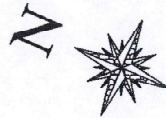


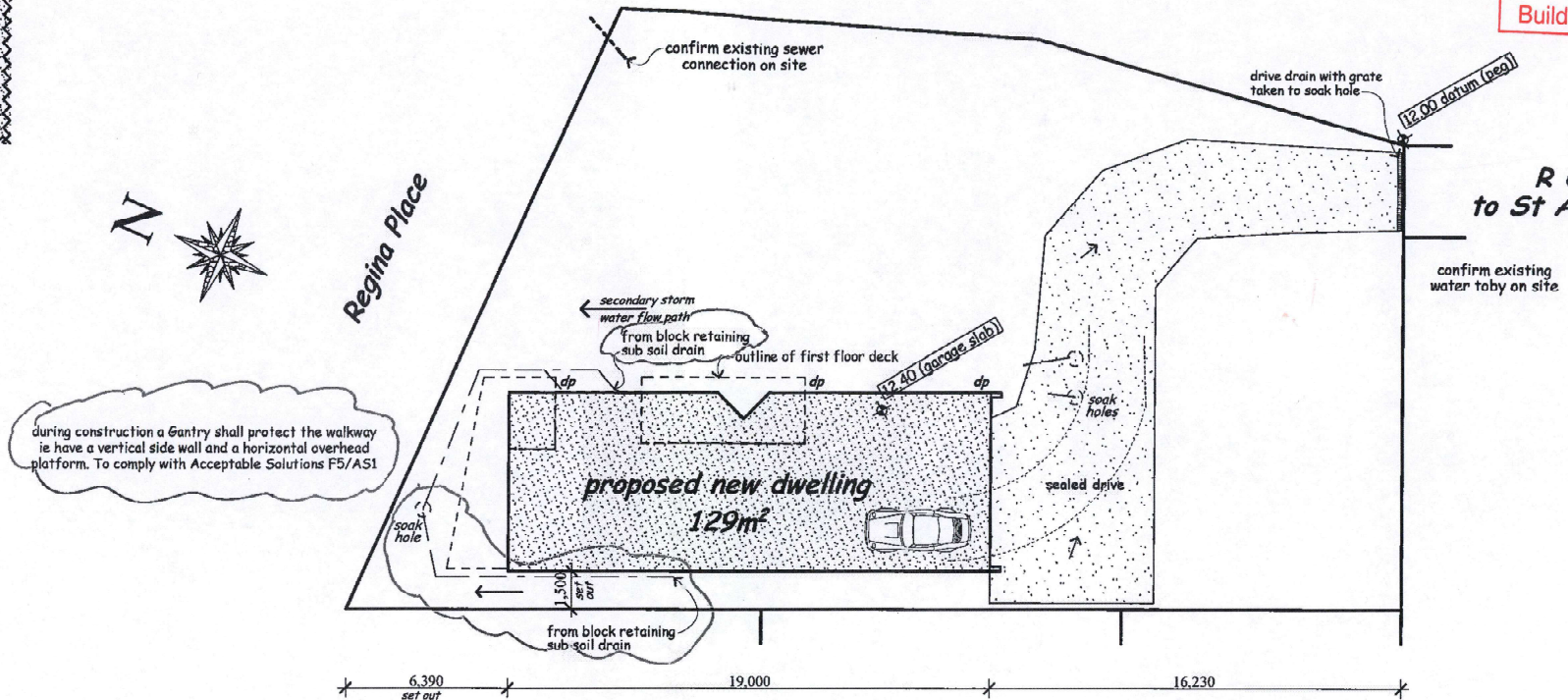
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LOT 2
DP 8836
AREA 812m²



Regina Place

ROW
to St Aubyn St.



