

NEW RESIDENTIAL DWELLING FOR WRIGHT RESIDENCE 27 Donnelly Street, New Plymouth

Job No : 4684
September 2020

Consent issue

NPDC SITE COPY

This Building Consent is approved under the Building Act and is limited to new work only as shown on these plans and related specifications

Approved: Callum McKercher Date: 10/02/2021

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

Drawing Index

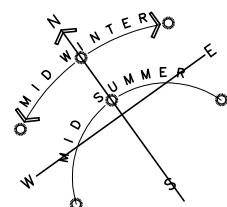
A1-1 -	SITE PLAN
A2-1 -	FLOOR PLAN
A2-2 -	FLOOR FRAMING
A2-3 -	BALUSTRADE FIXING SHEET
A3-1 -	ELEVATIONS
A4-1 -	CROSS SECTION A-A, B-B
A4-2 -	CROSS SECTION C-C
A5-1 -	ROOF, ROOF FRAMING, BRACING PLAN
A5-2 -	PLUMBING AND DRAINAGE
A6-1 -	CONSTRUCTION DETAILS
A6-2 -	CONSTRUCTION DETAILS
A6-3 -	CONSTRUCTION DETAILS
A6-4 -	CONSTRUCTION DETAILS
A6-5 -	CONSTRUCTION DETAILS
A6-6 -	CONSTRUCTION DETAILS
A6-7 -	CONSTRUCTION DETAILS
A7-1 -	WINDOW AND DOOR SCHEDULE



Ph. : (06) 769 5524
Fax : (06) 769 5525
Mob : 027 2100 564
Email : paul@4sitedesign.co.nz
PO Box 589
495b Devon Street East
New Plymouth



SITE DESIGN
Architectural Designers



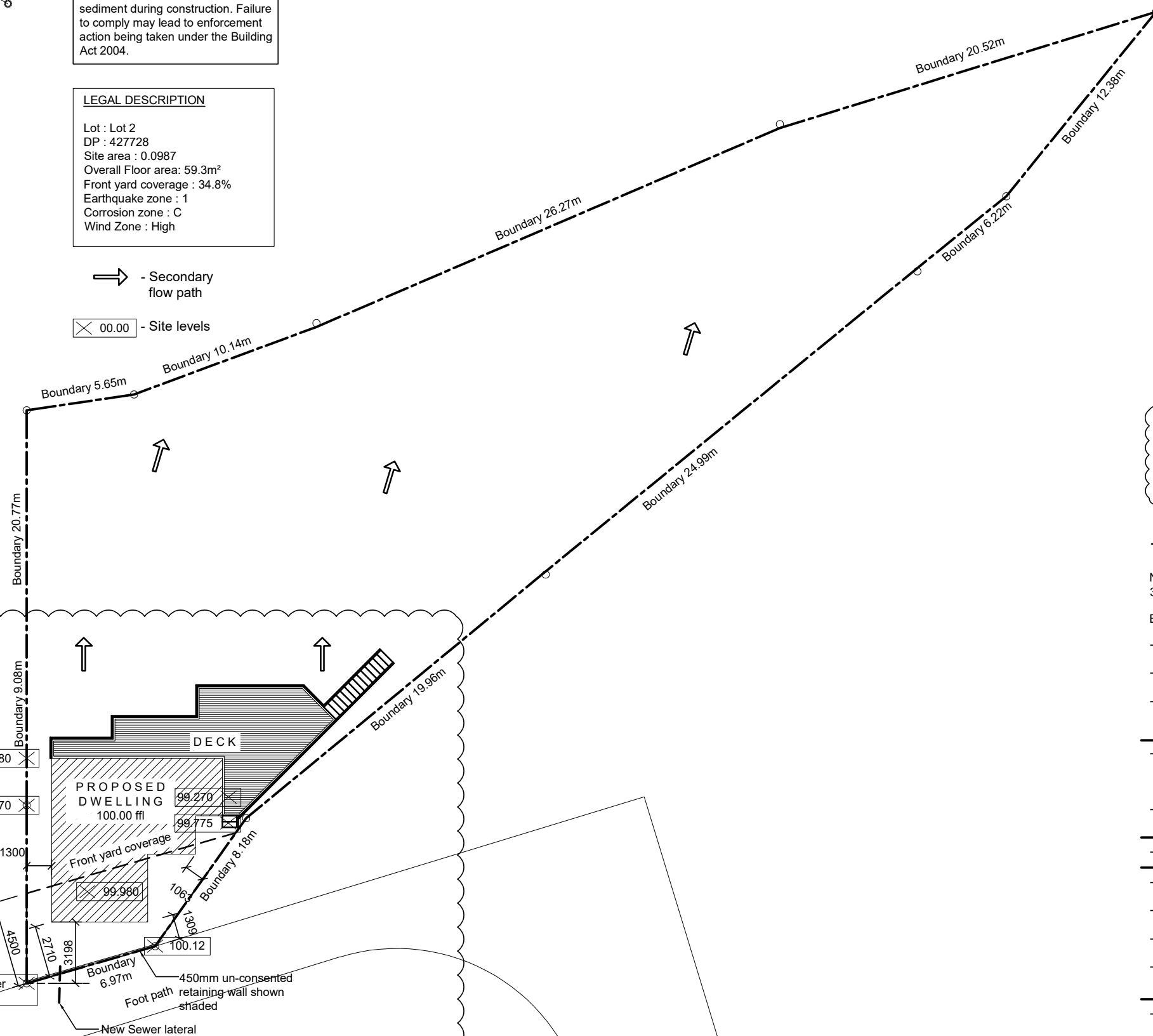
Adequate steps must be undertaken for the control of stormwater and sediment during construction. Failure to comply may lead to enforcement action being taken under the Building Act 2004.

LEGAL DESCRIPTION

Lot : Lot 2
DP : 427728
Site area : 0.0987
Overall Floor area: 59.3m²
Front yard coverage : 34.8%
Earthquake zone : 1
Corrosion zone : C
Wind Zone : High

→ - Secondary flow path

⊗ 00.00 - Site levels



TECHNICAL NOTES:

1. Contractor shall check all dimensions & levels on site before starting construction.
2. Stud sizing (High wind zone)
3. Concrete construction shall comply with NZS 3109
Masonry Construction to comply with NZS 4210
4. Concrete Strengths @ 28 days
 - Foundations 20 MPa
 - Blockfill 20 MPa
 - Floor slab 20 MPa
 - Block Grout 20 MPa
5. Reinforcing steel shall comply with NZS 4671
6. Reinforcing Grades
 - D = Deformed grade 300
 - H = Deformed grade 500
 - R = Plain grade grade 300
7. Reinforcing Covers (mm) minimum
 - Cast against ground 75
 - Formed in-situ 50
 - Block walls 50
 - Floor slabs - Top 30
 - Btm 50

BUILDING WRAP:

Building wrap to be used is Thermakraft Watergate Plus 295.
Thermakraft Covertex 405 to be used for roof underlay

GENERAL NOTES:

1. All new construction where not specifically designed shall comply with the NZ Building Code Handbook and shall conform to NZS 3604:2011
2. Builder to check all dimensions prior to construction, manufacture or fixing in of any part and shall allow to adjust for fitting tolerances.
3. Dimensional errors shall not be the responsibility of the designer or the design firm or his agents
4. All exposed metal fasteners and plates within 600mm of ground shall be stainless steel all other exposed metal fasteners and plates shall be galvanized in accordance with NZS 3604 : 2011 Section 4 Durability Table 4.1
5. All timber in near contact to concrete, steel or cement based products shall be separated with a malthoid strip DPC of sufficient width to prevent contact between the two.
6. Bottom plate to be fixed to concrete floor slab with M12 bolts at maximum of 900mm crs. or 600mm crs. when used on slab where edges are formed by masonry header blocks. Set within 150mm of each end of plate. 90mm Min embedment into slab for internal & external walls on in-situ concrete & 120mm min. for external walls on masonry header block
7. Top plate fixed to studs with 2 / 90x3.15 end nails + 2 wire dogs or 4.7kN equivalent fixing.
8. Electrician to confirm all electrical fittings with owner prior to wiring out.

TIMBER TREATMENT SCHEDULE

NOTE: - All structural timber to be SG8 as per NZS 3604:2011

BUILDING ELEMENT	TREATMENT LEVELS
- Roof framing, trusses & ceiling joists - Interior wall framing, including bottom plates - Exterior wall framing in low risk, single storey masonry veneer buildings	- H1.2 treated, planner gauged radiata pine.
- Exterior wall framing and parapets in all but low risk, single storey masonry veneer buildings - Enclosed framing within skillion roofs	- H1.2
- Subfloor framing	- H1.2
- Enclosed framing within flat roofs - Framing for enclosed decks & balconies - Framing within enclosed balustrades - Some framing supporting decks & balconies	- H3.2
- Unroofed decking & external stairs, handrails & balustrades	- H3.2
- Piles & other structural in ground material	- H5

E	Deck size altered	14.10.21
D	Note added, site levels shown. Building position revised	14.10.20
C	Consent Issue	16.09.20
B	Pricing Issue	26.06.20
A	Preliminary Issue	21.05.20

REVISION:

JOB TITLE:
New residential dwelling
Wright Residence
27 Donnelly Street
New Plymouth



Ph. : (06) 769 5524
Mob : 027 2100 564
Email : paul@4sitedesign.co.nz
PO Box 589 495b Devon Street East
New Plymouth

SCALE : 1:250

DRAWN : ME

CHECKED : -

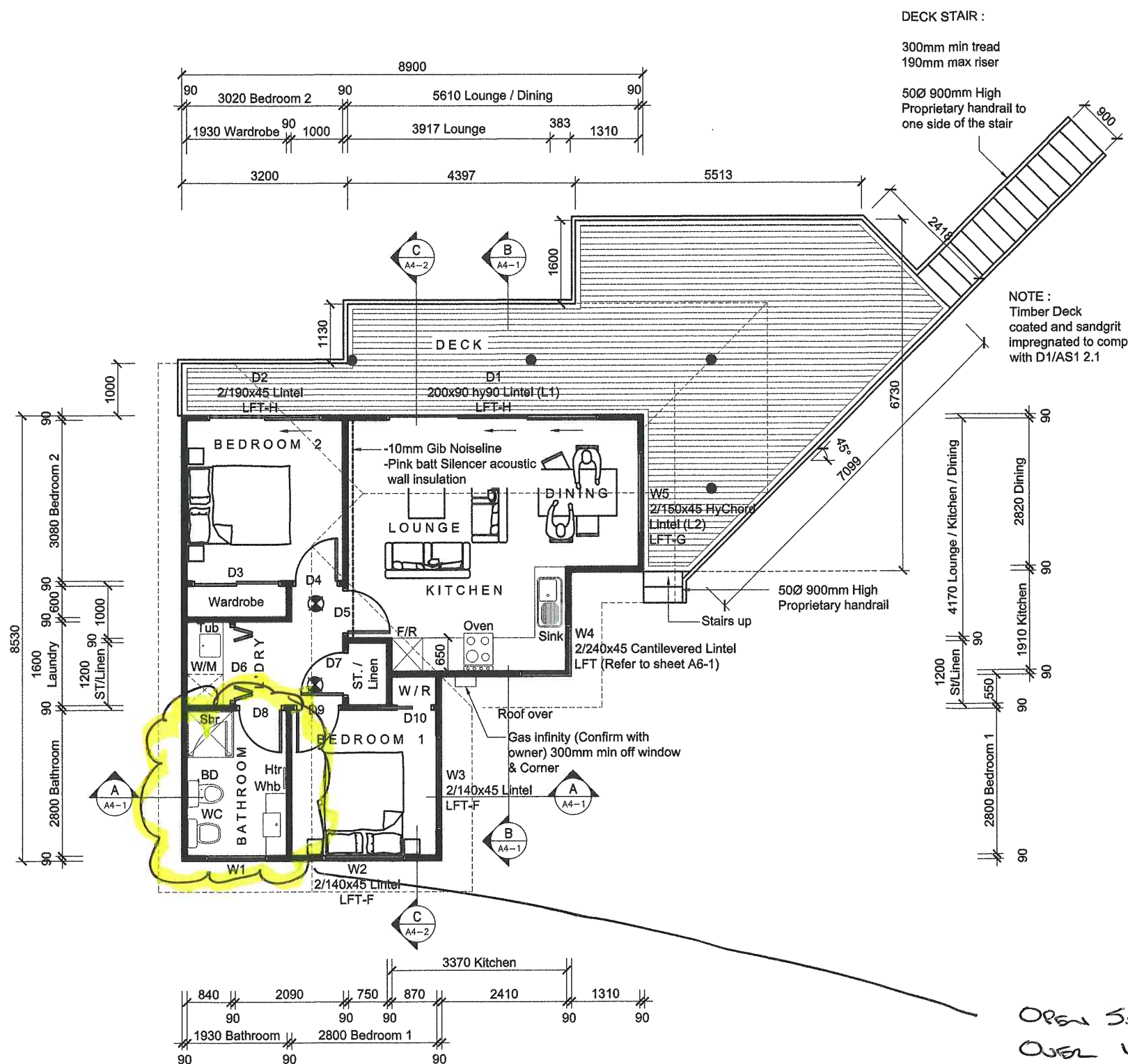
DATE : September 2020

JOB No. : 4684 **REVISION :** C

SHEET No. : A1-1

SITE PLAN
Scale 1:250

DONNELLY STREET



FLOOR PLAN
Scale 1:100

STUD SIZING AND SPACING :

- Studs to be 90x45mm at 600crs max, up to 2.4m high
- Studs to be 90x45mm at 400crs max, up to 2.7m high
- Studs to be 2/90x45mm at 600crs max, up to 3.0m high
- Nogs @ 800mm max. crs. for shadowclad

NOTE

- Kitchen Layout shown as indicative only, confirm layout with owner prior to construction

BUILDING COMPONENT	Product used	Minimum insulation required	Insulation Achieved
Roof	R3.2 batt insulation	R2.9	R3.2
Walls	R2.8 batt insulation	R2.2	R2.8
Floor	Expol Black	R1.3	R1.8
Glazing	Double Glazing	R0.26	R0.26

VENTING :

Mechanically vent Laundry, Bathroom & Kitchen directly to the outside with a proprietary ventilation ducting system and inline fan run through roof framing space out through wall or soffit.

-Lighting to comply with Table 1 of G8/AS1 & D1/AS1

KEY :

Timber wall framing

Whb = Wash hand basin

WC = Toilet

Shr = Shower

BD = Bidet

Htr = Heated towel rail

☒ = Battery operated Smoke Alarm (within 3m of all bedrooms)

All shower floors to have a selected non slip tile floor and tile walls full height to the underside of the ceiling. Tile to be full height to underside of ceiling in Bathroom

All Wet areas to have Gib Aqualine substrate and to be water proofed with "Ardex undertile water proofing" or similar BRANZ approved water proofing system, Refer to "Ardex undertile water proofing" Spec. attached. Water proofing to floors to an extent of 1500mm minimum radius off wall of shower rose.

