

move.

council records

**71 cyrus street
whalers gate**

Statement of Passing Over:

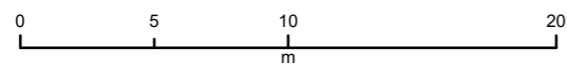
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	Natural Source
	Treatment Plant
	Pumpstation
	Storage Unit
	Hydrant
	Manhole
	Alert Valve
	Air Valve
	Non-Return Valve
	Standard Valve
	Manifold Valve
	Backflow
	Meter
	Restricted Flow
	Wellup
	Inlet
	Outlet
	Soakhole
	End Point
	Node
	Misc Point
	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



PLANS

BC17/122844

Prepared by: **SM**

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 **16-2-18**

17/22844 **21/12/17**

navigation
homes

NEW RESIDENCE
71 CYRUS ST
NEW PLYMOUTH

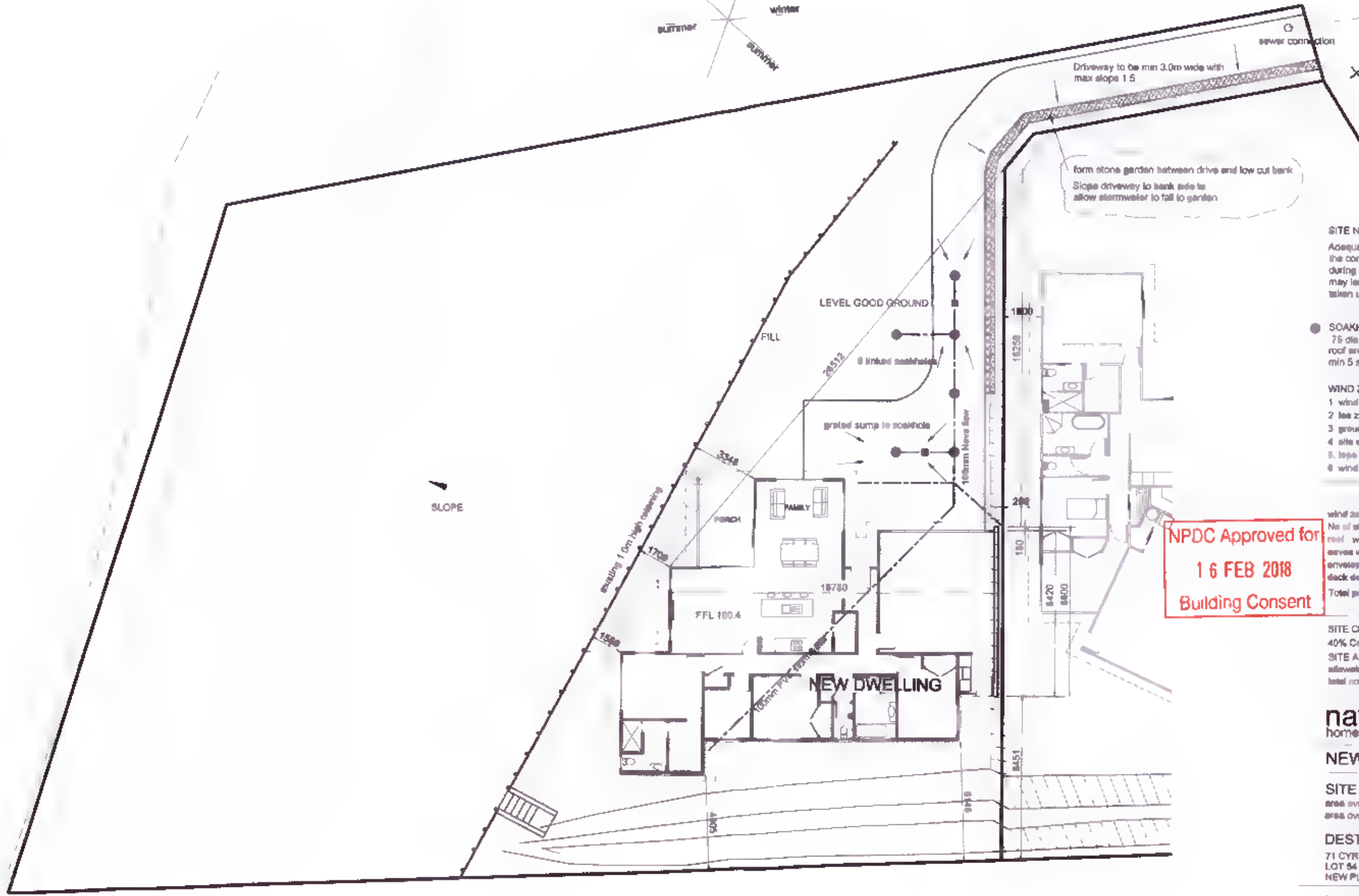
- P1 SITE PLAN
- P2 FLOOR PLAN
- P3 ELEVATIONS
- P4 ELEVATIONS
- P5 FOUNDATION PLAN
- P6 FOUNDATION DETAILS
- P7 FOUNDATION DETAILS
- P8 ROOF PLAN
- P9 TRUSS LAYOUT
- P10 CROSS SECTION AA
- P11 CROSS SECTION BB
- P12 DETAILS
- P13 DETAILS
- P14 DETAILS
- P15 DETAILS
- P16 FIREWALL DETAILS
- P17 FIREWALL DETAILS
- P18 JOINERY FLASHING (BRICK)
- P19 PLUMBING PLAN
- P20 BRACE PLAN
- P21 FLOOR FINISHES
- P22 JOINERY SCHEDULE

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Building Consent

D J L DESIGNS LTD

Derek Lawrence
mob 027 800 9 611
dereklaw@xtra.co.nz
P O Box 543
New Plymouth

Boundaries, dimensions to be checked and underground services to be located before commencement of work



SITE NOTE
 Adequate steps must be undertaken for the control of storm-water and sediment during construction. Failure to comply may lead to enforcement action being taken under the building act 2004

SOAKHOLES
 75 dia x 5.50m deep
 roof area 241.0m²
 min 5 soakholes required

WIND ZONE CALCULATION

1 wind region	A
2 lee zone	No
3 ground roughness	open
4 site exposure	exposed
5 slope class	T1
6 wind zone	high

RISK MATRIX

wind zone: high	1
No of storeys: 1	0
roof wall intersection: low	0
eaves width: med	1
envelope complexity: high	3
deck design: low	0
Total points	5

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SITE CLASSIFICATION RES A
 40% Coverage allowed

SITE AREA	1782.0m ²
allowable coverage	704.8m ²
total coverage	108.3m ²

navigation homes

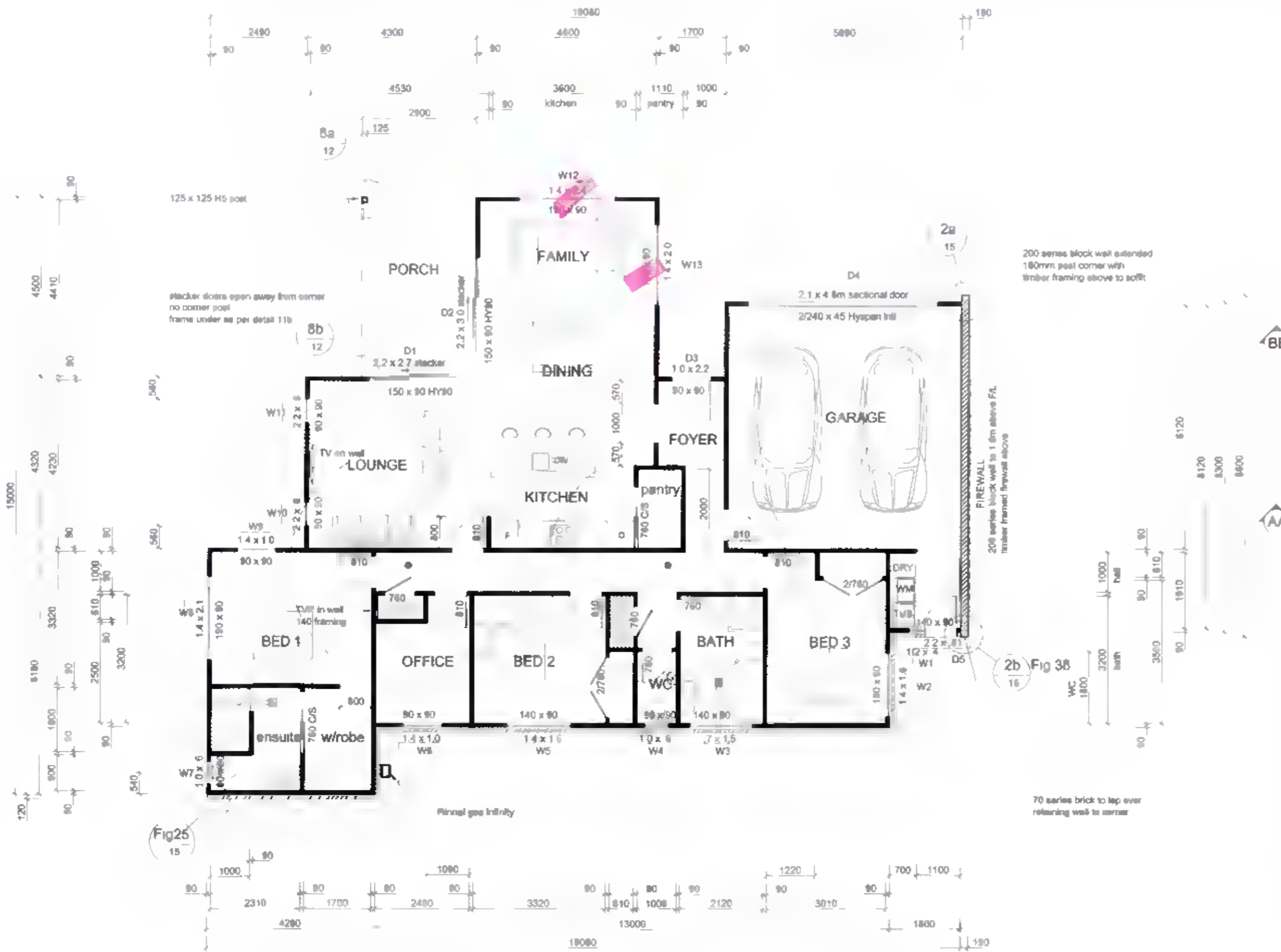
NEW RESIDENCE

SITE PLAN
 area over framing 193.7m²
 area over decking 196.3m²

DESTINATION HOME
 71 CYRUS ST
 LOT 54 DP 591225
 NEW PLYMOUTH

D J L DESIGNS LTD
 Derek Lawrence
 mob: 027 800 9 611
 P O Box 543 NP

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REV 2	PAGE 1



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NOTE RE SHOWER INSPECTION
 A standalone visual inspection of ground floor membrane shower is required and is to be inspected by NPDC

- navigation homes**
- 90 x 45 wall framing
 - ▨ 90 x 45 wall framing with 70 series brick cladding
 - 90 x 90 lintels to all openings less than 1.0m
 - ALL TIMBER TO BE VSG8 or MSG8 UNLESS SPECIFIED OTHER
 - all glass in bathrooms & ensuites to be safety glass
 - extractor fan venting to outside bathroom ensuite and laundry
 - smoke detectors in or within 3m of all bedrooms

