

move.

council records

**261 coronation avenue
welbourn**

Statement of Passing Over:

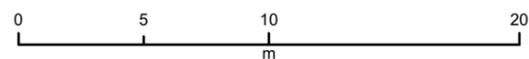
This information has been supplied by the vendor or the vendor's agents and move (powered by ownly Ltd licensed REAA 208) is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers 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



PLANS

BC17/121375

Prepared by:

TN.

Lot 239
DP 12806

Johnston Plumbing
& Gas 10/12/18
100 mm
Connection

Existing SSMH

Lot 80
DP 13693

SEWER Extension
As Built.

Johnston Plumbing & Gas
18/10/2018

Part Lot 1
DP 10137



1
755m²

2
423m²

ROW

4
537m²
+88m² ROW

3
336m²

Lot 83
DP 13693

Heta Road
Legal Road 20.0m Wide

NOTES:

This plan is produced for the sole purpose of obtaining a subdivision consent under the RMA 1991. Dimensions and areas are subject to final survey. The use of this drawing for any other purpose is at the users risk.

BLAND JACKSON

PROJECT:

Lots 1 to 4 Being a
Proposed Subdivision of
Lots 81 & 82 DP 13693
Sewer Connection

TN F3/1083 F3/1084

Address: 83/65 Heta Road

REV.				
No.	DESCRIPTION	DATE	DR	APPR
0	Issued	24.02.17	cf	CJ

SUBMIT				
CF & PM Hancock				
ORIGINAL SCALE		DATE		
1:200 (A3)		Feb 2017		
PROJECT NO. TYPE REV. Sheet No.				
8329	E01	R00	1/1	

Lot 239
DP 12806

Lot 80
DP 13693

Existing SSMH

Existing 100mmØ lateral

Existing 100mmØ lateral

New Wye Connection

1
755m²

2
423m²

Extend 100mmØ lateral
1m beyond bdy

ROW

4
537m²
+88m² ROW

3
336m²

Lot 83
DP 13693

Part Lot 1
DP 10137

Heta Road
Legal Road 20.0m Wide

NOTES:

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 6/3/17

BC17/121375 28/2/17

NPDC Approved for
16 MAR 2017
Building Consent

This plan is produced for the sole purpose of obtaining a subdivision consent under the RMA 1991. Dimensions and areas are subject to final survey. The use of this drawing for any other purpose is at the users risk.



BLAND & JACKSON
SURVEYORS LTD

19 Dawson Street • PO Box 637 • New Plymouth 4340, NZ
+64 6 758 6171 • +64 6 758 6173

RESOURCE MANAGEMENT & PLANNING • LAND DEVELOPMENT CONSULTANTS
LAND & ENGINEERING SURVEYORS

www.bjst.co.nz

PROJECT:

Lots 1 to 4 Being a
Proposed Subdivision of
Lots 81 & 82 DP 13693
Sewer Connection

TN F3/1083 F3/1084

Address: 63/65 Heta Road

REV.

No.	DESCRIPTION	DATE	DR	APPR
0	Issued	24.02.17	cj	CJ

CLIENT

CF & PM Hancock

ORIGINAL SCALE 1:200 (A3) DATE Feb 2017
DO NOT SCALE OFF DRAWING

PROJECT NO.	TYPE	REV.	Sheet No.
8329	E01	R00	1/1

PLANS

BC18/123122

Prepared by: *AT*

S. KIBBY

36 KINGSFORD STREET,
BELL BLOCK.

NEW 2 BEDROOM UNITS

DRAWING SHEET INDEX		29.01.2018	REVA		
			27.06.2018		
A1-1	SITE PLAN		✓		
A2-1	FLOOR PLAN		✓		
A2-2	DIMENSION PLAN				
A2-3	FOUNDATION PLAN				
A2-4	SETOUT PLAN				
A2-5	BRACING PLAN				
A2-6	PLUMBING AND DRAINAGE PLAN				
A2-7	ROOF PLAN		✓		
A3-1	ELEVATIONS		✓		
A3-2	ELEVATIONS		✓		
A4-1	CROSS SECTION		✓		
A4-2	CROSS SECTION		✓		
A5-1	CONSTRUCTION DETAILS		✓		
A5-2	CONSTRUCTION DETAILS				
A5-3	CONSTRUCTION DETAILS				
A5-4	CONSTRUCTION DETAILS				
A6-1	DOOR & WINDOW SCHEDULE				
CONSENT ISSUE		✓			



ARCHITECTURAL SPECIFICATION

EXCAVATION:
EXCAVATE & STOCKPILE TOPSOIL FROM BUILDING SITE FOR RE-USE.

CONCRETE:
ALL CONCRETE WORKS:
- SHALL COMPLY WITH NZS 3109 RELEVANT CLAUSES.
- TO BE A MINIMUM OF 20MPa STRENGTH.

CARPENTRY & MISCELLANEOUS:
GENERAL - COMPLIANCE:
BUILDING WORK TO COMPLY WITH NZS 3604 2011, NZS 3602 (TIMBER TREATMENT) RELEVANT CLAUSES, THE NEW ZEALAND BUILDING CODE, LOCAL AUTHORITY BYLAWS, & ALL OTHER RELEVANT BUILDING CLAUSES NOT LISTED HEREIN.

TIMBER FRAMING - GENERAL NOTES:
- ALL FRAMING TO HAVE MAX. MOISTURE CONTENT OF 18% BEFORE LINING.
- ALL TIMBER TO BE MSG8 / VSG8 FRAMING GRADE UNLESS NOTED OTHERWISE.
- FRAMING SIZES LISTED ARE AS PER NZS 3604 2011.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & CONFIRM THE FRAMING REQUIREMENTS OF THE VARIOUS CLADDINGS SPECIFIED THROUGHOUT THE DRAWING SET. BY ALL ACCOUNTS, THE MANUFACTURERS LITERATURE SHALL BE STRICTLY FOLLOWED.

INTERIOR LININGS:
INTERIOR WALL LININGS:
- 10mm GIB PLASTERBOARD WALL LININGS TYPICAL, STOPPED FOR PAINT FINISH

- 10mm GIB AQUALINE WALL LININGS IN & BEHIND ALL WET AREAS, STOPPED FOR PAINT FINISH GENERALLY.

INTERIOR CEILING LININGS:
- 13mm GIB PLASTERBOARD CEILING LININGS ON 'GIB RHONDO' CEILING BATTENS AT 600 CRS MAX.

- 13mm GIB AQUALINE PLASTERBOARD CEILING LININGS ON 'GIB RHONDO' CEILING BATTENS AT 600 CRS MAX.

FIXINGS:
- ALL FIXINGS TO COMPLY WITH THE APPROPRIATE TABLES IN NZS 3604 2011 OR MITEK LUMBERLOK FIXING CHARTS.
- FIXING DURABILITY TO COMPLY WITH NZS 3604 2011, SECTION 4.
- H1.2 TIMBER BOTTOM PLATE:
- INSITU FOOTINGS = M12 TRU BOLT, AT 900mm MAX CRS OVER DPC TO SLAB AND
- BLOCK RING FOOTING = M12 x 150mm FORTRESS SCREW BOLT, AT 900mm MAX CRS OVER DPC TO SLAB.

BOTTOM PLATE SIZES MAY VARY. STRAP BOTTOM PLATES WHERE REQUIRED FOR BRACING PURPOSES.
- PROVIDE ALL PROPRIETARY METAL FIXINGS AS REQUIRED.
- EXTERIOR BOLTS & PLATES TO BE STAINLESS STEEL.

LINTELS:
ALL LINTEL SIZES TO BE IN ACCORDANCE WITH SIZES LISTED WITHIN DRAWING SET. ALL STRAPPED WHERE REQUIRED IN ACCORDANCE WITH NZS 3604 2011, FIXING TABLE 8.14.

PLUMBING & DRAINAGE:
GENERAL:
- PLUMBING & DRAINAGE, SIZES, & FALLS TO COMPLY WITH NZBC G13 AS1/AS2
ALL DRAINS SHALL BE LAID TO ACCEPTABLE FALLS - DO NOT OVERSIZE FOR LACK OF FALL
- ALL DRAINS & WASTES TO BE uPVC.
- ALL HOT & COLD WATER PIPING TO BE 'PLEX K2'.
- INSULATE ALL HOT WATER PIPING WITH ARMAFLX.

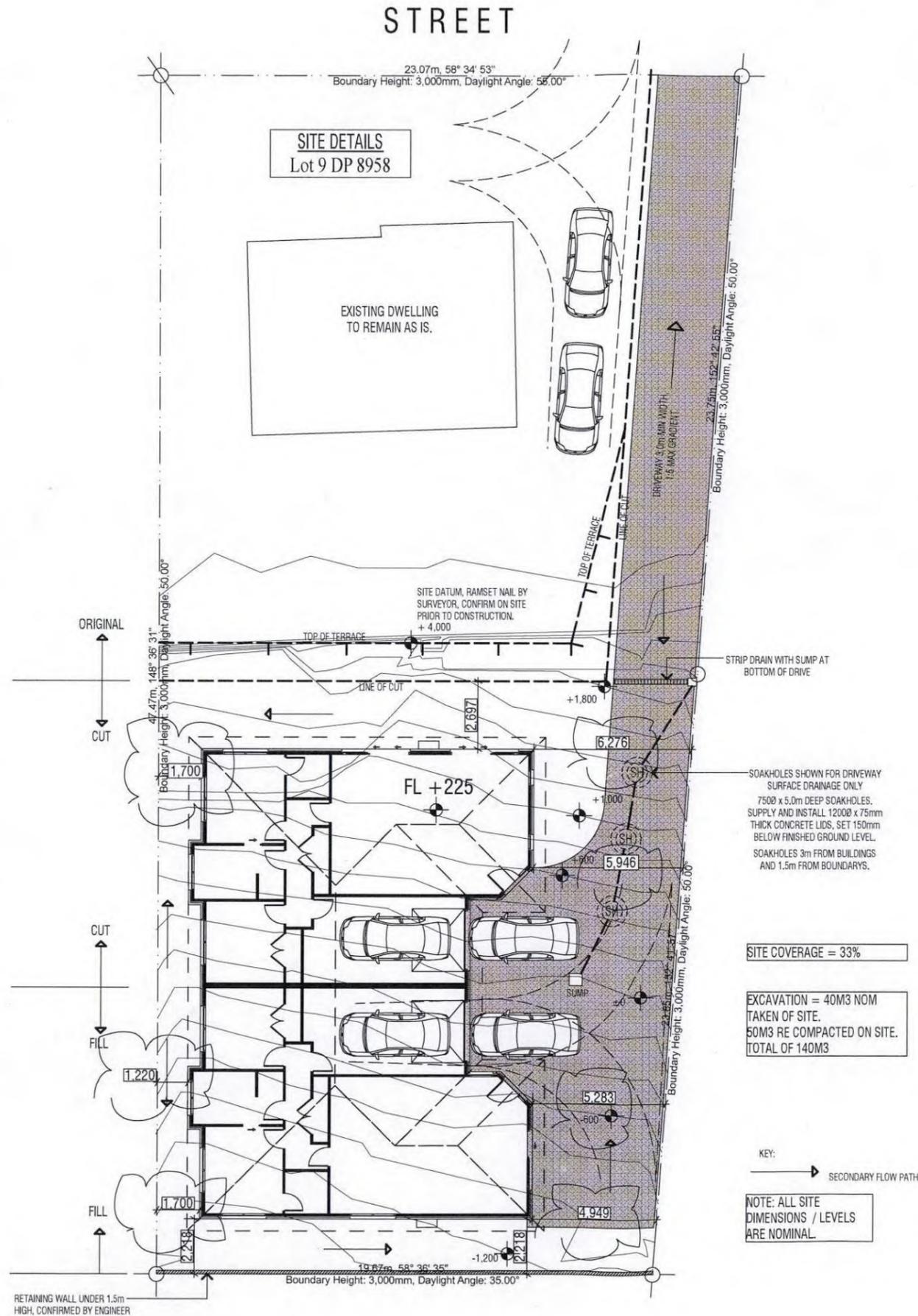
ALUMINIUM WINDOWS & DOORS:
WINDOW / WINDOW TYPE:
- ALUMINIUM WINDOWS / DOORS, DOUBLE GLAZED.

GENERAL NOTES:
- GLAZING TO COMPLY WITH NZS 4223.
- DOUBLE GLAZING TO ENTIRE HOUSE.
- LEVEL OF TINTING TO BE CONFIRMED ON SITE BEFORE WINDOW MANUFACTURE.
- 2 STAGE CATCHES TO ALL WINDOWS.
- ALL OPENING WINDOWS WITHIN 750mm OF FLOOR LEVEL TO BE FITTED WITH RESTRICTORS SO AS NOT TO PERMIT THE PASSAGE OF A 100mm SPHERE - TO COMPLY WITH NZBC F4 - SAFETY FROM FALLING.
- PROVIDE LAMINATED SAFETY GLASS TO ALL WINDOWS & DOORS WHERE BELOW 800mm FROM FLOOR LEVEL.
- CONFIRM ALL FINISHES, INCLUDING LEVEL OF TINT, OPAQUE GLAZING ETC., WITH CLIENT BEFORE MANUFACTURE.

TIMBER TREATMENT:
H1.2 - ALL INTERIOR FRAMING.
H3.2 - ALL EXTERIOR FRAMING, INCLUDING CANTILEVERED FLOOR JOISTS.
H5 - ALL TIMBER IN CONTACT WITH GROUND.

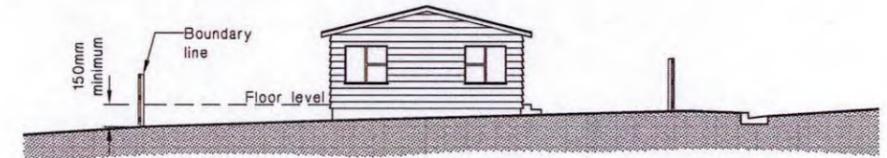
NOTE: REFER TO NZBC B1/AS1 IF FURTHER DETAIL IS REQUIRED.

LIGHTING:
NOTE IF DOWNLIGHTS TO BE USED, THEY ARE TO BE CA RATED AND MINIMUM OF ONE PER 5m².



SITE PLAN
SCALE 1:200

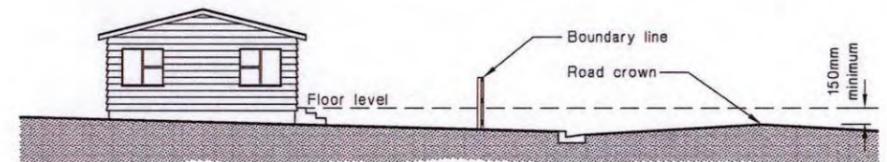
Figure 2: Minimum Floor Level for Site Below Road
Paragraph 2.0.1 b)



SECTION

NOTE: HOUSE TO COMPLY WITH FIGURE NZBC E1/AS1 ACCEPTABLE SOLUTION FIGURE 1 OR 2

Figure 1: Minimum Floor Level for Site Above Road
Paragraph 2.0.1 a)



SECTION

SEDIMENT CONTROL:
ALL SEDIMENT CONTROL TO COMPLY WITH NZBC E1

STRAW BALES TO BE LAID TO ALL BOUNDARIES WHERE RUN OFF MAY OCCUR. STRAW BALES TO BE PLACED IN A 200mm DEEP TRENCH, TIED TOGETHER AND ANCORED TO GROUND BY STAKES.

SURPLUS GRAVEL AND SOIL TO BE CONTAINED BEHIND SEDIMENT FENCES.

DOWNPIPES TO BE CONNECTED AS SOON AS ROOF IS FINISHED AND DRAINS ARE LAID OR AS SOON AS PRACTICAL.

CONTRACTOR TO OVERSEE ALL SEDIMENT CONTROL

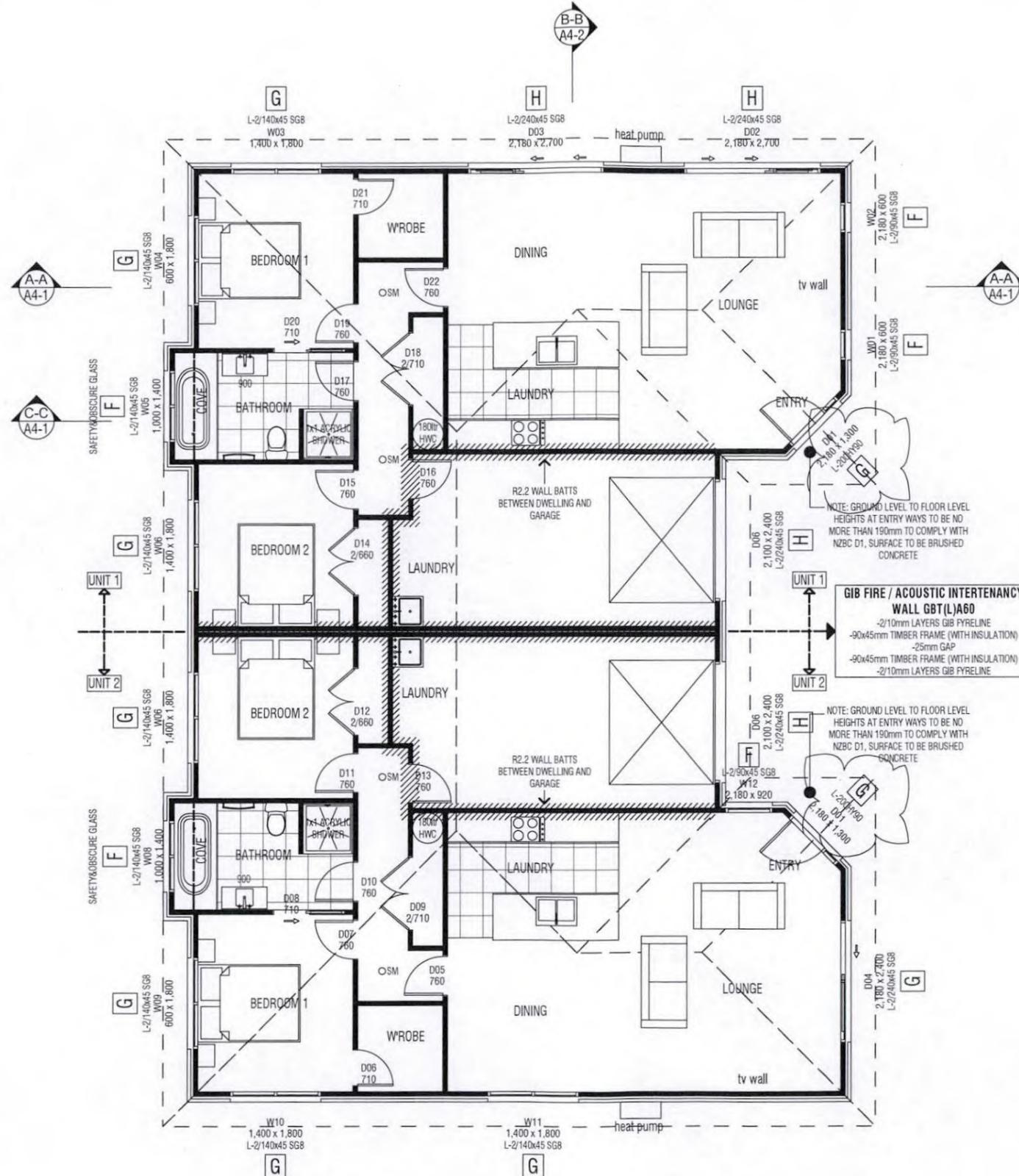
RUSSELL architectural DESIGN

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BC 29.01.2018 BUILDING CONSENT
REV: DATE: REASON:
DATE: SCALE: REVISION:
27.06.18 1:200, 1:1 REVA
S. KIBBY
NEW FLATS
36 KINGSFORD STREET,
BELL BLOCK.
JOB: 4153
DESIGN: DRAWN: CHECKED:
P.R. P.R. P.R.
BUILDING CONSENT

SITE PLAN

A1-1

CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO THE DESIGNER



- CONSTRUCTION KEY:**
- 90x45mm TIMBER FRAMING AT 600 MAX CRS, UNLESS NOTED OTHERWISE
 - NEW WINDOWS, SIZES AS LISTED. WD1 = WINDOW NUMBER, 1,400 x 1,800 = WIN. SIZE (h x w)
 - NEW DOORS, SIZES AS LISTED. D01 = WINDOW NUMBER, 810 = DOOR SIZE
 - OSM SMOKE DETECTORS TO COMPLY WITH NZBC F7/AS1

- CONSTRUCTION NOTES:**
- ALL WORKS TO COMPLY WITH RELEVANT LOCAL AUTHORITY, NZS 3604 2011 (LATEST AMENDMENTS), & THE NEW ZEALAND BUILDING CODE.
- CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO WORK COMMENCEMENT.
- DRAWINGS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATION.
- ALLOW FOR SOLID BLOCKING BEHIND WALL HUNG BATHROOM VANITYS / TOILETS / RANGE HOODS / DRYERS / TOILET ROLL HOLDERS ETC. CONFIRM WITH OWNER PRIOR TO CONSTRUCTION

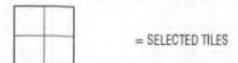
GIB FIRE / ACOUSTIC INTERFERENCE WALL GBT(L)A60
 -210mm LAYERS GIB FYRELINE
 -90x45mm TIMBER FRAME (WITH INSULATION)
 -25mm GAP
 -90x45mm TIMBER FRAME (WITH INSULATION)
 -210mm LAYERS GIB FYRELINE

Zone Categories	Areas
01 - FLAT 1 AREA Total:	110.21
02 - FLAT 2 AREA Total:	110.48
03 - BRICK AREA Total:	8.22
Grand Total:	228.9

NOTE: MECHANICALLY VENT SHOWERS / DRYER / RANGE HOOD DIRECTLY TO OUTSIDE THROUGH SOFFIT

F = LINTEL FIXING TYPE REFER TO MITEK LINTEL FIXING

FOUNDATION LENGTH = 68.9m



FLOOR PLAN
SCALE 1:100

RUSSELL architectural DESIGN

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 JOB: 4153

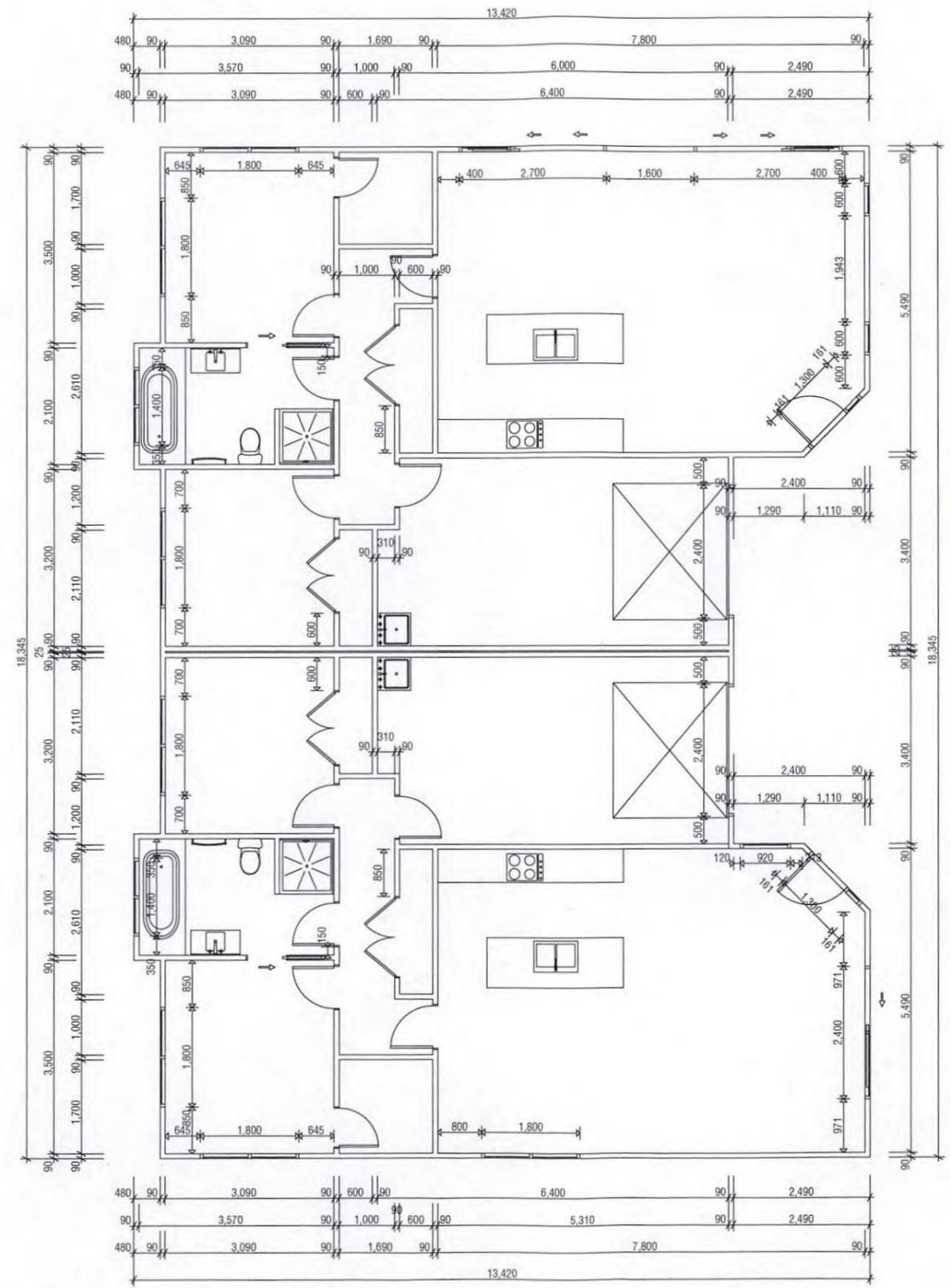
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DESIGN: DRAWN: CHECKED:
 P.R. P.R. P.R.