Line bathroom & Ensuite area with Gib Aqualine, -10mm Gib to walls -13mm ceilings

NOTE:

- All lintels to be 2/ 90x45 & have a type F fixing unless noted. Refer to lintel fixing details

KEY

- LFTF = Lintel fixing type E, F, G or H refer to lintel fixing details

- Lighting to comply with Table 1 of G8/AS1 & D1/AS1

G	Nogs note revised	27.10.21
F	Deck Size revised	05.09.21
E	Studs revised	03.03.20
D	Notes added	14.10.20
C	Consent Issue	16.09.20
B	Pricing Issue	26.06.20
A	Preliminary Issue	21.05.20

REVISION :

JOB TITLE :
New residential dwelling
Wright Residence
27 Donnelly Street
New Plymouth



Ph : (06) 769 5524
Mob : 027 2100 564
Email : paul@4sitedesign.co.nz
PO Box 589 495b Devon Street East
New Plymouth

SCALE : 1:100

DRAWN : ME

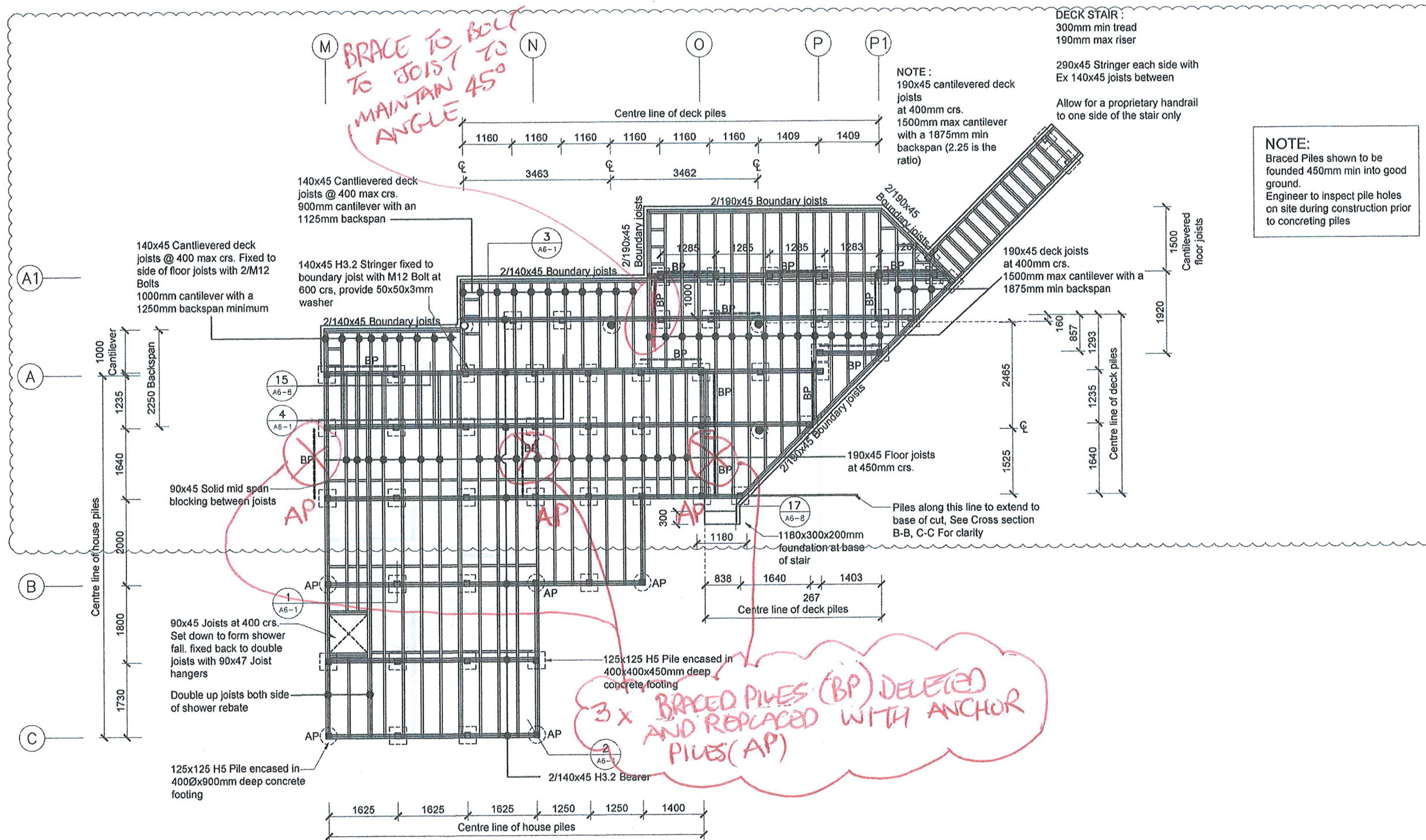
CHECKED : -

DATE : September 2020

JOB No. : 4684 REVISION : G

SHEET No. : A2-1

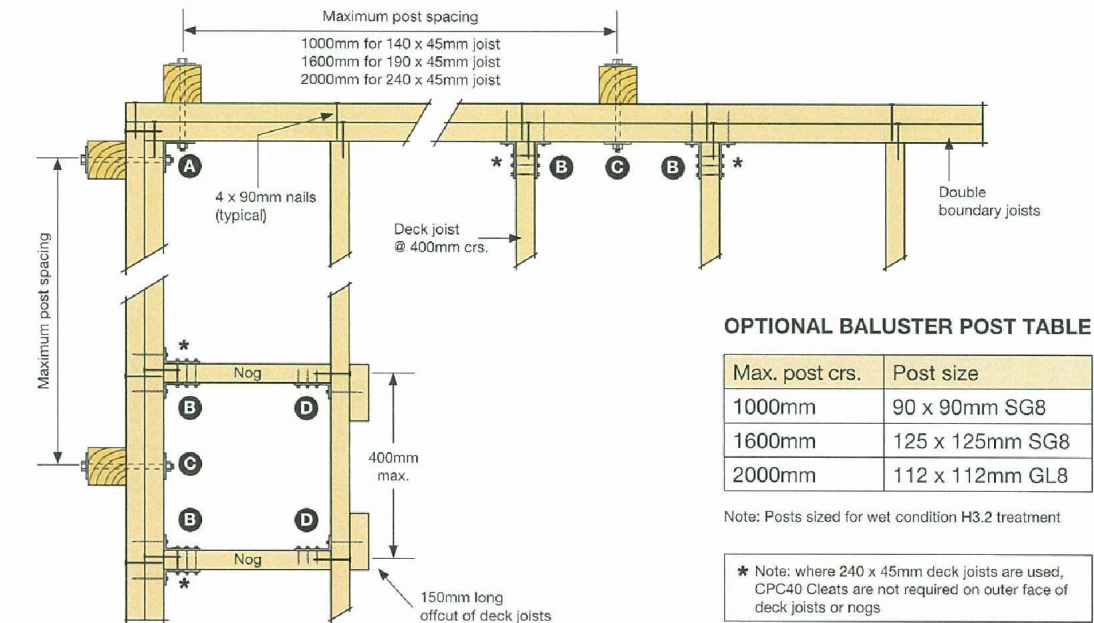
OPEN SHOWER TO BE FITTED
OVER 1x1'S W/2mm BASE
65mm NGS TO BE FITTED AROUND SHOWER BASE
GLASS WALL ON OPEN SIDE FITTED FLOOR TO CEILING
W/P MEMBRANE TO EXTEND AT LEAST 300 MM BEYOND
SHOWER END
CURTAIN TO BE FITTED AT OPEN END.
BIDET HAS BEEN REMOVED AND REPLACED WITH A TOILET/BIDET.



FLOOR PLAN
Scale 1:100

FACE FIXED BALUSTER POSTS

- Assumes a maximum deck live load of 2.0 kPa
- Complies with Table 3.3 AS/NZS 1170.1:2002 for horizontal load of 0.75 kN/m on handrail
- All fixings are designed to provide adequate rotational stability to the deck system to resist the horizontal load at top of baluster post
- Assumes an approved post and balustrade system is used

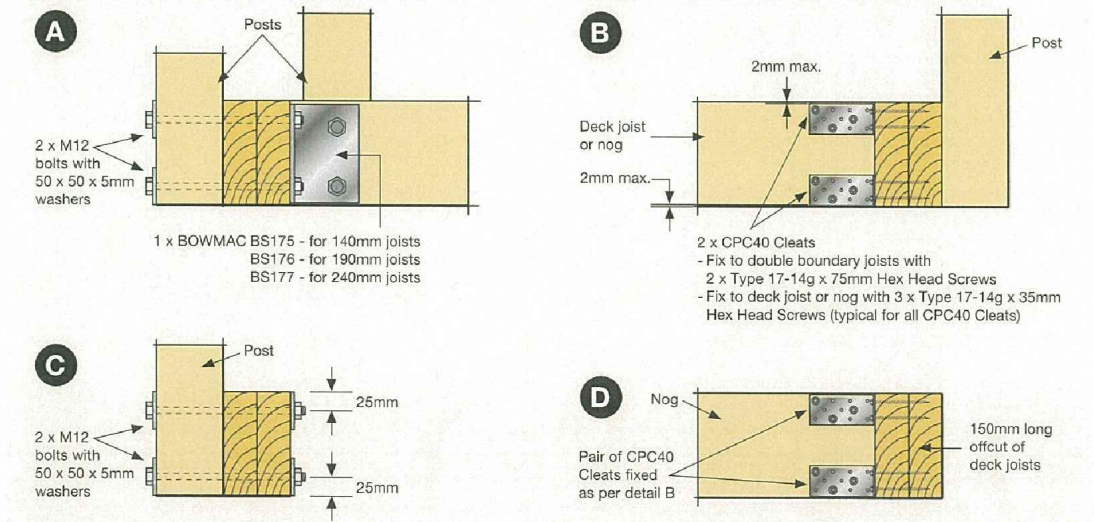


OPTIONAL BALUSTER POST TABLE

Max. post crs.	Post size
1000mm	90 x 90mm SG8
1600mm	125 x 125mm SG8
2000mm	112 x 112mm GL8

Note: Posts sized for wet condition H3.2 treatment

★ Note: where 240 x 45mm deck joists are used, CPC40 Cleats are not required on outer face of deck joists or nogs



BALUSTRADE FIXING SHEET
Scale NTS

C	Consent Issue	16.09.20
B	Pricing Issue	26.06.20
A	Preliminary Issue	21.05.20

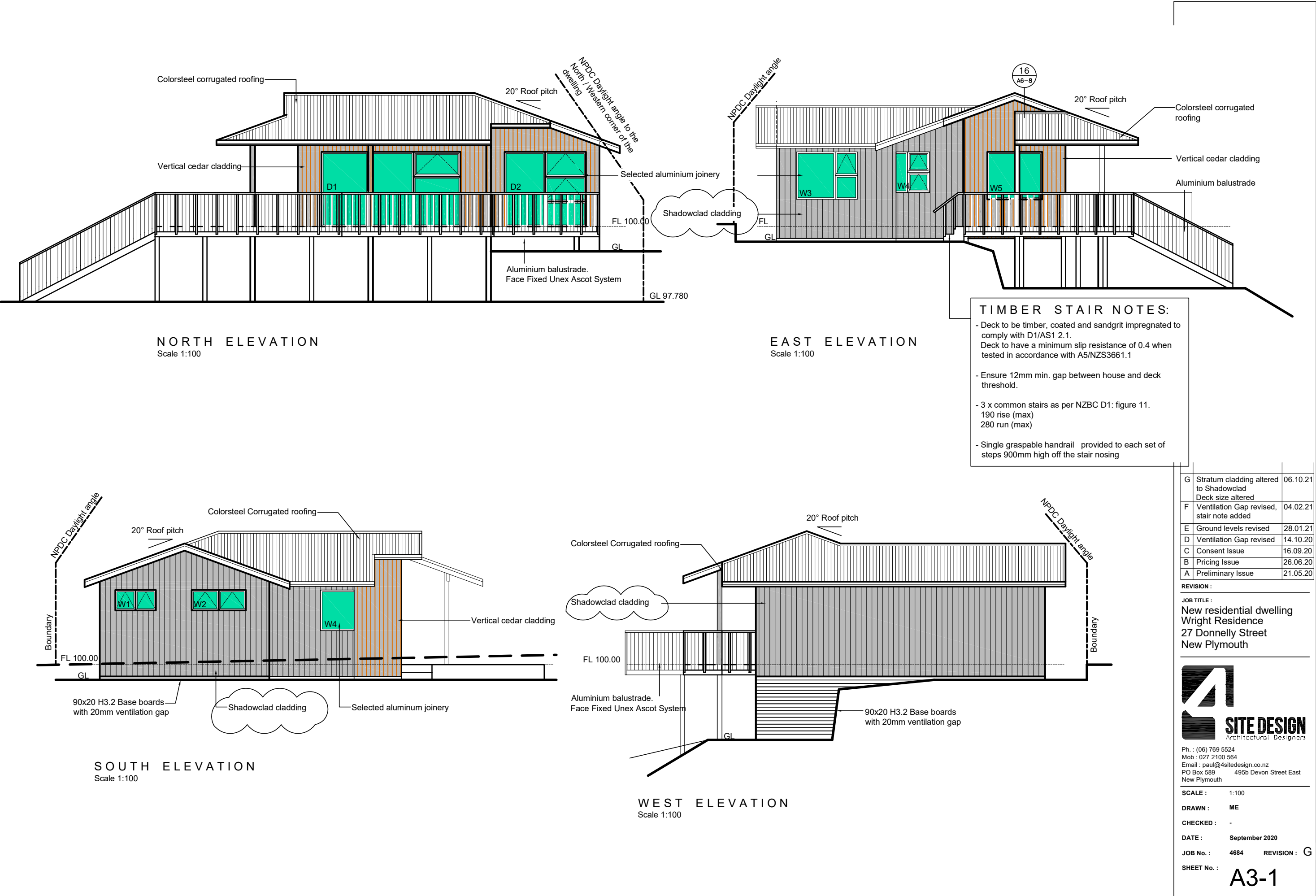
REVISION :

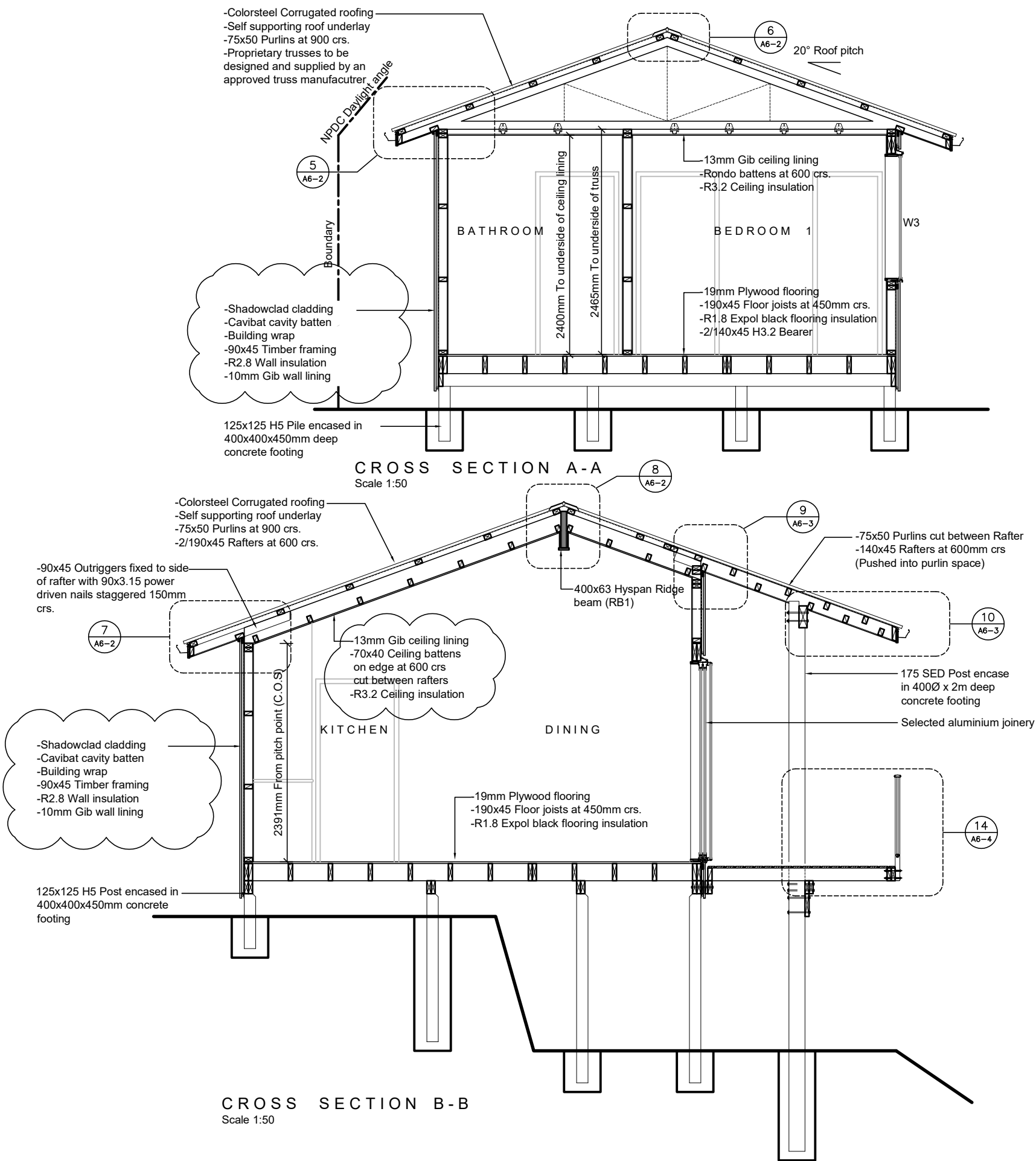
JOB TITLE :
New residential dwelling
Wright Residence
27 Donnelly Street
New Plymouth



Ph. : (06) 769 5524
Mob : 027 2100 564
Email : paul@4sitedesign.co.nz
PO Box 589 495b Devon Street East
New Plymouth

SCALE : 1:100
DRAWN : ME
CHECKED : -
DATE : September 2020
JOB No. : 4684 REVISION : C
SHEET No. : A2-3





D	Stratum cladding altered to Shadowclad	06.10.21
C	Consent Issue	16.09.20
B	Pricing Issue	26.06.20
A	Preliminary Issue	21.05.20