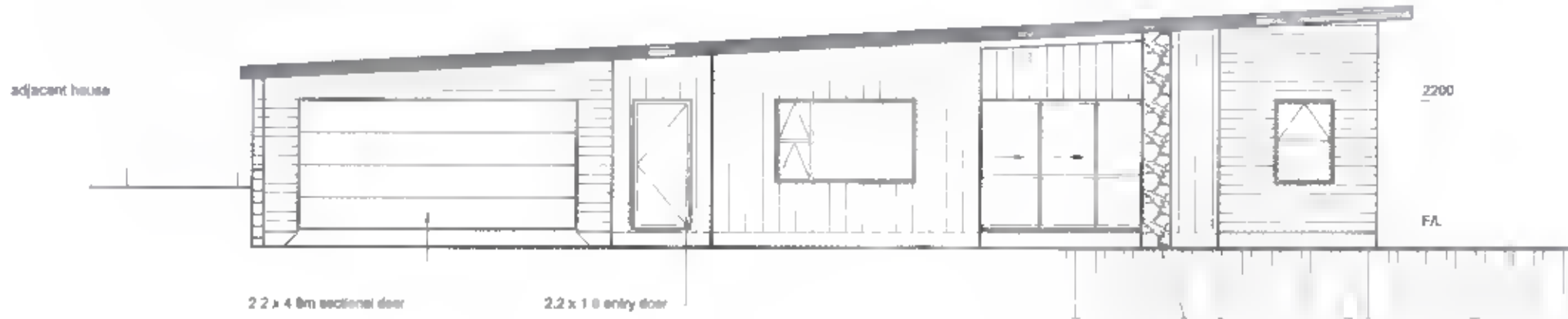
NEW RESIDENCE

FLOOR PLAN
 AREA 198.3m²

DESTINATION HOMES
 71 CYRUS ST
 NEW PLYMOUTH

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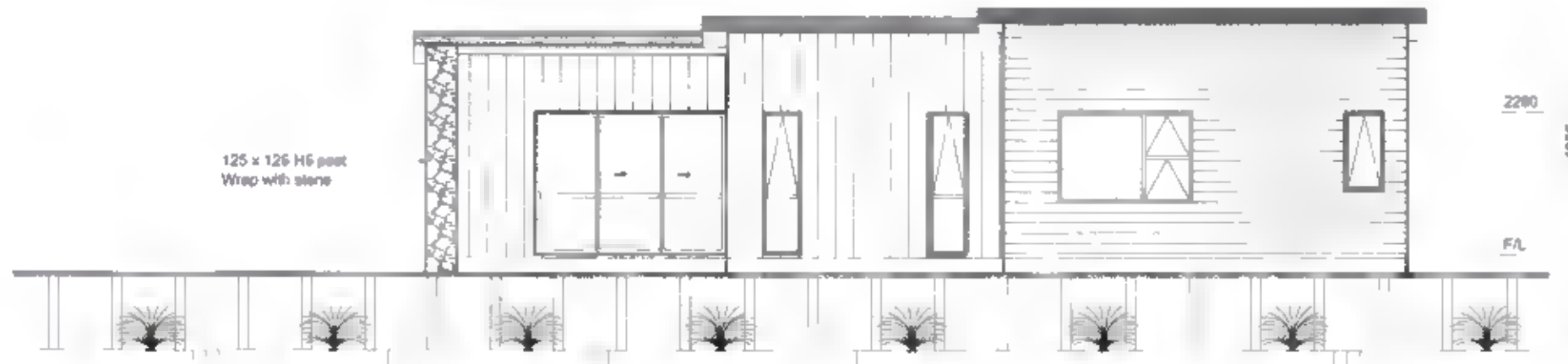
SCALE 1:100 DATE 12-2017
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NORTH ELEVATION

125 x 126 H6 post
Wrap with stone

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WEST ELEVATION

roof @ 3 deg pitch
MC770 profile or similar
600mm soffits to roof ends
450mm soffits to roof sides
90 x 45 outriggers @ 900 ctrs max
Hardiflex gaff lining
Metal fascia system
70 series brick cladding
180mm Linea wires on cavity battens
Vertical Stria bd on cavity

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homes

NEW RESIDENCE

ELEVATIONS

DESTINATION HOMES

71 CYRUS ST
NEW PLYMOUTH

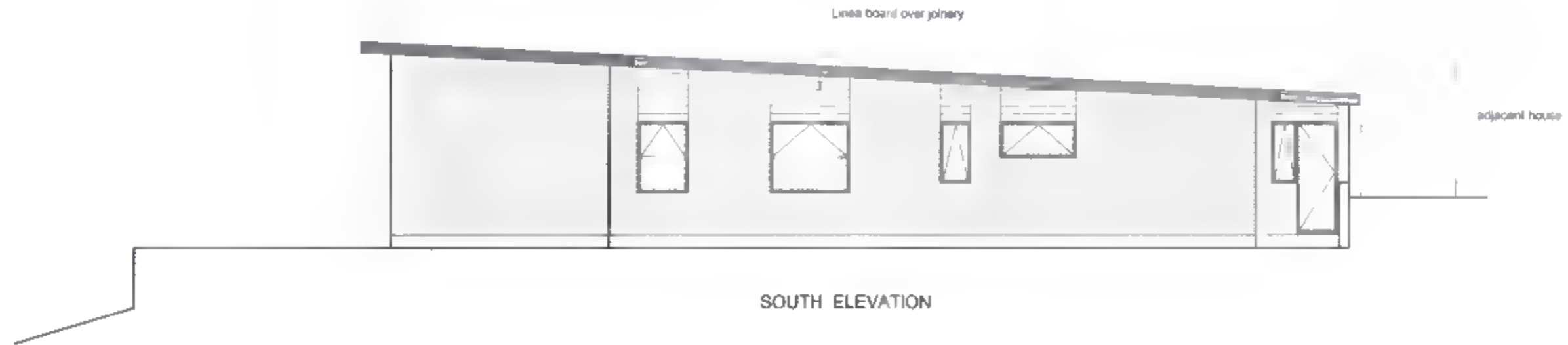
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DATE 12-2017

REV 1

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SOUTH ELEVATION



EAST ELEVATION

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roof @ 3 deg pitch
MC770 profile or similar
800mm soffits to roof ends
450mm soffits to roof sides
80 x 45 outriggers @ 900 cnts max
Hardiflex soffit lining
Metal fascia system
70 series brick cladding
180mm Linea w/bds on cavity battens
Vertical Sine led on cavity

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homes

NEW RESIDENCE

ELEVATIONS

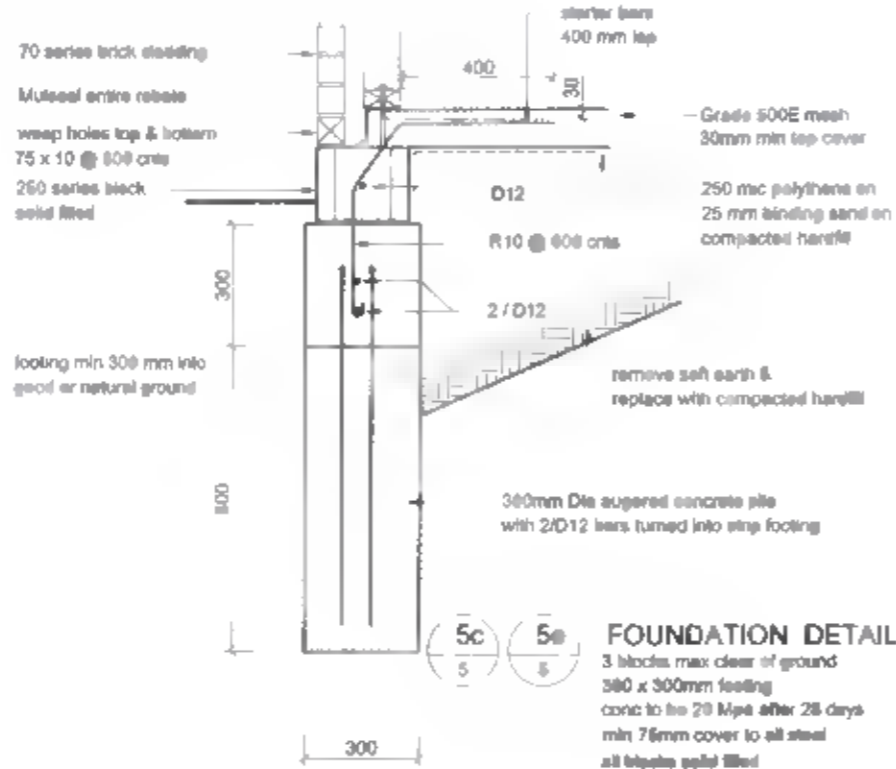
DESTINATION HOMES

71 CYRUS ST
NEW PLYMOUTH

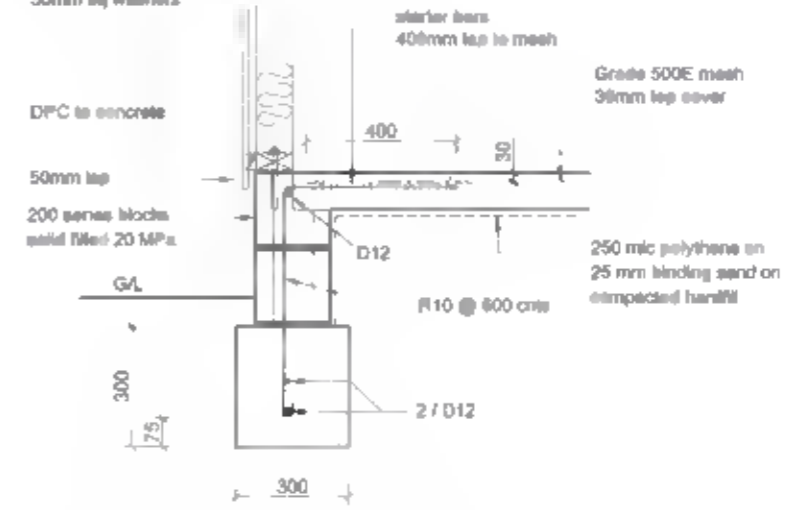
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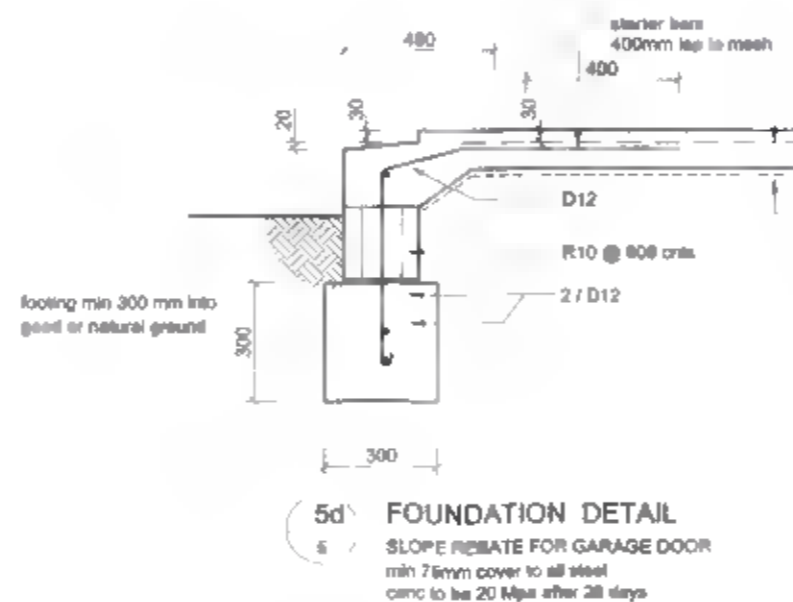
bottom plate fixings with header blocks
 M12 Screwbolts @ 800 mm c/c max
 min 120mm embedment to concrete
 50mm sq washers



bottom plate fixings with header blocks
 M12 Screwbolts @ 800 mm c/c max
 min 120mm embedment to concrete
 50mm sq washers



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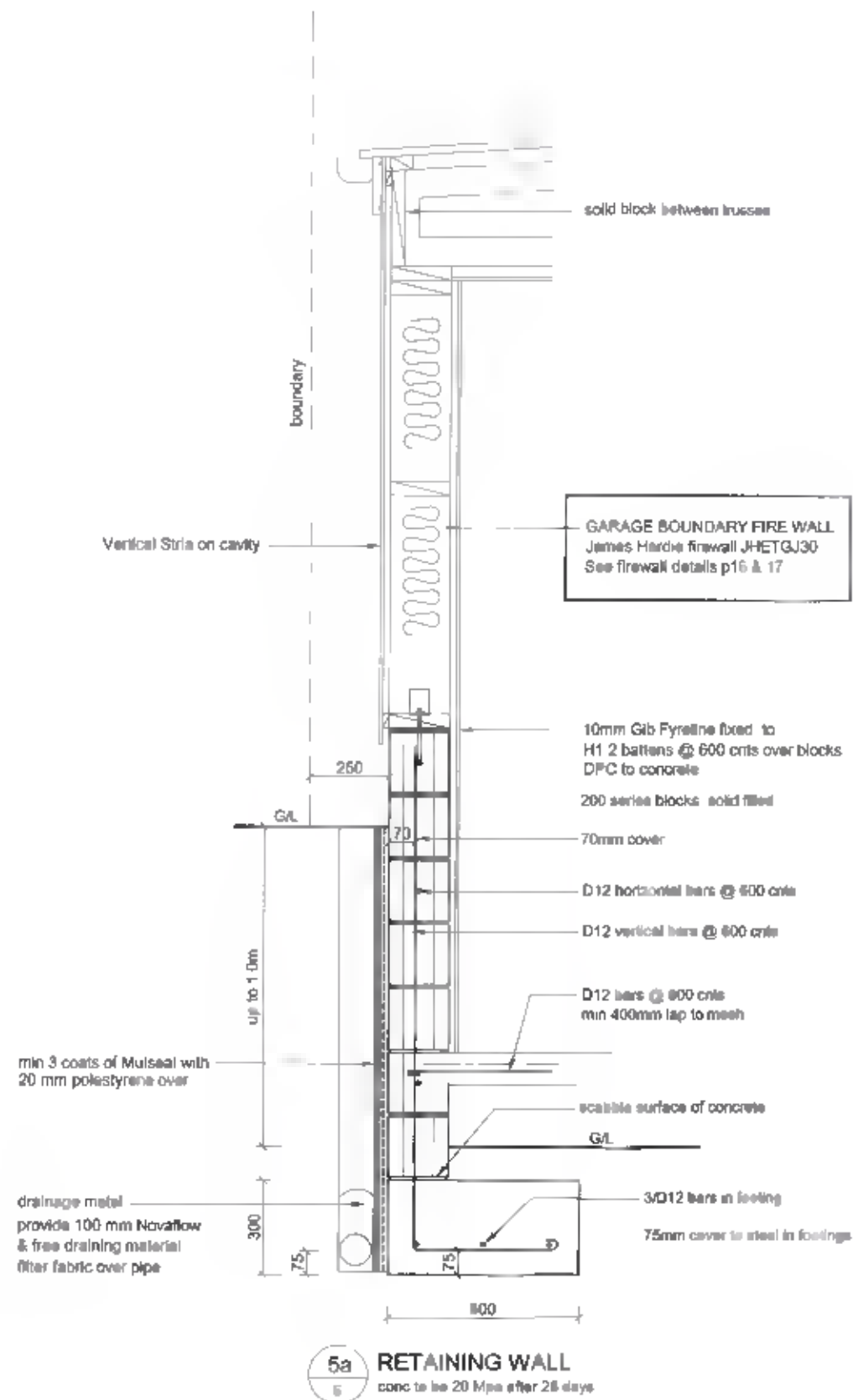
navigation
 HOMES