BUILDING CONSENT



AMENDMENT
01 270618



CHECK ALL DIMENSIONS BETWEEN DIMENSION / FOUNDATION / SETOUT PLAN PRIOR TO SETOUT, REPORT ANY DISCREPANCIES TO THE DESIGNER

NOTE: DIMENSIONS ARE TO TIMBER FRAME, CLADDING DIMENSIONS NOT SHOWN FOR CLARITY - REFER TO FOUNDATION PLAN FOR OVERALL DIMENSIONS FOR SETOUT.

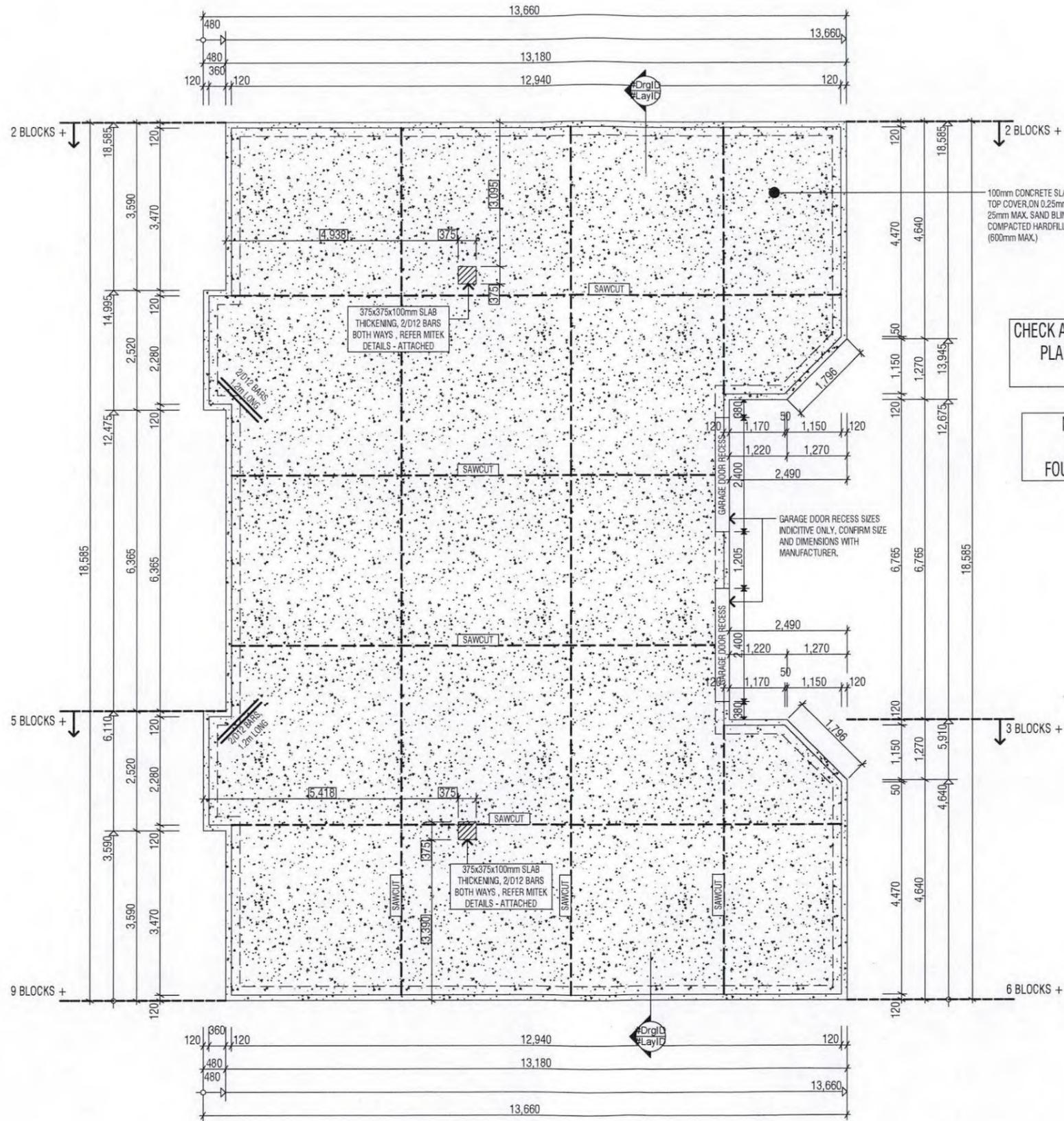
DIMENSION PLAN
SCALE 1:100

RUSSELL architectural DESIGN

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27.06.18 1:100 REVA
NEW FLATS
36 KINGSFORD STREET,
BELL BLOCK. DESIGN: DRAWN: CHECKED:
P.R P.R P.R
JOB: 4153 BUILDING CONSENT

DIMENSION PLAN
A2-2

CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO THE DESIGNER



CHECK ALL DIMENSIONS BETWEEN DIMENSION / FOUNDATION / SETOUT PLAN PRIOR TO SETOUT, REPORT ANY DISCREPANCIES TO THE DESIGNER

NOTE: DIMENSIONS ARE TO TIMBER FRAME, CLADDING DIMENSIONS NOT SHOWN FOR CLARITY - REFER TO FOUNDATION PLAN FOR OVERALL DIMENSIONS FOR SETOUT.

100mm CONCRETE SLAB, 500E MESH 35mm TOP COVER, ON 0.25mm POLYTHENE DPM ON 25mm MAX. SAND BLINDING ON 150mm MIN. COMPACTED HARDFILL WHERE REQUIRED (600mm MAX.)

GARAGE DOOR RECESS SIZES INDICATIVE ONLY, CONFIRM SIZE AND DIMENSIONS WITH MANUFACTURER.

375x375x100mm SLAB THICKENING, 2/D12 BARS BOTH WAYS, REFER MITEK DETAILS - ATTACHED

375x375x100mm SLAB THICKENING, 2/D12 BARS BOTH WAYS, REFER MITEK DETAILS - ATTACHED

FOUNDATION PLAN
SCALE 1:100

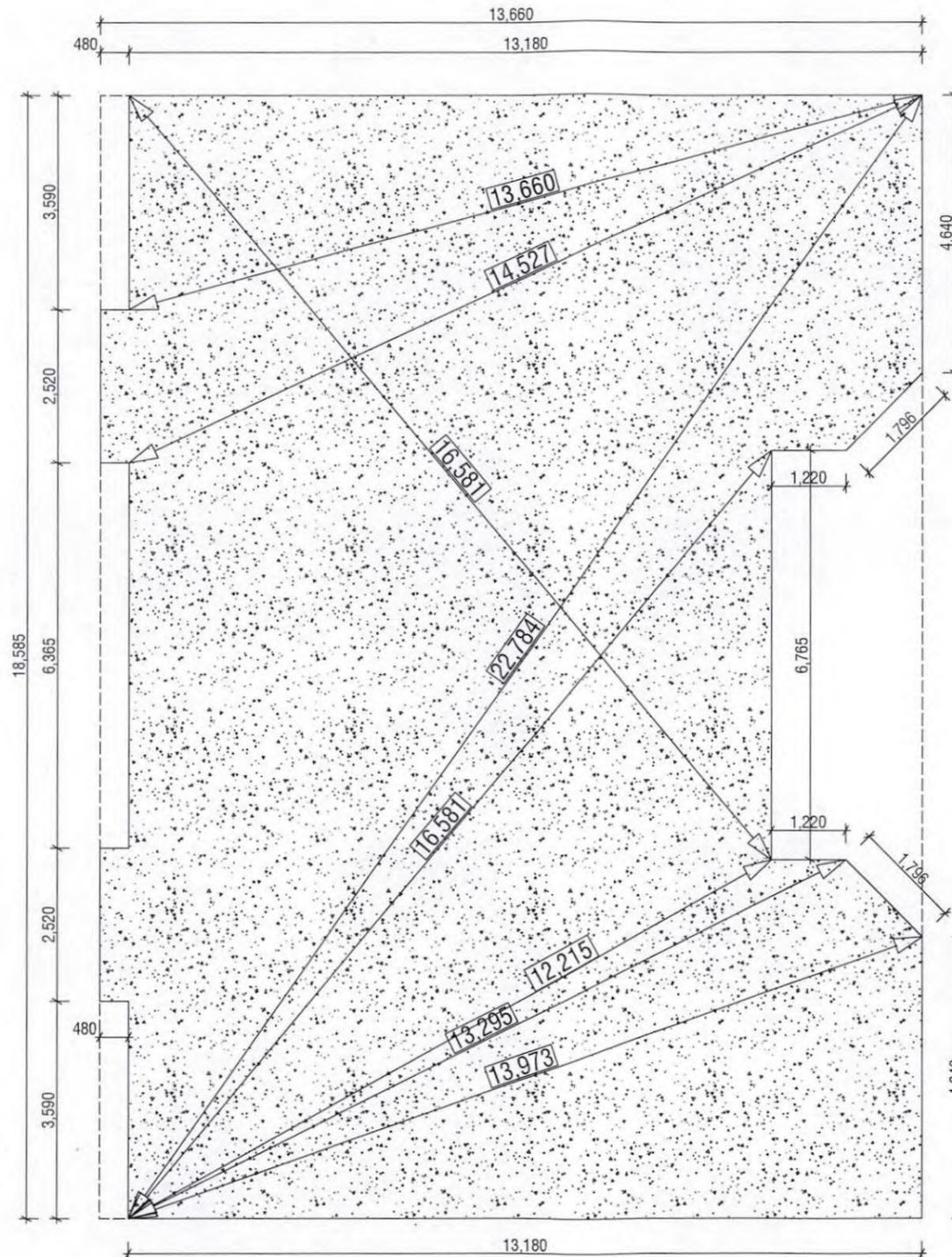
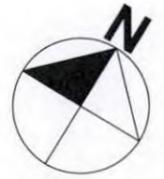
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27.06.18 1:100 REVA
NEW FLATS
36 KINGSFORD STREET,
BELL BLOCK. DESIGN: DRAWN: CHECKED:
P.R. P.R. P.R.
JOB: 4153 BUILDING
CONSENT

FOUNDATION PLAN

A2-3

CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO THE DESIGNER



CHECK ALL DIMENSIONS BETWEEN DIMENSION / FOUNDATION / SETOUT PLAN PRIOR TO SETOUT, REPORT ANY DISCREPANCIES TO THE DESIGNER

NOTE: DIMENSIONS ARE TO TIMBER FRAME, CLADDING DIMENSIONS NOT SHOWN FOR CLARITY - REFER TO FOUNDATION PLAN FOR OVERALL DIMENSIONS FOR SETOUT.

SETOUT PLAN
SCALE 1:100

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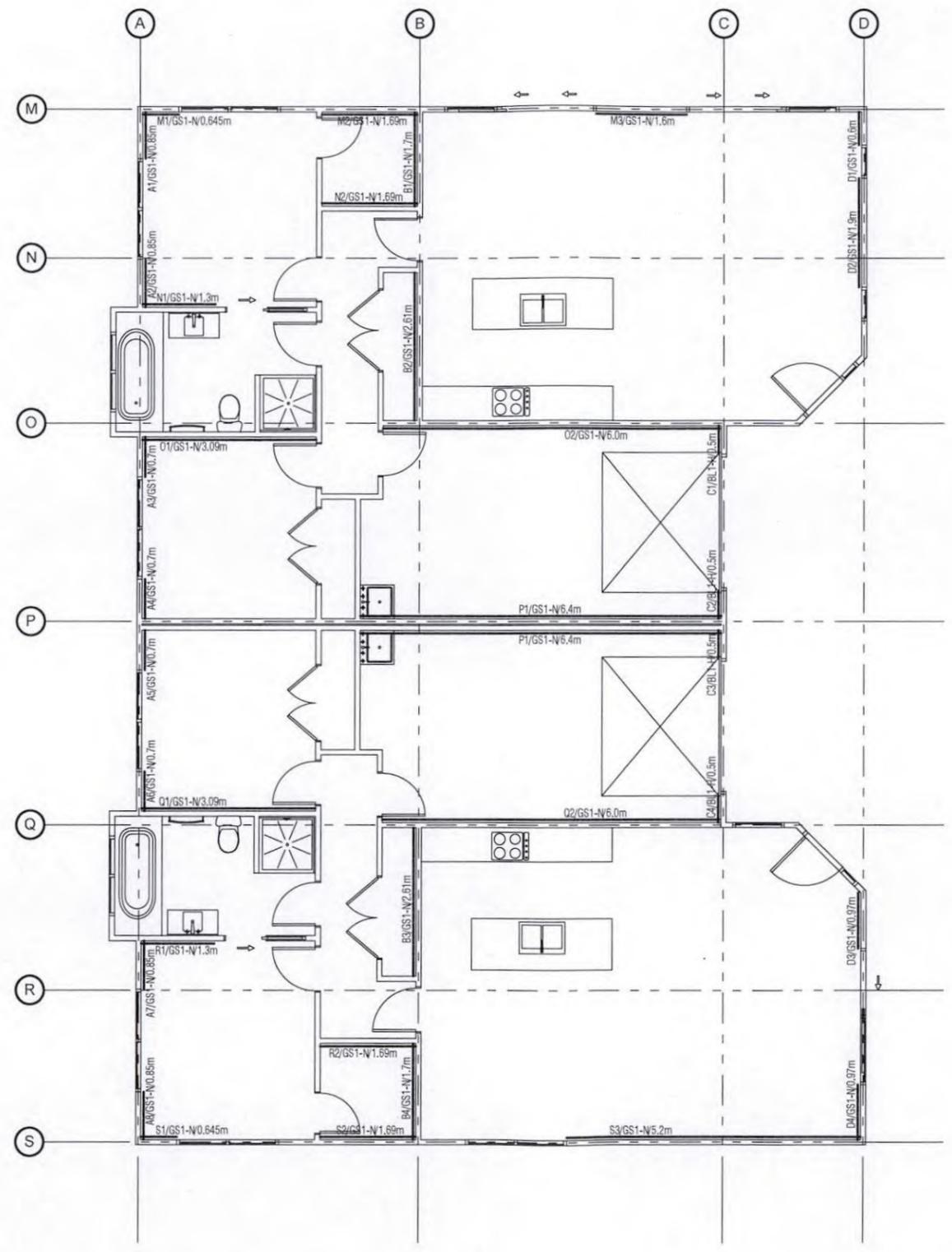
NEW FLATS
36 KINGSFORD STREET,
BELL BLOCK.

DESIGN: DRAWN: CHECKED:
P.R P.R P.R
JOB: 4153 BUILDING CONSENT

SETOUT PLAN

A2-4

CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO THE DESIGNER



WIND ZONE DETERMINATION

Wind Region	A
Lee Zone	N/A
Ground Roughness	URBAN
Site Exposure	Exposed
Topographic class	Outer - Low - T1
Wind Zone	High

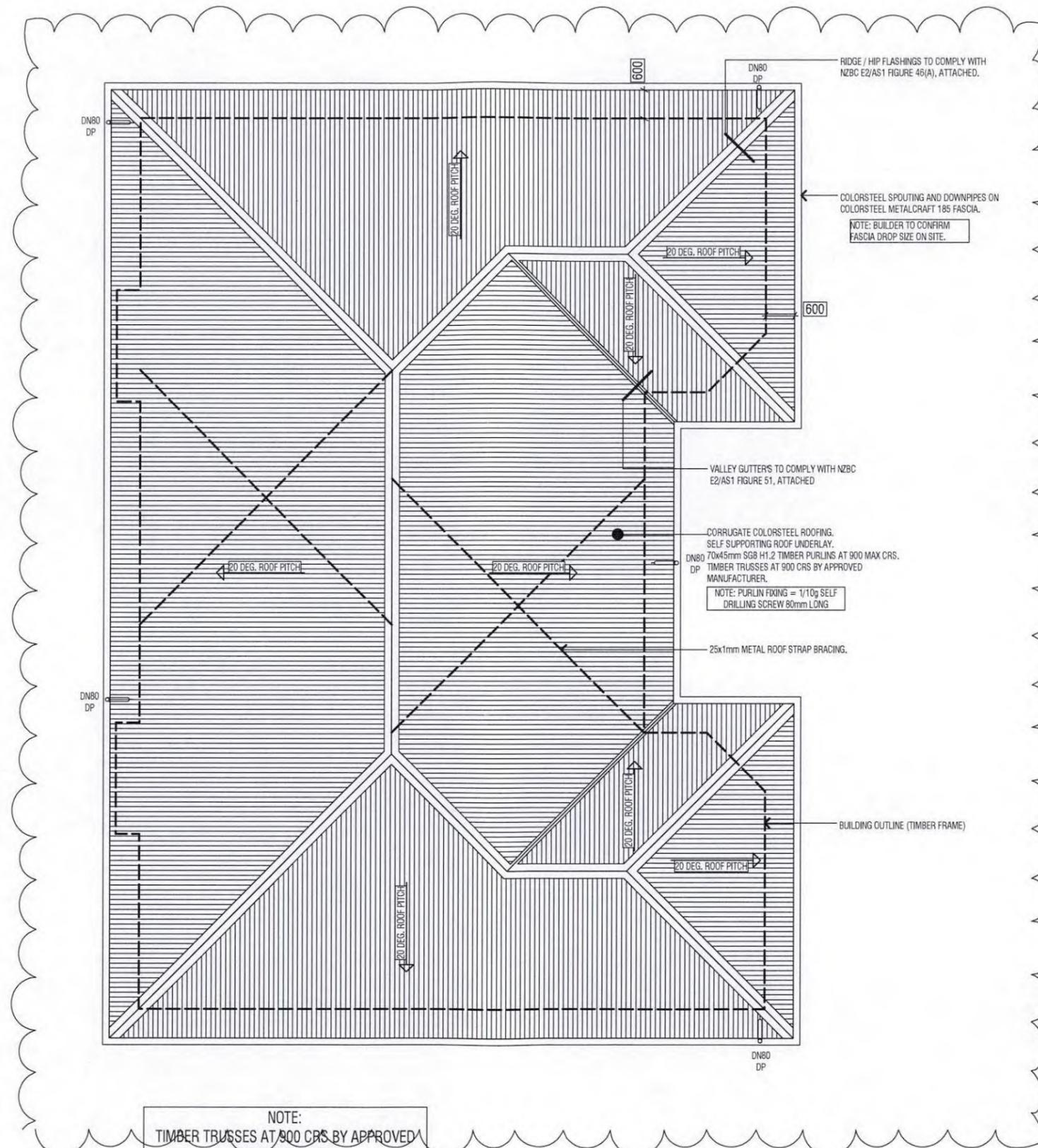
BRACING PLAN
SCALE 1:100

RUSSELL architectural DESIGN

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BC 29.01.2018 BUILDING CONSENT
REV: DATE: REASON:
S. KIBBY DATE: SCALE: REVISION:
27.06.18 1:100 REVA
NEW FLATS
36 KINGSFORD STREET,
BELL BLOCK. DESIGN: DRAWN: CHECKED:
P.R. P.R. P.R.
JOB: 4153 BUILDING CONSENT

BRACING PLAN

CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO THE DESIGNER



GENERAL ROOF NOTES:

ALL WORK TO COMPLY WITH NZS 3604 2011, LOCAL AUTHORITY BYLAWS, & THE NEW ZEALAND BUILDING CODE.

DRAWINGS TO BE READ IN CONJUNCTION WITH THE TRUSS MANUFACTURERS DRAWINGS, DETAILS, & SPECIFICATIONS - REFER ATTACHED.

DRAWINGS TO BE READ IN CONJUNCTION WITH ALL RELEVANT & STATED MANUFACTURERS TECHNICAL LITERATURE.

TRUSSES - NAIL PLATE PRE-FABRICATED TIMBER TRUSSES AT 900 CRS MAX. DESIGNED BY AN APPROVED TRUSS MANUFACTURER

DESIGN AND SUPPLY SHALL INCLUDE ALL ROOF PLANE BRACING, GABLE BRACING, RIDGE BOARDS/BEAMS WHERE THEY MAY BE REQUIRED.

IT IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER TO ALLOW TO DESIGN FOR THE ENTIRE ROOF FRAMING SYSTEM WHICH SHALL INCLUDE ALL ROOF PLANE & GABLE BRACING & ALL OTHER SUPPORT BEAMS WHICH ARE NOT SPECIFICALLY INDICATED ON THE DRAWINGS.

IT IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER TO INFORM THE DESIGNER OF ANY ADDITIONAL LOAD BEARING WALLS REQUIRED THAT HAVE NOT ALREADY BEEN INDICATED ON THE FLOOR SLAB PLAN, OR ANY LOAD BEARING POINTS OVER WINDOWS OTHER THAN THAT OF A TRUSS.

REFER ALL DISCREPANCIES TO THE DESIGNER.

NOTE:
TIMBER TRUSSES AT 900 CRS BY APPROVED MANUFACTURER.
2/100x3.75 SKEW NAILS + 3 WIRE DOG FIXING. (UNLESS NOTED OTHERWISE)

ROOF PLAN
SCALE 1:100

RUSSELL architectural DESIGN

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BC 29.01.2018 BUILDING CONSENT

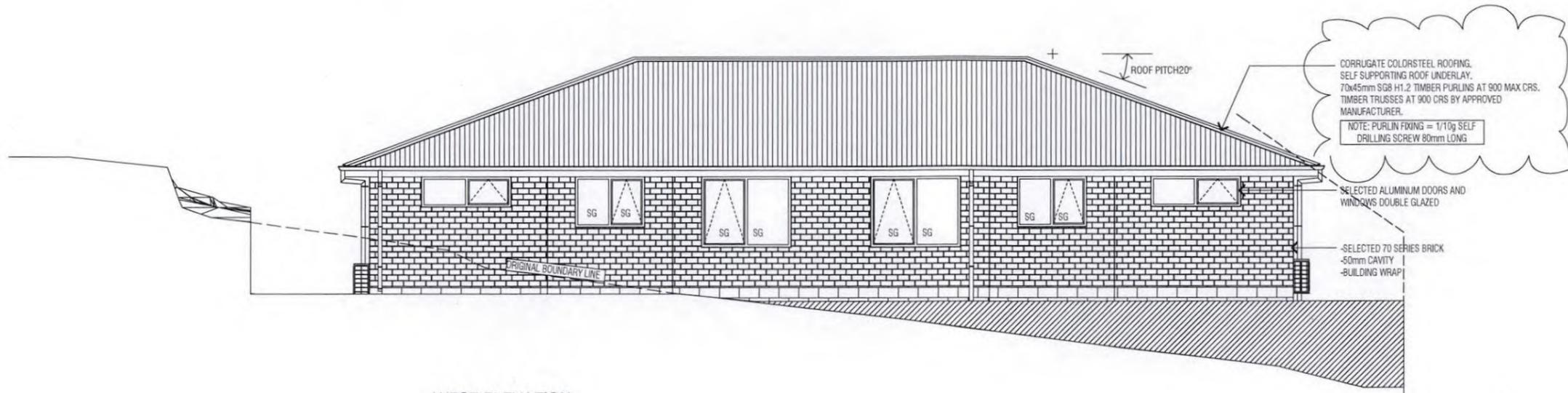
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S. KIBBY 27.06.18 1:100 REVA

NEW FLATS
36 KINGSFORD STREET,
BELL BLOCK.

