MACFARLANE STREET 83A LOT 2 DPS 81127 BC 1442/2000

NEW DWELLING & GARAGE

1/3

PLEASE ENSURE YOU MAKE AN APPOINTMENT

OFFICE USE ONLY AA

APPLICATION NUMBER: 1462/2000

~~PROPERTY ID:~~ 4332693

VALUATION No:

Hamilton City Council

CITY OF HAMILTON

See Note

APPLICATION

For a building consent or ☐
Project information memorandum or ☐
For building consent only ☐
(in accordance with project information memorandum # ☐ ✓)

Site

See Note

Project location: New Dwelling & Garage

Street Number 83A Street Name McFARLANE STREET

See Note

LOT(S) 2

SITE AREA 492.0 m²

DPS 81127

See Note

Intended life:
Indefinite but not less than 50 years ☑

Specified as ☐ years

See Note

PROJECT: floor area (m²)

New building ☑ 227.0

Alteration/addition ☐

Relocation ☐

Demolition ☐

Other

RECEIVED
30 JUN 2000
PLAN REVIEW

See Note

Description of work: 3BDRM + DBLE GARAGE.

See Note

Intended uses: FAMILY DWELLING

See Note

Estimated value (incl GST): $179,748.00

HAMILTON CITY COUNCIL
APPROVED
SUBJECT TO CONDITIONS
TO BE KEPT ON SITE

See Note

OWNER:

Name Barry Potter & Jenny Cox

Postal address 81A macFarlane st
Hamilton

Phone day: Jenny wk 8397060 night 8567394

Cellphone Barry 025905061 Fax

See Note

CONTACT (if not owner):

Name R S Lethbong Ltd

Postal address P O BOX 17014
Hamilton

Phone day: 8491598 night —

Cellphone 025926980 Fax 8492557

DECLARATION:
Signed for or on behalf of the owner

See Note

Print Name Jenny Cox Signature [signature] Date 29/6/00

Hamilton City Council
Municipal Offices, Garden Place, Private Bag 3010, Hamilton
Tel 07-838-6444. Fax 07-838-6684

Winners of 1996 Best Practice in Service Award

ISO 9002

See Note

FOR OFFICE USE ONLY

FEES PAYABLE:

Building Consent	$ 89
Project Information Memorandum	55
Code Compliance Certificate	35
BRANZ Levy	180
BIA Levy	117
Photocopying	
Microfilming	68
Structural Check	
External Consultants Check	
Crossing Administration	
Planning Bond	
Reserves Contribution (Residential)	
Reserves Contribution (Commercial)	
Water Main Connection	
Water Connection (A)	
Water Connection (B)	
Water Connection (C)	
Water Disconnection	
Backflow Device	
Backflow Inspect/Permit Fee	
Sanitary Connection	
Stormwater Connection	
Sanitary Disconnection	
Stormwater Disconnection	
CCTV Survey Sanitary	
CCTV Survey Stormwater	
Kerb & Channel Connection	
Cellar Indemnity	

Total Fees (including GST). $ 1294

BUILDER:

R. S. Lethbrog Ltd

Address: P O Box 17014
Hamilton

Fax 07 8492567

Phone - day: 07 8491598

- night —

Reg #

PLUMBER:

MURRAY TAYLOR.

Address:

Fax 847 7499

Phone - day: 8477499.

- night

Reg # 10676

DRAINLAYER:

MURRAY TAYLOR.

Address:

Fax 847 7499

Phone - day: 8477499.

- night

Reg # 10676

CONSENT ISSUE AUTHORITY:

Receipt # 405143. $1294.00

Date of issue 18/8/00

Authorised by

Date authorised

REFERRALS:

	Sent	Returned
Structural		

CONFIDENTIALITY

You have the option to request confidentiality for reasons of building security and copyright. Please ask the Building Review Officer you are dealing with for further information.

See Note

CORRESPONDENCE

I/we, the applicant, acknowledge that all correspondence is to be directed to:

- ☐ myself/ourselves
- ☐ my/our agent whose responsibility it is to forward all council documentation as received as appropriate.

WOP. —

Consent Reference: 1442/2000

Project Address: 83A Macfarlane Street

COMPLETED

Issue Date: 21 August 2000

Owner: BG Potter

Builder: R.S. Lethborg Ltd

wk (07) 849 1598

0274 926980

Description of Work: Three Bedroom Dwelling and Attached Garage

Property Reference: Lot 2 DP S81127

COMPLETED

BUILDING INSPECTIONS	SIGN	APPROVED YES	APPROVED NO	DATE
Siting	WGM	✓		18/8/00
Foundation	WGM	✓		18/8/00
Bond Beam	WGM	✓		22/8/00
Concrete Floor	[illegible]	✓		24/8/00
Tilt Slab				
Prelining	WGM	✓		9.11.00
Fire protection				
Crossing				
Crossing Final	Anw	✓		18.03.03
Other				

PLUMBING & DRAINAGE INSPECTIONS	SIGN	APPROVED YES	APPROVED NO	DATE
Concrete Floor	[illegible]	✓		24/8/00
Prelining	[illegible]	✓		8/11/00
Waste & Soil	[illegible]	✓		8/11/00
Foulwater	[illegible]	✓		18-12-00
Stormwater	[illegible]	✓		18-12-00
Chimney/Heater				
Other				

PRODUCER STATEMENT	REQUESTED	RECEIVED
Driven Piles CLADDING 18/03/03	✓	
Engineers		
Automatic Sprinklers		
Fire Alarm		
Emergency Lighting		
Lifts, Escalators		
Mechanical Ventilation		

PRODUCER STATEMENT	REQUESTED	RECEIVED
Pressure Test STACK	✓	✓
As Laid Drainage Plan		✓
Back Flow Prevention Device		

DRAINLAYER: Philip Thorpe

PLUMBER: J. Powell 13531

COMPLETION	SIGN	DATE
	G Gorana [illegible]	18-03-03

PLUMBER J POWELL 13531

INTERIM CODE COMPLIANCE CERT. ISSUED	YES	NO

COMPLETION	SIGN	DATE
	WGMartin Anw	18/3/03

COMMENTS: CCC Plumbing PRESSURE TEST P.ST. INCORRECT FIXTUB TO WALL. A.Mc

COMMENTS:

NOTE "CLADDING MOVEMENT" 30/04/02. A.Mc

HANDRAIL BALLUSTER DETAIL TO CLADDING TO MAKE GOOD. 18/03/03. AWC

WOP DONE 02/03/04 Anw

BC 1/1 (3 Aug 2000)

Hamilton City Council
Te kaunihera o Kirikiriroa

Private Bag 3010
Hamilton
New Zealand

Phone 07 838 6699
Fax 07 838 6599

info@hcc.govt.nz
www.hcc.govt.nz

Code Compliance Certificate
No 2000/1442
Section 35, Building Act 1991

Issued by Hamilton City Council
Building Consent ref: 2000/1442
Historic ref: 1442/2000

Date: 2 March 2004

Applicant: Barry Graham Potter
Mailing Address: 81 A Macfarlane Street
HAMILTON 2001

Application Lodged: 30/06/2000

Project:
Application Description: Three Bedroom Dwelling and Attached Garage
Intended Use: Detached Dwelling - Live As A Family
Work Type: New Construction
Intended Life: >50 years
Value of Work: $179748

Property:
Address: 83A Macfarlane Street HAMILTON 2001
Property Reference: LOT: 2 DP: S81127

This is:

(X) A final code compliance certificate issued in respect of the building work under the above building consent.

( ) An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.

( ) This Certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No. 2000/**1442**"(being this certificate)

Signed for and on behalf of the Hamilton City Council: plate

PETER MARTENS
NZCI
Name: .....BUILDING INSPECTOR..... 3/3/2004
CO-ORDINATOR
Position: Authorised Officer

Building Control Unit

Building

CONSENT COPY

FORM 8

NOTICE TO RECTIFY BUILDING WORK NO: RN/ 0622

Section 42, Building Act 1991

ISSUED BY HAMILTON CITY COUNCIL

TO: R S LETHBORG & B POTTER
(owner or person to whom building consent, if any, was issued).

and R S LETHBORG
(any person undertaking the building work described below).

BUILDING CONSENT NO: 1442/2000 (if any)

(Insert a cross in each applicable box. Attach relevant documents.)

PROJECT

New or relocated building [X]

Alteration [ ]

Intended use(s) (in detail): 3 Bedroom Dwelling & attached garage

Intended Life:

Indefinite, but not less than 50 years [ ]

Specified as.....years

Demolition [ ]

Being stage.....of an intended.....stages

PROJECT LOCATION

Street Address: 83A MACFARLANE STREET

HAMILTON

LEGAL DESCRIPTION

Property Number.

Valuation Roll Number.

Lot: 2 DP. S81127

Section: Block:

Survey District.

You are hereby notified to rectify building work on the project described above that was not done in accordance with the Building Act 1991 or the building code, as detailed in the attached one page(s) headed "Particulars of Contravention".

