

PLANS

BC16/120346

Prepared by: AF

GARAGE ALTERATIONS **for WRIGHT FAMILY TRUST**

**27 DONNELLY STREET
OAKURA**

JOB No. 3952-280

CONSENT AMENDMENT
- BUILDING -
9th DECEMBER 2016

Tse
Tse Taranaki & Associates Limited
STRUCTURAL & CIVIL ENGINEERS - PROJECT MANAGERS

148 POWDERHAM STREET - PO BOX 237
NEW PLYMOUTH 4340 - NEW ZEALAND
PHONE: 06 7588390 - FAX: 06 7579404
EMAIL: tse@tsetaranaki.co.nz



Parcel: 7,520,754

Hectares: 0.3939

Legality 1: Lot 1

DP Plan Number: DP 470938

Appellation: Lot 1 DP 470938

Title Valid: Y

Zoom to

NOTE: THIS SITE PLAN HAS BEEN DRAWN FROM NEW PLYMOUTH DISTRICT COUNCIL MAPS AND IS NOT AN OFFICIAL SURVEYED PLAN, BUT BUILDING FOOTPRINT WILL NOT BE ALTERED.

SITE PLAN
SCALE 1:300

SITE DATA

Environment Area = RES. C

Site Area = 0.3939 Hectares

Area of New Work = 32.4 sq.m
(No change to footprint)

Earthquake Zone: 1

Exposure Zone: C

Climate Zone: 2

Wind Region: A

Lee Zone: NO

Wind zone: HIGH

Soil Class: D/E Deep to very soft

Altitude above Sea Level: 44m

Snow Zone: NO

0	FOR BUILDING CONSENT	29.06.16	BW
B	FOR CLIENT APPROVAL	23.06.16	BW
A	PRELIMINARY ISSUE	13.06.16	BW
ISSUE	AMENDMENT	DATE	BY

COPYRIGHT:
THIS DOCUMENT AND THE COPYRIGHT IN THIS DOCUMENT REMAIN THE PROPERTY OF TSE TARANAKI & ASSOCIATES LIMITED. THE CONTENTS OF THIS DOCUMENT MAY NOT BE REPRODUCED EITHER IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER WITHOUT THE PRIOR WRITTEN CONSENT OF TSE TARANAKI & ASSOCIATES LIMITED.

CONTRACTORS TO:
VERIFY ALL DIMENSIONS AND CHECK ALL LEVELS ON SITE BEFORE COMMENCING ANY WORK; REFER TO FIGURED DIMENSIONS; REFER ANY DISCREPANCIES TO THE DRAWING OFFICE; CHECK THAT ALL WORKMANSHIP AND MATERIALS CONFORM WITH THE BUILDING ACT 2004 & THE NEW ZEALAND BUILDING CODE.

Tse
Tse Taranaki & Associates Limited
STRUCTURAL & CIVIL ENGINEERS

148 Powderham Street - PO Box 237
New Plymouth 4340
06 758 8390 - tse@tsetaranaki.co.nz
www.tsetaranaki.co.nz

PROJECT TITLE
**GARAGE ALTERATIONS FOR
WRIGHT FAMILY TRUST
27 DONNELLY STREET
OAKURA**

READ ALL CONSTRUCTION NOTES
WITHIN THIS SET OF DOCUMENTS

SHEET CONTENTS

SITE PLAN

Drawn: B. WALKER JUNE 2016
Design: F. KERSLAKE JUNE 2016

SCALE: A3 **1:300**

ISSUE: 0

SHEET No.

JOB No. **3952-280**

S1.01

ISSUED FOR CONSENT

- BUILDING -
29th JUNE 2016

AMENDMENT

01 09 12 16

DEMOLITION NOTES

1. Remove all nominated doors, fixtures, etc. with special care for re-use or sale.
2. All parts of the works are to be protected and kept secure and waterproof at all times.
3. Provide adequate temporary supports to structures affected by demolition.
4. Builder to locate all existing services and ensure all services are properly removed, relocated, or adequately protected as necessary.
5. All materials belong to the Owner and the re-use, sale, or disposal of same shall be as per the Owner's instruction.
6. All debris and rubbish shall be removed from the site during the progress of the work and at completion in order that the premises are tidy at all times.
7. All existing surfaces, finishes, fittings and the like damaged during the works shall be made good to an equal standard at the builder's expense.
8. Protect from damage all landscaping, plants, site features, etc. which may be affected by any of the works.

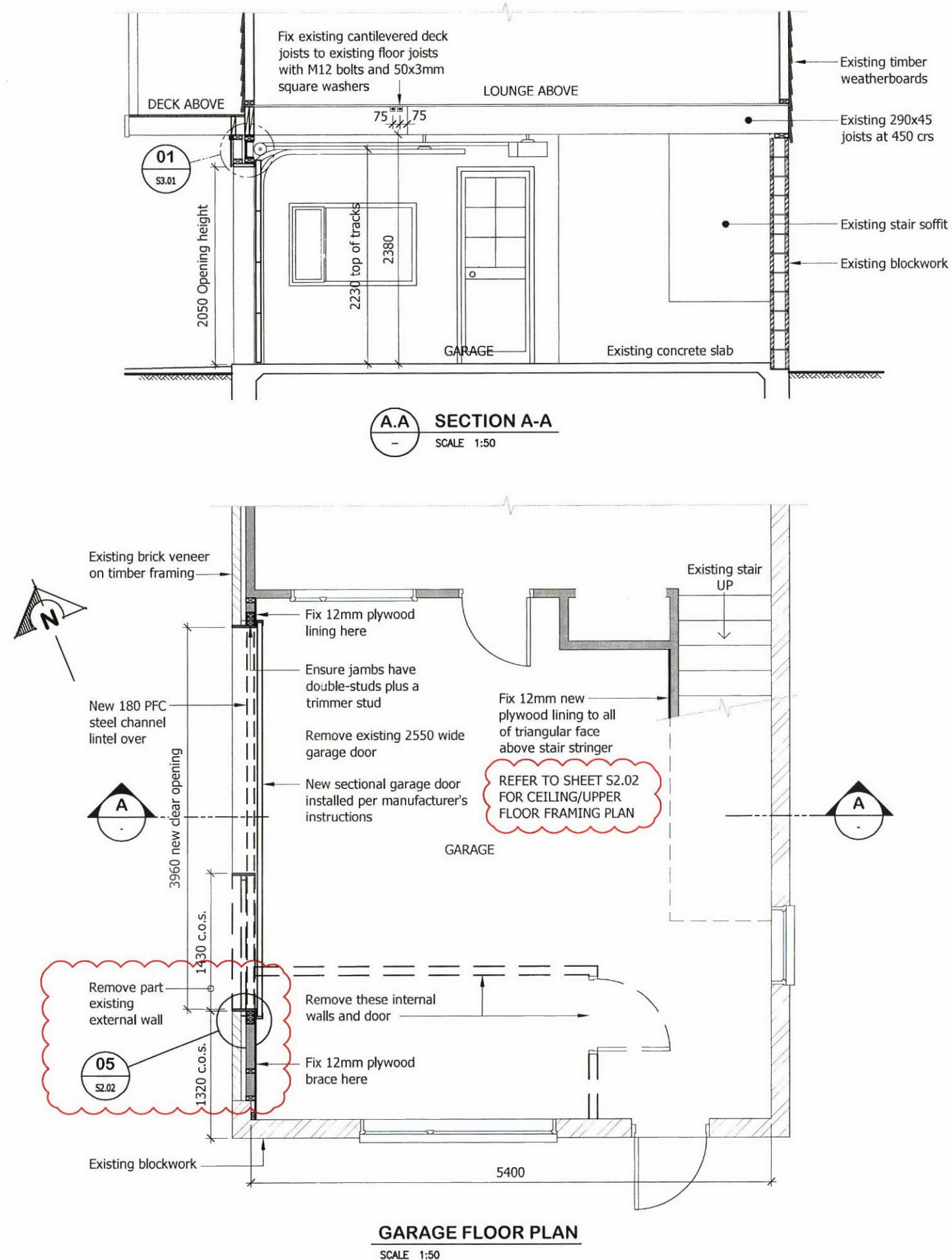
BRACING:

Original wall to the south of garage door is 2.73m long. Assuming it was braced with 9.5mm Gib Standard plus a diagonal steel brace per NZS 3604:1999 it would have provided 150.2 BUs for Wind and 136.50 BUs for Earthquake.

The widening of the garage door reduces the wall to the south of the garage door to 1.32m long. Lining the wall with 12mm Ecoply and fixing with GIB Handibrac brackets at each end (Brace EP1) will provide 158.4 BUs for Wind and 178.2 BUs for Earthquake.

All new plywood sheets shall be fastened with 50x2.8mm hot dipped galvanized or stainless steel flat head nails no less than 7mm or 3 fastener diameters from sheet edges. Screws cannot be used. Power driven nails are suitable. Do not overdrive, nails must be full round head.

Place fasteners at 150mm centres around the perimeter of each sheet and 300mm centres to intermediate studs.



ISSUE	AMENDMENT	DATE	BY
1	CEILING/UPPER FLOOR FRAMING & DETAIL 05 REFERENCED TO NEW SHEET S2.02	09.12.16	BW
0	FOR BUILDING CONSENT	29.06.16	BW
B	FOR CLIENT APPROVAL	23.06.16	BW
A	PRELIMINARY ISSUE	13.06.16	BW

COPYRIGHT:
THIS DOCUMENT AND THE COPYRIGHT IN THIS DOCUMENT REMAIN THE PROPERTY OF TSE TARANAKI & ASSOCIATES LIMITED. THE CONTENTS OF THIS DOCUMENT MAY NOT BE REPRODUCED EITHER IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER WITHOUT THE PRIOR WRITTEN CONSENT OF TSE TARANAKI & ASSOCIATES LIMITED.

CONTRACTORS TO:
VERIFY ALL DIMENSIONS AND CHECK ALL LEVELS ON SITE BEFORE COMMENCING ANY WORK; REFER TO FIGURED DIMENSIONS; REFER ANY DISCREPANCIES TO THE DRAWING OFFICE; CHECK THAT ALL WORKMANSHIP AND MATERIALS CONFORM WITH THE BUILDING ACT 2004 & THE NEW ZEALAND BUILDING CODE.

Tse
Tse Taranaki & Associates Limited
STRUCTURAL & CIVIL ENGINEERS

148 Powderham Street - PO Box 237
New Plymouth 4340
06 758 8390 - tse@tsetaranaki.co.nz
www.tsetaranaki.co.nz

PROJECT TITLE
**GARAGE ALTERATIONS FOR
WRIGHT FAMILY TRUST
27 DONNELLY STREET
OAKURA**

**READ ALL CONSTRUCTION NOTES
WITHIN THIS SET OF DOCUMENTS**

SHEET CONTENTS

**GARAGE FLOOR PLAN
AND SECTION A-A**

Drawn B. WALKER JUNE 2016
Design F. KERSLAKE JUNE 2016

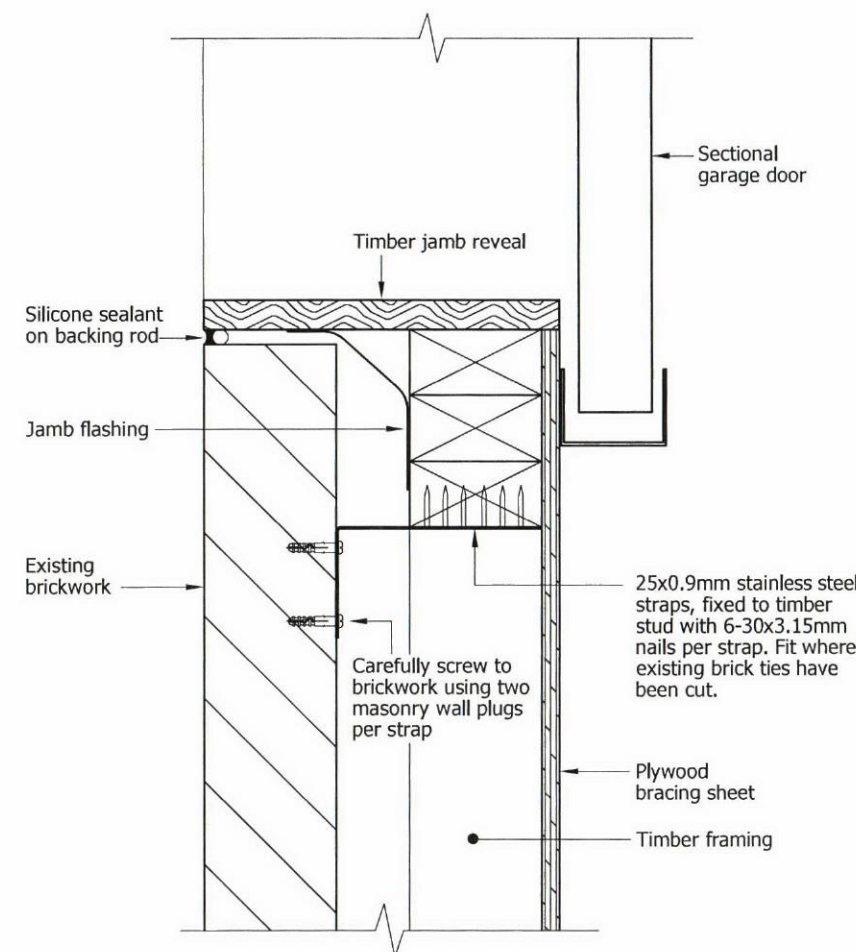
SCALE A3 1:50

ISSUE 1 SHEET No.

