

**move.**

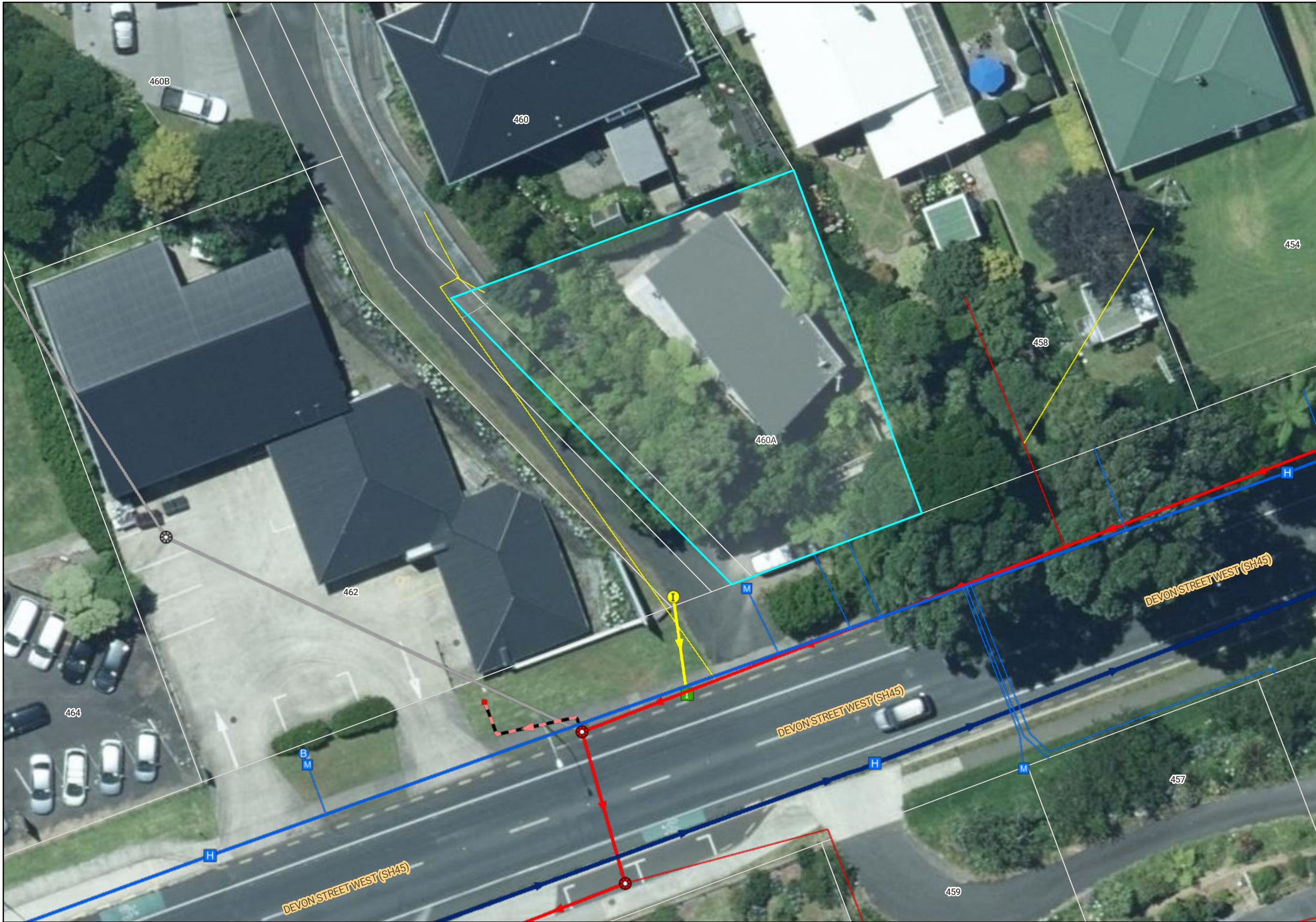
# **council records**

**460a devon street west  
lynmouth**

## Statement of Passing Over:

This information has been supplied by the vendor or the vendor's agents and move (powered by ownly Ltd licensed REAA 208) is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. Where you have been supplied with a Council Property File or a LIM Report, please note there may be matters relating to pre-1992 consents or permits in this file which may need further investigation in order to determine their relevance. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.





- Natural Source
- Treatment Plant
- Pumpstation
- Storage Unit
- Hydrant
- Manhole
- Alert Valve
- Air Valve
- Non-Return Valve
- Standard Valve
- Manifold Valve
- Backflow
- Meter
- Restricted Flow
- Wellup
- Inlet
- Outlet
- Soakhole
- End Point
- Node
- Misc Point
- Trunk
- Rise
- Main
- Lateral
- Open Drain
- Stream
- Overland Flow Path
- Misc Polygon
- Proposed Bund and Ponding Areas
- Storm Water Mgmt Plan

**Yellow = Privately Owned**  
**Grey = Out of Service/Closed**  
**Stormwater**  
**Water Supply**  
**Waste Water**





41 MT

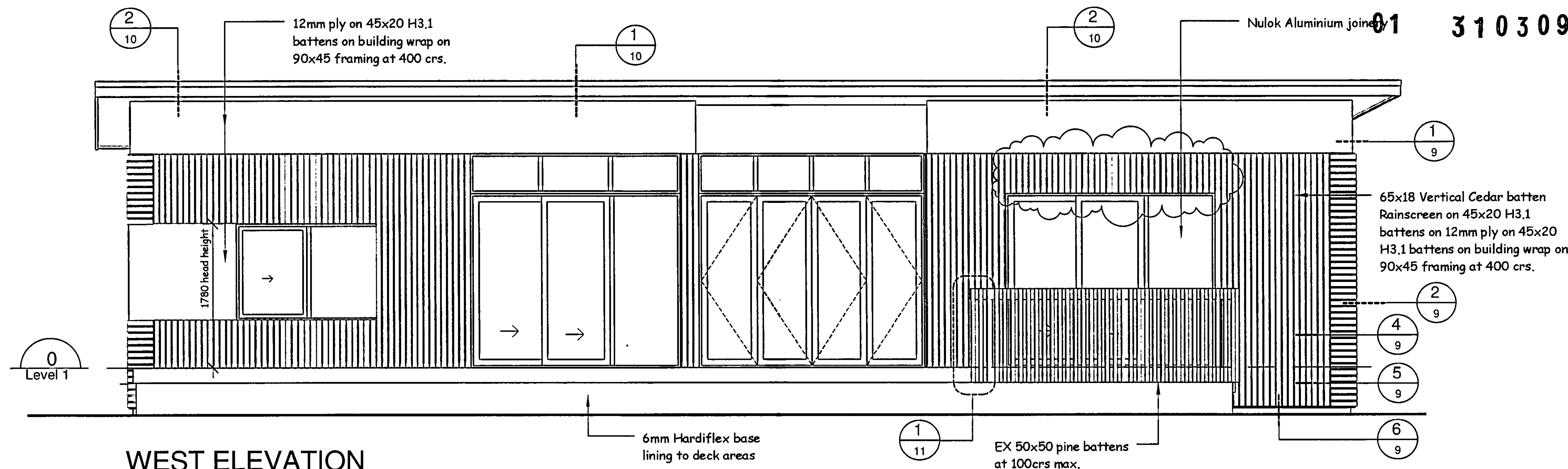
# BUILDING CONSENT

106437P

PROPERTY ID

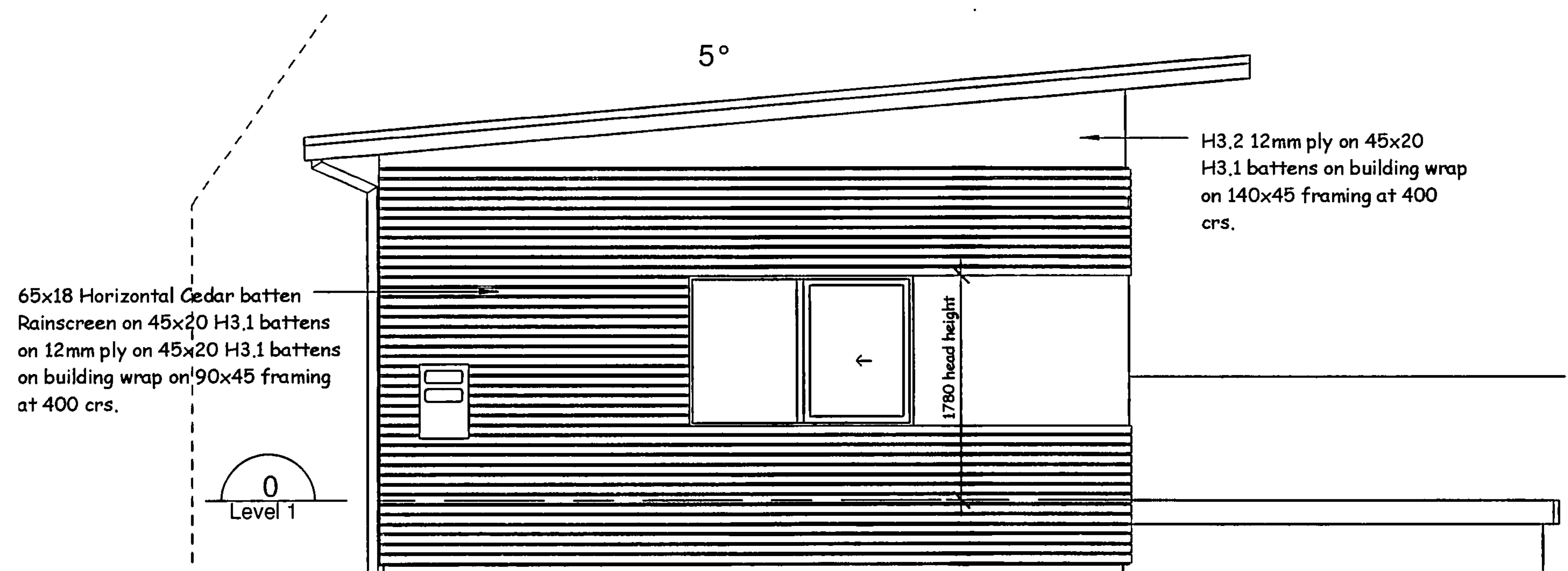
017270

 106437P



WEST ELEVATION

1 : 50



NORTH ELEVATION

1 : 50

CHECK ALL DIMENSIONS DO NOT SCALE IF IN DOUBT ASK

**RAD**  
RIGHT ANGLE DESIGN

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

drawings:  
ELEVATIONS

1 : 50 6 A  
scale: sh: rev:

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

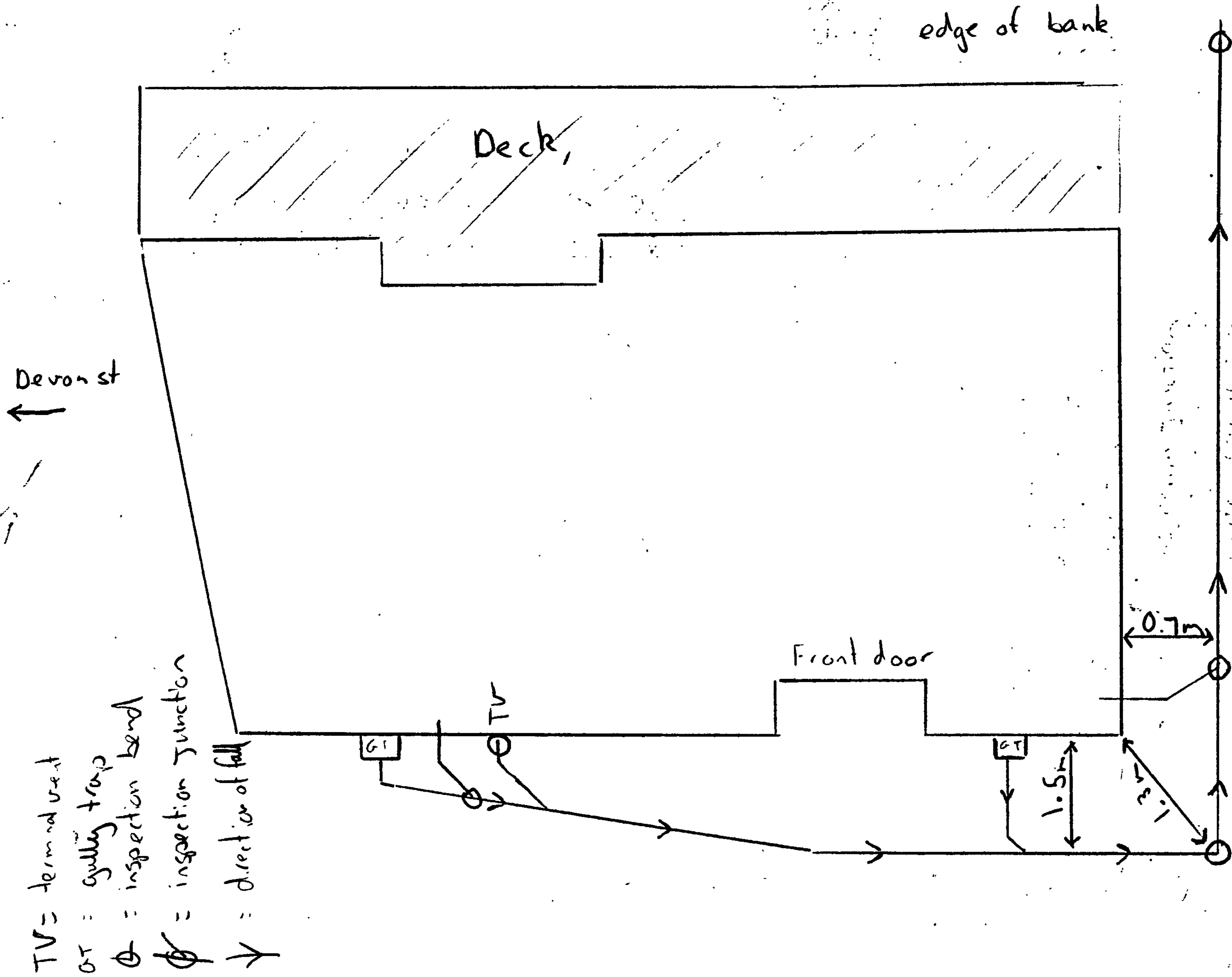
**G.J. Gardner.HOMES**

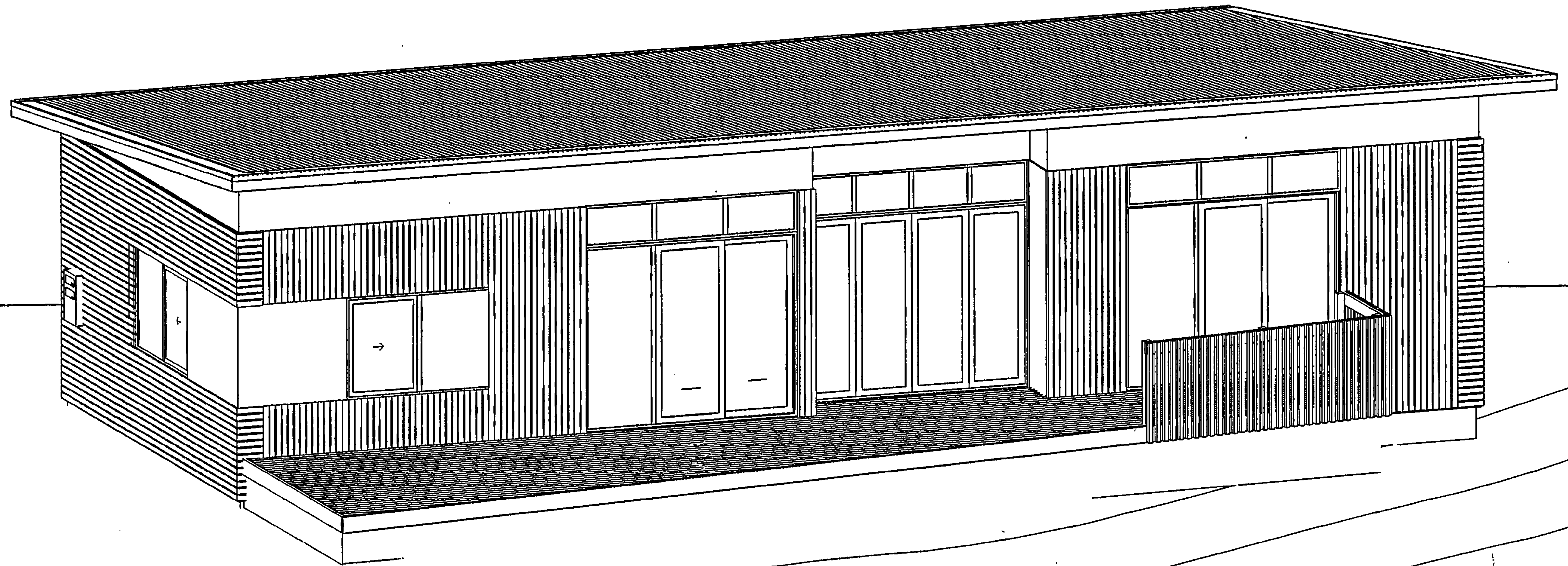
G.J Gardner Homes.  
PO BOX 8103 - NEW PLYMOUTH  
PHONE (06) 769 6512

Revision: A 26-03-09 - West Elevation:  
Removed toplite above & replaced with  
rainscreen



# 460a devon st West Copestake Gas 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
2/15	~	PLUMBING & DRAINAGE PLAN
3/15	~	FOUNDATION PLAN
4/15	~	FLOOR PLAN
5/15	~	ELEVATIONS
6/15	~	ELEVATIONS
7/15	~	SECTIONS
8/15	~	DETAILS
9/15	~	DETAILS
10/15	~	DETAILS
11/15	~	DETAILS
12/15	~	ROOF FRAMING
13/15	~	BRACING PLAN
14/15	~	ROOF PLAN
15/15	~	ELECTRICAL PLAN

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

**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.....*AM*..... Date *30/1/09*

*BC08/10437*  
*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 Ecoply 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 ammendment 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 VS68 / MS68 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 Pate 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 Hep²O 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.

ELECTRICAL:

- 1. New Zealand Electrical codes of Practice ECP50 & ECP51 are exceptable solutions for Electrical installation in Residential dwellings.
- 2. All fittings to be owner select & to be compliant.
- 3. Positions of electrical fittings to be determined upon walk through with Registered Electrician.

NPDC Approved  
30 JAN 2009

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

drawings:  
GENERAL NOTES

1 : 100 00  
scale: sht: rev:

CHECK ALL DIMENSIONS DO NOT SCALE IF IN DOUBT ASK





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.

