move.

council records

244 devon street west
city centre

Statement of Passing Over:

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

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

Yellow = Privately Owned

Grey = Out of Service/Closed

Stormwater

Water Supply

Waste Water

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

COPYRIGHT: Cadastral information sourced from Land Information New Zealand data. Crown Copyright Reserved.

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

HORIZONTAL DATUM
New Zealand Geodetic Datum 2000

MAP PROJECTION
New Zealand Transverse Mercator

0 5 10 20
m

MILES Print Map

Date: 12/03/2026

1:282

16mm 35mm

BUILDING FILE

Code No. 152 / 246

Subject ALT DWG
REPLACE DWG
STORE SHED

Permit No 7621
82329
13159

Date 17 · 7 · 59
9 · 2 · 76
8 · 11 · 82

No. Sheets dwgs

Document Set ID: 434039
Version: 1, Version Date: 14/09/2005

NEW PLYMOUTH CITY COUNCIL

FOR OFFICE USE: File No. 10 69

Receipt No. 13943 Check Sheet No. 23475

Date of Receipt 15.11.82 Sewer Sheet No. 65/89

Zone Roo R2

TO THE CITY ENGINEER

APPLICATION FOR BUILDING PERMIT

Date 26 OCT 1982

At (House No.) 246 DEVON ST WEST Lot No.

For erection of GARAGE Storage Shed D.P.

OWNER RUSSELL KIDSON Sec. No.

Proposed Use ADDRESS 246 DEVON ST WEST

Foundation Walls Roof

AREA of Site

AREA of existing buildings

AREA of existing accessory buildings M²

AREA of Building in application M²

Builder SELF M²

Designer Address

Structural Eng. Address

Building Projects Authority Required Yes / No Supplied Yes / No Address

152/246

Total Value of Building

Sanitary Plumbing and Drainage $5000.00

Value of Building for Permit $

Water for Building $

Building Research Levy on Hoardings Mths @ $

FOR OFFICE USE	
Corrected Value	Fees
TOTAL FEES BUILDING	

Starting Date Finishing Date

NAME AND ADDRESS OF APPLICANT RUSSELL KIDSON
246 DEVON ST WEST

Phone

Signature of Applicant R Kidson

Signature of Owner

Document Set ID: 434039
Version: 1, Version Date: 14/09/2005

NEW PLYMOUTH CITY COUNCIL BUILDING BY-LAWS

Together with every application there shall be submitted in duplicate detailed plans, elevations, sections, and specifications, accompanied by duplicate locality plans drawn to scale showing the site of the building, together with the land, streets, and buildings, immediately surrounding the site.

In addition, for buildings for which parking of vehicles is required under the Council's Town Plan Code of Ordinances there shall be submitted a parking plan to scale showing the required number of off-street parking spaces in accordance with the Code requirements.

All plans must be signed by the Architect, or Designer responsible for their production.

NOTE: Any receipt issued is NOT a permit.

FEES AND DEPOSITS: N.Z.S.S. 1900 Chapter 2.

Every application for a permit under this By-Law shall, before the issue of a permit, pay to the Council the following fees and deposit:—

(i) fees for building permit, including sewer, stormwater, and water charges;

(ii) fees for any plumbing and drainage permit;

(iii) cost of any permanent vehicle crossing as required under any by-law;

(iv) deposit for possible damage to streets during the building operations. The amount of such deposit, unless prescribed by law, shall in all cases be fixed by the Engineer; and

(v) hoardings.

No permit in respect of the work or any part of the work shall be issued until all the said amounts have been paid.

The permit may be witheld if the information supplied is deficient or if the building project does not comply with the requirements of all relevant By-Laws, Acts or Regulations.

Document Set ID: 434039
Version: 1, Version Date: 14/09/2005

NEW PLYMOUTH CITY COUNCIL – CITY ENGINEER'S DEPARTMENT

APPLICATION FOR SERVICES, PLUMBING & DRAINAGE

To the City Engineer Phone No. .....

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

House No. 246 Street DEVON ST WEST Lot No. ..... D.P. .....

OWNER RUSSELL KIDSON Area of Site .....

ADDRESS 246 DEVON ST WEST Signature of Applicant .....

Proposed Use ..... Signature of Owner .....

VEHICULAR CROSSING

When required To be notified

Proposed 6. M Position To be marked

L/Boundary to C/ Line

WATER CONNECTION

Size of Existing Connection .....

Size of Requested Connection .....

Distance from L/Boundary .....

No. Units served .....

SEWER CONNECTION & (STORMWATER)

Floor level of the lowest sanitary fittings is .....metres *below/above the ground level of the point where the sewer connection is required.

*Strike out whichever is inapplicable.

Size of Existing Connection .....

Size of Requested Connection .....

Distance from L/Boundary ..... Depth of sewer req'd .....

Common Drain ..... Yes / No

Stormwater Disposal (specify) .....

PLUMBING AND DRAINAGE

Name of Registered Plumber / Drainlayer .....

Value of Proposed Work, Labour Only Plumbing .....

Drainage .....

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

Drainage

Size of Existing Drainage .....

Size of Proposed Drainage .....

Other Works Proposed .....

Stormwater Disposal (specify) .....

FOR OFFICE USE

File No. 19 69 Rec. No. 13943 Check Sht. No. 23475 FEES Sewer .....

Date 26 OCT 1982 Zone Res R2 Sewer Sht. No. 65/89 Water .....

P & D .....

Veh. Crg .....

Document Set ID: 434039
Version: 1, Version Date: 14/09/2005

SANITARY PLUMBING AND DRAINAGE

Every application for sanitary plumbing and drainage work including all stormwater drainage shall be accompanied by a block plan or alternatively the plan may be incorporated on the site and building plan submitted.

Where any building is of two storeys or more, the plumbing layout shall be shown by a diagramatic elevation.

Schedule of Fees

Value of Work (Labour only)

Up to	$200.00	$10.00
201 –	300.00	15.00
301 –	400.00	20.00
401 –	500.00	25.00
501 –	600.00	30.00
601 –	700.00	35.00
701 –	800.00	40.00
801 –	900.00	45.00
901 –	1000.00	50.00

Plus $5.00 for every $200.00 or part thereof in excess of $1,000.00

N.B.

In assessing the estimated cost of drainage works, all stormwater drainage connected to a Council service (i.e.) stormwater drain or street channel must be included.

The permit may be withheld if the information supplied is deficient or if the building project does not comply with the requirements of all relevant By-Laws, Acts or Regulations.

Masterprint 52030

Document Set ID: 434039
Version: 1, Version Date: 14/09/2005

CITY ENGINEER'S DEPARTMENT

Shop Shed

FILE NO 10·69

Project: 246 Lyons St West — Check Sheet No.

Owner: K. Alwyn — Sewer Sheet No. — Plotted:

Address: 246 Lyons St West — Zone:

Lot No. — D.P. — Sec. No. — Area of Site:

G : BUILDING

Remarks: Structural

Structural Engineer

29/10/82

Approved

Not Approved

Remarks: Fire

Fire Service

Recommended

Not Recommended

Document Set ID: 434039
Version: 1, Version Date: 14/09/2005

10/69

AMENDMENT

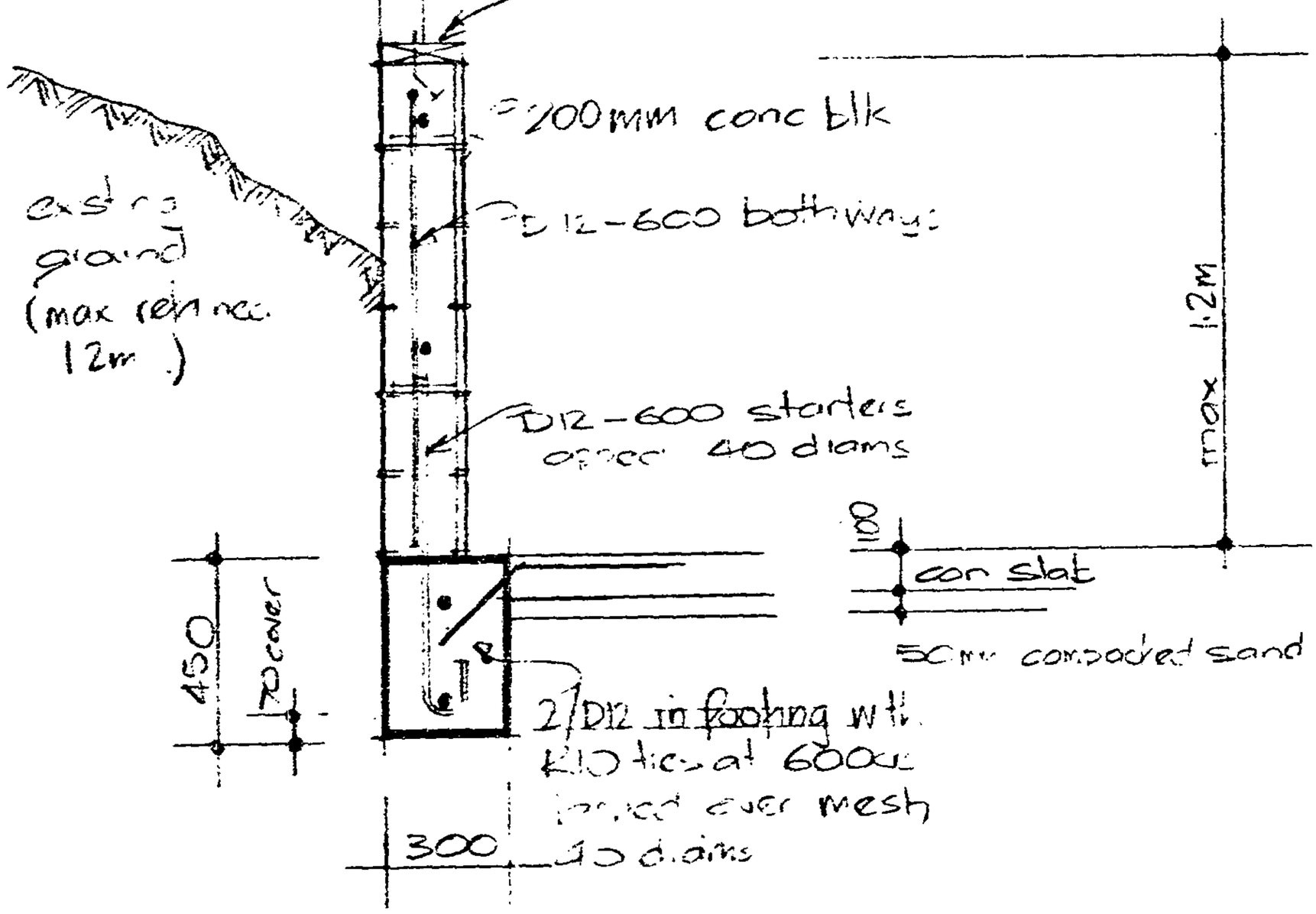
11 NOV 1982

...NG AND SPECIFICATIONS ... NG CONSTRUCTION, AS IN ACCORDANCE WITH ALL RELEVANT ACTS, REGULATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH CITY COUNCIL.

		DATE
TOWN PLANNING		
PUBLIC HEALTH		
BUILDING		
ENGINEER		

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

timber pack framing to NZS 3604



SIDE WALL DETAIL

DESIGNLINE DRAUGHTING LTD.
29 CARRINGTON ST.
P.O. BOX 212 — PH. 85-812
NEW PLYMOUTH

FOUNDATION FOR GARAGE AT
246 DEVON ST WEST — NP

MR R KIDSON	SCALE	DRAWN	
AMENDMENT	DATE	APPROVED	

Document Set ID: 434039
Version: 1, Version Date: 14/09/2005

NEW PLYMOUTH CITY COUNCIL

CITY ENGINEER'S DEPARTMENT — **ASSESSED REQUIREMENTS**

File No. 10 69

Project: STORAGE SHED — Check Sheet No. 23475
Owner: R. KIDSON — Sewer Sheet No. 65/89 — Plotted: P.J.C.
Address: 246 DEVON ST NES — Zone: Res R2
Lot No. 2 D.P. 6660 — Sec. No. — Area of Site:

VETTING TO BE COMPLETED BY 2 Nov 1982

TOWN PLANNING

Designations
Area of Buildings
Coverage
Maximum Height
Front Yard
Relat. of Bldg. Size: (1) Rear Yard
(2) Side Yard
Open Space
Grassed Areas
Trees
Building Lines & Street Widening
Parking
Access to Rear of Site
Accessory Buildings
Service Lanes & R.O.W.
Crossing Length
Gross Floor Area of Shops
Resid. Accom.
Levels of Site
Use of Yards
Loading
Screening
Amalgam. of Titles
Remarks:

SEE STOTION CARD

TOWN PLANNING	
BUILDING	
DRAINAGE	
WATER	

CIRCULATE AND RETURN TO TOWN PLANNING (APPLICATION FOR RELAXATION).

Approved Town Planning Committee - 3-11-82.

Approved RMAW

Not Approved

Document Set ID: 434039
Version: 1, Version Date: 14/09/2005

S E R V I C E S

A: SEWER CONNECTION

Existing Service _____
Required Service _____
Location _____
Depth _____
Special Requirement _____
Common Drain _____
Fee $ _____

TORMWATER CONNECTION

_____
_____
_____
_____
_____
_____
Fee $ _____

FEE $ _____

B: WATER CONNECTION

Existing Service _____
Distance from L/Boundary _____
Distance: Main to Boundary _____
Boundary to Load _____
Required Service _____
Meter _____

Height above Datum _____

FEE $ _____

C: PLUMBING

No. Fittings W.Cs 3 ____ Baths 2 ____ Basins 1 ____ Sinks 2 ____ Showers 2 ____ Tubs 2 ____ Others ____
Total Values _____
Supply Pipe Sizes _____ P.V.C. ☐ Copper ☐ Gal. Iron ☐
Backflow Prev. _____
Other Fittings _____
Estimated Value _____ Plumbing Fee _____

DRAINAGE

Existing _____ Required _____
Fittings Required _____
Common Drain _____
Septic Tank _____
Stormwater _____
Estimated Value _____ Drainage Fee _____

Total Estimated Value P. & D. $ ___ : __ FEE $:

D: VEHICULAR CROSSINGS

Type of Footpath Asphalt ____ Condition Good _____
Kerb & Channel _____
Existing Crossing _____ Inst No 4540
New Crossing 6" L.D. Pipe ____ Position _____
Strengthen Path Sq.Yds. _____ Level at Boundary _____

STREET WORKS FEE $580.00 DEPOSIT DAMAGE FEE $:

Document Set ID: 434039
Version: 1, Version Date: 14/09/2005

REMARKS : CORRESPONDENCE : AGREEMENTS
SPECIFIC REQUIREMENTS

Approved 20/10
Not Approved

Approved
Not Approved

Approved OW
Not Approved

Approved OW
Not Approved

Approved
Not Approved

Document Set ID: 434039
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E : HEALTH & BY-LAWS

Areas _____

Light _____

Ventilation _____

Remarks: _____

Approved OW 2/11/82

Not Approved _____

F : DANGEROUS GOODS

Domestic or Commercial _____

Storage Capacity & Location _____

Licence Required _____ Yes/No _____ NA

Approved _____

Not Approved _____

G : BUILDING

STRUCTURAL CHECK REQ'D [illegible] 28.10.82

Remarks:

Concrete floor to be designed and [illegible]

Eng Referral $ 75

FEES:		
Bldg.	2500.00	23.00
Water Bldg.		3.00
B.R.L.		
TOTAL		$ 26.00

Building Inspector _____

Approved 2/11/82

Not Approved _____

Specification: _____

Structural Engineer _____

Approved _____

Not Approved _____

Fire Service _____

VETTING TO BE COMPLETED BY 8.11.82

Recommended _____

Not Recommended _____

PERMIT NO. 13159

APPROVING ENGINEER

Approved [signature]

Not Approved 8/11/82

Document Set ID: 434039
Version: 1, Version Date: 14/09/2005

NEW PLYMOUTH CITY COUNCIL

FOR OFFICE USE: File No. 2 22 Check Sheet No. 8666

Receipt No. 96 Sewer Sheet No. 65/89

Date of Receipt 25.2.76 Zone Rod. R2

TO THE CITY ENGINEER Date 9 FEB 1976

APPLICATION FOR BUILDING PERMIT Lot No.

At (House No.) 246 Devon St West D.P.

For erection of Repiling and Internal Alterations Sec. No.

OWNER R Kidson ADDRESS 9 Autere St

Proposed Use Private

Foundation Concrete Piles Walls Roof

152/246

AREA of Site

AREA of existing buildings

AREA of existing accessory buildings

AREA of Building in application

Builder Self Address As Above

Designer Address

Structural Eng. Address

Building Projects Authority Required Yes / No Supplied Yes / No

		FOR OFFICE USE Corrected Value Fees
Total Value of Building	$ 1000 00	
Sanitary Plumbing and Drainage	$ 200 00	
Value of Building for Permit	$ 800 00	
Water for Building		
Building Research Levy on	$	
Hoardings Mths @		
	TOTAL FEES BUILDING	

Starting Date March 1976 Finishing Date April 1976

NAME AND ADDRESS OF APPLICANT R Kidson

9 Autere St New Plymouth Phone 85560

Signature of Applicant R Kidson

Signature of Owner

Document Set ID: 434039
Version: 1, Version Date: 14/09/2005

NEW PLYMOUTH CITY COUNCIL BUILDING BY-LAWS

Together with every application there shall be submitted in duplicate detailed plans, elevations, sections, and specifications, accompanied by duplicate locality plans drawn to scale showing the site of the building, together with the land, streets, and buildings, immediately surrounding the site.

In addition, for buildings for which parking of vehicles is required under the Council's Town Plan Code of Ordinances there shall be submitted a parking plan to scale showing the required number of off-street parking spaces in accordance with the Code requirements.

All plans must be signed by the Architect, or Designer responsible for their production.

NOTE: Any receipt issued is NOT a permit.

FEES AND DEPOSITS: N.Z.S.S. 1900 Chapter 2.

Every application for a permit under this By-Law shall, before the issue of a permit, pay to the Council the following fees and deposit:—

(i) fees for building permit, including sewer, stormwater, and water charges;

(ii) fees for any plumbing and drainage permit;

(iii) cost of any permanent vehicle crossing as required under any by-law;

(iv) deposit for possible damage to streets during the building operations. The amount of such deposit, unless prescribed by law, shall in all cases be fixed by the Engineer; and

(v) hoardings.

No permit in respect of the work or any part of the work shall be issued until all the said amounts have been paid.

The permit may be witheld if the information supplied is deficient or if the building project does not comply with the requirements of all relevant By-Laws, Acts or Regulations.

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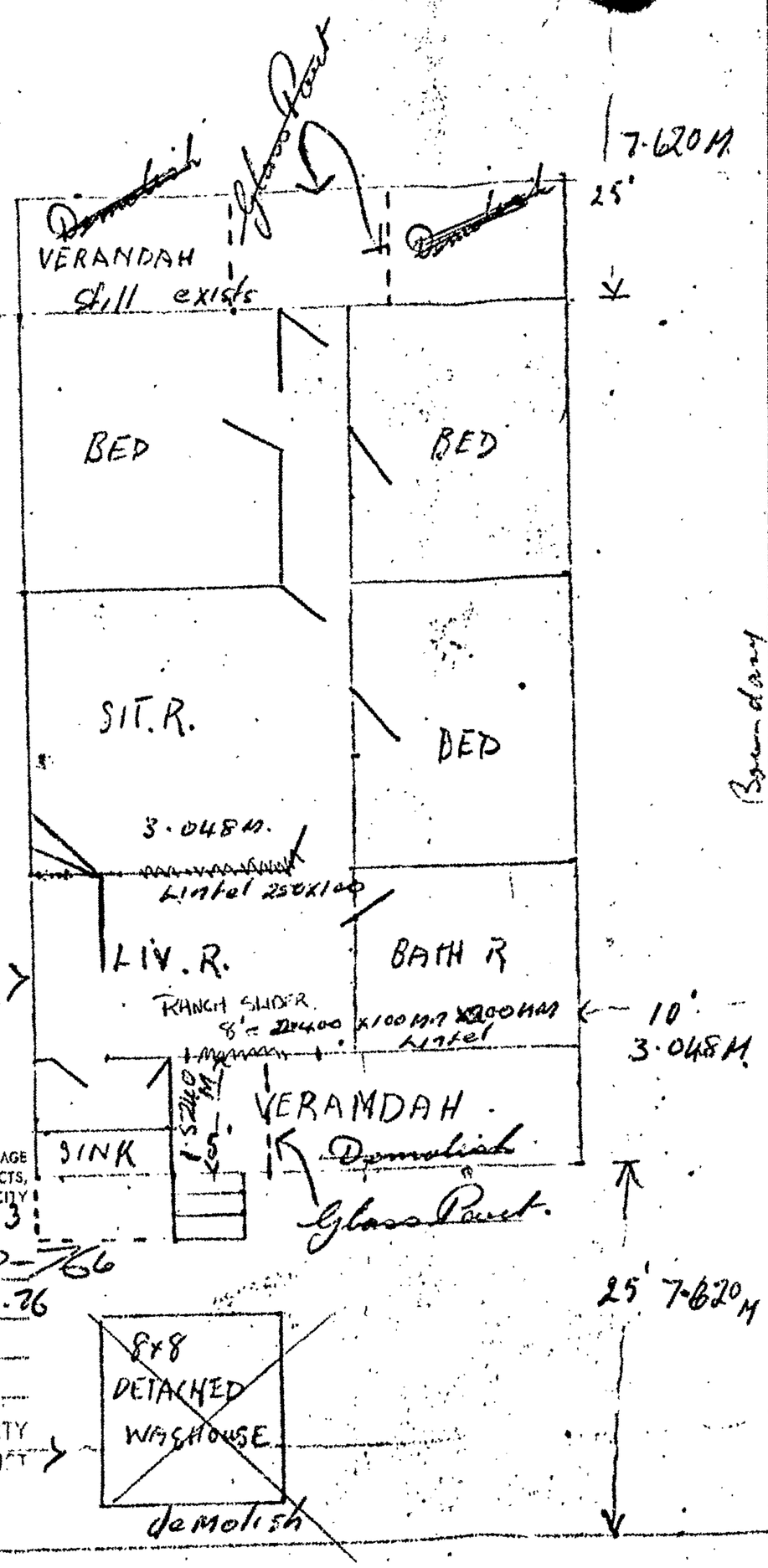
DEVON ST. W. NO 246

This unit is to be refiled & the roof to be re-done were nessary.
200x200 mm
818 Piles (Concrete)
on 300 x 300 x 100 Pads



Boundary

88'
26.822 M.

46'6"
14.021 M.

New Partition marked

NEW PLYMOUTH CITY COUNCIL

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

	DATE
TOWN PLANNING	25-2-76
PUBLIC HEALTH	26.2.76
BUILDING	
ENGINEER	

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

WASHOUSE DEMOLISHED
HYDROMITIC TO BE FITTED
IN BATH/R AREA.

Document Set ID: 434039
Version: 1, Version Date: 14/09/2005

NEW PLYMOUTH CITY COUNCIL —CITY ENGINEER'S DEPARTMENT

APPLICATION FOR SERVICES, PLUMBING & DRAINAGE

To the City Engineer

Phone No:.....

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

House No. 246 Street. Devon West Lot No. D.P.

OWNER R Kidson Area of Site

ADDRESS 9 Autere Signature of Applicant

Proposed Use Private Signature of Owner R Kidson

VEHICULAR CROSSING

When Required

Proposed ft. Position

L/Boundary to C/ Line

WATER CONNECTION

Size of Existing Connection

Size of Requested Connection

Distance from L/Boundary

No. Units served

SEWER CONNECTION & (STORMWATER)

Size of Existing Connection 4"

Size of Requested Connection

Distance from L/Boundary

Common Drain Yes / No

Stormwater Disposal (specify)

PLUMBING AND DRAINAGE

Name of Registered Plumber / Drainlayer John Early

Value of Proposed Work Plumbing $900

Drainage —

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

Drainage

Size of Existing Drainage 4"

Size of Proposed Drainage

Other Works Proposed

Stormwater Disposal (specify)

FOR OFFICE USE

File No. 22 Rec. No. 4 96 Check Sht. No. 8666 FEES Sewer

Water

Date -9 FEB [redacted] Zone Res. R2 Sewer Sht. No. 65/89 P & D $3.00

Veh. Crg

Document Set ID: 434039
Version: 1, Version Date: 14/09/2005

SANITARY PLUMBING AND DRAINAGE

Every application for sanitary plumbing and drainage work including all stormwater drainage shall be accompanied by a block plan or alternatively the plan may be incorporated on the site and building plan submitted.

Where any building is of two storeys or more, the plumbing layout shall be shown by a diagramatic elevation.

Scale of Fees — (including stormwater drainage)

Not exceeding	$100.00	$2.00
Exceeding	$100 but not $200.00	$3.00
Exceeding	$200.00 but not $400.00	$4.00
Exceeding	$400.00 but not $600.00	$5.00
Exceeding	$600.00 but not $800.00	$6.00
Exceeding	$800.00 but not $1,000.00	$8.00

Exceeding $1,000.00 — $8.00, plus $1.00 for every $200 or part thereof in excess of $1,000.00 — up to but not exceeding $20,000.00.

N.B.

In assessing the estimated cost of drainage works, all stormwater drainage connected to a Council service (i.e.) stormwater drain or street channel must be included.

The permit may be withheld if the information supplied is deficient or if the building project does not comply with the requirements of all relevant By-Laws, Acts or Regulations.

Masterprint 30283

Document Set ID: 434039
Version: 1, Version Date: 14/09/2005

NEW PLYMOUTH CITY COUNCIL

CITY ENGINEER'S DEPARTMENT — **ASSESSED REQUIREMENTS**

2 22

File No.

Project: DWG REPILING & INTERNAL ALTNS. Check Sheet No. 8666

Owner: R. KIDSON Sewer Sheet No. 65/89 Plotted:

Address: 246 DEVON ST. WEST Zone: Res. R2

Lot No. 2 D.P. 6660 Sec. No. Area of Site:

TOWN PLANNING

Designations ✓

Area of Buildings

Coverage

Maximum Height

Front Yard

Relat. of Bldg. Size: (1) Rear Yard

(2) Side Yard

B2/246

Open Space

Grassed Areas

Trees

Building Lines & Street Widening

Parking

Access to Rear of Site

Accessory Buildings

Service Lanes & R.O.W.

Crossing Length

Gross Floor Area of Shops

Resid. Accom.

Levels of Site

Use of Yards

Loading

Screening

Amalgam. of Titles

Remarks:

Approved

Not Approved

Document Set ID: 434039
Version: 1, Version Date: 14/09/2005

S E R V I C E S

A : SEWER CONNECTION

Existing Service _____
Required Service _____
Location _____
Depth _____
Special Requirement _____
Common Drain _____
Fee $ _____

STORMWATER CONNECTION

_____
_____
_____
_____
_____
_____
Fee $ _____

FEE $:

B : WATER CONNECTION

Existing Service _____
Distance from L/Boundary _____
Distance: Main to Boundary _____
Boundary to Load _____
Required Service _____
Meter _____

Height above Datum _____

FEE $:

C : PLUMBING

No. Fittings W.Cs 3 Baths 2 Basins 1 Sinks 2 Showers 2 Tubs 2 Others ___
Total Values _____
Supply Pipe Sizes _____ P.V.C. ☐ Copper ☐ Gal. Iron ☐
Backflow Prev. _____
Other Fittings Installed Hoverwatic in Bathroom
Estimated Value $200:00

Plumbing Fee _____

DRAINAGE

Existing _____ Required _____
Fittings Required _____
Common Drain _____
Septic Tank _____
Stormwater _____
Estimated Value _____

Drainage Fee _____

Total Estimated Value P. & D. $200:00

FEE $ 3 :00

D : VEHICULAR CROSSINGS

Type of Footpath _____ Condition _____
Kerb & Channel _____
Existing Crossing _____
New Crossing _____ Position _____
Strengthen Path Sq.Yds. _____ Level at Boundary _____

STREET WORKS FEE $:

DEPOSIT DAMAGE FEE $:

Document Set ID: 434039
Version: 1, Version Date: 14/09/2005

REMARKS : CORRESPONDENCE : AGREEMENTS
SPECIFIC REQUIREMENTS

Approved_____
Not Approved_____

Approved_____
Not Approved_____

Approved_____
Not Approved_____

Approved_____
Not Approved_____

Approved_____
Not Approved_____

Document Set ID: 434039
Version: 1, Version Date: 14/09/2005

E : HEALTH & BY-LAWS

Areas _____

Light _____

Ventilation _____

Remarks: A letter has been sent to the owner requiring a number of works under the Health Act 1956.
The Building Permit will not be approved until such time as new plans and specifications are submitted along the lines of the requisition issued.

Approved _____

Not Approved _____

F : DANGEROUS GOODS

Domestic or Commercial _____

Storage Capacity & Location ____ N/A ____

Licence Required _____ ~~Yes~~/No _____

Approved _____

Not Approved _____

G : BUILDING

Remarks:
16.2.76.
In view of the Heat Insp. requirements this application cannot be vetted or approved H.L.G.

FEES:		
Bldg.	800-00	4-00
Water Bldg.		
B.R.L.		
TOTAL		$ 4-00

Building Inspector _____ Approved _____

Not Approved _____

Specification: _____

Structural Engineer _____ Approved _____

Not Approved _____

Fire Service _____ Recommended _____

Not Recommended _____

PERMIT No. 82329

Approved _____

APPROVING ENGINEER Not Approved _____

Document Set ID: 434039
Version: 1, Version Date: 14/09/2005

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

Code Compliance Certificate

Form 7, Section 95, Building Act 2004

The Building
Street Address of building: 246 Devon Street West NEW PLYMOUTH 4310
Legal Description of land where building is located: Lot 2 DP 498514
Current, lawfully established use: Residential dwelling
Year first constructed: 2013

The Owner
Name of owner: Tania Elizabeth FALOON
Gareth Brian COLLINS
Contact Person: Gareth Brian COLLINS
Owner Mailing Address: 244 Devon Street West
NEW PLYMOUTH 4310

Phone number: 06-7511440
Mobile number: 027 777 6993
Email address: info@gcbuilding.co.nz

Building Work

Building Consent number:	**BC13/115865**
Description of work:	**Three-storey 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

Building Administration Officer

On behalf of: New Plymouth District Council

Date Issued: 19 December 2016

16 mm 35 mm

BUILDING FILE

Code No. 152 / 246

Subject GARAGE / ENC. SPA POOL

No. Sheets lots

Permit No 56458 / D027684

Date 2.5.83 / 17.1-86.

Document Set ID: 434040
Version: 1, Version Date: 14/09/2005

152-246 10 69

NEW PLYMOUTH CITY COUNCIL - CITY ENGINEER'S DEPARTMENT

BUILDING INSPECTORS - FIELD INSPECTION SHEET

1. Project Address 246 Devon St. West
Nature of Works Storage Shed
Area of New Work 36.0 Value $ 2,500
Owner R. Kidson Phone:
Builder self. Phone:
File No 10 69 Check Sheet No 23475
Permit No 13159 Receipt No 13143 Date: 15.11.82

2. COMMENTS TO BUILDING INSPECTOR

3. SUMMARY OF INSPECTIONS

	Date	Int	Date	Int	Date	Int
Footings and Steel						
Floor Slabs						
Reinforcing to Block Walls						
Sub Floor Framing and Bracing						
Wall and Roof Framing						
Insulation						
Completion						
Notice Sent to Streetworks						

4. Site Plan

Document Set ID: 434040
Version: 1, Version Date: 14/09/2005

RECORD OF INSPECTIONS AND ALTERATIONS REQUIRED.

Note: Each entry to be signed.

DATE	
23.11.82	Footings poured the inspection check sheet did not prove useful to day was checked by Design line setters good for the blockwork
26.11.82	Steel good to blockwork to 1.2 sub floor been steel being placed
29.11.82	Steel be completed blockwork good ready to fill
8.12.82	Floor on to the blockwalls and a garage is on left drawings are to be checked garage has no permit
13.12.82	Owner need to apply for a permit to cover the garage as it was not on the first permit
	The framing to the storage area is good and only has to be clad to finish the job.
11.5.83	Completed

INSPECTOR

152-246 4

18

NEW PLYMOUTH CITY COUNCIL - CITY ENGINEER'S DEPARTMENT

BUILDING INSPECTORS - FIELD INSPECTION SHEET

1. Project Address 246 Devon St West

Nature of Works Garage

Value $ 2360

Area of New Work 36m²

Owner L J & M J Ashcroft

Phone: 86702

Builder

Phone:

File No 4 18 Check Sheet No 23962

Permit No 56455 Receipt No 18912 Date: 22 5 83

2. COMMENTS TO BUILDING INSPECTOR

3. SUMMARY OF INSPECTIONS

	Date	Int	Date	Int	Date	Int
Footings and Steel						
Floor Slabs						
Reinforcing to Block Walls						
Sub Floor Framing and Bracing						
Wall and Roof Framing						
Insulation						
Completion						
Notice Sent to Streetworks						

4. Site Plan

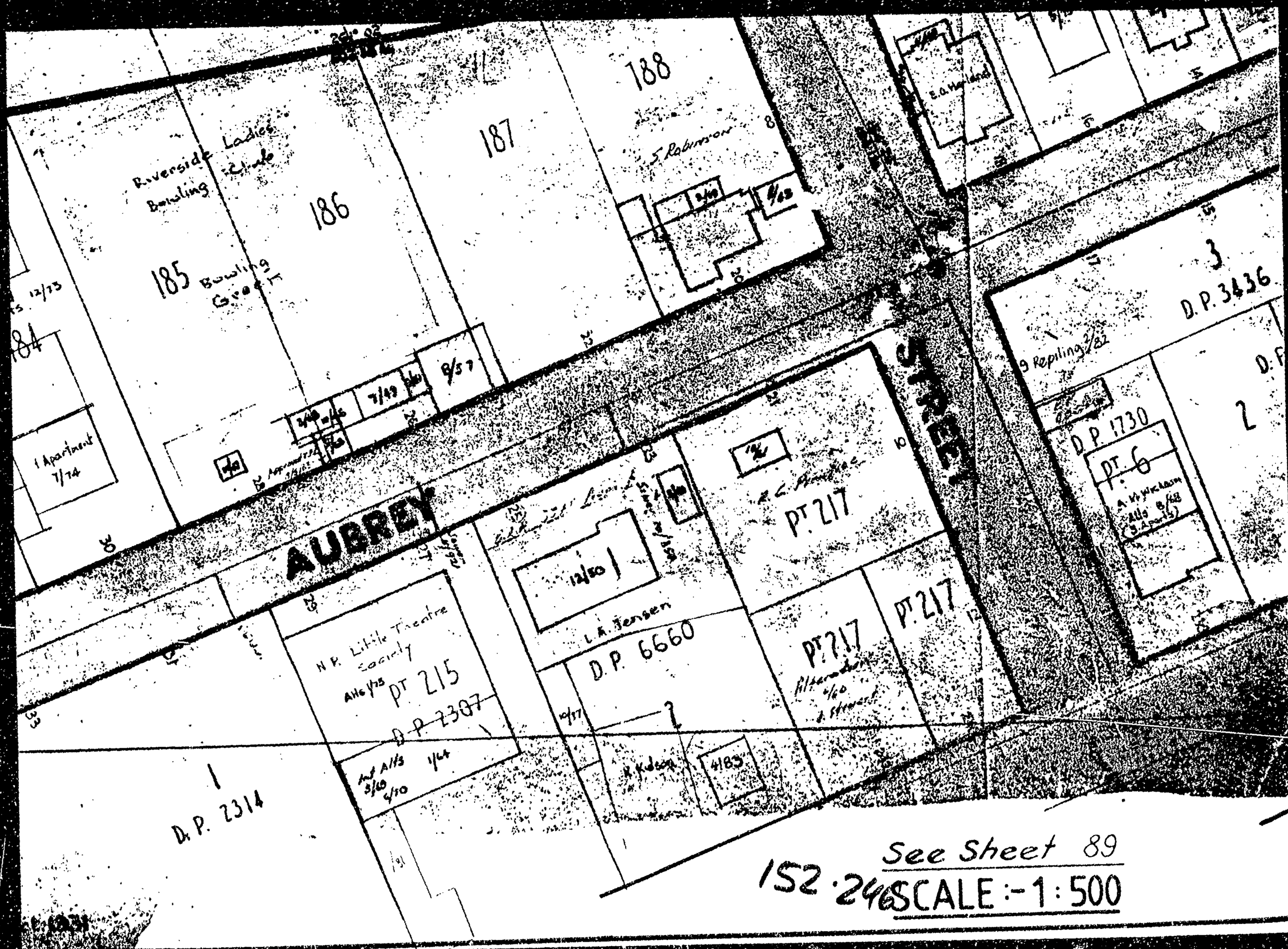
Document Set ID: 434040
Version: 1, Version Date: 14/09/2005

RECORD OF INSPECTIONS AND AMENDMENTS ALLOWED.

Note: Each entry to be signed.

DATE	
11.5.83	Garage completed. Owner is putting up steps into the garage hand rail is to be provided

INSPECTOR (BT



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Version: 1, Version Date: 14/09/2005

152-246

NEW PLYMOUTH CITY COUNCIL

FOR OFFICE USE: File No. 4 18 Check Sheet No. 23162

Receipt No. 15925 Sewer Sheet No. 65/89

Date of Receipt [illegible] Zone [illegible]

TO THE CITY ENGINEER Date 11 APR 1989

APPLICATION FOR BUILDING PERMIT Lot No. 2

At (House No.) 246 DEVON ST WEST D.P. 6660

For erection of GARAGE Sec. No.

OWNER L.T. + M.J. ASHCROFT. ADDRESS 246 DEVON ST WEST

Proposed Use GARAGE + STORAGE.

Foundation CONCRETE BLOCKS Walls GAL IRON Roof GAL IRON.

AREA of Site 661 M2

AREA of existing buildings M²

AREA of existing accessory buildings M²

AREA of Building in application 36 M²

Builder D.I.Y Address [illegible]

Designer Address

Structural Eng. Address

Building Projects Authority Required Yes / No Supplied Yes / No

Total Value of Building $2360-00

Sanitary Plumbing and Drainage $

Value of Building for Permit $

Water for Building

Building Research Levy on $

Hoardings Mths @

FOR OFFICE USE	
Corrected Value	Fees
TOTAL FEES BUILDING	[illegible]

Starting Date Finishing Date

NAME AND ADDRESS OF APPLICANT L.T. + M.J. ASHCROFT

Phone 86702

Signature of Applicant L T Ashcroft

Signature of Owner

Document Set ID: 434040
Version: 1, Version Date: 14/09/2005

152-246

NEW PLYMOUTH CITY COUNCIL – CITY ENGINEER'S DEPARTMENT

APPLICATION FOR SERVICES, PLUMBING & DRAINAGE

To the City Engineer — Phone No. 86702

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

House No 246 Street DEVON ST WEST, NP Lot No. 2 D.P. 6660

OWNER L.T. + M.J. ASHCROFT. Area of Site 661 m²

ADDRESS 246 DEVON ST WEST, NP Signature of Applicant

Proposed Use GARAGE Signature of Owner

VEHICULAR CROSSING

Proposed Existing M

When required

Position

L/Boundary to C/ Line

WATER CONNECTION

Size of Existing Connection

Size of Requested Connection

Distance from L/Boundary

No. Units served

SEWER CONNECTION & (STORMWATER)

Size of Existing Connection

Size of Requested Connection

Distance from L/Boundary

Common Drain

Stormwater Disposal (specify)

Floor level of the lowest sanitary fittings is ..... metres *Below/above the ground level of the point where the sewer connection is required.

*Strike out whichever is inapplicable.

Depth of sewer req'd

Yes / No

PLUMBING AND DRAINAGE

Name of Registered Plumber / Drainlayer

Value of Proposed Work, Labour Only — Plumbing — Drainage

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

Drainage

Size of Existing Drainage

Size of Proposed Drainage

Other Works Proposed

Stormwater Disposal (specify)

FOR OFFICE USE

File No. 4 18 Rec. No. Check Sht. No. FEES Sewer

Date 11 APR 1983 Zone K Sewer Sht. No. Water

P & D

Veh. Crg

Document Set ID: 434040
Version: 1, Version Date: 14/09/2005

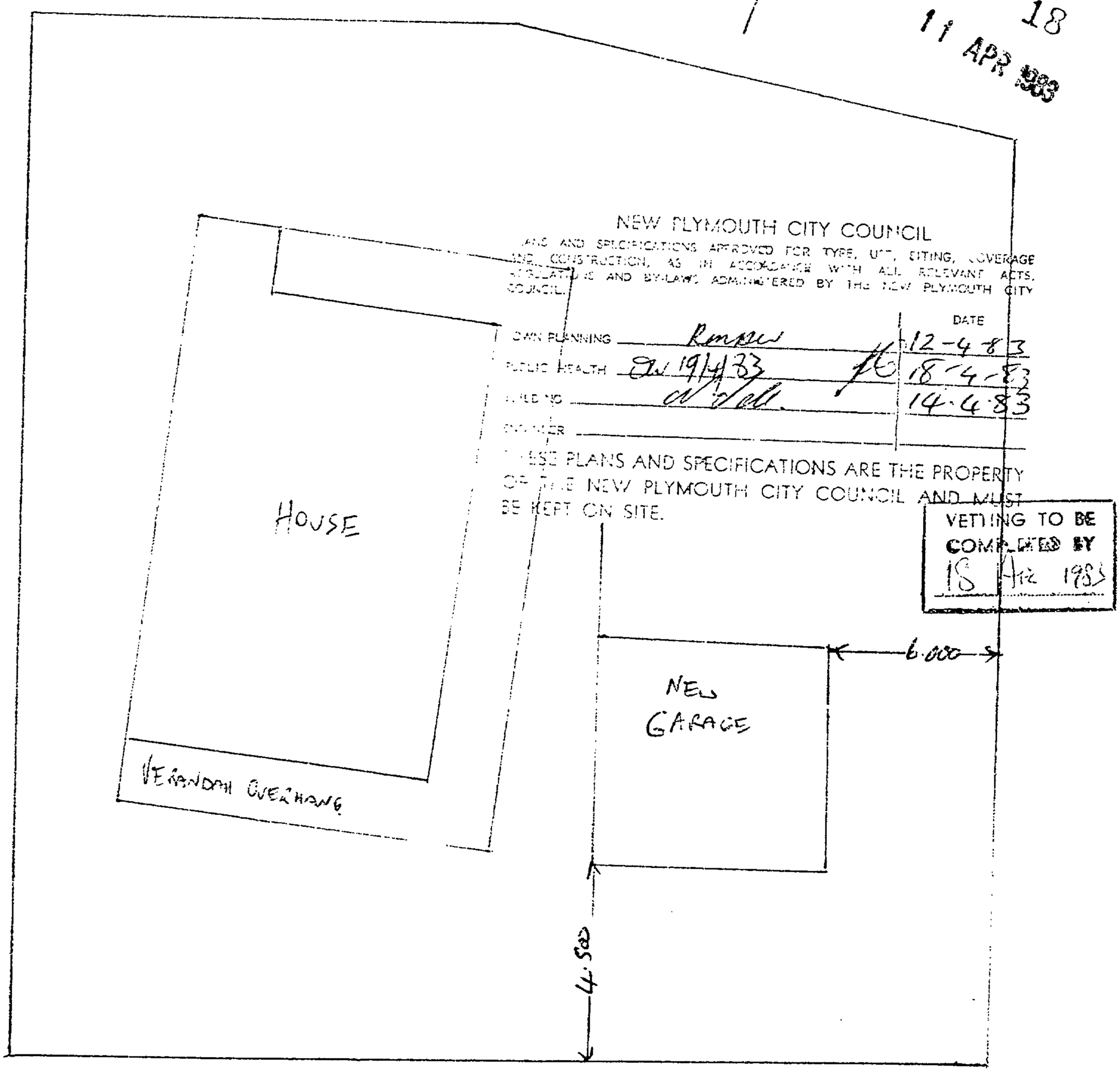
IDEAL GARAGES

MANUFACTURERS OF PREFABRICATED GARAGES AND SHEDS

IDEAL CONSTRUCTIONS (AUCK.) LTD
HEAD OFFICE & FACTORY
AUCKLAND — 95 GAVIN
STREET, PENROSE.
PHONE 596-165
P.O. BOX 11243,
ELLERSLIE, AUCKLAND.

152-246

4 18
11 APR 1983



NEW PLYMOUTH CITY COUNCIL

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

		DATE
TOWN PLANNING	Renew	12-4-83
PUBLIC HEALTH	19/4/83	18-4-83
BUILDING		14-4-83
ENGINEER		

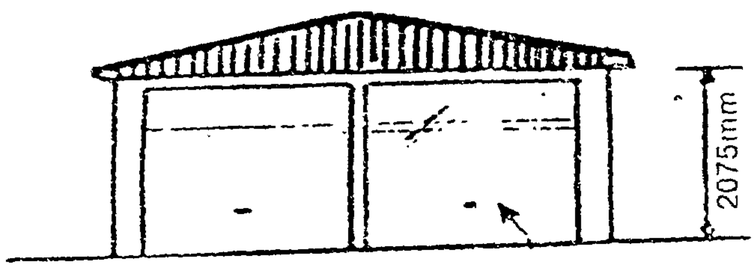
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH CITY COUNCIL AND MUST BE KEPT ON SITE.

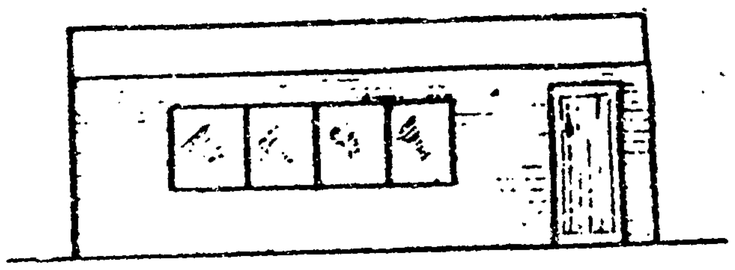
VETTING TO BE COMPLETED BY 18 APR 1983

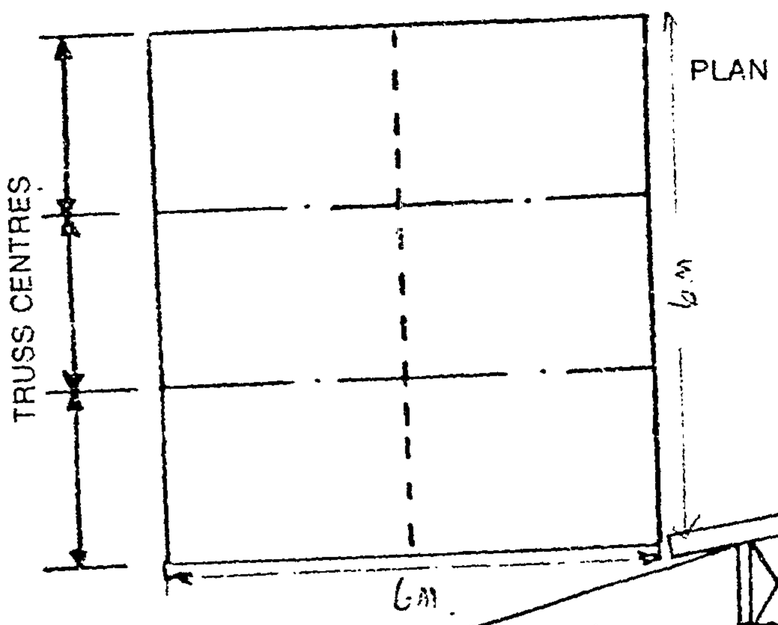
South Auckland
Phone 298-7788
North Shore
Phone 444-5112
Hamilton
Phone 492-747
Rotorua
Phone 80-661
Whangarei
Phone 82-163
Dargaville
Phone 8473
Kaitaia
Phone 1072 D
Whitianga
Phone 65-271
Tauranga
Phone 65-621
Whangamata
Phone 59-099
Whakatane
Phone 88-829
New Plymouth
Phone 75-913
Wellington
Phone 699-471
Paraparaumu
Phone 86-242
Nelson
Phone 73-306
Wanganui
Phone 56-103

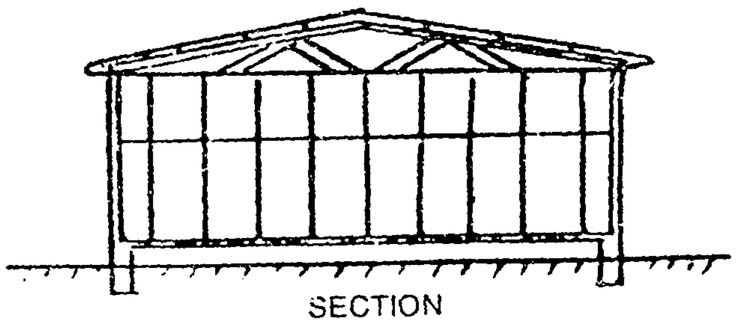
Document Set ID: 434040
Version: 1, Version Date: 14/09/2005

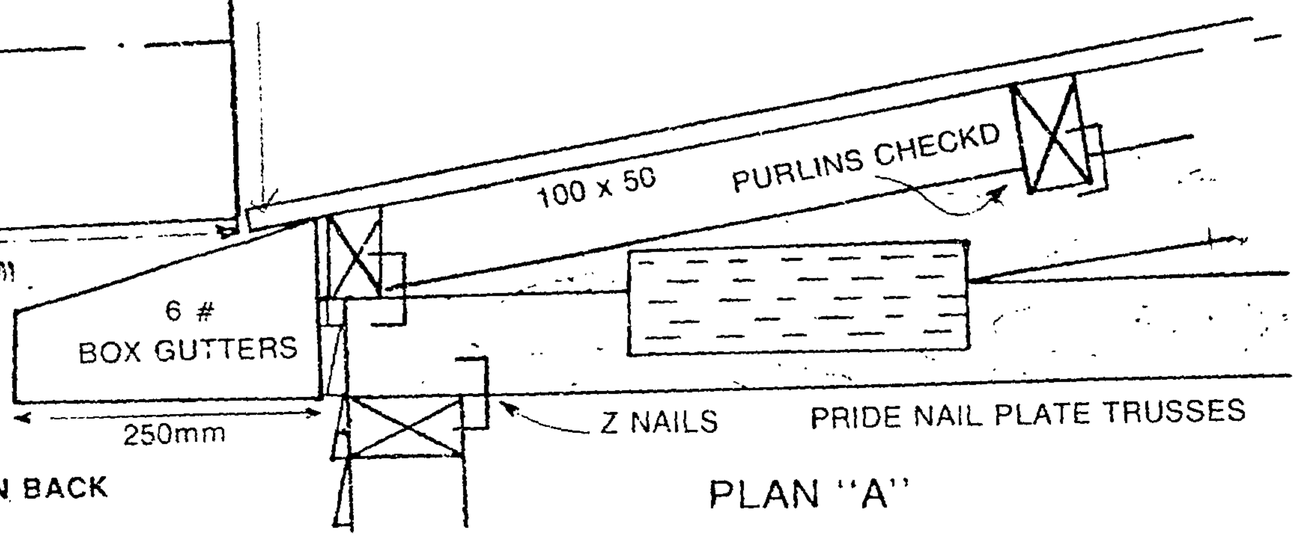
ELEVATION











NOTE! SITE PLAN ON BACK

PLAN "A"

SPECIFICATIONS

Foundations	200mm x 200mm Concrete Blocks @ 1200mm No. 8 wire ties Concrete Slab, Nib Wall No. 8 wire ties.
Plates	100mm x 50mm B.T. Rad. 150mm clear of ground.
Studs	100mm x 50mm B.T. Rad. @ 600mm CRS.
Nogs	100mm x 50mm B.T. Rad. 1 Row
Purlins	100mm x 50mm B.T. Rad. on edge checked 25mm over Trusses installed @ maximum 650mm CRS.
Roof	Pride Nail Plate Trusses by Ideal Constructions (Auck) Ltd, at 2400mm Centrs. AK 2182-1
Cladding Roof	0.45 Galv. Corr. Iron
Walls	0.45 Galv. Metal Weatherboard

Ideal Constructions (Auck.) Ltd

Document Set ID: 434040
Version: 1, Version Date: 14/09/2005

NEW PLYMOUTH CITY COUNCIL

CITY ENGINEER'S DEPARTMENT — ASSESSED REQUIREMENTS

152-246

File No. 4 18

Project: _____ Check Sheet No. _____

Owner: _____ Sewer Sheet No. _____ Plotted: MMB

Address: _____ Zone: _____

Lot No. _____ D.P. _____ Sec. No. _____ Area of Site: _____

VETTING TO BE COMPLETED BY 18 Apr 1983

TOWN PLANNING

Designations _____

Area of Buildings _____

Coverage _____

Maximum Height _____

Front Yard _____

Relat. of Bldg. Size: (1) Rear Yard _____

(2) Side Yard _____

Open Space _____

Grassed Areas _____

Trees _____

Building Lines & Street Widening _____

Parking _____

Access to Rear of Site _____

Accessory Buildings _____

Service Lanes & R.O.W. _____

Crossing Length _____

Gross Floor Area of Shops _____

Resid. Accom. _____

Levels of Site _____

Use of Yards _____

Loading _____

Screening _____

Amalgam. of Titles _____

Remarks:

height relaxation - 11/82

Approved _____

Not Approved _____

S E R V I C E S

A : SEWER CONNECTION

Existing Service _____

Required Service _____

Location _____

Depth _____

Special Requirement _____

Common Drain _____

Fee $ _____

STORMWATER CONNECTION

_____

_____

_____

_____

_____

_____

Fee $ _____

FEE $ ___ :

B : WATER CONNECTION

Existing Service _____

Distance from L/Boundary _____ Height above Datum _____

Distance: Main to Boundary _____

Boundary to Load _____

Required Service _____

Meter _____

FEE $ ___ :

C : PLUMBING

No. Fittings 3 W.Cs ___ 2 Baths ___ 1 Basins ___ 2 Sinks ___ 2 Showers ___ 2 Tubs ___ Others ___

Total Values _____

Supply Pipe Sizes _____ P.V.C. ☐ Copper ☐ Gal. Iron ☐

Backflow Prev. _____

Other Fittings _____

Estimated Value _____ Plumbing Fee _____

DRAINAGE

Existing _____ Required _____

Fittings Required _____

Common Drain _____

Septic Tank _____

Stormwater _____

Estimated Value _____ Drainage Fee _____

Total Estimated Value P. & D. $ ___ : __ FEE $ ___ :

D : VEHICULAR CROSSINGS

Type of Footpath _____ Condition _____

Kerb & Channel _____

Existing Crossing _____

New Crossing _____ Position _____

Strengthen Path Sq.Yds. _____ Level at Boundary _____

STREET WORKS FEE $ ___ : **DEPOSIT DAMAGE FEE** $ ___ :

Document Set ID: 434040
Version: 1, Version Date: 14/09/2005

REMARKS : CORRESPONDENCE : AGREEMENTS
SPECIFIC REQUIREMENTS

Approved _____
Not Approved _____

Approved _____
Not Approved _____

Approved _____
Not Approved _____

Approved _____
Not Approved _____

Approved _____
Not Approved _____

Document Set ID: 434040
Version: 1, Version Date: 14/09/2005

E : HEALTH & BY-LAWS

Areas _____

Light _____

Ventilation _____

Remarks: _____

Approved EW 19/4/83

Not Approved _____

F : DANGEROUS GOODS

Domestic or Commercial _____

Storage Capacity & Location _____

Licence Required _____ Yes/No _____

Approved _____

Not Approved _____

G : BUILDING

Remarks:

FEES:		
Bldg.	2360	23·00
Water Bldg.		
B.R.L.		
TOTAL		$ 23·00

Building Inspector _____

Approved 14·4·83

Not Approved _____

Specification: _____

Structural Engineer _____

Approved _____

Not Approved _____

Fire Service _____

Recommended _____

Not Recommended _____

PERMIT NO.

APPROVING ENGINEER

Approved _____

Not Approved 25/4/83

Document Set ID: 434040
Version: 1, Version Date: 14/09/2005

152-246

BUILDING INSPECTOR'S
FIELD SHEET

AUTHORITY

Stats. No. D 027684
No. 45 27546

Inspector: M

File No. 1/13/86

Receipt No. 49575

Date Permit Issued 17/1/86

OWNER

Name L.T. + [illegible] ASHCROFT

Mailing Address 246 DEVON ST WEST
NEW PLYMOUTH.

BUILDER

Name SELF

Mailing Address

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 246

Street Name DEVON ST WEST

Town/District NEW PLYMOUTH.

Riding

LEGAL DESCRIPTION

Valuation Roll No.

Lot 2 D.P. 6660

Section Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

SIA [illegible] ENCLOSURE

FLOOR AREA

Whole Sq. Metres

DWELLING UNITS

Number Erected

ESTIMATED VALUES $

Building	1970-00
Plumbing	
Drainage	
TOTAL	1970-00

NATURE OF PERMIT (TICK BOX)

- [ ] NEW BUILDING – exclude domestic garages and domestic outbuildings
- [ ] FOUNDATIONS ONLY
- [ ] ALTERED, REPAIRED, EXTENDED – include conversions and resited buildings
- [ ] NEW CONSTRUCTION OTHER THAN BUILDINGS – include demolitions
- [x] DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	$	Water Connection	$
Street Damage Deposit	$	Vehicle Crossing Levy	$
Building Research Levy	$	M.S. Plumbing	$
Plumbing	$		$
Drainage	$		$
Sewer Connection	$	TOTAL:	$

Receipt No.