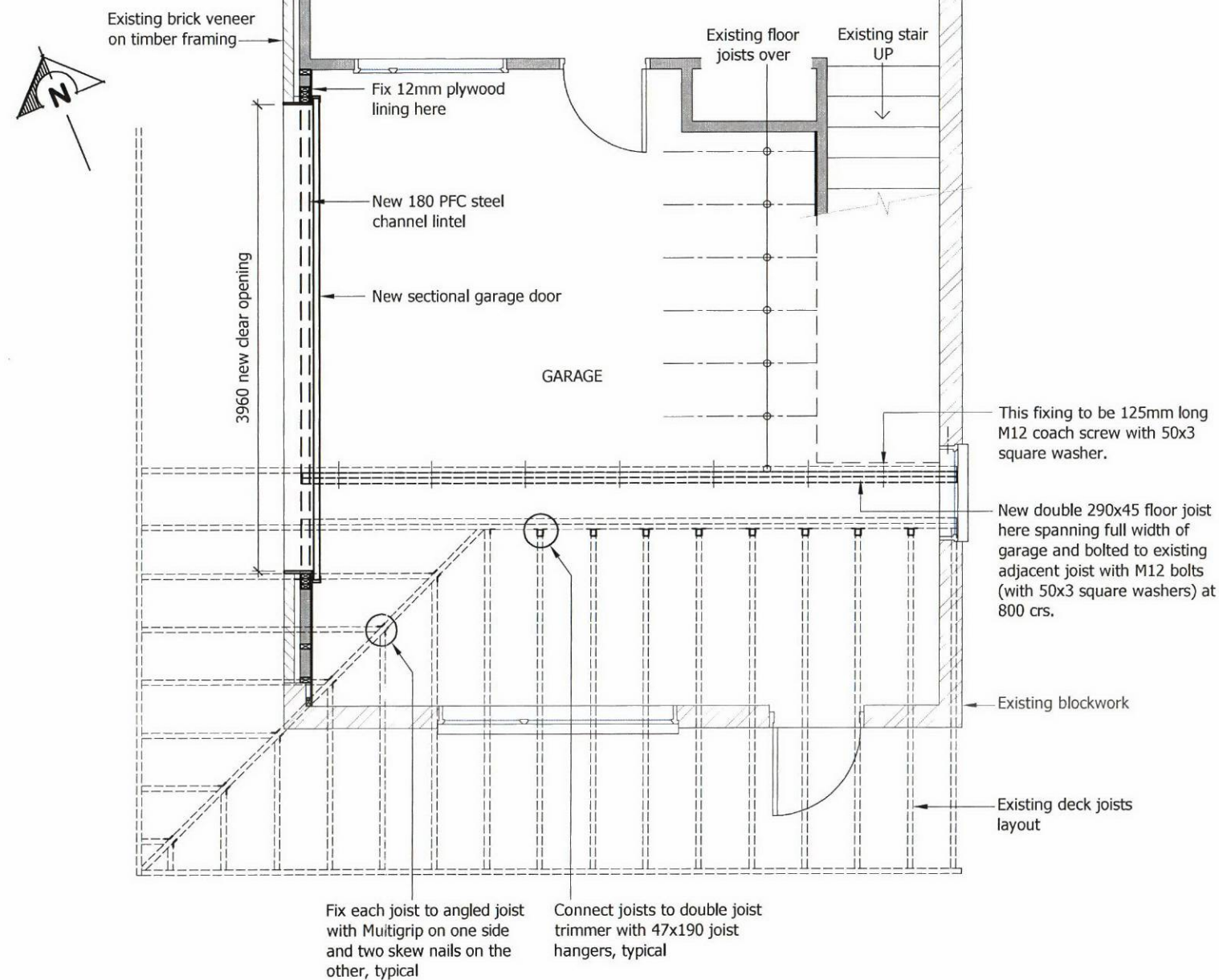
JOB No. 3952-280 **S2.01**

**CONSENT AMENDMENT
- BUILDING -
9th DECEMBER 2016**

AMENDMENT
01 091216



05 DETAIL AT GARAGE DOOR JAMB
S2.01 1:5



GARAGE CEILING/UPPER FLOOR FRAMING PLAN
SCALE 1:50

0	BUILDING CONSENT AMENDMENT	09.12.16	BW
ISSUE	AMENDMENT	DATE	BY

COPYRIGHT:
THIS DOCUMENT AND THE COPYRIGHT IN THIS DOCUMENT REMAIN THE PROPERTY OF TSE TARANAKI & ASSOCIATES LIMITED. THE CONTENTS OF THIS DOCUMENT MAY NOT BE REPRODUCED EITHER IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER WITHOUT THE PRIOR WRITTEN CONSENT OF TSE TARANAKI & ASSOCIATES LIMITED.

CONTRACTORS TO:
VERIFY ALL DIMENSIONS AND CHECK ALL LEVELS ON SITE BEFORE COMMENCING ANY WORK; REFER TO FIGURED DIMENSIONS; REFER ANY DISCREPANCIES TO THE DRAWING OFFICE; CHECK THAT ALL WORKMANSHIP AND MATERIALS CONFORM WITH THE BUILDING ACT 2004 & THE NEW ZEALAND BUILDING CODE.



Tse Taranaki & Associates Limited
STRUCTURAL & CIVIL ENGINEERS

148 Powderham Street - PO Box 237
New Plymouth 4340
06 758 8390 - tse@tsetaranaki.co.nz
www.tsetaranaki.co.nz

PROJECT TITLE
**GARAGE ALTERATIONS FOR
WRIGHT FAMILY TRUST
27 DONNELLY STREET
OAKURA**

**READ ALL CONSTRUCTION NOTES
WITHIN THIS SET OF DOCUMENTS**

SHEET CONTENTS
**CEILING/UPPER FLOOR
FRAMING PLAN
AND DETAIL 05**

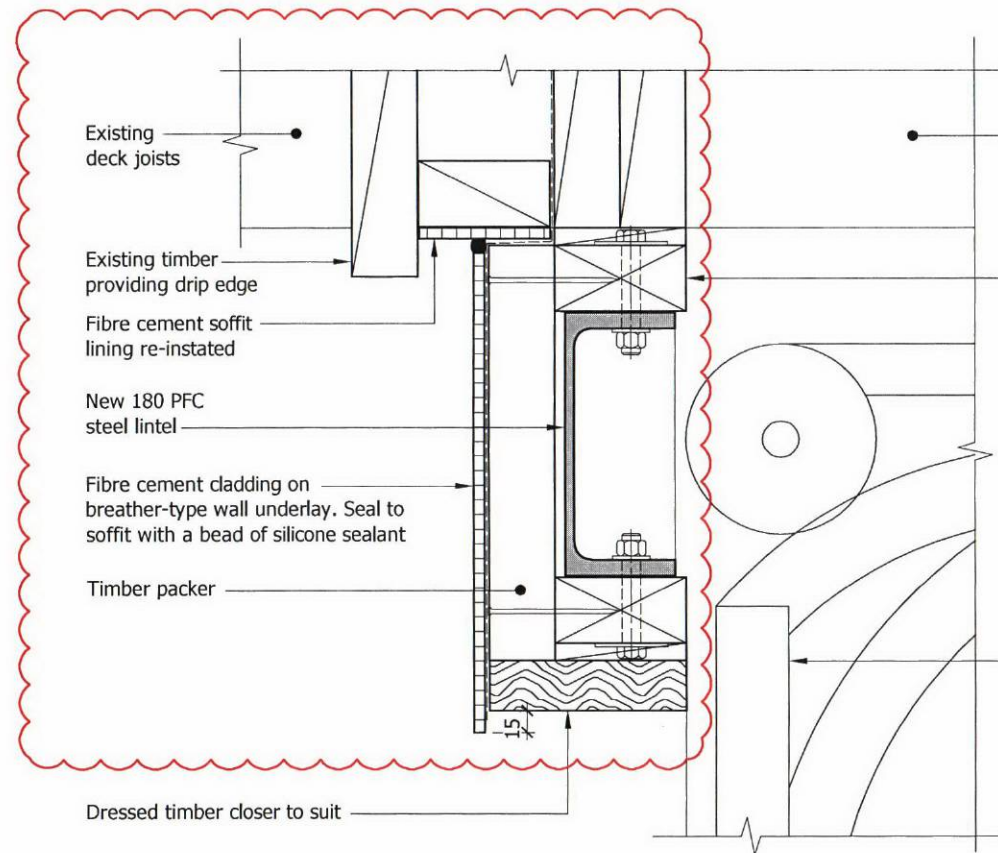
Drawn	B. WALKER	DEC 2016
Design	F. KERSLAKE	NOV 2016