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

3. Foul water shall comply with
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.

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 )

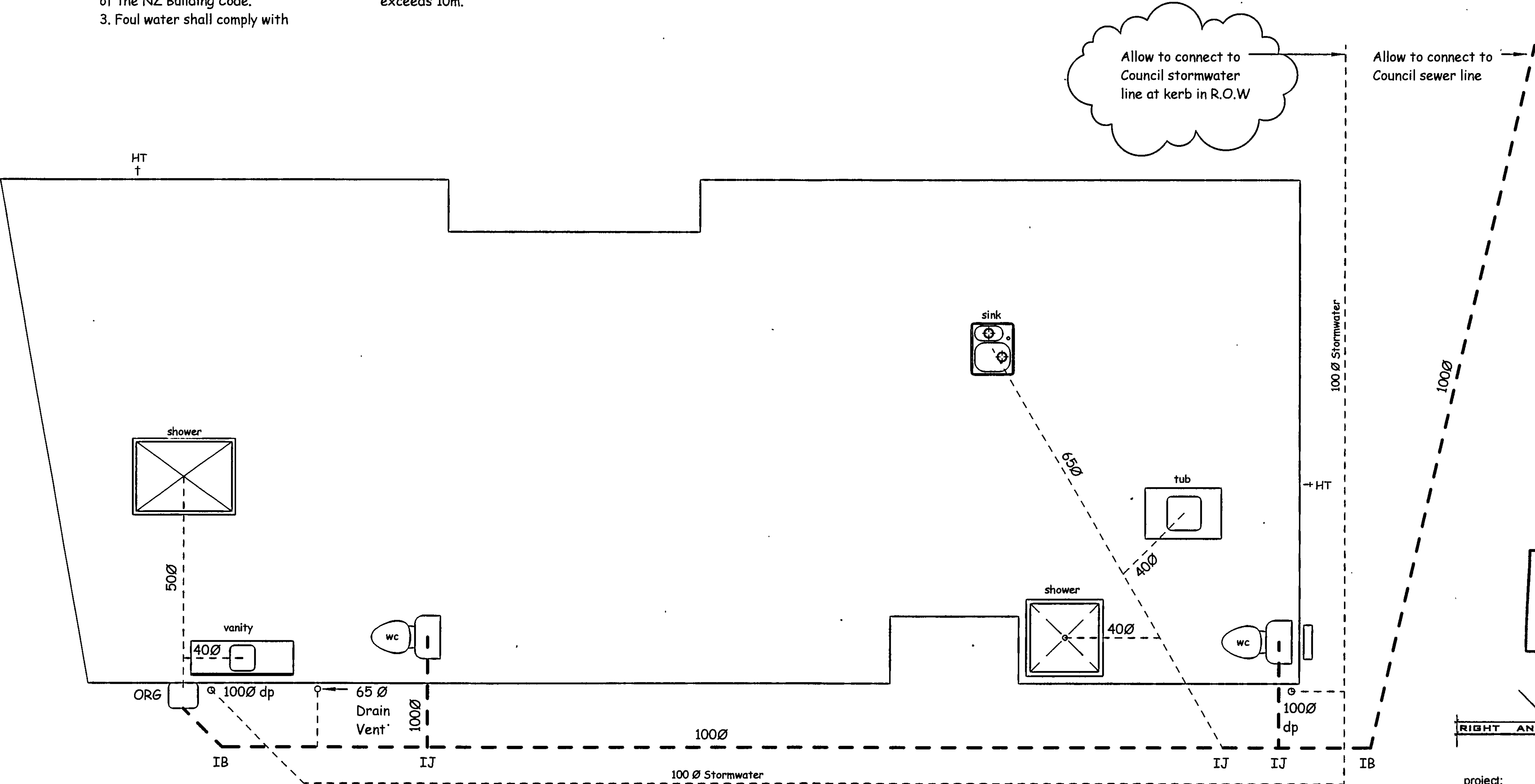
80 Ø - 1:60 min gradient ( 16 Du )

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

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

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

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

drawings:  
PLUMBING &  
DRAINAGE PLAN  
As indicated 2 A  
scale: sht: rev:

NPDC Approved  
30 JAN 2009

CHECK ALL DIMENSIONS DO NOT SCALE IF IN DOUBT ASK

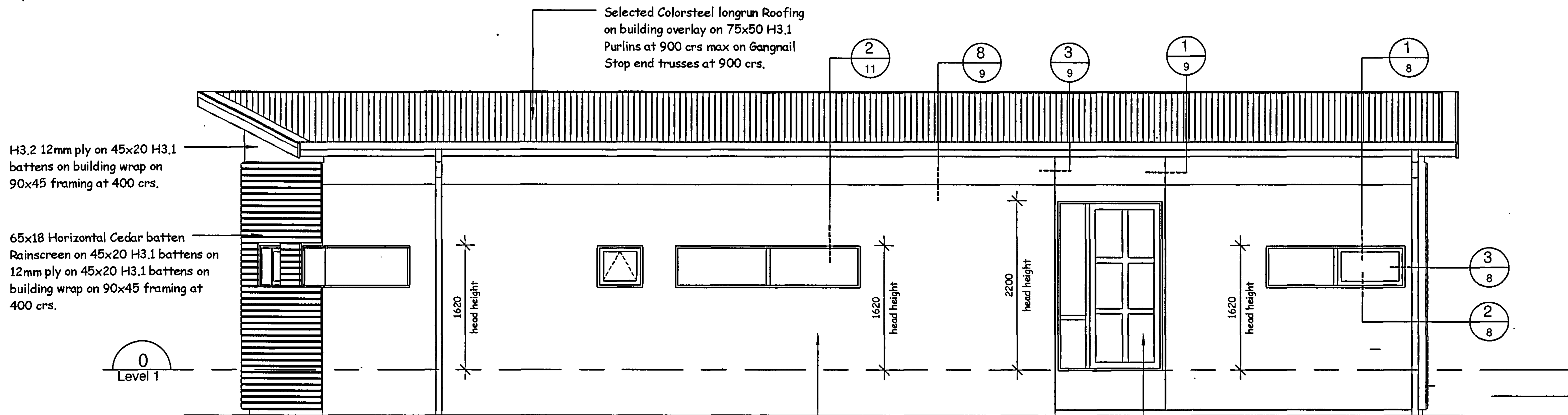
RIGHT ANGLE DESIGN

RAD



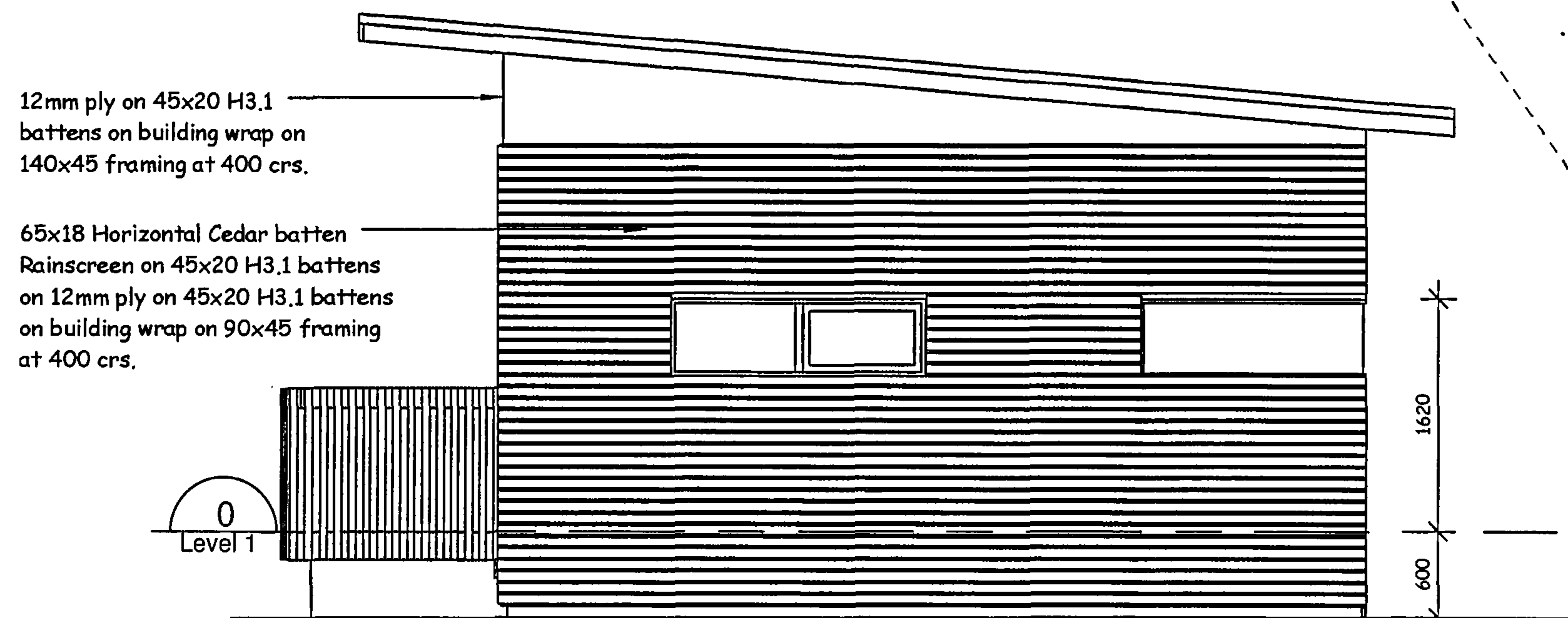






## EAST ELEVATION

1 : 50



## SOUTH 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

## 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
All Elevations	Total	2

NPDC Approved  
30 JAN 2009

**RAD**  
RIGHT ANGLE DESIGN

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

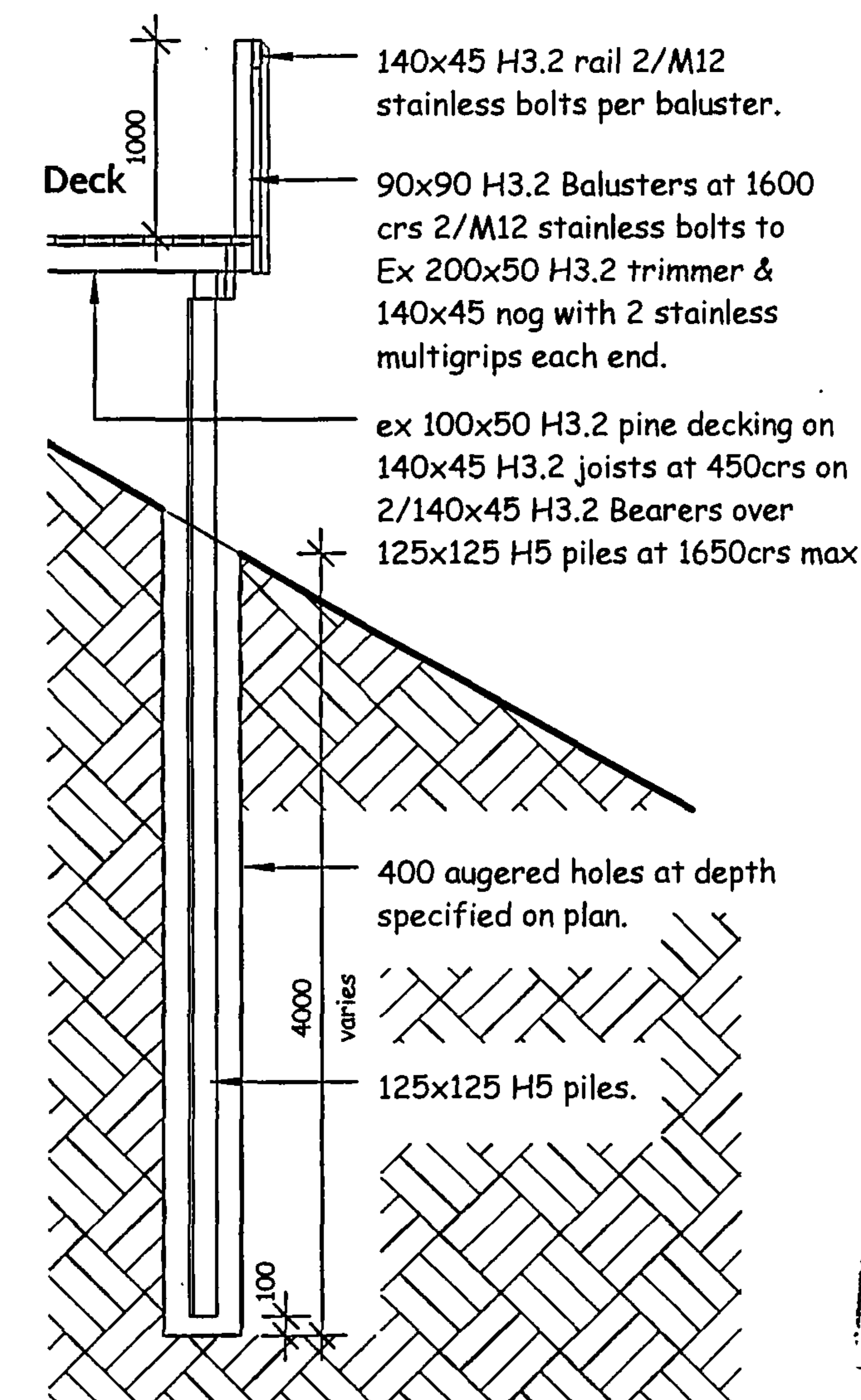
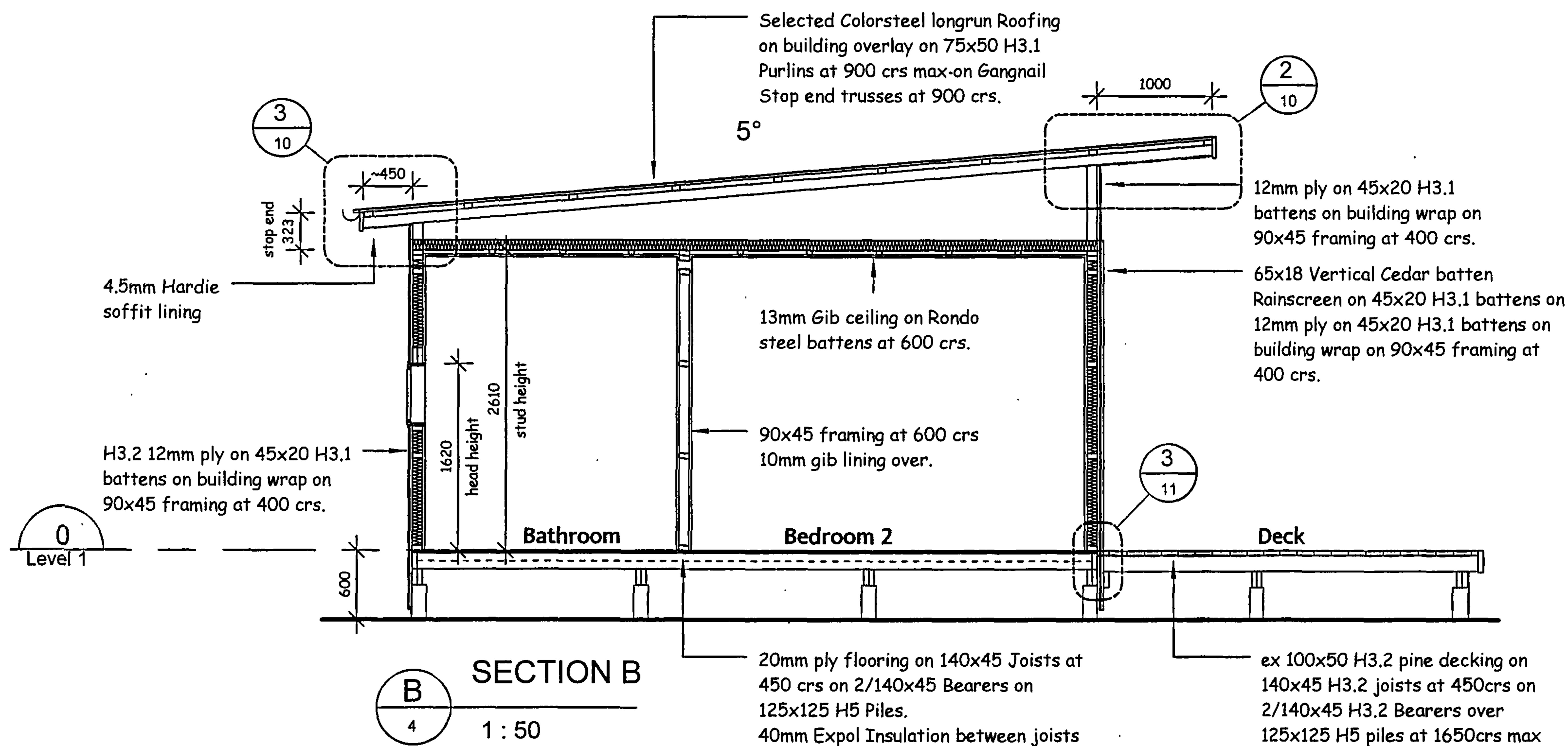
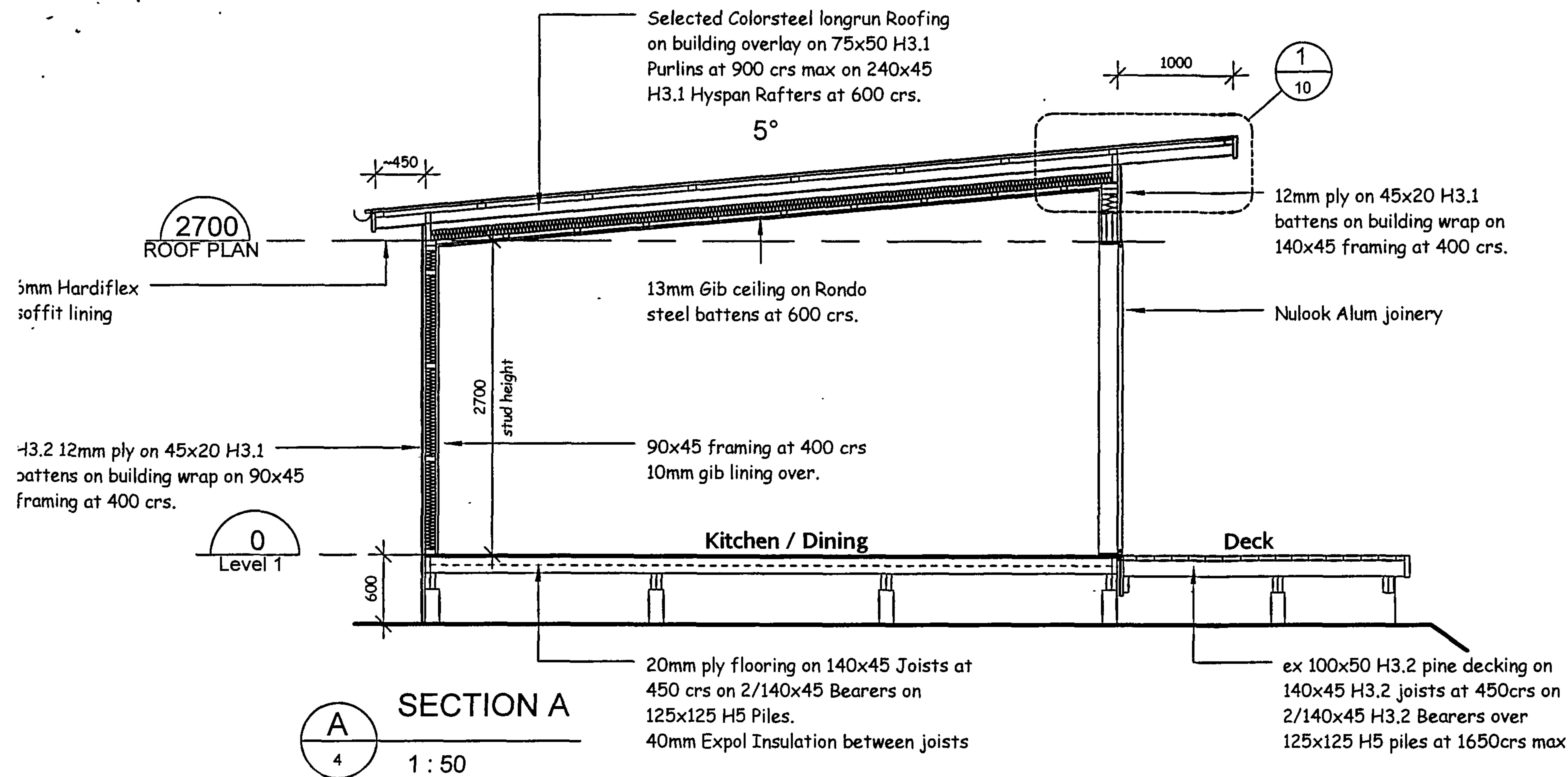
drawings:  
ELEVATIONS

As indicated 5

scale: sht: rev:

CHECK ALL DIMENSIONS DO NOT SCALE IF IN DOUBT ASK





SECTION C

1 : 50

**RIGHT ANGLE DESIGN**

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

**drawings:**  
SECTIONS

1 : 50 7 A  
scale: sht: rev:

