

Enhancing the quality of the environment



ENVIRONMENTAL SERVICES

WANGANUI DISTRICT COUNCIL

APPLICATION for P.I.M / Building Consent

This application is for a: (tick the appropriate box)

- Project Information Memorandum - PIM (preliminary application for a Building Consent)
- Building Consent

BC 11037

Owner

Name: KEELTY 33166

Mailing Address: 11 GUMTREE RISE

Phone:

Contact Person

Name: LEE REGAN

Phone: 3458131

Fax: 3458131

Project

Description of PROJECT and USE: PERGOLA AND TRELUS SCREENING

Project Location

Street Address/Rural No.: 11 GUMTREE RISE

Durable Life of Project (please tick ONE box only)

- 5 Years
- 15 Years
- Indefinite but not less than 50 Years
- Other (please state):

Value of Project Work

(include all labour & materials)

\$ 4,000 (Incl. G.S.T)

Fees & Key Personnel

Consent Fees to be paid by? LEE REGAN

Code Compliance Certificate to be sent to? OWNER

Builder(s) LEE REGAN - BUILDER

Craftsman Plumber N/A

Registered Drainlayer N/A

Floor Area of Project

New Residential Dwellings or New Commercial Only m²

Signed by (or on behalf of) the applicant

Signature: [Signature]

owner, (b) builder, plumber, designer, agent

(circle appropriate one)

Date: 6/13/97

Office use only

LEGAL DESCRIPTION

WDC Property No. 14552

Valuation Roll No. 1318520800

Lot(s) 12 DP 79258

Section Block

Survey District

FEES APPLICABLE

Building Consent Application	\$ <u>45.00</u>
Building Consent Issue	\$
P.I.M	\$
Non-Notified Appl. Fee	\$
Prepaid Crossing	\$
Prepaid Sewer Connection	\$
Prepaid Water Connection	\$
Stormwater Connection	\$
Building Research Levy	\$
BIA Levy	\$
Additional Charges	\$

Total Fees (Incl. G.S.T) \$

Return application to:
 Technical Officer
 Environmental Services
 Wanganui District Council
 PO Box 637
 Wanganui

PTO

The information will be included in a Public Register of Consents issued which is available for public perusal under the Privacy Act 1993 section 54. This may result in receipt by the 'Owner' of trade advertising.

101 Guyton Street P.O.Box 637 Wanganui New Zealand Phone 06 345 8529 Fax 06 348 1836

● PARKING ● ANIMAL CONTROL ● PLANNING ● LIQUOR LICENSING ● BUILDING CONTROL ● ENVIRONMENTAL HEALTH

Project Details

The project involves the following:

(tick each applicable box, if any, and attach two (2) copies of any relevant information)

- (1) Location in relation to legal boundaries, and external dimensions of new, relocated or altered buildings
- (2) New provisions to be made for vehicular access and on-site parking, ie: a new crossing
- (3) Provisions to be made in building over or adjacent to any road or public place, ie: hoardings, signs
- (4) New provisions to be made for disposing of stormwater and wastewater
- (5) Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains
- (6) New connections to public utilities, ie: new drainage or water connections
- (7) Provisions to be made for any demolition work, ie: the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities and suppression of noise
- (8) Any cultural heritage significance of the building or building site, including whether it is on a marae

Project Documents (provided with this application)

- Plans & Specifications
- (22) Producer Statements (ie: truss design, design review) - specify:
- (23) Other Documents - specify:

Inspections

- (26) By Wanganui District Council
- (27) Other - specify (ie: Design Engineer):

for office use only							
Unit	Checks				Inspections No.	Approved	
	Initials	Date	Initials	Date		Initials	Date
Administration	<i>[Signature]</i>	2/3					
Planning	<i>[Signature]</i>	2/3				<i>[Signature]</i>	2/3
Building	<i>[Signature]</i>	2/3				<i>[Signature]</i>	2/4
Drainage							
Water							
Structural							
Plumbing/Drainage						<i>[Signature]</i>	2/3
Roading							
Health							
Dangerous Goods							
Approved for issue of PIM/Building Consent							
District Building Controller: <i>[Signature]</i>						Date: 02 APR 1997	

Development Checksheet

Residential

Property Address:						
Project:				Site Area:		
	Operative Plan			Proposed Plan		
Rule	Required	Provided	O.K.	Required	Provided	O.K.
Coverage						
Maximum Height						
9m x 9m Triangle						
Front Boundary						
Side Boundary						
Side Boundary						
Rear Boundary						
Separation of Units						
Outdoor Living						
Storage						
Parking						
Access						
Dimensions/ Easements						/