SCALE A3 **1:50**

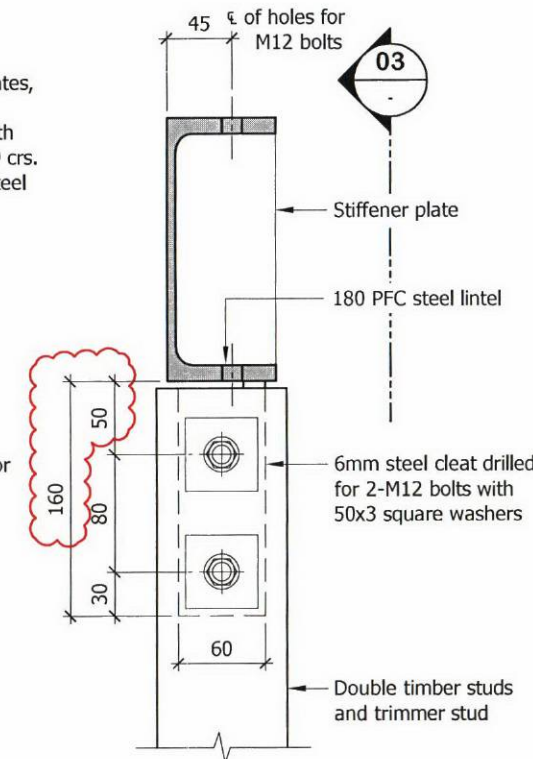
ISSUE	0	SHEET No.
JOB No.	3952-280	S2.02

**CONSENT AMENDMENT
- BUILDING -
9th DECEMBER 2016**

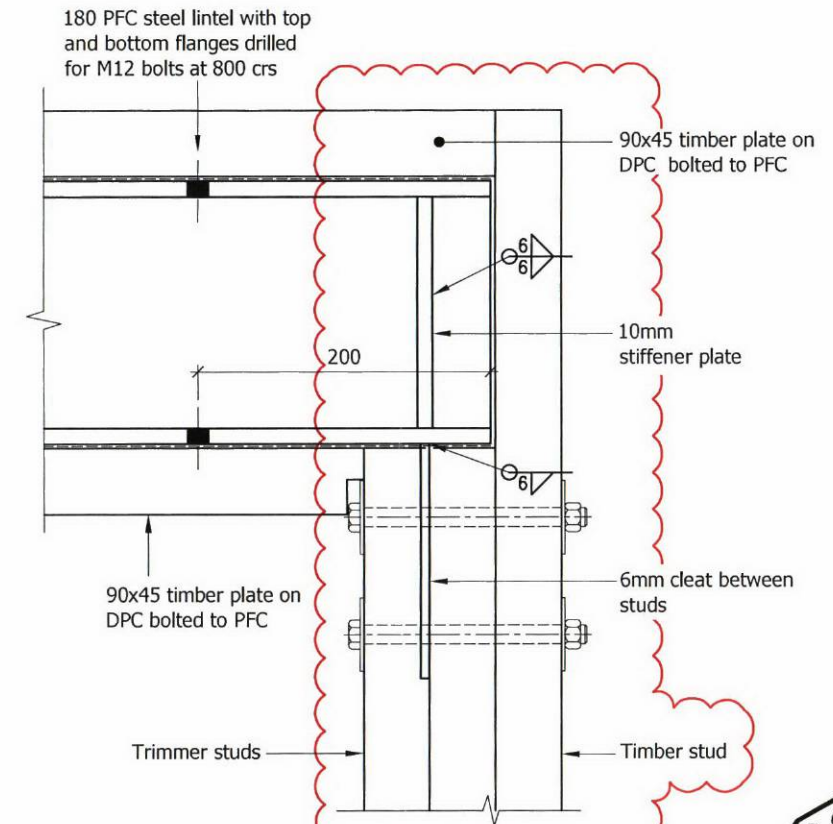
AMENDMENT
01 091216



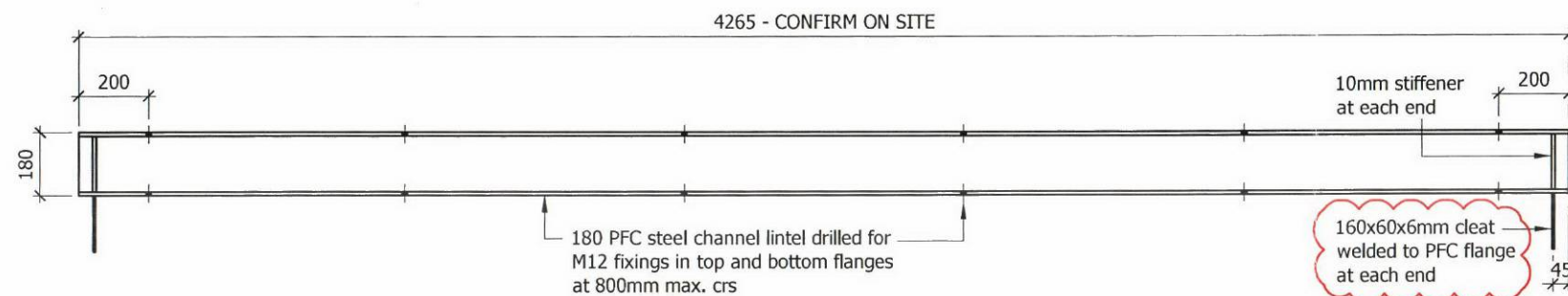
01 PFC LINTEL TO GARAGE DOOR OPENING
S2.01 SCALE 1:5



