

move.

council records

**261 coronation avenue
welbourn**

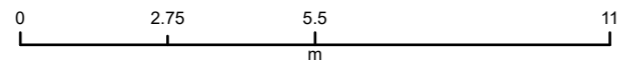
Statement of Passing Over:

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



113364A

S9
BC

BUILDING CONSENT

113364A

PROPERTY ID

108167

113364A



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: 261 Coronation Avenue NEW PLYMOUTH 4310

Legal Description of land where building is located: Lot 1 DP 377845

Current, lawfully established use: Garage

Year first constructed: 2012

The Owner

Name of owner: Asmac Ltd

Phone number: (Bus.) 06 753 4901

Applicant: Versatile Buildings Np

Mailing Address: Jackie & Gavin MacDonald

66 Atkinson Road

RD 1

NEW PLYMOUTH 4371

Building Work

Building Consent number:

BC12/113364

Description of work:

double garage

Issued by:

New Plymouth District Council

Code Compliance

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

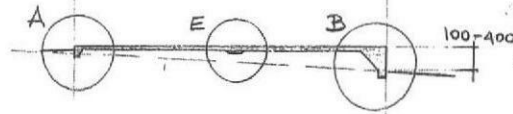
(a) the building work complies with the building consent.

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

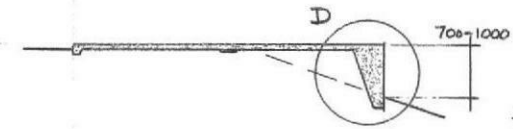
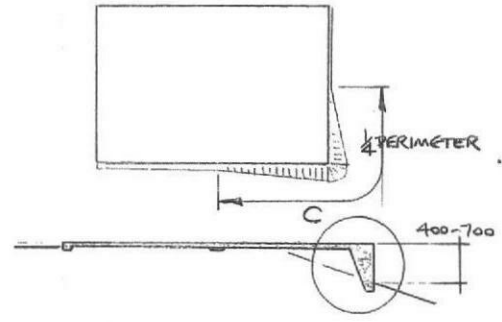
CODE COMPLIANCE CERTIFICATE

Team Leader Inspectorate

Date Issued: 8 November 2012

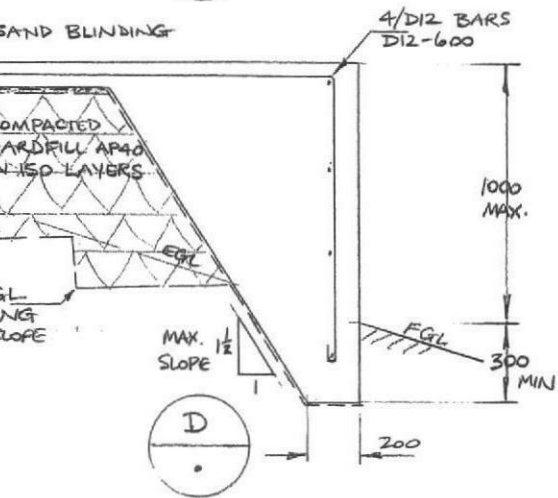
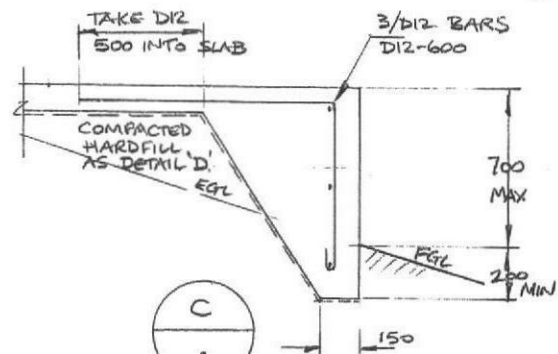
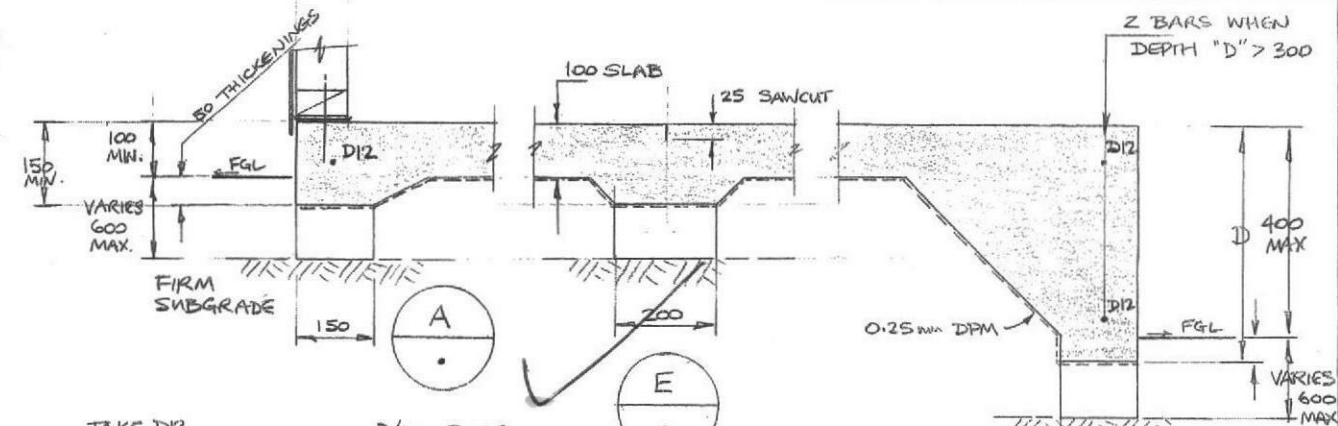


TYPICAL FLAT-GENTLE SLOPE

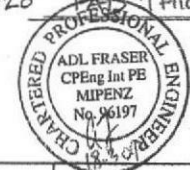
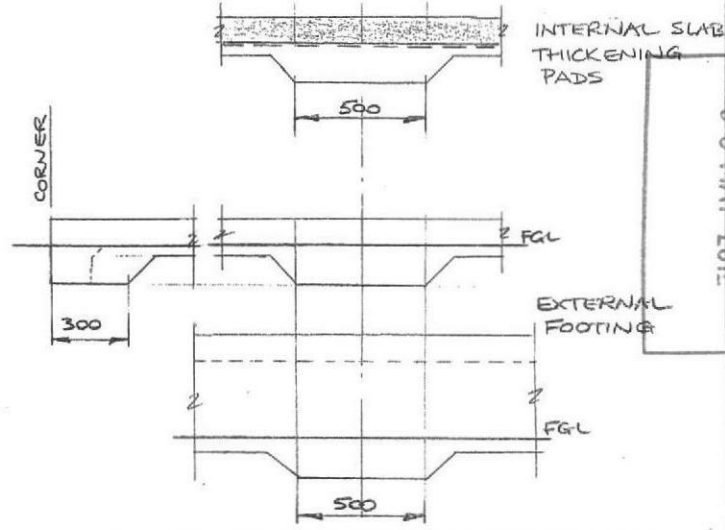


LOCALISED SLOPES
AT CORNERS

1:100 GROUND PROFILES



1:10 FOOTING SECTIONS



| Rev. | Description | Date |
|------|------------------|----------|
| 1 | GENERAL REVISION | 19.7.07 |
| 0 | FOR USE | 18.12.06 |
| A | FOR REVIEW | 11.9.06 |

NPDC Approved
 30 MAY 2012

NPDC Approved
30 MAY 2012

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

NPDC OFFICE COPY
This Building Consent is approved under the
Building Act and is limited to new work only as
shown on these plans and related specifications
Approved..... Date 30.5.12

BC12/11334

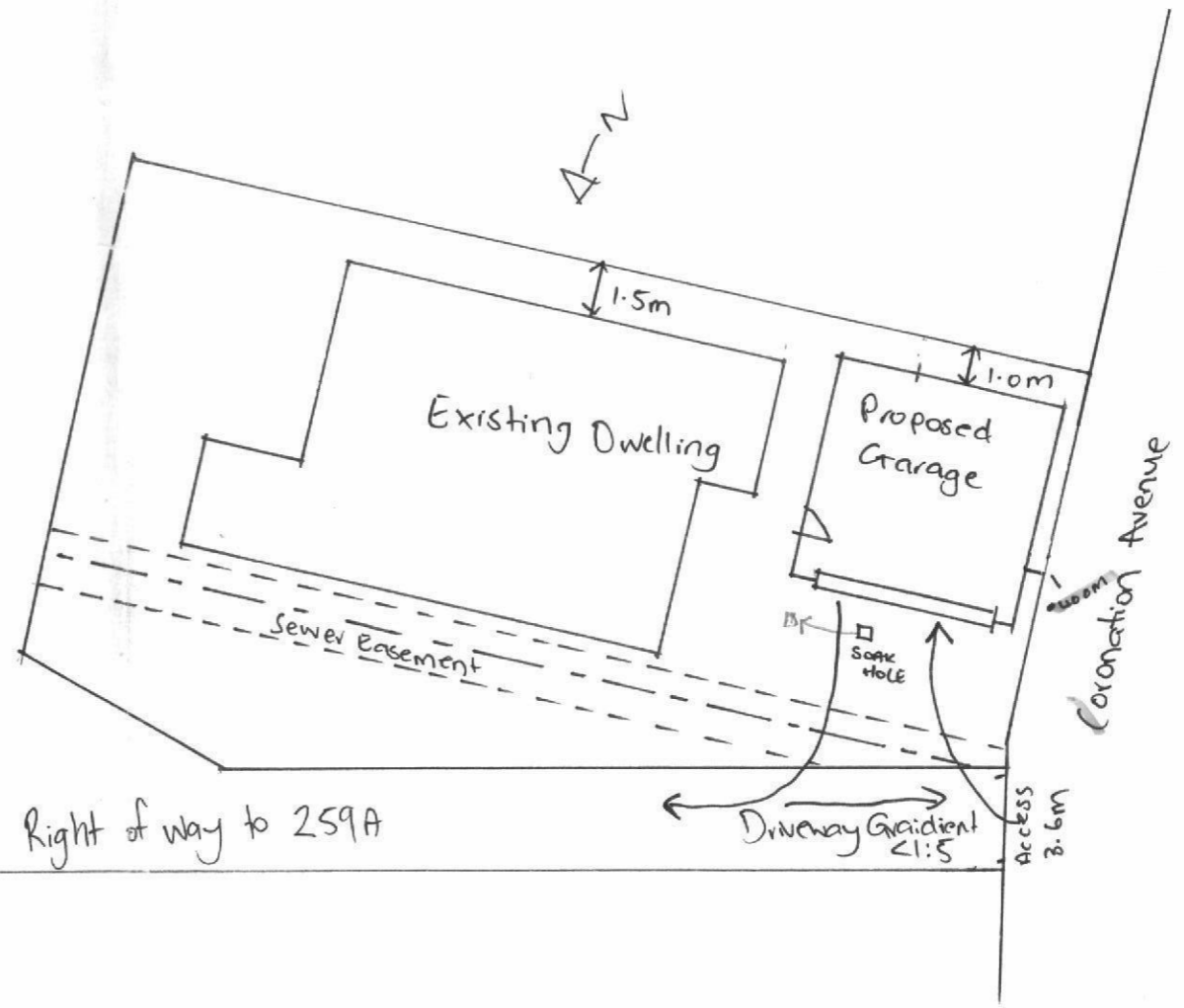
Daylight Angle for North west Boundary
-50° H = 1.19 x D + 3
= 1.19 x .400m + 3
= 3.476m

overall height of building = 3.314m
Daylight Angle Complys

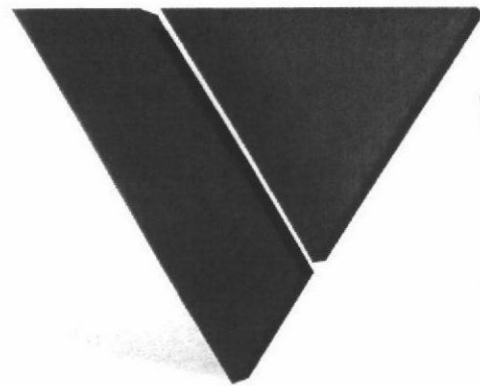
Site coverage
400m² x 40% = 160m²
less Existing Dwelling = 116m²
Proposed garage = 36m²
= 8m² left
Site coverage Complys

Front yard coverage
10.6m x 4.5m = 47.7m²
47.7m² x 35% = 16.69m²
Garage coverage = 4.1 x 6.0
= 24.6m²

Front yard coverage doesnt comply



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VERSATILE[®]

HOMES & BUILDINGS

ENGINEERED BY:



PRODUCER STATEMENT AND STRUCTURAL DETAILS

CLIENT:

Jackie MacDonald
261 Coronation Avenue
New Plymouth

BUILDING:

Model: Versatile 1000 Series
Size: 6.000m long x 6.000m wide, 2.420m stud height
Wind Zone: High
Snow Loading: None region, 0kPa
Earthquake Zone: 1
Soil Class: D&E Deep to very soft
Roof Details: 15 degree pitch, 6 Rib 0.35mm roofing
Trusses: 90x45mm kiln dried H1.2, stress graded timber as per floor plan
Wall Framing: 90x45mm kiln dried H1.2, stress graded timber
Cladding: Versaclad profile, Board And Batten
Downpipe Size: Round PVC 65mm Diameter PVC
Floor Type: Concrete

BUILDING CONSENT AUTHORITY:

INDEX

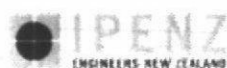
1. Contents
2. Producer Statement
3. Durability Statement
4. Site Plan
5. Concrete Floor Plan
6. Floor Plan General
7. Elevations
8. Unlined Cross Section
9. Roof Framing
10. Truss Design
11. Truss Fixing Details
12. Opening Details
13. Roof Bracing & Wall Bracing Demand
14. Wall Bracing Achieved
15. Wall Bracing Achieved
16. Bracing Elements
17. Flashing Details
18. Flashing Details
19. Flashing Details

NPDC Approved
30 MAY 2012

I certify that buildings erected in accordance with these drawings will conform to the requirements of the New Zealand Building Code.

Claude Antony Carter Cook
BE (Hons), MIPENZ (ID: 240891)
CPEng, IntPE

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Building Code Clause(s) B1

PRODUCER STATEMENT - PS1 - DESIGN

(Guidance notes on the use of this form are printed on the reverse side*)

ISSUED BY: MiTek NZ Ltd (Design Firm)

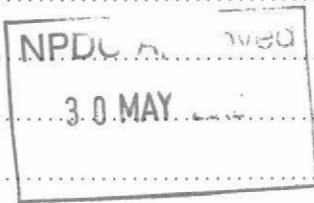
TO: Jackie MacDonald (Owner/Developer)

TO BE SUPPLIED TO: (Building Consent Authority)

IN RESPECT OF: Proposed Building (Garage) (Description of Building Work)

AT: 261 Coronation Avenue, New Plymouth, New Zealand (Address)

LOT DP SO



We have been engaged by the owner/developer referred to above to provide Engineering Design

services in respect of the requirements of

Clause(s) B1 of the Building Code for

All or Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

Compliance Documents issued by Department of Building & Housing, AS/NZS 1170 (Parts 0,1,2,3 & 5), NZS 3603:1993, NZS3604:2011 (verification method / acceptable solution) OR

Alternative solution as per the attached schedule

The proposed building work covered by this producer statement is described on the drawings titled

and numbered Sheet 1 to 19

together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

- (i) Site verification of the following design assumptions
- (ii) All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code.

I, Claude Antony Carter Cook am: CP Eng 240891 # (Name of Design Professional)

Reg Arch #

I am a Member of: IPENZ NZIA and hold the following qualifications: CP Eng, IntPE

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

The Design Firm is a member of ACENZ YES NO

SIGNED BY: Claude Antony Carter Cook ON BEHALF OF MiTek NZ Ltd (Design Firm)

Date: 1st January 2012 (signature) *Alag.*

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000*.

This form is to accompany Form 2 of the Building (Forms) Regulations 2004 for the application of a Building Consent.

PRODUCER STATEMENT PS1

1

May 2007

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EXPLANATION

This design covers the structural aspects of construction of a Versatile 1000 Series building. The sequence of design information is broken down into the following categories:

- Foundation.
- Wall Framing.
- Truss Design.
- All Structural Fixings.
- Building Stability Design for both roof and walls.

All other aspects of the structure are constructed in accordance with the standard Versatile Buildings details.

These buildings have been designed for a Building Importance Level 1, with a 50 year working life. Refer to AS/NZS 1170.0:2002

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DESIGN LOADS

Dead Loads for Light Roof:

Truss Top Chord= 0.15kPa (includes weight of trusses, purlins, associated framing and zincalume roof).
Truss Bottom Chord=0.20kPa for trusses @ 1200ctrs with ceiling.

Live Loads:

Truss Top Chord= 1.1kN concentrated load, 0.25kPa uniform load.
Truss Bottom Chord=0.9kN concentrated load below 1200mm head height and 1.4kN concentrated load above 1200mm head height.