[ ] You are also notifed that building work, except for work necessary to properly secure and protect the building and to keep the site in a safe condition, is to cease forthwith on:

[ ] The entire project

[ ] That part of the project specified in area below is not to be resumed without the written approval of the council.

Signed for and on behalf of the Council:

Name: A McCABE Position: BUILDING INSPECTOR Date 4 November 2003

Contact 021 775612

PARTICULARS OF CONTRAVENTION

NOTICE TO RECTIFY BUILDING WORK NUMBER: RN/0622

BUILDING CONSENT NO: 1442/2000

PROJECT LOCATION	**LEGAL DESCRIPTION**
STREET ADDRESS: 83A MACFARLANE STREET HAMILTON	LOT: 2 DPS 81127

1. Deck stairs and handrail structures incorrectly fixed to house.
2. Cladding cracking at external corner to office.

SIGNED FOR AND ON BEHALF OF HAMILTON CITY COUNCIL:

.....

NAME: ANDREW McCABE
POSITION: BUILDING INSPECTOR

DATE: 4 November 2003

Form 8a
Version 1
04.10.94

A. McCABE

JOYCE
GROUP LTD

3 February 2004

RECEIVED
- 4 FEB 2004
HAMILTON CITY COUNCIL

Lethborg Homes
PO Box 17014
HAMILTON
Attn: Rex

Dear Rex

Re: General Inspection, 81a McFarlane Street, Hamilton

1.00 As requested a further inspection has been carried out to the above dwelling, the first being 28 March 2003, the second 2 February 2004.

1.01 Outstanding items were to correct the balustrade fixing wall to balustrade.

1.02 The two storey property viewed is of standard timber framed construction clad in brick veneer to the lower storey with Harditex with texture coating aluminium joinery with a metal roof.

1.03 The cladding system overlaps the brick work giving from a visual inspection an adequate drip line.

1.04 Aluminium head flashings can be observed with adequate overhangs to the edge of the windows.

1.05 It was noted there were no obvious movement cracks of sheet joins or texture coating system around the building.

1.06 Repairs and alterations have been carried out to give a separation between the vertical balustrade and wall lining.

1.07 Regular maintenance is required to meet the stated durability in the New Zealand Building Code. Maintenance also has an effect on system performance, therefore it must be shown that regular maintenance has been carried out for product warranties to be upheld.
Maintenance Definition

- A regular check every 12 months to confirm there is no deterioration of any component.
- Wash down of the painted surfaces every 12 months.
- Recoating of painted surfaces every 7-12 years.

1.08 On the previous inspection with the use of a Protimeter Survey Master (moisture meter) in audio mode no moisture was indicated in and around doors and windows where tested.

It is the writer's opinion and from on site visual inspections with the repairs carried out and the Hamilton City Council has inspected and approved all other inspections it would be reasonable grounds for a Code of Compliance to be issued.

c.c. Andrew McCabe, H.C.C.

Arthur Coffey MZICW, RMBOINZ
JOYCE GROUP LIMITED

PROJECT MANAGERS
ARCHITECTS
ENGINEERS
BUILDING CONSULTANTS
REGISTERED IQP'S

3RD FLOOR, FEDERATED
FARMERS BUILDING
169 LONDON STREET
P.O. BOX 74 HAMILTON
NEW ZEALAND
TEL. 0064-7-839 3940
FAX. 0064-7-838 3316
EMAIL: joyce.hn@xtra.co.nz

OFFICES: AUCKLAND
HAMILTON, WELLINGTON
PALMERSTON NORTH
CHRISTCHURCH

JOYCE
GROUP LTD

Lethborg Homes
1050 Te Rapa Road
HAMILTON
Atten: Rex

07 October 2003

RE: 81a Mc Farlane Street, Consent No 1442/2000

Dear Rex,

As requested this letter is to confirm that an inspection was carried out in relation to the above building consent 1442/2000 on Monday 31 March 2003. With the use of a Protimeter Moisture Meter no moisture was indicated in and around the exterior doors and windows.

The questions raised at the time of the fixing of the deck to the dwelling and it is my understanding that has been accepted by the Hamilton City Council.

Please contact the writer if you require further information.

Arthur Coffey
JOYCE GROUP LIMITED

Copy to Hamilton City Council Atten: Andrew McAbe

RECEIVED
- 9 OCT 2003
HAMILTON CITY COUNCIL

PROJECT MANAGERS
ARCHITECTS
ENGINEERS
BUILDING CONSULTANTS
REGISTERED IQP'S

3rd Floor, Federated Farmers Building
169 London Street
HAMILTON

PO Box 74
HAMILTON

PH:64-7-839- 3940

FAX:64-7-838-3316

email:
joyce.hn@xtra.co.nz

OFFICES:
AUCKLAND
HAMILTON
WELLINGTON
PALMERSTON NORTH
CHRISTCHURCH

BUILDING

Hamilton City Council
Te kaunihera o Kirikiriroa

Private Bag 3010
Hamilton
New Zealand

Phone 07 838 6699
www.hcc.govt.nz

PRODUCER STATEMENT

PLUMBING SYSTEM PRESSURE TEST

Owner: Barry Potter

Property Address: 83A McFarlane St.

Lot: 2 DPS: 81127 Consent No: 1442/2000

To The Hamilton City Council:

Please be advised that our company Jeremy Powell Plumbing

Has completed a pressure test on the plumbing system in the building at the above address. We certify that the system was tested to 1500kpa for a period of 30 minutes. This test was conducted in accordance with manufacturer recommendations and complies with the pressure testing provisions of the New Zealand Building Code and Approved Solution G12 AS1 and AS/NZS3500.1.2 as appropriate.

We advise that we have current public liability insurance to the value of at least $500,000 and have approved quality control measures for recording purposes in place.

We understand that the Hamilton City Council will conduct random audits of our work where a producer statement has been used. If a workmanship or technical fault is detected from these audits then we undertake to carry out all appropriate remedial work as agreed is necessary by both parties in the particular circumstances.

Issued By: Jeremy Powell

Address: 35 A HOBSON ST

Contact Phone Number: 027 260 2008

Signature:

Date: 27/11/2002 Registration Number: 13581

BC1/6e Version 1-15 September 1999

Hamilton City Council
Te kaunihera o Kirikiriroa
PH: (07) 838 6444

CODE COMPLIANCE CERTIFICATE PLUMBING

BUILDING CHECKLIST

PROPERTY ADDRESS: 83 A Macfarlane Street

LOT: _____ DP/S: _____ CONSENT NO: 1442/2000

- [ ] Approved Building Consent documents on site
- [✓] Check street number on letter box
- [✓] Ensure plumbers and drainlayers name are recorded
- [✓] As-laid drainage plan on request
- [X] Pressure test Producer Statement if required
- [✓] Relevant inspections have been called for
- [✓] ~~If cross lease/subdivision ensure all~~ drainage requirements have been met
- [✓] ~~Trade waste application approved if~~ applicable
- [✓] Gully dishes correct height
- [✓] Ensure overflow gully minimum 150mm below lowest fixture
- [✓] Waste pipes sealed at point of entry into rear of gully dishes as per G13
- [✓] Terminal vent position, flashings, cowls fitted
- [✓] Downpipes clipped and connected to stormwater drainage
- [✓] ~~If timber floor check wastepipe~~ clipping complies
- [✓] ~~Novaflow drainage is~~ through sump
- [✓] Site drainage
- [✓] Stormwater to correct outfall
- [✓] Valves, fixings of external cylinder

- [✓] Drain and expansion valve drains have been installed and Conveyed to the exterior
- [✓] ~~All wastes~~ are vented if greater than 3.5m and have acceptable falls
- [ ] General workmanship of all flashings and roof penetrations
- [✓] ~~Back flow~~ prevention devices where required
- [✓] ~~Septic tank installation~~ has been installed as per engineers report

INTERIOR

- [✓] Water hammer
- [✓] Toilet cisterns screwed to wall securely
- [✓] ~~Hot water~~ cylinder for correct type and position of valves and seismic restraints provided
- [✓] ~~Cylinder safe tray if required~~
- [✓] ~~Cylinder drain/valve~~ pipes
- [✓] Terminal vents continuous in ceiling space
- [✓] Position of vent valves
- [✓] Insulation of pipes in ceiling space
- [✓] Traps fitted and holding seals
- [✓] Venting required to waste or soil pipes is correctly installed
- [X] Tub fixed in position
- [✓] Water temperature = 48°C Celsius

COMMENTS: PRESSURE TEST PRODUCER STATEMENT REQUIRED
FIX TUB TO WALL.