Date of Payment 17/1/86

Authorised Officer

Special Conditions:

Date Inspected	REMARKS (e.g. stage reached with work)
4/2/86	Inspected footings for piles etc. OK to pour concrete around piles

(CONTINUED OVER)

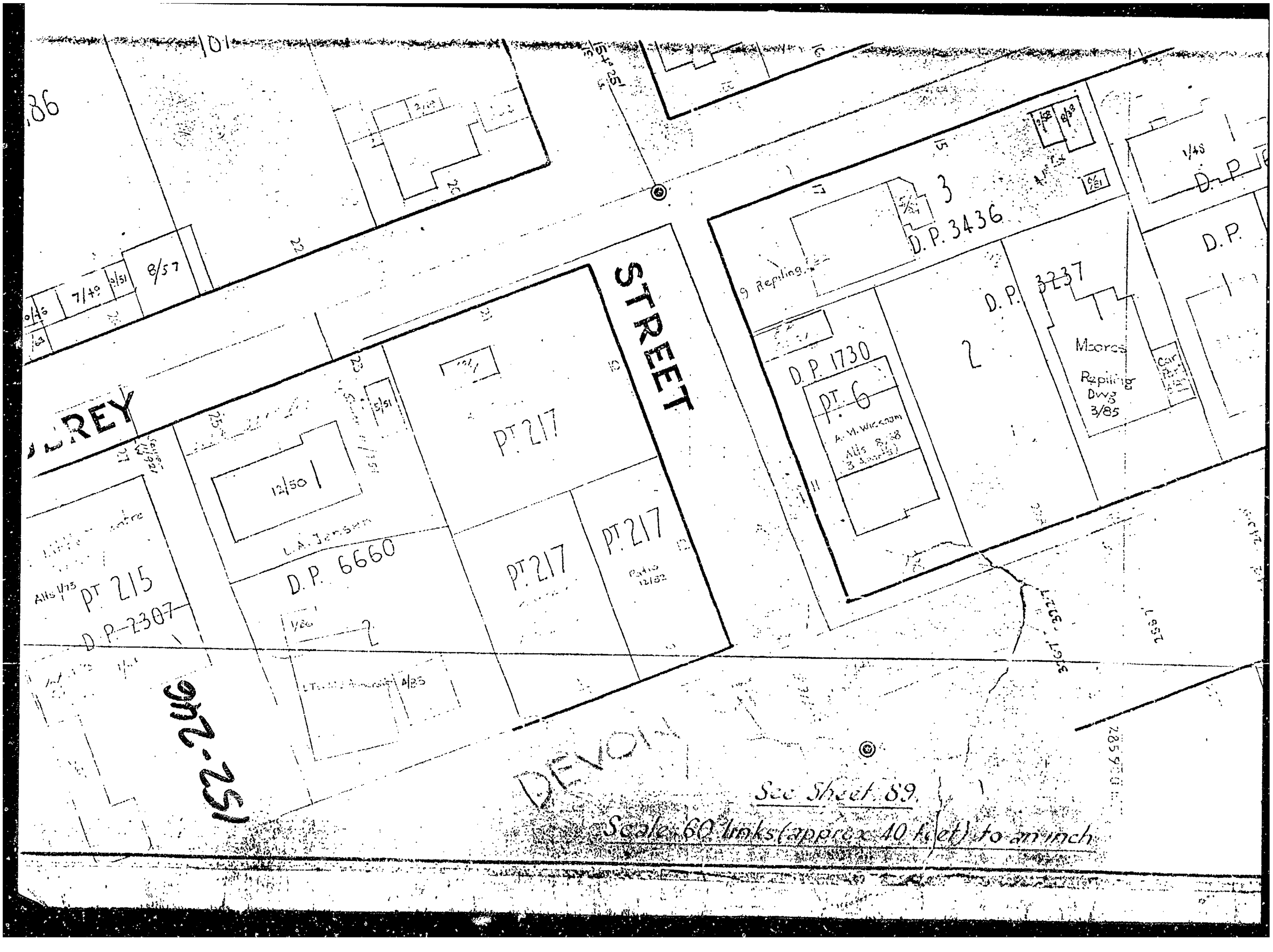
Document Set ID: 434040
Version: 1, Version Date: 14/09/2005

Date Inspected	
2ed 3/86	Sub floor framing and chip board flooring down. in process of framing
2/4/86	Noise inspected TK
2/4/86	Completed

COMPLETED (Signature) _____ Date ___/___/___

BC/MP 01A

Document Set ID: 434040
Version: 1, Version Date: 14/09/2005



Document Set ID: 4340/40
Version: 1, Version Date: 14/09/2005

152-246

JAN 1986

NEW PLYMOUTH CITY COUNCIL

FOR OFFICE USE: File No. 01 13 Check Sheet No. 37540

Receipt No. 49575 Sewer Sheet No.

Date of Receipt 17.1.86 Zone

TO THE CITY ENGINEER Date 8-1-86

APPLICATION FOR BUILDING PERMIT Lot No. 2

At (House No.) 246 DEVON ST WEST. D.P. 6660.

For erection of ENCLOSURE OF SPA POOL Sec. No.

OWNER LEO THOMAS & MARY JEAN ASHCROFT ADDRESS 246 DEVON ST W

Proposed Use SPA POOL FOR PRIVATE USE

Foundation Walls HARDIE PLANK Roof NOVAROOF.

AREA of Site 661 M²

AREA of existing buildings 137.18 M²

AREA of existing accessory buildings 36 M²

AREA of Building in application 14 M²

Builder L T. ASHCROFT Address 246 DEVON ST W.

Designer SELF. Address " " "

Structural Eng. Address

Building Projects Authority Required Yes / No Supplied Yes / No

		FOR OFFICE USE Corrected Value Fees
Total Value of Building	$	
Sanitary Plumbing and Drainage (Labour only)	$	
Value of Building for Permit	$ 1970.	
Water for Building		
Building Research Levy on	$	
Hoardings Mths @		
	TOTAL FEES BUILDING	

Starting Date Finishing Date

NAME AND ADDRESS OF APPLICANT L.T. ASHCROFT

246 DEVON ST WEST, NEW PLYMOUTH Phone 86702

Signature of Applicant L.T. Ashcroft

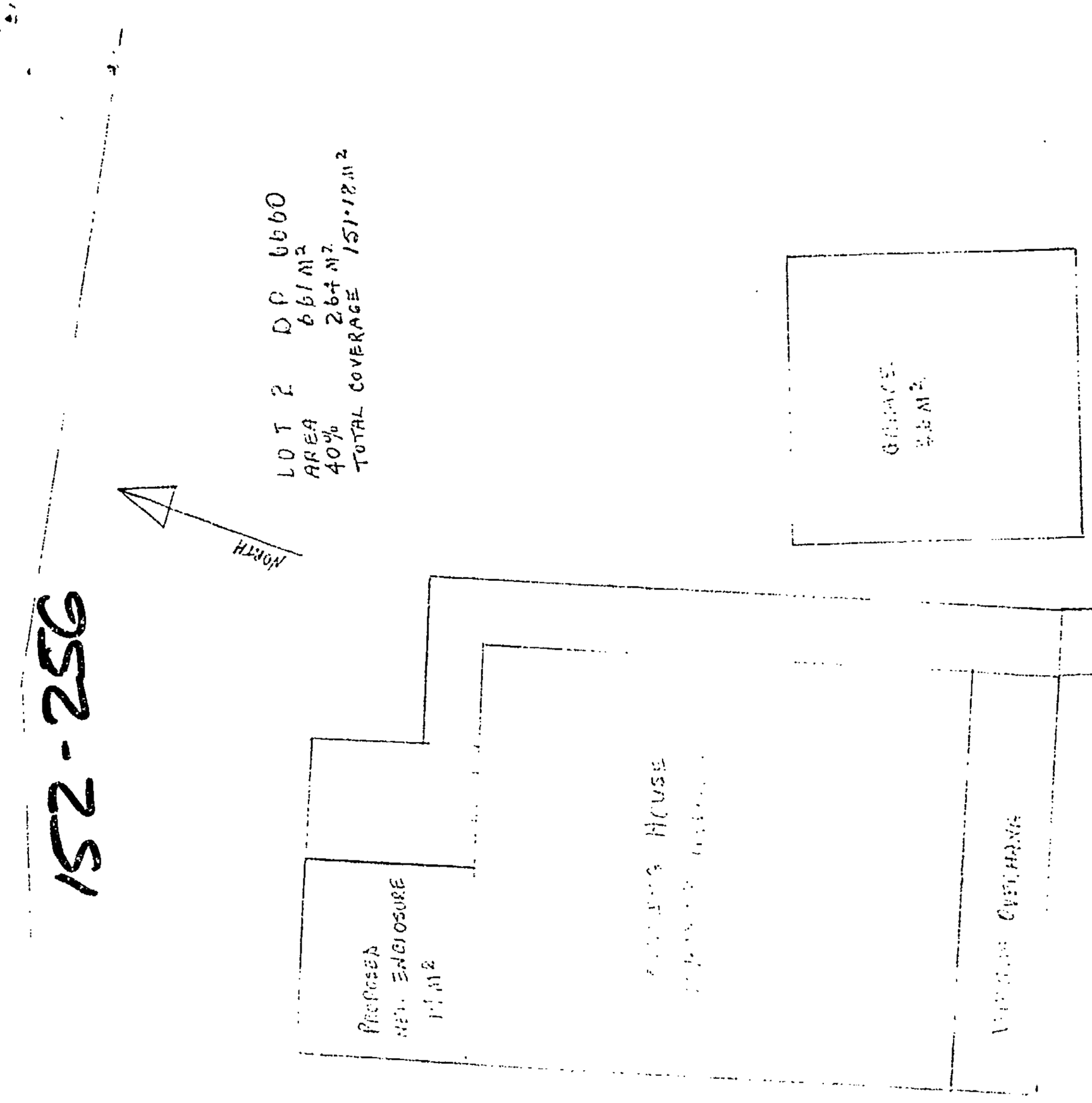
Signature of Owner L.T. Ashcroft

Document Set ID: 434040
Version: 1, Version Date: 14/09/2005

01 13

-8 JAN

VETTING TO BE COMPLETED BY 16/1



152-256

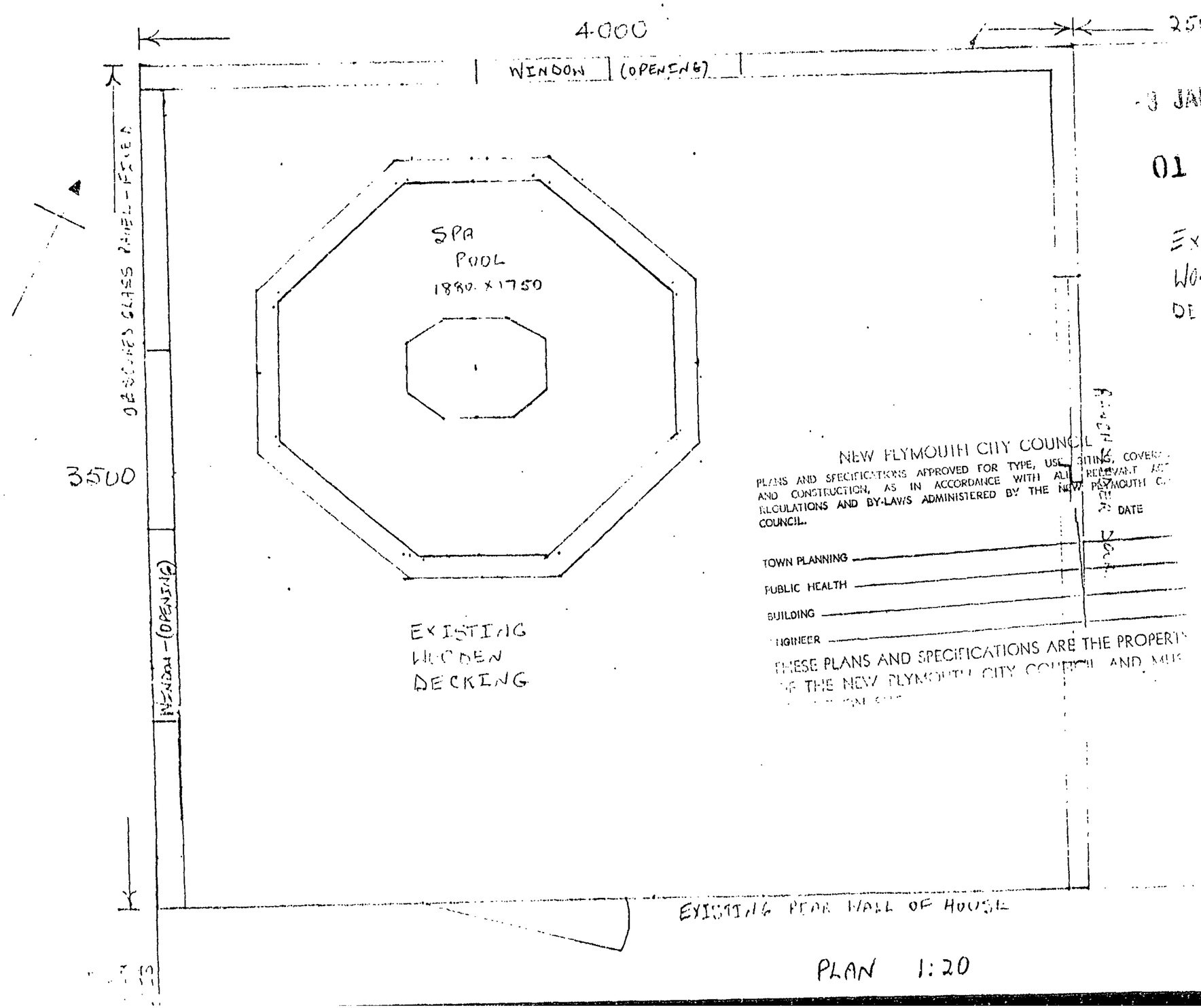
...APPROVED FOR TYPE, USE ... IN ACCORDANCE WITH ALL RELEVANT ACT ... AND CONSTRUCTION, ... REGULATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH CITY COUNCIL.

		DATE
TOWN PLANNING		9/1/86
PUBLIC HEALTH		13/1/86
BUILDING		6/1/86
ENGINEER		

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

SITE PLAN

Document Set ID: 434040
Version: 1, Version Date: 14/09/2005



PLAN 1:20

-3 JAN 1991

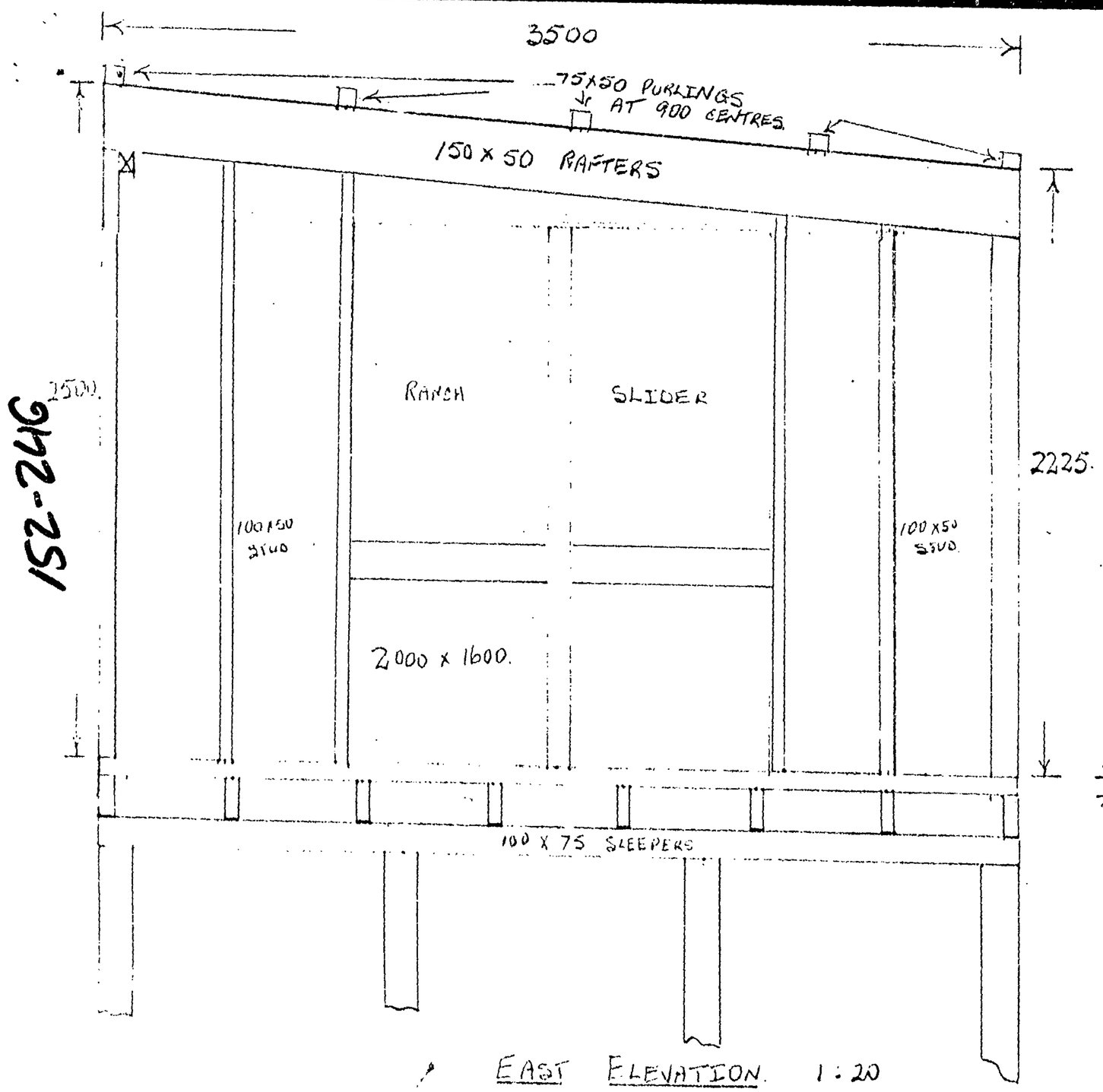
01 13

EXISTING
WOODEN
DECKING

152-246

Document Set ID: 434040
Version: 1, Version Date: 14/09/2005

152-246



EAST ELEVATION. 1:20

JAN 1

01 1

ROOF OF NOVAROOF SHEETS FULL LENGTH OF 2·8M.

COUNCIL

FOR TYPE, USE, SITING, IN ACCORDANCE WITH ALL RELEVA ATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMO COUNCIL.

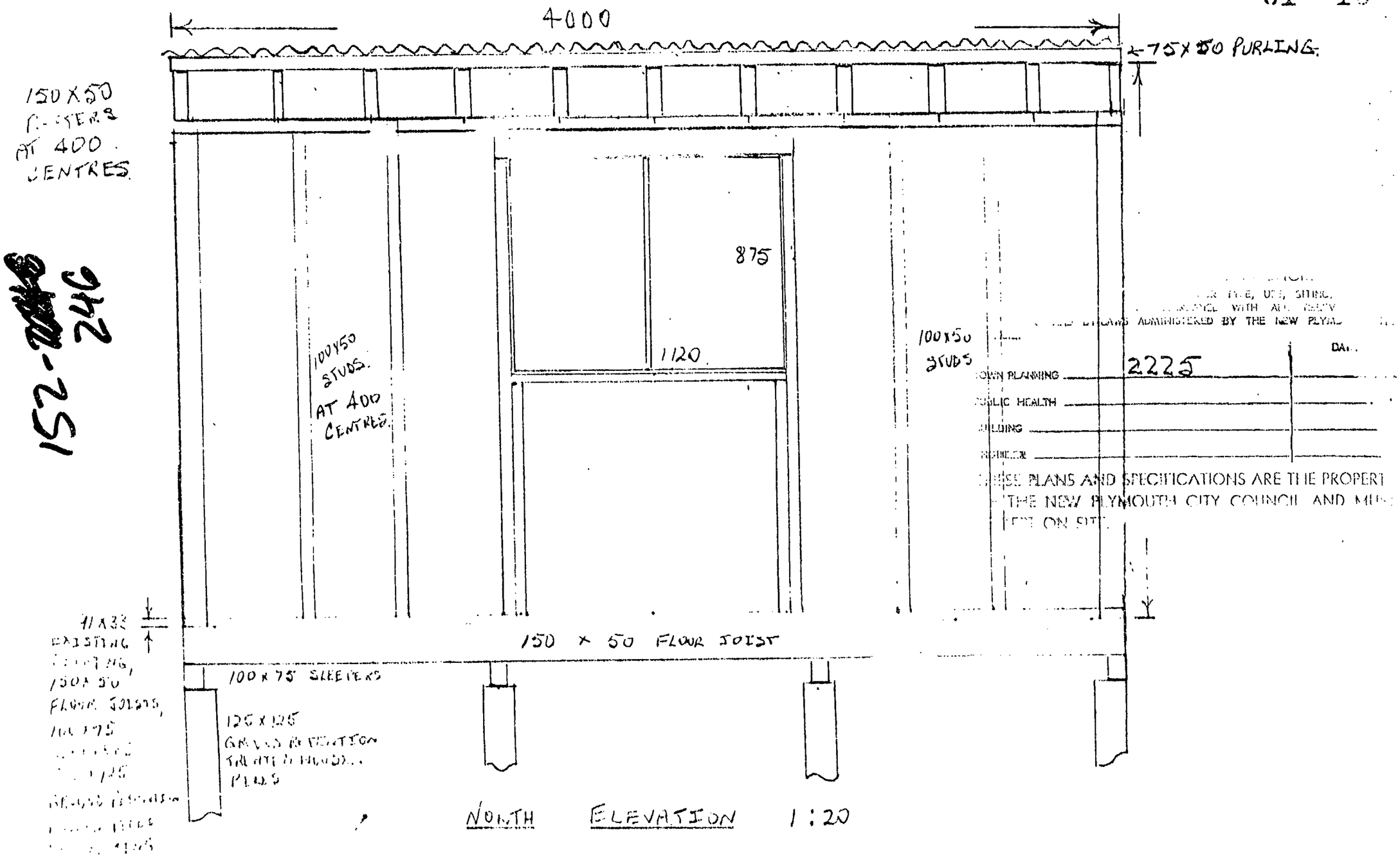
	DATE
TOWN PLANNING	
PUBLIC HEALTH	
BUILDING	
ENGINEER	

THESE PLANS AND SPECIFICATIONS ARE THE PROPERT OF THE NEW PLYMOUTH CITY COUNCIL AND MUS ON SITE

91 X 33 EXISTING DECKING ON 150 X 50 FLOOR JOISTS OVER 100 X 75 BEARERS MOUNTED ON 125 X 125 GROUND RETENTION TREATED WOODEN PILES

Document Set ID: 434040
Version: 1, Version Date: 14/09/2005

01 13



152-246

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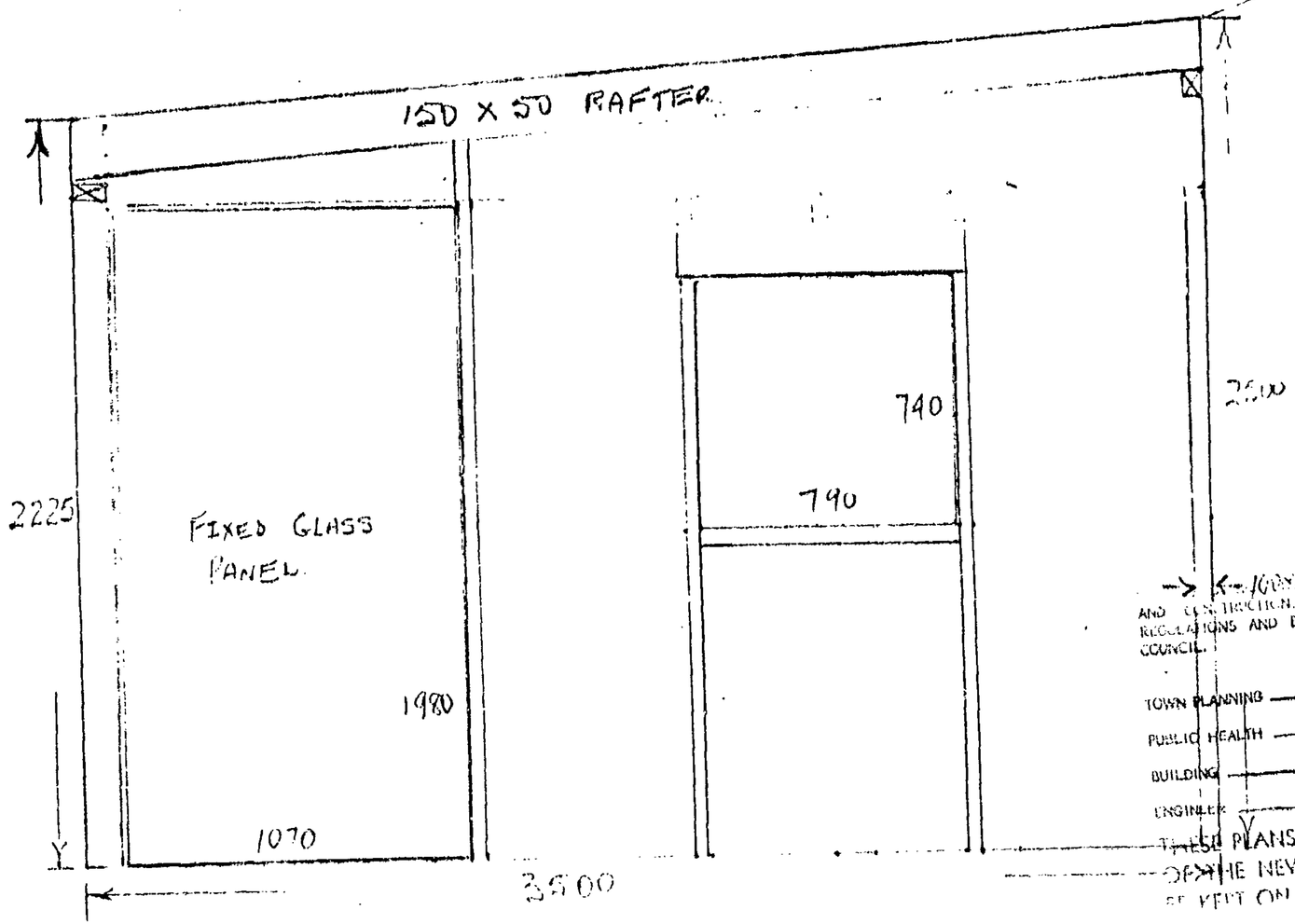
Version: 1, Version Date: 14/09/2005

152-246

01 13



AND CONSTRUCTION, AS IS IN ACCORDANCE WITH ALL RULES, REGULATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH COUNCIL.

TOWN PLANNING

PUBLIC HEALTH

BUILDING

ENGINEER

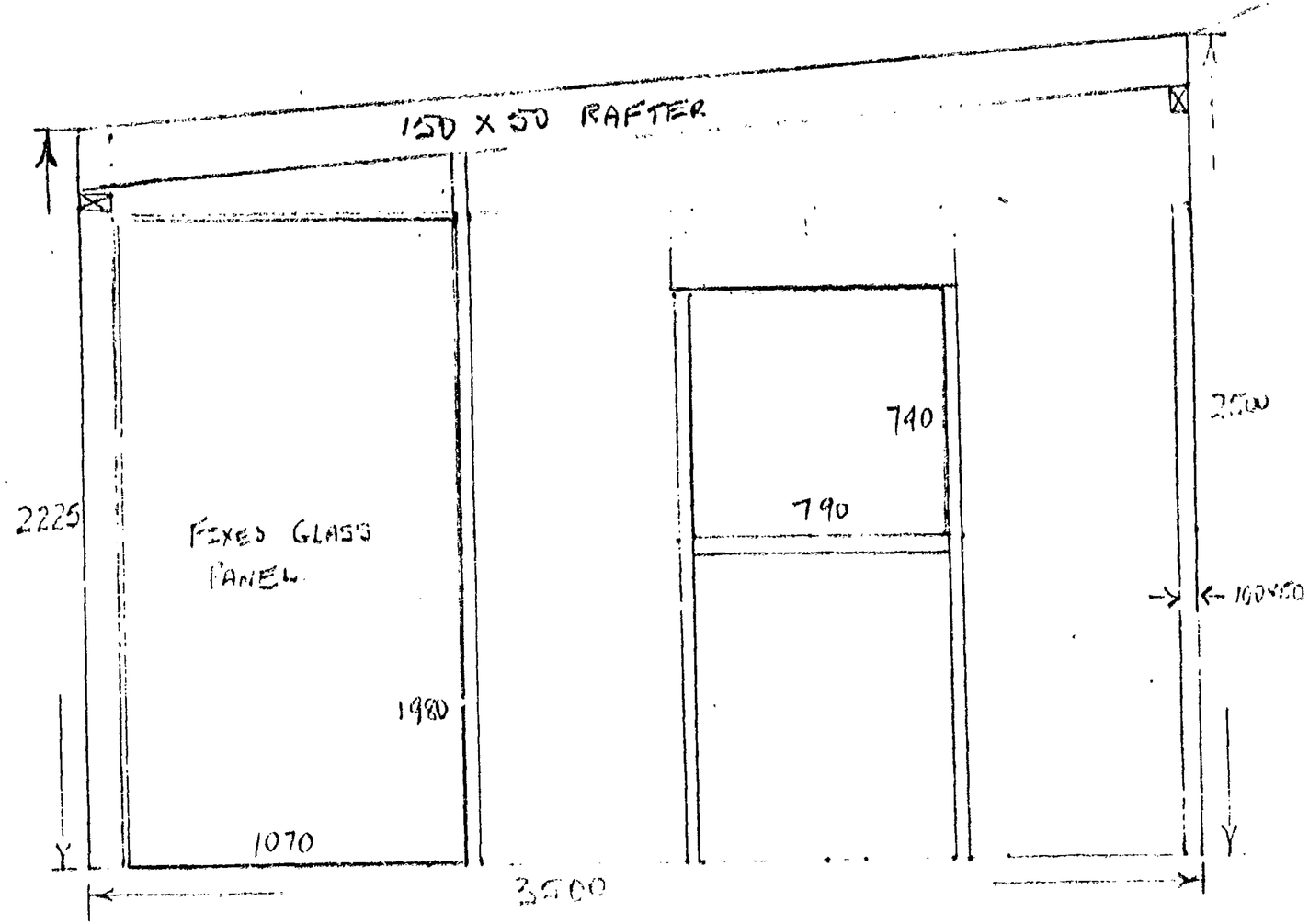
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH CITY COUNCIL AND MUST BE KEPT ON SITE

NB. = SEE EAST + NORTH ELEVATIONS FOR DETAILS OF EXISTING DECKING FLOOR JOISTS SLEEPERS + PILES.

WEST ELEVATION 1:20

Document Set ID: 434040
Version: 1, Version Date: 14/09/2005

152-240.



NB. = SEE EAST + NORTH ELEVATIONS FOR DETAILS OF EXISTING DECKING
FLOOR JOISTS SLEEPERS + TILES.

WEST ELEVATION 1:20

NEW PLYMOUTH CITY COUNCIL

CITY ENGINEER'S DEPARTMENT — ASSESSED REQUIREMENTS

152-246

File No. 01 - 18

Project: Enclosure of Spa Pool — Check Sheet No. 27540

Owner: L. J. and M. J. Ashcroft — Sewer Sheet No. 65 — Plotted:

Address: 46 Devon Street West — Zone: Residential

Lot No. 2 — D.P. 6660 — Sec. No. — Area of Site:

VETTING TO BE COMPLETED BY 16/1

TOWN PLANNING

Designations

Area of Buildings

Coverage

Maximum Height

Front Yard

Relat. of Bldg. Size: (1) Rear Yard

(2) Side Yard

Open Space

Grassed Areas

Trees

Building Lines & Street Widening

Parking

Access to Rear of Site

Accessory Buildings

Service Lanes & R.O.W.

Crossing Length

Gross Floor Area of Shops

Resid. Accom.

Levels of Site

Use of Yards

Loading

Screening

Amalgam. of Titles

SEE SECTION CARD

TOWN PLANNING		
BUILDING		
DRAINAGE		
WATER		

Remarks:

Approved

Not Approved

Document Set ID: 434040
Version: 1, Version Date: 14/09/2005

S E R V I C E S

A: SEWER CONNECTION

Existing Service _____

Required Service _____

Location _____

Depth _____

Special Requirement _____

Common Drain _____

Fee $_____

STORMWATER CONNECTION

_____

_____

_____

_____

_____

_____

Fee $_____

FEE $:

B: WATER CONNECTION

Existing Service _____

Distance from L/Boundary _____

Distance: Main to Boundary _____

Boundary to Load _____

Required Service _____

Meter _____

Height above Datum _____

FEE $:

C: PLUMBING

No. Fittings 3 W.Cs ____ 2 Baths ____ 1 Basins ____ 2 Sinks ____ 2 Showers ____ 2 Tubs ____ Others ____

Total Values _____

Supply Pipe Sizes _____ P.V.C. ☐ Copper ☐ Gal. Iron ☐

Backflow Prev. _____

Other Fittings _____

Estimated Value _____

Plumbing Fee _____

DRAINAGE

Existing _____ Required _____

Fittings Required _____

Common Drain _____

Septic Tank _____

Stormwater _____

Estimated Value _____

Drainage Fee _____

Total Estimated Value P. & D. $ ___ : __

FEE $:

D: VEHICULAR CROSSINGS

Type of Footpath _____ Condition _____

Kerb & Channel _____

Existing Crossing _____

New Crossing _____ Position _____

Strengthen Path Sq.Yds. _____ Level at Boundary _____

STREET WORKS FEE $:

DEPOSIT DAMAGE FEE $:

Document Set ID: 434040
Version: 1, Version Date: 14/09/2005

REMARKS : CORRESPONDENCE : AGREEMENTS
SPECIFIC REQUIREMENTS

Approved 9/+

Not Approved

Approved

Not Approved

Approved

Not Approved

Approved

Not Approved

Approved 10-1-86

Not Approved

Document Set ID: 434040
Version: 1, Version Date: 14/09/2005

E : HEALTH & BY-LAWS

Areas _____

Light _____

Ventilation _____

Remarks:

Approved 13/1/86

Not Approved _____

F : DANGEROUS GOODS

Domestic or Commercial _____

Storage Capacity & Location _____

Licence Required _____ Yes/No _____

Approved _____

Not Approved _____

G : BUILDING

Remarks:

FEES:		
Bldg.	1970	17-00
Water Bldg.		
B.R.L.		
TOTAL		$17-00

Building Inspector _____ Approved 9/1/86

Not Approved _____

Specification: _____

Structural Engineer _____ Approved _____

Not Approved _____

Fire Service _____ Recommended _____

Not Recommended _____

PETTING TO BE COMPLETED 13/1/86

PERMIT NO. D027684

APPROVING ENGINEER

Approved 14/1/86

Not Approved _____

Document Set ID: 434040
Version: 1, Version Date: 14/09/2005

PLANS

BC13/115865

Prepared by: AT

Document Set ID: 7847180
Version: 1, Version Date: 11/10/2018

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246 DEVON STREET WEST

SITE COVERAGE

Building Total	85.1m2
Site Total	651.4m2
Site Coverage	84.1%

LEGAL DESCRIPTION

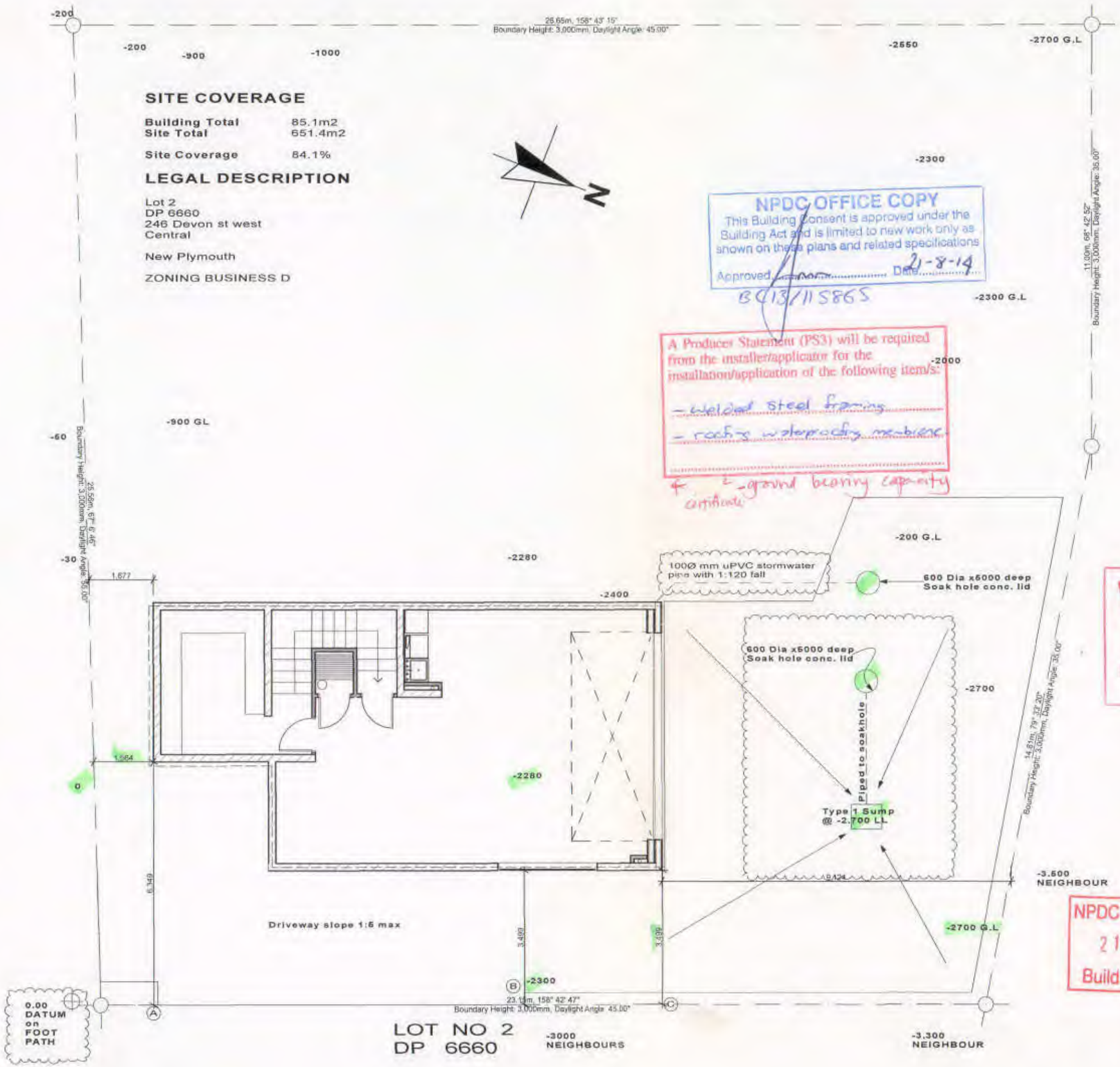
Lot 2
DP 6660
246 Devon st west
Central

New Plymouth

ZONING BUSINESS D

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 21-8-14
BC13/115865

A Producer Statement (PS3) will be required from the installer/applicator for the installation/application of the following item/s:
- welded steel framing
- roofing waterproofing membrane
- ground bearing capacity certificate



WARNING
Special Conditions Apply:—
Refer to Building Consent Documents Before Commencing Work.

NPDC Approved for
21 AUG 2014
Building Consent

COLLINS/FALOON
Devon Street West
New Plymouth

SHEET	01
SHEET TITLE: SITE PLAN	
REVISION #	C1
DRAWN #	MK
SCALE#	1:100
ISSUED	7/08/2014
PROJECT #	12-123

All Dimensions and Levels are to be checked by contractor before commencement of work. Contractor to report any discrepancy.

AMENDMENT

01 150116

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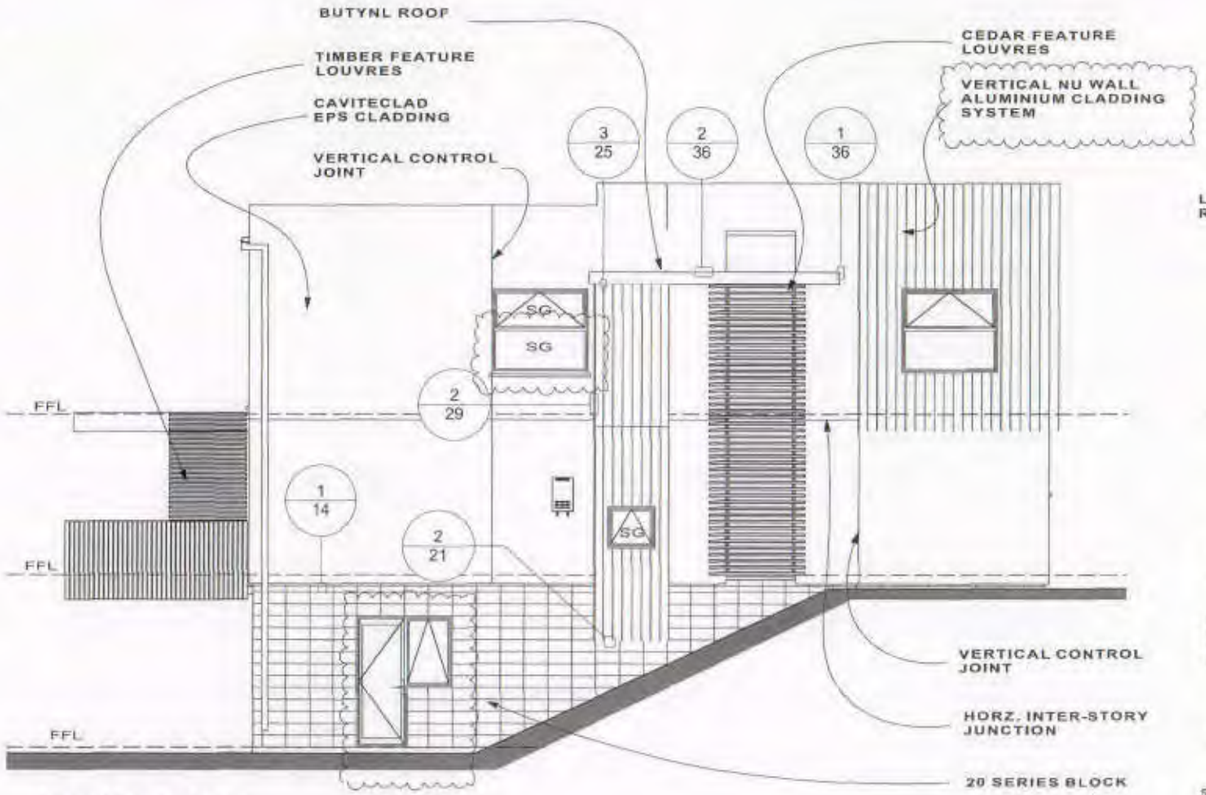
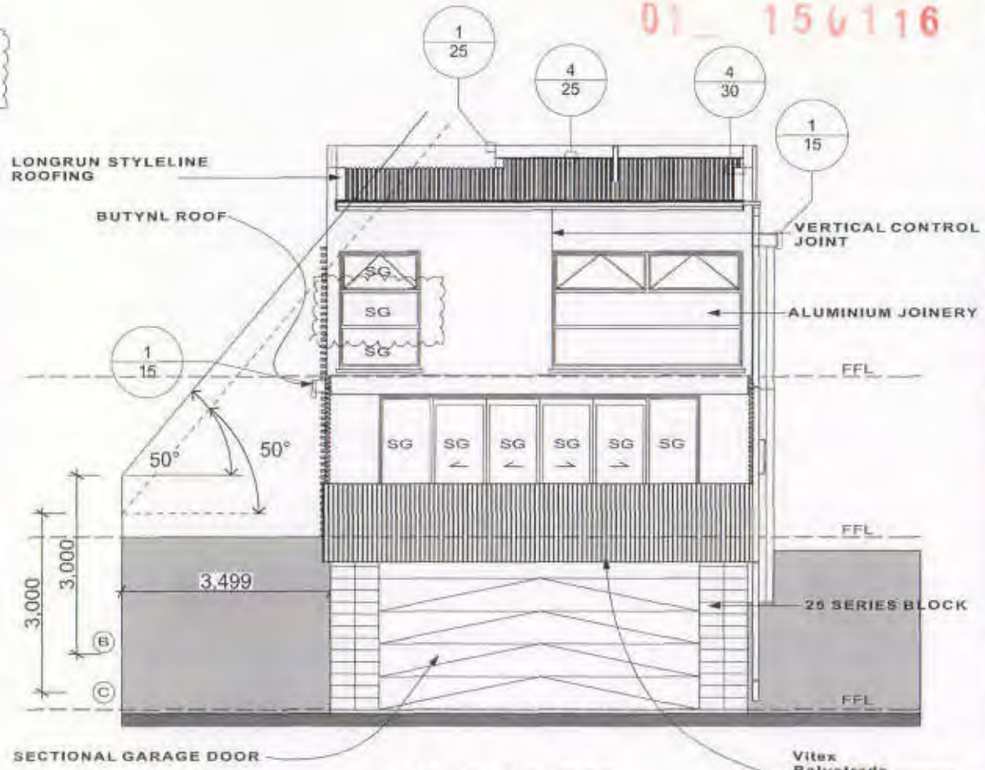
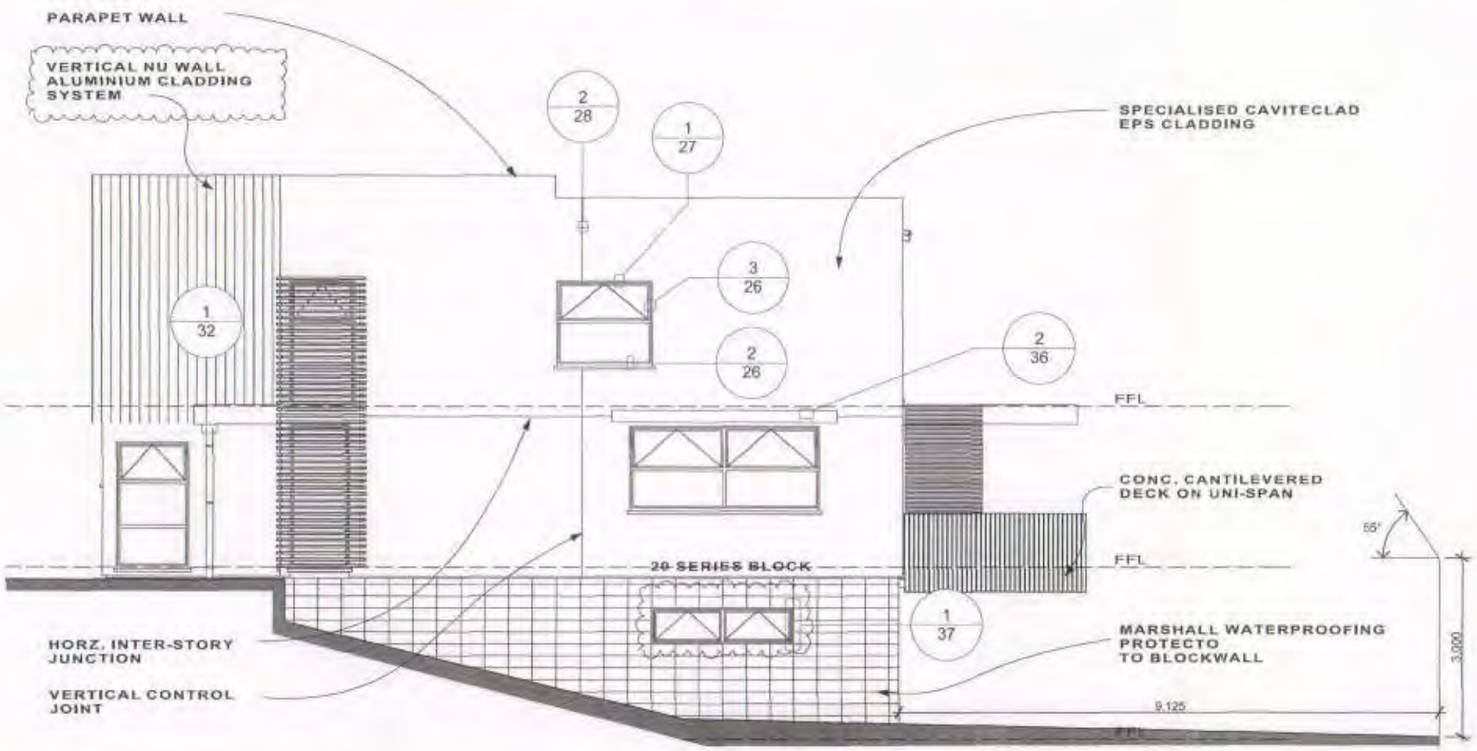


West Elevation



North Elevation



East Elevation

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Very high risk	4
Roof/wall intersection design	Low	0
Eaves width	Low	0
Envelope complexity	Very high risk	6
Deck design	Very high risk	6
Total Risk Score:		16

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COLLINS/FALOON

Devon Street West,
New Plymouth,

SHEET TITLE: ELEVATIONS

REVISION #: C2
DRAWN #: MK
SCALE#: 1:100
ISSUED: 15/01/2016
PROJECT #: 12-123

SHEET 02

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Version: 1, Version Date: 11/10/2018

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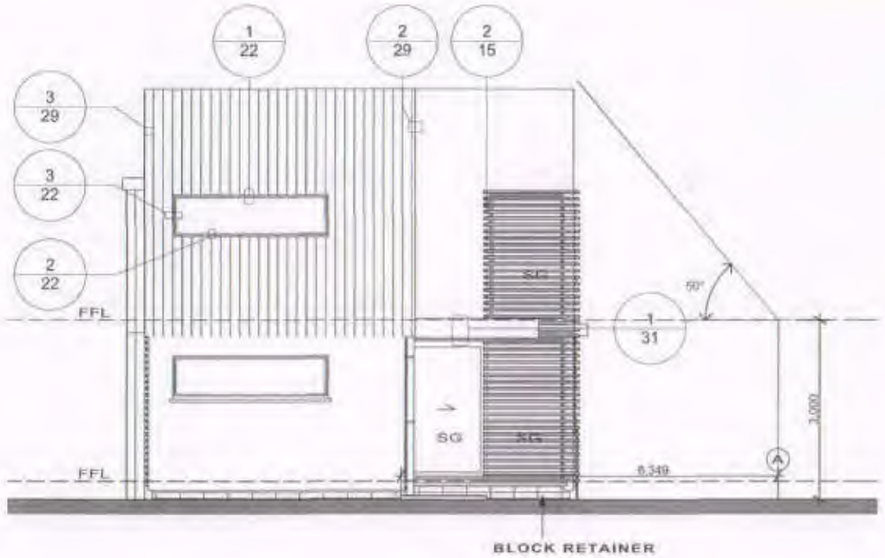
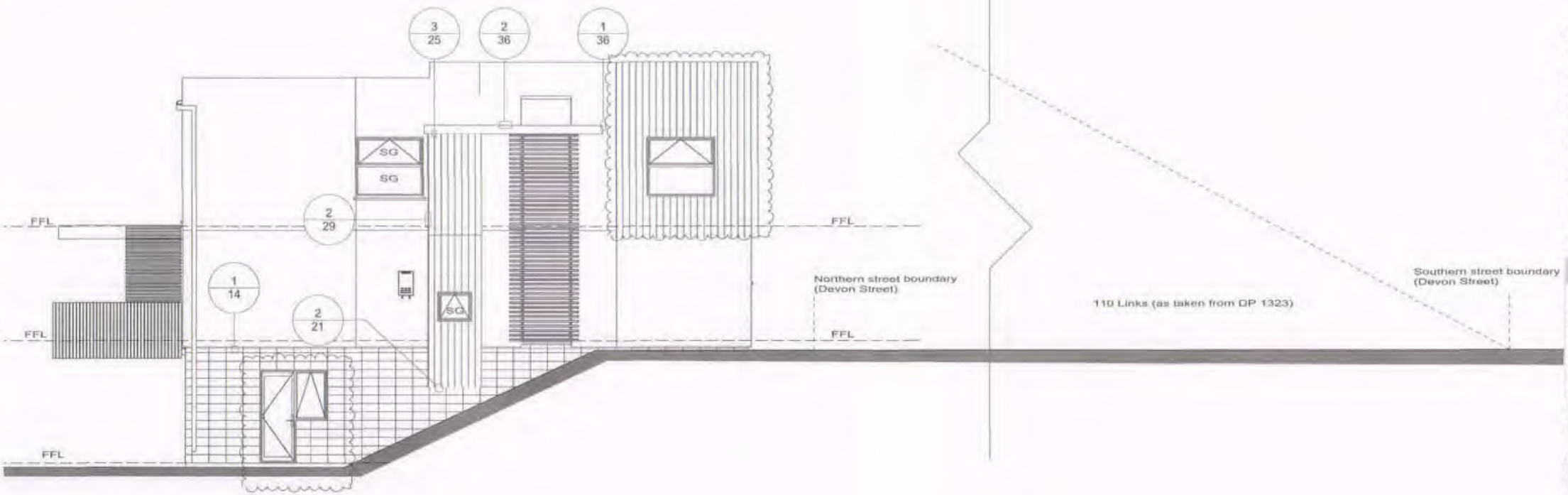


South Elevation



West Elevation

COLLINS/FALOON

Devon Street West,
New Plymouth,

SHEET TITLE: ELEVATION
RECESSIONS

REVISION #: C2
DRAWN #: MK
SCALE#: 1:100
ISSUED: 15/01/2016
PROJECT #: 12-123

SHEET 03

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Version: 1, Version Date: 11/10/2018

AMENDMENT
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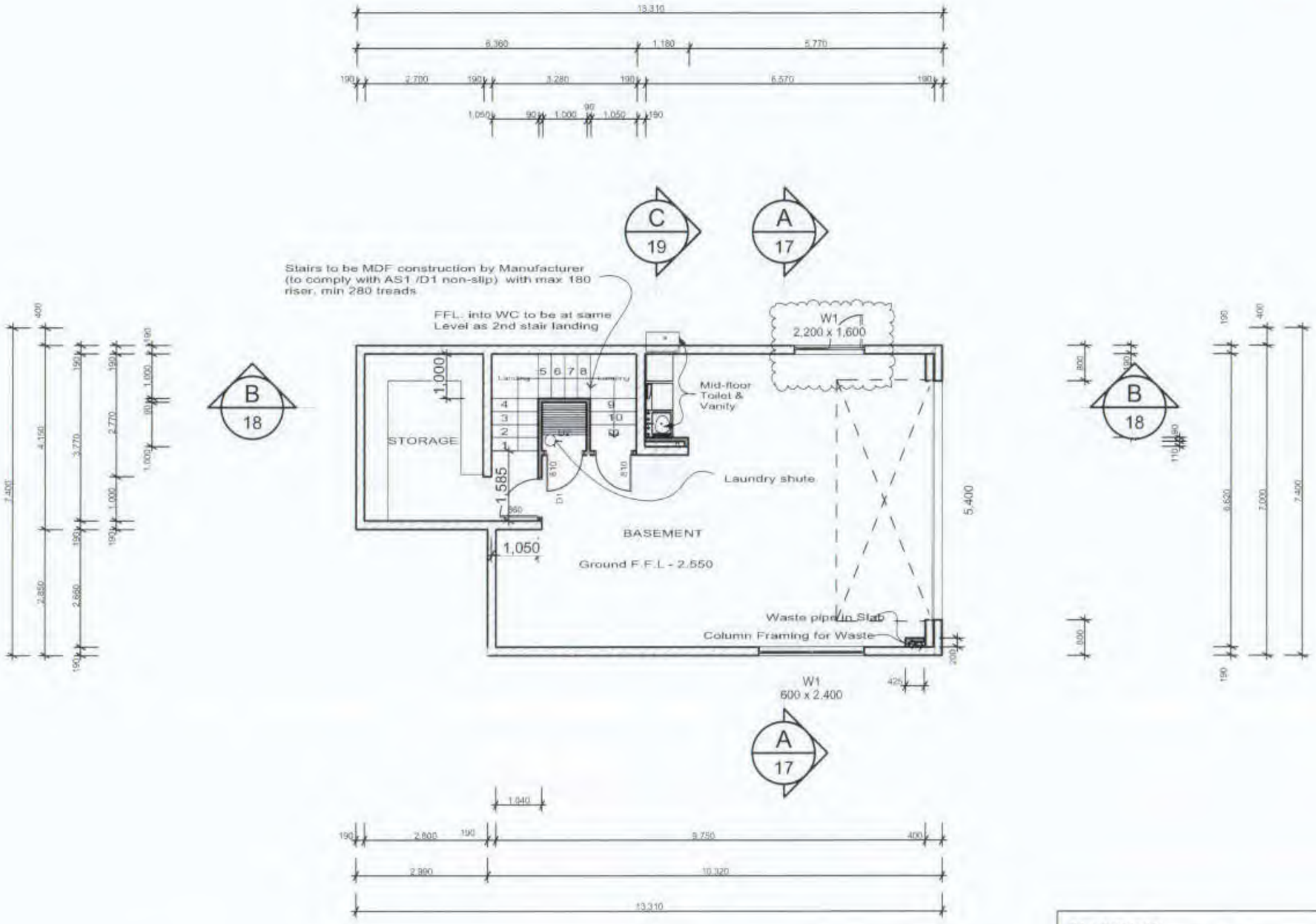

Zone Categories	Areas
01 - Upper Floor level Total:	86.59
02 - Lower Floor Level Total:	85.12
03 - Basement level Total:	84.65
04 - Deck Total:	18.76
Grand Total:	275.1

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COLLINS/FALOON

Devon Street West,
New Plymouth,

SHEET TITLE: GROUND FLOOR PLAN
REVISION #: C2
DRAWN #: MK
SCALE#: 1:100
ISSUED: 25/06/2015
PROJECT #: 12-123

SHEET 04

All Dimensions and Levels are to be checked by contractor before commencement of work.Contractor to report any discrepancy.

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Version: 1, Version Date: 11/10/2018

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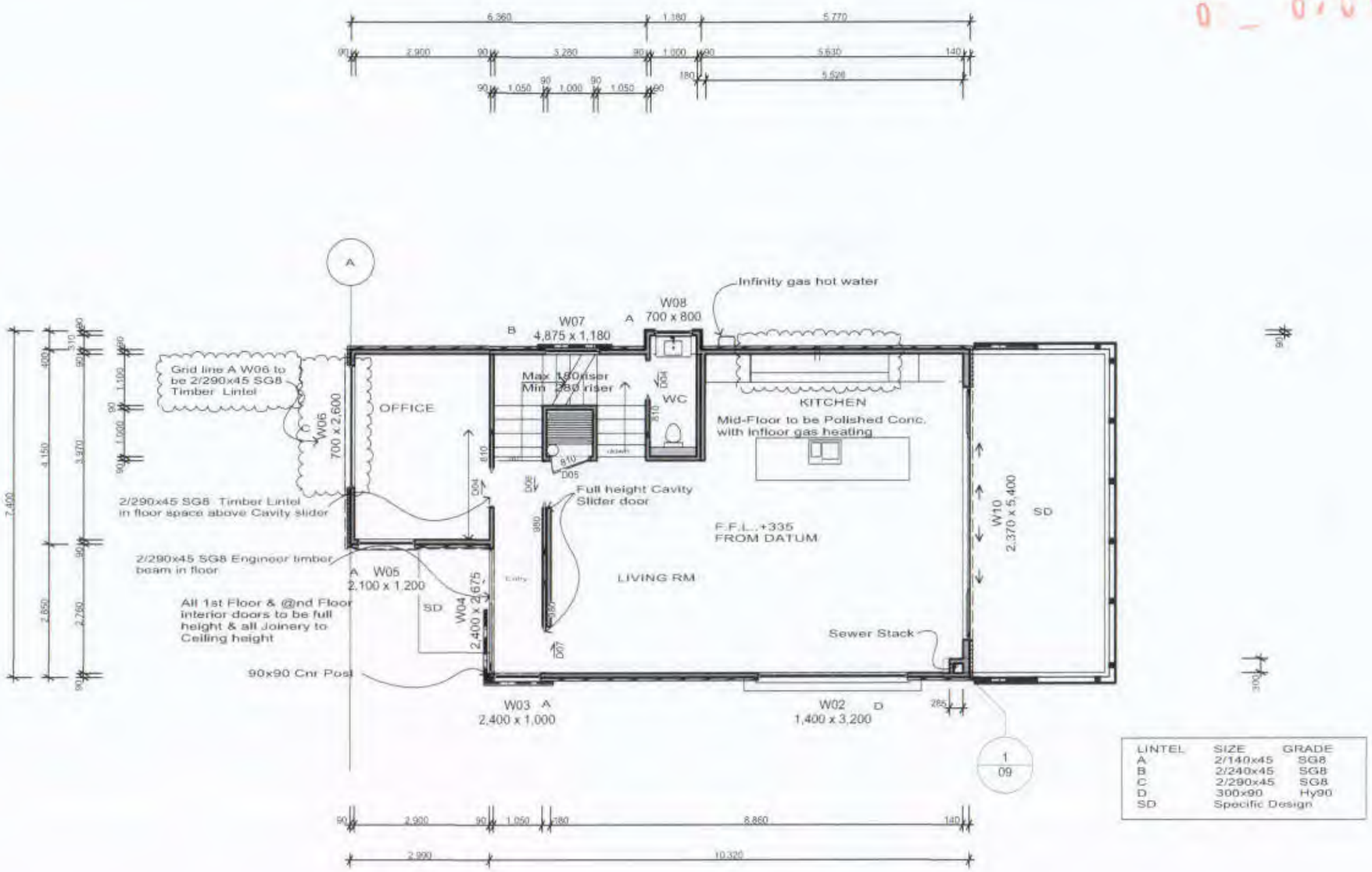

LINTEL	SIZE	GRADE
A	2/140x45	SG8
B	2/240x45	SG8
C	2/290x45	SG8
D	300x90	Hy90
SD	Specific Design	

Table 8.11 – Lintel supporting roof, wall and floor for all wind zones – SG 8 for up to 2 kPa floor loads (see figure 8.9)

	Loaded dimension* of lintel (m)	Maximum span for lintel sizes listed below (m) width x thickness (mm)							
		140 x 70	140 x 90	190 x 70	190 x 90	240 x 70	240 x 90	290 x 70	290 x 90
W06	2	1.0	1.2	1.3	1.6	1.7	2.1	2.1	2.5
Light roof Medium wall	3	0.9	1.1	1.3	1.6	1.6	2.0	2.0	2.4
	4	0.8	1.0	1.1	1.4	1.5	1.8	1.8	2.1
	6	0.8	0.9	1.1	1.3	1.3	1.6	1.6	2.0

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COLLINS/FALOON

Devon Street West,
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SHEET TITLE: FIRST FLOOR PLAN
REVISION #: C2
DRAWN #: MK
SCALE#: 1:100, 1:1
ISSUED: 25/05/2015
PROJECT #: 12-123

SHEET 05

All Dimensions and Levels are to be checked by contractor before commencement of work.Contractor to report any discrepancy.

