move.

council records

1/113 pioneer road
moturoa

1 of 2

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

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

1:410
A3

MAP PROJECTION:
New Zealand Transverse Mercator

Staff Atlas Print

0 3.5 7 14 21 m

Date: 8/10/2026
Author: NPDC

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

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

1557/1558

13 JUL 1993

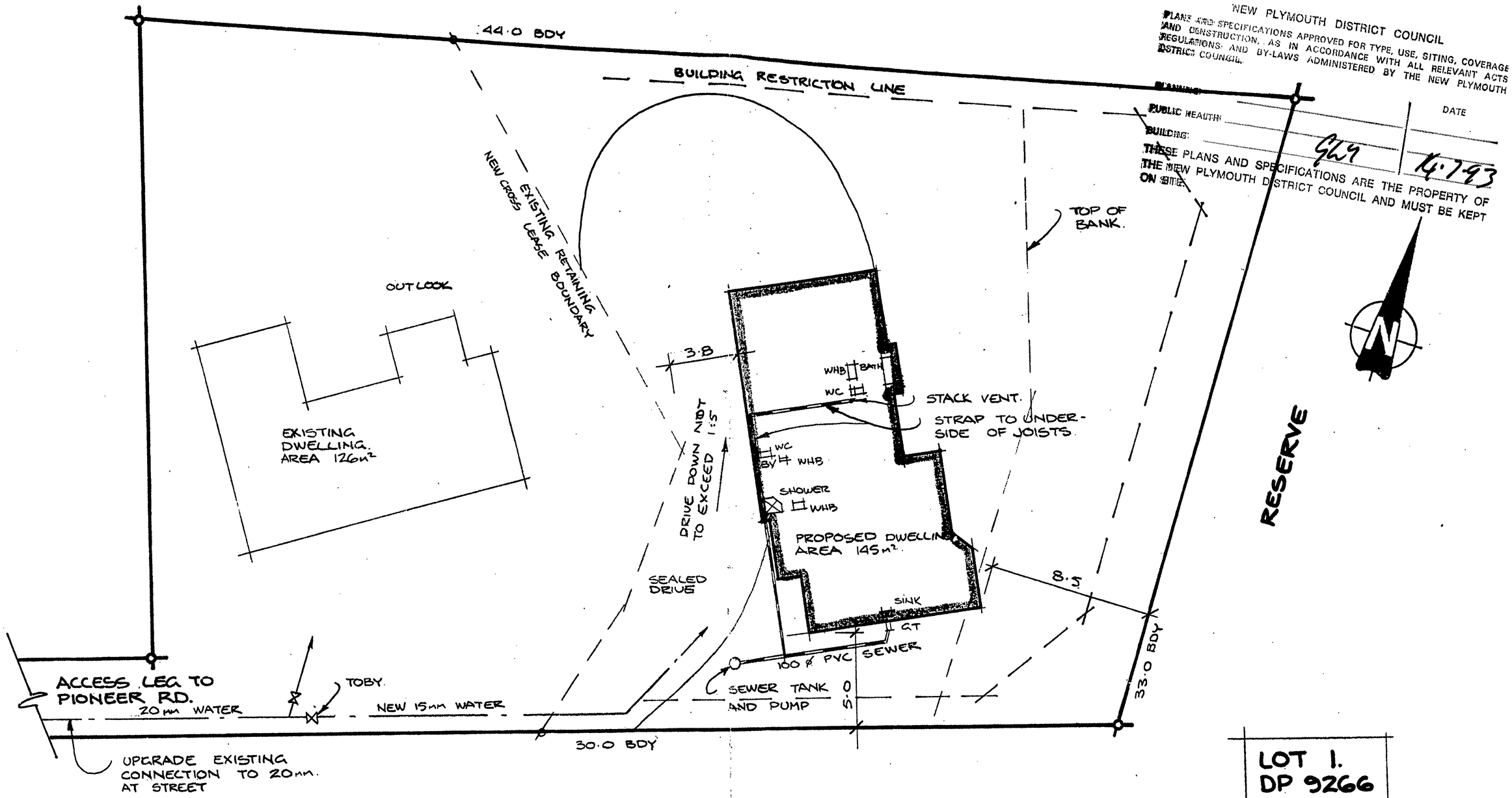
NEW PLYMOUTH DISTRICT COUNCIL

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

	DATE
PLANNING:	
PUBLIC HEALTH:	
BUILDING: SLG	14.7.93

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

5



LOT 1.
DP 9266

– SECTION TO BE CROSS LEASED

SITE PLAN

1:200

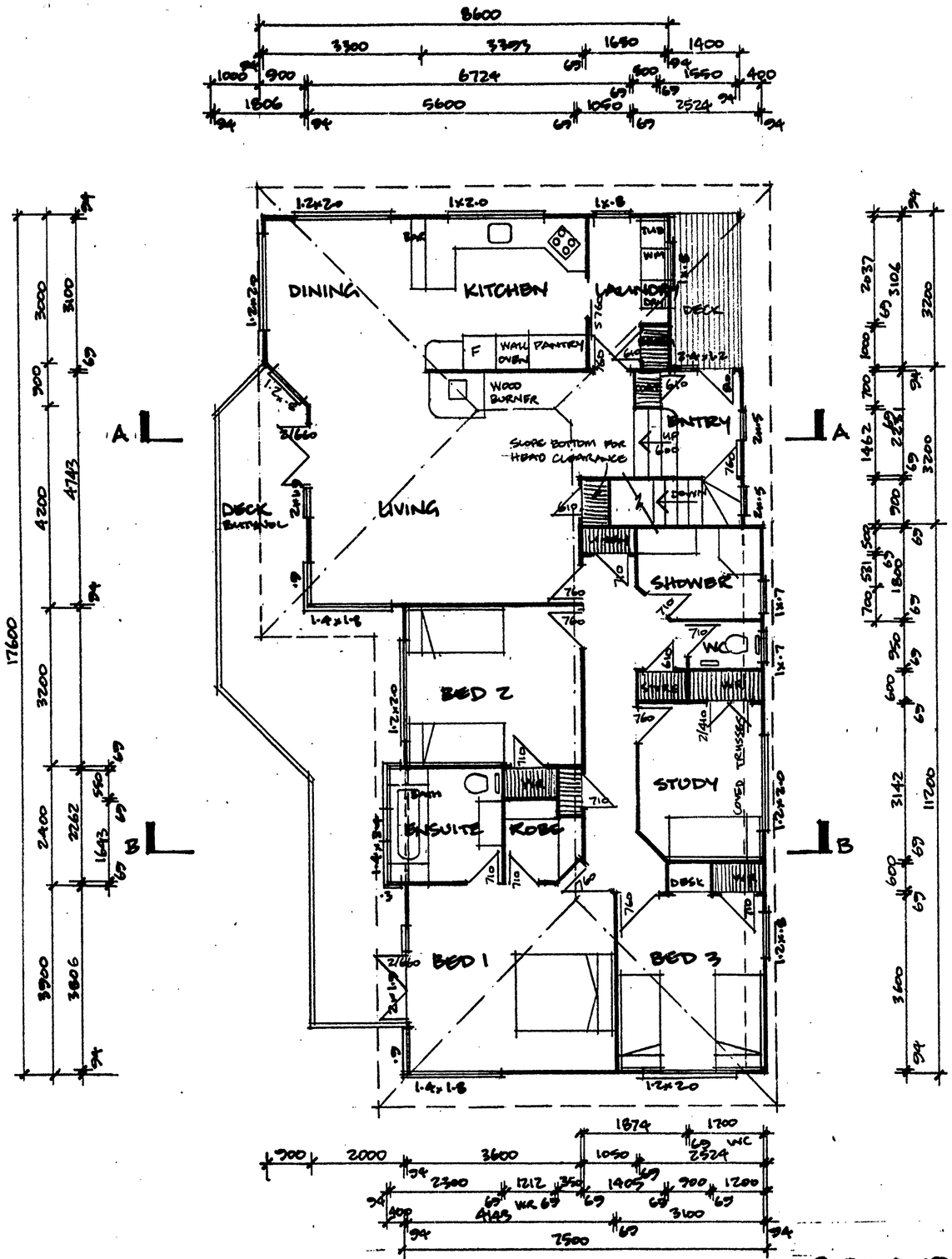
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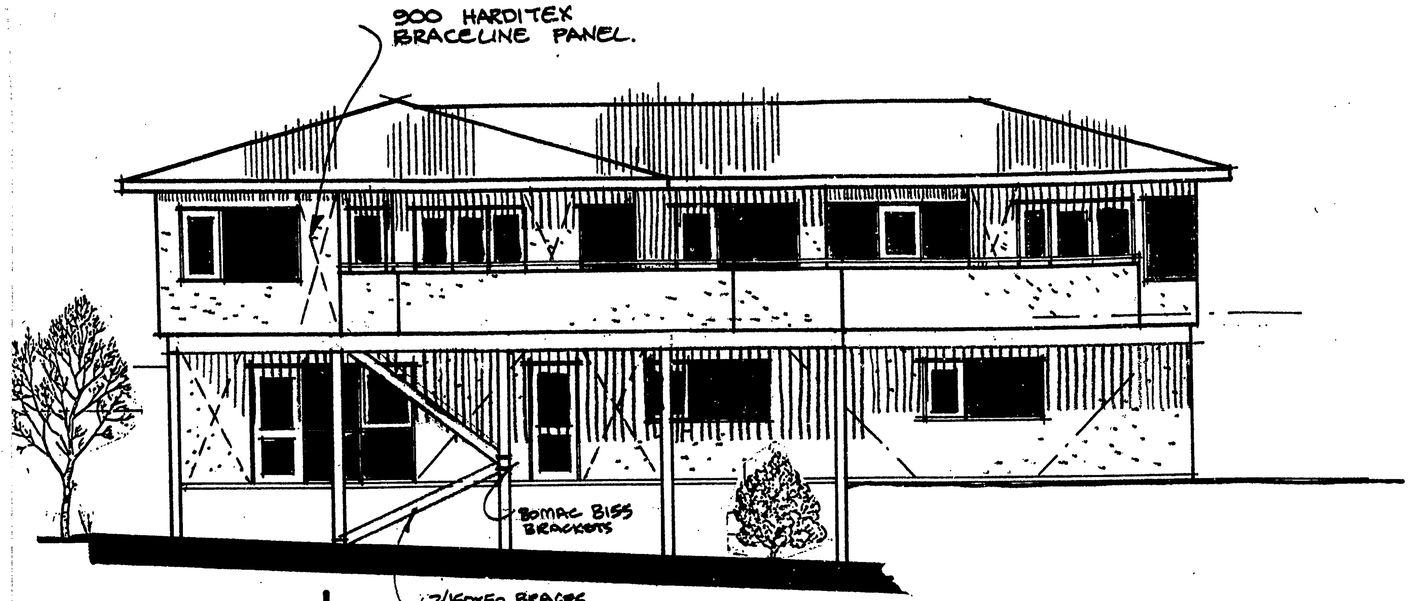
JOB Nº 93/195 JULY 93

Roughan Design
4 Del Mar Pl, New Plymouth Ph/Fax 758-7414

Mr and Mrs Tim Cox
113 A Pioneer Road

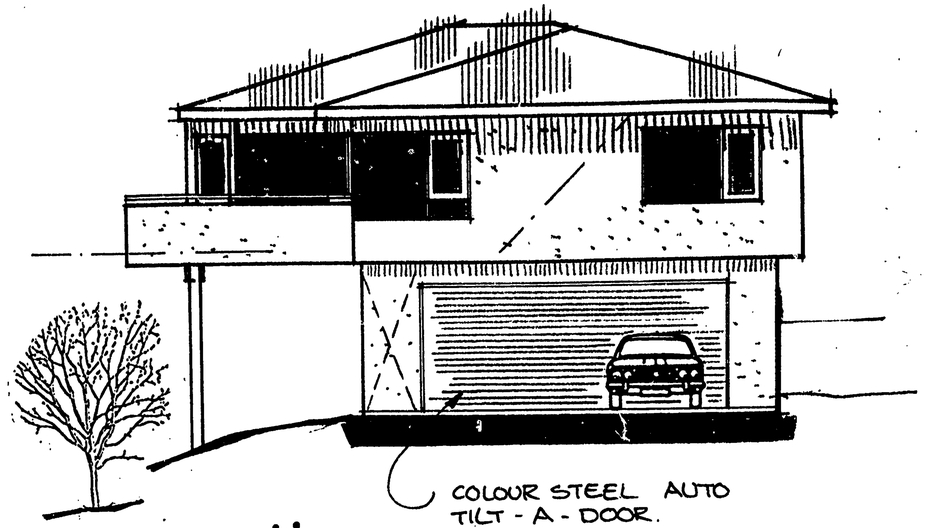
1 OF FIVE


DINING
KITCHEN
LAUNDRY
DECK
F
WALL OVEN
PANTRY
WOOD BURNER
ENTRY
SLOPE BOTTOM FOR HEAD CLEARANCE
DOWN
DECK
LIVING
SHOWER
WC
BED 2
STUDY
ENSUITE
ROBE
DESK
BED 1
BED 3
COVED TRUSSES
1.2x2.0
1.2x2.8
1.4x1.8
2.1x2.2
2.1x1.2
2.1x1.1
2.1x1.7
2.1x3.0
2.1x3.8
2.1x1.5
2.1x1.9
2.1x1.0
2.1x1.3
2.1x1.6
2.1x1.4
2.1x1.8
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2.1x1.0
2.1x1.3

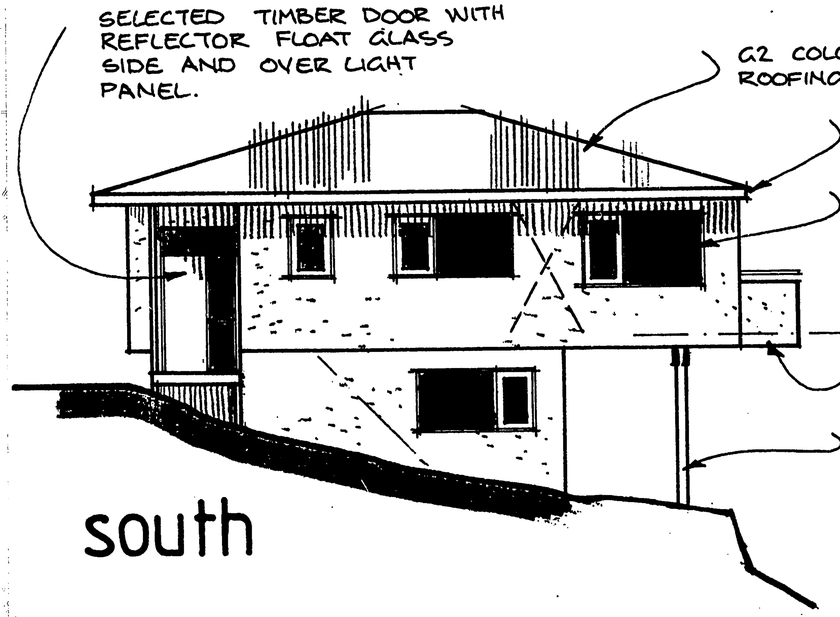


east

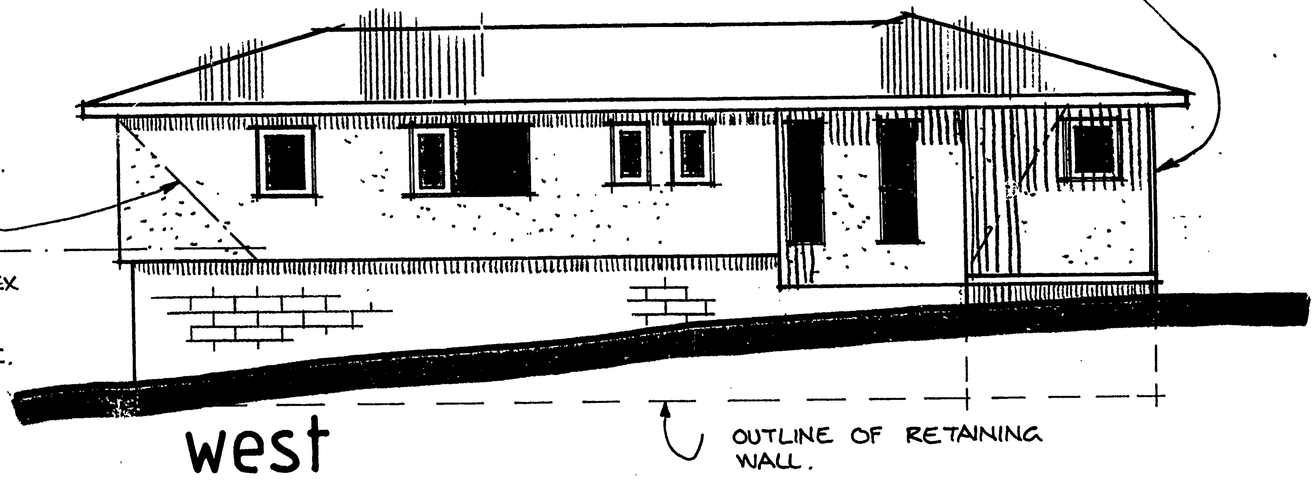
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north



south

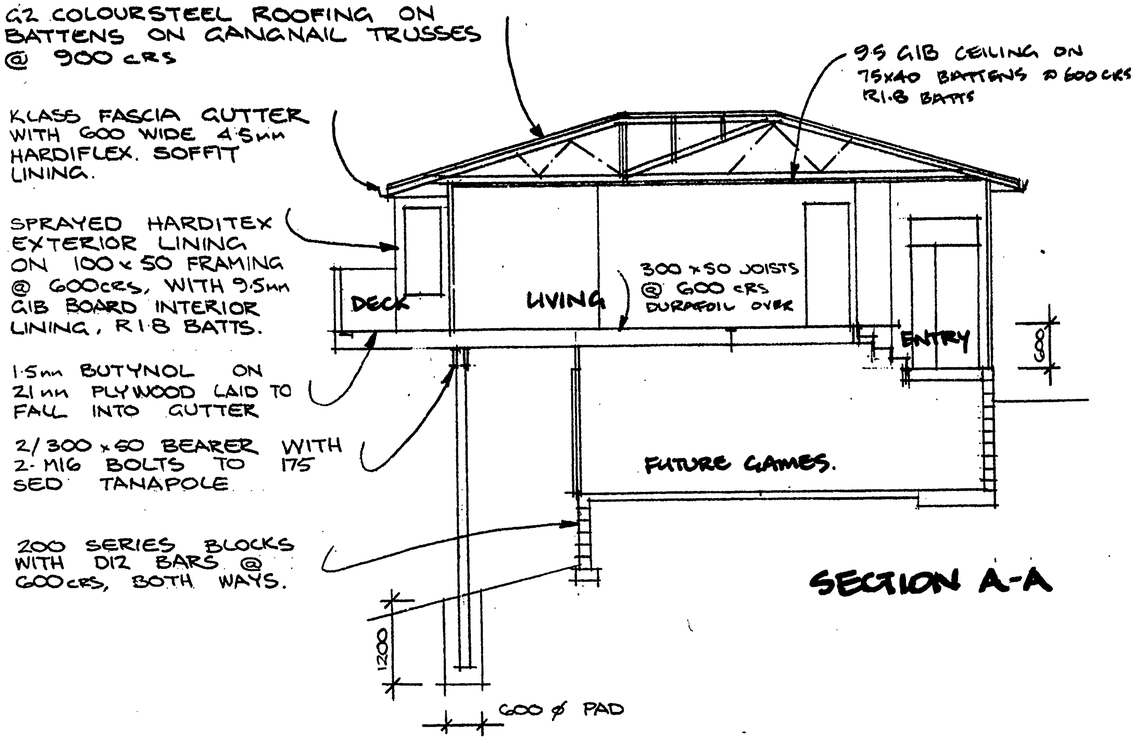


west

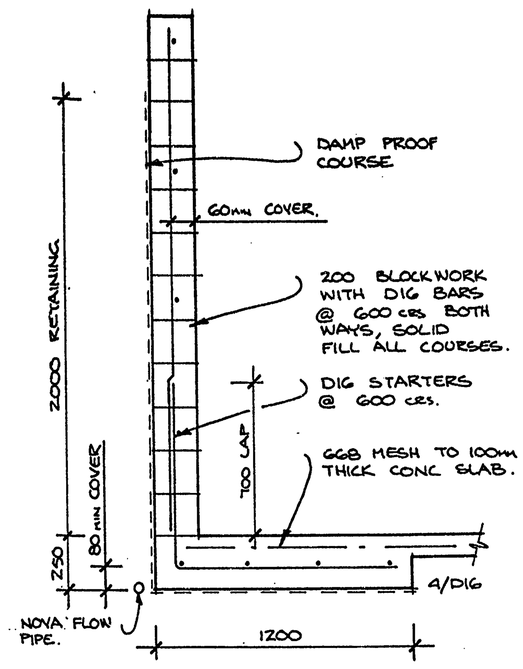
Roughan Design
4 Del Mar Pl, New Plymouth Ph/Fax 758-7414

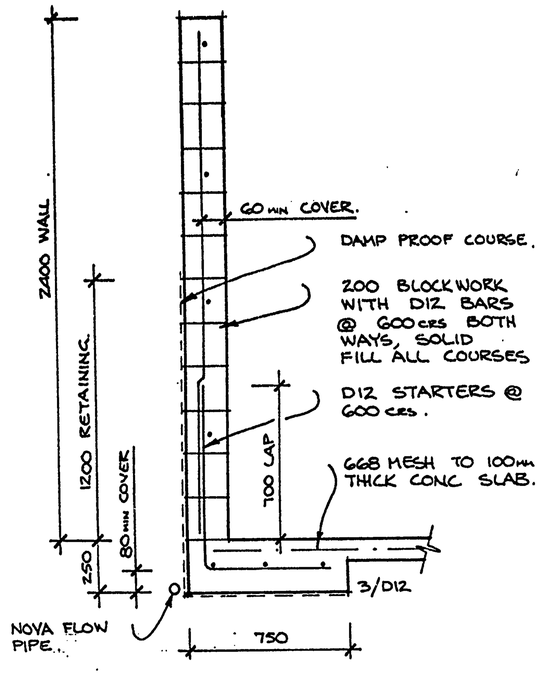
Mr and Mrs Tim Cox
113 A Pioneer Road

3



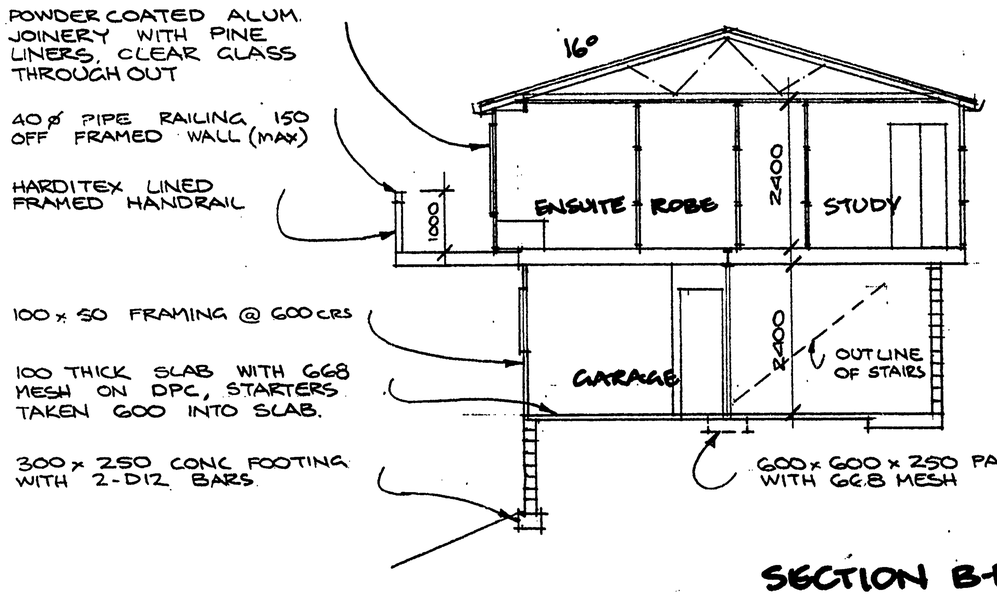
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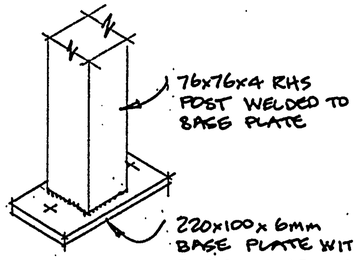


RETAINING FOOTING DETAILS

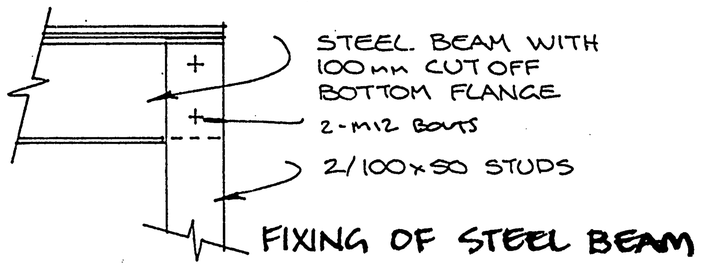
2000 HIGH MAX. 1200 HIGH MAX.



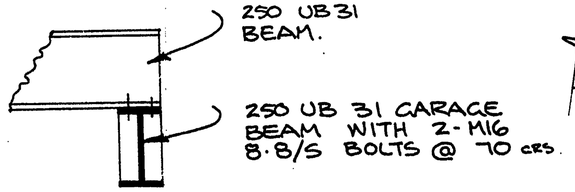
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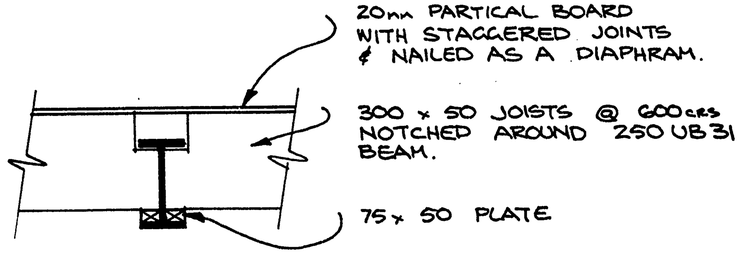
POST FIXING



FIXING OF STEEL BEAM

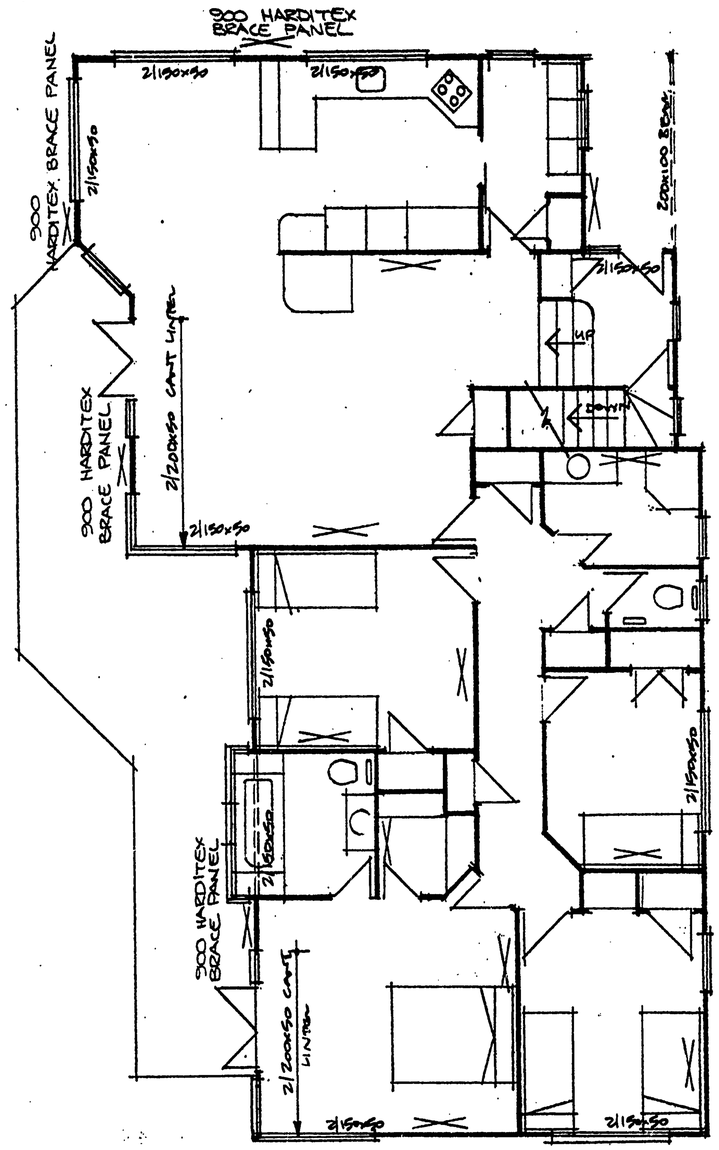


BEAM TO GARAGE LINTEL

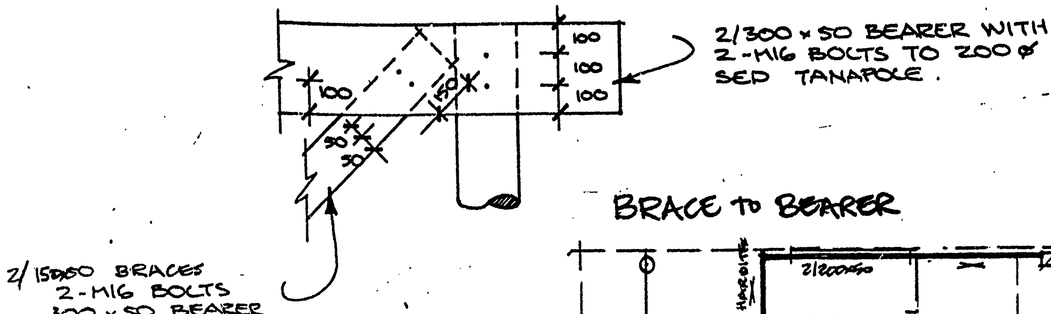


JOIST TO BEAM

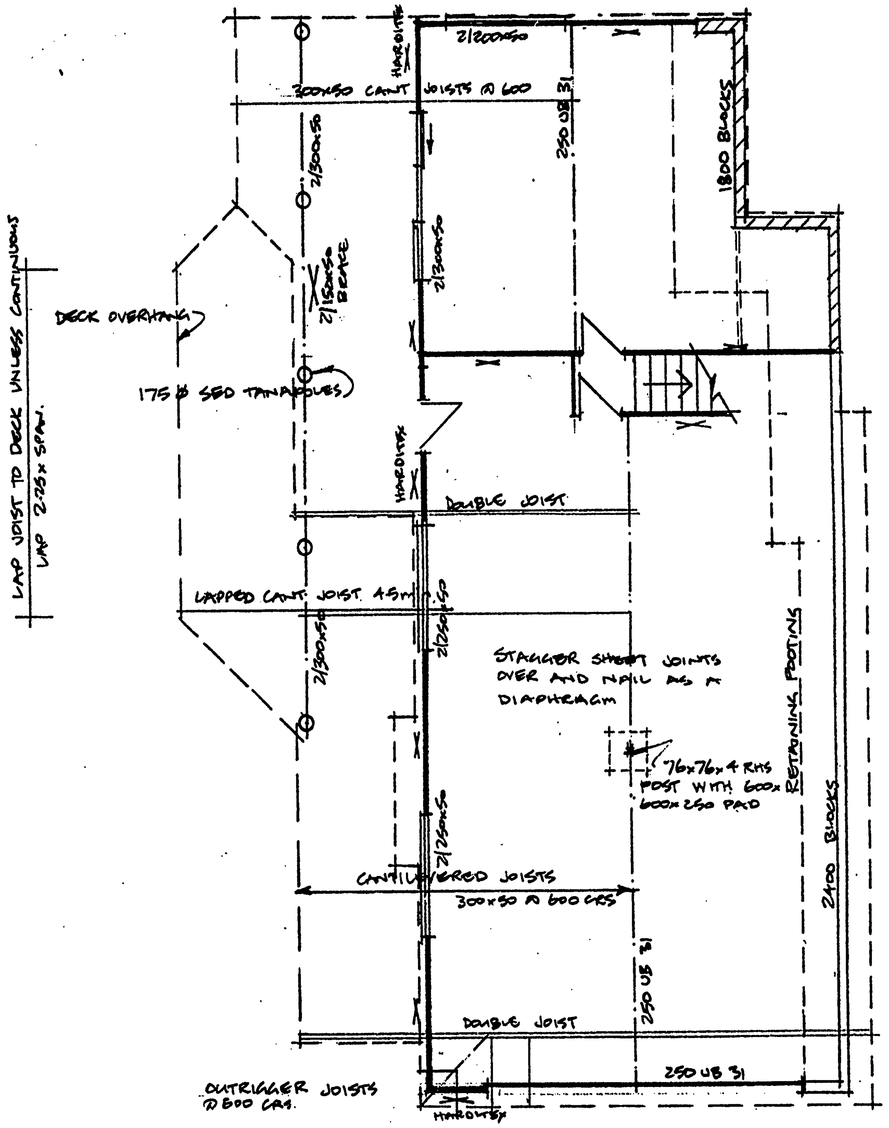
Roughan Design
4 Del Mar Pl, New Plymouth Ph/Fax 758-7414



GROUND 1:100



BRACE TO BEARER



BASEMENT

Roughan Design
4 Del Mar Pl, New Plymouth Ph/Fax 758-7414

BRACING, JOIST & LINTEL LAYOUTS

59 MT

BUILDING CONSENT

110915A

PROPERTY ID **029868**



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: 113 Pioneer Road NEW PLYMOUTH 4310
Legal Description of land where building is located: FLAT 1 DP 17141 LOT 1 DP 9266
Current, lawfully established use: Dwelling
Year first constructed: Unknown

The Owner

Name of owner:	Errol Wayne Pascoe Colleen Margaret Pascoe	Phone number: (Bus.) (Pvt.)	027 476 0592 -
Contact Person:	Ashlar Homes Ltd	Facsimile number:	-
Mailing Address:	Allan Smart PO Box 36 INGLEWOOD		

Building Work

Building Consent number:	**BC10/110915**
Description of work:	**New deck and shed boss shed**
Issued by:	New Plymouth District Council

Code Compliance

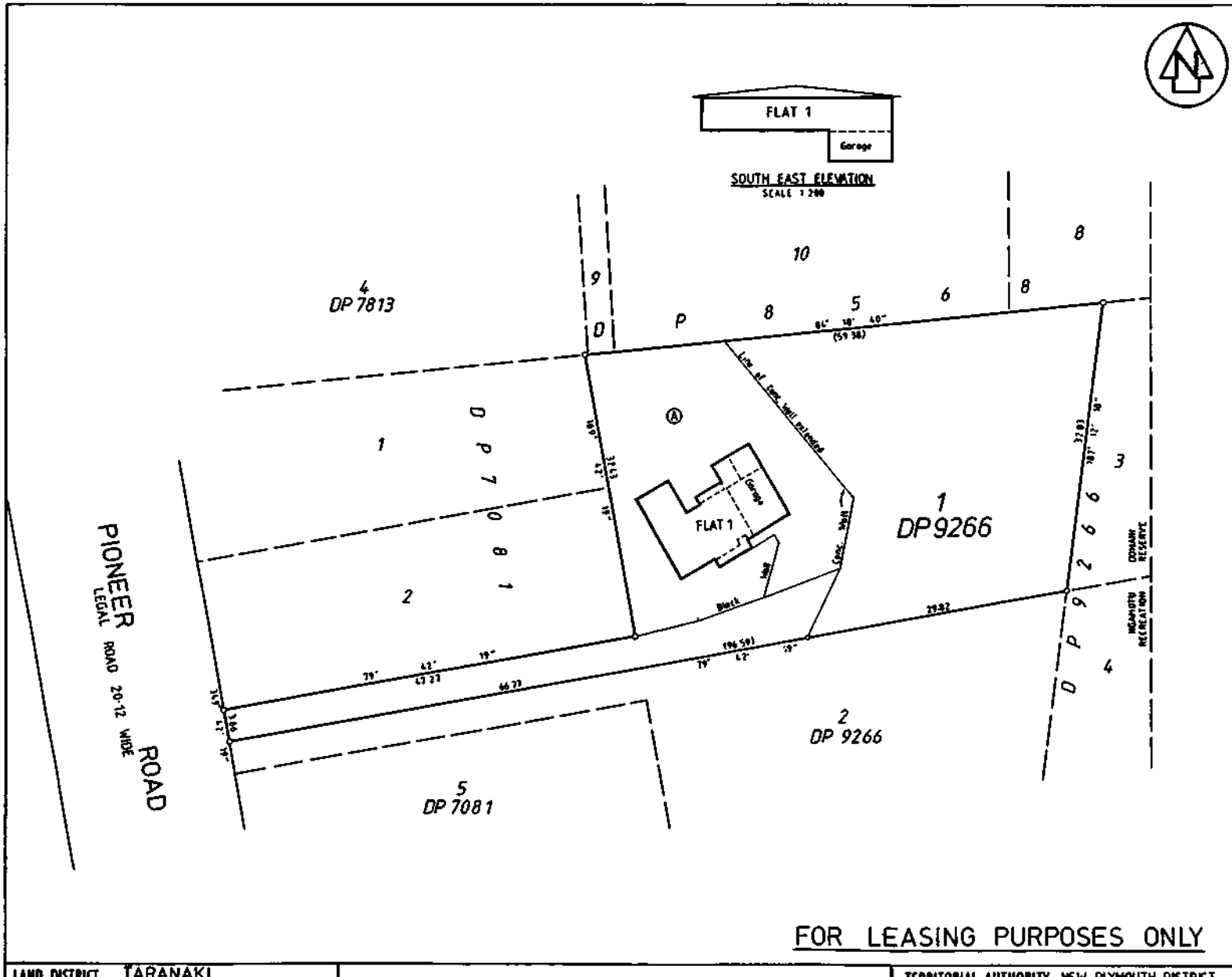
The building consent authority named below is satisfied, on reasonable grounds, that –
(a) the building work complies with the building consent.

