

move.

# council records

**11 miro street  
inglewood**

## 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.



- ### Legend
- Natural Source
  - Treatment Plant
  - Pumpstation
  - Storage Unit
  - Hydrant
  - Manhole
  - Alert Valve
  - Air Valve
  - Non-Return Valve
  - Standard Valve
  - Air Release Valve
  - Manifold Valve
  - Backflow
  - Meter
  - Wellup
  - Inlet
  - Outlet
  - End Point
  - Node
  - Misc Point
  - Trunk
  - Rise
  - Main
  - Lateral
  - Open Drain
  - Stream
  - Misc Polygon

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



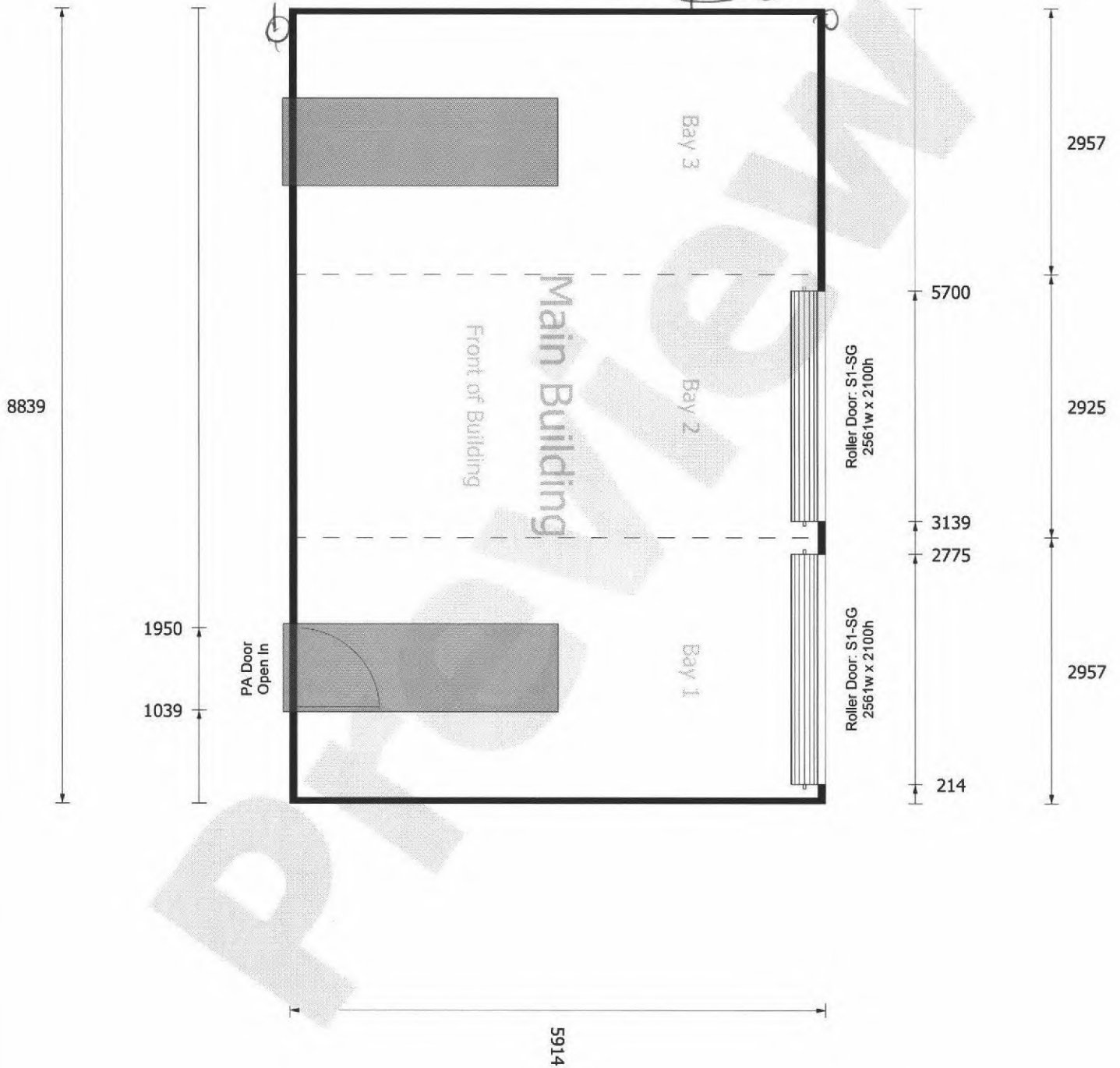
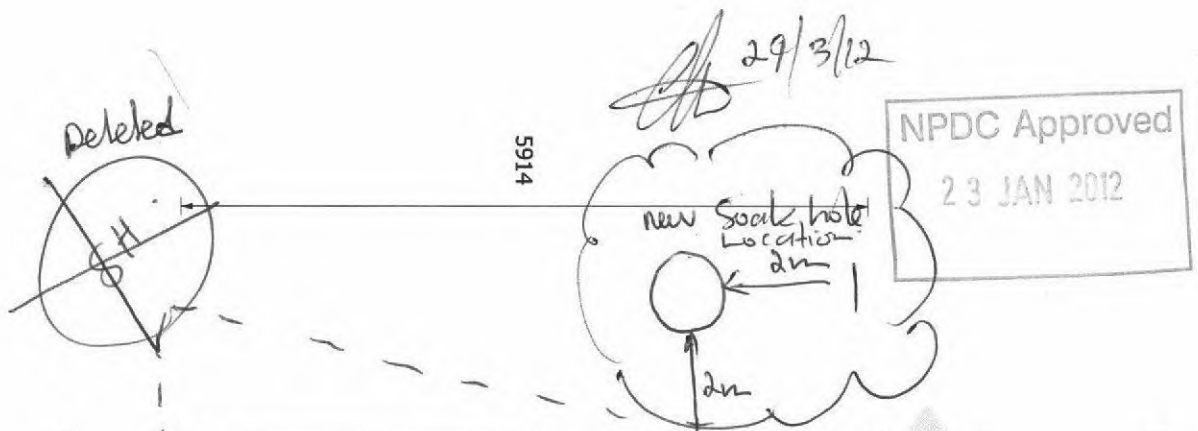
# **BUILDING CONSENT**

**112756P**

**PROPERTY ID**

**029464**

**112756P**



Scale 1:65.5

\* All Dimensions in mm. Colours shown are examples only. For exact color samples see your local Totalspan representative.

BC 112756  
ID 029464

<p>470 Devon Street West, Blagdon, New Plymouth, 4310, New Zealand          Phone: 06 751 4154          Fax: 06 751 4156          Email: taranaki@totalspan.co.nz</p>	<p>For: Mr. Graham Drake          13 Miro Street          Inglewood          New Zealand, 4330</p>	<p>Portal Building          Project Number: 111-9484J1.2          DP Number:          11/01/2012          Page 1 of 3</p>
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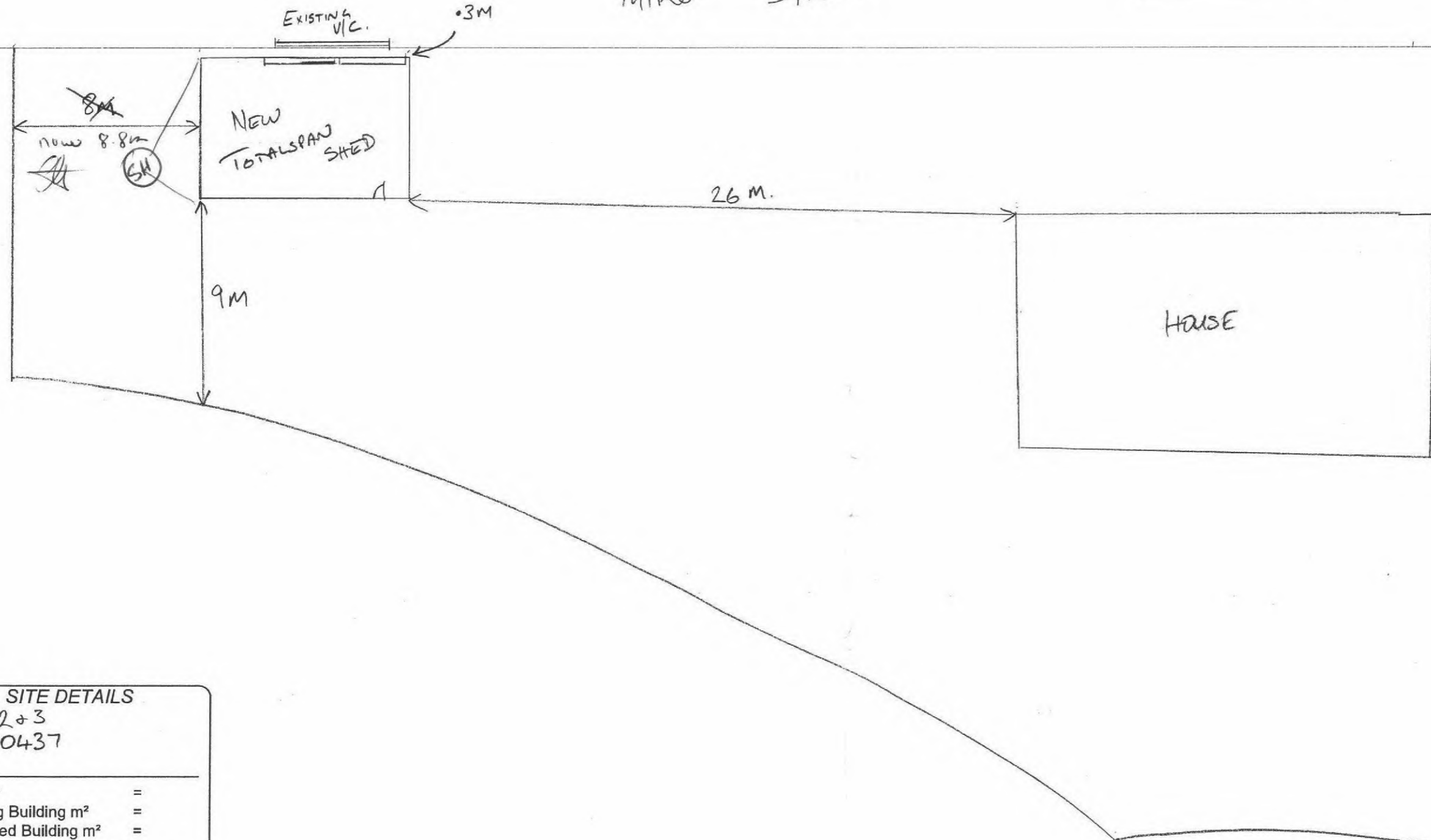
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED

NPDC Approved  
23 JAN 2012

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: *[Signature]* Date: 23/1/2012  
BC12/112756 12-1-12

MIRO STREET



**SITE DETAILS**

LOT: 2+3  
 DP: 10437  
 CT:

---

Site m <sup>2</sup>	=
Existing Building m <sup>2</sup>	=
Proposed Building m <sup>2</sup>	=
% of Building Coverage	=

**TOTALSPAN.**  
 STEEL SHEDS & BUILDINGS  
**Who Can? TOTALSPAN!**  
 PHONE: 0800 TOTALSPAN  
 0800 868 857

BUILDING PROPOSED FOR: GRAHAM & ROBYN DRAKE  
 13 MIRO STREET  
 INGLEWOOD

DRAWING TITLE:  
**SITE PLAN**

SCALE: 1:  
 DRAWN: FILE:

SHEET: 1  
 OF:

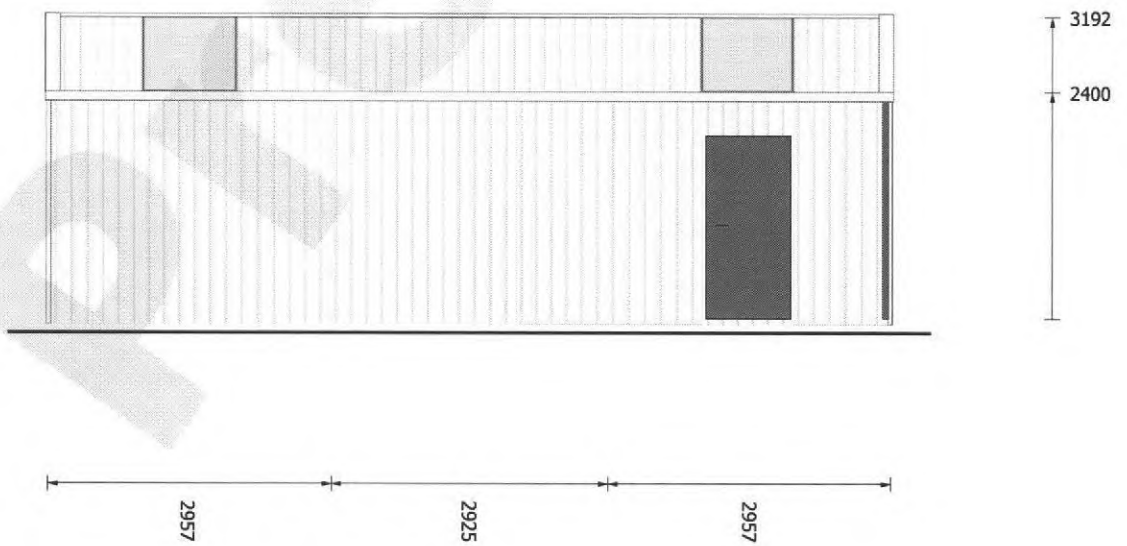
NOTES:  
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Scale 1:80

\* All Dimensions in mm. Colours shown are examples only. For exact color samples see your local Totalspan representative.



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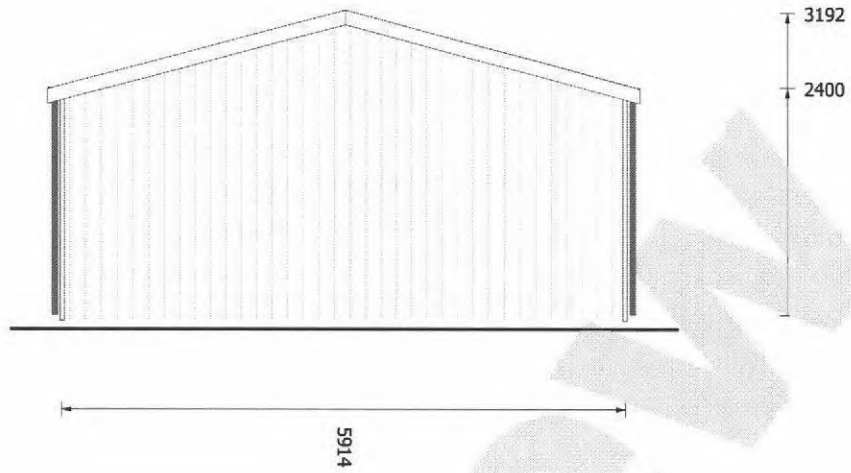
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Fax: 06 751 4156  
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For: Mr. Graham Drake  
13 Miro Street  
  
Inglewood  
New Zealand, 4330

Portal Building  
Project Number: 111-9484J1.2  
DP Number:

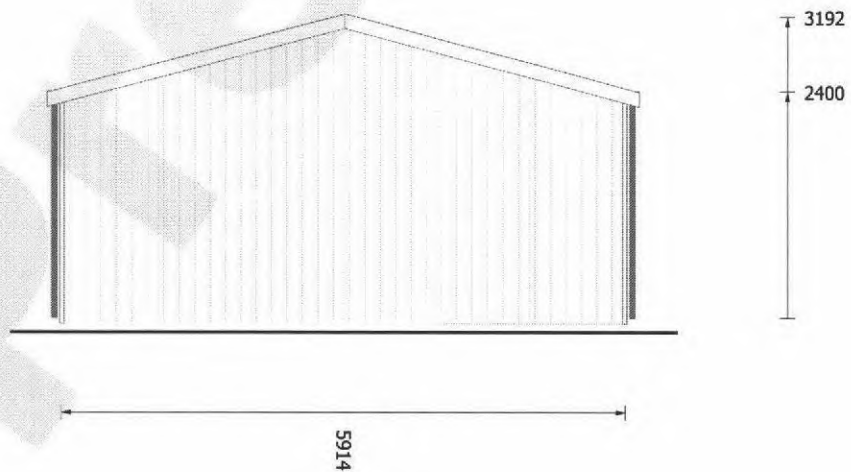
11/01/2012  
Page 2 of 3

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Portal Building  
Project Number: 111-9484J1.2  
DP Number:  
  
11/01/2012  
Page 3 of 3



**GARAGES • SHEDS • CARPORTS**

**Engineered By:**  
**F R Smith Consultant**  
consulting engineer, civil - structural

**Producer Statement  
Structural Details**

**CLIENT:**

Mr. Graham Drake  
13 Miro Street  
Inglewood  
4330  
New Zealand

**BUILDING:**

Size & Stud Height: 8.839m long x 5.914m wide, with 2.400m stud height, Bay Size 3.000m  
Wind Zone: HIGH (A6-A7)  
Area: 52.274m<sup>2</sup>

Steel Framed Enclosed Buildings

**NOTES**

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**INDEX**

Cover Page (this page)  
Producer Statement: F.R. Smith Consultants - Design  
Producer Statement: Versatile Buildings/BHP - Durability  
Specifications - Building Components  
Site Plan  
Building Elevations  
Foundation Details  
Section - End Wall  
Building Details  
Roof Plans  
Flashing Details  
Bracing Reference

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

F R Smith BE (civil) MIPENZ, MACENZ, MEIAust, no. 2410880, Cp.Eng. RPEQ (6225)

NPDC Approved  
23 JAN 2012



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: ..... Frederick B. Smith Consulting .....  
(Design Firm)

TO: Mr. Graham Drake / Totalspan Buildings .....  
(Owner/Developer)

TO BE SUPPLIED TO: .....  
(Building Consent Authority)

IN RESPECT OF: Portal Building .....  
(Description of Building Work)

AT: 13 Miro Street, Inglewood, 4330, New Zealand / High (A6-A7) - T.C.2 Rural .....  
(Address)

DP ..... SO .....

We have been engaged by the owner/developer referred to above to provide structural design .....  
(Extent of Engagement) services in respect of the requirements of

Clause(s) B1 and B2 ..... 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 B1/M1..B1/M4..AS/NZS.1170:2002 .....  
(verification method / acceptable solution)  
NZS.3101..AS/NZS.4600 ..... OF  
 Alternative solution as per the attached schedule .....

The proposed building work covered by this producer statement is described on the drawings titled Portal Building .....  
and numbered 1-12 .....

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 Soil bearing strength to be not less than 75 kPa .....  
(Ultimate capacity of 225 kPa to NZS 3604:1999)  
(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, Frederick B. Smith ..... am:  CPEng 3446R ..... #  
(Name of Design Professional)  Reg Arch .....

I am a Member of:  IPENZ  NZIA and hold the following qualifications: BE (Civil) .....

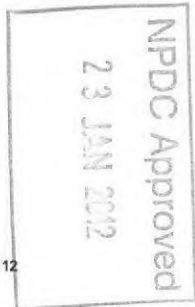
The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000\*.  
The Design Firm is a member of ACENZ  YES  NO

SIGNED BY Frederick Roland Smith ..... ON BEHALF OF Frederick Smith Consulting Engineers .....  
(Design Firm)

Date 25-06-11 ..... (signature) .....

*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.



## MANUFACTURERS STATEMENT - DURABILITY

### Cladding

To satisfy the requirements of Clause B2: "Durability" of the NZBC and to ensure the cladding material meets a 15-year durability life the following provisions must apply:

#### Cladding Range of Product and Use

- Coating Type: Zinc/Aluminium & Painted (Coloured Steel).
- Steel thickness range: 0.35mm - 0.55mm BMT
- Steel grade range: G300 - G550
- Application: Standard Totalspan Roof and Wall Cladding
- Profile: Totalspan 7 Rib, Totalspan 6 Rib

#### Requirements, Limitations and Exclusions

- Fixing and installation of the cladding must be done exactly in accordance with Totalspan Buildings instructions and 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

- **Normal Maintenance to be completed in accordance with Durability - Acceptable Solution B2/AS 2.1.3**
- **Corrosion Zones 1, 2, 3, 4. (\*Reference NZS 3604:1999 Corrosion Zone Figure 4.1)**  
Rain-washing only required on **exposed** (*open to airborne salts and rain wetting*) material. **Sheltered** (*open to airborne salts, but not rain washed*) or protected areas such as under spouting, top-cladding sheets and tops of doors require washing every 3 months.
- **Sea Spray Zones (Within 500m from the sea or 100m from sheltered harbours or inlets – \*Reference NZS 3604:1999 4.2.3) and areas of Geothermal Activity (\*Reference NZS 3604:1999 4.2.4).**  
Rain-washing only required on **exposed** (*open to airborne salts and rain wetting*) areas. **Sheltered** (*open to airborne salts, but not rain washed*) and protected areas such as under spouting, top cladding and tops of doors require washing down every month and whenever corrosive salts are present.

#### Extended Maintenance, Painting or Repainting

- **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 manufacturers recommendations are to be followed for 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.

### Steel Framing

To satisfy the requirements of Clause B2: "Durability" of the NZBC and to ensure the structural framing material meets a 50-year durability life the following provisions must apply:

#### Steel Framing Range of Product and Use

- Coating Type: Galvanised
- Steel thickness range: 0.75mm – 2.4mm BMT
- Steel grade range: G450 – G550
- Application: Standard Totalspan Purlins, Girts, Portal Frames, Door Jambs, Wall Uprights, Bridging
- Profile: C Sections – 80x40, 150x64, 220x64, 250x85  
Z Sections – 100x53, 150x65  
Tophat Sections – 100x163, 120x170, 150x183

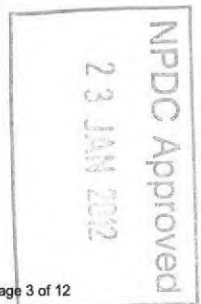
#### Regular Maintenance

- **Normal Maintenance to be completed in accordance with Durability - Acceptable Solution B2/AS 2.1.3**
- **Corrosion Zones 1, 2, 3, 4. (\*Reference NZS 3604:1999 Corrosion Zone Figure 4.1)**  
Rain-washing only required on **exposed** (*open to airborne salts and rain wetting*) material. **Sheltered** (*open to airborne salts, but not rain washed*) or protected areas such as under spouting, top-cladding sheets and tops of doors require washing every 3 months.
- **Sea Spray Zones (Within 500m from the sea or 100m from sheltered harbours or inlets – \*Reference NZS 3604:1999 4.2.3) and areas of Geothermal Activity (\*Reference NZS 3604:1999 4.2.4).**  
Rain-washing only required on **exposed** (*open to airborne salts and rain wetting*) areas. **Sheltered** (*open to airborne salts, but not rain washed*) and protected areas such as under spouting, top cladding and tops of doors require washing down every month and whenever corrosive salts are present.

#### References

1. NZBC – Compliance Document – Clause B2 - Durability
2. NZS 3604, Clause 4, Durability\*

\* - Totalspan Buildings acknowledges and understands that NZS 3604 is a Timber Framed Building standard. Totalspan Buildings has used NZS 3604 as a reference only to identify Corrosion Zones, Sea Spray Zones and areas of Geothermal activity.



## Building Tables

<b>Zoned:</b>	T.C.2 Rural	<b>Wind Region:</b>	Region A6-A7 (High)
<b>Wind Zone:</b>	High (A6-A7)		
<b>Bay Size:</b>	3.0m		
<b>Live Roof Load:</b>	0.25 kpa		
<b>Roof Snow Load:</b>	0.86kpa		
<b>Inner Purlins:</b>	C80x40(2)	<b>Row Numbers:</b>	8
<b>Ridge &amp; Gutter Purlins:</b>	C80x40		
<b>Girts:</b>	C80x40(2)	<b>End Wall:</b>	3
<b>End Wall Post - On Edge:</b>	B80x40		
<b>Roof Frames - Portals:</b>	C15010		

### GENERAL

- 1 - All work shall conform to the New Zealand Building Code.
- 2 - Check diagonals to ensure building is square.

### LOADINGS

- 1 - Buildings are designed to AS/NZS 1170 for NZS 3604 HIGH and VERY HIGH. Design Wind Speeds to limit state levels of 45 and 50m/s, T.C.2 roof live load of 0.25kPa, and basic Roof Snow loads of 0.86kPa. Heavier snow loads will be a specific design as will buildings used for habitable purposes.
- 2 - The roofing is not designed for point loads of 1 Kn.

### FOUNDATIONS

- 1 - Support ground to have a safe bearing capacity of at least 75 kPa. In weaker ground building loads to be taken to subsoil which has a bearing capacity of at least 75 kPa.

### CONCRETE

- 1 - Remove vegetation, 60mm of top soil and loose material from the site of the building, backfill with compacted hardfill, if required, and lay a blinding of sand to the underside of the concrete slab. Ensure the surface of the slab will be at least 100mm above the highest level of cleared ground around the slab.
- 2 - Concrete shall have a maximum aggregate size of 20mm, slump of 80mm maximum and a 20 MPa compression strength at 28 days.
- 3 - The concrete floor slab shall be 100mm thick with a 200 x 200 mm edge thickening and a D16 rod continuous around the perimeter of the slab with 600 laps and 75 bottom cover.
- 4 - Concrete slab to be reinforced with 668 mesh placed 30mm maximum below the slab surface with 225mm laps.
- 5 - Provide a 0.25mm black polythene dampproof and slip layer under the slab taped with 100mm laps (optional but recommended).
- 6 - Fix roof frames to concrete with M10 zinc screwbolts screwed into holes drilled in the slab.

### STEELWORK

- 1 - All structural framing members shall be G550-1.0mm BMT, G500-1.2mm BMT, G450-1.5mm, 1.9mm BMT grade steel galvanised to Z200 (G550 for 80 x 40 boxed and single channels). Cleats to be G450, Z200.
- 2 - Purlins and girts shall be 80 x 40 x 0.75 B.M.T. lipped, crimped channel located at centres shown on the drawings.
- 3 - Boxed members to be flange fixed with #10 Tek screws at 600 centres.
- 4 - Screws to be #10 x 16mm long Tek screws Class 3 zinc plated, fixed at a minimum edge distance of 6mm and to a 12mm minimum pitch.
- 5 - Girts to be connected with 2 #10 Tek screws each side of girt.
- 6 - Steelwork shall conform to:
  - NZ/AS 4600 Cold Formed Steel Structures Code
  - NZ/AS 1397:1993
  - AS 1562:1962 Design and Installation of Metal Roofing
  - AS 1111/1112 Hex Commercial Bolts and Screws
  - AS 3566 Self Drilling Screws for Building

### CLADDING

- 1 - Roof and wall sheeting shall be 0.35 B.M.T., G550 grade steel zincalumed to AZ150 and rolled to profile as detailed.
- 2 - Roof sheets shall be fixed to ridge and eaves purlins with a Tek screw at every rib, as shown, tek screw to alternative ribs at intermediate fixings, all complete with neoprene washers tightened firmly but not to form depressions in the roof cladding. Ensure all roof fixings are waterproof.
- 3 - Wall sheeting shall be fixed to the eave purlins and to the rafters of the end wall frames with a Tek screw at third points of each pan and to third points of alternate pans at other girts and fixings.
- 4 - Ridges, gables and all penetrations to be flashed with similar sheet steel.
- 5 - Guttering to be fixed with Tek screws and joint sealed with silicone. Fit downpipes to guttering to discharge to an approved stormwater drainage system, provided by the Owner.
- 6 - Frame for personnel door and windows with 80 x 40 x 0.75 unlippped channels. Flange connect members with 2 screws to each flange Fix jambs to floor with 40x40x1.2 angle cleat having 1/M10 screwbolt to concrete and 2 Tek screws to jamb.

**FREDERICK R SMITH**  
 chartered consulting engineer  
 363 Wairakei Rd, Burnside  
 Christchurch 8053  
 Phone 03 348 1521

I certify that buildings erected in accordance with these drawings will comply with the New Zealand Building Code.

*[Signature]*  
 F R Smith  
 SE (civil) MIPENZ, MACENZ, MIEAust  
 CPENG RPEG (6225)

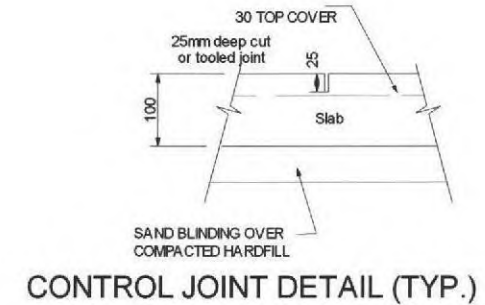
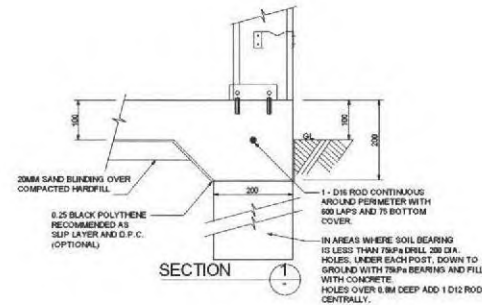
**TOTALSPAN**  
 A Division of VERSATILE BUILDINGS LTD  
 112 WATERLOO ROAD, HORNBY  
 P.O. BOX 11-013, CHRISTCHURCH  
 PH. (09) 261 2306 FAX: (09) 262 1535

Drawing Title:  
**PORTAL BUILDING  
 SPECIFICATIONS**

For: Mr. Graham Drake  
 13 Miro Street  
 Inglewood  
 4330  
 New Zealand

## SCREWBOLT NOTE

- 1 EMBEDMENT DEPTH OF SCREW BOLTS= 70mm
- 2 SCREWBOLTS SHALL BE M10/75 ZINC PLATED IN 10DIA. HOLES 80 DEEP.

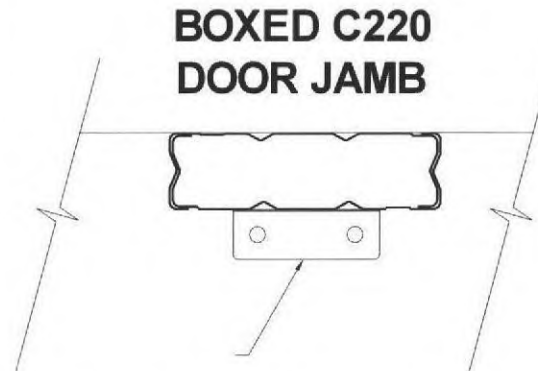


## CONCRETE SLAB NOTE:

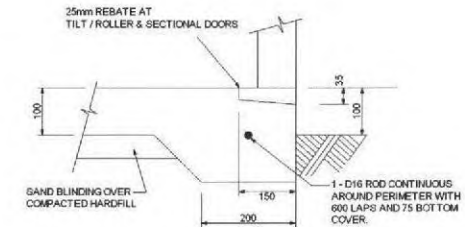
Concrete slabs to have construction joints keyed during placing or cut in panels not exceeding the following dimensions:

Unreinforced	3m x 3.9m
Fibre reinforced	4m x 6m (Fibre dosage 0.7kg/cu.m)
Mesh reinforcement	6m x 12m (668 mesh, 225 laps, 30mm top cover)

For slabs 15m to 30m long, form keyed joints at mid length of floors. For slabs over 30m long keyed joints to be at a maximum of 15m centres.



40X40X1.2 ANGLE 120 LONG WITH 8#10 TEKS OR 2/M10 BOLTS TO POST & 2/M10 SCREWBOLTS TO CONCRETE.



**FREDERICK R SMITH**  
 chartered consulting engineer  
 363 Waiakei Rd, Burnside  
 Christchurch 8053  
 Phone 03 348 1521

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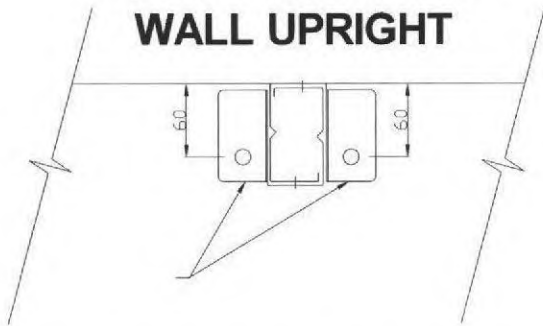
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Drawing Title:  
**PORTAL BUILDING  
 FOUNDATION DETAILS**

For: Mr. Graham Drake  
 13 Miro Street  
 Inglewood  
 4330  
 New Zealand

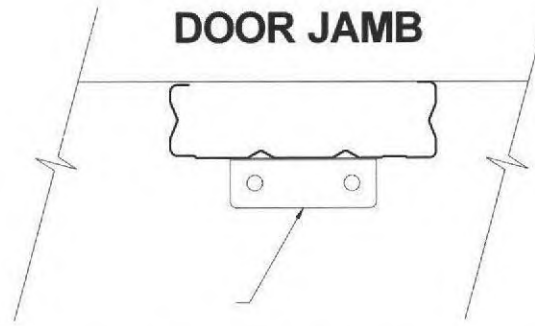
NPPDC Approved  
 23 JAN 2012

**BOXED C80x40 END WALL UPRIGHT**



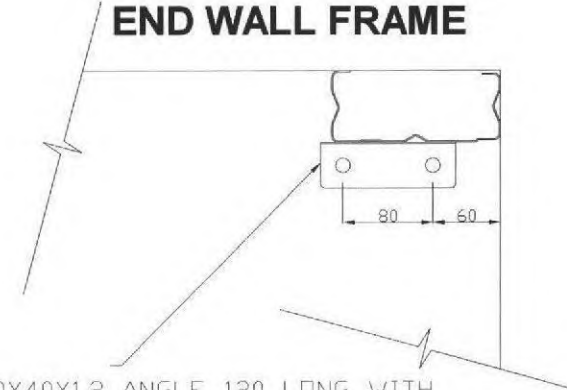
40X40X1 ANGLE 75 LONG WITH 4#10 TEKS OR 2/M10 BOLTS TO POST & 1/M10 SCREWBOLTS TO CONCRETE.

**SINGLE C220 DOOR JAMB**



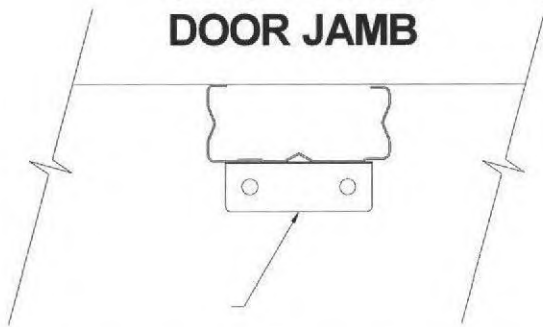
40X40X1.2 ANGLE 120 LONG WITH 8#10 TEKS OR 2/M10 BOLTS TO POST & 2/M10 SCREWBOLTS TO CONCRETE.

**C150 END WALL FRAME**



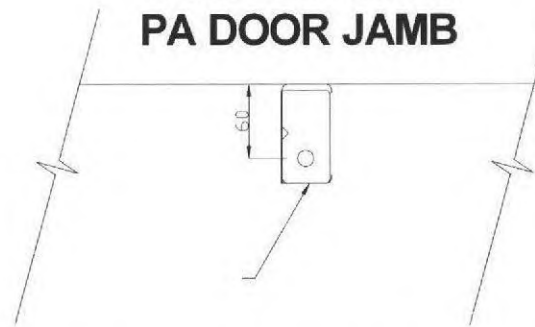
40X40X1.2 ANGLE 120 LONG WITH 8#10 TEKS OR 2/M10 BOLTS TO POST & 2/M10 SCREWBOLTS TO CONCRETE.

**SINGLE C150 DOOR JAMB**



40X40X1.2 ANGLE 120 LONG WITH 8#10 TEKS OR 2/M10 BOLTS TO POST & 2/M10 SCREWBOLTS TO CONCRETE.

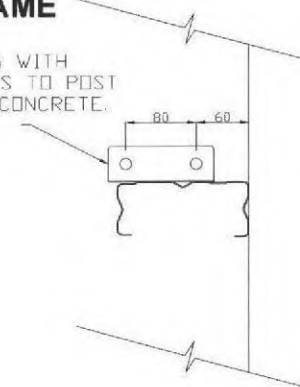
**SINGLE C80x40 PA DOOR JAMB**




40X40X1 ANGLE 75 LONG WITH 4#10 TEKS OR 1/M10 BOLTS TO POST & 1/M10 SCREWBOLTS TO CONCRETE.

**SINGLE C150 INTERIOR FRAME**

40X40X1.2 ANGLE 120 LONG WITH 8#10 TEKS OR 2/M10 BOLTS TO POST & 2/M10 SCREWBOLTS TO CONCRETE.



**FREDERICK R SMITH**  
 chartered consulting engineer  
 363 Wairakei Rd, Burnside  
 Christchurch 8053  
 Phone 03 348 1521

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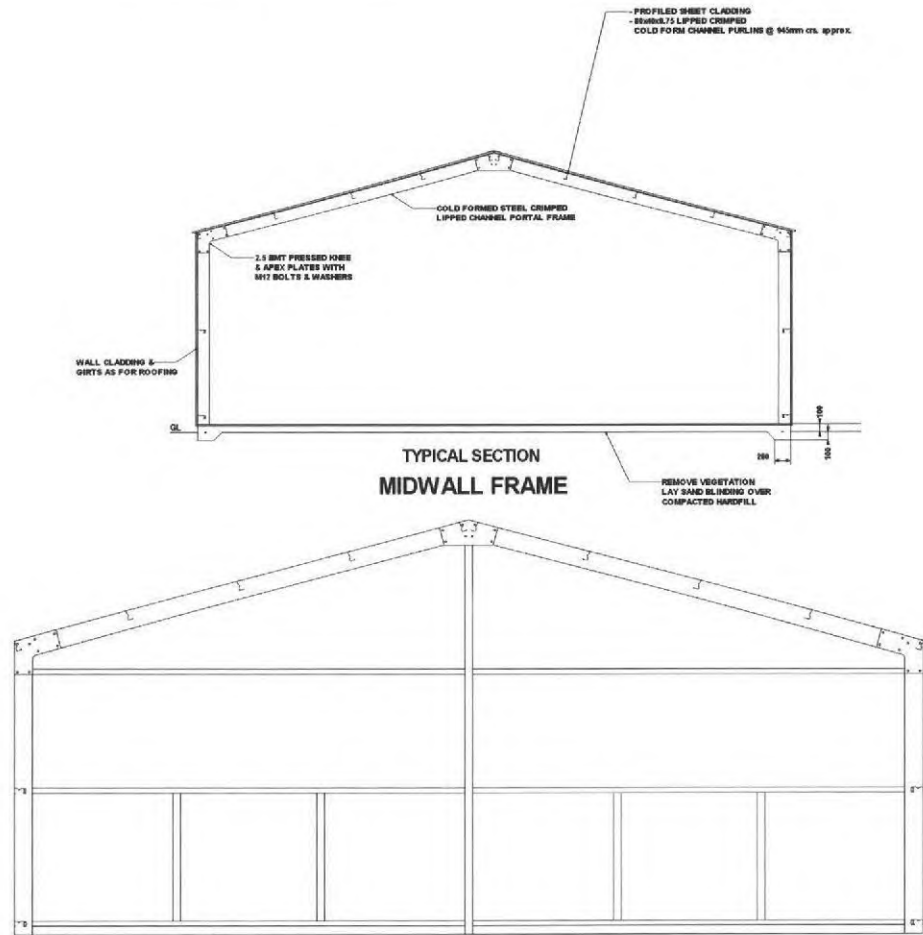
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**PORTAL BUILDING  
 FOUNDATION DETAILS**

For: Mr. Graham Drake  
 13 Miro Street  
 Inglewood  
 4330  
 New Zealand

NPPDC Approved  
 23 JAN 2012

Apex Height (mm): 2400  
 Wall Height (mm): 2400

Girts Centre Lines mm (above floor level):					
Girts Rows:	1	2	3	4	5
	95	1200	2200	-	-



## END WALL FRAME

NPPDC Approved  
 23 JAN 2012

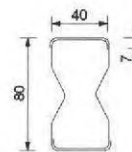
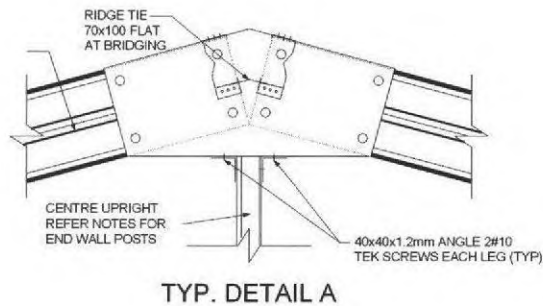
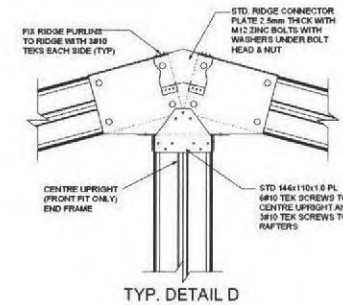
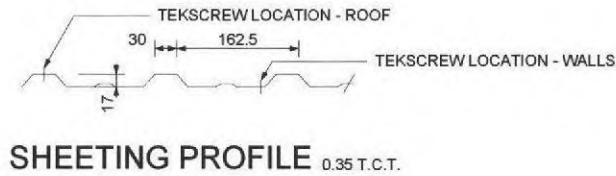
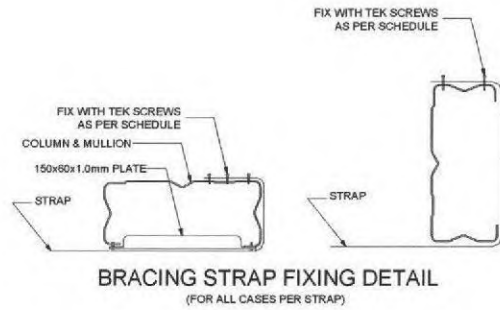
**FREDERICK R SMITH**  
 chartered consulting engineer  
 363 Wairakai Rd, Burnside  
 Christchurch 8053  
 Phone 03 348 1521

I certify that buildings erected in accordance with these drawings will comply with the New Zealand Building Code.  
  
 F R Smith  
 BE (civil) MIPENZ MACENZ MIEAust  
 CPEng RPEQ (6225)

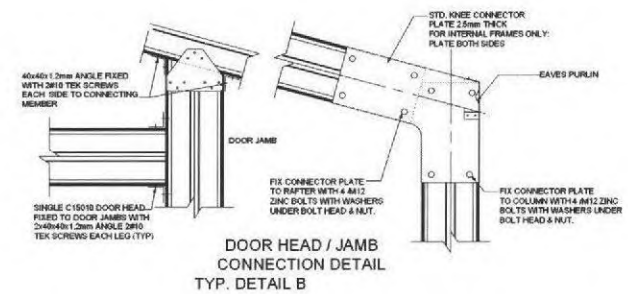
**TOTALSPAN**  
 A Division of VERSATILE BUILDINGS LTD  
 112 WATERLOO ROAD, HORNBY  
 P.O. BOX 11-013, CHRISTCHURCH  
 PH: (09) 261 2306 FAX: (09) 282 1535

Drawing Title:  
**PORTAL BUILDING**  
**SECTION - END WALL**


For: Mr. Graham Drake  
 13 Miro Street  
 Inglewood  
 4330  
 New Zealand



**TYPICAL BOXED CRIMPED LIPPED CHANNEL SECTION** (EX 0.75 BMT)  
 ALL PURLINS AND GIRTS SINGLE UNLESS NOTED TO BE BOXED.



**FREDERICK R SMITH**  
 chartered consulting engineer  
 363 Wairakei Rd, Burnside  
 Christchurch, 8053  
 Phone 03 348 1521

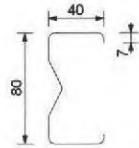
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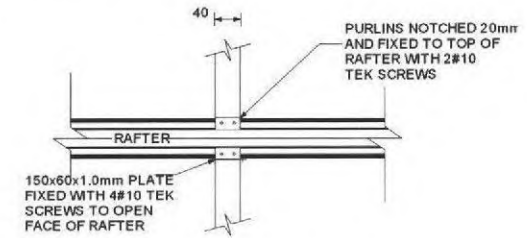
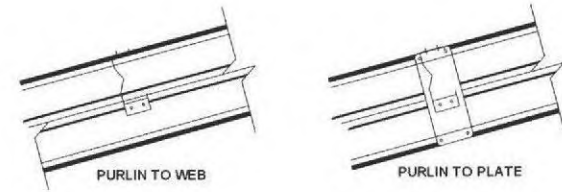
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**PORTAL BUILDING BUILDING DETAILS**

For: **Mr. Graham Drake**  
 13 Miro Street  
 Inglewood  
 4330  
 New Zealand

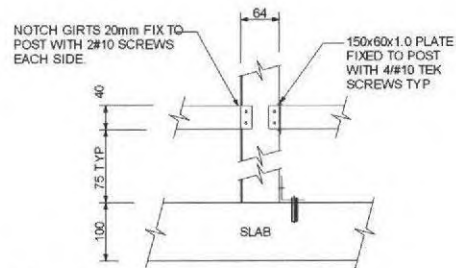
NPDC Approved  
 23 JAN 2012



**TYPICAL CRIMPED LIPPED CHANNEL SECTION** (EX 0.75 BMT)  
 ALL PURLINS AND GIRTS SINGLE UNLESS NOTED TO BE BOXED.



**TYPICAL PURLIN TO RAFTER DETAILS**



**TYP. GIRT TO POST DETAIL**

**FREDERICK R SMITH**  
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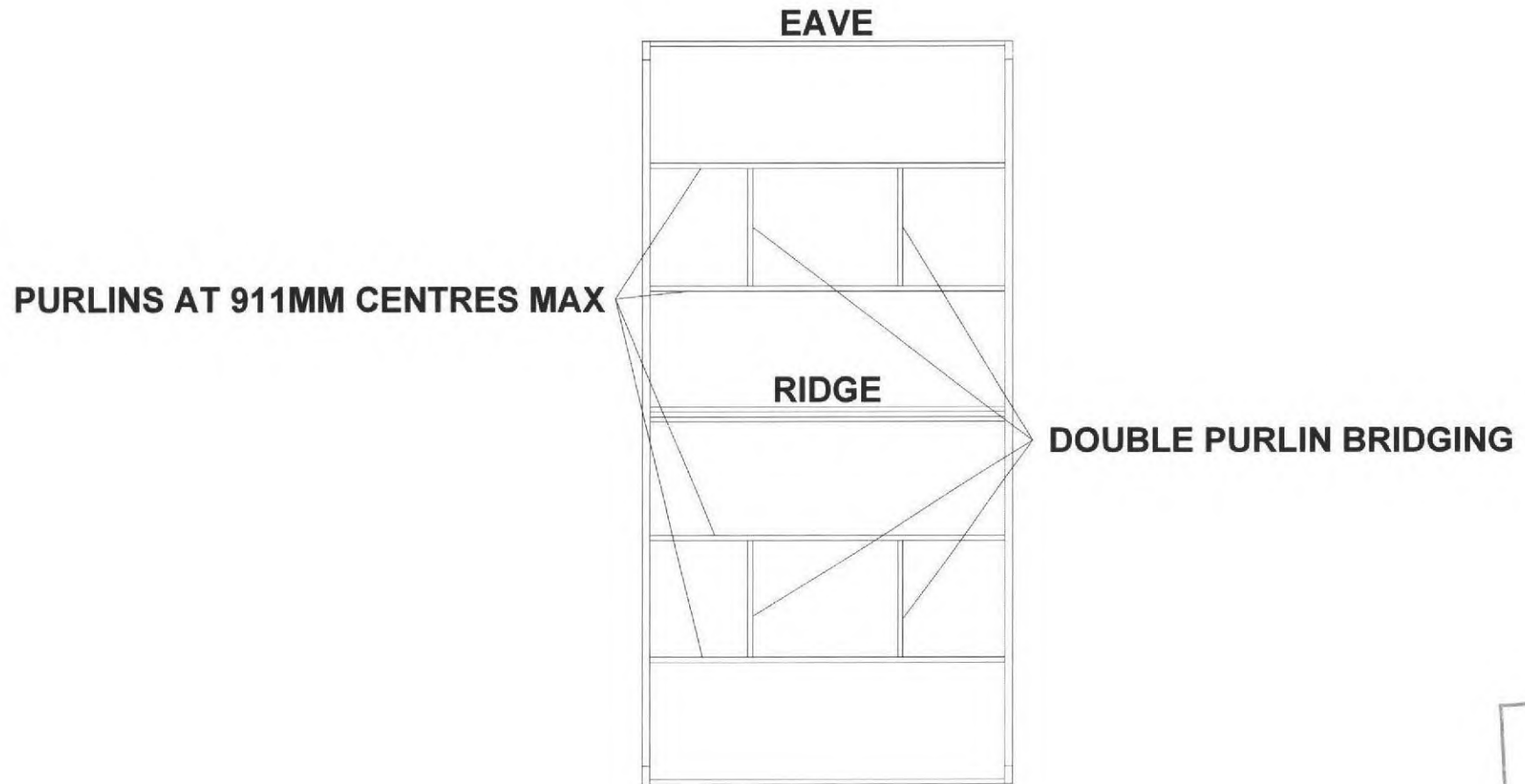
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Drawing Title:  
**PORTAL BUILDING BUILDING DETAILS**


For: Mr. Graham Drake  
 13 Miro Street  
 Inglewood  
 4330  
 New Zealand


NPDC Approved  
 23 JAN 2012



NPDC Approved  
 23 JAN 2012

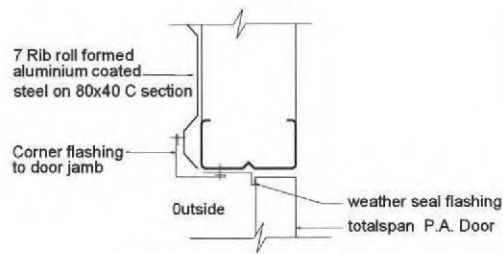
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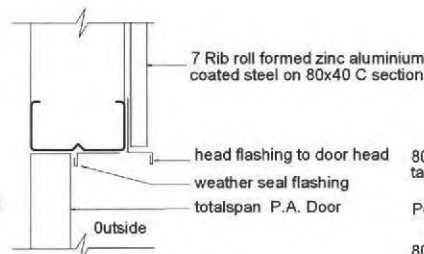
  
 A Division of VERSATILE BUILDINGS LTD  
 112 WATERLOO ROAD, HORNBY  
 P.O. BOX 11-013, CHRISTCHURCH  
 PH: (09) 281 2306 FAX: (09) 262 1535

Drawing Title:  
**PORTAL FRAME  
 ROOF PLANS**

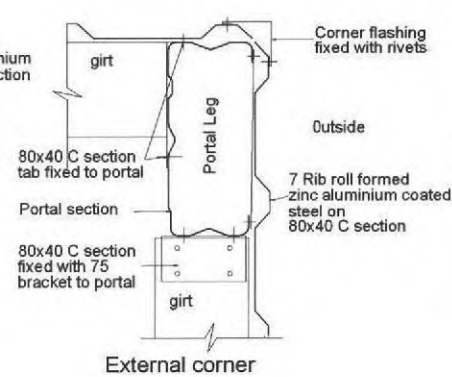
For: Mr. Graham Drake  
 13 Miro Street  
 Inglewood  
 4330  
 New Zealand



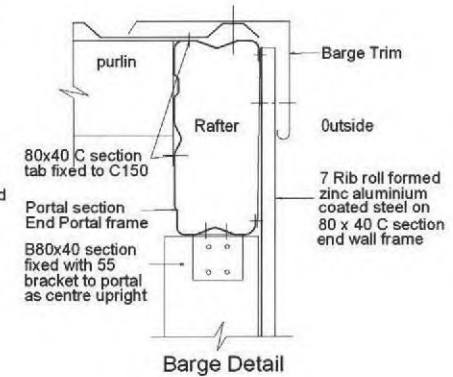
P.A. Door Jamb Detail



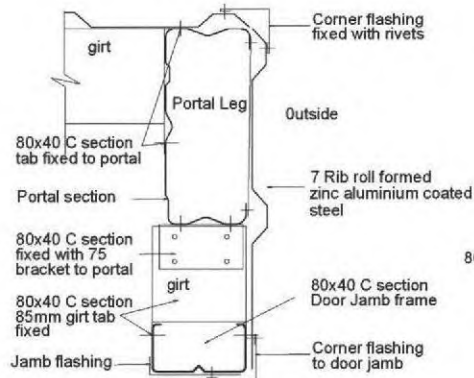
P.A. Door head Detail



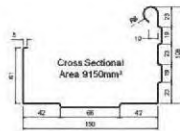
External corner



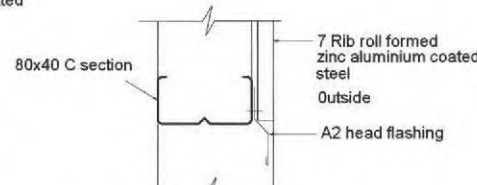
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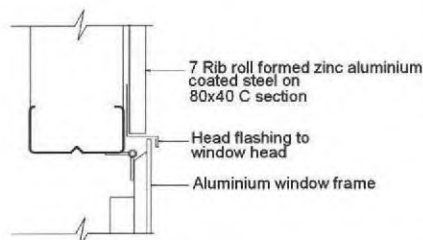
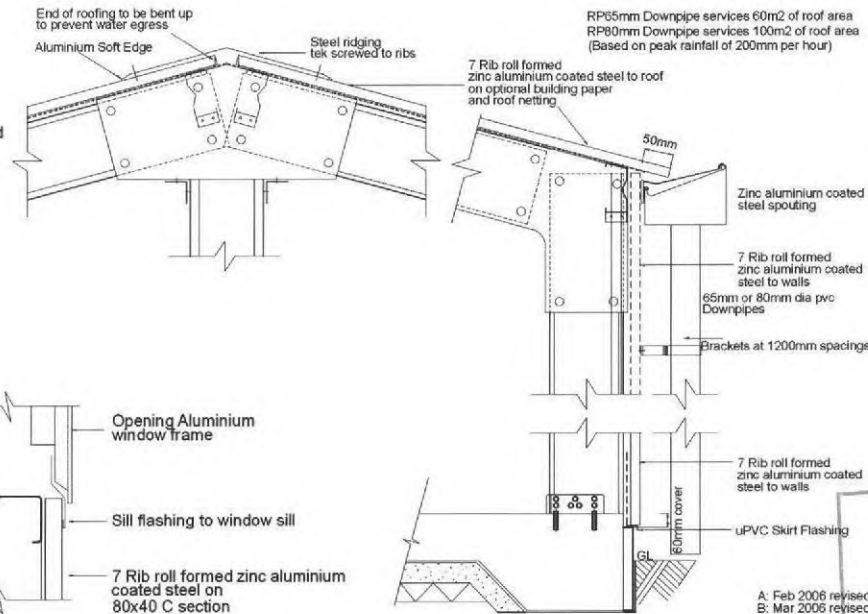
Roller Door Jamb Detail



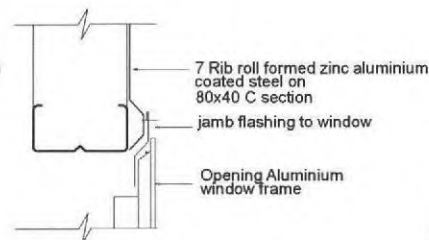
Gutter Profile



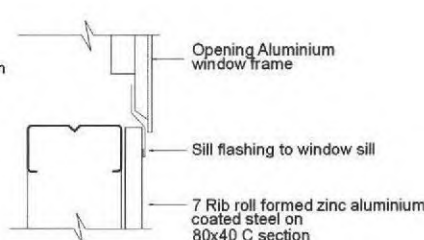
Roller Door head Detail



Window head Detail



Window Jamb Detail



Window Sill Detail

**FREDERICK R SMITH**  
 chartered consulting engineer  
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 P.O. BOX 11-613, CHRISTCHURCH  
 PH: (09) 261 2306 FAX: (09) 262 1535

Drawing Title:  
**PORTAL BUILDING  
 FLASHING DETAILS**

A: Feb 2006 revised  
 B: Mar 2006 revised  
 C: Apr 2006 revised  
 D: Aug 2006 revised

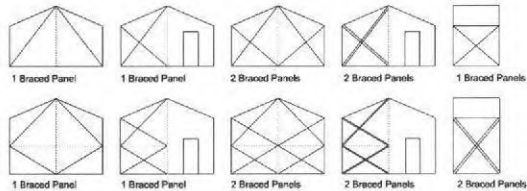
NPPDC Approved  
 23 JAN 2012

**NOTE:**

1. Bracing shall be 27X0.6mm G550 steel strap fixed with 4 #10 tek screws each end.

**2. BRACING LOCATION GABLE WALLS:**

Building 2 to 4 Bays long, excluding garaport bays shall have 1 braced panel in either gable wall.  
 Building 5 bays and longer, excluding garaport bays shall have 1 braced panel in each of the gable walls.  
 When building is gable entry, bracing can be relocated to the opposite gable wall.



**3. BRACING LOCATION SIDE WALLS**

Buildings 2 to 4 bays long shall have 1 braced panel located as close as possible to the gable end wall on each side wall of the building.  
 Buildings 5 bays and longer excluding garaport bays shall have at least 2 braced panels in each side wall.  
 There must be 1 braced panel in the first four bays and 1 braced panel in the last four bays, both located as close as possible to the gable end walls and there must be no more than 5 bays between each braced panel.

**4. BRACING RELOCATION SIDE WALLS:**

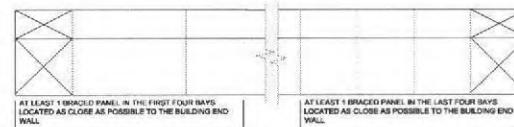
If a braced panel can not be achieved with the above rules, then the conflicting braced panel shall be relocated in the opposite wall side and as close as possible directly opposite the original location.

If 1 or more braced panels are relocated from one side wall to the other, then add 1 braced panel to a gable wall that is closest to the original position of the relocated braced panel.

**5. ROOF BRACING LOCATION**

Buildings, 2 to 4 bays excluding garaport bays shall have 1 braced panel located in one of the end bays.  
 Buildings, 5 bays and longer excluding Garaport bays, shall have at least 3 braced panels, 2 located in each end bay and there must be no more than five bays between each braced panel.

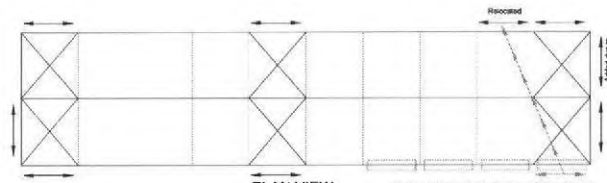
Other configurations of openings shall be specific design.



SIDE WALL ELEVATION



SIDE WALL ELEVATION



PLAN VIEW



PLAN VIEW

**FREDERICK R SMITH**  
 chartered consulting engineer  
 363 Wairakei Rd, Burnside  
 Christchurch 8053  
 Phone 03 348 1521

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 PH: (09) 281 2306 FAX: (09) 282 1535

Drawing Title:  
**PORTAL BUILDING  
 BRACING - WALLS AND ROOF**

For: Mr. Graham Drake  
 13 Miro Street  
 Inglewood  
 4330  
 New Zealand

NPDC Approved  
 23 JAN 2012

# **BUILDING CONSENT**

**116630P**

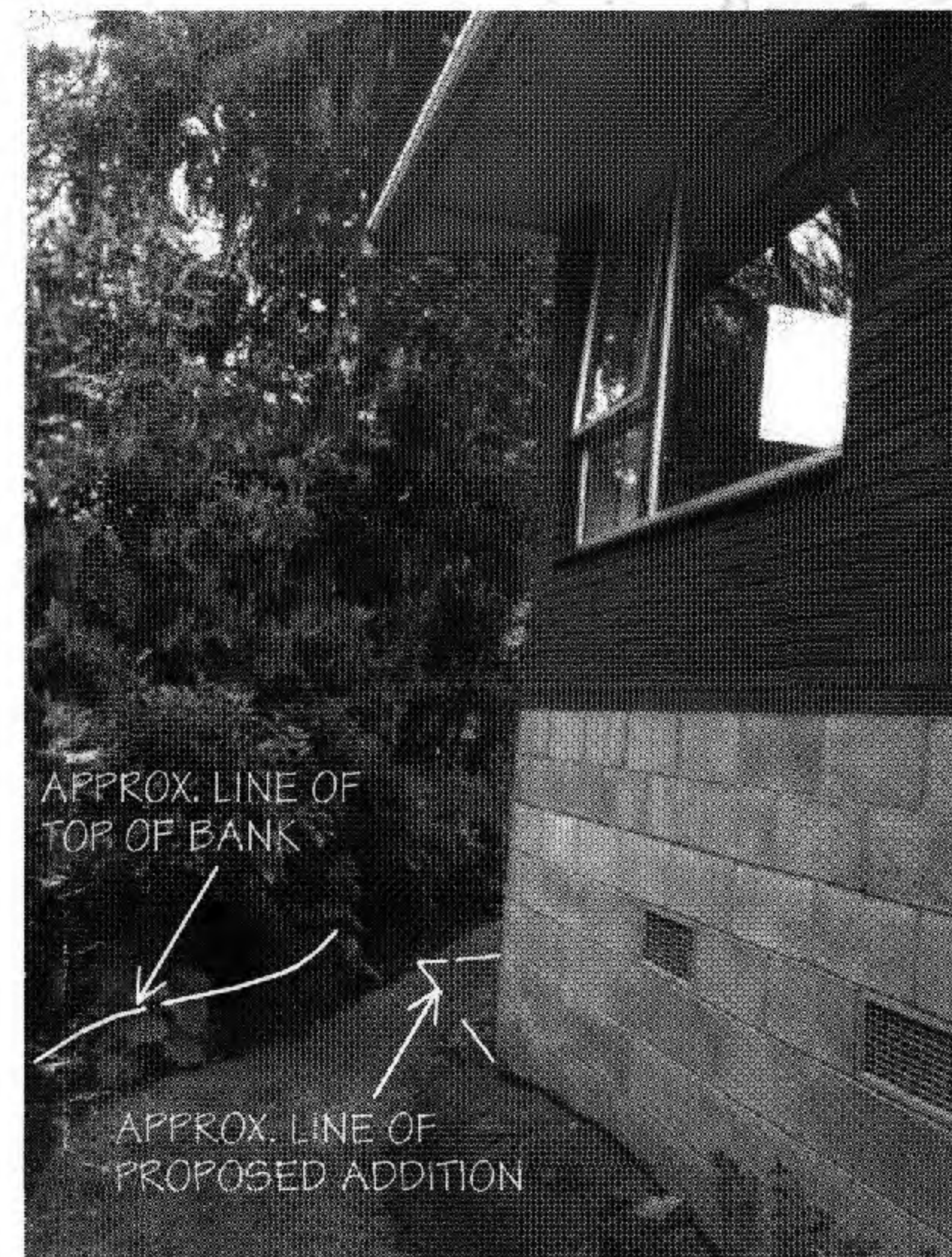
**PROPERTY ID**

**029464**

**116630P**



SOUTH EAST WALL TO BE PARTLY EXTENDED



BEDROOM WINDOW ON EAST WALL

**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: *[Signature]* Date: 18/6/14

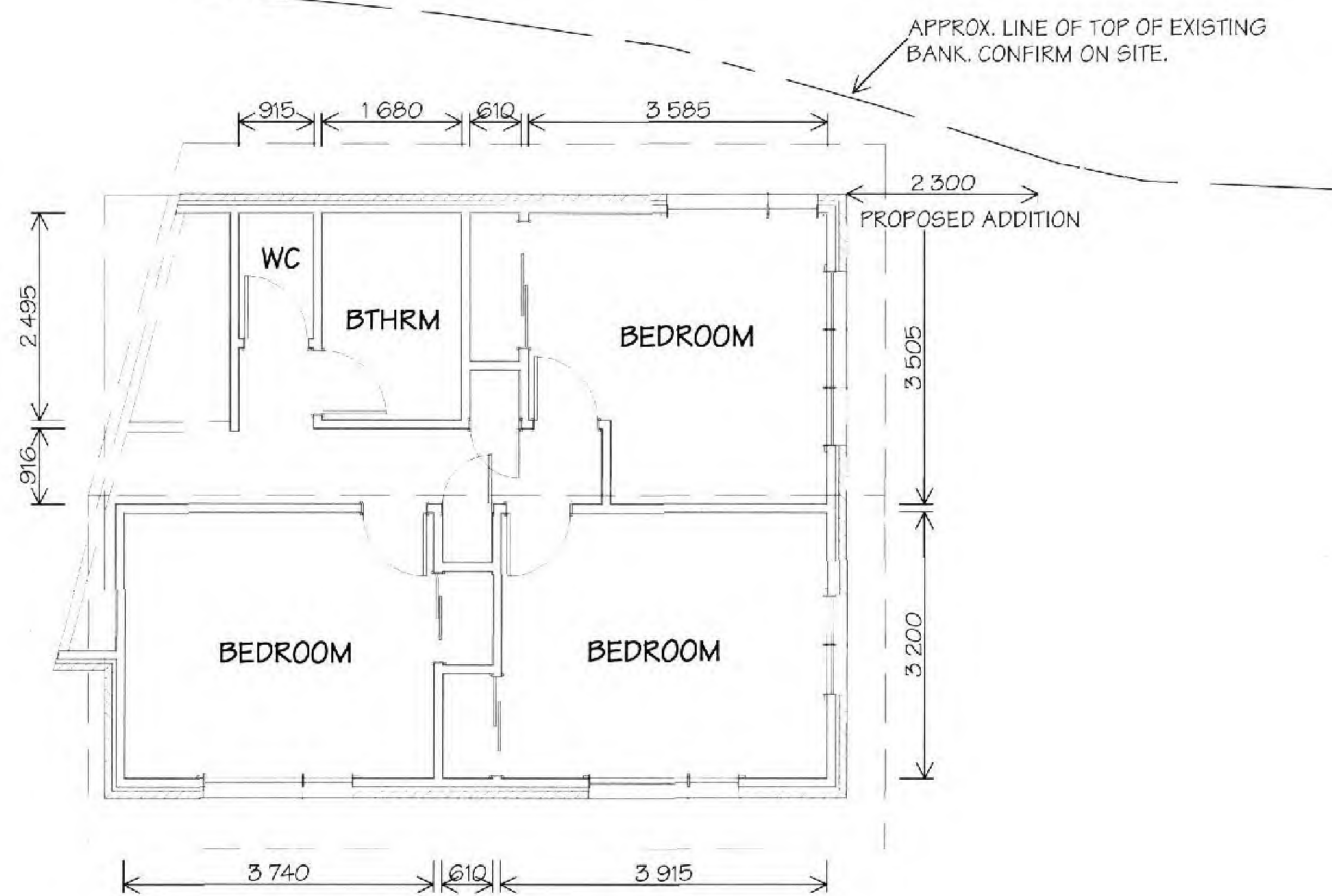
BC14/116630 1/5/14

**NPDC Approved for**  
**18 JUN 2014**  
**Building Consent**

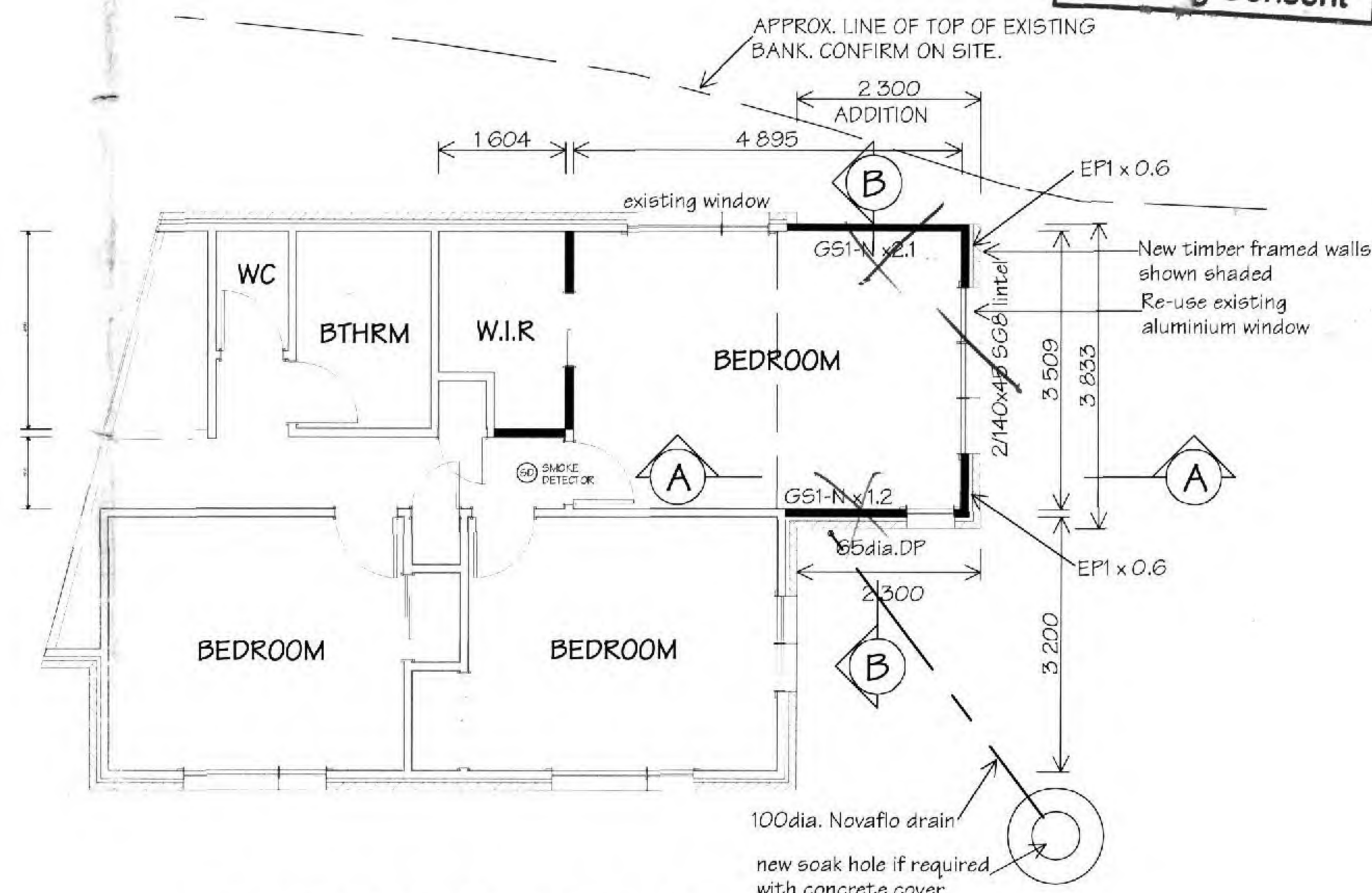
PROPOSED ADDITION TO RESIDENCE  
 13 MIRO STREET - INGLEWOOD  
 FOR MR & MRS G. DRAKE

CHECK ALL MEASUREMENTS ON SITE

Ammdnts: Date:



PART EXISTING FLOOR PLAN  
 SCALE 1:100



PART PROPOSED FLOOR PLAN  
 SCALE 1:100

Do not scale off drawings. Check all dimensions on site.

DYMOND DESIGN LTD

108 Wilson Street - P.O.Box 567 - Hawera  
 Phone/Fax: 06 2785571 Mob: 021762248  
 Email: robertdymond@xtra.co.nz

Issue:

Date: 29/04/2014

Scale: A3  
 Sheet size:

Project No: 1417

Sheet No: 1  
 of 7



### AERIAL SITE PHOTO

Legal description: LOTS 2 & 3 DP 10437  
 Site address: 13 Miro Street - Inglewood



**WIND ZONE DETERMINATION FROM NZS3604:2011**  
 WIND REGION: A  
 LEE ZONE: YES  
 GROUND ROUGHNESS: URBAN  
 SITE EXPOSURE: SHELTERED  
 TOPOGRAPHY: CREST/GENTLE  
 FROM TABLE 5.3 T1  
 FROM TABLE 5.4 HIGH WIND ZONE (INCREASED FOR LEE ZONE)

NZS 3604:2011 Table 5.4

Region	Ground roughness	Topographic class and site exposure							
		T1		T2		T3		T4	
		Sheltered	Exposed	Sheltered	Exposed	Sheltered	Exposed	Sheltered	Exposed
A	Urban	L	M	M	H	H	H	H	VH
	Open	M	H	H	VH	H	VH	VH	EH
W	Urban	M	H	H	VH	H	VH	EH	EH
	Open	H	VH	VH	EH	VH	EH	SED	SED

Table 2 from E2/AS1: Building envelope risk matrix  
 Job Name: Drake house - 13 Miro Street - Inglewood  
 Elevation Location: All elevations

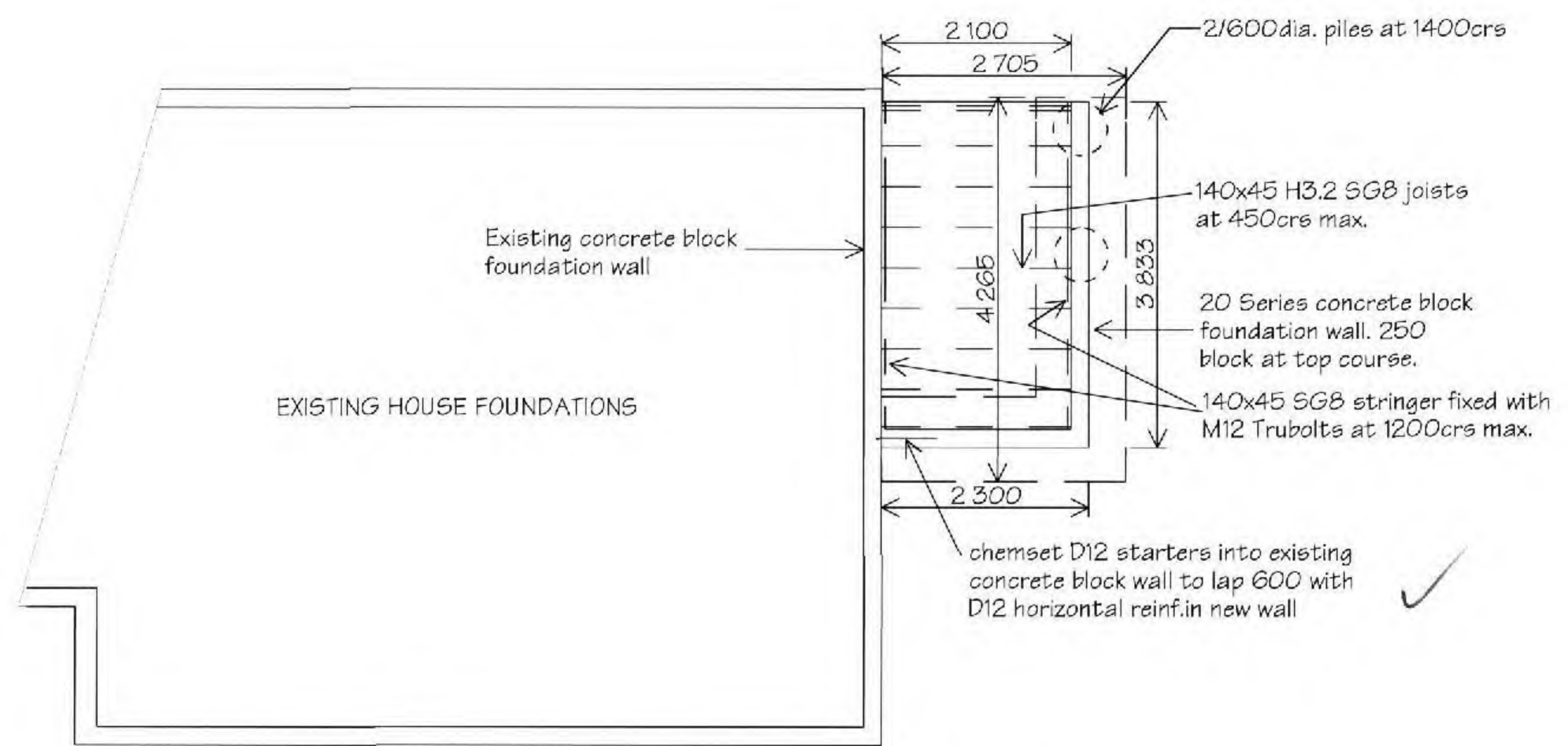
Risk Factor	Risk Severity				Subtotals for each risk factor
	Low	Medium	High	Very High	
Wind Zone (per NZS3604)	0	0	1	2	1
Number of storey	0	1	2	4	2
Roof/Wall intersection design	0	1	3	5	0
Eaves width	0	1	2	5	1
Envelope complexity	0	1	3	6	0
Deck design	0	2	4	6	0
<b>Total Risk Score</b>					<b>4</b>

PROPOSED ADDITION TO RESIDENCE  
 13 MIRO STREET - INGLEWOOD  
 FOR MR & MRS G. DRAKE

CHECK ALL MEASUREMENTS ON SITE  
 Ammends: Date:

**DYMOND DESIGN LTD**  
 108 Wilson Street - P.O.Box 567 - Hawera  
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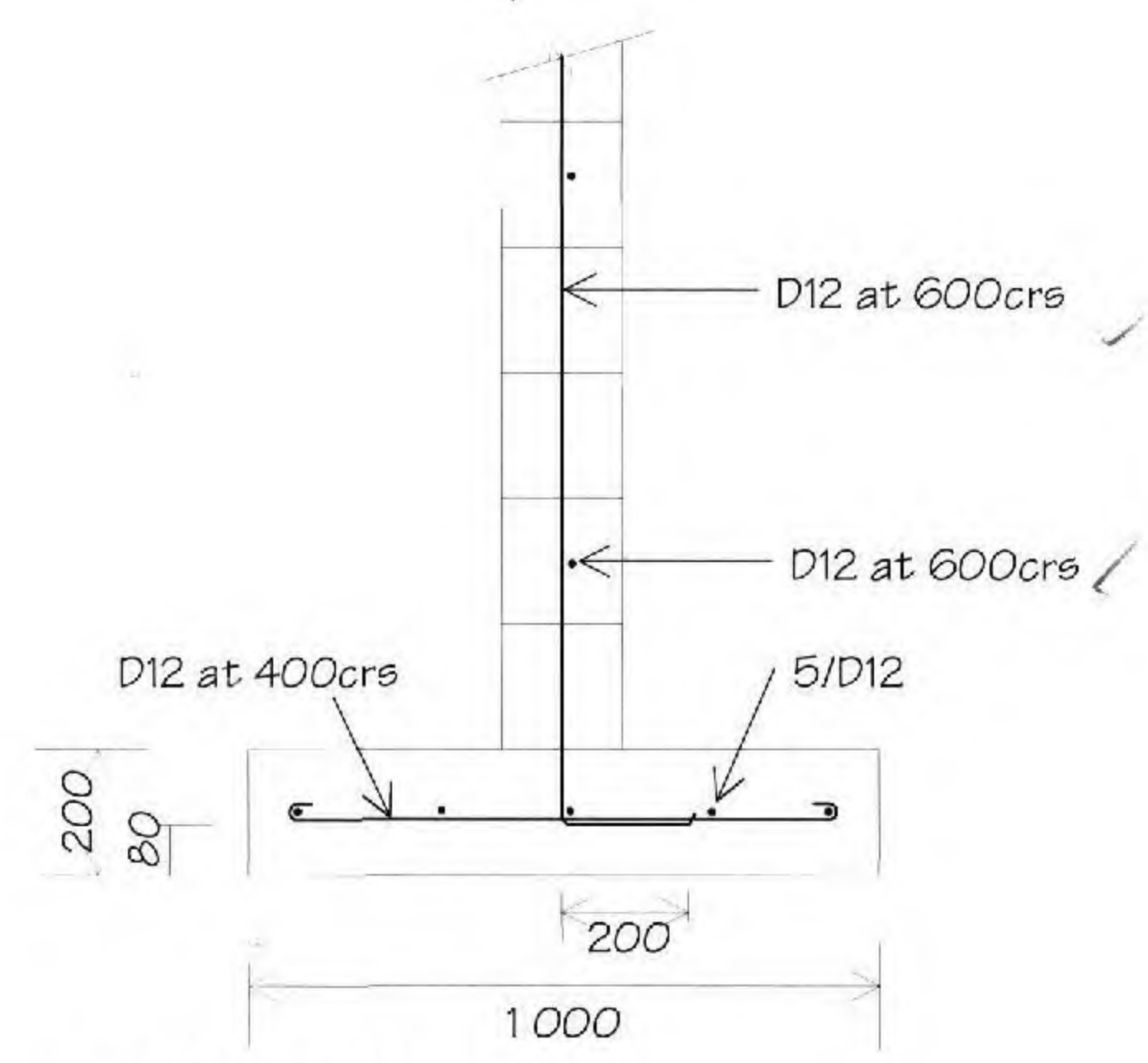
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 Date: 29/04/2014  
 Scale: A3  
 Sheet size:  
 Project No: 1417  
 Sheet No: 2 of 7



### PART FOUNDATION PLAN

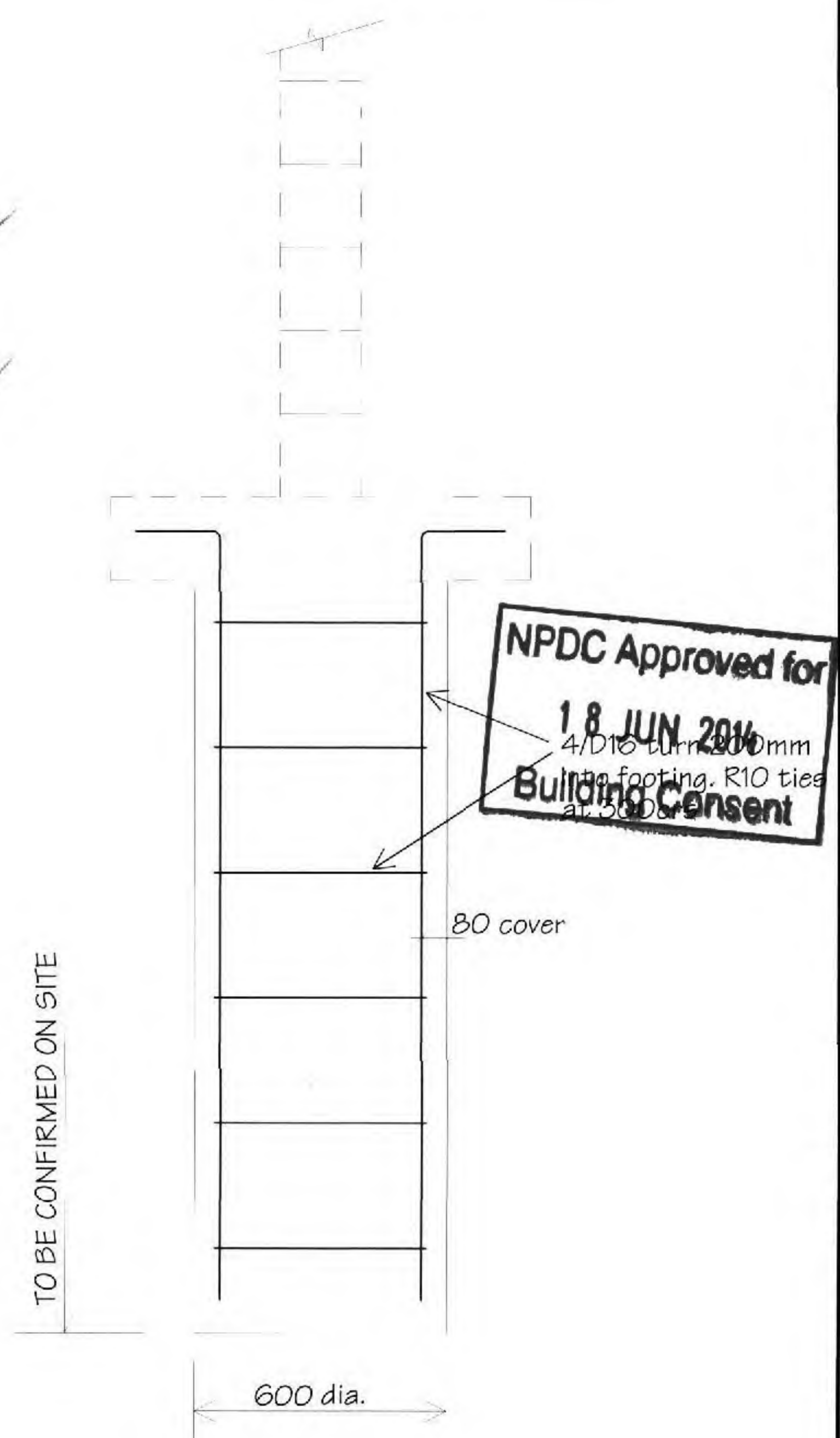
SCALE 1:100

NOTE:  
 DIMENSIONS TO OUTSIDE OF CONCRETE BLOCK FOUNDATION WALL.  
 CHECK ON SITE.



### TYPICAL WALL FOUNDATION DETAIL

Scale 1:20



### PILE DETAIL

Do not scale off drawings. Check all dimensions on site.

PROPOSED ADDITION TO RESIDENCE  
 13 MIRO STREET - INGLEWOOD  
 FOR MR & MRS G. DRAKE

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Ammdnts: Date:

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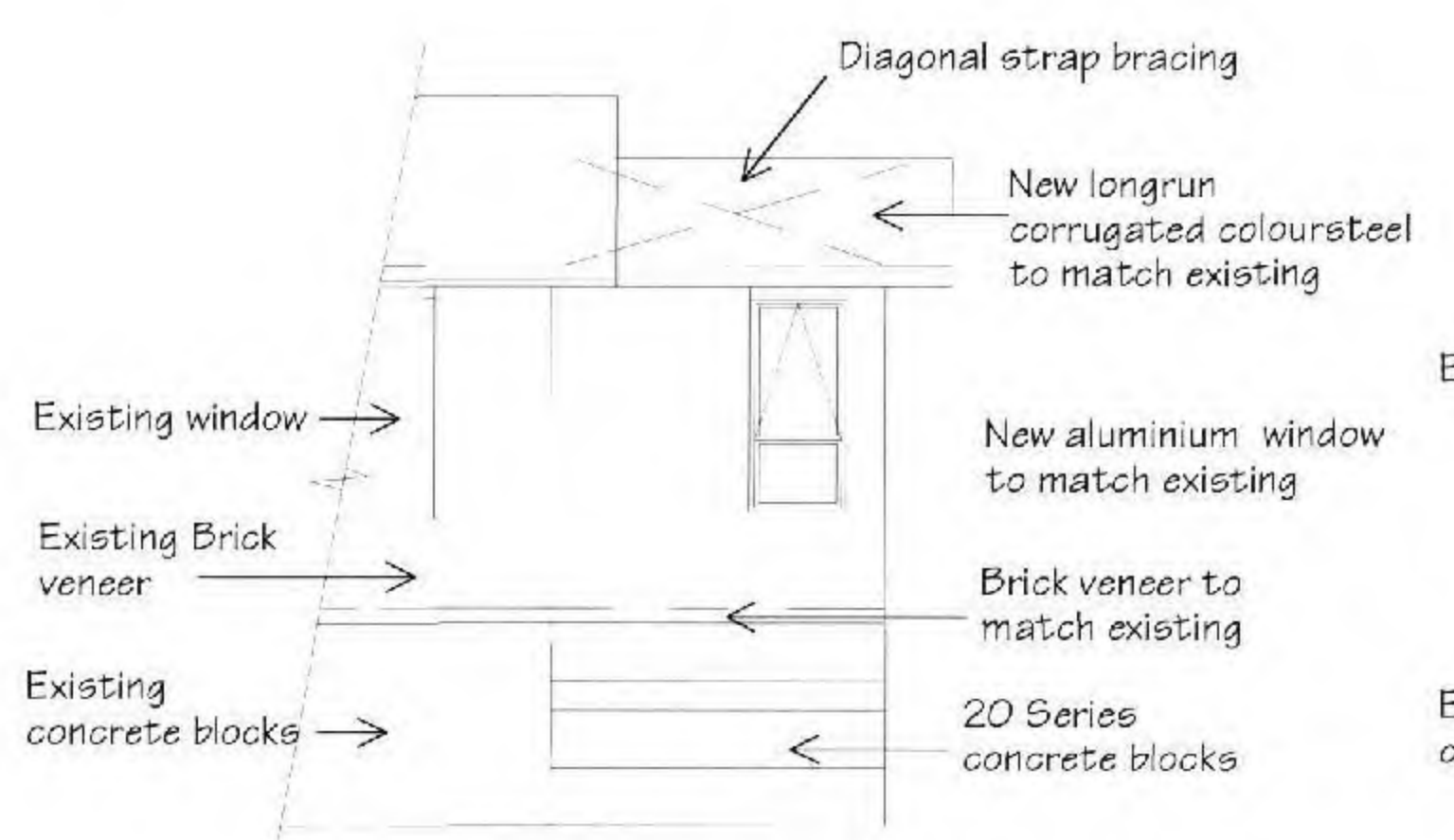
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Date:  
 29/04/2014

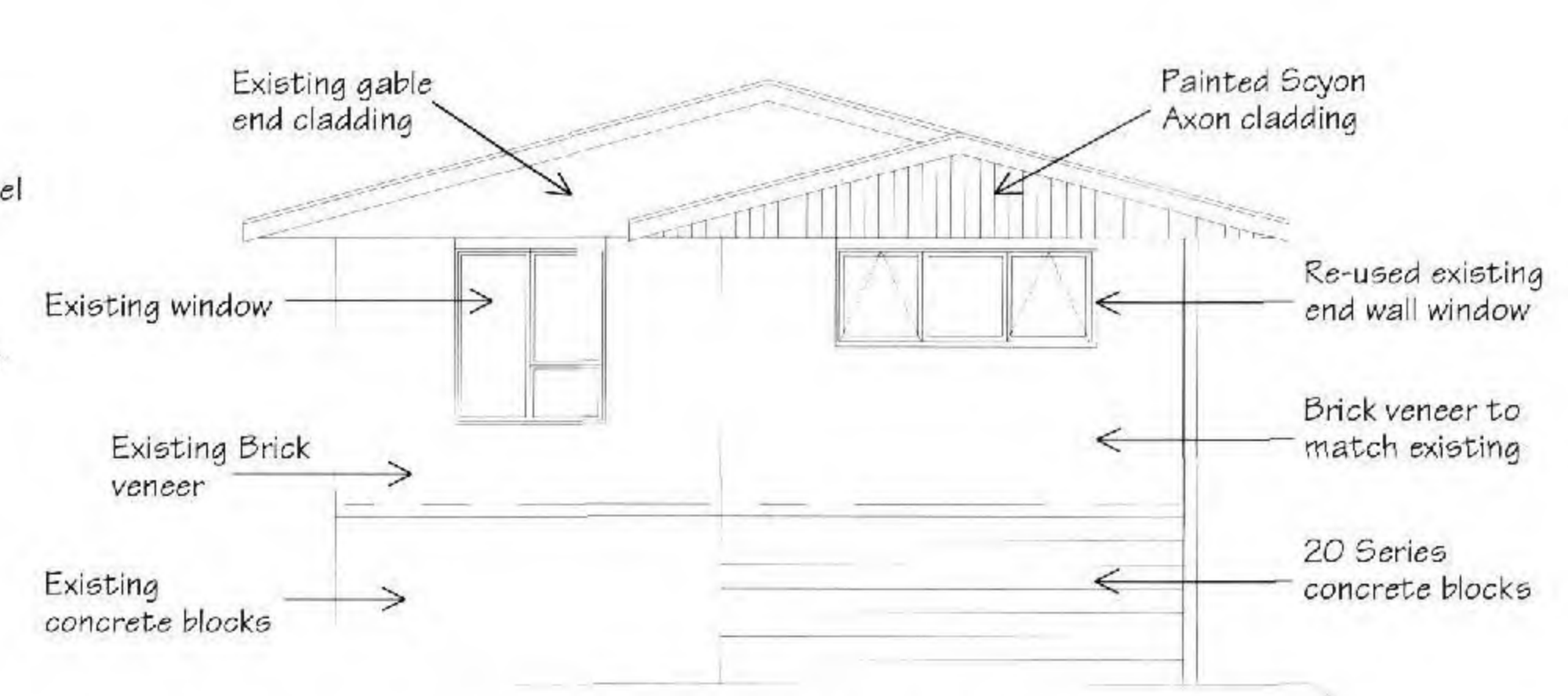
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 Sheet size: A3

Project No:  
 1417

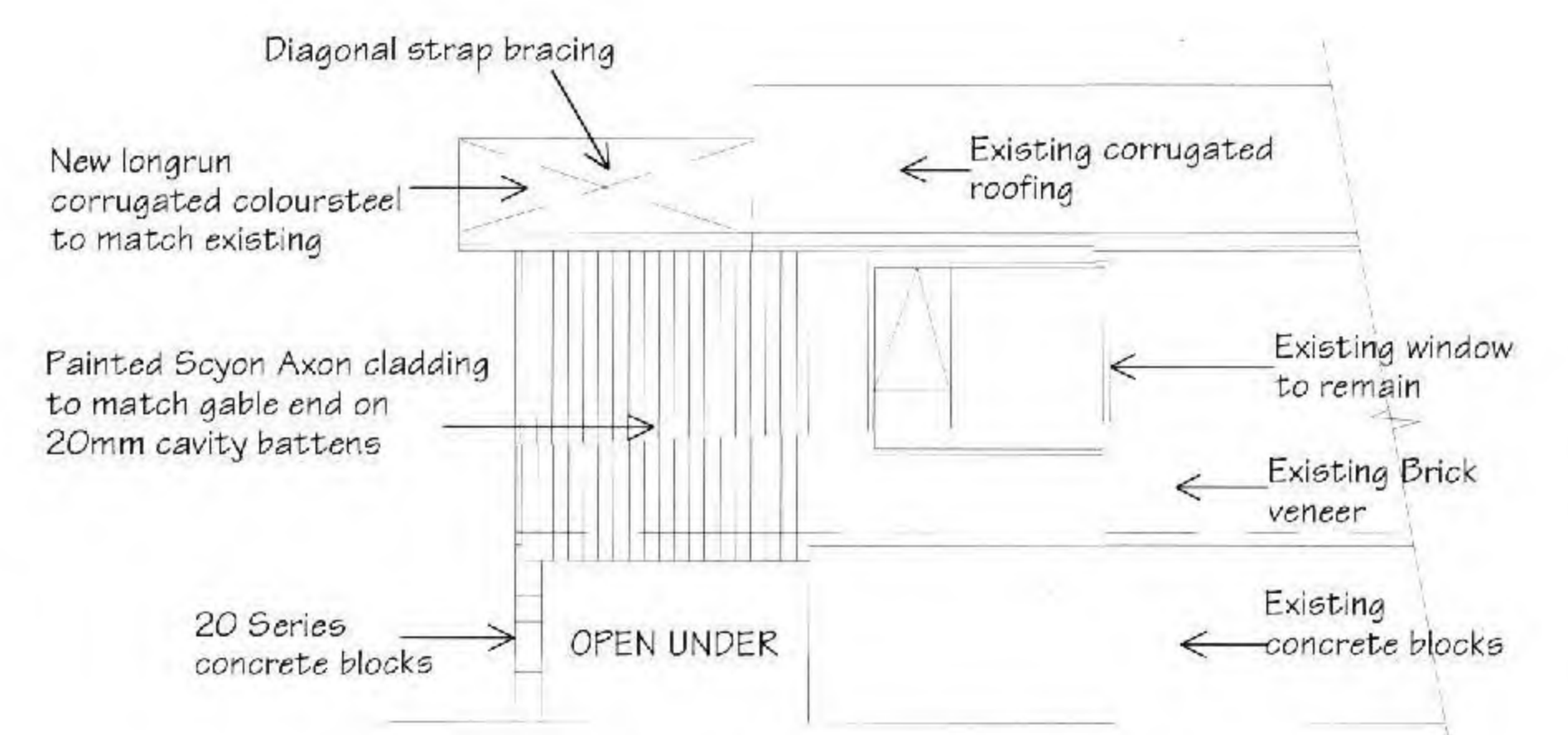
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 of 7



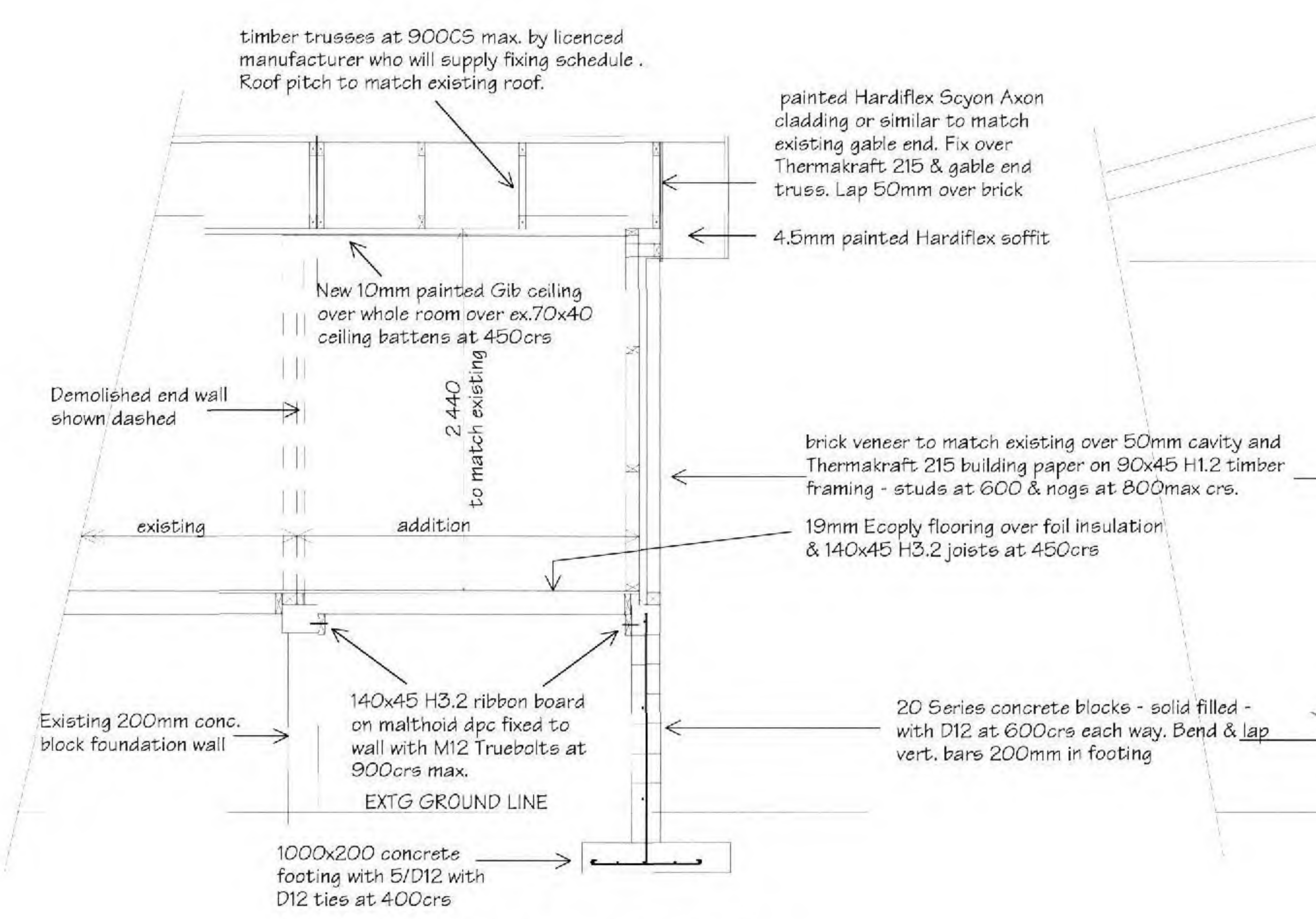
PART WEST ELEVATION



SOUTH ELEVATION

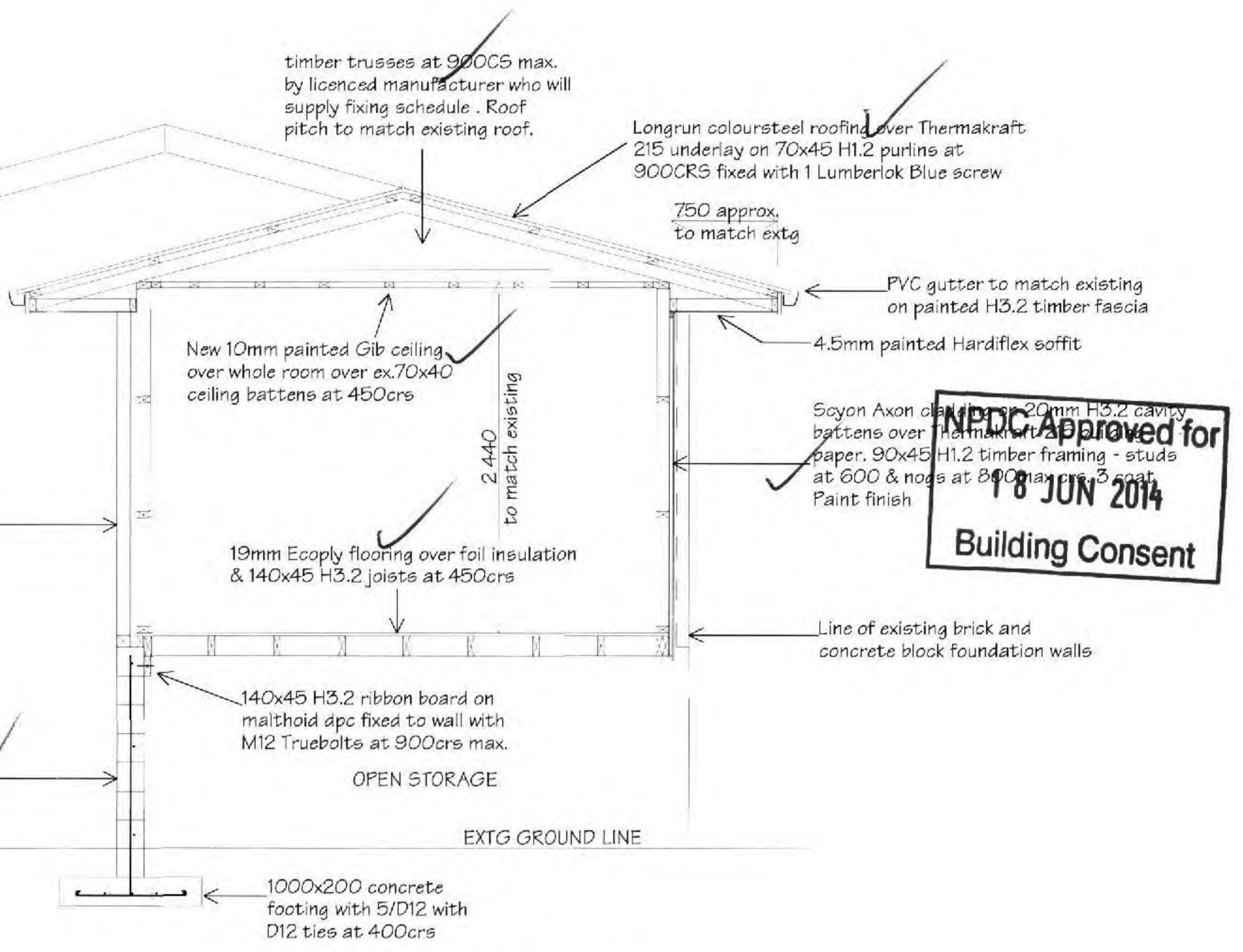


PART EAST ELEVATION



CROSS SECTION A - A  
 Scale 1:50

NOTES:  
 FIT R2.4 INSULATION IN ALL NEW EXTERNAL WALL CAVITIES  
 FIT R3.2 INSULATION ABOVE NEW CEILING



CROSS SECTION B - B  
 Scale 1:50

NOTES:  
 FIT R2.4 INSULATION IN ALL NEW EXTERNAL WALL CAVITIES  
 FIT R3.2 INSULATION ABOVE NEW CEILING

NPDC Approved for  
 18 JUN 2014  
 Building Consent

Do not scale off drawings. Check all dimensions on site.