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Version: 1, Version Date: 11/10/2018

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LINTEL	SIZE	GRADE
A	2/140x45	SG8
B	2/240x45	SG8
C	300x90	Hy90

COLLINS/FALOON

Devon Street West,
New Plymouth,

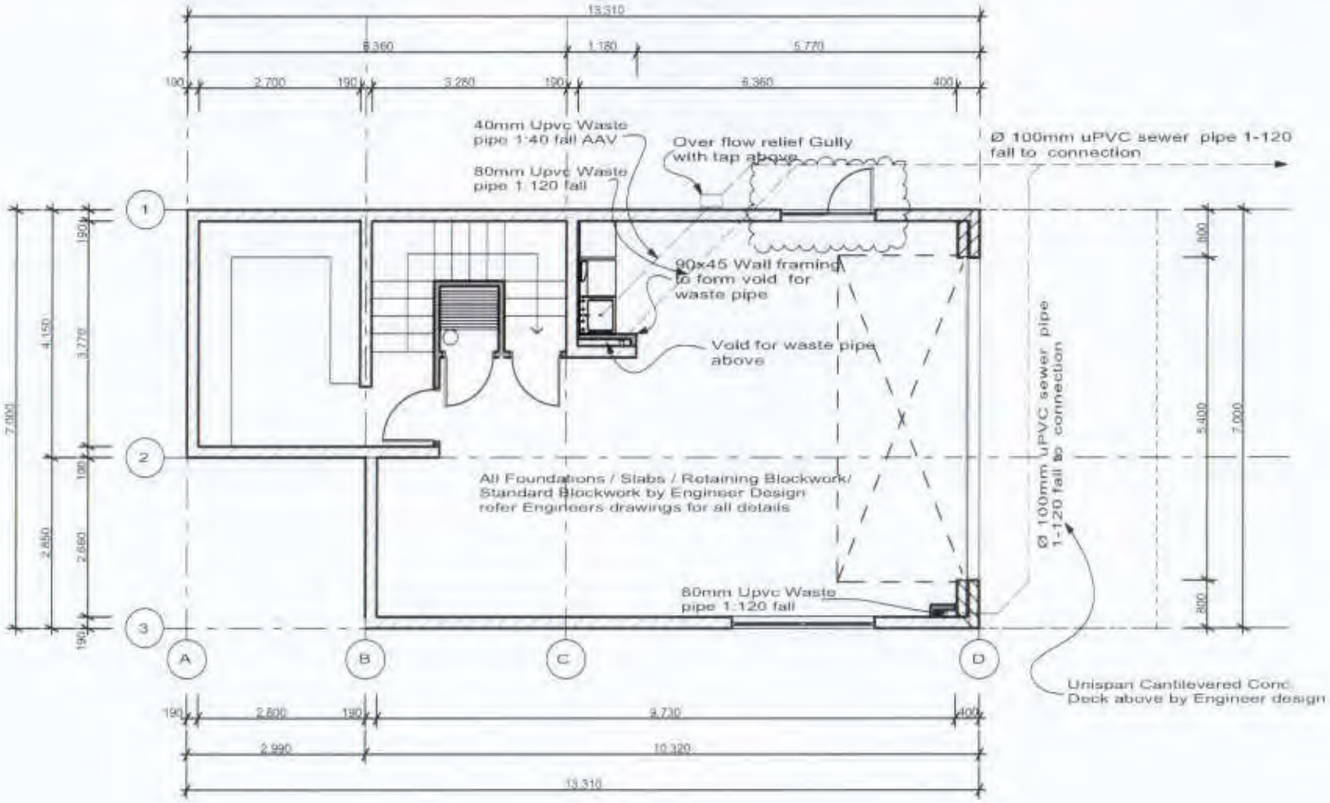
SHEET TITLE: SECOND FLOOR PLAN
REVISION #: C2
DRAWN #: MK
SCALE#: 1:100
ISSUED: 25/06/2015
PROJECT #: 12-123

SHEET 06

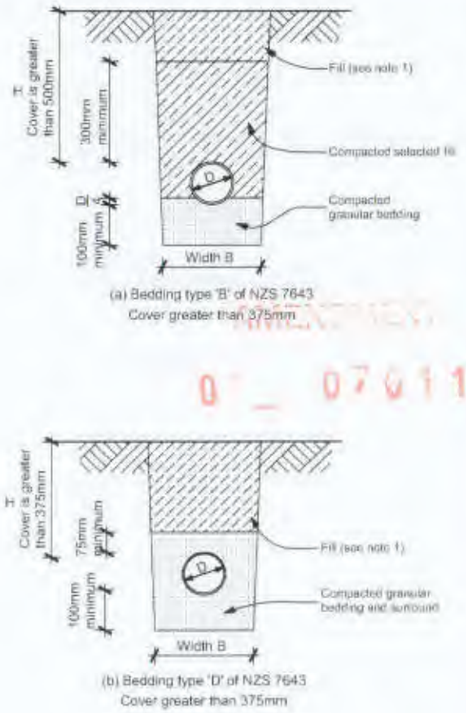
All Dimensions and Levels are to be checked by contractor before commencement of work. Contractor to report any discrepancy

Document Set ID: 7847180
Version: 1, Version Date: 11/10/2018

1 BASEMENT FOUNDATION PLAN 1:100

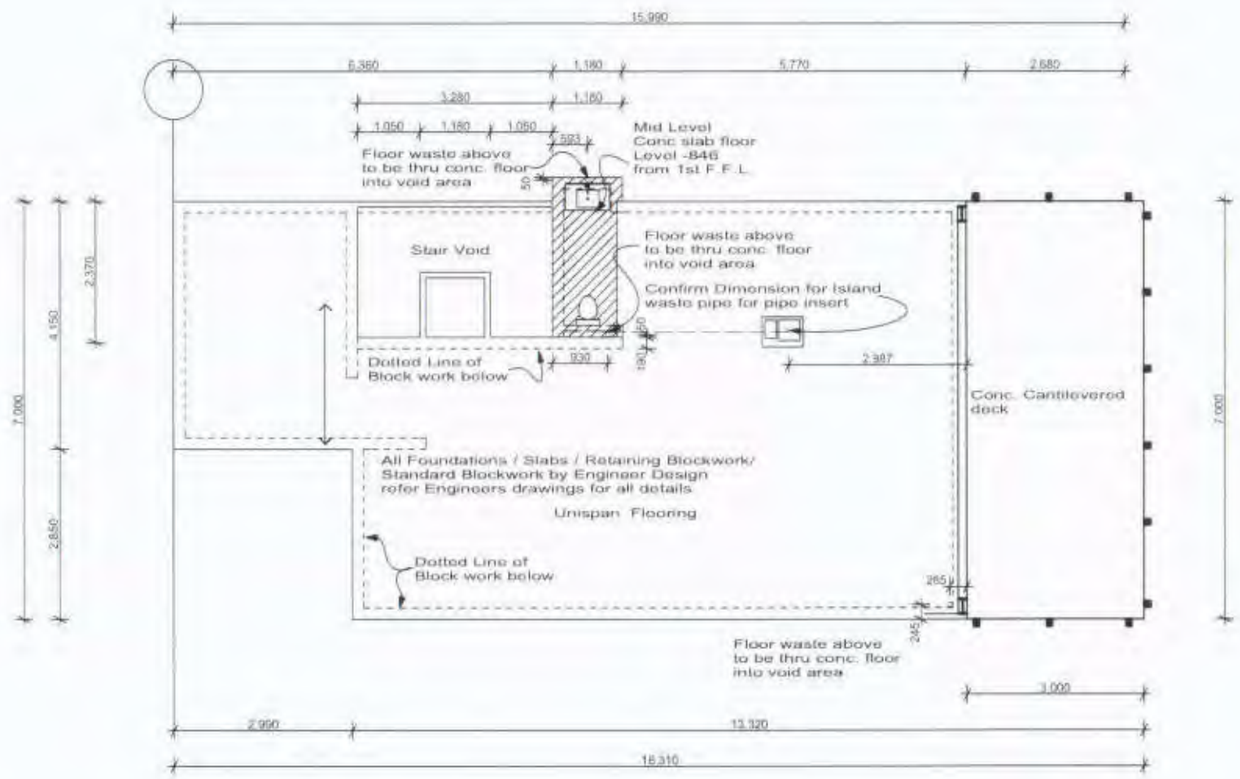


2 BACKFILL DETAIL 1:10

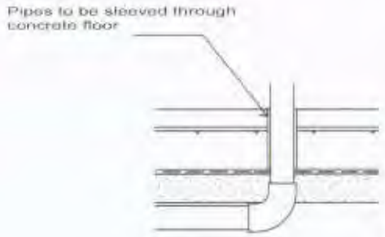


NOTE:
1. Fill shall be:
-Ordinary fill where drains are located below gardens and open country.
-Compacted selected fill where the drains are located below residential driveways and similar areas subject to light traffic.

4 FIRST FLOOR FOUNDATION 1:100



3 PIPE PENETRATION 1:10



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COLLINS/FALOON

Devon Street West,
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SHEET TITLE: FOUNDATION PLAN
REVISION # C2
DRAWN # MK
SCALE# 1:100, 1:10
ISSUED: 25/06/2015
PROJECT # 12-123

SHEET 07

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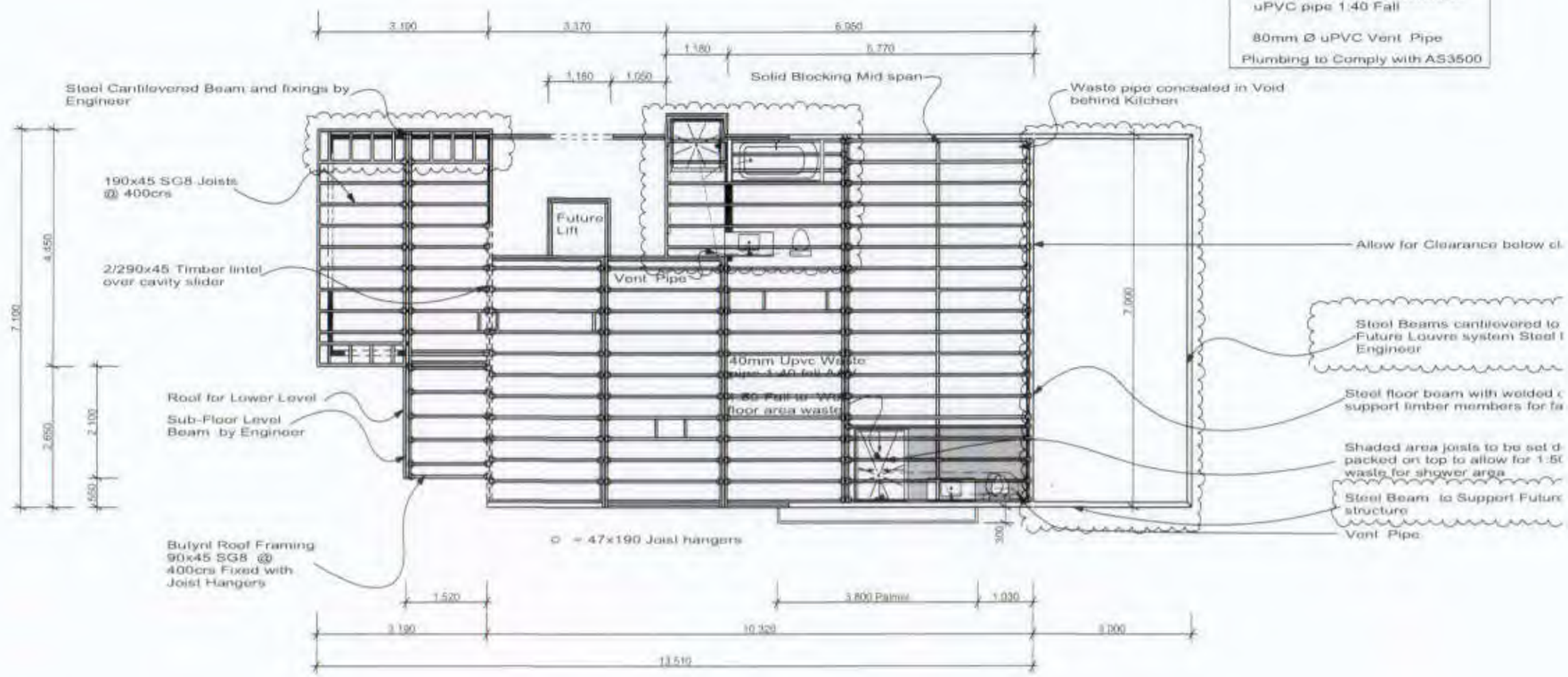
Vanity Wastes 40mm Upvc pipe 1:40 Fall with AAV

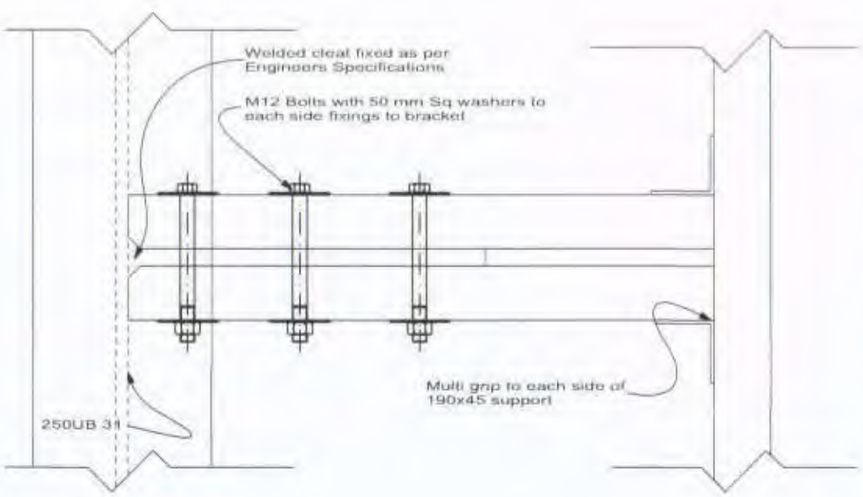
Toilet waste 80mm Ø uPVC pipe 1:60 fall with back vent

Shower/Bath waste 40mm Ø uPVC pipe 1:40 Fall

80mm Ø uPVC Vent Pipe

Plumbing to Comply with AS3500





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COLLINS/FALOON

Devon Street West,
New Plymouth,

SHEET TITLE: FIRST FLOOR
REVISION #: FOUNDATION 02
DRAWN #: MK
SCALE#: 1:100, 1:5
ISSUED: 25/06/2015
PROJECT #: 12-123

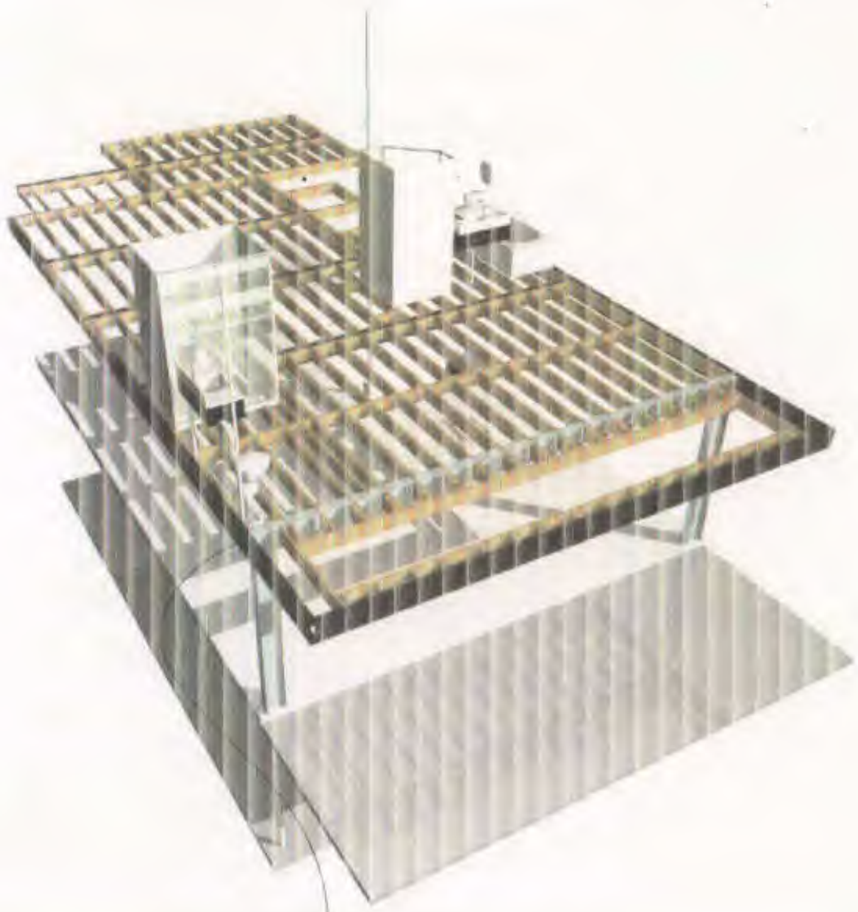
SHEET 08

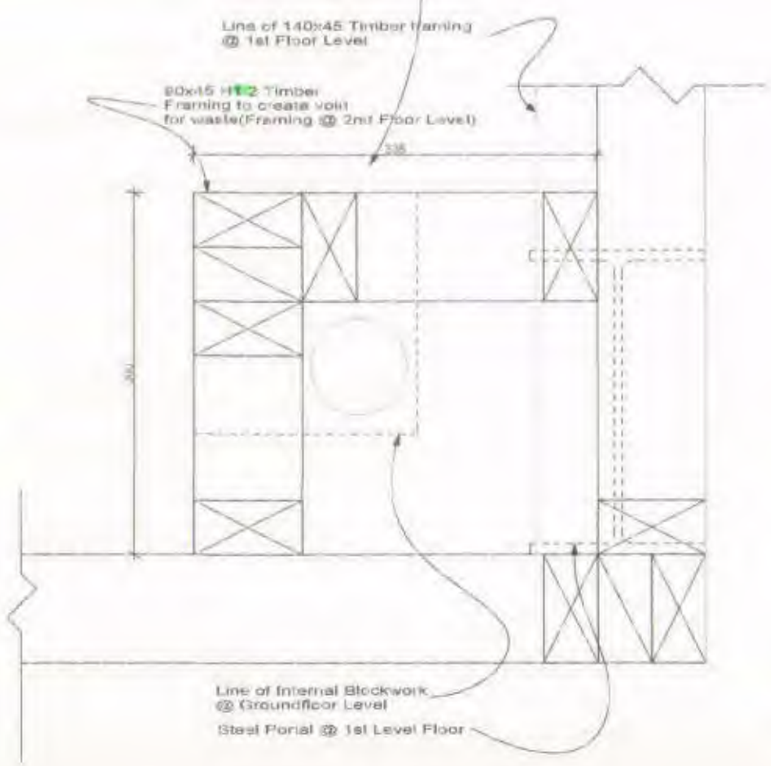
All Dimensions and Levels are to be checked by contractor before commencement of work Contractor to report any discrepancy

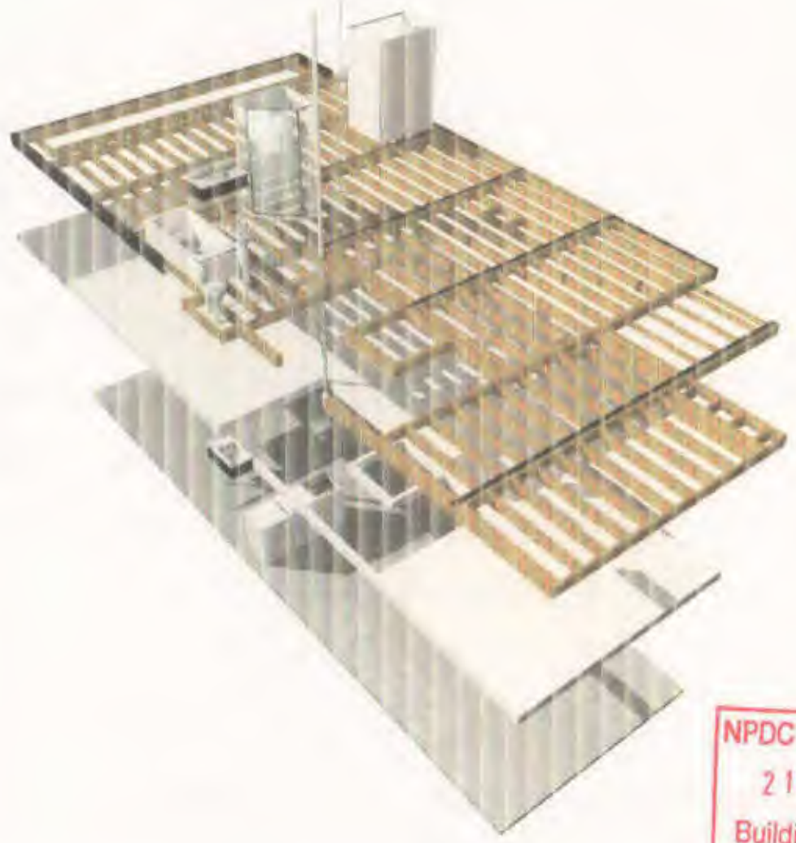
2 | FACADE STEEL FIXING DETAIL

1 | SUB-FLOOR FRAMING

Document Set ID: 7847180
Version: 1, Version Date: 11/10/2018







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21 AUG 2014
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COLLINS/FALOON

Devon Street West,
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SHEET TITLE: 3D SUB-FLOOR PERSPECTIVE
REVISION #: E
DRAWN #: MK
SCALE#: 1:5, 1:1
ISSUED: 4/07/2013
PROJECT #: 12-123

SHEET 08

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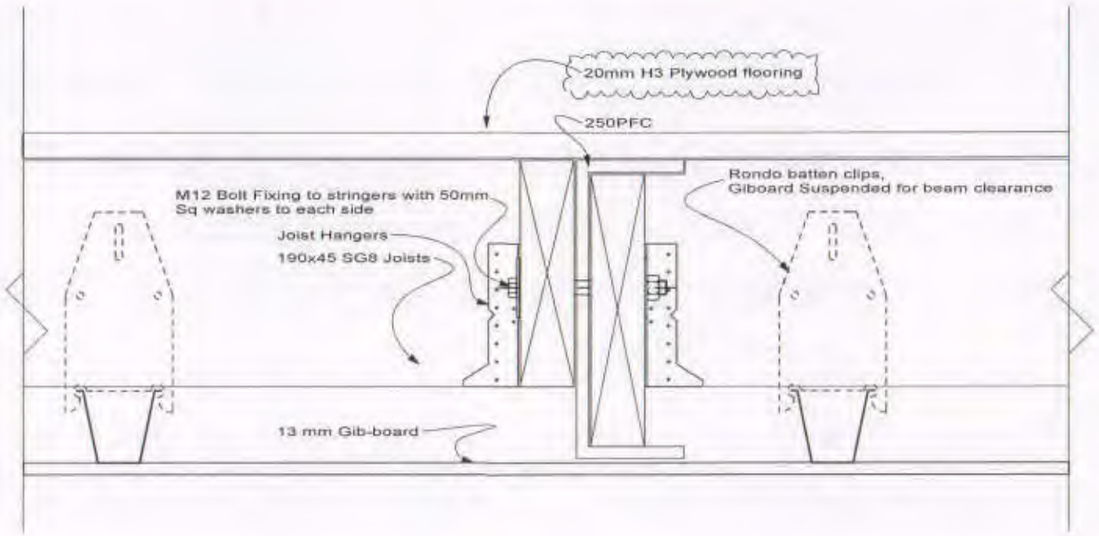
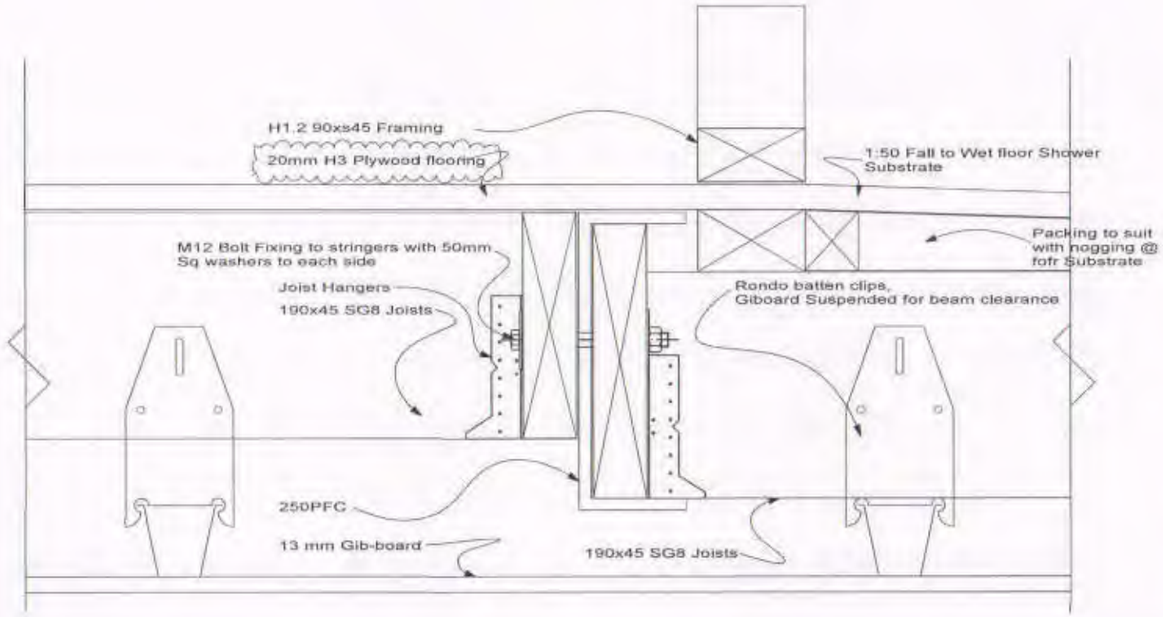
Document Set ID: 7847180
Version: 1, Version Date: 11/10/2018

1 PFC / JOIST DETAIL



2 JOIST/STEEL BEAM WET FLOOR DETAIL



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COLLINS/FALOON

Devon Street West,
New Plymouth,

SHEET TITLE: BEAM CONNECTIO
REVISION #: N DETAILS C1
DRAWN #: MK
SCALE#: 1:5
ISSUED: 7/08/2014
PROJECT #: 12-123

SHEET 10

All Dimensions and Levels are to be checked by contractor before commencement of work.Contractor to report any discrepancy.

Document Set ID: 7847180
Version: 1, Version Date: 11/10/2018

Electrical Schedule

2	Double Power Point
AGDO	Auto Garage Door Opener
HTR	Heated towel rail
	Standard Downlight fitting
PH	Telephone Outlet
SKY	SKY
sd	Smoke detector
	Single Switch

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COLLINS/FALOON

Devon Street West,
New Plymouth.

SHEET TITLE ELECTRICAL PLAN
REVISION # C1
DRAWN # MK
SCALE# 1:100
ISSUED: 4/07/2013
PROJECT # 12-123

SHEET 10

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NPDC Approved for
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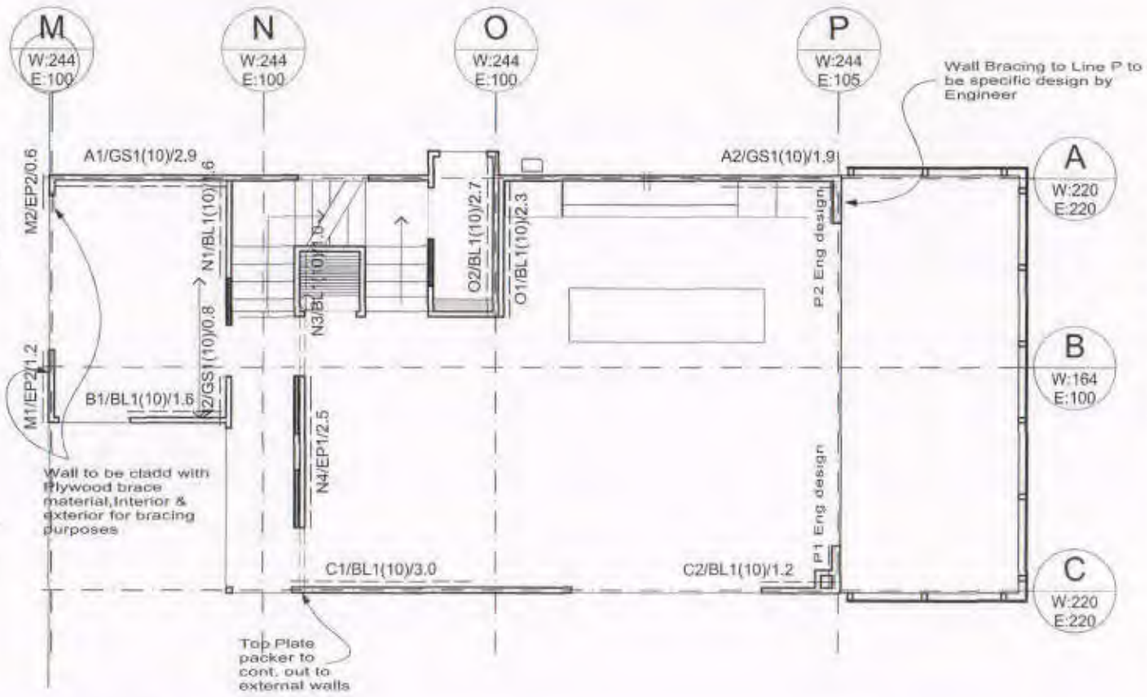
1 1ST FLOOR BRACING 1:100



BRACING CALCULATIONS			
Location of Storey	Lower of Two	Floor Load	2kPa
Lower floor level to apex	10.0 m	Roof Weight	Light
Roof Height Above Eaves	7.0 m	Cladding Weights:	
Roof Pitch	0 - 25 °	- Subfloor	Concrete Floor
Roof Style	Monopitch	- Lower Floor	Light
Building Length (BL)	13.3 m	- Upper Floor	Light
Building Width (BW)	7.4 m	Room in Roof Space	No
Wind Zone	Medium	Soil Class	D - Deep or Soft
W along	133.0 BUs/m	Gross Plan Area (GPA)	85.1 m2
W across	133.0 BUs/m	Earthquake Zone	1
W along x BW	984.2 BUs	EQ	7.5 BUs/m2
W across x BL	1,770.2 BUs	EQ x GPA	638.3 BUs

Calculations based on NZS 3604:2011

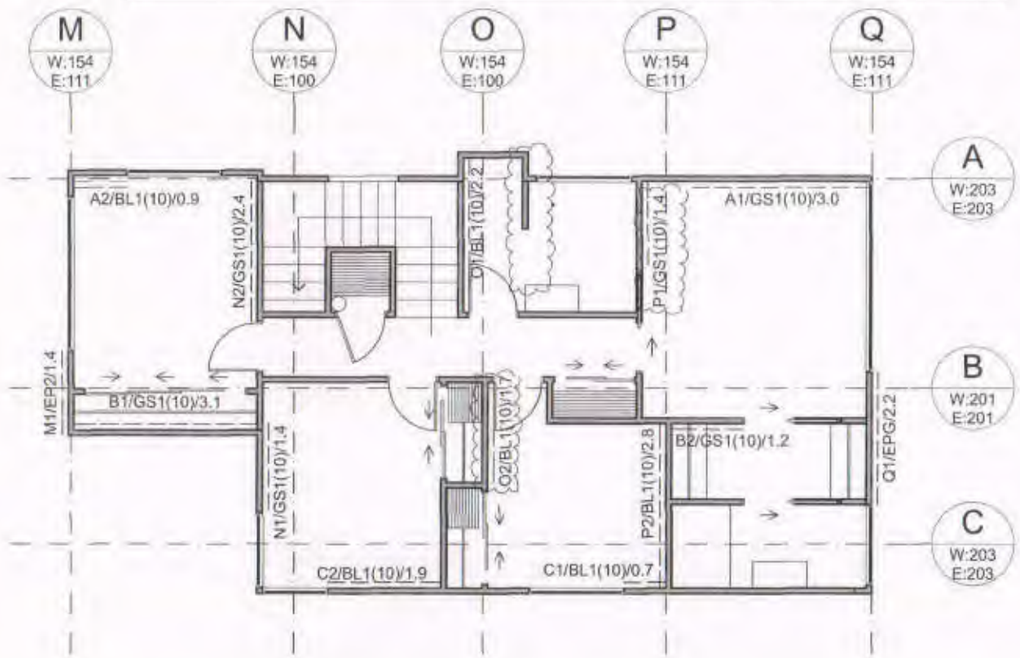
ALONG

Bracing Line			Bracing Elements Provided					Wind		Earthquake	
Line Label	Min BUs W	Min BUs E	Brace No.	Brace Type	Brace Length	Brace Angle	Brace Height	Rating BUs/m	BUs Achieved	Rating BUs/m	BUs Achieved
A	220	220	A1	GS1(10)	2.9	0.0	2.4	70	203.0	55	159.5
			A2	GS1(10)	1.9	0.0	2.4	70	135.1	55	106.2
B	164	100	B1	BL1(10)	1.6	0.0	2.4	135	216.0	100	160.0
C	220	220	C1	BL1(10)	3.0	0.0	2.4	135	405.0	100	300.0
			C2	BL1(10)	1.2	0.0	2.4	135	167.4	100	124.0
							Totals Achieved	W	1,126.5	E	849.7
							Totals Required	W	984.2	E	638.3

ACROSS

Bracing Line			Bracing Elements Provided					Wind		Earthquake	
Line Label	Min BUs W	Min BUs E	Brace No.	Brace Type	Brace Length	Brace Angle	Brace Height	Rating BUs/m	BUs Achieved	Rating BUs/m	BUs Achieved
M	244	100	M1	EP2	1.2	0.0	2.4	145	172.3	150	178.2
			M2	EP2	0.6	0.0	2.4	145	81.5	150	84.3
N	244	100	N1	BL1(10)	1.6	0.0	2.4	135	215.8	100	159.8
			N2	GS1(10)	0.8	0.0	2.4	60	49.9	55	45.8
			N3	BL1(10)	1.0	0.0	2.4	120	121.2	100	101.0
			N4	EP1	2.5	0.0	2.4	130	330.2	130	330.2
O	244	100	O1	BL1(10)	2.3	0.0	2.4	135	308.3	100	228.4
			O2	BL1(10)	2.7	0.0	2.4	135	361.8	100	268.0
P	244	105	P1	Eng design	0.7	0.0	2.4	SD	225	SD	225
			P2	Eng design	0.7	0.0	2.4	SD	225	SD	225
							Totals Achieved	W	1,961.1	E	1716.4
							Totals Required	W	1,770.2	E	638.3

2 2ND FLOOR BRACING 1:100



BRACING CALCULATIONS			
Location of Storey	Upper of Two	Floor Load	2kPa
Upper floor level to apex	10.0 m	Roof Weight	Light
Roof Height Above Eaves	5.0 m	Cladding Weights:	
Roof Pitch	0 - 25 °	- Subfloor	Light
Roof Style	Monopitch	- Lower Floor	Light
Building Length (BL)	13.5 m	- Upper Floor	Light
Building Width (BW)	7.4 m	Room in Roof Space	No
Wind Zone	Medium	Soil Class	D - Deep or Soft
W along	115.5 BUs/m	Gross Plan Area (GPA)	86.5 m2
W across	115.5 BUs/m	Earthquake Zone	1
W along x BW	854.7 BUs	EQ	5.5 BUs/m2
W across x BL	1,559.3 BUs	EQ x GPA	475.8 BUs

Calculations based on NZS 3604:2011

ALONG

Bracing Line			Bracing Elements Provided					Wind		Earthquake	
Line Label	Min BUs W	Min BUs E	Brace No.	Brace Type	Brace Length	Brace Angle	Brace Height	Rating BUs/m	BUs Achieved	Rating BUs/m	BUs Achieved
A	203	203	A1	GS1(10)	3.0	0.0	2.4	70	210.0	55	165.0
			A2	BL1(10)	0.9	0.0	2.4	120	108.0	100	90.0
B	201	201	B1	GS1(10)	3.1	0.0	2.4	70	217.0	55	170.5
			B2	GS1(10)	1.2	0.0	2.4	70	84.4	55	66.3
C	203	203	C1	BL1(10)	0.7	0.0	2.4	120	84.0	100	70.0
			C2	BL1(10)	1.9	0.0	2.4	120	228.0	100	190.0
							Totals Achieved	W	931.4	E	751.8
							Totals Required	W	854.7	E	475.8

ACROSS

Bracing Line			Bracing Elements Provided					Wind		Earthquake	
Line Label	Min BUs W	Min BUs E	Brace No.	Brace Type	Brace Length	Brace Angle	Brace Height	Rating BUs/m	BUs Achieved	Rating BUs/m	BUs Achieved
M	154	111	M1	EP2	1.4	0.0	2.4	120	168.0	120	168.0
N	154	100	N1	GS1(10)	1.4	0.0	2.4	70	101.4	55	79.7
			N2	GS1(10)	2.4	0.0	2.4	70	164.5	55	129.3
O	154	100	O1	BL1(10)	2.2	0.0	2.4	120	262.8	100	219.0
			O2	BL1(10)	1.7	0.0	2.4	120	201.6	100	168.0
P	154	111	P1	GS1(10)	1.4	0.0	2.4	70	98.0	55	77.0
			P2	BL1(10)	2.8	0.0	2.4	120	331.2	100	276.0
Q	154	111	Q1	EPG	2.2	0.0	2.4	120	266.4	120	266.4
							Totals Achieved	W	1,593.9	E	1,383.3
							Totals Required	W	1,559.3	E	475.8

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Devon Street West,
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SHEET TITLE: BRACING PLAN
REVISION #: C2
DRAWN #: MK
SCALE#: 1:100
ISSUED: 15/01/2016
PROJECT #: 12-123
SHEET 12

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GIB EzyBrace® System Specification - GS1-N

JUNE 2011

Specification Code	Minimum Length (m)	Lining requirement
GS1-N	0.4	Any 10mm or 13mm GIB® Standard Plasterboard to one side only

WALL FRAMING

Wall framing to comply with:

- NZBC B1 - Structure, AS1 Clause 3 Timber (NZS 3604:2011)
- NZBC B2 - Durability AS1 Clause 3.2 Timber (NZS 3602)

Framing dimensions and height as determined by NZS 3604 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING

Timber Floor

Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or

Three power driven 90 x 3.15 nails at 600mm centres.

Concrete floor

INTERNAL WALL BRACING LINES

In accordance with the requirements of NZS 3604:2011 for internal wall plate fixing or 75 x 3.8mm shot fired fasteners with 16mm discs spaced at 150mm and 300mm from end studs and 600mm centres thereafter.

EXTERNAL WALL BRACING LINES

In accordance with the requirements of NZS 3604 for external plate fixing.

WALL LINING

Any 10mm or 13mm GIB® Plasterboard lining.
Sheets can be fixed vertically or horizontally.
Sheet joints shall be touch fitted.
Use full length sheets where possible.

PERMITTED SUBSTITUTION

For permitted GIB® Plasterboard substitutions refer to Page 21 in GIB Ezybrace® Systems 2011.

FASTENING THE LINING

Fasteners

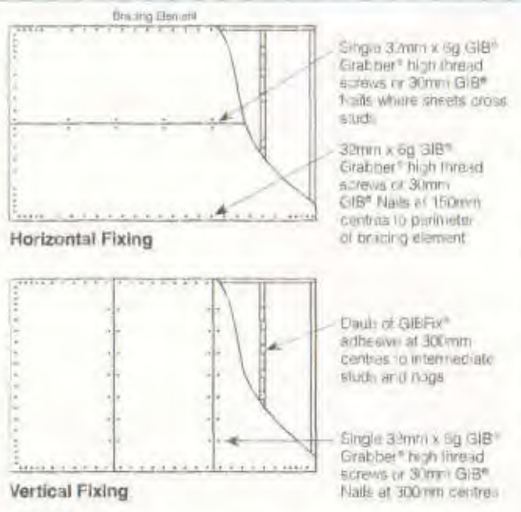
32mm x 6g GIB® Grabber® high thread screws; or
30mm GIB® Nails

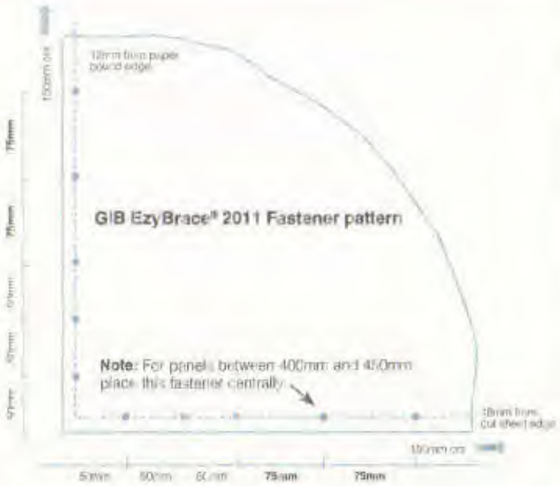
Fastener centres

50, 100, 150, 225, 300mm from each corner and 150mm thereafter around the perimeter of the bracing element.
For vertically fixed sheets place fasteners at 300mm centres to intermediate sheet joints.
For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud.
Use daubs of GIB Fix® adhesive at 300mm centres to intermediate studs.
Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING

All fastener heads stopped and all sheet joints paper tape reinforced and stopped in accordance with the GIB® Site Guide.





Ecoply® Bracing Specification – EP1

Single sided structural plywood brace

Specification	Minimum Length	Lining Requirement	Stud Size	Plate Fixing
EP1	0.6 m	7mm Ecoply®, Ecoply Barrier or Shadowclad® one side	125	130

Framing

Wall framing must comply with:

- NZBC B1 - Structure: AS1 Clause 3 Timber (NZS3604:2011)
- NZBC B2 - Durability: AS1 Clause 3.2 Timber (NZS3602)

Framing dimensions and height are as determined by the NZS3604 stud and top plate tables for load bearing and non load bearing walls. Kiln dried verified structural grade timber must be used. Machine stress graded timber, such as Laserframe®, is recommended.

Bottom Plate Fixing

Use GIB Handibrac® hold-down connections at each end of the bracing element. Refer to manufacturer installation instructions supplied with the connectors for correct installation instructions and bolt types to be used for either concrete or timber floors. Within the length of the bracing element, bottom plates are fixed in accordance with the requirements of NZS 3604.

Lining

One layer of 7mm Ecoply plywood, Ecoply Barrier or Shadowclad exterior wall cladding fixed directly to framing or over cavity battens. If part sheets are used, ensure nailing at required centres is carried out around the perimeter of each sheet or part sheet. A 2-3mm expansion gap should be left between sheets.

Fastening the Ecoply

Fasteners

Fasten with 60 x 2.8 mm galvanised or stainless steel flat head nails for direct fix, or 60 x 2.8 mm over cavity battens. Place fasteners no less than 7 mm from sheet edges.

Fasteners for H3.2 CCA treated Ecoply

Where fasteners are in contact with H3.2 CCA treated timber or plywood, fasteners shall be a minimum of hot dip galvanised.

In certain circumstances stainless steel fasteners may be required. Refer to table 8 of the Ecoply Specification and Installation Guide for these circumstances and further fastener selection advice.

Stainless steel fasteners must be annular grooved.

Fastening Centres

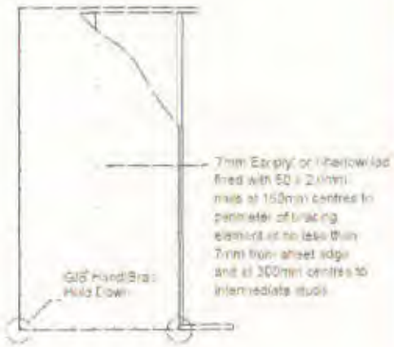
Fasteners are placed at 150 mm centres around the perimeter of each sheet and 300 mm centres to intermediate studs.

Where more than one sheet forms the bracing element each sheet must be nailed off independently.

Fastening to Cavity Battens

The brace element may be fixed over cavity battens.

The cavity battens must be a minimum of 40 x 20mm nailed in staggered formation at 150 mm centres to studs around the perimeter of the brace element and nailed to the intermediate studs within the element at 300 mm centres. A minimum of 50mm x 2.8 mm flat head galvanised or annular grooved stainless steel nails must be used.



Ecoply® Bracing Systems are designed to meet the requirements of the New Zealand Building Code and have been tested and analysed using the P21 method referenced in NZS3604:2011 listed as an acceptable solution B1/AS1 Structure. Testing was carried out using Ecoply Shadowclad and Laserframe SG8 timber framing manufactured by Carter Holt Harvey Limited trading as Carter Holt Harvey Woodproducts New Zealand and GIB® products manufactured by Winstone Wallboards Ltd. Substituting materials may compromise performance of the system. GIB® and GIB HandiBrac are registered trade marks of Fletcher Building Holdings Ltd.

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ECOPLY BRACING SPECIFICATION EP1

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Devon Street West,
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SHEET TITLE:	BRACE FIXING DETAILS
REVISION #:	C1
DRAWN #:	MK
SCALE#:	1:1
ISSUED:	4/07/2013
PROJECT #:	12-123
SHEET	12

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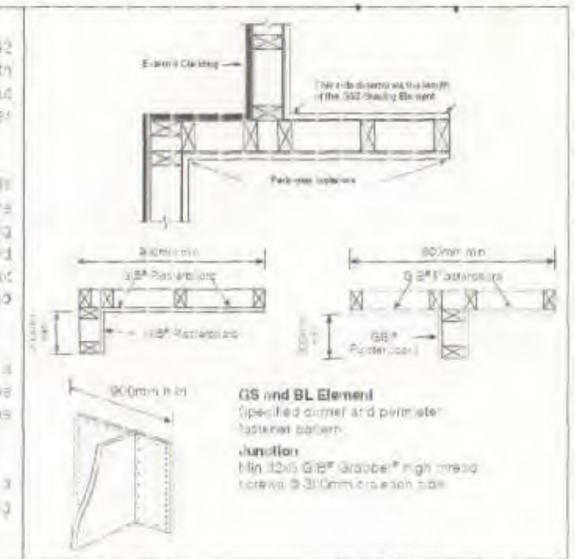
Guidelines for intersection walls

Where the lining on a double lined internal GS2 Bracing Element is shorter on one side, the length of the element is taken as the shorter wall length but bracing fasteners can still follow the wall perimeter on both sides.

GIB® Bracing Elements may have intersecting walls with a minimum length of 200mm. Fasteners are required around the perimeter of the bracing element. Vertical joints at T-junctions shall be fixed and jointed as specified for intermediate sheet joints. **The bracing element length must be no less than 900mm.**

Where a Wall Bracing Element is interrupted by a T or L junction the element is deemed to be continuous for the whole length (900mm in the example illustrated).

When fixing part sheets of GIB® Plasterboard, a minimum width of 300mm applies for bracing elements.

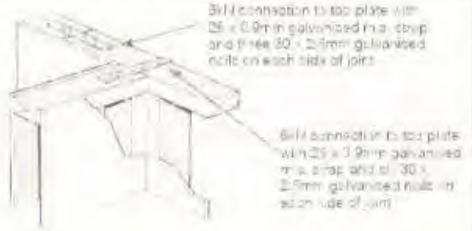


Top Plate Connections

The top plate of a wall that contains one or more wall bracing elements shall be joined according to the rating of the highest rated individual wall bracing element as follows:

(a) Rating not exceeding 100 bracing units: A 3kN connection as shown or by an alternative fixing of 3kN capacity in tension or compression along the plate.

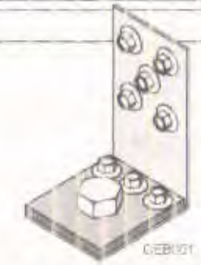
(b) Rating exceeding 100 bracing units: A 6kN connection as shown or by an alternative fixing of 6kN capacity tension or compression along the plate.

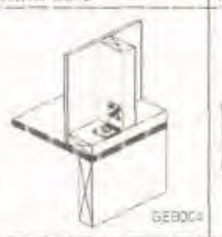


GIB HandiBrac® – RECOMMENDED METHOD

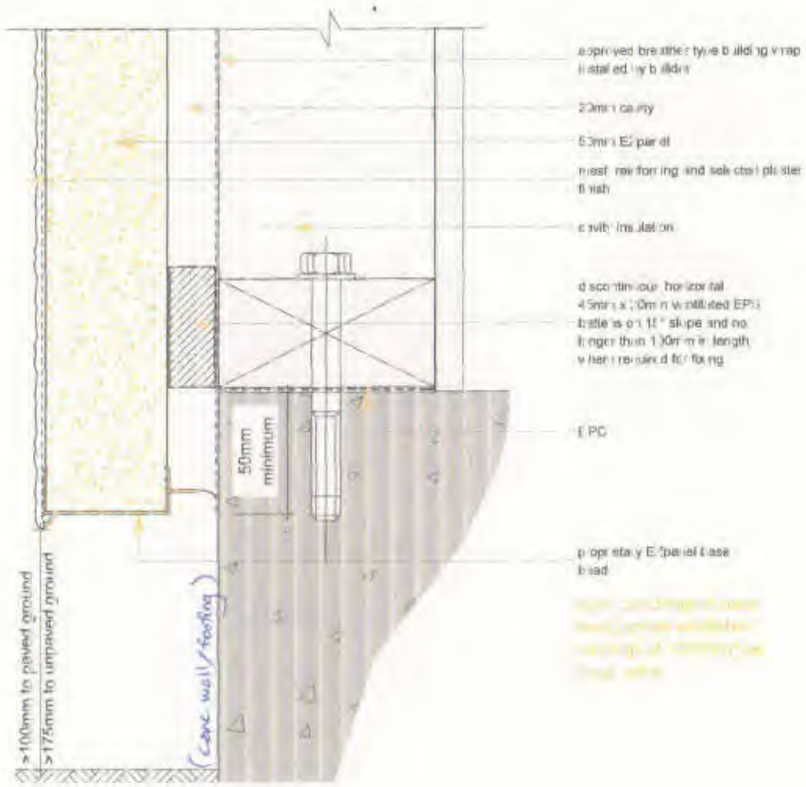
Developed in conjunction with MiTek™ NZ, the GIB HandiBrac® has been designed and tested for use as a hold-down in GIB® Bracing Elements.

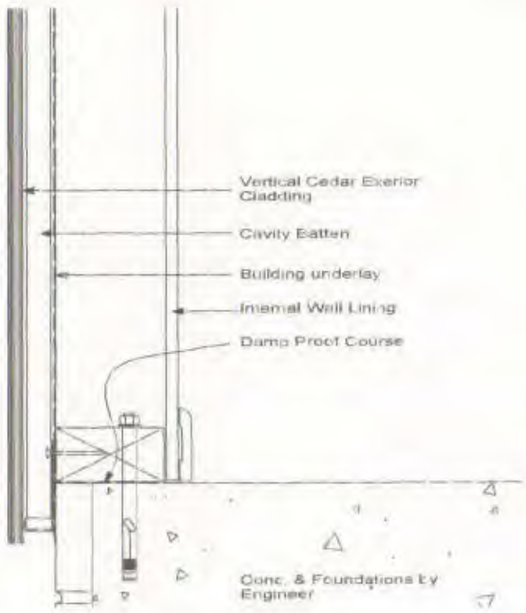
- The GIB HandiBrac® registered design provides for quick and easy installation.
- The GIB HandiBrac® provides a flush surface for the wall linings because it is fitted inside the framing. There is no need to check in the framing as recommended with conventional straps.
- The GIB HandiBrac® is suitable for both new and retrofit construction.
- The design also allows for installation and inspection at any stage prior to fixing internal linings.