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: 8 September 2011



Approvals

REGISTERED PROPRIETORS

PURSUANT TO SECTION 314 OF THE LOCAL GOVERNMENT ACT 1974 I HEREBY CERTIFY THAT CONSTRUCTION OF FLAT 1 HEREON COMMENCED BEFORE 1ST APRIL 1979 AND WAS PROVIDED WITH SUCH SAFEGUARDS AGAINST FIRE AND MEANS OF ESCAPE IN CASE OF FIRE AS WERE REQUIRED BY THE NEW PLYMOUTH DISTRICT COUNCIL APPLYING ON THIS DATE
DATED THIS 1ST DAY OF JULY 1991

PRINCIPAL ADMINISTRATIVE OFFICER

I GEOFFREY WAYNE BLAND REGISTERED SURVEYOR AND HOLDER OF AN ANNUAL PRACTISING CERTIFICATE HEREBY CERTIFY THAT THE BUILDING SHOWN HEREON ARE ERECTED IN THE POSITION SHOWN SITUATED WITHIN THE BOUNDARIES OF CT F4/586 AND THAT THE PLAN IS CORRECT.
DATED THIS 4TH DAY OF JUNE 1991

REGISTERED SURVEYOR

Area A is subject to restrictions as to rights of user.

Total Area .....

Comprised in CT F4/586 (all)

I, GEOFFREY WAYNE BLAND

Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at New Plymouth this 4th day of June 1991. Signature

Field Book 1927 pp 83-84 Traverse Book ..... p .....
Reference Plans D.P.'s 7081, 8568, 9266

Examined ..... Correct .....

Approved For Leasing Purposes Only
1/8/91. Chief Surveyor

Deposited 8th day of August 1991. For Leasing Purposes Only This
District Land Registrar

File 2921
Received 1/7/91
Instructions

DP 17141

LAND DISTRICT TARANAKI SURVEY BLK. & DIST. IV PARITUTU 6o 18 NZMS 261 SHT P19 RECORD MAP No 7:2	FLAT ON LOT 1 DP 9266	TERRITORIAL AUTHORITY NEW PLYMOUTH DISTRICT Surveyed by BLAND & HOWARTH Scale 1:300 Date MAY 1991

W.A. ROBERTSON, SURVEYOR-GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

MICROBOX

NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com

Building Consent No: BC10/110915
Section 51, Building Act 2004

Building
Street address of building: 113 Pioneer Road NEW PLYMOUTH 4310
Legal description of land where building is located: FLAT 1 DP 17141
LOT 1 DP 9266
Building name: Shed & Deck

Owner
Name of owner: Errol Wayne PASCOE, Colleen Margaret PASCOE, Murray Francis MCEWEN
Applicant: Allan Smart
Applicant contact address: PO Box 36, Inglewood

Phone: 0274 760 592

Building work
The following building work is authorised by this consent:

Project: New Shed and deck

Intended use: Storage and recreational area

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

Additional Conditions
There are no conditions relating to this Building Consent.

---

1. **Inspections**
   All inspections are to be carried out by BCA Building Inspectors unless prior arrangements have been made by the BCA to have an approved qualified person inspect specific items. Inspections shall be carried out in accordance with the attached schedule of inspection types. It is the owner's responsibility to ensure all necessary inspections are carried out as required. Please contact NPDC if you are unsure what requires inspection – do not cover or enclose any building work without inspection.

2. **Durability of Building Elements**
   Building elements may have an intended life of less than 50 years. Limited life building elements carry certain limitations and obligations. Based on current legislation these obligations require the building owner to follow the normal and/or scheduled maintenance of the building element to ensure its continued compliance with the New Zealand Building Code (NZBC). Where failure to properly maintain the building elements results in non-compliance with the NZBC, the Territorial Authority may issued a "Notice to Fix" which if not met could result in legal action appropriate in the circumstances.

3. **Construction and Demolition Noise**
   The proposed New Plymouth District Plan, appendix 12, clause 1.1 - 1.4 sets construction and demolition noise standards. Anyone carrying out building work must ensure they comply with these noise levels at all times. These standards may be obtained from the council's website or by contacting the Council.

4. **Lapse and Cancellation of Consents**
   A Building Consent lapses and is of no effect if the building work to which it relates does not commence within 12 months after the date of issue of the building consent or any further period that the Building Consent Authority may allow. (Time extensions to commence building work after 12 months must be submitted to the Building Consent Authority in writing stating the reason for the request, prior to the lapse date of the consent.

5. **Additional Costs and Refunds**
   Building Consent fees are required to be paid prior to a Building Consent being issued. Once the project commences actual costs are charged against the fees paid. In some instances the base fee may be exceeded due to amendments, extra inspections or other time spent because of project complexity. These additional costs will be charged.

6. **Completion of Building Project**
   A Code Compliance Certificate must be applied for as soon as practicable after the building work is completed. A building consent is valid for two years after the date on which the building consent was granted. An extension of time may be considered if required, application for this time extension must be made in writing explaining reasons for the request prior to the consent lapsing.

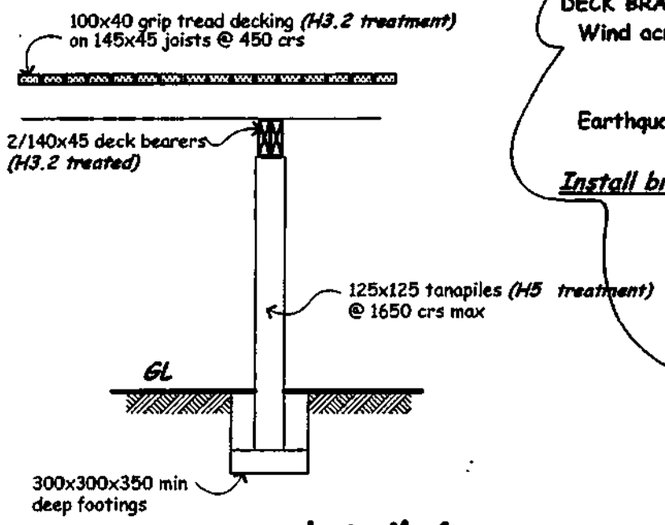
Compliance Schedule
A Compliance Schedule is not required for the building.

Coordinator Building Administration

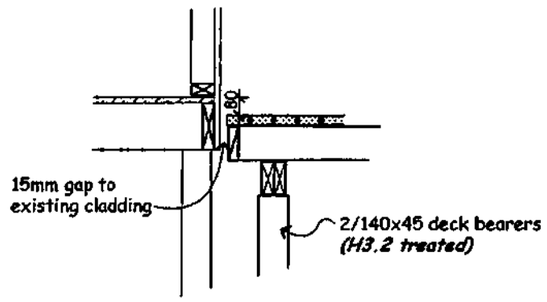
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AMENDMENT

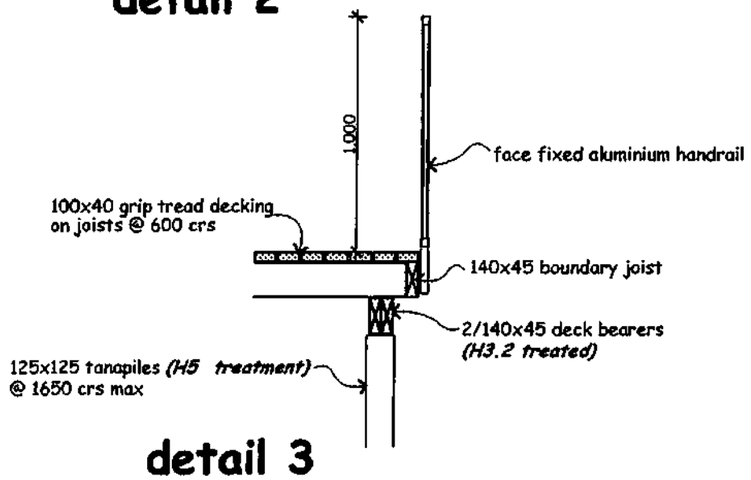
02 220211



detail 1



detail 2



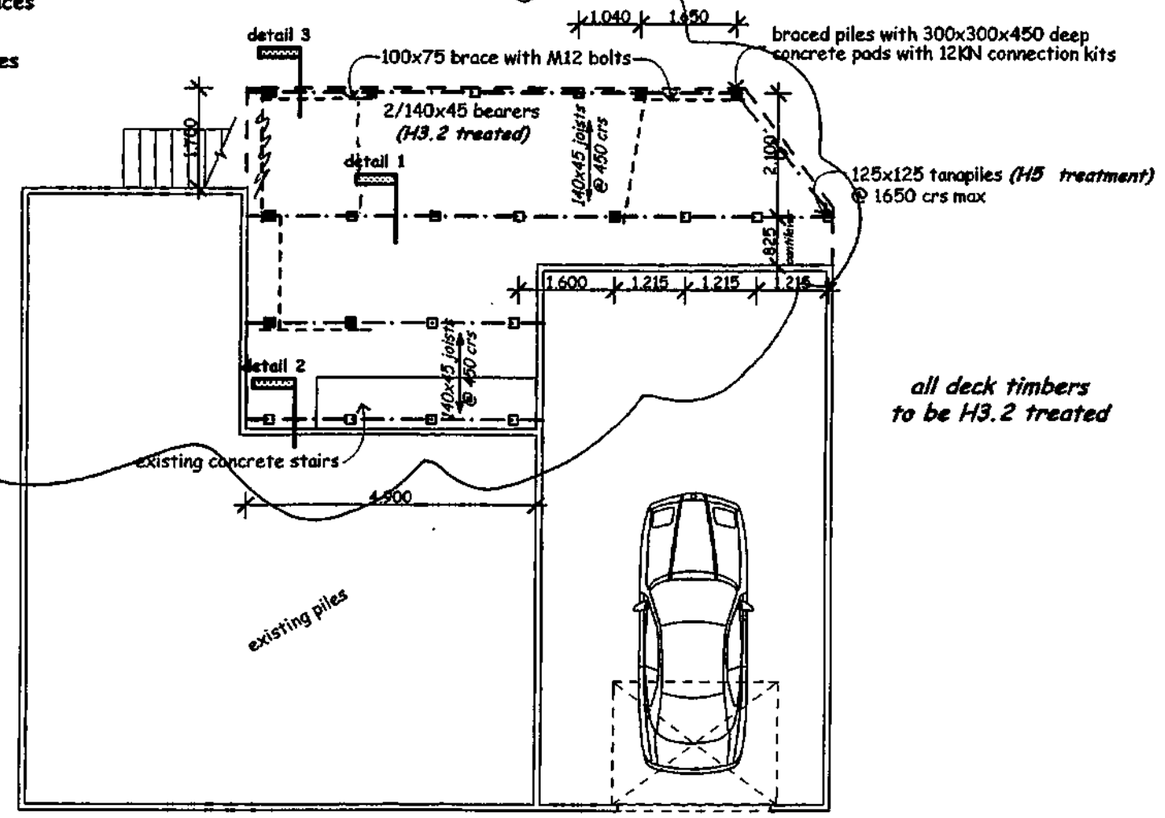
detail 3

DECK BRACING
Wind across 73BUx10m = 730/160/2 = 2.28 braces
along 86BUx5.5m = 473/160/2 = 1.48 braces

Earthquake 9.4BUx42m2 = 395/120/2 = 1.65 braces

Install braces where shown on foundation plan

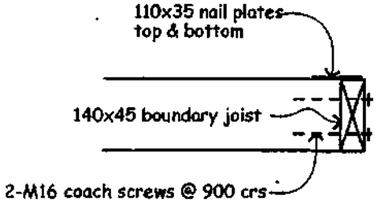
all deck timbers to be H3.2 treated



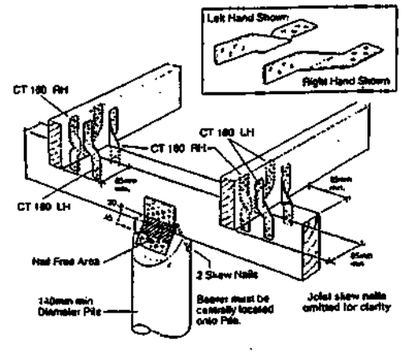
all deck timbers to be H3.2 treated

foundation plan

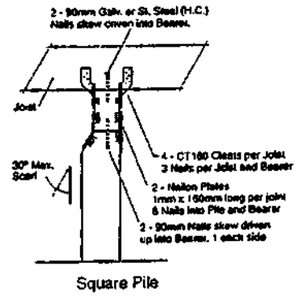
1:100



boundary joist fixings



anchor pile fixings 12kN



foundation plan/details

Ashlar Homes Ltd P O Box 36, Inglewood	*- PROPOSED ADDITIONS -* **Errol Pascoe** **113 Pioneer Rd., New Plymouth**	RoughanDesign Architectural Designers www.roughandesign.co.nz phone 06 753 3365 fax 06 753 3384 mobile 0274 490 715 788 Carrington Road, New Plymouth RD1 Sheet 3 Series of 3 Date: December 2010 Revision B Feb 11 Job # 2331/10

LOT 1
DP 9266
AREA 2011m²

Key
→ Direction of Driveway Fall
- - - - - 100mm Stormwater Main
100mm Channel Drain
Soak hole to comply with E1/AS1/VM1

BC10/110915

existing dwellings are cross leased on (Flat on DP 17141) plans to be updated

AMENDMENT
01 3/10/11

Shed 8.0 x 6.0 proposed garage 50m²

new deck 36m²

basement

existing dwelling 123m²

basement

existing dwelling 148m²

EXISTING DRIVEWAY

GENERAL NOTES:
- Check and verify all dimensions on site prior to commencing.
- All work and construction shall comply with standards NZS 3604:1999, NZ Building Code & New Plymouth District Council requirements.
- Glazing and windows to comply with NZS 4211 and 4223
- All exposed exterior structural fixings to be stainless steel finish.
- All wall framing to be H1.2 treated Lazer framing.
- External timbers to be H3.1 treated, if in contact with the ground H5 treated
- All concrete to be standard grade 17.5 Mpa @ 28 days
- Install a minimum of a battery smoke detector located on the escape route & within 3m of any bedroom doors.

Revised Site Plan Showing Stormwater Drainage
AB Lot 1093086 - Rum 101 110 904

RECEIVED
13 JAN 2011

1:200 site plan

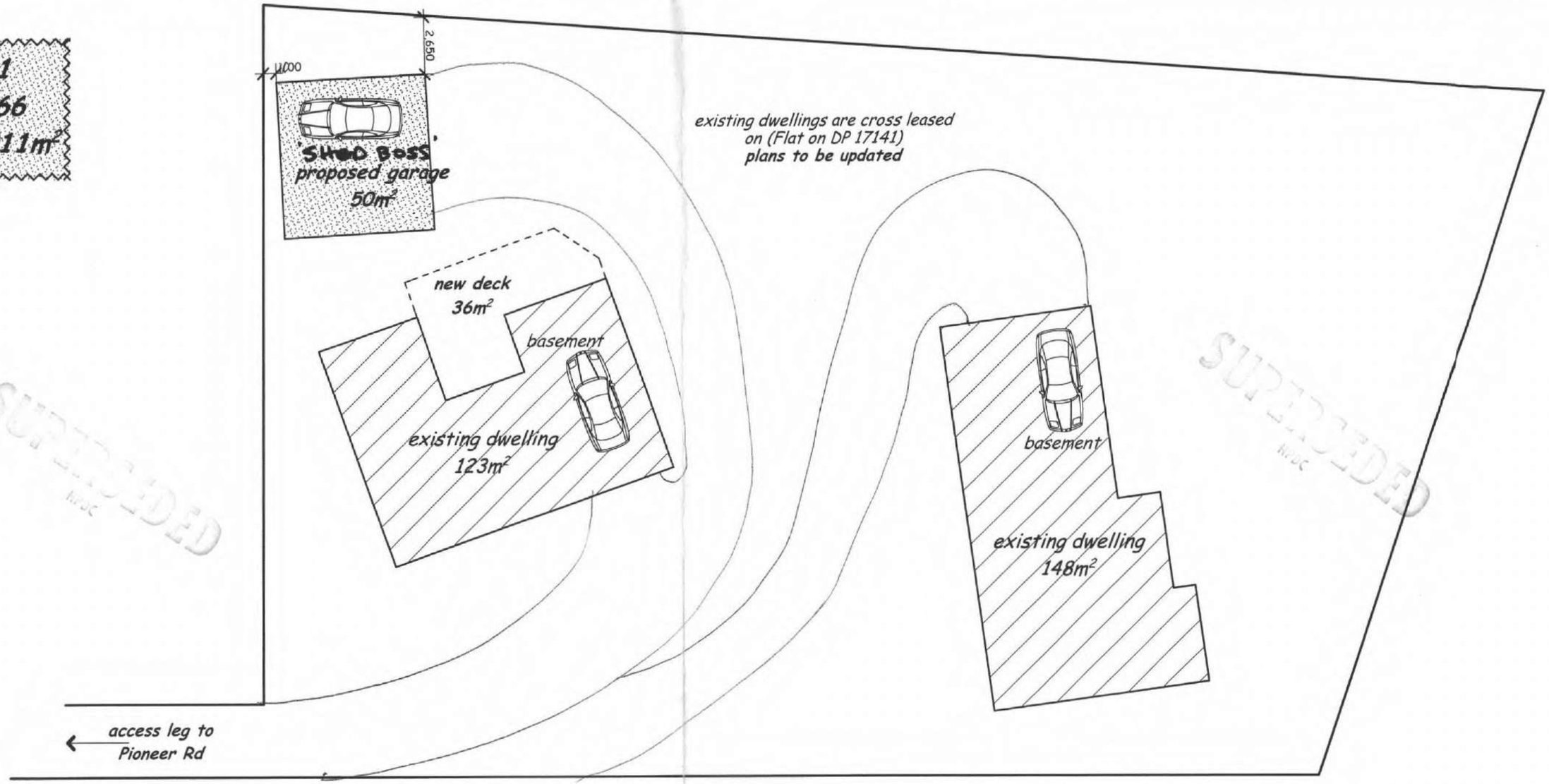
Ashlar Homes Ltd
P O Box 36, Inglewood

- PROPOSED NEW GARAGE & DECK -
Errol Pascoe
13 Pioneer Rd, New Plymouth

RoughanDesign
architectural Designers
www.roughandesign.co.nz
phone 06 753 3595
fax 06 753 3154
mobile 0274 430 71
788 Carrington Rd
New Plymouth RD.

Sheet 1c
Series of 3
Date: December 2010 | Revision | Job: 2031/5

LOT 1
DP 9266
AREA 2011m²



SUPERSEDED
NPDC

GENERAL NOTES:

- Check and verify all dimensions on site prior to commencing.
- All work and construction shall comply with standards NZS 3604:1999, NZ Building Code & New Plymouth District Council requirements.
- Glazing and windows to comply with NZS 4211 and 4223
- All exposed exterior structural fixings to be stainless steel finish.
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- All concrete to be standard grade 17.5 Mpa @ 28 days
- Install a minimum of a battery smoke detector located on the escape route & within 3m of any bedroom doors.

1:200 **site plan**

Ashlar Homes Ltd
P O Box 36, Inglewood

-PROPOSED NEW GARAGE & DECK-
Errol Pascoe
113 Pioneer Rd., New Plymouth

RoughanDesign Architectural Designers
www.roughandesign.co.nz
phone 06 753 3365
fax 06 753 3384
mobile 0274 490 711
788 Carrington Road,
New Plymouth RD1

Sheet 1 Series of 3

Date: December 2010 | Revision | Job # 2331/10

-PROPOSED NEW GARAGE & DECK-

Errol Pascoe
113 Pioneer Rd.
New Plymouth

Drawing titles

1 Site plan
2 Deck plan, elevation & section
3 Foundation plan & details

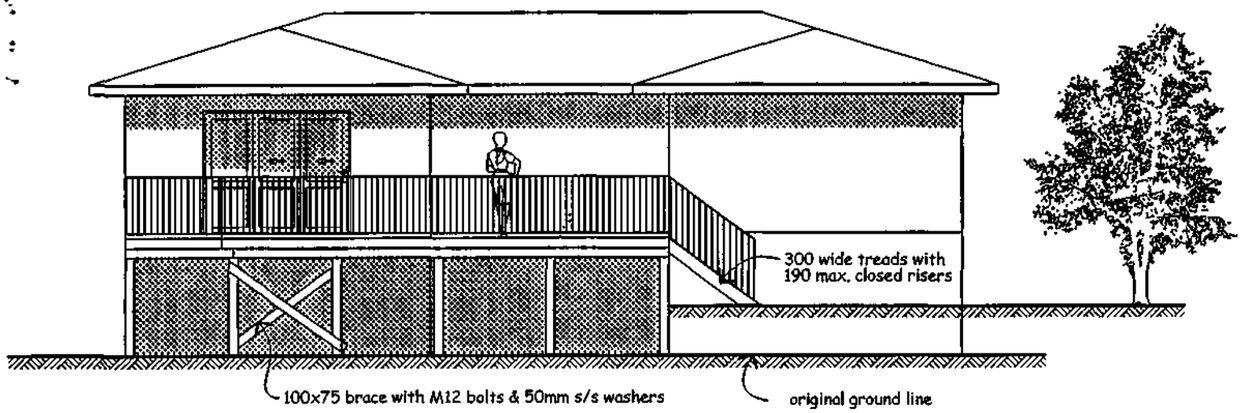
refer A4 plans for **SHED BOSS** garage design

Ashlar Homes Ltd
P O Box 36, Inglewood

RoughanDesign
Architectural Designers
www.roughandesign.co.nz

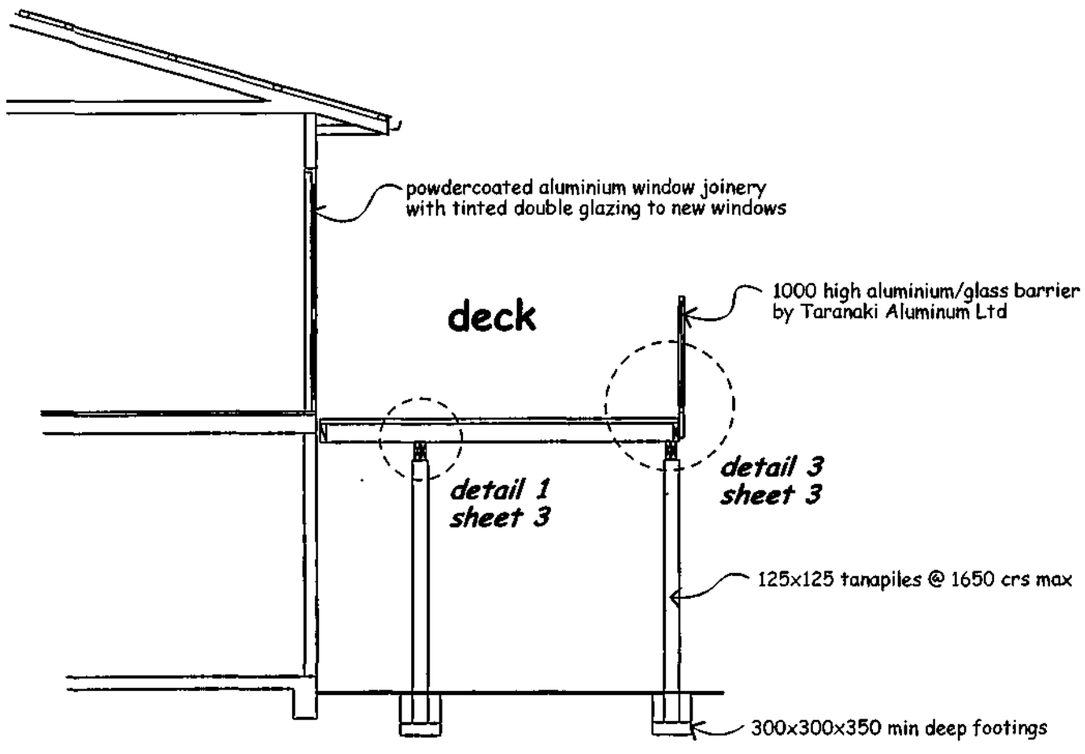
phone 06 753 3365
fax 06 753 3384
mobile 0274 490 715
788 Carrington Road,
New Plymouth RD1

NPDC OFFICE COPY
This Building Consent is approved under the Building Act and is limited to new work only as shown on these plans and related specifications
Approved ... Date 12/1/11
BC10/110915
NPDC Approved
12 JAN 2011



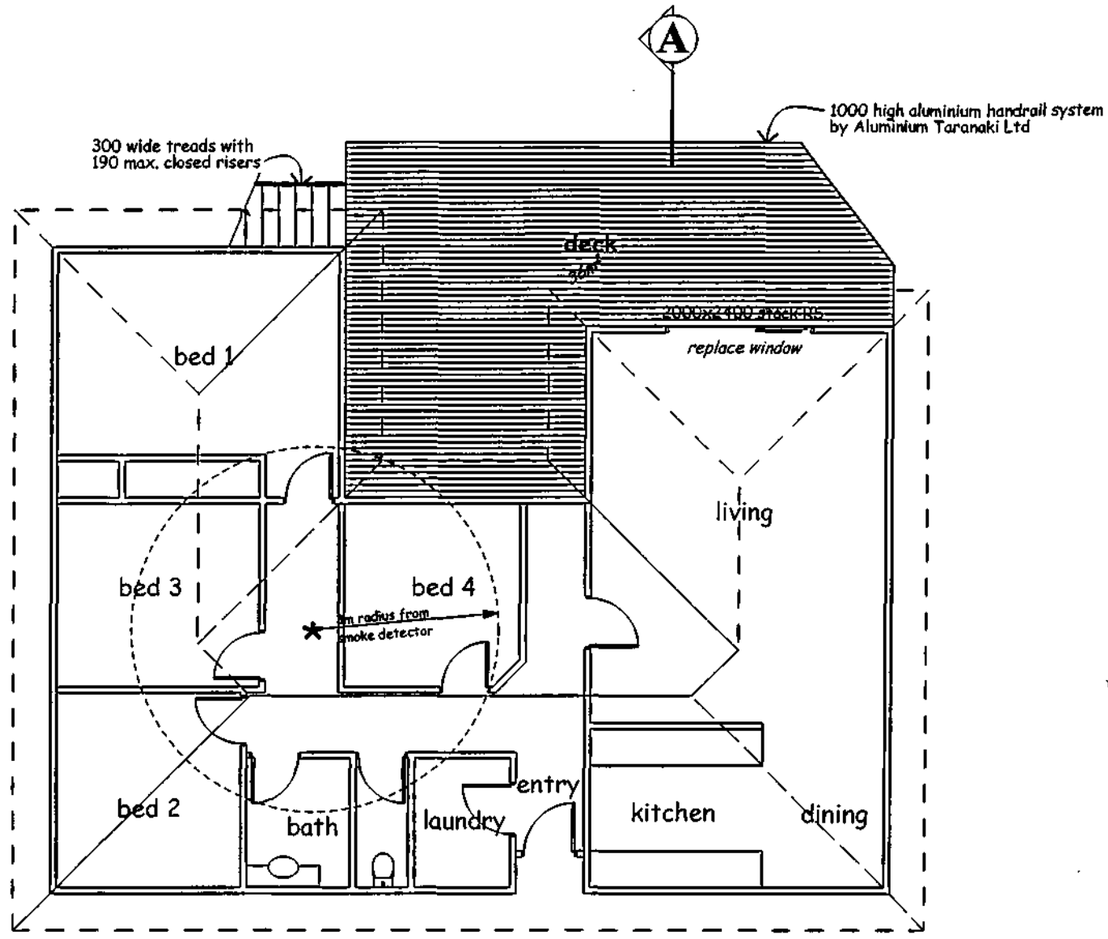
north

1:100



section A

SCALE 1:50



floor plan

1:100

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Ashlar Homes Ltd P O Box 36, Inglewood	*- PROPOSED ADDITIONS -* **Errol Pascoe** **113 Pioneer Rd., New Plymouth**	RoughanDesign Architectural Designers www.roughandesign.co.nz phone 06 753 3365 fax 06 753 3384 mobile 0274 490 715 788 Carrington Road, New Plymouth RD1 Date: December 2010 — Revision Sheet 2 of 3 — Job # 2331/10

9.1 PROFILE BALUSTRADING

MAIN FEATURES

- A versatile balustrade system with exceptional strength and smooth, curved shapes.
- A range of design options are available, with either aluminium balusters or glass infill panels.
- A choice of rail types is available with the emphasis on elliptical and round shapes.
- The post and rail design maximises strength and rigidity, and multiple fixings ensure secure baluster retention.
- Minimal interruption to top rail surfaces with concealed fixings for posts, and concealed welding for base plates.
- Posts and rails are made from 6060 T6 aluminium alloy, with powder coating and anodising available as surface finishes.
- Top rails are either 90mm wide (for elliptical) or 50mm wide for round.
- The main posts have a depth of 85mm and balusters are 25mm deep.
- Panels in safety glass of up to 8mm are available.
- Designed for standard heights of 1000mm on balconies and decks, and 1200mm around swimming pools. Other heights are available.

RAIL TYPES

Elliptical Top Rail (01955/01953) 90mm deep for balusters and glazing.
Round Top Rail (01954/01953) 50mm deep for balusters, glazing and gates.
Round Mid/Bottom Rail (01964) 50mm deep for balusters and glazing.
Elliptical Mid/Bottom Rail (01951) 55mm deep for balusters and glazing.
REFER CROSS SECTIONAL DRAWINGS

BARRIER TYPES

Baluster (01952) 25mm deep x 16mm wide.
Glazed panels (safety glass) up to a maximum thickness of 8mm.

POST TYPES

Elliptical 85mm deep x 35mm wide.

BRACKETS

Standard (top fix)
Face Fix
Nib Wall, two depth options.

FINISH / COLOUR

Powder Coated in a wide range of colours.
Anodised silver, 12 micron thickness. Other anodised colours are available.

PERFORMANCE

Profile balustrading complies with AS/NZS 1170.1 Structural Design Actions (Table 3.5.1) when installed in accordance with manufacturer instructions.
REFER COMPLIANCE SPECIFICATIONS.

INSTALLATION

Profile balustrades are installed on site from pre-cut or site-cut profiles. Glazing is also done on site.

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LOADING CASES
A = 0.36 kN/m
B = 0.75 kN/m
(0.5kN infill load shared by two balusters)

AS/NZS 1170.1 TABLE 3.3

TYPE OF OCCUPANCY FOR PART OF THE BUILDING OR STRUCTURE	SPECIFIC USE	COMPLIANT	LOADING CASE
A Domestic and residential activities	All areas within or serving exclusively one dwelling including stairs, landings etc but excluding external balconies and edges of roofs (see C3)	YES	A
	Other residential, (see also C)	YES	B
B, E Offices and work areas not included elsewhere including storage areas	Light access stairs and gangways not more than 600mm wide	YES	A
	Fixed platforms, walkways, stairways and ladders for access	YES	A
	Areas not susceptible to overcrowding in office and institutional buildings also industrial and storage buildings	YES	B

C Areas where people may congregate

C1/C2 Areas with tables or fixed seating	Areas with fixed seating adjacent to a balustrade, restaurants, bars etc	NO	-
C3 Areas without obstacles for moving people and not susceptible to over-crowding	Stairs, landings, external balconies, edge of roofs etc	YES	B
C5 Areas susceptible to over-crowding	Theatres,cinemas,grandstands,discoteques, bars,auditoria,shopping malls etc	NO	-
D Retail areas	All retail areas including public areas of banks/building societies, (see C5 for areas here over-crowding may occur)	NO	-

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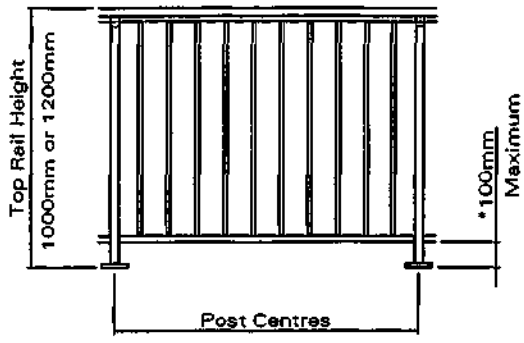
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Technical specifications subject to change without notice

.LE BALUSTRADE

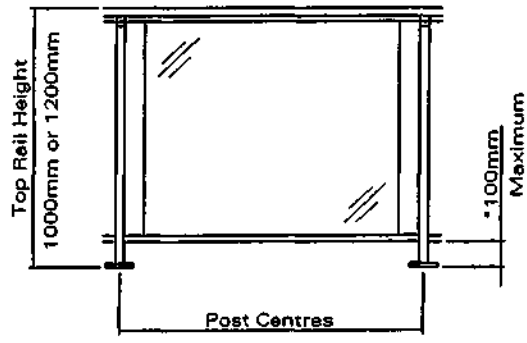
JRS AS/NZS 1170.1 COMPLIANCE SPECIFICATIONS

TYPE 1 BALUSTRADE

Date 01.11.09 **Scale** NTS



BALUSTERS



GLAZED

Type 1 Balustrade

*Distance is from the bottom of the bottom rail to the lowest point on the floor level.