Wind Loads:

Building designed for High wind conditions.

Seismic loads:

Building designed for Seismic Zone 1.

Snow loads:

Buildings designed for None, 0.0kPa

Refer to MiTek New Zealand Ltd for any design modifications required for increase in snow loads or wind loads above those stated on the drawings.

DESIGN REFERENCES

- Compliance Document for the New Zealand Building Code Clause B1 Structure Amendment 11.
- NZS3603:1993 Amendment 4, Cited Verification Method.
- NZS3604:2011 Cited Verification Method.
- AS/NZS1170 Part 0:2002, Cited Verification Method.
- AS/NZS1170 Part 1:2002, Cited Verification Method.
- AS/NZS1170 Part 3:2003, Cited Verification Method.
- ANSI/TPI1 - 2002, Alternative Solution.

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MiTek New Zealand Ltd.

HOME OF GANG-NAIL® BUILDING SYSTEMS

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VERSATILE
HOMES & BUILDINGS

For: Jackie MacDonald
261 Coronation Avenue
New Plymouth

ENGINEER

Alag.

Claude Antony Carter Cook

VB2000

Producer Statement

Sheet 2 of 19

MANUFACTURERS DURABILITY STATEMENT

INTRODUCTION.

To satisfy the requirements of Clause B2: 'Durability' of the New Zealand Building Code, the following provisions must apply to the metal cladding.

RANGE OF PRODUCT AND USE.

Specification: AS1397:2001
 Coating Type: Zinc/Aluminium & Painted
 Steel Thickness Range: 0.35mm - 0.95mm BMT
 Steel Grade Range: G300 - G550
 Application: Cladding for Building Importance Level 1, with a 50 year working life.
 Refer AS/NZS 1170.0:2002
 Fasteners: Galvanised clouts. Aluminium rivets for all steel components.
 IF1114:1986

REQUIREMENTS, LIMITATIONS AND EXCLUSIONS.

- Applicable to buildings in Sea-Spray zone and exposure zones A,B,C & D in accordance with Clause 4, Durability, NZS 3604:2011 which is an acceptable solution under clause B2 of the NZBC.
- Fixing and installation of the cladding must be done exactly in accordance with Versatile Buildings Specifications.
- Normal and regular maintenance must be carried out on the exterior surface of the cladding, and the following guide must be followed to ensure the durability requirements are met.

REGULAR MAINTENANCE.

Exposure zones A,B,C & D. (All areas other than sea spray zones - see below)

- Rain washing only required on the exposed sections, sheltered or protected areas such as under spouting, top cladding boards and tops of doors require washing every 3 months.

Sea spray zones (Within 500m from the sea or 100m from sheltered harbours or inlets) and areas of geothermal activity.

- Rain Washing only required on exposed areas. Sheltered and protected areas such as under spouting, top cladding boards and tops of doors require washing down every month and when corrosive salts are present.

EXTENDED MAINTENANCE, PAINTING OR REPAINTING.

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30 MAY 2012

Extended Durability

- Once the metallic coating or the paint system has weathered away, signs of red rust for bare material or signs of the metallic coating for painted material, painting of the entire surface is required to extend the life of the cladding product. Paint manufacturer's recommendations are to be followed for the surface preparation and paint type to be used.

Evident Corrosion

- Areas that show signs of white or red rust/corrosion (typically in unwashed areas) require cleaning back with a stiff brush and cleaner to remove all dust, surface contaminants and corrosion products and present a sound substrate for painting. Priming of the surface and application of two coats of paint as per the Paint Manufacturer's recommendations is then required. Particular attention needs to be paid to laps (side, end, flashing etc) where earlier corrosion may start due to moisture and dirt entrapment. If evident corrosion is not treated quickly, rapid deterioration of the sheet may occur which could result in perforation. At this stage replacement of the affected sheet is the best option.

REFERENCES.

1. NZBC - Compliance Document - Clause B2 - Durability.
2. NZS 3604:2011, Section 4, Durability*

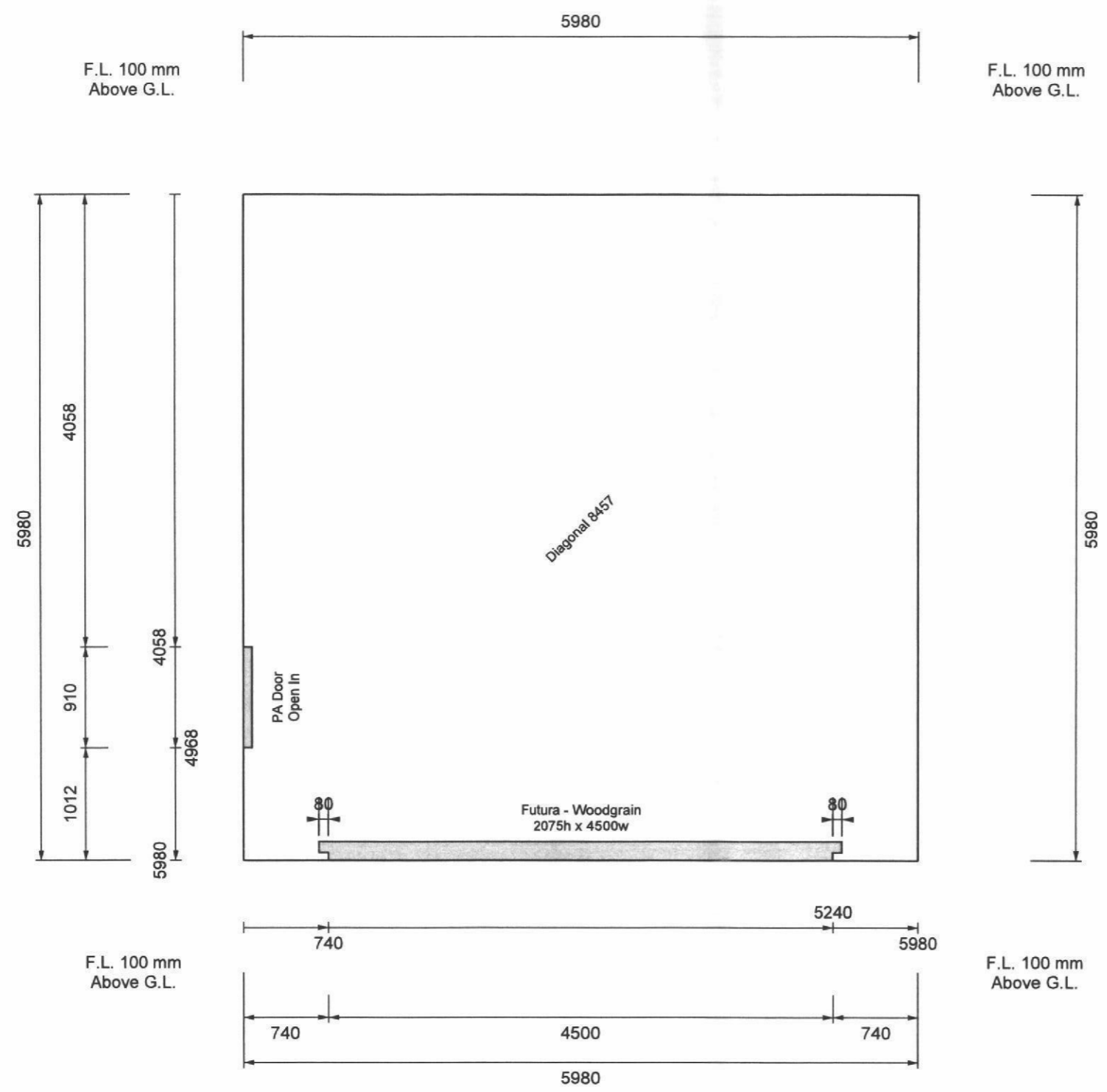
*NZS3604 has been used as a reference only to identify Corrosion zones, Sea spray zones and areas of Geothermal activity.

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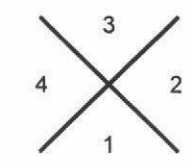
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30 MAY 2012



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SCALE A3-1:50



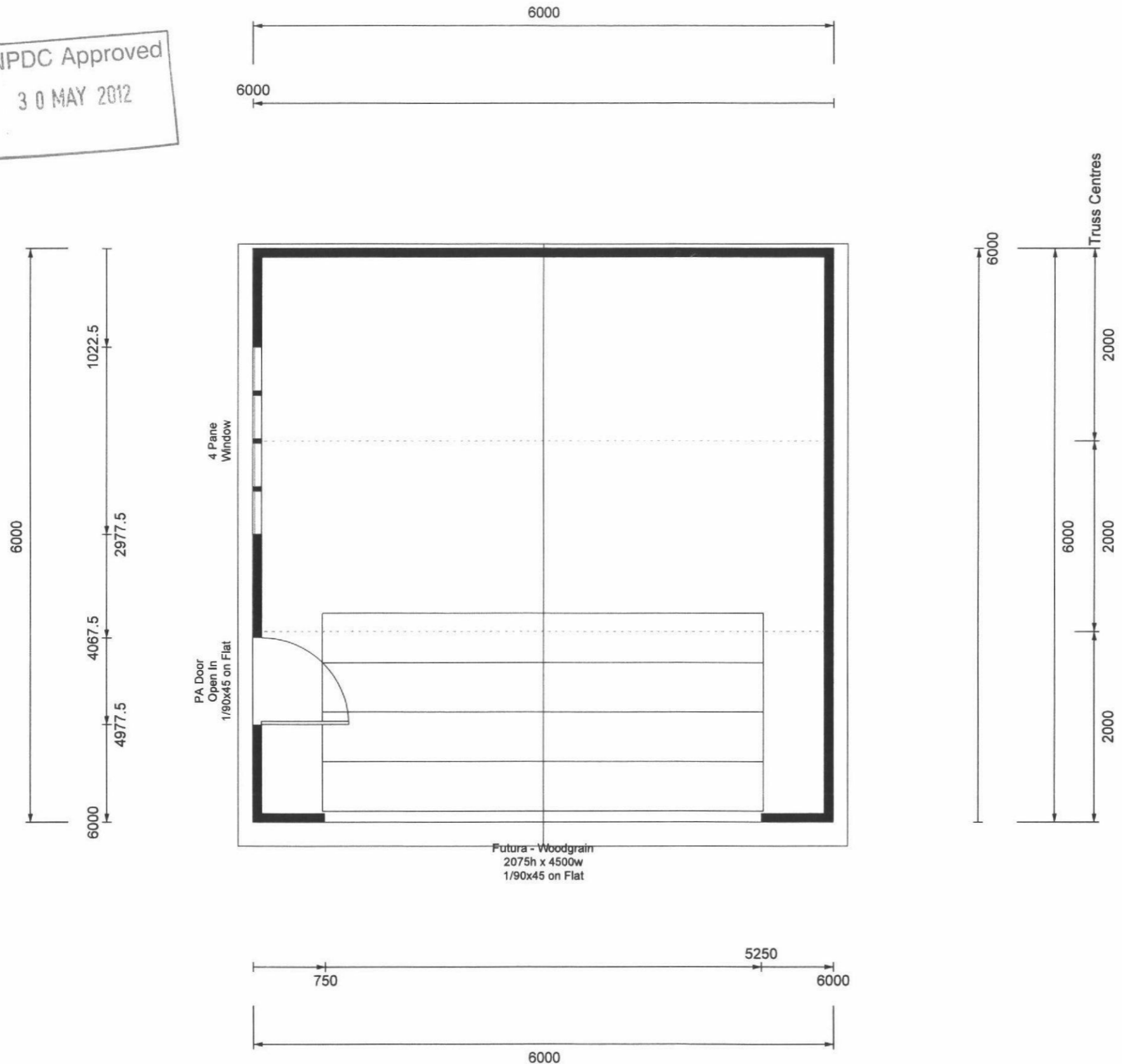
MiTek **MiTek New Zealand Ltd.**
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VERSATILE
HOMES & BUILDINGS

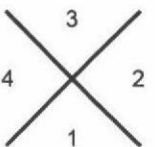
For: Jackie MacDonald
261 Coronation Avenue
New Plymouth

| |
|---------------------|
| VB2000 |
| Concrete Floor Plan |
| Sheet 5 of 19 |

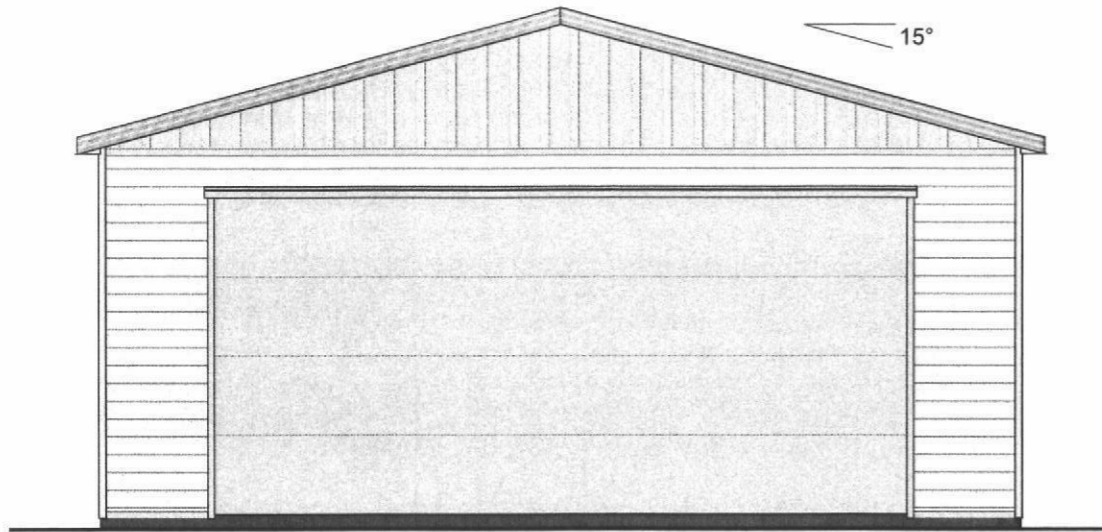
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30 MAY 2012



SCALE A3-1:50

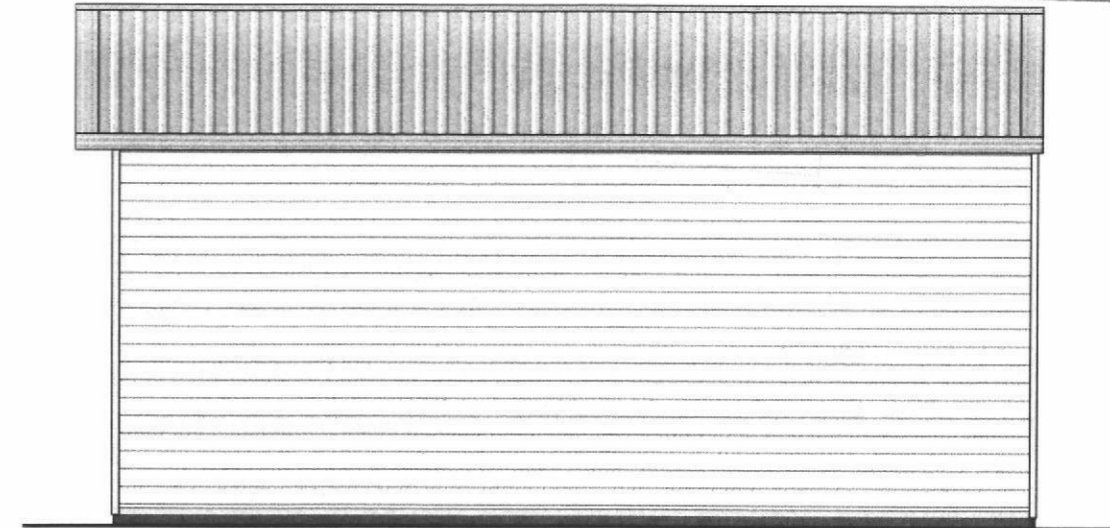


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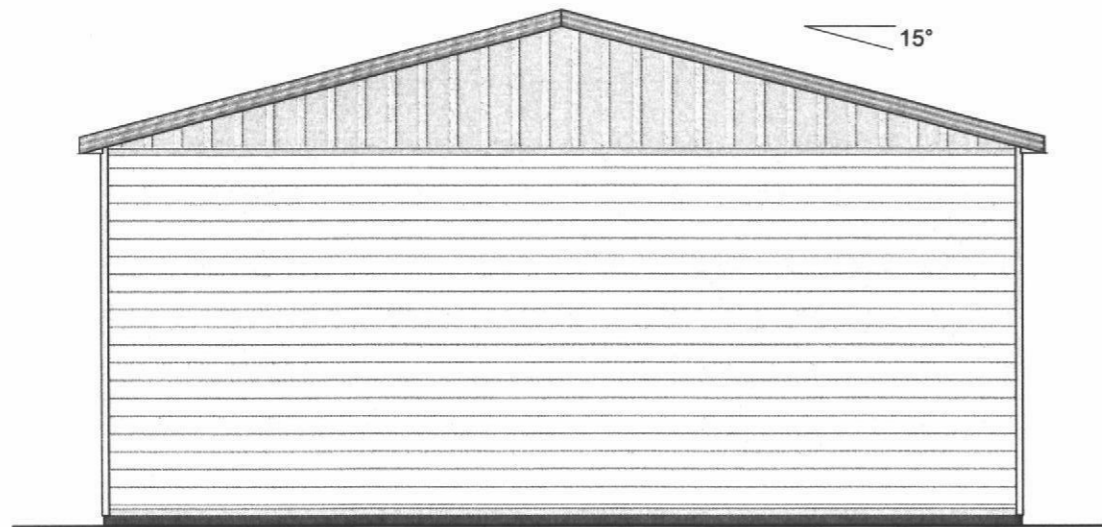