Comments: _____



10 MAR 97

LEE REGAN
12 BULLOCK DRIVE
WANGANUI

Dear Sir or Madam

RE : 11 GUMTREE RISE
ADD PERGOLA & TRELIS SCREENING TO DWELLING

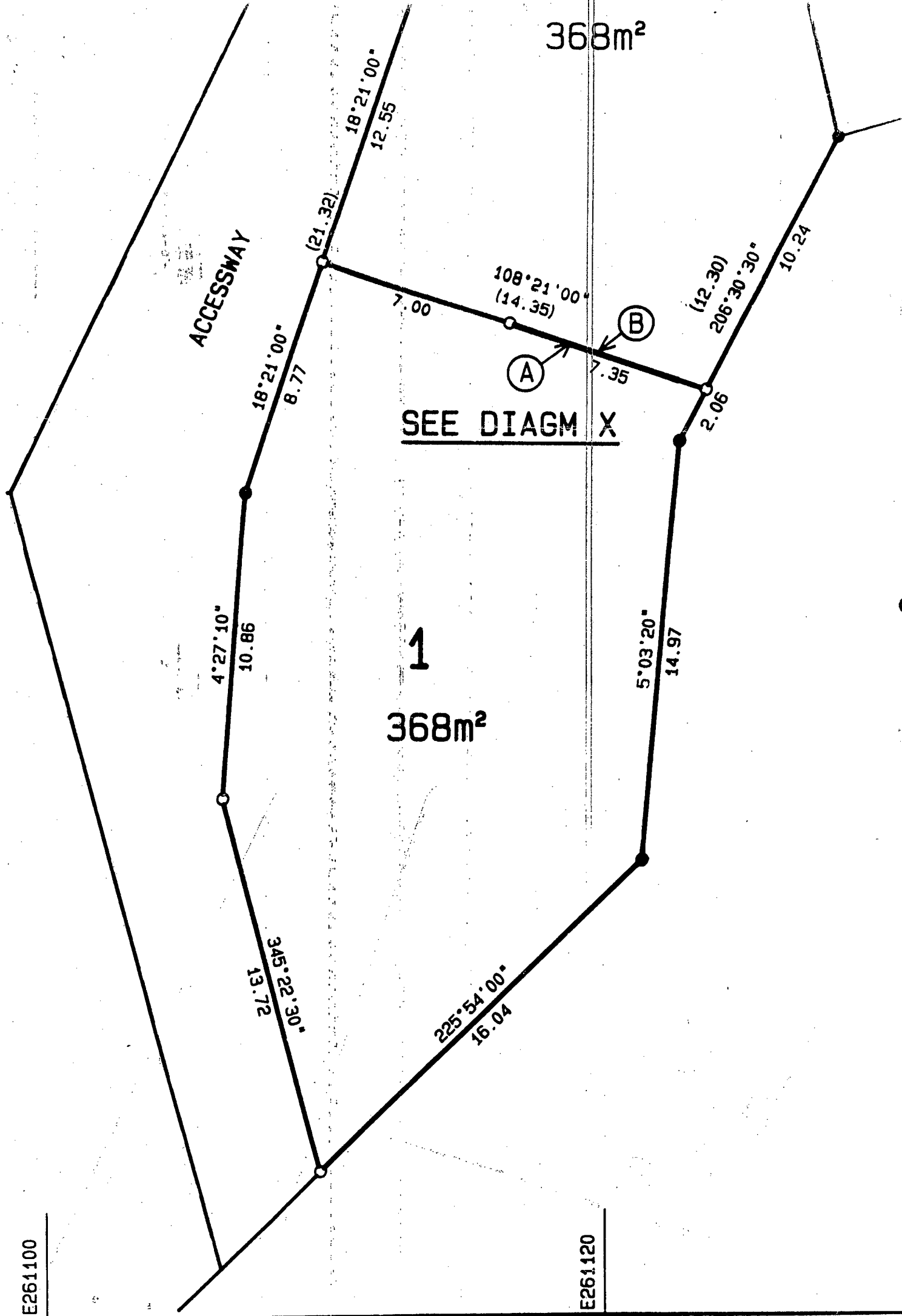
I acknowledge receipt of your building application for the above work. A perusal of the plans and specifications raises the following comments.

- Accurate site plan please. Boundaries shown on plan do not equate with the Deposited plan (copy attached). (JS)
- Please provide further details for fixing of rafters to fascia and soffit. (AV)

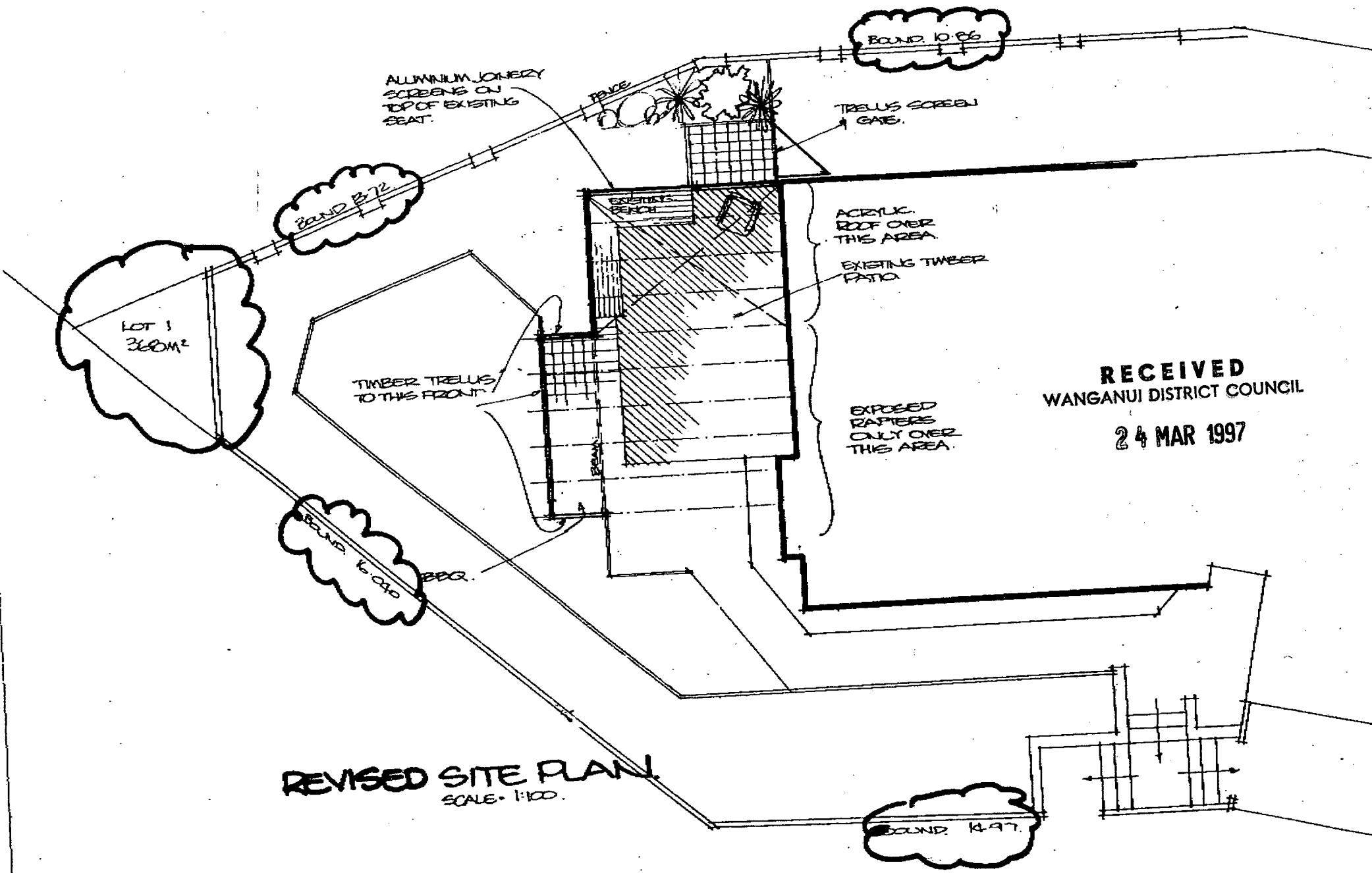
Receipt of your advice regarding the above comments will enable your application to be further considered. Please quote project number 11037.