DESIGN: DRAWN: CHECKED:
P.R P.R P.R
JOB: 4153 BUILDING CONSENT

ROOF PLAN

A2-7



WEST ELEVATION
SCALE 1:100

BUILDING ENVELOPE RISK MATRIX		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		2

BUILDING ENVELOPE RISK MATRIX		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		2

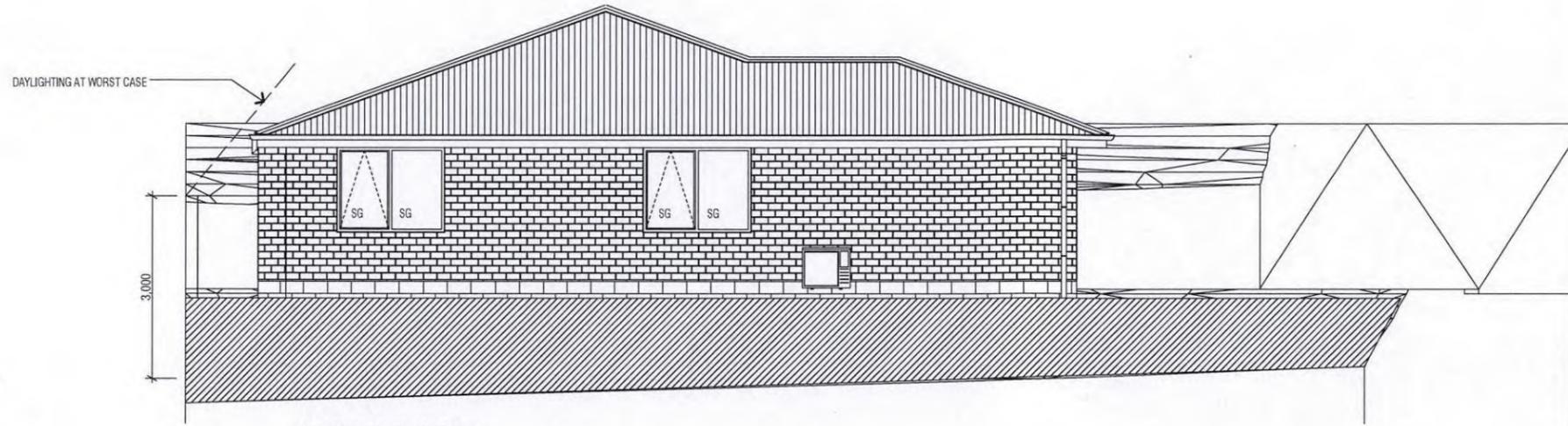


EAST ELEVATION
SCALE 1:100

RUSSELL architectural DESIGN

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REV: DATE: REASON:
S. KIBBY DATE: SCALE: REVISION:
27.06.18 1:100 REVA
NEW FLATS
36 KINGSFORD STREET,
BELL BLOCK. DESIGN: DRAWN: CHECKED:
P.R P.R P.R
JOB: 4153 BUILDING
CONSENT

ELEVATIONS
A3-1



SOUTH ELEVATION
SCALE 1:100

BUILDING ENVELOPE RISK MATRIX		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		2

BUILDING ENVELOPE RISK MATRIX		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		2

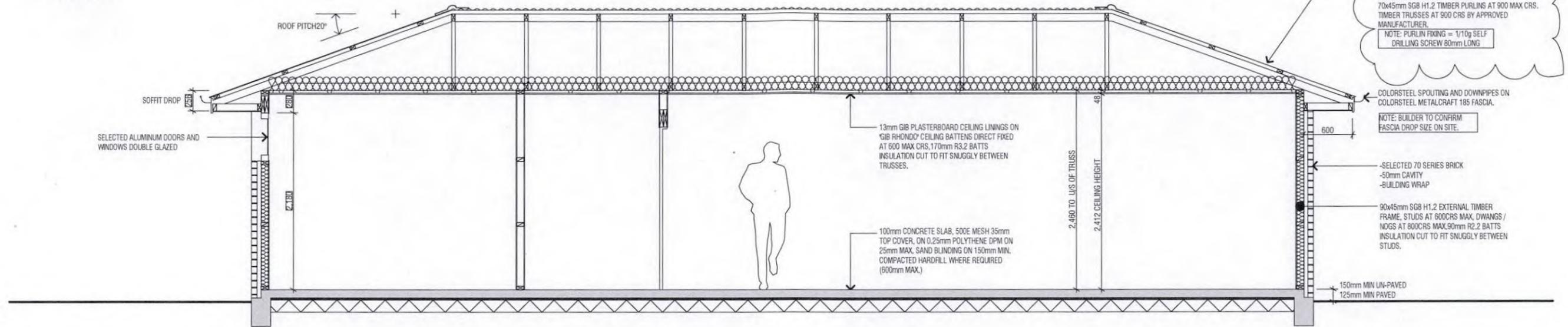


NORTH ELEVATION
SCALE 1:100

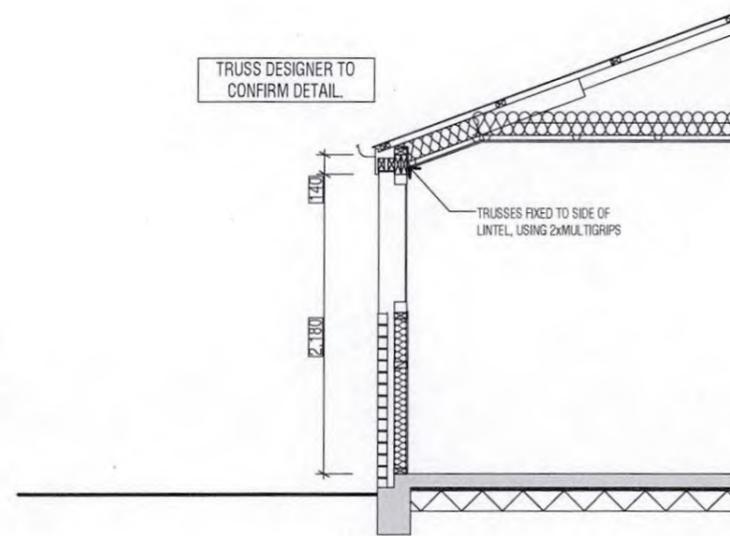
RUSSELL architectural
DESIGN

A 27.06.2018 REVISION A
BC 29.01.2018 BUILDING CONSENT
REV: DATE: REASON:
S. KIBBY DATE: 27.06.18 SCALE: 1:100 REVISION: REVA
NEW FLATS
36 KINGSFORD STREET,
BELL BLOCK. DESIGN: P.R. DRAWN: P.R. CHECKED: P.R.
JOB: 4153 BUILDING CONSENT

ELEVATIONS
A3-2



CROSS SECTION A-A
SCALE 1:50



CROSS SECTION C-C
SCALE 1:50

CORRUGATE COLORSTEEL ROOFING.
SELF SUPPORTING ROOF UNDERLAY.
70x45mm SGB H1.2 TIMBER PURLINS AT 900 MAX CRS.
TIMBER TRUSSES AT 900 CRS BY APPROVED MANUFACTURER.
NOTE: PURLIN FIXING = 1/10g SELF DRILLING SCREW 80mm LONG

COLORSTEEL SPOUTING AND DOWNPIPES ON COLORSTEEL METALCRAFT 185 FASCIA.
NOTE: BUILDER TO CONFIRM FASCIA DROP SIZE ON SITE.

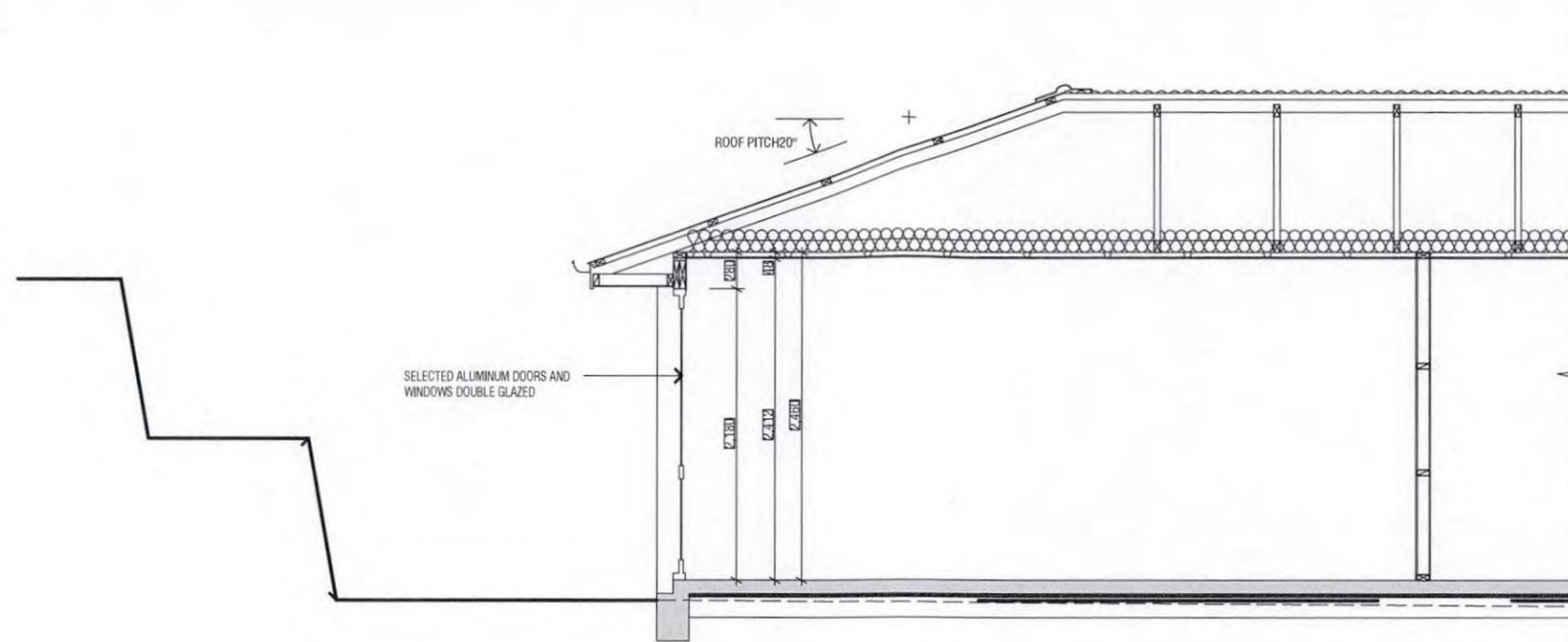
-SELECTED 70 SERIES BRICK
-50mm CAVITY
-BUILDING WRAP
-90x45mm SGB H1.2 EXTERNAL TIMBER FRAME. STUDS AT 600CRS MAX, DWANGS / NOGS AT 800CRS MAX, 90mm R2.2 BATTES INSULATION CUT TO FIT SNUGGLY BETWEEN STUDS.

150mm MIN UN-PAVED
125mm MIN PAVED

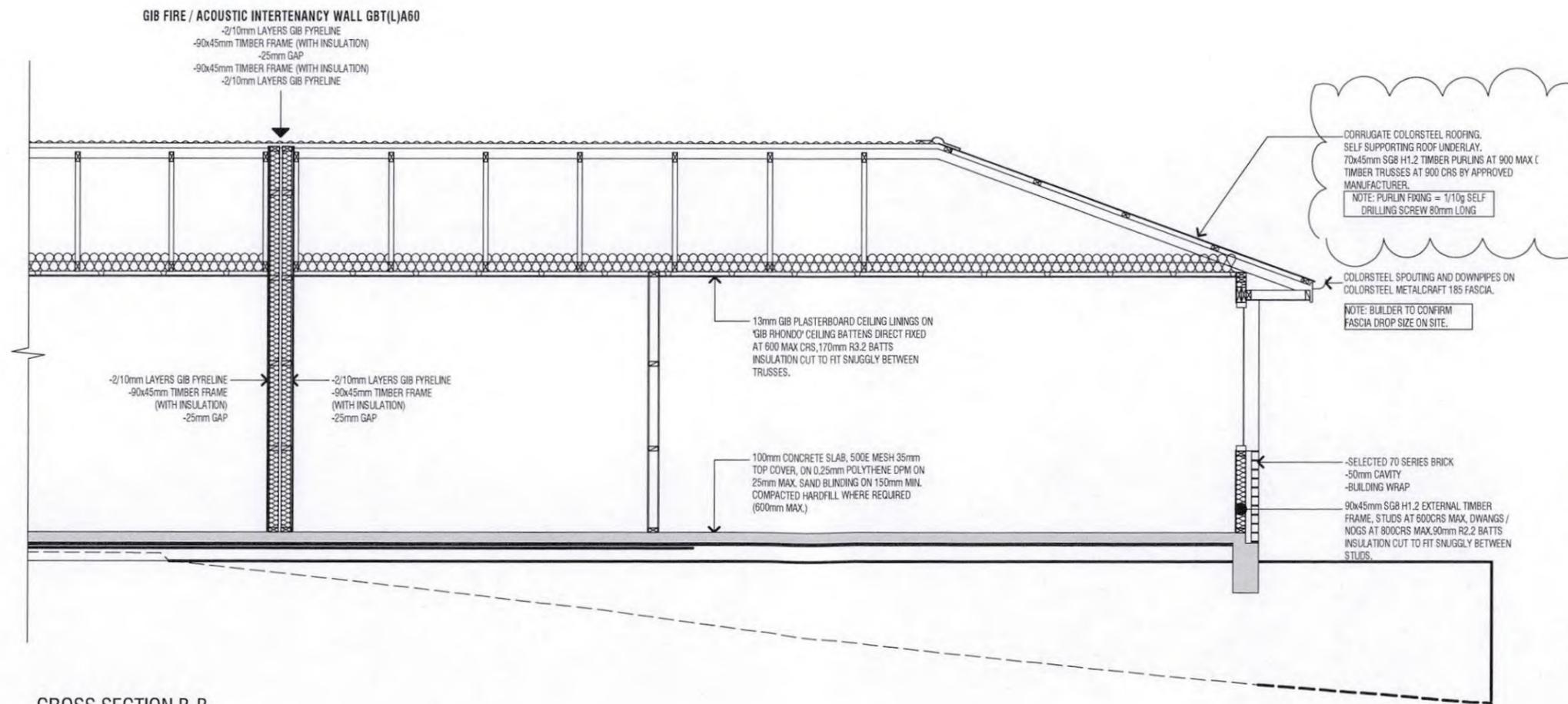
RUSSELL architectural DESIGN

A 27.06.2018 REVISION A
BC 29.01.2018 BUILDING CONSENT
REV: DATE: REASON:
S. KIBBY DATE: SCALE: REVISION:
27.06.18 1:50 REVA
NEW FLATS
36 KINGSFORD STREET,
BELL BLOCK. DESIGN: DRAWN: CHECKED:
P.R. P.R. P.R.
JOB: 4153 BUILDING
CONSENT

CROSS SECTION
A4-1



CROSS SECTION B-B
SCALE 1:50

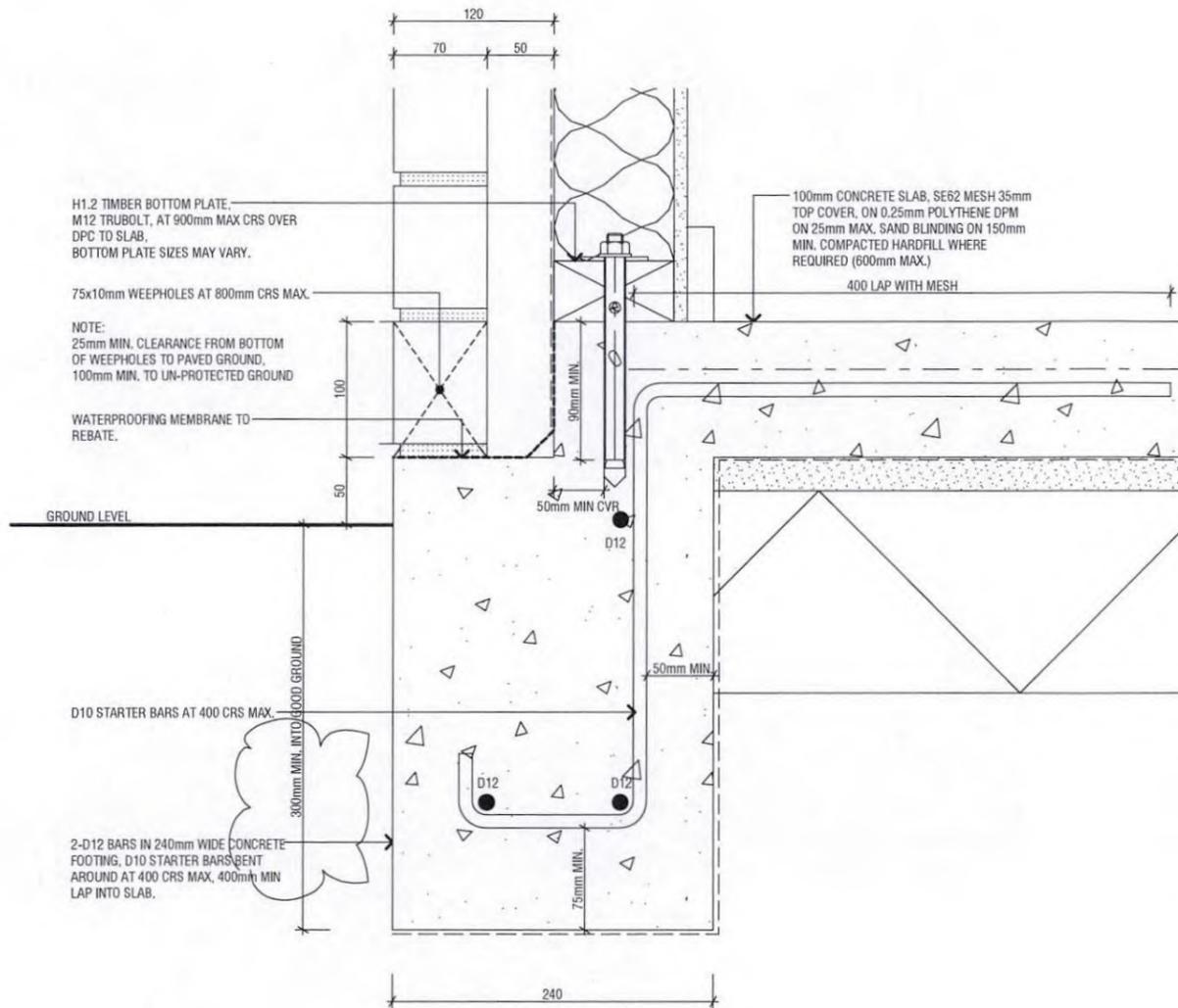


CROSS SECTION B-B
SCALE 1:50

RUSSELL architectural DESIGN

A 27.06.2018 REVISION A
BC 29.01.2018 BUILDING CONSENT
REV: DATE: REASON:
S. KIBBY DATE: SCALE: REVISION:
27.06.18 1:50 REVA
NEW FLATS
36 KINGSFORD STREET,
BELL BLOCK. DESIGN: DRAWN: CHECKED:
P.R. P.R. P.R.
JOB:
4153 BUILDING
CONSENT

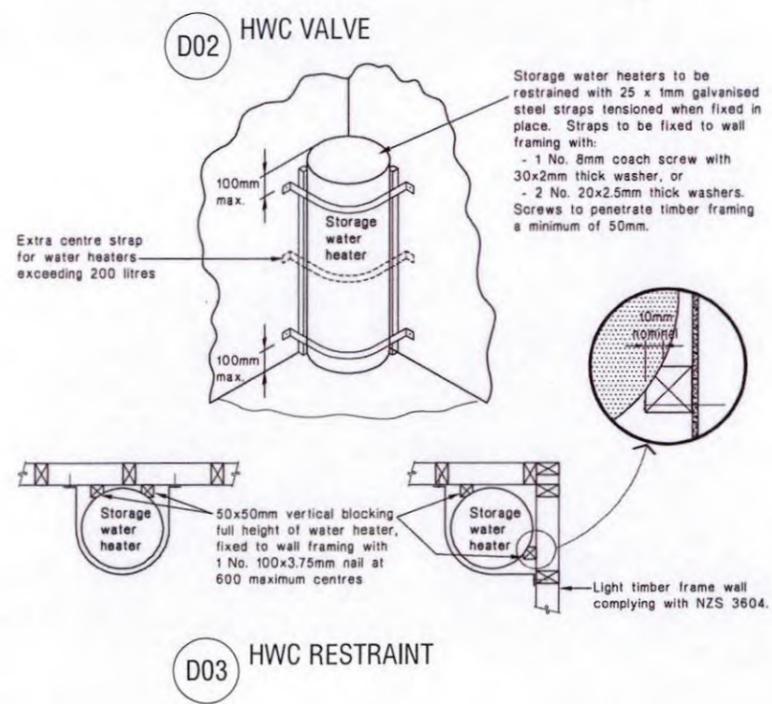
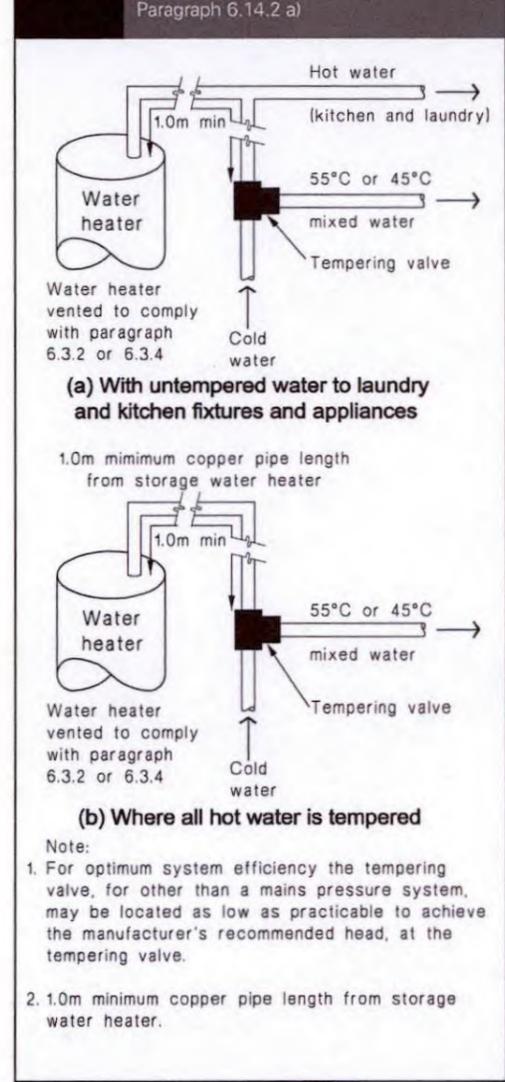
CROSS SECTION
A4-2



0 - 600mm HIGH

D01 BRICK FOUNDATION DETAIL
SCALE 1:5

Figure 16: Tempering Valve Installation
Paragraph 6.14.2 a)



RUSSELL architectural DESIGN

A 27.06.2018 REVISION A
BC 29.01.2018 BUILDING CONSENT

REV. DATE REASON:

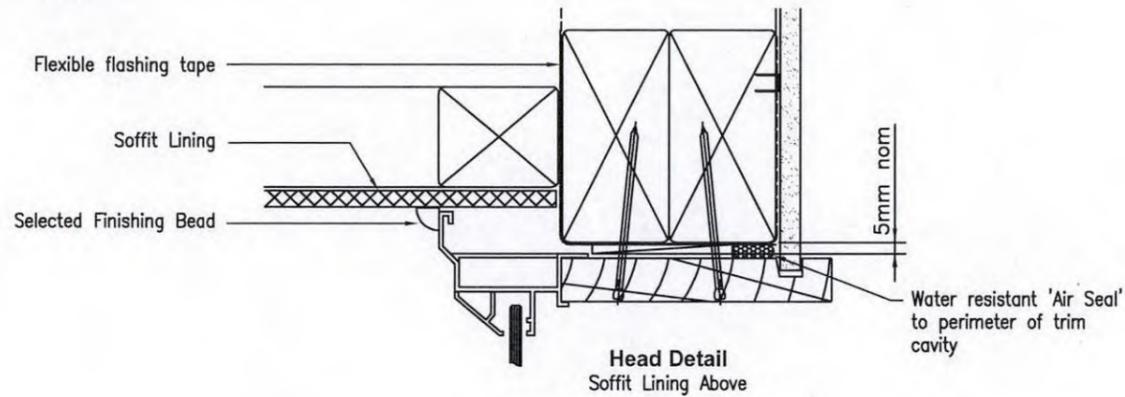
S. KIBBY
NEW FLATS
36 KINGSFORD STREET,
BELL BLOCK.

DESIGN: DRAWN: CHECKED:
P.R. P.R. P.R.