**Demand Calculation Sheet** single storey V06/11

**Job Details**

Name: Drake house addition  
 Street and Number: 13 Miro Street  
 Lot and DP Number:  
 City/Town/District: Inglewood  
 Designer: Robert Dymond  
 Company Name: Dymond Design Ltd  
 Date: 26/03/2014



**Building Specification**

Select Lining Option: 10 or 13 mm GIB® Plasterboard

Number of storeys: single  
 Floor Loading: 2kPa  
 Foundation Type: subfloor  
 Cladding Weight (subfloor): heavy

**Single Floor**  
 Cladding Weight: heavy  
 Roof Weight: light  
 Room in Roof Space: no  
 Roof Pitch (degrees): 15  
 Roof height above eaves (m): 1.0  
 Building height to apex (m): 4.6  
 Ground to lower floor level (m): 1.5

**Complete Single Floor Column only**  
 Stud Height (m): 2.4  
 Building Length (m): 4.0  
 Building Width (m): 2.3  
 Building Plan Area (m2): 9

**Building Location**

Wind Zone: High  
 Earthquake Zone: 1  
 Soil Type: D&E (deep to very soft)  
 Annual exceedance probability: 1/500 (NZS3604:2011 default)

Bracing Units required for Wind			Bracing Units required for Earthquake		
Demand W (BU)			Demand along / across E (BU)		
subfloor	Walls single		subfloor	Walls	
along	172	80	subfloor	single	
across	272	112	115	64	

**SINGLE OR UPPER STOREY WALLS ALONG** V06/11

Line Total Check	Line Label	Bracing Element No.	Available Wall Length L (m)	Angle to Bracing line (degrees)	Element Height H (m)	Bracing Type	Supplier	Bracing Units Achieved					
								W	E				
144	A	1	0.6		2.4	EP1	Ecoply	72	72				
		2	0.6		2.4	EP1	Ecoply	72	72				
	B	Existing											
Totals Achieved								W	181%	EQ	224%	144	144
Timber Floor, design limit of 120 BU/m								accepted		OK	OK		
Totals Required (from Demand)										80	64		

**GIB EzyBrace® System Specification – GS1-N** JUNE 2011

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

**WALL FRAMING**  
 Wall framing to comply with:  
 • NZBC B1 - Structure: AS1 Clause 3 Timber (NZS 3604:2011)  
 • NZBC B2 - Durability AS1 Clause 3.2 Timber (NZS 3602)

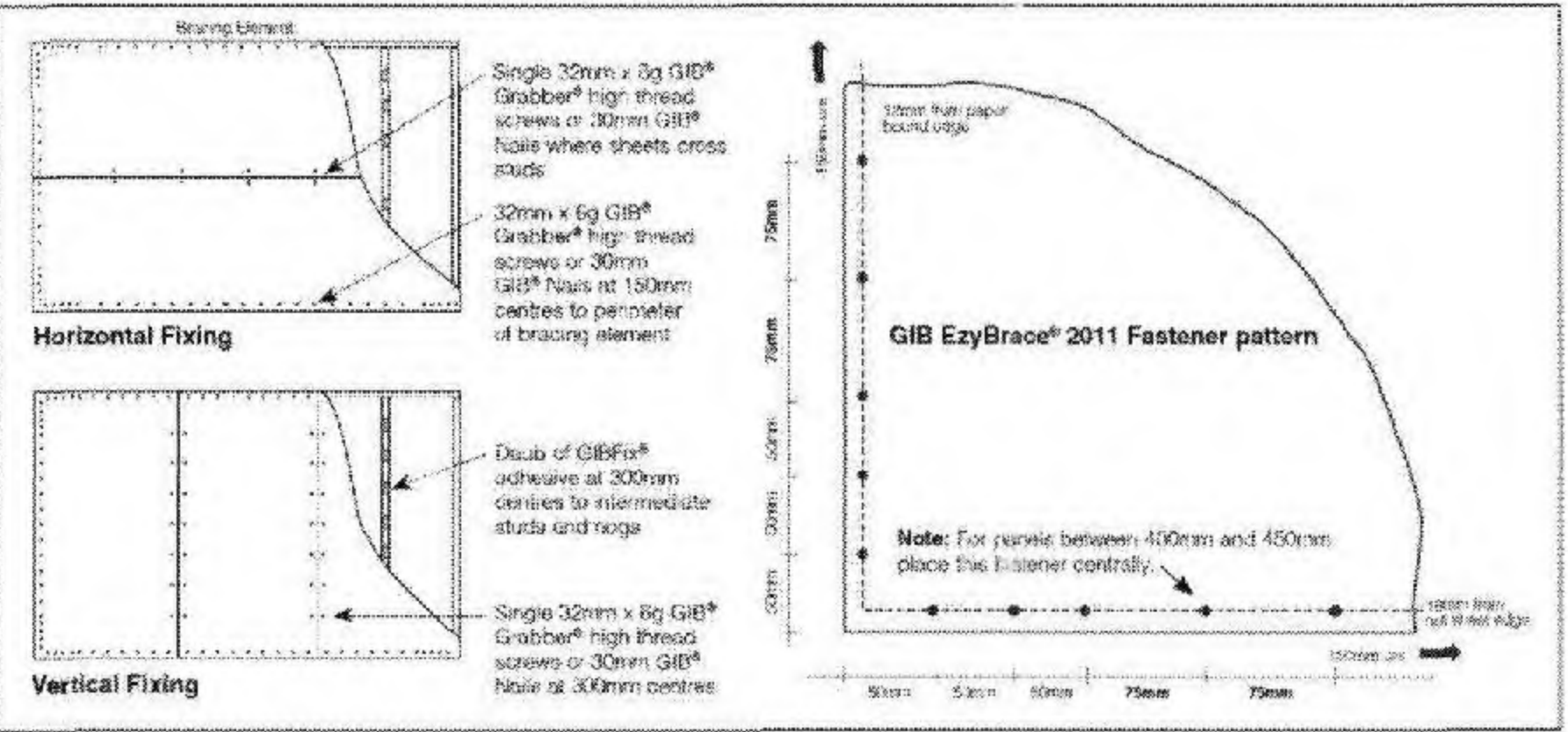
**PERMITTED SUBSTITUTION**  
 For permitted GIB® Plasterboard substitutions refer to Page 21 in GIB Ezybrace® Systems 2011.

**FASTENING THE LINING**  
**Fasteners**  
 32mm x 6g GIB® Grabber® high thread screws, or 30mm GIB® Nails.  
**Fastener centres**  
 50, 100, 150, 225, 300mm from each corner and 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm centres to intermediate chest joints. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use double GIB Fix® adhesive at 300mm centres to intermediate studs.  
**JOINTING**  
 All fastener heads stopped and all sheet joints paper tape reinforced and stopped in accordance with the GIB® Site Guide.

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

**EXTERNAL WALL BRACING LINES**  
 In accordance with the requirements of NZS 3604 for external plate fixing.

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



**SINGLE OR UPPER STOREY WALLS ACROSS** V06/11

Line Total Check	Line Label	Bracing Element No.	Available Wall Length L (m)	Angle to Bracing line (degrees)	Element Height H (m)	Bracing Type	Supplier	Bracing Units Achieved					
								W	E				
-28	M	1	1.2		2.4	GS1-N	GIB®	83	72				
126	N	1	2.1		2.4	GS1-N	GIB®	145	126				
Totals Achieved								W	204%	EQ	307%	228	198
Timber Floor, design limit of 120 BU/m								accepted		OK	OK		
Totals Required (from Demand)										112	64		

**Ecoply® Bracing Specification – EP1**

June 2012  
 Single sided structural plywood bracing

Specification No.	Minimum Wall Length	Lining Requirements	Blu/m Wind	Blu/m Earthquake
EP1	0.6 m	7mm Ecoply®, or Ecoply Barrier one side	125	130

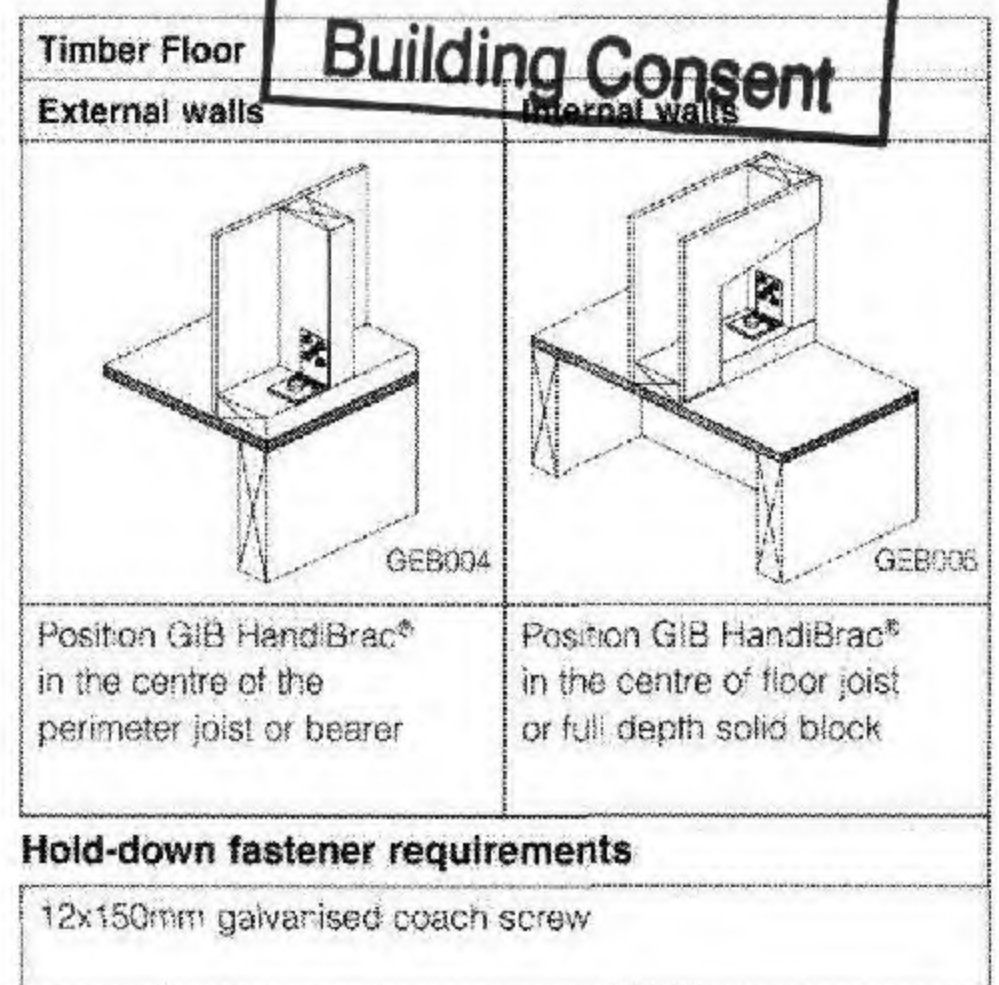
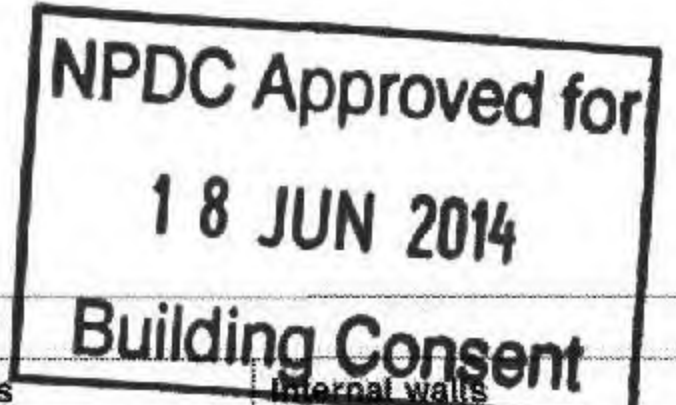
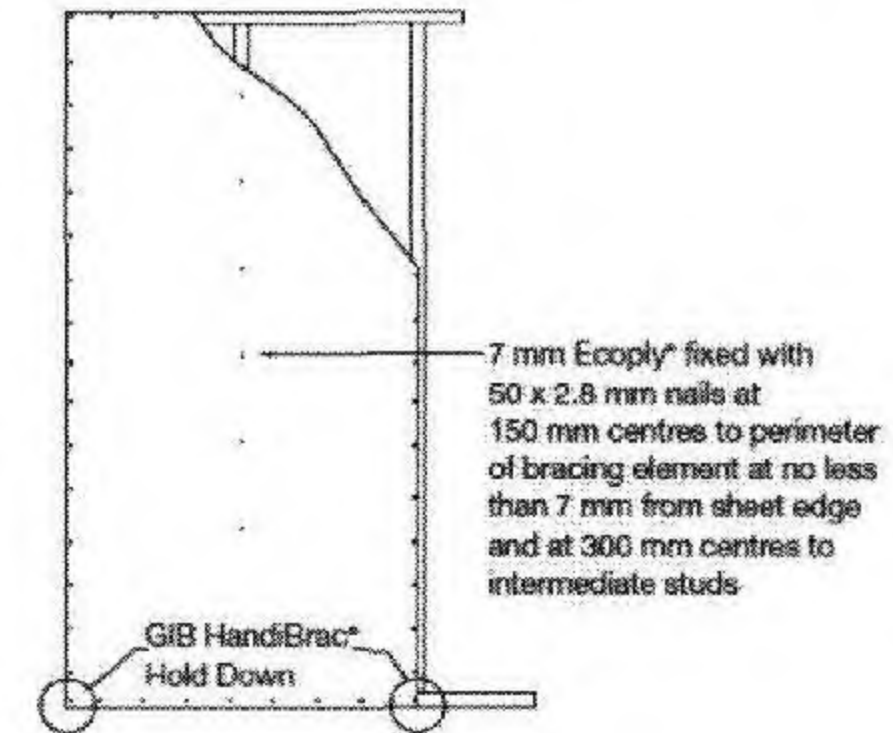
**Framing**  
 Wall framing must comply with:  
 • NZBC B1 - Structure: AS1 Clause 3 Timber (NZS3604:2011)  
 • NZBC B2 - Durability: AS1 Clause 3.2 Timber (NZS3602)

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

**Bottom Plate Fixing**  
 Use GIB HandiBrac® hold-down connections at each end of the bracing element. Refer to installation instructions supplied with the connectors for correct installation instructions and bolt types to be used for either concrete or timber floors. Within the length of the bracing element, bottom plates are fixed in accordance with the requirements of NZS 3604:2011.

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

**Fastening the Ecoply**  
**Fasteners**  
 Fasten with 50 x 2.8 mm galvanised or stainless steel flat head nails. Place fasteners no less than 7 mm from sheet edges.  
**Fasteners for H3.2 CCA treated Ecoply**  
 Where fasteners are in contact with CCA treated timber or plywood, fasteners shall be a minimum of hot dip galvanised. In certain circumstances stainless steel fasteners may be required. Refer to section 4 of NZS 3604:2011 for these circumstances. Refer to Table 8 in the Ecoply Specification and Installation Guide for further fastener selection advice. Stainless steel fasteners must be annular grooved.



PROPOSED ADDITION TO RESIDENCE  
 13 MIRO STREET - INGLEWOOD  
 FOR MR & MRS G. DRAKE

CHECK ALL MEASUREMENTS ON SITE  
 Ammends: Date:

**DYMOND DESIGN LTD**  
 108 Wilson Street - P.O. Box 567 - Hawera  
 Phone/Fax: 06 2785571 Mob: 021 762248  
 Email: robertdymond@xtra.co.nz

Issue:  
 Date: 29/04/2014  
 Scale: A3  
 Sheet size:  
 Project No: 1417  
 Sheet No: 4 of 7

Do not scale off drawings. Check all dimensions on site.

Figure 4: Cavity fixed foundation detail

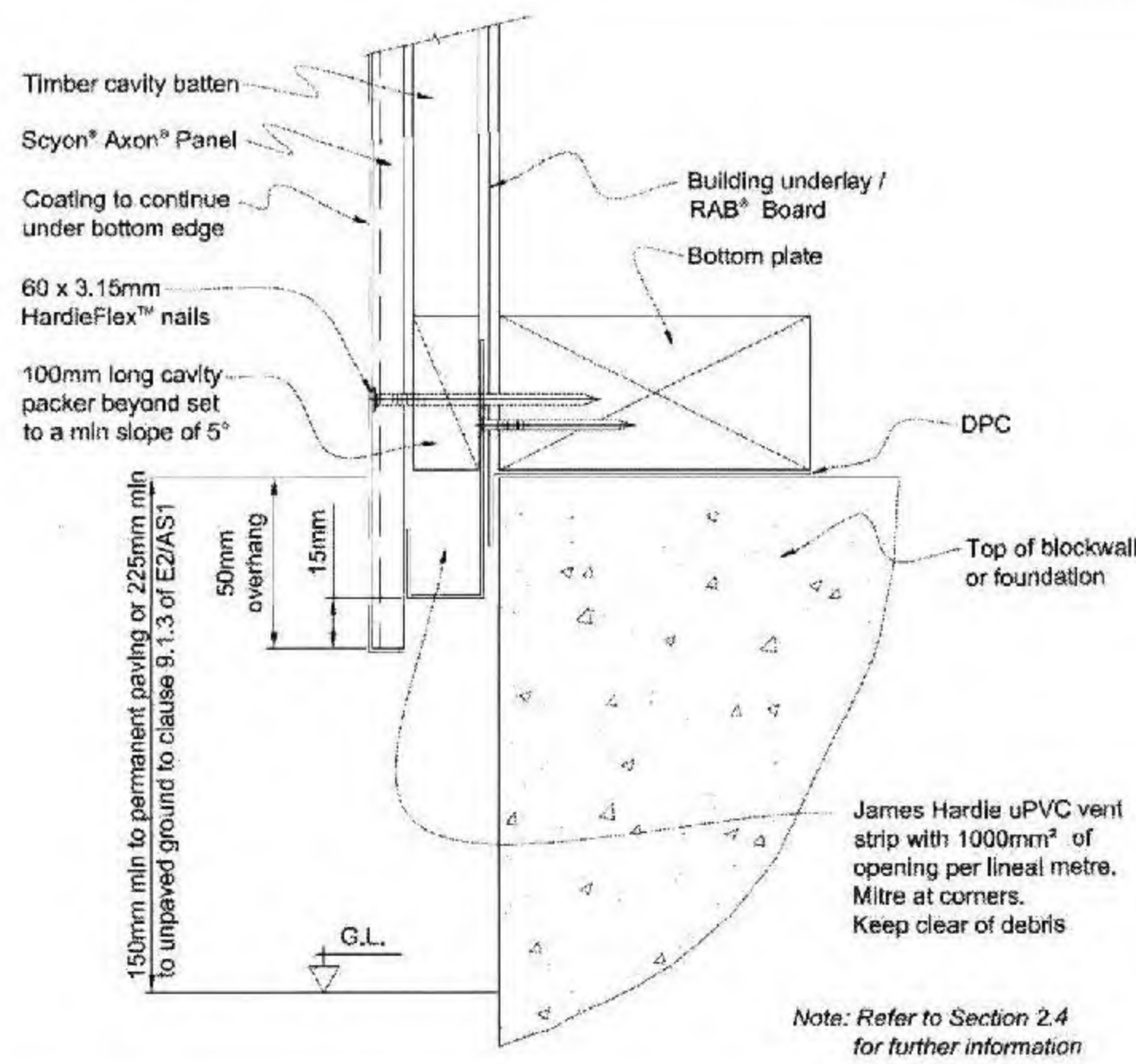


Figure 6: Cavity soffit detail

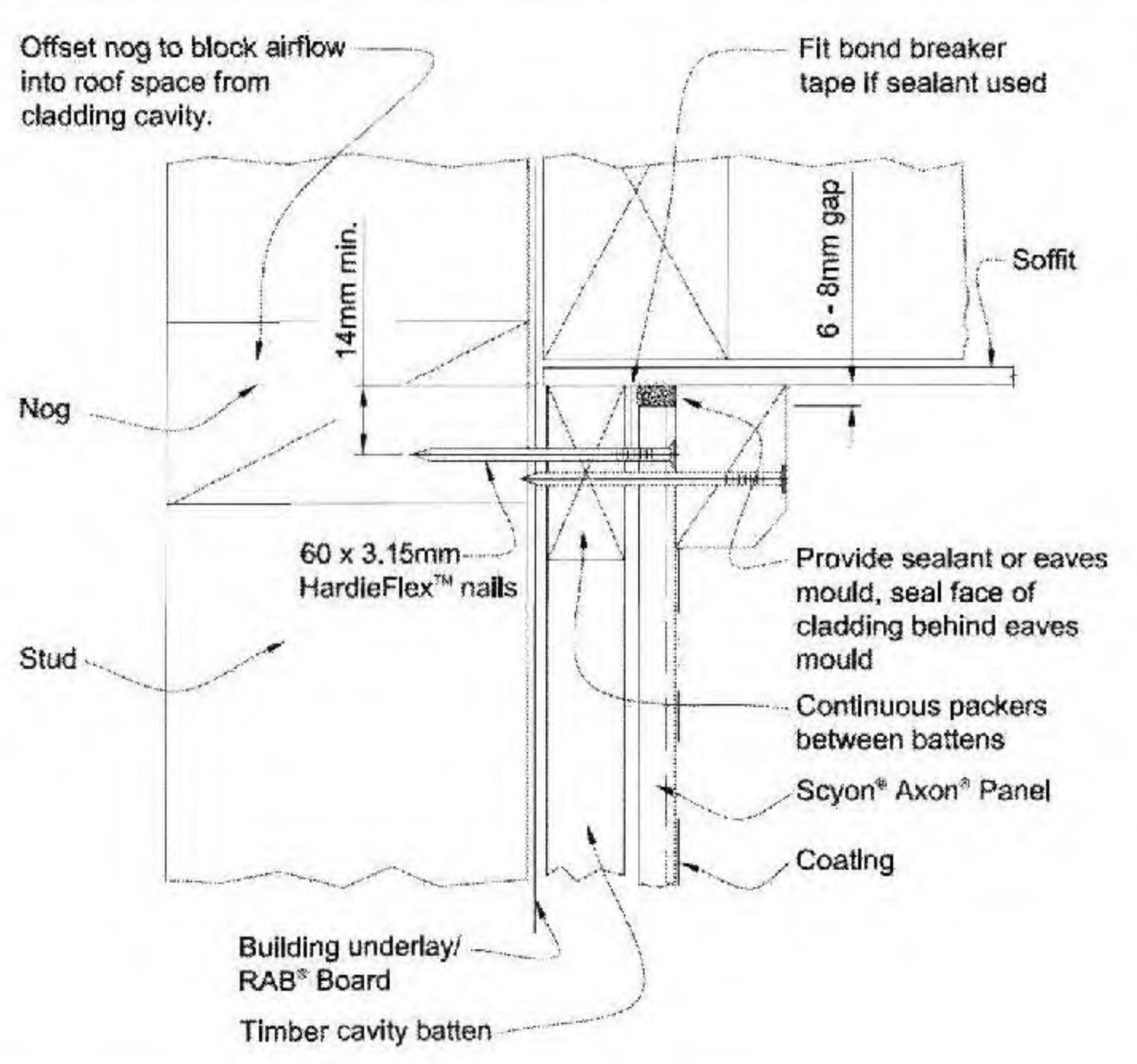
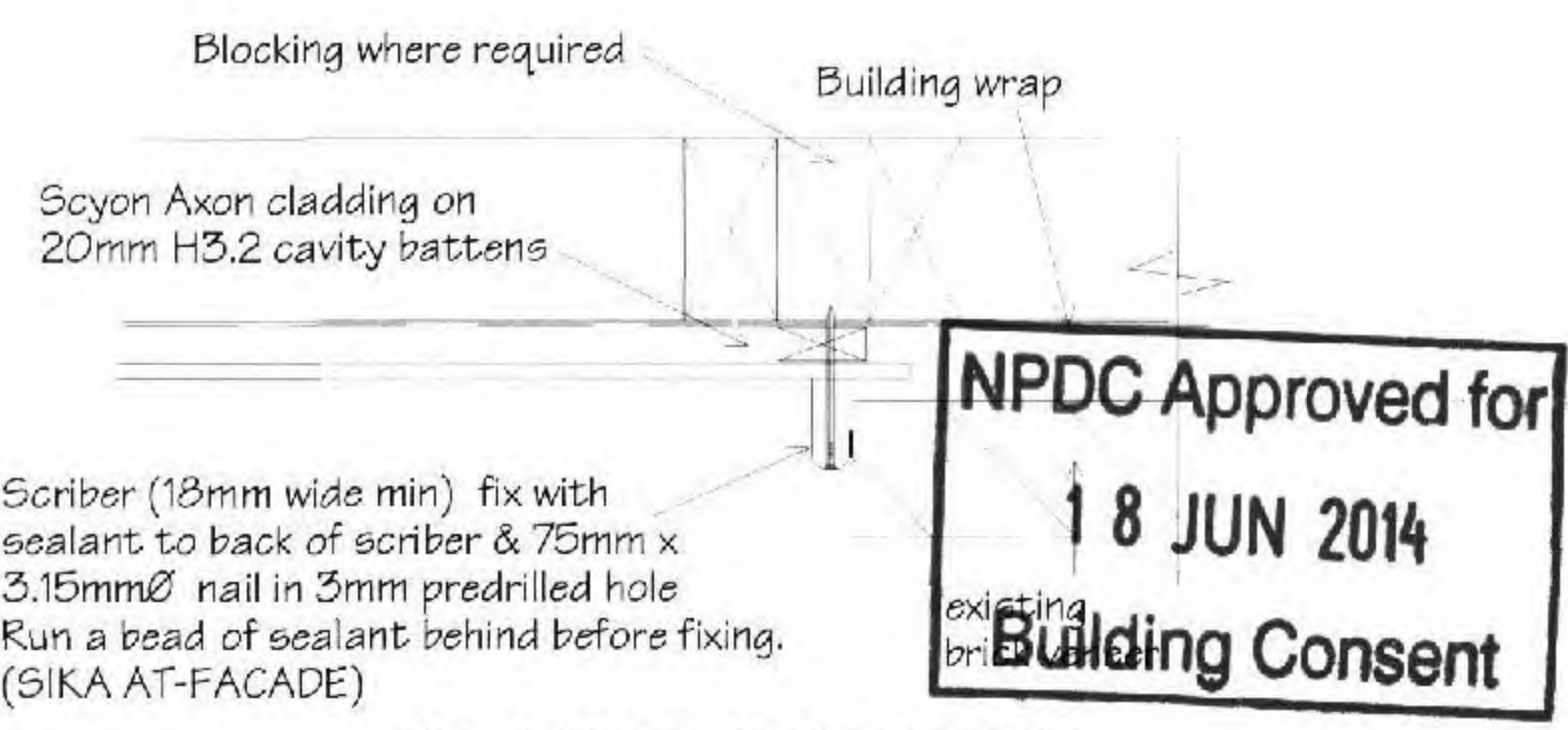
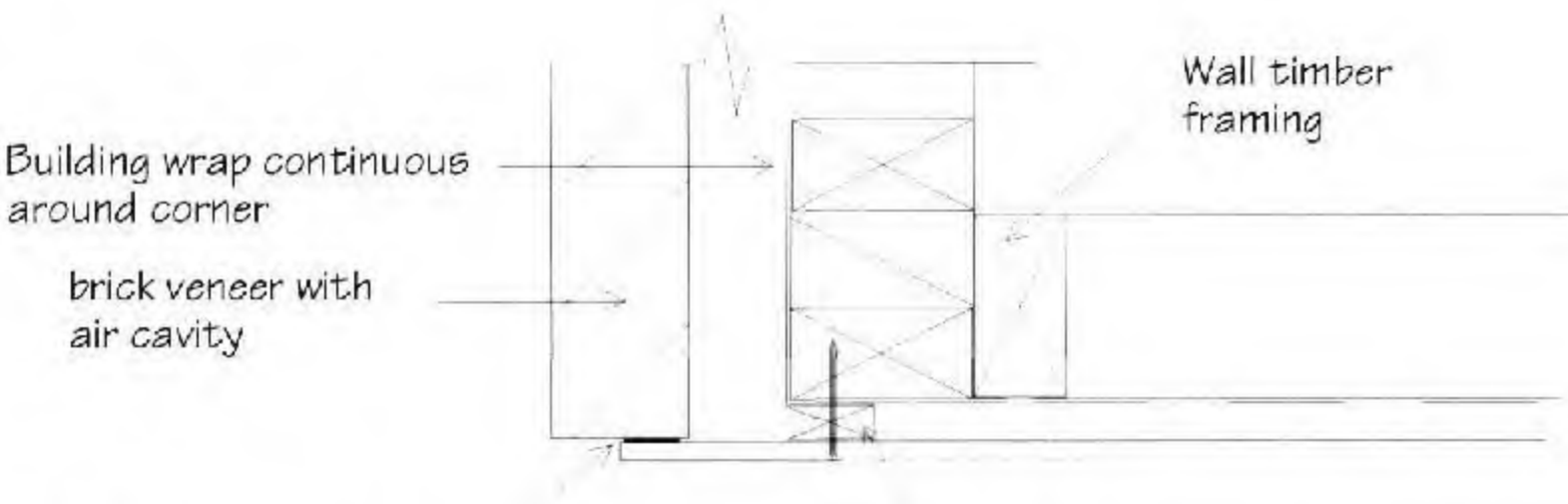
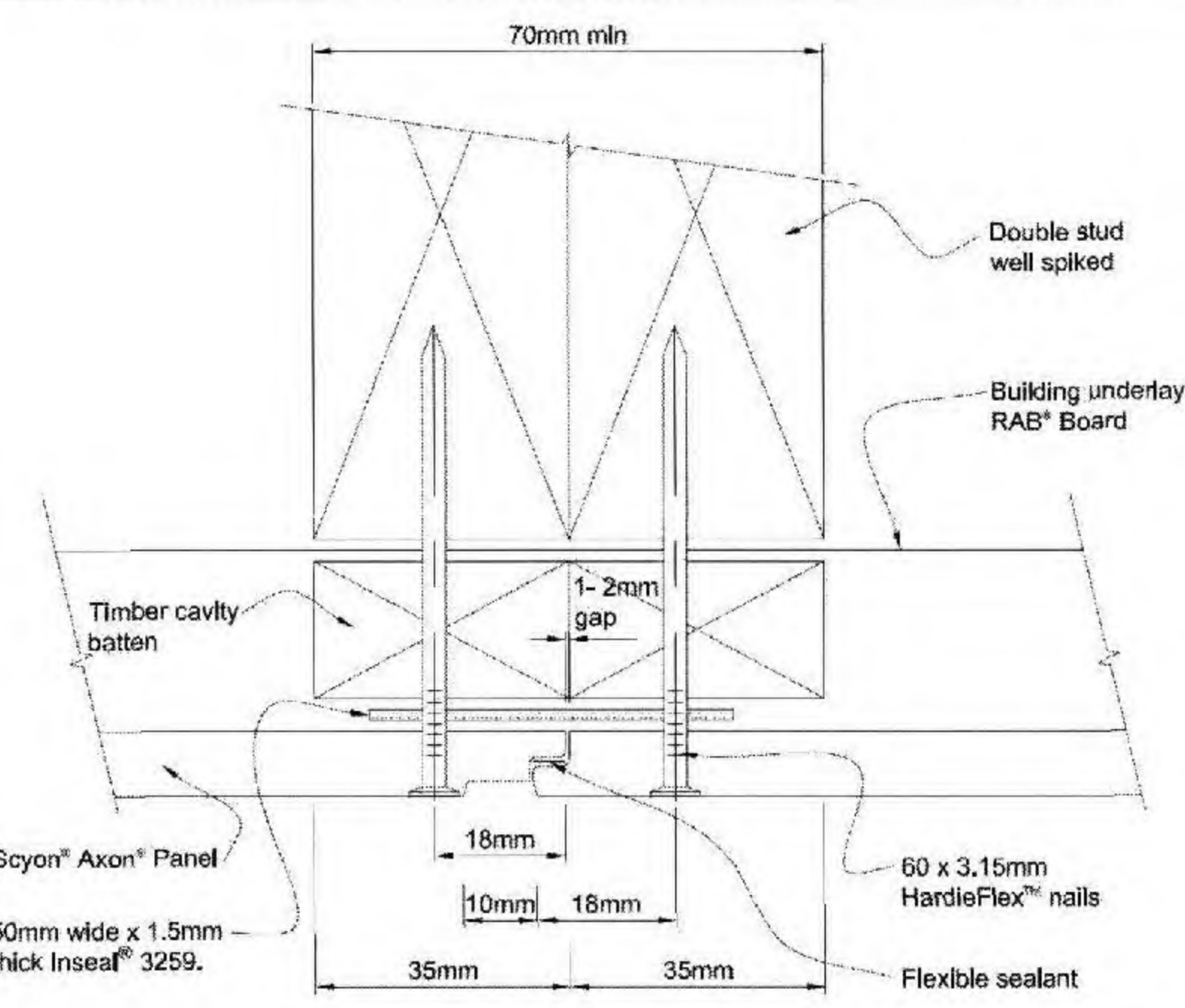


Figure 5: Cavity shiplap joint



EXTERNAL CORNER  
SCYON AXON WALL CLADDING JUNCTION DETAILS

IN-LINE JUNCTION

PROPOSED ADDITION TO RESIDENCE  
13 MIRO STREET - INGLEWOOD  
FOR MR & MRS G. DRAKE

CHECK ALL MEASUREMENTS ON SITE

Amendments: Date:

DYMOND DESIGN LTD  
108 Wilson Street - P.O.Box 567 - Hawera  
Phone/Fax: 06 2785571 Mob: 021762248  
Email: robertdymond@xtra.co.nz

Issue:

Date: 29/04/2014

Scale: A3  
Sheet size:

Project No: 1417

Sheet No: 5  
of 7

Do not scale off drawings. Check all dimensions on site.

PROPOSED ADDITION TO RESIDENCE  
 13 MIRO STREET - INGLEWOOD  
 FOR MR & MRS G. DRAKE

CHECK ALL MEASUREMENTS ON SITE

Amendts: Date:

DYMOND DESIGN LTD  
 108 Wilson Street - P.O.Box 567 - Hawera  
 Phone/Fax: 06 2785571 Mob: 021762248  
 Email: robertdymond@xtra.co.nz

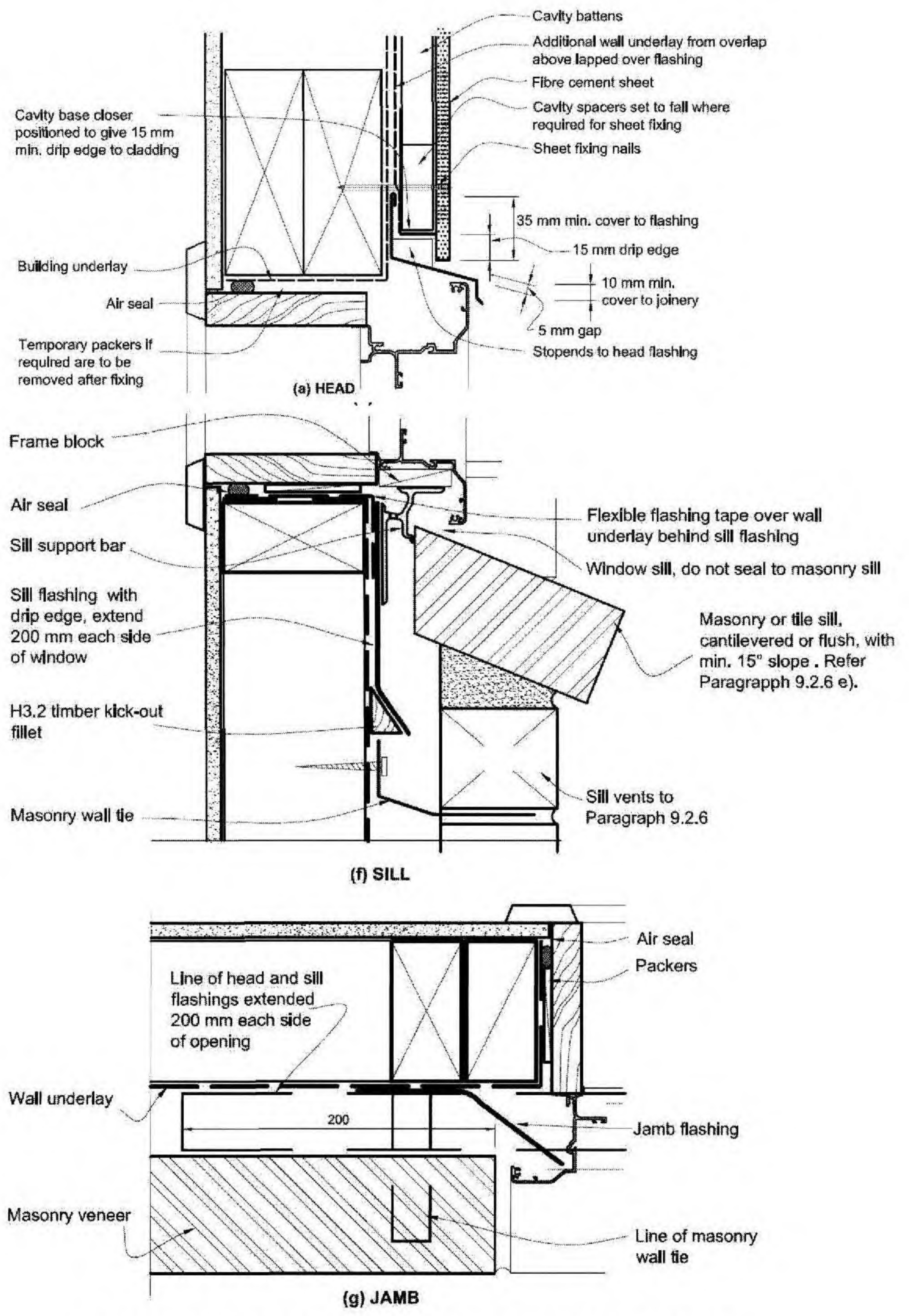
Issue:

Date: 29/04/2014

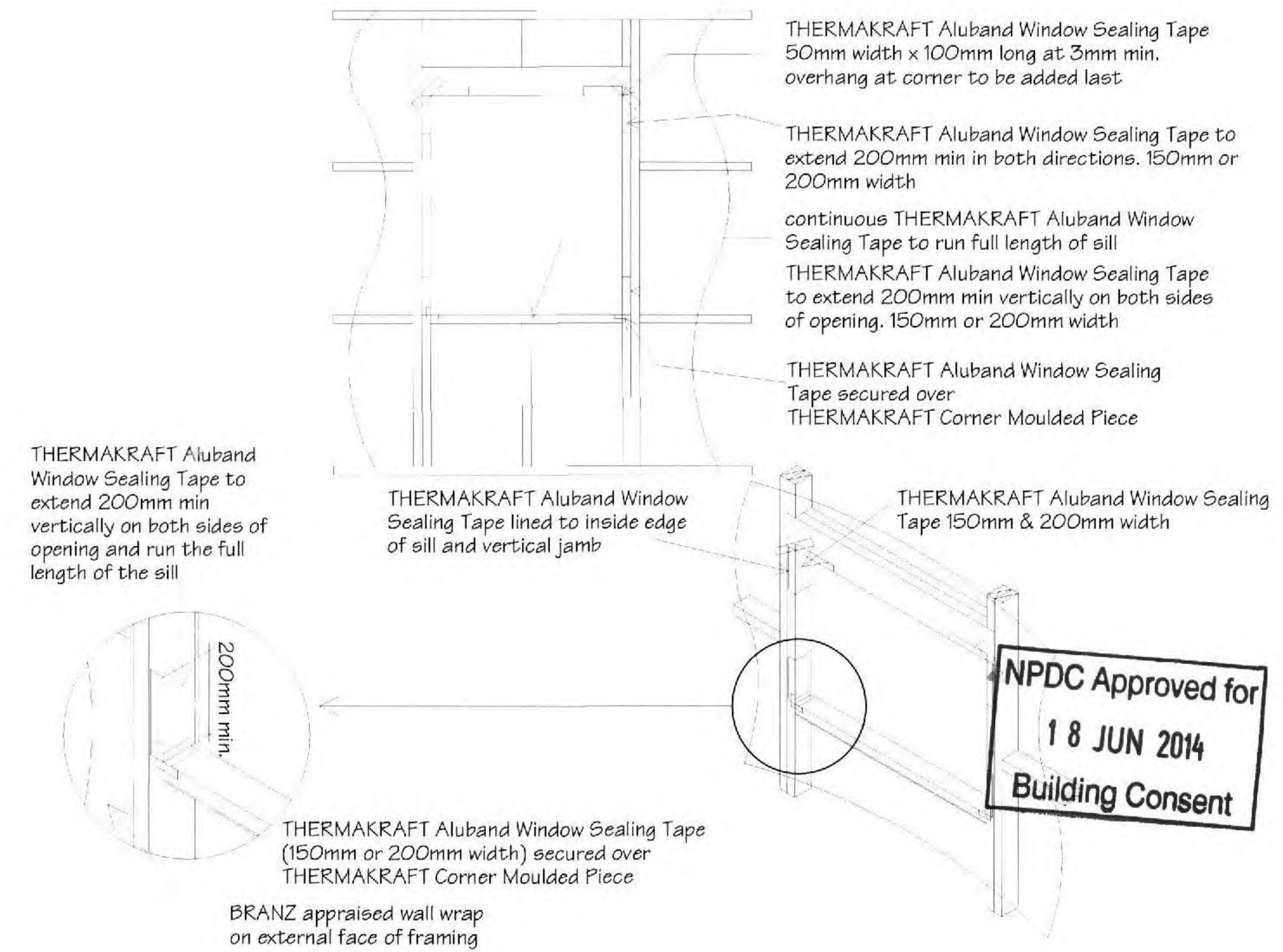
Scale: A3  
 Sheet size:

Project No: 1417

Sheet No: 6  
 of 7



**WINDOW FLASHING FOR BRICK VENEER**

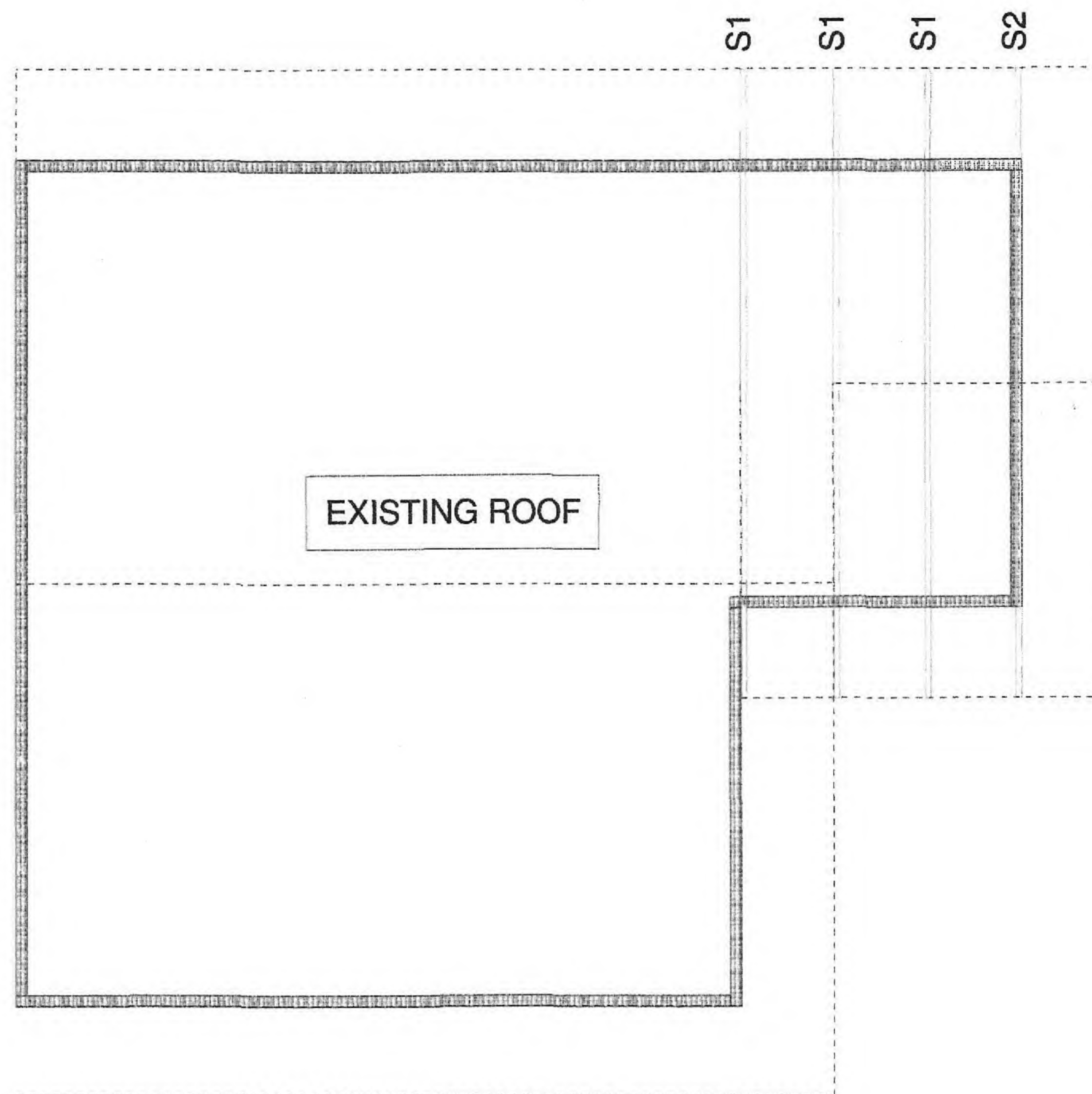


NPDC Approved for  
 18 JUN 2014  
 Building Consent

**WINDOW OPENINGS PREPARATION**

NOTE: THERMAKRAFT ALUBAND SYSTEM SHOWN MAY BE REPLACED WITH SIMILAR APPROVED SYSTEM

Do not scale off drawings. Check all dimensions on site.



EXISTING ROOF

NPDC Approved for  
18 JUN 2014  
Building Consent

Level 1

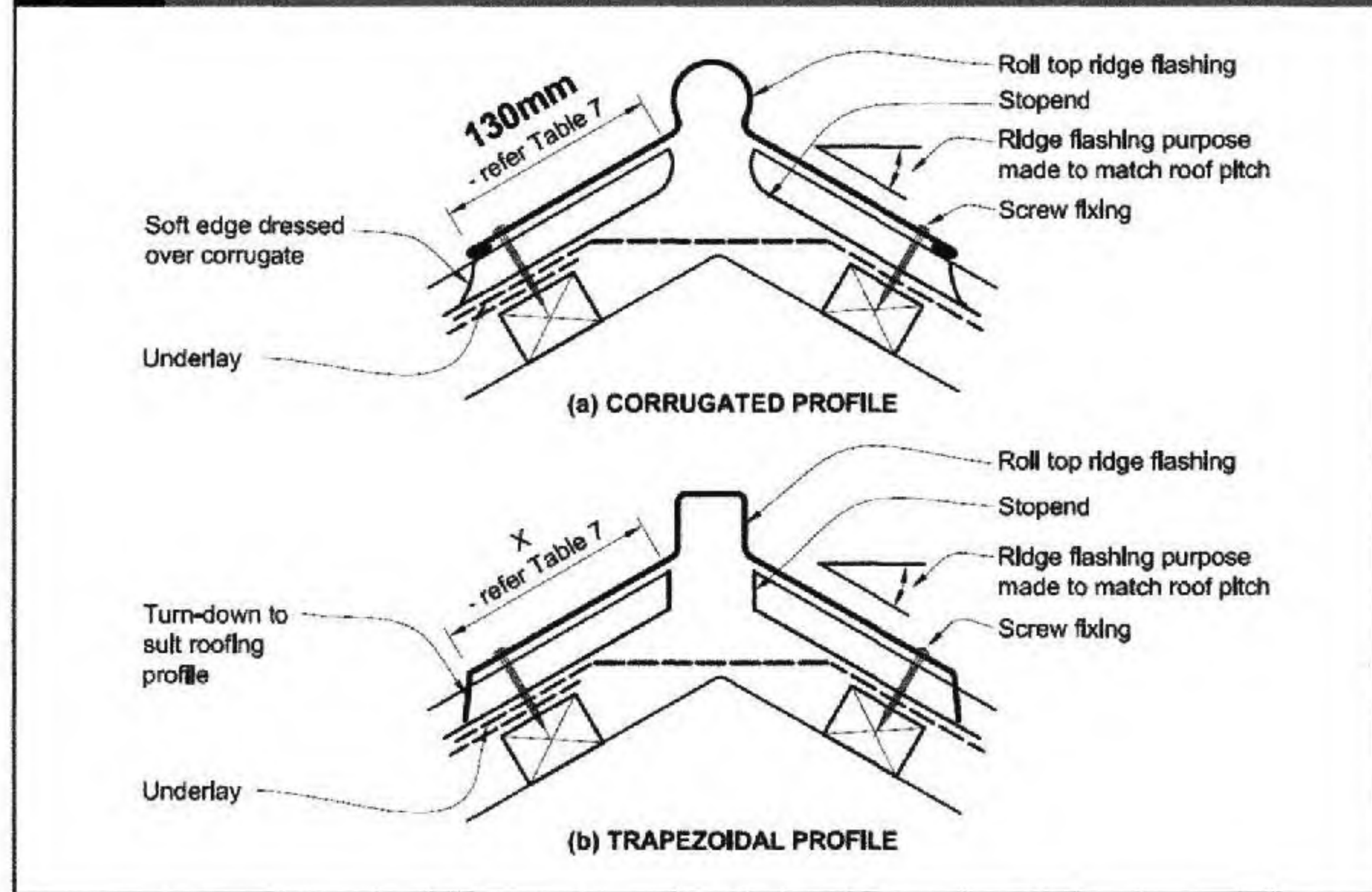


Customer : MR & MRS G DRAKE  
Site Address: 14 MIRO ST  
: INGLEWOOD

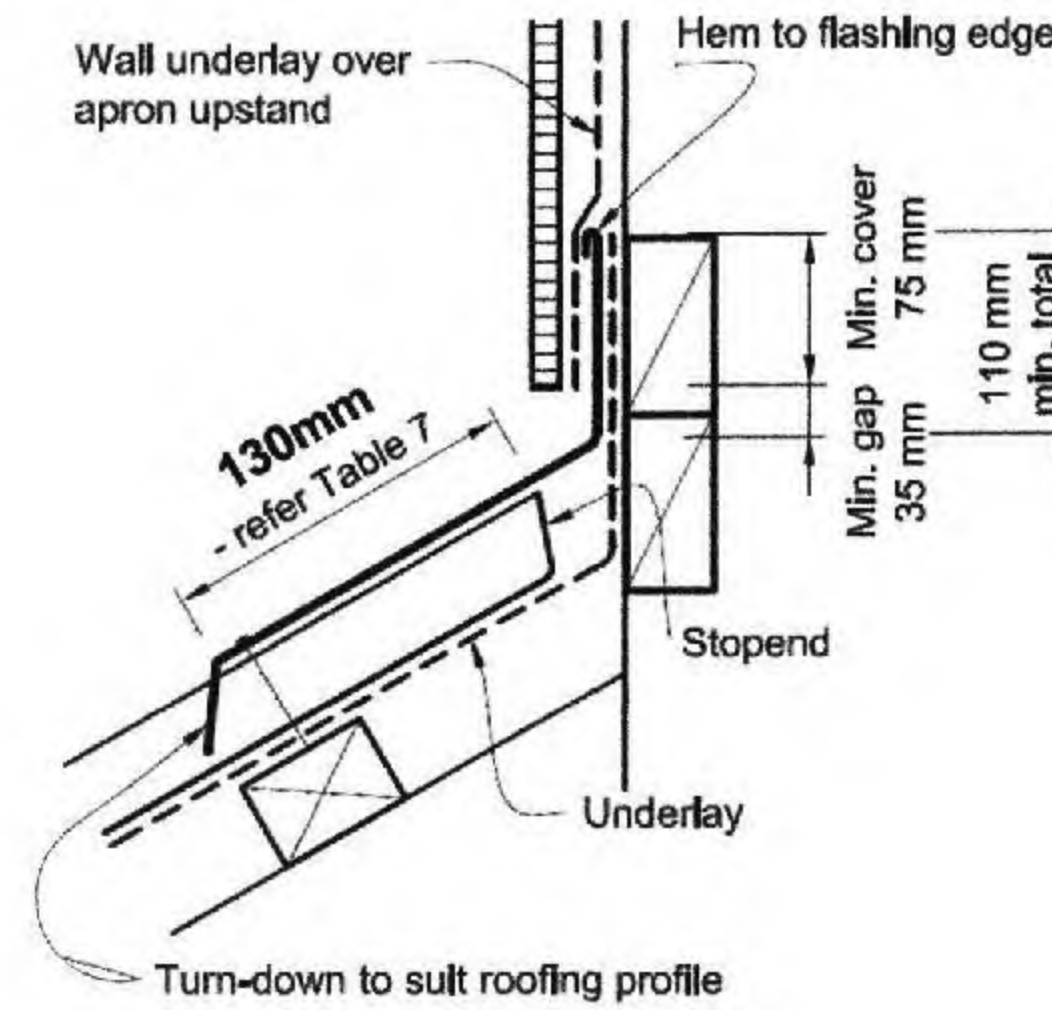
Roofing: Corrugated Iron  
Pitch : 15.00 deg  
Spacing: 900 mm  
Design Wind Velocity: 44.00 m/s (Ult.)

Job Ref: DRAKE  
Scale 1:50  
(on: A3)  
Page 1 of 1

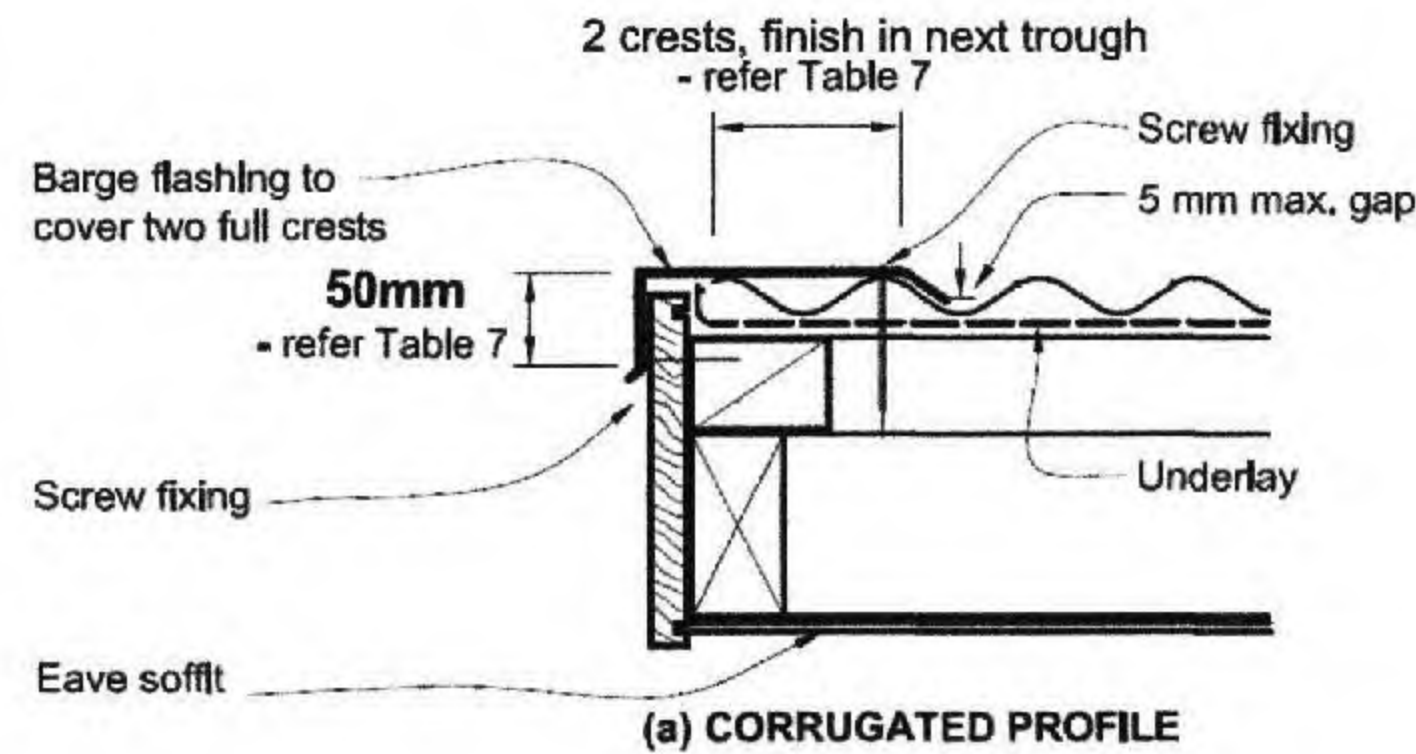
Figure 46: Ridge and hip flashings for profiled metal  
Paragraphs 4.4, 4.5, 8.4.11, 8.4.12, Table 7



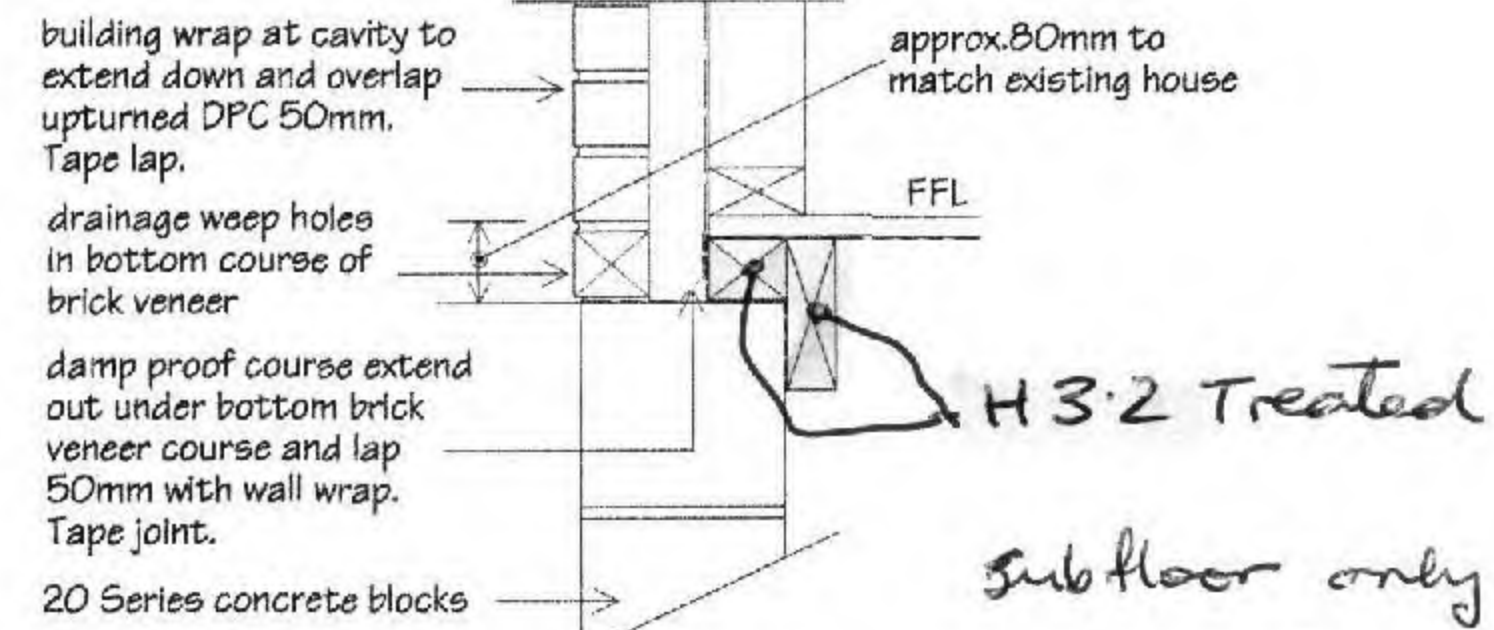
NOTE: X = variable according to wind zone - refer Table 7.



(b) APRON FLASHING



## ROOF DETAILS



DETAIL AT TOP OF BLOCK  
Scale 1:10

*Handwritten signature and date:*  
17/6/14

PROPOSED ADDITION TO RESIDENCE  
13 MIRO STREET - INGLEWOOD  
FOR MR & MRS G. DRAKE

CHECK ALL MEASUREMENTS ON SITE

Amendts: Date:

DYMOND DESIGN LTD

108 Wilson Street - P.O. Box 567 - Hawera  
Phone/Fax: 06 2785571 Mob: 021762248  
Email: robertdymond@xtra.co.nz

Issue:

Date: 5/06/2014

Scale: A3  
Sheet size:

Project No: 1417

Sheet No: 7  
of 7

Do not scale off drawings. Check all dimensions on site.

Drake Residence

13, Miro St.

Inglewood.

Fig 1.

1st. 2014.  
09/14.

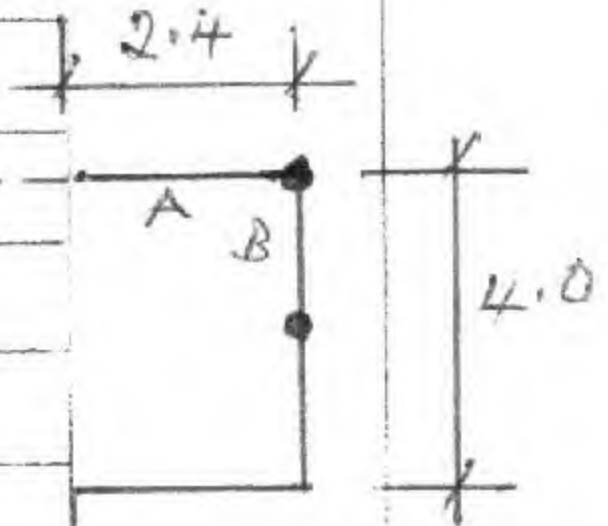
Extension to dwelling.

Timber framed construction with light roof.

Brick veneer on two sides.

Back corner is near the edge  
of bank and the ground is soft.

Provide 2 pile footings.



Loadings: roof DL + ceiling = 0.5 kPa

LL = 0.25

floor DL = 0.5 kPa

LL = 1.5

existing  
dwelling

Load on pile from wall A.

$$DL = \left( \frac{0.5 \times 4}{\text{roof}} + \frac{0.4 \times 2.5}{\text{ceiling}} \right) \times \frac{2.4}{2} = 2.4 \text{ KN}$$

$$LL = \frac{0.25 \times 4 \times 2.4}{2} = 0.6$$

Load on pile from wall B.

$$DL = \left[ \frac{0.5 \times 2.4}{\text{fl.}} + \frac{2.2 \times 2.4}{\text{brick v.}} + \frac{4.4 \times 1.8}{\text{blockwall.}} \right] \times \frac{2}{2} = 13.8$$

$$LL = \left( \frac{1.5 \times 2.4}{2} \right) \times \frac{2}{2} = 1.8$$

Total  $P_A = 16.2 \text{ KN}$ .

$P_B = 2.4 \text{ KN}$ .

$$P(1.26 + 1.58) = 23 \text{ KN}$$

Page 2.  
 Apr. 2014  
 09/14.

Say  $\phi 600$  dia.  $A = 0.28 \text{ m}^2$   
 $P_u = 0.28 \times 100 = 28 \text{ KN}$ .

4/D16 with R10 ties at 300 c/c.

Beam under wall to span between piles

$W_{EF} = 13.8 \text{ KN/m}$ .

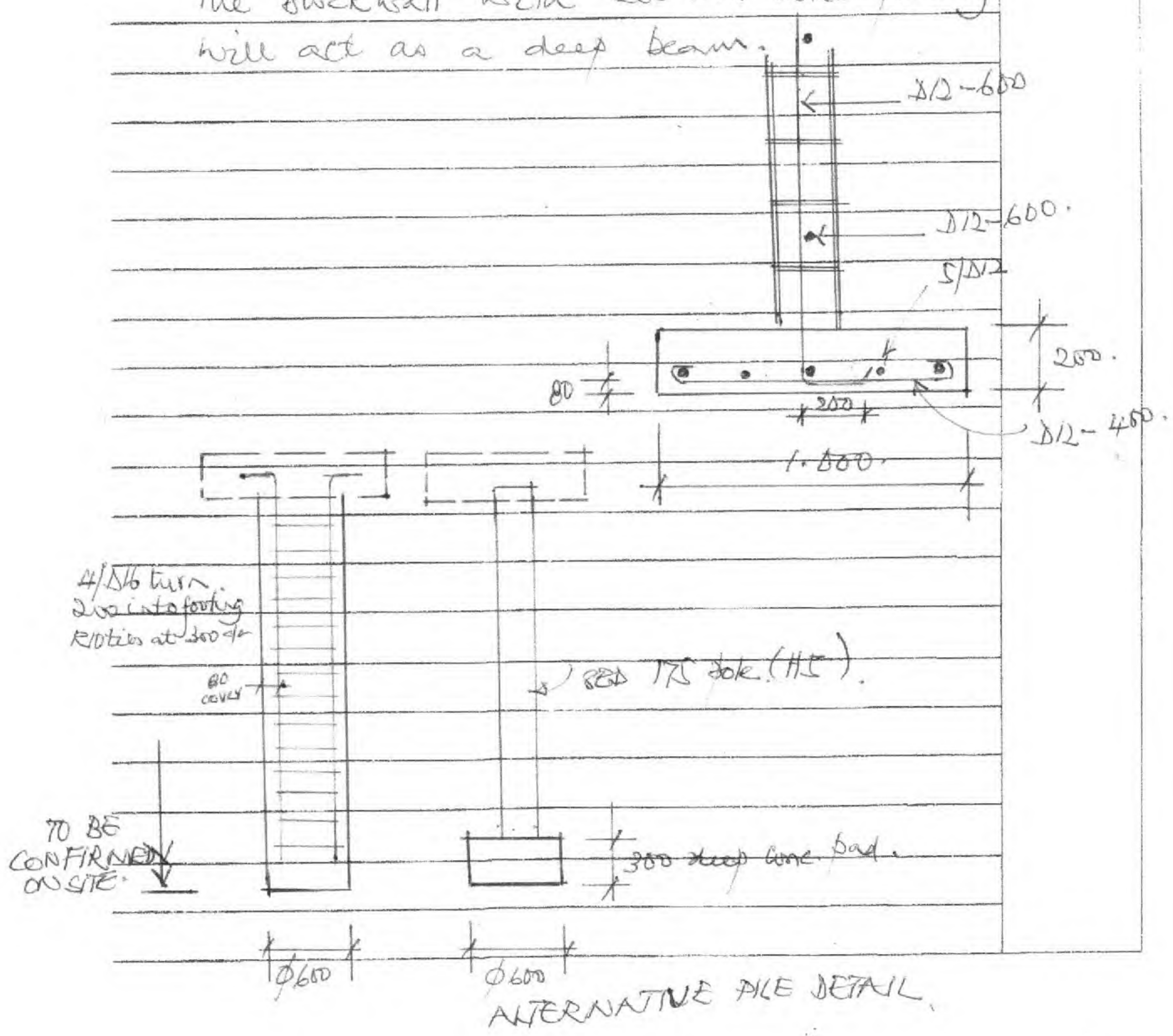
$W_Q = 1.8$ .

$W(1.24 + 1.5Q) = 19.3 \text{ KN/m}$ .

$M^* = 19.3 \times \frac{2^2}{8} = 9.7 \text{ KNm}$ .

$A_{st} = \frac{9.7 \times 10^6}{0.85 \times 360 \times 0.9 \times 600} = 70 \text{ mm}^2$ .

The block wall with 200 mm conc. footing will act as a deep beam.



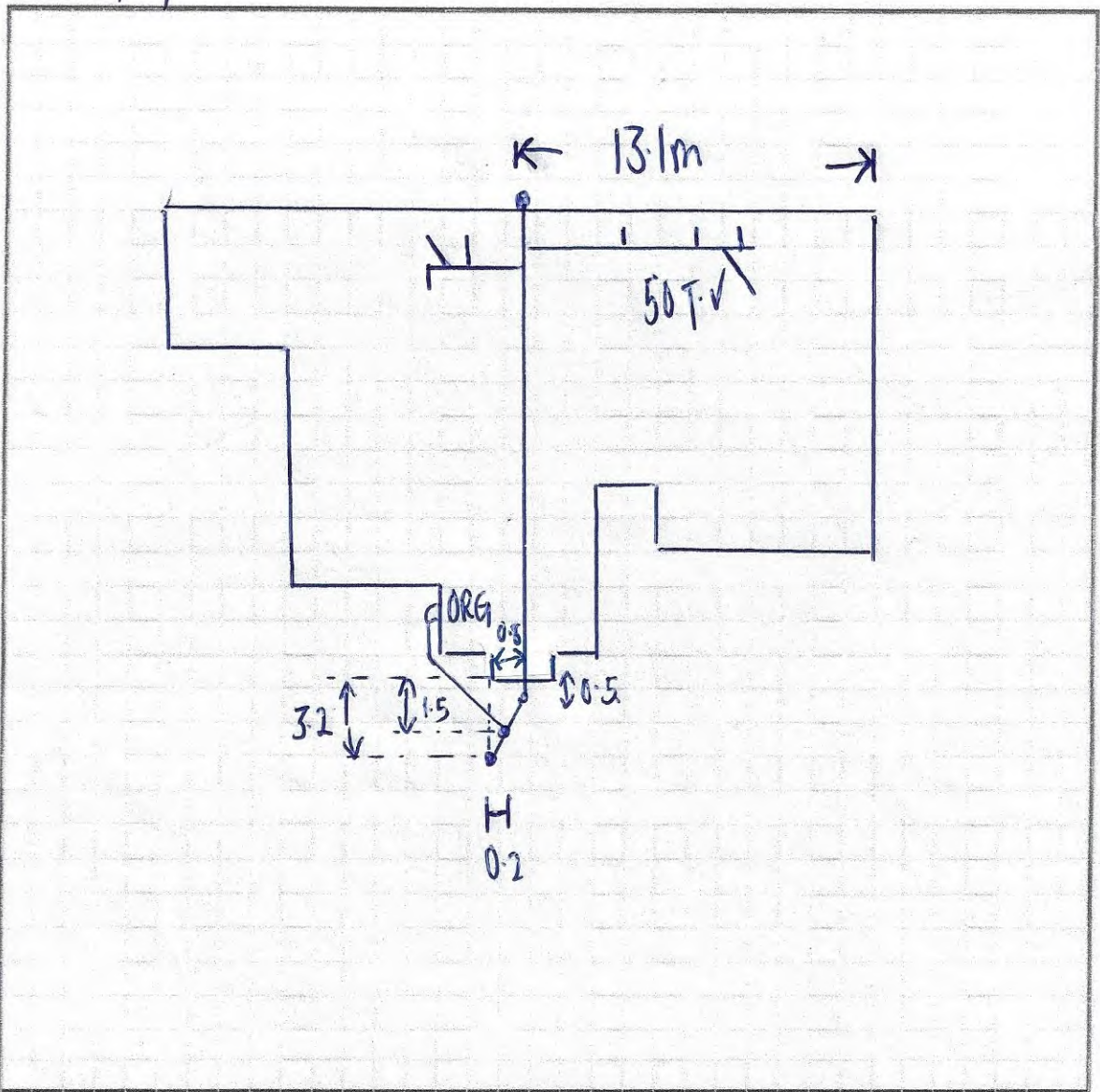
ALTERNATIVE PILE DETAIL.

# **COMPLETION DOCUMENTS**

## **BC22/130338**

### AS-BUILT DRAINAGE PLAN

Building Consent: BC 22/130338 Address: 13 Mio Street Inglewood  
 Drainlayer: Greg Ritchie Registration No: 22948  
 Date: 22/08/23



Specify system used:

Note: Show terminal vent size, location, and all relevant dimensions to inspection points.

- G13/AS1
- AS/NZS: 3500

Receipt by NPDC of this record does not imply endorsement of its accuracy.



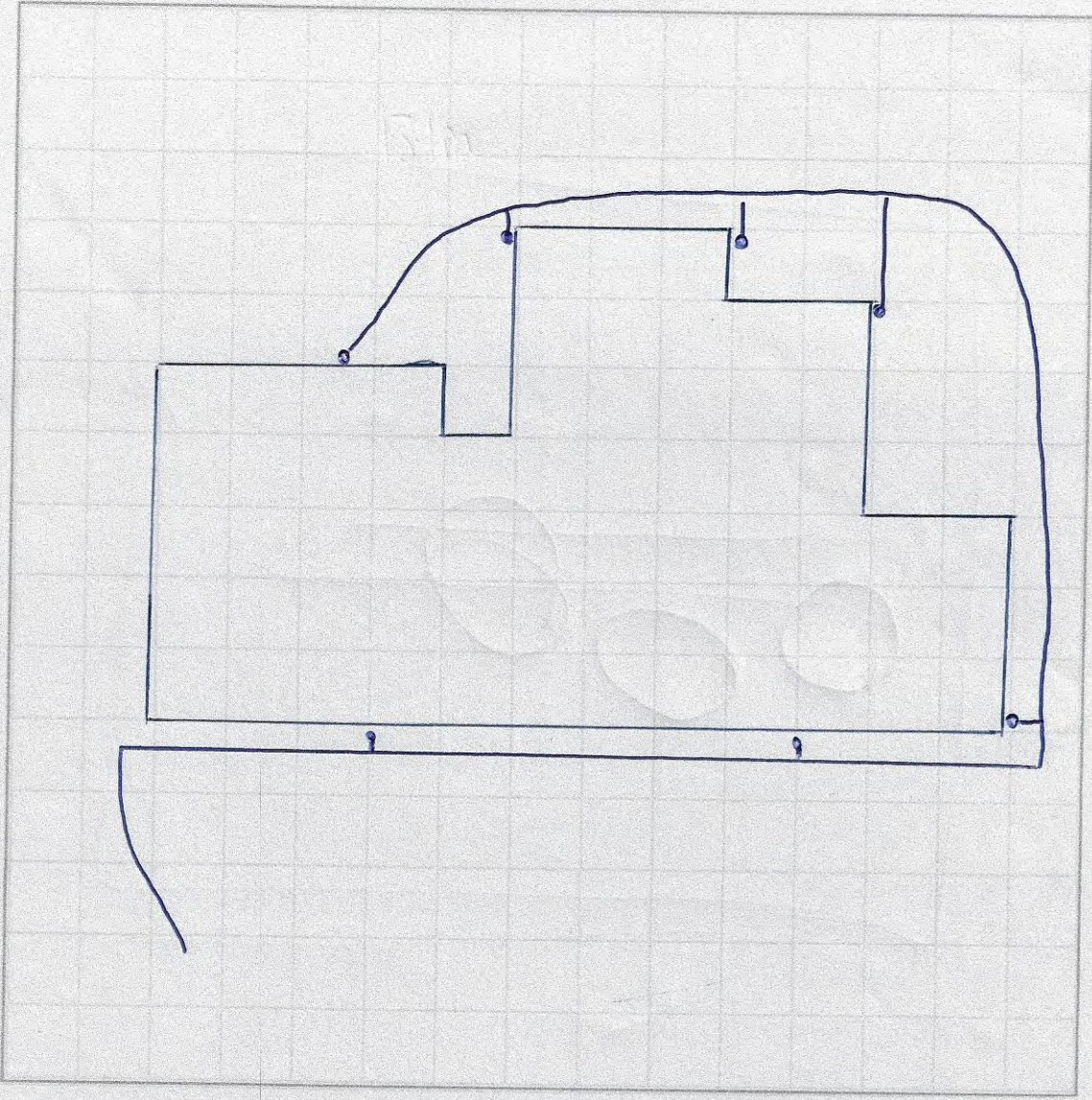
Building consent number:

Address:

Person responsible:

Date:

Please show soakhole size, location, and all relevant dimensions.



Specify system used:

Conventional unlined soakholes  
Diameter:   
Depth:

Lined soakholes  
Liner type and size:   
Depth:

Other  
Description:

Reticulated system *to Swale drain.*

Receipt by New Plymouth District Council of this record does not imply endorsement of its accuracy.

Liardet Street, Private Bag 2025, New Plymouth 4342, New Zealand. Telephone 06-759 6060, Fax 06-759 6072, Email enquiries@npdc.govt.nz, Website www.newplymouthnz.com



Te Kaunihera-ā-Rohe o Ngāmotu

# New Plymouth District Council

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

---

### The Building

Street address of building: 13 Miro Street INGLEWOOD 4330  
Legal description of land where a building is located: Lot 1 DP 582852  
Building name: N/A  
Location of building within site/block number: *As per approved plans*  
Level/unit number: N/A  
Current, lawfully established, use: Housing - Detached Dwelling  
Year first constructed: 2023

---

### The Owner

Name of owner: Robyn and Graham Drake  
Owner mailing address: 13 Miro Street, INGLEWOOD 4330  
Phone No (Landline): N/A  
Phone No (Mobile): 027 241 3205  
Daytime: 027 241 3205  
After hours: 027 241 3205  
Email address: [design@drakes.co.nz](mailto:design@drakes.co.nz)  
Facsimile No: N/A  
Website: N/A

### First point of contact for communications with the building consent authority: A-Frame Services

Contact person: Ryan McKay  
Mailing address: 356 Monmouth Road, RD 24, Pembroke, STRATFORD 4394  
Phone No (Landline): N/A  
Phone No (Mobile): 027 752 7627  
Daytime: 027 752 7627  
After hours: 027 752 7627  
Email address: [aframeservices@outlook.com](mailto:aframeservices@outlook.com)  
Facsimile No: N/A

---

### Building Work

Building consent number: BC22/130338  
Description of work: Single story three bedroom dwelling  
Issued by: New Plymouth District Council

---

## Code of 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.



Anne Foot

**Building Support Services Officer**

**On behalf of: New Plymouth District Council**

**Date issued: 7 November 2023**

# **BUILDING PERMITS**

**40960**

**ID 029464**

**LLP 080737**

**BUILDING PERMIT**

**G067691**

**DRAINAGE PERMIT**

**726**

**1989**

**PROPERTY ID**

**029464**

INGLEWOOD DISTRICT COUNCIL  
APPLICATION FOR BUILDING PERMIT

G. R. Drake  
 (Name)

The Building Inspector  
 Inglewood District Council  
INGLEWOOD

13 Mico St  
 (Postal Address)

Inglewood  
 VALN NO. 11841-98401

I hereby apply for permission to Erect Additions  
DP 10477 Lots 2+3 on \_\_\_\_\_  
 (Description of Land)

Fronting Mico St Road Inglewood Riding  
 in accordance with plans and specifications deposited herewith.  
 Purpose for which Building will be used Private Residence

Is Building to be Rented or Leased: ~~YES~~/NO

Bedrooms:	Single	Double
Gained		
Lost		

Is Footpath presently damaged: YES/NO

Distance from nearest Boundary: 3.6 m.

Total floor area: 12 m<sup>2</sup> sq.m.

Estimated Value: Building \$ 5420.....

Drainage & Plumbing \$ 2846.....

Total \$ 8266

I enclose herewith two (2) copies of the plans and specifications.

Name & Address of Builder Colin Hale  
34<sup>A</sup> Kelly St Inglewood

SIGNED [Signature]

ADDRESS 34<sup>A</sup> Kelly St  
Inglewood

DATE: 4.9.89

Note: Should there be any Drainage & Plumbing work to be done in or around the building it will be necessary to apply for a Drainage & Plumbing Permit before such work is commenced.

=====

(FOR OFFICE USE ONLY)

<u>FEES:</u>	Building	\$ <del>100.00</del> <u>39.38</u>
	D. & P.	\$ <del>100.00</del> <u>33.75</u>
(G.S.T. Incl.)	B.R. Levy	\$ ..... Receipt No. <u>28844</u>
	Footpath Damage Deposit (When applicable)	\$ .....
	Vehicle Crossing Fee	\$ .....

TOTAL \$ 73.13

ISSUE OF PERMIT APPROVED: on on approval Date: .....

Building Permit No. G. 96769.1 Date of Issue: 5.9.89

D & P Permit No. 726 Date of Issue: .....

**BUILDING FEE SCALE**  
 Estimated value of work excluding any amount upon which drainage  
 and plumbing fees are payable.

Plumbing and Drainage Permit Fees

1.7.89

VALUE OF PERMIT	FEE	GST	TOTAL
\$	\$	\$	\$
1 - 2000	20.00	2.50	22.50
2001 - 2200	22.00	2.75	24.75
2201 - 2400	24.00	3.00	27.00
2401 - 2600	26.00	3.25	29.25
2601 - 2800	28.00	3.50	31.50
2801 - 3000	30.00	3.75	33.75
3001 - 3200	32.00	4.00	36.00
3201 - 3400	34.00	4.25	38.25
3401 - 3600	36.00	4.50	40.50
3601 - 3800	38.00	4.75	42.75
3801 - 4000	40.00	5.00	45.00
4001 - 4200	42.00	5.25	47.25
4201 - 4400	44.00	5.50	49.50
4401 - 4600	46.00	5.75	51.75
4601 - 4800	48.00	6.00	54.00
4801 - 5000	50.00	6.25	56.25
5001 - 5200	52.00	6.50	58.50
5201 - 5400	54.00	6.75	60.75
5401 - 5600	56.00	7.00	63.00
5601 - 5800	58.00	7.25	65.25
5801 - 6000	60.00	7.50	67.50
6001 - 6200	62.00	7.75	69.75
6201 - 6400	64.00	8.00	72.00
6401 - 6600	66.00	8.25	74.25
6601 - 6800	68.00	8.50	76.50
6801 - 7000	70.00	8.75	78.75
7001 - 7200	72.00	9.00	81.00
7201 - 7400	74.00	9.25	83.25
7401 - 7600	76.00	9.50	85.50
7601 - 7800	78.00	9.75	87.75
7801 - 8000	80.00	10.00	90.00
8001 - 8200	82.00	10.25	92.25
8201 - 8400	84.00	10.50	94.50
8401 - 8600	86.00	10.75	96.75
8601 - 8800	88.00	11.00	99.00
8801 - 9000	90.00	11.25	101.25
9001 - 9200	92.00	11.50	103.50
9201 - 9400	94.00	11.75	105.75
9401 - 9600	96.00	12.00	108.00
9601 - 9800	98.00	12.25	110.25
9801 - 10000	100.00	12.50	112.50
10001 - 10200	102.00	12.75	114.75
10201 - 10400	104.00	13.00	117.00
10401 - 10600	106.00	13.25	119.25
10601 - 10800	108.00	13.50	121.50
10801 - 11000	110.00	13.75	123.75

Building Permit Fees

1.7.89

VALUE OF PERMIT	FEE	GST	TOTAL
\$	\$	\$	\$
1 - 5000	20.00	2.50	22.50
5001 - 8000	35.00	4.38	39.38
8001 - 10000	45.00	5.63	50.63
10001 - 15000	60.00	7.50	67.50
15001 - 20000	70.00	8.75	78.75
20001 - 30000	85.00	10.63	95.63
30001 - 40000	105.00	13.13	118.13
40001 - 60000	125.00	15.63	140.63
60001 - 80000	145.00	18.13	163.13
80001 - 100000	165.00	20.63	185.63
100001 - 120000	185.00	23.13	208.13
120001 - 140000	205.00	25.63	230.63
140001 - 160000	225.00	28.13	253.13
160001 - 180000	245.00	30.63	275.63
180001 - 200000	265.00	33.13	298.13
200001 - 220000	285.00	35.63	320.63
220001 - 240000	305.00	38.13	343.13
240001 - 260000	325.00	40.63	365.63
260001 - 280000	345.00	43.13	388.13
280001 - 300000	365.00	45.63	410.63

PLUS AN ADDITIONAL \$20.00 FOR EACH \$20,000 OR PART

THEREOF PLUS 12 1/2% GST

PLUS \$2.00 FOR EACH \$200 OR PART THEREOF PLUS 12 1/2%

GENERAL REQUIREMENTS

This application must be accompanied by (IN DUPLICATE):-

- Locality (Site Plans): Showing distance from boundary, other buildings, etc.
- Plans and Specifications: Together with every application there shall be submitted to the Engineer, in duplicate, detailed plans, elevations, cross-sections and specifications, which shall furnish complete details of design and qualities and descriptions of all materials of construction and workmanship and which shall be of sufficient clarity to show to the satisfaction of the Engineer, the exact nature and character of the proposed undertaking and the provisions made for full compliance with the requirements of this by-law and any other relevant by-law for the time being in force.
- All drawings other than the detailed drawings shall be accurately, clearly, and indelibly executed to scale and shall be drawn in ink upon drawing paper or tracing cloth or printed upon cloth or approved paper. Except in the case of detailed drawings shall be to scale of 1:50 or 1:100.
- Value of Work: The actual costs of erection, including labour and materials is to be shown, and in any dispute on this point the Engineer shall have absolute determination of the value of

INGLEWOOD DISTRICT COUNCIL

Application for Permit for Sanitary Plumbing or Drainage Work

To the Engineer,  
Inglewood District Council,  
P.O. Box 47,  
INGLEWOOD.

I, the underaigned ..... Allen Douglas Charteris ..... of  
..... Box 194, S3, Rata Street, Inglewood ..... hereby  
apply for parmiasion for the work dascribad herain and aet out in the plans ettached  
hereto, to be carried out in the premiaes situated on:-

.. 13 Mira Street, Inglewood Road.

Valuation No. ..... 11841/984-01 ..... Lot No. 243 .....

Section No. ..... DP No. 10437 .....

Block ..... SD .....

Name and Adrraaa of person for whom work is to be carried out:-

..... Mr. G. Drake, 13 Mira Street, Inglewood .....

Name and Adrraaa of Registered Plumar of other person entitled to do the work:-

..... A.D. Charteris, 10 S3 Rata Street, Inglewood .....

Deacription of Work:- (New houae, alterations, atc.)

Value of propoaed work including materials:-

Eatimatad Value of:-

- (a) Plumbing \$2000.00
- (b) Drainage \$300.00

TOTAL

\$2300.00

FEE \$ 27.00.

DATED this Tuesday ..... 3rd ..... day of October ..... 19 87 .....

..... [Signature] .....

SIGNATURE

NOTE: DETAILED PLANS MUST ACCOMPANY THIS APPLICATION.  
PLANS MUST BE SIGNED BY THER PERSON LODGING SAME.  
THE FEE MUST ACCOMPANY THE APPLICATION.

OFFICE USE ONLY

Application No. ..... Date Received ..... 3.10.89 .....

Parmit No. ..... 726 ..... Data Iasued .....

Receipt No. ..... 29237 .....

I N G L E W O O D   D I S T R I C T   C O U N C I L

Application for Permit for Sanitary Plumbing or Drainage Work

To the Engineer,  
Inglewood District Council,  
P.O. Box 47,  
INGLEWOOD.

I, the undersigned Colin Hale of  
34<sup>A</sup> Kelly St Inglewood hereby  
apply for permission for the work described herein and set out in the plans attached  
hereto, to be carried out in the premises situated on:-

Mico St Inglewood Road.

Valuation No. ..... Lot No. .....

Section No. ..... DP No. .....

Block ..... SD .....

Name and Address of person for whom work is to be carried out:-

G.A.R. Drake

Name and Address of Registered Plumber of other person entitled to do the work:-

A.D. Charteris

Description of Work:- (~~New house~~, alterations, etc.)

Installation of spa shower W.C. Basin

Value of proposed work including materials:-

Estimated Value of:-

(a) Plumbing	\$ 2320
(b) Drainage	\$ 210
G.S.T.	\$ 316

Rec 28845

TOTAL

\$2846

PEE \$ 33.75

DATED this 5<sup>th</sup> Sep day of ..... 19 89.

Colin Hale  
SIGNATURE

NOTE:      DETAILED PLANS MUST ACCOMPANY THIS APPLICATION.  
                 PLANS MUST BE SIGNED BY THE PERSON LODGING SAME.  
                 THE FEE MUST ACCOMPANY THE APPLICATION.

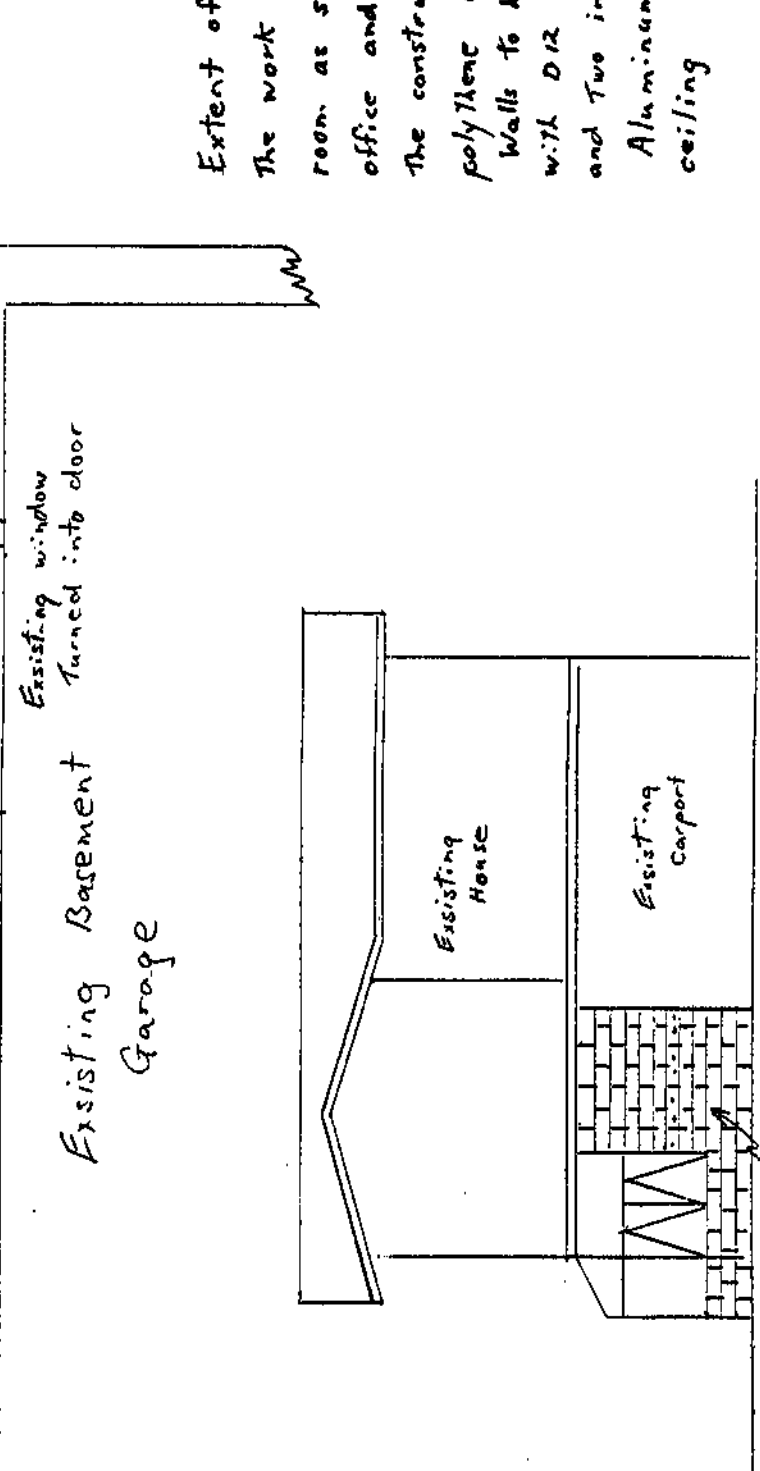
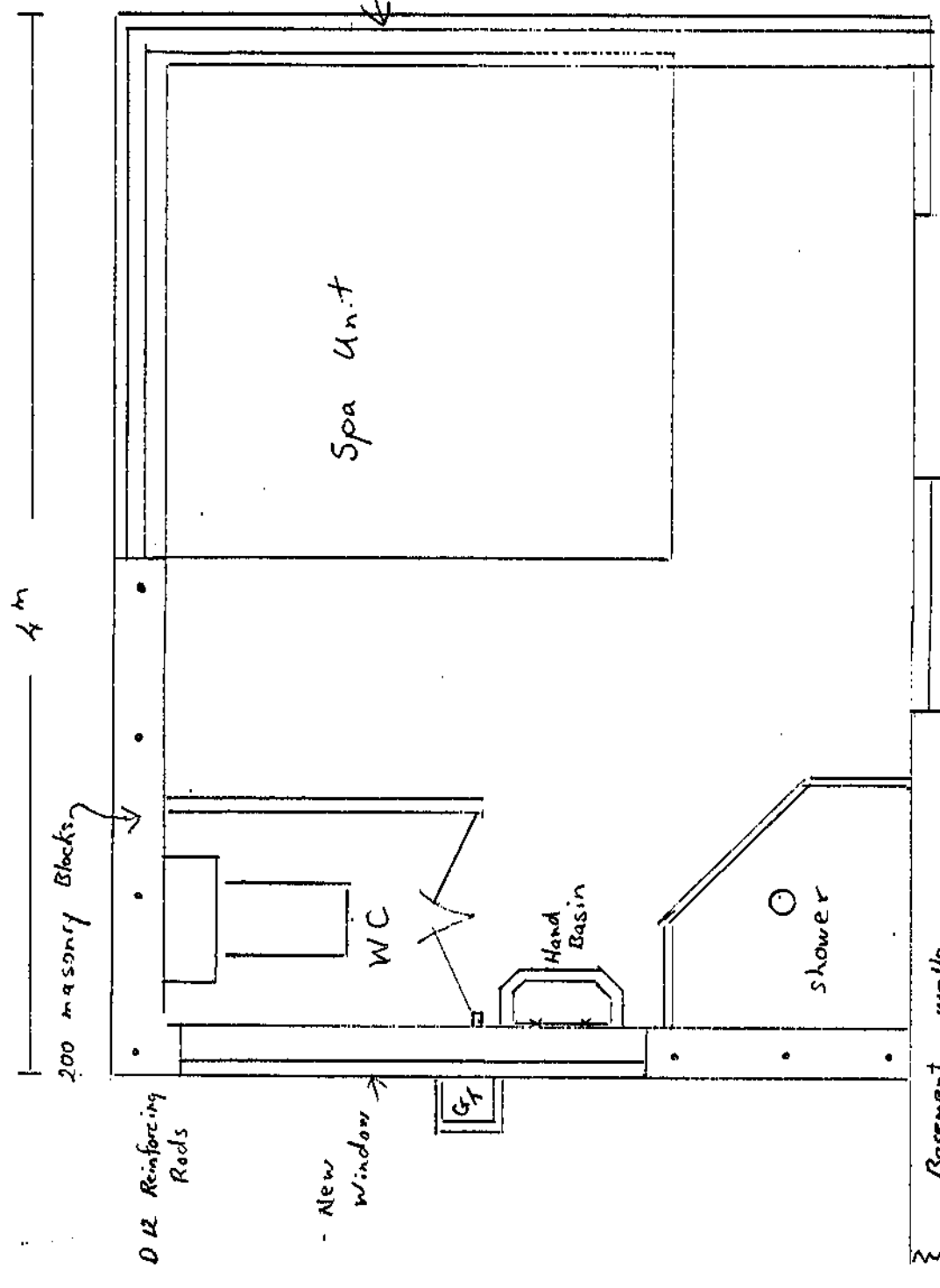
OFFICE USE ONLY

Application No. ..... Date Received .....