Maximum baluster length is 1075mm

POST CENTRES TABLE					
HEIGHT OF TOP RAIL		1000mm		1200mm	
TOP RAIL		ELLIPTICAL OR ROUND		ELLIPTICAL OR ROUND	
BOTTOM RAIL		01966 or 01951	01964	01966 or 01951	01964
LIVE LOAD (Refer P1.2.1)	CASE A	1400mm	1650mm	1400mm	1650mm
	CASE B	1370mm	1530mm	1370mm	1530mm
WIND CASE (Use for glazed balustrades only)	LOW	1800mm	1800mm	1800mm	1800mm
	MEDIUM	1780mm	1750mm	1690mm	1660mm
	HIGH	1590mm	1560mm	1220mm	1220mm
	VERY HIGH	1340mm	1340mm	940mm	940mm

Choose minimum post centres from wind and live load case which applies to the situation

Example 1 : Internal Balustrade
1200mm Height Top Rail
01964 Bottom Rail
(Wind does not apply)

Live Load Case B = 1530mm Post Centres - Use 1530mm Post Centres

Example 2 : External Balustrade
1000mm Height Top Rail
01951 Bottom Rail
Very High Wind

Live Load Case B = 1370mm Post Centres
Wind Load Case = 1340mm Post Centres - Use 1340mm Post Centres

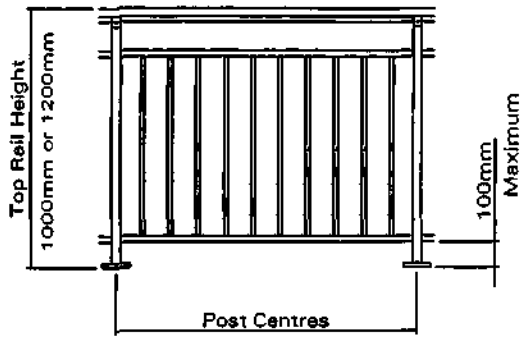
NPDC Approved
12 JAN 2011

,LE BALUSTRADE

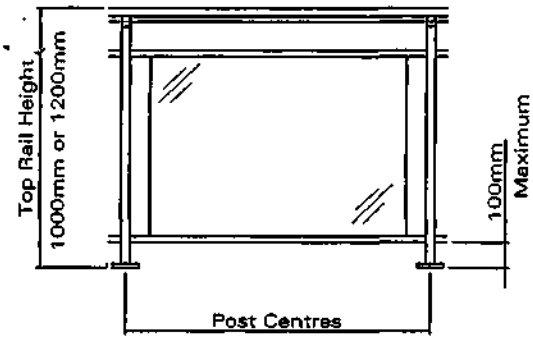
JRS AS/NZS 1170.1 COMPLIANCE SPECIFICATIONS

TYPE 2 BALUSTRADE

Date 01.11.09 **Scale** NTS



BALUSTERS



GLAZED

Type 2 Balustrade

*Distance is from the bottom of the bottom rail to the lowest point on the floor level.

Maximum baluster length is 1075mm

POST CENTRES TABLE					
HEIGHT OF TOP RAIL		1000mm		1200mm	
TOP RAIL		ELLIPTICAL OR ROUND		ELLIPTICAL OR ROUND	
INFILL RAILS		Both 01951 or 01966	At least one 01964	Both 01951 or 01966	At least one 01964
LIVE LOAD (Refer P1.2.1)	CASE A	1120mm	1120mm	1120mm	1120mm
	CASE B	1120mm	1120mm	1120mm	1120mm
WIND CASE (Use for glazed balustrades only)	LOW	1800mm	1800mm	1800mm	1800mm
	MEDIUM	1800mm	1800mm	1770mm	1720mm
	HIGH	1670mm	1630mm	1450mm	1450mm
	VERY HIGH	1540mm	1490mm	1120mm	1120mm

Choose minimum post centres from wind and live load case which applies to the situation

Example 1 : Internal Balustrade
1200mm Height Top Rail
01964 Infill Rail
(Wind does not apply)

Live Load Case B = 1120mm Post Centres - Use 1120mm Post Centres

Example 2 : External Balustrade
1000mm Height Top Rail
01964 Infill Rail
Very High Wind

Live Load Case B = 1120mm Post Centres
Wind Load Case = 1490mm Post Centres - Use 1120mm Post Centres

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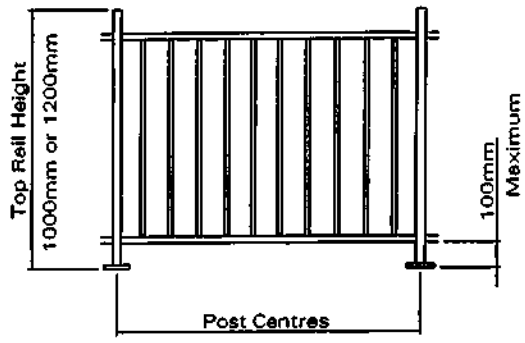
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PROFILE BALUSTRADE

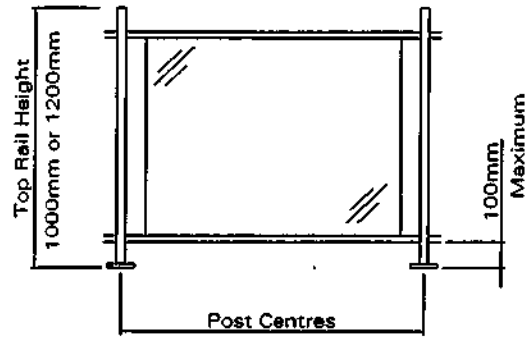
F900RS AS/NZS 1170.1 COMPLIANCE SPECIFICATIONS

TYPE 3 BALUSTRADE

Date 01.11.09 **Scale** NTS



BALUSTERS



GLAZED

Type 3 Balustrade

*Distance is from the bottom of the bottom rail to the lowest point on the floor level.

Maximum baluster length is 1075mm

POST CENTRES TABLE							
HEIGHT OF TOP RAIL		1000mm			1200mm		
TOP RAIL		01951	01951 / 01964	01964	01951	01951 / 01964	01964
BOTTOM RAIL		01951	01964 / 01951	01964	01951	01964 / 01951	01964
LIVE LOAD (Refer P1.2.1)	CASE A	1110mm	1420mm	1620mm	1110mm	1420mm	1620mm
	CASE B	1110mm	1380mm	1500mm	1110mm	1380mm	1500mm
WIND CASE (Use for glazed balustrades only)	LOW	1800mm	1800mm	1800mm	1800mm	1800mm	1800mm
	MEDIUM	1770mm	1750mm	1720mm	1660mm	1660mm	1630mm
	HIGH	1570mm	1560mm	1530mm	1220mm	1220mm	1220mm
	VERY HIGH	1340mm	1340mm	1340mm	940mm	940mm	940mm

Choose minimum post centres from wind and live load case which applies to the situation

Example 1 : Internal Balustrade
1200mm Height Top Rail
01964 Top Rail
01951 Bottom Rail
(Wind does not apply)

Live Load Case B = 1380mm Post Centres - Use 1380mm Post Centres

Example 2 : External Balustrade
1000mm Height Top Rail
01964 Top Rail
01964 Bottom Rail
Very High Wind

Live Load Case B = 1500mm Post Centres
Wind Load Case = 1340mm Post Centres - Use 1340mm Post Centres

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12 JAN 2011

Cert No C7763

TO: NPDC

SITE:
113a Pioneer Road
New Plymouth.

JOHN L TOWLER
Structural and Civil Engineering
Registered Engineer of Qld
Ph 07 5482 1146
Fax 07 5482 3854

Standard Building Regulation 1993
Structural Design Certificate

Part (A) DESIGN CERTIFICATE

1 I certify that the building work described below has been designed in accordance with the principles of structural mechanics to sustain the most adverse combinations of loads to which it is likely to be subjected in accordance with the Building Code of Australia/New Zealand to the Standards listed below.

Description **Proposed standard engineering details for standard sheds**

Drawing Nos NZDOM-6.0/1 of 1 rev B - To 6.0m wide Building, 3.0m & 3.5m bays, regions A6, A7 & W
NZDOM-7.6/1 of 1 rev B - To 7.6m wide Building, 3.0m & 3.5m bays, regions A6, A7 & W
NZDOM-9/0/1 of 1 rev F - To 9.0m wide Building, 3.0m & 3.5m bays, regions A6, A7 & W

Erected For Shed Boss New Zealand
Location Various regions A6, A7 & W of New Zealand

2 The relevant Australian/New Zealand Standard Codes. Specifications and references relied upon the design of the building work are as follows:

AS/NZS 1170.0	General Principals
AS/NZS 1170.1	Permanent & Other Actions
AS/NZS 1170.2	Wind Actions
AS/NZS 1170.3	Snow & Ice Loads
NZS 1170.5	Earthquake Loads
NZS 3404, NZS 3401, AS/NZS1594, AS/NZS 3679, NZS/BS 4848	Steel Structures Code
AS 2870	Residential Slabs and Footings
AS/NZS 4600	Cold Formed Section Code
AS 3600	Concrete Code

3. The basic design criteria and assumptions used in the design are:-
(i) Wind Forces
- Region A6, A7 & W (All regions of New Zealand)
- AS/NZS1170.2 Equivalent W33N (N2)
- AS/NZS1170.2 Equivalent W41N (N3)
- AS/NZS1170.2 Equivalent W50N (N4)
- AS/NZS1170.2 Equivalent W41C (C1)
- AS/NZS1170.2 Equivalent W50C (C2)
- NZS 3604 Equivalent MEDIUM, HIGH, VERY HIGH
- Internal pressure coefficients -0.3, +0.2 Non-Cyclonic
- Internal pressure coefficients -0.65, +0.7 Cyclonic
- Internal pressure coefficients 0 for Open Structure
- Importance Level 2

(ii) Footings and Foundations
- Soil Classification M - Moderately reactive soils
- Soil Report Ref. - Assumed Class M - Natural ground or controlled fill
- Design bearing pressure 100KPa

4 - Other relevant information
N/A

5 Design Floor Live Load 5KPa for slabs

6 Class of Building - 7, 8, 10a Type of Construction - C

7 Name of Signatory - John L. Towler
Position - Certifying Engineer
Professional Qualifications - B.E. (Civil) C.P.Eng(Structural) M.I.E(Aust)
N.P.E.R 131 7430 R.P.E.Q. No 4562

Signature...

Date October 20, 2009

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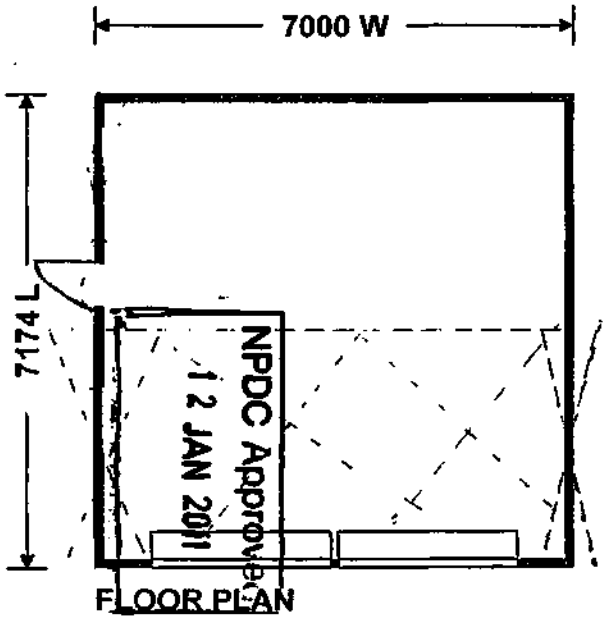
Hub Trading Ltd T/A Shed Boss Taranaki
P.O. Box 1022, New Plymouth NZ 4340
Tel 06 769 6799
Fax 06 769 6798
GST 90 703 935

Plan Sheet

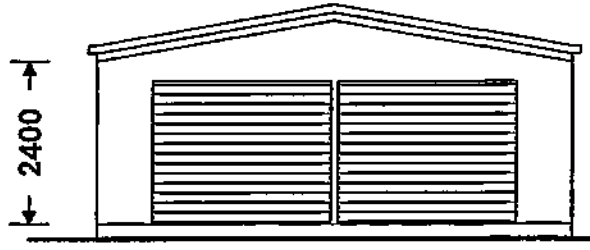
For	:	Errol Pascoe
Project No.	:	1688-0-Pascoe
Lot No.	:	
RP No.	:	
Site Area	:	
Site Address	:	113a Pioneer Road New Plymouth NZ
Parish	:	
County	:	
Windspeed	:	W41N:N3

These drawings are to be read in conjunction with
Shed Boss standard structural detail drawings.
Use figured dimensions only. Drawing is NOT to scale.

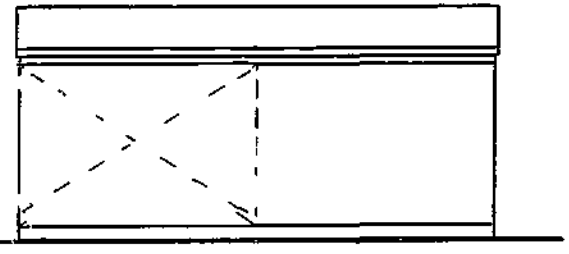
- - - 50 x 0.75 Strap brace

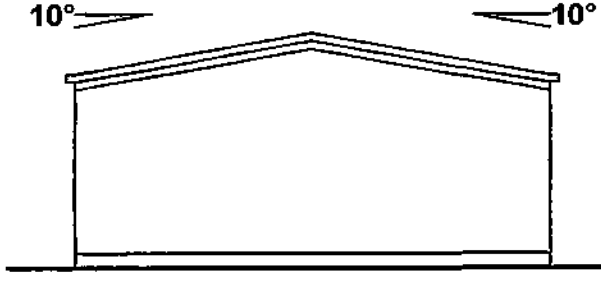


FLOOR PLAN

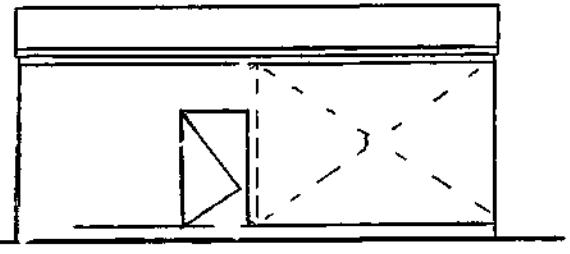


1. FRONT ELEVATION


2. RIGHT ELEVATION



3. REAR ELEVATION

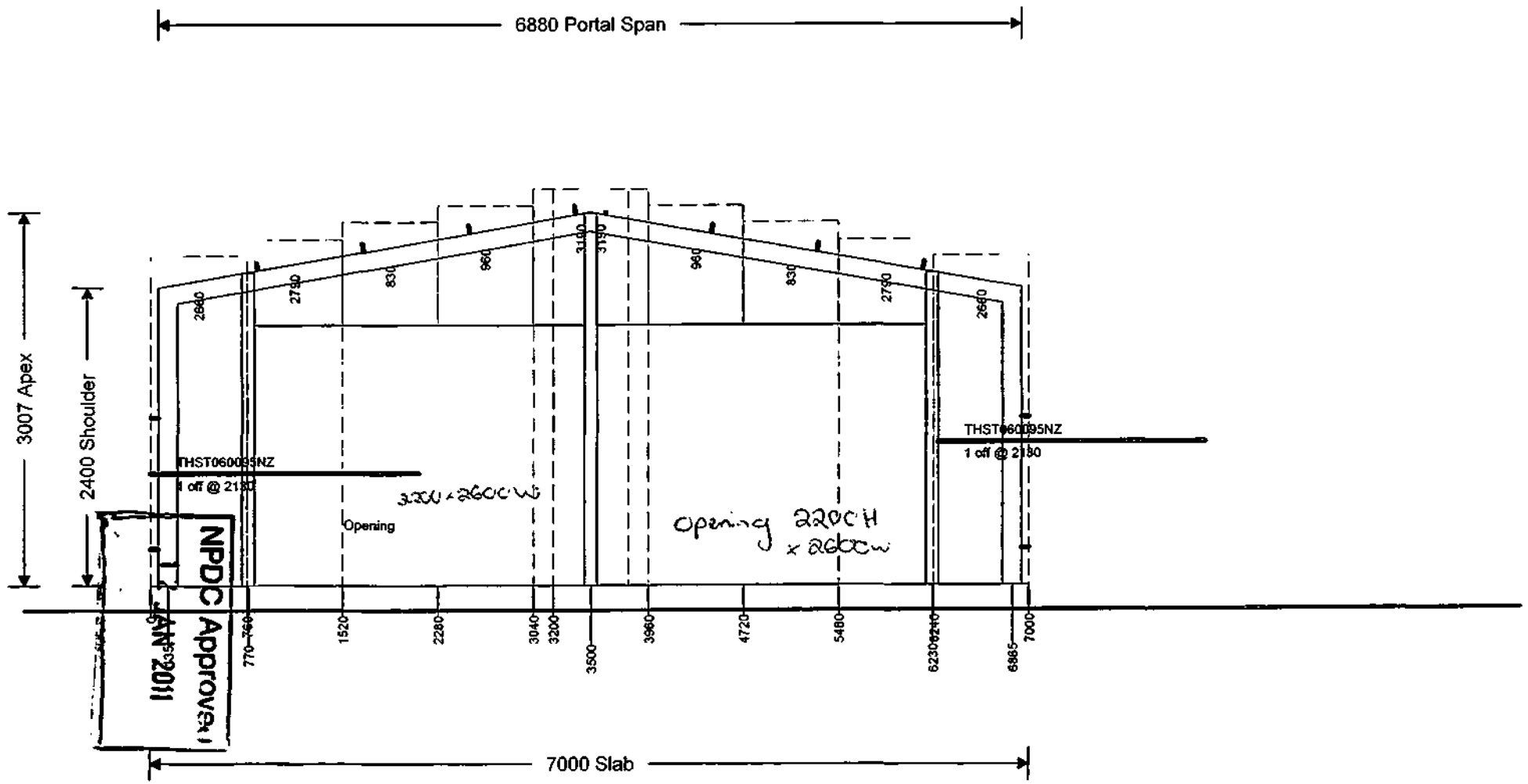

4. LEFT ELEVATION

Hub Trading Ltd T/A Shed Boss Taranaki
P.O. Box 1022, New Plymouth NZ 4340
Tel 06 769 6799
Fax 06 769 6798
GST 90 703 935

Gable Framing Front

For : Errol Pascoe
Project No. : 1688-0-Pascoe

These drawings are to be read in conjunction with
Shed Boss standard structural detail drawings.
Use figured dimensions only. Drawing is NOT to scale.

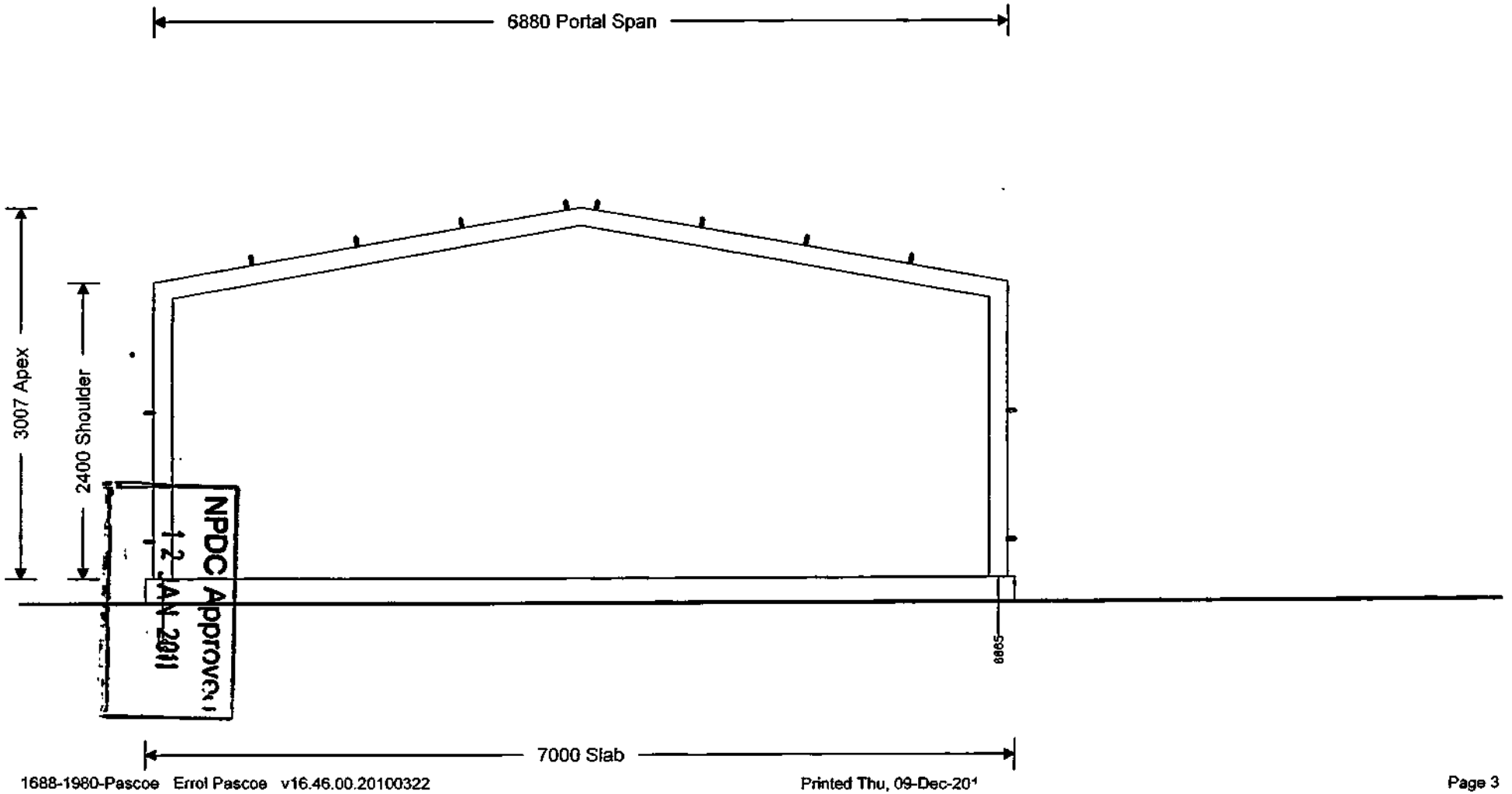


Hub Trading Ltd T/A Shed Boss Taranaki
P.O. Box 1022, New Plymouth NZ 4340
Tel 06 769 6799
Fax 06 769 6798
GST 90 703 935

Portal Frame Internal

For : Errol Pascoe
Project No. : 1688-0-Pascoe

These drawings are to be read in conjunction with
Shed Boss standard structural detail drawings.
Use figured dimensions only. Drawing is NOT to scale.

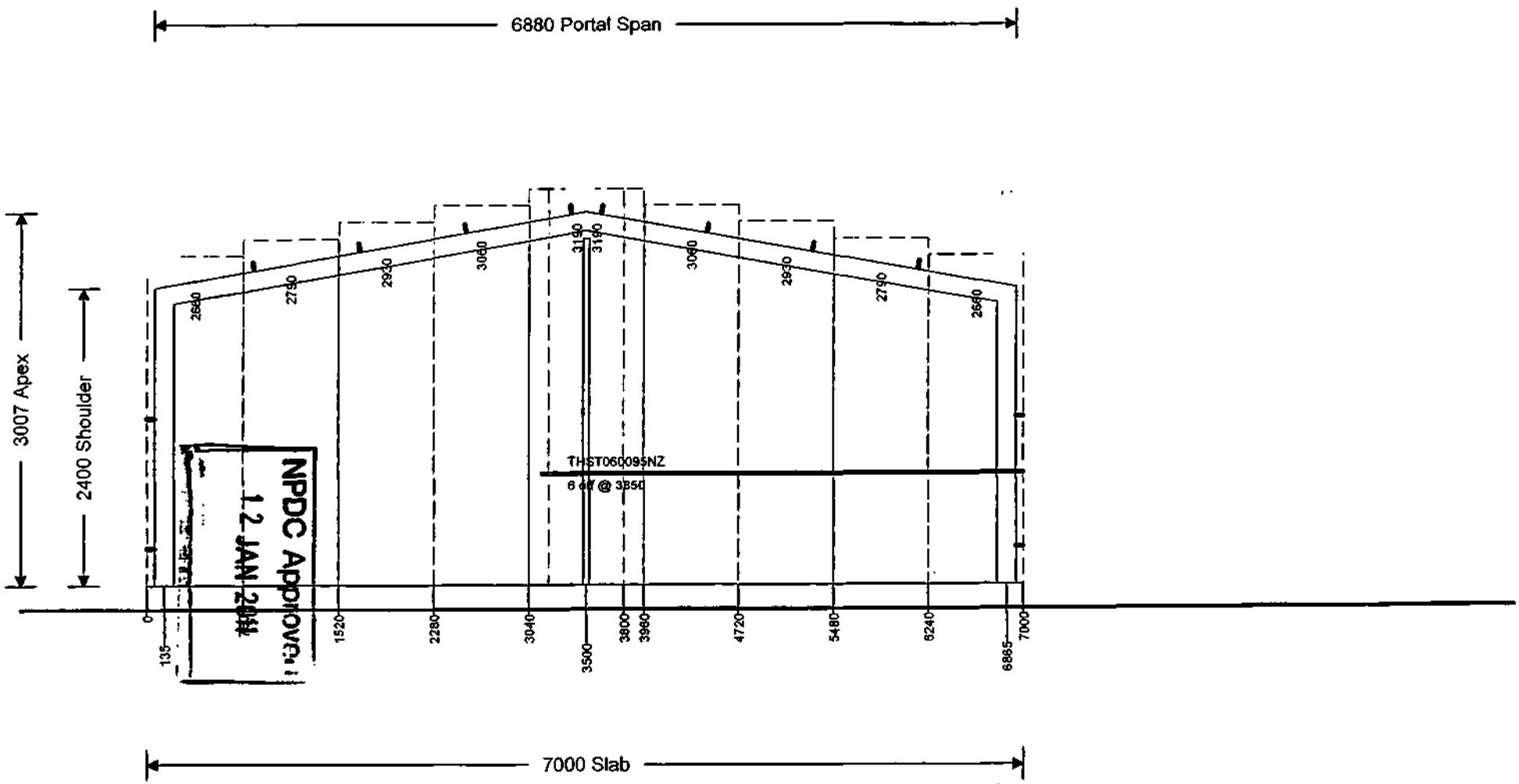


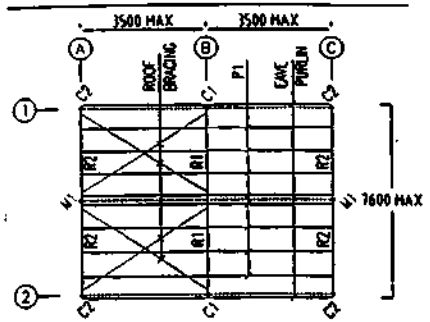
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Fax 06 769 6798
GST 90 703 935

Gable Framing Rear

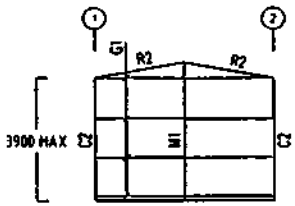
For : Errol Pascoe
Project No. : 1688-0-Pascoe

These drawings are to be read in conjunction with
Shed Boss standard structural detail drawings.
Use figured dimensions only. Drawing is NOT to scale.

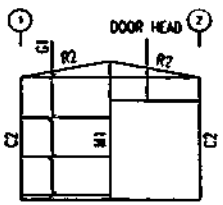




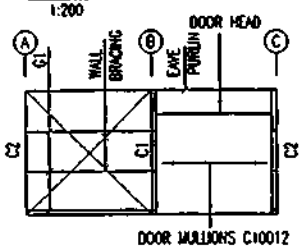
ROOF FRAMING PLAN
1:200



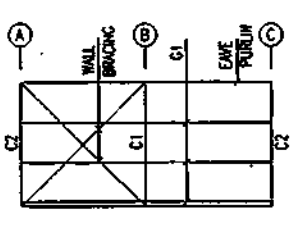
FRONT WALL ELEVATION
- FULLY CLAD
1:200



FRONT WALL ELEVATION
- WITH DOOR
1:200



SIDE WALL ELEVATION - WITH DOOR
1:200



SIDE WALL ELEVATION - FULLY CLAD
1:200

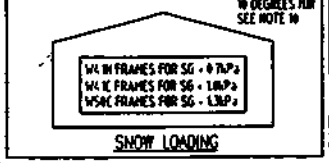
NOTE BRACING
ROOF & WALL BRACING TO BE INSTALLED IN EVERY 5th BAY. BRACING REMOVED BY OPENING TO BE INCLUDED IN ADJACENT BAY OR OPPOSITE WALL, UNO.

PORTAL FRAME 7600 SPAN - 3000m & 3500m BAYS					
		W33N	W33C/W41N	W41C/W50N	W50C
2700 MAX. HEIGHT	PORTAL FRAME 'C1/R1'	C15012	C15015	C15018	C20015
	PORTAL FRAME 'C2/R2'	C10012	C10012	C10012	C15012
3900 MAX. HEIGHT	PORTAL FRAME 'C1/R1'	C15015	C15018	C20015	C20018
	PORTAL FRAME 'C2/R2'	C10012	C15012	C15015	C15015

MULLIONS 'M1'				
	W33N	W33C/W41N	W41C/W50N	W50C
2200 HIGH	C10012	C10019	C15012	C15015
3000 HIGH	C10012	C10019	C15015	C15018
3300 HIGH	C10019	C15012	C15015	C20015
3600 HIGH	C15012	C15015	C20015	C20018
4200 HIGH	C15012	C15018	C20018	C25015
4500 HIGH	C15015	C20015	C20018	C25018
5000 HIGH	C15018	C20018	C25015	C30015
6000 HIGH	C20015	C20018	C30015	C35018

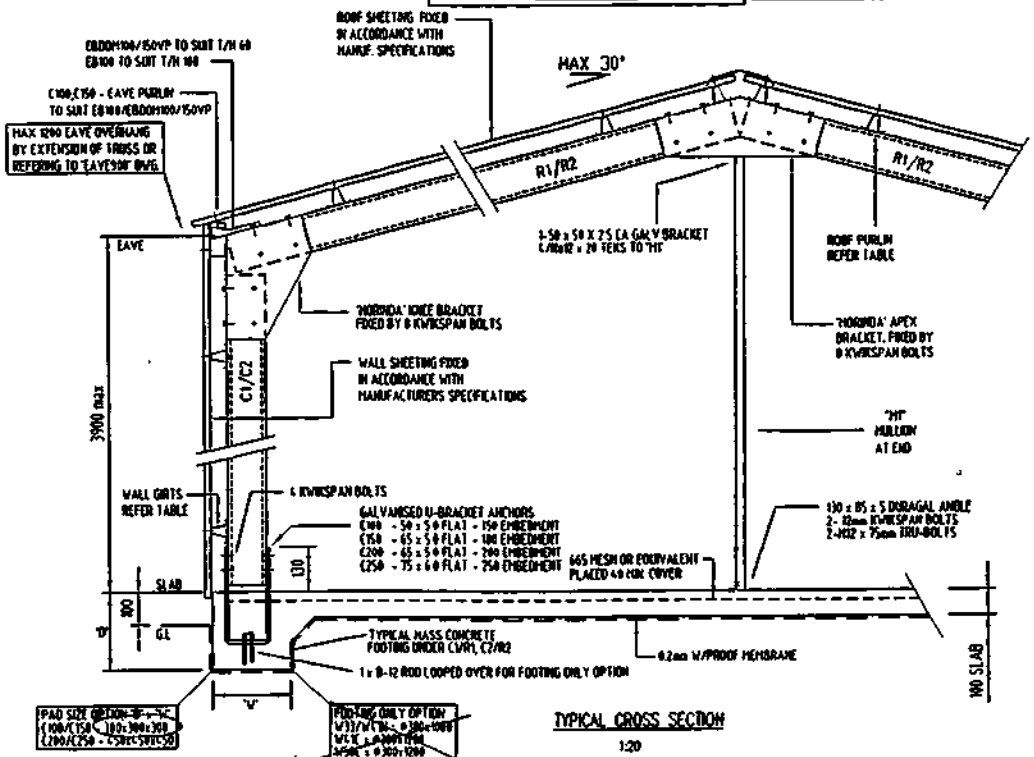
PURLIN SELECTION - 'P1'					
7600 SPAN	3000 BAY	3000 BAY		3500 BAY	3500 BAY
WIND SPEED	PURLIN	SPACING	NOTES	PURLIN	SPACING
W33N	TH6075	1200	10% LAPPING REQUIRED	TH6085	1100
W33C/W41N	TH6075	1000	10% LAPPING REQUIRED	TH6085	1000
W41C/W50N	TH6075	1000	10% LAPPING REQUIRED	TH6085	1000
W50C	TH6085	900	10% LAPPING REQUIRED	TH10075	1000

GIRT SELECTION - 'G1'					
7600 SPAN	3000 BAY	3000 BAY		3500 BAY	3500 BAY
WIND SPEED	GIRT	SPACING	NOTES	GIRT	SPACING
W33N	TH6075	1500	10% LAPPING REQUIRED	TH6085	1400
W33C/W41N	TH6075	1200	10% LAPPING REQUIRED	TH6085	1200
W41C/W50N	TH6075	1200	10% LAPPING REQUIRED	TH6085	1200
W50C	TH6085	1000	10% LAPPING REQUIRED	TH10075	1250



SNOW LOADING

NZ WIND SPEED SELECTOR			
NEW ZEALAND WIND ZONE NZS 3604	DEPENDABLE DESIGN WINDSPEED AS/NZS 1170.2	PERMISSIBLE WINDSPEED AS1170.2/AS/NZS 4055	
		Enclosed Building	Dominant Opening (See SC
MEDIUM	37 m/s	V33N	V33C
HIGH	44 m/s	V41N	V41C
VERY HIGH	50 m/s	V50N	V50C



TYPICAL CROSS SECTION
1:20

GENERAL NOTES
1. Setting out of dimensions and sizes of structual shall not be obtained by scaling the structual drawings.
2. Any setting out dimensions shown on the structual drawings shall be checked by the contractor before construction commences.
3. During construction the structure shall be maintained in a stable condition. Construction loads must not exceed the capacity of the structure at the time of loading.
4. All workmanship and materials shall be in accordance with the requirements of the current editions including amendments of the relevant SA/SNZ standards, SA/SNZ codes of practice except as varied by the contract documents and of the by-laws of the local authority.
5. Wind loads have been assessed in accordance with AS/NZS 1170.2
6. Live loading are in accordance with AS/NZS 1170.1
7. Wind loads for housing in accordance with NZS 3604.
8. This structure may have internal lining and be a habitable dwelling when additional bracing and foundations provided. Refer to Engineer.

STEELWORK
1. All steel work to be in accordance with NZS 3404, AS/NZS 1594, NZS 3417, AS/NZS 3679 and NZS/BS 4848.
2. All welding to be in accordance with AS/NZS 1554 carried out by qualified welders in accordance with NZS 4711.
3. Except where varied by the contract documents, all steel shall be in accordance with AS 1163 G450 for RHS sections.
4. Bolts shall be in accordance with AS/NZS 1252.
5. Hot rolled steel sections shall have a minimum Steel Grade of G300 MPa.

COLD FORMED SECTIONS
6. Cold formed sections shall comply with AS/NZS 4600 and AS/NZS 1397.
7. Cold formed steel sections shall have the following minimum Steel Grades:
t) 1.5mm G450 (MPa)
1.15mm (t (1.45mm G500 (MPa)
t (1.0mm G550 (MPa)
8. All sections shall have a minimum hot dipped zinc coating thickness of 275 gms/m2.

NEDC Approved
1 JAN 2011

FRAMING NOTES
1. Roof cross bracing can be placed in any bay and must be placed in the same bay. Wall cross bracing can be placed in any bay.
2. Roof and wall cladding shall be fixed strictly in accordance with the manufacturers specification.
3. All battens lapped to a minimum 30 % of largest adjacent span.
4. Provide 4x12/28 tek screws to roof and wall battens to internal spans.
5. Provide 2x12/28 tek screws to roof and wall battens to end spans in non-cyclonic areas. Provide 4x12/28 tek screws in cyclonic areas.
6. Provide 12 gauge fasteners to roof sheeting in non-cyclonic areas. Provide 14 gauge fasteners to roof sheeting in cyclonic areas, no cyclone caps.
7. Bracing fasteners to be 12/28 tek screws. Bracing members to be 25x0.75 G550 single. Denotes one strap only.
8. Door and window sizes, position and quantity illustrative only.
9. Load case followed by 'C' on span tables denotes building design for +8.7 internal pressure.
10. Snow Loads are for std portals for sub-alpine regions only. For alpine regions, refer to Engineer.
11. Buildings designed at W41N and above adequately cater for Flood Loading up to 1 mtr per second.