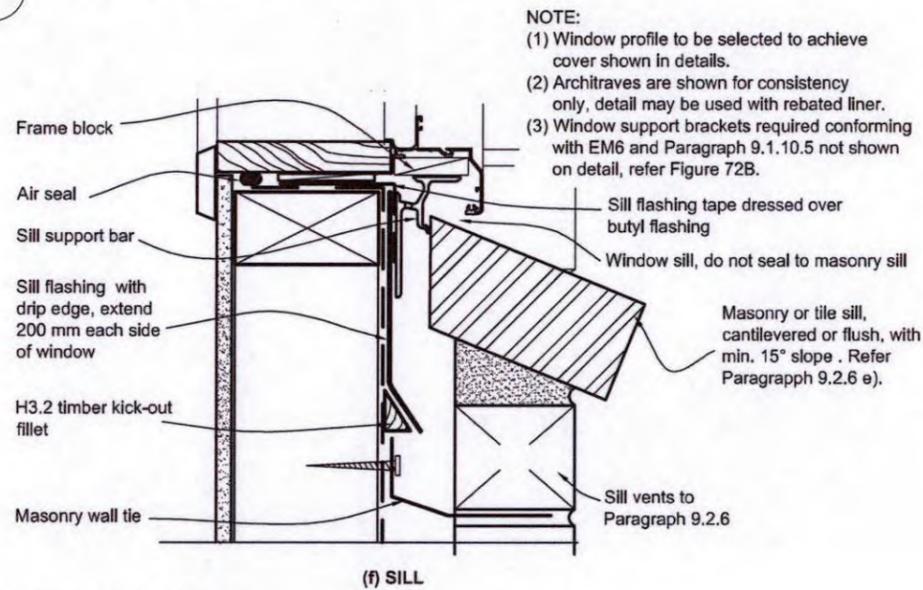
JOB: 4153

BUILDING CONSENT

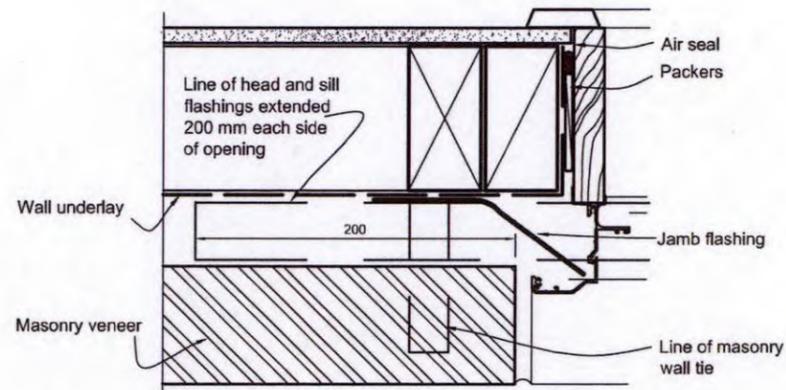
CONSTRUCTION DETAILS
A5-1



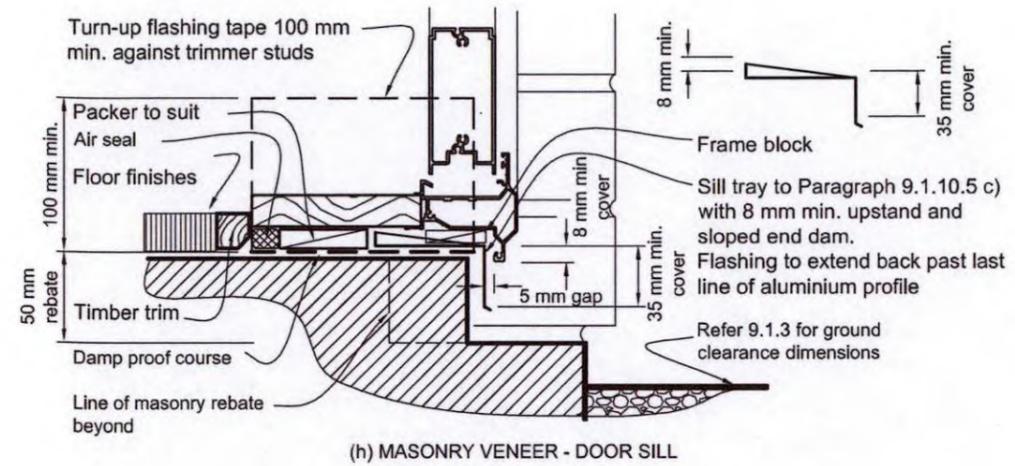
D04 BRICK/SOFFIT DETAIL



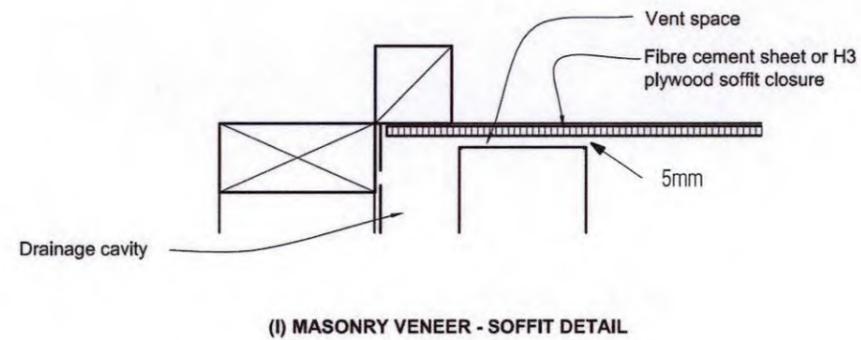
D05 BRICK SILL DETAIL



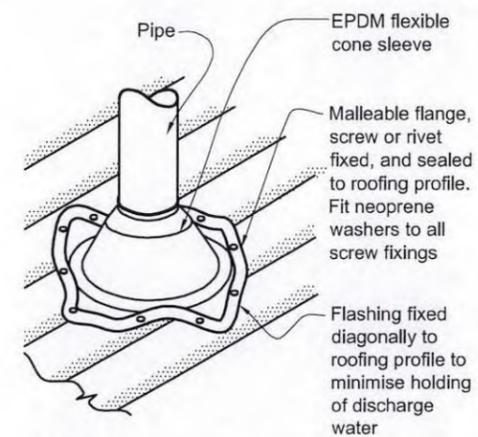
D06 BRICK JAMB DETAIL



D07 BRICK DOOR SILL



D08 BRICK / SOFFIT DETAIL



NOTE:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.
(2) For pipes up to 85 mm diameter.

D09 PIPE PENETRATION DETAIL



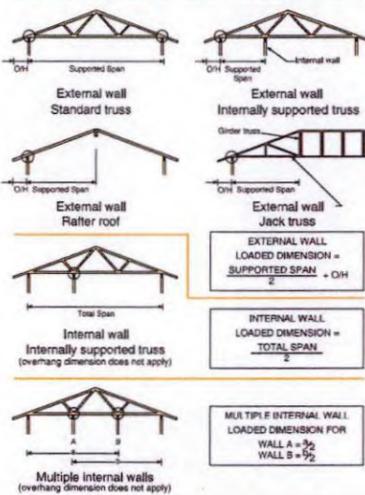
09/2011

STUD TO TOP PLATE FIXING SCHEDULE ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

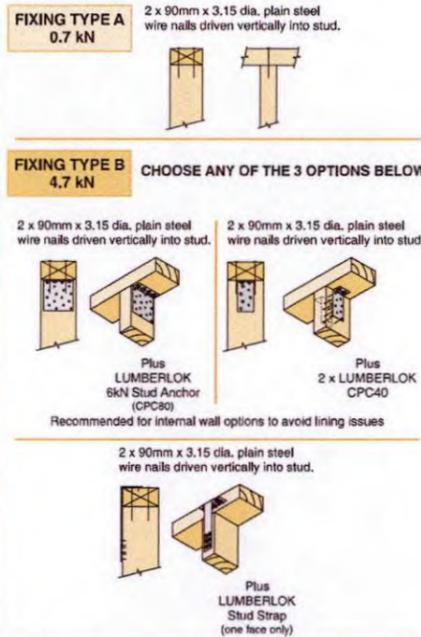
NOTE:

- All fixings are designed to resist vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa. Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads.
- These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- Gable end wall top plate/stud connections where the adjacent rafter/truss is located within 1200mm of gable end wall with a maximum verge overhang of 750mm, requires fixing type A as shown below.
- All fixings assume top plate thickness of 45mm maximum.
- Wall framing arrangements under girder trusses are not covered in this schedule.
- All timber selections are as per NZS 3604:2011.

LOADED DIMENSION DEFINITION



FIXING OPTIONS



FIXING SELECTION CHART

(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

Loaded Dimension (m) Stud Centres	Light Roof Wind Zone					Heavy Roof Wind Zone				
	L	M	H	VH	EH	L	M	H	VH	EH
300mm										
400mm										
600mm										
3.0	A	A	B	B	B	A	A	B	B	B
4.0	A	A	B	B	B	A	A	B	B	B
5.0	B	B	B	B	B	A	A	B	B	B
6.0	B	B	B	B	B	A	A	B	B	B
7.0	B	B	B	B	B	A	A	B	B	B
8.0	B	B	B	B	B	A	A	B	B	B
9.0	B	B	B	B	B	A	A	B	B	B
10.0	B	B	B	B	B	A	A	B	B	B
11.0	B	B	B	B	B	A	A	B	B	B
12.0	B	B	B	B	B	A	A	B	B	B

Note:
To calculate the number of B type fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.



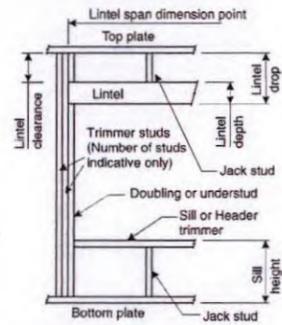
10/2011

LINTEL FIXING SCHEDULE ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

NOTE:

- All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa. Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- Wall framing arrangements under girder trusses are not covered in this schedule.
- All timber selections are as per NZS 3604:2011.

DEFINITIONS



Lintel Supporting Girder Trusses:

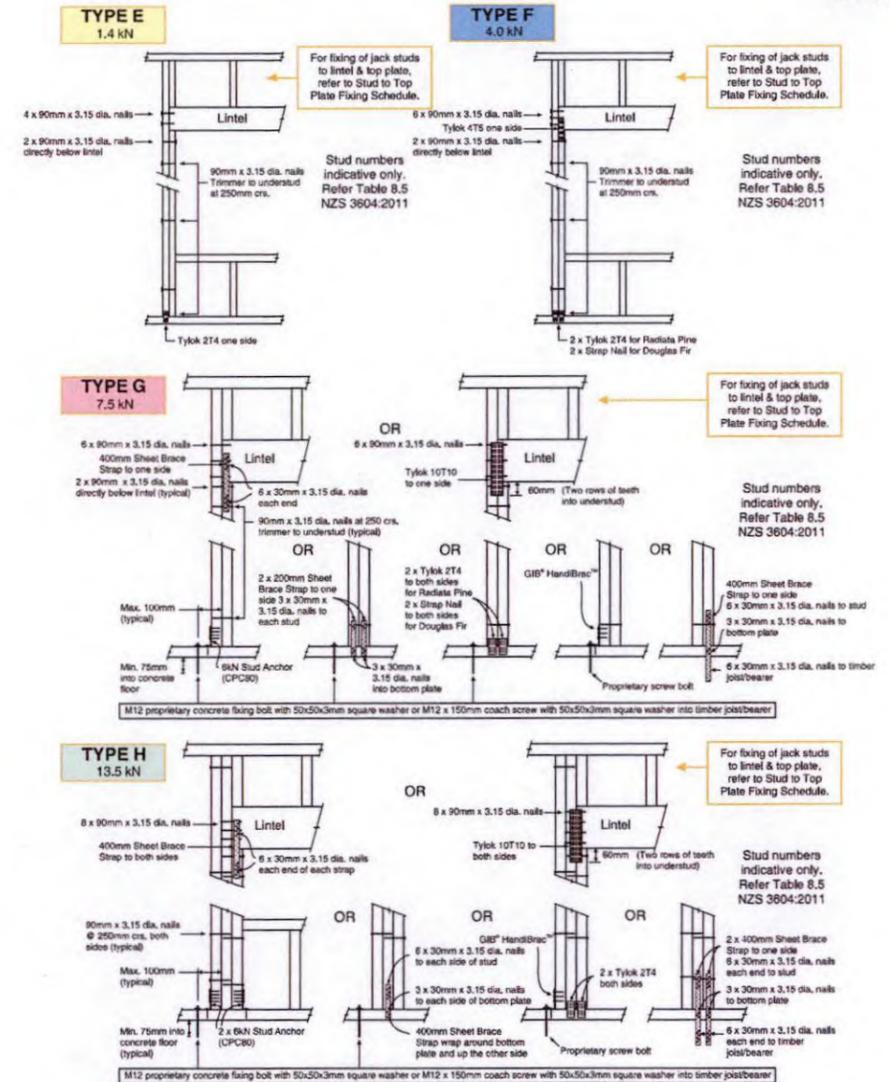
Roof Tributary Area	Light Roof Wind Zone				Heavy Roof Wind Zone			
	L	M	H	VH	L	M	H	VH
8.6 m²	G	G	H	G	G	H	G	H
11.6 m²	G	H	H	G	G	H	G	H
12.1 m²	G	H	H	G	G	H	G	H
15.3 m²	H	H	-	G	H	H	-	-
19.1 m²	H	-	-	G	H	-	-	-
20.9 m²	H	-	-	H	H	-	-	-
21.8 m²	H	-	-	H	-	-	-	-
34.3 m²	-	-	-	H	-	-	-	-

- Notes:**
- Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
 - Assumed girder truss is at mid-span or middle third span of lintel
 - Use similar fixings for both ends of lintel
 - All other cases require specific engineering design

SELECTION CHART FOR LINTEL FIXING

Lintel Span	Loaded Dimension (See Fig 1.9 NZS 3604:2011)	Light Roof Wind Zone				Heavy Roof Wind Zone				
		L	M	H	VH	L	M	H	VH	
0.7	2.0	E	E	E	E	E	E	E	E	
	3.0	E	E	E	E	E	E	E	E	
	4.0	E	E	F	F	E	E	E	E	
	5.0	E	E	F	F	E	E	E	E	
	6.0	E	E	F	F	E	E	E	E	
0.9	2.0	E	E	F	F	E	E	E	E	
	3.0	E	E	F	F	E	E	E	E	
	4.0	E	E	F	F	E	E	E	E	
	5.0	E	E	F	F	E	E	E	E	
	6.0	E	E	F	F	E	E	E	E	
1.0	2.0	E	E	F	F	E	E	E	E	
	3.0	E	E	F	F	E	E	E	E	
	4.0	E	E	F	F	E	E	E	E	
	5.0	E	E	F	F	E	E	E	E	
	6.0	E	E	F	F	E	E	E	E	
1.2	2.0	E	E	F	F	E	E	E	E	
	3.0	E	E	F	F	E	E	E	E	
	4.0	E	E	F	F	E	E	E	E	
	5.0	E	E	F	F	E	E	E	E	
	6.0	E	E	F	F	E	E	E	E	
1.5	2.0	E	E	F	F	E	E	E	E	
	3.0	E	E	F	F	E	E	E	E	
	4.0	E	E	F	F	E	E	E	E	
	5.0	E	E	F	F	E	E	E	E	
	6.0	E	E	F	F	E	E	E	E	
2.0	2.0	E	E	F	F	E	E	E	E	
	3.0	E	E	F	F	E	E	E	E	
	4.0	E	E	F	F	E	E	E	E	
	5.0	E	E	F	F	E	E	E	E	
	6.0	E	E	F	F	E	E	E	E	
2.4	2.0	E	E	F	F	E	E	E	E	
	3.0	E	E	F	F	E	E	E	E	
	4.0	E	E	F	F	E	E	E	E	
	5.0	E	E	F	F	E	E	E	E	
	6.0	E	E	F	F	E	E	E	E	
3.0	2.0	E	E	F	F	E	E	E	E	
	3.0	E	E	F	F	E	E	E	E	
	4.0	E	E	F	F	E	E	E	E	
	5.0	E	E	F	F	E	E	E	E	
	6.0	E	E	F	F	E	E	E	E	
3.6	2.0	F	F	G	G	H	E	F	G	G
	3.0	F	F	G	H	H	E	F	G	H
	4.0	F	F	G	H	H	E	F	G	H
	5.0	F	F	G	H	H	E	F	G	H
	6.0	F	F	G	H	H	E	F	G	H
4.2	2.0	F	F	G	G	H	E	F	G	G
	3.0	F	F	G	H	H	E	F	G	H
	4.0	F	F	G	H	H	E	F	G	H
	5.0	F	F	G	H	H	E	F	G	H
	6.0	F	F	G	H	H	E	F	G	H
4.5	2.0	F	F	G	H	H	E	F	G	H
	3.0	F	F	G	H	H	E	F	G	H
	4.0	F	F	G	H	H	E	F	G	H
	5.0	F	F	G	H	H	E	F	G	H
	6.0	F	F	G	H	H	E	F	G	H
4.8	2.0	F	F	G	H	H	E	F	G	H
	3.0	F	F	G	H	H	E	F	G	H
	4.0	F	F	G	H	H	E	F	G	H
	5.0	F	F	G	H	H	E	F	G	H
	6.0	F	F	G	H	H	E	F	G	H

LINTEL FIXING OPTIONS



MiTek New Zealand Limited
AUCKLAND: PO Box 58-014, Botany 2163, Phone: 09-274 7109, Fax: 09-274 7100, www.mitek.co.nz
CHRISTCHURCH: PO Box 8387, Riccarton 8440, Phone: 03-348 8891, Fax: 03-348 0214
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CHRISTCHURCH: PO Box 8387, Riccarton 8440, Phone: 03-348 8891, Fax: 03-348 0214
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RUSS DESIGN

A 27.06.2018 REVISION A
BC 29.01.2018 BUILDING CONSENT
REV: DATE: REASON:
S. KIBBY
NEW FLATS
36 KINGSFORD STREET,
BELL BLOCK.
JOB: 4153
DATE: 27.06.18
SCALE: 1:1
REVISION: REVA
DESIGN: DRAWN: CHECKED:
P.R P.R P.R
BUILDING
CONSENT
CONSTRUCTION DETAILS
A5-3

THESE PLANS HAVE BEEN

SUPERSEDED

REPLACEMENT PLANS WILL BE IN
THE APPROVED OFFICE COPY.

BC: 123122 ADDRESS: 38 Kingsford St

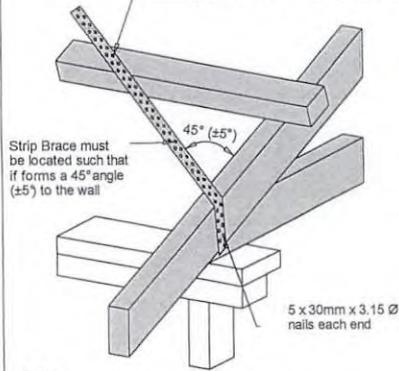
Amendment No & Date of Amendments that these superseded plans relates to are:

- | | |
|---------------------|-----|
| 1. AMENDMENT | 6. |
| 01 - 270618 | 7. |
| 2. | 8. |
| 3. | 9. |
| 4. | 10. |
| 5. | |

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

LUMBERLOKTM ROOF BRACING

1 x 30mm x 3.15 Ø nail (after tensioning)
 Bracing above Purlins = 1 nail @ each purlin crossing
 Bracing below Purlins = 1 nail @ each truss crossing



Strip Brace must be located such that it forms a 45° angle (±5°) to the wall

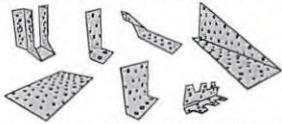
5 x 30mm x 3.15 Ø nails each end

Refer to:
 LUMBERLOK Roof Bracing Specifications 10/2011
 Mitek Structural Fixings On-Site Guide for Building Code Compliance (As per NZS 3604:2011)



LUMBERLOKTM TRUSS FIXINGS

- D - Pair of Wire Dogs and 2 x 90mm 3.15mm skew nails
- X - LUMBERLOK JH47x90 Joist Hanger
- Z - LUMBERLOK JH47x120 Joist Hanger
- P - LUMBERLOK JH47x190 Joist Hanger
- E - LUMBERLOK JH95x165 Joist Hanger
- T - LUMBERLOK CT200 Ceiling Tie
- O - Pair of LUMBERLOK CT200 Ceiling Ties
- H - LUMBERLOK CT400 Cyclone Tie
- B - LUMBERLOK CT600 Cyclone Tie
- M - Pair of LUMBERLOK Multi Grips
- NP - LUMBERLOK Nailon Plate
- N - LUMBERLOK N21 Diagonal Cleat
- V - LUMBERLOK CPC40 Cleat
- W - Pair of LUMBERLOK CPC40 Cleats
- K - LUMBERLOK TTP 16kN Truss to Top Plate set
- G - LUMBERLOK TTP 9kN Truss to Top Plate set



Notes:
 All other areas must have the minimum 2 x 90mm 3.15mm skew nails and 2 x wire dogs for truss to top plate connections
 Refer to:
 LUMBERLOK Timber Connectors Characteristic Loadings Data Brochure 08/2014

16kN & 9kN Truss to Top Plate Fixing Installation

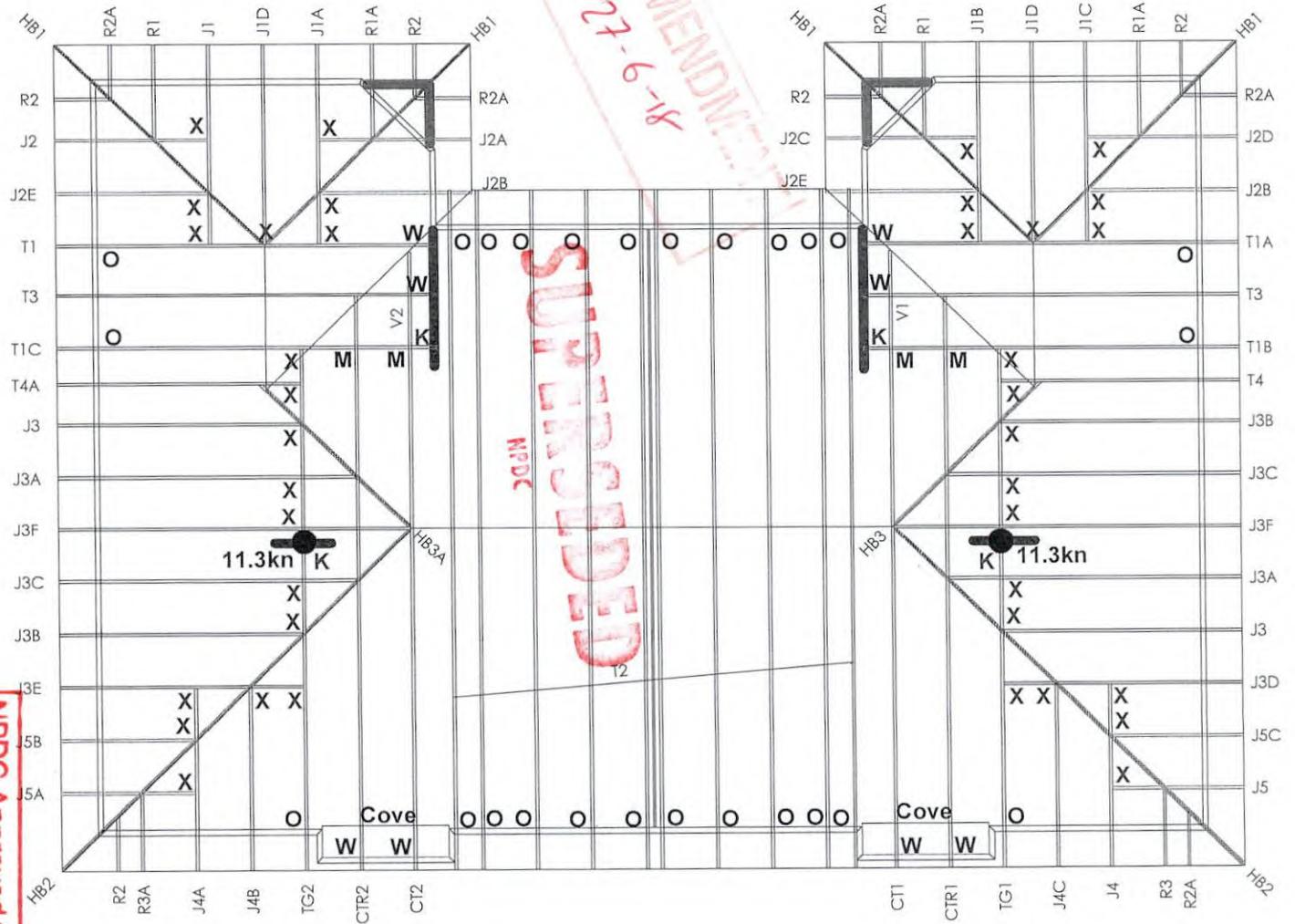
21 JUN 2018

NPPDC Approved for Building Consent

Bottom chord restraints required at 1.800crs unless direct fixed ceiling battens are used

Internal load bearing wall with less than 10kn ULSL unless noted

Beam



SUPERSEDED

PlaceMakers

NEW PLYMOUTH MANUFACTURING
 10-12 Craig Place New Plymouth
 PH (06) 759 1639 FAX (06) 759 1643

Site Address:
 Kibby
 36 Kingsford Street
 New Plymouth

Sheet Title:
 For Building Consent
 Truss Fixings & Roof Bracing

Date: 2 Mar, 2018 Drawn: Standard
 Scale: 1:100 System: MiTek 20/20

Job Details:
 Roof Pitch : 20.00 Deg
 Roof Material : Metal Tiles
 Ceiling Material : Rondo on clips
 Wind Zone : High
 Roof Snow Load : 0.000 kPa

Truss Centres : 900 mm
 Roof Live Load : 0.250kPa
 Floor Live Load : kPa
 Wind Speed : 44.0 m/s



Job Title:
 Q4442
 Sheet:
 1
 Revision Number:

PrimeCad v1.7.91



ARCHITECTURAL SPECIFICATION

- EXCAVATION:**
EXCAVATE & STOCKPILE TOPSOIL FROM BUILDING SITE FOR RE-USE.
- CONCRETE:**
ALL CONCRETE WORKS:
- SHALL COMPLY WITH NZS 3109 RELEVANT CLAUSES.
- TO BE A MINIMUM OF 20Mpa STRENGTH.
- CARPENTRY & MISCELLANEOUS:**
GENERAL - COMPLIANCE:
BUILDING WORK TO COMPLY WITH NZS 3604 2011, NZS 3602 (TIMBER TREATMENT) RELEVANT CLAUSES, THE NEW ZEALAND BUILDING CODE, LOCAL AUTHORITY BYLAWS, & ALL OTHER RELEVANT BUILDING CLAUSES NOT LISTED HEREIN.

- TIMBER FRAMING - GENERAL NOTES:**
- ALL FRAMING TO HAVE MAX. MOISTURE CONTENT OF 18% BEFORE LINING.
- ALL TIMBER TO BE MSG8 / VSG8 FRAMING GRADE UNLESS NOTED OTHERWISE.
- FRAMING SIZES LISTED ARE AS PER NZS 3604 2011.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & CONFIRM THE FRAMING REQUIREMENTS OF THE VARIOUS CLADDINGS SPECIFIED THROUGHOUT THE DRAWING SET. BY ALL ACCOUNTS, THE MANUFACTURERS LITERATURE SHALL BE STRICTLY FOLLOWED.

- INTERIOR LININGS:**
INTERIOR WALL LININGS:
- 10mm GIB PLASTERBOARD WALL LININGS TYPICAL, STOPPED FOR PAINT FINISH
- 10mm GIB AQUALINE WALL LININGS IN & BEHIND ALL WET AREAS, STOPPED FOR PAINT FINISH GENERALLY.

- INTERIOR CEILING LININGS:**
- 13mm GIB PLASTERBOARD CEILING LININGS ON 'GIB RHONDO' CEILING BATTENS AT 600 CRS MAX.
- 13mm GIB AQUALINE PLASTERBOARD CEILING LININGS ON 'GIB RHONDO' CEILING BATTENS AT 600 CRS MAX.