[ ] Further Inspection Required [✓] Approved

Inspector [signature] Date 30/04/00

CODE COMPLIANCE CERTIFICATE PLUMBING

Builders Copy - White Owners Copy - Pink File Copy - Blue

BC-CCCP01 06/12/01

Brebner Print

BUILDING CHECKLIST
PRELINE PLUMBING

PROPERTY ADDRESS: 83a McFarlane St

LOT: 2 **DP/S:** 81127 **CONSENT NO:** 1442/2000

- Approved Building Consent documents on site ☑
- Check conditions ☑
- Check street number on letter box ☑
- Request plumbers and drainlayers names ☑
- Approved type of pipe/identification ☑
- Support of pipework ☑
- Both services on pressure test ☑
- Or request pressure test producer statement ☑
- Position of hot water cylinder, sludge and relief drains ☑
- Fire hose reel pipework in copper only ☑
- Soil and waste pipework ☑
- Top plate connectors ☑
- Check pipes are protected from frost damage ☑

COMMENTS

INSPECTOR: DL **DATE:** 8/11/00

BC2/2F
VERSION 2
14/06/00

Building Consent No: 1442/2000
Section 35, Building Act 1991
Issued by Hamilton City Council

Hamilton City Council
Te kaunihera o Kirikiriroa

Private Bag 3010
Hamilton
New Zealand

Phone 07 838 6699
www.hcc.govt.nz

Date:	17 July 2000
Applicant:	BG Potter
Mailing Address:	81A Macfarlane Street Hamilton
Application Lodged	3 July 2000
Project:	
Application Description	Three Bedroom Dwelling and Attached Garage
Intended Use:	S H Detached Dwelling - People Live As A Family
Work Type:	New Construction
Intended Life:	>50 years
Value of Work:	$ 179,748.00
Property:	
Address:	83A Macfarlane Street Hamilton 2001
Property Reference:	Lot 2 DP S81127 Vnz No 04120-046-00

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in Building Consent: **1442/2000**

Signed for and on behalf of the Hamilton City Council:

Name: 17.7.00

Position: Authorised Officer
Building Control Unit

Building

Hamilton City Council
Te kaunihera o Kirikiriroa

Private Bag 3010
Hamilton
New Zealand

Phone 07 838 6699
www.hcc.govt.nz

17 July, 2000

R.S. Lethborg Ltd
P O Box 17014
HAMILTON
2001

Dear Sir/Madam

Condition Number: 1442/2000
Project: Three Bedroom Dwelling and Attached Garage
Project Address: 83A Macfarlane Street
Hamilton 2001

Thank you for the application for building consent. We are pleased to advise that this consent has been processed and is now ready for collection.

Your next steps are:

1. Please arrange for the payment and collection of the consent documents (If this has been pre-paid, then these will be sent to you). Please bring your invoice in with you when you pay. Your approved documentation must be kept on site for the building inspector to view.

2. Read carefully the Project Information Memorandum comments on page 2 of this letter. This information may be important to you during the construction process.

3. This Building Consent is issued subject to the conditions outlined on page 3. In particular please note the requirements for inspections. The phone number to arrange inspections is **838 6677** available from 8:00 am to 11:00 pm.

4. Your final step after the completion of the project, is to apply for the issue of a Code Compliance Certificate. Please fill out the "**Advise of Completion of Building Work**" form attached and we will contact you to arrange a suitable time. We have found that many people do not complete this last task with the result that legal difficulties can arise at the time of sale or with insurance companies.
   It is also a legal requirement of the Building Act, therefore the keeping and processing of the Advise of Completion is very important to both yourself and Council.

Good luck with your building project and we look forward to our staff assisting you with this and any future building work.

Yours faithfully

Mr AC Arcus
Hamilton City Council
Private Bag 3010
HAMILTON
(07) 838 6681

PART A

Building Consent Ref: 1442/2000

Project Information Memorandum Comments

Planning

Legal Description:	
-	Lot 2 DPS 81127
Zone:	
Transitional Pl	Residential Medium
Proposed Plan	Residential
Area:	
-	- n/a
Overlay:	
-	- n/a
Designation:	
-	- n/a
Underlying Zone:	
-	- n/a
Activity Type:	
Comment	Dispensation
Resource Consent:	
Comment	Approved
Applicant contacted:	
-	- n/a
Comments:	
Comment	Conditions of Consent 37/1/1796 apply on a continual basis.

Building

Please ensure boundary pegs and boundary lines are clearly defined to check siting of building.
All work to comply with the New Zealand Building Code.
Wind zone is rated as low.
The Earthquake Zone for your area is designated as B.

Private Plumbing & Drainage

All foulwater and stormwater drains to be laid in accordance with the New Zealand Building Code Documents E1 and/or G13 and/or AS/NZS 3500.
Please ensure compliance with G10 and H1 of the Building Code Hot Water Supplies.

Public Drainage

All services provided within the subdivision.

PART B

BUILDING CONSENT CONDITIONS

Building

- Please quote building consent number when requesting an inspection.
- A foundation/siting inspection required. Please provide 48 hours notice
- A bond beam inspection required. Please provide 24 hours notice.
- A pre-concrete floor inspection required. Please provide 24 hours notice.
- A pre-lining inspection required. Please provide 24 hours notice.
- Measurements from boundary to building, on site plan, are to be taken from the edge of the guttering system for internal gutters, and the facia board for external guttering systems.
- Completion inspection required prior to issue of interim or final code compliance certificate. Please make application on the appropriate form, that is included in Building Consent.
- Ground levels to comply with NZS 3604 appendix E 0.1.
- Laundry door to be provided with a hold open device to serve as ventilation.
- 300 x 100 ganglam beam to span 3.65 max.

Private Plumbing & Drainage

- Inspection of foulwater drains required. Please provide 24 hours notice.
- Inspection of stormwater drains required. Please provide 24 hours notice.
- Preline inspection of Plumbing Installation required. Please provide 24 hours notice.
- Prefloor inspection of Plumbing and Soil Waste system required. Please provide 24 hours notice.

Important Notes:

1. **If the work has not commenced within 6 months or if there is a lack of reasonable progress within 12 months then your building consent may lapse.**

2. **The Project Information Memorandum lapses if a building Consent for the work concerned has not been issued within 24 months after the date of the issue of the Project information Memorandum.**

3. **Please check with your local Network Utilities Operator as to where your services are located, i.e. Telecom, Wel Energy and the Gas Centre.**

Building

Hamilton City Council
Te kaunihera o Kirikiriroa

Private Bag 3010
Hamilton
New Zealand

Phone 07 838 6699
www.hcc.govt.nz

10 July, 2000

R.S. Lethborg Ltd
P O Box 17014
HAMILTON
2001

Dear Sir/Madam

Building Consent / Project Information Memorandum (PIM) Application Number 1442/2000, For The Proposed Construction Of A Three Bedroom Dwelling and Attached Garage, At 83A Macfarlane Street, Hamilton 2001.

Request For Further Information

In reference to the above application, further processing can only be carried out when the following information is supplied in duplicate or amended on the plans held at Council. If you have any problems or queries please contact the under signed.

PLEASE NOTE: If you do respond as requested within 1 month from the date of this notice your application will be cancelled and your application returned to you.

Building
Please provide engineers calculations and producer statement for beam in garage.

Yours faithfully

Mr AC Arcus
Hamilton City Council
Private Bag 3010
HAMILTON
(07) 838 6681

BUILDING CONSENT / PIM SHEET / CONSENT NO_____/2000

YES	NO		w/hel	Issue
HEALTH				
☐	☑	contaminated site		7/6
ROADS AND TRAFFIC				7/6
WATER				
☐	☐	water connection		
☐	☐	water disconnection		
☐	☐	backflow device		
	☐	green sheet sent		

Services provided

DRAINAGE				
☐	☐	TV Required		
☐	☐	drainage contacted		
		Connections		
☐	☐	foulwater		
☐	☐	stormwater		
☐	☐	Green sheet sent		
		Disconnections		
☐	☐	foulwater		
☐	☐	stormwater		
	☐	green sheet sent		
☐	☐	K & C connection		
	☐	green sheet sent		

Services provide on site

PLUMBING				
		20,21		
		16,17,18,19		7/6
BUILDING				
☐	☑	soils checked		
☐	☐	account invoices sent to finance		

B/H Please provide details of engineer beam to garage — 16/6 — 13/6

- laundry door to be provided with hold open device to serve as ventilation

BC1/2 Version 7 21/02/00

- 300 x 50 gang-nail L span 3.65m

PG 28/4
Version February 2000

PLANNING GUIDANCE UNIT
PROJECT INFORMATION MEMORANDUM (PIM)
(BUILDING ACT 1991)

PIM No : _____ Map No : T23.
Site Address :
Applicant :
Proposal :

Zoning	Transitional District Plan	Proposed District Plan
Zone	RES.	RES. MED.
Area		
Overlay		
Designation		
Underlying Zoning		

Resource Consent	Required	Not required	Currently being processed	Approved

Applicant contacted	Yes	No	Not applicable

Comments:

37/1/1796 APPLIES CONTINUALLY

PER PLANNING GUIDANCE UNIT

WITHHELD	DATE	ISSUE	DATE
		STEPH	03/07/00.

SEARCH

LT69

Reference:
Prior CT. 63B/909
Document No.: B499258.3

22 MAY 2000 REGISTER COPY

66A/21

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 27th day of August One Thousand Nine Hundred and Ninety Eight under the seal of the District Land Registrar of the Land Registration District of SOUTH AUCKLAND

WITNESSETH that LUCY FLORENCE SIMPSON as to a 9/10 share and JANE SIMPSON as to a 1/10 share are seised of an estate in fee simple (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 492 square metres, more or less being LOT 2 DEPOSITED PLAN S 81127

for District Land Registrar

The within land has no frontage to a legal road.

