

LOVEGROVE PROPOSED ALTERATIONS

210 GOODFELLOW ST, TE AWAMUTU

REFERENCE: NV12020

DATE: 16 OCTOBER 2012

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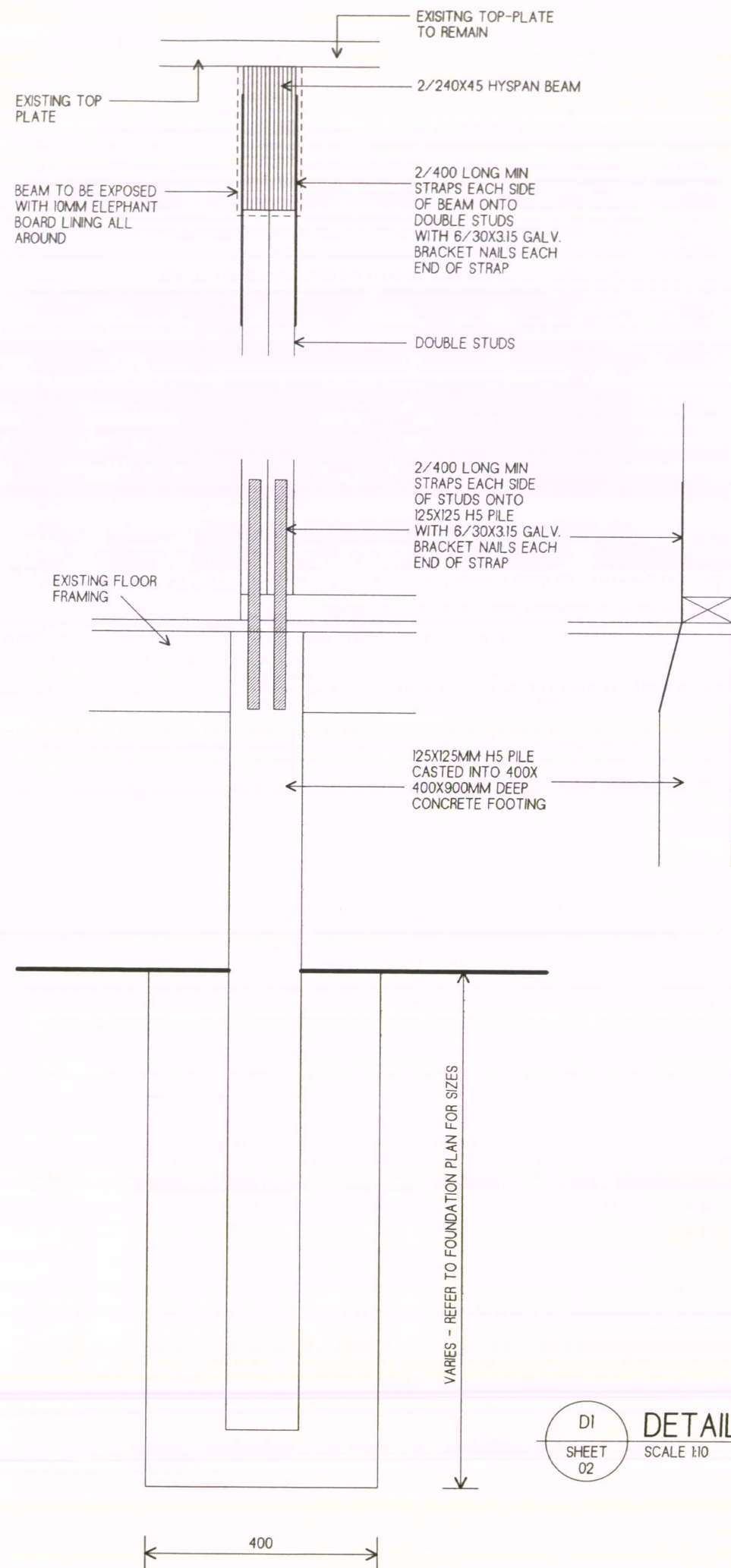
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Building Department
0773 / 12
Subject to conditions of
Building Consent No

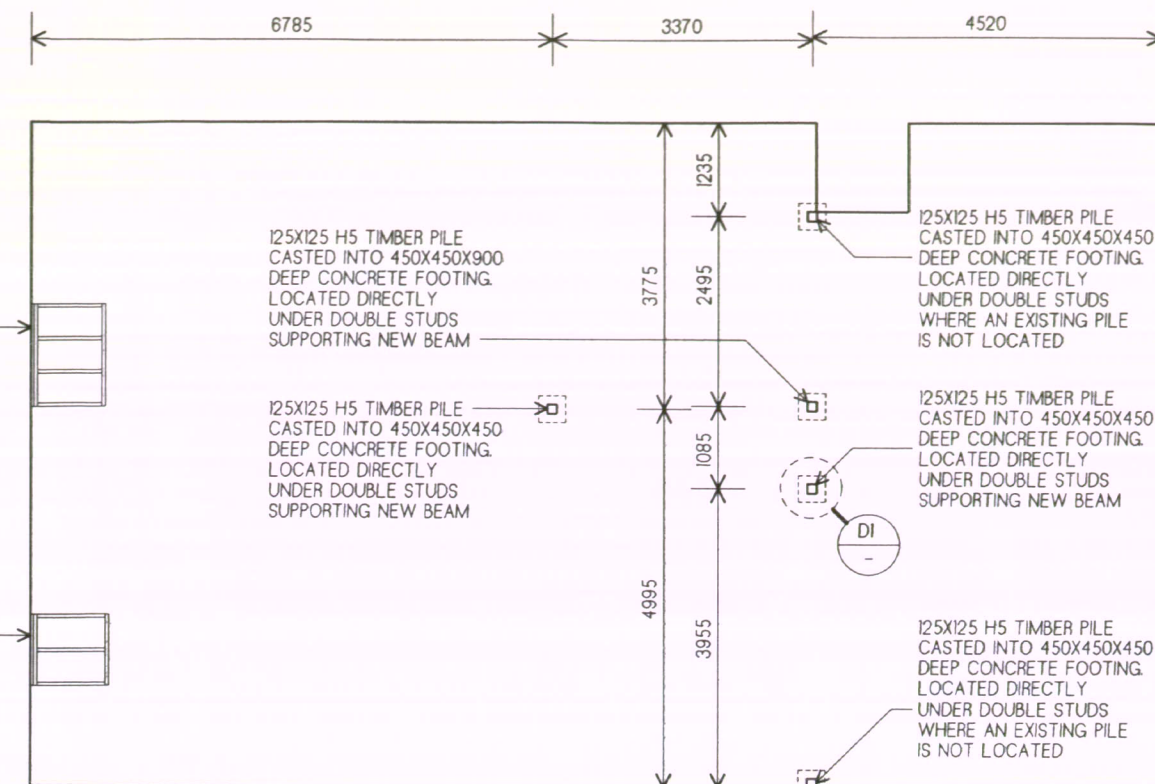


Jason kraayvanger
ph: 021 80 54 52 email: newvisionarchitecture@xnet.co.nz
Design concepts and construction plans