Permit No. 226 ..... Date Issued .....

Receipt No. .....

Miro ST



North Elevation

Existing House

Proposed Spa under this area

Aluminum Window

2050

Spa Unit

WC

Hand Basin

shower

Basement walls

Existing window Turned into door

Existing Basement Garage

Existing House

Existing Carpet

Proposed spa room

Extent of Work

The work consists of constructing a spa room as shown in layout under existing office and at end of existing carport. The construction will be concrete 100 thick polythene underlay 668 mesh for floor. Walls to be 200 masonry blocks reinforced with D12 at 200 one intermediate horizontal and two in bond beam. Aluminum window and seratone ceiling.

Proposed Spa Room

For MR & MRS. G. DRAKE

13. Miro St. Inglewood

Drawn C. Hale

Date 26.8.89

# **BUILDING PERMIT**

**F006706**

**1987**

**PROPERTY ID**

**029464**

**INGLEWOOD DISTRICT COUNCIL  
APPLICATION FOR BUILDING PERMIT**

Mr & Mrs G Drake  
(Name)

The Engineer  
Inglewood District Council  
**INGLEWOOD**

13 Miro St  
(Postal Address)

Inglewood

VALN NO. 11841984101 -

*11 Miro Street*

I hereby apply for permission to Erect Additions To  
Lounge Area on \_\_\_\_\_  
(Description of Land)

LOTS 2 & 3 DP 10437

Fronting 13 Miro St Road Inglewood Riding  
in accordance with plans and specifications deposited herewith.

Purpose for which Building will be used Private Residence

Is Building to be Rented or Lessed: YES/NO

Is Footpath presently damaged: None YES/NO

Distance from nearest Boundary: \_\_\_\_\_ m.

Total floor area: 12 sq.m.

Estimated Value: Building \$ 9,000

Drainage & Plumbing \$ \_\_\_\_\_

Total \$ 9,000

Bedrooms:	Singls	Double
Gained		
Lost		

I enclose herewith two (2) copies of the plans and specifications.

Name & Address of Builder C Hale

34<sup>A</sup> Kelly St Inglewood

SIGNED C Hale

ADDRESS as above

DATE: 19.10.87

Note: Should there be any Drainage & Plumbing work to be done in or around the building it will be necessary to apply for a Drainage & Plumbing Permit before such work is commenced.

**(FOR OFFICE USE ONLY)**

FEES: Building \$ 49.50  
D. & P. \$ .....  
(G.S.T. Incl.) B.R. Levy \$ ..... Receipt No. 3401  
Footpath Damage Deposit \$ .....  
\$300 (When applicable)  
**TOTAL** \$ 49.50

ISSUE OF PERMIT APPROVED: ad. 22.10.87 Date: 22.10.87

Building Permit No. F.O.O. 6706 Date of Issue: 22.10.87

D. & P. Permit No. \_\_\_\_\_ Date of Issue: \_\_\_\_\_

Sewerage Connection .....  
 Water Connection .....  
 Vehicle Crossing Fee .....

**TOTAL** \$.....

**RECEIPT NO.** .....

**BUILDING FEE SCALE**

Estimated value of work excluding any amount upon which drainage and plumbing fees are payable.

VALUE OF PERMIT	FEE	GST	TOTAL	VALUE OF PERMIT	FEE	GST	TOTAL
1 - 5000	20.00	2.00	22.00	100001 - 120000	185.00	18.50	203.50
5001 - 8000	35.00	3.50	38.50	120001 - 140000	205.00	20.50	225.50
8001 - 10000	45.00	4.50	49.50	140001 - 160000	225.00	22.50	247.50
10001 - 15000	60.00	6.00	66.00	160001 - 180000	245.00	24.50	269.50
15001 - 20000	70.00	7.00	77.00	180001 - 200000	265.00	26.50	291.50
20001 - 30000	85.00	8.50	93.50	200001 - 220000	285.00	28.50	313.50
30001 - 40000	105.00	10.50	115.50	220001 - 240000	305.00	30.50	335.50
40001 - 60000	125.00	12.50	137.50	240001 - 260000	325.00	32.50	357.50
60001 - 80000	145.00	14.50	159.50	260001 - 280000	345.00	34.50	379.50
80001 - 100000	165.00	16.50	181.50	280001 - 300000	365.00	36.50	401.50

PLUS AN ADDITIONAL \$20.00 FOR EACH \$20,000 OR PART THEREOF PLUS 10% GST

**PLUMBING AND DRAINAGE FEE SCALE**

VALUE OF PERMIT	FEE	GST	TOTAL	VALUE OF PERMIT	FEE	GST	TOTAL
1 - 2000	20.00	2.00	22.00	6001 - 6200	62.00	6.20	68.20
2001 - 2200	22.00	2.20	24.20	6201 - 6400	64.00	6.40	70.40
2201 - 2400	24.00	2.40	26.40	6401 - 6600	66.00	6.60	72.60
2401 - 2600	26.00	2.60	28.60	6601 - 6800	68.00	6.80	74.80
2601 - 2800	28.00	2.80	30.80	6801 - 7000	70.00	7.00	77.00
2801 - 3000	30.00	3.00	33.00	7001 - 7200	72.00	7.20	79.20
3001 - 3200	32.00	3.20	35.20	7201 - 7400	74.00	7.40	81.40
3201 - 3400	34.00	3.40	37.40	7401 - 7600	76.00	7.60	83.60
3401 - 3600	36.00	3.60	39.60	7601 - 7800	78.00	7.80	85.80
3601 - 3800	38.00	3.80	41.80	7801 - 8000	80.00	8.00	88.00
3801 - 4000	40.00	4.00	44.00	8001 - 8200	82.00	8.20	90.20
4001 - 4200	42.00	4.20	46.20	8201 - 8400	84.00	8.40	92.40
4201 - 4400	44.00	4.40	48.40	8401 - 8600	86.00	8.60	94.60
4401 - 4600	46.00	4.60	50.60	8601 - 8800	88.00	8.80	96.80
4601 - 4800	48.00	4.80	52.80	8801 - 9000	90.00	9.00	99.00
4801 - 5000	50.00	5.00	55.00	9001 - 9200	92.00	9.20	101.20
5001 - 5200	52.00	5.20	57.20	9201 - 9400	94.00	9.40	103.40
5201 - 5400	54.00	5.40	59.40	9401 - 9600	96.00	9.60	105.60
5401 - 5600	56.00	5.60	61.60	9601 - 9800	98.00	9.80	107.80
5601 - 5800	58.00	5.80	63.80	9801 - 10000	100.00	10.00	110.00
5801 - 6000	60.00	6.00	66.00				

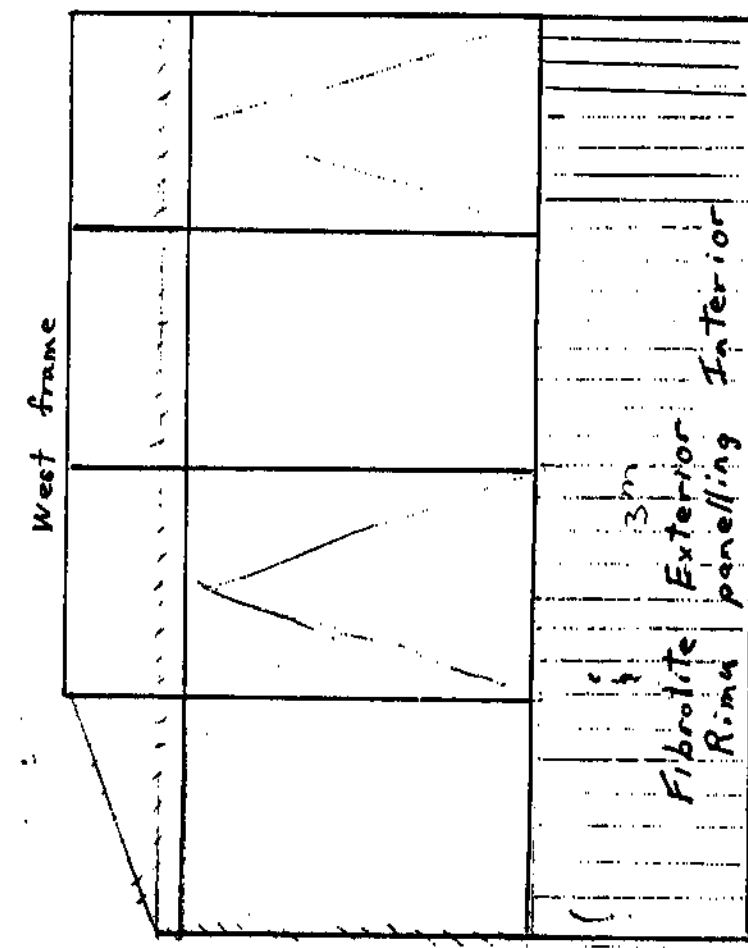
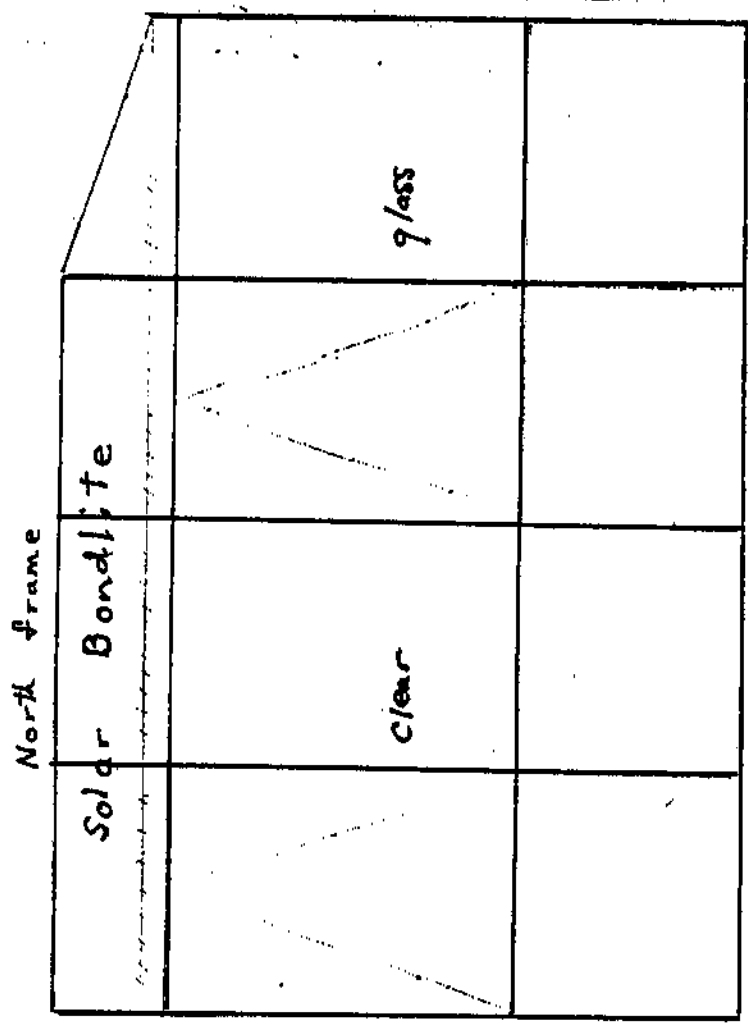
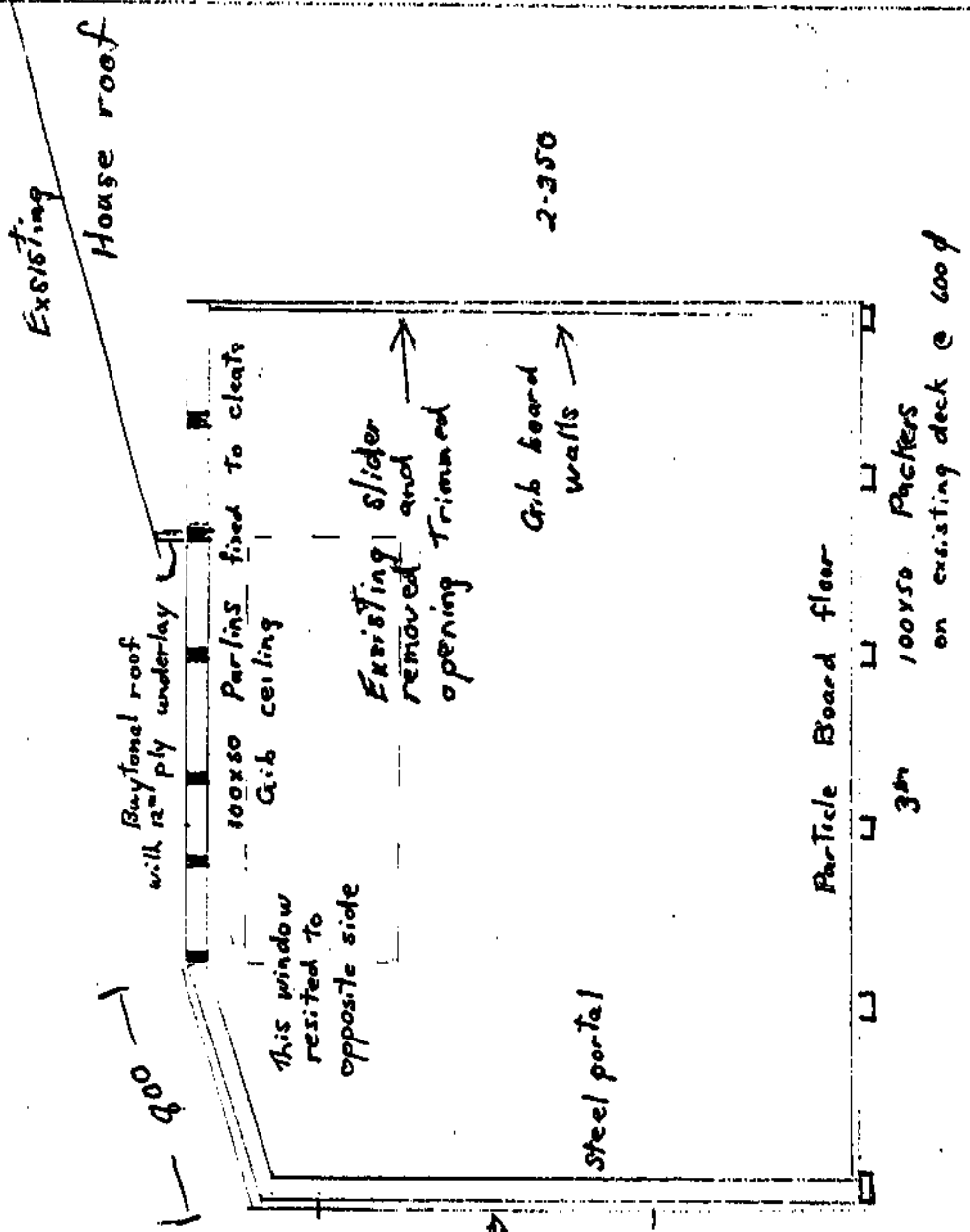
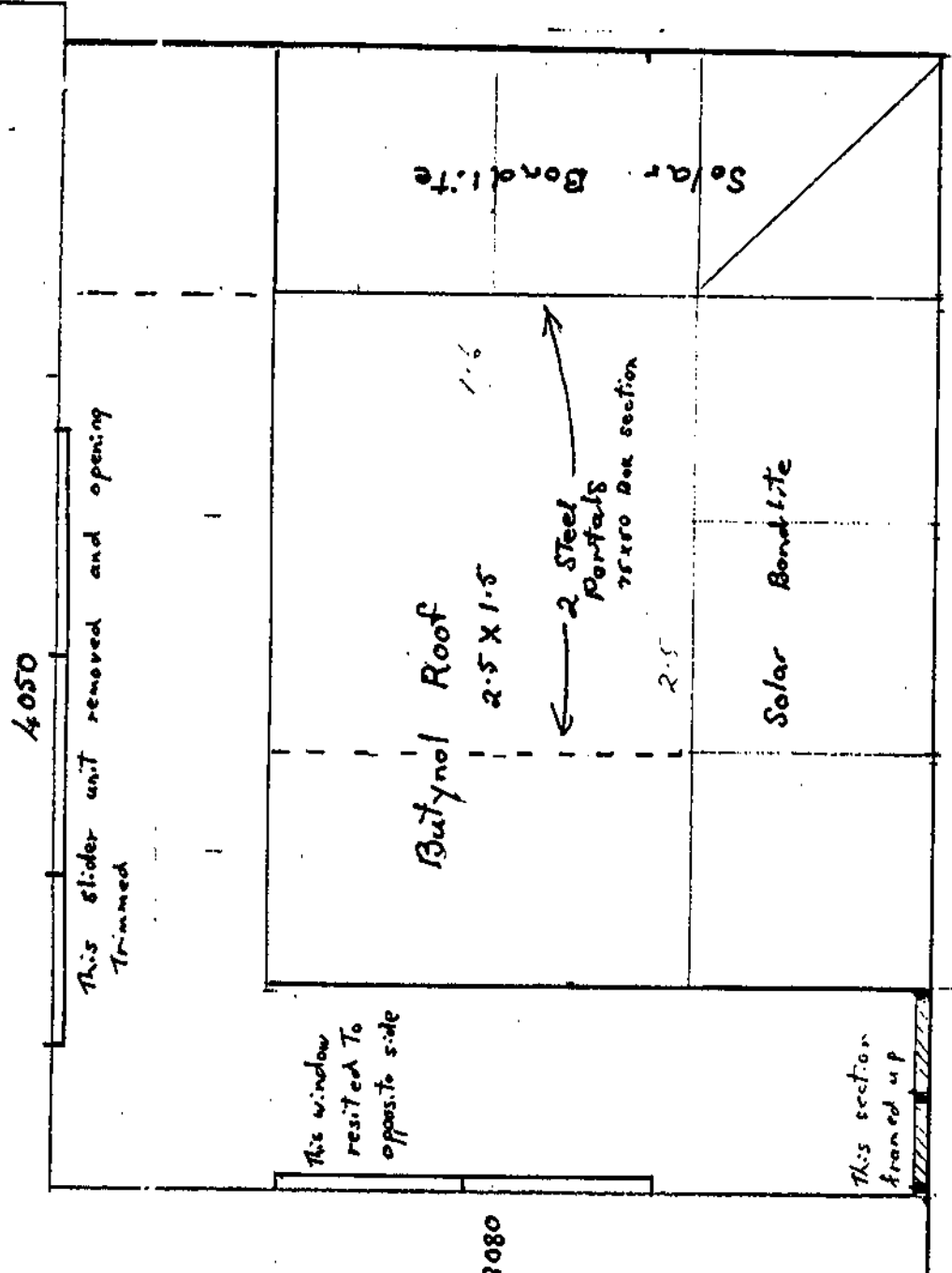
PLUS \$2.00 FOR EACH \$200 OR PART THEREOF PLUS 10% GST

**GENERAL REQUIREMENTS**

This application must be accompanied by (IN DUPLICATE):-

- Locality (Site Plans):** Showing distance from boundary, other buildings, etc.
- Plans and Specifications:** Together with every application there shall be submitted to the Engineer, in duplicate, detailed plans, evaluations, cross-sections and specifications, which shall furnish complete details of design and qualities and descriptions of all materials of construction and workmanship and which shall be of sufficient clarity to show to the satisfaction of the Engineer, the exact nature and character of the proposed undertaking and the provisions made for full compliance with the requirements of this by-law and any other relevant by-law for the time being in force.
- All drawings other than the detailed drawings shall be accurately, clearly, and indelibly executed to scale and shall be drawn in ink upon drawing paper or tracing cloth or printed upon cloth or approved paper. Except in the case of detailed drawings shall be to scale of 1.50 or 1.100.
- Value of Work:** The actual costs of erection, including labour and materials is to be shown, and in any dispute on this point the Engineer shall have absolute determination of the value of work.

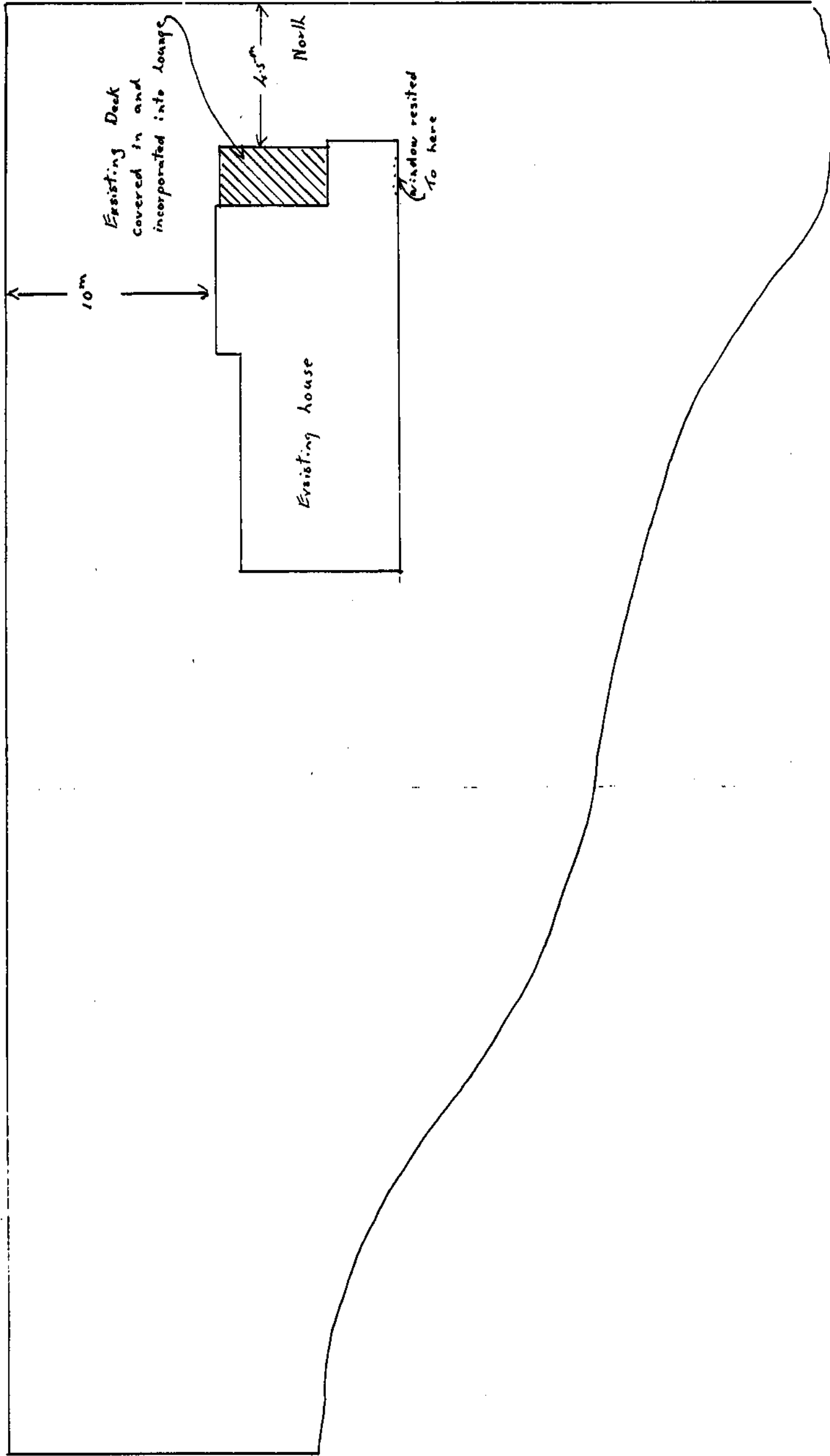
Existing lounge



Denotes Bullt glass joints

Proposed Lounge Extension  
 For  
Mr. & Mrs. G. Drake  
 Miro St Inglewood  
 Sheet II of II

Miro St



Proposed Lounge Extension

For

Mr & Mrs G. Drake

Miro St Inglewood Steel I of II Drawn G.A.

# **BUILDING PERMIT**

**A01368**

**1982**

**PROPERTY ID**

**029464**

BOROUGH OF INGLEWOOD

APPLICATION FOR BUILDING PERMIT

Date 12-5-1982

To the Borough Engineer,

Sir, I hereby apply for permission to Build office and Terrace

..... at 11 Alvo St.

for Mr & Mrs G Drake of Alvo St Inglewood according to locality plan and detailed plans, elevations, cross sections and specifications of building deposited herewith in duplicate.

Particulars of Land Lot No ..... on Town Section .....

D.P. .... Length of Boundaries .....

Area ..... Square Metres

Particulars of Building Foundations Steel supports

Walls Asphlin fabric Roof Iron

Area of Ground Floor 10.5 Square Metres

Area of Outbuildings ..... Square Metres

ESTIMATED VALUE:	Building	..... <u>5.800</u> .....
	Plumbing & Drainage	..... .....
	TOTAL	=====

Purpose for which every part of the Building is to be used or occupied (describing separately each part intended for use of occupation for separate purpose.)

office and terrace  
Proposed use or occupancy of other part of building

Nature of ground on which building is to be placed and of the subjacent strata;  
firm

Yours faithfully,

OWNER  
BUILDER  
G.D. Herbert BUILDER

POSTAL ADDRESS:

24 F Alvo St  
Inglewood

Plans and specifications approved, Building Permit may be issued, subject to compliance during erection, with Borough Building Bylaws, and all Acts of Parliament and Regulations respectively affecting such work.

13-5-82 19 ..... Shawson BUILDING INSPECTOR

BUILDING PERMIT

PERMIT NO ..... A 01368 .....

DRAINAGE & PLUMBING PERMIT

PERMIT NO .....

RECEIPT NO. 2275  
 Building Fee ..... \$24  
 Research Levy ..... \$6  
 Bond .....  
 Sewerage Connection .....

DATE 12 May 1982  
 Plumbing & Drainage .....  
 Vehicle Crossaing .....  
 Water Connection .....

Estimated Value of Work Excluding any amount upon which drainage and Plumbing Fees are payable.

ESTIMATED VALUE OF WORK										FEE\$	
Not exceeding \$20											.50
Over 20 and not exceeding	200										1.00
"	200	"	"	"							2.00
"	400	"	"	"							3.00
"	600	"	"	"							4.00
"	800	"	"	"							5.00
"	1,000	"	"	"	1,000						6.00
"	1,200	"	"	"	1,200						7.00
"	1,400	"	"	"	1,400						8.00
"	1,600	"	"	"	1,600						9.00
"	1,800	"	"	"	1,800						10.00
"	2,000	"	"	"	2,000						12.00
"	2,500	"	"	"	2,500						14.00
"	3,000	"	"	"	3,000						16.00
"	3,500	"	"	"	3,500						18.00
"	4,000	"	"	"	4,000						21.00
"	5,000	"	"	"	5,000						24.00
"	6,000	"	"	"	6,000						27.00
"	7,000	"	"	"	7,000						30.00
"	8,000	"	"	"	8,000						33.00
"	9,000	"	"	"	9,000						36.00
"	10,000	"	"	"	10,000						40.00
"	12,000	"	"	"	12,000						44.00
"	14,000	"	"	"	14,000						48.00
"	16,000	"	"	"	16,000						52.00
"	18,000	"	"	"	18,000						56.00
"	20,000	"	"	"	20,000						64.00
"	25,000	"	"	"	25,000						64.00

NOTE: For scale of fees over and above 25,000 apply at INGLEWOOD BOROUGH COUNCIL

GENERAL REQUIREMENTS

THIS APPLICATION MUST BE ACCOMPANIED BY: (i n D u p l i c a t e)

1. Locality (Site) Plans: Showing Distance from Boundary, other buildings etc.
2. Plans and Specifications: Together with every application there shall be submitted to the Engineer, in duplicate, detailed plans, elevations, cross-sections and specifications, which shall together furnish complete details of design and qualities and descriptions of all materials of construction and workmanship and which shall be of sufficient clarity to show to the satisfaction of the Engineer, the exact nature and character of the proposed undertaking and the provision made for full compliance with the requirements of this bylaw and any other relevant bylaw for the time being in force.
3. All drawings other than detailed drawings shall be accurately, clearly and indelibly executed to scale and shall be drawn in ink upon drawing paper or tracing cloth, or printed upon cloth or approved paper. Except in the case of detailed drawings shall be to scale of 1.50 or 1,100.
4. Value of Work: The actual cost of erection, including labour and materials is to be shown, and in any dispute on this point the Engineer shall have absolute determination of the value of such work.

Tanganyika Building Society No. \_\_\_\_\_

Inspector: M. \_\_\_\_\_

Receipt No. 3275

Name J. A. R. M. D. C. S.  
 Address 11 M... St.  
Tanganyika

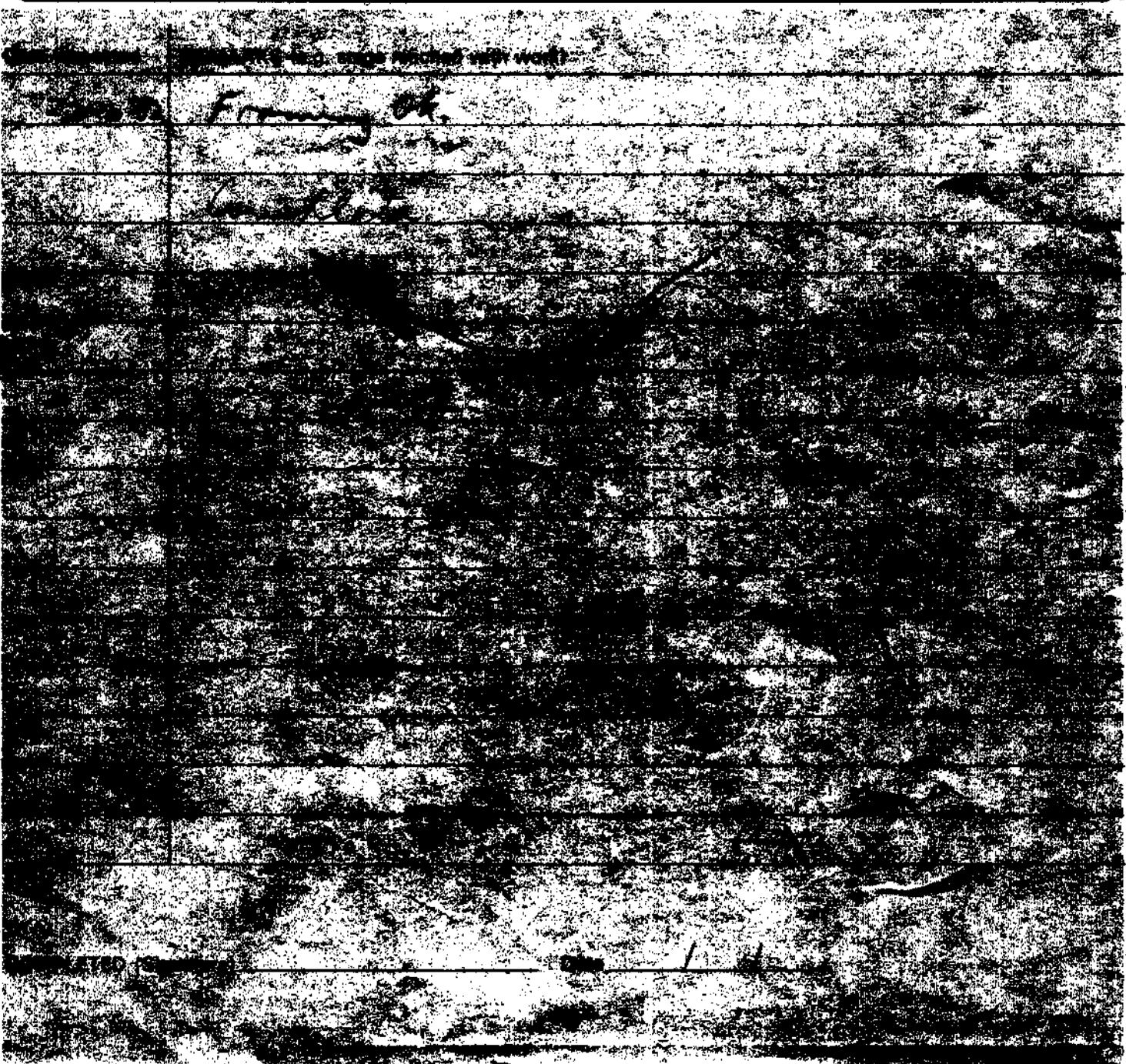
Name J. D. NEUMANN  
 Mailing Address 4 E. Main St.  
Tanganyika

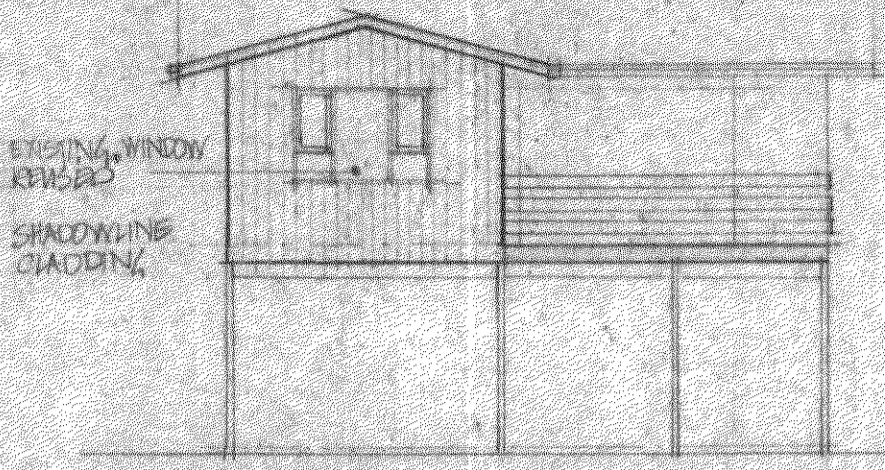
PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

Street No. 11  
 Street Name Main St.  
 Town/District Tanganyika  
 Riding C

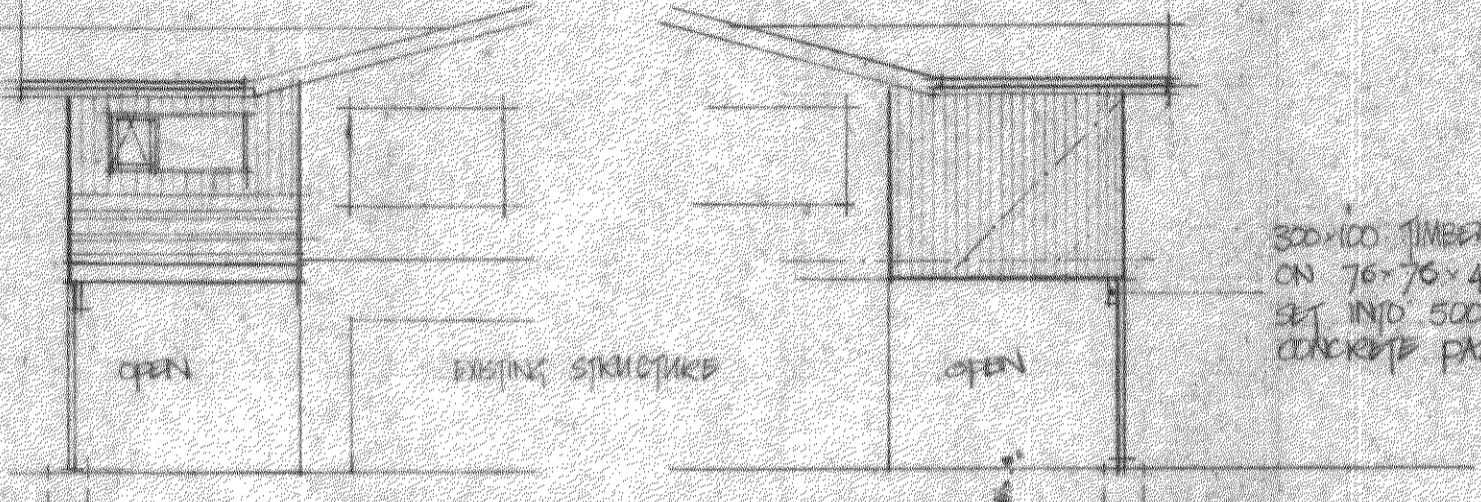
Valuation Roll No. 1124/459/2  
 Lot 2 D.P. 18427  
 Section \_\_\_\_\_ Block \_\_\_\_\_  
 Survey District \_\_\_\_\_

Estimated to be demolished - see also 7-18-62



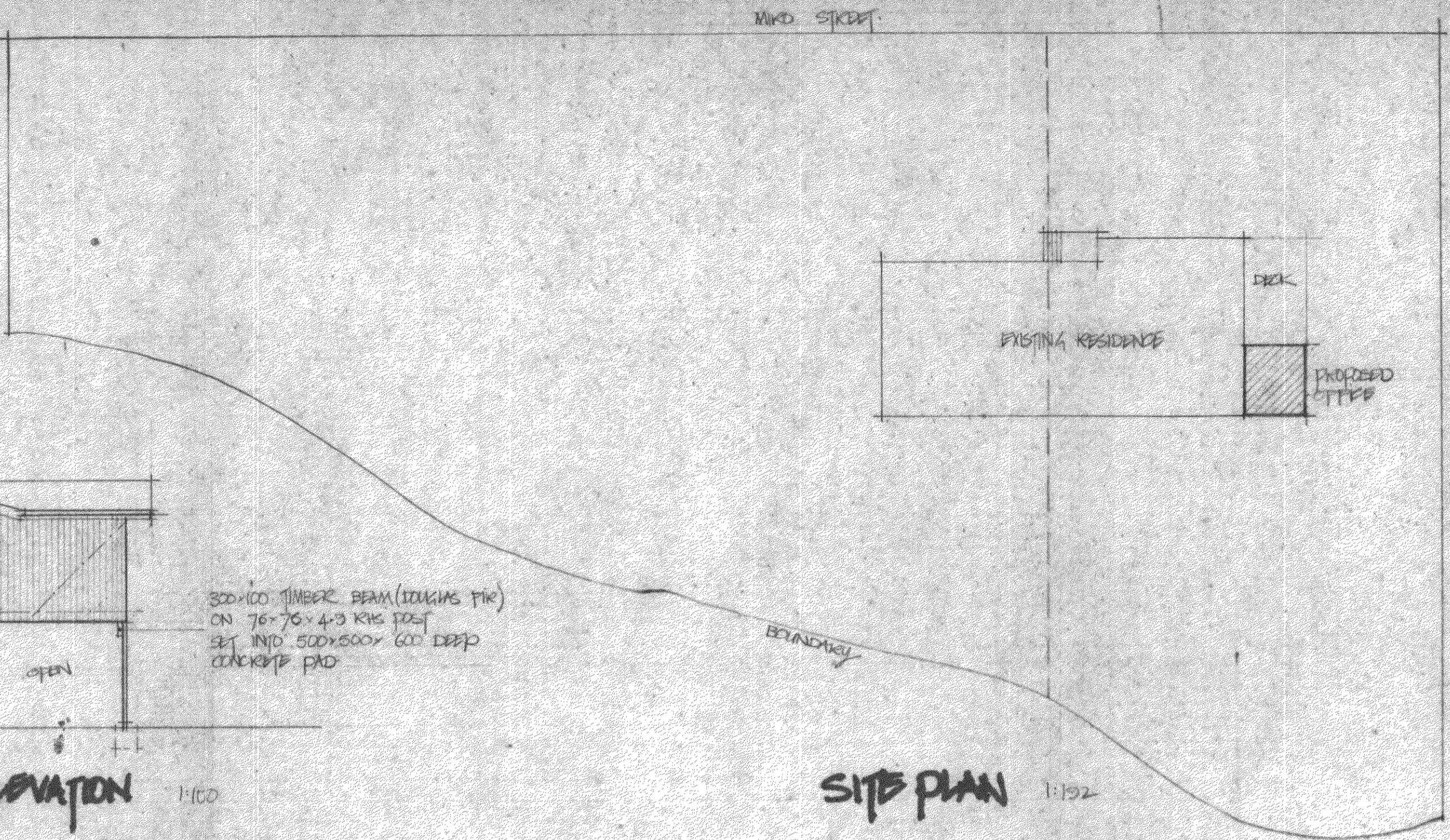


**NORTH ELEVATION** 1:100

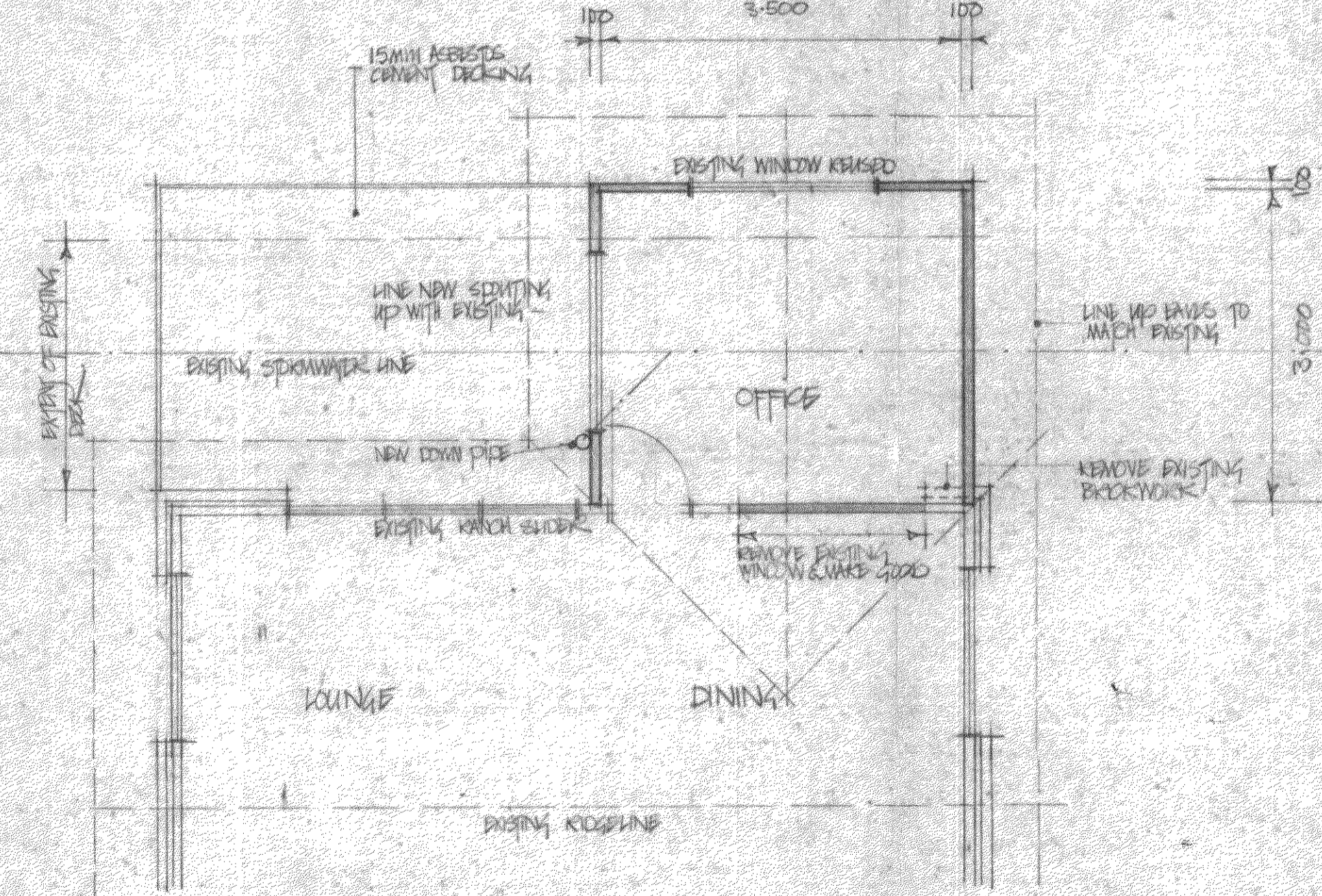


**WEST ELEVATION**

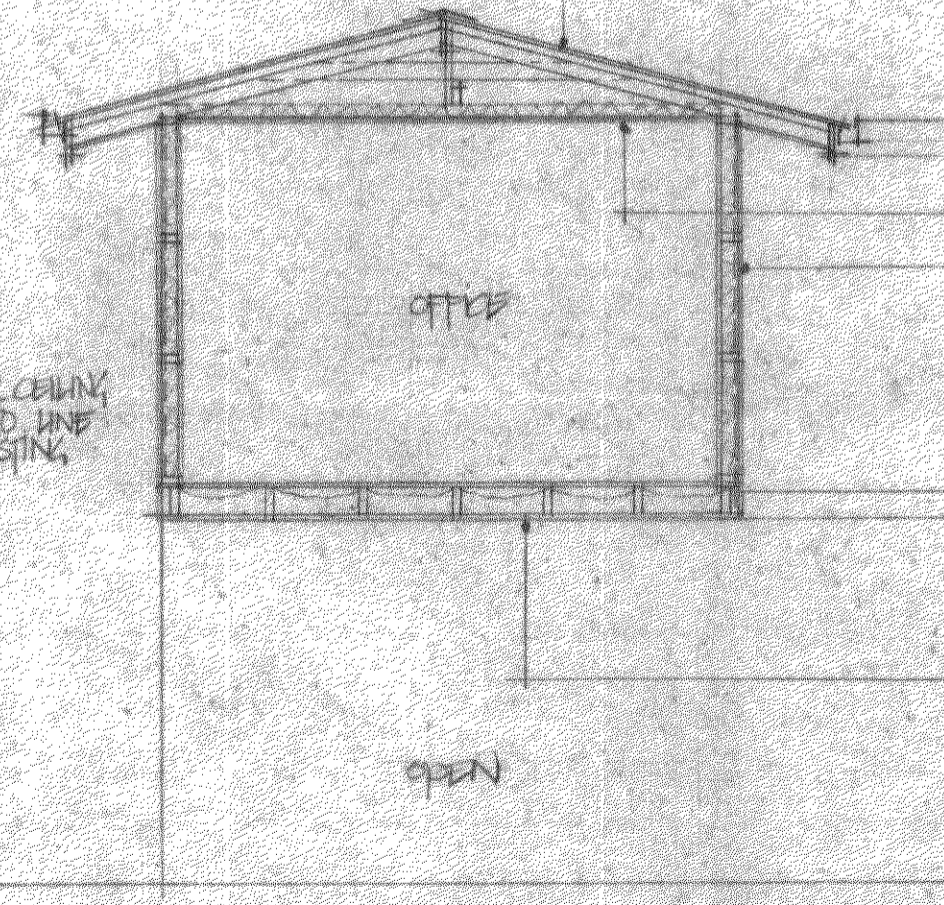
**EAST ELEVATION** 1:100



**SITE PLAN** 1:100



**FLOOR PLAN** 1:50



**CROSS SECTION** 1:50

GENERAL NOTES	
No	1
AMENDMENTS	
Cl'd	Date

CONTRACTORS TO:  
Verify all dimensions on site before commencing any work  
Refer to figured dimensions  
Refer all discrepancies to drawing office

	NAME	DATE
SURVEYED		
DESIGNED		
DRAWN	IAN DRUMMOND	
TRACED		
CHECKED		
APPROVED		

JOB TITLE  
ADDITIONS TO RESIDENCE FOR MR & MRS G. DORRICK MIND STREET, INGLEWOOD

SHEET TITLE  
WORKING DRAWINGS

PROJECT	ASPECT	DRAWING
AMENDMENT		1 OF 1
SCALE	AS SHOWN	SHEET

# **BUILDING PERMIT**

**1978**

**PROPERTY ID**

**029464**

BOROUGH OF INGLEWOOD

BUILDING APPLICATION FORM

DATE 27-7-78.....

To the Borough Engineer,  
Sir,

I hereby apply for permission to build a shed + glasshouse  
.....at 13. Miro St. Inglewood.  
for G. Drake.....of 13. Miro St......

according to locality plan and detailed plans, elevation, cross sections,  
and specifications of building deposited herewith in duplicate.

Valuation Roll No.....Lot No.....On Town Section  
.....D.P.....Length of Boundaries.....Area  
.....R.....P.....

Particulars of Building Foundations Solid concrete reinforced with 2in steel  
Walls galvanised weatherboard iron.....Roof Corr. Iron  
Flown roof

Area of Ground Floor.....Square metres 25.....

Area of outbuildings.....Square metres.....

ESTIMATED VALUE: Building ~~\$350.00~~ \$800  
Plumbing & Drainage N/A  
Total \$850.00 \$800 Quantity Fee  
Value

Purpose for which every part of the Building is to be used or  
occupied (describing seperately each part intended for use or  
occupation for separate purpose)

Workshop, Tool Shed + Glasshouse.....  
Proposed use or occupancy of other part of building.....

Nature of ground on which building is to be placed and of the subjacent  
strata:

Solid clay below topsoil.....

Yours faithfully,  
G. Drake.....OWNER  
G. Drake.....BUILDER

POSTAL ADDRESS 13. Miro St  
Inglewood.....

Plans and specifications approved, Building permit may be issued, sub-  
ject to compliance during erection, with Borough Building By-Laws, and  
all Acts of Parliament and Regulations respectively affecting such work.

.....2-8-1978.....Date  
.....G. Drake.....BUILDING INSPECTOR.

BUILDING PERMIT:  
Permit No. 91234-13.....  
DRAINAGE & PLUMBING PERMIT  
Permit No.....

Fee Paid 2.00 2.00  
 Receipt No. 9744.7.0175  
 Date 22/7/75

Fee Paid.....  
 Receipt No.....  
 Date.....

Fees payable on the issue of any Building Permit according to the Estimated Value of the Building Works.

D.F. VIC 347  
10437

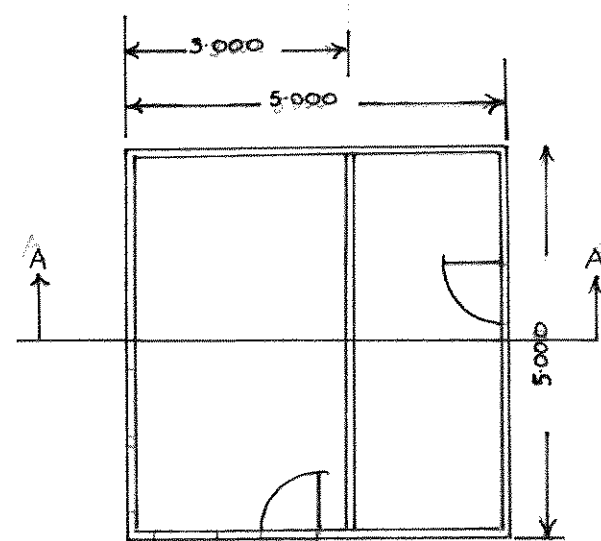
ESTIMATED VALUE OF BUILDING WORK.										FEES	
Not exceeding 20	..	..	..	..	..	..	..	..	..	..	.50
Over 20, and not exceeding 200	..	..	..	..	..	..	..	..	..	..	1.00
" 200.	"	"	"	400	..	..	..	..	..	..	2.00
" 400.	"	"	"	600	..	..	..	..	..	..	3.00
" 600.	"	"	"	800	..	..	..	..	..	..	4.00
" 800.	"	"	"	1000	..	..	..	..	..	..	5.00
" 1000.	"	"	"	1200	..	..	..	..	..	..	6.00
" 1200.	"	"	"	1400	..	..	..	..	..	..	7.00
" 1400.	"	"	"	1600	..	..	..	..	..	..	8.00
" 1600.	"	"	"	1800	..	..	..	..	..	..	9.00
" 1800.	"	"	"	2000	..	..	..	..	..	..	10.00
" 2000.	"	"	"	2500	..	..	..	..	..	..	12.00
" 2500.	"	"	"	3000	..	..	..	..	..	..	14.00
" 3000.	"	"	"	3500	..	..	..	..	..	..	16.00
" 3500.	"	"	"	4000	..	..	..	..	..	..	18.00
" 4000.	"	"	"	5000	..	..	..	..	..	..	21.00
" 5000.	"	"	"	6000	..	..	..	..	..	..	24.00
" 6000.	"	"	"	7000	..	..	..	..	..	..	27.00
" 7000.	"	"	"	8000	..	..	..	..	..	..	30.00
" 8000.	"	"	"	9000	..	..	..	..	..	..	33.00
" 9000.	"	"	"	10000	..	..	..	..	..	..	36.00
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" 12000.	"	"	"	14000	..	..	..	..	..	..	44.00
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" 16000.	"	"	"	18000	..	..	..	..	..	..	52.00
" 18000.	"	"	"	20000	..	..	..	..	..	..	56.00
" 20000.	"	"	"	25000	..	..	..	..	..	..	64.00

N.B. For scale of fees over and above 25,000 apply at Borough Office.

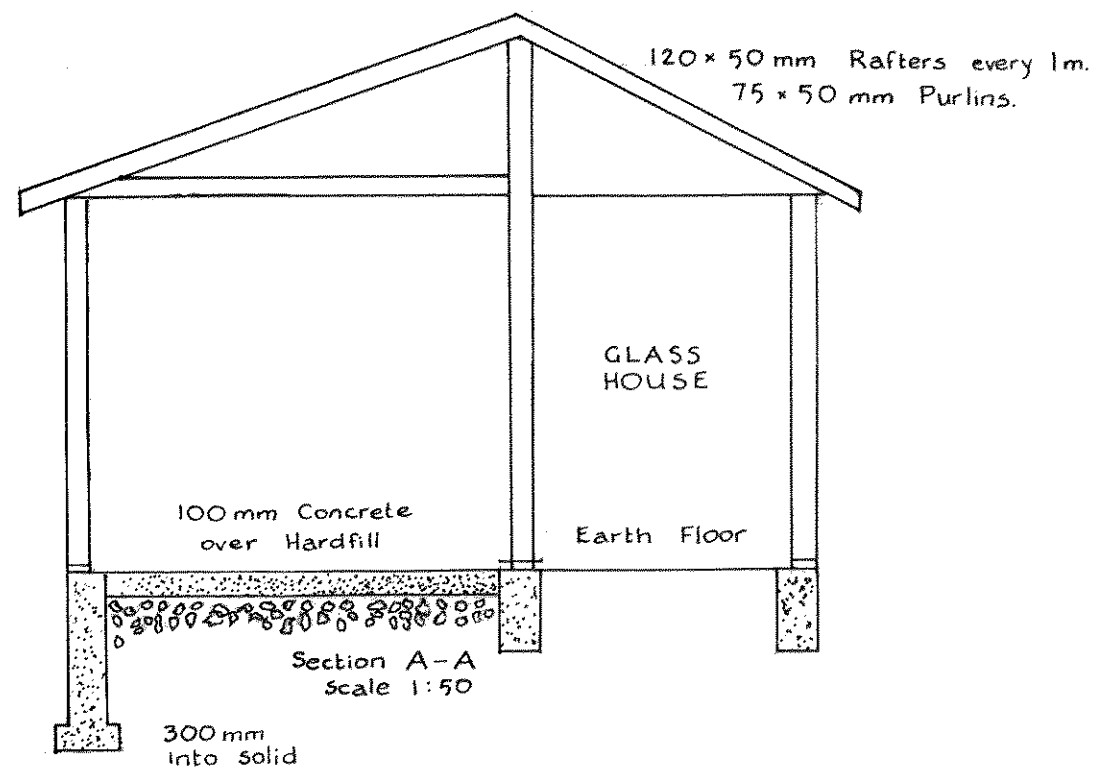
GENERAL REQUIREMENTS

This application must be accompanied by: (In Duplicate)

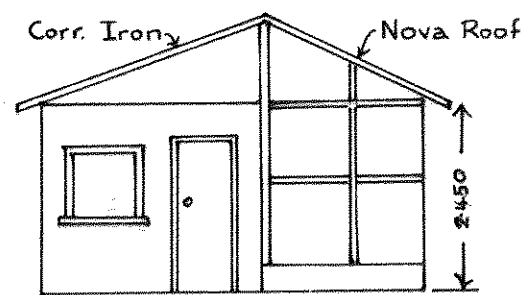
1. Locality (Site) Plans: Showing Distance from Boundary, other buildings etc.
2. Detailed Specifications: to cover all phases of the erection and completion of the proposed work.
3. Elevations, Plans and Cross Sections: (Except in the case of detailed plans) To scale of  $\frac{1}{4}$  or  $\frac{1}{2}$  in. to the foot, of sufficient detail to clarify to show to the satisfaction of the Engineer the exact nature and type of construction of all sections of the proposed structure.
4. All plans to be accurately, clearly and indelibly executed to scale in Ink upon drawing paper or tracing cloth or printed upon cloth or approved paper.
5. Value of Work: The actual cost of erection, including labour and materials is to be shown, and in any dispute on this point the Engineer shall have absolute determination of the value of such work.



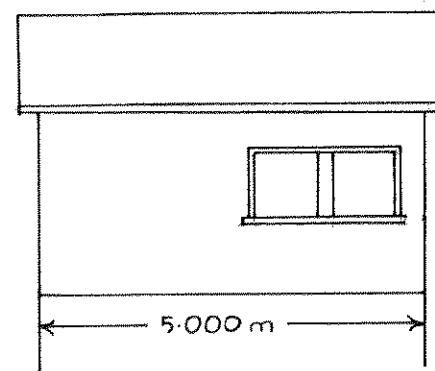
PLAN



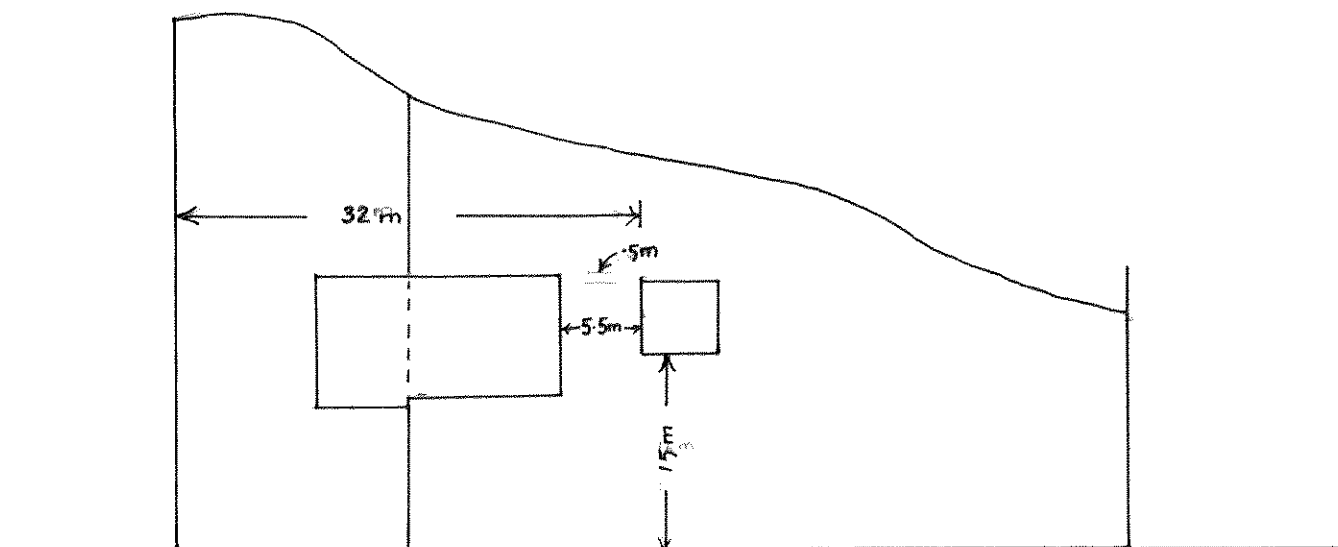
Section A-A  
Scale 1:50



FRONT ELEVATION  
Scale 1:100



SIDE ELEVATION



MIRO STREET

SITE PLAN  
Scale 1:500

WORKSHOP/GLASS HOUSE

for GRAHAM DRAKE

13 MIRO ST INGLEWOOD

# **BUILDING PERMIT**

**77583**

**1975**

**PROPERTY ID**

**029464**

BOROUGH OF INGLEWOOD

BUILDING APPLICATION FORM

Date 29th July 75

To the Borough Engineer, Sir,

I hereby apply for permission to do Alterations to lounge, dining room at 7 Ngala St for S. ERB of 7 Ngala St, Inglewood according to locality plan and detailed plane, elevation, cross section, and specifications of building deposited herewith in duplicate.

Valuation Roll No. Lot No. On Town Section D.P. Length of Boundaries Area R. P.

Particulars of Building Foundations poured concrete, Blocks Walls Timber Framing Roof Decorative Tiles

Area of Ground Floor 19.2 m Square feet Area of outbuildings Square feet

ESTIMATED VALUE: Building 3000.00 Plumbing & Drainage Total \$3000.00

Purpose for which every part of the Building is to be used or occupied (describing separately each part intended for use or occupation for separate purpose)

Lounge dining (private dwelling) Proposed use or occupancy of other part of building

Nature of ground on which building is to be placed and of the subjacent strata:

one soft corner to go down 3m to sandstone

Yours faithfully T.J. Simons BUILDER

POSTAL ADDRESS T.J. Simons 7 Ngala St Inglewood

Plans and specifications approved, Building permit may be issued, subject to compliance during erection, with Borough Building By-Laws, and all Acts of Parliament and Regulations respectively affecting such work.

29.7.1975 Date J. Howe BUILDING INSPECTOR

BUILDING PERMIT: Permit No. 47583

DRAINAGE & PLUMBING PERMIT: Permit No.

R/L 150

Fee Paid ..... 14.25  
Receipt No. 3692  
Date..... 30/7/75

Fee Paid.....  
Receipt No.....  
Date.....

Fees payable on the issue of any Building Permit according to the Estimated Value of the Building Works.

ESTIMATED VALUE OF BUILDING WORK.		FEE
Not exceeding 20		.50
Over 20, and not exceeding 200		1.00
" 200, " " " 400		2.00
" 400, " " " 600		3.00
" 600, " " " 800		4.00
" 800, " " " 1000		5.00
" 1000, " " " 1200		6.00
" 1200, " " " 1400		7.00
" 1400, " " " 1600		8.00
" 1600, " " " 1800		9.00
" 1800, " " " 2000		10.00
" 2000, " " " 2500		12.00
" 2500, " " " 3000		14.00
" 3000, " " " 3500		16.00
" 3500, " " " 4000		18.00
" 4000, " " " 5000		21.00
" 5000, " " " 6000		24.00
" 6000, " " " 7000		27.00
" 7000, " " " 8000		30.00
" 8000, " " " 9000		33.00
" 9000, " " " 10000		36.00
" 10000, " " " 12000		40.00
" 12000, " " " 14000		44.00
" 14000, " " " 16000		48.00
" 16000, " " " 18000		52.00
" 18000, " " " 20000		56.00
" 20000, " " " 25000		64.00

N.B. For scale of fees over and above 25,000 apply at Borough Office.

GENERAL REQUIREMENTS

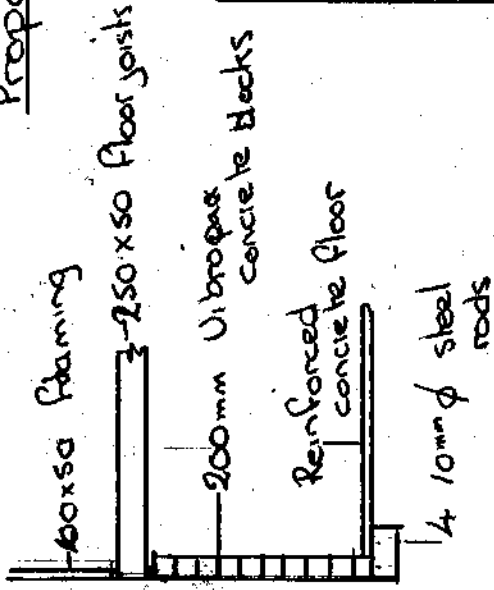
This application must be accompanied by: (In Duplicate)

1. Locality (Site) Plans: Showing Distance from Boundary, other buildings etc.
2. Detailed Specifications: to cover all phases of the erection and completion of the proposed work.
3. Elevations, Plans and Cross Sections: (Except in the case of detailed plans) To scale of  $\frac{1}{4}$  or  $\frac{1}{2}$  in. to the foot, of sufficient detail to clarify to show to the satisfaction of the Engineer the exact nature and type of construction of all sections of the proposed structure.
4. All plans to be accurately, clearly and indelibly executed to scale in Ink upon drawing paper or tracing cloth or printed upon cloth or approved paper.
5. Value of Work: The actual cost of erection, including labour and materials is to be shown, and in any dispute on this point the Engineer shall have absolute determination of the value of such work.

.....  
.....  
.....

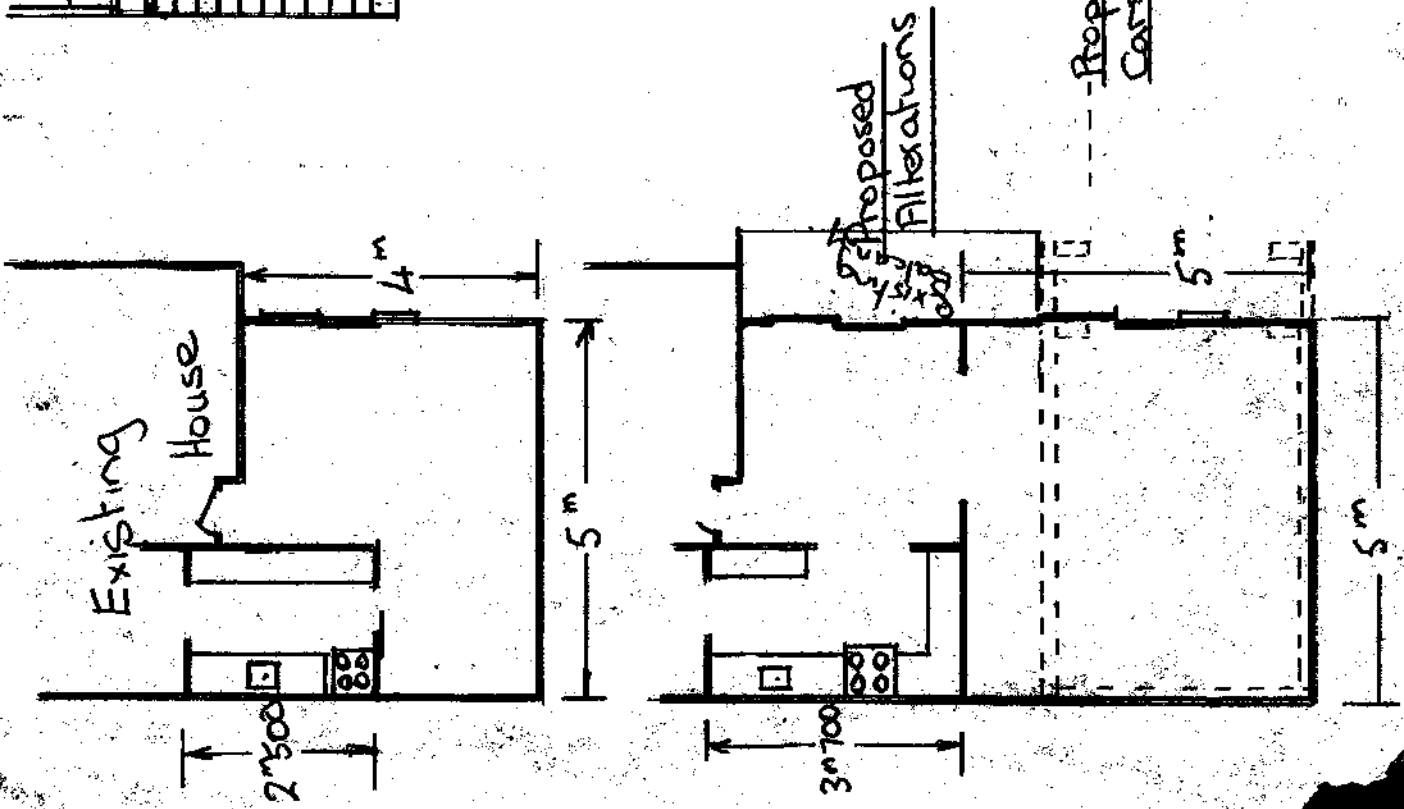
Proposed Alterations For Mr and Mrs S. E. R. B.

Miro St Inglewood



Specifications

Car shed foundations poured 300x200 down to solid foundations.  
 Concrete blocks filled complete with 10mm steel every 1m and to all openings.  
 Existing end wall to be moved complete to new position 3m 658 from existing then framed up in between with 100x50 framing allowing for new ranch slider then lined with vertical board and fibrolite panels to match existing.  
 Sloping ceiling continued in side and lined with pineax panels.  
 Decomesthe tile roof continued complete with building paper + netting.  
 Kitchen extened 1m 219 and door blocked off, existing cupboards moved to end of kitchen to allow arch way into new dining room.  
 Continue partition at end of kitchen across to form dining room with 2m opening into lounge.



# **BUILDING PERMIT**

**95975**

**1974**

**PROPERTY ID**

**029464**

BOROUGH OF INGLEWOOD  
BUILDING APPLICATION FORM

Date 9-9-1974

To the Borough Engineer,

Sir,

I hereby apply for permission to... Erect new Dwelling .....  
.....at... W. Street .....  
for Mr. & Mrs. G. Drake ..... of Inglewood .....  
according to locality plan and detailed plans, elevation, cross sections,  
and specifications of building deposited herewith in duplicate.

Valuation Roll No.....Lot No.....On Town Section  
.....D.P.....Length of Boundaries.....Area  
.....R.....P.....

Particulars of Building Foundations.....  
Walls Brick ..... Roof Iron .....

Area of Ground Floor.....Square feet... 1371 .....  
Area of outbuildings.....Square feet.....

ESTIMATED VALUE: Building 18628 .....  
Plumbing & Drainage 1838 .....  
Total 20466 .....

Purpose for which every part of the Building is to be used or occupied (describing separately each part intended for use or occupation for separate purpose)

Dwelling .....  
Proposed use or occupancy of other part of building... Basement .....  
Garage and Laundry .....

Nature of ground on which building is to be placed and of the subjacent strata:  
Firm .....

Yours faithfully  
G. Drake ..... OWNER  
G. Drake ..... BUILDER

POSTAL ADDRESS: 24 F. Wake St.  
Inglewood .....

Plans and specifications approved, Building permit may be issued, subject to compliance during erection, with Borough Building By-Laws, and all Acts of Parliament and Regulations respectively affecting such work.  
.....9-9-1974.....Date  
.....G. Drake..... BUILDING INSPECTOR

BUILDING PERMIT:  
Permit No. 95975

DRAINAGE & PLUMBING PERMIT:  
Permit No. ....

AL-11-50

Wate 3000

Fee Paid .. 64.00 ..... Sew 50.00 ..... Fee Paid, 12.00 .....  
 Receipt No. .... 1184 ..... Case 5000 ..... Receipt No. 1184 .....  
 Date: 10/9/24 ..... Date: 10/9/24 .....

Fees payable on the issue of any Building Permit according to the Estimated Value of the Building Works.

ESTIMATED VALUE OF BUILDING WORK,		FEE
Not exceeding 20		.50
Over 20, and not exceeding 200		1.00
" 200,	" 400	2.00
" 400,	" 600	3.00
" 600,	" 800	4.00
" 800,	" 1000	5.00
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" 1800,	" 2000	10.00
" 2000,	" 2500	12.00
" 2500,	" 3000	14.00
" 3000,	" 3500	16.00
" 3500,	" 4000	18.00
" 4000,	" 5000	21.00
" 5000,	" 6000	24.00
" 6000,	" 7000	27.00
" 7000,	" 8000	30.00
" 8000,	" 9000	33.00
" 9000,	" 10000	36.00
" 10000,	" 12000	40.00
" 12000,	" 14000	44.00
" 14000,	" 16000	48.00
" 16000,	" 18000	52.00
" 18000,	" 20000	56.00
" 20000,	" 25000	64.00

N.B. For scale of fees over and above 25,000 apply at Borough Office.

GENERAL REQUIREMENTS

This application must be accompanied by: (In Duplicate)

- Locality (Site) Plans: Showing Distance from Boundary, other buildings etc.
- Detailed Specifications: to cover all phases of the erection and completion of the proposed work.
- Elevations, Plans and Cross Sections: (Except in the case of detailed plans) to scale of 1/4 or 1/2 in. to the foot, of sufficient detail to clarify to show to the satisfaction of the Engineer the exact nature and type of construction of all sections of the proposed structure.
- All plans to be accurately, clearly and indelibly executed to scale in Ink upon drawing paper or tracing cloth or printed upon cloth or approved paper.
- Value of Work: The actual cost of erection, including labour and materials is to be shown, and in any dispute on this point the Engineer shall have absolute determination of the value of such such work.



BUILDING PROJECTS AUTHORITY

Our Ref: H.1219

Date: 19 July 1974

Inquiries to:

G. A. Drake,  
13 Miro Street,  
INGLEWOOD.

Dear Sirs,

THE ECONOMIC STABILISATION (BUILDING REGISTRATION  
AND CONSTRUCTION) REGULATIONS 1974

Your application ref. .... of ..... 27 June 1974 ..... refers.

Pursuant to the abovementioned regulations the application sub-  
mitted by you on behalf of ... As above .....  
for the construction of ... House ..... of an approximate area  
of ... 1,371 sq.ft ..... and ... Garage ..... of an approximate  
area of ... 576 sq.ft ..... at ..... has  
been considered by the Building Projects Authority.

You are advised that:

The issue of a building permit is authorised to allow  
construction to commence immediately.

~~XX~~  
~~XX~~

..... (Month) ..... (Year)

~~This consent is valid for three months after the month specified~~  
above. If not exercised within that period, an explanation of the  
reasons for the delay and a request for an extension of time (if  
required) must be made in writing to the Authority.

This consent must be attached to your application to the local  
authority for the issue of a building permit. The local authority  
will complete, detach and return the following information to me  
after the building permit has been issued.

The regulations provide that, where the issue of a building  
permit has been deferred, this decision, will, on request, be  
reviewed in six months, when, if circumstances permit, the  
commencement date may be advanced.

Yours faithfully,

(D.S. Walker)  
Building Projects Authority

INGLEWOOD BOROUGH COUNCIL

APPLICATION FOR PERMIT TO HAVE DRAINAGE OR PLUMBING WORK CARRIED OUT

I, the undersigned (name in full), hereby make application for permission to have the work prescribed herein carried out in the premises situated at 3 Mio St. Inglewood (Description of Place)

of which I am (occupier, owner or agent).

Description of Work New Dwelling (Plan of the above work is set out on back hereof)

I authorise A.D. Charteris (Name of Licensed Drainlayer or Licensed Plumber)

to carry out this work.

PERMIT No.

Signature G.D. Herbert

Residence 2A F Main St. Inglewood

Date 10.9.74

Date

The Sanitary Inspector,

Inglewood Borough Council.

The Drainlaying/Plumbing work authorised to be carried out in Permit No.

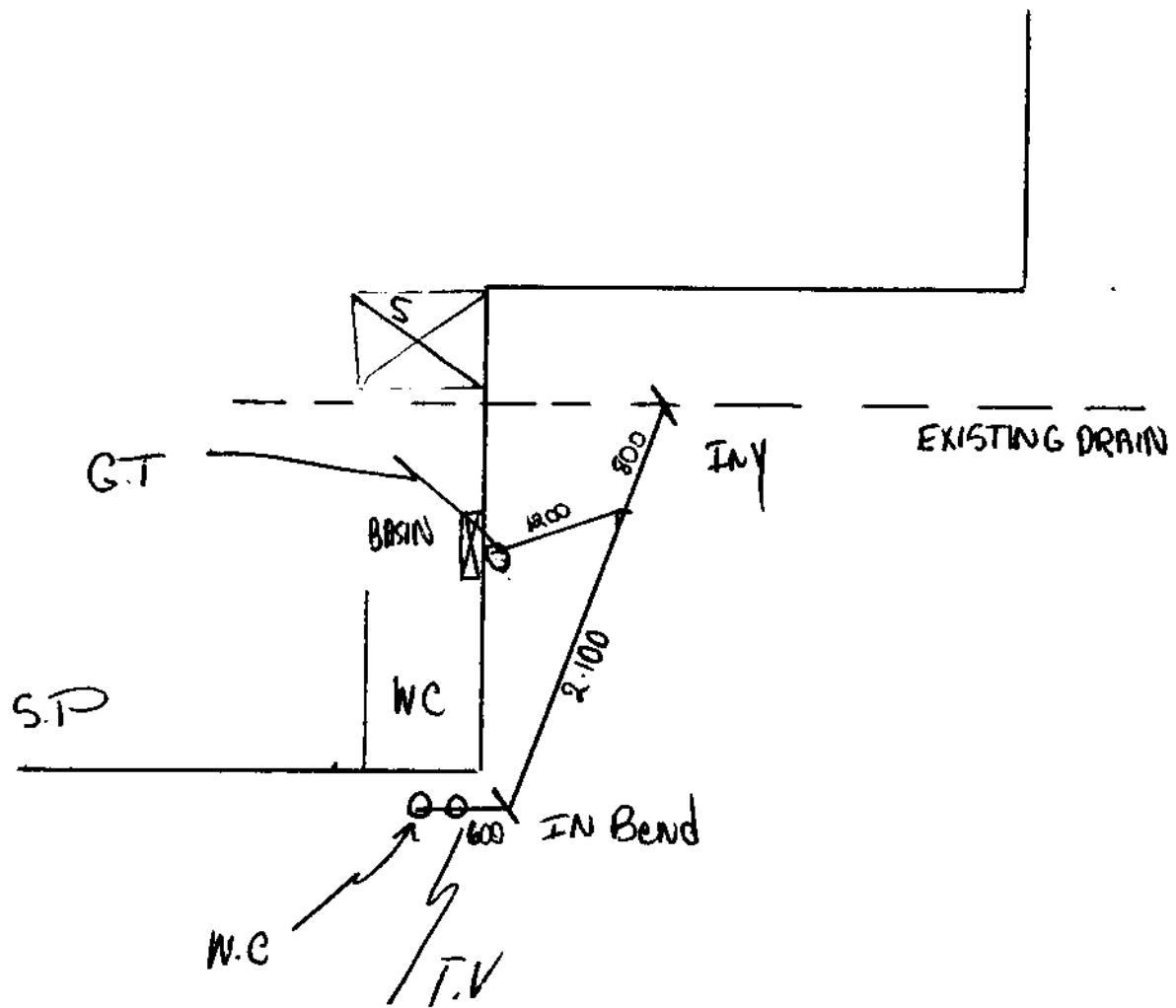
will be ready for inspection on the day of 19

Owner of Premises

Address

Signature

G. Drake 13 MIRO ST INGLEWOOD



## BRIEF SPECIFICATION

Residence for MR & MRS GRAHAM DRAKE,  
MIRO STREET,  
INGLEWOOD.

---

### GENERAL

The Contractor shall make allowance to pay all permit fees and insurances, and shall comply with the By-Laws of the Local Authority, the relevant New Zealand Standard Specifications and requirements of the loan authority in all sections of the work. Where items are not specifically shown on the drawings or mentioned in the specification, but are necessary for the proper function of the building, they shall be in accordance with standard code and building practice.

Only first quality materials and workmanship will be used in the construction and any sub-standard work or defective materials will be rejected and made good at the contractor's expense.

On completion, the Contractor shall clear away all trade waste and rubbish and leave the building and working areas in a clean, tidy condition, and shall maintain the building for a period to be agreed on during which time any defective materials or workmanship will be made good.

### SITE WORK

The site is to be developed as shown on the drawing, care shall be taken to prevent damage to existing boundary fences and banks. Vegetation is to be cleared from the area of the building. Owner to excavate for footings and drains as indicated. Maintain excavations, and backfill and ram on completion under supervision of the Contractor.

### CONCRETOR

Forms for concrete work shall be soundly constructed and held firmly in position. Concrete mix shall be 4 parts coarse aggregate, 2 parts sand, 1 part cement, all thoroughly mixed and tamped into place. Porch slabs shall be 3" thick concrete set to fall to exterior and based on well consolidated hardfill. Concrete footings shall be 18" x 10" for single storey, 18" x 12" for two storey all a minimum of 18" deep and reinforced with 4 No. 4 rods with  $\frac{1}{4}$ " stirrups at 24" centres. Concrete in footings shall be 3000 p.s.i. Floor slab shall be 4" thick with 665 H.R.C. on well consolidated imported hardfill with 1" minimum sand blinding and Moistop 737 D.P.C., sealed at all joints and pipe penetrations. Wood float slab and finish with a bull float. Concrete in slab shall be 2500 p.s.i.

### BASEMENT WALLS

Shall be 8" concrete block with block piers integral in the block work. Generally footings shall be 18" x 10" reinforced with 4 No. 4 rods. Reinforce blocks with 4 No. 4 rods in bond beam, 1 No. 4 rod at 2'0" crs vertically all bent 2'0" into bond beams and lap 40 diameters with starters. Pier reinforcing 4 No. 4 rods. Where walls are retaining ground footings shall be 2'6" x 12" reinforced with 4 No. 5 rods. Reinforce blocks with 4 No. 5 rods in bond beam, 1 No. 5 rod at 2'0" crs vertically all bent 2'0" in bond beam, and lap 40 diameters with starters. Apply D.P.C. to blocks bearing against soil all with ONODA N-N, or similar approved. Blocks to be layed stretcher bond concave joints.

CARPENTER & JOINER

All framing timbers shall be No. 1 framing grade boric treated Pinus Radiata thickened and installed in a dry condition. All interior trim shall be Dressing A Ht. Rimu, treated where paint finish is specified.

Flooring shall be Dressing A Ht. Matai.

Floor Framing

Joists over basement 8" x 2" at 18" centres. Gauge level over bearers and lap joints over bearing. Wall plates 4" x 2" bolted to concrete at 4'6" crs max. generally, 3'0" crs around basement, joints halved. Place 3 ply malthoid D.P.C. under all timbers bearing on concrete.

Sub Floor Framing

1. Piles: Form piles as shown in position on basement/foundation plan. 8" x 8" piles on 12" x 12" x 4" deep concrete pads.
2. Framing: Seat on piles 4" x 3" bearers jointed over a pile and tied down with 8 gauge galvanized wire. 4" x 2" joists at 18" crs. Double joists where applicable.

Flooring

Flooring shall be  $\frac{3}{4}$ " medium density particle board well cramped and nailed, and sanded on completion.

Wall Framing

Top and bottom plates 4" x 2" halved at joints, angles and intersections. Studs 4" x 2" at 18" maximum crs. with double studs at all openings. Nogging 4" x 2" and 3" x 2" at 2'0" maximum crs. and around all fittings. Bracing 6" x 1" as shown on exterior walls and No. 7 in interior partitions. Lintel sizes shall be in accordance with N.Z.S.S. Drill all plates and noggings where necessary for ventilation and seal against vermin.

Roof Framing

Roof framing shall consist of 'PRYDE' or similar approved trusses at 3'0" crs. 3" x 2" purlins at 3'0" crs maximum. 3" x 2" nogg at 2'0" crs.

Building Paper

To the interior face of all external walls apply double sided reinforced Sisalation No. 420. To exterior face apply Building Paper. ~~Over the whole roof area apply Sisalation No. 420 directly to particle board.~~

Roofing

Roofing shall be 24 g. corrugated galvanised iron lapped  $1\frac{1}{2}$ " corrugations at sides and 9" at ends. Over whole roof area lay No. 15 rag felt.

Interior Linings

Apply the following linings in accordance with the best trade practice.

<u>Room</u>	<u>Ceilings</u>	<u>Walls</u>
Bedrooms	Pinex Tiles	$\frac{3}{8}$ " Gib. Board
Lounge	" "	" "
Dining	" "	" "
W.C.	" "	" "
Kitchen	" "	$\frac{3}{8}$ " Gib. Board & Seratone

three

<u>Room</u>	<u>Ceilings</u>	<u>Walls</u>
Laundry	3/16" Hardboard	3/16" hardboard
Bathroom	Pinex Tiles	3/8" Gib Board & Seratone
Passage	" "	3/8" Gib Board
Stairs	" "	" "
Basement		3/16" Hardboard

#### Exterior Linings

- Walls : Asbestos shadowline, selected brick veneer.  
Soffits : 3/16" asbestos with P.V.C. beads at joints.  
Gables : Asbestos shadowline.  
Fascia : Ex 8" x 1 1/4" dressed.

#### Windows

Windows shall be selected aluminium anodised complete with jamb liners (except where in blockwork) and fully glazed.

#### Doors

All interior doors shall be flush Sapele Mahogany hollow core hung on 3-4" bronzed steel butts, sliding doors on Sylon track. Front door shall be selected 3 panel wooden door. Hang exterior doors on 3-4" galvanized steel butts. Garage doors shall be 'Omega' up and over doors.

#### Interior Trim

All interior trim to windows, doors and fittings shall be dry Ht Rimu standard profile architraves and skirtings, all neatly mitred at angles. Treated timber may be used where paint finish is required. Fit pelmets over sliding door tracks. Cornices 1 1/2" scotia.

#### Flooring

Flooring shall be 3/4" medium density particle board well cramped and nailed, and sanded on completion.

#### Fittings

Provide all kitchen bench and cupboard fittings fabricated from ex 1" timber. Cover benches with selected pattern Formica and s.s. bench. Doors shall be 3/4" coreboard. Fit partitions in cutlery drawer. Frame up shelf unit in Linen cupboard and fit 3" x 1" slat shelving. Allow meantime for 2 full length 18" wide shelves and 1/2" dia. hanger rail in wardrobe units. Frame up around bath and line with 3/16" Seratone and trim perimeter of bath with purpose made P.V.C. sealing strip.

#### Hardware

Fit all necessary window and door hardware as selected by Owner. Allow P.C. Sum of \$200:00 for supply only of hardware.

PLUMBER

Connect up sewer drain at point indicated on site. Note sewer laid to boundary. Form soakpits and lead 4" diameter drains from downpipes. Supply and install the following items to manufacturers instructions:

A.H.I. Hibiscus basin in vanity unit.  
 5'6" cast iron porcelain enamel bath.  
 18" x 1" stainless steel sink and 6'0" x 1'8" s.s. bench.  
 Vitreous China W.C. pan with selected plastic seat and lid.  
 "Dux" type plastic flushing cistern with plastic sparge pipe.  
 Stainless steel tub complete with metal cabinet.  
 40 gallon hot water cylinder.  
 Selected Chip Heater with wet back.  
 All taps shall be Methven "Ultraline" pattern or as selected.  
 All hot water and cold water piping shall be copper tube 20 s.w.g. lagged where necessary, generally under floor slab.  
 All wastes and vents shall be unplasticised p.v.c. piping, fitted with special junctions, bends etc., copper under slab.  
 All traps shall be moulded polypropylene plastic.  
 Provide all necessary flashings.  
 Terminal vents shall be asbestos.  
 Supply 3' x 3' s.s. shower tray.  
 Methven dialamix unit to shower and shower rose.  
 Fit Marley standard p.v.c. spouting and 2½" ø d.p.  
 Connect up hosepipes as shown.  
 Run new ¾" supply from street complete with stopcock, toby etc. and pay all charges in connection therewith.

ELECTRICIAN

Connect up to supply with mains. Install standard domestic metal encased switchboard. All internal wiring shall be plastic insulated cable. Provide and fit all power and light fittings with first quality plugs and switches, and fit 100 watt lamps. Make provision for wall mounted heater in bathroom.  
 Install ONLY electric range and fit isolating switch.  
 Co-operate with Plumber in the installation of the electric hot water cylinder complete with thermostat control.

Allow for a total of 20 incandescent electric light fitting. Three of which shall be wall mounted exterior waterproof fittings.

Allow for 15 power outlets with switches. One to be shaving power outlet in bathroom. Position of these electrical fittings to be finalised by Owner.

BRICKLAYER

Bricks shall be first quality well burnt, undamaged and clean. Use 6" x 6" bullnose sill tiles. Reinforce every 4th course with 2½" wide bonding mesh. No. 8 galvanised wire ties at every 4th course and at 2'0" centres.  
 Keep cavity free of mortar droppings and leave every fourth vertical joint in bottom course open for ventilation.  
 Point brick with selected coloured cement mortar.

PAINTER AND PAPERHANGER

Owner shall supply and carry out all work relevant to this trade. It is however the Contractor's duty to leave all work, in a clean condition for painting and paperhanging.

OWNER

The Owner shall supply the following:

1. Electric Range
2. 'Marley' P.V.C. spouting
3. Metal roller doors to garage
4. Paint
5. Wall paper
6. W.C. Pan

Work by Owner

1. Painting
2. Wall Papering
3. Dig Drains)
4. Excavation) Under supervision of Builder

26/2/74



# **DRAINAGE PERMIT**

**755**

**1971**

**PROPERTY ID**

**029464**

INGLEWOOD BOROUGH COUNCIL

APPLICATION FOR PERMIT TO HAVE DRAINAGE OR PLUMBING WORK CARRIED OUT

I, the undersigned (name in full), hereby make application for permission to have the work prescribed herein carried out in the premises situated at MIIRO St. House owned by Stewart ERB (Description of Place) of which I am (occupier, owner or agent).

Description of Work Plumbing & Drainage Estimated cost of sanitary Pt Drain \$620 (Plan of the above work is set out on back hereof)

I authorise D.D. CHARTERIS & Co (Name of Licensed Drainlayer or Licensed Plumber)

to carry out this work.

PERMIT No. 755

Signature D.D. Charteris

Residence 55 Rata St.

Date 13-9-71

~~Signature~~

\$6.00 14/9/71 Rec. No 3198

Date 13-9-71

The Sanitary Inspector,

Inglewood Borough Council.

The Drainlaying/Plumbing work authorised to be carried out in Permit No. ....

will be ready for inspection on the Fifteen Date day of 19...

Owner of Premises Stewart Erb.

Address MIIRO St.

D.D. Charteris Signature

# **DRAINAGE PERMIT**

**490**

**1969**

**PROPERTY ID**

**029464**

*Handwritten mark*

INGLEWOOD BOROUGH COUNCIL

APPLICATION FOR PERMIT TO HAVE DRAINAGE OR PLUMBING WORK CARRIED OUT

I, the undersigned (name in full), hereby make application for permission to have the work prescribed herein carried out in the premises situated at MIRO St  
House owned by H. Drake  
(Description of Place)  
of which I am (~~occupier~~ owner or agent).

Description of Work Sewer Drainage

\$40.00 Fee \$1.00  
(Plan of the above work is set out on back hereof)

I authorise D. Charters Co.  
(Name of Licensed Drainlayer or Licensed Plumber)

to carry out this work.

PERMIT No. 440

Signature D. Charters

*Dec. 3 1969  
Fee \$1.00  
12.3.69*

Residence

Date 11-3-69

*Permit approved 12/3/69 J.P.O.*

*Inspected & approved 12/3/69  
J. W. Simpson*

Date 12-3-69

The Sanitary Inspector,  
Inglewood Borough Council.

The Drainlaying/Plumbing work authorised to be carried out in Permit No. ....

will be ready for inspection on the 12th day of March 1969.

Owner of Premises H. Drake

Address Miro St.

D. Charters Signature

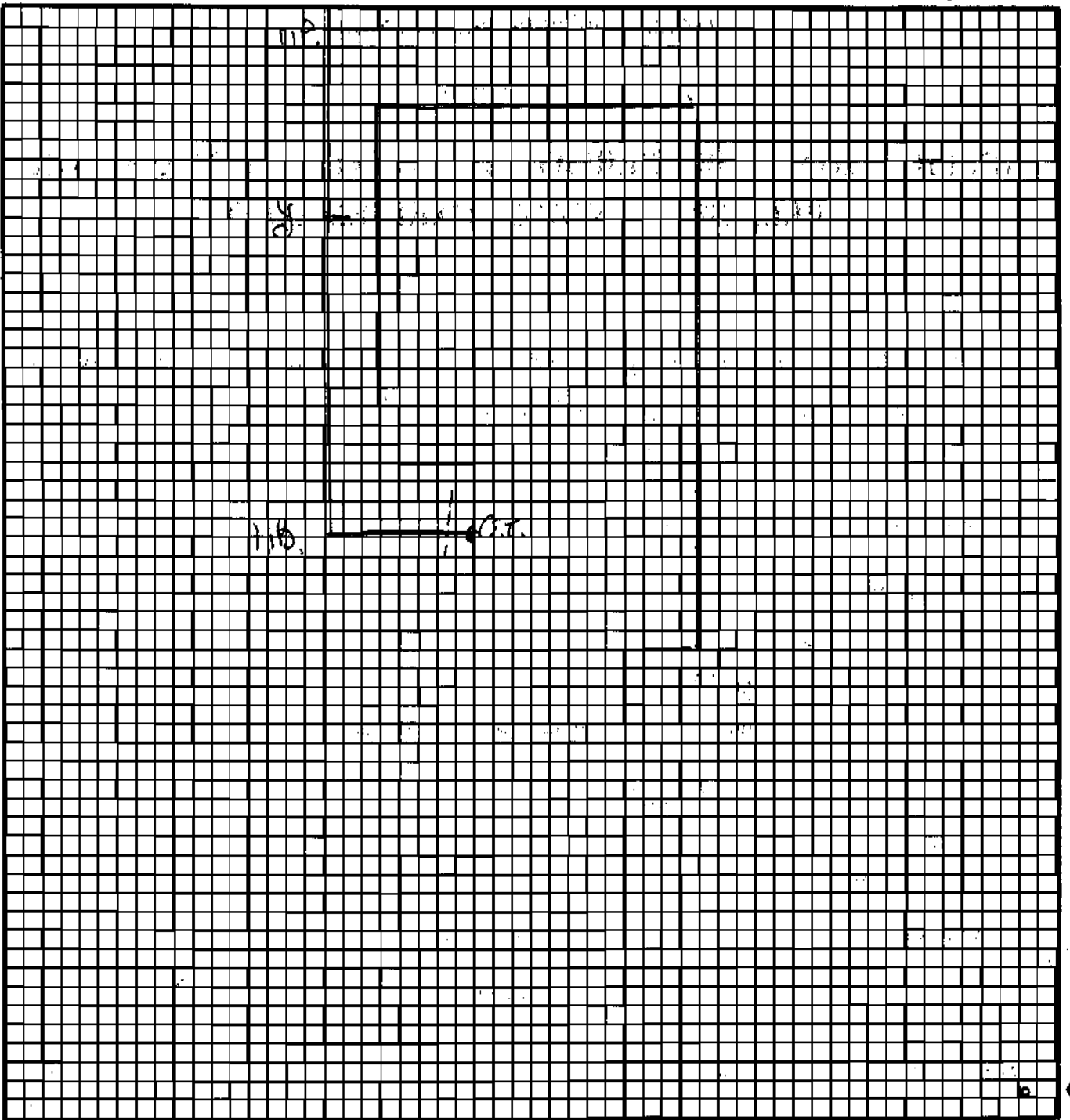
DRAINAGE WORK ONLY  
PLAN OF ALLOTMENT

FRONTAGE

Scale  $\frac{1}{4}$ " to 1 ft.

Registered Plumber (Reg'n. No. )  
Registered Drainerlayer (Reg'n. No. )

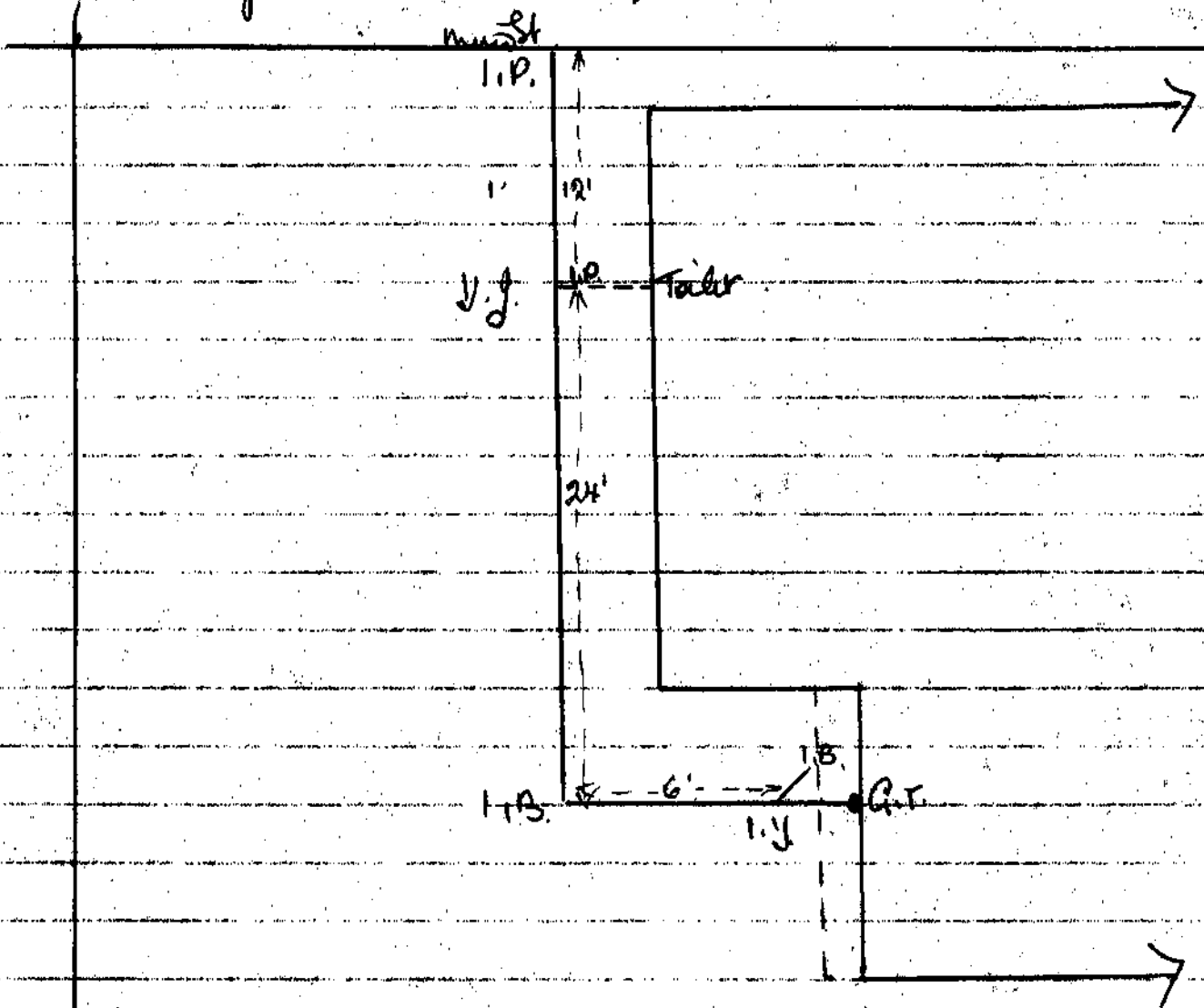
Show depth of drain  
at foot of grid



REAR BOUNDARY

◀ Sewer

# Drainage Plan H. Drake<sup>13</sup> Muro St.



Inspected & approved 19/3/69

*[Signature]*

# **DRAINAGE PERMIT**

**162**

**1962**

**PROPERTY ID**

**029464**

H.S.