NEW RESIDENCE
 FOUNDATION DETAILS

DESTINATION HOMES
 71 CYRUS ST
 NEW PLYMOUTH

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NEW RESIDENCE

RETAINING WALL

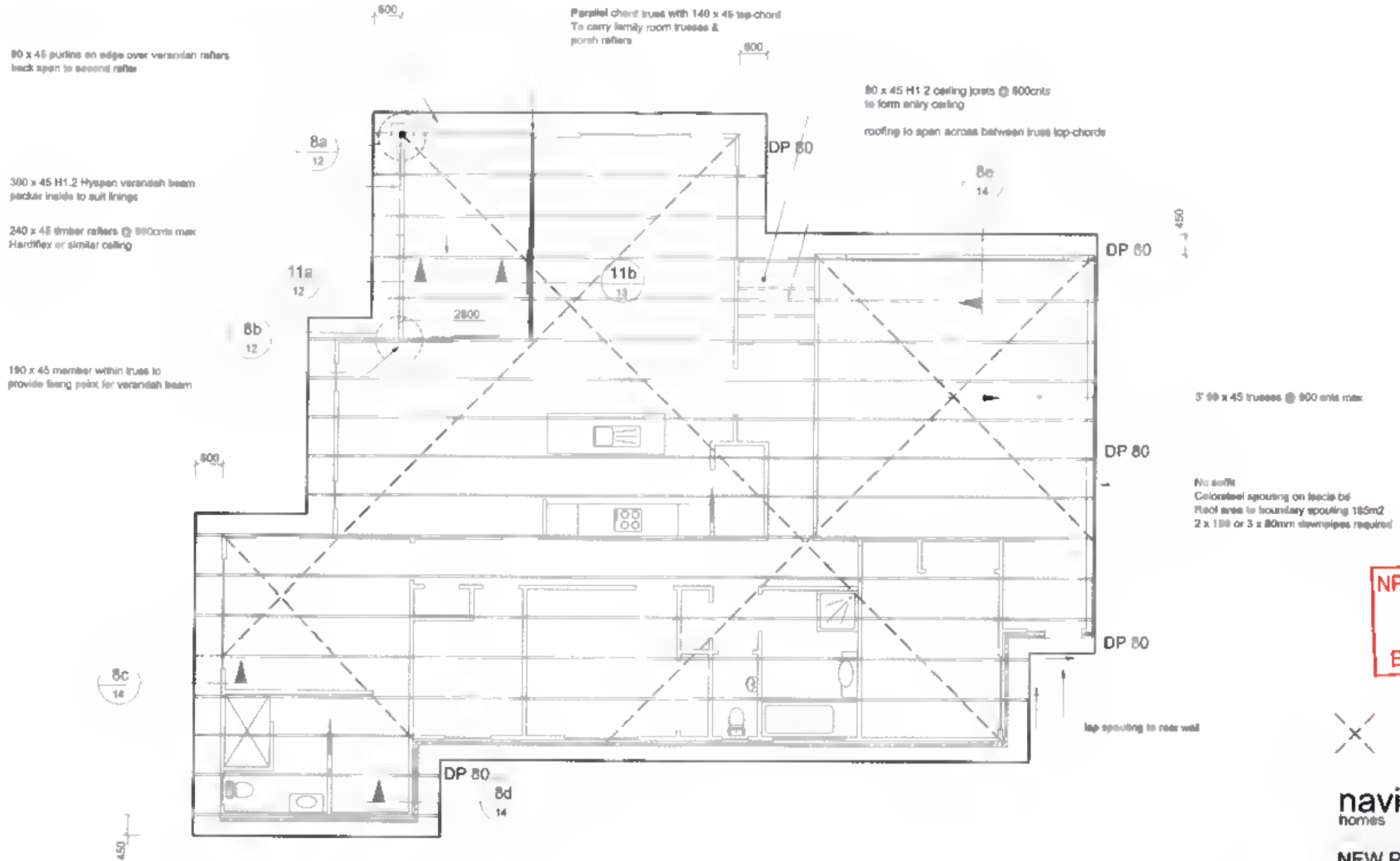
DESTINATION HOMES

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NEW PLYMOUTH

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NEW RESIDENCE

ROOF PLAN
 AREA 241.0m²
DESTINATION HOMES
 71 CYRUS ST
 NEW PLYMOUTH

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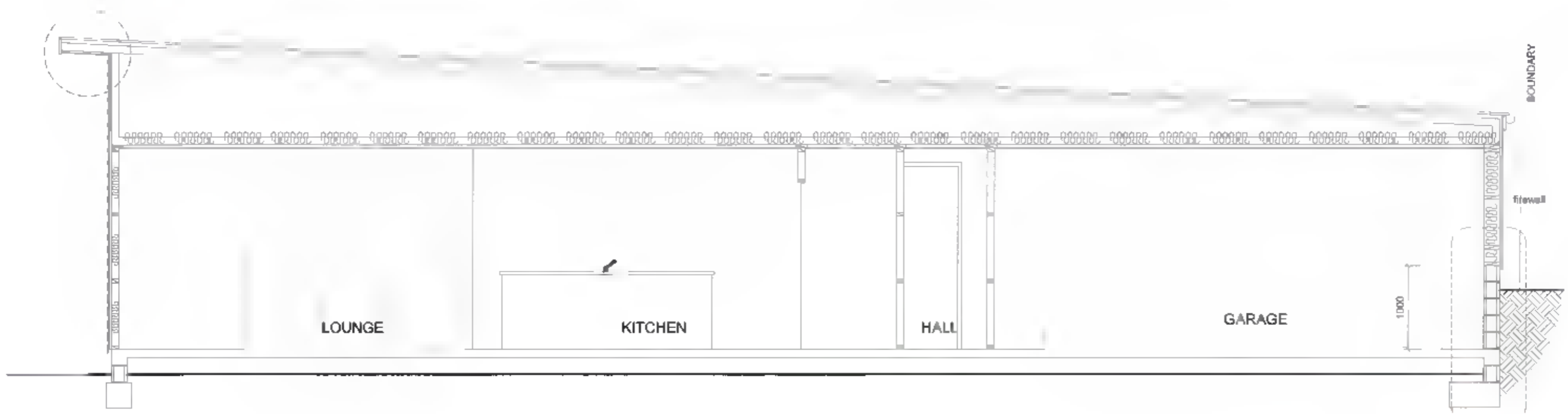
NEW RESIDENCE
TRUSS LAYOUT

DESTINATION HOMES
71 CYRUS ST
NEW PLYMOUTH

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8c
14



3' roof pitch
Colorsteel MC770 or similar roofing on
70 x 45 purlins @ 900 cnts max on
90 x 45 trusses @ 900 cnts max
metal spooling on
185 metal fascia bd with
4.5mm hardiflex soffit lining
soffits as per roof plan
downpipes as per roof plan

exterior loadbearing walls
stud to top plate connections
as per NZS3604.2011
180mm Linsar w/lets on
50 x 20 HS.1 cavity battens @ 900 cnts
Vertical Sine board on
horizontal perforated cavity
battens @ 900 cnts
top claddings min 50mm past floor level

70 series brick cladding
50 mm cavity
weep holes top & bottom
75 x 10 @ 900 cnts

90 x 45 mm H1 2 framing
studs @ 900 cnts max
nog at 900 cnts on walls with vertical cladding
All others at 600 cnts

appropriate breathable building wrap
bottom plate fixings with header blocks
M12 Screwbolts @ 600 mm cnts max
min 120mm embedment to concrete
50mm sq washers

Gib Aqualine to wet
rooms walls & ceilings
10mm Gib lining to walls.

13mm Gib to ceiling on
70 x 35 battens @ 900 cnts

Insulation requirements
min R3.2 to ceiling
min R2.2 to walls
concrete floor = min R1.3