B499258.4 Easement certificate affecting Lots on DPS 81127

NATURE	SERVIENT LAND	DOMINANT LAND
Right of way, sewage, gas, electricity, telephone, stormwater & water	1-A CT 66A/20	2
"	4-B & D CT 66A/23	2
"	3-E CT 66A/22	2
"	2-F	3

The above easements will be subject to Section 243(a) Resource Management Act 1991when created - 27.8.1998 at 3.20

For DLR

B508576.4 Easement Certificate affecting Lots on DPS82915

NATURE	SERVIENT LAND	DOMINANT LAND
Right of Way and Sewage	2 DPS81127 marked A DPS82915	2 CT 65D/253

The above easements will be subject to Section 243(a) Resource Management Act 1991 when created - produced 22.10.1998 at 12.27 and entered 4.11.1998 at 9.00

for DLR

B525390.1 Transfer to Barry Graham Potter - 4.2.1999 at 1.03

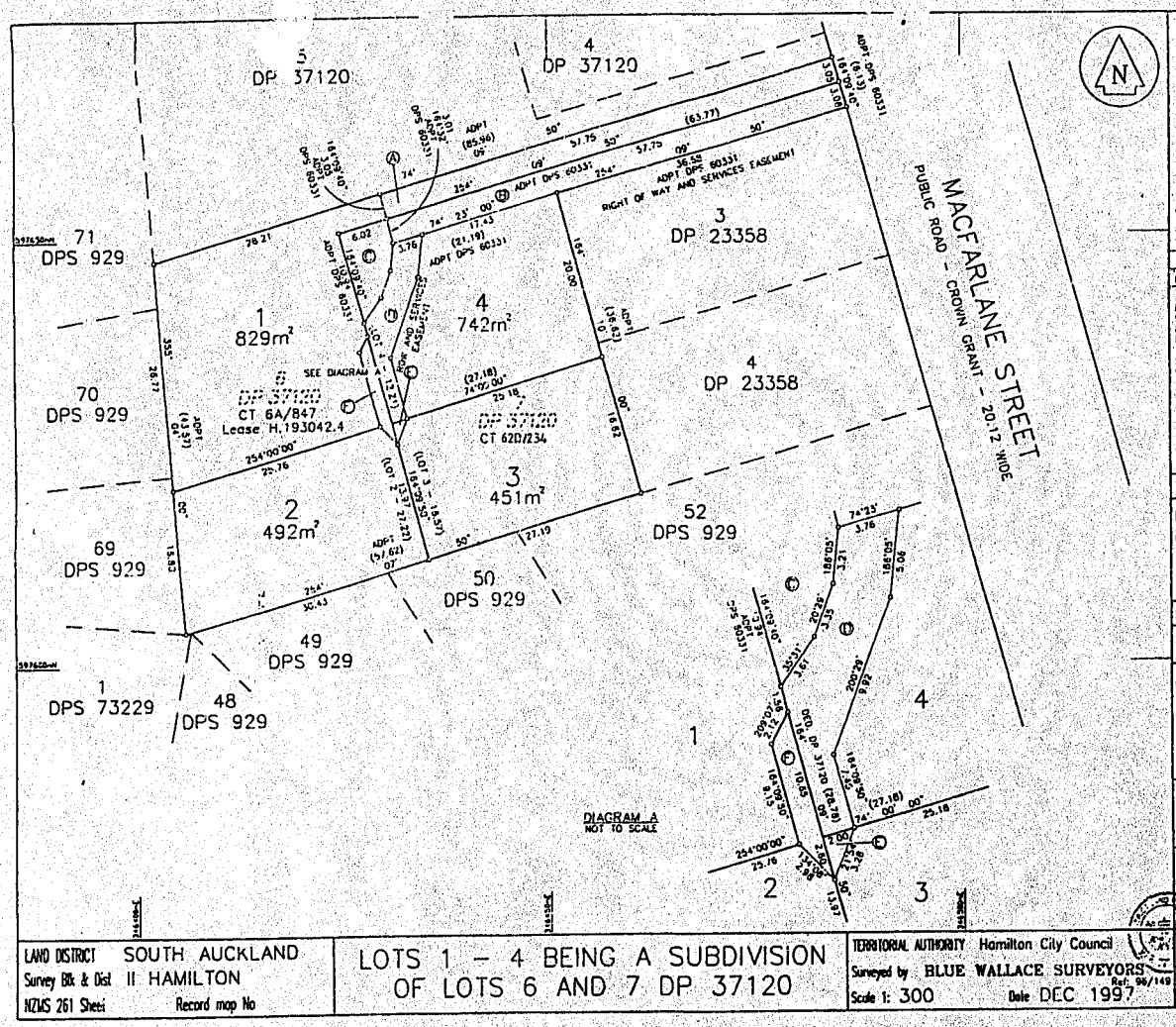
for RGL

B573158.2 Mortgage to ASB Bank Limited - 18.10.1999 at 3.49

for RGL

HAMILTON CITY COUNCIL
APPROVED
SUBJECT TO CONDITIONS
TO BE KEPT ON SITE

66A/21



Approvals

REGISTERED OWNER

Approved pursuant to section 223 of the Resource Management Act 1991 on the ...day of ...March... 1998. Subject to the granting or reserving of the Easements set out in the Memorandum hereon.

The Common Seal of the Hamilton City Council is affixed hereto in the presence of:

Planning Guidance Manager

4/3/1998

THE COMMON SEAL OF THE HAMILTON CITY COUNCIL WAS AFFIXED HERE

MEMORANDUM OF EASEMENTS

PURPOSE	SERV. TENE.	SHOWN	DOM. TENE.
RIGHT OF WAY SEWAGE GAS ELECTRICITY TELEPHONE STORMWATER WATER	LOT 1 HEREON	A	LOT 2,3,4 HEREON & DP 37120
	LOT 4 HEREON	B	LOT 1,3,2 HEREON & DP 37120
	LOT 4 HEREON	C	LOT 1 HEREON
	LOT 4 HEREON	D	LOT 2,3 HEREON
	LOT 3 HEREON	E	LOT 2 HEREON
	LOT 2 HEREON	F	LOT 3 HEREON

NEW CT's ALLOCATED

LOT 1 – 66A/20
LOT 2 – 66A/21
LOT 3 – 66A/22
LOT 4 – 66A/23

Total Area 2514m²

Comprised in CT 6A/847 (PT) lease H193042.4, CT620/234 (ALL)

I MURRAY PATRICK WALLACE OF HAMILTON Registered Surveyor and holder of an annual practising certificate for year ending 31st of a registered surveyor pursuant to section 23 of the Survey Act 1986 hereby certify that this plan has been issued from survey carried out by me or under my supervision, and such 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 HAMILTON this 12th day of MARCH 19 98 Signature

Field Book # Traverse Book #

Reference Plans DP 37120, DPS 60331, DPS 929

Examined Correct

Approved as to Survey

27/5/98 Dep Chief Surveyor

Deposited this 27th day of AUGUST 1998

District Land Registrar

File Reference 9-4-99 Instructions

DPS 81127

LAND DISTRICT SOUTH AUCKLAND Survey Blk & Dist II HAMILTON NZMS 261 Sheet Record map No	LOTS 1 – 4 BEING A SUBDIVISION OF LOTS 6 AND 7 DP 37120	TERRITORIAL AUTHORITY Hamilton City Council Surveyed by BLUE WALLACE SURVEYORS Ref. 96/149 Scale 1: 300 Date DEC 1997