Futura - Woodgrain
2075h x 4500w

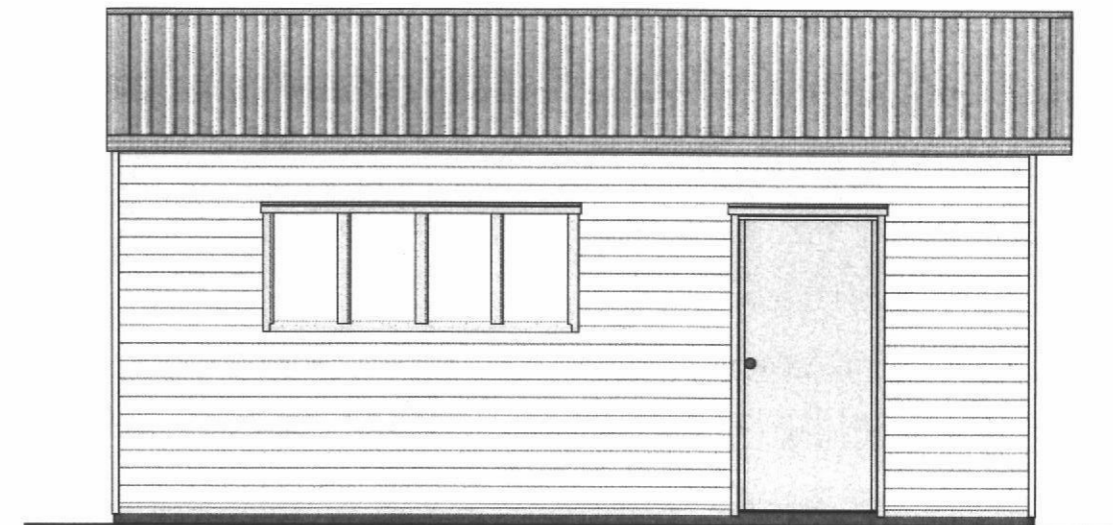
ELEVATION VIEW 1



ELEVATION VIEW 2



ELEVATION VIEW 3



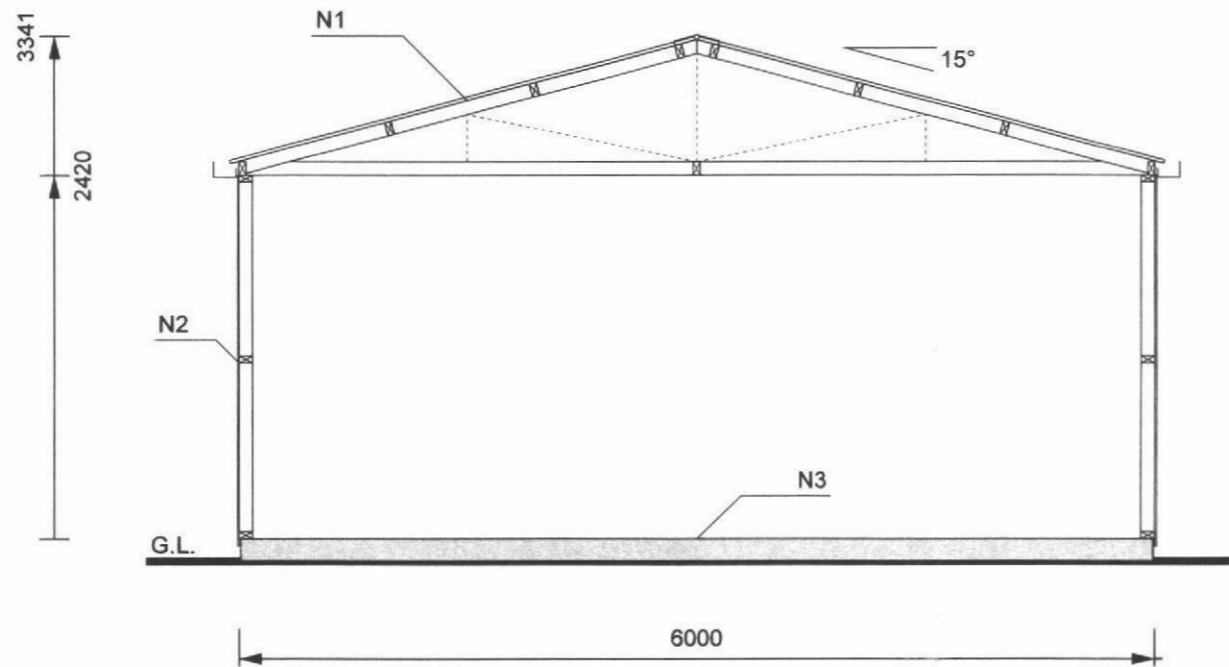
4 Pane
Window

PA Door
Open In

ELEVATION VIEW 4

SCALE A3-1:50

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30 MAY 2012



NOTES

- N1 : ROOF**
- 6 Rib 0.35mm roofing over roofing underlay over 90x45 SG8 H1.2 purlins @ 1000mm centres max, fixed between trusses.
 - For purlin fixings, bottom chord truss stiffeners refer to 'Roof Framing' sheet 9 of 19.
 - For truss centres refer to 'Floor Plan General' sheet 6 of 19.
 - For truss design and fixings refer to 'Truss Design' sheet 10 of 19 to 'Truss Fixing Details' sheet 11 of 19.
- N2 : WALLS**
- Versaclad cladding over 90x45 SG8 H1.2 studs @ 1000mm centres max with 1 rows of 90x45 NLB H1.2 dwangs.
- N3 : FLOOR**
- For foundation details refer to attached specific floor design).

SCALE A3-1:50

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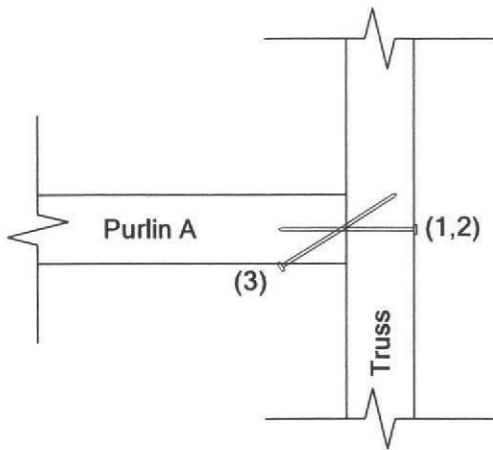
ROOF FRAMING

NOTES

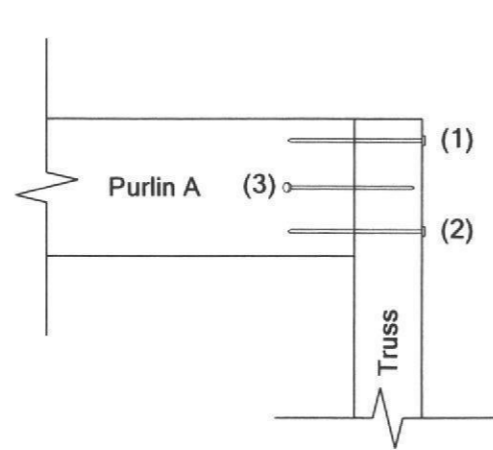
All purlins 90x45 SG8 H1.2 at 1000mm centres max fixed between trusses.
All truss stiffeners 90x45 SG8 H1.2. Refer to Truss Design (sheet 10 of 19) for centres

PURLIN FIXING DETAILS

Plan View

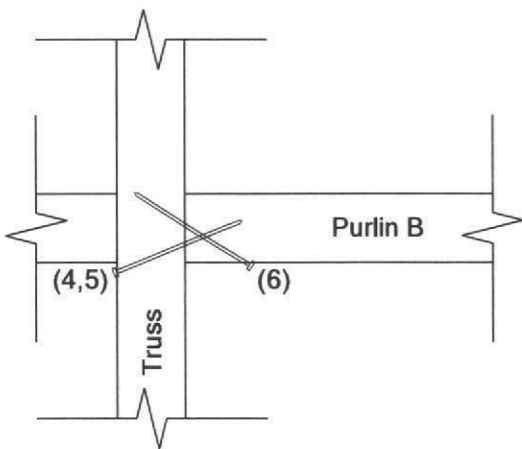


Elevation View

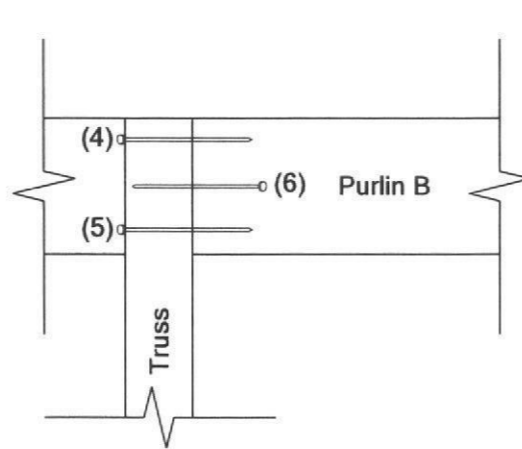


1. Nail 2/90x3.15mm nails (1,2) through the truss chord into the end of purlin A.
2. Skew nail 1/90x3.15mm nail (3) from purlin A into the truss chord.

Plan View



Elevation View

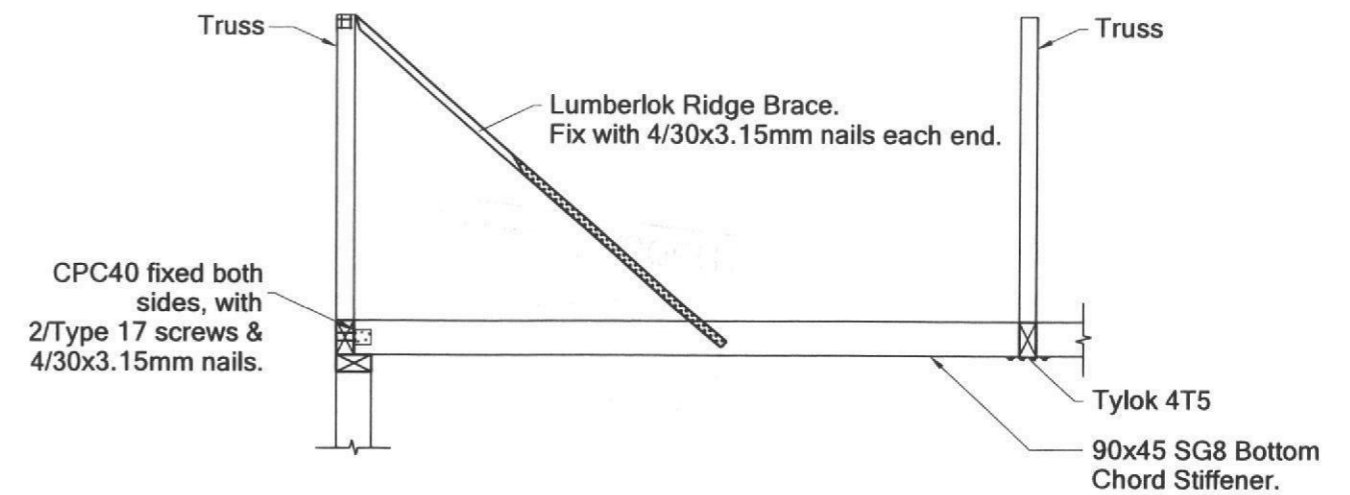


1. Skew nail 2/90x3.15mm nails (4,5) through the truss chord into the end of purlin B.
2. Skew nail 1/90x3.15mm nail (6) from purlin B into the truss chord.

SCALE: A3-1:5

STANDARD TRUSS STIFFENER

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SCALE: A3-1:20

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TRUSS DESIGN

DESIGN LOADS

Dead Loads for Light Roof:

Truss Top Chord= 0.15kPa (includes weight of trusses, purlins, associated framing and zincalume roof).

Truss Bottom Chord=0.20kPa for trusses @ 1200ctrs with ceiling.

Live Loads:

Truss Top Chord= 1.1kN concentrated load, 0.25kPa uniform load.

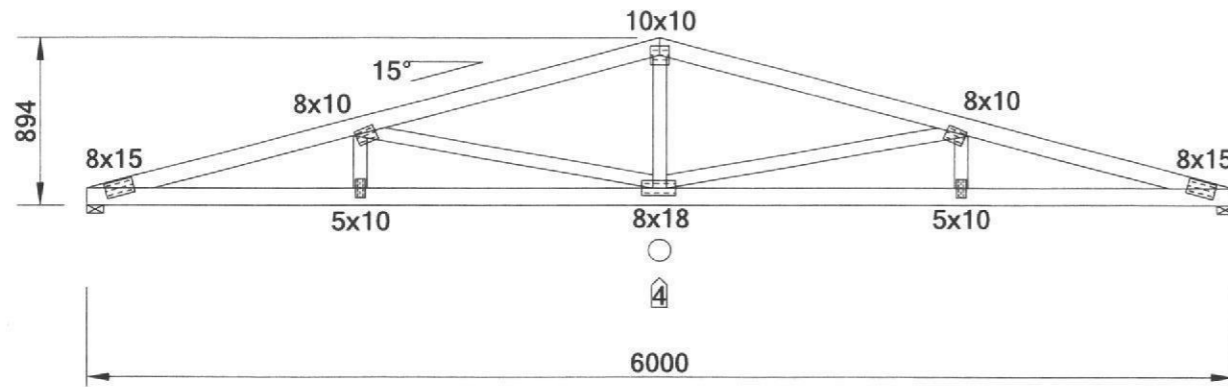
Truss Bottom Chord=0.9kN concentrated load below 1200mm head height and 1.4kN concentrated load above 1200mm head height.

Wind Loads:

Roof= Cfig = -1.1

TRUSS DESIGN

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30 MAY 2012

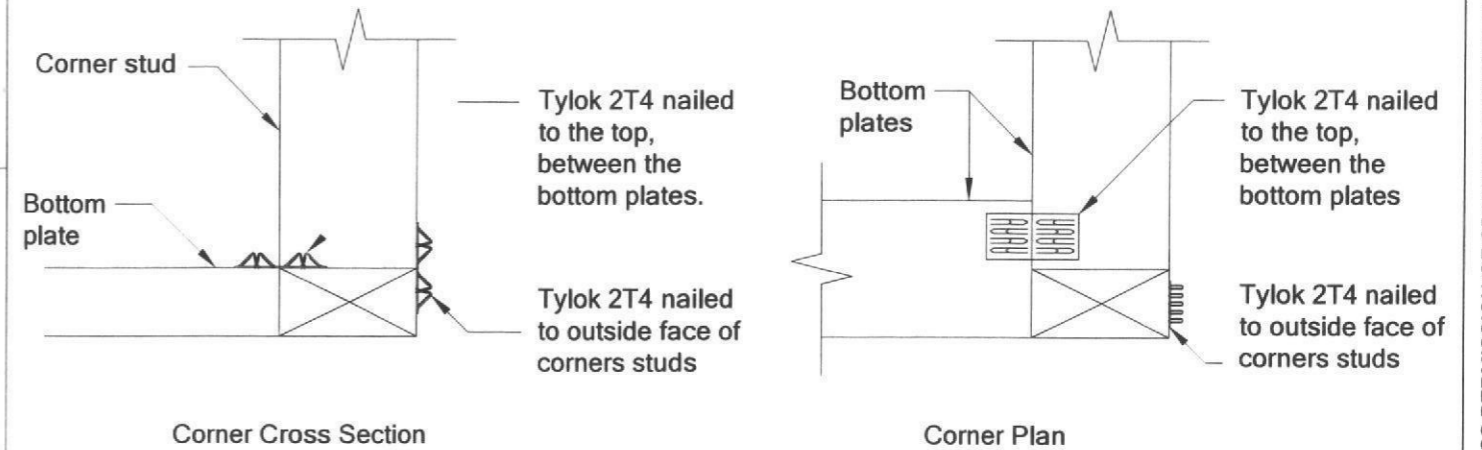


Scale: A3-1:40

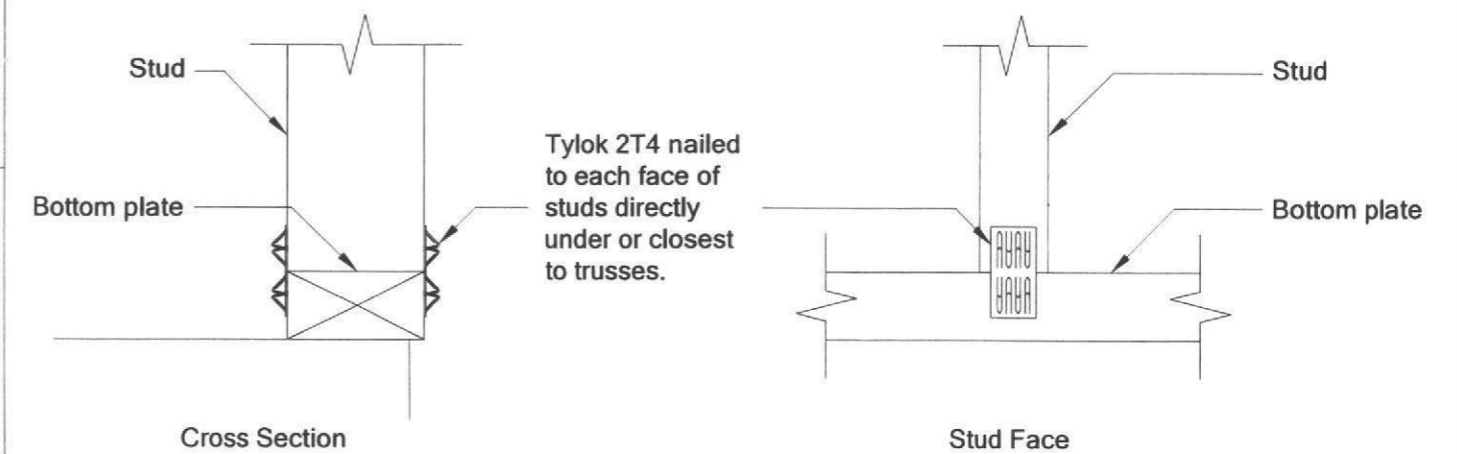
NOTE:

- Indicates location of Bottom chord brace (truss stiffener).
- ② Indicates the truss camber (typical).
- All truss plates are Gang-Nail GNQ type.
- Nail plates are to be fully pressed home on both sides of joints.
- The nail plate axis must be located in the specified or indicated direction.
- Top and Bottom chords to be 90x45 SG8 H1.2 Radiata pine.
- All webs to be 70x45 SG8 H1.2 Radiata pine.