Yours faithfully

Technical Officer



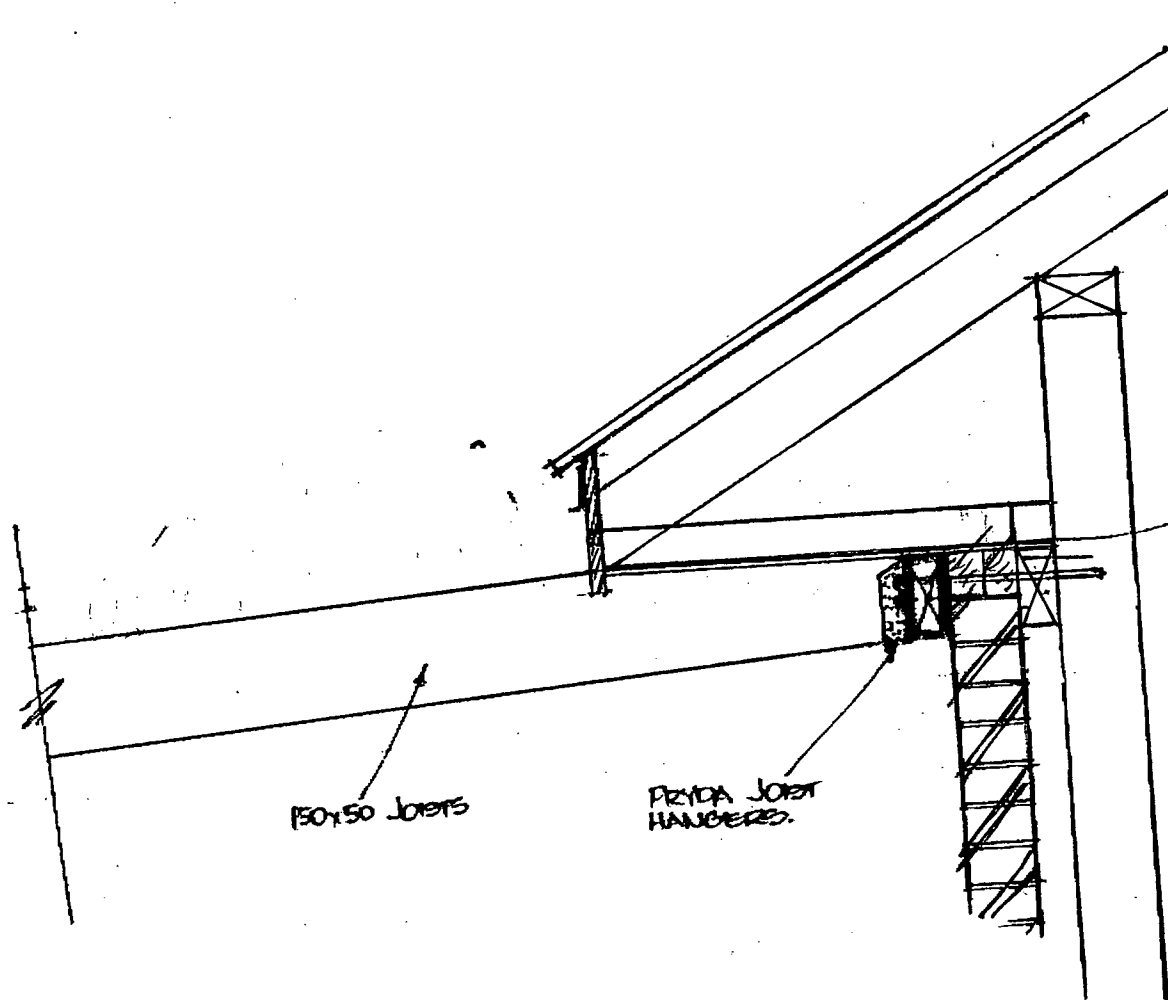
SITE PLAN
SCALE = 1:100.



REVISED SITE PLAN
SCALE = 1:100.

RECEIVED
WANGANUI DISTRICT COUNCIL

24 MAR 1997



REMOVE EXISTING TOP
 BRICK. FIX 100x50 TO STUDS
 THRU TOP ONLY. SKEW NAIL
 TO SOFFIT DWANES AND 100x50
 SOLID PACKERS TO FILL CAVITY
 FLUSH TO BRICK FACE.
 FIX 100x50 THRU PACKERS / 100x50
 INTO EXISTING STUDS USING
 260 x 12 mm GALV COACH
 SCREWS @ 900 CRS MAX
 USE 45mm SQUARE WASHERS
 FIX RAFTERS VIA PRYDA
 JOIST HANGERS TO 100x50

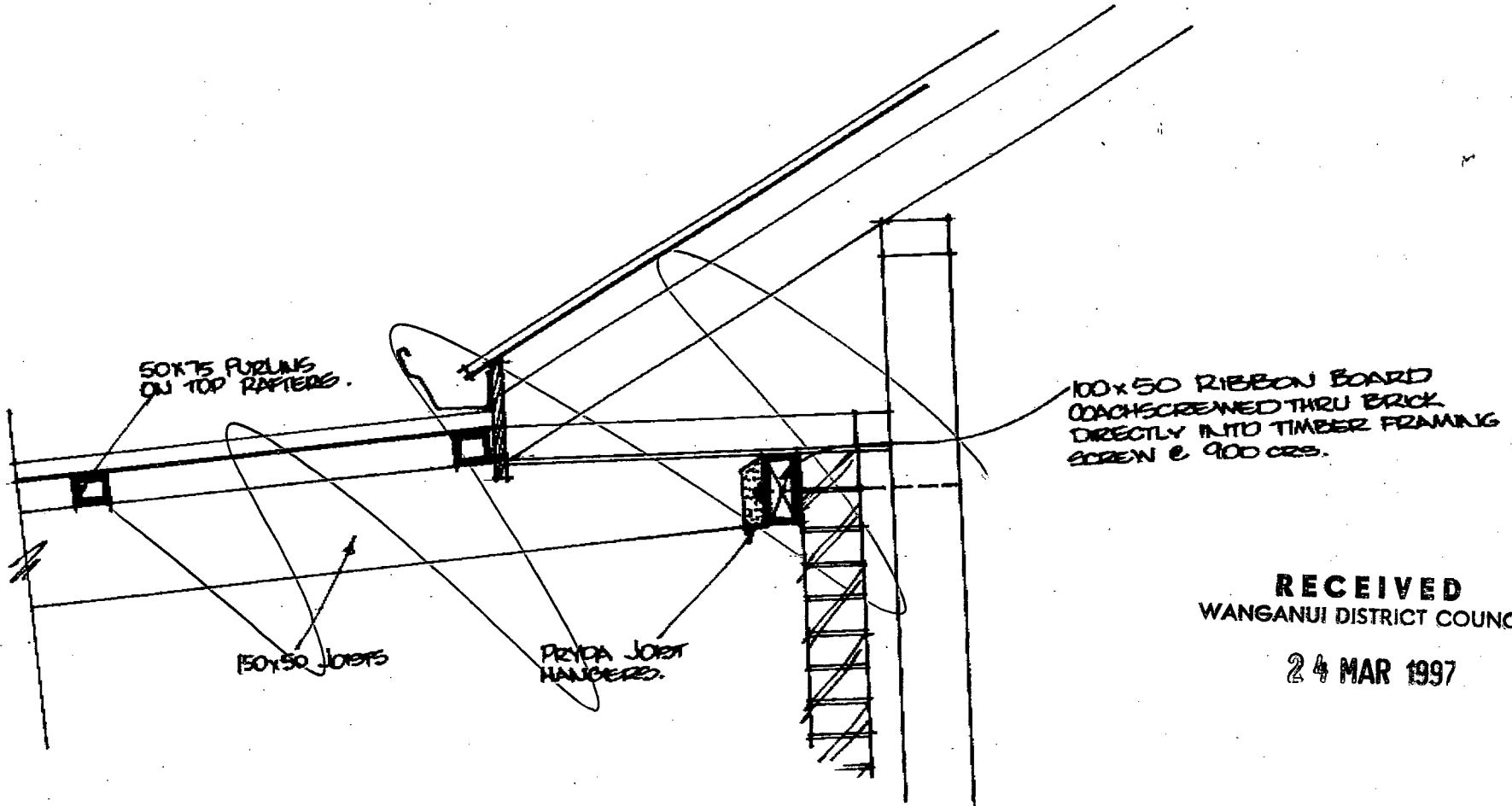
150x50 JOISTS

PRYDA JOIST
 HANGERS.

Amended
 DETAIL

L. Regan 2/4/97

KEELTY PERGOLA - FIXING DETAIL.

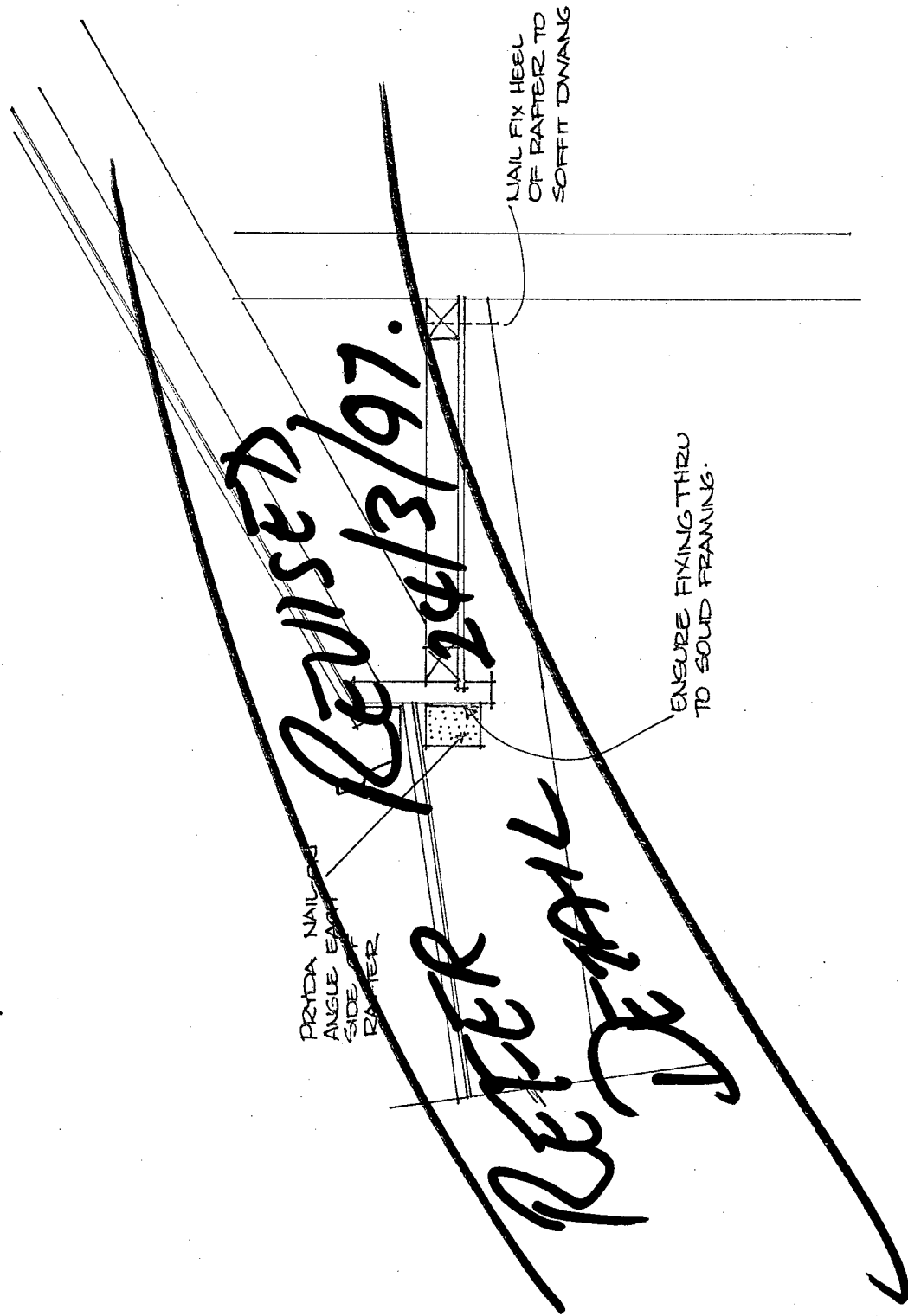


KEELTY PERGOLA - FIXING DETAIL.