699/21

HAMILTON CITY COUNCIL

As Laid Drainage Plan

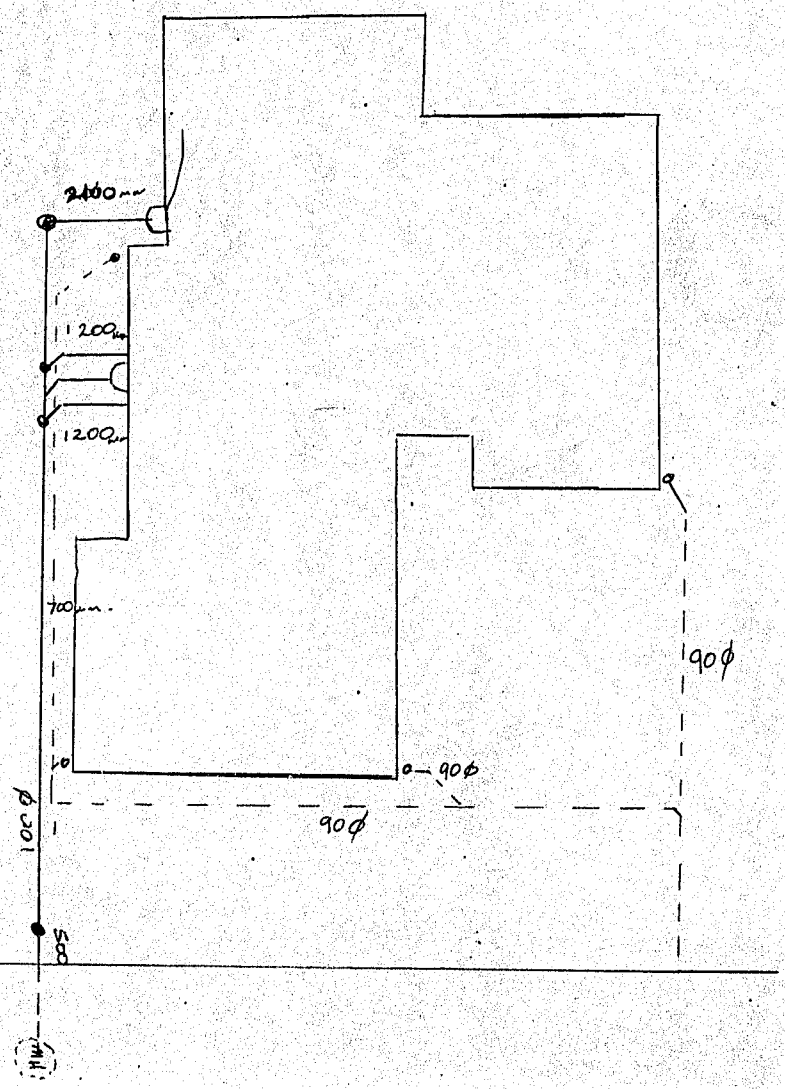
Owner B.G. Pailes

Street 83A MacFarlane St. Lot 2 DP/S 81127

Drainlayer PHILLIP THORPE Number 13723

Consent Number 1442/2000 Date Of Inspection 18.12.00

Inspector



Quality Assurance Checklist For Checking Application **(Major Buildings)**

(Commercial / Industrial / New dwellings)

Please place a tick in the appropriate box ☑

RECEIVED
30 JUN 2000
PLAN REVIEW

Application Form

		Yes	Office Use
1.	Please complete all sections:		
	- accurate valuations of works required	☑	☑
	- correct legal description. (refer to your rates demand and/or certificate of title)	☑	☑
	- owners name, address, telephone number, fax etc.	☑	☑
	- contacts name address, telephone, fax (if not the owner.)	☑	☑
	- project location (street address)	☑	☑
	- declaration signed and dated	☑	☑

Note: A deposit will be required when you make your application,

2.	A copy of a Certificate of title (this is available at the Land Information New Zealand cnr Victoria & Rostrevor St's, or a Copy or the 224(c) certificate for the subdivision.	☑	☑

Plans

3.	Two copies of each (for commercial and industrial a third copy included for consultants referral). **Note: If the value of the work exceeds $100,000, or it involves a first/second floor addition, then an extra copy of the floor plans is required**	☑	☑
4.	Drawings of good quality, to an appropriate scale of 1:100 (detail 1:50) (site plan 1:200) with metric dimensions.	☑	☑

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version 4
29/09/98

	Yes	N/A	Office Use

Site Plan

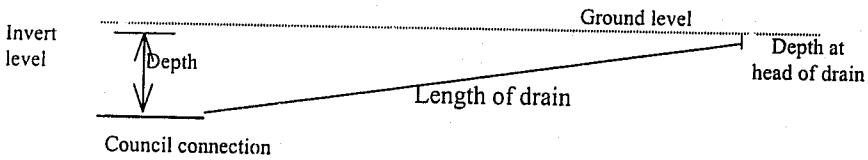
5. Show the total lot boundaries. If this is a large site, cross-lease or a unit title, use a locality plan to indicate the position within the site. Show the location of **all** existing and proposed buildings including accessory buildings and garages to an appropriate metric scale 1:200 or 1:100 etc and include a north point. ☑ ☐ ☐

6. All measurements from the boundaries to **"nearest parts"** of proposed and existing buildings (where applicable) e.g. measurements from roof overhang (from the fasica board or edge of inbuilt guttering system). ☑ ☐ ☐

7. Layout of existing and proposed internal sanitary and stormwater drains. Please include location of each drains connection to public mains. ☐ ☐ ☑

8. Invert levels of stormwater and sanitary sewers at connection point of private to public drains and distance from this connection point to the head of the drain. i.e. longitudinal drawing showing the level of the drain in relation to ground levels. This is to determine the gradient of the drain. ☑ ☐ ☐

Example



9. Top of any bank shown and slope in relation to building. Distance from top of the bank to the building. Also height of bank. A soils report from a registered engineer may be required. ☐ ☑ ☐

10. Position, along boundary and width of proposed vehicle crossing. Also position and width of existing vehicle crossing/s. ☑ ☐ ☐

11. Car parking and vehicle circulation provisions (where required) drawn to scale. Mark street names on the plan, and indicate onsite manoeuvering. ☑ ☐ ☐

	Yes	N/A	Office Use
Floor Plan			
12. A floor plan of each floor level, including complete floor layout and use of each area. Floor areas in square metres should be shown on plans. Floor area, overall floor areas and overall roof areas should be dimensioned to an appropriate scale, e.g. 1:10 or 1:50	☑	☐	☐
Elevations			
13. An elevation of each external wall **showing relevant heights from eaves to finished ground level at each external corner and land contours, existing and proposed.** Also, overall height of building (ground level to apex of roof).	☑	☐	☐
14. Location of wall and roof bracing shown on elevations.	☑	☐	☑
15. Opening window sashes shown on elevation.	☑	☐	☑
Foundation Plans			
16. For timber floors; location of piles, pile type, sub floor bracing, foundation walls and internal piling system where applicable **For concrete floors refer to "Cross Section Details"** below.	☑	☐	☑
17. For engineers specifically designed timber floor systems, please refer to **"Specific Design"** sections 34 & 35	☑	☑	☑
Cross Section Details			
18. Scaled cross section drawings (1:50 or better) through the building to show foundation details, floor system, wall, ceiling and roof construction. Where roof construction is not clear a roof truss/framing [illegible] is also required.	☑	☐	☑
19. Where position of beams, support and connections are not clear then this should be shown on the floor plans with a scale of 1:50 or 1:20 detail of connections.	☑	☐	☑

	Yes	N/A	Office Use
20. Location and type of wall cladding and roof sheathing, For composite systems such as "Insulclad" this should be designated on cross-section and referenced in specification.	☑	☐	☑
21. Construction details of terraces, steps, stairs (including internal/external) and barriers/balustrades.	☑	☐	☐
22. Thermal insulation details including type and R. Value.	☑	☐	☐
Foundation Bracing Calculations			
23. Bracing calculations in an approved form such as "BRANZ" sheet and location of bracing elements shown on foundation plan. Note For one/two room additions the location, type and value of the bracing element will be sufficient.	☐	☑	☐
Fire Wall and Fire Rating Requirements			
24. If using Hamilton City Council Standard Design detail, then please sign the detail and include with application.	☐	☐	☐
25. Approved fire rating system details included. e.g. Winstone Standard fire rating system. **If specifically designed by an engineer then refer to "Specific Design" section 33 and 34.**	☐	☐	☐
26. For commercial and industrial (including retail outlets, offices, etc) a philosophy of design detailing fire safety features and means of egress is to be supplied, including all compliance schedule features together with maintenance and reporting procedures (e.g. fire alarms, detection systems, HVAC etc.)	☐	☐	☐

	Yes	No	Office use
Specifications			
32. The use of "Standard" type specifications is not recommended. The specification should be "Project Specific" i.e. appropriate to the building construction. This should be laid out in easily followed sections covering methods and materials that are not included in the building plans, e.g. pipe work materials. Don't forget that Standard Specifications are often lengthy when designed to cover a multitude of situations and **more paper means more cost to you.**	☑	☐	☑
Specific Design			
33. We have a "Peer Review" system in place and your engineer may utilise this facility. (Please check with your engineer) You may alternatively provide engineer's Producer Statement (Design), calculations, and letter of observation for checking by Council Engineers. (This would be at cost based on an hourly rate).	☑	☐	☑
34. Engineers drawings in line with the works covered by their design.	☐	☐	☐

Reviewer

..... Date 30/6

Drainage Information

	Yes	No	Office Use
57. Do you require a temporary / permanent service disconnection for stormwater or wastewater ...If, yes complete Demolition Work Application.....	☐	☑	☐
58. Is there any trade waste discharge (reviewer to notify trade waste officer)	☐	☑	☐

Please complete the rest of the page if you need a new service connection.

59. Has a new wastewater connection been installed to service the new dwelling/development If not please state the size of the connection required.....mm	☑	☐	☐
60. Has a new stormwater connection been installed to service the new dwelling/development If not please state the size of the connection required.....mm	☑	☐	☐
Note: **Calculations supporting the size requested may be required**			
61. **Have you provided a scaled site plan indicating the location of any new connections?.**	☑	☐	☐
62. Are you **building over or near a public waste water or stormwater drain?** If yes, **complete a TV survey request of the drain/s**	☐	☑	☐

Project location.....~~60~~ McFARLANE ST.....

Legal Description Lot .....2.....DPS...81127.....

Contact Person....REX LETHBORG.....

Address.....PO BOX 17014.....

Phone no.....8491598.....Daytime phone no....~~8~~.....