GABLE TRUSS CORNER STUD / BOTTOM PLATE FIXING



TRUSS STUD / BOTTOM PLATE FIXING



SCALE: A3-1:5

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HOMES & BUILDINGS

For: Jackie MacDonald
261 Coronation Avenue
New Plymouth

ENGINEER
Alag.
Claude Antony Carter Cook

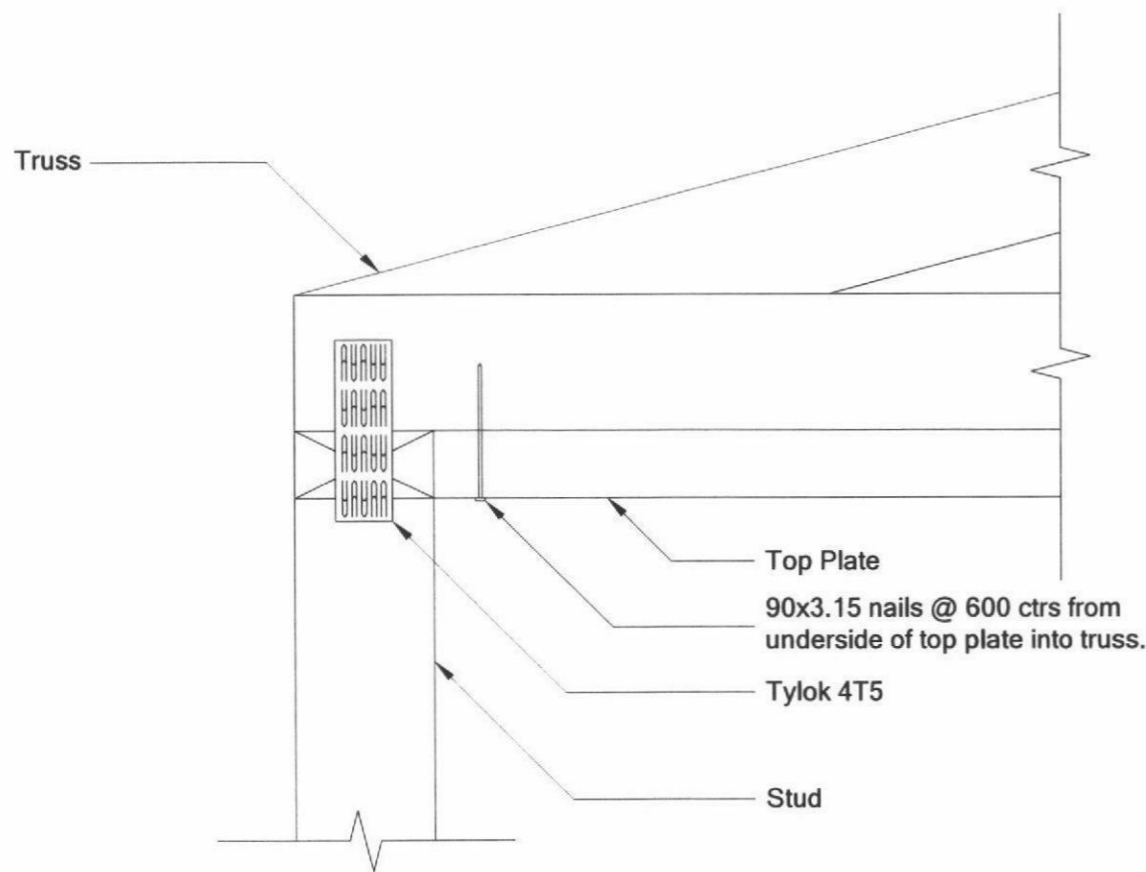
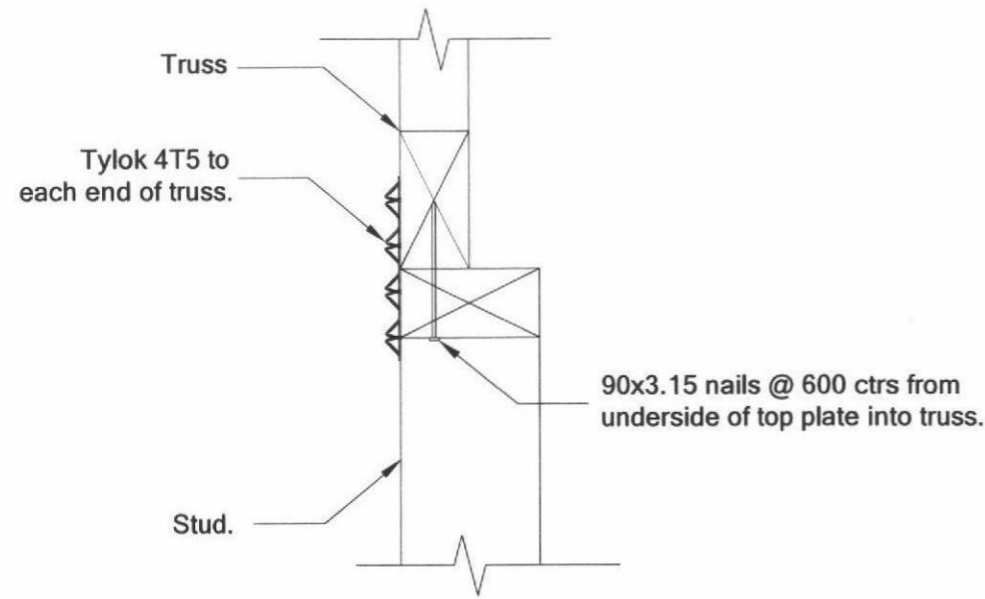
VB2000

Truss Design

Sheet 10 of 19

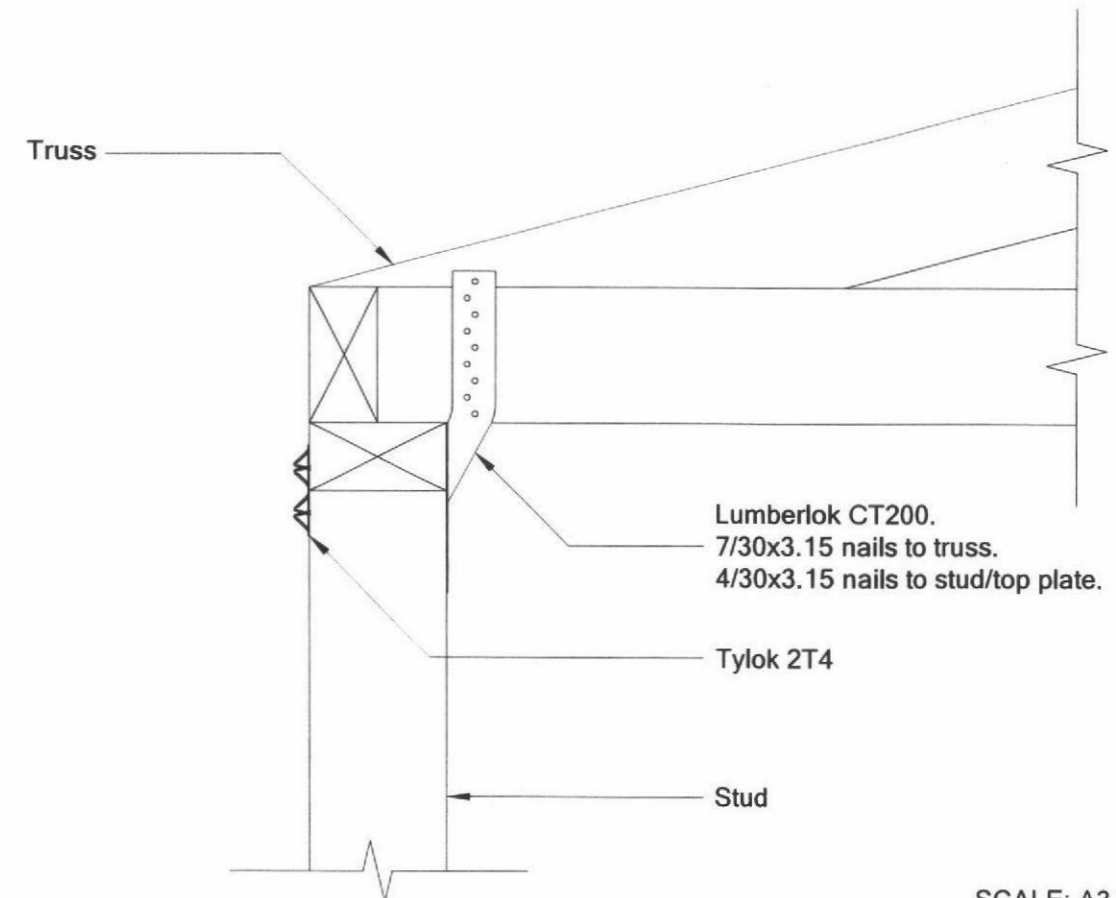
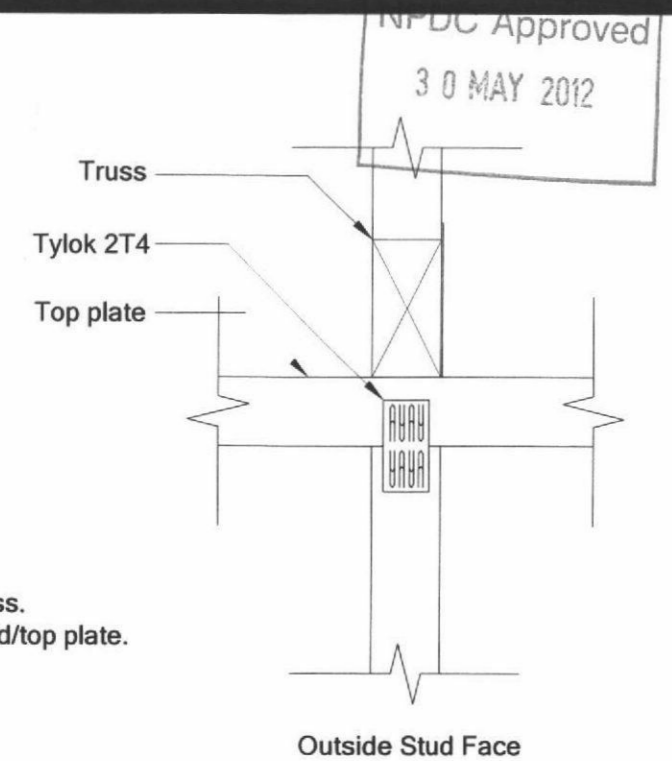
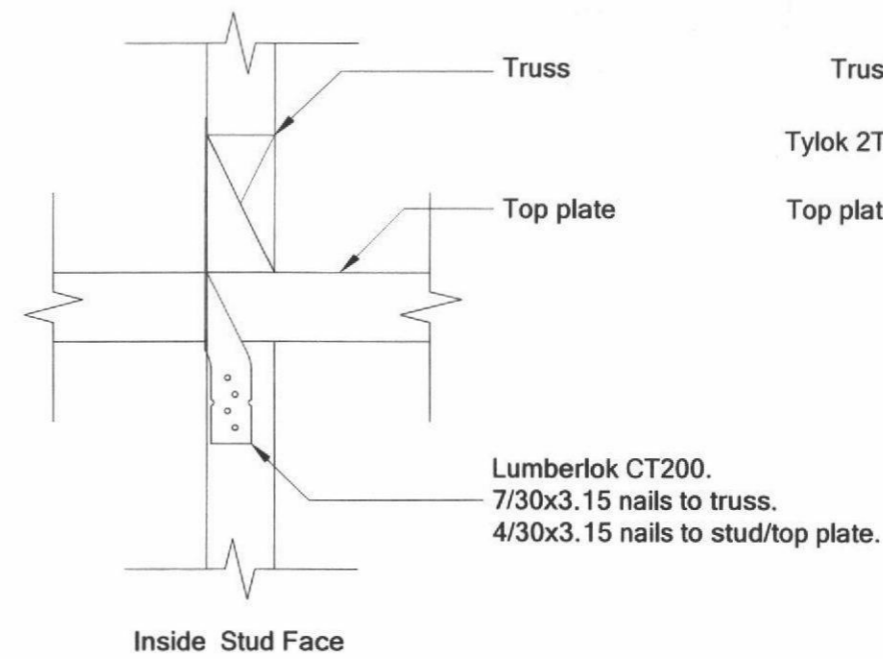
TRUSS FIXING DETAILS