- FIXINGS:**
- ALL FIXINGS TO COMPLY WITH THE APPROPRIATE TABLES IN NZS 3604 2011 OR MITEX LUMBERLOK FIXING CHARTS.
- FIXING DURABILITY TO COMPLY WITH NZS 3604 2011, SECTION 4.
- H1.2 TIMBER BOTTOM PLATE.

- INSITU FOOTINGS = M12 TRU BOLT, AT 900mm MAX CRS OVER OPC TO SLAB AND
- BLOCK RING FOOTING = M12 x 150mm FORTRESS SCREW BOLT, AT 900mm MAX CRS OVER OPC TO SLAB.
BOTTOM PLATE SIZES MAY VARY. STRAP BOTTOM PLATES WHERE REQUIRED FOR BRACING PURPOSES.
- PROVIDE ALL PROPRIETARY METAL FIXINGS AS REQUIRED.
- EXTERIOR BOLTS & PLATES TO BE STAINLESS STEEL.

- LINTELS:**
ALL LINTEL SIZES TO BE IN ACCORDANCE WITH SIZES LISTED WITHIN DRAWING SET, ALL STRAPPED WHERE REQUIRED IN ACCORDANCE WITH NZS 3604 2011, FIXING TABLE B.14.

- PLUMBING & DRAINAGE:**
GENERAL:
- PLUMBING & DRAINAGE, SIZES, & FALLS TO COMPLY WITH NZBC G13 AS1/AS2
ALL DRAINS SHALL BE LAID TO ACCEPTABLE FALLS - DO NOT OVERSIZE FOR LACK OF FALL
- ALL DRAINS & WASTES TO BE uPVC.
- ALL HOT & COLD WATER PIPING TO BE 'PLEX K2'.
- INSULATE ALL HOT WATER PIPING WITH ARMARFLEX.

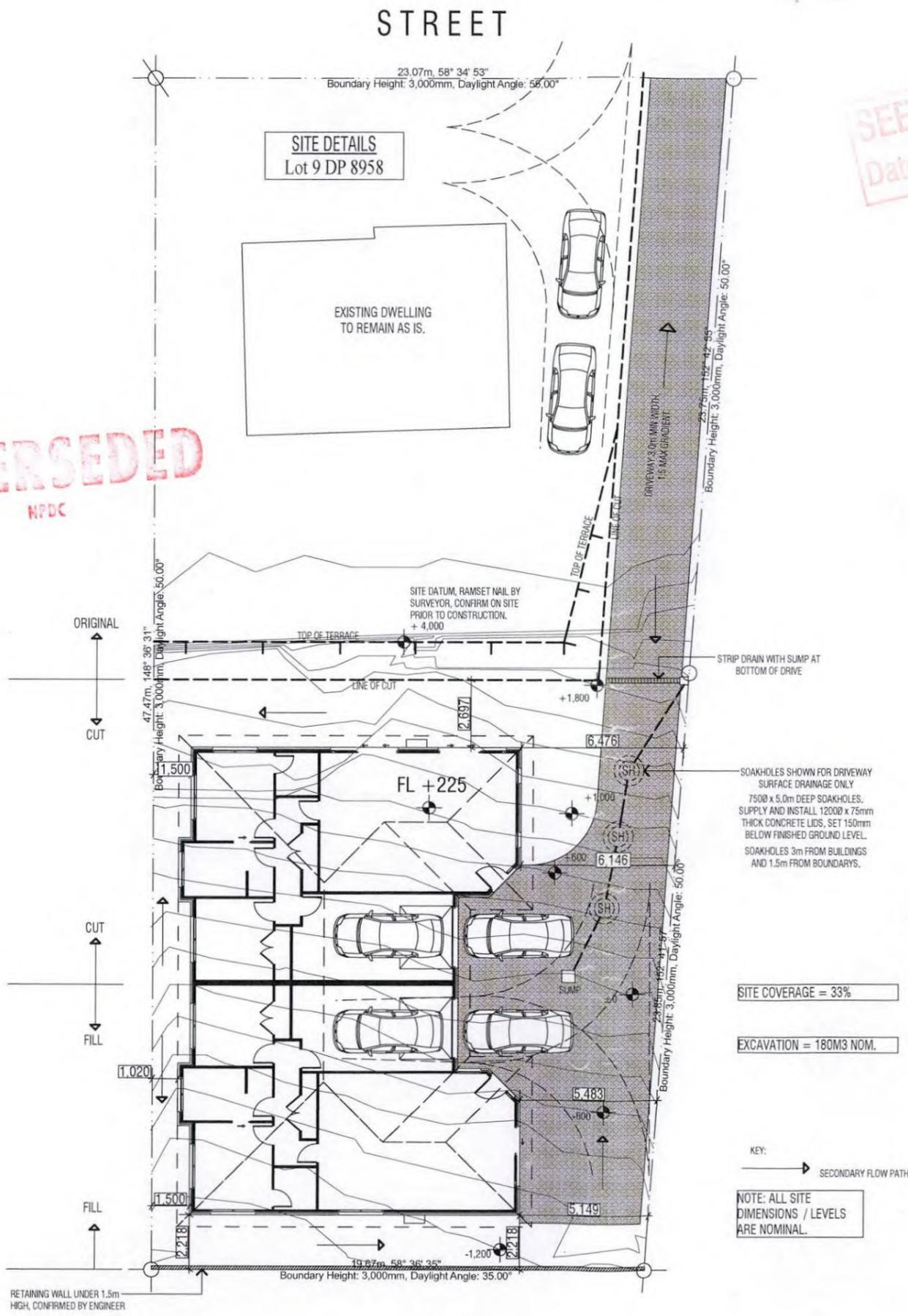
- ALUMINIUM WINDOWS & DOORS:**
WINDOW / WINDOW TYPE:
- ALUMINIUM WINDOWS / DOORS, DOUBLE GLAZED.

- GENERAL NOTES:**
- GLAZING TO COMPLY WITH NZS 4223.
- DOUBLE GLAZING TO ENTIRE HOUSE.
- LEVEL OF TINTING TO BE CONFIRMED ON SITE BEFORE WINDOW MANUFACTURE.
- 2 STAGE CATCHES TO ALL WINDOWS.
- ALL OPENING WINDOWS WITHIN 750mm OF FLOOR LEVEL TO BE FITTED WITH RESTRICTORS SO AS NOT TO PERMIT THE PASSAGE OF A 100mm SPHERE - TO COMPLY WITH NZBC F4 - SAFETY FROM FALLING.
- PROVIDE LAMINATED SAFETY GLASS TO ALL WINDOWS & DOORS WHERE BELOW 800mm FROM FLOOR LEVEL.
- CONFIRM ALL FINISHES, INCLUDING LEVEL OF TINT, OPAQUE GLAZING ETC... WITH CLIENT BEFORE MANUFACTURE.

- TIMBER TREATMENT:**
H1.2 - ALL INTERIOR FRAMING.
H3.2 - ALL EXTERIOR FRAMING, INCLUDING CANTILEVERED FLOOR JOISTS.
H5 - ALL TIMBER IN CONTACT WITH GROUND.

NOTE: REFER TO NZBC B1/AS1 IF FURTHER DETAIL IS REQUIRED.

- LIGHTING:**
NOTE IF DOWNLIGHTS TO BE USED, THEY ARE TO BE CA RATED AND MINIMUM OF ONE PER 5m².



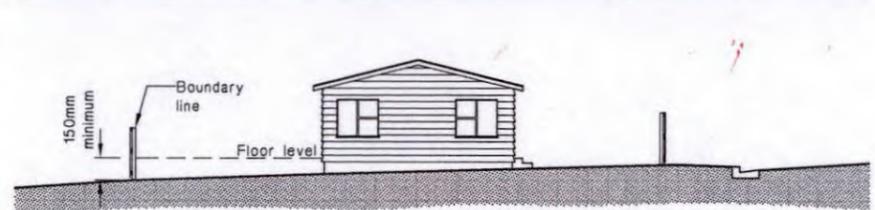
SUPERSEDED
NPDC

SEE AMENDMENT
Dated: 27-6-18

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21 JUN 2018
Building Consent

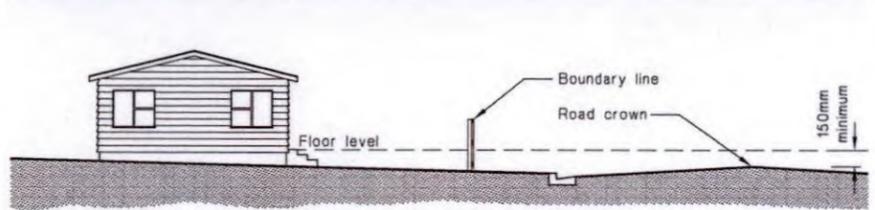


Figure 2: Minimum Floor Level for Site Below Road
Paragraph 2.0.1 b)



NOTE: HOUSE TO COMPLY WITH FIGURE NZBC E1/AS1 ACCEPTABLE SOLUTION FIGURE 1 OR 2

Figure 1: Minimum Floor Level for Site Above Road
Paragraph 2.0.1 a)



SEDIMENT CONTROL:
ALL SEDIMENT CONTROL TO COMPLY WITH NZBC E1

STRAW BALES TO BE LAID TO ALL BOUNDARIES WHERE RUN OFF MAY OCCUR. STRAW BAILS TO BE PLACED IN A 200mm DEEP TRENCH, TIED TOGETHER AND ANCORED TO GROUND BY STAKES.

SURPLUS GRAVEL AND SOIL TO BE CONTAINED BEHIND SEDIMENT FENCES.

DOWNPIPES TO BE CONNECTED AS SOON AS ROOF IS FINISHED AND DRAINS ARE LAID OR AS SOON AS PRACTICAL.

CONTRACTOR TO OVERSEE ALL SEDIMENT CONTROL

SUPERSEDED
NPDC

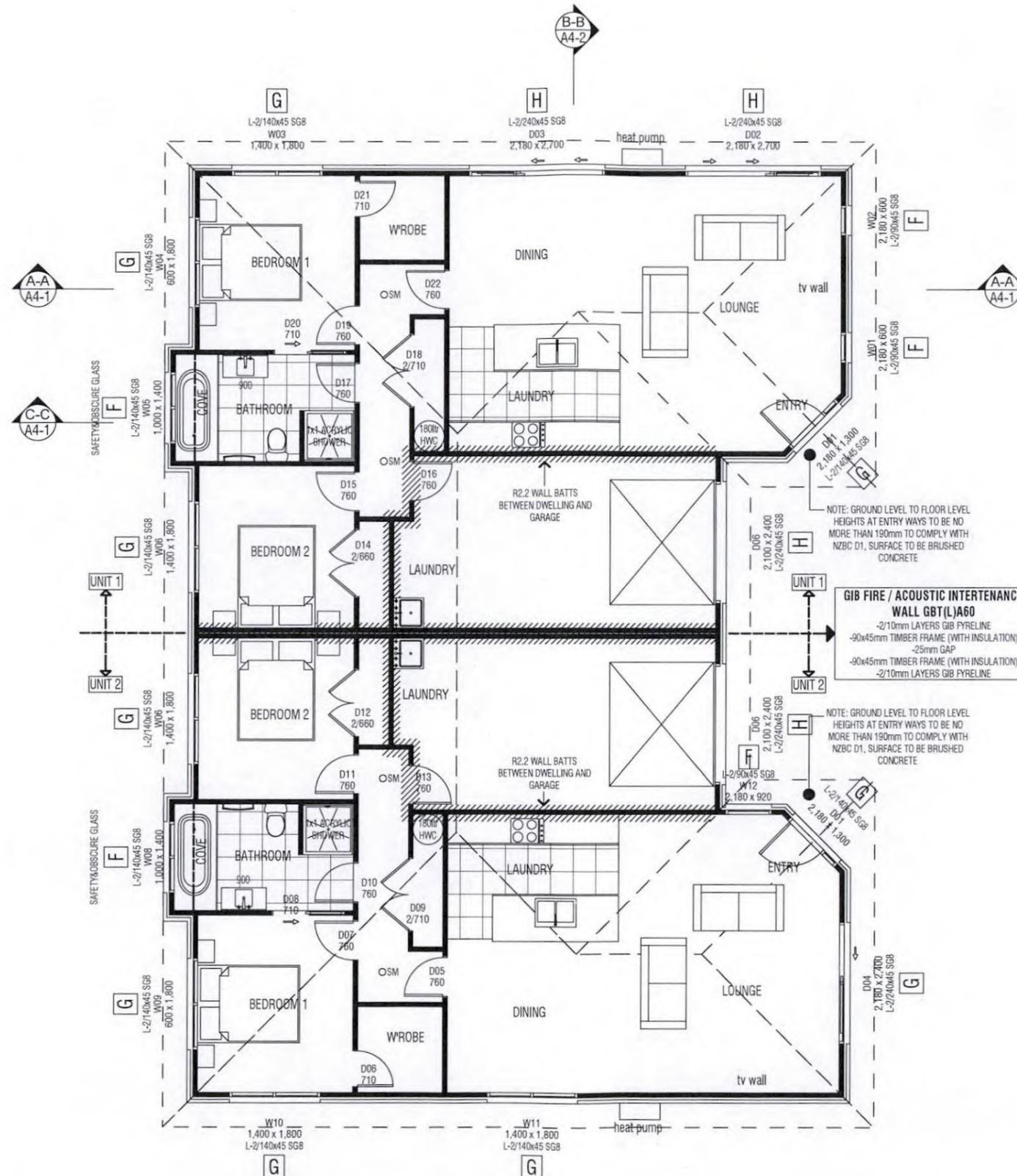
SITE COVERAGE = 33%

EXCAVATION = 180M3 NOM.

RUSSELL architectural DESIGN

BC 29.01.2018 BUILDING CONSENT
REV: DATE: REASON:
S. KIBBY
NEW FLATS
36 KINGSFORD STREET,
BELL BLOCK.
JOB: 4153
DESIGN: DRAWN: CHECKED:
P.R. P.R. P.R.
BUILDING CONSENT

SITE PLAN
A1-1



CONSTRUCTION KEY:

- 90x45mm TIMBER FRAMING AT 600 MAX CRS, UNLESS NOTED OTHERWISE
- NEW WINDOWS, SIZES AS LISTED. W01 = WINDOW NUMBER. 1,400 x 1,800 = WIN. SIZE (h x w)
- NEW DOORS, SIZES AS LISTED. D01 = WINDOW NUMBER. 810 = DOOR SIZE
- OSM SMOKE DETECTORS TO COMPLY WITH NZBC F7/AS1

CONSTRUCTION NOTES:

- ALL WORKS TO COMPLY WITH RELEVANT LOCAL AUTHORITY, NZS 3604 2011 (LATEST AMENDMENTS), & THE NEW ZEALAND BUILDING CODE.
- CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO WORK COMMENCEMENT.
- DRAWINGS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATION.
- ALLOW FOR SOLID BLOCKING BEHIND WALL HUNG BATHROOM VANITIES / TOILETS / RANGE HOODS / DRYERS / TOILET ROLL HOLDERS ETC. CONFIRM WITH OWNER PRIOR TO CONSTRUCTION

GIB FIRE / ACOUSTIC INTERTENANCY WALL GBT(L)A60
 -2/10mm LAYERS GIB FYRELINE
 -90x45mm TIMBER FRAME (WITH INSULATION)
 -25mm GAP
 -90x45mm TIMBER FRAME (WITH INSULATION)
 -2/10mm LAYERS GIB FYRELINE

SUPERSEDED
NPDC

Zone Categories	Areas
01 - FLAT 1 AREA Total:	110.21
02 - FLAT 2 AREA Total:	110.48
03 - BRICK AREA Total:	8.22
Grand Total:	228.9

NOTE: MECHANICALLY VENT SHOWERS / DRYER / RANGE HOOD DIRECTLY TO OUTSIDE THROUGH SOFFIT

F = LINTEL FIXING TYPE REFER TO MITEK LINTEL FIXING

FOUNDATION LENGTH = 68.9m

= SELECTED TILES

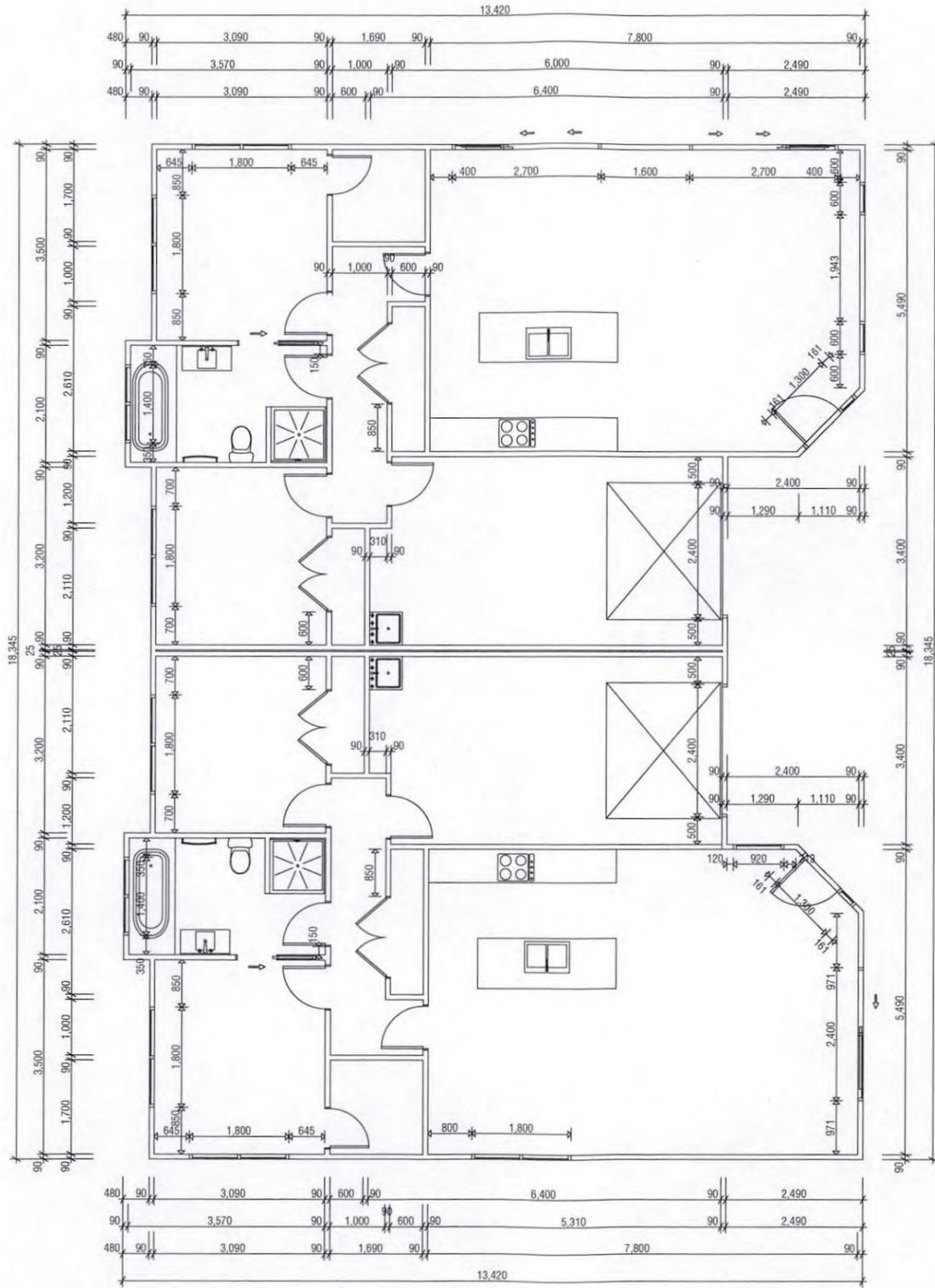
FLOOR PLAN
SCALE 1:100

RUSSELL architectural DESIGN

BC 29.01.2018 BUILDING CONSENT
 REV: DATE: REASON:
 S. KIBBY DATE: SCALE: REVISION:
 29.01.18 1:100 BC
 NEW FLATS
 36 KINGSFORD STREET,
 BELL BLOCK. DESIGN: DRAWN: CHECKED:
 P.R. P.R. P.R.
 JOB: 4153 BUILDING CONSENT

FLOOR PLAN

A2-1



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CHECK ALL DIMENSIONS BETWEEN DIMENSION / FOUNDATION / SETOUT
 PLAN PRIOR TO SETOUT, REPORT ANY DISCREPANCIES TO THE
 DESIGNER

NOTE: DIMENSIONS ARE TO TIMBER FRAME, CLADDING
 DIMENSIONS NOT SHOWN FOR CLARITY - REFER TO
 FOUNDATION PLAN FOR OVERALL DIMENSIONS FOR SETOUT.

SUPERSEDED
 NPDC

DIMENSION PLAN
SCALE 1:100

RUSSELL architectural DESIGN

BC	29.01.2018	BUILDING CONSENT	DATE:	SCALE:	REVISION:
REV:		REASON:	29.01.18	1:100	BC
S. KIBBY			DESIGN:	DRAWN:	CHECKED:
NEW FLATS			P.R	P.R	P.R
36 KINGSFORD STREET, BELL BLOCK.			JOB:		
4153			BUILDING CONSENT		

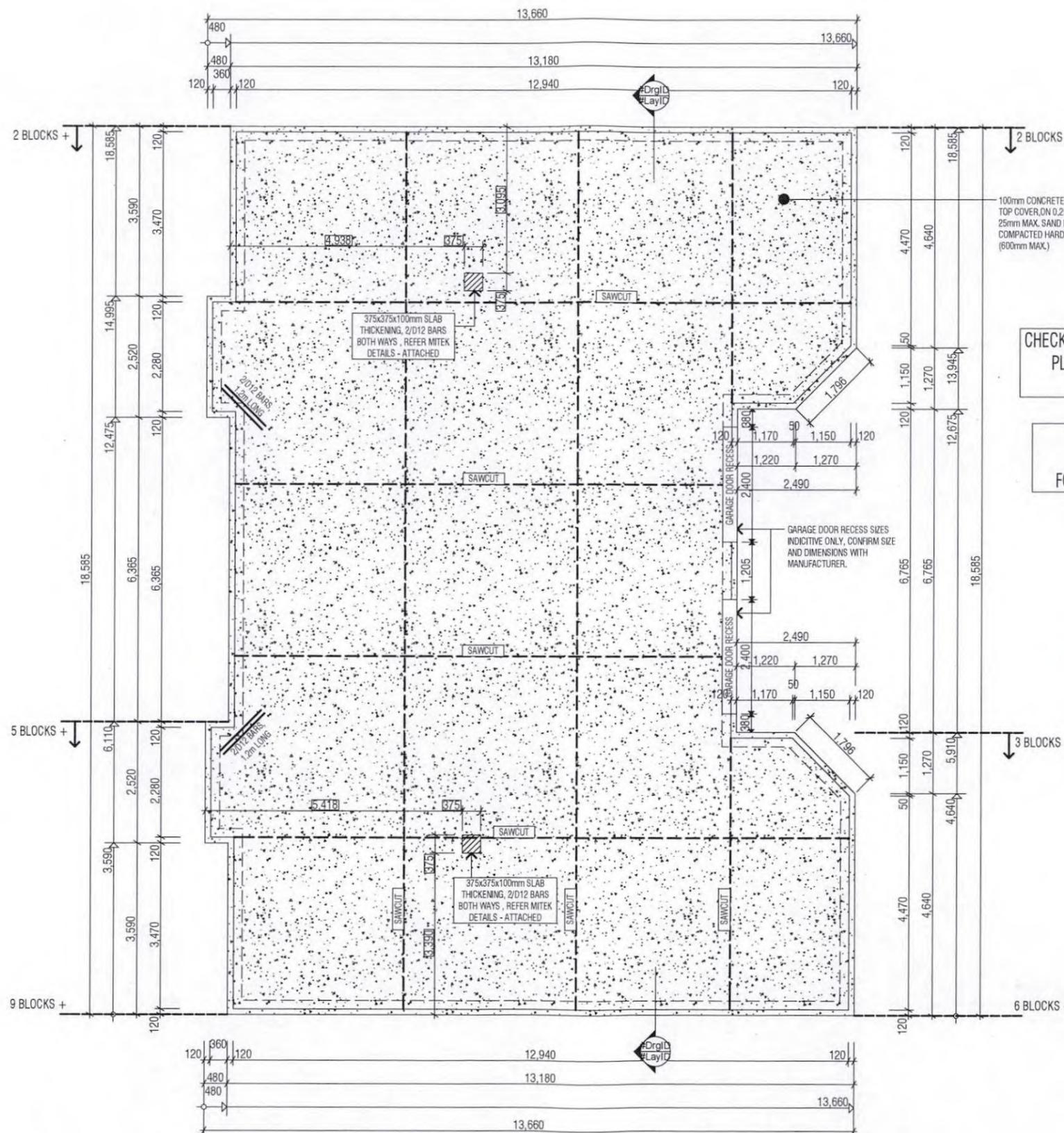
DIMENSION PLAN

A2-2

CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO THE DESIGNER



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CHECK ALL DIMENSIONS BETWEEN DIMENSION / FOUNDATION / SETOUT PLAN PRIOR TO SETOUT, REPORT ANY DISCREPANCIES TO THE DESIGNER

NOTE: DIMENSIONS ARE TO TIMBER FRAME, CLADDING DIMENSIONS NOT SHOWN FOR CLARITY - REFER TO FOUNDATION PLAN FOR OVERALL DIMENSIONS FOR SETOUT.

