

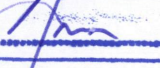
PLANS

BC17/121550

Prepared by: 

NPDC OFFICE COPY

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

Approved:  Date: 4-5-17

Bc 17/121550 3/4/17

**NPDC APPROVED AS A
SINGLE RESIDENTIAL
DWELLING ONLY**

**RUMPUS & SLEEPOUT
Mr & Mrs. McGUIGAN
39 BELT ROAD
NEW PLYMOUTH**

- P1 EXISTING SITE PLAN
- P2 SITE PLAN
- P3 FLOOR PLAN
- P4 ELEVATIONS
- P5 FOUNDATION PLAN
- P6 FOUNDATION DETAILS
- P7 ROOF PLAN
- P7a TRUSS LAYOUT
- P8 CROSS SECTIONS
- P9 DETAILS
- P10 DETAILS
- P11 ROOF FLASHINGS
- P12 JOINERY FLASHING
- P13 PLUMBING & BRACE PLANS

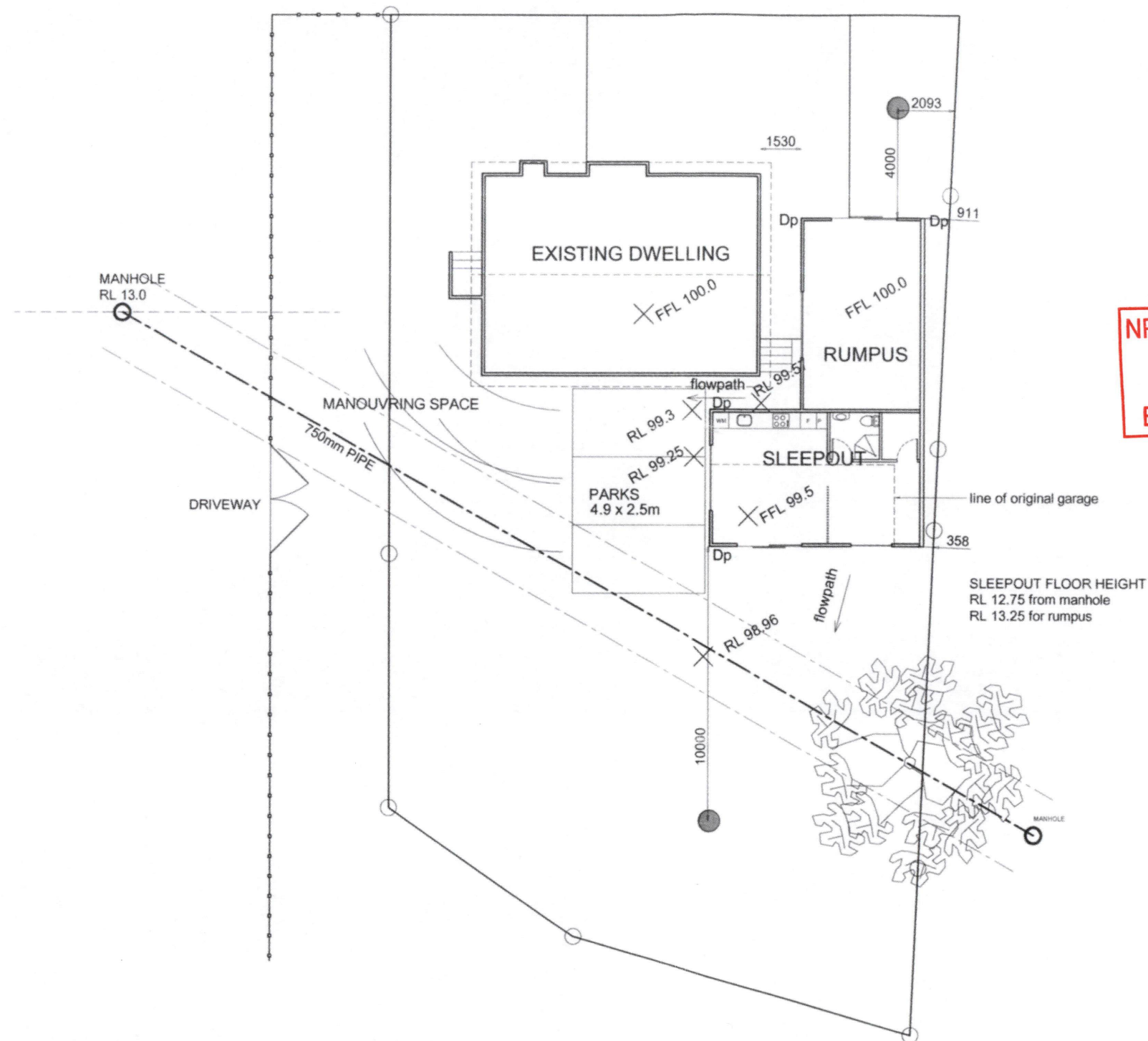
NPDC Approved for

04 MAY 2017

Building C

D J L DESIGNS LTD

Derek Lawrence
mob 027 600 9 611
dereklaw@xtra.co.nz
P.O. Box 543
New Plymouth



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SOAKHOLES
.75 dia x 5.50m deep
roof area 180.0m²

Boundaries, dimensions to be checked
and underground services to be located
before commencement of work

WIND ZONE CALCULATION

1. wind region	A
2. lee zone	No
3. ground roughness	urban
4. site exposure	sheltered
5. topo class	T1
6. wind zone	low

RISK MATRIX

WIND ZONE - low	0
No OF STOREYS - 1	0
ROOF / WALL INTERSECTION - low	0
EAVES WIDTH - high	2
ENVELOPE COMPLEXITY - low	0
DECK DESIGN - low	0
TOTAL POINTS	1

SITE CLASSIFICATION. RES B

50% Coverage allowed	
SITE AREA..	688.0 m ²
allowable coverage..	344.0m ²

EXISTING DWELLING..	76.4m ²
RUMPUS AREA..	31.6m ²
SLEEPOUT AREA..	39.7m ²
TOTAL COVERAGE..	147.7m ²

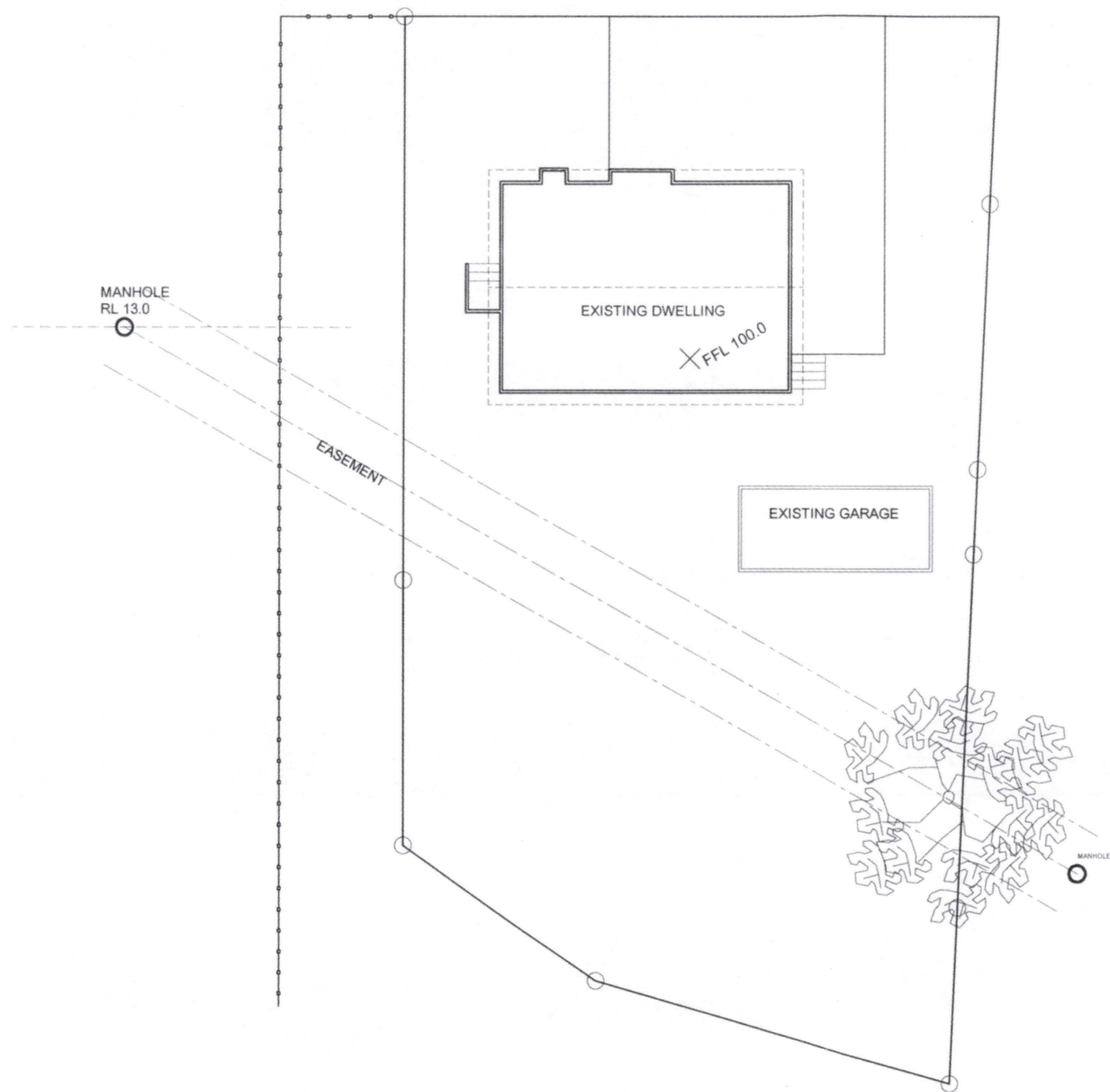
RUMPUS & SLEEPOUT

SITE PLAN

Mr & Mrs. McGUIGAN

LOT 2
DP 5046
39 BELT ROAD
NEW PLYMOUTH

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Derek Lawrence
PH - FAX (06) 7515372
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NEW GARAGE
WORKSHOP & UNIT

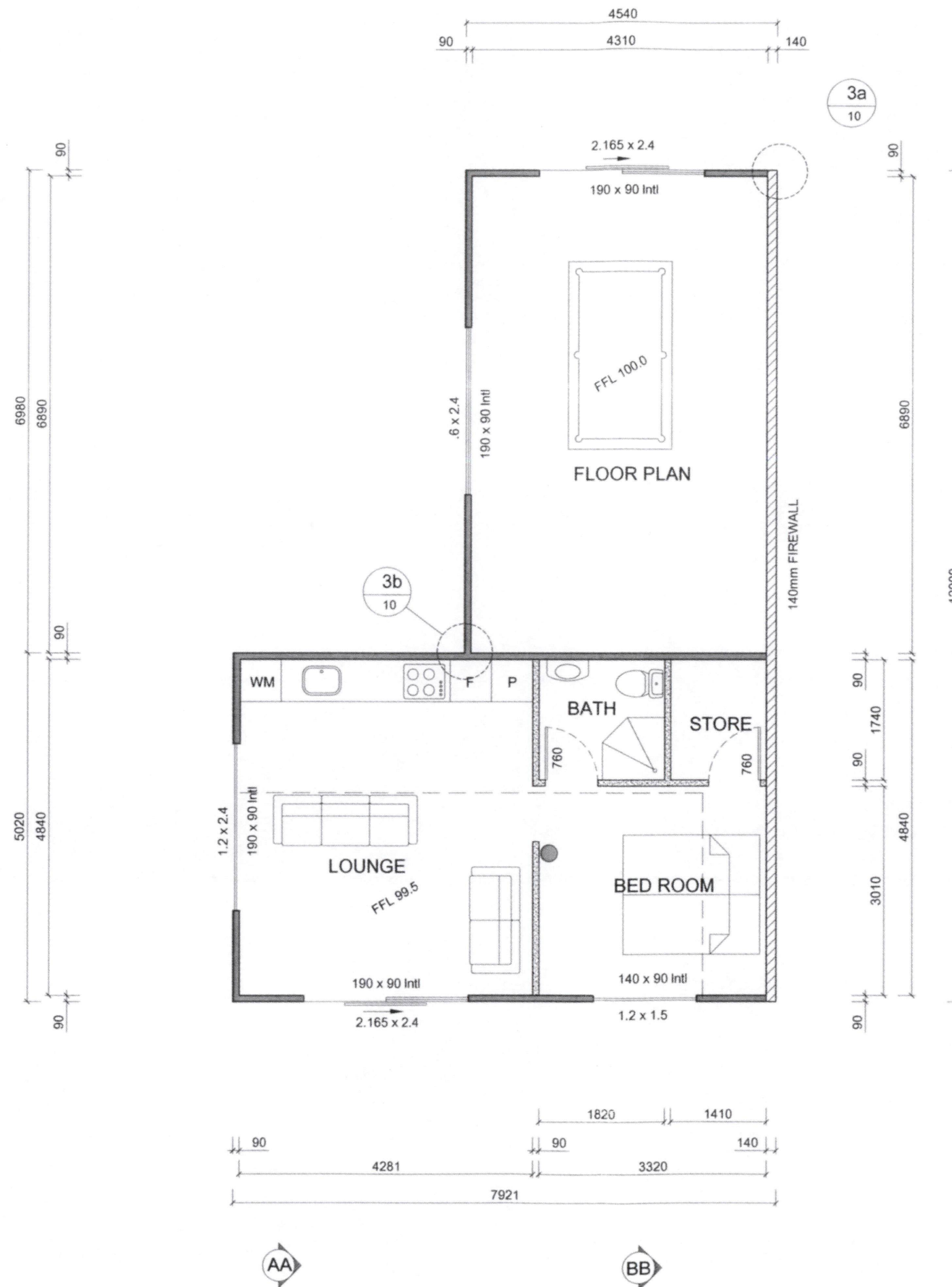
EXISTING SITE PLAN

Mr & Mrs. McGUIGAN

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SCALE 1:200 DATE 1-2017 PAGE 1



mechanical ventilation required for bathroom
auto fan on light switch to exterior