GABLE TRUSS / CORNER STUD FIXING



SCALE: A3-1:5

TRUSS / STUD FIXING

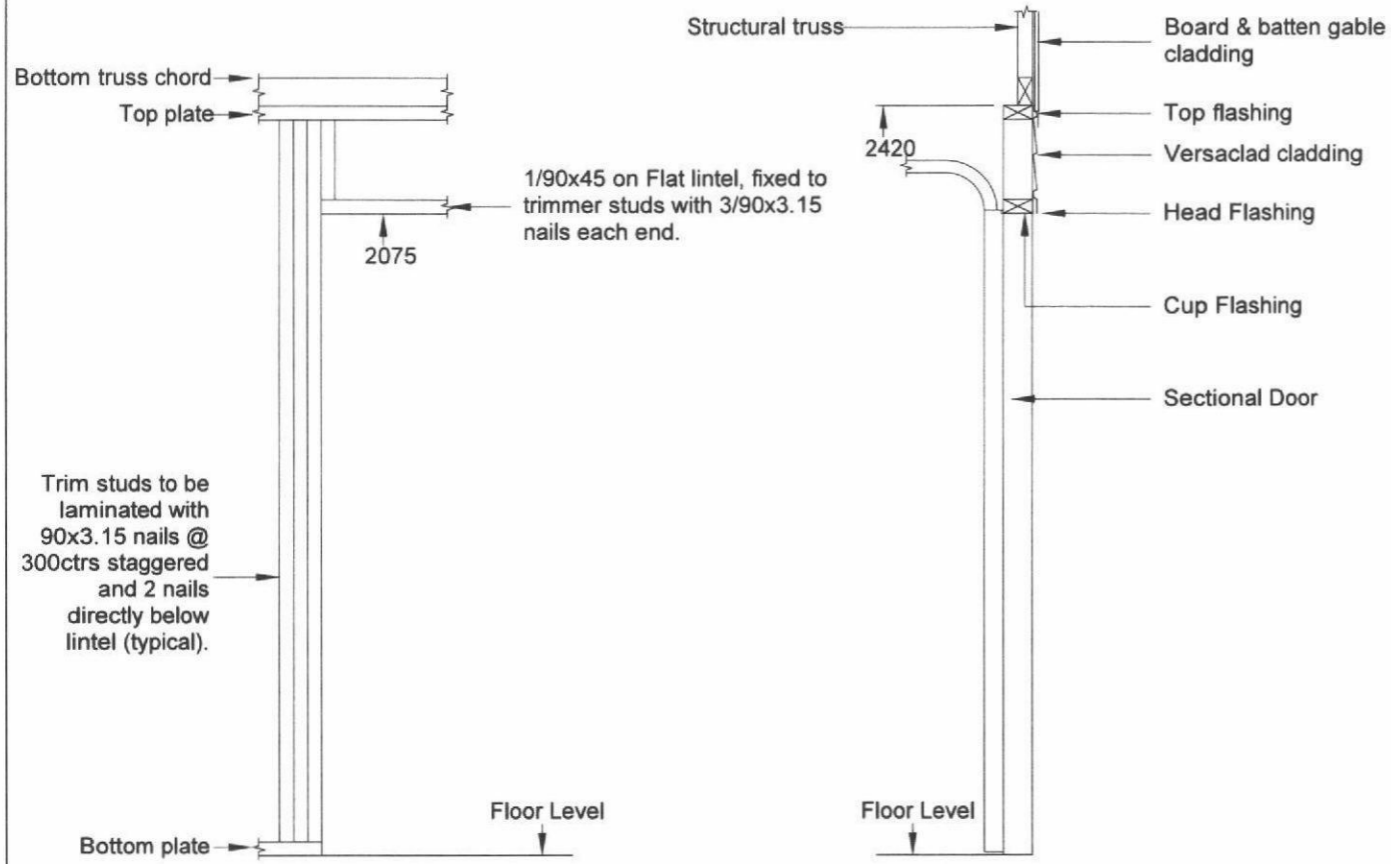


SCALE: A3-1:5

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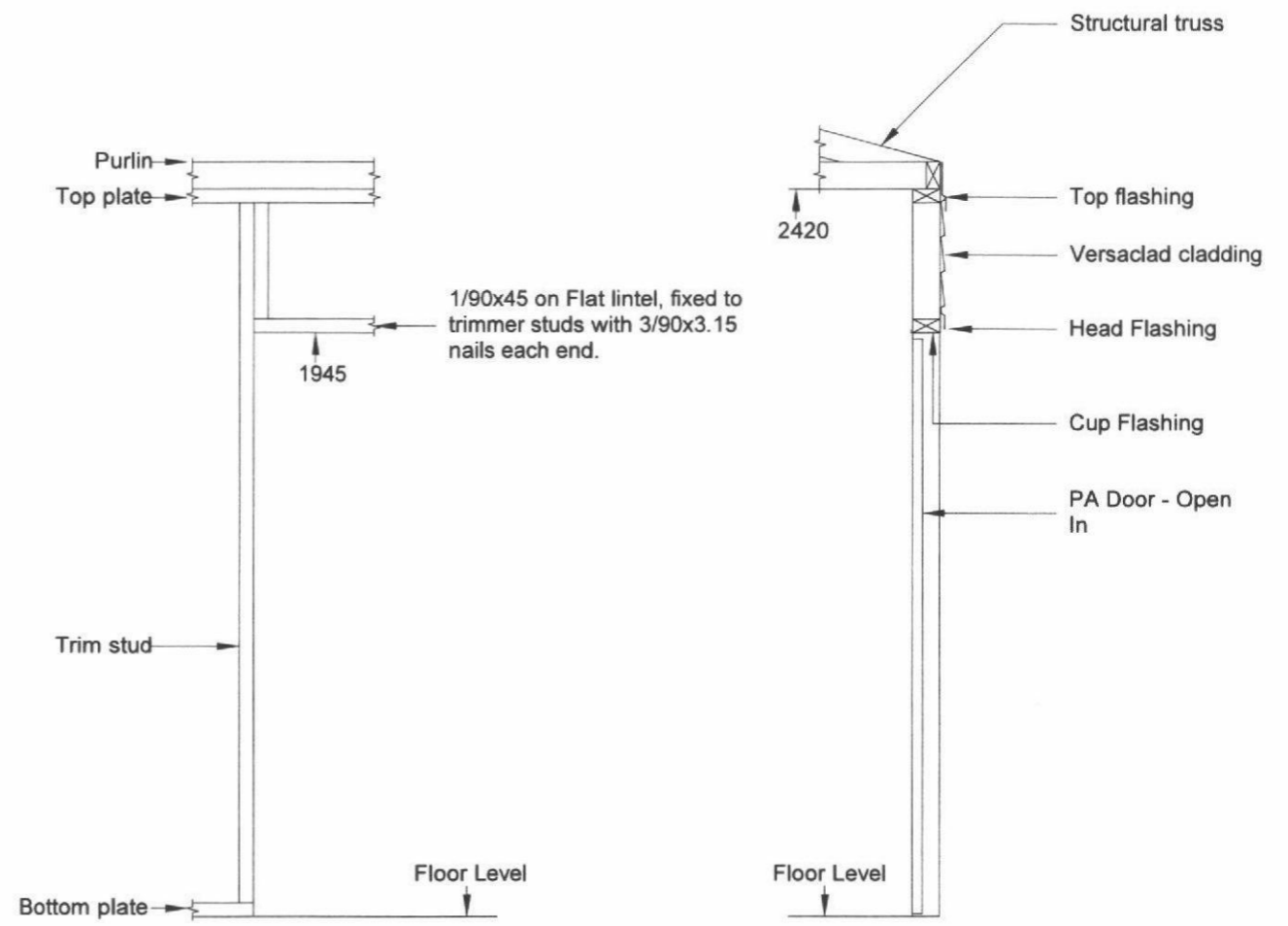
SECTIONAL DOOR

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30 MAY 2012



SCALE A3-1:10

PA DOOR



SCALE A3-1:10

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VERSATILE®
HOMES & BUILDINGS

For: Jackie MacDonald
261 Coronation Avenue
New Plymouth

ENGINEER
Alag.
Claude Antony Carter Cook

VB2000
Opening Details
Sheet 12 of 19

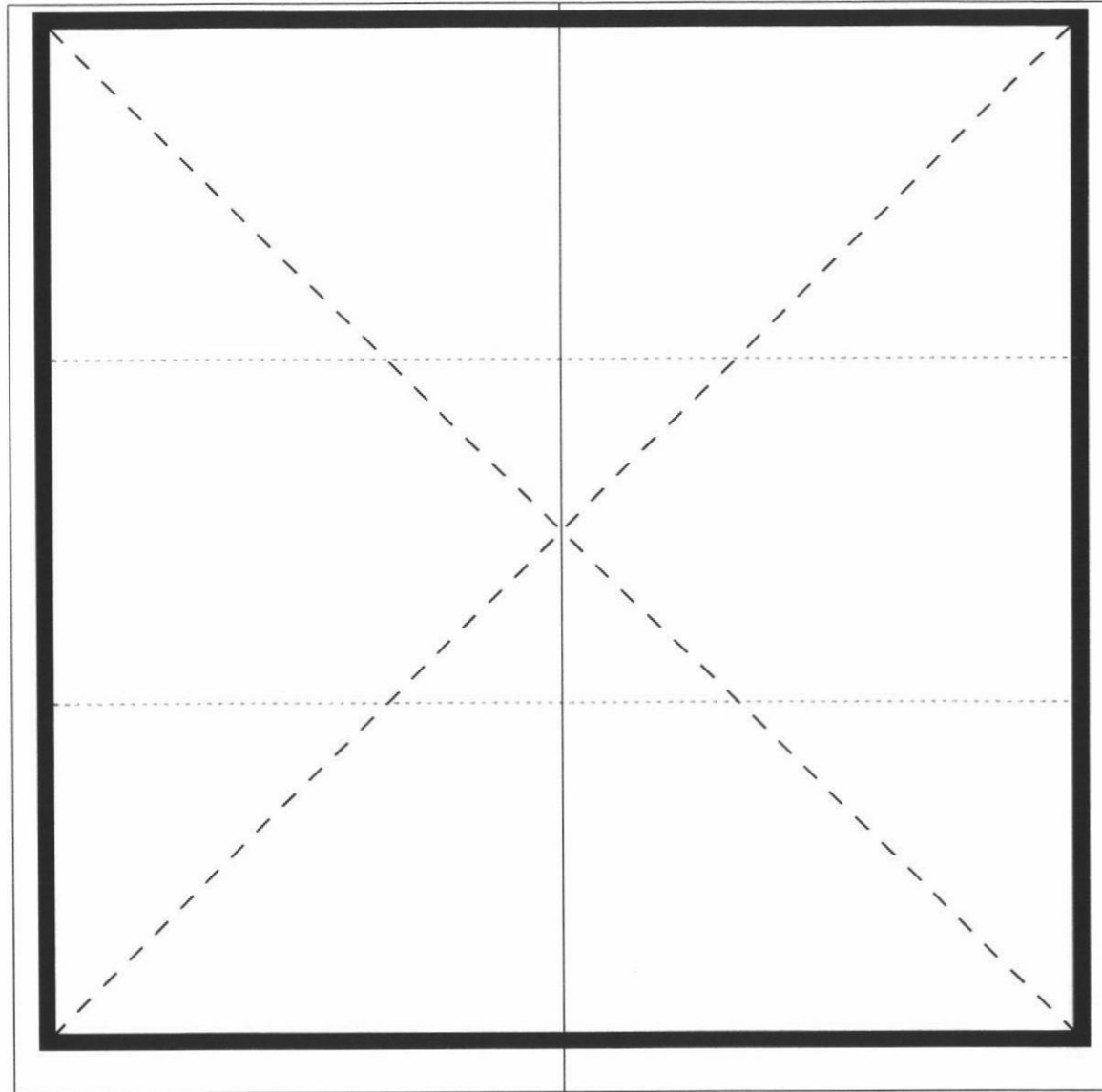
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ROOF BRACING

EXPLANATION

Using a diaphragm approach, the roof is braced using a series of Lumberlok Strip Brace patterns in the plane of the truss top chords to transfer the bracing demand to the top plate, then this is transferred to the foundation through the wall bracing system.

ROOF BRACING PATTERN LAYOUT



Scale: NTS

FIXINGS

Each single row of Lumberlok Strip Brace to be tensioned up and laid over the top of the purlins, fix each end with 5/30x3.15 nails and fix crossings with 2/30x3.15 nails.

WALL BRACING DEMAND

BUILDING UNITS EARTHQUAKE DEMAND

Using NZS 3604:2011, Section 5 bracing design, Table 5.10 - Bracing demand for various combinations of cladding for single and two-story buildings on concrete slab-on-ground (2 kPa floor load, soil type D/E, earthquake zone 3)

NPDC Approved
30 MAY 2012

| Roof cladding | Single story | Roof pitch degrees | Single story walls |
|---------------|--------------|--------------------|---------------------|
| Light roof | Light | 15° | 6 BU/m ² |

| | | |
|------------------------|---|---------------------|
| Multiplication factors | EQ zone = 1 Soil class = D&E Deep to very soft | 0.5 |
| Earthquake demand | | 3 BU/m ² |

Using factors based on ratios in AS/NZS1170.0:2002, part 5 from BIL2 - 50 years working life to BIL1 - 50 years working life.

| | |
|--|-----------------------------|
| Building importance level 1 modification factor. | 0.5 |
| EARTHQUAKE DEMAND REQUIRED | 1.5 BU/m² |

BUILDING UNITS WIND DEMAND

Using NZS 3604:2011, Section 5 bracing design, Table 5.6 - Wind bracing demand for single or upper story wall (BU/m).

| Single or Upper Floor level to apex (H) | Roof height above eaves (H) | High Wind Zone Across | High Wind Zone Along |
|---|-----------------------------|-----------------------|----------------------|
| 4 m | 1 m | 40 BU/m | 45 BU/m |

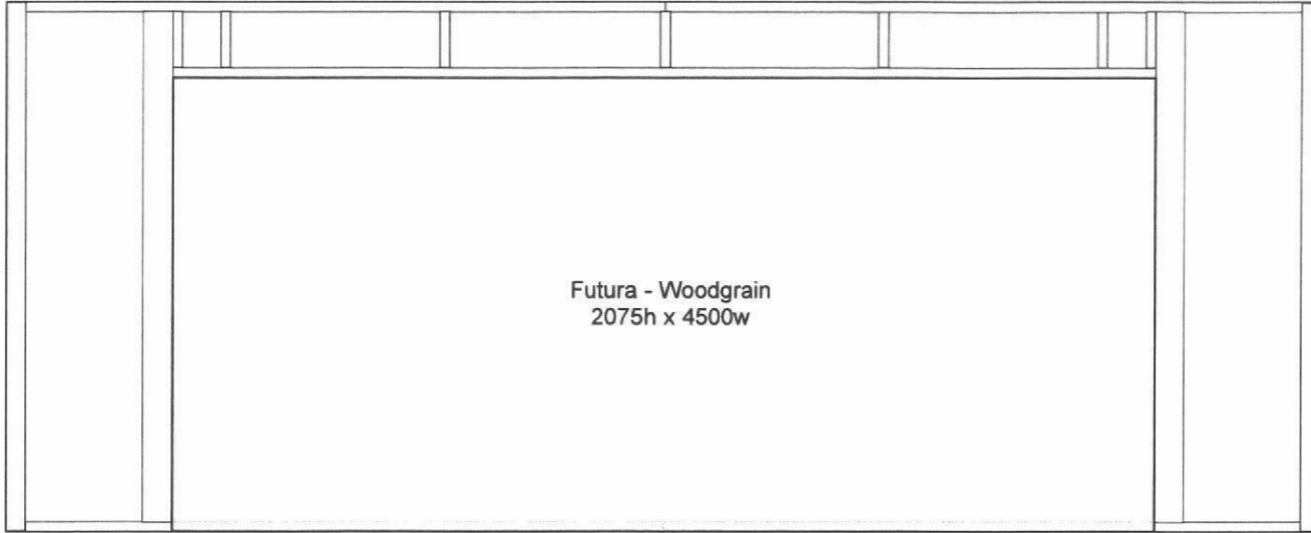
| | | |
|--|-------------------|------------------|
| In wind zones other than High, multiply the figure table by the appropriate factor given opposite. | High = 1 | |
| Wind demand with wind zone factor applied. | Across 40 BU/m | Along 45 BU/m |

Using factors based on ratios in AS/NZS1170.0:2002, part 2 from BIL2 - 50 years working life to BIL1 - 50 years working life.

| | | |
|--|---------------------------|----------------------------|
| Building importance level 1 modification factor. | 0.849 | |
| WIND DEMAND REQUIRED | Across 34 BU/m | Along 38.2 BU/m |

BU/m ACHIEVED - VIEW 1

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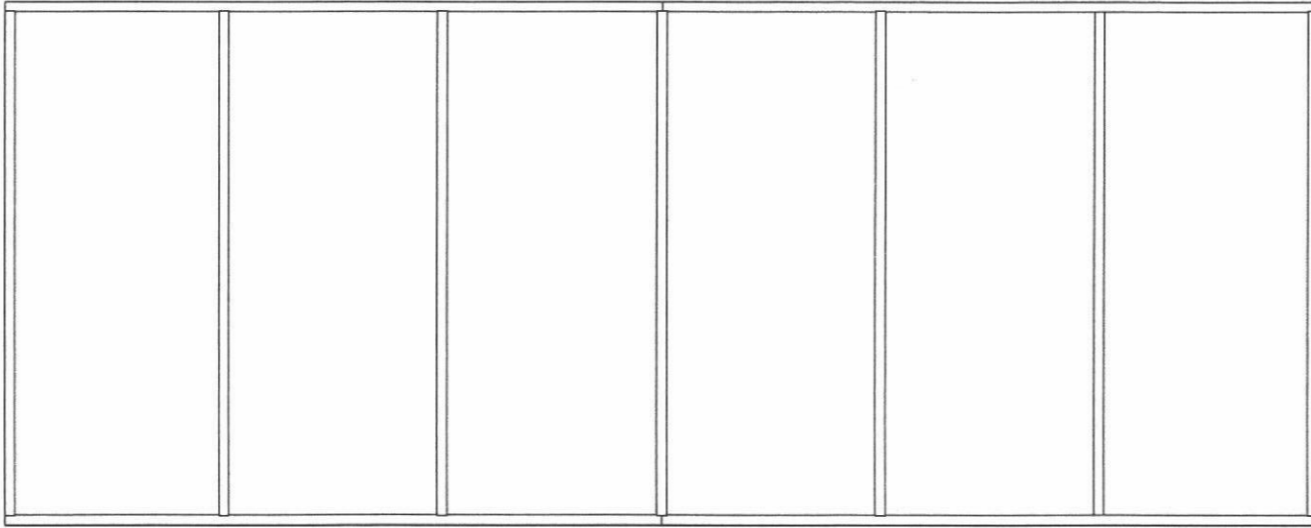
Futura - Woodgrain
2075h x 4500w

| | |
|----------|--|
| Cladding | |
| Wind BU | |
| EQ BU | |
| Hardware | |
| Wind BU | |
| EQ BU | |

| Bracing Summary | Wind | EQ |
|-----------------|------|----|
| Required | 0 | 0 |
| Achieved | 0 | 0 |