DRAKE

13 M.RO ST.

TOWN OF INGLEWOOD

Form No. 1.

APPLICATION FOR PERMIT TO HAVE PLUMBING OR DRAINAGE WORK CARRIED OUT.

To the Clerk,  
..... Council,

I, the undersigned, AD Charters Th. hereby make application for permission to have the work prescribed herein, and set out in the plans attached hereto, carried out in the premises situated in M.RO ST

Name and address of person for whom work is to be carried out:-

H. Drake  
13 M.RO ST  
Inglewood

Value of Proposed Work including Materials:

Estimated cost of:-

(a) Plumbing 15  
(b) Drainage 20  
TOTAL: £35

SIGNATURE: AD Charters

DATED THIS 20 DAY OF July, 1962

*this has already been inspected.*

*Approved by W.L. Acorn  
Borough Inspector*

Permit 162



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: 13 Miro Street INGLEWOOD 4330

Legal Description of land where building is located: LOT 3 DP 10437 LOT 2 DP 10437

Current, lawfully established use: Residential dwelling

Year first constructed: Unknown

---

**The Owner**

Name of owner: Graham Arthur DRAKE

Robyn Mary DRAKE

Contact Person: Ian C PRITCHARD

Owner Mailing Address: PO Box 71

INGLEWOOD 4347

Phone number: 06-7567986

Facsimile number: 06-7566161

Email address: [drakes@xtra.co.nz](mailto:drakes@xtra.co.nz)

---

**Building Work**

Building Consent number:

**BC14/116630**

Description of work:

**Addition to bedroom**

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**

**On behalf of: New Plymouth District Council**

**Date Issued: 4 August 2015**



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: 11 Miro Street INGLEWOOD 4330  
Legal Description of land where building is located: LOT 3 DP 10437  
LOT 2 DP 10437  
Current, lawfully established use: Shed  
Year first constructed: 2012

---

**The Owner**

Name of owner: Ian Charles PRITCHARD  
Peter Daniel Riddiford PRITCHARD  
Contact Person: TOTALSPAN TARANAKI  
Mailing Address: PO Box 71  
INGLEWOOD

---

**Building Work**

Building Consent number: **BC12/112756**  
Description of work: **Totalspan two bay & workshop shed**  
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**

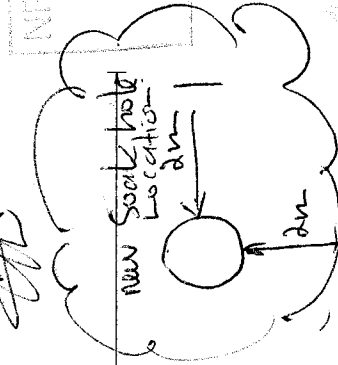
---

**Team Leader Inspectorate**

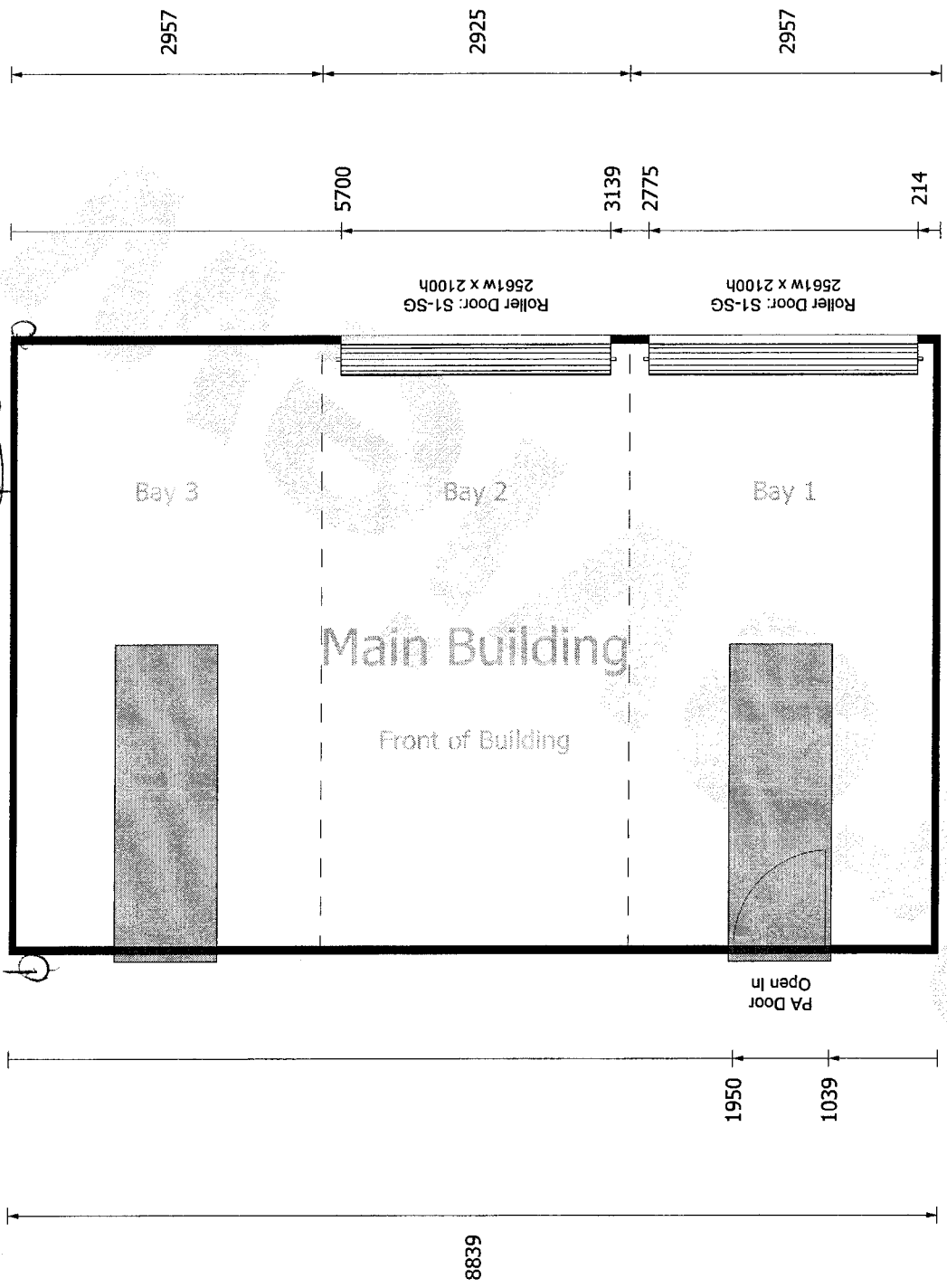
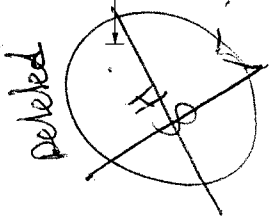
**Date Issued: 11 February 2013**

29/3/12

NPDC Approved  
29/03/12



5914

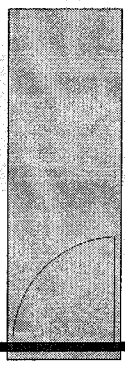


8839

1950

1039

PA Door  
Open In



Main Building

Front of Building

Bay 3

Bay 2

Bay 1

Roller Door: S1-SG  
2561w x 2100h

Roller Door: S1-SG  
2561w x 2100h

2957

2925

2957

5700

3139

2775

214

5914

Scale 1:65.5

\* All Dimensions in mm. Colours shown are examples only. For exact color samples see your local Totalspan representative.

BC 112756  
ID 029460

470 Devon Street West, Blagdon, New Plymouth, 4310, New Z  
Phone: 06 751 4154  
Fax: 06 751 4156  
Email: taranaki@totalspan.co.nz

For: Mr. Graham Drake  
13 Miro Street  
Inglewood  
New Zealand, 4330

Portal Building  
Project Number: 111-9484J1.2  
DP Number:  
11/01/2012  
Page 1 of 3

# PLANS

# BC22/130338

NPDC SITE 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: Norris Lagera Date: 12/07/2022

The Building Consent Documents are to be available on site to Council Officers at all times

SIGNED BY CALLUM ON BEHALF OF

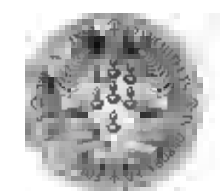
## DRAKE HOUSE

Graham & Robin Drake  
13 Miro Street, Inglewood  
Detailed Design

3333.01



ARDERN PETERS ARCHITECTS LTD  
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ADMIN@AP-ARCHITECTS.CO.NZ



Te Kāhui  
Whaihanga  
Practice 2021

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### DRAWING REGISTER

Sheet Number	Current Revision	Sheet Name	Revision Date	Description	Issued To
A0-01	A	COVER	19.05.2022	Building Consent Issue	NPDC
A0-02	J	LOCATION PLAN AND DRAWING REGISTER	18.04.2023	BC Amendment 5 - Rear Deck and Balustrade change	NPDC
A1-01	A	SITE PLAN - EXISTING DEMO	19.05.2022	Building Consent Issue	NPDC
A1-02	G	SITE PLAN - NEW	06.03.2023	BC Amendment 4 - Stormwater RFI	NPDC
A2-01	D	FLOOR PLAN - NOTATIONAL	18.04.2023	BC Amendment 5 - Rear Deck and Balustrade change	NPDC
A2-02	E	FLOOR PLAN - DIMENSIONED	18.04.2023	BC Amendment 5 - Rear Deck and Balustrade change	NPDC
A2-03	B	FOUNDATION PLAN	08.07.2022	NPDC RFI 20 Response	NPDC
A2-04	C	PLUMBING & DRAINAGE PLAN	08.07.2022	NPDC RFI 20 Response	NPDC
A2-05	C	BRACING PLAN	08.07.2022	NPDC RFI 20 Response	NPDC
A2-06	B	REFLECTED CEILING PLAN	08.07.2022	NPDC RFI 20 Response	NPDC
A2-08	D	ROOF FRAMING PLAN	24.08.2022	BC Amendment 1	NPDC
A2-09	D	ROOF PLAN	24.08.2022	BC Amendment 1	NPDC
A2-10	A	DECK FRAMING PLANS	19.05.2022	Building Consent Issue	NPDC
A2-11	B	DECK FRAMING PLANS	18.04.2023	BC Amendment 5 - Rear Deck and Balustrade change	NPDC
A3-01	D	CROSS SECTIONS	18.04.2023	BC Amendment 5 - Rear Deck and Balustrade change	NPDC
A4-01	B	ELEVATIONS	18.04.2023	BC Amendment 5 - Rear Deck and Balustrade change	NPDC
A5-01	D	DETAILS - FOUNDATION	18.04.2023	BC Amendment 5 - Rear Deck and Balustrade change	NPDC
A5-02	B	DETAILS - CLADDING	30.06.2022	NPDC RFI Response	NPDC
A5-03	C	DETAILS - ABODO STANDARD DETAILS	13.10.2022	BC Amendment 2 - RFI	NPDC
A5-04	A	DETAILS - ROOF	19.05.2022	Building Consent Issue	NPDC
A5-05	A	DETAILS - VERANDAH	19.05.2022	Building Consent Issue	NPDC
A5-06	B	DETAILS - DECK BALUSTER	18.04.2023	BC Amendment 5 - Rear Deck and Balustrade change	NPDC
A5-07	B	DETAILS - FIRE PLACE FRAMING, RIDGE BEAM AND CAP FLASHING	30.06.2022	NPDC RFI Response	NPDC
A5-09	A	LINTEL FIXING SCHEDULES AND GIB BRACING DETAILS	30.06.2022	NPDC RFI Response	NPDC
A5-10	A	MITEK OUTRIGGER, HWC SEISMIC RESTRAINT, WET AREA DETAILS	30.06.2022	NPDC RFI Response	NPDC
A5-11	A	DETAIL - GLASS BLOCK WALL	30.06.2022	NPDC RFI Response	NPDC
A8-01	D	DOOR & WINDOW SCHEDULE	24.08.2022	BC Amendment 1	NPDC

#### Existing Site Coverage:

Lot Number	Area	Building Type	Building Areas	Total Site Coverage
Lot 2	688m <sup>2</sup>	Dwelling (Part of)	114m <sup>2</sup>	16.6%
Lot 3	1166m <sup>2</sup>	Dwelling (Part of) Garage	68m <sup>2</sup> 53m <sup>2</sup>	10.4%

Note: Existing dwelling is on both Lots

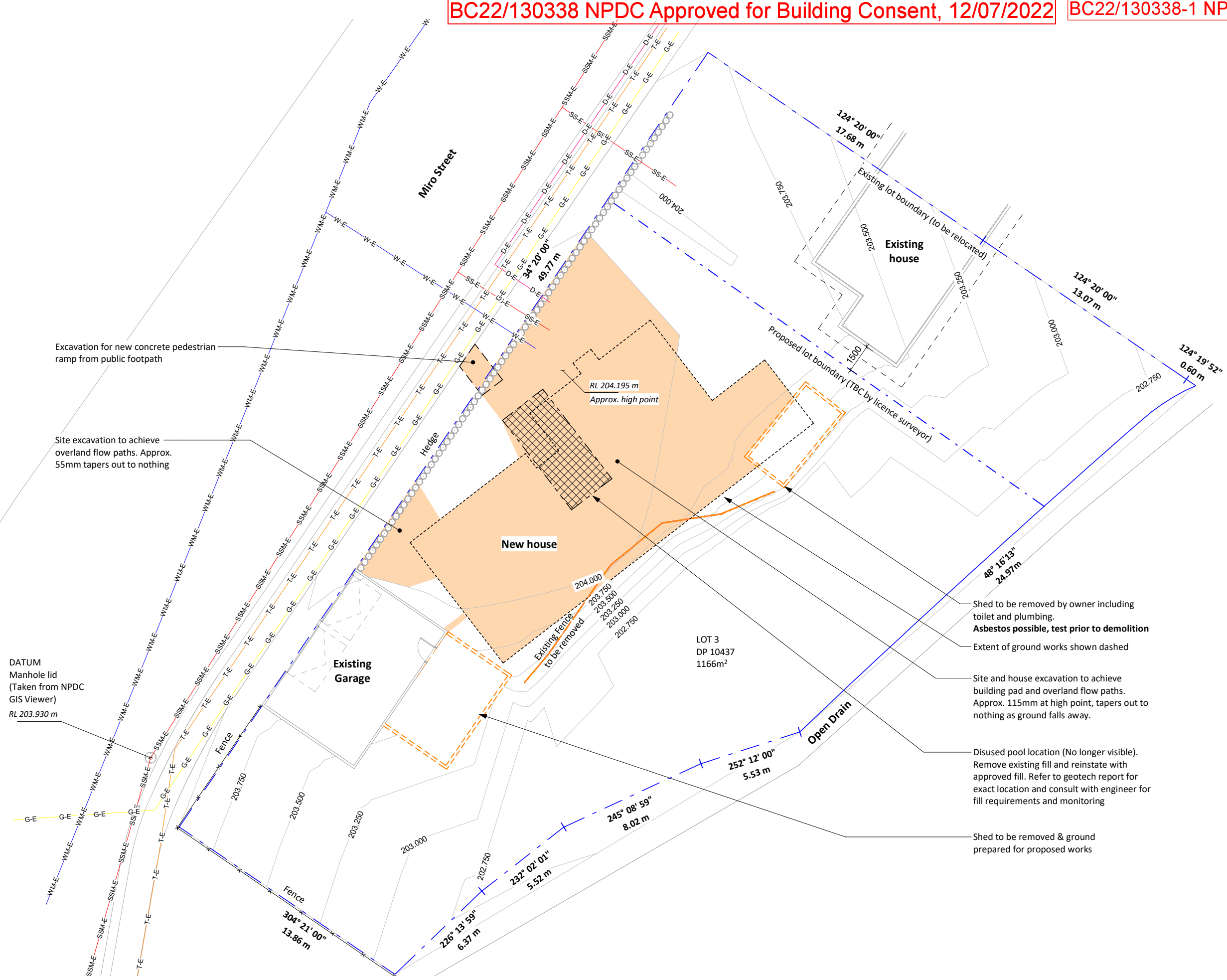
#### New Site Coverage:

Lot Number	Area	Building Type	Building Areas	Total Site Coverage
Lot 2	992m <sup>2</sup>	Existing Dwelling	182m <sup>2</sup>	18.4%
Lot 3	862m <sup>2</sup>	New Dwelling Existing Garage	173m <sup>2</sup> 53m <sup>2</sup>	26%

Note: Lot sizes and coverage are based on proposed subdivision

J  
18.04.2023

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**EXISTING SITE INFORMATION**

**SITE ADDRESS**  
13 Miro Street, Inglewood

**LEGAL DESCRIPTION**  
LOT:3  
DP: 10437

**LOCAL AUTHORITY**  
New Plymouth District Council

**ZONES**

Wind:	VERY HIGH
Climate:	Zone 2
Earthquake:	Zone 1
Durability Exposure	Zone B

**DISTRICT PLAN**

Existing Site Area:	1166m²
Proposed Site Area:	862m²
Environment area:	Res. A

**Relevant Rules:**

- (Res5, 6) Daylighting Angles
- (Res7) Max building height: 9m
- (Res11) Max site coverage: 40%
- (Res14) Max coverage of the front yard: 35%
- Front yard set back 4.5m from road boundary
- (Res16) Side boundary set back: 1.5m

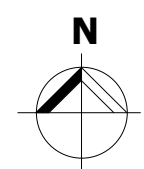
All buildings must not exceed 12m or 50% of boundary (whichever is lesser) within side boundary

- Notes:**
- Boundary Lines have been obtained from a Registered Surveyor
  - Confirm all existing boundary line locations on site, ensure all proposed works occur within site boundaries
  - Set out to be confirmed by licensed surveyor

**SITE SERVICES**

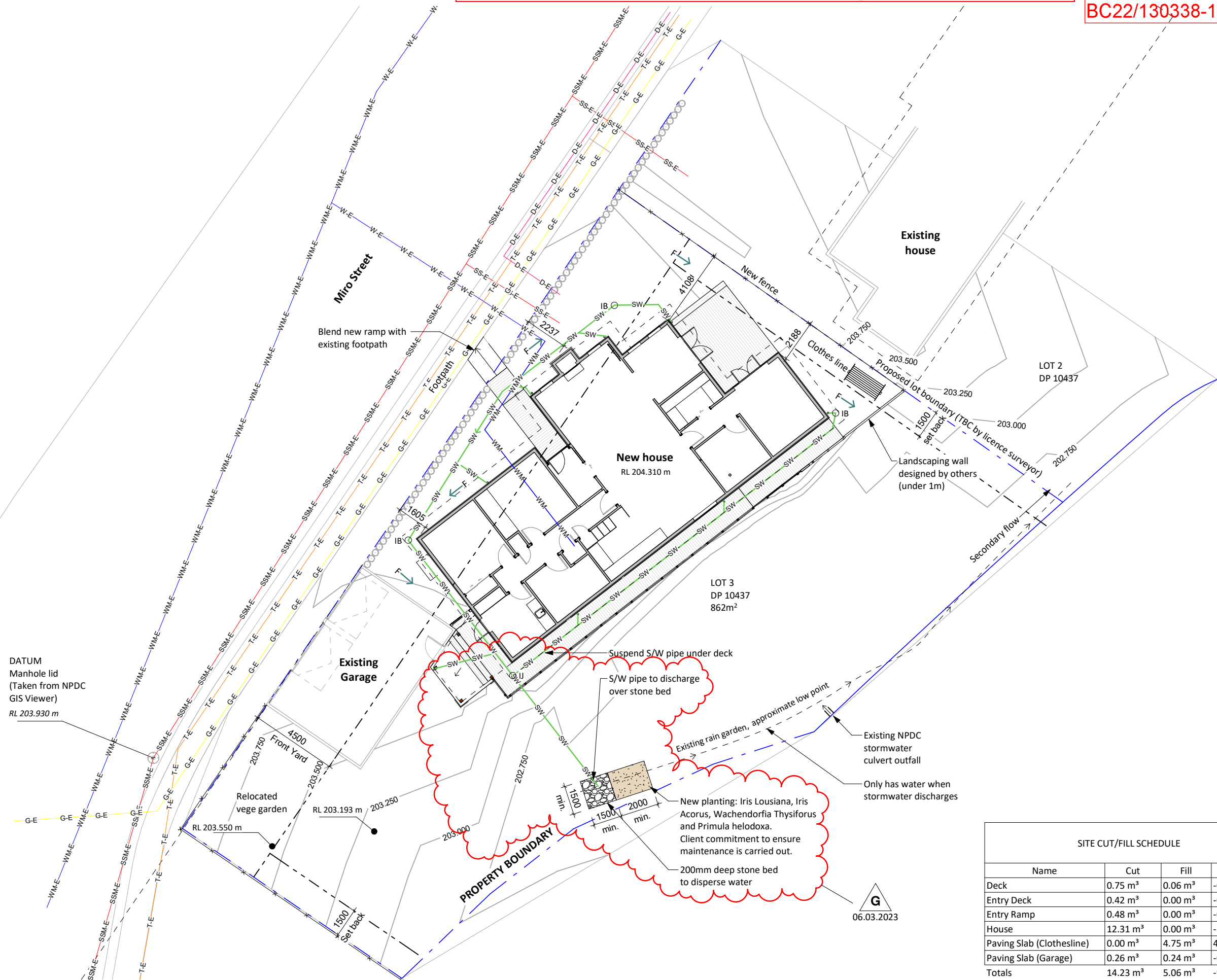
<span style="color: red;">—</span> SSM-E	Sewer Main Existing
<span style="color: red;">—</span> SSM	Sewer Main New
<span style="color: red;">—</span> SS-E	Sewer Branch Existing
<span style="color: red;">—</span> SS	Sewer Branch New
<span style="color: green;">—</span> SW-E	Stormwater Existing
<span style="color: green;">—</span> SW	Stormwater New
<span style="color: orange;">—</span> T-E	Telephone Existing
<span style="color: orange;">—</span> T	Telephone New
<span style="color: blue;">—</span> WM-E	Water Main Existing
<span style="color: blue;">—</span> WM	Water Main New
<span style="color: blue;">—</span> WM-E	Water Branch Existing
<span style="color: blue;">—</span> WM	Water Branch New
<span style="color: yellow;">—</span> G-E	Gas Existing
<span style="color: yellow;">—</span> G	Gas New

- Notes:**
- All existing underground services are to be located on site prior to commencement of any work. Ensure proposed works do not clash or have any adverse effects on existing services



**Site Plan - Existing / Demo**  
1 : 200(A3)

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**PROPOSED SITE LEGEND**

- Soak hole - 9000 x 6m With concrete lid  
 3m away from structures  
 1.5m away from boundaries  
 2x dia between soak holes
- Stormwater Lateral New
- F → Surface water secondary flow path (Note ensure ground falls away from the building)

**DISTRICT PLAN**

Site Coverage permitted (Res11):	<b>40%</b>
Site Area:	862m <sup>2</sup>
New building Area:	169m <sup>2</sup>
Existing Garage Area:	52.6m <sup>2</sup>
Total m <sup>2</sup>	221.6m <sup>2</sup>
Proposed site coverage:	<b>25.7%</b>
Front yard coverage permitted (Res14):	<b>35%</b>
Front yard:	182 m <sup>2</sup>
Existing building coverage:	39.6m <sup>2</sup>
New coverage	22.3m <sup>2</sup>
Total m <sup>2</sup>	61.9m <sup>2</sup>
Proposed front yard coverage:	<b>34%</b>

**SITE SERVICES**

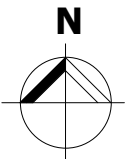
- SSM-E Sewer Main Existing
- SSM Sewer Main New
- SS-E Sewer Branch Existing
- SS Sewer Branch New
- SW-E Stormwater Existing
- SW Stormwater New
- SW-E Stormwater Existing
- T-E Telephone Existing
- T Telephone New
- WM-E Water Main Existing
- WM Water Main New
- WM-E Water Branch Existing
- WM Water Branch New
- G-E Gas Existing
- G Gas New

- IB Side access inspection bend
- IJ Side access inspection junction

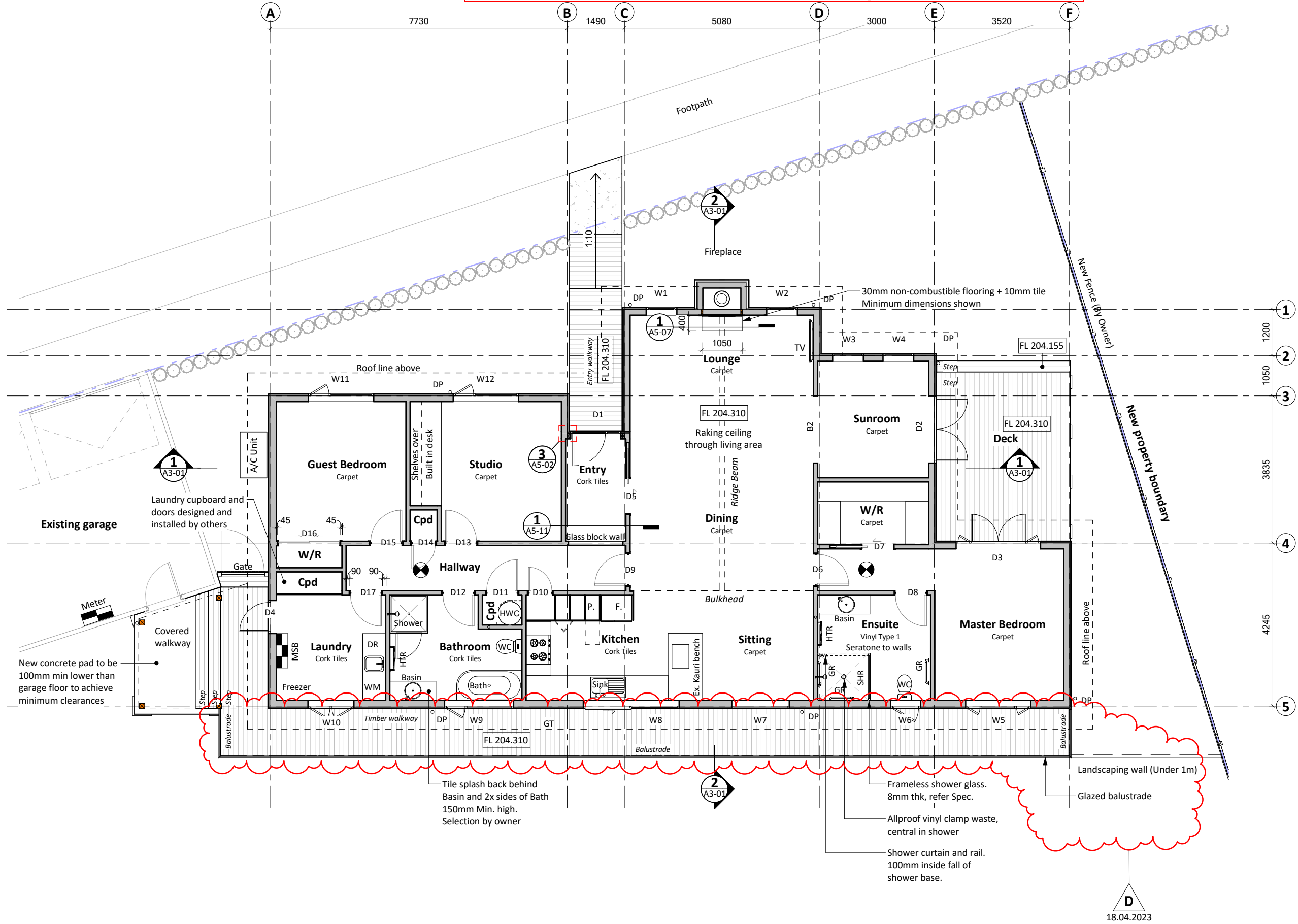
Notes:  
 1. All existing underground services are to be located on site prior to commencement of any work. Ensure proposed works do not clash or have any adverse effects on existing services

Name	Cut	Fill	Net cut/fill
Deck	0.75 m <sup>3</sup>	0.06 m <sup>3</sup>	-0.68 m <sup>3</sup>
Entry Deck	0.42 m <sup>3</sup>	0.00 m <sup>3</sup>	-0.42 m <sup>3</sup>
Entry Ramp	0.48 m <sup>3</sup>	0.00 m <sup>3</sup>	-0.48 m <sup>3</sup>
House	12.31 m <sup>3</sup>	0.00 m <sup>3</sup>	-12.30 m <sup>3</sup>
Paving Slab (Clothesline)	0.00 m <sup>3</sup>	4.75 m <sup>3</sup>	4.75 m <sup>3</sup>
Paving Slab (Garage)	0.26 m <sup>3</sup>	0.24 m <sup>3</sup>	-0.02 m <sup>3</sup>
Totals	14.23 m <sup>3</sup>	5.06 m <sup>3</sup>	-9.17 m <sup>3</sup>

**Site Plan - New**  
 1 : 200(A3)



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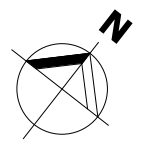
**CONSTRUCTION KEY**

- 90mm timber framed wall
- 140mm timber framed wall
- New Door  
Refer window & door schedule
- New Window  
Refer window & door schedule
- Bulkhead  
Beams or bulkheads overhead
- MSB  
Main switch board
- Meter  
Meter board
- Smoke alarm

- Notes:**
1. Refer architectural specification for compliance with required standards
  2. Check all information on drawings against actual existing site. Refer any discrepancies to the Architect.
  3. All construction shall comply with NZS3604:2011 unless specific engineering design is undertaken by a chartered engineer
  4. Unless otherwise noted, all timber is to be SG8 & H1.2 treated
  5. Allow for all civil works as necessary to complete the job. Typical entire site.

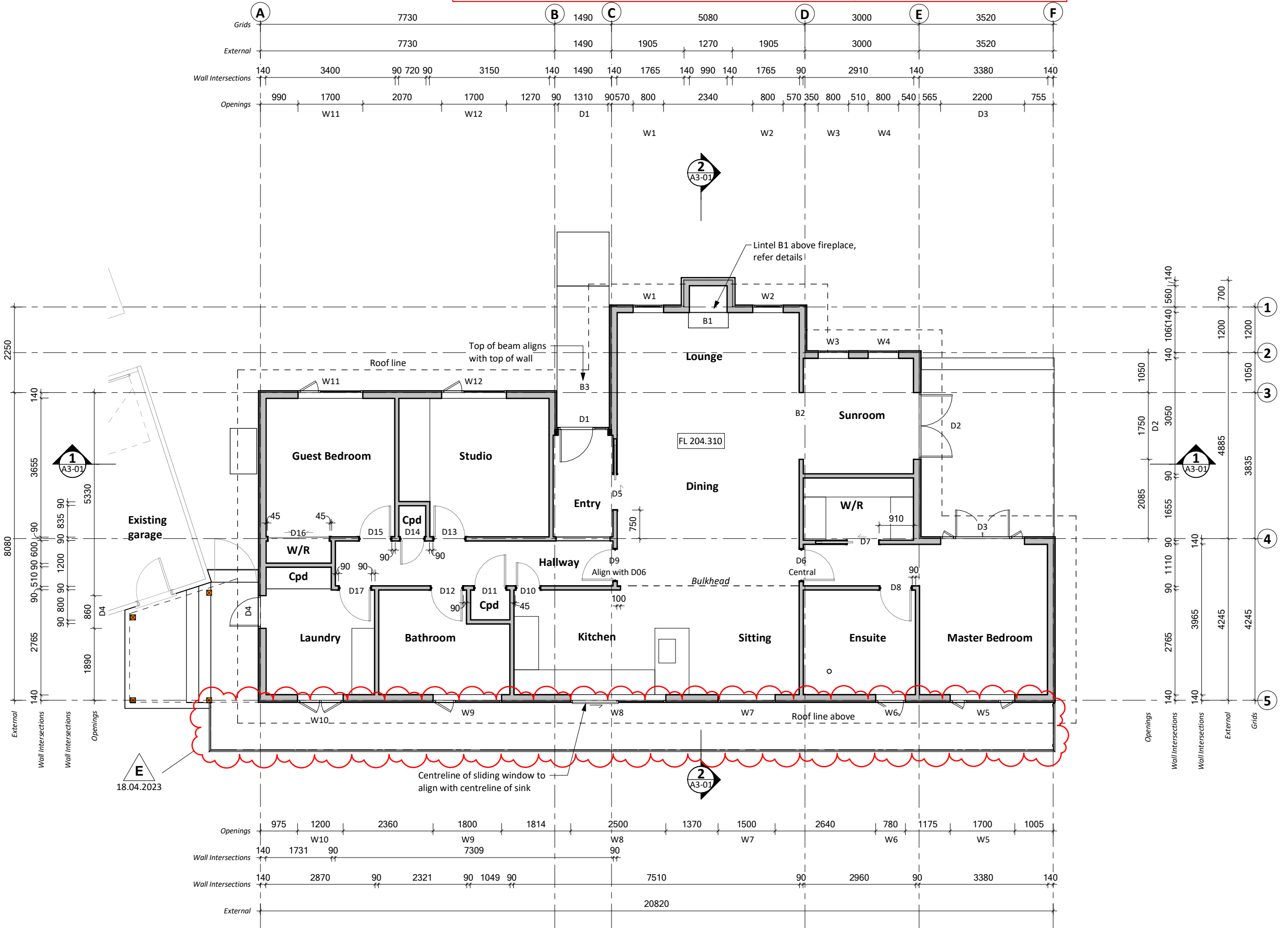
INTERIOR DOOR SCHEDULE	
Mark	Type
D5	910 x 1980
D6	810 x 1980
D7	810 x 1980
D8	810 x 1980
D9	810 x 1980
D10	610 x 1980
D11	810 x 1980
D12	810 x 1980
D13	810 x 1980
D14	610 x 1980
D15	810 x 1980
D16	2/810 x 1980
D17	810 x 1980

**Notational Floor Plan**  
1 : 100(A3)



D  
18.04.2023

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**WALL FRAMING NOTES**

**Studs:**  
 Typical stud height = 2.7m Max.  
 - External walls 140x45 SG8 @ 600 crs.  
 - Internal walls 90x45 SG8 @ 600 crs.  
 Chimney stud height = 4.8m Max. 140x90 @ 300 crs.

All studs designed for **VERY HIGH** wind zone & all load bearing studs designed with a 6.0m max. loaded dimension.

**Nogs:**  
 External walls @ 480 crs.  
 Internal walls @ 800 crs.  
 Allow for all solid timber blocking within wall framing to provide fixing for all items such as grab rails, hand rails, towel rails, cabinetry, toilet roll holders, drapes, tv's etc.

**Bottom Plate:**  
 140x45 SG8 (DPC under)  
**Bottom plate to floor connection**  
 External walls - Proprietary anchors (7kN min.) within 150mm of each end of the plate and spaced at 900 crs max. for concrete foundations and 600 crs. max. for masonry foundations.  
 Internal walls - Proprietary anchors (2kN min.) spaced at 600 crs max.  
 Additional hold downs possibly required at ends bracing elements and at wall openings. Refer to bracing schedule and lintel schedule.

**Top Plate:**  
 2/140x45 SG8  
**Top plate to stud connection**  
 External and load bearing walls - 2 / 90 x 3.15 end nails + 2 wire dogs or alternative 4.7kN fixing  
 Internal non-load bearing wall - 2 / 90 x 3.15 end nails

**Lintels:**  
 For lintel sizing refer to 'Lintel Schedule' and for fixing types refer to 'Lumberlok Lintel Fixing Options'

**Head Trimmers:**  
 <1.4m = 90x90 SG8  
 >1.4m = 140x90 SG8

**Sill Trimmers:**  
 All - 2/140x45 SG8

**Trimming Studs:**  
 Trimming studs to be sizes from Table 8.5 NZS3604:2001

LINTEL SCHEDULE			
Mark	LD	Length	Size - Fixing
B1		990	PL12H1-150150 - G
B2	3	1750	2/140x45 - G
B3	2	1490	2/140x45 - F
D1	0	1310	2/140x45
D2	3	1750	2/190x45 - G
D3	2	2200	2/190x45 - G
D4	2	860	2/90x45 - F
D5	2	1863	2/140x45 - F
D6	2	869	2/90x45 - F
W1	2	800	2/90x45 - F
W2	2	800	2/90x45 - F
W3	2	800	2/90x45 - F
W4	2	800	2/90x45 - F
W5	3	1700	2/140x45 - G
W6	2	780	2/90x45 - F
W7	2	1500	2/140x45 - F
W8	5	2500	2/240x45 - H
W9	5	1800	2/140x45 - H
W10	2	1200	2/90x45 - F
W11	2	1700	2/140x45 - F
W12	5	1700	2/190x45 - H

**Dimensioned - Floor Plan**  
 1 : 100(A3)



PLUMBING & DRAINAGE LEGEND

- SSM-E Sewer Main Existing
- - - Sewer Drain New
- - - Sewer Waste New
- SW Stormwater New
- DP Downpipe, refer to roof plan for set out
- TV Terminal Vent
- IB Inspection Bend
- RP Rodding Point
- ORG Overflow Relief Gully
- HWC Hot water cylinder
- | HT 150 Lock Shield brass hose taps

Stormwater drainage shall comply with NZBC E1/AS1.  
 Water supply & reticulation shall comply with NZBC G12/AS1.

- Notes:
- The positions of underground services on this plan are indicative as to location and are not guaranteed to be accurate or complete.
  - All positions should be confirmed on site prior to commencing work.
  - Allow to provide air gaps (25mm min. or 2x tap Dia) between the top of the basin and the bottom of their taps for backflow prevention
  - Install Lumberlok 'Framing Stud Stiffener' at waste pipe / stud intersections
  - Confirm all existing/new underground drain invert levels against design intent prior to undertaking any work, refer any discrepancies to Architect.

PLUMBING & DRAINAGE - AS/NZS 3500

Sanitary plumbing & Drainage shall comply with: AS/NZS 3500.2: 2003 part 2.

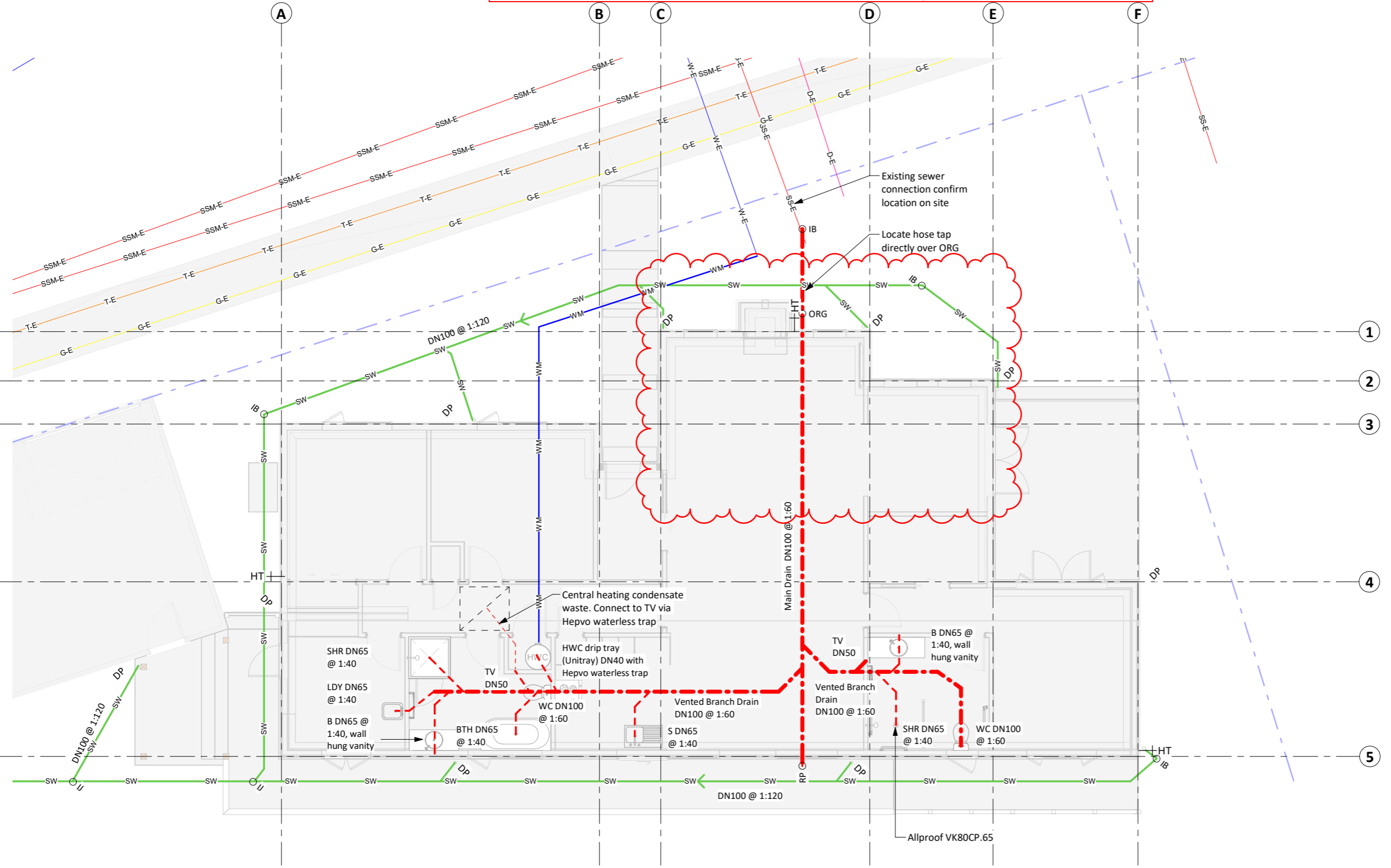
**Grade of Discharge Pipes:**  
 Table 3.1  
 Unless noted otherwise use the following;

Size	Grade(%)	Grade(Ratio)
DN40	2.50%	1:40
DN50	2.50%	1:40
DN65	2.50%	1:40
DN100	1.65%	1:60

**Fixture Load:**  
 Table 6.1

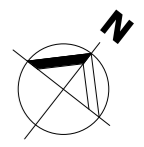
Fixture	Rating	No	Total
B	1	2	2
BTH	4	1	4
CWM	5	1	5
DWM	3	1	3
LDY	5	1	5
SHR	2	2	4
S	3	1	3
WC-C	4	2	8
Total fixture loading			34

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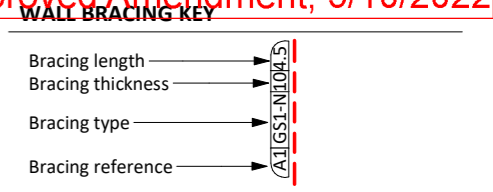
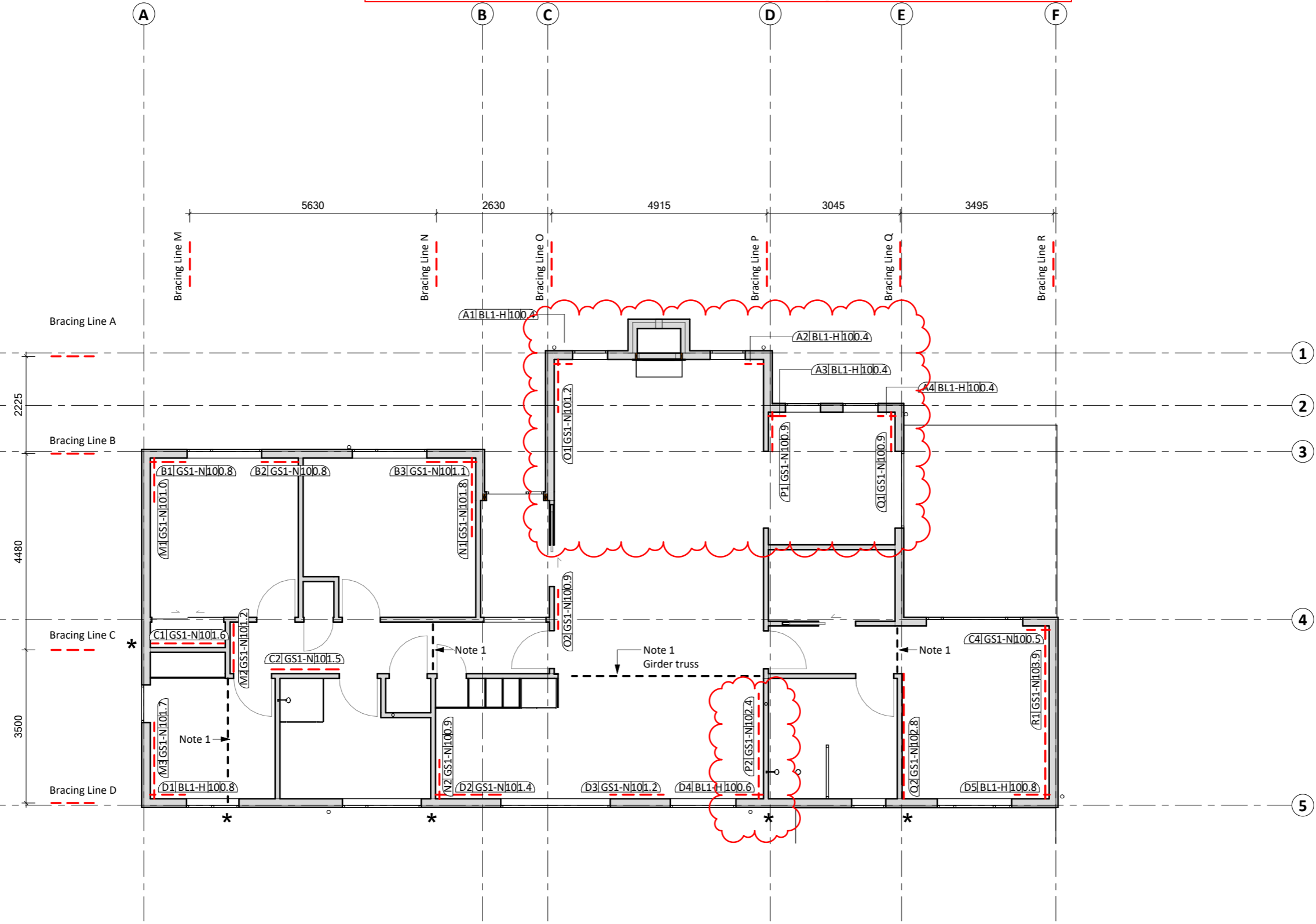


**Plumbing & Drainage Plan**  
 1 : 100(A3)

REV	DATE	DESCRIPTION
A	19.05.2022	Building Consent Issue
B	30.06.2022	NPDC RFI Response
C	08.07.2022	NPDC RFI 20 Response



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\* 6kN connection in accordance with NZS3604:2011 paragraph 8.7.3.4

Note 1:  
H1.2 timber framing member connecting internal braced wall top plate and external wall top plates

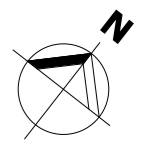
**Top plate to top plate connection - In-line:**  
Wall shall be jointed according to the bracing capacity of the highest rated individual wall bracing.  
Non bracing wall - 3kN  
Bracing wall < 100BU - 3kN  
Bracing wall > 100BU - 6kN  
Refer to NZS3604:2011 paragraph 8.7.3.3

**Top plate to top plate connection of bracing walls - Right angles:**  
For each wall containing wall bracing elements with a total bracing capacity of:  
< 125BU - 6kN, connected to 1 external wall  
125 - 250BU - 6kN, connected to 2 external walls  
> 250BU - Fixing not less than 2.4kN per 100 BU, connected to 2 external walls  
Refer to NZS3604:2011 paragraph 8.7.3.4

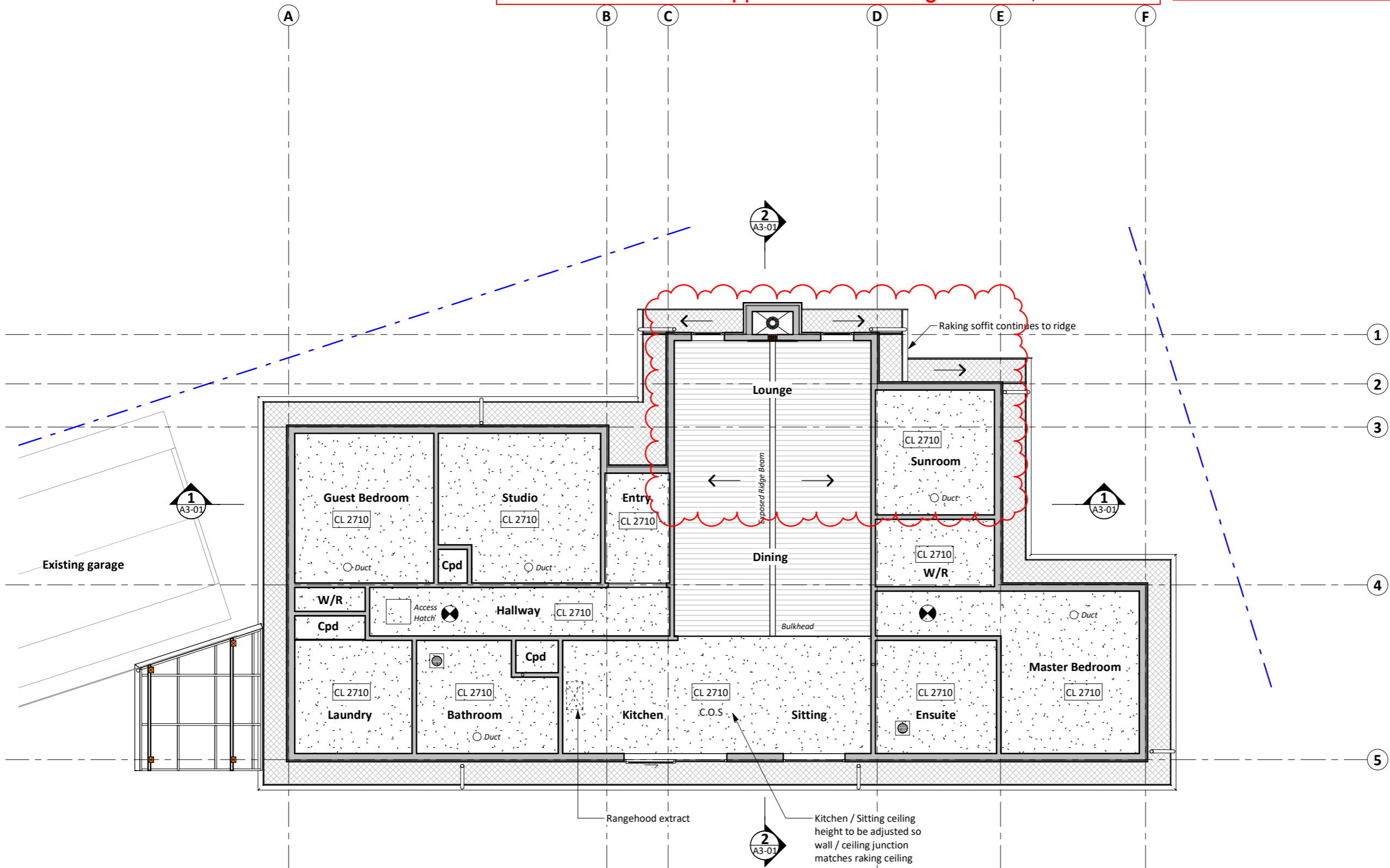
- Notes**
- All exterior walls to have a minimum of 15 bu/s per meter length.
  - Refer to GIB bracing systems - design table 1 and table 2 for clarification of bracing type labels.
  - Refer to calculation sheets for bracing systems attached to specification. All bracing elements to be installed strictly in accordance with the manufactures installation instructions
  - Substitutions are to be approved by architect prior to any changes being made.

**Bracing Plan**  
1 : 100(A3)

REV	DATE	DESCRIPTION
A	19.05.2022	Building Consent Issue
B	30.06.2022	NPDC RFI Response
C	08.07.2022	NPDC RFI 20 Response



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- Ceiling Linings:**
- 13mm Plasterboard in general areas, 13mm Water resistant plasterboard in bathrooms. Stop to level 4 finish.
  - V-Groove plywood panels - 2.7m sheets Clear finished
  - 4.5mm Hardiflex soffit with PVC jointers unless otherwise noted, Paint finished
- General:**
- Flat ceiling. Level relates to height above floor level
- Bulkhead** 13mm plasterboard bulkhead UNO
- Ceiling raking (typically to match roof). Arrow denotes ceiling pitching down.
  - Extract fan, refer 'Specification'
  - Duct Ducted heating system outlets. Locations indicative, confirm on site
- Ceiling Battens:**
- Raking ceiling - 70x45 H1.2 Timber battens (on flat) @ 600 crs. max.
  - Flat ceiling - 70x35 timber battens or proprietary steel batten system. TBC on site.

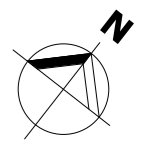
**Reflected Ceiling Plan**  
1 : 100(A3)

REV	DATE	DESCRIPTION
A	19.05.2022	Building Consent Issue
B	08.07.2022	NPDC RFI 20 Response

DRAWING	<b>REFLECTED CEILING PLAN</b>
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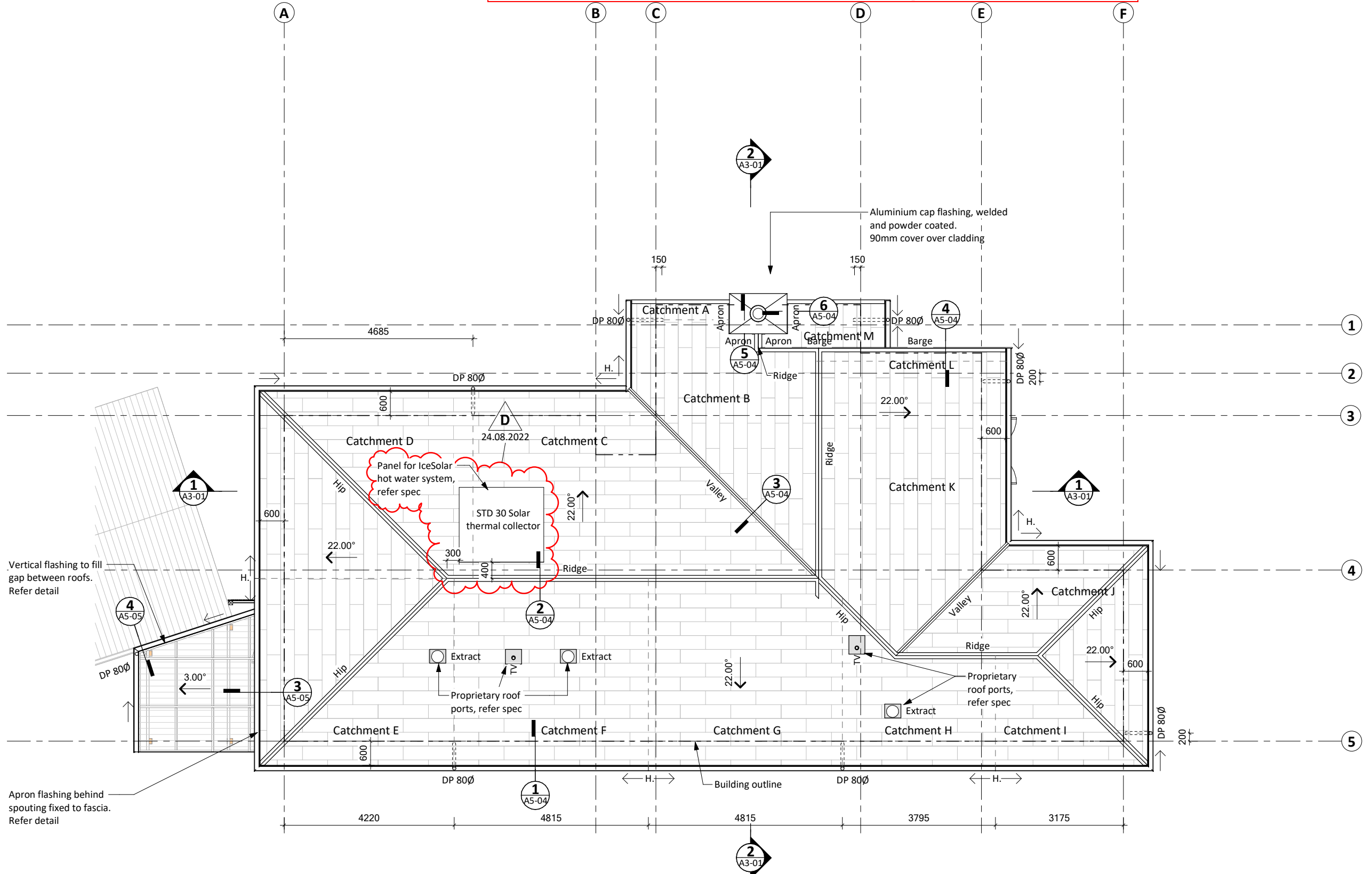
PROJECT PHASE	<b>Detailed Design</b>
DRAWING ISSUE	<b>Building Consent</b>
PROJECT NO.	<b>3333.01</b>

DRAWING NO.	<b>A2-06</b>	REVISION	<b>B</b>
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- ROOF**
- Stratos pressed steel roofing tile. Refer 'Specification'
  - Translucent profiled roofing over verandah
  - Gerard roofing proprietary roof ports for sanitary and extraction penetrations. Refer 'Specification'
  - H. Gutter high point
  - Gutter Fall arrow

**Gutter & Downpipe Catchment Area:**

Rain Fall Intensity (RFI 2%) = 161mm

**Spouting:**

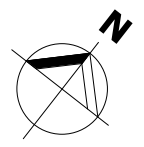
Metalcraft Metalline Quad Gutter = 5425mm<sup>2</sup>  
 Maximum capacity = 29.45m<sup>2</sup>  
 Max actual (Catchment C) = 29.02m<sup>2</sup>

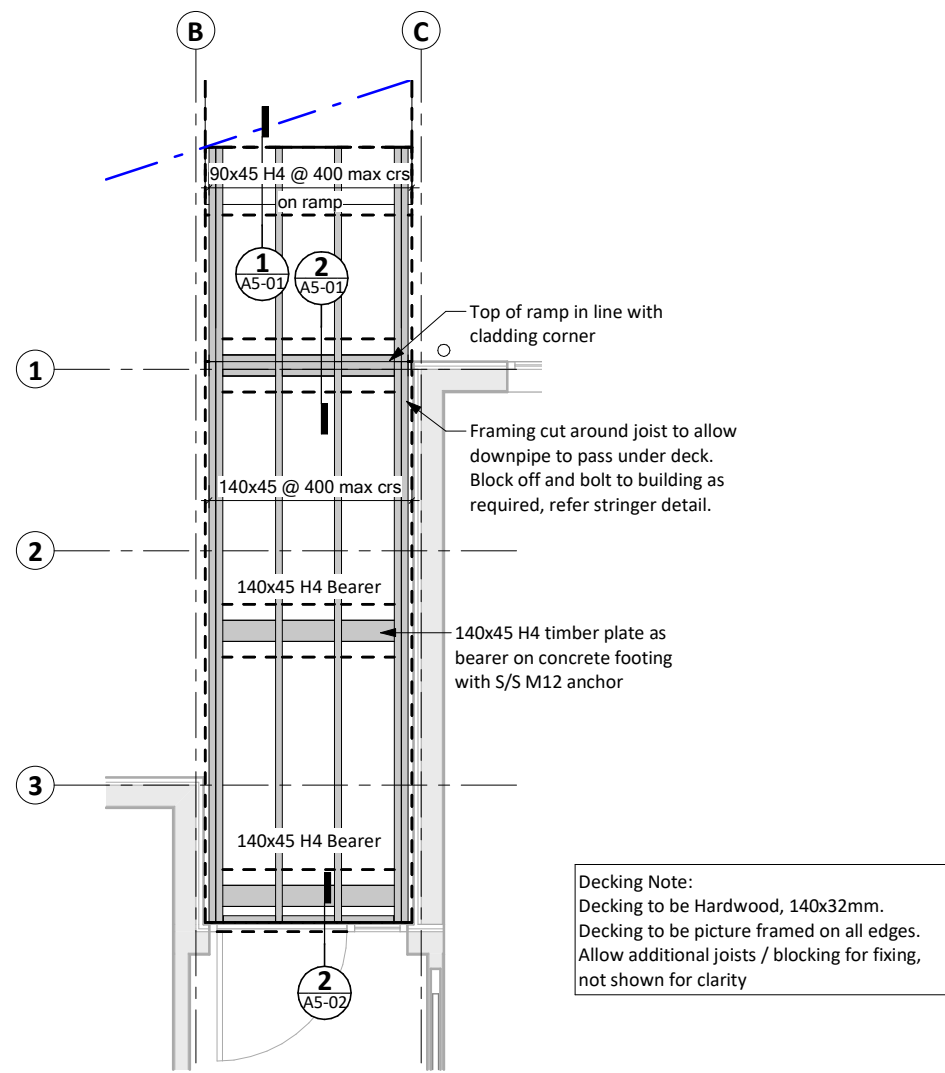
**Downpipes:**

80mm Ø = 63.2m<sup>2</sup>  
 Max actual (Catchment C+D) = 53.6m<sup>2</sup>

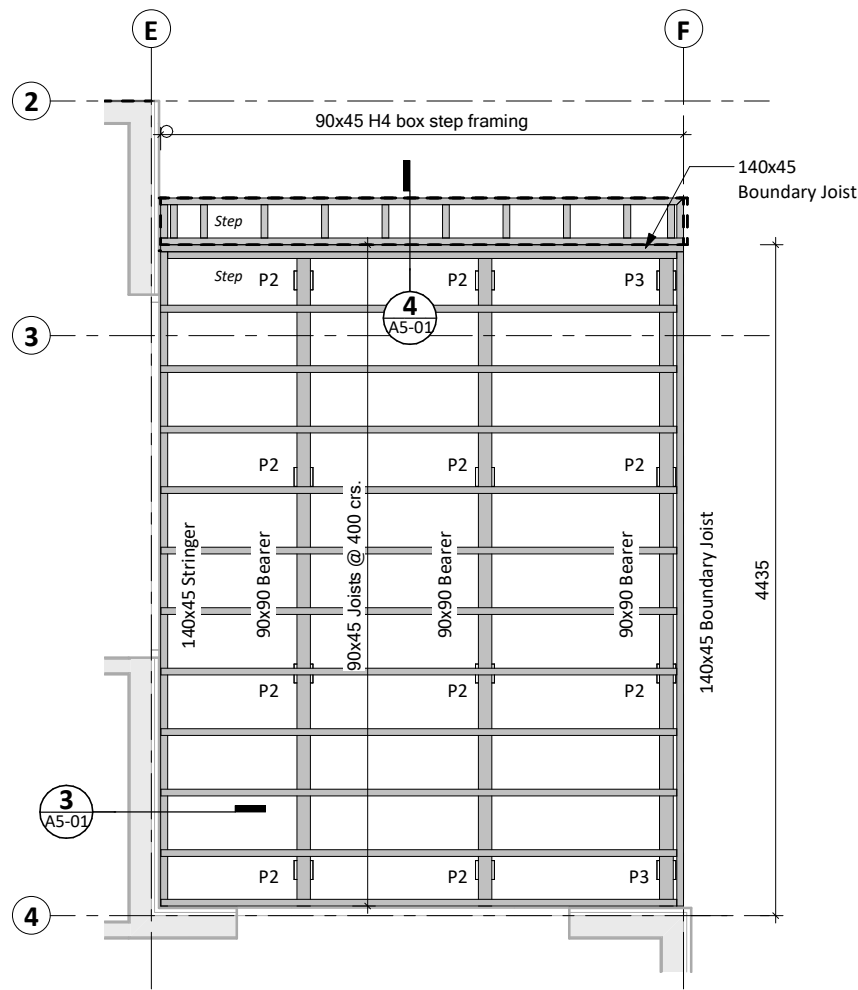
Roof Catchment Areas	
Name	Area
Catchment A	1.55 m <sup>2</sup>
Catchment B	17.94 m <sup>2</sup>
Catchment C	29.02 m <sup>2</sup>
Catchment D	24.52 m <sup>2</sup>
Catchment E	22.36 m <sup>2</sup>
Catchment F	22.34 m <sup>2</sup>
Catchment G	22.17 m <sup>2</sup>
Catchment H	11.21 m <sup>2</sup>
Catchment I	6.94 m <sup>2</sup>
Catchment J	16.63 m <sup>2</sup>
Catchment K	26.04 m <sup>2</sup>
Catchment L	3.80 m <sup>2</sup>
Catchment M	5.75 m <sup>2</sup>

**Roof Plan**  
1 : 100(A3)





**Entry Deck - Framing Plan**  
1 : 50(A3)



**Front Deck - Framing Plan**  
1 : 50(A3)

**DECK FRAMING NOTES**

All deck framing to be constructed strictly in accordance with NZS 3604:2011  
All timber to be SG8 unless noted otherwise.

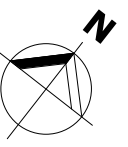
**Timber Treatment:**  
Piles - H5  
In contact with ground - H4  
All other - H3.2

**Fixings:**  
All bolts, nail, screws and brackets to be stainless steel

**Joist Hangers:**  
150mm Deep Joists = JH 47x90

- Piles:**
- P1 Verandah Post -135x135 Prolam PLP12H5-150. Bearer notched into post 30mm and fixed with 1x S.S M12 bolt c/w washers. Continues to support verandah beams
  - P2 Ordinary Pile - 125x125 H5. Pile under bearer fixed with 1x wire dog each side and 2x skewed nails
  - P3 Anchor Pile - 125x125 H5. Pile under bearer. 12kN connection - 2x Nailon plates bearer / pile connection. 8x ceiling ties to joists, 4 to each joists adjacent to pile
  - P4 Deck Pile - 150 SED, refer to 'Structural Drawings'. 12kN connection - 2x Nailon plates bearer / pile connection. 8x ceiling ties to joists, 4 to each joists adjacent to pile

**Note:**  
Piles minimum 150mm clear of ground. DPC between piles and bearers if ground clearance is 150 - 300mm



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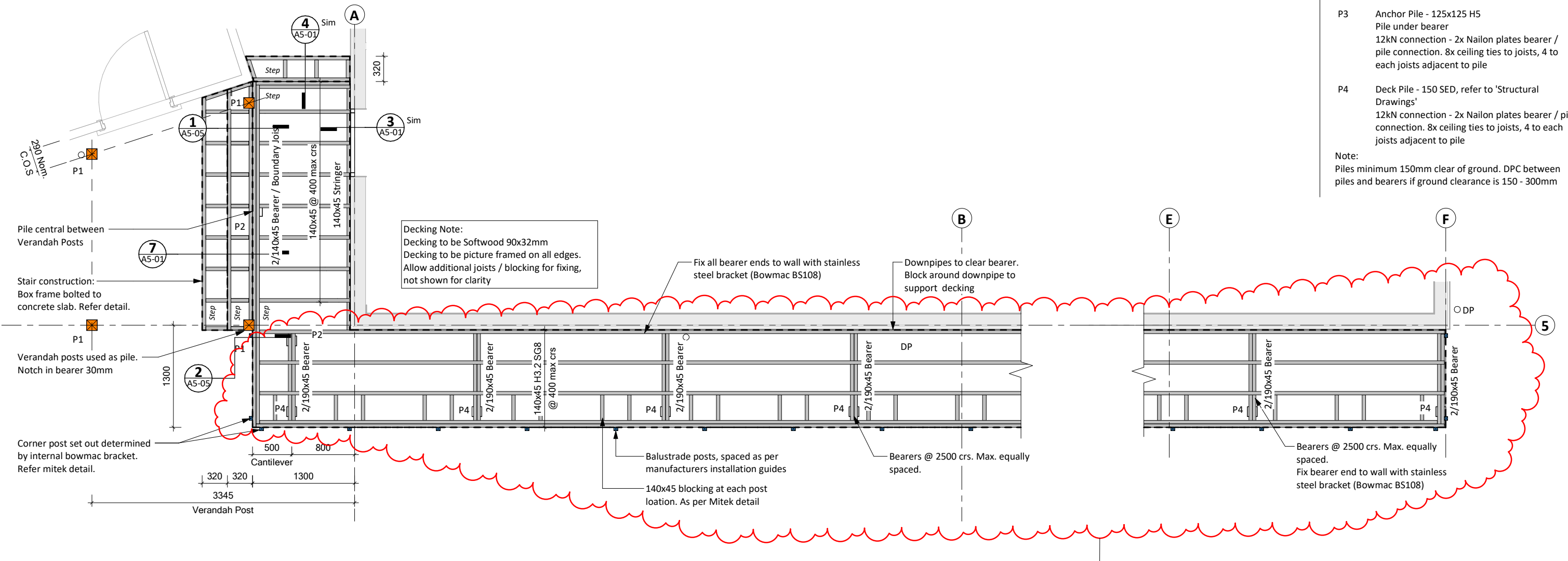
All deck framing to be constructed strictly in accordance with NZS 3604:2011  
All timber to be SG8 unless noted otherwise.

**Timber Treatment:**  
Piles - H5  
In contact with ground - H4  
All other - H3.2

**Fixings:**  
All bolts, nail, screws and brackets to be stainless steel

**Joist Hangers:**  
150mm Deep Joists = JH 47x90

- Piles:**
- P1 Verandah Post - 135x135 Prolam PLP12H5-150. Bearer notched into post 30mm and fixed with 1x S.S M12 bolt c/w washers. Continues to support verandah beams
  - P2 Ordinary Pile - 125x125 H5. Pile under bearer fixed with 1x wire dog each side and 2x skewed nails
  - P3 Anchor Pile - 125x125 H5. Pile under bearer. 12kN connection - 2x Nailon plates bearer / pile connection. 8x ceiling ties to joists, 4 to each joists adjacent to pile
  - P4 Deck Pile - 150 SED, refer to 'Structural Drawings'. 12kN connection - 2x Nailon plates bearer / pile connection. 8x ceiling ties to joists, 4 to each joists adjacent to pile
- Note:  
Piles minimum 150mm clear of ground. DPC between piles and bearers if ground clearance is 150 - 300mm

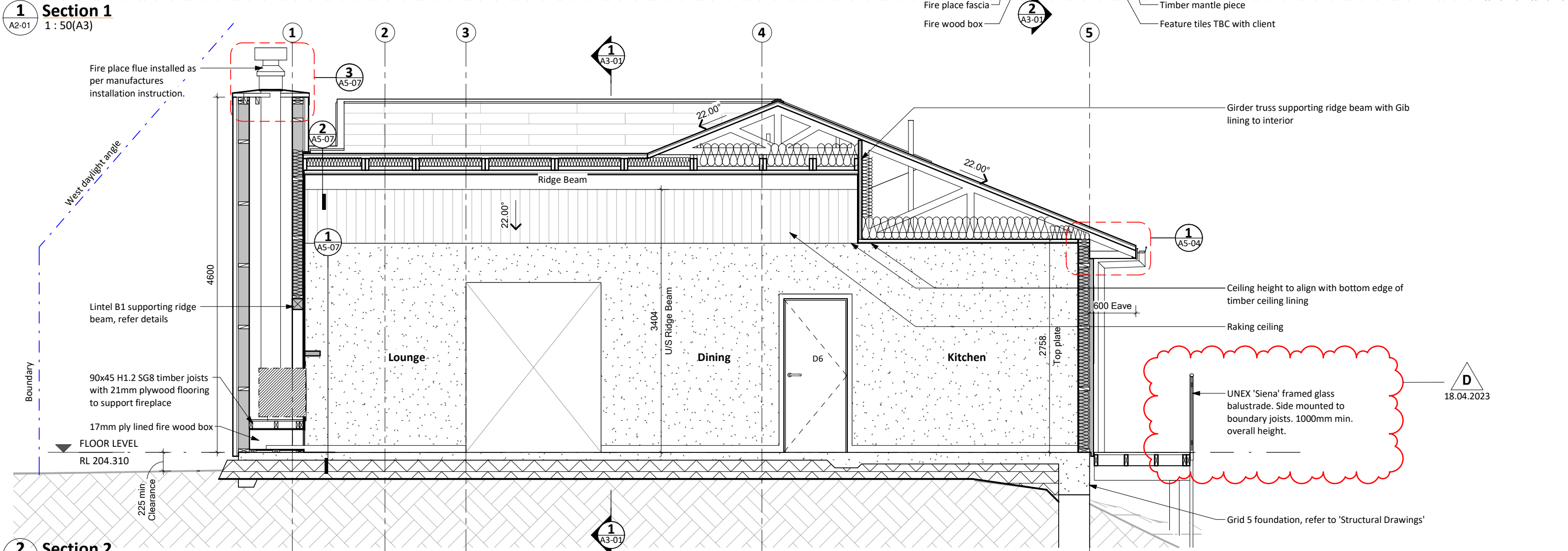
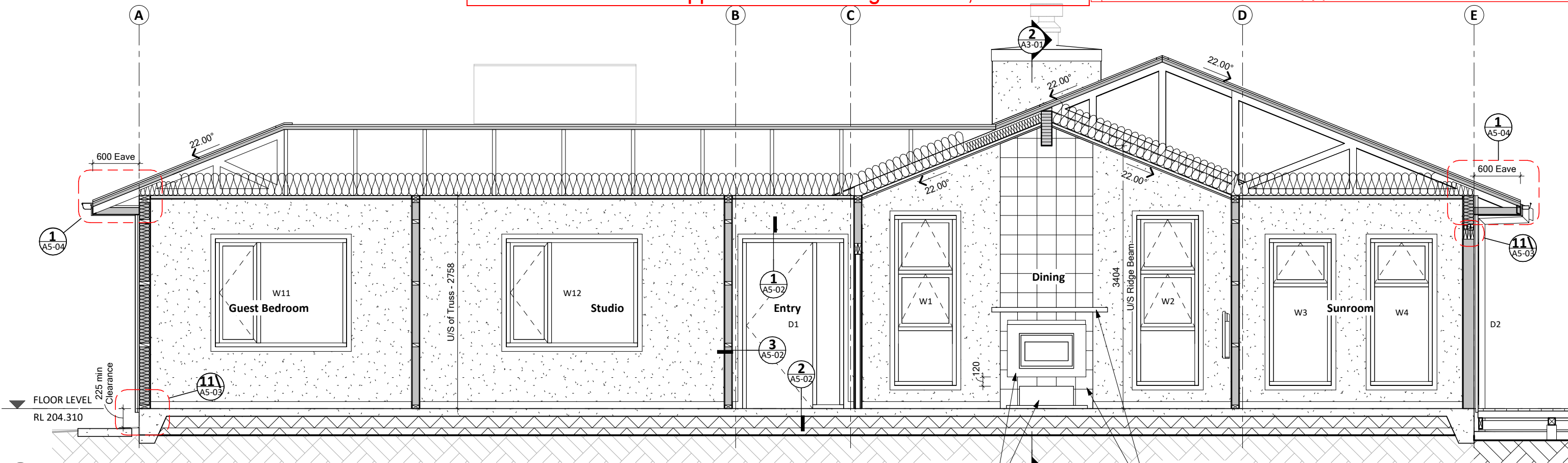


**Rear Deck - Framing Plan - Part 1**  
1 : 50(A3)

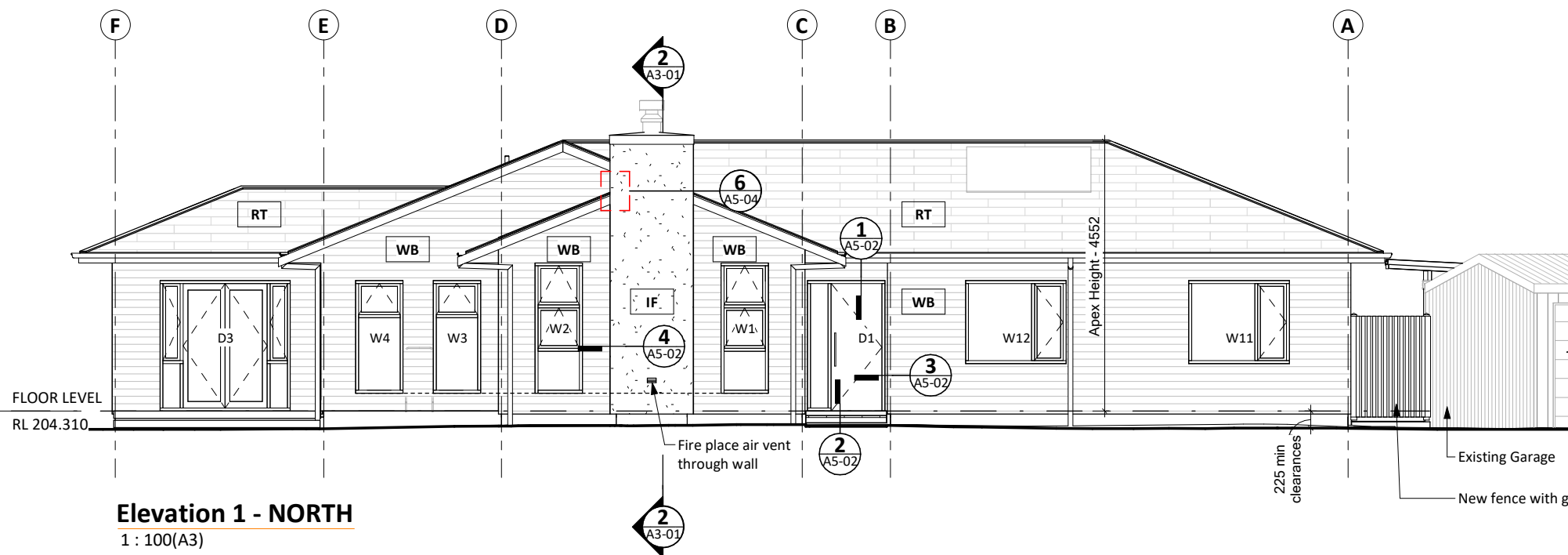
B  
18.04.2023

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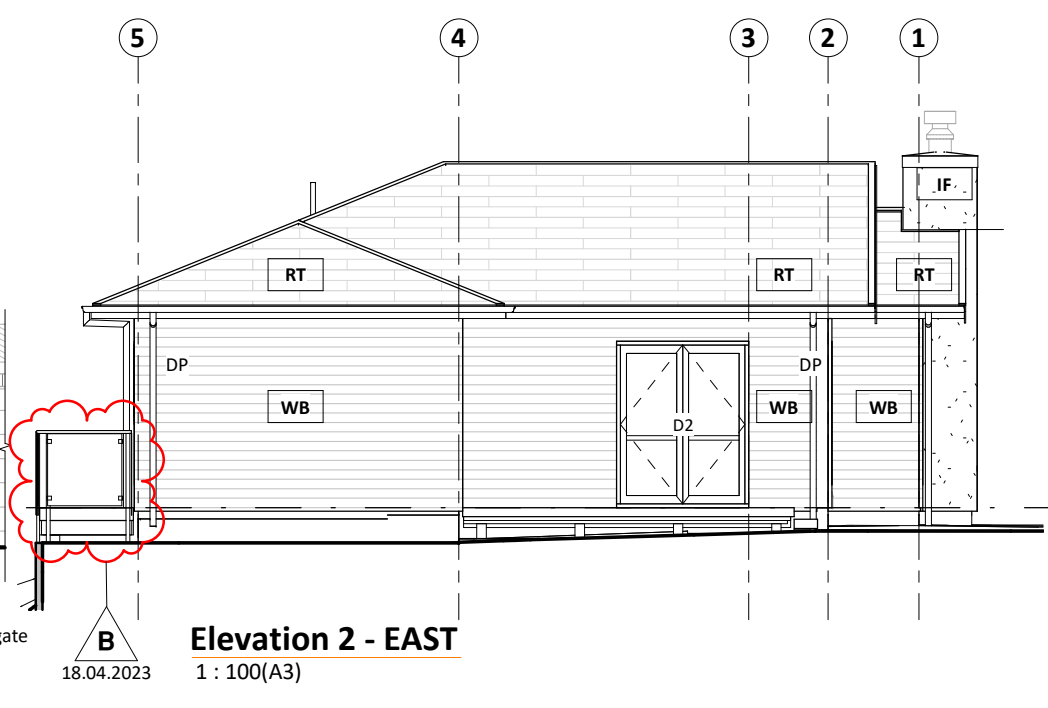
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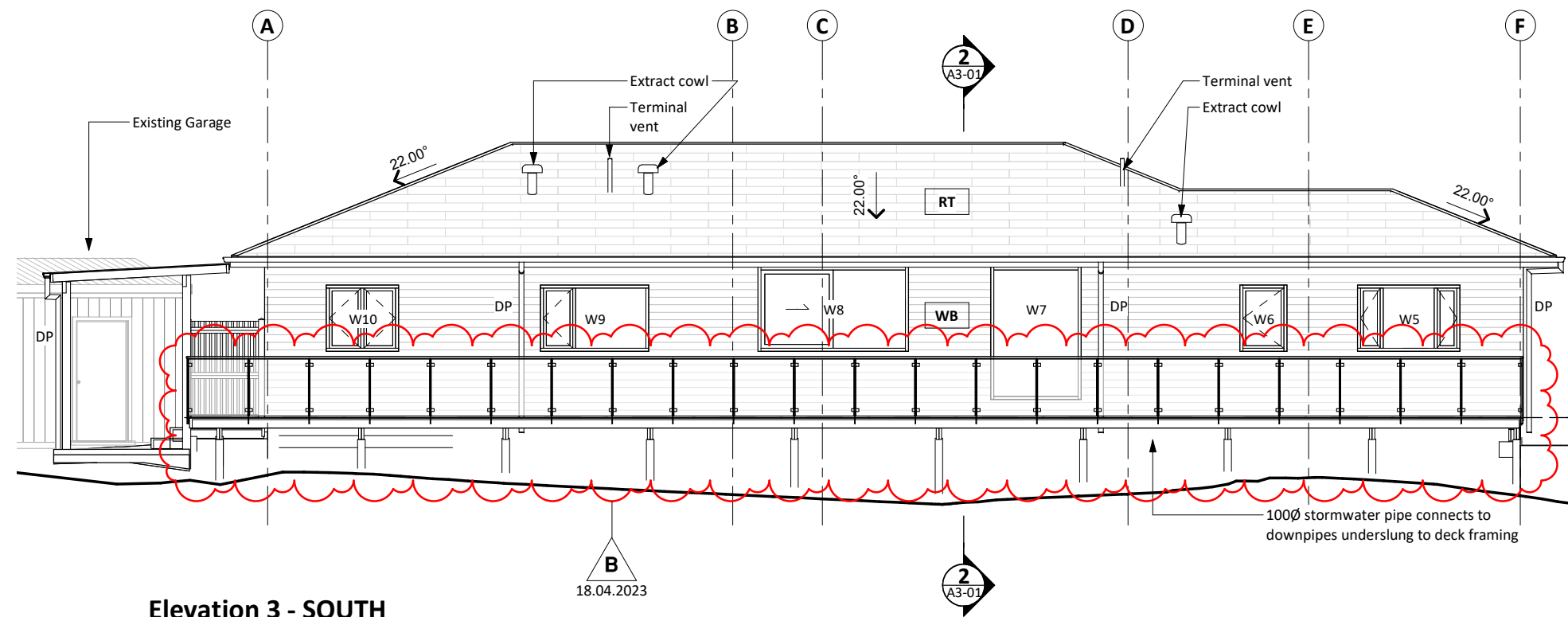
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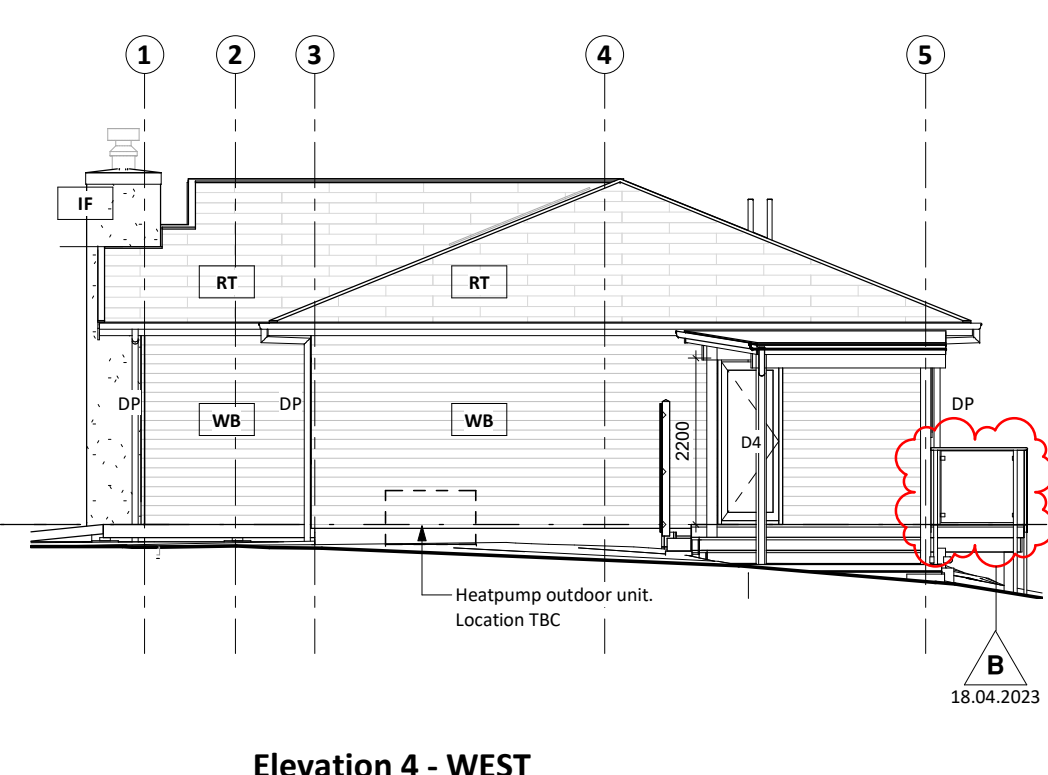
**Elevation 1 - NORTH**  
1 : 100(A3)



**Elevation 2 - EAST**  
1 : 100(A3)



**Elevation 3 - SOUTH**  
1 : 100(A3)



**Elevation 4 - WEST**  
1 : 100(A3)

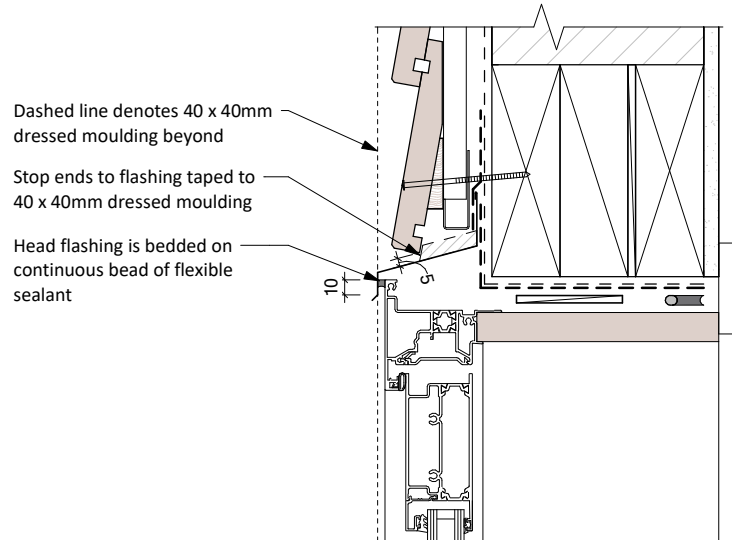
**CLADDING TYPES**

<b>WB</b>	AW62P 187x18mm abodo vulcan preprimed weatherboard cladding on 20mm cavity batten, refer 'Specification'
<b>IF</b>	Integra light weight concrete facade system cladding, Refer 'Specification'
<b>RT</b>	Stratos pressed steel roofing tile. Refer 'Specification'

**BUILDING ENVELOPE RISK MATRIX**  
Description: Eg Worst case elevation or South

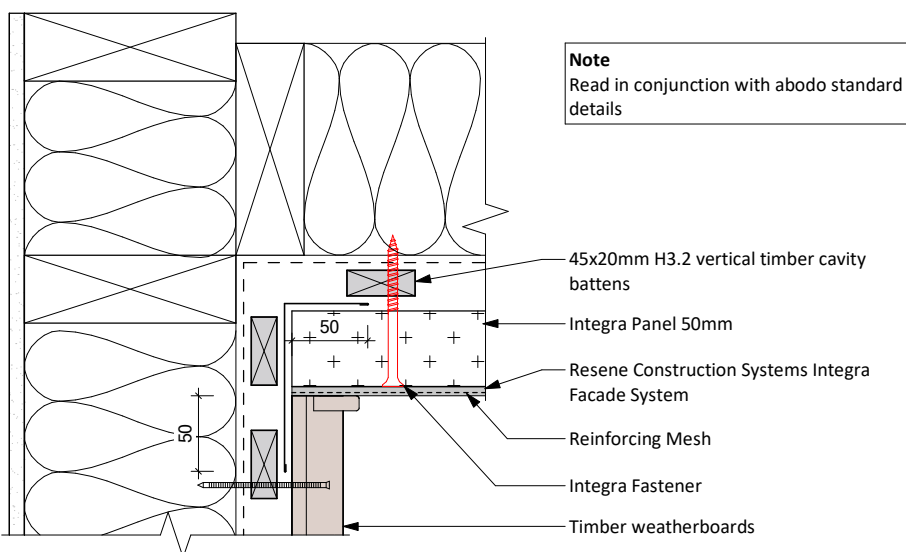
Risk Factor	Risk	Subtotal
Wind Zone	Very High	2
Number of Storeys	Low	0
Roof / Wall Intersection Design	Low	0
Eaves Width	Very High	5
Envelope Complexity	Low	0
Deck Design	Low	0
<b>TOTAL RISK SCORE</b>		<b>7</b>



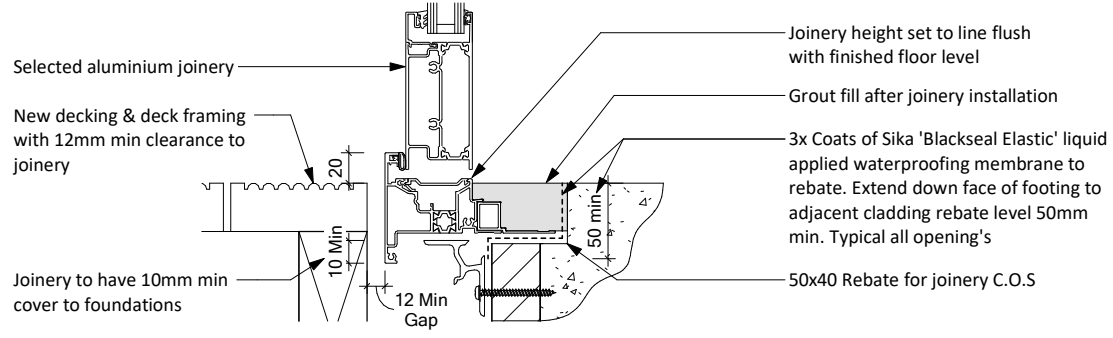
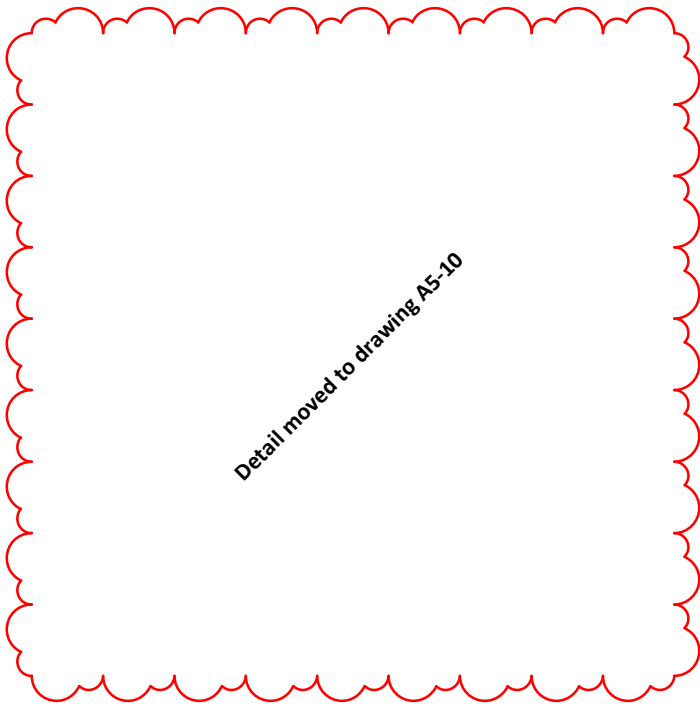


**1 Door Head Detail**  
A3-01 1 : 5(A3)

**Note**  
Read in conjunction with abodo standard details 1 / A5-03

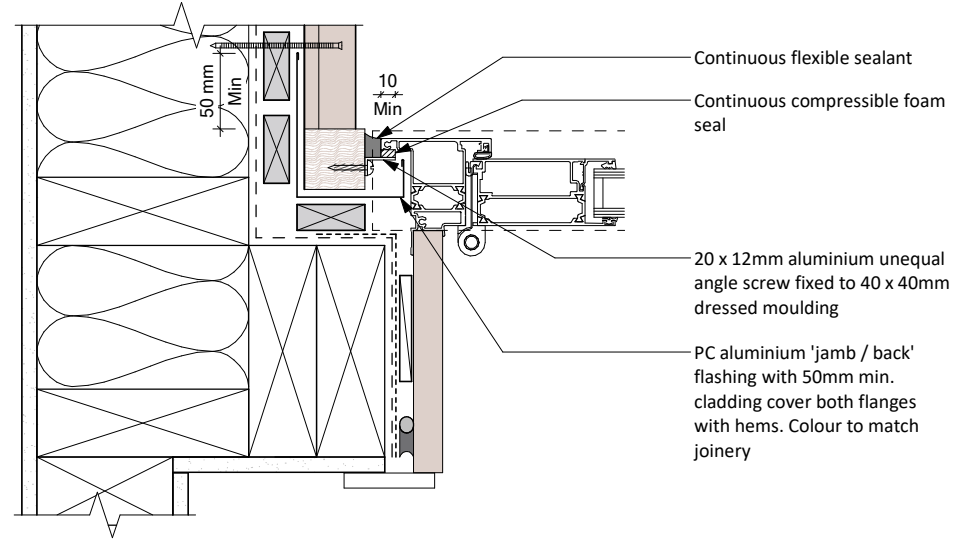


**4 Weatherboard to Integra Internal Corner**  
A4-01 1 : 5(A3)



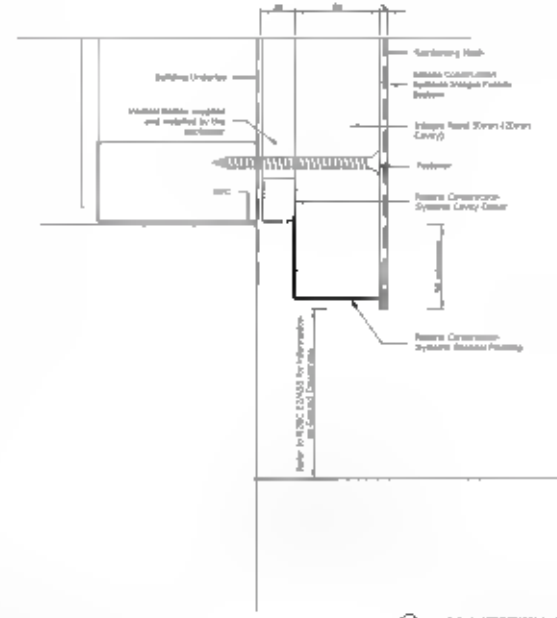
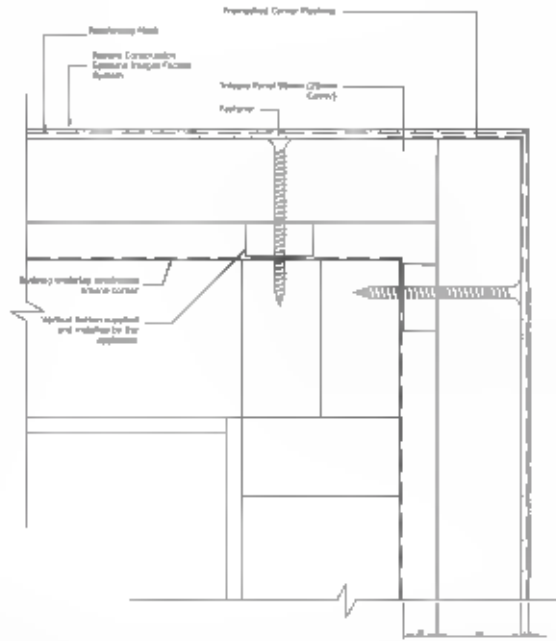
**2 Door Sill Detail**  
A2-10 1 : 5(A3)

**Note**  
Read in conjunction with abodo standard details 1 / A5-03



**3 Door Jamb**  
A2-01 1 : 5(A3)

**Note**  
Read in conjunction with abodo standard details 1 / A5-03



Resene Construction Systems

Product: Integra Facade System

Author: Not@state

Version: 1.1 (November 2017)

Opening name: Internal Corner

Spec: 19-03-20

Resene Construction Systems

Product: Integra Facade System

Author: Not@state

Version: 1.1 (October 2019)

Opening name: Foundation

Spec: 19-03-20

**Integra Panel Standard Details**  
Not to Scale

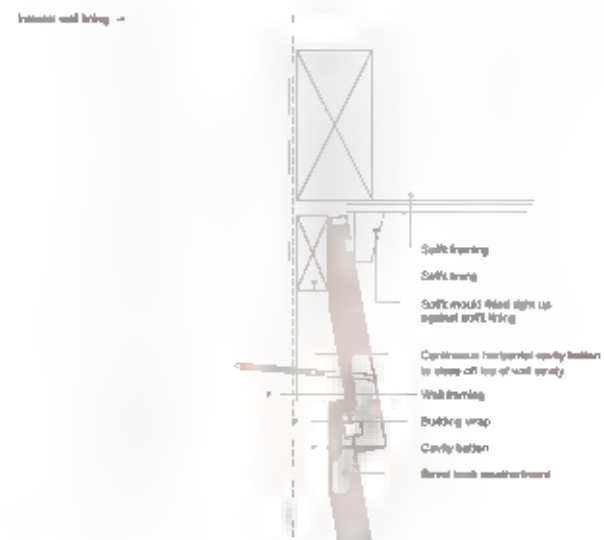
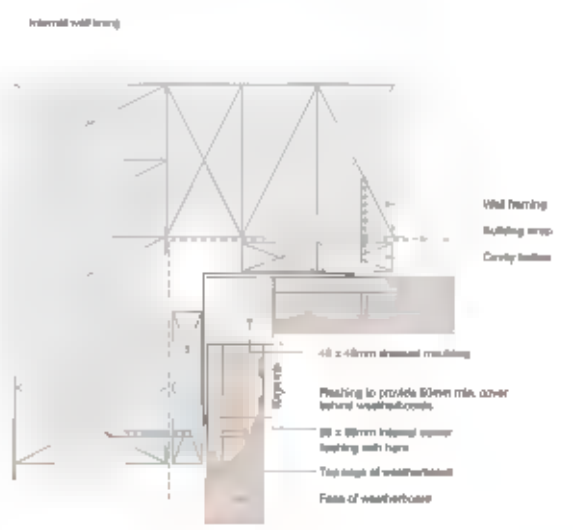
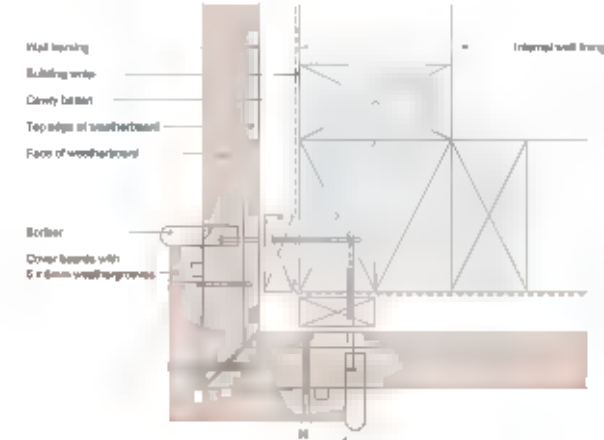
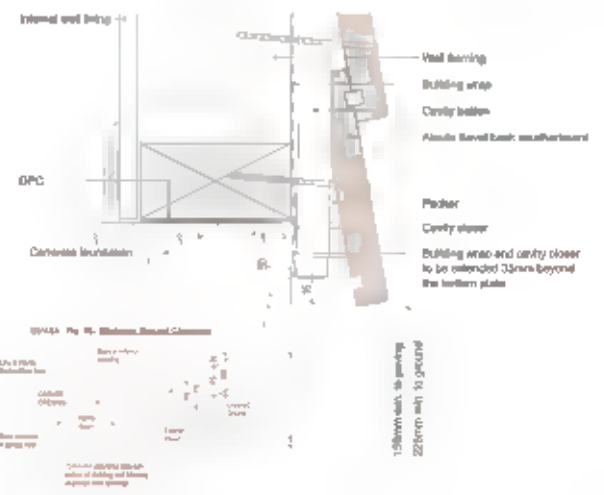
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- Weatherboards must be coated with at least one coat all sides prior to fixing.
- Fixing points must be pre-drilled minimum 1mm smaller than the fastener.
- Cut ends and exposed timber must be sealed with an approved coating or sealant.

