D x B (mm)	Supported lintel span (m)	Heavy roof and ceiling									
		Roof load width 'RLW' (m)									Maximum cantilevered lintel span (m)
		1.8	2.4	3.0	3.6	4.2	4.8	5.4	6.0	6.6	
150 x 90	1.2	0.6	0.5	0.5	0.5	0.5	0.4	0.4	0.3	0.3	0.3
	2.4	0.4	0.4	0.4	0.3	0.3	0.3	-	-	-	-
	3.6	-	-	-	-	-	-	-	-	-	-
200 x 90	1.2	0.8	0.8	0.7	0.7	0.7	0.7	0.6	0.6	0.6	0.5
	2.4	0.7	0.6	0.6	0.5	0.5	0.5	0.5	0.5	0.5	NRDC AD4
	3.6	0.6	0.5	0.5	0.5	0.4	-	-	-	-	-
240 x 90	1.2	1.1	1.0	1.0	0.9	0.9	0.8	0.8	0.8	0.8	0.7 JAN 2009
	2.4	0.8	0.8	0.7	0.7	0.7	0.7	0.6	0.6	0.6	0.5
	3.6	0.7	0.7	0.6	0.6	0.6	0.5	0.5	-	-	-
300 x 90	1.2	1.5	1.4	1.3	1.2	1.2	1.1	1.1	1.0	1.0	1.0
	2.4	1.1	1.1	1.0	1.0	1.0	0.9	0.9	0.8	0.8	0.7
	3.6	1.0	0.9	0.9	0.8	0.8	0.7	0.7	0.7	0.7	0.6
360 x 90	1.2	1.8	1.7	1.7	1.6	1.5	1.5	1.5	1.4	1.4	1.3
	2.4	1.5	1.4	1.3	1.2	1.2	1.1	1.1	1.1	1.0	1.0
	3.6	1.3	1.2	1.1	1.0	1.0	0.9	0.9	0.9	0.8	0.8
400 x 90	1.2	2.0	1.9	1.8	1.8	1.7	1.7	1.6	1.6	1.5	1.5
	2.4	1.7	1.6	1.5	1.4	1.4	1.3	1.2	1.2	1.2	1.1
	3.6	1.5	1.4	1.3	1.2	1.1	1.1	1.1	1.0	1.0	1.0

Minimum bearing on post adjacent to cantilevered lintel  
(key refers to tables on pages 8 and 9)

70mm

90mm

105mm

## H1 2007 Compliance Report

### Project Details

Designer: RIGHT ANGLE DESIGN

Project Name: NORMAN / WILLIAMS

Client: NORMAN / WILLIAMS

Lot No: \_\_\_\_\_

Comment: 

Project Id: 2513

Report Date: 17/12/2008

### Compliance Result

This building compiles with H1 via the Calculation Method in NZS4218:2004 (Sept 2008 R-values).

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30 JAN 2009

**Compliance Details****NZS4218:2004 Schedule Method Compliance**

The use of the Schedule Method is not permitted because the East, South and West glazing area is larger than 30% of the respective wall surface area.

In order to comply the R-values for all the construction elements must be the same or larger than the permitted minimum R-values. This design does not comply with the NZS4218:2004 Schedule Method.

	Permitted minimum Option 1	Permitted minimum Option 2	Actual minimum
Floor R-value	<u>1.3</u>	—	<u>1.3</u>
Wall R-value	<u>1.9</u>	—	<u>2</u>
Roof R-value	<u>2.9</u>	—	<u>3.4</u>
Glazing R-value	<u>0.26</u>	—	<u>0.26</u>
Skylight R-value	<u>0.26</u>	—	<u>0</u>

**NZS4218:2004 Calculation Method Compliance**

The use of the Calculation Method is permitted.

In order to comply the Actual Heat Loss must be the same or smaller than the Reference Heat Loss AND all component R-values must be the same or larger than 60% of the R-values in the '60% Rule' table below.

This design complies with the NZS4218:2004 Calculation Method.

Reference Building Heat Loss		
	Area	R-value
Floor	<u>84</u>	<u>1.3</u>
Wall	<u>80.4</u>	<u>1.9</u>
Roof	<u>82</u>	<u>2.9</u>
Glazing (30% of Total Wall)	<u>34.4</u>	<u>0.26</u>
Glazing (surplus of 30%)	<u>0</u>	<u>0.31</u>
Skylight	<u>0</u>	<u>0.31</u>

**Heat Loss:**

Reference	Actual
<u>268</u>	<u>259</u>

**Minimum R-values ("60% rule"):**

	Permitted minimum	Actual minimum
Floor R-value	<u>0.8</u>	<u>1.3</u>
Wall R-value	<u>1.1</u>	<u>2</u>
Roof R-value	<u>1.7</u>	<u>3.4</u>
Glazing R-value	<u>0.15</u>	<u>0.26</u>
Skylight R-value	<u>0.15</u>	<u>0</u>

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**NZS4218:2004 Modelling Method Compliance**

The use of the Modelling Method is permitted. Showing compliance with this method requires a full-scale computer simulation of the building's heating energy use. If this heating energy is smaller than the simulated heating energy of a reference building with the following R-values: Floor: 1.3, Walls: 1.9, Roof: 2.9, Glazing (up to 30%) 0.26, Glazing (above 30%) 0.31 and Skylight 0.31 then the building complies.

---

**Building Performance Index Compliance**

The use of the Building Performance Index (BPI) method is permitted. To test for compliance with the Building Performance Index (BPI) please use the BRANZ ALF software and follow the guidelines provided in the ALF Guide. If the BPI is smaller than 1.55 kWh/DegMonth.m<sup>2</sup> the building complies.