RECEIVED
WANGANUI DISTRICT COUNCIL

24 MAR 1997

DETAIL FOR KEELTY
PERGOLA/FASCIA CONNECTION



NAILS

Use Pryda Product Nails or equivalent (30mm x 3.15mm diameter Flat Head galvanised nails)

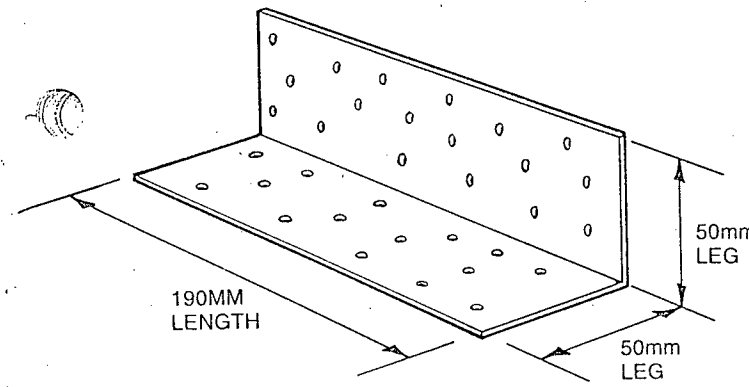
12 Nails required in each flange (48 per JH or pair of JHS)

12 Nails required in horizontal tab when joist hanger is designed for lateral loads (6 in each member).

Radiata Pine or Douglas Fir.

Load Direction	Characteristic Load (Capacity)	Design Loads (Limit States Design) kN		
		Permanent	Medium	Brief
Vertical	28.8	13.8	18.4	23.0
Lateral	7.2	3.4	4.6	5.7

NAIL-ON ANGLE

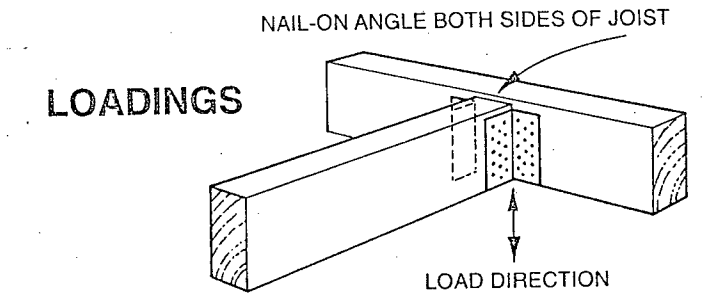


MATERIAL: 1.0mm G250 Z275 galvanised steel coil.

HOLES: ø 3.6mm.

PRODUCT CODE: NPA.

PACKED: 25 per carton.



NAILS

Use Pryda Product Nails (30mm x 3.15mm diameter Flat Head galvanised nails) or equivalent.

Use 75 x 3.15 diameter Flat Head nails when nailing into poles.

