



Private Bag RO 3029
Rotorua
New Zealand
Telephone 07-348 4199
Fax 07-346 3143
E-mail mail@rdc.govt.nz

ROTORUA DISTRICT COUNCIL

APPLICATION FOR A BUILDING CONSENT

Section 33, Building Act 1992
(Attach all relevant documents in duplicate)

APPLICATION NUMBER

98/117

PART A : GENERAL

(Complete Part A in all cases)



1. OWNER

2. CONTACT (If not owner)

Name Gisbert + Elke Scholz
Postal Address 6 Orchard Place
Rotorua
Phone Number 07-345 4629
Fax Number 07-345 9817

Contact Name Bob Woodworth
Postal Address 14A. Nikau St
Rotorua
Phone Number 346 8181
Fax Number 346 8181
025-524 858

3. PROJECT LOCATION

Address: Rotorua, 13-15, Morey Street

4. LEGAL DESCRIPTION

		OFFICE USE ONLY	
Valuation Number <u>06997/696.00</u>		Property ID: <u>P59556</u>	
Lot(s) (Section) <u>1</u>	DP:/S (Block) <u>72937</u> <u>37401</u>	Lot Area(s) m ² <u>882</u>	No. of new toilets/urinals <u>2</u>

5. PROJECT

5.1 New Building ☒	5.2 Intended Life Indefinite but not less than 50 yrs ☒	5.3 Description of Work: <u>Construction of</u>
Alteration ☐	or	5.4 Intended Use(s) (in detail) <u>Dwelling House.</u>
Relocation ☐	Specified as ☐ yrs	5.5 Estimated Value: \$ <u>104,000.00</u> (GST INCL)
Demolition ☐		

☒ Application for Building Consent only, in accordance with Project Information Memorandum No.

☐ Application for Building Consent and Project Information Memorandum.

Signed by the owner/owner's agent:

Signature: [Signature]

Name: Scholz Date: 16.07.98
(PLEASE PRINT)

Office Use Only
TARGET DATE

4 1 8 1 98

PART B : PROJECT DETAILS

6. (Complete Part B only if you have NOT applied separately for a project information memorandum).

The project involves the following matters; tick each applicable box, if any, and attach relevant information in duplicate.

- (a) ☐ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings. (Site Plan with elevations, Topography, drawn to scale, Elevations in relation to natural ground level and proposed finish level).
- (b) ☐ Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundation, geothermal, hazardous contaminants on or near the site.
- (c) ☒ Provision to be made for vehicular access, including parking and materials used. (To be shown on site plan).
- (d) ☐ Provisions to be made in building over or adjacent to any road or public place.
- (e) ☒ Provisions to be made for disposing of stormwater and wastewater. (To be shown on site plan).
- (f) ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or water mains.
- (g) ☒ New connections to public utilities, i.e. water supply, stormwater system, wastewater system.
- (h) ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, suppression of noise, disposal of debris and disconnection from public utilities.
- (i) ☐ Details of any cultural or heritage significance of the building or building site, including whether it is on a marae, or waahi tapu.
- (j) ☐ Copy or reference to, of any resource consent or planning approval for this project.
- (k) ☒ Details of volume of Proposed Excavations: Include volumes for Site Preparation, Basement, and Driveway. *45m³ EXCAVATION TO REMAIN ON SITE AS garden FILL*

PART C : PROJECT DETAILS

(Complete Part C in all cases)

This application is accompanied by (tick each applicable box, attach relevant documents in duplicate).

- 7. ☒ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provision of the New Zealand Building Code, with supporting documents, if any, including:
- 8. ☐ Building certificates
- 9. ☒ Producer statements
- 10. ☐ References to accreditation certificates issued by the Building Industry Authority.
- 11. ☐ References to determinations issued by the Building Industry Authority.
- 12. ☐ Proposed procedures, if any, for inspection during construction.

PART D

(Complete as far as possible in all cases)

Give names, addresses, telephone numbers. Give relevant numbers if known.

13.

DESIGNER(S)	
Name:	G. Sholz
Address:	6. Orchard Place Lymore
Phone Number:	Fax Number:
BUILDER	
Name:	R Wadsworth Building Ltd
Address:	140. Nika St Rotorua
Phone Number:	346 8181
Fax Number:	346 8181
DRAINLAYER	
Name:	G. Edwards
Reg. No.	TBA.
Address:	6 Morey St Rotorua
Phone Number:	3456425
Fax Number:	
PLUMBER	
Name:	G. Edwards
Reg. No.	TBA.
Address:	6 Morey St Rotorua
Phone Number:	3456425
Fax Number:	

If more than number allowed for, please provide details on a separate sheet.

14.	
Floor Area of Proposed Work	Area square metres
Buildings Other Than Detached Accessory Buildings:	sq.m.
Floor	sq.m. 108
Basement	sq.m. 48
Ground Floor	sq.m.
First Floor	sq.m.
Second Floor	sq.m.
Additional Floors (Total)	sq.m.
Mezzanine	sq.m.
Decks	sq.m. 10
Total	sq.m.
Detached Accessory Buildings:	Area square metres
Garage	sq.m.
Carport	sq.m.
Other Buildings	sq.m.
Total	sq.m. 166

FOR OFFICE USE ONLY

FEES		
Fees paid on Application	\$	c
Plan Review ⁵³⁷⁷⁴⁹⁴ _{21/7}	500	00
Project Information Mem.		
TOTAL FEE GST incl.		
Fees payable on approval	\$	c
Building Consent	500	-
Footpath Damage Deposit	500	00
Crossing Deposit	500	00
BRANZ Levy	104	
B.I.A. Levy	67.8	60
Water Connection	450	00
Sewer Connection		
Disconnection of Services		
Controlled Activity Fee		
Controlled Activity Bond		
Reserve/ Development Contribution		
Photocopying		
Structural Check		
Resiting Bond		
Service Lane Information		
Other		
APPROVAL TOTAL	2121	60

CONSENT ISSUE AUTHORITY	
Receipt No.	_____
Date of Issue	_____
Authorised By	<u>[Signature]</u>
Date authorised	<u>1-9-28</u>

REFERRALS	
SENT	RETURNED
Structural _____	

AMENDED DETAILS RECEIVED		
	DATE	SIGN
Planning _____		
Health _____		
P & D _____		
Trade Waste _____		
Rec & Com _____		
DG/GEO _____		
Res Eng _____		
Building _____		
Structural _____		

BUILDING CONSENT PROCESSING SHEET

CONSENT NUMBER: 60/98/

1177

DATE RECEIVED:

20-7-98

SITE ADDRESS

Maree St

12/1

1/9

ACTION / OFFICER	REVIEW	DATE	TIME TAKEN	APPRO	DATE
Check Appln - Bldg Officer	14/01		Hours ___ Min. 5.		
Prepare File & Data Entry			Hours ___ Min. 15.	LS	21-7-98
C.P.C. Planning	18	21/7/98	Hours ___ Min. 10.	HAR	20/8/98
Drafting			Hours ___ Min. 20.	su	22/7/98
Controlled Activity / Resource Consent			Hours ___ Min. ___.		
Building Officer	14/01	22/7	Hours ___ Min. 35.	14/01	1-9-98
Plumbing & Drainage	14/01	24-7.	Hours ___ Min. 10.	14/01	24-7-98
Pollution Control Officer			Hours ___ Min. ___.		
Dangerous Goods/Geoth			Hours ___ Min. ___.		
Resource Engineer	14/01	27-7-98	Hours ___ Min. 15.	14/01	26-8-98
Environmental Health			Hours ___ Min. ___.		
Recreation & Community			Hours ___ Min. ___.		
Fees			Hours ___ Min. ___.		
Disabled Facilities			Hours ___ Min. ___.		
Update Date Entry			Hours ___ Min. ___.		
Issue Tax Invoice			Hours ___ Min. ___.		
Issue Building Consent			Hours ___ Min. ___.		
Fax Costs			Hours ___ Min. ___.		
Land Fill					
Flood Prone					
			Hours ___ Min. ___.		

Resource Consent

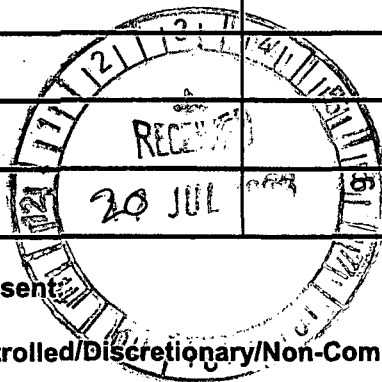
Activity: Controlled/Discretionary/Non-Complying

Requested:

Received:

Waiting for further info/Donna:

Approval/John:



FILE

11 December 1998

Please Quote: P59556

Doc No: 105318

G & E Scholz
C/- Bob Wadsworth
14A Nikau Street
ROTORUA

Dear Sir/Madam

BUILDING CONSENT: 60-98-1177
PROPOSED: NEW DWELLING/GARAGE
STREET ADDRESS: 13-15 MOREY STREET

It has been noted that your application for the above building consent has been held in this office since 16 July 1998.

An invoice was issued on 1 September 1998 (copy enclosed) and to date no payment has been received.

Accordingly, please now advise whether or not you intend to proceed with this application. If so, please provide the pay the outstanding fees within two weeks to enable your application to be processed and issued.

Yours faithfully

Pat Lawrence
Building Controls Manager

Encl.



27 July 1998

Please Quote: P59556

Doc. No: 93891

G & E Scholz
C/- Bob Wadsworth
14A Nikau Street
ROTORUA

Builder
Bob Wadsworth

025/524838

Private Bag RO 3029
Rotorua
New Zealand
Telephone 07-348 4199
Fax 07-346 3143
E-mail mail@rdc.govt.nz

Address all
communications to:
District Manager
Rotorua District Council

Dear Sir/Madam,

NOTICE TO SUSPEND PROCESSING OF CONSENT APPLICATION
PURSUANT TO THE BUILDING REGULATIONS 1992 SECTION 6(2)
APPL NO. 98/1177 - PROPOSED NEW DWELLING/GARAGE
STREET ADDRESS - 13-15 MOREY STREET

Receipt of your building consent application is acknowledged. You are hereby notified that the processing of this consent is suspended on the following grounds:

Planning:

- ✓ Vehicle manoeuvring is required on-site so that a vehicle entering and leaving the site does so in a forward direction. Please show the vehicle manoeuvring area to allow this.

Resources

- ✓ 1. See Planning comments.
- ✓ 2. Two sets of revised plans are required also showing the measures to be taken to ensure stormwater runoff from the surfaced areas of the development will not be directed onto the road.
- ✓ 3. The vehicle crossing must also be formed, drained and constructed as per RD13 - *attached*.

Building:

- ✓ 1. Please provide an Engineers Producer Statement for "conecta" system of construction.
- 2. An Engineers Producer Statement is also required for:
 - ✓ a) The double 150 x 50 joists.
 - ✓ b) The concrete masonry basement construction and sleet support beams.
- ✓ 3. Bracing calculations are required for pile foundation.
- ✓ 4. Please provide a clear detail of how weathering is achieved where the double 150 x 50 joist cantilever through the cladding.
- ✓ 5. Handrail construction detail and fixing is required.
- ✓ 6. Please clarify the comment on the plan; "Cladding and insulation yet to be determined to conform to BRANZ approved type".
- ✓ 7. Cladding to extend 50mm past the lower edge of joist. Please confirm. Cladding type required.

Receipt of your advice in respect of the above matters will enable your consent to be more fully considered.

PLEASE DIRECT ALL REPLIES/ENQUIRIES TO THE DUTY BUILDING OFFICER.

Yours faithfully

A handwritten signature in black ink, appearing to be 'P. Lawrence', written over a horizontal line.

P. Lawrence
Building Control Manager

27 July 1998

Please Quote: P59556

Doc. No: 93891

G & E Scholz
C/- Bob Wadsworth
14A Nikau Street
ROTORUA

Dear Sir/Madam,

**NOTICE TO SUSPEND PROCESSING OF CONSENT APPLICATION
PURSUANT TO THE BUILDING REGULATIONS 1992 SECTION 6(2)
APPL NO. 98/1177 - PROPOSED NEW DWELLING/GARAGE
STREET ADDRESS - 13-15 MOREY STREET**

Receipt of your building consent application is acknowledged. You are hereby notified that the processing of this consent is suspended on the following grounds:

Planning:

Vehicle manoeuvring is required on-site so that a vehicle entering and leaving the site does so in a forward direction. Please show the vehicle manoeuvring area to allow this.

Resources

1. See Planning comments.
2. Two sets of revised plans are required also showing the measures to be taken to ensure stormwater runoff from the surfaced areas of the development will not be directed onto the road.
3. The vehicle crossing must also be formed, drained and constructed as per RD13 - *attached*.

Building:

1. Please provide an Engineers Producer Statement for "conecta" system of construction.
2. An Engineers Producer Statement is also required for:
 - a) The double 150 x 50 joists.
 - b) The concrete masonry basement construction and sleet support beams.
3. Bracing calculations are required for pile foundation.
4. Please provide a clear detail of how weathering is achieved where the double 150 x 150 joist cantilever through the cladding.
5. Handrail construction detail and fixing is required.
6. Please clarify the comment on the plan; "Cladding and insulation yet to be determined to conform to BRANZ approved type".
7. Cladding to extend 50mm past the lower edge of joist. Please confirm. Cladding type required.

Receipt of your advice in respect of the above matters will enable your consent to be more fully considered.

PLEASE DIRECT ALL REPLIES/ENQUIRIES TO THE DUTY BUILDING OFFICER.

Yours faithfully

P. Lawrence
Building Control Manager

FIELD INSPECTION CARD

$$98 \overline{) 1177}$$

BUILDER: R Wadsworth

PLUMBER:

YG Edwards

DRAINLAYER.

LOT NO: 1 OPS 72937

DESCRIPTION OF PROPOSED WORK:

SED WORK: New Dwelling / Garage

[illegible]

BUILDING SERVICES**FIELD INSPECTION COMPLIANCE**

File No: P59556 Appn No: 60-98-1177
 Contractor: _____ Phone: _____
 Owner: Scholz Phone: _____
 Lot No: 1 DPS: 72937
 Site Address: 13-15 Morey Street
 Proposed Work: New Dwelling/Garage

Initial Inspection	First		Second		Complies	
	Owner	RDC	Owner	RDC	Owner	RDC
1. Footings/Piles						
2. Concrete Floor 1						
3. Concrete Floor 2 P & D						
4. Bond beams						
5. Prelining 1						
6. Prelining 2						
7. Prelining P & D						
8. Linings						
9. Fittings P & D						
10. Drain test P & D						
11. Final						
12. Solid Fuel Heaters						
13. Vehicle Crossing/ Damage Deposit						
14. Other (please note)						

Issue of Code Compliance Certificate approved.

Date:

Building Officer:

IMPORTANT

THIS CARD MUST BE PRODUCED ON THE SITE AT EVERY INSPECTION EITHER BY THE OWNER OR HIS/HER AGENT

As the holder of a building consent the **OWNER** or his/her **AGENT**
is required to:

(GIVE 24 HOURS NOTICE FOR ANY INSPECTION ON SITE)

1. Footings - reinforcing steel to be in place. Pile excavations complete.
No concrete to be poured.
2. Concrete Floor Slabs - two inspections; first for sub grade preparation,
second when moisture barrier and steel is in place and plumbing pipe work is fitted.
3. Prelining Inspection 1 - when the structure is completely closed in, plumbing pipework is
in place and before insulation is fitted.
- 3A. If applicable check for correct facilities for disabled persons.
Prelining Inspection 2 - when the insulation is fitted.
4. Linings and fittings - when all linings are fixed, plumbing fittings in place and before any
decoration is done.
5. Water Supply - Back flow preventers in place.
6. Drains fully laid and ready to test - sewer and stormwater.
7. Final - when the building is ready for occupancy, but before occupancy takes place.

For all the above inspections, the **OWNER** or their **AGENT**, is required to be on site at the
time of the inspection and they shall have a set of the stamped, approved drawings for the job
on site.

PLEASE NOTE:

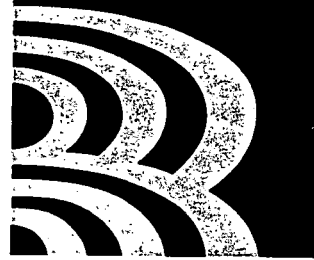
Additional charges may be made for the following if the Building Officers arrives and:

1. The work is not ready for the inspection.
2. Owner/agent/plans not on site.
3. Inspection not cancelled.
4. Boundaries not located or proved.

It is important to note that should the necessary inspections not be done, a **CODE
COMPLIANCE CERTIFICATE** will not be issued.

Owners should have regard to consequence of occupying or selling a non-complying building.

ROTORUA
DISTRICT
COUNCIL



Private Bag RO 3029
Rotorua
New Zealand
Telephone 07-348 4199
Fax 07-346 3143

Address all
communications to:
District Manager
Rotorua District Council

Producer Statement

Dated: 29 July 1998

Issued only to: Mr G Scholz

In relation to: Cantilevered balcony joists

Client Address: 6 Orchard Place, Rotorua

Site Address: 13-15 Morey Street, Lot 1, DPS 37041

Engineering analysis:

In accordance with NZS 3604:1990, the allowable deflection for a 200 x 50 cantilevered joist spanning 1450mm @ 600mm centres is as follows:

$$F = L^3 / w \times h^3 = 1450^3 / 47 \times 195^3 = 8.75 \text{ mm nom.}$$

In order to provide a step down of 50mm it is proposed, to reduce the single 200 x 50 joist to 150 x 50 at the bearing point and add two further 150 x 50 (one on each side of the main joist)

$$F = L^3 / w \times h^3 = 1450^3 / 141 \times 147^3 = 6.85 \text{ mm nom.}$$

The span of the main joist may be reduced by up to 300mm to facilitate the installation of the handrail verticals between the two abutting and co-extensive joists.

Timber grade to be No1 framing or better with no defects within 25% of either edge. Timber to be treated to H3 in accordance with MP3640.

Moisture content of joists at the time of installation not to exceed 18%.

Two coats of an oil based stain or water repellent over the exposed surfaces will enhance long term durability and performance.

Recommendation:

A construction, if carried out according to this proposal, will be a means of compliance and will exceed the provisions of NZS 3604:1990 by 22%.

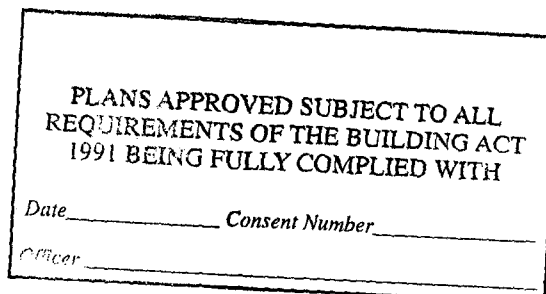
This statement is valid only for this specific proposal.

This statement is void if the construction is not fully completed in accordance with the recommendations above.

This statement is given without guarantee or warranty of any kind.

For Conecta Int. Ltd.

H J Giess, Ing. Grad. Mech.
Consulting Engineer





Producer Statement

Dated: 29 July 1998

Issued only to: Mr G Scholz

In relation to: Sleet Support Beams

Client Address: 6 Orchard Place, Rotorua

Site Address: 13-15 Morey Street, Lot 1, DPS 37041

Engineering analysis:

Beam 1

Span L = 524cm

Loaded width = 220cm

Permissible load = 1.5kPa = 153kp/m²

Live load 5.24m x 2.5m x 153kp/m² = 2000kp

Dead load = 450kp

Permissible beam stress b = 1200kp/cm²

$$MoR = M_B/b = 2450 \times 524/8 \times 1200 = 134\text{cm}^3$$

Beam chosen UC 200

$$MoR_{\max} = 595 \text{ cm}^3$$

$$\text{Safety} = 595/134 = 4.4$$

$$\text{Deflection } f = 5 \times W \times L^3 / 384 \times E \times I = 5 \times 2450 \times 524^3 / 384 \times 21 \times 10^5 \times 5950$$

$$f = 0.36\text{cm} = 1/1494$$

Beam 2

Span L = 524cm

Loaded width = 270cm

Permissible load = 1.5kPa = 153kp/m²

Live load 5.24m x 2.7m x 153kp/m² = 2164kp

Dead load = 450kp

Permissible beam stress b = 1200kp/cm²

$$MoR = M_B/b = 2614 \times 524/8 \times 1200 = 142.7\text{cm}^3$$

Beam chosen UC 200

$$MoR_{\max} = 595 \text{ cm}^3$$

$$\text{Safety} = 595/142.7 = 4.16$$

$$\text{Deflection } f = 5 \times W \times L^3 / 384 \times E \times I = 5 \times 2614 \times 524^3 / 384 \times 21 \times 10^5 \times 5950$$

$$f = 0.38\text{cm} = 1/1379$$

PLANS APPROVED SUBJECT TO ALL REQUIREMENTS OF THE BUILDING ACT 1991 BEING FULLY COMPLIED WITH	
Date _____	Consent Number _____
Officer _____	

Conecta International Limited
PO Box 7177 Rotorua New Zealand
Telephone +64 7 345 9009
Facsimile +64 7 345 9008
E-mail sales@conecta.co.nz

Beam 3 (lintel)

Span L = 480cm

Loaded width = 340cm

Permissible load = $1.5\text{kPa} = 153\text{kp/m}^2$

Live load $4.80\text{m} \times 3.4\text{m} \times 153\text{kp/m}^2 = 2495\text{kp}$

Dead load = 450kp

Permissible beam stress $b = 1200\text{kp/cm}^2$

$$M_oR = M_B/b = 2945 \times 524/8 \times 1200 = 147.2\text{cm}^3$$

Beam chosen UC 200

$$M_oR_{\max} = 595 \text{ cm}^3$$

$$\text{Safety} = 595/147.2 = 4.0$$

$$\text{Deflection } f = 5 \times W \times L^3 / 384 \times E \times I = 5 \times 2945 \times 480^3 / 384 \times 21 \times 10^5 \times 5950$$

$$\mathbf{f = 0.34cm}$$

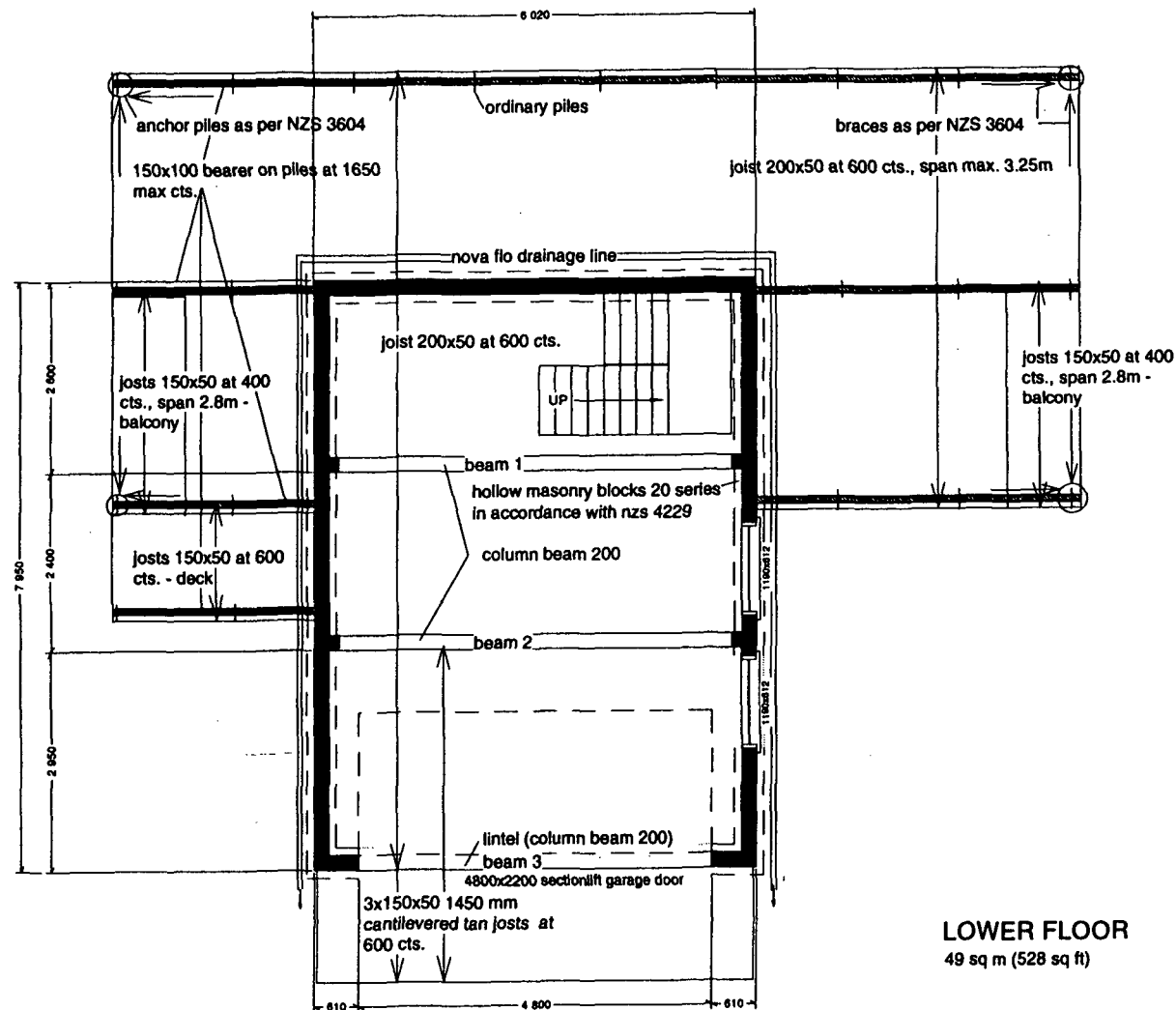
This statement is valid only for this specific proposal.

This statement is void if the construction is not fully completed in accordance with the recommendations above.

This statement is given without guarantee or warranty of any kind.

For Conecta Int. Ltd.

H J Giess, Ing. Grad. Mech.
Consulting Engineer



Jack T Just CEng MICE MIPENZ
Consulting Structural Civil Engineer
13 Holland St
Rotorua- New Zealand

Tel 64-7-348 2747

Producer Statement

I, Jack Tama Haigh Just, being Registered under the provisions of the Engineers Registration Act, 1924, and currently holding an Annual Practicing Certificate; issue this Producer Statement as follows:

Commission: No 9802

Drawings No: Nil

Producer Statement issued only to: H J Giess

In relation to: The Conecta Building System

Client Address: Conecta Building System
c/- H J Giess,
Hawthornden Drive,
RD 4
Rotorua

PLANS APPROVED SUBJECT TO ALL
REQUIREMENTS OF THE BUILDING ACT
1991 BEING FULLY COMPLIED WITH

Date _____ Consent Number _____

Officer _____

Project Owner and Structure Address: Not specified.

Statement: This producer statement relates to the Conecta Building System. According to letters received from Conecta, this building system was formally known as the 'Signature Homes construction system'. I have cited BRANZ Appraisal Certificate No 111 (1984), that expired in September 1987. I understand the Client has not renewed this Certificate because of the high costs of doing so. I have also cited BRANZ Test Report STR 202 dated 22 August 1991, relating to Wall Bracing Ratings (for use with NZS 3604:1990. I have also cited Downard Estcourt, Consulting Engineers reports of June 1981 on wall racking tests and on 10 Nov 1990 on the system ability to carry 'Heavy Roof' loads. I too, have carried out test loadings on Conecta lintel beams and have reported same to Conecta.

Recommendation: Whilst the BRANZ Appraisal Certificate has expired, I could see nothing within that certificate to indicate why it should be time limiting. Any question on this should be referred back to BRANZ.

This recommendation is subject to there being no changes to the details listed above. With these qualifier, then provided this Conecta system is built in accordance with all other requirements of NZS 3604:1990; and provided account is taken of any and all qualifiers contained in BRANZ AC 111, BRANZ STR 202, Downard Estcourt reports, and my reports; and provide the structure is built to good trade practice and the Conecta construction manuals; I can see no good reason why this product can not be used as an alternative to Light Timber Framed Buildings not requiring Specific Design as described in NZS 3604:1990.

General Notes

- 1 This statement is valid only with my original signature and dated
- 2 This statement is void if the design is not fully completed in accordance with comments above.
- 3 This statement does not cover any Site Ground Condition
- 4 This statement is given without guarantee or warrantee of any kind.



Jack T H Just
Registration Number 2954

14 January 1998

Date

Wall Bracing Calculation Sheet A

Job Details

box 1

Name Scholz

Street and Number Morey Street

Lot and DP Number Lot 1, DPS 37401

City/Town/District Rotorua

Location of Storey: single, upper of two/lower of two

Building height to apex 3.6 m

Roof height above eaves 1.4 m

Stud height 2.4 m

Average roof pitch 20°

Building length BL = 13.2 m

Building width BW = 10.8 m

Roof weight light/heavy

Cladding weight light/heavy

Room in roof space y/n

Gross Building

Plan Area, GPA = 108 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: R1 0 ☒ Inland 0 ☒ Exposure: Sheltered 0 ☒ Topography: Gentle 0

R2 1 Coastal 1 Exposed 1 Moderate 1 ☒ Extreme 3

Total points 1

Wind zone: Low (0) Very high

Medium (1) Specific Design

High (2)

PLANS APPROVED SUBJECT TO ALL REQUIREMENTS OF THE BUILDING ACT (3) 1991 BEING FULLY COMPLIED WITH

(4) Date _____ Consent Number _____

Officer _____

Earthquake zone

box 3

From figure EQ1 select Earthquake Zone: A B C

BUs required Wind

box 4

From Table W1A/W1B

W along = 39 BUs/m

W across = 31 BUs/m

Total wind load,

W ALONG:

W along x BW = 422 BUs

W ACROSS:

W across x BL = 410 BUs

BUs required Earthquake

box 5

From Table EQ1

E = 2.7 BUs/m²

Note: For a room in the roof space use E+1

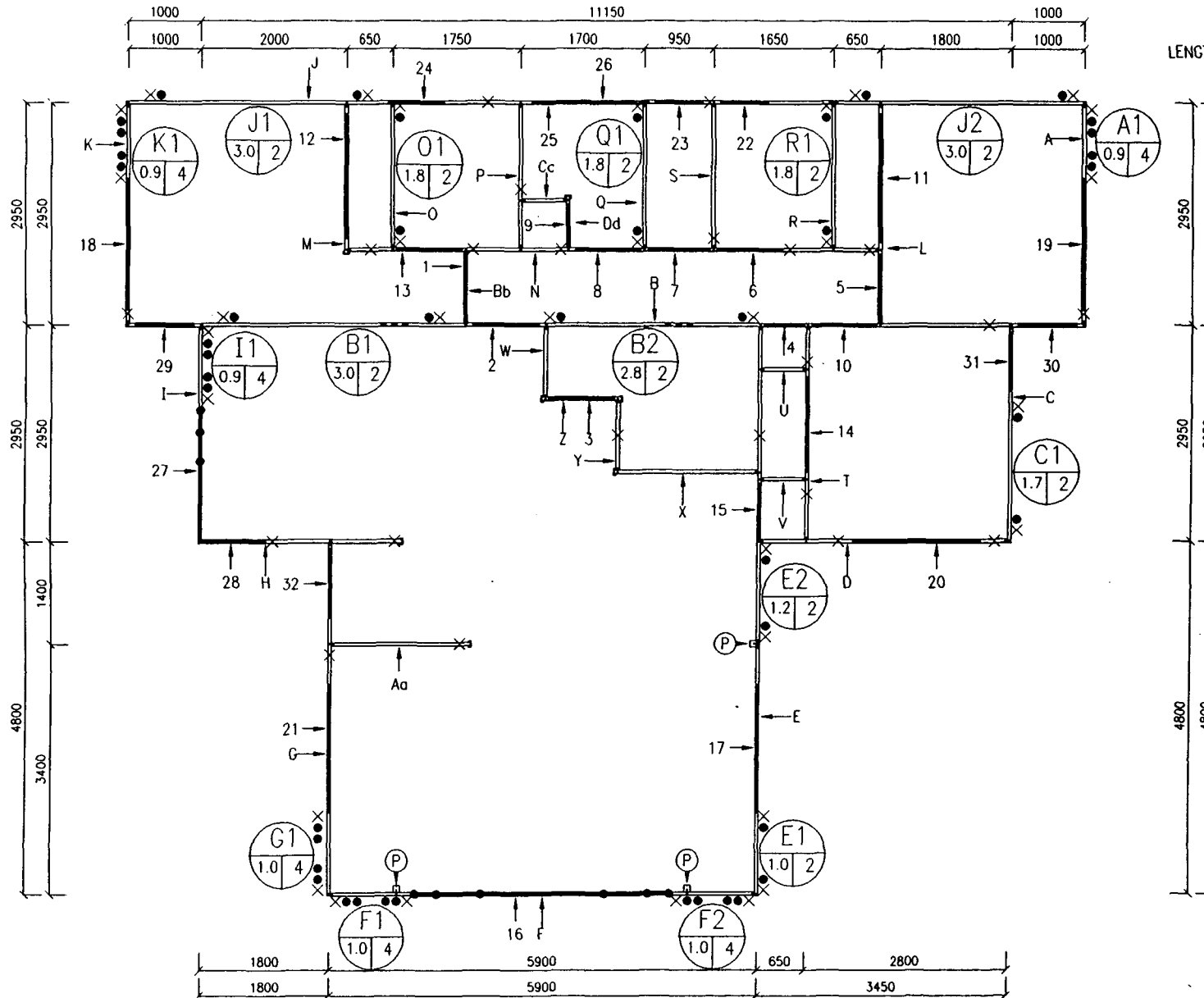
Total earthquake load,

EQ ALONG and EQ ACROSS:

E x GPA BUs = 292 BUs

NO. OF BRACING PANEL
A1
0.9 4
LENGTH OF BRACING PANEL NO. OF DOWELS

● DOWEL
× TIE ROD



CONECTA

DRAWN FOR scholz

DRAWN BY gs

DATE 14/07/98 19:13

SCALE

Wall Bracing Calculation Sheet A

Job Details

box 1

Name Scholz

Street and Number Morey Street

Lot and DP Number Lot 1, DPS 37401

City/Town/District Rotorua

Location of Storey: single upper of two/lower of two foundation

Building height to apex 5.0 m

Roof weight light/heavy

Roof height above eaves _____ m

Cladding weight light/heavy

Stud height _____ m

Room in roof space y(n)

Average roof pitch 20°

Building length BL = 13.2 m

Gross Building

Building width BW = 10.8 m

Plan Area, GPA = 108 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: R1 0 ☒ Inland 0 ☒ Exposure: Sheltered 0 ☒ Topography: Gentle 0 _____