FOUNDATIONS
1. Footings have been designed based on a firm clay material or sand, minimum class M soil conditions. If foundation material is less than firm engineer to be contacted for alternative design.
2. Footings shall be placed centrally under columns.
3. Excavations shall be kept free of ponding water before placing concrete.
4. Concrete grade 20MPa, max slump 80, max aggregate 20mm.
5. Concrete shall be mechanically placed to ensure removal of voids.
6. Concrete shall be protected from excessive loss of moisture for a period of 3 days.
7. Slabs longer than 24m shall have a dowelled construction joint installed and slab mesh shall be upgraded to 664 or equivalent.

ROOF ONLY BUILDINGS
1. Frames for roof only buildings shall be selected from the equivalent cyclonic load case.
2. End Frames shall not be reduced.

B.	GENERAL REVISIONS	01/06/05
A.	SNOW & FLOOD LOADING INCLUSIONS	02/06/03
REV	AMENDMENT DESCRIPTION	DATE

DESIGN ENGINEER: John L. Towler
Civil and Structural Engineering
B.E.(Civil) M.P.E.A. No 4563
M.P.E.R. No 139 7430
25 ASHFORD RD, EPSOM 1570
Phone + 61 7 5428 1145
Fax + 61 7 5482 3854

PEER REVIEW ENGINEER: EAQ Limited
Structural & Civil Engineering
Eric MacLeod
P.O. BOX 55 261
WESTON BAY, AUCKLAND NZ
Phone: 09 578 3041
Fax: 09 578 3042

SHED BYPASS
196 SPENCE ST
CAIRNS QLD 4870
Ph. + 61 7 4031 1911
Fax + 61 7 4031 3972
A.C.N. 082 951 283

DESIGN: 7.6m WIDE BUILDING
3.0 + 3.5m BAYS
REGIONS A6, A7 & W

This drawing and the information thereon is the property of Norlado Australia Pty Ltd. and shall not be used or reproduced for any purpose without the written consent from Norlado Australia Pty Ltd.

SCALE: 1:20, 1:200
DATE: JUN '
DWG NO: NZDOM-7.6/1 OF

THESE PLANS HAVE BEEN

SUPERSEDED

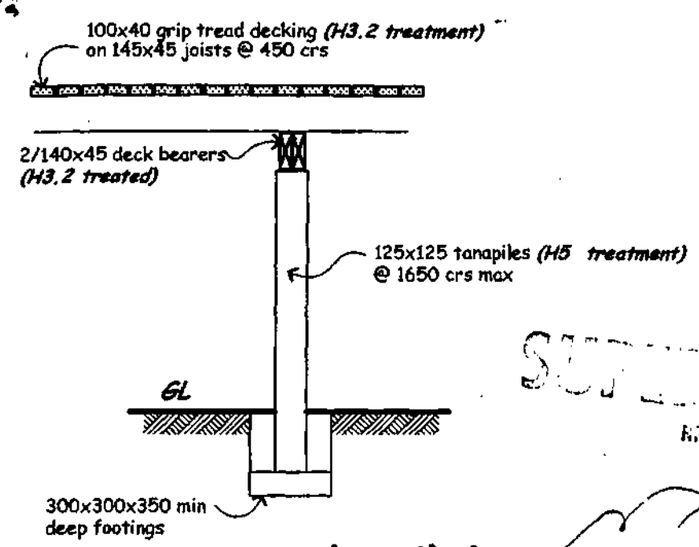
REPLACEMENT PLANS WILL BE IN THE APPROVED OFFICE COPY.

BC: 110915 ADDRESS: 113 Pioneer Rd

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

1. AMENDMENT 01 _ _ 310111
2. AMENDMENT 02 _ _ 230211
3.
4.
5.
6.
7.
8.
9.
10.

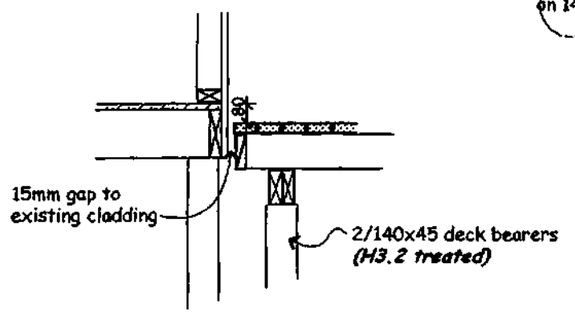
THESE ARE TO BE **KEPT AND SCANNED** AT THE END OF THE PROJECT FOR FUTURE REFERENCE



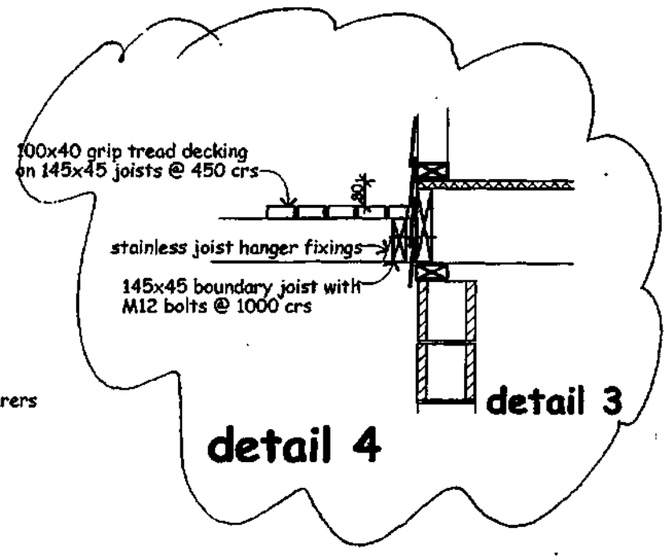
detail 1

all deck timbers to be H3.2 treated

SUPERSEDED NPDC

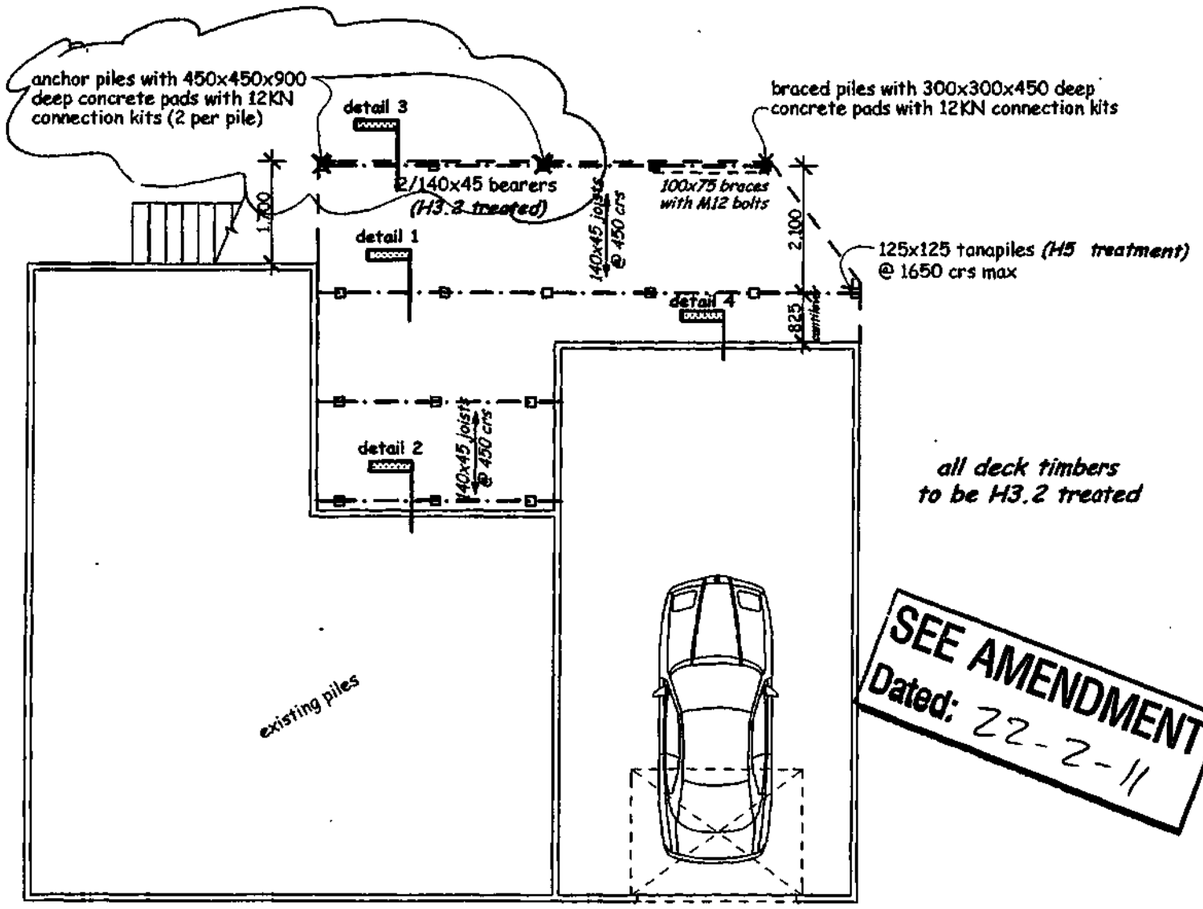


detail 2



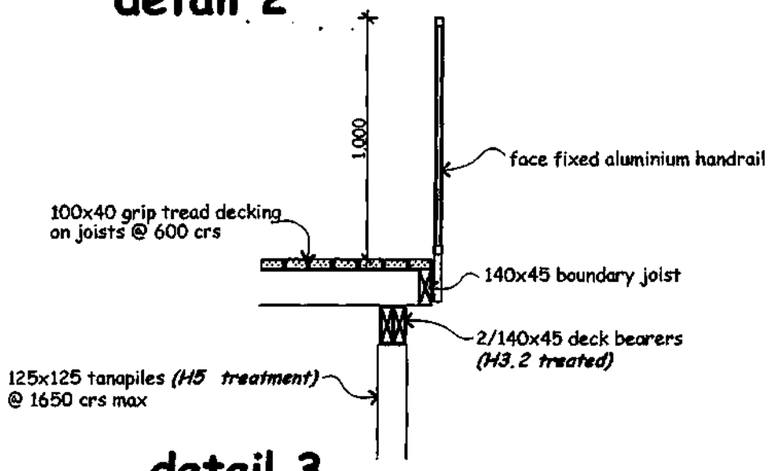
detail 3

detail 4

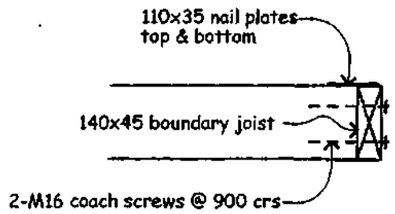


all deck timbers to be H3.2 treated

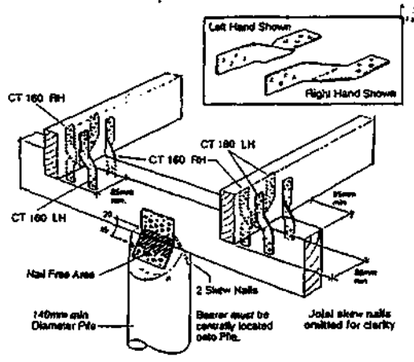
SEE AMENDMENT Dated: 22-2-11



detail 3



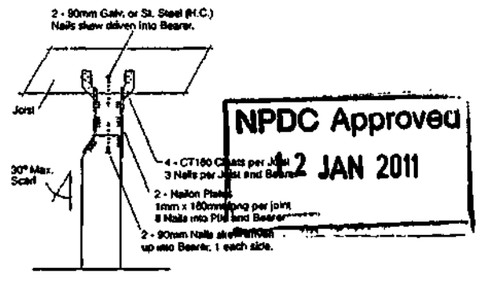
boundary joist fixings



anchor pile fixings 12kN

foundation plan
1:100

NPDC Approved 2 JAN 2011

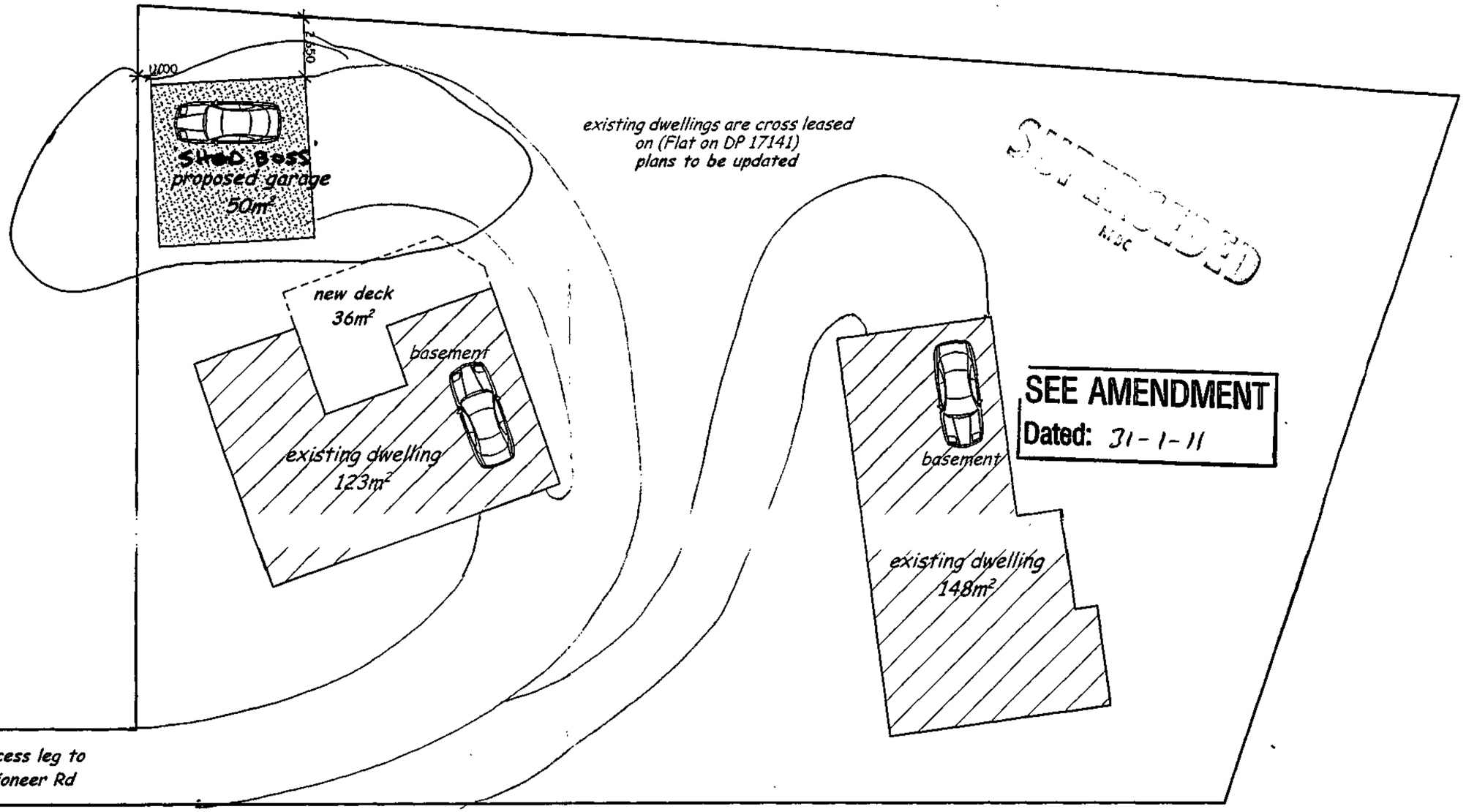


Square Pile

foundation plan/details

Ashlar Homes Ltd P O Box 36, Inglewood	*- PROPOSED ADDITIONS -* **Errol Pascoe** **113 Pioneer Rd., New Plymouth**	RoughanDesign Architectural Designers www.roughandesign.co.nz phone 06 753 3365 fax 06 753 3384 mobile 0274 490 715 788 Carrington Road, New Plymouth RD1 Sheet 3 Series of 3 Date: December 2010 Revision A jan 11 Job # 2331/10

LOT 1
DP 9266
AREA 2011m²



SUPERSEDED
NPDC

SEE AMENDMENT
Dated: 31-1-11

GENERAL NOTES:
-Check and verify all dimensions on site prior to commencing.
-All work and construction shall comply with standards NZS 3604:1999, NZ Building Code & New Plymouth District Council requirements.
-Glazing and windows to comply with NZS 4211 and 4223
-All exposed exterior structural fixings to be stainless steel finish.
-All wall framing to be H1.2 treated Lazer framing.
-External timbers to be H3.1 treated, if in contact with the ground H5 treated
-All concrete to be standard grade 17.5 Mpa @ 28 days
-Install a minimum of a battery smoke detector located on the escape route & within 3m of any bedroom doors.

SUPERSEDED
NPDC

NPDC Approved
12 JAN 2011

1:200 **site plan**

Ashlar Homes Ltd
PO Box 36, Inglewood

-PROPOSED NEW GARAGE & DECK-
Errol Pascoe
113 Pioneer Rd., New Plymouth

RoughanDesign
Architectural Designers
www.roughandesign.co.nz
phone 06 753 3365
fax 06 753 3384
mobile 0274 490 714
788 Carrington Road
New Plymouth RD1

Sheet 1
Series of 3
Date: December 2010
Revision
Job # 2331/10

LOT 1
DP 9266
AREA 2011m²

NOTES:-

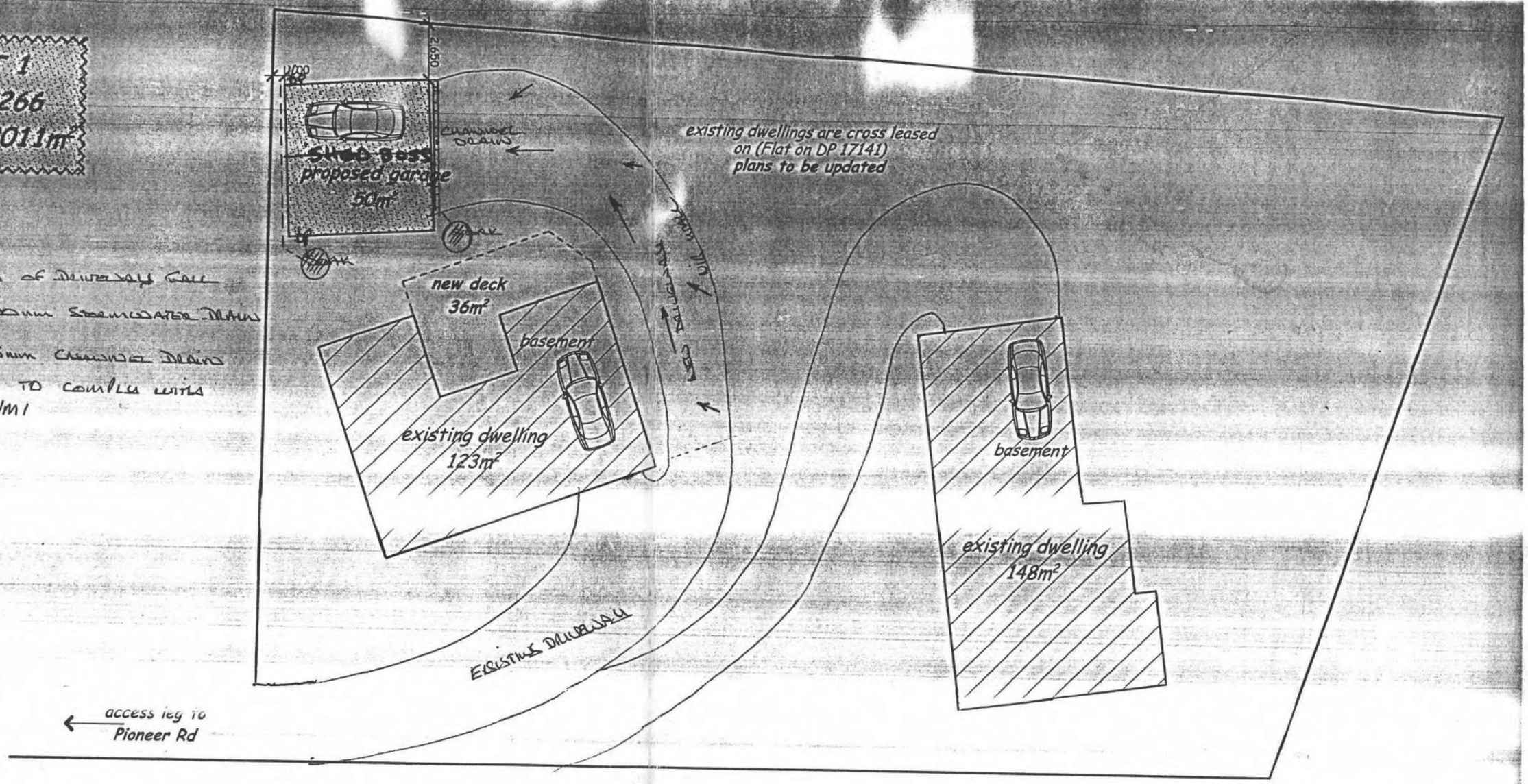
Key

→ Direction of Driveway Fall

- - - - - 150mm Stormwater Drain

150mm Channel Drain

SOAK HOLE TO COMPLY WITH E1/AS1/UM1



GENERAL NOTES:

- -Check and verify all dimensions on site prior to commencing.
- -All work and construction shall comply with standards NZS 3604:1999, NZ Building Code & New Plymouth District Council requirements.
- -Glazing and windows to comply with NZS 4211 and 4223
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- -All concrete to be standard grade 17.5 Mpa @ 28 days
- -Install a minimum of a battery smoke detector located on the escape route & within 3m of any bedroom doors.

REVISED SITE PLAN SHOWING STORMWATER DRAINAGE
AS PER 1093086 - PLN 101/110904

SUPERSEDED

NPDC Approved
12 JAN 2011

1:200 **site plan**

Ashlar Homes Ltd
P O Box 36, Inglewood

-PROPOSED NEW GARAGE & DECK-
Errol Pascoe
113 Pioneer Rd., New Plymouth

RoughanDesign Architectural Designers
www.roughan.design.co.nz
phone 06 753 3365
fax 06 753 3384
mobile 0274 490 711
788 Carrington Road
New Plymouth RD1

Sheet 1a
Series of 3
Date: December 2010
Revision
Job # 2331/10

16mm 35mm

BUILDING FILE

Code No. 433 / 113

Subject Exten Dwelling

Fisher Stove

Permit No 13158

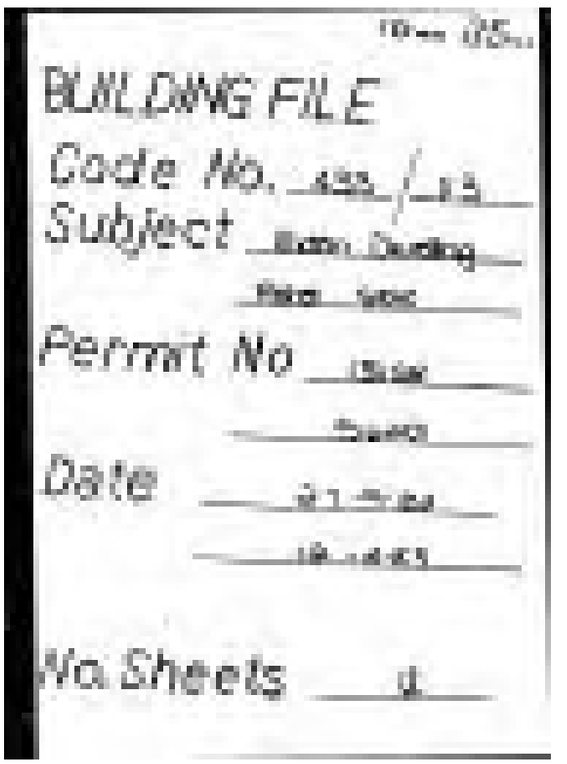
56401

Date 27-9-82

12-4-83

No. Sheets 12

Document Set ID: 7376592
Version: 1, Version Date: 23/03/2017

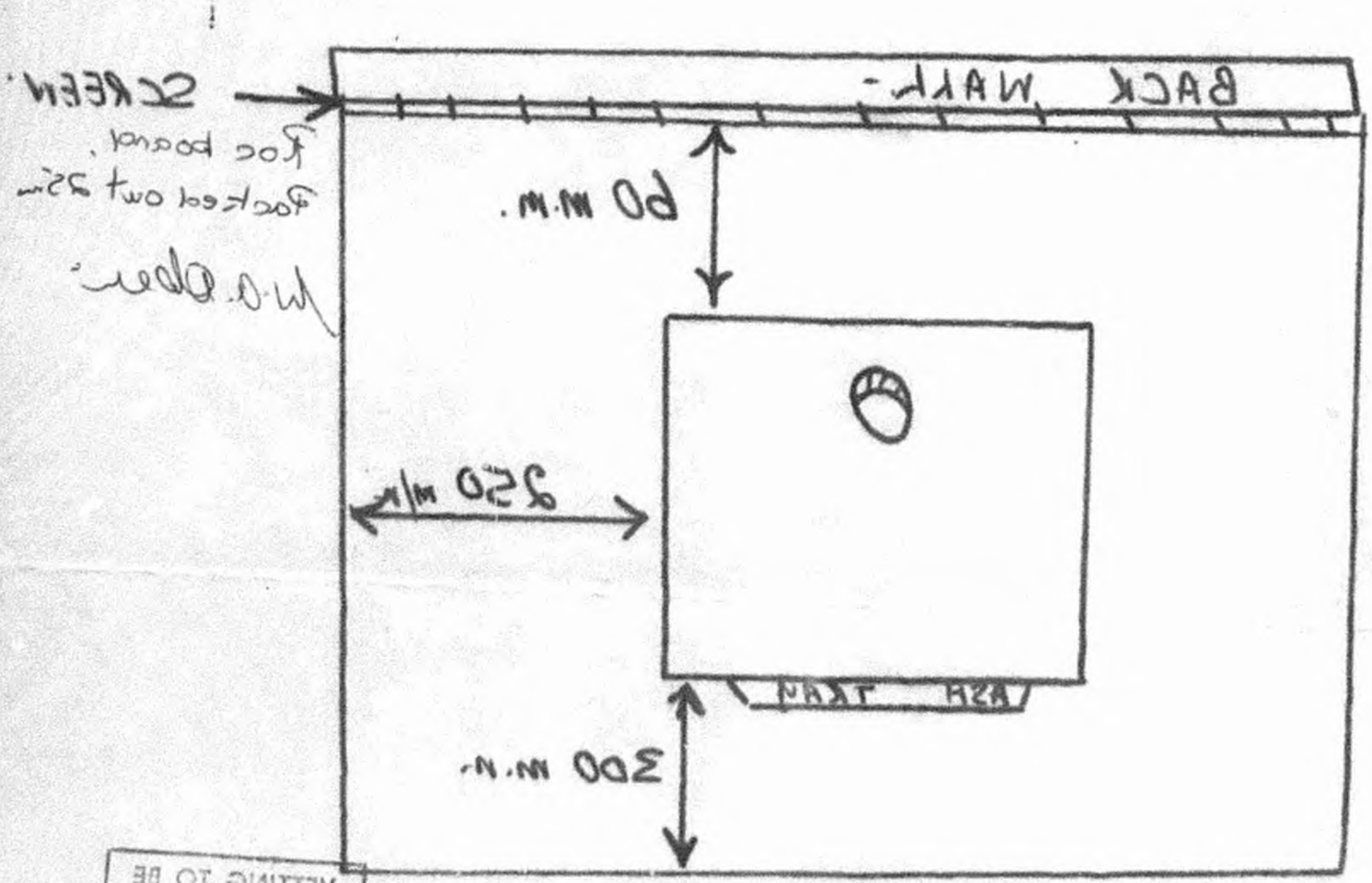

BUILDING FILE
Code No. [illegible]
Subject [illegible]
Permit No [illegible]
Date [illegible]
No. Sheets [illegible]

Document Set ID: 7376592
Version: 1, Version Date: 23/03/2017

Document Set ID: 7376592
Version: 1, Version Date: 23/03/2017

43113
8 MAR 1983

BACKHAUL INSTALLATION OF
"TEDDY BEAR" FISHER FP8+
MK.4 MK2 G.H. OXLEY
113 PIONEER RD
NEW PLYMOUTH.



VETTING TO BE COMPLETED BY
25 Mar 1983

SCREEN : 1200 MM.

HEIGHT: 50 M.M.

NEW PLYMOUTH CITY COUNCIL
APPROVED FOR TYPE, USE, SITING, COVERAGE AND CONSTRUCTION, AS IN ACCORDANCE WITH ALL RELEVANT ACTS, REGULATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH CITY COUNCIL.
DATE
TOWN PLANNING
PUBLIC HEALTH
BUILDING
ENGINEER
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH CITY COUNCIL AND MUST BE KEPT ON SITE.



Document Set ID: 7376592
Version: 1, Version Date: 23/03/2017

1557/1558

NEW PLYMOUTH DISTRICT COUNCIL

PRIVATE BAG 2025 NEW PLYMOUTH 4260 Ph. 06 758 8099 Fax 06 758 3257

5 PLANS

APPLICATION FOR BUILDING CONSENT AND/OR PROJECT INFORMATION MEMORANDUM (*PIM*)

APPLICATION TYPE Tick boxes where appropriate

Combined Building Consent & *PIM* [✓] Project Information Memorandum Only [ ] *PIM* No. [ ]

B ilding Consent Only * Quote previous *PIM* number _____ [ ]

*A *PIM* is required before a building consent can be issued.

DETAILS OF PROPERTY TO WHICH THIS BUILDING CONSENT APPLIES

Under the Building Act a Building Consent must be issued to the owner. The owners full name is an essential part of the application.

OWNER'S NAME COX
Surname or company name

TIM LLEWELLYN
First Names First Names

ADDRESS OF BUILDING WORK:

113A PIONEER RD
Street No. Street

N. P.
Town/District

LEGAL DESCRIPTION OF PROPERTY:

Lot: 1 D.P. 9266

or Section No. District

APPLICANT'S DETAILS

Tick this box if the applicant is the owner [✓]

If the applicant *is not* the owner, please give applicant details:

Surname:

First names:

Comp / name:

Status: Builder [✓] Plumber [ ] Designer [ ] Other (Please specify)

FOR OFFICE USE ONLY

Property I.D. 01687

Scale Code DW62

MAIL ADDRESS FOR ALL CORRESPONDENCE RELATING TO THIS APPLICATION:

T L COX
Name

27
Street No. MARATAHU ST
Street/ PO/Private Bag

NP
Town

PHONE 067587755 WK FAX 067587846 WK.
STD STD

Document Set ID: 821197
Version: 1, Version Date: 04/08/2009

DECLARATION

This application is made by me as owner of the property.

Signature T L Cox *Date* 12-7-93.

or

I am the applicant and have been authorised by the owner to make this application

*Signature*_____ *Date*_____

PERSONS OTHER THAN THE OWNER OR APPLICANT ASSOCIATED WITH THIS APPLICATION

Status may be plumber, builder, engineer, building certifier etc.

STATUS: Designer

Name

Address

Roughan Design
4 Del Mar Place
New Plymouth

Phone. 75 8714 Fax

STD STD

Status may be plumber, builder, engineer, building certifier etc.

STATUS:

Name

Address

Phone. Fax

STD STD

Document Set ID: 821197
Version: 1, Version Date: 04/08/2009

PROJECT DETAILS

CATEGORY OF WORK

Domestic [✓] Farm [ ]

Commercial [ ] Industrial [ ]

STAGES

Complete only if this project is one of two or more stages

This is stage No. [ ] of [1] stages

DESCRIPTION OF BUILDING WORK

e.g.. garage, deck, dwelling, shop plumbing and drainage, sewerage connection

Dwelling

AREA OF NEW BUILDING WORK

145 m²

USE OF COMPLETED BUILDING

If different to description

Please refer any query regarding this application to Building Inspection Services Phone 06 758 8099

INTENDED LIFE OF BUILDING

(Under the Building Act all buildings have a minimum life of 50 years unless specified)

50 years or more [✓]

or Less than 50 years [ ]

Specify intended life [ ]

TYPE OF WORK

Alteration [ ] Addition [ ]

Demolition [ ] New building [✓]

Relocation [ ] Change of use [ ]

Plumbing and drainage only [ ]

TOTAL COST OF PROJECT

$ 110250 Inc.. G.S.T.

TOTAL COST OF PLUMBING AND DRAINAGE

$ 8500 Inc.. G.S.T.

Document Set ID: 821197
Version: 1, Version Date: 04/08/2009

0285

Building Act 1991
Local Government Act 1974

NOTICE OF INSPECTION BY ENFORCEMENT OFFICER

NEW PLYMOUTH
DISTRICT COUNCIL
Phone: 758 8099
New Plymouth

Name T. Fox

Address 42 Princes Rd
NPO.

To the Owner/Occupier/Contractor R. Bowman, Consent No 1668

Please tale notice that on the 21 6 04 at 2-00 am/pm
an inspection pursuant to the Building Act 1991 or Local Government Act 1974 was carried out on this site.

The purpose of the inspection was:

- ☐ SITE / TRENCH INSPECTION
- ☐ STEEL / FOUNDATIONS
- ☐ BLOCK WORK
- ☐ SLAB
- ☐ PRE-LINE
- ☑ PLUMBING & DRAINAGE
- ☐ RE-INSPECTION
- ☐ INTERIM FINAL
- ☐ FINAL INSPECTION
- ☐ COMPLAINTS
- ☐ OTHER
- ☐

Inspection Officer

Comments: Drain test on retaining wall
Needs the inside sink to make the
test to be carried out to the main
line section and not in the block
house cavity that has been

Top yellow copy - left on site: 2nd white copy - filed with Building Consent:
3rd blue copy - left in book.

TOP PR

Document Set ID: 821197
Version: 1, Version Date: 04/08/2009

09-Jun-1998 14:06

NPDC Inspection Notice

Phone - 7596060 Fax - 7596118 Pursuant to Building Act 1991

Priority 2

Call Number	BH057	Location	113
Title			Pioneer ROAD
Customer	Tim Cox		
Phone		Area	NEW PLYMOUTH
Customer Address			

Subject

Division	Building	Order Number	BC 1558
Service	Inspection	Property ID	
Classification	Request		

AUTHORISED OFFICER:- T Hughes DATE:- 11/6/98 TIME:- 10.30 am.

Comments

13:38 - 09/06/98 - JO BROMFIELD

Request taken by T Hughes. Final Thurs am.

Before a code compliance certificate can be Issued the following work is to be completed.

(1) ✓ A handrail is required to the basement ground floor stairs.

2) ✓ A seismec restraint to the Hot water cylinder

3) ✓ A tempering value is to be fitted.

4) The deck barrier is to comply with. F4/AS1 ? Barrier heights 1.1.1 copy enclosed.

5) A Producer statement from a registered engineer is required for the retaining wall, & taking a surcharge from a parking area.

A barrier to this retaining wall is also required.

Document Set ID: 821197
Version: 1, Version Date: 04/08/2009

08-Jul-1998 15:24

NPDC Inspection Notice

Phone - 7596060 Fax - 7596118 Pursuant to Building Act 1991

Priority 2

Call Number	BI511	Location	113A Pioneer ROAD
Title			
Customer	Tim Cox		
Phone	025505681	Area	NEW PLYMOUTH
Customer Address			

Subject

Division	Building	Order Number	BC 15587
Service	Inspection	Property ID	
Classification	Request		

AUTHORISED OFFICER: [signature] DATE: 9.7.98 TIME: 11.40

Comments

14:48 - 08/07/98 - JO BROMFIELD

Re-inspection for Final Thurs am (would like 10.30am, Tim to phone Trevor to confirm time 1st thing Thurs am).