40 Nails required per angle – 20 nails in each flange.

SPECIFICATIONS

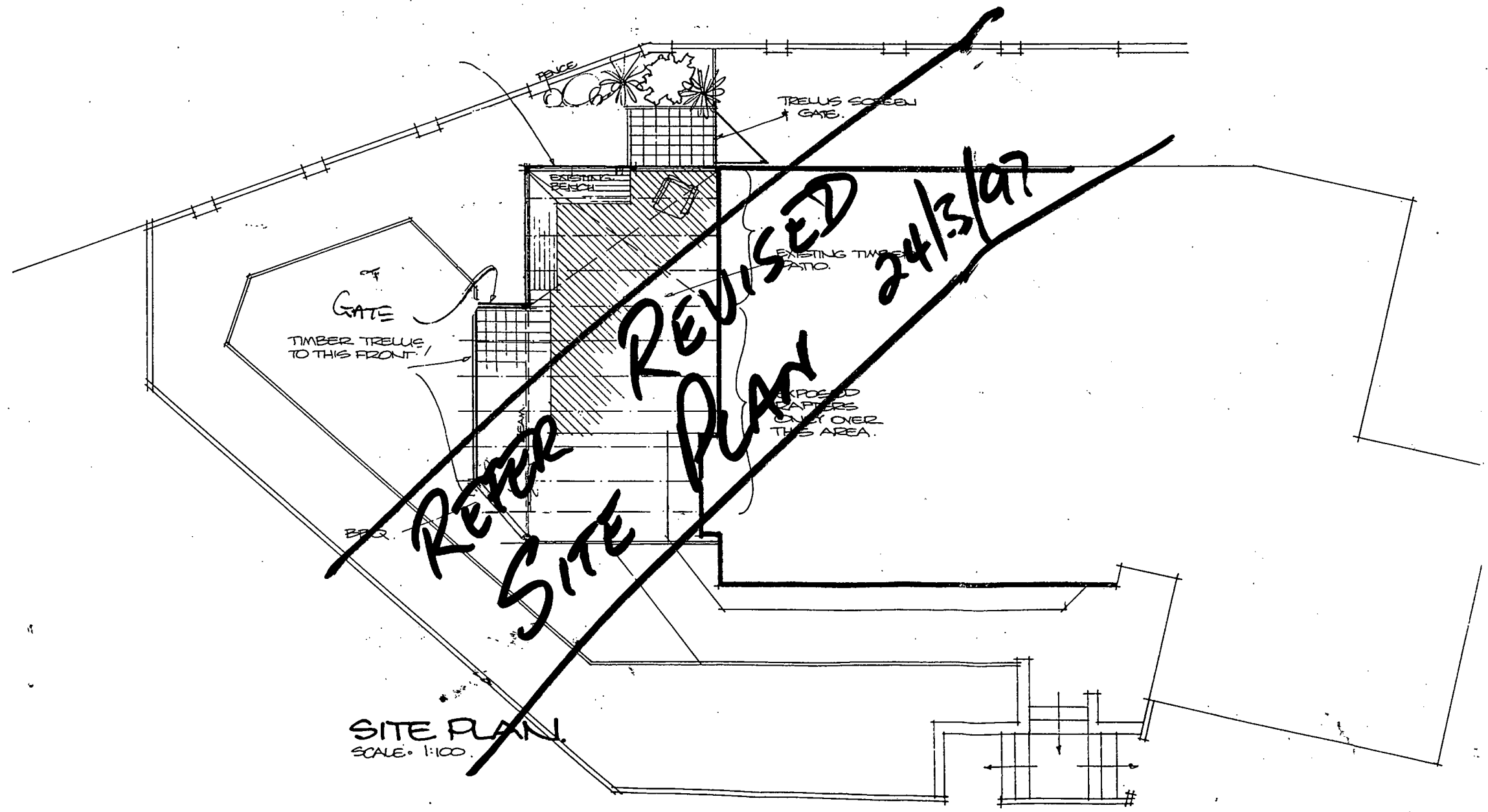
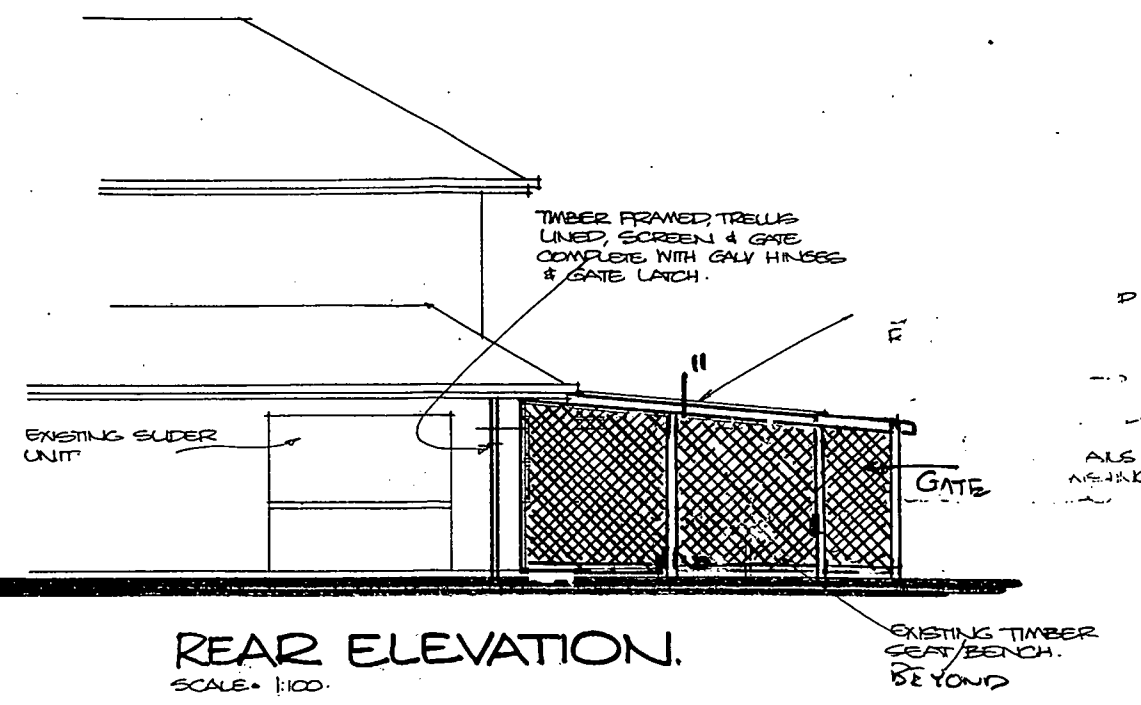
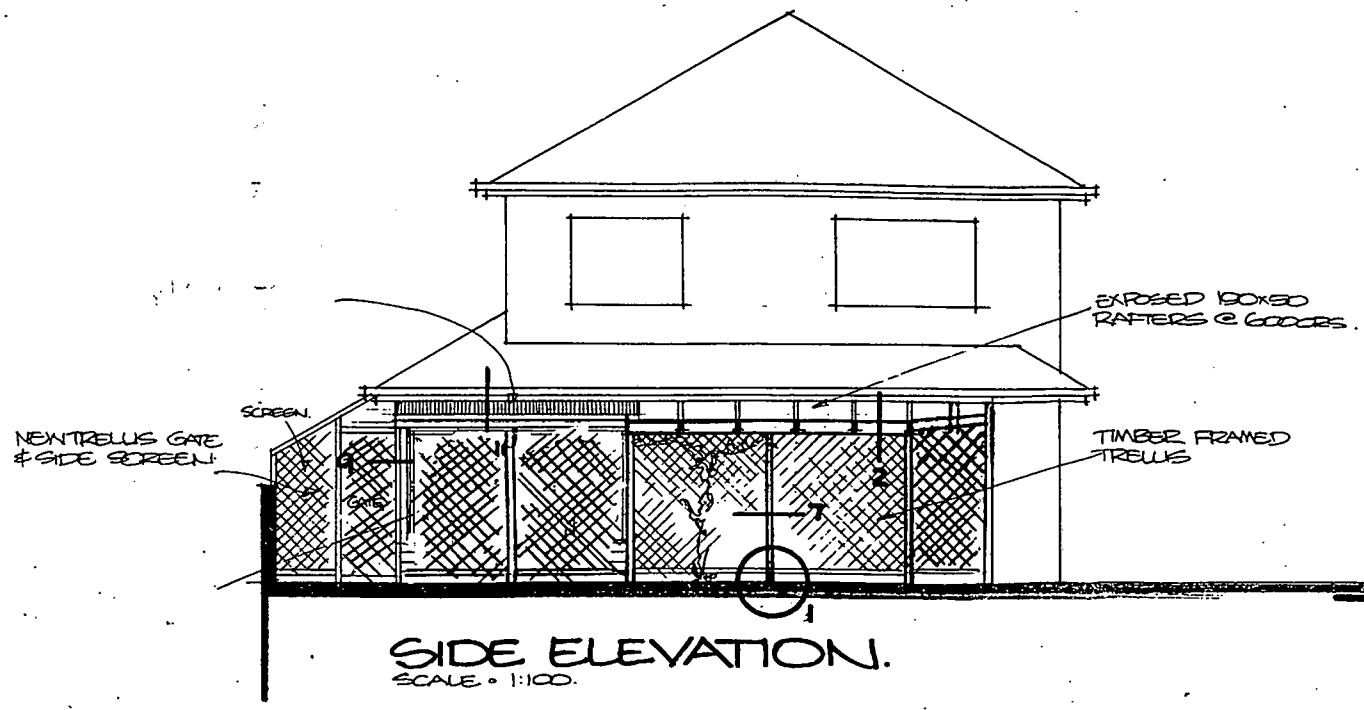
Pryda Nail-on Angle is manufactured from 190 x 100 x 1.0mm Nail-on Plate, folded in half along its length.

DESIGN LOADS

Design loads are for two Nail-on Angles per joint each fully nailed with 20 nails/flange into Green (MC ≥ 25%) No.1 Framing (F5) Radiata Pine or Douglas Fir.

Characteristic Strength (Capacity)	Design Loads (Limit States Design) kN		
	Permanent	Medium	Brief
48.0	23.0	30.7	38.4

RECEIVED
WANGANUI DISTRICT COUNCIL
24 MAR 1997



KEELTY PERGOLA.
 11 GUMTREE RISE - WANGANUI.

Grant Casey
DESIGNS

architectural design & plan draughting
 11 monowai place wanganui nz
 phone (06) 343-9152 fax (06) 343-9150

Date: 12 DEC 1996
 Job: 96165.
 Sheet: SNº 1.

DETAIL 10 - FACING BEAM.

SCALE 1:2

"LUMBER" EX 150x50 JOIST/OUTRIGGERS @ 600 CRS.