OFFICE USE ONLY

Reviewer

.....Date .....

Consent no.....Receipt no.....Date Paid.....

Date issued.....

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version 4
29/09/98

Water Information

	Yes	No	Office Use
63. Do you require a temporary / permanent service disconnection If, yes complete Demolition Work Application.	☐	☑	☐
64. Does the property			
-Require a backflow prevention device/s	☐	☑	☐
-Comply with G12 and Water Protection Regulations i.e. - swimming / spa pools - auxiliary supply - possible contamination	☐	☑	☐

If a water connection is required, please complete the remaining section.

65. Has a water supply connection been provided on your site? (Note: not required for new residential subdivisions but will be required for additional dwellings on a site or Commercial and Industrial projects that need a water connection.)	☑	☐	☐

66. Size of new connection required
- -Dwelling standard 20mm _____ mm
- -Commercial/Industrial _____ mm
- -Fire main _____ mm
- -Enlargement _____ mm

67. Position of water connection: Distance from the left ~~hand/right~~ hand (delete one) boundary looking from the road .....0.3..m

Project location.....83A McFARLANE ST

Legal Description Lot .....2.....DPS.....81127

Contact Person.....REX LETHBORG

Address.....PO BOX 17014

Phone no.....8471598.....Daytime phone no.....

OFFICE USE ONLY

Reviewer .....Date .....

Consent no.....Receipt no.....Date Paid.....

Date issued.....

BC 1/2k
version 4
29/09/98

Planning Guidance

Hamilton City Council
Te kaunihera o Kirikiriroa

Private Bag 3010
Hamilton
New Zealand

Phone 07 838 6699
www.hcc.govt.nz

16 June 2000

B Potter & J Cox
C/- Lethborg Homes
Attn: Rex Lethborg
PO Box 17-014
Hamilton

Dear Sir

RE: RESOURCE – LAND USE - CONSENT NO. 37/1/1796 (NON-NOTIFIED) – SINGLE RESIDENTIAL DWELLING WITH A HEIGHT IN RELATION TO THE SOUTHERN BOUNDARY ENCROACHMENT – 83A MACFARLANE STREET, HAMILTON

I wish to advise that consent for the aforementioned non-notified application was granted under delegated authority based on the information and plans submitted and subject to the following conditions of consent being completed to the satisfaction of Council:

*"That pursuant to the provisions of Sections 94 & 105(1)(b) of the Resource Management Act 1991 and both the Hamilton City Council Transitional and Proposed District Plans, Council **grants consent** to the application as a Discretionary – Dispensation - Activity (37/1/1796) submitted by Lethborg Homes for B Potter & JM Cox – To construct a multi-level residential dwelling with an attached double garage that does not meet the height in relation to the southern boundary under the Transitional District Plan Residential Medium Zone and to construct a multi-level detached residential dwelling that fails the height in relation to the southern boundary requirement under the Proposed District Plan Residential Zone situated on Lot 2 DPS 81127 at 83A Macfarlane Street, Hamilton, subject to the following conditions:*

1. *That the development be in general accordance with the plans and information submitted with the application on 19 May 2000 as amended by the further information received on 14 June 2000.*

2. *That the height of the floor level of the portion of deck within 5-metres of the boundary adjoining 36 Galway Avenue, is not to exceed 2.4 metres.*

REASONS FOR THE DECISION:

a. *Subject to the above conditions, the proposal complies with the relevant objectives and policies of both the Hamilton City Transitional and Proposed District Plans.*

b. *Both the Transitional and Proposed District Plans contain discretion to allow consideration of the failure to meet the development standards and rules, and to determine whether to grant or refuse consent. In this instance most of the development standards are satisfactorily met, apart from the height in relation to the southern boundary being the matter requiring dispensation that has been addressed and any potential effects are considered minor.*

c. *Pursuant to s.94 of the Resource Management Act 1991 the application has not been publicly notified as the adverse effects of the proposal will be minor. Written consents have been provided from persons considered potentially affected by the height in relation to the southern boundary encroachment of the dwelling, and the upper floor windows.*

d. *Dispensation has been considered for the height in relation to the southern boundary encroachment by the dwelling.*

g. *At this time, the Transitional District Plan clearly carries more weight. However the standard that is not met is the same under both District Plans, and neither is more restrictive than the other.*

h. *The proposal will not compromise the developing surrounding residential amenities and can therefore be considered in keeping and in harmony with the character and amenity of the surrounding residential environment.*

i. *The proposal meets all the tests under the Resource Management Act 1991. It does not compromise the integrity of both the Transitional and Proposed District Plans, and will not affect public confidence in the consistent administration of either District Plan.*

j. *Given the aforementioned mitigating measures, it is considered any potentially adverse environmental effects from this proposal can only be deemed minor. Overall it is considered the proposal satisfactorily complies with the assessment criteria, is for the most part in general accordance with the applicable development standards, and will not result in any significant impact beyond the vicinity of the site."*

ADVISORY NOTES:

- That compliance in all other respects with Council Bylaws, all applicable Acts, Regulations and Rules of Law are to be met.
- Assessing a proposal under both the Transitional and Proposed District Plans requires that the most restrictive plan be considered for each provision.
- Please note that fire rating would be required for any part of a building (including the garage) within 1 metre of the new property boundary for each site.
- Please note that yard measurements are to the nearest part of the building. If any part of the building (including eaves) extends into the 1.5 metre side and rear yard, please obtain the affected neighbours written consent to any closer siting or else amend your plans to ensure compliance with the District Plan requirements.

RIGHT OF OBJECTION &/OR APPEAL:

If you disagree with this decision or any of the conditions, you may lodge in writing within **15 working days** of receipt of this letter: a). An **objection** to Council, (if the application was not publicly notified, did not receive submissions, or all submissions were withdrawn) – pursuant to s.357(2) of the Resource Management Act 1991, or b). An **appeal** to the Environment Court.

COMPLIANCE MONITORING & THE ISSUING OF BUILDING CONSENTS:

This resource consent allows the land use to be carried out at the site specified in the consent, **provided the conditions of consent are met**. Under S.35 of the Resource Management Act, Council will monitor and enforce compliance with resource consents it has granted.

Pursuant to s.127 of the Resource Management Act 1991, consent conditions may be amended or cancelled on application to Council but *only* if there has been a change in circumstances making the conditions unnecessary or inappropriate. Initial cost $125.00.

If you do not intend to object to any of the consent conditions, you may complete Declaration Form (PG3/1A), return it to Planning Guidance, and have the Planning aspect of your building consent approved prior to the 15-working day objection period expiring.

LAPSE OF CONSENT:

Pursuant to s.125 of the Resource Management Act 1991, this resource consent lapses on the expiry of two years after the date of this letter, unless the consent has been given effect to by the end of that period.

To give effect means the use must be established and the conditions complied with in accordance with the consent. Note - Council may extend this time period in cases where application is made within 3 months of the date of expiry. Please note that there must be compliance with *all* of the consent conditions once the land use has been established.

Yours faithfully

GULAB BILIMORIA
PLANNING GUIDANCE MANAGER

Please ask for:
Stephanie McNicholl (Miss) - Planner
Planning Guidance Unit
Municipal Offices
Garden Place, Hamilton
Phone 07 838 6724
Fax 07 838 6819

Our Ref: 200150

Association Consulting Engineers of New Zealand	Institution Professional Engineers of New Zealand

P.I.M. No. .....

Building Regulation Clause(s) .....

PRODUCER STATEMENT - DESIGN

ISSUED BY: ***Lyall Bruce Green***

TO: ***Hamilton City Council***

IN RESPECT OF: ***Engineering Design of Potter & Cox House Beams***

AT: ***83a McFarlane St Hamilton***

LOT: 2 DP:S 81127

Lyall Green Consultants Ltd. has been engaged by ***Lethborg Homes*** to provide ***Structural Engineering Design*** in respect of the requirements of Clause(s) B1/VM1,VM4 of the Building Regulations 1992 for

☐ All ☒ Part only as specified

.... of the building work. The design has been prepared in accordance with ***verification methods*** of the approved documents issued by the Building Industry Authority and the work is described on ***Lyall Green Consultants Ltd*** drawings numbered **200150 / S1** and the specification and other documents according to which the building is proposed to be constructed.

The following specific design elements have been considered: Timber beam over bed 2 & 3, lintel supporting these beams and steel beam over garage supporting the first floor

Structure Class I
Verification Level 1

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of $200,000, I BELIEVE ON REASONABLE GROUNDS that subject to:

(i) the site verification of the following design assumptions
   a) **safe soil bearing pressure = 100kPa**
   b) **deck not connected to lintels**

and (ii) all proprietary products meeting the performance specification requirements, the drawings, specifications, and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the building code.

HAMILTON CITY COUNCIL
APPROVED
SUBJECT TO CONDITIONS
SEE ATTACHED

* ***Unless specifically noted, compliance of the drawings to Non Specific codes such as NZS 3604 and NZS 4229 have not been checked by this practice.***
* ***This certificate does not cover stability or suitability of the site.***

Signed:

REGISTERED ENGINEER
P O Box 5254, Hamilton

Date: ***10/07/2000***

ERB/AERB Reg. No. **7664**
Member of **ACENZ & IPENZ**

ref:ps200150

Lethbrg Homes
Potter/Cox House
McFarlane St Hamilton.