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- 140 x 45 firewall
- insulated 90 x 45 walls
- 90 x 45 walls

90 x 90 lintels to all openings
less than 1.0m

ALL TIMBER TO BE VSG8
or MSG8 UNLESS
SPECIFIED OTHER

all glass in bathrooms &
ensuites to be safety glass

- smoke detectors in or within
3m of all bedrooms

SLEEPOUT & RUMPUS

FLOOR PLAN

Mr & Mrs. McGUIGAN

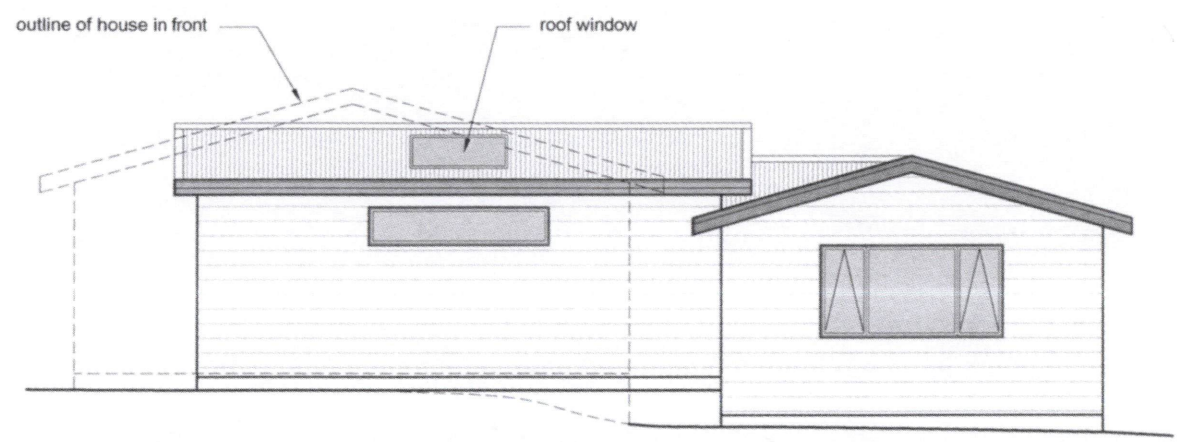
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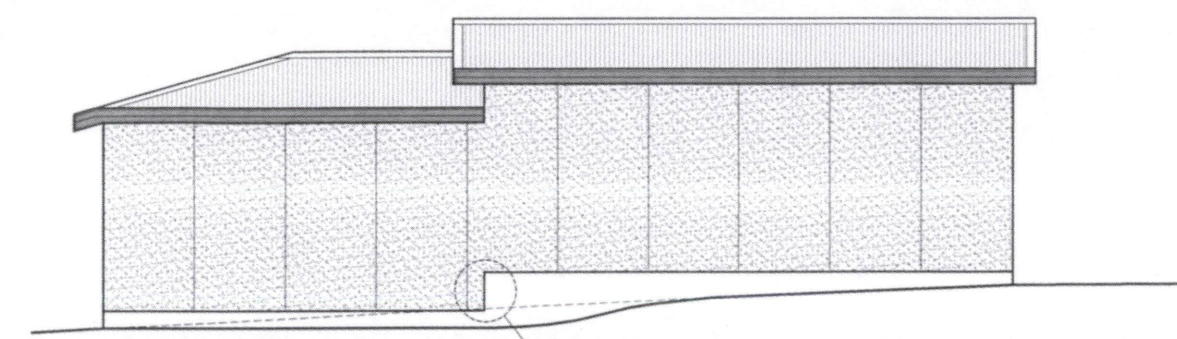
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mob 027 600 9 611
P.O.Box 543. NP

SCALE 1:75	DATE 2-2017
REV 3	PAGE 3

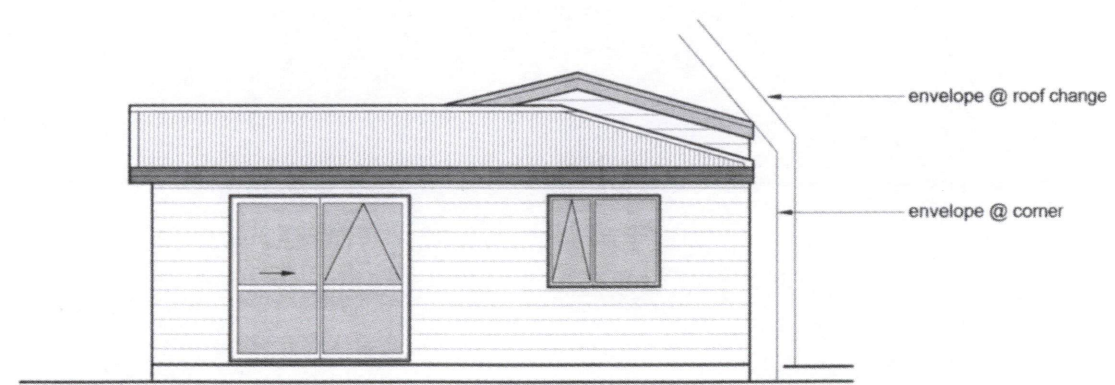
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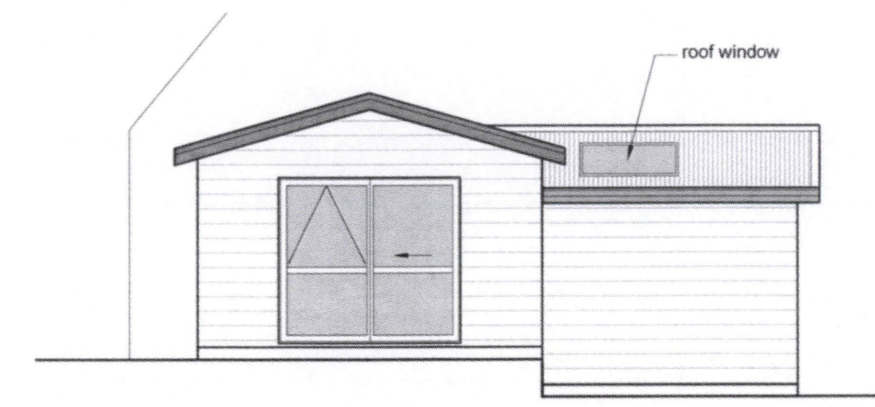
WETS ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

Coloursteel corrugate roofing.
15.7 roof pitch C.O.S
180 x 20 fascia board.
Marley spouting.
4.5mm Hardiflex soffit lining.

Timber rusticated w/bds and
6mm Hardiflex with plaster coating on
50 x 20 H3.2 battens @ 600 cnts.

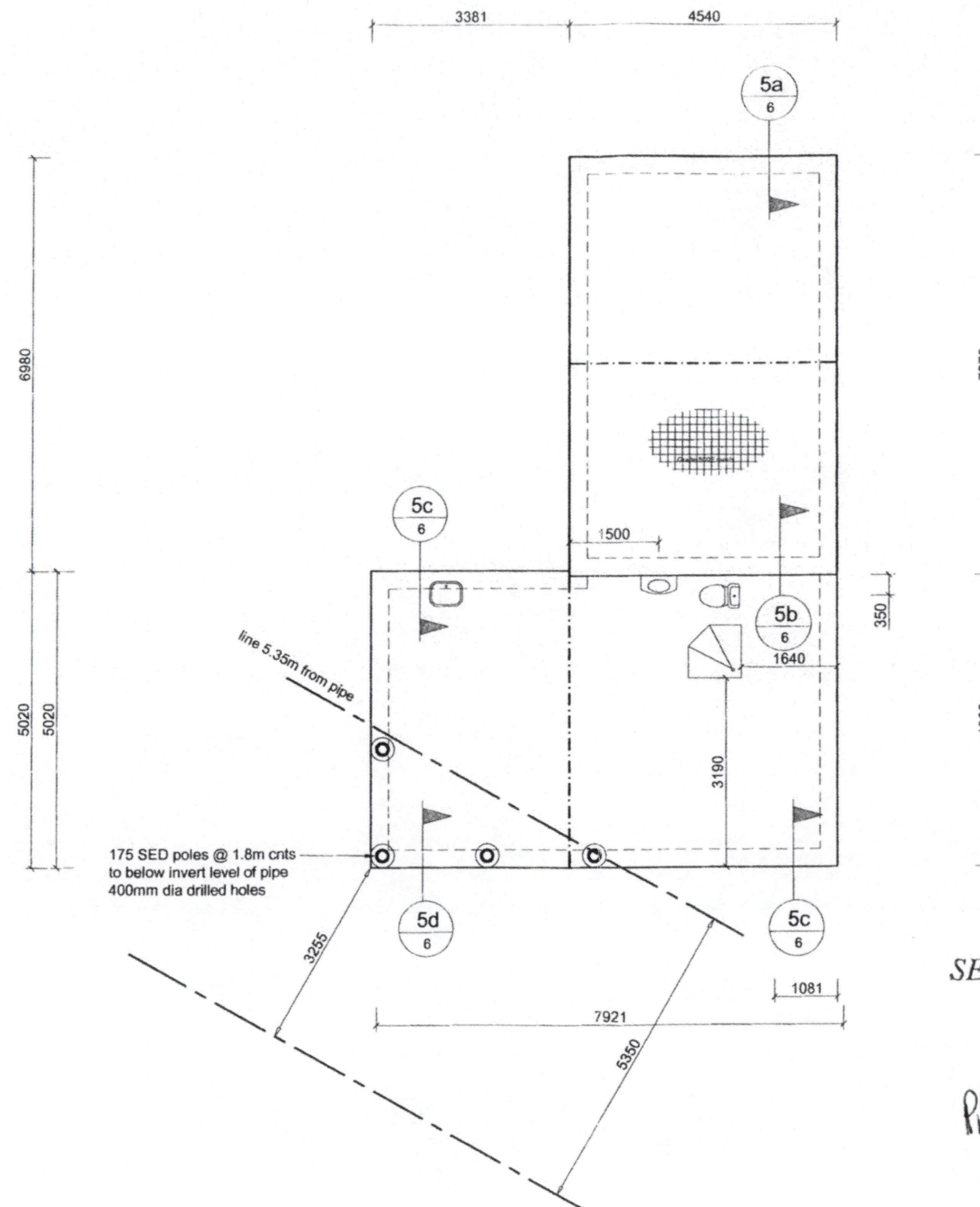
double glazed aluminium joinery.