300x100 BEAM REBATED ON BOTTOM EDGE FOR JOINERY.

50x50 RAFTERS BUTED INTO FACE OF BEAM.

4.5MM HARDIFLEX FASCIA FIXED OVER BEAM.

DETAIL 9 - POST JUNCTION.

SCALE 1:5

100x100 P&G H3 POST REBATED FOR JOINERY.

CORRUGATED "SMOKED" ACRYLIC ROOFING DRILLED & TECHSCREWED.

150x50 EXPOSED H3 P&G PINE RAFTERS @ 600 CRS.

50x50 PURLINS, AS ABOVE, @ 750 CRS CUT BETWEEN RAFTERS

NEW POWDERCOATED ALUMINIUM JOINERY UNIT - NO JAMBLINEERS

HEAD & CRASHRAIL TO MATCH EXISTING

6-23MM BONDGLASS TO ALL PANEES.

ACRYLIC CORR. SHEET. ROOF WEDGED UNDER EXISTING SPROUTING

50x50 PURLINS @ 750 MM CRS

150x50 RAFTERS @ 600 CRS

300x50 END RAFTER, REBATED FOR JOINERY.

4.5MM HARDIFLEX FACING FIXED OVER RAFTER & JOINERY.

DETAIL 10.

DETAIL 11.

DETAIL 9.

WINDOWS DELETED
REPLACE WITH LATTICE/TRELLIS
SCREENS/POSTS

DETAIL 8.

DETAIL 11 - FASCIA PERGOLA.
SCALE 1:5.

CROSS SECTION THRU COVERED AREA.

SCALE 1:25.

300x100 BEAM.

LUMBERLOCK OR FRYDA SBK 22 STRAPS EITHER SIDE OF POST & BEAM. BOLT THRU WITH 4/M2 GALV. COACHBOLTS

DETAIL 4 - POST/BEAM JUNCTION.

SCALE 1:5

100x100 POST.

100x100 POST.

JOINERY UNIT.

DETAIL 8 - SEAT/WINDOW JUNCTION.

1:5.

KEELTY PERGOLA.

11 GUMTREE RISE WANGANUI.

Grant Casey
DESIGNS

architectural design & plan draughting

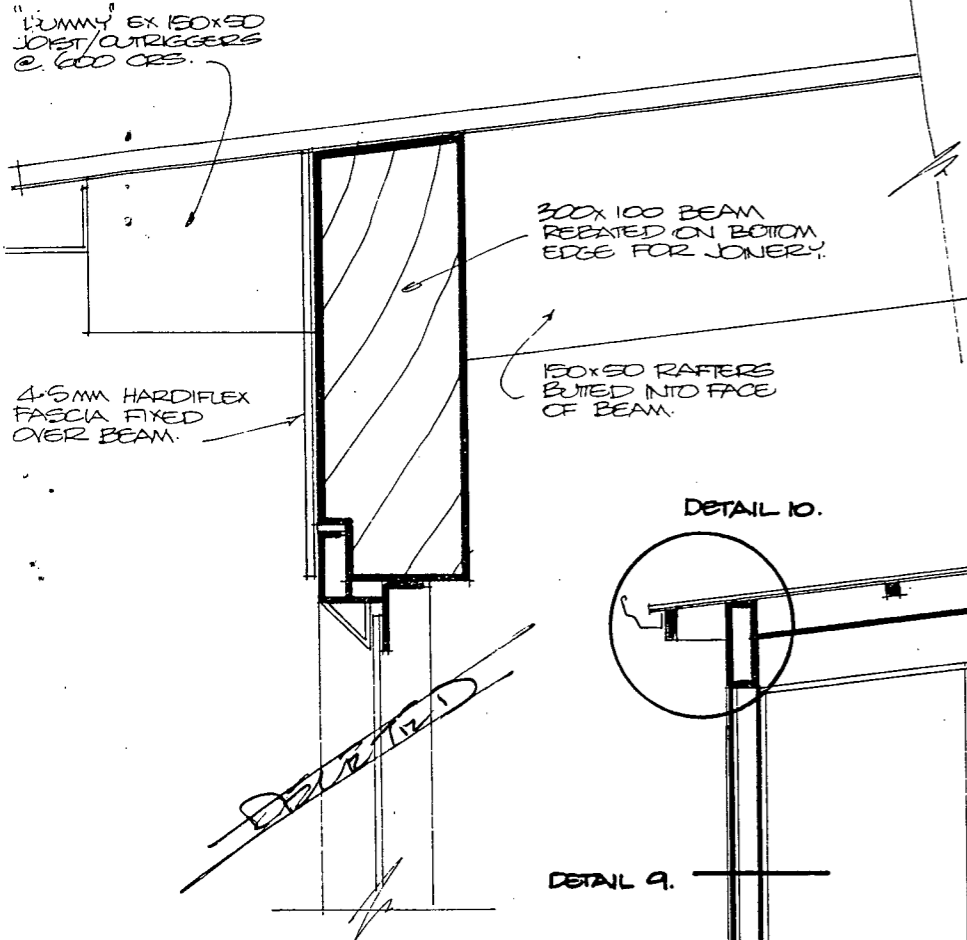
11 monowai place wanganui nz
phone (06) 343-9152 fax (06) 343-9150