200150
LYALL GREEN CONSULTANTS LTD
CONSULTING ENGINEERS
109 ROSTREVOR STREET
P.O. BOX 5254
HAMILTON PH 839-6300

(1) Beams over Bed 2 & 3 & supporting Lintels

Span = 3500

Loads

(A) Roof DL = 0.5 kPa.

Effective width = $\frac{3.0}{2} + 0.6 = 2.1$ m

= 1.1 kN/m

Upper Wall = 1.0 kN/m

1st Floor Effect. width = 0.6m × 0.5 = 0.3 "

Beam 0.3 × 0.1 × 6 0.2 "

2.6 "

(B) Roof Live 0.25 kPa × 2.1 0.6 "

1st floor Live 1.5 kPa × 0.6 0.9

1.5 "

HAMILTON CITY COUNCIL
APPROVED
SUBJECT TO ATTACHED CONDITIONS

A = D+L = 4.1 kN/m. A = 2D+L = 6.7 kN/m

U = 1.2D + 1.6Q = 5.5 kN/m

M* = 8.5 kN-m

ϕF_b = 0.8 × 17.7 × 0.6 × 1.14 = 9.6 MPa.

Z × 7, 873 cm³

Use 2/250×50 Z = 933

$\Delta_{20L} = \frac{5 \times 6.7 \times 3.5^4}{384 \times 8 \times 113.8} = 0.014$

= span/244 too High.

2/300×50 ⇒ $\Delta = 0.014 \times \frac{113.8}{199.06} = 8.2$ mm

= span/425. OK.

Use 2/300×50 beam to support upper floor over beds 2 & 3

2 Lintel supporting beam 1

Span = 1800

$A = 2D + L \Rightarrow P = 6.7 + \frac{3.5}{2} = 11.7\,kN$,

$U = 1.2G + 1.6Q \Rightarrow$

$N^* = 9.6\,kN$ @ 0.5m

A floor DL =

$\frac{3.0}{2} \times 0.5 = 0.9\,kN/m$

Upper Roof = $3.2 \times 0.5 = 1.6\,kN/m$ Beam $= 0.12$ "

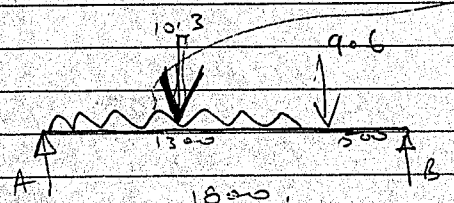
Upper Wall 1.0 "

$3.6\,kN/m$

Floor LL $= \frac{3.0}{2} \times 1.5$ 2.25 "

OR

$w_u = 1.2G + 1.6Q = 7.92\,kN/m$.



2.7	6.9
6.6	3.7
9.3	10.6

M_{max} @ $\frac{9.3}{7.92} = 1.2$m from A

$= 9.3 \times 1.2 - \frac{7.92}{2} \times 1.2^2 = 5.5\,kN\text{-}m$

$W_{equiv} = 13.6\,kN/m$.

Try 2/250×50

$\Delta \approx \frac{5 \times 16.2 \times 1.8^4}{384 \times 8 \times 113.8} = 0.002$

$= span/735$ OK.

Use 2/~~250~~ 300 × 50 Lintel over external bed 2 & 3 windows supporting beam 1

(3) Garage Beam — Supports Bed (1)

Span = 5.9 m

Effective width = 3.2 m.

Loads

Dead

Roof	0.5 kPa	
Wall	0.3 "	
Floor	0.5 "	
	1.3 × 3.2	= 4.2 kN/m
DL Beam		= 0.3
		4.5 kN/m

Live 1.5 × 3.2 = 4.8 kN/m

A = D+L = 9.3 kN/m.

U = 1.25G + 1.5Q = 13.1 kN/m

$M^* = 57.0$ kN·m

T/-1 250WB51

$\Delta_{act} = \frac{5 \times 9.3 \times 5.94^4}{384 \times 2 \times 44660} = 0.0165$

= span/357 OK.

Precamber DL = 8mm.

Support Columns

$N^* = 5.9/2 \times 13.1 = 39.3$ kN

From charts,

Stud height = 2400

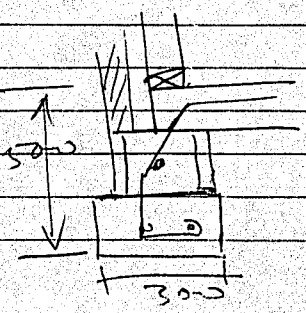
Use 75SHS4 Post, 2 M12Ø Dynabolts

Check Founds

$q_{us} = \frac{40kN}{3 \times 0.5 \times 0.3} = 133$ kPa

$q_s = 100$ kPa

$q_{us} = 167$ OK in direct bearing



Mark T Mitchell Ltd

Consulting Geotechnical Engineer

1202/1 Victoria Street
P.O. Box 9123
Hamilton New Zealand
Facsimile 07 839 3125
Telephone 07 838 3119
e-mail: geocon@voyager.co.nz

RECEIVED
28 AUG 2000
BUILDING

RECEIVED
25 AUG 2000
HAMILTON CITY COUNCIL

Ref: W – 5415/1
23 August, 2000

The Chief Building Inspector
Hamilton City Council
Private Bag
Hamilton

Dear Sirs,

Re: Residential Dwelling Under Construction
Owner: Potter/Cox Builder: Lethborg Homes
Location: No. 83 MacFarlane Street, Hamilton

We wish to advise that we were retained by the Owner/Builder of the above referenced project to carry out the inspection of foundation soils that underlie the proposed new dwelling.

We have made periodic visits to the site in order to assess that the foundation soils were being prepared in accordance with sound engineering practice. Records taken on the site at the time of our inspections and also by the contractor at other times are indicative of a satisfactory foundation having been constructed. These records and test results indicate that the sand pad is adequate to support the structural load from the building as designed.

A Plan, Drawing No. 5415-10 indicating the depth of excavation and subsequent pit sand backfill, is attached. Note that depths indicated on the plan are approximate excavation depths below the original ground level.

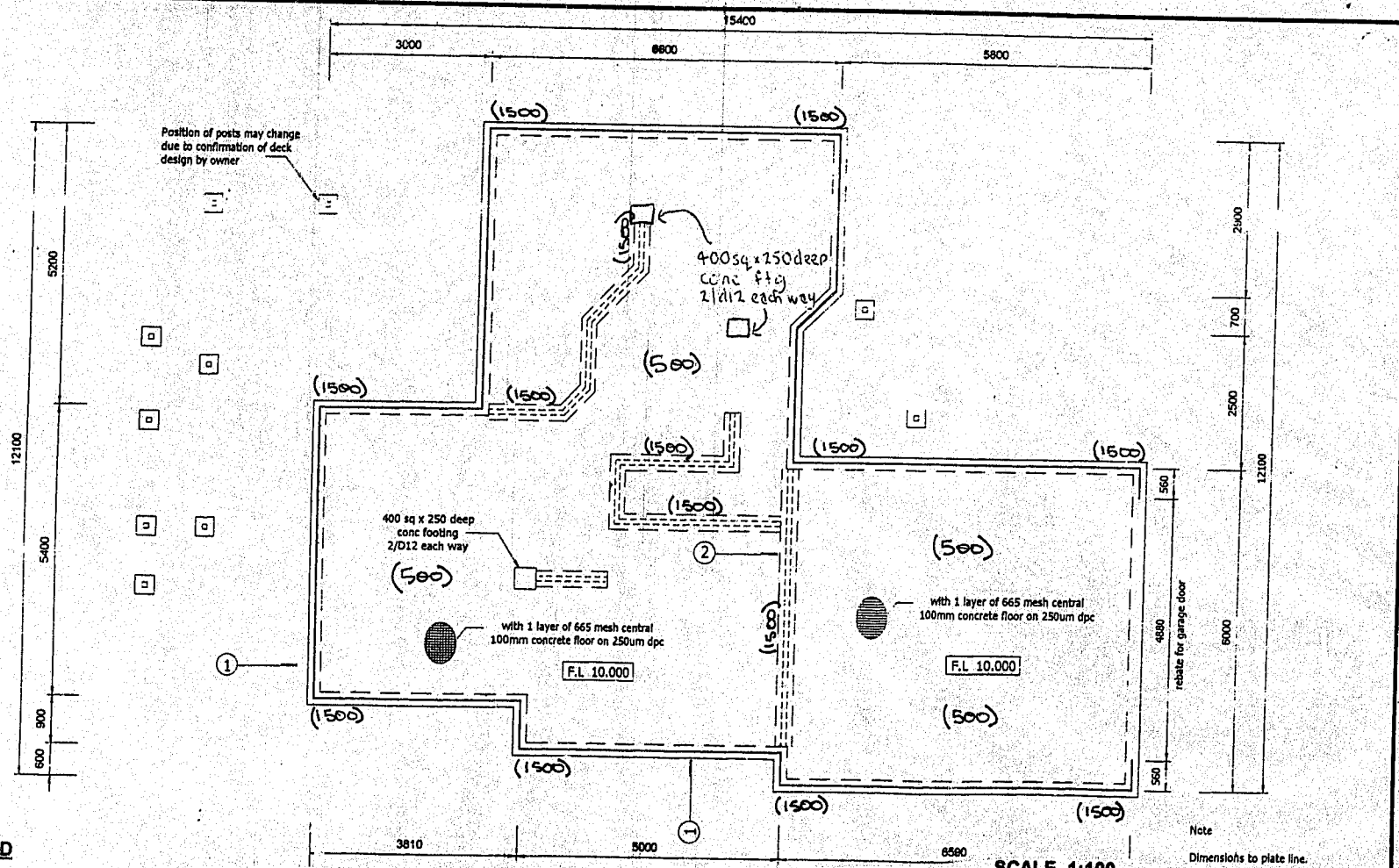
We understand that the inspection of the perimeter footing steel, bond beam steel and concrete slab reinforcement will be carried out by the Area Building Inspector.