R2 1 _____ Coastal 1 _____ Exposed 1 _____ Moderate 1 ☒

Extreme 3 _____

Total points 1

Wind zone: _____ Low (0) _____ Very high

☒ Medium (1) _____ Specific Design

_____ High (2)

(3) PLANS APPROVED SUBJECT TO ALL REQUIREMENTS OF THE BUILDING ACT 1991 BEING FULLY COMPLIED WITH

Date _____ Consent Number _____

Officer _____

Earthquake zone

box 3

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

BUs required Wind

box 4

From Table W1A/W1B

W along = 101 BUs/m

W across = 101 BUs/m

Total wind load,

W ALONG:

W along x BW = 1091 BUs

W ACROSS:

W across x BL = 1334 BUs

BUs required Earthquake

box 5

From Table EQ1

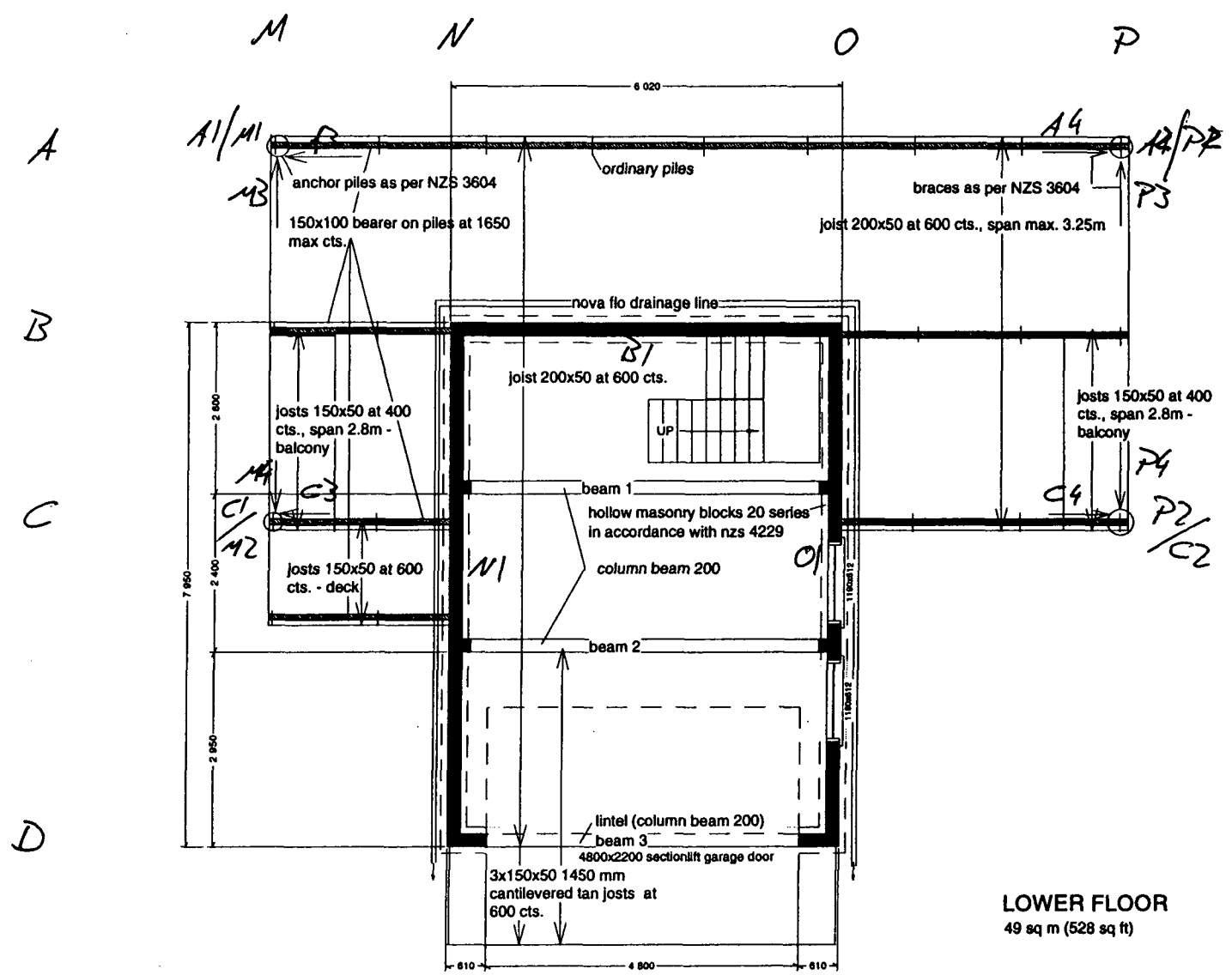
E = 6.5 BUs/m²

Note: For a room in the roof space use E+1

Total earthquake load,

EQ ALONG and EQ ACROSS:

E x GPA BUs = 702 BUs



LOWER FLOOR
49 sq m (528 sq ft)

NOTES:

1. CHECK ALL BOUNDARY LEVELS & HEIGHTS TO BOUNDARY LINES ON SITE
2. HOUSE POSITION TO BE CONFIRMED ON SITE BY SURVEYOR/ENGINEER.

PLANS APPROVED SUBJECT TO ALL REQUIREMENTS OF THE BUILDING ACT 1991 BEING FULLY COMPLIED WITH

Date _____ Consent Number _____

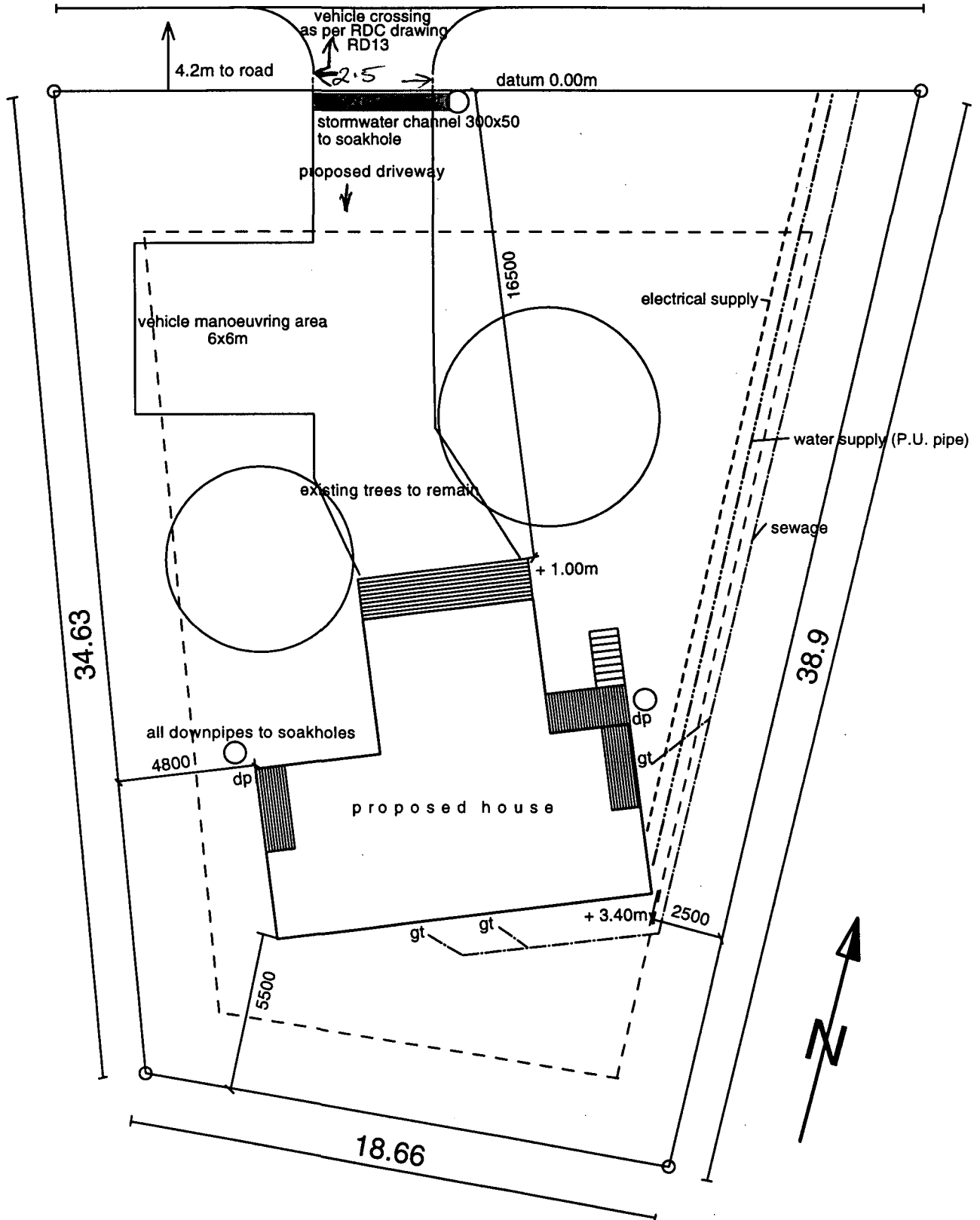
MOREY STREET

LOT 1

882m²

DPS 37401

30.2



conecta®

PROJECT:

PROPOSED HOUSE G. SCHOLZ
SITE PLAN

SCALE:
1:200

DRAWN BY:
GS

CHECKED:

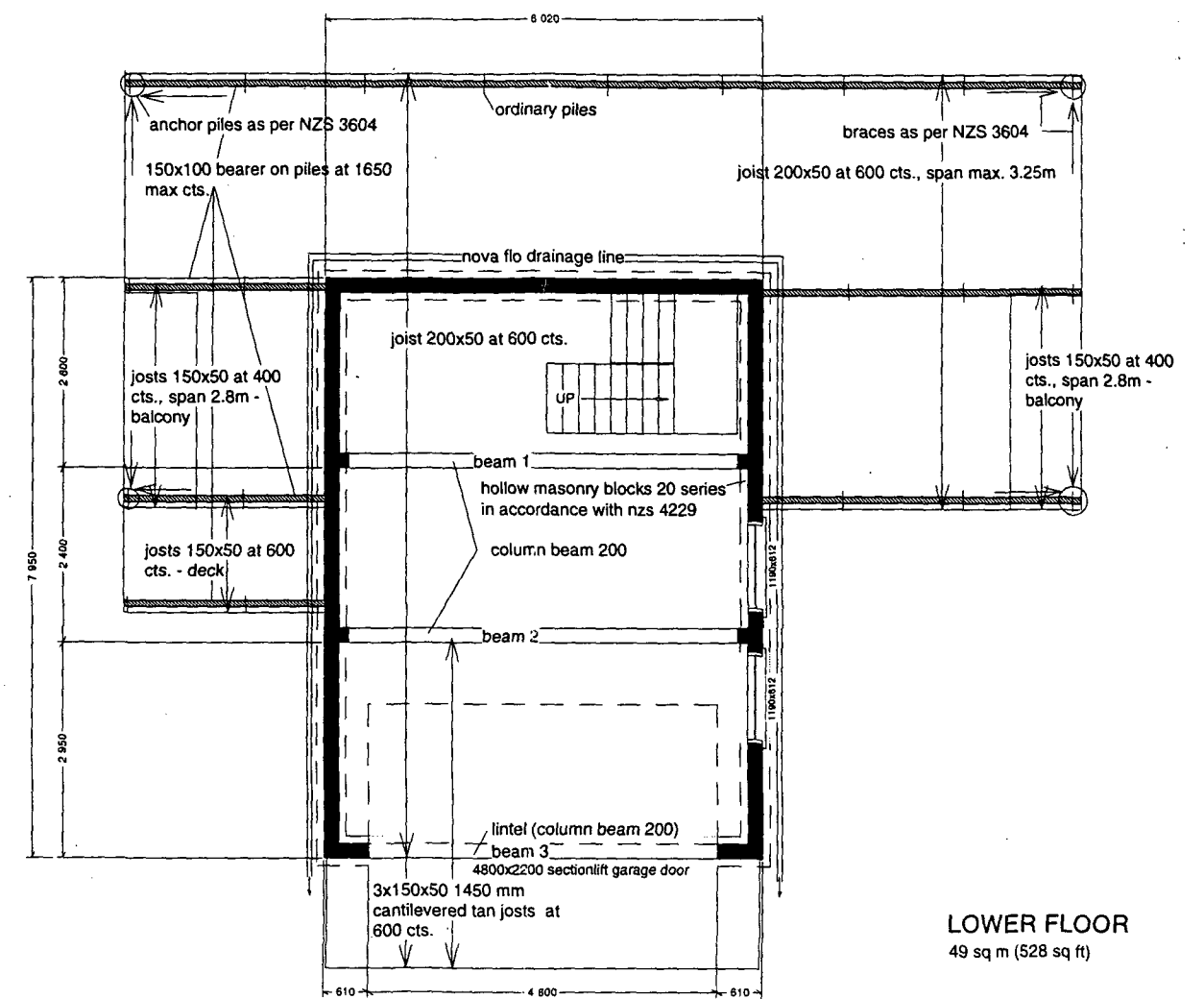
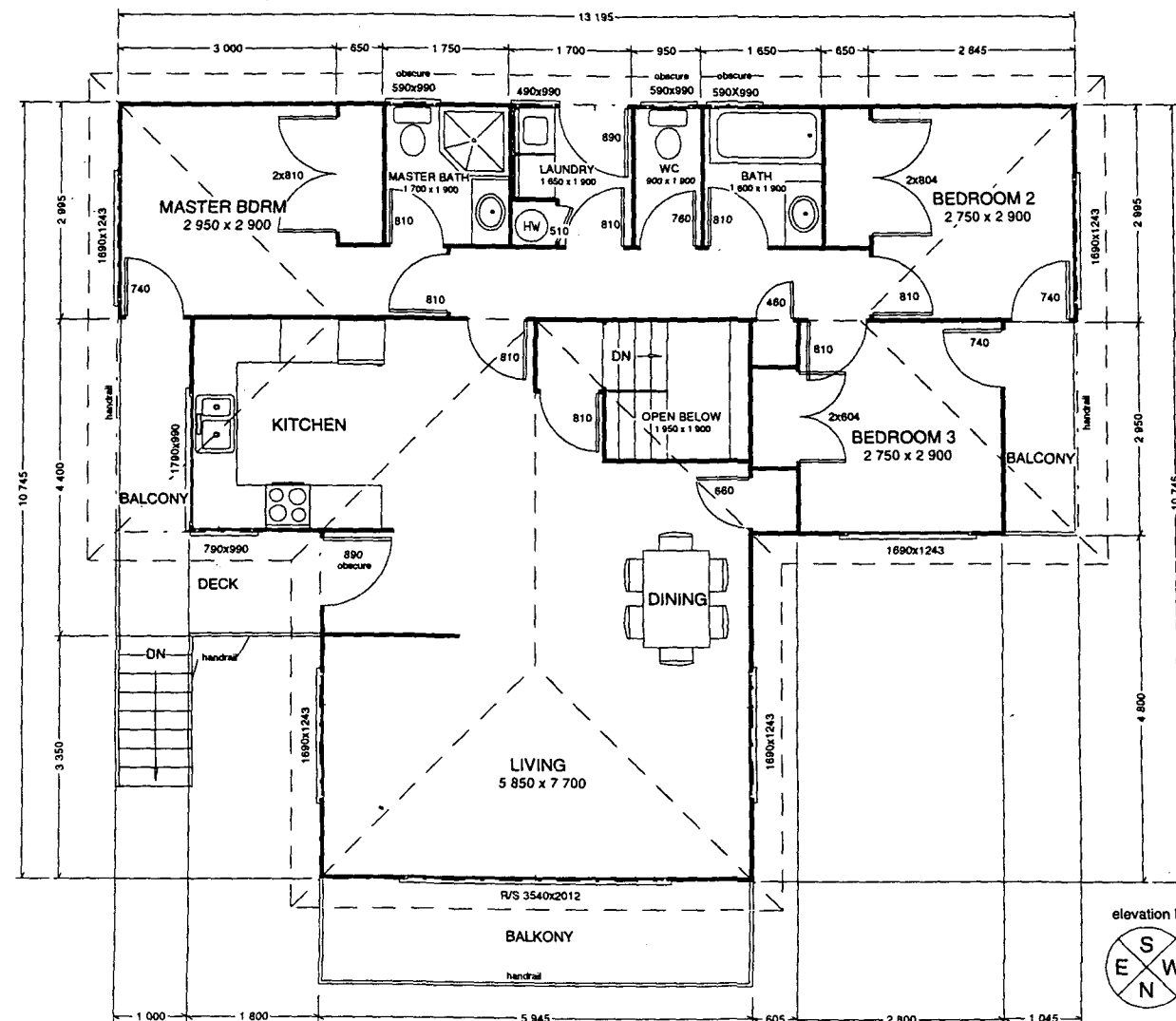
DATE:
08.08.98

SHEET NO:
1

OF:
6

© conecta

1 CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING THE WORK
2 ALL WORK IS TO BE IN ACCORDANCE WITH NZS 3604 AND THE NZ BUILDING CODE
3 DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS



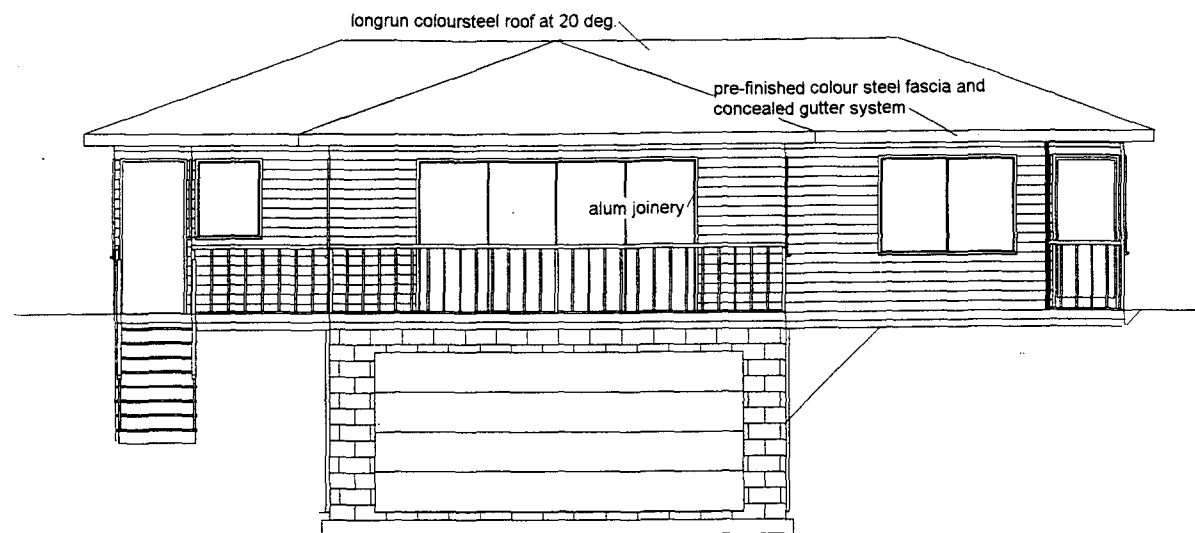
PLANS APPROVED SUBJECT TO ALL
REQUIREMENTS OF THE BUILDING ACT
1991 BEING FULLY COMPLIED WITH

Date _____ Consent Number _____

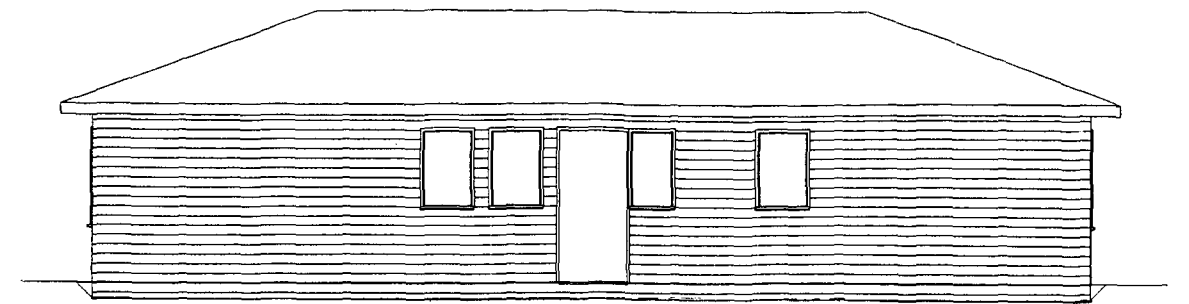
Officer _____

conecta

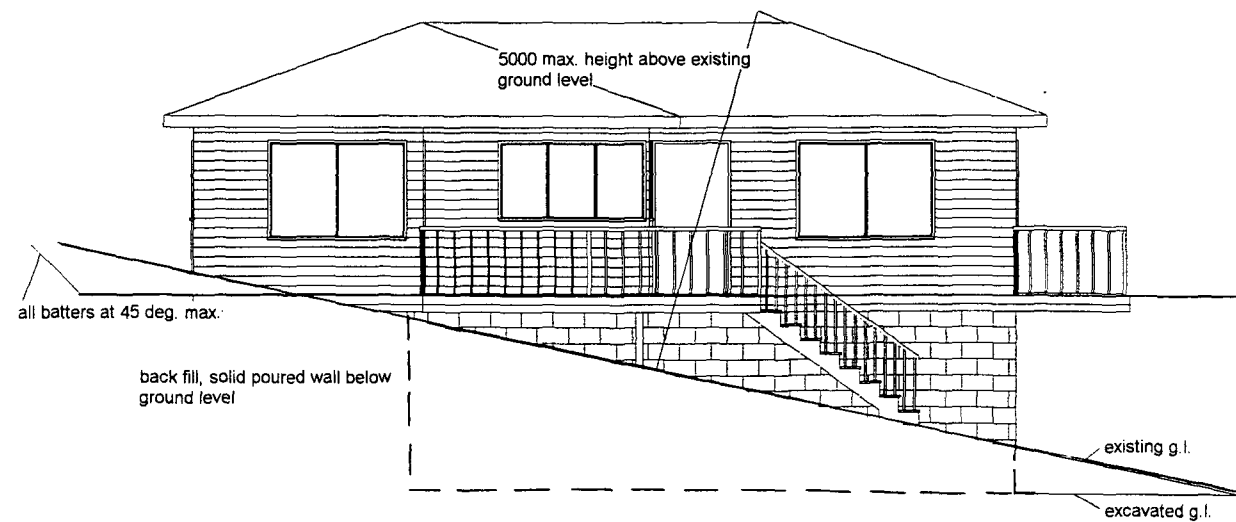
PROJECT:	PROPOSED HOUSE G. SCHOLZ FLOOR PLANS	SCALE:	1:100	DRAWN BY:	GS	CHECKED:	
DATE:	08.08.98	SHEET NO:	2	OF:	6		
1 CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING THE WORK 2 ALL WORK IS TO BE IN ACCORDANCE WITH NZS 3604 AND THE NZ BUILDING CODE 3 DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS		© conecta					



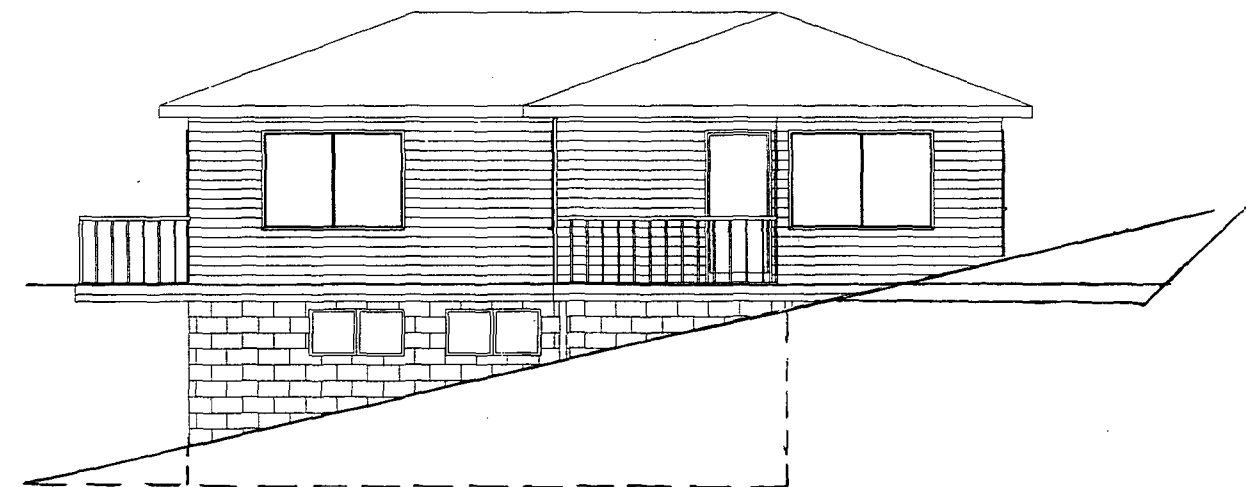
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

PLANS APPROVED SUBJECT TO ALL
REQUIREMENTS OF THE BUILDING ACT
1991 BEING FULLY COMPLIED WITH

Date _____ Consent Number _____
Officer _____

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PROJECT: PROPOSED HOUSE G. SCHOLZ
ELEVATIONS

SCALE: 1:100	DRAWN BY: GS	CHECKED:
DATE: 08.08.98	SHEET NO: 3	OF: 6

1 CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING THE WORK
2 ALL WORK IS TO BE IN ACCORDANCE WITH NZS 3604 AND THE NZ BUILDING CODE
3 DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS

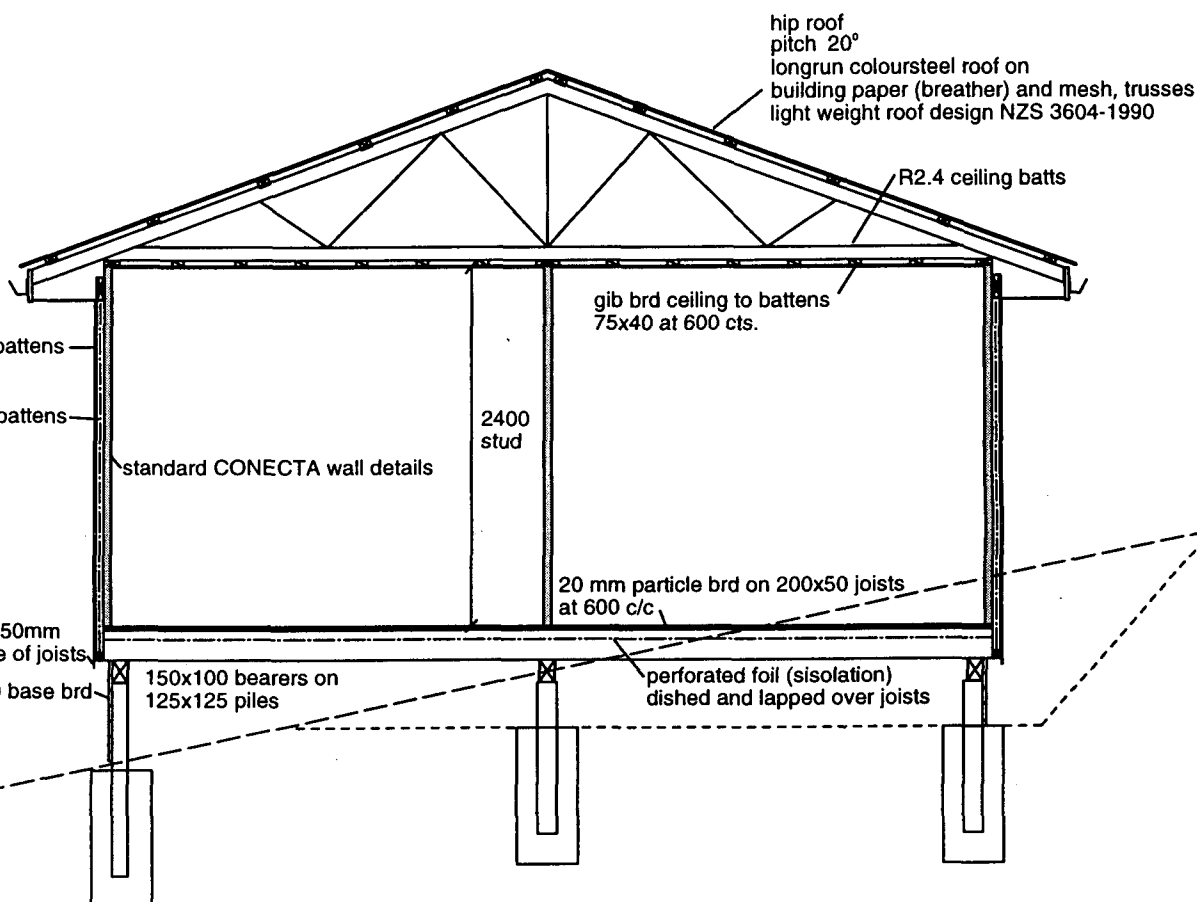
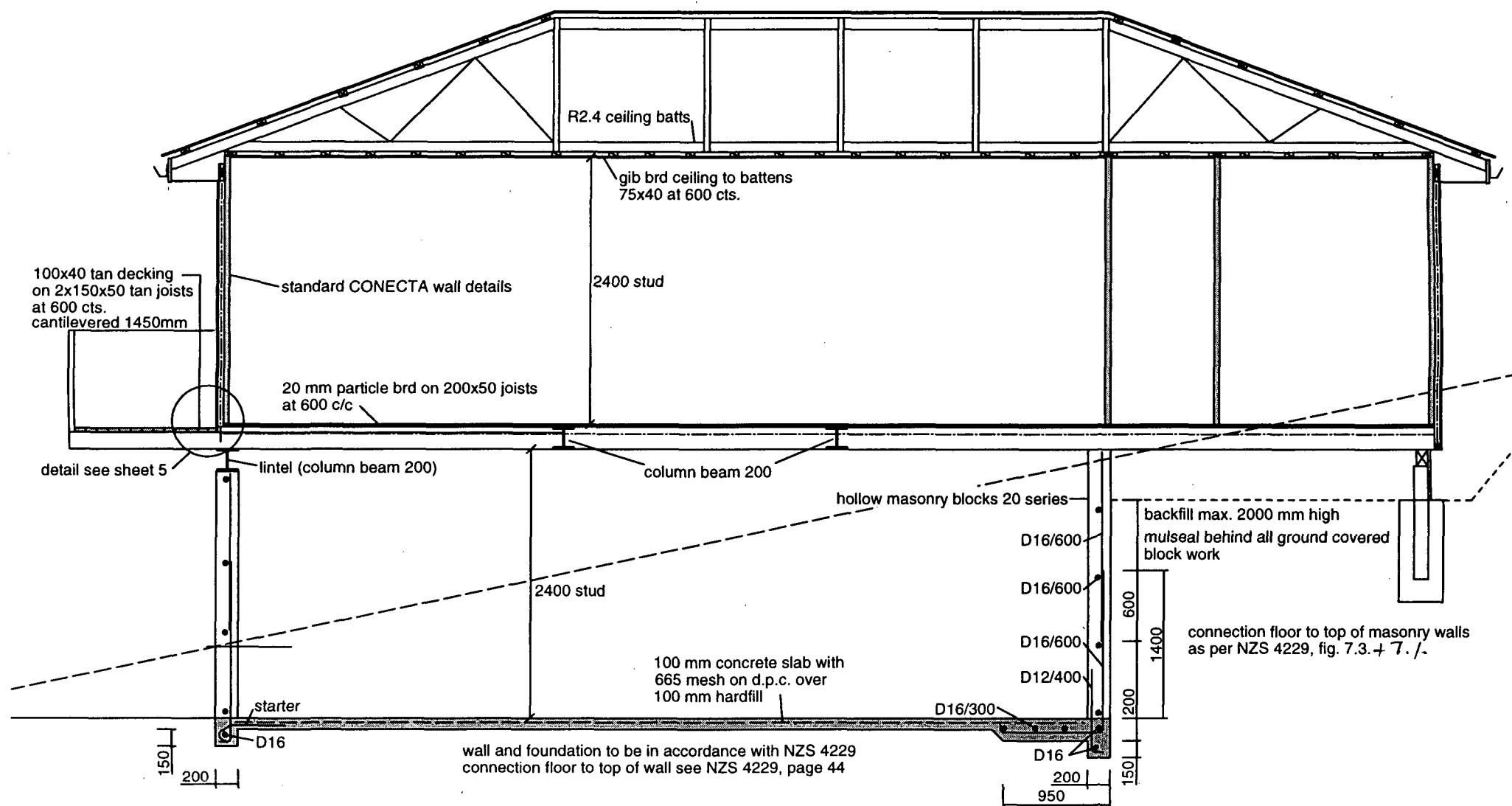
© conecta

conecta

PROJECT:		PROPOSED HOUSE G. SCHOLZ	
TYPICAL CROSS SECTIONS		SCALE:	
		1:50	
		DATE:	DRAWN BY:
		08.08.98	G.S.
		SHEET NO:	CHECKED:
		4	OF:
			6
		© conecta	

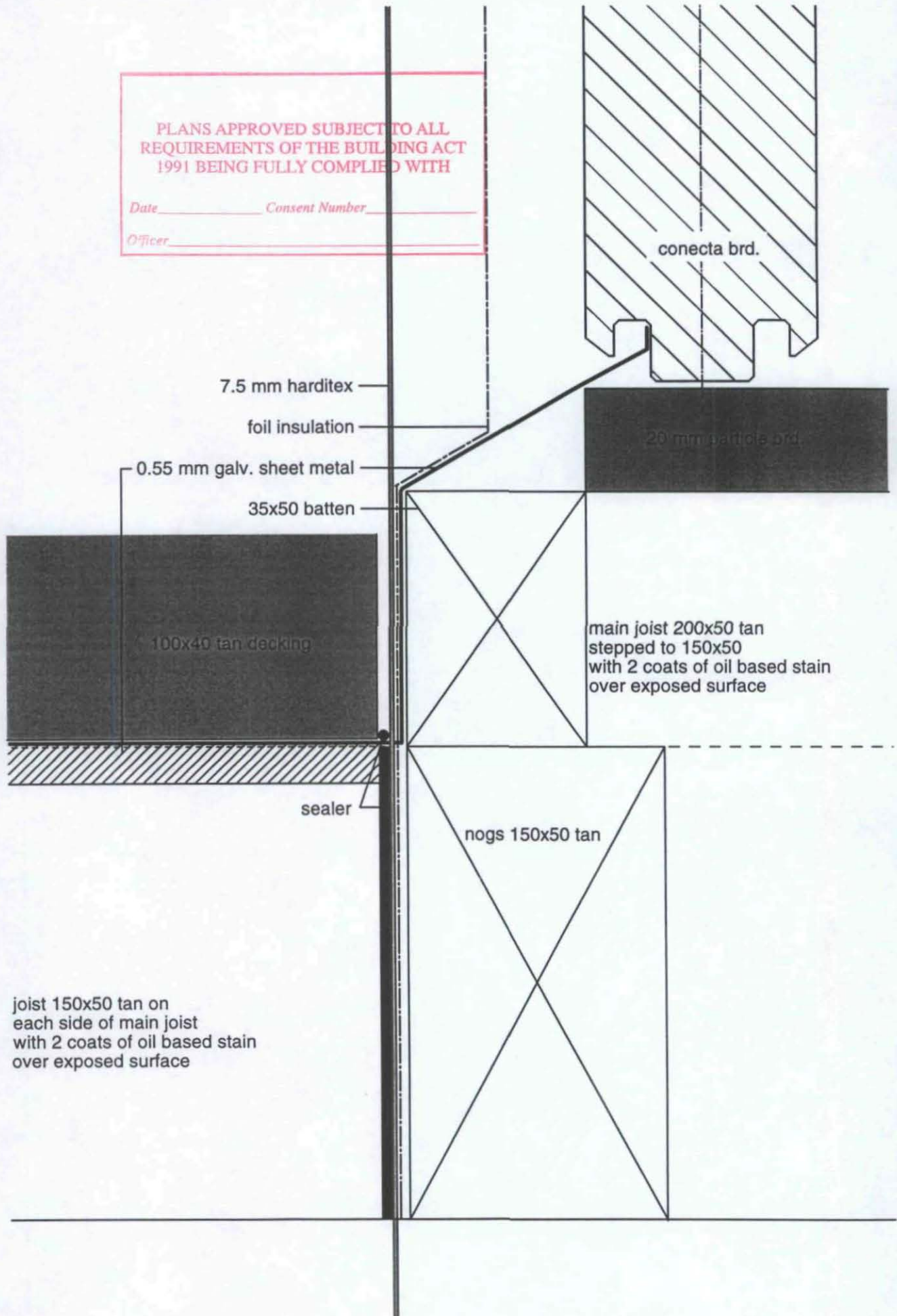
PLANS APPROVED SUBJECT TO ALL
REQUIREMENTS OF THE BUILDING ACT
1991 BEING FULLY COMPLIED WITH