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- Cut ends and exposed timber must be sealed with an approved coating or sealant.



**ABODO**  
Not ID@ale  
B.C.2 B1

**ABODO**  
Not ID@ale  
B.C.8 B1

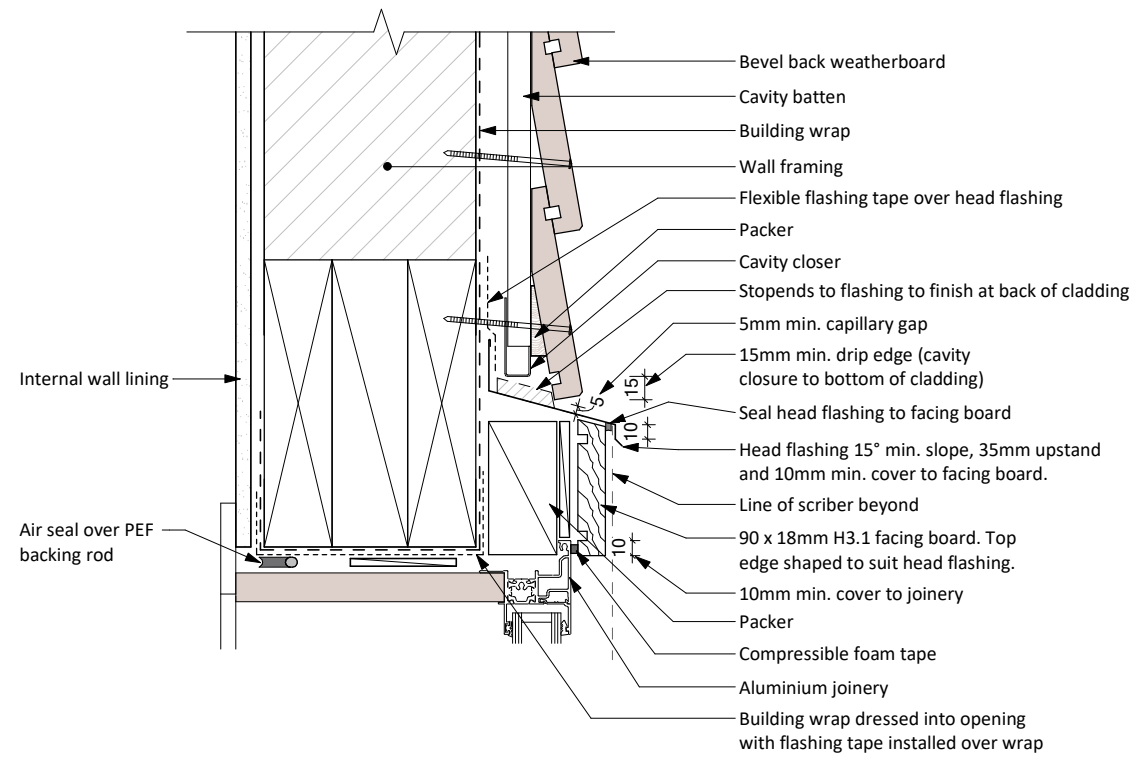
**ABODO**  
Not ID@ale  
B.C.13 B1

**ABODO**  
Not ID@ale  
B.C.25 B1

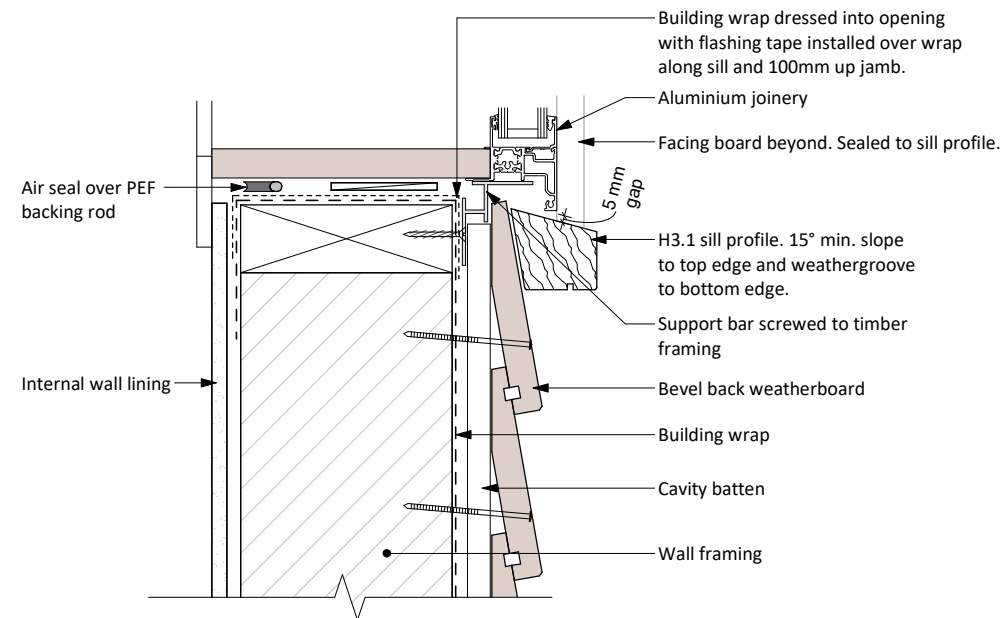
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- Weatherboards must be coated with at least one coat all sides prior to fixing.
- Fixing points must be pre-drilled minimum 1mm smaller than the fastener.
- Cut ends and exposed timber must be sealed with an approved coating or sealant.

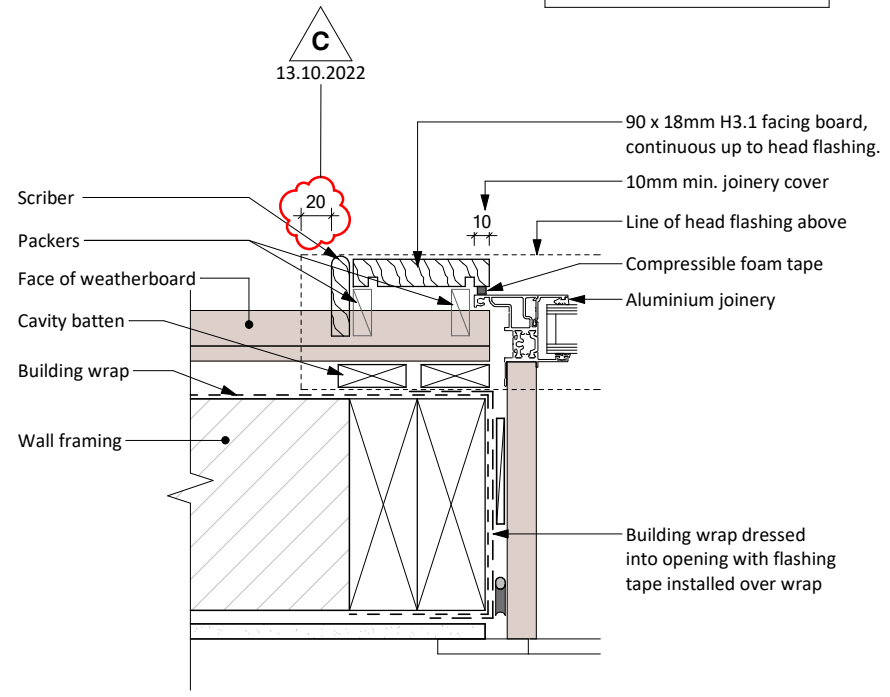
Note:  
Exterior wall insulation not shown



**1 Typical Head detail**  
1 : 5(A3)

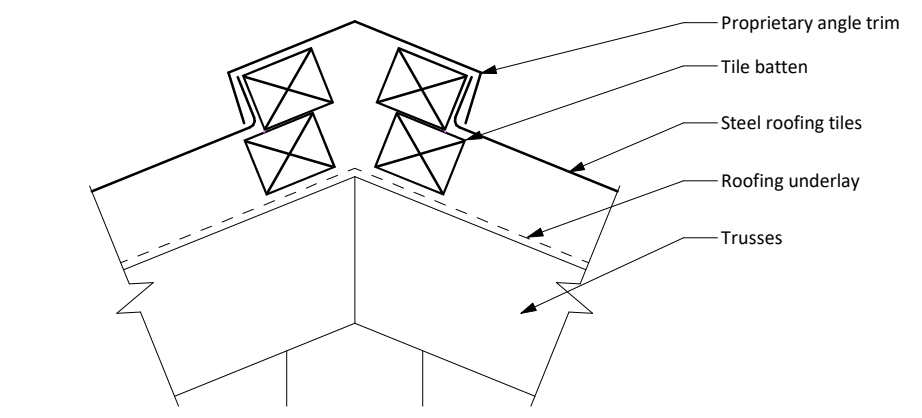


**3 Typical Sill detail**  
1 : 5(A3)

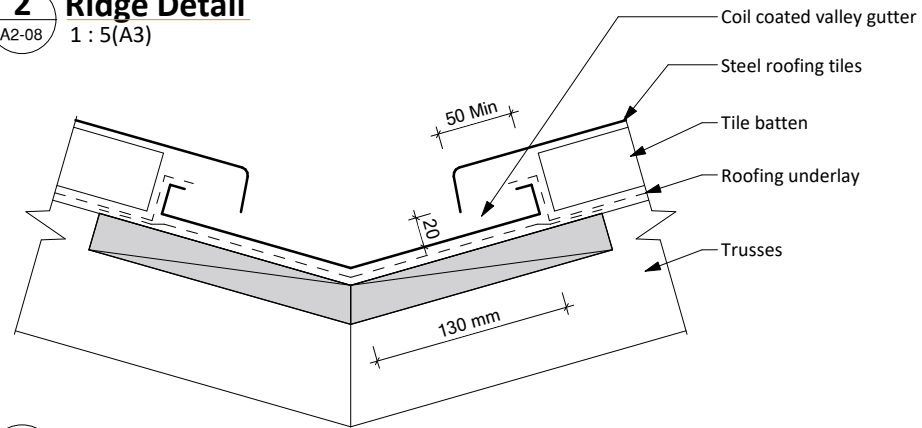


**2 Typical Jamb detail**  
1 : 5(A3)

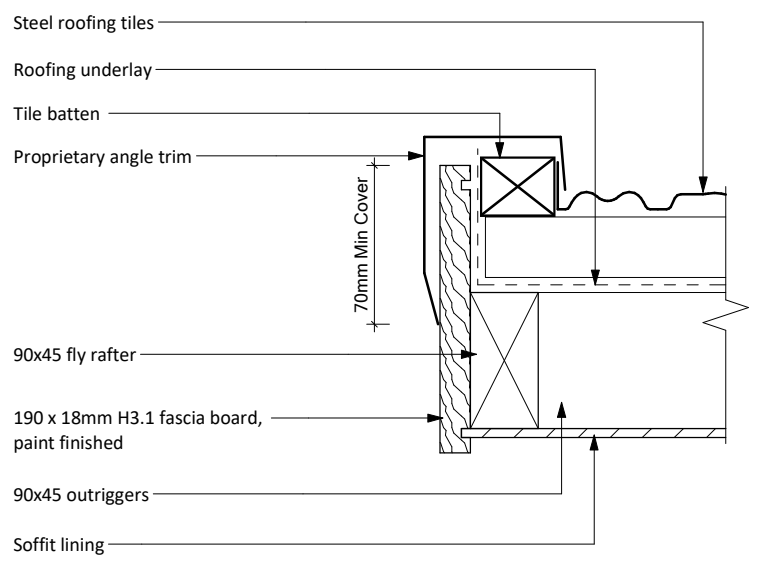
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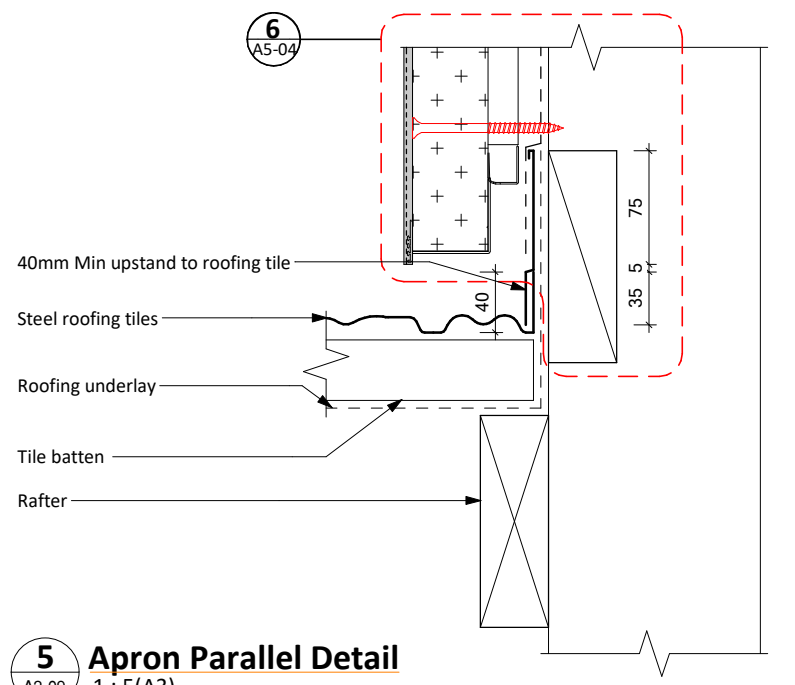
**2 Ridge Detail**  
A2-08 1 : 5(A3)



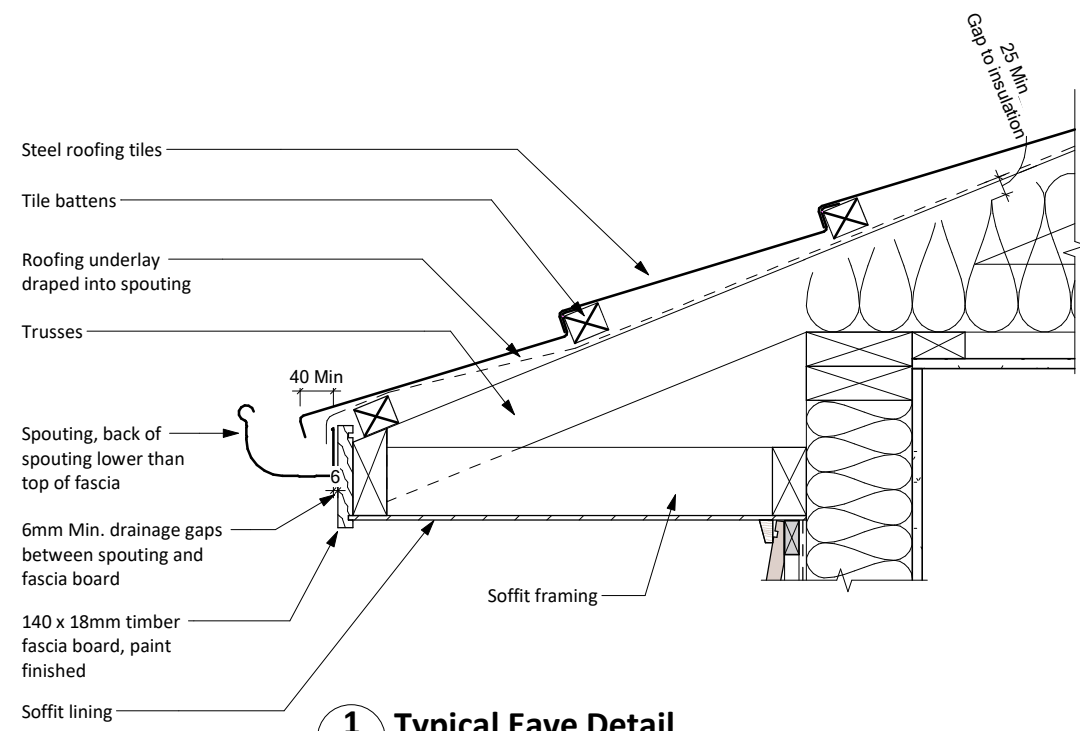
**3 Valley Detail**  
A2-09 1 : 5(A3)



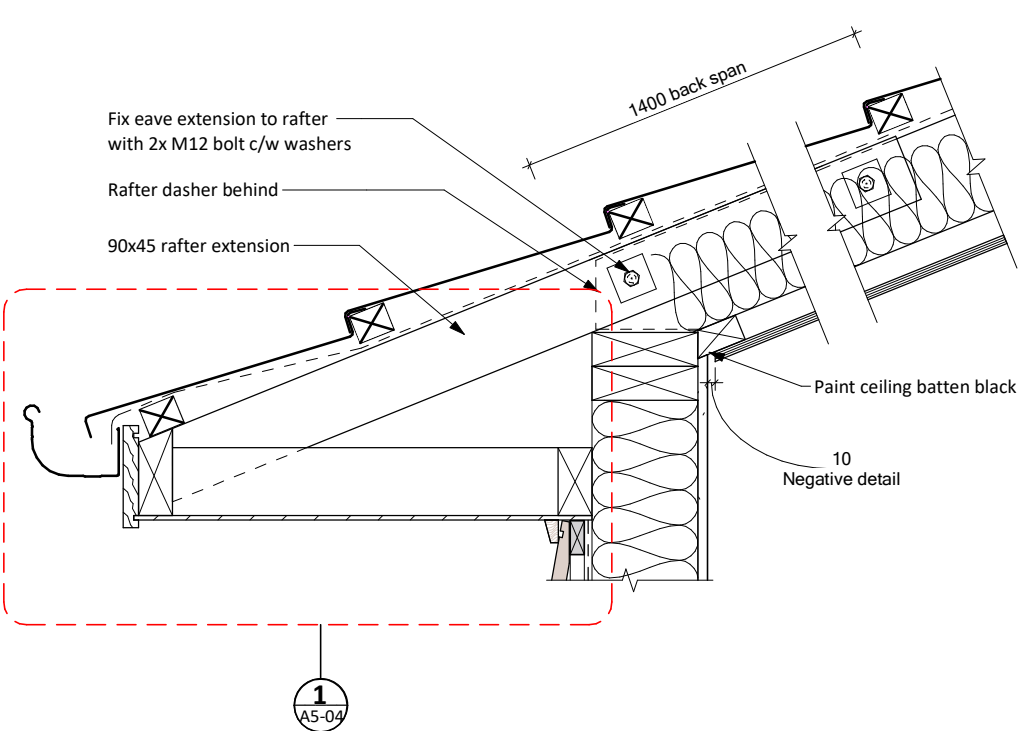
**4 Barge Detail**  
A2-09 1 : 5(A3)



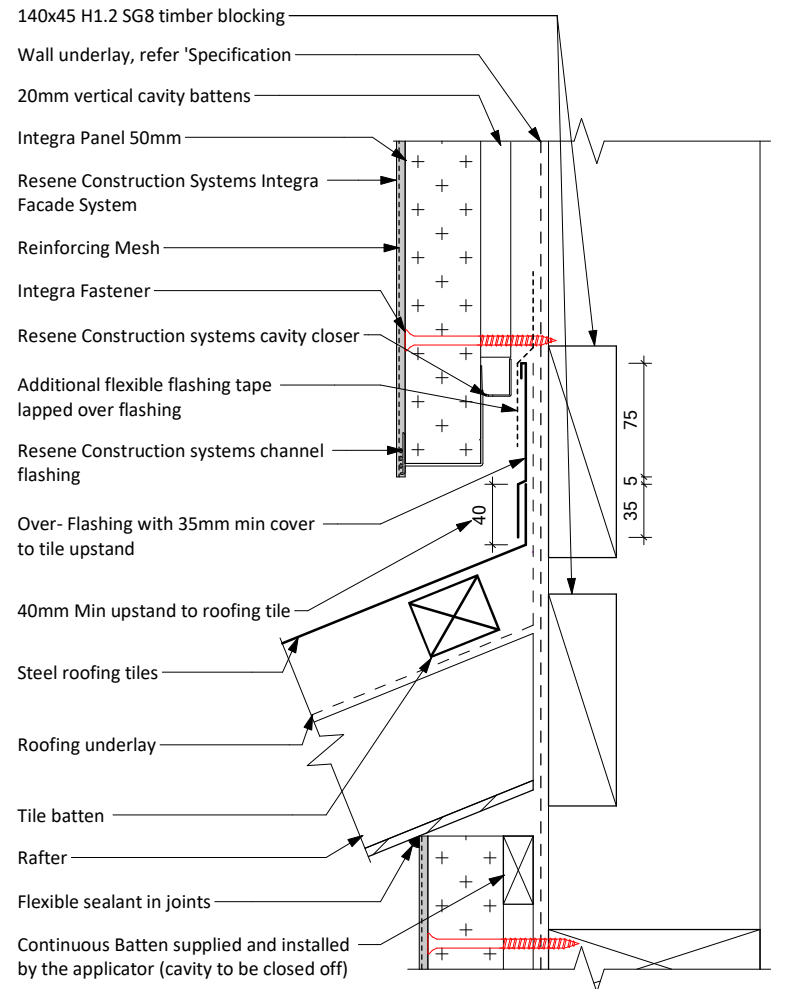
**5 Apron Parallel Detail**  
A2-09 1 : 5(A3)



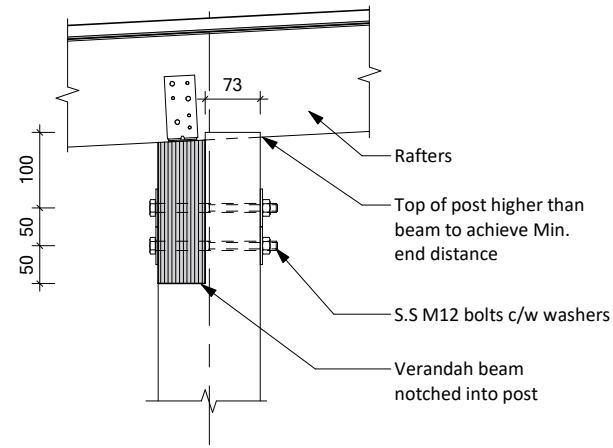
**1 Typical Eave Detail**  
A2-08 1 : 10(A3)



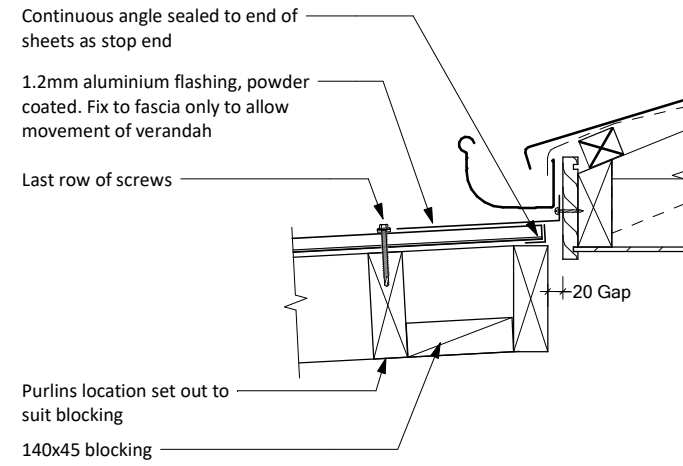
**1**  
A5-04



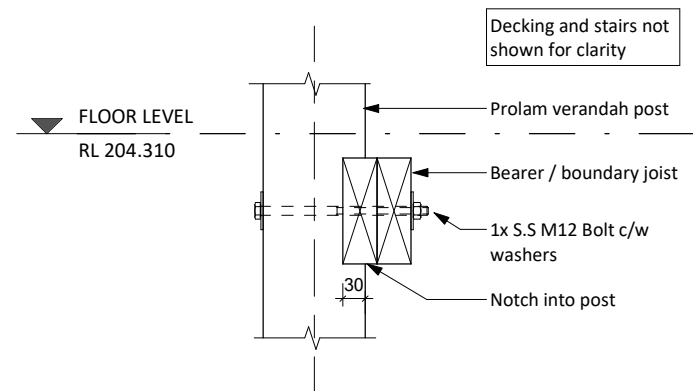
**6 Apron Transverse Detail**  
A2-09 1 : 5(A3)



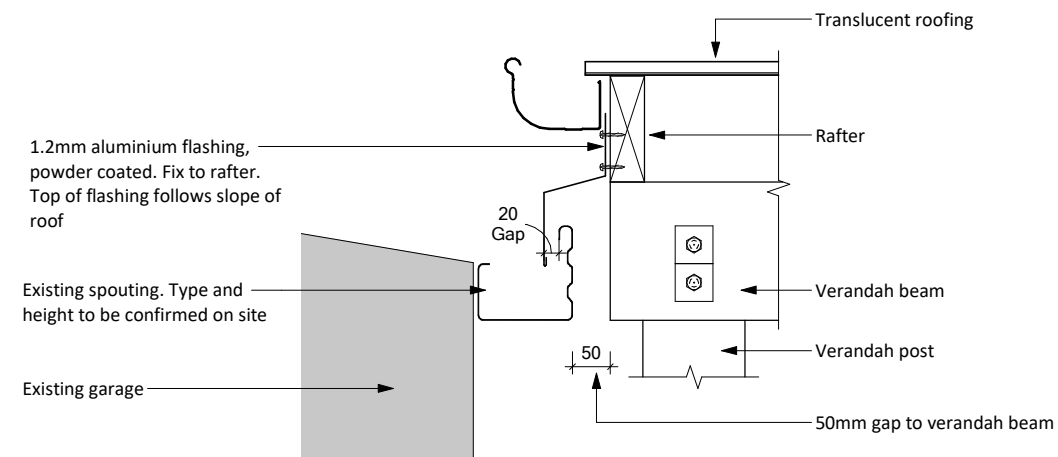
**2 Verandah Beam Connection**  
A2-08 1 : 10(A3)



**3 Verandah Roof Apron Flashing**  
A2-08 1 : 10(A3)



**1 Bearer to Verandah Post**  
A2-11 1 : 10(A3)



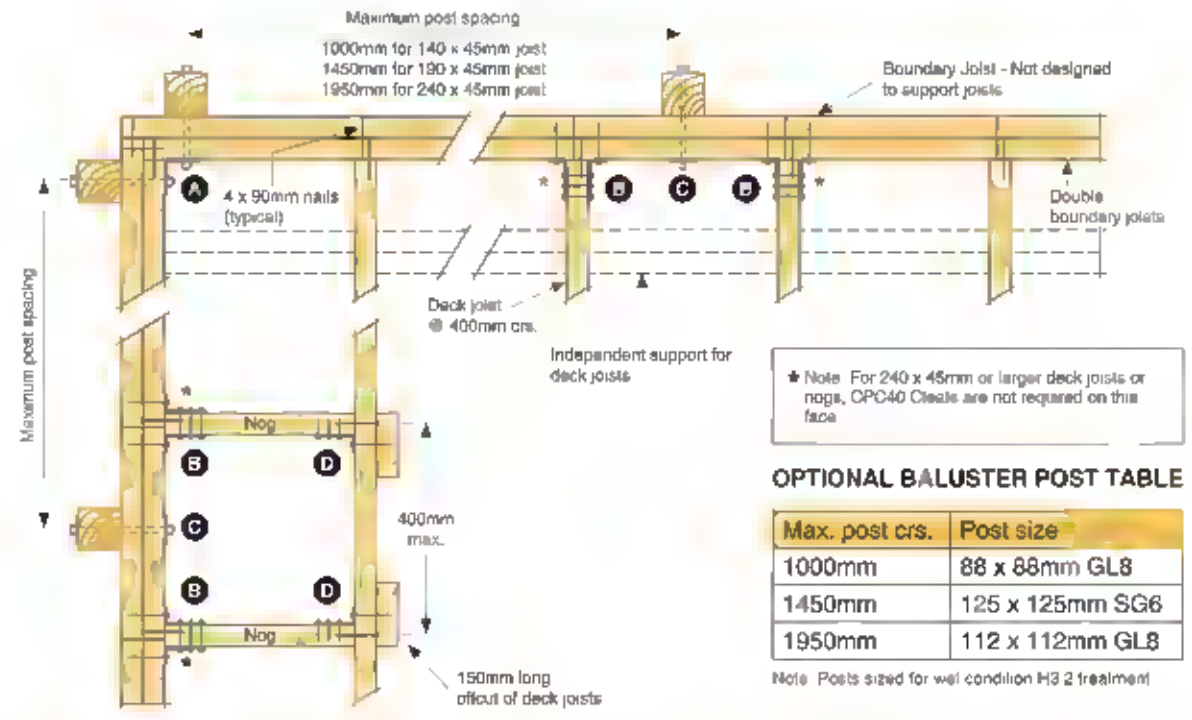
**4 Verandah Roof Flashing**  
A2-08 1 : 10(A3)

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# FACE FIXED BALUSTER POSTS



- Complies with Table 3.3 AS/NZS 1170.1:2002 for horizontal load of 0.75kN/m on handrail
- All fixings are designed to provide adequate rotational stability to the handrail system to resist the horizontal load at top of baluster post
- Assumes an approved post and balustrade system is used

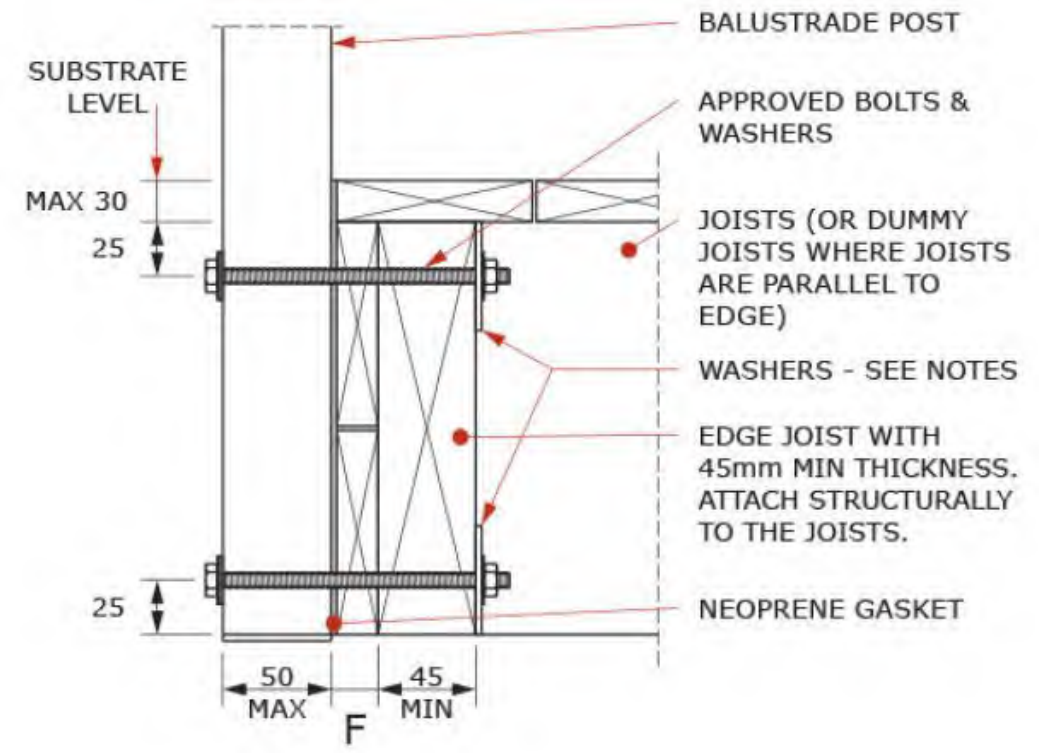


### OPTIONAL BALUSTER POST TABLE

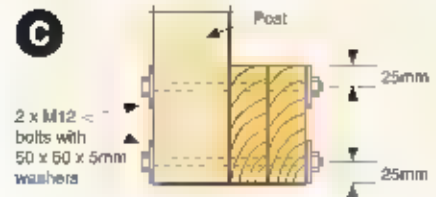
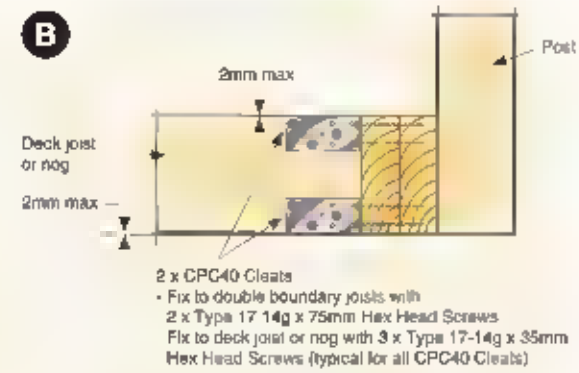
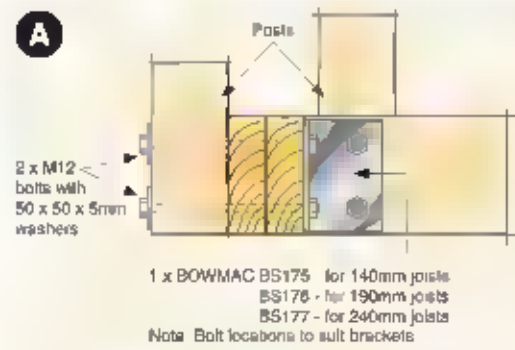
Max. post cns.	Post size
1000mm	88 x 88mm GL8
1450mm	125 x 125mm SG6
1950mm	112 x 112mm GL8

Note: Posts sized for wet condition H3 2 treatment

## APS & APE POST TYPES ONLY



UNEX BALUSTRADE DETAIL

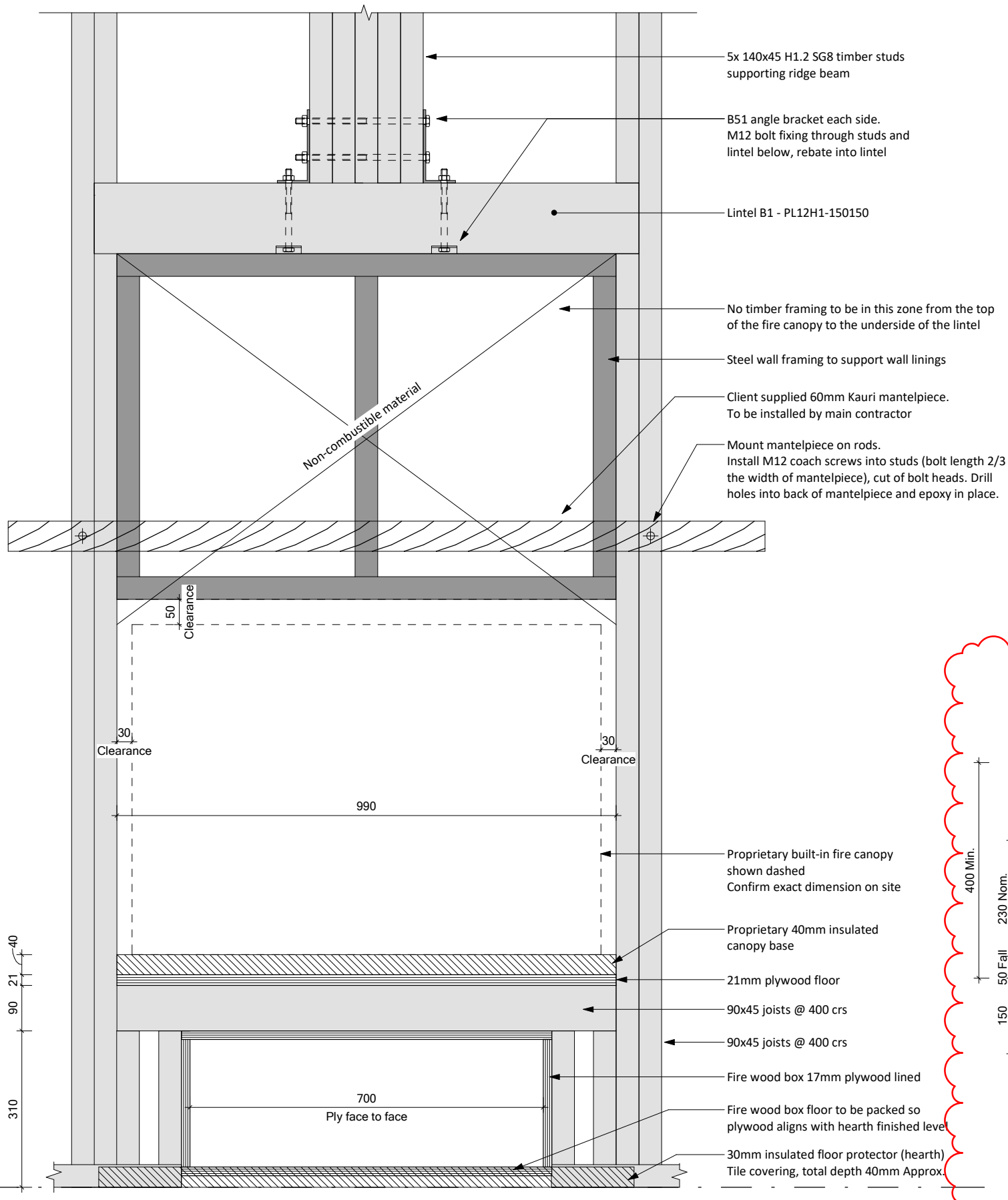


www.mitek.co.nz

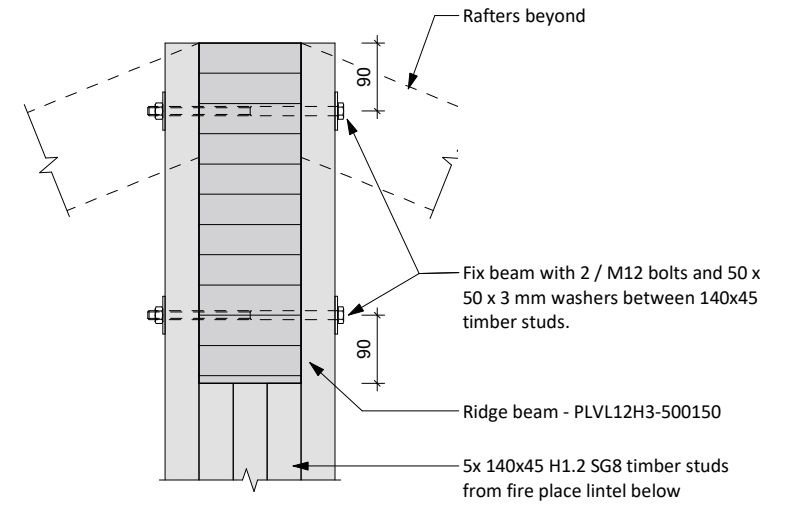
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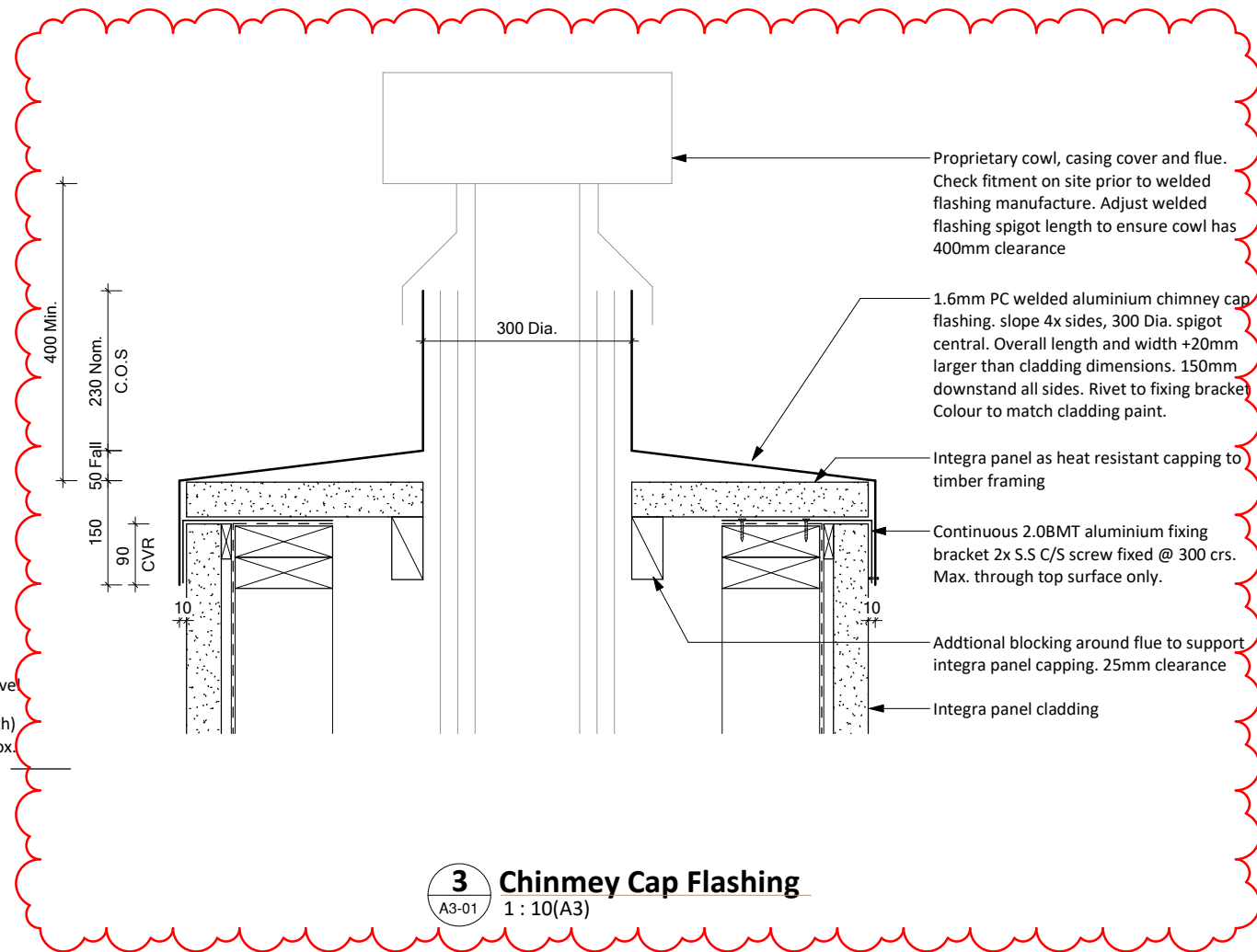
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**1 Fire Place Framing**  
A2-01 1 : 10(A3)

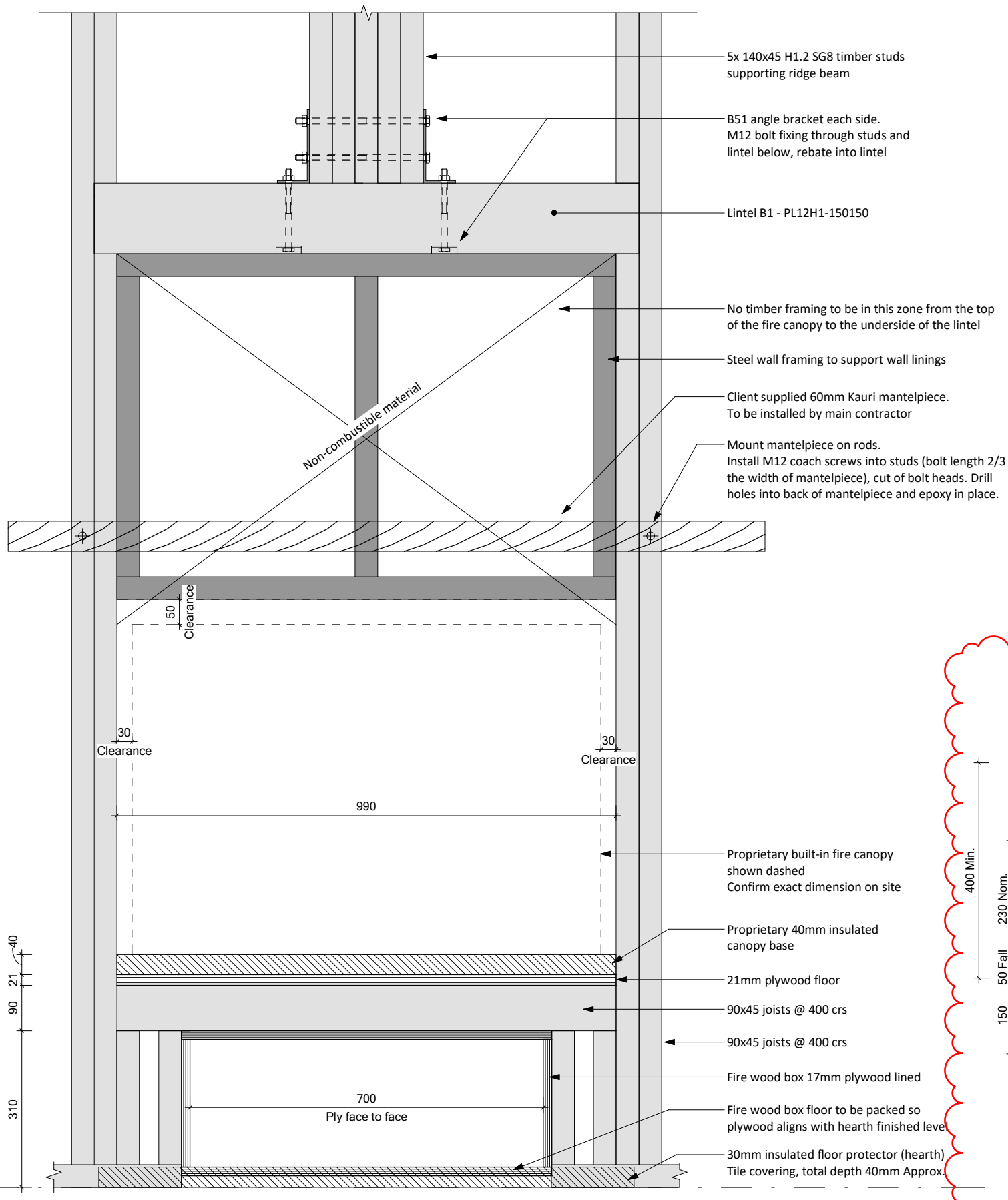


**2 Ridge Beam Connection**  
A2-08 1 : 10(A3)

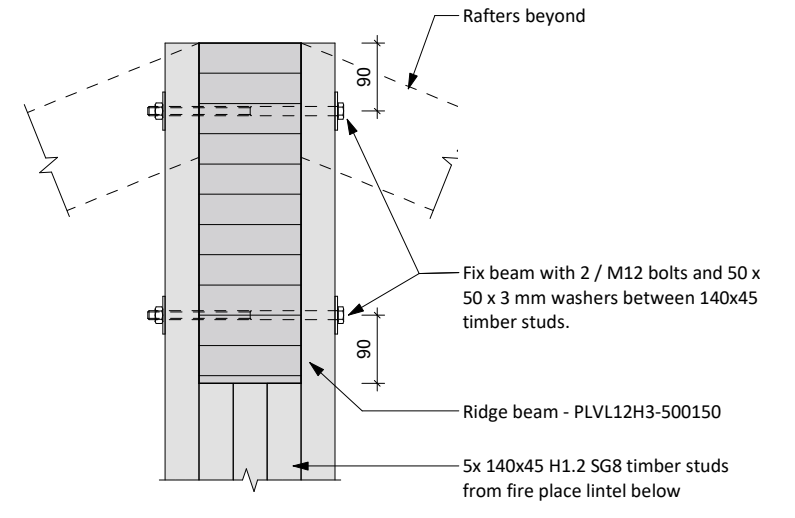


**3 Chimney Cap Flashing**  
A3-01 1 : 10(A3)

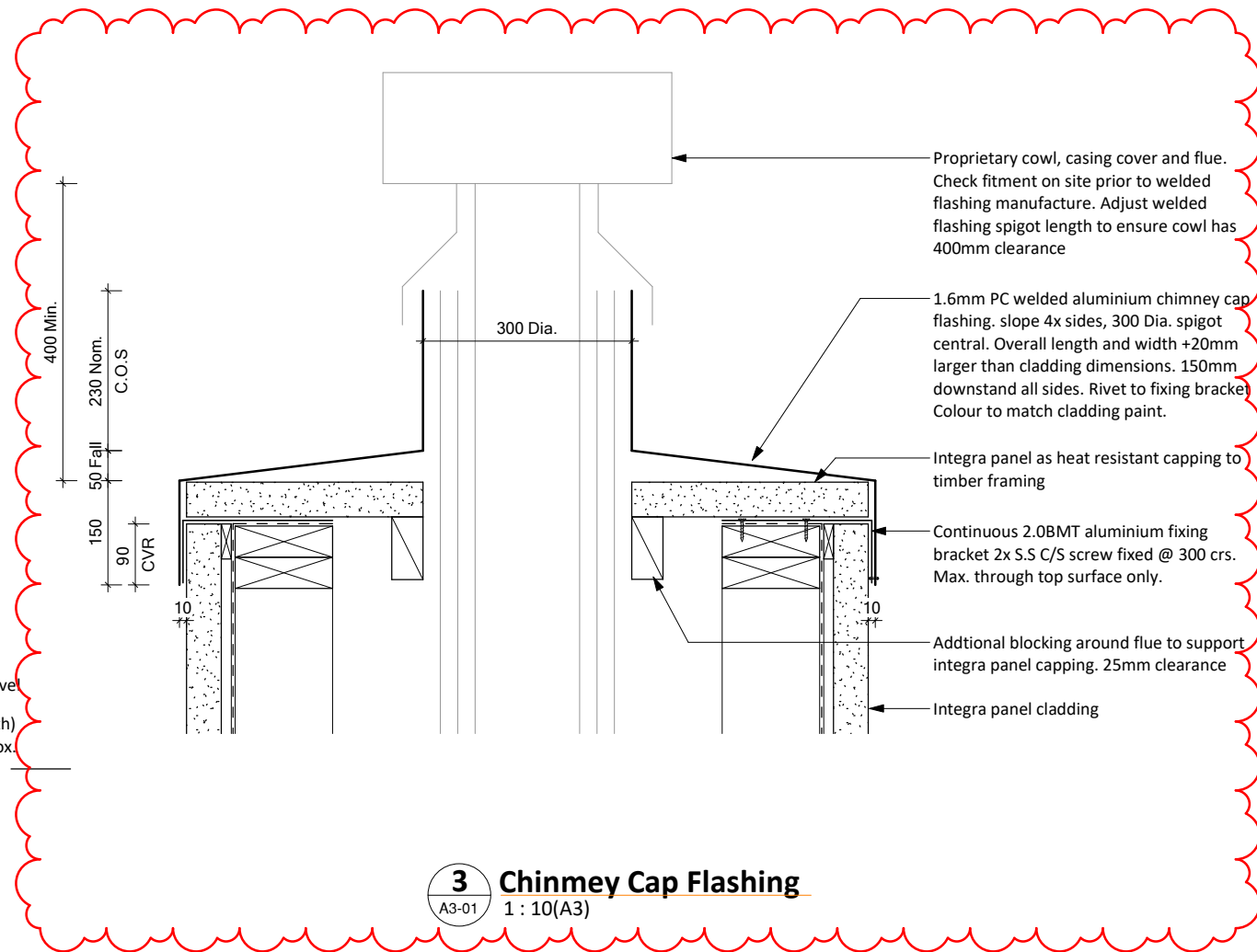
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**1 Fire Place Framing**  
A2-01 1 : 10(A3)

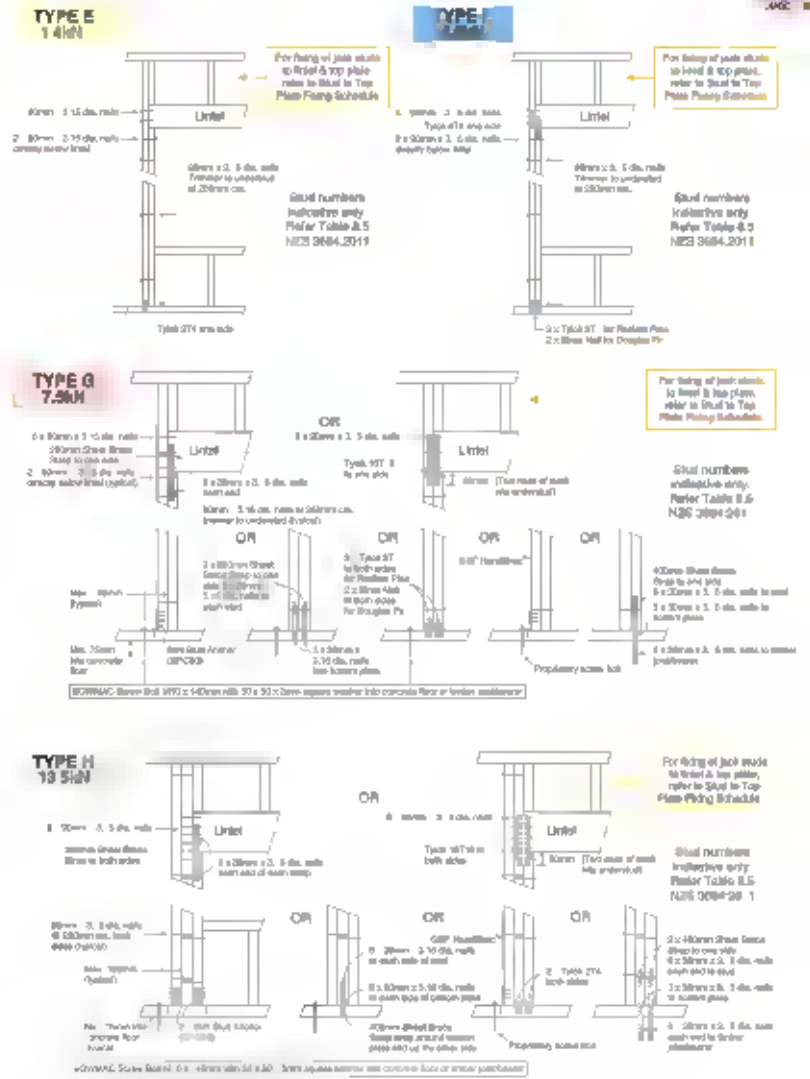


**2 Ridge Beam Connection**  
A2-08 1 : 10(A3)



**3 Chimney Cap Flashing**  
A3-01 1 : 10(A3)

LINTEL FIXING OPTIONS



GIB EzyBrace® Systems specification GS1 N

Specification code	Minimum length (m)	Lining requirement	Other requirements
GS1 N	0.4	Any 13mm or 12mm GIB® Standard plasterboard to one side only	

**WALL FRAMING**  
Wall framing to comply with:  
 - NZBC B1 - Structure B1/A81 Clause 3 Timber (NZS 3884:2011)  
 - NZBC B2 - Durability B2/A81 Clause 3.2 Timber (NZS 3884:2011)

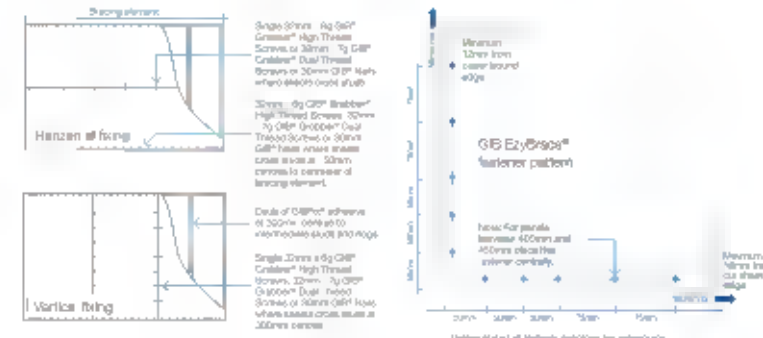
**PERMITTED ALTERNATIVES**  
For permitted GIB® plasterboard alternative refer to p. 5 in GIB EzyBrace® Systems Schedule.

**FASTENING THE LINING**  
**Fasteners**  
32mm x 7g GIB® Grabber® High Thread Screws, 32mm x 7g GIB® Grabber® Dual Thread Screws or 30mm GIB® Nails. If using the GIB® Angle use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

**Fastener details**  
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 studs. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use a single GIB® 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.

**WALL LINING**  
Any 13mm or 12mm GIB® plasterboard lining. Sheets can be fixed vertically or horizontally. Sheet joints shall be touch fitted. Use 1/4 length sheets where possible.



In order for GIB® systems to conform to fixed, components must be installed exactly as prescribed. Substituting components, materials or profiles will void the system and may compromise performance. Follow the application. The application does not depend on the location of the GIB® EzyBrace® System.

GIB EzyBrace® Systems specification BL1 H

Specification code	Minimum length (m)	Lining requirement	Other requirements
BL1 H	0.4	13mm or 12mm GIB® Standard plasterboard to one side only	Held down

**WALL FRAMING**  
Wall framing to comply with:  
 - NZBC B1 - Structure B1/A81 Clause 3 Timber (NZS 3884:2011)  
 - NZBC B2 - Durability B2/A81 Clause 3.2 Timber (NZS 3884:2011)

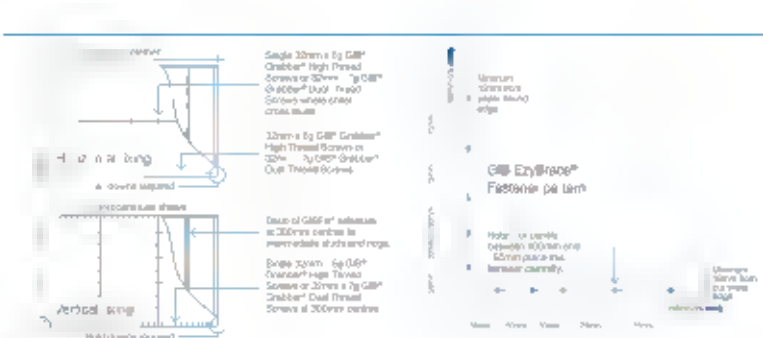
**PERMITTED ALTERNATIVES**  
For permitted GIB® plasterboard alternative refer to p. 5 in GIB EzyBrace® Systems Schedule.

**FASTENING THE LINING**  
**Fasteners**  
32mm x 7g GIB® Grabber® High Thread Screws or 32mm x 7g GIB® Grabber® Dual Thread Screws. If using the GIB® Framing System or if fastening through GIB® Angles use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

**Fastener details**  
50, 100, 150, 225, 300mm maximum 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 edge where it crosses the stud. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use a single GIB® 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.

**WALL LINING**  
A layer of 13mm or 12mm GIB® Standard plasterboard. Sheets can be fixed vertically or horizontally. Sheet joints shall be touch fitted. Use 1/4 length sheets where possible.



In order for GIB® systems to conform to fixed, components must be installed exactly as prescribed. Substituting components, materials or profiles will void the system and may compromise performance. Follow the application. The application does not depend on the location of the GIB® EzyBrace® System.

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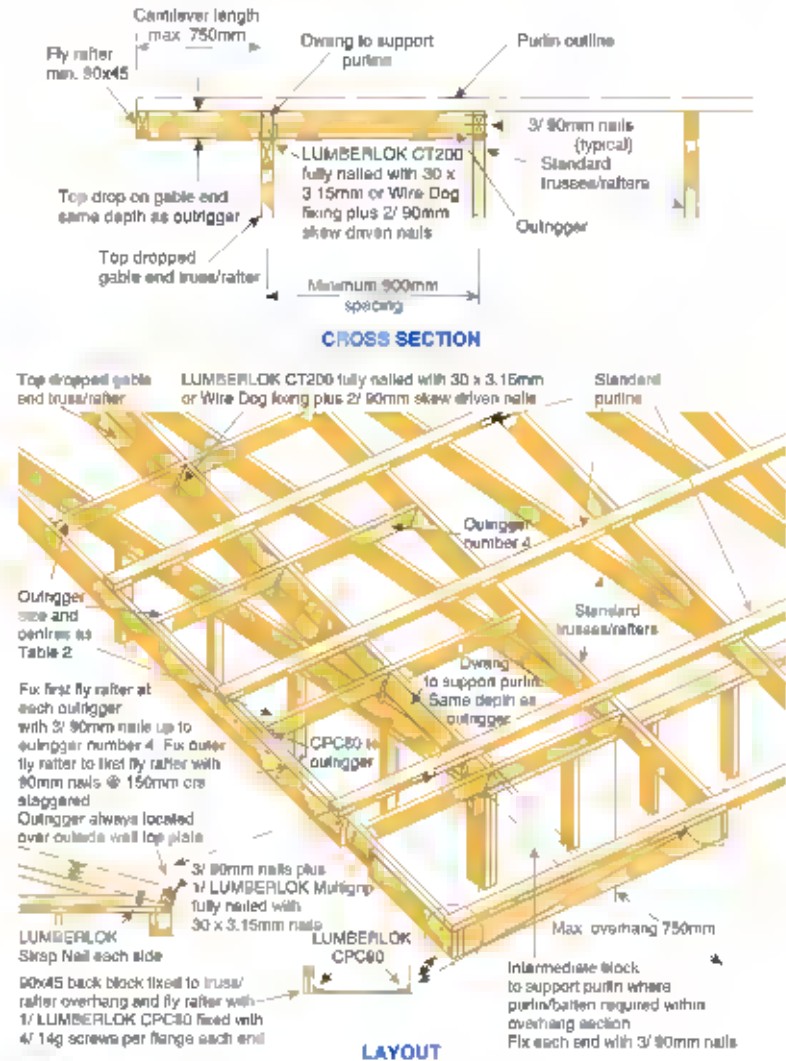
**MITek New Zealand Limited**  
 AUCKLAND: 101-103/105-107, Albany Street, Auckland  
 CHRISTCHURCH: 101-103/105-107, Albany Street, Christchurch  
 111 MITek LUMBERLESS SCHMACK

MITek SYSTEMS WALL LINING REPLACEMENT TO EXISTING TIMBER BRACING FOR SHORE BSH GIB EzyBrace® SYSTEMS

MITek SYSTEMS WALL LINING REPLACEMENT TO EXISTING TIMBER BRACING FOR SHORE BSH GIB EzyBrace® SYSTEMS

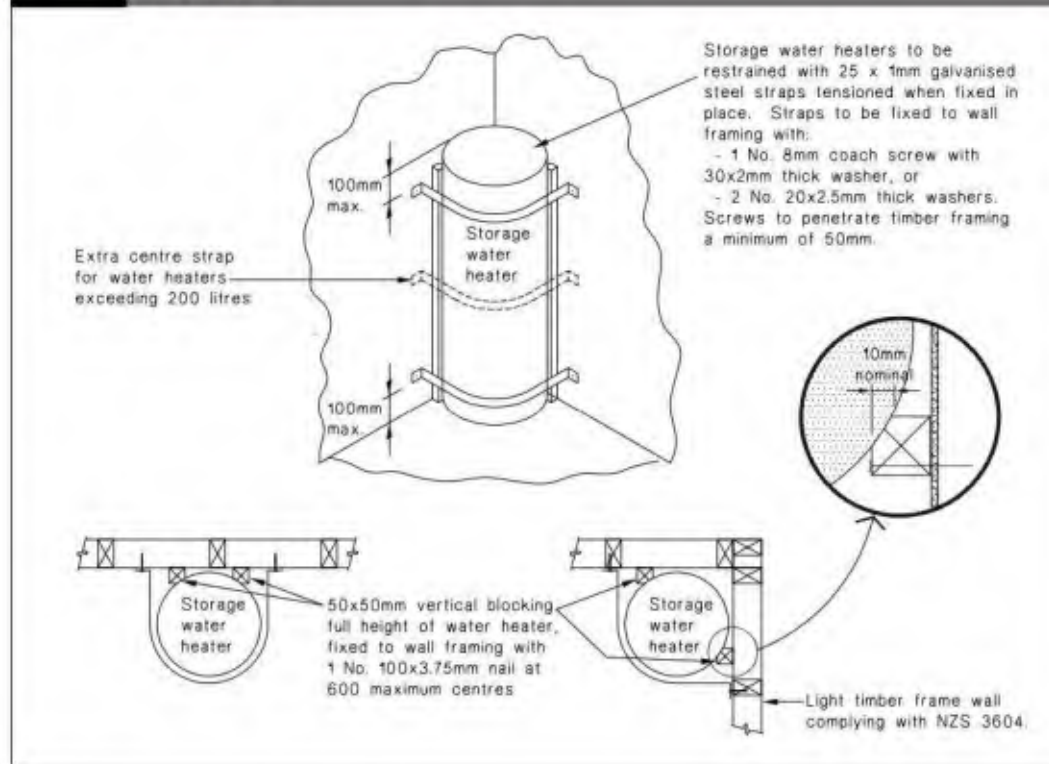
### CONSTRUCTION DETAILS FOR CANTILEVER OUTRIGGER OPTION

(SPANS & CENTRES AS PER TABLE 2)



Amend 5  
Feb 2004

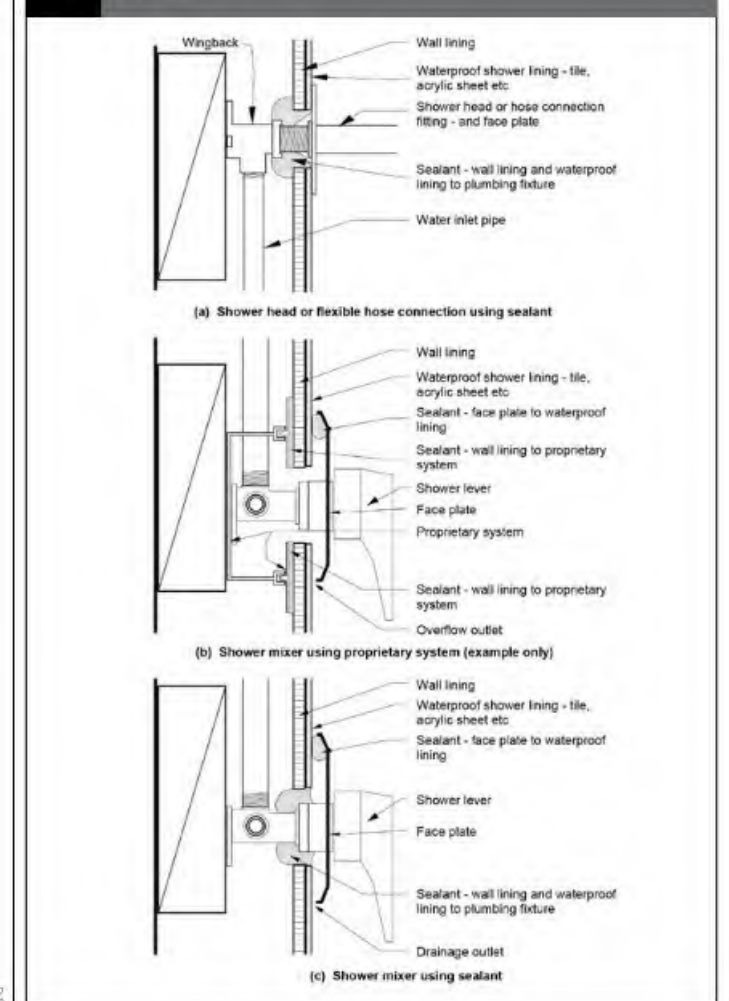
**Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres**  
Paragraph 6.11.4



Acceptable Solution E3/AS1

INTERNAL MOISTURE

**Figure 6: Examples for waterproofing through shower walls**  
Paragraph 3.3.1

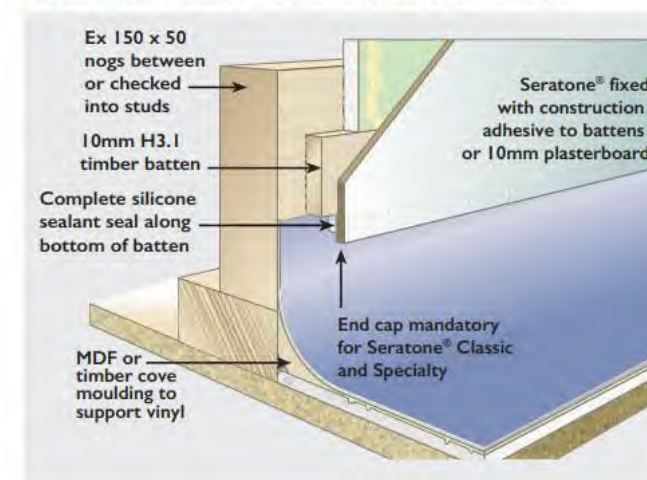


Amend 7  
Nov 2020

MINISTRY OF BUSINESS, INNOVATION AND EMPLOYMENT

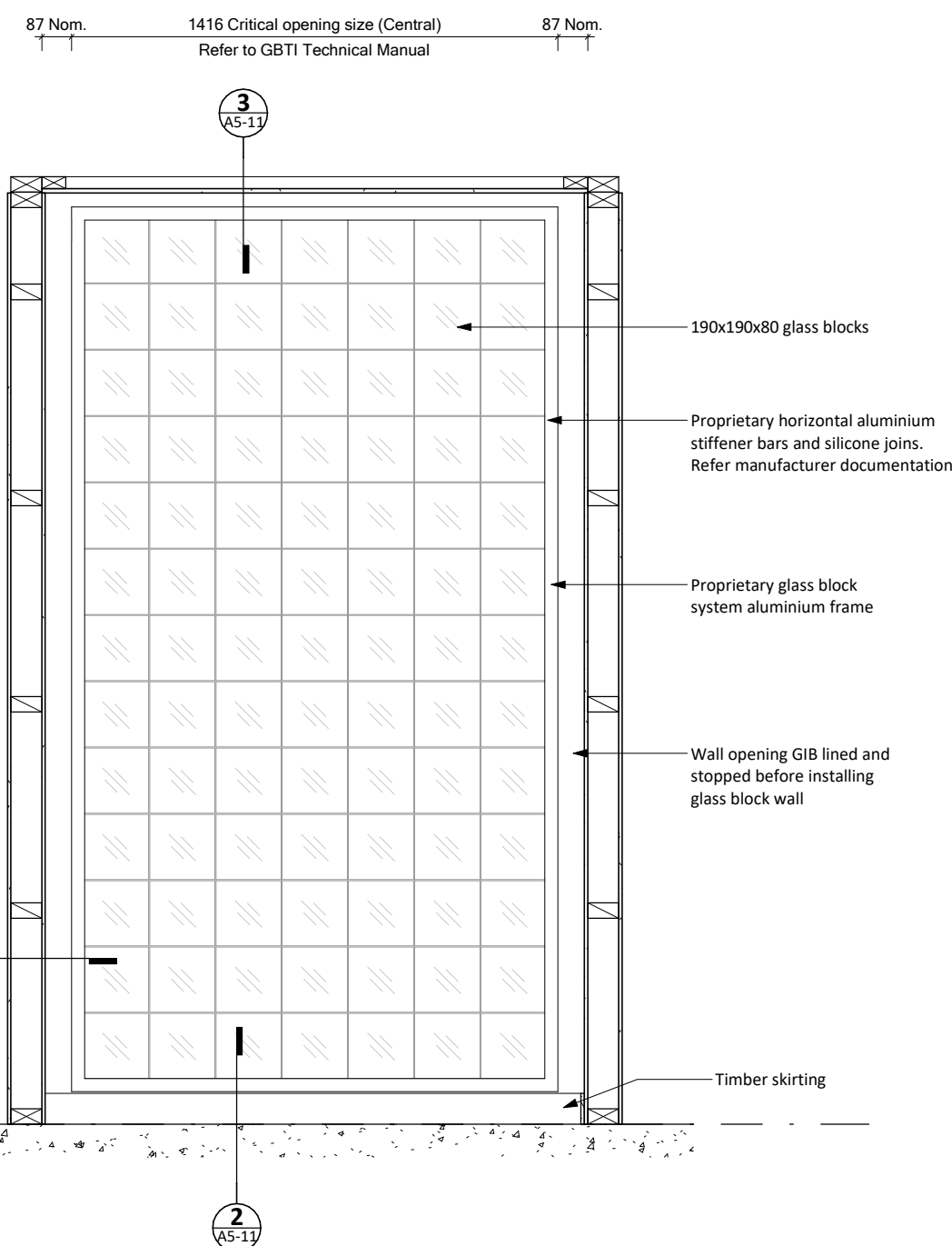
5 November 2020

**Figure 18. Finishing Seratone® against covered vinyl**

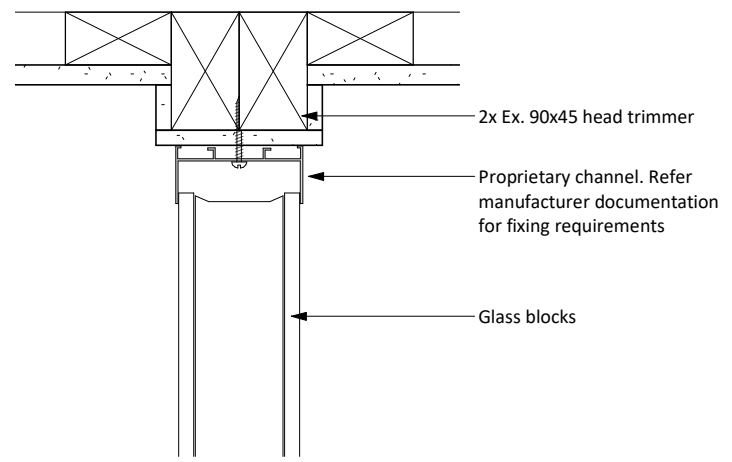


**Seratone / Flooring Junction**  
NTS(A3)

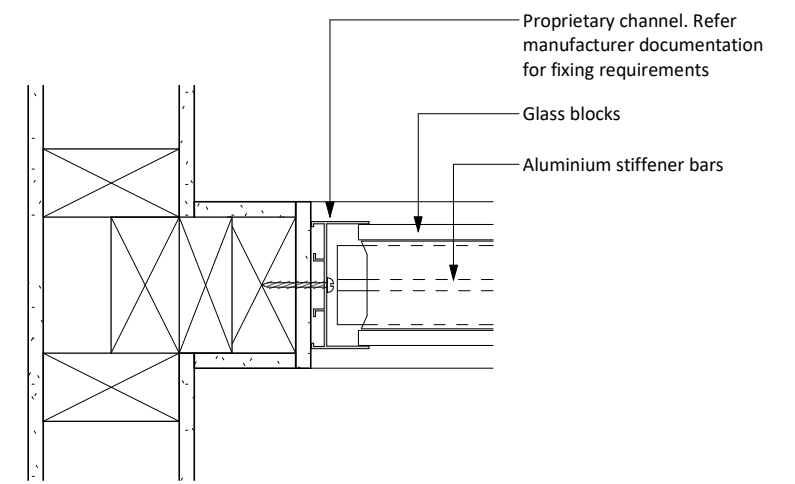
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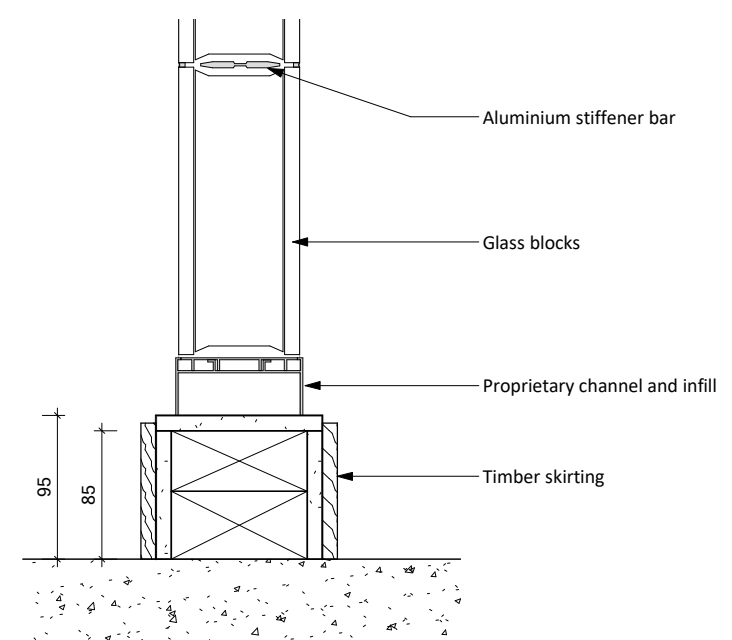
**1 Glass Block Wall - Elevation**  
1 : 20(A3)



**3 Glass Block Wall - Head**  
1 : 5(A3)



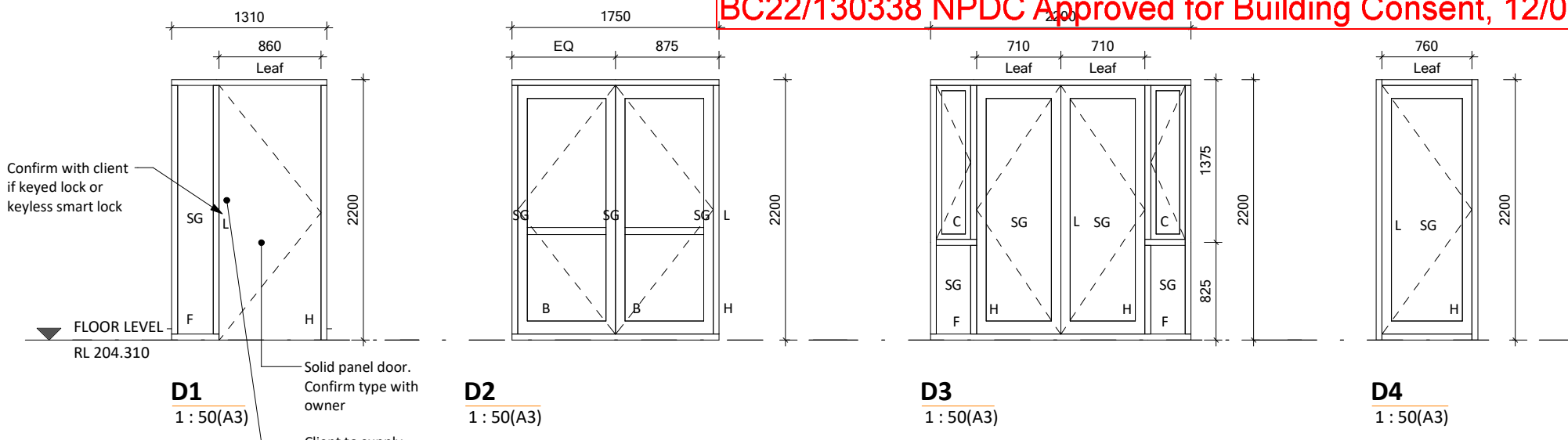
**4 Glass Block Wall - Jamb**  
1 : 5(A3)



**2 Glass Block Wall - Sill**  
1 : 5(A3)

**Note:**  
Drawing to be read in conjunction with Ezylay Glass Block System documentation.

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**D1**  
1 : 50(A3)

**D2**  
1 : 50(A3)

**D3**  
1 : 50(A3)

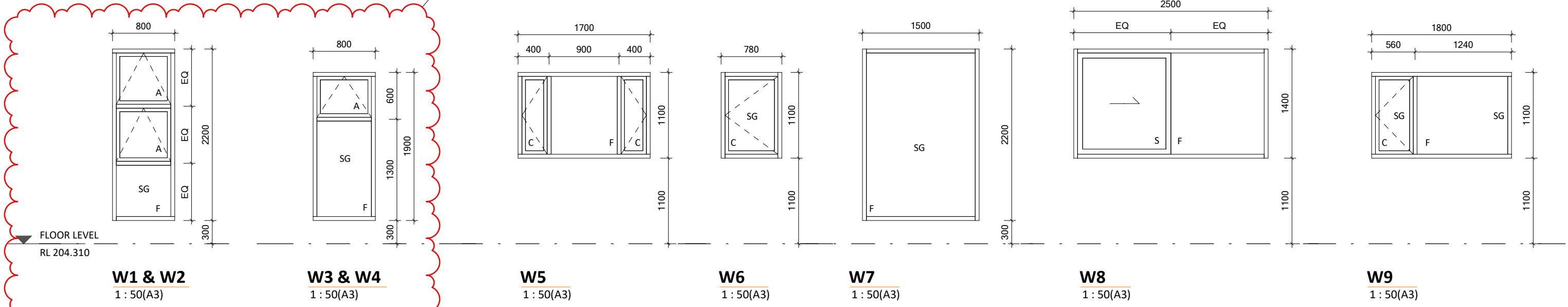
**D4**  
1 : 50(A3)

Confirm with client if keyed lock or keyless smart lock

Solid panel door. Confirm type with owner

Client to supply entry door handle. Allow to install

**D**  
24.08.2022



**W1 & W2**  
1 : 50(A3)

**W3 & W4**  
1 : 50(A3)

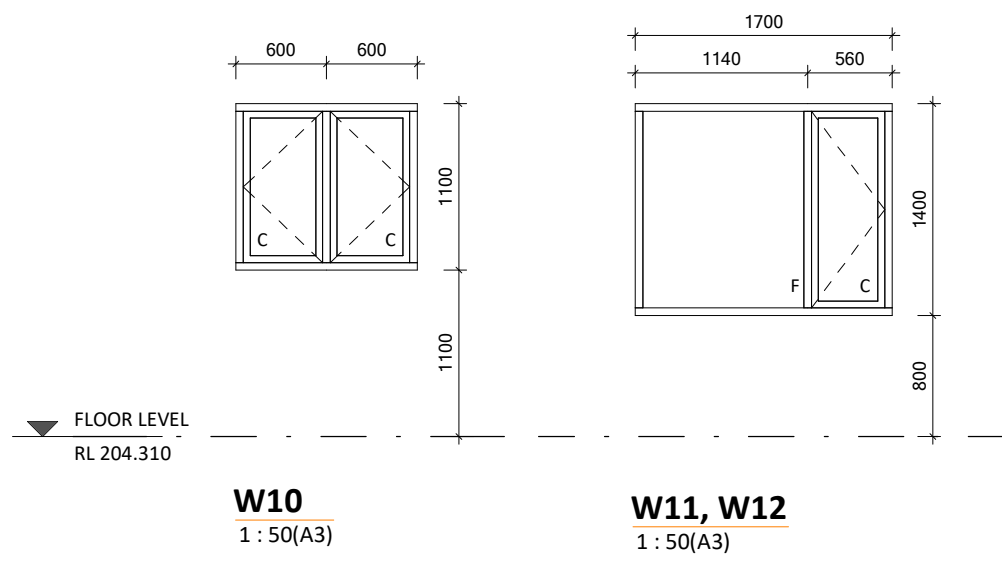
**W5**  
1 : 50(A3)

**W6**  
1 : 50(A3)

**W7**  
1 : 50(A3)

**W8**  
1 : 50(A3)

**W9**  
1 : 50(A3)



**W10**  
1 : 50(A3)

**W11, W12**  
1 : 50(A3)

Window & Door Key	
F	= Fixed
A	= Awning (complete with 100mm max. restrictor stays)
C	= Casement window
H	= Hinged
S	= Sliding
L	= Keyed lock
B	= Bifolding doors
SG	= Safety glass - 6mm Laminated safety glass
Note: Provide floor mounted door stops where doors open against walls. Type to be nominated.	

Door & Window Schedule Notes	
All doors & windows are viewed from the exterior (unless otherwise indicated)	
This drawing is to be read in conjunction with the Proposed Elevations and Details noted.	
All exterior window & door dimensions shown are frame out opening dimensions, unless otherwise stated. All interior door dimensions are leaf sizes, unless otherwise stated. Contractor to allow installation clearances. <b>Confirm all dimensions on site prior to manufacture.</b>	
Supply and install necessary hardware. Door handle height to be 1000mm above FL.	
Supply all fixings, flashing angles & sealants as detailed and as necessary to waterproof the installation	
Refer also to 'Specification'.	



JOB NUMBER: 22-0168

**DRAKE HOUSE  
13 MIRO STREET, INGLEWOOD**



MEMBER  
2018-2019



New Zealand  
**Planning Institute**  
Te Kōwhirianga Taumata

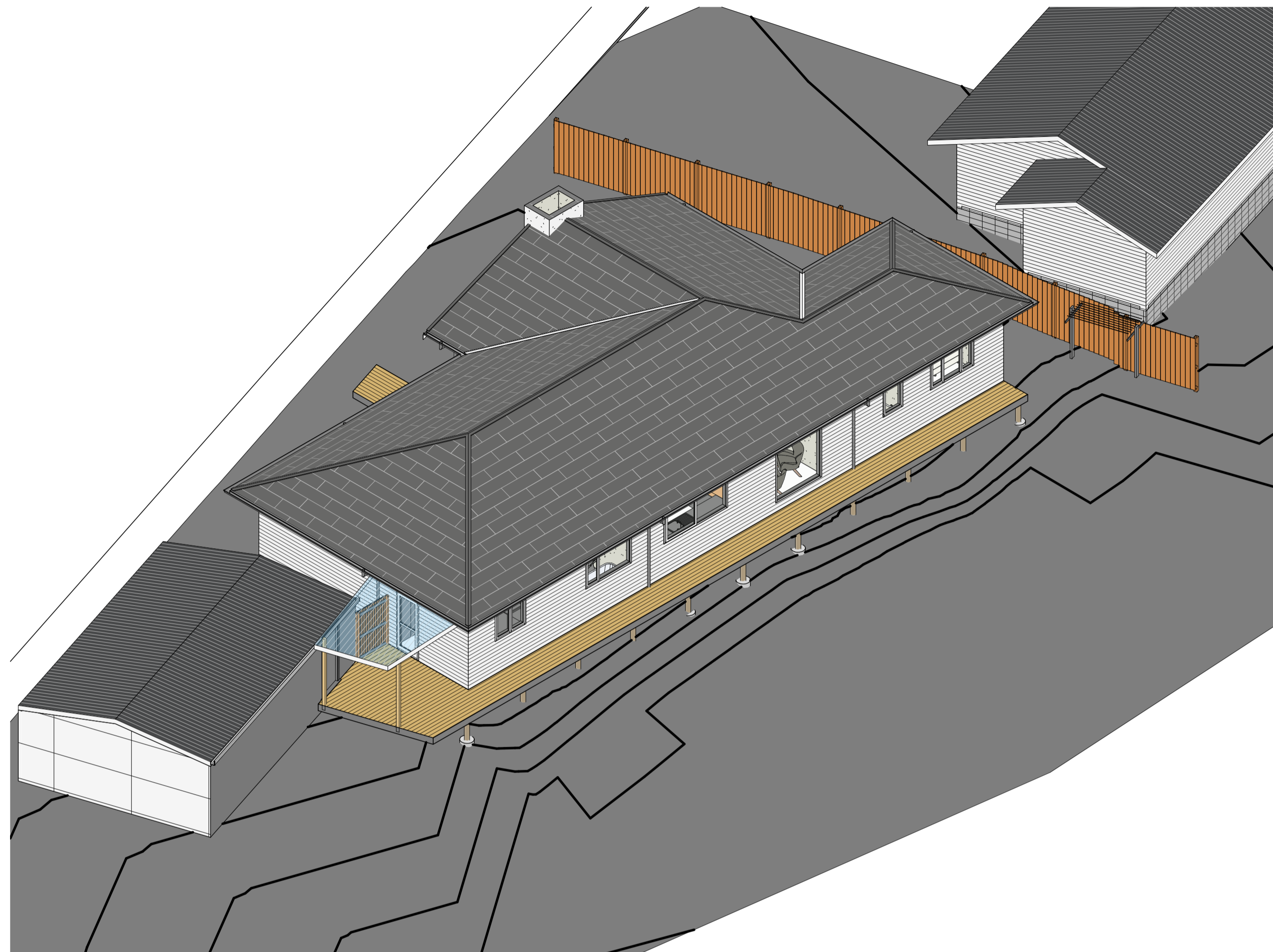


DRAWING LIST

SHEET NUMBER	SHEET NAME	CURRENT REVISION DATE	REVISION
S-500	STANDARD REINFORCED CONCRETE DETAILS	11-05-2022	2
S-501	FOUNDATION PLAN	24-05-2022	3
S-502	STRUCTURAL FLOOR PLAN	24-05-2022	1
S-550	FOUNDATION DETAILS	24-05-2022	3

Tender Notes

- Drawings issued prior to the completion of Construction issue are for the purpose of enabling the client/contractor to prepare, submit and negotiate a cost competitive and compliant tender for the project only.
- The client must act in good faith and use all reasonable endeavours to work on a regular basis with the consultant to minimise the risk of error to develop solutions that fulfil the project requirements and embrace the clients preferred construction methodologies and practices.
- The building consent/tender documentation have been prepared such that a suitably competent contractor can prepare tender documentation. The documents are still subject to change as a result of structural peer review/ council RFIs and final preconstruction coordination between design disciplines and as such BCD recommend that the contractor allows suitable construction contingencies within their tender to satisfy the potential of design changes.



BIM MODEL NOTES

- BIM models shown are for visual purposes only and do not and cannot constitute a complete Engineering Design and are likely to contain differences from the final engineering design.

Standard Abbreviations

Structural Abbreviations	Foundation / Reinforcing Abbreviations	General Abbreviations	Plumbing Abbreviations
BW butt weld	BF both faces	APPR approved	DIA diameter
CHS circular hollow section	crs centres	BLDG building	D.P. down pipe
CJ control joint	EF each face	CL centre line	F.W.G. floor waste gully
CON concrete	EW each way	CNR corner	G.T. gully trap
DT diaphragm tube	horiz horizontal reinforcing	C.O.S. confirm on site	H.T. hose tap
EA equal angle	IF inside face	DIM dimension	I.D. inside diameter
EJ expansion joint	OF outside face	DTF document transmittal form	I.L. invert level
FP full penetration	SSL structural slab level	EX existing	L.L. lid level
FT flat	T & B top & bottom	F.F.L. finish floor level	O.D. outside diameter
FWAR fillet weld all round	vert vertical reinforcing	m metre	O.F. over flow
G grade		max maximum	O.F.O. over flow outlet
galv galvanised	<b>Civil Abbreviations</b>	min minimum	O.R.G. over flow relief gully
HDG hot dip galvanised	BC base course	misc miscellaneous	T.V. terminal vent
MS mild steel	C.P. catch pit	mm millimeter	W.C. water closet
PC precast concrete panel	I.C. inspection chamber	NO number	
PFC parallel flange channel	I.L. invert level	N.T.S. not to scale	<b>Architectural Abbreviations</b>
PLY plywood	L.L. lid level	NZS New Zealand Standard	BMT base metal thickness
RHS rectangle hollow section	M.H. man hole	R radius	DPC damp proof course
SHS square hollow section	ROW right of way	REF reference	DPM damp proof membrane
SP splice	SB sub base	R.L. reduce level	
SS stainless steel	SG sub grade	SK sketch	
TFB tapered flange beam	S.S. sanitary sewer	SPEC specification	
UA unequal angle	S.W. stormwater	T.B.C. to be confirmed	
UB universal beam	WM/S water main/supply	TYP typical	
UC universal column	WW waste water		
WB welded beam			

Sheet Setouts

- S-500 series - structural ground floor and mid floor plans
- S-550 series - foundation details
- S-560 series - mid floor details
- S-600 series - precast & masonry elevations & details
- S-620 series - precast stairs & details
- S-700 series - holding down bolt plans
- S-705 series - structural roof framing plans
- S-800 series - structural elevations and sections
- S-900 series - structural details
- S-1000 series - 3D views

Hamilton Auckland  
 Tauranga Napier  
 New Plymouth  
 Ph: 0508 BCD GROUP (223 47687) Website: bcdgroup.nz



Client  
 Graham and Robin Drake

Architect  
 Arden Peters Architects

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Sheet  
**INDEX & STANDARD NOTES**  
 Project Title  
**DRAKE HOUSE**  
 13 MIRO STREET, INGLEWOOD

Rev	Date	by	Reason
3	24-05-2022	AA	Building Consent
2	11-05-2022	AA	Building Consent
1	01-04-2022	AA	Building Consent

Drawn: AA	Scale: 1 : 10	at A1
Engineer: JY		
Job No:	Sheet No:	Revision
<b>22-0168</b>	<b>000</b>	<b>3</b>

**Exposure Classification**

- A1 - Protected by damp proof membrane
  - Fully enclosed within a building except for a brief period of weather exposure during construction.
- A2 - In non aggressive soils
  - Above ground exterior in an inland environment.
- B1 - In building parts there of where members may be subject to repeated wetting and drying.
  - Above ground exterior in a coastal environment.
- B2 - Within 100m of high tide mark or between 100-500m of the high tide mark in direction of a prevailing or common wind.

- Where concrete is cast in formwork complying with NZS 3109 and compacted in accordance with NZS 3109, the cover shall be not less than the value given in the table below, appropriate to the exposure classification and specified concrete strength.

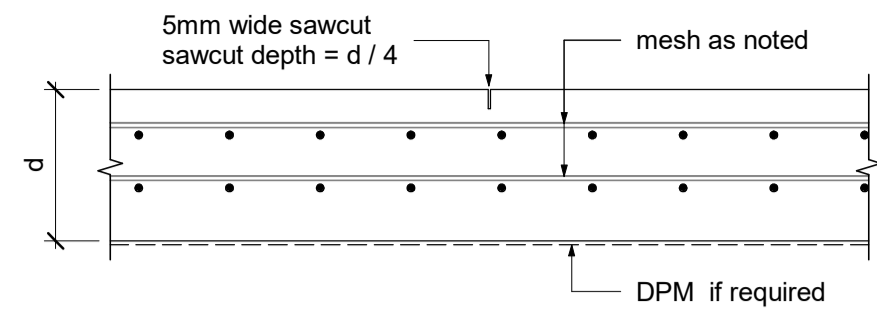
- Where concrete is cast on or against ground and compacted in accordance with NZS 3109, the minimum cover for a surface in contact with the ground shall be 75mm or 50mm if using a damp-proof membrane between the ground and the concrete to be cast.