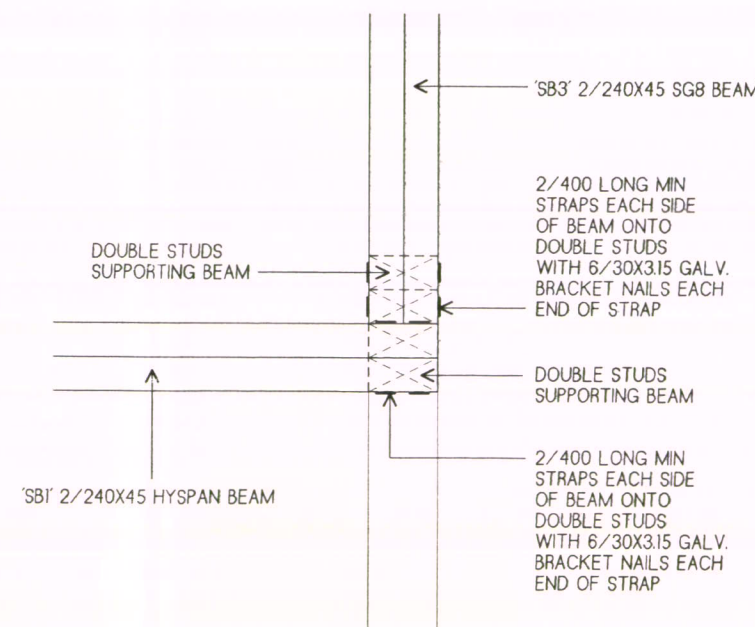


TIMBER JOISTS FORMING FLOOR INFILL OVER DPC OVER EXISTING CONCRETE PLINTH

TIMBER JOISTS FORMING FLOOR INFILL OVER DPC OVER EXISTING CONCRETE PLINTH



FOUNDATION PLAN
SCALE 1:100
ALL DIMENSIONS ARE TO FLOOR EGDE ONLY
PILE POSTIONS TO BE CONFIRMED ONSITE



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Jason kraayvanger
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PROPOSED ALTERATIONS TO LOVEGROVE RESIDENCE

Contractor to adhere to all building codes and standards including local authority regulations and bylaws.
These plans must be read in accordance with the specifications.
Contractor is fully responsible for waterproofing of the building. Any extra details required to be asked for in writing.
Check all dimensions on site before commencement of work. It is the responsibility of the contractor to verify on site all dimensions, prior to manufacture.
Figured dimensions to take precedence over scaled dimensions.

DRAWN: ABP

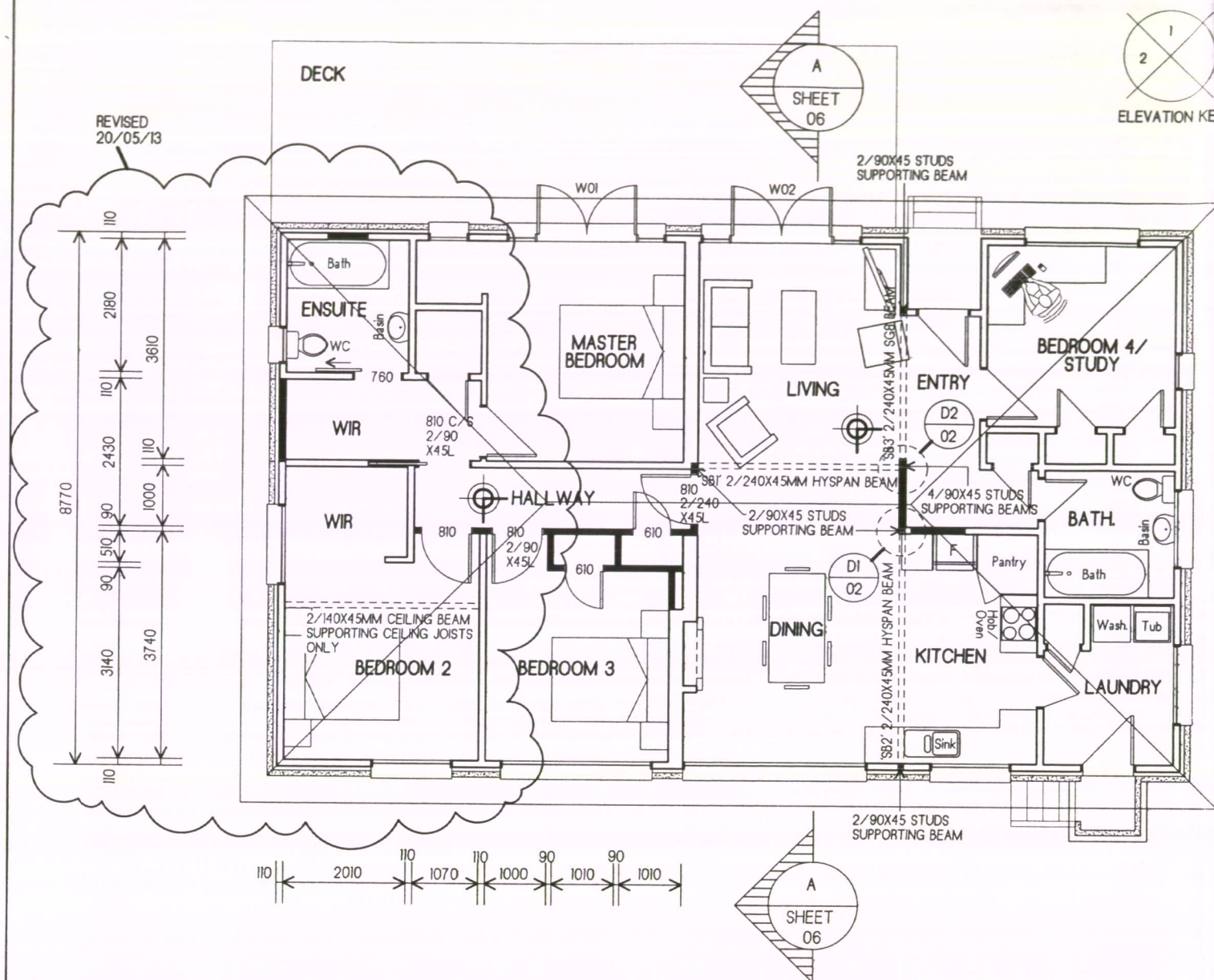
REFERENCE: NV12020

BUILDING CONSENT #1

DATE: 16/10/2012

REVISED:

SHEET: 02 OF 08 A3 SHEETS



FLOOR PLAN - PROPOSED
 SCALE 1:100
 AREA: 125 SQM.
 WIND ZONE: MED
 EQ ZONE: 1
 EXPOSURE ZONE: B

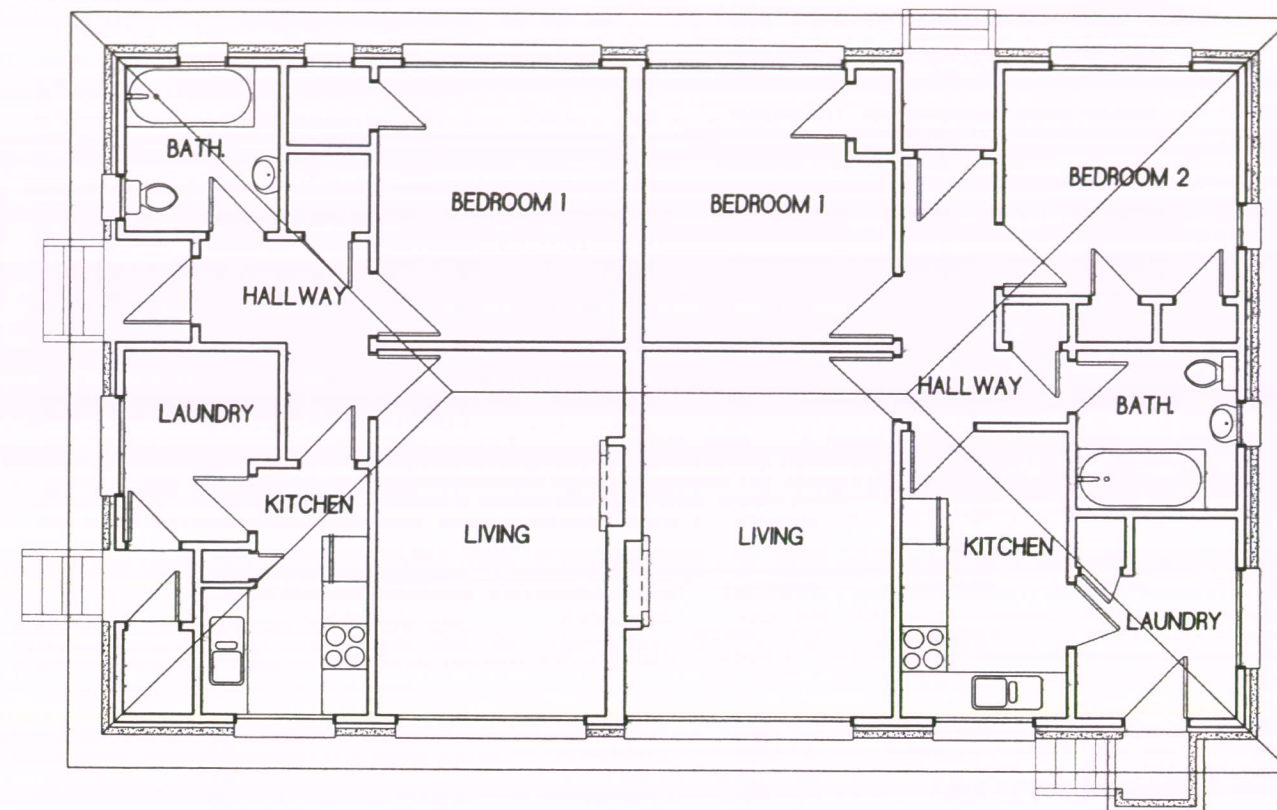
WINDOW & DOOR SIZE TABLE

WINDOW/ DOOR NO.	WINDOW/ DOOR SIZE	WINDOW/ DOOR SQM.	LINTEL SIZE
W01	2015X2580	5.2	2/290X45
W02	2015X2580	5.2	2/290X45
W03	615X950	0.6	2/140X45
TOTAL: 11.0			

TYPE I DOMESTIC SMOKE ALARM SYSTEM SPECIFICATION

- THIS SYSTEM IS BASED AROUND ONE OR MORE DOMESTIC RESIDENTIAL TYPE SMOKE ALARMS WITH INTEGRAL ALERTING DEVICES.
- SMOKE ALARMS SHALL BE LISTED OR APPROVED BY A RECOGNIZED NATIONAL AS COMPLYING WITH AT LEAST ONE OF: UL217, CAN/ULC S531, AS 3786, BS 5446: PART 1.
- THE SMOKE ALARMS MAY BE BATTERY POWERED AND ARE NOT REQUIRED TO BE INTERCONNECTED. A HUSH FACILITY HAVING A MINIMUM DURATION OF 60 SECONDS.
- SMOKE ALARMS SHALL HAVE A TEST FACILITY READILY ACCESSIBLE BY THE BUILDING OCCUPANTS. THIS FACILITY MAY BE LOCATED ON THE SMOKE ALARMS.

LOCATIONS OF NEW SMOKE DETECTORS AS PER ATTACHED SPECIFICATIONS



FLOOR PLAN - EXISTING
 SCALE 1:100
 AREA: 125 SQM.
 WIND ZONE: MED
 EQ ZONE: 1
 EXPOSURE ZONE: B

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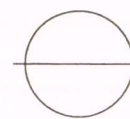
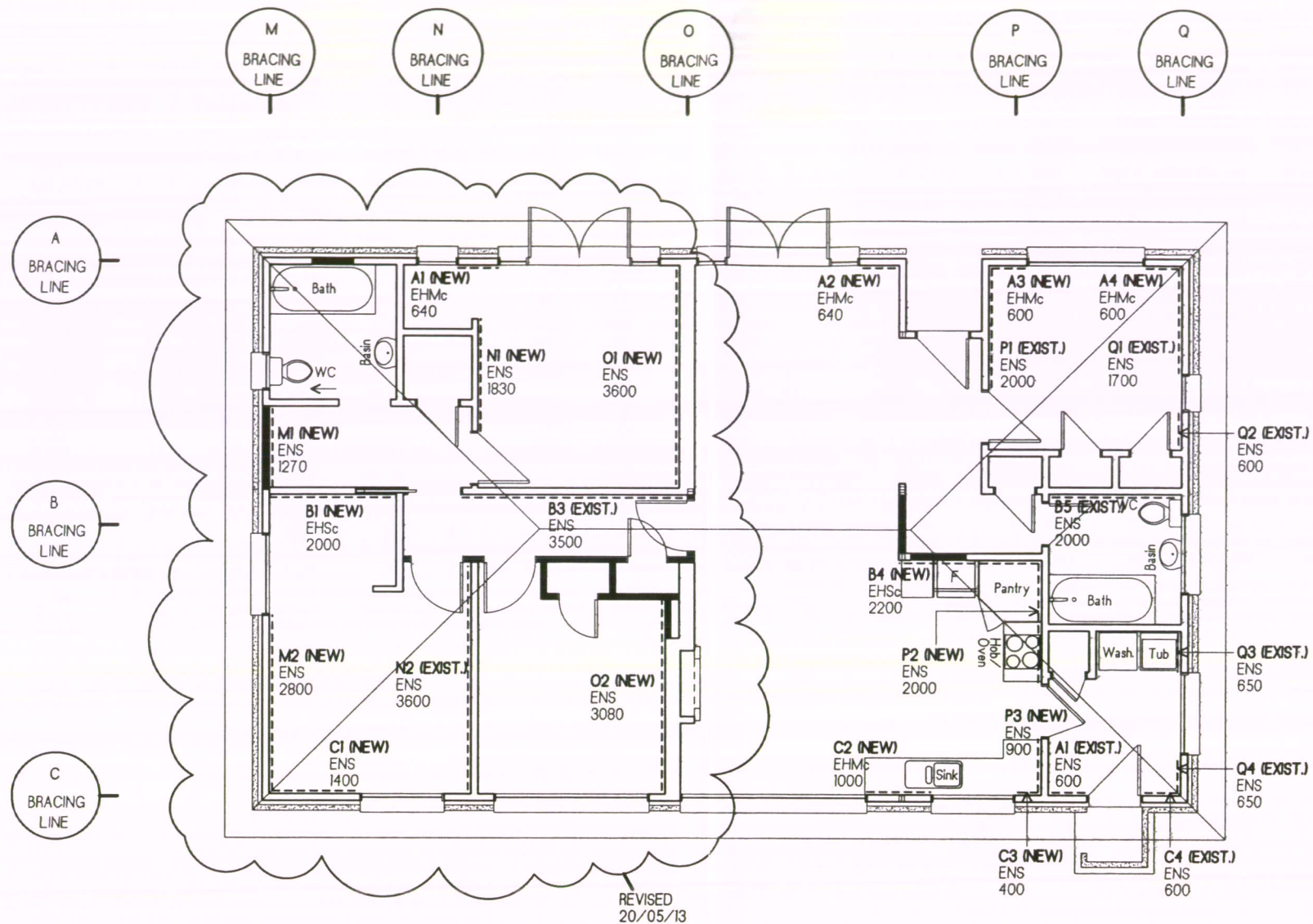
BUILDING CONSENT # BC 0074/12