Date _____
Officer _____
Consent Number _____



PLANS APPROVED SUBJECT TO ALL
REQUIREMENTS OF THE BUILDING ACT
1991 BEING FULLY COMPLIED WITH

Date _____ Consent Number _____
Officer _____



conecta®

PROJECT:

DETAIL WEATHERING JOISTS
THROUGH CLADDING

SCALE:

not to scale

DRAWN BY:

G S

CHECKED:

DATE :

08.08.98

SHEET NO:

5

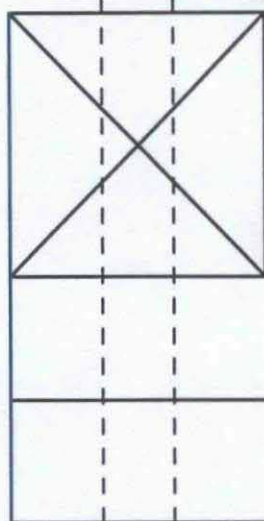
OF:

6

1 CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING THE WORK
2 ALL WORK IS TO BE IN ACCORDANCE WITH NZS 3604 AND THE NZ BUILDING CODE
3 DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS

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CORNER DETAIL

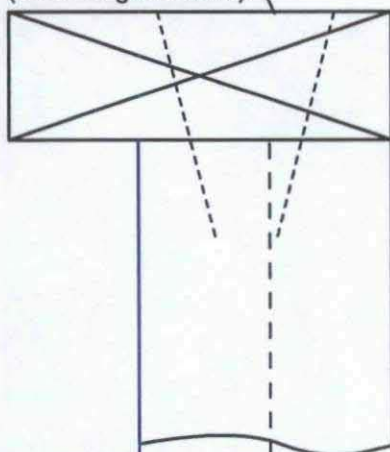


main joist
(length reduced by 100mm
to facilitate installation of
handrail corner)

50x50 tan verticals at 120 cts.
nailed to joist and handrail top

100x50 tan handrail vertical
bolted to joists

150x50 tan hanrail top
nailed to verticals
(100mm galv. nails)



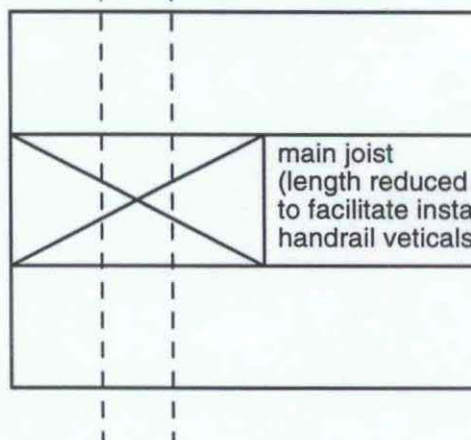
50x50 tan verticals at 120 cts.

100x50 tan handrail verticals
bolted to joists 1200 cts.

PLANS APPROVED SUBJECT TO ALL
REQUIREMENTS OF THE BUILDING ACT
1991 BEING FULLY COMPLIED WITH

Date _____ Consent Number _____

Officer _____



main joist
(length reduced by 100mm
to facilitate installation of
handrail verticals at 1200 cts.)

900

decking

coach bolts M8 with washer and nut (galv.)

conecta®

PROJECT:

DETAIL HANDRAILS

SCALE:

not to scale

DRAWN BY:

GS

CHECKED:

DATE :

08.08.98

SHEET NO:

6

OF:

6

1 CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING THE WORK
2 ALL WORK IS TO BE IN ACCORDANCE WITH NZS 3604 AND THE NZ BUILDING CODE
3 DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS

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Producer Statement

Dated: 29 July 1998

Issued only to: Mr G Scholz

In relation to: Cantilevered balcony joists

Client Address: 6 Orchard Place, Rotorua

Site Address: 13-15 Morey Street, Lot 1, DPS 37041

Engineering analysis:

In accordance with NZS 3604:1990, the allowable deflection for a 200 x 50 cantilevered joist spanning 1450mm @ 600mm centres is as follows:

$$F = L^3 / w \times h^3 = 1450^3 / 47 \times 195^3 = 8.75 \text{ mm nom.}$$

In order to provide a step down of 50mm it is proposed, to reduce the single 200 x 50 joist to 150 x 50 at the bearing point and add two further 150 x 50 (one on each side of the main joist)

$$F = L^3 / w \times h^3 = 1450^3 / 141 \times 147^3 = 6.85 \text{ mm nom.}$$

The span of the main joist may be reduced by up to 300mm to facilitate the installation of the handrail verticals between the two abutting and co-extensive joists.

Timber grade to be No1 framing or better with no defects within 25% of either edge. Timber to be treated to H3 in accordance with MP3640.

Moisture content of joists at the time of installation not to exceed 18%.

Two coats of an oil based stain or water repellent over the exposed surfaces will enhance long term durability and performance.

Recommendation:

A construction, if carried out according to this proposal, will be a means of compliance and will exceed the provisions of NZS 3604:1990 by 22%.

This statement is valid only for this specific proposal.

This statement is void if the construction is not fully completed in accordance with the recommendations above.

This statement is given without guarantee or warranty of any kind.

For Conecta Int. Ltd.

H J Giess, Ing. Grad. Mech.
Consulting Engineer

PLANS APPROVED SUBJECT TO ALL
REQUIREMENTS OF THE BUILDING ACT
1991 BEING FULLY COMPLIED WITH

Date _____ Consent Number _____

Officer _____

Conecta International Limited
PO Box 7177 Rotorua New Zealand
Telephone +64 7 345 9009
Facsimile +64 7 345 9008
E-mail sales@conecta.co.nz



Producer Statement

Dated: 29 July 1998

Issued only to: Mr G Scholz

In relation to: Sleet Support Beams

Client Address: 6 Orchard Place, Rotorua

Site Address: 13-15 Morey Street, Lot 1, DPS 37041

PLANS APPROVED SUBJECT TO ALL
REQUIREMENTS OF THE BUILDING ACT
1991 BEING FULLY COMPLIED WITH

Date _____ Consent Number _____
Officer _____

Engineering analysis:

Beam 1

Span L = 524cm

Loaded width = 220cm

Permissible load = 1.5kPa = 153kp/m²

Live load 5.24m x 2.5m x 153kp/m² = 2000kp

Dead load = 450kp

Permissible beam stress b = 1200kp/cm²

$$MoR = M_B/b = 2450 \times 524/8 \times 1200 = 134\text{cm}^3$$

Beam chosen UC 200

$$MoR_{\max} = 595 \text{ cm}^3$$

$$\text{Safety} = 595/134 = 4.4$$

$$\text{Deflection } f = 5 \times W \times L^3 / 384 \times E \times I = 5 \times 2450 \times 524^3 / 384 \times 21 \times 10^5 \times 5950$$

$$f = 0.36\text{cm} = 1/1494$$

Beam 2

Span L = 524cm

Loaded width = 270cm

Permissible load = 1.5kPa = 153kp/m²

Live load 5.24m x 2.7m x 153kp/m² = 2164kp

Dead load = 450kp

Permissible beam stress b = 1200kp/cm²

$$MoR = M_B/b = 2614 \times 524/8 \times 1200 = 142.7\text{cm}^3$$

Beam chosen UC 200

$$MoR_{\max} = 595 \text{ cm}^3$$

$$\text{Safety} = 595/142.7 = 4.16$$

$$\text{Deflection } f = 5 \times W \times L^3 / 384 \times E \times I = 5 \times 2614 \times 524^3 / 384 \times 21 \times 10^5 \times 5950$$

$$f = 0.38\text{cm} = 1/1379$$

Conecta International Limited
PO Box 7177 Rotorua New Zealand
Telephone +64 7 345 9009
Facsimile +64 7 345 9008
E-mail sales@conecta.co.nz

Beam 3 (lintel)

Span L = 480cm

Loaded width = 340cm

Permissible load = 1.5kPa = 153kp/m²

Live load 4.80m x 3.4m x 153kp/m² = 2495kp

Dead load = 450kp

Permissible beam stress b = 1200kp/cm²

$$M_oR = M_B/b = 2945 \times 524/8 \times 1200 = 147.2\text{cm}^3$$

Beam chosen UC 200

$$M_oR_{\max} = 595 \text{ cm}^3$$

$$\text{Safety} = 595/147.2 = 4.0$$

$$\text{Deflection } f = 5 \times W \times L^3 / 384 \times E \times I = 5 \times 2945 \times 480^3 / 384 \times 21 \times 10^5 \times 5950$$

$$\mathbf{f = 0.34cm}$$

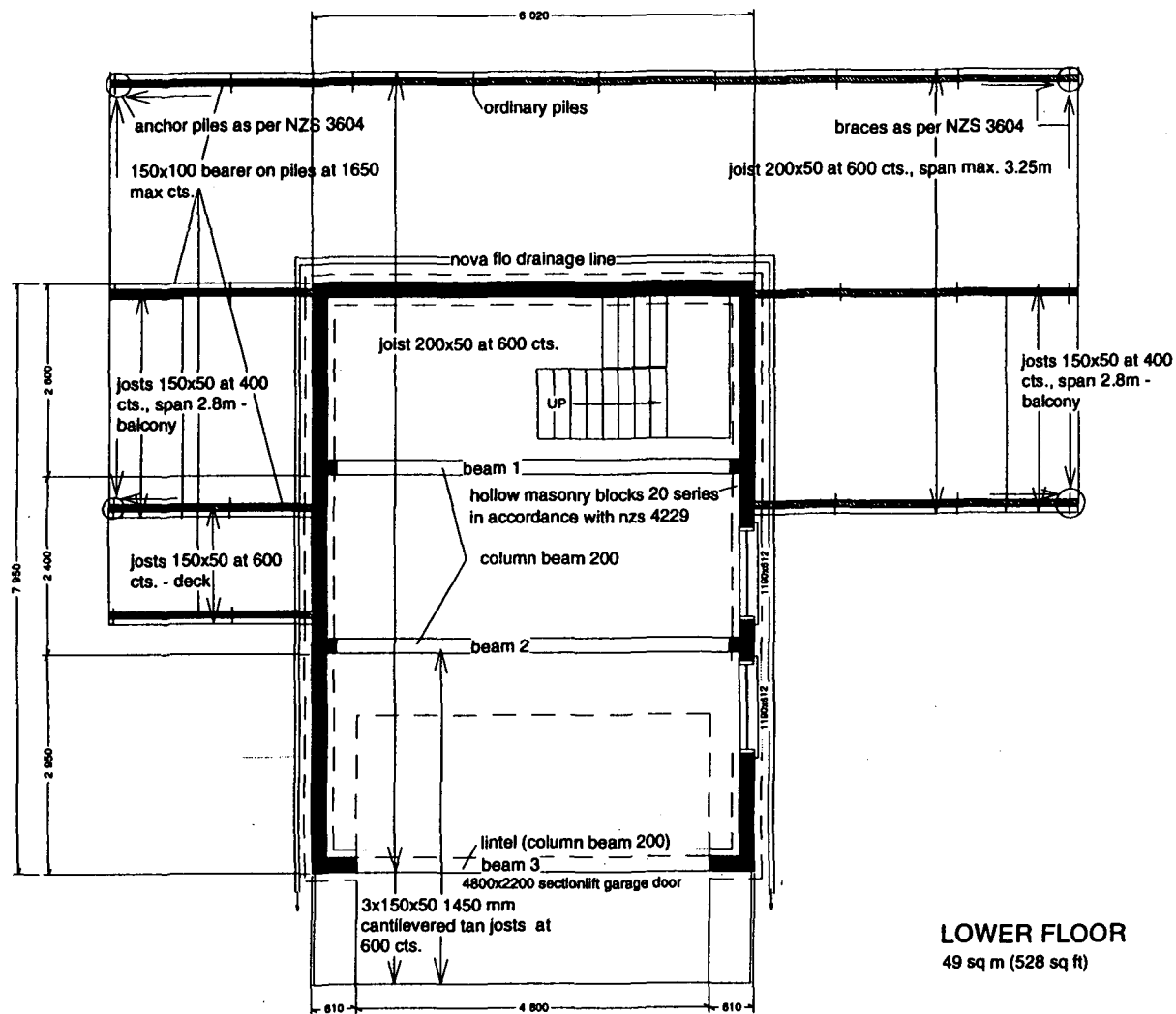
This statement is valid only for this specific proposal.

This statement is void if the construction is not fully completed in accordance with the recommendations above.

This statement is given without guarantee or warranty of any kind.

For Conecta Int. Ltd.

H J Giess, Ing. Grad. Mech.
Consulting Engineer



LOWER FLOOR
49 sq m (528 sq ft)

Jack T Just CEng MICE MIPENZ
Consulting Structural Civil Engineer
13 Holland St
Rotorua- New Zealand

Tel 64-7-348 2747

Producer Statement

I, Jack Tama Haigh Just, being Registered under the provisions of the Engineers Registration Act, 1924, and currently holding an Annual Practicing Certificate; issue this Producer Statement as follows:

Commission: No 9802

Drawings No: Nil

Producer Statement issued only to: H J Giess

In relation to: The Conecta Building System

Client Address: Conecta Building System
c/- H J Giess,
Hawthornden Drive,
RD 4
Rotorua

PLANS APPROVED SUBJECT TO ALL REQUIREMENTS OF THE BUILDING ACT 1991 BEING FULLY COMPLIED WITH	
Date _____	Consent Number _____
Officer _____	

Project Owner and Structure Address: Not specified.

Statement: This producer statement relates to the Conecta Building System. According to letters received from Conecta, this building system was formally known as the 'Signature Homes construction system'. I have cited BRANZ Appraisal Certificate No 111 (1984), that expired in September 1987. I understand the Client has not renewed this Certificate because of the high costs of doing so. I have also cited BRANZ Test Report STR 202 dated 22 August 1991, relating to Wall Bracing Ratings (for use with NZS 3604:1990. I have also cited Downard Estcourt, Consulting Engineers reports of June 1981 on wall racking tests and on 10 Nov 1990 on the system ability to carry 'Heavy Roof' loads. I too, have carried out test loadings on Conecta lintel beams and have reported same to Conecta.

Recommendation: Whilst the BRANZ Appraisal Certificate has expired, I could see nothing within that certificate to indicate why it should be time limiting. Any question on this should be referred back to BRANZ.

This recommendation is subject to there being no changes to the details listed above. With these qualifier, then provided this Conecta system is built in accordance with all other requirements of NZS 3604:1990; and provided account is taken of any and all qualifiers contained in BRANZ AC 111, BRANZ STR 202, Downard Estcourt reports, and my reports; and provide the structure is built to good trade practice and the Conecta construction manuals; I can see no good reason why this product can not be used as an alternative to Light Timber Framed Buildings not requiring Specific Design as described in NZS 3604:1990.

General Notes

- 1 This statement is valid only with my original signature and dated
- 2 This statement is void if the design is not fully completed in accordance with comments above.
- 3 This statement does not cover any Site Ground Condition
- 4 This statement is given without guarantee or warranty of any kind.



Jack T H Just
Registration Number 2954

14 January 1998.

Date

Wall Bracing Calculation Sheet A

Job Details

box 1

Name Scholz

Street and Number Morey Street

Lot and DP Number Lot 1, DPS 37401

City/Town/District Rotorua

Location of Storey: single upper of two/lower of two

Building height to apex 3.6 m

Roof height above eaves 1.4 m

Stud height 2.4 m

Average roof pitch 20°

Building length BL = 13.2 m

Building width BW = 10.8 m

Roof weight light/heavy

Cladding weight light/heavy

Room in roof space yn

Gross Building Plan Area, GPA = 108 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: R1 0 ☒ Inland 0 ☒ Exposure: Sheltered 0 ☒ Topography: Gentle 0 ☐

R2 1 ☐ Coastal 1 ☐ Exposed 1 ☐ Moderate 1 ☒

Extreme 3 ☐

Total points 1

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 = 39 BUs/m

W across = 31 BUs/m

Total wind load.