floor level
150 mm above protected ground
225mm above unprotected ground

5a
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homes

NEW RESIDENCE

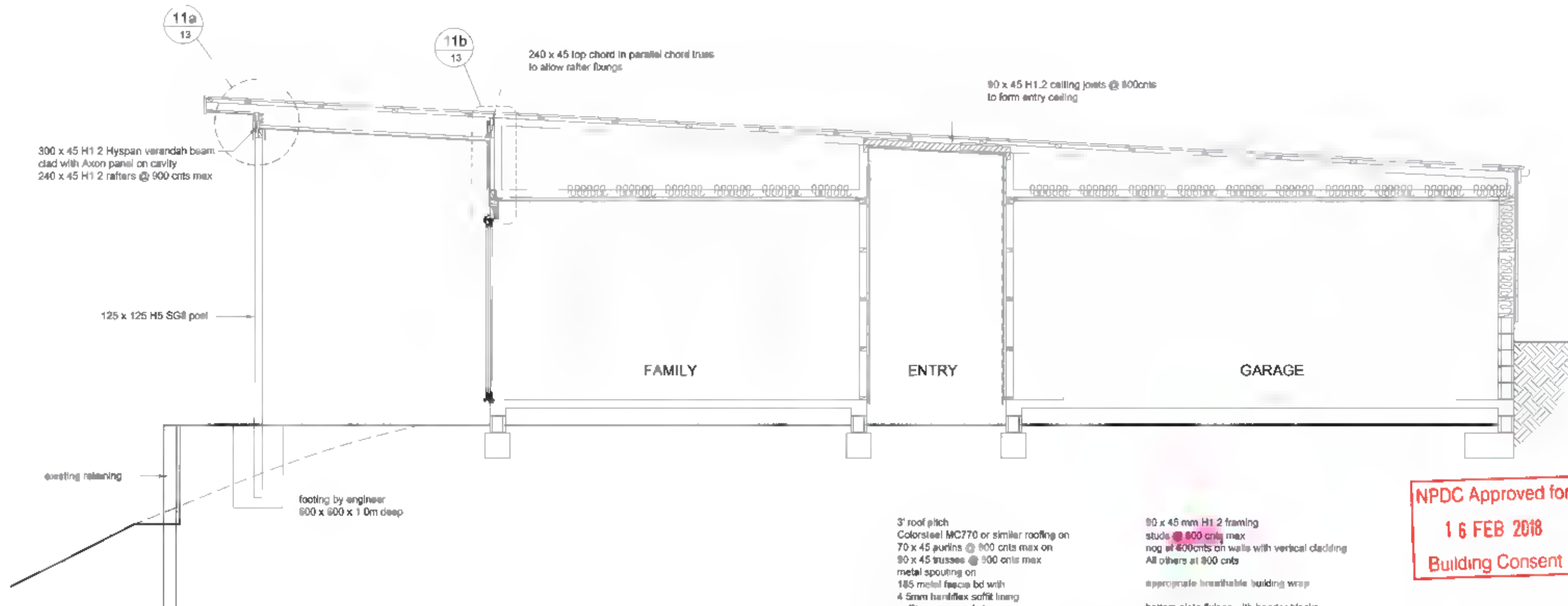
CROSS SECTION AA

DESTINATION HOMES

71 CYRUS ST
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NEW RESIDENCE

CROSS SECTION BB

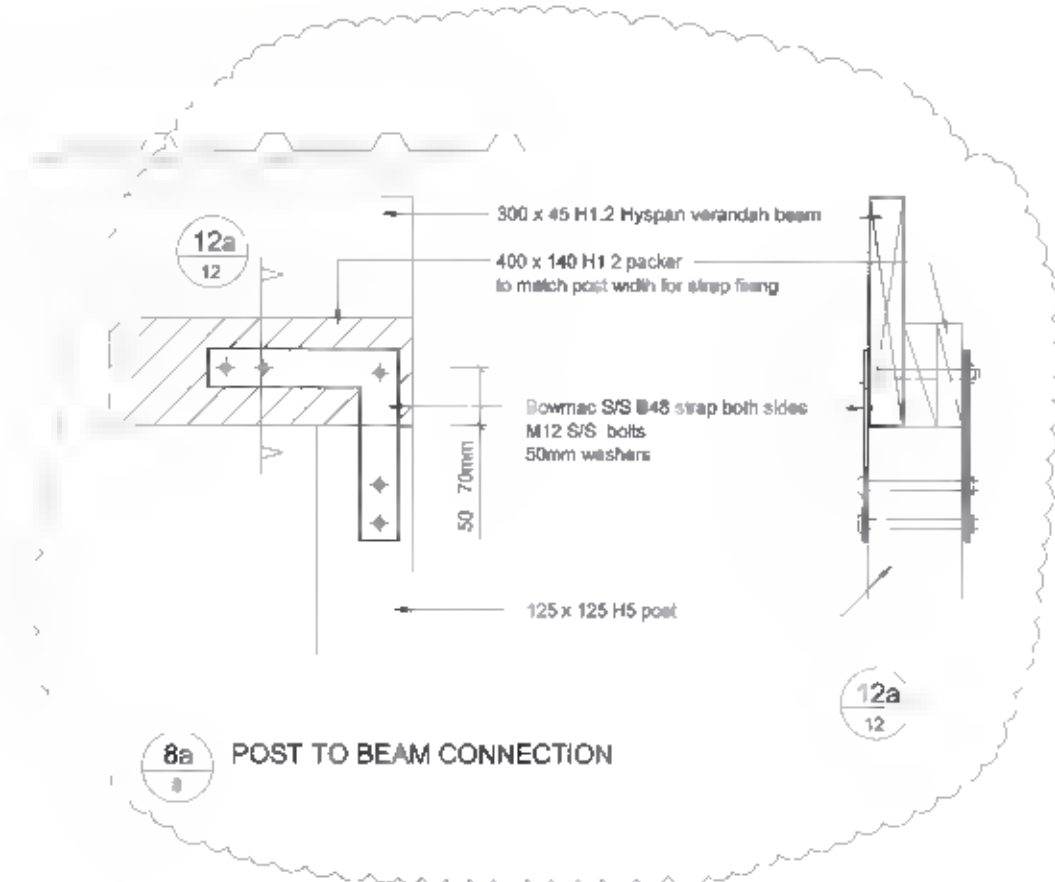
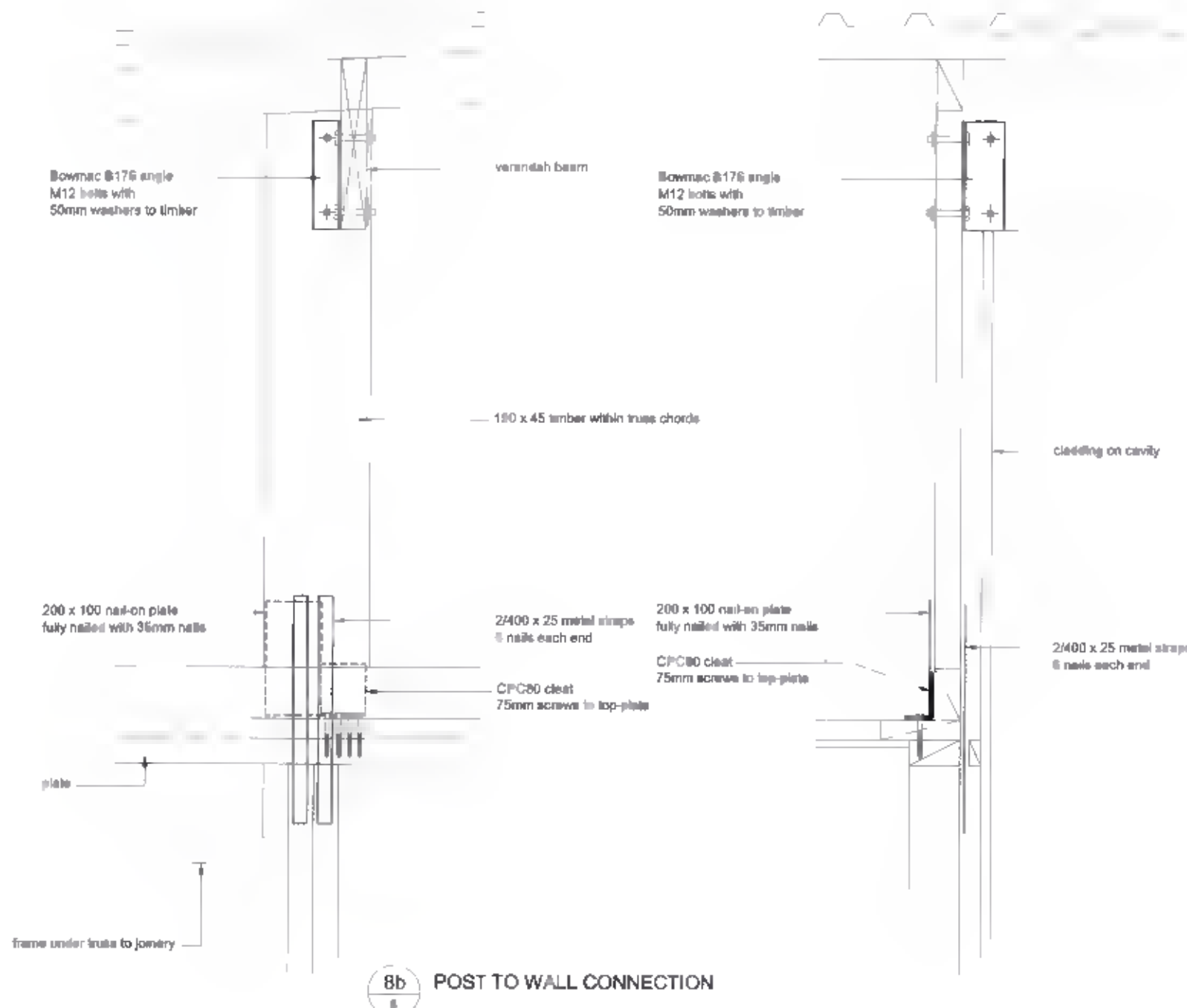
DESTINATION HOMES

71 CYRUS ST
NEW PLYMOUTH

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VERANDAH DETAILS

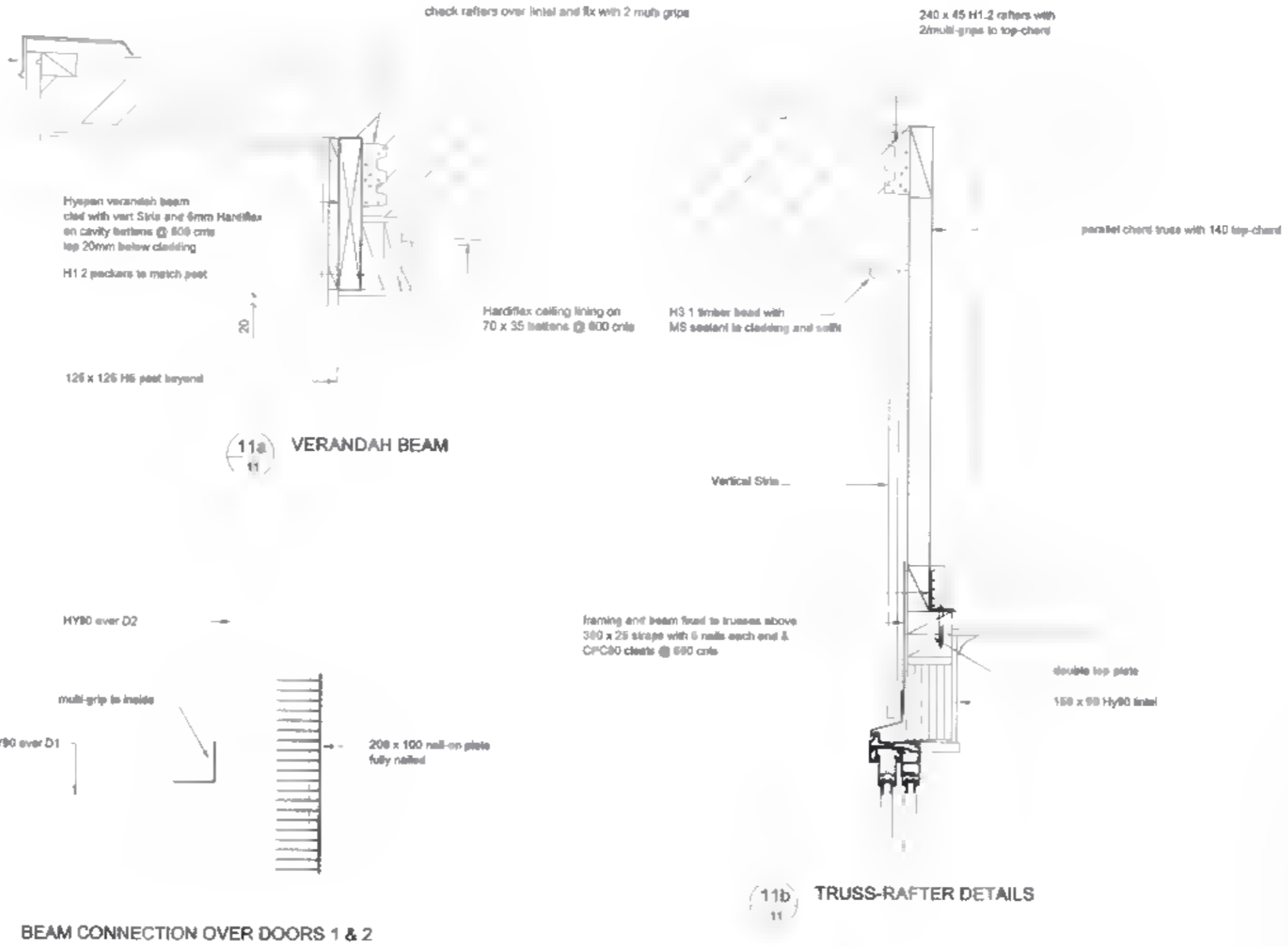
DESTINATION HOMES

71 CYRUS ST
NEW PLYMOUTH

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FLASHING & soffit details next page



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homes

NEW RESIDENCE

VERANDAH DETAILS

DESTINATION HOMES

71 CYRUS ST
NEW PLYMOUTH

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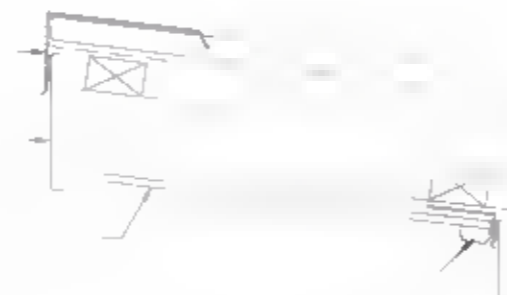
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Coloursteel flashing
200mm cover to roof
70mm cover to fascia

fascia board

soffit lining

Coloursteel flashing 100mm behind soffit to
face of cladding with min 20mm cover
fit 40 x 20 H3 1 rebated timber bead over
min 5 mm gap to flashing