DECK BARRIER STILL DOES NOT COMPLY IN THAT THERE IS A GAP OF GREATER THAN 100MM GAP (APPROX 200) BETWEEN THE HEIGHT OF 700MM AND 1.0m.

Document Set ID: 821197
Version: 1, Version Date: 04/08/2009

2 Two 27/7

New Plymouth District Council — Printed:13Jul93 — Page 1

COVER SHEET

SSht 141

BC Application No: 1558
Related: PIM Application No: 1557

Date Received: 13/07/93

Name: COX, Timothy Llewellyn
Address: 113 PIONEER ROAD
NEW PLYMOUTH

13 JUL 1993

Lot: 1
DP: 9266
Property ID:017687

Assessment: 11720/509.00

Date Sent	Action No	Action	Estab	Date Returned
	1	Receive/Check Information	1	
	2	Compliance with District Plan	2	
	3	Plot Application	3	
	4	Vehicle Crossings/Footpath Damage	5	
	5	Compliance with Building Act	4	
	6	Structural Check	9	
	7	Connection/Location	6	
	8	Compliance with Building Act	7	
	9	Compliance with Bldg & Health Act	8	
	10	Approval	4	
	11	Notify Fees/Issue	1	

PAID
RECEIPT NUMBER 50163
DATE PAID 30.7.93
PLANS TAKEN: (YES) / NO

	Date Letter Required	Date Applicant Phoned	Date Letter Sent	Date Amend Received	Date Application Correct	No. Encls (In Duplicate)
PLANNING					RW	
PLOTTING					HH 14.7.93	2.
BUILDING					GLT 26.7.93	
P&D					19/7/93	1
EHO					DL	
SERVICES						
WATER					RE	
STORMWATER						
SEWER					R	
CROSSING					DL	

OFFICER'S SIGNATURE: Approved 26.7.93

Not Approved .....

Document Set ID: 821197
Version: 1, Version Date: 04/08/2009

PLUMBING/DRAINAGE CONTROL SERVICES CERTIFIER ☐ COUNCIL ☐ NO. OF INSPECTIONS ☐

DATE	LETTER/COMMENT
	Handrail Cyl Restraint Tempering Valve Barrier - Deck Retaining Walls — Barrier

EHO CONTROL SERVICES CERTIFIER ☐ COUNCIL ☐ NO. OF INSPECTIONS ☐

DATE	LETTER/COMMENT

Document Set ID: 821197
Version: 1, Version Date: 04/08/2009

New Plymouth District Council — Printed:13Jul93 — Page 1

COVER SHEET

SSH 141

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	7	Connection/Location	6	
	8	Compliance with Building Act	7	
	9	Compliance with Bldg & Health Act	8	
	10	Approval	4	
	11	Notify Fees & Issue		

Sue - PO pim - + I'll check plans.

	More Info Required	Applicant Phoned	Letter Sent	Amend Received	Application Correct	No. Encls (In Duplicate)
PLANNING					ku	
PLOTTING					LH 4793	2
BUILDING						
P&D						
EHO						
SERVICES						
WATER						
STORMWATER						
SEWER						
CROSSING						

OFFICER'S SIGNATURE: Approved .....

Not Approved .....

Document Set ID: 821197
Version: 1, Version Date: 04/08/2009

PROJECT INFORMATION MEMORANDA

[Please mark appropriate box. If there is knowledge relating write comment below.]

LAND

- ☐ EROSION
- ☐ AVULSION
- ☐ FALLING DEBRIS
- ☐ SUBSIDENCE
- ☐ SLIPPAGE
- ☐ ALLUVION
- ☐ INUNDATION
- ☐ HAZARDOUS CONTAMINANTS
- ☐ FILL

UTILITIES

- ☐ WATER
- ☐ SEWER
- ☐ STORMWATER
- ☐ INTERNAL DRAINS
- ☐ GAS
- ☐ ELECTRICITY
- ☐ VEHICULAR ACCESS
- ☐ UTILITIES PROTECTION
- ☐

OTHER CONSENTS/AUTHORISATIONS:

SECTION	INFORMATION FROM:	INITIAL & DATE
	No Comment.	

Vehicle Entrance

Width of vehicle crossing required ..... LD/SD

Crossing Fee $..... Instruction No: .....

Document Set ID: 821197
Version: 1, Version Date: 04/08/2009

New Plymouth District Council — Printed:13Jul93 — Page 1

COVER SHEET

5 Sht (4)

BC Application No: 1558 — Date Received: 13/07/93
Related: PIM Application No: 1557

Name: COX, Timothy Llewellyn
Address: 113 PIONEER ROAD
NEW PLYMOUTH

Lot: 1
DP: 9266
Property ID:017687

Assessment: 11720/509.00

13 JUL 1993

Date Sent	Action No	Action	Estab	Date Returned
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	3	Plot Application	3	
	4	Vehicle Crossings/Footpath Damage	5	
	5	Compliance with Building Act	4	
	6	Structural Check	9	
	7	Connection/Location	6	
	8	Compliance with Building Act	7	
	9	Compliance with Bldg & Health Act	8	
	10	Approval	4	
	11	Notify Fee		

	Notify Required	Applicant Phoned	Letter Sent	Amend Received	Application Correct	No. Recds (In Duplicate)
PLANNING					DR 14.7.93	1
PLOTTING						
BUILDING						
F&D						
EHO						
SERVICES						
WATER						
STORMWATER						
SEWER						
CROSSING						

BLK-7
BLK-7
R&DO
mj 13/7/93

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Version: 1, Version Date: 04/08/2009

NEW PLYMOUTH DISTRICT COUNCIL
PLANNING & ENVIRONMENTAL SERVICES DEPARTMENT

ADVICE OF COMPLETION OF BUILDING WORK
SECTION [illegible] - BUILDING ACT 1991

Under Section 43 of the Building Act 1991 the owner of a building is required to notify us when the work has been completed to the extent required by a Building Consent. To assist you this form is provided for you to notify us of the completion and it should be returned to us at the appropriate time.

On receipt of the form the Council will, if it is satisfied that the work complies with the Building Code, issue a Code of Compliance Certificate. Where any work is found not to comply a Notice to rectify will be issued.

The Code of Compliance Certificate is an important component of the new Building Control System, and as well as being necessary to comply with the Law it is in the owners interest to obtain one as it will confirm that the work has been satisfactorily carried out.

Your co-operation in completing and returning the form will be appreciated.

Under Building Consent No: 1558. ..... Senior Consents Officer: Approvals

OWNER DETAILS
NAME: Tim Cox
MAILING ADDRESS: 113a Pioneer Rd
CONTACT:
PHONE: 06 75 11194 FAX: 06 7574318

PROJECT LOCATION
STREET ADDRESS: 113a Pioneer Rd New Plymouth
LEGAL DESCRIPTION: (As shown on Certificate of Title)
VALUATION ROLL NO: 11720
LOT: 1 DP: 98.66 SECTION:
(½ share)

(Cross each applicable box and attach relevant documents)

You are hereby advised that:

☑ All

☐ Part only as specified in the attached particulars of the building work under above Building Consent is believed to have been completed to the extent required by that Consent

You are requested to issue:

☑ A Final

☐ An interim

Code Compliance Certificate accordingly (except where a Code Compliance Certificate has been issued by a Building Certifier see on right)

The attached particulars include:

☐ Building Certificates

☐ A Code Compliance Certificate issued by a Building Certifier

☐ Producer Statements

Signed by or for and on behalf of the owner:

NAME: Tim Cox POSITION: Owner

SIGNATURE: DATE: 7/7/98

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Version: 1, Version Date: 04/08/2009

New DBG

RESIDENTIAL CHECK SHEET

NAME OF OWNER: Timothy Llewellyn Cox... PERMIT FILE NO: 1557/1558

ADDRESS: ..113B Pioneer Road.....

(Use / for Satisfactory, X Unsatisfactory, N/S for Not Seen, N/A not applicable)

SITE:

[ ]	Are Approved Plans On Site	[ ]	Survey Pegs Sited
[ ]	Boundary Distances Checked	[ ]	Other Means of Verification

FOOTINGS:

[ ]	Firm Ground	[ ]	Soft Ground
[ ]	Any Filling	[ ]	No. of Reinforcing Bars
[ ]		[ ]	

FOUNDATION/BASEMENT WALLS:

[ ]	Spacing of Vertical Steel	[ ]	Spacing of Horizontal Steel
[ ]	Bond Beam Steel	[ ]	Lintel Steel
[ ]		[ ]	

PILES AND FOUNDATIONS:

[ ]	Anchor Piles Spacings	[ ]	Anchor Piles Depth
[ ]	Braced Pile Spacings	[ ]	Braced Piles Depth
[ ]	Pile Bearer Connection	[ ]	Bearer/Joist Connection
[ ]	Braces Bolted	[ ]	Floor Joist Size Spacings
[ ]		[ ]	

CONCRETE FLOORS:

[ ]	Subfloor Fill Compacted	[ ]	Foundation/Floor Starters
[ ]	D.P.C Free of Holes	[ ]	Foundation Cut Into Sections
[ ]	D.P.C. Up Edge of Slab	[ ]	Foundation Contains Mesh
[ ]		[ ]	

BLOCKWALLS:

[ ]	Starters Rods In Place	[ ]	Bond Beams at ( ) Crs
[ ]	Starters Rods Correct Length	[ ]	No of Rods in Top Beam
[ ]	Starters Rods Hooked into Fdns	[ ]	Lintel Reinforcing
[ ]		[ ]	

WALL FRAMING:

[ ]	Moisture Content (%)	[ ]	Lintels
[ ]	Bracing Complies with Plan	[ ]	Z Nails
[ ]	If no Bracing Plan - Sufficient	[ ]	Dynabolts to Conc. Floors
[ ]	Sheets Nailed Over Braces	[ ]	Insulation Type ( )
[ ]		[ ]	

ROOF FRAMING:

[ ]	Trusses or Framed (delete one)	[ ]	Are any Cantilevers Supported at Point of Cantilever
[ ]	Z Nails		

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10·8·93 Site meet with Mr Cox re: Change to foundation (to be stepped - OK)

12·8·93 Footing insp. OK Reinforcement to be DI2 vert - full length (height) all steel - tidy job - OK to pour.

20·8·93 Pile insp. all down to solid - steel cages all on - discussion with builder on work to be done - all ok.

30·8·93 Footing insp for remainder of dwelling - excavation ok reinforcing ok - discussion with builder (Mr Cox) re: decking requirements.

14·9·93 Remainder of footing insp excavation/steel all ok.

17·9·93 Floor insp concrete good poly/mesh steel from piles taken into floor slab tidy job - all ok to pour.

1·10·93 Block work ok

1·12·93 - 8 Drain test - ok

14·1·94 Framing completed - roof on - discussion with builder re temp windows

3·3·94 Pre-line Inspection 15-17 Yo Ac - Batts Insulation Bracing good Plumbing OK

11·4·94 Drain test (Bill James) All ok. Plumber will bring in drainage plan.

CITY ENGINEER'S REQUIREMENTS

File No. 1558

Project Dwelling Check Sheet No.

Owner 113 Pioneer Rd Sewer Sheet No. Plotted

Address Zone

Lot No. DP Sec No. Area of Site

BUILDING

Remarks: Structural

Check Calcs 14.7.93 EC4

Structural Engineer Approved

Not Approved 15/7/93

Remarks: Fire

Fire Service Recommended

Not Recommended

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Spoke to Tim Coleman Billings who has a client wanting to buy the property.

I advised him the following were needed to be rectified before a CCC would be issued

1) Stair handrail to be fitted
2) Hot water cylinder to be restrained
3) tempering valve " " fitted
4 deck barrier required

I also told T. C that a retaining wall which could be up to 3m high and was not part of the building consent has been constructed. It also takes a surcharge. A Producer Statement from an engineer is needed

Ashleyne 22.6.06

Ashleyne/Coleman 23 July - If the b.c.c has been issued we would have been satisfied that the defects have been remedied. checked with Trevor Hughes who said that Tom M had inspected and said all was ok - to issue the CCC.

Ash 23/7/98

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ACCEPTABLE SOLUTION F4/AS1

1.0 BARRIERS IN BUILDINGS

1.1 Barrier heights

1.1.1 Acceptable minimum barrier heights are given in Table 1.

Comment:

A handrail can be constructed as an integral part of a barrier. Refer NZBC D1 "Access Routes".

Table 1: Minimum barrier heights
Paragraph 1.1.1

Building type	Location	Barrier height (mm) (Note 1)
Detached dwellings and within household units of multi-unit dwellings	Stairs, landings, ramps or edges of internal floors	900
	External deck or external balcony	1000
All other buildings, and common areas of multi-unit dwellings	Stairs or ramps	900
	All locations other than stairs or ramps	1000

NOTE:

1. Heights are measured vertically from floor level (ignoring floor coverings) on floors, landings and ramps, and from pitch line or stair nosings on stairways.
2. A landing is a platform with the sole function of providing access. A platform used as a space for people to congregate is described as a deck or balcony.

1.2 Barrier construction

1.2.1 Buildings frequented by young children

Barriers located in any part of a *building* likely to be frequented by children under the age of 6 years shall have:

a) No openings which will permit the passage of a sphere greater than given by Table 2, and

b) No toeholds between the heights of 150 mm and 760 mm above floor level (or stair nosing), except that perforated sheet, mesh, or trellis rigidly fixed over the full barrier height is acceptable provided that openings have a maximum dimension (other than perimeter) of 50 mm.

Comment:

While 50 mm openings could offer a toehold to children, a continuous mesh of this size is difficult for a child to climb.

Table 2: Acceptable opening sizes for barriers (Note 1)
Paragraph 1.2.1(a), 4.0.2(b) (c)

Age group	Examples of application (Note 2)	Maximum sphere dia. (mm)
Children under 4	Housing, early childhood centres, shopping malls, health care facilities	100
Children of 4 and 5	Cinemas, motels, halls, churches, bridges with pedestrian access	130

NOTE:

1. Opening size restrictions are chosen on the basis of child head and chest dimensional statistics.
2. Because the barrier opening size is determined by the age and likely presence of children, and not by the classified use of the building, it is reasonable to expect different parts of a building to have different requirements. For example, in a public hall children may be expected in a public gallery, but not in a gallery reserved for lighting equipment or musicians. In shopping malls children are expected in public areas, but not in areas for the preparation of food or the unloading and reception of stock.

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No. 113 PIONEER Street

Sec. PT 18 H.D. Lot 3. 7081 D.P.

DRAINAGE AND PLUMBING REGISTER

OWNER C. LOVEGROVE.

ADDRESS 113 PIONEER RD

BUILDER HINE & ANTUNOVIC

PLUMBER CROSSAN BROS

DRAINLAYER

PERMITS.

BUILDING No.

VALUE £2600

REC. No.

NATURE OF WORK NEW DWELLING

W.C.'S BATHS BASINS SINKS TUBS

PLAN SUBMITTED / / DRAIN TESTED 15 / 3 / 57.

PLANS APPROVED / / PLUMBING PASSED 3 / 4 / 57

PERMIT ISSUED / /

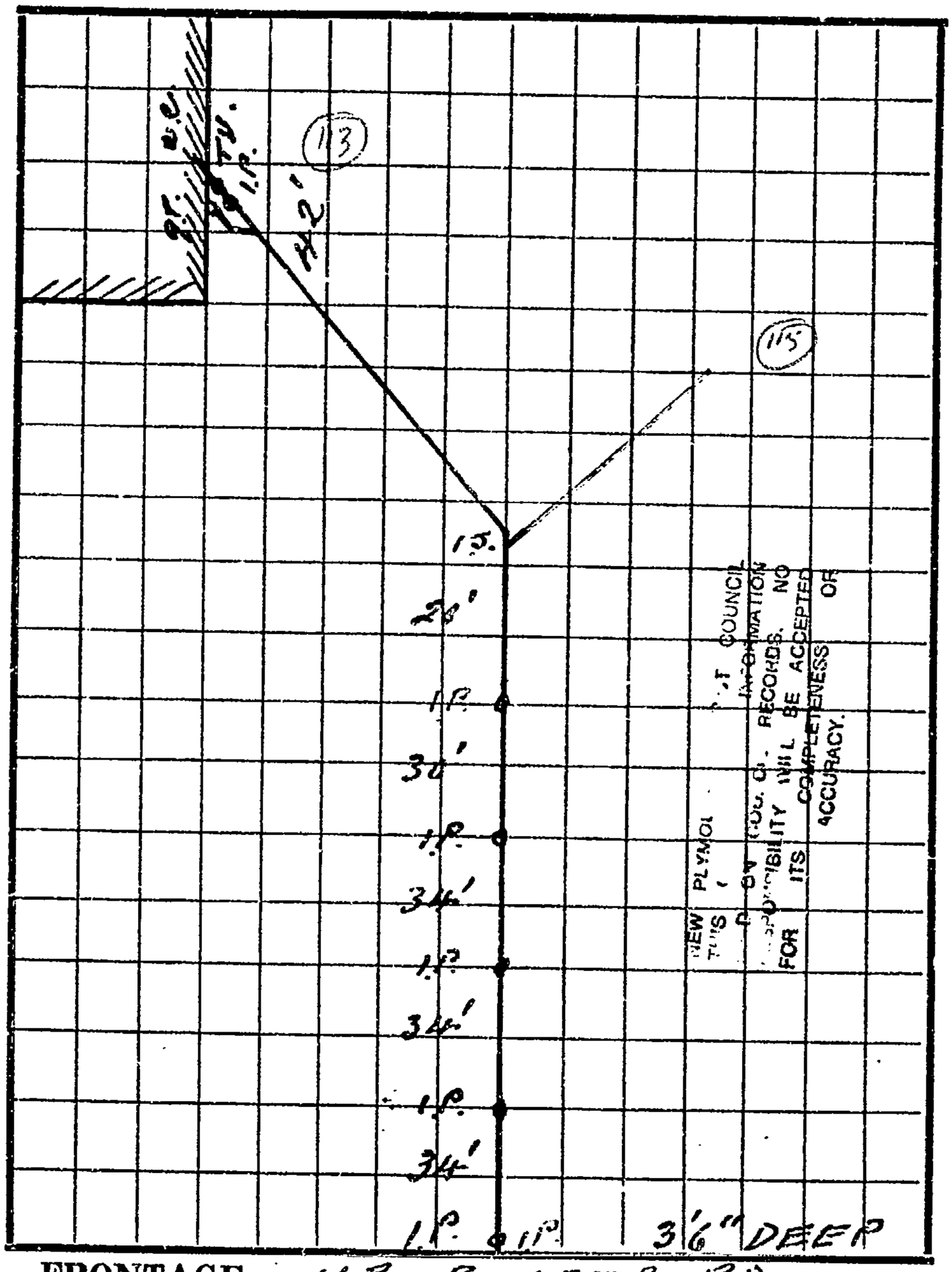
FALL SHARP

J. J. Francis.

Inspector.

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DRAINAGE PLAN SCALE



NEW PLYMOUTH COUNCIL
THIS DOC. IS BY INFORMATION
RESPONSIBILITY RECORDS. NO
FOR ITS WILL BE ACCEPTED
COMPLETENESS OR
ACCURACY.

FRONTAGE 113 PIONEER RD.

AVERY, PRINT. N.P.—26959

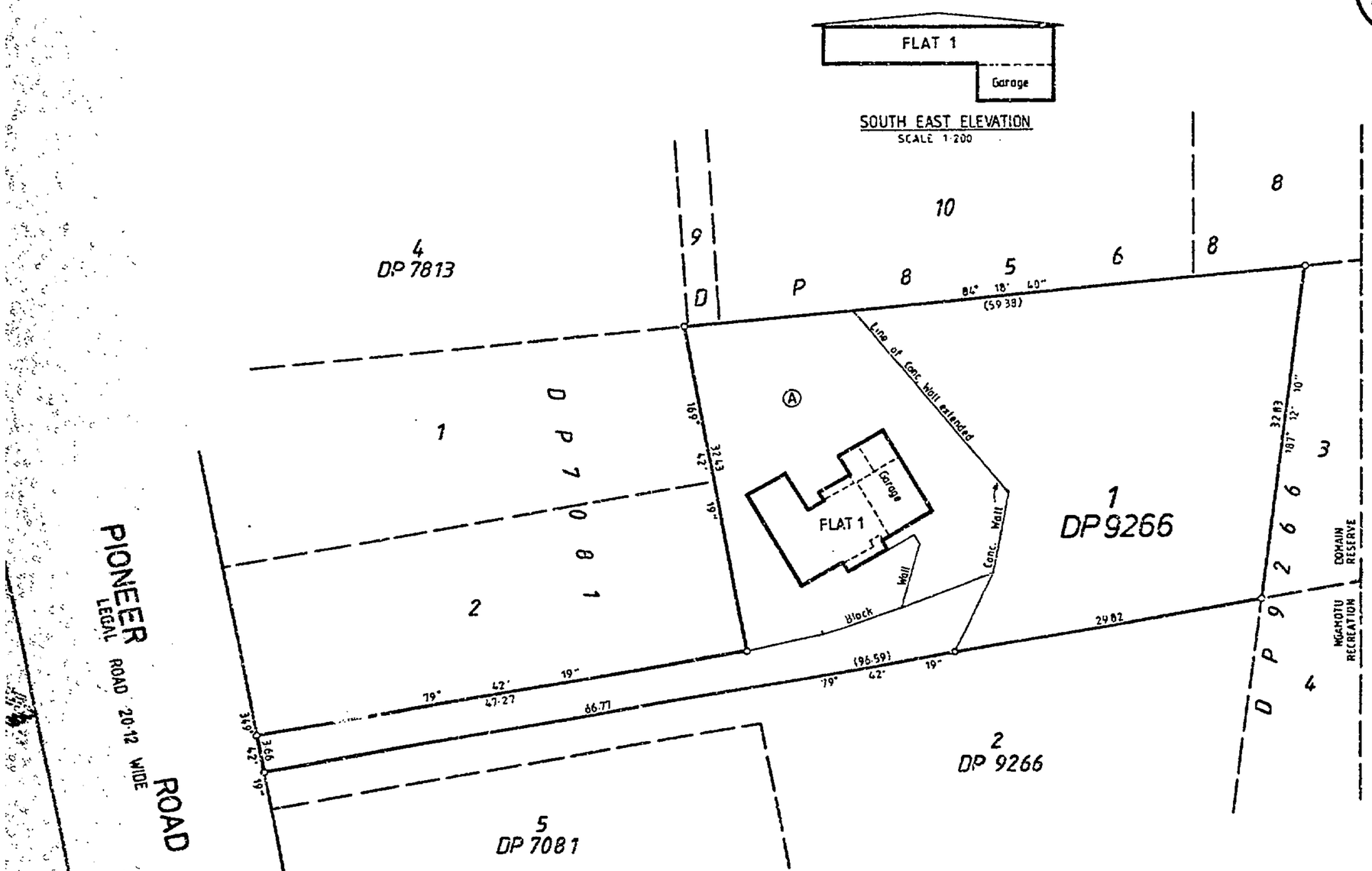
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FLAT 1

Garage

SOUTH EAST ELEVATION

SCALE 1:200



FOR LEASING PURPOSES ONLY

Approved: J.M. Olsen
E.W.A. Olsen

REGISTERED PROPRIETORS

PURSUANT TO SECTION 314 OF THE LOCAL GOVERNMENT ACT 19[illegible] I HEREBY CERTIFY THAT CONSTRUCTION OF FLAT 1 HEREON COMMENCED BEFORE 1ST APRIL 1979 AND WAS PROVIDED WITH SUCH SAFEGUARDS AGAINST FIRE AND MEANS OF ESCAPE IN CASE OF FIRE AS WERE REQUIRED BY THE NEW PLYMOUTH DISTRICT COUNCIL APPLYING ON THIS DATE.
DATED THIS 1st DAY OF JULY 1991

PRINCIPAL ADMINISTRATIVE OFFICER

I GEOFFREY WAYNE BLAND REGISTERED SURVEYOR AND HOLDER OF AN ANNUAL PRACTISING CERTIFICATE HEREBY CERTIFY THAT THE BUILDING SHOWN HEREON ARE ERECTED IN THE POSITION SHOWN SITUATED WITHIN THE BOUNDARIES OF CT F4-586 AND THAT THE PLAN IS CORRECT.
DATED THIS 4TH DAY OF JUNE 1991

REGISTERED SURVEYOR

Area A is subject to restrictions as to rights of user.

Total Area.....

Comprised in CT F4/586 (all)

I, GEOFFREY WAYNE BLAND

Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 35 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at New Plymouth this 4th day of June 1991 Signature

Field Book 1927 pp 13-14 *Traverse Book* ..... p .....

Reference Plans D.P's 7081, 8568, 9266

Examined ..... *Correct* .....

Approved For Leasing Purposes Only

7/8/91. Chief Surveyor

Deposited 8th day of August 1991.
For Leasing Purposes Only This
District Land Registrar

File 2921
Received No: 9-7-91
Instructions

DP 17141

LAND DISTRICT TARANAKI

SURVEY BLK. & DIST. IV PARITUTU 60 18

NZMS 261 SHT P19 RECORD MAP No 7-2

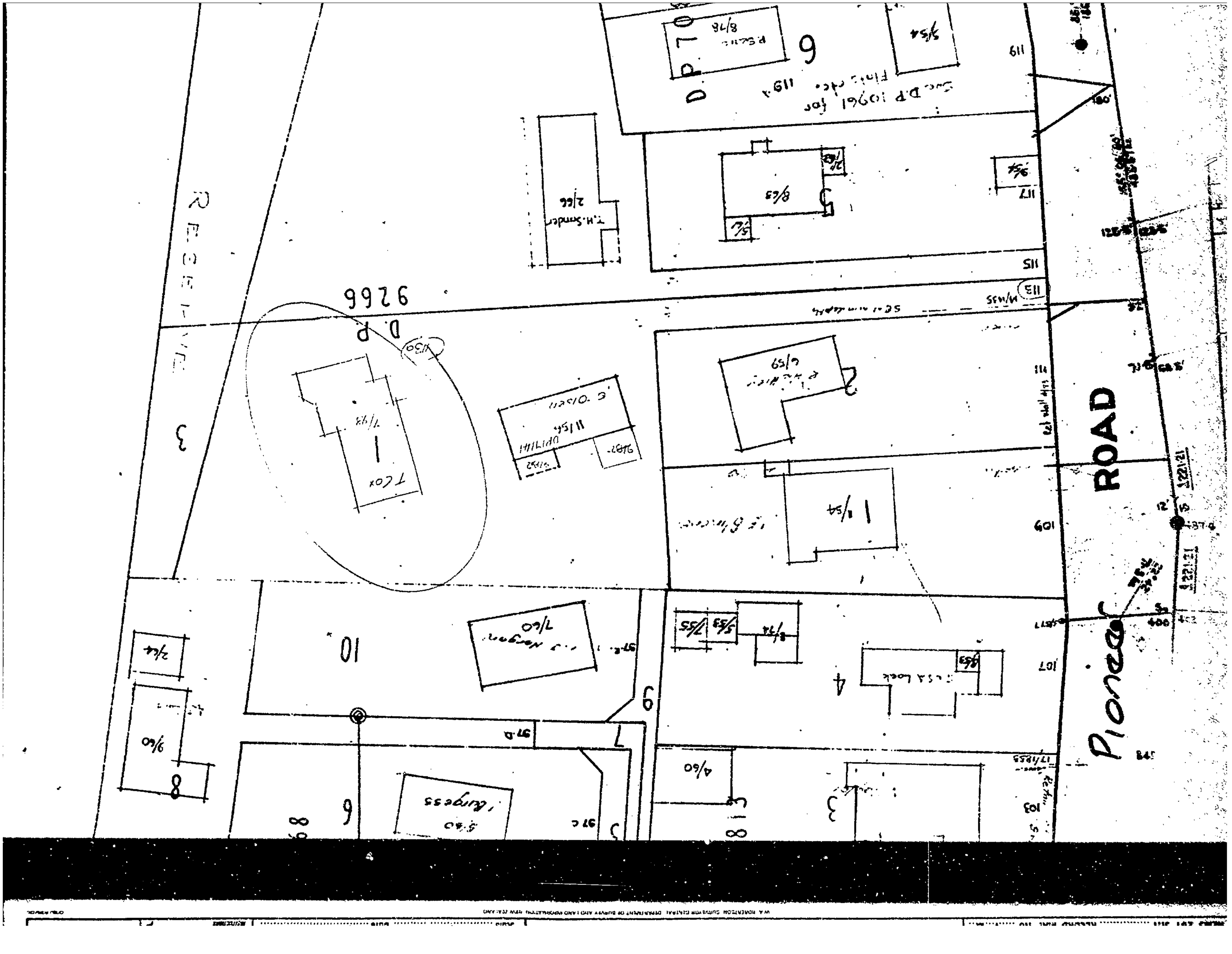
FLAT ON LOT 1 DP 9266

TERRITORIAL AUTHORITY NEW PLYMOUTH DISTRICT

Surveyed by BLAND & HOWARTH

Scale 1:300 Date MAY 1991

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Version: 1, Version Date: 04/08/2009


ROAD
Pioneer
D.P 9266
Reeves Ave
3
10
9
8
7
6
5
4
119
117
115
113
111
109
107
105
103
101
T.Cox
1
7/93
11/54
J.E. Olsen
9/59
1/54
8/29
5/54
8/78
2/66
T.H. Sanders
9/60
7/60
5/53
7/55
8/74
4/60
17/1855
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1557/1558

Roughan Design

13 JUL 1993

4 Del Mar Pl, New Plymouth Ph/Fax 758-7418

DISTRICT COUNCIL

PLANS AND SPECIFICATIONS APPROVAL FOR TYPE, USE, SITING, COVERAGE AND CONSTRUCTION AS IN ACCORDANCE WITH ALL RELEVANT ACTS REGULATIONS AND BYLAWS ADMINISTERED BY THE NEW PLYMOUTH DISTRICT COUNCIL

	DATE
PLANNING	
PUBLIC HEALTH	
BUILDING	

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

Name: MR & MRS T. COX

SITE ADDRESS

City/Town or District: NEW PLYMOUTH

Street and Number: 113A PIONEER RD.

or

LOT and D.P. Number: LOT 1, DP 9266

1

Location of STOREY	foundation (single) upper of two lower of two
SITE WIND ZONE: (Table 2.4)	low / medium (high) / very high
EARTHQUAKE ZONE: (Fig 2.2, Table 2.3)	A / (B) C

2

FOR EARTHQUAKE		
Roof weight : Average Roof Pitch: Type of Cladding: Earthquake zone: Storey in Roof space:	(light) / heavy (light) / heavy B ~~yes~~ / (no)	E = 20 B.U.'s/m²

3

FOR WIND		
Building Height: Roof Height Storey Height Design Wind Speed	: 4.0 m : 1.5 m : 2.4 m : 44	W along = 64 BU.'s/m W across = 54 BU.'s/m

4

ROOF or BUILDING LENGTH	BL =	17.6 m
ROOF or BUILDING WIDTH	BW =	10.5 m
GROSS ROOF or BUILDING PLAN AREA	GPA =	144 m²

5

EARTHQUAKE LOAD (ACROSS and ALONG)	E x GPA =	2.0 x 144 = 288 B.U.'s
WIND LOAD: ACROSS	W x BL =	54 x 17.6 = 951 B.U.'s
WIND LOAD: ALONG	W x BW =	64 x 10.5 = 672 B.U.'s

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SYSTEM 1 = HARDIFLEX SHEETS

SHEET B

ALONG

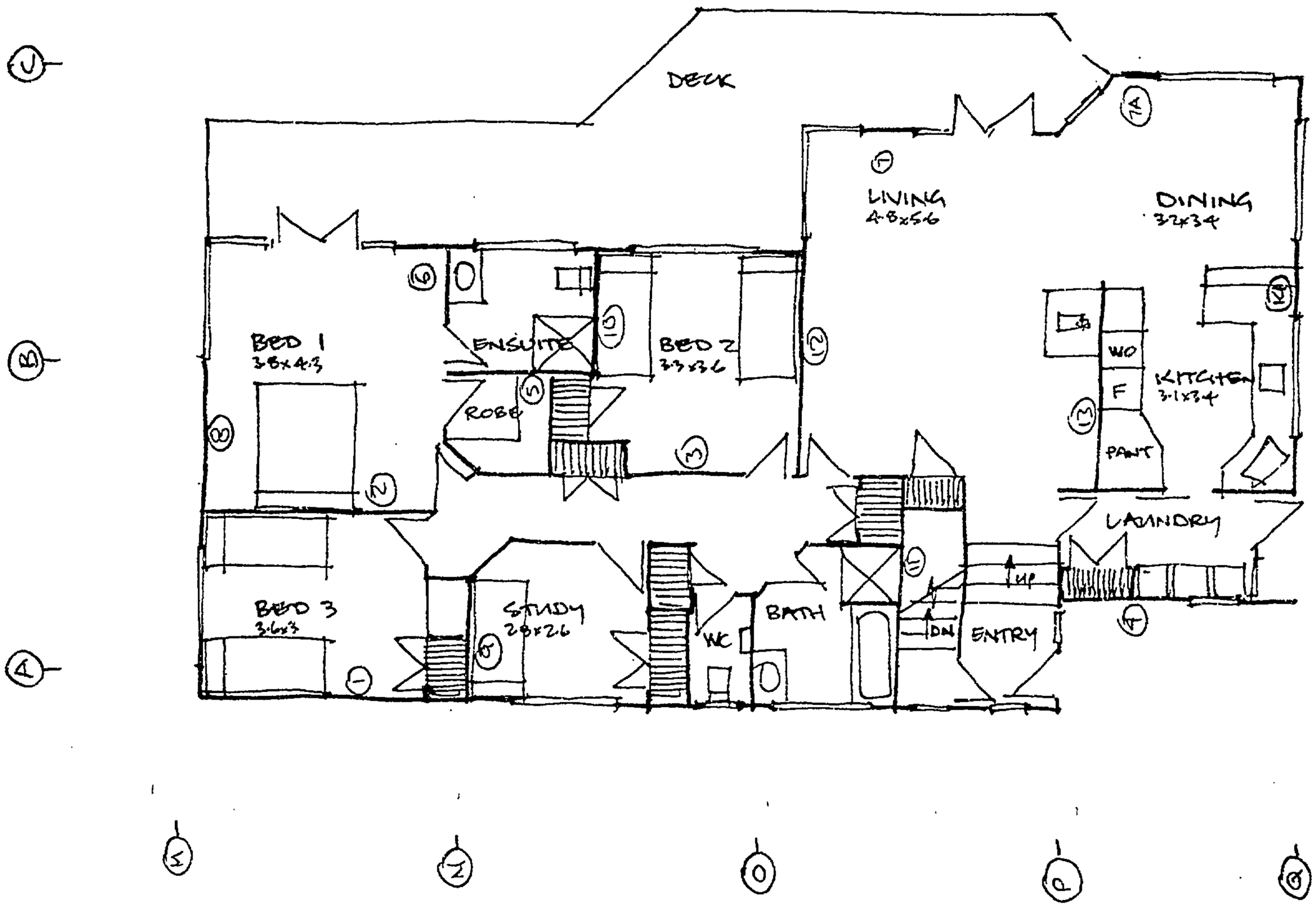
1	2	3	4	5	6	7	8		9	10
						WIND			EARTHQUAKE	
LOCATION OF STOREY	Wall or Bracing Line	Minimum Required	Bracing Element Identification	Bracing Type	Length of Element (m)	Rating /m	B.U.'s Achieved		Rating /m	B.U.'s Achieved
FOUND / SINGLE STOREY	A	175	1	GIB1	3.0	75	225		50	
			2	GIB2	3.0	80	240		70	
			3	GIB2	1.8	75	135		60	
			4	GIB1	2.0	55	110	710	50	
UPPER STOREY	B	110	5	GIB2	2.0	75	150		60	
			6	SYSTEM 1	0.9	100	90		85	
								240		
LOWER STOREY	C	100	7	SYSTEM 1	0.9	100	90		85	
			7A	SYSTEM 1	0.9	100	90		85	
								180		
	D									
	E									
(Use one sheet for each storey)										
						Total Achieved	1130		Total Achieved	
						Total Required	672		Total Required	

ACROSS

1	2	3	4	5	6	7	8		9	10
						WIND			EARTHQUAKE	
LOCATION OF STOREY	Wall or Bracing Line	Minimum Required	Bracing Element Identification	Bracing Type	Length of Element (m)	Rating /m	B.U.'s Achieved		Rating /m	B.U.'s Achieved
FOUND / SINGLE STOREY	M	100	8	GIB 1	2.4	75	180		50	
								180		
UPPER STOREY	N	70	9	GIB2	1.8	80	144		70	
			10	GIB2	2.0	80	160		70	
								304		
LOWER STOREY	O	70	11	GIB2	3.0	80	240		70	
			12	GIB2	3.0	80	240		70	
								480		
	P	70	13	GIB2	3.0	80	240		70	
								240		
	Q	100.	14	SYSTEM 1	1.2	100	120		85	
								120		
(Use one sheet for each storey)										
						Total Achieved	1324		Total Achieved	
						Total Required	951		Total Required	

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Document Set ID: 821197
Version: 1, Version Date: 04/09/2009



29 Carrington Street
P.O. Box 585
New Plymouth
New Zealand
Phone (06) 758-7273
Fax (06) 758-4528

Chapman Oulsnam and Associates Ltd

Civil and Structural Engineers
Architects and Interior Designers

Job No 1750.20 2
Date 9/7/93
Client BOWDEN DESIGN
COX HOUSE

250UB31 Beam L = 5.5m, Trib Area Width = 3.5m

$G_{Floor} = 0.5kPa \times 3.5 = 1.75kN/m$

$G_{WALL} = 1kN/m$

$G = 2.75kN/m$

$Q = 1.5kPa \times 3.5 = 5.25kN/m$

$\psi_A = 0.4 + \frac{2.7}{\sqrt{5.5 \times 3.5}} = 1.0$

$1.2G + 1.6Q = 1.2 \times 2.75 + 1.6 \times 5.25 = 11.7kN/m$ $M = \frac{11.7 \times 5.5^2}{8} = 44kNm$

$G + Q = 2.75 + 0.7 \times 5.25 = 6.4kN/m$

$\delta_{G+Q} = \frac{5 \times 6.4 \times 5.5^4}{384 \times 200 \times 44.4} = 0.009m$ (0.0085) $\frac{5500}{9} = 611$ O.K.