W ALONG:

W along x BW = 422 BUs

W ACROSS:

W across x BL = 410 BUs

BUs required Earthquake

box 5

From Table EQ1

E = 2.7 BUs/m²

Note: For a room in the roof space use E+1

Total earthquake load.

EQ ALONG and EQ ACROSS:

E x GPA BUs = 292 BUs

PLANS APPROVED SUBJECT TO ALL REQUIREMENTS OF THE BUILDING ACT 1991 BEING FULLY COMPLIED WITH

Date _____ Consent Number _____

Officer _____

Wall Bracing Calculation Sheet B

Along

[illegible]

Totals Achieved	
100%	100%

W	595
---	-----

EQ	595
----	-----

From Sheet A	Totals Required
--------------	-----------------

W	422
---	-----

EQ	292
----	-----

$$W_{req}/E_{Qreq} = 422/292 = 1.45$$

*If W_{req}/EQ_{req} is 1 or less complete EQ column only
If W_{req}/EQ_{req} is 1.5 or more complete W column only
Otherwise complete both W and EQ

Across

[illegible]

Totals Achieved	
100%	100%

W	499
---	-----

EQ	499
----	-----

From Sheet A	Totals Required
--------------	-----------------

W	410
---	-----

EQ	292
----	-----

$$W_{req}/E_{Qreq} = 410/292 = 1.40$$

Wall Bracing Calculation Sheet A

Job Details

box 1

Name Scholz

Street and Number Morey Street

Lot and DP Number Lot 1, DPS 37401

City/Town/District Rotorua

Location of Storey: single upper of two/lower of two

Building height to apex 3.6 m

Roof height above eaves 1.4 m

Stud height 2.4 m

Average roof pitch 20°

Building length BL = 13.2 m

Building width BW = 10.8 m

Roof weight light/heavy

Cladding weight light/heavy

Room in roof space yn

Gross Building Plan Area, GPA = 108 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: R1 0 ☒ Inland 0 ☒ Exposure: Sheltered 0 ☒ Topography: Gentle 0 ☐

R2 1 ☐ Coastal 1 ☐ Exposed 1 ☐ Moderate 1 ☒

Extreme 3 ☐

Total points 1

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 = 39 BUs/m

W across = 31 BUs/m

Total wind load.

W ALONG:

W along x BW = 422 BUs

W ACROSS:

W across x BL = 410 BUs

BUs required Earthquake

box 5

From Table EQ1

E = 2.7 BUs/m²

Note: For a room in the roof space use E+1

Total earthquake load.

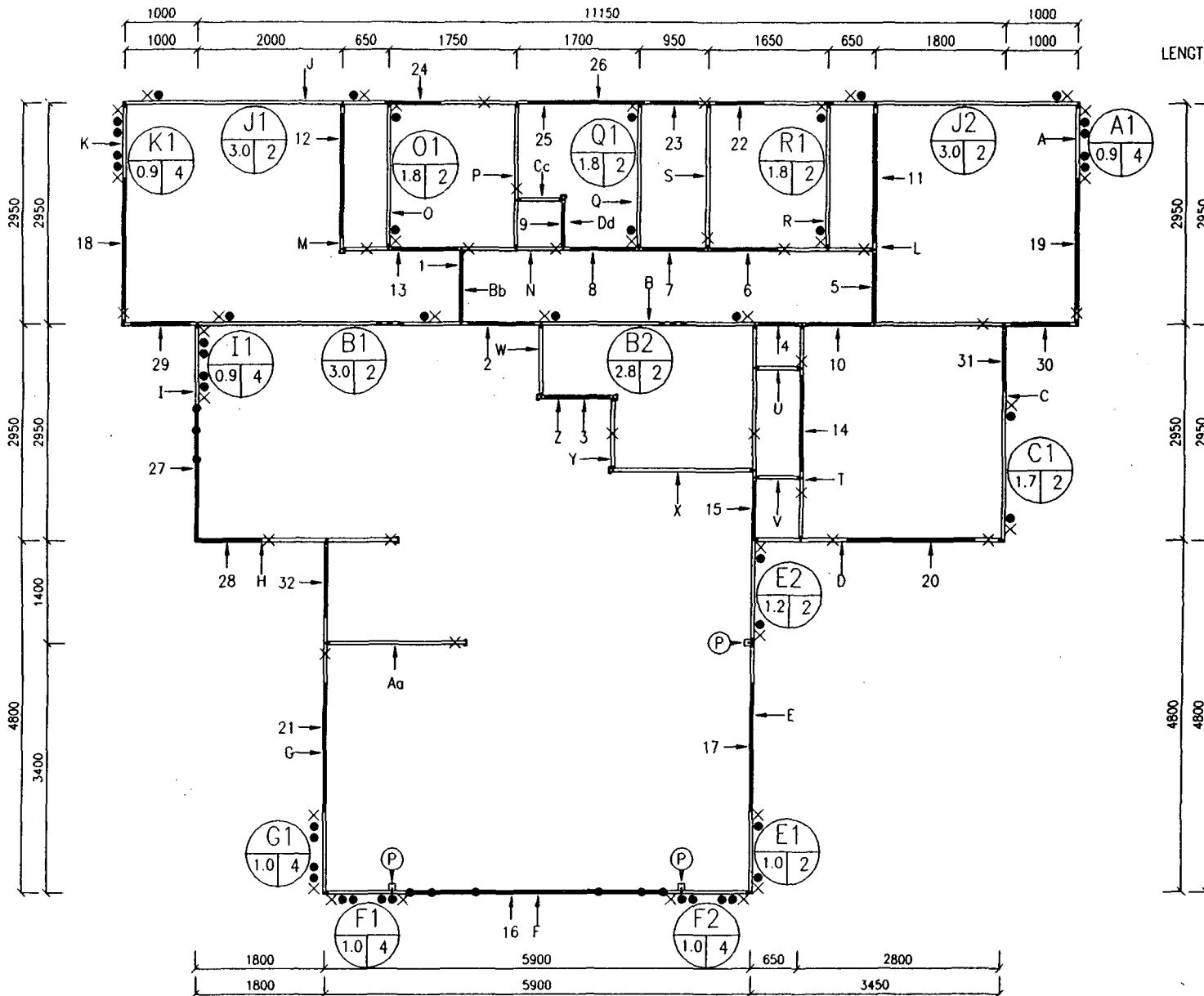
EQ ALONG and EQ ACROSS:

E x GPA BUs = 292 BUs

PLANS APPROVED SUBJECT TO ALL REQUIREMENTS OF THE BUILDING ACT 1991 BEING FULLY COMPLIED WITH

Date _____ Consent Number _____

Officer _____



NO. OF BRACING PANEL
A1
0.9 4
LENGTH OF BRACING PANEL NO. OF DOWELS

CONECTA

DRAWN FOR scholz

DRAWN BY gs

DATE 14/07/98 19:13 SCALE

Wall Bracing Calculation Sheet A

Job Details

box 1

Name Scholz

Street and Number Morey Street

Lot and DP Number Lot 1, DPS 37401

City/Town/District Rotorua

Location of Storey: single upper of two/lower of two foundation

Building height to apex 5.0 m Roof weight light/heavy

Roof height above eaves _____ m Cladding weight light/heavy

Stud height _____ m Room in roof space yn

Average roof pitch 20°

Building length BL = 13.2 m Gross Building

Building width BW = 10.8 m Plan Area, GPA = 108 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: R1 0 ☒ Inland 0 ☒ Exposure: Sheltered 0 ☒ Topography: Gentle 0 _____

R2 1 _____ Coastal 1 _____ Exposed 1 _____ Moderate 1 ☒

Extreme 3 _____

Total points 1

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

BU's required Wind

box 4

From Table W1A/W1B

W along = 101 BU's/m

W across = 101 BU's/m

Total wind load.

W ALONG:

W along x BW = 1091 BU's

W ACROSS:

W across x BL = 1334 BU's

BU's required Earthquake

box 5

From Table EQ1

E = 6.5 BU's/m²

Note: For a room in the roof space use E+1

Total earthquake load.

EQ ALONG and EQ ACROSS:

E x GPA BU's = 702 BU's

PLANS APPROVED SUBJECT TO ALL
REQUIREMENTS OF THE BUILDING ACT
1991 BEING FULLY COMPLIED WITH

Date _____ Consent Number _____

Officer _____

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 EQ	7 EQ
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type 125 3604	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m EQ	BUs Achieved (BU/m x L) EQ
A		A1+A2	14	2x	160	320		
		A3+A4	10	2x	160	320		
B1		8	6m	200	1200			
C		C1+C2	14	2x	160	320		
		C3+C4	10	2x	160	320		
D		braced by diaphragm						

Totals Achieved

W 2480

EQ

From Sheet A Totals Required

W 1091

EQ 702

Wreq/EQreq = 1091/702 = 1.55

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

Across

Wall or Bracing Line		Bracing Elements Provided			Wind		Earthquake		
1	2	3	4	5	6 W	7 W	6 EQ	7 EQ	
Line Label	Minimum BUs Required	Bracing Element No.	Bracing Type 125 3604	Length Element (m) L	Rating BU/m W	BUs Achieved (BU/m x L) W	Rating BU/m EQ	BUs Achieved (BU/m x L) EQ	
M		M1+M2	14	2x	160	320			
		M3+M4	10	2x	160	320			
N		N1	8	(8)6m	200	1200			
O		O1	8	(8)6m	200	1200			
P		P1+P2	14	2x	160	320			
		P3+P4	10	2x	160	320			

Totals Achieved

W 3680

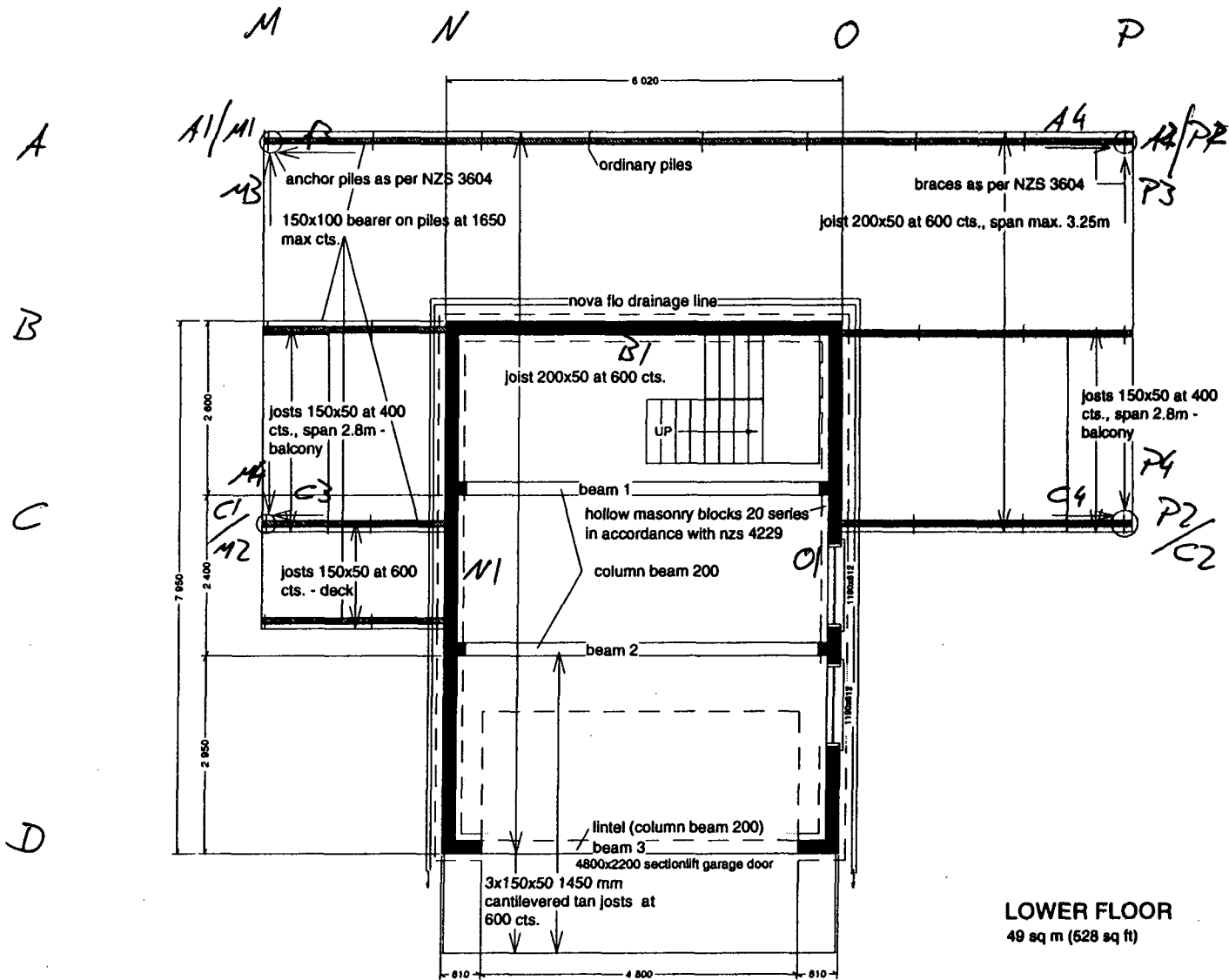
EQ

From Sheet A Totals Required

W 1334

EQ 702

Wreq/EQreq = 1334/702 = 1.9



NOTES:

1. CHECK ALL BOUNDARY LEVELS & HEIGHTS TO BOUNDARY LINES ON SITE
2. HOUSE POSITION TO BE CONFIRMED ON SITE BY SURVEYOR/ENGINEER.

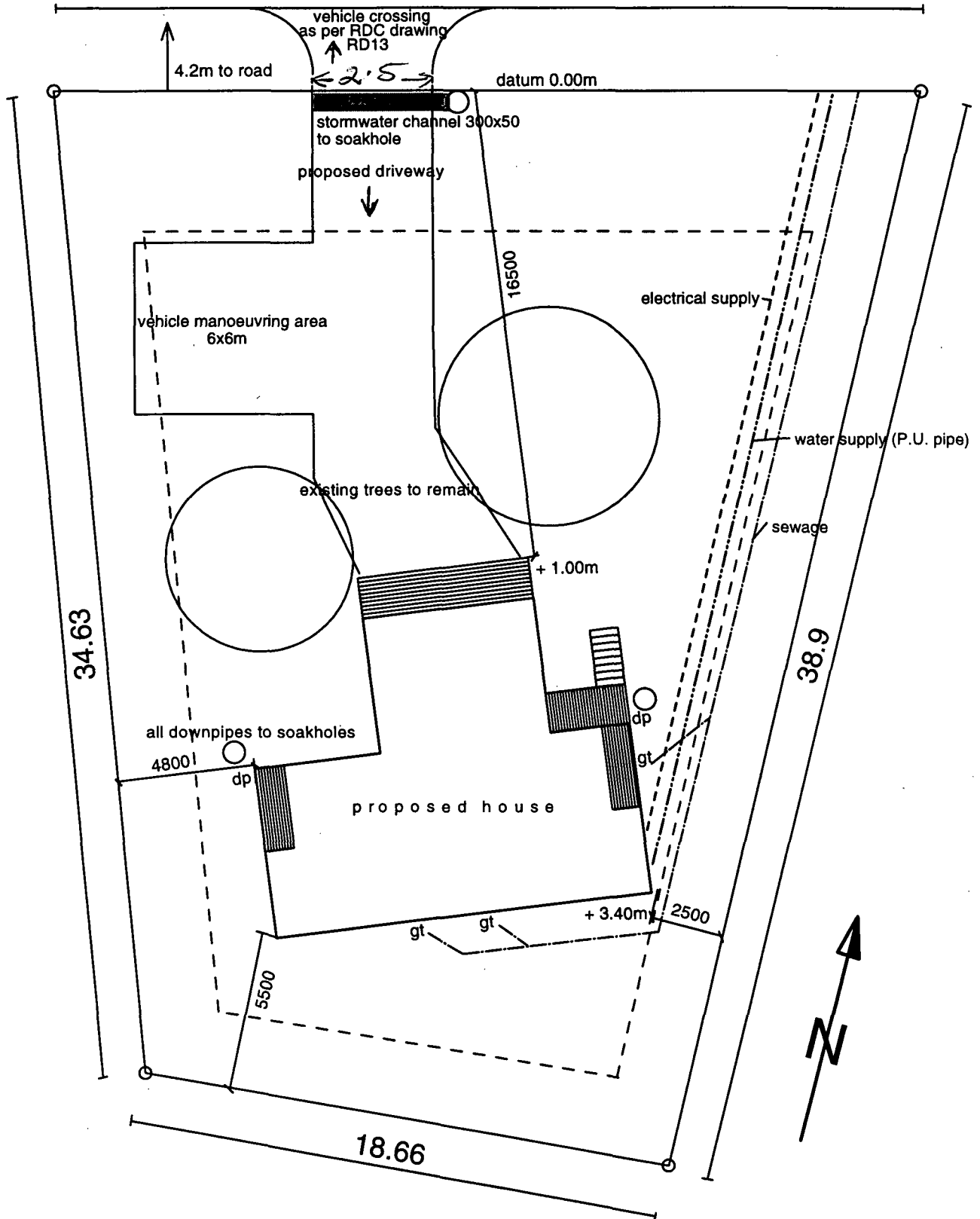
PLANS APPROVED SUBJECT TO ALL REQUIREMENTS OF THE BUILDING ACT 1991 BEING FULLY COMPLIED WITH

Date _____ Consent Number _____

MOREY STREET

LOT 1
882m²
DPS 37401

30.2



conecta[®]

PROJECT:

PROPOSED HOUSE G. SCHOLZ
SITE PLAN

SCALE:
1:200

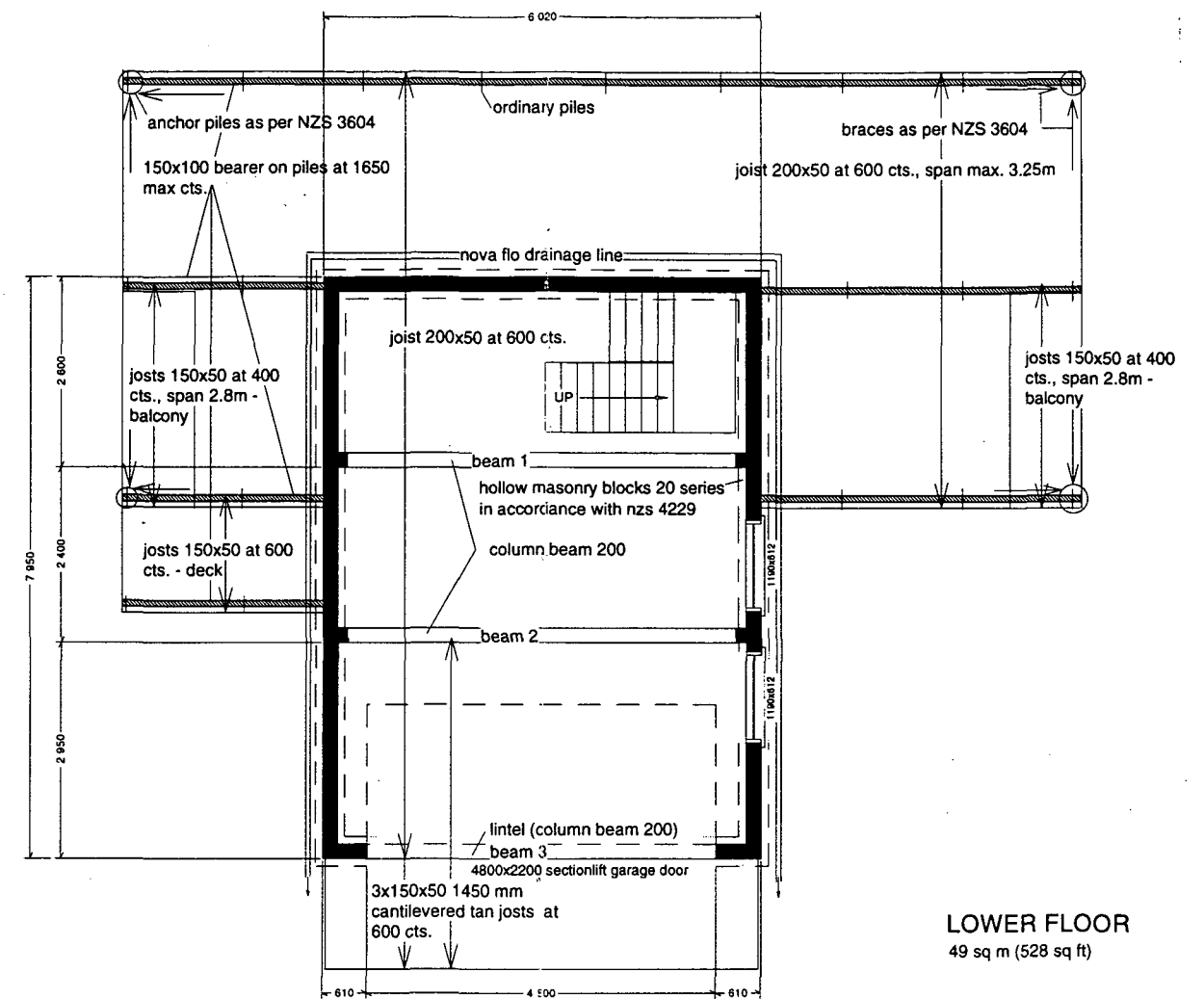
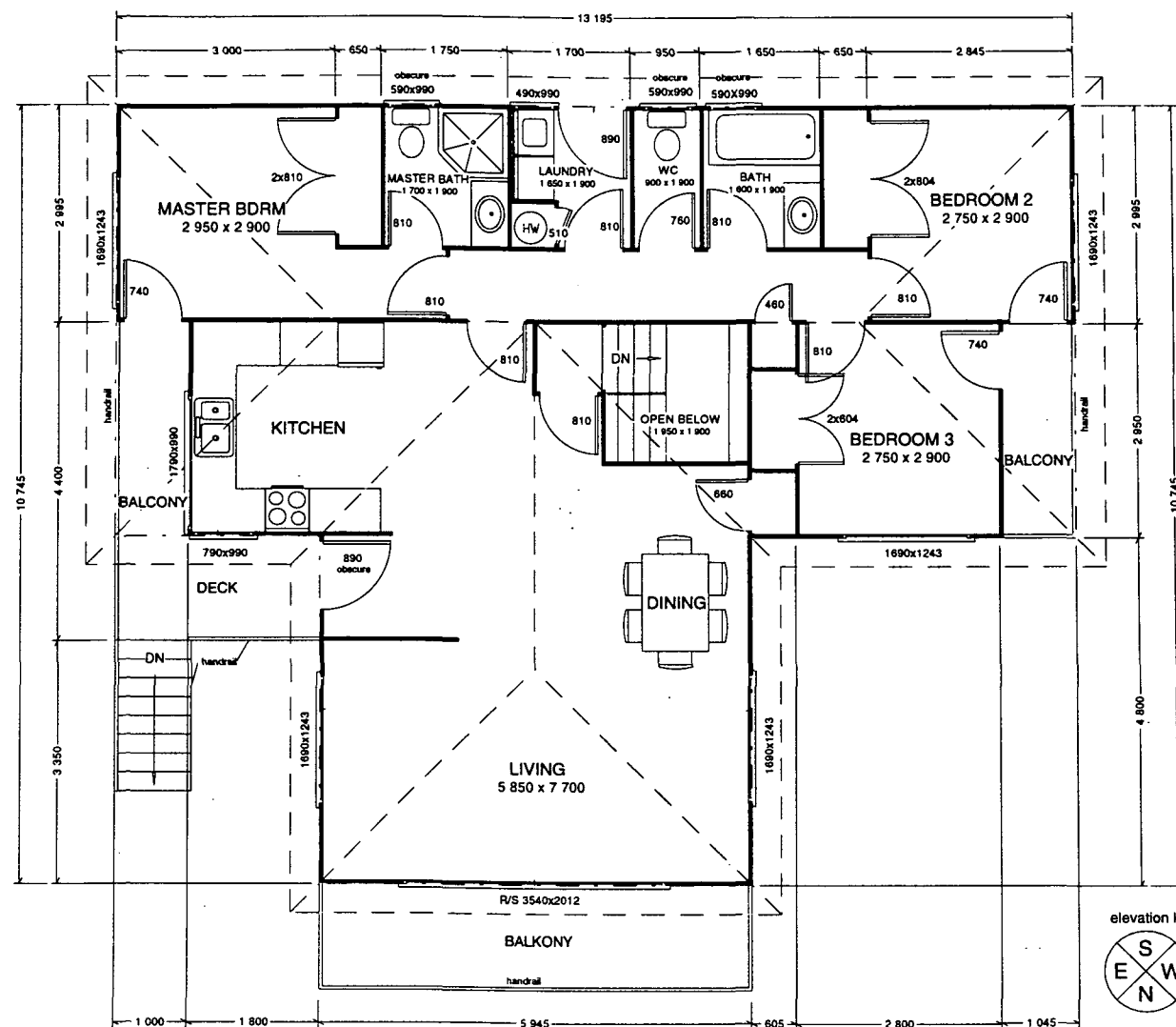
DRAWN BY: GS
CHECKED:

DATE:
08.08.98

SHEET NO: 1
OF: 6

1 CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING THE WORK
2 ALL WORK IS TO BE IN ACCORDANCE WITH NZS 3604 AND THE NZ BUILDING CODE
3 DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS

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PLANS APPROVED SUBJECT TO ALL
REQUIREMENTS OF THE BUILDING ACT
1991 BEING FULLY COMPLIED WITH

Date _____ Consent Number _____
Officer _____

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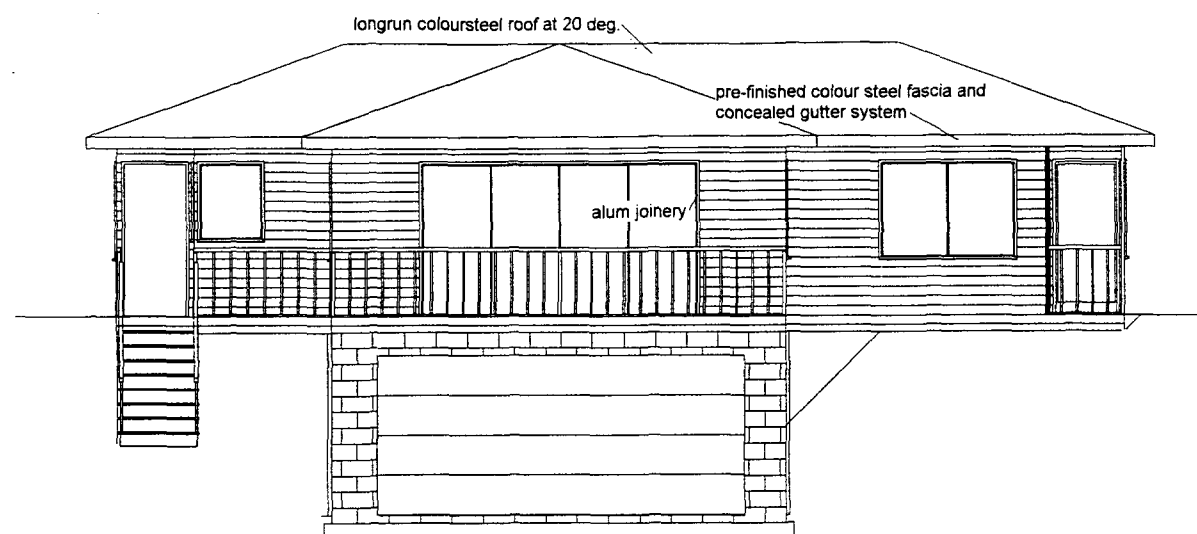
PROJECT: PROPOSED HOUSE G. SCHOLZ
FLOOR PLANS

SCALE: 1:100
DRAWN BY: G S
CHECKED:

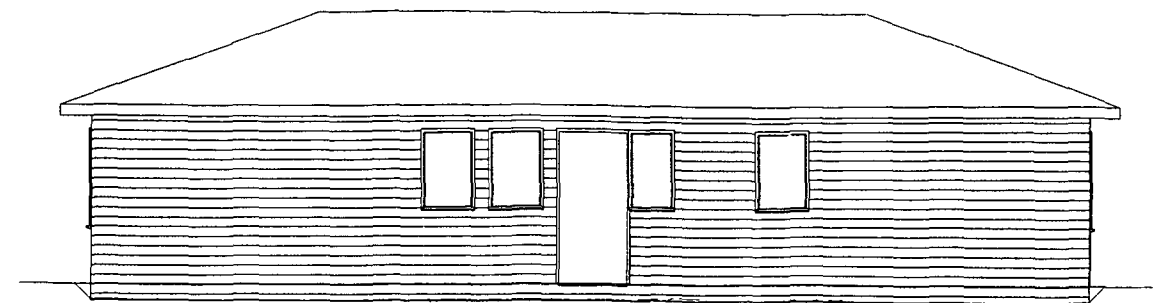
DATE: 08.08.98
SHEET NO: 2
OF: 6

1 CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING THE WORK
2 ALL WORK IS TO BE IN ACCORDANCE WITH NZS 3604 AND THE NZ BUILDING CODE
3 DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS

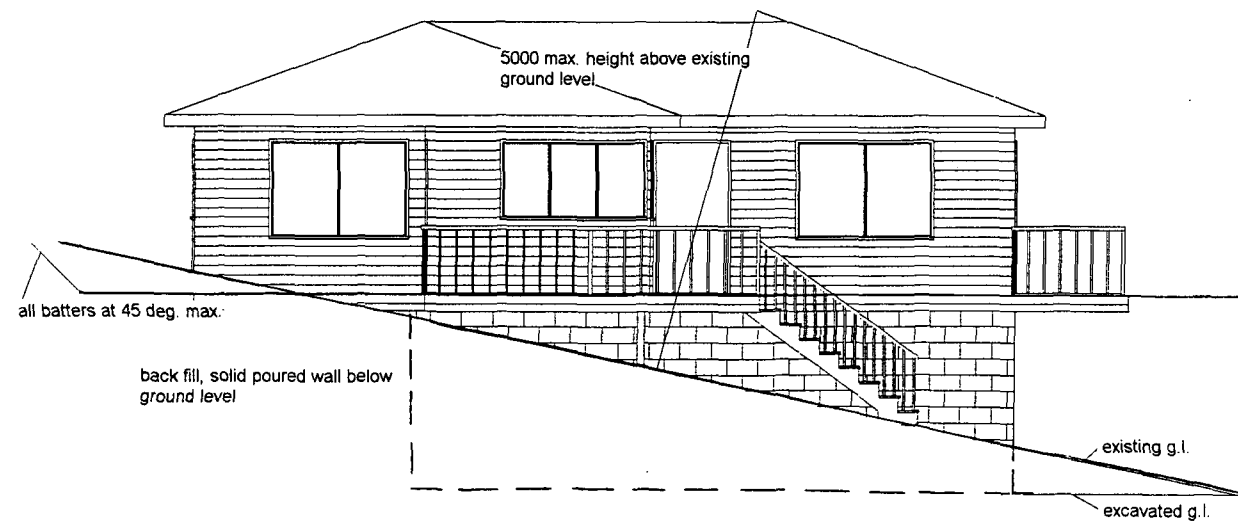
© conecta



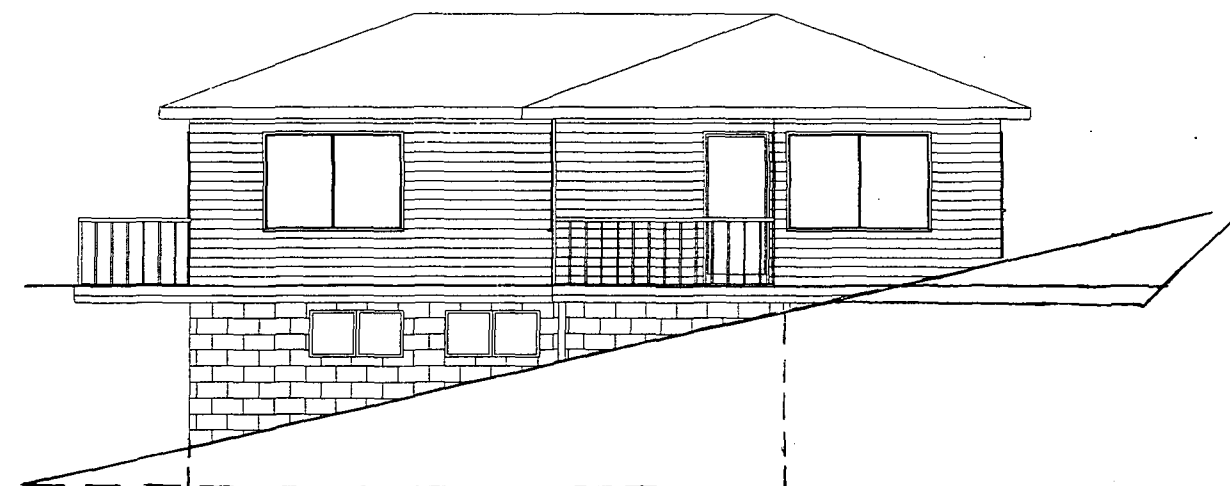
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

PLANS APPROVED SUBJECT TO ALL
REQUIREMENTS OF THE BUILDING ACT
1991 BEING FULLY COMPLIED WITH

Date _____ Consent Number _____
Officer _____

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PROJECT: PROPOSED HOUSE G. SCHOLZ ELEVATIONS	SCALE: 1:100	DRAWN BY: GS	CHECKED:
	DATE: 08.08.98	SHEET NO: 3	OF: 6
1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING THE WORK 2. ALL WORK IS TO BE IN ACCORDANCE WITH NZS 3604 AND THE NZ BUILDING CODE 3. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS			
© conecta			

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PROJECT:

PROPOSED HOUSE G. SCHOLZ
TYPICAL CROSS SECTIONS

SCALE:

1:50

DRAWN BY:

G.S.