SUPERSEDED
NPDC

FOUNDATION PLAN
SCALE 1:100

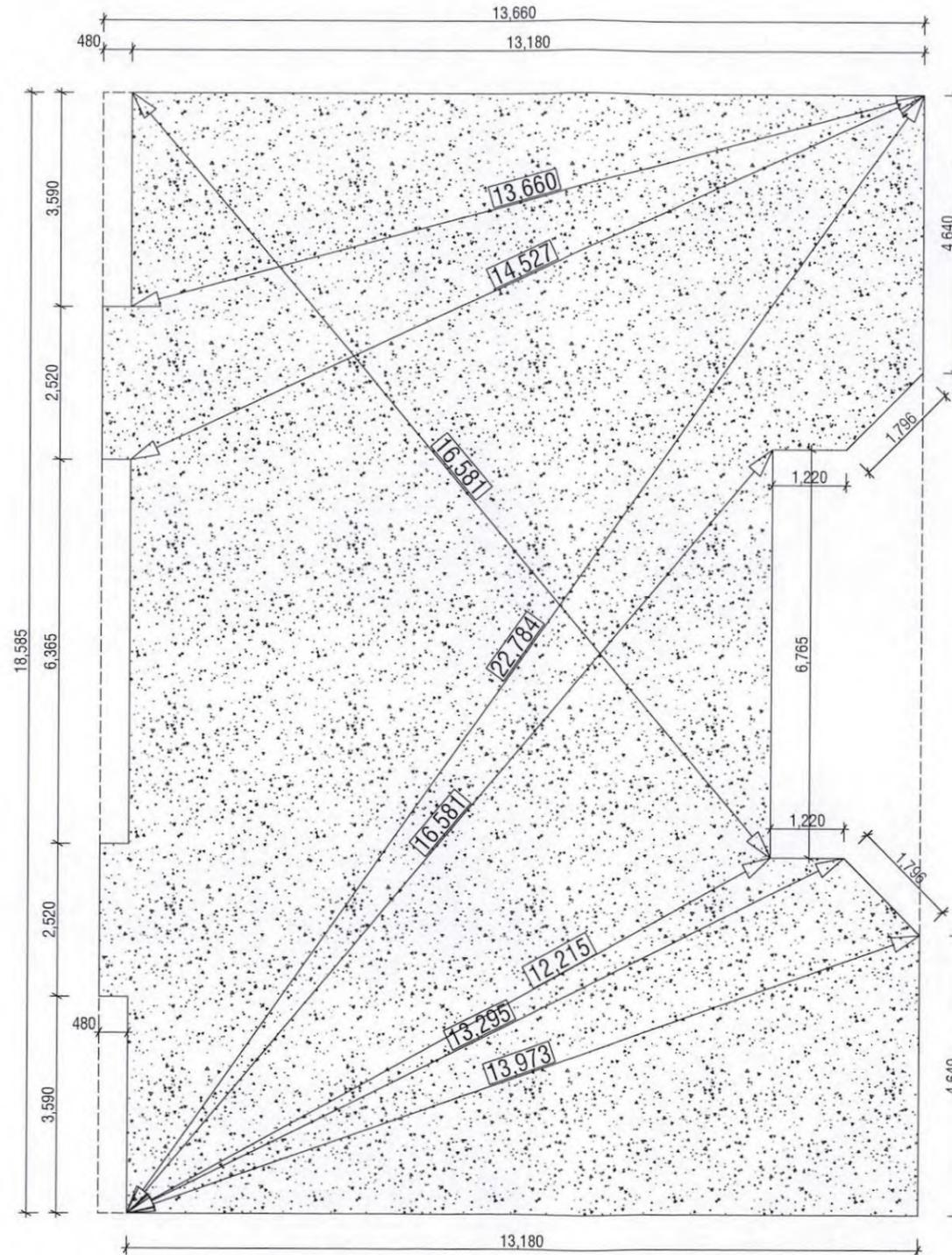
RUSSELL architectural DESIGN

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REV:	DATE:	REASON:			
S. KIBBY	29.01.18	1:100	BC		
NEW FLATS					
36 KINGSFORD STREET,					
BELL BLOCK,					
DESIGN: P.R.	DRAWN: P.R.	CHECKED: P.R.			
4153					
		BUILDING CONSENT			

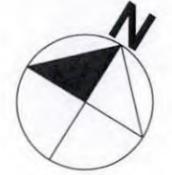
FOUNDATION PLAN

A2-3

CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO THE DESIGNER



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CHECK ALL DIMENSIONS BETWEEN DIMENSION / FOUNDATION / SETOUT PLAN PRIOR TO SETOUT, REPORT ANY DISCREPANCIES TO THE DESIGNER

NOTE: DIMENSIONS ARE TO TIMBER FRAME, CLADDING DIMENSIONS NOT SHOWN FOR CLARITY - REFER TO FOUNDATION PLAN FOR OVERALL DIMENSIONS FOR SETOUT.

SUPERSEDED
NPDC

SETOUT PLAN
SCALE 1:100

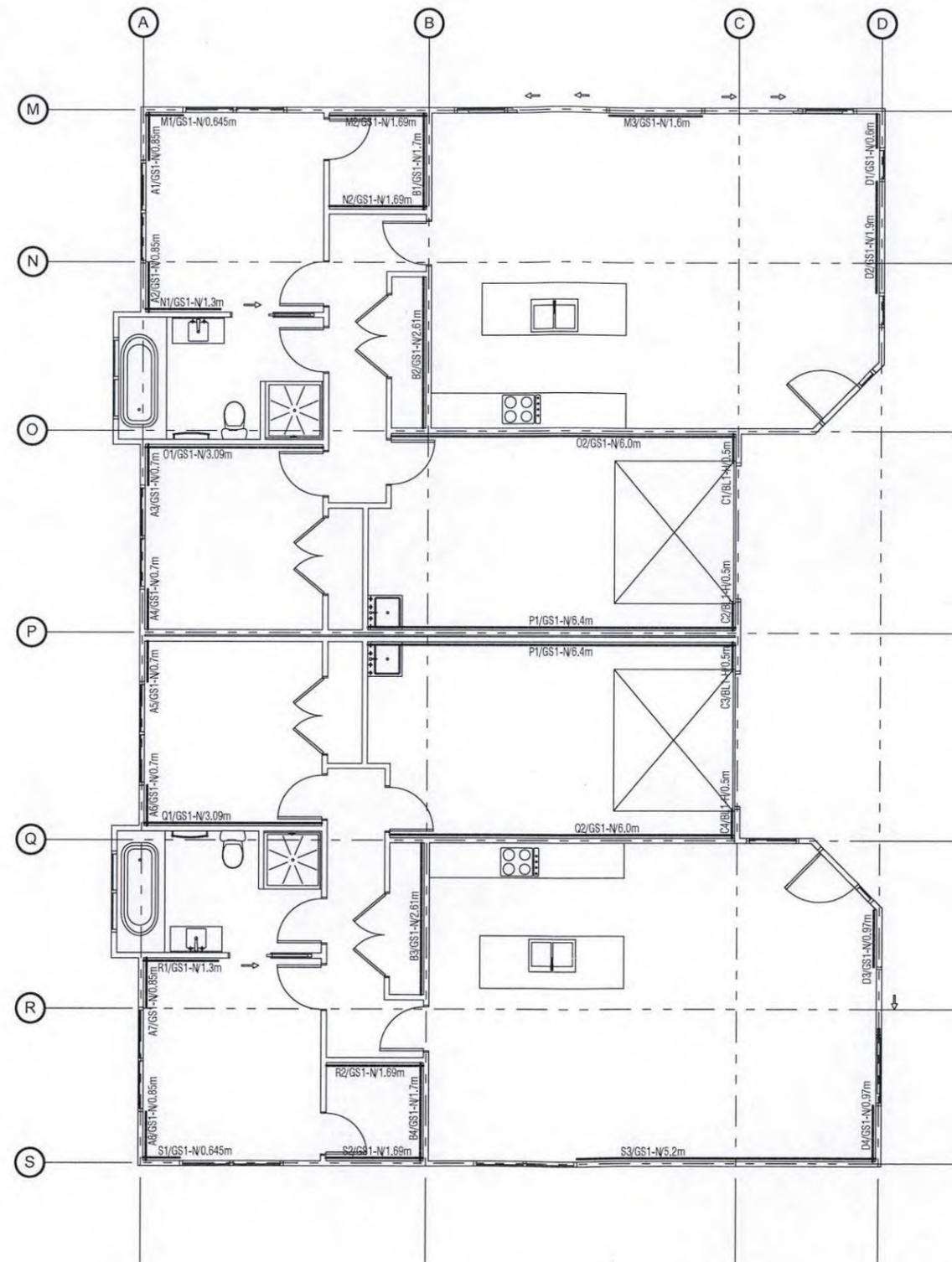
RUSSELL architectural DESIGN

BC	29.01.2018	BUILDING CONSENT	DATE:	SCALE:	REVISION:
REV:	DATE:	REASON:	29.01.18	1:100	BC
S. KIBBY			DESIGN: DRAWN: CHECKED:		
NEW FLATS			P.R.	P.R.	P.R.
36 KINGSFORD STREET, BELL BLOCK.			JOB:		
4153			BUILDING CONSENT		

SETOUT PLAN

A2-4

CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO THE DESIGNER



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WIND ZONE DETERMINATION

Wind Region	A
Lee Zone	N/A
Ground Roughness	URBAN
Site Exposure	Exposed
Topographic class	Outer - Low - T1
Wind Zone	High

SUPERSEDED
NPDC

BRACING PLAN
SCALE 1:100

RUSSELL architectural DESIGN

BC 29.01.2018 BUILDING CONSENT
REV: DATE: REASON: DATE: SCALE: REVISION: 29.01.18 1:100 BC
S. KIBBY
NEW FLATS
36 KINGSFORD STREET,
BELL BLOCK, DESIGN: DRAWN: CHECKED: P.R. P.R. P.R.
JOB: 4153 BUILDING CONSENT

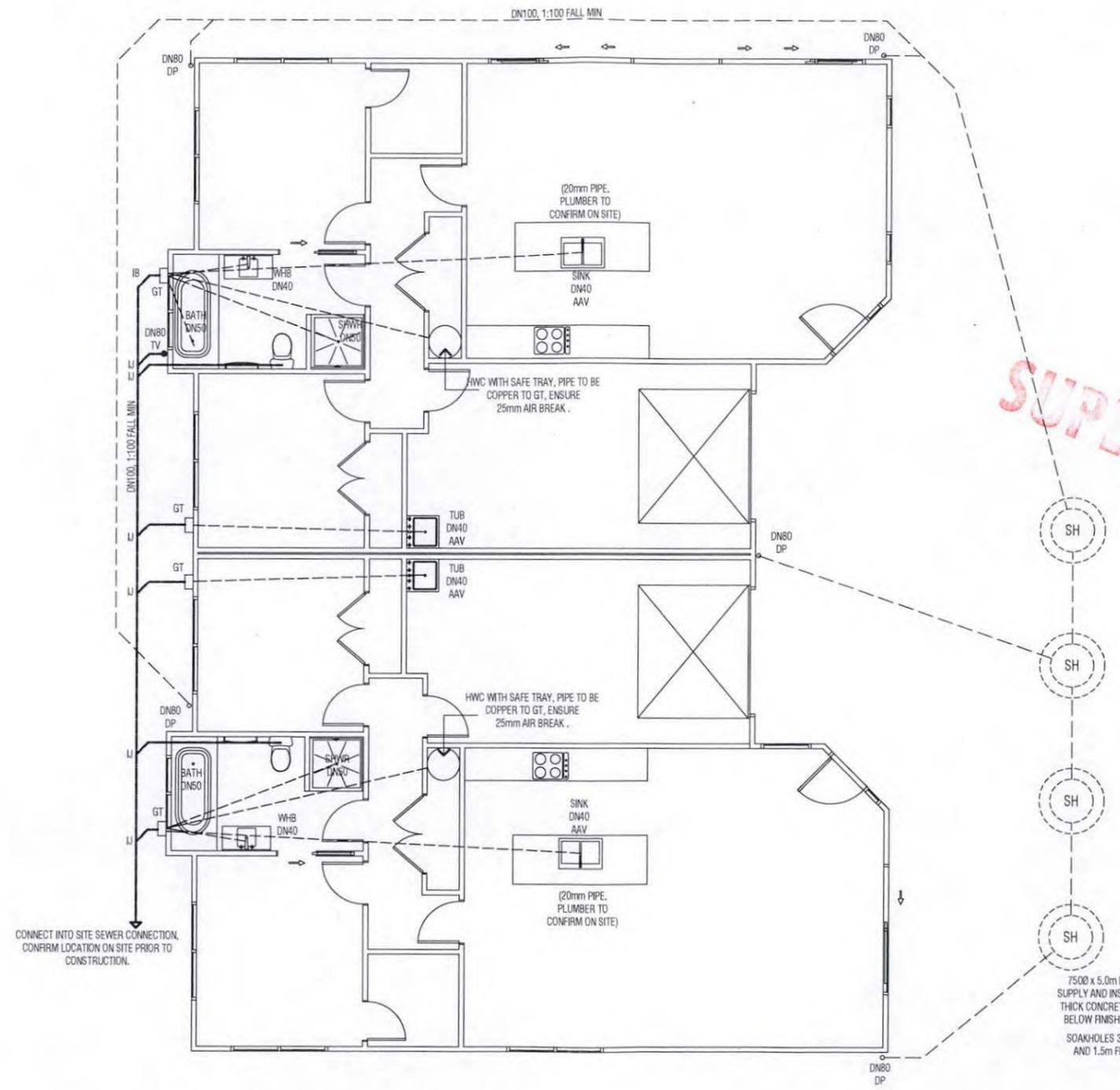
BRACING PLAN

A2-5

CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO THE DESIGNER



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 NPDC

PLUMBING AND DRAINAGE KEY:

- GT GULLY TRAP
- WASTE PIPES
- SEWER DRAIN

ABBREVIATIONS:

- IB INSPECTION BEND
- U INSPECTION JUNCTION
- AAV AIR ADMITTANCE VALVE
- GT GULLY TRAP
- SW STORMWATER
- DP DOWNPIPE

NOTES:

- ALL SERVICES TO COMPLY WITH G13 AS1/AS2, LOCAL AUTHORITY BYLAWS, & OTHER APPROVED ASSOCIATED DOCUMENTS.
- CONTRACTOR TO LOCATE, VERIFY, & MARK POSITION OF ALL BELOW GROUND SERVICES ON OR ADJACENT TO THE SITE PRIOR TO CONSTRUCTION COMMENCEMENT. POSITIONS SHOWN ON DRAWINGS ARE APPROXIMATE ONLY.
- ALL WASTE & DRAIN SIZES TO BE IN STRICT ACCORDANCE WITH G13 AS1/AS2.
- ALL DRAINS TO BE LAID TO ACCEPTABLE FALLS IN STRICT ACCORDANCE WITH G13 AS1/AS2.
- ALL FIXTURES & FITTINGS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS & INSTALLATION DETAILS.

Minimum Pipe Gradients	
400	1:40
500	1:40
800	1:60
1000	1:100

RUSSELL architectural
 DESIGN

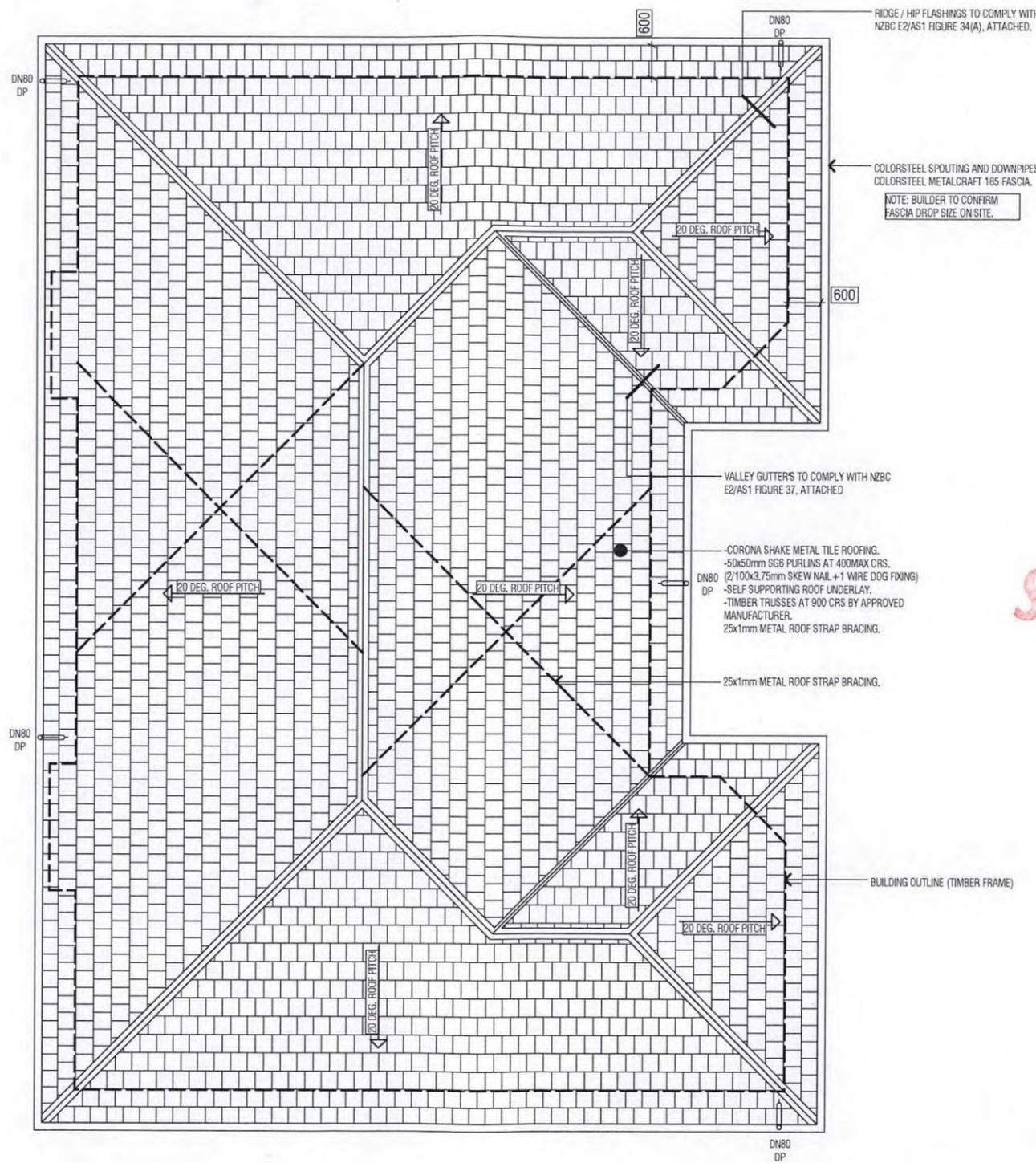
BC 29.01.2018 BUILDING CONSENT	DATE: SCALE: REVISION:
REV: DATE: REASON:	29.01.18 1:100 BC
S. KIBBY NEW FLATS 36 KINGSFORD STREET, BELL BLOCK.	
DESIGN: DRAWN: CHECKED:	P.R. P.R. P.R.
JOB: 4153	BUILDING CONSENT

PLUMBING AND DRAINAGE PLAN
SCALE 1:100

CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO THE DESIGNER



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GENERAL ROOF NOTES:

- ALL WORK TO COMPLY WITH NZS 3604 2011, LOCAL AUTHORITY BYLAWS, & THE NEW ZEALAND BUILDING CODE.
- DRAWINGS TO BE READ IN CONJUNCTION WITH THE TRUSS MANUFACTURERS DRAWINGS, DETAILS, & SPECIFICATIONS - REFER ATTACHED.
- DRAWINGS TO BE READ IN CONJUNCTION WITH ALL RELEVANT & STATED MANUFACTURERS TECHNICAL LITERATURE.
- TRUSSES - NAIL PLATE PRE-FABRICATED TIMBER TRUSSES AT 900 CRS MAX, DESIGNED BY AN APPROVED TRUSS MANUFACTURER
- DESIGN AND SUPPLY SHALL INCLUDE ALL ROOF PLANE BRACING, GABLE BRACING, RIDGE BOARDS/BEAMS WHERE THEY MAY BE REQUIRED.
- IT IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER TO ALLOW TO DESIGN FOR THE ENTIRE ROOF FRAMING SYSTEM WHICH SHALL INCLUDE ALL ROOF PLANE & GABLE BRACING & ALL OTHER SUPPORT BEAMS WHICH ARE NOT SPECIFICALLY INDICATED ON THE DRAWINGS.
- IT IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER TO INFORM THE DESIGNER OF ANY ADDITIONAL LOAD BEARING WALLS REQUIRED THAT HAVE NOT ALREADY BEEN INDICATED ON THE FLOOR SLAB PLAN, OR ANY LOAD BEARING POINTS OVER WINDOWS OTHER THAN THAT OF A TRUSS.
- REFER ALL DISCREPANCIES TO THE DESIGNER.

SUPERSEDED
NPDC

NOTE:
TIMBER TRUSSES AT 900 CRS BY APPROVED MANUFACTURER.
2/100x3.75 SKEW NAILS + 3 WIRE DOG FIXING, (UNLESS NOTED OTHERWISE)

ROOF PLAN
SCALE 1:100

RUSSELL architectural DESIGN

BC	29.01.2018	BUILDING CONSENT	DATE:	SCALE:	REVISION:
REV:	DATE:	REASON:	29.01.18	1:100	BC
S. KIBBY			DESIGN:	DRAWN:	CHECKED:
NEW FLATS			P.R.	P.R.	P.R.
36 KINGSFORD STREET,			JOB:		
BELL BLOCK.			BUILDING		
4153			CONSENT		

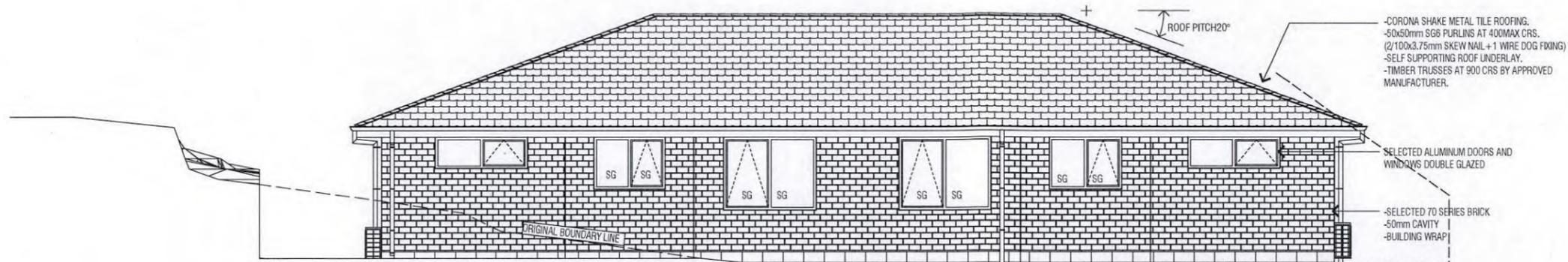
ROOF PLAN

A2-7

CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO THE DESIGNER

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BUILDING ENVELOPE RISK MATRIX		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		2



WEST ELEVATION
SCALE 1:100

BUILDING ENVELOPE RISK MATRIX		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		2

SUPERSEDED
NPDC



EAST ELEVATION
SCALE 1:100

RUSSELL architectural DESIGN

BC 29.01.2018 BUILDING CONSENT
REV: DATE: REASON: DATE: SCALE: REVISION: 29.01.18 1:100 BC
S. KIBBY
NEW FLATS
36 KINGSFORD STREET,
BELL BLOCK. DESIGN: DRAWN: CHECKED: P.R. P.R. P.R.
JOB: 4153 BUILDING CONSENT

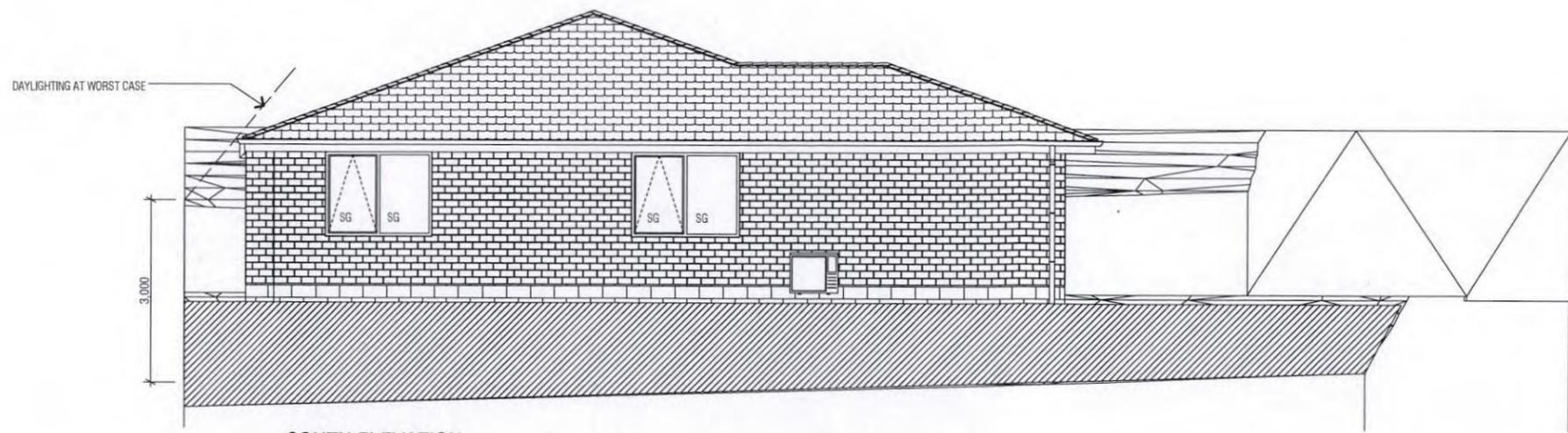
ELEVATIONS

A3-1

CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO THE DESIGNER



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 21 JUN 2018
 Building Consent