8c REVERSE SOFFIT DETAIL



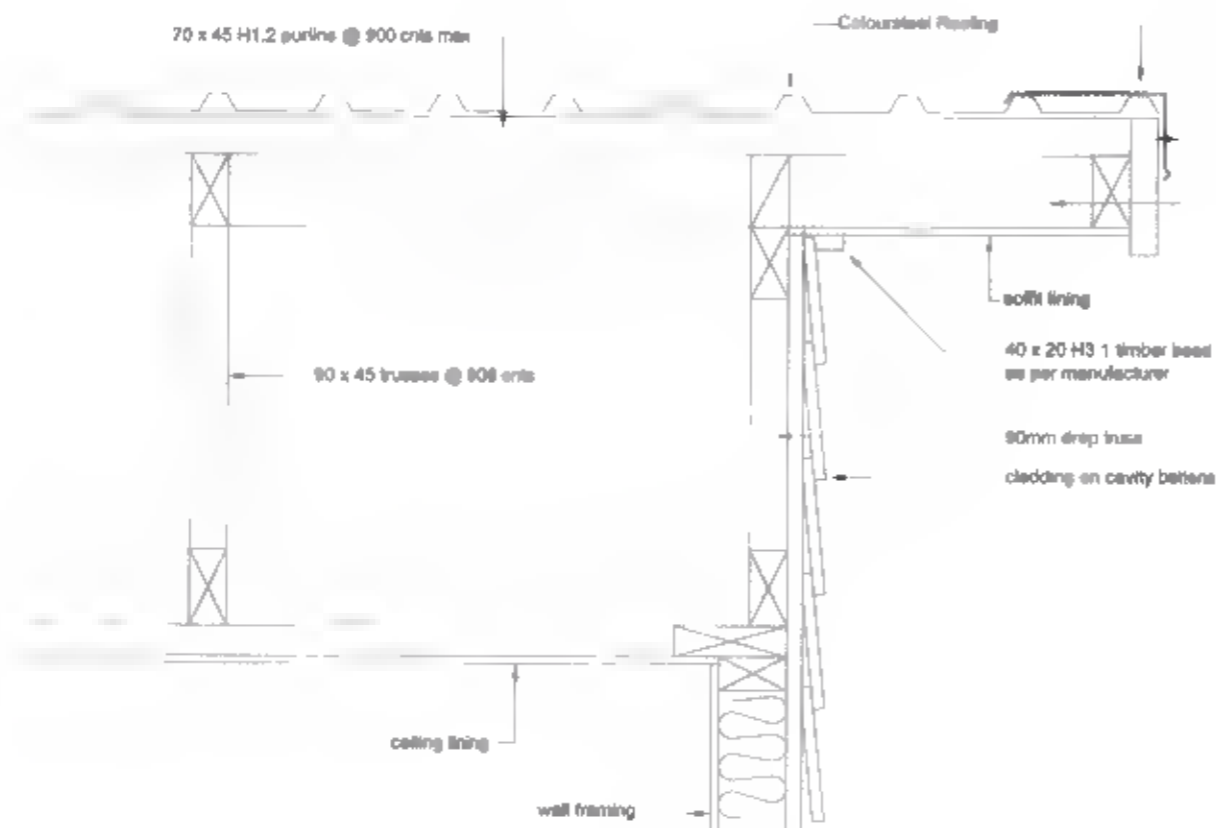
200mm Coloursteel eave flashing

spouting

fascia board

40 x 20 H3 1 timber bead

8d SOFFIT DETAIL



70 x 45 H1.2 purlins @ 900 cnts max

Coloursteel Roofing

90 x 45 trusses @ 908 cnts

soffit lining

40 x 20 H3 1 timber bead
as per manufacturer

90mm drip truss
cladding on cavity battens

ceiling lining

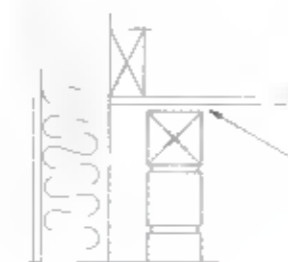
wall framing

Coloursteel barge flashing
min 2 crest cover
min 70mm cover to barge lid

fascia lid

80 x 45 outriggers @ 900cnts max

8e BARGE DETAIL



5 - 10mm gap to soffit lining or
vent holes @ 900 cnts as per base

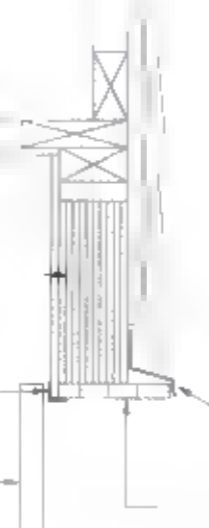
BRICK-SOFFIT DETAIL

garage door lintel

25mm plastic corner to finish

garage door

GARAGE DOOR HEAD



metal flashing over jamb liner

garage door jamb
180 x 20 fascia lid

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homes

NEW RESIDENCE

DETAILS

DESTINATION HOMES

71 CYRUS ST
NEW PLYMOUTH

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mob 027 800 811
P O Box 543 NP

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Fig 10 External corner junction between James Hardie flat sheet cladding / Stone Cladding / Linea® Oblique Weatherboard and brick veneer

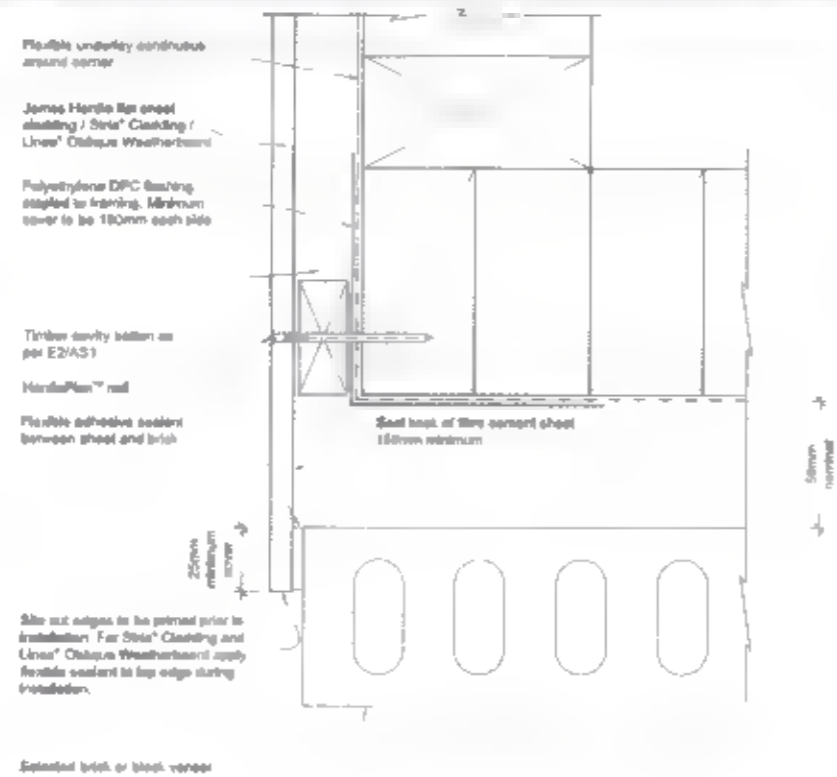
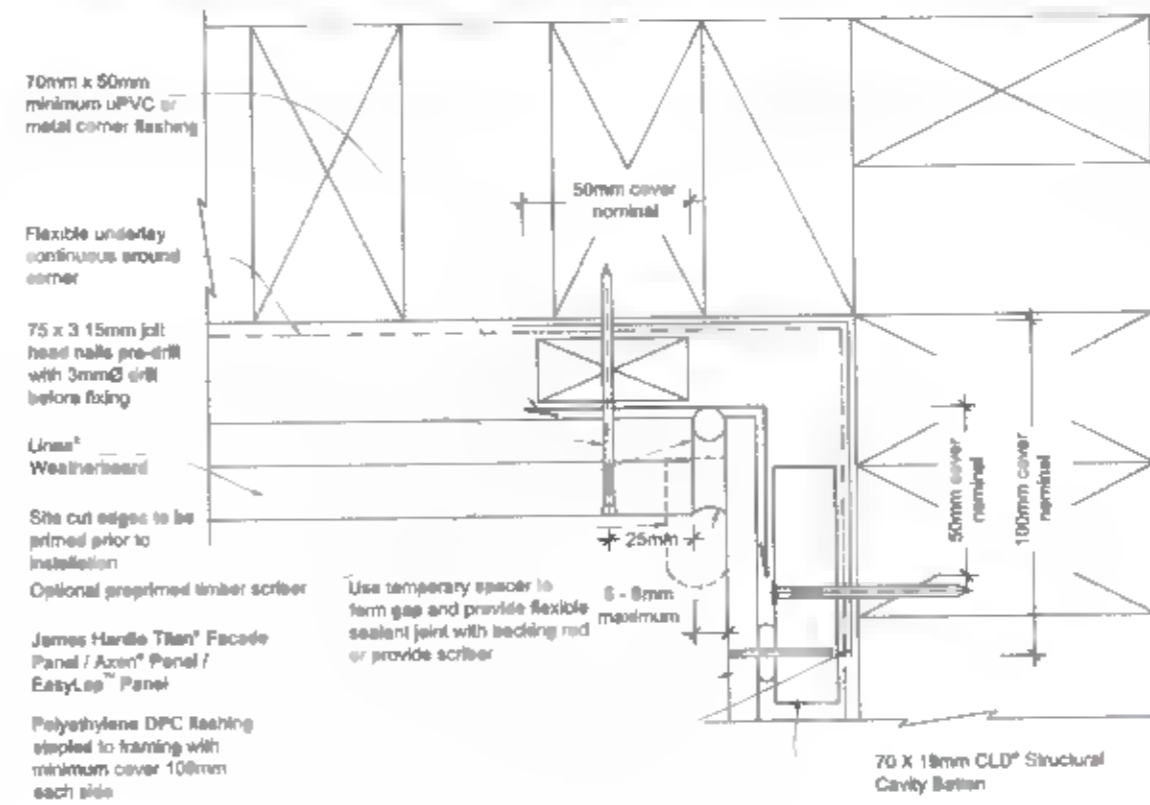
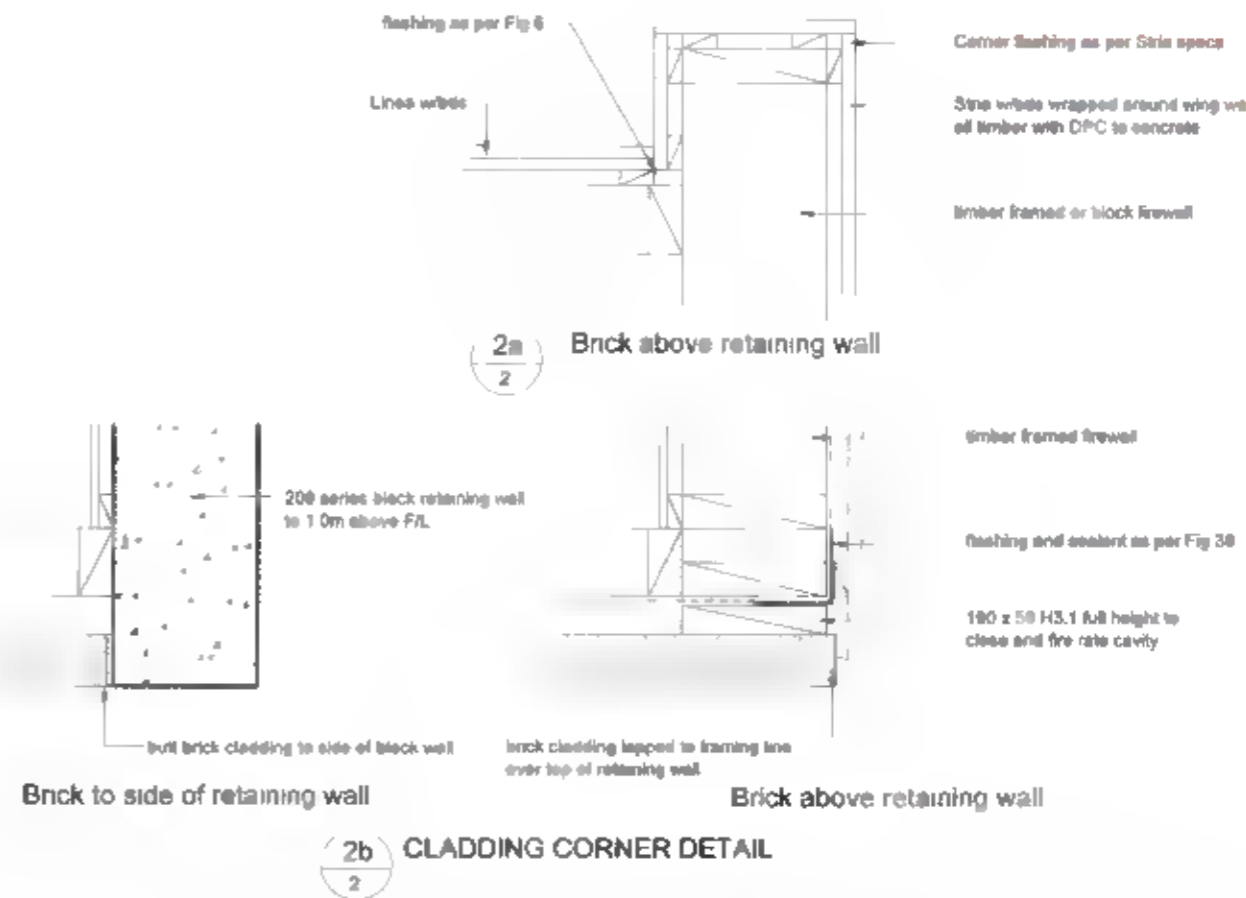
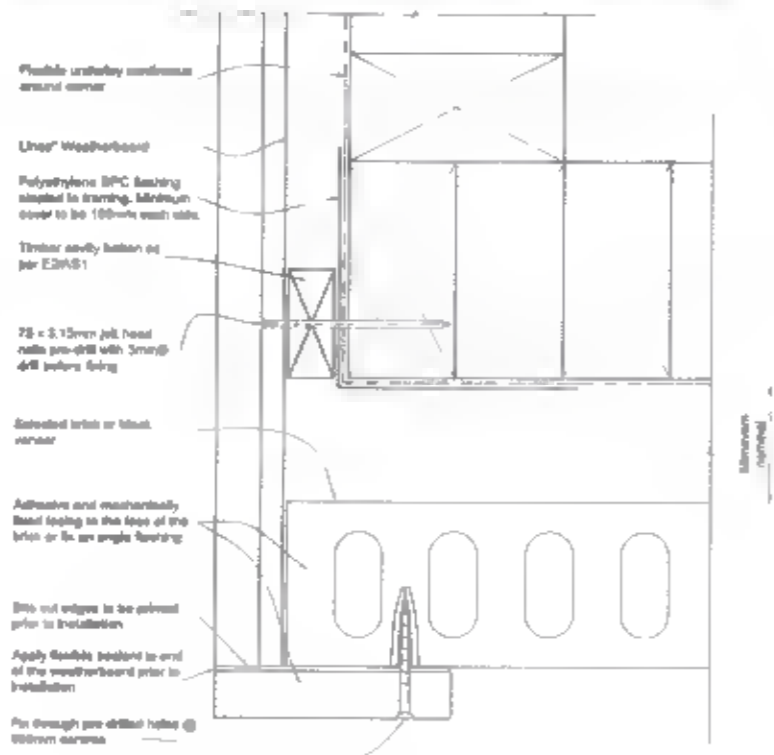