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

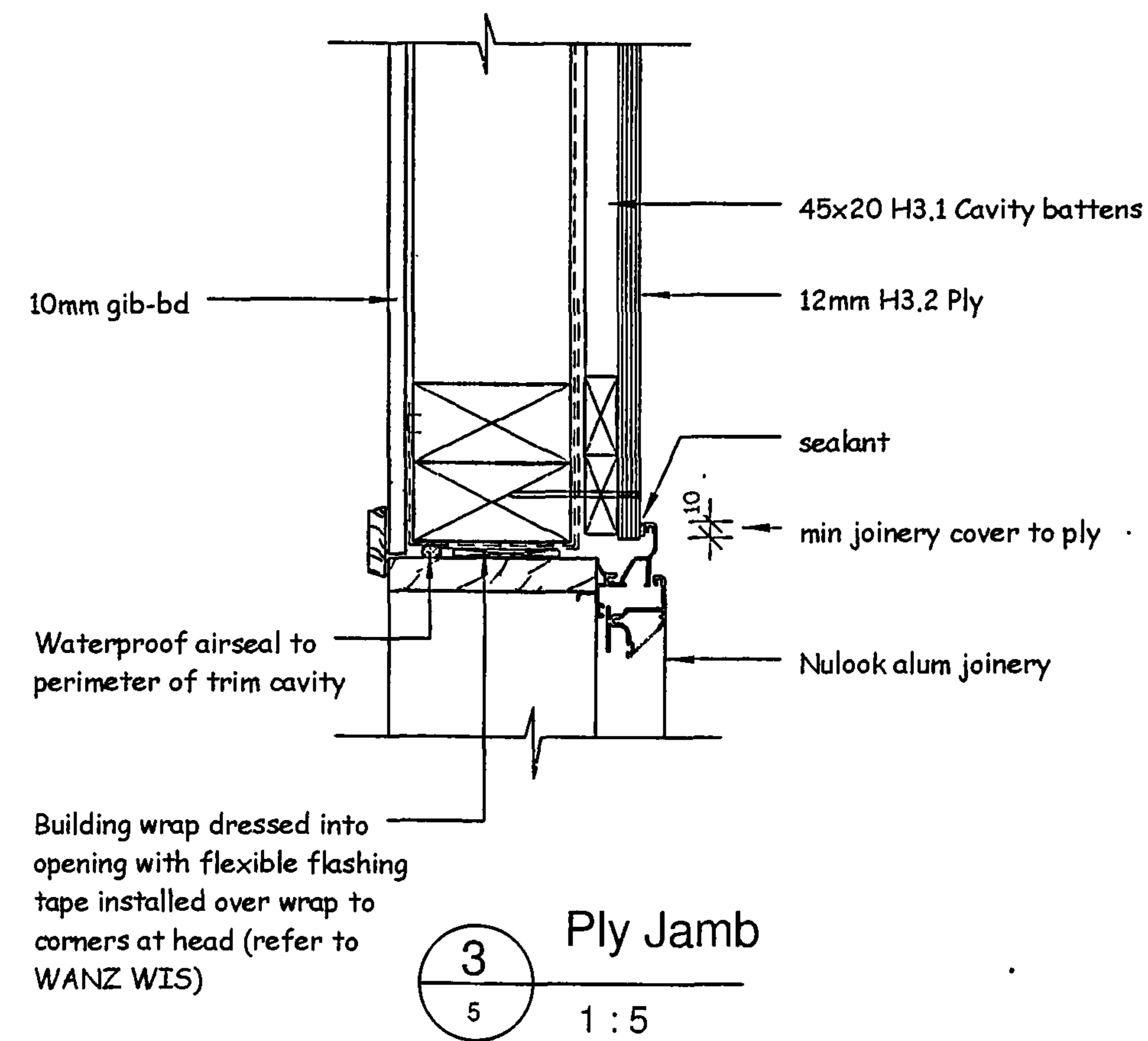
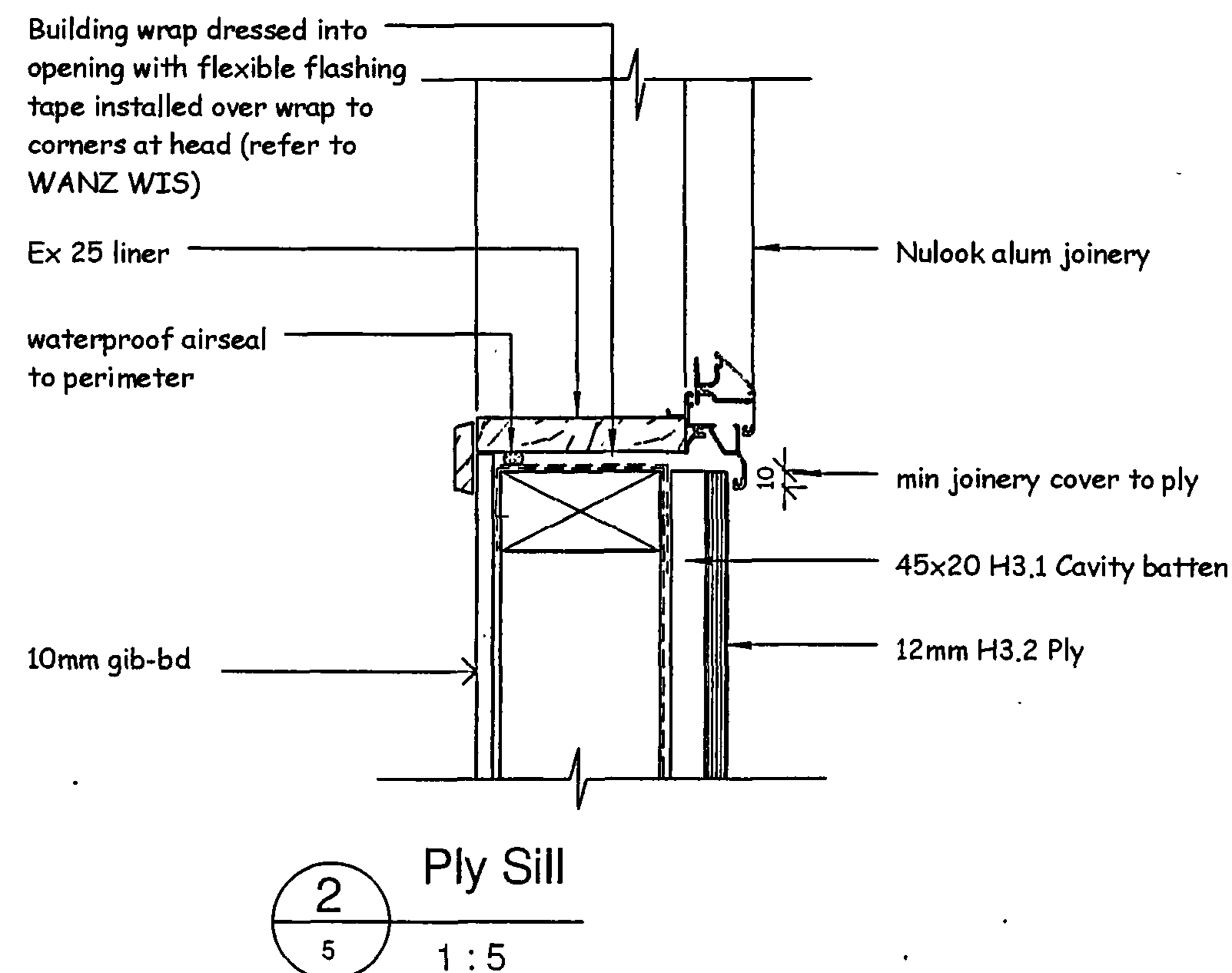
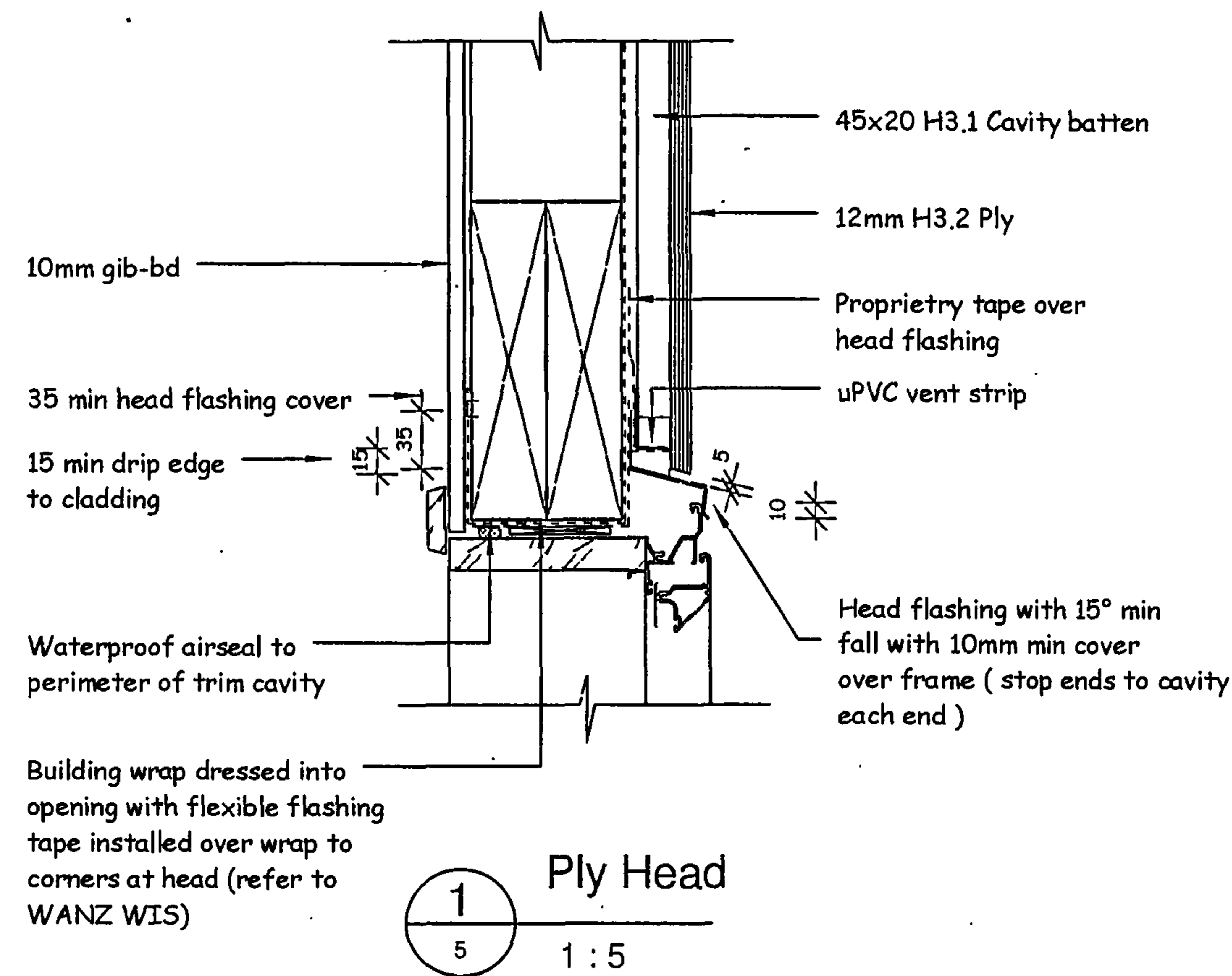
**G.J. Gardner.HOMES**

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

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

CHECK ALL DIMENSIONS DO NOT SCALE IF IN DOUBT ASK

NPDC Approve  
30 JAN 2009



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

**RAD**  
RIGHT ANGLE DESIGN

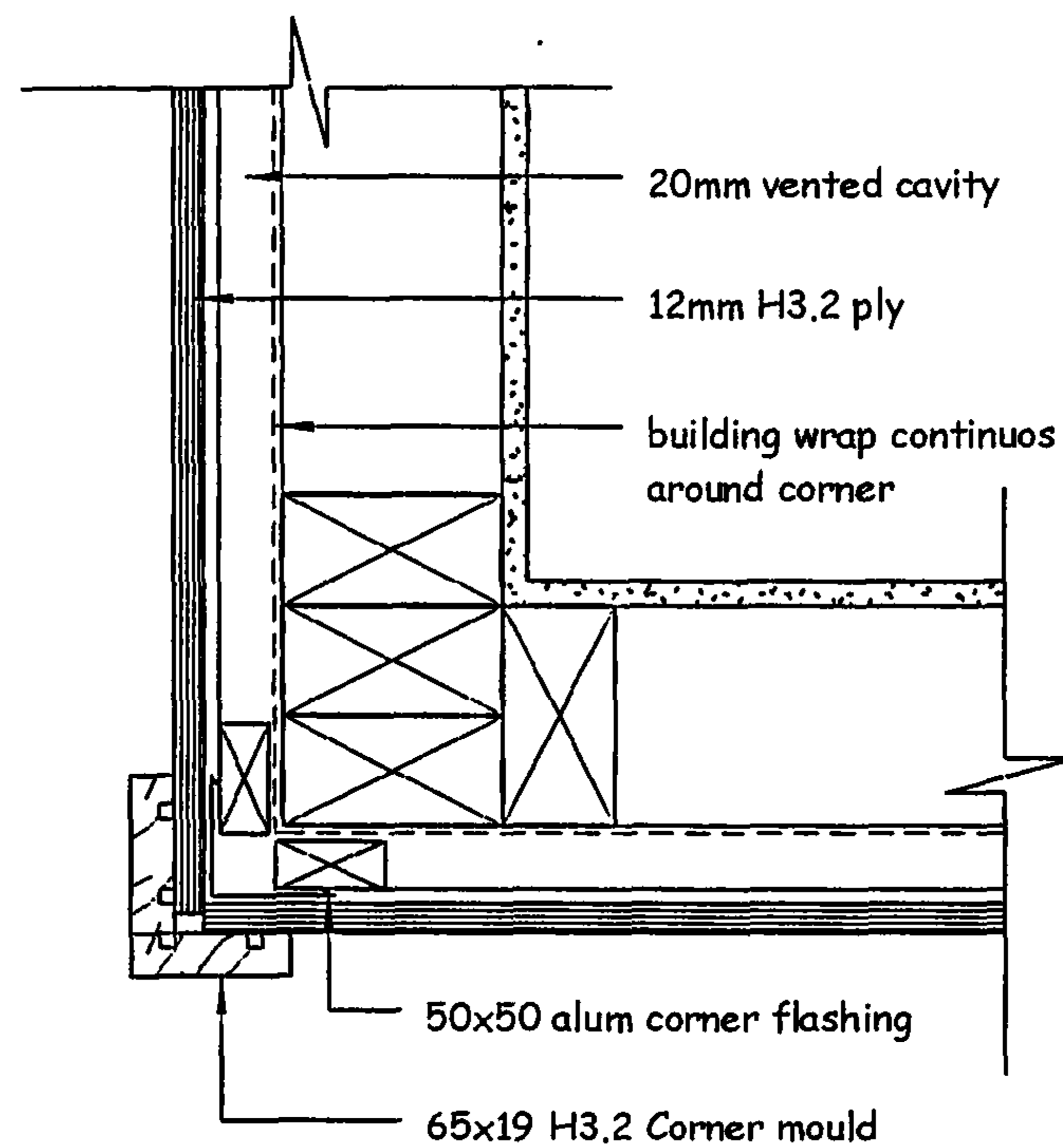
project:  
NORMAN / WILLIAMS  
460a DEVON ST WEST  
NEW PLYMOUTH

drawings:  
DETAILS

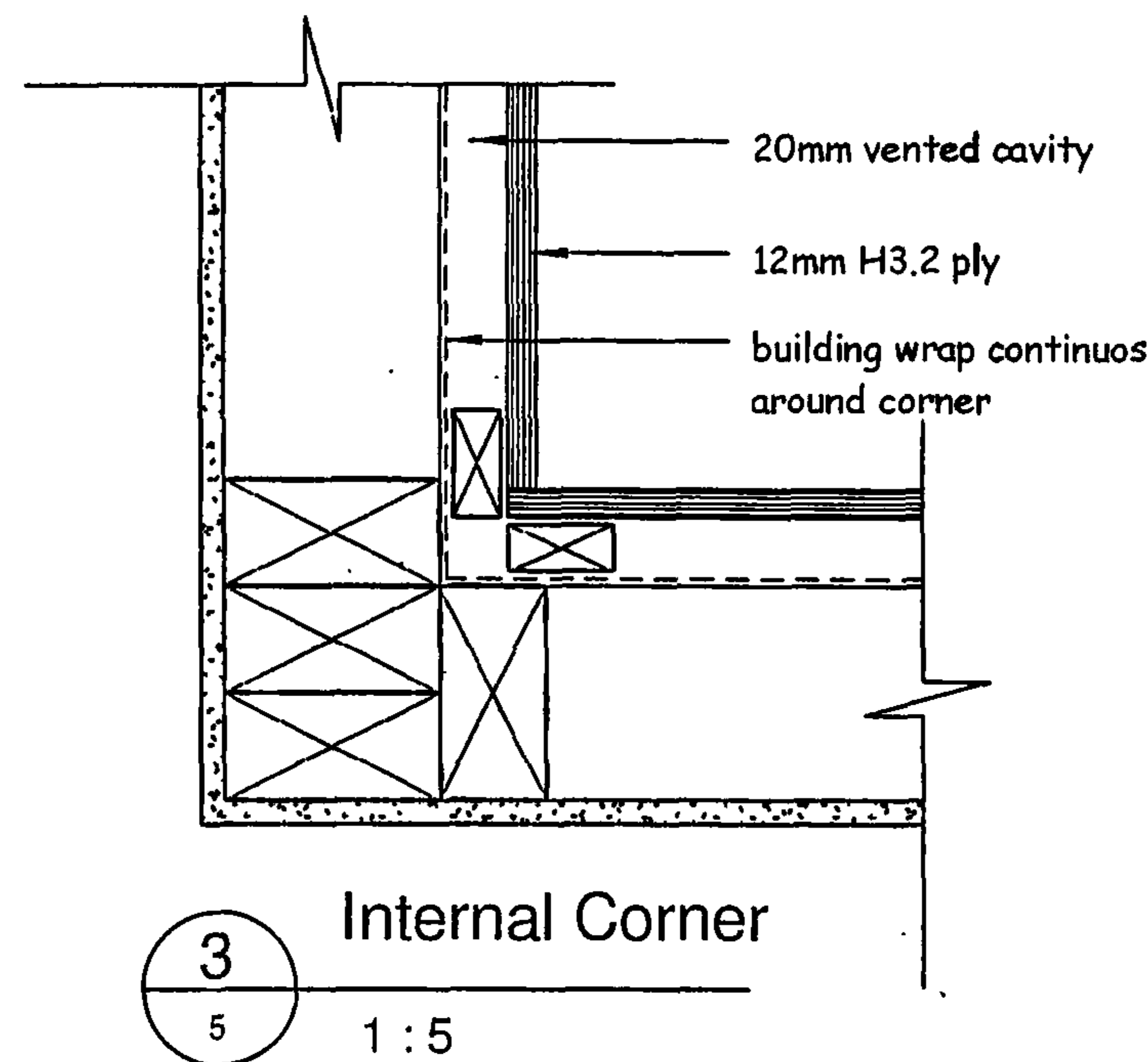
1:5 8  
scale: sht: rev:

IF IN DOUBT ASK  
DO NOT SCALE  
DIMENSIONS  
CHECK ALL

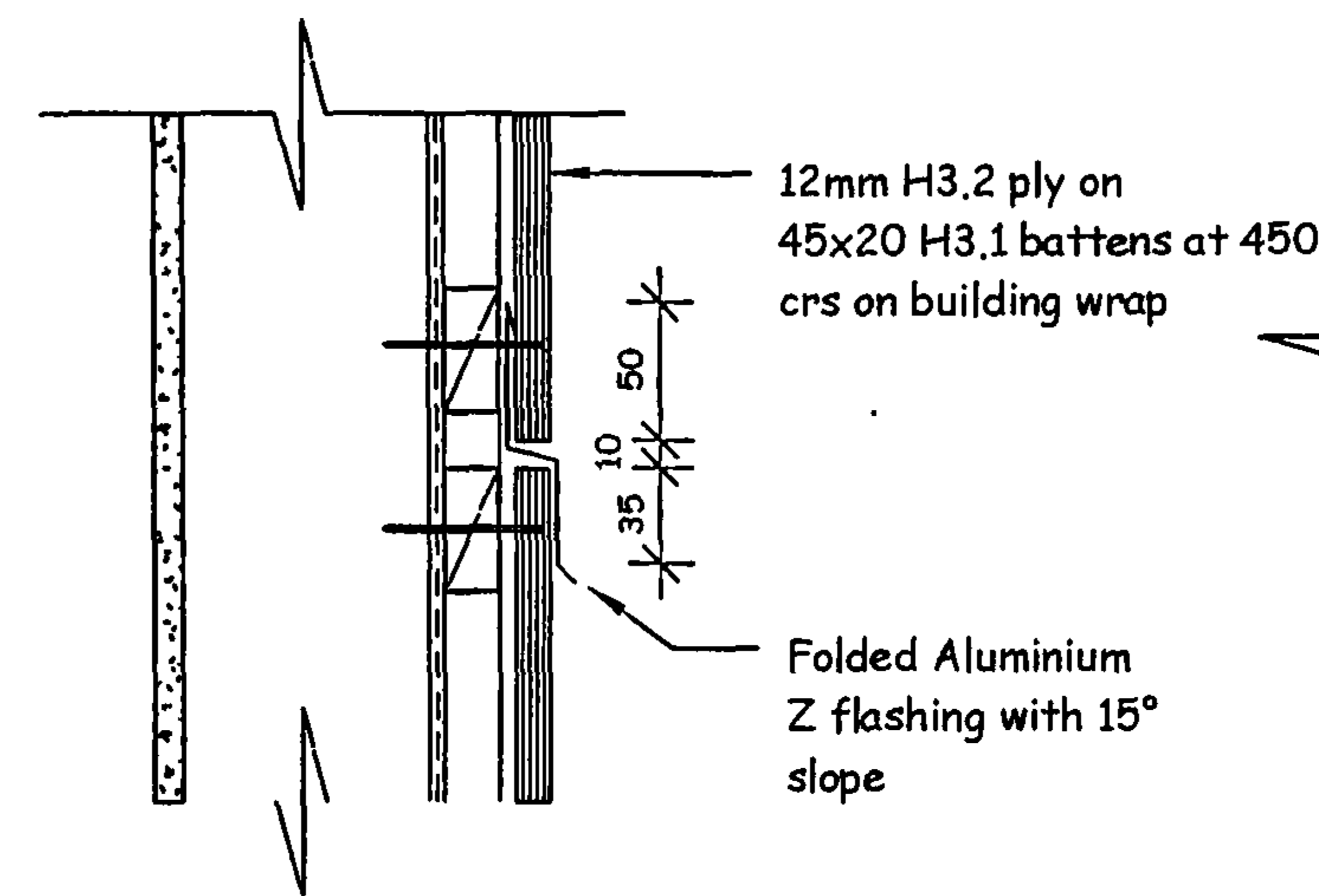
NPDC Approve  
30 JAN 2009



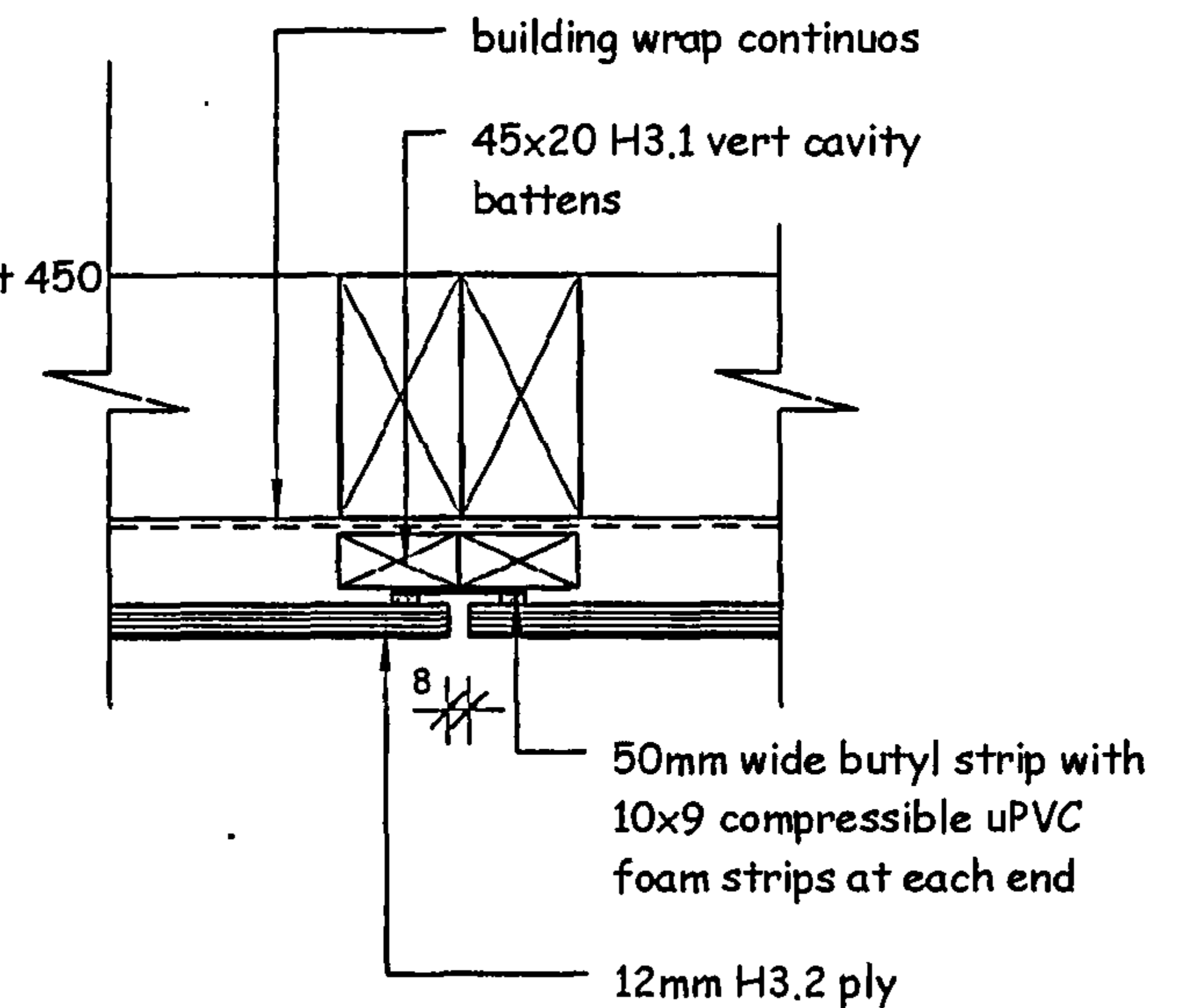
1  
5  
1:5  
External Corner



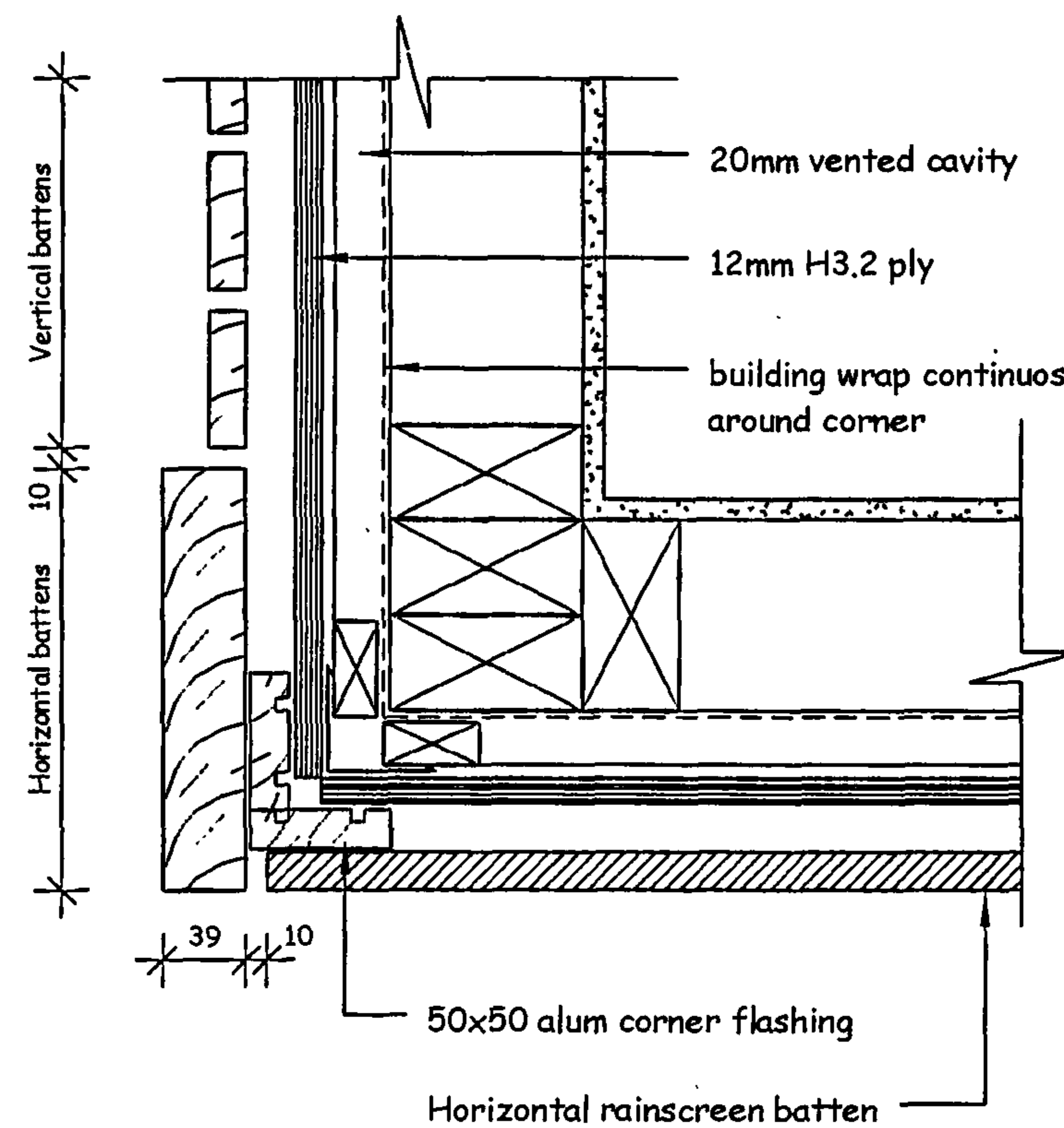
3  
5  
1:5  
Internal Corner



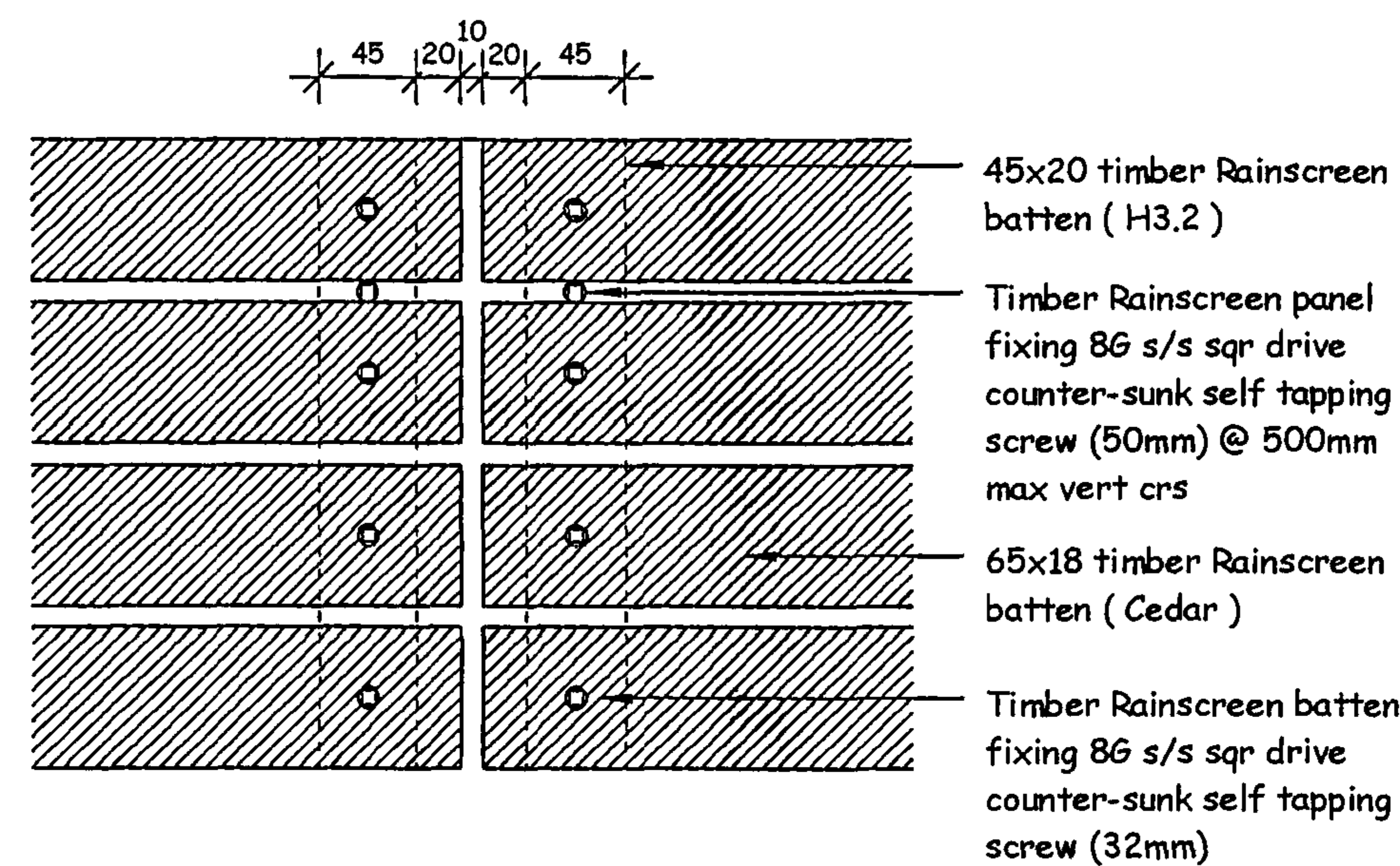
8  
5  
1:5  
Plywood Horizontal Joint



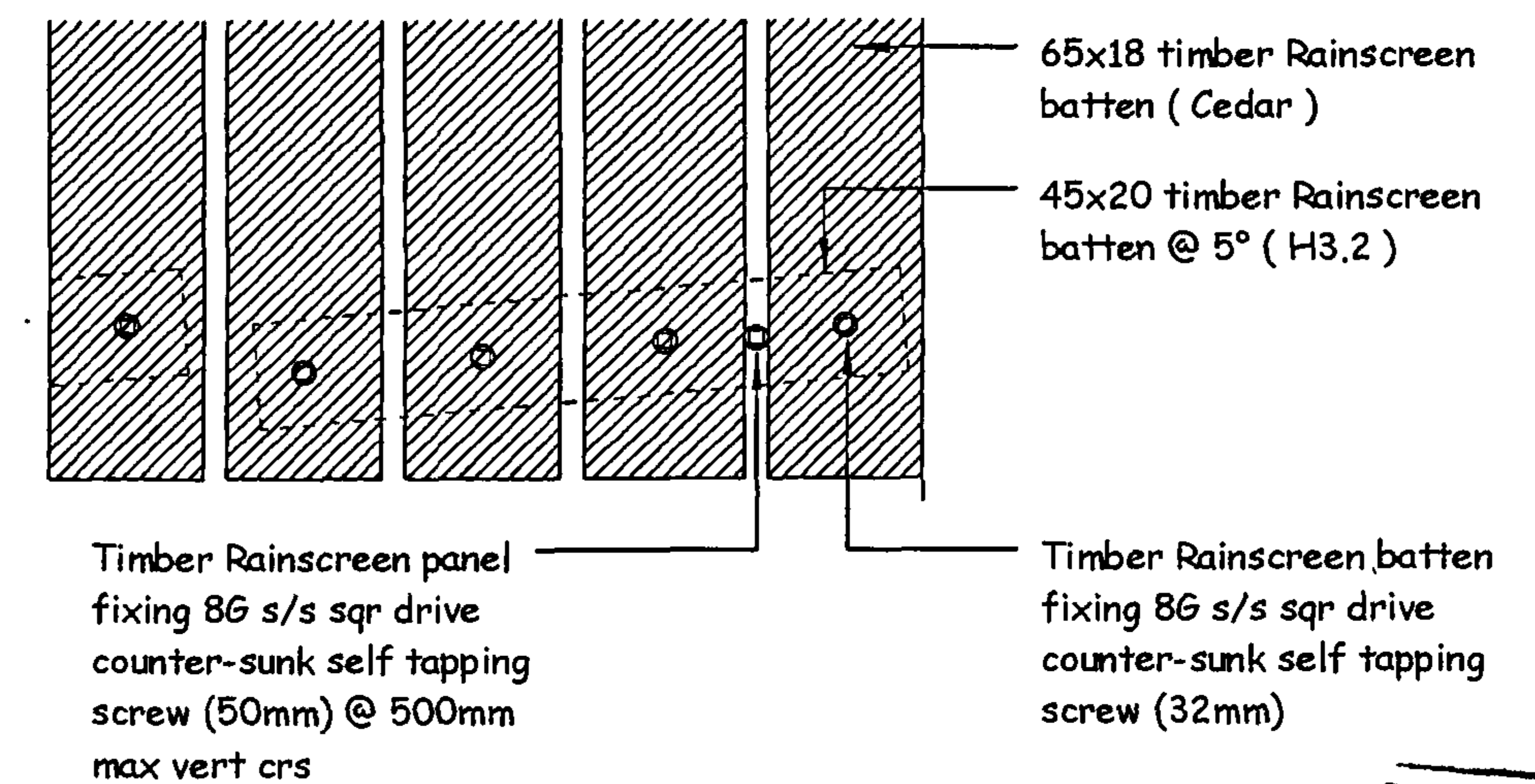
7  
1:5  
Plywood Vertical Joint



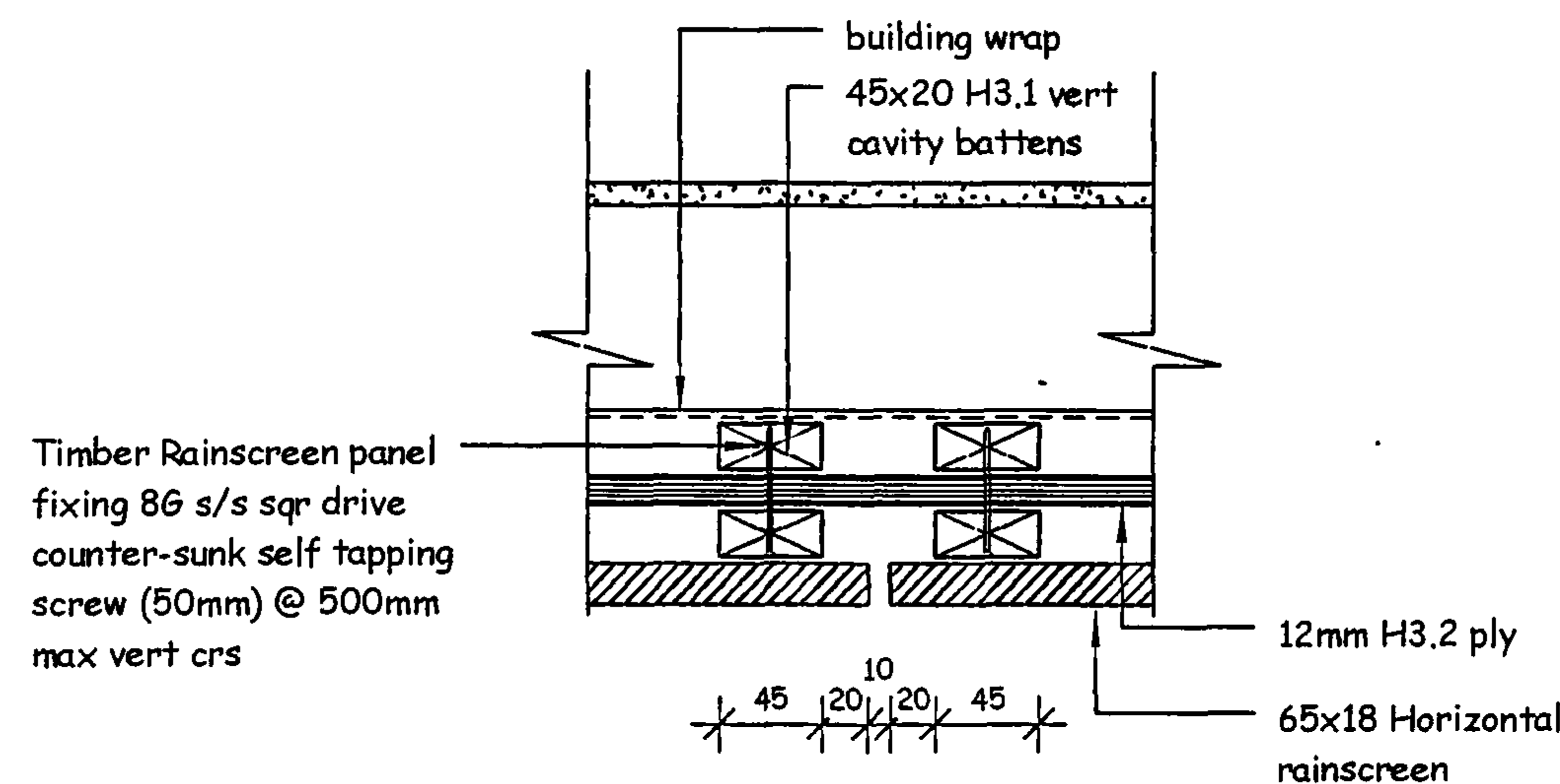
2  
6  
1:5  
External Corner ( Rainscreen )