Minimum required cover to reinforcing steel and tendons

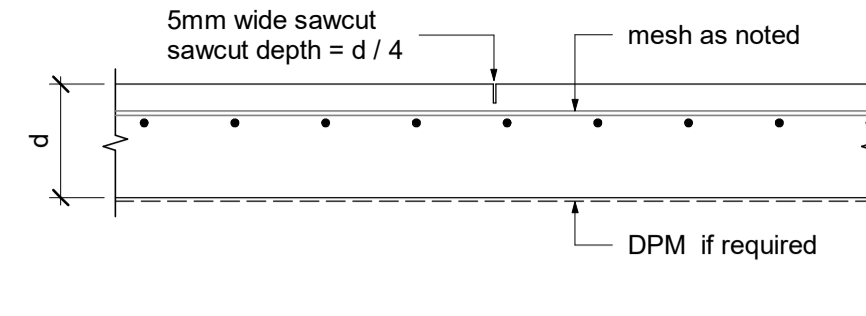
Exposure Classification	Specified Compressive Strength F <sub>c</sub> (MPa)								
	17.5	20	25	30	35	40	50	60	70
	Minimum Required Cover (mm)								
A1	30	25	25	20	20	20	20	15	15
A2	50	40	35	30	30	25	25	20	20
B1	60	50	40	35	35	30	30	25	25
B2	-	-	-	45	40	35	30	30	25

**Concrete Strengths**

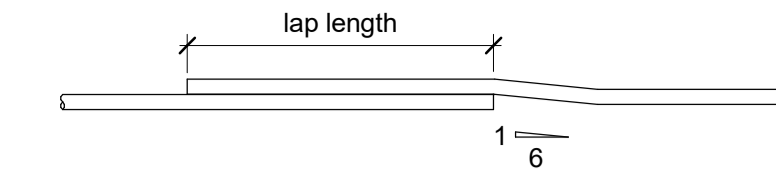
- Concrete to Foundations: 25MPa with 80mm slump
- Concrete piles: 25MPa
- Site concrete and concrete required to make good excavations at 28 days or better: 7MPa



Typical Sawcut Detail



Typical Sawcut Detail



**NOTES**

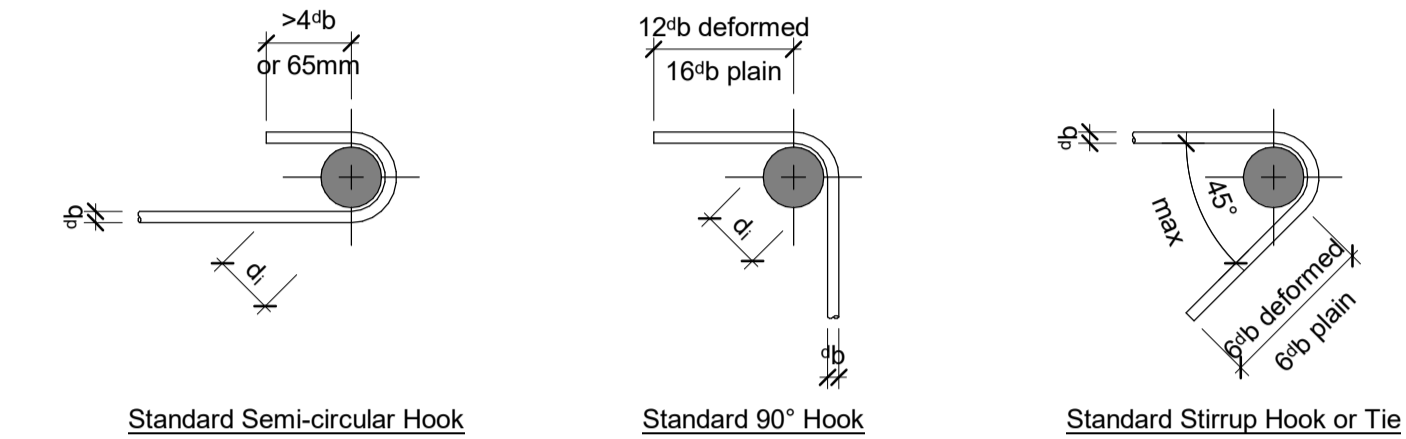
- All reinforcing hook, bends and lap lengths to comply with NZS 3101.

Bar Diameter (mm)	Concrete Strength (MPa)				
	20	25	30	35	40
10	350	300	275	275	250
12	425	375	350	325	300
16	550	500	450	425	400
20	675	600	550	525	475
25	850	750	700	650	600
32	1075	975	900	825	775
40	1350	1200	1100	1025	950

Bar Diameter (mm)	Concrete Strength (MPa)				
	20	25	30	35	40
10	550	500	450	425	400
12	675	600	550	500	475
16	900	800	725	675	625
20	1125	1000	925	850	800
25	1400	1250	1150	1050	1000
32	1800	1600	1450	1350	1275
40	2225	2000	1825	1700	1575

**Standard Reinforcing Lap Lengths**

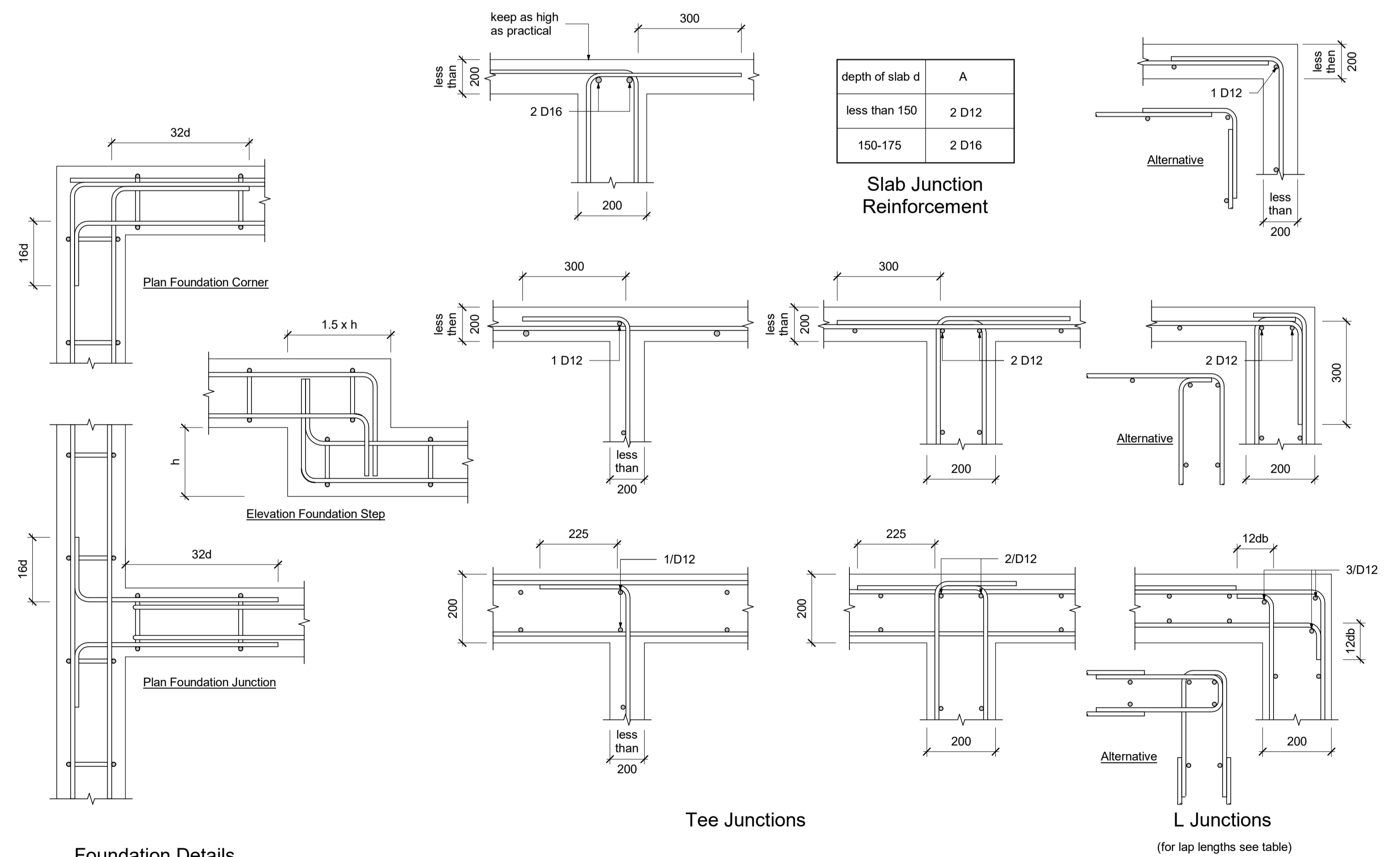
for pour depth less than 300mm, multiply by 1.3 for pour depths greater than 300mm



f <sub>y</sub> (MPa)	Reinforcing Bar Type	Bar Diameter phi (mm)	Minimum Diameter of bend d <sub>b</sub> (mm)	
			Plain Bars	Deformed Bars
300 or 500	Main Bar	6-20	5phi	
		24-40	6phi	
	Stirrups & Ties	6-20	2phi	4phi
		24-40	3phi	6phi

note: where deformed bars are galvanized before bending, the minimum bend diameter shall be:  
 (a) 5phi for bar diameters of 16mm or less.  
 (b) 8phi for bar diameters of 20mm or greater.

**Standard Reinforcing Hooks & Bends**



**Foundation Details**

d = bar diameter  
 NOTE: applicable to simple strip footings only. Foundation beam systems have specific detailing.

**Typical Concrete Junctions**

Client  
Graham and Robin Drake

Architect  
**Ardern Peters Architects**

**BCD GROUP**

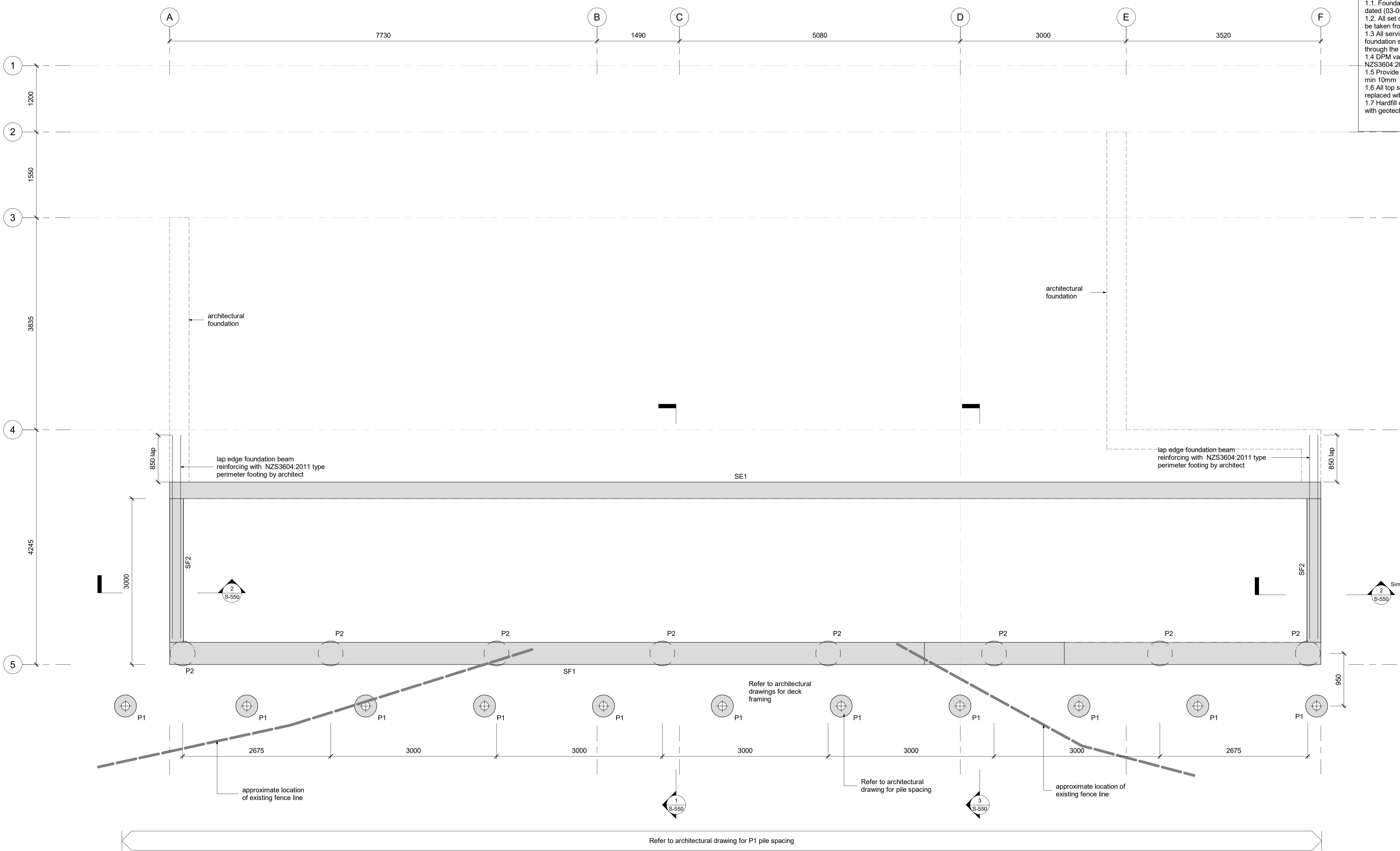
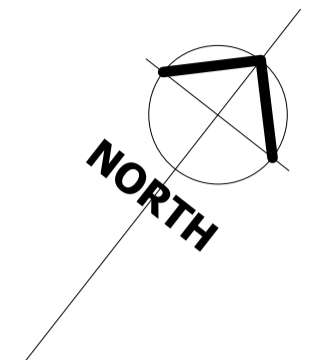
Sheet  
**STANDARD REINFORCED CONCRETE DETAILS**  
 Project Title  
**DRAKE HOUSE**  
 13 MIRO STREET, INGLEWOOD

Rev	Date	by	Reason
2	11-05-2022	AA	Building Consent
1	01-04-2022	AA	Building Consent

Drawn: AA	Scale: 1 : 10	at A1
Engineer: JY		
Job No: 22-0168	Sheet No: S-500	Revision: 2

**FOUNDATION NOTES**

- 1.1. Foundation assumptions based on BCD geotechnical site assessment, dated 10/3-05-22
- 1.2. All set outs, rebates setback dimensions and drainage locations shall be taken from architectural drawings.
- 1.3 All services are to run vertically and exit through the underside of the foundation slab. No allowance is made for running services horizontally through the foundation.
- 1.4 DPM vapour barrier shall be lapped and taped and compliant with NZS3604:2011.
- 1.5 Provide sand blinding to top of prepared base below DPM max 25mm, min 10mm
- 1.6 All top soil is to be removed from beneath the building platform and replaced with compacted hardfill in accordance with NZS3604:2011
- 1.7 Hardfill compaction beneath slab is to be completed in accordance with geotechnical report specified, and the requirements of NZS3604:2011



Structural Foundation Plan  
1:35

Structural Foundation Schedule		
Type Mark	Type	Reinforcing
P1	150SED timber pile in 400Ø concrete pile	N/A
P2	450Ø x 2050mm deep concrete pile	6/HD12, R6 spiral at 150mm pitch
SE1	Slab Thickening	2/HD12 bars, R6 stirrups at 600mm c/s
SF1	400 x 400mm deep strip footing	3/HD12 top & bottom, R6 stirrups at 100mm c/s for 500mm each side of piles, 600mm c/s everywhere else
SF2	250mm foundation slab	4/D12 horizontally, 850mm lap, D12 at 600mm c/s vertically

**Foundation Notes**

- FP = foundation pad
- S = stabiliser
- SF = strip footing
- TF = panel tongue footing
- FB = foundation beam
- TB = tie beam
- SE = slab edge thickening

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Architect  
**Arden Peters Architects**

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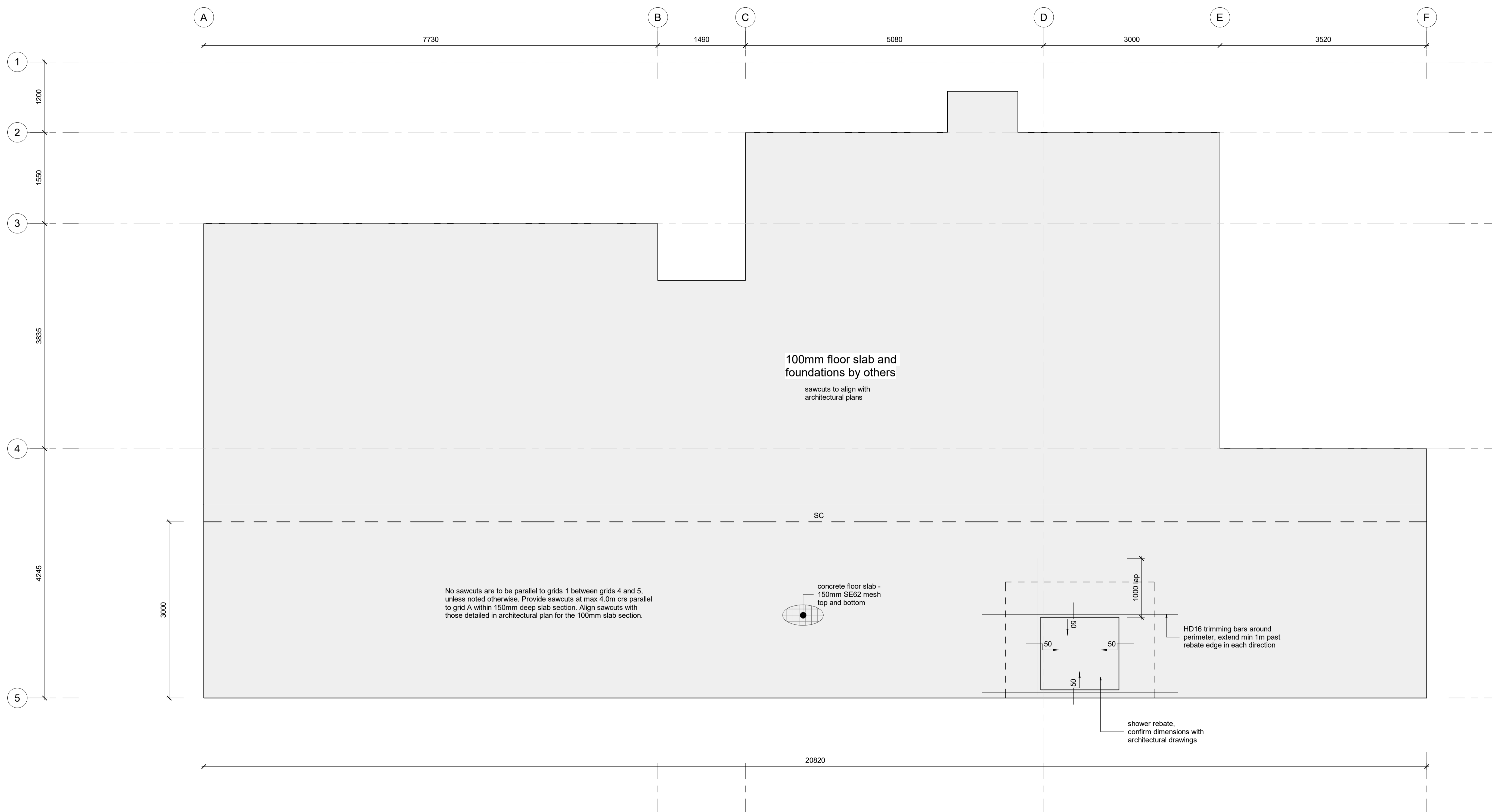
Sheet  
**FOUNDATION PLAN**  
Project Title  
**DRAKE HOUSE**  
13 MIRO STREET, INGLEWOOD

Rev	Date	by	Reason
3	24-05-2022	AA	Building Consent
2	11-05-2022	AA	Building Consent
1	01-04-2022	AA	Building Consent

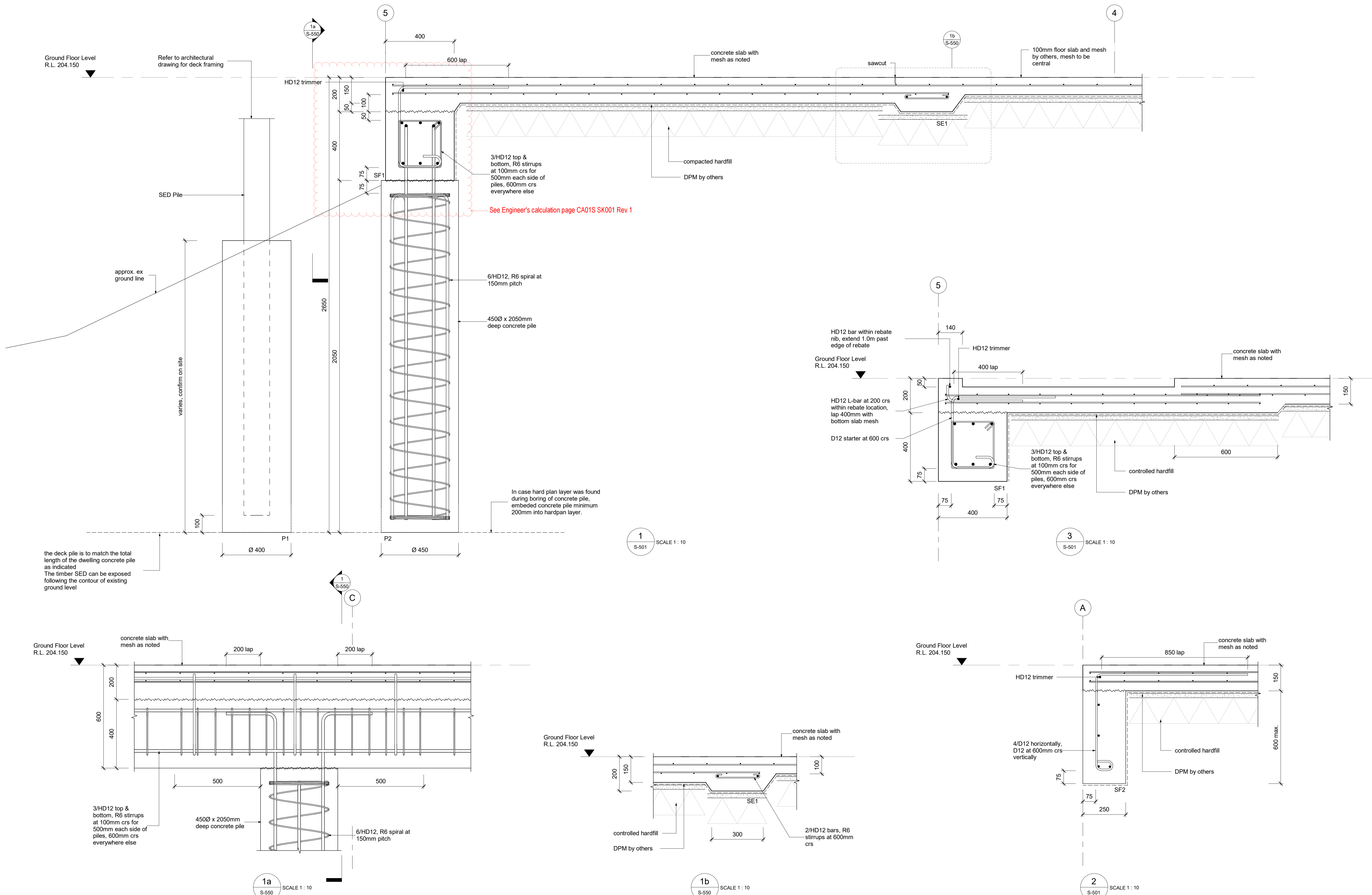
Drawn: AA Scale: As indicated at A1  
Engineer: JY  
Job No: 22-0168 Sheet No: S-501 Revision: 3

all dimensions to be verified on site before making any shop drawings or commencing any work.

the copyright of this drawing remains with BCD Group



Structural Floor Plan  
1 : 35



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Graham and Robin Drake

Architect  
**Arden Peters Architects**

**BCD GROUP**

Sheet  
**FOUNDATION DETAILS**  
Project Title  
**DRAKE HOUSE**  
13 MIRO STREET, INGLEWOOD

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Drawn: AA Scale: 1 : 10 at A1  
Engineer: JY  
Job No: 22-0168 Sheet No: S-550 Revision: 3

all dimensions to be verified on site before making any shop drawings or commencing any work.

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D  
24.08.2022



NPDC SITE 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: Callum McKercher Date: 5/10/2022

The Building Consent Documents are to be available on site to Council Officers at all times

### DRAWING REGISTER

Sheet Number	Current Revision	Sheet Name	Revision Date	Description	Issued To
A0-01	A	COVER	19.05.2022	Building Consent Issue	NPDC
A0-02	D	LOCATION PLAN AND DRAWING REGISTER	24.08.2022	BC Amendment 1	NPDC
A1-01	A	SITE PLAN - EXISTING DEMO	19.05.2022	Building Consent Issue	NPDC
A1-02	E	SITE PLAN - NEW	24.08.2022	BC Amendment 1	NPDC
A2-01	C	FLOOR PLAN - NOTATIONAL	08.07.2022	NPDC RFI 20 Response	NPDC
A2-02	C	FLOOR PLAN - DIMENSIONED	08.07.2022	NPDC RFI 20 Response	NPDC
A2-03	B	FOUNDATION PLAN	08.07.2022	NPDC RFI 20 Response	NPDC
A2-04	C	PLUMBING & DRAINAGE PLAN	08.07.2022	NPDC RFI 20 Response	NPDC
A2-05	C	BRACING PLAN	08.07.2022	NPDC RFI 20 Response	NPDC
A2-06	B	REFLECTED CEILING PLAN	08.07.2022	NPDC RFI 20 Response	NPDC
A2-08	D	ROOF FRAMING PLAN	24.08.2022	BC Amendment 1	NPDC
A2-09	D	ROOF PLAN	24.08.2022	BC Amendment 1	NPDC
A2-10	A	DECK FRAMING PLANS	19.05.2022	Building Consent Issue	NPDC
A2-11	A	DECK FRAMING PLANS	19.05.2022	Building Consent Issue	NPDC
A3-01	C	CROSS SECTIONS	30.06.2022	NPDC RFI Response	NPDC
A4-01	A	ELEVATIONS	19.05.2022	Building Consent Issue	NPDC
A5-01	B	DETAILS - FOUNDATION	30.06.2022	NPDC RFI Response	NPDC
A5-02	B	DETAILS - CLADDING	30.06.2022	NPDC RFI Response	NPDC
A5-03	A	DETAILS - ABODO STANDARD DETAILS	19.05.2022	Building Consent Issue	NPDC
A5-04	A	DETAILS - ROOF	19.05.2022	Building Consent Issue	NPDC
A5-05	A	DETAILS - VERANDAH	19.05.2022	Building Consent Issue	NPDC
A5-06	A	DETAILS - DECK BALUSTER	19.05.2022	Building Consent Issue	NPDC
A5-07	B	DETAILS - FIRE PLACE FRAMING, RIDGE BEAM AND CAP FLASHING	30.06.2022	NPDC RFI Response	NPDC
A5-09	A	LINTEL FIXING SCHEDULES AND GIB BRACING DETAILS	30.06.2022	NPDC RFI Response	NPDC
A5-10	A	MITEK OUTRIGGER, HWC SEISMIC RESTRAINT, WET AREA DETAILS	30.06.2022	NPDC RFI Response	NPDC
A5-11	A	DETAIL - GLASS BLOCK WALL	30.06.2022	NPDC RFI Response	NPDC
A8-01	D	DOOR & WINDOW SCHEDULE	24.08.2022	BC Amendment 1	NPDC

#### Existing Site Coverage:

Lot Number	Area	Building Type	Building Areas	Total Site Coverage
Lot 2	688m <sup>2</sup>	Dwelling (Part of)	114m <sup>2</sup>	16.6%
Lot 3	1166m <sup>2</sup>	Dwelling (Part of) Garage	68m <sup>2</sup> 53m <sup>2</sup>	10.4%

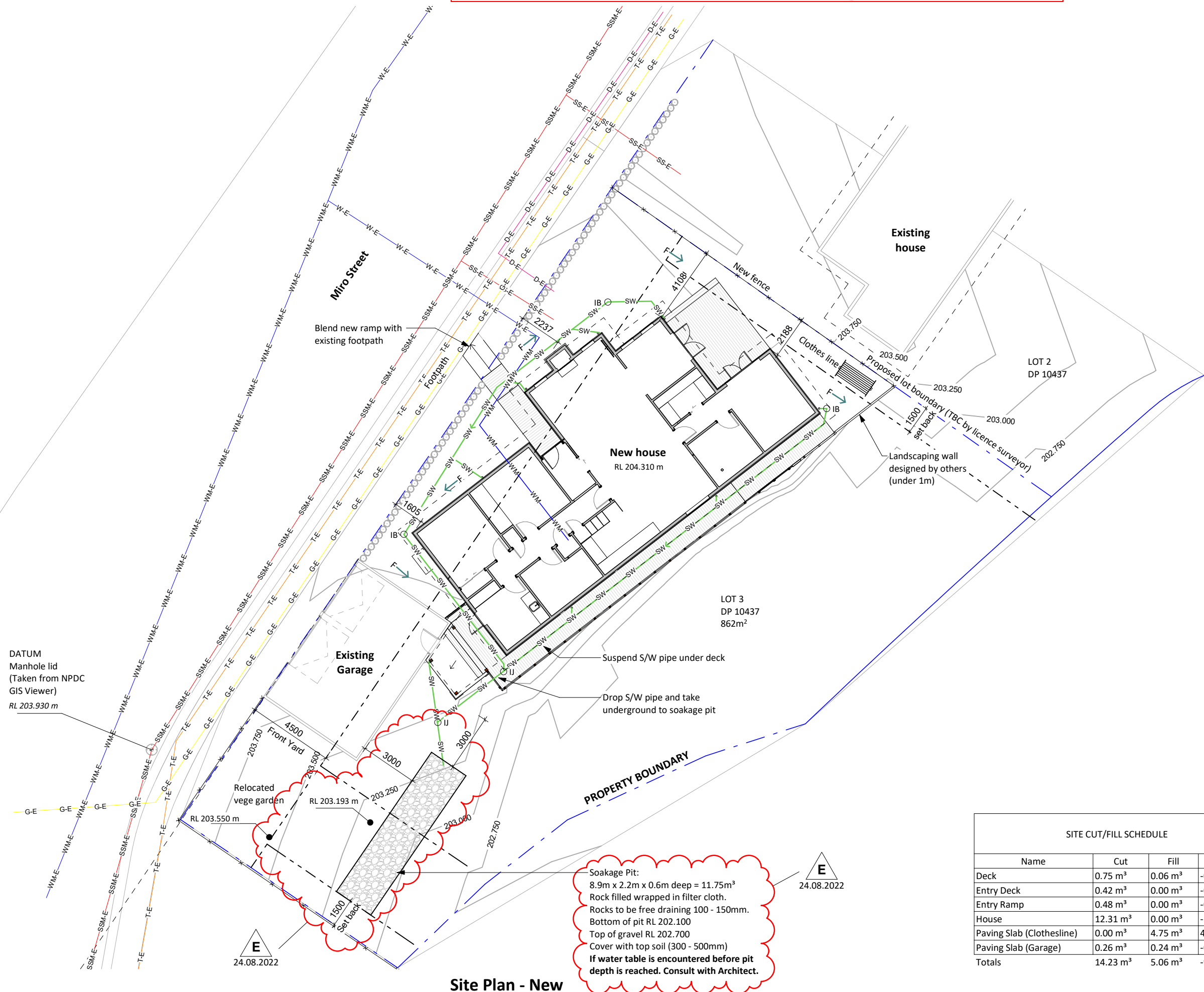
Note: Existing dwelling is on both Lots

#### New Site Coverage:

Lot Number	Area	Building Type	Building Areas	Total Site Coverage
Lot 2	992m <sup>2</sup>	Existing Dwelling	182m <sup>2</sup>	18.4%
Lot 3	862m <sup>2</sup>	New Dwelling Existing Garage	173m <sup>2</sup> 53m <sup>2</sup>	26%

Note: Lot sizes and coverage are based on proposed subdivision

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**PROPOSED SITE LEGEND**

- Soak hole - 900Ø x 6m With concrete lid  
3m away from structures  
1.5m away from boundaries  
2x dia between soak holes
- Stormwater Lateral New
- F → Surface water secondary flow path (Note ensure ground falls away from the building)

**DISTRICT PLAN**

Site Coverage permitted (Res11):	<b>40%</b>
Site Area:	862m <sup>2</sup>
New building Area:	169m <sup>2</sup>
Existing Garage Area:	52.6m <sup>2</sup>
Total m <sup>2</sup>	221.6m <sup>2</sup>
Proposed site coverage:	<b>25.7%</b>
Front yard coverage permitted (Res14):	<b>35%</b>
Front yard:	182 m <sup>2</sup>
Existing building coverage:	39.6m <sup>2</sup>
New coverage	22.3m <sup>2</sup>
Total m <sup>2</sup>	61.9m <sup>2</sup>
Proposed front yard coverage:	<b>34%</b>

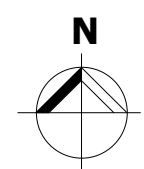
**SITE SERVICES**

- SSM-E Sewer Main Existing
- SSM Sewer Main New
- SS-E Sewer Branch Existing
- SS Sewer Branch New
- SW-E Stormwater Existing
- SW Stormwater New
- T-E Telephone Existing
- T Telephone New
- WM-E Water Main Existing
- WM Water Main New
- WM-E Water Branch Existing
- WM Water Branch New
- G-E Gas Existing
- G Gas New
- IB Side access inspection bend
- IJ Side access inspection junction

Notes:  
1. All existing underground services are to be located on site prior to commencement of any work. Ensure proposed works do not clash or have any adverse effects on existing services

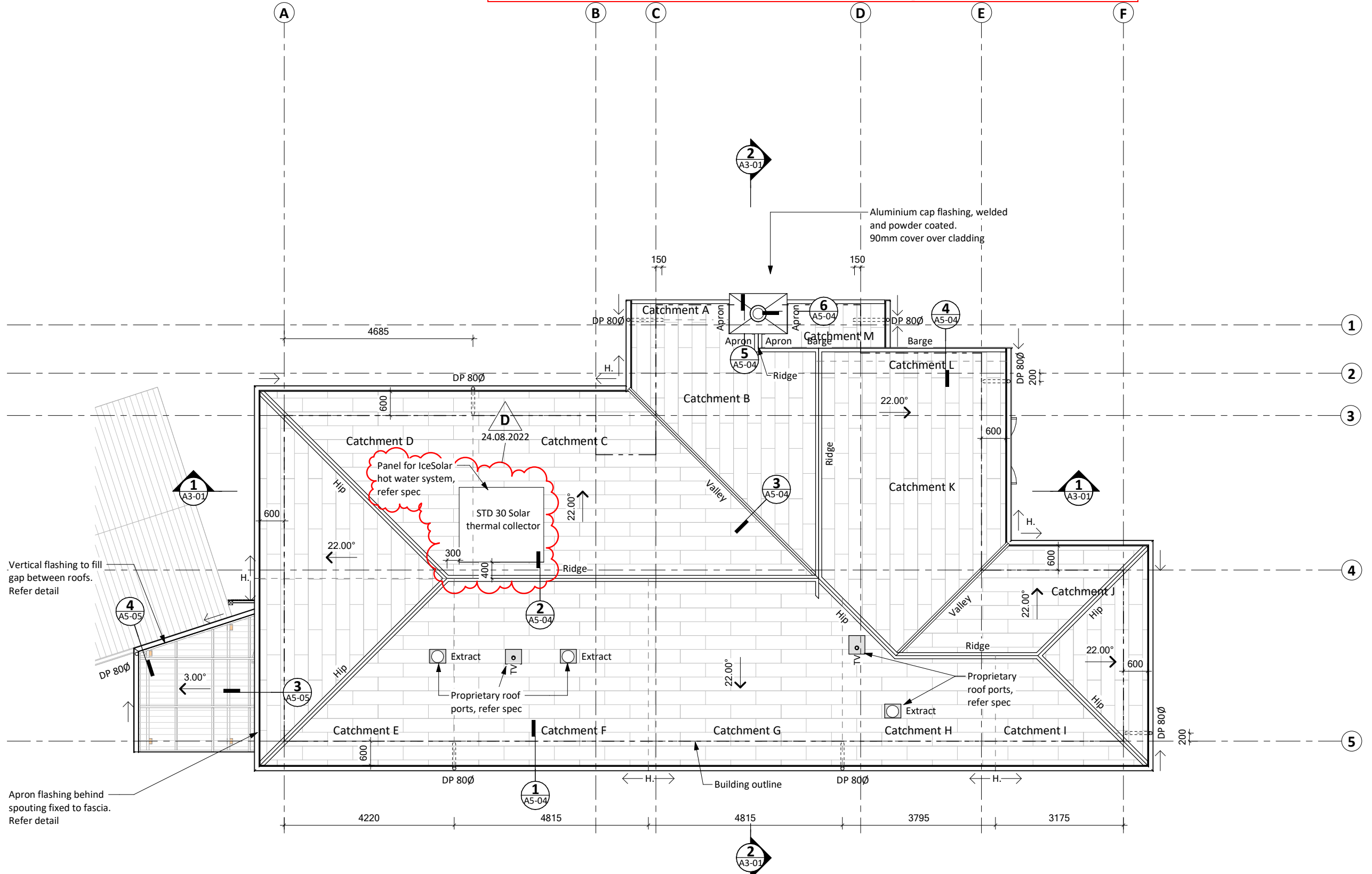
SITE CUT/FILL SCHEDULE			
Name	Cut	Fill	Net cut/fill
Deck	0.75 m <sup>3</sup>	0.06 m <sup>3</sup>	-0.68 m <sup>3</sup>
Entry Deck	0.42 m <sup>3</sup>	0.00 m <sup>3</sup>	-0.42 m <sup>3</sup>
Entry Ramp	0.48 m <sup>3</sup>	0.00 m <sup>3</sup>	-0.48 m <sup>3</sup>
House	12.31 m <sup>3</sup>	0.00 m <sup>3</sup>	-12.30 m <sup>3</sup>
Paving Slab (Clothesline)	0.00 m <sup>3</sup>	4.75 m <sup>3</sup>	4.75 m <sup>3</sup>
Paving Slab (Garage)	0.26 m <sup>3</sup>	0.24 m <sup>3</sup>	-0.02 m <sup>3</sup>
Totals	14.23 m <sup>3</sup>	5.06 m <sup>3</sup>	-9.17 m <sup>3</sup>

**Site Plan - New**  
1 : 200(A3)





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- ROOF**
- Stratos pressed steel roofing tile. Refer 'Specification'
  - Translucent profiled roofing over verandah
  - Gerard roofing proprietary roof ports for sanitary and extraction penetrations. Refer 'Specification'
  - H. Gutter high point
  - Gutter Fall arrow

**Gutter & Downpipe Catchment Area:**

Rain Fall Intensity (RFI 2%) = 161mm

**Spouting:**

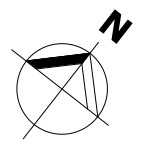
Metalcraft Metalline Quad Gutter = 5425mm<sup>2</sup>  
 Maximum capacity = 29.45m<sup>2</sup>  
 Max actual (Catchment C) = 29.02m<sup>2</sup>

**Downpipes:**

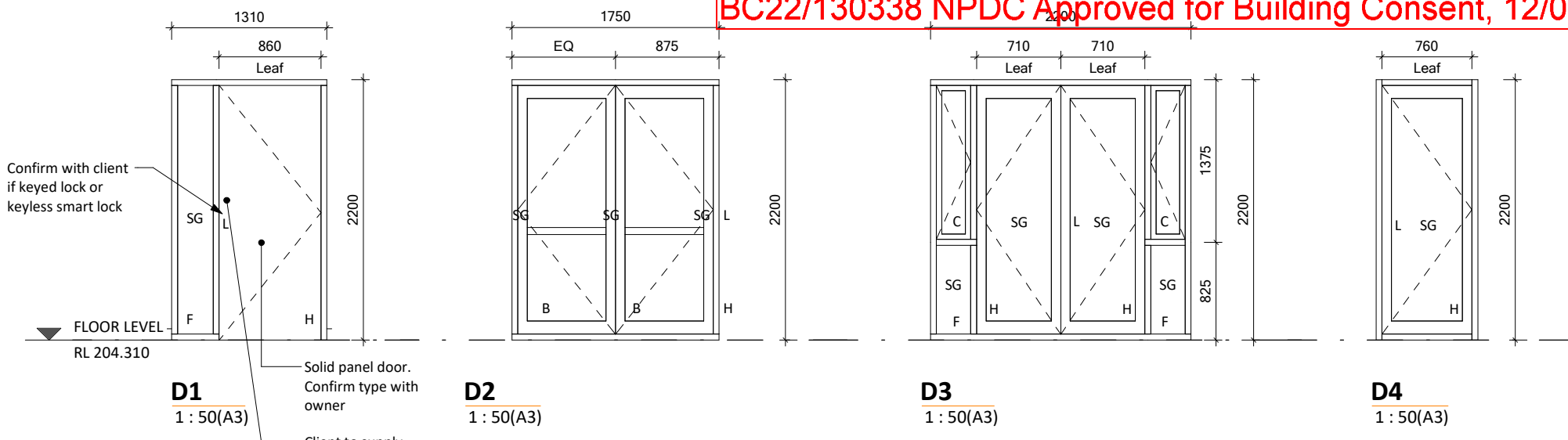
80mm Ø = 63.2m<sup>2</sup>  
 Max actual (Catchment C+D) = 53.6m<sup>2</sup>

Roof Catchment Areas	
Name	Area
Catchment A	1.55 m <sup>2</sup>
Catchment B	17.94 m <sup>2</sup>
Catchment C	29.02 m <sup>2</sup>
Catchment D	24.52 m <sup>2</sup>
Catchment E	22.36 m <sup>2</sup>
Catchment F	22.34 m <sup>2</sup>
Catchment G	22.17 m <sup>2</sup>
Catchment H	11.21 m <sup>2</sup>
Catchment I	6.94 m <sup>2</sup>
Catchment J	16.63 m <sup>2</sup>
Catchment K	26.04 m <sup>2</sup>
Catchment L	3.80 m <sup>2</sup>
Catchment M	5.75 m <sup>2</sup>

**Roof Plan**  
1 : 100(A3)



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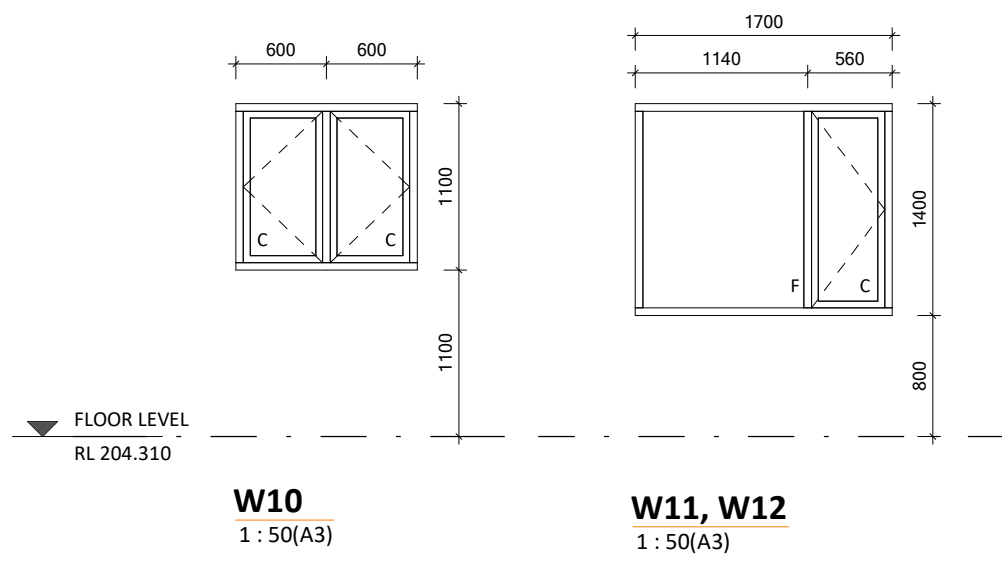
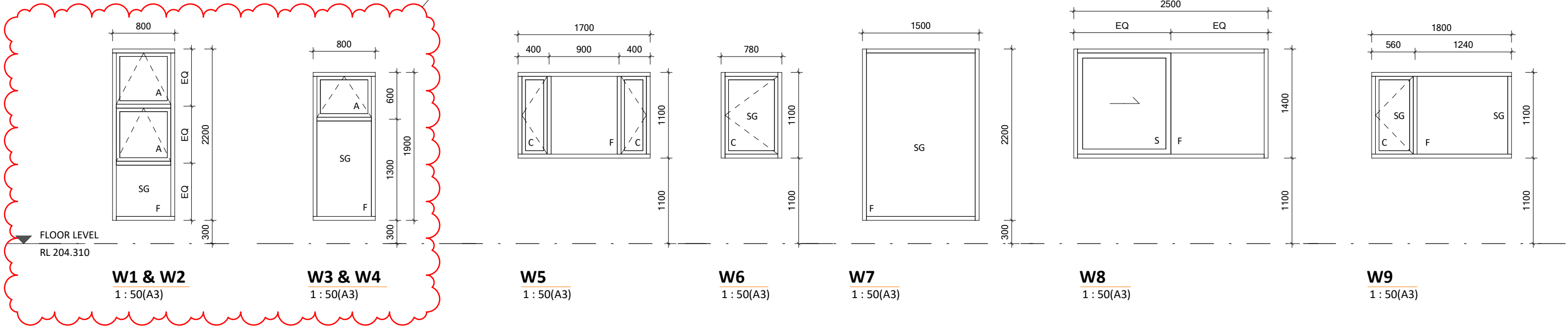


Confirm with client if keyed lock or keyless smart lock

Solid panel door. Confirm type with owner

Client to supply entry door handle. Allow to install

**D**  
24.08.2022



Window & Door Key	
F	= Fixed
A	= Awning (complete with 100mm max. restrictor stays)
C	= Casement window
H	= Hinged
S	= Sliding
L	= Keyed lock
B	= Bifolding doors
SG	= Safety glass - 6mm Laminated safety glass
Note: Provide floor mounted door stops where doors open against walls. Type to be nominated.	

**Door & Window Schedule Notes**

All doors & windows are viewed from the exterior (unless otherwise indicated)

This drawing is to be read in conjunction with the Proposed Elevations and Details noted.

All exterior window & door dimensions shown are frame out opening dimensions, unless otherwise stated. All interior door dimensions are leaf sizes, unless otherwise stated. Contractor to allow installation clearances. **Confirm all dimensions on site prior to manufacture.**

Supply and install necessary hardware. Door handle height to be 1000mm above FL.

Supply all fixings, flashing angles & sealants as detailed and as necessary to waterproof the installation

Refer also to 'Specification'.

REV	DATE	DESCRIPTION
A	19.05.2022	Building Consent Issue
B	30.06.2022	NPDC RFI Response
C	08.07.2022	NPDC RFI 20 Response
D	24.08.2022	BC Amendment 1



### DRAWING REGISTER

Sheet Number	Current Revision	Sheet Name	Revision Date	Description	Issued To
A0-01	A	COVER	19.05.2022	Building Consent Issue	NPDC
A0-02	C	LOCATION PLAN AND DRAWING REGISTER	30.06.2022	NPDC RFI Response	NPDC
A1-01	A	SITE PLAN - EXISTING DEMO	19.05.2022	Building Consent Issue	NPDC
A1-02	C	SITE PLAN - NEW	30.06.2022	NPDC RFI Response	NPDC
A2-01	B	FLOOR PLAN - NOTATIONAL	30.06.2022	NPDC RFI Response	NPDC
A2-02	B	FLOOR PLAN - DIMENSIONED	30.06.2022	NPDC RFI Response	NPDC
A2-03	A	FOUNDATION PLAN	19.05.2022	Building Consent Issue	NPDC
A2-04	B	PLUMBING & DRAINAGE PLAN	30.06.2022	NPDC RFI Response	NPDC
A2-05	B	BRACING PLAN	30.06.2022	NPDC RFI Response	NPDC
A2-06	A	REFLECTED CEILING PLAN	19.05.2022	Building Consent Issue	NPDC
A2-08	B	ROOF FRAMING PLAN	30.06.2022	NPDC RFI Response	NPDC
A2-09	B	ROOF PLAN	30.06.2022	NPDC RFI Response	NPDC
A2-10	A	DECK FRAMING PLANS	19.05.2022	Building Consent Issue	NPDC
A2-11	A	DECK FRAMING PLANS	19.05.2022	Building Consent Issue	NPDC
A3-01	C	CROSS SECTIONS	30.06.2022	NPDC RFI Response	NPDC
A4-01	A	ELEVATIONS	19.05.2022	Building Consent Issue	NPDC
A5-01	B	DETAILS - FOUNDATION	30.06.2022	NPDC RFI Response	NPDC
A5-02	B	DETAILS - CLADDING	30.06.2022	NPDC RFI Response	NPDC
A5-03	A	DETAILS - ABODO STANDARD DETAILS	19.05.2022	Building Consent Issue	NPDC
A5-04	A	DETAILS - ROOF	19.05.2022	Building Consent Issue	NPDC
A5-05	A	DETAILS - VERANDAH	19.05.2022	Building Consent Issue	NPDC
A5-06	A	DETAILS - DECK BALUSTER	19.05.2022	Building Consent Issue	NPDC
A5-07	B	DETAILS - FIRE PLACE FRAMING, RIDGE BEAM AND CAP FLASHING	30.06.2022	NPDC RFI Response	NPDC
A5-09	A	LINTEL FIXING SCHEDULES AND GIB BRACING DETAILS	30.06.2022	NPDC RFI Response	NPDC
A5-10	A	MITEK OUTRIGGER, HWC SEISMIC RESTRAINT, WET AREA DETAILS	30.06.2022	NPDC RFI Response	NPDC
A5-11	A	DETAIL - GLASS BLOCK WALL	30.06.2022	NPDC RFI Response	NPDC
A8-01	B	DOOR & WINDOW SCHEDULE	30.06.2022	NPDC RFI Response	NPDC

#### Existing Site Coverage:

Lot Number	Area	Building Type	Building Areas	Total Site Coverage
Lot 2	688m <sup>2</sup>	Dwelling (Part of)	114m <sup>2</sup>	16.6%
Lot 3	1166m <sup>2</sup>	Dwelling (Part of) Garage	68m <sup>2</sup> 53m <sup>2</sup>	10.4%

Note: Existing dwelling is on both Lots

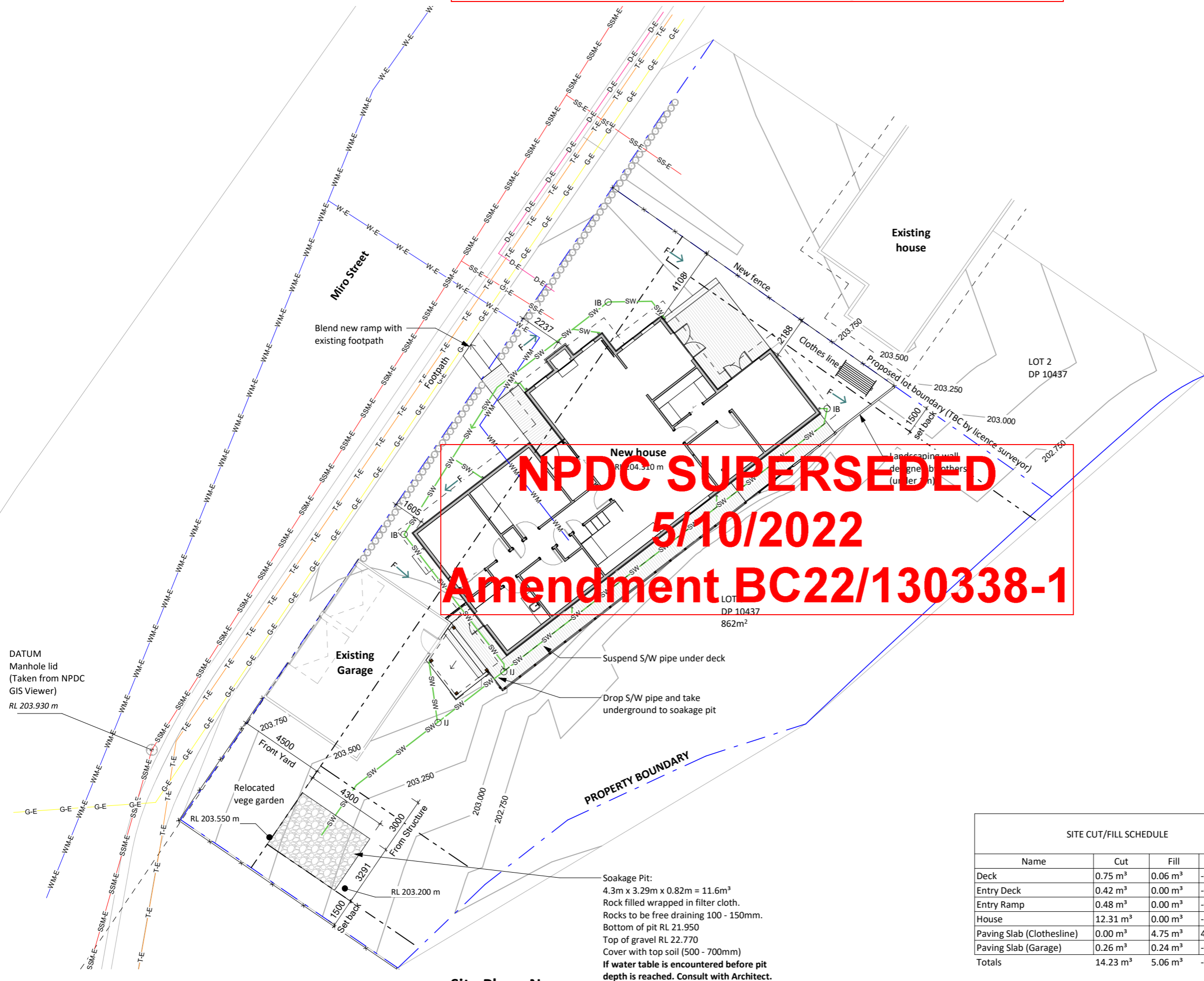
#### New Site Coverage:

Lot Number	Area	Building Type	Building Areas	Total Site Coverage
Lot 2	992m <sup>2</sup>	Existing Dwelling	182m <sup>2</sup>	18.4%
Lot 3	862m <sup>2</sup>	New Dwelling Existing Garage	173m <sup>2</sup> 53m <sup>2</sup>	26%

Note: Lot sizes and coverage are based on proposed subdivision

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**NPDC SUPERSEDED  
 5/10/2022  
 Amendment BC22/130338-1**

**PROPOSED SITE LEGEND**

- Soak hole - 900Ø x 6m With concrete lid  
 3m away from structures  
 1.5m away from boundaries  
 2x dia between soak holes
- Stormwater Lateral New
- F → Surface water secondary flow path (Note ensure ground falls away from the building)

**DISTRICT PLAN**

Site Coverage permitted (Res11):	<b>40%</b>
Site Area:	862m²
New building Area:	169m²
Existing Garage Area:	52.6m²
Total m²	221.6m²
Proposed site coverage:	<b>25.7%</b>

Front yard coverage permitted (Res14):	<b>35%</b>
Front yard:	182 m²
Existing building coverage:	39.6m²
New coverage	22.3m²
Total m²	61.9m²
Proposed front yard coverage:	<b>34%</b>

**SITE SERVICES**

- SSM-E Sewer Main Existing
- SSM Sewer Main New
- SS-E Sewer Branch Existing
- SS Sewer Branch New
- SW-E Stormwater Existing
- SW Stormwater New
- T-E Telephone Existing
- T Telephone New
- WM-E Water Main Existing
- WM Water Main New
- WM-E Water Branch Existing
- WM Water Branch New
- G-E Gas Existing
- G Gas New

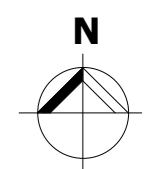
○ IB Side access inspection bend  
 ○ IJ Side access inspection junction

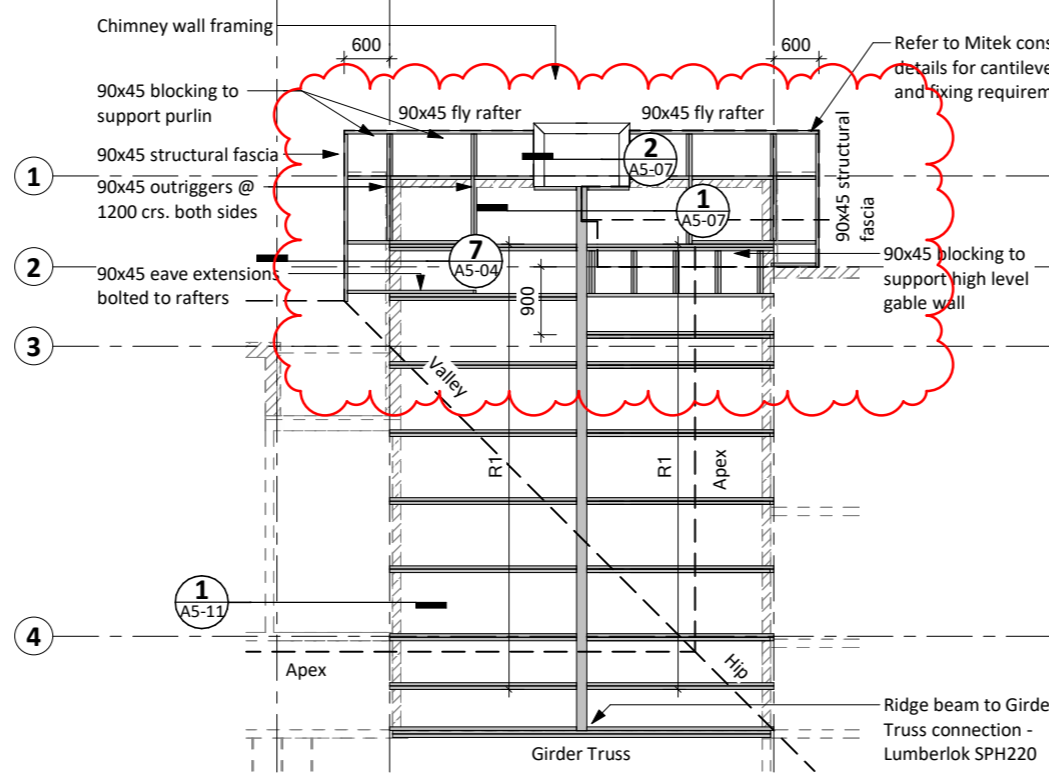
**Notes:**

- All existing underground services are to be located on site prior to commencement of any work. Ensure proposed works do not clash or have any adverse effects on existing services

SITE CUT/FILL SCHEDULE			
Name	Cut	Fill	Net cut/fill
Deck	0.75 m³	0.06 m³	-0.68 m³
Entry Deck	0.42 m³	0.00 m³	-0.42 m³
Entry Ramp	0.48 m³	0.00 m³	-0.48 m³
House	12.31 m³	0.00 m³	-12.30 m³
Paving Slab (Clothesline)	0.00 m³	4.75 m³	4.75 m³
Paving Slab (Garage)	0.26 m³	0.24 m³	-0.02 m³
<b>Totals</b>	<b>14.23 m³</b>	<b>5.06 m³</b>	<b>-9.17 m³</b>

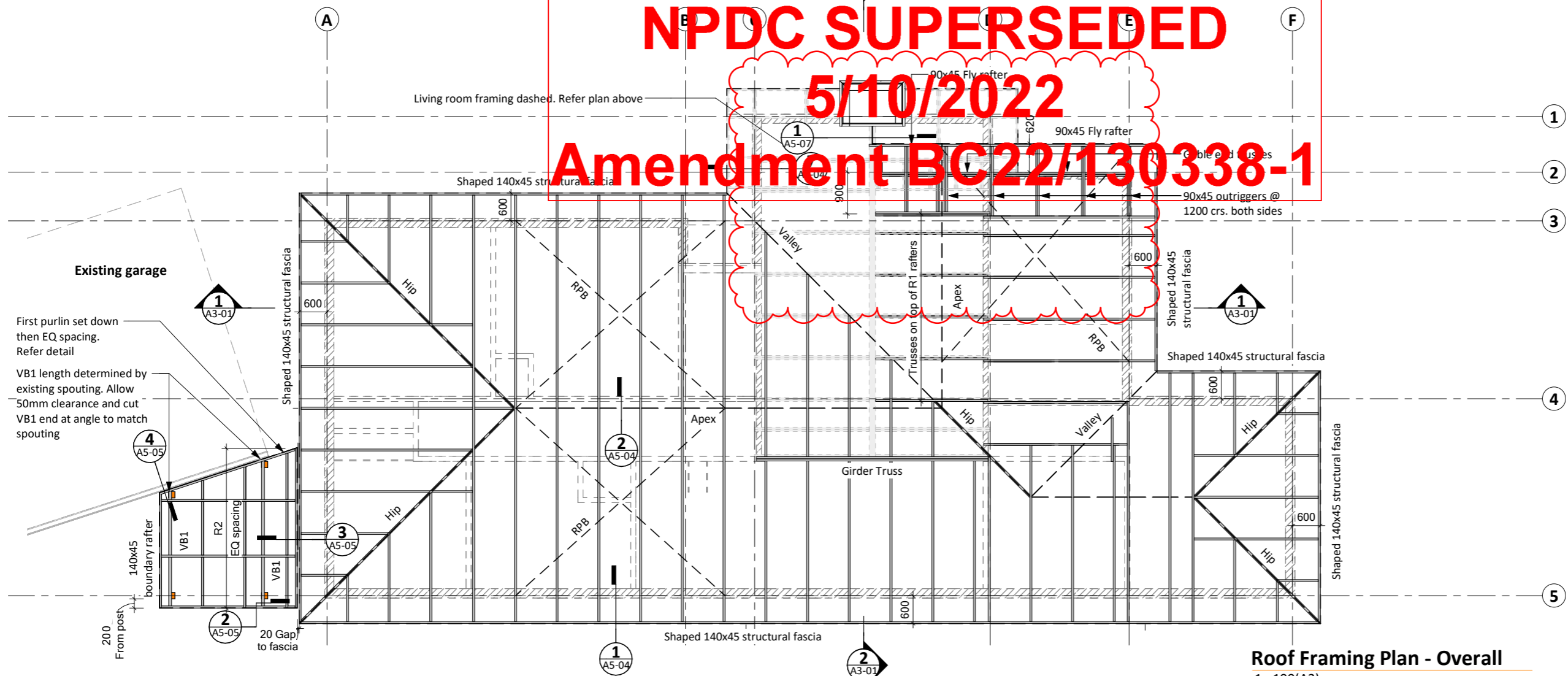
**Site Plan - New**  
 1 : 200(A3)





**Roof Framing Plan - Living Room**  
1 : 100(A3)

**NPDC SUPERSEDED**  
**5/10/2022**  
**Amendment BC22/130338-1**

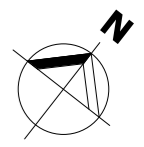


**Roof Framing Plan - Overall**  
1 : 100(A3)

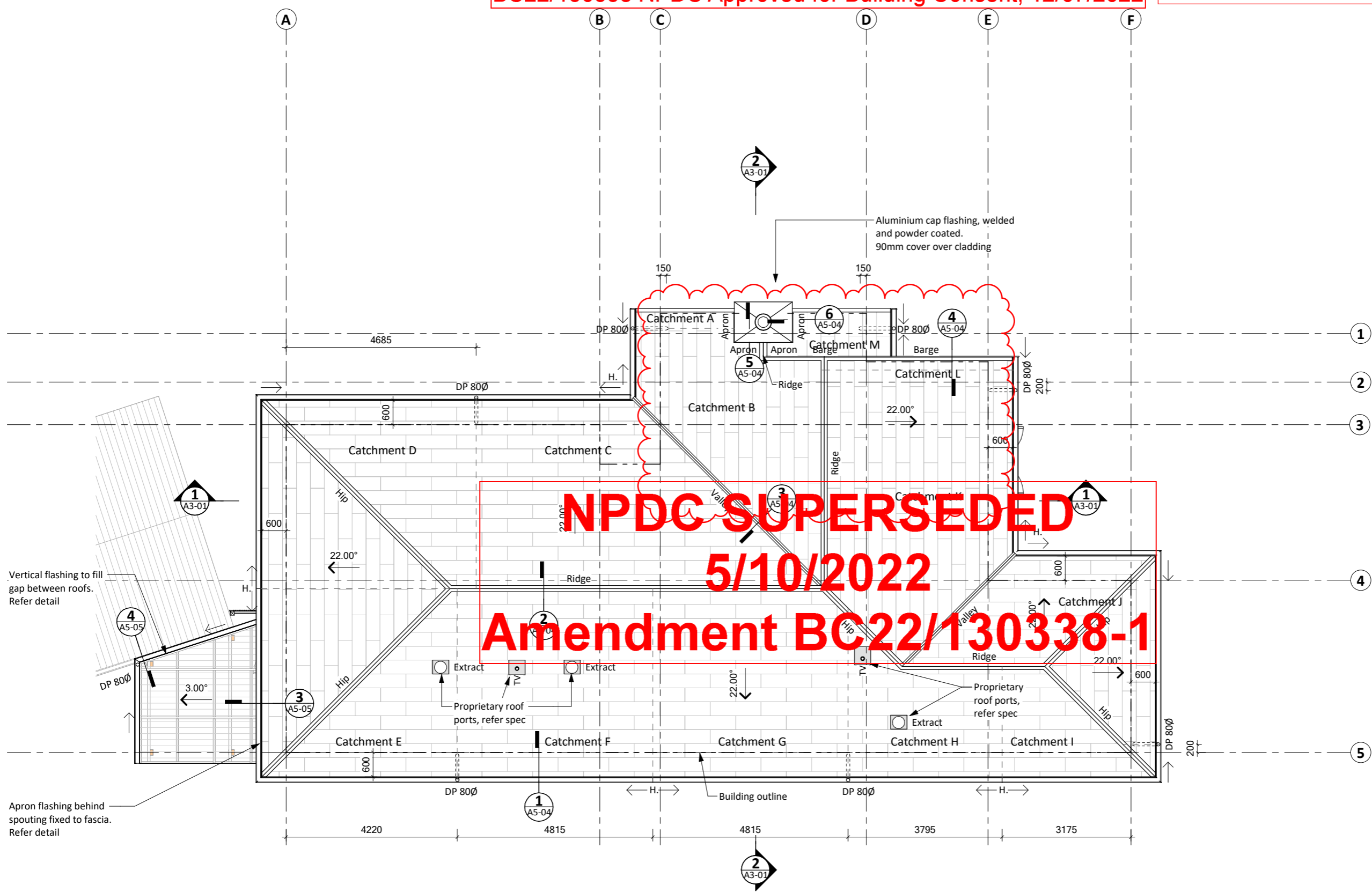
- ROOF FRAMING**
- Load bearing wall line below
- Roof Plane Bracing:**  
A diagonally opposing pair of continuous steel strips (Lumberlok 0.91x25mm G300 Z275 Galv. steel Strip Brace with tensioners) each having a capacity of 4.0kN in tension, fixed to each top chord or rafter that is intersected, and to the top plate
- Ridge Beam:**  
Prolam PLVL12H3-500150 - 7.9kN uplift connections required through load path to ground.
- Trusses:**  
Pre-fabricated trusses @ 900crs. max. to be designed & built by an approved truss manufacturer and fixed to top plate primarily as per truss manufacturers instructions & secondarily as per (Refer NZS3604: Figure 10.14 & 10.15):
- Rafters:**  
R1 - 2/140x45 SG8 @ 900 crs.  
Fixings are to be Type 'E' as per NZS 3604:2011-table 10.1.  
Fix top of rafter to ridge beam with 2x CPC80  
Fix bottom of rafter to top plate with 1x CPC80.
- Tile Batten:**  
50x40mm H1.2 timber tile batten @ 370 crs. max. fixed to each truss with 2/ 90x3.15 gun nails (0.8kN min. fixing capacity).
- Eave Framing:**  
Eave Bearers - 70x45 SG8 @ 600 crs.  
Ribbon board - 70x45 SG8
- Blocking:**  
Allow for solid timber blocking within roof framing for all rafter mid spans, roof penetrations, wall supports, services etc. & as necessary to complete the job. not shown for clarity

- CANOPY FRAMING**
- Load bearing wall line below
- Verandah Beam:**  
VB1 - Prolam PLVL8H3-20075 (190x63)  
Fix to post with 2x S.S M12 Eng. bolts. Refer Detail
- Rafters:**  
R2 - 140x45 H3.2 SG8 @ 1200 crs. Max.  
Fixings are to be Type 'E' as per NZS 3604:2011-table 10.1.  
Fix to beam with 2x SSCPC40
- Purlins:**  
140x45 H3.2 SG8 cut between rafters  
Fix to rafter with SSJH4790 joist hangers

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- ROOF**
- Stratos pressed steel roofing tile. Refer 'Specification'
  - Translucent profiled roofing over verandah
  - Gerard roofing proprietary roof ports for sanitary and extraction penetrations. Refer 'Specification'
  - H. Gutter high point
  - Gutter Fall arrow

**Gutter & Downpipe Catchment Area:**

Rain Fall Intensity (RFI 2%) = 161mm

**Spouting:**

Metalcraft Metalline Quad Gutter = 5425mm<sup>2</sup>  
 Maximum capacity = 29.45m<sup>2</sup>  
 Max actual (Catchment C) = 29.02m<sup>2</sup>

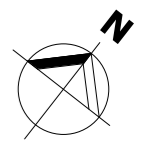
**Downpipes:**

80mm Ø  
 Maximum capacity = 63.2m<sup>2</sup>  
 Max actual (Catchment C+D) = 53.6m<sup>2</sup>

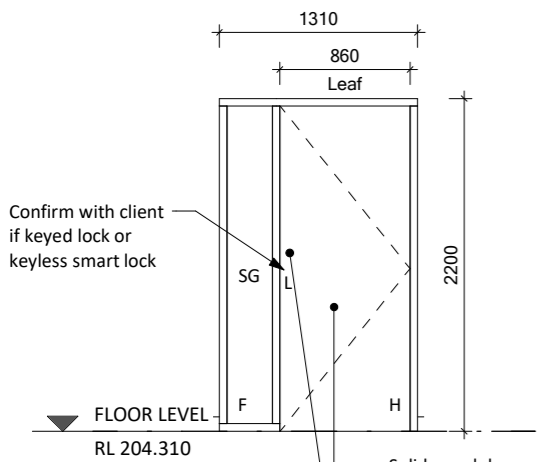
Roof Catchment Areas	
Name	Area
Catchment A	1.55 m <sup>2</sup>
Catchment B	17.94 m <sup>2</sup>
Catchment C	29.02 m <sup>2</sup>
Catchment D	24.52 m <sup>2</sup>
Catchment E	22.36 m <sup>2</sup>
Catchment F	22.34 m <sup>2</sup>
Catchment G	22.17 m <sup>2</sup>
Catchment H	11.21 m <sup>2</sup>
Catchment I	6.94 m <sup>2</sup>
Catchment J	16.63 m <sup>2</sup>
Catchment K	26.04 m <sup>2</sup>
Catchment L	3.80 m <sup>2</sup>
Catchment M	5.75 m <sup>2</sup>

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5/10/2022  
Amendment BC22/130338-1

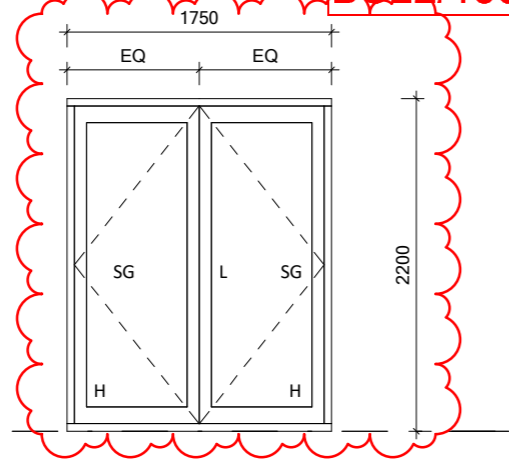
**Roof Plan**  
1 : 100(A3)



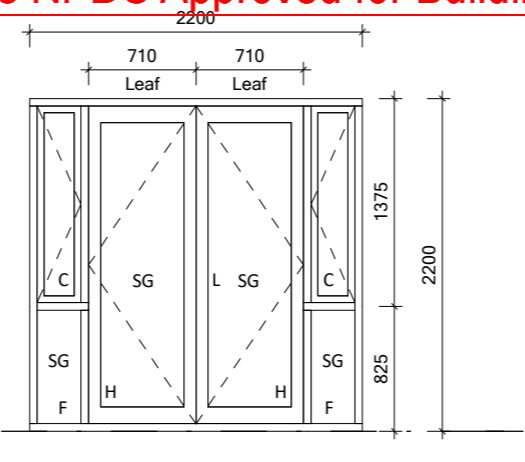
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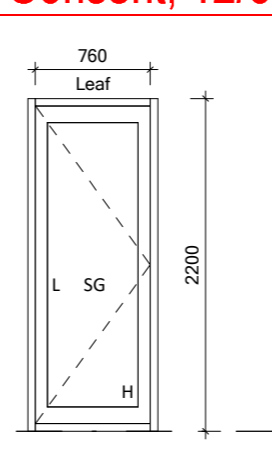
**D1**  
1 : 50(A3)  
Solid panel door. Confirm type with owner  
Client to supply entry door handle. Allow to install



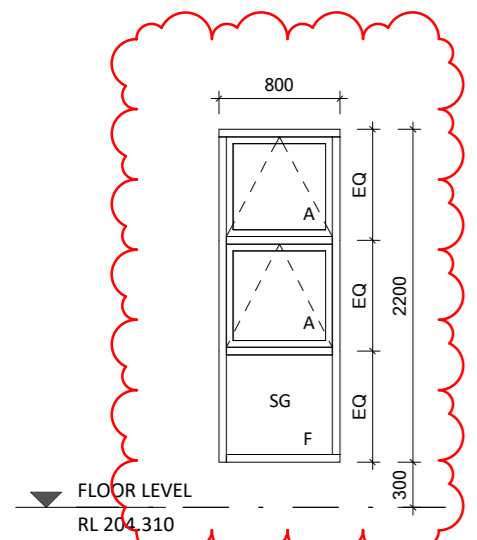
**D2**  
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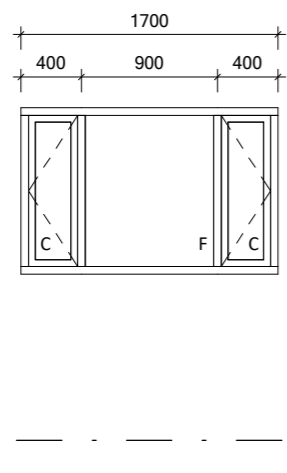
**D3**  
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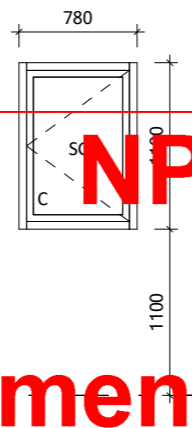
**D4**  
1 : 50(A3)



**W1, W2, W3, & W4**  
1 : 50(A3)



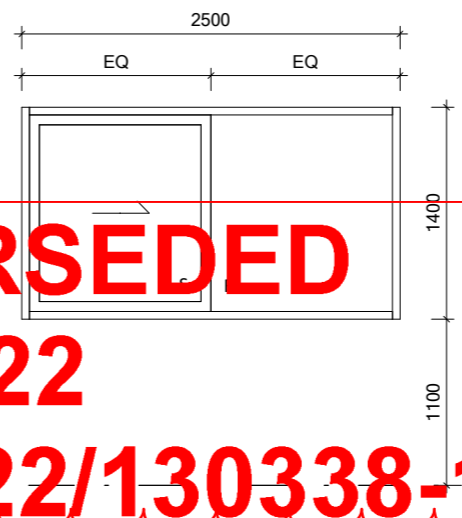
**W5**  
1 : 50(A3)



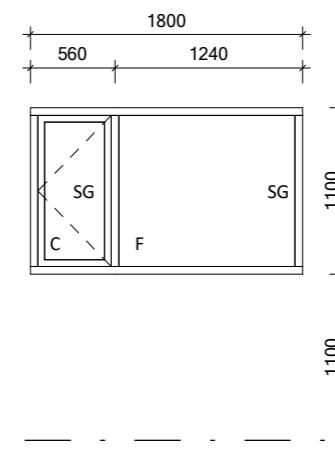
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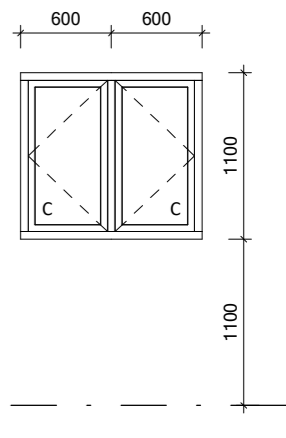
**W7**  
1 : 50(A3)



**W8**  
1 : 50(A3)

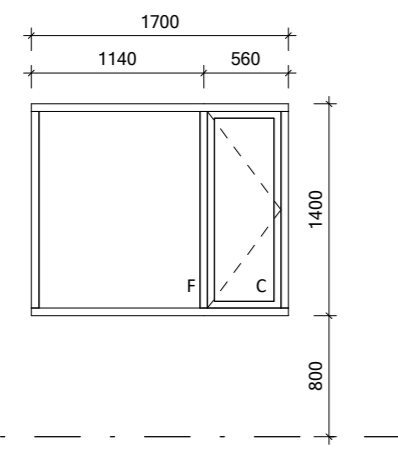


**W9**  
1 : 50(A3)



**W10**  
1 : 50(A3)

**NPDC SUPERSEDED  
5/10/2022  
Amendment BC22/130338-1**



**W11, W12**  
1 : 50(A3)

Window & Door Key	
F	= Fixed
A	= Awning (complete with 100mm max. restrictor stays)
C	= Casement window
H	= Hinged
S	= Sliding
L	= Keyed lock
B	= Bifolding doors
SG	= Safety glass - 6mm Laminated safety glass
Note: Provide floor mounted door stops where doors open against walls. Type to be nominated.	

Door & Window Schedule Notes	
All doors & windows are viewed from the exterior (unless otherwise indicated)	
This drawing is to be read in conjunction with the Proposed Elevations and Details noted.	
All exterior window & door dimensions shown are frame out opening dimensions, unless otherwise stated. All interior door dimensions are leaf sizes, unless otherwise stated. Contractor to allow installation clearances. <b>Confirm all dimensions on site prior to manufacture.</b>	
Supply and install necessary hardware. Door handle height to be 1000mm above FL.	
Supply all fixings, flashing angles & sealants as detailed and as necessary to waterproof the installation	
Refer also to 'Specification'.	



JOB NUMBER: 22-0168

**DRAKE HOUSE  
13 MIRO STREET, INGLEWOOD**



MEMBER  
2018-2019

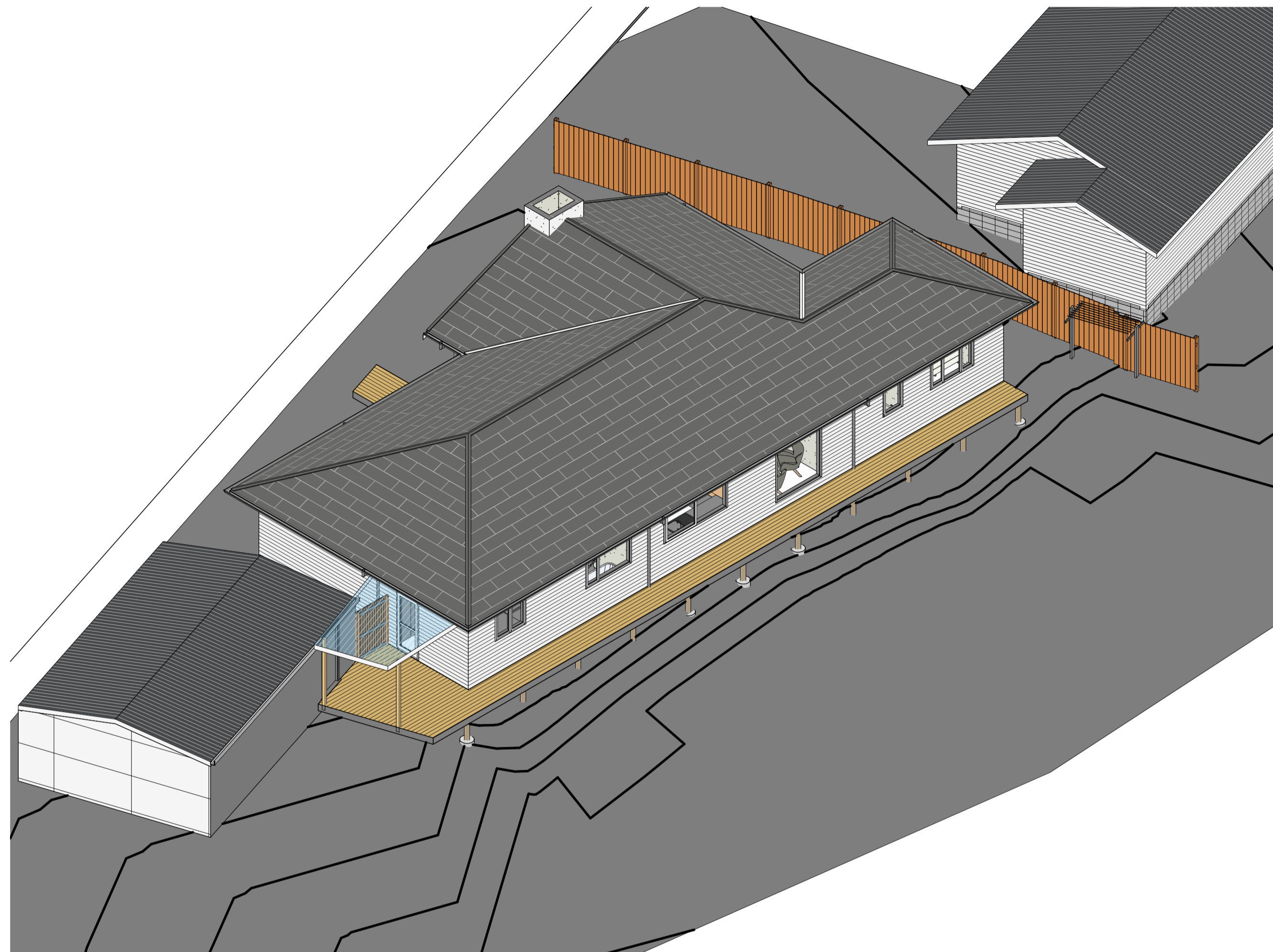


DRAWING LIST

SHEET NUMBER	SHEET NAME	CURRENT REVISION DATE	REVISION
S-500	STANDARD REINFORCED CONCRETE DETAILS	11-05-2022	2
S-501	FOUNDATION PLAN	24-05-2022	3
S-502	STRUCTURAL FLOOR PLAN	24-05-2022	1
S-550	FOUNDATION DETAILS	24-05-2022	3

Tender Notes

- Drawings issued prior to the completion of Construction issue are for the purpose of enabling the client/contractor to prepare, submit and negotiate a cost competitive and compliant tender for the project only.
- The client must act in good faith and use all reasonable endeavours to work on a regular basis with the consultant to minimise the risk of error to develop solutions that fulfil the project requirements and embrace the clients preferred construction methodologies and practices.
- The building consent/tender documentation have been prepared such that a suitably competent contractor can prepare tender documentation. The documents are still subject to change as a result of structural peer review/ council RFIs and final preconstruction coordination between design disciplines and as such BCD recommend that the contractor allows suitable construction contingencies within their tender to satisfy the potential of design changes.



BIM MODEL NOTES

- BIM models shown are for visual purposes only and do not and cannot constitute a complete Engineering Design and are likely to contain differences from the final engineering design.

Standard Abbreviations

Structural Abbreviations	Foundation / Reinforcing Abbreviations	General Abbreviations	Plumbing Abbreviations
BW butt weld	BF both faces	APPR approved	DIA diameter
CHS circular hollow section	crs centres	BLDG building	D.P. down pipe
CJ control joint	EF each face	CL centre line	F.W.G. floor waste gully
CON concrete	EW each way	CNR corner	G.T. gully trap
DT drossbach tube	horiz horizontal reinforcing	C.O.S. confirm on site	H.T. hose tap
EA equal angle	IF inside face	DIM dimension	I.D. inside diameter
EJ expansion joint	OF outside face	DTF document transmittal form	I.L. invert level
FP full penetration	SSL structural slab level	EX existing	L.L. lid level
FT flat	T & B top & bottom	F.F.L. finish floor level	O.D. outside diameter
FWAR fillet weld all round	vert vertical reinforcing	m metre	O.F. over flow
G grade		max maximum	O.F.O. over flow outlet
galv galvanised	<u>Civil Abbreviations</u>	min minimum	O.R.G. over flow relief gully
HDG hot dip galvanised	BC base course	misc miscellaneous	T.V. terminal vent
MS mild steel	C.P. catch pit	mm millimeter	W.C. water closet
PC precast concrete panel	I.C. inspection chamber	NO number	
PFC parallel flange channel	I.L. invert level	N.T.S. not to scale	
PLY plywood	L.L. lid level	NZS New Zealand Standard	
RHS rectangle hollow section	M.H. man hole	R radius	<u>Architectural Abbreviations</u>
SHS square hollow section	ROW right of way	REF reference	BMT base metal thickness
SP splice	SB sub base	R.L. reduce level	DPC damp proof course
SS stainless steel	SG sub grade	SK sketch	DPM damp proof membrane
TFB tapered flange beam	S.S. sanitary sewer	SPEC specification	
UA unequal angle	S.W. stormwater	T.B.C. to be confirmed	
UB universal beam	WM/S water main/supply	TYP typical	
UC universal column	WW waste water		
WB welded beam			

Sheet Setouts

- S-500 series - structural ground floor and mid floor plans
- S-550 series - foundation details
- S-560 series - mid floor details
- S-600 series - precast & masonry elevations & details
- S-620 series - precast stairs & details
- S-700 series - holding down bolt plans
- S-705 series - structural roof framing plans
- S-800 series - structural elevations and sections
- S-900 series - structural details
- S-1000 series - 3D views

Hamilton Auckland  
Tauranga Napier  
New Plymouth  
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Client  
Graham and Robin Drake

Architect  
**Arden Peters Architects**



Sheet  
**INDEX & STANDARD NOTES**  
Project Title  
**DRAKE HOUSE**  
13 MIRO STREET, INGLEWOOD

Rev	Date	by	Reason
3	24-05-2022	AA	Building Consent
2	11-05-2022	AA	Building Consent
1	01-04-2022	AA	Building Consent

Drawn: AA	Scale: 1 : 10	at A1
Engineer: JY		
Job No:	Sheet No:	Revision
<b>22-0168</b>	<b>000</b>	<b>3</b>

**Exposure Classification**

- A1 - Protected by damp proof membrane
  - Fully enclosed within a building except for a brief period of weather exposure during construction.
- A2 - In non aggressive soils
  - Above ground exterior in an inland environment.
- B1 - In building parts there of where members may be subject to repeated wetting and drying.
  - Above ground exterior in a coastal environment.
- B2 - Within 100m of high tide mark or between 100-500m of the high tide mark in direction of a prevailing or common wind.

- Where concrete is cast in formwork complying with NZS 3109 and compacted in accordance with NZS 3109, the cover shall be not less than the value given in the table below, appropriate to the exposure classification and specified concrete strength.

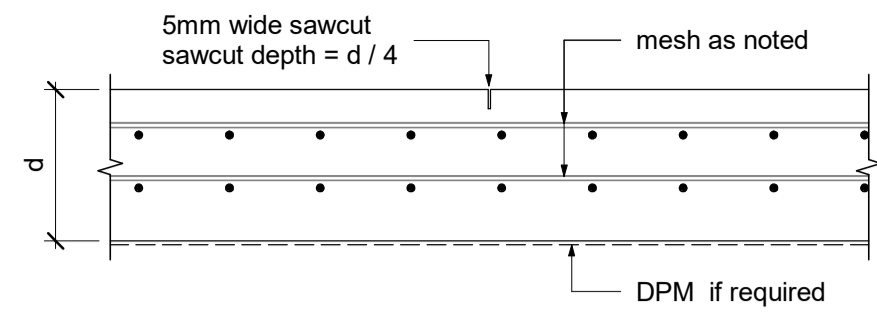
- Where concrete is cast on or against ground and compacted in accordance with NZS 3109, the minimum cover for a surface in contact with the ground shall be 75mm or 50mm if using a damp-proof membrane between the ground and the concrete to be cast.

Minimum required cover to reinforcing steel and tendons

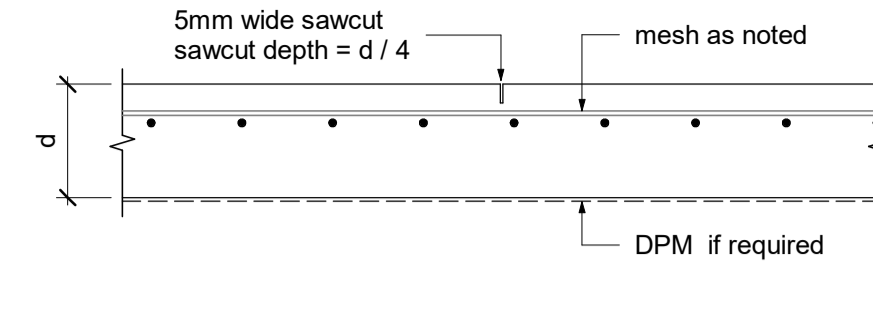
Exposure Classification	Specified Compressive Strength F <sub>c</sub> (MPa)								
	17.5	20	25	30	35	40	50	60	70
	Minimum Required Cover (mm)								
A1	30	25	25	20	20	20	20	15	15
A2	50	40	35	30	30	25	25	20	20
B1	60	50	40	35	35	30	30	25	25
B2	-	-	-	45	40	35	30	30	25

**Concrete Strengths**

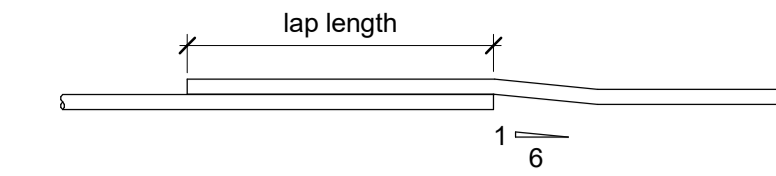
- Concrete to Foundations: 25MPa with 80mm slump
- Concrete piles: 25MPa
- Site concrete and concrete required to make good excavations at 28 days or better: 7MPa



Typical Sawcut Detail



Typical Sawcut Detail



**NOTES**

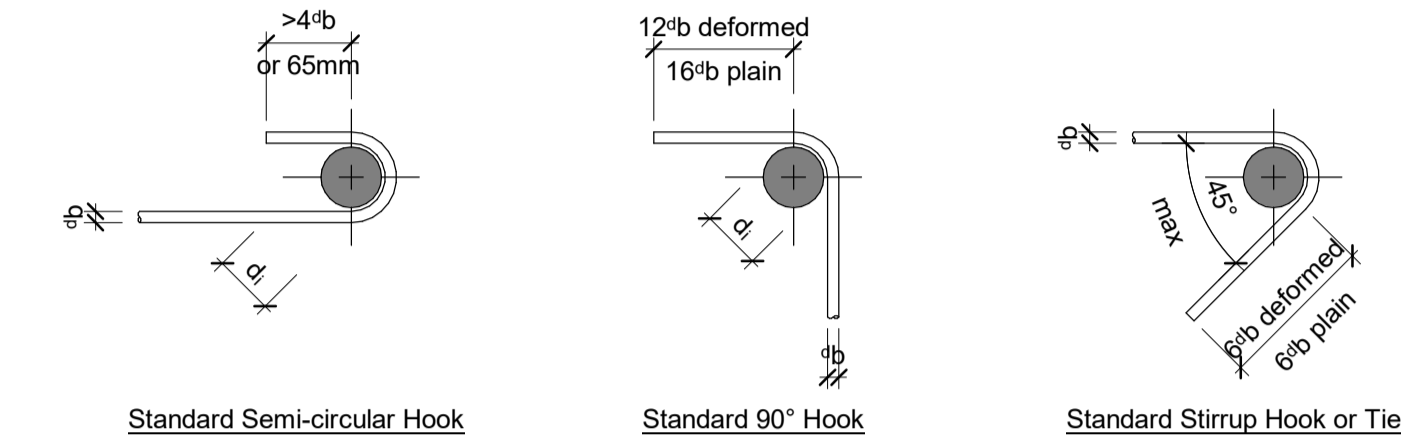
- All reinforcing hook, bends and lap lengths to comply with NZS 3101.

Bar Diameter (mm)	Concrete Strength (MPa)				
	20	25	30	35	40
10	350	300	275	275	250
12	425	375	350	325	300
16	550	500	450	425	400
20	675	600	550	525	475
25	850	750	700	650	600
32	1075	975	900	825	775
40	1350	1200	1100	1025	950

Bar Diameter (mm)	Concrete Strength (MPa)				
	20	25	30	35	40
10	550	500	450	425	400
12	675	600	550	500	475
16	900	800	725	675	625
20	1125	1000	925	850	800
25	1400	1250	1150	1050	1000
32	1800	1600	1450	1350	1275
40	2225	2000	1825	1700	1575

**Standard Reinforcing Lap Lengths**

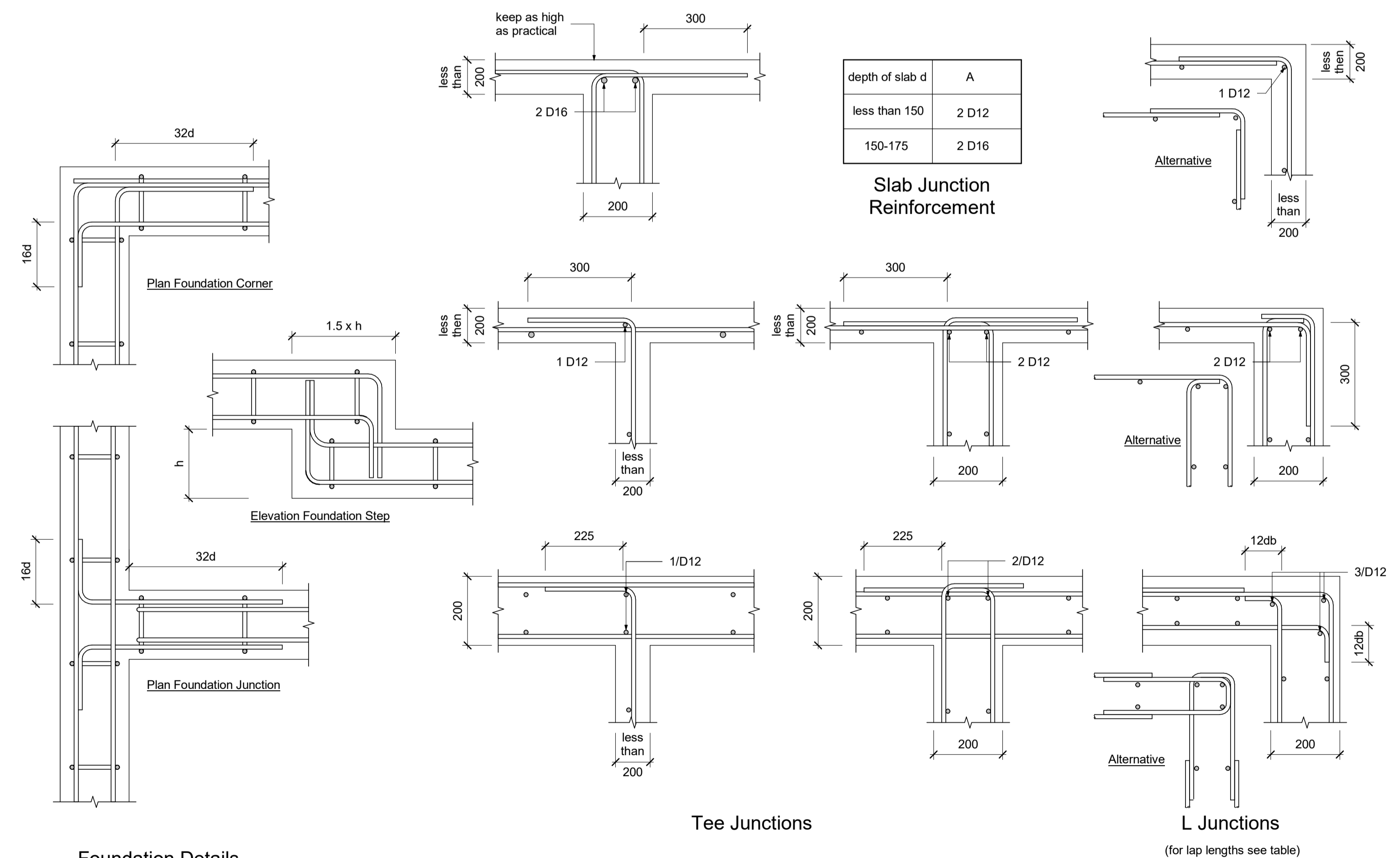
for pour depth less than 300mm, multiply by 1.3 for pour depths greater than 300mm



f <sub>y</sub> (MPa)	Reinforcing Bar Type	Bar Diameter phi (mm)	Minimum Diameter of bend d <sub>b</sub> (mm)	
			Plain Bars	Deformed Bars
300 or 500	Main Bar	6-20	5phi	
		24-40	6phi	
	Stirrups & Ties	6-20	2phi	4phi
		24-40	3phi	6phi

note: where deformed bars are galvanized before bending, the minimum bend diameter shall be:  
 (a) 5phi for bar diameters of 16mm or less.  
 (b) 8phi for bar diameters of 20mm or greater.

**Standard Reinforcing Hooks & Bends**



**Foundation Details**

d = bar diameter  
 NOTE: applicable to simple strip footings only. Foundation beam systems have specific detailing.

**Typical Concrete Junctions**

Client  
 Graham and Robin Drake

Architect  
**Ardern Peters**  
 Architects

**BCD GROUP**

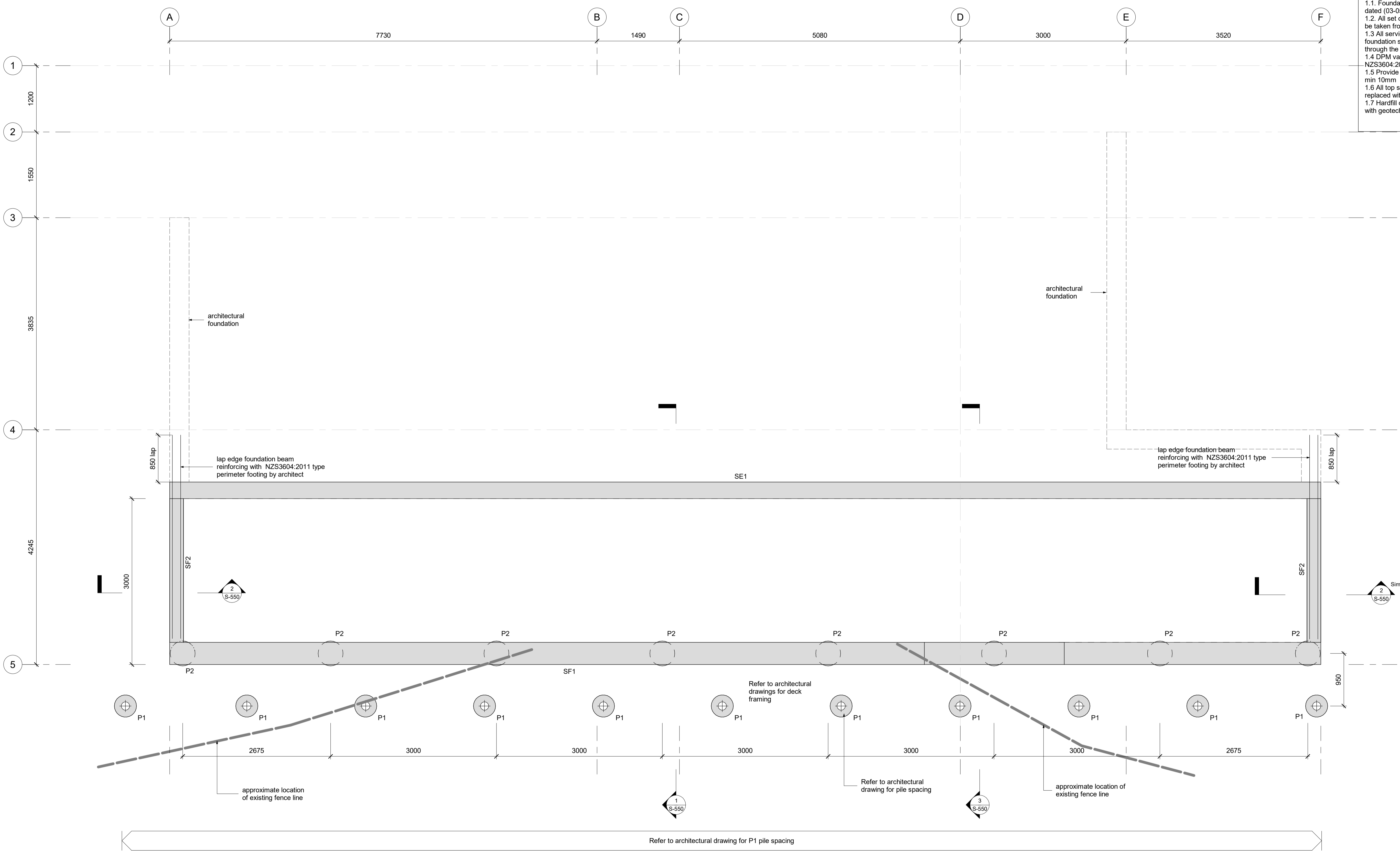
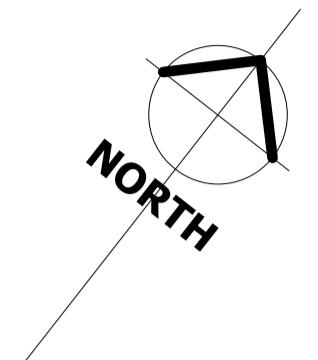
Sheet  
**STANDARD REINFORCED CONCRETE DETAILS**  
 Project Title  
**DRAKE HOUSE**  
 13 MIRO STREET, INGLEWOOD

Rev	Date	by	Reason
2	11-05-2022	AA	Building Consent
1	01-04-2022	AA	Building Consent

Drawn: AA	Scale: 1 : 10	at A1
Engineer: JY		
Job No: 22-0168	Sheet No: S-500	Revision: 2

**FOUNDATION NOTES**

- 1.1. Foundation assumptions based on BCD geotechnical site assessment, dated 10/3-05-22
- 1.2. All set outs, rebates setback dimensions and drainage locations shall be taken from architectural drawings.
- 1.3 All services are to run vertically and exit through the underside of the foundation slab. No allowance is made for running services horizontally through the foundation.
- 1.4 DPM vapour barrier shall be lapped and taped and compliant with NZS3604:2011.
- 1.5 Provide sand blinding to top of prepared base below DPM max 25mm, min 10mm
- 1.6 All top soil is to be removed from beneath the building platform and replaced with compacted hardfill in accordance with NZS3604:2011
- 1.7 Hardfill compaction beneath slab is to be completed in accordance with geotechnical report specified, and the requirements of NZS3604:2011



Structural Foundation Plan  
1:35

Structural Foundation Schedule		
Type Mark	Type	Reinforcing
P1	150SED timber pile in 400Ø concrete pile	N/A
P2	450Ø x 2050mm deep concrete pile	6/HD12, R6 spiral at 150mm pitch
SE1	Slab Thickening	2/HD12 bars, R6 stirrups at 600mm c/s
SF1	400 x 400mm deep strip footing	3/HD12 top & bottom, R6 stirrups at 100mm c/s for 500mm each side of piles, 600mm c/s everywhere else
SF2	250mm foundation slab	4/D12 horizontally, 850mm lap, D12 at 600mm c/s vertically

Foundation Notes	
FP	= foundation pad
S	= stabiliser
SF	= strip footing
TF	= panel tongue footing
FB	= foundation beam
TB	= tie beam
SE	= slab edge thickening

Client  
Graham and Robin Drake

Architect  
**Arden Peters Architects**

**BCD GROUP**

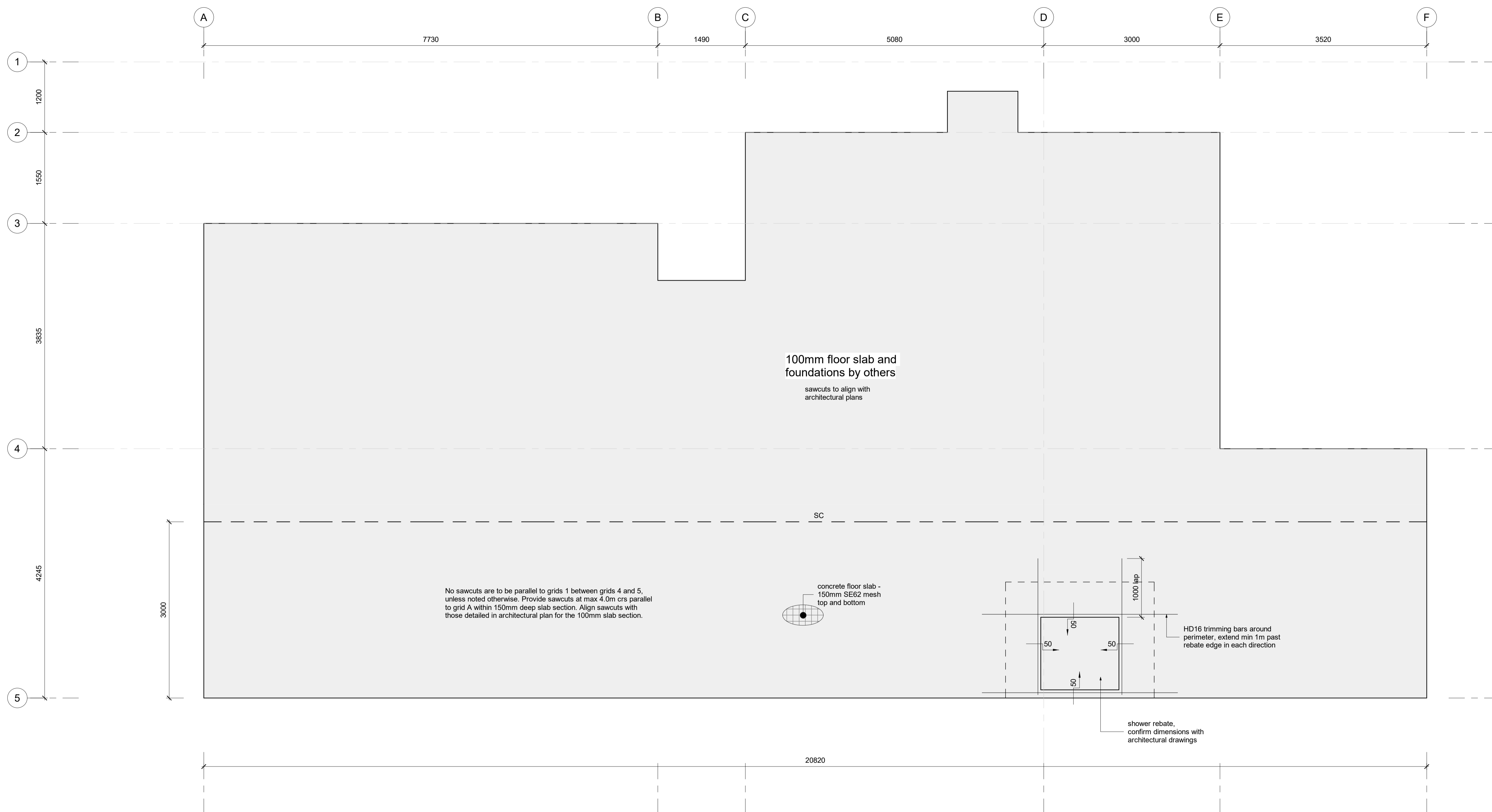
Sheet  
**FOUNDATION PLAN**  
Project Title  
**DRAKE HOUSE**  
13 MIRO STREET, INGLEWOOD

Rev	Date	by	Reason
3	24-05-2022	AA	Building Consent
2	11-05-2022	AA	Building Consent
1	01-04-2022	AA	Building Consent

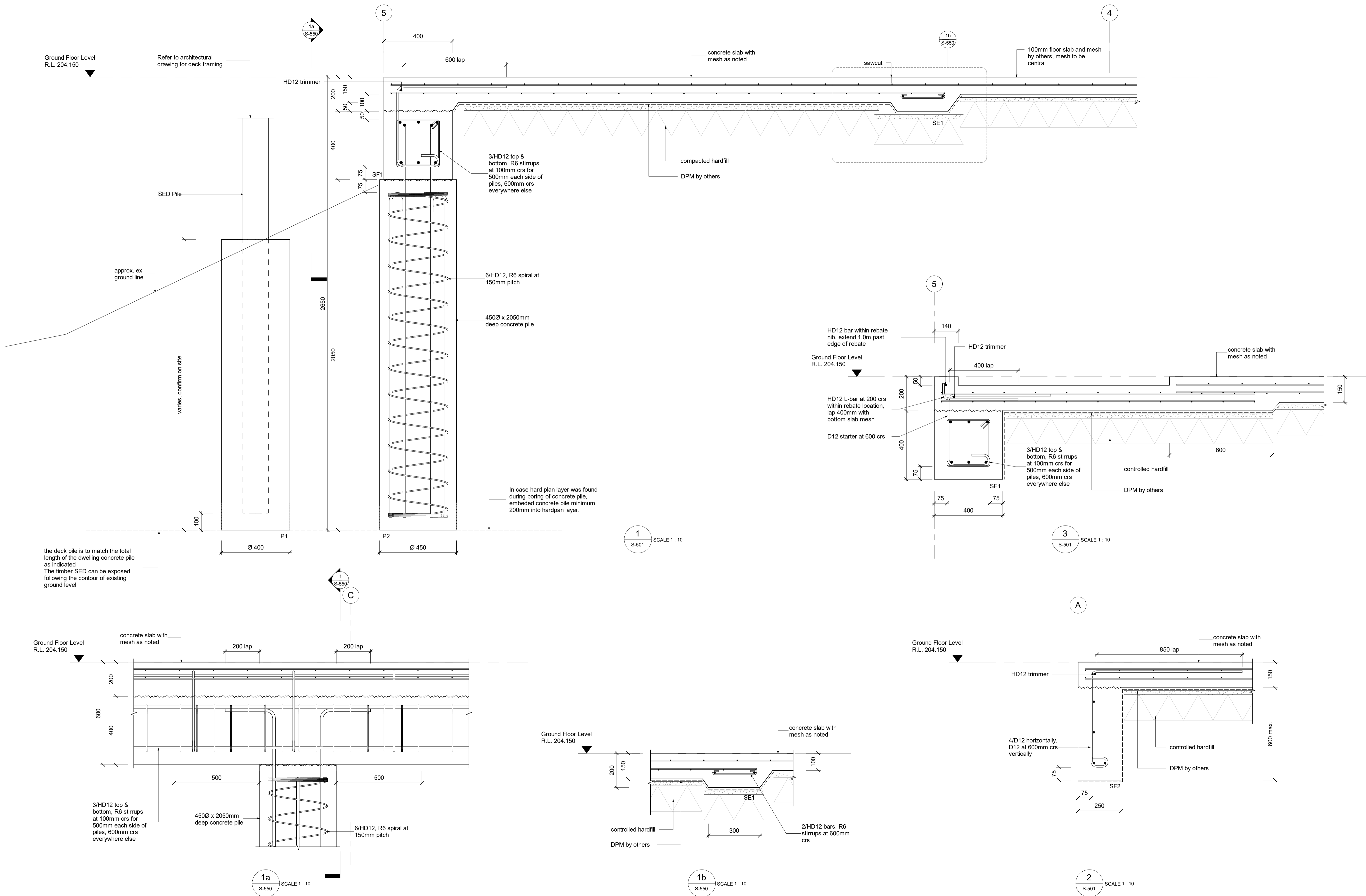
Drawn: AA	Scale: As indicated	at A1
Engineer: JY		
Job No: 22-0168	Sheet No: S-501	Revision: 3

all dimensions to be verified on site before making any shop drawings or commencing any work.

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Structural Floor Plan  
1 : 35



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**Arden Peters Architects**

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Sheet  
**FOUNDATION DETAILS**  
Project Title  
**DRAKE HOUSE**  
13 MIRO STREET, INGLEWOOD

Rev	Date	by	Reason
3	24-05-2022	AA	Building Consent
2	11-05-2022	AA	Building Consent
1	01-04-2022	AA	Building Consent

Drawn: AA	Scale: 1 : 10	at A1
Engineer: JY		
Job No: 22-0168	Sheet No: S-550	Revision: 3

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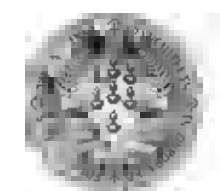
## DRAKE HOUSE

Graham & Robin Drake  
13 Miro Street, Inglewood  
Detailed Design

3333.01



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ADMIN@AP-ARCHITECTS.CO.NZ



Te Kāhui  
Whaihanganga  
Practice 2021

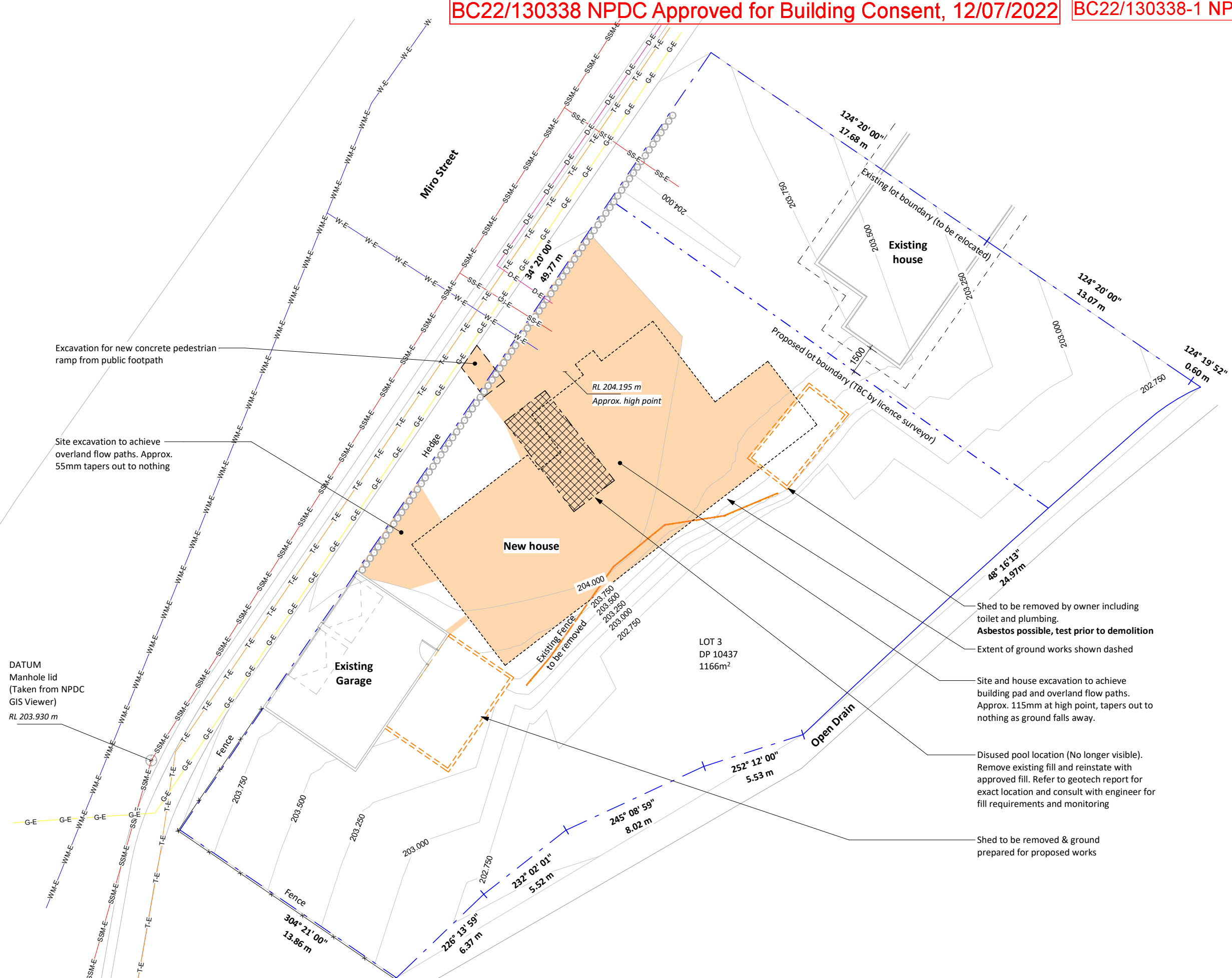
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### DRAWING REGISTER

Sheet Number	Current Revision	Sheet Name	Revision Date	Description	Issued To
A0-01	A	COVER	19.05.2022	Building Consent Issue	
A0-02	A	LOCATION PLAN AND DRAWING REGISTER	19.05.2022	Building Consent Issue	
A1-01	A	SITE PLAN - EXISTING DEMO	19.05.2022	Building Consent Issue	
A1-02	A	SITE PLAN - NEW	19.05.2022	Building Consent Issue	
A2-01	A	FLOOR PLAN - NOTATIONAL	19.05.2022	Building Consent Issue	
A2-02	A	FLOOR PLAN - DIMENSIONED	19.05.2022	Building Consent Issue	
A2-03	A	FOUNDATION PLAN	19.05.2022	Building Consent Issue	
A2-04	A	PLUMBING & DRAINAGE PLAN	19.05.2022	Building Consent Issue	
A2-05	A	BRACING PLAN	19.05.2022	Building Consent Issue	
A2-06	A	REFLECTED CEILING PLAN	19.05.2022	Building Consent Issue	
A2-08	A	ROOF FRAMING PLAN	19.05.2022	Building Consent Issue	
A2-09	A	ROOF PLAN	19.05.2022	Building Consent Issue	
A2-10	A	DECK FRAMING PLANS	19.05.2022	Building Consent Issue	
A2-11	A	DECK FRAMING PLANS	19.05.2022	Building Consent Issue	
A3-01	A	CROSS SECTIONS	19.05.2022	Building Consent Issue	
A4-01	A	ELEVATIONS	19.05.2022	Building Consent Issue	
A5-01	A	DETAILS - FOUNDATION	19.05.2022	Building Consent Issue	
A5-02	A	DETAILS - CLADDING	19.05.2022	Building Consent Issue	
A5-03	A	DETAILS - ABODO STANDARD DETAILS	19.05.2022	Building Consent Issue	
A5-04	A	DETAILS - ROOF	19.05.2022	Building Consent Issue	
A5-05	A	DETAILS - VERANDAH	19.05.2022	Building Consent Issue	
A5-06	A	DETAILS - DECK BALUSTER	19.05.2022	Building Consent Issue	
A5-07	A	DETAILS - FIRE PLACE FRAMING AND RIDGE BEAM	19.05.2022	Building Consent Issue	
A8-01	A	DOOR & WINDOW SCHEDULE	19.05.2022	Building Consent Issue	

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**EXISTING SITE INFORMATION**

**SITE ADDRESS**  
13 Miro Street, Inglewood

**LEGAL DESCRIPTION**  
LOT:3  
DP: 10437

**LOCAL AUTHORITY**  
New Plymouth District Council

**ZONES**

Wind:	VERY HIGH
Climate:	Zone 2
Earthquake:	Zone 1
Durability Exposure	Zone B

**DISTRICT PLAN**

Existing Site Area:	1166m²
Proposed Site Area:	862m²
Environment area:	Res. A

**Relevant Rules:**

- (Res5, 6) Daylighting Angles
- (Res7) Max building height: 9m
- (Res11) Max site coverage: 40%
- (Res14) Max coverage of the front yard: 35%
- Front yard set back 4.5m from road boundary
- (Res16) Side boundary set back: 1.5m

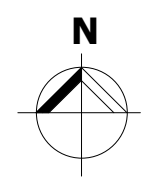
All buildings must not exceed 12m or 50% of boundary (whichever is lesser) within side boundary

- Notes:**
- Boundary Lines have been obtained from a Registered Surveyor
  - Confirm all existing boundary line locations on site, ensure all proposed works occur within site boundaries
  - Set out to be confirmed by licensed surveyor

**SITE SERVICES**

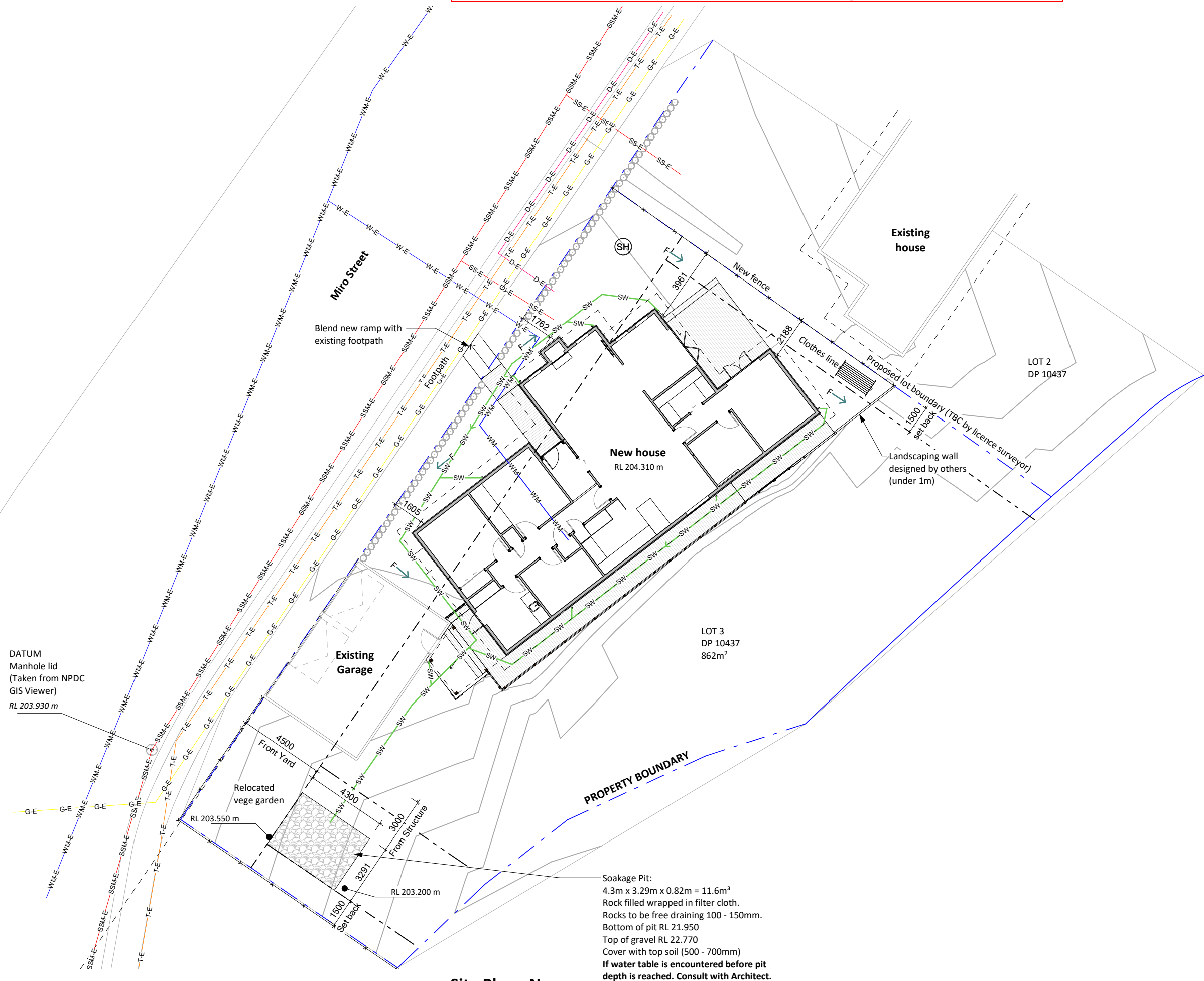
<span style="color: red;">—</span> SSM-E	Sewer Main Existing
<span style="color: red;">—</span> SSM	Sewer Main New
<span style="color: red;">—</span> SS-E	Sewer Branch Existing
<span style="color: red;">—</span> SS	Sewer Branch New
<span style="color: green;">—</span> SW-E	Stormwater Existing
<span style="color: green;">—</span> SW	Stormwater New
<span style="color: orange;">—</span> T-E	Telephone Existing
<span style="color: orange;">—</span> T	Telephone New
<span style="color: blue;">—</span> WM-E	Water Main Existing
<span style="color: blue;">—</span> WM	Water Main New
<span style="color: blue;">—</span> WM-E	Water Branch Existing
<span style="color: blue;">—</span> WM	Water Branch New
<span style="color: yellow;">—</span> G-E	Gas Existing
<span style="color: yellow;">—</span> G	Gas New

- Notes:**
- All existing underground services are to be located on site prior to commencement of any work. Ensure proposed works do not clash or have any adverse effects on existing services



**Site Plan - Existing / Demo**  
1 : 200(A3)

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**PROPOSED SITE LEGEND**

- Soak hole - 900Ø x 6m With concrete lid  
3m away from structures  
1.5m away from boundaries  
2x dia between soak holes
- Stormwater Lateral New
- F → Surface water secondary flow path (Note ensure ground falls away from the building)

**DISTRICT PLAN**

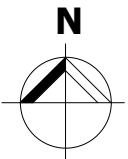
Site Coverage permitted (Res11):	<b>40%</b>
Site Area:	862m <sup>2</sup>
New building Area:	172.5m <sup>2</sup>
Existing Garage Area:	52.6m <sup>2</sup>
Total m <sup>2</sup>	225.1m <sup>2</sup>
Proposed site coverage:	<b>26.1%</b>
Front yard coverage permitted (Res14):	<b>35%</b>
Front yard:	182 m <sup>2</sup>
Existing building coverage:	39.6m <sup>2</sup>
New coverage	24.6m <sup>2</sup>
Total m <sup>2</sup>	64.2m <sup>2</sup>
Proposed front yard coverage:	<b>35%</b>

**SITE SERVICES**

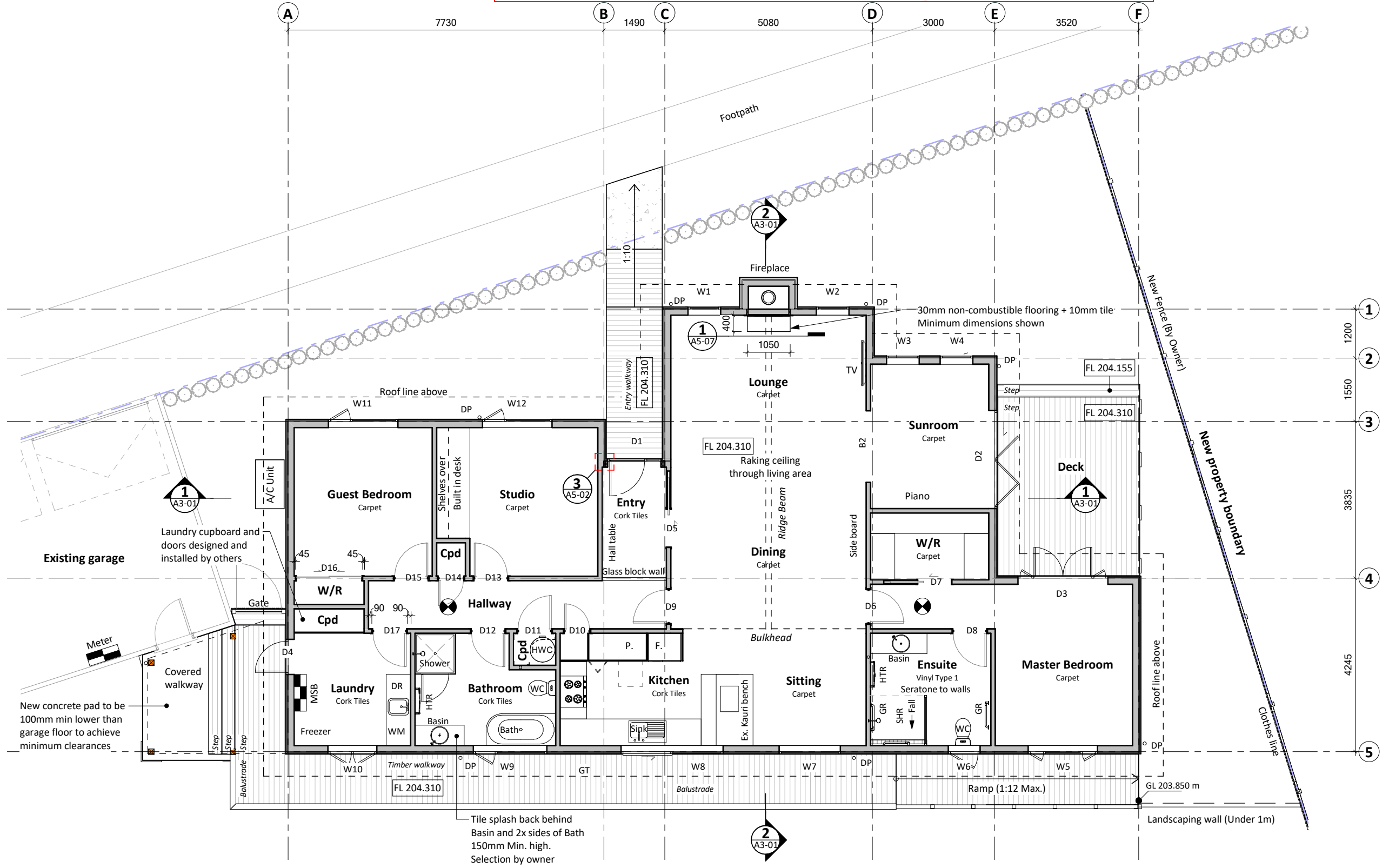
SSM-E	Sewer Main Existing
SSM	Sewer Main New
SS-E	Sewer Branch Existing
SS	Sewer Branch New
SW-E	Stormwater Existing
SW	Stormwater New
T-E	Telephone Existing
T	Telephone New
WM-E	Water Main Existing
WM	Water Main New
WM-E	Water Branch Existing
WM	Water Branch New
G-E	Gas Existing
G	Gas New

- Notes:
- All existing underground services are to be located on site prior to commencement of any work. Ensure proposed works do not clash or have any adverse effects on existing services

**Site Plan - New**  
1 : 200(A3)



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**CONSTRUCTION KEY**

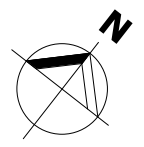
- 90mm timber framed wall
- 140mm timber framed wall
- New Door  
Refer window & door schedule
- New Window  
Refer window & door schedule
- Bulkhead  
Beams or bulkheads overhead
- MSB  
Main switch board
- Meter  
Meter board
- Smoke alarm

**Notes:**

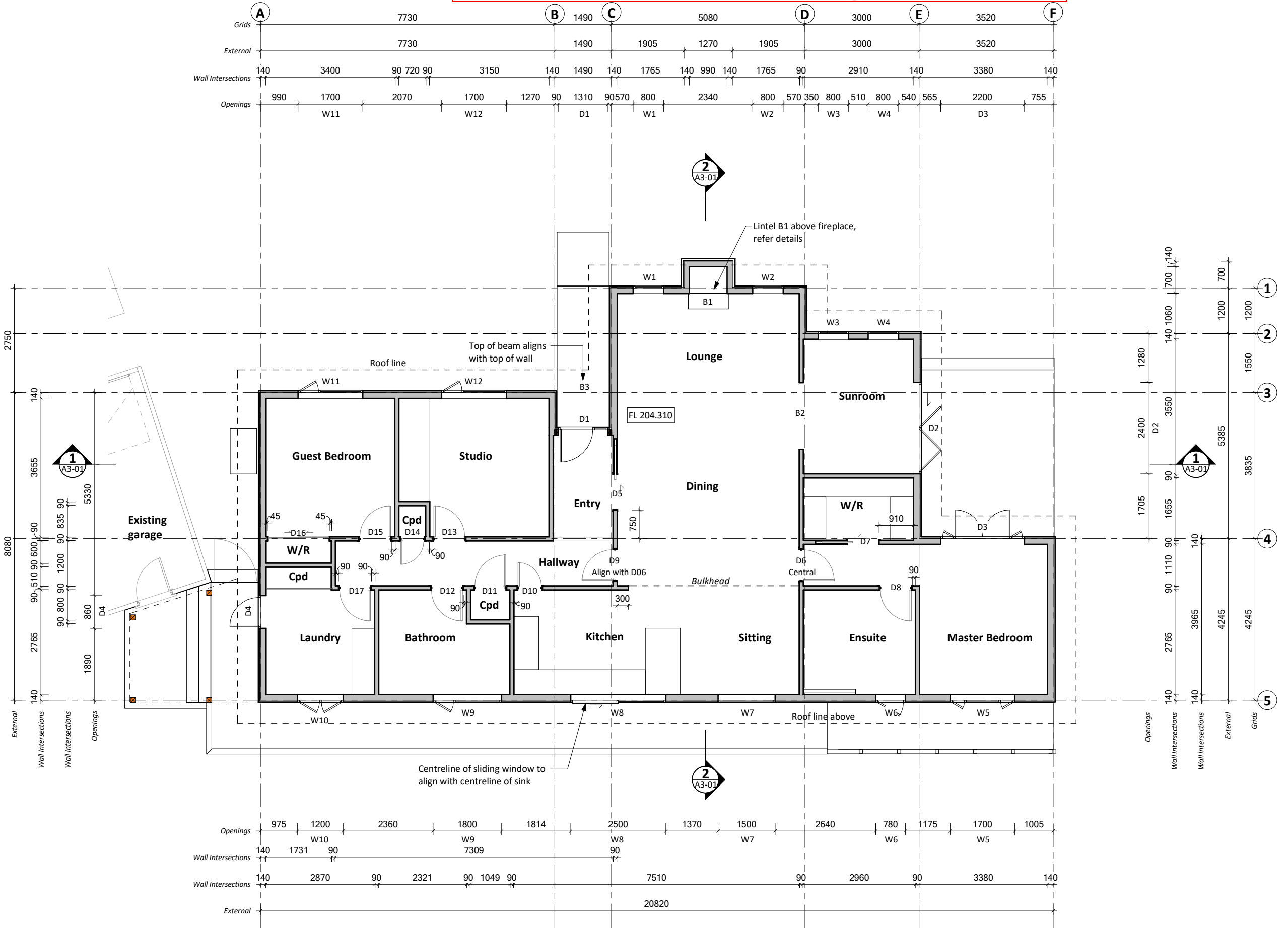
1. Refer architectural specification for compliance with required standards
2. Check all information on drawings against actual existing site. Refer any discrepancies to the Architect.
3. All construction shall comply with NZS3604:2011 unless specific engineering design is undertaken by a chartered engineer
4. Unless otherwise noted, all timber is to be SG8 & H1.2 treated
5. Allow for all civil works as necessary to complete the job. Typical entire site.

INTERIOR DOOR SCHEDULE	
Mark	Type
D5	910 x 1980
D6	810 x 1980
D7	810 x 1980
D8	810 x 1980
D9	810 x 1980
D10	610 x 1980
D11	810 x 1980
D12	810 x 1980
D13	810 x 1980
D14	610 x 1980
D15	810 x 1980
D16	2/810 x 1980
D17	810 x 1980

**Notational Floor Plan**  
1 : 100(A3)



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**WALL FRAMING NOTES**

**Studs:**  
 Stud height = 2.7m Max  
 - External walls 140x45 SG8 @ 600 crs.  
 - Internal walls 90x45 SG8 @ 600 crs.

All studs designed for **VERY HIGH** wind zone & all load bearing studs designed with a 6.0m max. loaded dimension.

Nogs @ 800 crs. vertically, typically to external walls and internal walls.

Allow for all solid timber blocking within wall framing to provide fixing for all items such as grab rails, hand rails, towel rails, cabinetry, toilet roll holders, drapes, tv's etc.

**Bottom Plate:**  
 90x45 SG8 (DPC under)  
**Bottom plate to floor connection**  
 External walls - Proprietary anchors (7kN min.) within 150mm of each end of the plate and spaced at 900 crs max.  
 Internal walls - Proprietary anchors (2kN min.) spaced at 600 crs max.  
 Refer to NZS3604:2011 paragraph 7.5.12

Additional hold downs possibly required at ends bracing elements and at wall openings. Refer to bracing schedule and lintel schedule.

**Top Plate:**  
 2/90x45 SG8  
**Top plate to stud connection**  
 External and load bearing walls - 2 / 90 x 3.15 end nails + 2 wire dogs or alternative 4.7kN fixing  
 Internal non-load bearing wall - 2 / 90 x 3.15 end nails

**Lintels:**  
 For lintel sizing refer to 'Lintel Schedule' and for fixing types refer to 'Lumberlok Lintel Fixing Options'

**Head Trimmers:**  
 <1.4m = 90x90 SG8  
 >1.4m = 140x90 SG8

**Sill Trimmers:**  
 All - 90x90 SG8

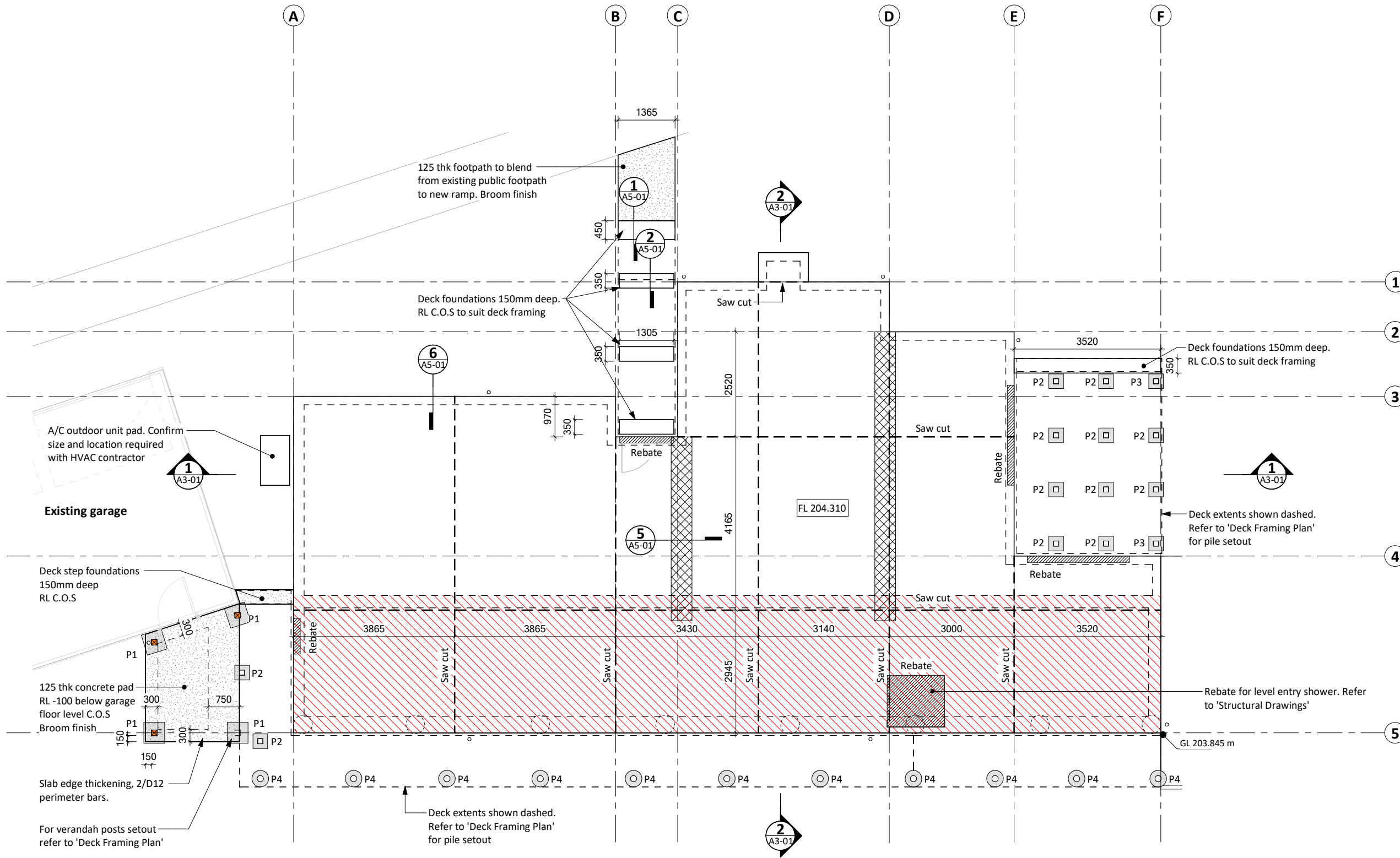
**Trimming Studs:**  
 Trimming studs to be sizes from Table 8.5 NZS3604:2001

**LINTEL SCHEDULE**

Mark	LD	Length	Size - Fixing
B1		990	PL12H1-150150 - G
B2	3	1750	2/140x45 - F
B3	2	1490	2/140x45 - F
D1	0	1310	2/140x45
D2	2	2400	2/190x45 - G
D3	2	2200	2/190x45 - G
D4	2	860	2/90x45 - F
D5	2	1863	2/140x45 - F
D6	2	869	2/90x45 - F
W1	2	800	2/90x45 - F
W2	2	800	2/90x45 - F
W3	2	800	2/90x45 - F
W4	2	800	2/90x45 - F
W5	2	1700	2/140x45 - F
W6	2	780	2/90x45 - F
W7	2	1500	2/140x45 - F
W8	2	2500	2/190x45 - G
W9	2	1800	2/140x45 - F
W10	2	1200	2/90x45 - F
W11	2	1700	2/140x45 - F
W12	2	1700	2/140x45 - F

**Dimensioned - Floor Plan**  
 1 : 100(A3)

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- Saw cut: Shrinkage control joint. Saw cuts should extend to a quarter of the depth of the slab.
- Rebate: Rebate in slab edge for doors & full height windows. Full width of opening frame-out size
- SRB: 2/D10, 1.2m long Supplementary reinforcing bars
- Dashed line: Dashed line indicates insitu footing below slab level
- FL 0000: Finished slab level
- Slab thickening (Load bearing internal walls)
- Engineer design slab and foundation - Refer to 'Structural Drawings'

**Building Floor Slab:**

- 100mm Thick reinforced concrete slab
- SE62 Mesh reinforcing central in slab
- Damp Proof Membrane
- 25mm of Sand blinding
- 150mm layers of compacted hard fill (to 600mm max.)

**Outdoor Paths:**

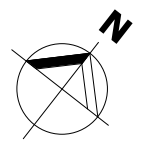
- 125mm thick reinforced concrete slab
- 150mm layer of compacted hard fill (to 600mm max.)

**Notes:**

1. Ensure 225mm min clearance achieved to ground level
2. Refer specification for concrete finish.
3. All piles to go into good ground
4. All footings min 200mm into natural brown ash unless otherwise noted by Architectural or Structural Drawings
5. Slab concrete strength to be 20MPa @ 28 Days unless otherwise noted by Architectural or Structural Drawings
6. Block infill to be 20MPa

**PILE FOOTINGS**

- P1 500 x 500 x 1100 deep verandah post footing. (0.275m<sup>3</sup> concrete required) post embedded into concrete
- P2 Ordinary pile - 300 x 300 x 300 deep
- P3 Anchor pile - 350 x 350 x 900 deep
- P4 Deck Pile - Refer Structural Drawings



**Foudation Plan**  
1 : 100(A3)

- SSM-E Sewer Main Existing
- Sewer Drain New
- Sewer Waste New
- SW Stormwater New
- DP Downpipe, refer to roof plan for set out
- TV Terminal Vent
- IB Inspection Bend
- RP Rodding Point
- ORG Overflow Relief Gully
- HWC Hot water cylinder
- HT 150 Lock Shield brass hose taps

Stormwater drainage shall comply with NZBC E1/AS1.

Water supply & reticulation shall comply with NZBC G12/AS1.

Notes:

- The positions of underground services on this plan are indicative as to location and are not guaranteed to be accurate or complete.
- All positions should be confirmed on site prior to commencing work.
- Allow to provide air gaps (25mm min. or 2x tap Dia) between the top of the basin and the bottom of their taps for backflow prevention
- Install Lumberlok 'Framing Stud Stiffener' at waste pipe / stud intersections
- Confirm all existing/new underground drain invert levels against design intent prior to undertaking any work, refer any discrepancies to Architect.

PLUMBING & DRAINAGE - AS/NZS 3500

Sanitary plumbing & Drainage shall comply with: AS/NZS 3500.2: 2003 part 2.

Grade of Discharge Pipes:

Table 3.1  
Unless noted otherwise use the following;

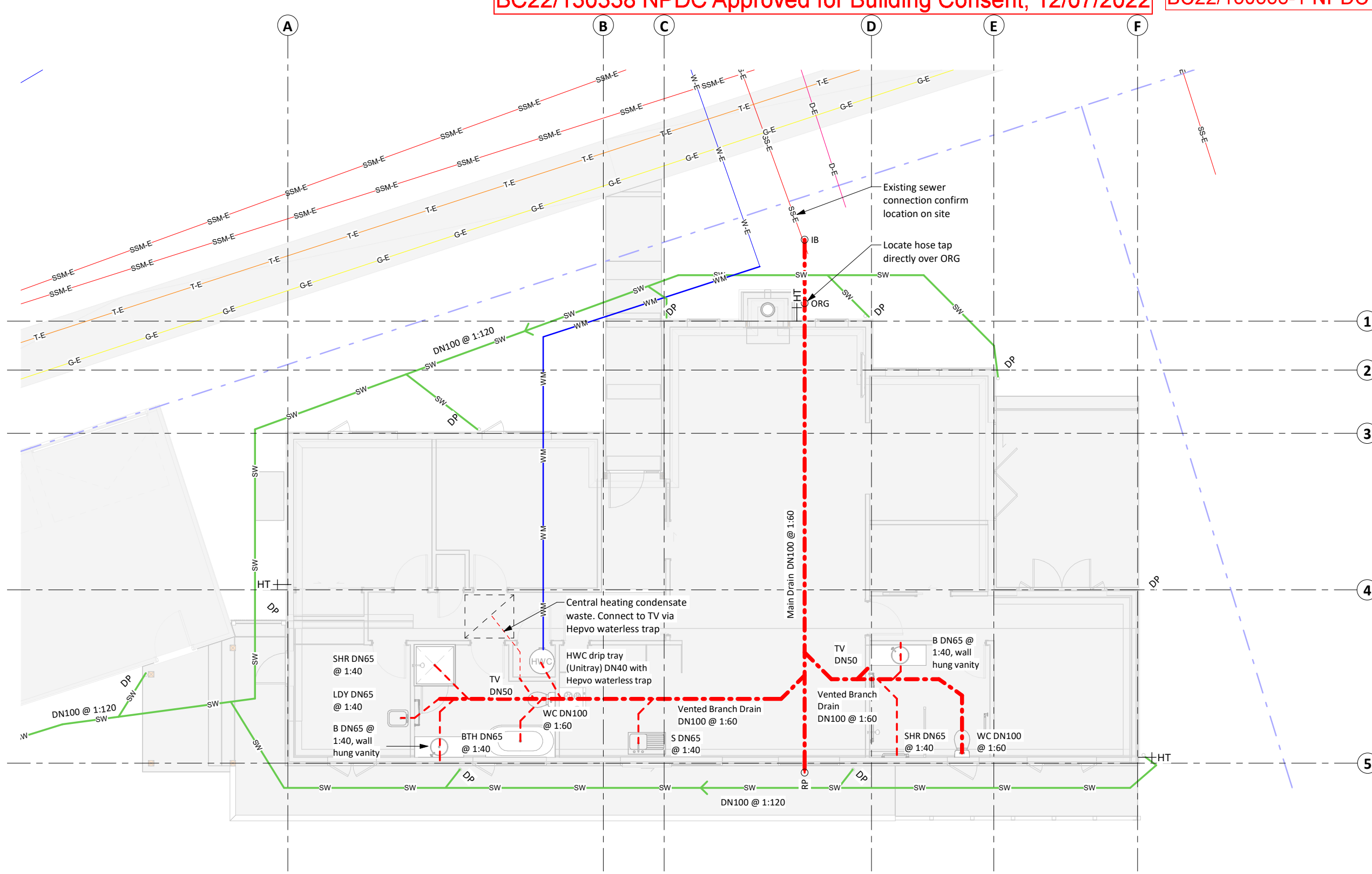
Size	Grade(%)	Grade(Ratio)
DN40	2.50%	1:40
DN50	2.50%	1:40
DN65	2.50%	1:40
DN100	1.65%	1:60

Fixture Load:

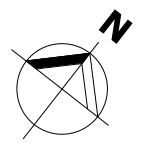
Table 6.1

Fixture	Rating	No	Total
B	1	2	2
BTH	4	1	4
CWM	5	1	5
DWM	3	1	3
LDY	5	1	5
SHR	2	2	4
S	3	1	3
WC-C	4	2	8
Total fixture loading			34

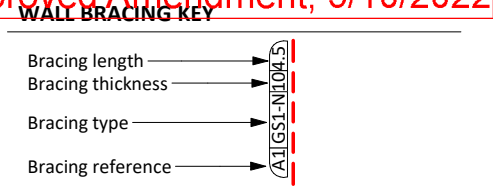
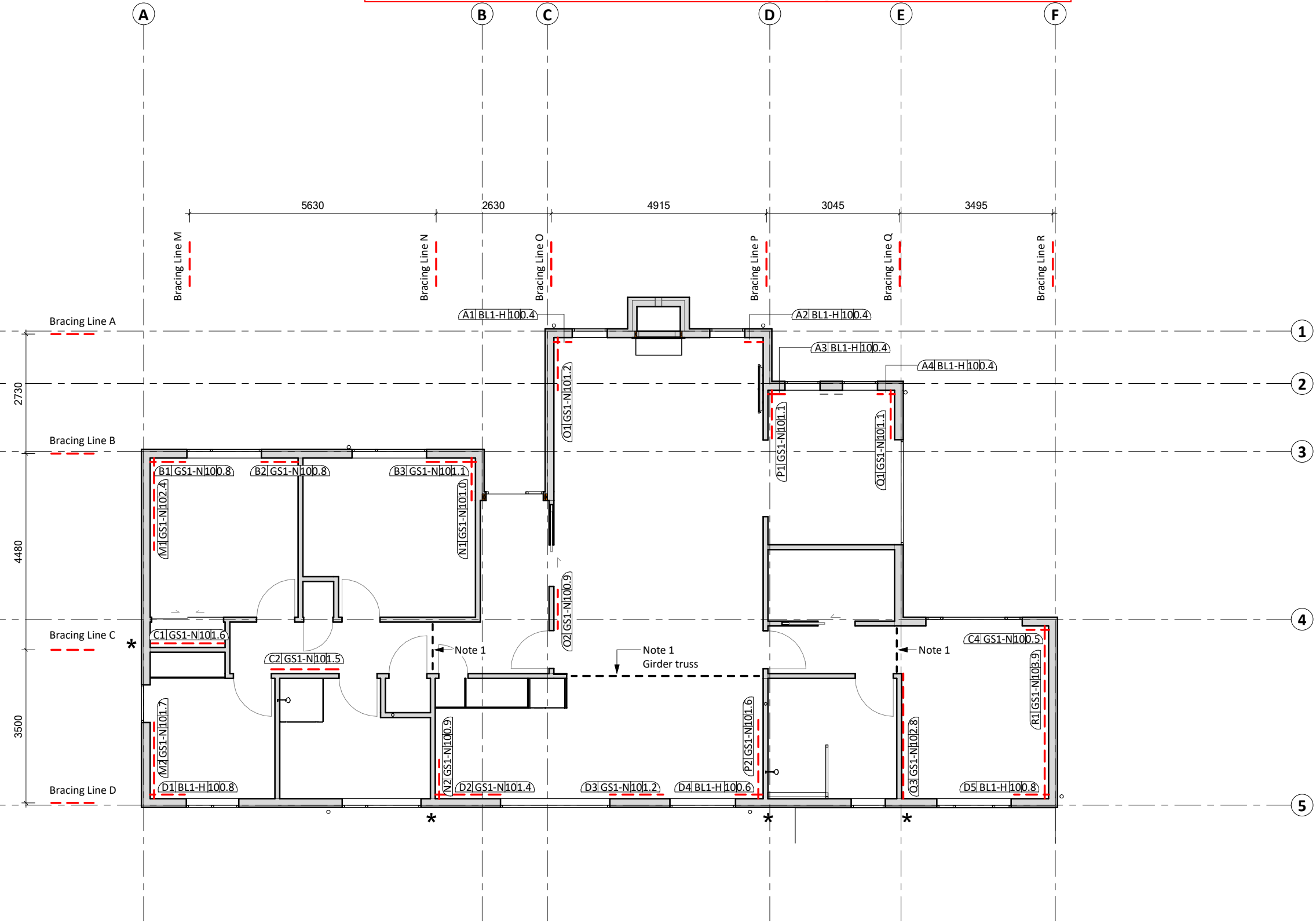
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**Plumbing & Drainage Plan**  
1 : 100(A3)



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\* 6kN connection in accordance with NZS3604:2011 paragraph 8.7.3.4

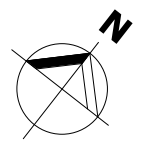
Note 1:  
H1.2 timber framing member connecting internal braced wall top plate and external wall top plates

**Top plate to top plate connection - In-line:**  
Wall shall be jointed according to the bracing capacity of the highest rated individual wall bracing.  
Non bracing wall - 3kN  
Bracing wall < 100BU - 3kN  
Bracing wall > 100BU - 6kN  
Refer to NZS3604:2011 paragraph 8.7.3.3

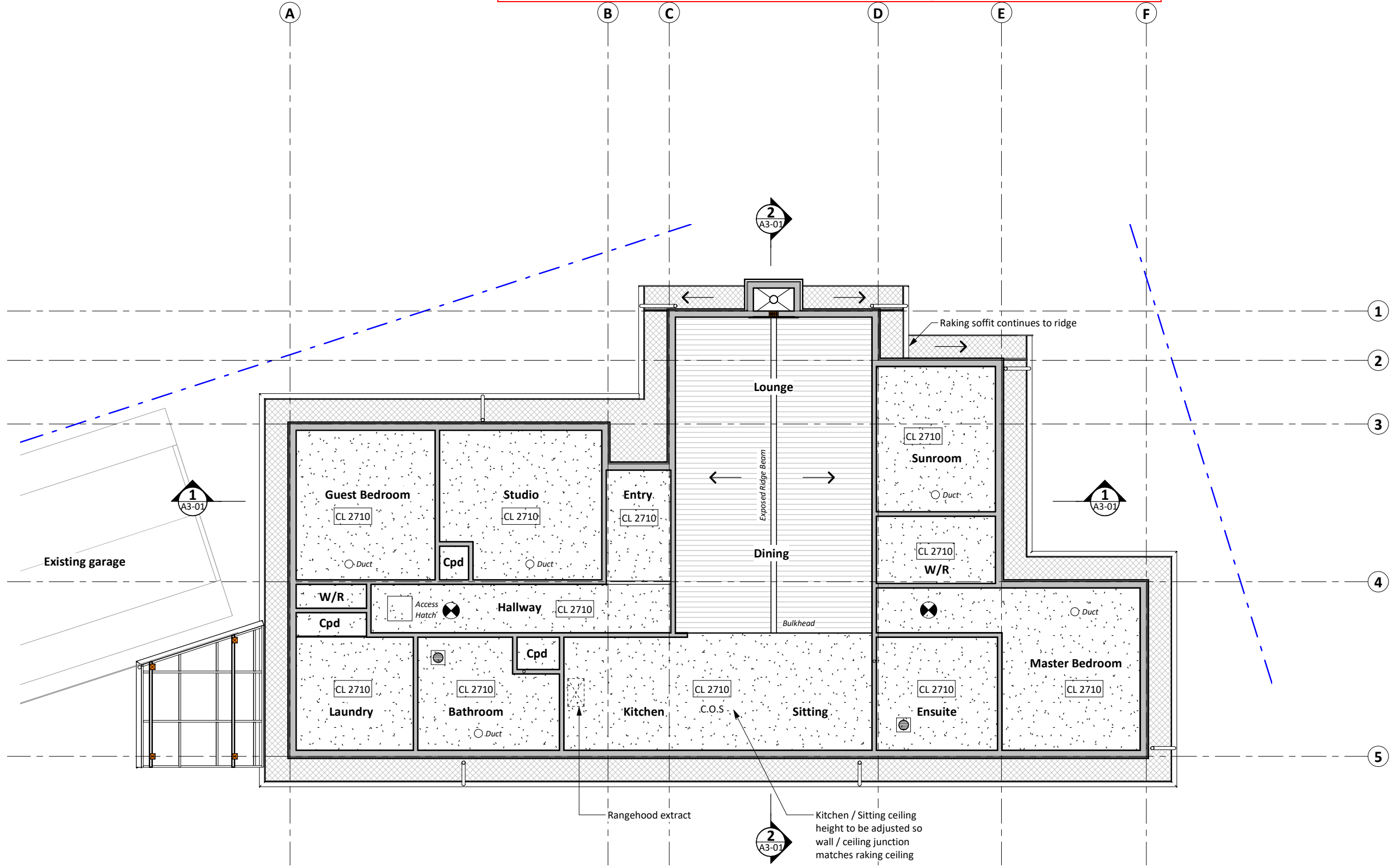
**Top plate to top plate connection of bracing walls - Right angles:**  
For each wall containing wall bracing elements with a total bracing capacity of:  
< 125BU - 6kN, connected to 1 external wall  
125 - 250BU - 6kN, connected to 2 external walls  
>250BU - Fixing not less than 2.4kN per 100 BU, connected to 2 external walls  
Refer to NZS3604:2011 paragraph 8.7.3.4

- Notes
- All exterior walls to have a minimum of 15 bu/s per meter length.
  - Refer to GIB bracing systems - design table 1 and table 2 for clarification of bracing type labels.
  - Refer to calculation sheets for bracing systems attached to specification. All bracing elements to be installed strictly in accordance with the manufactures installation instructions
  - Substitutions are to be approved by architect prior to any changes being made.

**Bracing Plan**  
1 : 100(A3)



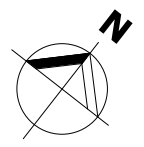
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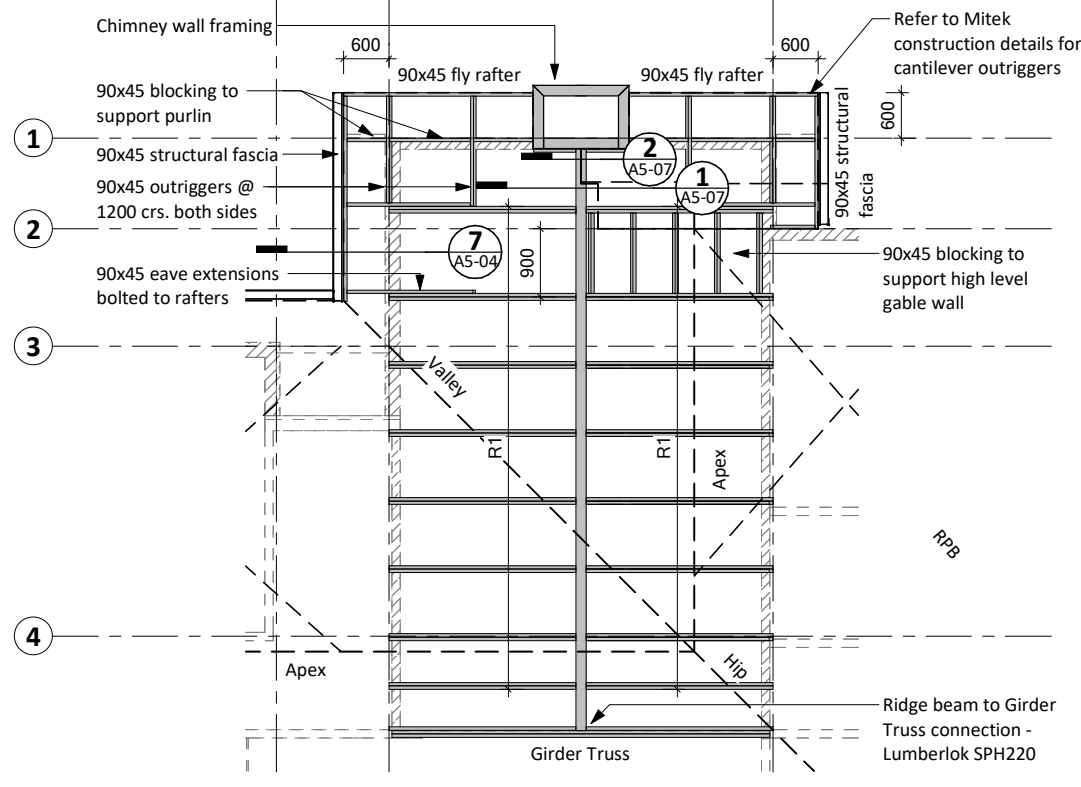


- REFLECTED CEILING LEGEND**
- Ceiling Linings:**
- 13mm Plasterboard in general areas, 13mm Water resistant plasterboard in bathrooms. Stop to level 4 finish.
  - V-Groove plywood panels - 2.7m sheets Clear finished
  - 4.5mm Hardiflex soffit with PVC jointers unless otherwise noted, Paint finished
- General:**
- Flat ceiling. Level relates to height above floor level
  - Bulkhead** 13mm plasterboard bulkhead UNO
  - Ceiling raking (typically to match roof). Arrow denotes ceiling pitching down.
  - Extract fan, refer 'Specification'
  - Duct Ducted heating system outlets. Locations indicative, confirm on site

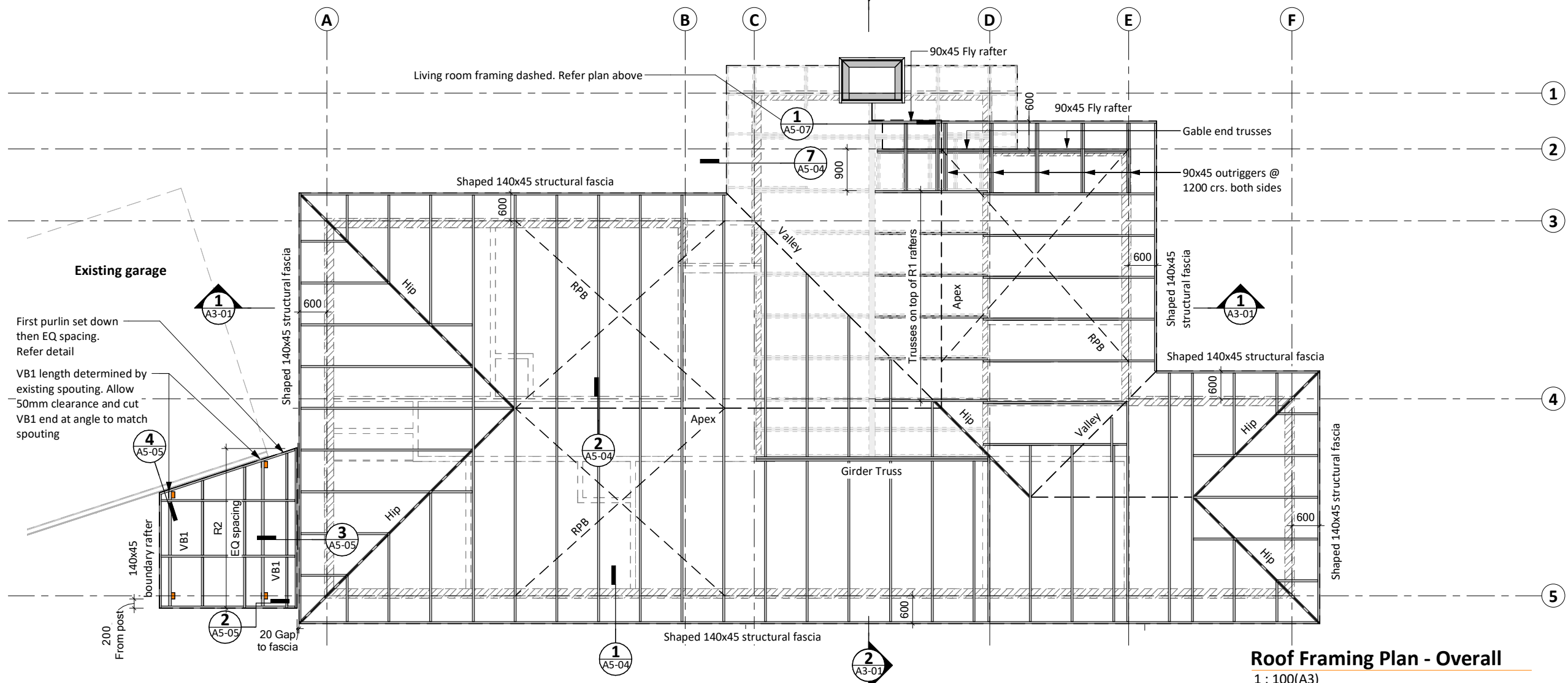
- Ceiling Battens:**
- Raking ceiling - 70x45 H1.2 Timber battens (on flat) @ 600 crs. max.
  - Flat ceiling - 70x35 timber battens or proprietary steel batten system. TBC on site.

**Reflected Ceiling Plan**  
1 : 100(A3)





**Roof Framing Plan - Living Room**  
1 : 100(A3)



**Roof Framing Plan - Overall**  
1 : 100(A3)

**ROOF FRAMING**

Load bearing wall line below

**Roof Plane Bracing:**  
A diagonally opposing pair of continuous steel strips (Lumberlok 0.91x25mm G300 Z275 Galv. steel Strip Brace with tensioners) each having a capacity of 4.0kN in tension, fixed to each top chord or rafter that is intersected, and to the top plate

**Ridge Beam:**  
Prolam PLVL12H3-500150 - 7.9kN uplift connections required through load path to ground.

**Trusses:**  
Pre-fabricated trusses @ 900crs. max. to be designed & built by an approved truss manufacturer and fixed to top plate primarily as per truss manufacturers instructions & secondarily as per (Refer NZS3604: Figure 10.14 & 10.15):

**Rafters:**  
R1 - 2/140x45 SG8 @ 900 crs.  
Fixings are to be Type 'E' as per NZS 3604:2011-table 10.1.  
Fix top of rafter to ridge beam with 2x CPC80  
Fix bottom of rafter to top plate with 1x CPC80.

**Tile Batten:**  
50x40mm H1.2 timber tile batten @ 370 crs. max. fixed to each truss with 2/ 90x3.15 gun nails (0.8kN min. fixing capacity).

**Eave Framing:**  
Eave Bearers - 70x45 SG8 @ 600 crs.  
Ribbon board - 70x45 SG8

**Blocking:**  
Allow for solid timber blocking within roof framing for all rafter mid spans, roof penetrations, wall supports, services etc. & as necessary to complete the job. not shown for clarity

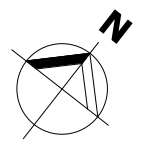
**CANOPY FRAMING**

Load bearing wall line below

**Verandah Beam:**  
VB1 - Prolam PLVL8H3-20075 (190x63)  
Fix to post with 2x S.S M12 Eng. bolts. Refer Detail

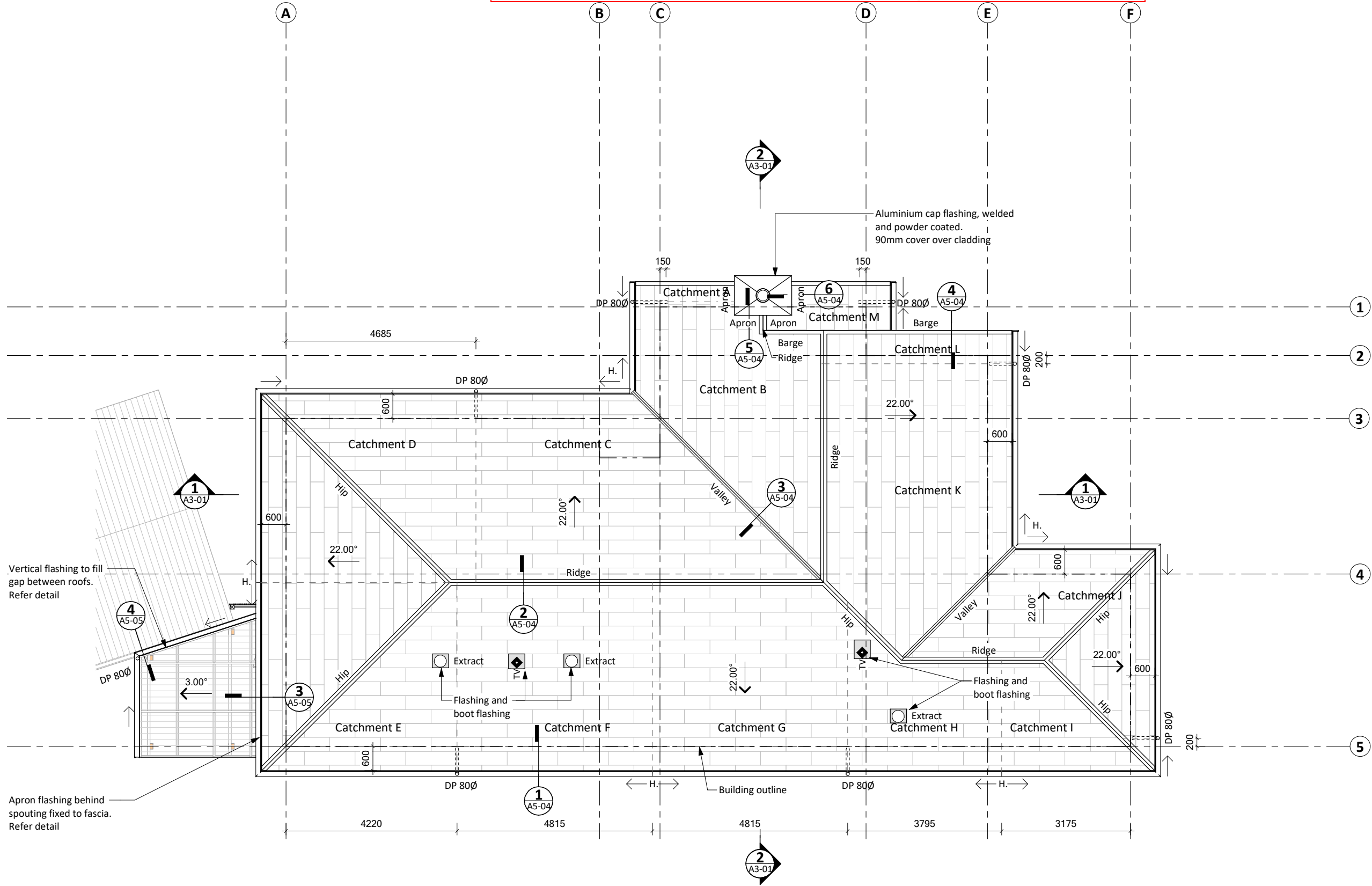
**Rafters:**  
R2 - 140x45 H3.2 SG8 @ 1200 crs. Max.  
Fixings are to be Type 'E' as per NZS 3604:2011-table 10.1.  
Fix to beam with 2x SSCPC40

**Purlins:**  
140x45 H3.2 SG8 cut between rafters  
Fix to rafter with SSJH4790 joist hangers



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- ROOF**
- Stratos pressed steel roofing tile. Refer 'Specification'
  - Translucent profiled roofing over verandah
  - Soaker flashing with boot flashing installed @ a 45° angle to the roof fall for roof penetration
  - H.** Gutter high point
  - Gutter Fall arrow

**Gutter & Downpipe Catchment Area:**

Rain Fall Intensity (RFI 2%) = 161mm

**Spouting:**

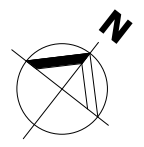
Metalcraft Metalline Quad Gutter = 5425mm<sup>2</sup>  
 Maximum capacity = 29.45m<sup>2</sup>  
 Max actual (Catchment C) = 29.02m<sup>2</sup>

**Downpipes:**

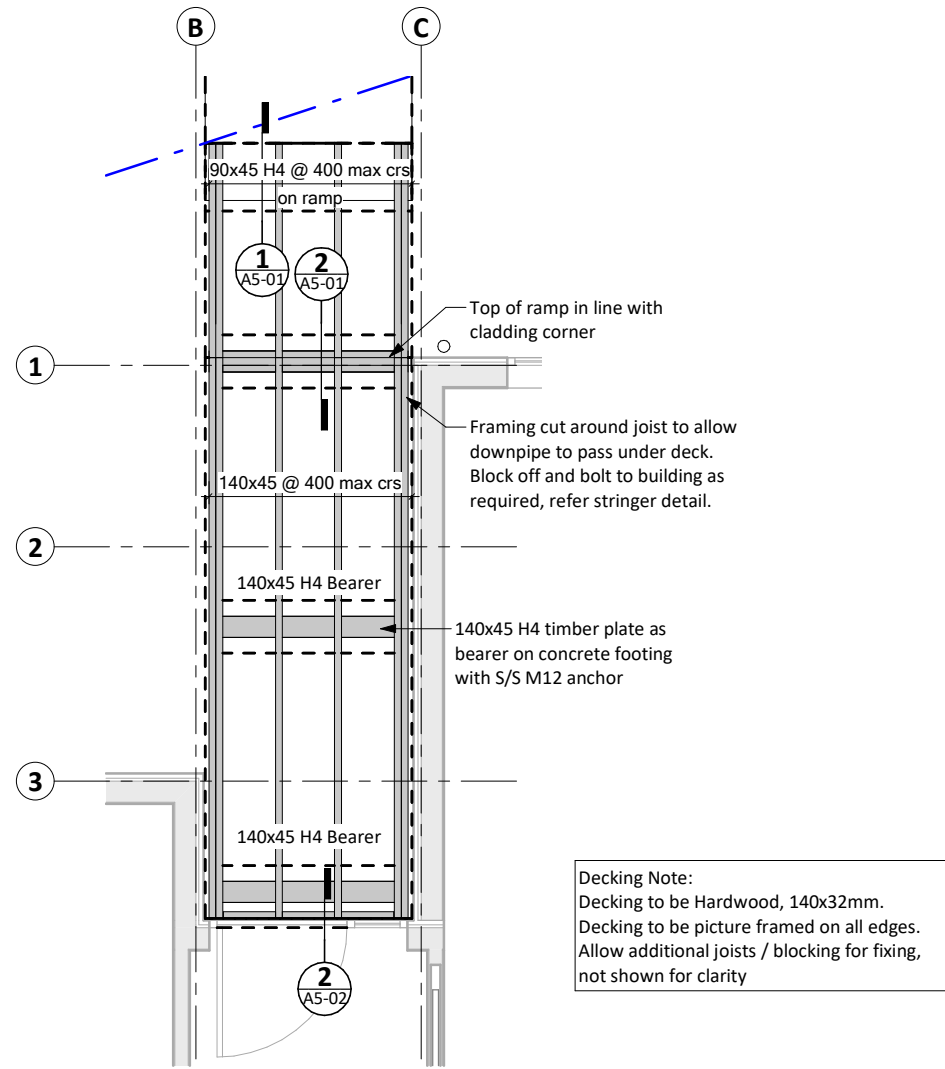
80mm Ø = 63.2m<sup>2</sup>  
 Max actual (Catchment C+D) = 53.6m<sup>2</sup>

Roof Catchment Areas	
Name	Area
Catchment A	1.55 m <sup>2</sup>
Catchment B	20.26 m <sup>2</sup>
Catchment C	29.02 m <sup>2</sup>
Catchment D	24.52 m <sup>2</sup>
Catchment E	22.36 m <sup>2</sup>
Catchment F	22.34 m <sup>2</sup>
Catchment G	22.17 m <sup>2</sup>
Catchment H	11.21 m <sup>2</sup>
Catchment I	6.94 m <sup>2</sup>
Catchment J	16.63 m <sup>2</sup>
Catchment K	28.96 m <sup>2</sup>
Catchment L	3.21 m <sup>2</sup>
Catchment M	5.04 m <sup>2</sup>

**Roof Plan**  
1 : 100(A3)

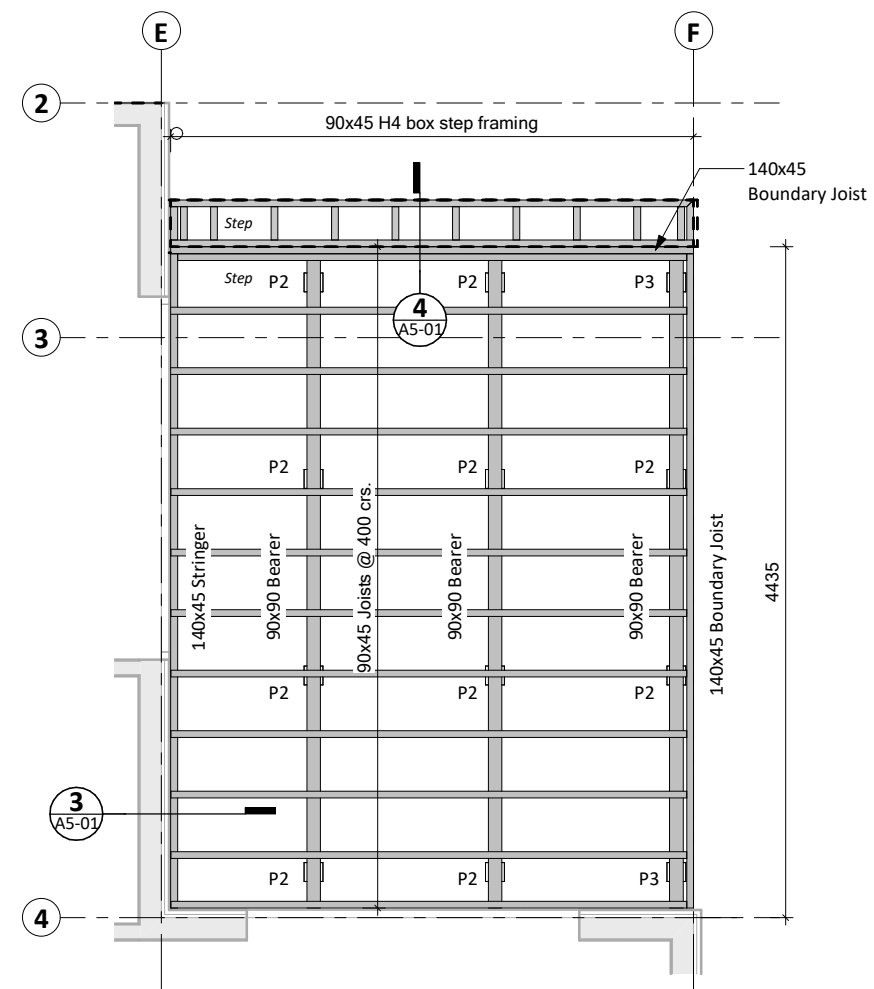


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**Entry Deck - Framing Plan**  
1 : 50(A3)

**Decking Note:**  
Decking to be Hardwood, 140x32mm.  
Decking to be picture framed on all edges.  
Allow additional joists / blocking for fixing,  
not shown for clarity



**Front Deck - Framing Plan**  
1 : 50(A3)

**DECK FRAMING NOTES**

All deck framing to be constructed strictly in accordance with NZS 3604:2011  
All timber to be SG8 unless noted otherwise.

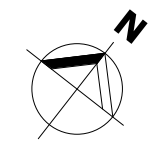
**Timber Treatment:**  
Piles - H5  
In contact with ground - H4  
All other - H3.2

**Fixings:**  
All bolts, nail, screws and brackets to be stainless steel

**Joist Hangers:**  
150mm Deep Joists = JH 47x90

- Piles:**
- P1 Verandah Post -135x135 Prolam PLP12H5-150. Bearer notched into post 30mm and fixed with 1x S.S M12 bolt c/w washers. Continues to support verandah beams
  - P2 Ordinary Pile - 125x125 H5. Pile under bearer fixed with 1x wire dog each side and 2x skewed nails
  - P3 Anchor Pile - 125x125 H5. Pile under bearer. 12kN connection - 2x Nailon plates bearer / pile connection. 8x ceiling ties to joists, 4 to each joists adjacent to pile
  - P4 Deck Pile - 150 SED, refer to 'Structural Drawings'. 12kN connection - 2x Nailon plates bearer / pile connection. 8x ceiling ties to joists, 4 to each joists adjacent to pile

**Note:**  
Piles minimum 150mm clear of ground. DPC between piles and bearers if ground clearance is 150 - 300mm



All deck framing to be constructed strictly in accordance with NZS 3604:2011  
All timber to be SG8 unless noted otherwise.

**Timber Treatment:**  
Piles - H5  
In contact with ground - H4  
All other - H3.2

**Fixings:**  
All bolts, nail, screws and brackets to be stainless steel

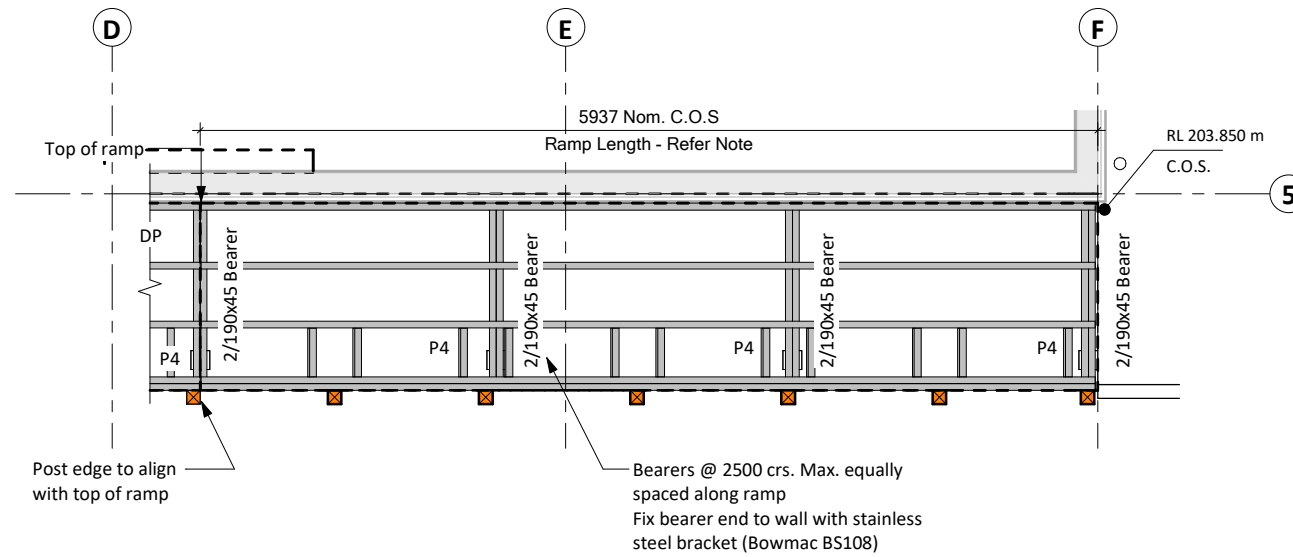
**Joist Hangers:**  
150mm Deep Joists = JH 47x90

- Piles:**
- P1 Verandah Post - 135x135 Prolam PLP12H5-150. Bearer notched into post 30mm and fixed with 1x S.S M12 bolt c/w washers. Continues to support verandah beams
  - P2 Ordinary Pile - 125x125 H5. Pile under bearer fixed with 1x wire dog each side and 2x skewed nails
  - P3 Anchor Pile - 125x125 H5. Pile under bearer. 12kN connection - 2x Nailon plates bearer / pile connection. 8x ceiling ties to joists, 4 to each joists adjacent to pile
  - P4 Deck Pile - 150 SED, refer to 'Structural Drawings'. 12kN connection - 2x Nailon plates bearer / pile connection. 8x ceiling ties to joists, 4 to each joists adjacent to pile

**Note:**  
Piles minimum 150mm clear of ground. DPC between piles and bearers if ground clearance is 150 - 300mm

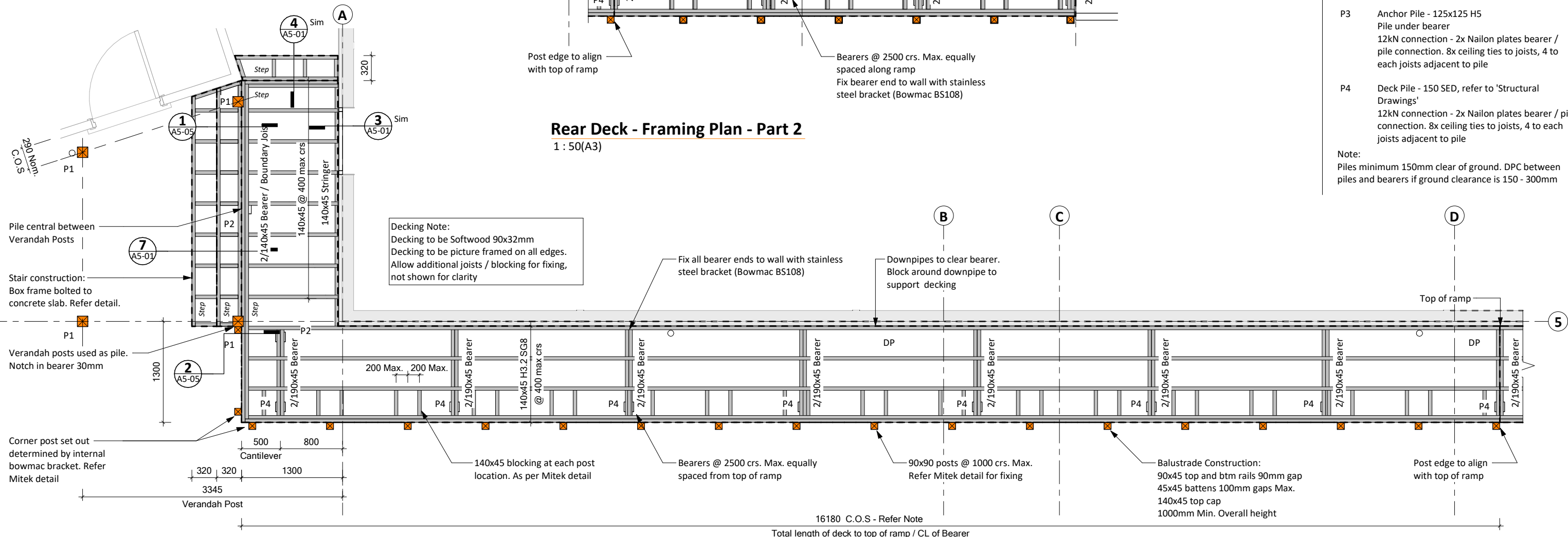
**Ramp Note:**

- Ramp 1:12 slope Max (4.75°).
- Bottom of ramp RL Level shown is assumed.
- Confirm finished concrete level at bottom of ramp prior to deck construction.
- Calculate required length of ramp based on confirmed site RL's (or consult with Architect once RL's confirmed)
- Adjust top of ramp location only if slope exceeds maximum allowable.