Date: 12 DEC. '06

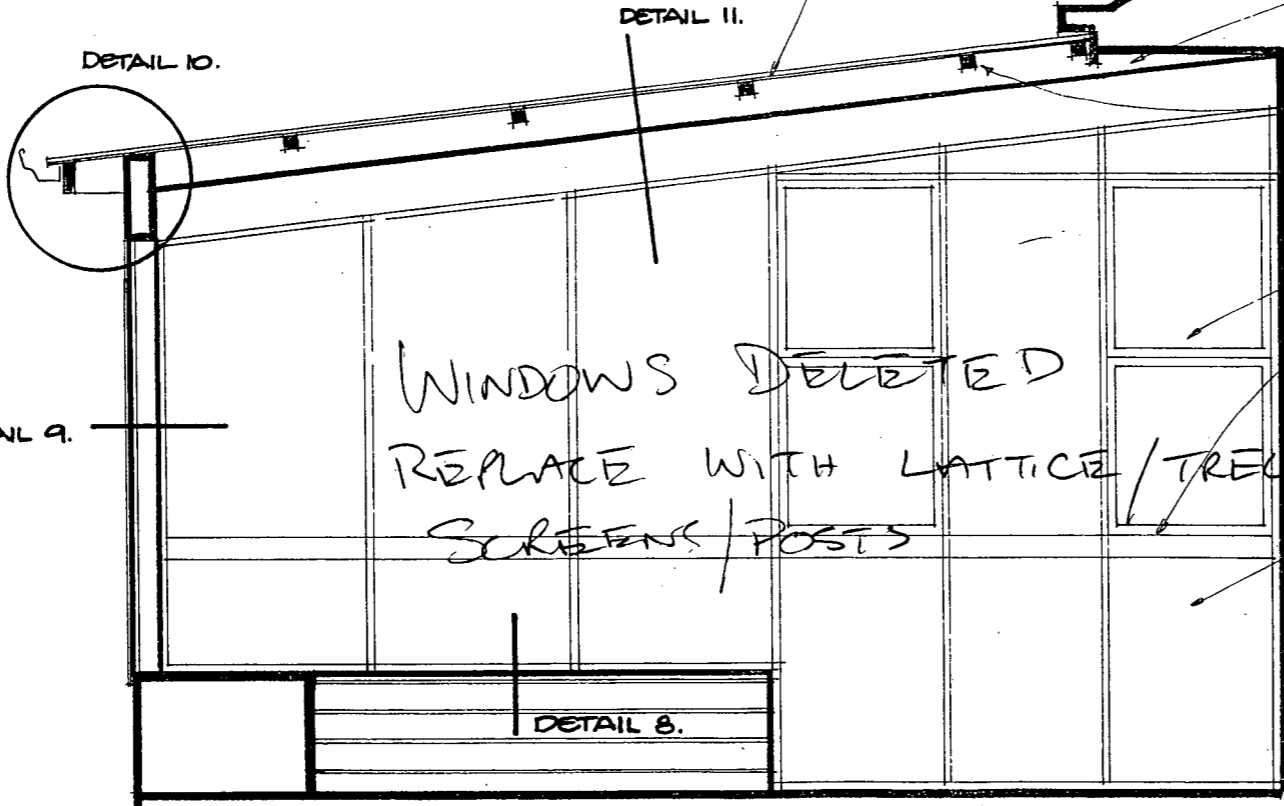
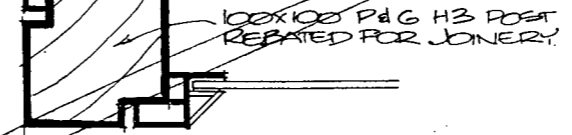
Job: 96165.

Sheet: N: 3.

DETAIL 10 - FACING BEAM.
SCALE 1:2



DETAIL 9 - POST JUNCTION.
SCALE 1:5



CROSS SECTION THRU COVERED AREA. SCALE 1:25.

CORRUGATED "SMOKED" ACRYLIC ROOFING DRILLED & TECHSCREWED.

150x50 EXPOSED H3 P&G PINE RAFTERS @ 600 CRS.

50x50 PURLINS AS ABOVE @ 750 CRS CUT BETWEEN RAFTERS

NEW POWDERCOATED ALUMINIUM JOINERY UNIT - NO JAMBLINEERS

HEAD & CRASHRAIL TO MATCH EXISTING

6-38MM BONDGLASS TO ALL PANEES.

ACRYLIC CORR. SHEET. ROOF WEDGED UNDER EXISTING SPROUTING.

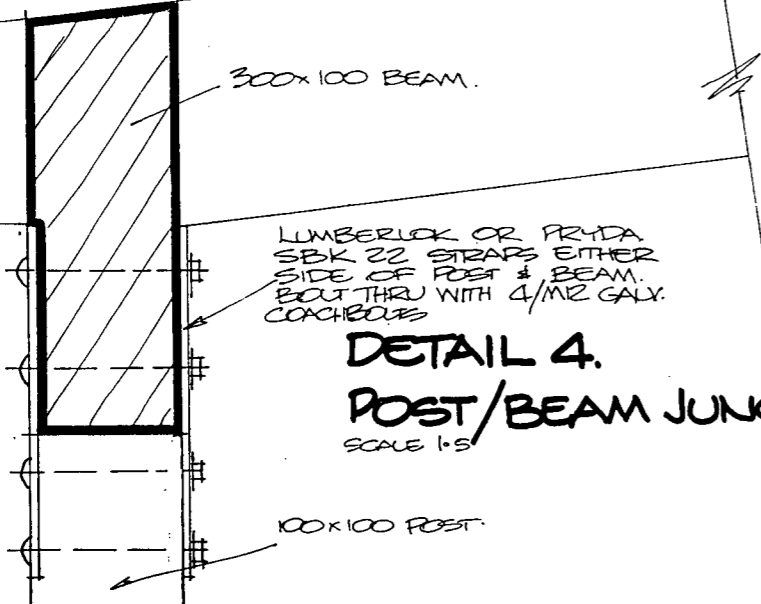
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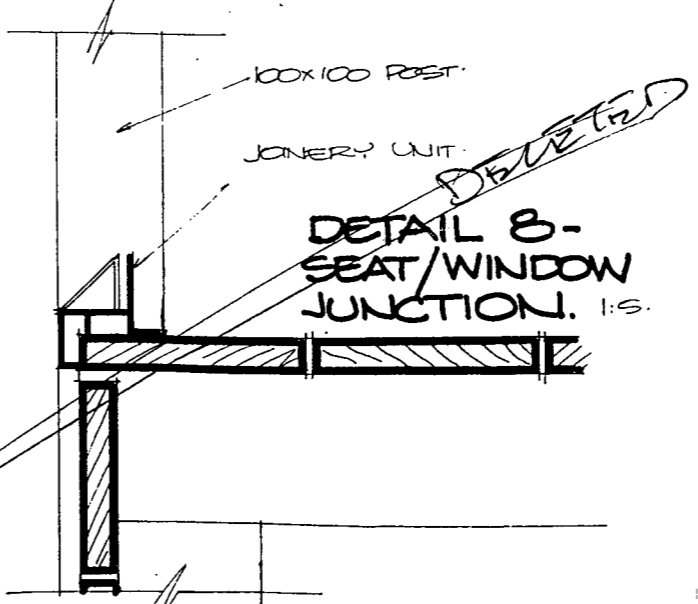
300x50 END RAFTER REBATED FOR JOINERY.

4.5MM HARDIFLEX FACING FIXED OVER RAFTER & JOINERY.

DETAIL 11 - FASCIA PERGOLA.
SCALE 1:5.



DETAIL 4 - POST/BEAM JUNCTION.
SCALE 1:5



DETAIL 8 - SEAT/WINDOW JUNCTION. 1:5.

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