Scale NTS

BU/m ACHIEVED - VIEW 2



| | |
|----------|-------------|
| Cladding | WC1-24 x 6m |
| Wind BU | 300 |
| EQ BU | 216 |
| Hardware | |
| Wind BU | |
| EQ BU | |

| Bracing Summary | Wind | EQ |
|-----------------|------|-----|
| Required | 115 | 27 |
| Achieved | 300 | 216 |

Scale NTS

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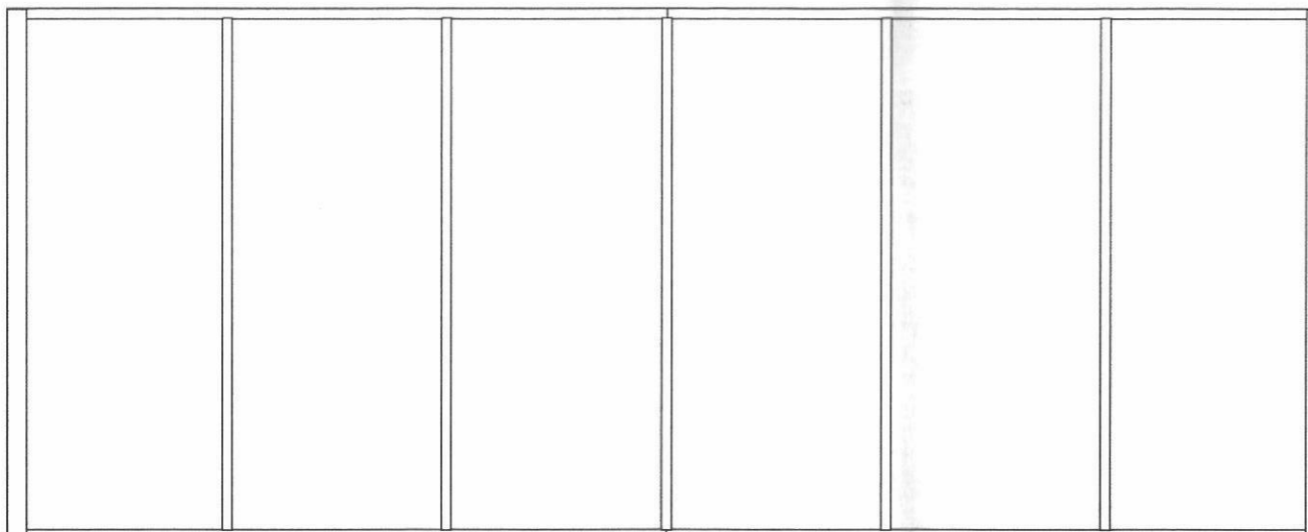
VERSATILE
HOMES & BUILDINGS

For: Jackie MacDonald
261 Coronation Avenue
New Plymouth

ENGINEER
Allog
Claude Antony Carter Cook

VB2000
Wall Bracing Achieved
Sheet 14 of 19

BU/m ACHIEVED - VIEW 3



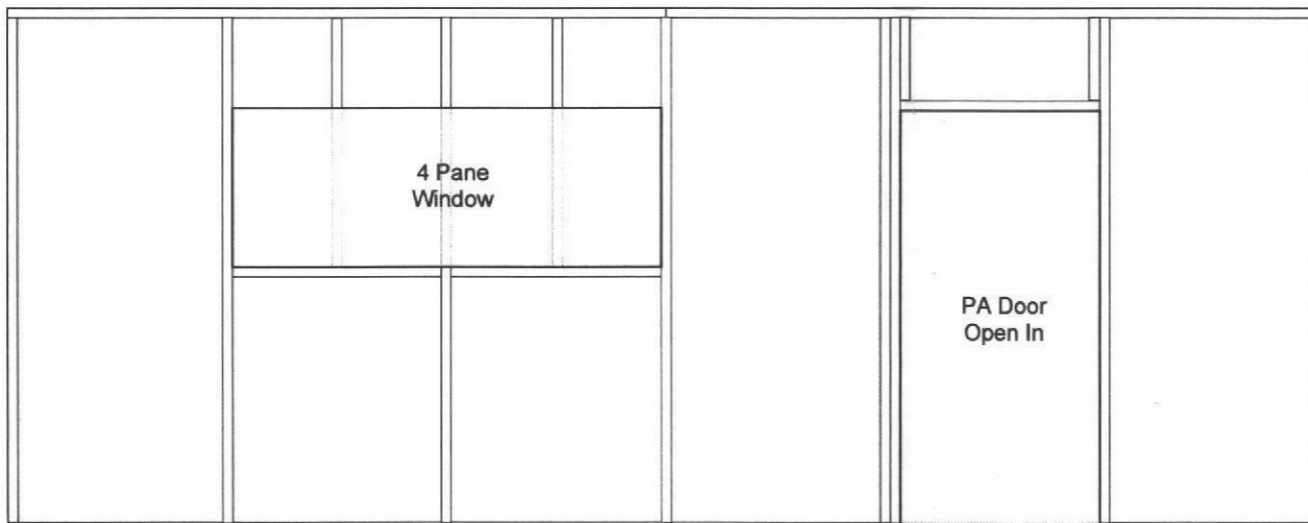
| | | |
|----------|-------------|--|
| Cladding | WC1-24 x 6m | |
| Wind BU | 300 | |
| EQ BU | 216 | |
| Hardware | | |
| Wind BU | | |
| EQ BU | | |

| | | |
|-----------------|------|-----|
| Bracing Summary | Wind | EQ |
| Required | 204 | 54 |
| Achieved | 300 | 216 |

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Scale NTS

BU/m ACHIEVED - VIEW 4



| | | | |
|----------|-------------|-------------|-------------|
| Cladding | WC1-24 x 1m | WC1-24 x 1m | WC1-24 x 1m |
| Wind BU | 50 | 50 | 50 |
| EQ BU | 36 | 36 | 36 |
| Hardware | | | |
| Wind BU | | | |
| EQ BU | | | |

| | | |
|-----------------|------|-----|
| Bracing Summary | Wind | EQ |
| Required | 115 | 27 |
| Achieved | 150 | 108 |

Scale NTS

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VERSATILE
HOMES & BUILDINGS

For: Jackie MacDonald
261 Coronation Avenue
New Plymouth

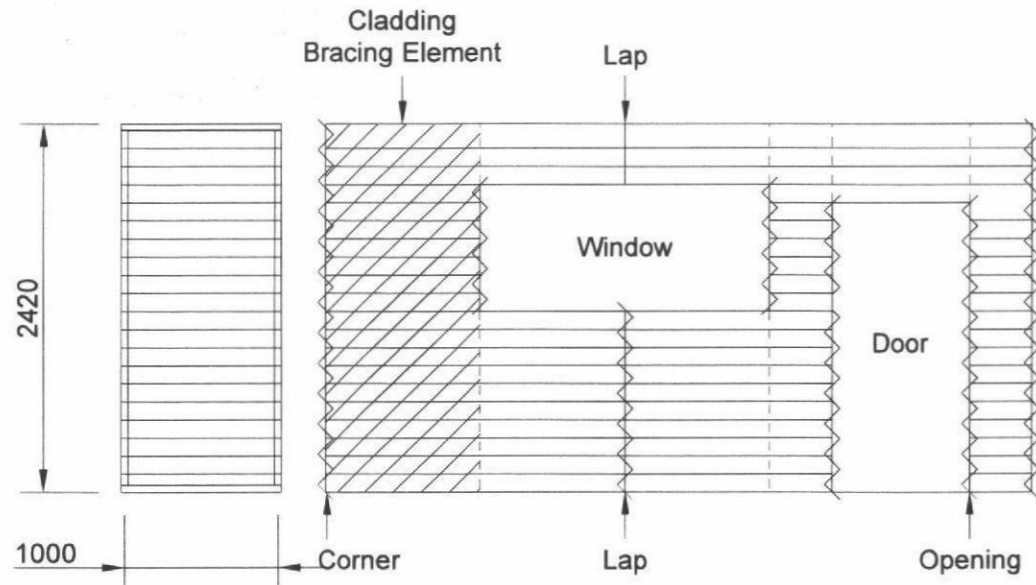
ENGINEER
Allog.
Claude Antony Carter Cook

VB2000
Wall Bracing Achieved
Sheet 15 of 19

BRACING ELEMENT: WC1-24
Weather Board Cladding

NPDC Approved
30 MAY 2012

| | | |
|--------------------|------------|----|
| Total BU's per 1/m | Wind | 50 |
| | Earthquake | 36 |



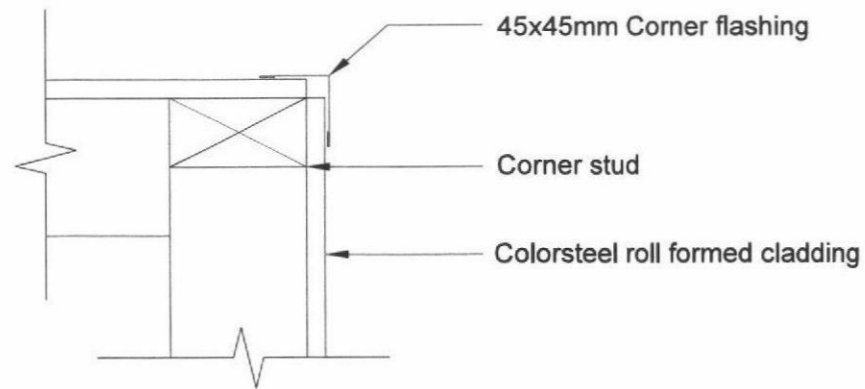
Corners, openings and laps must be nailed with 32x2.8 flat head twist shank galv nails at 117mm crs.

All other internal stud to be nailed at 234mm crs.

NTS

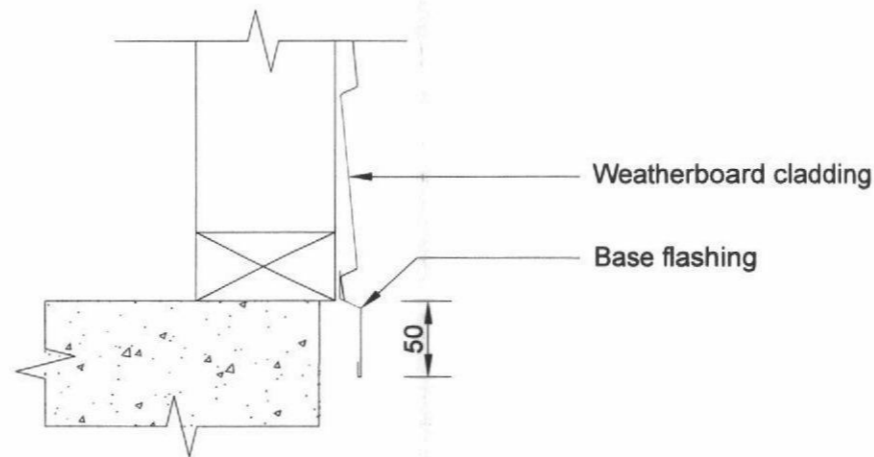
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CORNER FLASHING DETAIL (NON HABITABLE)



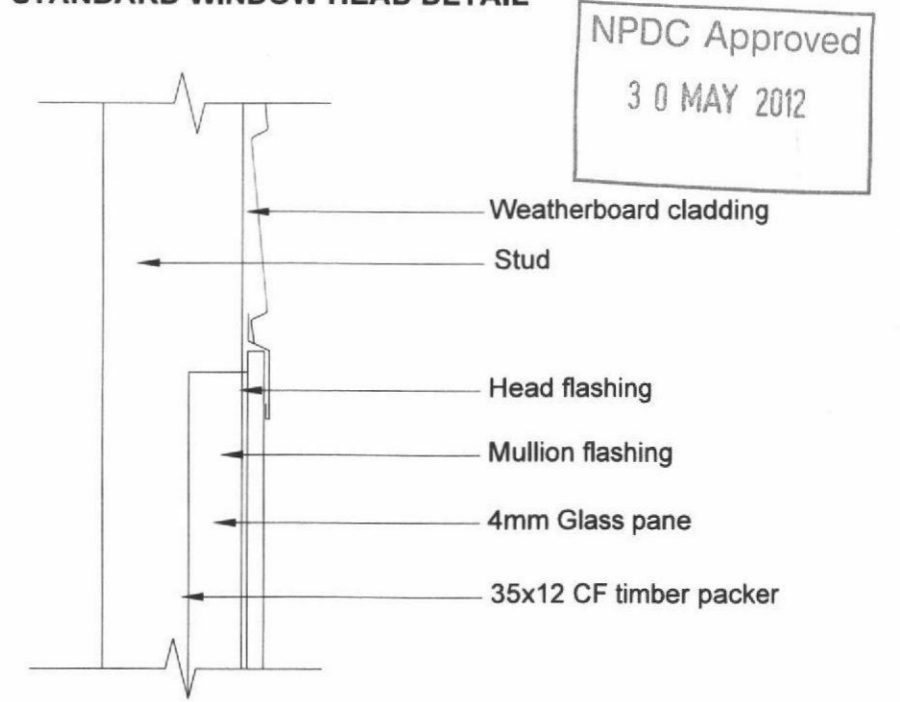
Scale A3-1:5

BASE FLASHING DETAIL



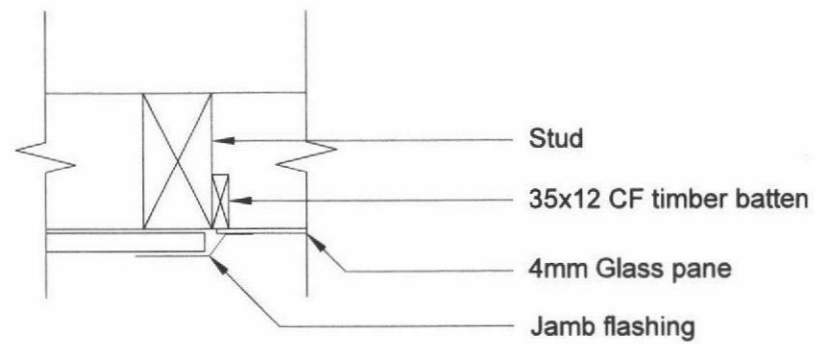
Scale A3-1:5

STANDARD WINDOW HEAD DETAIL



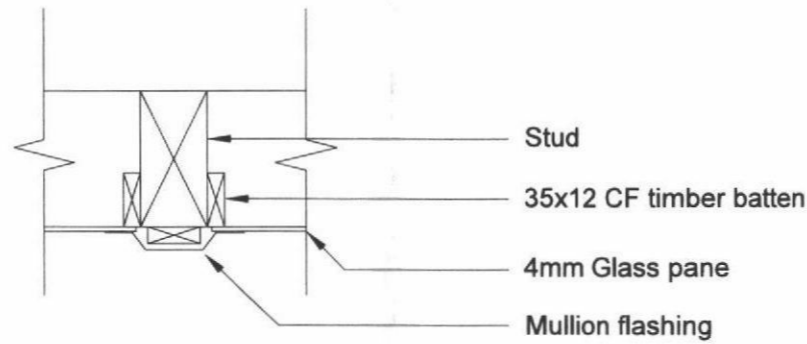
Scale A3-1:5

STANDARD WINDOW JAMB DETAIL



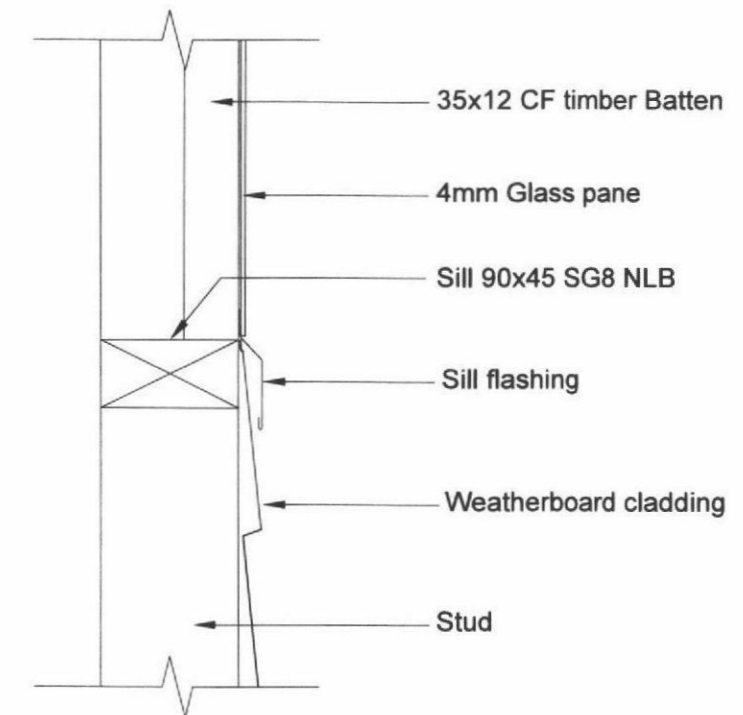
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STANDARD WINDOW MULLION DETAIL



Scale A3-1:5

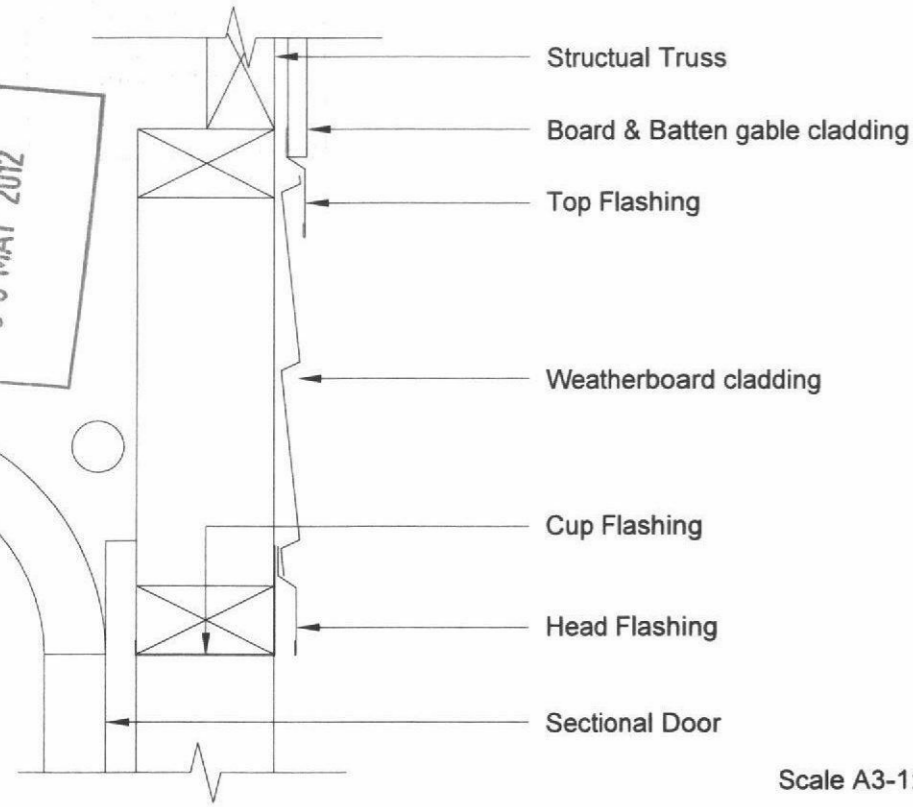
STANDARD WINDOW SILL DETAIL



Scale A3-1:5

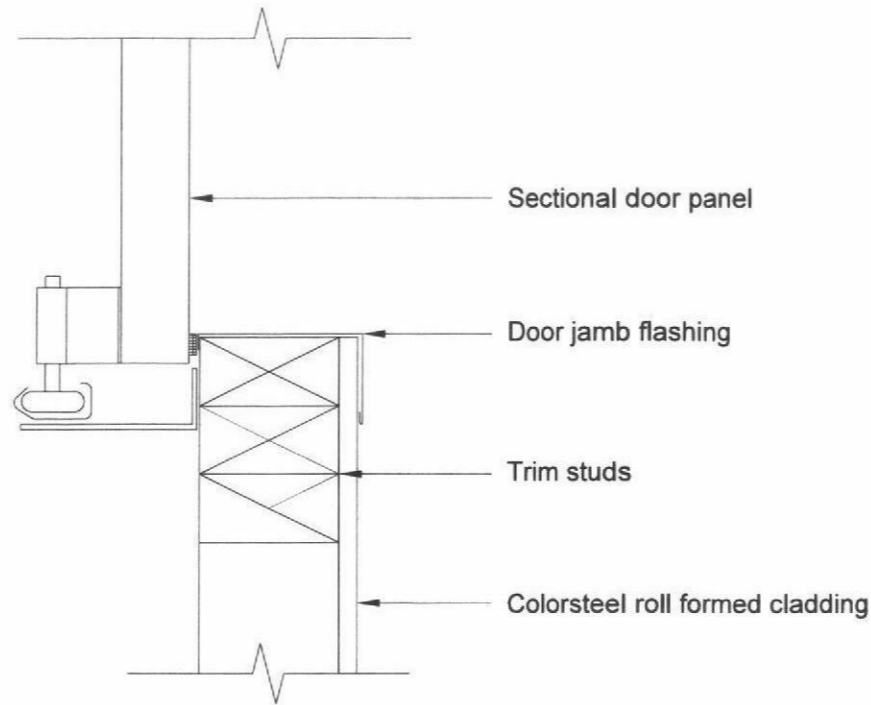
NPDG Approved
 30 MAY 2012

SECTIONAL DOOR HEAD DETAIL



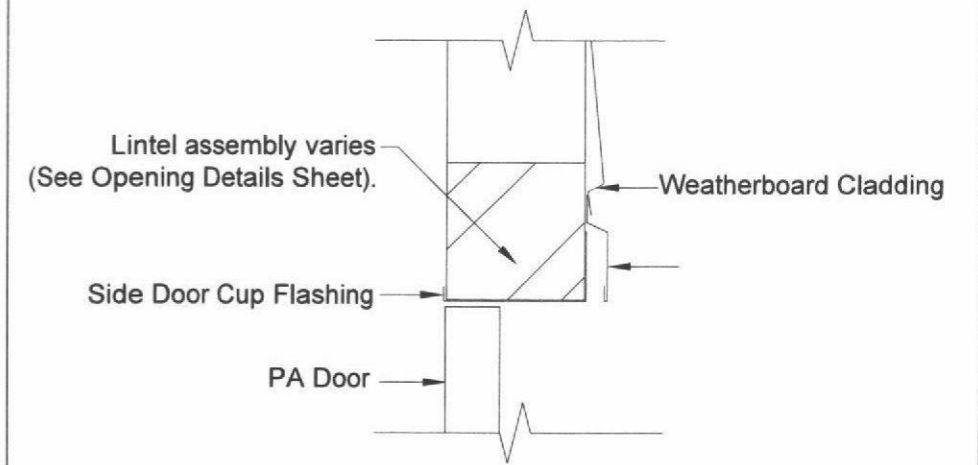
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SECTIONAL DOOR JAMB DETAIL



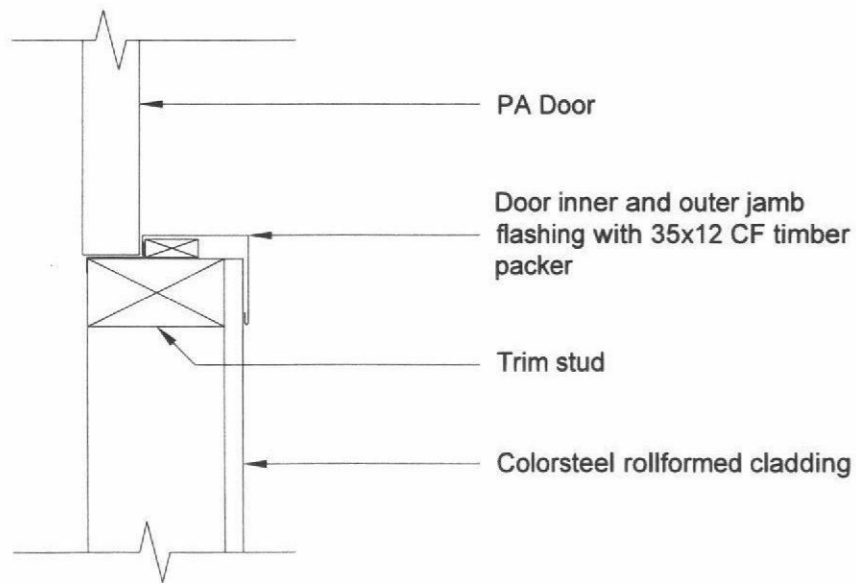
Scale A3-1:5

PA DOOR HEAD DETAIL



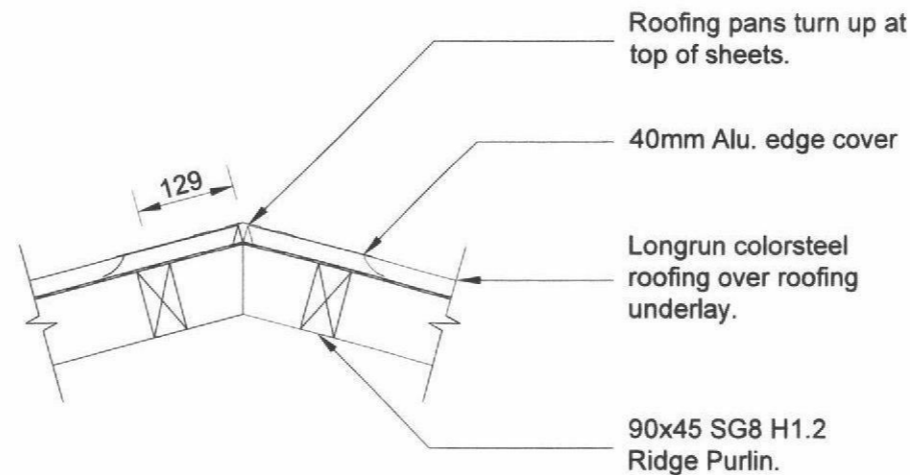
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PA DOOR JAMB DETAIL (OPEN IN)



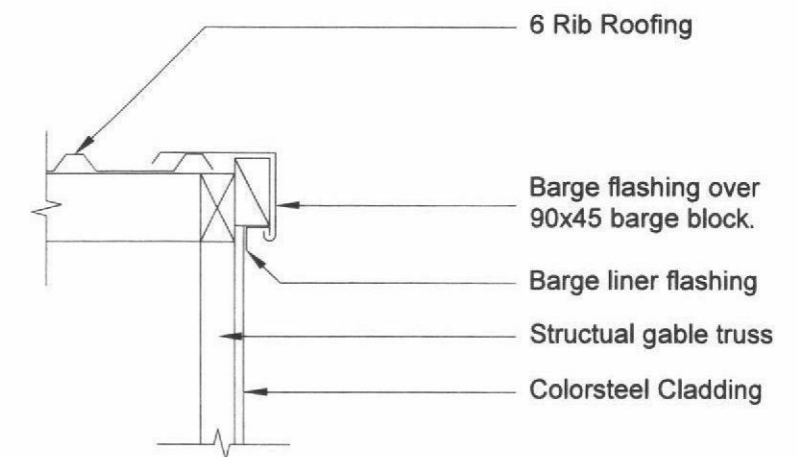
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RIDGING DETAIL



Scale A3-1:10

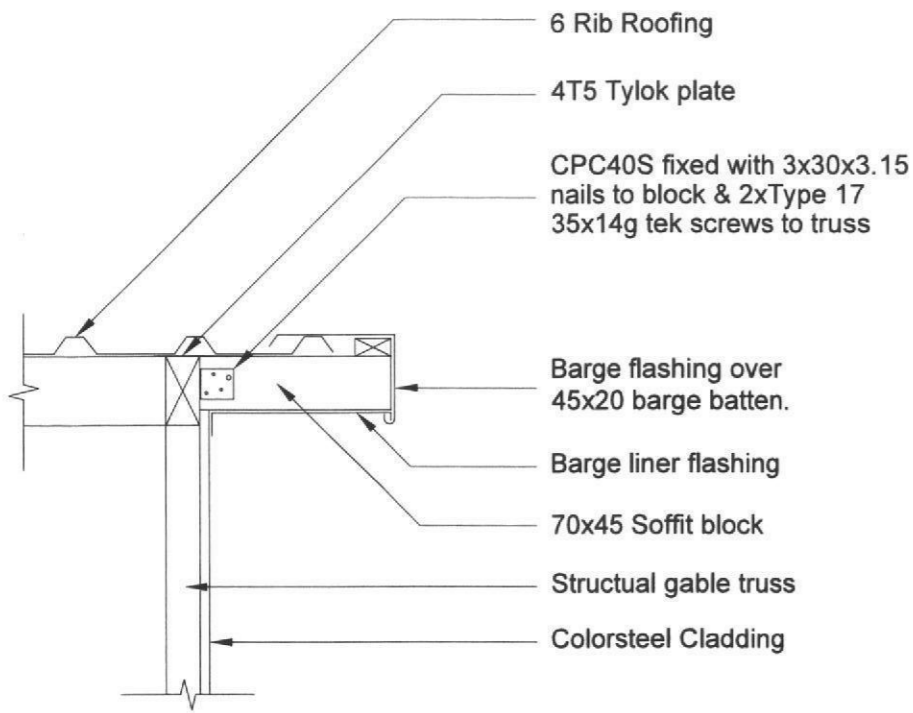
STANDARD BARGE DETAIL



Scale A3-1:10

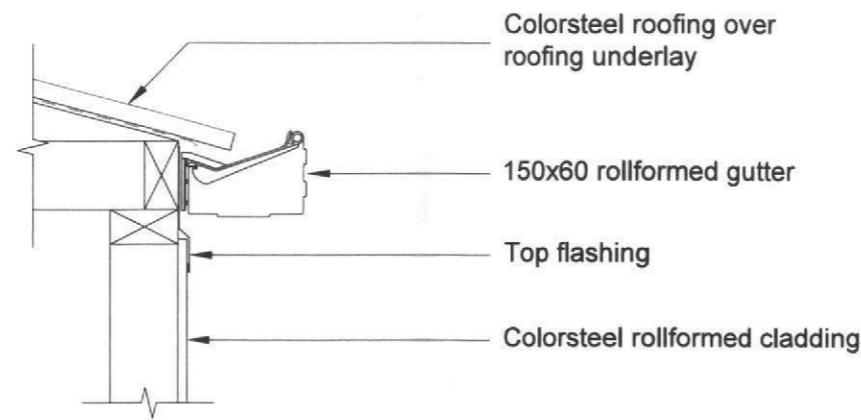
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SOFFIT BARGE DETAIL



Scale A3-1:10

GUTTER DETAIL



Scale A3-1:10

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 30 MAY 2012

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16_{mm} 35_{mm}

BUILDING FILE

Code No. 120 / 261

Subject ADDNS TO DWG
DWG

Permit No

Date 25-5-60
12-8-46

No. Sheets 4

120/261

6

1/33/2235.

W.A.K.

P. O. BOX 320,
WATERLOO HOUSE,
26th. June, 1946.

Messrs ~~Wick~~ and Allen,
22nd. Street,
NEW LYONS.

Dear Sirs, URGENT LETTER, FOR W. HAIN. APPROVAL NO. 4510.

Your application, received through the Building Inspector, for permission to erect a dwelling for Mr. A. Hain, in Avenue Road, New Plymouth, at a cost of £712, has been approved subject to:-

- (1) Strict observance of the Building Emergency Regulations 1939.
- (2) No new metal is to be used for spouting or downpipe. (This includes the use of galvanised iron and copper.)
- (3) No new galvanised iron is to be used for roofing, ridging, valleys or flashings other than door and window flashings.
- (4) The use of heart timbers is to be confined in building grades to sub-floor timbers and in dressing grades to exteriors, flooring and joinery.
- (5) No concrete paths or concrete driveways are to be laid and no concrete fences are to be erected.

Plans and specifications have been returned to the Building Inspector, New Plymouth, from whom you may obtain the necessary building permit.

Yours faithfully,

DISTRICT BUILDING CONTROLLER.

Mr. Chief Building Inspector,
P. O. Box 320,
NEW LYONS.

Copy for your information.
Plans and specifications attached.

G. A. Langan
Dist. Bldg. Controller.

120/261

NEW PLYMOUTH CITY COUNCIL

Building Application Form

To the City Engineer.
NEW PLYMOUTH.

Date 25 1962

Sir--

I hereby apply for permission to ERECT ADDITION TO DWELLING
at (House No. & Street) E. G. MAIN for (Owner) 261 COLONATION AVE
of (Address) 1 according to locality plan and detailed plans
elevations, cross-sections, and specifications of building deposited herewith in duplicate.

Particulars of land: Lot No. Deposited plan No.
Section No.

Length of frontage Area

Particulars of buildings: Foundations CONC.
Walls STUCCO Roof FIBROLITE

Area of ground floor square feet

Area of outbuildings square feet

| | | |
|----------------------------|-------------------|-------------|
| Estimated finished values: | Building | £ 250 : : . |
| | Sanitary Plumbing | £ 15 : : . |
| | Sanitary Drainage | £ 10 : : . |
| | TOTAL | £ 275 : : . |

9954

Proposed purpose for which every part of building is to be used or occupied (describe separately each part intended for use or occupation for a separate purpose):

Proposed use or occupancy of other part of building:

B. M. Blough

Yours faithfully,

Postal address Box 3059 Felicity

Builder

Any receipt issued on deposit of plans is NOT a permit.

NEW PLYMOUTH CITY COUNCIL BUILDING BY-LAWS.

Two copies of plans and specifications must be deposited. One set of these will be returned duly stamped when permit is issued.

Note: Any receipt issued on deposit of plans is **NOT** a permit.

All plans must be signed by the architect, engineer or designer responsible for their production.