Concrete Floor		Timber Floor	
External walls	Internal walls	External walls	Internal walls
			
Position GIB HandiBrac® as close as practicable to the internal edge of the bottom plate	Position GIB HandiBrac® at the stud / plate junction	Position GIB HandiBrac® in the centre of the perimeter joist or bearer	Position GIB HandiBrac® in the centre of floor joist or full depth solid block

Hold-down fastener requirements	
A mechanical fastening with a minimum characteristic uplift capacity of 15kN	12x150mm galvanised coach screw





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Devon Street West
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SHEET: 13
SHEET TITLE: BRACE FIXING DETAILS
REVISION #: C1
DRAWN #: MK
SCALE#: 1:1, 1:5
ISSUED: 4/07/2013
PROJECT #: 12-123

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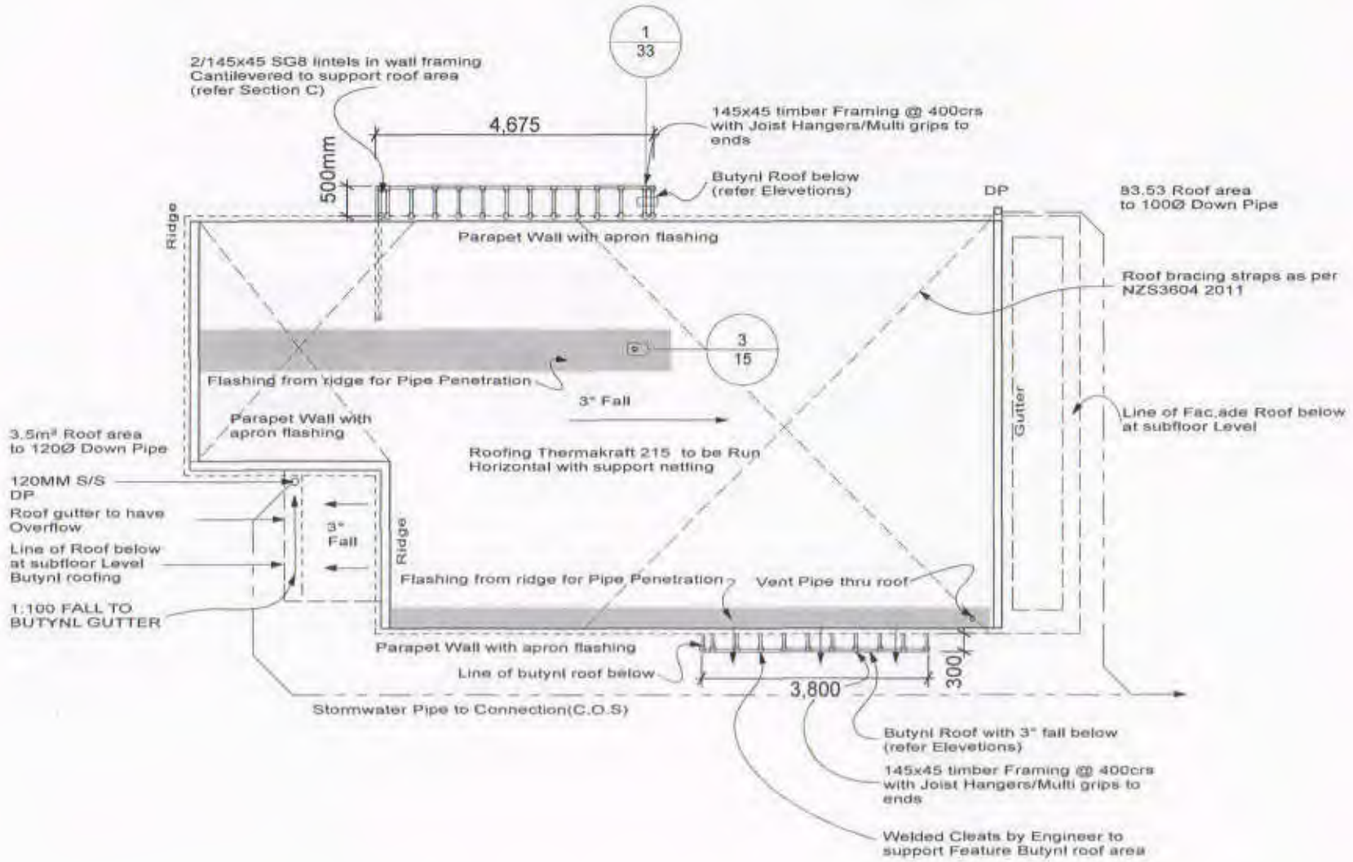

1 | BUTYNL EAVE/BARGE DETAIL
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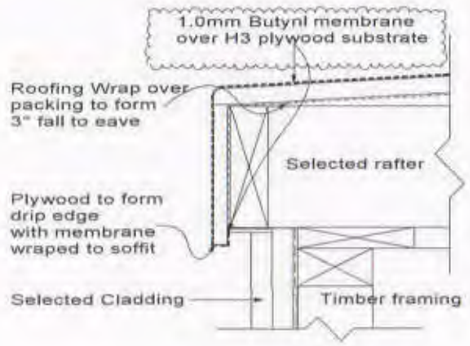

2 | STANCHION FIXING
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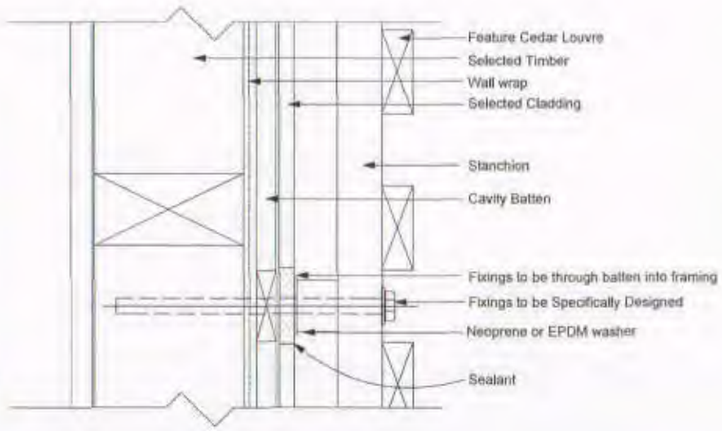

3 | TYPICAL APRON FLASHING
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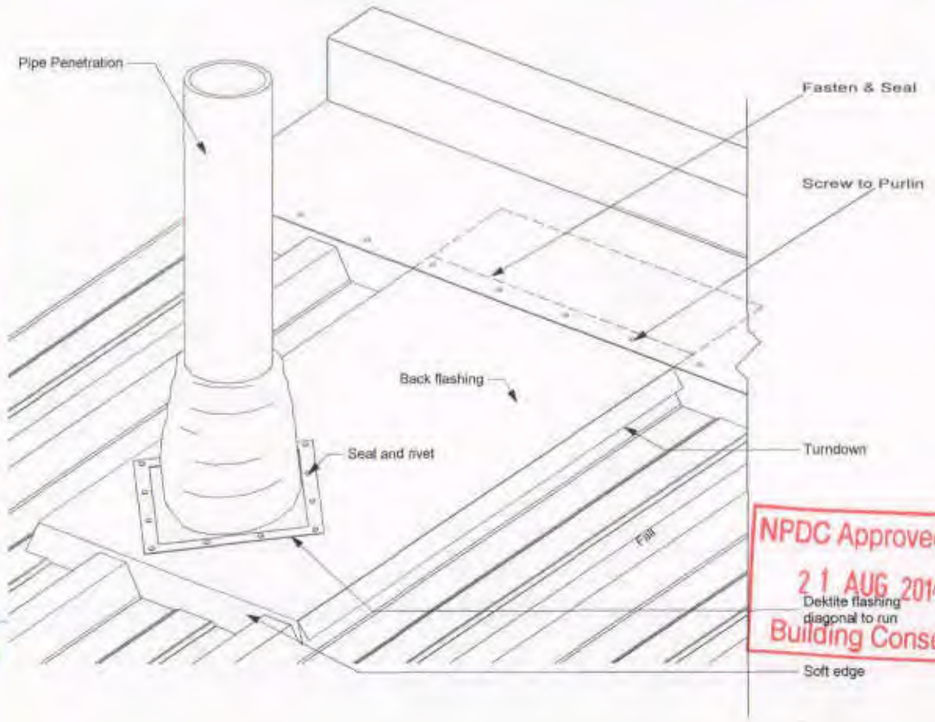

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SHEET 15

REVISION #:	C1
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SCALE#:	1:5, 1:1, 1:100
ISSUED:	7/08/2014
PROJECT #:	12-123

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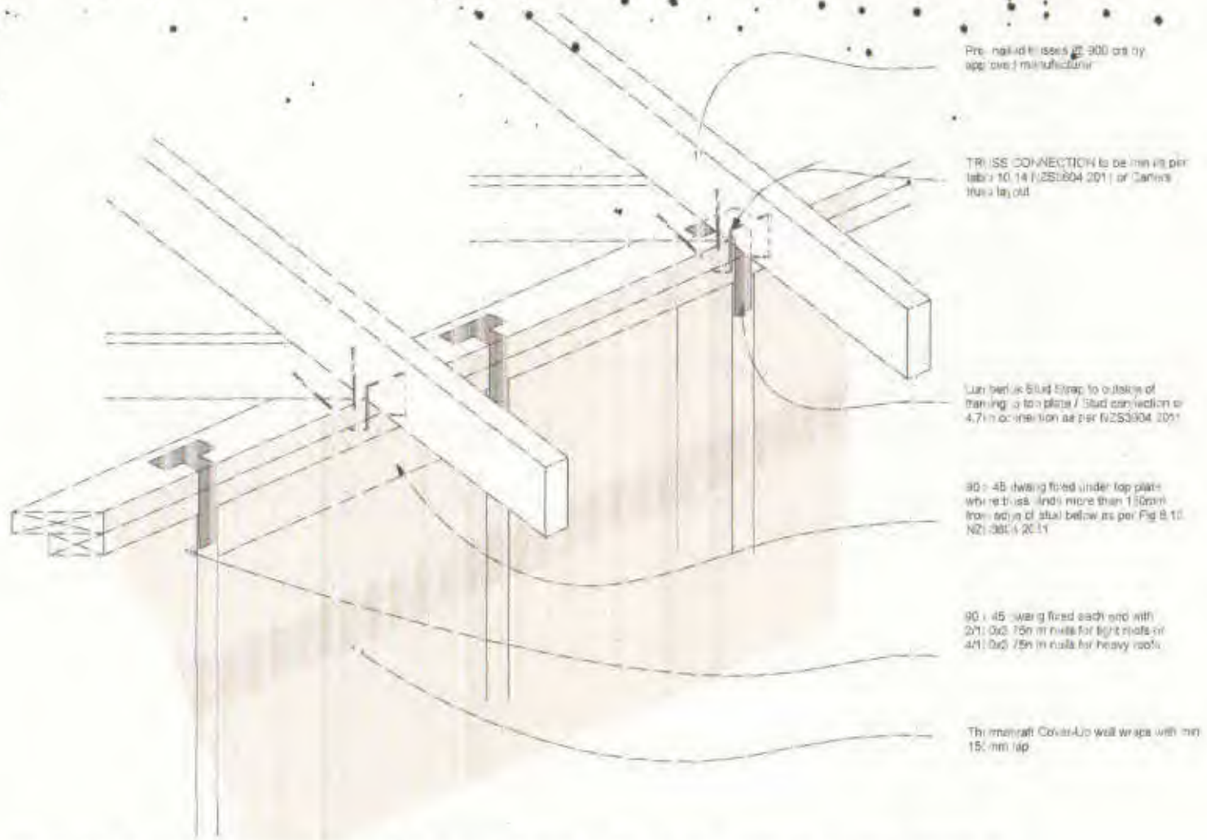
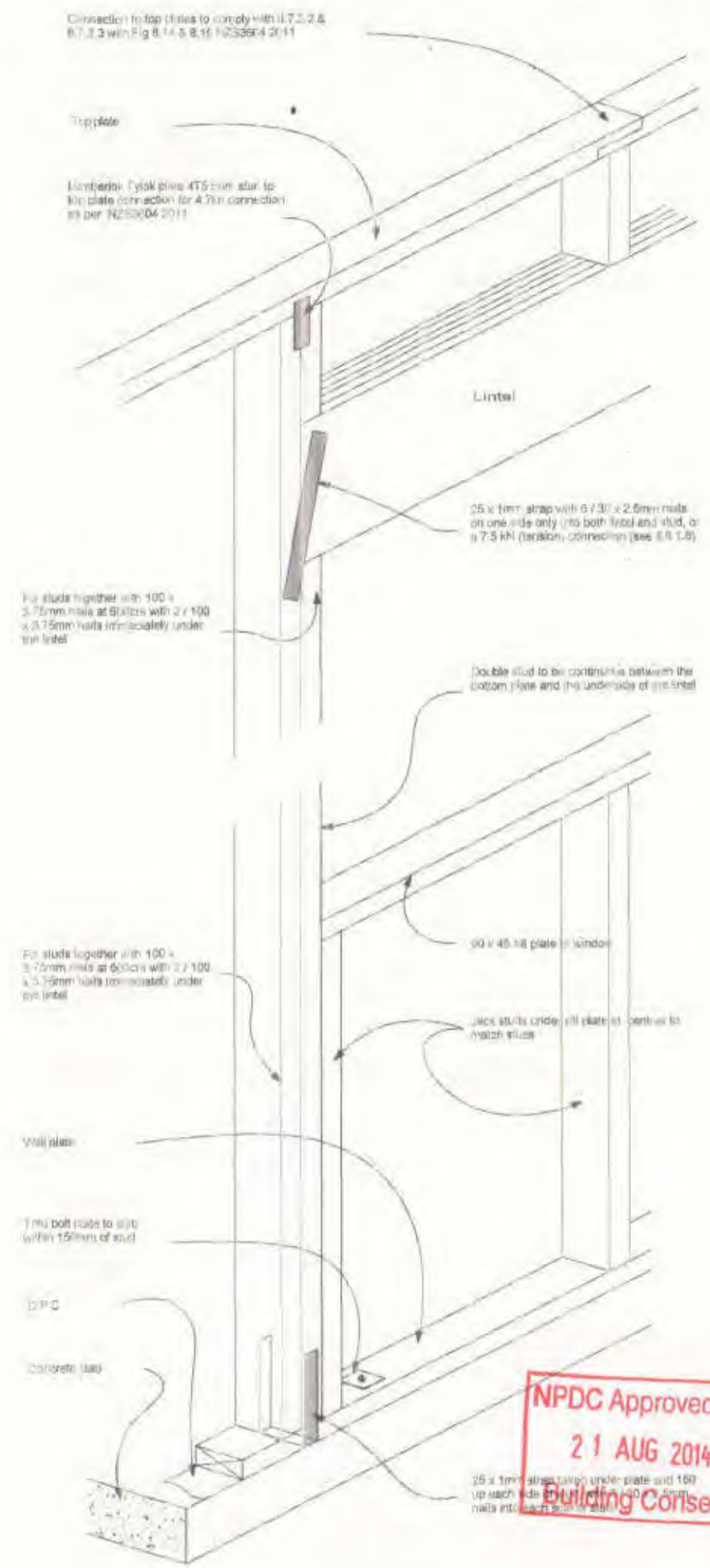


Table 10.14 – Fixing types of roof trusses at supports for all wind zones (see 10.2.2.3)

Truss spacing (mm)	Fixing type														
	Light roofs										Heavy roofs				
	900					1200					900				
Wind zone	L	M	H	VH	EH	L	M	H	VH	EH	L	M	H	VH	EH
Loaded dimension of support (m)															
3.0	E	E	E	E	F	E	E	E	F	F	E	E	E	E	E
3.5	E	E	E	F	F	E	E	E	F	SED	E	E	E	E	E
4.0	E	E	E	F	F	E	E	F	SED	SED	E	E	E	E	F
4.5	E	E	E	F	SED	E	E	F	SED	SED	E	E	E	E	F
5.0	E	E	E	F	SED	E	E	F	SED	SED	E	E	E	E	F
5.5	E	E	F	F	SED	E	E	F	SED	SED	E	E	E	F	F
6.0	E	E	F	SED	SED	E	E	SED	SED	SED	E	E	E	F	SED

Fixing type	Fixing to resist uplift	Alternative fixing capacity (kN)
E	2 / 90 x 3.15 skew nails + 2 wire dogs	4.7
F	2 / 90 x 3.15 skew nails + strap fixing (see figure 10.6)	7.0



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SHEET TITLE. Truss Fixing
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ISSUED. 4/07/2013
PROJECT #. 12-123

SHEET 15

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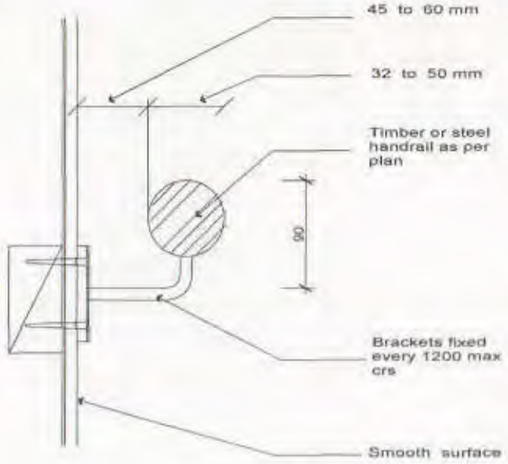
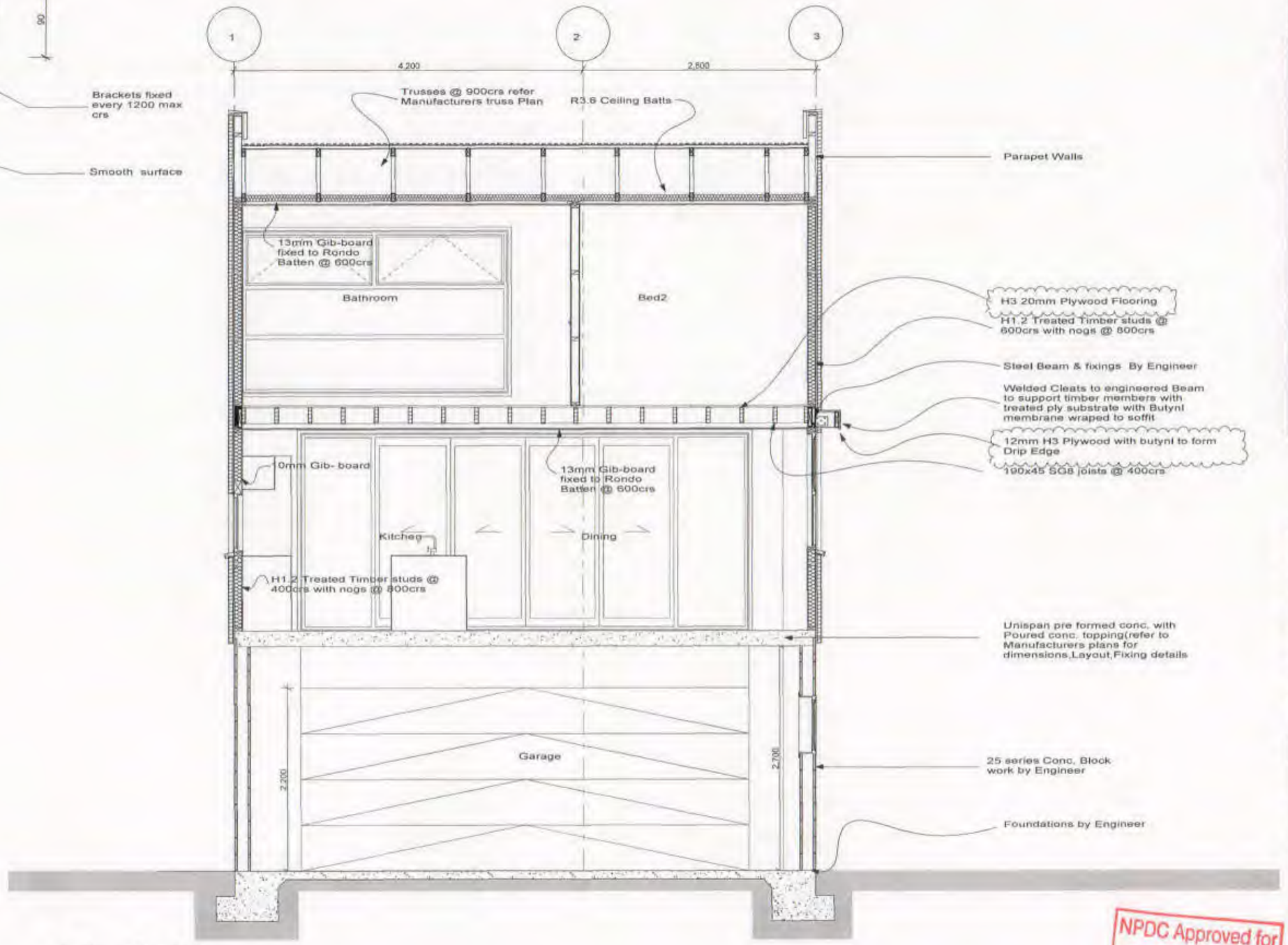


1 HANDRAIL
-



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REVISION #: C1
DRAWN #: MK
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ISSUED: 7/08/2014
PROJECT #: 12-123

SHEET 17

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AMENDMENT

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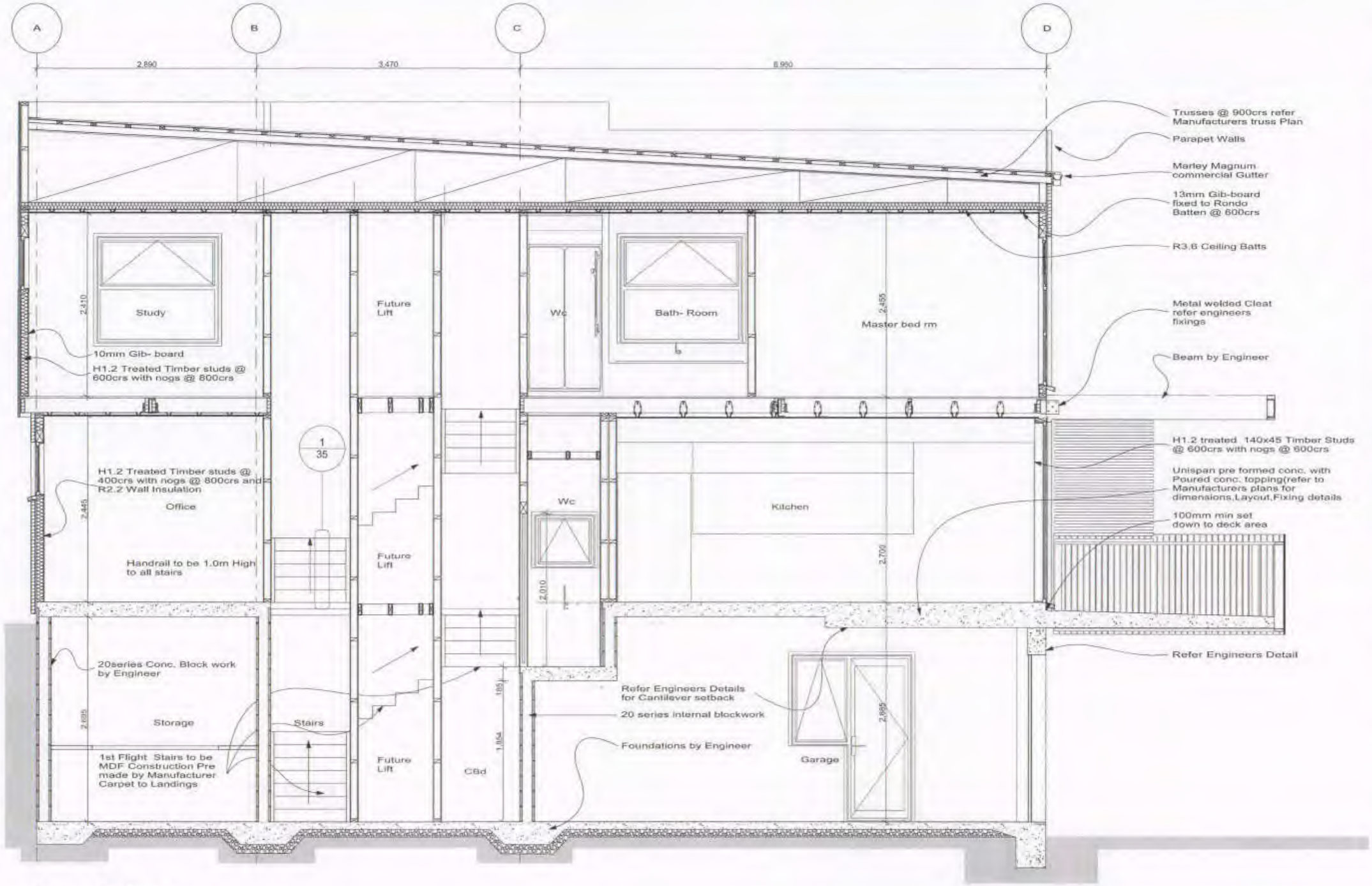

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SHEET	18
SHEET TITLE: CROSS SECTION	
REVISION #:	C2
DRAWN #:	MK
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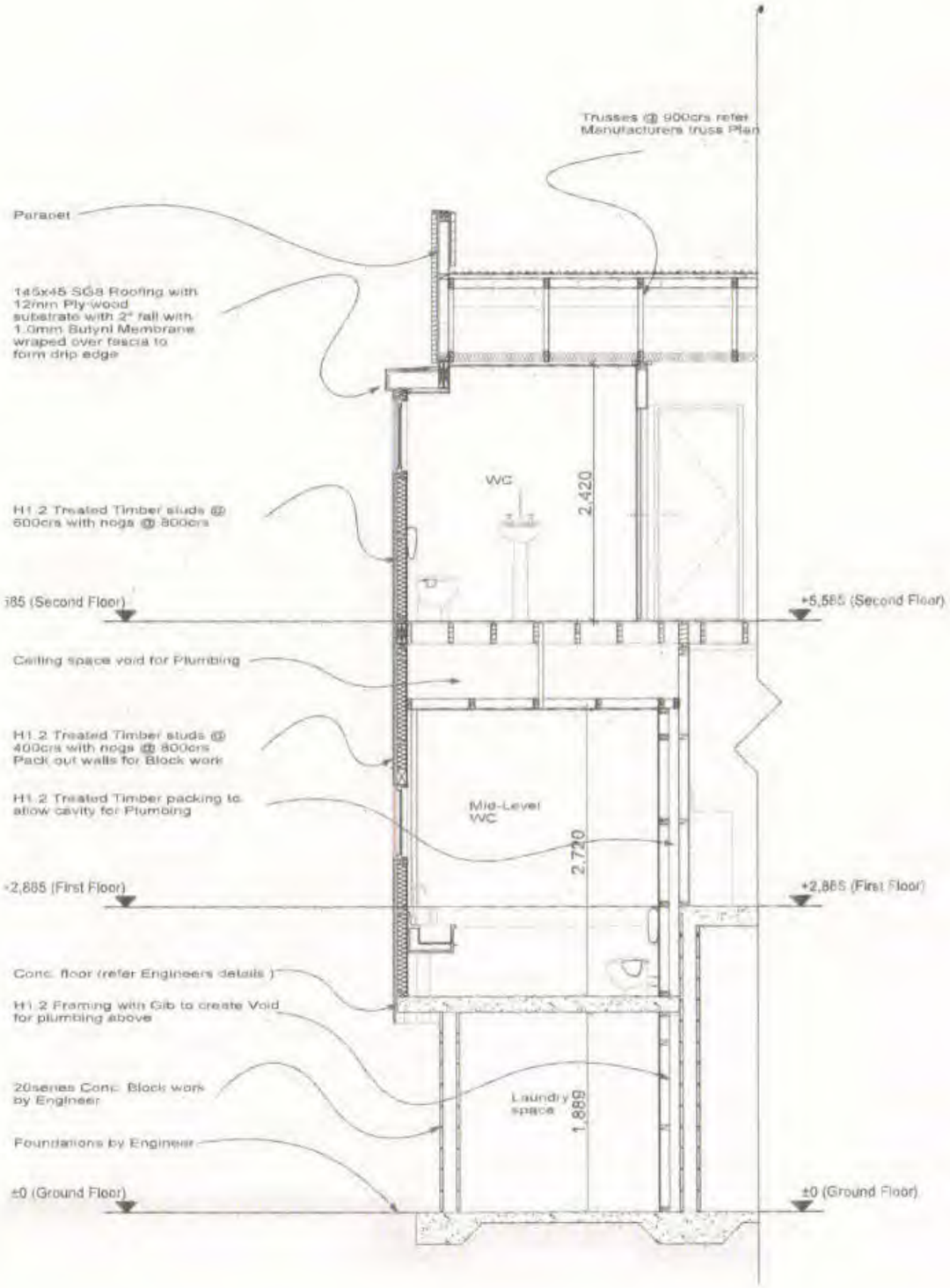

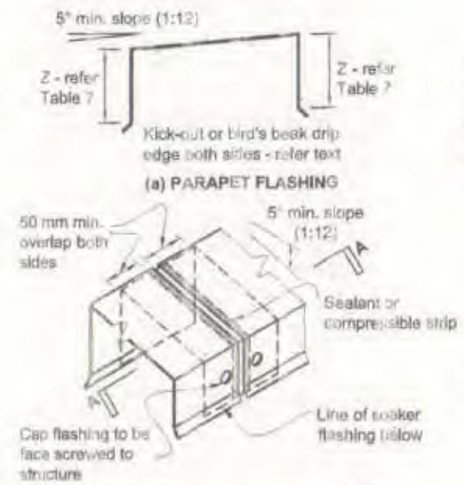

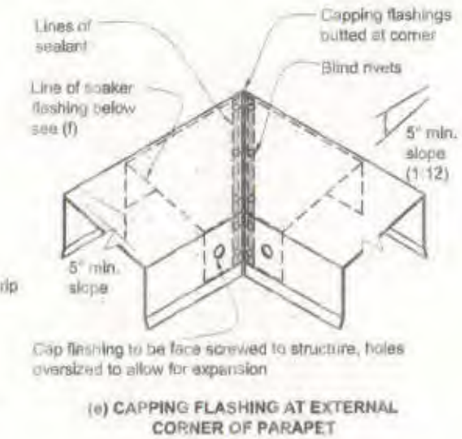

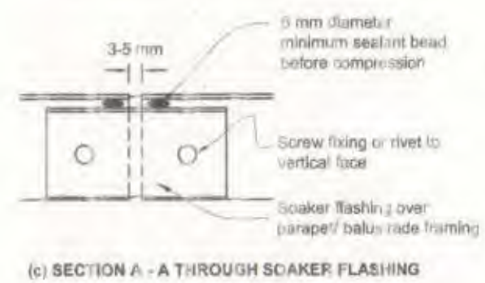

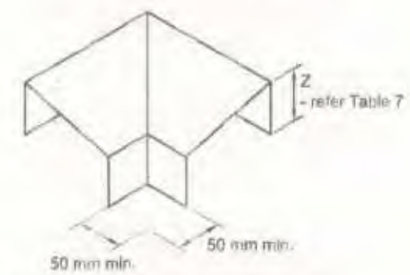

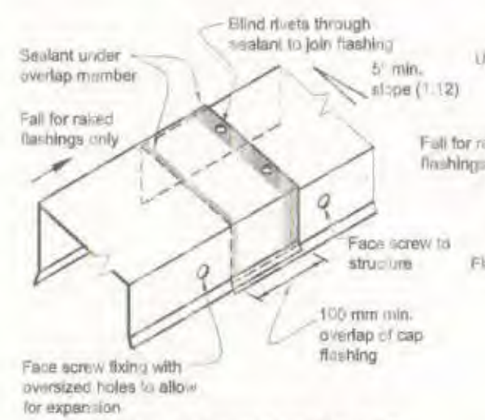

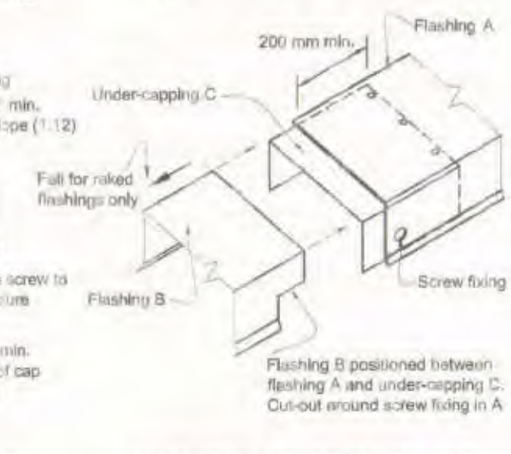

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COLLINS/FALOON

Devon Street West,
New Plymouth.

SHEET TITLE	CROSS SECTION
REVISION #	C1
DRAWN #	MK
SCALE#	1:50, 1:1
ISSUED	4/07/2013
PROJECT #	12-123
SHEET	18

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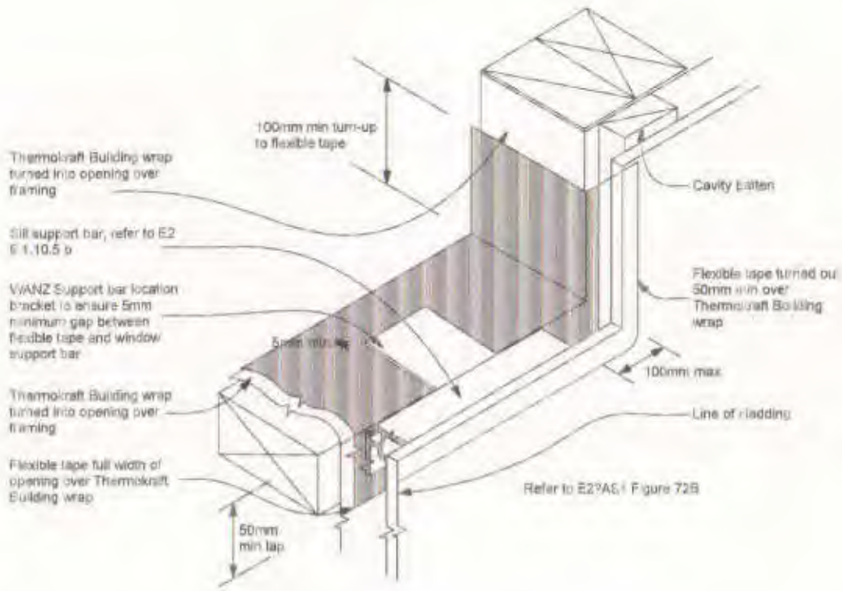
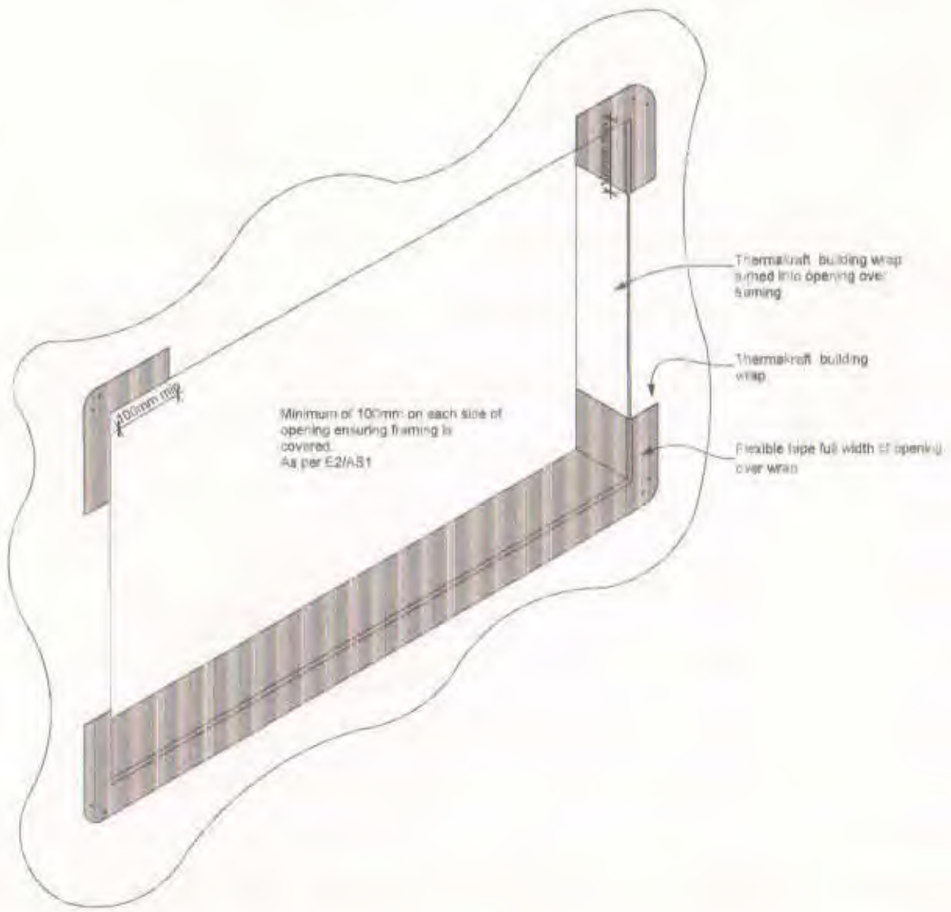
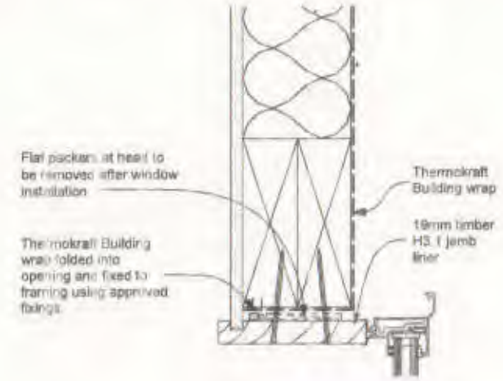
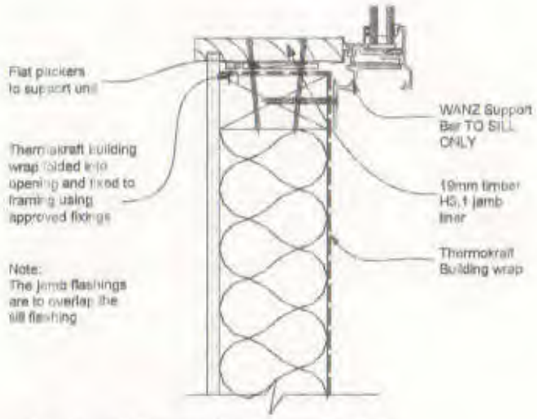
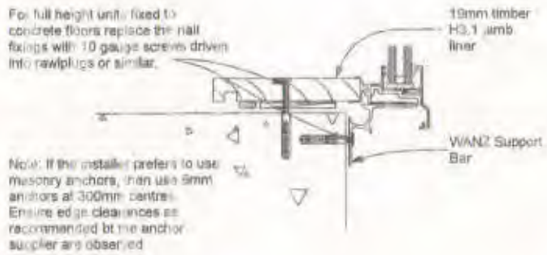








Install windows and doors using pairs of minimum 75 x 3.15 galvanized jol head nails or 8 gauge x 65mm stainless screws, through reveals into surrounding framing at: a) Maximum 450mm centres along sills, jamb and heads, and b) maximum 150mm from reveal ends.
Install packers between reveals and framing at all fixing points, except between head reveals and lintels.
Refer to E2/AS1 9.1.10.8 Attachments for windows and doors



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COLLINS/FALOON

Devon Street West,
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SHEET TITLE: WINDOW FIXING DETAILS
REVISION #: C1
DRAWN #: MK
SCALE#: 1:10, 1:5
ISSUED: 4/07/2013
PROJECT #: 12-123

SHEET 19

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Version: 1, Version Date: 11/10/2018

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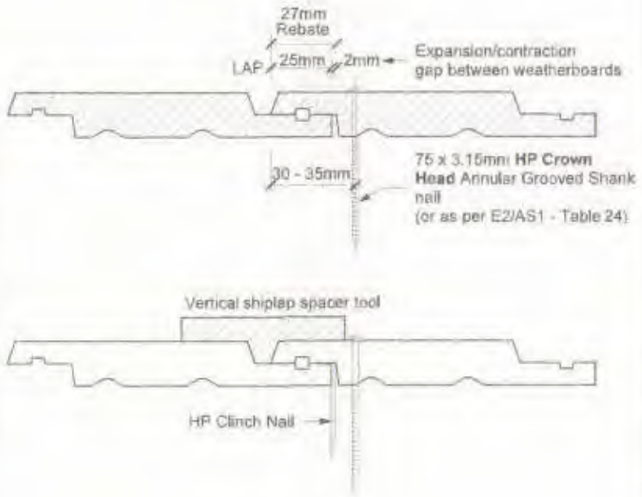

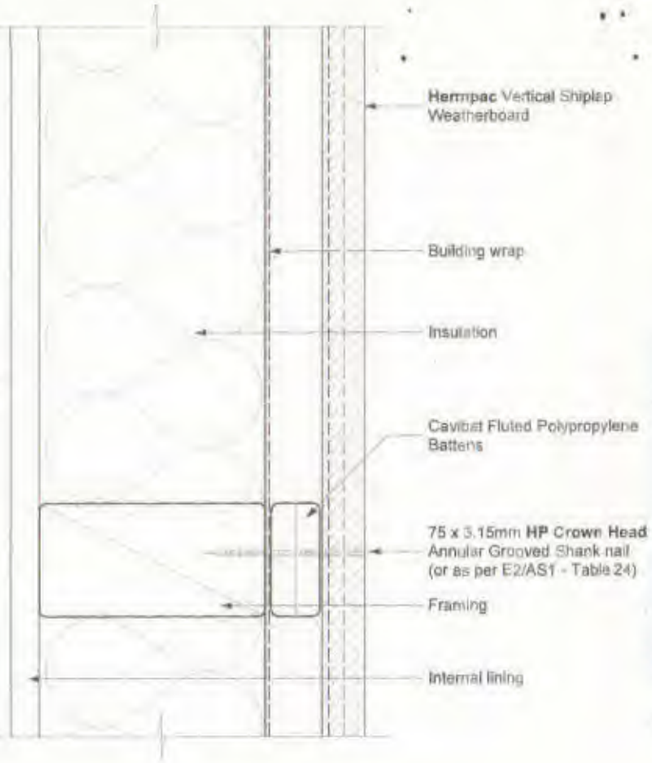

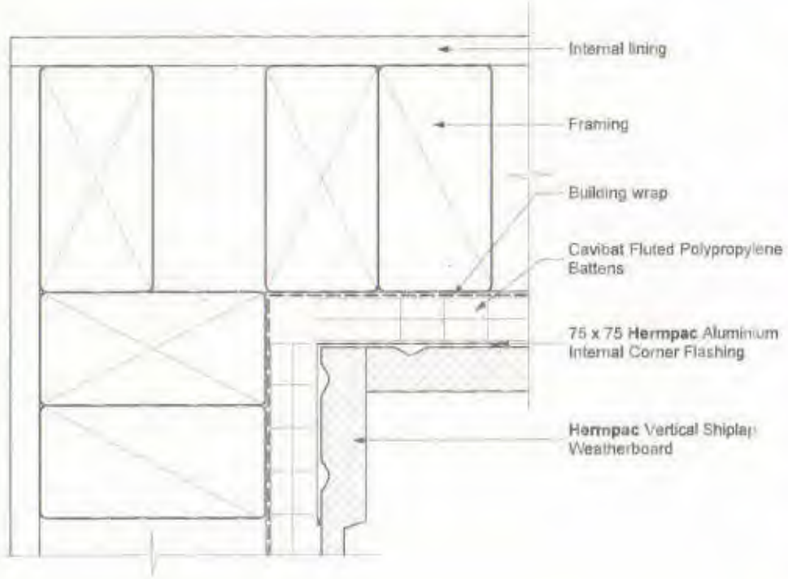

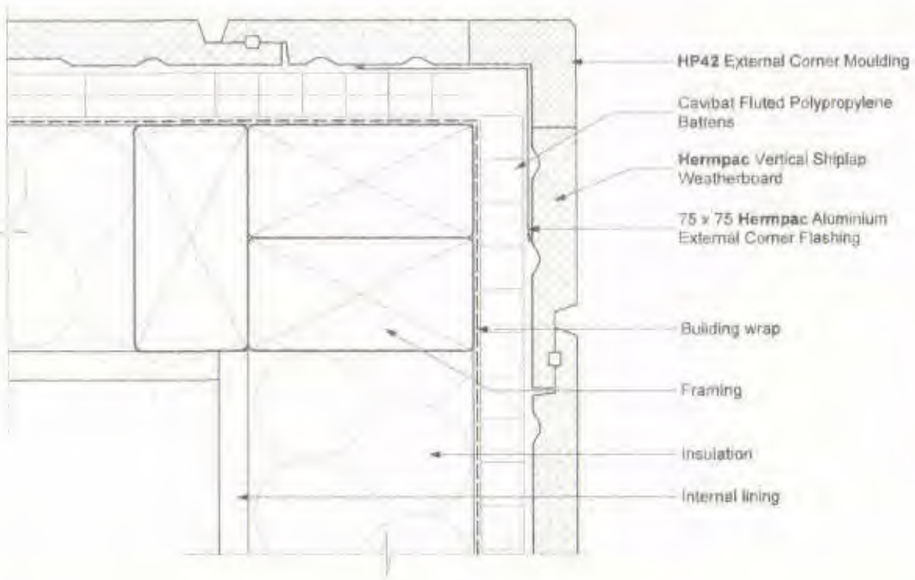

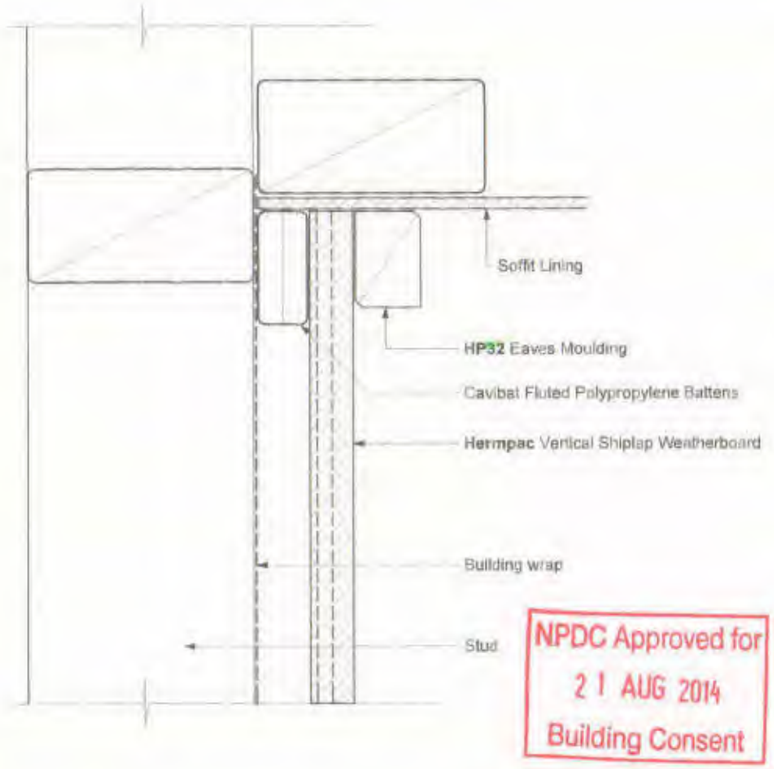

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Devon Street West,
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SHEET TITLE: CEDAR CLADDING DETAILS
REVISION #: C1
DRAWN #: MK
SCALE#: 1:5
ISSUED: 4/07/2013
PROJECT #: 12-123

SHEET 21

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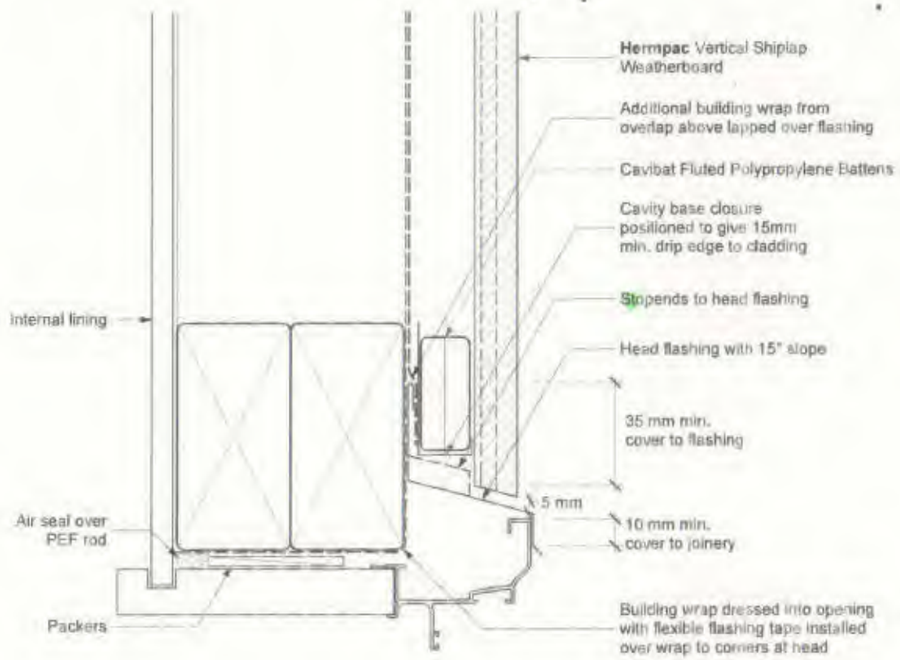
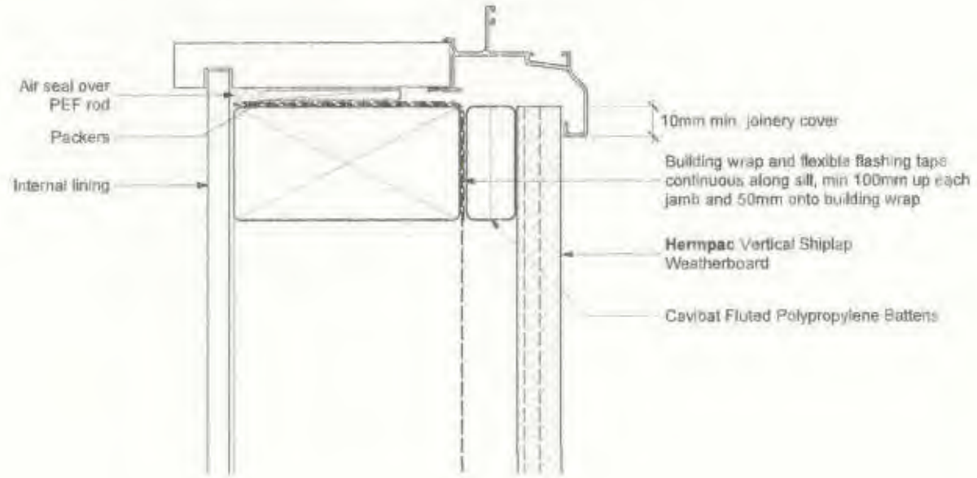
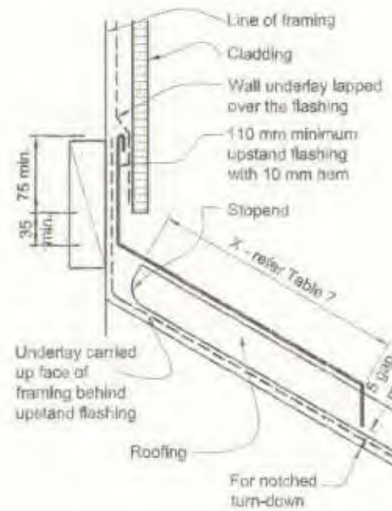
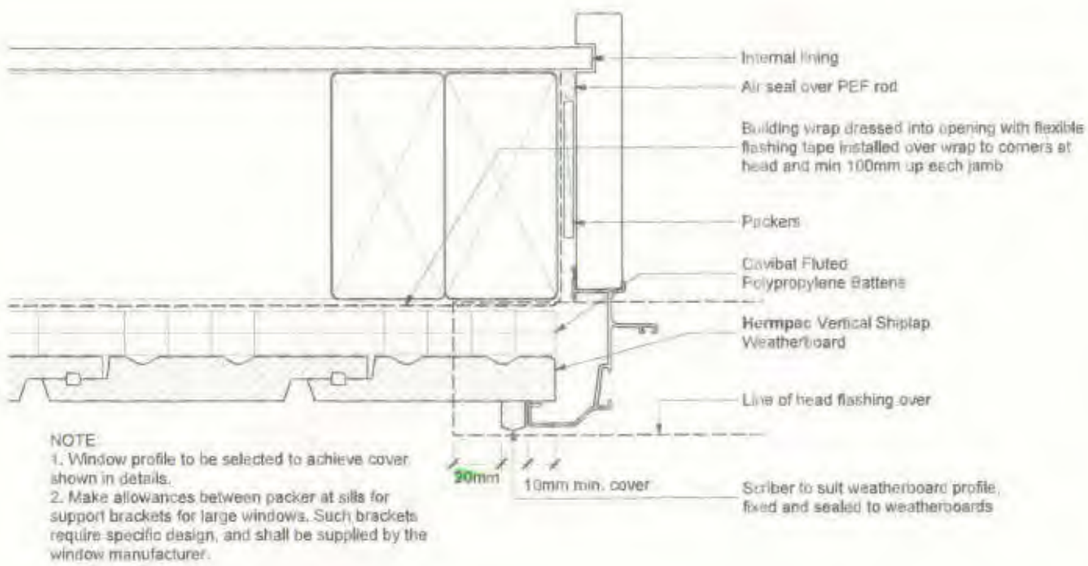


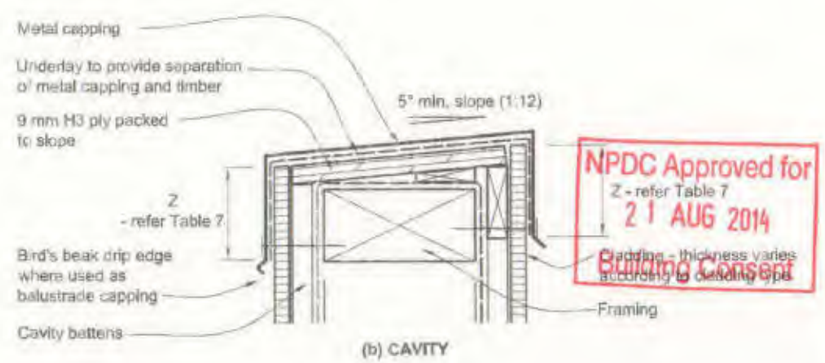




(a) ONE PART FLASHING



NOTE:
1. Window profile to be selected to achieve cover shown in details.
2. Make allowances between packer at sills for support brackets for large windows. Such brackets require specific design, and shall be supplied by the window manufacturer.



(b) CAVITY

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Devon Street West,
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SHEET TITLE:	CEDAR WINDOW DETAILS
REVISION #:	C1
DRAWN #:	MK
SCALE#:	1.5, 1:1
ISSUED:	4/07/2013
PROJECT #:	12-123
SHEET	20

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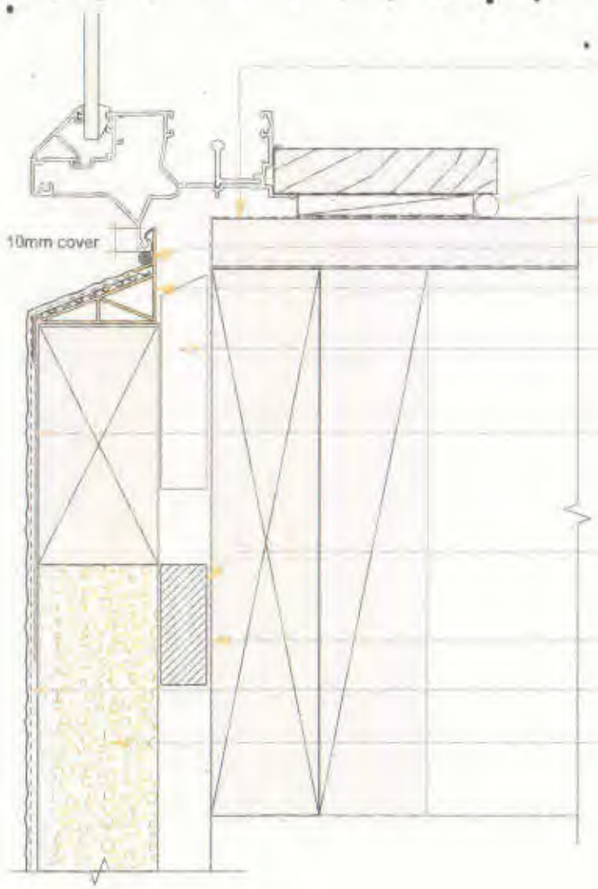
Version: 1, Version Date: 11/10/2018



Protecto Sill flashing system (or similar) by builder continuous along sill. Extend flashing tape 100mm up each jamb and 50mm onto face of building wrap

air seal against PEF backing rod installed by builder

selected flooring

5mm bead of MS sealant over

proprietary CAVITECLAD PVC sill flashing

50mm H3.1 timber block applied over vertical 20mm H3.1 timber battens by the builder

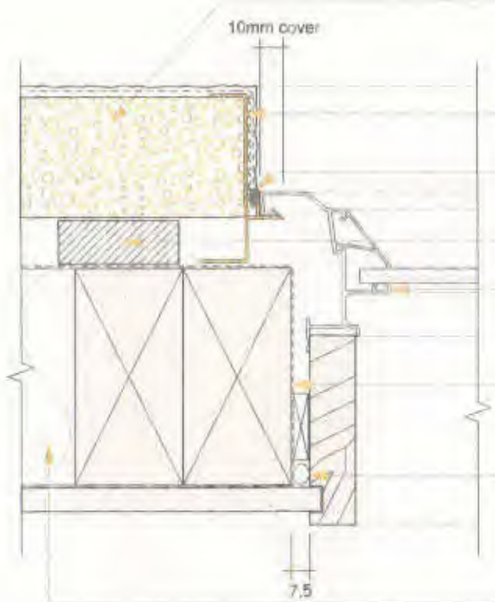
Protecto EIFS Tape must lap down face of EPS by a minimum of 50mm and must cover the CAVITECLAD sill flashing

discontinuous horizontal ventilated 45mm x 20mm EPS batten on 15° slope and no longer than 100mm as required for fixing

breather type building wrap as installed by builder

reinforcing mesh and selected plaster finish

50mm EPS or



50mm EPS
or

CAVITECLAD proprietary jamb flashing

Gap filling sealant must extend down jambs onto CAVITECLAD sill flashing corner socket

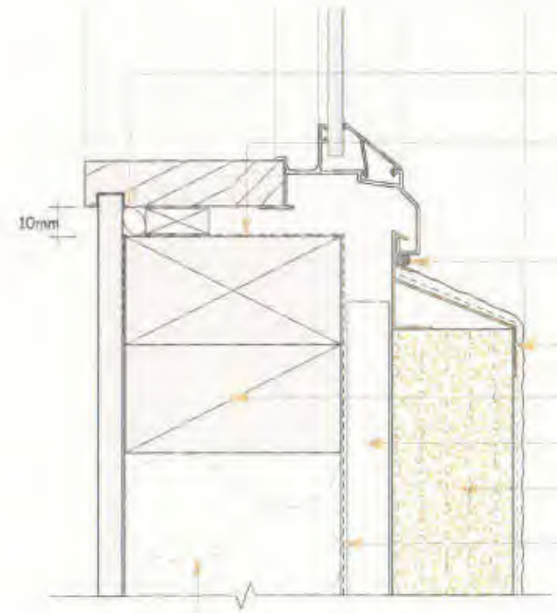
vertical 45mm x 20mm ventilated EPS batten

selected aluminium joinery

approved proprietary breather type building wrap to be continuous around framing and taped with Protecto5/4 System (or similar) by builder. Flashing tape to extend 100mm minimum up jambs and 50mm onto face of building wrap

air seal to be installed by builder

cavity insulation minimum R=0.9



air seal to be installed by builder

Protecto Sill System (or similar) by builder continuous along sill. Extend flashing tape 100mm up jamb and 50mm onto face of building wrap.

5mm bead of gap filling sealant before plastering

CAVITECLAD proprietary sill section fixed to EPS with adhesive prior to plastering

all windows must be nogged under sill trimmer for fixing

vertical 45mm x 20mm ventilated EPS batten

50mm EPS
or

approved proprietary breather type building wrap must be continuous around framing by builder

cavity insulation minimum R=0.9

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Devon Street West,
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SHEET TITLE: CAVITECLAD D WINDOW
REVISION #: DETAILS C1
DRAWN #: MK
SCALE#: 1:5
ISSUED: 4/07/2013
PROJECT #: 12-123

SHEET 22

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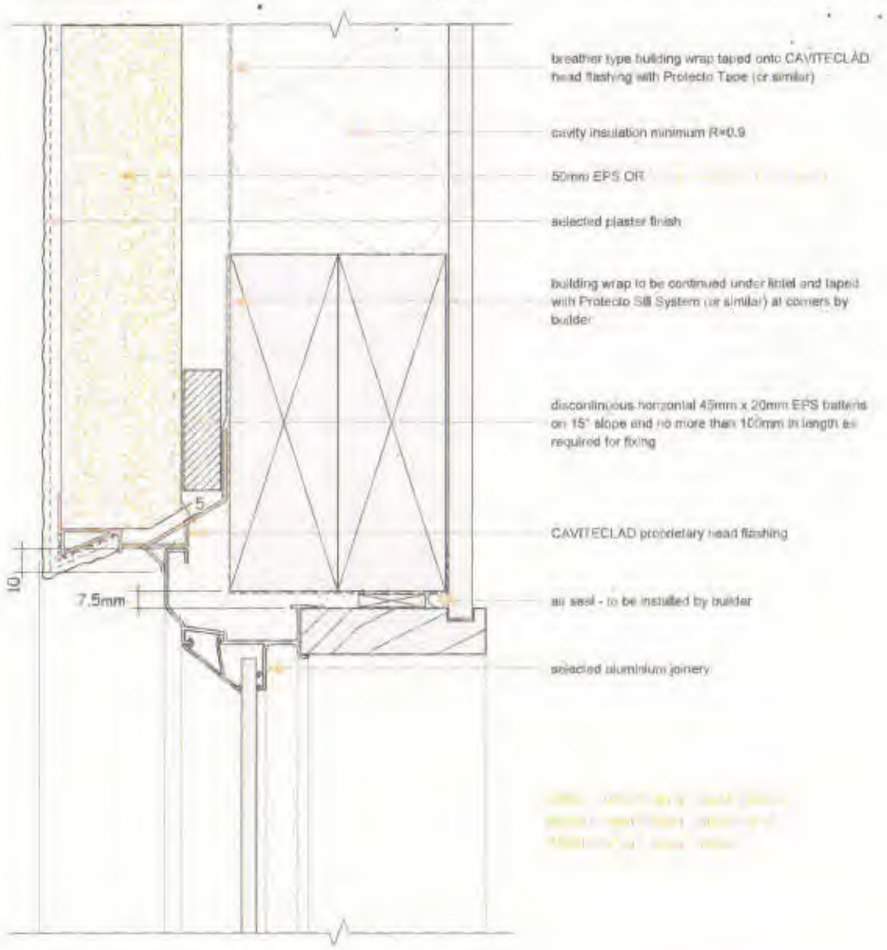

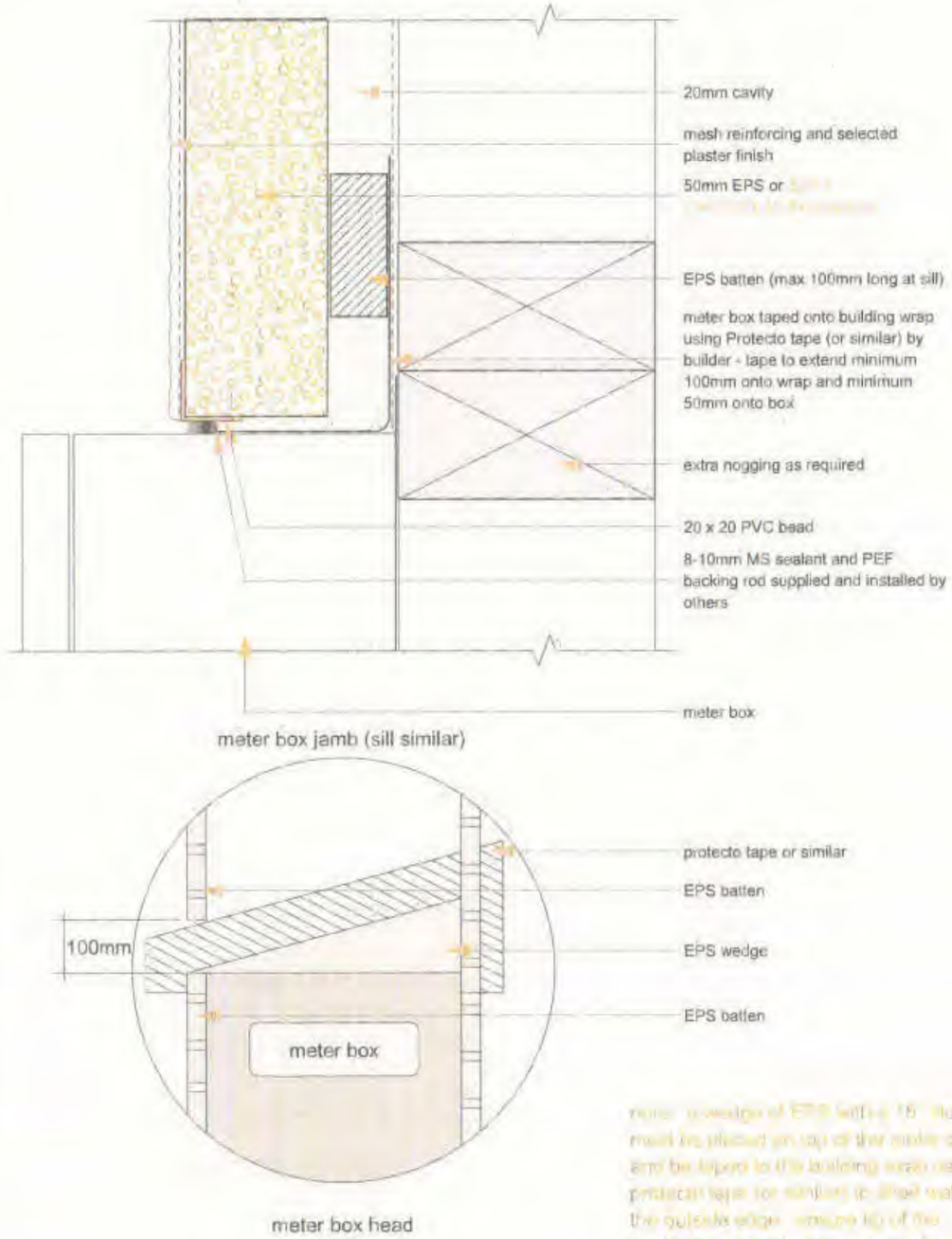

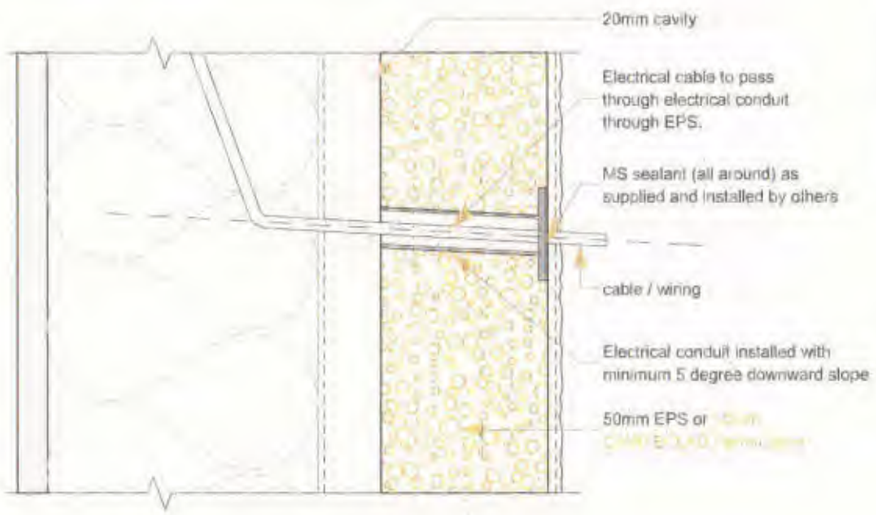

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Devon Street West,
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SHEET TITLE: CAVITECLAD D WINDOW DETAILS
REVISION #: C1
DRAWN #: MK
SCALE#: 1:5
ISSUED: 4/07/2013
PROJECT #: 12-123

SHEET 23

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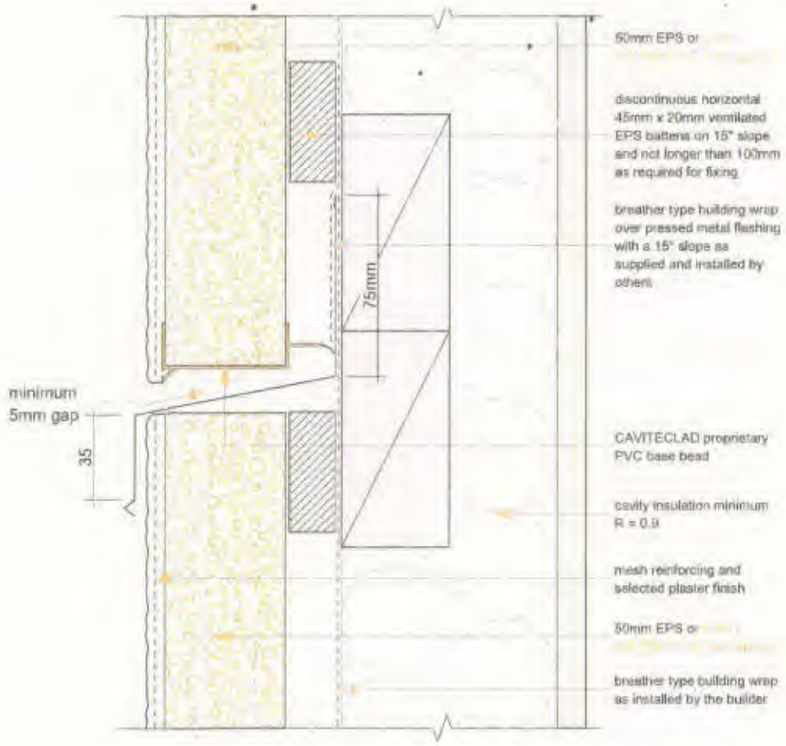

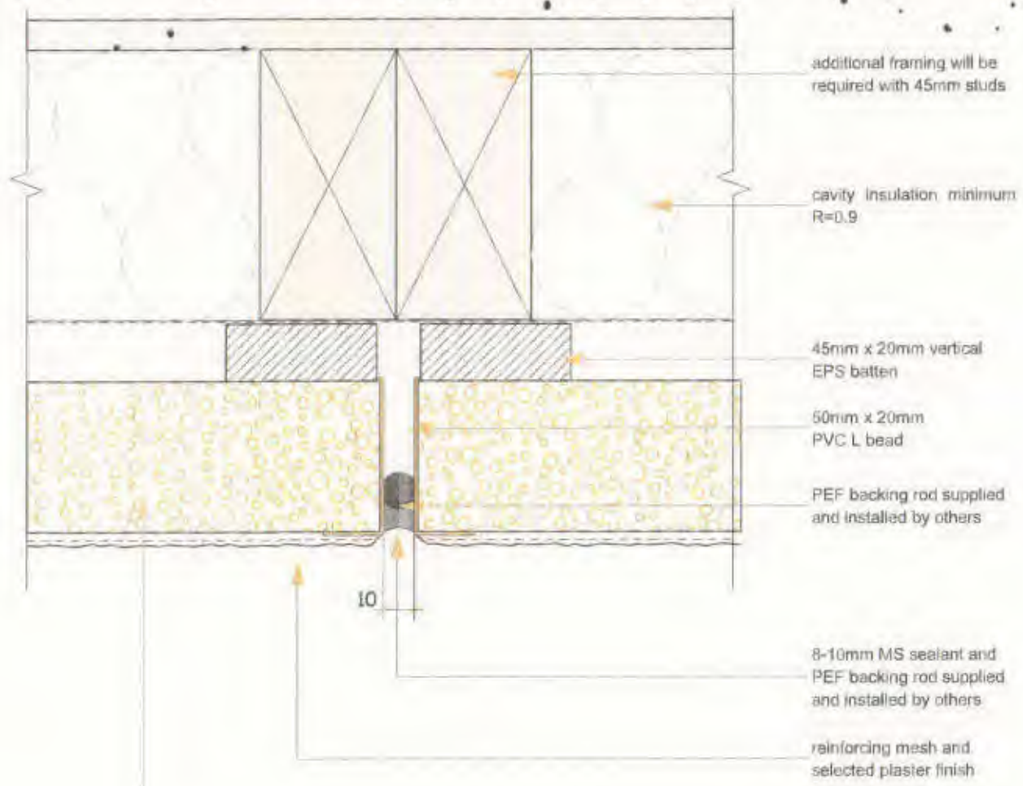

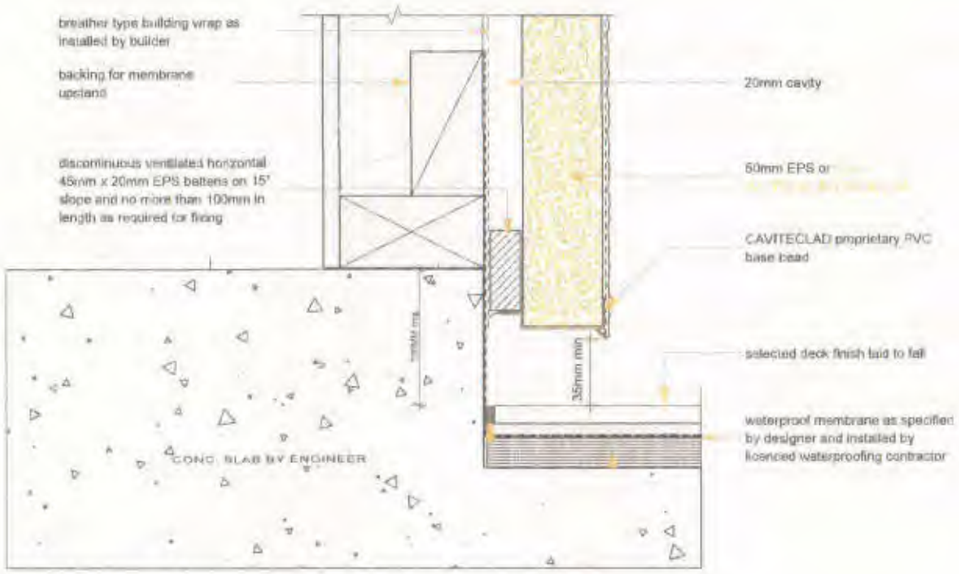

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Devon Street West,
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SHEET TITLE: CAVITECLAD EPS
REVISION #: C1
DRAWN #: CLADDING
SCALE#: 1:5
ISSUED: 4/07/2013
PROJECT #: 12-123
MK

SHEET 24

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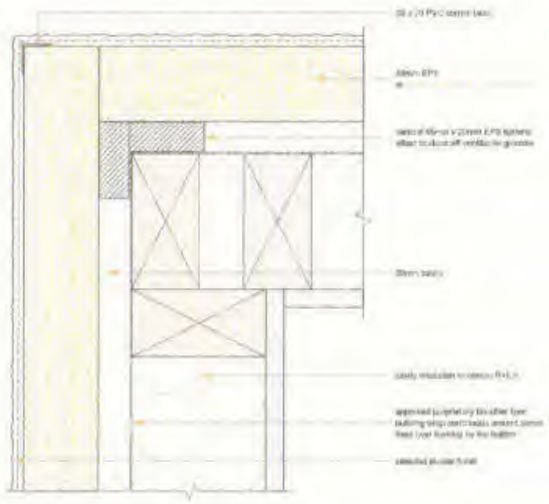
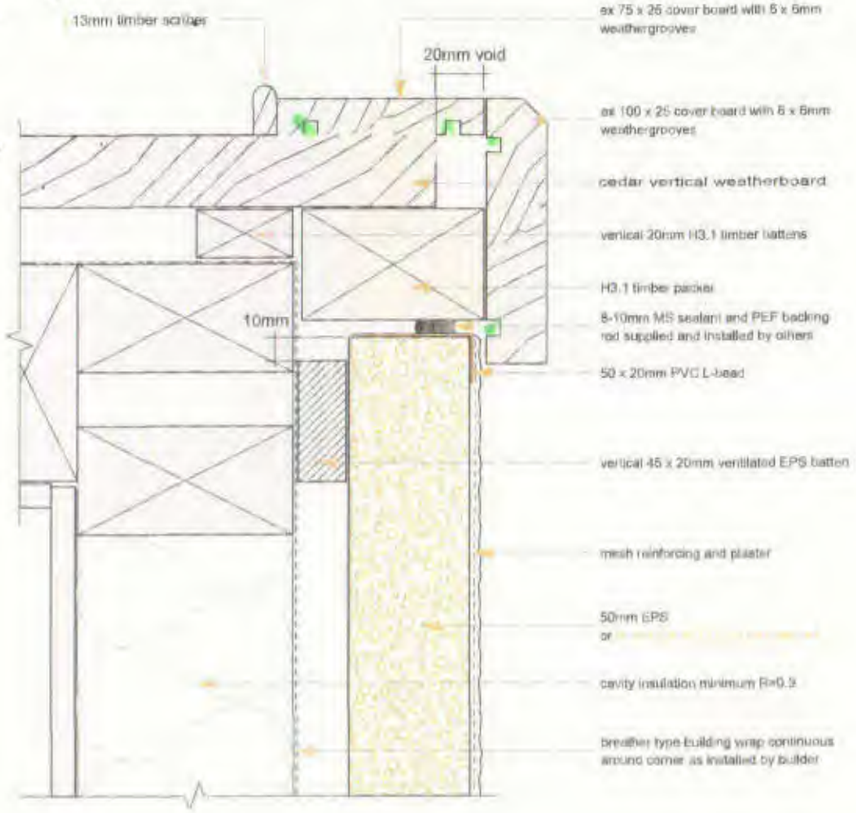
Version: 1, Version Date: 11/10/2018





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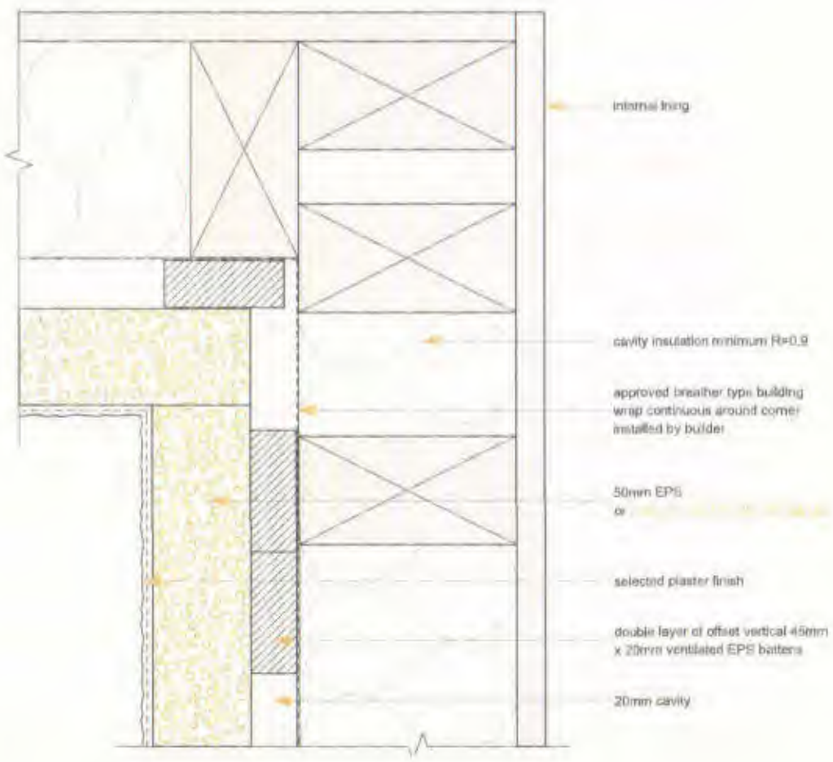

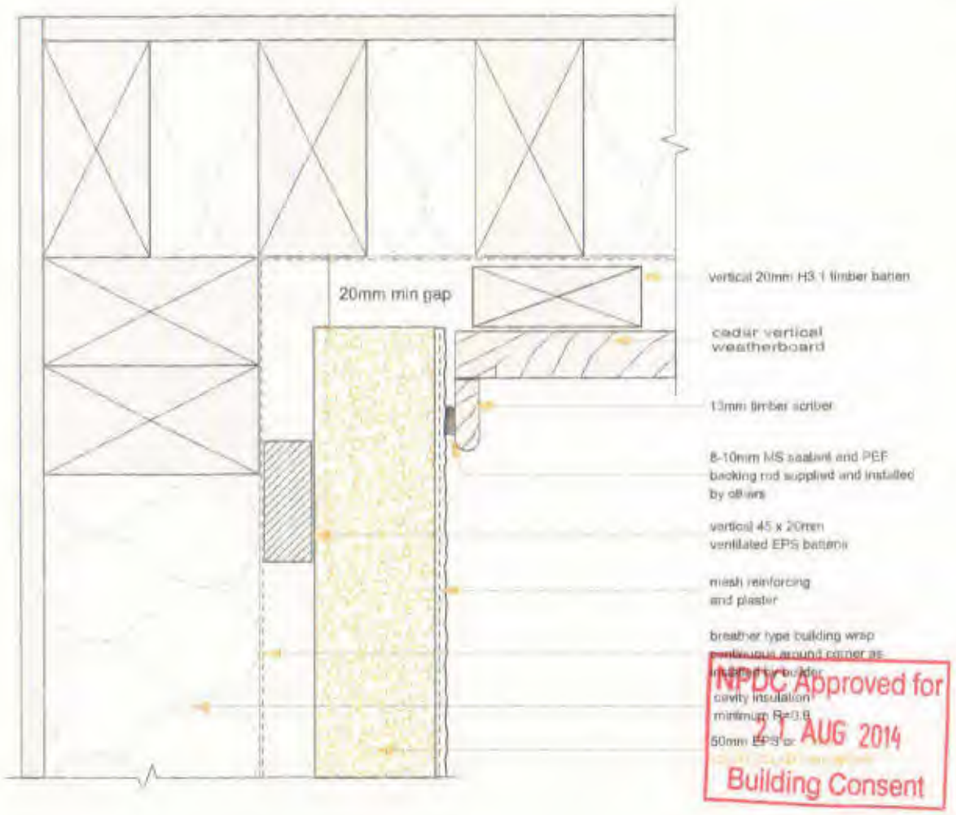

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Devon Street West,
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SHEET TITLE:	CAVITECLAD D EPS
REVISION #:	CLADDING C1
DRAWN #:	MK
SCALE#:	1:10, 1:5
ISSUED:	4/07/2013
PROJECT #:	12-123
SHEET	25

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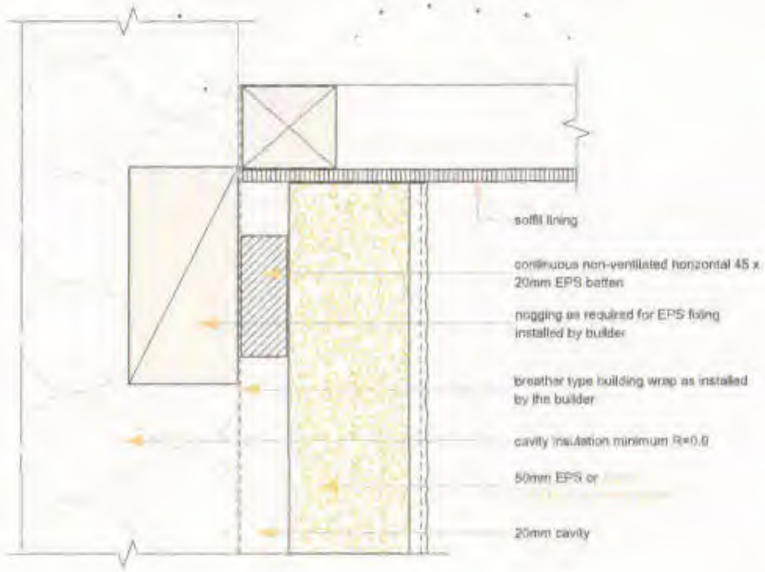
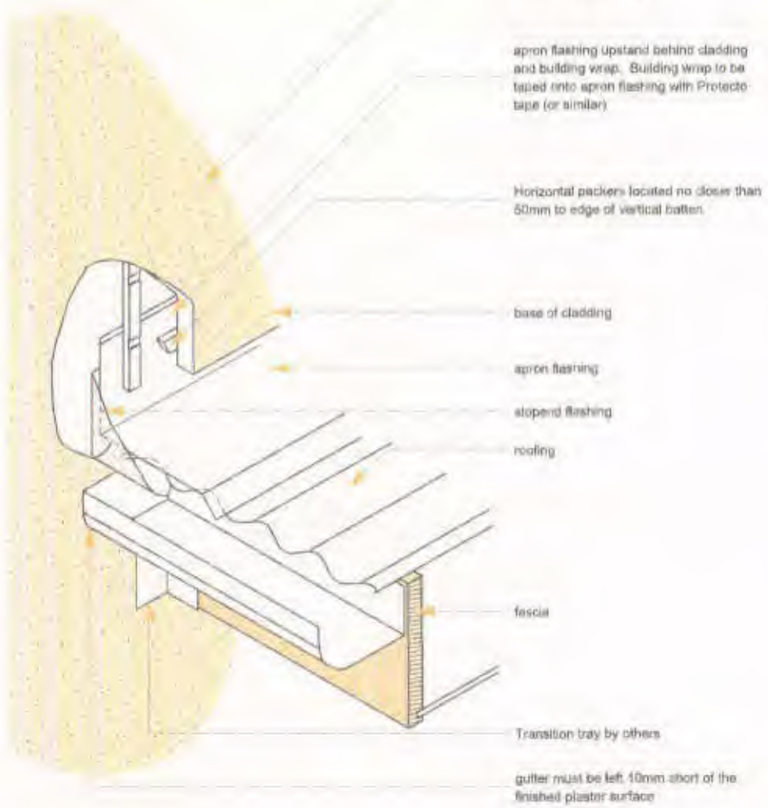
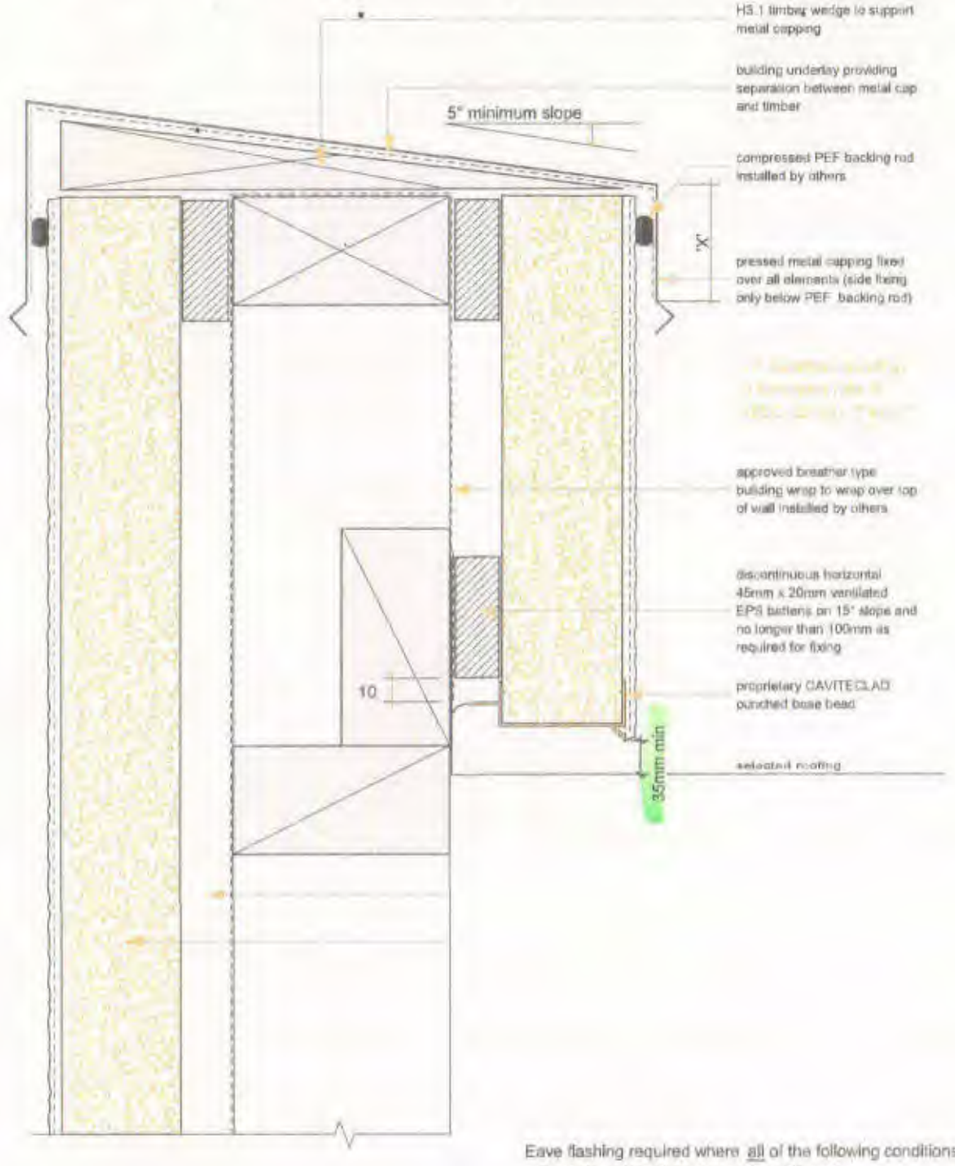
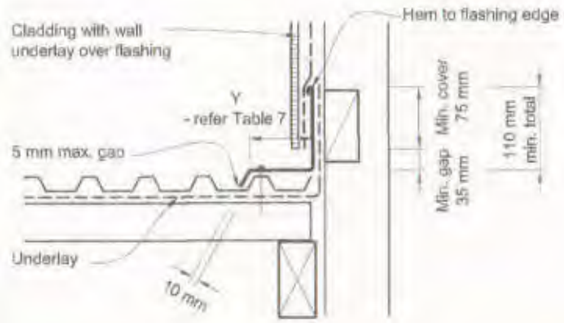
Document Set ID: 7847180
Version: 1, Version Date: 11/10/2018

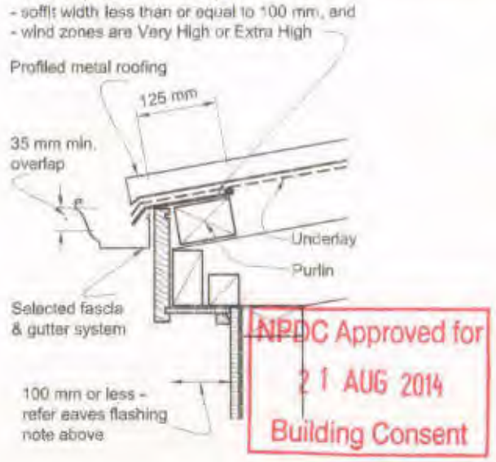








Eave flashing required where all of the following conditions are met:
- Roof slope less than or equal to 10°, and
- soffit width less than or equal to 100 mm, and
- wind zones are Very High or Extra High



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SHEET TITLE: CAVITECLAD D ROOF DETAILS
REVISION #: C1
DRAWN #: MK
SCALE#: 1.5, 1:1, 1:10
ISSUED: 4/07/2013
PROJECT #: 12-123

SHEET 26

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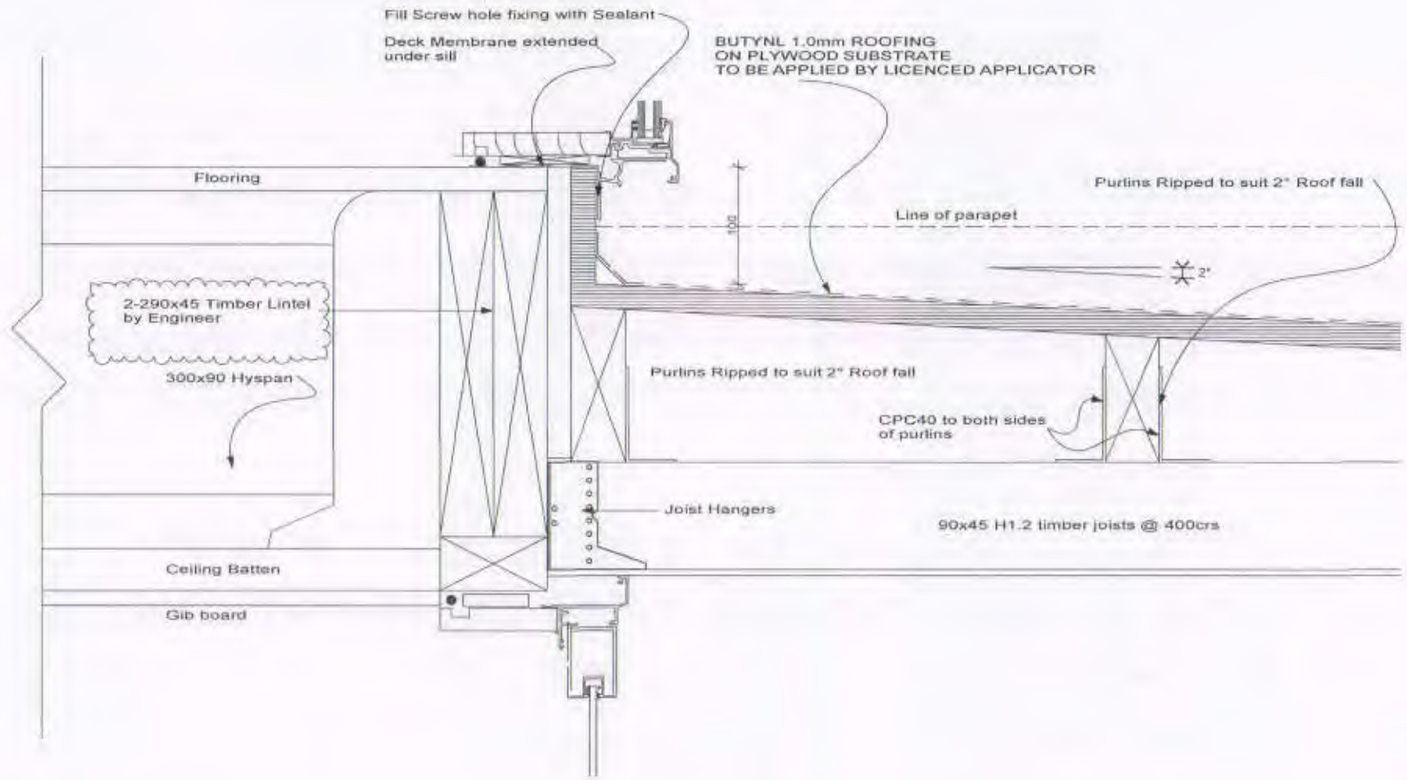
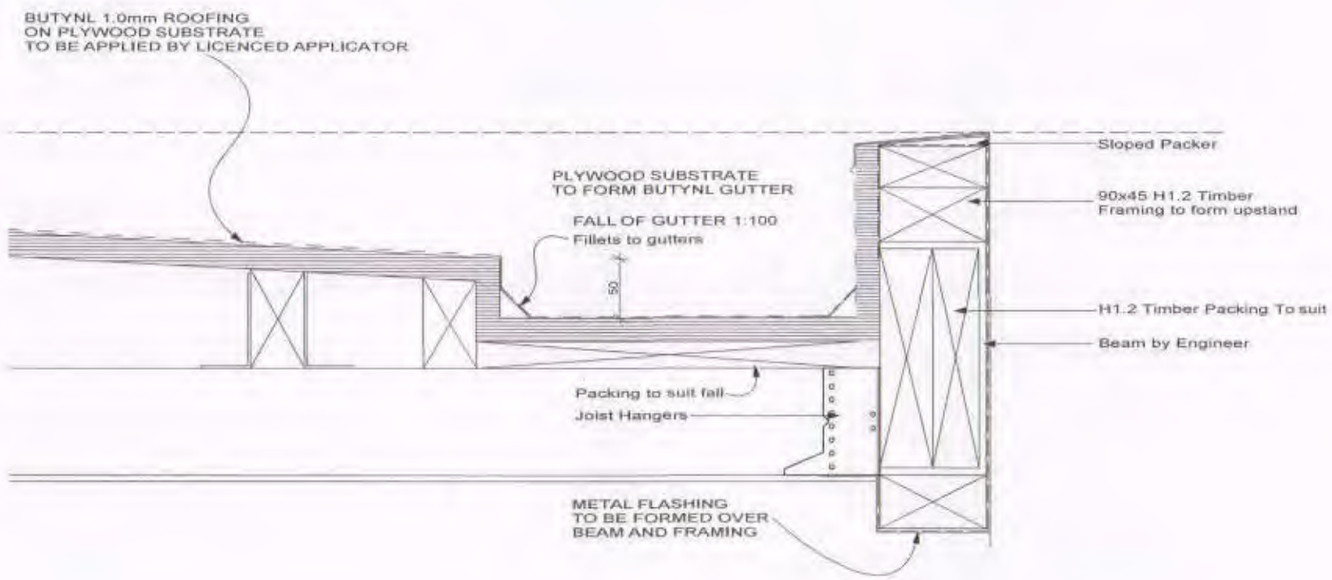
Version: 1, Version Date: 11/10/2018



1 BUTYNL / WALL JUNCTION



2 BUTYNL ROOF GUTTER DETAIL

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REVISION #: C1
DRAWN #: MK
SCALE#: 1:5
ISSUED: 14/08/2014
PROJECT #: 12-123

SHEET 28

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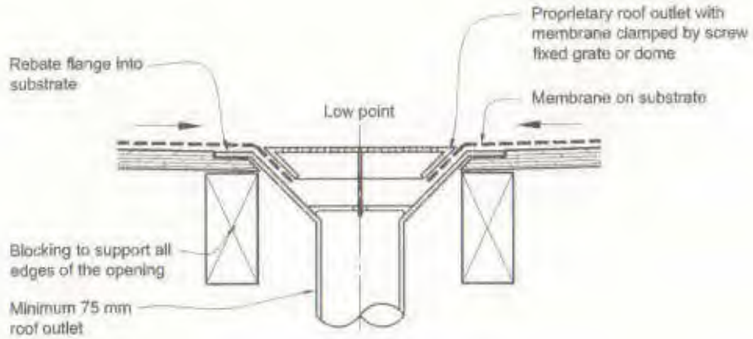
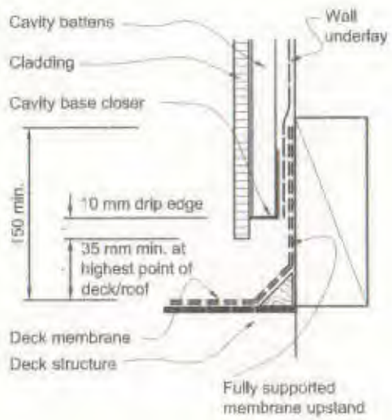
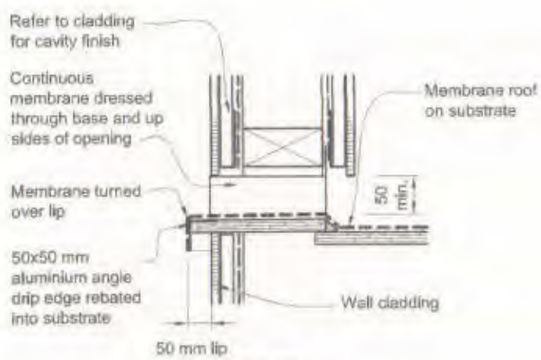
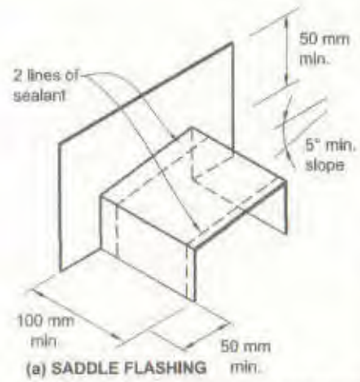
Document Set ID: 7847180
Version: 1, Version Date: 11/10/2018



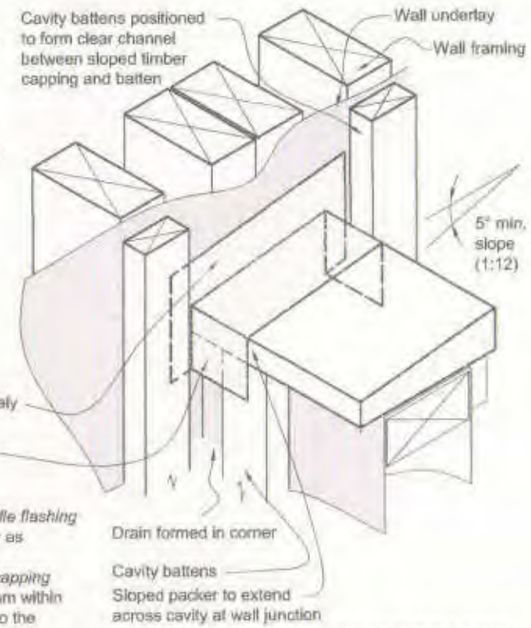




(c) OVERFLOW



(a) SADDLE FLASHING



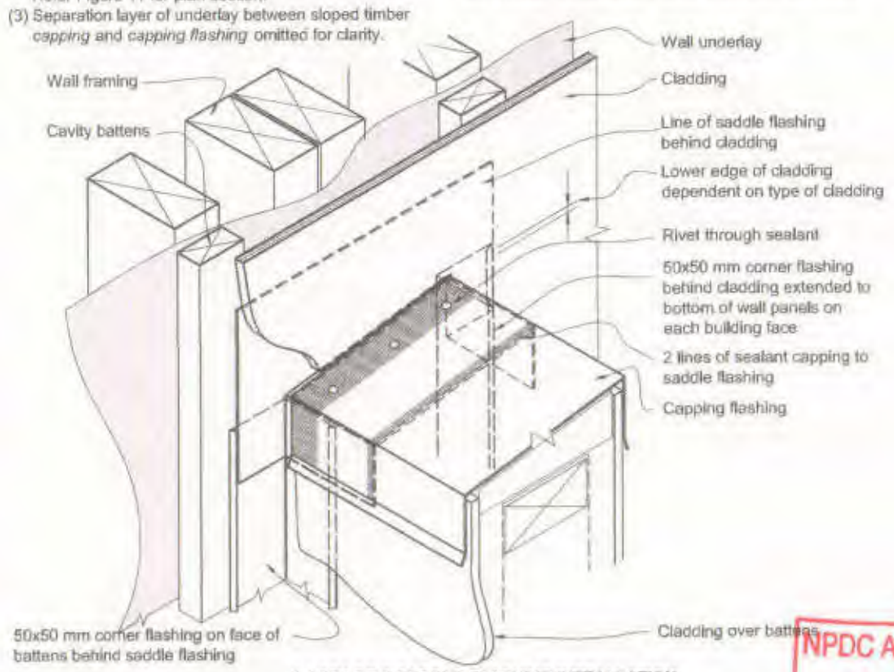
(b) STAGE 1 FLEXIBLE FLASHING INSTALLATION

NOTE:

(1) The junction is weatherproofed by the *saddle flashing* which is positioned at the front of the cavity as shown in (c).

(2) The *flexible flashing tape* over the sloped *capping* packer is intended to drain only moisture from within the *drained cavity* above, and to direct it into the adjacent continuous cavity.
Refer Figure 11 for plan section.

(3) Separation layer of underlay between sloped timber *capping* and *capping flashing* omitted for clarity.



(c) STAGE 2 SADDLE FLASHING INSTALLATION

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DRAWN #: MK
SCALE#: 1:1
ISSUED: 4/07/2013
PROJECT #: 12-123

SHEET 28

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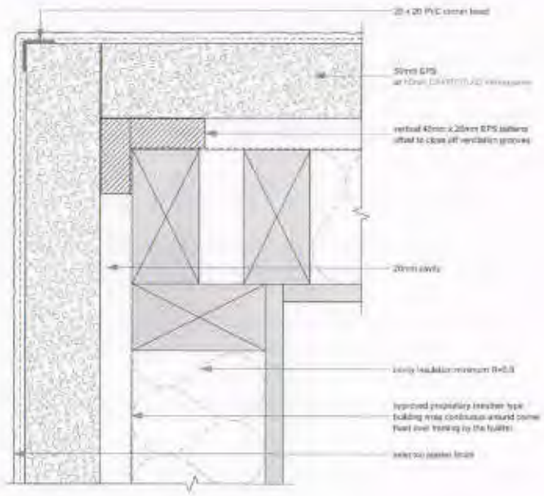
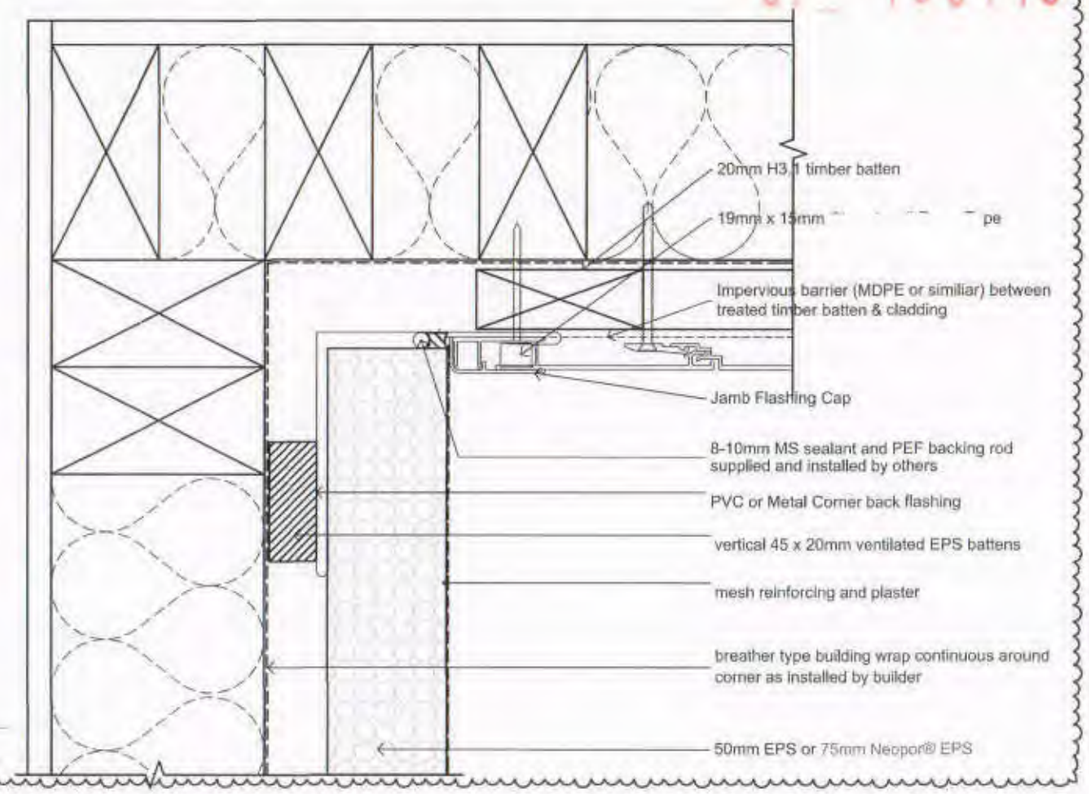
Document Set ID: 7847180
Version: 1, Version Date: 11/10/2018

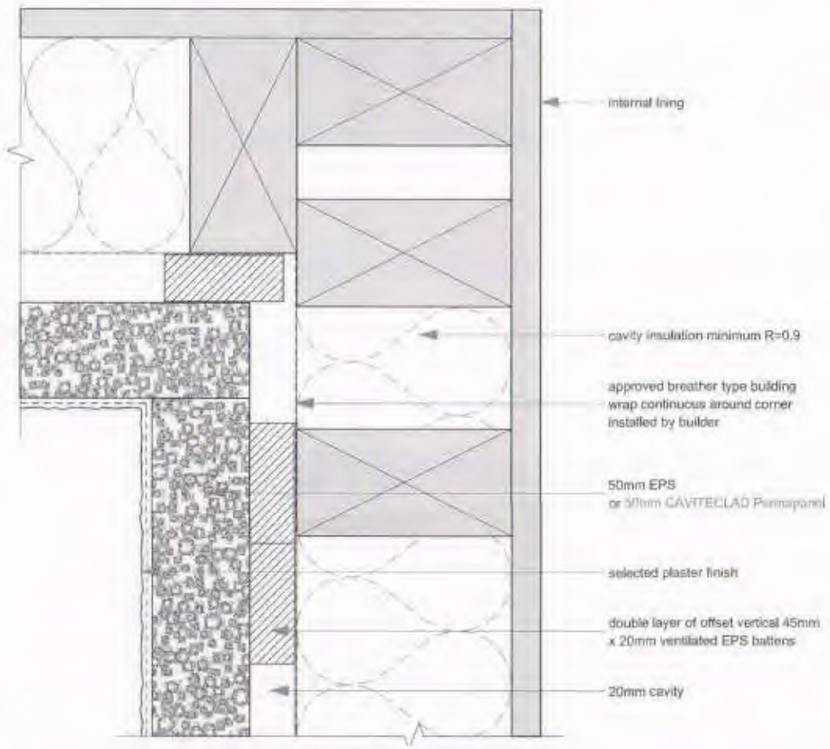
1 EXTERNAL CAVITECLAD CORNER



2 CAVITECLAD/ NU-WALL INTERNAL DETAIL



4 CAVITE INTERNAL CORNER



AMENDMENT

01 150116

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REVISION #: CLADDING C2
DRAWN #: MK
SCALE#: 1:10, 1:5
ISSUED: 15/01/2016
PROJECT #: 12-123

SHEET 29

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Document Set ID: 7847180
Version: 1, Version Date: 11/10/2018

Table 7: Metal flashings – general dimensions
Paragraphs 4.6, 4.6.1.1, 4.6.1.2, 4.6.1.3, 4.6.1.4, 4.6.1.5, 4.6.1.6, 4.6.1.7, 5.1, 5.4, 6.5, 7.4.4, 8.3.8, 9.1.3, 9.1.10.2, 9.1.10.4 and 9.4.5.3

Type	Description	All (1)	Situation 1 (2) minimum mm	Situation 2 (3) minimum mm	Situation 3 (3a) minimum mm	Figure reference (as example)
Aprons: general	*Transverse flashing* over roofing		130 (4)	200 (4)	200 mm	Figure 7 and Figure 44 (X values)
	Parallel flashing over roofing		Two crests, finish in next trough – refer 4.6.1.1b)			Figures 47, 48 (Y values)
Ridges/ hips	*Transverse flashing* over roofing		Refer **Aprons: general**			Figures 43, 45b, 46
Changes in roof pitches	Upper lap under roofing	250 mm min.			Not permitted under E2/AS1	Figure 44
	Transverse flashing over roofing		Refer **Aprons: general**			
Barges	Overlap to barge board		50 (8)	70 (8)	90 mm	Figure 47 (Z values)
Cappings	Overlaps to *cladding*		50 (8)	70 (8)	90 mm	Figure 10 (Z values)
	Slope to top: *parapet* and balustrade – metal capping	5° min.				Figures 10, 11, 12, 130
	Slope to balustrade – *flush-finished EIFS* and fibre cement(5)	10° min.				Figures 117, 129, 130
Roof or Deck to Wall – See membranes below	Overlaps to roofing		Refer **Aprons: general**			
	Lap under *cladding* above	75 mm min.			90 mm	Figures 7, 26, 30, 35, 37, 44, 48, 50
	Clearance below *cladding*	35 mm min.				
	Total upstand	**110** mm min.				
Membrane roofs and decks	Lap under *cladding* above	**115 min.**				Figures 18, 62a, c, 64b
Windows	Window flange clearance for *direct fixed claddings* and ply or fibre cement on cavities	5 mm				Eg. Figure 81
	Cover to window/ door jamb flange	10 mm(7) min.				Eg. Figure 81c
	Cover to window/ door sill flange	8 mm(7) min.				Eg. Figure 81c
Sills	Sill *flashing* slope (6)	Flat(6)				Eg. Figures 72a, 81b
Heads	Head *flashing* slope	15° min.				Eg. Figure 81a
	Lap under *cladding* above	35 mm min.			60 mm	Eg. Figure 81a
	Anti-capillary gap to *cladding*	5 mm				Eg. Figure 81a
	Total upstand	**40** mm min.				
Corners	Corner *flashings* (1)	50 mm x 50 mm minimum			75 x 75 mm	Eg. Figure 79
Inter-storey junctions	Junction *flashing*: slope	15° min.				
	Lap over *cladding* below (1)	35 mm min.(6)			60 mm	Figure 70
	Lap under *cladding* above	35 mm min.			60 mm	
	Clearance under *cladding*	5 mm min.				
	Total upstand	**40** mm min.				

NOTES:
(1) Unless otherwise dimensioned in details.
(2) **Situation 1:** Low, Medium, High *wind zones*, where roof pitch ≥10° (X or Z values)
(3) **Situation 2:** All roof pitches in Very High *wind zones*,
Low, Medium and High *wind zones* where roof pitch ≤10°. (X or Z values)
(3a) **Situation 3:** For all *roof* pitches in Extra High *wind zone*.
(4) Excluding any *soft edge* or turn-down to roofing.
(5) For *buildings* other than housing, slope shall be as per F4/AS1.
(6) For *direct fixed* window/doors, unless shown. Sill *flashing* must extend past the condensation channel. Ensure sill *flashings* are not installed with backwards slope.
(7) Excluding *drip edge*.
(8) Excluding *drip edge*.

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SHEET TITLE: METAL FLASHINGS
REVISION #: C1
DRAWN #: MK
SCALE#: 1:1
ISSUED: 4/07/2013
PROJECT #: 12-123

SHEET 29

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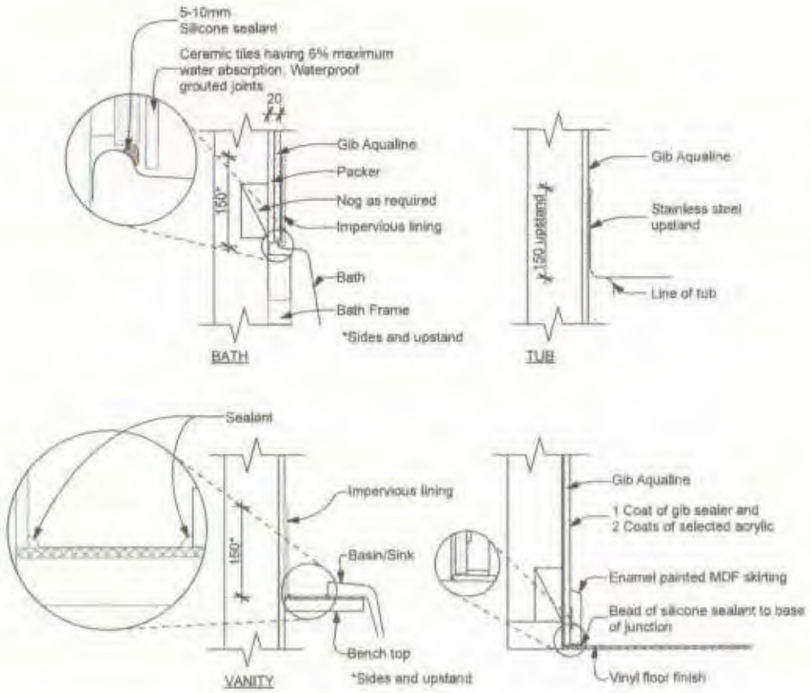
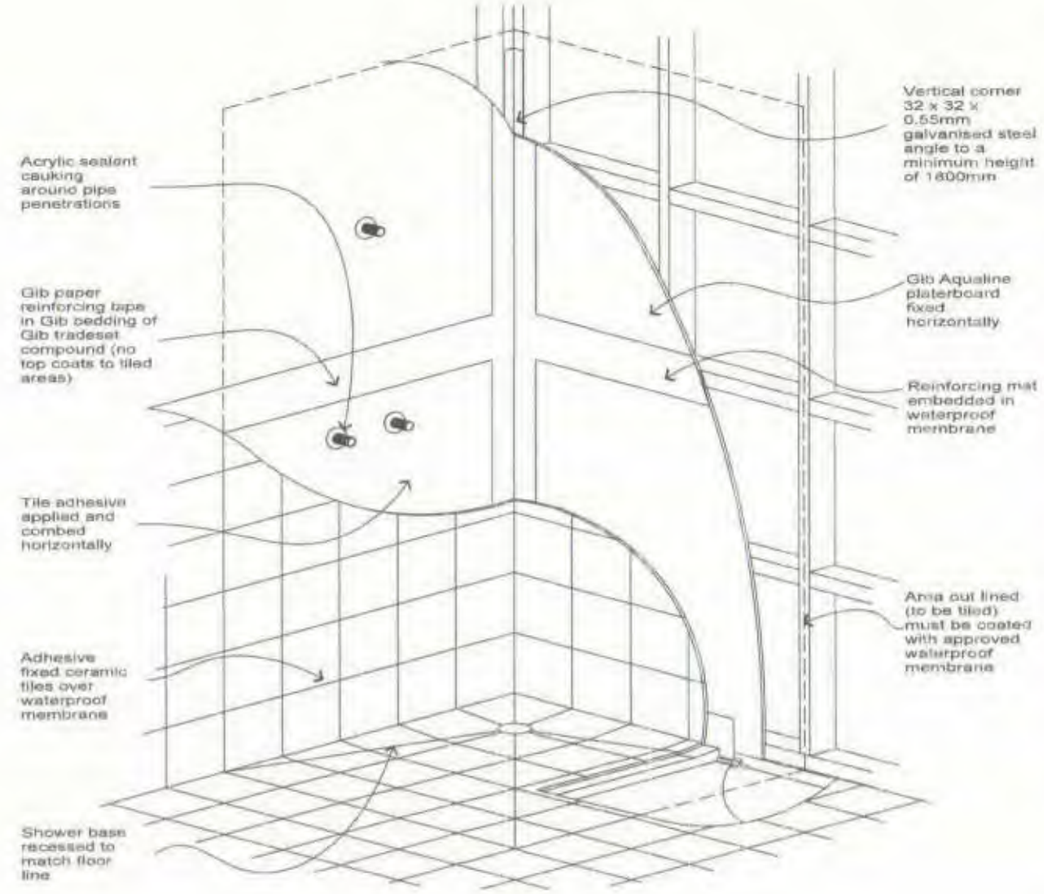
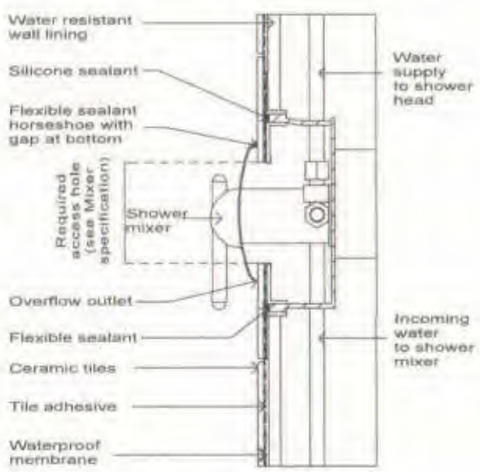
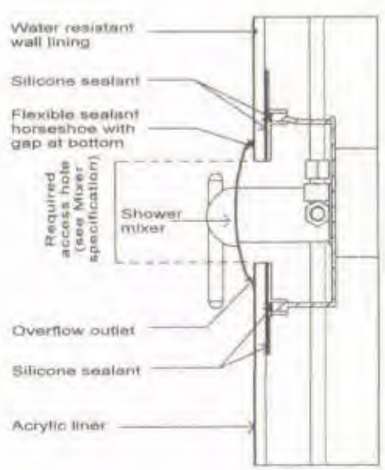


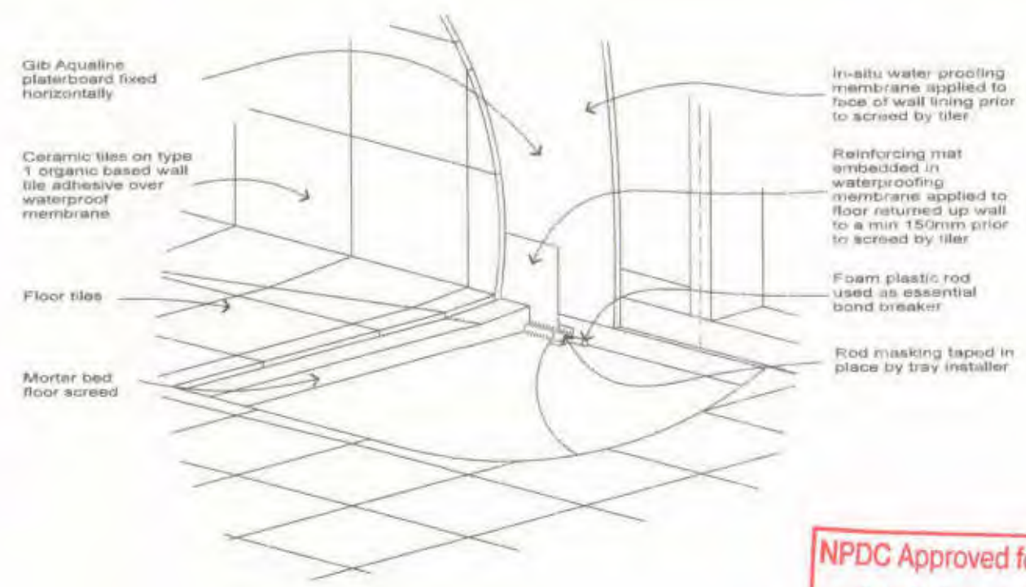




Wetwall Caddy Detail for Tiled Applications



Wetwall Caddy Detail for Acrylic Lined Applications



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DRAWN #: MK
SCALE#: 1:10, 1:5
ISSUED: 4/07/2013
PROJECT #: 12-123
SHEET 30

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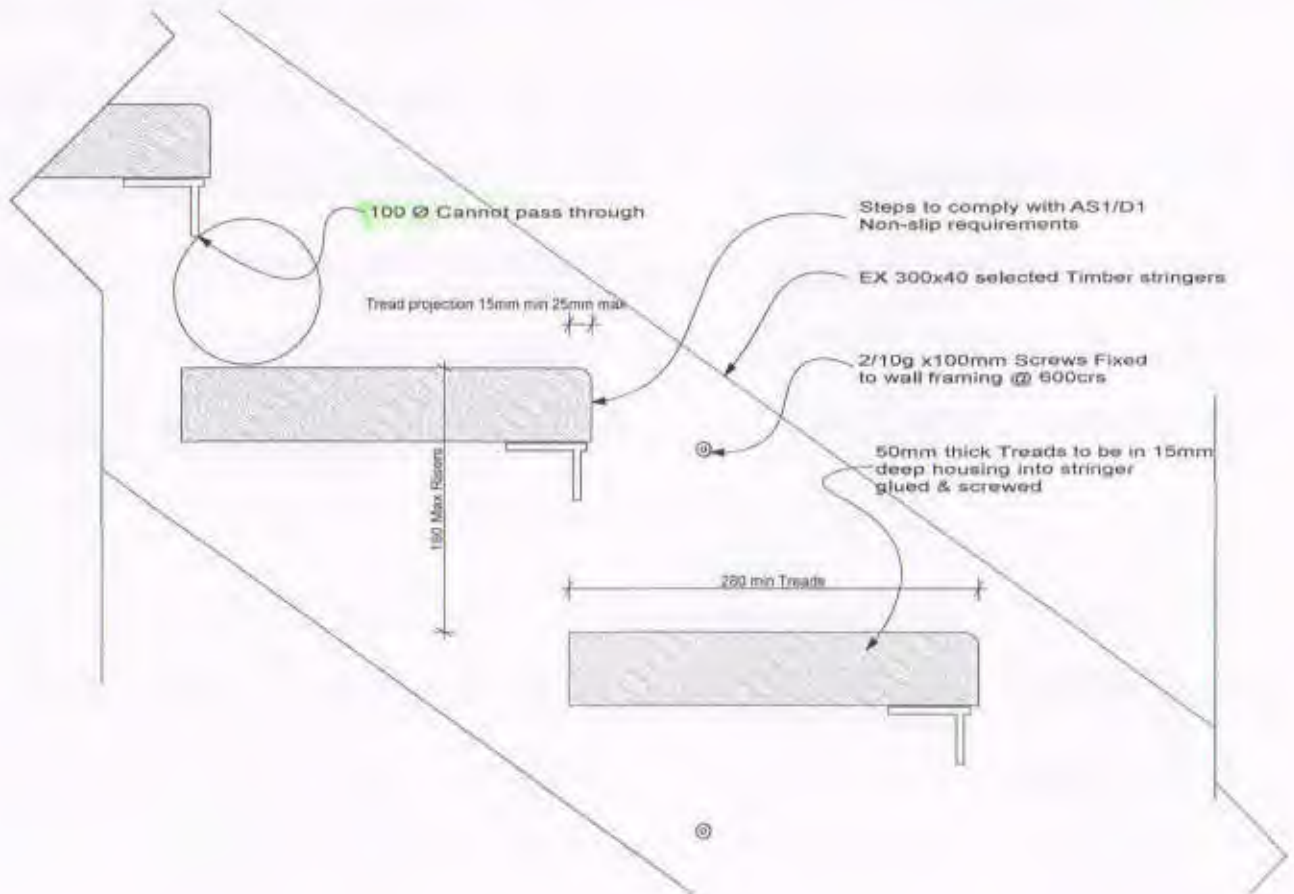
1 | OPEN TREAD STAIR DETAIL

-



2 | LEADING EDGE NOSING DETAIL

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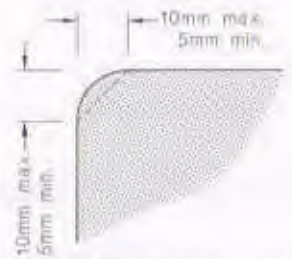

Dimensions for rounded leading edge of stairs

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PROJECT # 12-123

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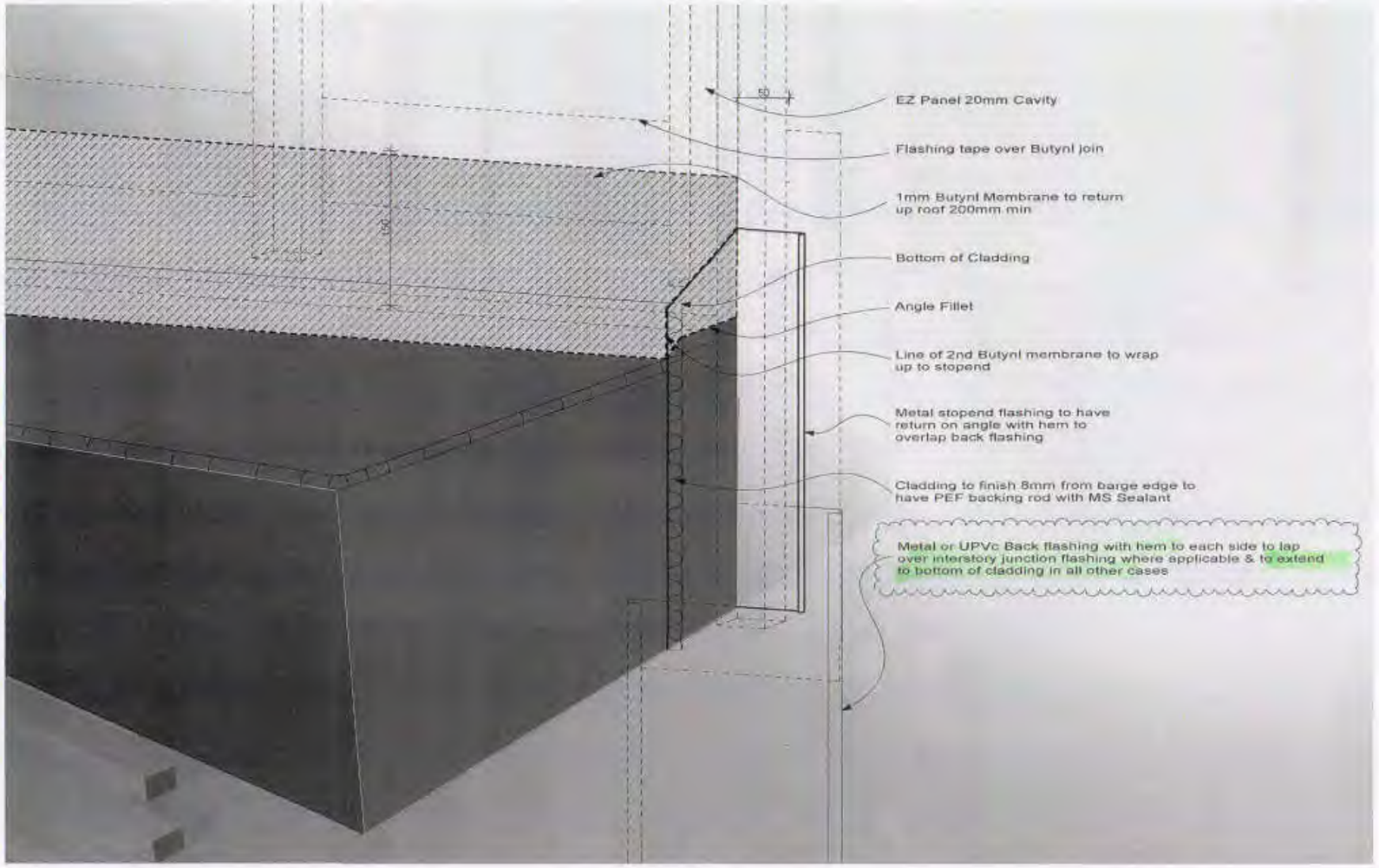
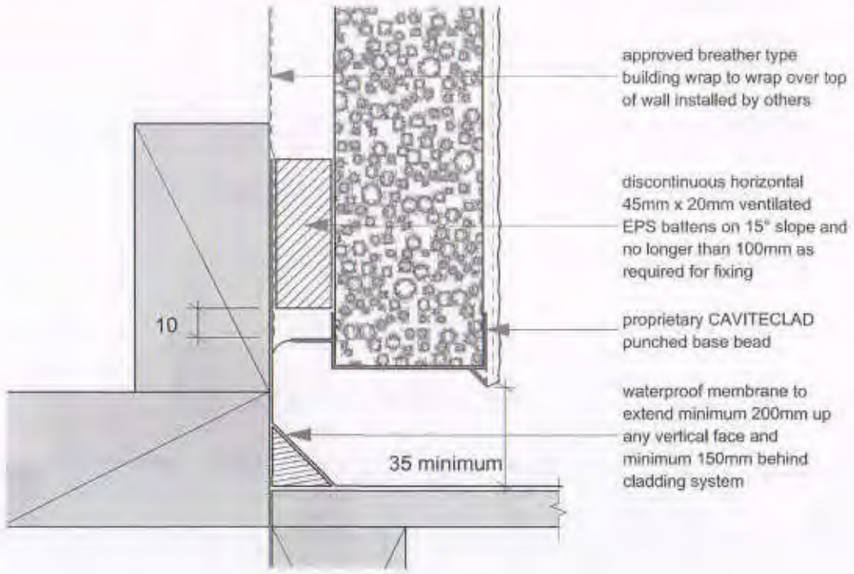
Version: 1, Version Date: 11/10/2018

1 | BUTYNL /BARGE JUNCTION DETAIL



2 | CAVTECLAD /BUTYNOL ROOF CLEARANCES DETAIL



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SHEET TITLE: DETAILS

REVISION #: C1
DRAWN #: MK
SCALE#: 1:5
ISSUED: 14/08/2014
PROJECT #: 12-123

SHEET 33

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Aluminium window details

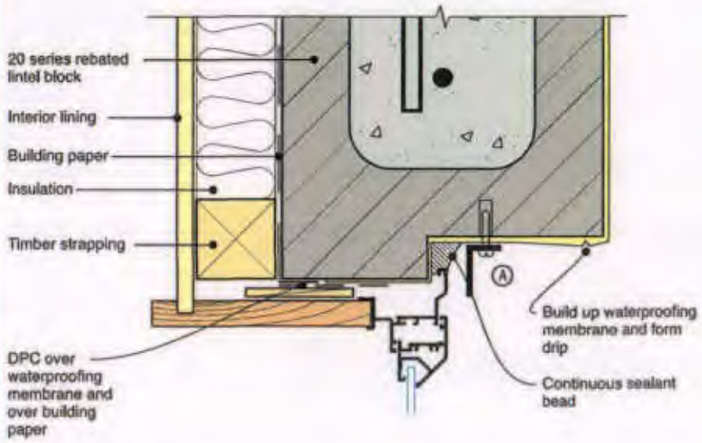
Aluminium is the most common material for exterior door and window frames in residential construction.

These details demonstrate the use of aluminium window frames in 20 series blockwork using rebated blocks. The rebated block allows a positive step for the frame to fit against.

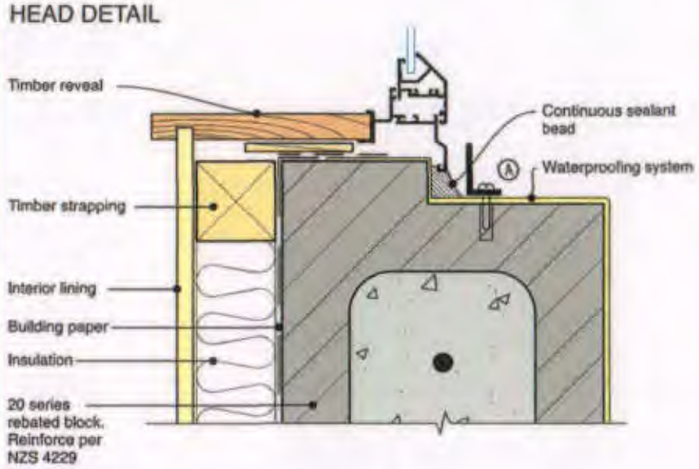
When using an exterior membrane system be sure to extend it under the window frames prior to their installation. DPC should lap onto membrane and over building paper.

Note the requirement by some window manufacturers to fit an angle (note A) in high wind areas to relieve the pressures on the sealant joint.

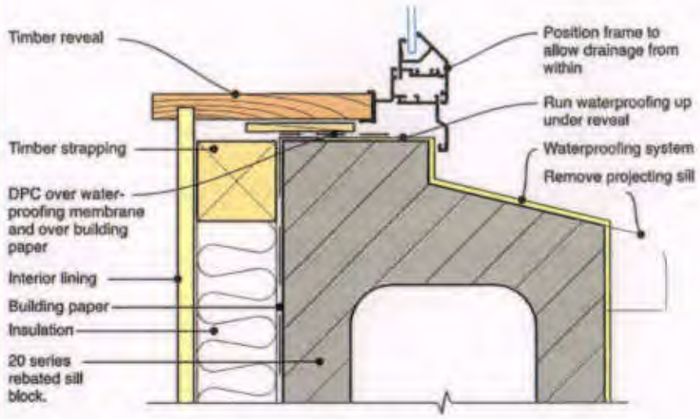
It is quite common to remove the projecting profile from the sill block to achieve a more flush appearance. Note that this may cause staining under windows as dirt that has settled on the sill gets washed down by rain.



HEAD DETAIL



JAMB DETAIL



SILL DETAIL

1 | BLOCK WINDOW DETAILS

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DRAWN #: MK
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PROJECT #: 12-123

SHEET 34

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All Dimensions and Levels are to be checked by contractor before commencement of work.Contractor to report any discrepancy.

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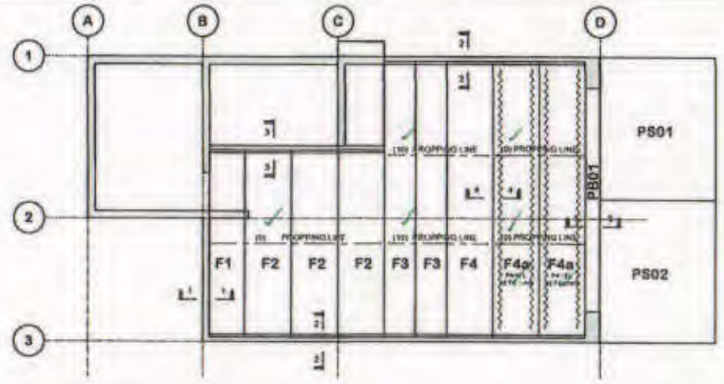
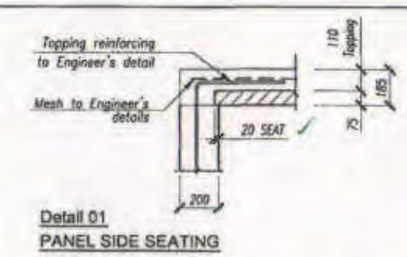
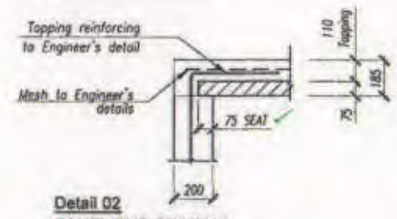


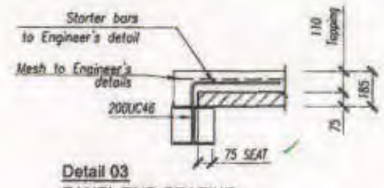
UNIT	QTY	LENGTH	STRAND PATTERN	DETAILS	VOL (m3)	Wt (T)
75 FLAT SLAB	1	4870	STRESS TO 72% OF 138kN 4 - 11S STRAND @ 35.5mm HANDLE AT 1/5 POINTS	4870 / 924 / F1	0.34	0.84
75 FLAT SLAB	3	4870	STRESS TO 72% OF 138kN 4 - 11S STRAND @ 35.5mm HANDLE AT 1/5 POINTS	4870 / 1202 / F2	0.44	1.10
75 FLAT SLAB	2	7170	STRESS TO 72% OF 138kN 6 - 11S STRAND @ 35.5mm HANDLE AT 1/5 POINTS	7170 / 802 / F3	0.43	1.08
75 FLAT SLAB	1	7170	STRESS TO 72% OF 138kN 6 - 11S STRAND @ 35.5mm HANDLE AT 1/5 POINTS	7170 / 1202 / F4	0.65	1.61
75 FLAT SLAB	2	7170	STRESS TO 72% OF 138kN 6 - 11S STRAND @ 35.5mm HANDLE AT 1/5 POINTS	7170 / 1202 / F4a / R6 spirals cast in	0.65	1.61



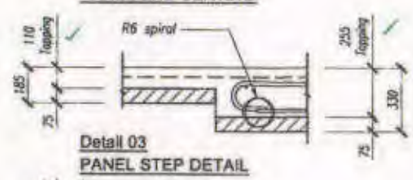
Detail 01
PANEL SIDE SEATING



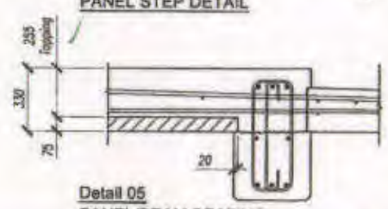
Detail 02
PANEL END SEATING



Detail 03
PANEL END SEATING



Detail 03
PANEL STEP DETAIL



Detail 05
PANEL/BEAM SEATING

GENERAL INSTRUCTIONS

ULTIMATE

FOR CONSTRUCTION

COLLINSBALCON
248 DEVON STREET WEST
NEW PLYMOUTH

FLAT SLAB LAYOUT

NP3288 | L1 | B

7-4-14

NPDC Approved for
21 AUG 2014
Building Consent

Document Set ID: 7847180
Version: 1, Version Date: 11/10/2018

DRAWINGS & DOCUMENTATION

- The contractor must not under any circumstances start construction of any structural building works until "Issued for Construction" documentation has been formally issued.
- Any work under taken prior to the issue of "Issued for Construction" documentation shall be at the contractors own risk.

GENERAL

- All workmanship and materials shall conform to the Building Act and regulations and the Construction Act and regulations.
- The builder shall have a copy of NZS 3604:2011 and all drawings and specifications on site at all times.
- The following abbreviations may be used in the drawings;
  - COS - denotes 'Check on Site'
  - TOS - denotes 'Top of Steel'
  - RL - denotes 'Reference Level'
  - CJ - denotes ' Blockwork Control Joint'

HEALTH & SAFETY

- Comply with the requirements of the Health & Safety in Employment Act.
- Maintain a safe building site at all times so there is no danger to workers or general public.

CONCRETE

- All concrete work shall conform to NZS 3109.
- Extend foundations a minimum of 300mm into good ground.
- All concrete shall be high or special grade and conform to NZS 3109.
- Insitu concrete for footings and slab on grade shall be 25 MPa. All other insitu concrete shall be 25 MPa.
- Lay floor slab on DPC, 25mm sand blinding and a minimum of 100mm compacted hard fill on good original ground.
- Sawcuts are to be a ¼ of the slab depth and 6mm wide for sawcuts spaced less than 3m apart and 10mm wide for sawcuts spaced greater than 3m apart.
- Cut every second wire of floor mesh along saw cuts.
- All visible saw cuts in slab to be filled with Sikaflex 11 FC sealant as late as possible in the job.
- Any area of concrete floor which is to be exposed, polished, or tiled, (excluding garage floor slabs), is to have a shrinkage reducing admixture added to the concrete mix. Sika 'Control 40' at a dosage rate of 4% by weight of cement is an approved product.

BLOCKWORK

- Concrete blockwork shall conform to NZS 4210 and NZS 4230.
- Concrete for filling blockwork cavities shall have a maximum aggregate size of 10mm and be 25MPa at 28 days.
- Blockwork shall be 20 series running bond unless noted with all cells fully filled.
- Pencil vibrators are to be used when pouring concrete.
- Mortar strength shall be 12.5MPa at 28 days.
- Terminate all reinforcement with standard bends (i.e. around openings and at the free ends and top of blockwork).
- Trim openings all round with D12 trimmers (unless noted otherwise), extending 750mm past the corner of the opening.
- Blockwork to have vertical control joints as shown on the drawings (denoted CJ), but at no greater than 6.0m centres.
- All block retaining walls with slab on grade at top of wall rely on the slab for top support and hence shall be propped during backfilling and until 7 days after slab on grade has been poured.
- Compacting machinery used adjacent to the walls shall be such that the wall is not damaged.
- Cleanout ports shall be provided for lifts of 1200mm or more high.

REINFORCEMENT

- Reinforcing and HRC mesh shall conform to AS/NZS 4671.
- All reinforcing shall be manufactured by Pacific Steel Ltd.
- 'D' and 'R' denote grade 300E reinforcement.
- 'YD', 'RB' and 'YR' denote grade 500E MA reinforcement.
- HRC mesh shall be Grade 500E and conform to NZS 3422.
- Reinforcing bars shall not be welded in any way unless detailed on the drawings or prior approval is specifically given by the Engineer.

STEELWORK

- All structural steelwork and fabrication procedures shall comply with NZS 3404.
- All welds as indicated by standard welding symbols.
- Where a weld is not noted it is to be a 6mm fillet weld all round.
- Drill and epoxy rods and site measure before fabricating structural steel connection pieces.
- Site measure cast-in insert locations prior to fabricating structural steel connecting pieces.
- Plates and Flats shall be Grade 300 unless noted otherwise.

INTERIOR STEELWORK

- Interior steelwork shall be prepared by sandblasting to AS 1627.4 Class 2-1/2 and then immediately given a coat of inorganic silicate primer to 75µ DFT. Refer to Architect for top coat if required.

BOLTS

- Property Class 4.6 bolts and threaded rods to comply with AS 1111:1980. Generally to be used for all timber, cast-in concrete and DHS purlin bolted connections.
- Property Class 8.8 bolts to comply with AS 1252:1983. Generally to be used for all structural steel bolted connections. Property Class 8.8 bolts to be snug tight unless noted otherwise in the documentation.
- Property Class 8.8/S - denotes Snug Tight
- Property Class 8.8/TB - denotes Full Tension Bearing
- Property Class 8.8/TF - denotes Full Tension Friction
- All bolts and threaded rods exposed to the weather shall be 316 stainless steel if the building is situated within 500m of coast in accordance with NZS 3604:1999.
- All other bolts shall be hot-dip galvanised.
- Detergent or solvent degrease and lightly abrade surfaces of galvanised bolts exposed to weather before applying 50µm Intercure 200 (rapid cure epoxy) and 75µm Interthane 990 (polyurethane).

PRECAST CONCRETE

- Precast concrete finish shall be F5 "Off a steel form"
- Design Flatslabs for SDL = 0.5kPa and Qu = 2kPa. Note cast in pipes in the topping slab for heating.
- Precast concrete shall have a minimum 28 day strength of 40MPa.
- Bar chairs are not to be used to the exposed face of concrete walls. Suspend reinforcing cages as required.
- Lifting points are to be arranged so that they are not seen on the exposed face of concrete walls. Fill lifting point recesses exposed to the weather with 'Sikaflex 212' pourable grout on completion.
- Cast-in conduits for wiring and the like are to be located a minimum of 100mm clear of any reinforcing running parallel to the conduit and 100mm clear of any other conduit. Generally all conduits shall run vertically and be a maximum diameter of 25NB. Do not run conduit horizontally unless approved by the engineer.
- Joints between panels (internally and externally) are to be sealed with Sikaflex AT Façade over a soft backer rod. Prime concrete surfaces as recommended by Sika.
- Produce shop drawings and submit to Engineer for review 10 working days prior to manufacture.

PROPRIETARY PRODUCTS

- Install all proprietary products in complete accordance with the manufacturers recommendations and/or specifications.
- All proprietary products exposed to the weather shall be 316 stainless steel if the building is situated within 500m from coast in accordance with NZS 3604:2011, otherwise they shall be hot-dip galvanised.

COLLINS/FALOON

246 Devon Street West, New Plymouth

Structural Drawings – Job: 2791

	Date of Issue	14/08/13							
Sheet	**Description**	**Revision No**							
S1.1	Floor Slab Plan	A							
S1.2	First Floor Slab Plan	A							
S1.3	Second Floor Plan	A							
S2.1	Frame Elevations	A							
S2.2	Frame Elevations	A							
S2.3	Frame Elevations	A							
S3.1	Construction Details	A							
S3.2	Construction Details	A							
S3.3	Construction Details	A							
S4.1	Construction Details	A							
S4.2	Construction Details	A							
S4.3	Construction Details	A							
S4.4	Construction Details	A							
S5.1	Structural Details	A							

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Contractor									
Local Authority									

Reason for Issue	BC							

Reason for Issue Key *A Approval* *BC Building Consent* *C Construction* *O Other*

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REV A ■
DESIGNED RN ■
DRAWN AV ■

nagel consultants ltd
structural & civil engineers
26 Queen Street ■ New Plymouth ■ Ph: 7590477 ■ Fax: 7590478

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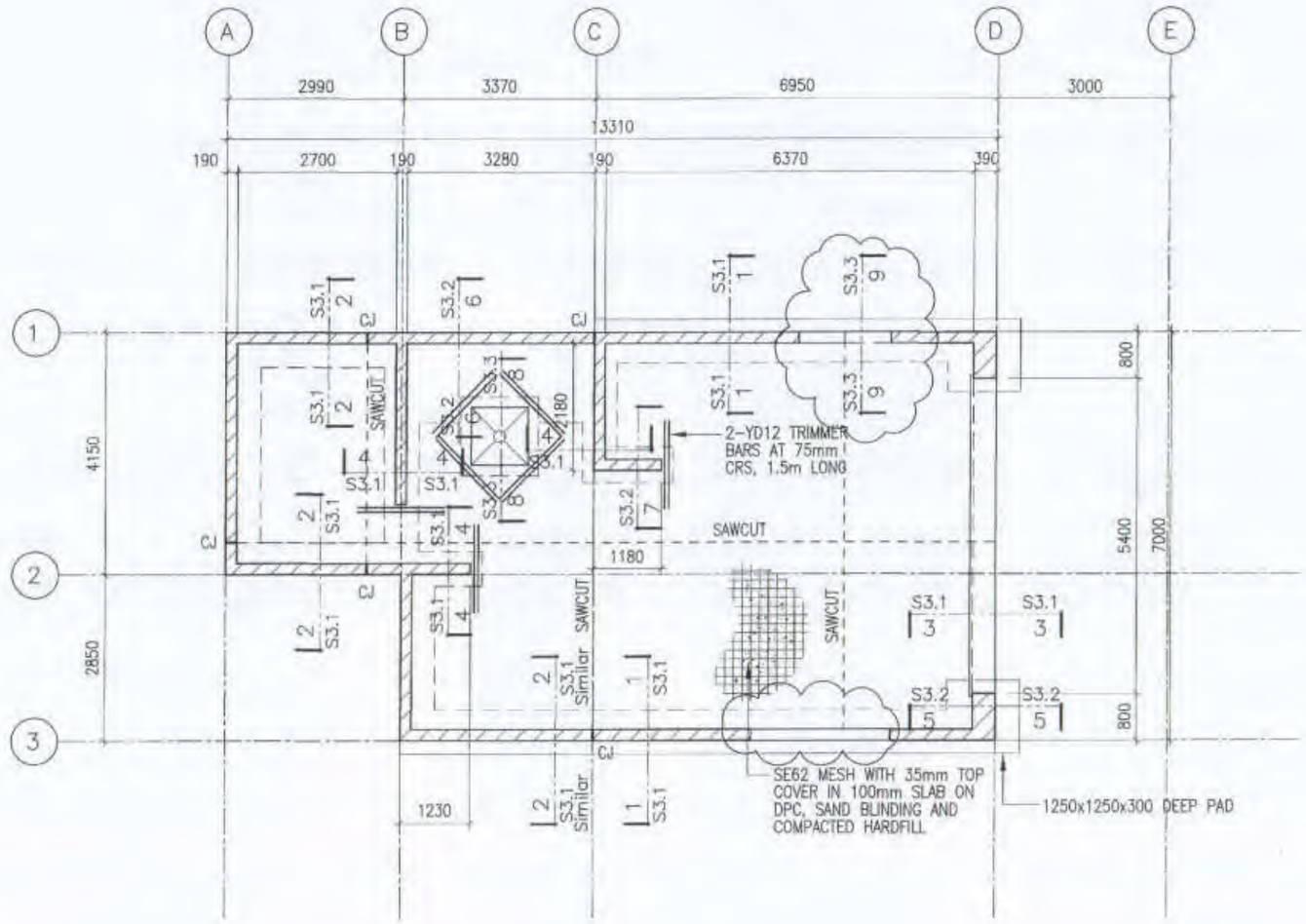

GROUND FLOOR SLAB PLAN
SCALE 1:100

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GROUND FLOOR SLAB PLAN
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SHEET	S1.1 ▪
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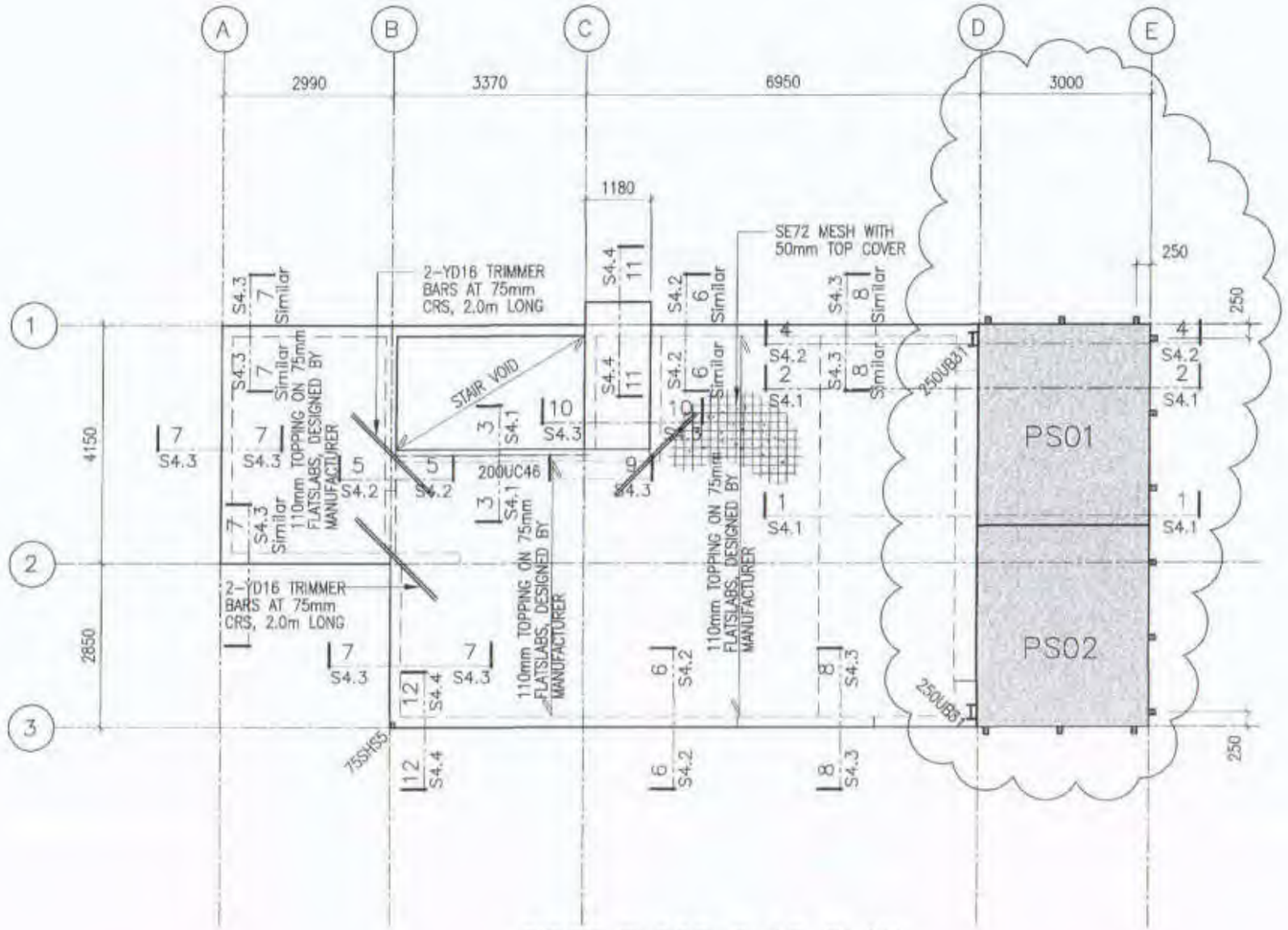

FIRST FLOOR SLAB PLAN
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FIRST FLOOR SLAB PLAN
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REV	C ▪

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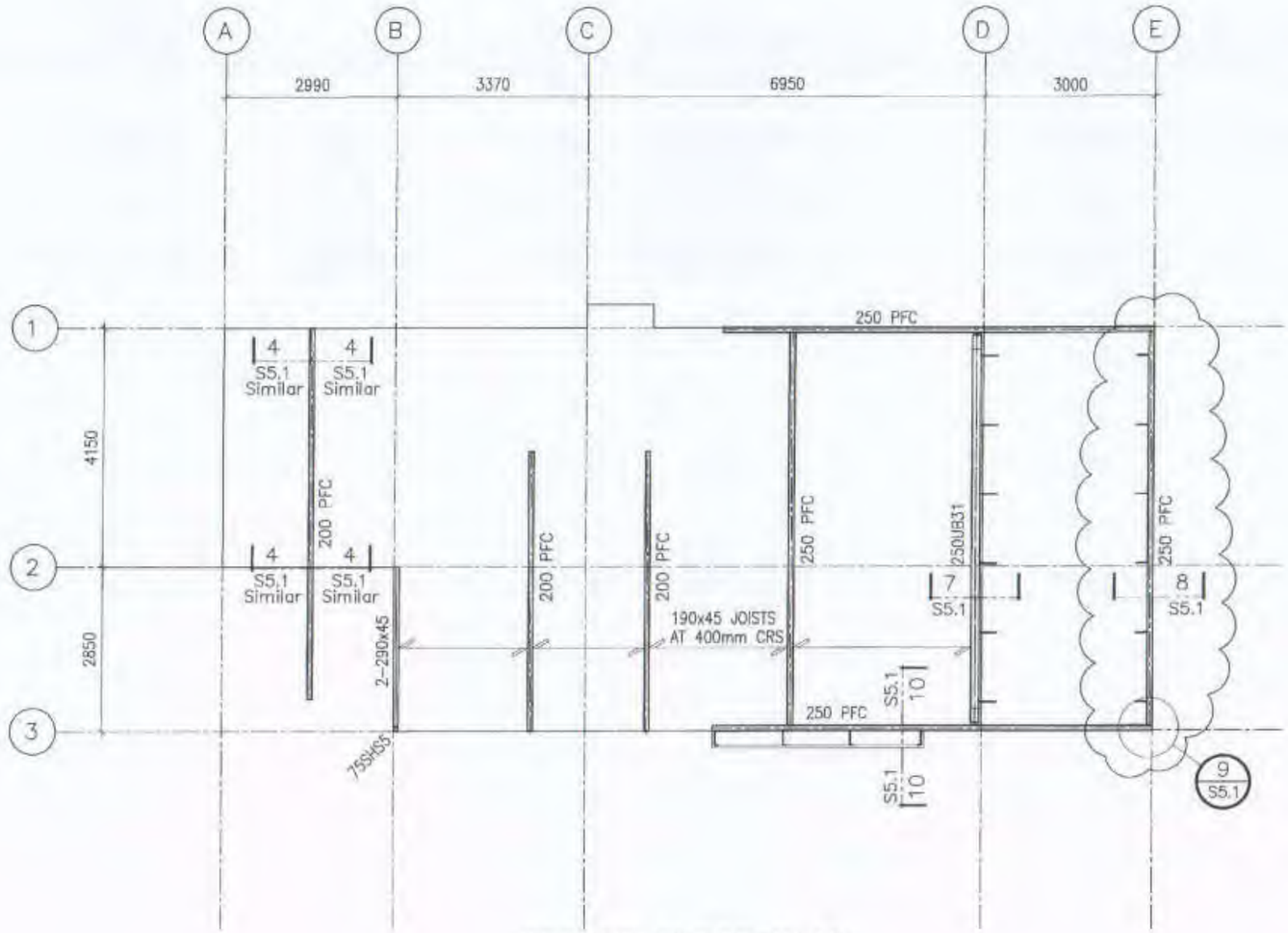

SECOND FLOOR PLAN
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SECOND FLOOR PLAN
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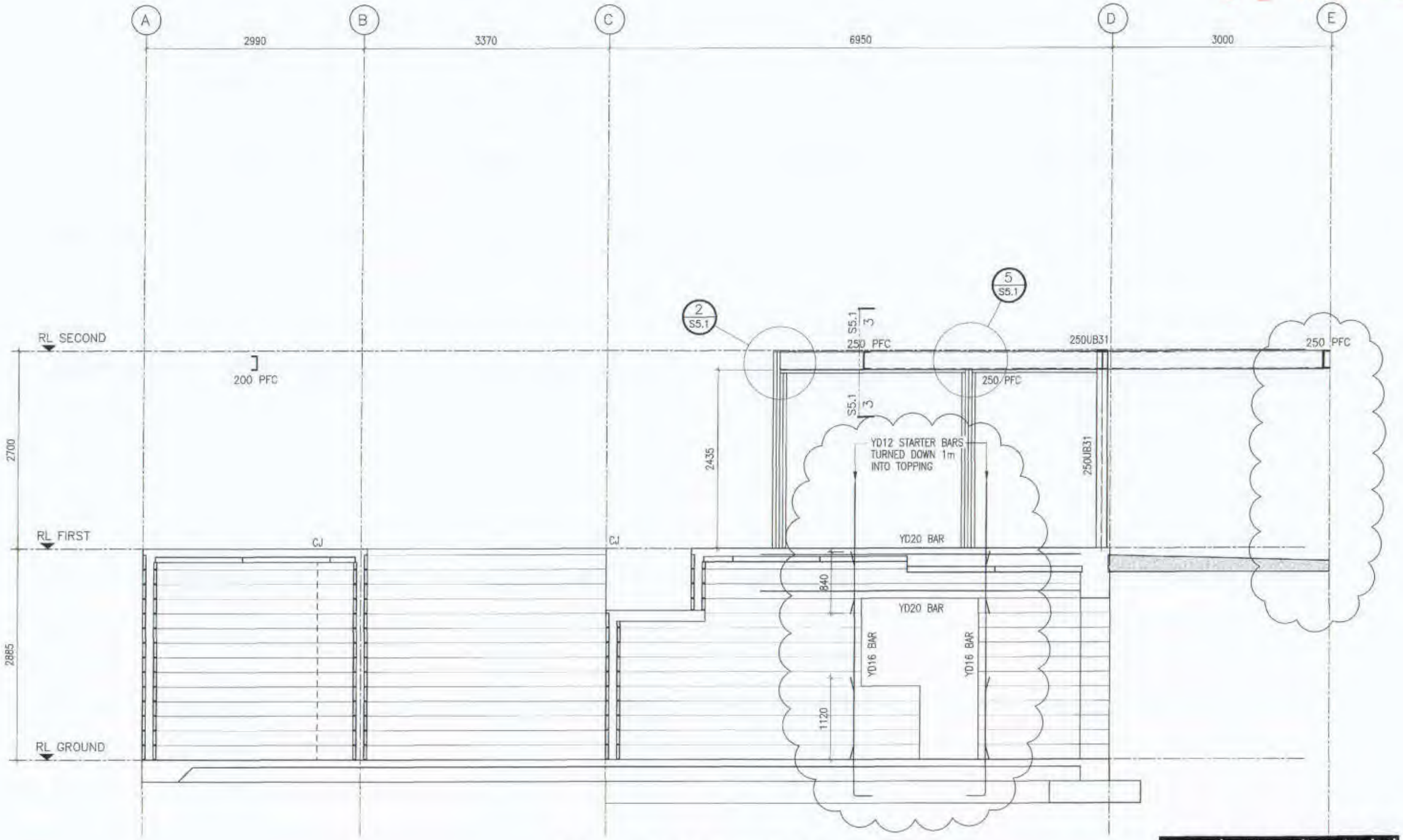

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FRAME ELEVATIONS
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DATE	7/9/15 ▪
SHEET	S2.1 ▪
REV	C ▪

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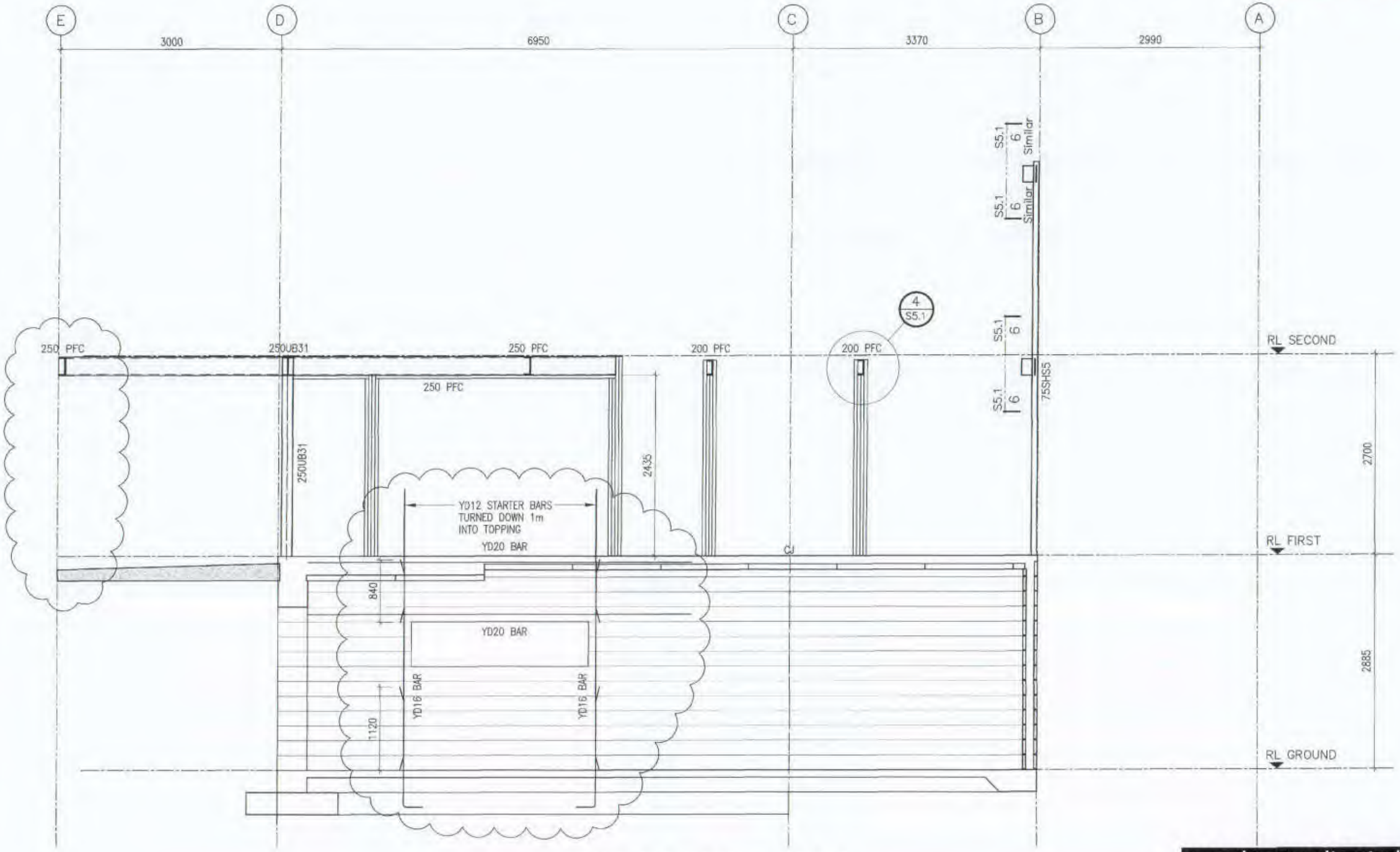

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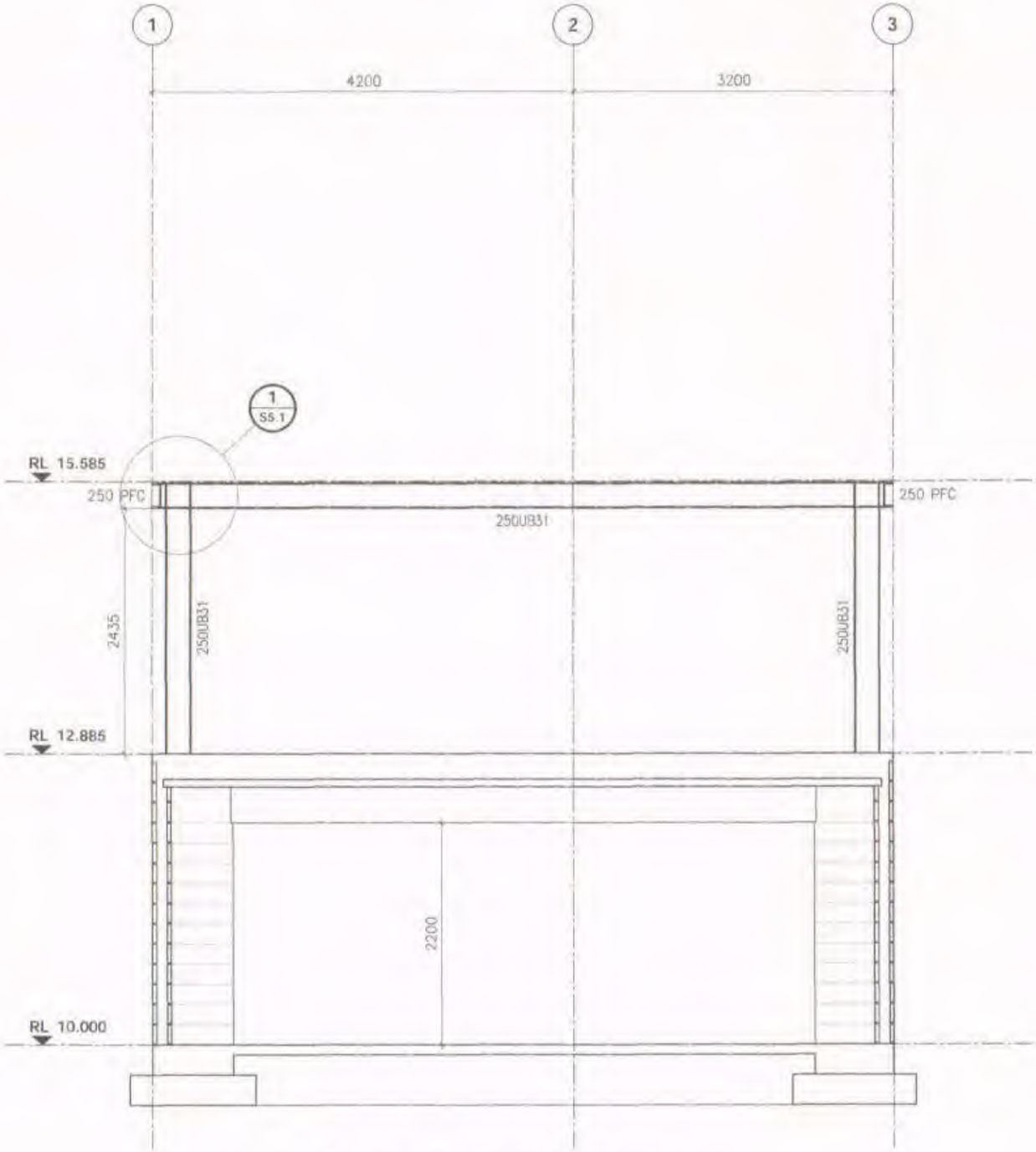

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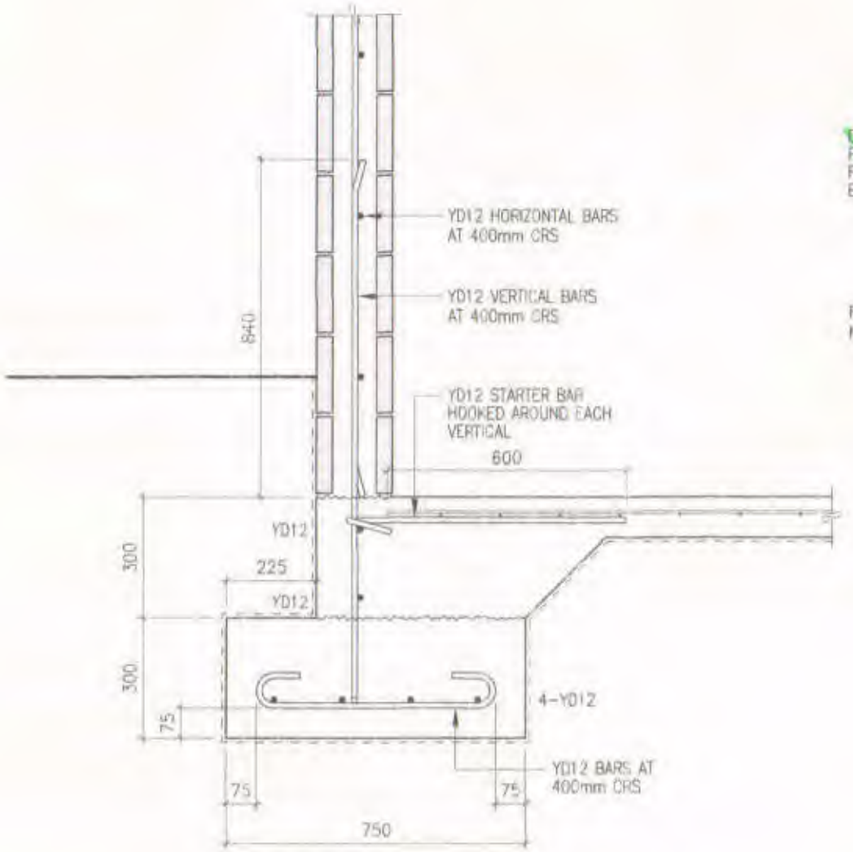

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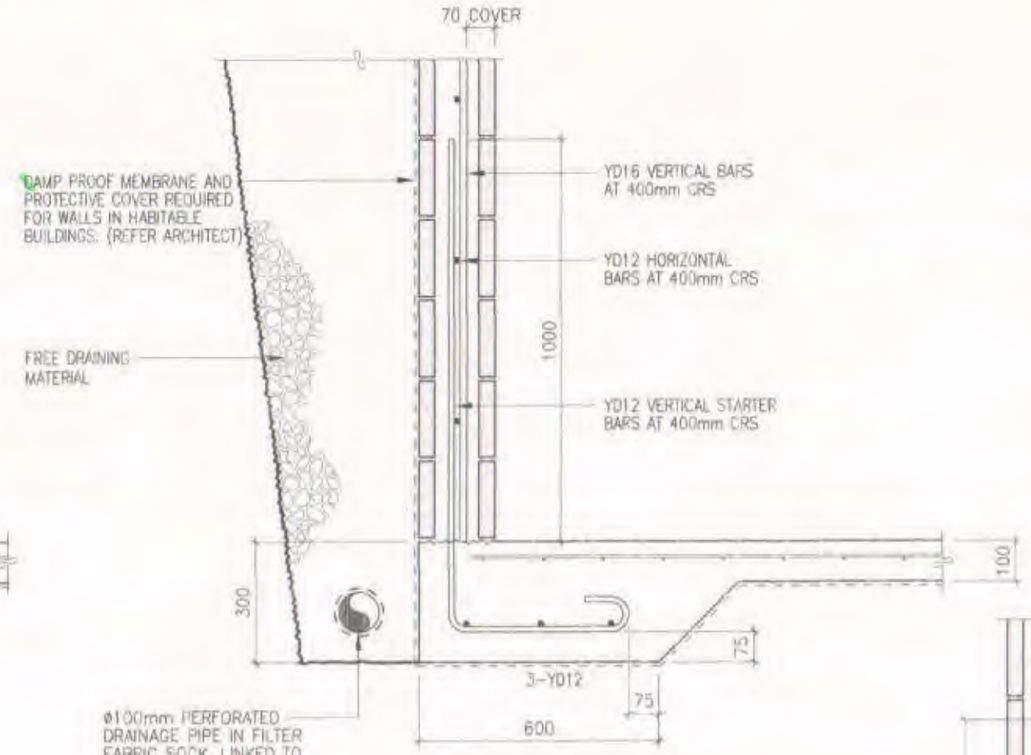

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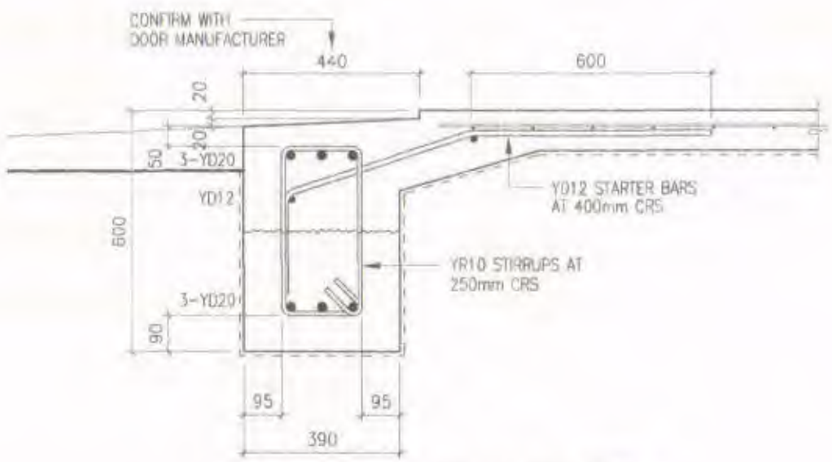

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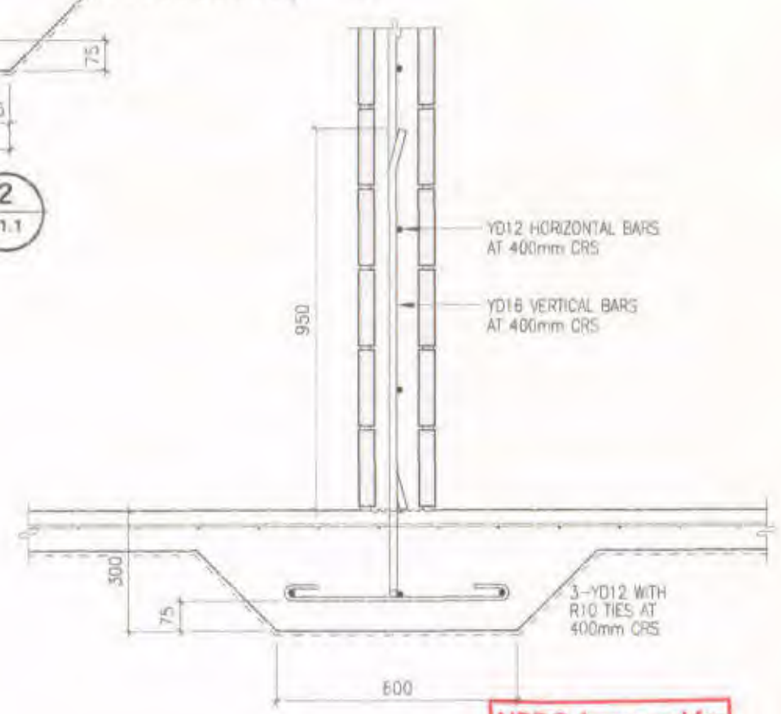

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CONSTRUCTION DETAILS
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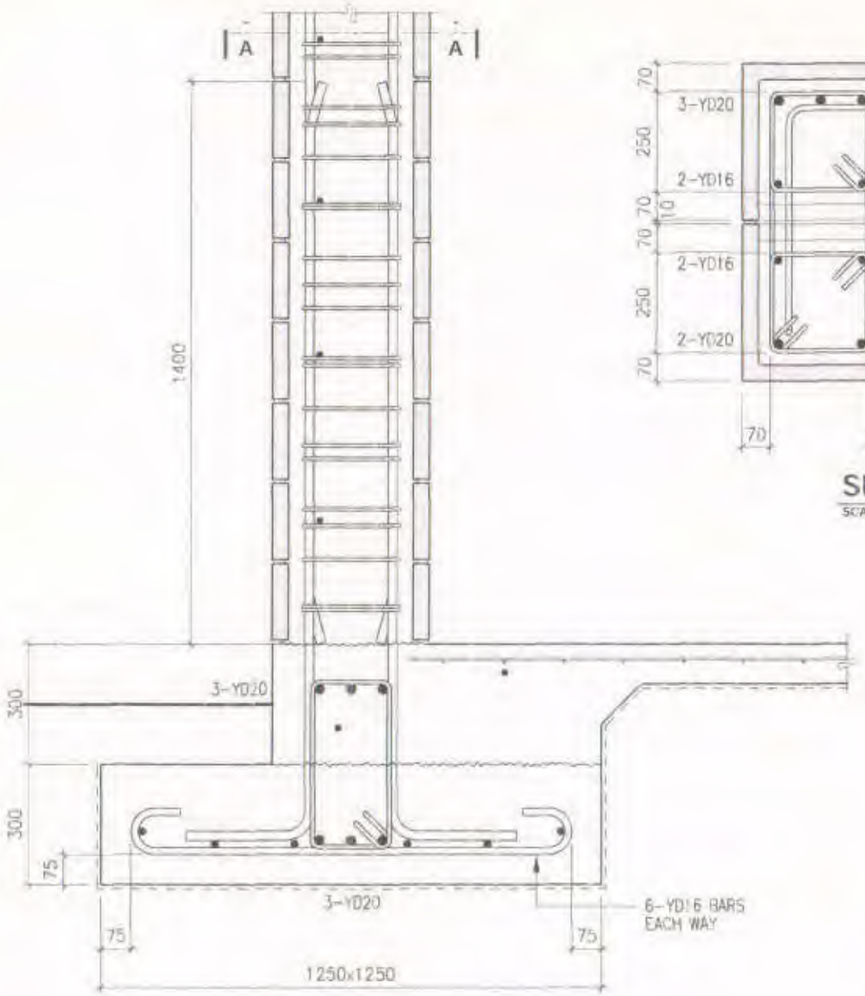

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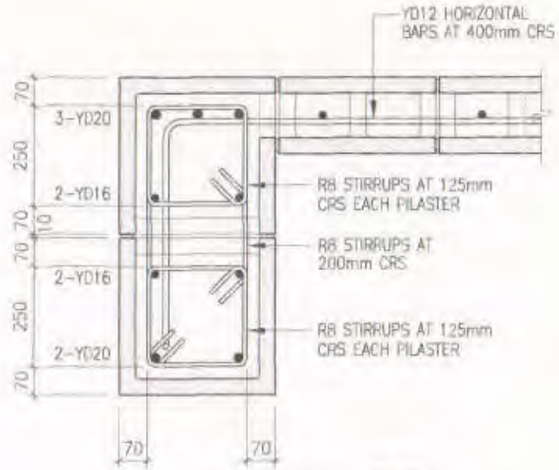

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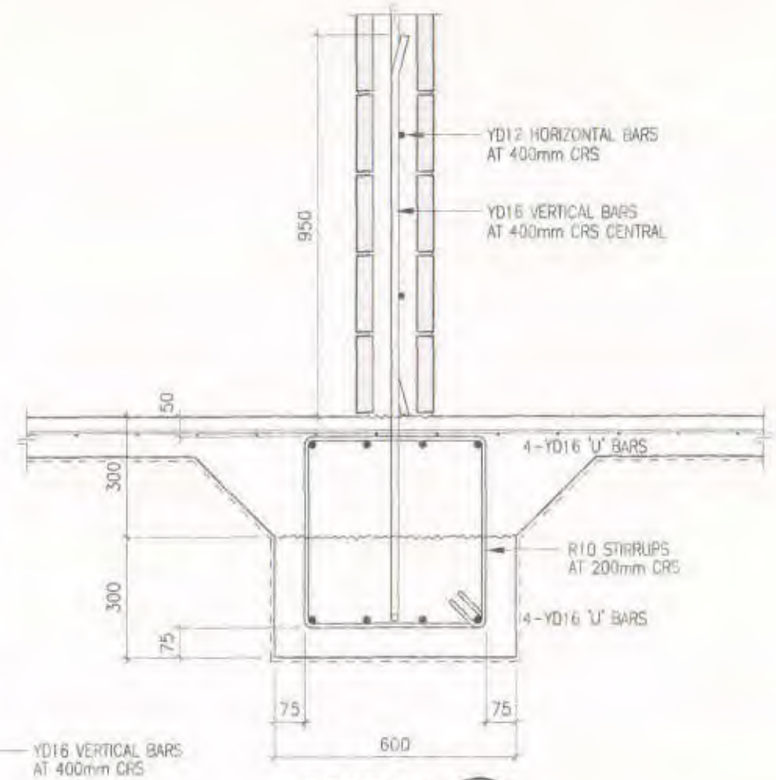

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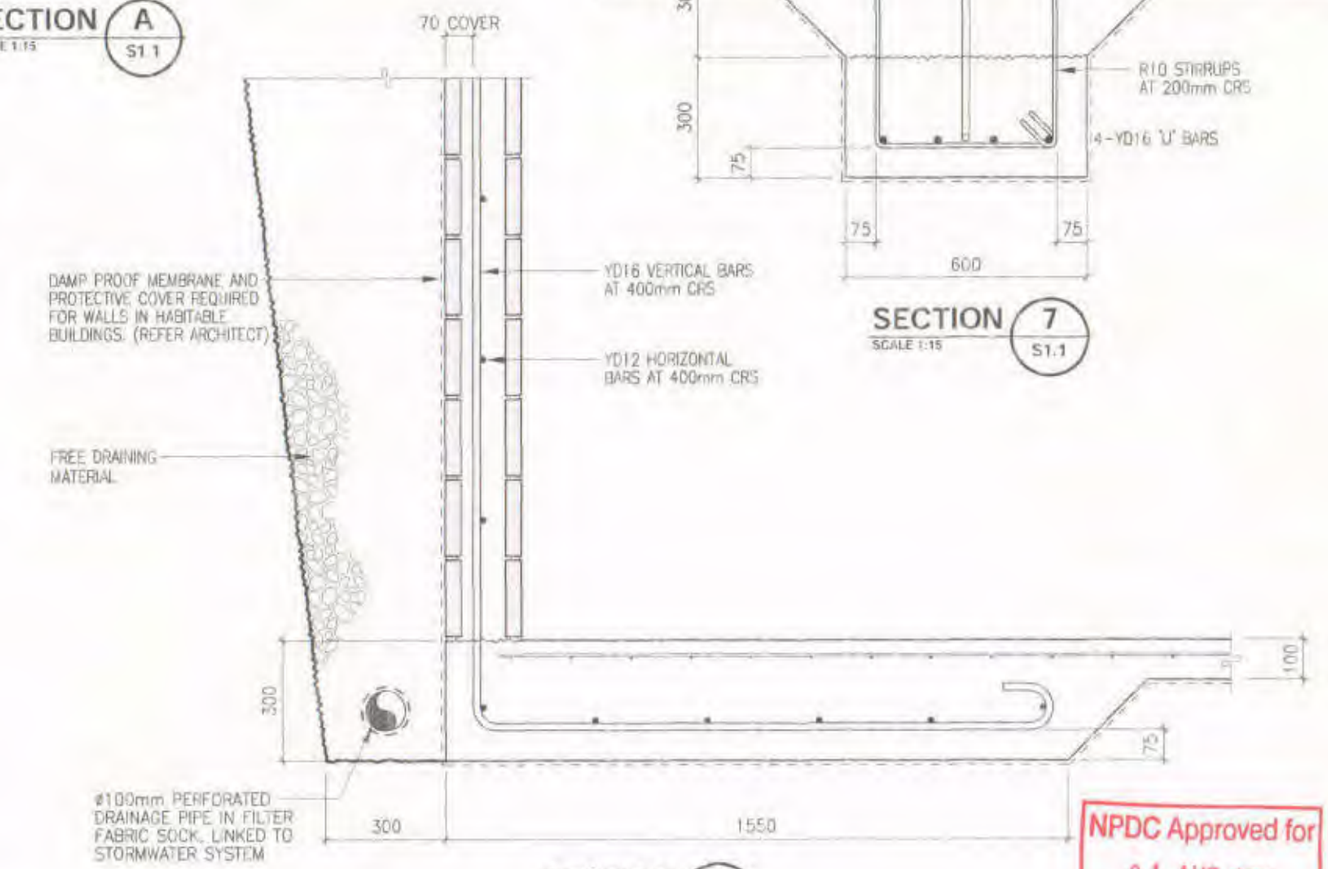

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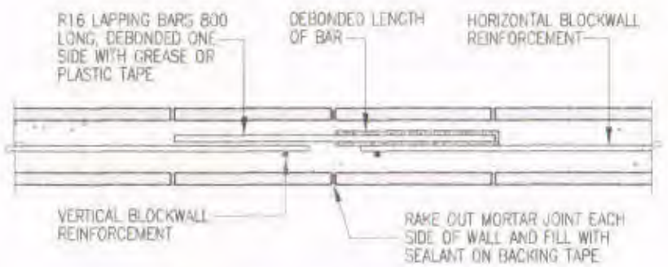

CONTROL JOINT DETAIL

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CONSTRUCTION DETAILS
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DATE	14/8/13 ▪
SHEET	S3.2 ▪
REV	A ▪

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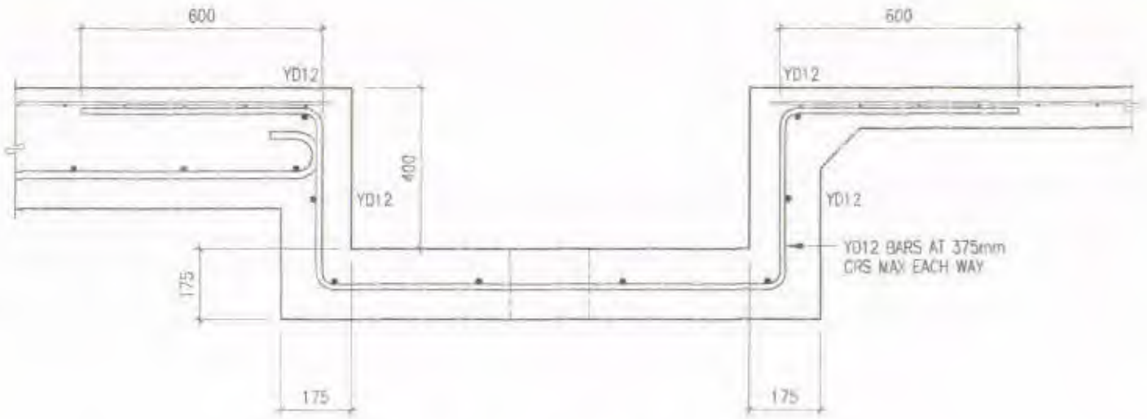

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CONSTRUCTION DETAILS
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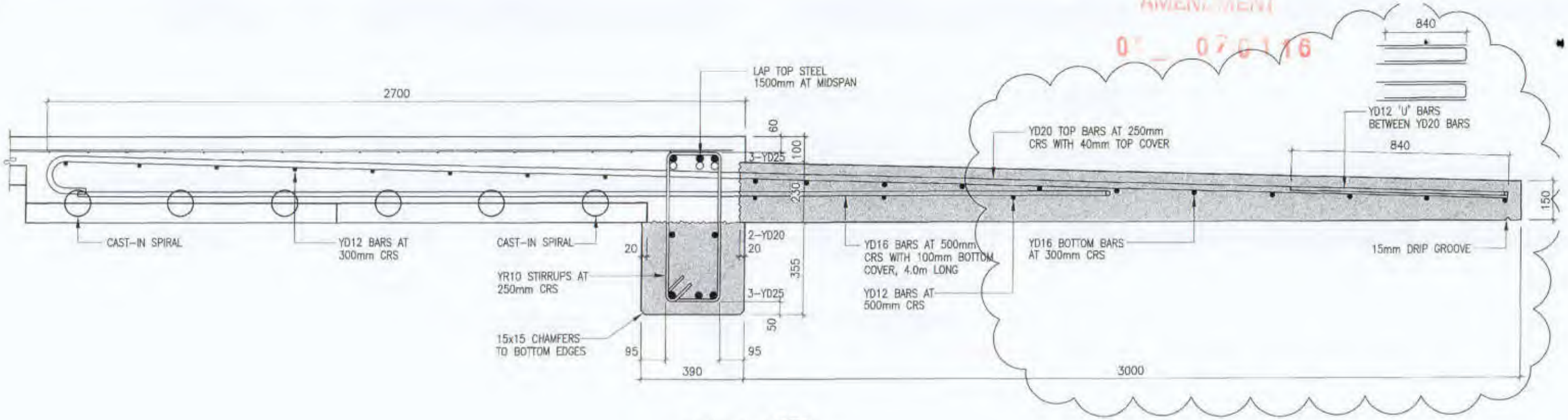

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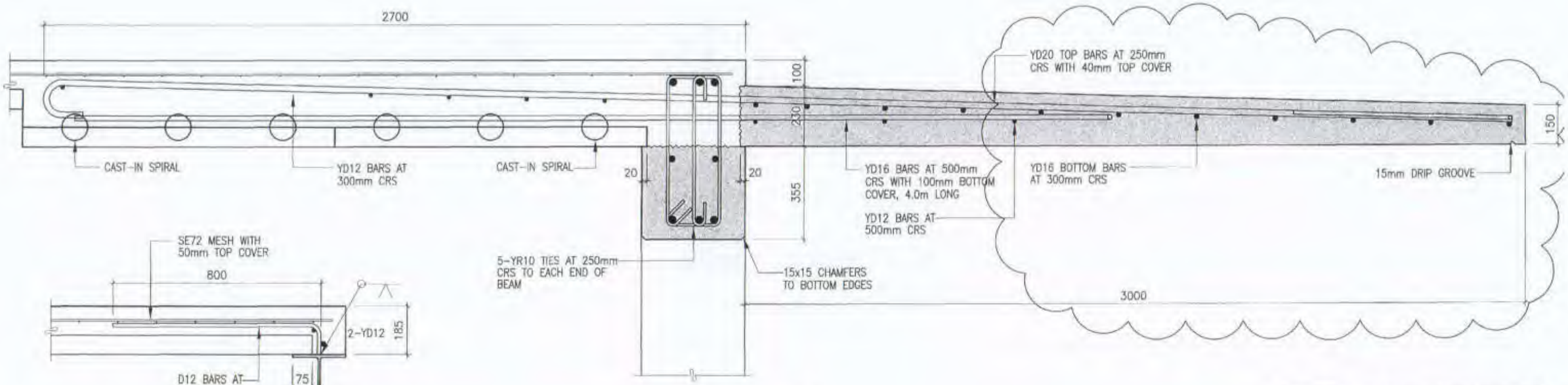

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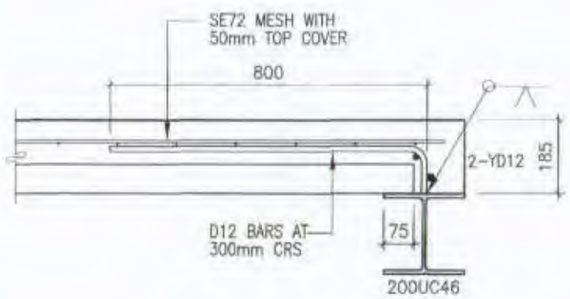

SECTION 3 / S1.2
SCALE 1:15

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CONSTRUCTION DETAILS
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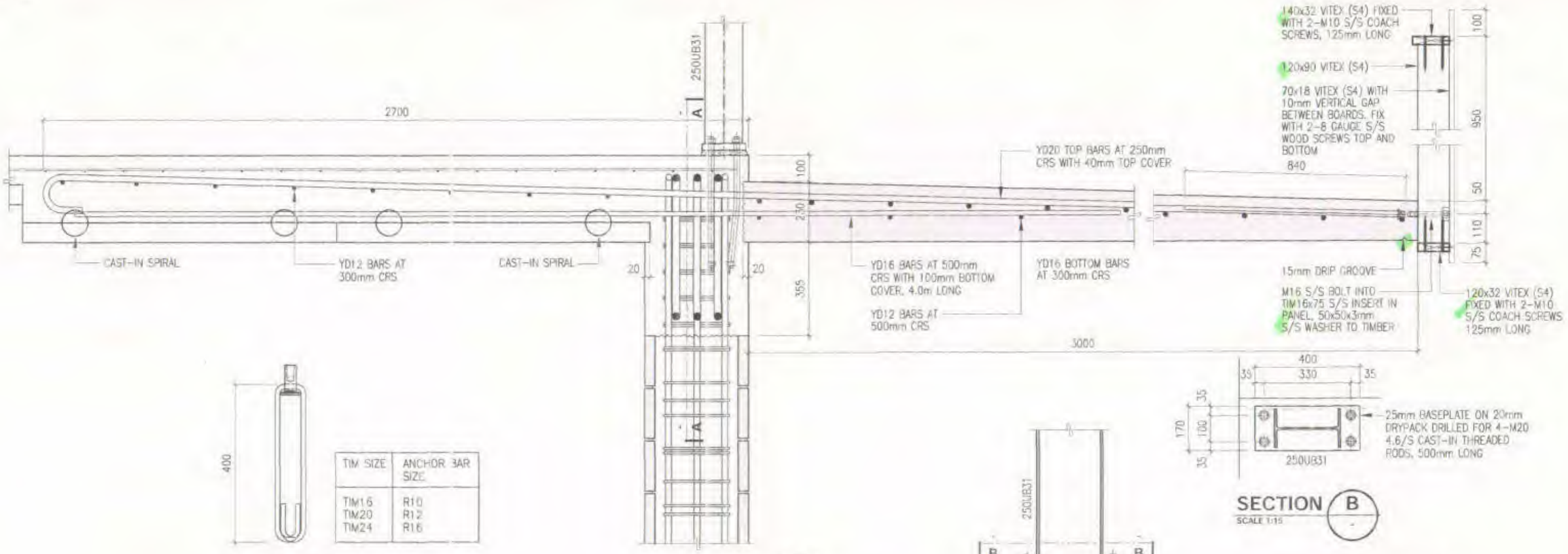
JOB	2791 ■
SCALE	1:15 ■
DATE	7/9/15 ■
SHEET	S4.1 ■
REV	C ■

Document Set ID: 7847180
Version: 1, Version Date: 11/10/2018



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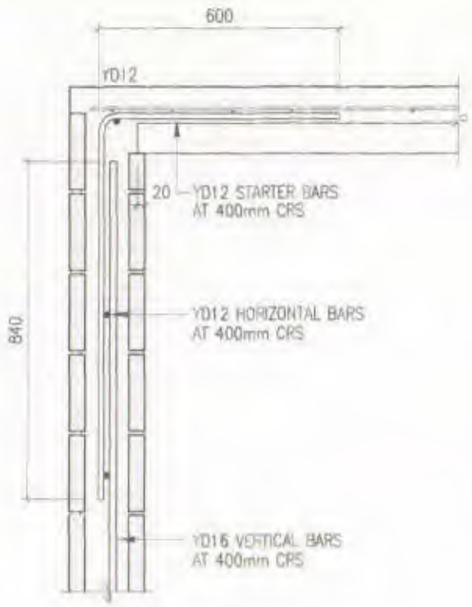
JOB	2791 ▪
SCALE	1:15 ▪
DATE	14/6/13 ▪
SHEET	S4.2 ▪
REV	A ▪

Document Set ID: 7847180
Version: 1, Version Date: 11/10/2018



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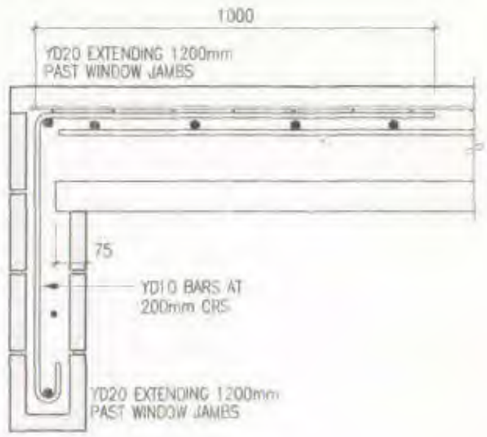
S1.2



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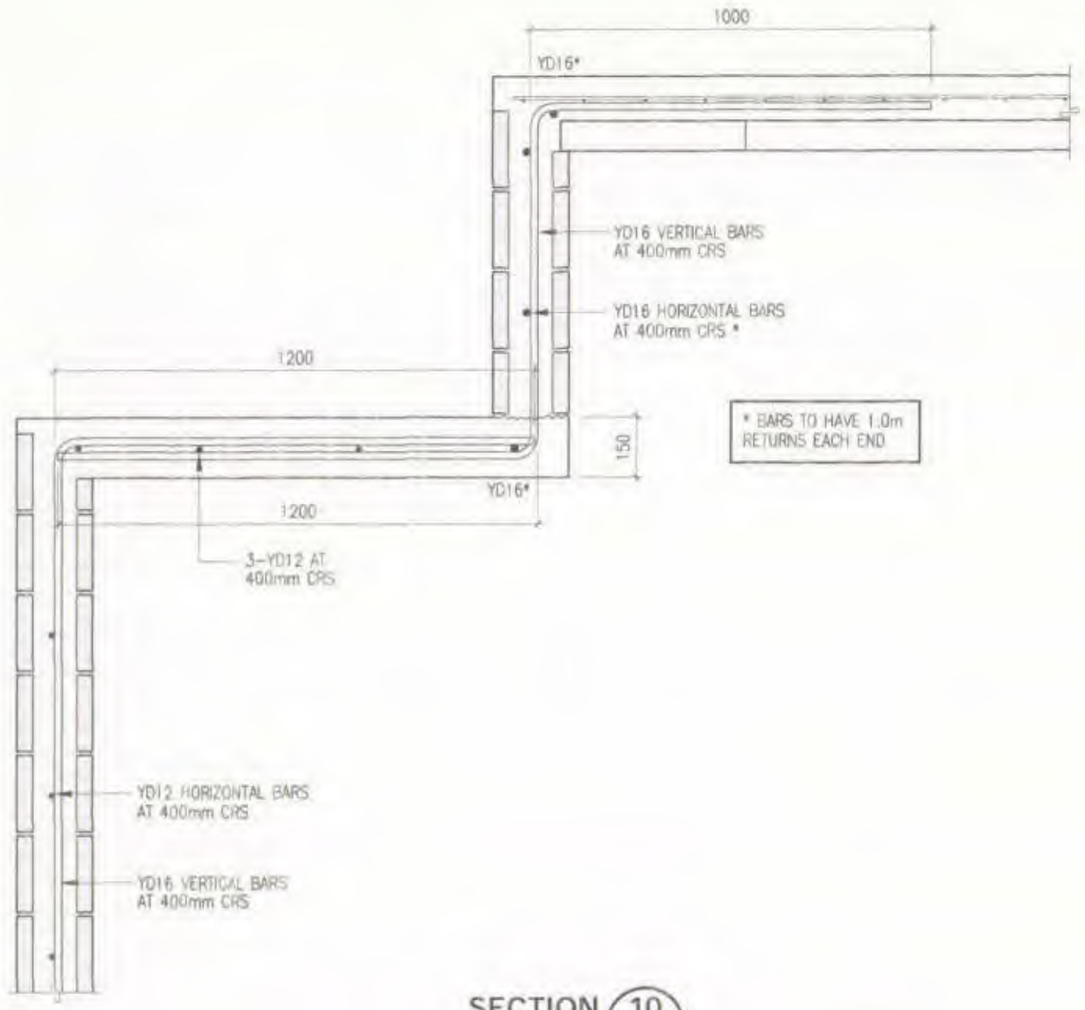
S1.2



* BARS TO HAVE 1.0m
RETURNS EACH END

SECTION 10
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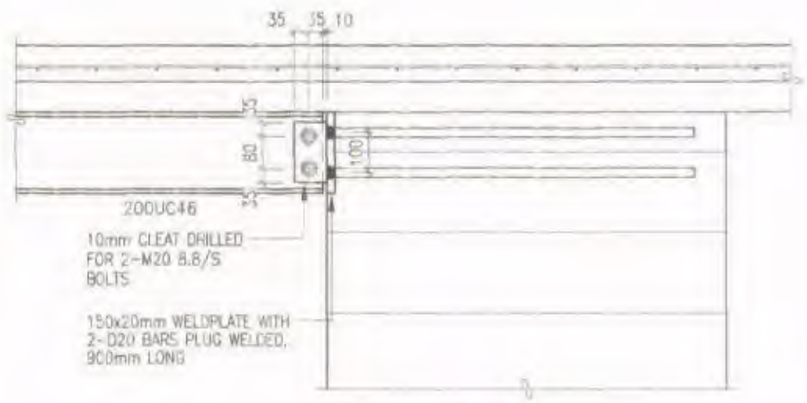
S1.2



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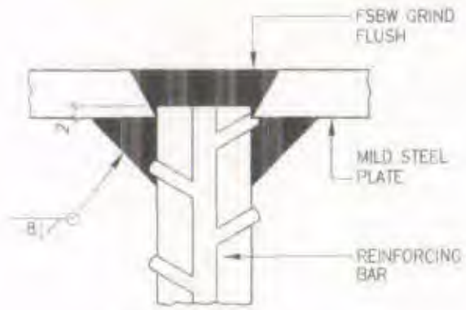
S1.2



PLUG WELD
DETAIL

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JOB	2791 ■
SCALE	1:15 ■
DATE	14/8/13 ■
SHEET	S4.3 ■
REV	A ■

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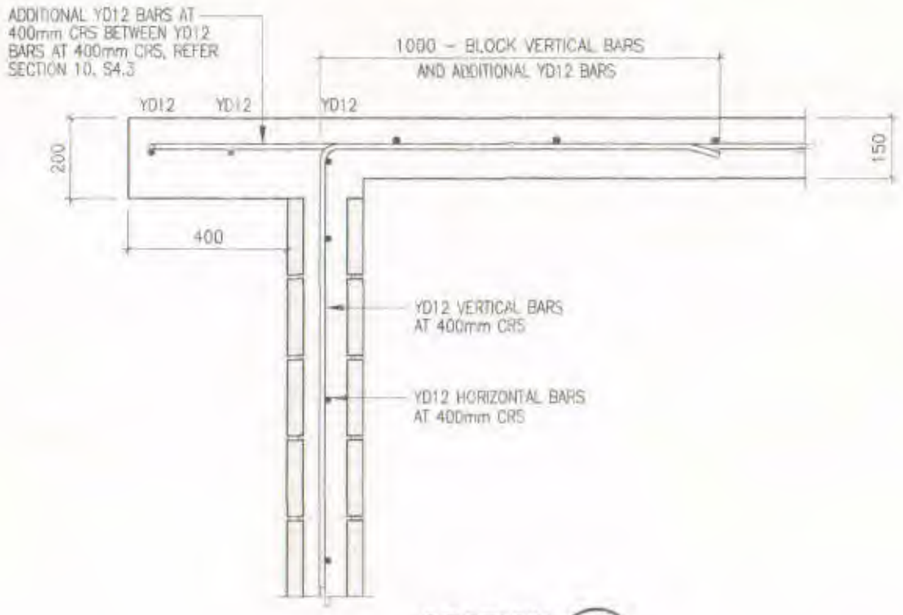
Version: 1, Version Date: 11/10/2018



SECTION 11
SCALE 1:15 — S1.2

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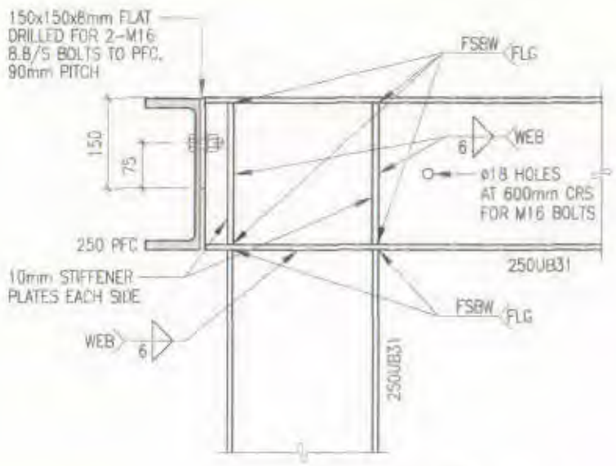
SCALE	1:15 ▪
DATE	14/8/13 ▪
SHEET	S4.4 ▪
REV	A ▪

Document Set ID: 7847180
Version: 1, Version Date: 11/10/2018



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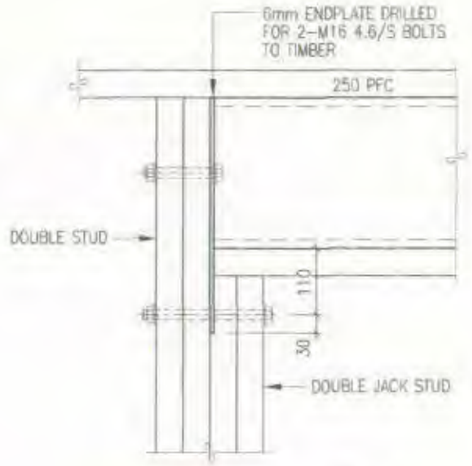

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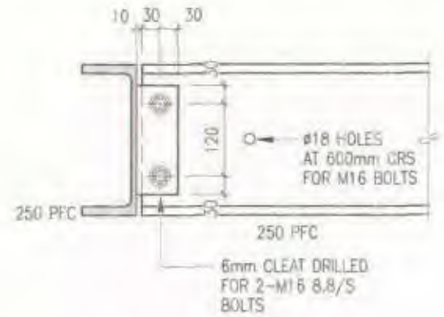

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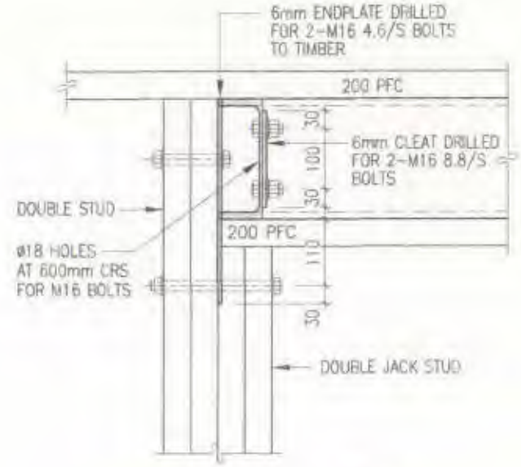

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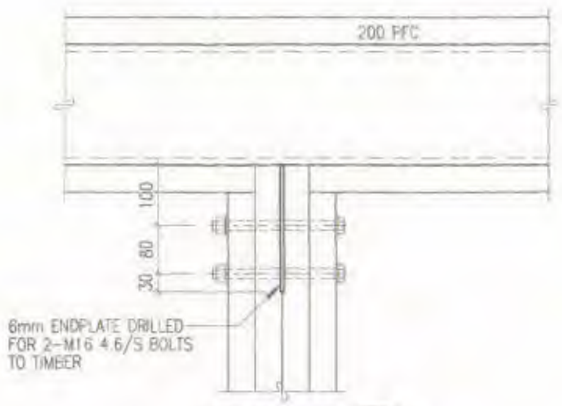

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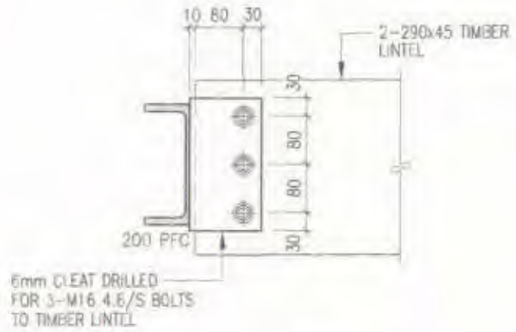

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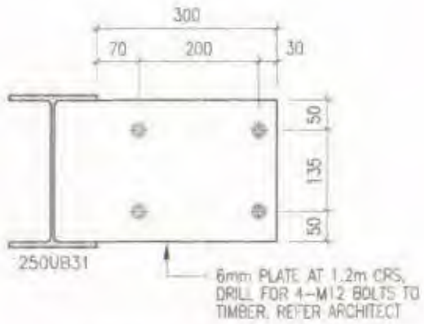

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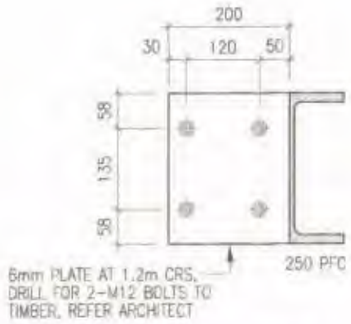

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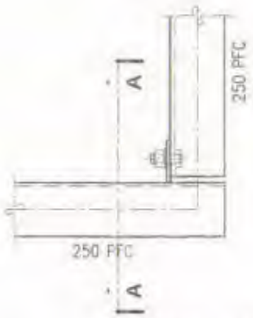

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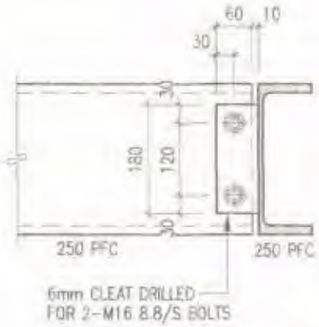

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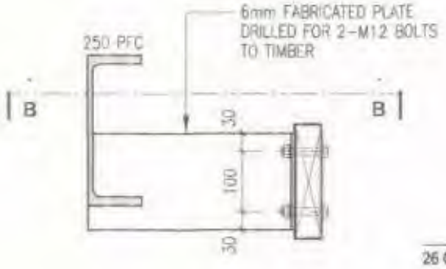

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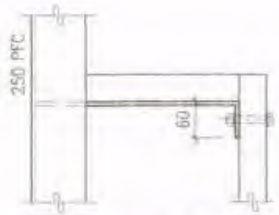

SECTION B
SCALE 1:10

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STRUCTURAL DETAILS
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JOB	2791 ■
SCALE	1:10 ■
DATE	14/8/13 ■
SHEET	S5.1 ■
REV	A ■

Document Set ID: 7847180
Version: 1, Version Date: 11/10/2018

THESE PLANS HAVE BEEN

SUPERSEDED

REPLACEMENT PLANS WILL BE IN THE APPROVED OFFICE COPY.

BC: 115865 ADDRESS: 246 Dean St West

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

1. AMENDMENT 01 _ 070116

2.

3.

4.

5.

6.

7.

8.

9.

10.

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

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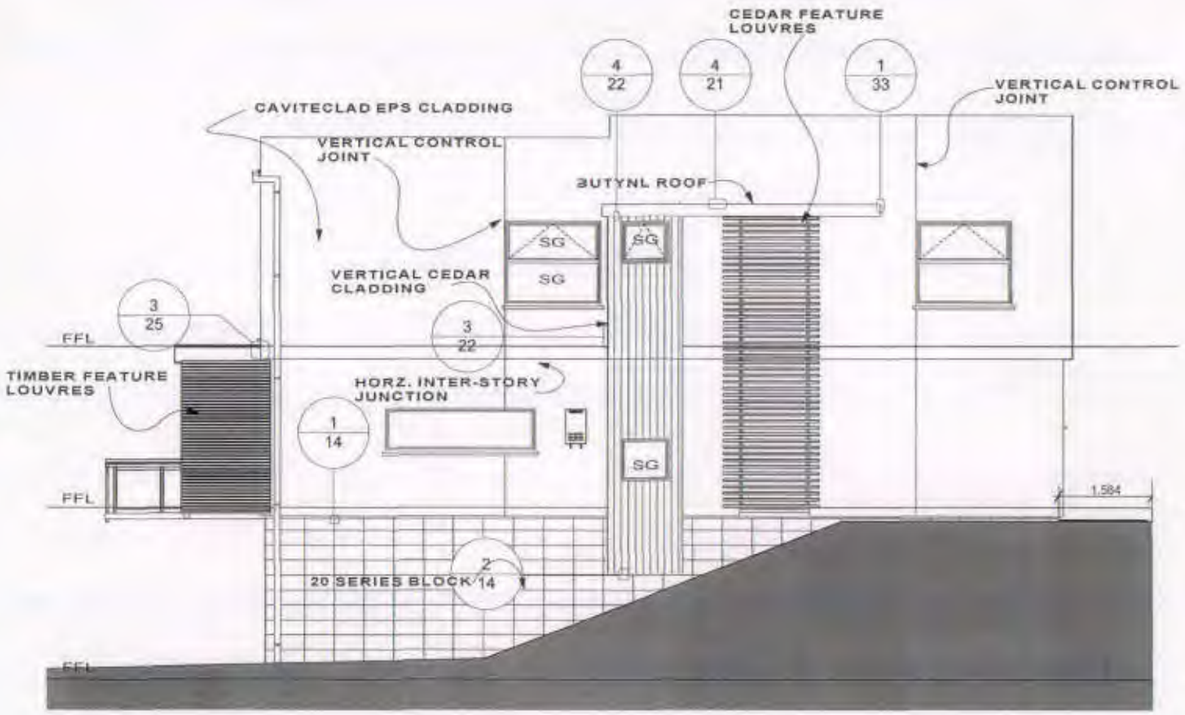
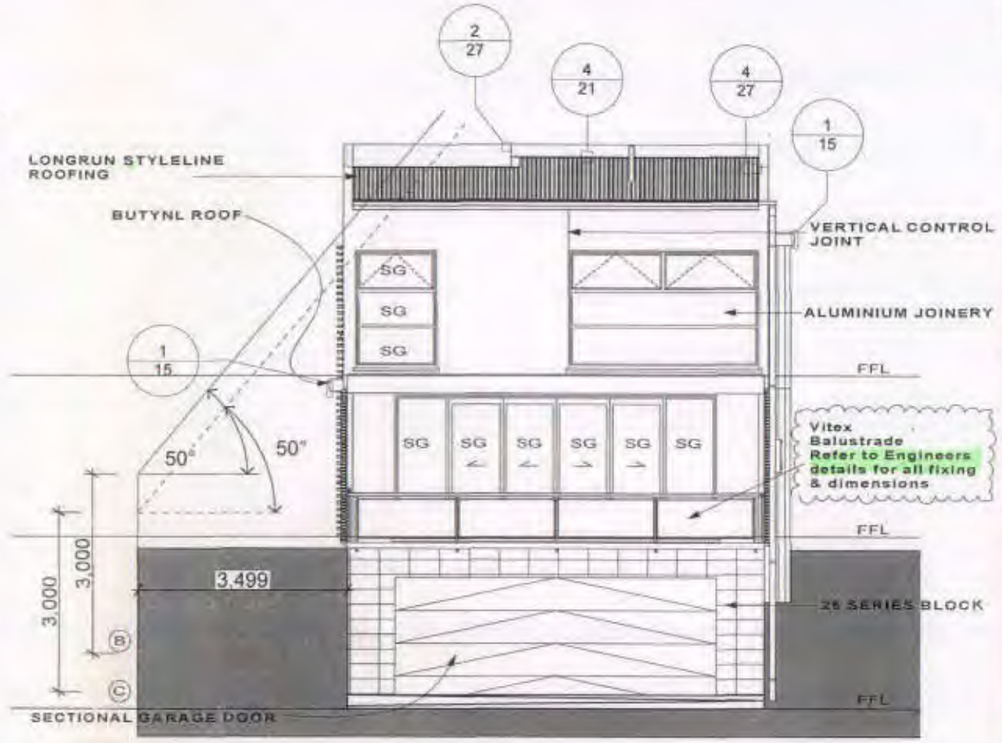
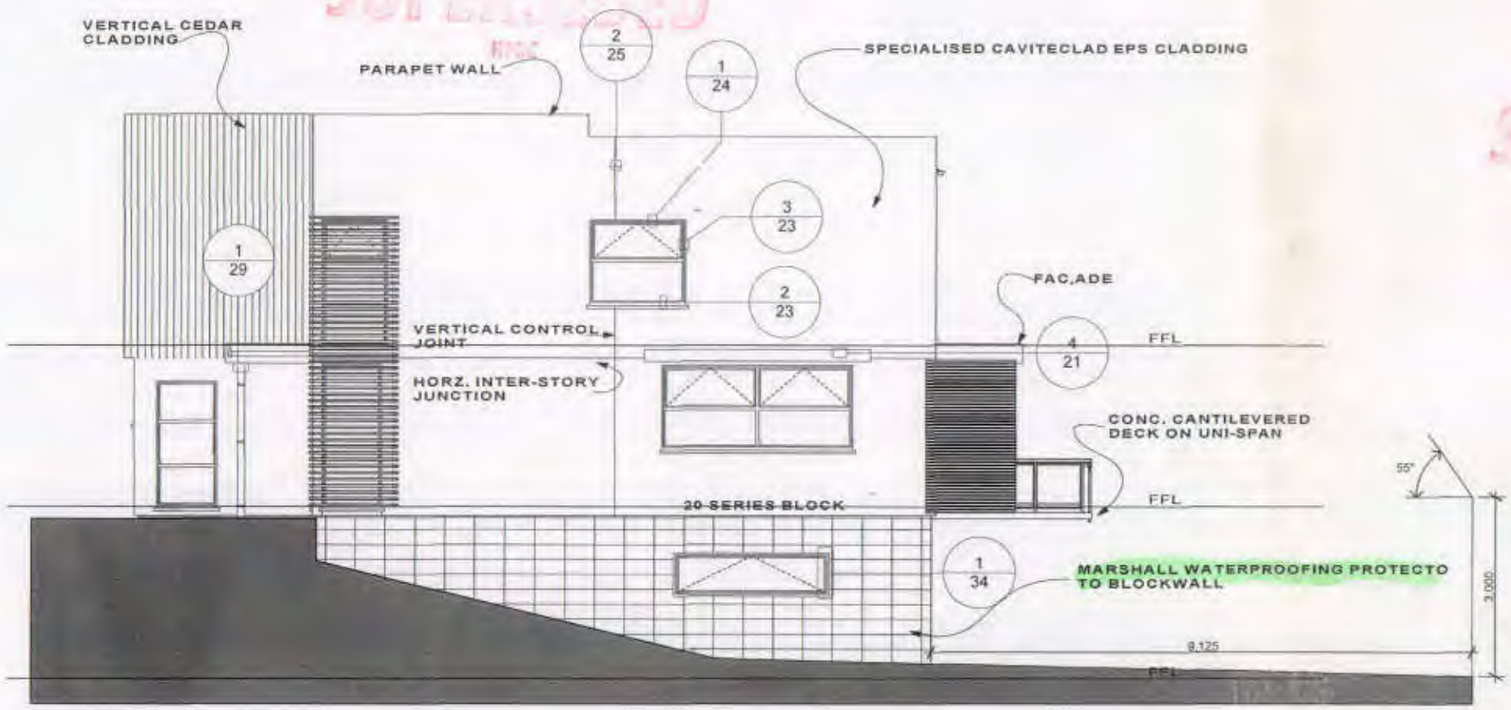


West Elevation



North Elevation



East Elevation

SUPERSEDED

SEE AMENDMENT
Dated: 7-1-16 (7-15-1-16)

SUPERSEDED

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Very high risk	4
Roof/wall intersection design	Low	0
Eaves width	Low	0
Envelope complexity	Very high risk	6
Deck design	Very high risk	6
Total Risk Score:		16

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COLLINS/FALOON

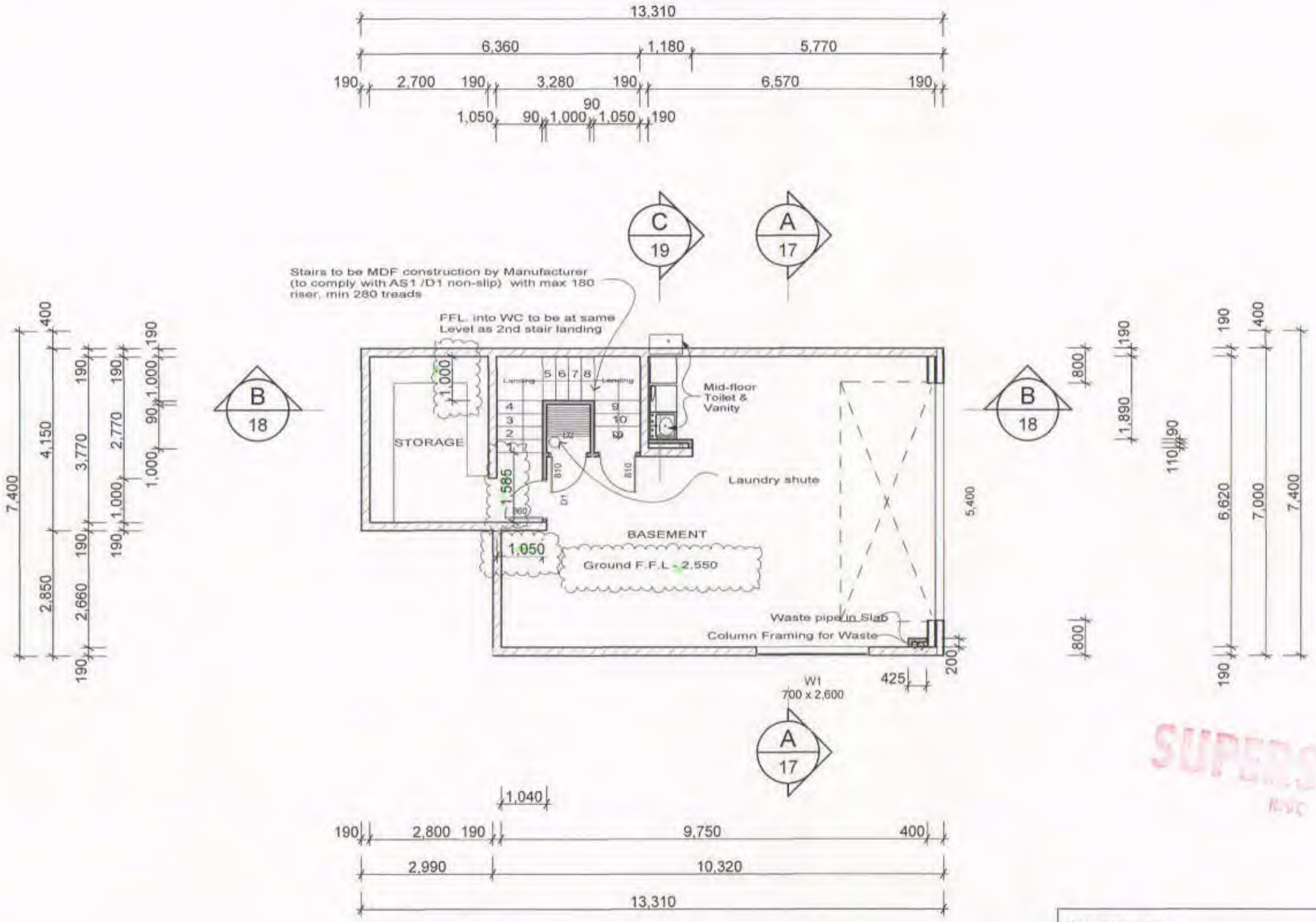
Devon Street West,
New Plymouth.

SHEET TITLE: ELEVATIONS

REVISION #: C1
DRAWN #: MK
SCALE#: 1:100
ISSUED: 14/08/2014
PROJECT #: 12-123

SHEET 02

All Dimensions and Levels are to be checked by contractor before commencement of work.Contractor to report any discrepancy.



Zone Categories	Areas
01 - Upper Floor level Total:	86.59
02 - Lower Floor Level Total:	85.12
03 - Basement level Total:	84.65
04 - Deck Total:	18.76
Grand Total:	275.1

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SHEET TITLE: GROUND FLOOR PLAN
REVISION #: C1
DRAWN #: MK
SCALE#: 1:100
ISSUED: 7/08/2014
PROJECT #: 12-123
SHEET 04

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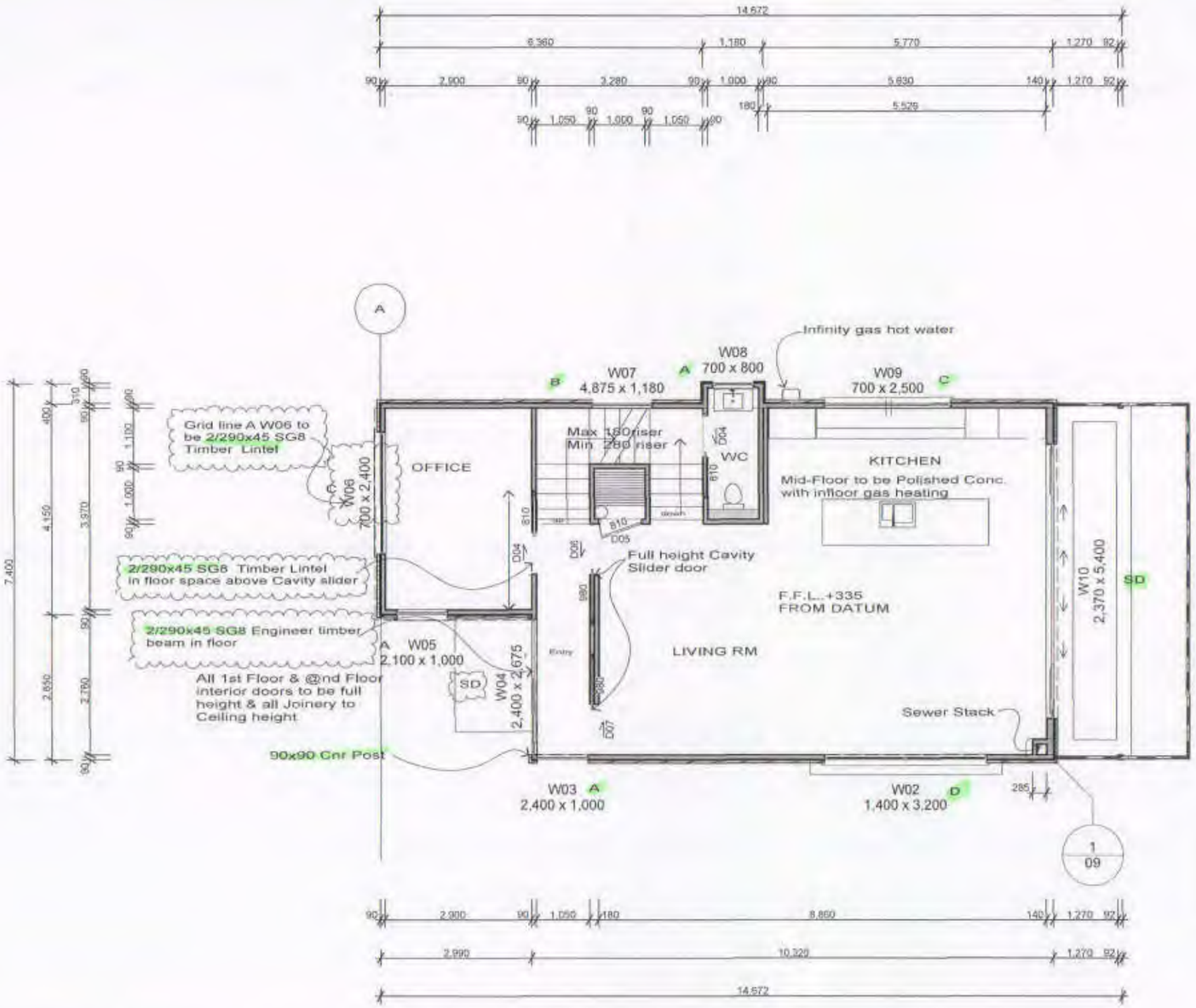

LINTEL	SIZE	GRADE
A	2/140x45	SG8
B	2/240x45	SG8
C	2/290x45	SG8
D	300x90	Hy90
SD	Specific Design	

Table 8.11 – Lintel supporting roof, wall and floor for all wind zones – SG 8 for up to 2 kPa floor loads
(see figure 8.9)

	Loaded dimension* of lintel (m)	Maximum span for lintel sizes listed below (m) width x thickness (mm)							
		140 x 70	140 x 90	190 x 70	190 x 90	240 x 70	240 x 90	290 x 70	290 x 90
W06	2	1.0	1.2	1.3	1.6	1.7	2.1	2.1	2.5
Light roof Medium wall	3	0.9	1.1	1.3	1.6	1.6	2.0	2.0	2.4
	4	0.8	1.0	1.1	1.4	1.5	1.8	1.8	2.1
	6	0.8	0.9	1.1	1.3	1.3	1.6	1.6	2.0

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SHEET TITLE: FIRST FLOOR PLAN
REVISION #: C1
DRAWN #: MK
SCALE#: 1:100, 1:1
ISSUED: 14/08/2014
PROJECT #: 12-123
SHEET 05

All Dimensions and Levels are to be checked by contractor before commencement of work.Contractor to report any discrepancy.

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Version: 1, Version Date: 11/10/2018

LINTEL	SIZE	GRADE
A	2/140x45	SG8
B	2/240x45	SG8
C	300x90	Hy90

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SHEET TITLE: SECOND FLOOR PLAN
REVISION #: C1
DRAWN #: MK
SCALE#: 1:100
ISSUED: 7/08/2014
PROJECT #: 12-123

SHEET 06

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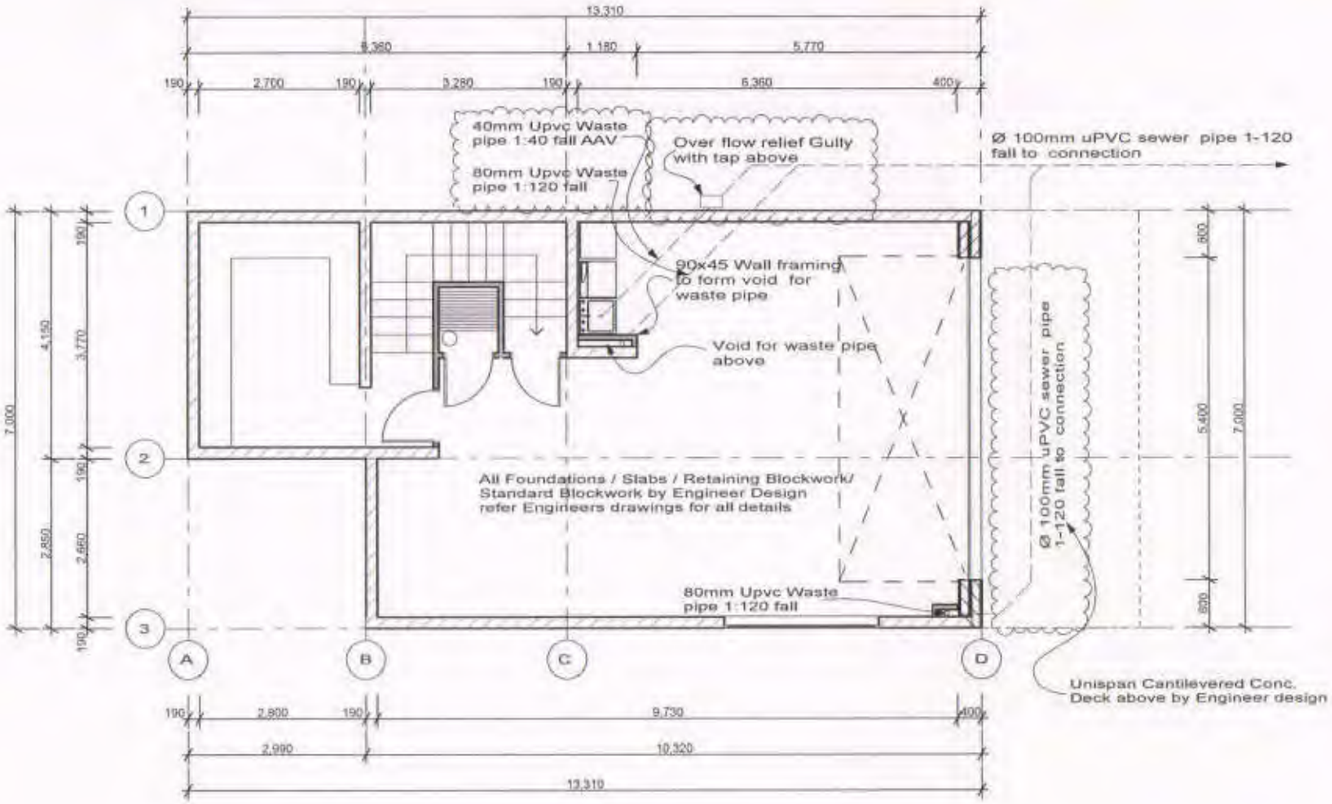
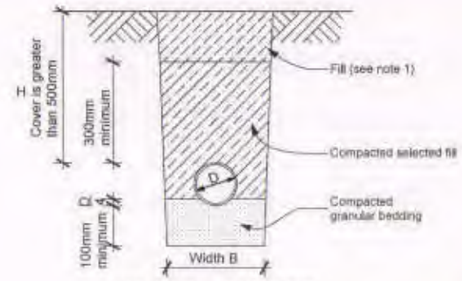
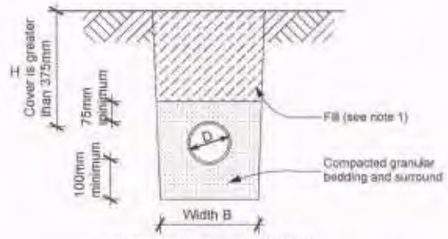
1 BASEMENT FOUNDATION PLAN
1:100



2 BACKFILL DETAIL
1:10

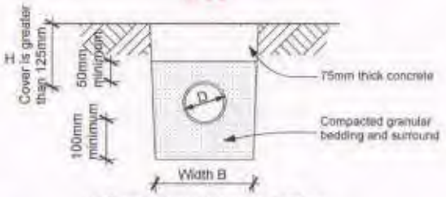


(a) Bedding type 'B' of NZS 7643
Cover greater than 375mm



(b) Bedding type 'D' of NZS 7643
Cover greater than 375mm

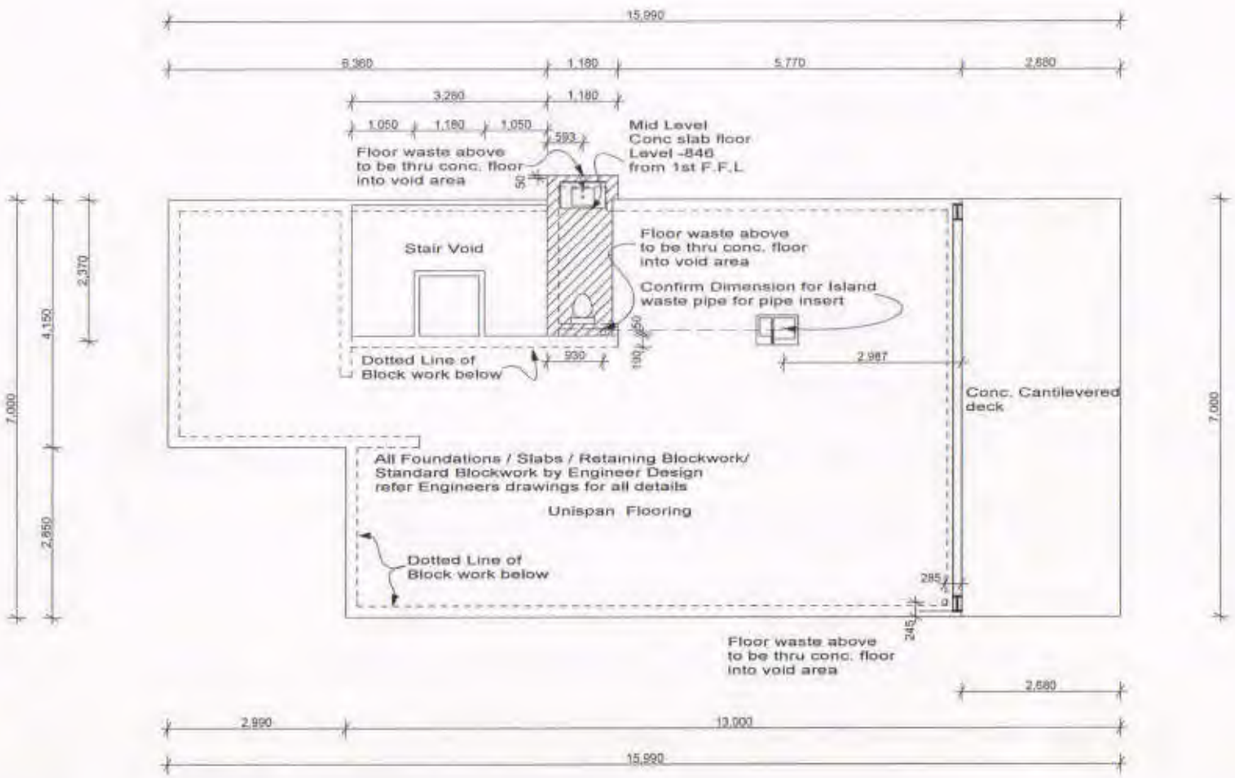
SUPERSEDED



(c) Cover between 125mm and 375mm

NOTE:
1. Fill shall be:
-Ordinary fill where drains are located below gardens and open country.
-Compacted selected fill where the drains are located below residential driveways and similar areas subject to light traffic.

4 FIRST FLOOR FOUNDATION
1:100



3 PIPE PENETRATION
1:10

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SHEET TITLE:	FOUNDATION PLAN
REVISION #:	C1
DRAWN #:	MK
SCALE#:	1:100, 1:10
ISSUED:	7/08/2014
PROJECT #:	12-123
SHEET	07

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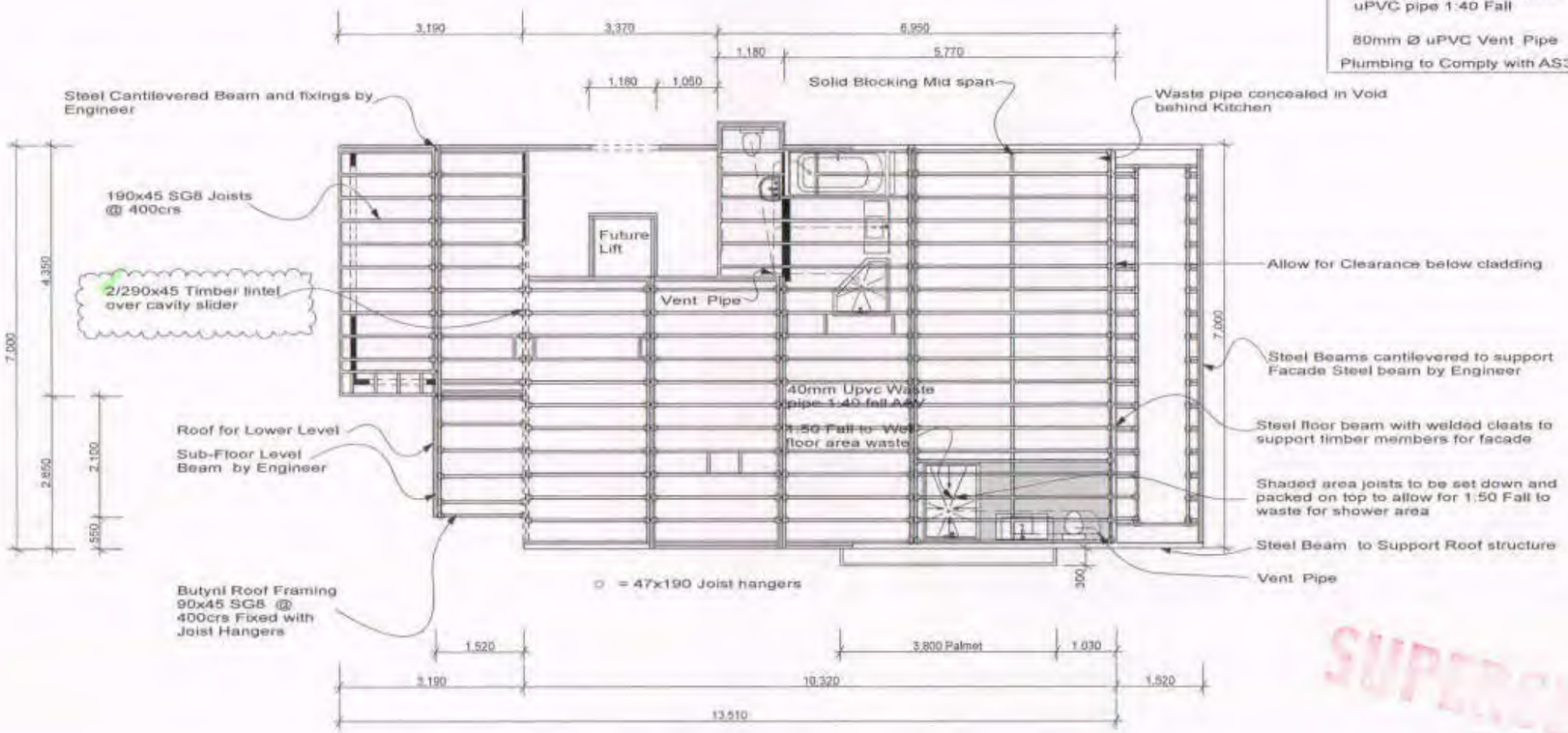
Vanity Wastes 40mm Upvc pipe 1:40 Fall with AAV

Toilet waste 80mm Ø uPVC pipe 1:60 fall with back vent

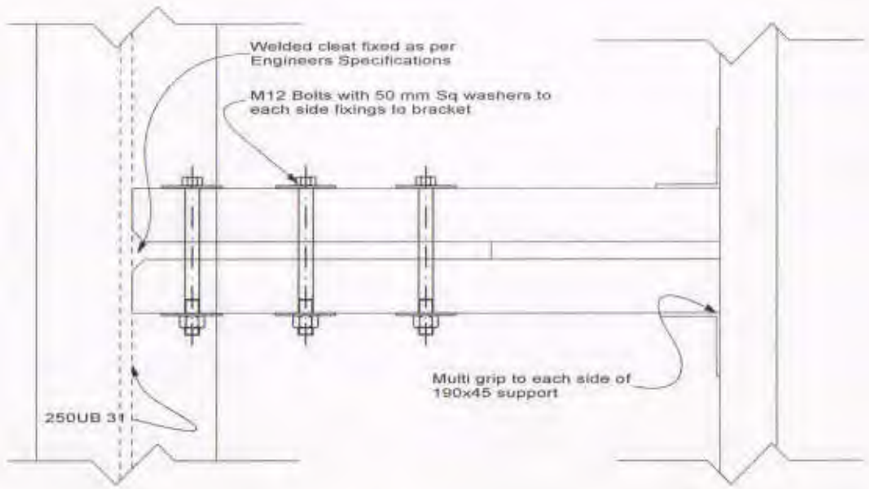
Shower/Bath waste 40mm Ø uPVC pipe 1:40 Fall

80mm Ø uPVC Vent Pipe

Plumbing to Comply with AS3500



1 | SUB-FLOOR FRAMING



2 | FACADE STEEL FIXING DETAIL

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architectural design

COLLINS/FALOON

Devon Street West,
New Plymouth,

SHEET TITLE: FIRST FLOOR FOUNDATION

REVISION #:

DRAWN #: MK

SCALE#: 1:100, 1:5

ISSUED: 14/08/2014

PROJECT #: 12-123

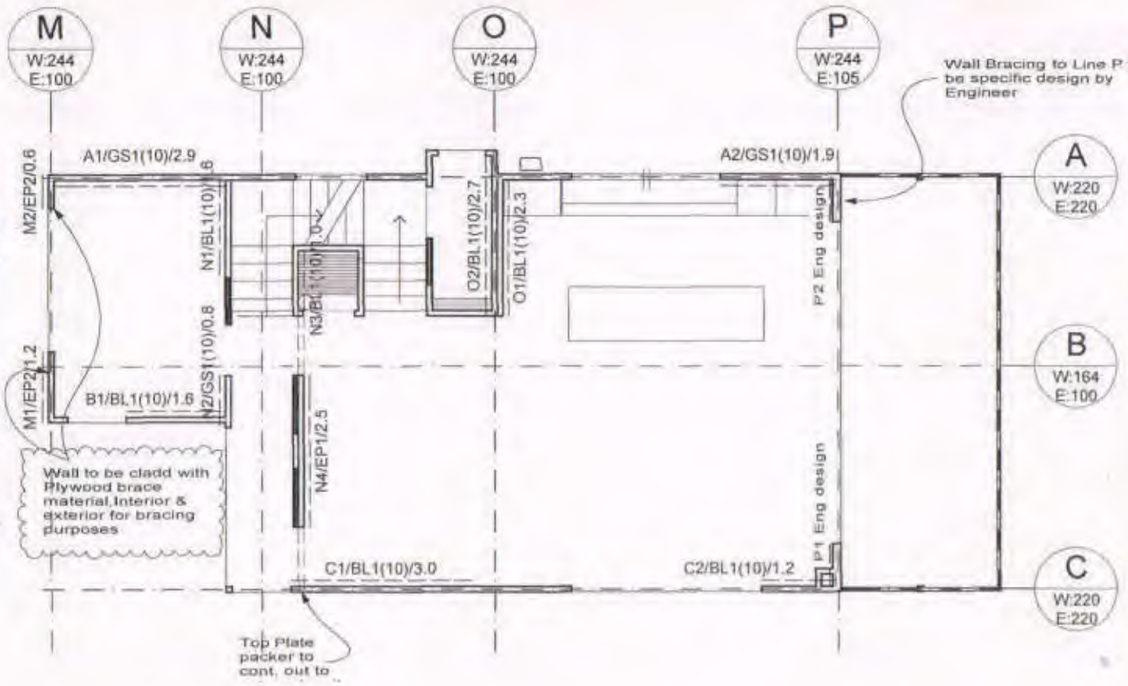
SHEET 08

All Dimensions and Levels are to be checked by contractor before commencement of work.Contractor to report any discrepancy.