4  
6  
1:5  
Horizontal Rainscreen - Jointing Detail Elevation



6  
6  
1:5  
Vertical Rainscreen - Jointing Detail Elevation



5  
6  
1:5  
Horizontal Rainscreen Joint

R A D  
RIGHT ANGLE DESIGN

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

drawings:  
DETAILS

1:5 9  
scale: sht: rev:

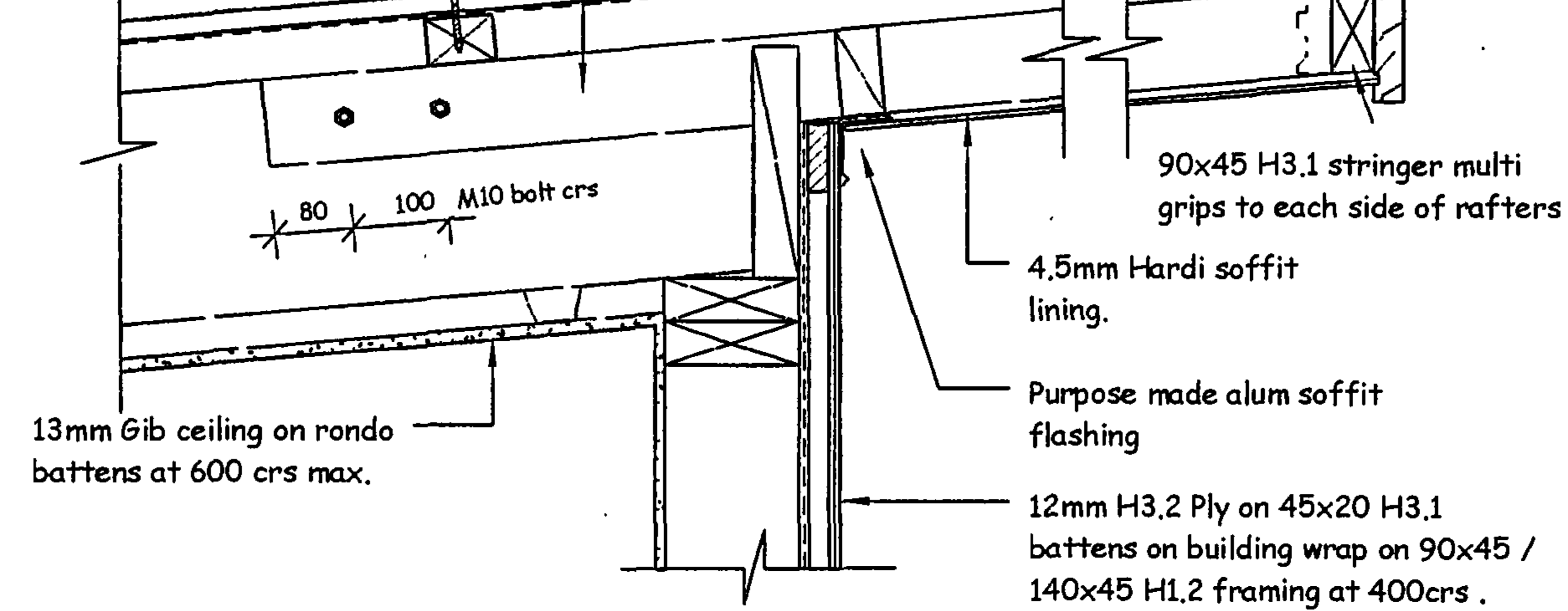
DO NOT SCALE IF IN DOUBT ASK  
CHECK ALL DIMENSIONS

APPROVE  
30 JAN 2009  
CHECK



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

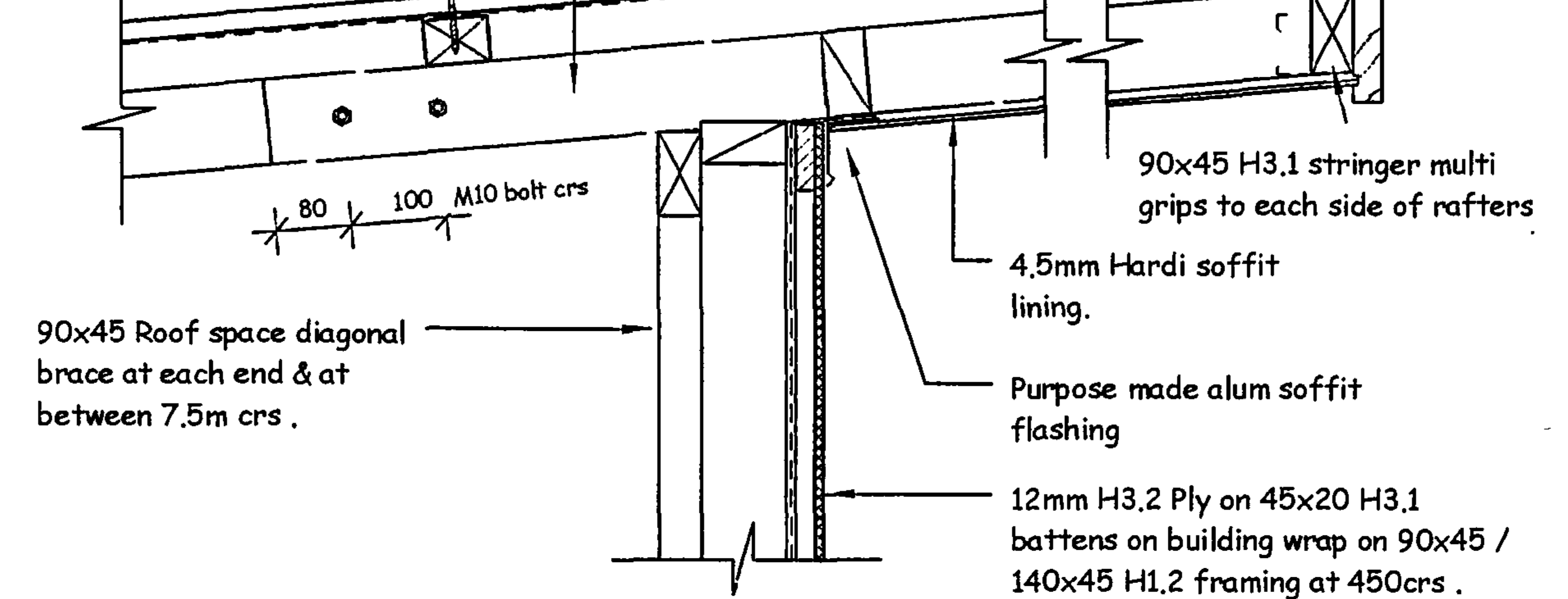
90x45 rafters at 900 crs M10 bolted to truss top chord multigrip each side to stringer



1 Eaves (inverted soffit at Rafters)  
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



2 Eaves (inverted soffit at trusses)  
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

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.

3 Eaves  
7 1:10

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 Barge Gutter Detail  
14 1:10

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

PDCC Approved  
30 JAN 2009

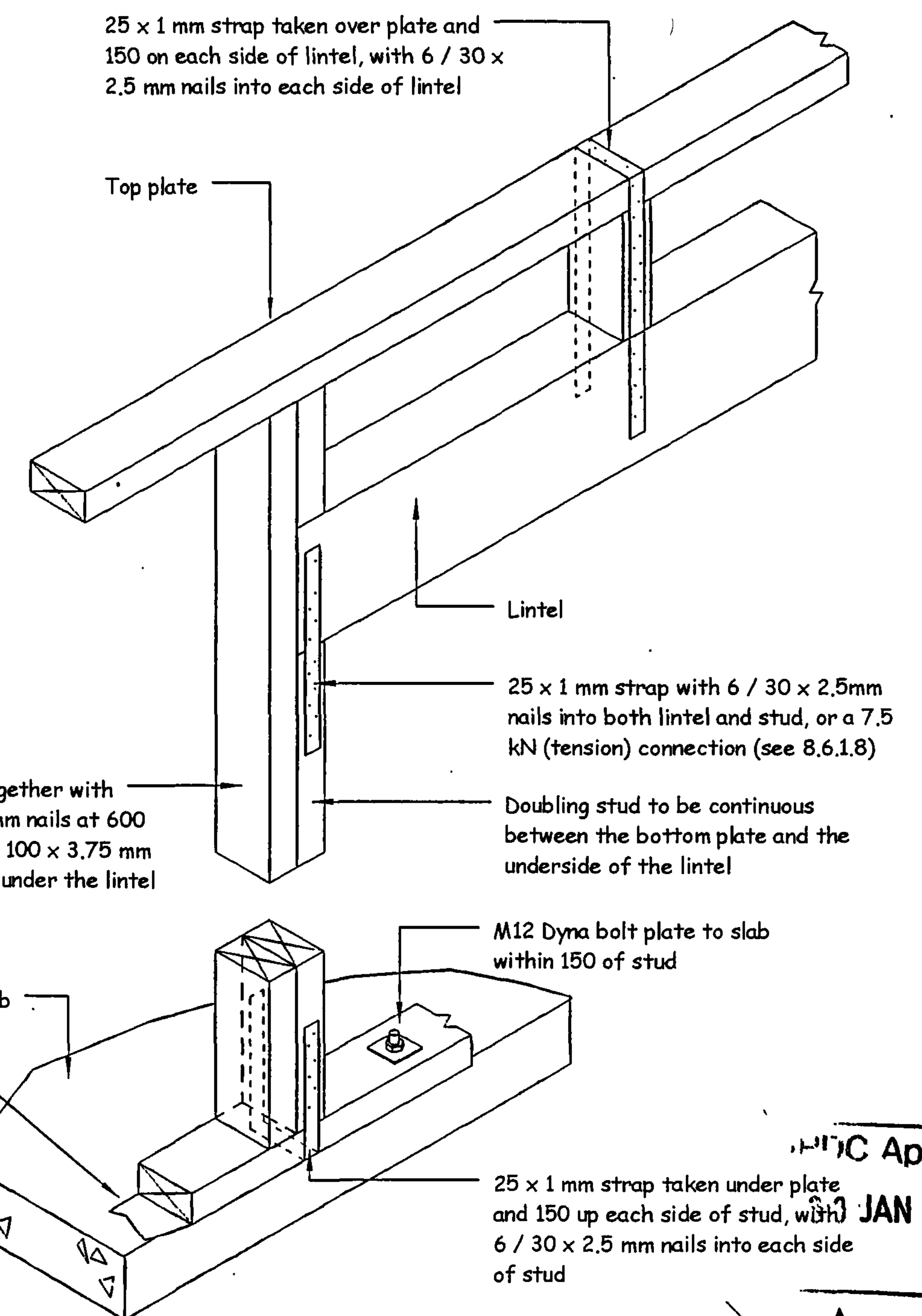
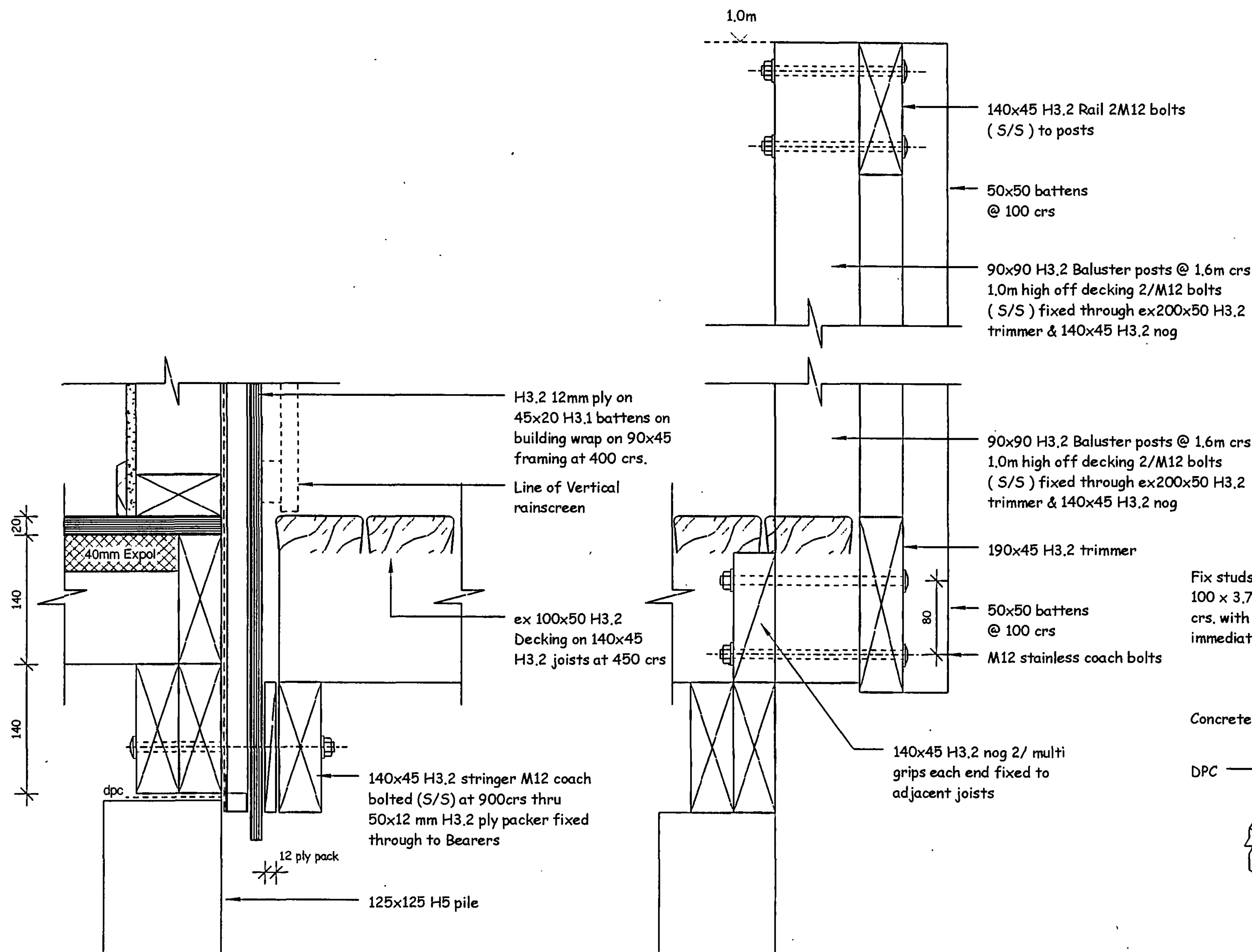
RAD  
RIGHT ANGLE DESIGN

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

drawings:  
DETAILS

1:10 10  
scale: sh: rev:

IF IN DOUBT ASK  
DO NOT SCALE  
DIMENSIONS



3 Deck connection to House  
7 1:5

1 Deck Handrail  
7 1:5

2 Lintel Fixing Detail  
5 1:10

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

**RAD**  
RIGHT ANGLE DESIGN

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

drawings:  
DETAILS

As indicated 11

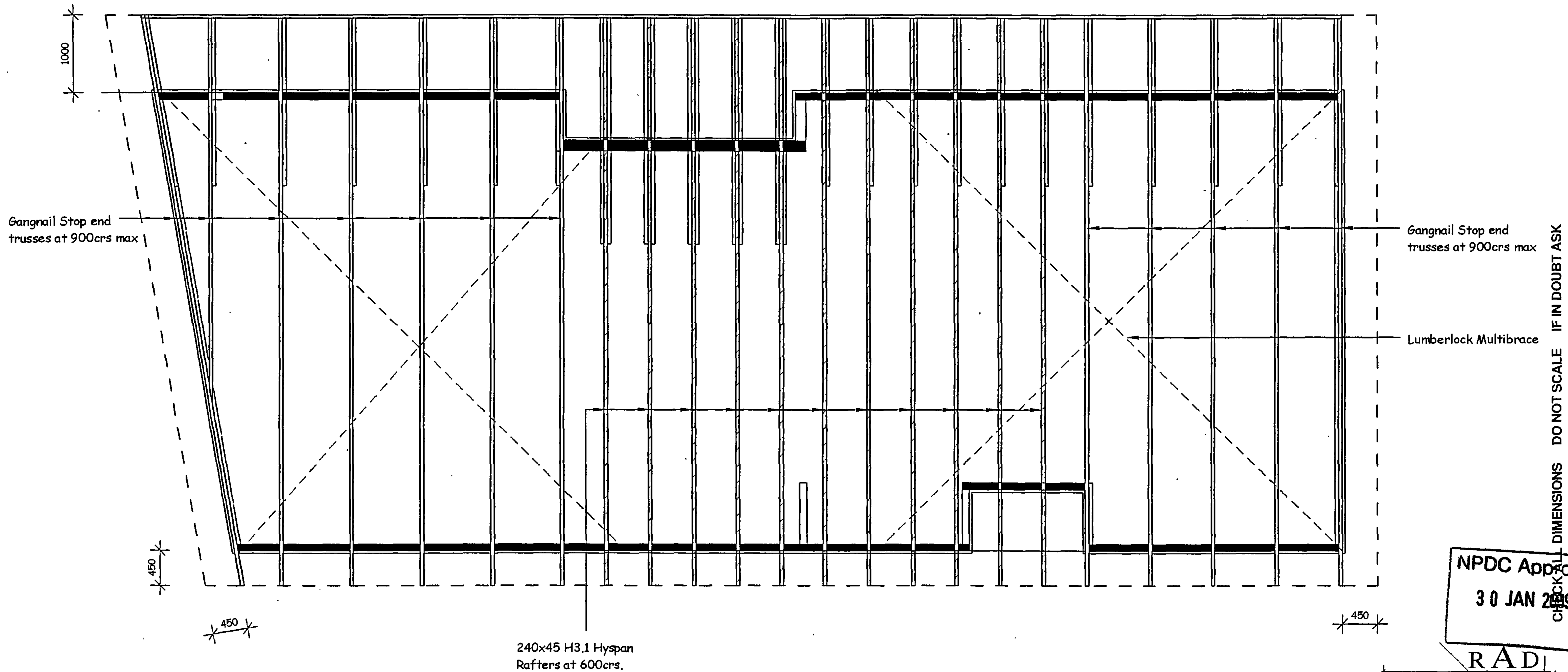
scale: sht: rev:

CHECK ALL DIMENSIONS DO NOT SCALE IF IN DOUBT ASK

APPROVE

30 JAN 2009

CHECK



# ROOF FRAMING PLAN

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

NPDC Approver

30 JAN 2009

**RAD**  
RIGHT ANGLE DESIGN

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 )

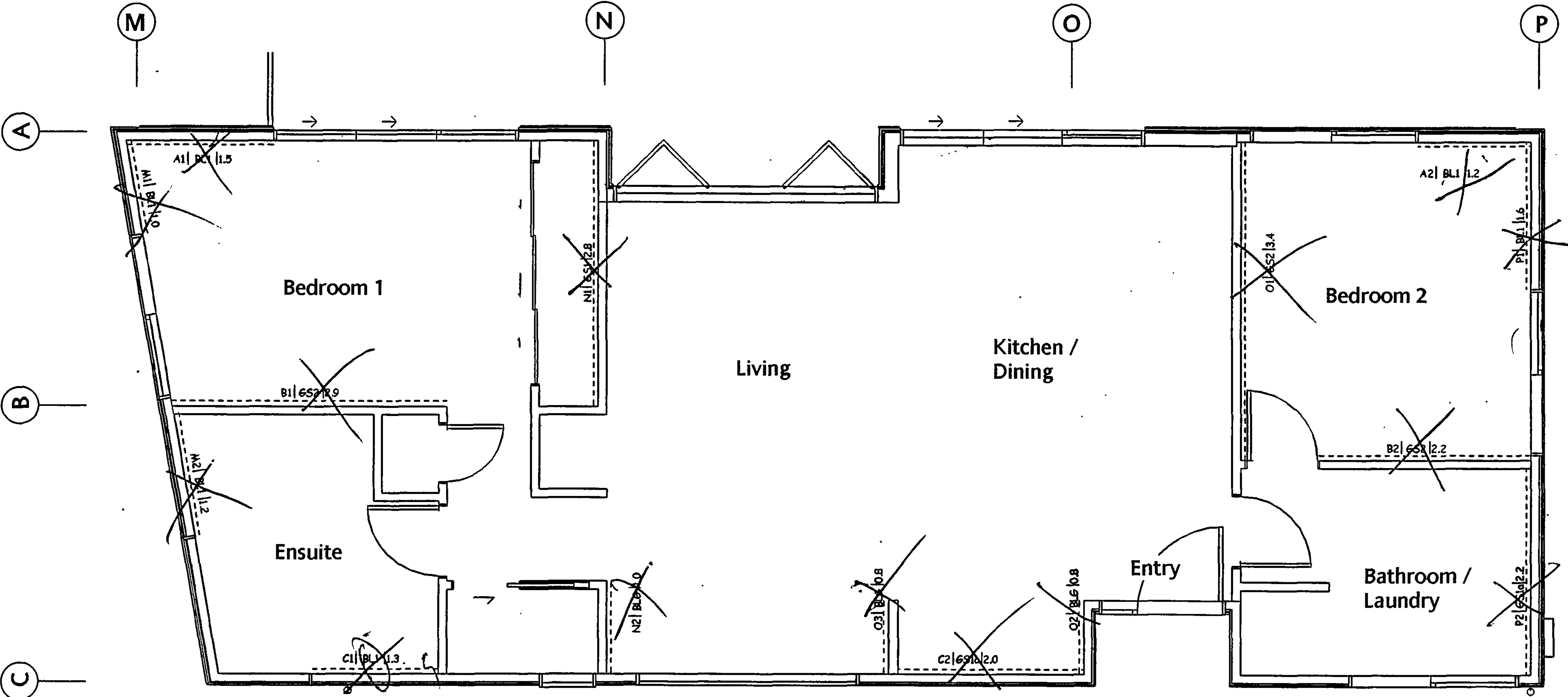
**BL1a**: Gib Braceline Fixed one side,  
fixed Horizontal or Vertical,  
Diagonal Brace Required: **YES**  
Hold downs Required: **YES**  
**1.8m min**: ( 130 BU's per m Wind ) ( 115 BU's per m Eq )

**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 )



BRACING PLAN

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

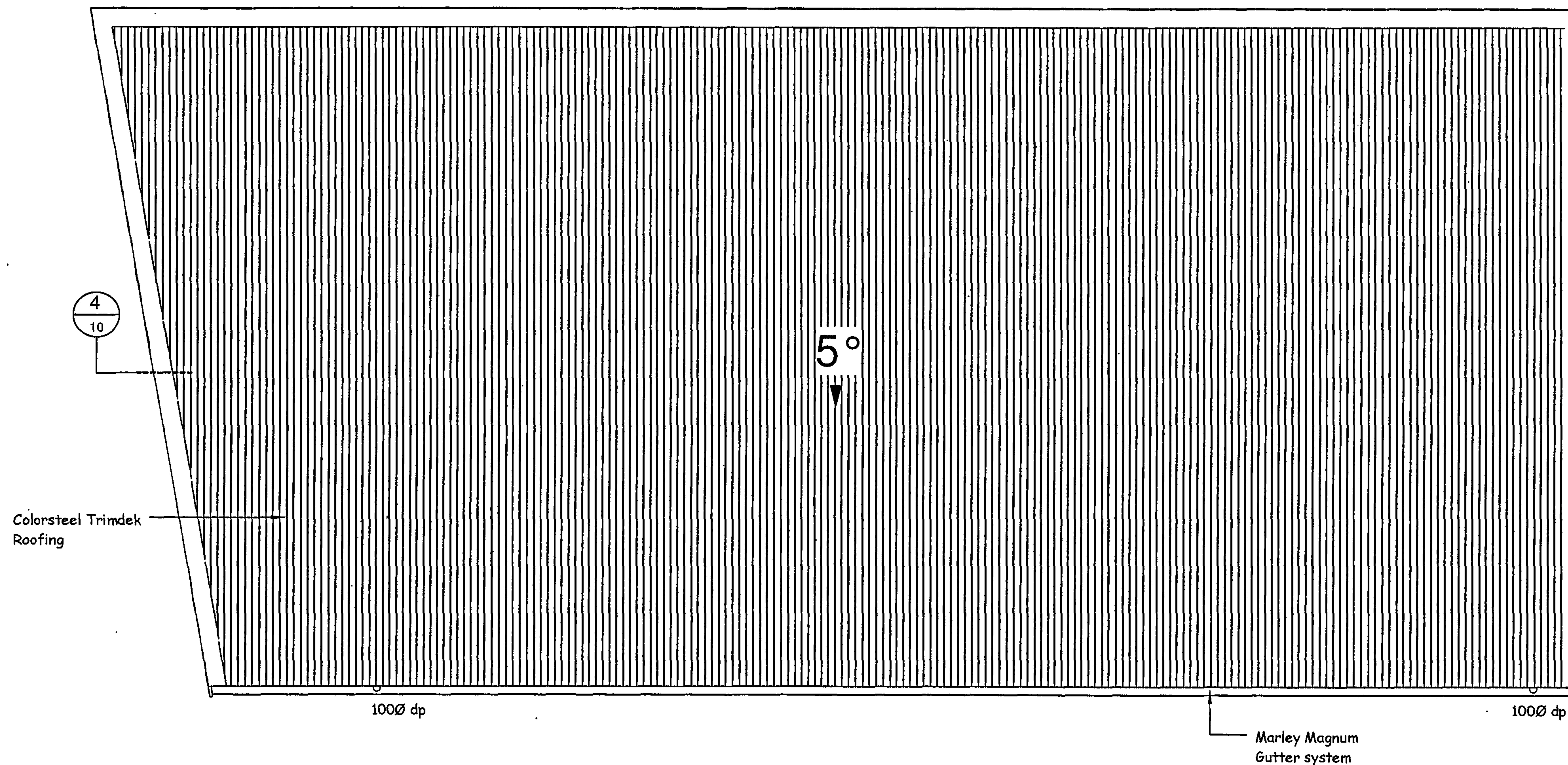
NPDC Appro  
30 JAN 2009  
CHECKED  
DIMENSIONS DO NOT SCALE IF IN DOUBT ASK

**RAD**  
RIGHT ANGLE DESIGN

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

drawings:  
**BRACING**

As indicated 13  
scale: sht: rev:



# ROOF PLAN

1:50

NPDC Approved  
30 JAN 2009

CHECK ALL DIMENSIONS DO NOT SCALE IF IN DOUBT ASK

**RAD**  
RIGHT ANGLE DESIGN

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

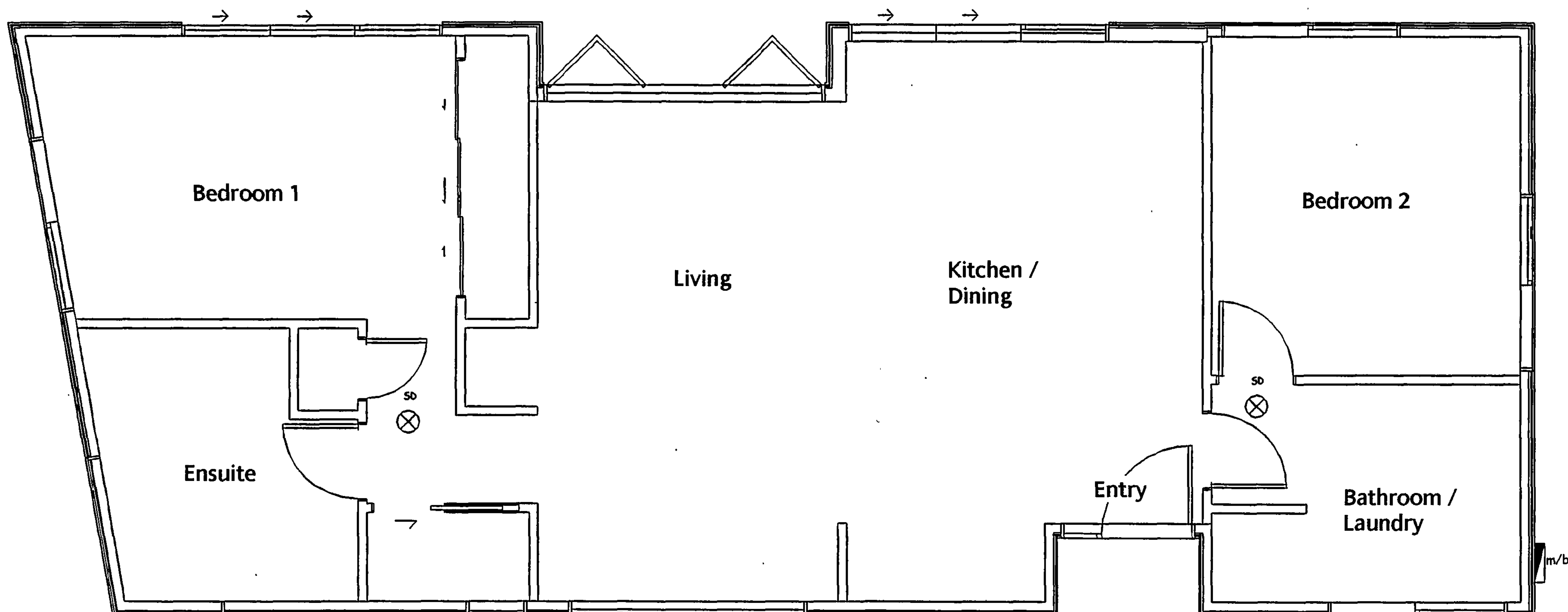
drawings:  
ROOF PLAN

1:50 14  
scale: sht: rev:

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



- Fan
- Smoke Detector
- Fan/Light/Heater
- Switch
- Security Lights
- Recessed downlight (CA type)
- Exterior light
- Batten Lights
- Low voltage halogen (CA type)
- Phone
- Power outlet
- Double Power outlet
- Hobs
- Rangehood
- Oven
- Microwave
- TV coax
- Internal Wall mounted light
- External Wall mounted light
- Heated towel rail
- Shaver point
- Residual Current Device
- Computer
- Meter board
- Distribution board

**ELECTRICAL LEGEND**

NPDC Approved  
30 JAN 2009

**RAD**  
RIGHT ANGLE DESIGN

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

drawings:  
ELECTRICAL

As indicated 15

scale:                      sht:                      rev:

**ELECTRICAL PLAN**

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

CHECK ALL DIMENSIONS DO NOT SCALE IF IN DOUBT ASK



Job: GJGNOR

Client: G J GARDNER HOMES

Site: NORMAN / WILLIAMS

Description: BACH

Building Consent No.:

MiTek 20/20 - Engineering 4.4 Gamme 1.5 (build 1597-53)

MiTek New Zealand Ltd.

Phone:

Printed: 06:50:28 08 Aug 20

**PRODUCER STATEMENT**  
**MiTek 20/20™ TRUSS DESIGN PROGRAM**

**Certification 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 Details**

**Roof Truss**

Timber Group: VSG8 H3.1

Pitch: 5.000 deg

Std Overhang: 450 mm / 1000 mm

**Wind**

Material: Light

Material: Standard

Area: High (44.0 m/s )

Dead Load: 0.250 kPa

Dead Load: 0.200 kPa

Pressure Coeff: Cpe = varies; Cpi = -0.30, 0.2

Restraints: 1200 mm centres

Restraints: 400 mm centres

Live Load: Q<sub>ur</sub> = 0.250 kPa

Q<sub>c</sub> = 1.000 kN

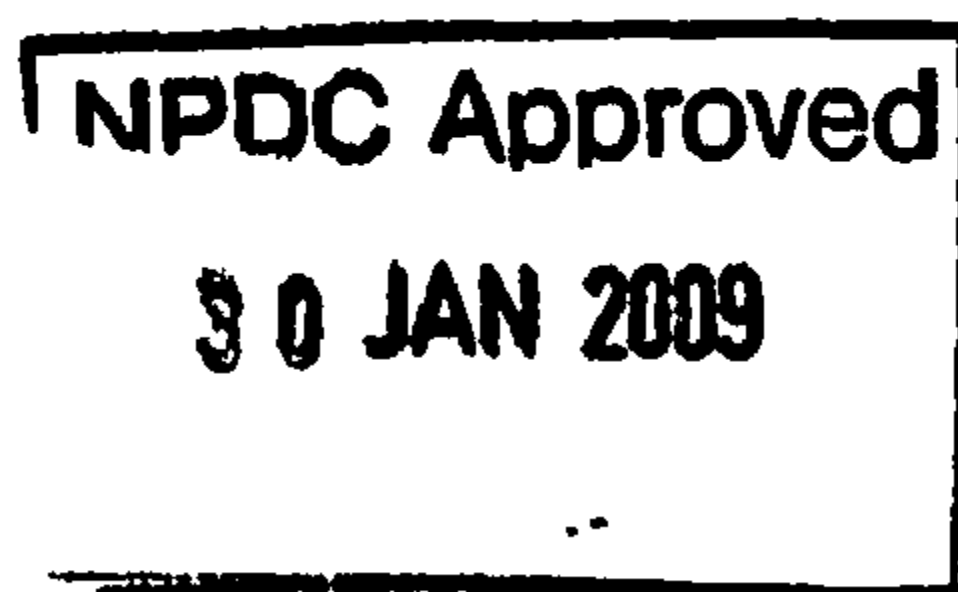
These trusses must be fabricated and erected in accordance with the GANG-NAIL manual. Proper erection bracing must be installed to hold the components true and plumb and in a safe condition until permanent bracing is fixed. All permanent bracing and fixing must be installed before any loads are applied. 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, ~~Fail~~ = 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



The computer design input has been carried out by:

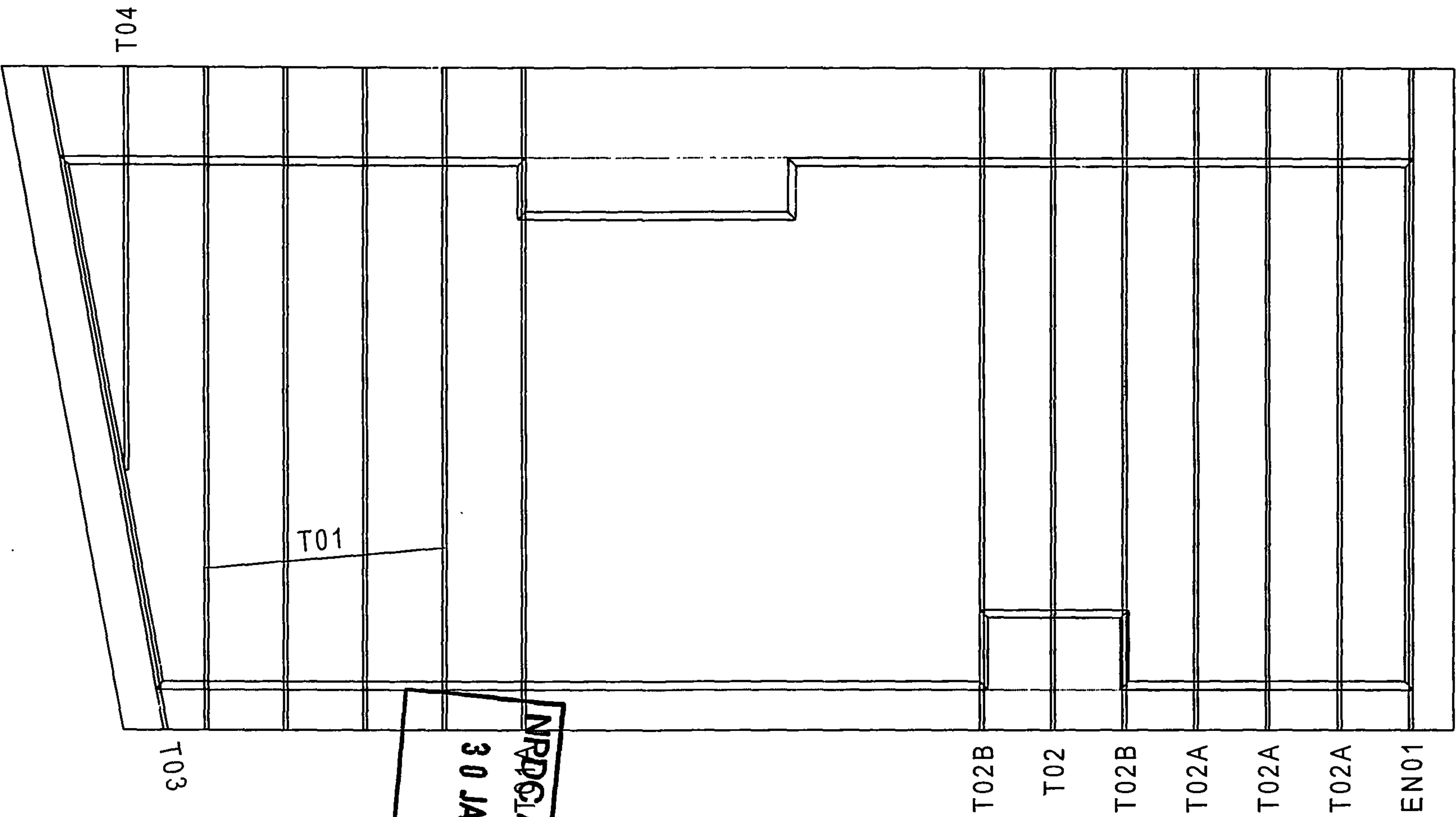
Signed: Wayne Silby

Date: 8/08/2008

Name of Computer Operator: Wayne Silby

Qualifications and Title: Detailer

Company: Timber Co Ltd



Job Details:

Wind Area:	High	Design Wind Speed:	44.0 m/s
IC Restraints:	1200 mm	BC Restraints:	400 mm
	Light	Ceiling Material:	Standard

Timber Co Ltd

7 Sunley St  
P O Box 871  
New Plymouth

Name: G J GARDNER HOMES  
Address:

BACH

Job:  
**GJGNOR**

the brother PAMPHILUS GARDNER

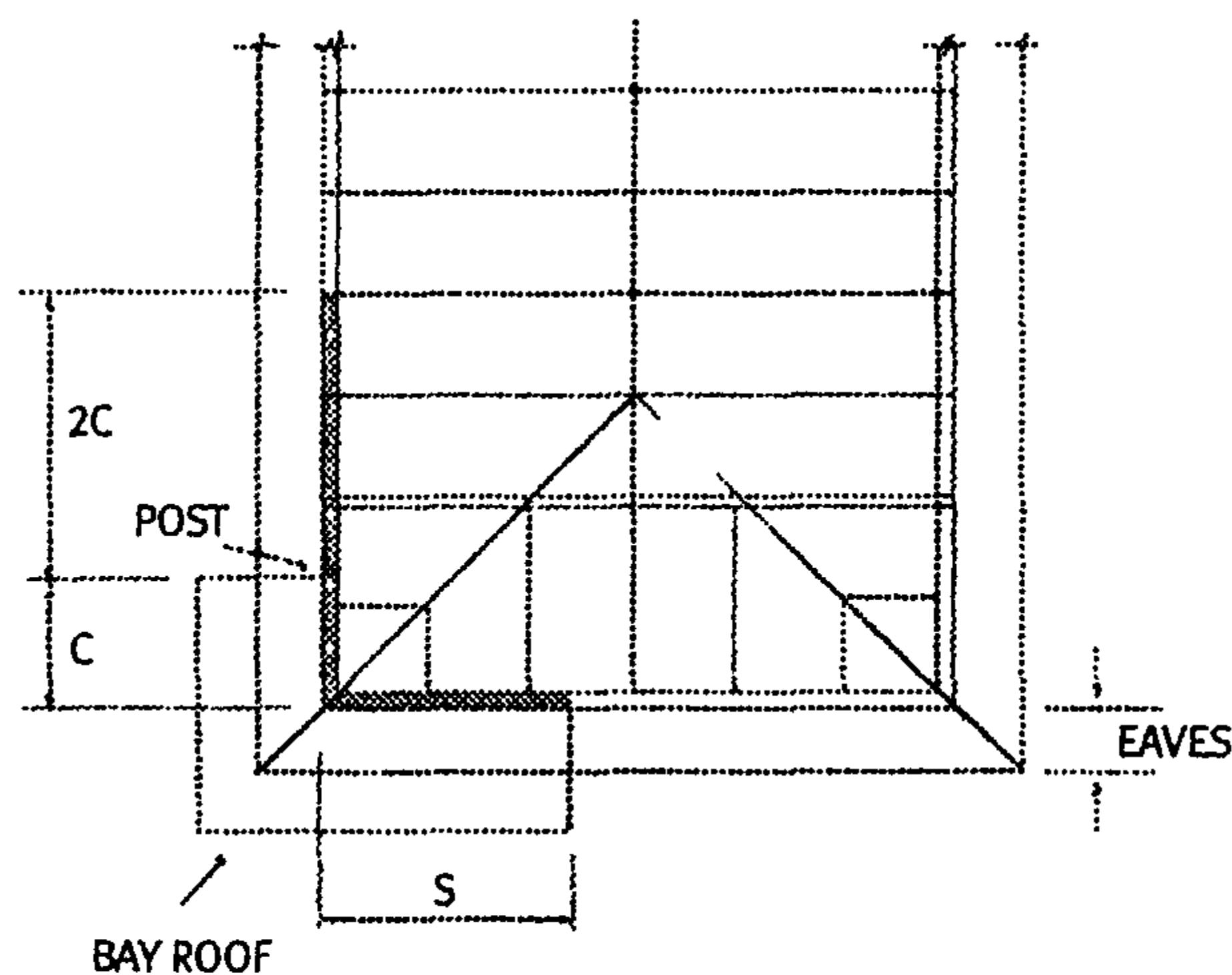
Norm/Williams.

## Cantilever supporting hip roof corner

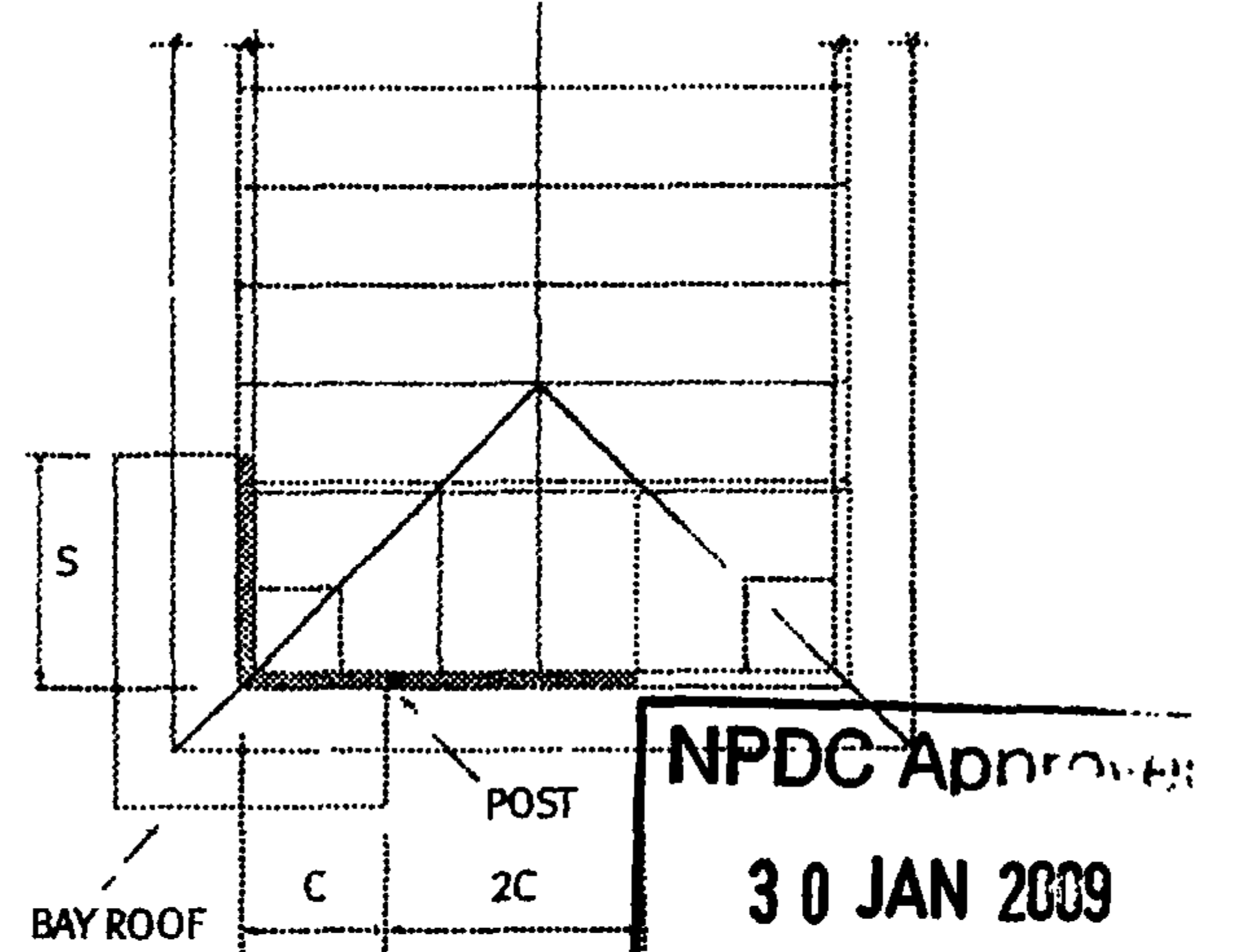
Hy90 Section D x B (mm)	Light roof and ceiling					
	Supported lintel span (m)					
	1.8	2.4	3.0	3.6	4.2	4.8
	Maximum cantilevered lintel span (m)					
150 x 90	0.9	0.8	0.7	0.6	0.5	-
200 x 90	1.2	1.1	1.0	0.9	0.7	0.6
240 x 90	1.5	1.3	1.1	1.0	0.9	0.8
300 x 90	2.0	1.9	1.8	1.7	1.5	1.4
360 x 90	2.3	2.2	2.1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

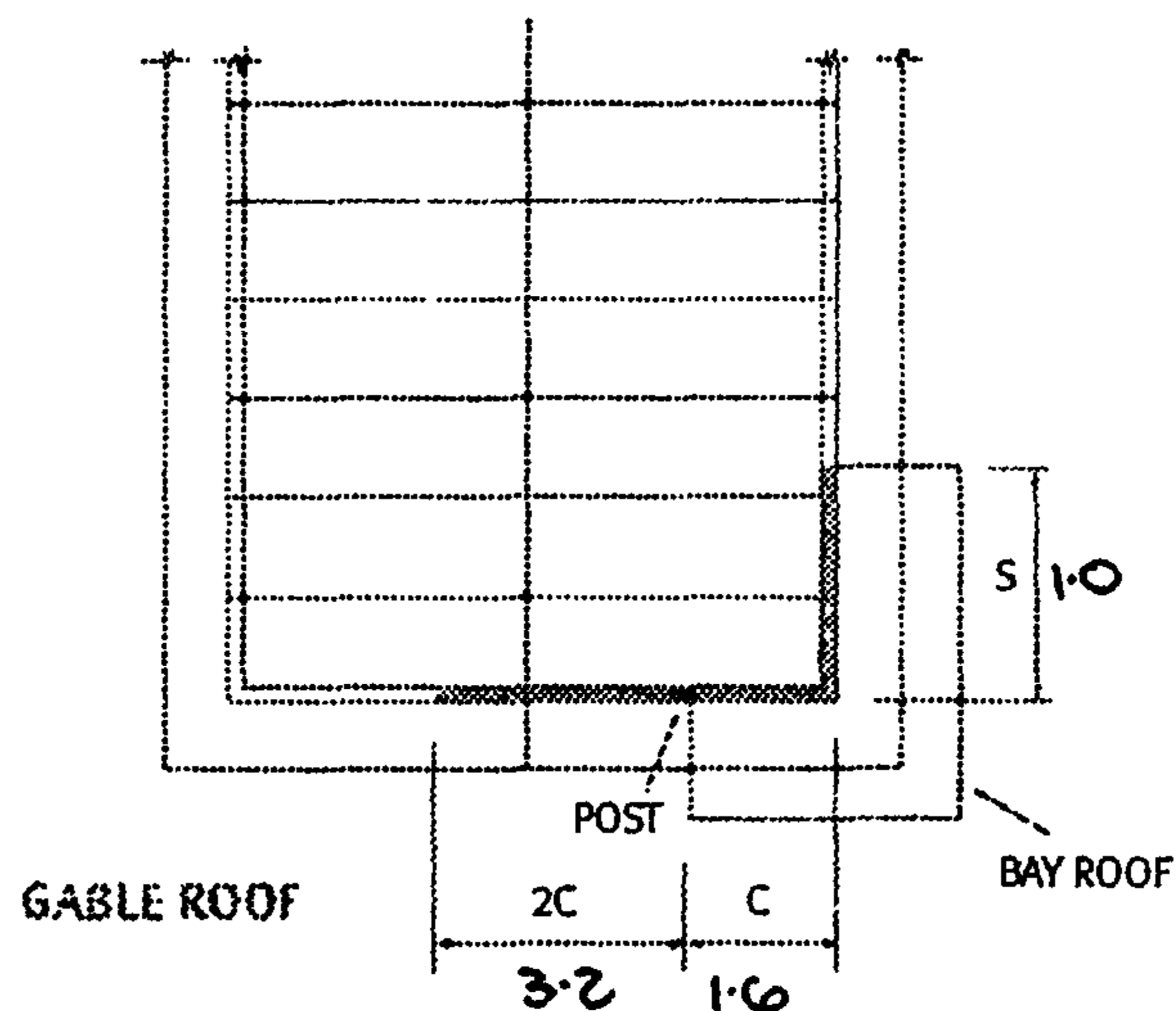


HIP ROOF



NPDC Approved

30 JAN 2009



### 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.


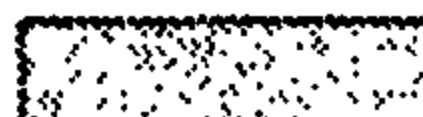



# Cantilever supporting gable roof corner

Hy90 Section D x B (mm)	Supported lintel span (m)	Light roof and ceiling									
		Roof load width 'RLW' (m)									
		1.8	2.4	3.0	3.6	4.2	4.8	5.4	6.0	6.6	7.2
		Maximum cantilevered lintel span (m)									
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)									
		1.8	2.4	3.0	3.6	4.2	4.8	5.4	6.0	6.6	7.2
		Maximum cantilevered lintel span (m)									
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	0.4
	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
	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 



NRDC Approved  
8.9 JAN 2029

## H1 2007 Compliance Report

### Project Details

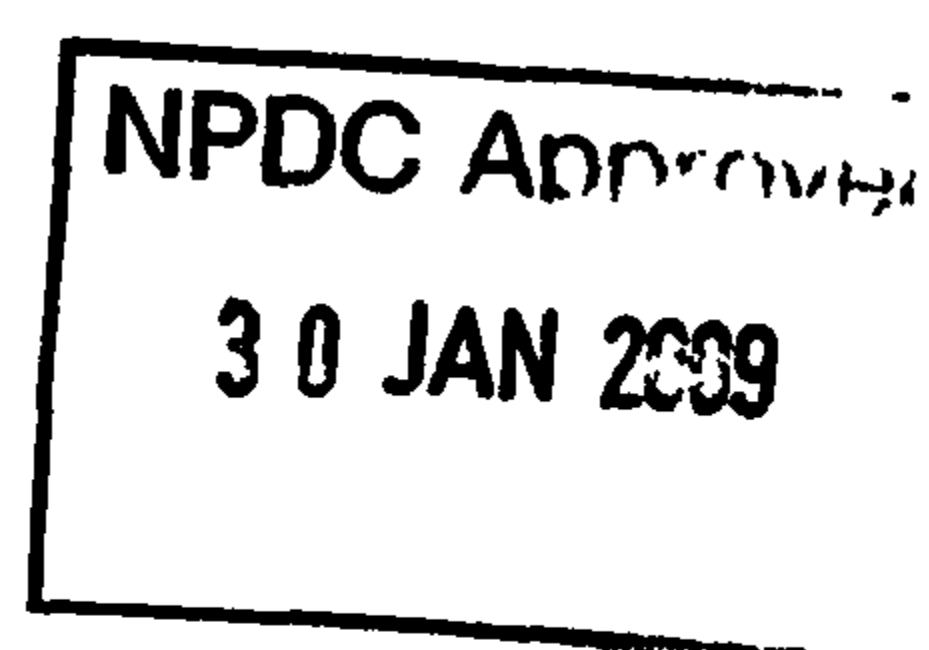
Designer: RIGHT ANGLE DESIGN  
Project Name: NORMAN / WILLIAMS  
Client: NORMAN / WILLIAMS  
Lot No: \_\_\_\_\_  
Comment:   
Project Id: 2513  
Report Date: 17/12/2008

---

### Compliance Result

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

---



## 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>      </u>	<u>1.3</u>
Wall R-value	<u>1.9</u>	<u>      </u>	<u>2</u>
Roof R-value	<u>2.9</u>	<u>      </u>	<u>3.4</u>
Glazing R-value	<u>0.26</u>	<u>      </u>	<u>0.26</u>
Skylight R-value	<u>0.26</u>	<u>      </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>

NPDC Approved  
30 JAN 2009

---

**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..

NPDC Approved  
30 JAN 2009



## 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
<u>Floors</u>							
Floor 1					<u>84</u>	<u>1.3</u>	<u>64.6</u>
<u>Walls</u>							
Wall 1		<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>2.62</u>	<u>2.7</u>	<u>7.1</u>	<u>0.26</u>	<u>27.2</u>
Wall 2		<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>2.8</u>	<u>2.7</u>	<u>7.6</u>	<u>0.26</u>	<u>29.1</u>
Wall 3		<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>2.62</u>	<u>2.7</u>	<u>7.1</u>	<u>0.26</u>	<u>27.2</u>
Wall 4		<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>1.8</u>	<u>1.18</u>	<u>2.1</u>	<u>0.26</u>	<u>8.2</u>
Wall 5		<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>1.8</u>	<u>1.18</u>	<u>2.1</u>	<u>0.26</u>	<u>8.2</u>

NPDC Approved  
30 JAN 2009

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

**Compliance with Clause E3**

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

<i>Component</i>	<i>Minimum R-value</i>	<i>Project R-value</i>
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**

**NPDC Approved**  
**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	▼		
Building height to apex	3.6	m	Roof weight	Light ▼
Roof height above eaves	1	m	Cladding weight	Light ▼
Stud height	2.6	m	Room in roof space	No ▼
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 ○	MEDIUM ○	HIGH ○	VERY HIGH ●	SPECIAL ○
-------	----------	--------	-------------	-----------

### EARTHQUAKE ZONE

Select E/Q wind from Fig.2.2 NZS 3604

A ●		B ○		C ○
-----	--	-----	--	-----

### 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

NPDC Approved  
30 JAN 2009

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				
				x				
				x				
				x				
				x				
				x				
				x				
				x				
				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								
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)
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	BL6 [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	BL6 [0.6]	0.8 x 0.8	145	92.800	130	83.2
		O3	BL6 [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				
				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.

APDC 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	○	MEDIUM	○	HIGH	●	VERY HIGH	○	SPECIAL	○
-----	---	--------	---	------	---	-----------	---	---------	---

### EARTHQUAKE ZONE

Select E/Q wind from Fig.2.2 NZS 3604

A	●		B	○		DC Approved
						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

ALONG		Bracing elements provided			B/U Capacities			
Bracing line								
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 Achived	B/U Earthquake Achived
A	170 (W) 198 (E)	A1	Braced	1	160	120	160	120
		A2	Anchor	1	160	120	160	120
		A3	Anchor	1	160	120	160	120
B	338 (W) 395 (E)	B1	Anchor	1	160	120	160	120
		B2	Anchor	1	160	120	160	120
		B3	Anchor	1	160	120	160	120
		B4	Anchor	1	160	120	160	120
C	170 (W) 198 (E)		Anchor	1	160	120	160	120
			Anchor	1	160	120	160	120
			Anchor	1	160	120	160	120
Total B/U Achived							1600	1200
From Sheet A Total B/U Required							677	790

NPDC Approved  
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.



## SUBFLOOR BRACING CALCULATION SHEET C

### ACROSS

Bracing line

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 Achived	B/U Earthquake Achived
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 Achived							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.

NPDC Approved  
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				
Building height to apex		m	Roof weight	Light	
Roof height above eaves		m	Cladding weight	Light	
Stud height		m	Room in roof space	No	
Average roof pitch		degrees	Deck area		34 m <sup>2</sup>
Building length BL		m			
Building width BW		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"/>

BU's required Wind		
W along =		BU's
W across =		BU's
Total wind load,		
W along x BW =	0	BU's
W across x BL =	0	BU's

Earthquake B/U's	
E + 3(See NZS 3604 Cl 6.3.2.5)	
Total earthquake load,	
EQ along and EQ across	
E x GPA BU's =	160 BU's

NEHC Approved  
30 JAN 2009



DECK BRACING CALCULATION SHEET C

ACROSS

Bracing line

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 Achived	B/U Earthquake Achived
R	80	R1	Anchor	1	160	120	160	120
S	80	S1	Anchor	1	160	120	160	120
Total B/U Achieved						320	240	
From Sheet A Total B/U Required						0	160	

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.

DC Approved  
30 JAN 2009



THESE PLANS HAVE BEEN

**SUPERSEDED**

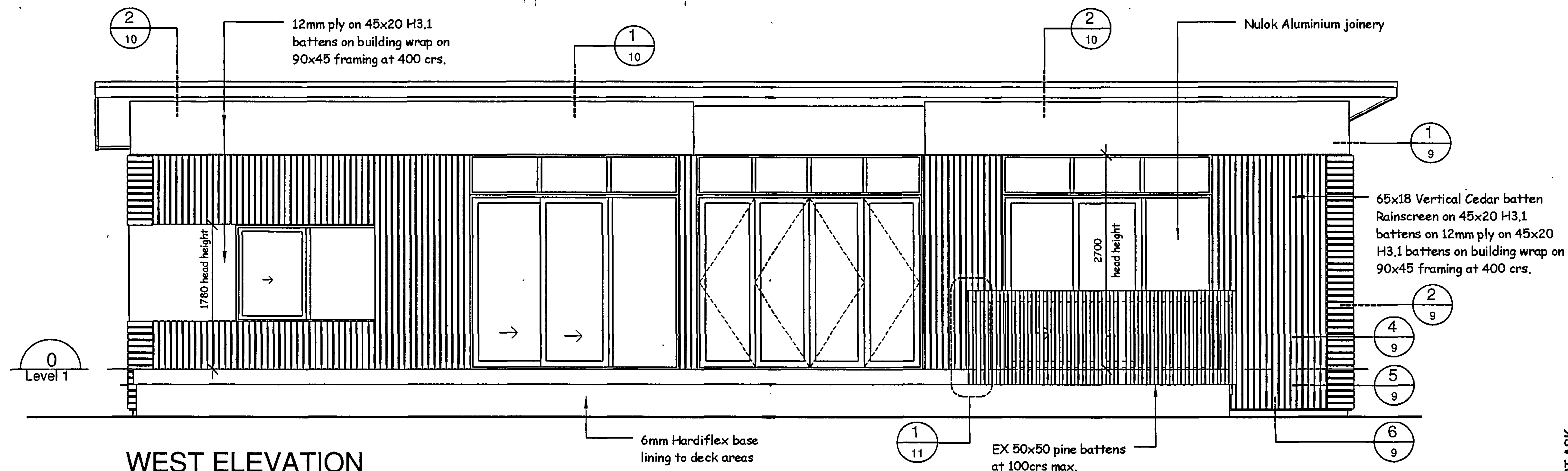
REPLACEMENT PLANS WILL BE IN  
THE APPROVED OFFICE COPY.

BC: 106437 ADDRESS: 458 DSC

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

- |                     |     |
|---------------------|-----|
| 1. <b>AMENDMENT</b> | 6.  |
| <b>01 _ 310309</b>  |     |
| 2.                  | 7.  |
| 3.                  | 8.  |
| 4.                  | 9.  |
| 5.                  | 10. |

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



WEST ELEVATION

1:50

**SUPERSEDED**  
NPDC

**SUPERSEDED**  
NPDC

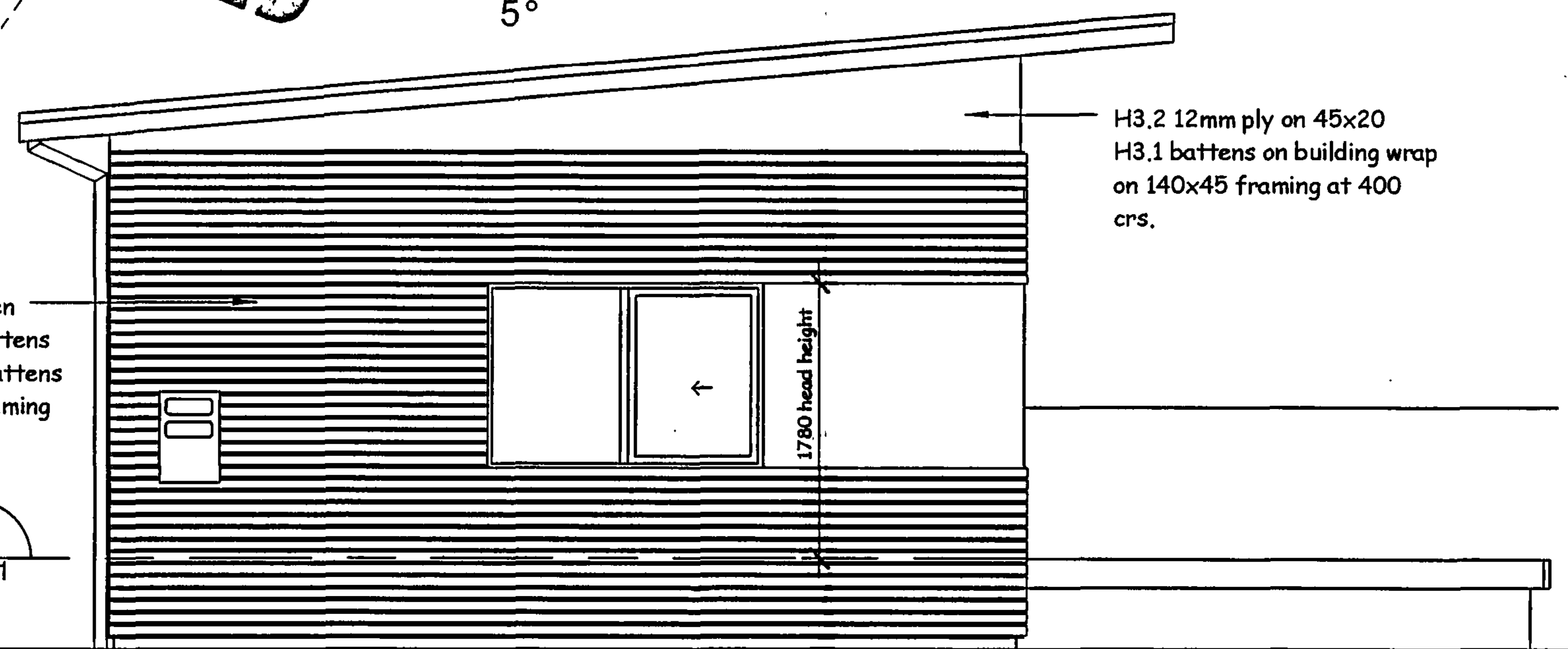
**SEE AMENDMENT**  
Date: 31-3-09

CHECK ALL DIMENSIONS DO NOT SCALE IF IN DOUBT ASK

**NPDC Approved**  
30 JAN 2009

65x18 Horizontal Cedar batten  
Rainscreen on 45x20 H3.1 battens  
on 12mm ply on 45x20 H3.1 battens  
on building wrap on 90x45 framing  
at 400 crs.

Level 1



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

**RAD**  
RIGHT ANGLE DESIGN

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

drawings:  
ELEVATIONS

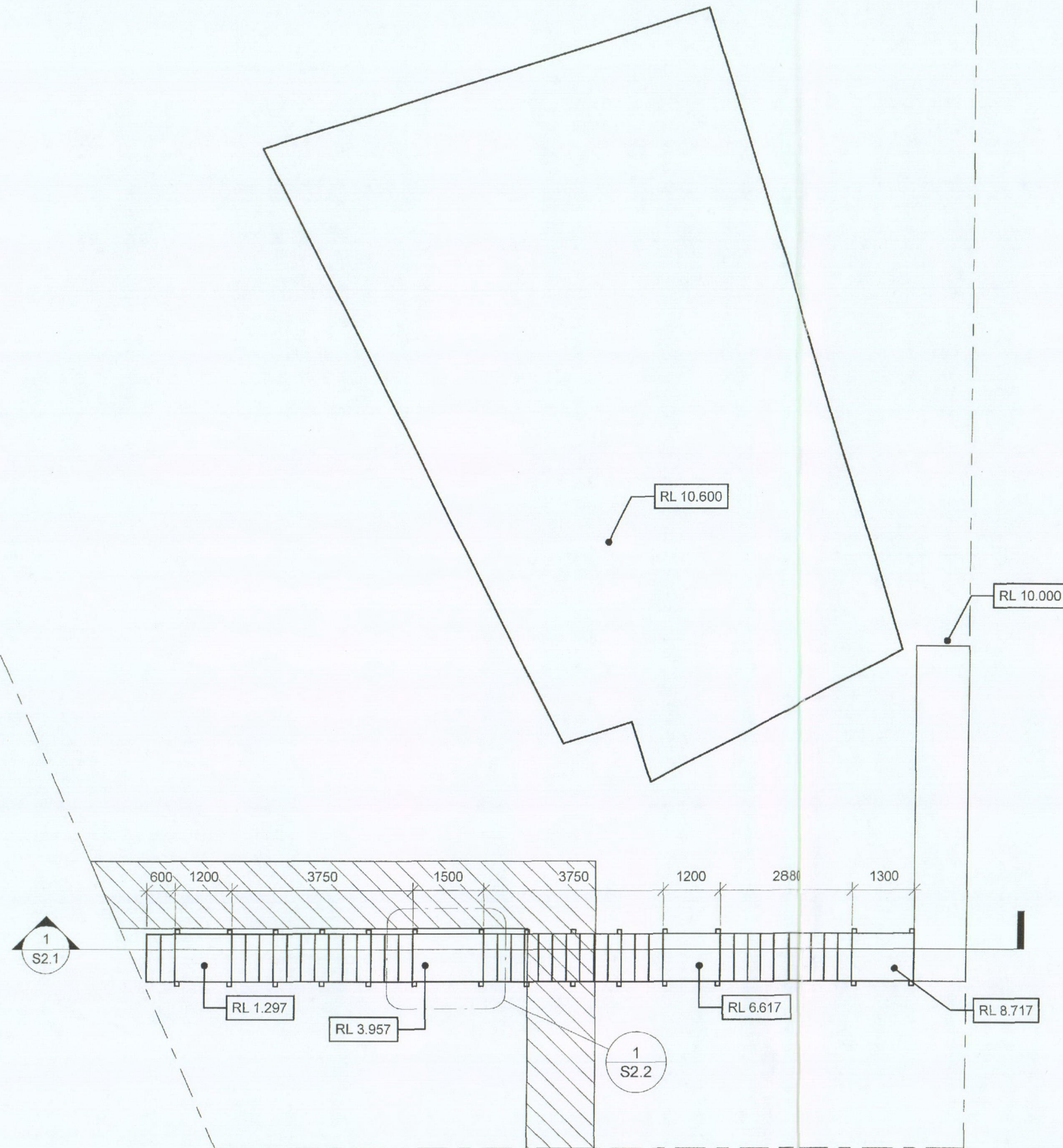
1:50 6  
scale: sh: rev:

# PLANS

## COA15/110176

Prepared by: DMB





① SITE PLAN  
1 : 100

**nagel consultants ltd**  
structural & civil engineers

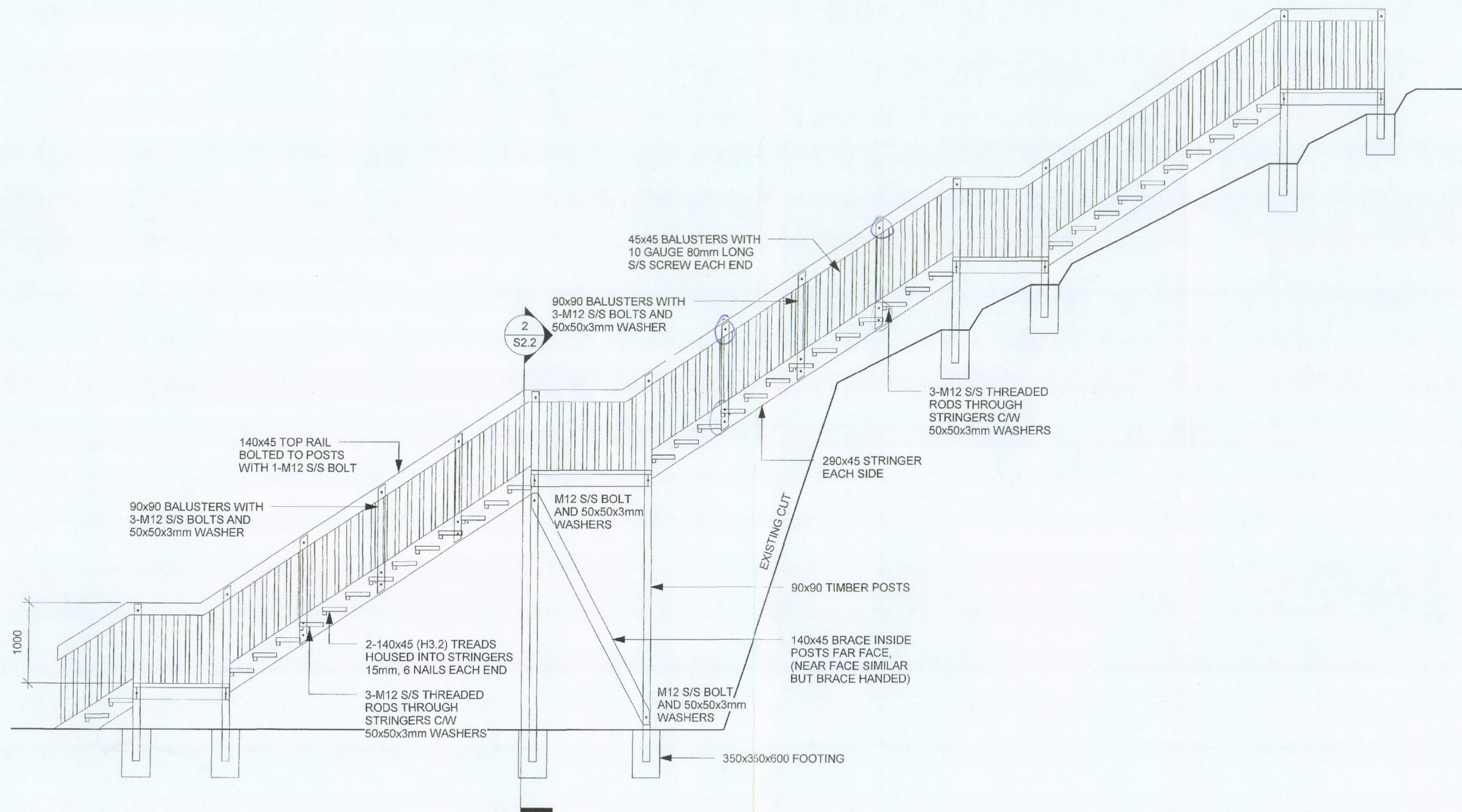
26 QUEEN STREET ■ PO BOX 883 ■ NEW PLYMOUTH ■ PHONE: 06 7590477 ■ FAX: 06 759 0478 ■ MOBILE: 0274 413523

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

**SITE PLAN**  
Issued For Building Consent

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

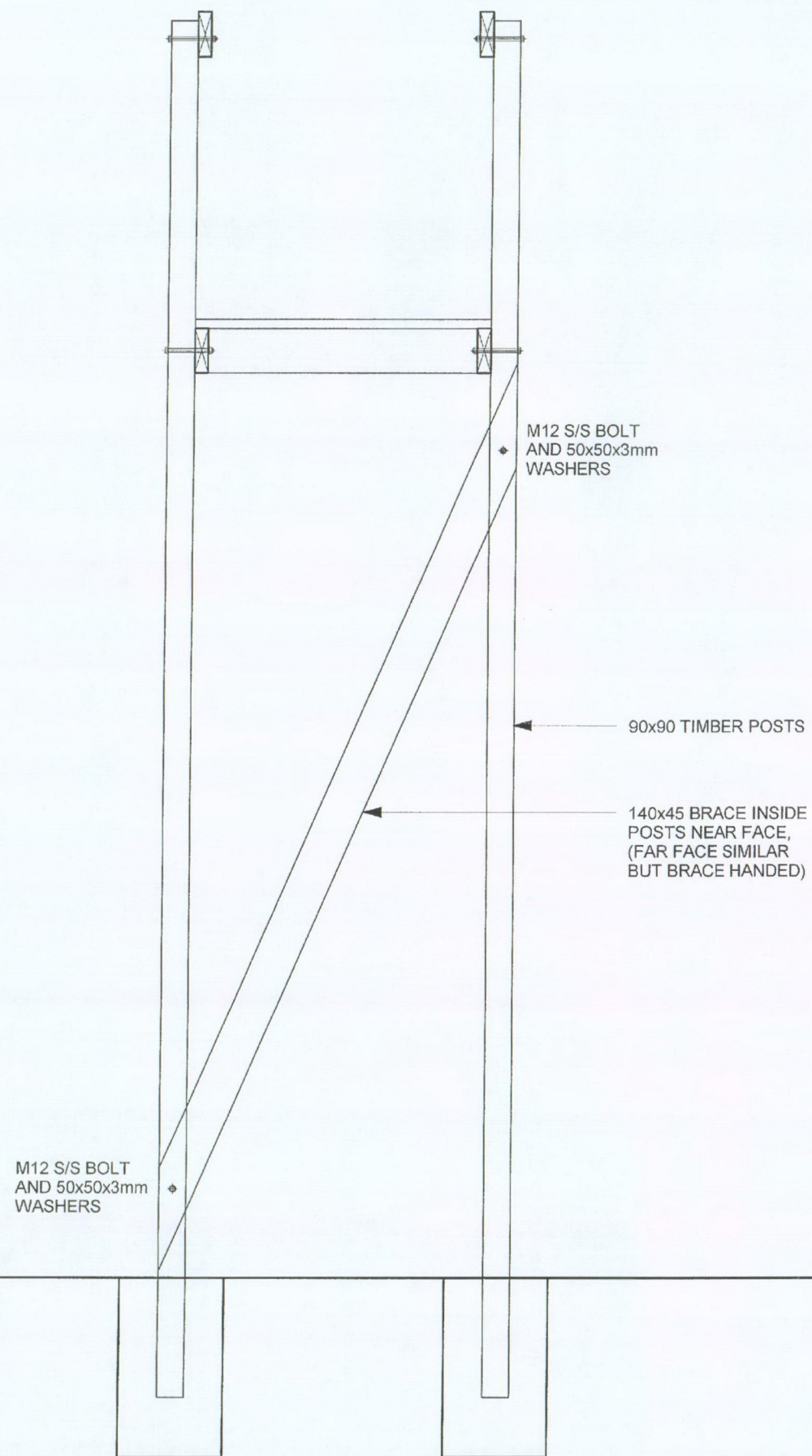
26 QUEEN STREET ■ PO BOX 883 ■ NEW PLYMOUTH ■ PHONE: 06 7590477 ■ FAX: 06 759 0478 ■ MOBILE: 0274 413523

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

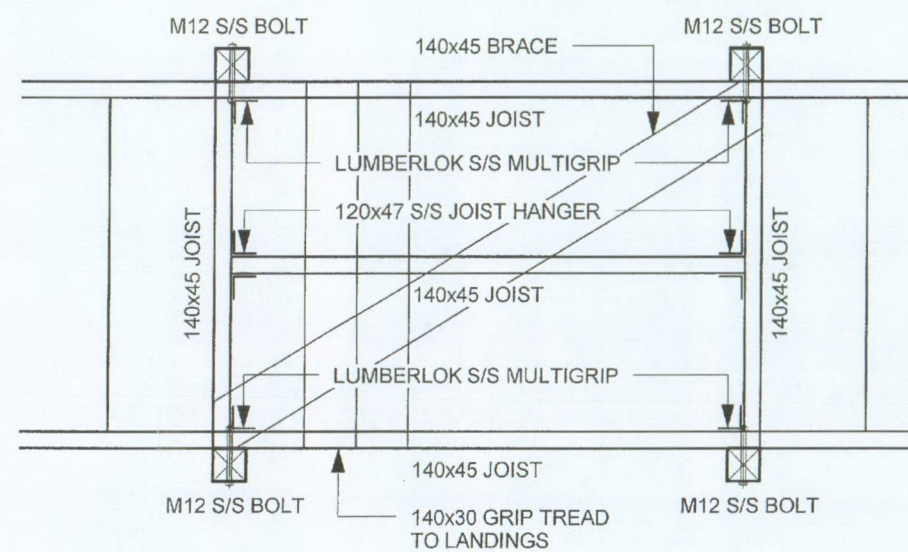
**STAIR DETAILS**  
Issued For Building Consent

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)

**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 : 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

<b>DESCRIPTION:</b>
<b>EXTERNAL WOODEN STAIRCASE</b>

Prepared by: DMB





Te Kaunihera-ā-Rohe o Ngāmotu

NEW PLYMOUTH DISTRICT COUNCIL

[newplymouthnz.com](http://newplymouthnz.com)

**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

POWERED BY



Licensed REAA 2008

move.

## darrell paterson

OWNER & SALESPERSON

📞 027 493 7134  
✉️ [darrell@bestmove.co.nz](mailto:darrell@bestmove.co.nz)  
🌐 [bestmove.co.nz](http://bestmove.co.nz)

## riley blair

SALES ASSOCIATE TO DARRELL PATERSON

📞 027 441 6308  
✉️ [riley@bestmove.co.nz](mailto:riley@bestmove.co.nz)  
🌐 [bestmove.co.nz](http://bestmove.co.nz)