PROPOSED ALTERATIONS TO LOVEGROVE RESIDENCE

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 Figured dimensions to take precedence over scaled dimensions.

DRAWN: ABP	REVISD:20/05/13
REFERECE: NV12020	SHEET: 03 OF 08 A3 SHEETS

BUILDING CONSENT #1
DATE: 16/10/2012



WALL BRACING PLAN

REFER TO THE SPECIFICATION FOR BRACING CALCULATIONS.
SCALE 1:100

LENGTH	14675MM
WIDTH	8770MM
AREA	125 M SQ
ROOF H	6200MM
EAVES h	3200MM
WIND	MED
EQ.	ZONE B

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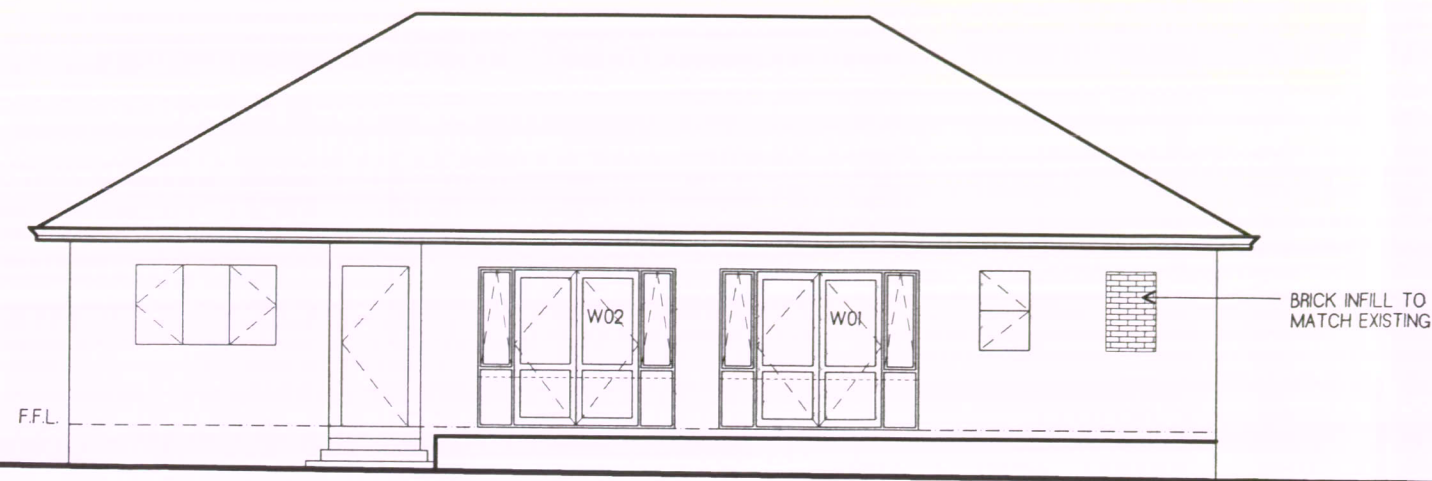
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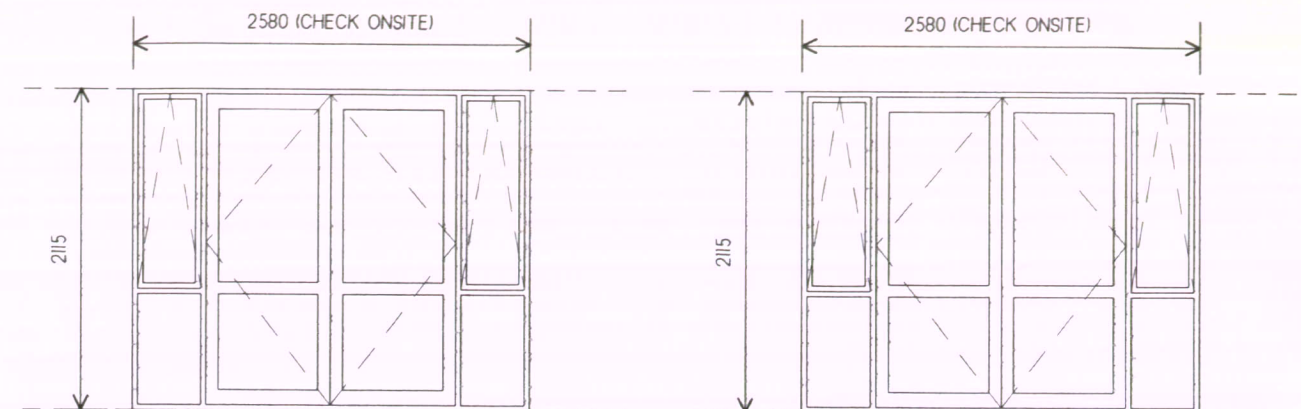
SHEET: 04 OF 08 A3 SHEETS