SOUTH ELEVATION
SCALE 1:100

BUILDING ENVELOPE RISK MATRIX		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		2



NORTH ELEVATION
SCALE 1:100

BUILDING ENVELOPE RISK MATRIX		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		2

SUPERSEDED
 NPDC

RUSSELL architectural DESIGN

BC 29.01.2018 BUILDING CONSENT
 REV: DATE: REASON:
 S. KIBBY DATE: SCALE: REVISION:
 29.01.18 1:100 BC
 NEW FLATS
 36 KINGSFORD STREET,
 BELL BLOCK. DESIGN: DRAWN: CHECKED:
 P.R P.R P.R
 JOB: 4153 BUILDING
 CONSENT

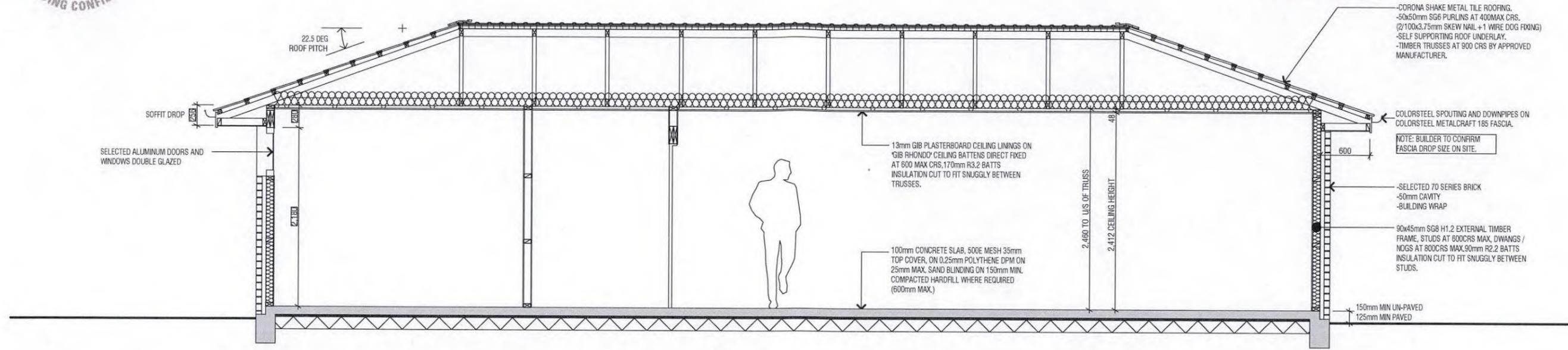
ELEVATIONS

A3-2

CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO THE DESIGNER

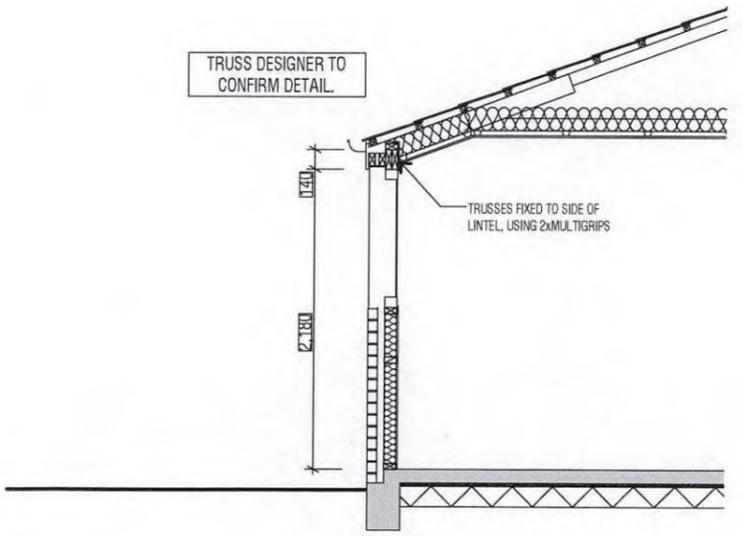


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CROSS SECTION A-A
SCALE 1:50

SUPERSEDED
 NPDC



CROSS SECTION C-C
SCALE 1:50

RUSSELL architectural DESIGN

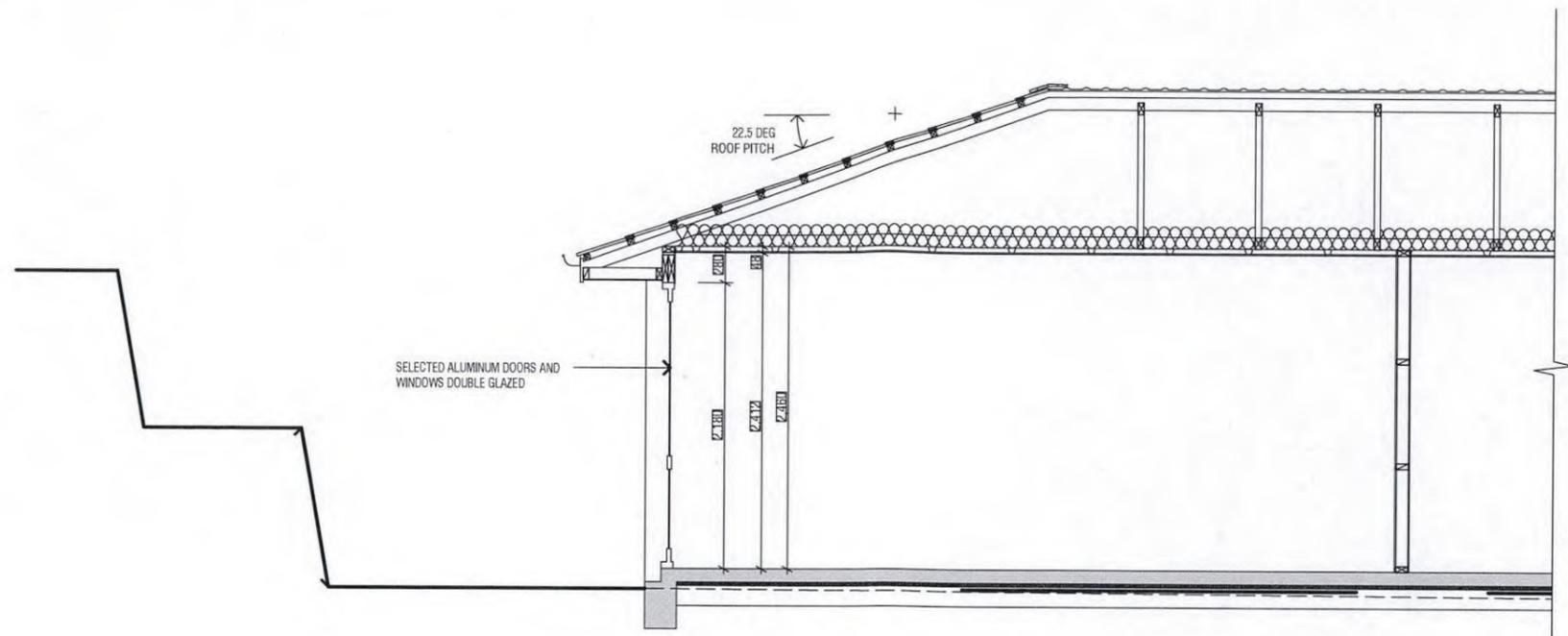
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S. KIBBY			DESIGN:	DRAWN:	CHECKED:
NEW FLATS			P.R.	P.R.	P.R.
36 KINGSFORD STREET,			JOB:		
BELL BLOCK.			BUILDING		
4153			CONSENT		

CROSS SECTION
A4-1

CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO THE DESIGNER

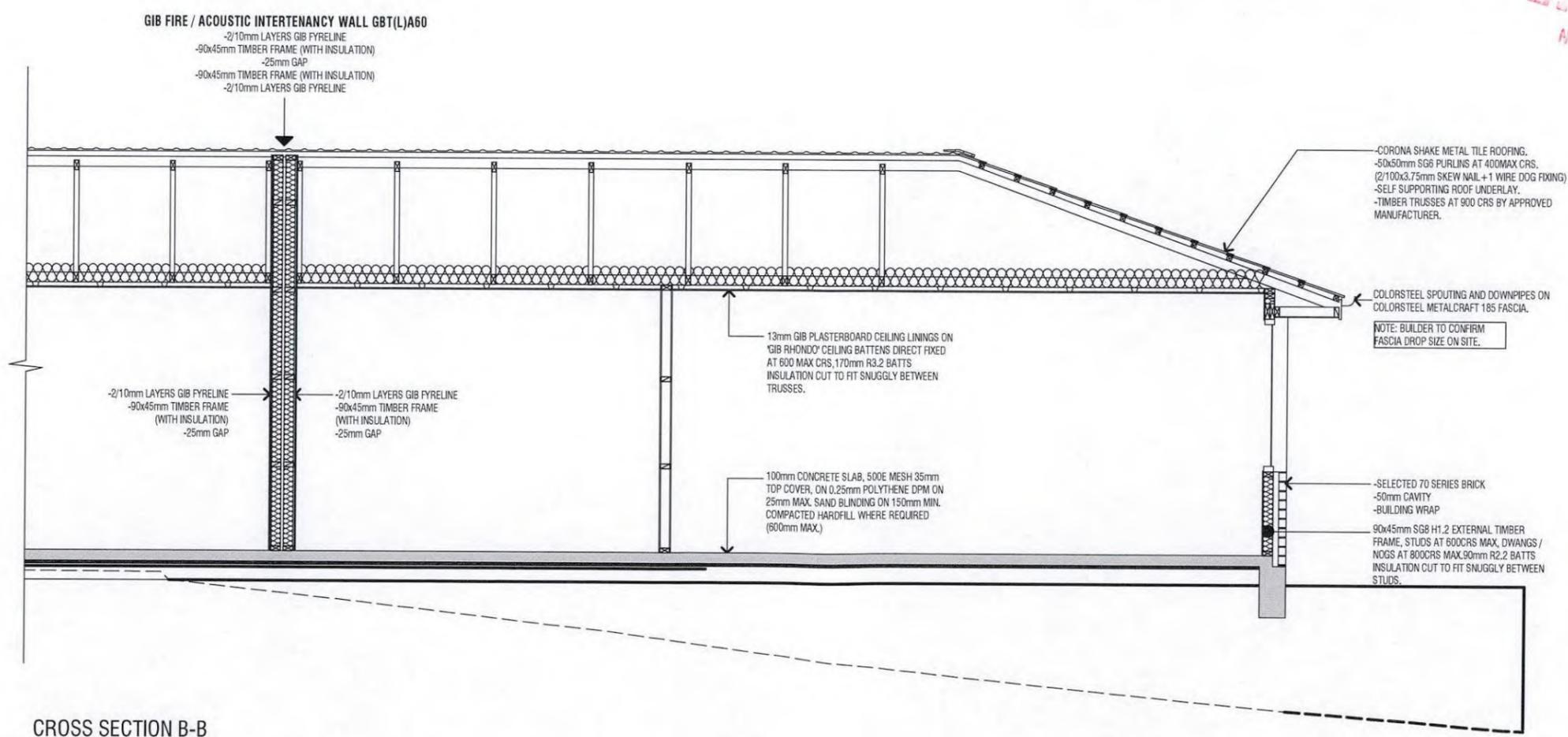


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CROSS SECTION B-B
SCALE 1:50

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NPDC



CROSS SECTION B-B
SCALE 1:50

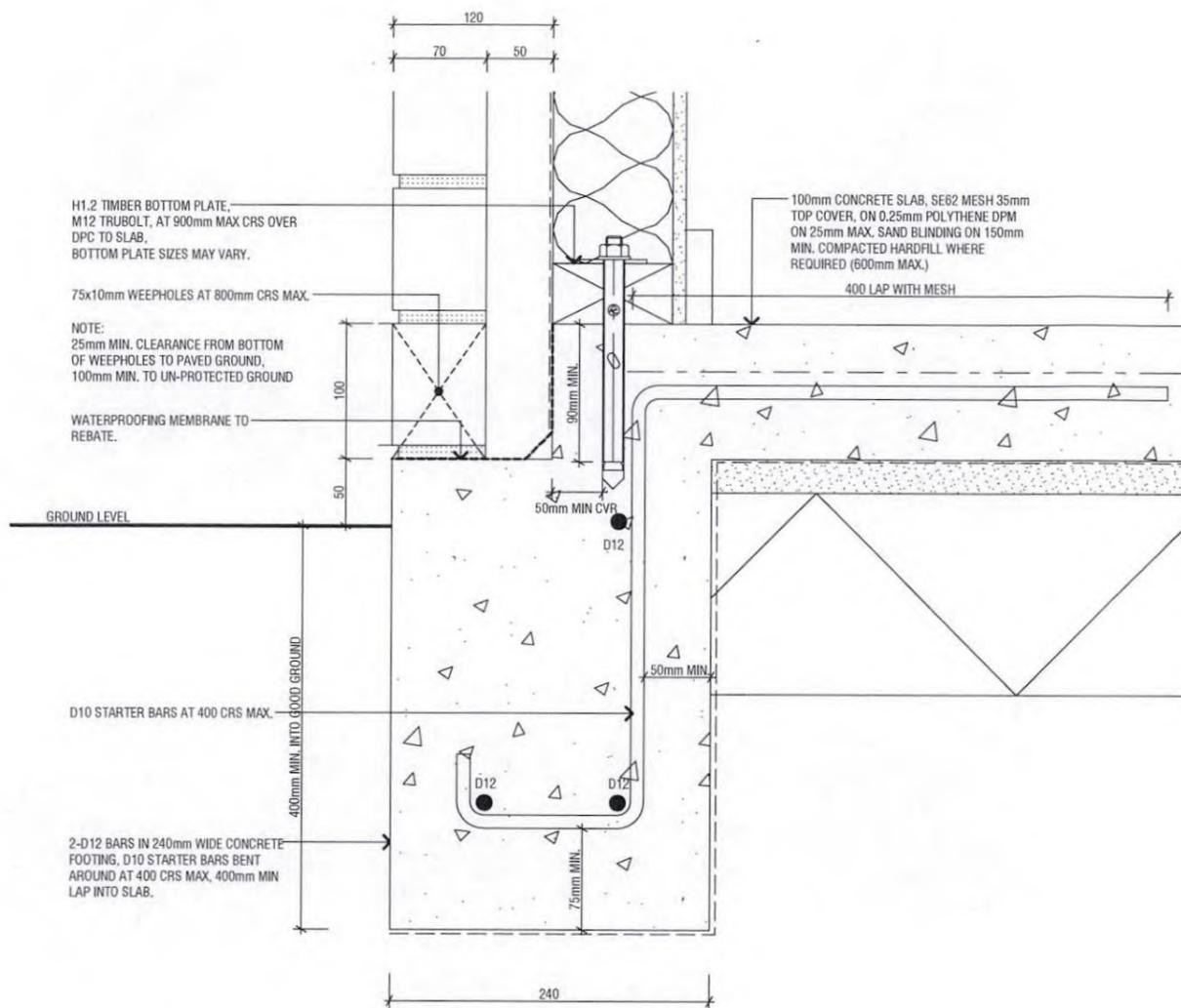
RUSSELL **architectural DESIGN**

BC	29.01.2018	BUILDING CONSENT	DATE:	SCALE:	REVISION:
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S. KIBBY			DESIGN:	DRAWN:	CHECKED:
NEW FLATS			P.R.	P.R.	P.R.
36 KINGSFORD STREET,			JOB:		
BELL BLOCK.			4153		
			BUILDING CONSENT		

CROSS SECTION

A4-2

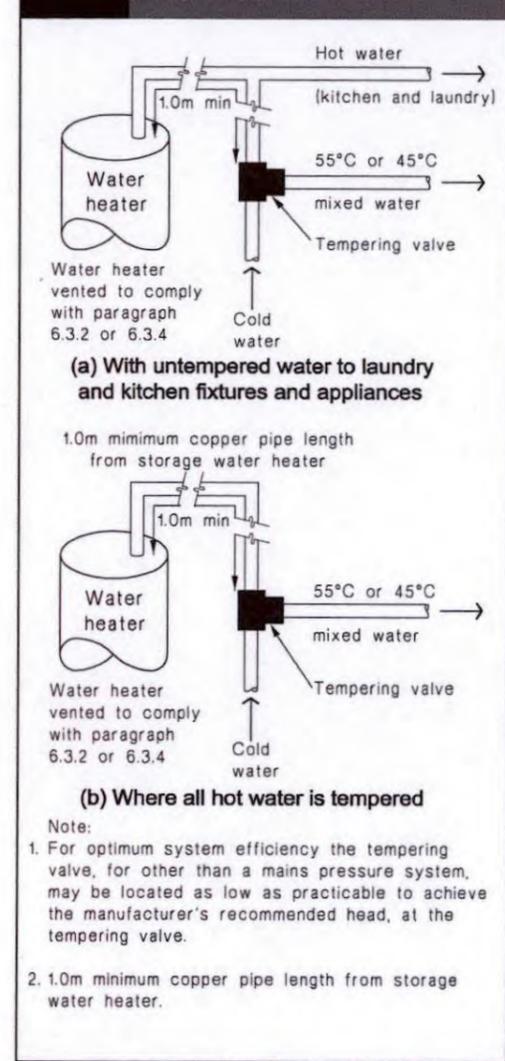
CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO THE DESIGNER



0 - 600mm HIGH

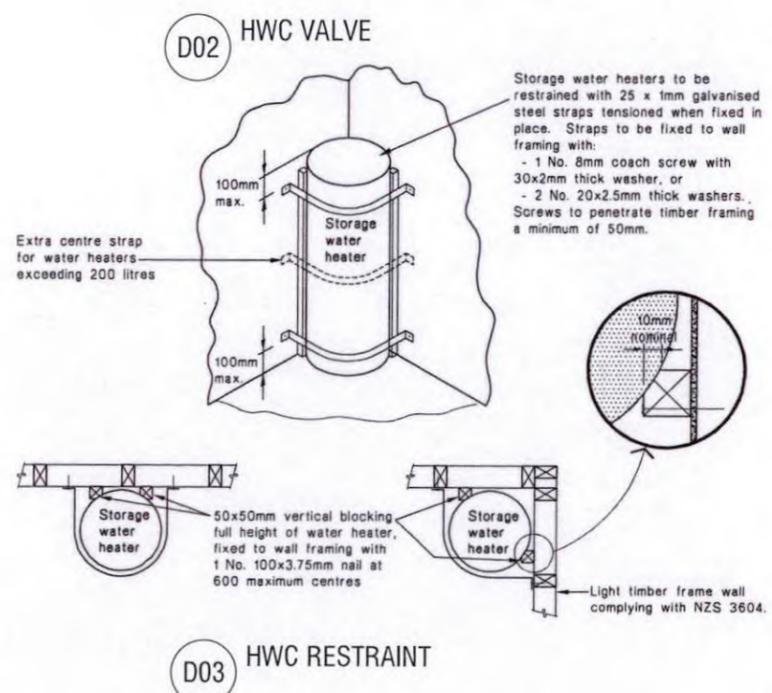
D01 BRICK FOUNDATION DETAIL
SCALE 1:5

Figure 16: Tempering Valve Installation
Paragraph 6.14.2 a)



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21 JUN 2018
Building Consent

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NPDC

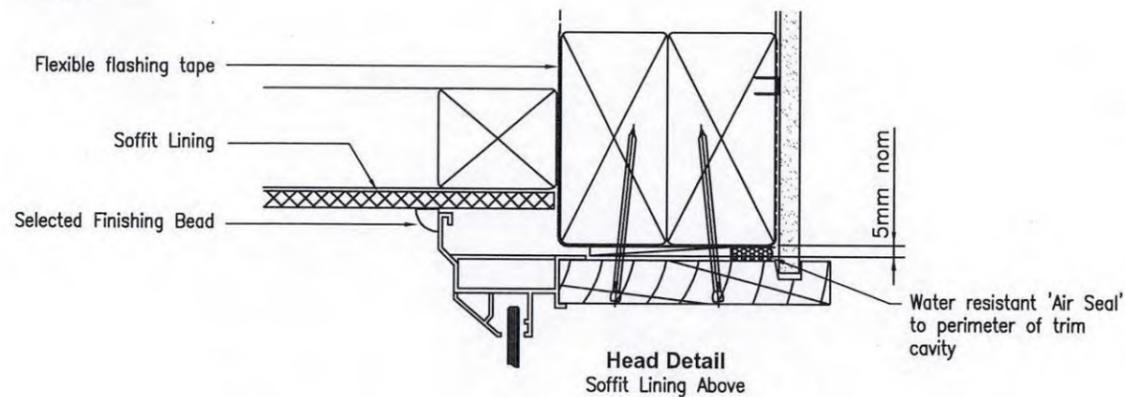


D03 HWC RESTRAINT

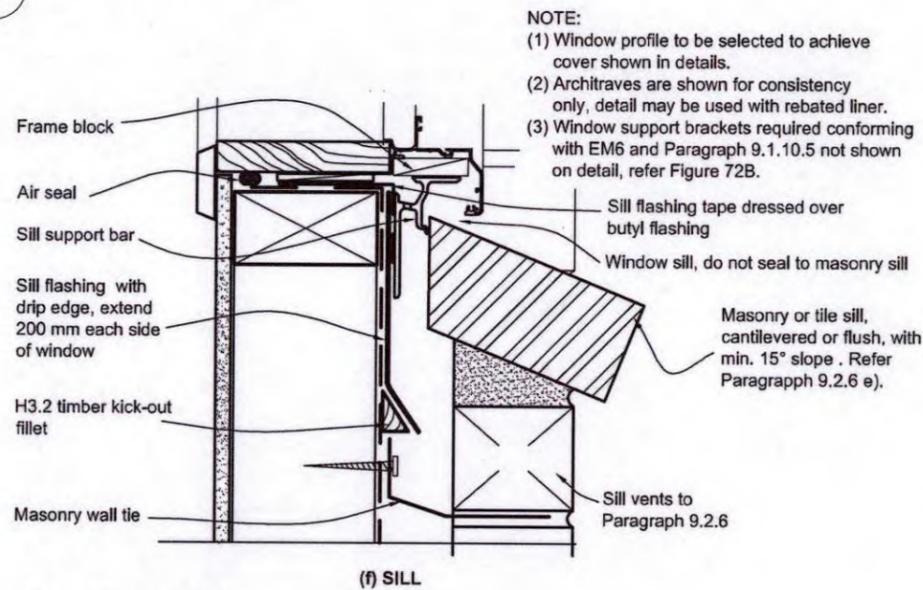
RUSSELL architectural DESIGN

BC 29.01.2018 BUILDING CONSENT
REV: DATE: REASON:
S. KIBBY DATE: SCALE: REVISION:
29.01.18 1:5, 1:1 BC
NEW FLATS
36 KINGSFORD STREET,
BELL BLOCK. DESIGN: DRAWN: CHECKED:
P.R P.R P.R
JOB: 4153 BUILDING
CONSENT

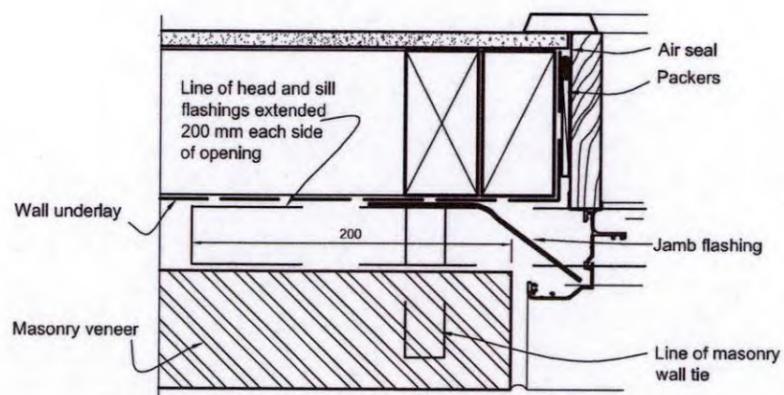
CONSTRUCTION DETAILS
A5-1



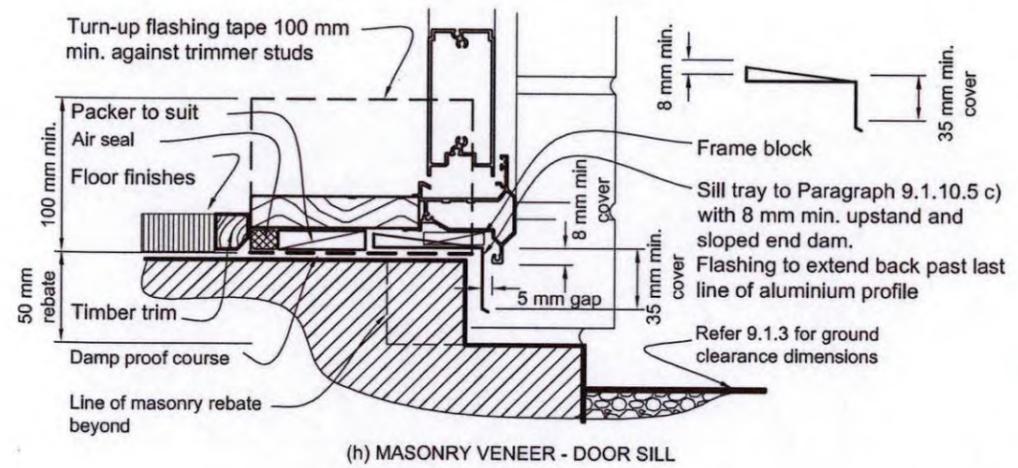
D04 BRICK/SOFFIT DETAIL



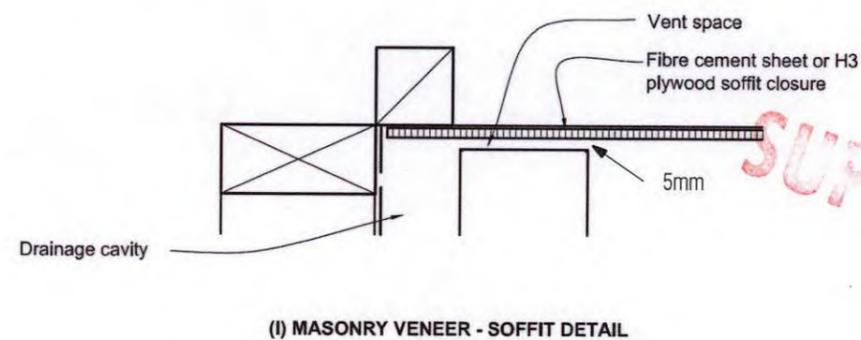
D05 BRICK SILL DETAIL



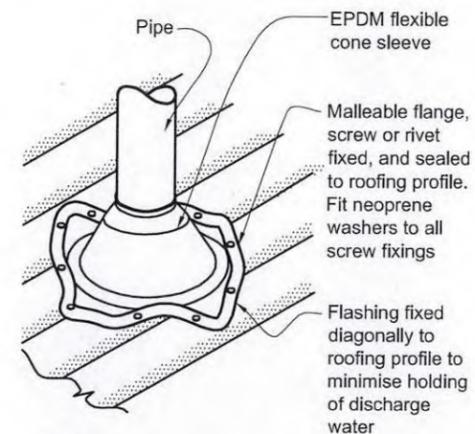
D06 BRICK JAMB DETAIL



D07 BRICK DOOR SILL



D08 BRICK / SOFFIT DETAIL



NOTE:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.
(2) For pipes up to 85 mm diameter.