RUMPUS & SLEEPOUT
ELEVATIONS

Mr & Mrs. McGUIGAN
39 BELT RD
NEW PLYMOUTH

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SCALE 1:100	DATE 3-2017
REV 1	PAGE 4



SET ENGINEERING LTD
Civil & Structural Engineers

13 JUL 2017 PO Box 1059
New Plymouth

Riled footings
Mr & Mrs. McGuigan

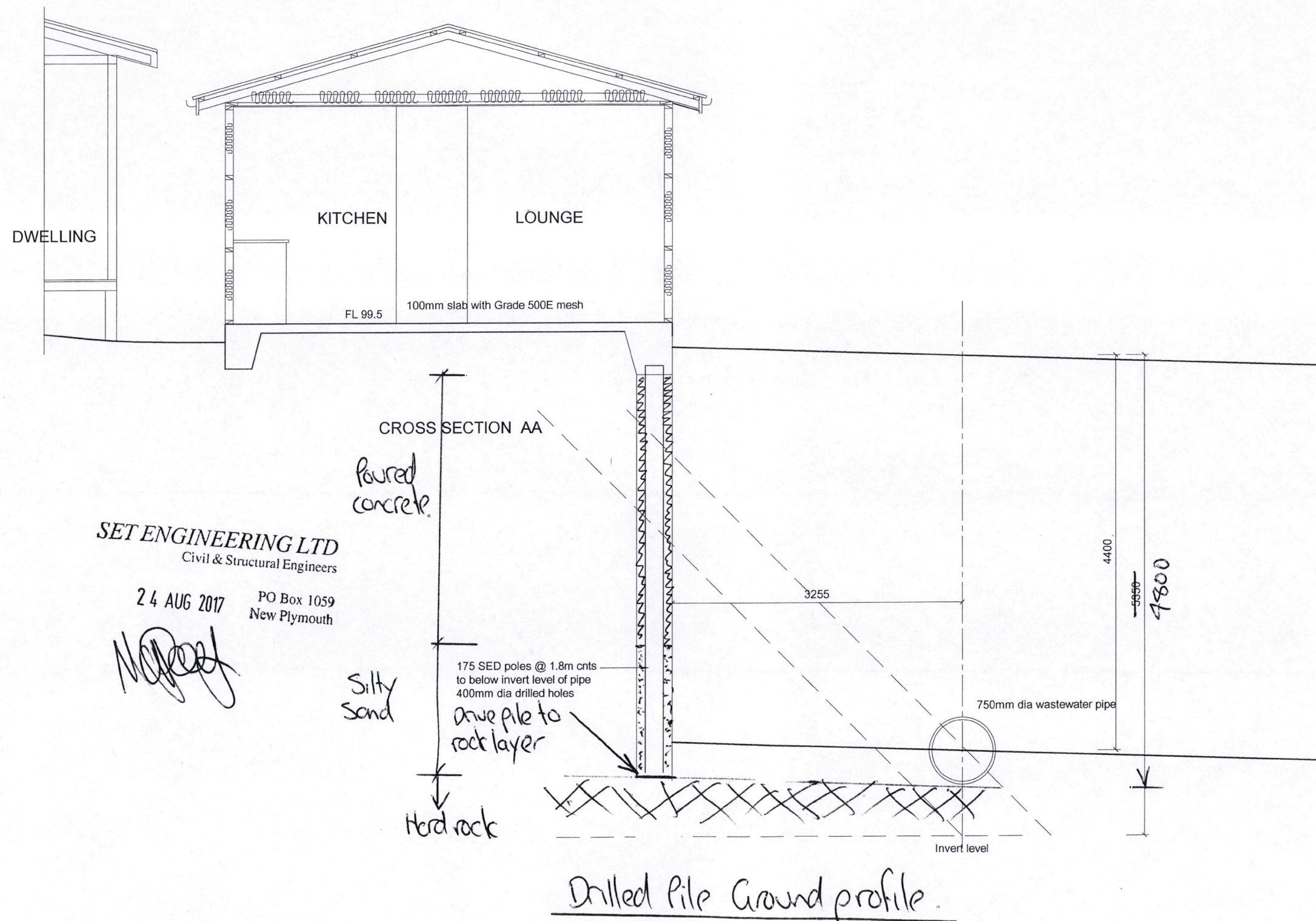
RUMPUS & SLEEPOUT

FOUNDATION PLAN

Mr & Mrs. McGuigan
39 BELT RD
NEW PLYMOUTH

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SCALE 1:100	DATE 3-2017
REV 2	PAGE 5



SET ENGINEERING LTD
Civil & Structural Engineers

24 AUG 2017 PO Box 1059
New Plymouth

[Signature]

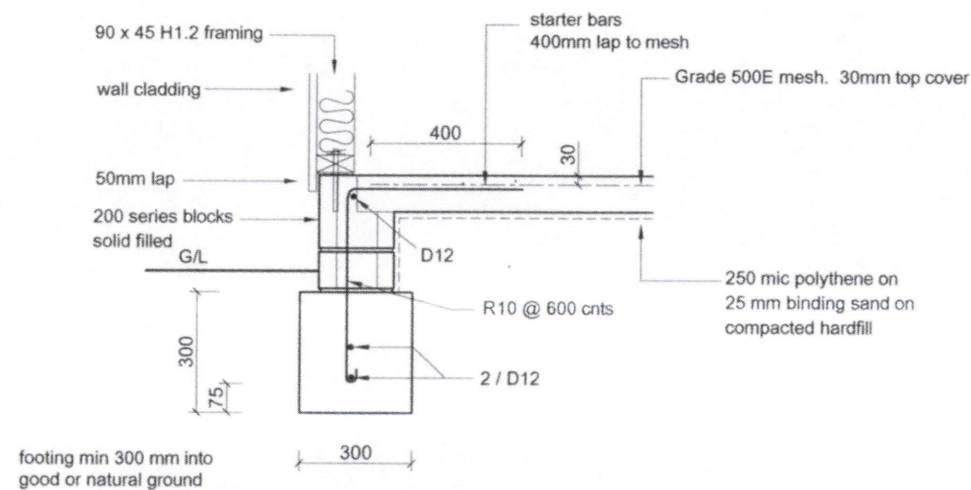
RUMPUS & SLEEPOUT

CROSS SECTION

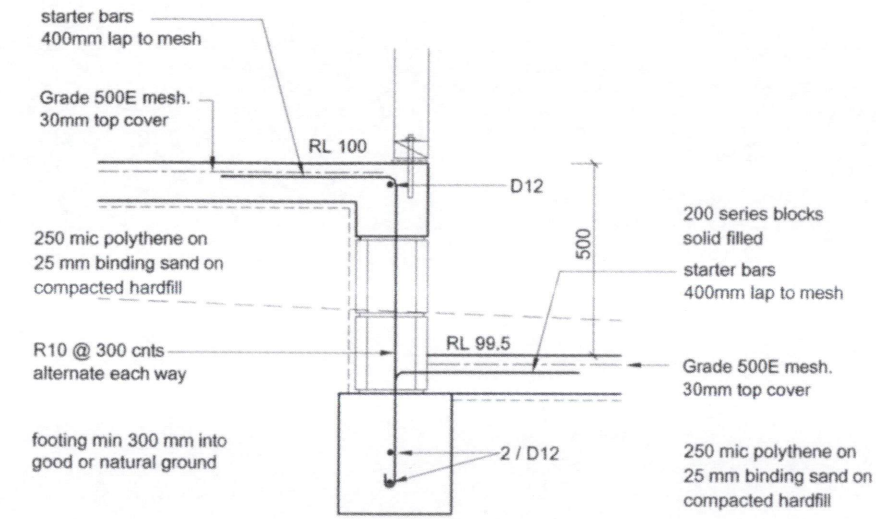
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SCALE 1:50	DATE 3-2017
REV 1	PAGE 5a

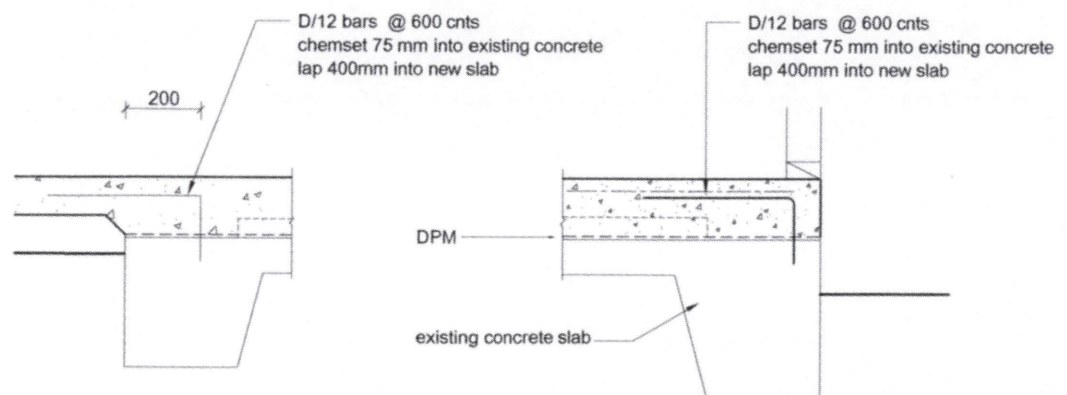


5a
5
FOUNDATION DETAIL
3 blocks max clear of ground
300 x 300mm footing
conc to be 20 Mpa after 28 days
min 75mm cover to all steel
all blocks solid filled



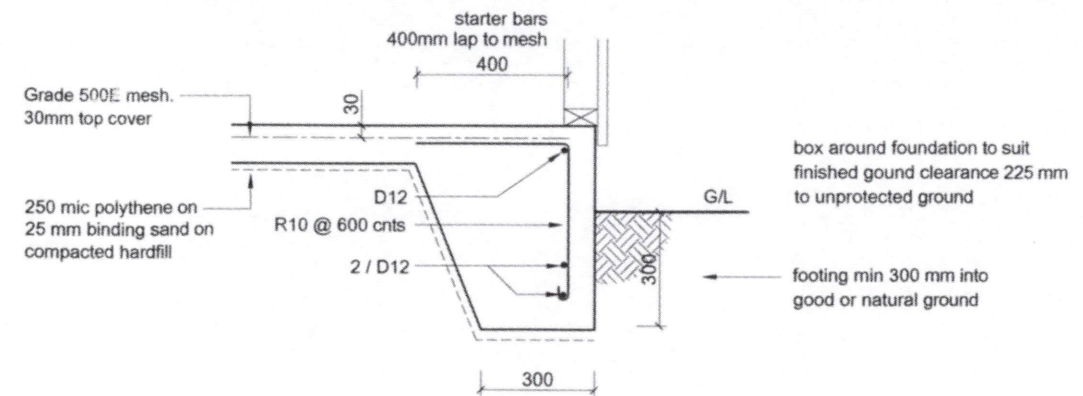
5b
5
FOUNDATION DETAIL
3 blocks max clear of ground
300 x 300mm footing
conc to be 20 Mpa after 28 days
min 75mm cover to all steel
all blocks solid filled

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5e
5
FOUNDATION DETAIL

5d
5
FOUNDATION DETAIL



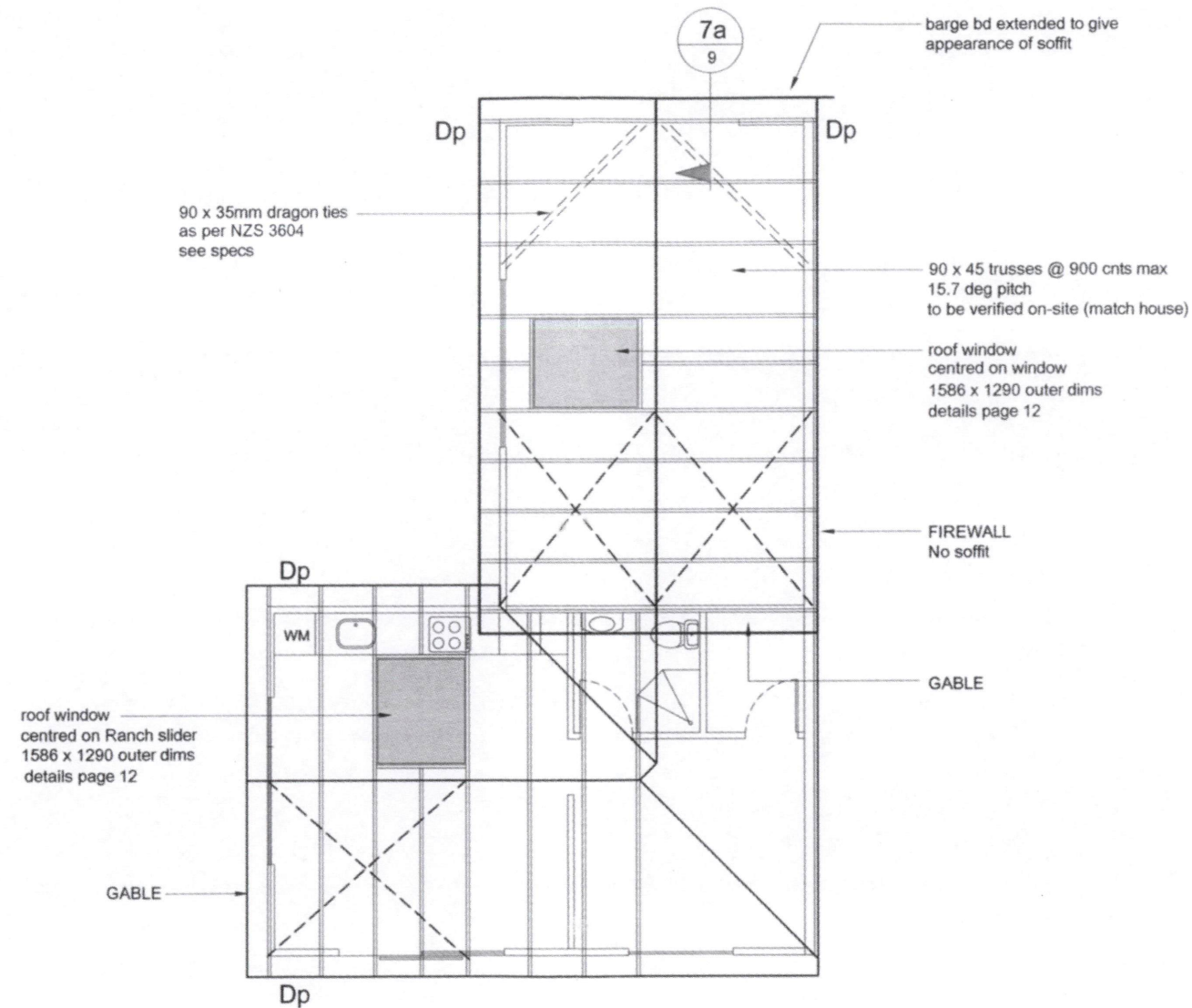
5c
5
FOUNDATION DETAIL
conc to be 20 Mpa after 28 days
min 75mm cover to all steel