GENERAL NOTES:

- Check and verify all dimensions on site prior to commencing.
- All work and construction shall comply with standards NZS 3604:2011 NZ Building Code & New Plymouth District Council requirements.
- Glazing and windows to comply with NZS 4211 and 4223
- Foul water sanitary plumbing shall comply with NZBC 613/AS1, 613/AS2
- Stormwater drainage to comply with NZBC E1/AS1
- Soakholes (3 for House) to be no closer than 3m to any building & 1.5m to boundary
- Size all wastes to comply with above. Lay all drains to acceptable falls.
- All exposed exterior structural fixings to be stainless steel finish.
- All wall framing to be H1.2 treated S6 8 Lazer framing
- External timbers to be H3.2 treated, if in contact with the ground H5 treated
- Install a minimum of a battery smoke detector located on the escape route & within 3m of any bedroom doors.
- Shower & floor tile substrate to be sealed with Gripset 38 wet area membrane, by Waterproof Systems NZ Ltd, Phone 09 579 1460

remove topsoil & excavate for
basement, approx 120m³ of earth
to be removed from site

- soak holes to be 600 dia, 6000 deep minimum

dp = typical 60mm down pipe

1:100

site plan

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72 Baker Rd., RD1, New Plymouth
Patrick Schrider -Phone/Fax 06 758 0654

**- PROPOSED NEW DWELLING -
Unit A, 122 St Aubyn St., New Plymouth**

RoughanDesign
Architectural Designers

www.roughan.design.nz

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mobile 0274 490 715
788 Carrington Road,
New Plymouth RD1