Fig 11 Internal corner junction between Linea® Weatherboard and Titan® Facade Panel / Axon® Panel / EasyLap™ Panel

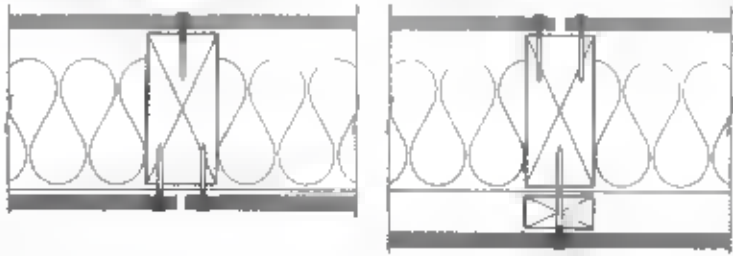


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Fig 12 External corner junction between Linea® Weatherboard on cavity and brick veneer



JHETGJ30	Fire Resistance Rating	STC	Cladding options
	30/30/30	40 - 48	HardieFlex™ Sheet Monotek® Sheet Linea® Weatherboard Linea® Oblique Weatherboard James Hardie® Weatherboards Axon® Panel Stria® Cladding
			Lining option
			10mm GIB Fyrelite®



TWO WAY EXTERNAL/INTERNAL 30 MINUTE – TIMBER FRAMED WALL

FRAMING

Timber framing to be in accordance with NZS 3604 or in accordance with specific engineering design complying with AS/NZS 1170 and NZS 3603 standards

Minimum framing 90 x 45mm at 600mm maximum centres with nogs/dwings at 800mm maximum centres

Timber framing treatment to be in accordance with the NZBC Acceptable Solution B2/AS1

WALL HEIGHTS

This fire rated system has been tested with a stud height of 3m maximum. The fire rated walls built close to boundary are also required to achieve post fire stability in either direction in accordance with the NZBC verification method B1/VM1, paragraph 2.2.4

Refer to Figure 1, 3, 4, 5 and 6 of the Fire and Acoustic Design Manual for post fire stability design

CLADDING

Any James Hardie direct fixed cladding 6mm or thicker

Any James Hardie cladding 6mm or thicker fixed over timber cavity battens

FIXING/JOINTING

James Hardie Sheet claddings fixed to all framing at 150mm centres

Linea Weatherboards to be face fixed into each stud

Refer to technical specification for further information on type of fixings applicable. Also refer to Figures 8 and 9

FLEXIBLE UNDERLAY

Any flexible underlay that complies with Table 23 of E2/AS1 and has a flammability index not exceeding 5 can be used

LINING

10mm GIB Fyrelite® installed as specified below

FIXING/JOINTING

- 300mm centres around the sheet perimeter and intermediate studs
- Fixings to be 12mm from bound sheet edges and 18mm from sheet ends

Fix with 41mm x 6g GIB® Grabber High Thread Drywall Screws or 40 x 2.8mm GIB® nails

INSULATION

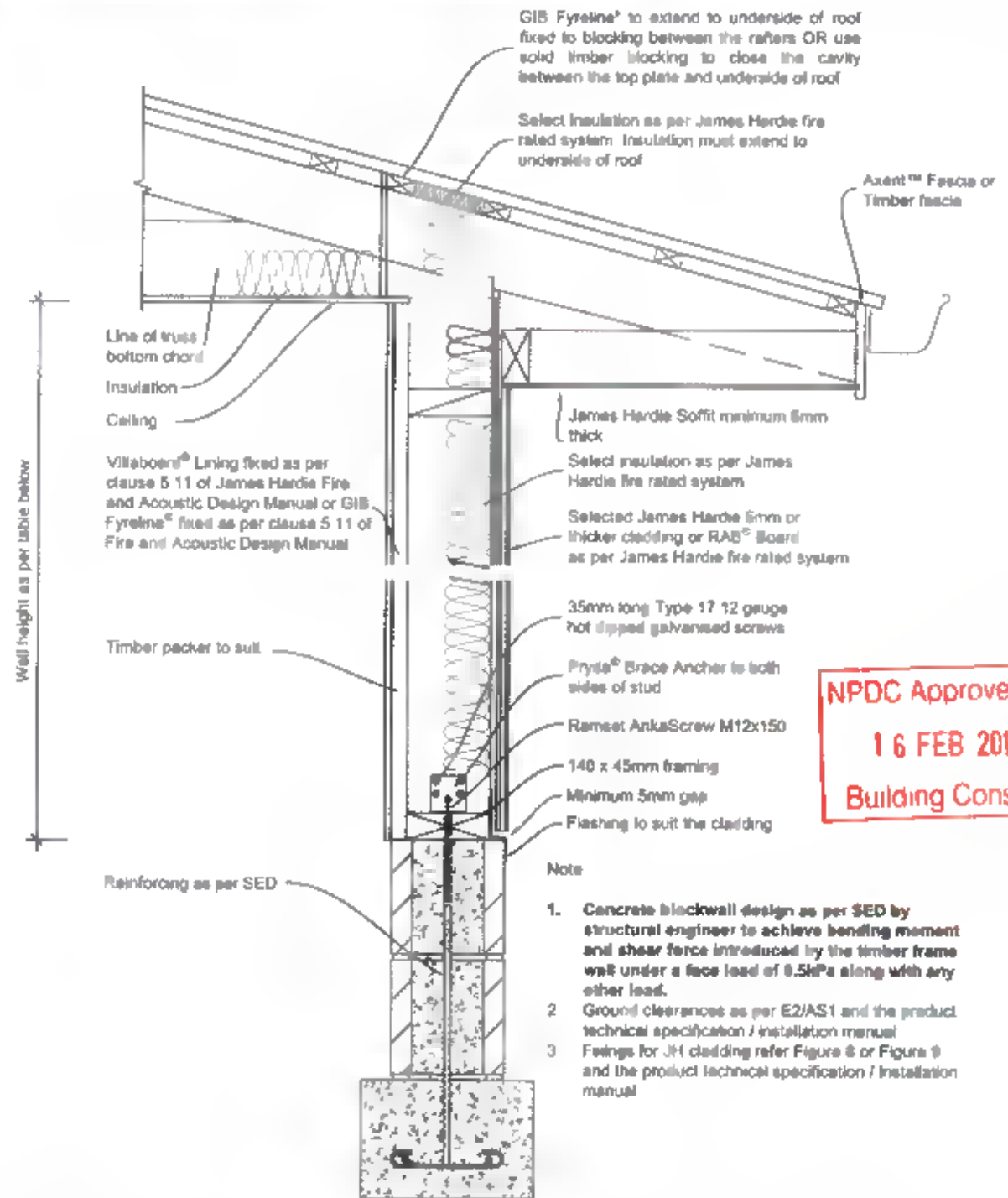
R2.2 or higher fibreglass insulation Density 14-18kg/m³

- Timber Cavity Batten
- 10mm GIB Fyrelite®
- Timber Framing
- R2.2 Fibreglass Insulation
- Timber Cavity Batten
- Fire Retardant Flexible Underlay
- James Hardie Flat Sheet Cladding 6mm or Thicker
- OR
- James Hardie® Weatherboard, Linea® Weatherboard and Linea® Oblique Weatherboard



For further information refer to the clauses in the Fire and Acoustic Design Manual

Figure 4 Boundary Wall Bottom Plate Fixing – Blockwall Foundation



Wall height as per table below

Wall Height Max (mm)	3000	3700
Stud / Bottom Plate (mm)	140 x 45	140 x 45
Stud Spacing Max (mm)	600	400
Nog Spacing (mm)	800	800
Hold Down brackets	Pryla® Brace Anchor both side of stud	

For Higher stud heights please refer to James Hardie

GIB Fyrelite® to extend to underside of roof fixed to blocking between the rafters OR use solid timber blocking to close the cavity between the top plate and underside of roof

Select insulation as per James Hardie fire rated system. Insulation must extend to underside of roof

Axent™ Fascia or Timber fascia

James Hardie Soffit minimum 6mm thick

Select insulation as per James Hardie fire rated system

Selected James Hardie 6mm or thicker cladding or RAB® Board as per James Hardie fire rated system

35mm long Type 17 12 gauge hot dipped galvanised screws

Pryla® Brace Anchor is both sides of stud

Ramsel AnkaScrew M12x150

140 x 45mm framing

Minimum 5mm gap

Flashing to suit the cladding

Timber packer to suit

Line of truss bottom chord

Insulation

Ceiling

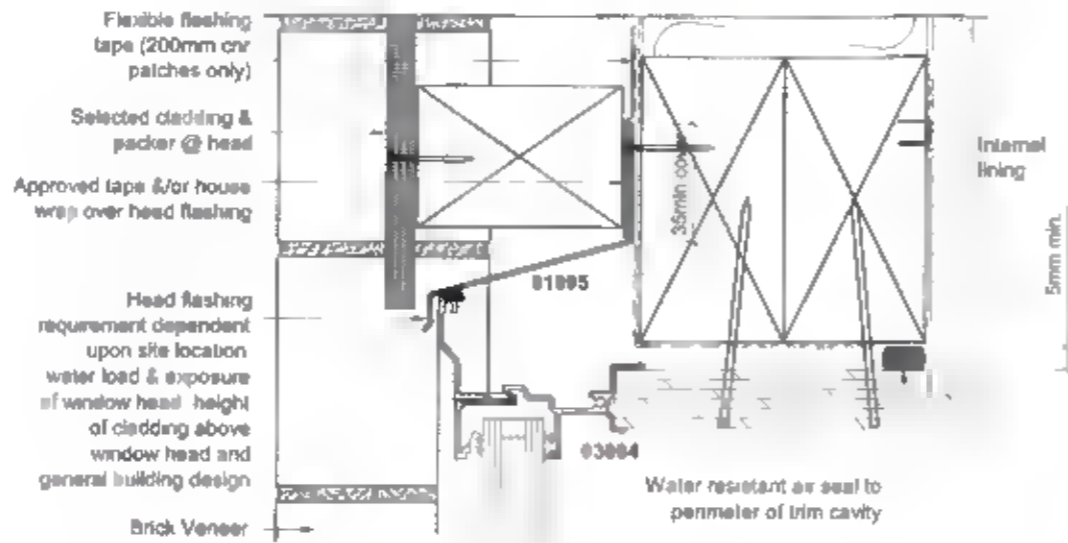
Villaboard® Lining fixed as per clause 5.11 of James Hardie Fire and Acoustic Design Manual or GIB Fyrelite® fixed as per clause 5.11 of Fire and Acoustic Design Manual

