61 Images

BUILDING CONSENT

28218P

PROPERTY ID 095618

28218P

Document Set ID: 598149
Version: 1, Version Date: 12/02/2004

EXTRA INFORMATION/AMENDMENTS

AMENDMENT
0.5 100yyy

Consent No: 28218

Charge: $

Job: Rhapsody Rest Home.

Address: 32 Mill Road.
NP.

The changes covered by this amendment are:

Penetrometer test results + file drawing information.

Formal Declaration – (Please read carefully prior to signing)

*This **AMENDMENT** to the abovementioned Building Consent is made by me as **owner** of the property:*

Signature: Date:

OR *I am the applicant **authorised by the owner** to make this **AMENDMENT:***

Signature: Date: 09. 09. 99.

Office use only

Approved	Refused

Records	
Building	
W. Hill 13.9.99	
Public Health	
District Planning	

SHEET NO 1A

FILE NO 3964/80.

CALCS BY MX

JOB NAME Rhapsody Mole Rd.

DATE 4 Aug. 99

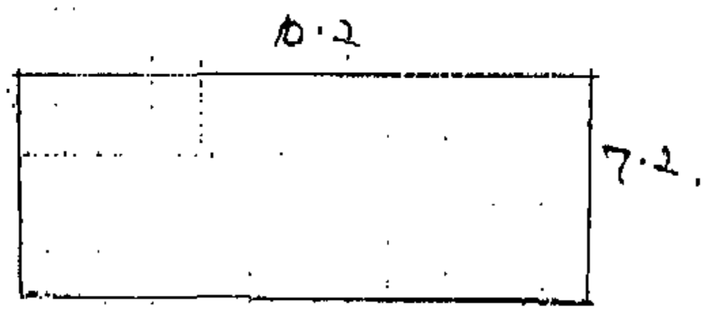
TSE TARANAKI & ASSOCIATES LIMITED
ARCHITECTS-ENGINEERS
INTERIOR DESIGNERS - PROJECT MANAGERS

Areu Print - 6664

Penetrometer tests carried out around unit 2, indicated soft ground to varying depths upto 2.0 m.

Design perimeter beam to be supported on driven piles.

Timber framed.
Brick veneer.
Light roof.



UDL on perimeter beam

$= (0.65 \times \frac{7.2}{2}) + (2.1 \times 2.4) + (0.25 \times 0.6 \times 24)$

roof wall. beam

$= 11$ kN/m.

Piles at 2.8 c/c.

$P = 2.8 \times 11 = 31$ kN.

Wt. of hammer = 2.2 kN.
drop = 1.2 m.

25 CARRINGTON STREET, P.O. BOX 237, NEW PLYMOUTH. TEL (06) 758-8390 FAX (06) 757-9404

Document Set ID: 598149
Version: 1, Version Date: 12/02/2004

SHEET NO 2A

FILE NO 3904/80

CALCS BY

JOB NAME Rhapsody.

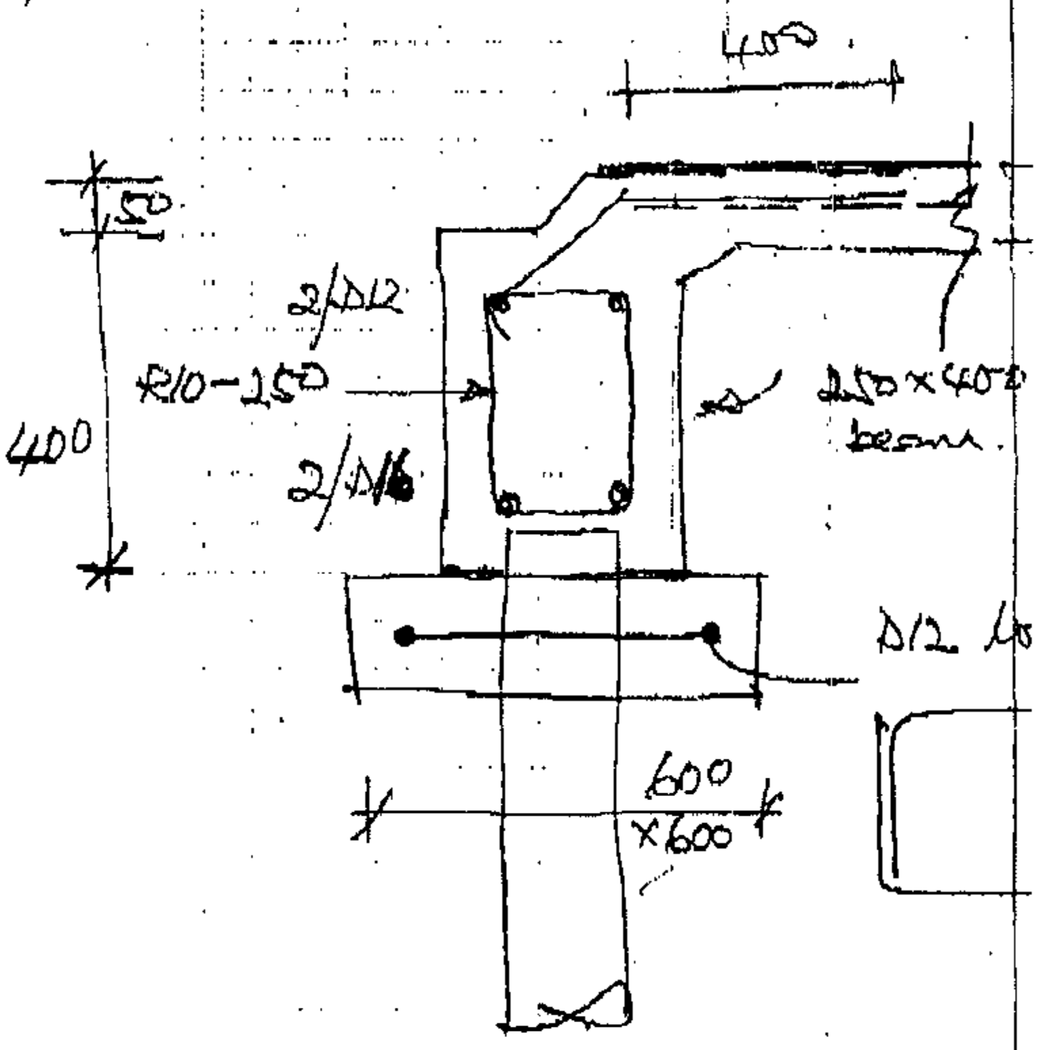
DATE 8/99.

TSE TARANAKI & ASSOCIATES LIMITED
ARCHITECTS-ENGINEERS
INTERIOR DESIGNERS - PROJECT MANAGERS

Aries Print - 5554

ϕ of pole = 175 mm.

from computer printout set/blow = 15 mm.



$BM = 11 \times \frac{2.8^2}{8}$

$= 10.8$ KNm.

$A_{st} = \frac{10.8 \times 10^6}{150 \times 0.875 \times 310}$

$= 265$

2/D16 = 402

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Version: 1, Version Date: 12/02/2004

TSE TARANAKI & ASSOCIATES LIMITED

CLIENT	Rhapsody
ADDRESS	Mill Road NEW PLYMOUTH
JOB NO	3904/80

DESIGN OF TIMBER PILES

LOAD ON PILE	N	=	31.0	kN
FACTOR OF SAFETY	f	=	3.0	
WEIGHT OF HAMMER	W	=	2.2	kN
FULL FALL	H	=	1.2	m
HEIGHT FACTOR		=	0.8	
PILE DIAMETER	d	=	175	mm
LENGTH OF PILE	L	=	3.0	m
COEFF OF RESTITUTION	e	=	0.25	
COMP OF PILE HEAD	C_C	=	2.0	mm
COMP OF PILE FACTOR	C_P	=	0.00070	
QUAKE OF GROUND	C_Q	=	3.5	mm
TOTAL COMPRESSION	C	=	7.6	mm
WT.OF PILE	P	=	0.4	kN
EFFICIENCY	n	=	0.85	
SET PER BLOW	S	=	15.4	mm

TSE TARANAKI & ASSOCIATES LIMITED
P.O. BOX 237
NEW PLYMOUTH
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FAX 06 757 9404

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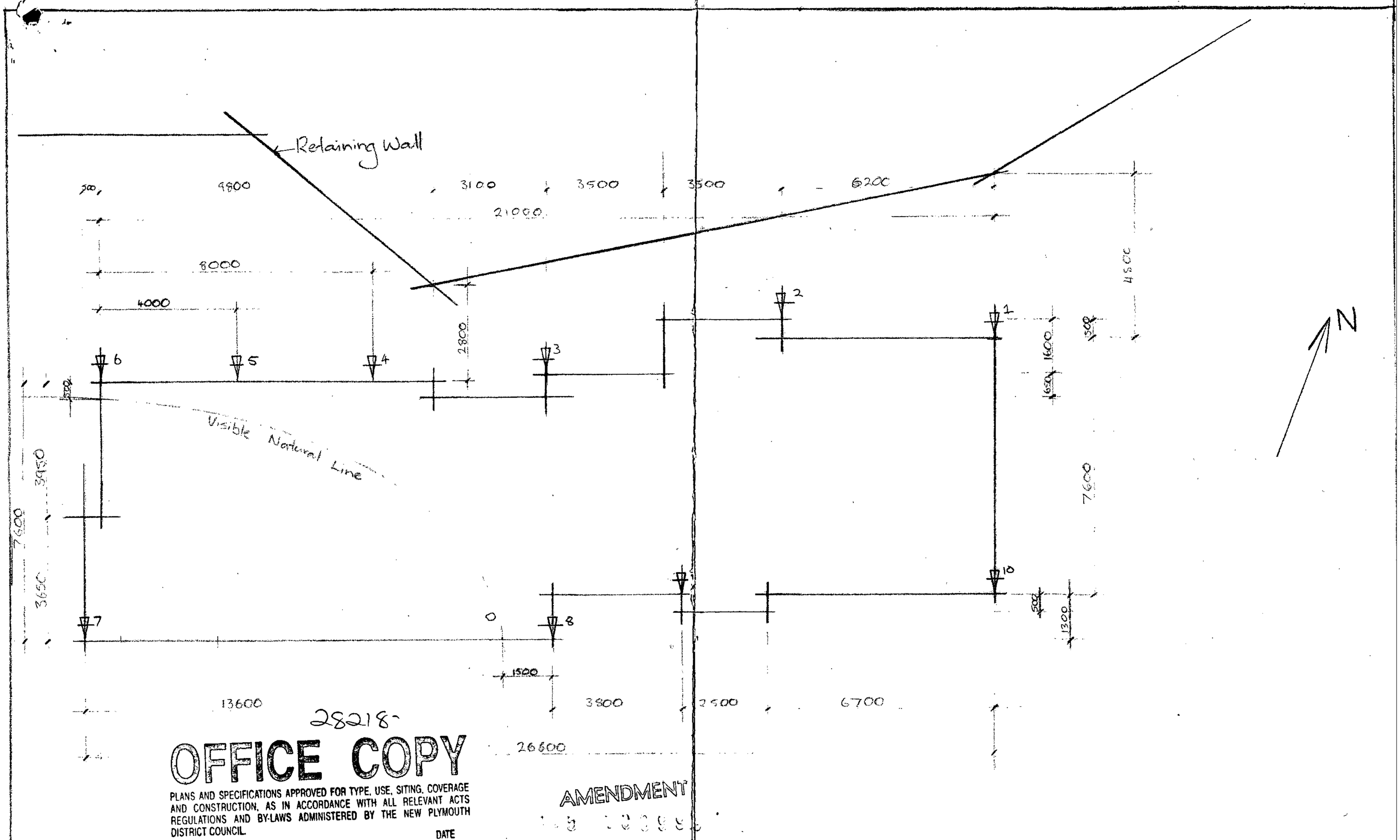


28218

OFFICE COPY

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

DATE

APPROVED ..... / .....

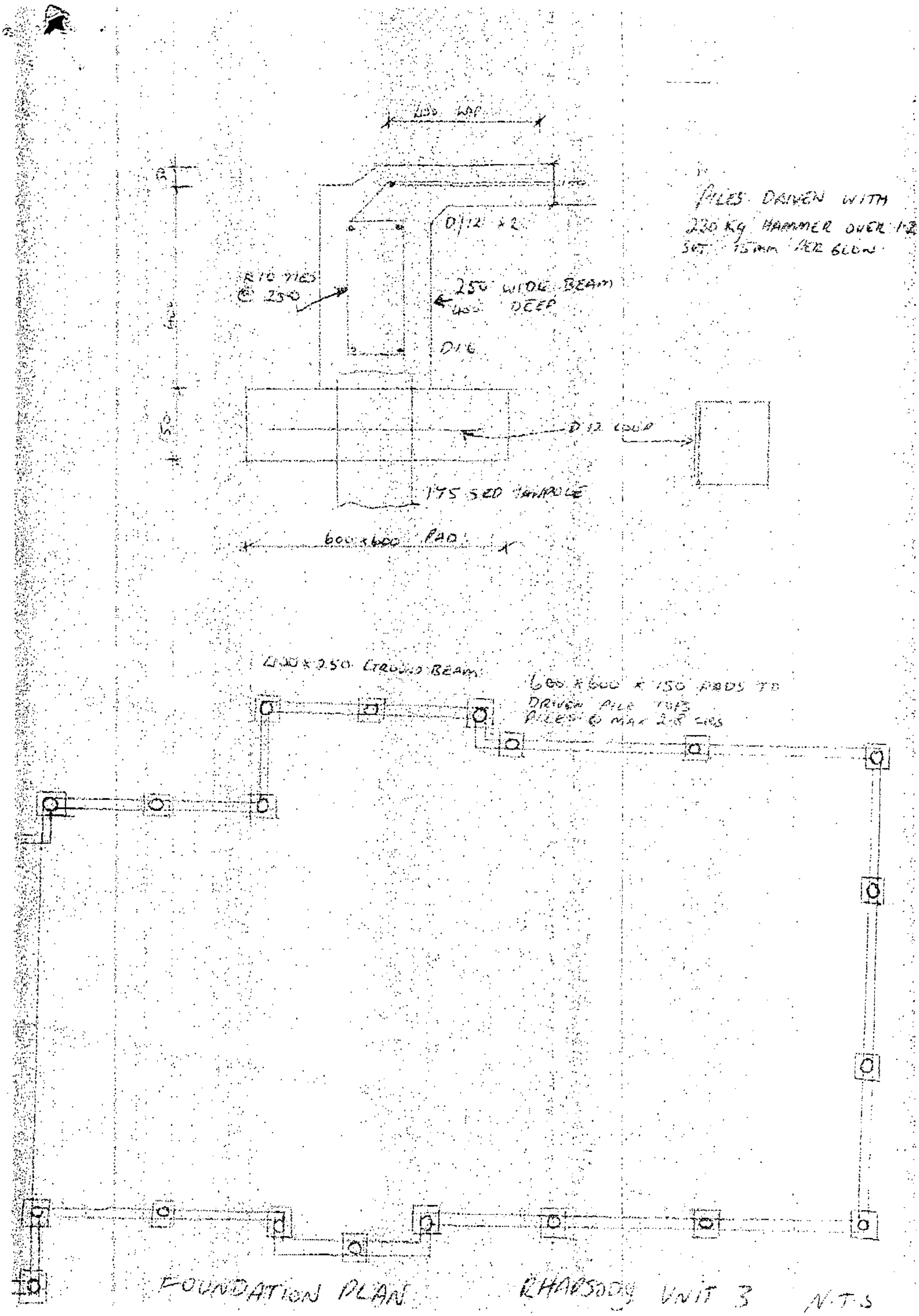
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH DISTRICT COUNCIL.

AMENDMENT

RHAPSODY REST HOME, 30 MILL RD., N.P.

11/8/99
3904-80
SCALE 1:100
T.N/J.P.

Document Set ID: 5983149
Version: 1, Version Date: 12/02/2004



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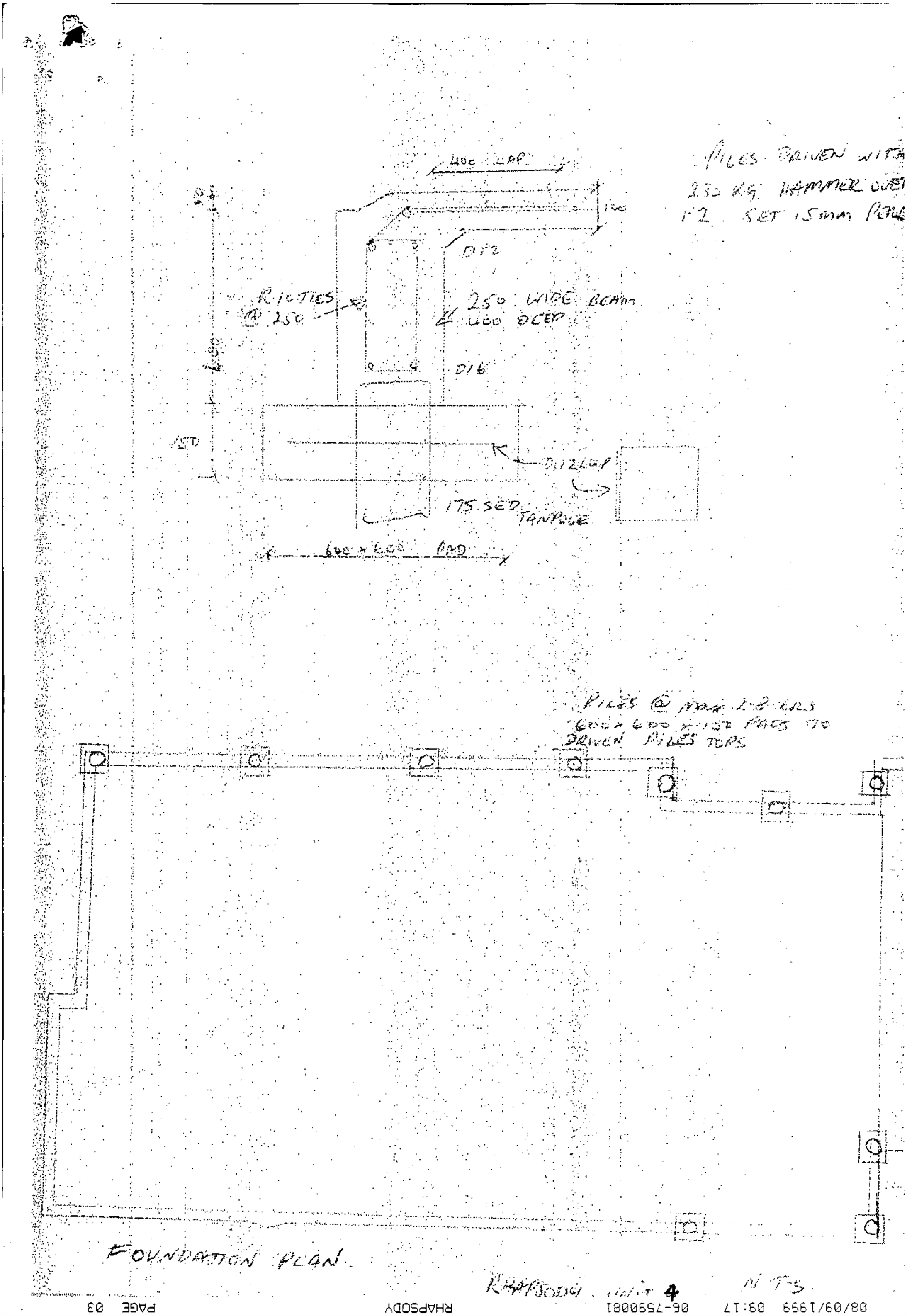

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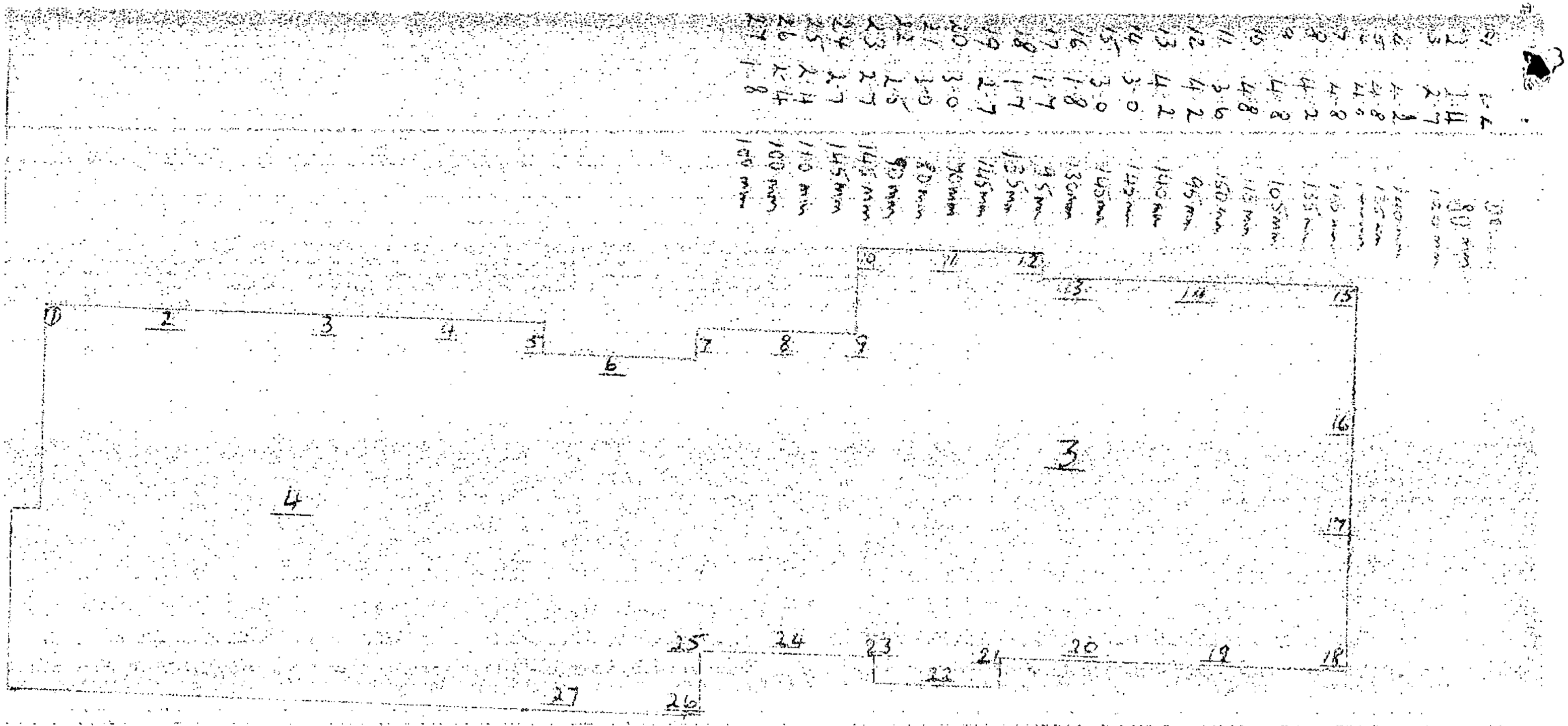

PILE PLAN 175 SED

PILES DRIVEN @ 2·8 CRS MAX WITH 230 kg HAMMER. OVER 12 SET 15mm P OR BLOW

RHAPSODY UNIT 3 + 4

MATERIALS TESTING LABORATORY

TSE TARANAKI & ASSOCIATES LIMITED

25 CARRINGTON STREET
P O BOX 237
NEW PLY OUTH
TEL 06 758 8390
FAX 06 757 9404

SITE Rhapsody Rest Home ,30 Mill Road , New Plymouth.

JOB No. 3904-80 DATE 8/11/99 SUPERVISED BY TN/JP

SCALA PENETROMETER TEST

SHEET 1

TEST No / REMARKS	1 Start to End			2 Start to End			3 Start to End			4 Start to End		
	No. OF BLOWS	PEN. CUM cm	P/BLOW mm	No. OF BLOWS	PEN. CUM cm	P/BLOW mm	No. OF BLOWS	PEN. CUM cm	P/BLOW mm	No. OF BLOWS	PEN. CUM cm	P/BLOW mm
All measurements	0	96		0	93		0	126		0	154	
taken from G.L.	1	98	20	5	108	30	5	145	38	5	179	50
	1	100	20	5	124	32	5	160	30	5	203	48
	5	108	16	5	137	26	5	171	22	5	220	34
	3	113	17	5	150	26	5	192	42	5	237	34
	5	123	20	5	165	30	5	212	40	5	252	30
	5	136	26	5	180	30	5	230	36	5	264	24
	5	149	26	5	195	30	5	248	36	5	280	32
	5	164	30	5	207	24	5	264	32	3	291	37
	5	176	24	5	221	28	5	277	26		End	
	5	192	32	5	234	26	5	290	26			
	5	205	26	5	246	24		End				
	5	215	20	5	260	28						
	5	223	16	5	273	26						
	5	230	14	5	282	18						
	5	237	14	5	290	16						
	5	247	20									
	5	258	22									
	5	269	22									
	5	280	22									
	5	288	16									
		End										

Document Set ID: 598149
Version: 1, Version Date: 12/02/2004

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TEL 06 758 8390
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SITE Rhapsody Rest Home ,30 Mill Road , New Plymouth.

JOB No. 3904-80 DATE 8/11/99 SUPERVISED BY TN/JP

SCALA PENETROMETER TEST

SHEET 2

TEST No / REMARKS	5 Start to End			6 Start to End			7 Start to End			8 Start to End		
	No. OF BLOWS	PEN. CUM cm	P/BLOW mm	No. OF BLOWS	PEN. CUM cm	P/BLOW mm	No. OF BLOWS	PEN. CUM cm	P/BLOW mm	No. OF BLOWS	PEN. CUM cm	P/BLOW mm
All measurements	0	120		0	110		0	75		0	11	
taken from G.L.	5	136	32	5	126	32	5	90	30	5	25	28
	5	163	54	5	143	34	5	108	36	5	43	36
	5	187	48	5	175	64	5	132	48	5	72	58
	5	208	42	5	197	44	5	152	40	5	91	38
	5	223	30	5	215	36	5	172	40	5	107	32
	5	237	28	5	232	34	5	187	30	5	117	20
	5	250	26	5	246	28	5	199	24	5	127	20
	5	265	30	5	260	28	5	208	18	5	136	18
	5	276	22	5	270	20	5	218	20	5	147	22
	5	285	18	5	280	20	5	226	16	5	159	24
	3	291	20	5	292	24	5	235	18	5	170	22
		End			End		5	244	18	5	182	24
							5	251	14	5	191	18
							5	258	14	5	206	30
							5	265	14	5	215	18
							5	274	18	5	223	16
							5	282	16	5	231	16
							5	290	16	5	240	18
								End		5	250	20
										5	266	32
										5	279	26
										5	293	28
											End	

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MATERIALS TESTING LABORATORY

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TEL 06 758 8390
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SITE Rhapsody Rest Home ,30 Mill Road , New Plymouth.