NPDC Approved for
21 AUG 2014
Building Consent

Document Set ID: 7847180
Version: 1, Version Date: 11/10/2018

1 1ST FLOOR BRACING
1:100



BRACING CALCULATIONS			
Location of Storey	Lower of Two	Floor Load	2kPa
Lower floor level to apex	10.0 m	Roof Weight	Light
Roof Height Above Eaves	7.0 m	Cladding Weights:	
Roof Pitch	0 - 25 °	- Subfloor	Concrete Floor
Roof Style	Monopitch	- Lower Floor	Light
Building Length (BL)	13.3 m	- Upper Floor	Light
Building Width (BW)	7.4 m	Room in Roof Space	No
Wind Zone	Medium	Soil Class	D - Deep or Soft
W along	133.0 BUs/m	Gross Plan Area (GPA)	85.1 m2
W across	133.0 BUs/m	Earthquake Zone	1
W along x BW	984.2 BUs	EQ	7.5 BUs/m2
W across x BL	1,770.2 BUs	EQ x GPA	638.3 BUs
Calculations based on NZS 3604:2011			

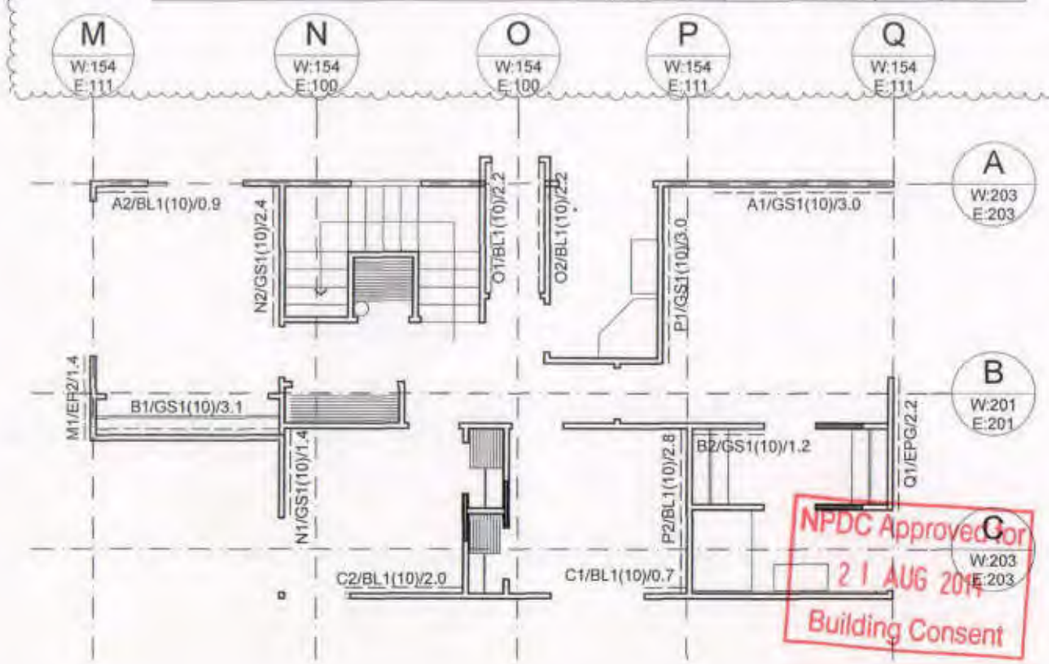
ALONG

Bracing Line			Bracing Elements Provided					Wind		Earthquake	
Line Label	Min BUs W	Min BUs E	Brace No.	Brace Type	Brace Length	Brace Angle	Brace Height	Rating BUs/m	BUs Achieved	Rating BUs/m	BUs Achieved
A	220	220	A1	GS1(10)	2.9	0.0	2.4	70	203.0	55	159.5
			A2	GS1(10)	1.9	0.0	2.4	70	135.1	55	106.2
B	164	100	B1	BL1(10)	1.6	0.0	2.4	135	216.0	100	160.0
C	220	220	C1	BL1(10)	3.0	0.0	2.4	135	405.0	100	300.0
			C2	BL1(10)	1.2	0.0	2.4	135	167.4	100	124.0
							Totals Achieved	W	1,126.5	E	849.7
							Totals Required	W	984.2	E	638.3

ACROSS

Bracing Line			Bracing Elements Provided					Wind		Earthquake	
Line Label	Min BUs W	Min BUs E	Brace No.	Brace Type	Brace Length	Brace Angle	Brace Height	Rating BUs/m	BUs Achieved	Rating BUs/m	BUs Achieved
M	244	100	M1	EP2	1.2	0.0	2.4	145	172.3	150	178.2
			M2	EP2	0.6	0.0	2.4	145	81.5	150	84.3
N	244	100	N1	BL1(10)	1.6	0.0	2.4	135	215.8	100	159.8
			N2	GS1(10)	0.8	0.0	2.4	60	49.9	55	45.8
			N3	BL1(10)	1.0	0.0	2.4	120	121.2	100	101.0
			N4	EP1	2.5	0.0	2.4	130	330.2	130	330.2
O	244	100	O1	BL1(10)	2.3	0.0	2.4	135	308.3	100	228.4
			O2	BL1(10)	2.7	0.0	2.4	135	361.8	100	268.0
P	244	105	P1	Eng design	0.7	0.0	2.4	SD	225	SD	225
			P2	Eng design	0.7	0.0	2.4	SD	225	SD	225
							Totals Achieved	W	1,961.1	E	1716.4
							Totals Required	W	1,770.2	E	638.3

2 2ND FLOOR BRACING
1:100



BRACING CALCULATIONS			
Location of Storey	Upper of Two	Floor Load	2kPa
Upper floor level to apex	10.0 m	Roof Weight	Light
Roof Height Above Eaves	5.0 m	Cladding Weights:	
Roof Pitch	0 - 25 °	- Subfloor	Light
Roof Style	Monopitch	- Lower Floor	Light
Building Length (BL)	13.5 m	- Upper Floor	Light
Building Width (BW)	7.4 m	Room in Roof Space	No
Wind Zone	Medium	Soil Class	D - Deep or Soft
W along	115.5 BUs/m	Gross Plan Area (GPA)	86.5 m2
W across	115.5 BUs/m	Earthquake Zone	1
W along x BW	854.7 BUs	EQ	5.5 BUs/m2
W across x BL	1,559.3 BUs	EQ x GPA	475.8 BUs
Calculations based on NZS 3604:2011			

ALONG

Bracing Line			Bracing Elements Provided					Wind		Earthquake	
Line Label	Min BUs W	Min BUs E	Brace No.	Brace Type	Brace Length	Brace Angle	Brace Height	Rating BUs/m	BUs Achieved	Rating BUs/m	BUs Achieved
A	203	203	A1	GS1(10)	3.0	0.0	2.4	70	210.0	55	165.0
			A2	BL1(10)	0.9	0.0	2.4	120	108.0	100	90.0
B	201	201	B1	GS1(10)	3.1	0.0	2.4	70	217.0	55	170.5
			B2	GS1(10)	1.2	0.0	2.4	70	84.4	55	66.3
C	203	203	C1	BL1(10)	0.7	0.0	2.4	120	84.0	100	70.0
			C2	BL1(10)	2.0	0.0	2.4	120	238.8	100	199.0
							Totals Achieved	W	942.2	E	760.8
							Totals Required	W	854.7	E	475.8

ACROSS

Bracing Line			Bracing Elements Provided					Wind		Earthquake	
Line Label	Min BUs W	Min BUs E	Brace No.	Brace Type	Brace Length	Brace Angle	Brace Height	Rating BUs/m	BUs Achieved	Rating BUs/m	BUs Achieved
M	154	111	M1	EP2	1.4	0.0	2.4	120	168.0	120	168.0
N	154	100	N1	GS1(10)	1.4	0.0	2.4	70	101.4	55	79.7
			N2	GS1(10)	2.4	0.0	2.4	70	164.5	55	129.3
O	154	100	O1	BL1(10)	2.2	0.0	2.4	120	262.8	100	219.0
			O2	BL1(10)	2.2	0.0	2.4	120	262.8	100	219.0
P	154	111	P1	GS1(10)	3.0	0.0	2.4	70	207.9	55	163.4
			P2	BL1(10)	2.8	0.0	2.4	120	331.2	100	276.0
Q	154	111	Q1	EPG	2.2	0.0	2.4	120	266.4	120	266.4
							Totals Achieved	W	1,765.0	E	1,520.7
							Totals Required	W	1,559.3	E	475.8

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COLLINS/FALOON

Devon Street West,
New Plymouth,

SHEET TITLE: BRACING PLAN
REVISION #: C1
DRAWN #: MK
SCALE#: 1:100
ISSUED: 7/08/2014
PROJECT #: 12-123
SHEET 12

NPDC Approved for
21 AUG 2014
Building Consent

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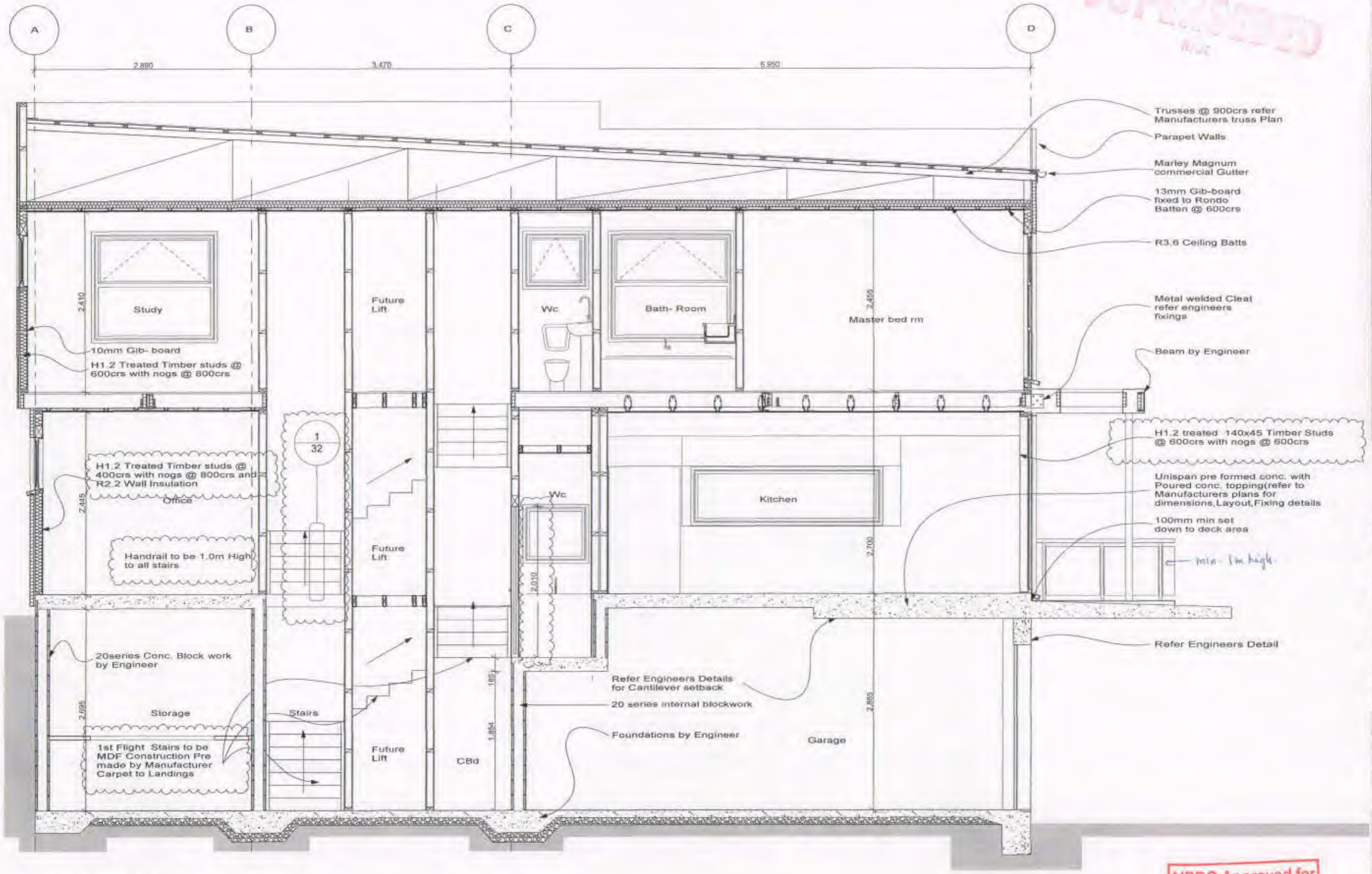

B | Section
-

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21 AUG 2014
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COLLINS/FALOON

Devon Street West,
New Plymouth,

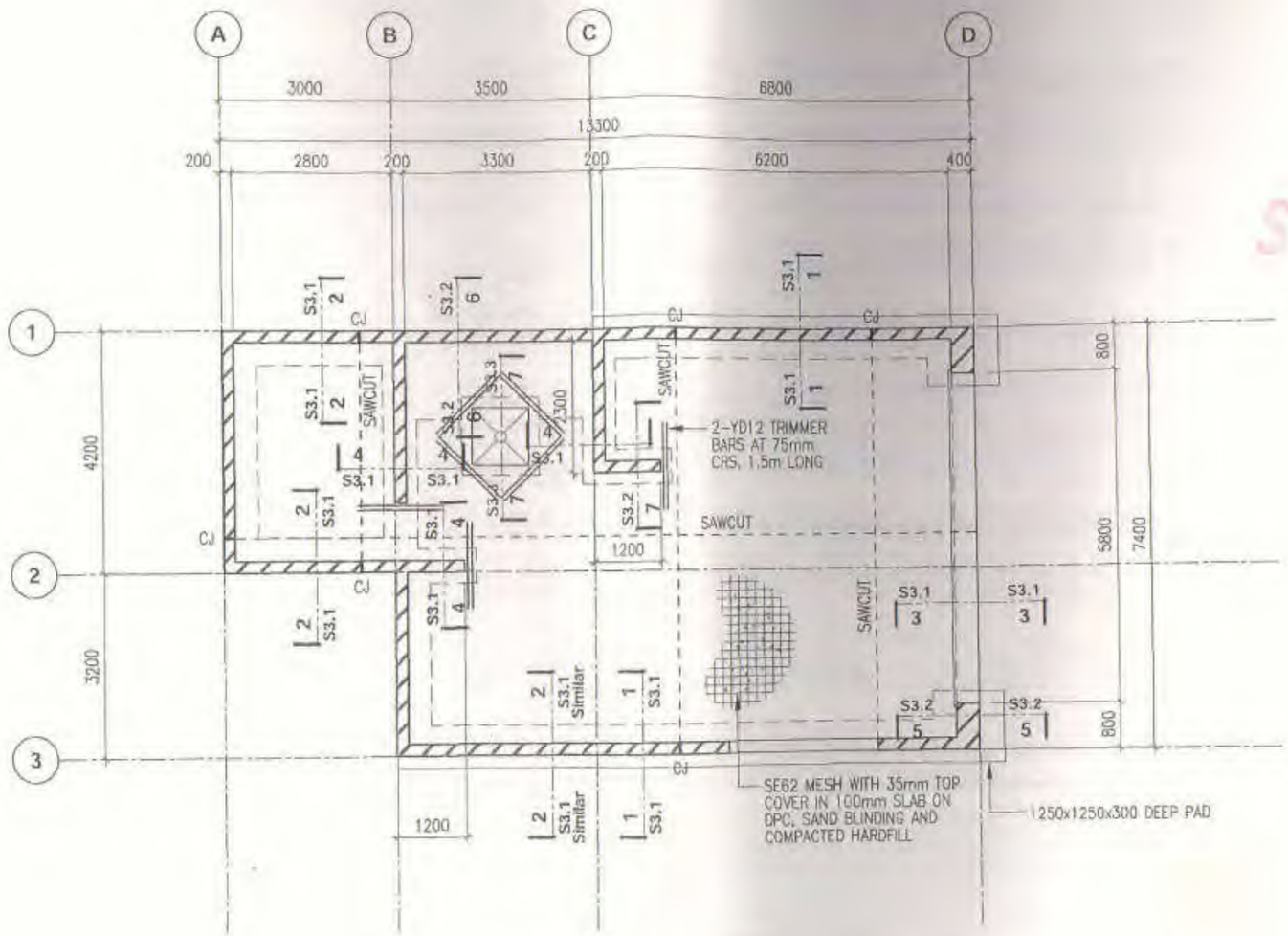
SHEET TITLE: CROSS SECTION

REVISION #:	C1
DRAWN #:	MK
SCALE#:	1:50
ISSUED:	7/08/2014
PROJECT #:	12-123

SHEET 18

All Dimensions and Levels are to be checked by contractor before commencement of work.Contractor to report any discrepancy.

Document Set ID: 7847180
Version: 1, Version Date: 11/10/2018



FLOOR SLAB PLAN

SCALE 1:100

SUPERSEDED

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structural & civil engineers

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

COLLINS/FALOON
246 Devon Street West, New Plymouth

FLOOR SLAB PLAN
Issued for Building Consent

NPDC Approved for
21 AUG 2014
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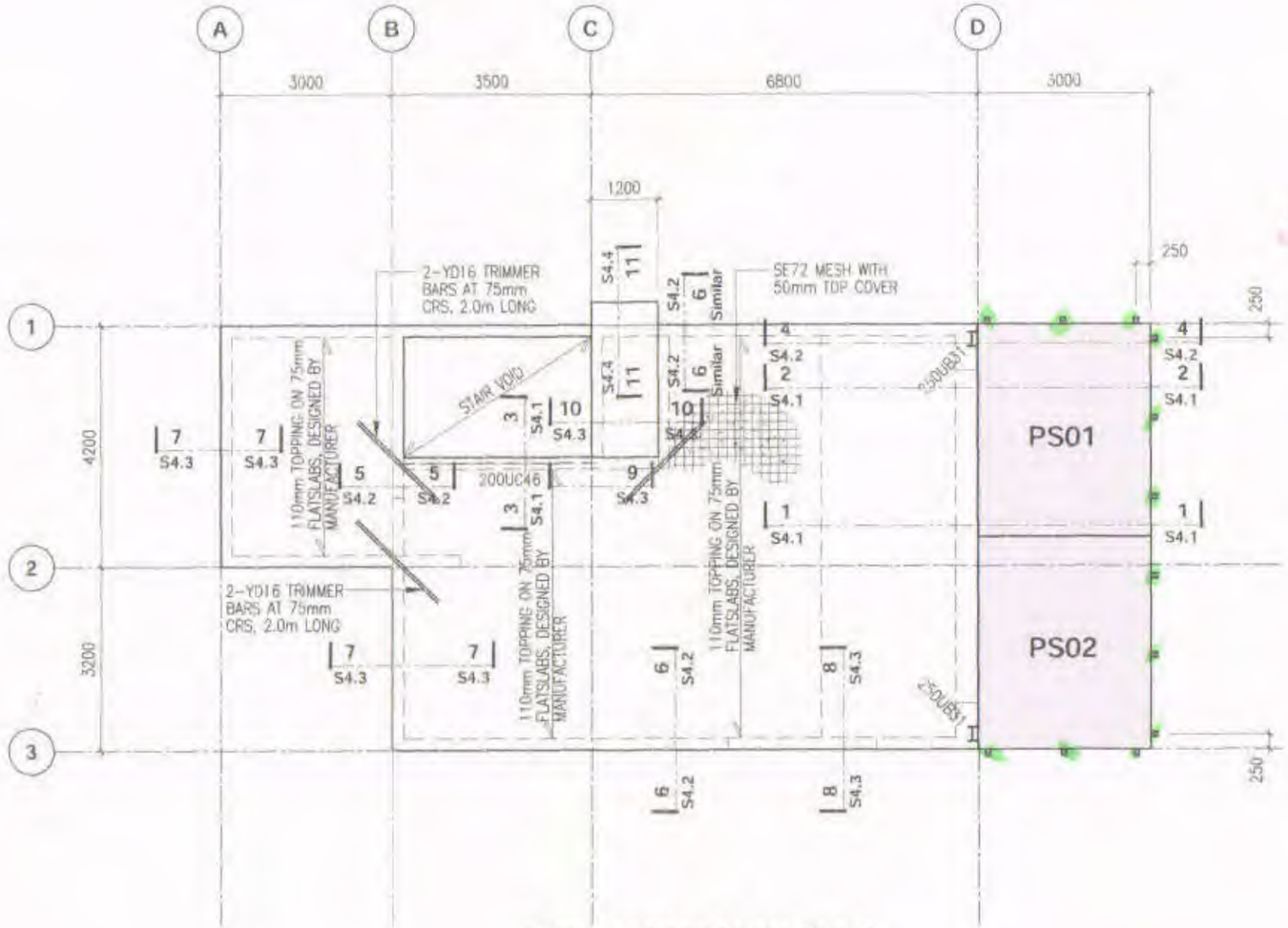
JOB	2791 ▪
SCALE	1:100 ▪
DATE	14/8/13 ▪
SHEET	S1.1 ▪
REV	A ▪

Document Set ID: 7847180
Version: 1, Version Date: 11/10/2018



FIRST FLOOR SLAB PLAN

SCALE 1:100

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COLLINS/FALOON
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FIRST FLOOR SLAB PLAN
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JOB	2791 ▪
SCALE	1:100 ▪
DATE	14/8/13 ▪
SHEET	S1.2 ▪
REV	A ▪

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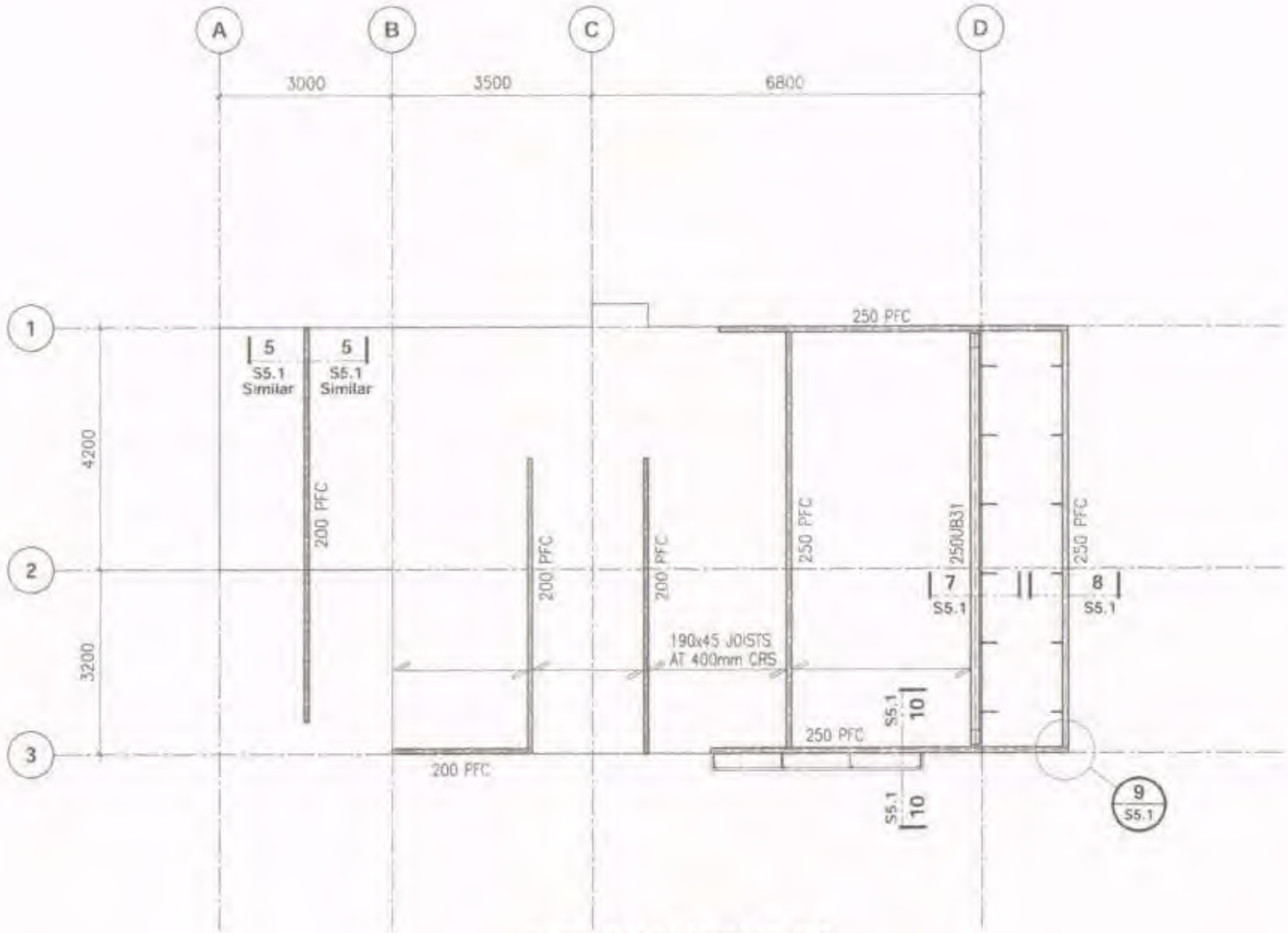
Version: 1, Version Date: 11/10/2018



SECOND FLOOR PLAN

SCALE 1:100

SUPERSEDED

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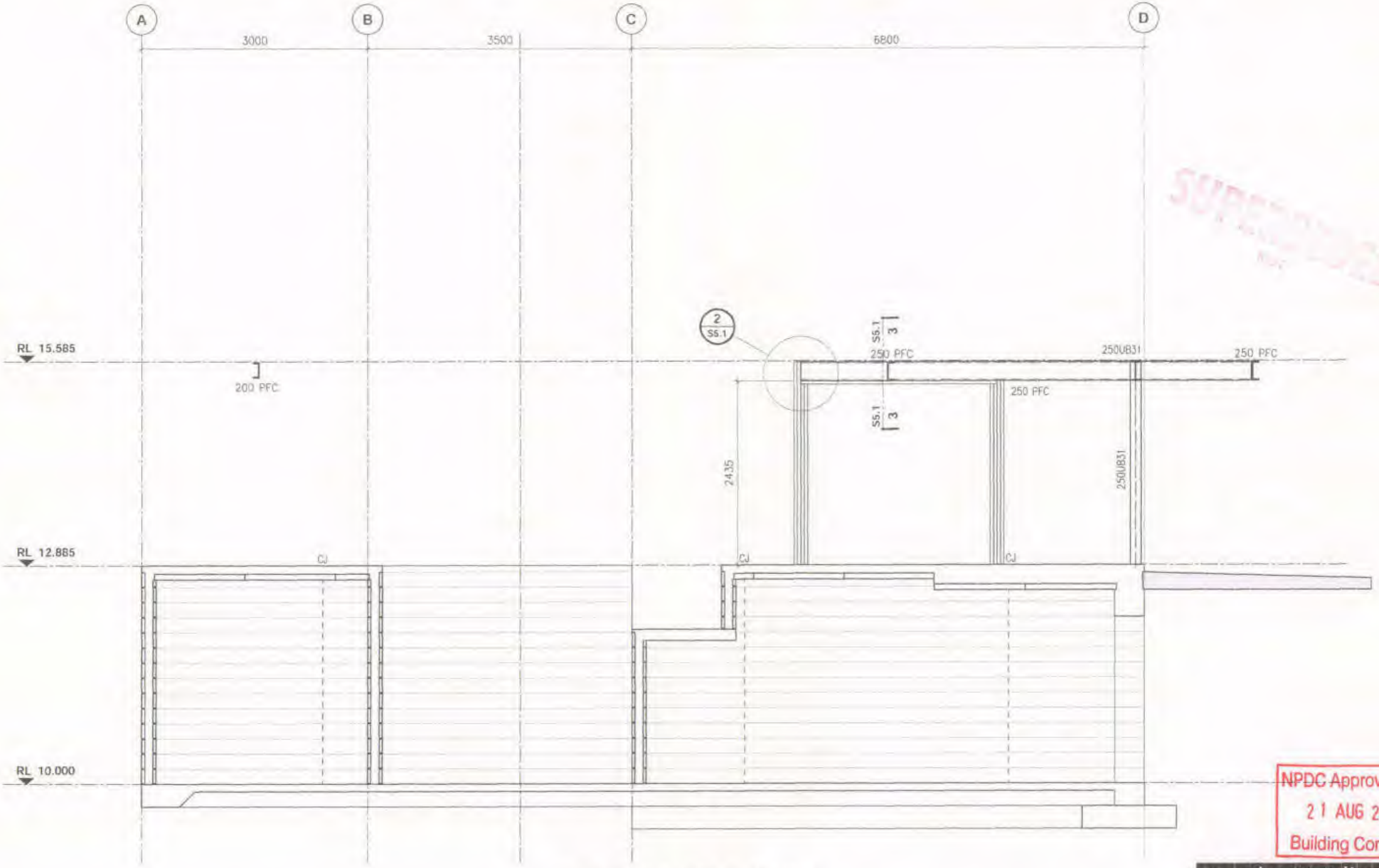
SECOND FLOOR PLAN
Issued for Building Consent

JOB	2791 ▪
SCALE	1:100 ▪
DATE	14/8/13 ▪
SHEET	S1.3 ▪
REV	A ▪

Document Set ID: 7847180
Version: 1, Version Date: 11/10/2018



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FRAME ELEVATION - GRID 1

SCALE 1:50

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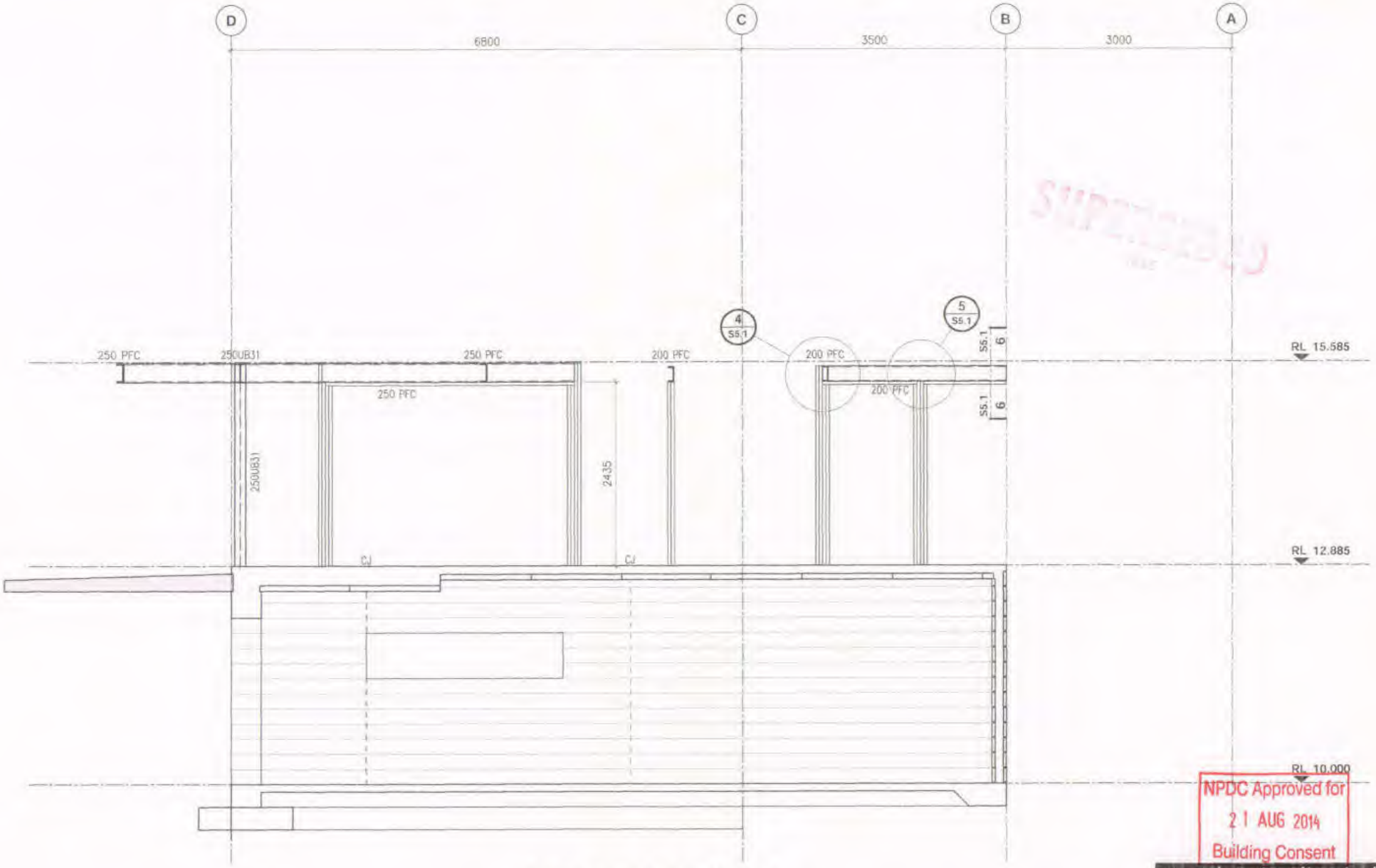
COLLINS/FALOON
246 Devon Street West, New Plymouth

FRAME ELEVATIONS
Issued for Building Consent

JOB	2791 ▪
SCALE	1:50 ▪
DATE	14/8/13 ▪
SHEET	S2.1 ▪
REV	A ▪

Document Set ID: 7847180
Version: 1, Version Date: 11/10/2018



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FRAME ELEVATION - GRID 3

SCALE 1:50

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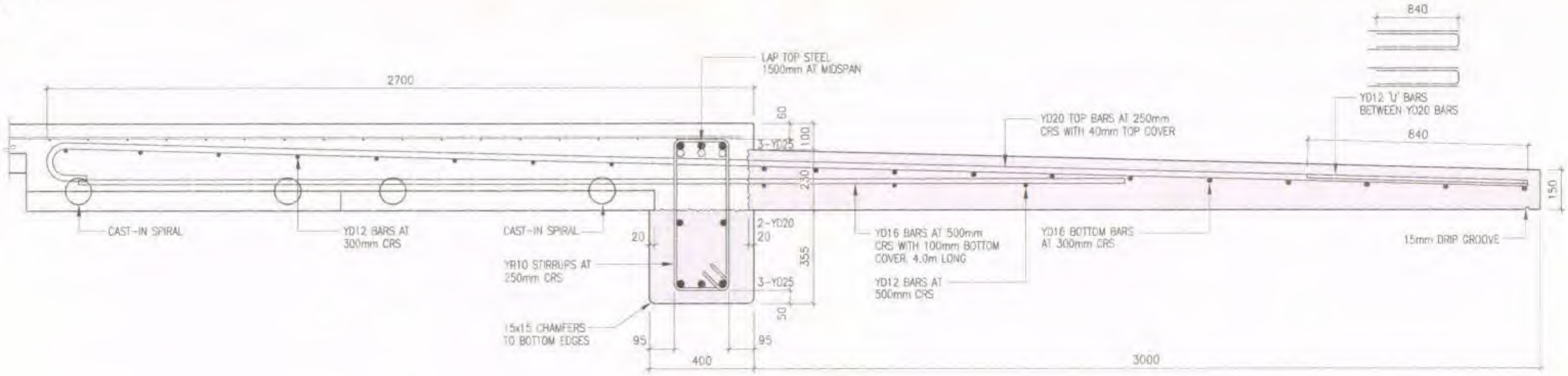
COLLINS/FALOON
246 Devon Street West, New Plymouth

FRAME ELEVATIONS
Issued for Building Consent

JOB	2791 ▪
SCALE	1:50 ▪
DATE	14/8/13 ▪
SHEET	S2.2 ▪
REV	A ▪

Document Set ID: 7847180
Version: 1, Version Date: 11/10/2018



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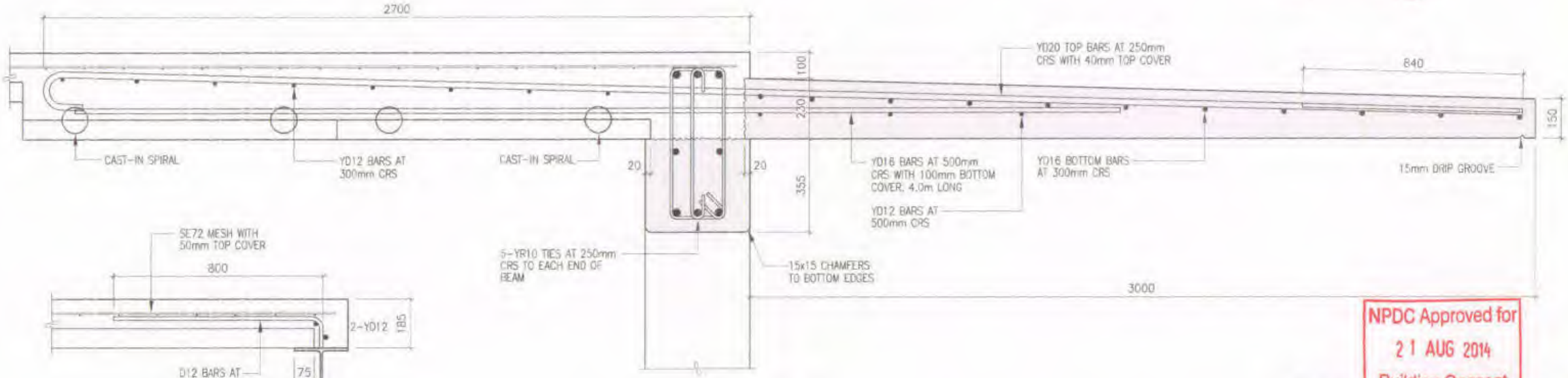

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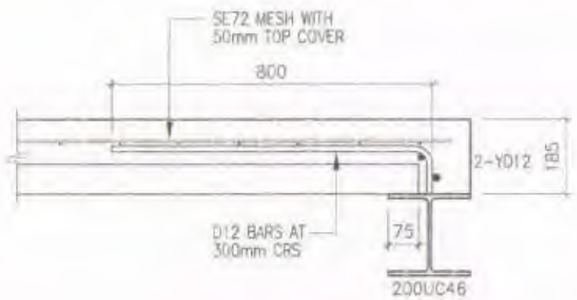

SECTION 3 / S1.2
SCALE 1:15

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246 Devon Street West, New Plymouth

CONSTRUCTION DETAILS
Issued for Building Consent

JOB	2791 ■
SCALE	1:15 ■
DATE	14/8/13 ■
SHEET	S4.1 ■
REV	A ■

Document Set ID: 7847180
Version: 1, Version Date: 11/10/2018

16mm 35mm

BUILDING FILE

Code No. 152 / [redacted] -246

Subject ALT DWG. REPILE DWG STORE SHED

Permit No 7621 82329 13159

Date 17 · 7 59 9 · 2 · 76 8 · 11 · 82

No. Sheets 4

Document Set ID: 434041
Version: 1, Version Date: 27/09/2005

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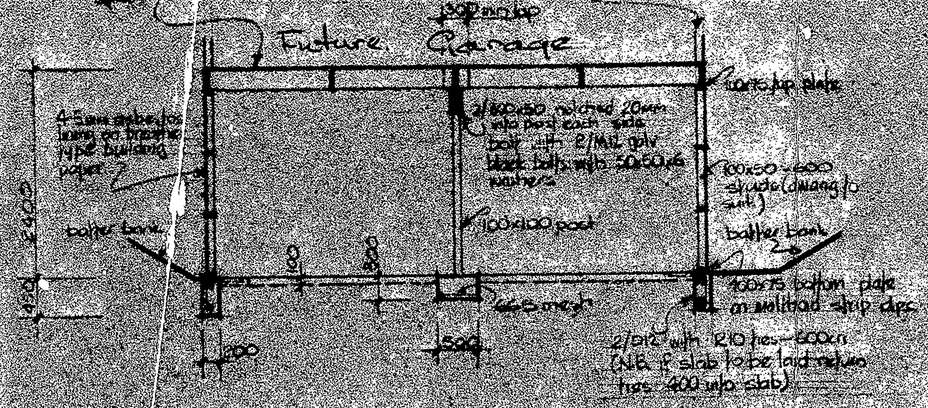
26 OCT 1982

152/246



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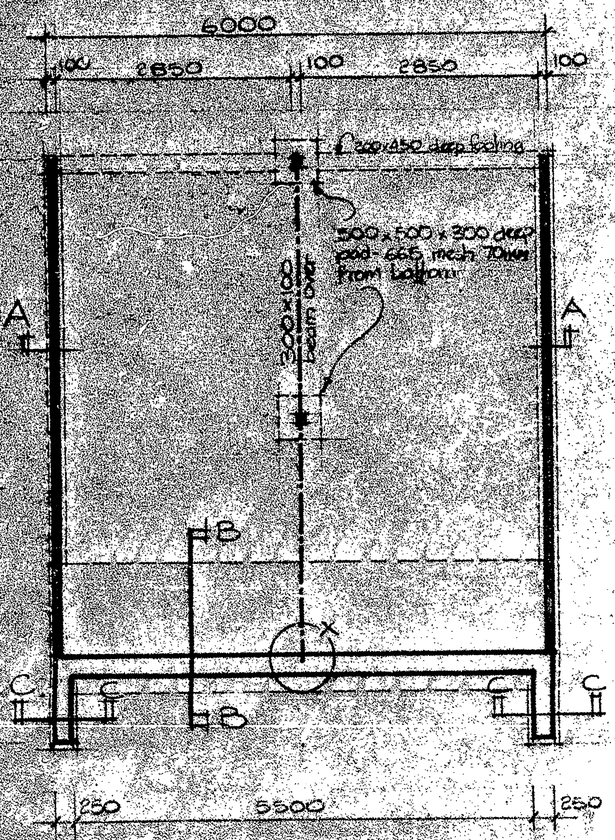

PLAN 1:50

NEW PLYMOUTH CITY COUNCIL

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

		DATE
TOWN PLANNING		4-11-82
PUBLIC HEALTH		2/11/82
BUILDING		2-11-82
ENGINEER		

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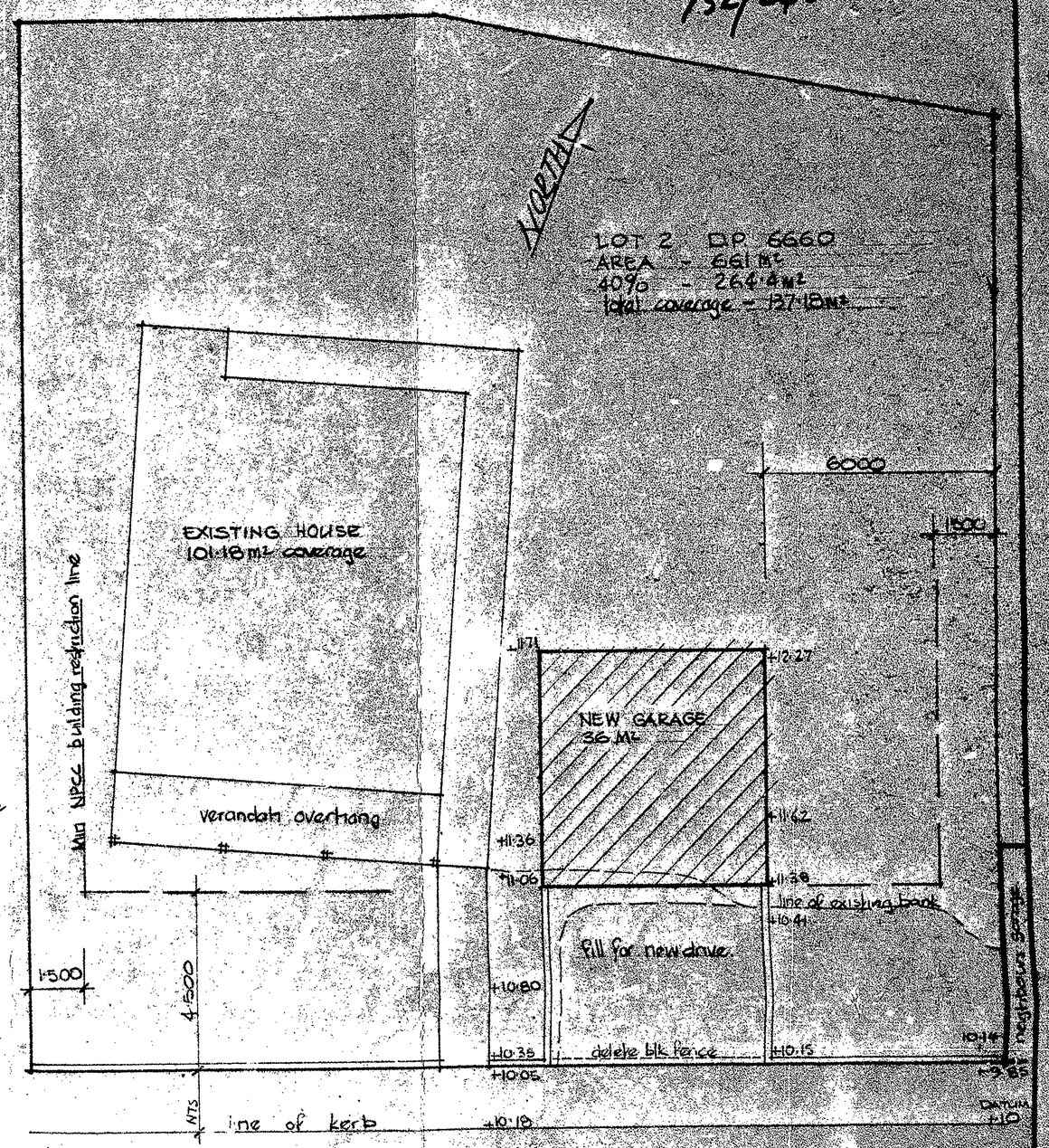
VETTING TO BE COMPLETED BY 2 NOV 1982



SITE PLAN 1:100 NB levels shown are as existing

L.F.

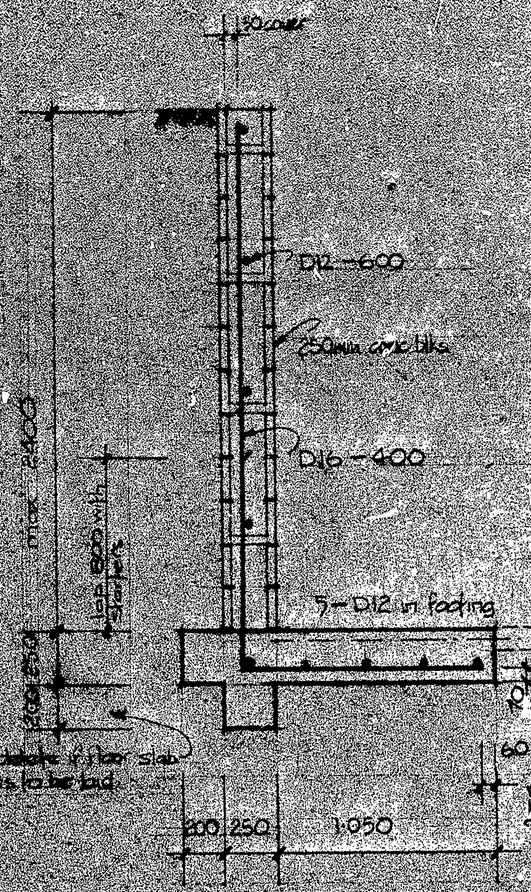
PROJECT: FOUNDATION FOR GARAGE AT 246 DEVON ST WEST - N.P.	SCALES: 1:50 1:100	SHEET CONTENTS: PLAN SECTION A-A SITE PLAN	ISSUE / REVISION / DATE	DESIGNED L.F. DRAWN DRAWING DATE OCT 82	Design Line Draughting Limited. TARANAKI BRANCH P.O. BOX 918 PH. 88-818 N.P.

CLIENT: MR RUSSEL KIDSON

DRAWING No. 257/14

SHEET No. 1 OF 2

152/246 20 OCT 1992 10 69



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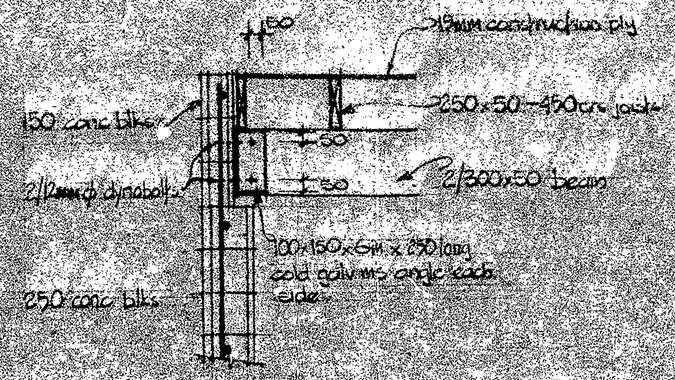
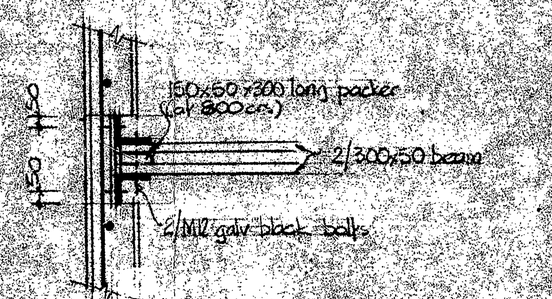
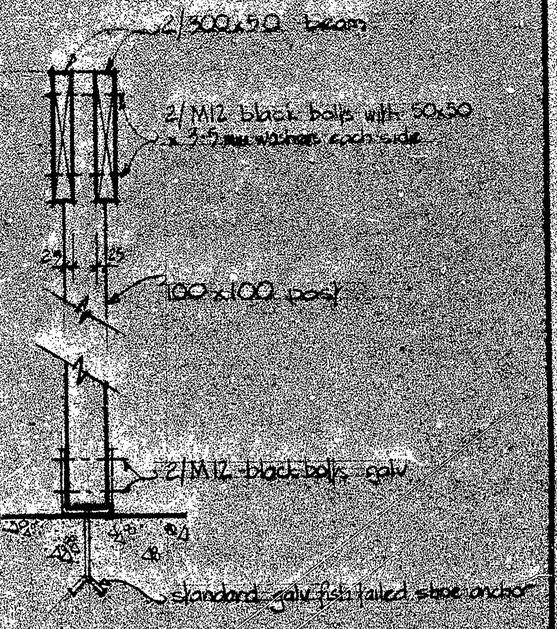


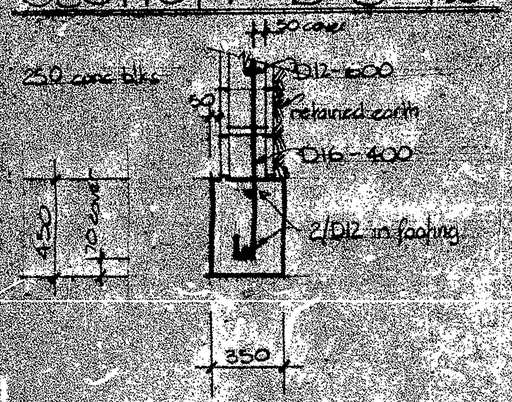


PLAN 1:20



POST/BEAM CONNECTION 1:10

DETAIL X



SECTION B-B 1:20

SECTION C-C 1:20

NEW PLYMOUTH CITY COUNCIL

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		DATE
TOWN PLANNING		
PUBLIC HEALTH		
BUILDING		
ENGINEER		

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NOTE

1. All conc to be min 17.5 MPa at 28 days
2. Steel to comply with NZS 3402 P
3. Conc blocks to comply with NZS 4210
4. All exposed steel plates bolts etc to be hot dip galvanised

L.F.

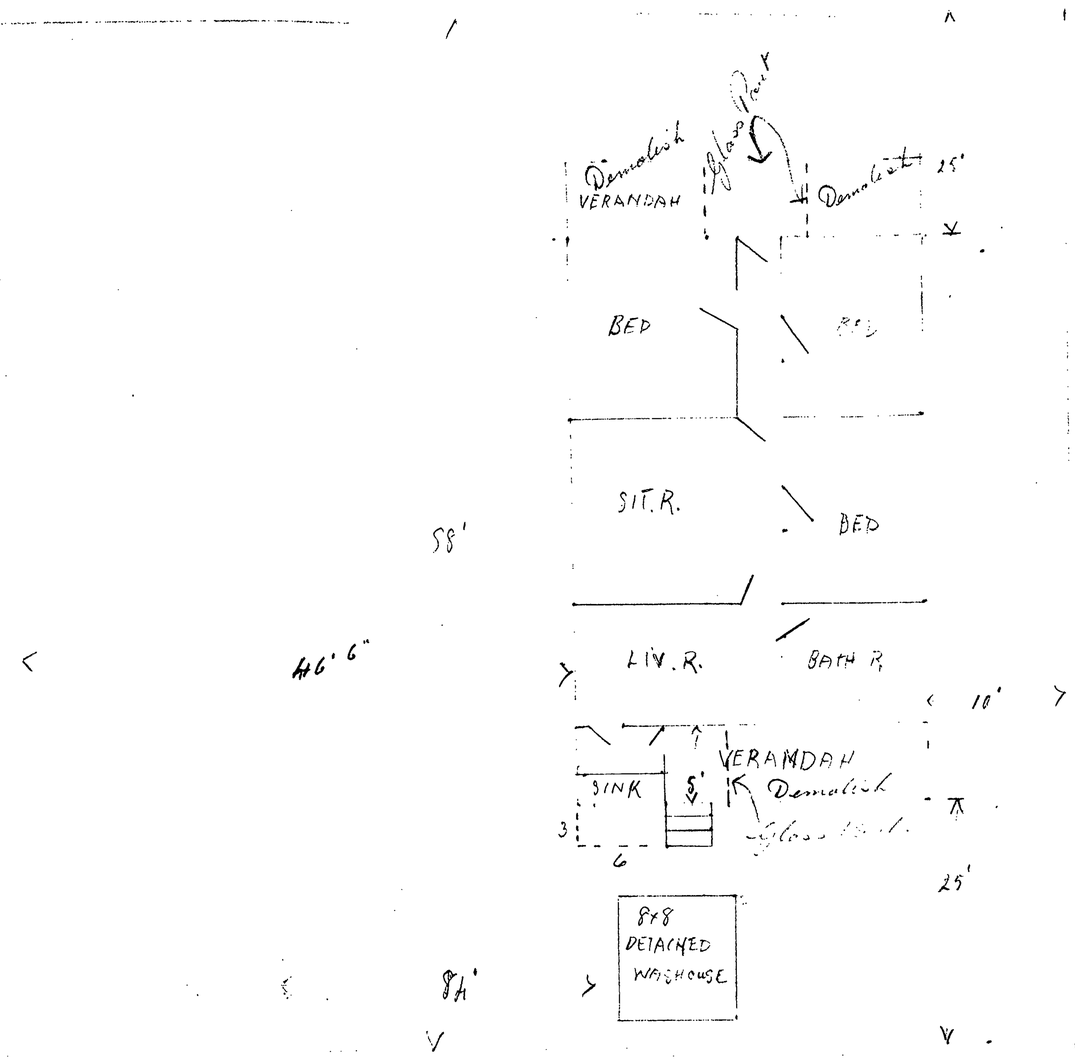
PROJECT: FOUNDATION FOR GARAGE AT 246 DEVON ST WEST – N.P.	SCALES: 1:20 1:10	SHEET CONTENTS: SECTION DETAILS	ISSUE / REVISION / DATE
CLIENT: MR RUSSEL KIDSON			DESIGNED L.F. / DRAWN / CHECKED / DATE OCT. 92

Design Line Draughting Limited. TARANAKI BRANCH P.O. BOX 812 PH. 88-812 N.P.

DRAWING No. 257/14 | SHEET No. 2 | No. OF SHTS 2

152/246.

DEV ST. W. NO 246



PROPOSED ADDITION & RENOVATION FOR MRS. M. EMMET NO 246

NO. 246 DEVON. ST W.

Demolish both verandahs including the south small lean-to kitchen, adding on extra 3' making the room 8' wide fitting stainless steel sink bench. Door in end of verandah.

Demolish both ends of front verandah leaving 8' in the centre, renew flooring, roof structure & glass in front & westerly end. Install patch up W. board, & renew 2 windows in living.

Concrete piles 4x3 bearers 3x2 floor joists. 4x2 framing
Outside lining 12x1 vertical W. boards & battens
Inside lining Hard board. W.C. lined Jarrahwood finish

Wilbatt
20 IV 59

R. Y. Way & Wynyard & Bell Block

PLUMBING AND DRAINAGE
APPROVED
J. G. Francis
SANITARY INSPECTOR
Date 20/7/59.

APPROVED for type, use, siting and coverage.
R. F. Mainland,
City Engineer
Date 24/7/59 Per ...

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