Sheet

1

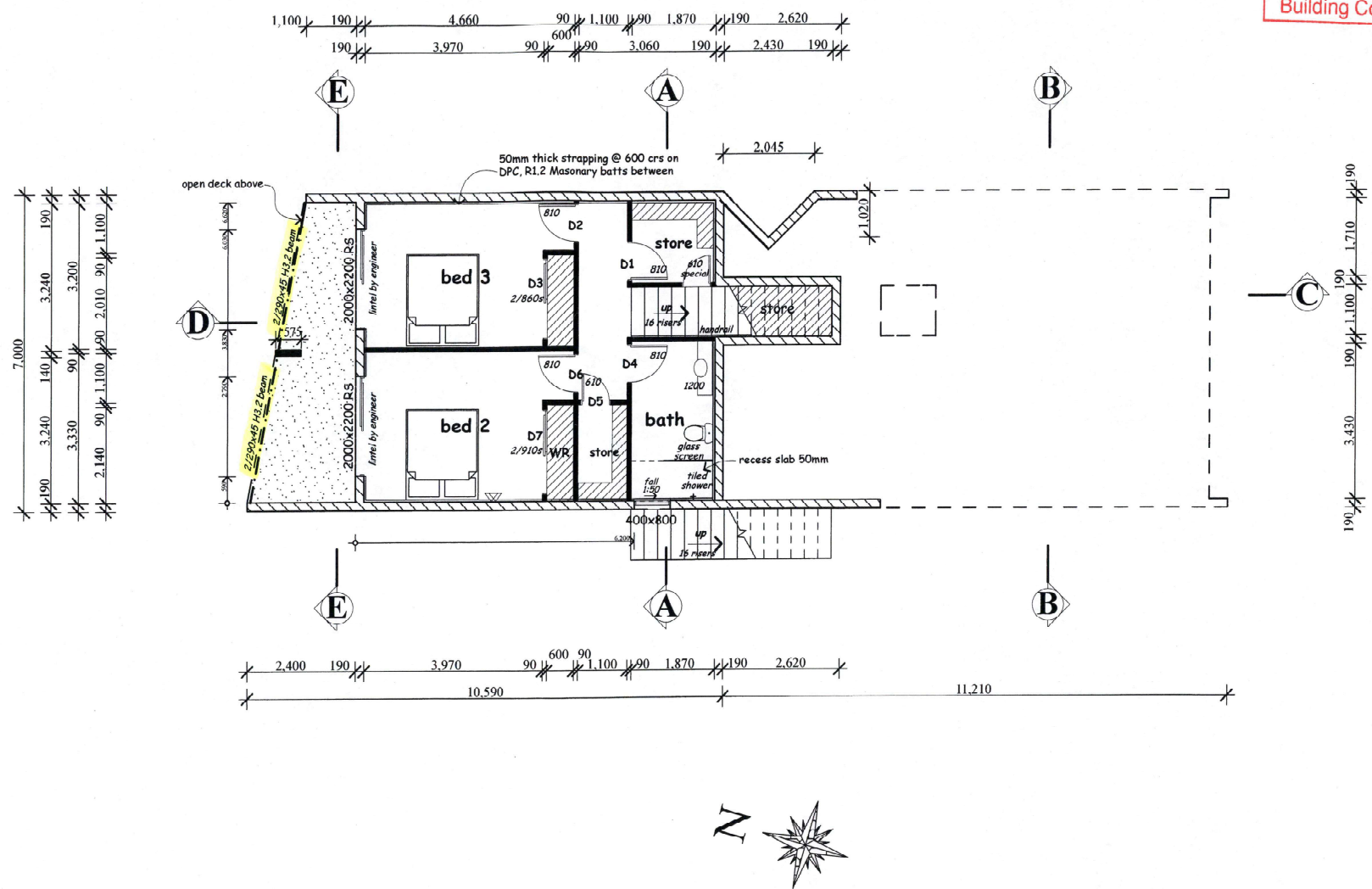
Series of 22

Date: April 2017

Revision A May 17

Job # 3044/17

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1:100 area 57m²

basement floor plan

confirm dimensions on site

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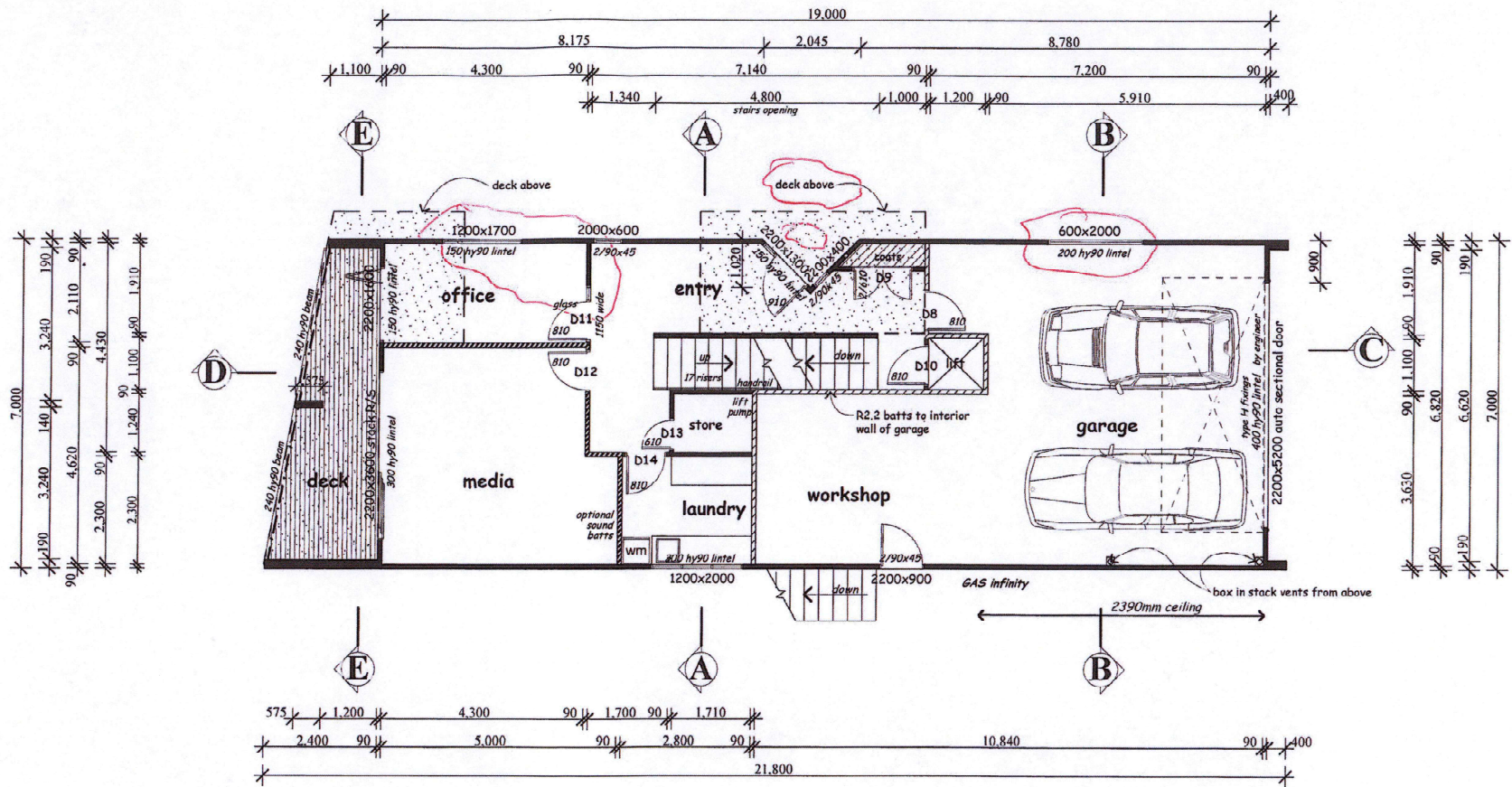
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2
Series of 22
Job # 3044/17

Date: April 2017
Revision

window dimensions shown are finished opening sizes
Precut are to allow additional clearances as required



2550mm stud height
(exterior stud spacing 600mm crs)
2200mm window head heights
Insulation: walls -R2.2, ceiling -R3.2

- to wet areas install Aqualine Gib linings finished with 2 coats of acrylic paint, tile flooring
- copper piping to all water pipes
- roof purlin fixings: 1/10g self-drilling screw, 80mm long
- Truss fixings 2/100x3.75 skew & 2 wire dogs

hydraulic lift by Access Elevators Ltd
Tauranga PH 0800 74 5438

1 layer 12mm ply RAB to exterior face & 1 layer of std 10mm Gib to interior face of exterior walls to all Habitable rooms
powdercoated aluminium window joinery with tinted 4/12/6.38 double glazing

1:100 area 129m²

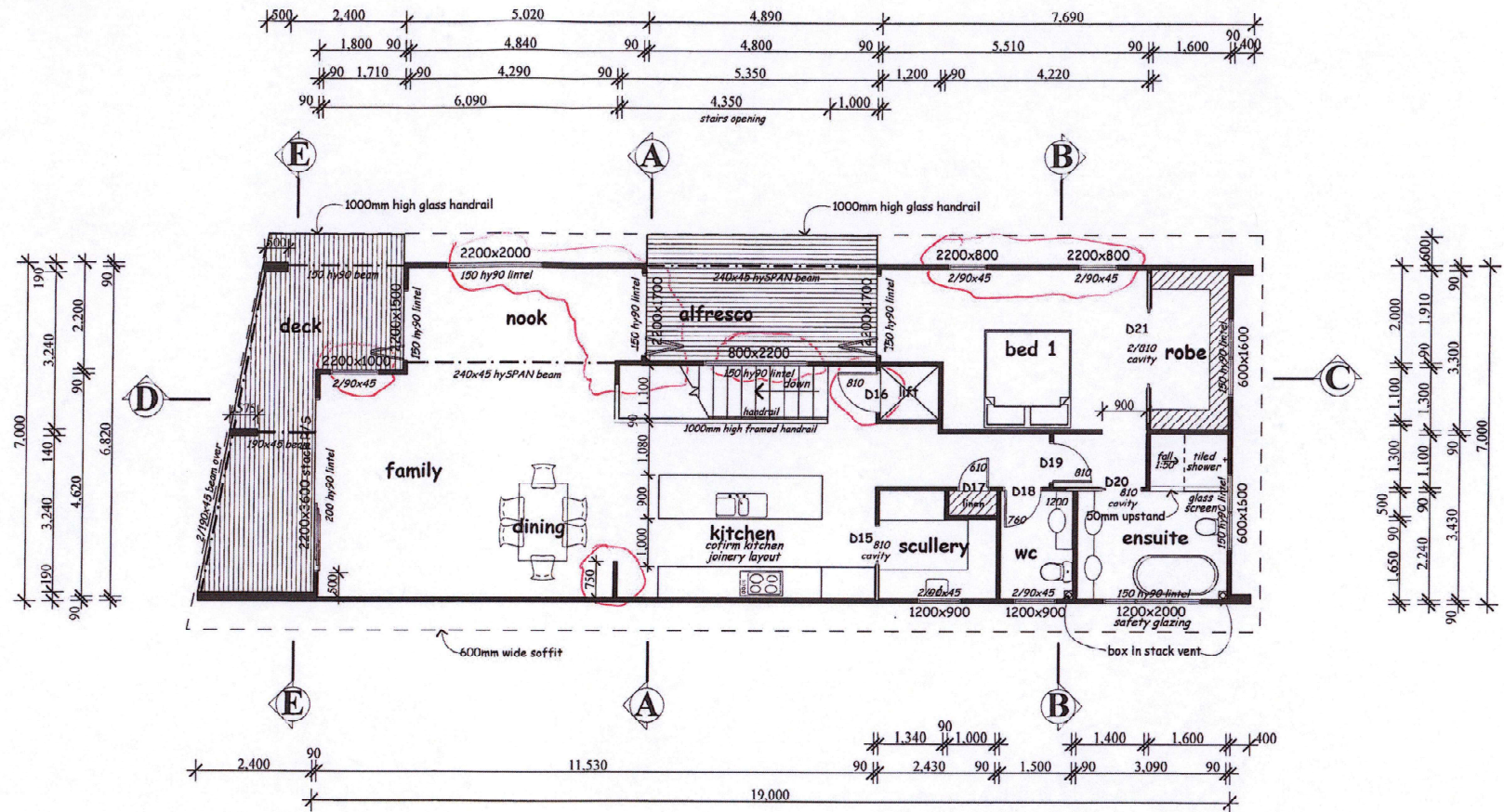
High wind zone

ground floor plan

confirm dimensions on site

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		<p>phone 06 753 3365 fax 06 753 3384 mobile 0274 490 715 788 Carrington Road, New Plymouth RD1</p>	<p>Revision B Sept 17</p>

window dimensions shown are finished opening sizes
Precut are to allow additional clearances as required



raking studs

(exterior stud spacing 600mm crs)
2200mm window head heights
Insulation: walls -R2.2, ceiling -R3.2

- opening windows closer to 760mm to floor shall have opening restrictors fitted
- safety glass to all windows with sill heights less than 1000mm high

- to wet areas install Aqualine Gib wall linings finished with 2 coats of acrylic paint, tile flooring
- copper piping to all water pipes
- Rafter fixings: 2-90x3.15 skew nails + strap fixing
- Roof purlins fixed with 1/14g self-drilling type 17 screw, 100mmlong



1 layer 12mm ply RAB to exterior face & 1 layer of std 10mm Gib to interior face of exterior walls to all Habitable rooms
powdercoated aluminium window joinery with tinted 4/12/6.38 double glazing

1:100 area 118m²

shower impervious wall & floor linings to extend a minimum of 1500mm from the shower head