ELEVATION 1
SCALE 1:100

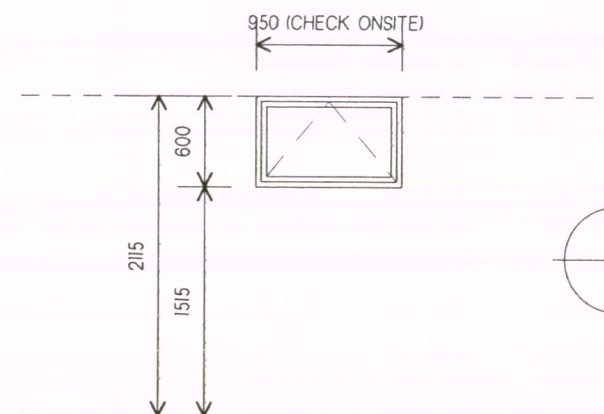


ELEVATION 2
SCALE 1:100



W01
JOINERY: 35MM SUITE
LINERS: 18MM P/P PINE
GLAZING: SINGLE GLAZED
WALL THICKNESS: 90-100MM (CONFIRM ONSITE)

W02
JOINERY: 35MM SUITE
LINERS: 18MM P/P PINE
GLAZING: SINGLE GLAZED
WALL THICKNESS: 90-100MM (CONFIRM ONSITE)



W03
JOINERY: 35MM SUITE
LINERS: 18MM P/P PINE
GLAZING: SINGLE GLAZED
WALL THICKNESS: 90-100MM (CONFIRM ONSITE)

WINDOW & DOOR SCHEDULE
SCALE 1:50
NOTE: ALL DIMENSIONS ARE TO TRIM SIZE ONLY
ALL WINDOW & DOOR DIMENSIONS TO BE CHECKED ONSITE

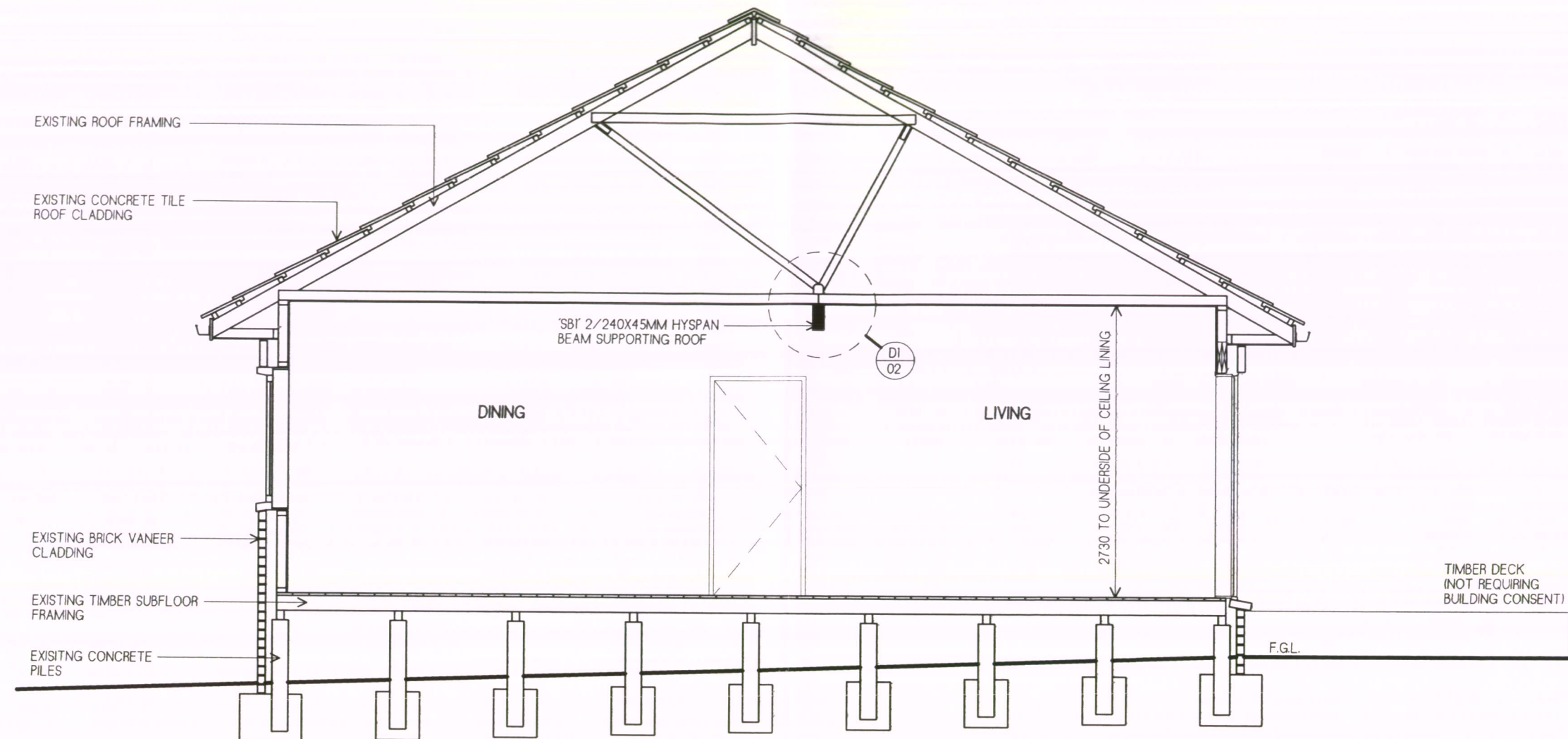
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PROPOSED ALTERATIONS TO LOVEGROVE RESIDENCE		BUILDING CONSENT #1
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DRAWN: ABP		REVISED:
REFERENCE: NV12020		SHEET: 05 OF 08 A3 SHEETS



A-A CROSS SECTION
SHEET 5 SCALE 1:50

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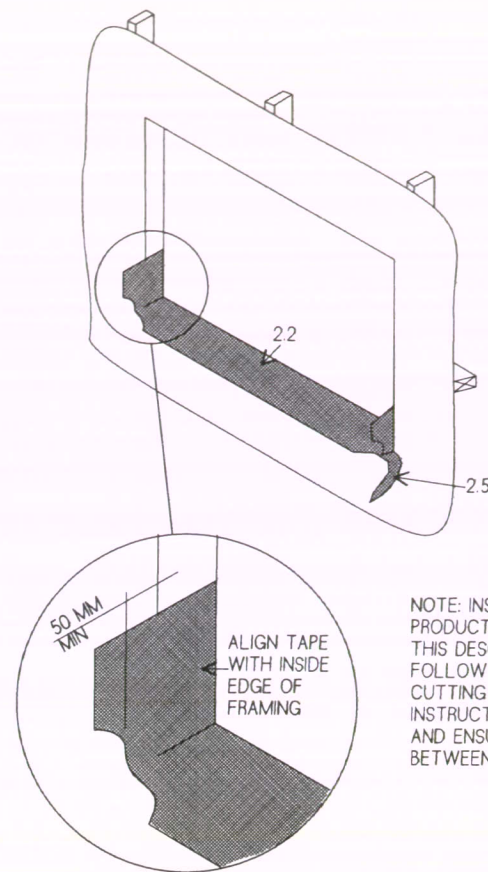
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BUILDING CONSENT #1

DATE: 16/10/2012

REVISED:

SHEET: 06 OF 08 A3 SHEETS



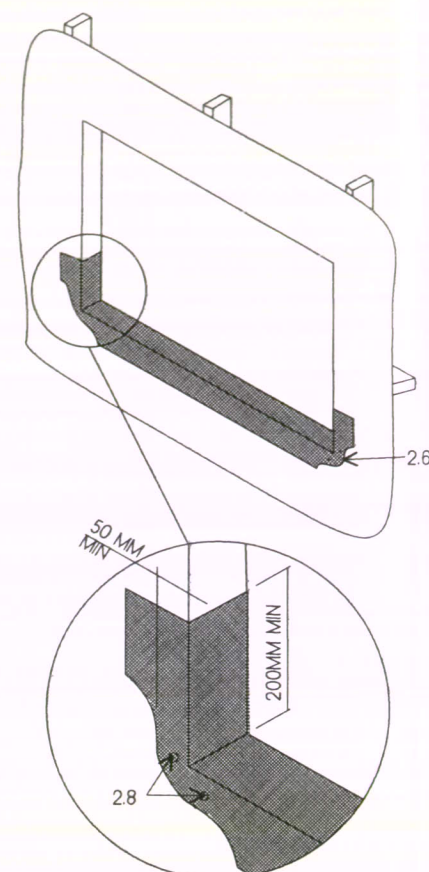
2.1 CUT SILL FLASHING TAPE AT LEAST 400MM LONGER THAN THE OPENING WIDTH, TO ENSURE BARE FRAMING IS COVERED

2.2 REMOVE FIRST PIECE OF RELEASE PAPER, ALIGN THE BACK EDGE OF SILL FLASHING TAPE WITH INSIDE EDGE OF SILL.

NOTE: DO NOT WRAP SILL FLASHING TAPE ONTO THE INTERIOR SURFACE OF THE FRAMING WHERE IT MAY INTERFERE WITH THE WALL LININGS.

2.3 FRONT EDGE OF THE SILL FLASHING TAPE SHOULD PROJECT OUT FROM THE FRONT OF WALL FRAMING FOR EASE OF INSTALLATION ADHERE INTO OPENING ACROSS SILL AND UP EACH JAMB (MIN. 200MM) TO COVER BARE FRAMING.

2.4 TRIM CORNERS OF SILL FLASHING TAPE SO THAT THE FRONT EDGE EXTENDS TO APPROXIMATELY 50MM OUT FROM FRONT OF WALL FRAMING TO ENABLE TAPE TO BE FOLDED AROUND EASILY

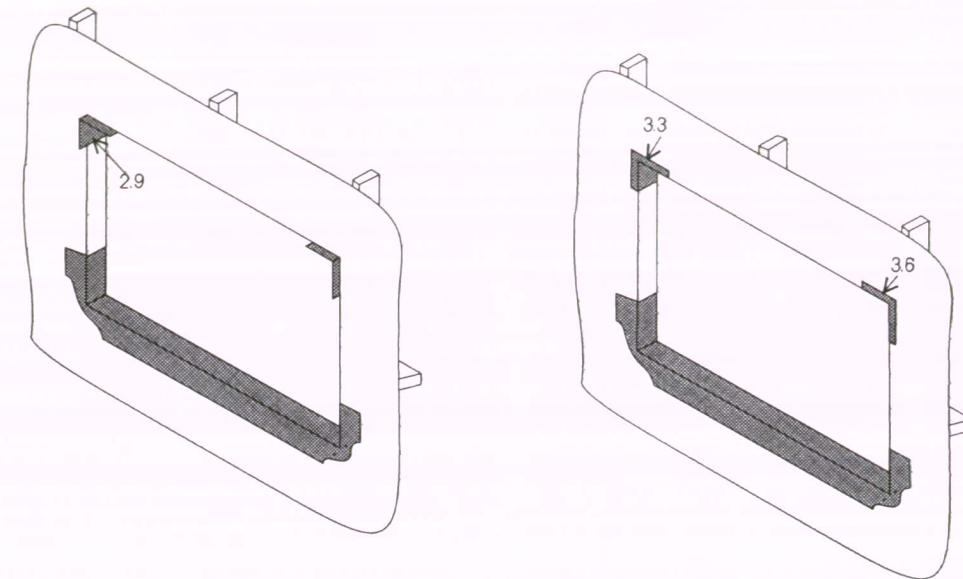


2.5 REMOVE SECOND RELEASE PAPER.

2.6 FAN SILL FLASHING TAPE AT BOTTOM CORNERS ONTO FACE OF HOUSE WRAP REMOVING ANY WRINKLES.

2.7 FIRMLY PRESS SILL FLASHING TAPE ONTO ALL SURFACE TO ENSURE FULL ADHESION.

2.8 SECURE EDGES OF BOTTOM CORNERS WITH CLOUTS OR SIMILAR THROUGH THE FLASHING TAPE INTO THE FRAMING.



3.1 CUT PIECES OF FLASHING TAPE AT LEAST 400MM LONG.

3.2 REMOVE RELEASE PAPER, AND ALIGN THE BACK OF THE FLASHING TAPE WITH THE INSIDE EDGE OF FRAMING AND THE FRONT EDGE PROJECTING A MINIMUM OF 50MM OUT FROM THE FRONT OF WALL FRAMING. ADHERE INTO OPENING ACROSS THE HEAD AND DOWN EACH JAMB A MINIMUM OF 200MM IN EACH DIRECTION.

NOTE: DO NOT WRAP SILL FLASHING TAPE ONTO THE INTERIOR SURFACE OF THE FRAMING WHERE IT MAY INTERFERE WITH THE WALL LININGS.