Reinforcing as per SED

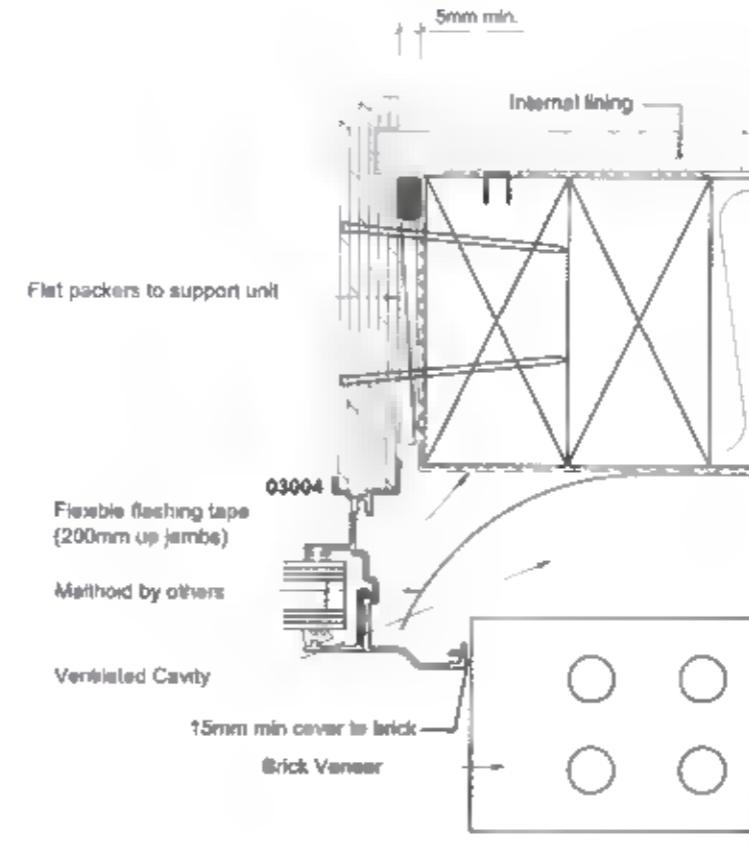
Note

1. Concrete blockwall design as per SED by structural engineer to achieve bending moment and shear force introduced by the timber frame wall under a face load of 8.5kPa along with any other load.
2. Ground clearance as per E2/AS1 and the product technical specification / installation manual
3. Fixings for JH cladding refer Figure 8 or Figure 9 and the product technical specification / installation manual

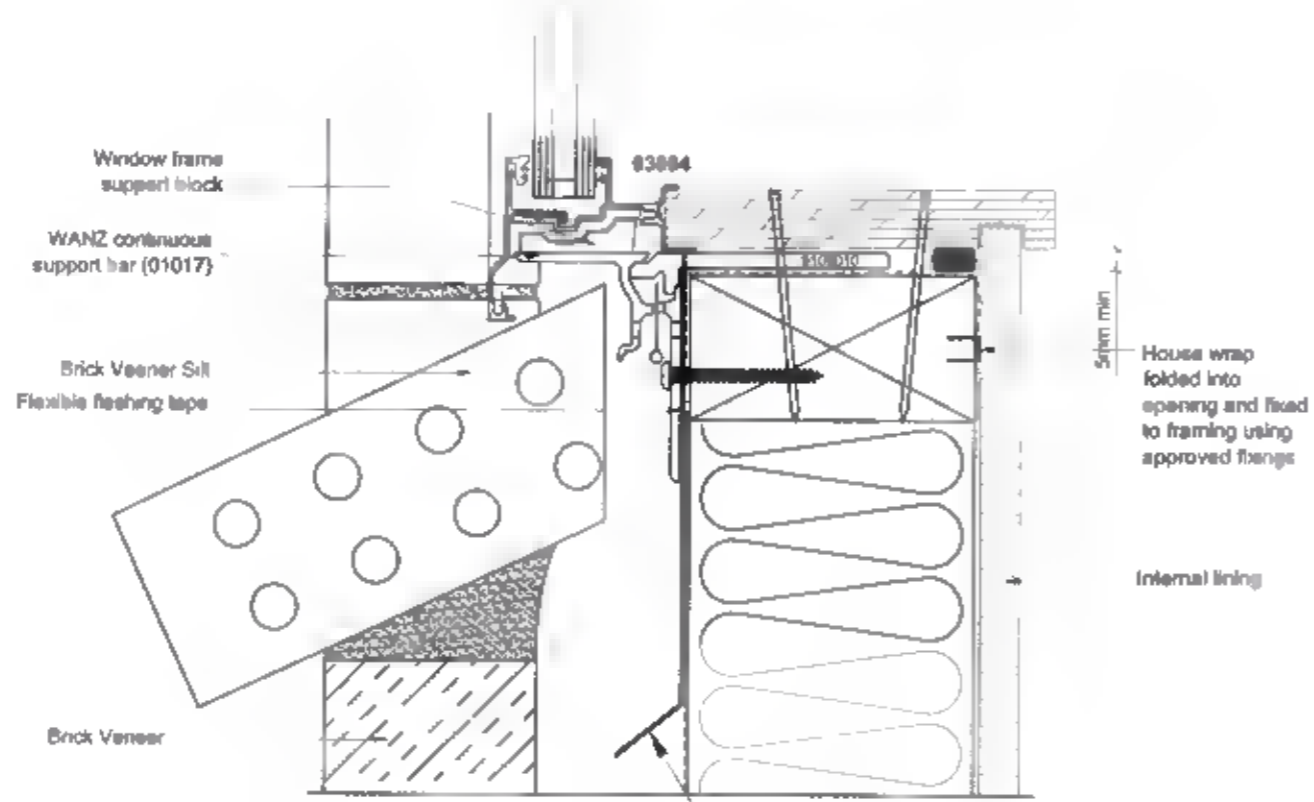
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HEAD DETAIL



JAMB DETAIL



SILL DETAIL

DPC flashing 150 mm deep turn out 15 mm fix hard up to window extend peel framing 200 mm each side of window

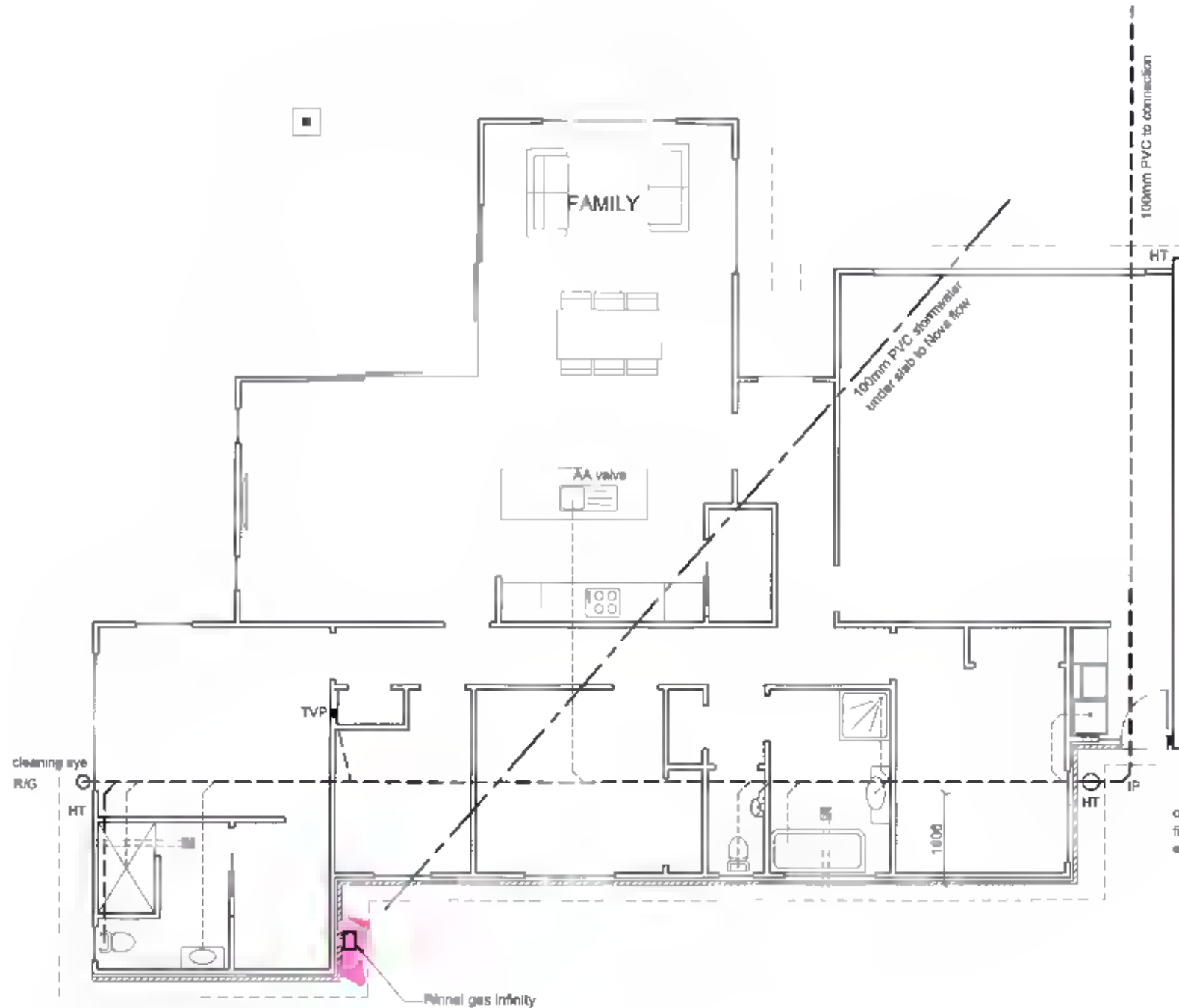
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Building Consent

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homes

NEW RESIDENCE
JOINERY FLASHING

DESTINATION HOMES
71 CYRUS ST
NEW PLYMOUTH

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Derek Lawrence
mob 027 400 8814
P O Box 543 NP



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NOTES

- all plumbing and venting to be AS 3500
- all pipe work to be **Multitubo system**
- main sewer drains 100 mm PVC
min fall 1:40
- TVP 80 mm PVC
- minimum height from top of gully to lowest fixture connected to the drain to be 150mm
- all pipes to be PVC
- Traps & wastes to floor level
- shower 40 mm vanity 40mm
- lwb 40 mm kitchen 40mm min
- all branch drains **under floor level 85mm**
min fall 1:40
- Fit AA valves to all wastes over 2.5 m
- exterior gas hot water heater
- provide tempered hot water to all personal hygiene fixtures, max 55 degs
- bathroom shower 1000 x 1000mm
- ensuite shower 800 x 800mm
- acrylic walls & base
- with safety glass door & returns
- fit easy clean traps
- Line all wet areas with 10mm Aquafine gib waterproof membrane to all tiled wet areas

- gully trap for kitchen sink
- R/G relief gully
- TVP terminal vent
- HT hose tap
- IP inspection point

- 100mm PVC
- 85mm min PVC

overflow relief gully
fit tap over gully to enable charging

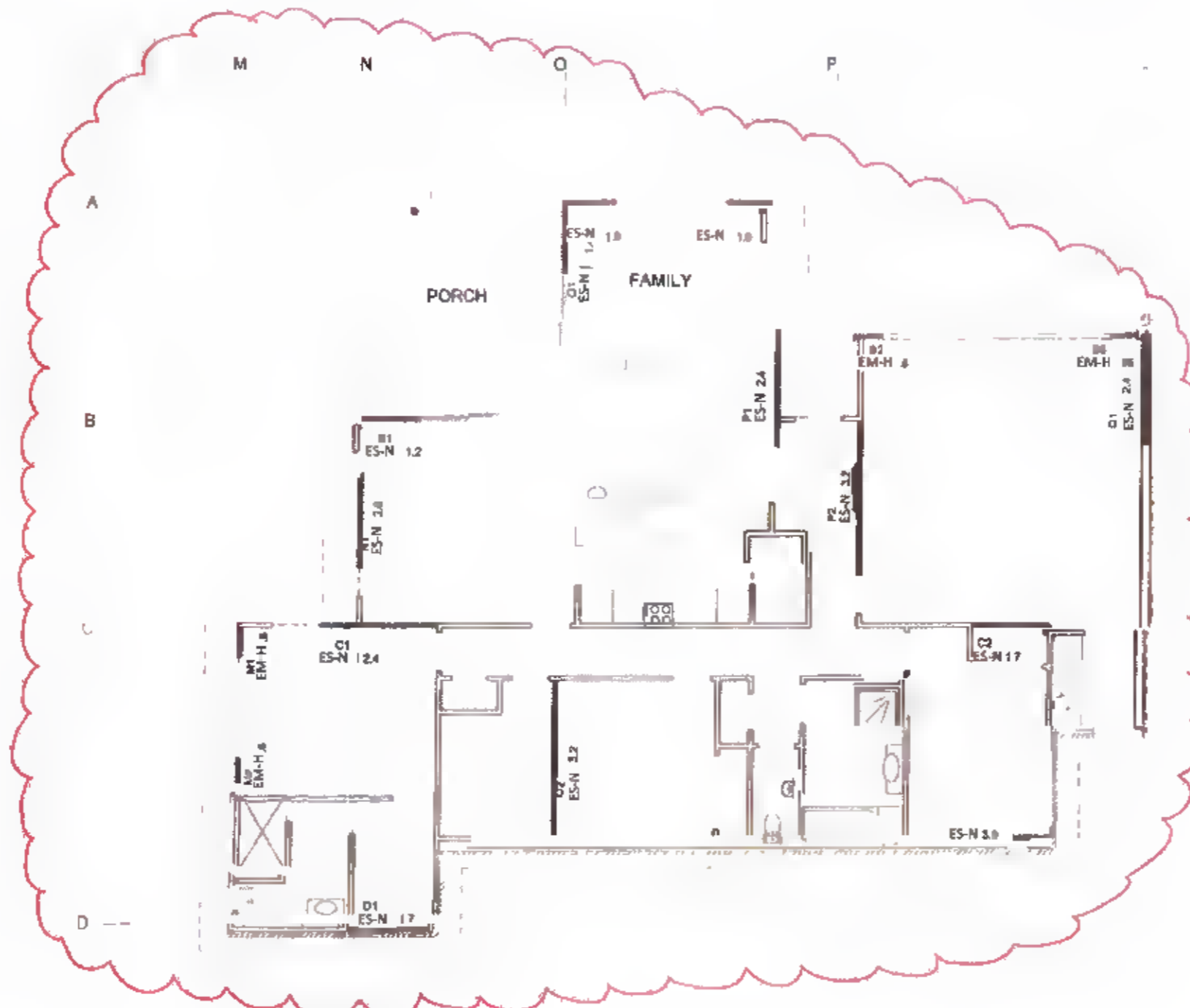
navigation
homes

NEW RESIDENCE
PLUMBING PLAN

DESTINATION HOMES
71 CYRUS ST
NEW PLYMOUTH

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mob 027 600 9 611
P O Box 543 NP