$\delta_G = \frac{2.75}{4.4} \times 8.5 = 4mm$ $\frac{5500}{4} = 1375$ O.K.

Check strength

$\phi' M_{bx} = 0.9 \times 260 \times 396 = 93kNm$ $M_s = 260 \times 396 = 103kNm$

$\phi' M_{bx} = ?$ $L_e = 1 \times 1.0 \times 1 \times 5500 = 5500$ (JOINTS CONNECTED TO WEB & BOTTOM FLANGE).

$\therefore \alpha_s = 0.4235$

$M_x = 32.2x - 11.7\frac{x^2}{2}$

$\alpha_m = \frac{1.7M^*}{(M_2^2 + M_3^2 + M_4^2)^{\frac{1}{2}}}$

$M_2 (1.375) = M_4 = 33kNm$
$M_3 = 44kNm$

$\alpha_m = \frac{1.7 \times 44}{(2 \times 33^2 + 44^2)^{\frac{1}{2}}} = 1.17$

$\phi' M_{bx} = 0.9 \times 1.17 \times 0.4235 \times 103 = 46kNm$ O.K.

Check Garage Lintel

$R_S = 6.4 \times \frac{5.5}{2} = 17.6kN$ ($R_{SG} = 7.6kN$, $R_{SQ} = 10kN$)

Also Carries Wall Over & say 1m of Roof

$G_{ROOF} = 0.5kN/m$
$G_{WALL} = 1.0kN/m$
$G_{SW} = 0.3kN/m$
$\Sigma G = 1.8kN/m$

$M = 1.2 \times 1.8 \times \frac{5.5^2}{8} + 32 \times \frac{5.5}{4} = 52kNm$

13 JUL 1993
NEW PLYMOUTH DISTRICT COUNCIL
... APPROVED FOR TYPE, USE, SITING COVERAGE ... AS IN ACCORDANCE WITH ALL RELEVANT ACTS ... BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH DISTRICT COUNCIL
... BUILDING
... PUBLIC HEALTH
... PLANNING
... PLANS AND SPECIFICATIONS ARE THE PROPERTY OF NEW PLYMOUTH DISTRICT COUNCIL AND MUST BE KEPT ON SITE.

1557/1558

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Fax (06) 758-4528

Chapman Oulsnam and Associates Ltd

Civil and Structural Engineers
Architects and Interior Designers

Job No 1750.20 2.
Date 9/7/93
Client ROUGHAN DESIGN
Cox House

4m chords.

$$M(1.375) = \frac{32\times5.5}{\frac{4}{2}} + \left(5.94\times1.375 - 2.1\times\frac{1.375^2}{2}\right)$$

$= 28kNm = M_2 = M_4$

$$\alpha_m = \frac{17\times52}{(2\times28^2+52^2)^{\frac{1}{2}}} = 1.35$$

$\phi' M_{bx} = 0.9\times1.35\times0.423\times133 = 53kNm$ O.K.

Deflection $\delta_{GTD} = \frac{5\times1.8\times5.5^4}{384\times200\times44.4} + \frac{17.6\times5.5^3}{48\times200\times44.4} = 0.002 + 0.007 = 0.009m$
$= 9mm$ O.K.

See Previous.

2/300x50 L = 2.8m $Z = 1354\times10^{-6}m^3$
$I = 199\times10^{-6}m^4$

Carries D.L. A.L. Wall & Roof.

$G_{ROOF} = 0.3\times2m = 0.9kN/m$
$G_{WALL} = \quad = 1kN/m$
$G_{DECK} = 0.5kPa\times2m = 1kN/m$
$G_{FLOOR} = 0.5kPa\times1m = 0.5kN/m$
$G = 3.4kN/m$

$Q_{ROOF} = 0.25kPa\times2m = 0.5kN/m$
$Q_{FLOOR} = 1.5kPa\times1m = 1.5kN/m$
$Q_{DECK} = 2kPa\times2m = 4.0kN/m.$
$6.0kN/m.$

$M = 9.4\times\frac{2.8^2}{8} = 9.2kNm$ $f_b = 9.2\times10^3/1354\times10^{-6} = 6.8MPa$
$F_b = 1.4\times6 = 8.4MPa$ O.K.

$\delta_G = \frac{5\times2\times3.4\times2.8^4}{384\times8\times199} = 0.003m$ O.K.

$\delta_{G+Q} = \frac{5\times(2\times3.4+5.5)\times2.8^4}{384\times8\times199} = 0.006m$ $\frac{2800}{6} = 467$ O.K.

Roof Live Load not considered for deflection.

FRAMING

Roof Weight = $0.45kPa\times(7.7\times10+10\times4.8+8.8\times3.5) = 70kN$
Upper Walls = $1kN/m\times(2\times18+8.8+7.8+10+10+18) = 91kN$
Upper Floor = $0.5kPa\times(7.8\times9.8+10\times4.8+8.8\times3.2) = 76kN$
Upper Deck = $0.5kPa\times(8.6\times2+5\times2+2.5\times2) = 16kN$

$Q_{FLOOR} = 0$ ($1.5kPa$ ∴ EQ Wt = 0)

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P.O. Box 585
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New Zealand
Phone (06) 758-7273
Fax (06) 758-4528

Chapman Oulsnam and Associates Ltd
Civil and Structural Engineers
Architects and Interior Designers

Job No 1750.20 3
Date 12/7/93
Client ROUGHAN DESIGN
COX HOUSE

$\Sigma G+Q = 275kN$

$V = CdWt$ $\quad Cd = CASM = 0.125\times1\times2.4 = 0.3$

$V = 0.3\times275 = 83kN$

Say 42 kN INTO BLOCK WALL.

Try Double 150x50 Brace on Lin. of pdia.
$A = 150\times50\times2 = 15000mm^2$
Say 45° Angle. 2 M16 BOLTS.
Hole Bearing Area $= 2\times16\times100 = 3200\times10^{-6}m^2$
$K_1 = 1.75$ FOR WIND/EQ.
$F_e = 1.75\times4 = 7MPa.$ $\quad 7\times3200 = 22.4kN$ $\quad 22.4/1.414 = 15.8kN$

$F_L = ?$ $\quad L_e = 1.414\times2800 = 4000mm$ $\quad \frac{4000}{100} = 40$
$K_2 = 0.25$

$F_L = 1.75\times0.25\times4.3 = 1.88 MPa.$

$1.88\times15000 = 28kN$ $\quad 28kN/1.414 = 19.8kN.$

$41kN - 15.8kN = 25.2kN \Rightarrow 25.2\times20 = 504$ B.Us

Check Wind Load.

$V = 41m/s$, $\quad S_1 = 1.0$ $\quad S_2 = 0.68$ (B/C GR3) $\quad H = 6.5m.$

$V_s = 1\times0.68\times41 = 27.88m/s$ $\quad q = 0.48kPa.$

$Area = 8\times3.5 + 7\times1.4 = 38m^2.$

$F = 1.2\times0.48\times38 = 21kN$ NOT CRITICAL.

∴ Wall must take 504 B.Us.
2.4m Panel, 2.6m Panel, 0.9m Panel 1.8m Panel, 1.4m Panel.
IF Bracing, use 0.9m or 1.2m lengths or combination of the two

WIND LOAD ACROSS HOUSE $A = 18m\times4m = 72m^2$

$1.2\times0.48\times72 = 41kN$ EQ DOMINANT.

3 Lengths of Block wall. 800, 800 & 1.0m

Assume D12-400V. $\quad 800$ Wall $= 20kNm \Rightarrow \frac{20}{2.4} = 8.3kN$

1600 Wall $= 42kNm$, $\quad 42/2.4 = 17.5kN$

$82 - 2\times8.3 - 17.5 = 48kN$ $\quad 48\times20 = 960$ B.Us.

Document Set ID: 821197
Version: 1, Version Date: 04/08/2009

29 Carrington Street
P.O. Box 585
New Plymouth
New Zealand
Phone (06) 758-7273
Fax (06) 758-4528

Chapman Oulsnam and Associates Ltd

Civil and Structural Engineers
Architects and Interior Designers

Job No 1750.20 4
Date 12/7/93
Client BOUCHAN DESIGN
COX HOUSE

CHECK POLE SIZE 175 SED TANAPOLES. $A = 24052 \times 10^{-6} m^2$

$P_{max} = 9.4 \times 2.8m = 26.3kN$

$26.3 \times 10^3 / 24052 \times 10^{-6} = 1.1MPa.$

$L_{max} = 5300mm$ $S = \frac{5300}{175} = 30$ $K_8 = 0.4$

$F_c = 0.4 \times 1.4 \times 4.3 = 2.4MPa > 1.1MPa$ O.K.

Document Set ID: 821197
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BRANZ
THE RESOURCE CENTRE FOR BUILDING EXCELLENCE

SHEET B

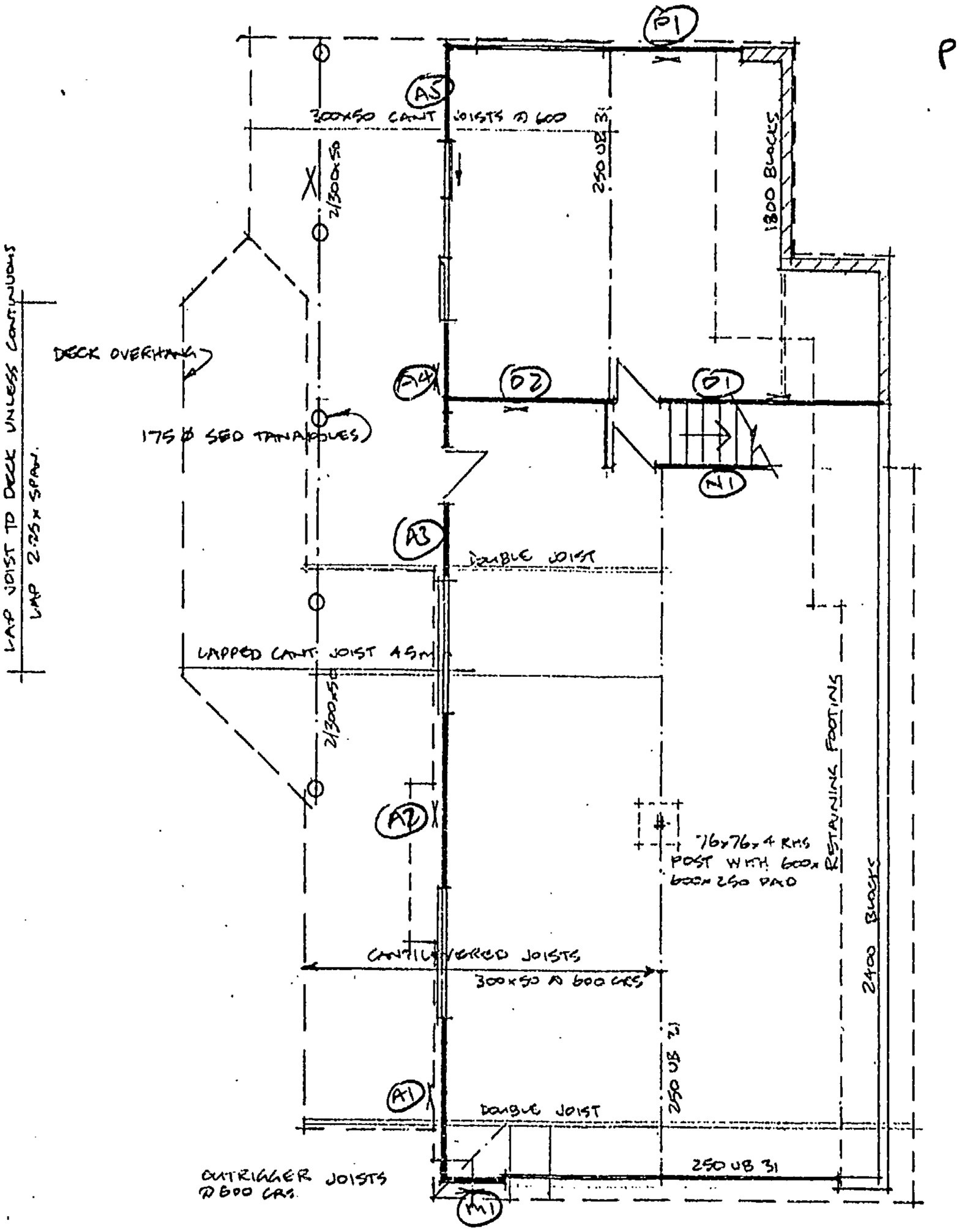
ALONG

1 LOCATION OF STOREY	2 Wall or Bracing Line	3 Minimum Required	4 Bracing Element Identification	5 Bracing Type	6 Length of Element (m)	7 WIND Rating /m	8 WIND B.U.'s Achieved	9 EARTHQUAKE Rating /m	10 EARTHQUAKE B.U.'s Achieved
FOUND SINGLE STOREY	A		A1	BR1	2.4	74	178		
			A2	BR1	2.4	74	178		
			A3	BR4	0.9	85	77		
			A4	BR4	1.8	85	153		
UPPER STOREY	B		A5	BR4	1.2	85	102		
LOWER STOREY	C								
	D								
	E								
(Use one sheet for each storey)						Total Achieved	687	Total Achieved	
						Total Required	504	Total Required	-

ACROSS

1 LOCATION OF STOREY	2 Wall or Bracing Line	3 Minimum Required	4 Bracing Element Identification	5 Bracing Type	6 Length of Element (m)	7 WIND Rating /m	8 WIND B.U.'s Achieved	9 EARTHQUAKE Rating /m	10 EARTHQUAKE B.U.'s Achieved
FOUND SINGLE STOREY	M		N1	CP5	0.9	22	83		
			N1	CP9	3.6	90	346		
UPPER STOREY	N								
			P1	GB2	3.6	75	252		
LOWER STOREY	O		O2	GB2	2.6	75	182		
	P		P1	CP9	2.2	90	211		
	Q								
(Use one sheet for each storey)						Total Achieved	1074	Total Achieved	
						Total Required	960	Total Required	

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Version: 1, Version Date: 04/08/2009



BASEMENT

Mr and Mrs Tim Cox
113 A Pioneer Road

Document Set ID: 821197
Version: 1, Version Date: 04/08/2009

1557/1558 13 JUL 1993

ISSUED FOR PERMIT

NEW PLYMOUTH DISTRICT COUNCIL.

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

	DATE
PLANNING	
PUBLIC HEALTH	
BUILDING	

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

Specification

project

proposed new dwelling

client

Mr and Mrs Tim Cox
113 A Pioneer Road

Roughan Design
4 Del Mar Pl New Plymouth Ph/Fax 758-7414

Document Set ID: 821197
Version: 1, Version Date: 04/08/2009

Preliminary and general

The contractor shall provide all labour and materials - supply and maintain the required tools, plant, scaffolding etc. and generally complete the residence in the best trade manner in accordance with the true intent and meanmg of the accompanying drawings and this specification taken separately or jointly.

Sub-contractors

This specification is subdivided into trade sections for the convenience of reference only and it shall not be construed that each trade section is an entire and separate contract. Every trade jointly and separately shall collaborate, wait on, assist and render all necessary assistance to complementary trades.

Insurance

Before commencing this contract, the contractor will effect an insurancewith an approved company to cover any liability of the Owner for accidents or Workman's compensation for any accidental injury to any worker or death of same in the course of his employment. and the contractor will maintain such insurance until the completion of the job. The contractor will also insure the works and keep them similarly insured until they are delivered up, against loss or damage by fire in the joint names of the Owner and Contractor for the insurable value of the works executed.

Cost Increases

The building contract shall be on a fixed cost basis unless negotiated with client on acceptance of quotation.

Progress Payments

Progress payments shall be as written in the Agreement between the Builders, and the Owner.

By-Laws, Permits etc.

The contractor shall give all usual notices to the local authority, arrange for the inspection and testing of all work, and comply with the requirements of all local body by-laws; and NZS 3604 (1984). The cost of all buildings and other permits shall be included in the contract price. Where a road crossing is called for by the Local Authority, then any fees arising shall be the responsibility of the owner, and do not form part of the building contract. This also applies to sewer and water main connections.

Should any of the materials specified for this contract be unprocurable at the time of purchase, negotiations shall be made for the the provision of substitutes to allow for work to proceed without delay. Before any such substitutes are included in the contract the approval of the Owner will be obtained. Any price differential resulting from the inclusion of the substitute must be agreed upon before the respective work is commenced. All materials placed by the Contractor upon the site of the proposed dwelling house and works and not included in the dwelling, including waste materials shall be the property of the Contractor and shall be removed by him within fourteen days after the completion.

Setting Out

The Owner will be responsible for showing the boundary pegs to the contractor to assist him in siting the building. Siting will be approved by the Owner before work commences.

Extra Work

No work may be carried out without the authority of the Owner in writing.

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Site Access

Creating and metalling of site access suitable for heavy vehicles shall be the responsibility of the Owner if required by the Contractor.

P.C. (Prime Cost) Amounts

The Owner is reserved the right to select or purchase some items under a P.C. (Prime Cost) sum and the account will be adjusted accordingly on completion. Items thus affected in this contract are as follows: Cost Increase

Clearing of the Site

The site shall be cleared as required for the building work by the Contractor.

Ground Conditions

This contract and quotation is based on solid, satisfactory ground conditions, giving adequate bearing conditions exposed down to a depth of 450mm at lowest ground level of given house siting. Any extra foundations required shall be charged as an extra to the contract.

Excavation of Site

The site shall be excavated as required for the building work by the contractor

Back filling as required, scoria, and/or topsoil shall be the responsibility of the Owner. Scoria and field tile drains shall be the responsibility of the Owner. Any material required for backfilling, and not available on site, shall be supplied by the Owner.

Concretor

Concrete

Concrete shall be ordinary grade as specified in N.Z.S. 1900 Chap.6.2 i.e. concrete shall have a compressive strength of 17.5 mpa @ 28 days.

Concrete Floor Slab

Concrete floors shall comply with appendix E N.Z.S. 3604, but shall generally be 100 mm thick set on 668 steel mesh on 0.025 polythene on a max of 300 compacted hardfill. Finish to concrete floor to be suitable for laying of carpet and vinyl to traditional carpet and vinyl areas.

Foundations

Footings to house shall rest upon satisfactory ground conditions but a maximum of 300 below cleared ground level and shall consist of 2-D12 steel rods tied @ 600 CRS with R6mm stirrups incased in 250mm continuous poured concrete footing.

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Carpenter

Protect and Clean

Throughout the works allow to protect all new work from damage from other trades, or inclement weather. Upon completion of work, allow to leave the entirety of the new work clean and ready for occupation. Leave site clean and free from all building rubbish. Co-operate with sub-trades, plumbing and electrical to build in specialist services and keep these concealed wherever possible.

Framing

Frame as shown, using 100 x 50 and 75 x 50 H1 framing @ 600 crs. All bracing and fixings to comply with NZS 3604.

DPC

Place a strip of 3 ply malthoid between all timber and concrete bearing surfaces.

Hardware

Items such as towel rails, soap holders, toilet roll holdres, mirrors etc., are allowed for by way of a PC sum of . —

Stopping

Gib stop all interior gib walls using approved gib stopping methods and materials to a standard suitable for a paint finish. LEVEL 5 FINISH.

Shelving

Laundry Cupboards: One full depth solid fixed shelf 1700 off floor.
Linen cupboards and Store Cupboards: Rottom shelf 500 mm from floor level, and intermediate shelves at 450crs.
Wardrobe: Ex 200 x 25 loose laid shelf boards at 1.700 from floor level. Build one Pryda bronze finished hanging rail to bedroom wardrobes.

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Skirting Board/Scotia

All skirting boards to be 60 x 10 single bevel customwood with 50mm gib cove scotia.

Soffit / Fascia

45mm Hardie soffits.

Internal Wall Lining

All walls to be lined with 9.5mm gib board. Fixed horizontally to manufacturers specification.

Shower Linings

Shower boxes and doors

Exterior Cladding

Harditer

Insulation

To exterior walls: R1.8 batt insulation
To ceiling area: R.1.8 batts

Ceilings

9.5mm Gib board on 75 x 40 ceiling battens @400 CRS to underside of trusses.

Roof Structure

Supply and fit gangnail trusses @ 900 crs in accordance with Manufacturers details. Bracing to roof as required by NZS 3604.

Garage Doors

Supply and fit 2.1 automatic Coloursteel 4.4m door to dimensions shown. Ex 25mm door jamb to suit.

Joiner

Interior Doors

All interior and wardrobe doors to be hollow core paint quality
Size 1980 x 760 or sizes shown. doors prehung complete with Sylvan mini door furniture
All jambs to be 25mm grooved boric pine.

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Aluminium Joinery

Extent: Includes all windows, exterior doors complete with all hardware, locks, head flashings and the like for a first quality weather proofing.

Materials:	Aluminium:	Selected powdercoat finish. Clear glass throughout except if stated otherwise on plans.
	Reveals:	FIXED WINDOWS .Refer window numbers and dimensions on plans.

Kitchen, Bathroom, Laundry etc - Joinery Fittings

Install and fit to schedule below:

1 - Dresser unit, corner cupboard, formica top
1 - Sink unit 3.500 long, formica top
1 - sink return unit, corner cupboard, formica top
1 - Tray cupboard unit 300 wide formica top
1 - Tub unit, 1 door 600 wide
2 - Vanity unit, 900 long, 3 doors, formica top
1 - Over cupboard 2.200 long

REFER PLAN

Electrician

General

All installations shall be made in sound, safe, practical and workmanlike manner in conformity with practice, in accordance with the Wiring Regulations, 1980, and to the satisfaction of the local authority.

Maius

Allow P.C sum $250 for underground mains cable.

Switchboard

Fix meter board where shown, complete with all necessary fittings. Enclose in metal cabinet.

Fuse Baord

Shall be fitted where required by Local Power Authority.

Lights

Provide light points complete with lamps and shades at positions as shown on electrical plan.
PDL SUS SERIES

Power Points

Provide power points at positions as shown on plan.
PDL SUS SERIES

Electrical Range

Install range to instructions with control switch within easy reach of range.

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Hot water

Wire and connect hot water cylinder, element and thermotstat supplied and fitted by plumber where appropriate.

Light Fittings

Electrical Heating

Where listed on fitting schedule, provide and connect.

Extra Points

When a Client so desires, extra light and power outlets included above the number quoted for, shall be charged at current rates.

Fitting Schedule

Light Outlets
Single Power Outlet
Double Power Outlet
Shaver Outlets
2 Way Switch Sets — SEE PLAN
~~Exterior Watertight Ball Fittings~~
T.V Outlets
Range Circuit
H.W.C Circuit

Waste Disposer, Range Hood Plugs, [illegible]
Phone Outlets

Roofing

To all roof areas complete with all necessary accessories to manufacturers specifications.
Type:

COLORSTEEL TRIMLINE

Plumbing and Drainage

Plumber

All work shall be carried out in accordance with the drawings, specifications, Local Authority and Public Health Regulations. All materials shall be best of their respective kinds. Water pipes and tubes shall be set out in straight runs of even gradients, avoiding all places where air locks are likely to occur.

Downpipes

Fix P.V.C Marley downpipes WHERE SHOWN

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Wastes

Join W.C pan to drain above the level of the floor with a spun yarn ring sealed with mastic or other approved material which will provide a non-rigid gas tight joint. Fit all basins with 31mm P.V.C traps and waste pipe to floor level. All traps and wastes shall be P.V.C

Cold Water Supply

Lay cold water supply from the point in P.V.C pipe buried in ground with cemented joints.

Hot Water

Provide and fix ~~150~~ GAS litre mains pressure hot water cylinder, complete with lagging use copper supply

Stormwater

Stormwater drainage shall be disposed of in soak holes. Drainage pipe shall be 100mm Novaflo or similar and shall be buried to a minimum depth of 300mm below natural ground level.

Drainage

The whole of the drainage work shall be carried out in accordance with the by-laws of the local authority and to the satisfaction of the inspectors. Provide all fittings necessary to complete the work and lay all drains.

Plumbing Schedule

HMC 493 taps to sink with champagne tops
LP2 stainless steel tub with separate waste
Automatic Washing machine taps
180L mains pressure electric HWC
Coloured Clearlite VB10 basins and pacific bath AS SELECTED
HMC 623 basin taps with champagne tops
HMC 493 bath taps with champagne tops
Topliss shower mixer with adjustable rose
~~2 soakholes connected to downpipes~~
White McSkimmings WC pan with white Dux Twinline cistern and seat
Water and Sewer main allowance: ~~20m each~~ total
3 SOAK HOLES
2 HOSE TAPS

Painting and Paperhanging

All painting and paperhanging, interior and exterior including labour, materials etc has been included and shall be carried out in good tradesman like manner using top quality materials to ensure first class finish.

~~Pre-Primed Fascia Board: Apply 1 coat undercoat, 1 top coat, colour to owners choice~~

Verandah Posts: Apply 1 coat primer, 1 undercoat, 1 top coat

Interior Gib: Apply 1 coat sealer, 2 top coats

Finishing Timbers: Apply 1 coat primer, 1 undercoat, 1 top coat, colour to owners choice

Interior Hardboard Doors: Apply 1 coat sealer, 1 undercoat, 1 top coat, colour to owners choice

Interior of Wardrobes and shelves: Apply 2 coats acrylic

Exterior Cladding: Apply 2 top coats, as required. HARDITEX

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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: 113 Pioneer Road NEW PLYMOUTH 4310
Legal Description of land where building is located: FLAT 1 DP 17141 LOT 1 DP 9266
Current, lawfully established use: Dwelling
Year first constructed: Unknown

The Owner

Name of owner:	Errol Wayne Pascoe Colleen Margaret Pascoe	Phone number: (Bus.) (Pvt.)	027 476 0592 -
Contact Person:	Ashlar Homes Ltd	Facsimile number:	-
Mailing Address:	Allan Smart PO Box 36 INGLEWOOD		

Building Work

Building Consent number:	**BC10/110915**
Description of work:	**New deck and shed boss 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: 8 September 2011

16mm 35mm

BUILDING FILE

Code No. 433 / 113

Subject Exten Dwelling

Fisher Stove

Permit No 13158

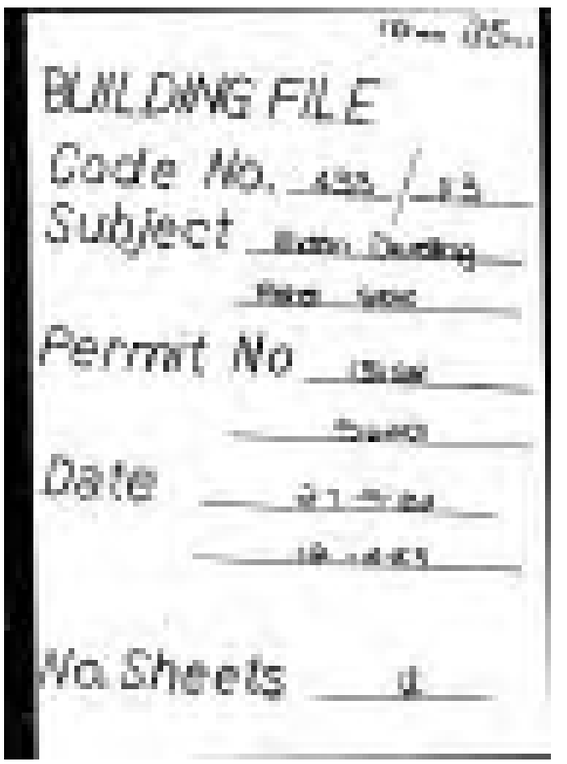
56401

Date 27-9-82

12-4-83

No. Sheets 12

Document Set ID: 7376591
Version: 1, Version Date: 23/03/2017


BUILDING FILE
Code No. [illegible]
Subject [illegible]
Permit No [illegible]
Date [illegible]
No. Sheets [illegible]

Document Set ID: 7376591
Version: 1, Version Date: 23/03/2017

Document Set ID: 7376591
Version: 1, Version Date: 23/03/2017

NEW PLYMOUTH CITY COUNCIL

FOR OFFICE USE: File No. 3 71 Check Sheet No. 23/11/3

Receipt No. 18533 Sewer Sheet No. 141

Date of Receipt 12.4.83 Zone Res R1

TO THE CITY ENGINEER

APPLICATION FOR BUILDING PERMIT

Lot No. Date 18 MAR 1983 17-3-83

At (House No.) 113 PIONEER RD. D.P.

For erection of WOODSTOVE "FISHER" TEDDY Sec No.

OWNER MR + MRS G.H. OLSEN ADDRESS 113 PIONEER RD

Proposed Use HEATING

Foundation Walls Roof

AREA of Site

AREA of existing buildings M²

AREA of existing accessory buildings M²

AREA of Building in application M²

Builder ~~G.L.D.~~ PLANT Address 12 WOODLEIGH STREET N.P.

Designer N.A. Address

Structural Eng. Address

Building Projects Authority Required	Yes \ No	Supplied	Yes \ No

FOR OFFICE USE	
Corrected Value Fees	
TOTAL FEES BUILDING	

Total Value of Building $ 1000-00

Sanitary Plumbing and Drainage $

Value of Building for Permit $

Water for Building

Building Research Levy on $

Hoardings Mths @

Starting Date ~~23-3-83~~ Finishing Date ~~23-3-83~~

NAME AND ADDRESS OF APPLICANT MR. G.H. OLSEN

113 PIONEER RD. N.P. Phone 512-198

Signature of Applicant G H Olsen M-O-Olsen

Signature of Owner



Document Set ID: 7376591
Version: 1, Version Date: 23/03/2017

No. 113 PIONEER Street

PT Sec. 184 H.D. Lot 3. 7081 D.P.

DRAINAGE AND PLUMBING REGISTER

OWNER C. LOVEGROVE.
ADDRESS 113 PIONEER RD
BUILDER HINE & ANTUNOVIC
PLUMBER CROSSAN BROS
DRAINLAYER

PERMITS.
BUILDING No.
VALUE £2600
REC. No.

NATURE OF WORK NEW DWELLING

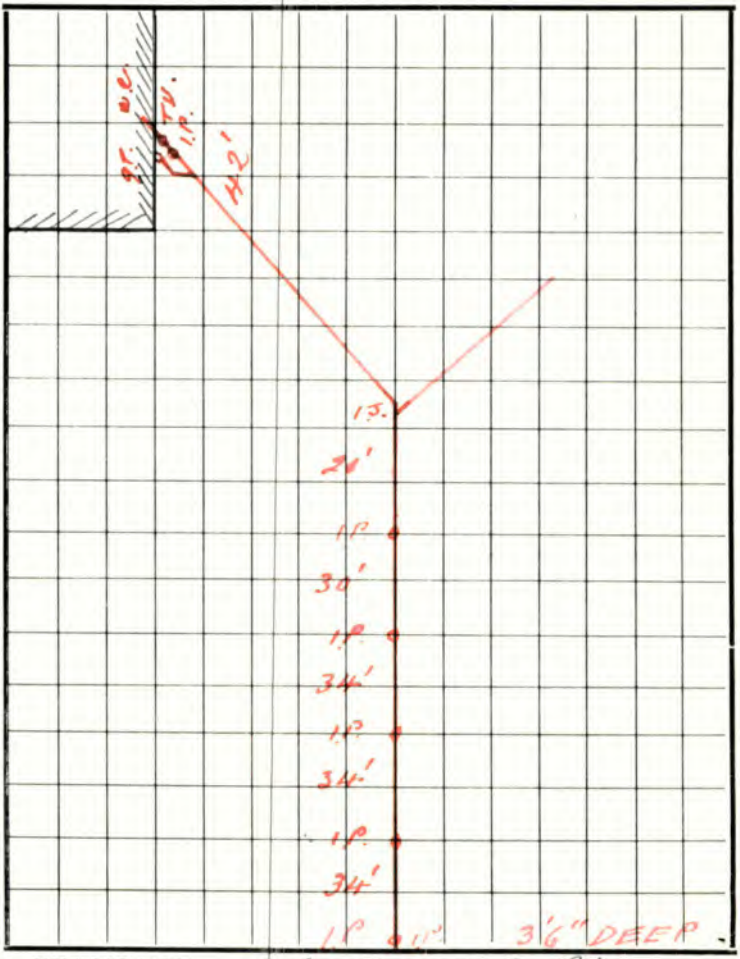
W.C.'s BATHS. BASINS SINKS TUBS

PLAN SUBMITTED / / DRAIN TESTED 15 / 3 / 57.
PLANS APPROVED / / PLUMBING PASSED 3 / 4 / 57
PERMIT ISSUED / /

FALL SHARP
SEE ATTACHED CARD. OTHER

J. L. Francis
Inspector.

DRAINAGE PLAN SCALE



FRONTAGE 113 PIONEER RD

AVERY, PRINT. N.P.—26959

16mm 35mm

BUILDING FILE

Code No. 433 / 113

Subject Exten Dwelling

Fisher Stove

Permit No 13158

56401

Date 27-9-82

12-4-83

No. Sheets 12

Document Set ID: 7376590
Version: 1, Version Date: 23/03/2017

29.10.87

AMENDMENT

9.86 433/113

TRUSSES BY TRU-CU. NO. M501

LINTELS 250 x 100 & 150 x 100

R1.6 BATTS TO ALL EXTERIOR WALLS & R2.0 TO CEILINGS

21mm CHIPBD FLOORING.

6x75mm x 50mm FLOOR JOISTS @ 600 c/s

UNDERFLOOR SISALATION

6x 100x50 BORIC FRAMING. DWANGED AT 800mm C/S.

NEW PLYMOUTH CITY COUNCIL

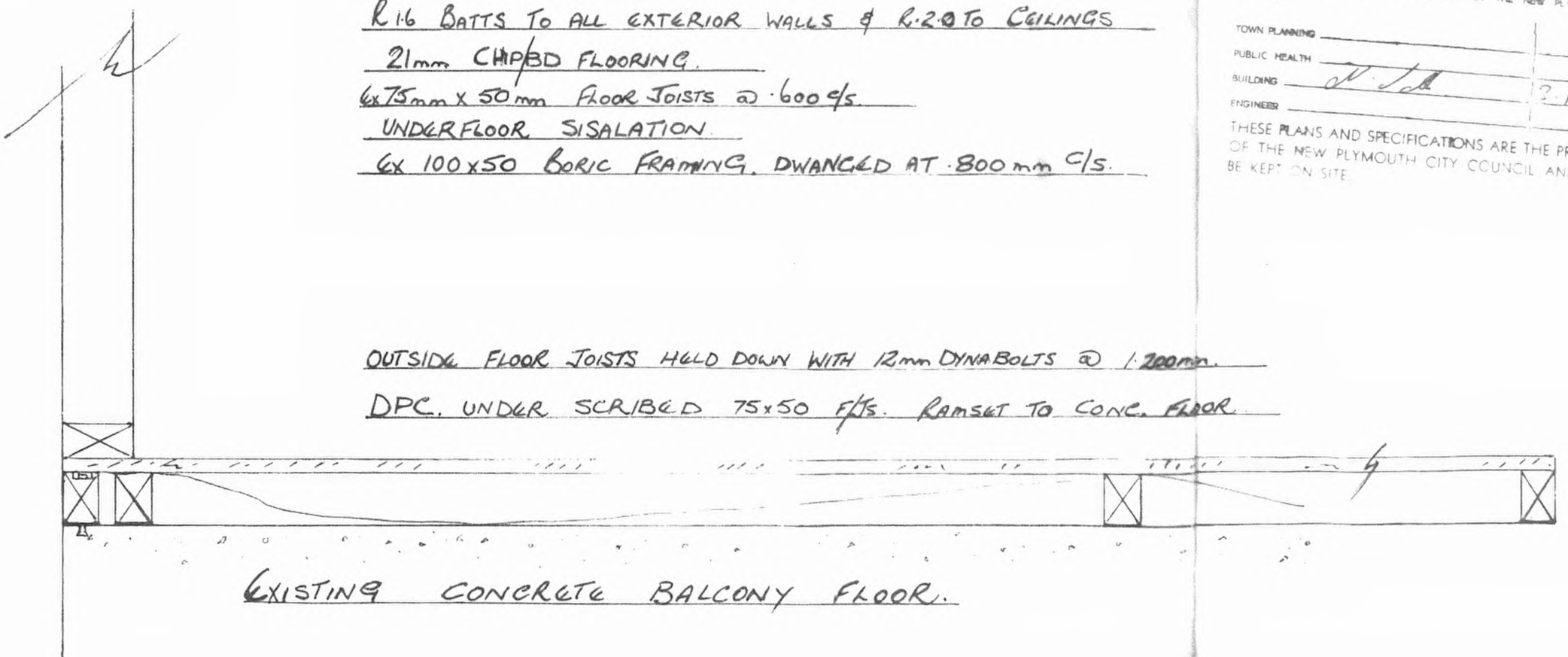
PLANS AND SPECIFICATIONS APPROVED FOR TYPE, USE SITING COVERAGE AND CONSTRUCTION, AS IN ACCORDANCE WITH ALL RELEVANT ACTS REGULATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH CITY COUNCIL.

	DATE
TOWN PLANNING	
PUBLIC HEALTH	
BUILDING	2.11.87
ENGINEER	

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

OUTSIDE FLOOR JOISTS HELD DOWN WITH 12mm DYNABOLTS @ 1200mm.

DPC. UNDER SCRIBED 75x50 F/Ts. RAMSET TO CONC. FLOOR.



EXISTING CONCRETE BALCONY FLOOR.

Document Set ID: 7376590
Version: 1, Version Date: 23/03/2017

No. 113 Sec. Lot 1 D.P. 9266

Address PIONEER RD

DRAINAGE AND PLUMBING REGISTER

OWNER G OLSEN

ADDRESS 113 PIONEER RD

BUILDER

PLUMBER RAINBOW PLUMBING (CT)

DRAINLAYER

CONSENT No.

P/LINE

PLUMBING

DRAINAGE

FINAL

NATURE OF WORK ALTERATION TO PLUMBING

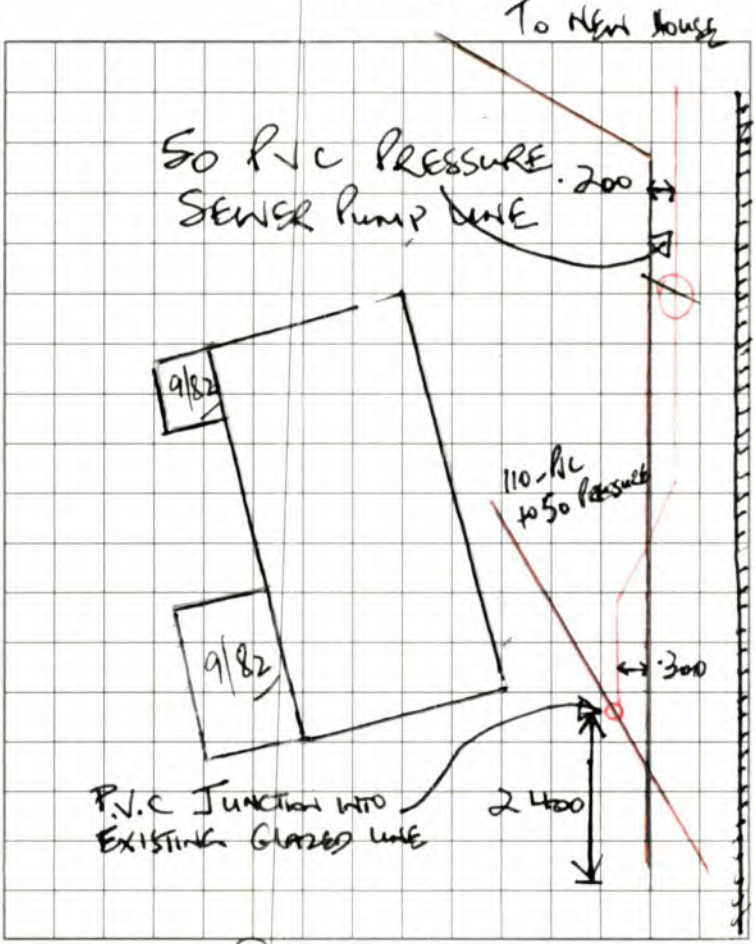
DRAIN SATISFACTORY 1/12/93 PLUMBING SATISFACTORY / /

FALL AND DESCRIPTION

TNL PRINT 30373

Inspector

DRAINAGE PLAN



FRONTAGE 113 PIONEER RD

16mm 35mm

BUILDING FILE

Code No. 433 / 113

Subject Exten Dwelling

Fisher Stove

Permit No 13158

56401

Date 27-9-82

12-4-83

No. Sheets 12

Document Set ID: 7376589
Version: 1, Version Date: 23/03/2017

TSE GROUP CONSULTANTS LIMITED

ARCHITECTS ENGINEERS SURVEYORS & TOWN PLANNERS
AUCKLAND — WELLINGTON — PARAPARAUMU — NEW PLYMOUTH

AMENDMENT

File No. 433/113
Sheet No. 1/2
By P. Ollivier
Date 28/10/82

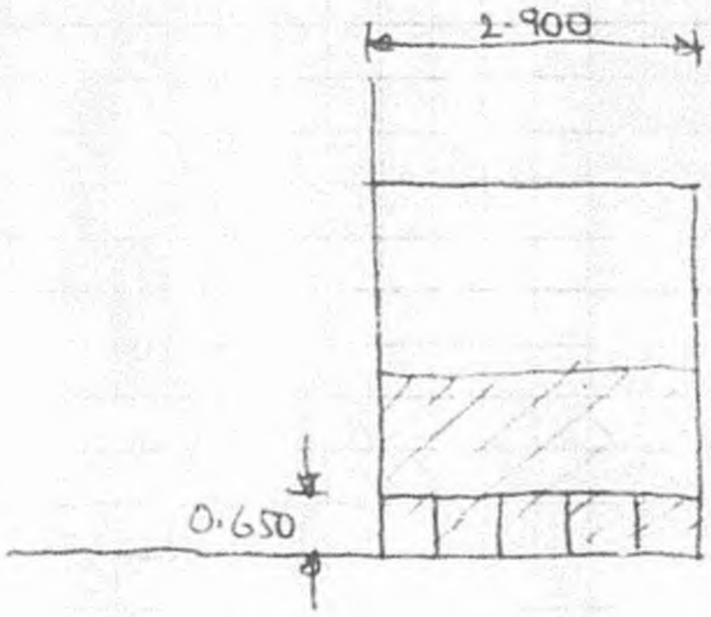
29 OCT 1982

9.86

Refers to EXTENSIONS G.H. OLSEN RESIDENCE

113 Pioneer Road . New Plymouth.

BRACKET CALCULATIONS



NEW PLYMOUTH CITY COUNCIL

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

	DATE
TOWN PLANNING	
PUBLIC HEALTH	
BUILDING	
ENGINEER	

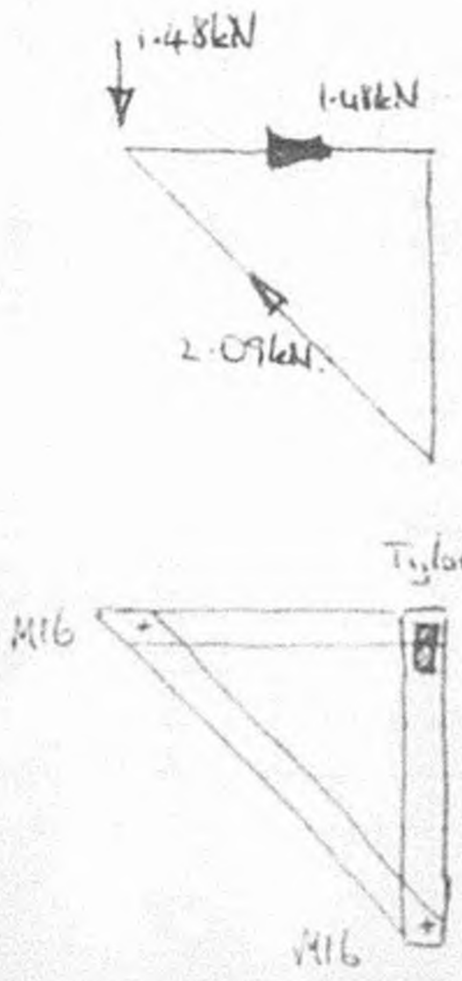
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH CITY COUNCIL AND MUST BE KEPT ON SITE.

Load on 6 brackets = $\frac{1}{2}$ roof load + part flow load

$= (0.65 \times 5 \times 2.9 \times \frac{1}{2}) + (0.65 \times 2.2 \times 2.90)$

$= 8.86$ kN.

$\therefore$ load / bracket $= \frac{8.86}{6} = 1.48$ kN.



Nom shear on rail plate = 1.48 kN

Allowable shear on Tylok 6T10 - 20N/mm

$= 2 \times 72 \times 20 \times 10^{-3}$

$= 2.88$ kN OK ✓

Check M16 bolts

From NZS 3603:1981 Table 19

allowable load // to grain on M6
= 1.63 kN.

however two shots = 3.26 kN

$\therefore$ bolts OK ✓

Document Set ID: 7376589
Version: 1, Version Date: 23/03/2017

ISE GROUP

CONSULTANTS AMENDMENT

ARCHITECTS ENGINEERS SURVEYORS & TOWN PLANNERS
... AND ... WHANGAREI ... NEW PLYMOUTH

29 OCT 1982

File No. 433/113

Sheet No. 2/2

Calcs by P. Olliver

Date 28/10/82

Refers to

Check pull out of masonary anchors.

Total pull out load = 1.48 KN

Allowable pull out ultimate stress = 4180 lbs

∴ working stress = $\frac{4180}{3}$

≒ 1400 lbs

= 6.2 kN.

∴ OK for pull out.

NEW PLYMOUTH CITY COUNCIL
... AND SPECIFICATIONS APPROVED FOR TYPE, USE ... BUILDING ...
... CONSTRUCTION AS IN ACCORDANCE WITH ALL RELEVANT ...
... ATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH
COUNCIL.

	DATE
... PLANNING	
... HEALTH	
...	

PLANS AND SPECIFICATIONS ARE THE PROP...
... NEW PLYMOUTH CITY COUNCIL AND ...
... ON SITE.

Document Set ID: 7376589
Version: 1, Version Date: 23/03/2017

No. 113A Sec. Lot 1 D.P. 9266

Address Pioneer Road

DRAINAGE AND PLUMBING REGISTER

OWNER Cox	CONSENT No.
ADDRESS 113A Pioneer Rd	P/LINE
BUILDER	PLUMBING
PLUMBER L Garner	DRAINAGE
DRAINLAYER	FINAL

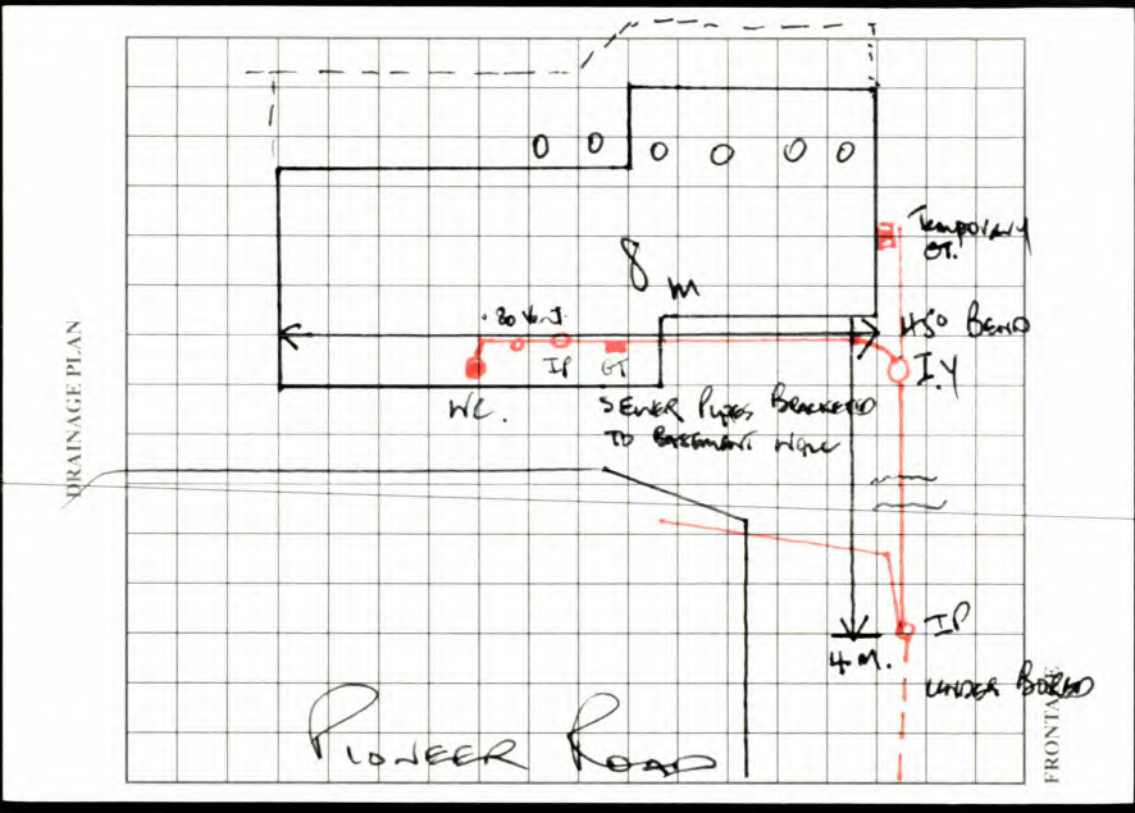
NATURE OF WORK New Dwelling.

DRAIN SATISFACTORY N/A / / PLUMBING SATISFACTORY / /

FALL AND DESCRIPTION

TNL PRINT 30373

Inspector


DRAINAGE PLAN
Temporary GT.
8 m
150 Bend
I.Y
IP
GT
WC.
SEWER Pipes Branched TO Existing Line
IP
4 m.
under Bund
PIONEER Road
FRONTAGE

16mm 35mm

BUILDING FILE

Code No. 433 / 113

Subject Exten Dwelling

Fisher Stove

Permit No 13158

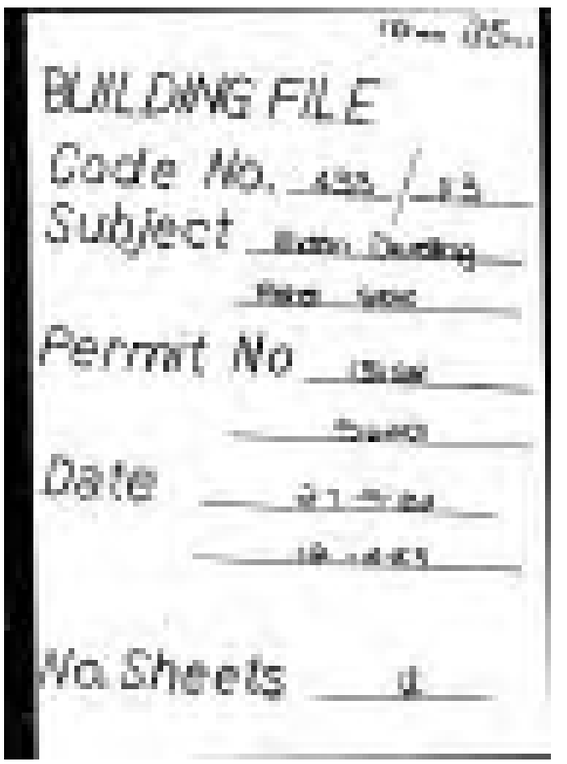
56401

Date 27-9-82

12-4-83

No. Sheets 12

Document Set ID: 7376588
Version: 1, Version Date: 23/03/2017


BUILDING FILE
Code No. [illegible]
Subject [illegible]
Permit No [illegible]
Date [illegible]
No. Sheets [illegible]

Document Set ID: 7376588
Version: 1, Version Date: 23/03/2017

NEW PLYMOUTH CITY COUNCIL 433/112

CITY ENGINEER'S DEPARTMENT — ASSESSED REQUIREMENTS

File No. 4 86

Project: EXTEN DWG
Owner: G H & M A OLSEN
Address: 113 RONER RD
Lot No. 1 D.P. 9266
Check Sheet No. 23470
Sewer Sheet No. 141 Plotted: FJ
Zone: R80 R1
Sec. No. Area of Site:

VETTING TO BE COMPLETED BY
14 Oct 1982

TOWN PLANNING

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

Remarks:

SET STATION CARD
TOWN PLANNING
BUILDING
DRAINAGE
WATER

Approved Ormond

Not Approved

Document Set ID: 7376588
Version: 1, Version Date: 23/03/2017



Document Set ID: 7376588
Version: 1, Version Date: 23/03/2017

SERVICES

433/113

A: SEWER CONNECTION

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

STORMWATER CONNECTION

_____
_____
_____
_____
_____
_____
Fee $ ____

FEE $ ____

B: WATER CONNECTION

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

FEE $ ____

C: PLUMBING

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

DRAINAGE

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

Total Estimated Value P. & D. $ ____

FEE $ ____

D: VEHICULAR CROSSINGS

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

STREET WORKS FEE $ ____

DEPOSIT DAMAGE FEE $150

Document Set ID: 7376588
Version: 1, Version Date: 23/03/2017



Document Set ID: 7376588
Version: 1, Version Date: 23/03/2017

Document Set ID: 7375588
Version: 1, Version Date: 23/03/2017

REMARKS : CORRESPONDENCE : AGREEMENTS
SPECIFIC REQUIREMENTS

Not Approved _____

Approved _____

Not Approved _____

Approved _____

Not Approved _____

Approved _____

Not Approved _____

Approved _____

Not Approved _____

Approved _____

Not Approved _____



Document Set ID: 7376588
Version: 1, Version Date: 23/03/2017

Document Set ID: 7375588
Version: 1, Version Date: 23/03/2017

E : HEALTH & BY-LAWS

Areas _____

Light _____

Ventilation _____

Remarks: _____

Approved _____

Not Approved _____

F : DANGEROUS GOODS

Domestic or Commercial _____

Storage Capacity & Location _____

Licence Required _____ Yes\No _____

Approved _____

Not Approved _____

G : BUILDING

Remarks:

FEES:		
Bldg.	1@ 500	10.00
Water Bldg.		*
B.R.L.	1@ 500	20.00
TOTAL		$30.00

Building Inspector _____ Approved _____

Not Approved _____

Specification: _____

Structural Engineer _____ Approved _____

Not Approved _____

Fire Service _____ Recommended _____

Not Recommended _____

VETTING TO BE COMPLETED BY 25.11.82

PERMIT NO. 18138

APPROVING ENGINEER

Approved _____

Not Approved _____



Document Set ID: 7376588
Version: 1, Version Date: 23/03/2017

16mm 35mm

BUILDING FILE

Code No. 433 / 113

Subject Dwelling

Permit No

Date 14-11-56

No. Sheets 1

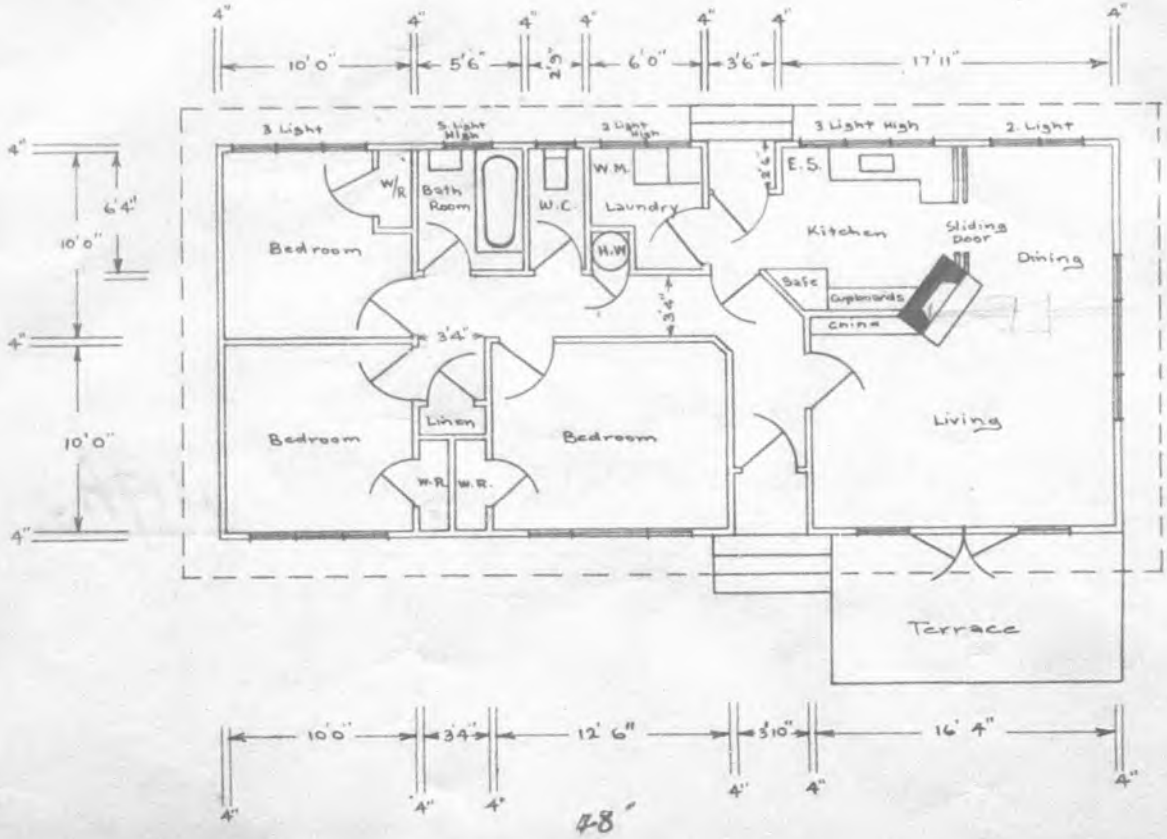
113 PIONEER RD

LOVEGROVE

DWELLING.

419A.





Note: Plan
reversed o
(See site p

PLAN

Date

16mm 35mm

BUILDING FILE

Code No. 433 / 113

Subject Exten Dwelling

Fisher Stove

Permit No 13158

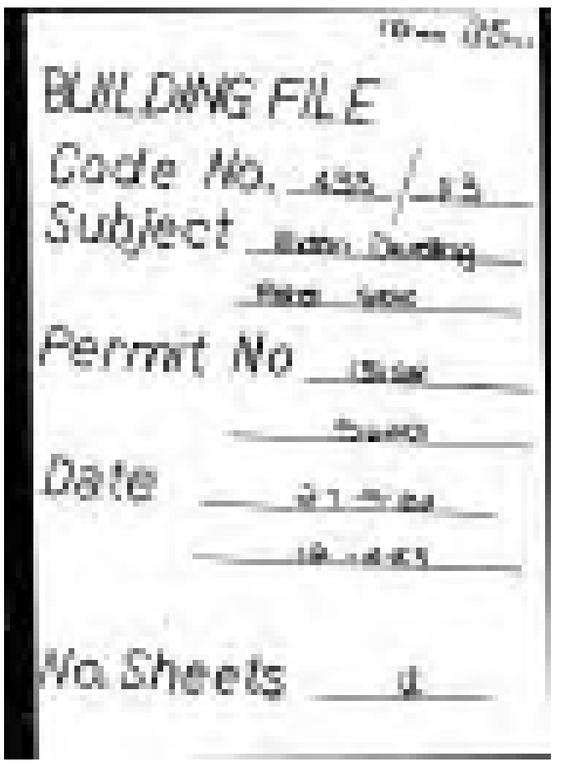
56401

Date 27-9-82

12-4-83

No. Sheets 12

Document Set ID: 7376587
Version: 1, Version Date: 23/03/2017


BUILDING FILE
Code No. [illegible]
Subject [illegible]
Permit No [illegible]
Date [illegible]
No. Sheets [illegible]

Document Set ID: 7376587
Version: 1, Version Date: 23/03/2017

Document Set ID: 7376587
Version: 1, Version Date: 23/03/2017

4.33/11/5

NEW PLYMOUTH CITY COUNCIL

FOR OFFICE USE: File No. 9 86 Check Sheet No. 23470

Receipt No. Sewer Sheet No. 141

Date of Receipt Zone R1 Fee

TO THE CITY ENGINEER

27 SEP 1982 Date 27. 9. 82

APPLICATION FOR BUILDING PERMIT

Lot No. 1

At (House No.) 113 Pioneer Road D.P. 9266

For erection of Extns DWG Sec. No.

OWNER C.H. & W.A Olsen ADDRESS 113 Pioneer Road, New Plymouth

Proposed Use Extension to present residence.

Foundation Concrete piles Walls Timber Roof Iron

AREA of Site

AREA of existing buildings M^2

AREA of existing accessory buildings M^2

AREA of Building in application 34.18 M^2

Builder L.D Moon Address 43 Woodleigh St New Plymouth

Designer Address

Structural Eng. Address

Building Projects Authority Required	Yes \ No	Supplied	Yes \ No

Total Value of Building $19,500

Sanitary Plumbing and Drainage $

Value of Building for Permit $

Water for Building

Building Research Levy on $

Hoardings Mths @

FOR OFFICE USE	
Corrected Value Fees	
TOTAL FEES BUILDING	

Starting Date Finishing Date

NAME AND ADDRESS OF APPLICANT C.H. & W.A Olsen,

113 Pioneer Rd, New Plymouth Phone 518 198

Signature of Applicant W.A. Olsen

Signature of Owner W.A. Olsen



Document Set ID: 7376587
Version: 1, Version Date: 23/03/2017

16mm 35mm

BUILDING FILE

Code No. 433 / 113

Subject Exten Dwelling

Fisher Stove

Permit No 13158

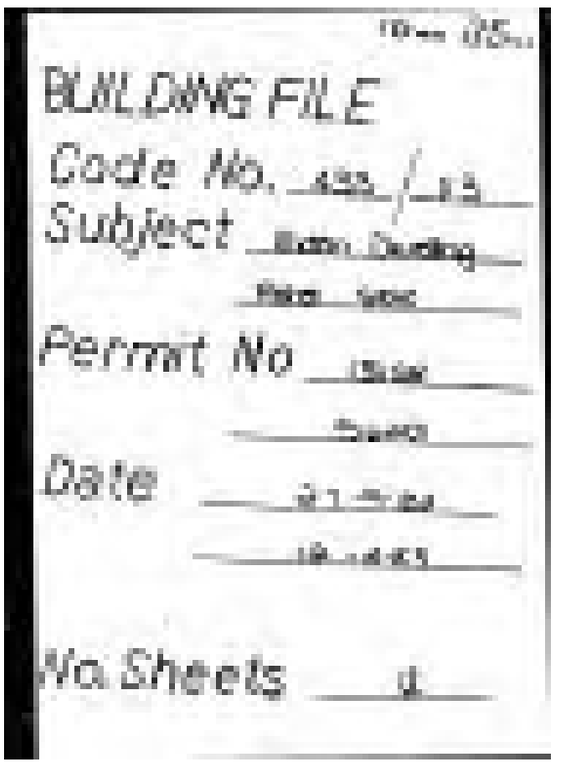
56401

Date 27-9-82

12-4-83

No. Sheets 12

Document Set ID: 825588
Version: 2, Version Date: 23/03/2017


BUILDING FILE
Code No. [illegible]
Subject [illegible]
Permit No [illegible]
Date [illegible]
No. Sheets [illegible]

Document Set ID: 825588
Version: 2, Version Date: 23/03/2017

Document Set ID: 8255588
Version: 2, Version Date: 23/03/2017

NEW PLYMOUTH CITY COUNCIL

CITY ENGINEER'S DEPARTMENT — ASSESSED REQUIREMENTS

TOWN PLANNING

File No. 3 71

Project: Fisher Grove — Check Sheet No. 23711

Owner: G H Olsen — Sewer Sheet No. 147 — Plotted:

Address: 113 Tisdall Rd — Zone: Res R1

Lot No. 1 — D.P. 7266 — Sec. No. — Area of Site:

COMMENTS BY ENGINEERING TO BE WITHIN 10 DAYS

27 MAR 1973

Designations

Area of Buildings

Coverage

Maximum Height

Front Yard

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

(2) Side Yard

Open Space

Grassed Areas

Trees

Building Lines & Street Widening

Parking

Access to Rear of Site

Accessory Buildings

Service Lanes & R.O.W.

Crossing Length

Gross Floor Area of Shops

Resid. Accom.

Levels of Site

Use of Yards

Loading

Screening

Amalgam. of Titles

Remarks:

Approved

Not Approved

24/3



Document Set ID: 825588
Version: 2, Version Date: 23/03/2017

S E R V I C E S

A : SEWER CONNECTION

Existing Service _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Required Service _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Location _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Depth _

Special Requirement _ _ _ _ _ _ _ _ _ _ _ _

Common Drain _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Fee $ _ _ _ _ _ _

STORMWATER CONNECTION

_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Fee $ _ _ _ _ _ _

FEE | **$:**

B : WATER CONNECTION

Existing Service _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Distance from L/Boundary _ _ _ _ _ _ _ _ _ _ Height above Datum _ _ _ _ _ _ _

Distance: Main to Boundary _ _ _ _ _ _ _

Boundary to Load _ _ _ _ _ _ _

Required Service _ _ _ _ _ _ _ _ _ _ _ _ _ _

Meter _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

FEE | **$:**

C : PLUMBING

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

Total Values _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

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

Backflow Prev. _ _ _ _ _ _ _ _ _ _ _ _ _ _

Other Fittings _ _ _ _ _ _ _ _ _ _ _ _ _ _

Estimated Value _ _ _ _ _ _ _ _ _ _ _ _ _ _ Plumbing Fee _ _ _ _ _ _ _

DRAINAGE

Existing _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ Required _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Fittings Required _ _ _ _ _ _ _ _ _ _ _ _

Common Drain _ _ _ _ _ _ _ _ _ _ _ _ _ _

Septic Tank _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Stormwater _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Estimated Value _ _ _ _ _ _ _ _ _ _ _ _ _ Drainage Fee _ _ _ _ _ _ _ _

Total Estimated Value P. & D. $ _ _ _ : _ _ **FEE** | **$ N/A**

D : VEHICULAR CROSSINGS

Type of Footpath _ _ _ _ _ _ _ _ _ _ _ _ Condition _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Kerb & Channel _ _ _ _ _ _ _ _ _ _ _ _

Existing Crossing _ _ _ _ _ _ _ _ _ _ _

New Crossing _ _ _ _ _ _ _ _ _ _ _ _ _ Position _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Strengthen Path Sq.Yds. _ _ _ _ _ _ _ Level at Boundary _ _ _ _ _ _ _ _ _ _ _ _

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

Document Set ID: 825588
Version: 2, Version Date: 23/03/2017



Document Set ID: 825588
Version: 2, Version Date: 23/03/2017

REMARKS : CORRESPONDENCE : AGREEMENTS
SPECIFIC REQUIREMENTS

Approved _ _ _ _ _ _ _ _ _ _ _ _

Not Approved _ _ _ _ _ _ _ _ _ _ _

Approved _ _ _ _ _ _ _ _ _ _ _ _

Not Approved _ _ _ _ _ _ _ _ _ _ _

Approved _ _ _ _ _ _ _ _ _ _ _ _

Not Approved _ _ _ _ _ _ _ _ _ _ _

Approved _ _ _ _ _ _ _ _ _ _ _ _

Not Approved _ _ _ _ _ _ _ _ _ _ _

Approved _ _ _ _ _ _ _ _ _ _ _ _

Not Approved _ _ _ _ _ _ _ _ _ _ _

Document Set ID: 825588
Version: 2, Version Date: 23/03/2017



Document Set ID: 825588
Version: 2, Version Date: 23/03/2017

Document Set ID: 8255588
Version: 2, Version Date: 23/03/2017

E : HEALTH & BY-LAWS

Areas _____

Light _____

Ventilation _____

Remarks: _____

Approved _____

Not Approved _____

F: DANGEROUS GOODS

Domestic or Commercial _____

Storage Capacity & Location _____

Licence Required _____ Yes\No _____

Approved _____

Not Approved _____

G : BUILDING

Remarks:

FEES:

Bldg.	1	17.00
Water Bldg.		
B.R.L.		
TOTAL		$ 17.00

Building Inspector _____

Approved _____

Not Approved _____

Specification: _____

Structural Engineer _____

Approved _____

Not Approved _____

Fire Service _____

Recommended _____

Not Recommended _____

PERMIT NO.

APPROVING ENGINEER

Approved _____

Not Approved _____



Document Set ID: 825588
Version: 2, Version Date: 23/03/2017

16mm 35mm

BUILDING FILE

Code No. 433 / 113

Subject Dwelling

Permit No

Date 14-11-56

No. Sheets 1

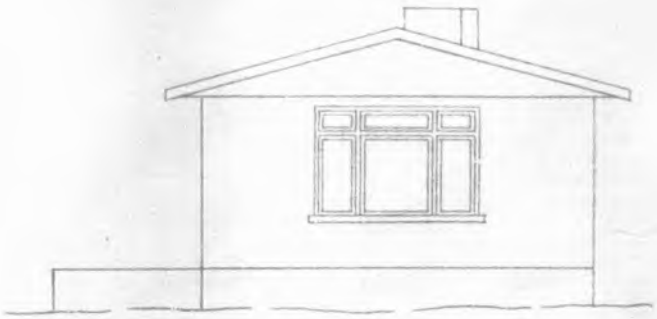
113 PIONEER RD

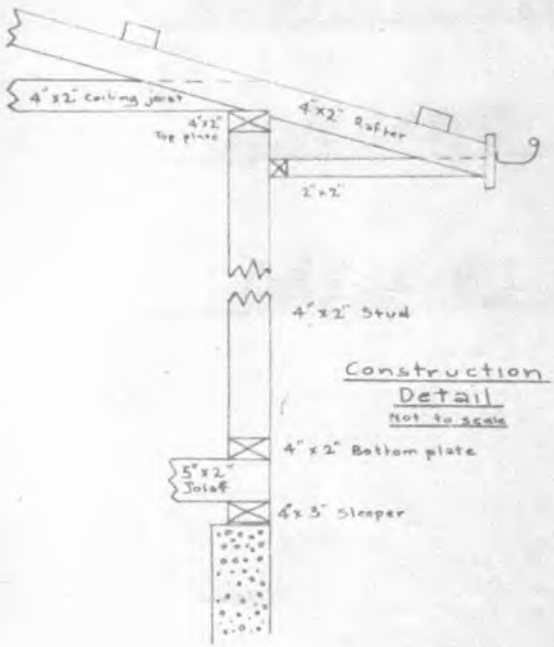
LOVEGROVE

DWELLING.

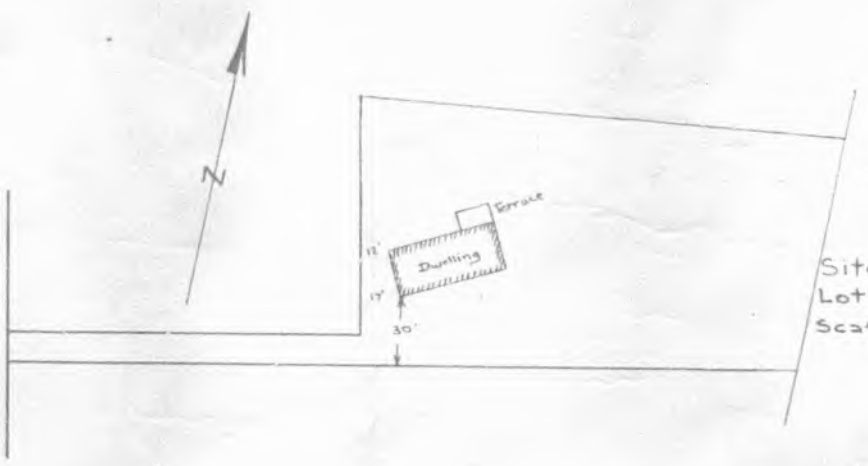
419A.

433/113





Construction Detail
Not to scale



Site Plan:
Lot 3 D.P. 7081
Scale: 1 chain = 1 inch

PLUMBING AND DRAINAGE
APPROVED
J. J. Francis
SANITARY INSPECTOR
Date 11/11/56

AND SPECIFICATIONS
APPROVED
BUILDING INSPECTOR
14/11/56

Plan of Proposed Residence for C. Lovegrove

Scale: 1/8 of an inch = 1 ft

to be
n site.
an)

APPROVED for type, use, siting and coverage.
R. F. Mainland,
City Engineer
Date 14/11/56 per

tBmm 35mm

BUILDING FILE

Code No. 433 / 113

Subject Exten Dwelling

Fisher Stove

Permit No 13158

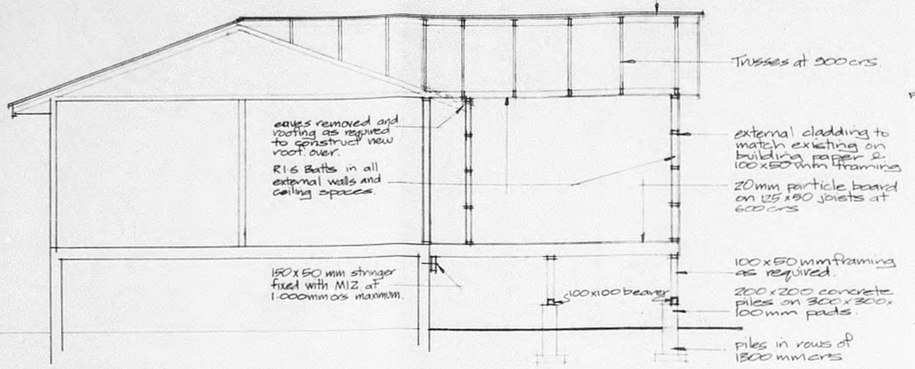
56401

Date 27-9-82

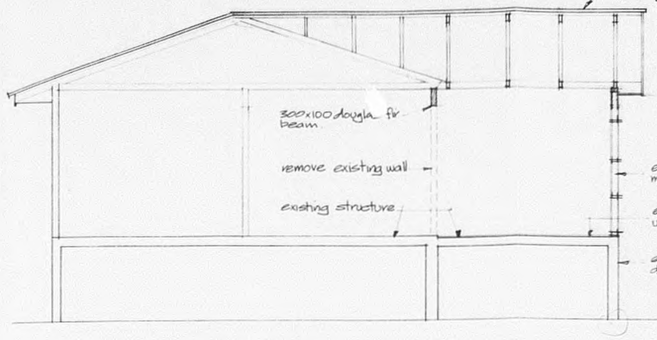
12-4-83

No. Sheets 2

Document Set ID: 7375836
Version: 1, Version Date: 22/03/2017



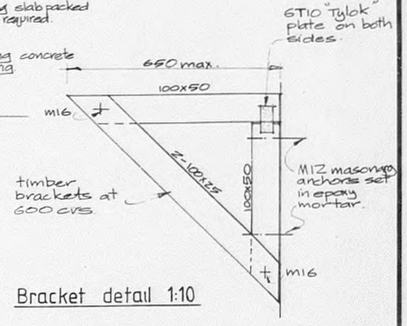
section A A (1:50)



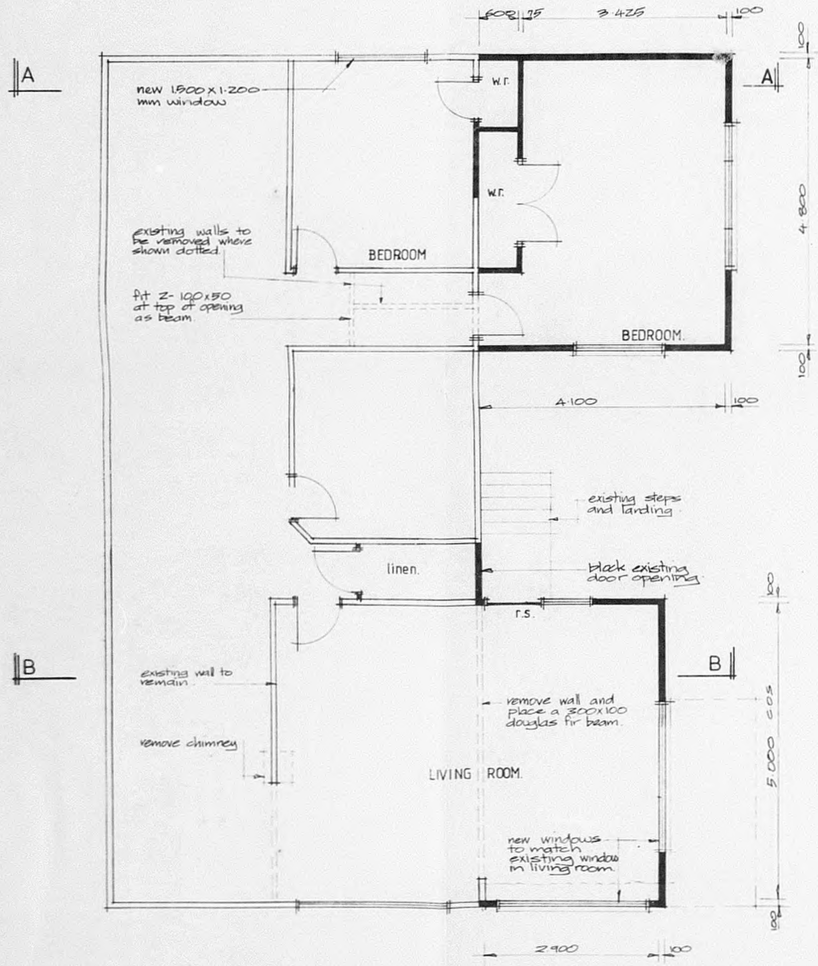
section B B (1:50)

AMENDMENT

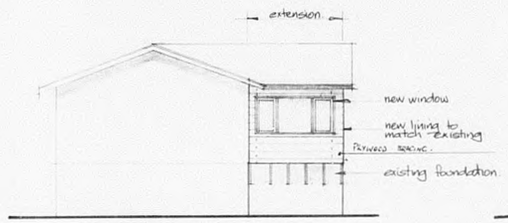
29 OCT 1982

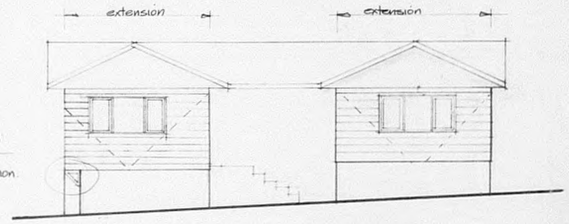


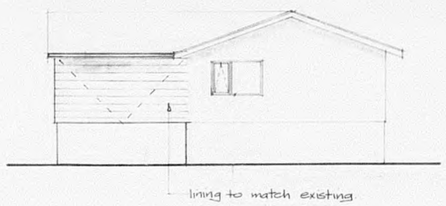
Bracket detail 1:10



Floor plan. (1:50)







elevations. (1:100)

NEW PLYMOUTH CITY COUNCIL

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

DATE

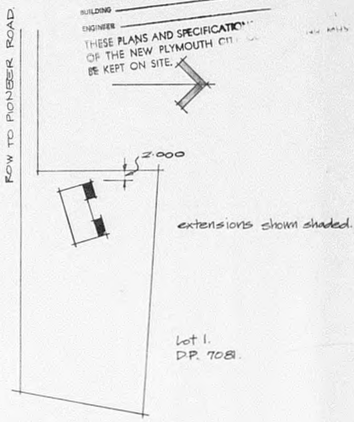
TOWN PLANNING

PUBLIC HEALTH

BUILDING

ENGINEER

THESE PLANS AND SPECIFICATIONS OF THE NEW PLYMOUTH CITY ... BE KEPT ON SITE.



site plan.

No	GENERAL NOTES
1.	433/113

	AMENDMENTS	Ck'd	Date
A			

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		
TRACED		
CHECKED		
APPROVED		

This drawing is copyright to

ISE GROUP
CONSULTANTS LIMITED
ARCHITECTS, ENGINEERS, SURVEYORS & TOWN PLANNERS
WELLINGTON - 97 TARANAKI ST - P.O. BOX 6643 - TELEPHONE 843-059
AUCKLAND - 13 CHESHIRE ST - P.O. BOX 6504 - TELEPHONE 361-700
PARAPARAUMU - P.O. BOX 198 - TELEPHONE 6047
NEW PLYMOUTH - P.O. BOX 337 - TELEPHONE 88-398
HAMILTON - P.O. BOX 9345 - TELEPHONE 64-520

JOB TITLE
extensions to OLSEN RESIDENCE by
LSL Lyndsay sole ltd.

SHEET TITLE

PROJECT 852 14. ASPECT

DRAWING

AMENDMENT

SCALE

1 of 1 SHEET

Document Set ID: 7375836
Version: 1, Version Date: 22/03/2017

16mm 35mm

BUILDING FILE

Code No. 433 / 113

Subject Exten Dwelling

Fisher Stove

Permit No 13158

56401

Date 27-9-82

12-4-83

No. Sheets 12

433/113

NEW PLYMOUTH CITY COUNCIL

FOR OFFICE USE: File No. 9 86 Check Sheet No. 23470

Receipt No. Sewer Sheet No. 141

Date of Receipt Zone R20 R1

TO THE CITY ENGINEER 27 SEP 1982 Date 27.9.82

APPLICATION FOR BUILDING PERMIT Lot No. 1

At (House No.) 113 Pioneer Road D.P. 9266

For erection of Extend Dwg Sec. No.

OWNER G.H. & W.A Olsen ADDRESS 113 Pioneer Road, New Plymouth

Proposed Use Extension to present residence.

Foundation Concrete piles Walls Timber Roof Iron

AREA of Site

AREA of existing buildings M^2

AREA of existing accessory buildings M^2

AREA of Building in application 34.18 M^2

Builder L.D Many Address 42 Woodleigh St New Plymouth

Designer Address

Structural Eng. Address

Building Projects Authority Required Yes / No Supplied Yes / No

		FOR OFFICE USE Corrected Value Fees	
Total Value of Building	$19,500		
Sanitary Plumbing and Drainage	$		
Value of Building for Permit	$		
Water for Building			
Building Research Levy on	$		
Hoardings Mths @			
		TOTAL FEES BUILDING	

Starting Date Finishing Date

NAME AND ADDRESS OF APPLICANT G.H & W.A Olsen,

113 Pioneer Rd, New Plymouth Phone 512 198

Signature of Applicant W.a. Olsen

Signature of Owner W a Olsen

+8mm 35mm

BUILDING FILE

Code No. 433 / 113

Subject Exten Dwelling

Fisher Stove

Permit No 13158

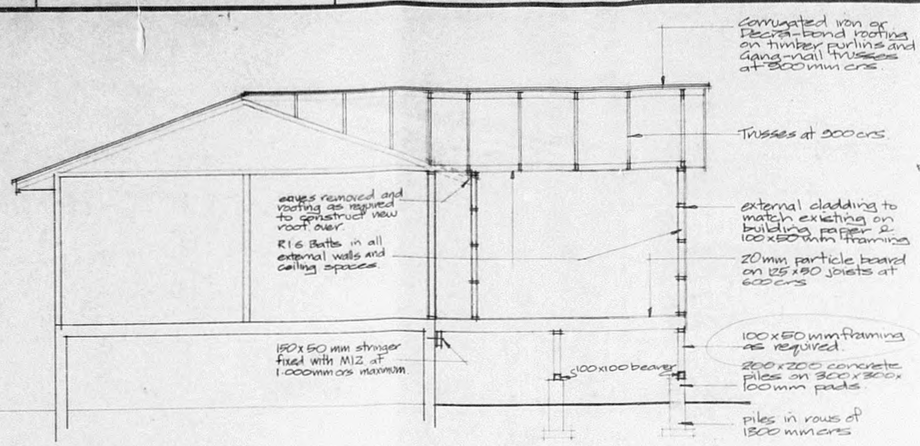
56401

Date 27-9-82

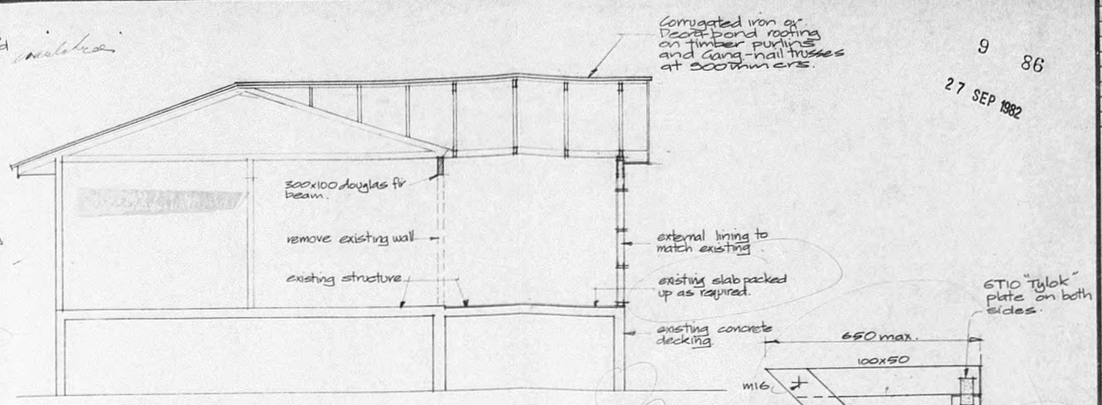
12-4-83

No. Sheets 2

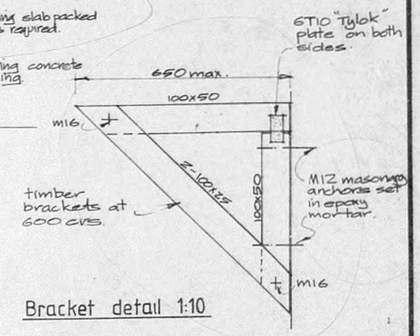
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Version: 2, Version Date: 22/03/2017



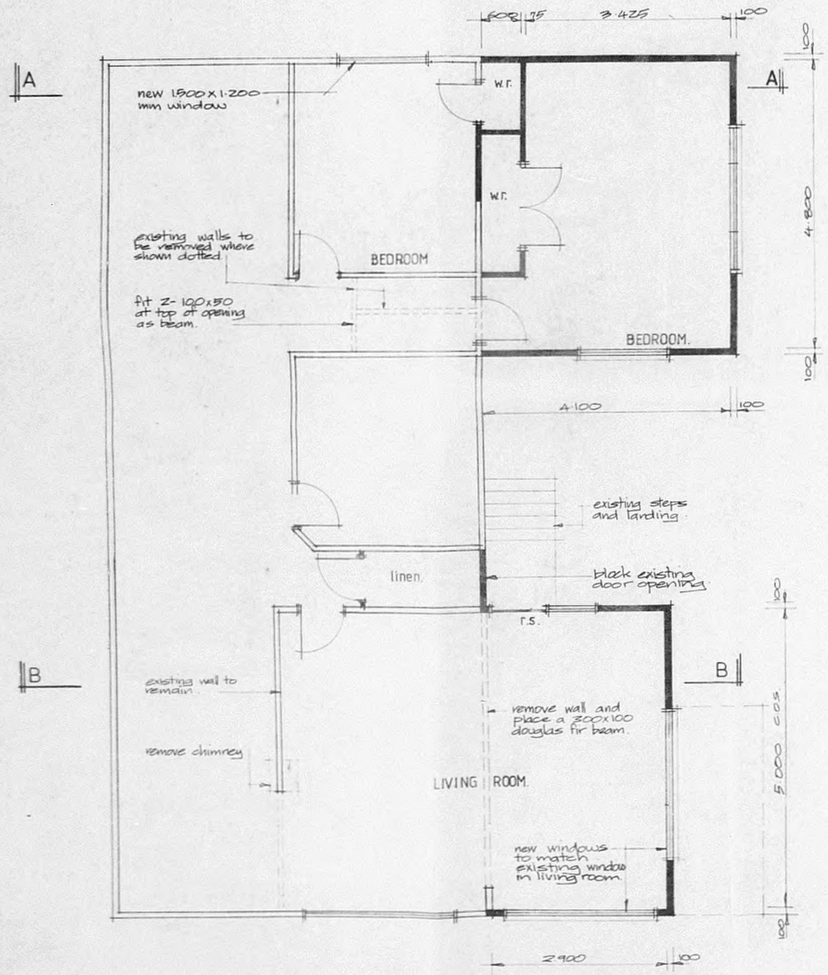
section A A (1:50)



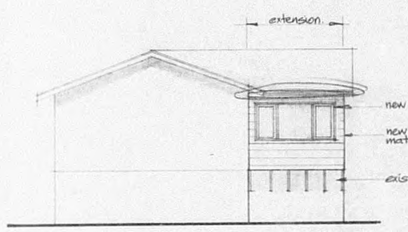
section B B (1:50)

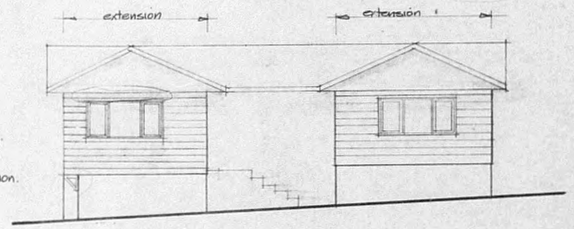


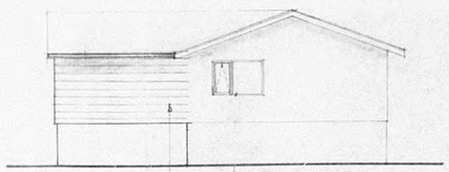
Bracket detail 1:10



Floor plan. (1:50)







elevations. (1:100)

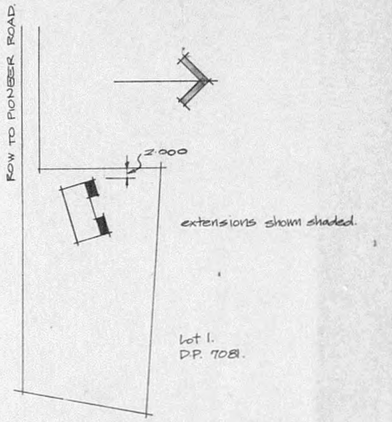
NEW PLYMOUTH CITY COUNCIL

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

		DATE
TOWN PLANNING		28-9-82
PUBLIC HEALTH		3-10-82
BUILDING		3.11.82
ENGINEER		

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

VETTING TO BE COMPLETED BY 14 OCT 1982



site plan.

9 86

27 SEP 1982

No	GENERAL NOTES
1	433/113

A	AMENDMENTS	Ck'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		
TRACED		
CHECKED		
APPROVED		

This drawing is copyright to:

TSE GROUP
CONSULTANTS LIMITED
ARCHITECTS, ENGINEERS, SURVEYORS & TOWN PLANNERS
WELLINGTON - 97 TARANAKI ST - P.O. BOX 6443 - TELEPHONE 843-039
AUCKLAND - 13 CHESHIRE ST - P.O. BOX 6504 - TELEPHONE 361-760
PARAPARAUMU - 3 - P.O. BOX 188 - TELEPHONE 6047
NEW PLYMOUTH - 5 - P.O. BOX 237 - TELEPHONE 86-398
HAMILTON - P.O. BOX 9345 - TELEPHONE 84-539

JOB TITLE
extensions to OLSEN RESIDENCE by
LSL Lyndsay sole ltd.

SHEET TITLE

PROJECT	DRAWING
852 14. ASPECT	1
AMENDMENT	
SCALE	1 of 1 SHEET

Document Set ID: 825587
Version: 2, Version Date: 22/03/2017

16mm 35mm

BUILDING FILE

Code No. 433 / 113

Subject Exten Dwelling

Fisher Stove

Permit No 13158

56401

Date 27-9-82

12-4-83

No. Sheets 12

NEW PLYMOUTH CITY COUNCIL 433/112

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

File No. 9 86

Project: EXTEN DWR — Check Sheet No. 23470

Owner: GH & DA OLSEN — Sewer Sheet No. 141 — Plotted: F.J.B

Address: 113 PIONEER RD — Zone: ~~R80~~ R1

Lot No. 1 D.P. 9066 Sec. No. Area of Site:

VETTING TO BE COMPLETED BY 14 Oct 1982

TOWN PLANNING

Designations

Area of Buildings

Coverage

Maximum Height

Front Yard

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

(2) Side Yard

Open Space

Grassed Areas

Trees ✓

Building Lines & Street Widening

Parking

Access to Rear of Site

Accessory Buildings

Service Lanes & R.O.W.

Crossing Length

Gross Floor Area of Shops

Resid. Accom.

Levels of Site

Use of Yards

Loading

Screening

Amalgam. of Titles

Remarks:

SET STATION CARD

TOWN PLANNING

BUILDING

DRAINAGE

WATER

Approved Passed

Not Approved

S E R V I C E S

423/113

A: SEWER CONNECTION

STORMWATER CONNECTION

Existing Service _____ _____

Required Service _____ _____

Location _____ _____

Depth _____ _____

Special Requirement _____ _____

Common Drain _____ _____

Fee $ _____ Fee $ _____

FEE $ _____

B: WATER CONNECTION

Existing Service _____

Distance from L/Boundary _____ Height above Datum _____

Distance: Main to Boundary _____

Boundary to Load _____

Required Service _____

Meter _____

FEE $ _____

C: PLUMBING

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

Total Values _____

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

Backflow Prev. _____

Other Fittings _____

Estimated Value _____ Plumbing Fee _____

DRAINAGE

Existing _____ Required _____

Fittings Required _____

Common Drain _____

Septic Tank _____

Stormwater Develop epsty

Estimated Value _____ Drainage Fee _____

Total Estimated Value P. & D. $ _____ FEE $ _____

D: VEHICULAR CROSSINGS

Type of Footpath Concrete Condition _____

Kerb & Channel _____

Existing Crossing Concrete

New Crossing _____ Position _____

Strengthen Path Sq.Yds. _____ Level at Boundary _____

STREET WORKS FEE $ _____ **DEPOSIT DAMAGE FEE** $157:

REMARKS : CORRESPONDENCE : AGREEMENTS 423/113
SPECIFIC REQUIREMENTS

Orders forwards

Approved 4/12/82

Not Approved

Approved

Not Approved

5/10/82

Approved

Not Approved

Approved

Not Approved

Concrete F/P Seat, Concrete Desk Seat, Concrete Beam between desk & F/P Post

Approved

Not Approved

E : HEALTH & BY-LAWS

42-23/113

Areas _____

Light _____

Ventilation _____

Remarks: _____

Approved _____

Not Approved _____

F : DANGEROUS GOODS

Domestic or Commercial _____

Storage Capacity & Location _____

Licence Required _____ Yes/No _____

Approved _____

Not Approved _____

G : BUILDING

Remarks:

Details of the footing to the existing concrete deck and the method to be used to pack the existing slab is to be shown.

Engineers calculations are to be provided for the timber brackets and fixings.

All lintol ~~sizes~~ and framing sizes and spacings are to be shown on the plan.

The truss manufacturers name and truss number is to be shown on the plan.

Insulation is to be provided to comply with N.Z.S 4218.

FEES:	Ex.	23.75
Bldg.	19,500	119.00
Water Bldg.		~~2~~
B.R.L.	19,500	20.00
TOTAL		~~$149.00~~ 168.75

Building Inspector _____

Approved 30.9.82

Not Approved _____

Specification: _____

Structural Engineer _____

Approved _____

Not Approved _____

VETTING TO BE COMPLETED 3-11-82

Fire Service _____

Recommended _____

Not Recommended _____

PERMIT NO. 18158

APPROVING ENGINEER

Approved _____

Not Approved 5/11/82

16mm 35mm

BUILDING FILE

Code No. 433 / 113

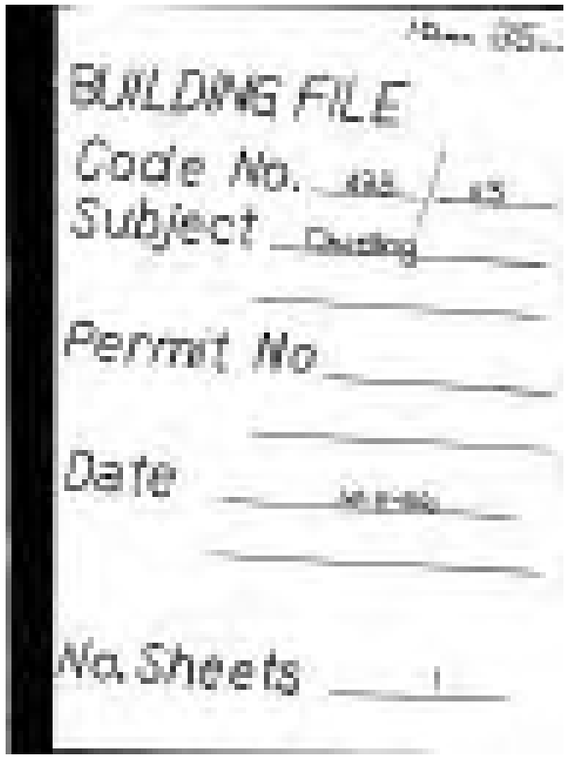
Subject Dwelling

Permit No

Date 14-11-56

No. Sheets 1

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Version: 1, Version Date: 22/03/2017



Document Set ID: 7375818
Version: 1, Version Date: 22/03/2017

APIA

DWELLING

TOILET/BATH

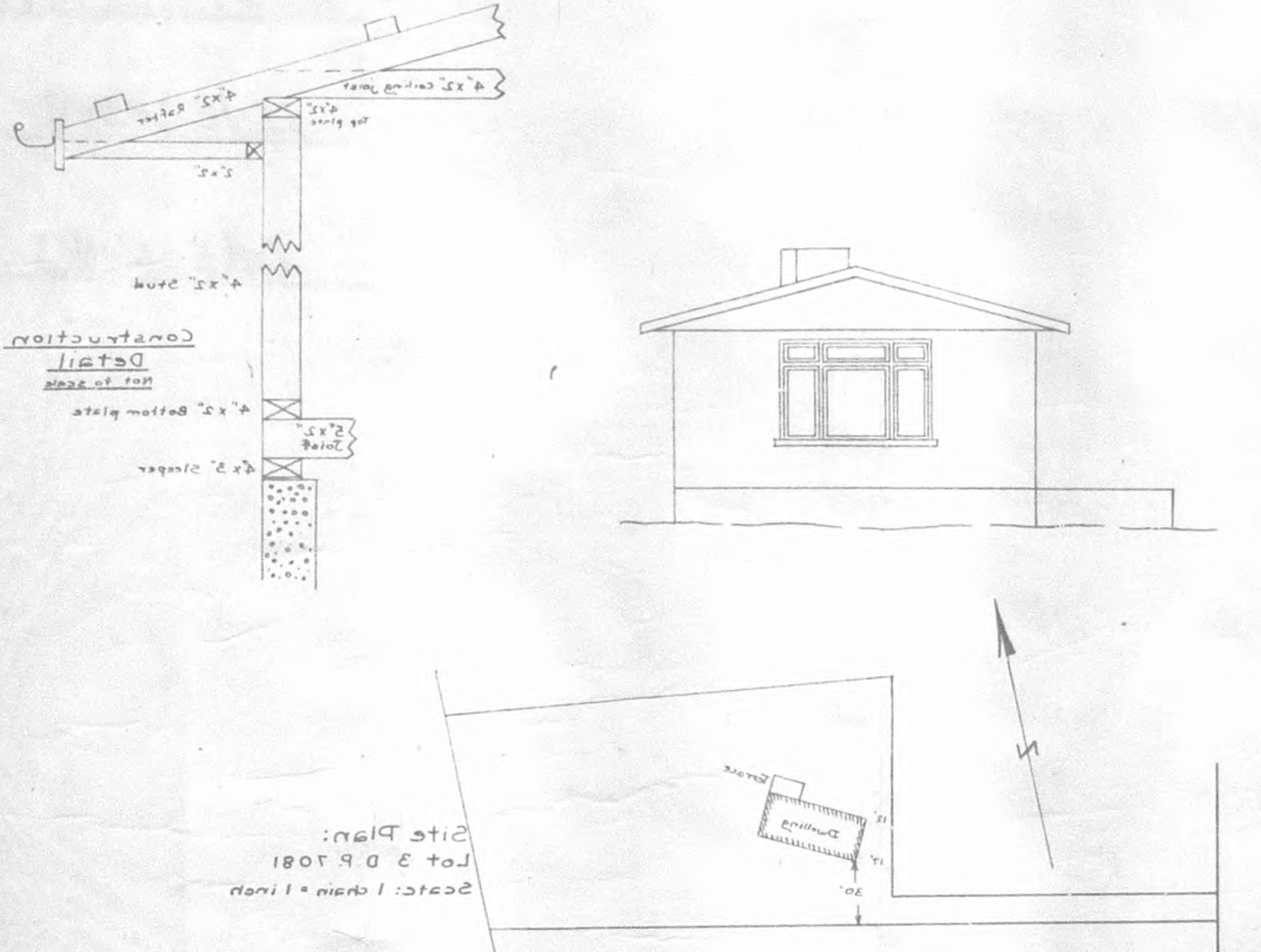
113 PIONEER RD

Document Set ID: 7375818
Version: 1, Version Date: 22/03/2017



Document Set ID: 7375818
Version: 1, Version Date: 22/03/2017

433/113



PLUMBING AND DRAINAGE
APPROVED
SANITARY INSPECTOR
Date 14/11/56

Plan of Proposed Residence for C. Lovegrove

Scale: 1/8 of an inch = 1 ft

... AND SPECIFICATIONS
APPROVED
BUILDING INSPECTOR
14/11/56

... to be ... site. (...)

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

Document Set ID: 7375818
Version: 1, Version Date: 22/03/2017



Document Set ID: 7375818
Version: 1, Version Date: 22/03/2017

16mm 35mm

BUILDING FILE

Code No. 433 / 113

Subject Exten Dwelling

Fisher Stove

Permit No 13158

56401

Date 27-9-82

12-4-83

No. Sheets 12

TSE GROUP CONSULTANTS LIMITED

AMENDMENT

File No. 433/113
Sheet No. 1/2
By P. Olivier
Date 28/10/82

ARCHITECTS, ENGINEERS, SURVEYORS & TOWN PLANNERS
AUCKLAND — WELLINGTON — PARAPARAUMU — NEW PLYMOUTH

29 OCT 1982

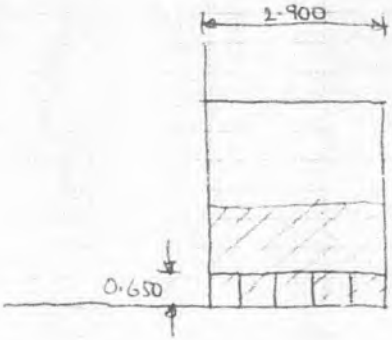
9.86

Refers to EXTENSIONS G.H. OLSEN RESIDENCE

113 Pioneer Road, New Plymouth.

BRACKET CALCULATIONS

NEW PLYMOUTH CITY COUNCIL
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DATE
TOWN PLANNING
PUBLIC HEALTH
BUILDING
ENGINEER
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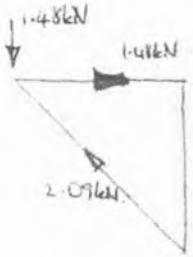


Load on 6 brackets = $\frac{1}{2}$ roof load + part flow load

$= (0.65 \times 5 \times 2.9 \times \frac{1}{2}) + (0.65 \times 2.2 \times 2.90)$

$= 8.86$ kN.

∴ load / bracket $= \frac{8.86}{6} = 1.48$ kN.



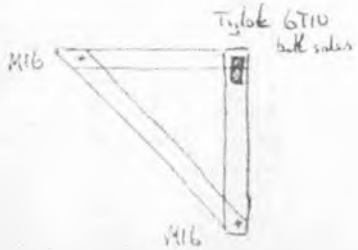
Max shear on nail plate = 1·48 kN

Allowable shear on Tylok 6T10 = 20N/mm

$= 2 \times 72 \times 20 \times 10^{-3}$

$= 2.88$ kN OK ✓

Check M16 bolts



From NZS 3603:1981 Table 19

allowable load ∥ to grain on M6 = 1·63 kN.

Lower two shots = 3·26 kN

∴ bolts OK ✓

ISE GROUP
CONSULTANTS AMENDMENT

ARCHITECTS ENGINEERS SURVEYORS & TOWN PLANNERS
NEW PLYMOUTH

File No. 433/113
Sheet No. 2/2
Calcs by P. Oliver
Date 25/10/82

29 OCT 1982

Refers to

Check pull out of masonary anchors.

Total pull out load = 1.48 kN

Allowable pull out ultimate stress = 4180 lbs

∴ working stress = $\frac{4180}{3}$

≈ 1400 lbs

= 6.2 kN.

∴ OK for pull out.

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DATE
CITY PLANNING
HEALTH
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