**RUMPUS & SLEEPOUT
FOUNDATION DETAILS**

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SCALE 1:100	DATE 3-2017
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90 x 45 H1.2 trusses @ 900 cnts max
15.7 deg roof pitch C.O.S
Coloursteel roofing

70 x 45 H1.1 purlins @ 900 cnts
fix with 1/10g x 80mm self-drilling screw
lay self-supporting building wrap
purlins cantilevered to barge bd

300 mm soffit
4.75 Hardiflex soffit lining
180 x 20 fascia bd

Marley spouting with 80mm outlets
100mm Nova-flow to soakholes

strip brace
.6 x 27mm metal strap
5/30 nails @ each end
1/30mm nail @ crossing

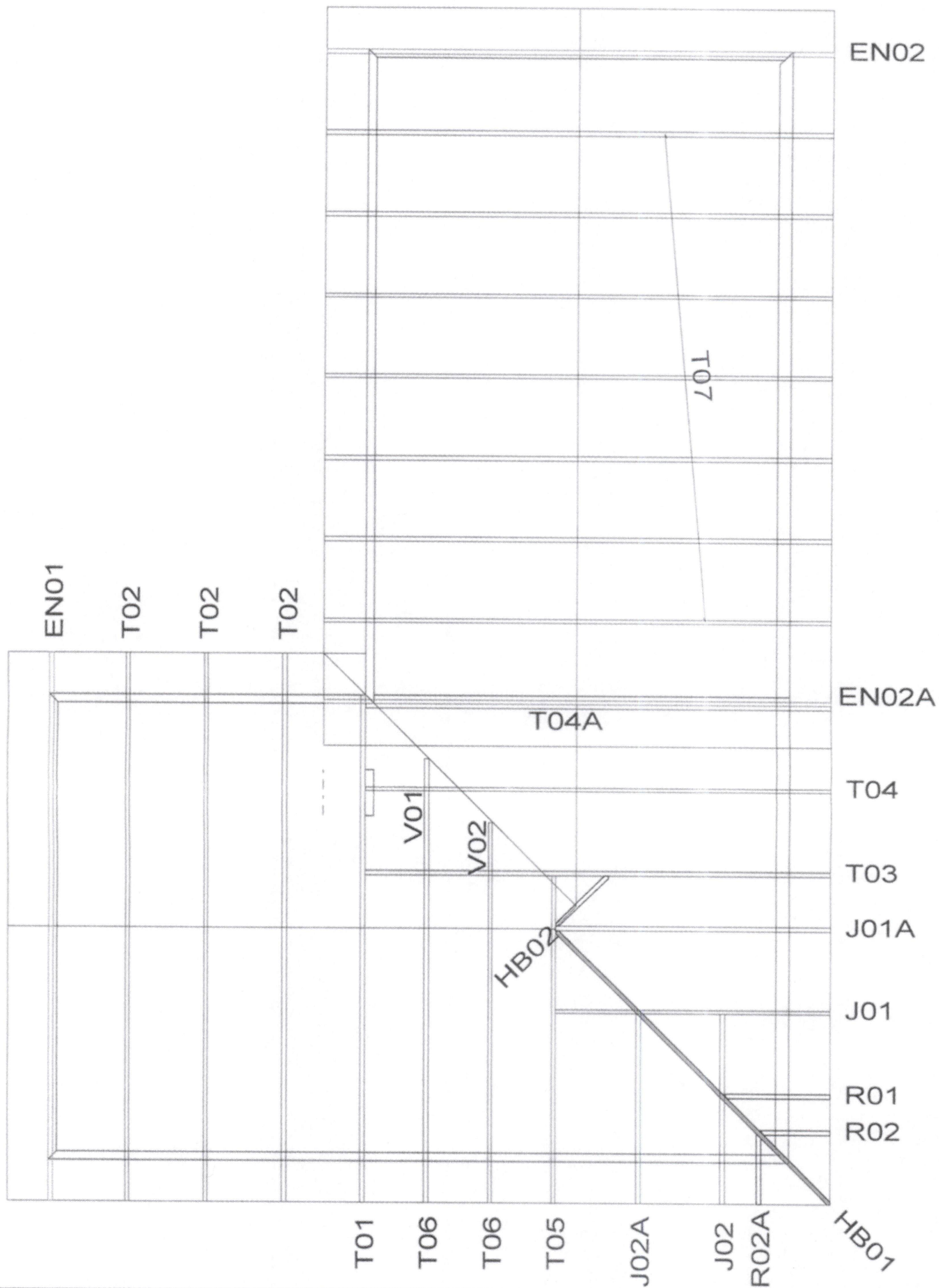
RUMPUS & SLEEPOUT

ROOF PLAN

Mr & Mrs. McGUIGAN
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Derek Lawrence
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P.O.Box 543 NP

SCALE 1:100	DATE 3-2017
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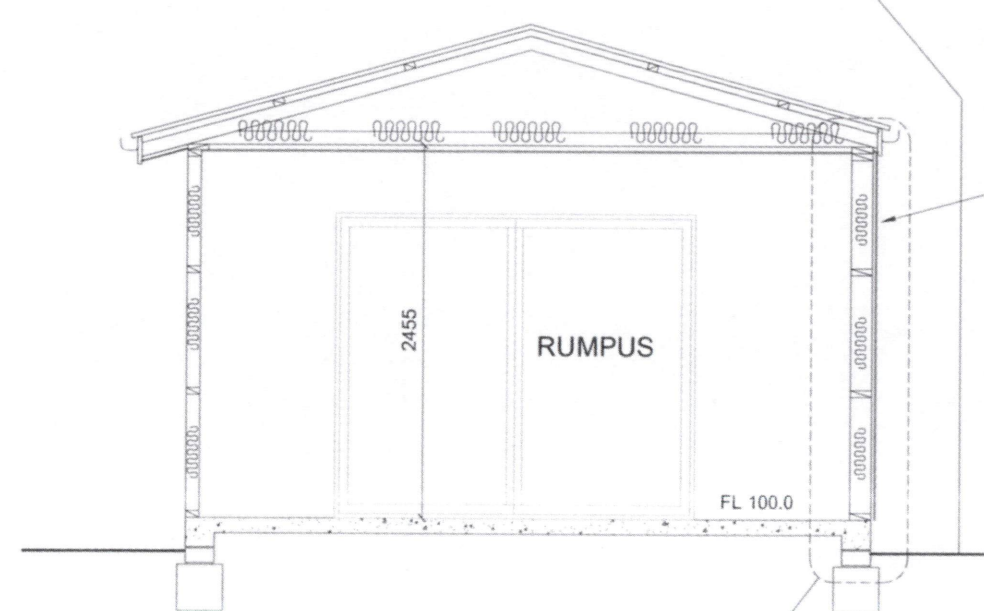
Job Details:

Snow Zone:	High	Snow Altitude:	0 m
Wind Area:	900 mm	Design Wind Speed:	44.0 m/s
TC Restraints:	Galv Iron .5mm	BC Restraints:	600 mm
Roof Material:	0.250 kPa	Ceiling Material:	Gib Board 13mm
Roof Live Load:	15.700 deg	Snow Load:	0.000 kPa
Roof Pitch:		Truss Centres:	900 mm

Timber Co Ltd

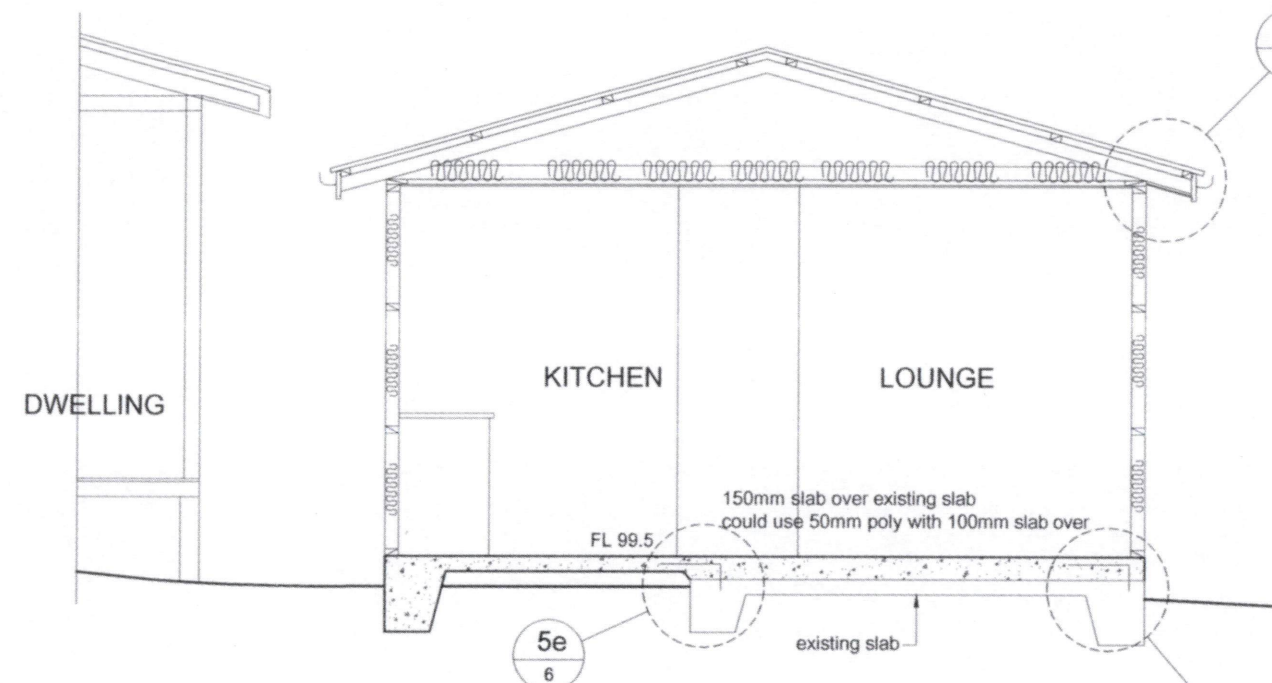
7 Sunley St P O Box 871 New Plymouth	D J L DESIGNS Address: 39 BELT RD NEW PLYMOUTH	SLEEPOUT
Telephone: Phone : 06 7534393 Fax: Fax : 06 7534394	Telephone:	Job: 39BELT Building Consent No.:

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CROSS SECTION CC

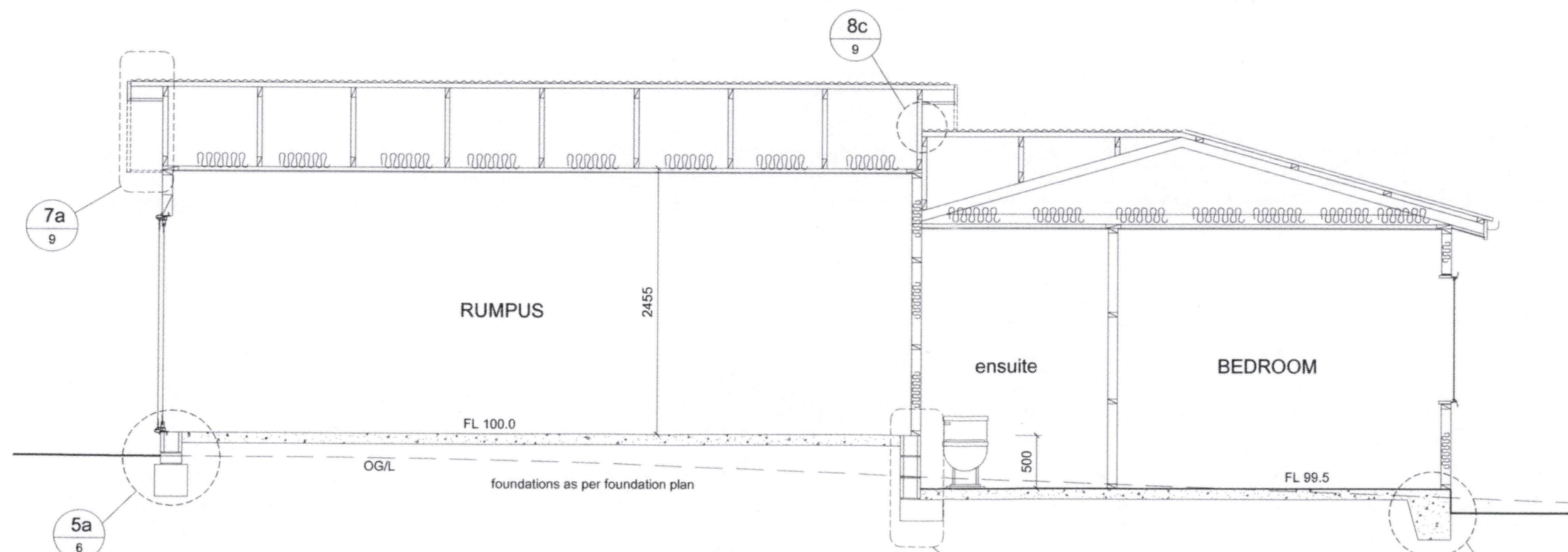
8a
9



CROSS SECTION AA

5e
6

5d
6



CROSS SECTION BB

7a
9

5a
6

8c
9

5b
6

5c
6

- 15.7 deg roof pitch C.O.S
- Coloursteel Roofing
- 70 x 45 H1.1 purlins @ 900 cnts max
- fix with 1/10g self drilling 80mm screw
- lay self supporting H/W building paper
- 90 x 45 trusses @ 900 cnts
- Marley spouting, 80mm outlets
- 100mm Nova flow to soakholes
- 300 mm raking offit
- 4.75 Hardiflex
- 180 x 20 fascia bd
- exterior loadbearing walls
- stud to top plate connections
- as per NZS3604:2011
- Shiplap horizontal timber w/bds
- on cavity battens @ 600 cnts
- 6mm Hardiflex to firewall
- on cavity battens @ 600 cnts
- lap cladding min 50mm past floor level
- 150 x 35 truss packer
- 90 x 45 mm H1.2 framing
- studs @ 600 cnts max
- 2 rows of nogs @ 800 cnts
- HW b-paper Bitumac 851(breather type)
- 13 mm std Gib ceiling on
- 75 x 40 battens @ 600 cnts
- min R3.2 insulation
- 10 mm std Gib wall lining
- 13mm Fyrelite Gib to firewall
- min R2.2 min insulation
- bottom plate fixings with header blocks
- M12 Screwbolts @ 600 mm cnts max
- min 120mm embedment to concrete
- 50mm sq washers
- or Lumberlok header block
- anchors @ 600 cnts
- bottom plate fixings to in-situ concrete
- M12 Screwbolts @ 900 mm cnts max
- min 90mm embedment to concrete
- 50mm sq washers
- or Lumberlok plate anchors @ 900 cnts
- floor level
- 150 mm above protected ground
- 225mm above unprotected ground