SCALE 1:100	DATE 12 2017
REV 1	PAGE 19



NO	DATE	REVISION
01	22 10	BRACING UPDATED

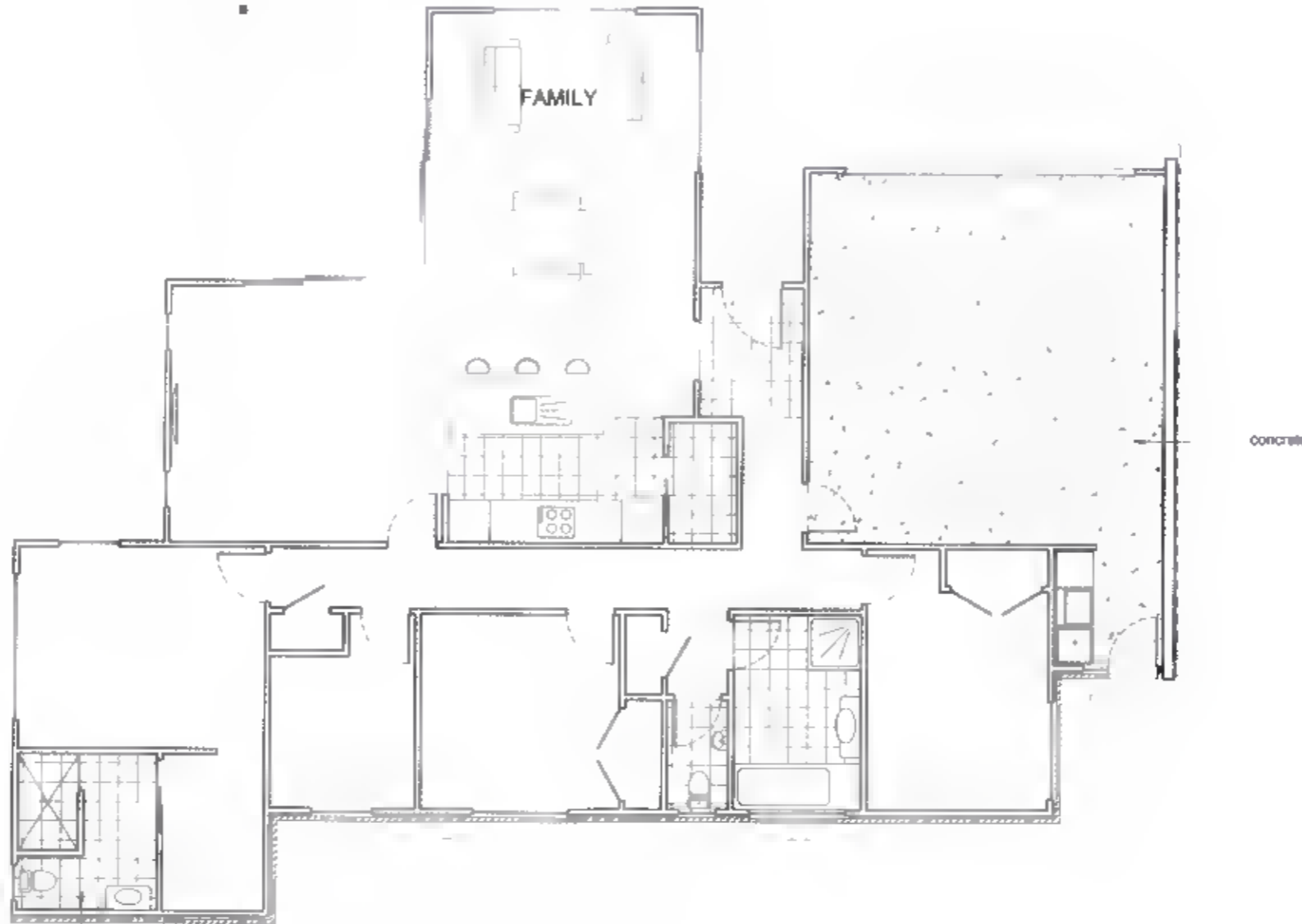
AMENDMENT

- GIB BRACE PANEL NOTES**
- GS1-N 18mm GIB steel plate for int 1 layer fixed horizontal or vertical
 - BL1-N GIB brace 1 side fixed horizontal or vertical held down to floor min length 0.4m
 - ALL BL BRACE PANELS require 15kN anchor see specification for all bracing details

navigation
 HOMES
NEW RESIDENCE
BRACE PLAN
DESTINATION HOMES
 71 CYRUS ST
 NEW BRIGHTON

O J L DESIGNS LTD
 Derek Lawrence
 mob 027 608 5811
 P.O. Box 543, NP

SCALE 1:100 | DATE 12/2017
 REV 1 | PAGE 20 **A**



NPDC Approved for
 16 FEB 2018
 Building Consent

Tiles where shown
 chosen by owner
 garage floor left as concrete.
 Carpet to remainder
 chosen by owner

navigation
 homes

NEW RESIDENCE

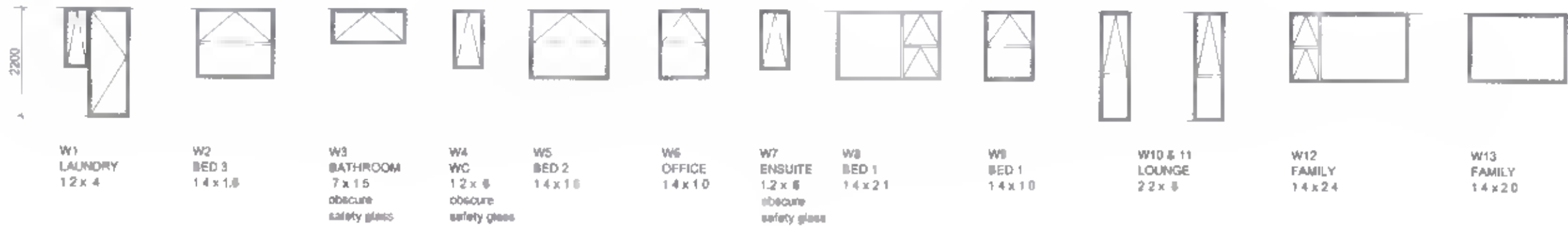
FLOOR COVERINGS

DESTINATION HOMES

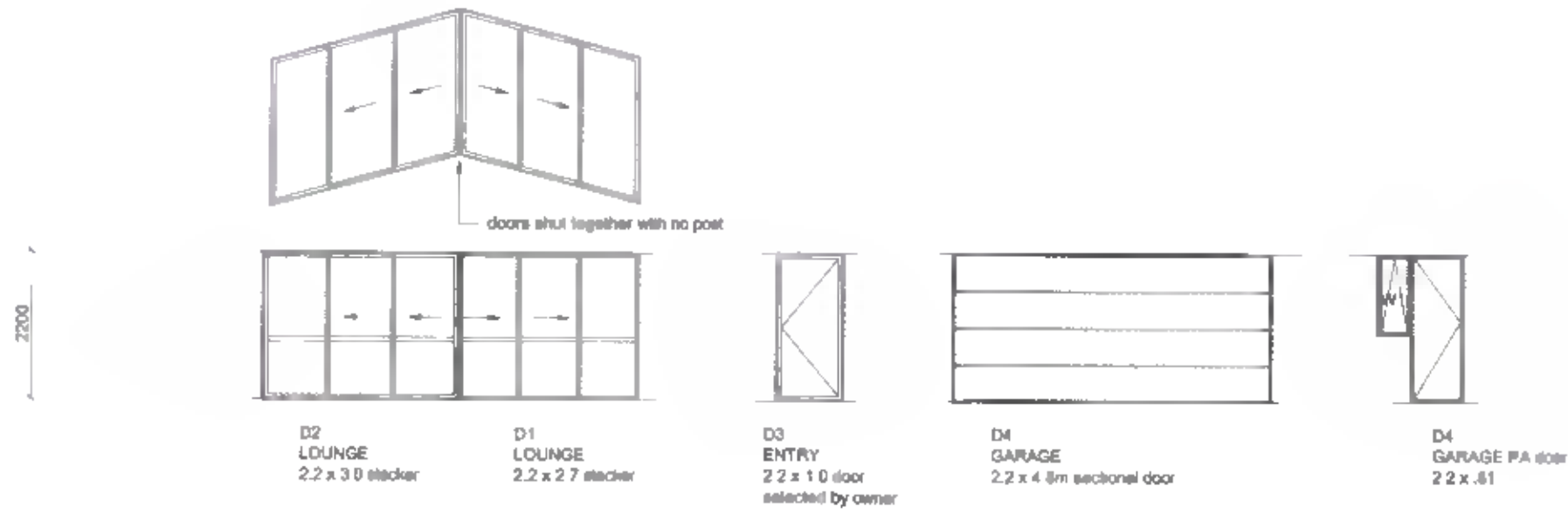
71 CYRUS ST
 NEW PLYMOUTH

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 Derek Lawrence
 mob 027 800 9811
 P O Box 543 NP

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WINDOW SCHEDULE



DOOR SCHEDULE

NPDC Approved for
16 FEB 2018
Building Consent

ALL JOINERY TO BE DOUBLE GLAZED
Glazing to NZS 4223
all glazing below 800mm to FAL to
be safety glass
Aluminium windows to NZS 4211

navigation
homes

NEW RESIDENCE

JOINERY SCHEDULE

DESTINATION HOMES

71 CYRUS ST
NEW PLYMOUTH

D J L DESIGNS LTD
Derek Lawrence
mob 027 800 8 811
P O Box 543 NP

SCALE 1:100 | DATE 12-2017

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THESE PLANS HAVE BEEN

SUPERSEDED

REPLACEMENT PLANS WILL BE IN
THE APPROVED OFFICE COPY.

BC: 122844 ADDRESS: 71 Cyrus St

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

- | | |
|----|-----|
| 1. | 6. |
| 2. | 7. |
| 3. | 8. |
| 4. | 9. |
| 5. | 10. |

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



Te Kaunihera-ā-Rohe o Ngāmotu

New Plymouth District Council

Code Compliance Certificate

Form 7, Section 95, Building Act 2004

The Building

Street address of building: 71 Cyrus Street
Whalers Gate
NEW PLYMOUTH 4310

Legal description of land where building is located: LOT 54 DP 501223

Current, lawfully established use: Residential

Year first constructed: 2017

The Owner

Name of owner: Destination Homes Limited

Applicant: Cavalier Homes

Mailing address: 4/2 Dean Place
Waiwakaiho
NEW PLYMOUTH

Phone No: 06 7566049
Email Address: taranaki@cavalierhomes.co.nz

Building Work

Building consent number: **BC17/122844**

Description of work: **Three bedroom dwelling with attached garaging**

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.

Sarah Marshall
Building Administration Officer

On behalf of: New Plymouth District Council
Date issued: 9 April 2021

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darrell paterson

OWNER & SALESPERSON

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riley blair

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