Yours faithfully

Mark T Mitchell Ltd

Consulting Geotechnical Engineer

c.c. Lethborg Homes
PO Box 17014
Hamilton



LEGEND

(500) denotes Excavation Depths below Original Ground Level (mm)

Note

Dimensions to plate line.

SCALE 1:100

0 1 2 3 4 5 6 7 8 9 10 metres

Mark T Mitchell Ltd Consulting Geotechnical Engineer 1202 Victoria Street, PO Box 9123, Hamilton	LETHBORG HOMES Proposed New Residential Dwelling @ No. 83 MacFarlane Street, Hamilton	SITE PLAN	DRAWING No. 5415-10 DATE August 2000 ISSUE One

POTTER | COX
(LOWER FLOOR)

For a software version
phone Gib® Information
Helpline 0800 100 442

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Wall Bracing Calculation Sheet A

Job Details

box 1

Name BARRY POTTER & JENNY COX

Street and Number 81 McFARLANE STREET

Lot and DP Number LOT 2 DPS 81127.

City/~~Town~~/~~District~~ HAMILTON

Location of Storey: ~~single~~/upper ~~of~~ two/lower of two — Floor load: 2kPa/~~3kPa~~

Building height to apex 7.0 m

Roof height above eaves 2.0 m

Stud height 2.4 m

Average roof pitch 25

Building length BL = 15.4 m

Building width BW = 11.8 m

Roof weight light/~~heavy~~

Cladding weights:

Subfloor light/medium/heavy

Lower Storey light/~~medium~~/heavy

Upper Storey light/~~medium~~/~~heavy~~

Room in Roof Space ~~Yes~~ / No

Gross Building

Plan Area, GPA = 124 m²

Note: *When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW.*

Note: *For heavy roofs use the roof plan at eaves level to determine GPA.*

Wind Zone

box 2

Region:		Terrain:		Exposure:		Topography:	
R1	0 —	Inland	0 —	Sheltered	0 —	Gentle	0 —
R2	1	Coastal	1	Exposed	1	Moderate	1
						Extreme	3

Total points 0

Wind Zone: — Low (0) — Very high (3)

— Medium (1) — Specific Design (4)

— High (2)

Earthquake Zone

box 3

From figure EQ1 select Earthquake Zone: A (B) C

BUs required Wind

box 4

From Table W1A/W1B

W along = 72 BUs/m

W across = 67 BUs/m

Total wind load,

W ALONG:

W along x BW = 850 BUs

W ACROSS

W across x BL = 1032 BUs

BUs required Earthquake

box 5

From Table EQ1/EQ2/EQ3/EQ4/EQ5/EQ6

E = 10.4 BUs/m²

Note: For a room in the roof space use E + 3

Total earthquake load,

EQ ALONG and EQ ACROSS

E x GPA BUs = 1290 BUs

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Wall Bracing Calculation Sheet B

Along

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake		
1	2	3	4	5	6 W	7 W	6 E	7 E	
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E	
A	100	A1	BR5	1.2			85	102	
		A2	BR9	0.6			95	57	
B	70	B1	BR4	0.9			85	76.5	
		B2	GIB2	2.4			60	144	
C	154	C1, C2	GIB1	1.8			50	90	x2
		C3	GIB2	1.8			60	108	
		C4	BR4	0.9			85	76.5	
D	70	D1, D2	GIB2	1.8			60	108	x2
		D3	BR4	0.9			85	76.5	
E	154	E1, E2	BR4	0.9			85	76.5	x2
		E3	GIB1	3.0			50	150	
Totals Achieved					W		E	1339	
From Sheet A	Totals Required				W	850	E	1290	
Wreq/Ereq =				* 0.7					

***If Wreq/Ereq is 1 or less complete E column only**
If Wreq/Ereq is 1.5 or more complete W column only
Otherwise complete both W and E

Across

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake		
1	2	3	4	5	6 W	7 W	6 E	7 E	
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E	
M	100	M1	BR5	1.2			85	102	
N	118	N1	GIB1	2.4			50	120	
		N2, N3	GIB2	1.8			60	108	x2
		N4	BR4	0.9			85	76.5	
O	70	O1	GIB2	2.4			60	144	
		O2, O3	GIB2	1.8			60	108	x2
P	118	P1	GIB2	3.0			70	210	
		P2	GIB1	1.8			50	90	
		P3	BR4	0.9			85	76.5	
Q	100	Q1, Q2	BR9	0.6			95	57	x2
Totals Achieved					W		E	1365	
From Sheet A	Totals Required				W	1032	E	1290	
Wreq/Ereq =				* 0.8					

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POTTER | COX
(UPPER FLOOR)

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Wall Bracing Calculation Sheet A

Job Details

box 1

Name BARRY POTTER & JENNY COX

Street and Number 81 McFARLANE STREET

Lot and DP Number LOT, DPS 81127

City/Town/District HAMILTON

Location of Storey: single/upper of two/~~lower of~~ two — Floor load: 2kPa/~~3kPa~~

Building height to apex 7.0 m — Roof weight light/~~heavy~~

Roof height above eaves 2.0 m — Cladding weights: Subfloor light/medium/heavy; Lower Storey light/medium/heavy

Stud height 2.4 m — Upper Storey light/~~medium~~/~~heavy~~

Average roof pitch 25° — Room in Roof Space ~~Yes~~ / No

Building length BL = 15.1 m — Gross Building

Building width BW = 9.8 m — Plan Area GPA = 100 m²

Note: *When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW.*

Note: *For heavy roofs use the roof plan at eaves level to determine GPA.*

HAMILTON CITY COUNCIL
APPROVED
SUBJECT TO CONDITIONS
TO BE KEPT ON PREMISES

Wind Zone

box 2

Region:		Terrain:		Exposure:		Topography:	
R1	0 ✓	Inland	0 ✓	Sheltered	0	Gentle	0
R2	1	Coastal	1	Exposed	1	Moderate	1
						Extreme	3

Total points 0

Wind Zone: ✓ Low (0) — Very high (3)

Medium (1) — Specific Design (4)

High (2)

Earthquake Zone

box 3

From figure EQ1 select Earthquake Zone: A — (B) — C

BUs required Wind

box 4

From Table W1A/W1B

W along = 33 BUs/m

W across = 28 BUs/m

Total wind load,

W ALONG:
W along x BW = 324 BUs

W ACROSS
W across x BL = 423 BUs

BUs required Earthquake

box 5

From Table EQ1/EQ2/EQ3/EQ4/EQ5/EQ6

E = 5.0 BUs/m²

Note: For a room in the roof space use E + 3

Total earthquake load,

EQ ALONG and EQ ACROSS

E x GPA BUs = 500 BUs

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Wall Bracing Calculation Sheet B

Along

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake		
1	2	3	4	5	6 W	7 W	6 E	7 E	
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E	
A	100	A1, A2	HT6	0.9			80	72	x2
B	151	B1	GIB2	2.4			50	120	
		B2	HT9	0.6			98	58.8	
C	70	C1	GIB2	2.4			60	144	
D	151	D1, D2	HT7	1.2			90	108	x2
E									
Totals Achieved					W		E	682	
From Sheet A	Totals Required				W	323.	E	500	
Wreq/Ereq =				* 0.6					

***If Wreq/Ereq is 1 or less complete E column only**
If Wreq/Ereq is 1.5 or more complete W column only
Otherwise complete both W and E

Across

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake	
1	2	3	4	5	6 W	7 W	6 E	7 E
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m E	BUs Achieved (BU/m x L) E
M	100	M1	HT8	2.4			100	240
N	100	N1	HT9	0.6			98	59
O	100	O1	GIB2	1.8			60	108
		O2	GIB2	2.4			60	144
P	70	P1	GIB2	1.8			60	108
Q	100	Q1	HT7	1.2			90	108
Totals Achieved					W		E	767.
From Sheet A	Totals Required				W	417	E	500
Wreq/Ereq =				* 0.8				

GIB