JOB No. 3904-80 DATE 8/11/99 SUPERVISED BY TN/JP

SCALA PENETROMETER TEST

SHEET 3

TEST No / REMARKS	9 Start			9 cont to End			10 Start			10 cont to End		
	No. OF BLOWS	PEN. CUM cm	P/BLOW mm	No. OF BLOWS	PEN. CUM cm	P/BLOW mm	No. OF BLOWS	PEN. CUM cm	P/BLOW mm	No. OF BLOWS	PEN. CUM cm	P/BLOW mm
All measurements	0	10		7	290	19	0	10		5	261	10
taken from G.L.	5	22	24		End		5	30	40	5	268	14
	5	33	22				5	48	36	5	276	16
	5	43	20				5	54	12	5	285	18
	5	54	22				5	63	18	3	290	17
	5	68	28				5	77	28		End	
	5	84	32				5	93	32			
	5	105	42				5	105	24			
	5	119	28				5	115	20			
	5	128	18				5	124	18			
	5	136	16				5	135	22			
	5	144	16				5	147	24			
	5	154	20				5	154	14			
	5	167	26				5	160	12			
	5	180	26				5	169	18			
	5	190	20				5	178	18			
	5	198	16				5	189	22			
	5	209	22				5	199	20			
	5	216	14				5	208	18			
	5	225	18				5	216	16			
	5	232	14				5	223	14			
	5	240	16				5	230	14			
	5	248	16				5	238	16			
	5	259	22				5	245	14			
	5	268	18				5	251	12			
	5	277	18				5	256	10			

Document Set ID: 598149
Version: 1, Version Date: 12/02/2004

EXTRA INFORMATION/AMENDMENTS

AMENDMENT
0 4 060yyy

Consent No: 28218

Charge: $

Job: 8 Units.

Address: 32 Mill Rd
NP

The changes covered by this amendment are:
FOUNDATIONS TO BE ~~[illegible]~~ AS PER AMENDED PLAN FOR VILLA'S 3 + 4. SITE PLAN INCLUEDED.
~~UNIT~~ VILLA 7 GARAGE EXTENDED TO HOUSE LAUNDRY.

Formal Declaration – (Please read carefully prior to signing)

*This **AMENDMENT** to the abovementioned Building Consent is made by me as **owner** of the property:*

Signature: Date:

OR *I am the applicant **authorised by the owner** to make this **AMENDMENT:***

Signature: Date:

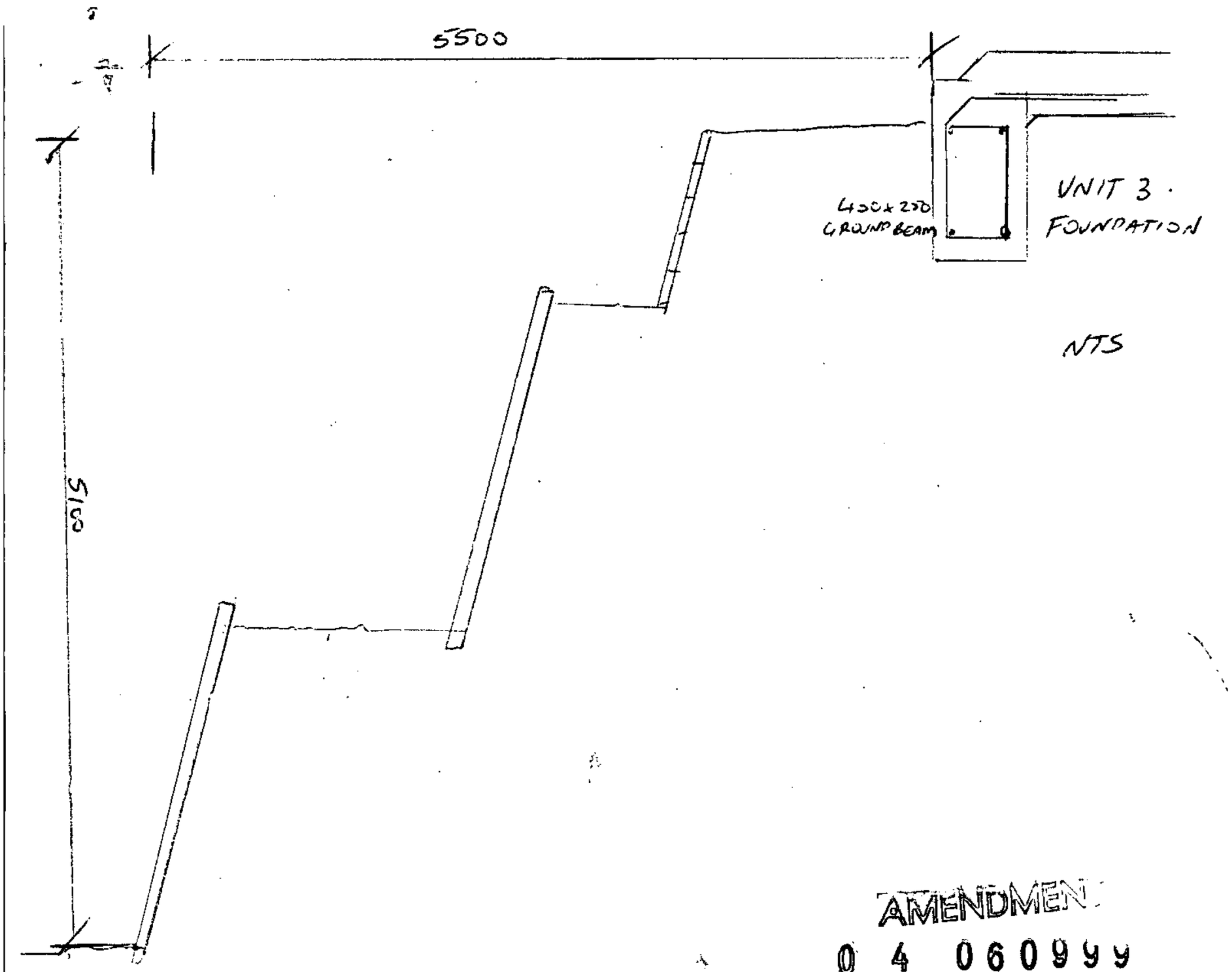
Office use only

Approved	Refused

Records	
Building	
	D.B. 7.9.99.
Public Health	
District Planning	

Provide confirmation from the Engineer that the calculations provided are applicable to villas 3 and 4.

~~Plans for villa 7 garage extension and laundry are to be provided.~~



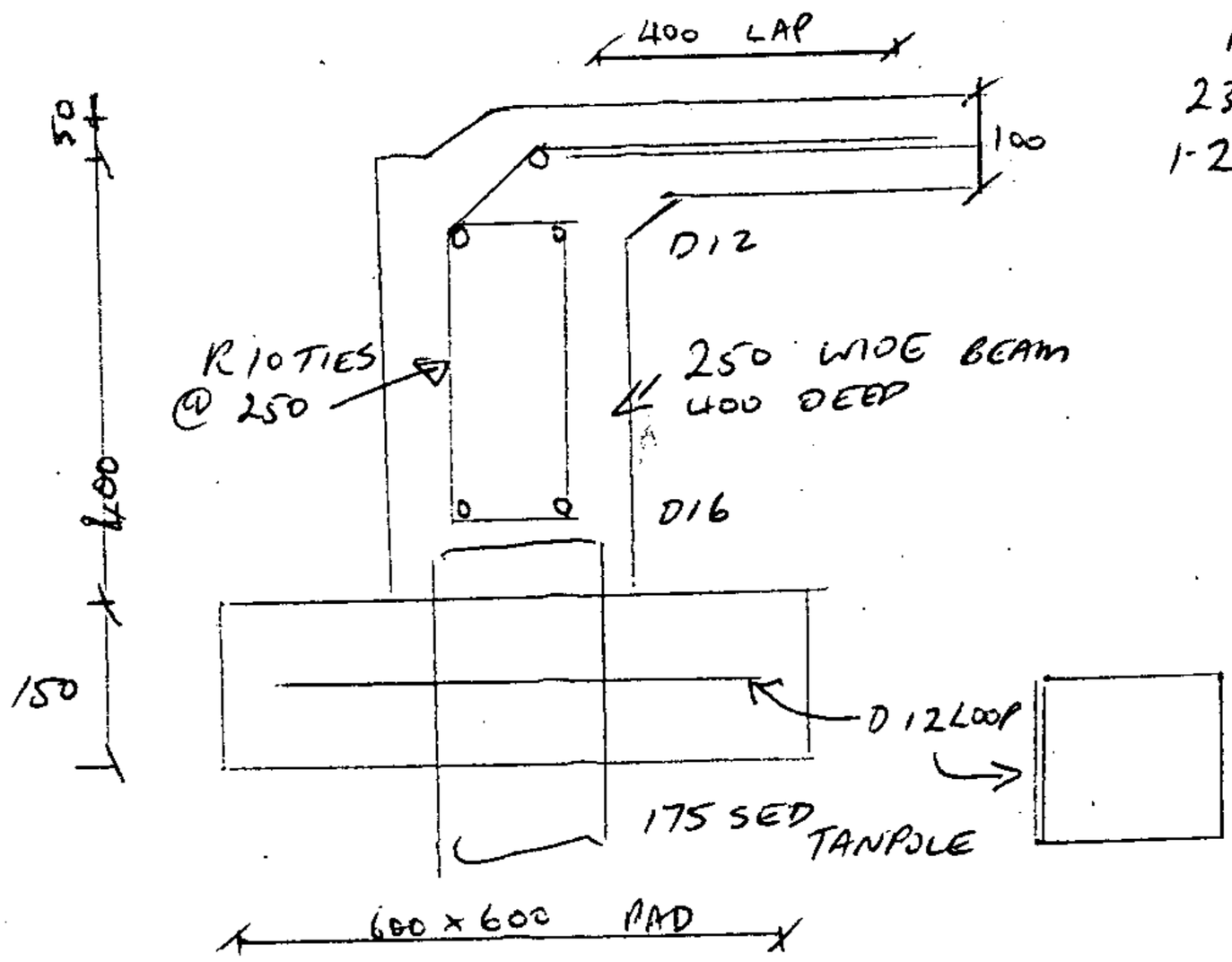
AMENDMENT
0 4 060999

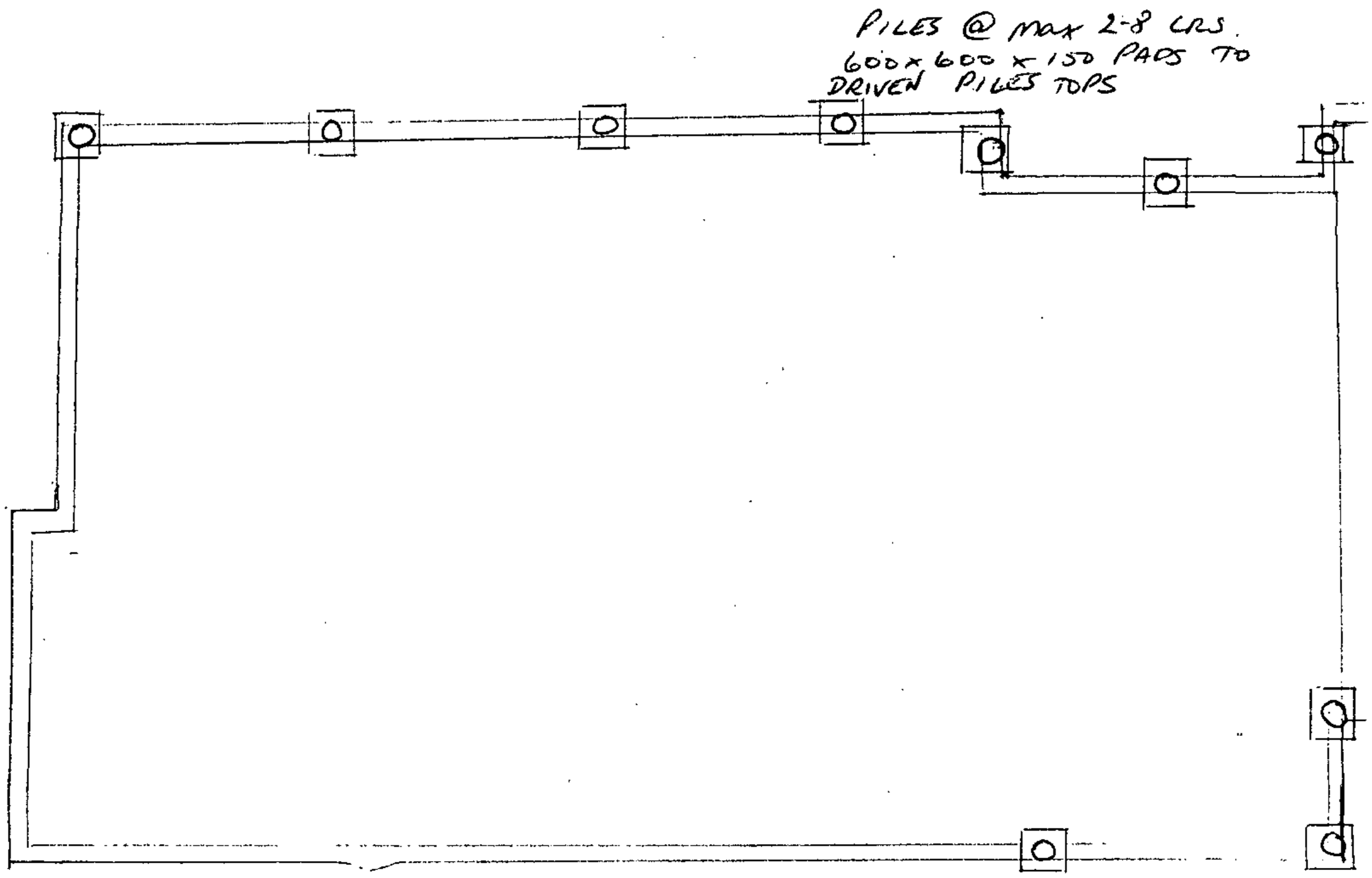
28217|28218

RHAPSODY UNIT 3 BEDROOM 1 EAST CNR. NTS

Document Set ID: 598149
Version: 1, Version Date: 12/02/2004

PILES DRIVEN WITH
230 KG HAMMER OVER
1·2 SET 15mm PERBL



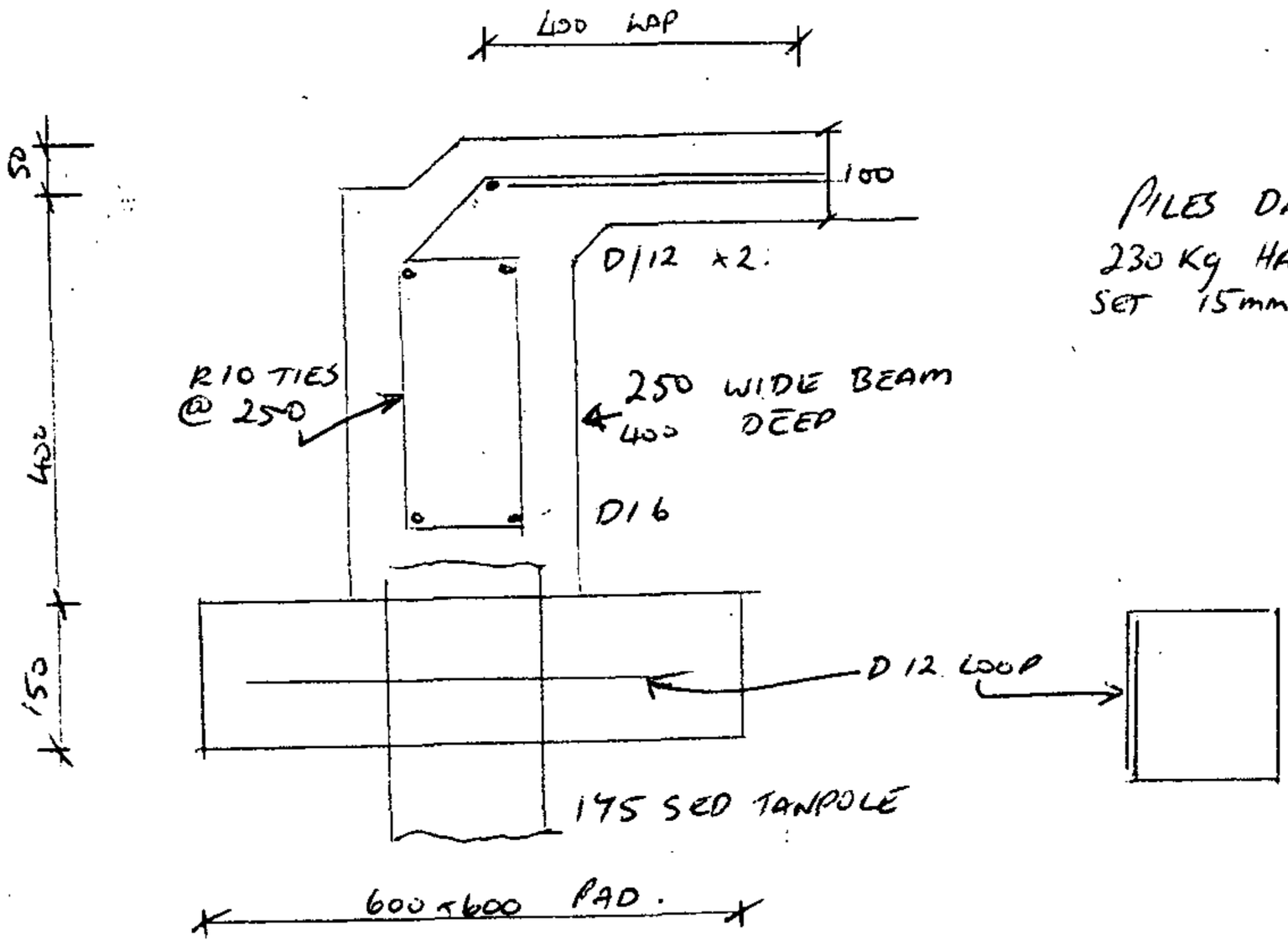


FOUNDATION PLAN.

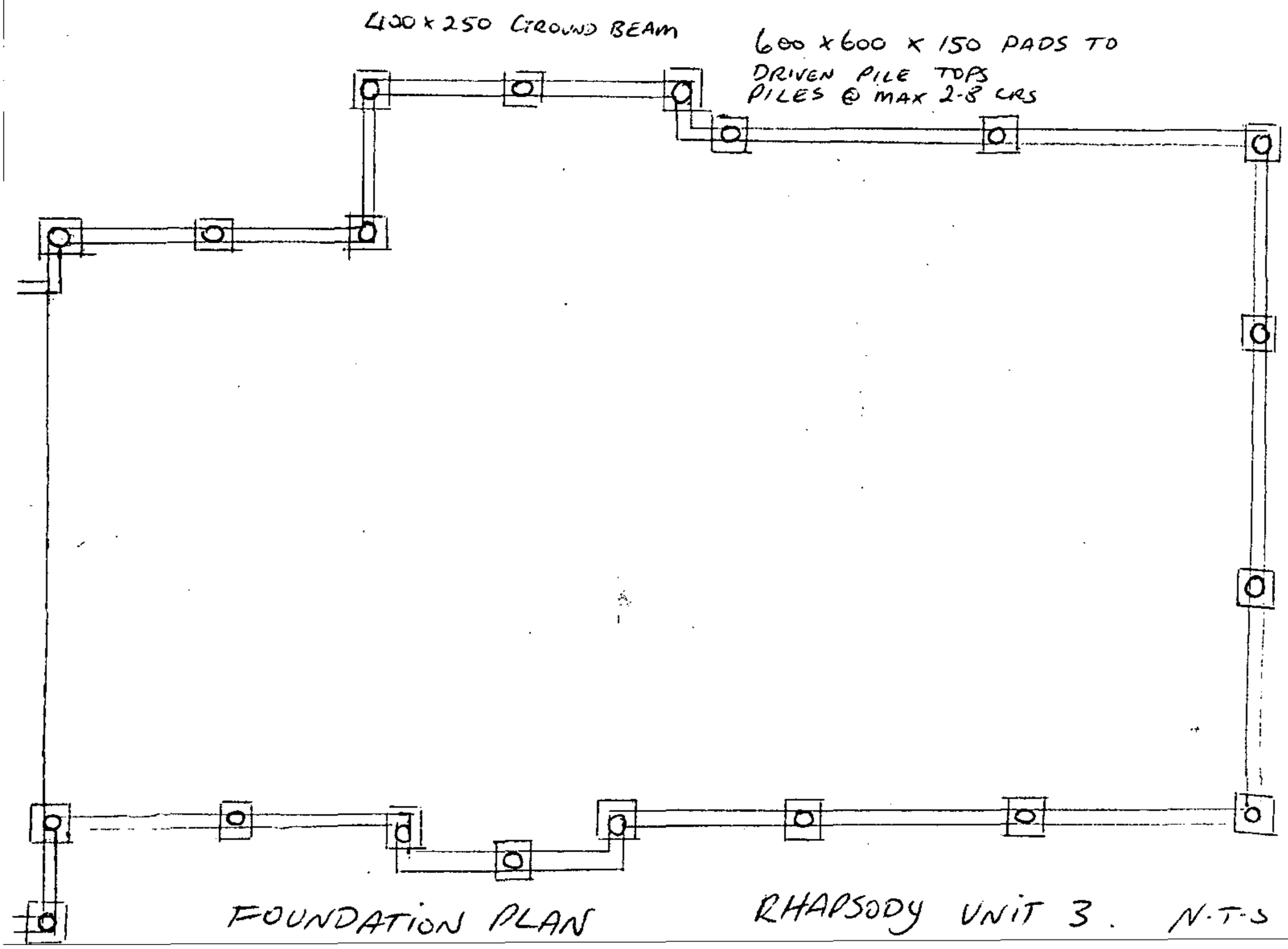
RHAPSODY UNIT 4.

N.T.S.

Document Set ID: 598149
Version: 1, Version Date: 12/02/2004



PILES DRIVEN WITH 230 Kg HAMMER OVER 1·2 SET 15mm PER BLOW.



FOUNDATION PLAN RHAPSODY UNIT 3. N.T.S

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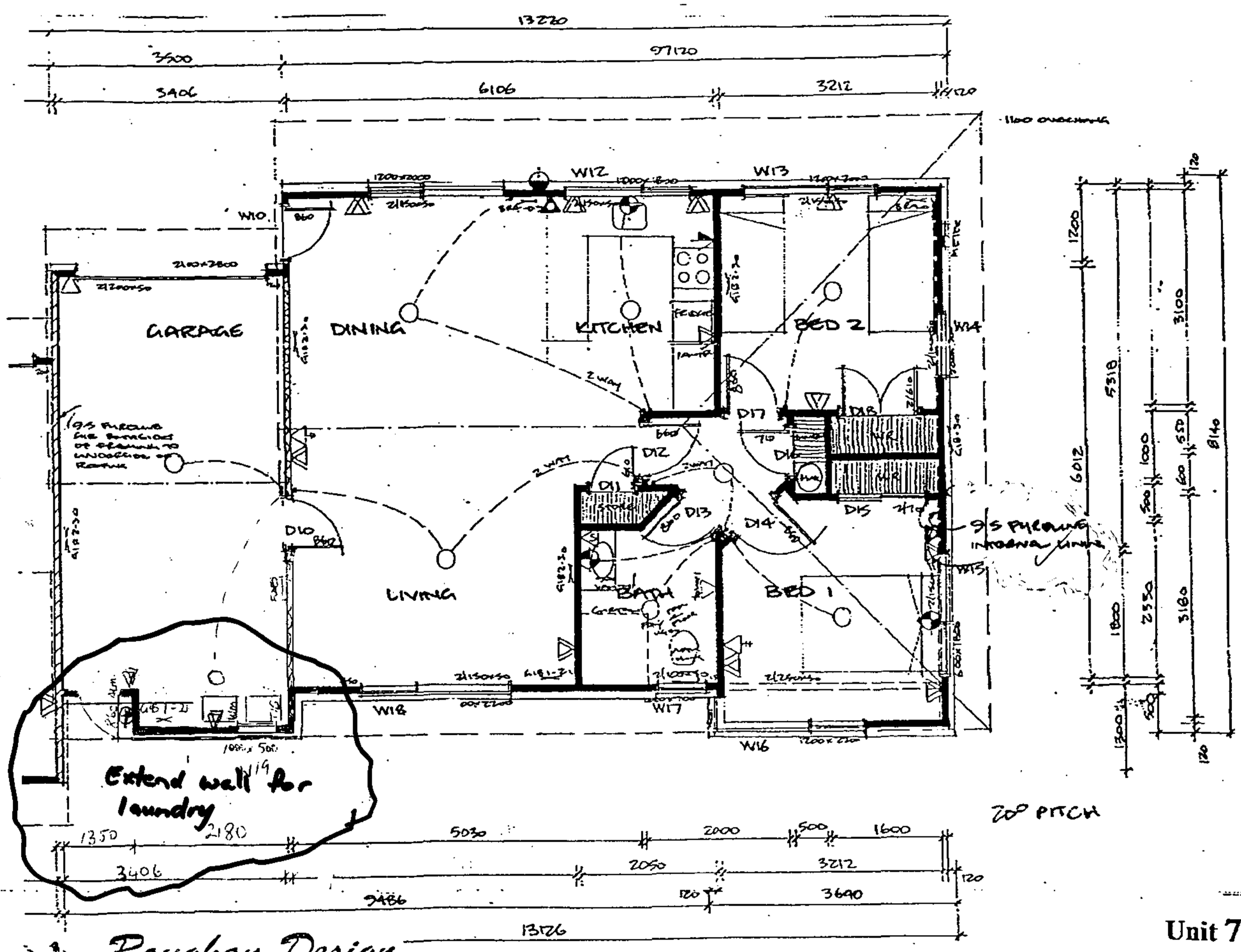


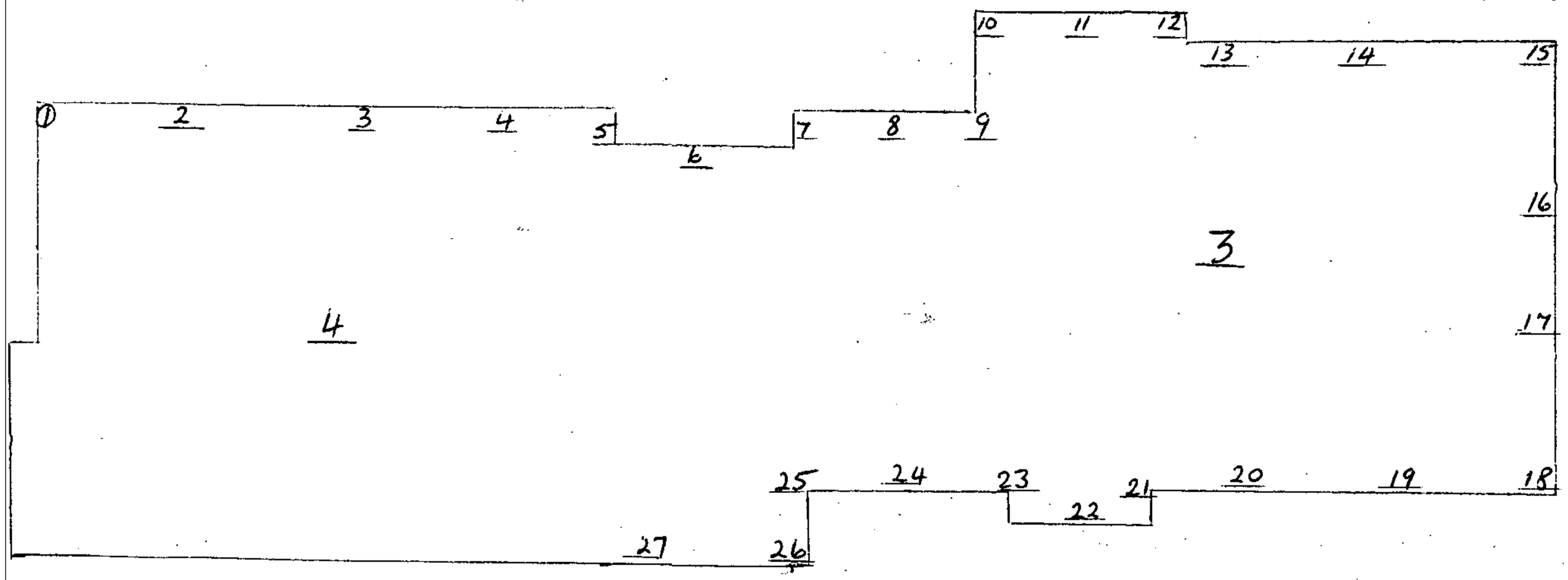
Roughan Design
753 Carrington Road, RD 1, New Plymouth

amended floor plan

Unit 7

The Rhapsody Resthome Villas

1	1·2	80mm
2	2·4	80 mm
3	2·7	120 mm
4	4·2	140 mm
5	4·8	135 mm
6	4·8	140mm
7	4·8	110 mm
8	4·2	135mm
9	4·8	105mm
10	4·8	115 mm
11	3·6	150 mm
12	4·2	95 mm
13	4·2	140 mm
14	3·0	145mm
15	3·0	145mm
16	1·8	130mm
17	1·7	95mm
18	1·7	135mm
19	2·7	145mm
20	3·0	90mm
21	3·0	80 mm
22	2·5	90mm
23	2·7	145 mm
24	2·7	145mm
25	2·4	110 mm
26	2·4	100 mm
27	1·8	100 mm



PILE PLAN 175 SED

PILES DRIVEN @ 2·8 CRS MAX WITH 230 Kg HAMMER OVER 1·2 SET 15mm PER BLOW

RHAPSODY UNIT 3 + 4

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SHEET NO 1A

FILE NO 3964/80.