D09 PIPE PENETRATION DETAIL

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21 JUN 2018
Building Consent

SUPERSEDED
NPDC

RUSSELL architectural DESIGN

BC 29.01.2018 BUILDING CONSENT
REV. DATE: REASON:
S. KIBBY DATE: 29.01.18 SCALE: 1:10 REVISION: BC
NEW FLATS
36 KINGSFORD STREET,
BELL BLOCK. DESIGN: DRAWN: CHECKED:
P.R. P.R. P.R.
JOB: 4153 BUILDING CONSENT

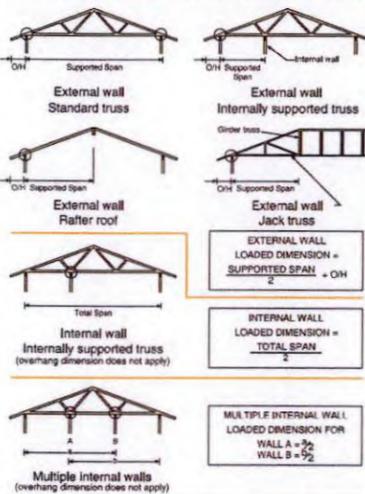
CONSTRUCTION DETAILS
A5-2

STUD TO TOP PLATE FIXING SCHEDULE ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

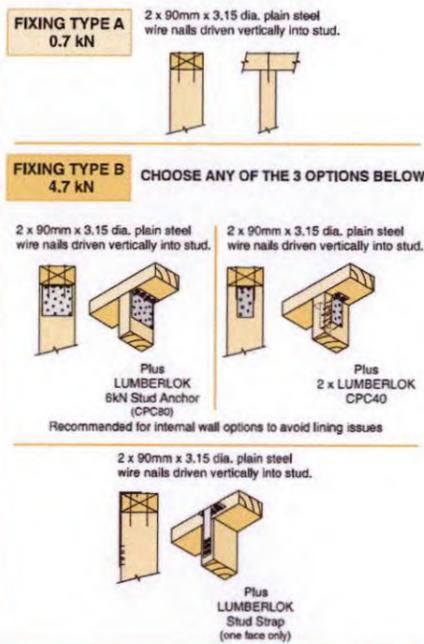
NOTE:

- ★ All fixings are designed to resist vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa. Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- ★ Gable end wall top plate/stud connections where the adjacent rafter/truss is located within 1200mm of gable end wall with a maximum verge overhang of 750mm, requires fixing type A as shown below.
- ★ All fixings assume top plate thickness of 45mm maximum.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011.

LOADED DIMENSION DEFINITION



FIXING OPTIONS



FIXING SELECTION CHART

(Suitable for walls supporting roof members at 600, 900 or 1200mm c/s.)

Loaded Dimension (m)	Stud Centres	Light Roof Wind Zone				Heavy Roof Wind Zone			
		L	M	H	EH	L	M	H	EH
3.0	2.3	A	A	B	B	A	A	B	B
4.0	3.0	A	A	B	B	A	A	B	B
5.0	3.8	A	B	B	B	A	A	B	B
6.0	4.5	A	B	B	B	A	A	B	B
7.0	5.3	A	B	B	B	A	A	B	B
8.0	6.0	A	B	B	B	A	A	B	B
9.0	6.8	A	B	B	B	A	A	B	B
10.0	7.5	A	B	B	B	A	A	B	B
11.0	8.3	A	B	B	B	A	A	B	B
12.0	9.0	A	B	B	B	A	A	B	B

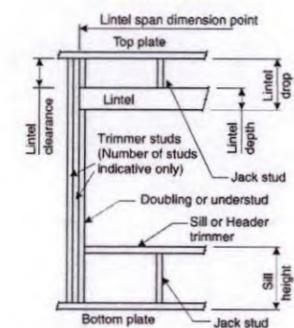
MiTek New Zealand Limited
 AUCKLAND: PO Box 59-014, Botany 2183, Phone: 09-274 7109, Fax: 09-274 7100
 CHRISTCHURCH: PO Box 6357, Riccarton 8140, Phone: 03-348 8691, Fax: 03-348 0214
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LINTEL FIXING SCHEDULE ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12 NZS 3604:2011

NOTE:

- ★ All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa. Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- ★ All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011.

DEFINITIONS



Lintel Supporting Girder Trusses:

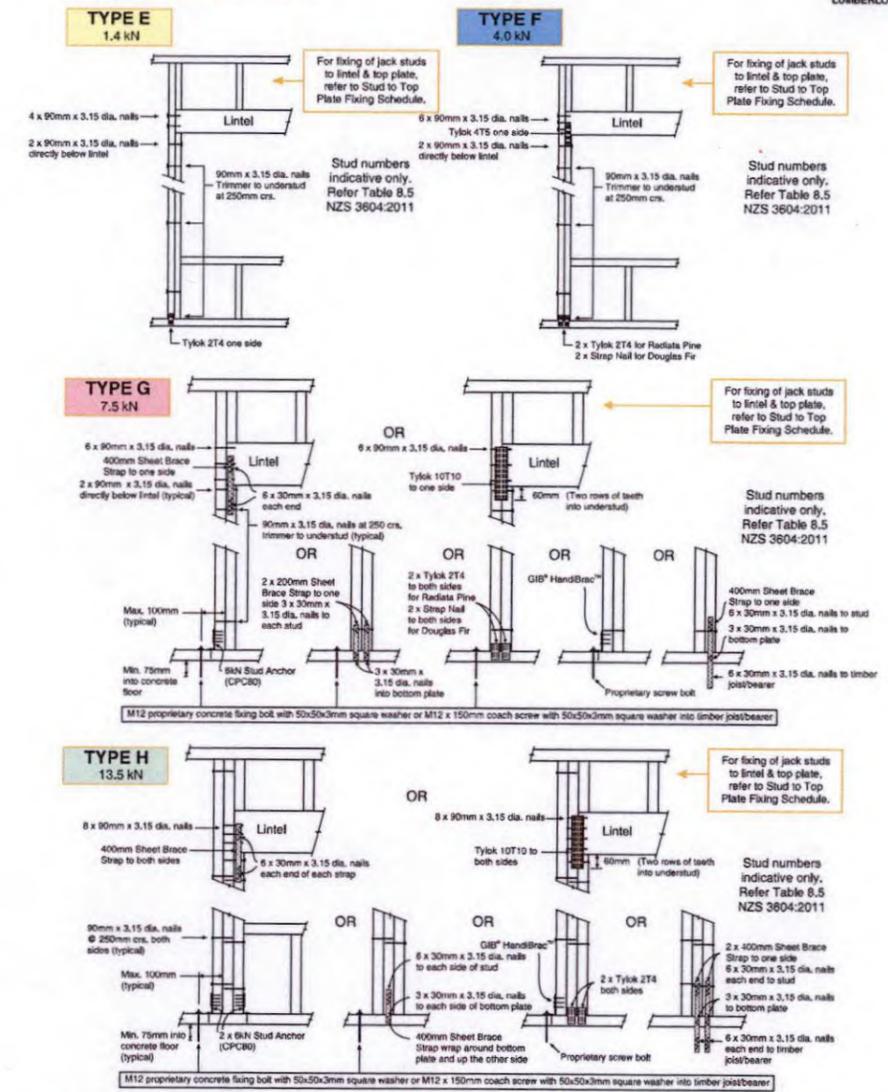
Roof Tributary Area	Light Roof Wind Zone				Heavy Roof Wind Zone			
	L	M	H	EH	L	M	H	EH
8.6 m²	G	G	H	H	G	G	H	H
11.5 m²	G	H	H	H	G	H	H	H
12.1 m²	G	H	H	H	G	H	H	H
15.3 m²	H	H	H	H	G	H	H	H
19.1 m²	H	-	-	-	G	H	H	H
20.9 m²	H	-	-	-	H	-	-	-
21.8 m²	H	-	-	-	H	-	-	-
34.3 m²	-	-	-	-	H	-	-	-

- Notes:
- 1) Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
 - 2) Assumed girder truss is at mid-span or middle third span of lintel
 - 3) Use similar fixings for both ends of lintel
 - 4) All other cases require specific engineering design

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21 JUN 2018
Building Consent

LINTEL FIXING OPTIONS



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SUPERSEDED
 NPDC

RUSS DESIGN

BC	29.01.2018	BUILDING CONSENT	DATE:	SCALE:	REVISION:
REV:	DATE:	REASON:			
S. KIBBY			29.01.18	1:1	BC
NEW FLATS					
36 KINGSFORD STREET,					
BELL BLOCK.					
JOB:					
4153					
BUILDING CONSENT					

CONSTRUCTION DETAILS
 A5-3

GIB EzyBrace® Systems specification GS1-N

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 B1/AS1 Clause 3 Timber (NZS 3604:2011).
- NZBC B2 — Durability B2/AS1 Clause 3.2 Timber (NZS 3602).

Framing dimensions and height as determined by NZS 3604:2011 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 3.15mm 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 3604:2011 for external wall bottom 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 ALTERNATIVES

For permitted GIB® plasterboard alternatives refer to p. 5 in GIB EzyBrace® Systems literature.

FASTENING THE LINING

Fasteners

32mm x 6g GIB® Grabber® High Thread Screws, 32mm x 7g GIB® Grabber® Dual Thread Screws or 30mm GIB® Nails. If using the GIBFix® Angle use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

Fastener centres

50,100,150, 225, 300mm maximum from each corner and 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm maximum centres to intermediate sheet joints. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use daubs of GIBFix® adhesive at 300mm maximum 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

Joint strength is important in delivering bracing system performance. All fastener heads stopped and all sheet joints GIB® Joint Tape reinforced and stopped in accordance with the GIB® Site Guide.

GIB EzyBrace® Systems specification BL1-H

Specification code	Minimum length (m)	Lining requirement	Other requirements
BL1-H	0.4	10mm or 13mm GIB Braceline® to one side only	Hold downs

WALL FRAMING

Wall framing to comply with;

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

Framing dimensions and height as determined by NZS 3604:2011 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

Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB EzyBrace® Systems or GIB® Site Guide.

Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or Three power driven 90 x 3.15mm nails at 600mm centres.

Concrete floor

Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB EzyBrace® Systems or GIB® Site Guide. Within the length of the bracing element bottom plates are to be fixed in accordance with the requirements of NZS 3604:2011.

WALL LINING

- A layer of 10mm or 13mm GIB Braceline®
- Sheets can be fixed vertically or horizontally.
- Sheet joints shall be touch fitted.
- Use full length sheets where possible.

PERMITTED ALTERNATIVES

For permitted GIB® plasterboard alternatives refer to p. 5 in GIB EzyBrace® Systems literature.

FASTENING THE LINING

Fasteners

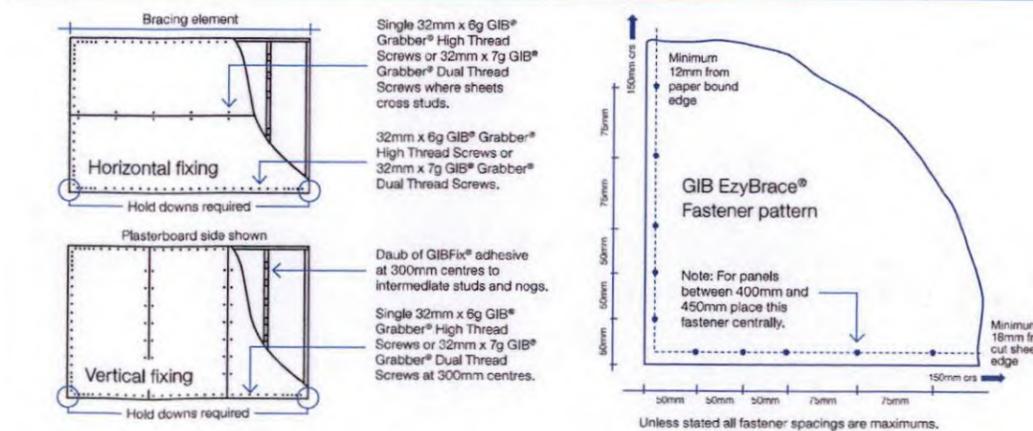
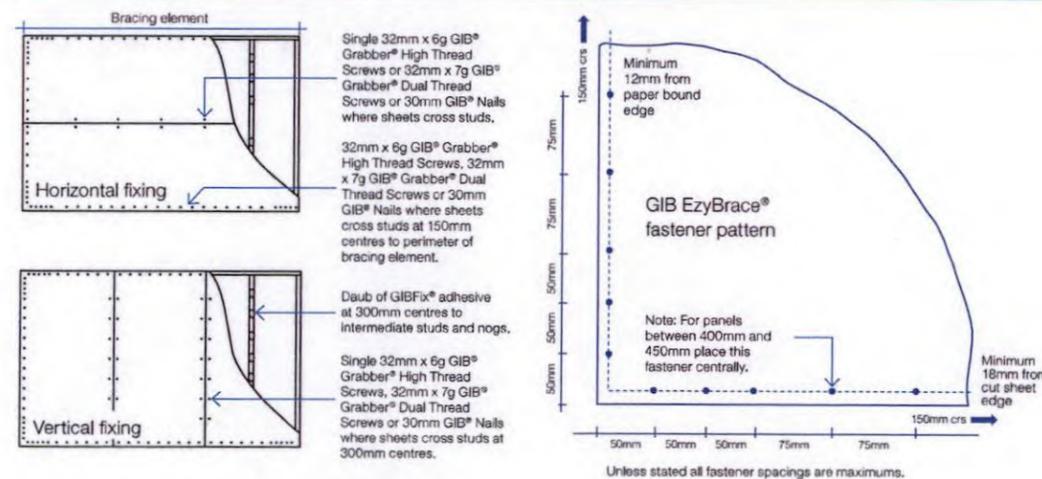
32mm x 6g GIB® Grabber® High Thread Screws or 32mm x 7g GIB® Grabber® Dual Thread Screws. If using the GIBFix® Framing System or if fastening through GIBFix® Angles use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

Fastener centres

50,100,150, 225, 300mm from maximum each corner and 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm maximum centres to the sheet joint. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use daubs of GIBFix® adhesive at 300mm maximum 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

Joint strength is important in delivering bracing system performance. All fastener heads stopped and all sheet joints GIB® Joint Tape reinforced and stopped in accordance with the GIB® Site Guide.



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21 JUN 2018
Building Consent

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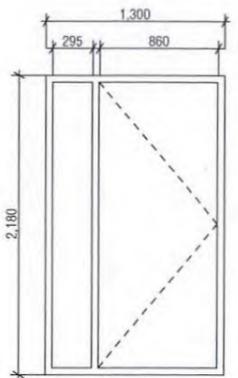
RUSSELL architectural DESIGN

BC 29.01.2018 BUILDING CONSENT
REV: DATE: REASON:
S. KIBBY 29.01.18 1:1 BC
NEW FLATS
36 KINGSFORD STREET,
BELL BLOCK. DESIGN: DRAWN: CHECKED:
P.R. P.R. P.R.
JOB: 4153 BUILDING
CONSENT

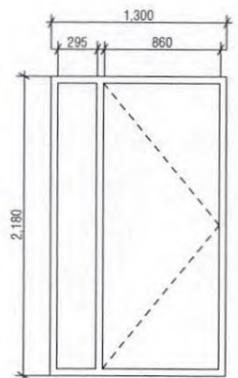
CONSTRUCTION DETAILS

A5-4

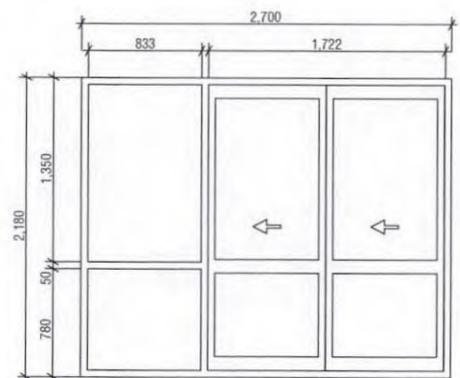
NPDC Approved for
21 JUN 2018
Building Consent



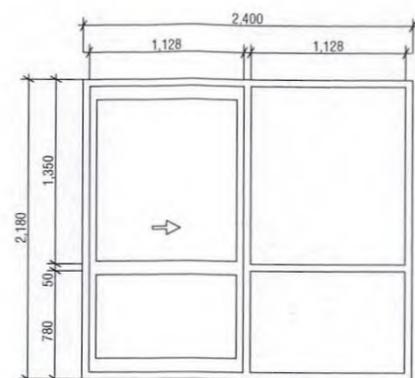
D01



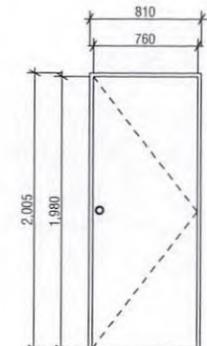
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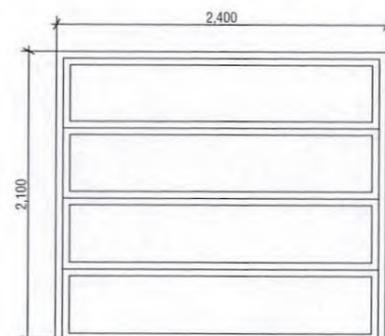
as shown; (D03); handed (D02)



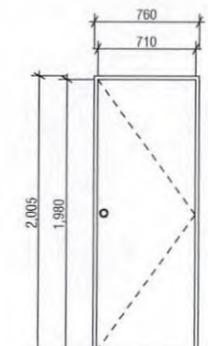
D04



as shown; (D07, D13, D22); handed (D05, D16, D19)

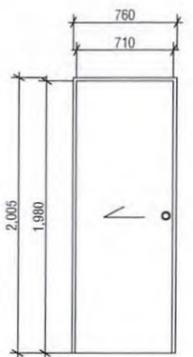


as shown; (D06); handed (D06)

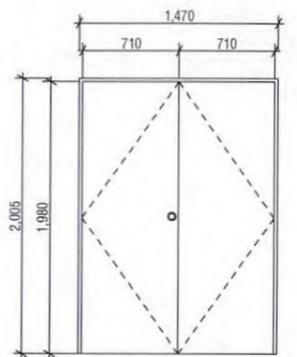


as shown; (D06); handed (D21)

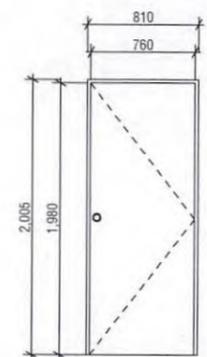
Note Title Note Body



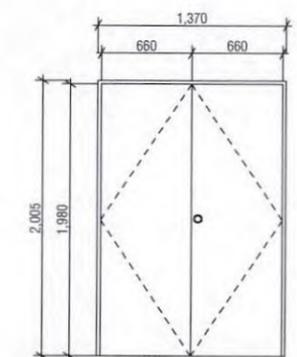
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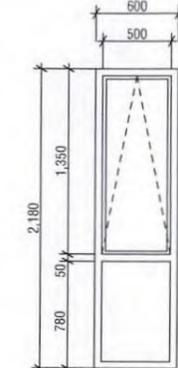
as shown; (D09); handed (D18)



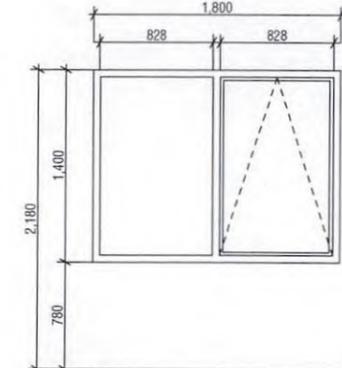
as shown; (D10, D11); handed (D15, D17)



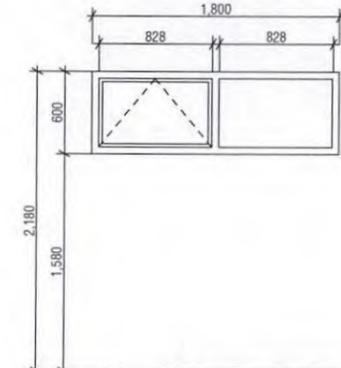
as shown; (D12); handed (D14)



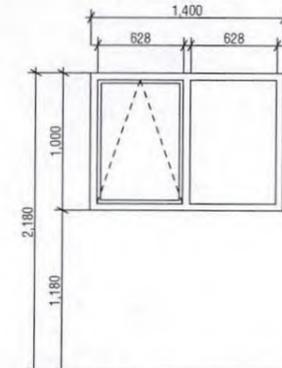
W01, W02



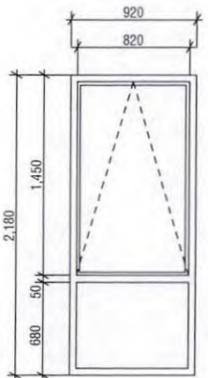
W03, W06x2, W10, W11



W04, W09



W05, W08



W12

SUPERSEDED
NPDC

RUSSELL architectural DESIGN

BC 29.01.2018 BUILDING CONSENT
REV: DATE: REASON:
S. KIBBY DATE: SCALE: REVISION:
29.01.18 1:50 BC
NEW FLATS
36 KINGSFORD STREET,
BELL BLOCK. DESIGN: DRAWN: CHECKED:
P.R. P.R. P.R.
JOB: 4153 BUILDING CONSENT

DOOR & WINDOW SCHEDULE A6-1



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

The Building

Street Address of building: 63 Heta Road NEW PLYMOUTH 4312
Legal Description of land where building is located: LOT 81 DP 13693
Current, lawfully established use: Dwelling
Year first constructed: Circa 1980s

The Owner

Name of owner: Clifford Frank Hancock,
Patricia Marlene Hancock
Applicant: Bland & Jackson Surveyors Ltd

Phone number: (Pvt.) 61 450 643231
Email address: patsyhancock2@hotmail.com

Mail Address: Clifford Hancock
C/O PO Box 18013
NEW PLYMOUTH 4360

Building Work

Building Consent number:
Description of work:

BC17/121375
Sewer line to provide connections as part of
subdivision
New Plymouth District Council

Issued by:

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: 15 January 2019



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: 36 Kingsford Street BELL BLOCK, NEW PLYMOUTH 4312

Legal Description of land where building is located: LOT 9 DP 8958

Current, lawfully established use: Dwelling

Year first constructed: 2018

The Owner

Name of owner: Stephen James Kibby,
Bridget Emma Jane Kibby

Phone number: (Pvt.) 027 649 2572

Email address: Stephen.kibbyb@gmail.com

Applicant: Russell Architectural Design Limited

Mail Address: Stephen Kibby
524 Richmond Road
RD 3
LEPPERTON

Building Work

Building Consent number:

BC18/123122

Description of work:

Two x two bedroom units

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: 14 November 2018

Liardet Street, Private Bag 2025, New Plymouth 4342, New Zealand
Phone: 06-759 6060, Fax: 06-759 6072, Email: enquiries@npdc.govt.nz

Document Set ID: 7875785

Version: 1, Version Date: 14/11/2018



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riley blair

SALES ASSOCIATE TO DARRELL PATERSON

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