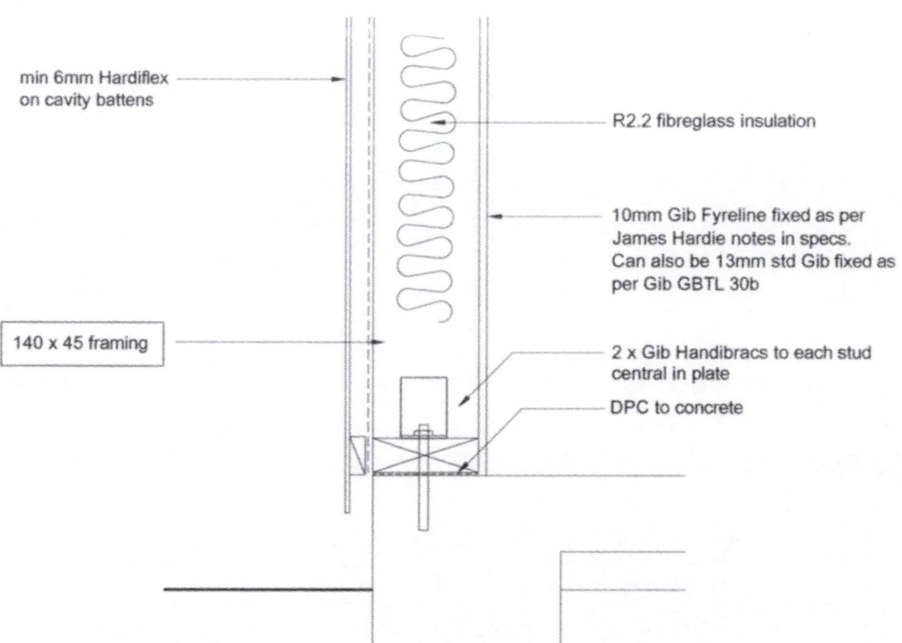
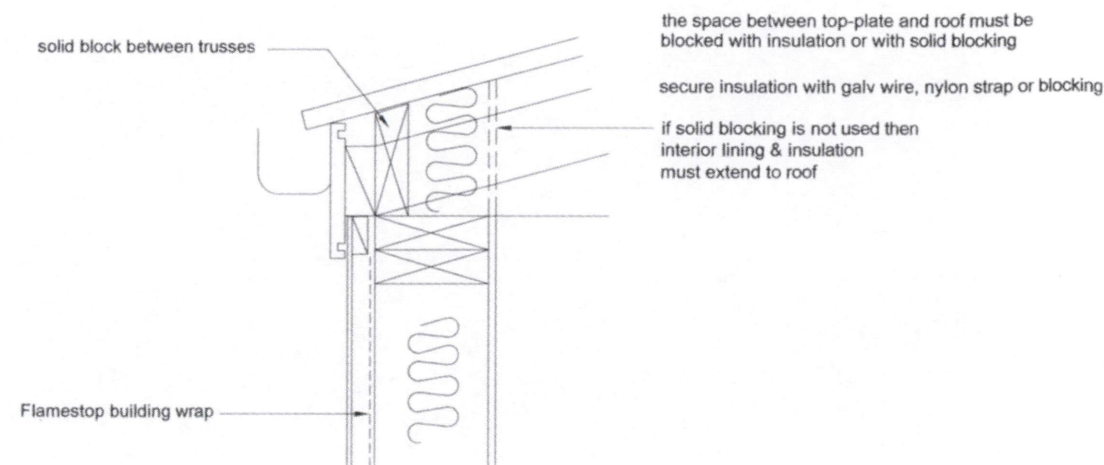
RUMPUS & SLEEPOUT

CROSS SECTIONS

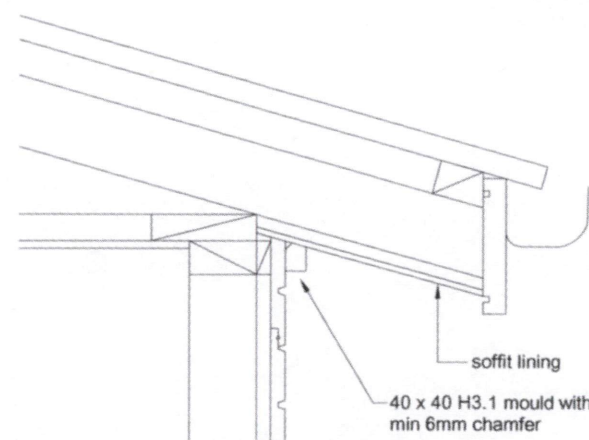
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NEW PLYMOUTH

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Derek Lawrence
mob 027 600 9 611
P.O.Box 543, NP

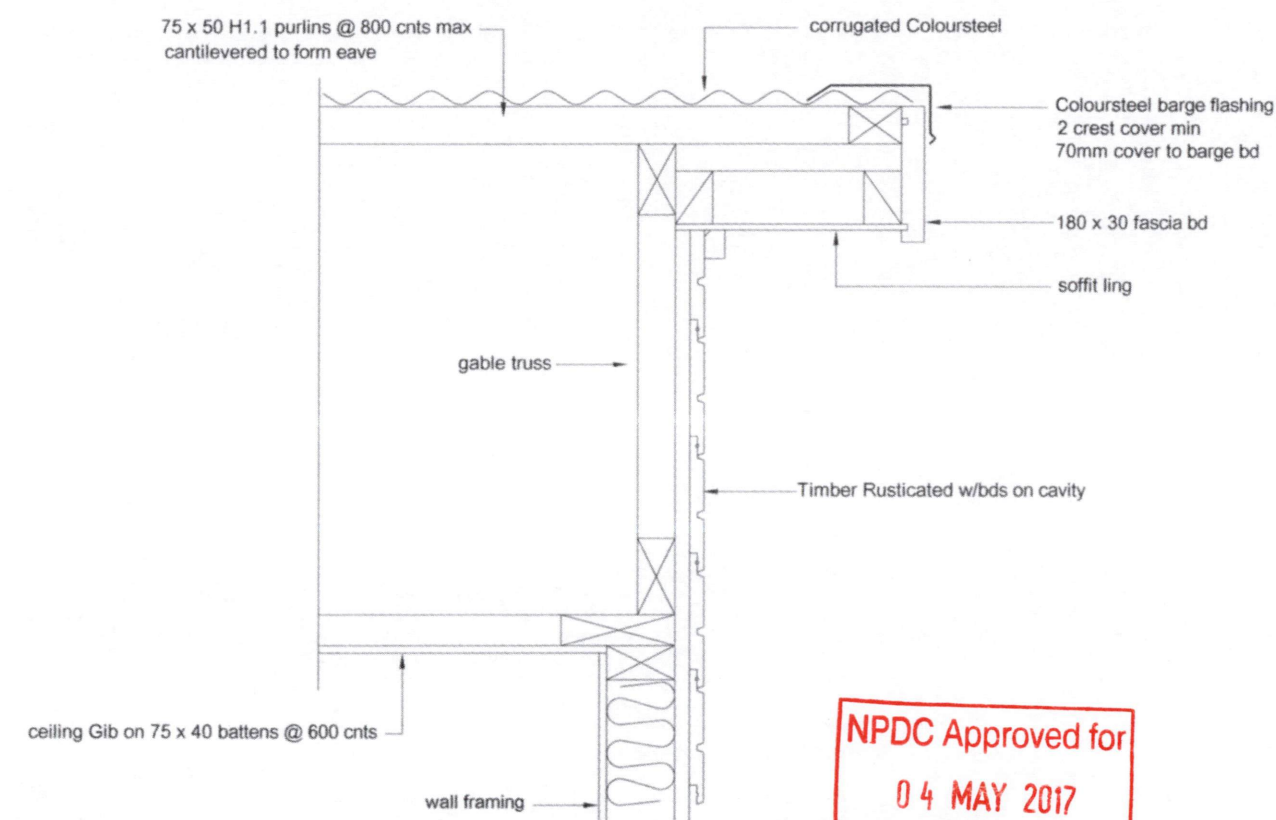
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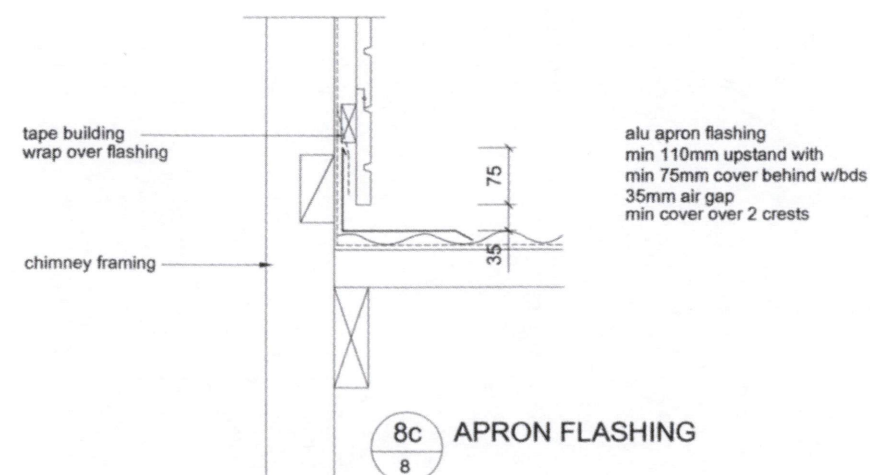
8a FIRE-RATED WALL
James Hardie firewall JHETGJ30
also see specs



8b SOFFIT DETAIL



7a GABLE DETAIL
7,8



8c APRON FLASHING
8

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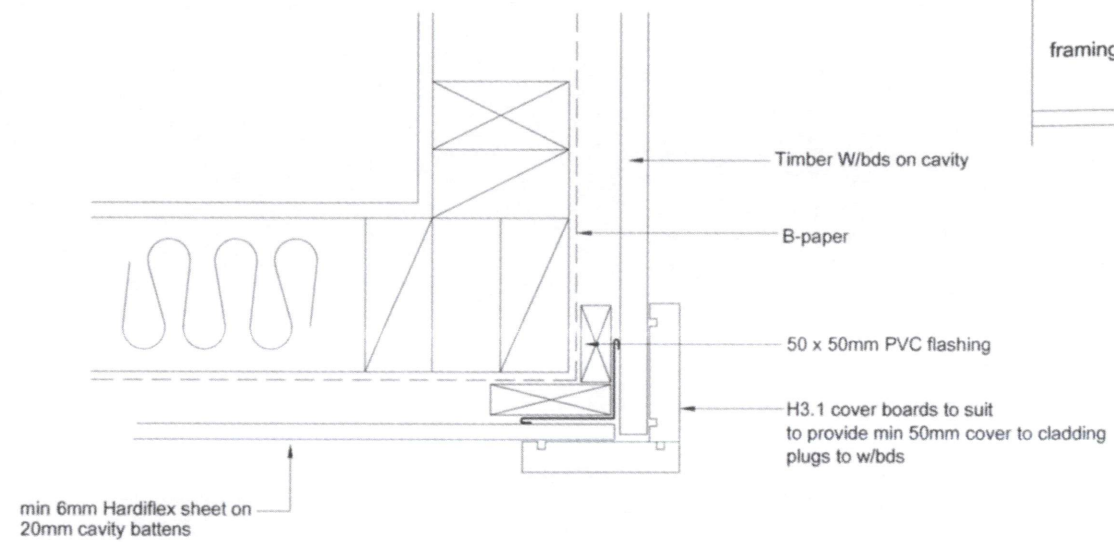
RUMPUS & SLEEPOUT