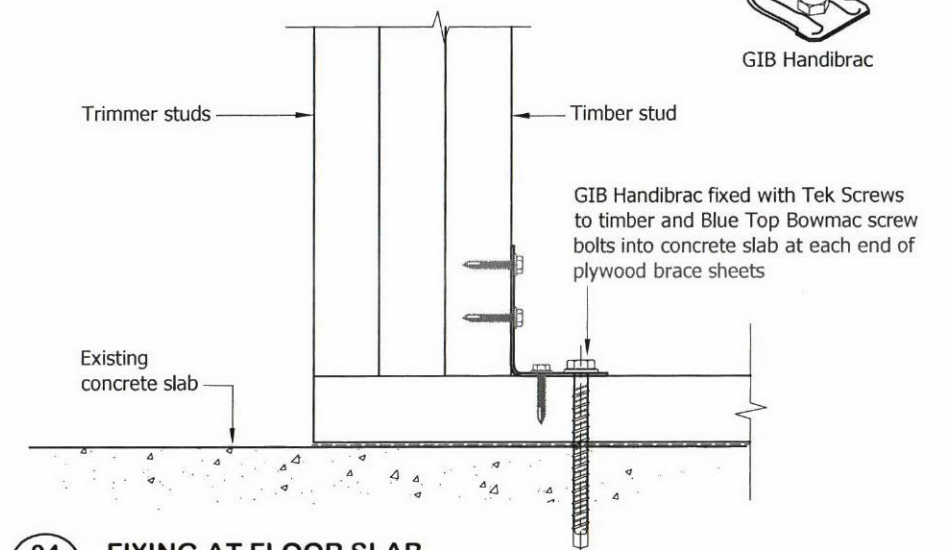
02 PFC CONNECTION TO STUDS
SCALE 1:5



03 PFC CONNECTION TO STUDS
SCALE 1:5



ELEVATION OF PFC STEEL LINTEL
SCALE 1:20



04 FIXING AT FLOOR SLAB
SCALE 1:5

1	JAMB STUDS LAYOUT, LINTEL AND STEEL CLEATS REVISED	09.12.16	BW
0	FOR BUILDING CONSENT	29.06.16	BW
A	FOR CLIENT APPROVAL	23.06.16	BW
ISSUE	AMENDMENT	DATE	BY

COPYRIGHT:
THIS DOCUMENT AND THE COPYRIGHT IN THIS DOCUMENT REMAIN THE PROPERTY OF TSE TARANAKI & ASSOCIATES LIMITED. THE CONTENTS OF THIS DOCUMENT MAY NOT BE REPRODUCED EITHER IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER WITHOUT THE PRIOR WRITTEN CONSENT OF TSE TARANAKI & ASSOCIATES LIMITED.

CONTRACTORS TO:
VERIFY ALL DIMENSIONS AND CHECK ALL LEVELS ON SITE BEFORE COMMENCING ANY WORK; REFER TO FIGURED DIMENSIONS; REFER ANY DISCREPANCIES TO THE DRAWING OFFICE; CHECK THAT ALL WORKMANSHIP AND MATERIALS CONFORM WITH THE BUILDING ACT 2004 & THE NEW ZEALAND BUILDING CODE.

Tse
Tse Taranaki & Associates Limited
STRUCTURAL & CIVIL ENGINEERS
148 Powderham Street - PO Box 237
New Plymouth 4340
06 758 8390 - tse@tsetaranaki.co.nz
www.tsetaranaki.co.nz

PROJECT TITLE
**GARAGE ALTERATIONS FOR
WRIGHT FAMILY TRUST
27 DONNELLY STREET
OAKURA**

READ ALL CONSTRUCTION NOTES WITHIN THIS SET OF DOCUMENTS		
SHEET CONTENTS		
CONSTRUCTION DETAILS		
Drawn	B. WALKER	JUNE 2016
Design	F. KERSLAKE	JUNE 2016

SCALE	A3	1:5, 1:20
ISSUE	1	
JOB No.	3952-280	
SHEET No. S3.01		
CONSENT AMENDMENT - BUILDING - 9th DECEMBER 2016		

[illegible]

ISSUED FOR CONSENT
- BUILDING -
29th JUNE 2016

This approval is for structural members covered by the attached calculations prepared by:

Tse Taranaki & Associates Limited
PO Box 237, New Plymouth 4340
Ph. 06 758-8390 Fax 06 757-9404
Email: tse@tsetaranaki.co.nz

NPDC Approved for
15 JUL 2016
Building Consent

Tse

Tse Taranaki & Associates Limited
STRUCTURAL & CIVIL ENGINEERS - PROJECT MANAGERS

148 POWDERHAM STREET - PO BOX 237
NEW PLYMOUTH 4340 - NEW ZEALAND
PHONE: 06 7588390 - FAX: 06 7579404
EMAIL: tse@tsetaranaki.co.nz

THESE PLANS HAVE BEEN

SUPERSEDED

REPLACEMENT PLANS WILL BE IN
THE APPROVED OFFICE COPY.

BC: 120346 ADDRESS: 27 Donnelly St

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

- | | |
|---------------------|-----|
| 1. AMENDMENT | 6. |
| 2. 01 091216 | 7. |
| 3. | 8. |
| 4. | 9. |
| 5. | 10. |

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

DEMOLITION NOTES

1. Remove all nominated doors, fixtures, etc. with special care for re-use or sale.
2. All parts of the works are to be protected and kept secure and waterproof at all times.
3. Provide adequate temporary supports to structures affected by demolition.
4. Builder to locate all existing services and ensure all services are properly removed, relocated, or adequately protected as necessary.
5. All materials belong to the Owner and the re-use, sale, or disposal of same shall be as per the Owner's instruction.
6. All debris and rubbish shall be removed from the site during the progress of the work and at completion in order that the premises are tidy at all times.
7. All existing surfaces, finishes, fittings and the like damaged during the works shall be made good to an equal standard at the builder's expense.
8. Protect from damage all landscaping, plants, site features, etc. which may be affected by any of the works.

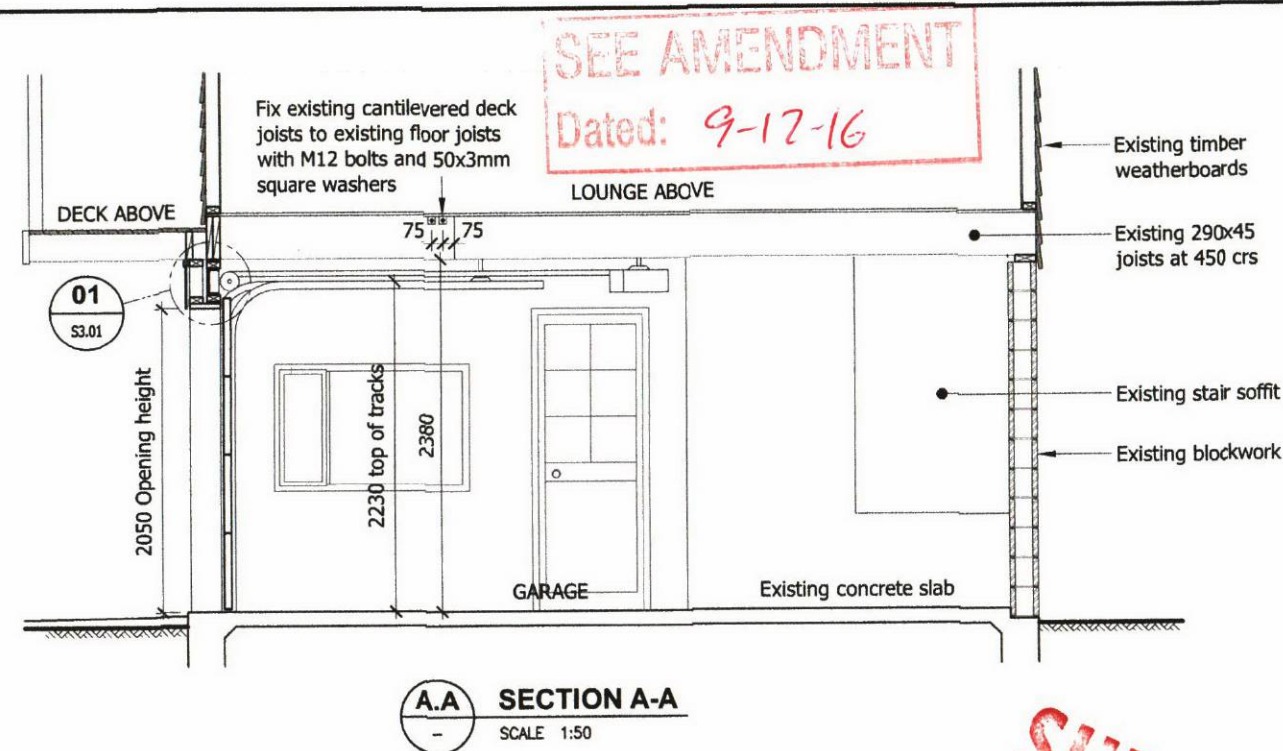
BRACING:

Original wall to the south of garage door is 2.73m long. Assuming it was braced with 9.5mm Gib Standard plus a diagonal steel brace per NZS 3604:1999 it would have provided 150.2 BUs for Wind and 136.50 BUs for Earthquake.

The widening of the garage door reduces the wall to the south of the garage door to 1.32m long. Lining the wall with 12mm Ecopy and fixing with GIB Handibrac brackets at each end (Brace EP1) will provide 158.4 BUs for Wind and 178.2 BUs for Earthquake.

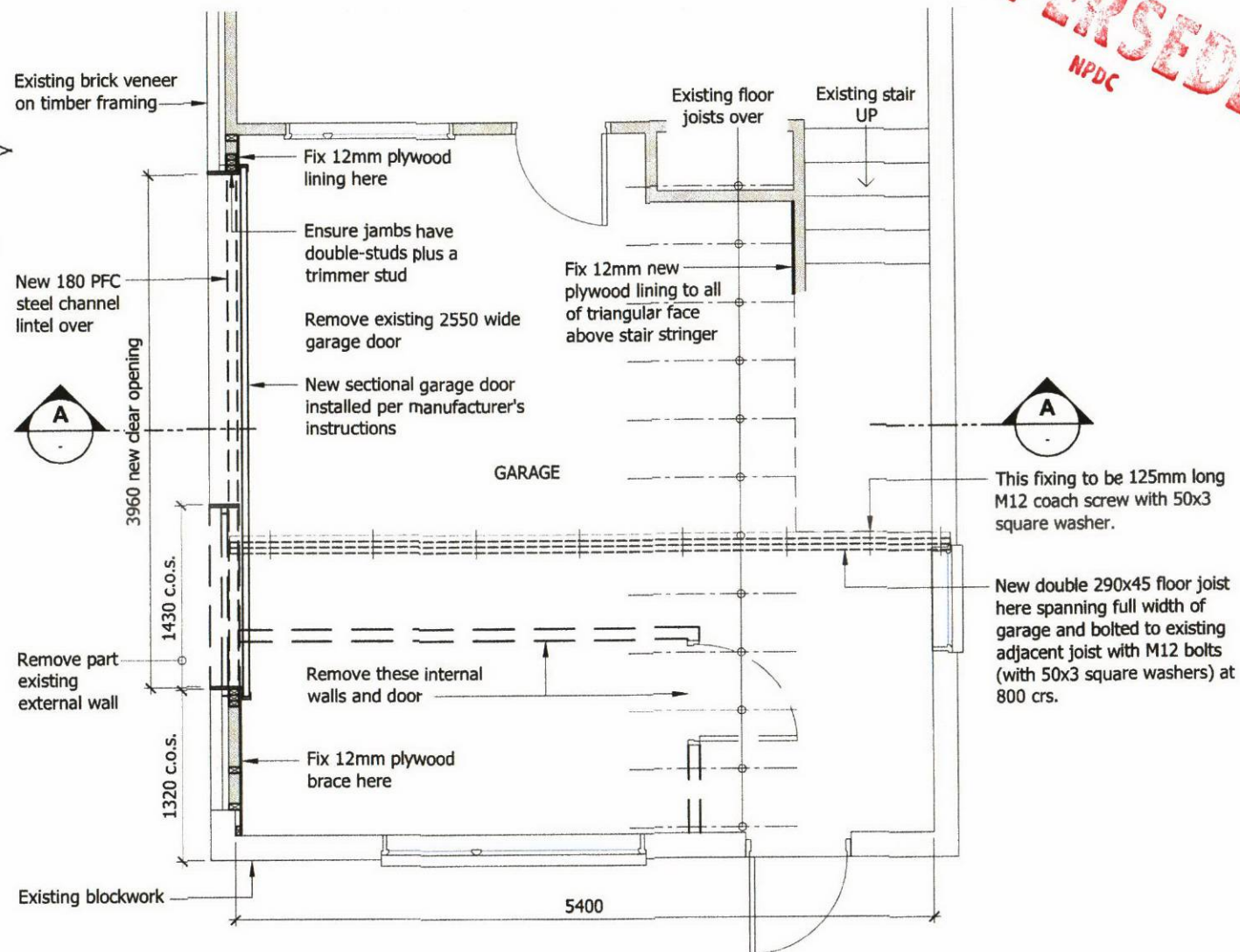
All new plywood sheets shall be fastened with 50x2.8mm hot dipped galvanized or stainless steel flat head nails no less than 7mm or 3 fastener diameters from sheet edges. Screws cannot be used. Power driven nails are suitable. Do not overdrive, nails must be full round head.

Place fasteners at 150mm centres around the perimeter of each sheet and 300mm centres to intermediate studs.



A.A SECTION A-A
SCALE 1:50

SUPERSEDED
NPDC



GARAGE FLOOR PLAN

SCALE 1:50

NPDC Approved for
15 JUL 2016
Building Consent

0	FOR BUILDING CONSENT	29.06.16	BW
B	FOR CLIENT APPROVAL	23.06.16	BW
A	PRELIMINARY ISSUE	13.06.16	BW
ISSUE	AMENDMENT	DATE	BY

COPYRIGHT:
THIS DOCUMENT AND THE COPYRIGHT IN THIS DOCUMENT REMAIN THE PROPERTY OF TSE TARANAKI & ASSOCIATES LIMITED. THE CONTENTS OF THIS DOCUMENT MAY NOT BE REPRODUCED EITHER IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER WITHOUT THE PRIOR WRITTEN CONSENT OF TSE TARANAKI & ASSOCIATES LIMITED.

CONTRACTORS TO:
VERIFY ALL DIMENSIONS AND CHECK ALL LEVELS ON SITE BEFORE COMMENCING ANY WORK; REFER TO FIGURED DIMENSIONS; REFER ANY DISCREPANCIES TO THE DRAWING OFFICE; CHECK THAT ALL WORKMANSHIP AND MATERIALS CONFORM WITH THE BUILDING ACT 2004 & THE NEW ZEALAND BUILDING CODE.

Tse

Tse Taranaki & Associates Limited
STRUCTURAL & CIVIL ENGINEERS

148 Powderham Street - PO Box 237
New Plymouth 4340
06 758 8390 - tse@tsetaranaki.co.nz
www.tsetaranaki.co.nz

PROJECT TITLE
GARAGE ALTERATIONS FOR
WRIGHT FAMILY TRUST
27 DONNELLY STREET
OKARA

READ ALL CONSTRUCTION NOTES
WITHIN THIS SET OF DOCUMENTS

SHEET CONTENTS

GARAGE FLOOR PLAN
AND SECTION A-A

Drawn: B. WALKER JUNE 2016
Design: F. KERSLAKE JUNE 2016

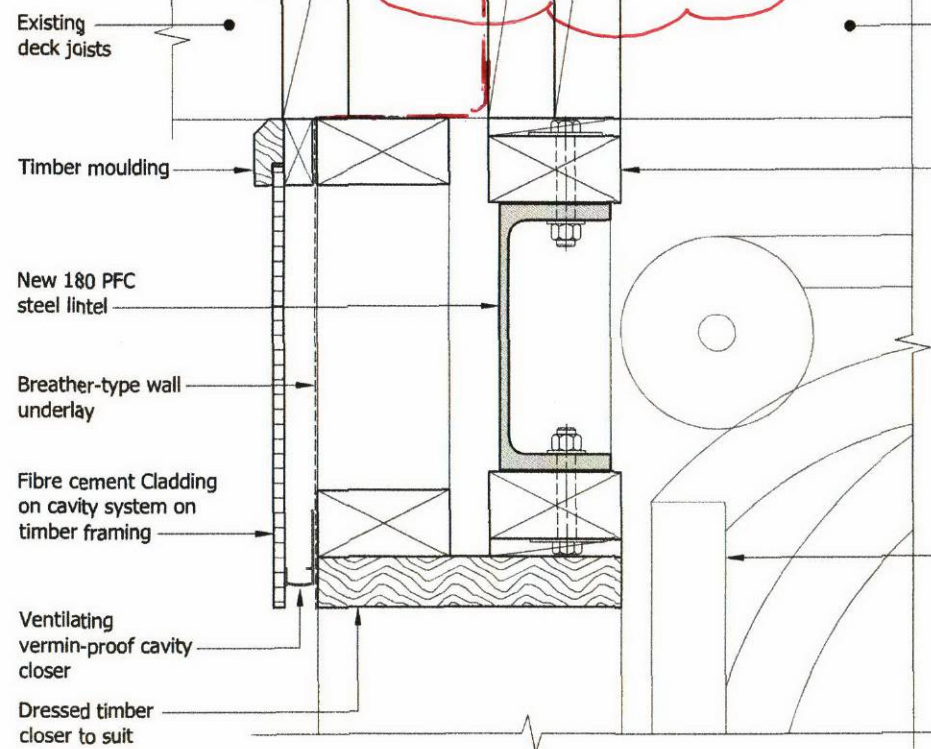
SCALE: A3 1:50

ISSUE: 0 SHEET No. S2.01
JOB No. 3952-280

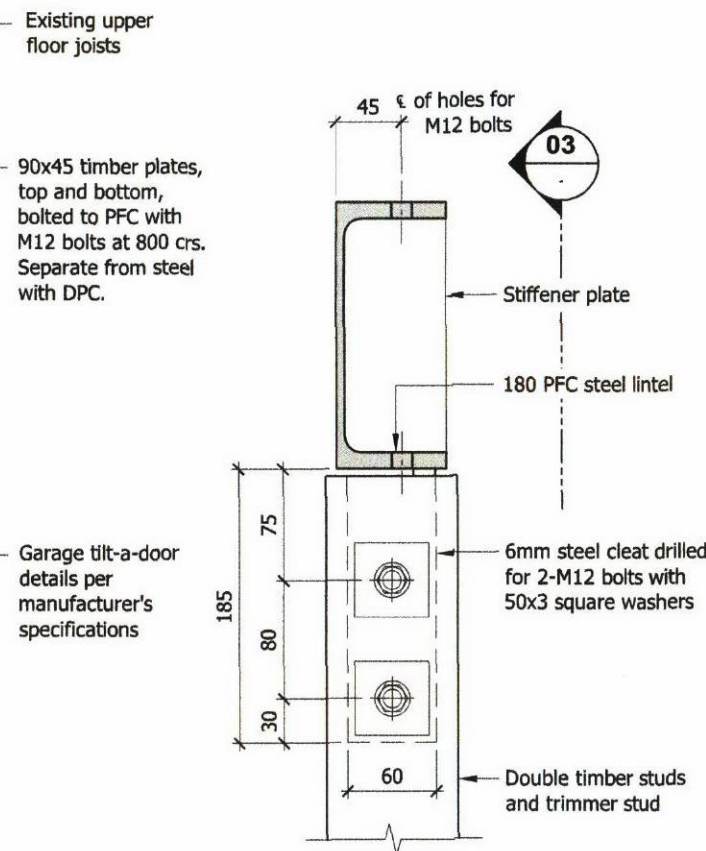
ISSUED FOR CONSENT
- BUILDING -
29th JUNE 2016

NPDC Approved for
15 JUL 2016
Building Consent

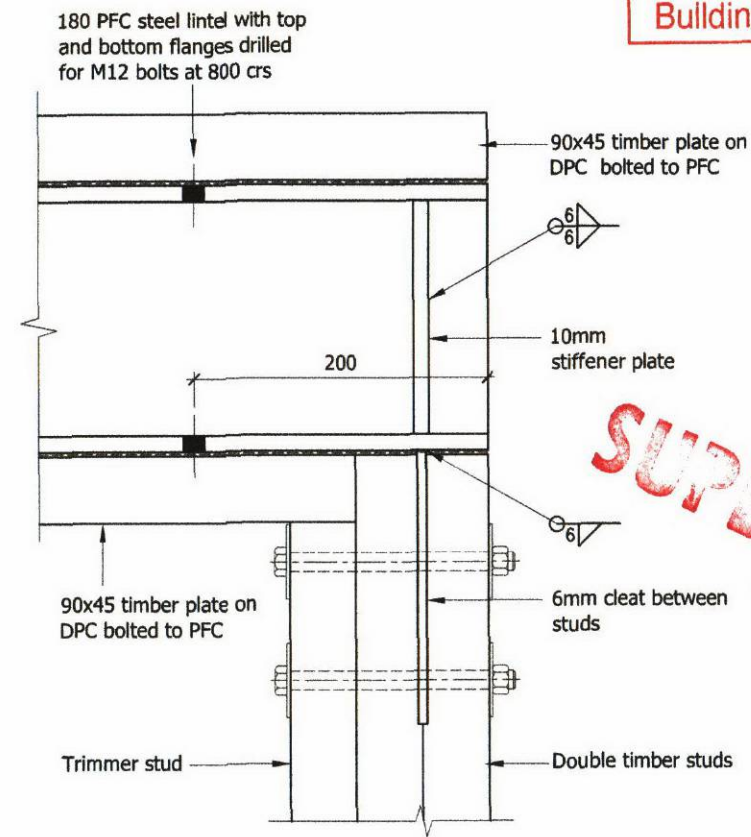
SUPERSEDED
NPDC



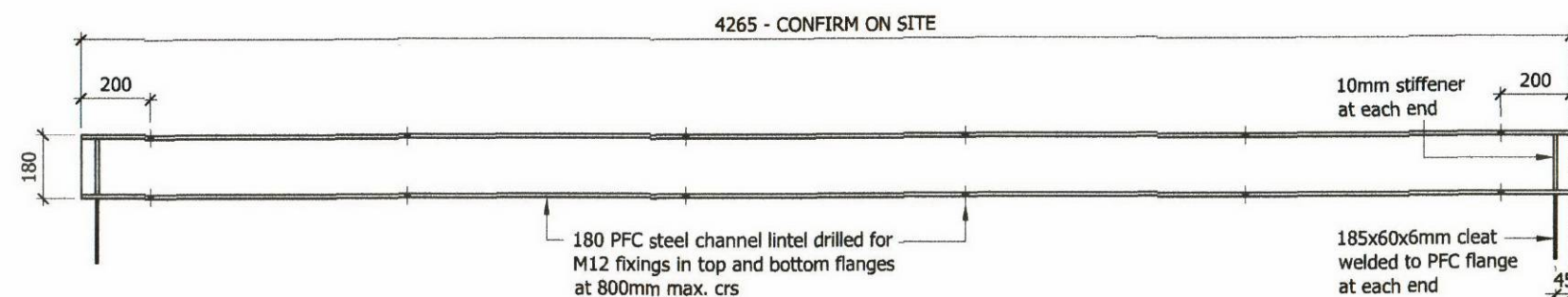
01 PFC LINTEL TO GARAGE DOOR OPENING
S2.01 SCALE 1:5



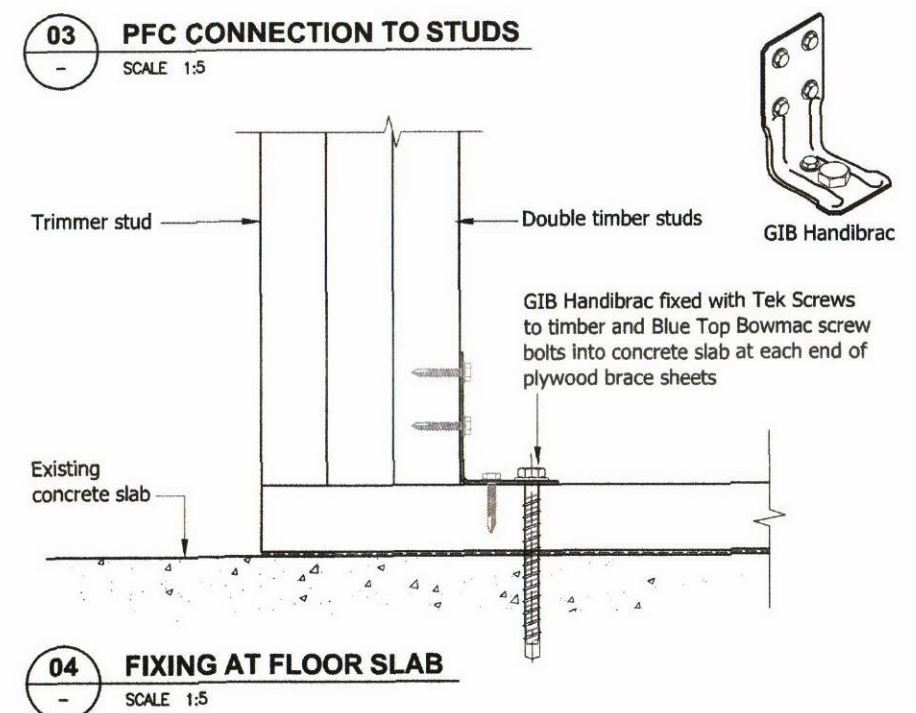
02 PFC CONNECTION TO STUDS
SCALE 1:5



03 PFC CONNECTION TO STUDS
SCALE 1:5



ELEVATION OF PFC STEEL LINTEL
SCALE 1:20



04 FIXING AT FLOOR SLAB
SCALE 1:5

0	FOR BUILDING CONSENT	29.06.16	BW
A	FOR CLIENT APPROVAL	23.06.16	BW
ISSUE	AMENDMENT	DATE	BY

COPYRIGHT:
THIS DOCUMENT AND THE COPYRIGHT IN THIS DOCUMENT REMAIN THE PROPERTY OF TSE TARANAKI & ASSOCIATES LIMITED. THE CONTENTS OF THIS DOCUMENT MAY NOT BE REPRODUCED EITHER IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER WITHOUT THE PRIOR WRITTEN CONSENT OF TSE TARANAKI & ASSOCIATES LIMITED.

CONTRACTORS TO:
VERIFY ALL DIMENSIONS AND CHECK ALL LEVELS ON SITE BEFORE COMMENCING ANY WORK; REFER TO FIGURED DIMENSIONS; REFER ANY DISCREPANCIES TO THE DRAWING OFFICE; CHECK THAT ALL WORKMANSHIP AND MATERIALS CONFORM WITH THE BUILDING ACT 2004 & THE NEW ZEALAND BUILDING CODE.

Tse
Tse Taranaki & Associates Limited
STRUCTURAL & CIVIL ENGINEERS
148 Powderham Street - PO Box 237
New Plymouth 4340
06 758 8390 - tse@tsetaranaki.co.nz
www.tsetaranaki.co.nz

PROJECT TITLE
**GARAGE ALTERATIONS FOR
WRIGHT FAMILY TRUST
27 DONNELLY STREET
OAKURA**

READ ALL CONSTRUCTION NOTES WITHIN THIS SET OF DOCUMENTS		
SHEET CONTENTS CONSTRUCTION DETAILS		
Drawn	B. WALKER	JUNE 2016
Design	F. KERSLAKE	JUNE 2016

SCALE	A3	1:5, 1:20
ISSUE	0	SHEET No.
JOB No.	3952-280	S3.01
ISSUED FOR CONSENT - BUILDING - 29th JUNE 2016		