CALCS BY MX

JOB NAME Rhapsody Mok Rd.

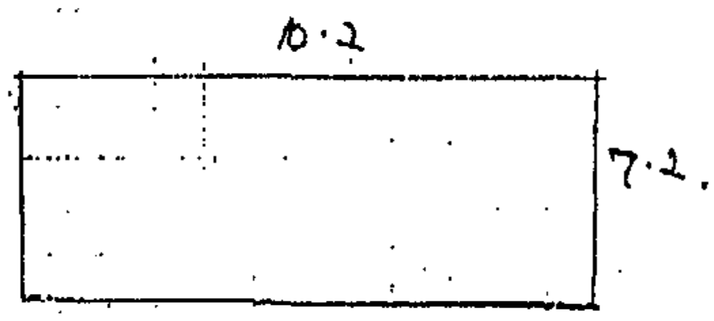
DATE 4 Aug. 99

TSE TARANAKI & ASSOCIATES LIMITED
ARCHITECTS-ENGINEERS
INTERIOR DESIGNERS - PROJECT MANAGERS

Penetrometer tests carried out around unit 2, indicated soft ground to varying depths upto 2.0 m.

Design perimeter beam to be supported on driven piles.

Timber framed.
Brick veneer.
light roof.



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$P = 2.8 \times 11 = 31$ kN.

Wt. of hammer = 2.2 kN.
drop = 1.2 m.

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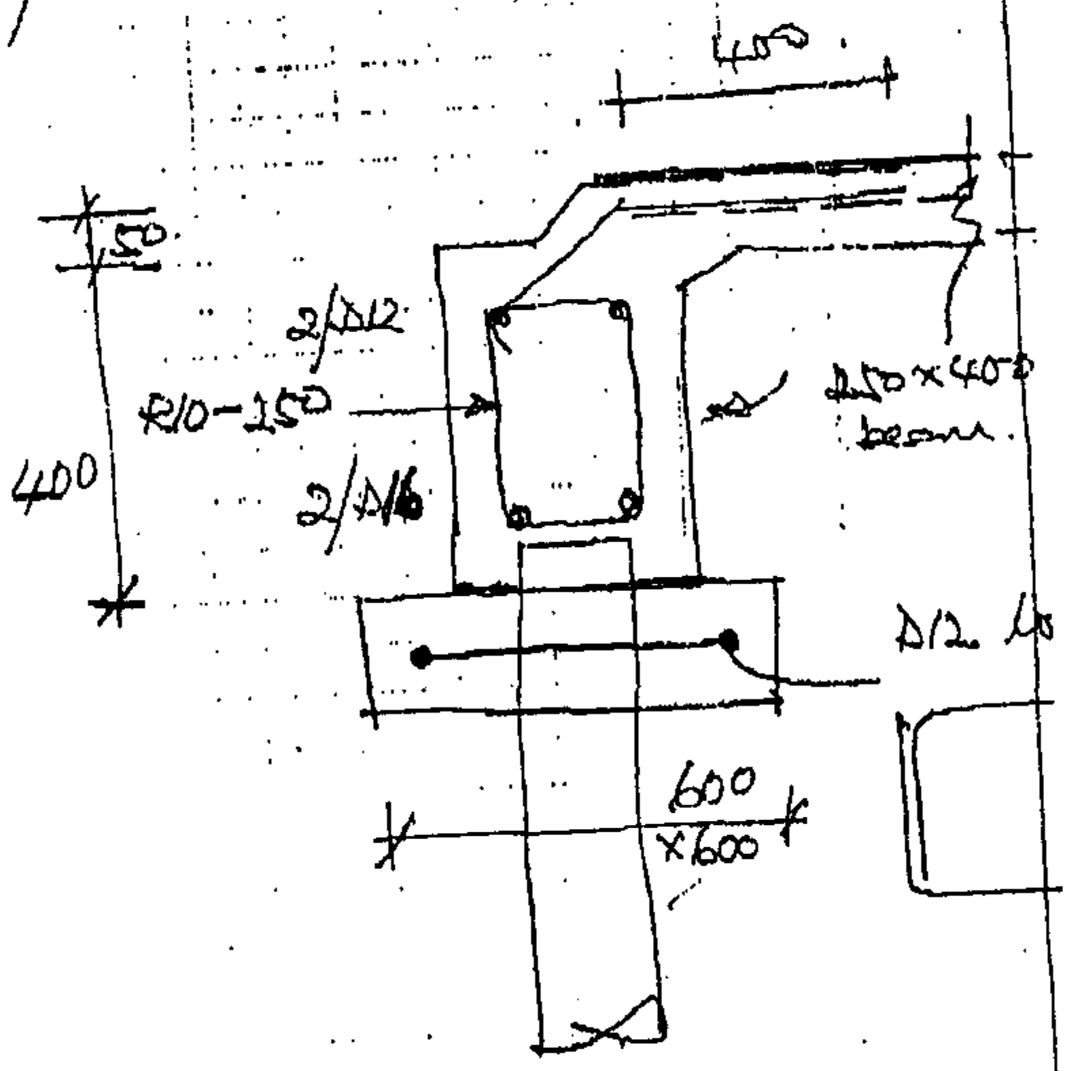
SHEET NO 2A
FILE NO 8904/80
CALCS BY
JOB NAME Rhapsody.
DATE 8/99.

TSE TARANAKI & ASSOCIATES LIMITED
ARCHITECTS-ENGINEERS
INTERIOR DESIGNERS - PROJECT MANAGERS

Ariss Print - 555#

ϕ of pole = 175 mm.

from computer printout set/blow = 15 mm.



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TSE TARANAKI & ASSOCIATES LIMITED

CLIENT	Rhapsody
ADDRESS	Mill Road NEW PLYMOUTH
JOB NO	3904/80

DESIGN OF TIMBER PILES

LOAD ON PILE	N	=	31.0	kN
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WEIGHT OF HAMMER	W	=	2.2	kN
FULL FALL	H	=	1.2	m
HEIGHT FACTOR		=	0.8	
PILE DIAMETER	d	=	175	mm
LENGTH OF PILE	L	=	3.0	m
COEFF OF RESTITUTION	e	=	0.25	
COMP OF PILE HEAD	C_C	=	2.0	mm
COMP OF PILE FACTOR	C_P	=	0.00070	
QUAKE OF GROUND	C_Q	=	3.5	mm
TOTAL COMPRESSION	C	=	7.6	mm
WT.OF PILE	P	=	0.4	kN
EFFICIENCY	n	=	0.85	
SET PER BLOW	S	=	15.4	mm

TSE TARANAKI & ASSOCIATES LIMITED
P.O. BOX 237
NEW PLYMOUTH
TEL 06 758 8390
FAX 06 757 9404

Document Set ID: 598149
Version: 1, Version Date: 12/02/2004

FILE COPY

8 September 1999

ID: 017965
BC: 28218

Kauri Holdings
30 Mill Road
NEW PLYMOUTH

Dear Sir or Madam:

NEW BUILDING – 32 MILL ROAD

I acknowledge receiving your Building Consent Application dated **1 June 1999 and amendment dated 6 September 1999** to construct a **dwelling** at **32 Mill Road** being **Lot 1 DP 4513**, but wish to advise that the plans and specifications submitted do not fully comply with the Building Code and/or legislation. Further processing of this Consent will be suspended until amendments or the required additional information is received. The permitted period of suspension will be **up to 20 working days** within which time it is considered all information should have been submitted.

BUILDING:

Provide confirmation from the Engineer that the calculations provided are applicable to villas 3 & 4.

On receipt of this information further consideration will be given to the application and if found to be satisfactory the consent will be issued on payment of the required fees.

Should you envisage difficulty in providing additional information within the given time or wish to discuss the matter Council's Customer Service Centre will be pleased to provide assistance.

Yours faithfully

AUTHORISED OFFICER

EXTRA INFORMATION/AMENDMENTS

AMENDMENT

03 054

CHARGE: $

JOB: Rhapsody Restaurant

CONSENT NO: 28218

ADDRESS: ~~[illegible]~~ Mill Rd NP

THE CHANGES COVERED BY THIS AMENDMENT ARE:

[redacted]

UNIT 2 — AMENDED FOUNDATION DESIGN TO PART SLAB

FORMAL DECLARATION – (Please read carefully prior to signing)

This AMENDMENT to the abovementioned Building Consent is made by me as owner of the property:

Signature: _____ Date: _____

OR *I am the applicant authorised by the owner to make this AMENDMENT:*

Signature: [signature] Date: 5.8.99

Office use only

	Approved	Refused
Records		
Building	ok 5/8/99	
Public Health		
District Planning		

Continued Over ☐

bconsent/forms/Changes covered by this AMENDMENT

Document Set ID: 598149
Version: 1, Version Date: 12/02/2004

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

DATE

APPROVED

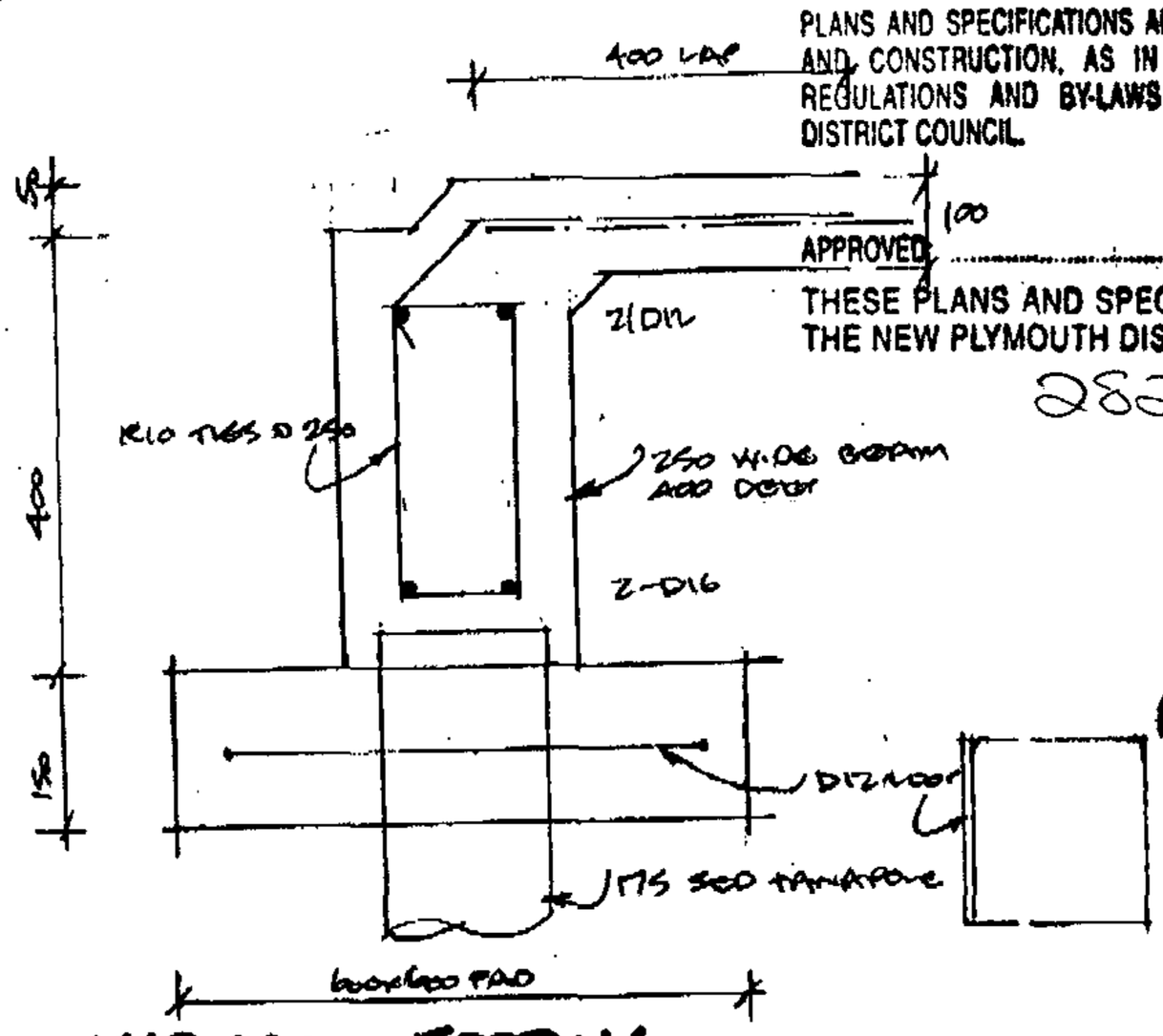
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH DISTRICT COUNCIL.

28217/28218.

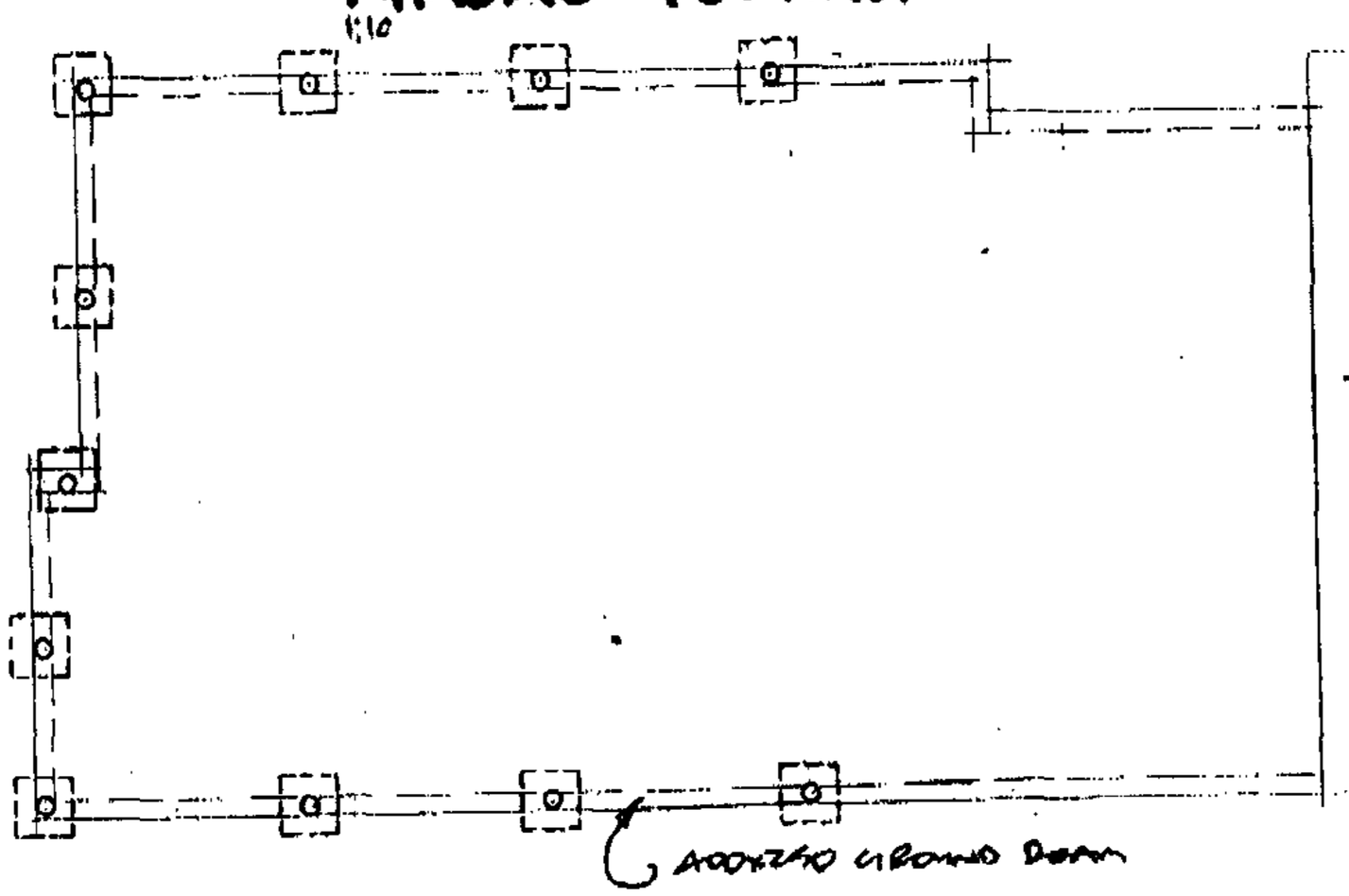
PILES DRIVEN WITH 230 KG HAMMER OVER 1.2m

AMENDMENT

03 040



TYPICAL FOOTING
1:10



600x600x150 PADS TO DRIVEN PILE TOPS
PILES @ MAX 2.8m CRS

CONFIRM LAYOUT OF PLANS ON SITE

FOUNDATION PLAN
1:100

Roughan Design
788 Carrington Road, R.D. 1
New Plymouth

AMENDED

RHAPSODY UNIT 2

TO : PHONE NO. : 94759611 8
FROM : ROUGHAN DESIGN 788 Carrington Rd,RD1 New Plymouth

AUG. 4.1999 3:09PM P 2
PHONE NO. : 64 06 7533365

Document Set ID: 598149
Version: 1, Version Date: 12/02/2004

EXTRA INFORMATION/~~AMENDMENTS~~

Neville 10 pages

URGENT

no.2 12.7.99

CONSENT NO: BC 23218

CHARGE: $

JOB: RHAPSODY UNITS

ADDRESS: 30 MILL RD

NP

THE CHANGES COVERED BY THIS AMENDMENT ARE:

- FIRE SUMMARY - REQUIREMENTS SHOWN ON PLANS UNITS 2&7
- FLOOR LEVELS CONFIRMED
- STANDARD BRICK DETAIL SHOWN
- RETAINING WALL - LUX HAS RUNG NEVILLE & WILL SUBMIT DESIGN LATER WHEN ON SITE.

FORMAL DECLARATION – (Please read carefully prior to signing)

This AMENDMENT to the abovementioned Building Consent is made by me as owner of the property:

Signature: _____ Date: _____

OR *I am the applicant authorised by the owner to make this AMENDMENT:*

Signature: P M Roughan Date: 9/7/99 for owner

Office use only

	Approved	Refused
Records		
Building	w.file 13.7.99	
Public Health		
District Planning		

Condition apply to B.C. unit 1 and 2. not to be started until the pergola wall and retaining walls have been approved by council

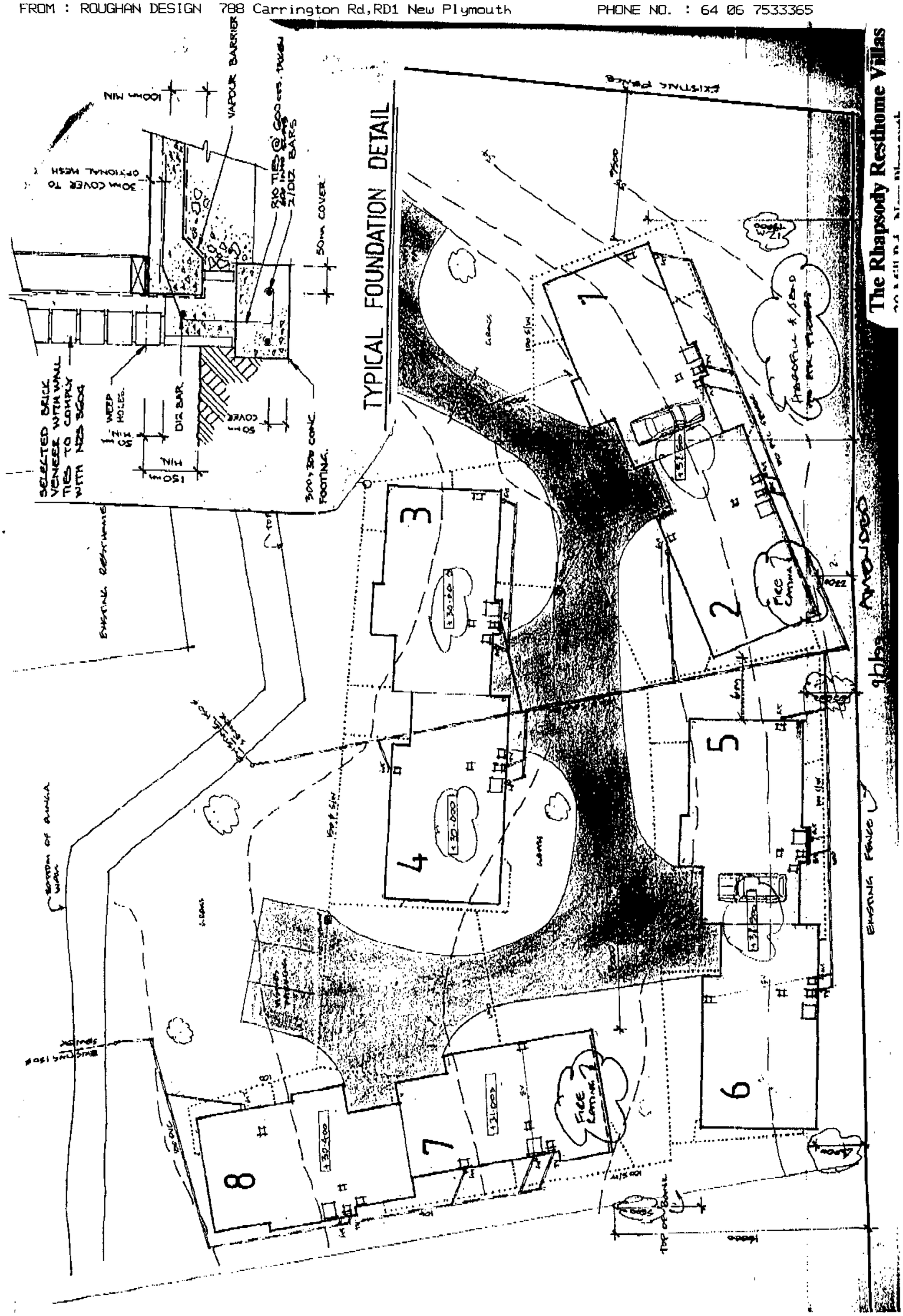
J.S.E. are employed to design retaining walls

NOTE-- please ring if any queries as builder require an urgent inspection soon.