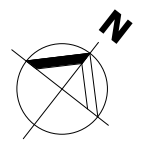
**Rear Deck - Framing Plan - Part 2**  
1 : 50(A3)

**Decking Note:**  
Decking to be Softwood 90x32mm  
Decking to be picture framed on all edges.  
Allow additional joists / blocking for fixing, not shown for clarity

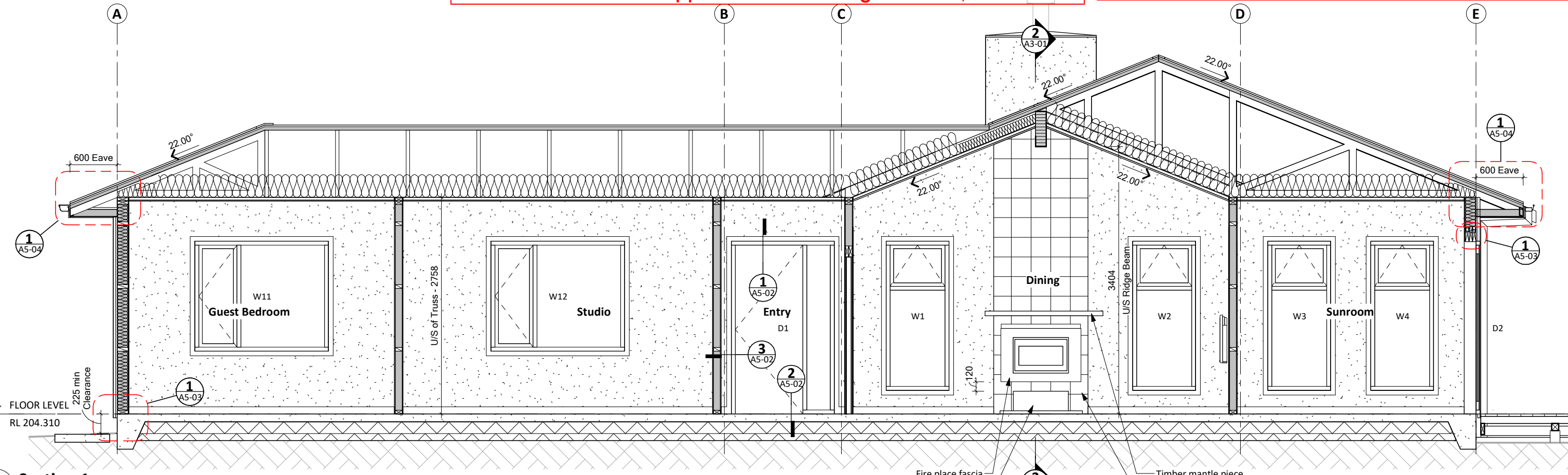


**Rear Deck - Framing Plan - Part 1**  
1 : 50(A3)

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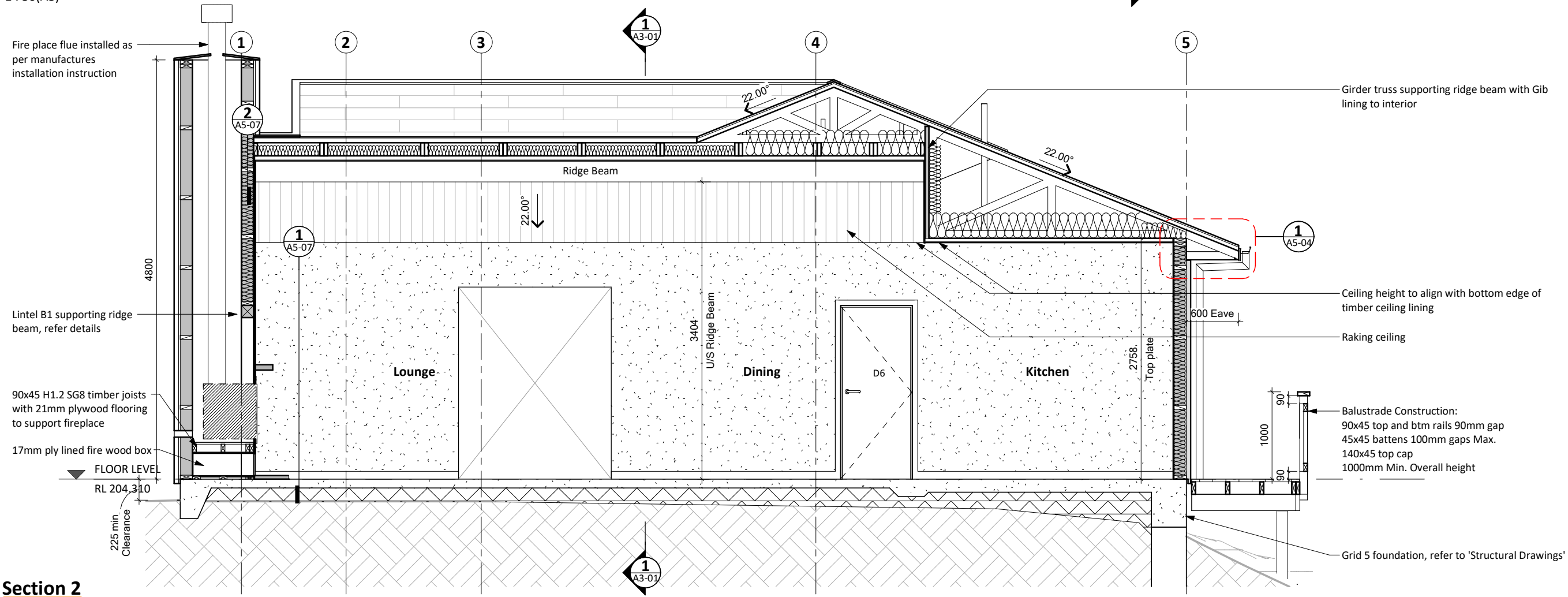


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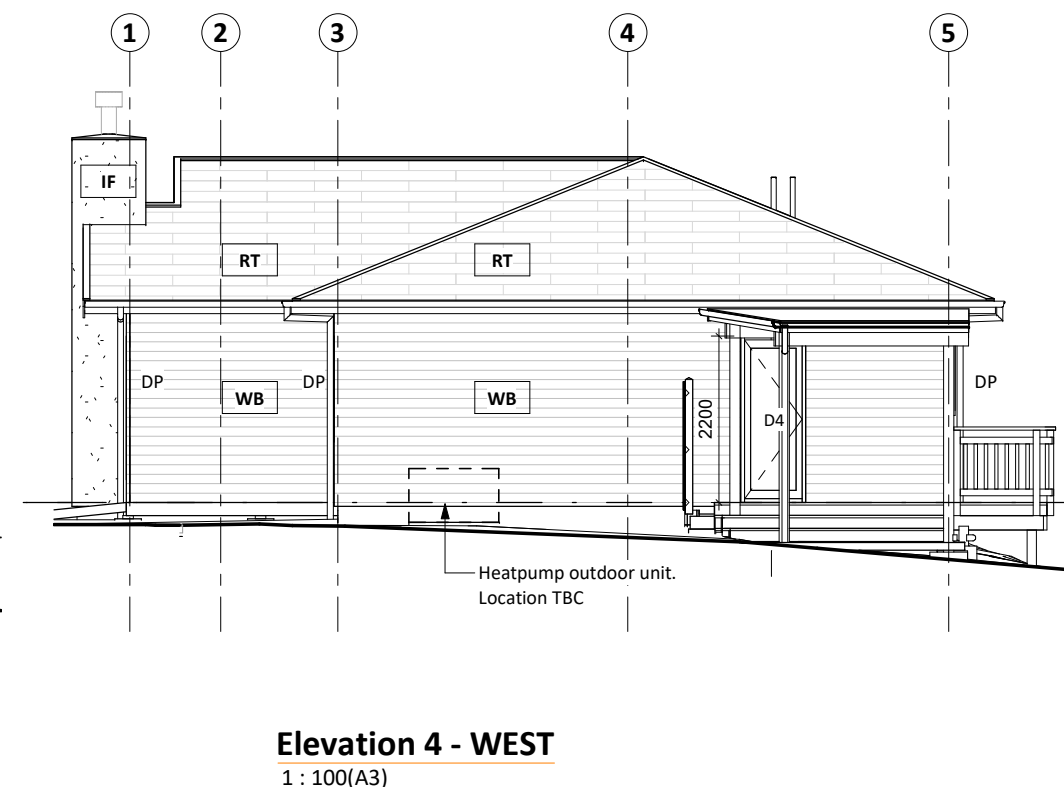
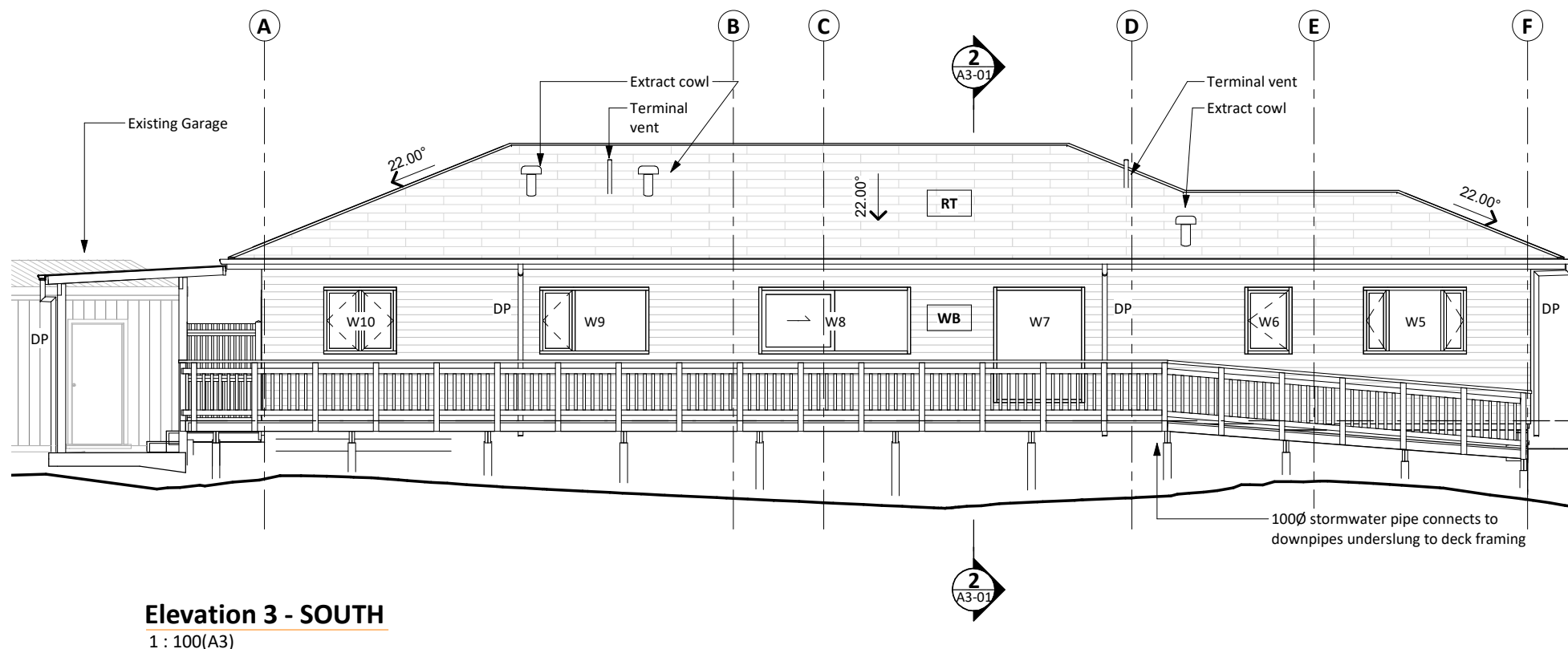
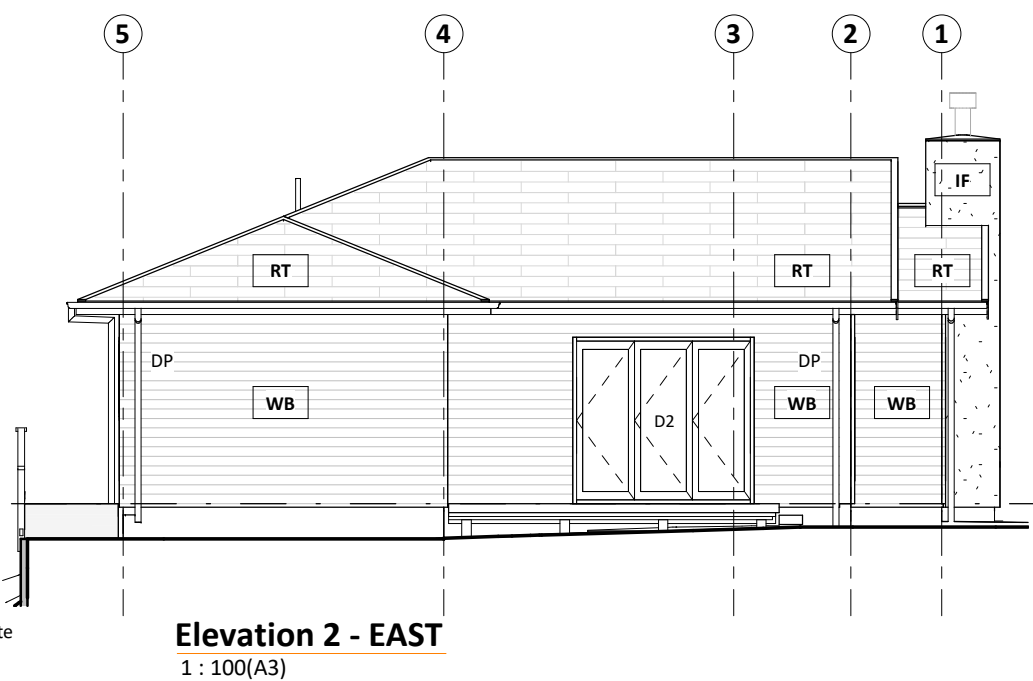
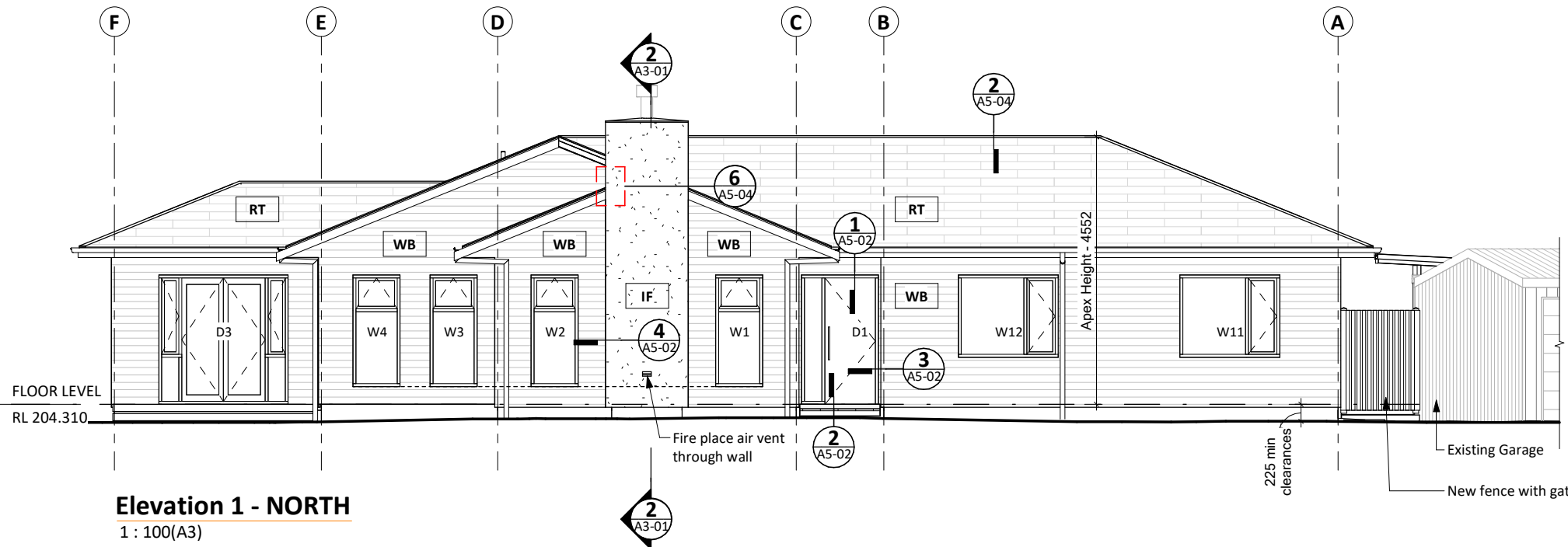
**1 Section 1**  
A2-01 1 : 50(A3)

Fire place fascia  
Fire wood box  
Timber mantle piece  
Feature tiles TBC with client



**2 Section 2**  
A2-01 1 : 50(A3)

Girder truss supporting ridge beam with Gib lining to interior  
Ceiling height to align with bottom edge of timber ceiling lining  
Raking ceiling  
Balustrade Construction:  
90x45 top and btm rails 90mm gap  
45x45 battens 100mm gaps Max.  
140x45 top cap  
1000mm Min. Overall height  
Grid 5 foundation, refer to 'Structural Drawings'



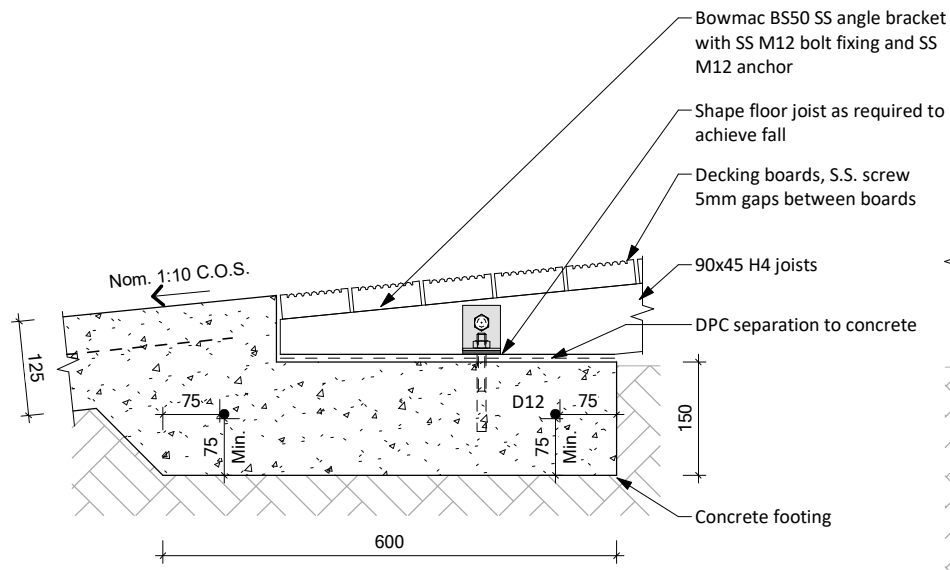
**CLADDING TYPES**

<b>WB</b>	AW62P 187x18mm abodo vulcan preprimed weatherboard cladding on 20mm cavity batten, refer 'Specification'
<b>IF</b>	Integra light weight concrete facade system cladding, Refer 'Specification'
<b>RT</b>	Stratos pressed steel roofing tile. Refer 'Specification'

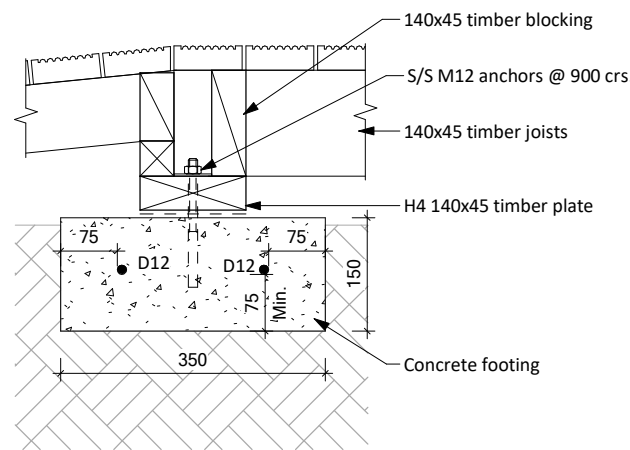
**BUILDING ENVELOPE RISK MATRIX**  
Description: Eg Worst case elevation or South

Risk Factor	Risk	Subtotal
Wind Zone	Very High	2
Number of Storeys	Low	0
Roof / Wall Intersection Design	Low	0
Eaves Width	Very High	5
Envelope Complexity	Low	0
Deck Design	Low	0
<b>TOTAL RISK SCORE</b>		<b>7</b>

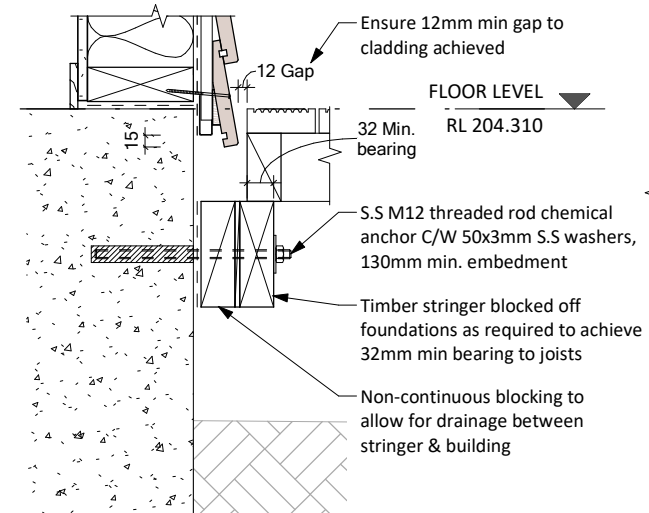
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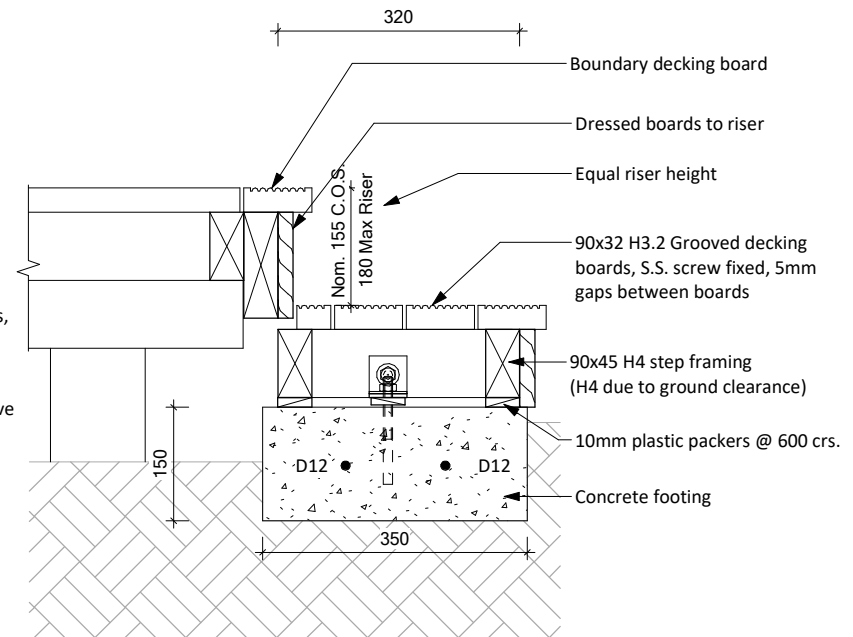
**1 Bottom of Ramp Detail**  
A2-03 1 : 10(A3)



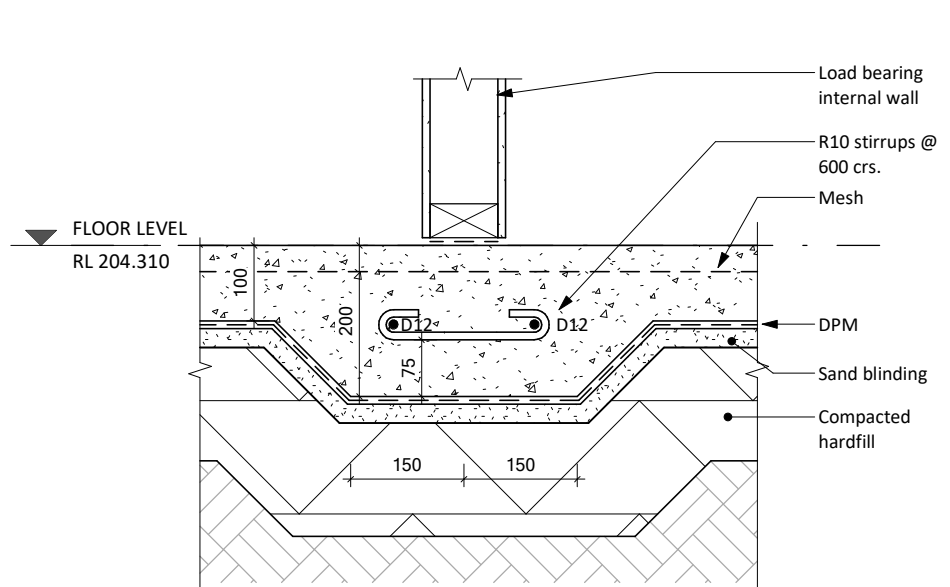
**2 Top of Ramp**  
A2-03 1 : 10(A3)



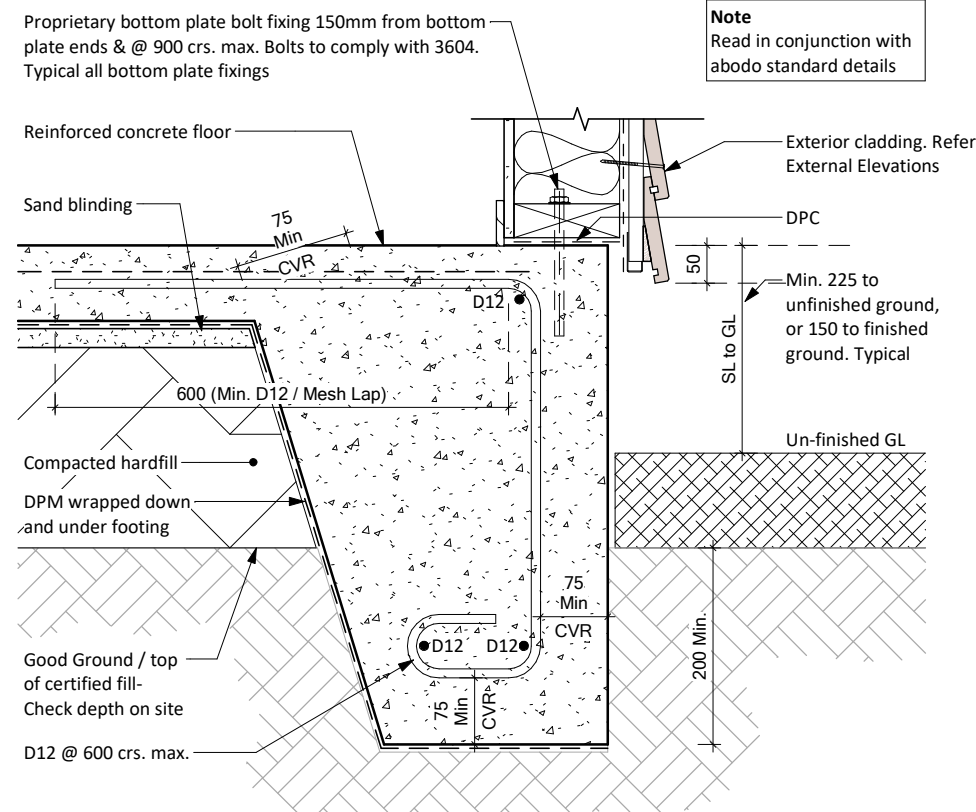
**3 Deck Stringer Detail**  
A2-10 1 : 10(A3)



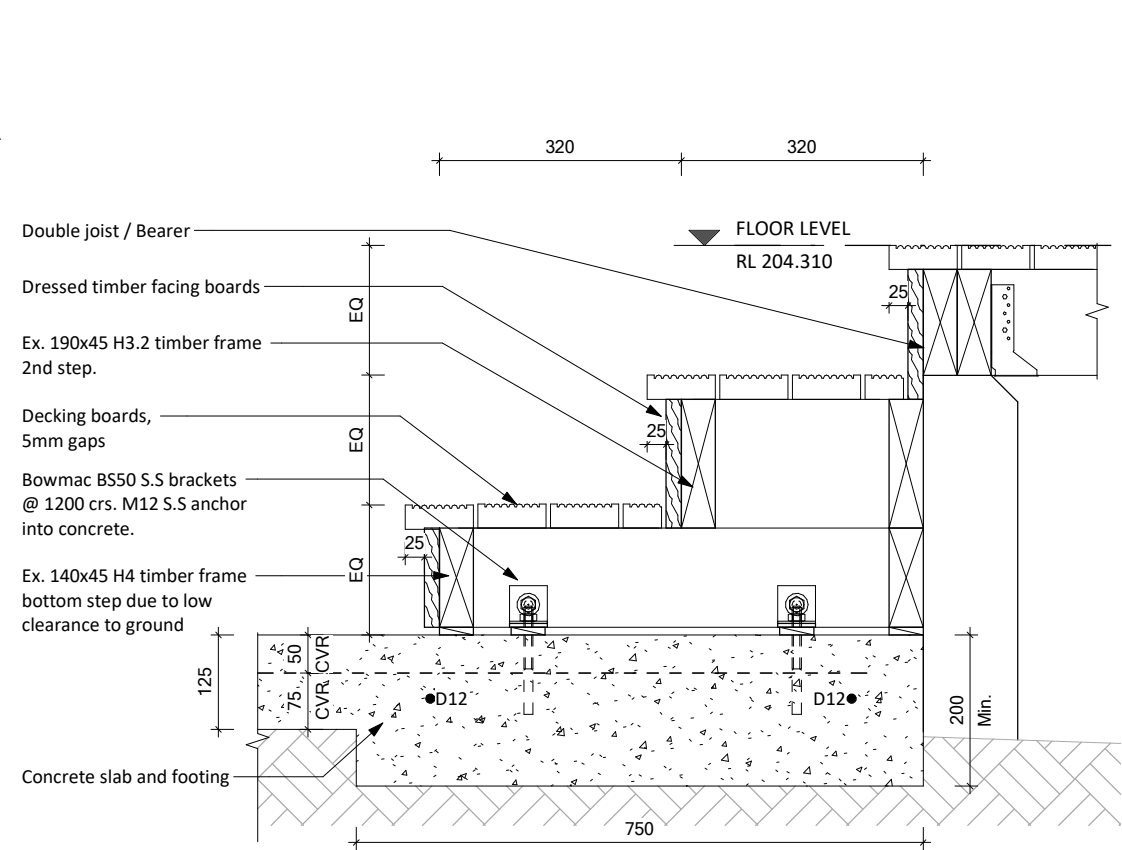
**4 Stair Detail**  
A2-10 1 : 10(A3)



**5 Slab Thickening**  
A2-03 1 : 10(A3)

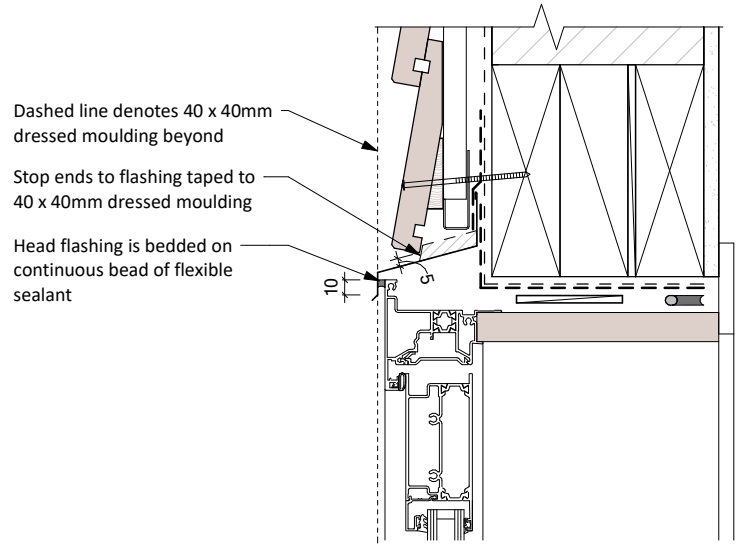


**6 Foundation Detail**  
A2-03 1 : 10(A3)



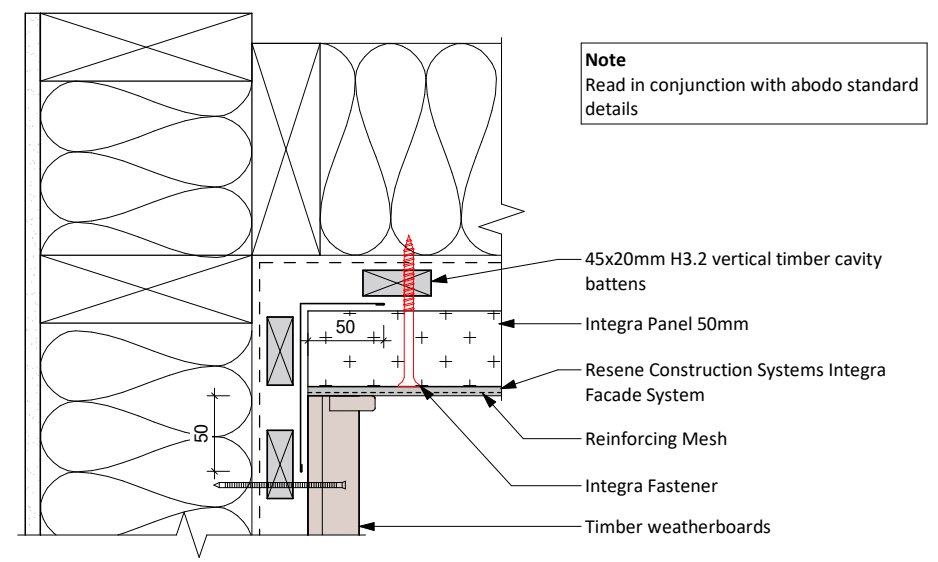
**7 Stair Detail 2**  
A2-11 1 : 10(A3)

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**1 Door Head Detail**  
A3-01 1 : 5(A3)

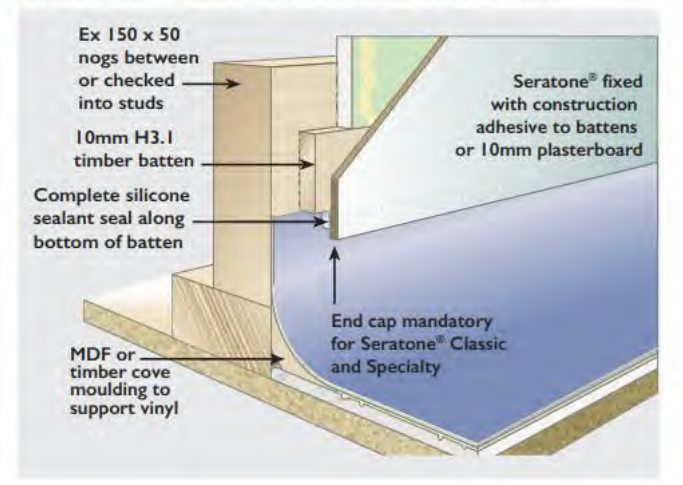
**Note**  
Read in conjunction with abodo standard details 1 / A5-03



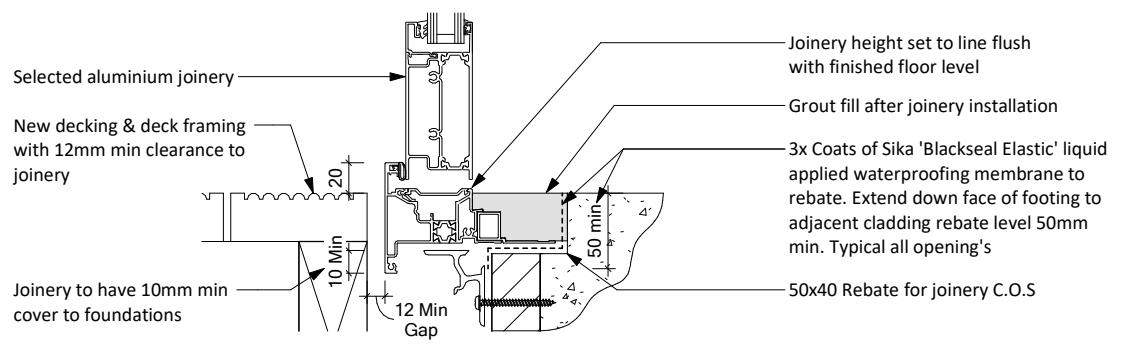
**4 Weatherboard to Integra Internal Corner**  
A4-01 1 : 5(A3)

**Note**  
Read in conjunction with abodo standard details

**Figure 18. Finishing Seratone® against covered vinyl**

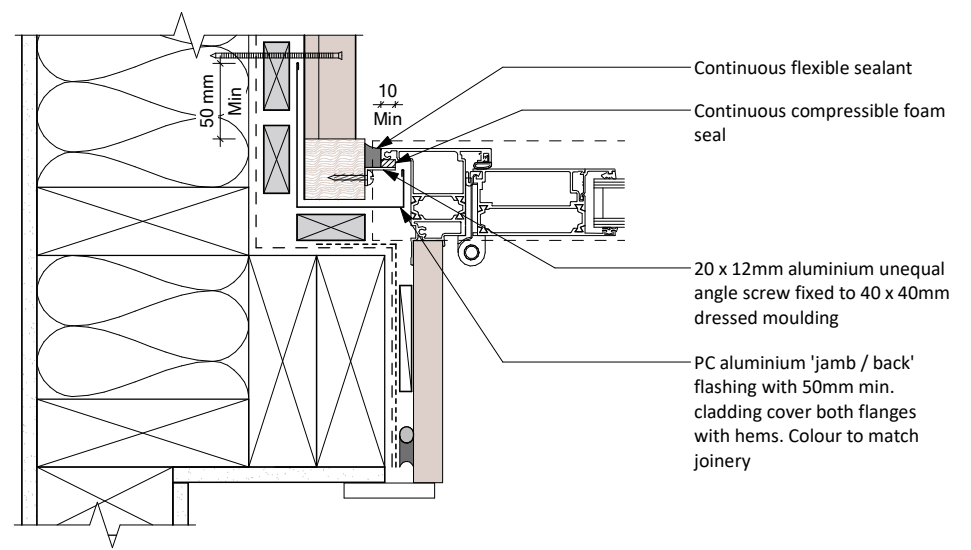


**Seratone / Flooring Junction**  
NTS(A3)



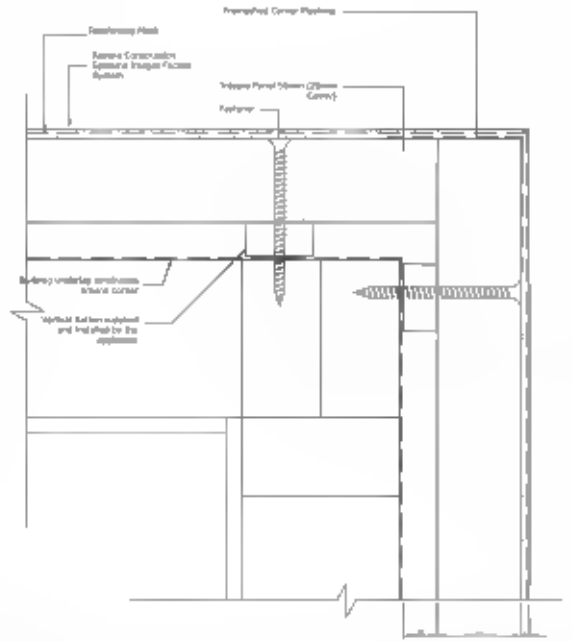
**2 Door Sill Detail**  
A2-10 1 : 5(A3)

**Note**  
Read in conjunction with abodo standard details 1 / A5-03

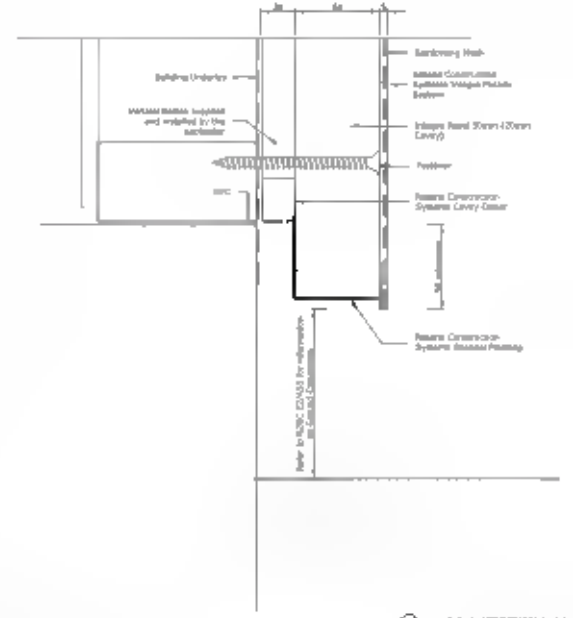


**3 Door Jamb**  
A2-01 1 : 5(A3)

**Note**  
Read in conjunction with abodo standard details 1 / A5-03



**Integra Panel Standard Details**  
Not to Scale



Resene Construction Systems logo and contact information: Resene Construction Systems, 110-112 Parnell Road, Auckland, New Zealand. Phone: +64 9 232 2200. Website: www.resene.co.nz

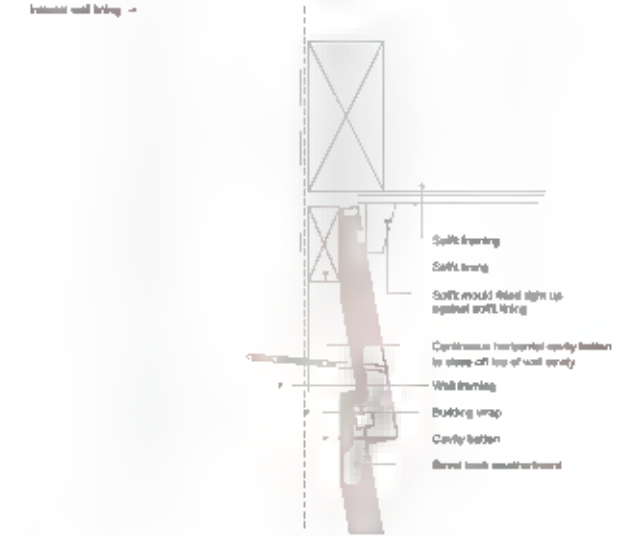
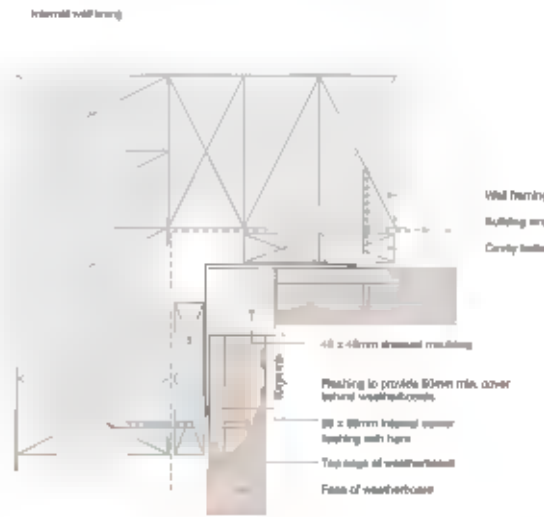
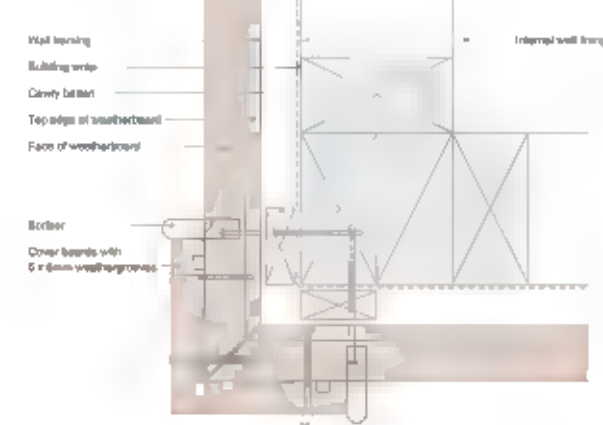
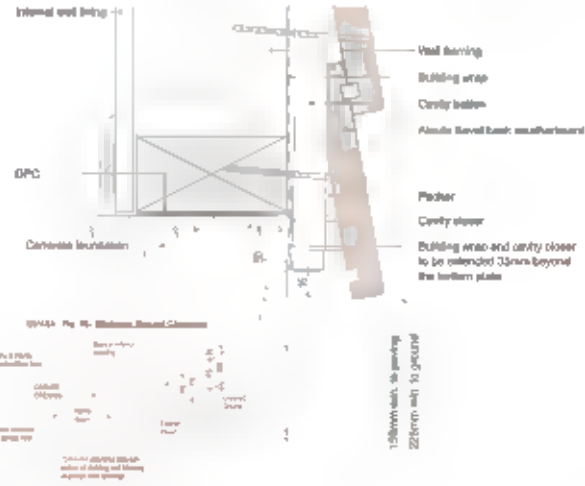
Copyright of this design is reserved to Ardern Peters Architects Ltd - Contractors must verify all dimensions on site prior to commencing any work - Do not scale drawings

1. Weatherboards must be secured with at least one nail per edge prior to being
2. Fixing points must be pre-drilled minimum 5mm smaller than the fastener
3. Cut ends and exposed timber must be sealed with an approved sealer or seal coat.

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**ABODO**

Not to scale

Scale: 1:20, 1:40, 1:60, 1:80, 1:100

Project: Drake House

Client: Graham & Robin Drake

Architect: Ardern Peters Architects Ltd.

Detail: **Base of wall - concrete floor**

Code: **B.C.2**

Revision: **01**

**ABODO**

Not to scale

Scale: 1:20, 1:40, 1:60, 1:80, 1:100

Project: Drake House

Client: Graham & Robin Drake

Architect: Ardern Peters Architects Ltd.

Detail: **External 90° Corner - Boxed**

Code: **B.C.9**

Revision: **01**

**ABODO**

Not to scale

Scale: 1:20, 1:40, 1:60, 1:80, 1:100

Project: Drake House

Client: Graham & Robin Drake

Architect: Ardern Peters Architects Ltd.

Detail: **Internal 90° Corner - With Moulding**

Code: **B.C.13**

Revision: **01**

**ABODO**

Not to scale

Scale: 1:20, 1:40, 1:60, 1:80, 1:100

Project: Drake House

Client: Graham & Robin Drake

Architect: Ardern Peters Architects Ltd.

Detail: **Top Of Wall - Flat Soffit**

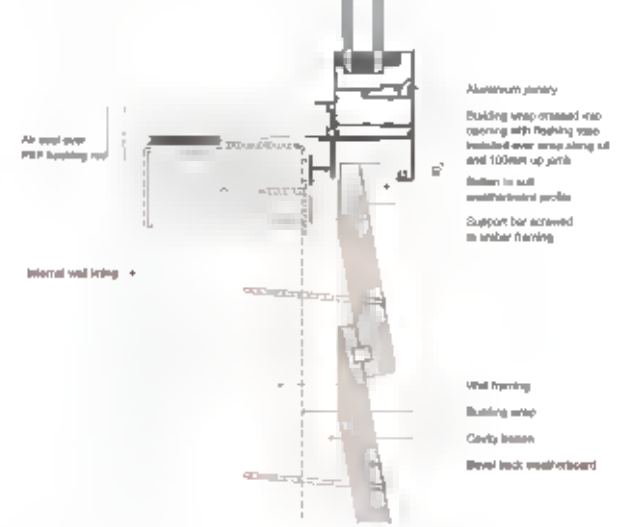
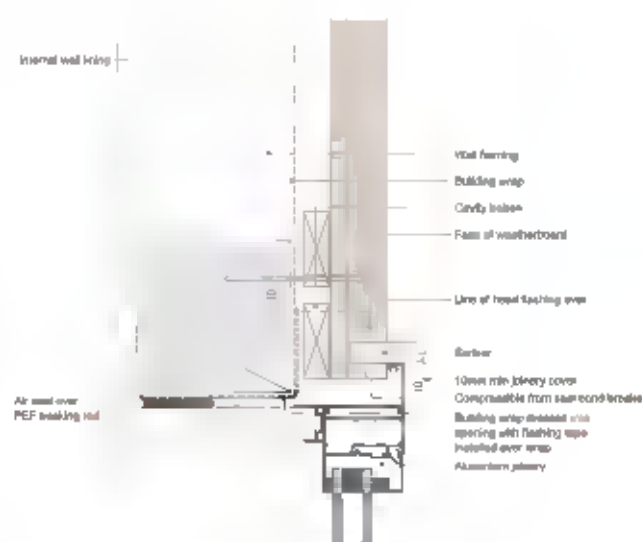
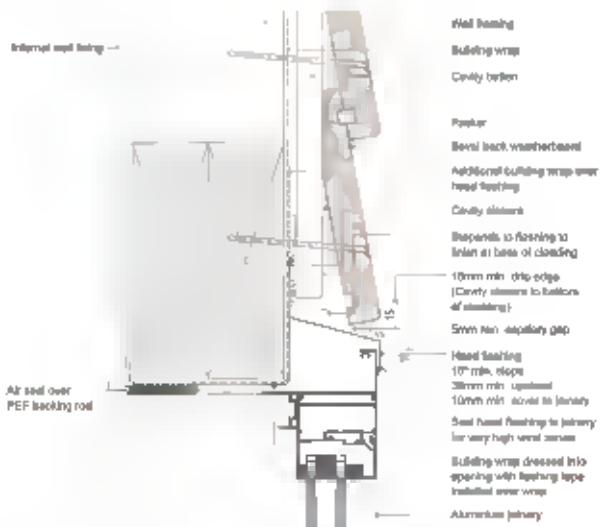
Code: **B.C.25**

Revision: **01**

1. Weatherboards must be secured with at least one nail per edge prior to being
2. Fixing points must be pre-drilled minimum 5mm smaller than the fastener
3. Cut ends and exposed timber must be sealed with an approved sealer or seal coat.

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2. Fixing points must be pre-drilled minimum 5mm smaller than the fastener
3. Cut ends and exposed timber must be sealed with an approved sealer or seal coat.



Note:  
Exterior wall insulation not shown

**ABODO**

Not to scale

Scale: 1:20, 1:40, 1:60, 1:80, 1:100

Project: Drake House

Client: Graham & Robin Drake

Architect: Ardern Peters Architects Ltd.

Detail: **Window Head**

Code: **B.C.30**

Revision: **01**

**ABODO**

Not to scale

Scale: 1:20, 1:40, 1:60, 1:80, 1:100

Project: Drake House

Client: Graham & Robin Drake

Architect: Ardern Peters Architects Ltd.

Detail: **Window Jamb**

Code: **B.C.31**

Revision: **01**

**ABODO**

Not to scale

Scale: 1:20, 1:40, 1:60, 1:80, 1:100

Project: Drake House

Client: Graham & Robin Drake

Architect: Ardern Peters Architects Ltd.

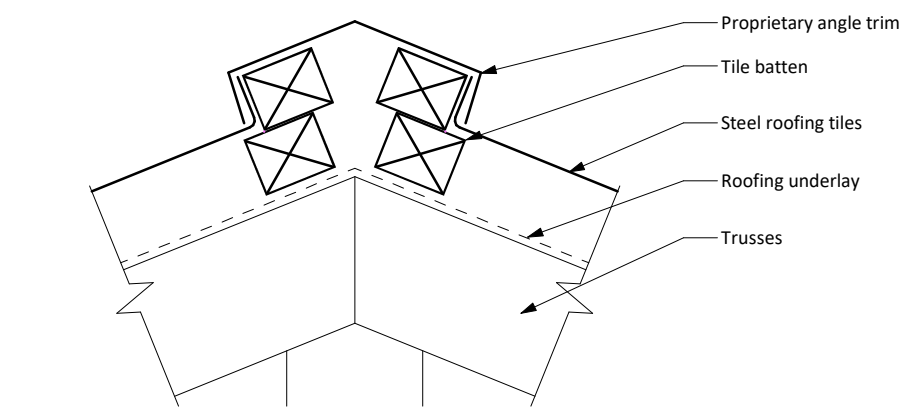
Detail: **Window Sill**

Code: **B.C.32**

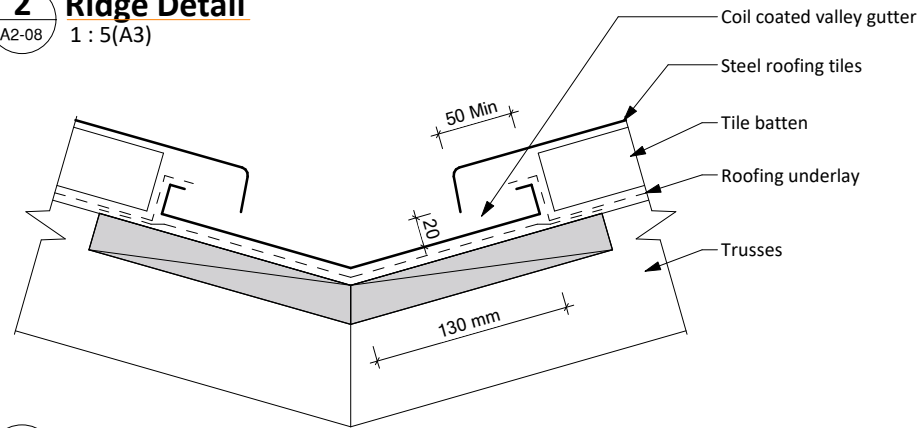
Revision: **01**

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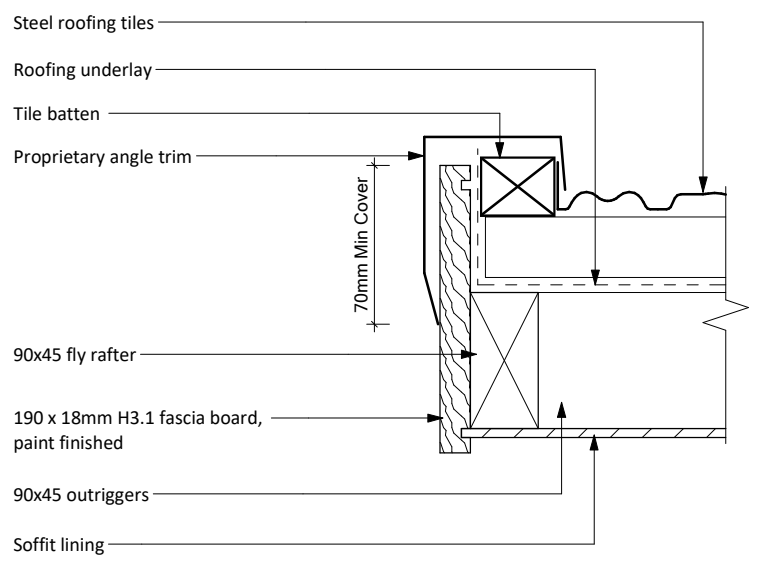
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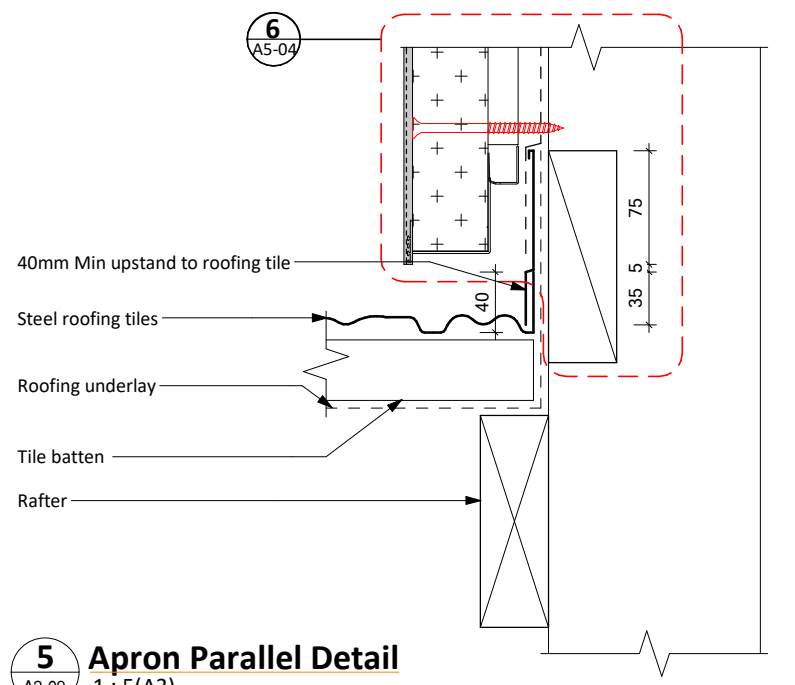
**2 Ridge Detail**  
A2-08 1 : 5(A3)



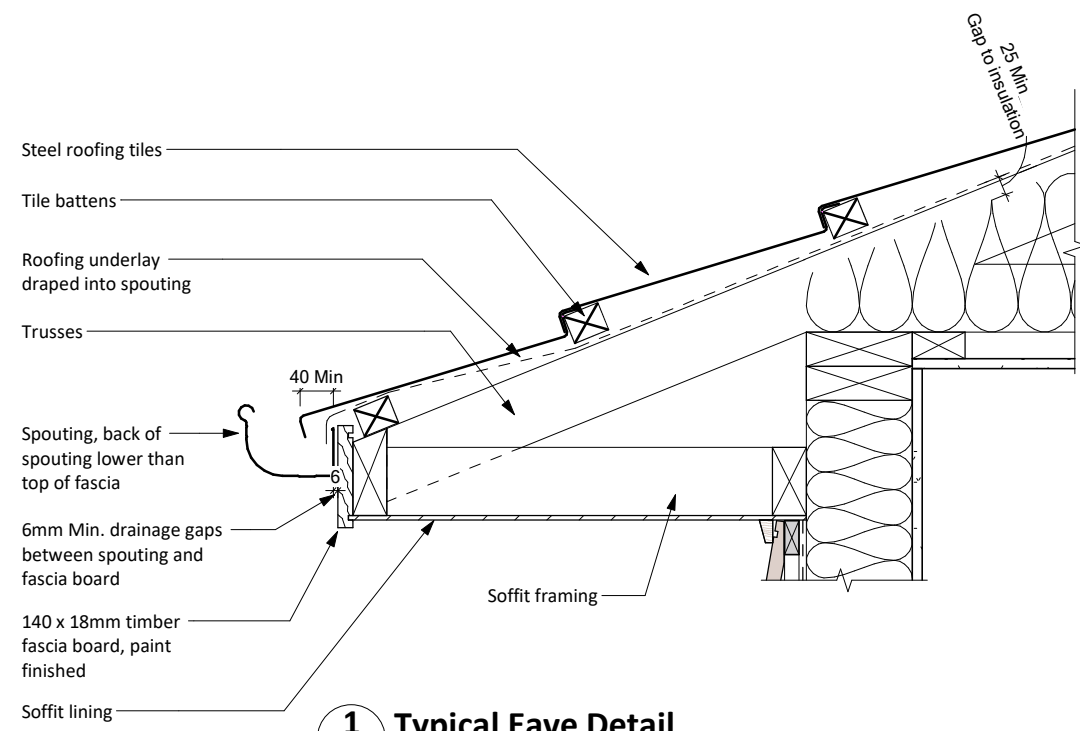
**3 Valley Detail**  
A2-09 1 : 5(A3)



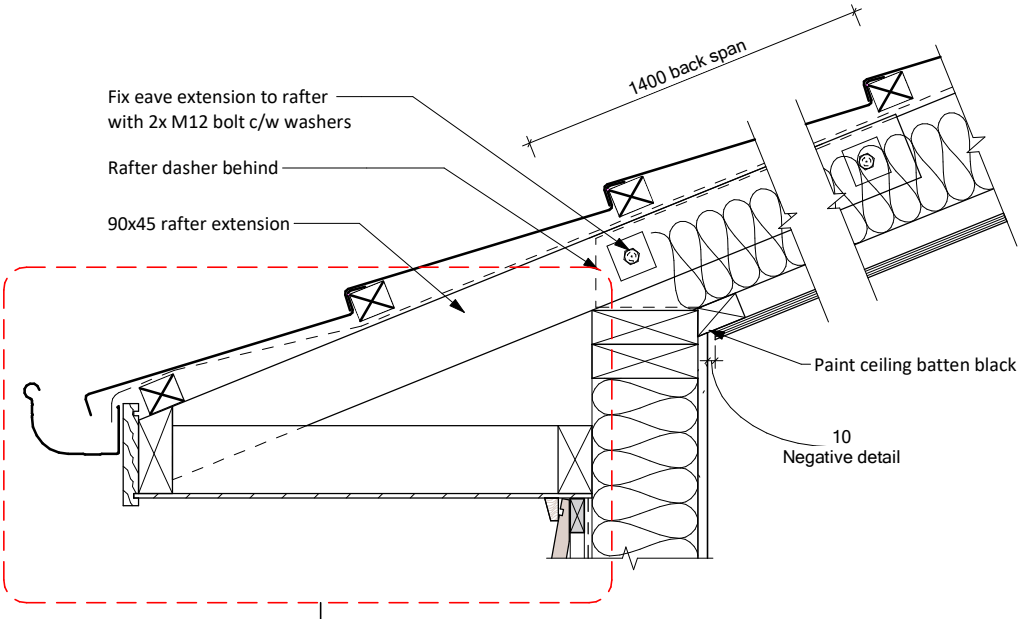
**4 Barge Detail**  
A2-09 1 : 5(A3)



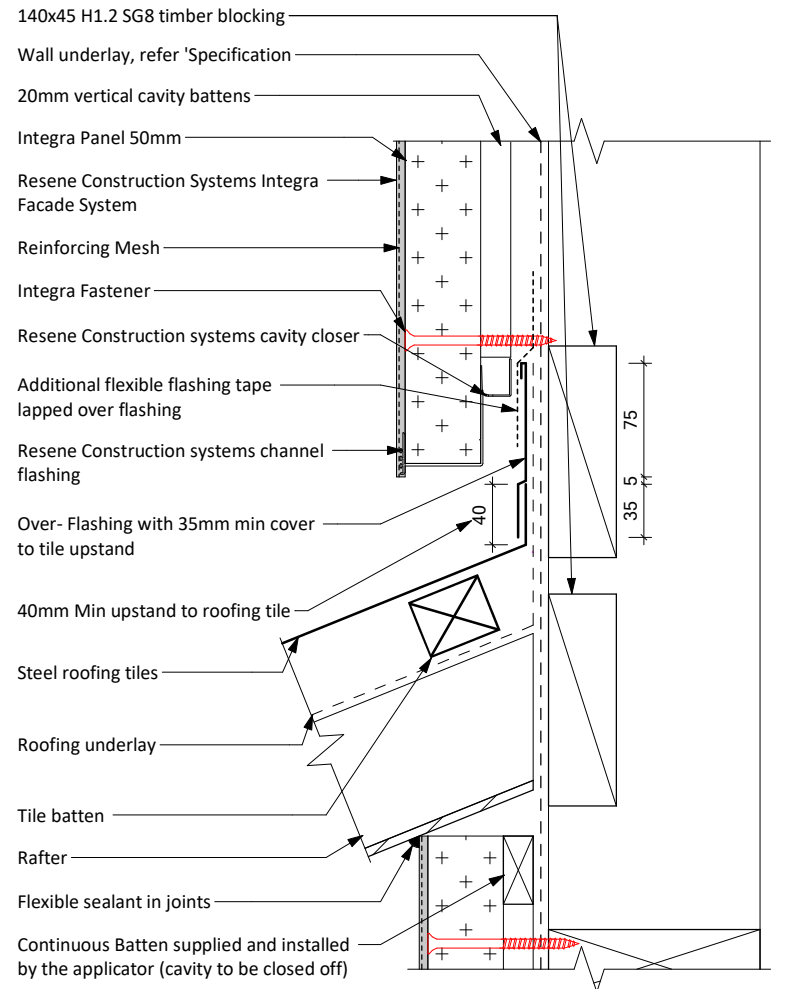
**5 Apron Parallel Detail**  
A2-09 1 : 5(A3)



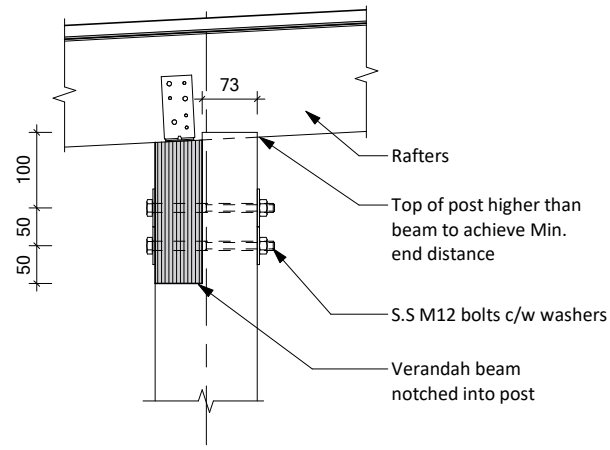
**1 Typical Eave Detail**  
A2-08 1 : 10(A3)



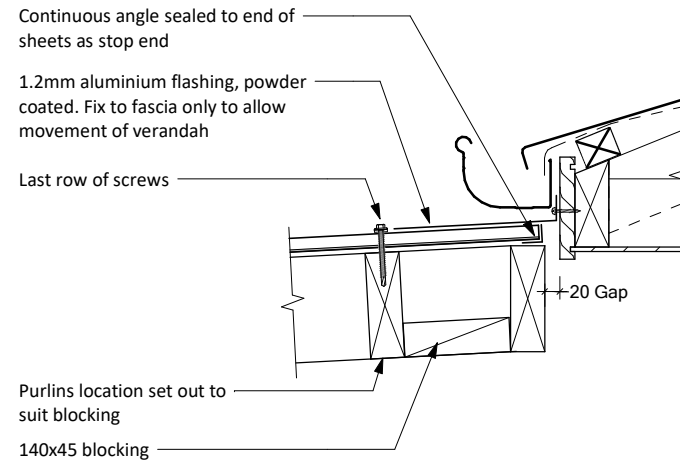
**1**  
A5-04



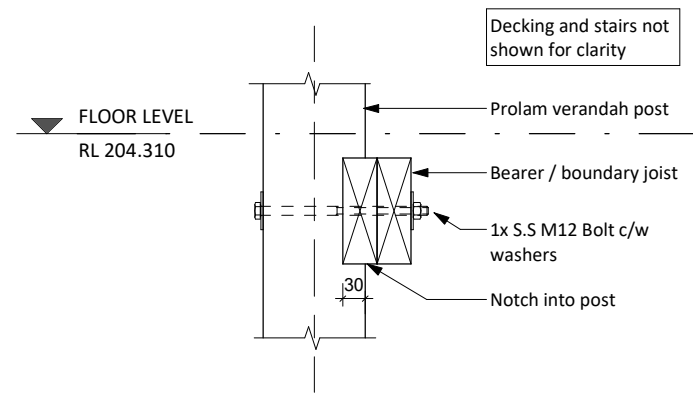
**6 Apron Transverse Detail**  
A2-09 1 : 5(A3)



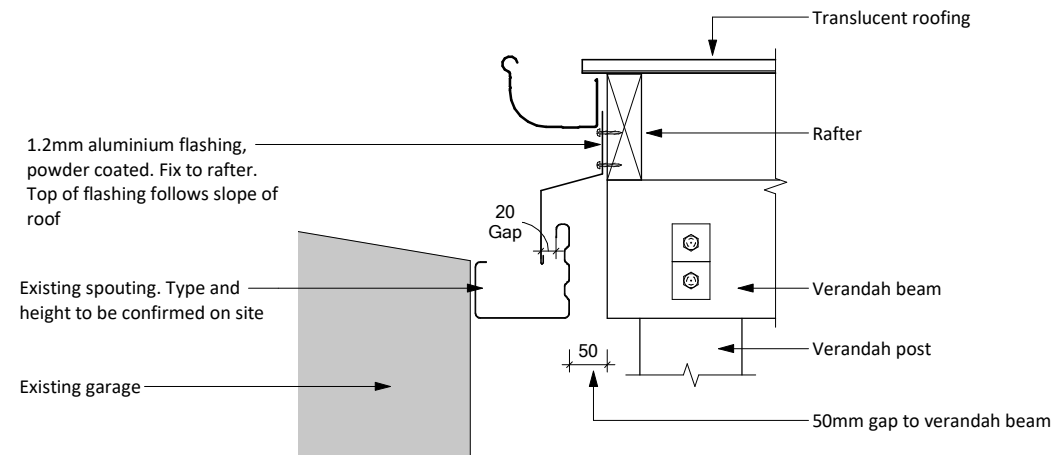
**2 Verandah Beam Connection**  
A2-08 1 : 10(A3)



**3 Verandah Roof Apron Flashing**  
A2-08 1 : 10(A3)



**1 Bearer to Verandah Post**  
A2-11 1 : 10(A3)



**4 Verandah Roof Flashing**  
A2-08 1 : 10(A3)

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## FACE FIXED BALUSTER POSTS

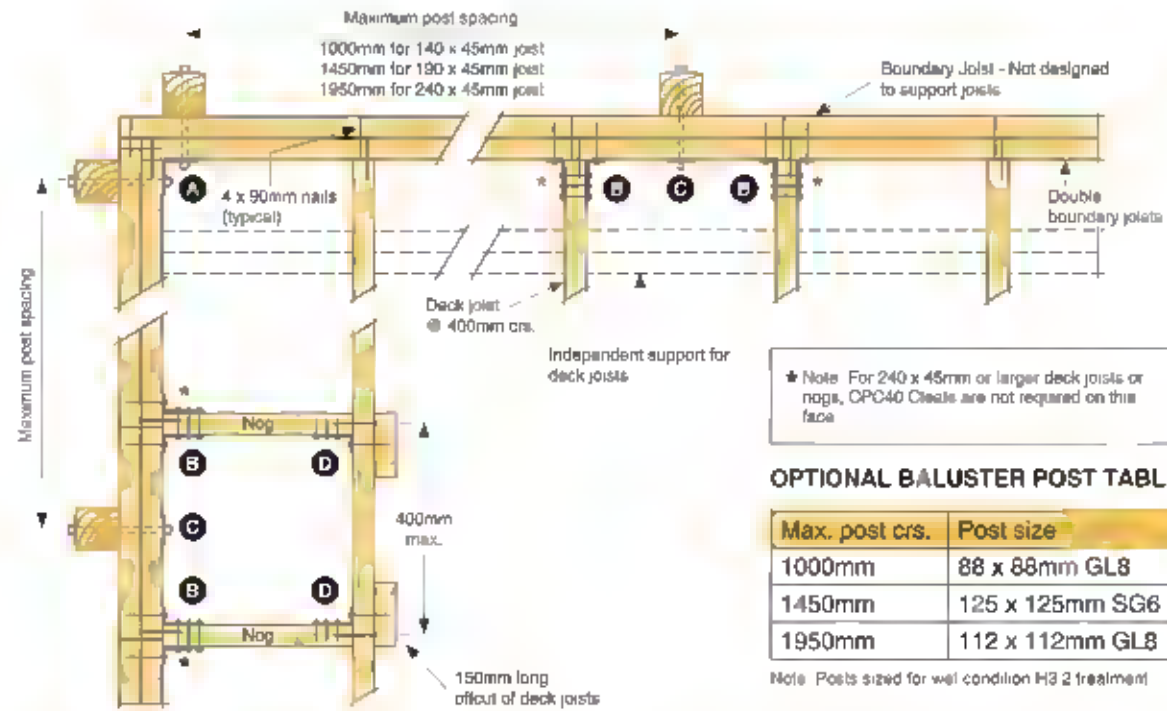


- Complies with Table 3.3 AS/NZS 1170.1:2002 for horizontal load of 0.75kN/m on handrail
- All fixings are designed to provide adequate rotational stability to the handrail system to resist the horizontal load at top of baluster post
- Assumes an approved post and balustrade system is used

## BALUSTER POST TO RAIL FIXING



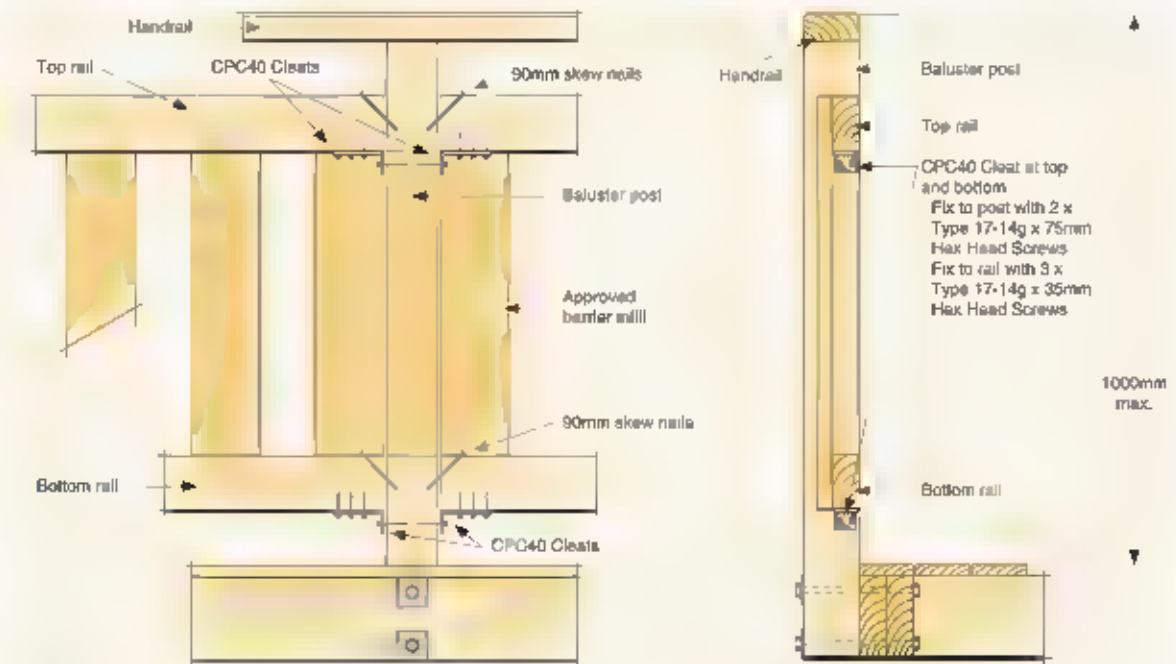
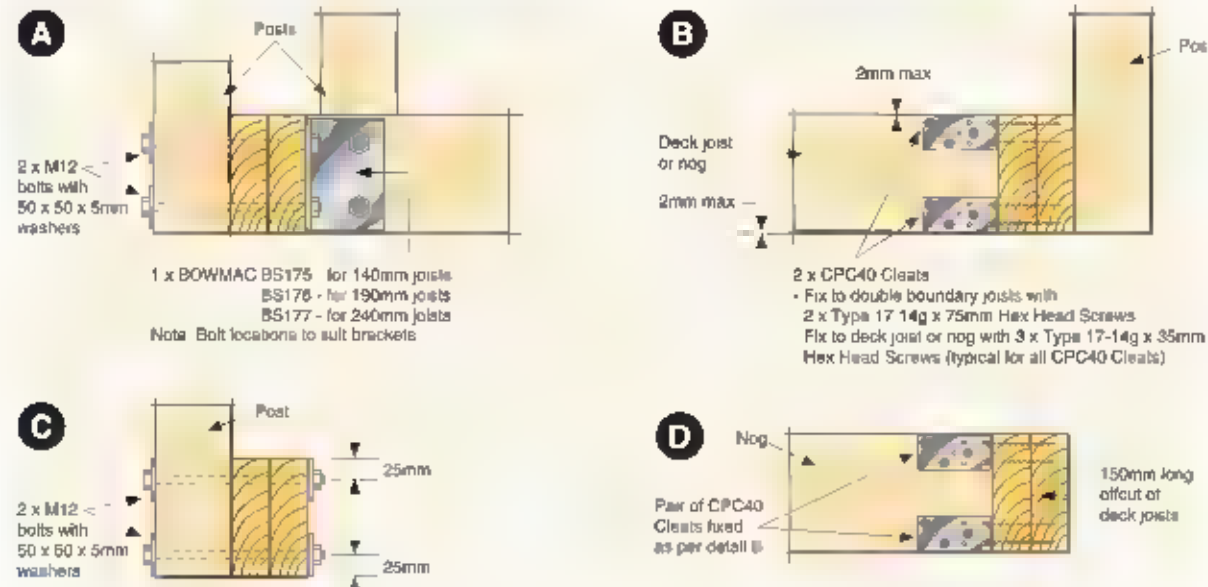
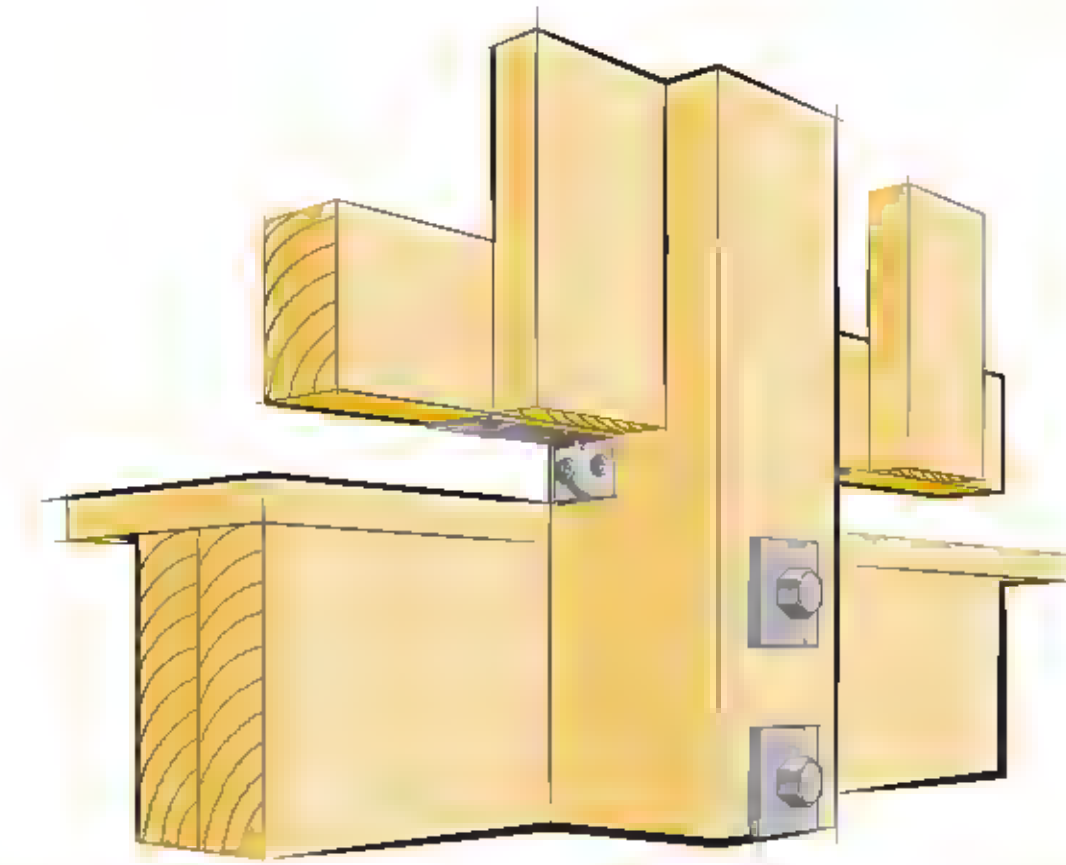
- Covers post/rail fixing only
- Approved or engineered deck baluster post and rail must be used



### OPTIONAL BALUSTER POST TABLE

Max. post c/s.	Post size
1000mm	88 x 88mm GL8
1450mm	125 x 125mm SG6
1950mm	112 x 112mm GL8

Note: Posts sized for wet condition H3 2 treatment



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170 POWDERHAM STREET,  
 NEW PLYMOUTH, 4310, NEW ZEALAND  
 WWW.AP-ARCHITECTS.CO.NZ  
 +64 6 759 2190  
 ADMIN@AP-ARCHITECTS.CO.NZ

**DRAKE HOUSE**  
 Graham & Robin Drake  
 13 Miro Street, Inglewood

REV DATE DESCRIPTION  
 A 19.05.2022 Building Consent Issue

DRAWING  
**DETAILS - DECK BALUSTER**

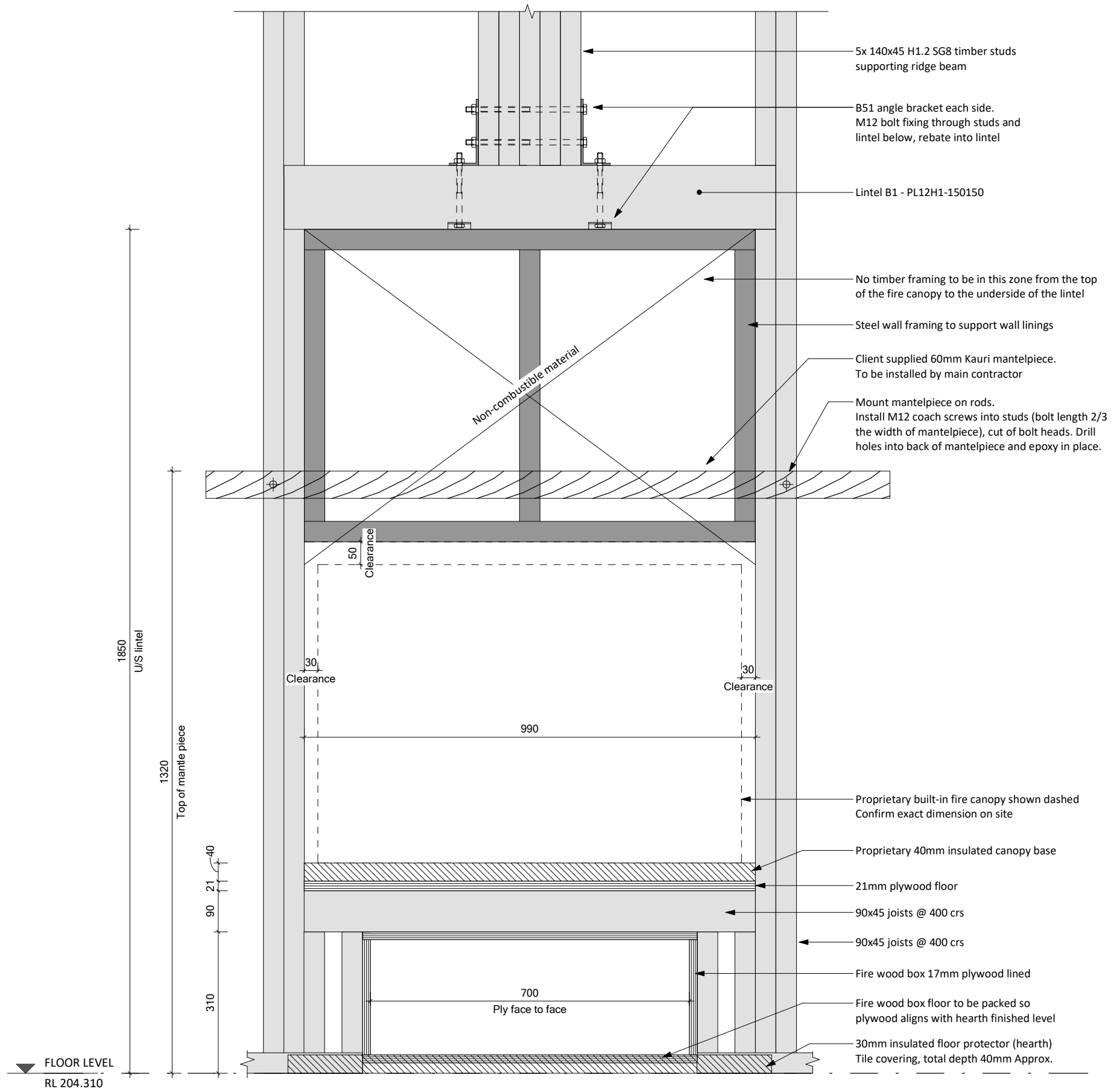
PROJECT PHASE  
**Detailed Design**  
 DRAWING ISSUE  
**Building Consent**

PROJECT NO.  
**3333.01**

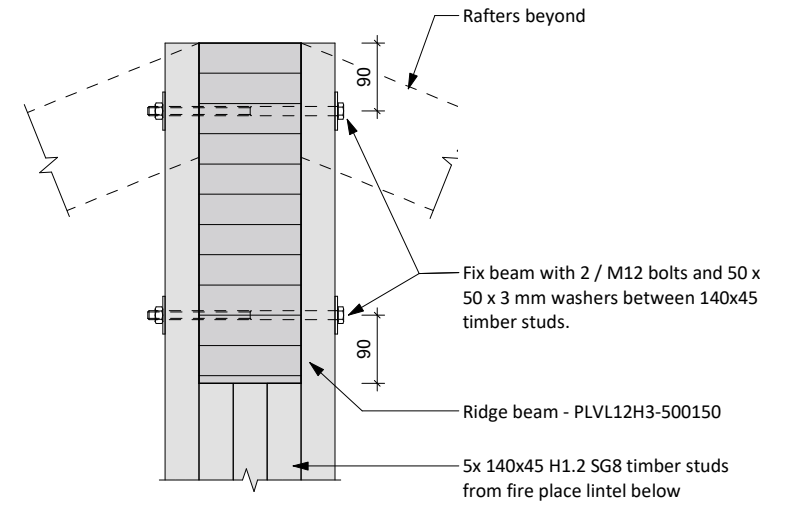
DRAWING NO. REVISION  
**A5-06 A**

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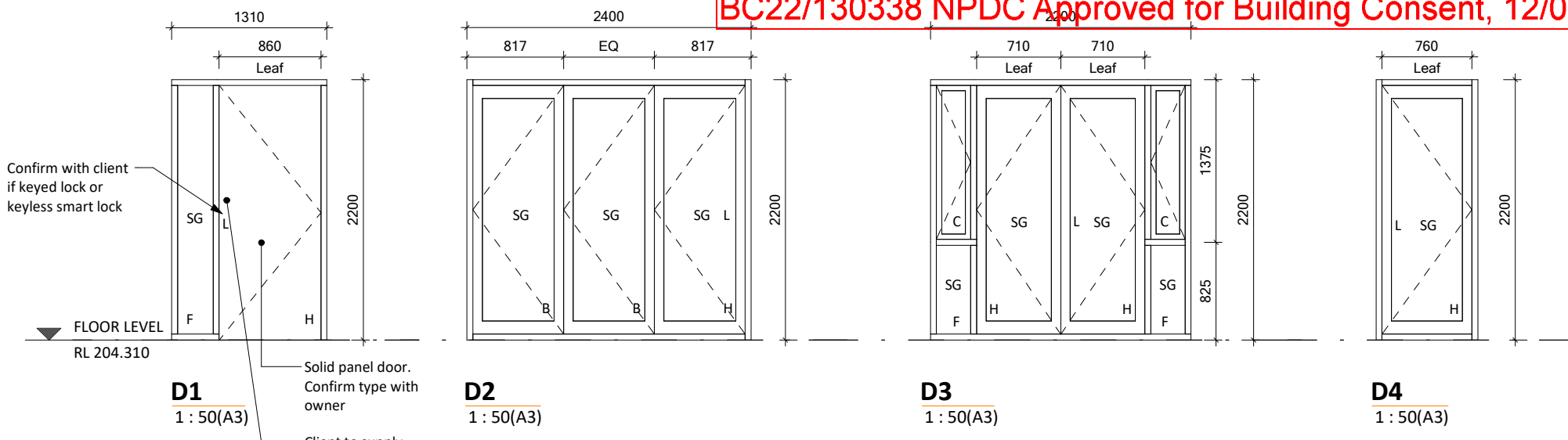


**1 Fire Place Framing**  
A2-01 1 : 10(A3)



**2 Ridge Beam Connection**  
A2-08 1 : 10(A3)

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**D1**  
1 : 50(A3)

Confirm with client if keyed lock or keyless smart lock

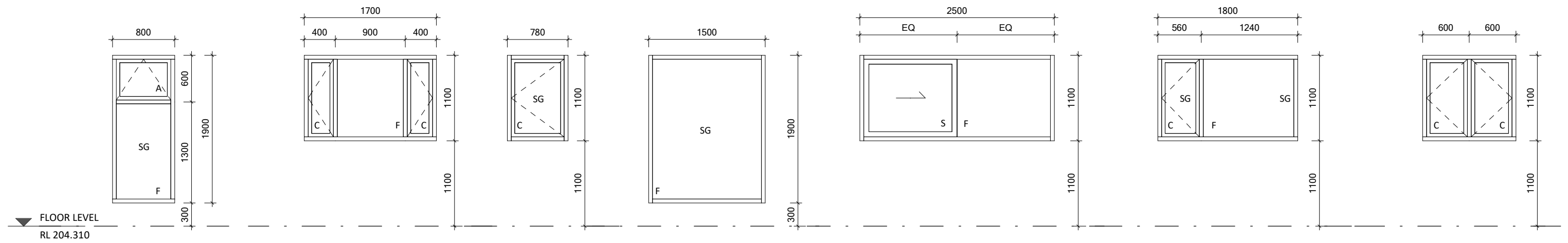
Solid panel door. Confirm type with owner

Client to supply entry door handle. Allow to install

**D2**  
1 : 50(A3)

**D3**  
1 : 50(A3)

**D4**  
1 : 50(A3)



**W1, W2, W3, & W4**  
1 : 50(A3)

**W5**  
1 : 50(A3)

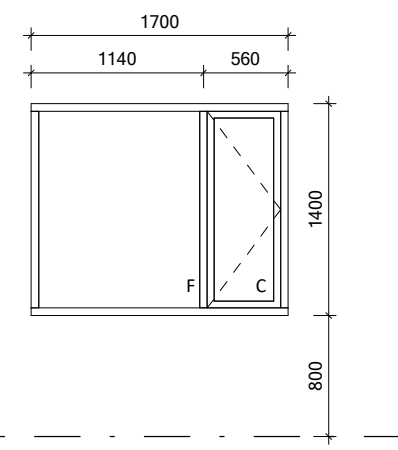
**W6**  
1 : 50(A3)

**W7**  
1 : 50(A3)

**W8**  
1 : 50(A3)

**W9**  
1 : 50(A3)

**W10**  
1 : 50(A3)



**W11, W12**  
1 : 50(A3)

Window & Door Key	
F	= Fixed
A	= Awning (complete with 100mm max. restrictor stays)
C	= Casement window
H	= Hinged
S	= Sliding
L	= Keyed lock
B	= Bifolding doors
SG	= Safety glass
Note: Provide floor mounted door stops where doors open against walls. Type to be nominated.	

Door & Window Schedule Notes	
All doors & windows are viewed from the exterior (unless otherwise indicated)	
This drawing is to be read in conjunction with the Proposed Elevations and Details noted.	
All exterior window & door dimensions shown are frame out opening dimensions, unless otherwise stated. All interior door dimensions are leaf sizes, unless otherwise stated. Contractor to allow installation clearances. <b>Confirm all dimensions on site prior to manufacture.</b>	
Supply and install necessary hardware. Door handle height to be 1000mm above FL.	
Supply all fixings, flashing angles & sealants as detailed and as necessary to waterproof the installation	
Refer also to 'Specification'.	

21 Images

# **BUILDING CONSENT**

**47463A**

**PROPERTY ID**

**029464**

 **47463A**



# NEW PLYMOUTH DISTRICT COUNCIL

newplymouthnz.com

CODE COMPLIANCE CERTIFICATE No:18068

Section 43(3), Building Act 1991

Building Consent No: 47463

OWNER : MR Graham Arthur DRAKE

Mailing Address: C/- IAN PRITCHARD ARCHITECTS, PO BOX 112, NEW PLYMOUTH

Contact:

Mailing Address:

Application received: 04/11/02

## PROJECT LOCATION

Street Address: 11 MIRO STREET, INGLEWOOD 4651

Property ID: 080737

Assessment No:

Legal: LOT 2 DP 10437

## PROJECT

The project is for Additions

Intended Use(s): photographic processing

Intended life: Indefinite but not less than 50 years

## COUNCIL CHARGES

The Council's total charges payable on the uplifting of this code compliance certificate in accordance with the attached details are: \$0.00

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

## 1: Code Compliance Cert Comments

No Special Conditions

Authorised Officer *Am* .....

Date *6/9/04* .../.../...

FINAL CODE COMPLIANCE CERTIFICATE: 18068

Page : 1

**Building Consent No:47463**  
Section 35, Building Act 1991

Issued:29Nov02

---

**OWNER :** MR Graham Arthur DRAKE  
C/- IAN PRITCHARD ARCHITECTS  
PO BOX 112  
NEW PLYMOUTH

Application received: 04Nov02

---

**PROJECT LOCATION**

Street Address: 11 MIRO STREET, INGLEWOOD 4651  
Property ID: 080737  
Assessment No:  
Legal: LOT 2 DP 10437

---

**PROJECT**

The project is for Additions  
Intended Use(s): photographic processing  
Intended life: Indefinite but not less than 50 years  
Value of Work: \$3,500.00

---

**COUNCIL CHARGES**

The Council's total charges payable on the uplifting of this building consent in accordance with the attached details, are: \$0.00

Receipt number: 1833434	Date: 27Nov02	Amount:	\$108.00
Receipt number: 1809949	Date: 06Nov02	Amount:	\$131.00

---

**1: CONDITIONS APPLYING TO THIS BUILDING CONSENT:**

This building consent is subject to an entry being made on the Certificate of title for the project under the provisions of Section 37 to the Building Act 1991 `Construction of building on 2 or more allotments` This entry will be arranged by the Council.

**2: Additional comments regarding this Building Consent:**

No additional comments.

**3: CONDITIONS OF ISSUE:**

This Building Consent is issued under the Building Act 1991. The project may be undertaken in accordance with the approved plans, specifications and any conditions specified. Duties and responsibilities under this or any other Act are unaffected by this consent.

This consent does not imply approval as to the use of the building in terms of the District Plan although every effort has been made to bring to your attention any obvious problems in this respect. Confirmation of the compliance of the activities within the site or buildings can be sought by making an application to the Council for a Certificate of Compliance under the provisions of Section 139 to the Resource Management Act 1991.

**4: LAPSE & CANCELLATION OF CONSENTS**

Your attention is drawn to the provisions of Section 41 of the Building Act 1991 which sets limits on the time that a Building Consent remains valid if work is not progressing.

The Section reads:

- (1) A Building Consent shall lapse and be of no effect if-
  - (i) The building work concerned has not been commenced within 6 calendar months after the date of issue of the consent or within such further period as the Territorial Authority in its absolute discretion may allow; or
  - (ii) Reasonable progress on the building work has not been made within 12 calendar months after work has commenced or within such further period as the Territorial Authority at its absolute discretion allow.

Authorised Officer .....

Date .../.../...

47462/47463 24/11/02

**OFFICE COPY**

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

APPROVED: \_\_\_\_\_  
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH DISTRICT COUNCIL.

*[Signature]*  
DATE 25.11.02

# New Darkroom

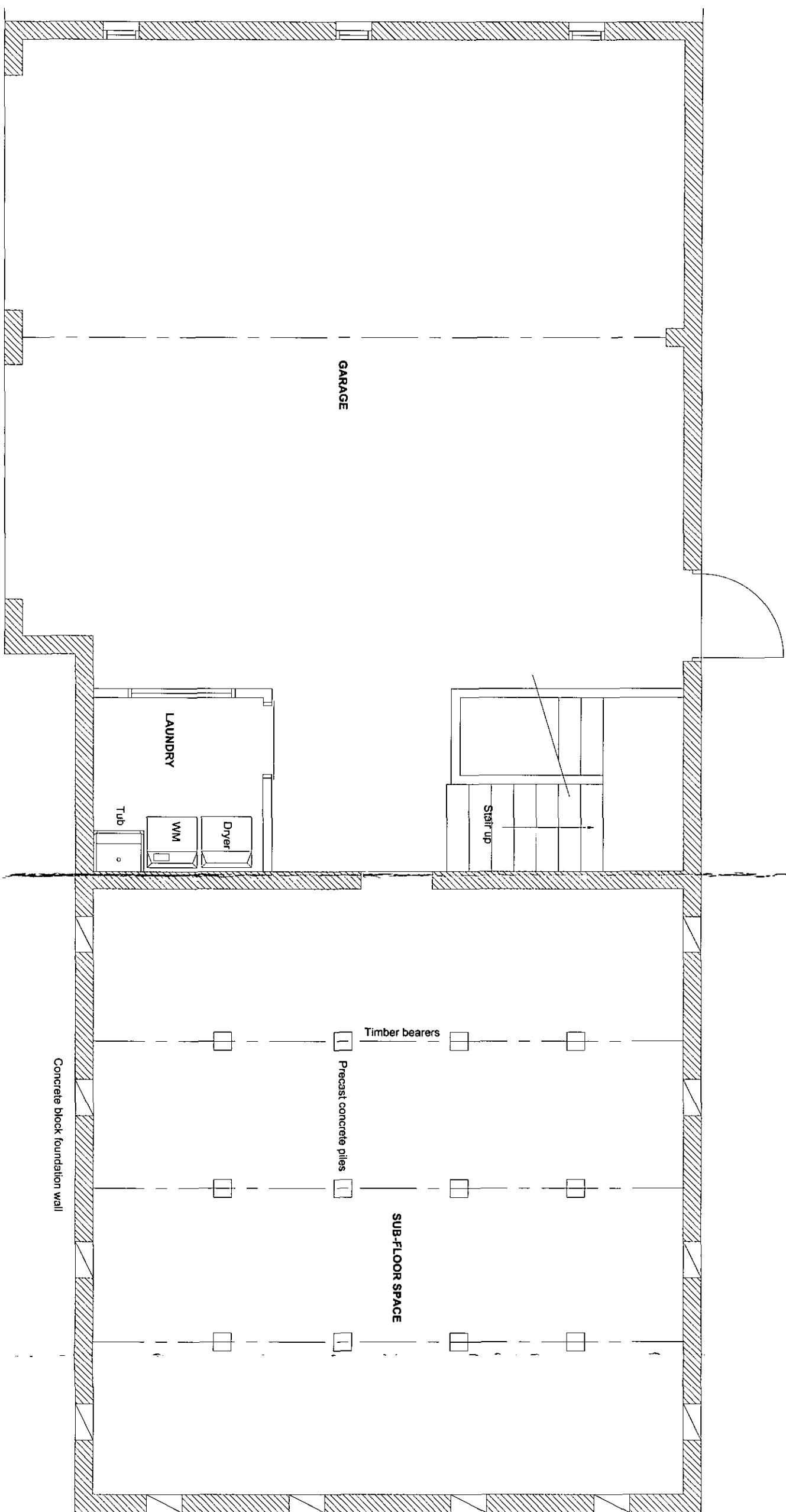
## Robin + Graham Drake

### Drawing Schedule

- A0 Site Plan
- A1 Proposed Floor Plan
- A2 Cross Section + Details

Architect Architects Ian Pritchard

EXISTING BASEMENT PLAN



JOB TITLE :  
**G + R DRAKE**  
**NEW DARKROOM**

JOB ADDRESS :  
**11 MIRO ST**  
**INGLEWOOD**

NOTES:

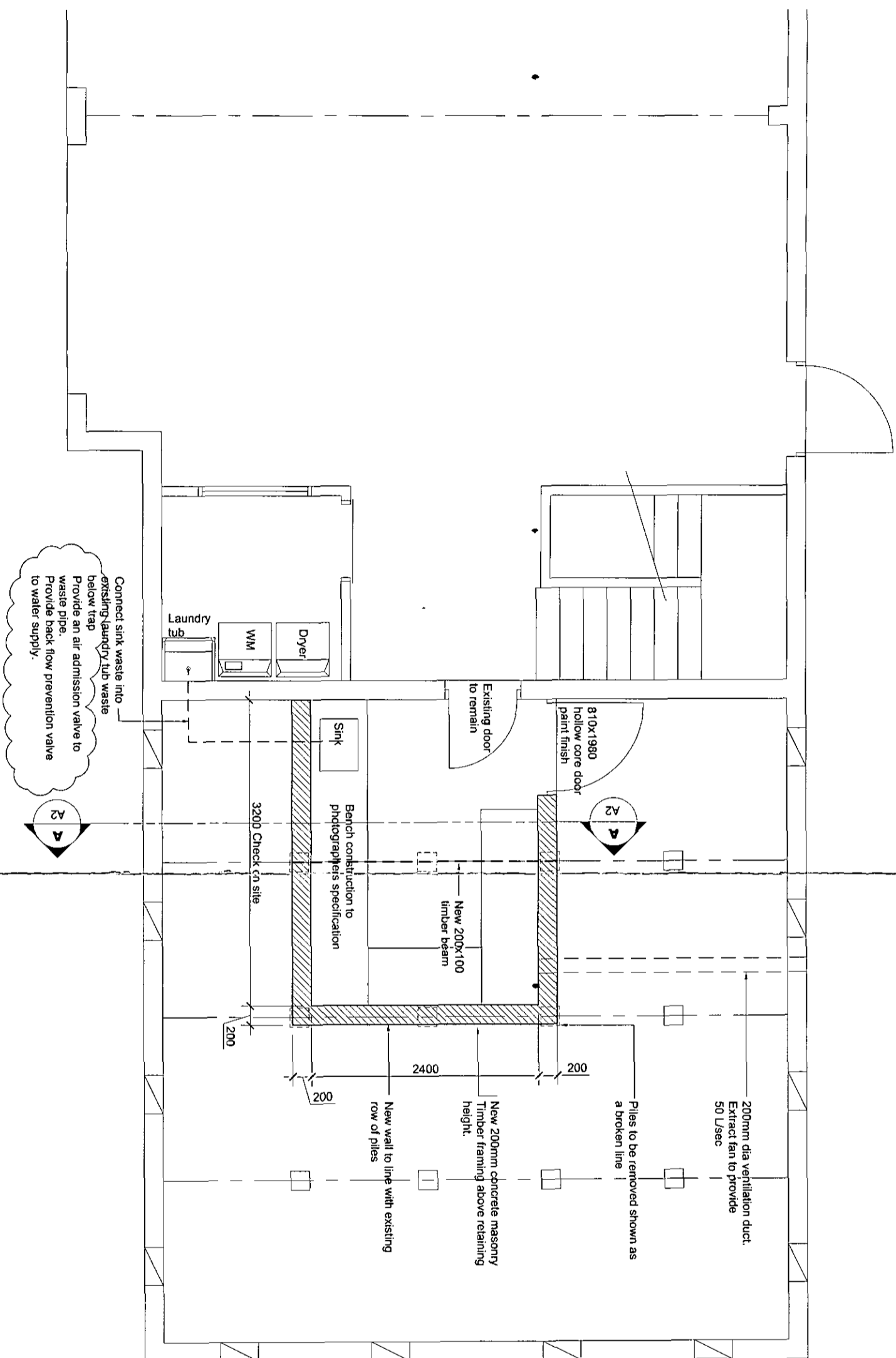
REVISION DETAILS: No.

EXISTING BASEMENT PLAN

**Architect**  
**Ian Pitchard**

P O Box 112 NEW PLYMOUTH  
Phone 06-757 3820 Fax 06-757 3820

SCALE: 1:100  
DESIGN: IP  
DRAWN:  
CHECKED:  
APPROVED: 27-10-02  
DATE: 02.38  
JOB No. **A0**



**PROPOSED FLOOR PLAN**

Scale 1:50

**JOB TITLE :**  
**G + R DRAKE**  
**NEW DARKROOM**

**JOB ADDRESS :**  
**11 MIRO ST**  
**INGLEWOOD**

**NOTES:**

**SPECIFICATION**

**General**  
 Carry out all work in accordance with the Building Act, the Building Regulations, and NZS 3604:1999.

**Carpentry**  
 All external wall and wet area timber framing No. 1 treated to H3 CCA pinus radiata.

**Concrete**  
 Concrete in accordance with NZBC B1/AS1 Structure - general 2.0 Concrete. Strength 25MPa at 28 days. Reinforce as drawn.

**Concrete Masonry**  
 20 series concrete masonry supplied and laid in accordance with NZS 4210:1989 Masonry Construction, Materials and workmanship.

**Linings**  
 Gibb paper faced plaster board to ceiling. 9mm Villoboard Fix in accordance with manufacturers recommendations. Finish to level 5.

**Floor Finishes**  
 Coved vinyl.

**Painting**  
 Timber - satin gloss  
 Gib-board ceilings - matt  
 Walls - satin wash + wear.

**Plumbing & Drainage**  
 In accordance with AS/NZS 3500.

**Electrical**  
 All work in accordance with NZS 3000:1997 "The Wiring Rules"

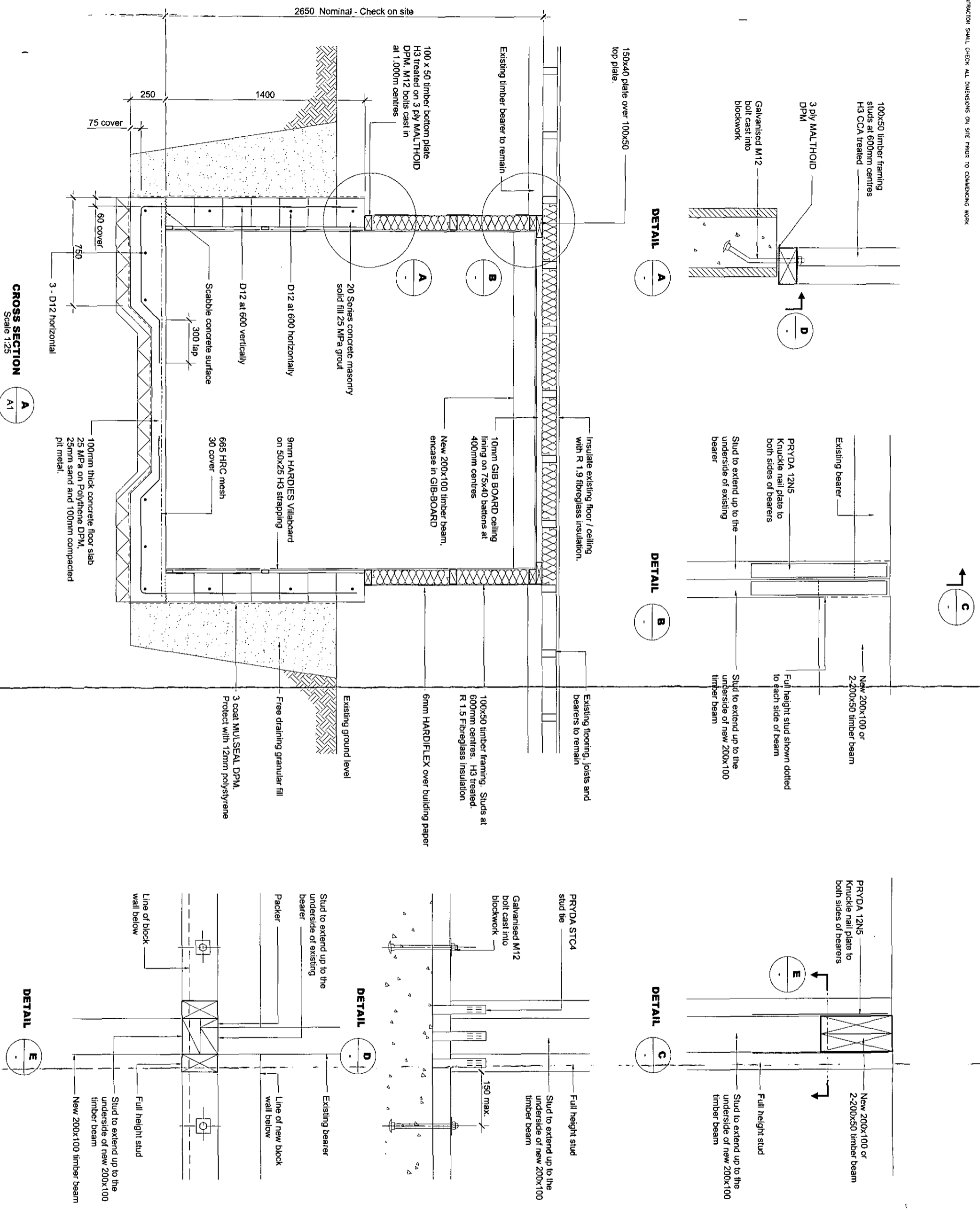
REVISION DETAILS:	No.

**PROPOSED FLOOR PLAN**

**Architect**  
**Ian Pitchard**

P O Box 112 NEW PLYMOUTH  
 Phone 06-757 3020 Fax 06-757 3020

**SCALE:** 1:50  
**DESIGN:** IP  
**DRAWN:**  
**CHECKED:**  
**APPROVED:** 13/11/02  
**DATE:** 02.38  
**JOB No.** **A1**  
 Rev A



**CROSS SECTION**  
Scale 1:25

**DETAIL**  
A

**JOB TITLE :**  
**G + R DRAKE**  
**NEW DARKROOM**

**JOB ADDRESS :**  
**11 MIRO ST**  
**INGLEWOOD**

**NOTES:**

**REVISION DETAILS:**

No.	REVISION DETAILS:

**CROSS SECTION**  
**DETAILS**

**Architect**  
**Ian Pritchard**  
P O Box 112 NEW PLYMOUTH  
Phone 06-757 3620 Fax 06-757 3620

**SCALE:** 1:25 1:10  
**DESIGN:** IP  
**DRAWN:** IP  
**CHECKED:** IP  
**APPROVED:** IP  
**DATE:** 27-10-02  
**JOB No.** 02.38

**A2**

SHEET NO 1

FILE NO 3013



CALCS BY lux

JOB NAME  
G + R Drake  
11, Mito St.  
Anglewood.

TSE TARANAKI & ASSOCIATES LIMITED

DATE Nov '02.

ARCHITECTS-ENGINEERS  
INTERIOR DESIGNERS - PROJECT MANAGERS

Aries Print - 8204

Basement under existing dwelling.  
Conc. block walls retaining max 1.2 m.  
details to NZS 4229.

Timber beam to span 2.5 m.

floor loads.  $DL + LL = 2.2 \text{ kPa}$ .

$$ULS = 2.2 \times \frac{3.3}{2} = 3.6 \text{ kN/m}$$

$$BM = 3.6 \times \frac{2.5^2}{8} = 2.8 \text{ kNm}$$

try  $2/200 \times 50$

$$I = 9 \times \frac{19^3}{12} = 5144 \text{ cm}^4$$

$$Z = 9 \times \frac{19^2}{6} = 541 \text{ cm}^3$$

$$f = \frac{2.8 \times 10^3}{541} = 5.2 \text{ MPa. OK.}$$

$$\delta = \frac{5}{384} \cdot \frac{3.6 \times 2.5^4 \times 10^5}{8 \times 5144} = 4.5 \text{ mm. OK.}$$

POWERED BY



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## darrell paterson

OWNER & SALESPERSON

📞 027 493 7134  
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