FEES AND DEPOSITS (By-law 212 [a] STANDARD CODE.)

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

- (a) (1) Fees for building permit, including sewer and water charges.
 - (2) Fees for any plumbing and drainage permit.
 - (3) Cost of any permanent vehicular-crossing as required under any By-law.
 - (4) Deposit for possible damage to streets during building operations. The amount of such deposit, unless prescribed by law, shall in all cases be fixed by the Engineer.
- (b) No permit in respect of the work or any part of the work shall be issued until all the said amounts have been paid.

Plumber

E. C. MAN

Drainlayer

Cubic yards of concrete

Depth of house drain at boundary

120/261

SPECIFICATIONS

of materials to be used for additions to Mr
E. J. Main's residence at 261 Coronation Ave. N.P.

Foundations concrete walls 5" thick to match existing
6x6 concrete piles on 12x12x6 footings.

Skips 4x3 tan Pine.

Joists 6x2 " " 18" c.

Plates 4x2 " "

Studs 4x2 " " 18" c.

Braces 6x1 " " checked, flush to studs

Beeling Joists 4x2 " " 18" c.

Rafters 4x2 " " 3" c.

Purlins 3x2 " " 2 1/2" c

Roof to be covered, with corr, asbestos.

Walls Exterior to be covered, with fibre bd, & plastered
to match existing

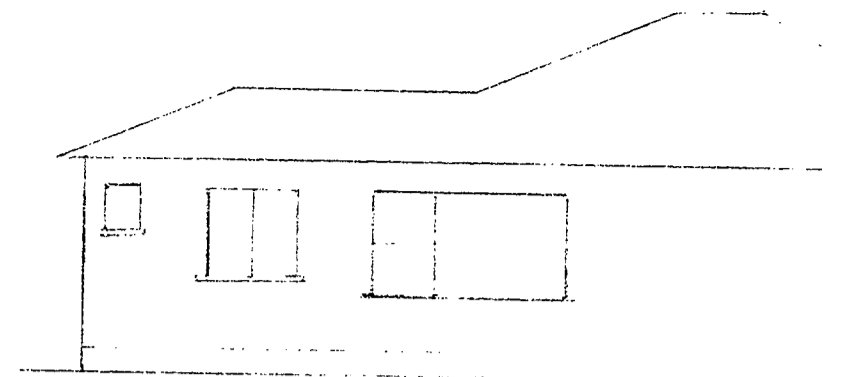
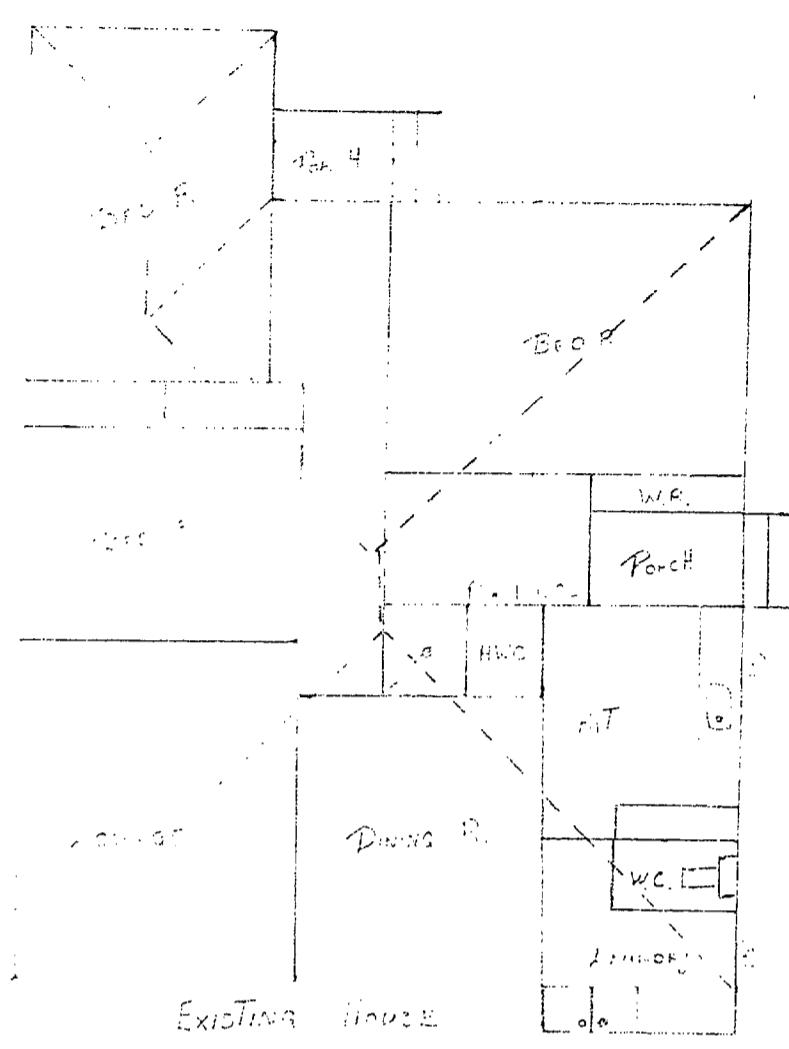
Doors & Windows as shown on plan

Interior Linings ceilings Pine soft Bd.
Walls Gyp & Hard-bd.

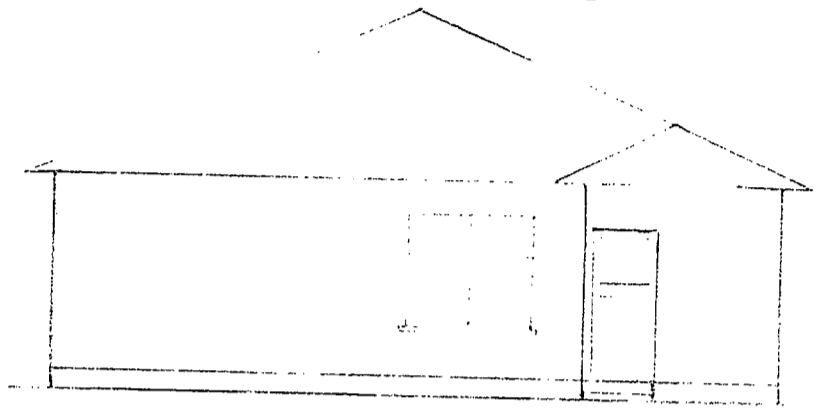
Flooring 4x1 T. G. tan Pine.

Plumbing to be carried out by owner.

Electrical Work to be carried out by registered
electrician

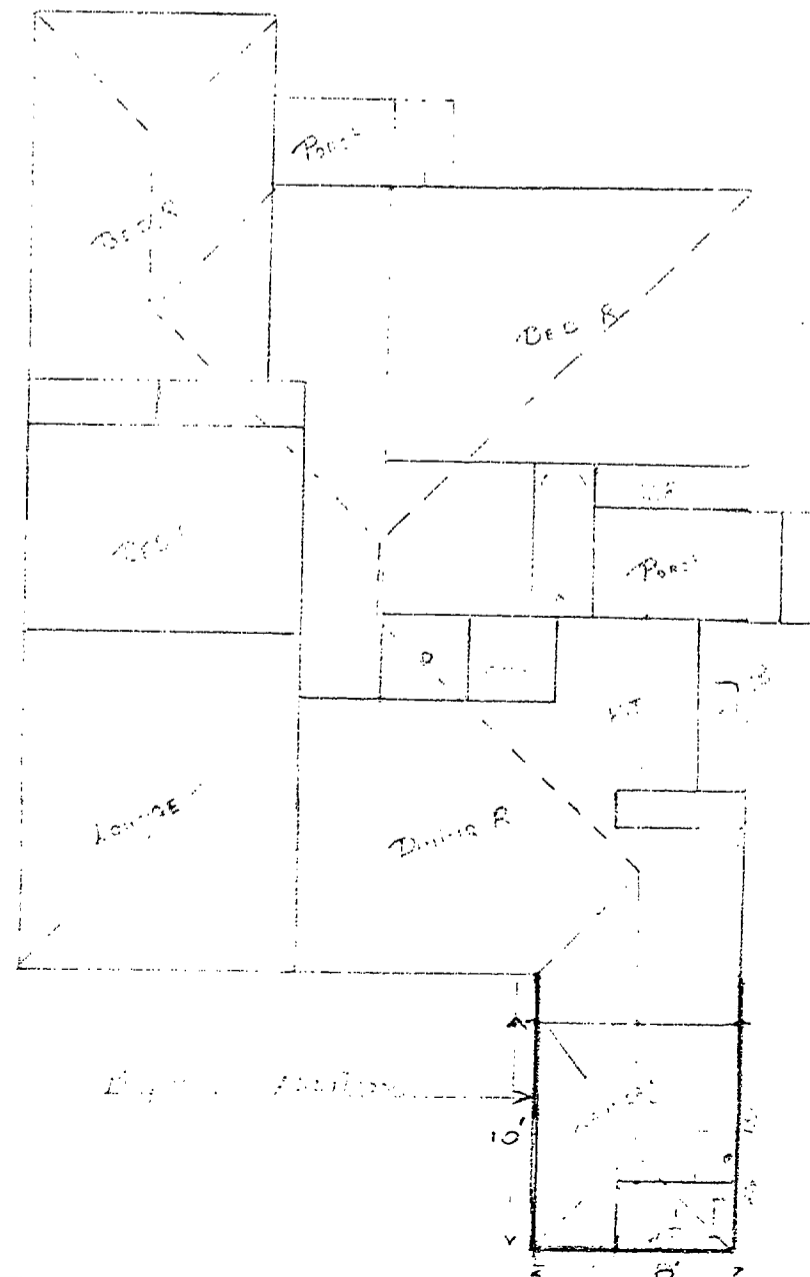


NORTH ELEVATION OF PROPOSED ADDITIONS

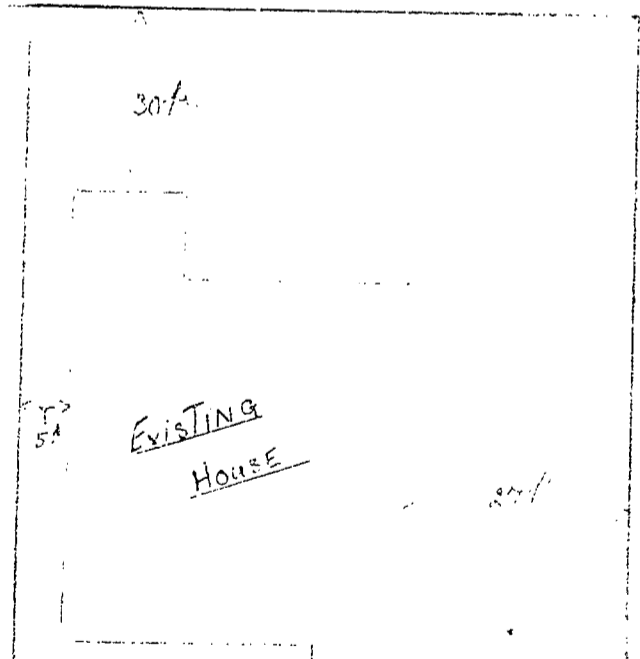


EAST ELEVATION OF PROPOSED ADDITIONS

PROPOSED ADDITIONS FOR MR.
 E. G. MAIN 261 CORONATION AVE.
 NEW PLYMOUTH



CORONATION AVE



PLUMBING AND DRAINAGE
 APPROVED

[Signature]
 HEALTH INSPECTOR
 Date: 30/5/62

[Signature]
 30-5-62

APPROVED for 1962 coverage.
 Date: 29/5/62

12-5/201

261 CORONATION AVE

MAID

ADDITION TO DWELLING

130946

BUILDING FILE

Code No. 120 / 261

Subject ADDNS TO DWG
DWG

Permit No

Date 25-5-60

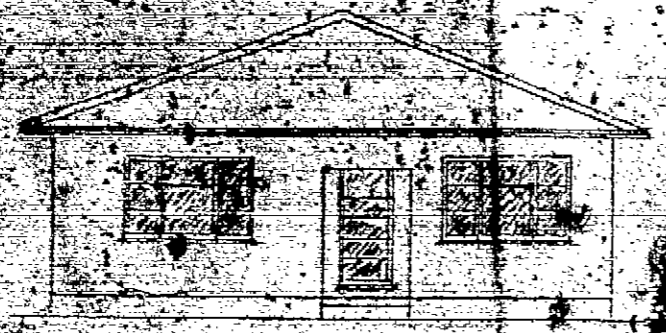
17-8-46

No. Sheets 1

PROPOSED RESIDENCE FOR

Mrs. J. DRAIN

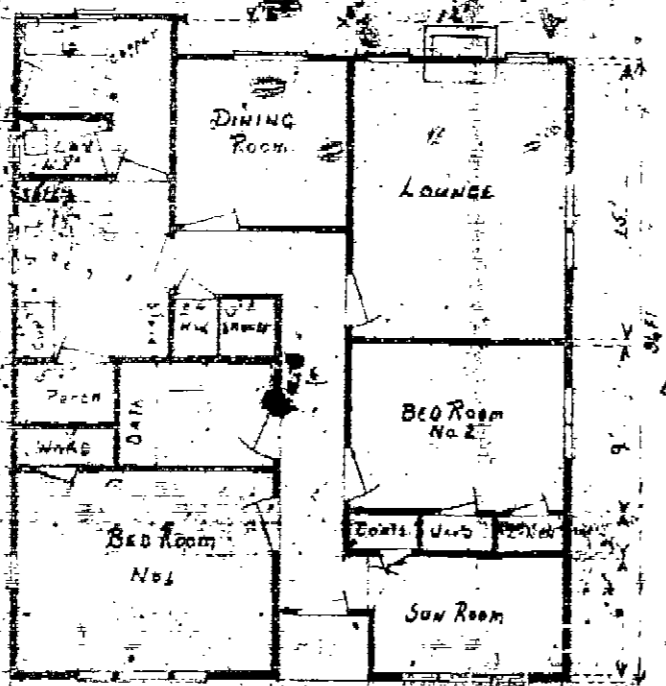
AVENUE RD NEW PLYMOUTH



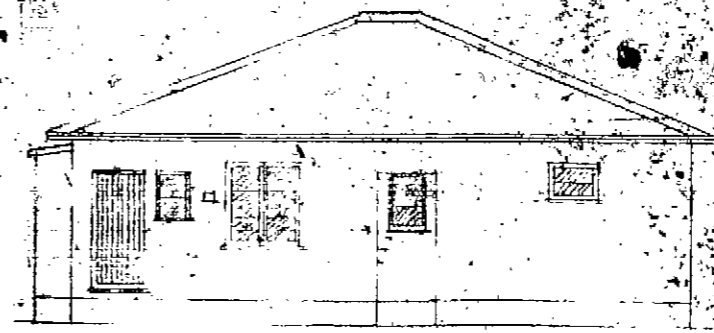
NORTH ELEVATION



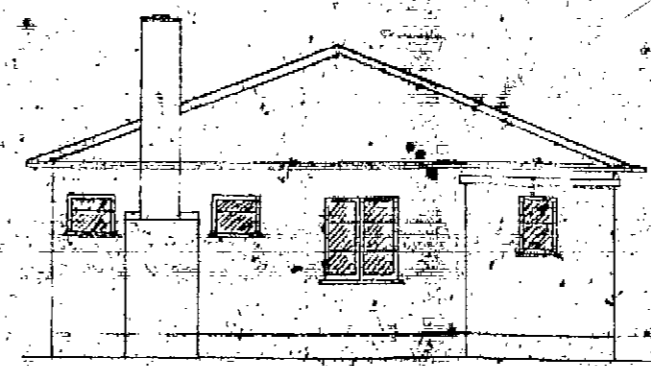
WEST ELEVATION



GROUND PLAN
SCALE 1/4" = 1'



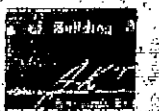
EAST ELEVATION



SOUTH ELEVATION



HYANNE RD.





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: 261 Coronation Avenue NEW PLYMOUTH 4310

Legal Description of land where building is located: Lot 1 DP 377845

Current, lawfully established use: Garage

Year first constructed: 2012

The Owner

Name of owner: Asmac Ltd

Phone number: (Bus.) 06 753 4901

Applicant: Versatile Buildings Np

Mailing Address: Jackie & Gavin MacDonald

66 Atkinson Road

RD 1

NEW PLYMOUTH 4371

Building Work

Building Consent number:

BC12/113364

Description of work:

double garage

Issued by:

New Plymouth District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that –
(a) the building work complies with the building consent.

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

CODE COMPLIANCE CERTIFICATE

Team Leader Inspectorate

Date Issued: 8 November 2012

POWERED BY

ownly

Licensed REAA 2008

move.

darrell paterson

OWNER & SALESPERSON

 027 493 7134
 darrell@bestmove.co.nz
 bestmove.co.nz

riley blair

SALES ASSOCIATE TO DARRELL PATERSON

 027 441 6308
 riley@bestmove.co.nz
 bestmove.co.nz