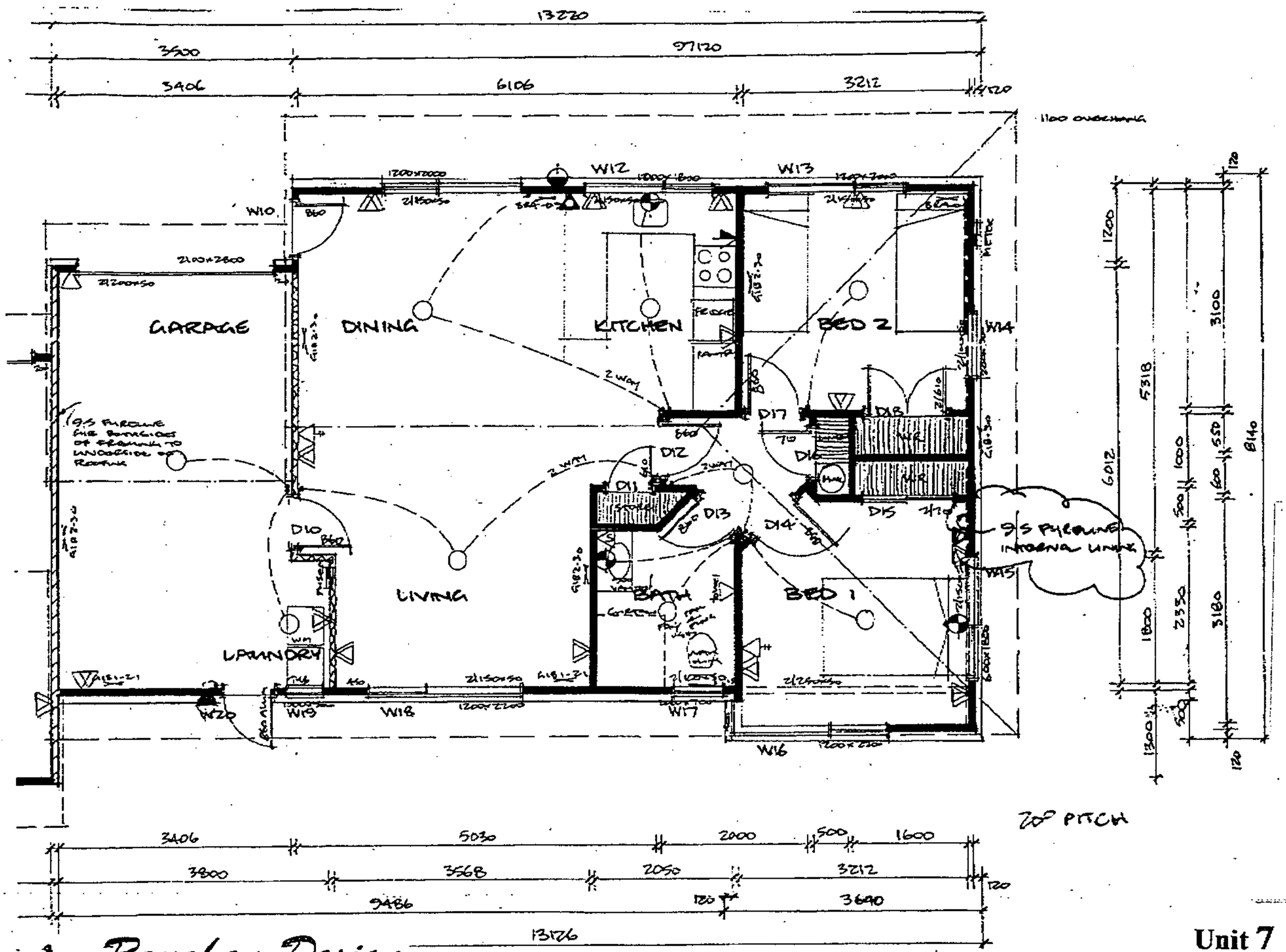
Continued Over

bconsent/forms/Changes covered by this AMENDMENT

Document Set ID: 598149
Version: 1, Version Date: 12/02/2004


TYPICAL FOUNDATION DETAIL
VAPOUR BARRIER
100mm MIN
30mm COVER TO OPTIONAL MESH
50mm COVER
SELECTED BRICK VENEER WITH WALL TIES TO COMPLY WITH NZS 3604
WEEP HOLES
DIA BAR
150mm MIN
300x300 CONC. FOOTING
EXISTING DWELLING
EXISTING FENCE
The Rhapsody Resthome Villas
1
2
3
4
5
6
7
8
Fice Canina
Pohutukawa
Top of Bank

Document Set ID: 598149
Version: 1, Version Date: 12/02/2004



Roughan Design
788 Carrington Road, RD 1, New Plymouth

amended floor plan

Unit 7

The Rhapsody Resthome Villas

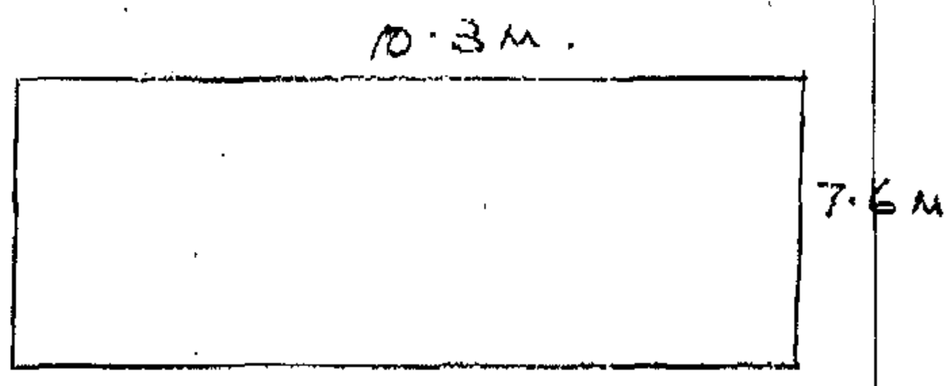
SHEET NO 1
FILE NO 3904/80
CALCS BY lux
JOB NAME Rhapsody Villas Lee Road. NP.
DATE July '99

TSE TARANAKI & ASSOCIATES LIMITED
ARCHITECTS-ENGINEERS
INTERIOR DESIGNERS - PROJECT MANAGERS

Arles Print 5554

attached villas, separated by garages with fire rated wall in-between.

Units are 10.3 x 7.6 M.



The units are light timber framed with brick veneer cladding.

Auxforc Gp. SA. ✓
FHC. 1. ✓

Single floor, 2-3 occupants.

from table B1/6,

fire cell rating FO ✓
alarm type Nil ✓

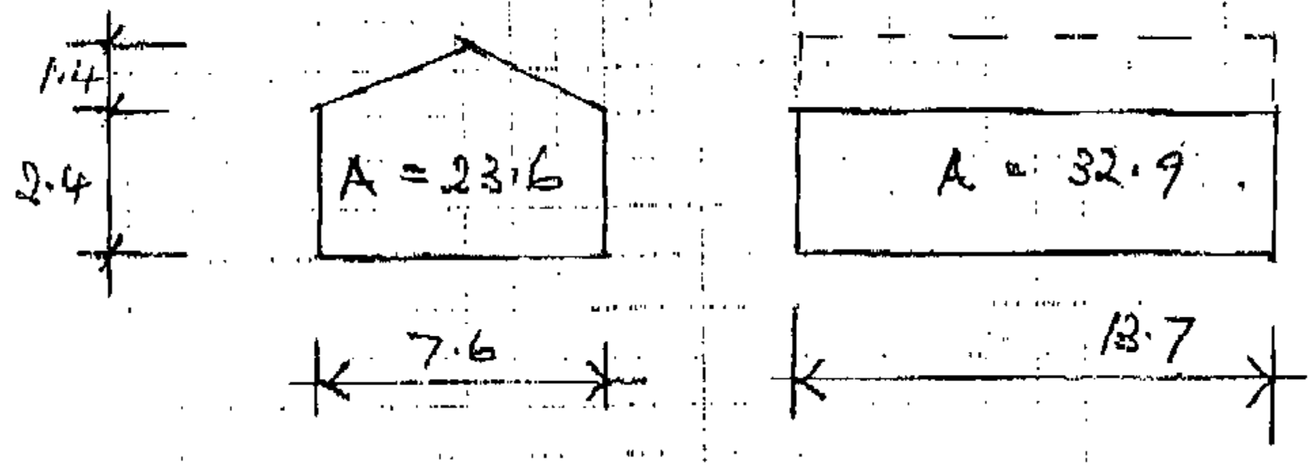
Consider each unit as a separate fire cell.

Check min. distance between units and distances to boundary

Document Set ID: 598149
Version: 1, Version Date: 12/02/2004

SHEET NO 2
FILE NO 3904/80
CALCS BY
JOB NAME Rhapsody.
DATE July '99

TSE TARANAKI & ASSOCIATES LIMITED
ARCHITECTS-ENGINEERS
INTERIOR DESIGNERS - PROJECT MANAGERS



Gable end.

A = 23.6 m²

enclosing rectangle 6 x 9.

% unprotected = $\frac{23.6}{54} \times 100 =$ 44%

Min dist = 2.75 m (table C3)

width of garage 3.4 m.

Provide 30/30/30 wall between garage assume line of relevant boundary.

Document Set ID: 598149
Version: 1, Version Date: 12/02/2004

SHEET NO 3 | FILE NO 3964/80 | CALCS BY | JOB NAME Rhapsody. | DATE July '99

TSE TARANAKI & ASSOCIATES LIMITED
ARCHITECTS-ENGINEERS
INTERIOR DESIGNERS - PROJECT MANAGERS

Side elevation :

A = 32.9 M.

enclosed rectangle 3 x 15.

% unprotected = $\frac{32.9}{45} \times 100 =$ 73 %.

min dist = 3.0 m.

When the gable end of one unit, faces the side elevation of other unit, the min dist for unfiverated walls is 3 + 2.75 = 5.75 M.

* Dist. between units 4 + 7 = 9 M, OK.

* Dist. between units 6 + 7 = 5.0 M fire rating of wall reqd.

Assume gable end of unit is fire rated.

25 CARRINGTON STREET, P.O. BOX 237, NEW PLYMOUTH. TEL (06) 758-8390 FAX (06) 757-9404

Document Set ID: 598149
Version: 1, Version Date: 12/02/2004

SHEET NO 4

FILE NO 3984/80

CALCS BY WX

JOB NAME Rhapsody.

DATE July '99

TSE TARANAKI & ASSOCIATES LIMITED

ARCHITECTS-ENGINEERS
INTERIOR DESIGNERS - PROJECT MANAGERS

Aries PN01 - 5354

unrated area = (0.6 x 1.8) + (1.2 x 0.9)
= 2.2 m².

% unprotected = $\frac{2.2}{54}$ x 100 = 4 %.

min. distance to relevant bdy = 1.0 m.

min dist. bet. units = 1 + 3 = 4 m.
actual dist. = 5.0 m. OK.

30/30/30 fire rating can be achived by brick veneer walls and 9.5 mm. fyreline lining.

* ✓ Dist. from unit 6 to boundary 4.0 m.
min reqd. 3.0 m. OK.

* ✓ Dist from unit 5 to bdy 5.0 m.
min reqd 3.0 m. OK.

* ✓ Dist. between units 2 + 5 is 6 m.
min reqd. 5.5 m. OK.

Document Set ID: 598149
Version: 1, Version Date: 12/02/2004

9 July 1999

Customer Services
ID: 017965
BC: 28212

Kauri Holdings Ltd
30 Mill Road
NEW PLYMOUTH

Dear Sir

UNITS – 32 MILL ROAD, NEW PLYMOUTH

I acknowledge receiving your Building Consent Application dated **1 June 1999 and AMENDMENT dated 7 July 1999** to construct **Eight Units** at **32 Mill Road, New Plymouth** being **Lot 1 DP 4513,** but wish to advise that the plans and specifications submitted do not fully comply with the Building Code and/or legislation. Further processing of this Consent will be suspended until amendments or the required additional information is received. The permitted period of suspension will be **up to 20 working days** within which time it is considered all information should have been submitted.

Building

- *A revised foundation plan for the brick veneer design.*
- *Confirm the floor level RL height to units 3 and 4, surveyors height and plans differ.*
- *The gib board type 3 bracing needs to be shown as the perimeter of the brace panel is nailed with washers.*
- *The proposed ponga dressing to the bank many not provide the stability required, an engineers report and calculations are required to support the design and consideration needs to be given to the properties above and possible loadings.*
- *Council will require all amendments shown on one drawing (rather than a group of A4 sheets).*

On receipt of this information further consideration will be given to the application and if found to be satisfactory the consent will be issued on payment of the required fees.

Should you envisage difficulty in providing additional information within the given time or wish to discuss the matter Council Officers will be pleased to provide assistance.

Yours faithfully

AUTHORISED OFFICER

OFFICE COPY

28217/218

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

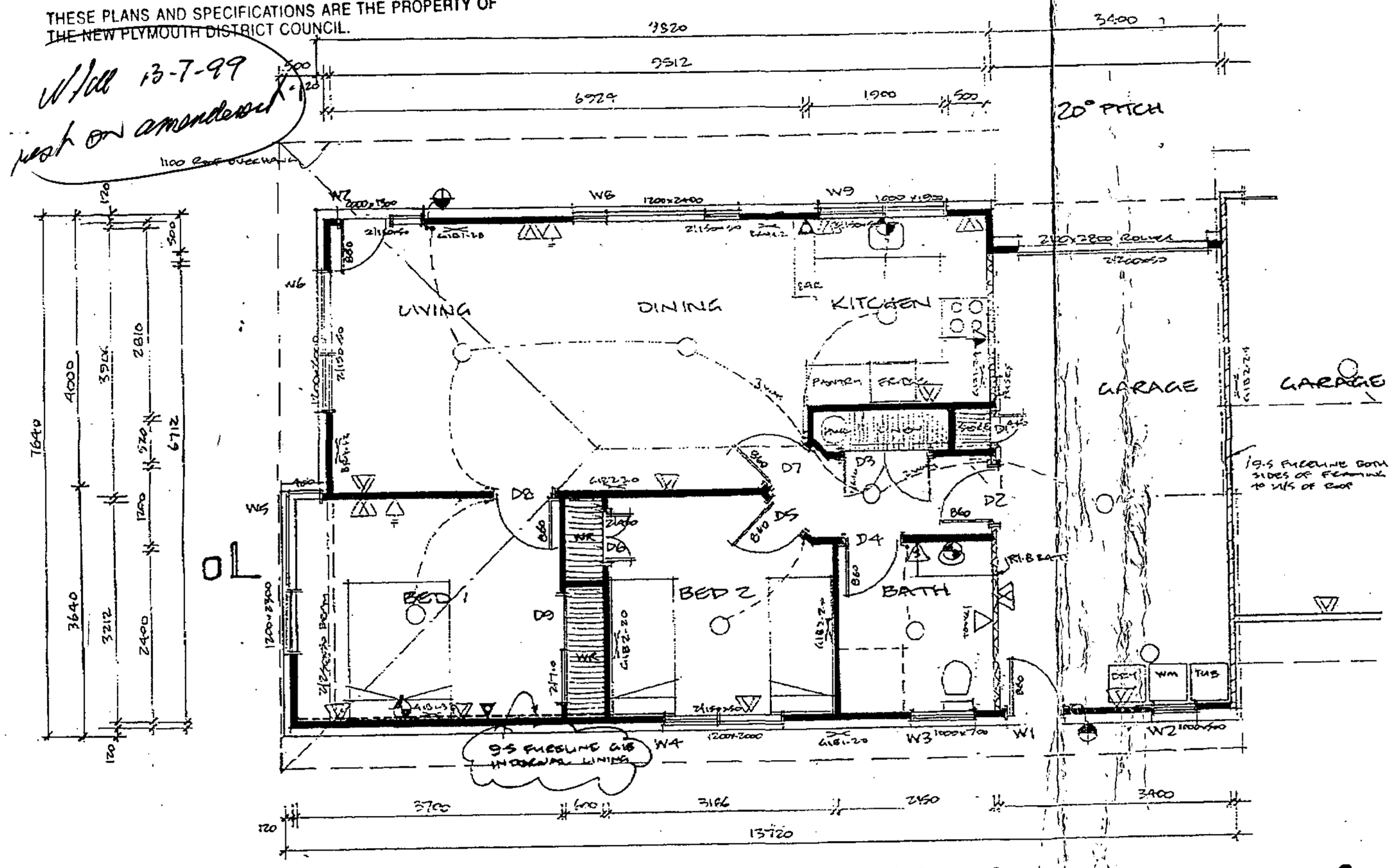
DATE

AMENDMENT NO. 2 12.7.99

APPROVED .....

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH DISTRICT COUNCIL.

W/ell 13-7-99
peak on amendment



amended floor plan

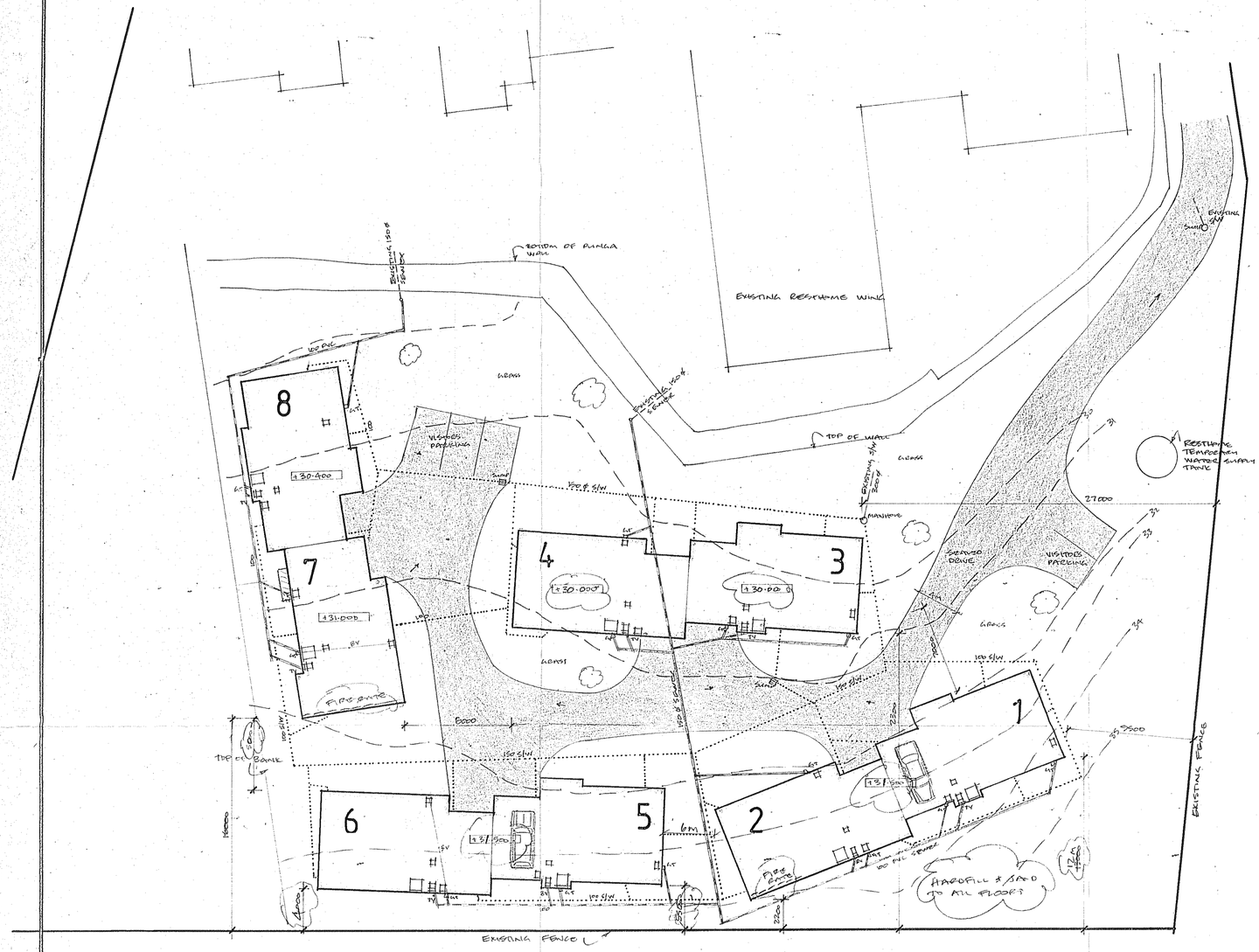
Unit 2

The Rhapsody Resthome Villas
30 Mill Rd., New Plymouth

Roughan Design
783 Carrington Road, RD 1, New Plymouth
Phone/Fax 753-3365 Mobile 025-490 715
Residential & Commercial Architectural Design.

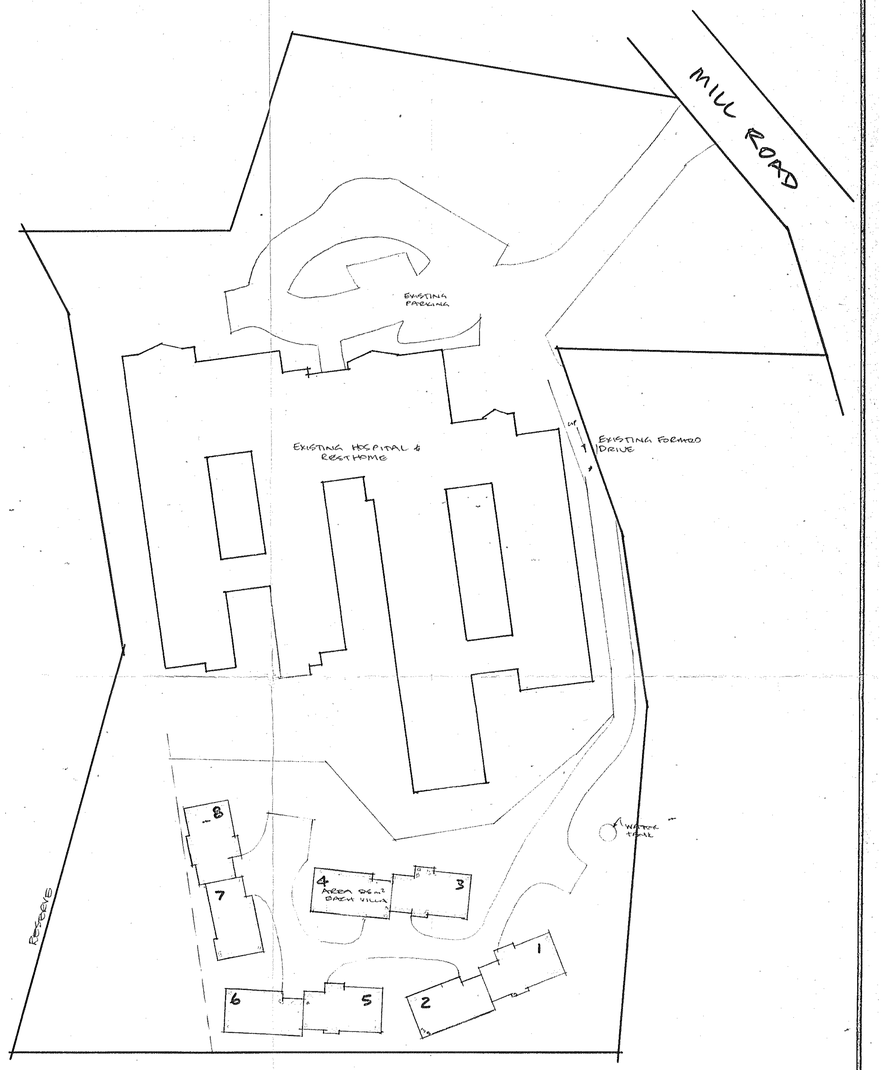
TO :
FROM : ROUGHAN DESIGN 788 Carrington Rd,RD1 New Plymouth PHONE NO. : 947596118
JUL. 9.1999 1:09PM P 3
PHONE NO. : 64 06 7533365

Document Set ID: 598149
Version: 1, Version Date: 12/02/2004



NOTES
- ALL PLUMBING & DRAINAGE TO COMPLY WITH NZ BUILDING ACT SECTIONS G12 & G13
- CONFIRM DIMENSIONS & SITE LEVELS ON SITE
- ALL BUILDING WORK TO COMPLY

plumbing & drainage plan
1:200



site plan
1:500

OFFICE COPY
PLANS AND SPECIFICATIONS APPROVED FOR TYPE, USE, SITING, COVERAGE AND CONSTRUCTION, AS IN ACCORDANCE WITH ALL RELEVANT ACTS REGULATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH DISTRICT COUNCIL.
APPROVED ..... DATE 13-7-99
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH DISTRICT COUNCIL.

AMENDED 7/99 DIMENSIONS/ VILLAS.

— proposed new villas —
Rhapsody Resthome, 30 Mill Road, New Plymouth

DRAWN F. ROUGHAN	CHECKED PKR	SCALES AS SHOWN	SHEET 1
TRACED	DATE MAY 99		SERIES OF TWO
			REF 860/99

EXTRA INFORMATION/AMENDMENTS

AMENDMENT

01 06 0709

Charge: $

Job: BUILDING 8 UNITS

Consent No: BC 28218

Address: 32 MILL ROAD
NEW PLYMOUTH

The changes covered by this amendment are:

AS PER ATTACHED LETTER

Formal Declaration – (Please read carefully prior to signing)

*This **AMENDMENT** to the abovementioned Building Consent is made by me as **owner** of the property:*

Signature: _____ Date: _____

OR *I am the applicant **authorised by the owner** to make this **AMENDMENT:***

Signature: _____ Date: _____

Office use only

Approved	Refused

Records	

Building	

Public Health	

District Planning	

revised foundation for brick. Brick veneer?
confirm floor levels units 3+4
survey the RL 30.00 building 29.500
Fire + Egress survey still to come.

Re checked Earthquake for brick Okay

A revised foundation design is required for the brick ~~foundation~~ veneer.
Confirm the floor levels heights for unit 3 + 4, the surveyor shows RL30.00 drawing differ
The proposal to dress the banks with sponges may not provide ~~[illegible]~~ the stability required, ~~[illegible]~~ a engineer report and calculation are required to support the design and consideration needs to be given to the properties above and possible loadings
Type 2 bib 3 bracing needs to be shown as the perimeter of the sheet is nailed with washers.
Fire design still to be provided.