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**Design Details****Building Dimensions**

Floor Area	<u>84</u>
Gross Wall Area	<u>114.8</u>
Net Wall Area	<u>81</u>
Wall (North) Area	<u>16</u>
Wall (East, South and West) Area	<u>65.1</u>
Gross Roof Area	<u>82</u>
Net Roof Area	<u>82</u>
Glazing Area	<u>33.8</u>
Window (North) Area	<u>2.1</u>
Window (East, South and West) Area	<u>31.7</u>
Skylight Area	<u>0</u>

**Glazing Area Percentages**

Total Glazing Percentage	<u>29.4%</u>
East, South and West Window Percentage	<u>32.7%</u>
Total over 30%	<u>no</u>
East, South and West over 30%	<u>yes</u>
Total over 50%	<u>no</u>

**Wall Construction Type**

Solid Construction	<u>non-solid</u>
--------------------	------------------

**Climate**

Location	<u>New Plymouth</u>
Climate Zone	<u>2</u>

**Heat Loss Details**

Id	Orientation	Width	Height	Net Area	R-value	Heat Loss
----	-------------	-------	--------	----------	---------	-----------

**Floors**

Floor 1	<u>—</u>			<u>84</u>	<u>1.3</u>	<u>64.6</u>
---------	----------	--	--	-----------	------------	-------------

**Walls**

Wall 1	<u>—</u>	<u>West</u>	<u>5.043</u>	<u>2.6</u>	<u>6</u>	<u>2.0</u>	<u>3</u>
Window 1-1	<u>—</u>		<u>2.62</u>	<u>2.7</u>	<u>7.1</u>	<u>0.26</u>	<u>27.2</u>
Wall 2	<u>—</u>	<u>West</u>	<u>2.97</u>	<u>3.1</u>	<u>1.6</u>	<u>2.3</u>	<u>0.7</u>
Window 2-1	<u>—</u>		<u>2.8</u>	<u>2.7</u>	<u>7.6</u>	<u>0.26</u>	<u>29.1</u>
Wall 3	<u>—</u>	<u>West</u>	<u>3.59</u>	<u>3.1</u>	<u>4.1</u>	<u>2.3</u>	<u>1.8</u>
Window 3-1	<u>—</u>		<u>2.62</u>	<u>2.7</u>	<u>7.1</u>	<u>0.26</u>	<u>27.2</u>
Wall 4	<u>—</u>	<u>West</u>	<u>3.1</u>	<u>2.6</u>	<u>5.9</u>	<u>2</u>	<u>3</u>
Window 4-1	<u>—</u>		<u>1.8</u>	<u>1.18</u>	<u>2.1</u>	<u>0.26</u>	<u>8.2</u>
Wall 5	<u>—</u>	<u>North</u>	<u>5.755</u>	<u>2.6</u>	<u>12.8</u>	<u>2</u>	<u>6.4</u>
Window 5-1	<u>—</u>		<u>1.8</u>	<u>1.18</u>	<u>2.1</u>	<u>0.26</u>	<u>8.2</u>

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Wall 6		East	3.1	2.6	7.1	2	3.5
Window 6-1			1.8	.54	1	0.26	3.7
Wall 7		East	1.5	2.7	1.1	2	0.5
Window 7-1			1.35	2.2	3	0.26	11.4
Wall 8		East	5.11	2.7	12.5	2	6.3
Window 8-1			2.4	.540	1.3	0.26	5
Wall 9		East	4.04	2.6	9.7	2	4.9
Window 9-1			.6	.540	0.3	0.26	1.2
Window 9-2			.8	.540	0.4	0.26	1.7
Wall 10		South	3.770	2.6	8	2	4
Window 10-1			1.6	.540	0.9	0.26	3.3
Window 10-2			1.8	.540	1	0.26	3.7
Wall 11		North	.475	2.6	1.2	2	0.6
Wall 12		North	.7	2.7	1.9	2	0.9
Wall 13		South	.7	2.7	1.9	2	0.9
Wall 14		South	2.3	3.1	7.1	2	3.6
<b><u>Roofs</u></b>							
Roof 1			5.2	6.7	34.8	3.4	10.2
Roof 2			5.9	8	47.2	3.4	13.9
<b><u>Total Heat Loss</u></b>							
						258.7	

### Compliance with Clause E3

This building complies with the R-value targets in NZBC Clause E3.

Component	Minimum R-value	Project R-value
Framed wall constructions with cavities	1.5	<u>2.02</u>
Single skin masonry wall without a cavity	0.6	_____
Solid timber wall no less than 60 mm thick	0.6	_____
Roof or ceilings	1.5	<u>3.4</u>

This report was created with the Design-Navigator ([www.design-navigator.co.nz](http://www.design-navigator.co.nz)).

[Print Report](#)

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30 JAN 2009

## WALL BRACING CALCULATION SHEET A

### JOB DETAILS

Name	NORM - WILLIAMS	
Street and number	460A DEVON	
Lot and DP number	LOT 39 DP 8989	
City/Town/District	NEW PLYMOUTH	
Bracing prepared by	R.A.D.	
Franchisee	G.J. GARDNER	

### BUILDING DETAILS

Location of storey	Single	▼	Roof weight	Light	▼
Building height to apex	3.6	m	Cladding weight	Light	▼
Roof height above eaves	1	m	Room in roof space	No	▼
Stud height	2.6	m			
Average roof pitch	5	degrees	Gross building plan area	84	$m^2$
Building length BL	15.22	m			
Building width BW	5.935	m			

Note: When average roof pitch is over 25 degrees use the eaves length and width to determine BL and BW

Note: For heavy roofs use the roof plan at eaves level to determine GPA

### WIND ZONE

Determine Wind Zone by application of NZS 3604 Figures 2.3 and 2.4 and Tables 2.4 and 2.5.