REVISION :

JOB TITLE :
New residential dwelling
Wright Residence
27 Donnelly Street
New Plymouth



Ph. : (06) 769 5524
Mob : 027 2100 564
Email : paul@4sitedesign.co.nz
PO Box 589 495b Devon Street East
New Plymouth

SCALE : 1:50

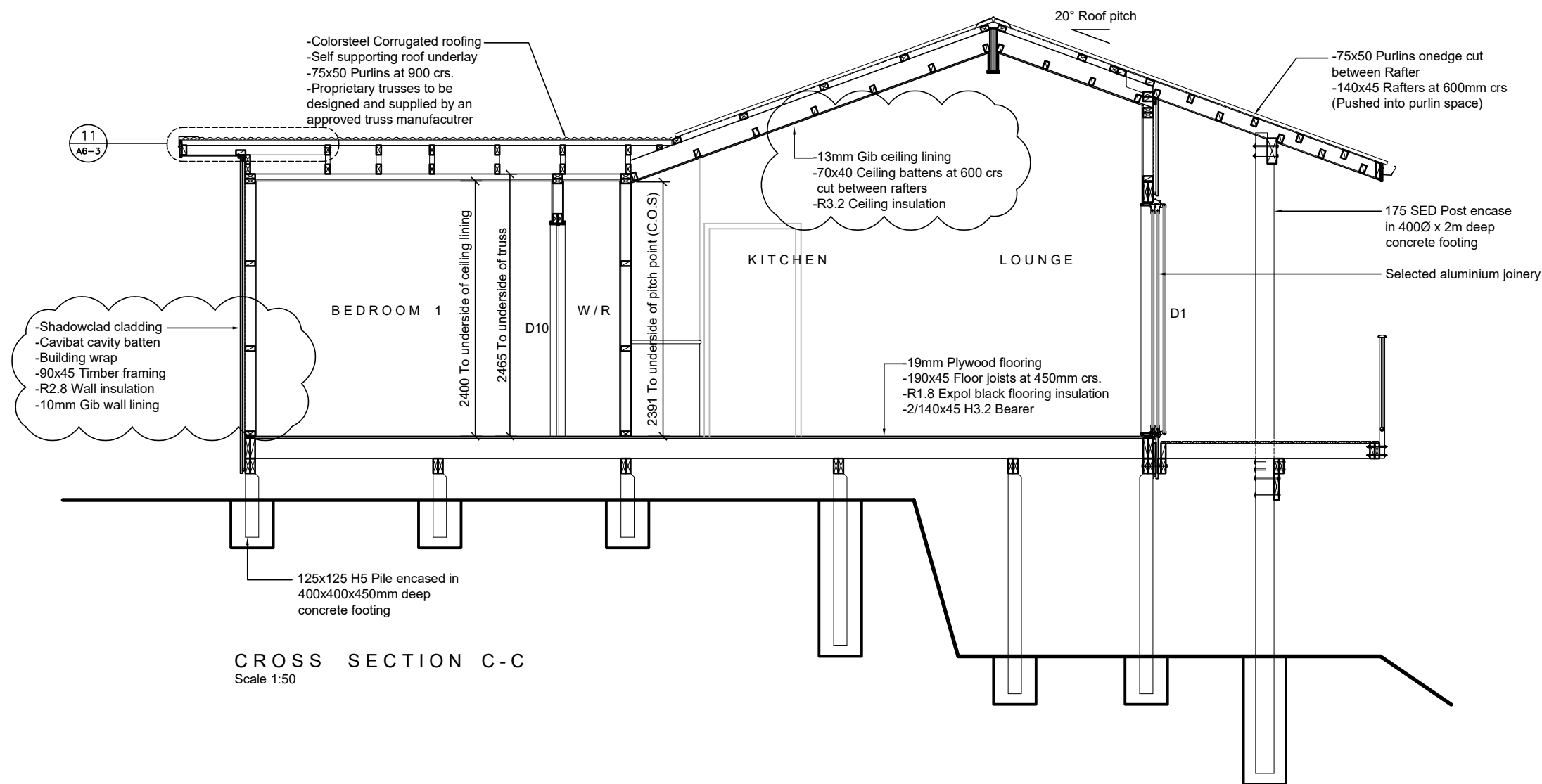
DRAWN : ME

CHECKED : -

DATE : September 2020

JOB No. : 4684 REVISION : C

SHEET No. :
A4-1



D	Stratum cladding altered to Shadowclad	06.10.21
C	Consent Issue	16.09.20
B	Pricing Issue	26.06.20
A	Preliminary Issue	21.05.20

REVISION :

JOB TITLE :

New residential dwelling
Wright Residence
27 Donnelly Street
New Plymouth



Ph. : (06) 769 5524
Mob : 027 2100 564
Email : paul@4sitedesign.co.nz
PO Box 589 495b Devon Street East
New Plymouth

SCALE : 1:50

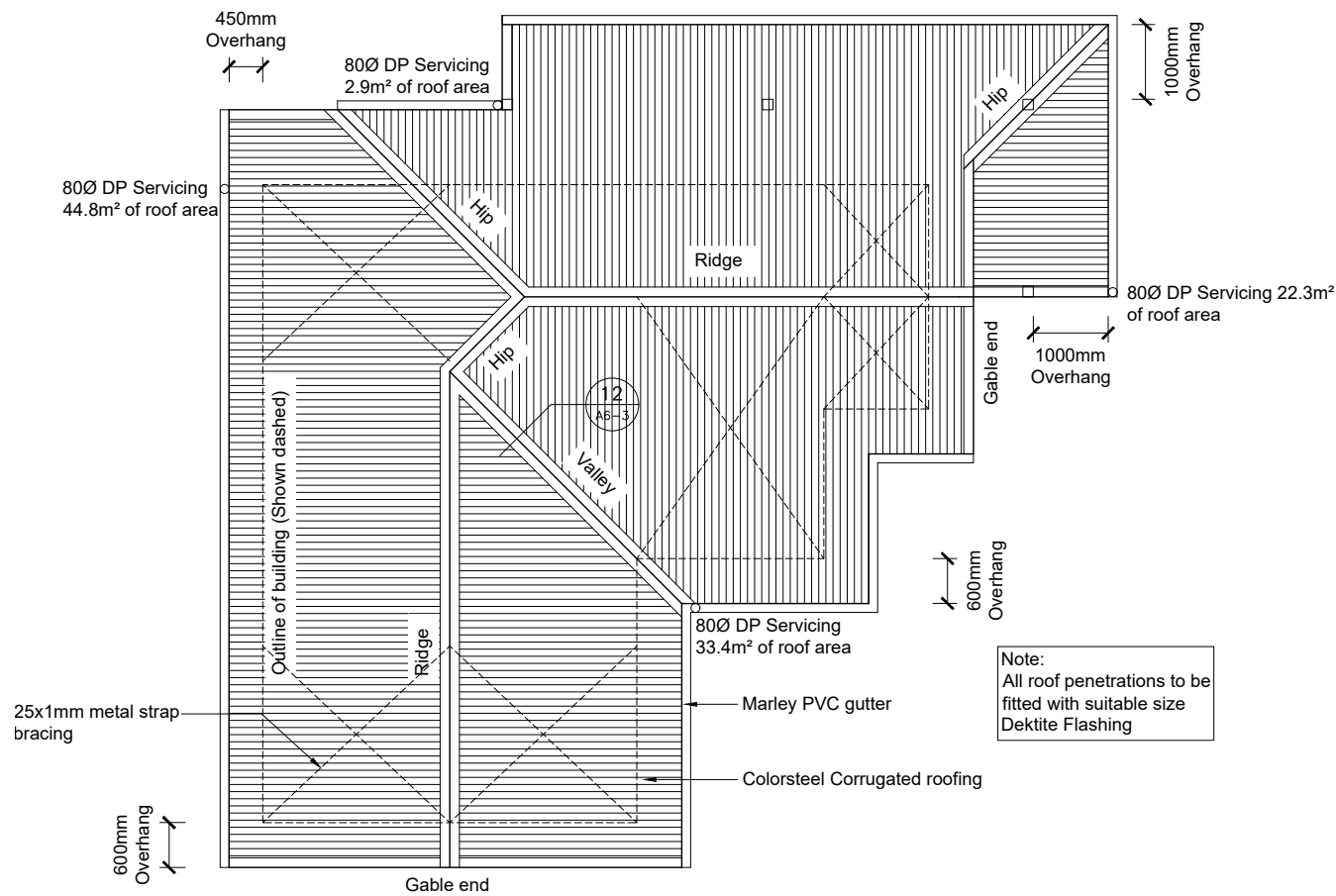
DRAWN : ME

CHECKED : -

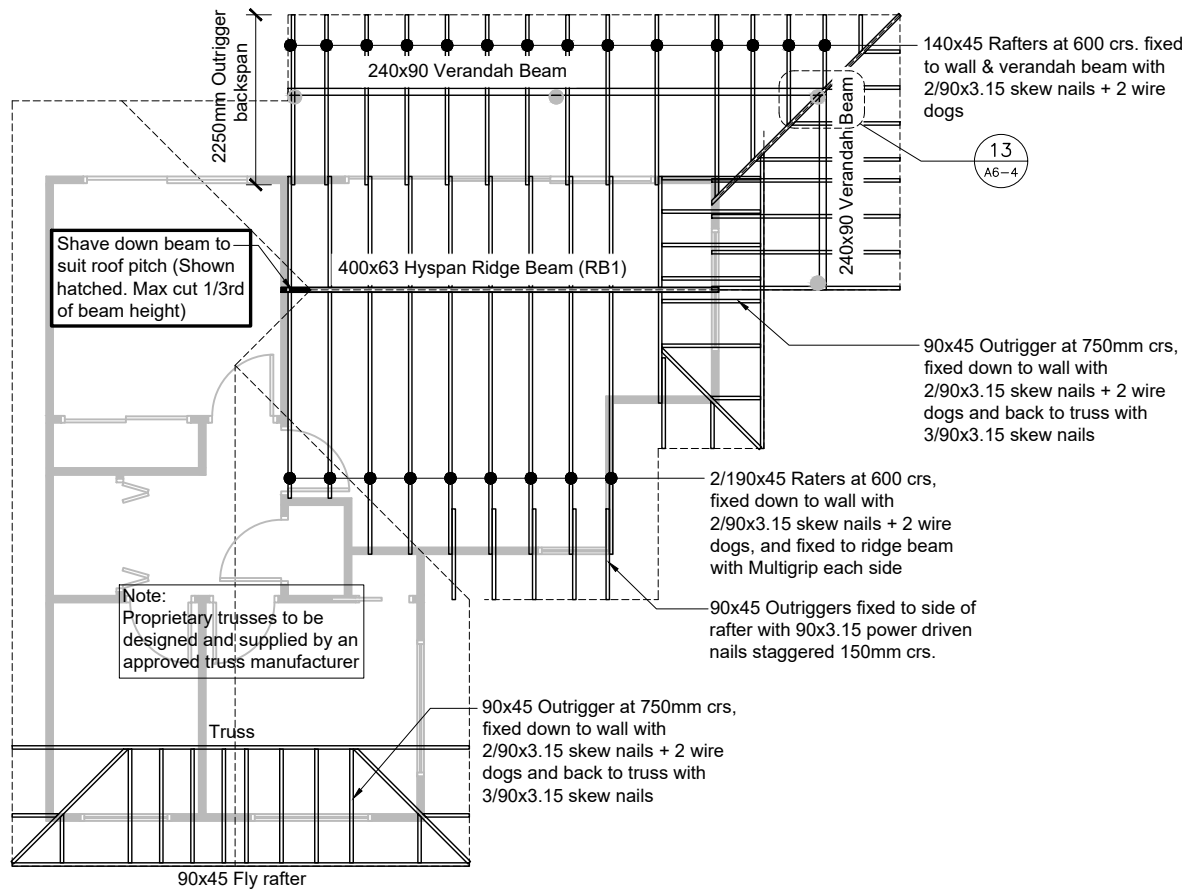
DATE : September 2020

JOB No. : 4684 REVISION : C

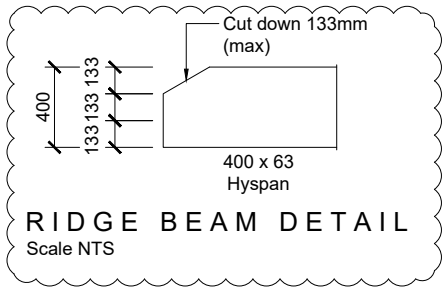
SHEET No. : A4-2



ROOF PLAN
Scale 1:100



ROOF FRAMING PLAN
Scale 1:100



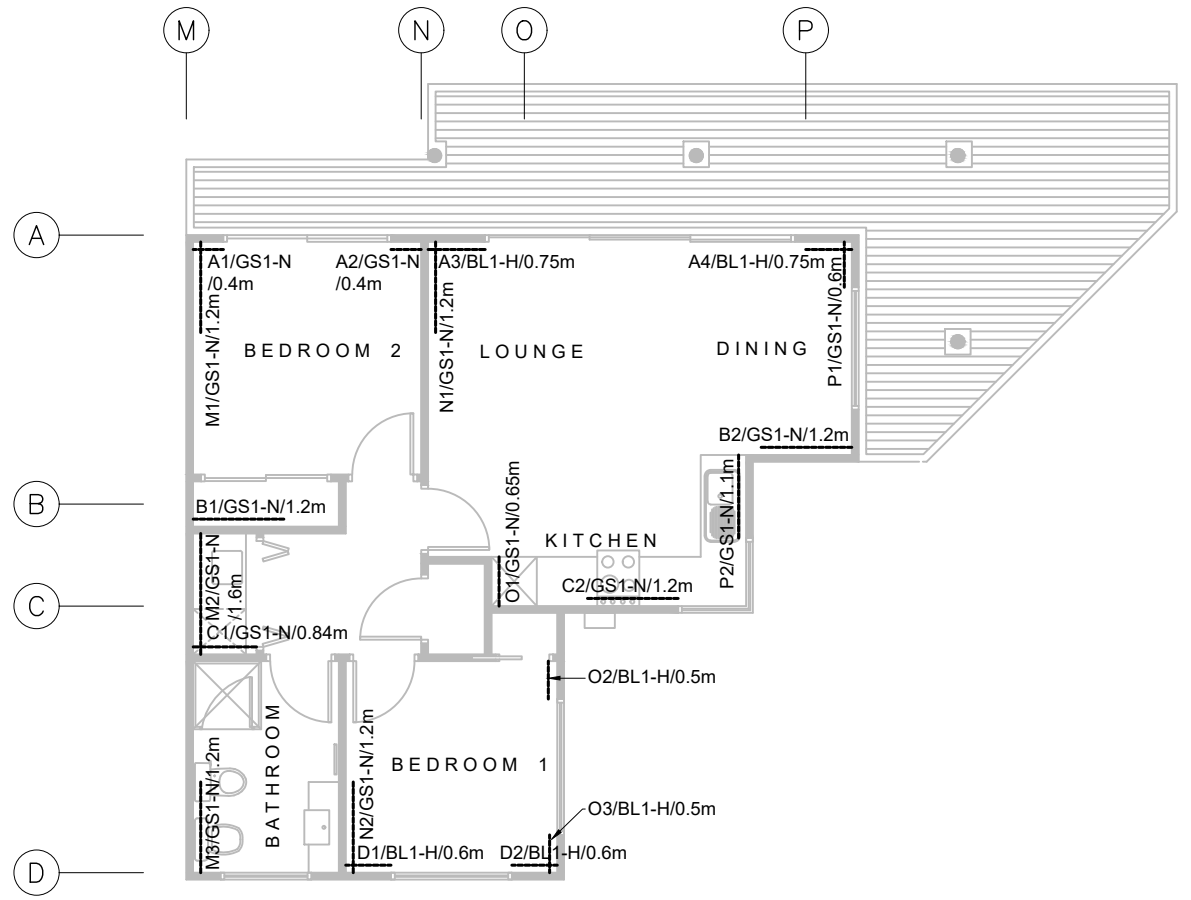
RIDGE BEAM DETAIL
Scale NTS

KEY:
Braced wall

GIB BRACING SYSTEM 2011

Type	L (m) Minimum		Other Requirements
GS1-N	0.4	10 mm GIB® Standard Plasterboard one face	N/A
	1.2		
BLH-1	0.4	GIB Braceline ® one face	Hold downs
	1.2		

GS = GIB Standard Plasterboard
BL = GIB Braceline
1 = lined one side
2 = lined both sides
(10) = 10mm GIB Plasterboard
DT = Dragon Tie