30 Mill Road

TO : PHONE NO. : JUL. 6.1999 5:29PM P 1
FROM : ROUGHAN DESIGN 788 Carrington Rd,RD1 New Plymouth PHONE NO. : 64 06 7533365

1cx pages

EXTRA INFORMATION/AMENDMENTS

CHARGE: $

JOB: Rhorsoon Roughan

CONSENT NO: BC 28218 ADDRESS: 32 mill RD

NP

THE CHANGES COVERED BY THIS AMENDMENT ARE:

- HORDFUL to SLAB
- FIRE & ELPEN- TSE - to S-APPY
- SITE CROSS SECTION / STORMLATER LOCATION
- PUNGA REMOVING

NOTE BRACING to UNITS to 7 & 8 N°5 & 6 are GIB3- not required to be shown on plan

FORMAL DECLARATION – (Please read carefully prior to signing)

This AMENDMENT to the abovementioned Building Consent is made by me as owner of the property:

Signature: Date:

OR *I am the applicant authorised by the owner to make this AMENDMENT:*

Signature: Date: 6/7/99 for owner

Office use only

Records	Building	Public Health	District Planning
Approved Refused	Approved Refused	Approved Refused	Approved Refused

OFFICE COPY

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

DATE

AMENDMENT

APPROVED

0 7.07.99

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH DISTRICT COUNCIL

28217 / 28218

Continued Over

beconsent/forms/Changes covered by this AMENDMENT

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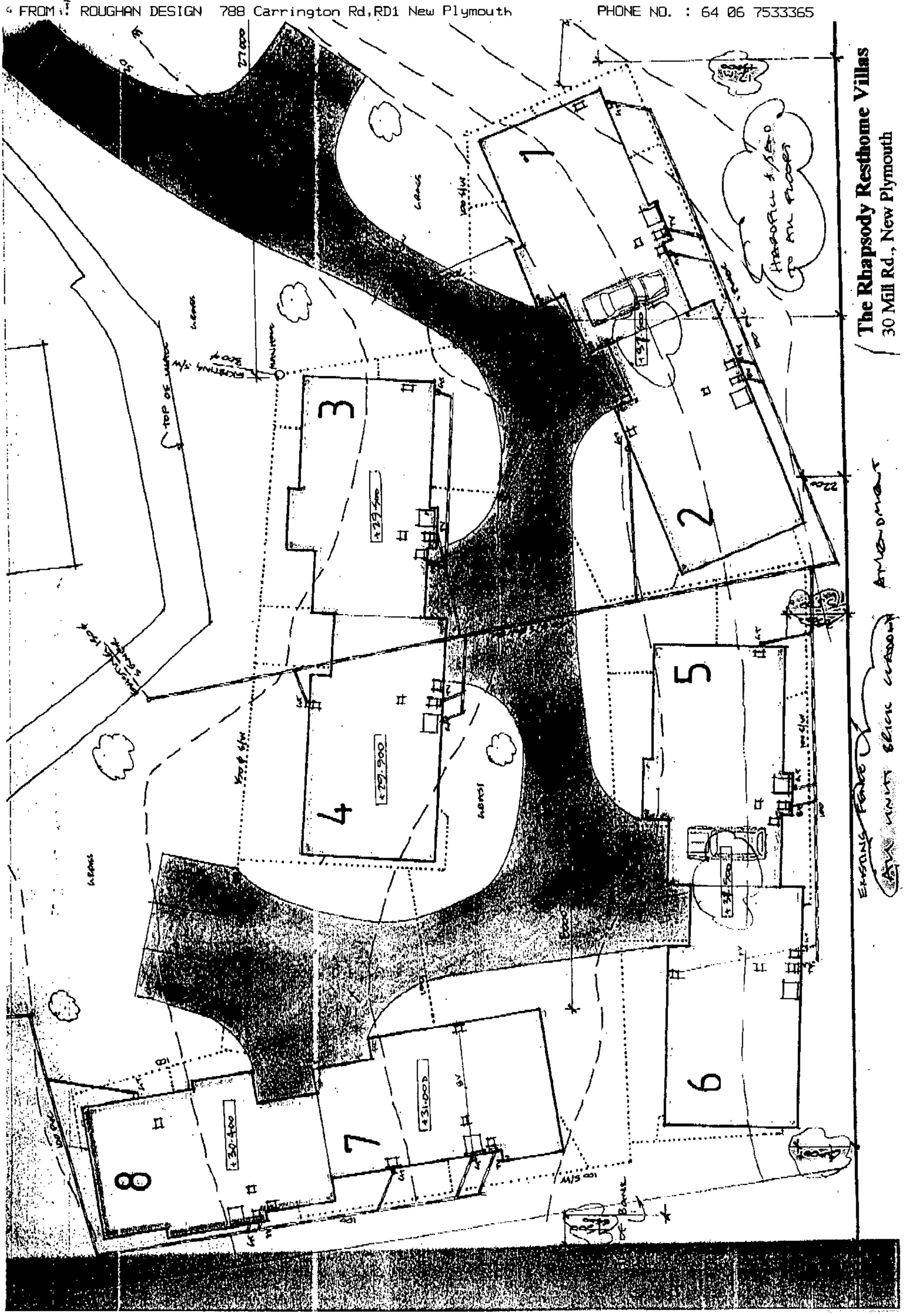

The Rhapsody Resthome Villas
30 Mill Rd., New Plymouth
1
2
3
4
5
6
7
8

McKinlay & Co Surveyors Ltd
PO Box 116, 9 Young Street, New Plymouth
Tel 06-758,5342, Fax 06-758,5341

FACSIMILE

DATE: 2 July 1999
TO: Roughan Design
FAX NUMBER: 06-753,3365
ATTENTION: Peter Roughan
FROM: Alan Doy
SUBJECT: **RHAPSODY RESTHOME STAGE II DEVELOPMENT**

PAGES: 2

This facsimile message contains confidential information which may be subject to legal privilege. If you are not the intended recipient, you must not peruse, disseminate, distribute or copy this message. If you have received this message in error, please notify us by facsimile or telephone (call us collect) and destroy the original message. Thank You

Dear Peter,

- Cross Sections

Please find attached a plan showing cross sections as indicated on your fax dated 22 June 1999. I have revised your floor level heights to the following.

Units 1,2,5,6	RL 31.50
Units 3,4	RL 30.00

Careful attention will be required with regards to stormwater control in and around the driveway to Units 3 and 4, as these are lower that the roadway. In addition any further reduction in floor level of the upper units will improve access to these units.

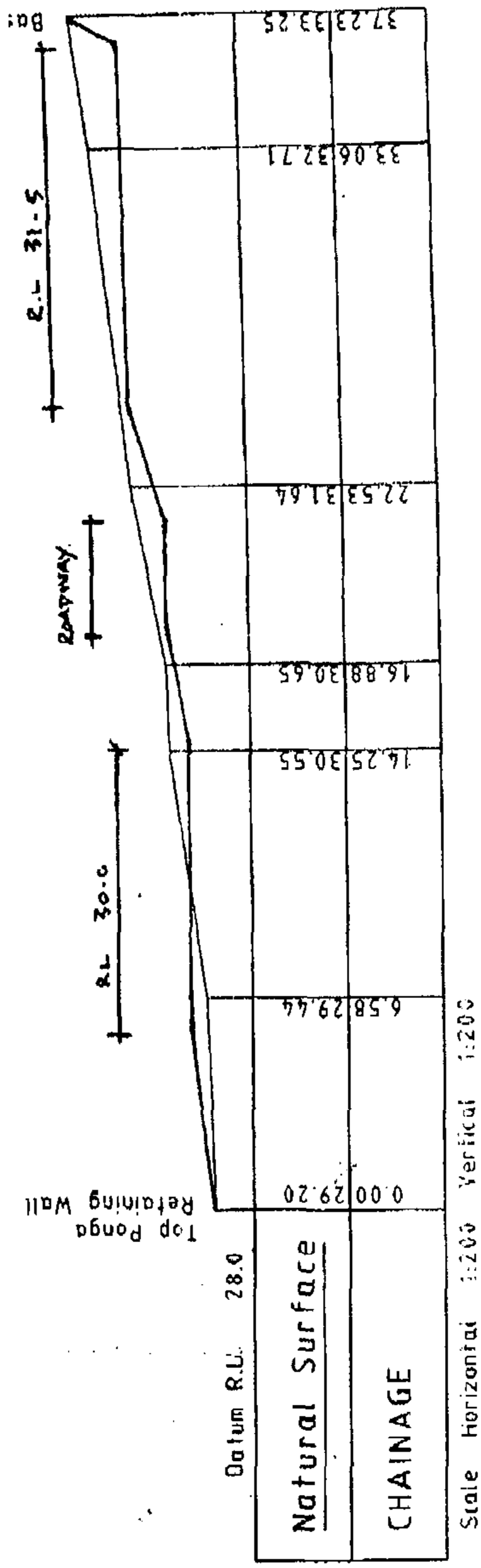
- Stormwater / Sewage Reticulation

When calculations were undertaken for Stage I of the Rhapsody Development future development of the site was also taken into consideration and included in the calculations. On this basis the existing stormwater and sewage reticulation has sufficient capacity to service the requirements of the proposed development.

If you have any queries please call me.

Yours faithfully
McKINLAY AND CO SURVEYORS LTD

Alan Doy



CROSS SECTION 1 - UNITS 3 AND 2

Document Set ID: 598149
Version: 1, Version Date: 12/02/2004

Colin Saywell
RD 43, Waipapa Road
WAITARA

Cell Phone 025 247 7818
Tel: 06 754 8082

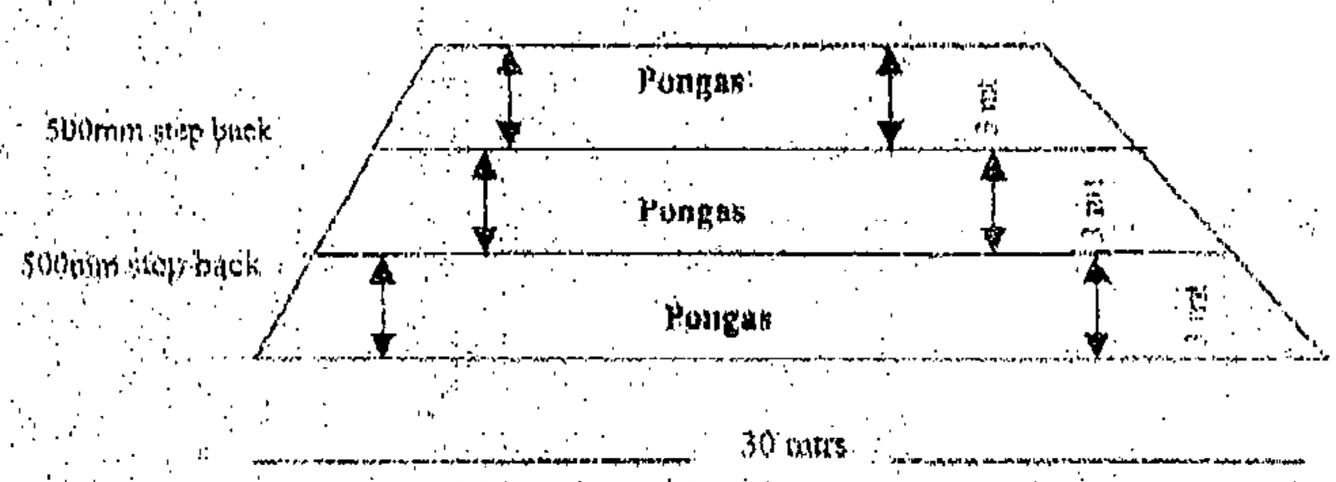
18 June 1999

Kauri Holdings Ltd
30 Mill Road
NEW PLYMOUTH

Dear Paul

Re: Job at 32 Mill Road, New Plymouth

Pongas to be secured to bank with 1.8m warata standards + 12mm steel rod and 12.5mm high tensile wire.



Yours sincerely

Colin Arthur Saywell

SHEET NO 1
FILE NO 3904/65
CALCS BY Mx
JOB NAME Roughan Res.
DATE 30 June 99

TSE TARANAKI & ASSOCIATES LIMITED
ARCHITECTS-ENGINEERS
INTERIOR DESIGNERS - PROJECT MANAGERS

Arles Print - 1013

Foundation Wall.

Design for 4.75 H.

$BM = 0.128 WL$

$= 0.128 \times (4.75 \times 1.4) \times \frac{1.4}{2} \times 1.4$

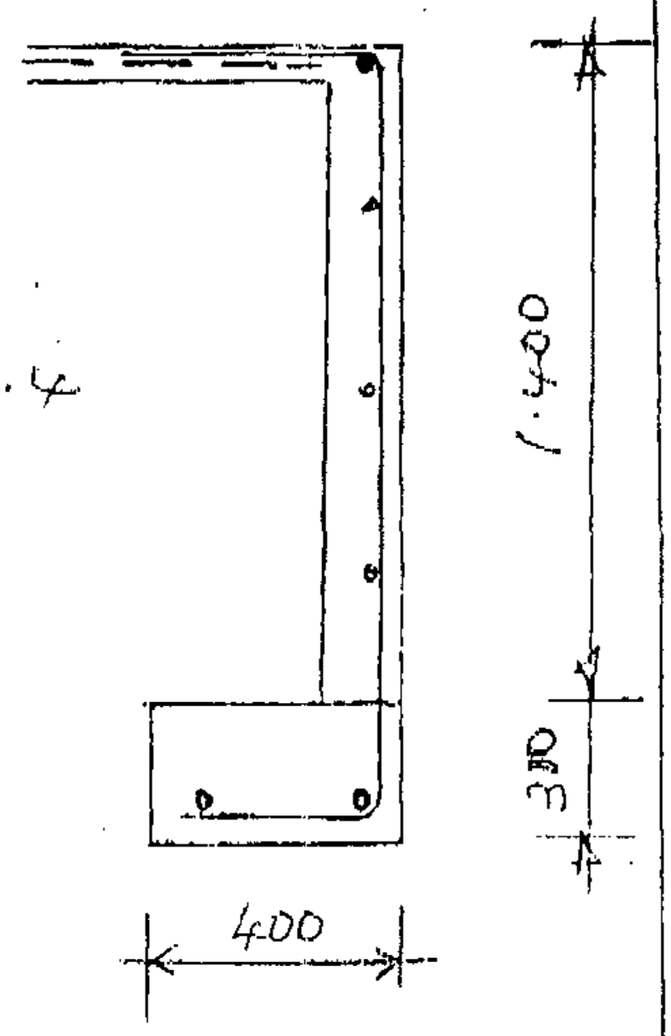
$= 0.83$ kNm.

$M_u = 1.7 \times 0.83$

$= 1.4$ kNm.

$A_{st} = \frac{1.4 \times 10^6}{0.85 \times 300 \times 0.9 \times 150}$

$= 51$ mm^2



Use D12 – 600 = 188 mm^2 vertical.
Use D12 at 600 horizontally.

2/D12 along footing.
lap mesh in slab 600 mm with B wall reinf.

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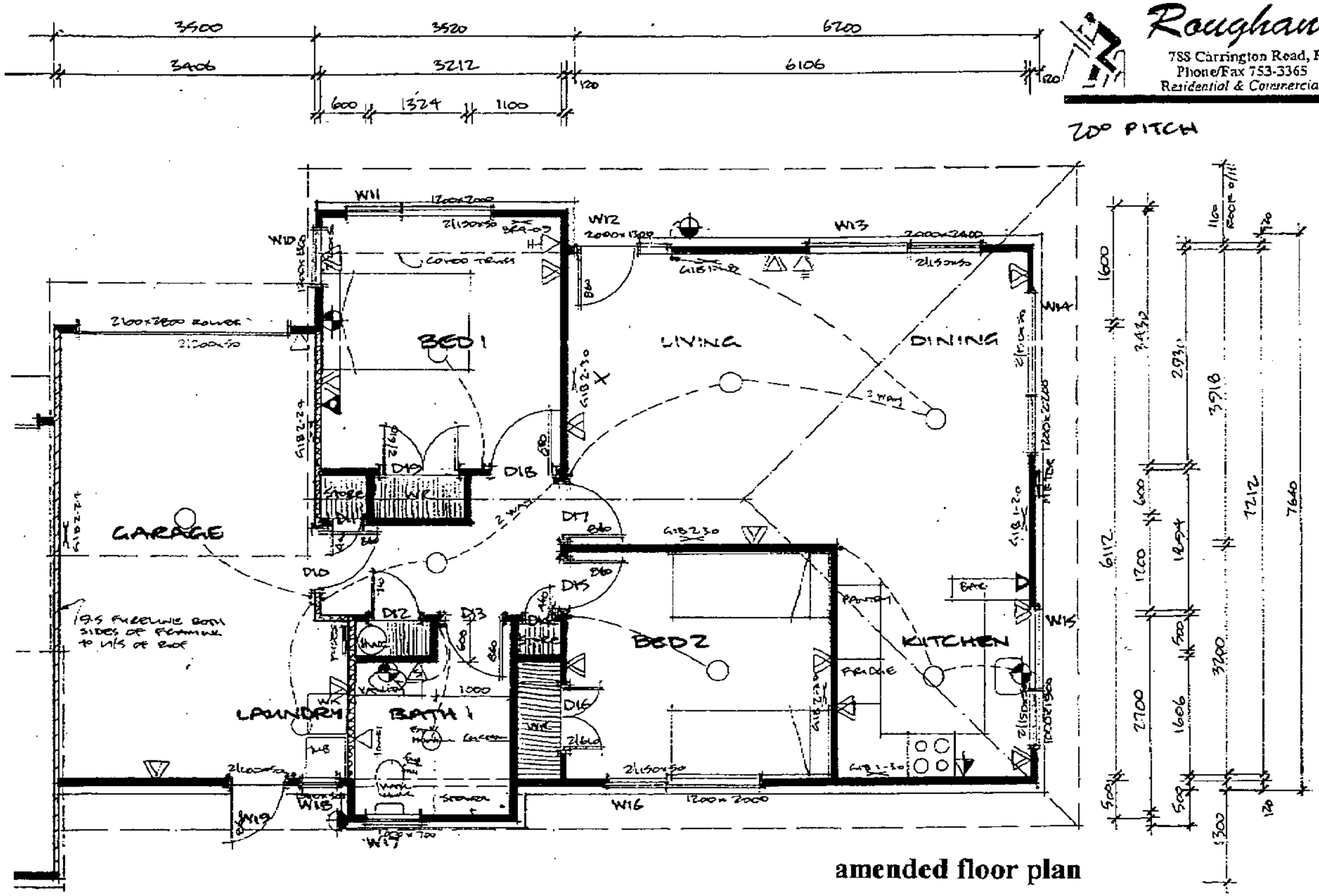
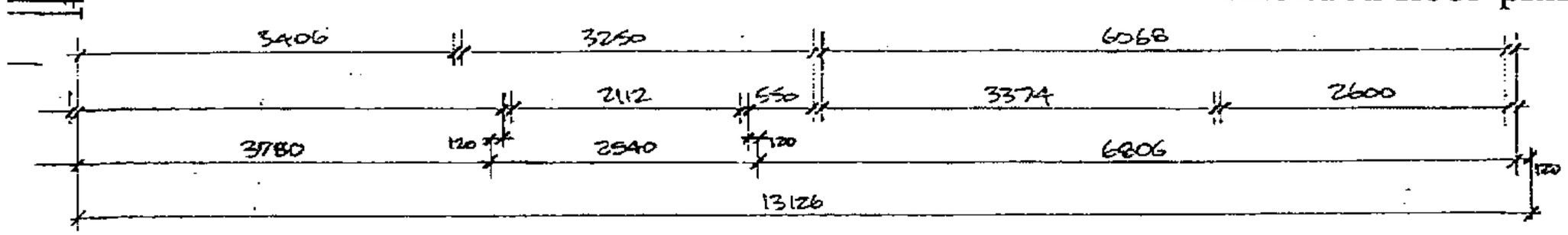
Version: 1, Version Date: 12/02/2004

Document Set ID: 598149
Version: 1, Version Date: 12/02/2004

Roughan Design
788 Carrington Road, RD 1, New Plymouth
Phone/Fax 753-3365 Mobile 025-490 715
Residential & Commercial Architectural Design.

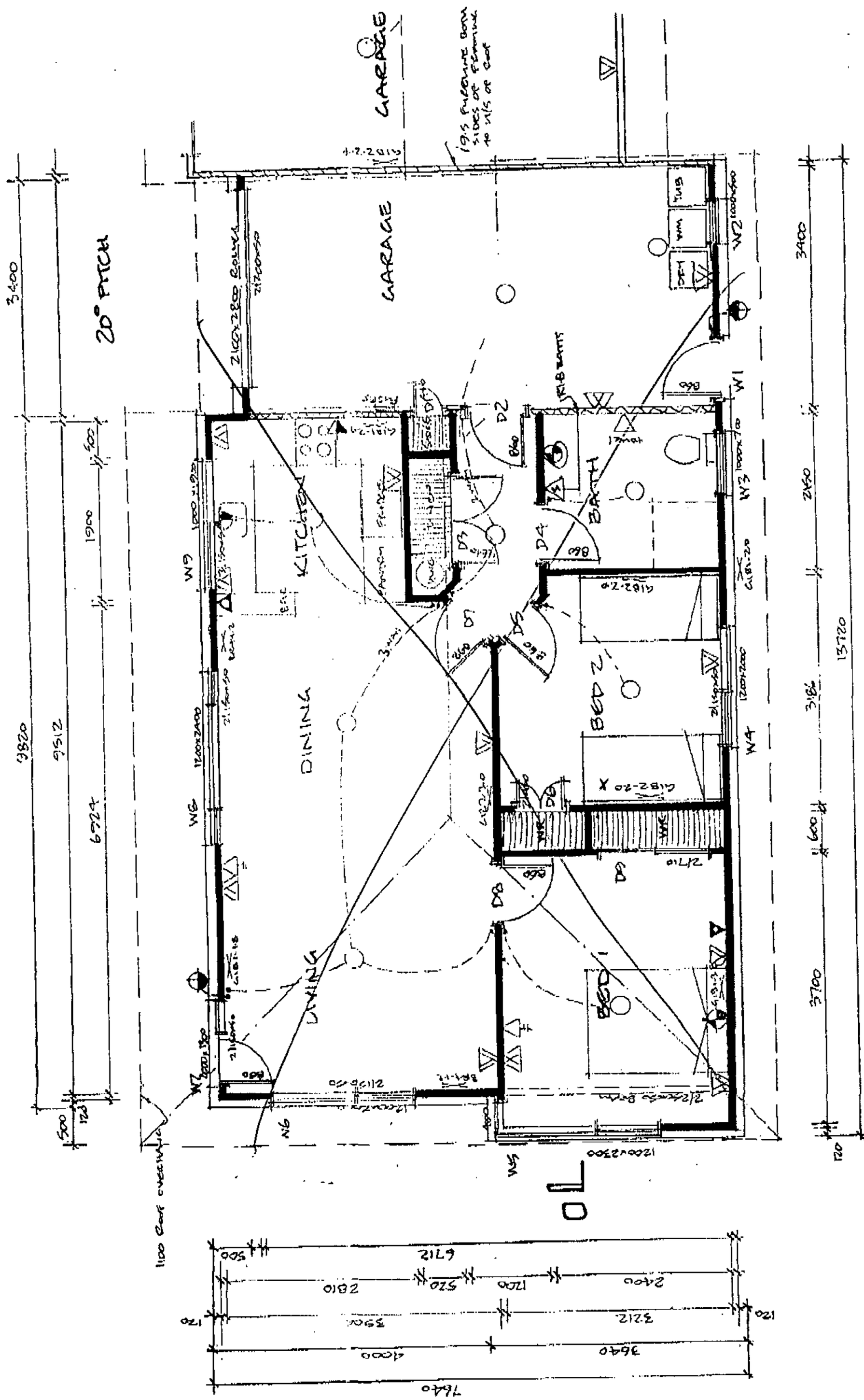


amended floor plan



Unit 1 & 5

The Rhapsody Resthome Villas
30 Mill Rd., New Plymouth



Unit 2

amended floor plan

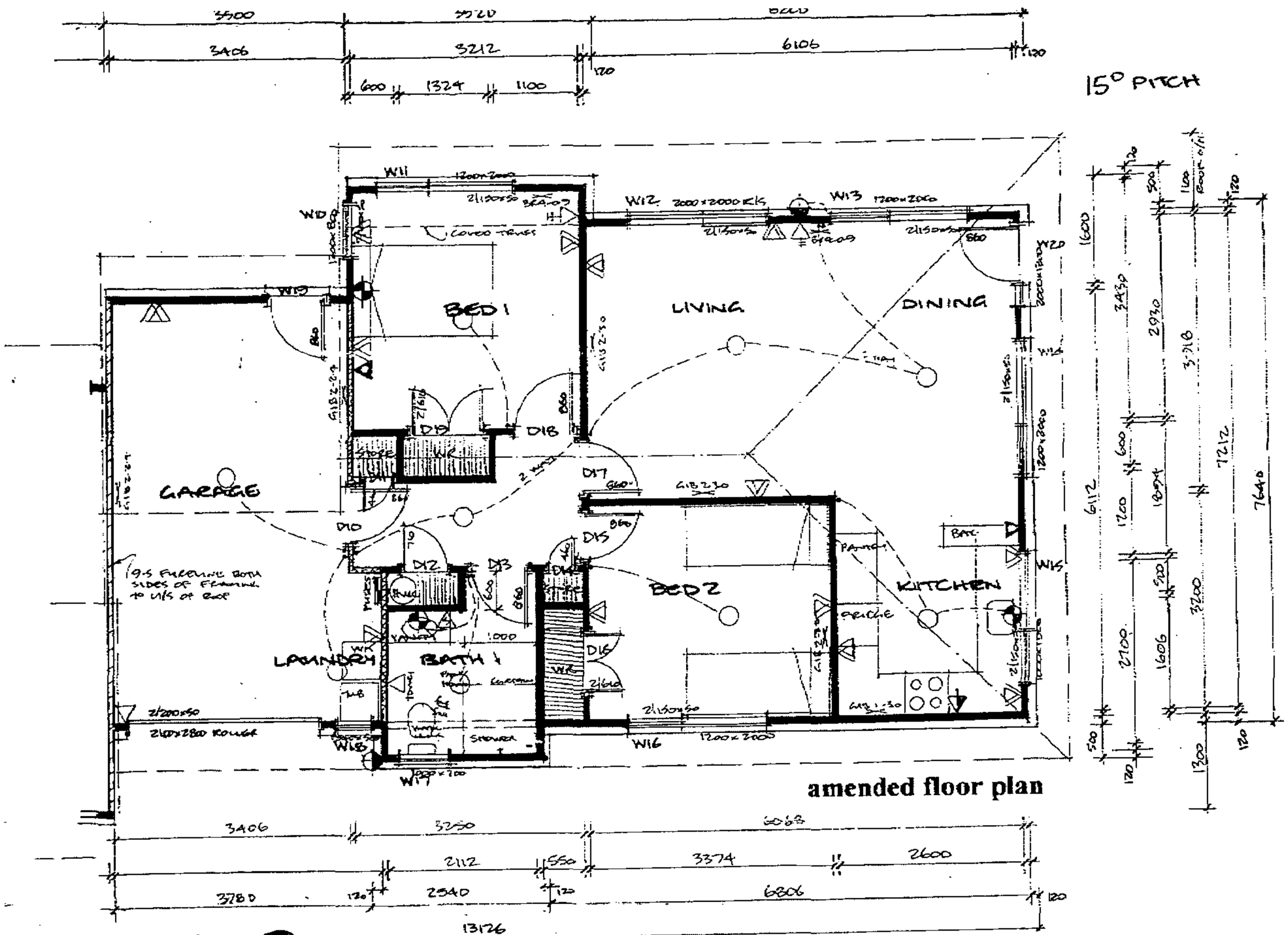
The Rhapsody Resthome Villas
30 Mill Rd., New Plymouth

SEE AMENDMENT

Roughan Design
788 Carrington Road, RD 1, New Plymouth
Phone/Fax 753-3365 Mobile 025-490 735
Residential & Commercial Architectural Design.