DETAILS

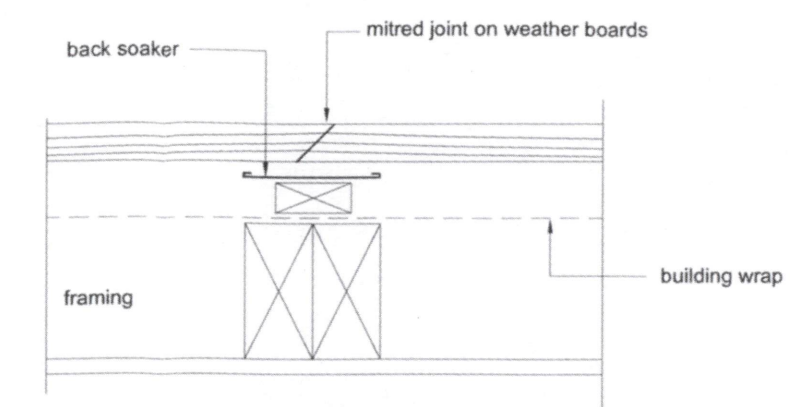
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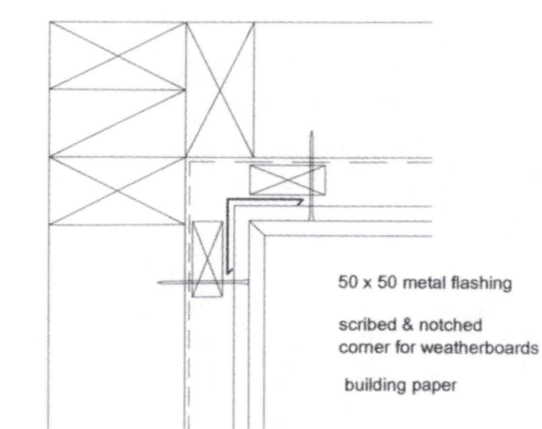
SCALE 1:50	DATE 3-2017
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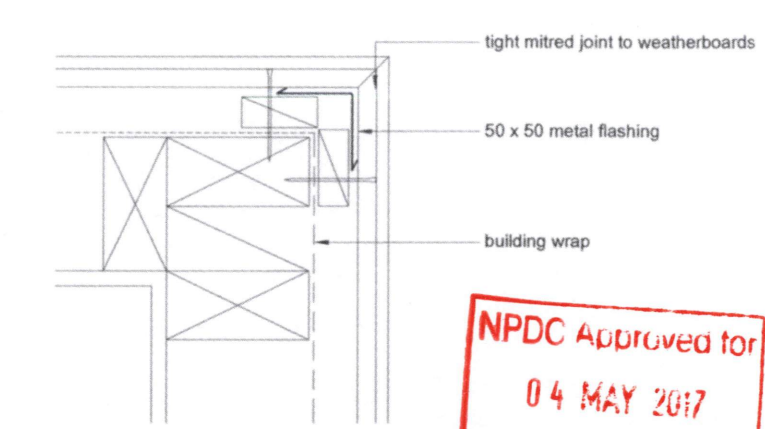
3a
3
EXTERIOR CORNER
W/BDS TO HARDIFLEX



CLADDING DETAIL
DIRECT FIX W/BDS. Mitred straight join

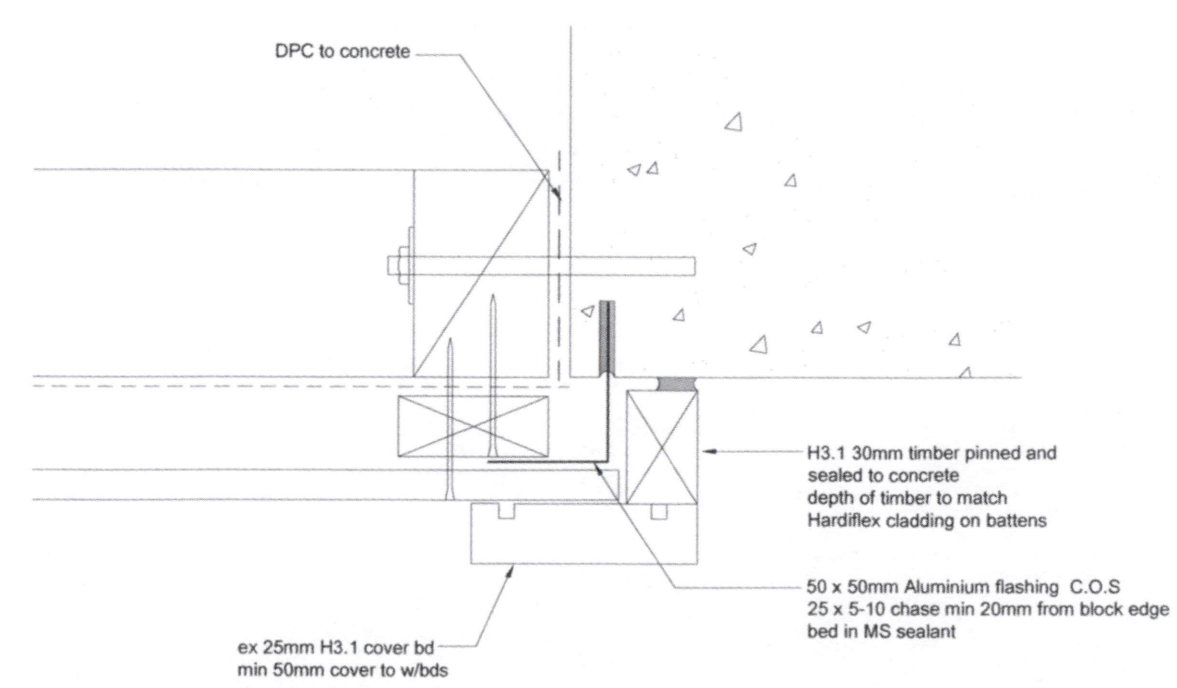


CLADDING DETAIL
CAVITY FIXED B/B W/BDS
INTERNAL CORNER

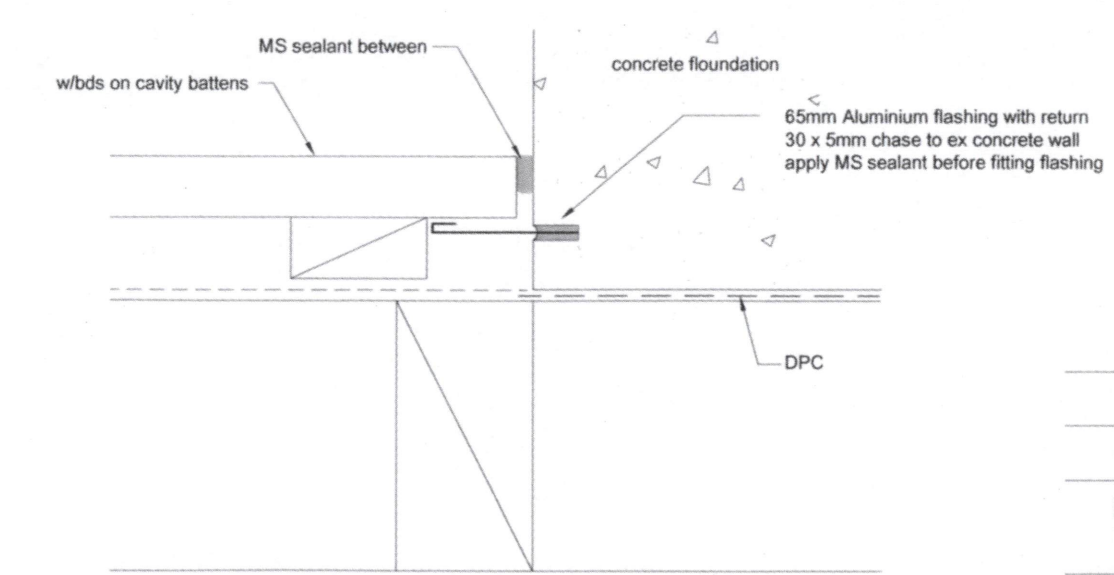


CLADDING DETAIL
CAVITY FIXED B/B W/BDS
Mitred external corner

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4a
4
CLADDING JOIN TO BLOCKS



3b
3
CLADDING FLASHING TO CONCRETE

RUMPUS & SLEEPOUT
CLADDING DETAILS
Mr & Mrs. McGUIGAN
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Figure 8B: Gutter/wall junction
Paragraphs 5.1 and 5.2

- NOTE: (1) The upstand at the lower edge of the apron flashing may be preformed to a larger size and then trimmed on site to suit.
(2) The transition flashing bridges gap at the end of the fascia to protect the soffit framing.
(3) Wall underlay omitted for clarity.

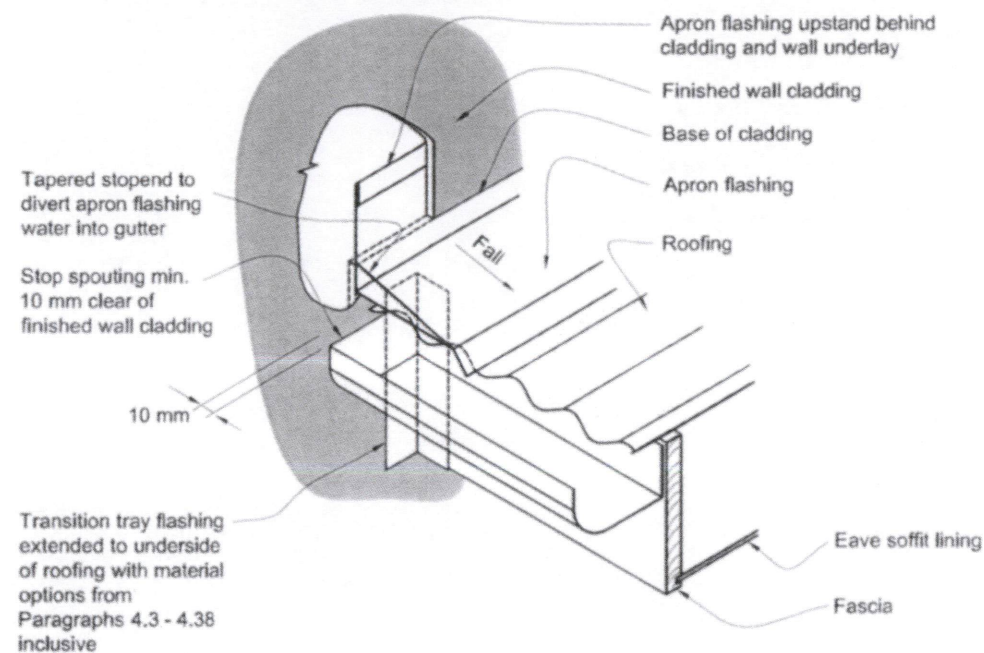


Figure 46: Ridge and hip flashings for profiled metal
Paragraphs 4.4, 4.5, 8.4.11, 8.4.12, Table 7

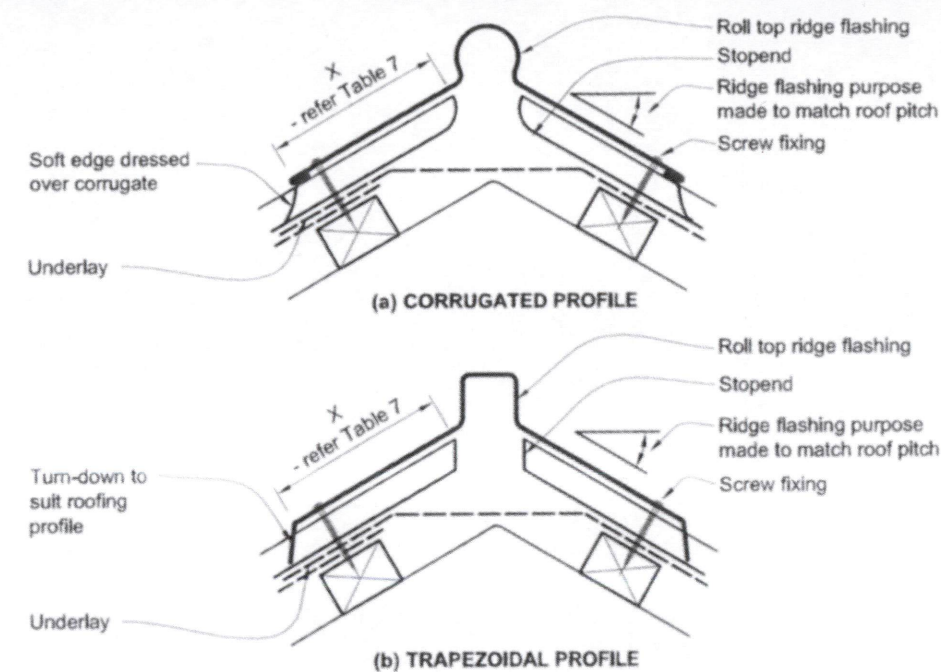


Figure 51: Valley gutters for profiled metal
Paragraphs 4.3, 4.5, 8.1.6.2 and 8.4.16

- NOTE: (1) Refer to Table 8 for maximum roof catchment areas for valley gutters.
(2) Minimum width of valley gutter may reduce to 160 mm, providing roof catchment area is in accordance with Table 8. In this case, cover of roof cladding over gutter shall be reduced to 60 mm to provide a clearance gap of 40 mm.