CHECKED:

OF:

DATE:

08.08.98

SHEET NO:

4

OF:

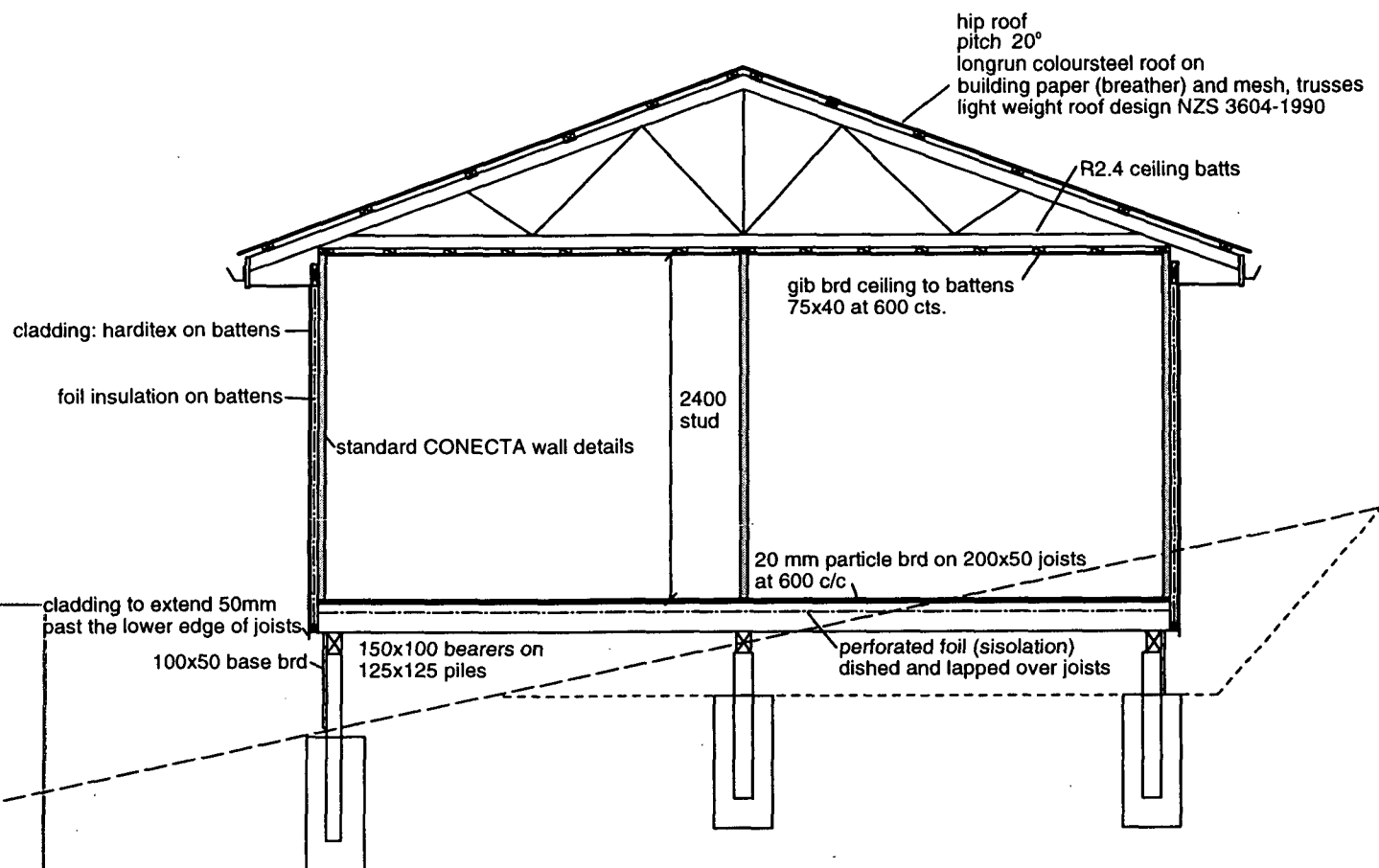
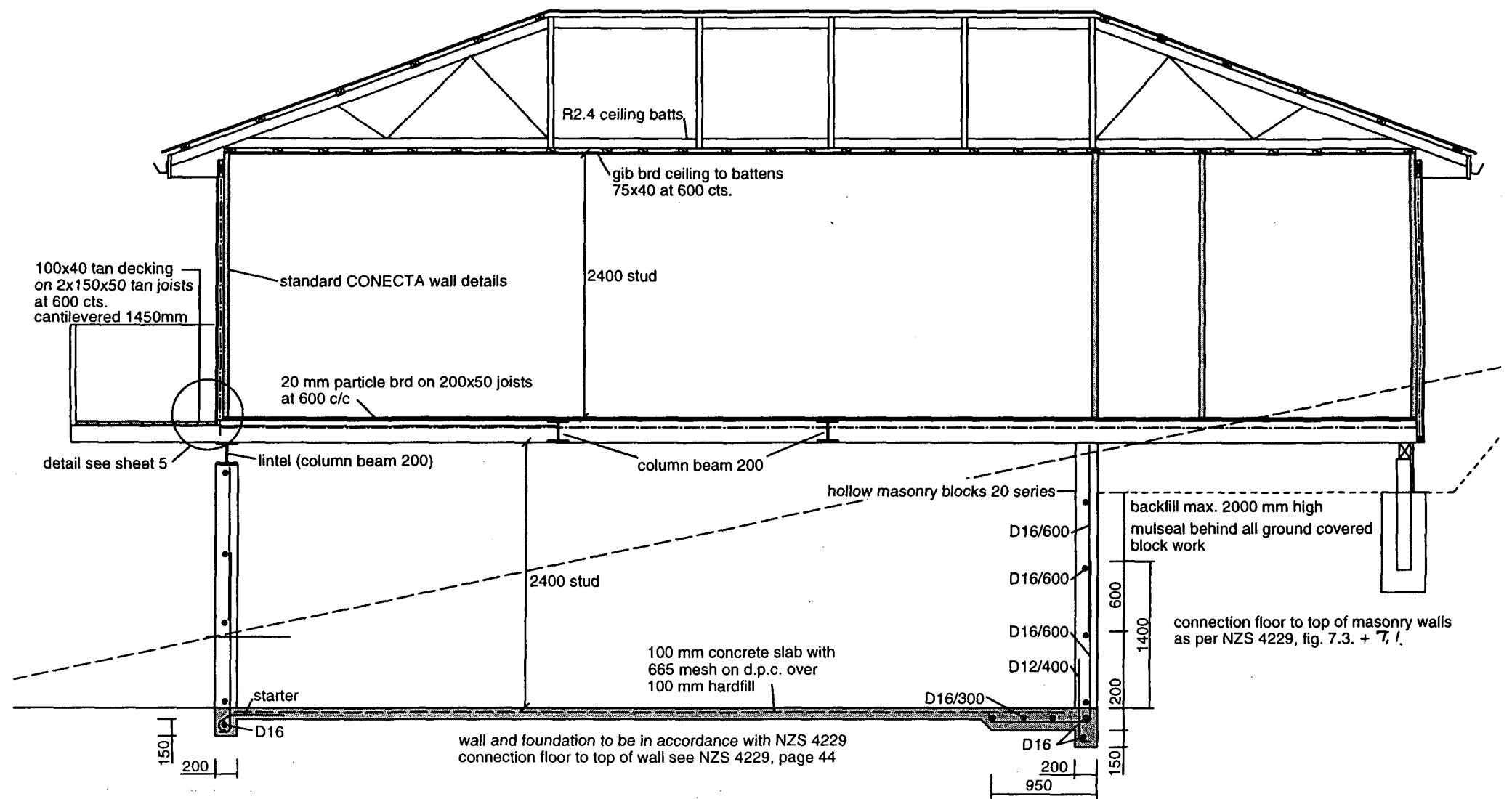
6

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING THE WORK
2. DRAWINGS ARE TO BE IN ACCORDANCE WITH NZS 4229 AND THE BUILDING CODE
3. DRAWINGS ARE TO BE IN ACCORDANCE WITH NZS 4229 AND THE BUILDING CODE

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PLANS APPROVED SUBJECT TO ALL
REQUIREMENTS OF THE BUILDING ACT
1991 BEING FULLY COMPLIED WITH

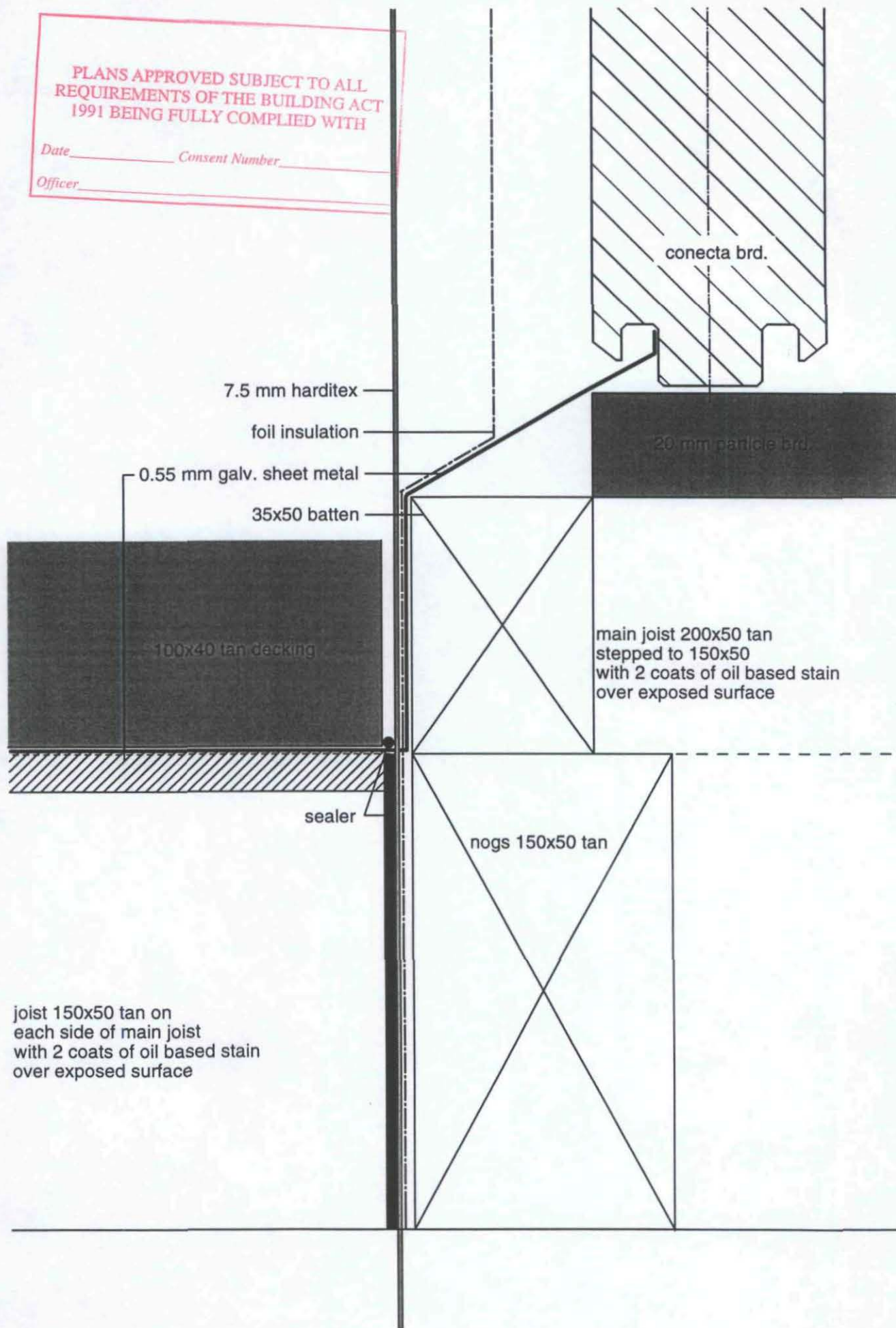
Date _____
Officer _____
Consent Number _____



PLANS APPROVED SUBJECT TO ALL
REQUIREMENTS OF THE BUILDING ACT
1991 BEING FULLY COMPLIED WITH

Date _____ Consent Number _____

Officer _____



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PROJECT:

DETAIL WEATHERING JOISTS
THROUGH CLADDING

SCALE:

not to scale

DRAWN BY:

G S

CHECKED:

DATE :

08.08.98

SHEET NO:

5

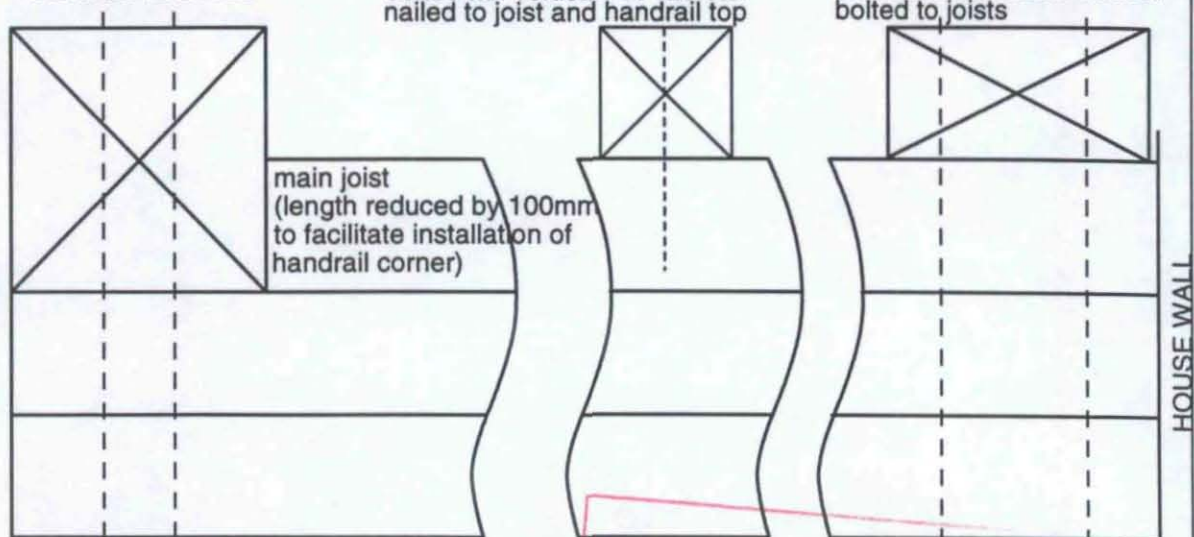
OF:

6

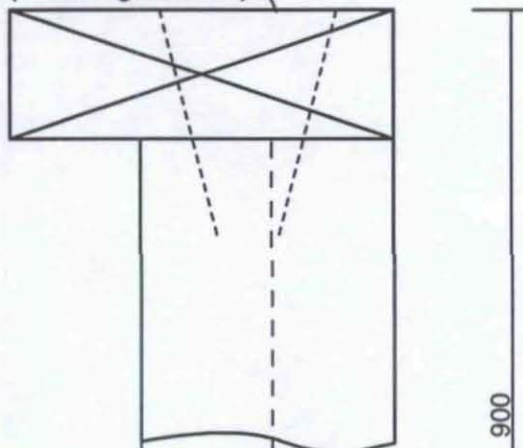
© conecta

1 CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING THE WORK
2 ALL WORK IS TO BE IN ACCORDANCE WITH NZS 3804 AND THE NZ BUILDING CODE
3 DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS

CORNER DETAIL

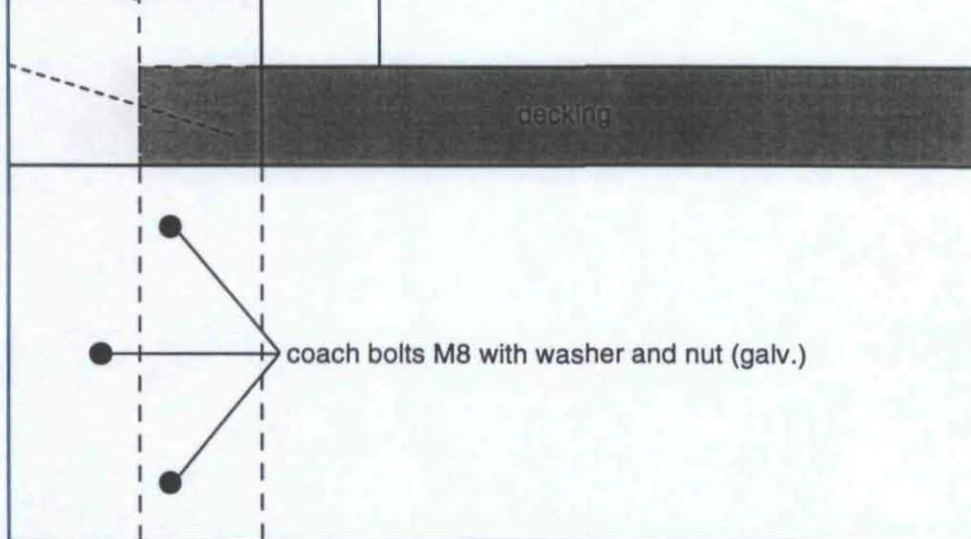


150x50 tan hanrail top
nailed to verticals
(100mm galv. nails)



50x50 tan verticals at 120 cts.

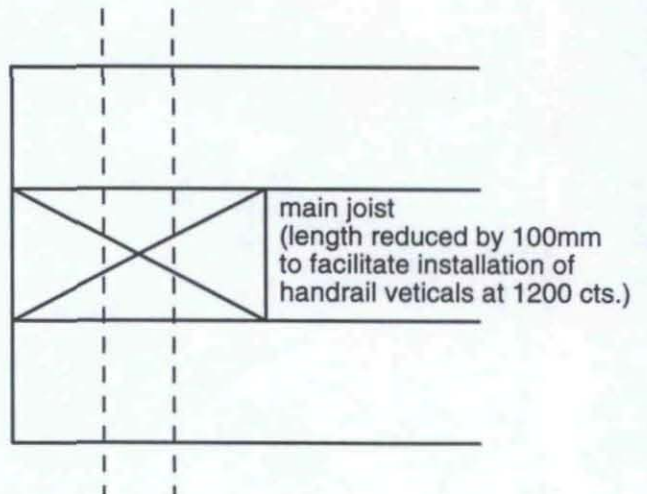
100x50 tan handrail verticals
bolted to joists 1200 cts.



coach bolts M8 with washer and nut (galv.)

PLANS APPROVED SUBJECT TO ALL
REQUIREMENTS OF THE BUILDING ACT
1991 BEING FULLY COMPLIED WITH

Date _____ Consent Number _____
Officer _____



conecta®

PROJECT:

DETAIL HANDRAILS

SCALE:

not to scale

DRAWN BY:

G S

CHECKED:

DATE :

08.08.98

SHEET NO:

6

OF:

6

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