Document Set ID: 598149
Version: 1, Version Date: 12/02/2004

Document Set ID: 598149
Version: 1, Version Date: 12/02/2004

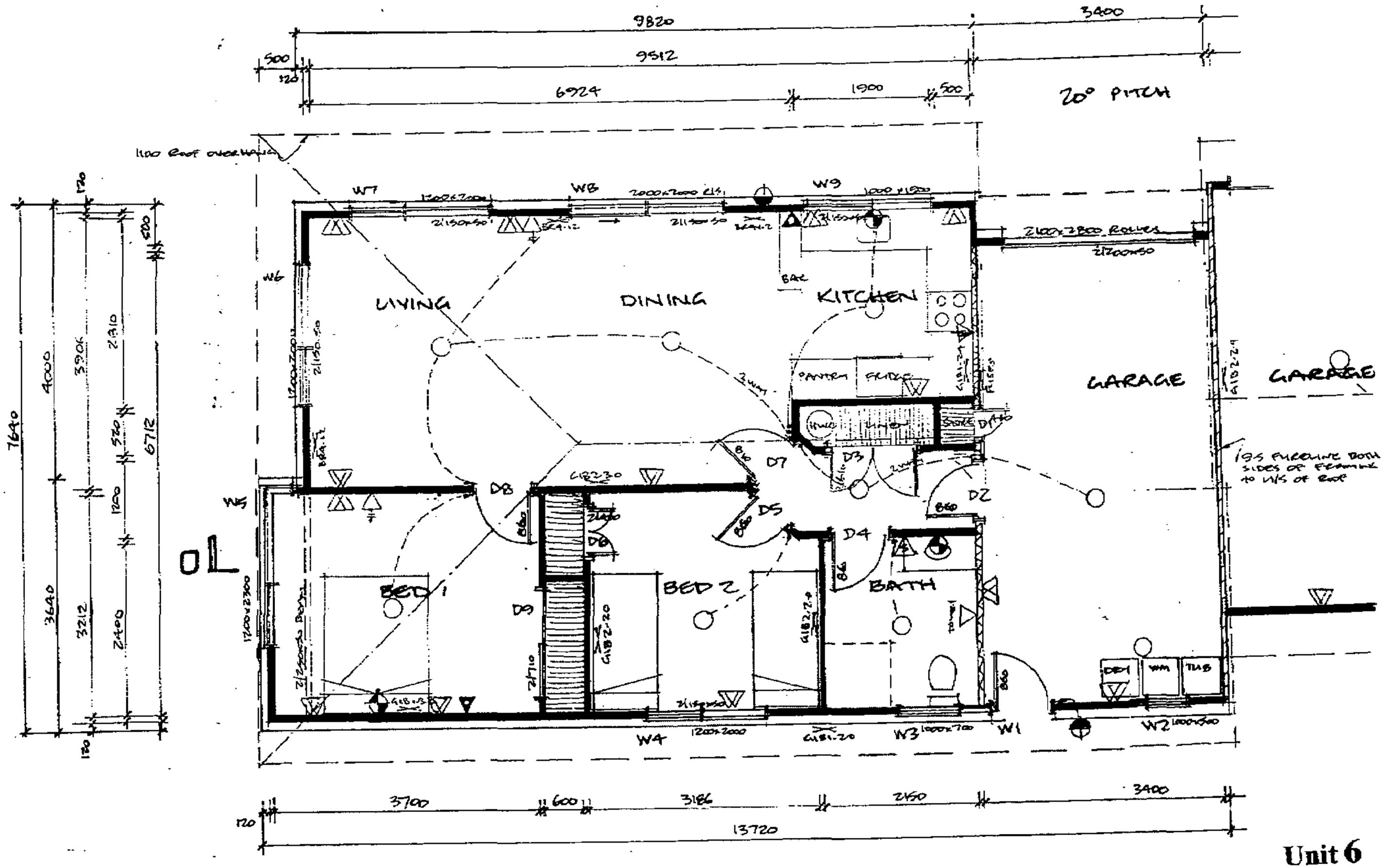


Unit 3

Roughan Design
788 Carrington Road, RD 1, New Plymouth
Phone/Fax 753-3365 Mobile 025-490 715

The Rhapsody Resthome Villas
30 Mill Rd., New Plymouth

Document Set ID: 598149
Version: 1, Version Date: 12/02/2004

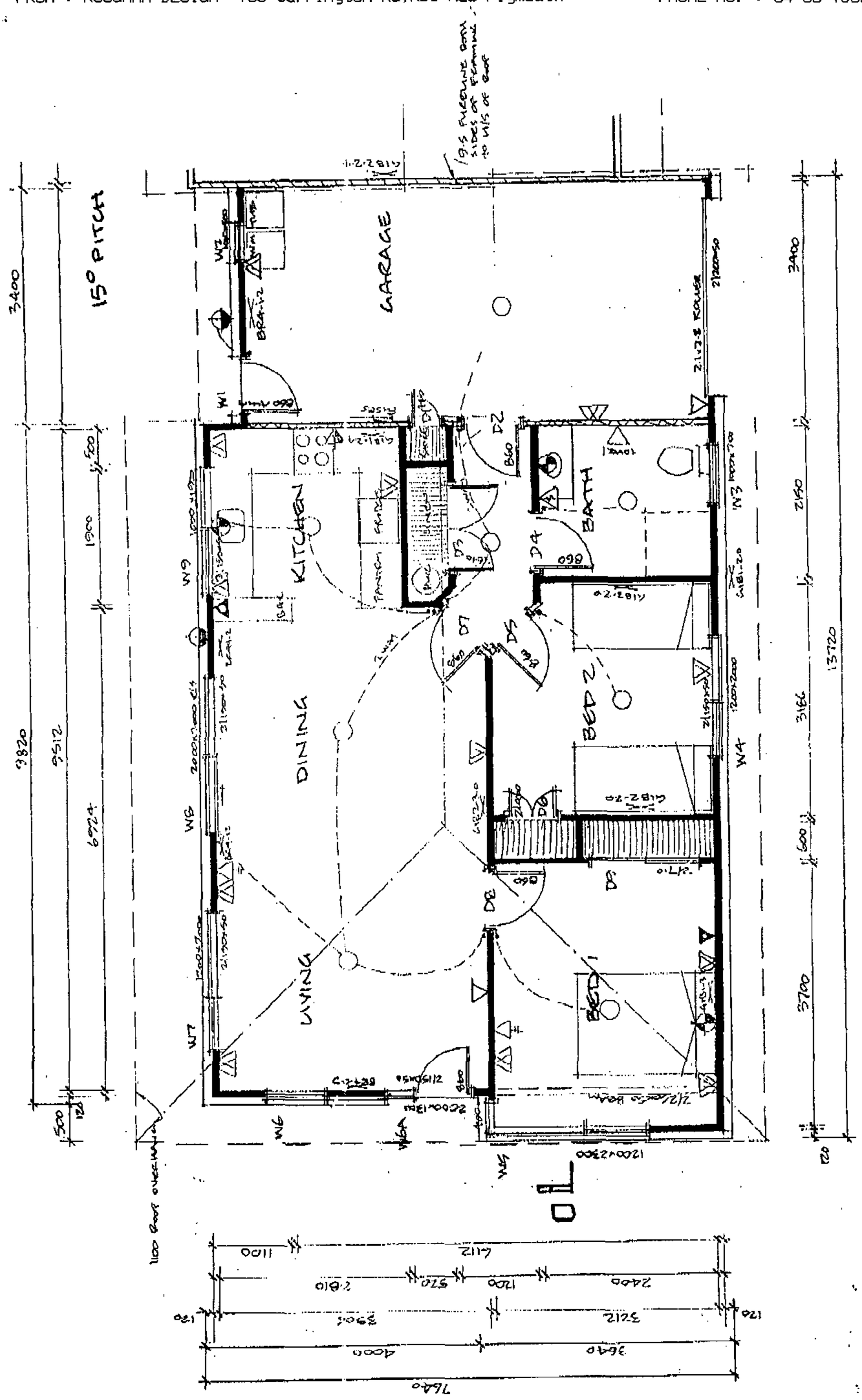


Unit 6

amended floor plan

Roughan Design
788 Carrington Road, RD 1, New Plymouth
Phone/Fax 753-3365 Mobile 025-490 715
Residential & Commercial Architectural Design.

The Rhapsody Resthome Villas
30 Mill Rd., New Plymouth



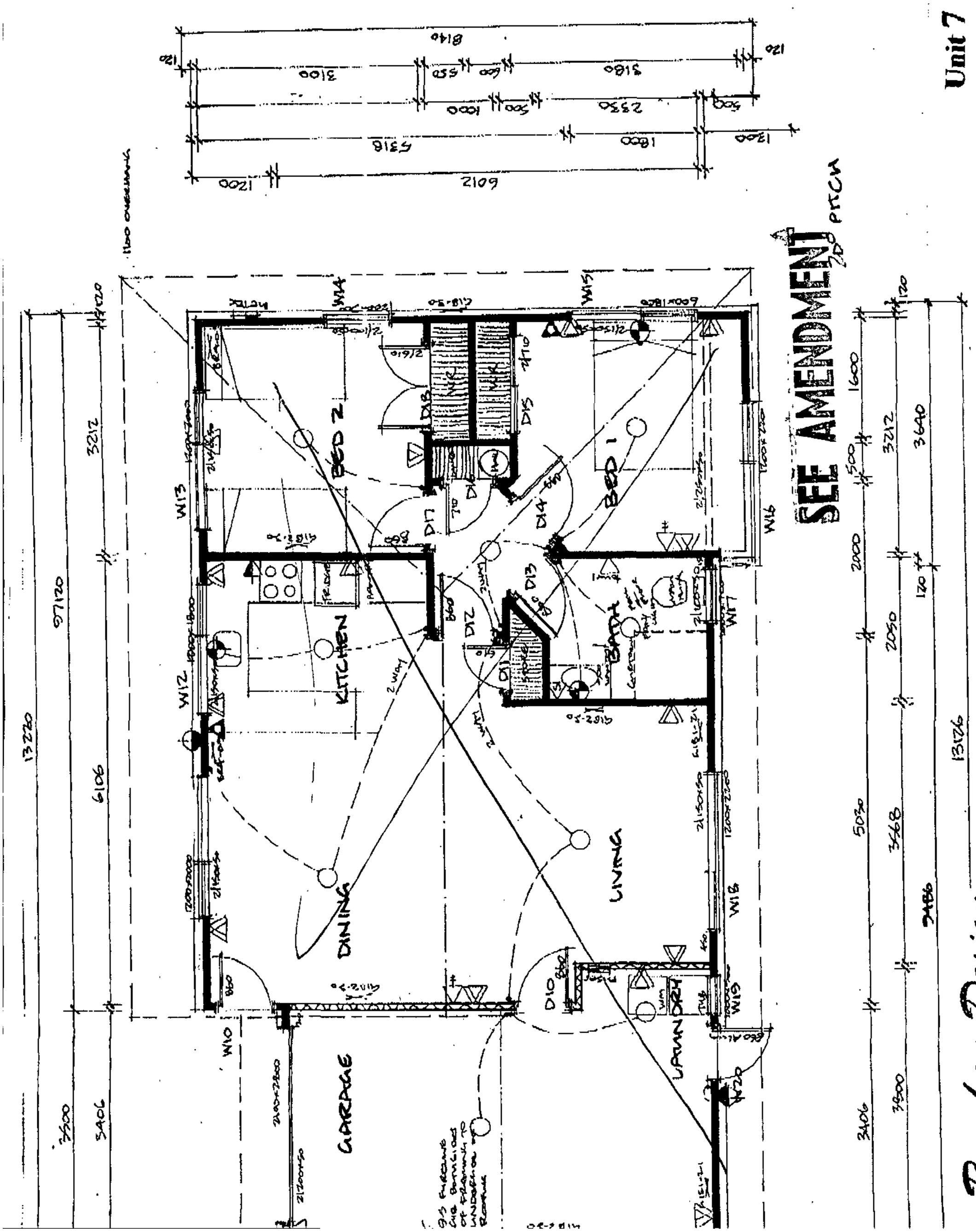
Unit 4

amended floor plan

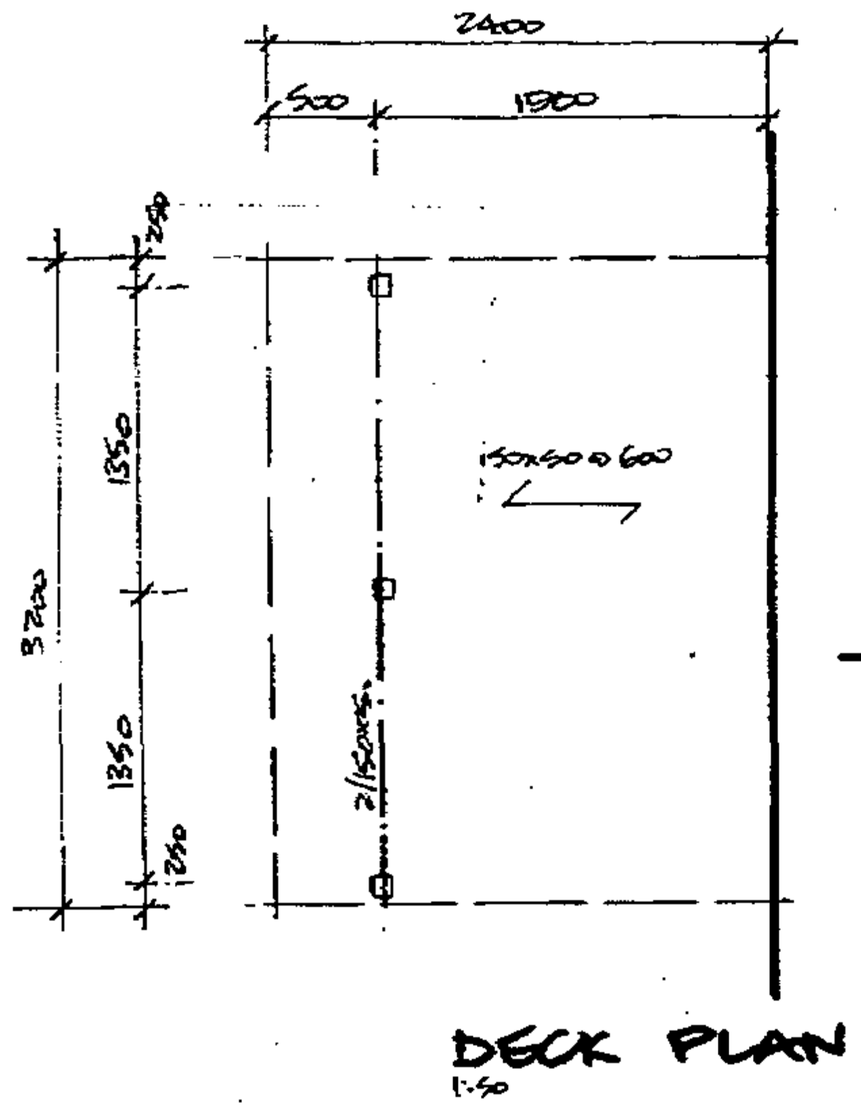
The Rhapsody Resthome Villas
30 Mill Rd., New Plymouth

Roughan Design
788 Carrington Road, RD 1, New Plymouth
Phone/Fax 753-3365 Mobile 025-490 715
Residential & Commercial Architectural Design

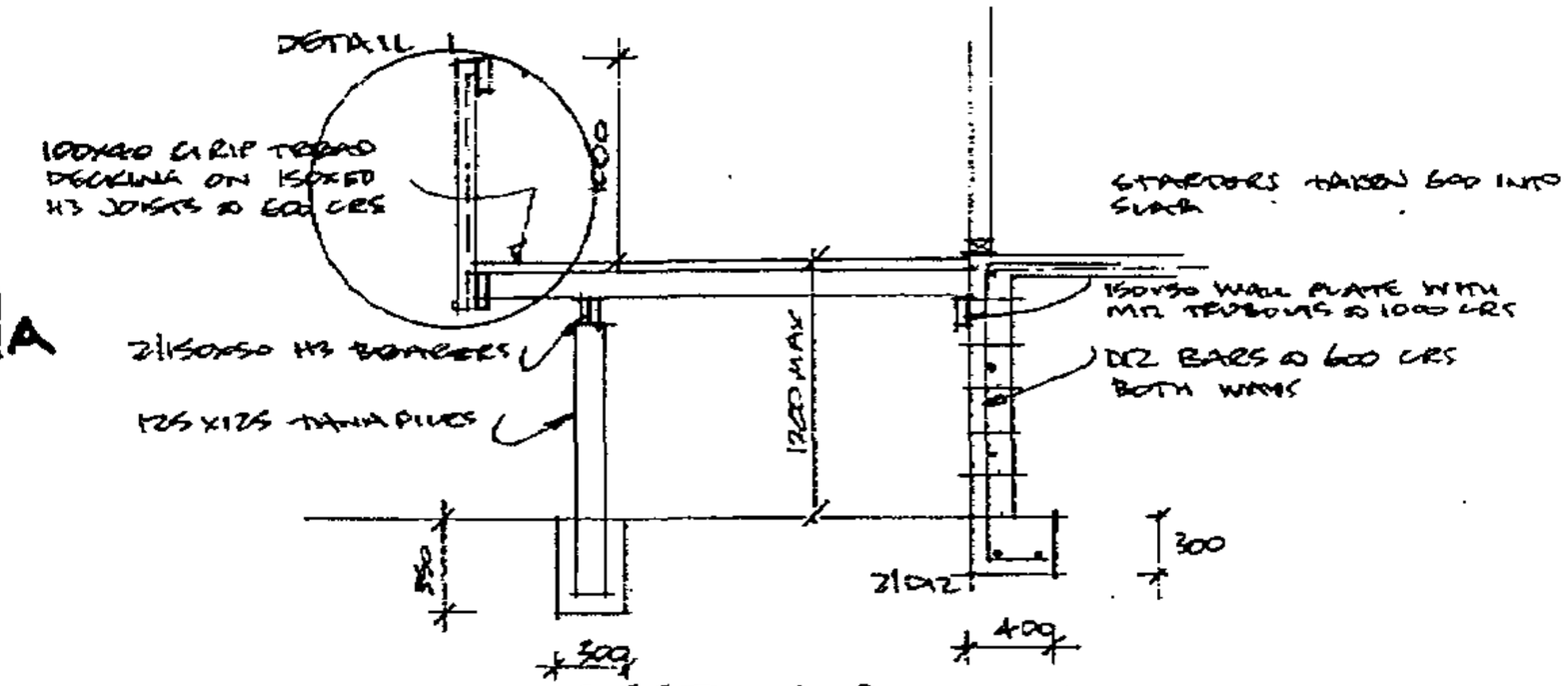
Document Set ID: 598149
Version: 1, Version Date: 12/02/2004



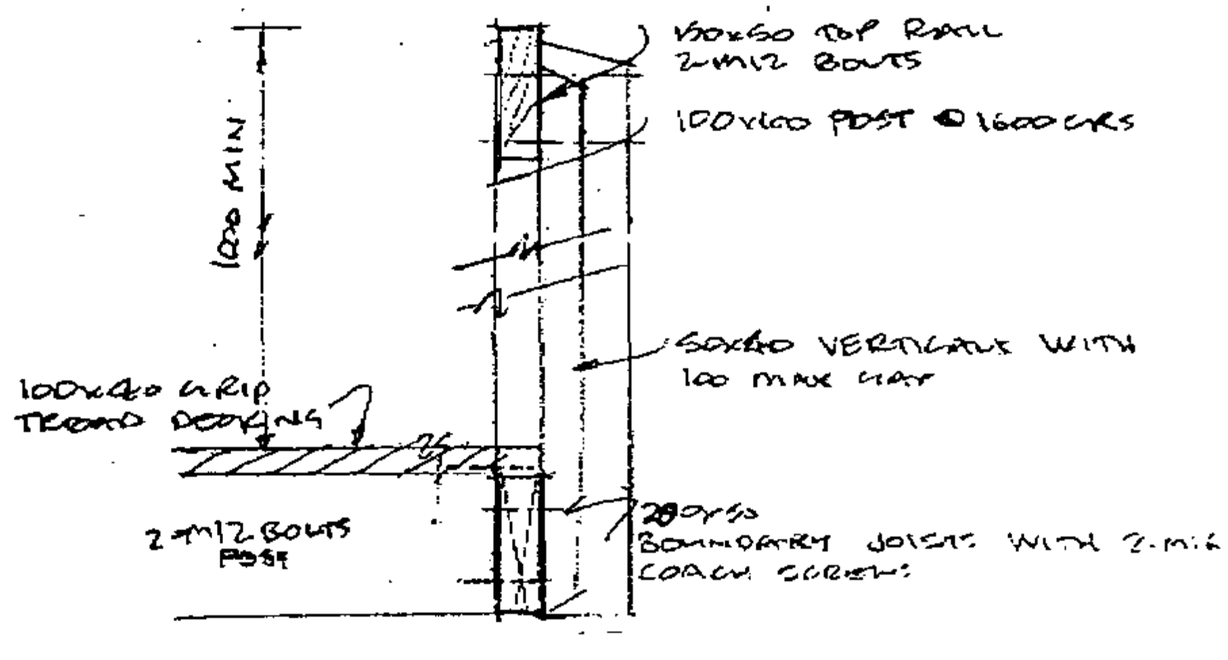
Document Set ID: 598149
Version: 1, Version Date: 12/02/2004



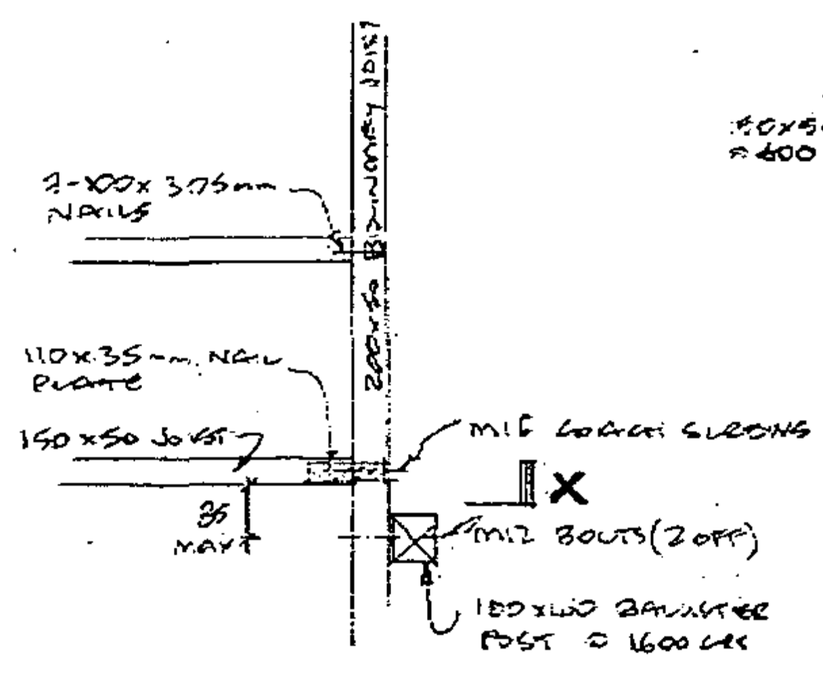
DECK PLAN
1:50



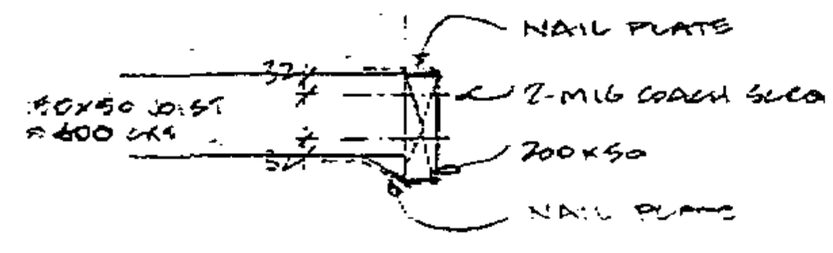
SECTION A
1:50



DETAIL 1



DECK JOISTS DETAIL



SECTION X

Rougham Design
788 Carrington Road, RD 1, New Plymouth
Phone/Fax 753-3365 Mobile 025-490 715
Residential & Commercial Architectural Design

Unit 8 deck design

The Rhapsody Resthome Villas
30 Mill Rd., New Plymouth

Document Set ID: 598149
Version: 1, Version Date: 12/02/2004

FILE COPY

15 June 1999

Customer Services
ID: 017965
BC: 28218

Kauri Holdings Ltd
30 Mill Road
NEW PLYMOUTH

Dear Sir

EIGHT UNITS – 32 MILL ROAD

I acknowledge receiving your Building Consent Application dated **1 June 1999,** to construct **eight units** at **32 Mill Road,** being **Lot 1 DP 4513**, but wish to advise that the plans and specifications submitted do not fully comply with the Building Code and/or legislation. Further processing of this Consent will be suspended until amendments or the required additional information is received. The permitted period of suspension will be **up to 20 working days** within which time it is considered all information should have been submitted.

BUILDING

- *Hard fill and sand under the floors.*
- *Bracing number 5 and 6 are missing on the plans for units 7 and 8.*
- *A fire and egress summary and attention given fire rating to walls close to boundaries.*
- *A cross-section of the site is required and to show unit levels and cross falls of the road to enable checking of slope.*
- *The method of retaining the proposed bank behind the units.*
- *Confirmation in writing the existing stormwater drain and sewer drain will carry the extra loading.*

On receipt of this information further consideration will be given to the application and if found to be satisfactory the consent will be issued on payment of the required fees.

Should you envisage difficulty in providing additional information within the given time or wish to discuss the matter Council Officers will be pleased to provide assistance.