LOW  MEDIUM  HIGH  VERY HIGH  SPECIAL

### EARTHQUAKE ZONE

Select E/Q wind from Fig. 2.2 NZS 3604

A

B

C

NPDC Appr. 1/1/08

30 JAN 2009

### BU's required Wind

W along =	58	BU's
W across =	44	BU's

Total wind load,

W along x BW =	344	BU's
W across x BL =	670	BU's

### Earthquake B/U's

6.7	/m <sup>2</sup>
-----	-----------------

E + 3 (See NZS 3604 Cl .6.3.2.5)

Total earthquake load,

EQ along and EQ across

E x GPA BU's = 563 BU's

# WALL BRACING CALCULATION SHEET B

## ALONG

Wall or bracing line		Bracing elements provided			Test panel capacities				
Line Label	Min B/U's Required	Bracing Element No	Bracing Type	Length Element (m)	Rating BU/mxL (W)	B/U achieved (W)	Rating BU/mxL (E)	B/U Achieved (E)	
A	153	A1	BL1 [0.6]	1.2 x 0.9	125	135	115	124.2	
		A2	BL1 [0.6]	1.2 x 0.9	125	135	115	124.2	
				x					
				x					
				x					
B	172	B1	GS2 [2.4]	2.4 x 0.9	90	194.4	80	172.8	
		B2	GS2 [1.8]	2.2 x 0.9	80	158.4	70	138.6	
				x					
				x					
				x					
C	153	C1	BL1 [0.6]	1.2 x 0.9	125	135	115	124.2	
		C2	GS1a [2.4]	2 x 0.9	75	135	65	117	
				x					
				x					
				x					
				x					
				x					
				x					
				x					
				x					
Total B/U Achieved						892.8		801	
From Sheet A Total B/U Required						344		563	



NPDC Approved  
30 JAN 2009

If Wind required > E/Q required complete the wind achieved only. If E/Q required > 1.25 Wind achieved complete the E/Q achieved column only. Otherwise complete both Wind and E/Q achieved columns.

# WALL BRACING CALCULATION SHEET C

ACROSS		Bracing elements provided							Test panel capacities			
Line Label	Min B/U's Required	Bracing Element No	Bracing Type	Length Element (m)	Rating BU/mxL (W)	B/U achieved (W)	Rating BU/mxL (E)	B/U Achieved (E)				
M	120	M1	BL1 [0.6]	1 x 0.9	125	112.500	115	103.5				
		M2	BL1 [0.6]	1.2 x 0.9	125	135.000	115	124.2				
				x								
				x								
				x								
N	220	N1	GS1a [2.4]	2.8 x 0.9	75	189.000	65	163.8				
		N2	BLG [0.6]	1 x 0.9	145	130.500	130	117				
				x								
				x								
				x								
O	220	O1	GS2 [2.4]	3.4 x 0.9	90	275.400	80	244.8				
		O2	BLG [0.6]	0.8 x 0.8	145	92.800	130	83.2				
		O3	BLG [0.6]	0.8 x 0.8	145	92.800	130	83.2				
				x								
				x								
P	110	P1	BL1 [0.6]	1.2 x 0.9	125	135.000	115	124.2				
		P2	GS1a [1.8]	2.2 x 0.9	65	128.700	55	108.9				
				x								
				x								
				x								
				x								
				x								
				x								
				x								
				x								
				x								
				x								
				x								
				x								
				x								
Total B/U Achieved						1291.7		1152.8				
From Sheet A Total B/U Required						670		563				

If Wind required > E/Q required complete the wind achieved only. If E/Q required > 1.25 Wind achieved complete the E/Q achieved column only. Otherwise complete both Wind and E/Q achieved columns.

APC Approved  
30 JAN 2009

## SUBFLOOR BRACING CALCULATION SHEET A

### JOB DETAILS

Name	NORM - WILLIAMS
Street and number	460A DEVON
Lot and DP number	LOT 39 DP 8989
City/Town/District	NEW PLYMOUTH
Bracing prepared by	R.A.D.
Franchisee	G.J. GARDNER

### BUILDING DETAILS

Location of storey	Single	▼	Roof weight	Light	▼
Building height to apex	4.2	m	Cladding weight	Light	▼
Roof height above eaves	1	m	Room in roof space	No	▼
Stud height	2.6	m			
Average roof pitch	5	degrees	Gross building plan area	84	m <sup>2</sup>
Building length BL	15.22	m			
Building width BW	5.935	m			

Note: When average roof pitch is over 25 degrees use the eaves length and width to determine BL and BW

Note: For heavy roofs use the roof plan at eaves level to determine GPA

### WIND ZONE

Determine Wind Zone by application of NZS 3604 Figures 2.3 and 2.4 and Tables 2.4 and 2.5.

LOW	<input type="radio"/>	MEDIUM	<input type="radio"/>	HIGH	<input checked="" type="radio"/>	VERY HIGH	<input type="radio"/>	SPECIAL	<input type="radio"/>
-----	-----------------------	--------	-----------------------	------	----------------------------------	-----------	-----------------------	---------	-----------------------

### EARTHQUAKE ZONE

Select E/Q wind from Fig.2.2 NZS 3604

A	<input checked="" type="radio"/>	B	<input type="radio"/>	C	<input type="radio"/>
				29 JAN 2009	

### BU's required Wind

W along =	114	BU's
W across =	102	BU's

Total wind load,

W along x BW =	677	BU's
W across x BL =	1552	BU's

Earthquake B/U's 9.4 /m<sup>2</sup>

E + 3(See NZS 3604 Cl .6.3.2.5)

Total earthquake load,

EQ along and EQ across  
E x GPA BU's = 790 BU's

# **SUBFLOOR BRACING CALCULATION SHEET B**

If Wind required > E/Q required complete the wind achieved only. If E/Q required > 1.25 Wind achieved complete the E/Q achieved column only. Otherwise complete both Wind and E/Q achieved columns.