3.3 FAN FLASHING TAPE AT TOP CORNERS ONTO FACE OF 'HOUSE WRAP'

3.4 FIRMLY PRESS FLASHING TAPE ONTO ALL SURFACES TO ENSURE FULL ADHESION REMOVING ANY WRINKLES

3.5 TRIM EXCESS TAPE FROM INSIDE, FLUSH WITH FACE OF FRAMING. CARE MUST BE TAKEN NOT TO CUT HOUSE WRAP

3.6 SECURE EDGES OF BOTTOM CORNERS WITH CLOUTS OR SIMILAR THROUGH THE FLASHING TAPE INTO THE FRAMING.



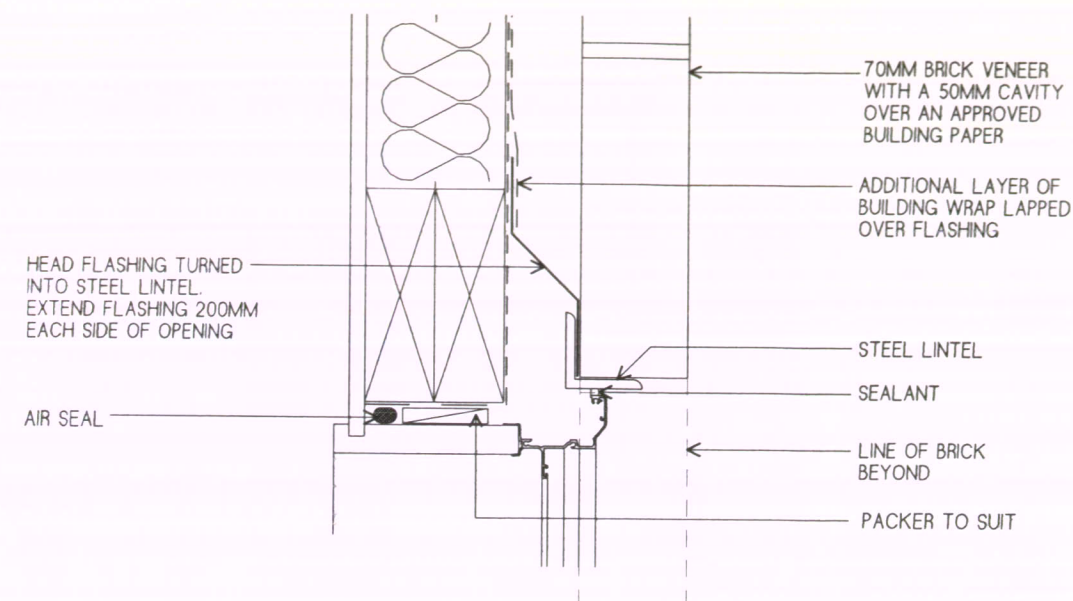
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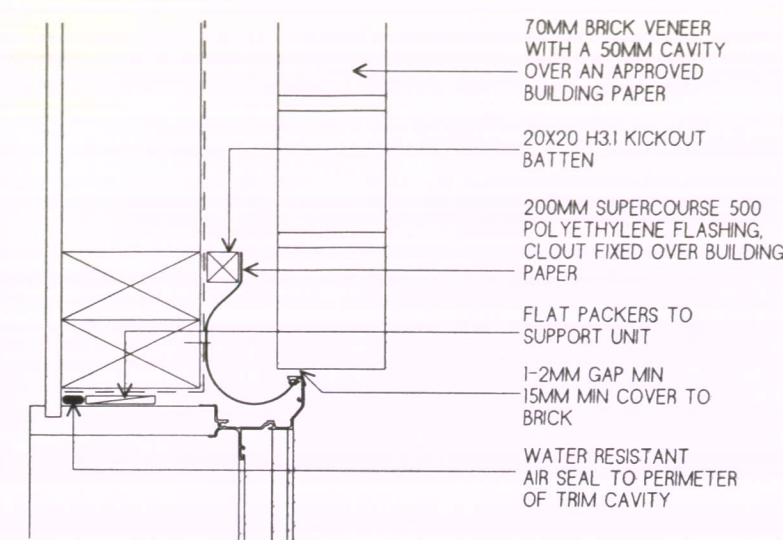
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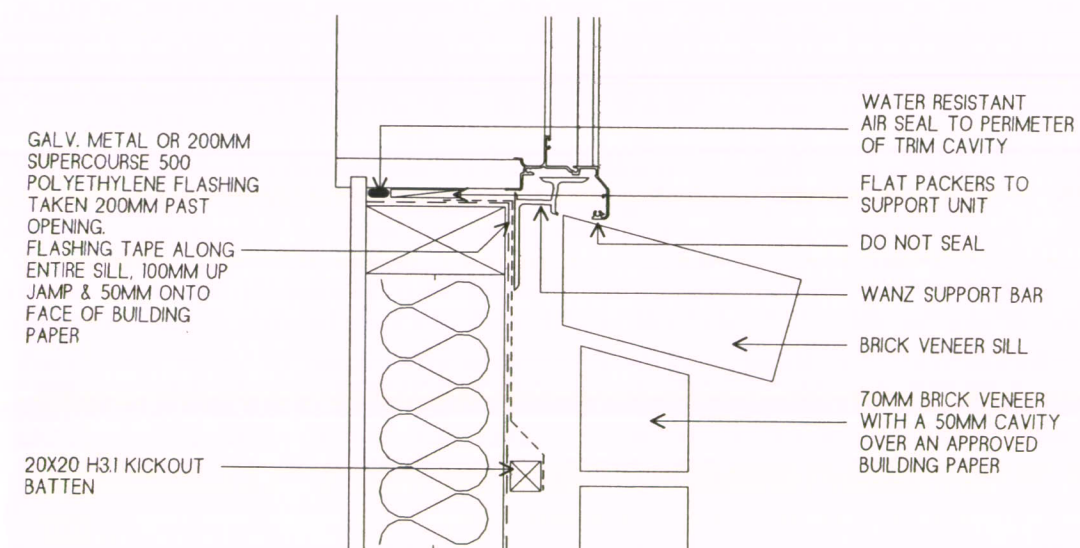
PROPOSED ALTERATIONS TO LOVEGROVE RESIDENCE		BUILDING CONSENT #1	
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		DRAWN: ABP	
		REFERENCE: NV12020	SHEET: 07 OF 08 A3 SHEETS



BRICK
HEAD DETAIL
SCALE 1:5



BRICK
JAMB DETAIL
SCALE 1:5



BRICK
SILL DETAIL
SCALE 1:5

NOTE: BUILDING WRAP TO BE TEKTON FIXED TO FRAMING AS PER SPECIFICATION, AND POLYPROPYLENE TAPE SHALL BE USED BETWEEN STUDS @ 300 CRS TO ENSURE INSULATION DOES NOT BULGE INTO CAVITY SPACE.

Approved Waipa District Council
Building Department
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REFERENCE: NV12020

BUILDING CONSENT #1

DATE: 16/10/2012

REVISED:

SHEET: 08 OF 08 A3 SHEETS

FILE COPY

Building Consent BC/0773/12

Section 51, Building Act 2004

The Building

Street address of building: 210 Goodfellow Street Te Awamutu 3800

Legal description of land where building is located: LOT 9 DPS 443

Property ID: 61246

Rating unit number: 04470/424.02

The Owner

Field-Grove Investments Ltd
C/- Steve Cranefield & Paula Lovegrove
53 Kakepuku Road
RD 3
Te Awamutu 3873

First Point of Contact

New Vision Architecture Limited
PO Box 171
Te Awamutu 3840

Phone

Landline – 07 871 7675
Daytime – 07 858 3038
Mobile – 027 436 8216
After hours – N/A
Facsimile: N/A
E-Mail: N/A

Phone

Landline – N/A
Daytime – N/A
Mobile – 021 805 452
Facsimile: N/A
E-Mail: newvisionarchitecture@xnet.co.nz
Website:

Building Work

The following building work is authorised by this building consent:

Proposed work: Convert Existing Two Flats Into One Dwelling

Intended use: Private Dwelling

Value of work: \$ 60,000.00

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Important Notices

Other Acts

- This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).
- This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Restricted Building Work

- **This Building Consent involves Restricted Building work that must be undertaken or supervised by a Licensed building Practitioner that holds the appropriate license class.**
- **If you have not already done so, you are required to notify Council on the prescribed form, the name of every Licensed Building Practitioner who is going to be engaged to carry out the Restricted Building work prior to work commencing. The prescribed form can be obtained from a Council office or is available in the Application Forms and Checklists section of www.buildwaikato.co.nz.**
- **You will not be able to book inspections for Restricted Building Work until written notification regarding the Licensed Building Practitioners has been received and approved by Council.**
- **You are required to obtain a Record of Building Work Memorandum from all the Licensed Building Practitioners involved, detailing the Restricted Building Work they have completed. The record of Building Work Memorandum is to be attached to the application for the Code Compliance Certificate.**

Booking Inspections

- Inspections must be booked prior to 4.00pm on the day preceding the day of the required inspection. Please quote the Building Consent number when booking inspections.
- Please arrange the booking of inspections and direct enquires regarding this consent to the Customer Support Centre, contact Te Awamutu 07 872 0030 or Cambridge 07 823 3800.