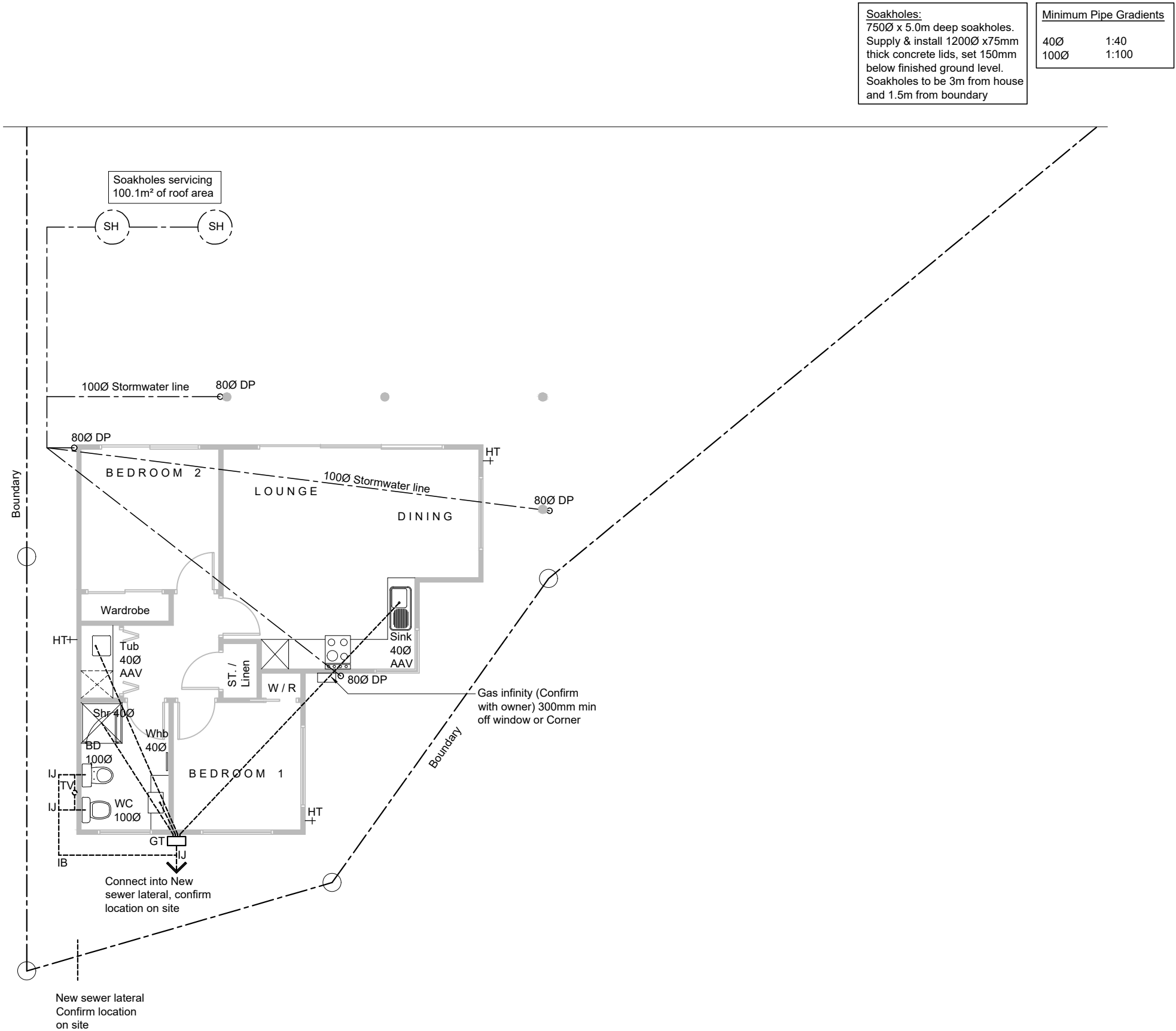
BRACING PLAN
Scale 1:100

E	Ridge beam detail	04.02.21
D	Bracing line added	14.10.20
C	Consent Issue	16.09.20
B	Pricing Issue	26.06.20
A	Preliminary Issue	21.05.20

REVISION :
JOB TITLE :
New residential dwelling
Wright Residence
27 Donnelly Street
New Plymouth

SITE DESIGN
Architectural Designers
Ph : (06) 769 5524
Mob : 027 2100 564
Email : paul@4sitedesign.co.nz
PO Box 589 495b Devon Street East
New Plymouth

SCALE : 1:100
DRAWN : ME
CHECKED : -
DATE : September 2020
JOB No. : 4684 REVISION : E
SHEET No. : A5-1



KEY

- 100 Ø Sewer
----- 100 Ø Stormwater

PLUMBING & DRAINAGE KEY

- IB Inspection bend
IJ Inspection Junction
IP Inspection Point
Dp Downpipe
WC Toilet Pan
Whb Wash hand basin
BD Bidet
TV Terminal vent
Shr Shower
GT Gully trap
+ HT Hose tap (Confirm location with owner)

PLUMBING & DRAINAGE NOTES

- Foul Water Sanitary Plumbing shall comply with NZBC G13/AS1 & G13/AS2
- Stormwater drainage shall comply with NZBC E1/AS1
- Size all wastes & drains to comply with the above, lay all drains to acceptable falls
- Water supply & reticulation shall comply with NZBC G12/AS1
- All drains shall be pvc
All water supply pipes shall be K2 piping
- All plumbing and drainage shown as indicative only.
Plumber to confirm plumbing and drainage layout complying with the New Zealand Building Code

C	Consent Issue	16.09.20
B	Pricing Issue	26.06.20
A	Preliminary Issue	21.05.20

REVISION :

JOB TITLE :
New residential dwelling
Wright Residence
27 Donnelly Street
New Plymouth



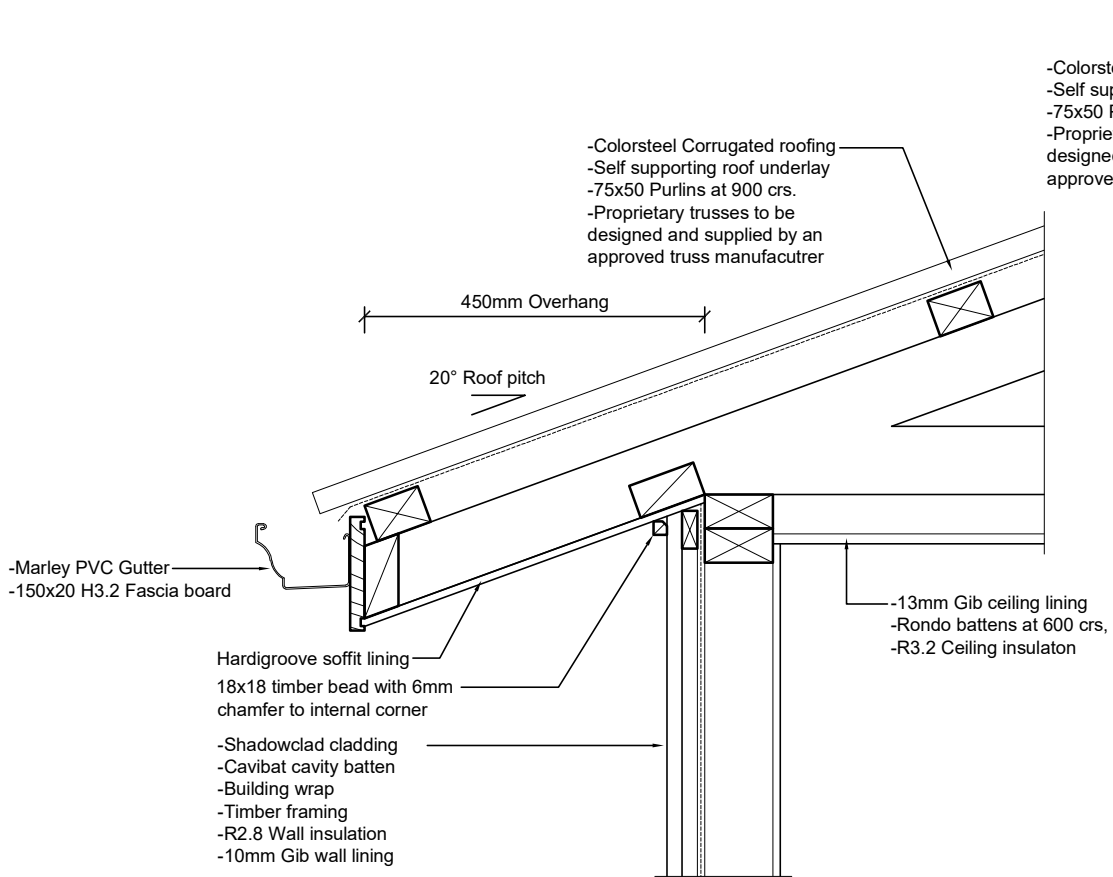
Ph. : (06) 769 5524
Mob : 027 2100 564
Email : paul@4sitedesign.co.nz
PO Box 589 495b Devon Street East
New Plymouth

SCALE : 1:100
DRAWN : ME
CHECKED : -
DATE : September 2020
JOB No. : 4684 REVISION : C
SHEET No. :

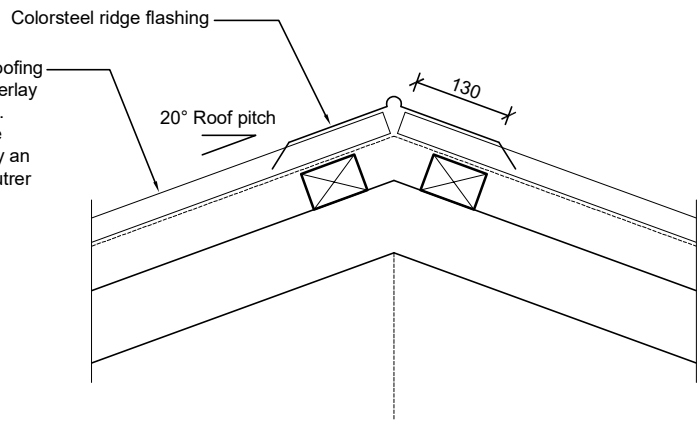
A5-2

A6-1

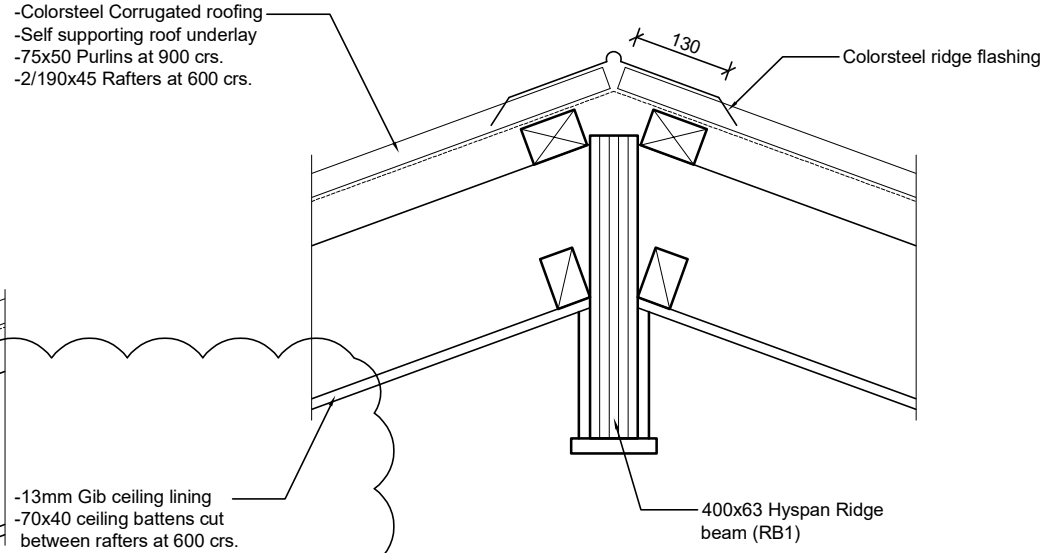
A6-1



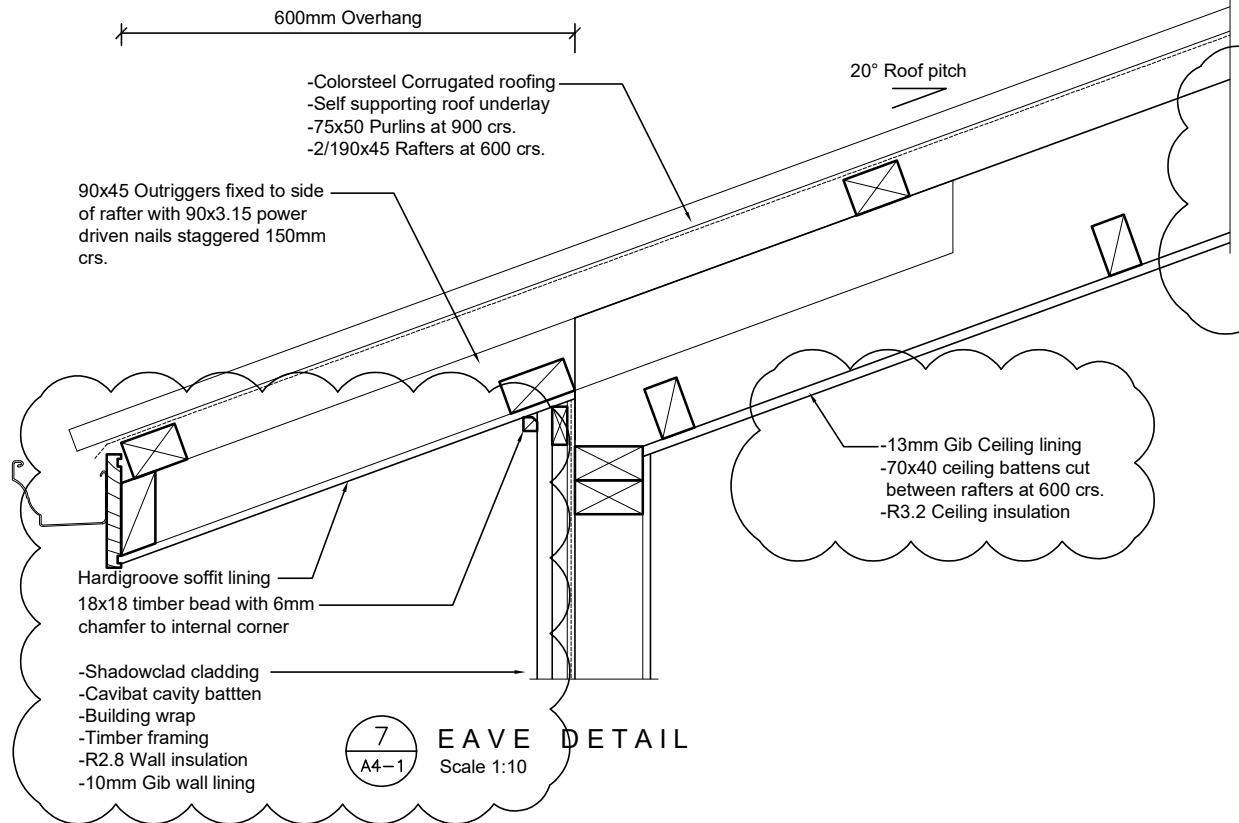
5 EAVE DETAIL
A4-1 Scale 1:10



6 RIDGE DETAIL
A4-1 Scale 1:10



8 RIDGE DETAIL
A4-1 Scale 1:10



7 EAVE DETAIL
A4-1 Scale 1:10

D	Stratum cladding altered to Shadowclad Ceiling type altered	06.10.21
C	Consent Issue	16.09.20
B	Pricing Issue	26.06.20
A	Preliminary Issue	21.05.20

REVISION :

JOB TITLE :

New residential dwelling
Wright Residence
27 Donnelly Street
New Plymouth

4 SITE DESIGN
Architectural Designers

Ph. : (06) 769 5524
Mob : 027 2100 564
Email : paul@4sitedesign.co.nz
PO Box 589 495b Devon Street East
New Plymouth