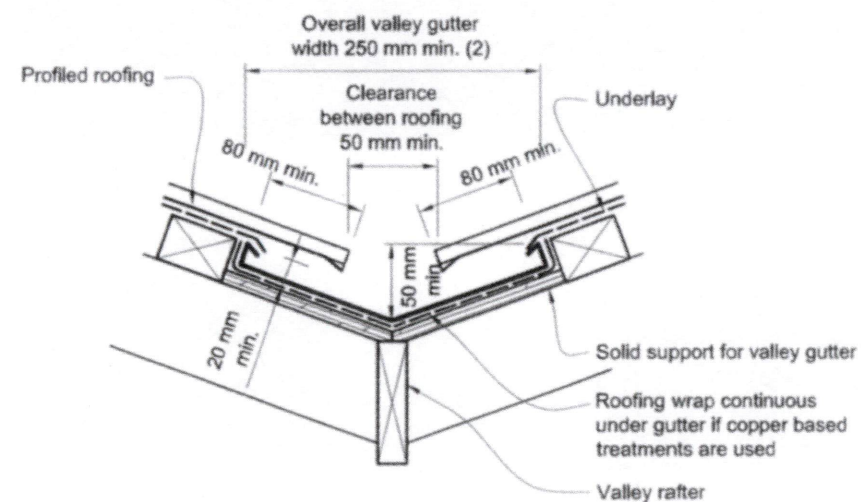
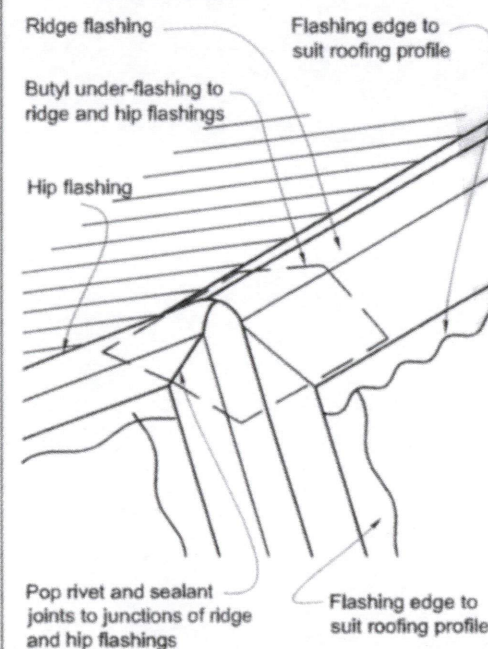


Figure 43: Ridge to hip flashings
Paragraphs 8.4.11 and 8.4.12

- NOTE: Flashing cover varies according to wind zone - refer Table 7.
For other ridge to hip flashings refer to New Zealand Metal Roofing and Wall Cladding Code of Practice.



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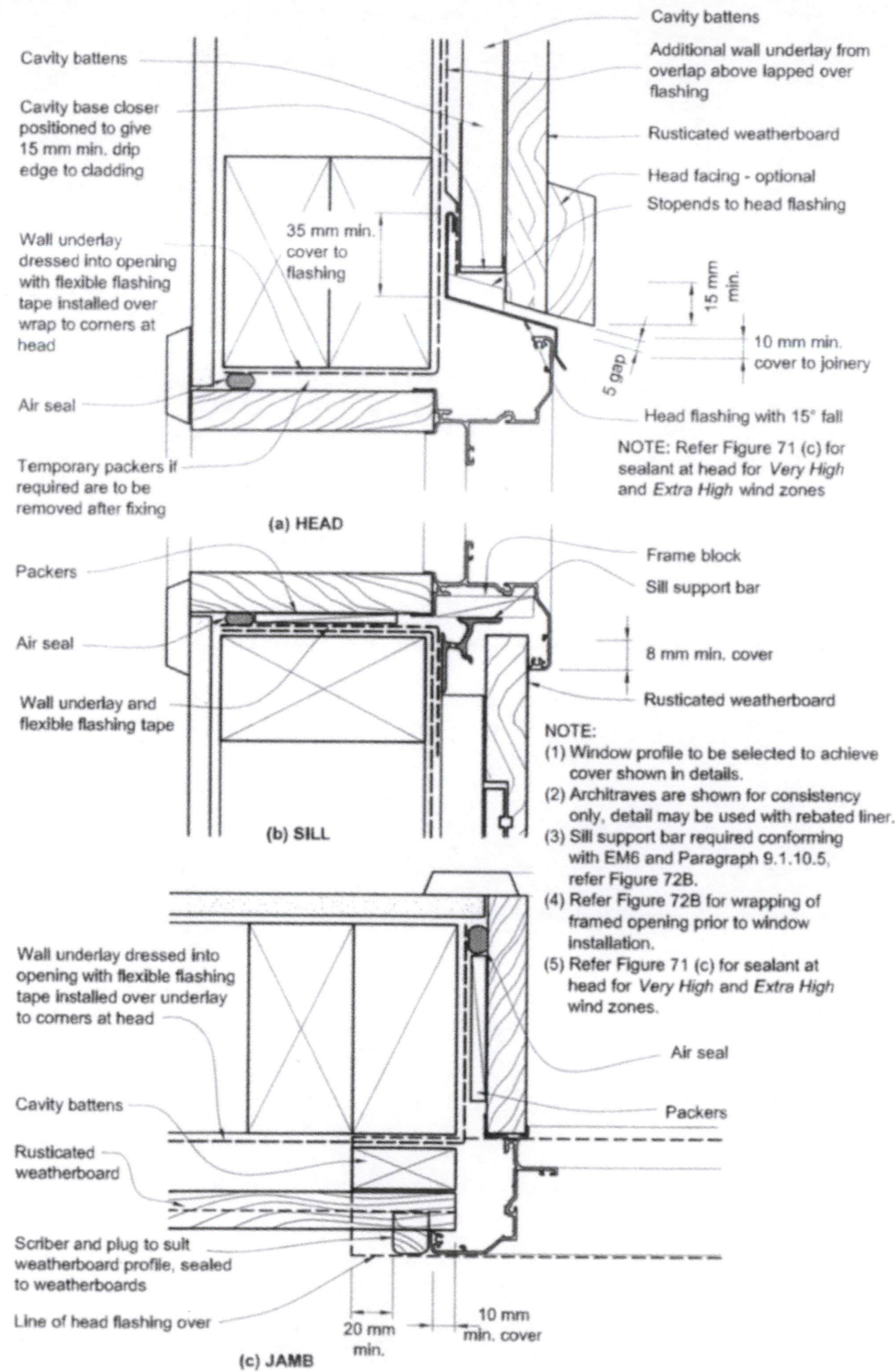
ROOF FLASHINGS

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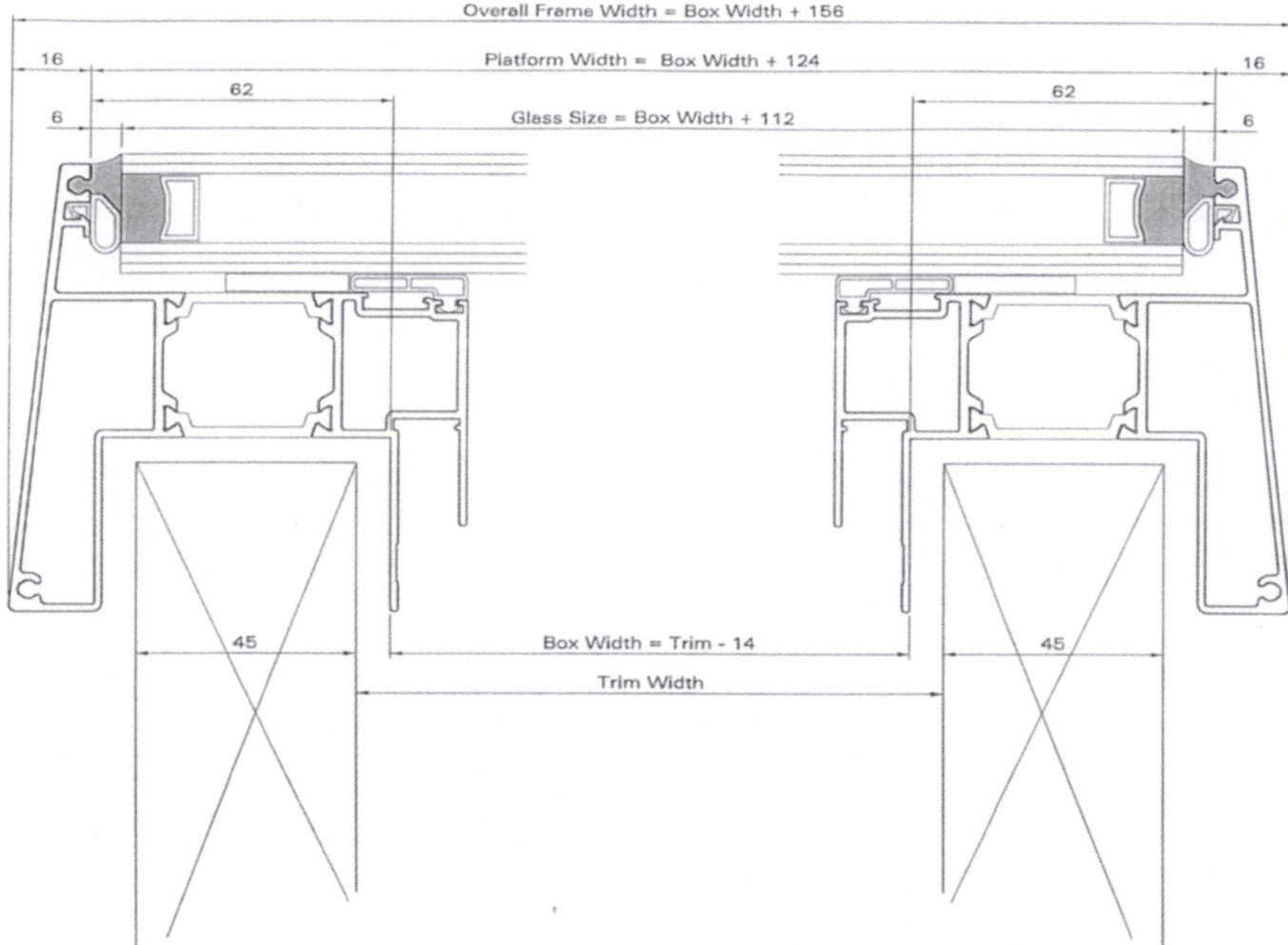
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Figure 86: Windows and doors for rusticated weatherboards on cavity
Paragraph 9.4.7



Amend 2
Jul 2005



ROOF WINDOW

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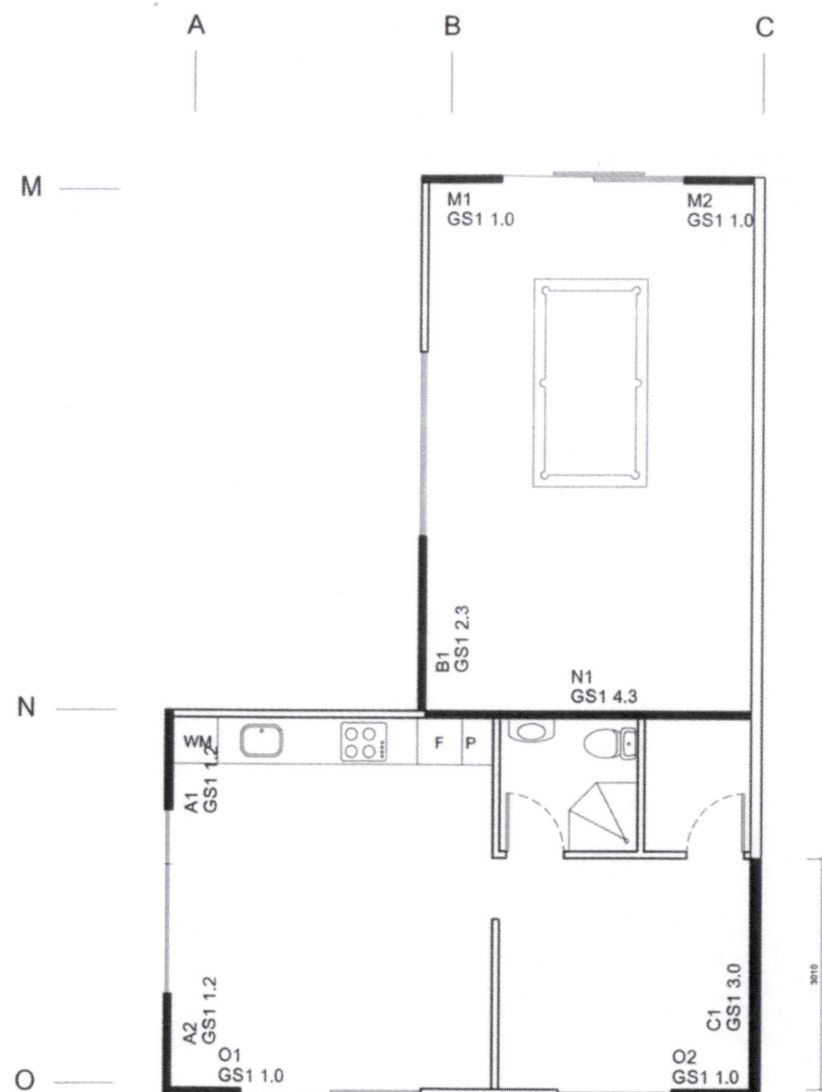
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JOINERY FLASHING