NPDC App'v W.H.D.

AN 2009

## SUBFLOOR BRACING CALCULATION SHEET C

ACROSS		Bracing elements provided			B/U Capacities				
Line Label	Min B/U's Required	Bracing Element No	Type of Piles	No of Piles	B/U per Pile Wind	B/U per Pile Earthquake	B/U Wind Achieved	B/U Earthquake Achieved	
M	278 (W) 142 (E)	M1	Anchor	1	160	120	160	120	
		M2	Anchor	1	160	120	160	120	
		M3							
N	510 (W) 260 (E)	N1	Anchor	1	160	120	160	120	
		N2	Anchor	1	160	120	160	120	
		N3	Anchor	1	160	120	160	120	
		N4	Anchor	1	160	120	160	120	
O	510 (W) 260 (E)	O1	Anchor	1	160	120	160	120	
		O2	Anchor	1	160	120	160	120	
		O3	Anchor	1	160	120	160	120	
		O4	Anchor	1	160	120	160	120	
P	255 (W) 130 (E)	P1	Anchor	1	160	120	160	120	
		P2	Anchor	1	160	120	160	120	
Total B/U Achieved							1920	1440	
From Sheet A Total B/U Required							1552	790	

If Wind required > E/Q required complete the wind achieved only. If E/Q required > 1.25 Wind achieved complete the E/Q achieved column only. Otherwise complete both Wind and E/Q achieved columns.

N DDC APP. 11/2009

30 JAN 2009

## DECK BRACING CALCULATION SHEET A

JOB DETAILS	
Name	NORM - WILLIAMS
Street and number	460A DEVON
Lot and DP number	LOT 39 DP 8989
City/Town/District	NEW PLYMOUTH
Bracing prepared by	R.A.D.
Franchisee	G.J. GARDNER

BUILDING DETAILS		
Location of storey	Single	Roof weight
Building height to apex	m	Light
Roof height above eaves	m	Light
Stud height	m	No
Average roof pitch	degrees	Deck area
Building length BL	m	34 m <sup>2</sup>
Building width BW	m	
<p>Note: When average roof pitch is over 25 degrees use the eaves length and width to determine BL and BW</p> <p>Note: For heavy roofs use the roof plan at eaves level to determine GPA</p>		

WIND ZONE									
Determine Wind Zone by application of NZS 3604 Figures 2.3 and 2.4 and Tables 2.4 and 2.5.									
LOW	<input type="radio"/>	MEDIUM	<input type="radio"/>	HIGH	<input checked="" type="radio"/>	VERY HIGH	<input type="radio"/>	SPECIAL	<input type="radio"/>

EARTHQUAKE ZONE			
Select E/Q wind from Fig.2.2 NZS 3604			
A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

BU's required Wind		
W along =	<input type="text"/>	BU's
W across =	<input type="text"/>	BU's
Total wind load,		
W along x BW =	<input type="text"/> 0	BU's
W across x BL =	<input type="text"/> 0	BU's

Earthquake B/U's	
NFGC Approval No. 30	
30 JAN 2009	
E + 3 (See NZS 3604 Cl 6.3.2.5)	
Total earthquake load,	
EQ along and EQ across	
E x GPA BU's = <input type="text"/> 160 BU's	

# DECK BRACING CALCULATION SHEET B

If Wind required > E/Q required complete the wind achieved only. If E/Q required > 1.25 Wind achieved complete the E/Q achieved column only. Otherwise complete both Wind and E/Q achieved columns.

## NPDC Approved

30 JAN 2009

# DECK BRACING CALCULATION SHEET C

If Wind required > E/Q required complete the wind achieved only. If E/Q required > 1.25 Wind achieved complete the E/Q achieved column only. Otherwise complete both Wind and E/Q achieved columns.

~~RC~~ C Approved

30 JAN 2009

THESE PLANS HAVE BEEN  
**SUPERSEDED**  
REPLACEMENT PLANS WILL BE IN  
THE APPROVED OFFICE COPY.