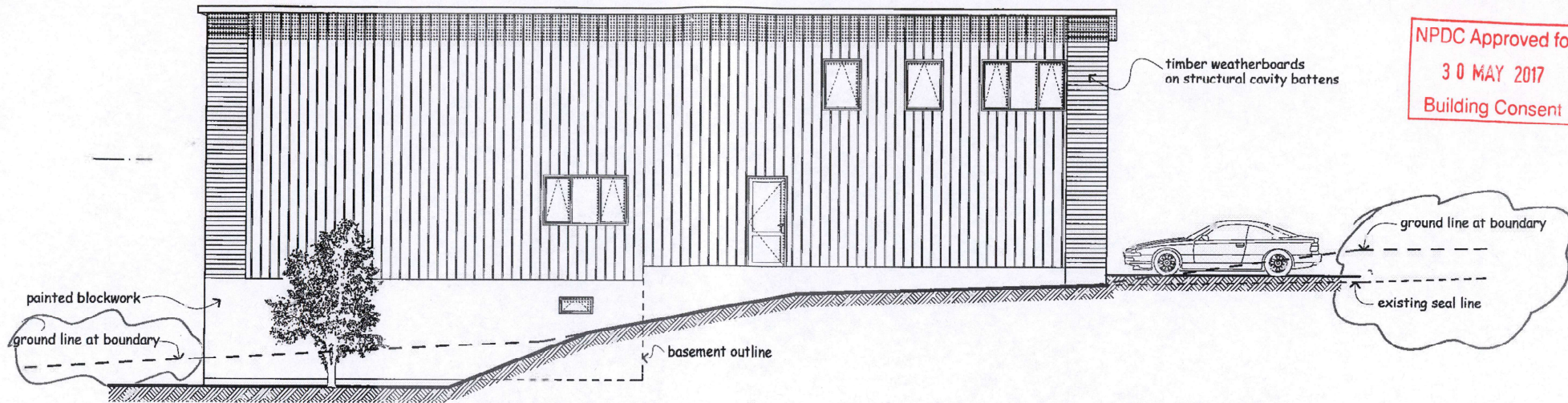
High wind zone

first floor plan

confirm dimensions on site

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Date: April 2017		Revision B Spt 17	

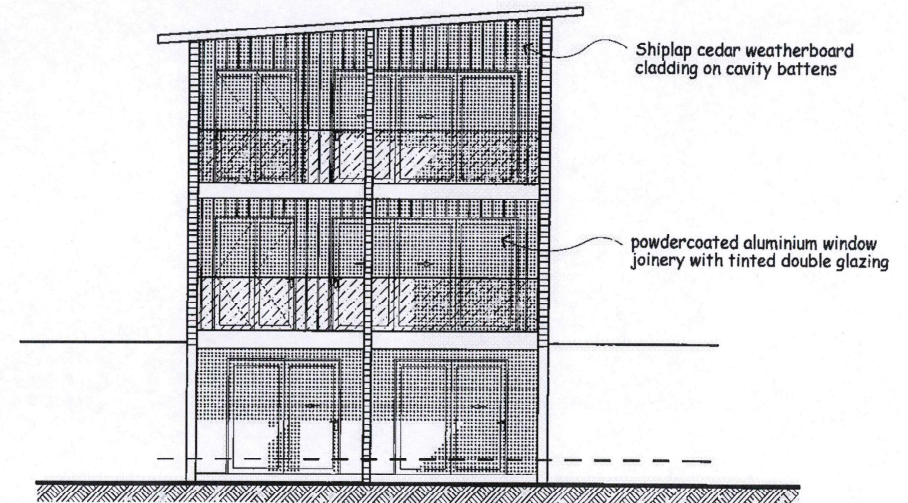
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west
1:100

Risk factor	Risk severity				Subtotals for each risk factor
	Low	Medium	High	Very high	
Wind zone	0	0	1	2	3
Number of storeys	0	1	2	4	7
Roof/wall intersection design	0	1	3	5	9
Eaves width	0	1	2	5	8
Envelope complexity	0	1	3	6	10
Deck design	0	2	4	6	12
total risk score					17

All claddings have cavity battens



north

- opening windows closer to 760mm to floor shall have opening restrictors fitted
- safety glass to all first floor windows with sill heights less than 1000mm high

General Notes:

- All work to comply with NZS 3604(2011) & District Council requirements
- Aluminium to comply with NZS 4211 & glazing to NZS 4223

Frankel Building Ltd

72 Baker Rd., RDI, New Plymouth
Patrick Schrider -Phone/Fax 06 758 0654

**- PROPOSED NEW DWELLING -
Unit A, 122 St Aubyn St., New Plymouth**

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5

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A May 17

Job # 3044/17

elevations