SCALE : 1:10

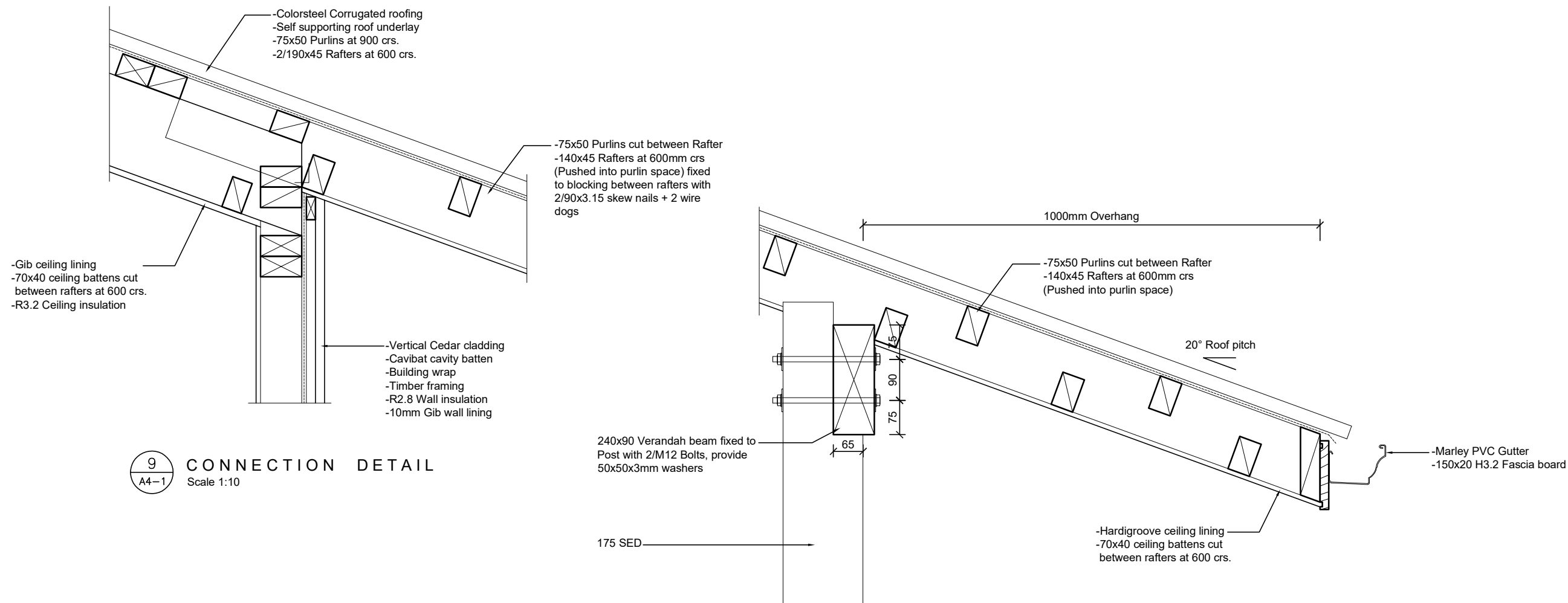
DRAWN : ME

CHECKED : -

DATE : September 2020

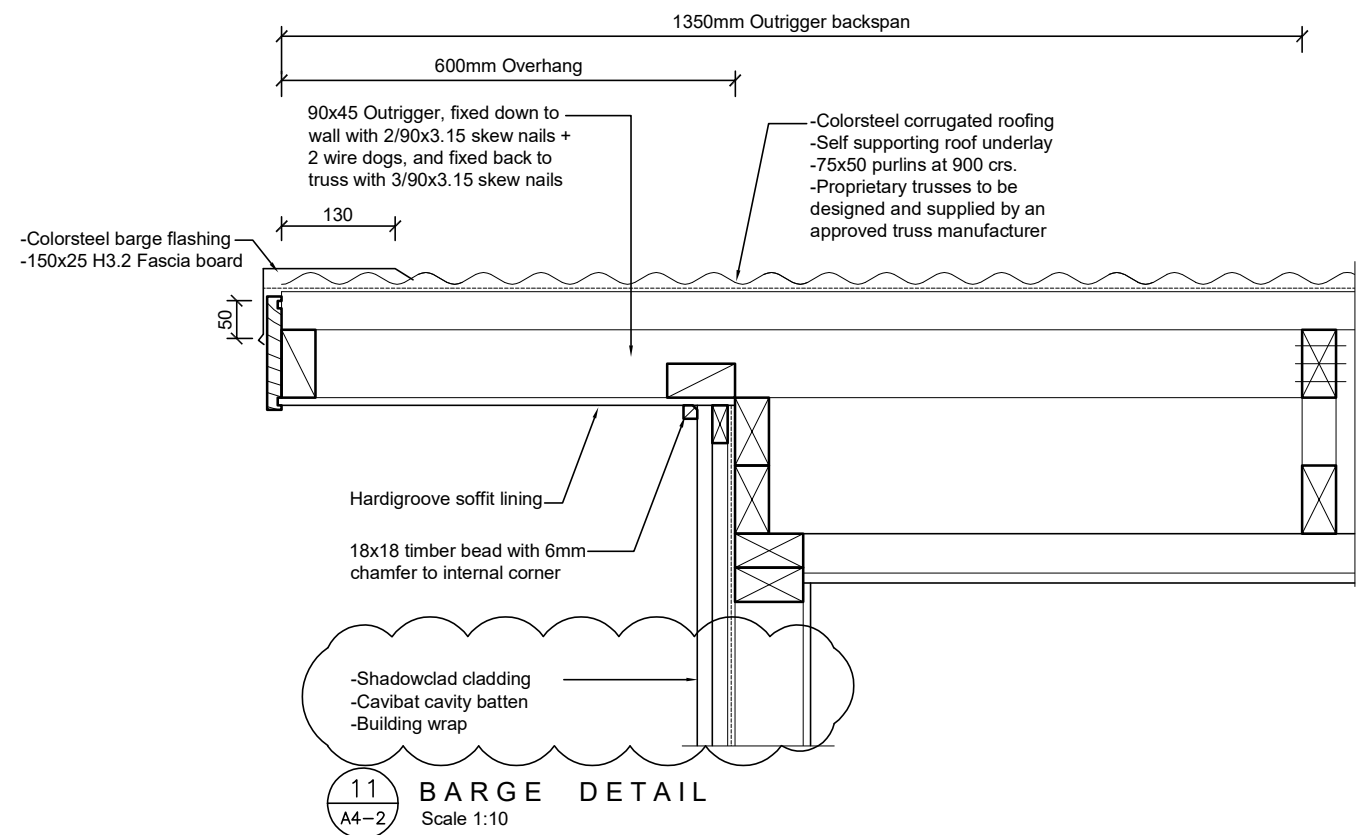
JOB No. : 4684 REVISION : C

SHEET No. :

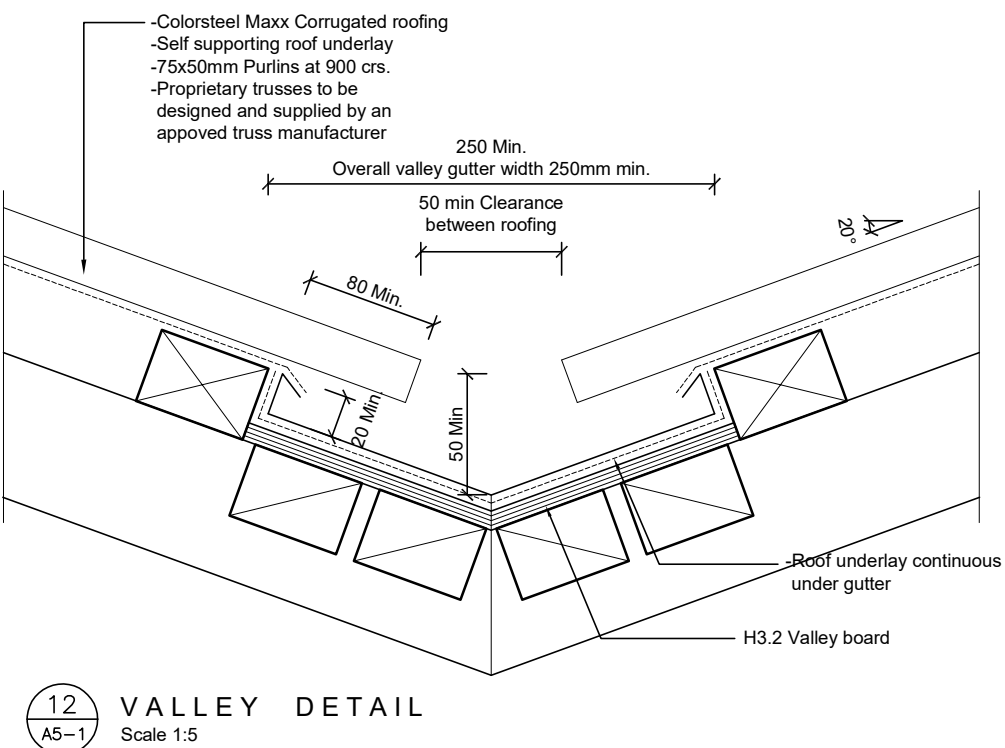


9 CONNECTION DETAIL
A4-1 Scale 1:10

10 CONNECTION DETAIL
A4-1 Scale 1:10



11 BARGE DETAIL
A4-2 Scale 1:10



12 VALLEY DETAIL
A5-1 Scale 1:5

D	Stratum cladding altered to Shadowclad	06.10.21
C	Consent Issue	16.09.20
B	Pricing Issue	26.06.20
A	Preliminary Issue	21.05.20

REVISION :

JOB TITLE :

New residential dwelling
Wright Residence
27 Donnelly Street
New Plymouth



Ph. : (06) 769 5524
Mob : 027 2100 564
Email : paul@4sitedesign.co.nz
PO Box 589 495b Devon Street East
New Plymouth

SCALE : 1:10, 1:5

DRAWN : ME

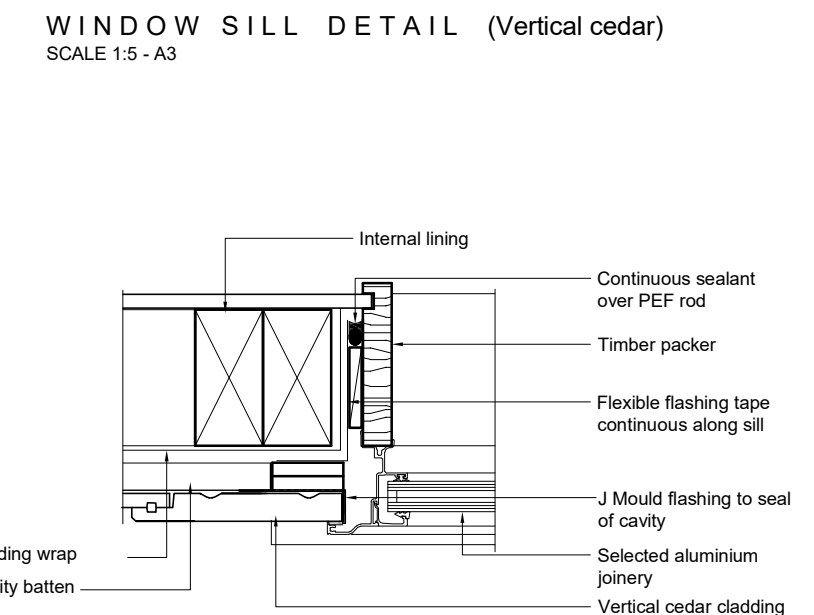
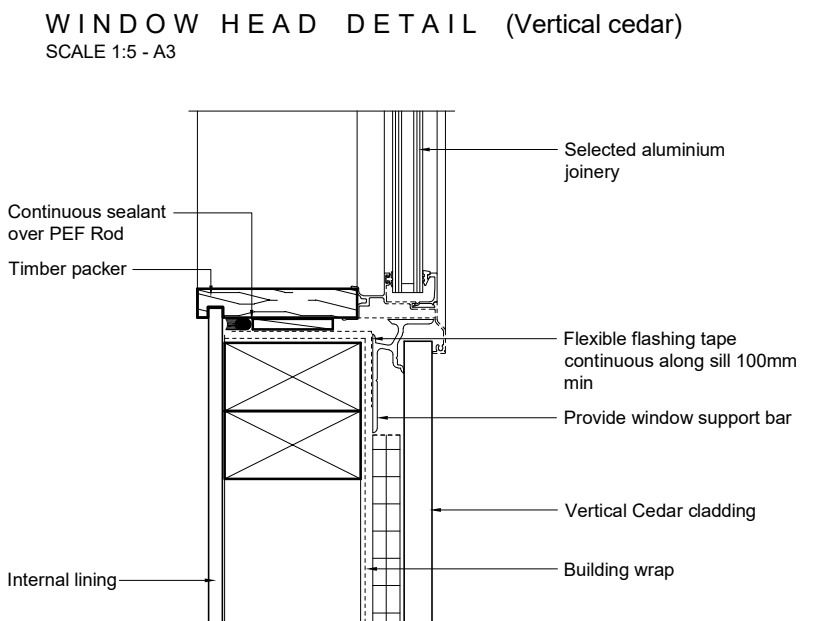
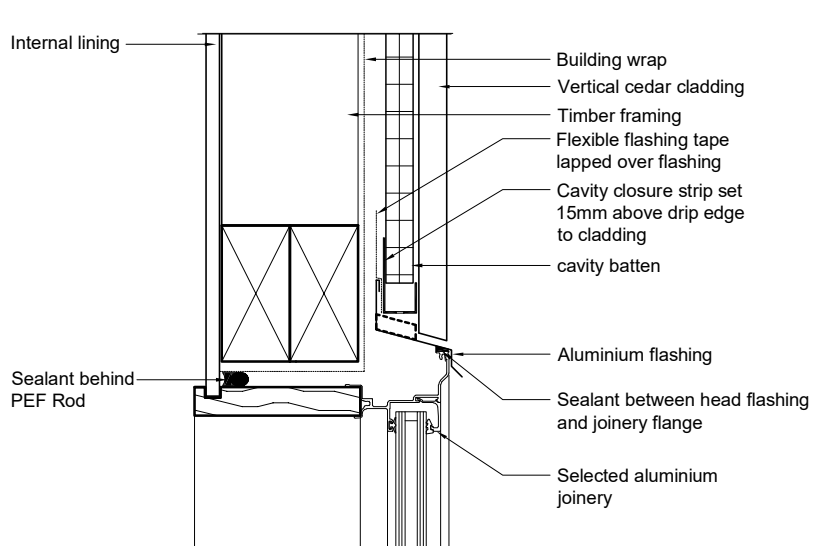
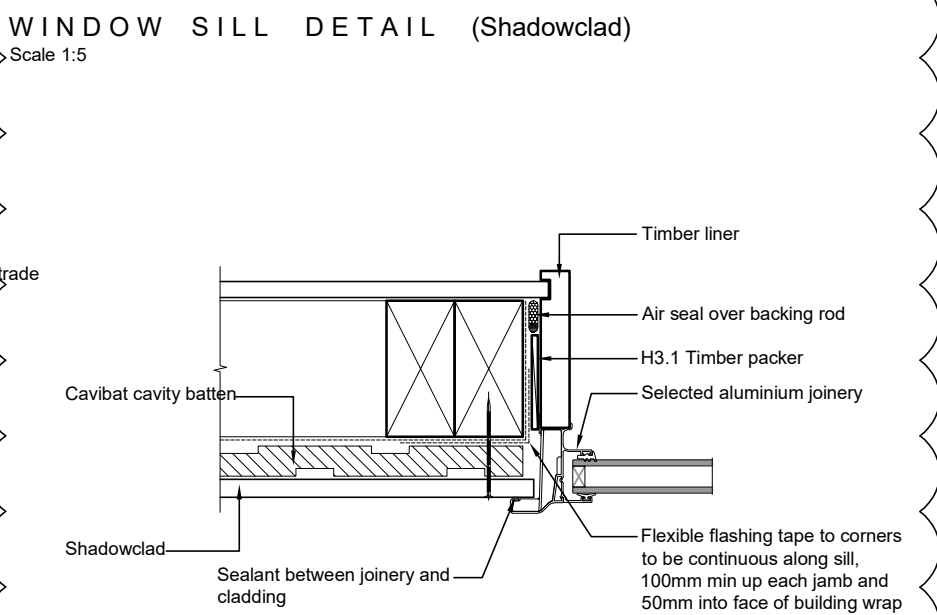
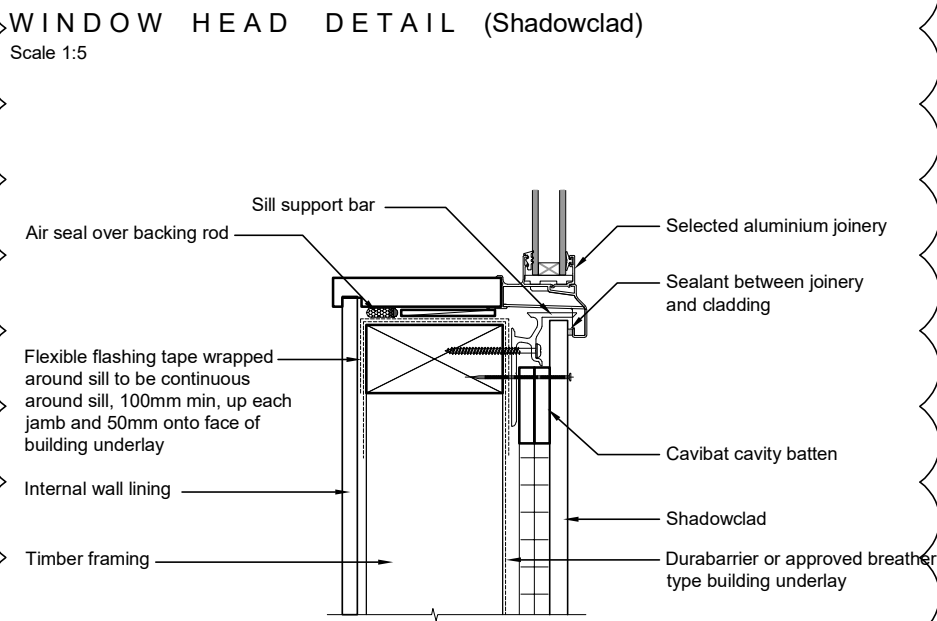
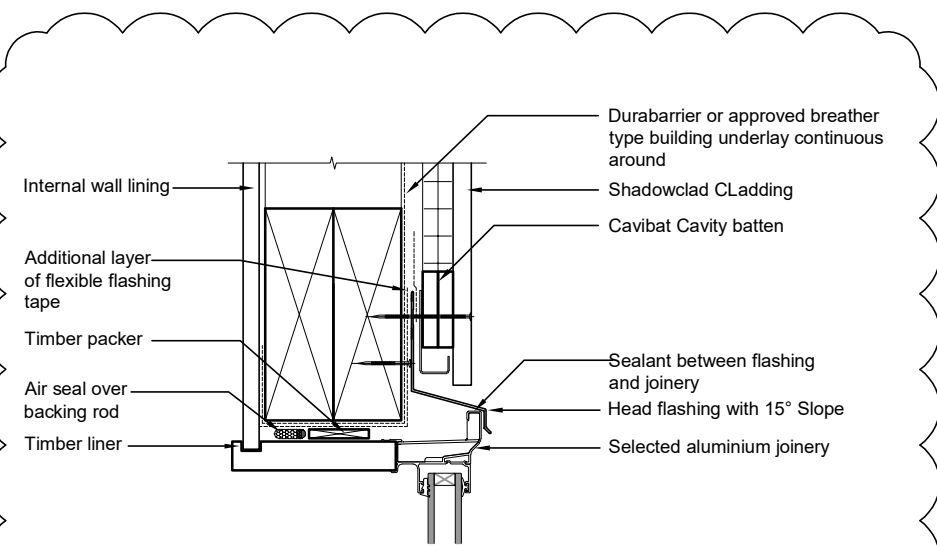
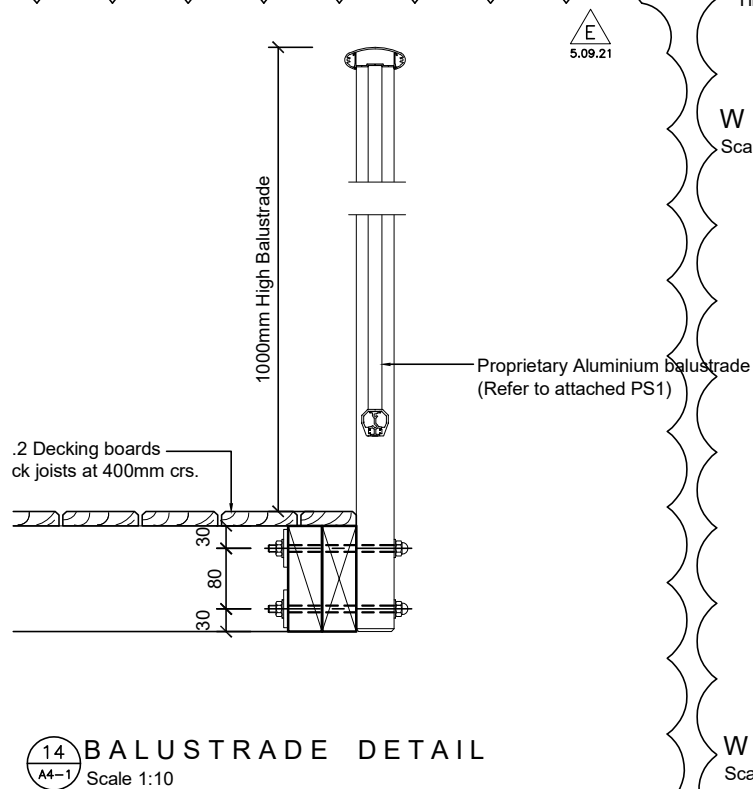
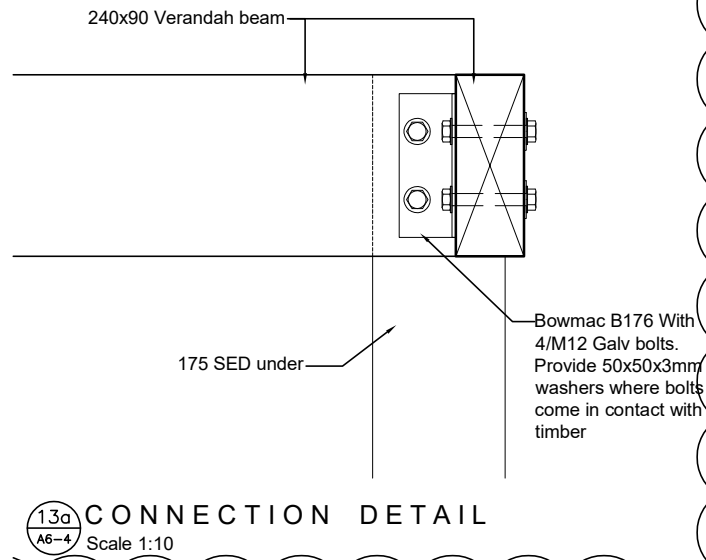
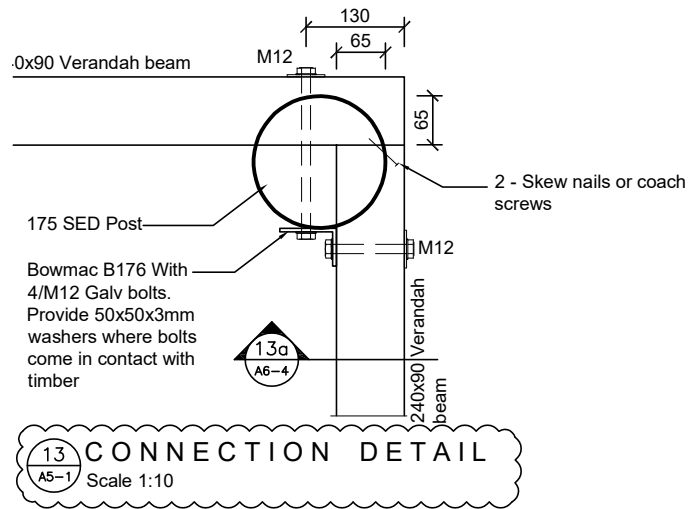
CHECKED : -

DATE : September 2020

JOB No. : 4684 REVISION : C

SHEET No. :

A6-3



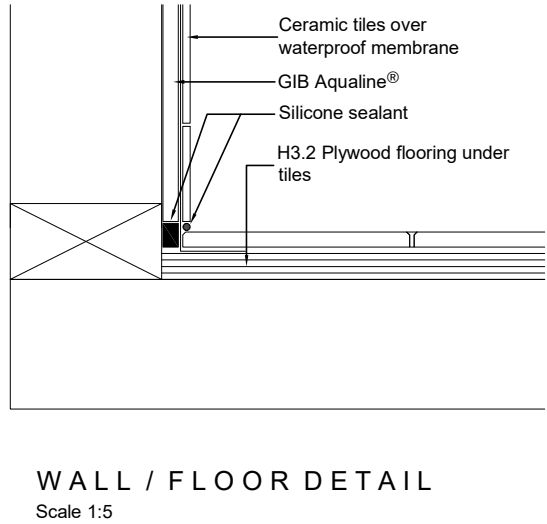
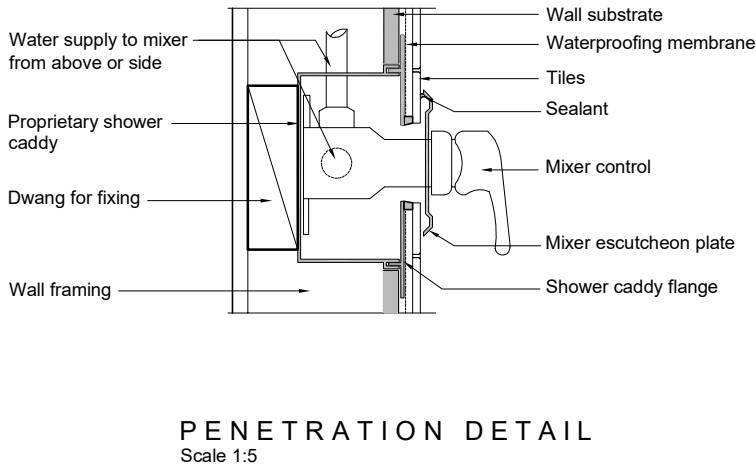
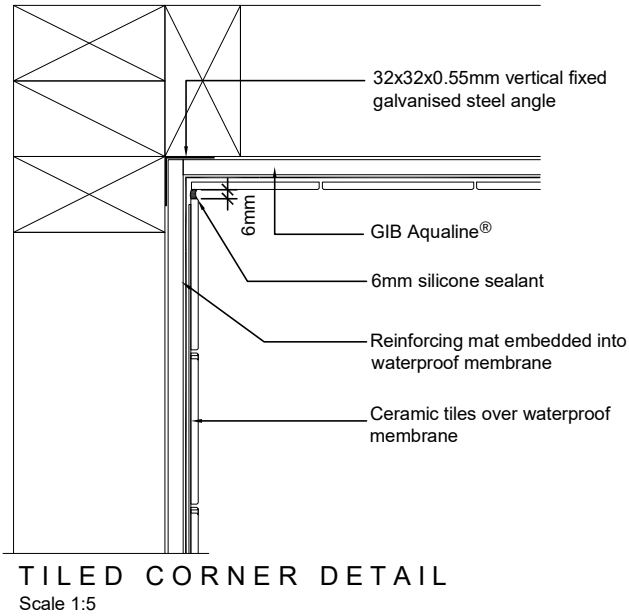
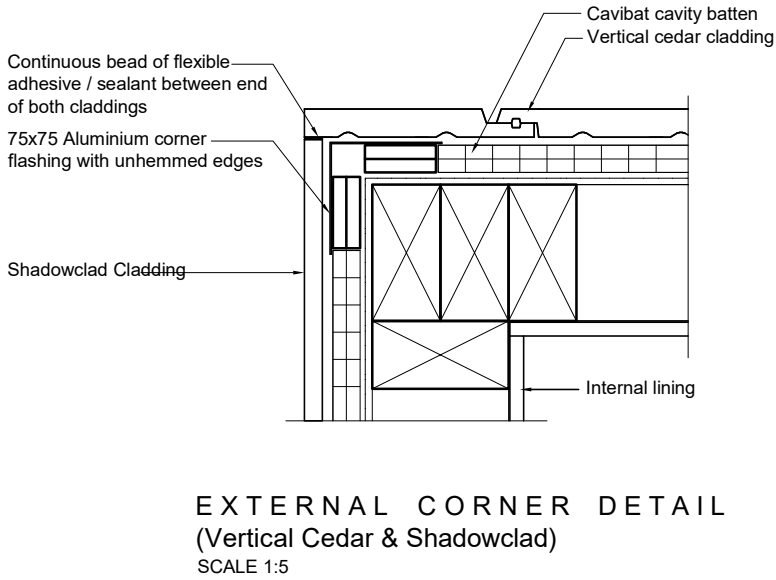
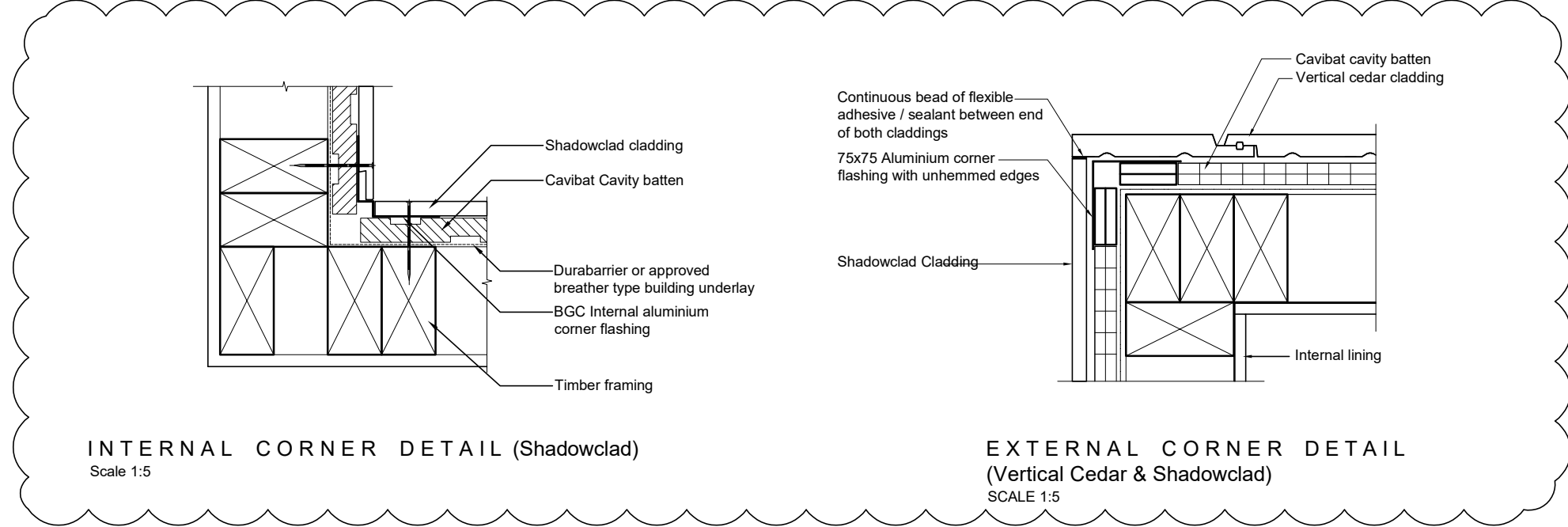
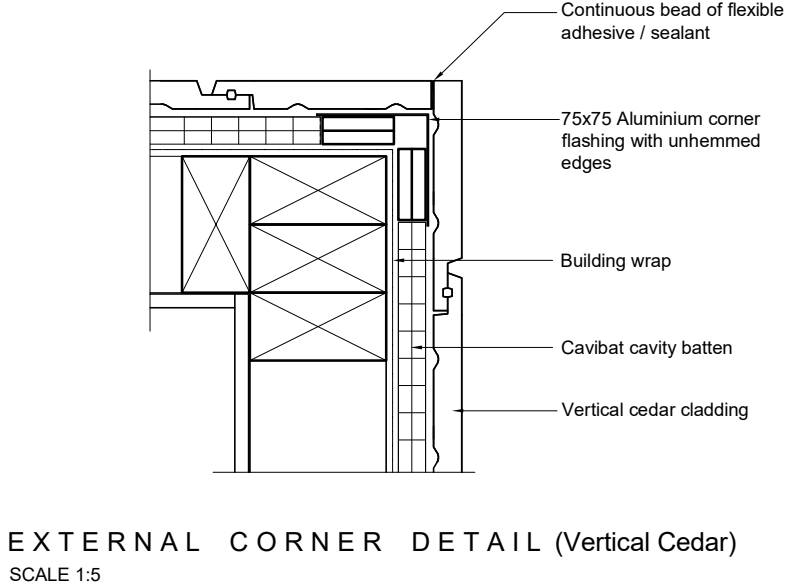
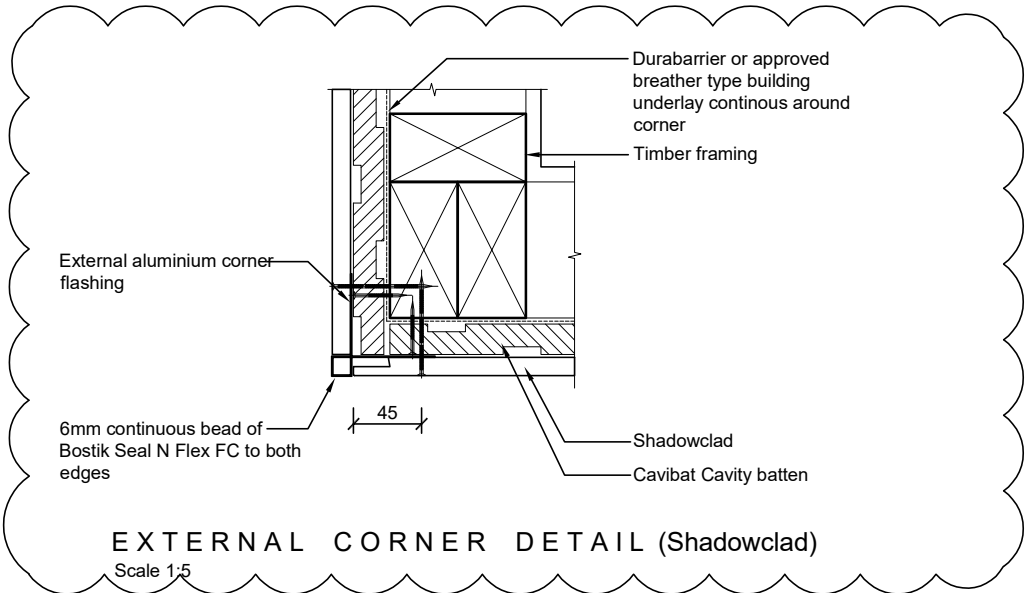
E	Balustrade detail revised with Stratum cladding replaced with Shadowclad	05.09.21
D	Details revised	30.11.20
C	Consent Issue	16.09.20
B	Pricing Issue	26.06.20
A	Preliminary Issue	21.05.20

REVISION :
JOB TITLE :
New residential dwelling
Wright Residence
27 Donnelly Street
New Plymouth



Ph. : (06) 769 5524
Mob : 027 2100 564
Email : paul@4sitedesign.co.nz
PO Box 589 495b Devon Street East
New Plymouth

SCALE : 1:10, 1:5
DRAWN : ME
CHECKED : -
DATE : September 2020
JOB No. : 4684 REVISION : E
SHEET No. : A6-4



D	Stratum cladding altered to Shadowclad	06.10.21
C	Consent Issue	16.09.20
B	Pricing Issue	26.06.20
A	Preliminary Issue	21.05.20

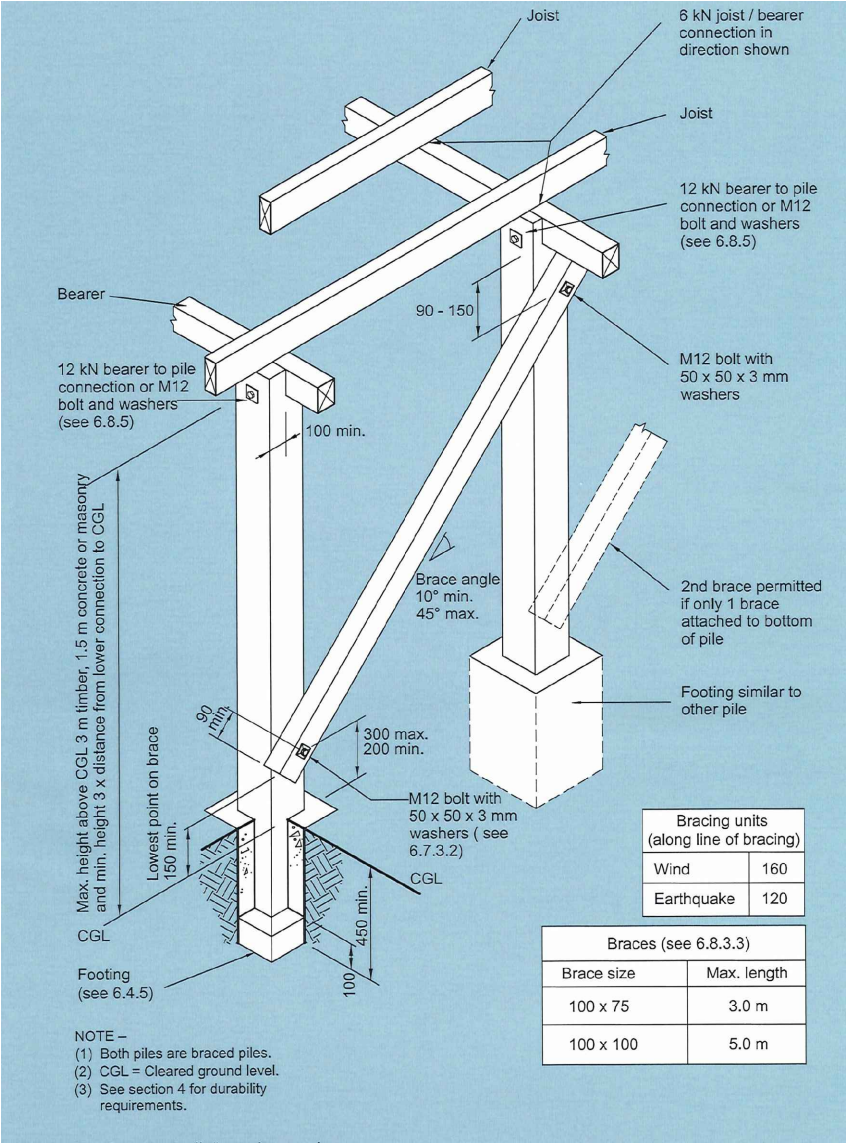
REVISION :

JOB TITLE :
New residential dwelling
Wright Residence
27 Donnelly Street
New Plymouth

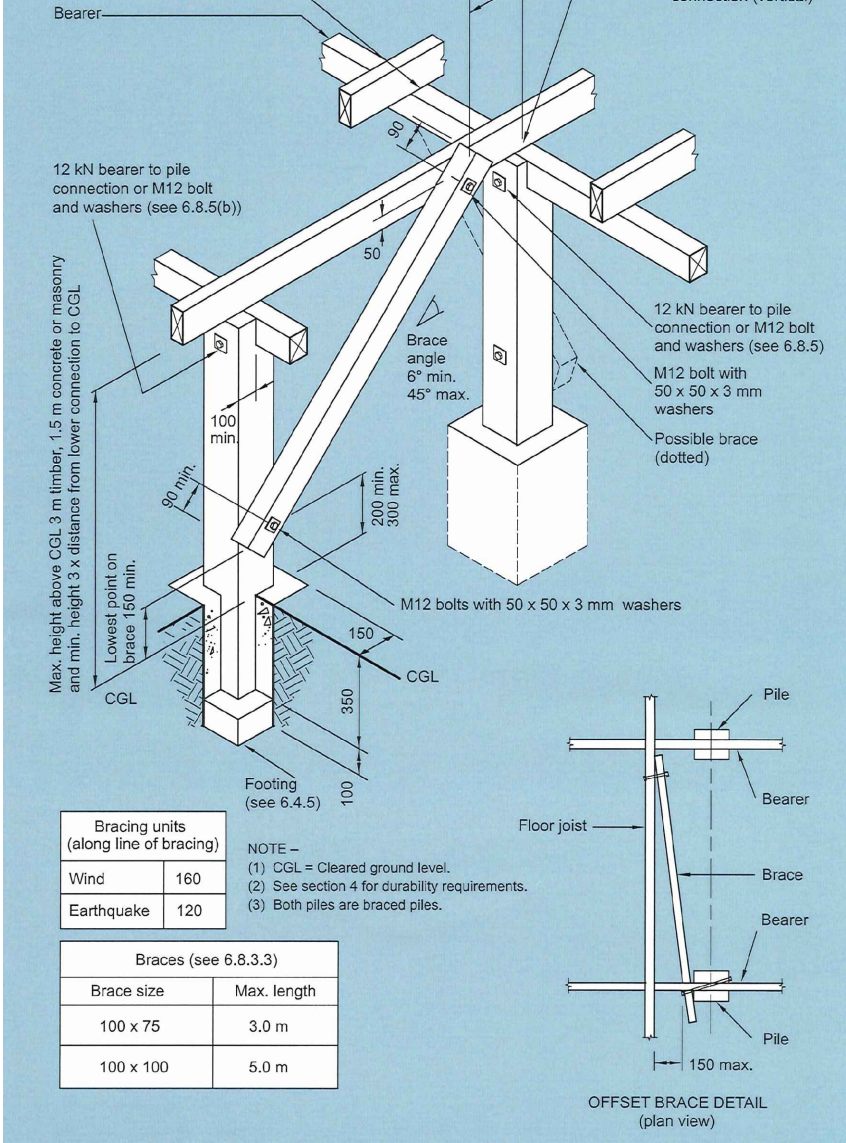


Ph. : (06) 769 5524
Mob : 027 2100 564
Email : paul@4sitedesign.co.nz
PO Box 589 495b Devon Street East
New Plymouth

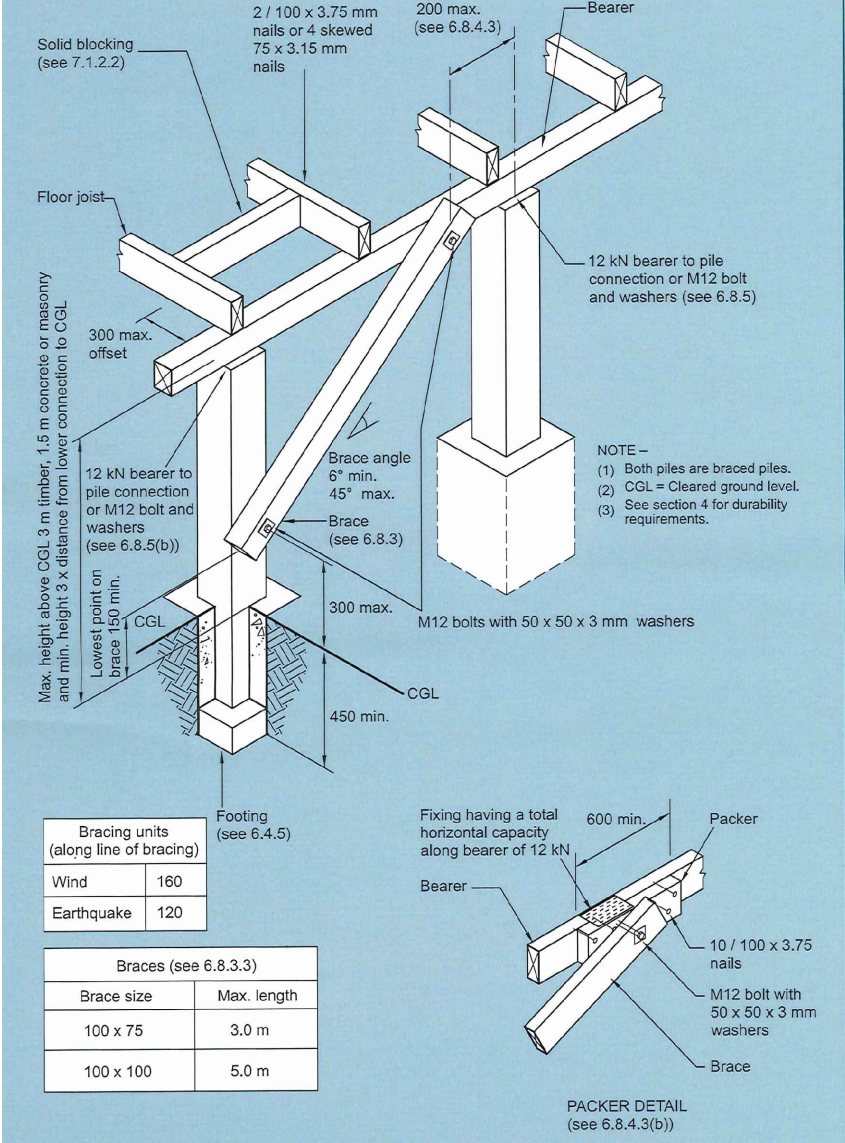
SCALE : 1:5
DRAWN : ME
CHECKED : -
DATE : September 2020
JOB No. : 4684 REVISION : C
SHEET No. : A6-5



BRACED PILE SYSTEM
Scale NTS



BRACED PILE SYSTEM
Scale NTS



BRACED PILE SYSTEM
Scale NTS

C	Consent Issue	16.09.20
B	Pricing Issue	26.06.20
A	Preliminary Issue	21.05.20

REVISION :

JOB TITLE :

New residential dwelling
Wright Residence
27 Donnelly Street
New Plymouth



Ph. : (06) 769 5524
Mob : 027 2100 564
Email : paul@4sitedesign.co.nz
PO Box 589 495b Devon Street East
New Plymouth

SCALE : NTS

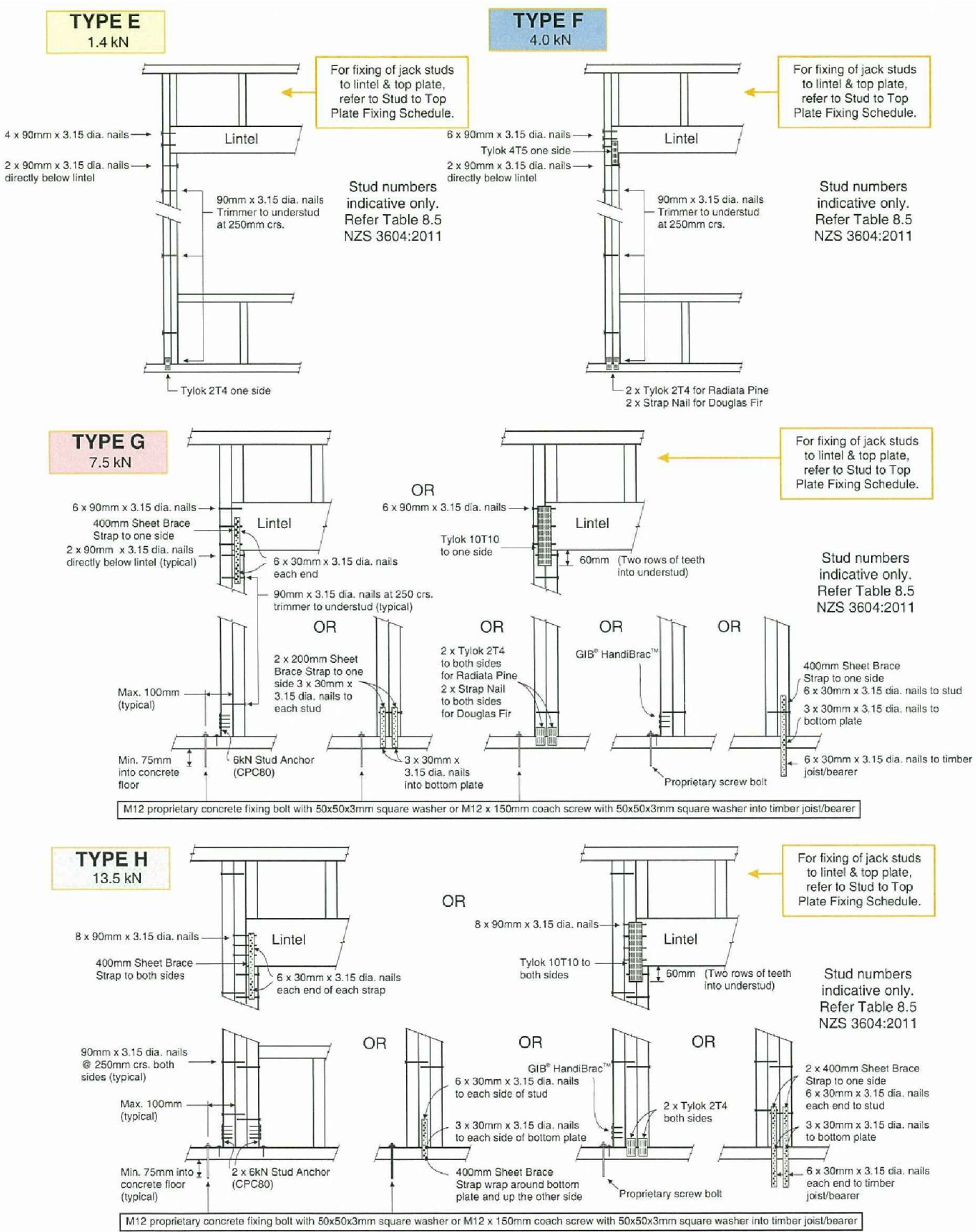
DRAWN : ME

CHECKED : -

DATE : September 2020

JOB No. : 4684 REVISION : C

SHEET No. : A6-6



LINTEL FIXING SHEET
Scale NTS

C	Consent Issue	16.09.20
B	Pricing Issue	26.06.20
A	Preliminary Issue	21.05.20

REVISION :

JOB TITLE :

New residential dwelling
Wright Residence
27 Donnelly Street
New Plymouth



Ph. : (06) 769 5524
Mob : 027 2100 564
Email : paul@4sitedesign.co.nz
PO Box 589 495b Devon Street East
New Plymouth

SCALE : NTS

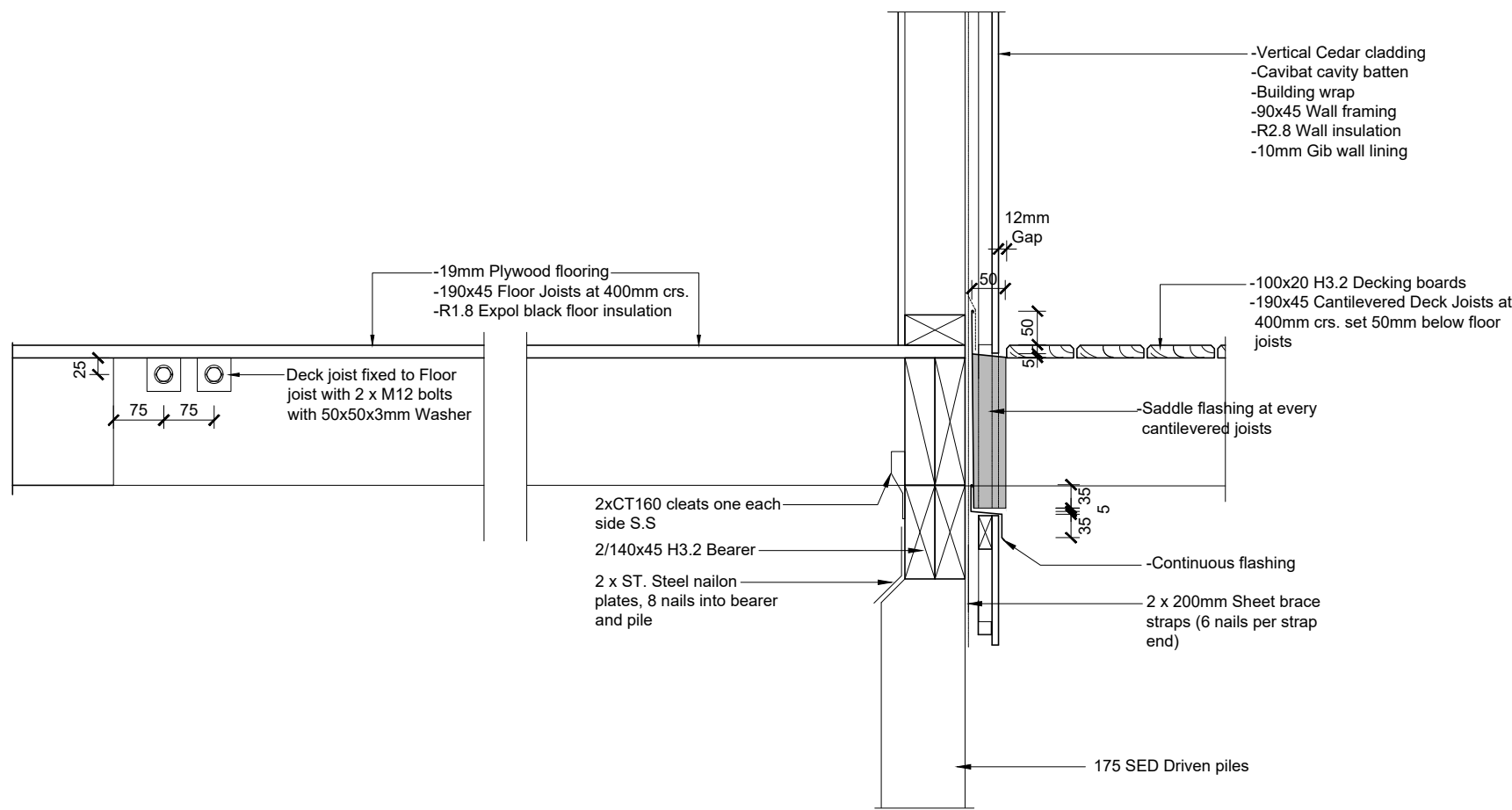
DRAWN : ME

CHECKED : -

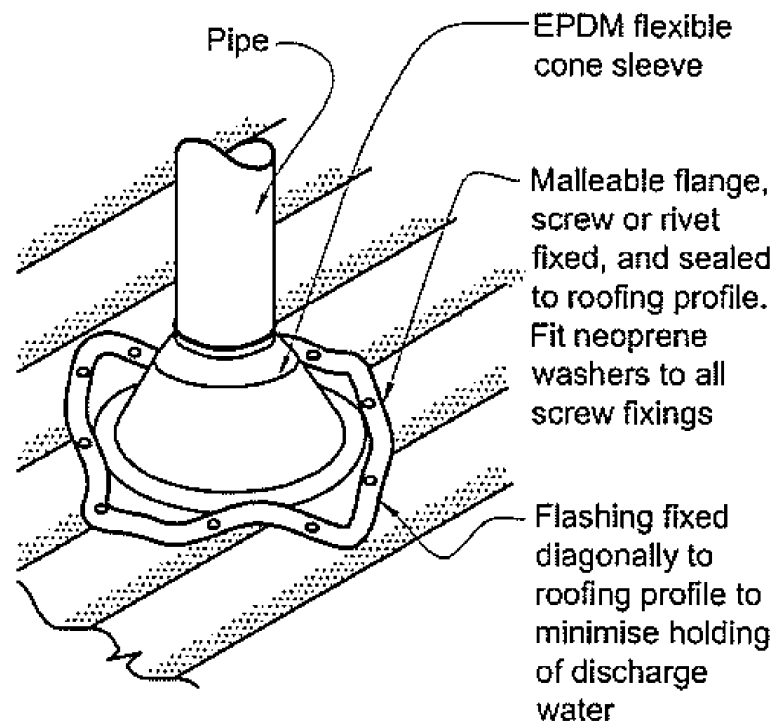
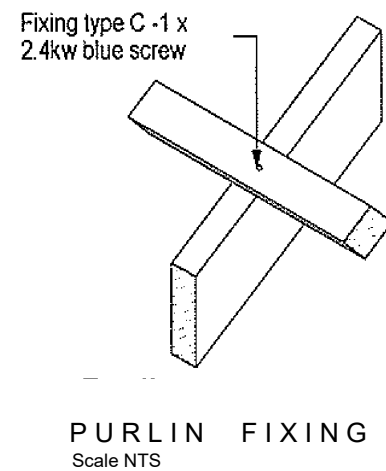
DATE : September 2020

JOB No. : 4684 REVISION : C

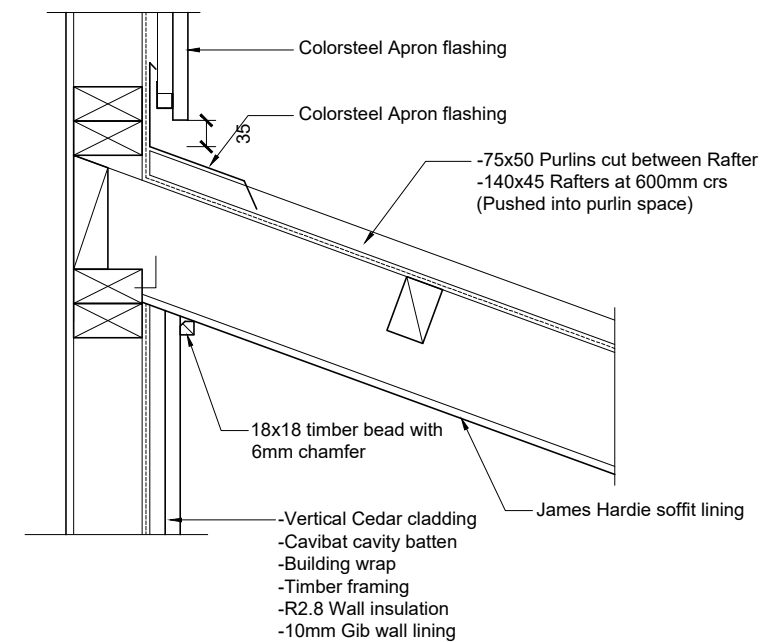
SHEET No. : A6-7



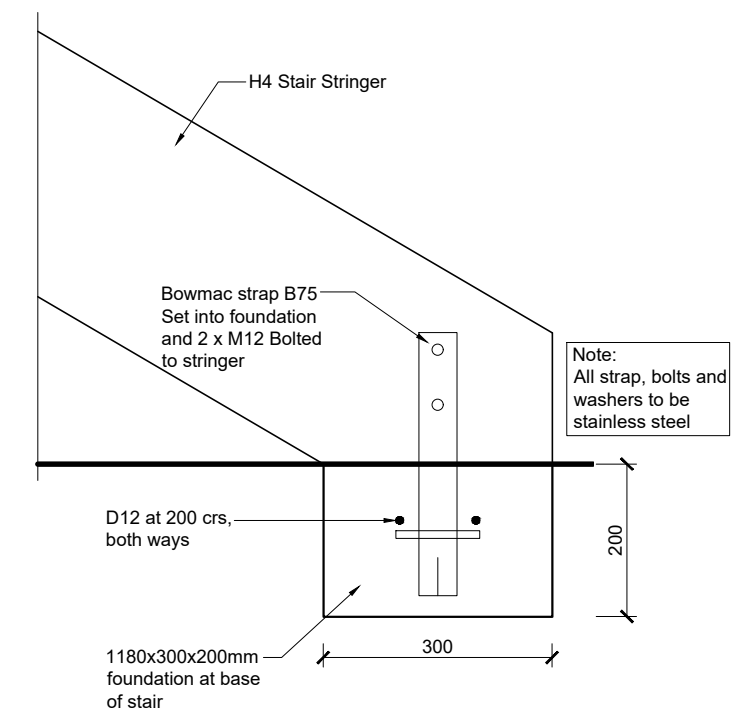
15 SADDLE FLASHING / CONNECTION DETAIL
Scale 1:10



ROOF PENETRATION DETAIL
Scale N/A



16 APRON FLASHING DETAIL
Scale 1:10



17 STAIR STRINGER BASE CONNECTION DETAIL
Scale 1:10

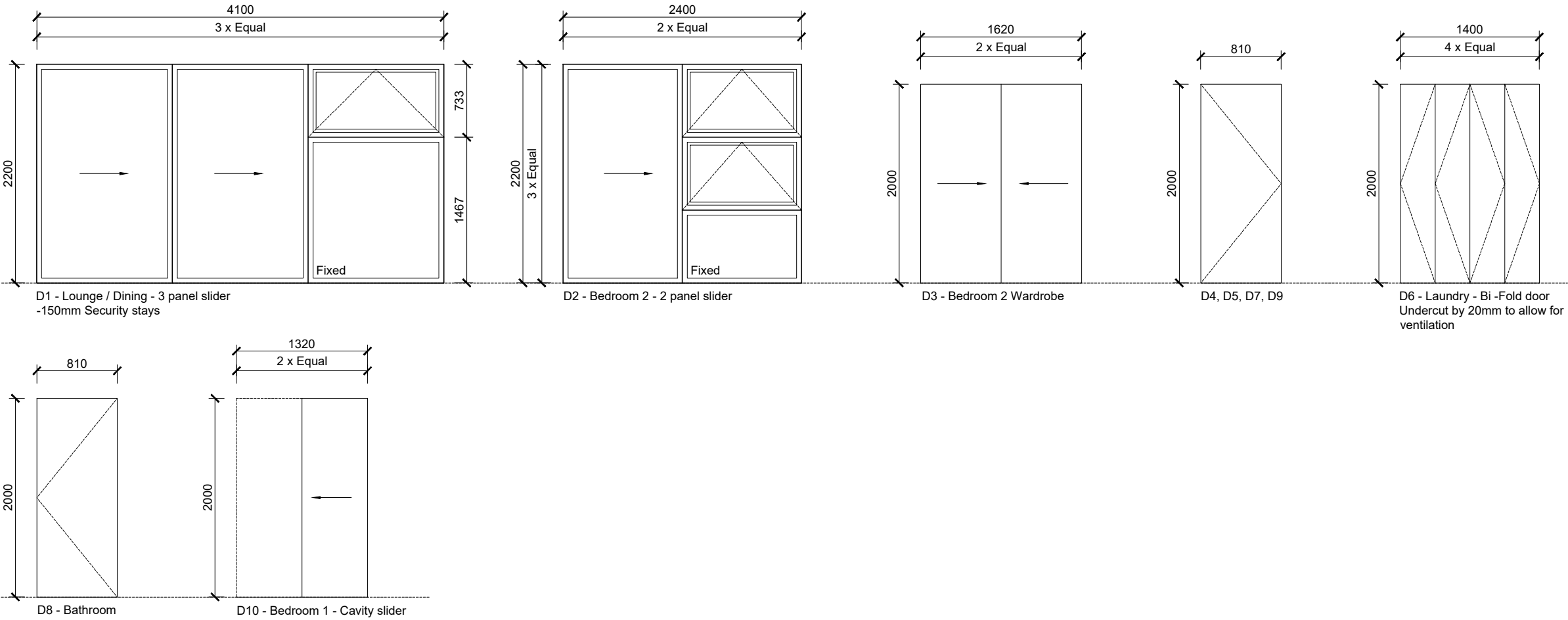
D	Sheet added	30.11.20
C	Consent Issue	16.09.20
B	Pricing Issue	26.06.20
A	Preliminary Issue	21.05.20

REVISION :
JOB TITLE :
New residential dwelling
Wright Residence
27 Donnelly Street
New Plymouth

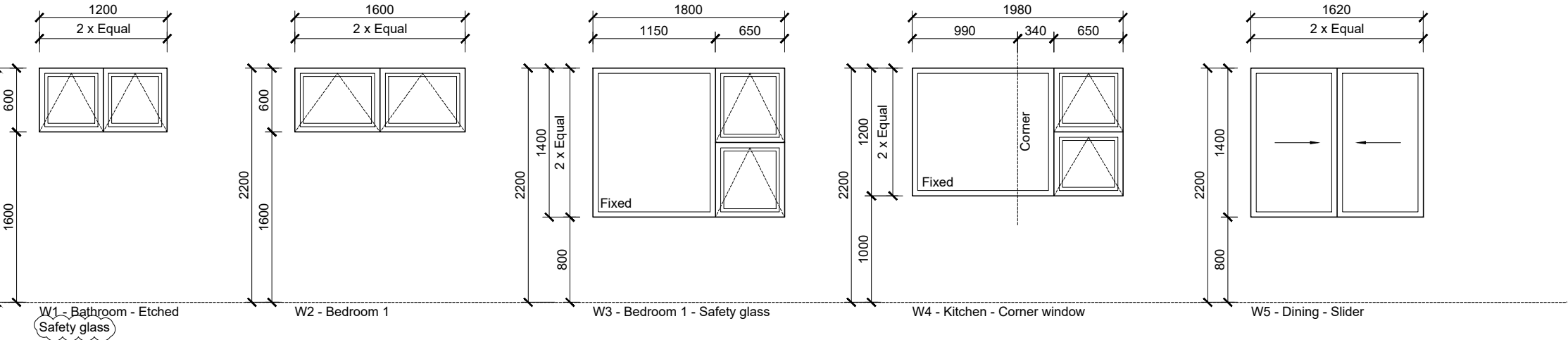


Ph. : (06) 769 5524
Mob : 027 2100 564
Email : paul@4sitedesign.co.nz
PO Box 589 495b Devon Street East
New Plymouth

SCALE : 1:20, 1:10
DRAWN : ME
CHECKED : -
DATE : September 2020
JOB No. : 4684 REVISION : D
SHEET No. : A6-8



DOOR SCHEDULE
Scale 1:50



WINDOW SCHEDULE
Scale 1:50

NOTE:

Aluminium windows and doors to comply Aluminium frame IGU clear glass approved specifications and guidelines

Exterior doors to be installed strictly with the manufacturers instructions and recommendations and good trade practice

Comply with NZS 3504, NZS 4211 and NZS 4223

Liase with owner on selected powder coating colour and glazing type

All windows & door glazing to be double glazed

All glass below 800mm to be safety glass as per NZS 4223 clause 6.

D	Safety glass	14.10.20
C	Consent Issue	16.09.20
B	Pricing Issue	26.06.20
A	Preliminary Issue	21.05.20

REVISION :

JOB TITLE :

New residential dwelling
Wright Residence
27 Donnelly Street
New Plymouth



Ph. : (06) 769 5524
Mob : 027 2100 564
Email : paul@4sitedesign.co.nz
PO Box 589 495b Devon Street East
New Plymouth

SCALE : 1:50

DRAWN : ME

CHECKED : -

DATE : September 2020

JOB No. : 4684 REVISION : C

SHEET No. :

A7-1