BC: 106437 ADDRESS: 458 DSC

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

1. AMENDMENT 6.  
**01 310309**

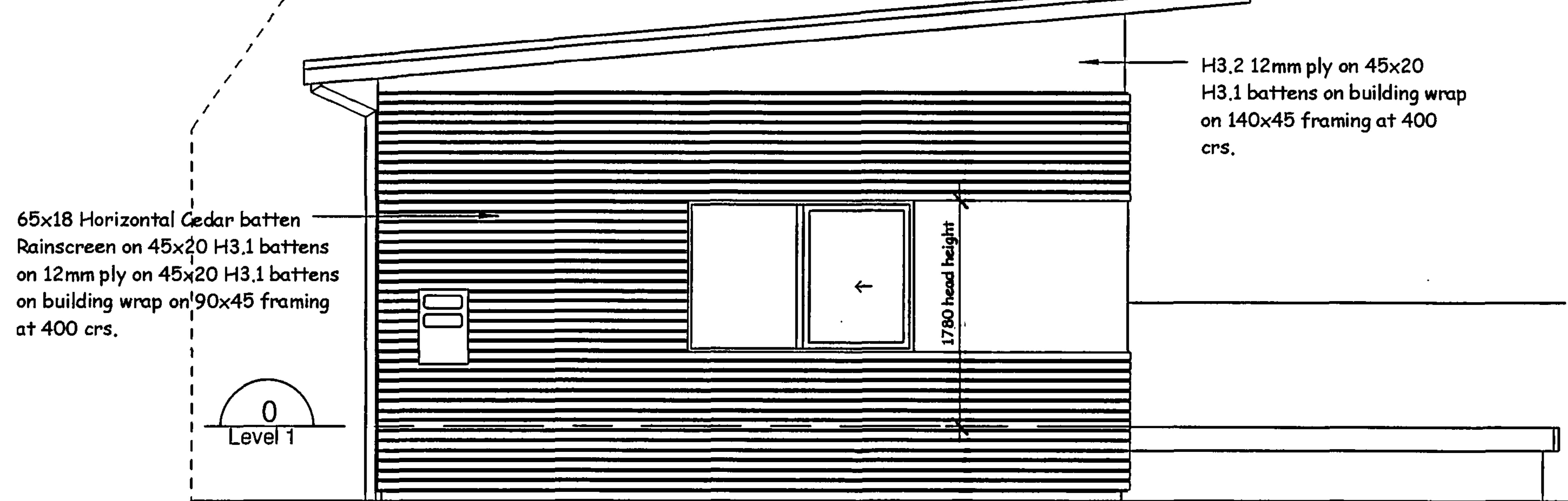
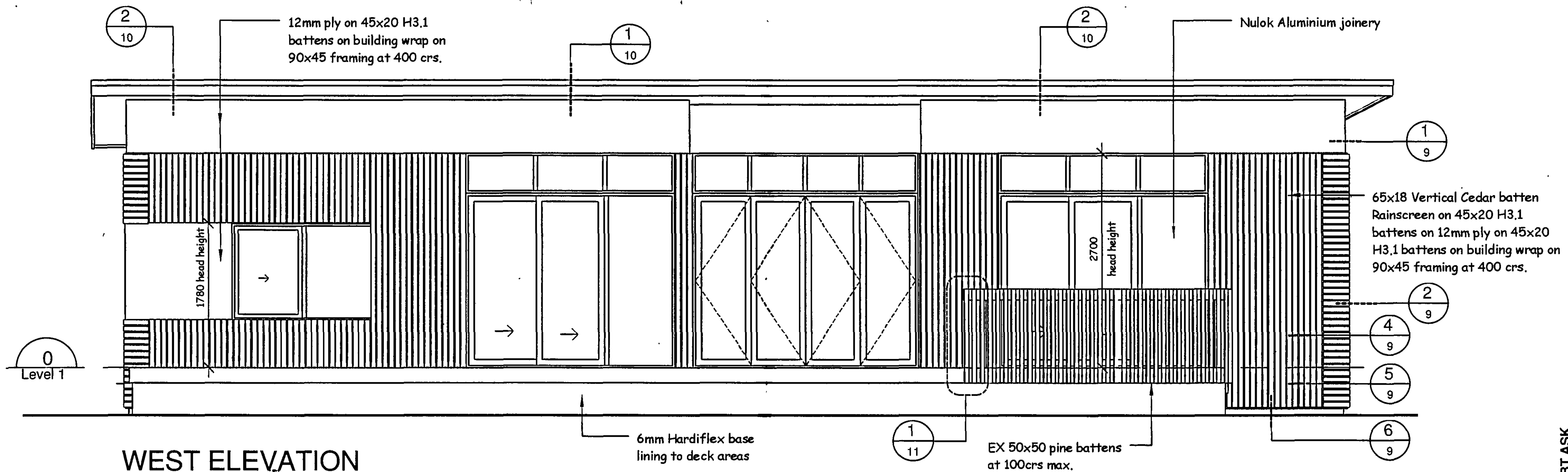
2. 7.

3. 8.

4. 9.

5. 10.

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



NORTH ELEVATION

1:50

THE COPYRIGHT OF THIS  
DRAWING REMAIN THE  
PROPERTY OF  
G.J. Gardner Homes.

G.J. Gardner HOMES

G.J. Gardner Homes.  
PO BOX 8103 - NEW PLYMOUTH  
PHONE (06) 769 6512

SEE AMENDMENT  
Dated: 31-3-09

NPDC Approved  
30 JAN 2009

IF IN DOUBT ASK  
DO NOT SCALE  
CHECK ALL DIMENSIONS

R A D  
RIGHT ANGLE DESIGN

project:  
NORMAN / WILLIAMS  
460a DEVON ST WEST  
NEW PLYMOUTH

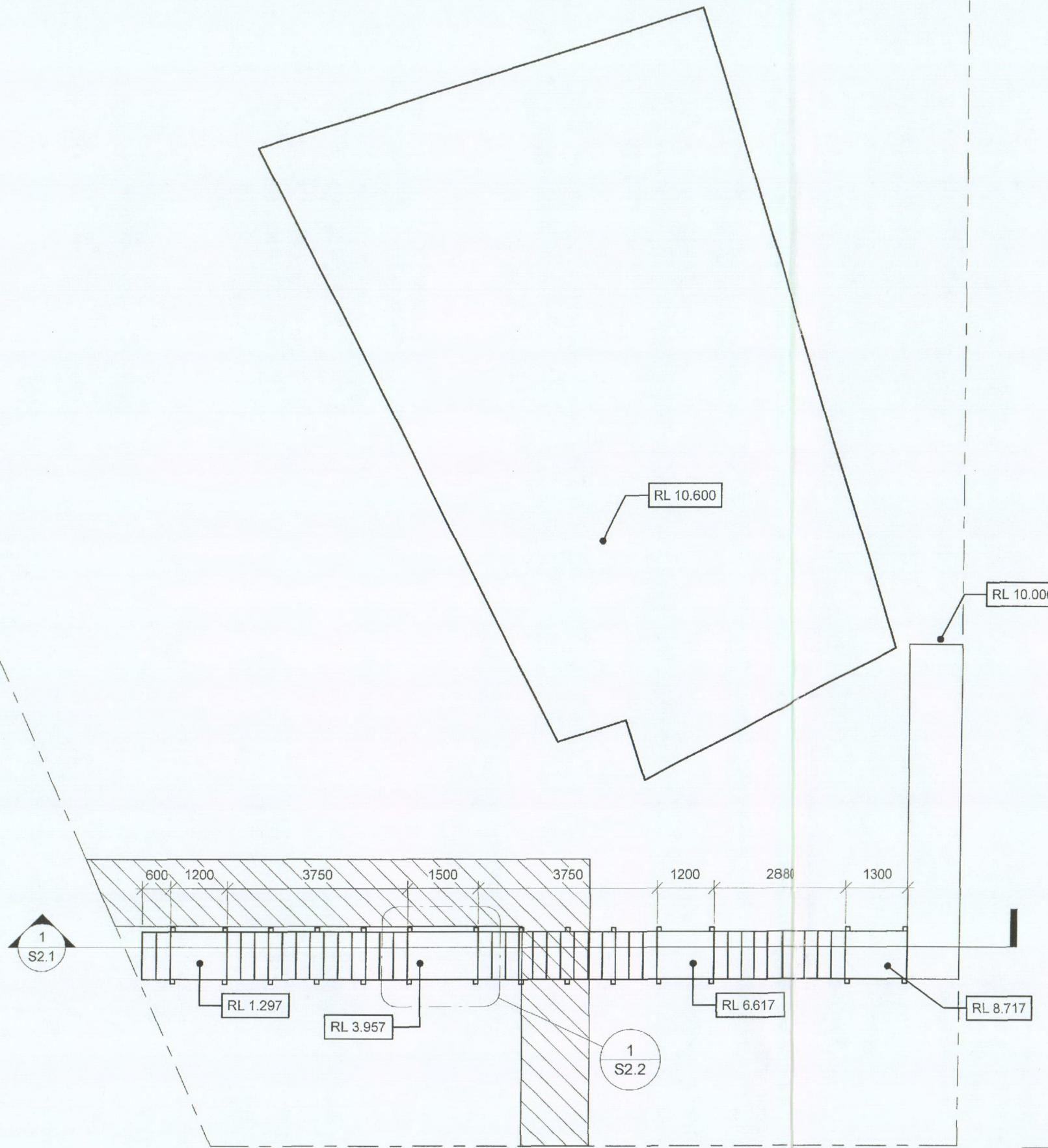
drawings:  
ELEVATIONS

1 : 50 6  
scale: sht: rev:

# PLANS

## COA15/110176

Prepared by: DMB



1 SITE PLAN  
1 : 100

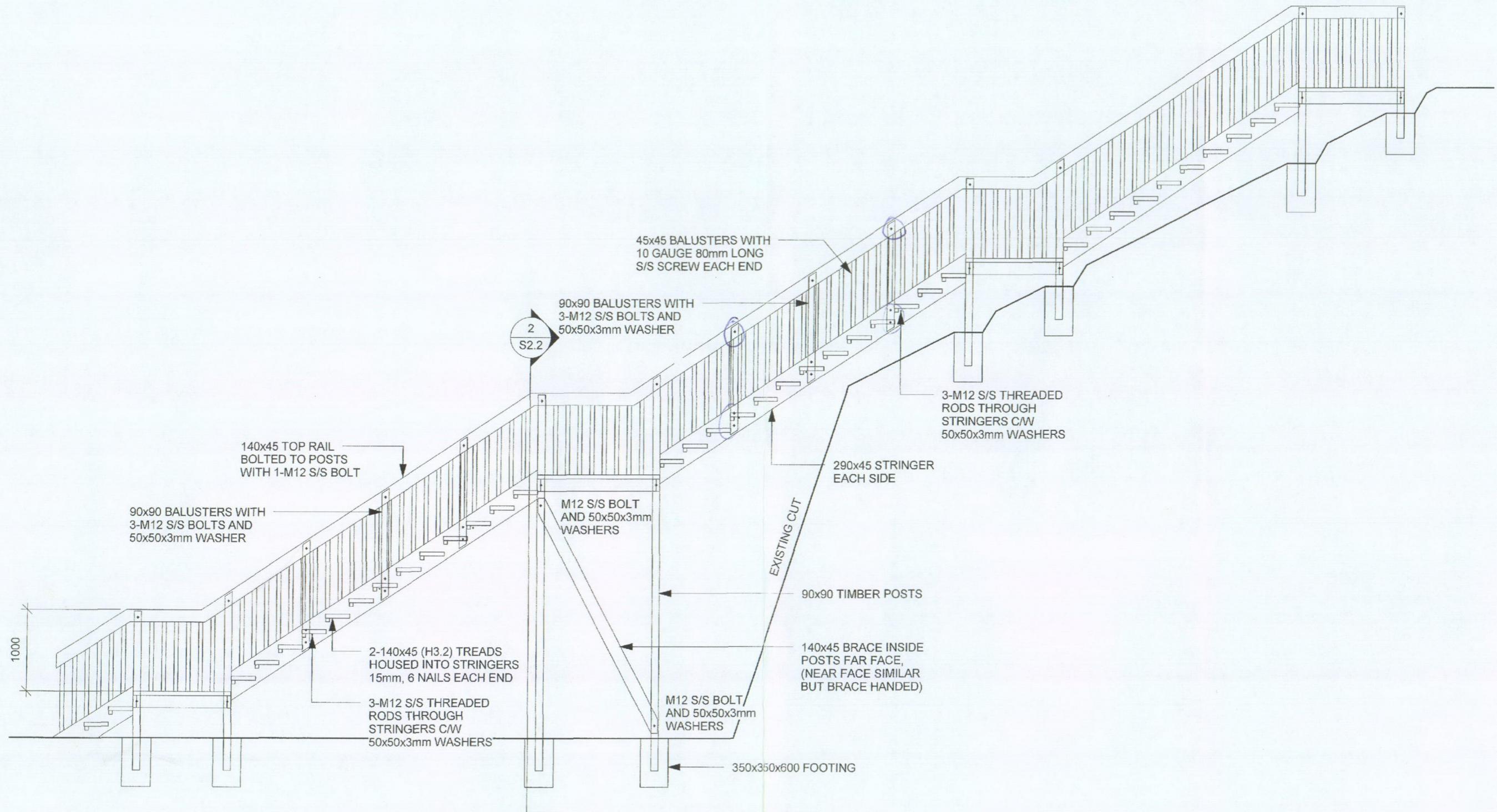
26 QUEEN STREET ■ PO BOX 883 ■ NEW PLYMOUTH ■ PHONE: 06 7590477 ■ FAX: 06 759 0478 ■ MOBILE: 0274 413523

**ENTRY STAIR STRUCTURE**  
460A Devon Street, West, New Plymouth

**SITE PLAN**  
Issued For Building Consent

**nagel consultants ltd**  
structural & civil engineers

JOB 2284 ■  
SCALE 1 : 100 ■  
DATE 14/04/15 ■  
SHEET S1.1 ■  
REV A ■



1  
Section  
S1.1

Scale 1 : 50 (A3)

**nagel consultants ltd**  
structural & civil engineers

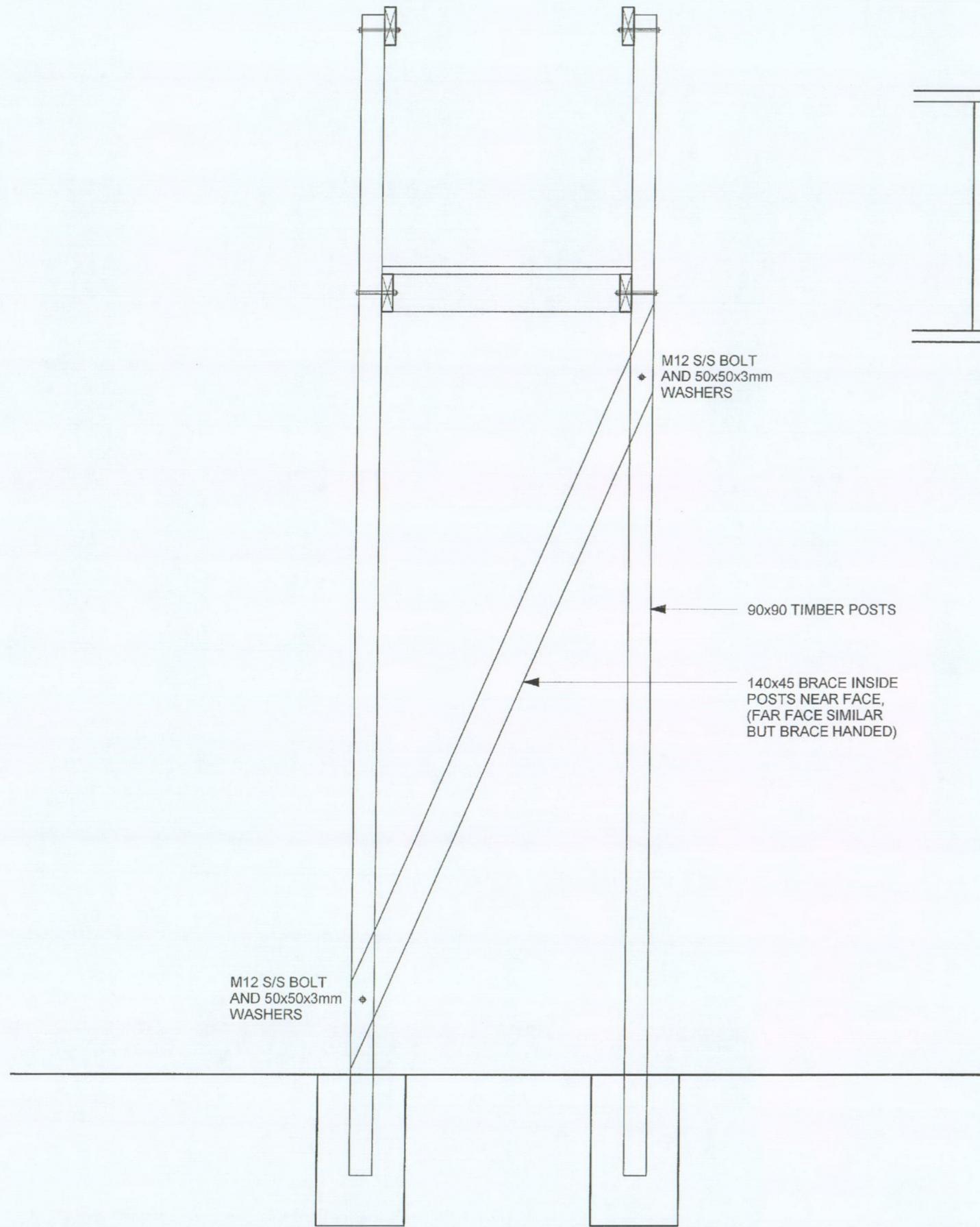
26 QUEEN STREET ■ PO BOX 883 ■ NEW PLYMOUTH ■ PHONE: 06 7590477 ■ FAX: 06 759 0478 ■ MOBILE: 0274 413523

**ENTRY STAIR STRUCTURE**  
460A Devon Street, West, New Plymouth

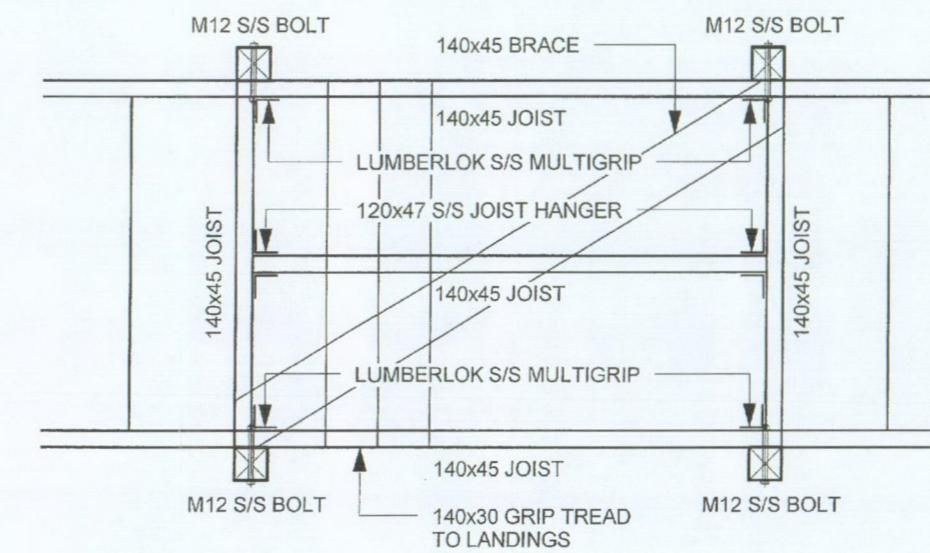
**STAIR DETAILS**

Issued For Building Consent

JOB 2284 ■  
SCALE 1 : 50 ■  
DATE 14/04/15 ■  
SHEET S2.1 ■  
REV A ■



**2** **Section**  
S2.1 Scale 1 : 20 (A3)



**1** **Detail**  
S1.1 Scale 1 : 20 (A3)

26 QUEEN STREET ■ PO BOX 883 ■ NEW PLYMOUTH ■ PHONE: 06 7590477 ■ FAX: 06 759 0478 ■ MOBILE: 0274 413523

**ENTRY STAIR STRUCTURE**  
460A Devon Street, West, New Plymouth

**STAIR DETAILS**  
Issued For Building Consent

**nagel consultants ltd**  
structural & civil engineers

JOB 2284 ■  
SCALE 1 : 20 ■  
DATE 14/04/15 ■  
SHEET S2.2 ■  
REV A ■



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

---

**The Building**

Street Address of building: 460 A Devon Street West NEW PLYMOUTH 4601

Legal Description of land where building is located: LOT 56 DP 8989

Current, lawfully established use: Dwelling

Year first constructed: 2008

---

**The Owner**

Name of owner: Tracy Caryll MONK  
Keith Bernard Monk

Contact Person: G J GARDNER HOMES

Mailing Address: 458 Devon Street West  
NEW PLYMOUTH

Phone number: -  
Facsimile number: -  
Email address: -

**Building Work**

Building Consent number:

**BC08/106437**

Description of work:

**Residential/Farm - Two bedroom dwelling**

Issued by:

New Plymouth District Council

---

**Code Compliance**

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

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

---

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

**CODE COMPLIANCE CERTIFICATE**

---

**Team Leader Inspectorate**

**Date Issued: 7 August 2009**

# APPLICATIONS

**COA15/110176**

**DESCRIPTION:**

**EXTERNAL WOODEN STAIRCASE**

Prepared by: DMB



**Certificate of Acceptance No: COA15/110176**  
**Section 99, Building Act 2004**

**Building**

Street address of building: 460 A Devon Street West

NEW PLYMOUTH 4310

Legal description of land where building is located: LOT 39 DP 8989, LOT 56 DP 8989

Building name: Dwelling

**Owner**

Name of owner: Tracy Caryll MONK, GQ TRUSTEES 2010 LIMITED

Contact Person: Steve Ebert

Street address/registered office: PO Box 8217, New Plymouth 4342

Phone (work): (06) 757 2119

Email: [sre@candmlegal.co.nz](mailto:sre@candmlegal.co.nz)

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

New Plymouth District Council

Private Bag 2025, NEW PLYMOUTH

Ph: 06-759 6060

Fax: 06-759 6072

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

Website: [www.newplymouth.com](http://www.newplymouth.com)

**ACCEPTANCE OF COMPLIANCE**

The Territorial Authority named below is satisfied, to the best of its knowledge and belief and on reasonable grounds, that, insofar as it can ascertain, the building work described below complies with the building code: **External wooden staircase for access to a residence**

**The Scope of this certificate of acceptance is limited to the building work capable of visual assessment at the time of inspection.**

Damien Morresey  
Building Services Coordinator

On behalf of: New Plymouth District Council  
Date Issued: 19 July 2016

best  
move.

## **darrell paterson**

OWNER & SALESPERSON

- 027 493 7134
- ✉ darrell@bestmove.co.nz
- 🌐 bestmove.co.nz

## **riley blair**

SALES ASSOCIATE TO DARRELL PATERSON

- 027 441 6308
- ✉ riley@bestmove.co.nz
- 🌐 bestmove.co.nz