Yours faithfully

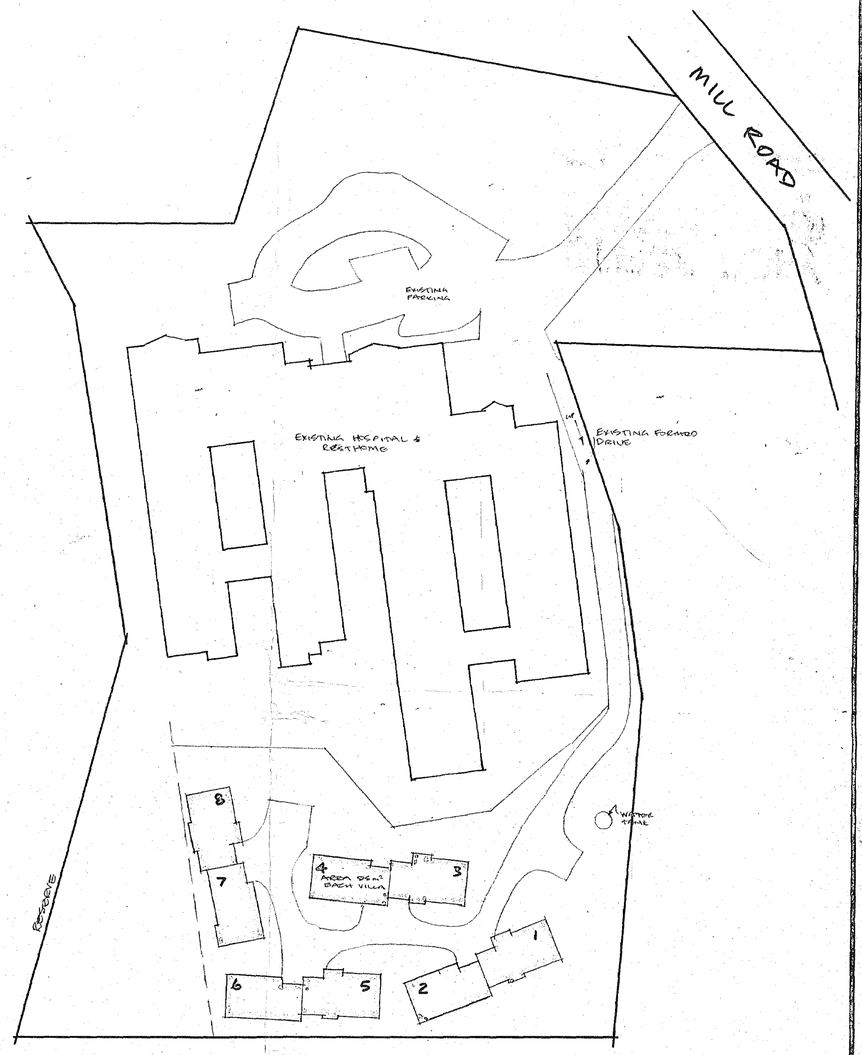
AUTHORISED OFFICER

Document Set ID: 598149
Version: 1, Version Date: 12/02/2004

NOTES
- ALL PLUMBING & DRAINAGE TO COMPLY WITH NZ BUILDING ACT SECTIONS G12 & G13
- CONFIRM DIMENSIONS & SITE LEVELS ON SITE
- ALL BUILDING WORK TO COMPLY

SEE AMENDMENT Siting and levels.

plumbing & drainage plan
1:200



site plan
1:500

SEE AMENDMENT

28017/218 1/6/99

OFFICE COPY

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

APPROVED: 12/7/99

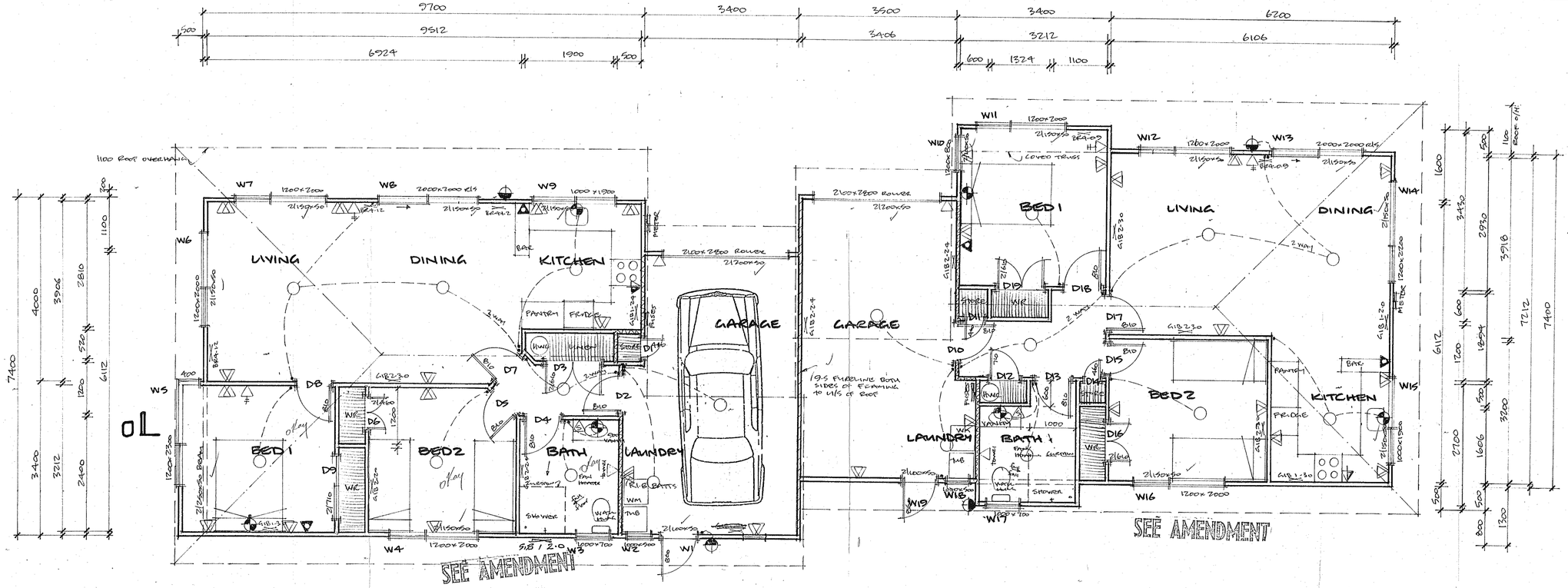
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH DISTRICT COUNCIL.

— proposed new villas —
Rhapsody Resthome, 30 Mill Road New Plymouth

Roughan Design
788 Carrington Road, RD 1, New Plymouth
Phone/Fax 753-3365 Mobile 025-490 715
Residential & Commercial Architectural Design.

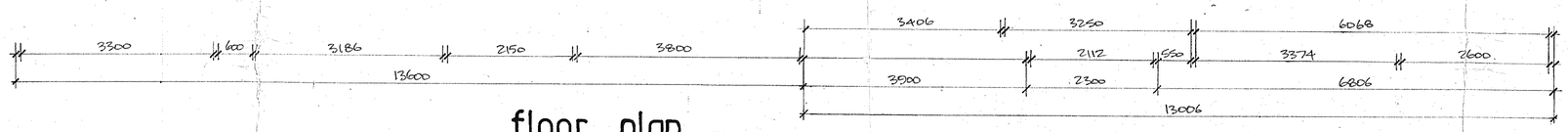
DRAWN F ROUGHAN	CHECKED PKR	SCALES AS SHOWN	SHEET 1
TRACED	DATE MAY 99		SERIES OF TWO
			REF 860/99

Document Set ID: 590149
Version: 1, Version Date: 12/02/2004



Electrical key

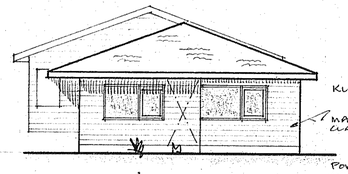
- Ceiling light
- External ceiling light
- Wall light
- External wall light
- Power outlet
- Telephone
- T.V. aerial
- Range connection
- Shaver point
- Light switch



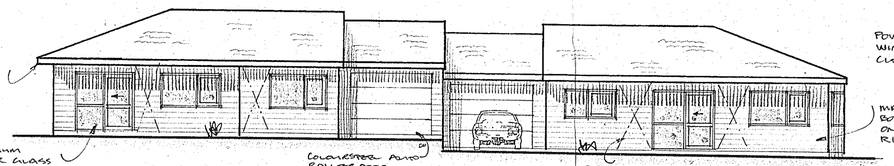
floor plan
units 1-6

AREA 95m² EACH
1:50

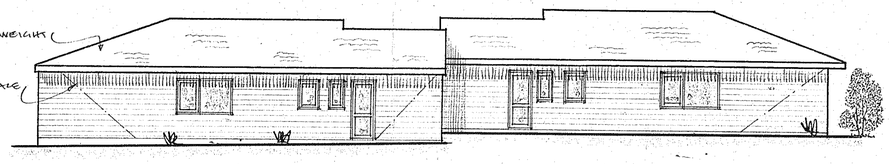
ALL FRAMING SHOWN AS 90 WIDE



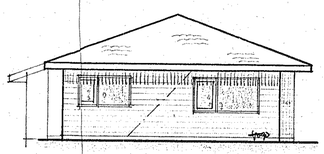
west



north
1:100

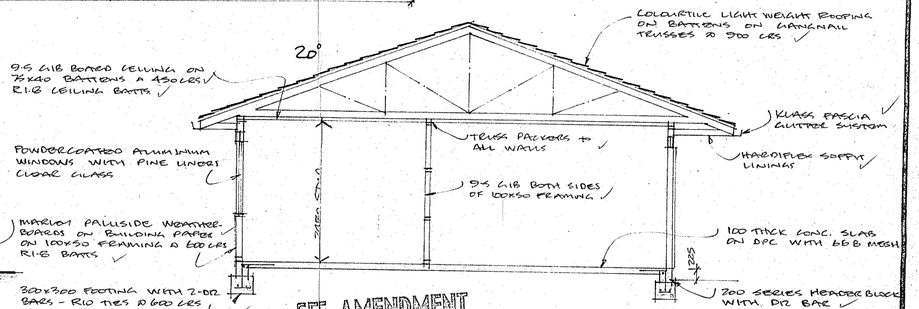


south



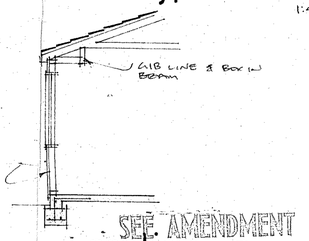
east

ALL ALUMINIUM WINDOWS TO COMPLY WITH NZS 4211 & GLASS WITH NZS 4223



typical section
1:50

SEE AMENDMENT



section a

SEE AMENDMENT

- Rhapsody Resthome - 30 Mill Road

Roughan Design
788 Carrington Road, RD 1, New Plymouth
Phone/Fax 753-3365 Mobile 025-490 715
Residential & Commercial Architectural Design.

DRAWN Roughan	CHECKED PGR	SCALES	SHEET 2
TRACED	DATE MAY 99	As Shown	SERIES OF THREE
			REF 860/99

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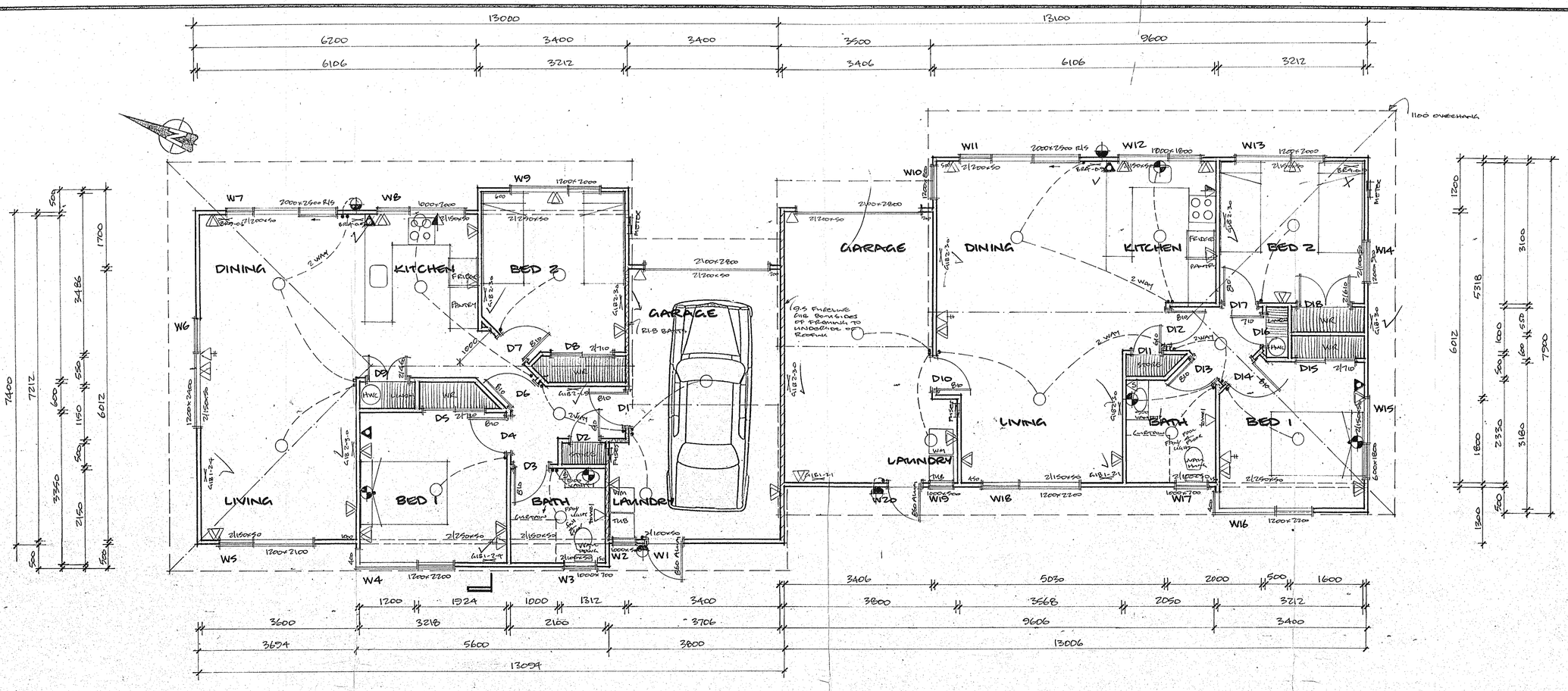
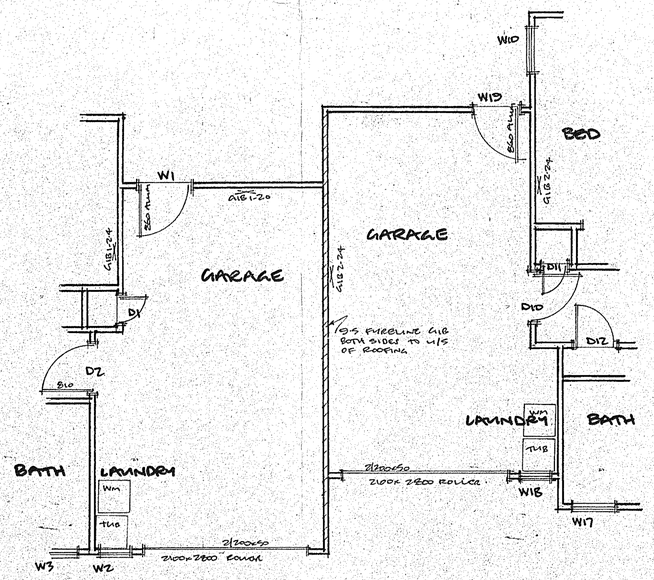
Version: 1, Version Date: 12/02/2004



floor plan 1:50
units 7 & 8

ELEVATIONS & SECTIONS SIMILAR TO UNITS 1-6

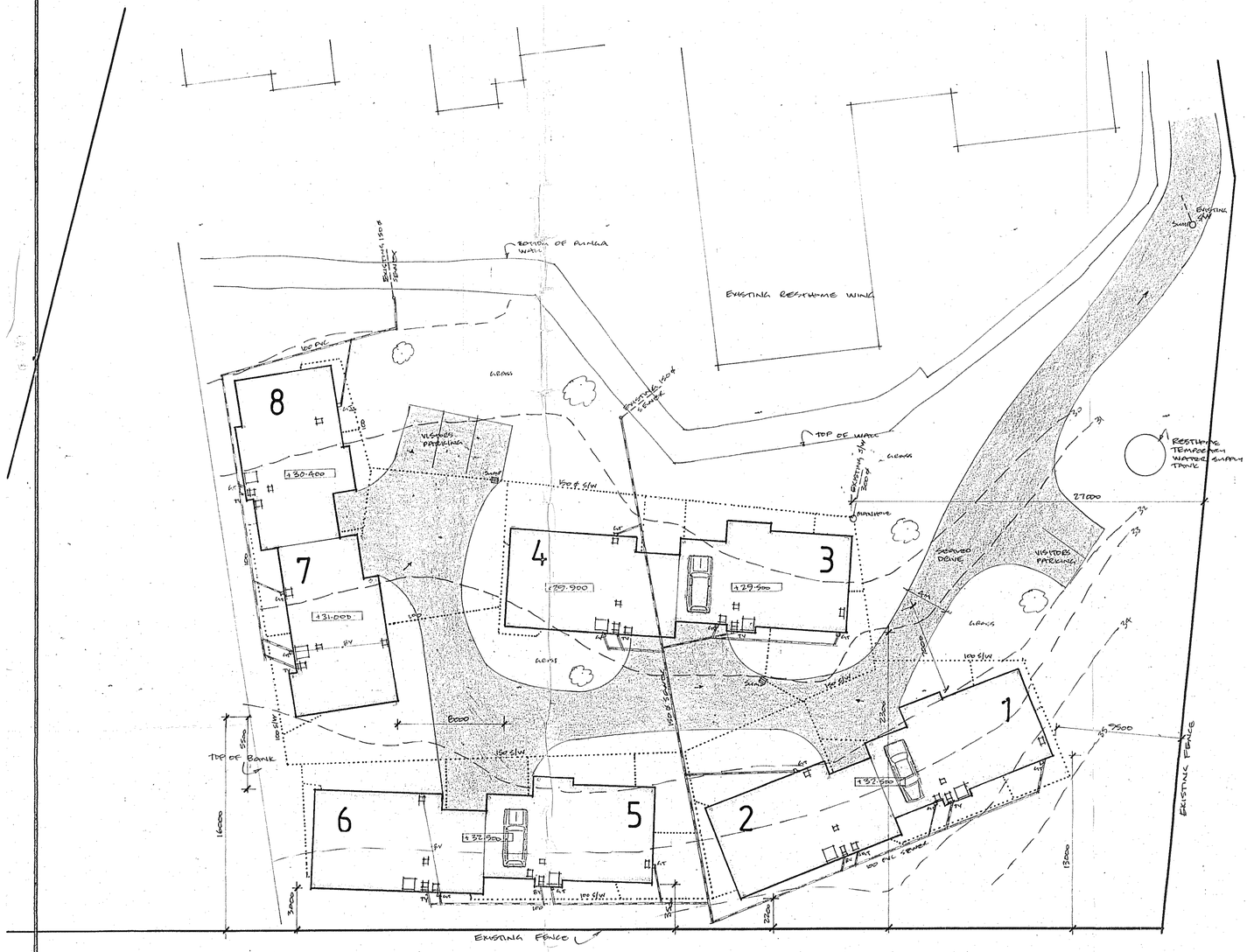


garage layout units 3 & 4

Rhapsody Resthome 30 Mill Rd

Roughan Design
78 Carrington Road, RD 1, New Plymouth
Phone/Fax 753-3365 Mobile 025-490 715
Residential & Commercial Architectural Design

DRAWN P. ROUGHAN	CHECKED PGR	SCALES 1:50	SHEET 3
TRACED	DATE MAY 99		SERIES OF THREE
			REF. 860/99



NOTES

- ALL PLUMBING & DRAINAGE TO COMPLY WITH NZ BUILDING ACT SECTIONS G12 & G13
- CONFIRM DIMENSIONS & SITE LEVELS ON SITE
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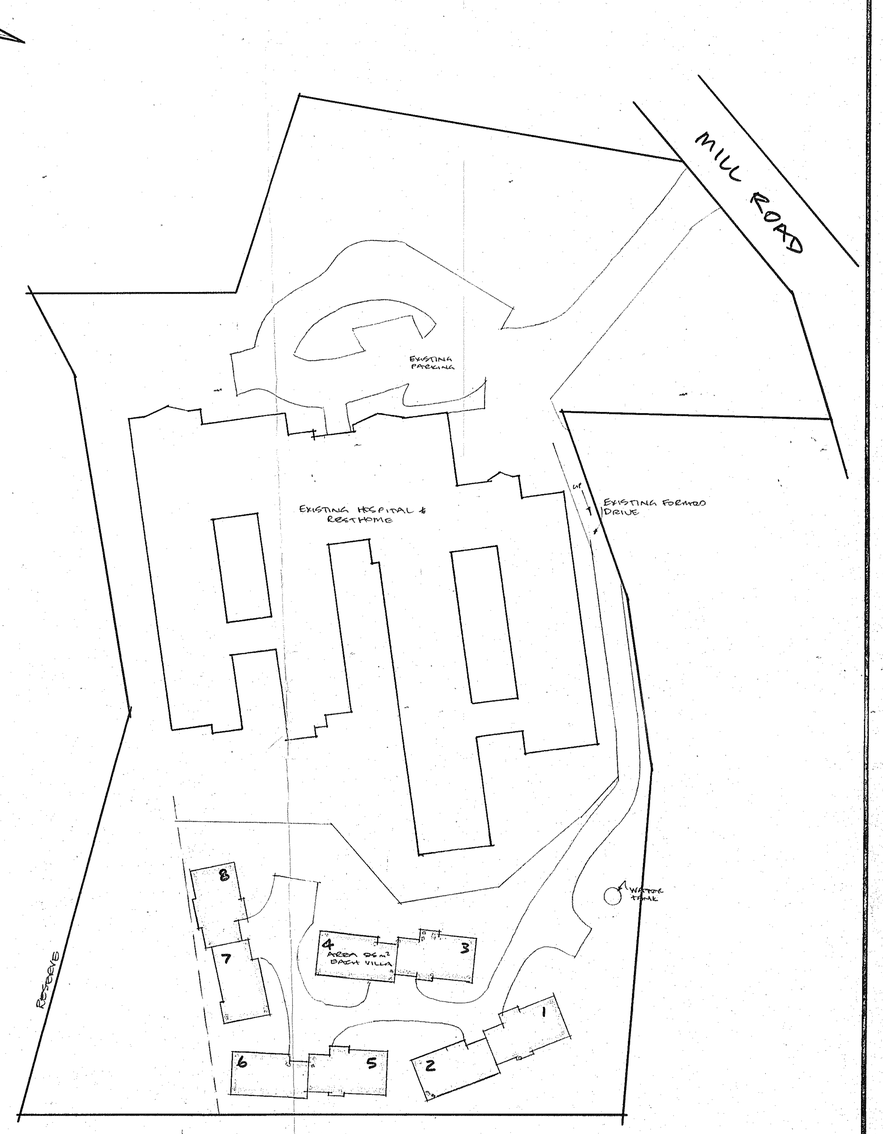
plumbing & drainage plan

1:200



site plan

1:500

28217/218

1/6/99

— proposed new villas —

Rhapsody Resthome, 30 Mill Road, New Plymouth

Roughan Design
788 Carrington Road, RD 1, New Plymouth
Phone/Fax 753-3365 · Mobile 025-490 715
Residential & Commercial Architectural Design.

DRAWN P. ROUGHAN	CHECKED PKR	SCALES AS SHOWN	SHEET 1
TRACED	DATE MAY 99		SERIES OF TWO
			REF 860/99

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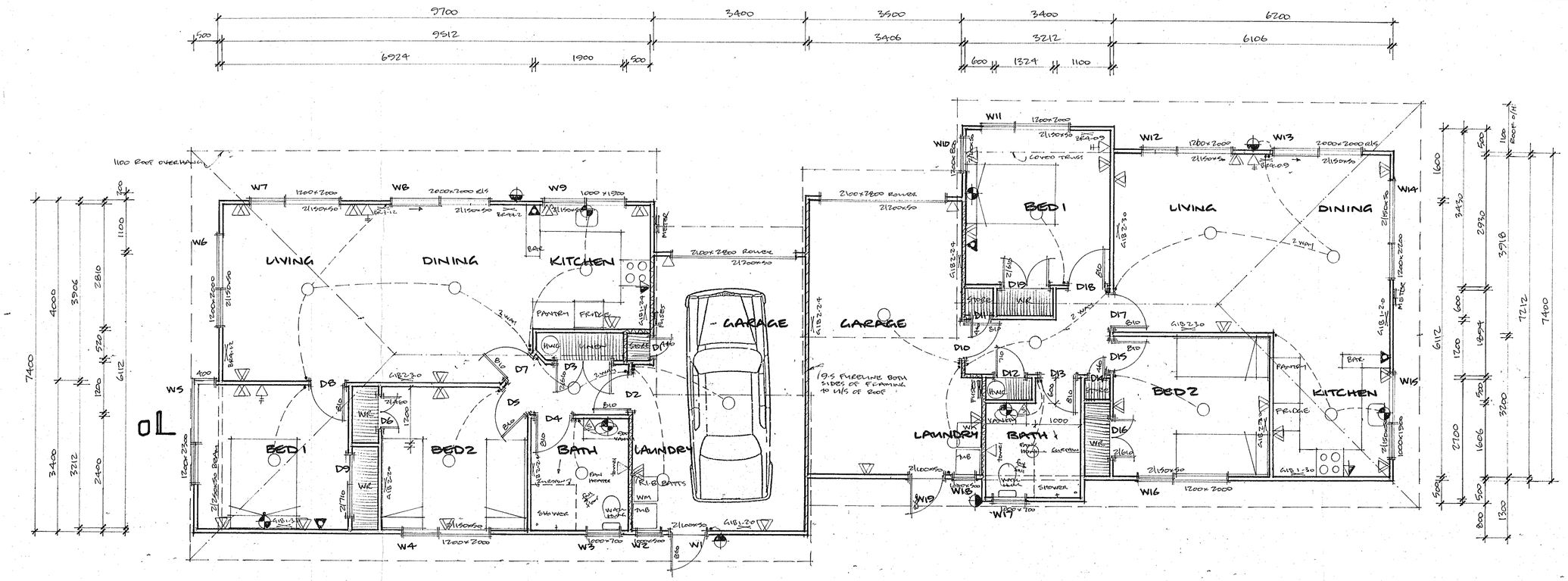
Version: 1, Version Date: 12/02/2004



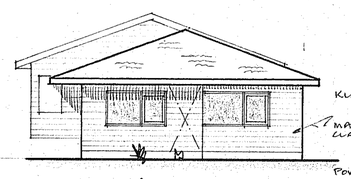
Electrical key

- Ceiling light
- Wall light
- Power outlet
- T.V. aerial
- Shaver point
- Telephone
- External ceiling light
- External wall light
- Telephone
- Range connection
- Light switch

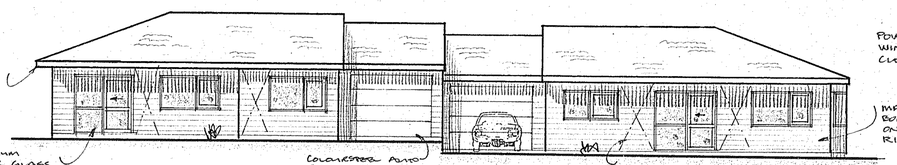
floor plan units 1-6

AREA 95m² EACH
1:50

ALL FRAMING SHOWN AS 94 WIDE

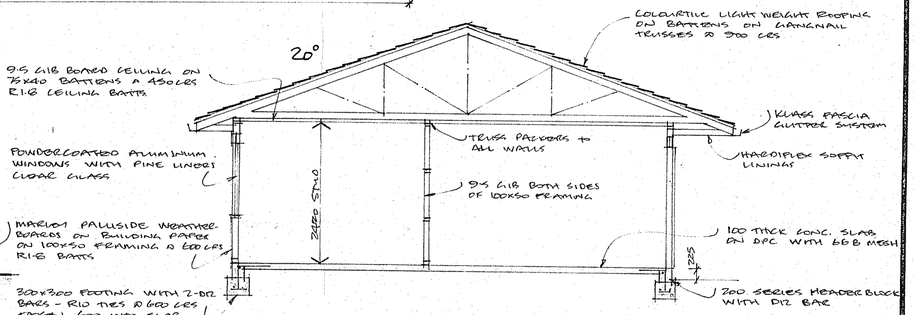


west



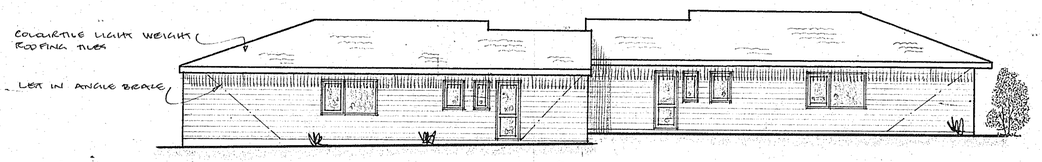
north

1:100

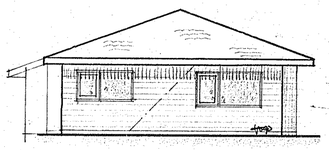


typical section

1:50

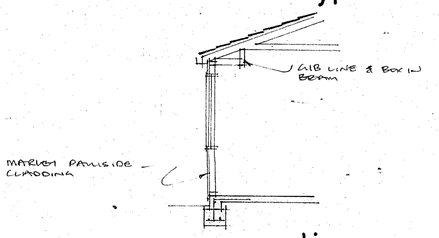


south



east

ALL ALUMINIUM WINDOWS TO COMPLY WITH NZS 4211 & GLASS WITH NZS 4223



section o

- Rhapsody Resthome - 30 Mill Road

Roughan Design
788 Carrington Road, RD 1, New Plymouth
Phone/Fax 753-3365 Mobile 025-490 715
Residential & Commercial Architectural Design.

DRAWN P Roughan	CHECKED PLR	SCALES	SHEET 2
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			REF 860/99

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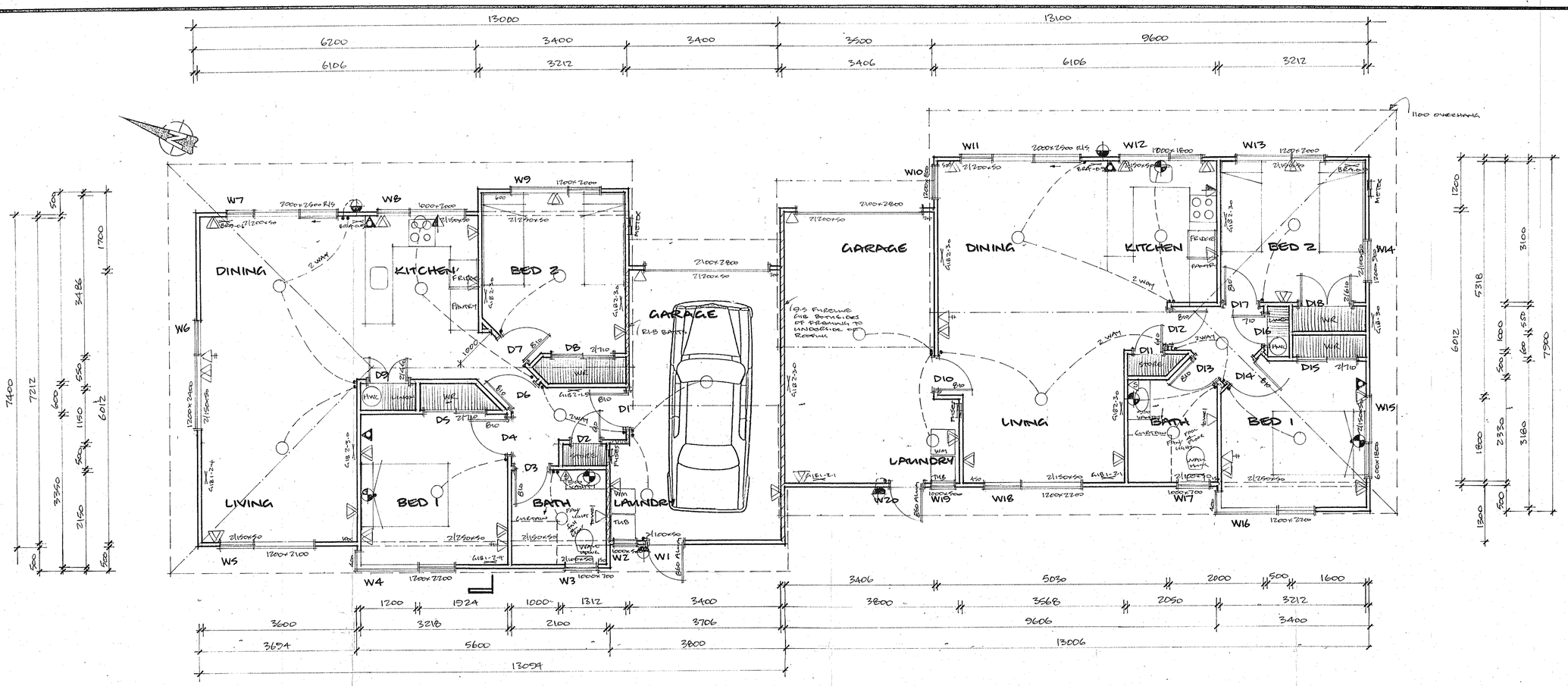
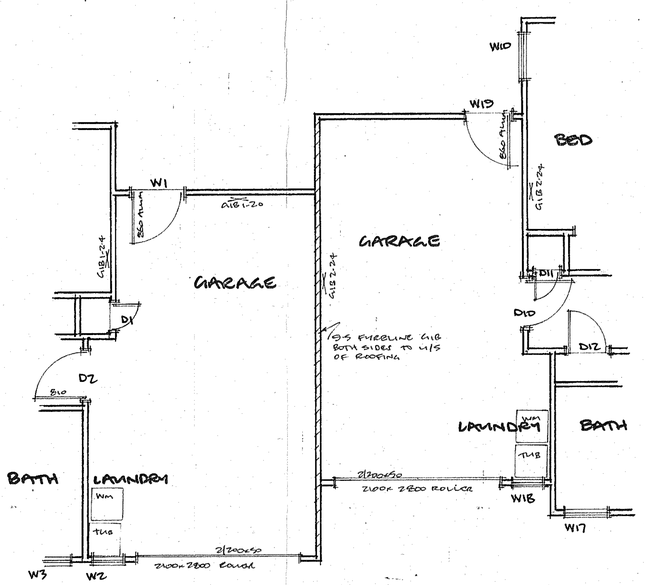


floor plan 1:50
units 7 & 8

ELEVATIONS & SECTIONS SIMILAR TO UNITS 1-6



garage layout units 3 & 4

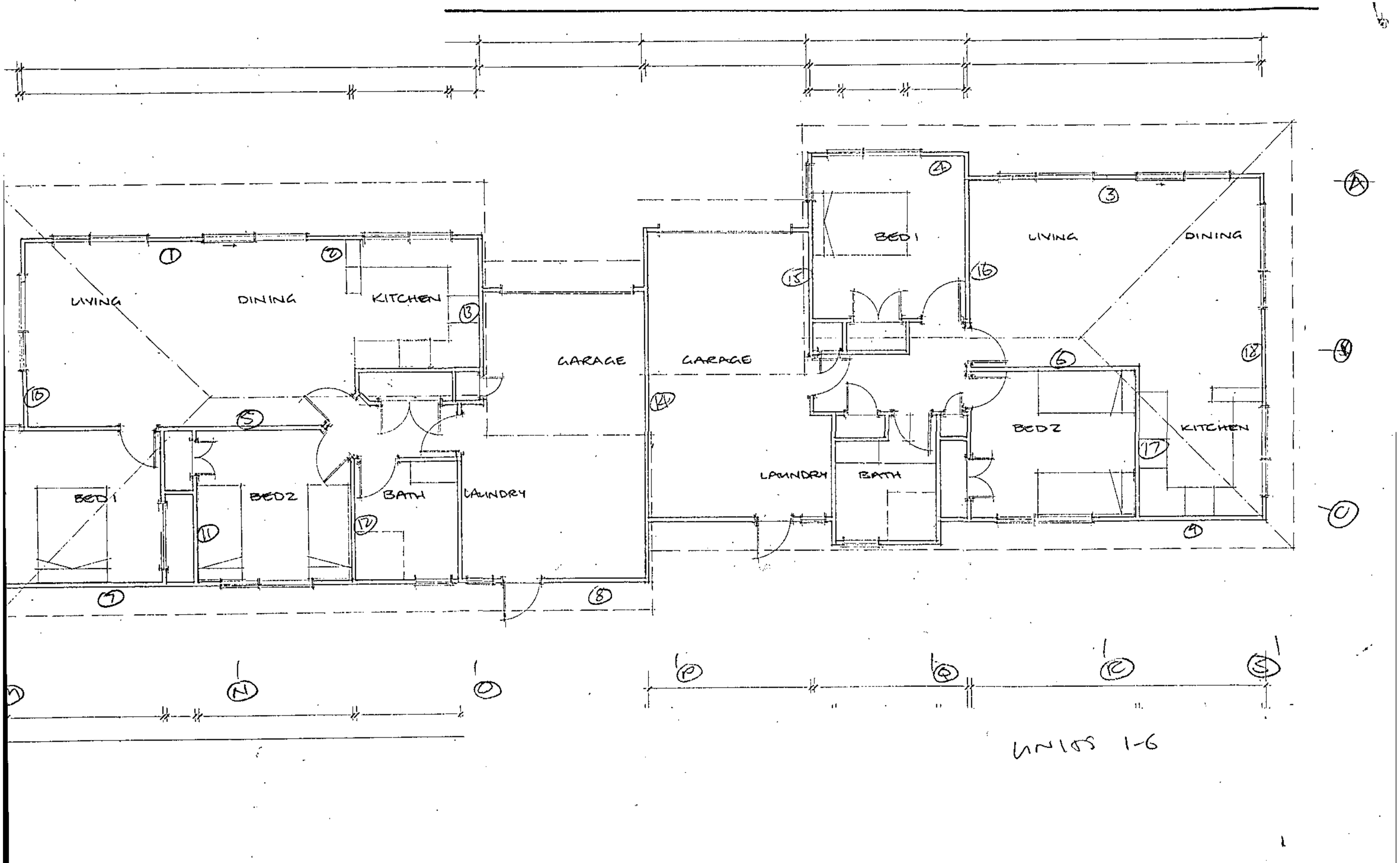
Rhapsody Resthome 30 Mill Rd

Roughan Design
78S Carrington Road, RD 1, New Plymouth
Phone/Fax 753-3365 Mobile 025-490 715
Residential & Commercial Architectural Design.

DRAWN P. ROUGHAN	CHECKED PGR	SCALES 1:50	SHEET 3
TRACED	DATE MAY 99		SERIES OF THREE
			REF 860/99

Document Set ID: 598149
Version: 1, Version Date: 12/02/2004

id April 1934
D. P. 4513
1
4513
5
J & L Strode
6
7
4/93
G Prod
Unit 2
10/91
Unit 3
10/91
8
M.F. & M.E. WILTON
J.E. & A.P. SIMONS
DP 17417 For Units
Unit 4
6/99
BC 28218
Unit 3
Unit 7
6/95
BC 28218
Unit 1.
28218.
Unit 2
6/99
Unit 5
Unit 6
6/99
BC 28218
Br. I.
Br. II.
D. P. 9192
See 5/26
3
R Morson
4
5
3
4
1/85
H.L. Smart
Document Set ID: 598149
Version: 1, Version Date: 12/02/2004



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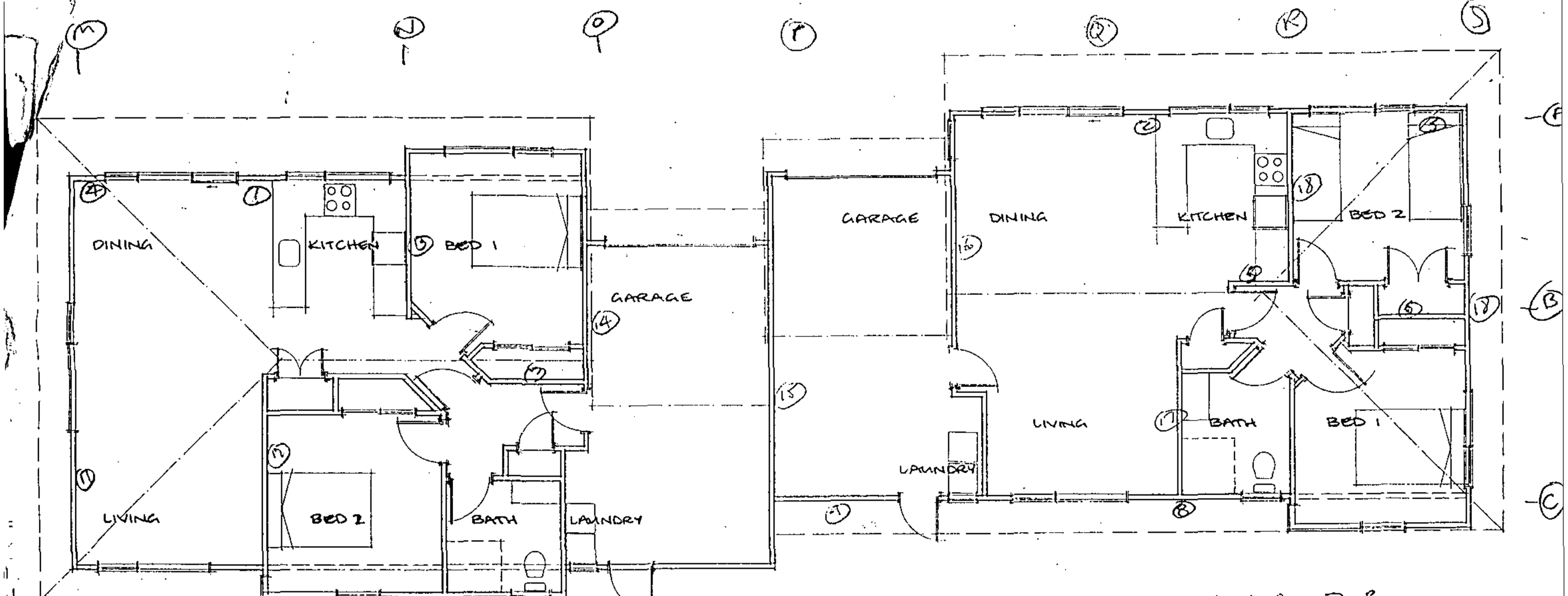

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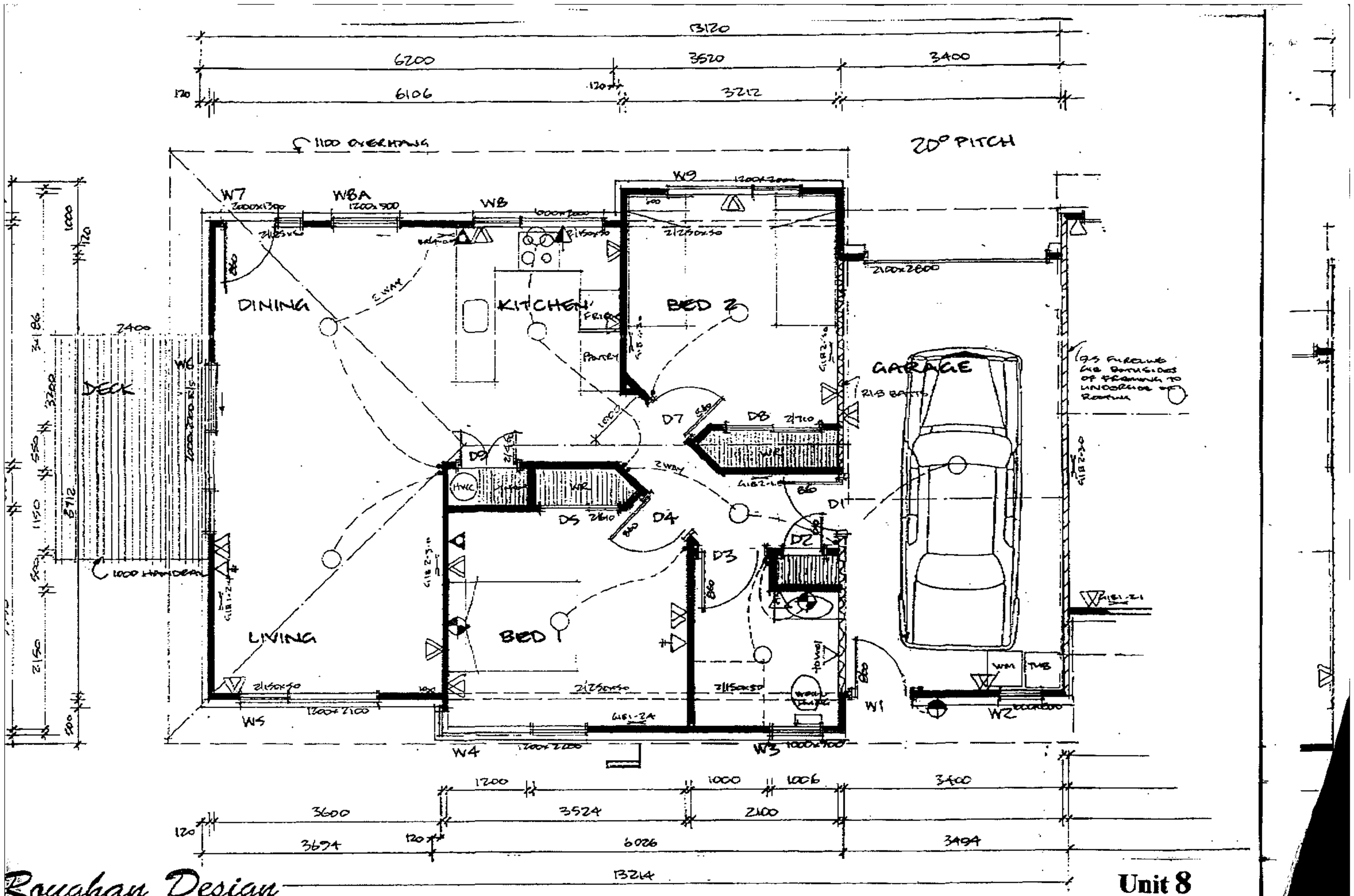
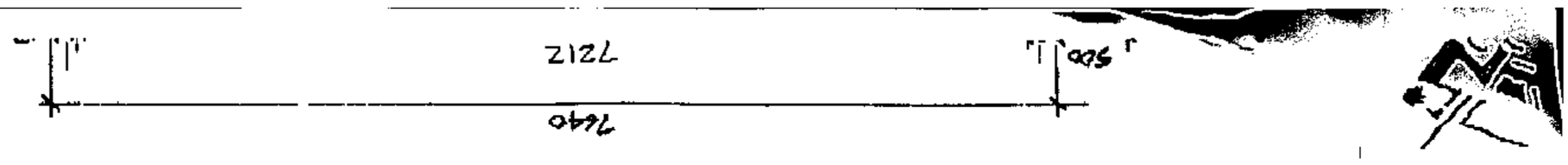


Roughan Design
788 Carrington Road, RD 1, New Plymouth
Phone/Fax 753-3365 Mobile 025-490 715
Residential & Commercial Architectural Design.

amended floor plan

Unit 8

The Rhapsody Resthome Villa
30 Mill Rd., New Plymouth



Document Set ID: 598149
Version: 1, Version Date: 12/02/2004

SHEET NO 5

FILE NO 3704/80

CALCS BY MX

JOB NAME Rhapsody.

DATE July '99

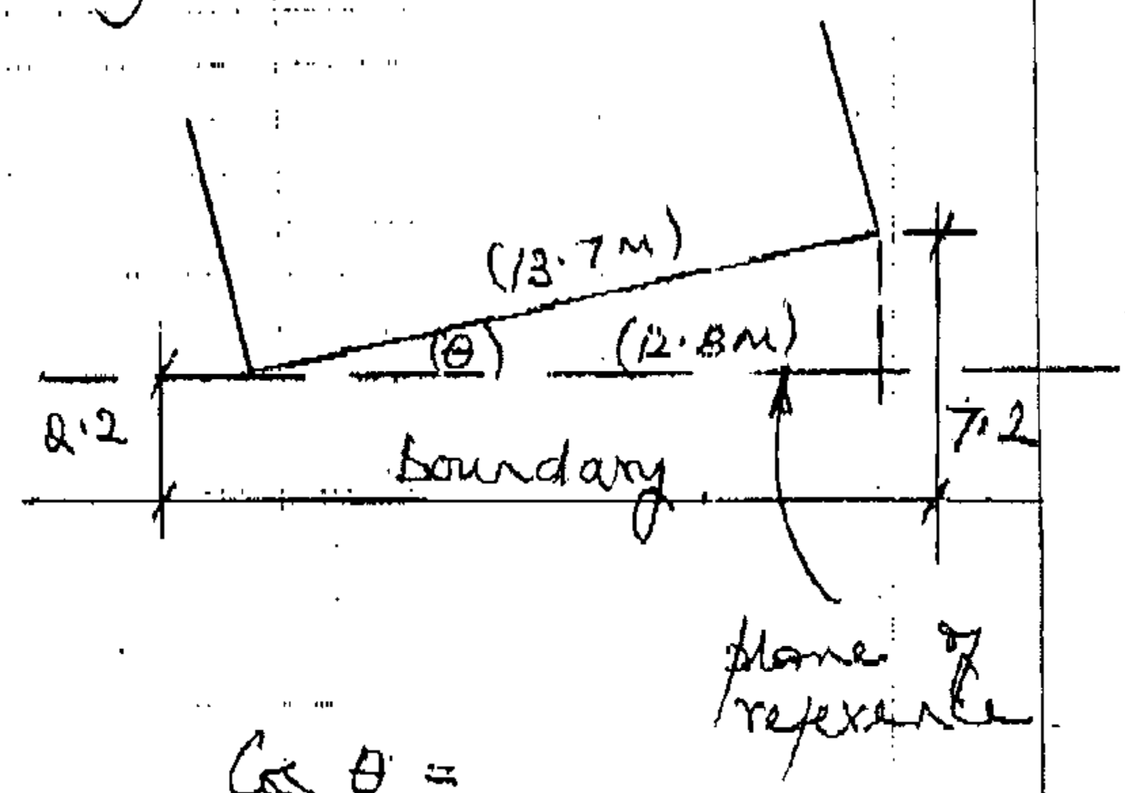
TSE TARANAKI & ASSOCIATES LIMITED

ARCHITECTS-ENGINEERS
INTERIOR DESIGNERS - PROJECT MANAGERS

Ariss Print - 8564

* dist. between unit 2 & bdy = 2.2 m.
unit 2 is at an angle to bdy
The dist varies from 2.2 m to 7.2 m.

projected length of wall on reference plane = 13.7 Cos θ.



$\sin\theta = \frac{(7.2 - 2.2)}{13.7}$ Cos θ =

$= 0.365$

$\theta = 21.4°$

$L = 13.7 \times \cos 21.4 = 12.8$ m.

area of wall = 2.4 x 12.8 = 30.7 m²
enclosing rect = 3 x 15 = 45 m²

% unprotected = $\frac{30.7}{45} \times 100 = 68\%$.

min dist = 3.0 m.

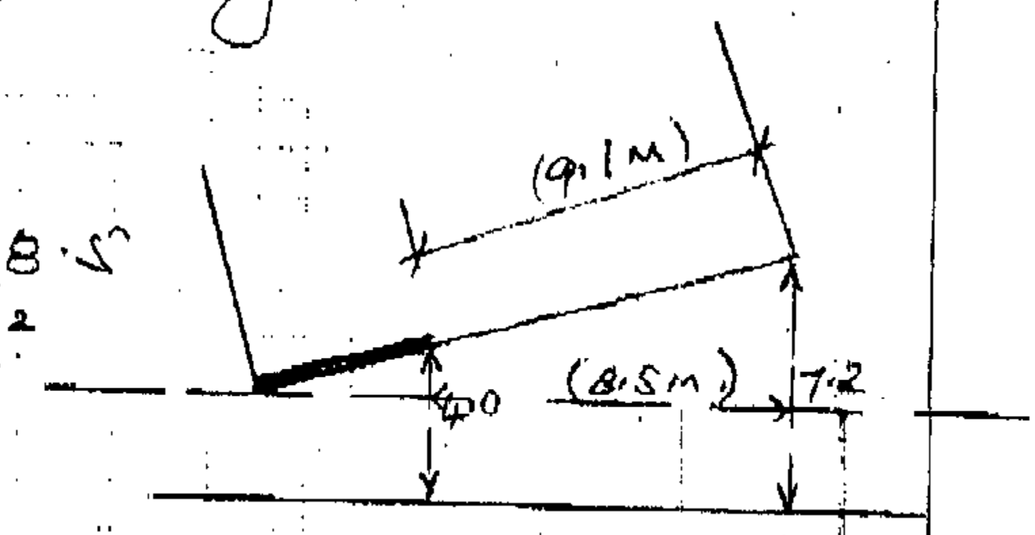
Document Set ID: 598149
Version: 1, Version Date: 12/02/2004

SHEET NO 6
FILE NO 3904/80
CALCS BY Mx
JOB NAME Rhapsody
DATE July '99

TSE TARANAKI & ASSOCIATES LIMITED
ARCHITECTS-ENGINEERS
INTERIOR DESIGNERS - PROJECT MANAGERS

Part of wall will have to be protected.

Assume wall along BR/1 is fire rated.



unprotected area = 2.4 × 8.5
= 20.4 m²

enclosing rect = 3 × 12
= 36 m²

% unprotected = $\frac{20.4}{36} \times 100 = 57\%$

min dist = 2.5 m.

actual dist. to bdy at unprotected part = 4.0 m. OK

* ~~dist~~ provide 9.5 mm fyreline to wall in BR 1. with brick veneer wall on outside.

* dist bet units 1 + 3 is 7.0 m.
min. reqd 6.0 m OK

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Version: 1, Version Date: 12/02/2004