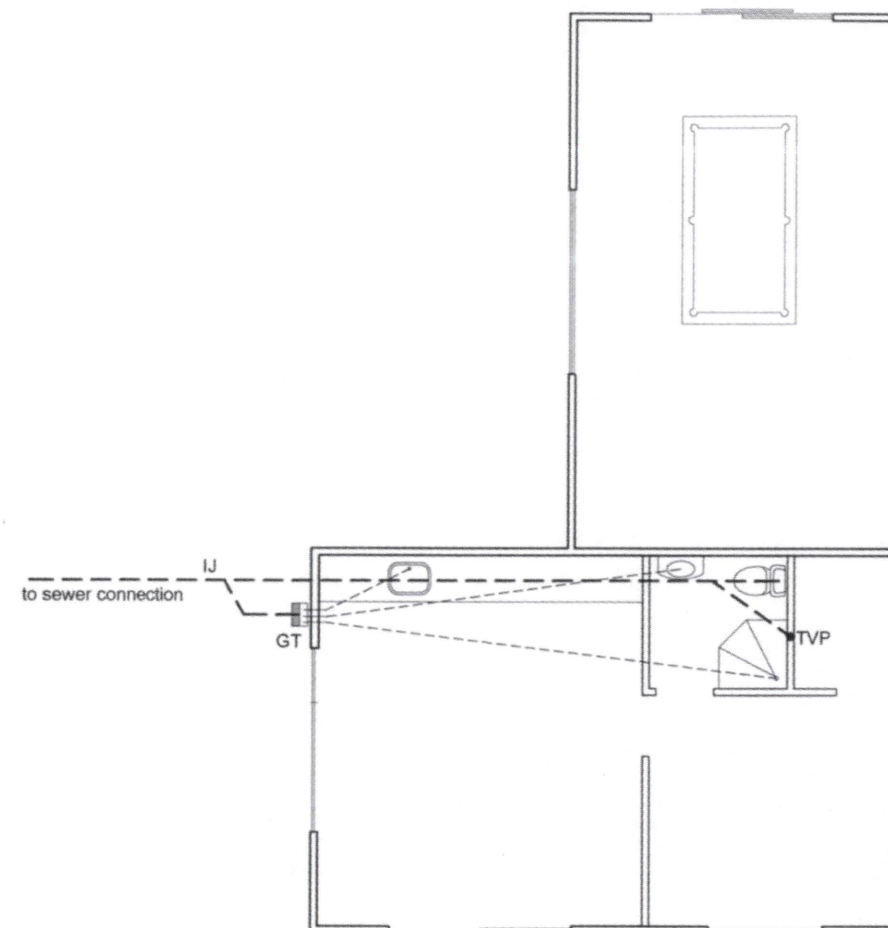
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REV 1 PAGE 12



BRACE PLAN



PLUMBING PLAN

PLUMBING NOTES

all plumbing and venting to be G13/ AS1

Rinnai Infinity gas hot water system

provide tempered hot water to all personal hygiene fixtures
max 55 degs

all pipe work to be Copper

all waste pipes to be PVC
shower 40 mm, vanity 40mm 1:40 fall

Fit AA valves to all wastes over 3.5 m

all sewer drains 100 mm PVC
min fall 1:60
TVP 80 mm PVC

shower 1.0 x 1.0m acrylic walls & base
with safety glass door & returns
fit easy clean traps

Line all wet areas with
10mm Gib Aqualine or
10mm Villaboard

waterproof membrane to all wet areas

GT gulley trap
TVP terminal vent
IJ inspection joint

100mm PVC

40mm PVC

mechanical ventilation required for bathroom
auto fan on light switch to exterior

GIB BRACE PANEL TYPES

GS1-N 10mm Gib std plaster bd
1 face fixed horizontal or vertical

BL1-H Gib Braceline 1 side
fixed horizontal or vertical
hold downs to floor
min length 0.4m

ALL BL BRACE PANELS
require 15kN anchor.
use Gib Handibrac

see specification for all bracing details

RUMPUS & SLEEPOUT

PLUMBING PLAN BRACE PLAN

Mr & Mrs. McGUIGAN
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NEW PLYMOUTH

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THESE PLANS HAVE BEEN

SUPERSEDED

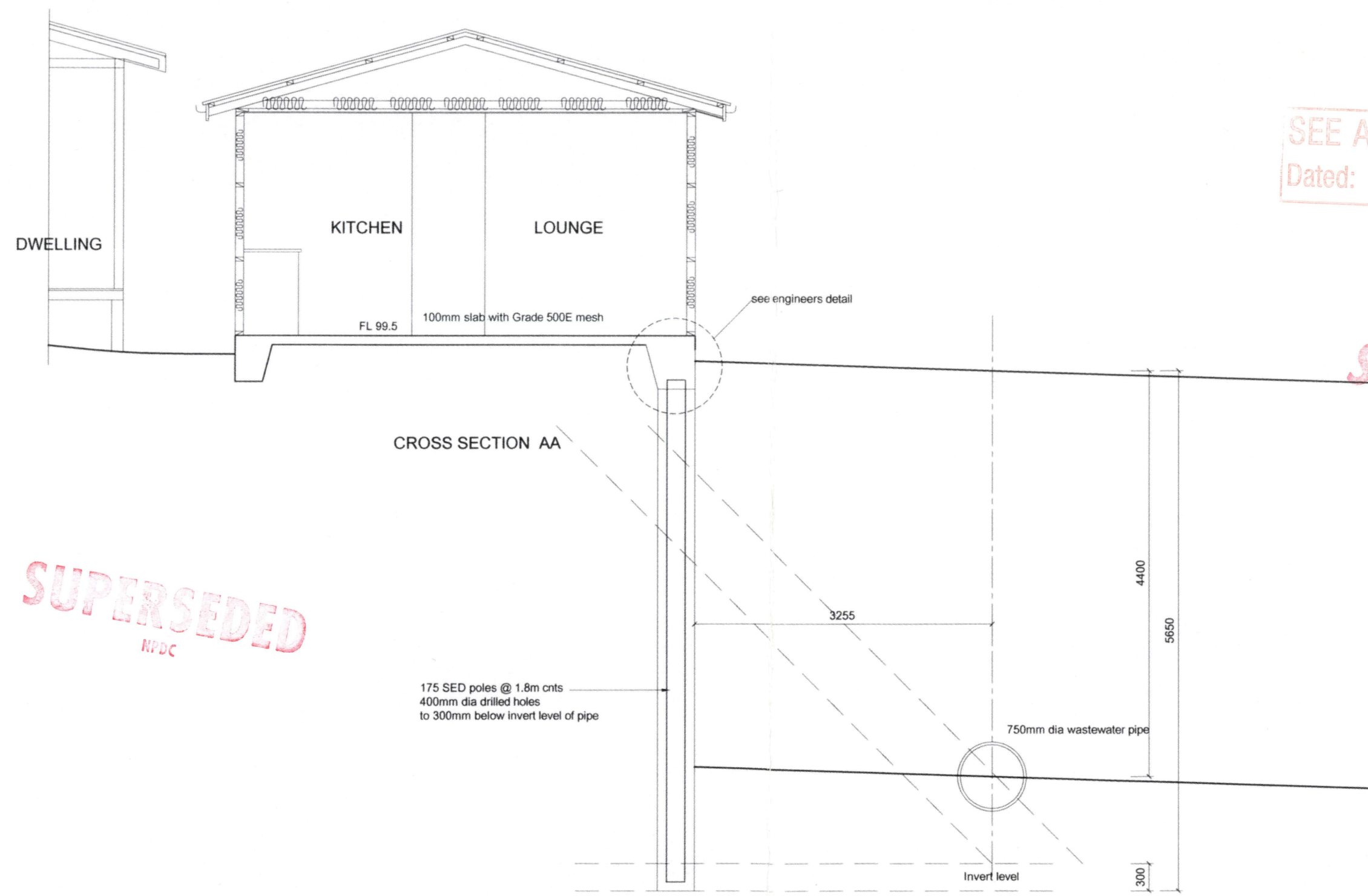
REPLACEMENT PLANS WILL BE IN
THE APPROVED OFFICE COPY.

BC: 17/121530 ADDRESS: 39 BELT ROAD

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

- | | | |
|----|-----------|-----|
| 1. | 01 140717 | 6. |
| 2. | AMENDMENT | 7. |
| 3. | 02 250817 | 8. |
| 4. | | 9. |
| 5. | | 10. |

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



SEE AMENDMENT
Dated: 25-8-17

SUPERSEDED
NPDC

SUPERSEDED
NPDC

RUMPUS & SLEEPOUT
CROSS SECTION

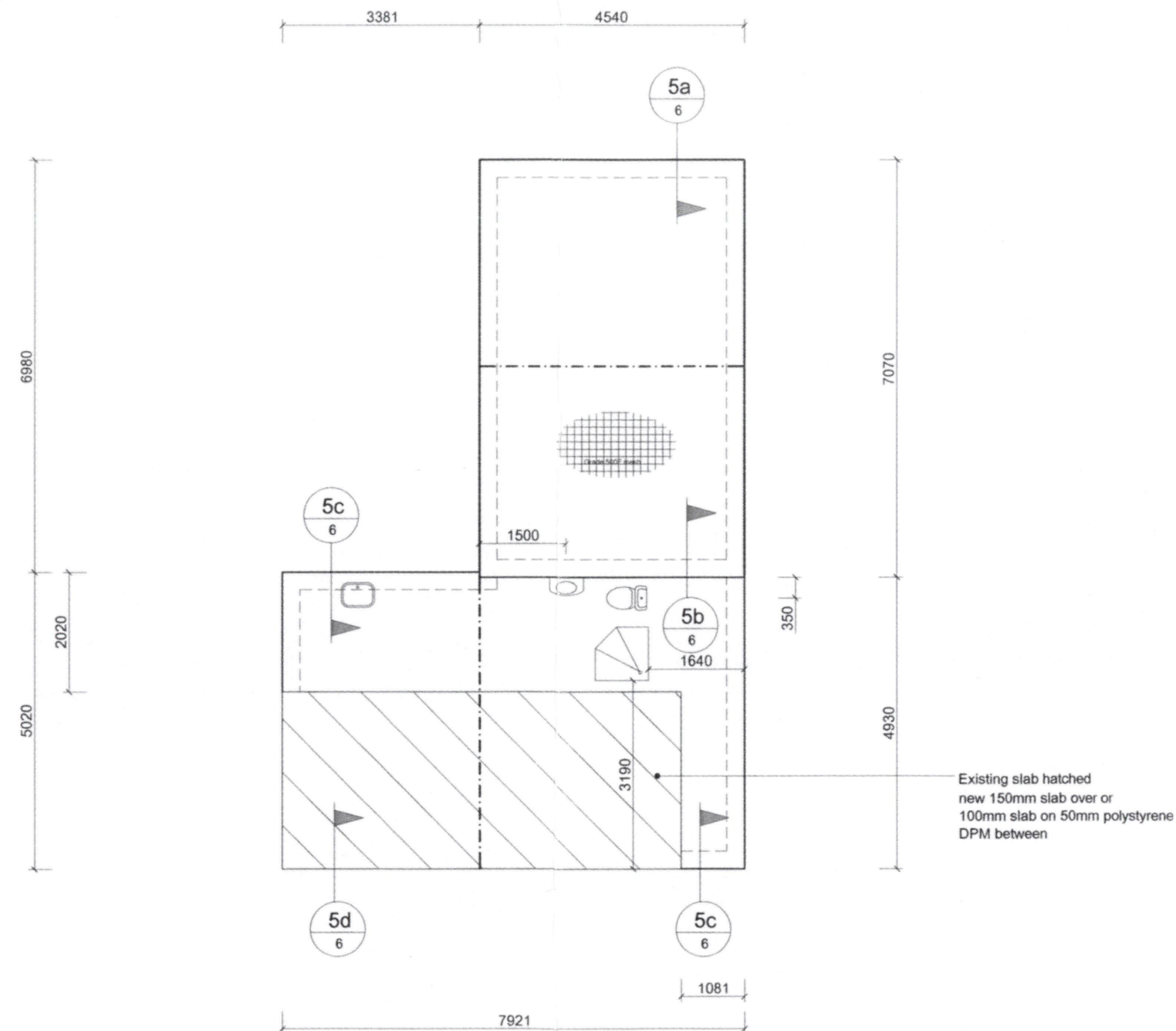
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NEW PLYMOUTH

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SUPERSEDED
MPC

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floor slab 100mm thick
TO BE 20 Mpa AFTER 28 DAYS
reinforced with Grade 500E mesh

--- 25mm shrinkage control cut
cut within 24 hours

**RUMPUS & SLEEPOUT
FOUNDATION PLAN**

Mr & Mrs. McGUIGAN
39 BELT RD
NEW PLYMOUTH

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