Section 52 Building Act 2004 'Lapse of Building Consent':

- A building consent lapses and is of no affect if the building work to which it relates, has not commenced within 12 months after the date of issue of the building consent.

This Building Consent is subject to the Following Conditions and Inspections

Inspections/Conditions

Foundations/Pile Holes (prior to pouring of concrete)

- Boundary pegs are to be located.
- All reinforcing steel is to be completed and tied in place.
- Excavated sites for sand pads are to be inspected by Council Building Control Officer prior to any sand fill being placed.
- If the depth of the sand fill exceeds 600mm the site is to be inspected by a Geotechnical Engineer who must also supervise the sand filling operation and provide a report to Council confirming the sand fill is capable of supporting the proposed building.

Pre-Wrap/Structural Framing

At the completion of the framing and bracing/fixings but prior to the fixing of any wall wrap/cladding or roofing underlay/cladding.

Pre-Lining/Framing

After the building is enclosed but prior to the fixing of any wall or ceiling linings. Wall and ceiling insulation is to be in place. Plumbing waste and water pipes are to be completed. Water pipes are to be under pressure test.

Post Lining (prior to stopping of walls)

Bracing elements to be nailed off

Drainage/Stormwater (prior to back filling drains)

As built drainage plan to be completed and submitted to Council Building Control Officer

Code Compliance Certificate

Following the completion of all building work to be carried out under this Building Consent the owner or his agent must as soon as practicable, apply to the Waipa District Council on the prescribed form for a Code Compliance.

Electrical/Gas Work

This building requires electrical/gas work to be undertaken and any work is to be done by an appropriately qualified person and an energy certificate of compliance is to be provided by that person.

Compliance Schedule Specified Systems

A Compliance Schedule is not required for this building

Advisory Notes

Details of relevant public utility systems:

The proposed building work is to be sited on land which the Council has identified in its records as being connected to a public water supply owned by Council.

The proposed building work is to be sited on land which the Council has identified in its records as being connected to a public sewerage system owned by Council.

The proposed building work is to be sited on land which Council has identified as having no public utility system for stormwater disposal.



Gary McFarlane

Building Compliance Officer

On behalf of: Waipa District Council

Date building consent issued:

22 NOV 2012

Code Compliance Certificate CCC/0557/13

Section 95, Building Act 2004

The Building

Street address of building: 210 Goodfellow Street Te Awamutu 3800

Legal description of land where building is located: LOT 9 DPS 443

Property ID: 61246 Rating unit number: 04470/424.02

Current, lawfully established use: Private Dwelling

Owner

Field-Grove Investments Ltd
C/- Steve Cranefield & Paula Lovegrove
53 Kakepuku Road
RD 3
Te Awamutu 3873

Phone: 07 871 7675
Landline: 07 871 7675
Daytime: 07 858 3038
After Hours: N/A
Mobile: 027 436 8216
Facsimile: N/A
E-Mail Address: N/A

First Point of Contact

New Vision Architecture Limited
208 North Street
Te Awamutu 3800

Phone: N/A
Landline: N/A
Facsimile: N/A
Mobile: 021 805 452
E-Mail address:
newvisionarchitecture@xnet.co.nz

Building Work

Building consent number: BC/0773/12

Issued by: Waipa District Council

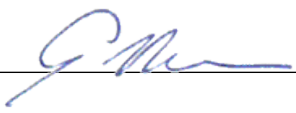
Work Completed: Convert Existing Two Flats Into One Dwelling

Value of work: \$ 60,000.00

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that –

- (a) the building work complies with the building consent



Gary McFarlane

Building Compliance Officer

On behalf of: Waipa District Council

Date CCC issued: 21/06/2013

ELECTRICAL WORKERS
REGISTRATION BOARD

Safety • Competency

Electrical Certificate of Compliance

for a low voltage installation if prescribed electrical work has been done on any part of it and the prescribed electrical work involved placing, replacing, or repositioning conductors or fittings attached to conductors.

No. **3960589**

No. of attachments _____

To be completed whether or not an inspection is required.**CUSTOMER INFORMATION - PLEASE PRINT CLEARLY**

Name of customer

HOVEE 2006

Phone:

Address of installation

Goodfellows St, Te Anau

Postal address of customer (if not as above)

DECLARATION OF CONFORMITY (Please tick (✓) appropriate boxes)

In accordance with Regulation 58 of the Electricity (Safety) Regulations 2010, the design of the installation or part of the installation to which this certificate applies

- (a) complies with either Part 2 of AS/NZS 3000:2007 ☒ or Part 1 of AS/NZS3000:2007 and Regulation 59 ☐ and
 (b) the supply system of the installation or part of the installation to which this certificate applies is
 230V/400 V MEN ☒ or attached other system ☐

WORK DETAILS

19 No. of lighting outlets

1 No. of ranges

Please tick (✓) as appropriate where work includes:

25 No. of socket outlets

1 No. of water heaters

Mains

☒ Main earthing system

Was any installation work carried out by the homeowner?

Yes No

☒ MEN Switchboard closest to point of supply

Electric lines

Description of work carried out (If necessary attach any pages with work done)

*Re-wire house + change switchboard to RCD system.***CERTIFICATION OF WORK** (Please tick (✓) appropriate boxes)

I certify that the completed installation or part of the installation to which this certificate applies

- ☐ has been installed in accordance with the design detailed in the Declaration of Conformity section above
☐ has had tests which are required by the Electricity (Safety) Regulations 2010 satisfactorily completed
☐ has an earthing system that is correctly rated
☐ contains fittings which are safe to connect to a power supply
☒ is safe to connect to a power supply

ELECTRICAL WORKER DETAILS

Name

JOHAN T. MARBLE

Registration No.

6245825

Company

MTCHROEST ELECTRIC

Contact Ph No.

0274967847

Signature

J. Marble

Date

*09.04.2013***INSPECTION DETAILS**

Electrical work requiring inspection by a registered electrical inspector

☐ Mains work (mains, MEN switchboards closest to the point of supply, or main earthing systems)☐ Attached other☐ Work carried out in accordance with Part 1 of AS/NZS 3000:2007

I certify that the items identified above are electrically safe and that the inspection has been carried out in accordance with the Electricity (Safety) Regulations 2010.

Name

Registration No.

Signature

Date

Contact Ph No.

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED