

Sharalyn Fraser *Agency*

Statement of passing over information – This information has been supplied by the Vendor or the vendor's agents. Accordingly, Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) is merely passing over the information as supplied to us by the vendor or vendors agents.

We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intended purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) does not accept any responsibility to any person for the accuracy of the information herein



CODE COMPLIANCE CERTIFICATE

SECTION 43(3), BUILDING ACT 1991

APPLICATION	
CROWTHER	No. 000962
C/- 19 WAIMEA ROAD	Issue date 9/01/01
WAIKANAE	Overseer Barrie McLennan

PROJECT	
Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stage ALTS TO DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL
Estimated Value	\$25,000
Location	27 WAIMEA ROAD, WAIKANAE
Legal Description	LOT 44 DP 7203
Valuation No.	1492003000

please 9/1/01.
issue
C.C.C.
Simon
A.B.A.P.
7/1/01
for a copy
2938991
L. Lee

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

FAXED

Signed for and on behalf of the Kapiti Coast District Council:

Name:

Simon Goss

Date:

9/1/01

CODE COMPLIANCE CERTIFICATE

Section 95 Building Act 2004



Consent No: 140186

The Building			
Street address of building:	27 Waimea Road, Waikanae	Building name:	
Current, Lawfully established, use:	Residential Dwelling	Location of building within site/block number:	North east corner of property
Level/unit number:		Intended life of the building if 50 years or less:	
Legal description of land where building is located:	LOT 44 DP 7203	Year first constructed:	
The Owner			
Name of owner:	Crowther James Andrew & Advisory Trustees 06 Limited	Street address /registered office:	
Contact person:		Phone numbers:	
Mailing address:	C/- Quin Buildings Direct P.O. Box 1087 Levin	Landline:	905 3745
Email address:	howardcrowther@paradise.net.nz	Mobile:	
Website:		Daytime:	
		After hours:	
		Facsimile number:	
First point of contact for communications with the Kāpiti Coast District Council:			
Full Name: Quin Buildings Direct - Lynette Shanks Mailing Address: PO Box 1087, LEVIN Phones:: 027 6361410; 06 366 0184 Fax: 06 366 0186 Email: sales@quinbuildings.co.nz			
Building Work			
Building Consent No:	140186	Issued by:	Kāpiti Coast District Council
Project Description:	5.4m long x 3.6m wide single carport		

Code Compliance

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

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

A handwritten signature in black ink, appearing to read "Russell Brook".

Russell Brook – Team Leader – Site Inspections

On behalf of Kāpiti Coast District Council

Date: 24 September 2014

Fees not to be paid until requested by Office

SCALE OF FEES

For the examination of plans and specifications of any building and for the inspection of such building the following fees shall be payable according to the estimated value of the work.

In any dispute as to value, the County Engineer shall have the absolute determination of the value of the proposed work or building.

ESTIMATED VALUE OF WORK				FEES
	Not exceeding	\$1,000		\$12.00
Over	\$1,000 and not exceeding	\$3,000		\$18.00
"	\$3,000 "	\$7,000		\$40.00
"	\$7,000 "	\$10,000		\$60.00
"	\$10,000 "	\$15,000		\$75.00
"	\$15,000 "	\$20,000		\$100.00
"	\$20,000 "	\$25,000		\$125.00
"	\$25,000 "	\$30,000		\$150.00
"	\$30,000 "	\$40,000		\$175.00
"	\$40,000 "	\$50,000		\$200.00
"	\$50,000 "	\$60,000		\$225.00
"	\$60,000 "	\$70,000		\$250.00
"	\$70,000 "	\$80,000		\$275.00
"	\$80,000 "	\$90,000		\$285.00
"	\$90,000 "	\$100,000		\$295.00
"	\$100,000 "	\$150,000		\$325.00
"	\$150,000 "	\$200,000		\$350.00

For every \$50,000 extra add \$50.00.

FEES PAYABLE FOR SPECIAL DUTIES

For inspection required in the case of proposed structural alterations before plans for approval	\$10.00
For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building	\$20.00
For inspecting old timber before re-using the same in a new building	\$10.00
For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid	\$10.00
For inspecting any timber or building outside the County prior to re-using or resiting within the County — actual expenses incurred.	
For structurally checking plans and specifications by Council's Engineers, an increase of 25% of the building permit fee based upon the total value of the work will be charged.	

Horowhenua County Council

PERMIT No. 15329

B102214

LOCALITY WaikanaeDATE RECEIVED 4 : 5 : 83.DATE ISSUED 7 : 6 : 84.**APPLICATION
FOR BUILDING PERMIT**OWNER'S NAME NEWSON**FOR OFFICE USE ONLY**

REMARKS: Note: Floor level to be min 150mm above ground level - but not lower than crown of road.

*Section primarily shown to
B. J. Brown and used for
timber and roof frame work
for the building of the new
house.*

APPROVED

B. J. Brown

COUNTY ENGINEER

1/6/84

It is the responsibility of the owner and or builder to ensure that proposed building levels are compatible with existing sewer connection levels.

NOTE.—

1 All Plans and Specifications must be in ink.

Valuation Book No.

1493/355/01

Date

19

APPLICATION FOR BUILDING PERMIT

TO THE BUILDING INSPECTOR,
Horowhenua County Council,
Bath Street,
Levin.

Postal Address: Horowhenua County Council,
P.O. Box 258,
Levin.

I, the undersigned, do hereby apply for PERMISSION to erect BUILDINGS in accordance with the under-mentioned particulars in Waikanae RIDING.

1. Type of Building: Dwelling - Stage I
Dwellings, etc.; additions or alterations.

Particulars of Building: Foundations: Concrete Walls: Block Roof: Iron 218

Total floor area: 83.8 sq. metres.

2. Purpose for which every part of Building is to be used or occupied. (Describing separately each part intended for use or occupation for a separate purpose) Stage I of Dwelling in II Stages

3. Allotment: Lot: 44 D.P.: 7203 Section: _____

Area: _____ Block: _____ S.D. _____ Locality: _____

4. Owner's Full Name: Wayne Morris & Anne Margaret Newson

Address: 1 Rose Jones Grove Mangoriki L.H.H.

5. Previous Owner ☐ If Section has been recently transferred

6. Frontage (Length): 100 ft 16.65 m Name of Street or Road: Mumukia Road (27)

7. Estimated Value of Building— \$ 15000 : 00

Plumbing and Drainage— \$ 3350 : 00 Total \$ 20,000 :

8. Fees \$ 100 - 00 No. of Receipt 3934

See Scales of Fees on Back Page.

Building Research Levy \$ 20 - 00 Footpath Damage Deposit \$ 300 - 00

All work will be carried out in accordance with Horowhenua County Council's By-laws.

NOTE:—The following MUST accompany this Application:—

Plans and Specifications in Duplicate to be provided.

Together with every application there shall be submitted to the Engineer, in duplicate, detailed plans, elevations, cross sections, and specifications, which shall together furnish complete details of design and qualities and descriptions of all materials of construction and workmanship, and which shall be of sufficient clarity to show to the satisfaction of the Engineer the exact nature and character of the proposed undertaking and the provision made for full compliance with the requirements of the By-laws including:

- A Floor plan of each floor level;
- An elevation of each external wall;
- The type and location of each foundation element (for example; reinforced masonry foundation wall. Anchor pile, cantilevered pile, etc.);
- Adequate information on all subfloor, floor, wall and roof framing, including the type and location of each subfloor brace, diagonal brace, and wall bracing element and the number of bracing units assigned to each wall bracing element;
- The type and location of cladding, sheathing and lining.
- Where a building requires Plumbing and Drainage Work, a separate application form must be filled in and Permit obtained before commencing any such work.

Signature of Applicant W. Morris as BUILDER or OWNER.

Address 1 Rose Jones Grove Mangoriki L.H.H.

Builder's Name ☐ if not the applicant and Address _____

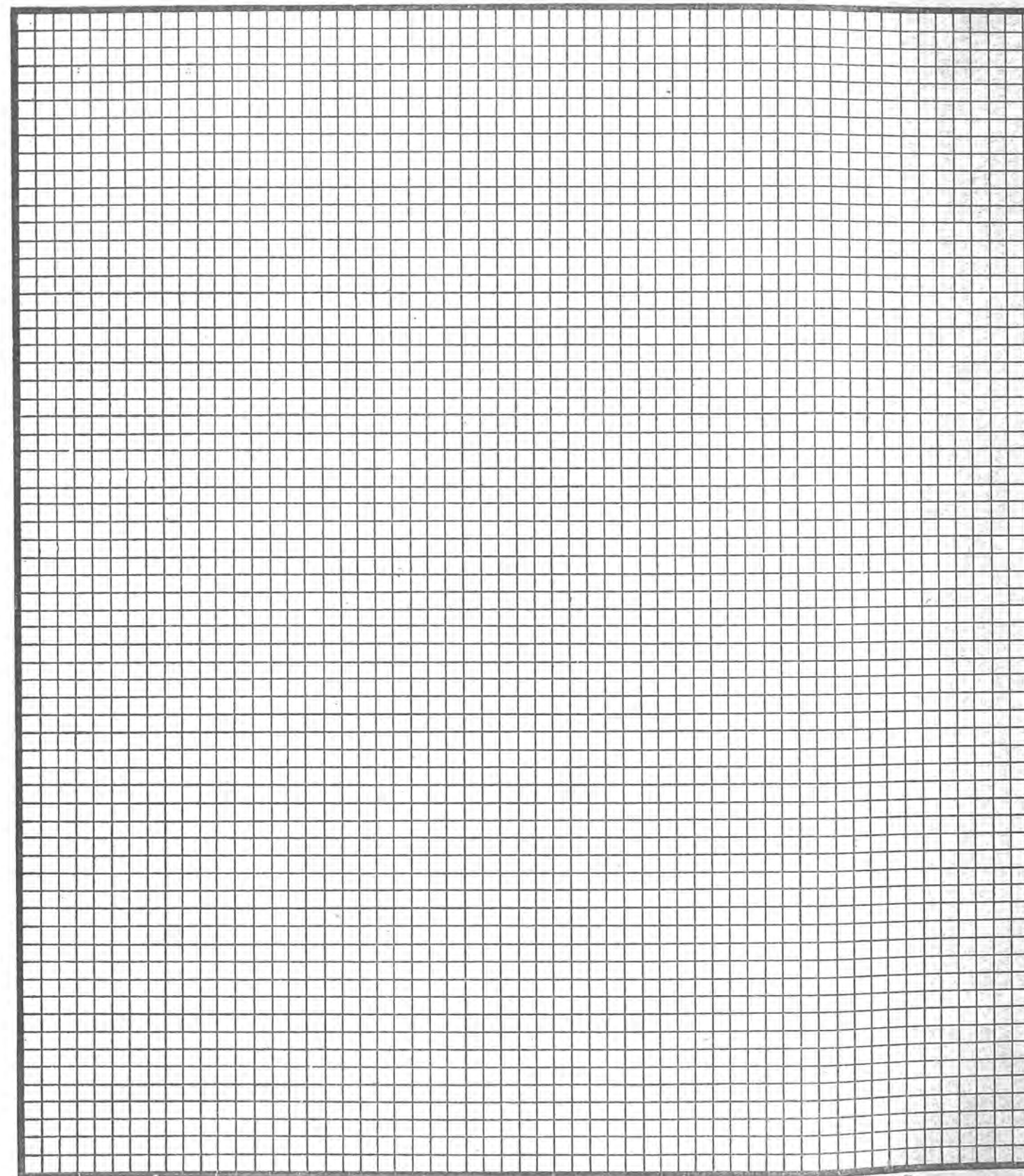
PLAN OF ALLOTMENT

Showing position of proposed building on such allotment.
NOTE.—Distances of each building from boundary lines must be clearly indicated.
(Scale: Two squares to one metre.)

Boundary Lines to be shown thus: _____

Generally DWELLINGS must NOT be ERECTED within 1.5 METRES of ADJOINING properties.

Frontage to _____ Road



ALL EXISTING BUILDINGS TO BE SHOWN IN RED ON THIS PLAN

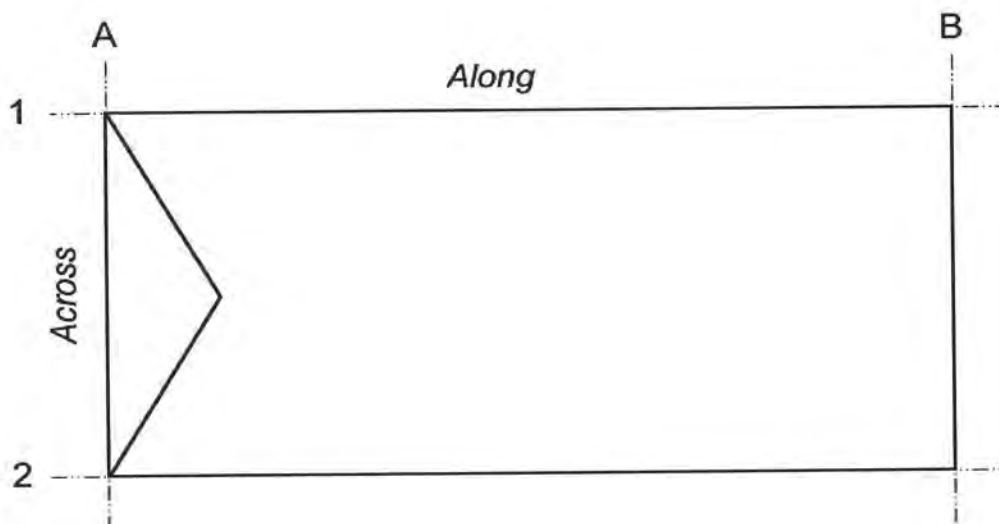
17 April 2014

Bracing Report

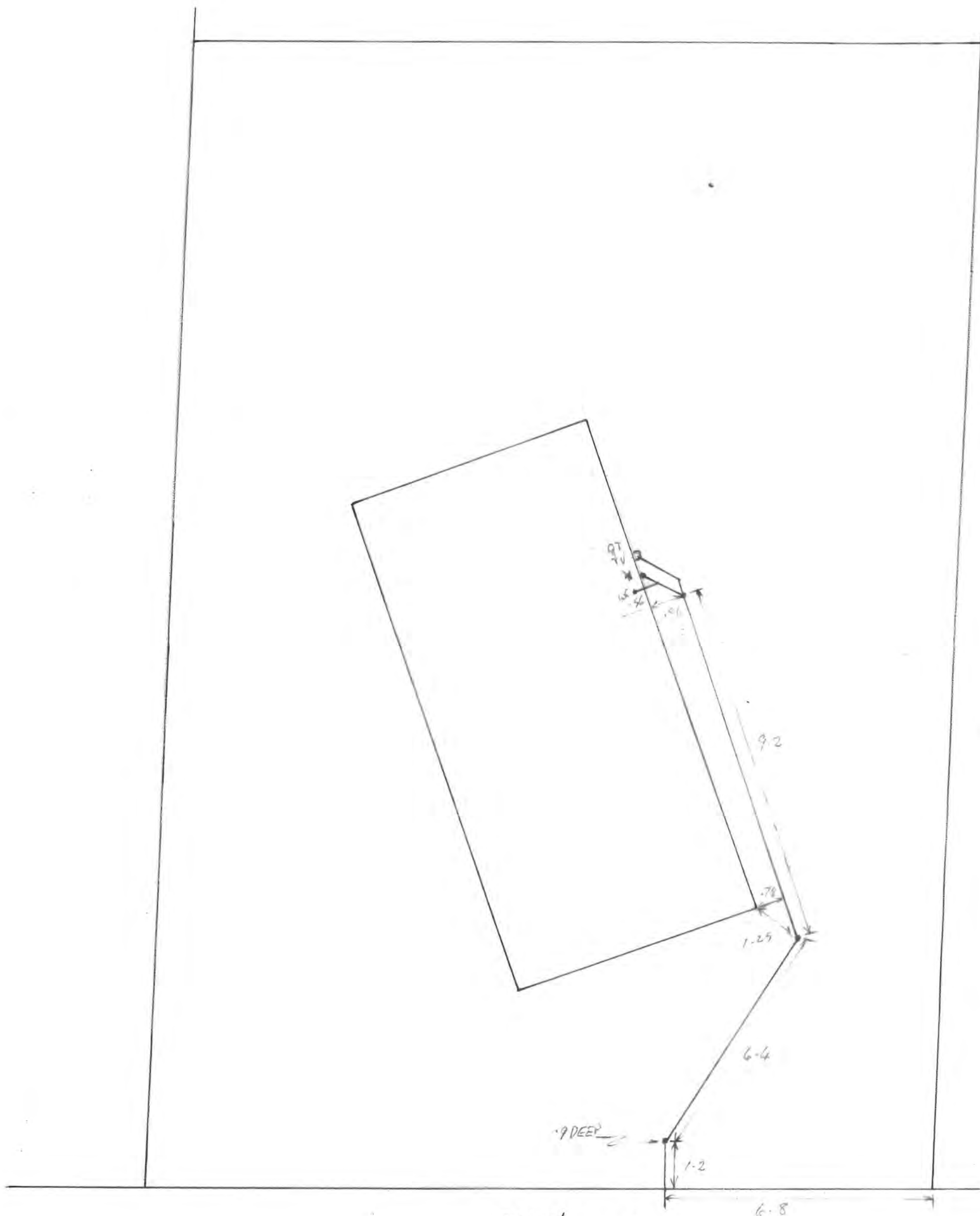
Building Type
Bracing Demand Along
Bracing Demand Across
EQ Bracing Demand
Wind Speed
Roof Pitch

Building Type 10 3.6 x 5.4
187
245
175
Very High
15°

Brace Line A (across front)	BU per Brace	QTY	Total
1 x Angle Brace	59	1	59
600mm Quin Brace	86	1	86
Sub total			145
Brace Line B (across back)			
600mm Quin Brace	86	2	172
Sub total			172
Total Required			245
Total Across		Pass	317
Brace Line 1 (along left)			
1 x Angle Brace	59	1	59
600mm Quin Brace	86	1	86
Sub Total			145
Brace Line 2 (along right)			
1 x Angle Brace	59	1	59
600mm Quin Brace	86	1	86
Sub Total			145
Total Required			187
Total Along		Pass	290



* Producer Statement attached for Quin Sheet Brace. All other bracing units are standard solutions provided by manufacturer



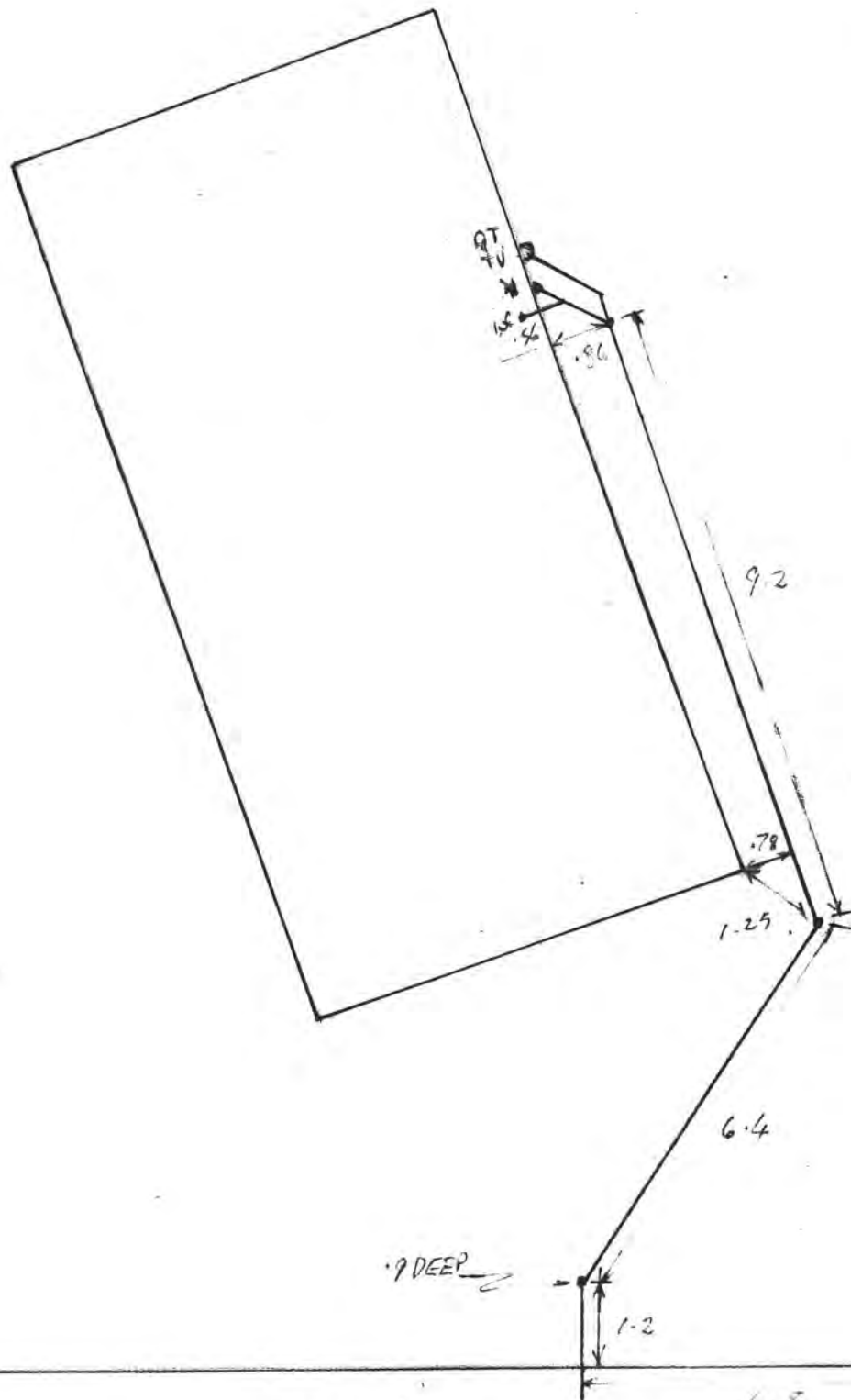
27 WAIMEA RD.

LOT 44

D.P. 7203

D/L JONES

DATE 25-10-84 WATERAL BELOW WATER.



27 WAIMEA RD.

LOT 44

D.P. 7203

D/L JONES

DATE 25-10-84

LATERAL BELOW WATER.

NORTH

- Sewer Pump
- Sewer Rising Main
- Sewer Pipe
- ⊙ Sewer Manhole
- Stormwater Pipe
- ⊙ Stormwater Soak Hole
- Stormwater Pump
- ⊙ Stormwater Manhole
- Stormwater Sump
- ◆ Stormwater Outlet
- Stormwater Rising Main
- ▲ Stormwater Inlet
- Water Hydrant
- ✚ Water Valve
- Water Pipe
- Water Toby

23

25

27

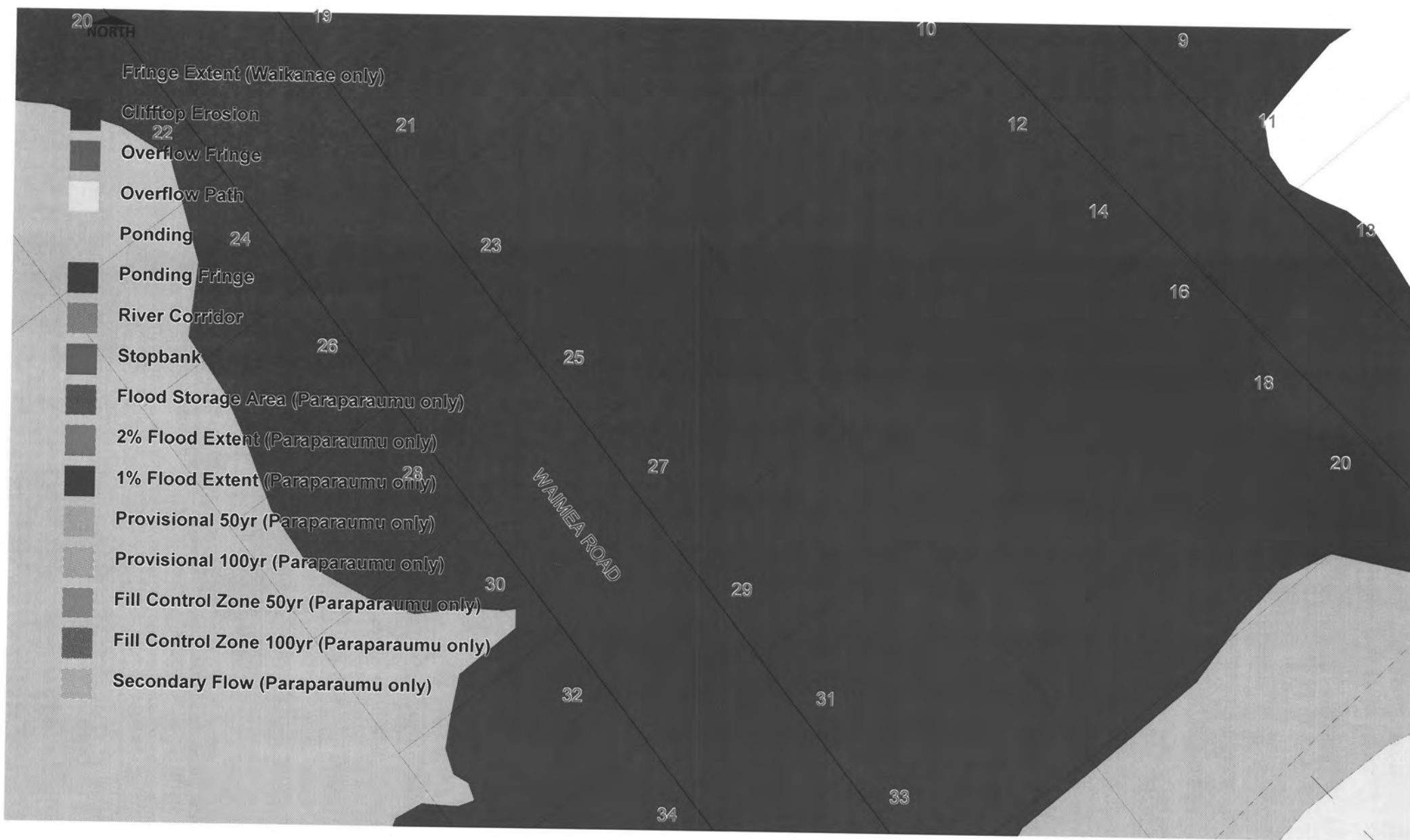
30

29

WAMEA ROAD

water
sewer *





700m

NEWSON

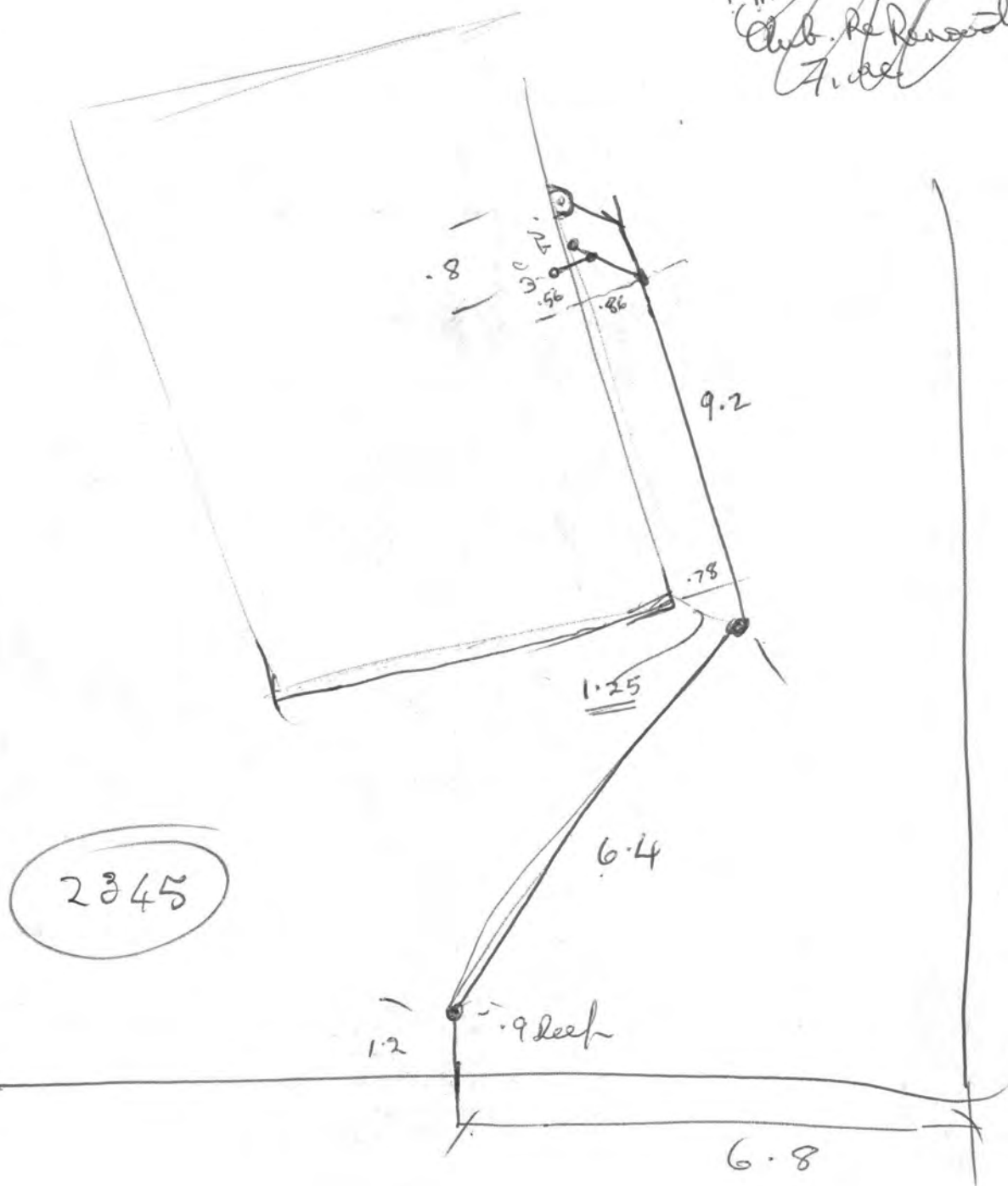
PIPE

2.1 mps

10 2nd
From Fall

WAIMEN

2 APP. For Bonds
 Club. Rd. Newson
 A. R.



27 Wäner Rd Newson
 25-10-84

PERMIT

W

No

6087

HOROWHENUA COUNTY COUNCIL

WAIKANA E DISTRICT COMMUNITY

PERMIT FOR A PLUMBER OR DRAINLAYER TO CARRY OUT PLUMBING OR DRAINAGE WORK

Mr M. A. Jones
63 Huia Street
Waikanae

(a licensed plumber or drainlayer), is hereby authorised to carry out the work described herein, and as set forth in the plan deposited with me, on the premises owned (or occupied) by

Mr W. M. Newson and situated in 24 Waimea Road Street (or Road), Waikanae being described as lot 44 DP 4203

Description of work:

Complete plumbing & drainage to new dwelling - 1st stage only

Estimated Value of work excluding materials:

Estimated Cost \$ 400.00Receipt No. 3934Permit Fee \$ 48.00Connection Fee \$ —TOTAL \$ 48.00

Such work is to be carried out in strict accordance with the Plumbing and Drainage Regulations 1978 and Horowhenua County Council By-Law No. 9, and shall be completed on or before the

day of 19Date 7-6-84

This permit is issued subject to:

County Engineer

HOROWHENUA COUNTY COUNCIL

WAIKANA E DISTRICT COMMUNITY

Notice of Completion of Work and Request for Inspection

To: The Health Inspector,
Horowhenua County Council
LEVIN.

I HEREBY GIVE NOTICE that I have completed at premises situated at

Street/Road, owned by Mr the plumbing/drainage

works specified in Permit No. issued on 19, and I do hereby request that such works should be inspected.

Dated this day of 19

Plumber/Drainlayer

Address of Plumber:

FOR OFFICE USE ONLY

The works above referred to in Permit No.

I HEREBY CERTIFY that the work has been examined and found satisfactory.

Date: 19

T & L Levin

Inspector

2345

H.C.C./D.1

Horowhenua County Council

PERMIT No. W6084

LOCALITY Warkwae Sewer.

DATE RECEIVED

DATE ISSUED 7:6:84

FEES NOT TO BE PAID UNTIL REQUESTED BY OFFICE

APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME Newson

FOR OFFICE USE ONLY

REMARKS:

SCALE OF PERMIT FEES

Estimated Labour Value of Work:	Fee Payable:
Not exceeding \$100	\$12
In excess of \$100 but not exceeding \$200	\$18
In excess of \$200 but not exceeding \$300	\$24
In excess of \$300 but not exceeding \$400	\$30

Plus \$6 for every \$100 or part thereof in excess of \$400.

APPROVED
B. Todd
COUNTY EN.
DATE 1/6/84

Building sewer connection levels.
Building levels are comparable with
or higher to ensure that proposed
building is not lower than

NOTE.—In all cases where septic tanks are installed the site and position must be first approved by the County Health Inspector.

Valuation Book No.

Date, 19.....

Application For Plumbing and Drainage Permit

TO THE COUNTY HEALTH INSPECTOR,
Horowhenua County Council,
Bath Street,
Levin.

Postal Address:
Horowhenua County Council,
P.O. Box 258,
Levin.

I, the undersigned, do hereby apply for a permit to carry out DRAINAGE and PLUMBING work in accordance with the undermentioned particulars.

Description of Drainage and Plumbing Work

Complete P&D
to new Dwelling. 1st stage only.

Allotment. Lot:

44

D.P.:

7203

Section:

Area:

538 587 m²

Block:

S.D.:

Locality:

Previous Owner

If Section
has been
recently
transferred

Frontage (Length)

(Name of Street or Road)

27 Wairua Rd.

Water Supply (Description)

Est. Material Value of Plumbing Work \$2000-

Est. Labour Value of Plumbing Work \$550-

Est. Material Value of Drainage Work \$650-

Est. Labour Value of Drainage Work \$150-

2650-

700-

Total Value \$3350-

All work will be carried out in accordance with Horowhenua County Council's By-laws and the Drainage and Plumbing Regulations 1978 and Amendments.

Permit Fee Based on Labour Value \$48 = Receipt No.: 3934

Water Connection Fee \$

Receipt No.:

Full Name and Address of Owner:

Wind Ann Newson
9 Reese Jones Grove Mangaraki h/Hutt

NOTE.—The following MUST accompany this Application:—

(a) Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page. For a sewer connection, complete enclosed carbonised form.

(b) Specifications of work materials to be used.

Plan showing drain should be drawn to scale of 1-100.

Stormwater drains should be shown (if any) in dotted lines.

Signature of Applicant:

Address

63 Hill St Wairua

Craftsman
Plumber's Signature,
Address, and
Registered No.

3215-

Registered Drainlayer's
Signature, Address, and
Registered No.

PLAN OF ALLOTMENT

Showing position of proposed buildings, Sanitary fittings, Drains, Gully traps, Inspection pipes and Ventilators, Septic tanks, Sumps, Irrigation trenches, Sewers and Stormwater drains, if any.

No Septic Tank or Effluent Drainage System may be installed within 3.3 metres of a dwelling or 1.5 metres of any boundary.

Boundary Lines to be shown thus: - - - - -

Frontage to

Road

BC011372



CONSENT DETAILS

Applicant Name MR H CROWTHER

Site Address 27 WAIMEA ROAD, WAIKANAE

Legal Description LOT 44 DP 7203

Proposal NEW GARAGE

WORK CANNOT PROCEED PAST EACH STEP UNTIL THAT STEP HAS BEEN INSPECTED,
APPROVED AND THIS FORM SIGNED BY THE RELEVANT INSPECTOR

PRE-SLAB**PLUMBING AND DRAINAGE:** Date: Officer:**UNDERSLAB PLUMBING**

Pipe sizes

Falls

Pipe protection

UNDERSLAB DRAINAGE

Pipe sizes

Falls

Pipe protection

Has a Site Instruction been issued? Yes/No

Instruction No:

Is a reinspection required? Yes/No

Proposed date of
follow up inspection

Labels in place? Yes/No

Producer Statement Yes/No/NA

COMMENTS

BUILDING

Date: Officer:

Minimum floor level

DPC

Joints taped

Penetrations

Specific design

If yes, has Engineer inspected Yes / No

Mesh

Mesh chairs

Slab thickening

Bottom plate fixings

Has a Site Instruction been issued? Yes/No

Instruction No:

Is a reinspection required? Yes/No

Proposed date of
follow up inspection

Labels in place? Yes/No

Producer Statement Yes/No/NA

COMMENTS

Tick (✓) approved inspections

Cross (x) inspections not approved

Strike out inspections not applicable

FOUNDATIONSDate: 28/11/01 Officer: BUMZApproved building consent documents on site: (YES) / NO**SITING:**

Front yard	☒ Left hand side yard	☒ Conforms with approved plan	<u>(YES) / NO</u>
Rear yard	☒ Right hand side yard	☒ If no, has new site plan been requested	<u>YES / NO</u>
Minimum floor level	☒ Footing size	☒ Foundation wall reinforcing	☒
Pile hole size	☐ Footing reinforcing	☒ Foundation wall size	☒
Anchor pile size	☐ Subfloor vents	☐ Specific design	<u>YES/NO</u>
Pile hole spacing	☐ Steps/stairs	☐ If yes, has Engineer inspected	<u>YES/NO</u>

Has a Site Instruction been issued? Yes/No

Instruction No:

Is a reinspection required? Yes/No

Proposed date of follow up inspection

Labels in place? Yes/No

Producer Statement Yes/No/NA

COMMENTS

SINGLE POUR FOUNDATION & SLAB, DPC & MESH IN PLACE AS REQUIRED. OK TO CONTINUE

SUBFLOOR

Date: Officer:

Ord pile fixings
 Anchor pile bolts
 Brace pile bolts and washers
 Timber treatment
 Subfloor framing
 Subfloor beams/bearers

Subfloor bracing
 Joists - size/spacing/fixing
 Cant. Joists - lth/size/spc
 Solid blocking - spacing
 Notching, holes etc
 Proprietary connections

Has a Site Instruction been issued? Yes/No

Instruction No:

Is a reinspection required? Yes/No

Proposed date of
follow up inspection.....

Labels in place? Yes/No

Producer Statement Yes/No/NA

COMMENTS

Tick (✓) approved inspections

Cross (x) inspections not approved

Strike out inspections not applicable

EXTERIOR CLADDING

Solid Plaster/Textured Finish: Date:Officer:

Rigid backing
Non rigid backing
Building paper
Battens (non rigid)
Cavity (non rigid)
Sheet set out (Hardies)

Reinforcement
Spacers
Nailing (Hardies)
Flashings
Control joints

Has a Site Instruction been issued? Yes/No

Instruction No:

Is a reinspection required? Yes/No

Proposed date of
follow up inspection

Producer Statement Yes/No/NA

COMMENTS

PRELINE

PLUMBING AND DRAINAGE: Date: Officer:
Plumber:

Pressure test
Visual leak check
Pipe support/clips
Pipe size
Pipe material

Joint strain
Pipe insulation
Stacks
Wastes
Supply tank

Has a Site Instruction been issued? Yes/No

Instruction No:

Is a reinspection required? Yes/No

Proposed date of follow up inspection

Preline Labels in place? Yes/No

Producer Statement Yes/No/NA

COMMENTS

BUILDING

Date: 14-12-01 Officer: BL ML

Timber treatment
Ceiling diaphragm
Dragon ties
Studs - size/spacing
Wall insulation
Posts - size/fixing
Lintels/bms - size/fixings
Ext joinery - labels
Ceiling runners
Wall bracing
Mech ventilation
Moisture Content Walls

✓
×
×
×
×
×
×
×
×
×
×
×

% DRYFRAME

Bracing straps
Timber grade
Wall dwangs
Trimming studs
Truss/rafter - fix/space
Ceiling joists
Plate fixings
Ventilation
Ceiling battens
Check exterior claddings

×
×
×
×
×
×
×
×
×
×
×
×

%

Has a Site Instruction been issued? Yes/No

Instruction No:

Is a reinspection required? Yes/No

Proposed date of follow up inspection

Preline Labels in place? Yes/No

Producer Statement Yes/No/NA

COMMENTS

BRACING & FIXINGS FOR GARAGE IN PLACE AS REQUIRED
ROOF STRAPPING & FIXING IN PLACE AS DISCUSSED, BUILDERS TO
SUPPLY PHOTO - OK TO CONTINUE

DRAINS

Drainlayer: Date: Officer:

Drain depth
Subsoil drains
Pipe material
Disposal field
Drains under building
Connection to main
Pipe supports
Manhole - structure
Lamp holes
Drain test

Gully traps
Granular bedding
Terminal vents
Even gradient/line
Soil stack
Manhole - haunching
Inspection/bends
SW to kerb
Sumps

Has a **Site Instruction** been issued? Yes/No

Instruction No:

Is a reinspection required? Yes/No

Proposed date of
follow up inspection

Producer Statement Yes/No/NA

COMMENTS

POSTLINE

Date: Officer:

Sheets nailed as per your schedule

☐

Insulation to walls

☐Has a **Site Instruction** been issued? Yes/No

Instruction No:

Is a reinspection required? Yes/No

Proposed date of
follow up inspection

Postline Label in place? Yes/No

COMMENTS

Tick (✓) approved inspections

Cross (x) inspections not approved

Strike out inspections not applicable

MISCELLANEOUS INSPECTIONS

Blockfill: Date: Officer:

 Reinforcing ☐
 Engineers design Yes/No
 If yes, has engineer checked Yes/No
Cavities cleared ☐

Has a Site Instruction been issued? Yes/No

Instruction No:

Is a reinspection required? Yes/No

Proposed date of
follow up inspection

Producer Statement Yes/No/NA

COMMENTS**Retaining Walls**
 Siting ☐
 Stretchers ☐
 Deadmen ☐
 Poles/posts ☐
 Footing ☐
 Engineers design/supervision ☐

 Subsoil drainage ☐
 Post Holes ☐
 Retaining components ☐
 Tie bars ☐
 Headers ☐

Has a Site Instruction been issued? Yes/No

Instruction No:

Is a reinspection required? Yes/No

Proposed date of
follow up inspection

Producer Statement Yes/No/NA

COMMENTS**Solid Fuel Heaters**
 Chimney Check ☐
 Seismic fixing ☐
 Flue flashing ☐
 Flue ☐
 Mantel shelf ☐

 Flue height ☐
 Hearth ☐
 Clearances ☐
 Ceiling plate ☐

Has a Site Instruction been issued? Yes/No

Instruction No:

Is a reinspection required? Yes/No

Proposed date of
follow up inspection**COMMENTS**

Tick (✓) approved inspections

Cross (x) inspections not approved

Strike out inspections not applicable

FINAL INSPECTION**Building Exterior****CHECK PLANS**

Subfloor - ventilation	☐	Flashings - roof penet	☐	Gulley dishes	☐
Decks - structure	☐	hips	☐	Wastes to gullies	☐
Balustrades - design	☐	valleys	☐	Terminals vents	☐
height	☐	gables	☐	Spouting - Downpipes	☐
Steps/Stairs - design	☐	flues	☐	Landscaping & ground levels	☐
handrail	☐	Cladding (ground clearance)	☐	Texture Coating Warranty	☐
Flashings - windows	☐	Roofing & Fixings	☐		
		(roofing warranty)			

Building Interior**CHECK FITTINGS**

Service area floors & walls	☐	Food storage	☐	Water temperature	☐
Stair design	☐	Nat. ventilation	☐	Solid fuel heater	☐
Handrails	☐	Mech. Ventilation	☐	Supply tank	☐
Barriers	☐	Insulation	☐	Trap seals & AA Valves	☐
Lightings	☐	Hot water cylinder flues	☐	Cistern flushing	☐
Laundering	☐	Hot water cylinder valves	☐	WC pan connection	☐
Cooking facilities	☐	Hot water cylinder rest	☐	Septic Tank	☐
		Tempering valve	☐	(engineers inspc report)	
				Windows - labels	☐
				Safety glass	☐

Footpath crossing installed	Yes/No	Berm damaged	Yes/No
Refund crossing deposit	Yes/No	Engineering site reports required	Yes/No
Stormwater & site drainage appear satisfactory	Yes/No	Engineering site reports received	Yes/No

Has a Site Instruction been issued? Yes/No NTR Instruction No.

Producer Statement Yes/No/NA

OK to issue final code compliance certificate. Yes/No

If an interim certificate is issued please list proposed conditions on the reverse of this form.

Is a reinspection required? Yes/No Proposed date of follow up inspection

Comments:

Tick (✓) approved inspections

Cross (x) inspections not approved

Strike out inspections not applicable

COSTING SHEET

Application No: 011372
 Date: 27 Wainman Rd.
 Site Address: 4-10-01

ADMIN = \$40 per hour
 PLAN VETTING = \$60 per hour
 INSPECTIONS = \$50
 DIGITAL SCANNING = \$22.50

TECHNICAL CONSULTANTS = Cost + 10%

CLASSIFICATION		\$	PLAN VETTING				TOT \$	CONSULTANTS			TOT \$	INSPECTIONS					TOT	SET FEE	PIM	CC C	DIG SCAN	TOT
			PI	D	Bld	EH		DP				Site	PI	D	Bld	EH					Y/N	
1.	Fire Places, Signs, Minor Plumbing and Drainage	0 - 1,500																30	Nil	Nil		
2.	Sheds, Parapool Carports	1501 - 4,000																70	Nil	Nil		
3.	Garages, Conservatories, Swim Pool, etc	4,001 - 10,000																100	50	30		
4.	House Additions	4,001 - 10,000																120	50	30		
5.	House Additions	10,000 - 40,000		1	5		\$90	2			\$30	1		1	4		\$300	150	50	30		\$600
6.	House Additions	40,001 - 70,000																200	100	30		
7.	Dwellings	70,001-100,000																250	100	30		
8.	Dwellings	100,001-150,000																320	100	30		
9.	Dwellings	150,001-200,000																420	100	30		
10.	Dwellings	200,001-250,000																520	100	30		
11.	Dwellings	250,001-300,000																650	100	30		
12.	Dwellings	300,000 +																700	100	30		
13.	Commercial/ Industrial	0-10,000																120	50	30		
14.	Commercial/ Industrial	10,001-50,000																200	50	30		
15.	Commercial/ Industrial	50,001-100,000																300	150	30		
16.	Commercial/ Industrial	100,001-150,000																400	150	30		
17.	Commercial/ Industrial	150,001-200,000																550	150	30		
18.	Commercial/ Industrial	200,001-250,000 +																750	150	30		

CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS		STANDARD ADDENDA			
14	✓	32		21	✓
1	✓	2		22	
17	} ①	3	✓	23	
7		4	✓	23A	
16		5		24	
2	✓	6		25	
3	✓	7	✓	26	
18	✓	8	✓	27	✓
4	✓ 3 ①	8A		28	
8		8B		29	
5	✓	9	✓	30	
10		10		31	✓
12	✓	11		32	
6	✓	12		33	
9		13	✓	34	
11		14		35	
13	✓	15		36	
15		16		37	
		17		38	
		18		39	
		19		40	
		20		41	

STANDARD CONDITIONS	
1	
2	
3	

NON STANDARD ADDENDA

- * Minimum fastening width required 165mm.
- * Fix main/corridor trusses to continuous bearing plates fixed over existing joist system and secure trusses to Table 10.12 of NZS 3604:1999.
- * Fit tensioned roof plane braces.
- * Fit sheet wall braces as endorsed on approved plans. Widths noted critical to achieve required minimum bracing.
- * All hardies claddings to be stainless steel nailed for Severe Coastal corrosion zone.
- * Note endorsement and attached building code extract G7 re External Visual Awareness requirements to Habitable spaces.



Building Consent

Section 35, Building Act 1991

Application

MR H CROWTHER <i>JH + M Crowther</i>	No.	011372
C/- PO BOX 171	Issue date	16/11/01
PARAPARAUMU	Application date	4/10/01
	Overseer	Barrie McLennan

Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stages NEW GARAGE ATTACHED TO DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL
Estimated Value	\$15,000
Location	27 WAIMEA ROAD, WAIKANAE
Legal Description	LOT 44 DP 7203
Valuation No.	1492003000

Charges

The Council's charges paid on uplifting this Building Consent, in accordance with the attached details are:

	\$	1,022.50
Building Research Levy	\$	0.00
Building Industry Authority Levy	\$	0.00
Total	\$	1,022.50

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

Signed for and on behalf of the Council:

Name: *[Signature]*

Date: *16.11.01*

Addenda to Application

Application

MR H CROWTHER C/- PO BOX 171 PARAPARAUMU	No.	011372 8/11/01
	Overseer	Barrie McLennan

Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stages NEW GARAGE ATTACHED TO DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL
Estimated Value	\$15,000
Location	27 WAIMEA ROAD, WAIKANAE
Legal Description	LOT 44 DP 7203
Valuation No.	1492003000

Builder: BARRY REYNOLDS 025484649

General Requirements

- a) The District Inspector is to be given 24 hours' notice before carrying out the following inspections:
1. INITIAL INSPECTION - PREVIOUSLY COMPLETED
 2. FOUNDATION INSPECTION
 3. PRE-SLAB INSPECTION, CONCRETE FLOOR
 4. SUBSTRATE INSPECTION-SOLID PLASTER
 5. PRELINING INSPECTION, MOISTURE TEST, CHECK BRACING
 6. POST-LINING INSPECTION, LININGS, FIXED AS PER BRACE DESIGN
 7. FINAL INSPECTION BUILDING
 8. FINAL INSPECTION STORMWATER
- b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 902 2845 between the hours of 8.00am and 4.30pm.

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 6 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. All foundations are to be to solid bearing minimum of 300mm
3. NZS3604 is an Acceptable Solution in terms of the New Zealand Building Code and is a recommended reference document for timber framed buildings.
4. Metal head flashings required over all exterior joinery.
5. As this building is located within the Very High Wind Zone all Exterior load bearing walls require 100 x 50 studs at 480mm centres maximum, and light roofs require 16 kN cyclone ties to rafters and trusses. Purlins to light roofs require 1 - 'Z' nail additional securement, top and bottom edge
6. Note and comply with endorsements on approved plans.
7. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.
8. Provide from your Contractor a roof warranty covering the product and its installation.
9. As this site is located in the Severe Coastal Corrosion Zone, all exposed fixings and cladding fixings need to be stainless steel.
10. Minimum footing width required 165 mm.
11. Fix manufacturer's/certified trusses to continuous bearing plates fixed over existing joist system and secure trusses to Table 10.12 of NZS.3604:1999
12. Fit tensioned roof plane braces.
13. Fit sheet wall braces as endorsed on approved plans. Widths noted critical to achieve required minimum bracing.
14. All Hardies claddings to be stainless steel nailed for Severe Coastal Corrosion Zone.
15. Note endorsement and attached building code extract G7 re External Visual Awareness requirements to habitable spaces.

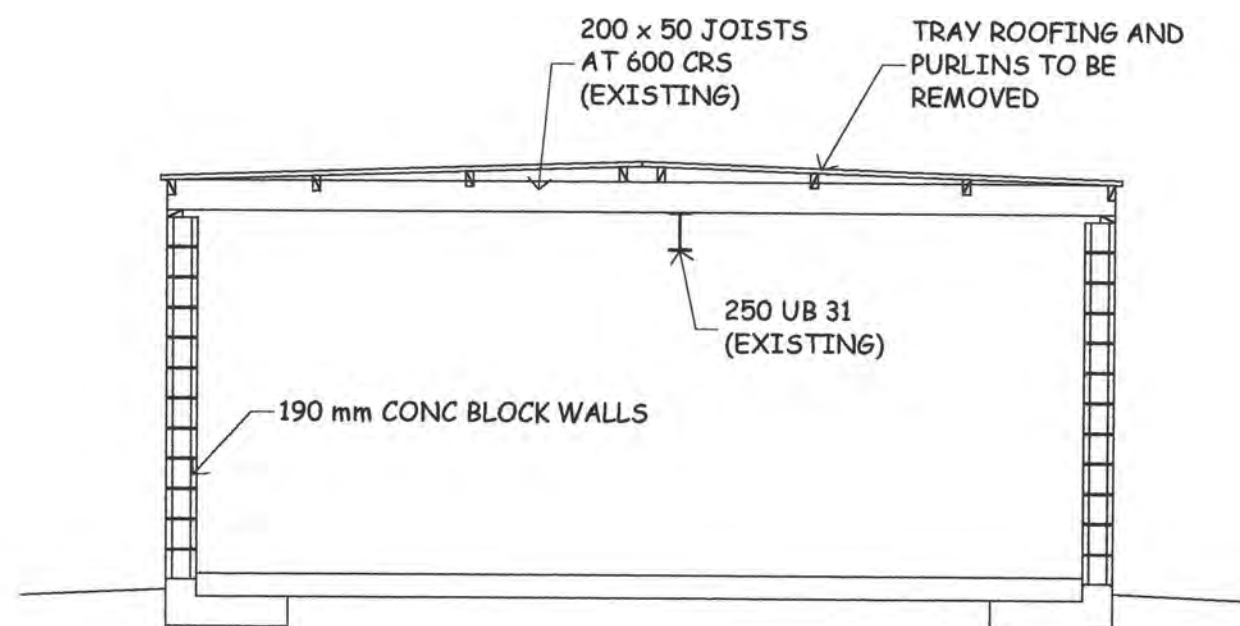
I have read the foregoing requirements, and the Owner/Builder/Authorised Person hereby agrees to comply with them.

OWNER/BUILDER/
AUTHORISED PERSON



Date: 16/4/2001

KAPITI COAST DISTRICT COUNCIL
 PLANS APPROVED PLUMBING
 AND DRAINAGE
 CONSENT MAY BE ISSUED
 DATE: 23/10/01 OFFICER: [Signature]



HOWARD COWTHER

27 WAIMEA RD
 WAIKANA BEACH
 04 9053745

EXISTING SECTION

SCALE: 1:50
 DATE: 26/09/2001
 DRAWN BY: DAN MAPP

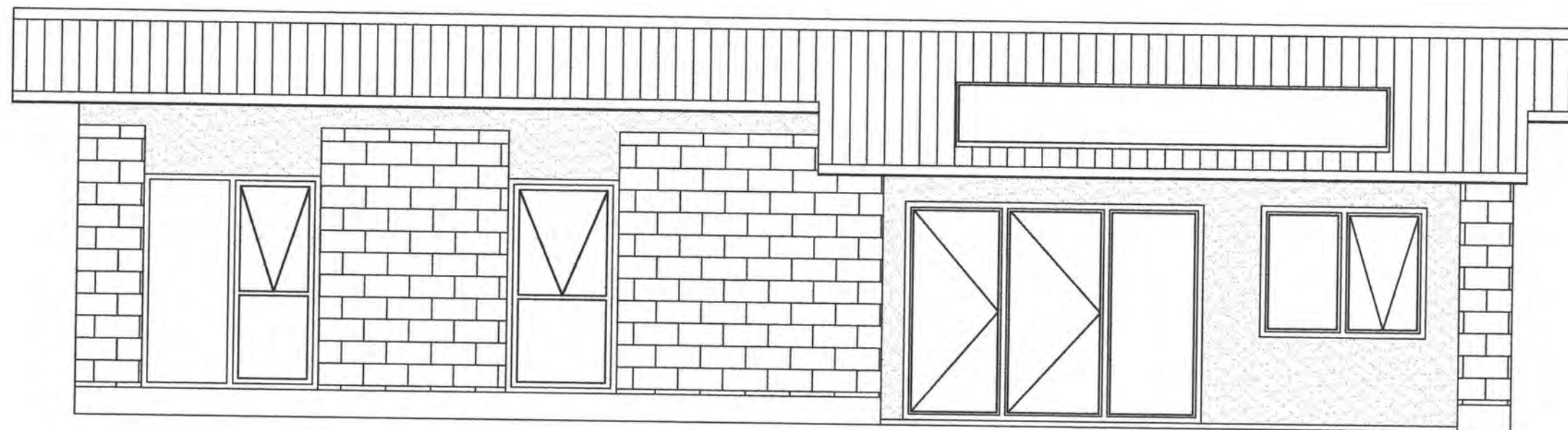
PDSL
 PROJECT & DESIGN
 SERVICES LIMITED

1st FLOOR 4 MAHARA PLACE
 WAIKANA
 PHONE: (04) 902 7447
 FAX: (04) 902 7448
 MOBILE: ANDREW: (029) 902 7447
 DAN: (029) 902 7448
 E-MAIL: andrew@projectdesign.co.nz
 dan@projectdesign.co.nz

REFERENCE: 1-0018 REV: 2
 SHEET: 1 OF 7

IT IS THE CONTRACTORS RESPONSIBILITY TO
 CHECK ALL MEASUREMENTS ON SITE

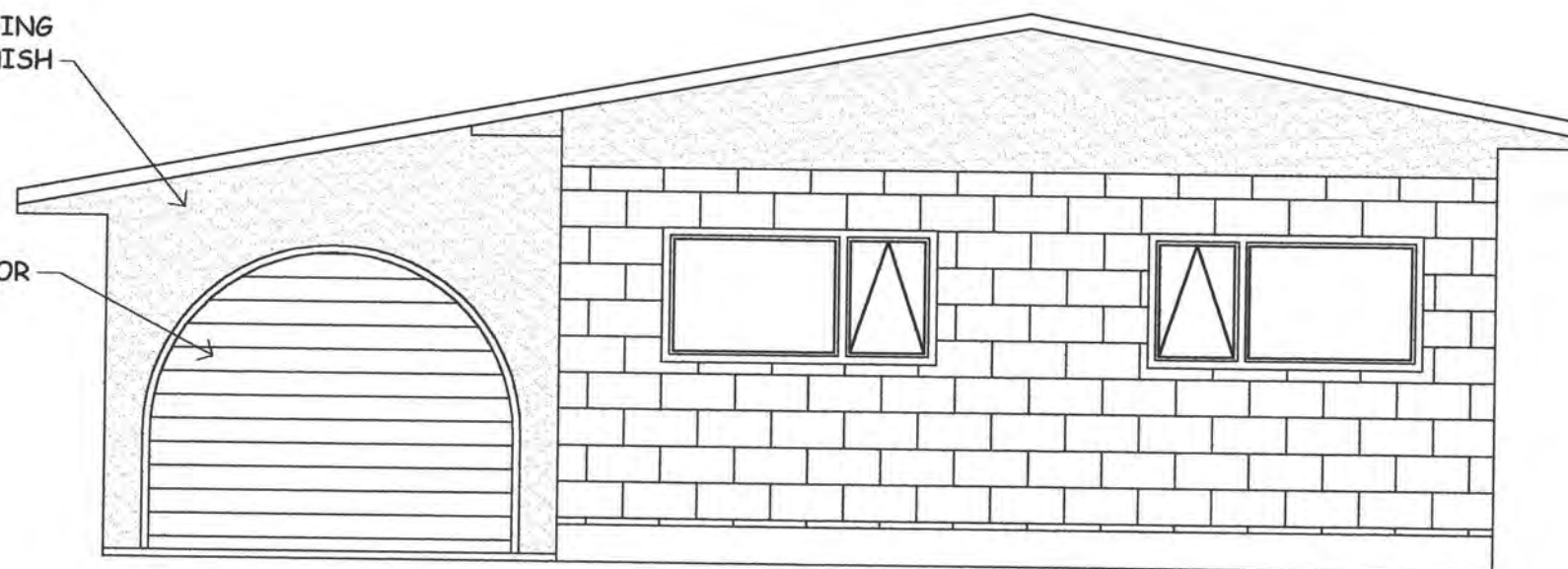
PROPOSED ATTACHED NEW GARAGE



SIDE ELEVATION

HARDIE BACKER CLADDING
WITH PLASTER FINISH

2.4 ROLLER DOOR



FRONT ELEVATION

PROPOSED ATTACHED NEW GARAGE

HOWARD COWTHER

27 WAIMEA RD
WAIKANAE BEACH
04 905 3745

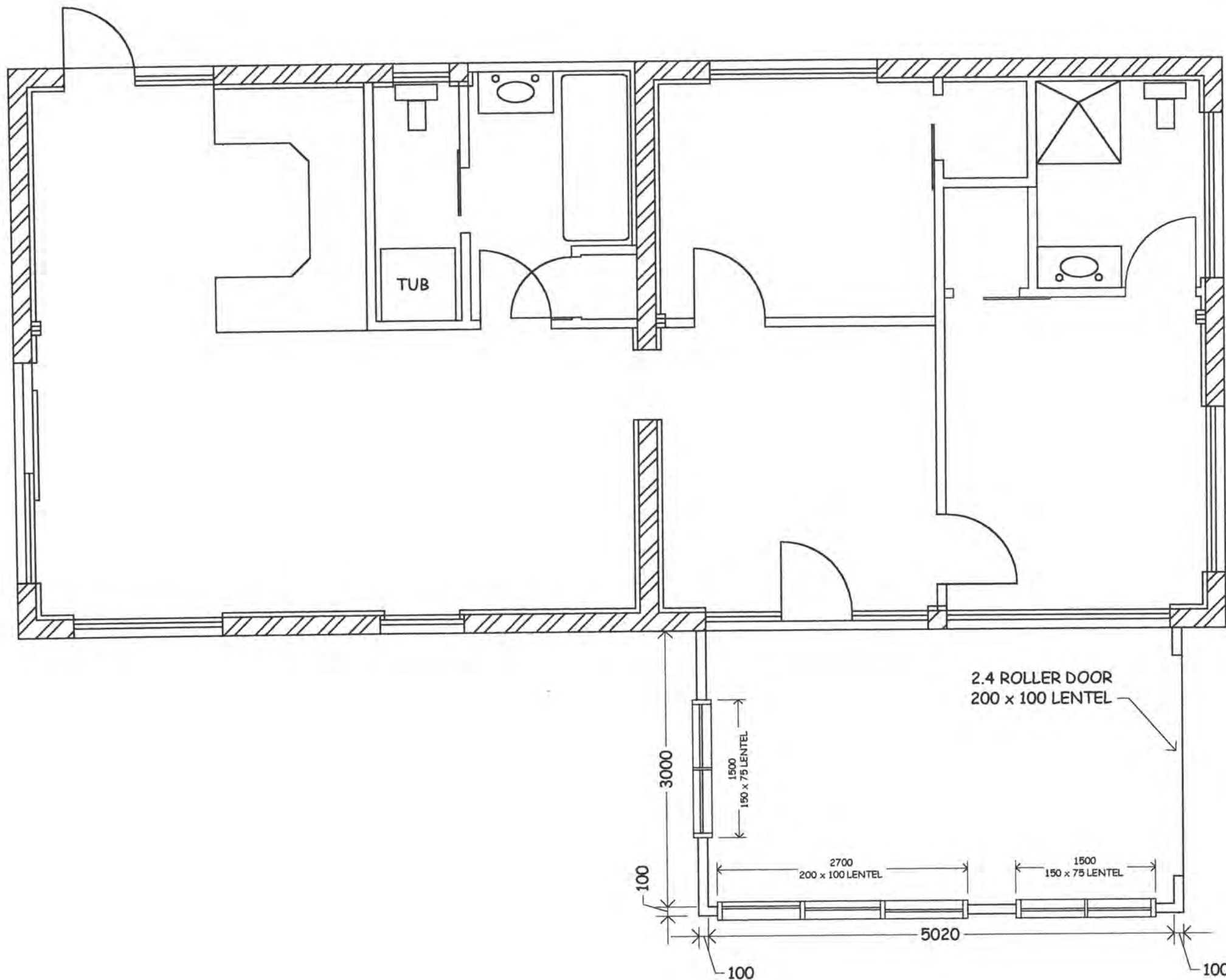
ELEVATIONS

SCALE:	1:50
DATE:	26/09/2001
DRAWN BY:	DAN MAPP

PDSL
PROJECT & DESIGN
SERVICES LIMITED

1st FLOOR 4 MAHARA PLACE
WAIKANAE
PHONE: (04) 902 7447
FAX: (04) 902 7448
MOBILE: ANDREW: (029) 902 7447
DAN: (029) 902 7448
E-MAIL: andrew@projectdesign.co.nz
dan@projectdesign.co.nz

REFERENCE:	1-0018	REV:	
SHEET:	2	OF:	7
IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL MEASUREMENTS ON SITE			



AREA OF ADDITIONS 15.06 M2
PROPOSED ATTACHED NEW GARAGE

HOWARD COWTHER
27 WAIMEA RD
WAIKANAE BEACH
04 905 3745
FLOOR PLAN

SCALE: 1:50
DATE: 26/09/2001
DRAWN BY: DAN MAPP

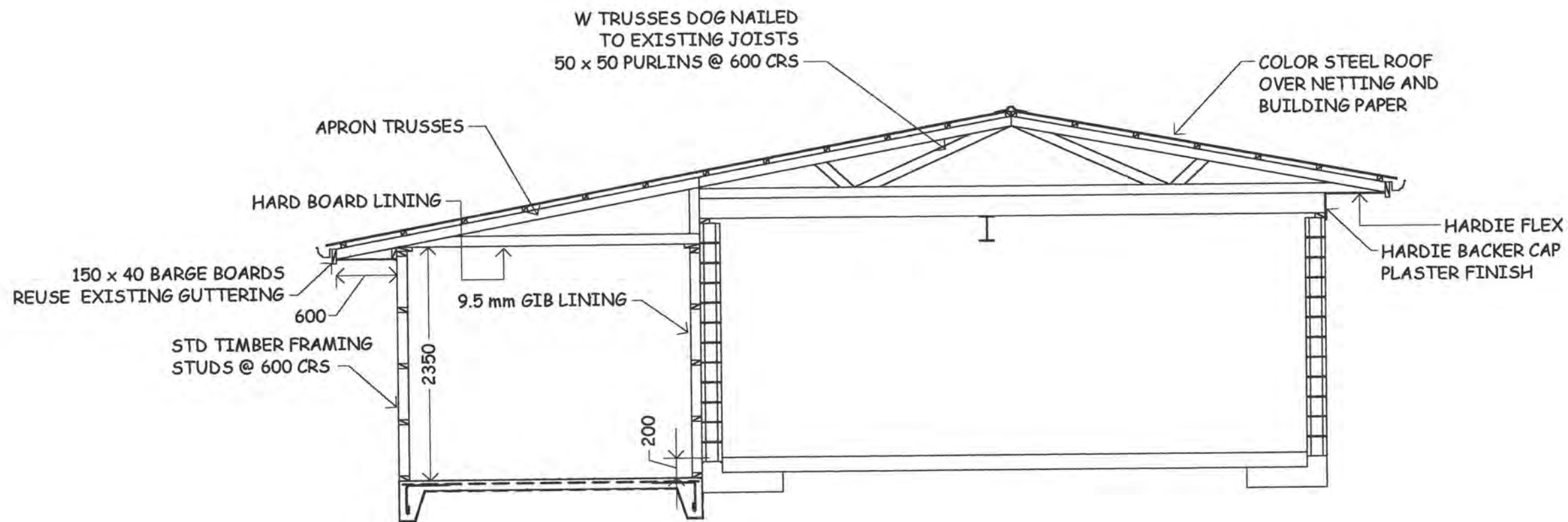
PDSL
PROJECT & DESIGN
SERVICES LIMITED

1st FLOOR 4 MAHARA PLACE
WAIKANAE
PHONE: (04) 902 7447
FAX: (04) 902 7448
MOBILE: ANDREW: (029) 902 7447
DAN: (029) 902 7448
E-MAIL: andrew@projectdesign.co.nz
dan@projectdesign.co.nz

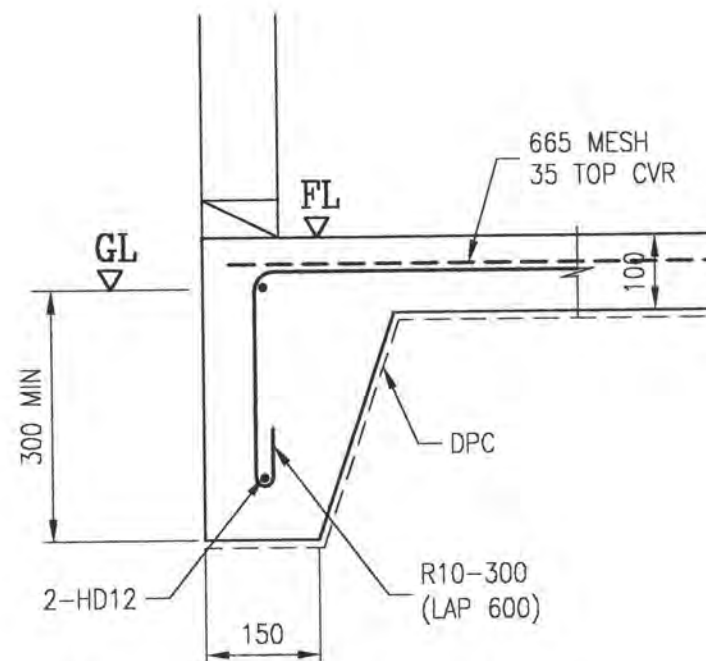
REFERENCE:	1-0018	REV:	
SHEET:	3	OF:	7
			2

IT IS THE CONTRACTORS RESPONSIBILITY TO
CHECK ALL MEASUREMENTS ON SITE

100



100



FOOTING DETAIL (SCALE 1:10)

HOWARD COWTHER

27 WAIMEA RD
WAIKANAE BEACH
04 905 3745

SECTION

SCALE:	1:50
DATE:	26/09/2001
DRAWN BY:	DAN MAPP

PDSL

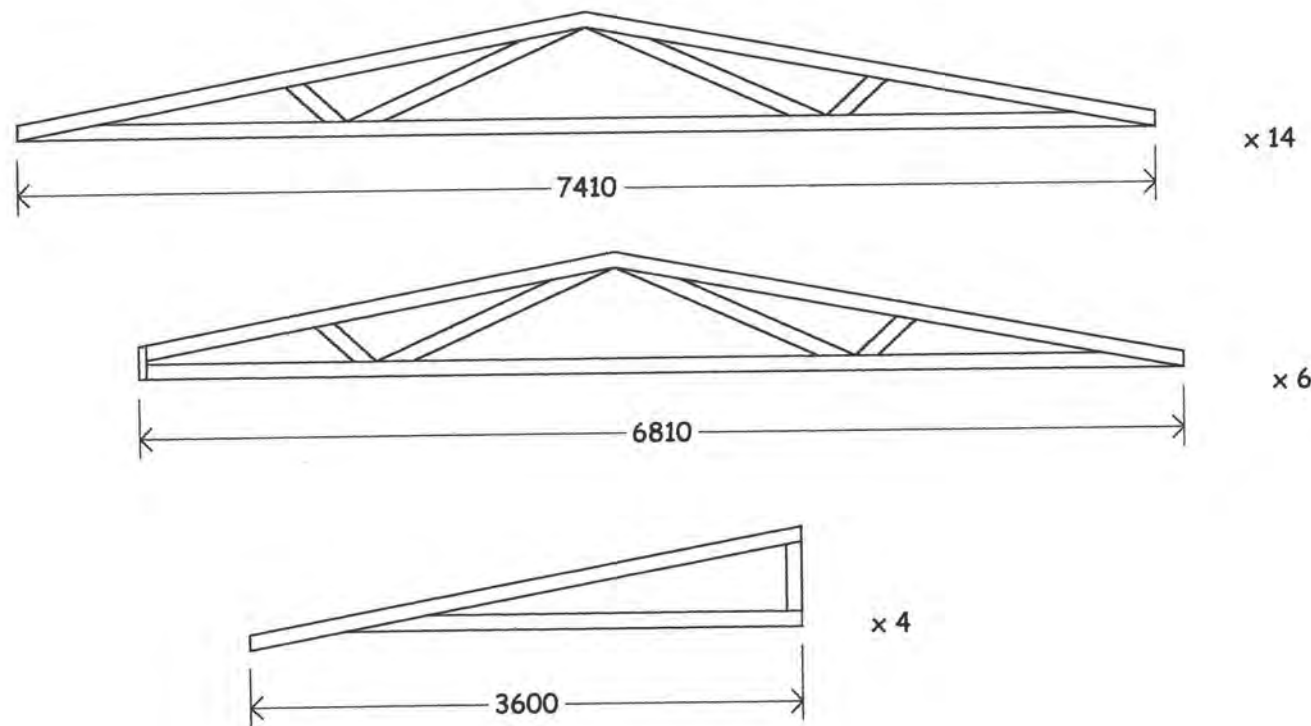
PROJECT & DESIGN
SERVICES LIMITED

1st FLOOR 4 MAHARA PLACE
WAIKANAE
PHONE: (04) 902 7447
FAX: (04) 902 7448
MOBILE: ANDREW: (029) 902 7447
DAN: (029) 902 7448
E-MAIL: andrew@projectdesign.co.nz
dan@projectdesign.co.nz

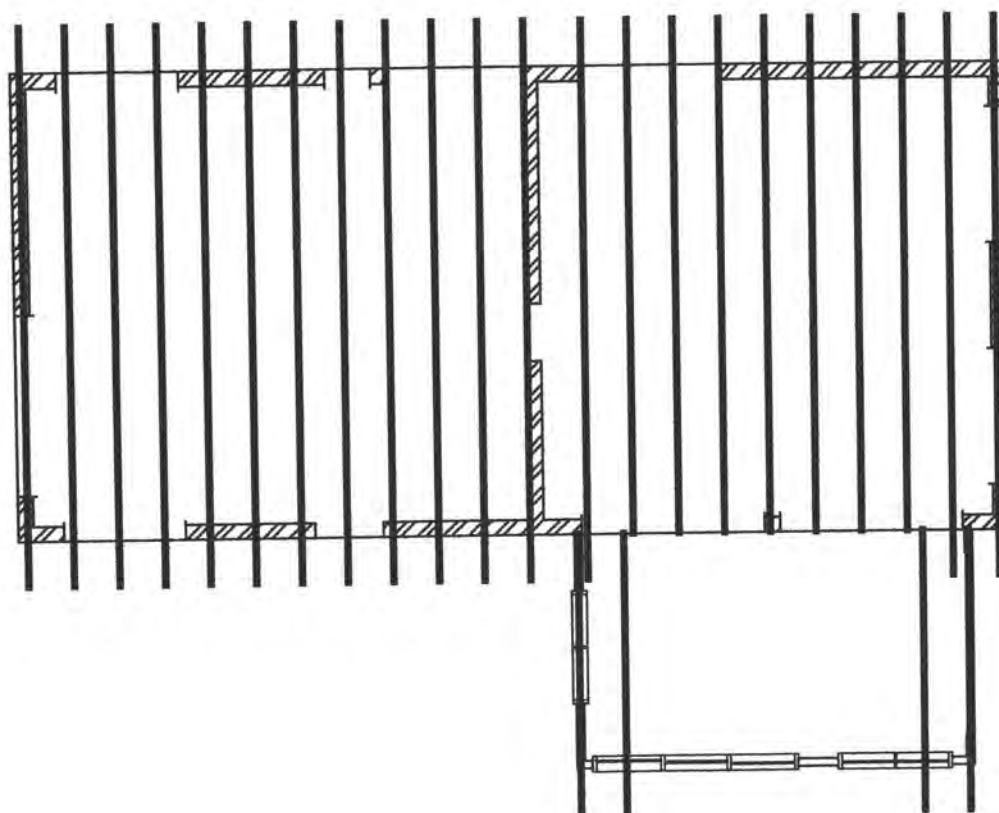
REFERENCE:	1-0018	REV:	2
SHEET:	4	OF:	7

IT IS THE CONTRACTORS RESPONSIBILITY TO
CHECK ALL MEASUREMENTS ON SITE

PROPOSED ATTACHED NEW GARAGE



TRUSSES (SCALE 1:50)
NOTE : ALL 11° PITCH



TRUSS LAYOUT (SCALE 1:100)
NOTE: ALL @ 600 CRS

PROPOSED ATTACHED NEW GARAGE

HOWARD COWTHER

27 WAIMEA RD
 WAIKANA BEACH
 04 905 3745

TRUSSES

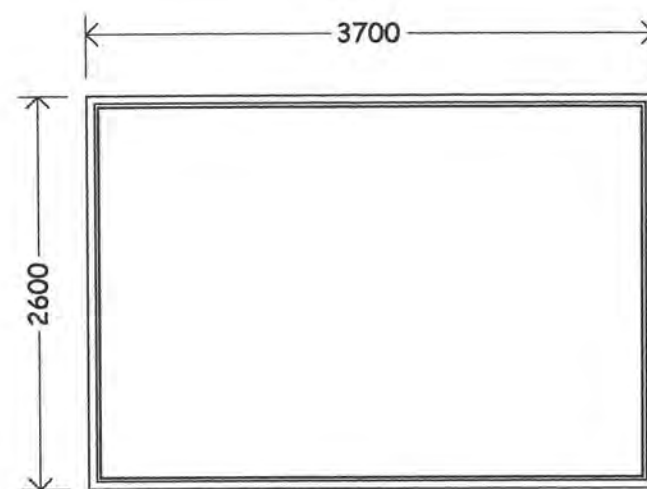
SCALE :	1:50
DATE :	26/09/2001
DRAWN BY :	DAN MAPP

PDSL
PROJECT & DESIGN
SERVICES LIMITED

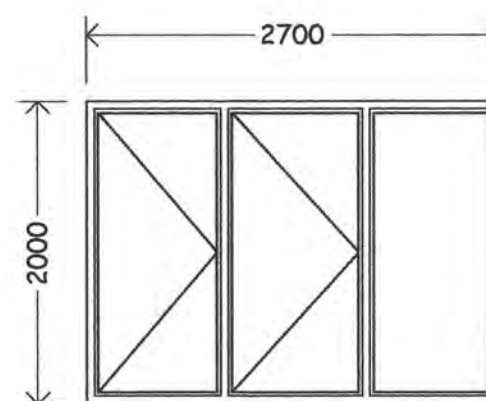
1st FLOOR 4 MAHARA PLACE
 WAIKANA BEACH
 PHONE: (04) 902 7447
 FAX: (04) 902 7448
 MOBILE: ANDREW: (029) 902 7447
 DAN: (029) 902 7448
 E-MAIL: andrew@projectdesign.co.nz
 dan@projectdesign.co.nz

REFERENCE :	1-0018	REV :	2
SHEET :	5	OF :	7

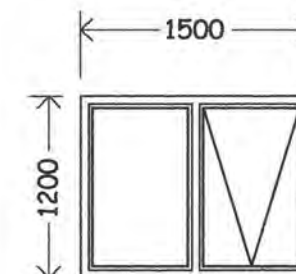
IT IS THE CONTRACTORS RESPONSIBILITY TO
 CHECK ALL MEASUREMENTS ON SITE



SKYLIGHT



BYPASS SLIDING DOOR



PROPOSED ATTACHED NEW GARAGE

HOWARD COWTHER

27 WAIMEA RD
WAIKANAE BEACH
04 905 3745

WINDOWS & DOORS

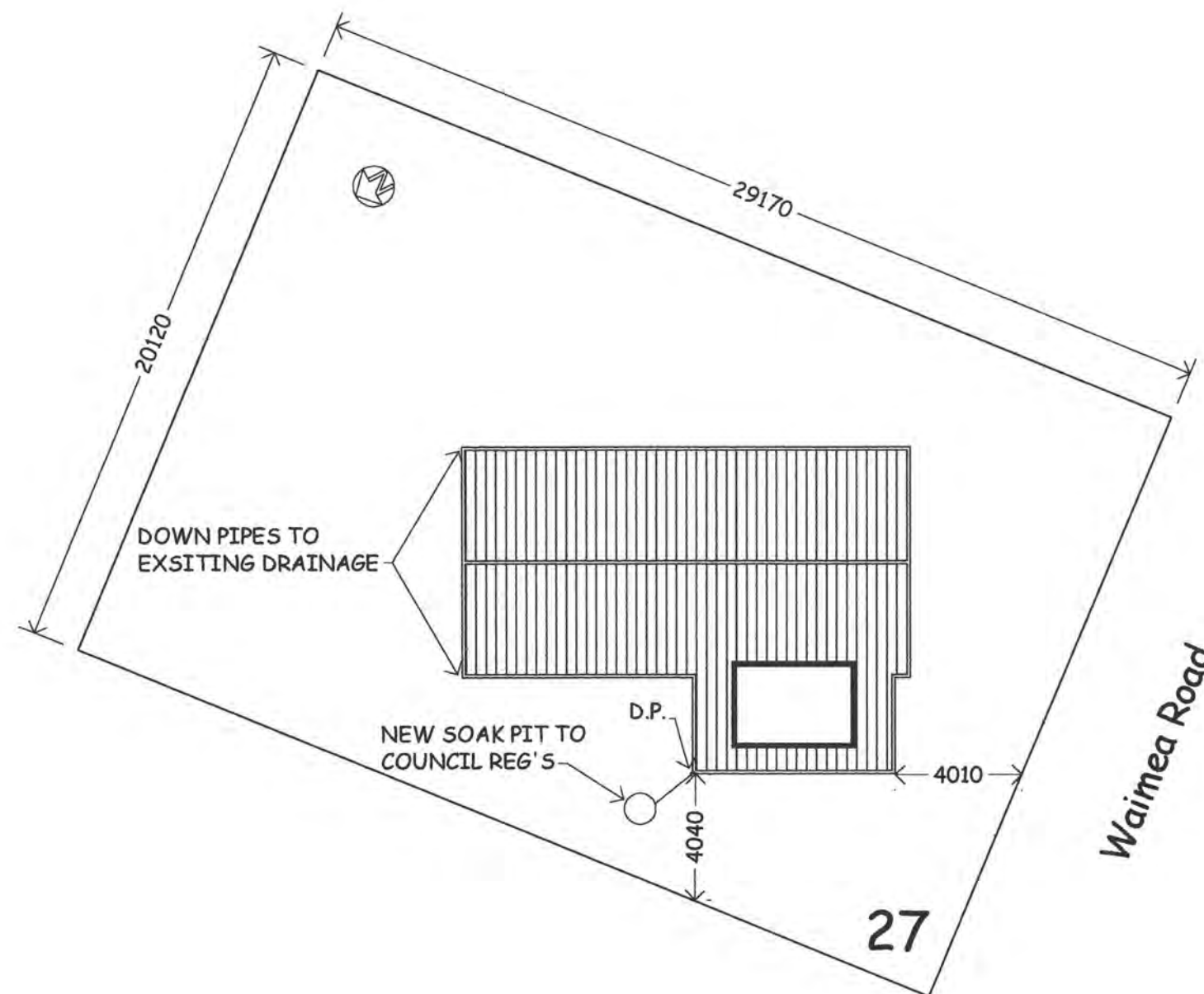
SCALE :	1:50
DATE :	26/09/2001
DRAWN BY :	DAN MAPP

PDSL
PROJECT & DESIGN
SERVICES LIMITED

1st FLOOR 4 MAHARA PLACE
WAIKANAE
PHONE: (04) 902 7447
FAX: (04) 902 7448
MOBILE: ANDREW: (029) 902 7447
DAN: (029) 902 7448
E-MAIL: andrew@projectdesign.co.nz
dan@projectdesign.co.nz

REFERENCE :	1-0018	REV :	
SHEET :	6	OF :	7
			2

IT IS THE CONTRACTORS RESPONSIBILITY TO
CHECK ALL MEASUREMENTS ON SITE



HOWARD COWTHER

27 WAIMEA RD
WAIKANAE BEACH
04 905 3745

SITE PLAN

SCALE:	1:200
DATE:	26/09/2001
DRAWN BY:	DAN MAPP

PDSL
PROJECT & DESIGN
SERVICES LIMITED

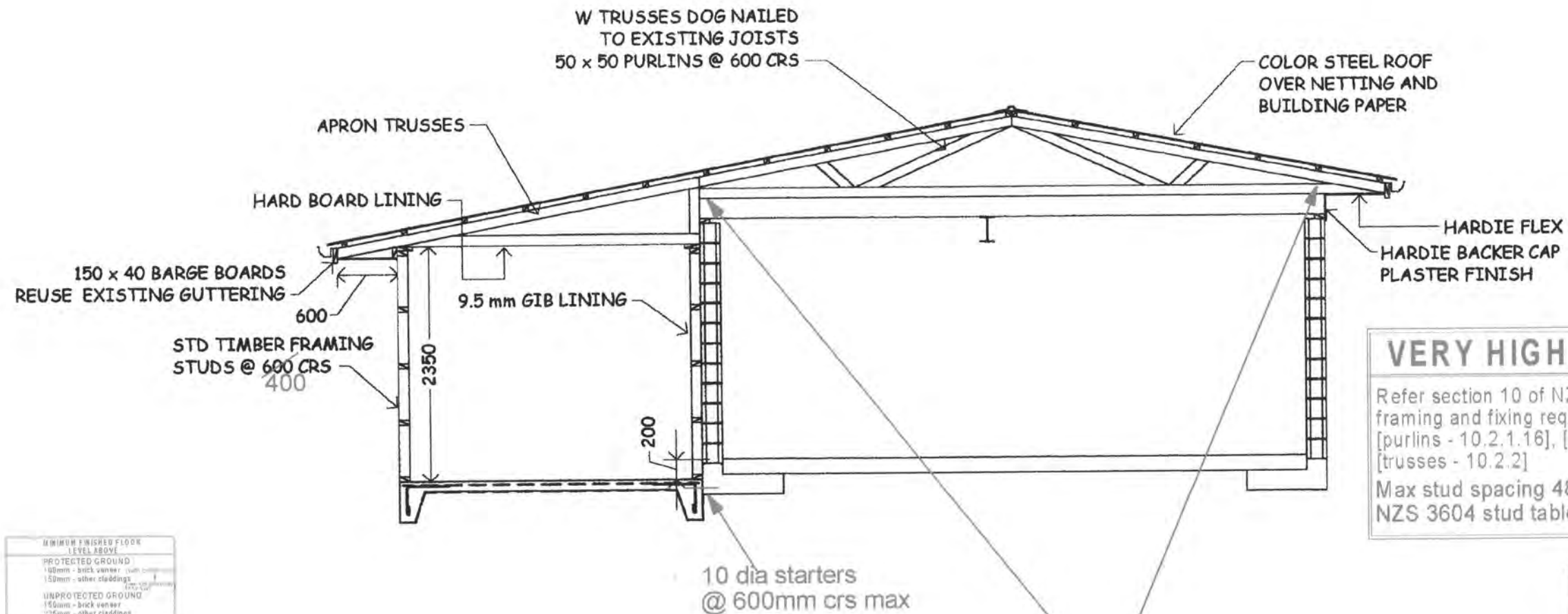
1st FLOOR 4 MAHARA PLACE
WAIKANAE
PHONE: (04) 902 7447
FAX: (04) 902 7448
MOBILE: ANDREW: (029) 902 7447
DAN: (029) 902 7448
E-MAIL: andrew@projectdesign.co.nz
dan@projectdesign.co.nz

REFERENCE:	1-0018	REV:	
SHEET:	7	OF:	7
			2

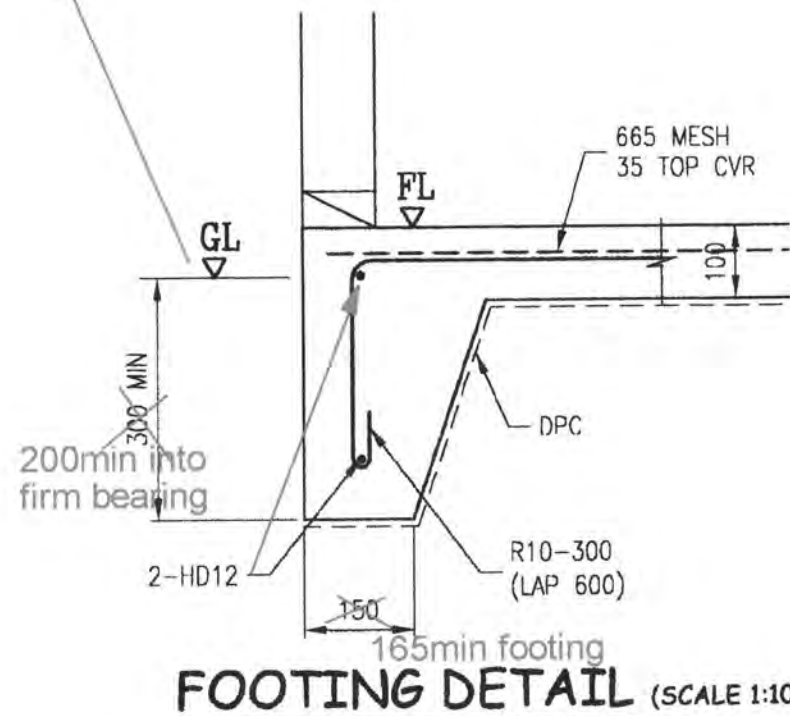
IT IS THE CONTRACTORS RESPONSIBILITY TO
CHECK ALL MEASUREMENTS ON SITE

PROPOSED ATTACHED NEW GARAGE

trusses to be manuf' / certified
by a licensed pre-nailer.



MINIMUM FINISHED FLOOR LEVEL ABOVE
PROTECTED GROUND
100mm - brick veneer - (with cladding)
150mm - other claddings
UNPROTECTED GROUND
150mm - brick veneer
225mm - other claddings



BOTTOM PLATE FIXINGS

100 max 900mm crs.
120 max 1.400m crs.
Approved anchors (fixed to manufacturers instructions.)
'Ramset' Dynabolt 'PLUS' only.

HOWARD COWTHER

27 WAIMEA RD
WAIKANA BEACH
04 905 3745

SECTION

SCALE: 1:50

DATE: 26/09/2001

DRAWN BY: DAN MAPP

PDSL
PROJECT & DESIGN
SERVICES LIMITED

1st FLOOR 4 MAHARA PLACE
WAIKANA BEACH
PHONE: (04) 902 7447
FAX: (04) 902 7448
MOBILE: ANDREW: (029) 902 7447
DAN: (029) 902 7448
E-MAIL: andrew@projectdesign.co.nz
dan@projectdesign.co.nz

REFERENCE: 1-0018

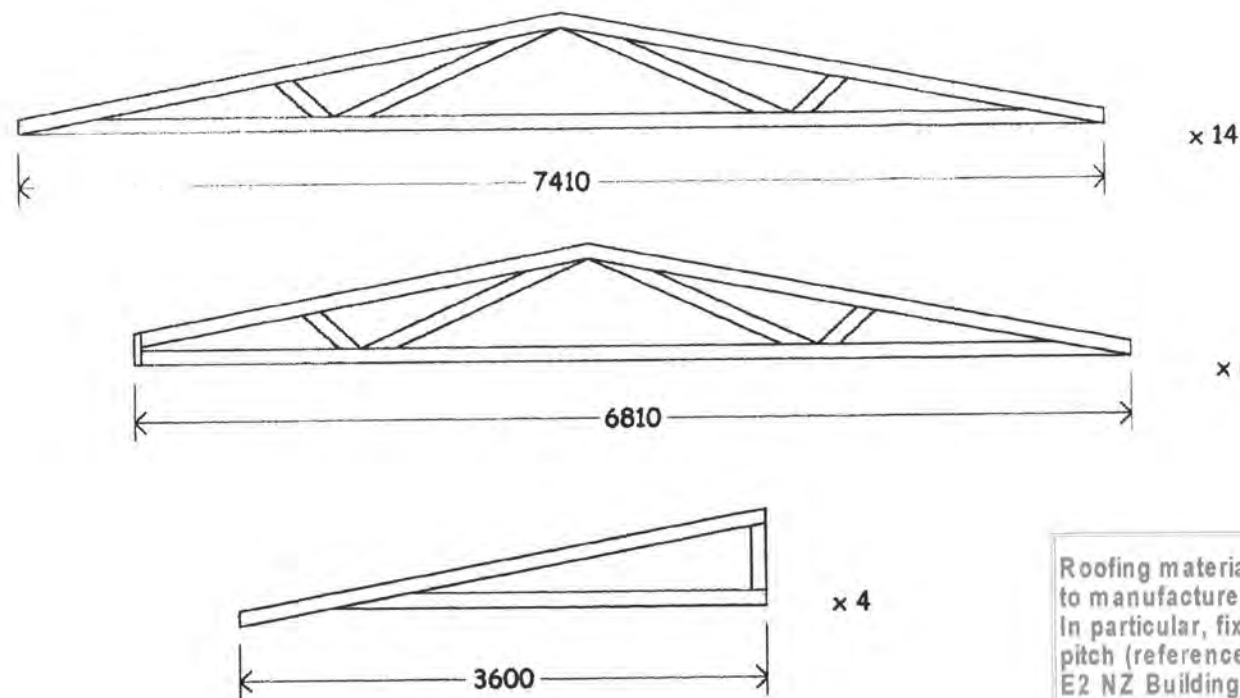
SHEET: 4 OF: 7

REV: 2

IT IS THE CONTRACTORS RESPONSIBILITY TO
CHECK ALL MEASUREMENTS ON SITE

APPROVED
BY BUILDING
OFFICER
PETER WILKINSON

PROPOSED ATTACHED NEW GARAGE

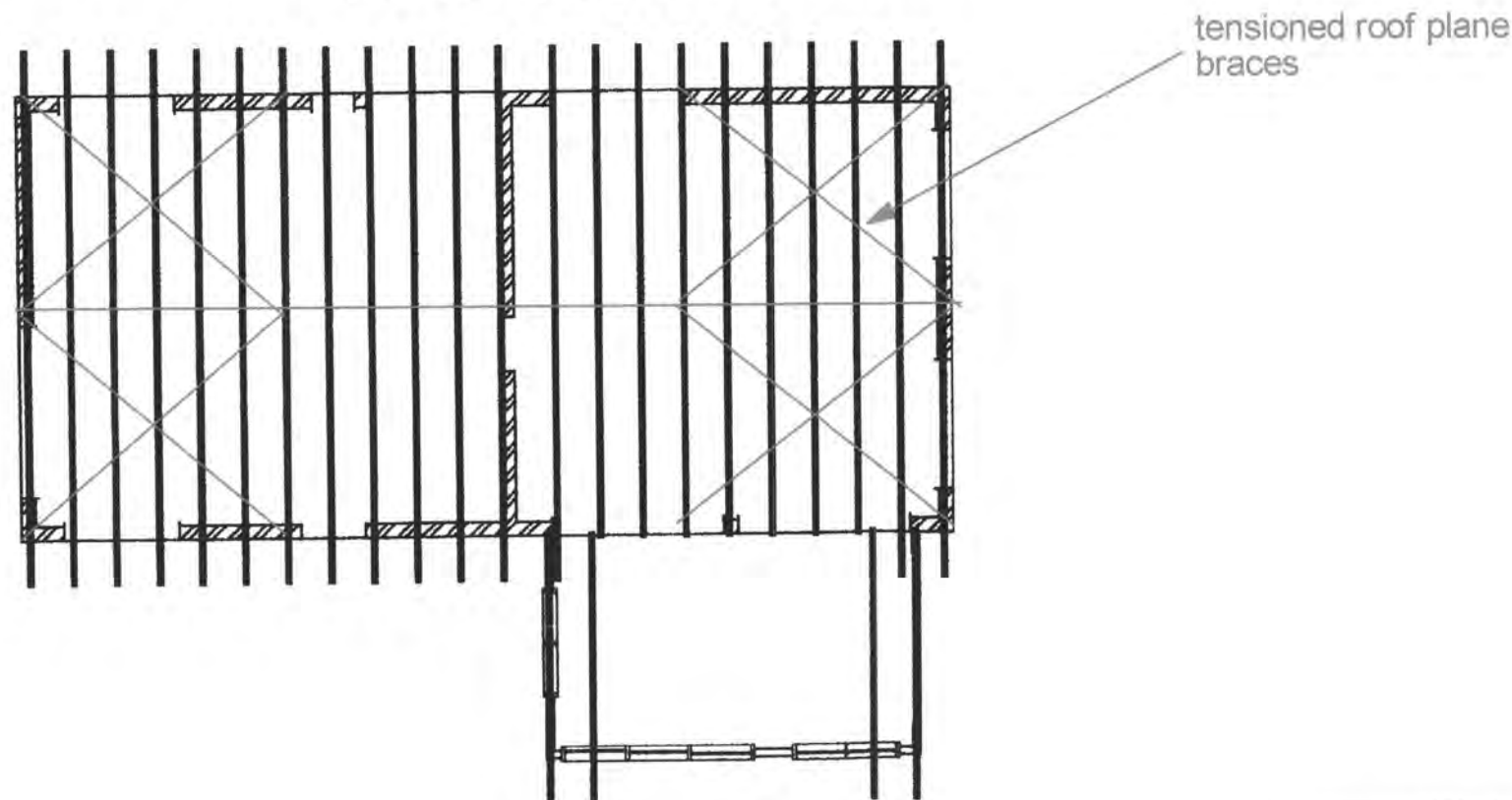


The truss manufacturer must confirm the minimum size requirement of all lintels or beams supporting girder truss point loads. Provide in writing to Council and contractor.

Roofing material to be installed to manufacturers requirements. In particular, fixing and minimum pitch (reference also Table 1 of E2 NZ Building Code.)

Supply copy of relevant warranties for roofing, membrane systems or fascia/gutter systems as appropriate to Council

TRUSSES (SCALE 1:50)
NOTE : ALL 11° PITCH



TRUSS LAYOUT (SCALE 1:100)
NOTE: ALL @ 600 CRS

could be at 900crs
if 75x50 purlins substituted
to reduce truss costs?

PROPOSED ATTACHED NEW GARAGE

APPROVED
BY BUILDING
OFFICER
PETER WILKINSON

HOWARD COWTHER
27 WAIMEA RD
WAIKANA BEACH
04 905 3745

TRUSSES

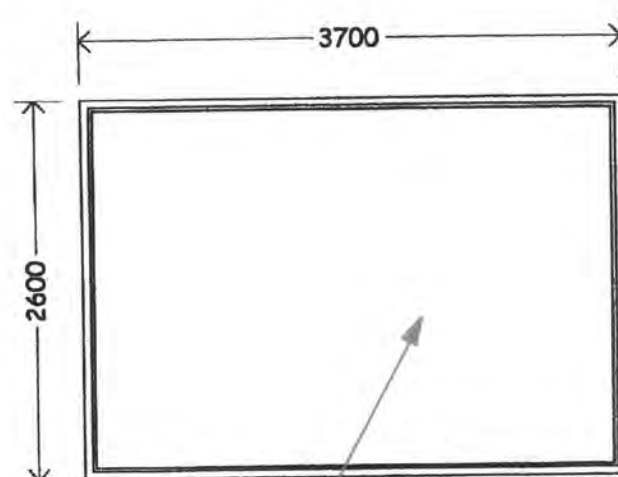
SCALE: 1:50
DATE: 26/09/2001
DRAWN BY: DAN MAPP

PDSL
PROJECT & DESIGN
SERVICES LIMITED

1st FLOOR 4 MAHARA PLACE
WAIKANA BEACH
PHONE: (04) 902 7447
FAX: (04) 902 7448
MOBILE: ANDREW: (029) 902 7447
DAN: (029) 902 7448
E-MAIL: andrew@projectdesign.co.nz
dan@projectdesign.co.nz

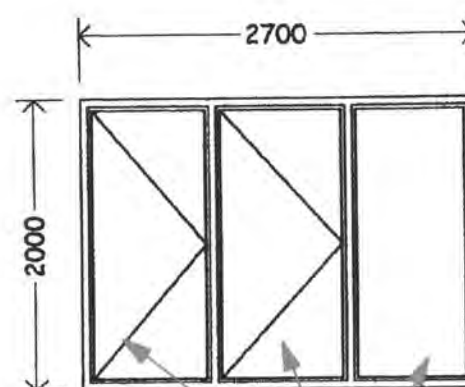
REFERENCE: 1-0018
SHEET: 5 OF 7
REV: 2

IT IS THE CONTRACTORS RESPONSIBILITY TO
CHECK ALL MEASUREMENTS ON SITE



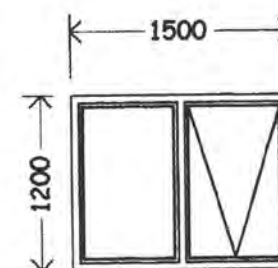
SKYLIGHT

safety glass required
overhead



BYPASS SLIDING DOOR

single paned doors and sidelights
also require safety glass.



GLAZING CONFORM NZS 4223
PARTS 1, 2, 3.

FIT SUITABLE FLASHINGS ETC.
JOINERY

~~HIGH WIND 1100pa DWP~~
VERY HIGH WIND 1550pa DWP

APPROVED
BY BUILDING
PETER WILKINSON
Officer

PROPOSED ATTACHED NEW GARAGE

HOWARD COWTHER

27 WAIMEA RD
WAIKANAE BEACH
04 905 3745

WINDOWS & DOORS

SCALE: 1:50

DATE: 26/09/2001

DRAWN BY: DAN MAPP

PDSL
PROJECT & DESIGN
SERVICES LIMITED

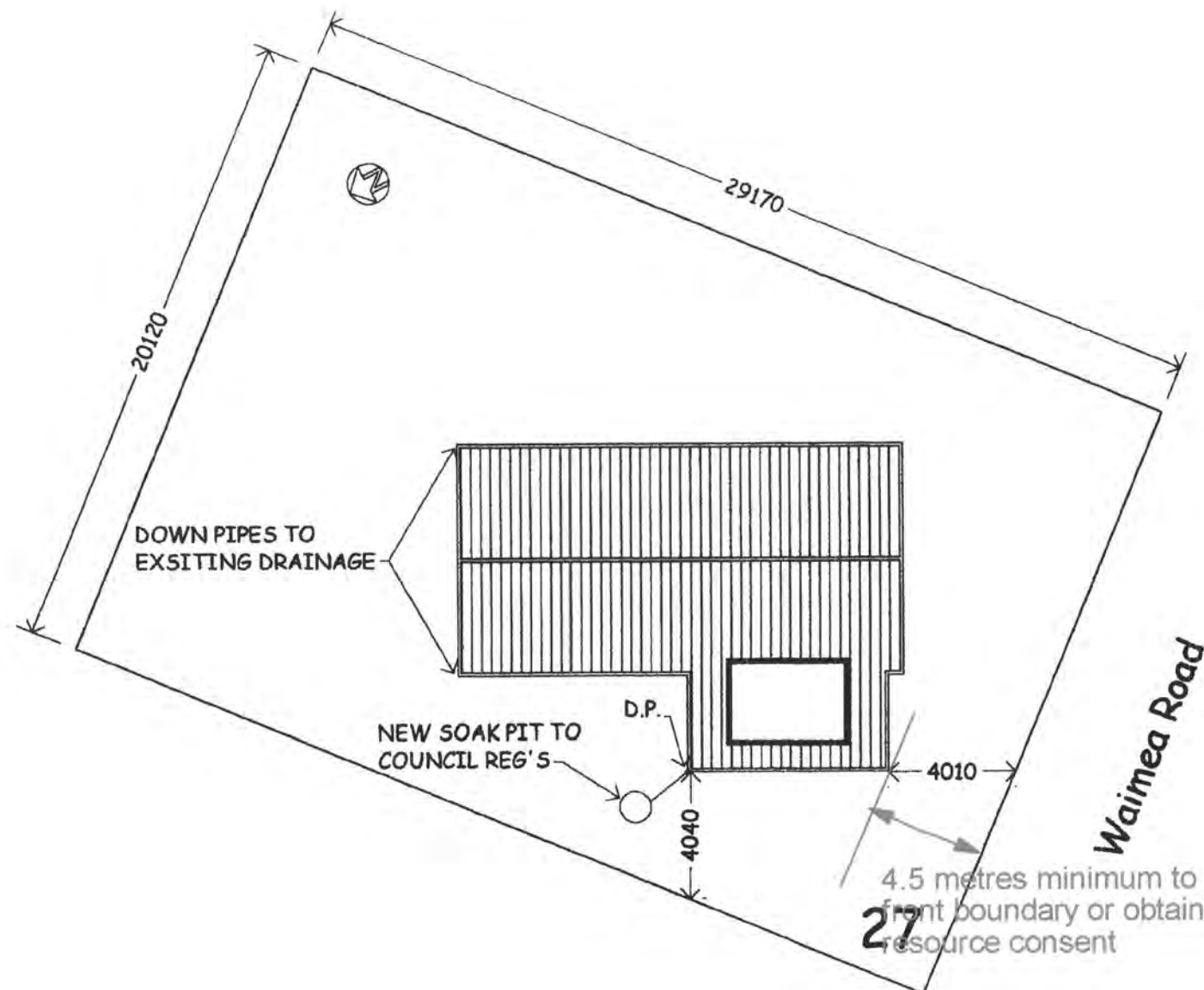
1st FLOOR 4 MAHARA PLACE
WAIKANAE
PHONE: (04) 902 7447
FAX: (04) 902 7448
MOBILE: ANDREW: (029) 902 7447
DAN: (029) 902 7448
E-MAIL: andrew@projectdesign.co.nz
dan@projectdesign.co.nz

REFERENCE: 1-0018

SHEET: 6 OF 7

REV: 2

IT IS THE CONTRACTORS RESPONSIBILITY TO
CHECK ALL MEASUREMENTS ON SITE



APPROVED
BY P & D
JOHN HICKEY
Officer

HOWARD COWTHER

27 WAIMEA RD
WAIKANA BEACH
04 905 3745

SITE PLAN

SCALE: 1:200
DATE: 26/09/2001
DRAWN BY: DAN MAPP

PDSL
PROJECT & DESIGN
SERVICES LIMITED

1st FLOOR 4 MAHARA PLACE
WAIKANA BEACH
PHONE: (04) 902 7447
FAX: (04) 902 7448
MOBILE: ANDREW: (029) 902 7447
DAN: (029) 902 7448
E-MAIL: andrew@projectdesign.co.nz
dan@projectdesign.co.nz

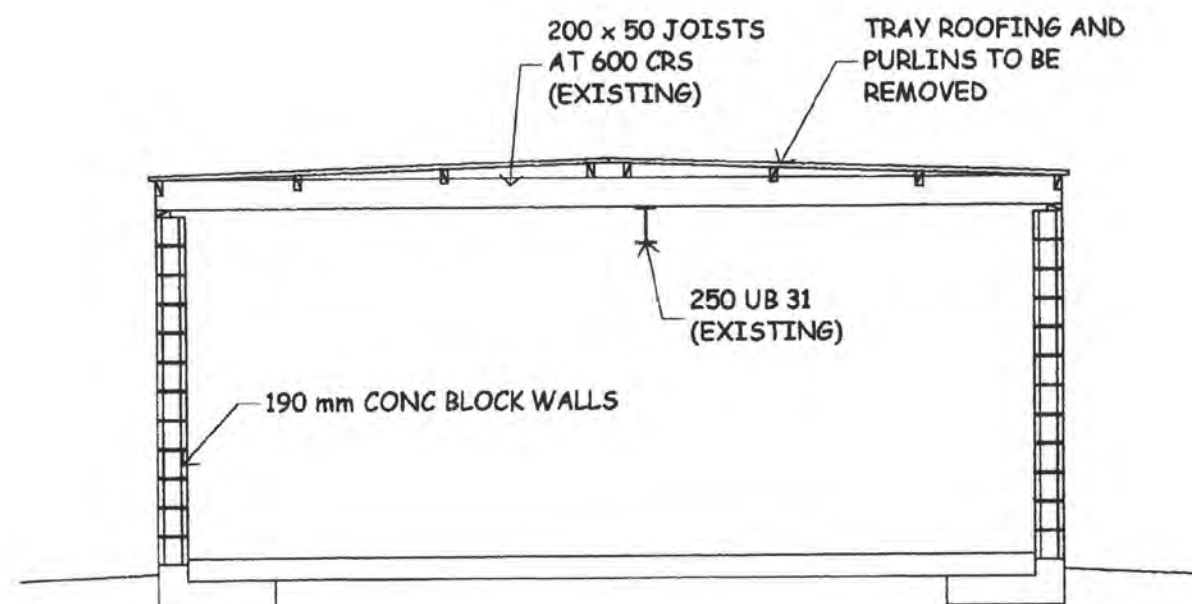
REFERENCE: 1-0018
SHEET: 7 OF 7
REV: 2

IT IS THE CONTRACTORS RESPONSIBILITY TO
CHECK ALL MEASUREMENTS ON SITE

APPROVED
BY BUILDING
PETER WILKINSON
Officer

SEVERE COASTAL ZONE
All propriety or bolted
fixings exposed to air plus
cladding fixings to be
stainless steel.

PROPOSED ATTACHED NEW GARAGE



PROPOSED ATTACHED NEW GARAGE

APPROVED
BY BUILDING
OFFICER
PETER WILKINSON

HOWARD COWTHER

27 WAIMEA RD
WAIKANAE BEACH
04 9053745

EXISTING SECTION

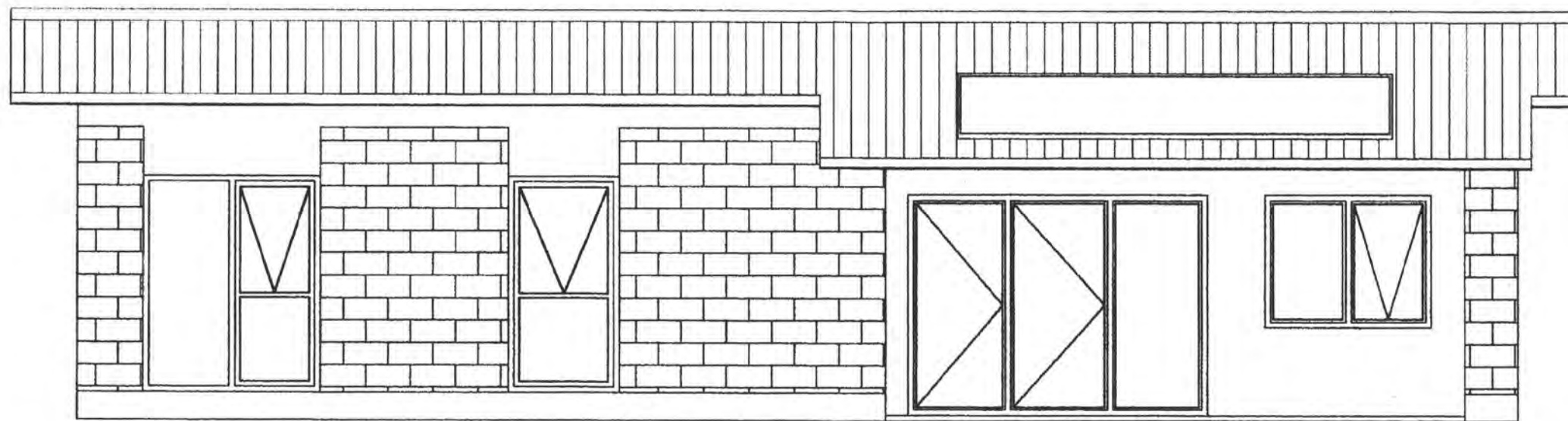
SCALE: 1:50
DATE: 26/09/2001
DRAWN BY: DAN MAPP

PDSL
PROJECT & DESIGN
SERVICES LIMITED

1st FLOOR 4 MAHARA PLACE
WAIKANAE
PHONE: (04) 902 7447
FAX: (04) 902 7448
MOBILE: ANDREW: (029) 902 7447
DAN: (029) 902 7448
E-MAIL: andrew@projectdesign.co.nz
dan@projectdesign.co.nz

REFERENCE:	1-0018	REV:	2
SHEET:	1	OF:	7

IT IS THE CONTRACTORS RESPONSIBILITY TO
CHECK ALL MEASUREMENTS ON SITE

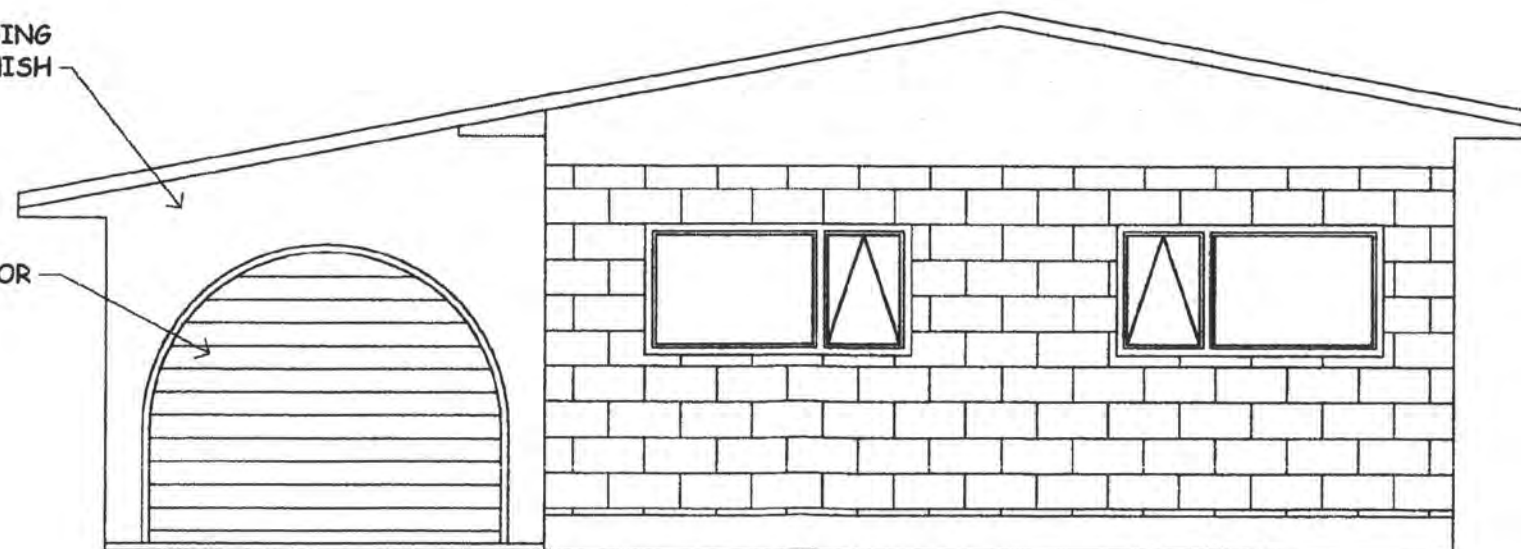


SIDE ELEVATION

Cladding to be installed to manufacturers requirements in particular fixing and ground clearance.

HARDIE BACKER CLADDING
WITH PLASTER FINISH

2.4 ROLLER DOOR



FRONT ELEVATION

PROPOSED ATTACHED NEW GARAGE

HOWARD COWTHER

27 WAIMEA RD
WAIKANA BEACH
04 905 3745

ELEVATIONS

SCALE :	1:50
DATE :	26/09/2001
DRAWN BY :	DAN MAPP

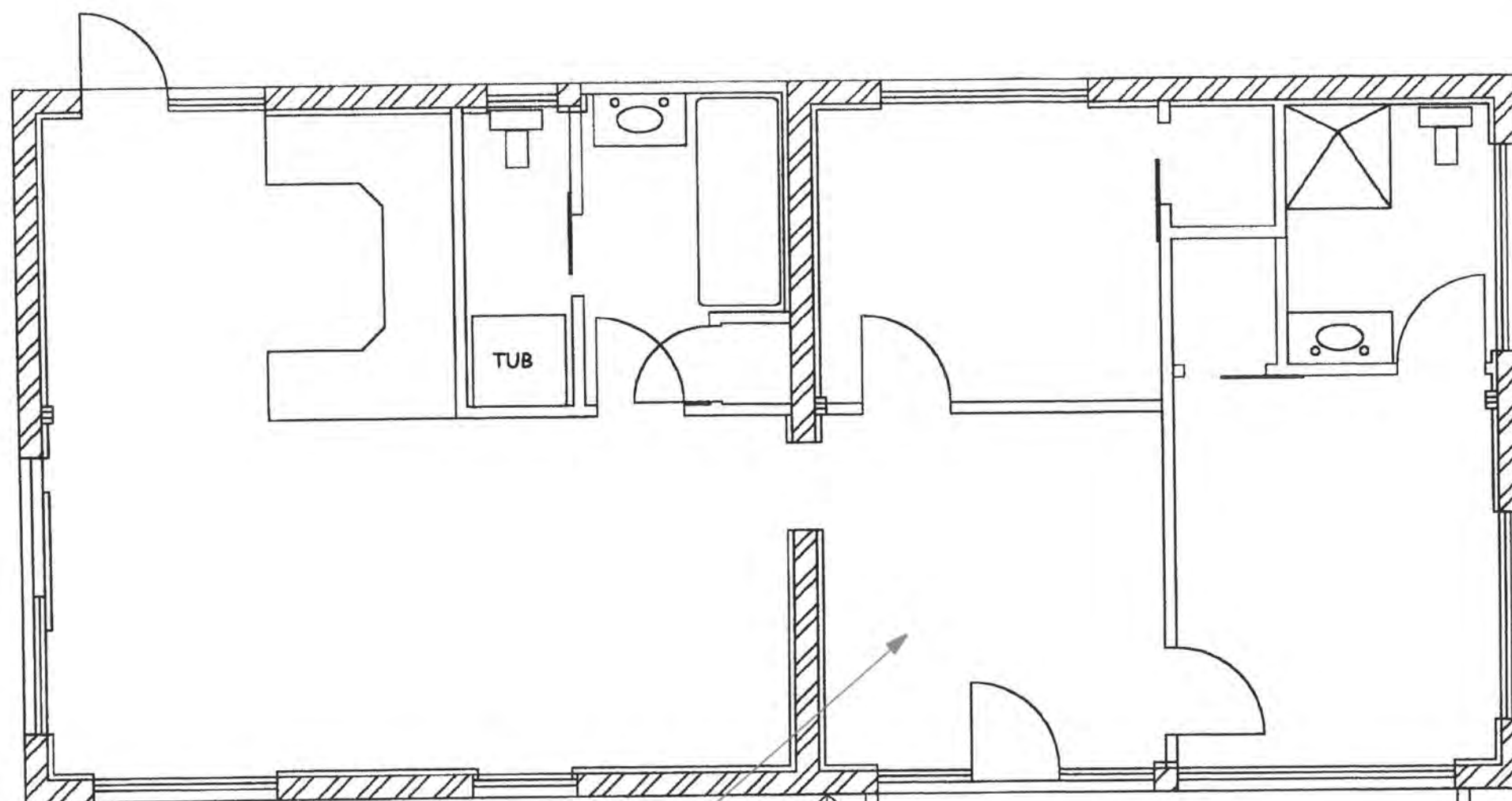
PDSL
PROJECT & DESIGN
SERVICES LIMITED

1st FLOOR 4 MAHARA PLACE
WAIKANA
PHONE: (04) 902 7447
FAX: (04) 902 7448
MOBILE: ANDREW: (029) 902 7447
DAN: (029) 902 7448
E-MAIL: andrew@projectdesign.co.nz
dan@projectdesign.co.nz

APPROVED
BY BUILDING
OFFICER
PETER WILKINSON

REFERENCE:	1-0018	REV:	2
SHEET:	2	OF:	7

IT IS THE CONTRACTORS RESPONSIBILITY TO
CHECK ALL MEASUREMENTS ON SITE



APPROVED
BY P & D
JOHN HICKEY
Officer

what does this space become?
Habitable spaces are required to
comply with G7.NZBC in terms of
Visual Awareness.
(refer attached extract)

All habitable / service rooms to
have 5% of their floor area as
opening windows or approved
alternative, to achieve
ventilation requirements.

Not approved for Habitable use

2.4 ROLLER DOOR
200 x 100 LENTEL

Fit BR9/750mm
Braceline.

this must be not less than 600mm to
allow necessary sheet bracing to wall
to comply.
i.e. Br9/600 Braceline or
SP2 Ply let into framing.

AREA OF ADDITIONS 15.06 M2
PROPOSED ATTACHED NEW GARAGE

APPROVED
BY BUILDING
PETER WILKINSON
Officer

HOWARD COWTHER

27 WAIMEA RD
WAIKANAE BEACH
04 905 3745

FLOOR PLAN

SCALE: 1:50
DATE: 26/09/2001
DRAWN BY: DAN MAPP

PDSL
PROJECT & DESIGN
SERVICES LIMITED

1st FLOOR 4 MAHARA PLACE
WAIKANAE
PHONE: (04) 902 7447
FAX: (04) 902 7448
MOBILE: ANDREW: (029) 902 7447
DAN: (029) 902 7448
E-MAIL: andrew@projectdesign.co.nz
dan@projectdesign.co.nz

REFERENCE:	1-0018	REV:	2
SHEET:	3	OF:	7

IT IS THE CONTRACTORS RESPONSIBILITY TO
CHECK ALL MEASUREMENTS ON SITE

[COUNCIL]

REQUEST FOR WAIVER OR MODIFICATION

Section 34 Building Act 1991

Building Consent No: 011372	Waiver No:	Date: 19-10-01
-----------------------------	------------	----------------

APPLICANT	PROJECT LOCATION
Name: J. H. & M. Crowther	Street address: 27 Waimera Road,
Mailing address: 27 Waimera Road, Waikarara Beach	Legal description: Lot 44 Dp 7203.
Phone: Fax:	Valuation roll no: 12920030001

What part of the building project is the subject of the waiver or modification application?

Garage

Request for waiver or modification in respect of compliance with:

Building Code Clause: E 1-3-2 Surface Water

Reason for request: The house is situated on land that is subject to inundation. The owner intends to add a garage that will be attached to the house.

☐ Drawings or supporting documents attached (not required by BIA)

COUNCIL USE ONLY

Officer's report: The existing house is built on a concrete slab approximately 350 mm above ground level. The proposed garage will have a floor level 100 mm above ground level. The walls will be made of concrete masonry. In the event of a flood, the building will only be superficially damaged by water.

Conditions:

Recommendation:

Approve

Decline

Reason: The Building Consent is approved subject to section 36 (2) of the Building Act 1991.

Signed: [Signature]

Name: Michael Hawby

Date: 19-10-01

Position: Building Control Officer

Advised: Applicant

Date:

BIA

Date: 19-10-01

Filed

BIA USE ONLY

Keywords:

Reason:

Notify BIA for only approved waivers to Building Code Clauses (a copy of this form is suitable notification).
Supporting documents are not required.



Project Information Memorandum

Section 31, Building Act 1991

Application

MR H CROWTHER	No.	011372
C/- PO BOX 171	Issue date	8/11/01
PARAPARAUMU	Application date	4/10/01
	Overseer	Barrie McLennan

Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stages NEW GARAGE ATTACHED TO DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL
Estimated Value	\$15,000
Location	27 WAIMEA ROAD, WAIKANAE
Legal Description	LOT 44 DP 7203
Valuation No.	1492003000

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent.

This project information memorandum includes:

- ☐ Information identifying relevant special features of the land concerned
- ☐ Details of relevant utility systems
- ☐ Details of authorisations which have been granted

Signed for and on behalf of the Council:

Name:

Date: - 8 NOV 2001

PROJECT INFORMATION MEMORANDUM

Application Details

<u>Applicant Name</u>	MR H CROWTHER
<u>Applicant Address</u>	c/o P O BOX 171 PARAPARAUMU
<u>Applicant Phone</u>	
<u>Location</u>	27 WAIMEA ROAD, WAIKANAE
<u>Legal Description</u>	LOT 44 DP 7203
<u>Proposal</u>	NEW GARAGE

Planning Requirements

<u>Use permitted</u>	Permitted activity
<u>Resource Consent granted</u>	None listed
<u>Designations on property</u>	None listed
<u>Easements</u>	None listed
<u>Site subject to inundation</u>	Overflow fringe
<u>Coastal building line restriction</u>	N/A
<u>relocatable zone</u>	N/A
<u>Min floor level (50 year event)</u>	N/A
<u>Recommended minimum</u>	
<u>Floor level (100 year event)</u>	N/A
<u>Yard and height requirements</u>	Comply (refer to notye on site plan)
<u>Tree/building preservation</u>	None listed
<u>Other comments</u>	Approved subject to an endorsement being registered on the certificate of title in terms of section 36(2) Building Act 1991.

Note: Minimum floor levels must use Mean Sea Level Wellington Datum 1953. Certification that the floor level complies with the minimum floor level will be required from a registered surveyor prior to foundation inspection.

Special Features of the Land

Potential erosion /
Potential avulsion /
Potential subsidence /
Potential slippage /
Potential alluvion /
Potential inundation /
Hazardous contaminants /
Other features

Plumbing and Drainage Details

Sewer available / connected Connected
Water available / connected Connected
Plan of existing services (if any) See attached
Location of sewer lateral Plan supplied
Location and size of water toby Plan supplied
Location of easments (if any) No easements
Location of public drains (if any) N/A
Stormwater disposal to Soak pit
P and D Notes

Services Plan

SITE CHECK SHEET

NAME: Crowther
 SITE ADDRESS: 27 Waimea Rd, Waik LOT: DP:
 PROJECT: Int. Alts/Enlarge CONSENT NO: 000062
 BUILDER: CONTACT NO:

**WORK CANNOT PROCEED PAST EACH STEP UNTIL THAT STEP HAS BEEN INSPECTED,
 APPROVED AND THIS FORM SIGNED BY THE RELEVANT INSPECTOR**

FOUNDATIONS

Date: Officer:

Approved building consent documents on site: YES / NO

SITING:

Front yard	☐	Left hand side yard	☐	Conforms with approved plan	YES / NO
Rear yard	☐	Right hand side yard	☐	If no, has new site plan been requested	YES / NO
Minimum floor level	☐	Footing size	☐	Foundation wall reinforcing	☐
Pile hole size	☐	Footing reinforcing	☐	Foundation wall size	☐
Anchor pile size	☐	Subfloor vents	☐	Specific design	YES/NO
Pile hole spacing	☐	Steps/stairs	☐	If yes, has Engineer inspected	YES/NO

Has a Site Instruction been issued? Yes/No Instruction No:

Is a reinspection required? Yes/No Proposed date of follow up inspection

Labels in place? Yes/No Producer Statement Yes/No/NA

COMMENTS

PRE-SLAB

PLUMBING AND DRAINAGE:

Date: Officer:

UNDERSLAB PLUMBING

Pipe sizes

Falls

Pipe protection

UNDERSLAB DRAINAGE

Pipe sizes

Falls

Pipe protection

Has a Site Instruction been issued? Yes/No

Instruction No:

Is a reinspection required? Yes/No

Proposed date of follow up inspection

Labels in place? Yes/No

Producer Statement Yes/No/NA

COMMENTS

BUILDING

Date: Officer:

Minimum floor level

DPC

Joints taped

Penetrations

Specific design

If yes, has Engineer inspected Yes / No

Mesh

Mesh chairs

Slab thickening

Bottom plate fixings

Has a Site Instruction been issued? Yes/No

Instruction No:

Is a reinspection required? Yes/No

Proposed date of follow up inspection

Labels in place? Yes/No

Producer Statement Yes/No/NA

COMMENTS

SUBFLOOR

Date: Officer:

Ord pile fixings
Anchor pile bolts
Brace pile bolts and washers
Timber treatment
Subfloor framing
Subfloor beams/bearers

Subfloor bracing
Joists - size/spacing/fixing
Cant. Joists - lth/size/spc
Solid blocking - spacing
Notching, holes etc
Proprietary connections

Has a Site Instruction been issued? Yes/No

Instruction No:

Is a reinspection required? Yes/No

Proposed date of
follow up inspection.....

Labels in place? Yes/No

Producer Statement Yes/No/NA

COMMENTS

EXTERIOR CLADDING

Solid Plaster/Textured Finish: Date: Officer:

Rigid backing
Non rigid backing
Building paper
Battens (non rigid)
Cavity (non rigid)
Sheet set out (Hardies)

Reinforcement
Spacers
Nailing (Hardies)
Flashings
Control joints

Has a Site Instruction been issued? Yes/No

Instruction No:

Is a reinspection required? Yes/No

Proposed date of
follow up inspection

Producer Statement Yes/No/NA

COMMENTS

POSTLINE

Date: Officer:

Sheets nailed as per your schedule ☐

Insulation to walls ☐

Has a Site Instruction been issued? Yes/No

Instruction No:

Is a reinspection required? Yes/No

Proposed date of
follow up inspection

Postline Label in place? Yes/No

COMMENTS

DRAINS

Drainlayer: Date: Officer:

Drain depth	☐
Subsoil drains	☐
Pipe material	☐
Disposal field	☐
Drains under building	☐
Connection to main	☐
Pipe supports	☐
Manhole - structure	☐
Lamp holes	☐
Drain test	☐

Gully traps	☐
Granular bedding	☐
Terminal vents	☐
Even gradient/line	☐
Soil stack	☐
Manhole - haunching	☐
Inspection/bends	☐
SW to kerb	☐
Sumps	☐

Has a Site Instruction been issued? Yes/No

Instruction No:

Is a reinspection required? Yes/No

Proposed date of
follow up inspection

Producer Statement Yes/No/NA

COMMENTS

PRELINE

PLUMBING AND DRAINAGE: Date: 23/1/00 Officer: Simon Capp
Plumber: Steve Henderson

Pressure test ☐
Visual leak check ☒
Pipe support/clips ☒
Pipe size ☒
Pipe material Polybut ☒

Joint strain ☒
Pipe insulation ☒
Stacks ☒
Wastes ☒
Supply tank existing hot water service ☒

Has a Site Instruction been issued? Yes/No Instruction No:

Is a reinspection required? Yes/No Proposed date of follow up inspection

Preline Labels in place? Yes/No Producer Statement Yes/No/NA

COMMENTS

pipes checked & in ensuite

BUILDING

Date: Officer:

Timber treatment ☐
Ceiling diaphragm ☐
Dragon ties ☐
Studs - size/spacing ☐
Wall insulation ☐
Posts - size/fixing ☐
Lintels/bms - size/fixings ☐
Ext joinery - labels ☐
Ceiling runners ☐
Wall bracing ☐
Mech ventilation ☐
Moisture Content Walls % ☐

Bracing straps ☐
Timber grade ☐
Wall dwangs ☐
Trimming studs ☐
Truss/rafter - fix/space ☐
Ceiling joists ☐
Plate fixings ☐
Ventilation ☐
Ceiling battens ☐
Check exterior claddings ☐
Ceiling % ☐

Has a Site Instruction been issued? Yes/No Instruction No:

Is a reinspection required? Yes/No Proposed date of follow up inspection

Preline Labels in place? Yes/No Producer Statement Yes/No/NA

COMMENTS

MISCELLANEOUS INSPECTIONS

Blockfill: Date: Officer:

Reinforcing ☐
 Engineers design Yes/No
 If yes, has engineer checked Yes/No

Cavities cleared ☐

Has a Site Instruction been issued? Yes/No

Instruction No:

Is a reinspection required? Yes/No

Proposed date of
follow up inspection

Producer Statement Yes/No/NA

COMMENTS

Retaining Walls

Siting ☐
 Stretchers ☐
 Deadmen ☐
 Poles/posts ☐
 Footing ☐
 Engineers design/supervision ☐

Subsoil drainage ☐
 Post Holes ☐
 Retaining components ☐
 Tie bars ☐
 Headers ☐

Has a Site Instruction been issued? Yes/No

Instruction No:

Is a reinspection required? Yes/No

Proposed date of
follow up inspection

Producer Statement Yes/No/NA

COMMENTS

Solid Fuel Heaters

Chimney Check ☐
 Seismic fixing ☐
 Flue flashing ☐
 Flue ☐
 Mantel shelf ☐

Flue height ☐
 Hearth ☐
 Clearances ☐
 Ceiling plate ☐

Has a Site Instruction been issued? Yes/No

Instruction No:

Is a reinspection required? Yes/No

Proposed date of
follow up inspection

COMMENTS

FINAL INSPECTION

Building Interior		CHECK FITTINGS			
Service area floors & walls	☐	Fire wall check	☐	Water temperature	☐
Stair design	☐	Nat. ventilation	☐	Infinity Hot Water Unit	☐
Handrails	☐	Mech. Ventilation	☐	Supply tank	☐
Barriers	☐	Insulation	☐	Trap seals & AA Valves	☐
Lightings	☐	Hot water cylinder flues	☐	Cistern flushing	☐
Laundering	☐	Hot water cylinder valves	☐	WC pan connection	☐
Cooking facilities	☐	Hot water cylinder rest	☐	Windows - labels	☐
Solid Fuel Heater	☐	Tempering valve	☐	Safety glass	☐

Building Exterior		CHECK PLANS	
Subfloor - ventilation	☐	Flashings - roof penet	☐
Decks - structure	☐	hips	☐
Balustrades - design	☐	valleys	☐
height	☐	gables	☐
Steps/Stairs - design	☐	flues	☐
handrail	☐	Cladding (ground clearance)	☐
Flashings - windows	☐	Roofing & Fixings	☐
		(roofing warranty)	
		Gulley dishes	☐
		Wastes to gullys	☐
		Terminals vents	☐
		Spouting - Downpipes	☐
		Landscaping & ground levels	☐
		Texture Coating Warranty	☐
		Septic Tank	☐
		(engineers inspc report)	☐

Footpath crossing installed	Yes/No	Berm damaged	Yes/No
Refund crossing deposit	Yes/No	Engineering site reports required	Yes/No
Stormwater & site drainage appear satisfactory	Yes/No	Engineering site reports received	Yes/No

Has a Site Instruction been issued?	Yes/No	Consent & NRL No.
Is a reinspection required?	Yes/No	Proposed date of follow up inspection

Officer	Insp Date	Officer	Re-Insp Date
OK to issue final code compliance certificate.		Yes/No	

If an interim certificate is issued please list proposed limitations on the reverse of this form.

Comments and Items for Rectification:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Tick (✓) approved inspections

Cross (x) inspections not approved

Strike out inspections not applicable

COSTING SHEET

Application No: 0009621

Date: _____

Site Address: 27 Waimera Road

ADMIN = \$40 per hour

PLAN VETTING = \$60 per hour

INSPECTIONS = \$50

DIGITAL SCANNING = \$22.50

TECHNICAL CONSULTANTS = Cost + 10%

CLASSIFICATION		\$	PLAN VETTING				TOT S	CONSULTANT S			TOT S	INSPECTIONS					TOT	SET FEE	PIM	CC C	DIG SCAN Y/N	TOT
			PI	D	Bld	EH		DP				Site	PI	D	Bld	EH						
1.	Fire Places, Signs, Minor Plumbing and Drainage	0 - 1,500																30	Nil	Nil		
2.	Sheds, Parapool Carports	1501 - 4,000																70	Nil	Nil		
3.	Garages, Conservatories, Swim Pool, etc	4,001 - 10,000																100	50	30		
4.	House Additions	4,001 - 10,000																120	50	30		
5.	House Additions	10,000 - 40,000	2				\$30	2			\$30	\$	2	1			\$150	150	50	30	✓	\$300
6.	House Additions	40,001 - 70,000																200	100	30		
7.	Dwellings	70,001-100,000																250	100	30		
8.	Dwellings	100,001-150,000																320	100	30		
9.	Dwellings	150,001-200,000																420	100	30		
10.	Dwellings	200,001-250,000																520	100	30		
11.	Dwellings	250,001-300,000																650	100	30		
12.	Dwellings	300,000 +																700	100	30		
13.	Commercial/ Industrial	0-10,000																120	50	30		
14.	Commercial/ Industrial	10,001-50,000																200	50	30		
15.	Commercial/ Industrial	50,001-100,000																300	150	30		
16.	Commercial/ Industrial	100,001-150,000																400	150	30		
17.	Commercial/ Industrial	150,001-200,000																550	150	30		
18.	Commercial/ Industrial	200,001-250,000 +																750	150	30		

CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS	STANDARD ADDENDA			
14	32		21	
1	2		22	
17	3		23	
7	4		24	
16	5		25	
2	6		26	
3	7		27	
18	8		28	
4	8A		29	
8	9		30	
5	10		31	
10	11		33	
12	12		34	
6	13		35	
9	14		36	
11	15		37	
13	16		38	
15	17			
	18			
	19			
	20			

STANDARD CONDITIONS	
1	
2	
3	

NON STANDARD ADDENDA

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page or a sheet of stationery.



Building Consent

Section 35, Building Act 1991

Application

CROWTHER	No.	000962
C/- 19 WAIMEA ROAD	Issue date	8/08/00
WAIKANAE	Application date	24/07/00
	Overseer	Barrie McLennan

Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stage ALTS TO DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL
Estimated Value	\$25,000
Location	27 WAIMEA ROAD, WAIKANAE
Legal Description	LOT 44 DP 7203
Valuation No.	1492003000

Charges

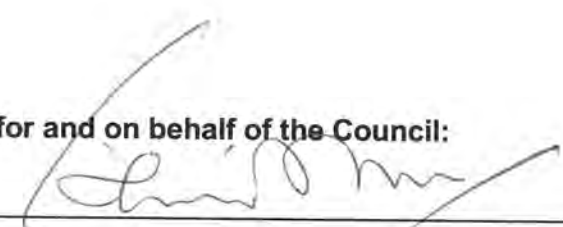
The Council's charges paid on uplifting this Building Consent, in accordance with the attached details are:

	\$	412.50
Building Research Levy	\$	25.00
Building Industry Authority Levy	\$	16.25
Total	\$	453.75

PAID

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

Signed for and on behalf of the Council:

Name: 

Date: 

Addenda to Application

Application

CROWTHER C/- 19 WAIMEA ROAD WAIKANAE	No.	000962 28/07/00
	Overseer	Barrie McLennan

Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stage ALTS TO DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL
Estimated Value	\$25,000
Location	27 WAIMEA ROAD, WAIKANAE
Legal Description	LOT 44 DP 7203
Valuation No.	1492003000

General Requirements

- a) The District Inspector is to be given 24 hours' notice before carrying out the following inspections:
 1. PRELINING INSPECTION OF PLUMBING
 2. WATER TEST ON SEWER DRAINS
 3. FINAL INSPECTION OF PLUMBING
- b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 298 5139 between the hours of 8.00am and 4.30pm.

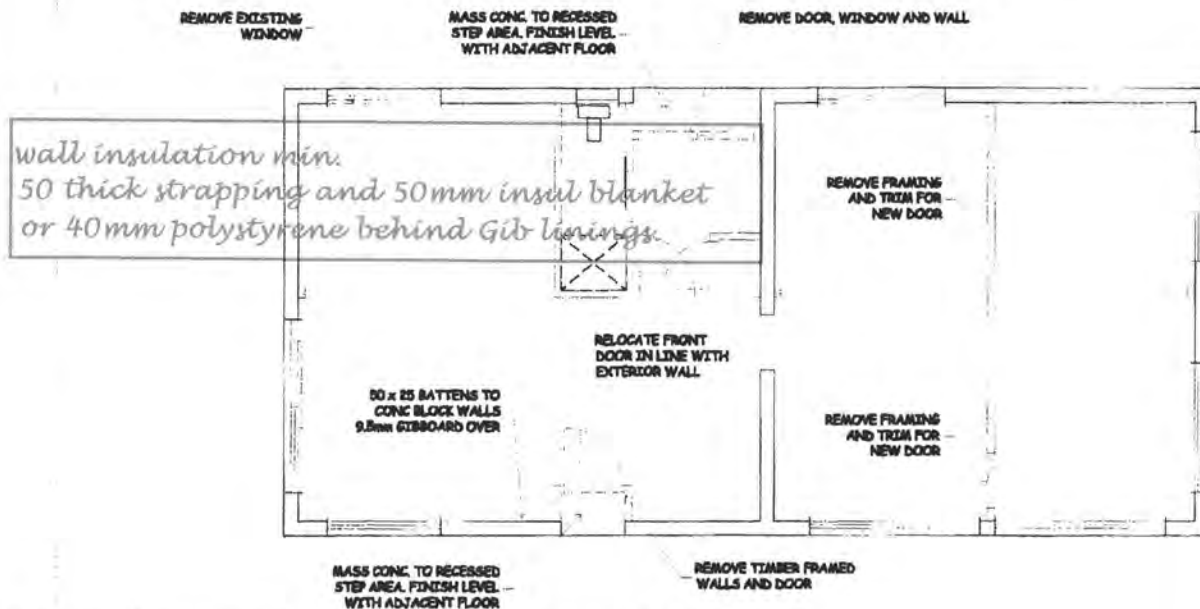
1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 6 calendar months after the date of issue. Or within such further period as the territorial authority allows.

I have read the foregoing requirements, and the Owner/Builder/Authorised Person hereby agrees to comply with them.

OWNER/BUILDER/
AUTHORISED PERSON

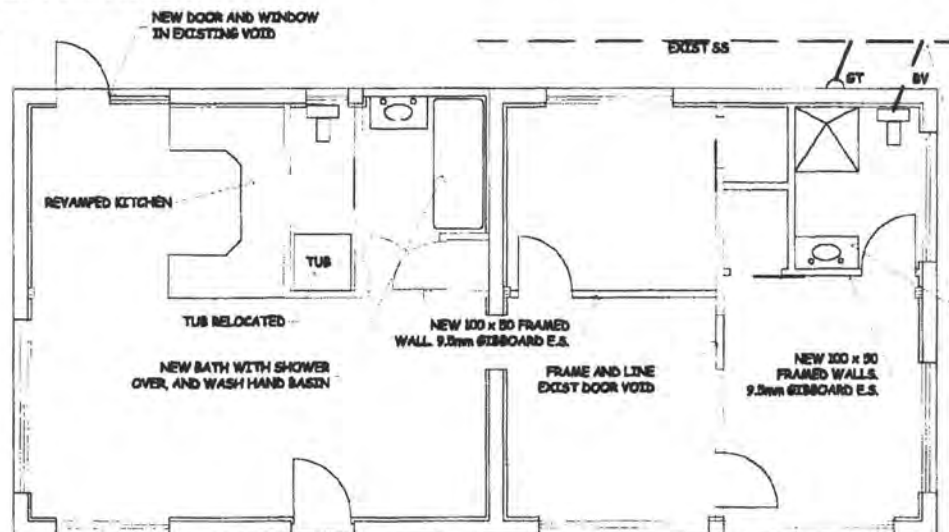


Date: _____



New work to conform to NZS.3604:1999 and relevant sections of NZBC.

EXISTING FLOOR PLAN

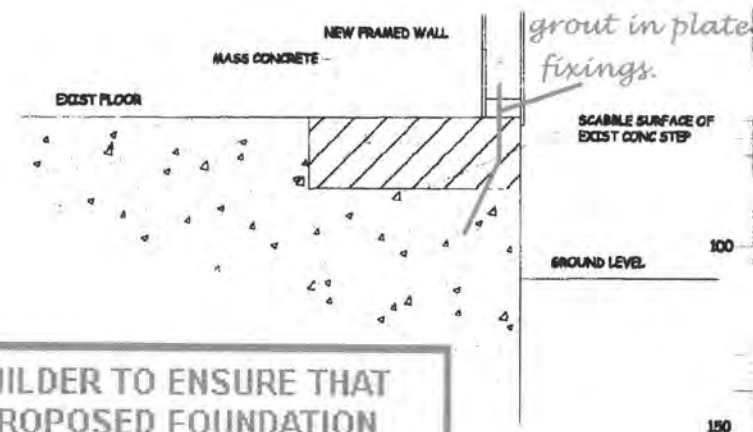


PROPOSED FLOOR PLAN A TEMPERING VALVE IS TO BE INSTALLED ON THE MAXIMUM OF 55C AT THE FIXTURE

All habitable/service rooms to have 5% of their floor area as opening windows or approved alternative, to achieve ventilation requirements.

plumber /drainlayer's name to be supplied.

BUILDER TO ENSURE THAT PROPOSED FOUNDATION HEIGHT WILL ALLOW A SATISFACTORY DRAINAGE CONNECTION TO THE SEWER MAIN



ALTERATIONS
27 WAIMEA ROAD
WAIKANA
EXIST & PROPOSED
FLOOR PLANS
COTTON & COCKER

SCALE: 1:50
DATE: JUNE 2000
DRAWN BY: ANDREW ROSVALL

APPROVED
BY PLUMBING
& DRAINAGE
simon.copp 27/7/00
Officer

PDSL
PROJECT & DESIGN
SERVICES LIMITED

FIRST FLOOR, 12 SHARARA STREET
PARAHAKU
PHONES (04) 508 7447
FAX (04) 508 7448
E-MAIL: pds@pdsdesign.co.nz

REFERENCE: 1-0012
REV: 1
1 OF 1
IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL MEASUREMENTS ON SITE

APPROVED
BY BUILDING
P. Wilkinson.
27/7/00
Officer

BC 000962



KAPITI COAST DISTRICT COUNCIL
175 Rimu Road
Private Bag 601
Paraparaumu

Phone (04) 9045 700

FACSIMILE TRANSMISSION from (04) 9045 830

To: Sam Cotton Fax No: 2938991
Pages: (incl. this page)
From: Simon Copp Date: _____
Subject: Completion of 27 Waimea Rd 29/12/07

 The content of this fax is intended only for the persons named above and the information may be legally privileged. If this fax is not addressed to you, you must not use, read, distribute or copy this document. If you have received this document by mistake or if any pages are unclear or missing, please  us immediately on (04) 9045 700. Thank you.

- 1) Gully traps to have Gully surround fitted
- 2) Seal wastes into Gully trap.
- 3) Seal floor in Service rooms.
- 4) Seal Soil Pipe where it runs through the wall
- 5) Shower to be completed

- Simon

GENERAL NOTES

1. All dimensions are in millimeters and contractor is to confirm all dimensions on site prior to setting out and commencing construction.
2. All works to be carried out in accordance with the N.Z. building code and carpentry constructions to N.Z. 3604
3. Footings and slab to be founded on firm sub-soils capable of supporting an imposed pressure of 100 k Pa.
Provide a 0.25 mm polythene D.P.C. under slab and over 100 compacted fill.
4. Concrete strength to be 17.5 M Pa at 28 days. Reinforcing to be lapped to 40 x rod diameter at all intersections.
5. All drainage and plumbing work to be in a accordance with the N.Z. building code and to be the a approval of local council inspectors.
6. Owner to consult / liase with electrician regarding all lighting and power points. All electrical work to be carried out to the satisfaction of electrical inspectors.
7. Firebox type heating to be installed to the standards recommended in the manufactures specifications.

HOWARD COWTHER

27 WAIMEA RD
WAIKANAE BEACH
04 9053745

NOTES

SCALE: 1:1

DATE: 02/10/2001

DRAWN BY: DAN MAPP

PDSL

PROJECT & DESIGN
SERVICES LIMITED

1st FLOOR 4 MAKARA PLACE
WAIKANAE
PHONE: (04) 902 7447
FAX: (04) 902 7448
MOBILE: ANDREW: (029) 902 7447
DAN: (029) 902 7448
E-MAIL: andrew@projectdesign.co.nz
dan@projectdesign.co.nz

REFERENCE: 1-0018

REV:

SHEET: OF:

IT IS THE CONTRACTORS RESPONSIBILITY TO
CHECK ALL MEASUREMENTS ON SITE

2.0 AWARENESS OF THE OUTSIDE ENVIRONMENT

2.0.1 At least 50 % of the glazed area provided for natural light in *habitable spaces* shall be clear glazed. The clear glazing shall be located in the zone between the levels 900 mm and 2000 mm from floor level (see Figure 4).

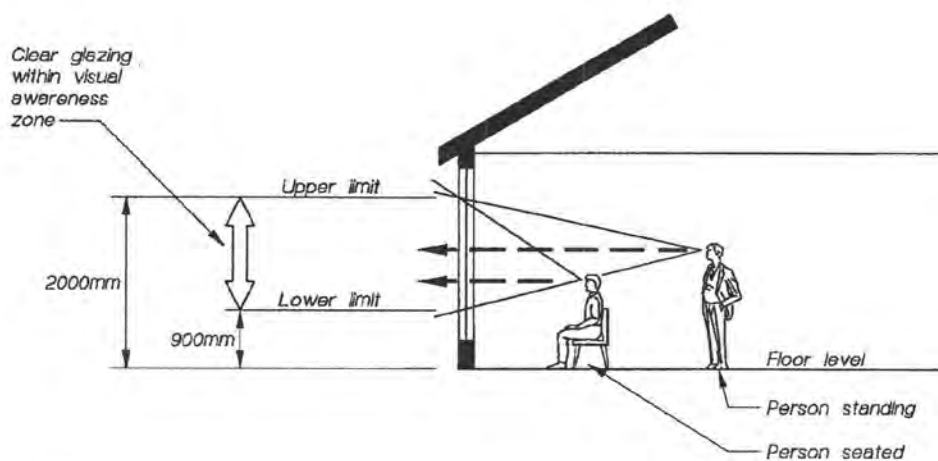
2.0.2 It is acceptable for awareness of the outside to be provided through another space.

however borrowed awareness via a garage not considered a desirable situation to apply this clause.

APPROVED
BY BUILDING

PETER WILKINSON
Officer

Figure 4: Visual awareness zone
Paragraph 2.0.1



Section

GENERAL NOTES

1. All dimensions are in millimeters and contractor is to confirm all dimensions on site prior to setting out and commencing construction.
2. All works to be carried out in accordance with the N.Z. building code and carpentry constructions to N.Z. 3604 :1999.
3. Footings and slab to be founded on firm sub-soils capable of supporting an imposed pressure of 100 k Pa.
Provide a 0.25 mm polythene D.P.C. under slab and over 100 compacted fill.
4. Concrete strength to be ~~17.5 MPa~~ at 28 days. Reinforcing to be lapped to 40 x rod diameter at all intersections.
5. All drainage and plumbing work to be in accordance with the N.Z. building code and to be the approval of local council inspectors.
6. Owner to consult / liase with electrician regarding all lighting and power points. All electrical work to be carried out to the satisfaction of electrical inspectors.
7. Firebox type heating to be installed to the standards recommended in the manufactures specifications.

EXPOSED CONCRETE STRENGTH REQUIREMENTS

Within 500m of mean high tide - 25mpa

~~Beyond 500m of mean high tide - 20mpa~~

CAUTION

Plans have been digitally
reproduced and may not
be to scale

APPROVED
BY BUILDING
OFFICER
PETER WILKINSON
Officer

5/11/01

HOWARD COWTHER

27 WAIMEA RD
WAIKANAE BEACH
04 9053745

NOTES

SCALE: 1:1
DATE: 02/10/2001
DRAWN BY: DAN MAPP

PDSL
PROJECT & DESIGN
SERVICES LIMITED

MT FLOOR 4 BAHAMA PLACE
WAIKANAE
PHONE: (04) 902 7447
FAX: (04) 902 7448
MOBILE: ANDREW (027) 902 7447
DAN: (027) 902 7448
E-MAIL: andrew@projectdesign.co.nz
dan@projectdesign.co.nz

REFERENCE: 1-0018
SHEET: OF 1

IT IS THE CONTRACTORS RESPONSIBILITY TO
CHECK ALL MEASUREMENTS ON SITE

Barry Reynolds - Builder

(Kapiti Coast)

*For all new Houses, Extensions
& Alterations*

Phone: (04) 904 6075

Mobile: 025 484-649



District Land Registrar
Land Registry

The Kapiti Coast District Council hereby gives notice that it has granted a building consent to the owner of the land in the Schedule pursuant to the provisions of Section 36(2) of the Building Act 1991.

SCHEDULE	
Registered Owner	John Howard CROWTHER & Margaret CROWTHER
Street Address	27 Waimea Road Waikanae
Area	587 square metres
Lot No.	44
DP	7203
CT	437/291
Valuation	1492003000
Description of Building Consent	To construct a garage on land that is subject to inundation.

Signed this 17th day of October 2001 by the Kapiti Coast District Council (as provided by Section 252 and 716 of the Local Government Act 1974).

Building Control Manager
for
CHIEF EXECUTIVE



BC 011372

19 October 2001

Building Industry Authority
PO Box 11-846
WELLINGTON

Attention Claire Bengé

Dear Claire

NOTIFICATION OF THE GRANTING OF A WAIVER

The Kapiti Coast District Council has approved a waiver in respect to the construction of additions to the house at 37 Waimea Road - Waikanae

I enclose a Request for Waiver or Modification form containing the details of the waiver.

A waiver has been granted in respect of clause E132, Surface Water. Council is satisfied there will be minimal damage or loss in case of a flood.

If you need anything further on this matter please get in touch with Michael Mawby on telephone 04-904-5742.

Yours faithfully

Mike Mawby

BUILDING CONTROL OFFICER



Project Information Memorandum

Section 31, Building Act 1991

Application

CROWTHER
C/- 19 WAIMEA ROAD
WAIKANAЕ

No.	000962
Issue date	28/07/00
Application date	24/07/00
Overseer	Barrie McLennan

Project

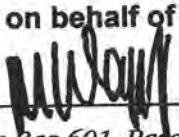
Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stage ALTS TO DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL
Estimated Value	\$25,000
Location	27 WAIMEA ROAD, WAIKANAЕ
Legal Description	LOT 44 DP 7203
Valuation No.	1492003000

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent.

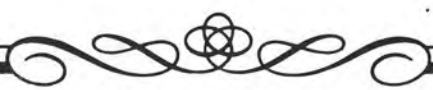
This project information memorandum includes:

☐ Details of authorisations which have been granted

Signed for and on behalf of the Council:

Name: 

Date: 28 JUL 2000



PLAN DRAWING & DESIGN

P.O. Box 30259 Lower Hutt Telephone 688-270



B.R. MEECH NZCD (ARCH)

REFERENCE 716

PROPOSED RESIDENCE
MR & MRS W. NEWSON,
LOT 44 WAIMEA ROAD,
WAIKANAЕ.

PRELIMINARY & GENERAL

1.01 General

All dimensions and sizes quoted are in millimeters and meters for the site plan.

This specification is general, all materials are shown on the drawings and the relevant clauses to apply. The contract is to construct, completely finish the various works described and indicated on the plans. The following applies to all trades.

1.02 Workmanship

The contractor shall supply everything for the due and proper completion of the contract and everything desirable in accordance with the usual customs of the various trades concerned. All materials shall be new and shall be the best of the various kinds specified or implied.

1.03 Drawings and Documents

The drawings, owners building agreement, specification and cover sheet form the documents for this contract.

The time for completion and other details of the General Conditions will be arranged with the successful tenderer and made binding in the contract.

The contract price tendered shall be deemed to be all-inclusive and shall not be subject to adjustment without approval by the owner.

This specification is to be read in conjunction with the plans, working drawings and any other detailed drawing which may be issued. All detailed drawings shall supercede those to smaller scale.

If any error or inconsistency should appear in or between the drawings and specifications, they are to be referred to the owner for interpretation.

1.04 By-Laws and Permits

The whole of the works shall be carried out in accordance with and shall conform to the By-Laws and Regulations of the Local Authority and the requirements of the Owner's Mortgage.

The contractor and all sub-contractors shall comply with the requirements of supply authorities, and, as a minimum, the requirements of NZS 3604, the relevant N.Z.S. and subsequent amendments.

The contractor shall secure all necessary permits, arrange all necessary inspections and tests, and meet all charges in connection therewith.

1.05 Insurances

Prior to commencing construction of the Contract, the Contractor shall purchase the following insurance for the period of the Contract (excluding maintenance).

- (a) Public Liability Policy.
- (b) Worker's Compensation Insurance as stipulated by the Act.
- (c) Contractor's "All Risk Insurance" or "Fire Insurance" insuring against loss or damage by fire in the joint names of the Contractor and the Owner to the full insurable value.

1.06 Maintenance

Where required by the Agreement between the Owner and the Contractor the Contractor shall undertake to remedy defects in material and workmanship which appear in the dwelling within 31 days after completion.

1.07 Variations

No variations shall be considered unless the Contractor prepares a separate estimate and shall not undertake the work until the Owner has given written approval.

1.08 Monetary Allowances

A prime cost (P.C.) sum shall be varied by the substitution for the prime cost sum of the actual price paid by the Contractor - or for the particular work or materials supplies and the contract price shall be increased or decreased (as the case may be) by the amount by which such sum is varied.

The P.C. sums referable to this contract are specified in the attached cover sheet.

1.09 Temporary Services

The Contractor shall provide and maintain all temporary services necessary for the work and give notices and pay all dues in connection herewith.

1.10 Materials Substitution

Where the use of Brand names are used, substitution may be made, provided the substitute materials are of equal or better quality than the item being replaced.

1.11 Levels and Setting Out

The contractor shall visit the site and ascertain the nature and extent of the work, the rights and interests which may be affected, the foundation levels and any other matter which may influence the contract.

1.11 Levels & Setting Out (Cont'd)

The contractor shall set out the work as shown on the drawings; supply and remove all temporary work; protect all shrubs, trees, hedges and other property that could possibly be damaged by the work; make good any damage to fences, grounds and other property; remove from site all rubbish as it accumulates; and attend on and make good after all sub-contractors.

The Contract shall be based upon the site conforming with the Levels and/or Contours as shown on the drawings together with specific foundation details drawn or specified.

The sub soil is of sufficient strength as to necessitate only the minimum foundations requirements of the Local Authority or Lending Institution.

Where the sub soil is not of sufficient strength to meet the requirements of minimum foundations all additional work, labour and material to provide adequate foundations or bearing capacity shall become a variation to the Contract (this includes previously cultivated ground and filled sites).

1.12 Completion

The Contractor shall remove all rubbish and equipment accumulated during the construction of the house, remove all temporary work and leave all services in good order, rake out all rubbish from under floor, leave floors broom clean and windows whole and clean.

Completion of the Contract is defined by the Owner in the "Building Agreement".

PLAN DRAWING & DESIGN
P.O. Box 30-259, Lower Hutt
B.R. Meech N.Z.C.D. (Arch.)
Phone 688-270

EXCAVATION

2.01 General

The excavation shall be carried out by a competent tradesman and he shall be responsible for the proper cutting of major excavations to avoid collapse and provide all necessary benches, retaining walls, etc., as required.

The work shall be set out by the Contractor, who will be responsible for levels and setting out.

Clear off all vegetation over the area of the proposed building and where loose, soft or otherwise unstable ground is encountered the excavation depth is to be increased until solid bearing is reached.

2.02 Excavation

Excavate as required for all site levelling, foundations, chimney steps, etc. as shown and required to give a solid bearing to the various depths, levels, etc. as shown or implied. Keep clear of fallen material and water before placing concrete.

Excavate for all foundations, etc. to a solid bearing at a minimum depth of 300mm below adjacent ground level and stepped for sloping ground.

2.03 Hardfill

Hardcore filling is required under concrete slabs and shall be composed of hard material, carefully consolidated, screened off and blinded with fine fill before concrete is laid.

2.04 Back Fill and Ram

Back fill and ram carefully around footing, etc., consolidating as the work proceeds, and make up to natural levels. In no case must the permanent earth level be left nearer than 300mm to any timber.

CONCRETE WORK

3.01 Formwork

All formwork shall be set out and constructed to form concrete profiles as shown on the drawings or as required.

3.02 Reinforcing

All reinforcing shall be free from loose flaking rust, mud, oil and other coatings. Fabricate from mild steel to N.Z.S.3402 P, plain bars or N.Z.S.1693 deformed bars.

Provide all laps and hooks as required.

3.03 Concrete

Concrete manufacture shall comply with N.Z.S.2086 1967 for Ready Mixed Concrete Production.

Concrete shall be either Special Grade or High Grade as described in N.Z.S.1900 Chapter 9 3A having generally for foundations a minimum 28 days crushing strength of 17.5 MPa.

3.04 Continuous Concrete Foundations

Footings shall be on a level base and to be 300mm wide by 150mm deep reinforced with 12mm dia rods as shown.

Foundation walls to have a minimum height of 300mm above ground level and walls shall not be less than 130mm thick reinforced with 665 H.R.C. mesh as required for single storey and 150mm for two or more.

Build in 300mm long 10mm diameter R.M.S. holding down pins at 1200mm centres to secure wall plates.

Build into foundation wall openings to take concrete vents evenly spaced at not more than 1800mm c/c or more than 750mm for each corner.

3.05 Concrete Floor Slabs

Floors shall have a minimum thickness of 100mm and shall be reinforced with 665 H.R.C. welded mesh fabric, lapped 150mm at joints.

The surface shall be finished evenly and true to a level with no abrupt changes. Finishing shall be carried out by floating to a smooth and even finish.

Set into foundations or floor 10mm diameter R.M.S. holding down pins at 1200mm centres to secure all wall plates.

Lay approved vapour barrier over sand over prepared hardcore filling. Not required under garage, porch and terrace slabs unless shown.

Slabs to be set a minimum of 150mm out of ground generally and 100mm for garage, porches, etc.

Steps to be generally a minimum of 250mm wide and risers 180mm with a throat of 100mm.

3.07 Vapour Barrier

Any vapour barrier, where shown on plans shall consist of approved sheeting material. All joints shall be lapped by not less than 150mm and sealed with pressure sensitive tape.

The vapour barrier shall be laid continuous over prepared hardcore filling to the entire building site with not less than 100mm projecting beyond the outer limit of the foundations. It shall be sealed around all services or other projections with self adhesive plastic tape.

Any defects in the vapour barrier are to be repaired before any concrete is placed.

3.08 Piles

Concrete piles to have a minimum height of 300mm and maximum height of 1500mm above surrounding ground level.

Piles shall be set into a 300mm square by 150mm deep concrete footing unless shown otherwise and shall be spaced at maximum 1350mm centres in rows spaced to suit size and spans of floor joists.

Fit to each pile a 4mm gauge galvanised wire of sufficient length to securely tie sleeper.

Piles longer than 750mm to be reinforced with one 10mm diameter rod.

BRICKWORK

4.01 Materials

All materials and workmanship shall be to N.Z.S.4210. Bricks shall be as selected by the Owner and no chipped or broken bricks shall be permitted.

Cement shall be ordinary Portland, colouring agents and plasticizers shall be used in accordance with the manufacturer's instructions.

Water shall be drinking quality free from acids, alkalis and organic impurities.

Sand shall be of grade for mortar washed clean and free from dirt and any organic matter.

4.02 Mortar

Mortar shall be prepared in accordance to standard trade practice and when initial set has taken place it shall not be used.

4.03 Bricklaying

All joints and perpends shall be straight true to line, level, plumb and shall be completely filled with mortar not more than 10mm thick and struck as the work proceeds.

Bricks shall be laid from the lowest corner and shall be raked back.

Sills to be tiles or bricks as approved by Owner.

4.04 Wall Ties and Bonding

Brick veneer shall be anchored to wall framing with non-corroding ties spaced at not more than 300mm vertically and 600mm horizontally.

At every 600mm in height build in heavy quality galvanised bonding wire carried around wall and tied at angles and junctions.

4.05 Vermin Proofing

Along the brick course level with bottom plate fix a vermin barrier of gauze or similar securely fixed to bottom plate and bedded in mortar joint. Remove mortar droppings before any internal linings are fixed in place.

4.06 Cleaning

Clean down all exposed faces of brickwork with a weak acid solution and wash with clear water.

4.07 Chimney

The chimney shall be of the type as shown on drawings and shall be of standard construction.

Reinforce chimney as required by Local Authorities and finish at least 600mm above ridge level.

4.08 Fire Place Surround and Fire Box

The P.C. sum allowed is to cover the materials for the surround, hearth, fire box and grate.

BLOCKWORK

5.01 Extent of Work

Comprises the supply and laying of the whole of the concrete masonry work, including reinforcing and concrete to cavities and bond beams as required or shown on drawings.

5.02 Materials

Blocks shall be manufactured to N.Z.S. 3102 P for Class A quality concrete blocks, with clean sharp arrises. Precise in form and dimension without fractures, honeycombing, stains or centres and arrises chipped of approved texture and finish.

Mortar shall be composed of sand, cement and "Onoda" N.Z.S. 1900 Chapter 6.2

All materials in mortar mix shall be accurately measured by volume in suitable calibrated devices. Shovel measurements shall not be permitted.

Premix the Onoda NN with half the quantity of mixing water, add sand and cement and mix for 7-8 minutes adding extra water as required for workability.

All mortar not used within 1½ hours of initial mixing shall be discarded.

All reinforcing shall be as per concrete work.

5.03 Workmanship

All work shall be carried out by an approved tradesman skilled in concrete block construction and in accordance with the best trade practice.

Set out and lay all concrete masonry walls as shown on the drawings. Walls shall be erected true to line and plumb in level stretcher bond courses, properly bonded, bedded and jointed in mortar.

Reinforce walls as shown on drawings, fill reinforced cells in 1200mm maximum lifts, build in all bolts, etc. required for work by other trades, lay bond beams, reinforce and fill with concrete.

Blocks shall not be wetted prior to laying. Purpose made blocks shall be used for all window corners and openings, etc. unless otherwise detailed. Mortar beds shall be laid on face shells only and not on webs.

5.04 Pointing

All mortar joints shall be filled tight and neatly and expertly pointed with ruled 10mm diameter concave joints.

5.05 Cleaning Down and Making Good

On completion clean down walls with a stiff brush removing all mortar projectings and irregularities. Make good any damaged corners, arrises or surfaces of blockwork to even texture.

PLAN DRAWING & DESIGN
P.O. Box 30-259, Lower Hutt
B.R. Meech N.Z.C.D. (Arch.)
Phone 688-270

CARPENTER

6.01 General

All work shall comply with N.Z.S. 3604 (and subsequent amendments). Comprises the supply and fixing of all timber work, linings, sheathings, fittings and hardware as shown and to the best trade practice.

Cut away for, attend on and make good after all other trades.

Provide and fix all necessary beads, stops, fillets, etc. as may be required. Leave all working parts in good working order.

6.02 Insulation

Fit insulation in floor, walls and ceiling as indicated on the plans.

All batts to be cut with a sharp instrument neatly between studs, dwangs, etc. and to extend behind all pipes, electrical boxes, etc. allowing no gaps.

Breather foil to be laid to allow 100mm deep dish between joists to form a semi-elliptical trough. Staple at min 300mm centre, lap at sides 100 to 150mm and ends to be made draught proof.

All other insulation to be installed to manufacturer's instructions.

6.03 Materials

All timbers shall be as specified and graded according to N.Z.S. 3631 and shall be in straight and in as long lengths as procurable.

All treated timbers shall be in accordance with the Timber Preservation Authorities Regulations.

Framing timbers to which linings are to be fixed should be gauged to eliminate variation in size.

Exposed exterior and interior finishing timbers unless detailed otherwise are to be machine dressed to a constant thickness and width.

6.04 Workmanship

Workmanship of the best shall be employed in thoroughly securing and framing together spiking or bolting down as may be required.

6.05 Priming

All exposed exterior woodwork including laps, rebates, mitred joints, etc. where paint finished shall be primed and where stained finished shall have one coat of stain as required.

6.06 Damp Proof Course

Lay and approved 3 ply bitumen fabric D.P.C. or other approved material under all timber which is in direct contact with concrete or masonry construction.

6.07 Timber Grades

The Contractor shall allow for all timbers as specified below or as agreed by Owner.

Machine dressed timbers shall be thoroughly kiln dried or air seasoned to a moisture content of 12-18%.

Sub Floor Framing	B.A. Ht Rimu or Tan Pine
General Framing Timbers, structural	Boric Treated No.1 framing grade Pinus Radiata
General Framing Timbers, non-structural	Boric Treated No.2 framing grade Pinus Radiata
Exposed Beams, rafters, joist, trusses	Clean Douglas Fir or Oregon
Exterior Finishing Timbers	Heart or tanalised treated Rimu, Matai or white Pine
Interior Finishing Timbers	Heart, OB Rimu or finger jointed pinus

6.08 Framing Generally

The whole of the framing work shall be spiked together and properly braced.

All plates and sleepers shall be halved together at all joints and half dovetailed at all intersections and partitions or alternatively the use of metal plate connectors is permitted.

All dwangs, plates, etc. are to be notched for ventilation where required when asbestos sheathing is used as an exterior lining.

6.09 Sub-Floor Framing

Sleepers shall be as shown on the drawings and required by the code, set on edge to a uniform level, securely tied down to piles with No.4mm galvanised wire ties well stapled. Plates on foundation shall be fixed by 10mm diameter pins at 1200mm centres, bent and fixed onto plates.

On sloping sites where required 100mm x 75mm jack studding and bracing is to be used.

Gauge floor joists over sleepers to a uniform level with laps not less than 300mm in length well spiked together and to sleepers at each crossing.

6.10 Flooring

Particle Board Floor

Dwang between floor joists to take edges of sheets.

Sheath the timber floor areas where shown on drawings with 20mm thick high density, Particle Board flooring.

Fix flooring with galvanized floor brads.

On completion of dwelling punch all nails below the surface and two cut machine sand.

6.10 Flooring (cont'd)

Tongue and Groove Flooring

Sheath the timber floor areas where shown on the drawings with Tongue and Groove flooring well cramped and double nailed at each joist crossing.

6.11 Wall Framing

Unless otherwise shown, studs to external and load bearing walls shall be 100x 50mm spaced at 400mm maximum centres. Studs to internal walls shall be spaced at 600mm maximum centres. Dwangs shall be spaced at 800mm centres maximum and shall be set out to suit wall linings and dwang for all joinery units, plumbing units etc.

For single storey construction wall plates shall be 50mm in depth. For two storey or more in height wall plates shall not be less than 75mm in depth unless on continuous even bearing or for the top storey in which case 50mm depth may be used. In all cases plates shall be the same as studs. Tip U nail plates to studs at 1200 centres to all external walls.

All dwangs shall be of the same width as the studs. Generally for single storey or lower storey in two storey housing construction studs shall be 100mm x 50mm.

All plates shall be gauged to a uniform thickness, external angles and intersections shall be blocked and spiked together.

Lintels to Openings

Check Lintels 12mm into studs on each side for spans up to 1800mm spans over 1800mm to have 100mm x 50mm jack studs at each end.

Lintels to window or door openings shall be as follows:-

Openings up to	1800mm	2 - 100mm x 50mm
1800mm up to	2250mm	2 - 125mm x 50mm
2250mm up to	2700mm	2 - 150mm x 50mm
Over 2700mm of size as required by the code.		

6.12 Floor Framing

The size and spacing of floor joists shall be as shown on the drawings.

Joists shall be spiked onto bearing walls or supporting beams where spanning greater than 2400mm shall be stiffened with herringbone strutting 50mm x 50mm or solid blocking 50mm thick by width of joist at right angles to joists.

6.13 Ceiling Framing

Ceiling joists shall be 100mm x 50mm on edge spaced at not more than 400mm centres.

Where spanning more than 2400mm shall be secured by ceiling runners as required at right angles to joists.

Ceiling runners shall be well nailed to joists at each crossing.

6.14 Roof Framing

Frame up for roofs to pitch and with member sizes as shown on the drawings.

Rafters shall be neatly fixed (Birds mouthed to plates) and well spiked to plates, ridge boars, valleys and hips.

To pitched roofs provide under purlins and strutting as required. Fix collar ties to pairs of rafters, valley Boards to base of all valley gutters. Ridge and hip boards to have all joints spliced on each side well spiked together.

All nail plate trusses to be supplied and fixed to manufacturers instructions. Z nail to top plates, Details of design to be supplied to council for permit.

Secure purlins to top chords or rafters with U nails at 1800 centres.

6.15 Fascia, Barge and Soffit

Frame up for soffits to width and details as shown in drawings with 75mm x 40mm at centres to suit soffit lining.

Finish fascia and barge with board grooved to take soffit linings. Line soffit with 4.5mm linings fitted into groove at fascia or barge with timber bead or as shown on drawings.

6.16 Building Paper

All walls to be covered with heavy quality building paper fixed to the outside of the studs.

6.17 Exterior Sheathing

Weatherboards (Horizontal and Vertical)

Shall be of a type shown on drawings. Boards shall be fixed to show uniform width with not less than 30mm lap. Joints are to be mitred and staggered in rows, internal angles are to be scribed and external angles are to be mitred. Set all joint, mitres and angles together with primer or stain where stain finish is required. External corners to vertical cladding shall be square boxed.

Manufactured Cladding (Fibroplank, Weatherside, Highline, etc.)

To be fixed to manufacturer's recommendations with approved jointers.

Textured Spray Finish (Stucco, etc.)

Fix 9mm flat asbestos sheet over building paper butt jointed, sealed and finished with acrylic textured spray finish to manufacturer's instructions.

6.18 Interior Linings

Gibraltar Board

To wall areas unless otherwise shown line with 9mm Gibraltar Board fixed with galvanised flat head nails. Nailing generally will be in accordance with manufacturer's recommendations. Fix stop fillets to all external corners to form a true and straight edge for stopping.

At completion of all fixing and nailing, plaster all internal and external angles, joints and small heads with stopping plaster. Trowel all areas to a flat even finish and leave the whole of the work ready for Painter.

Pre-finish Wall Board

Pre-finish wall board to be fixed to framing with contact adhesive and finish at all joints or angles with P.V.C. joints.

Hardboard

To be fixed to framing with hardboard nails at centres and edges of sheets. Generally all joints to be P.V.C. jointed.

Pinex Sheet

To be fixed with panel pins on edges of sheets and at centres elsewhere. Panel pins will be nailed at an angle and punched slightly below surface.

Pinex Panels and Tiles

Pinex Panels or Tiles to be fixed by either staples, clips or adhesive to manufacturer's specifications.

6.19 Ceiling Battens

Fix where specified to ceiling joists ex 50mm x 25mm dressed battens spaced at 300mm centres to take Pinex Sheets, panels or tiles as specified.

6.20 Skirtings

Generally fix standard skirtings to all rooms unless otherwise shown. Scribe internal angles and mitre at all external intersections.

6.21 Cornice

Fit scotia mould to all ceilings. Scribe internal corners and mitre external corners.

6.22 Access Doors

Ceiling space: Provide and fit access door 600mm square in ceiling where shown on plan. Sub-floor space:
Sub-floor space: Provide and fit access door in foundations to sub-floor space where shown on plan.

6.23 Finish to Bath & Shower

Secure bath on cradle. Frame up front and ends where required with timber and line as for walls. Finish walls at back and ends where required with ex 25mm splash board splayed on top and bedded down onto bath in either thick lead paste or seelastic type compound. Line shower recess with seratone or similar lining PVC jointed and glued.

6.24 Wardrobes

Frame for wardrobes as shown and line as specified for room. Provide each wardrobe with full length hanging rail and shelf ex 300mm x 25mm fixed to support on walls.

6.25 Hot Water Cylinder & Linen Cupboards

Frame for cupboards and line as specified for rooms. 25mm slatted shelving spaced 12mm apart at 375mm centres. One row above cylinder if isolated and five rows in linen area isolated or integral. Fit hot water cylinder on stand.

6.26 Joinery

Take delivery and fit all joinery as shown on drawings or specified. Fit all windows and doors into true opening true, square, well edged and packed from framing. Fit all joinery fittings as specified.

6.27 Kitchen

Install units as supplied by Joiner. Fit tops and neatly finish junction of cabinets to walls with quarter round beading.

6.28 Hardware

The P.C. sum allowed provides for the supply and installation of all hardware, including - Window stays and catches, exterior and interior door handles, knobs and furniture, locks, latches, catches and bolts, cupboard catches, handles and knobs, drawer and door pulls, miscellaneous coat hooks, toilet paper holders, towel rails, soap holders. All items shall be installed at the completion of the painting contract in a tradesman-like manner and left in a perfect operating condition.

6.29 Pantry (where drawn)

Frame and line as specified for rooms. Provide 300mm x 25mm shelving at 375 centres 5 rows max. or shaped 20mm particle board.

6.30 Garage Doors

Provide and fix 2400 wide garage doors as shown on plan.

JOINERY

7.01 General

The work comprises the construction and supply of the whole of the exterior window and door joinery, the interior kitchen, bathroom, laundry, joinery fittings and all interior doors and frames as shown on the drawings.

Check all work on site before construction.

7.02 Windows & Doors

All windows and doors shall be of size and type with opening sashes or door as shown on the drawing.

7.03 Aluminium Windows and Doors

Shall be of selected manufacture with members of anodised aluminium of approved colour. To be complete with either matching aluminium or ex 25mm timber liners all hardware and galvanised to suit internal linings, fully glazed.

All opening sashes to be of the type, size and at the position as shown on the drawings.

7.04 Timber Windows and Doors

All frames to be out of Heart or treated timber with ex 50mm sills, ex 50mm jambs or heads and ex 75mm mullions or transoms.

Sashes to be out of redwood, Cedar or other approved timber, to be of sizes and opening as shown on drawings.

Sills shall be double sunk, weathered and throated. Jambs and heads to be rebated and weathergrooved. Finish on exterior with either ex 100mm x 25mm Heart or treated timber facings, or Jambs grooved to take 0.50mm galvanised flashing fixed to stud face.

Alternatively JMF Profile Timber windows may be used. Materials to conform to JMF NZ Ltd. specifications.

Jamb and head of frame to interior to be extended and grooved to take linings.

Provide sill board similarly grooved to take linings.

Doors to be of the size and type as shown on drawings and to be hung on 1½ pairs of galvanised 100mm loose pin butt hinges.

7.05 Interior Doors & Frames

Flush doors shall be hollow core Mahogany veneer quality as selected by Owner. Clash both edges and doors to hang on 1½ pairs of 75mm x 60mm loose pin bronze butt hinges.

Sliding doors to be complete with track and pelmet as shown.

7.06 Kitchen Fittings

Construct all units as shown on drawings.

Supply sink bench as detailed on plan. To be either:-

- (a) Laminated plastic or tiles of approved colour complete with 450mm x 300mm stainless steel bowl fixed in, to have splayed up front edge and on upstand to all walls.

or

- (b) Stainless steel with 400mm x 350mm and 150mm high upstand to all walls. Sink cupboard to be constructed where shown.

Toespace to be 90mm high. Construct all other cupboards, drawers and shelving as shown on drawings.

7.07 Laundry Fittings

Supply cupboard unit to accomodate stainless steel tub specified under "Plumbing" and fit timber splash board.

Supply all other cupboard units as shown on the drawings.

7.08 Vanity Unit

Construct vanity as detailed complete with selected top and bowl.

7.09 Shaving Cabinet (If shown)

Supply cabinet 400mm x 550mm constructed for ex 25mm dressed timber. Provide 3 shelves and door complete with mirror.

7.10 Staircase

Construct in accordance with standard practice, generally treads shall be 250 and risers 170, or as required. Provide all ballastrade handrails, posts and brackets, etc. as required.

7.11 Ceiling Hatch

Supply 600mm x 600mm ceiling hatch.

PLAN DRAWING & DESIGN
P.O. Box 30-259, Lower Hutt
B.R. Meech N.Z.C.D. (Arch.)
Phone: 688-270

ROOF COVERINGS

8.01 General

This trade consists of the supply and fixing by approved fixers, of roofing and accessories as shown on the drawings.

8.02 Corrugated Galvanised Iron Roof

Corrugated Iron generally shall be 0.45mm gauge with min 1½ corrugation side laps and one length from ridge or hip to gutter.

Fix over rafters at max 760mm centre 75mm x 50mm purlins on flat and over Purlins stretch galvanised mesh wire netting securely fixed with galvanised staples and heavy quality building paper.

Fix alternative corrugations at fascia and every second corrugation elsewhere with lead head nails. Iron to project at fascia to give 40mm drip to spouting.

Before fixing corrugated iron all laps and corrugated iron covered with ridging to be primed for galvanised iron.

Fix over all ridges and hips galvanised iron lead edged ridging fixed through corrugated iron into purlins with lead head nails at every alternative corrugation in roofing.

Finish at barge with square edge moulding lapping the roofing at least 2 corrugations.

8.03 Galvanised Iron Tray Roofing

The galvanised iron tray roofing shall be either 300mm or 400mm 0.60mm gauge galvanised steel continuous from ridge to gutter with all downturns and stop ends.

Over Purlins stretch galvanised mesh wire netting securely fixed with galvanised staples, over netting fix heavy quality building paper.

Form stop ends to all sheets as required to obtain a full 50mm turn up of the tray with all ends flattened against the turn up. No dipping of the pans in front of the turn ups will be acceptable.

The roofing shall be fixed with galvanised steel strip clips continuously fastened to every Purlin, with an additional galvanised steel single side fix clip used at every fixing around the perimeter of the roof area. Form downturns to gutter edges of roof and fit all ridge or hip cappings as required.

8.04 Concrete Roof Tiles

The tiles shall be Monier or similar as approved and selected by Owner. Over the whole of roof area fix underlay and lap over all hips, ridges and over fascia boards far enough to give drip into gutter. Where the rise of the fascia above the rafter top could cause ponding, an anti ponding board or a device giving similar results should be provided.

8.04 Concrete Roof Tiles (cont'd)

Fix battens to size required or not less than that shown on the drawings, with rafter spacing up to 450mm centres 50mm x 25mm, between 450mm and 600mm centres 50mm x 37mm, between 600mm and 900mm centres 50mm x 50mm battens.

Secure with approved fixings every eaves course tile, every top course tile, all perimeter tiles and every alternative tile within the body of the roof.

The first course of tiling shall be fixed so as to provide an adequate projection over the fascia into the gutter.

Cut tiles neatly and cleanly to the rake of the valley leaving a gap of 75mm to 100mm between the cut edges.

Cover all ridges and hips with ridge tiles bedded and pointed to match the tile. The end ridge and every alternate edge must be mechanically secured. All ridge tile mortar must have weep holes fitted when mortar is still wet.

All bedding mortar shall be specially mixed for this purpose and shall consist of 4 parts clean sharp sand and 1 part cement and C.P.30 or similar at the rate of 1.52 to 1 bag of cement.

8.05 Metal Roof Tiles

Materials

The tiles shall be coated galvanised profiled roofing as selected or approved by the Owner.

Over the whole of the roof area fix underlay of an approved roofing felt, lapped over all hips, ridges and fascia board to give drip into gutter.

Fix tiles and battens to manufacturers recommendations and finish all ridges, hips and barges with coated cappings.

Construct all valleys as required or recommended by roofing manufacturer.

Flash and over flash all projections through roofing, coated to match tiles.

PLAN DRAWING & DESIGN
P.O. Box 30-259, Lower Hutt
B.R. Meech N.Z.C.D. (Arch.)
Phone: 688-270

PLUMBING

9.01 General

This trade comprises the supply and fixing of flashings, spoutings, downpipes, sanitary fittings, wastes, hot and cold water reticulation and associated wastes, etc.

9.02 Materials and Workmanship

All work shall be carried out in accordance with the Local Authority and Public Health regulations. All materials shall be the best of their respective kinds. Water pipes and tubes shall be set out in straight runs of even gradients, avoiding all places where air locks are likely to occur. Use easy bends and unless avoidable, elbow fittings are not to be used. Copper tubing is to be secured in position by copper straps. All piping, including water, waste and vents shall be concealed or as required.

9.03 Notices

The Plumber shall give all necessary notices to Local Authority for the inspection of work and testing of same.

9.04 Flashings

Generally all flashings to be 0.45mm galvanised iron or as required for the material being flashed. Flash as necessary to render building watertight. All flashings shall accurately fit the work and shall be machine bent and cut in as long lengths as possible with all joints well lapped and soldered, beaded edges and fixed with flat head galv. nails.

Flash and over flash all vents, chimneys and other projections through roofing and leave in a water tight condition.

9.05 Spouting & Downpipes

Shall be P.V.C. fixed to manufacturer's instructions complete with all fittings, bends, etc. as required.

9.06 Wastes, Traps and Vents

All sanitary fittings shall be fitted with P.V.C. traps of the following sizes:-

30mm to basins, 40mm to shower, Bath, Tub and Sink.

Run from traps to gully traps in P.V.C. wastes of sizes as above in shortest runs possible.

Turn waste pipes down at end to discharge into gully traps.

9.07 Erect terminal vent of 75mm Nova soil P.V.C. pipe extending 450mm above roof level finishing with balloon or ventilated capping.

9.08 Pipes

All pipes for hot reticulation shall be copper, well strapped to framework to prevent water hammer. All hot water pipes to be lagged with felt well wired on.

All pipes for cold reticulation shall be PVC well strapped to joists. All joints solvent welded.

9.09 Cold Water Reticulation

Provide isolating toby under front hose tap. HCC.

Make connection to toby at boundary and run a 20mm or 15mm dia. main to supply tank ~~or pressure reducing valve~~.

From Main take 15mm diameter branches to all fittings and to 2 exterior hose taps where directed.

9.10 Supply Tank

At suitable position in ceiling space install 1 136 litre plastic supply tank fitted with ballcock, valve and silencer tube. Tank shall be installed on overflow tray with overflow pipe carried out and through eaves. Connect to cold water main controlled with 15mm wheel valve.

From tank run 20mm branches to hot water cylinder and 15mm branch to shower as required.

9.11 Pressure Reducing Valve

— Not permitted. HCC

~~Install pressure reducing valve adjacent to hot water cylinder. Fit 15mm stop valve on high pressure side of pressure reducing valve and run 20mm diameter low pressure feed controlled by a 20mm stop valve to cylinder. From low pressure side run a 15mm diameter branch to shower as required.~~

9.12 Hot Water System

Install and position a 560mm x 180 litre cased and lagged hot water cylinder complete with maximum possible element and thermostat.

Connect to 20mm supply pipe and provide with sludge pipe to discharge over nearest gully trap.

Take 20mm diameter expansion pipe through roof and from expansion pipe take 15mm diameter branches to the various fittings where shown on the drawings. Where necessary provide undersink hot water cylinder to council requirements.

9.13 W.C. Pan

Supply and fit where shown on drawings a standard white vitreous china W.C. Pan to be caulked into soil pipe with approved sleeve properly caulked into place.

Supply and fit double flap standard quality plastic seat.

9.14 Cistern

Supply and fit to W.C. Pan a 13.6 litre Dux or similar Cistern complete with ballcock silencer tube, float, overflow extension handle and tripper. Cold water connection to be of 15mm tube controlled with tap to match.

Connect to pan with 40mm P.V.C. flush pipe and overflow to be of 20mm P.V.C. tube.

9.15 Bath

Supply and fit where shown on drawings a 1675mm white enamelled pressed steel bath complete with faucet for both hot and cold water supply.

9.16 Basin

Supply and fit where shown on drawings a standard vitreous china basin and Connect waste.

9.17 Shower

Supply and fit where shown on drawings a stainless steel shower tray of size shown and mounted on wooden undercarriage with pinex backing.

Fit shower over the bath where shown on drawings.

Connect to waste and fit standard shower rose controlled with "Topliss" mixer unit or similar.

9.18 Taps, etc.

Provide two exterior hose taps as indicated or where directed.

All taps, etc. shall be HMC "Starlight" or similar quality, or as approved by Owner.

Provide faucets to sink and bath, all other fittings to have hot and cold taps.

Provide all fittings as required for automatic washing machine and dishwasher if shown.

9.19 Tub, Sink & Vanity

Supply and fit where shown on drawings a standard stainless steel tub for cabinet supplied by Joiner.

Sink and Vanity supplied by Joiner, supply and connect up to all units, plug, C.P., drain and connect to waste. Supply and fit with pair of taps.

9.20 Water Tank & Pump

Where required supply and install concrete storage tank as required and suitable pump. Connect all downpipes and supply all necessary overflows and fittings.

PLAN DRAWING & DESIGN
P.O. Box 30-259, Lower Hutt
B.R. Meech N.Z.C.D. (Arch.)
Phone: 688-270

DRAINAGE

10.01 General

Excavate for, provide, lay and backfill sewage and stormwater drains from connection at boundary to fittings in accordance with reticulation to local body requirements.

10.02 By-Laws and Permits

Obtain permits and pay all fees for the above work. All drainage work shall be carried out in accordance with the drainage regulations under the Health Act and the Local By-Laws. The work shall be in strict conformity with the specific clauses in this Specification and all work passed by the Inspector.

10.03 Materials

Pipes shall be of sizes required, double glazed earthenware pipes. They shall be true to shape and free from cracks and other defects. All joints and connections shall be made with an approved neoprene sleeve tied with EN58 J stainless steel wire ties.

not permitted

HCC

10.04 Laying Drains

The drains shall be commenced at the point of outfall, and worked back to the highest point with at least 300mm cover. The whole of the drains shall be laid in a true and even grade of 1 : 40.

10.05 Backfilling

All drains shall be tested and the excavations can only be filled after the work has been passed.

When filling in trenches, care must be taken to ram carefully the first portion around the drains, the whole trench is then to be well filled, rammed and consolidated with water.

The surface of the ground must be returned to its original condition.

10.06 Gully Traps

Where shown on the Drawings, install gully traps with grating set in concrete.

10.07 Soakhole & Septic Tank

Where required excavate, install soakpits and septic tanks to local body requirements. Connect up all drains and provide necessary effluent lines.

PLAN DRAWING & DESIGN
P.O. Box 30-259, Lower Hutt
B.R. Meech N.Z.C.D. (Arch.)
Phone 688-270

ELECTRICIAN

11.01 General

The whole of the works shall be carried out in accordance with and shall conform to the By-laws and Regulations of the Local Authority.

The Contractor shall obtain all permits and pay all inspection and other fees necessary for the carrying out of this contract.

11.02 Extent of Work

Give all notices to the Electrical Supply Authority and obtain all necessary permits and pay all fees. Provide and install switchboard. Wire to all power and light outlets as shown on service plan. Supply and install fittings as specified.

Allow for earthing the installation in an unobtrusive manner to the satisfaction of the Supply Authority.

11.03 Workmanship

The work shall be carried out in accordance with the regulations governing electrical work and in accordance with the best trade practice and to the satisfaction of the Supply Authority Inspector.

11.04 Overhead Supply

From Supply Authorities connection run overhead mains as required and of capacity to suit loading to terminate at junction box at point of entry to building.

11.05 Underground Supply

From Supply Authorities connection run underground mains of capacity to suit loadings to terminate at mains fuse in junction box at point of entry to building.

Underground cables shall be buried min. 600mm below ground, bedded in sand and covered with 50mm precast concrete slabs.

From junction box at point of entry run mains cable to meter board.

11.06 Switchboard

Supply and fit metal switchboard box complete with hinged door and hinged composition panel as required, position where approved by Owner.

Fit terminal box, mains, switch, fuses and circuit breakers as required and wire for all circuits.

11.07 Wiring

All wiring shall be T.P.S. plastic cable of approved make with wires of sizes necessary for the maximum possible loading. Cables shall be securely fixed to the framework with approved clips.

Holes drilled in framing members shall be no larger than necessary and shall be in as straight runs as possible to allow for the withdrawal of the cables if required.

The installation shall be electrically continuous throughout and efficiently earthed and all cables must be concealed in the walls and ceilings. All wiring run in concrete blockwork or concrete or passing through concrete beams shall be encased in P.V.C. conduit of size to suit cable.

11.08 Socket Outlets

Wire circuits from 20 amp M.C.B.'s at switchboard to outlets split over circuits looped by the most convenient and economical runs.

Finish off outlets with white switched socket of 10 amp capacity fixed flush in wall in metal outlet boxes.

11.09 Light Outlets

Wire circuits in twin and earth cable from 5 amp fuses to loop light outlets by the most economical and convenient runs. Provide and fit white flush switch units in metal boxes and wire to light outlets.

Fit sets of 2/way switching to outlets as detailed. Finish bracket outlets with adjustable angle batten holder. Finish ceiling outlets with ceiling rose, flex and lamp holder. Supply lamps to outlets as directed on job.

11.10 Ranges

The P.C. sum allowed is for the supply only of the electric range. Wire mains from switchboards with flush isolating switch at range position and connect to units with fixed wiring encased in flexible conduit.

11.11 Water Heating

Wire Water heating circuits from switchboard to hot water cylinders. Provide control switches, mounted on metal junction boxes and connect to elements and thermostats with fixed wiring encased in flexible conduit.

11.11 Pump

Where required connect up electric pump for water tank supply.

PLAN DRAWING & DESIGN
P.O. Box 30-259,, Lower Hutt

B.R. Meech N.Z.C.D. (Arch.)
Phone: 688-270

PLASTERER

12.01 Scope of Work

All exposed concrete is to be plastered and exterior surfaces of Asbestos or similar type sheathing where shown.

12.02 Cement & Sand

Cement shall be approved brand N.Z. Portland cement and sand shall be clean riverbed sand with gritty hard grains of various sizes free from deleterious matter.

12.03 Surface Preparation

Properly prepare all surfaces to be rendered or plastered. All concrete surfaces well picked, wetted and given slurry coat of 1 part cement to 2 parts sand prior to plastering. Apply 15mm plaster in smooth and fair finish. Finish with textured dash coat.

12.04 Porches and Steps

Porch and steps shall be finished 20mm thick with wooden float. Steps to fall to shed water and to have neat coving 50mm junction with all surfaces.

12.05 Vents

Supply and fix precast concrete vents to openings.

12.06 Walls (Stucco and spanish plaster)

All backing to plaster work shall be fixed by the carpenter and shall consist of Asbestos type boarding securely fixed over an underlay of building paper and seated firmly on rebate in the concrete perimeter wall. All joints in Asbestos board shall be over a solid timber dwang both horizontally and vertically. Netting with a 19mm mesh shall be tightly stretched over the face of the Asbestos Board and securely fixed by means of special clips and nails at joints at not more than 150mm centres. Joints in reinforcing shall be lapped at least one mesh and shall not occur at angles. The reinforcing shall be doubled for 25mm on each side of all angles and extra pieces at least 460mm by 305mm shall be fixed diagonally on all corners of openings.

Plaster shall be applied in not less than two coats of a final thickness not exceeding 25mm and shall cover all reinforcing not less than 15mm.

12.07 Tiles

If and where shown supply and lay selected tiles on mortar bed of min 12mm thickness with all necessary falls, etc. All joints are to be completely filled with mortar and cleaned down at completion.

PLAN DRAWING & DESIGN
P.O. Box 30-259, Lower Hutt
B.R. MEECH N.Z.C.D. (Arch.)
Phone 688-270

PAINTER & PAPERHANGING

13.01 General

The Painting Contractor shall examine all surfaces and if not in proper condition for painting he shall notify the Builder who will rectify to Painter's satisfaction. All colours, etc. to Owners approval.

13.02 Workmanship

All work is to be carried out by approved tradesman to best trade practice. Materials shall be evenly applied and primers well brushed into pores of the wood and into all crevices and quirks.

No paint shall be applied to wet or uncured cement or plaster or to surfaces that are not clean, smooth dry or free from all oil and grease.

No painting shall be carried out in frost, fog, rain or dusty conditions and preceeding coats are to be thoroughly dry before applying next coat.

13.03 Puttying and Sandpapering

Surface cracks, nail holes, etc. in woodwork shall be levelled up to the surface of the work with linseed oil putty after priming has been applied.

Each coat of paint when dry is to be properly smoothed with sandpaper and dusted clean before application of succeeding coat.

13.04 Protection

The Contractor shall provide and lay adequate dust sheets to protect the floors and other surfaces and must take adequate precaution during and after painting operations, to protect his work from dust, dirt or any disfiguration whatsoever and provision must also be made against paints or stains marking floors or other work.

13.05 Thinning

All paint requiring thinning shall be thinned with the recommended thinner.

13.06 Acrylic Paints

Acrylic or Latex paints to be used on exterior asbestos surfaces only unless otherwise approved by Owner, and interior as specified.

13.07 Varnish Work

Generally all interior doors, ballustrades for stairs, etc. are to be varnished.

All work to be varnished to be sealed immediately after delivery on site and varnished or stained to Owners approval. A sample of varnish or stained work to be provided before work proceeds.

13.08 Tints

All colours and tints shall be selected, and undercoats must vary slightly in shade to indicate the number of coats and must be suited to particular finishing coat to be used.

13.09 Metalwork

All metalwork is to be treated with suitable primer and finished as for exterior work.

13.10 Hardware

All locks and fastenings must be removed while painting work proceeds and refixed on completion.

13.11 External Work

Shall have all joints primed with an approved primer before assembling and must be similarly primed all over after fixing into the building.

Apply one undercoat as soon as possible after priming. Paint all glazing puttied with, and tint undercoat to approximate colour of finished coat.

Apply one coat of Exterior Hi-Gloss in the colour selected, taking care to ensure that all undercoated areas receive a coat of paint.

Tops and bottoms of all sashes, door, etc. are to be painted.

13.12 Internal Work

Generally all plaster board walls to be papered, if not finish as below.

Ceilings generally to be painted with one sealer and two coats of flat acrylic paint.

Prime all woodwork with one coat of approved sealer, one undercoat and finish the whole of the work with one good coat of approved high gloss enamel. The backs and edges of all doors, the front edges and tops of all shelving to the kitchen cupboards are to be painted.

13.13 Paperhanging

Generally all plaster walls are to be papered as follows:

All walls to be sized and hang selected wallpapers. Use fresh paste only which have approved fungicide mixed with it. All papers are to be trimmed, cut straight and true, butt jointed and hung true and plumb. Patterns must match.

Allow P.C. sum for the purchase of paper.

13.14 Completion

On completion the Contractor shall remove all empty cans or other debris arising out of his work clean off all glass free from paint spots and smears, in addition to the other areas so affected.

PLAN DRAWING & DESIGN
P.O. Box 30-259, Lower Hutt
B.R. Meech N.Z.C.D. (Arch.)
Phone 688-270

PROJECT NEWSON HOUSE, LOT 44 DP 7203
WAIMEA RD
WAIKANA E

Proj. No. LH 988Date 6 APRIL 84By S. Sawrey

BLOCKWALL CONSTRUCTION, CAPABLE OF SUPPORTING,
 LOCKWOOD HOME SHOWN ON DWGS TO BE
 CONSTRUCTED AT A LATER DATE.

LOADS

Roof	Metal tiles	1.5	
	Framing	1.5	
	44mm Sarking	3.0	
	MISC	0.8	
		<u>6.8 kPa</u>	@ 15° = 7 kPa.
	live		2.5 kPa
			<u>9.5 kPa</u>
Floor	Flooring	2.0	
	Joists	2.5	
	Ceiling	1.5	
	Walls (spread)	3.0	
		<u>9.0 kPa</u>	9.0 kPa
	live	1.5	1.5 kPa
			<u>2.40 kPa</u>

Blockwall: $22.4 \text{ kN/m}^3 \times 1.9 \text{ m} \times 2.4 \text{ m} = 10.2 \text{ kN/m wall}$

PROJECT NEWSON HOUSE
WAIMER RD.
WAIKANAE

Proj. No. LH.988Date 6 APRIL 84By SETHURAJBEAM OVER GARAGE

SPAN = 5.8 m

allow wt. of roof and floor $\therefore$ conservative

$$W = (2.4 \text{ kPa} + 0.95 \text{ kPa}) \times 3.0 \text{ m} = 10.05 \text{ kN/m}$$

$$M = \frac{wL^2}{8} = \frac{10.05 \times 5.8^2}{8} = 42.3 \text{ kNm}$$

TRY 250 UB 31

$$Z = 353 \text{ E-6 m}^3$$

$$I = 4440 \text{ E-8 m}^4$$

$$f_b = \frac{42300}{353} = 120 \text{ MPa} < 165 \text{ MPa} \quad \text{OK}$$

$$\delta = \frac{5 \times 10050 \times 5.8^4}{384 \times 200 \text{ E9} \times 4440 \text{ E-8}} = 17 \text{ mm} = L/348 \quad \text{OK}$$

BEAM OVER RUMPUS ROOM

SPAN = 3.6 m

$$M = \frac{10.05 \times 3.6^2}{8} = 16.3 \text{ kNm}$$

TRY 3 ~ 100x50 TIMBERS SPIKED TOGETHER

$$Z = .294^2 \times .047 / 6 \times 3 = .677 \text{ E-6} \times 3 = 20314 \text{ E-6 m}^3$$

$$I = .294^3 \times .047 / 12 \times 3 = 100 \text{ E-6} \times 3 = 300 \text{ E-6 m}^4$$

$$F_b = 6.0 \times 1.35 = 8.1 \text{ MPa}$$

$$f_b = \frac{16300}{2031} = 8.0 \text{ MPa} \quad \text{OK}$$

$$\delta = \frac{5 \times 10050 \times 3.6^4}{384 \times 8 \text{ E9} \times 300 \text{ E-6}} = 9 \text{ mm} = L/393 \quad \text{OK}$$

$$P = wL/2 = 10.05 \times 3.6 / 2 = 18.09 \text{ kN} \quad \text{try } 450^2 \text{ pad.}$$

$$\text{ground pressure} = 18 / .45^2 = 89 \text{ kPa} \quad \text{OK}$$

PROJECT NEWSON HOUSE
WAIMERA RD
WAIKANA E

Proj. No. LH. 988

Date 6 APRIL 84

By. S. K. Hawley

LINTEL OVER ROLLER DOORS

CLEAR SPAN = 2.4 m

$$W = (2.4 \text{ kPa} + 0.95 \text{ kPa}) \times 2.3 \text{ m} = 7.7$$
$$+ 22.4 \times 0.19 \times 0.40 = 1.7$$

Door etc

$$\begin{array}{r} 0.6 \\ \hline 10.0 \text{ kN/m} \end{array}$$

$$M = \frac{10 \times 2.4^2}{8} = 7.2 \text{ kNm}$$

Ultimate Strength Design $1.4D + 1.7L \rightarrow \text{factor} = 1.6 \text{ conservative}$

$$M_u = 7.2 \text{ kNm} \times 1.6 = 11.5 \text{ kNm}$$

TRY 2D12 in lintel block

$$\text{lever arm} = 0.210 \text{ m}$$

$$M_u = 0.9 \times 2 \times 113 \times 275 \times 0.21 = 11.7 \text{ kNm} \quad \text{OK}$$

R10 links @ 200 c/s to take shear.

PROJECT NEWSON HOUSE
WAIMERA RD.
WAIKANAIE

Proj. No. 41988

Date 6 APRIL 84

By S. K. H. W. R.

BLOCK WALLS.

Timber Floor Acts as diaphragm $\therefore$ seismic transferred to parallel shear wall

$$C_d = C_{ISM} = 1.5 \times 1.0 \times 1.6 \times 1.2 \times 1.0 = 2.88$$

$$W_t = (.7 \text{ kPa} + .9 \text{ kPa}) \times 13 \text{ m} \times 7.6 \text{ m} = 158 \text{ kN}$$

(Upper Floor wt only)

Taken by (3.13 m) wall or (6.26 m) wall

$$v_m = 158000 / (190 \times 18000) = 0.46 \text{ MPa OK}$$

$$v_m = 0.17 \sqrt{f'_m} = 0.07 \text{ MPa}$$

Block walls support their own seismic wt acting as vertical cantilevers

$$C_p = 1.3$$

$$F = 22.6 \times 190 \times 2.4 \text{ m} \times 1.3 = 3.1 \text{ kN/m}$$

$$M_u = 3.1 \text{ kN/m} \times 1.2 \text{ m} = 3.7 \text{ kNm/m}$$

$$D 12 @ 400 \text{ CRS } f'_m = 4.0 \text{ MPa}$$

$$A_s = 113 \quad b = 4 \quad d = 0.90$$

$$\alpha = \frac{113 \times 275}{85 \times 400} = 22.8 \text{ mm}$$

$$\text{Allowable } M_u = \frac{85 \times 113 \times 275}{400} \left(0.9 - \frac{0.228}{2} \right) = 4.4 \text{ kNm/m}$$

PROJECT ... NEWSON ... HOUSE

Proj. No. L.H. 9.84

Date 9 APRIL 84

By: J.P. Lawrence

FOOTING TO BLOCKWALLS

Alternative Design .8E

$$M = .8M_u = .8 \times 3.7 \text{ kNm/m} = 3.0 \text{ kNm/m}$$

Try 800 long footing + 600 slab eff L = 1300
300 deep

Wall	=	$22.6 \times .19 \times 2.4$	=	10.3	$\times .1$	=	1.03
Footing	=	$24 \times .2 \times .8$	=	3.84	$\times .4$	=	1.54
Slab	=	$24 \times .1 \times .6$	=	1.44	$\times 1.1$	=	1.58
				15.58			4.15

$$\bar{x} = 4.15 / 15.58 = 266 \text{ mm} \quad \text{FOS} = 266 / 193 = 1.38 \text{ ok}$$

$$z = 7.0 / 15.58 = 193 \text{ mm} \quad (\bar{x} - c) = 266 - 193 = 73 \text{ mm}$$

$$\text{Ground pressure} = \frac{P/b}{z(\bar{x} - c)} = \frac{15.58 \text{ kN/m}}{2 \times .073} = 107 \text{ kPa} \text{ ok}$$

MEMO SHEET

TO:

Mr Corrin

Dept./Officer

ASSESSMENT No.

or

SUBJECT MATTER

Can you please get James W.
to check

- 1/ Cales. by C.M. Stachan. OK.
- 2/ Standard Beam Details of good.
B.R. Meech - (NZCID).

What do you think of wall insulation
in this case
of future Rumpus Room??

Initiating Officer

Date:

18.5.84

PTO

B. - isn't this the one where
we talked about splitting the
garage into a bedroom & a room
improving this job with another

in view of the present intention stage
1. Dually, and future conversion to multiple
room & consider insulation is required.
alter straps and live or give foam.

T

MEMO SHEET

TO:

C. M. STRACHAN & ASSOCIATES

CONSULTING ENGINEERS

CIVIL • STRUCTURAL • FOUNDATIONS



Member Association Consulting Engineers N.Z.
C. M. Strachan, F.N.Z.I.E., M.I.C.E.

A.A. House
166 Willis Street
P.O. Box 27-193
Wellington
Tel. 842-502, 843-398

115 High Street
P.O. Box 30-444
Lower Hutt
Tel. 661-483

42 Customs Street East
C.P.O. Box 4041
Auckland
Tel. 773-343

Ref. LH 988/1
30 May 1984

Mr. & Mrs. W.M. Newson,
9 Reese Jones Gr.,
MAUNGARAKI

Dear Sir & Madam,

SITE INVESTIGATION FOR HOUSE AT 27 WAIMEA ROAD, WAIKANAE

As requested, we have examined the site at the above address for its suitability to found the two storey house as shown on Plan Drawing & Design drawing number 716/1. The proposed house is to consist of a standard Lockwood design upper storey over a 200 mm blockwork basement. These blockwalls are to be constructed on 800 mm wide strip footings founded 200 mm below existing ground level. 300 ??

We have performed a series of Scala Penetrometer tests to approximately 1.5 m depth over the area on which the house is to be constructed. These indicate, apart from the top 200 mm, a fine wind blown sand stratum adequately compact for the foundations as detailed. Beneath the 100 mm concrete floor slab area all topsoil should be removed and the sand densified with a plate compactor.

There was no evidence of any unsuitable foundation material such as peat and in only one instance below the 200 mm level was the bearing value of the sand less than 100 kPa. Because of the thickness and depth of this layer, recompaction of this area is not required. Finally, as shown on the drawing, the lower ?? above? finished floor level should be a minimum of 150 mm below ground level as the house site is relatively flat, is below road kerb level and the ground water level is near to the surface. Such a height difference is necessary to guard against minor flooding.

Yours faithfully,
C.M. STRACHAN & ASSOCIATES


C.R. PINE

CRP:pc

135 ??

JOB REPORT/MEMO

JOB No. 44988/1.

DATE 20/5/84.

SITE INSTRUCTION No.

Copies to:—

JOB Newton House SI

Contr. Client

Sub. Contr. Arch.

CONTRACTOR

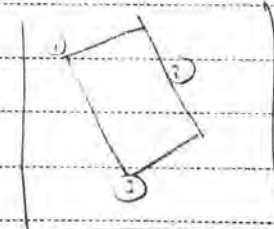
Q.S. Engineer

Council

NOTE:

Any cost variation to the contract price resulting from this instruction is to be forwarded to the Engineer's/Architect's office within 14 days of the above date.

— 3 puchambers.
— no more as already had one
e all it would give 2 good vehicles
is below for work. (2 in down).



Wanaka Rd.

blows	① (cm)	② (cm)	③ (cm)
5	15 0.83	20 0.63	15 0.83
10	24 1.39	28 1.56	23 1.56
15	30 2.08	35 1.79	30 1.79
20	38 1.56	40 2.50	38 1.56
25	43 2.50	47 1.79	45 1.79
30	48 2.50	60 0.96	53 1.56
35		77 0.74	
40	59 2.27	95 0.69	70 1.47
50	69 2.50	110 1.67	80 1.47
60	84 1.67	118 3.11	104 1.47
70			
80	109 2.50	132 3.57	128 1.47
90			151 1.92
100	126 2.94		
110			
120	140 3.57	152 5.00	

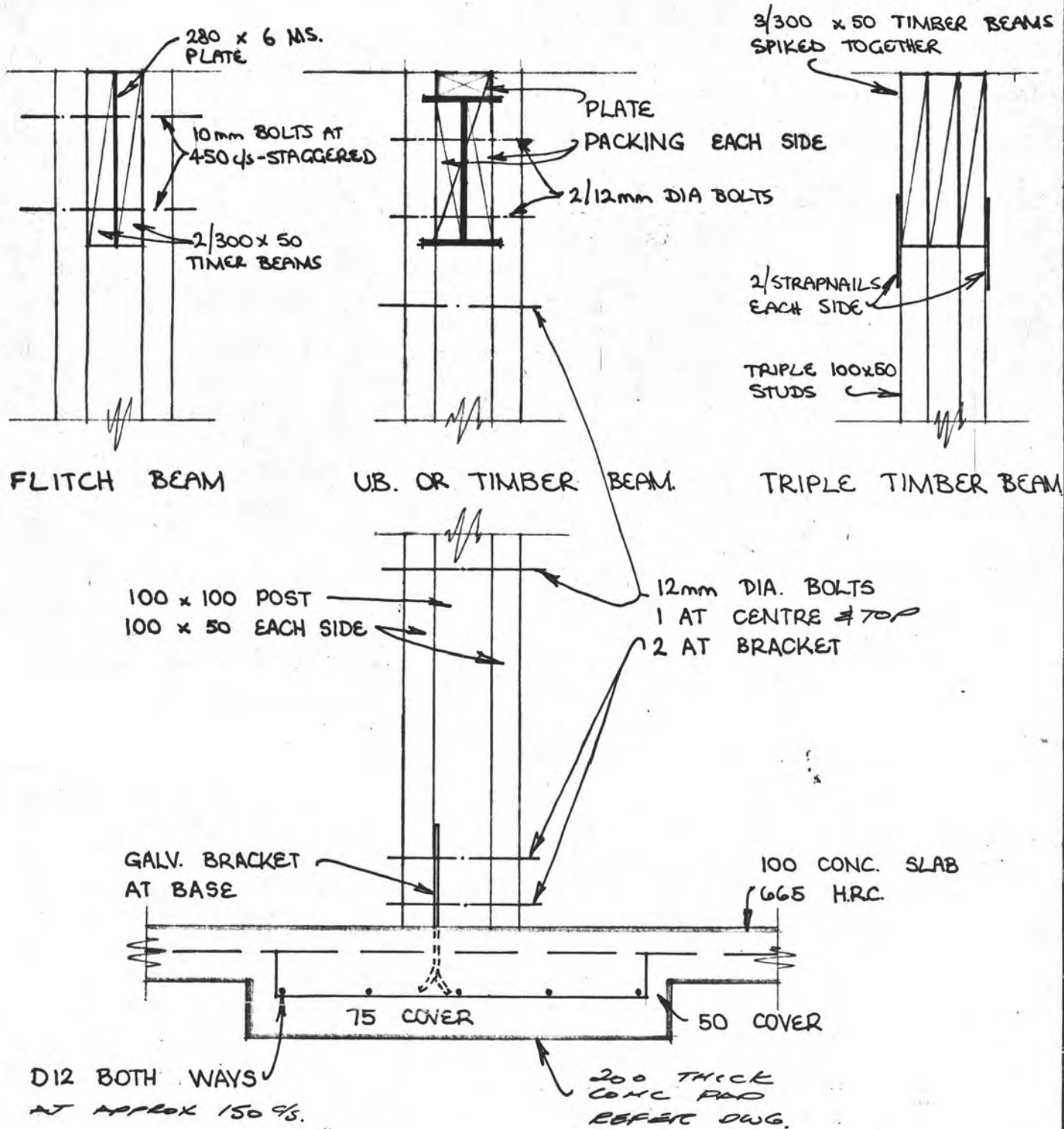
blows/25mm

blows/20mm

Signed C. M. Strachan
C. M. STRACHAN & ASSOCIATES
Consulting Engineers.

P.O. Box 27-193
Tel. 842-502, 843-398
A.A. House,
166 Willis Street
WELLINGTON.

Tel. 661-483
115 High Street
LOWER HUTT.



NOTE

TIMBER TO BE RADIATA PINE NO 1 FRAMING GRADE WITH A MOISTURE CONTENT BETWEEN 15% AND 17%.

STANDARD BEAM
DETAIL

PLAN DRAWING & DESIGN

P.O. BOX 30-259, LOWER HUTT
B. R. MEECH N.Z.C.D. (ARCH)
PH: 688-270

SCALE:
1:10

SHEET NO.
5/583

Inspector: M _____

File No. _____

Receipt No. **314**

Date Permit Issued **7/6/84**

OWNER

Name **H. M. Newman**

Mailing Address **4 Rose-fane Green
Merrimack
Lower Mill**

BUILDER

Name **Self**

Mailing Address _____

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. **24**

Street Name **Wentworth Road**

Town/District **Wentworth**

Riding **Wentworth DC**

LEGAL DESCRIPTION

Valuation Roll No. **14913/355/01**

Lot **44** D.P. **1203**

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Dwelling - single.

FLOOR AREA Whole Sq. Metres **103.8**

DWELLING UNITS Number Erected _____

ESTIMATED VALUES

Building	16650.00
Plumbing	3350.00
Drainage	
TOTAL	20000.00

NATURE OF PERMIT (TICK BOX)

☒ **NEW BUILDING**
- include dwelling added, exclude domestic garages

☐ **FOUNDATIONS ONLY**

☐ **ALTERED, REPAIRED, EXTENDED**
- include conversions and resited buildings

☐ **NEW CONSTRUCTION OTHER THAN BUILDINGS** - include demolitions

☐ **DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS**

FEES APPLICABLE

Building Permit	\$ 100.00	Water Connection	\$ _____	Receipt No. 314
Street Damage Deposit	\$ 300.00	Vehicle Crossing Levy	\$ _____	Date of Payment 5/6/84
Building Research Levy	\$ 20.00	M.S. Plumbing	\$ _____	Authorised Officer [Signature]
Plumbing	\$ 40.00			
Drainage	\$ _____			
Sewer Connection	\$ _____			
TOTAL:	\$ 460.00			

Special Conditions: **P&D Issued - Mark Jones**

Note: Floor level to be minimum 150mm above ground level but not lower than crown of road.

Date Inspected

REMARKS (e.g. stage reached with work)

3-8-84

Foundation inspection OK MM.

21/8/84

Underlab inspection OK MM.

1/16/84

Blockwork being erected OK MM

Date

COMPLETED (Signature)

12/10/84 Told builder that D.P.C. was required between all blockwork and timber he said he would comply. *AM*

30/10/84 D.P.C. to blockwork now O.K. *AM*

5/12/84 Stage 1 Completed

9-1-85 V.E. Refund Processed. *AM*

P+D Insp.

26-8-84 Under fl. Pl. OK *AM*

25-10-84 D/T & Ph Prelims OK *AM*

9-1-85 Ph. Final OK

Telephones: Office 720-193
Residence 793-582

A. P. RUSSELL
M.I.C.E., M.N.Z.I.E.
CONSULTING CIVIL ENGINEER

KELVIN CHAMBERS
16 The Terrace
Wellington XXXXX

Paragon Chambers,
Cable Car Lane,
Wellington,
4th July, 1980

No. 27

The Chief Building Inspector,
Horowhenua County Council,
WAIKANAÉ.

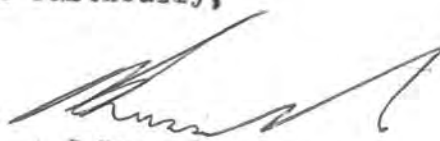
Dear Sir,

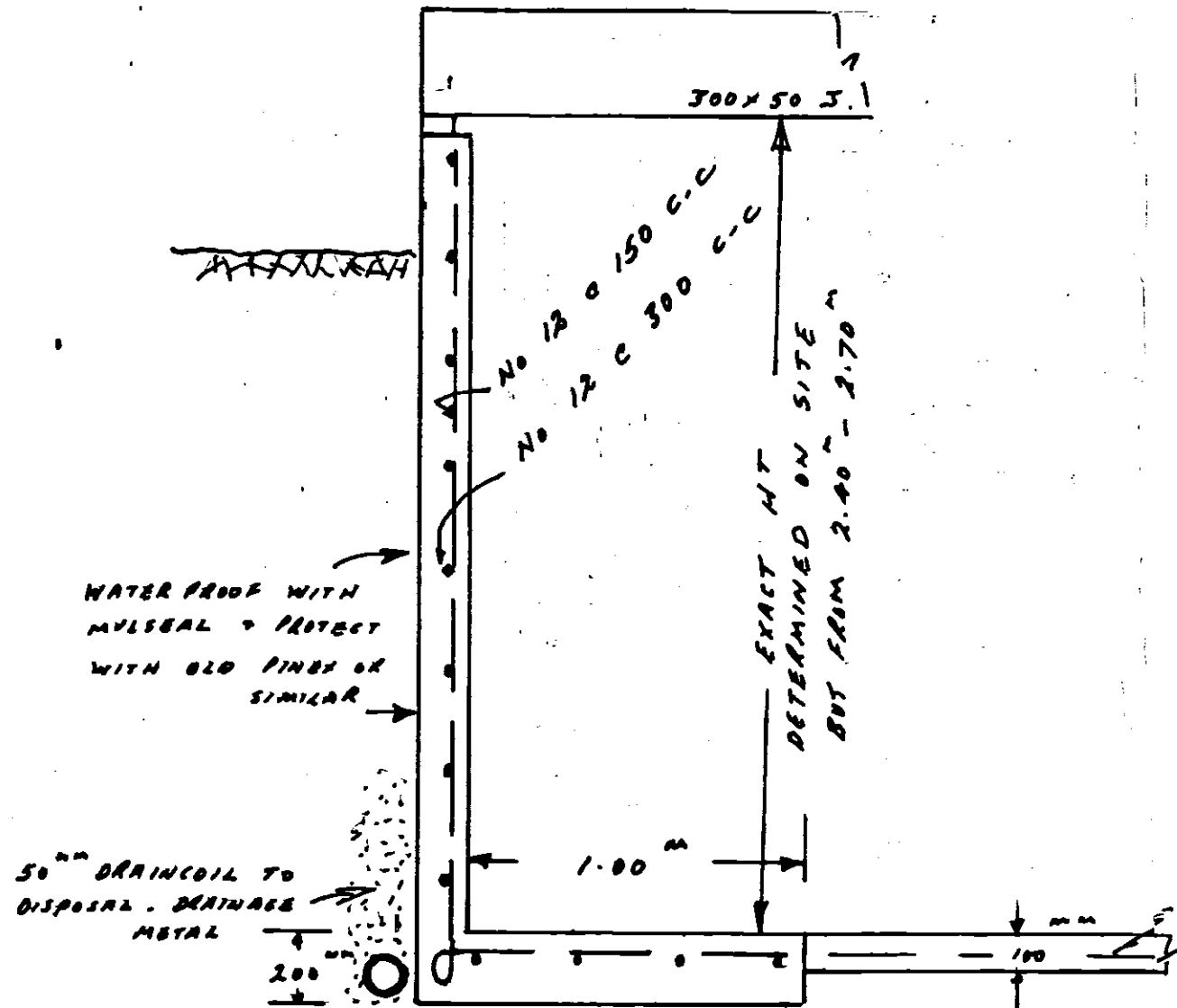
PROPOSED HOUSE: LOT 44 D.P. 7203
WAIMĒA ROAD, WAIKANAÉ.

I hereby certify that the proposed house to be erected on the above property for Mr. D. Spencer is in terms of N.Z. Standard specifications for the various parts of the building.

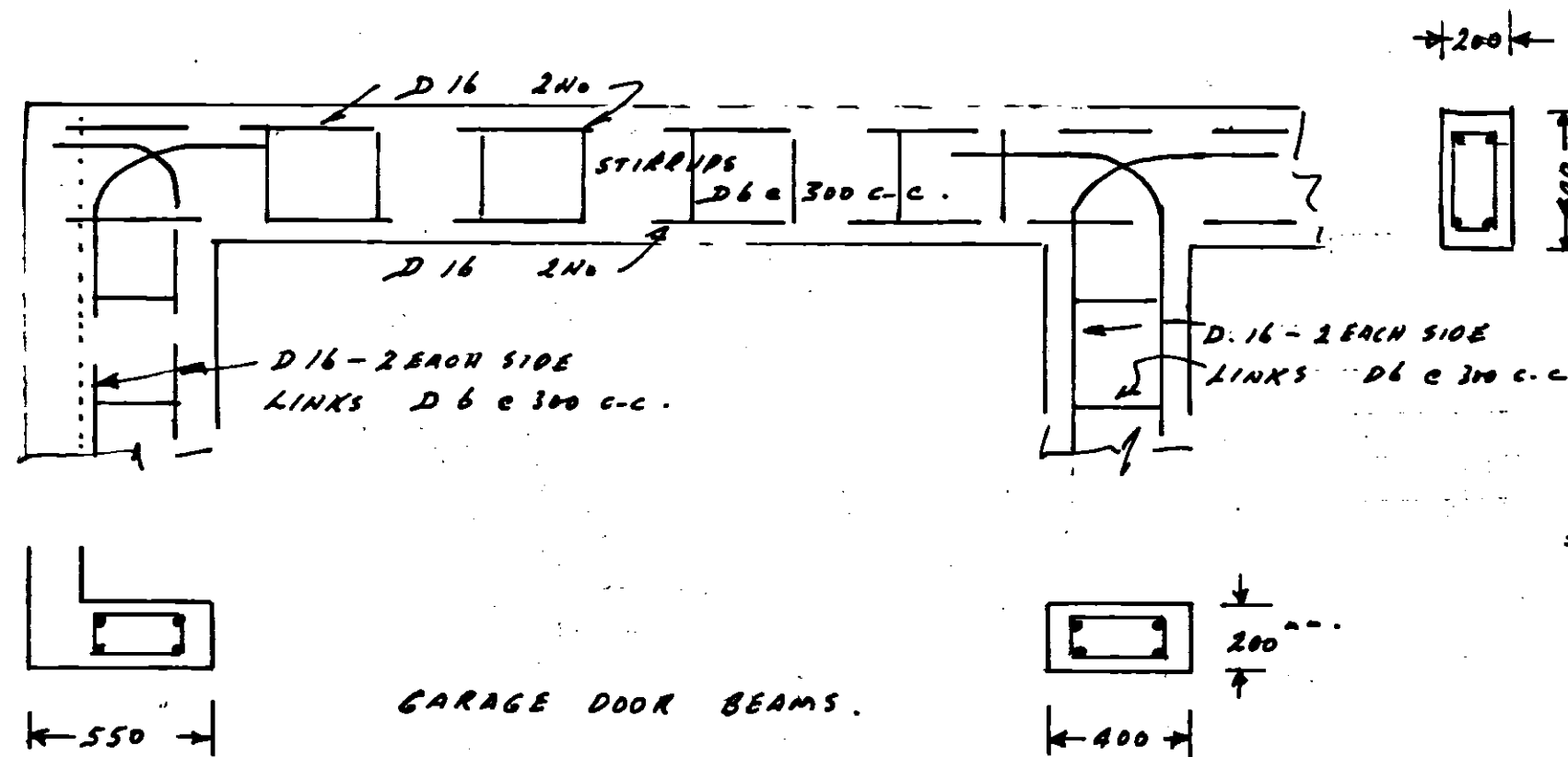
The garage/basement walls have been designed in terms of retaining wall requirements and without taking into account the restraining effect of wooden or concrete floors. Floor joists are satisfactory as is the roof structure. The junction of the change of angle of the roof line over the living room has been strengthened to minimise deflections. For the traditional building parts of the house N.Z.S. 1998 chapter 6.1, County Bye-laws and standard practice is to apply. 3604 1978 8.

Yours faithfully,


A.P. Russell



SECTION A-A
Scale 1:20

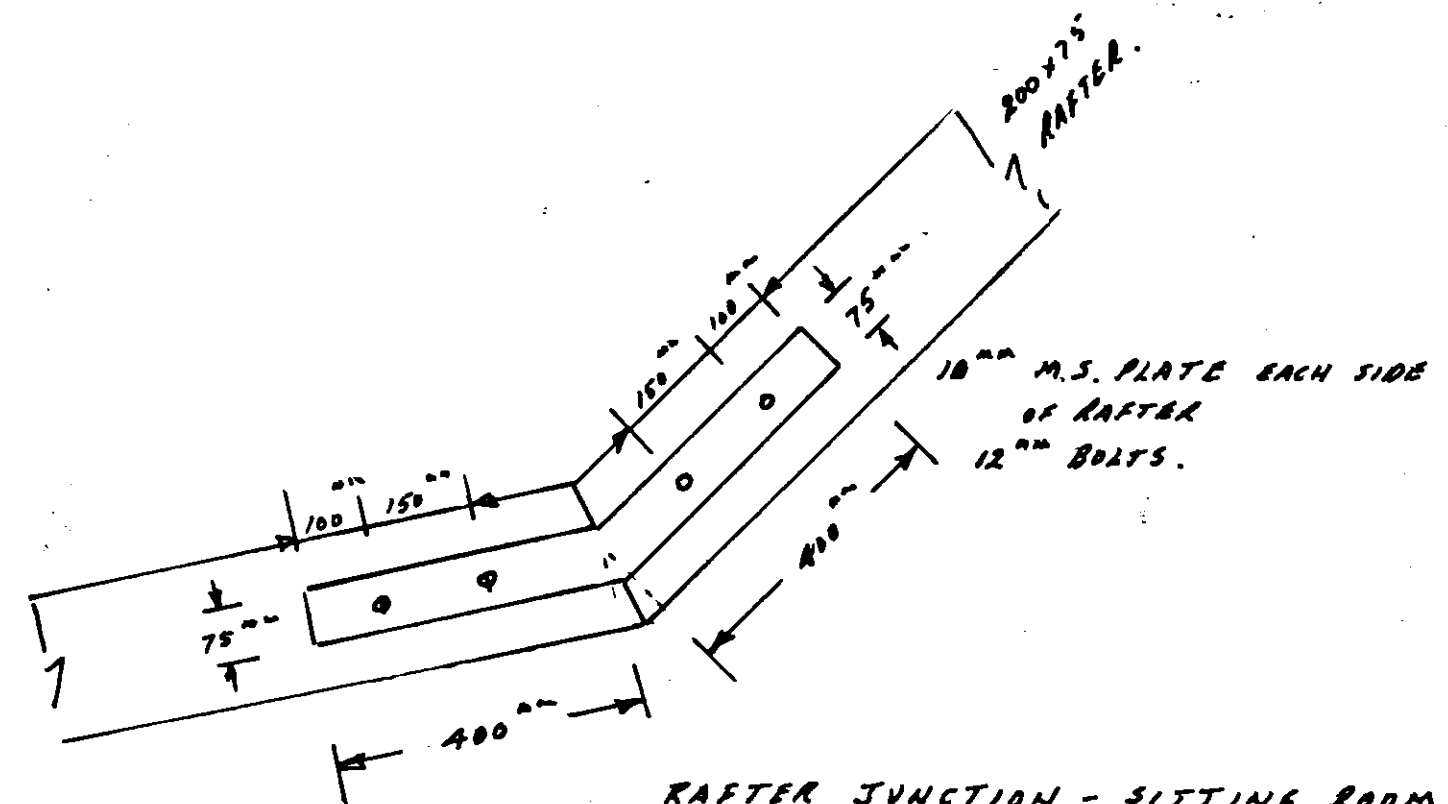


GARAGE DOOR BEAMS.

CONCRETE 20 MPa.
STEEL DEFORMED
NO HOOKS REQUIRED
COVER 50^{mm}.

NOTES.

STANDARD HOUSE CONTR.
N.Z.S. 3604 1978
TO APPLY.

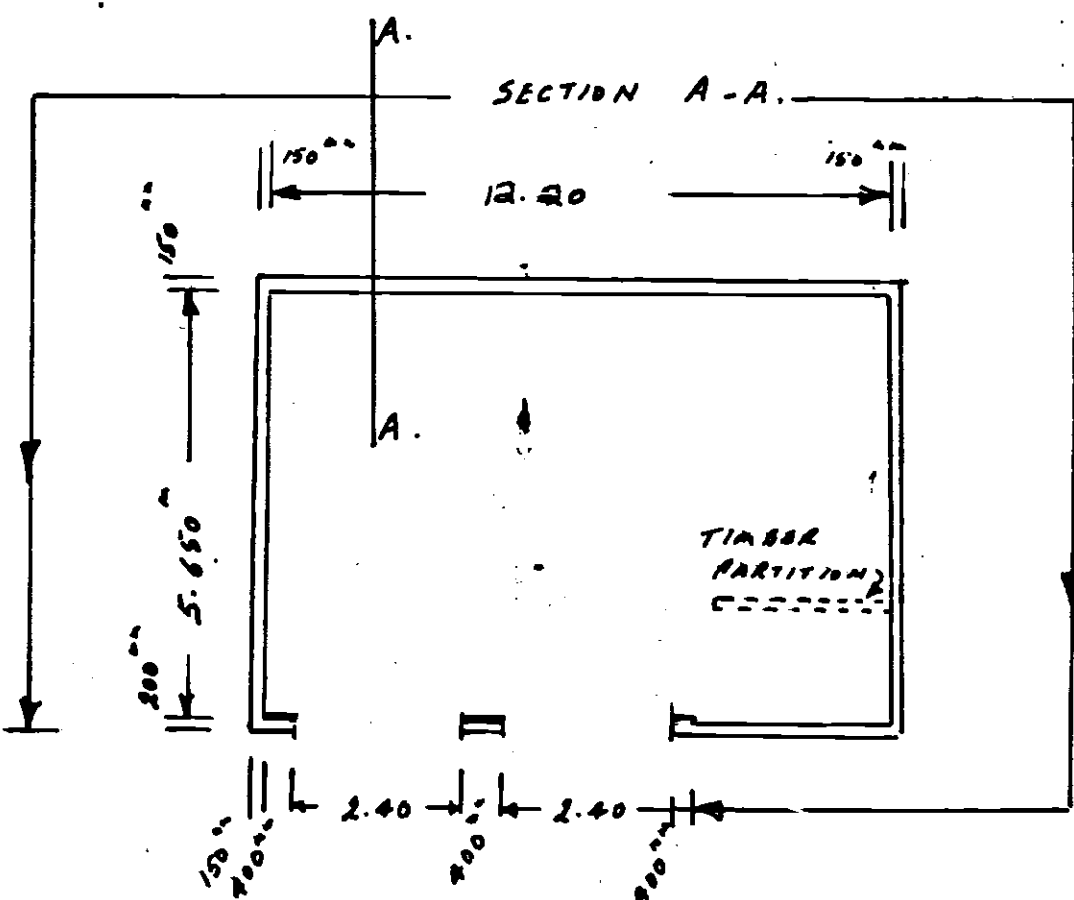


RAFTER JUNCTION - SITTING ROOM.

Scale 1:10

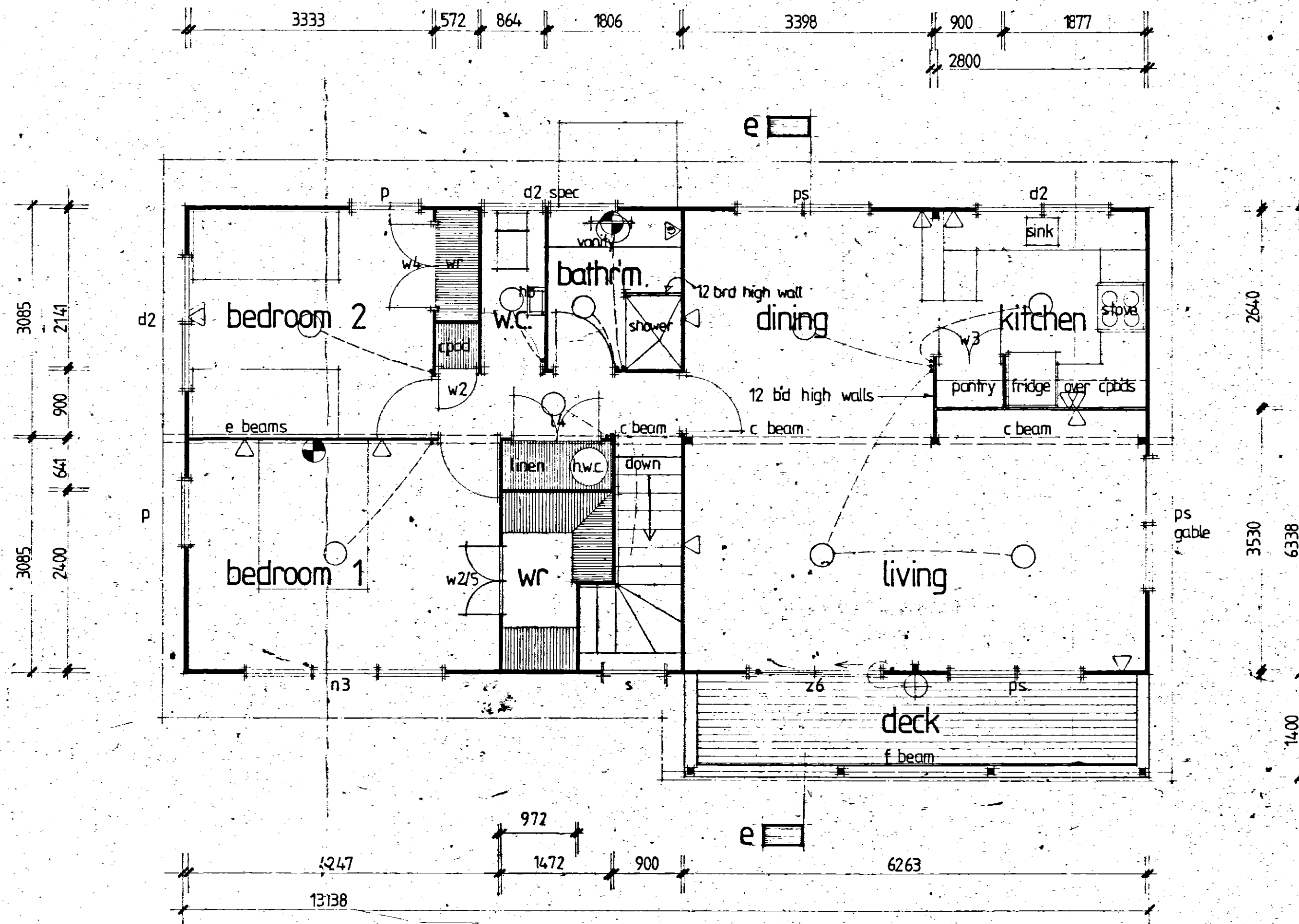
MISCELLANEOUS DETAILS FOR HOUSE AT WAIMEA ROAD
WAIKANA E FOR MR. D. SPENCER.

A. RUSSELL
CONS. CIVIL ENG.
PARAGON CHAMBERS
WELLINGTON
TELEPHONE 720-493.



CHECK MEASUREMENTS ON SITE.

PLAN
Scale 1:100



electrical key	
	ceiling light interior
	wall light interior
	exterior light fittings
	single p.p.
	double p.p.
	telephone
	switch

floor plan Area: 88.26m², 950 sq ft

10



LOCKWOOD

Lockwood Buildings Ltd
Russell Rd, Rotorua, N.Z.
P.O. Box 1349 Phone 85-184
Telegrams: "Lockwood"
Telex No. NZ1 F.I.C.O. Lockwood
NZ 21401

Lockwood is manufactured under license to the following
Companies in or exported to: AUSTRALIA, JAPAN,
HAWAII, PERU, INDONESIA, GUAM, NEW
CALEDONIA, NORFOLK ISLAND, WESTERN AND
AMERICAN SAMOA, BRITISH SOLOMONS, NEW
HEBRIDES, FIJI, UNITED ARAB EMIRATES & IRAQ.
PATENTS & COPYRIGHTS RESERVED

CLIENT:

Mr and Mrs W Newson

CONTRACTOR:

DRAWING TYPE

denniston rev modified

FLOOR AREA:
Equal to orthodox construction of
1801 sq ft total area
167.34 sq. metres

REVISIONS: 8/5/79 DAD
31/5/79 B.C.

DESIGNED

DRAWN

D.COOMBER

SHEET

DATE
12 Dec 78

CHECKED

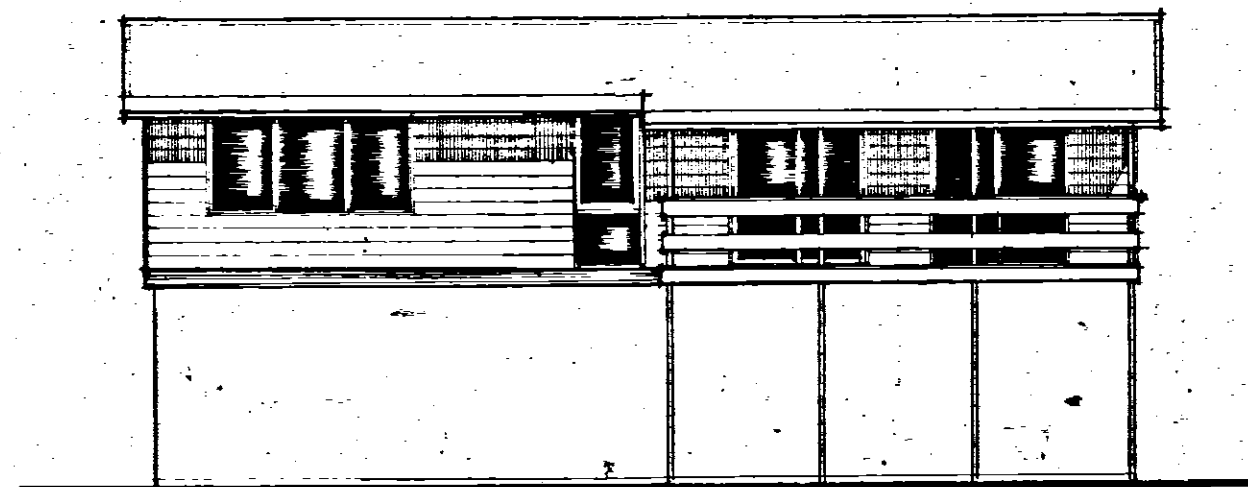
SCALE

1:50

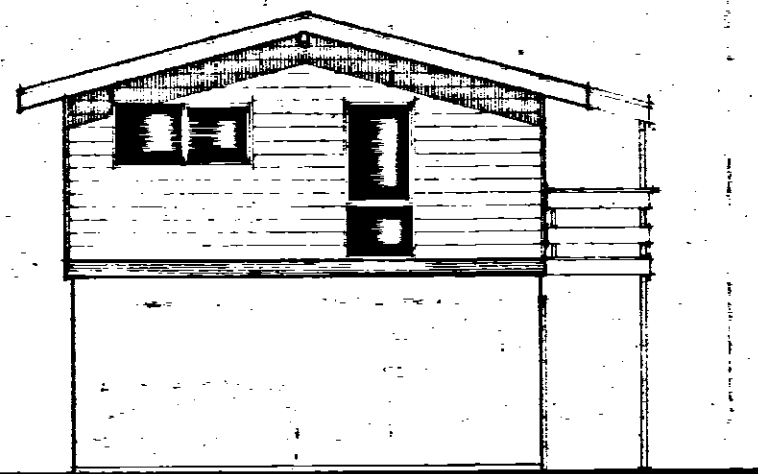
3

OF 3

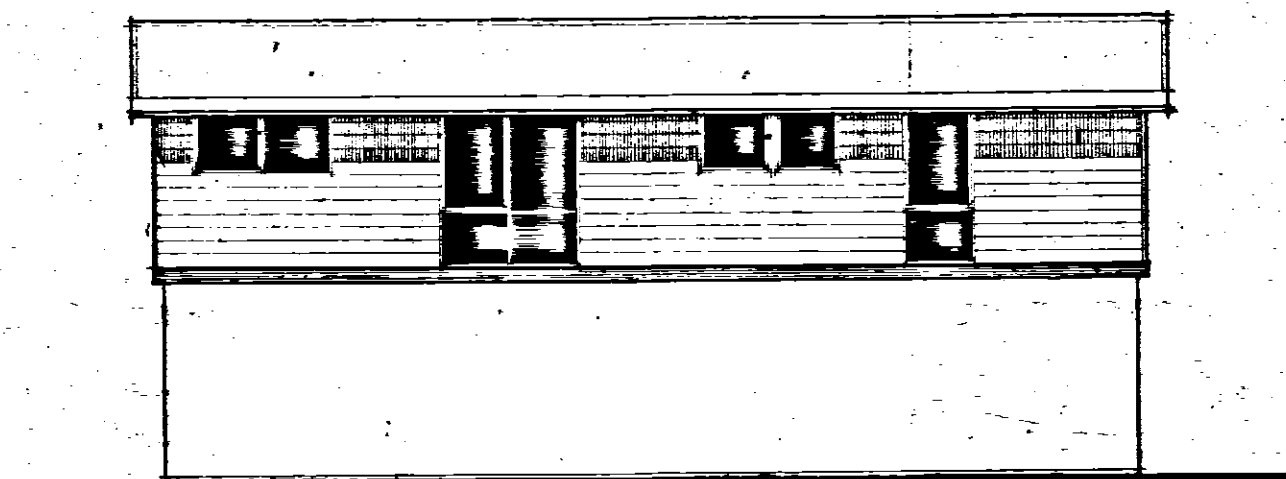
REF. 700



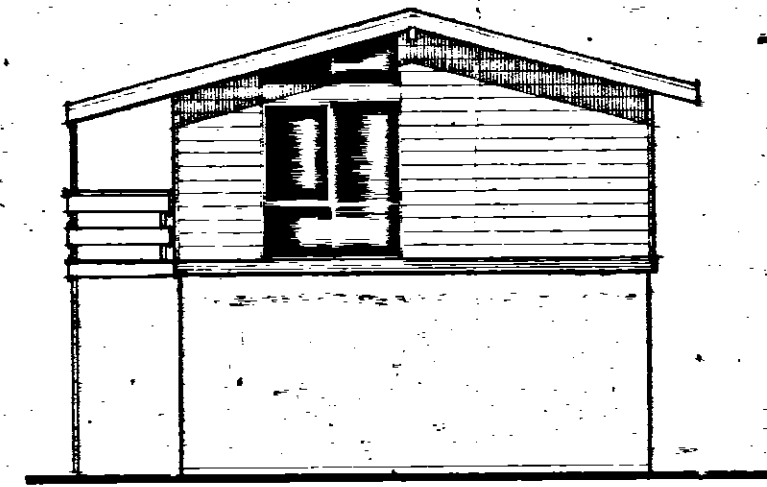
elevation a



elevation b

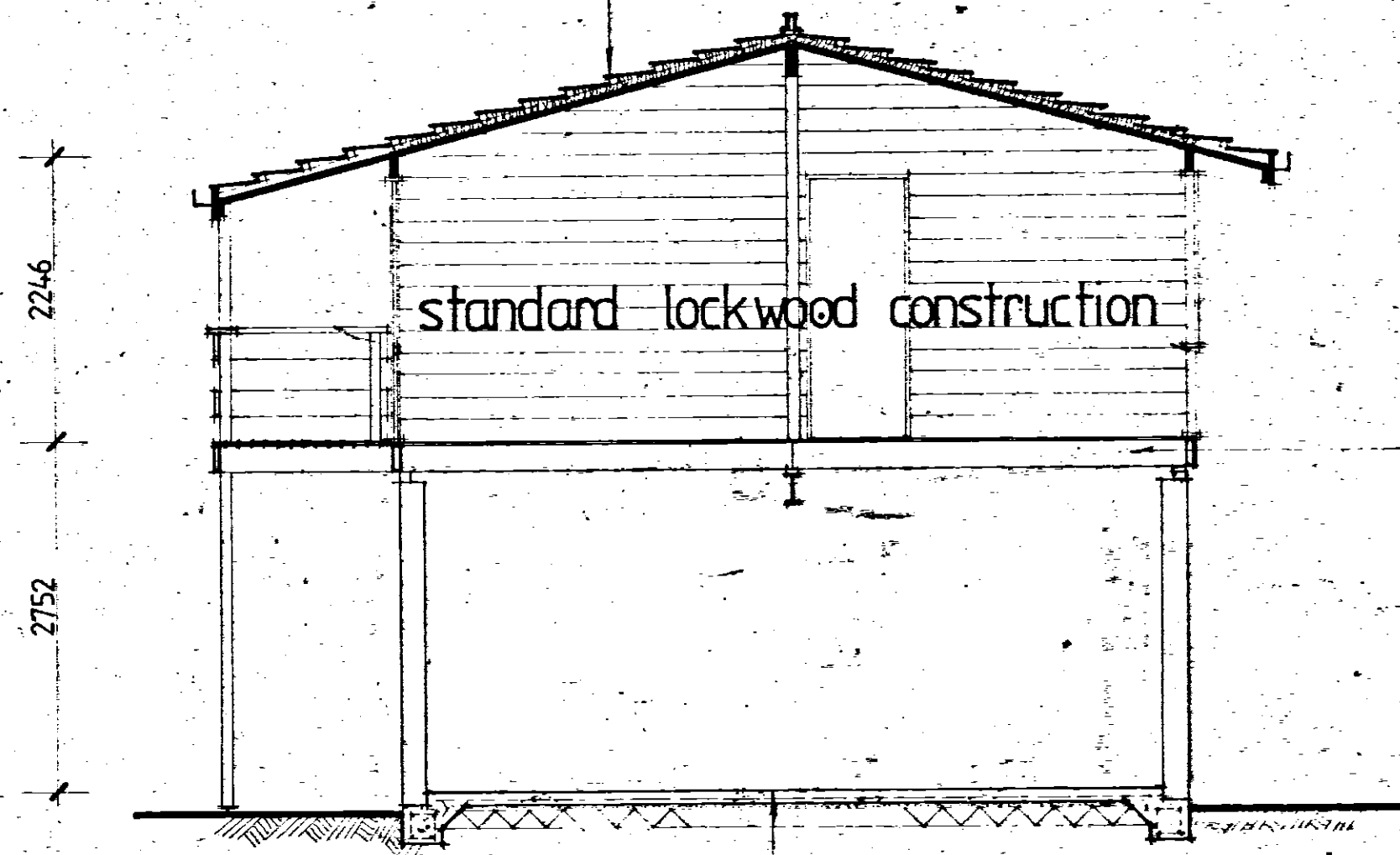


elevation c



elevation d

galv metal tiles on building paper, on battens
on underpurlins, on polythene, on building
paper, on 44 mm sarking.
glass wool blanket under building paper and
over polythene.
15° pitch.



section e-e

19 mm particle board flooring on
ex 200 x 50 joists at 600 c/s
on 200 mm reinforced concrete
blockwork
durafoil over joists

100 mm conc floor slab with 665 hrc
on 0008 polythene on 50 mm sand
on 150 mm compact hardfill.

10



LOCKWOOD

Lockwood Buildings Ltd
Russell Rd, Rotorua, N.Z.
P.O. Box 1349 Phone 85-154
Telegrams: "Lockwood"
Telex No. NZJ F.F.C.O. Lockwood
NZ 21401

Lockwood is manufactured under licence to the Rotorua
Company in or exported to AUSTRALIA, JAPAN,
HAWAII, PERU, INDONESIA, GUAM, NEW
CALEDONIA, NORFOLK ISLAND, WESTERN AND
AMERICAN SAMOA, BRITISH SOLOMONS, NEW
HEBRIDES, FIJI, UNITED ARAB EMIRATES & IRAQ.

PATENTS & COPYRIGHTS RESERVED

CLIENT:
MR & MRS NEWSON

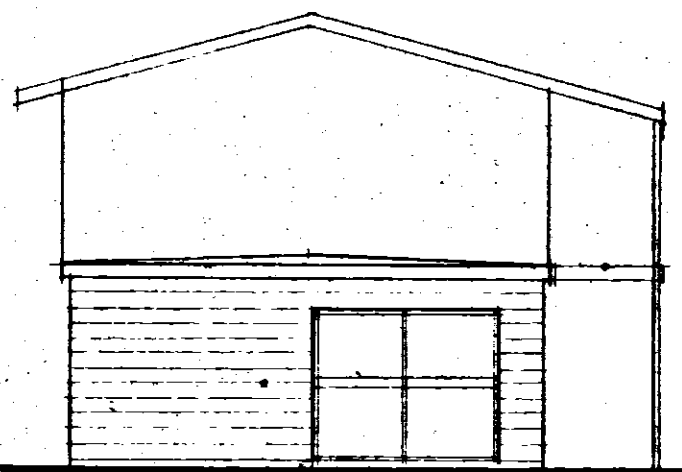
CONTRACTOR:

DRAWING TYPE
denniston rev

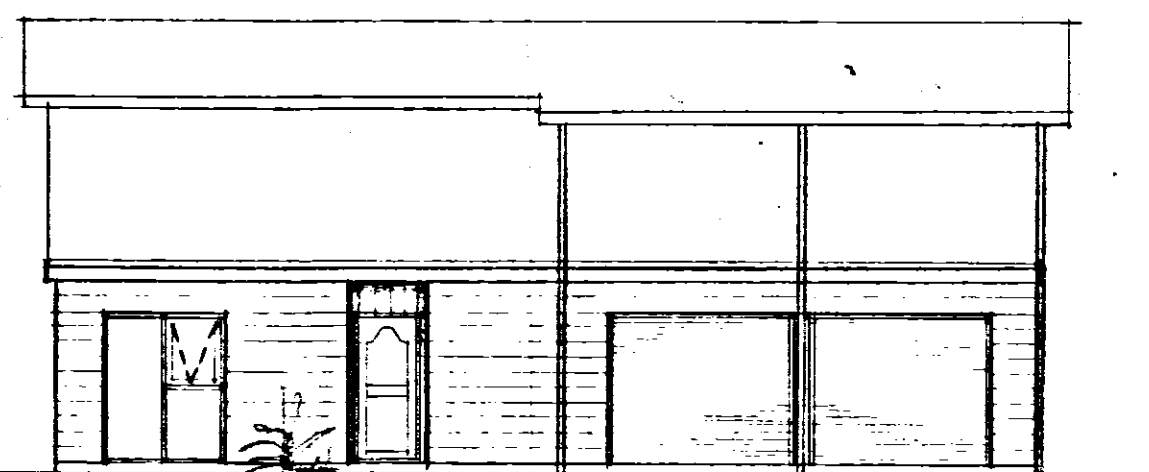
FLOOR AREA:
Equal to orthodox construction of

REVISIONS:

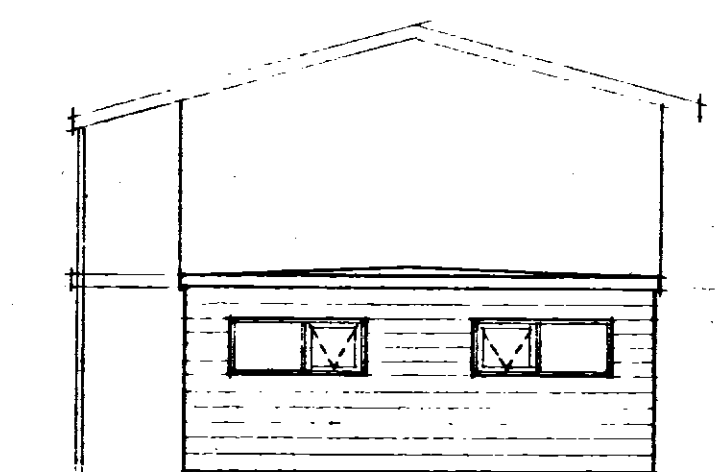
DESIGNED:	DRAWN: D. COOMBER	SHEET: 2
DATE: 13 Dec 78	CHECKED: <i>[Signature]</i>	OF 3
JOB No.:	SCALE 150' 1400	REF. 700



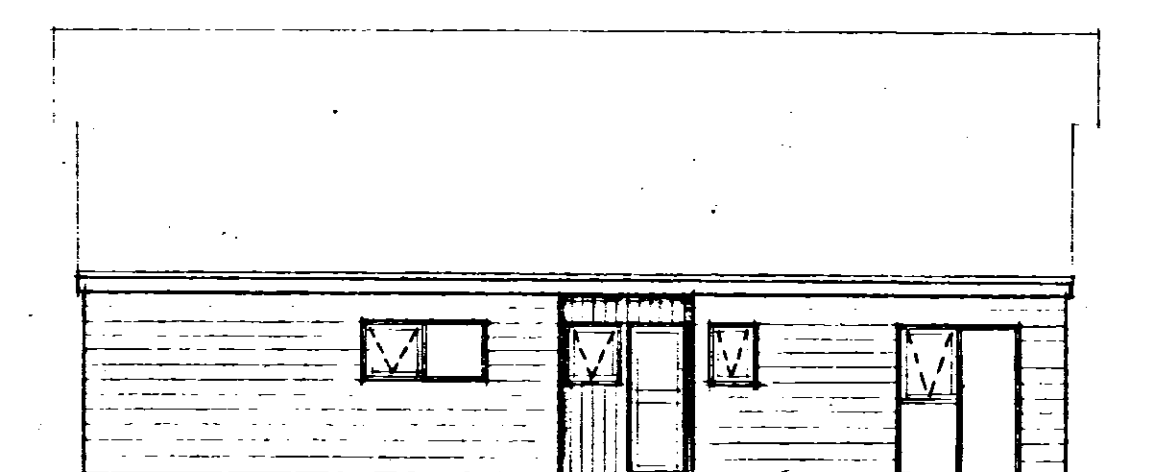
NORTH



WEST



SOUTH



EAST

NOTES

- WINDOWS: BRONZE AL.
- INSULATION: CEILING R2.2 BATS.
- TO BE CONSTRUCTED IN TWO STAGES
IE. STAGE I LOWER LEVEL
STAGE II UPPER LEVEL.
- BLOCKWORK
 - ALL CELLS TO BE FILLED WITH 17.5 MPA. CONC.
 - D12 ROD EACH SIDE OF ALL OPENINGS
 - 2/D12 AT CORNERS OF BLG. & COL. OF GARAGE, REFER FLOOR PLAN.

R10 @ 200 ds
D12 EXTENDS 500 BEYOND LINTEL.
2/D12
TYPICAL LINTEL DETAIL

SLAB
MAIN 150
CL.
200
BOTT. FOOTING.

D12 @ 600 ds HORIZ.
D12 @ 400 ds VERT.
D12 STARTERS @ 400 ds
500 LAP
50mm REBAR
DPC
100 CONCR. SLAB
665 HRC ON DPC
ON 25 mm SAND
ON 100 H/FILL

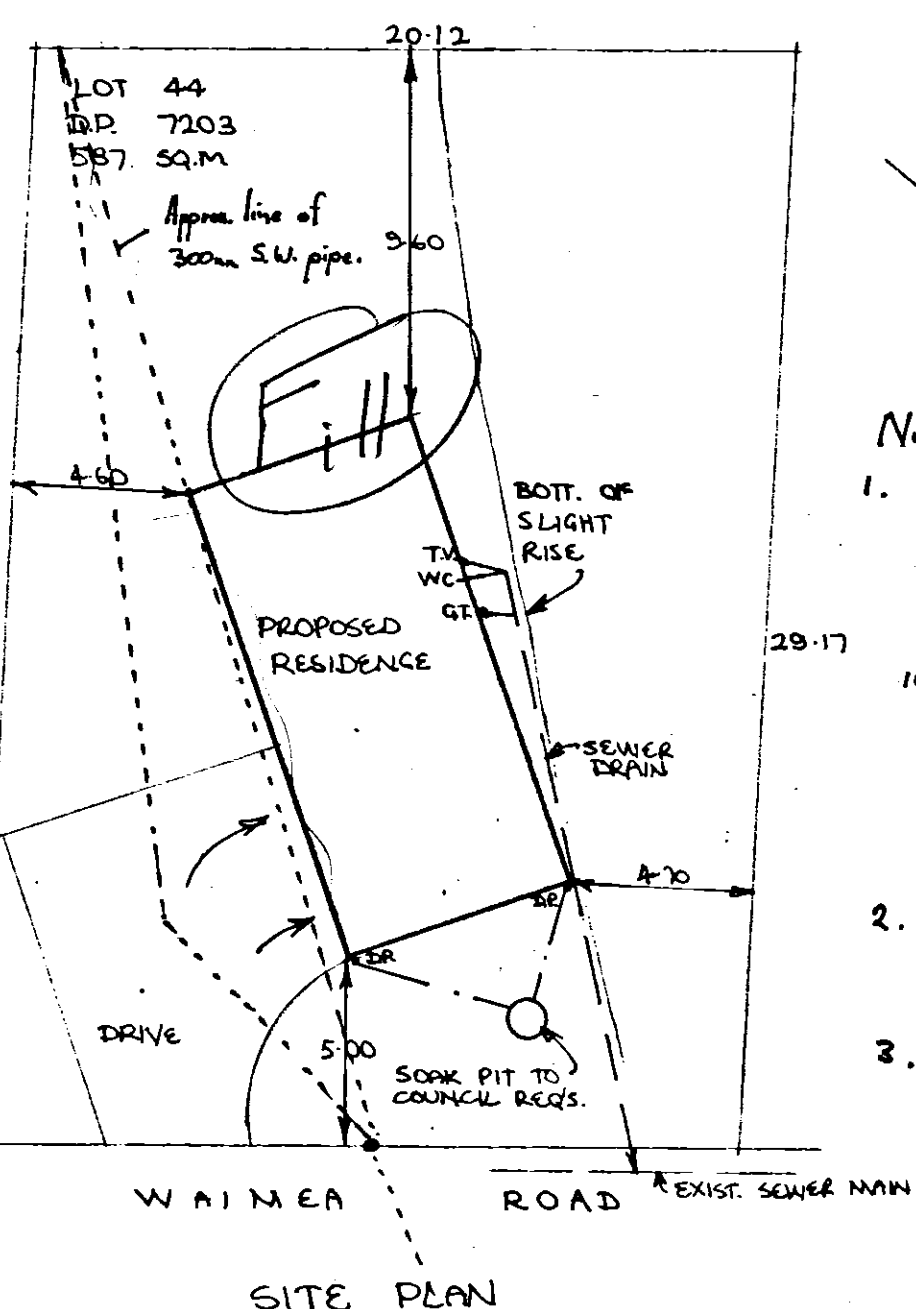
TYPICAL BLK WALL DETAIL

STAGE II
UPPER LEVEL RESIDENCE
TO DETAILS REFER SHIT. 2 & 3
100x50 PACKING AT CENTRE
REDUCING TO OUTER
EDGE AT 1200 ds
LOW PROFILE GALV. IRON TROUGH
200 x 50 JOISTS AT 600 ds
100x50 PLATE
FUTURE STAIR
250 x 146 x 31 UB
POST & PADS UNDER
TO STANDARD DETAIL
S/583
12mm Ø BOLT
2.400
450 x 450 x 300
CONC. PADS
SECTION

APPROVED
COUNTY ENGINEER.
DATE _____
It is the responsibility of the owner and or builder, to ensure that proposed building levels are compatible with existing sewer connection levels.

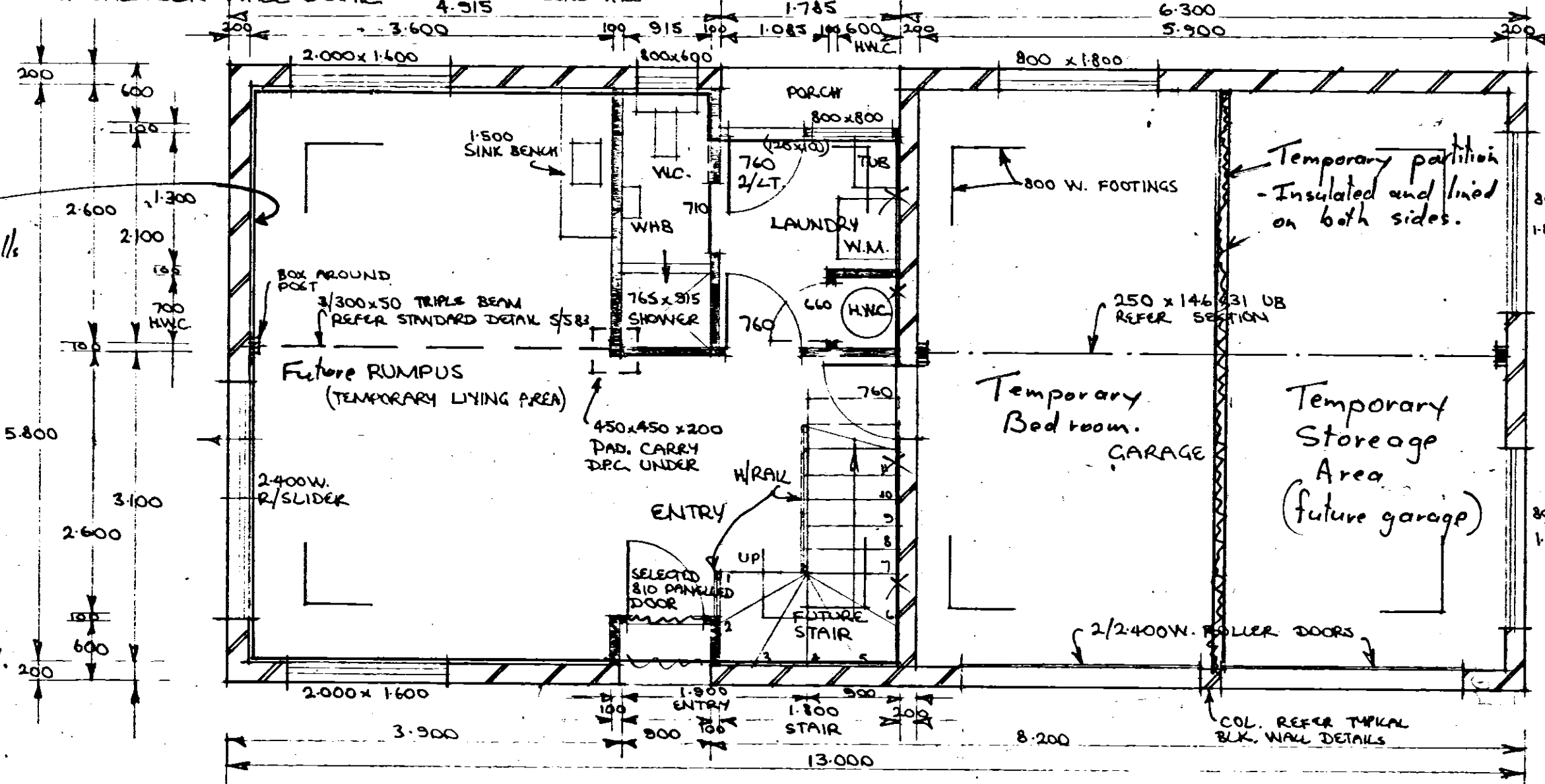
REFER
BLK WALL DETAIL

SECTION THRU
INTERNAL FOOTING



SITE PLAN

- Note:
1. Internal faces of block walls to living space to be insulated in accordance with NZS 4218 P:
 - ie: 40x25 strapping (over DPC) insulation foil and lining (or G.I.B foil) or G.I.B foam fixed directly to block work.
 2. Ceiling spaces to be insulated. (R2.2)?
 3. Ceilings to habitable rooms to be fully lined.



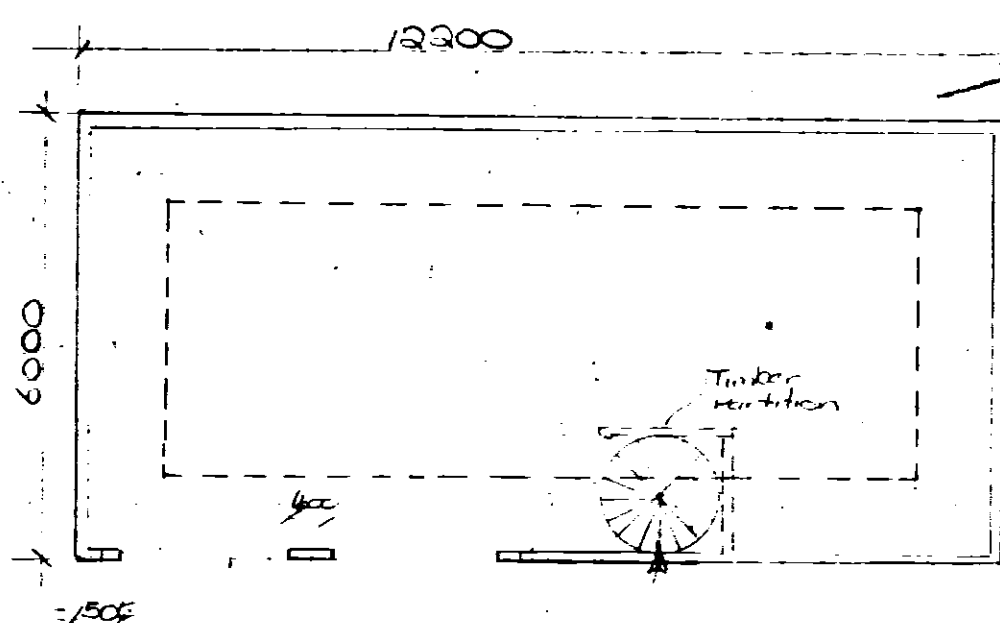
LOWER LEVEL FLOOR PLAN

Lot 45

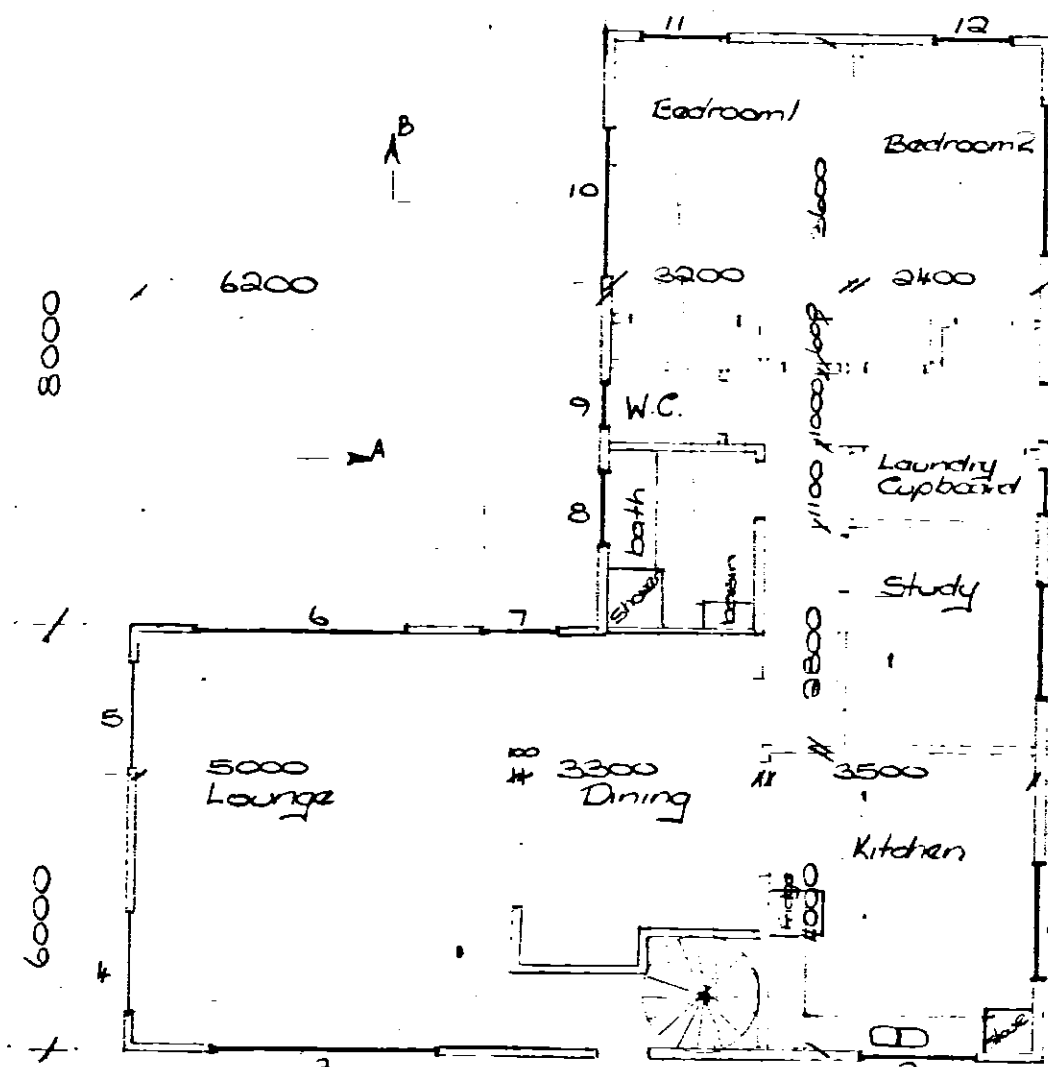
Lot 43

DP 7203

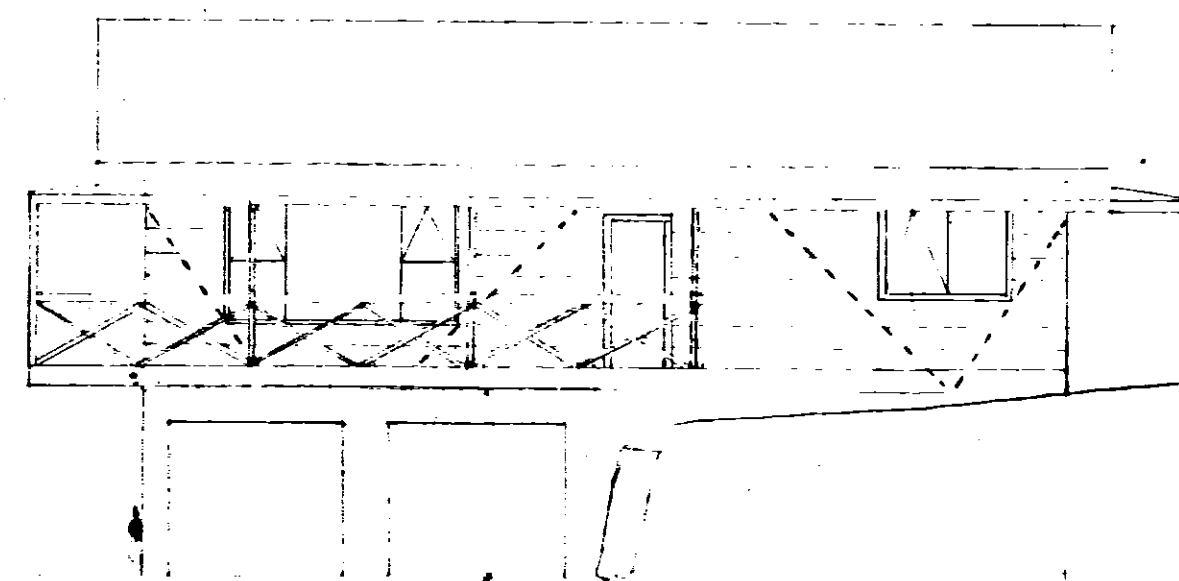
Waimea Rd.
Drainage Site Plan
Scale 1:200



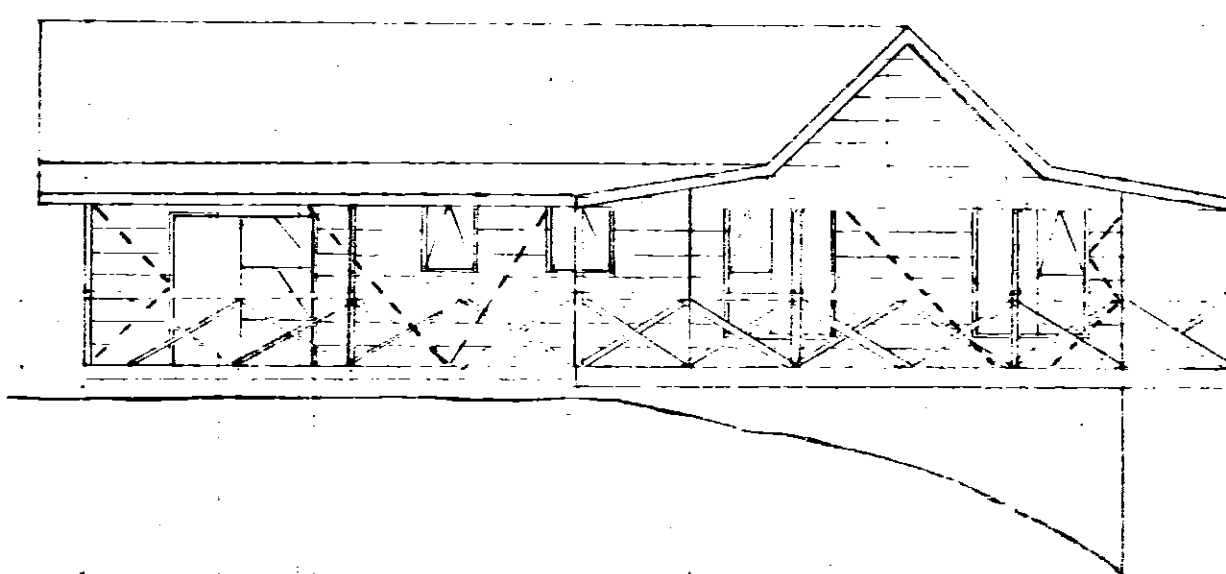
Foundation Wall
Plan
Scale 1:100



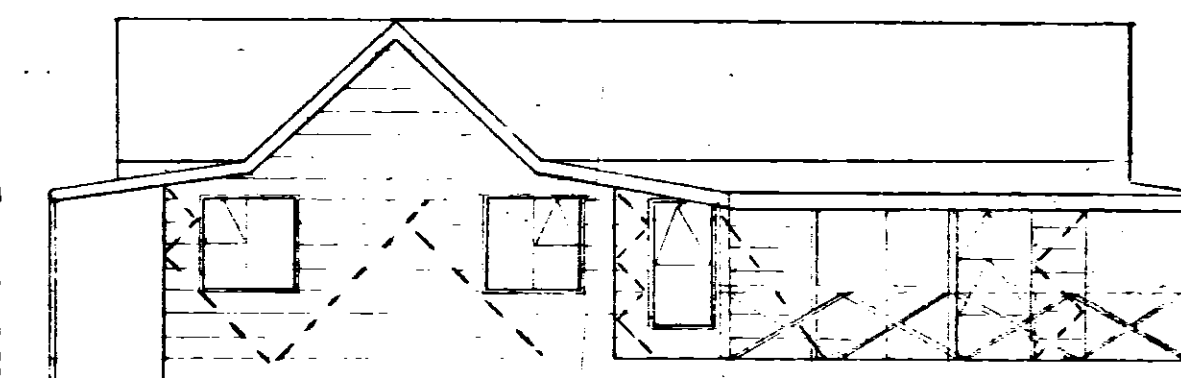
Plan
Scale 1:100



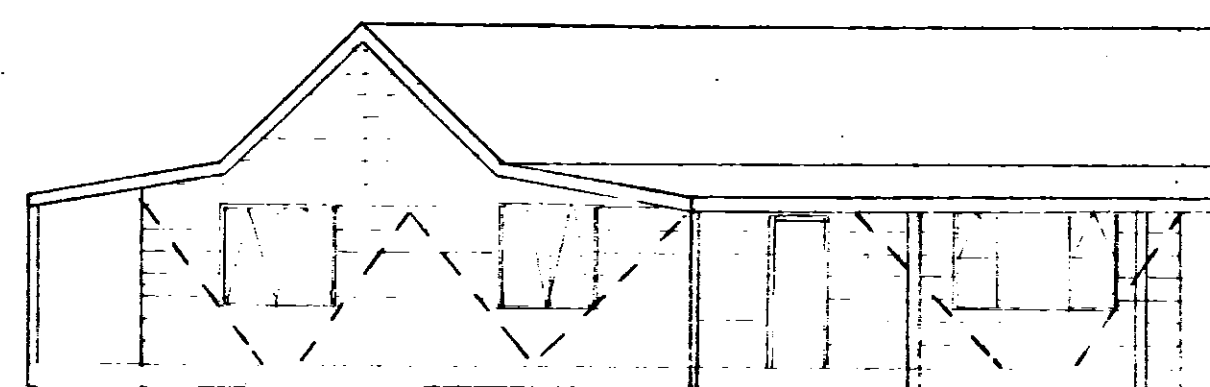
South Elevation



West Elevation
Scale 1:100



North Elevation



East Elevation

50 x 25 Tile battens
@ 368 c/c
150 x 25 T&G
Sarking laid on
diagonal over 3 bays

Detail A

Scale 1:25

Detail B

Detail C

Barker Model

Gibboulter Board lining

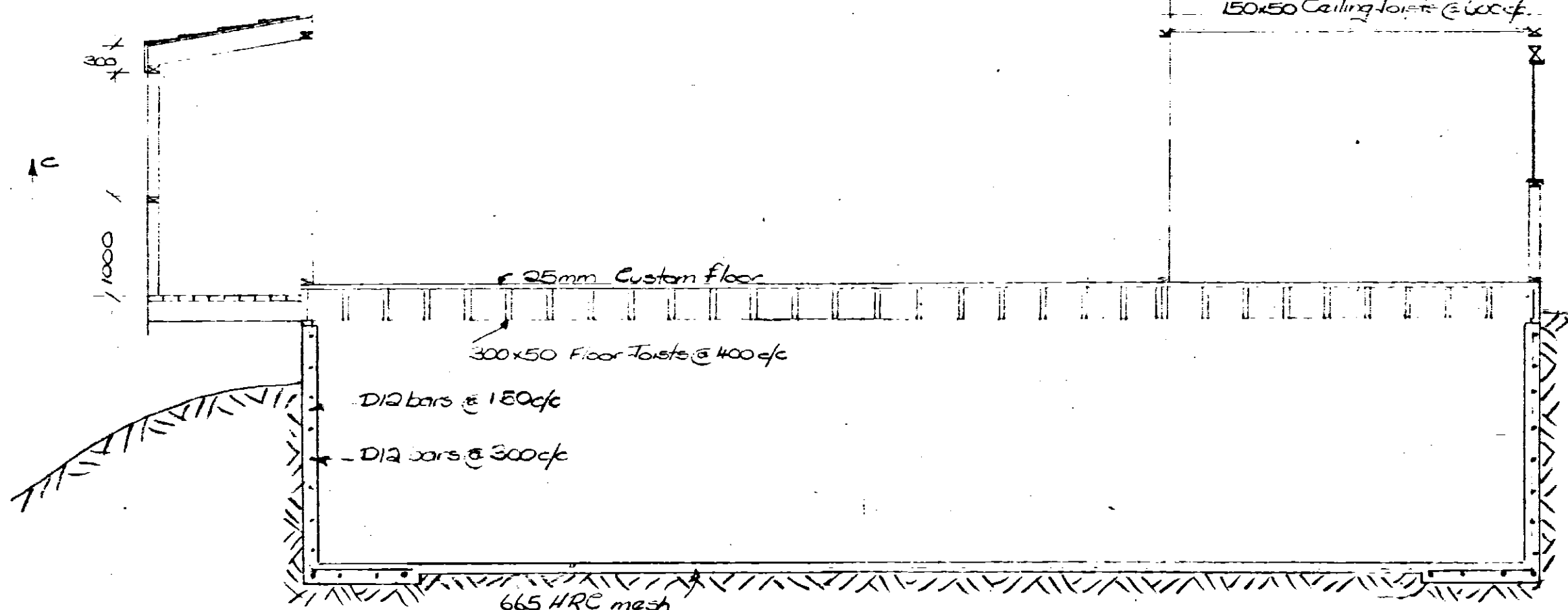
Detail C

Barker Aluminium
Window
"Hardplank"
Woodgrain
Weatherboard
100 x 50 studs @ 400 c/c



Section BB
Scale 1:50

300 x 75 Oregon Rafters @ 900 c/c



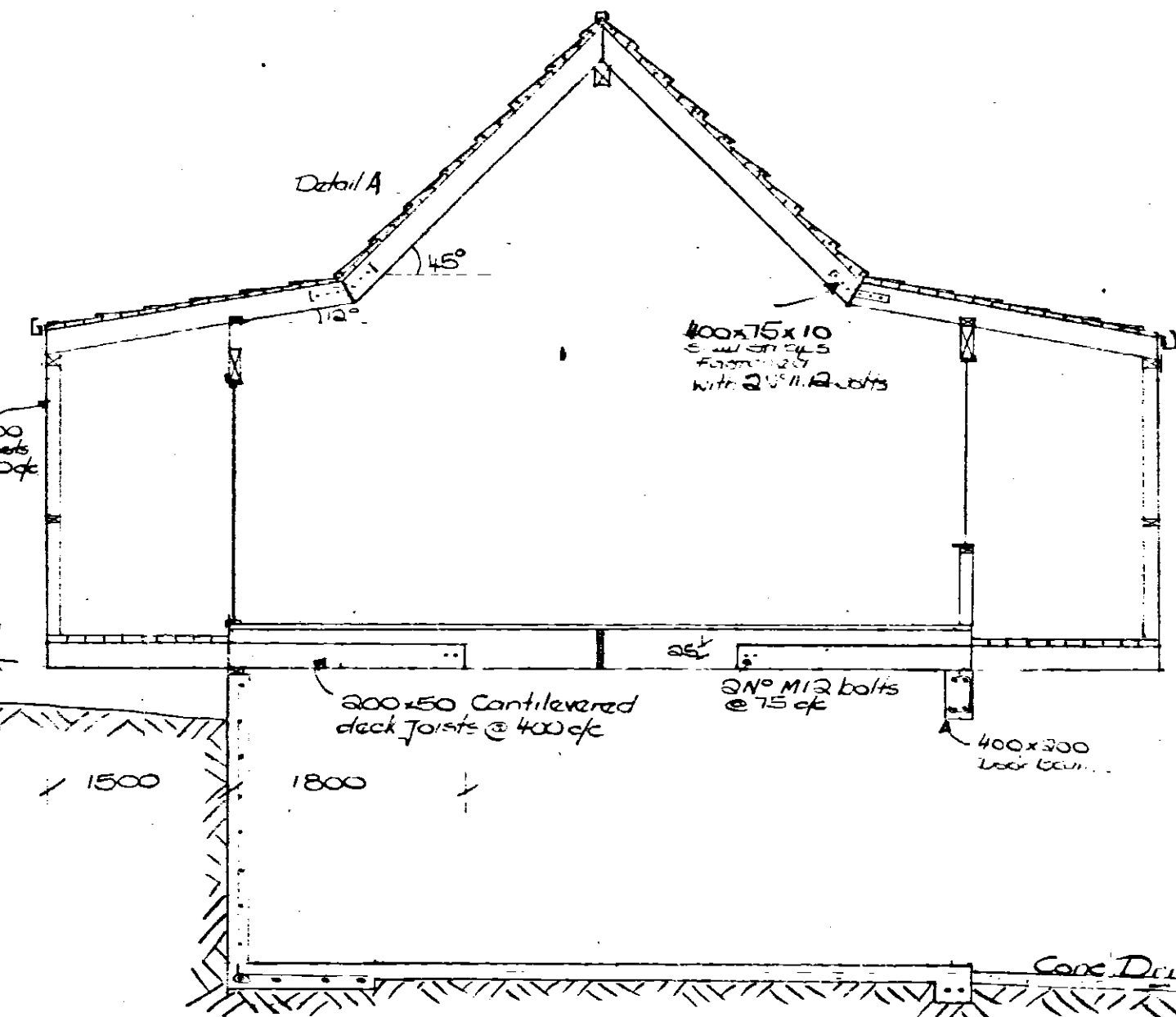
25mm Custom floor

300 x 50 Floor Joists @ 400 c/c

D12 bars @ 180 c/c

D12 bars @ 300 c/c

665 HRC mesh



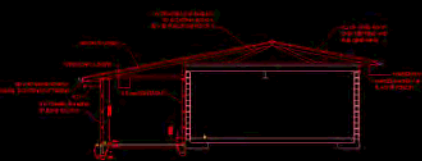
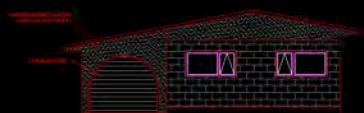
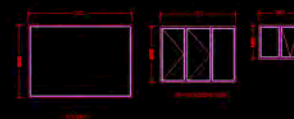
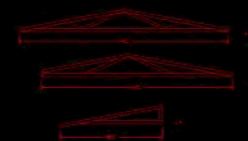
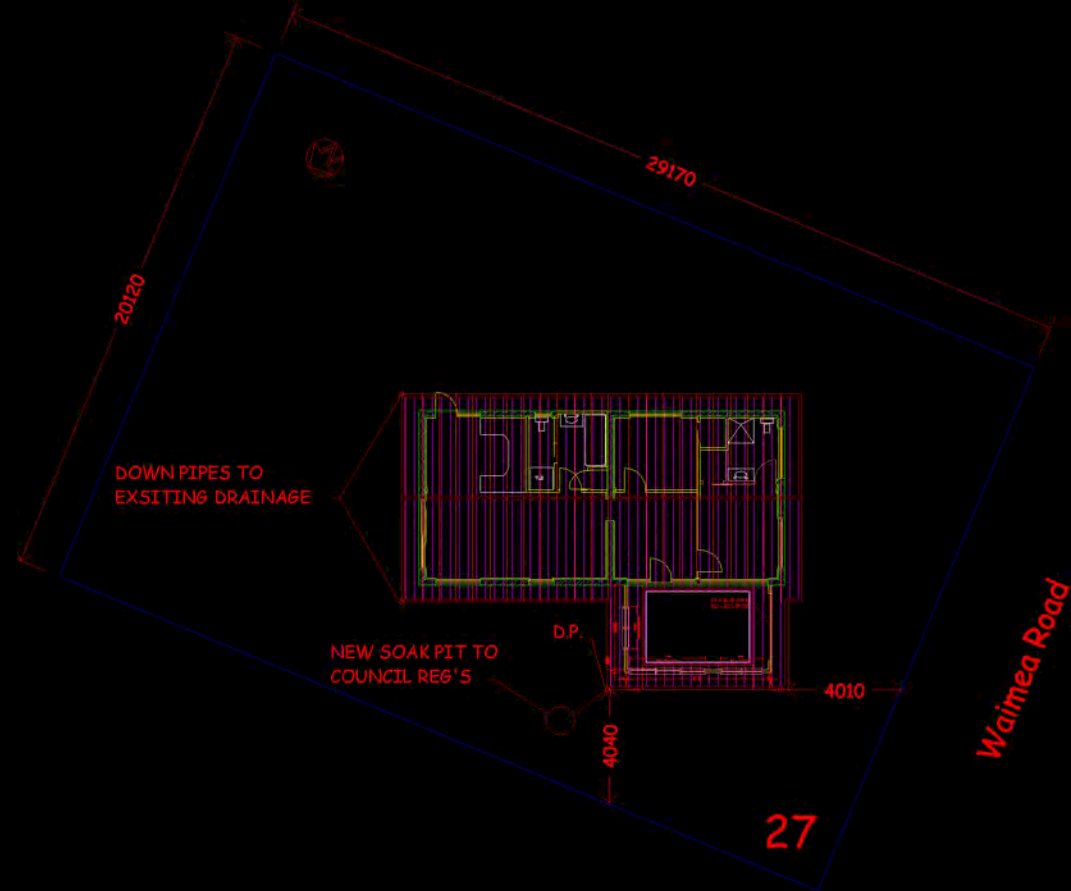
Section A-A

WINDOW SCHEDULE		
No	Size (HxW)	Lintel Size
1	1200 x 1400	125 x 100
2	1200 x 1600	150 x 100
3	1600 x 3000	250 x 100
4	1600 x 1400	125 x 100
5	1600 x 1400	125 x 100
6	2000 x 2800 Sl	250 x 100
7	1600 x 800	100 x 100
8	800 x 800	100 x 100
9	800 x 600	100 x 100
10	2000 x 1800 Sl	150 x 100
11	1200 x 1200	125 x 100
12	1200 x 1200	125 x 100
13	1200 x 8000	200 x 100
14	1200 x 1200	125 x 100
15	800 x 600	100 x 100

All windows "Barker Aluminium"
Sl denotes sliding door.

All braces 32 x 32 x 1/2 Galv
angle steel

PROPOSED HOUSE FOR D. SPENCER
LOT 44 DP 7203
WAIMEA ROAD
WAIKARE



TYPICAL SECTION TO CRASH BOMB GARAGE

GENERAL NOTES

1. All dimensions are in millimeters and contractor is to confirm all dimensions on site prior to setting out and commencing construction.
2. All works to be carried out in accordance with the N.Z. building code and carpentry constructions to N.Z. 3604
3. Footings and slab to be founded on firm sub-soils capable of supporting an imposed pressure of 100 k Pa.
Provide a 0.25 mm polythene D.P.C. under slab and over 100 compacted fill.
4. Concrete strength to be 17.5 M Pa at 28 days. Reinforcing to be lapped to 40 x rod diameter at all intersections.
5. All drainage and plumbing work to be in a accordance with the N.Z. building code and to be the a approval of local council inspectors.
6. Owner to consult / liase with electrician regarding all lighting and power points. All electrical work to be carried out to the satisfaction of electrical inspectors.
7. Firebox type heating to be installed to the standards recommended in the manufactures specifications.

HOWARD COWTHER

27 WAIMEA RD
WAIKANAE BEACH
04 9053745

NOTES

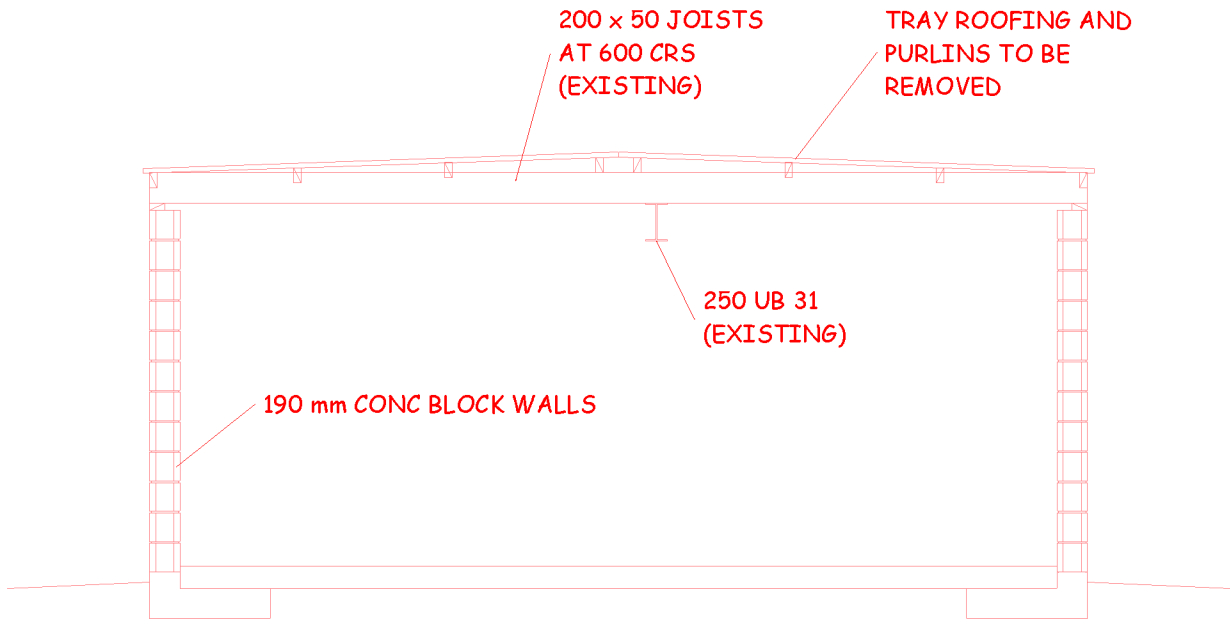
SCALE :	1:1
DATE :	02/10/2001
DRAWN BY :	DAN MAPP

PDSL
PROJECT & DESIGN
SERVICES LIMITED

1st FLOOR 4 MAHARA PLACE
WAIKANAE
PHONE: (04) 902 7447
FAX: (04) 902 7448
MOBILE: ANDREW: (029) 902 7447
DAN: (029) 902 7448
E-MAIL: andrew@projectdesign.co.nz
dan@projectdesign.co.nz

REFERENCE :	1-0018	REV :
SHEET :	OF :	

IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL
MEASUREMENTS ON SITE



HOWARD COWTHER

27 WAIMEA RD
WAIKANAE BEACH
04 9053745

EXISTING SECTION

SCALE :	1:50
DATE :	26/09/2001
DRAWN BY :	DAN MAPP

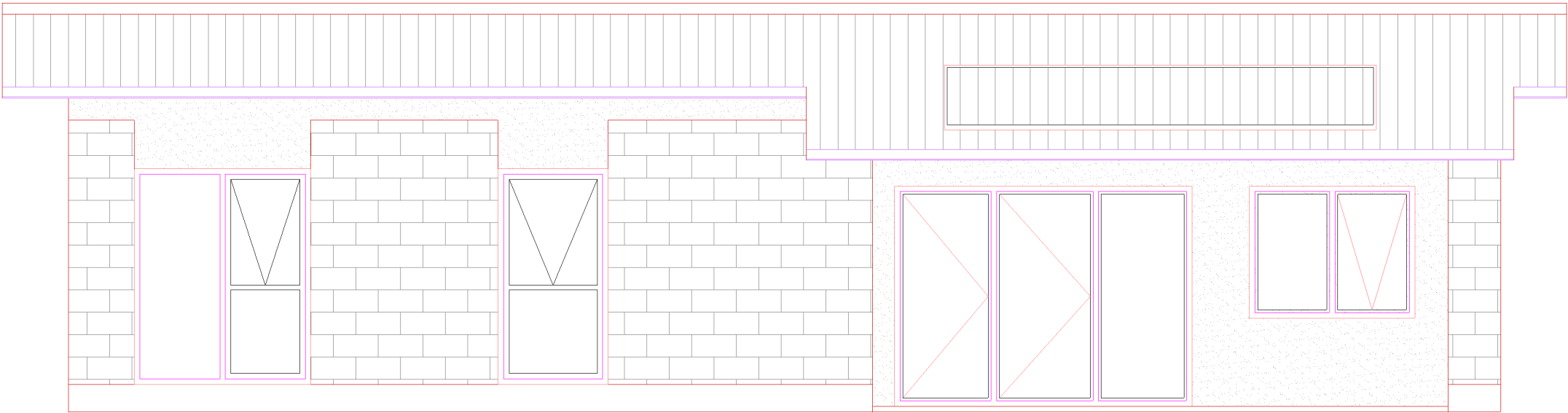
PDSL
PROJECT & DESIGN
SERVICES LIMITED

1st FLOOR 4 MAHARA PLACE
WAIKANAE
PHONE: (04) 902 7447
FAX: (04) 902 7448
MOBILE: ANDREW: (029) 902 7447
DAN : (029) 902 7448
E-MAIL: andrew@projectdesign.co.nz
dan@projectdesign.co.nz

REFERENCE :	1-0018	REV :	
SHEET :	1	OF :	7
			2

IT IS THE CONTRACTORS RESPONCIBILITY TO CHECK ALL MEASUREMENTS ON SITE

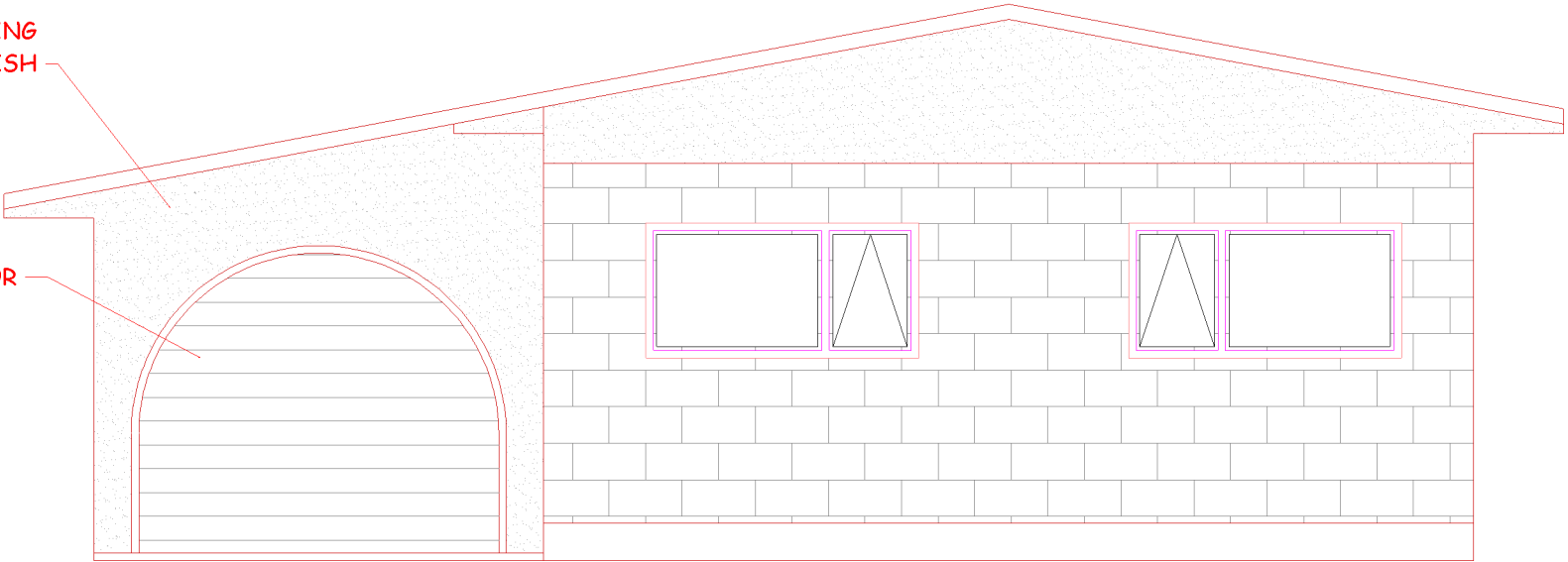
PROPOSED ATTACHED NEW GARAGE



SIDE ELEVATION

HARDIE BACKER CLADDING
WITH PLASTER FINISH

2.4 ROLLER DOOR



FRONT ELEVATION

HOWARD COWTHER

27 WAIMEA RD
WAIKANAE BEACH
04 905 3745

ELEVATIONS

SCALE :	1:50
DATE :	26/09/2001
DRAWN BY :	DAN MAPP

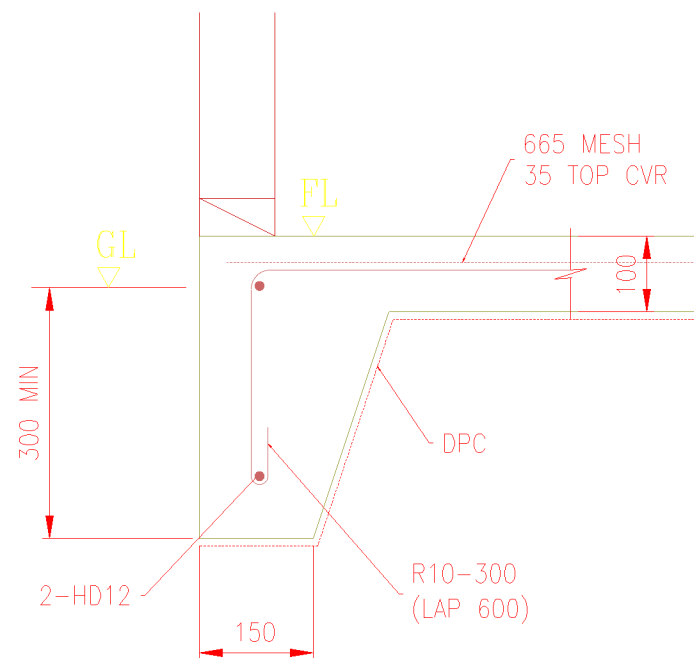
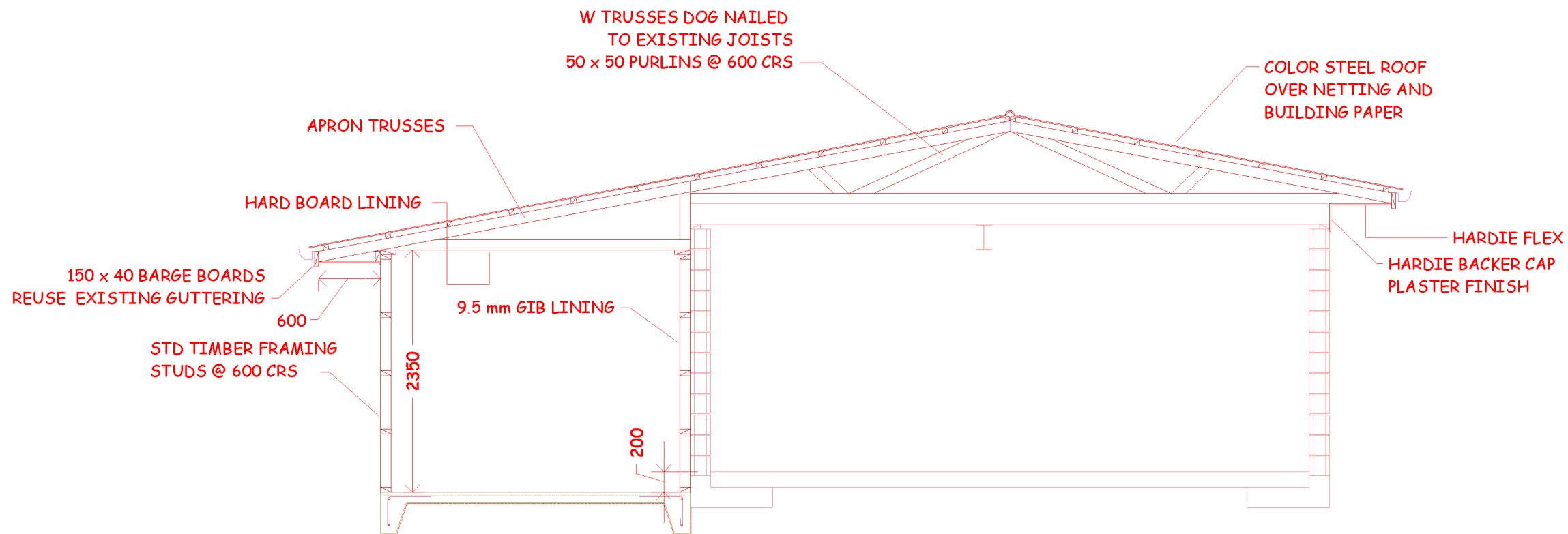
PDSL
PROJECT & DESIGN
SERVICES LIMITED

1st FLOOR 4 MAHARA PLACE
WAIKANAE
PHONE: (04) 902 7447
FAX: (04) 902 7448
MOBILE: ANDREW: (029) 902 7447
DAN : (029) 902 7448
E-MAIL: andrew@projectdesign.co.nz
dan@projectdesign.co.nz

REFERENCE :	1-0018	REV :	
SHEET :	2	OF :	7
			2

IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL
MEASUREMENTS ON SITE

PROPOSED ATTACHED NEW GARAGE



FOOTING DETAIL (SCALE 1:10)

HOWARD COWTHER

27 WAIMEA RD
WAIKANAE BEACH
04 905 3745

SECTION

SCALE :	1:50
DATE :	26/09/2001
DRAWN BY :	DAN MAPP

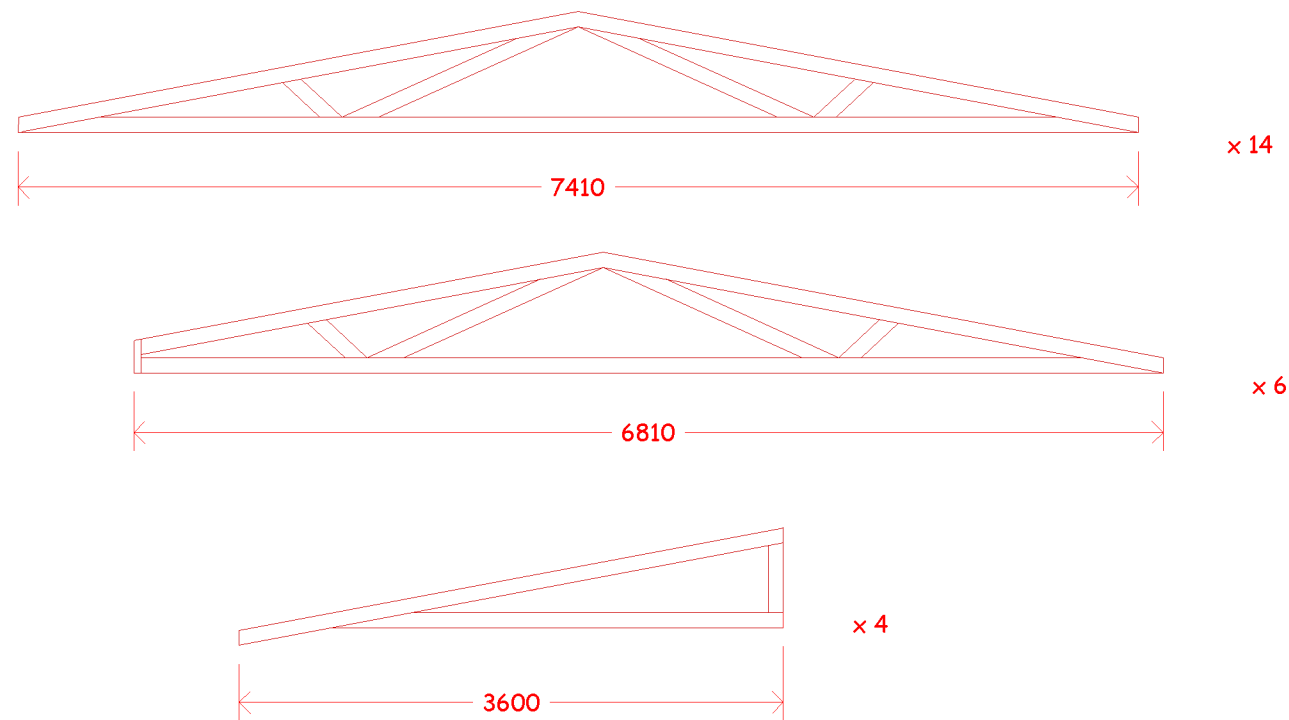
PDSL
PROJECT & DESIGN
SERVICES LIMITED

1st FLOOR 4 MAHARA PLACE
WAIKANAE
PHONE: (04) 902 7447
FAX: (04) 902 7448
MOBILE: ANDREW: (029) 902 7447
DAN: (029) 902 7448
E-MAIL: andrew@projectdesign.co.nz
dan@projectdesign.co.nz

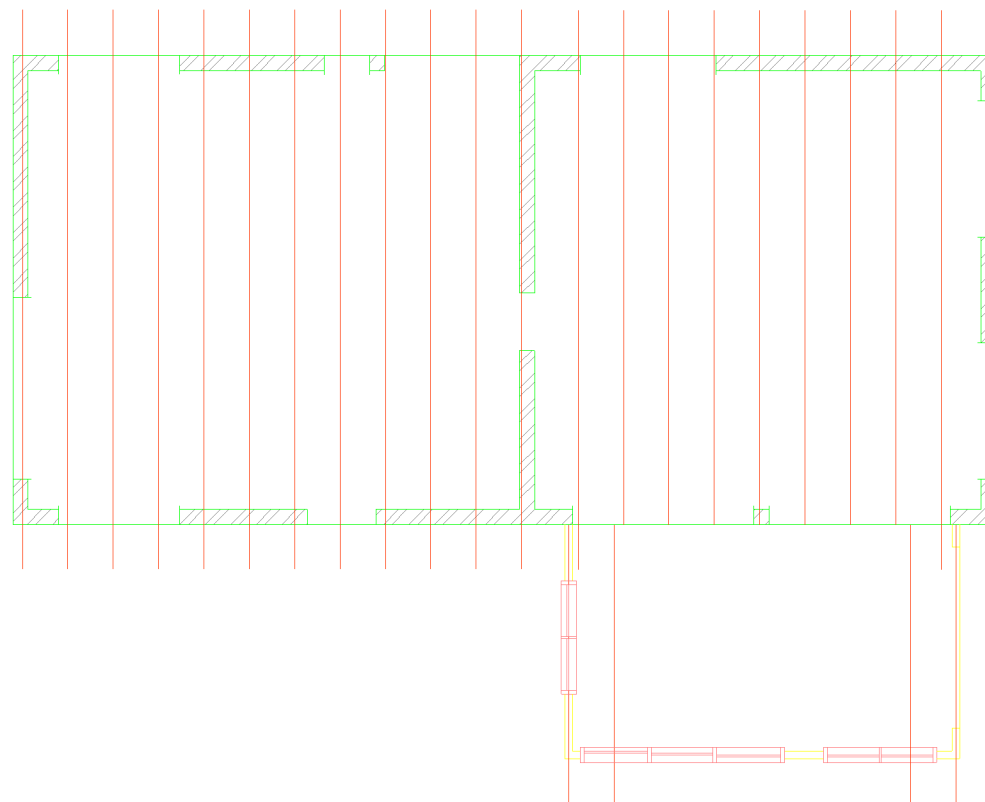
REFERENCE :	1-0018	REV :	
SHEET :	4	OF :	7
			2

IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL MEASUREMENTS ON SITE

PROPOSED ATTACHED NEW GARAGE



TRUSSES (SCALE 1:50)
NOTE : ALL 11° PITCH



TRUSS LAYOUT (SCALE 1:100)
NOTE: ALL @ 600 CRS

PROPOSED ATTACHED NEW GARAGE

HOWARD COWTHER

27 WAIMEA RD
WAIKANAE BEACH
04 905 3745

TRUSSES

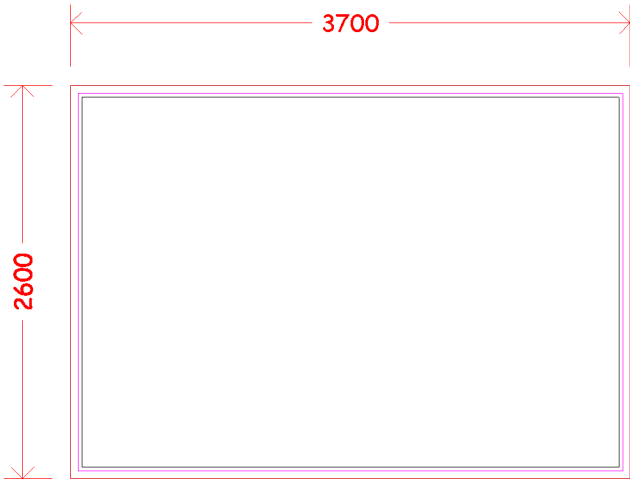
SCALE :	1:50
DATE :	26/09/2001
DRAWN BY :	DAN MAPP

PDSL
**PROJECT & DESIGN
SERVICES LIMITED**

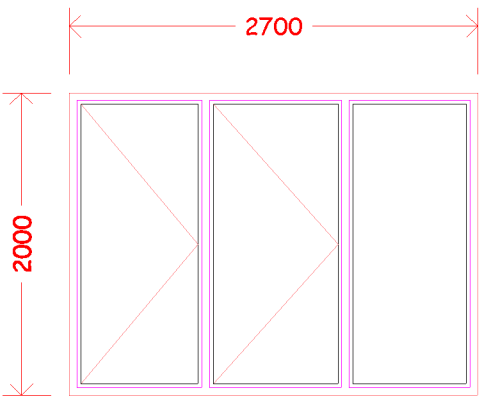
1st FLOOR 4 MAHARA PLACE
WAIKANAE
PHONE: (04) 902 7447
FAX: (04) 902 7448
MOBILE: ANDREW: (029) 902 7447
DAN : (029) 902 7448
E-MAIL: andrew@projectdesign.co.nz
dan@projectdesign.co.nz

REFERENCE :	1-0018	REV :	
SHEET :	5	OF :	7
			2

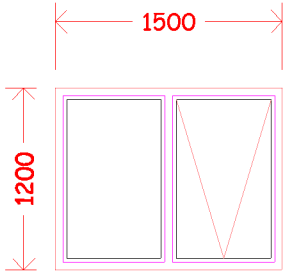
IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL MEASUREMENTS ON SITE



SKYLIGHT



BYPASS SLIDING DOOR



HOWARD COWTHER

27 WAIMEA RD
WAIKANAE BEACH
04 905 3745

WINDOWS & DOORS

SCALE :	1:50
DATE :	26/09/2001
DRAWN BY :	DAN MAPP

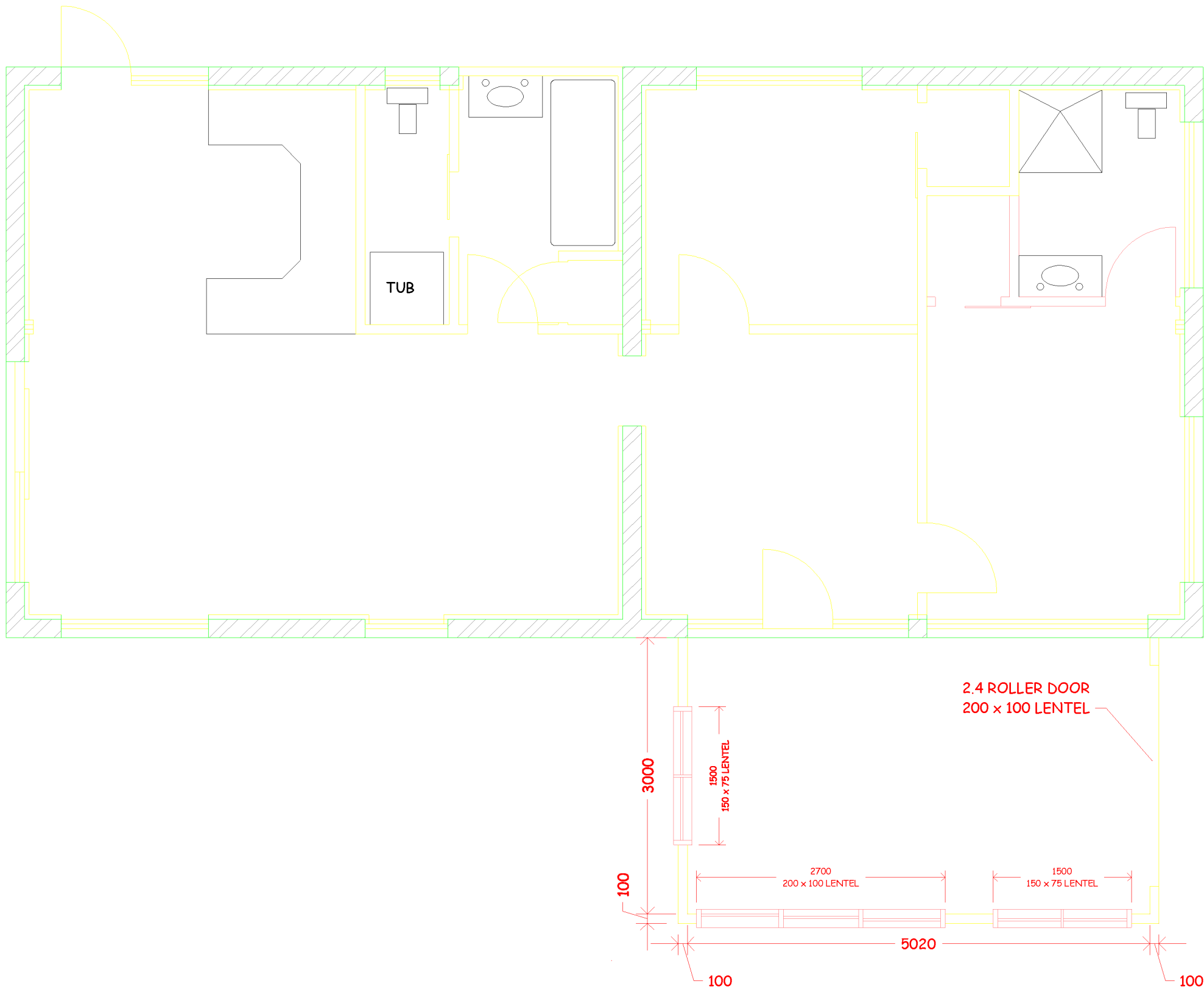
PDSL
PROJECT & DESIGN
SERVICES LIMITED

1st FLOOR 4 MAHARA PLACE
WAIKANAE
PHONE: (04) 902 7447
FAX: (04) 902 7448
MOBILE: ANDREW: (029) 902 7447
DAN : (029) 902 7448
E-MAIL: andrew@projectdesign.co.nz
dan@projectdesign.co.nz

REFERENCE :	1-0018	REV :	
SHEET :	6	OF :	7
			2

IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL MEASUREMENTS ON SITE

PROPOSED ATTACHED NEW GARAGE



AREA OF ADDITIONS 15.06 M2

PROPOSED ATTACHED NEW GARAGE

HOWARD COWTHER

27 WAIMEA RD
WAIKANA BEACH
04 905 3745

FLOOR PLAN

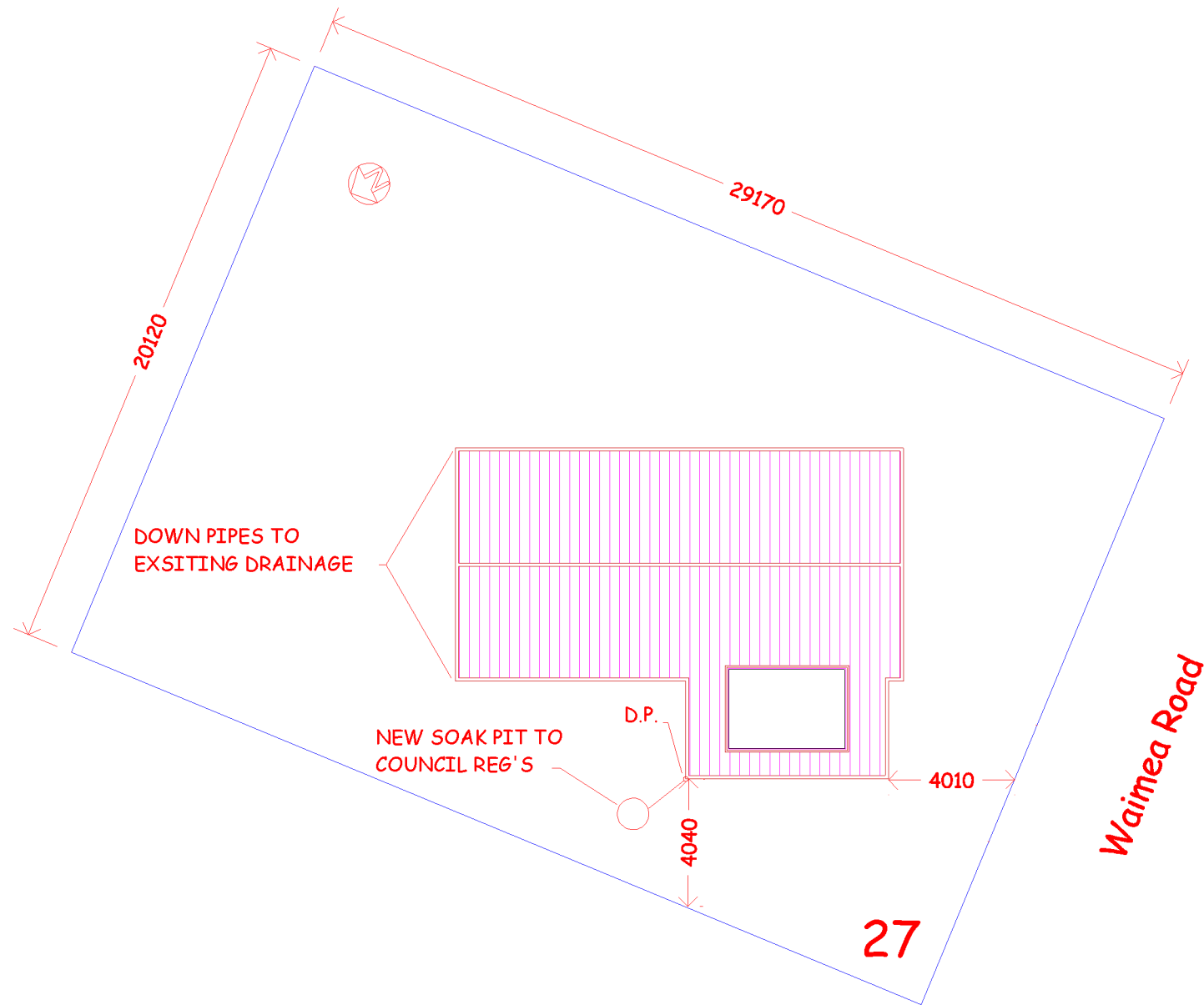
SCALE :	1:50
DATE :	26/09/2001
DRAWN BY :	DAN MAPP

PDSL
PROJECT & DESIGN
SERVICES LIMITED

1st FLOOR 4 MAHARA PLACE
WAIKANA
PHONE: (04) 902 7447
FAX: (04) 902 7448
MOBILE: ANDREW: (029) 902 7447
DAN: (029) 902 7448
E-MAIL: andrew@projectdesign.co.nz
dan@projectdesign.co.nz

REFERENCE :	1-0018	REV :	
SHEET :	3	OF :	7
			2

IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL MEASUREMENTS ON SITE



HOWARD COWTHER

27 WAIMEA RD
WAIKANAE BEACH
04 905 3745

SITE PLAN

SCALE :	1:200
DATE :	26/09/2001
DRAWN BY :	DAN MAPP

PDSL
PROJECT & DESIGN
SERVICES LIMITED

1st FLOOR 4 MAHARA PLACE
WAIKANAE
PHONE: (04) 902 7447
FAX: (04) 902 7448
MOBILE: ANDREW: (029) 902 7447
DAN: (029) 902 7448
E-MAIL: andrew@projectdesign.co.nz
dan@projectdesign.co.nz

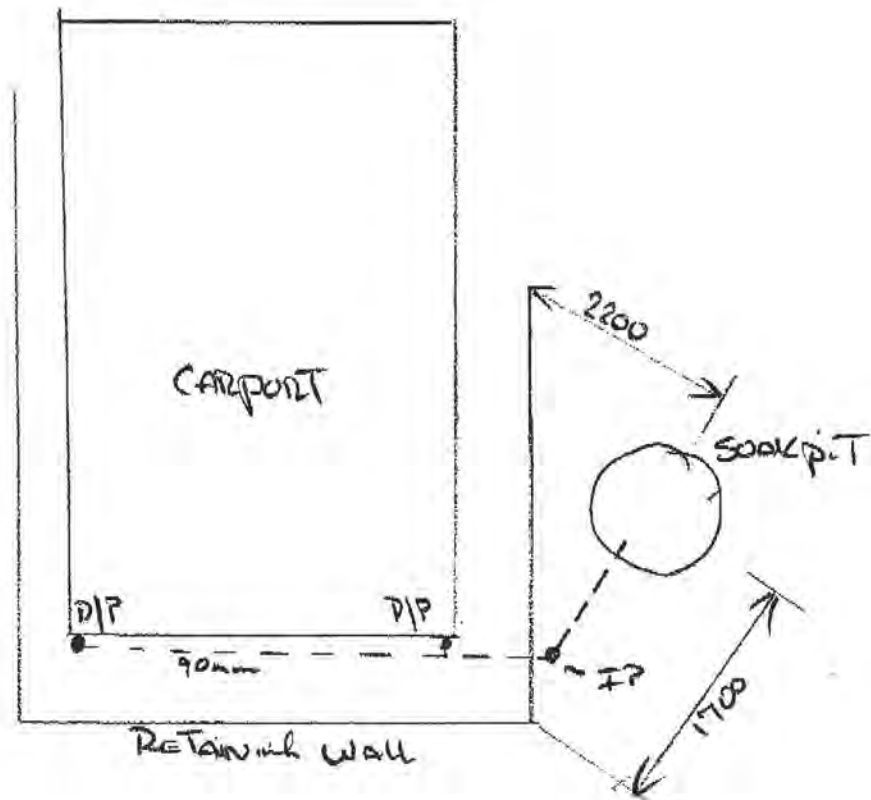
REFERENCE :	1-0018	REV :
SHEET :	7	OF : 2

IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL MEASUREMENTS ON SITE

PROPOSED ATTACHED NEW GARAGE

Site:- 27 WAIMONA RD
WAIKANAE BEACH

RE:- STORMWATER DRAIN - SOAKPIT TO
CARPORT ONLY



BC 140186

APPROVED BY
BUILDING
alisonh
OFFICER
6/06/2014

TAKE CARE services in the vicinity

APPROVED
BY
PLANNING -
Stacey Swanson
6/06/2014

James Andrew Grouther & Advisory Trustees O6 Ltd
27 Waimea Road
Waikanae

Lot 144
DP 7203

Very High Wind Zone Sea Spray Zone

Total Area : 587sqm
Existing : 144.73sqm
Proposed : 19.19sqm

A shallow long soak pit may be more efficient due to the high water table.

Allowed at
40% : 234.88sqm
Actual : 164.19sqm
LOCATION GARDENSHED

Very High Wind Zone
No More than
100mm fall.

Storm water into
New Soak hole.

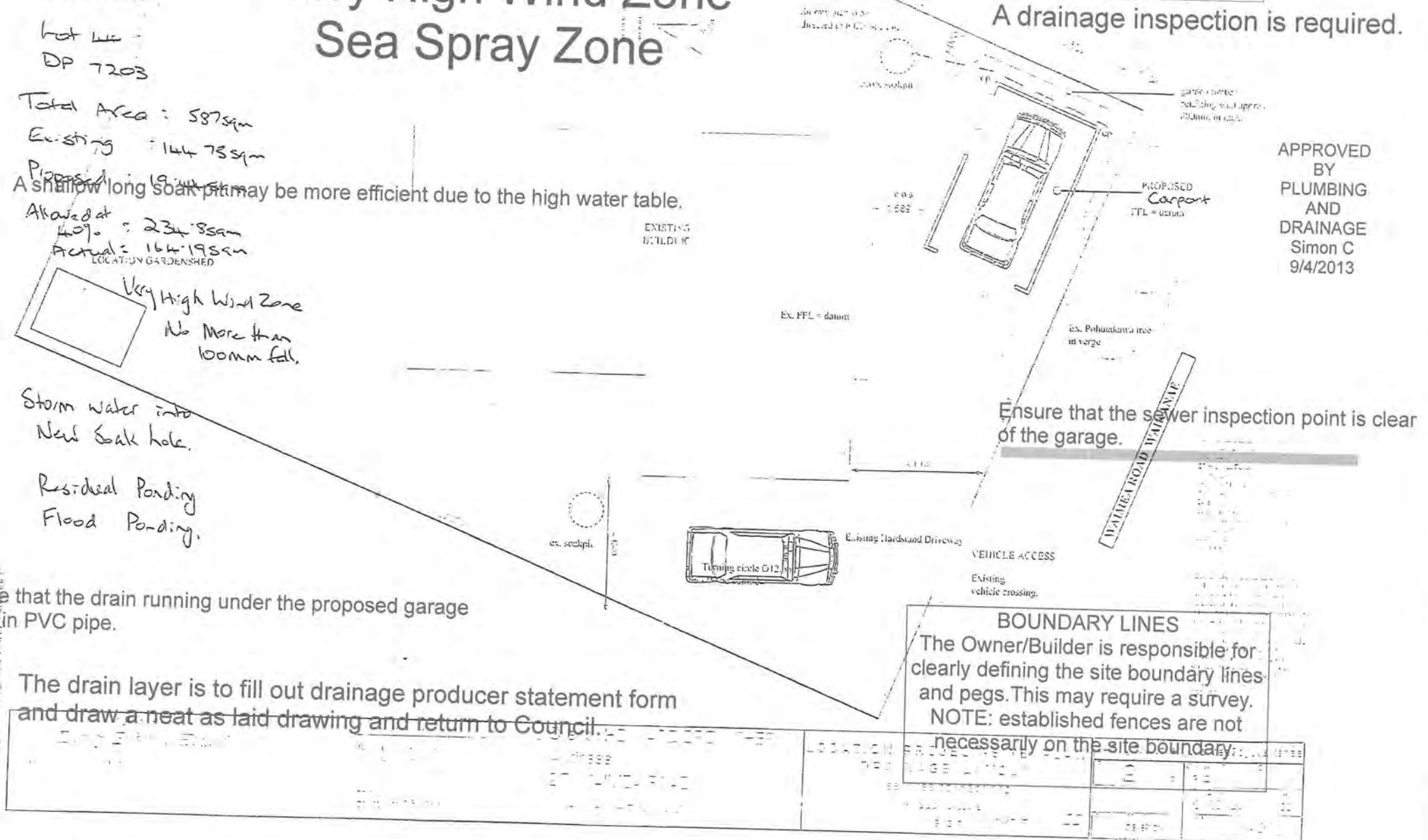
Residual Ponding
Flood Ponding.

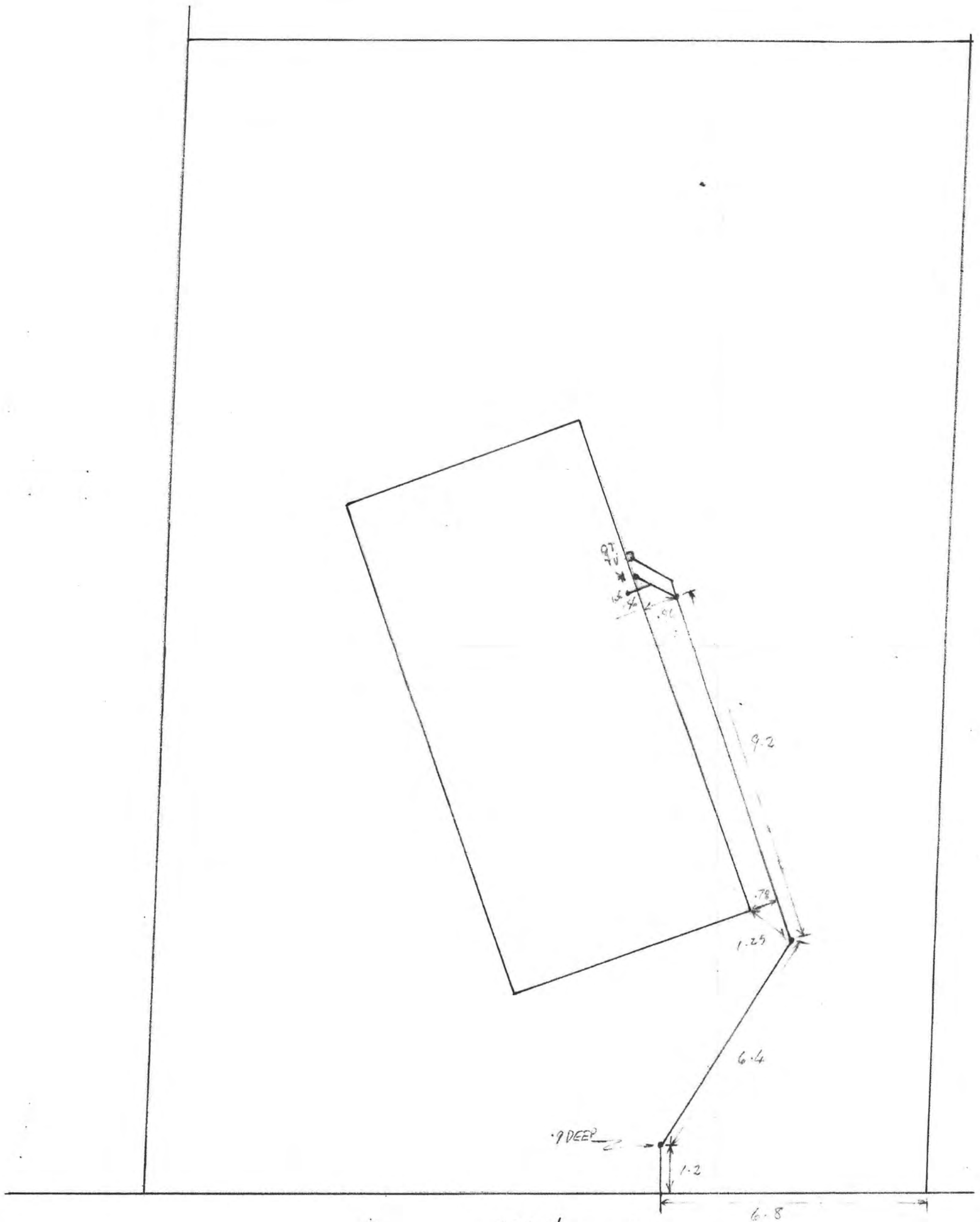
Ensure that the drain running under the proposed garage
is laid in PVC pipe.

The drain layer is to fill out drainage producer statement form
and draw a neat as laid drawing and return to Council.

A drainage inspection is required.

APPROVED
BY
PLUMBING
AND
DRAINAGE
Simon C
9/4/2013





27 WAIMEA RD.

LOT 44

D.P. 7203

D/L JONES

DATE 25-10-84 LATERAL BELOW WATER.

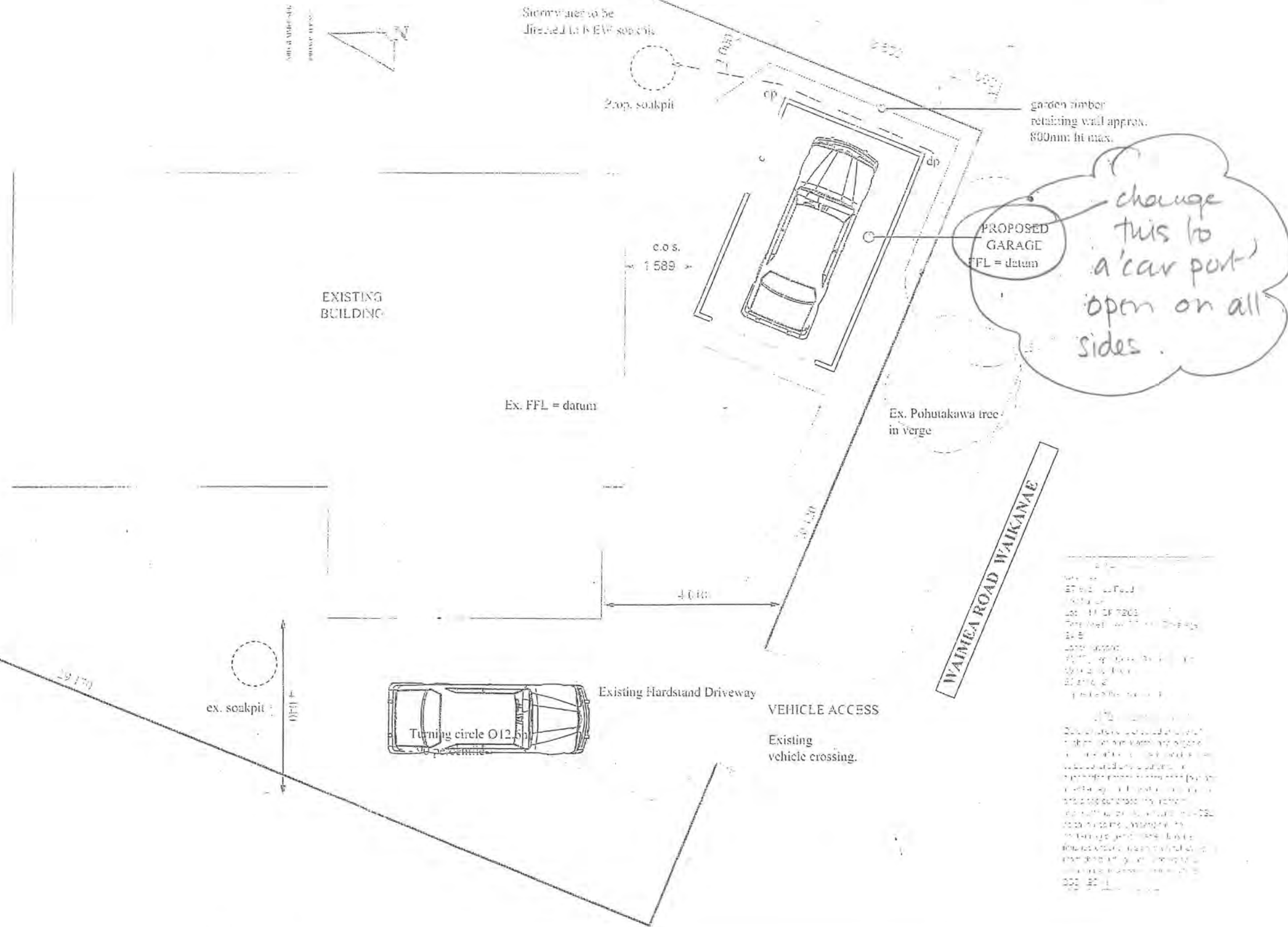
Lat 44
DP 7203

Allowed at
 40% : 234.85cm
 Actual: 164.195cm
 LOCATION GARDENSHED

High Wind Zone
No more than
100mm fall.

Storm water into
New soak hole.

Residual Ponding
Flood Ponding.

[illegible]



Legend

- Parcel
- Contours 5m
- All Contours
- Subdivision Fill from March 2014
- RBLs
- GW Flood Extents
- KDC Flood Extents

SCALE 1: 297

@A4



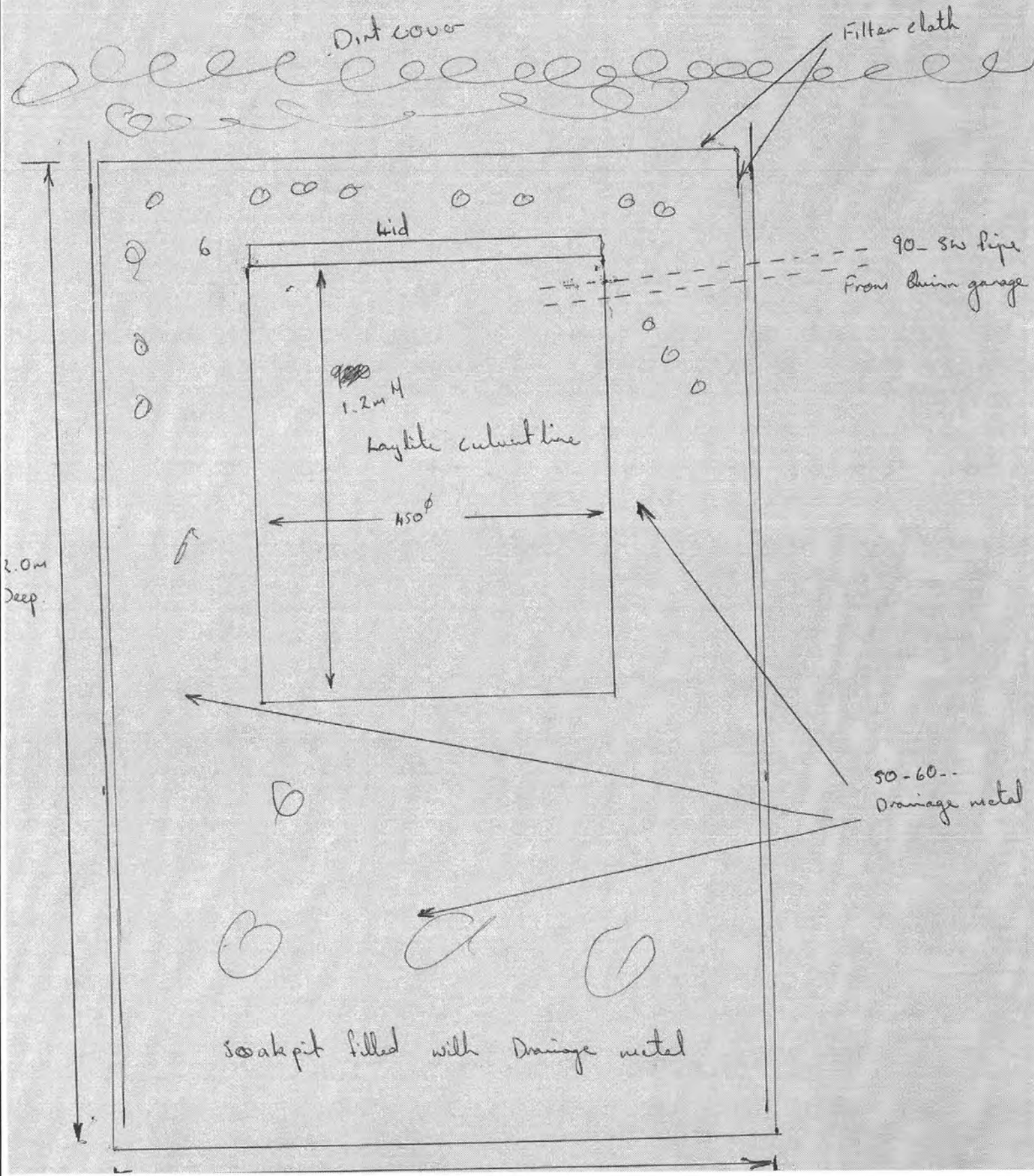
Date Printed: 30-April-2014

Proposed location



Kapiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer.
This publication is copyright reserved by the Kapiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand. CROWN COPYRIGHT RESERVED.

RECEIVED
31 MAR 2014
BY: SH



000012



Google earth

feet
meters



LIVED
31 MAR 2014
BY SH

Mark on
Concrete • 2.427

Stormwater
Manhole ⊙ 2.486

2.552

Ground Shots

2.562

• 2.561

• 2.565

3.262

Top Corner
Retaining Wall

Sewer
Manhole ⊙ 2.575

James Andrew Grouther & Advisory Trustees 06 Ltd
 27 Waikea Road
 Waikeke

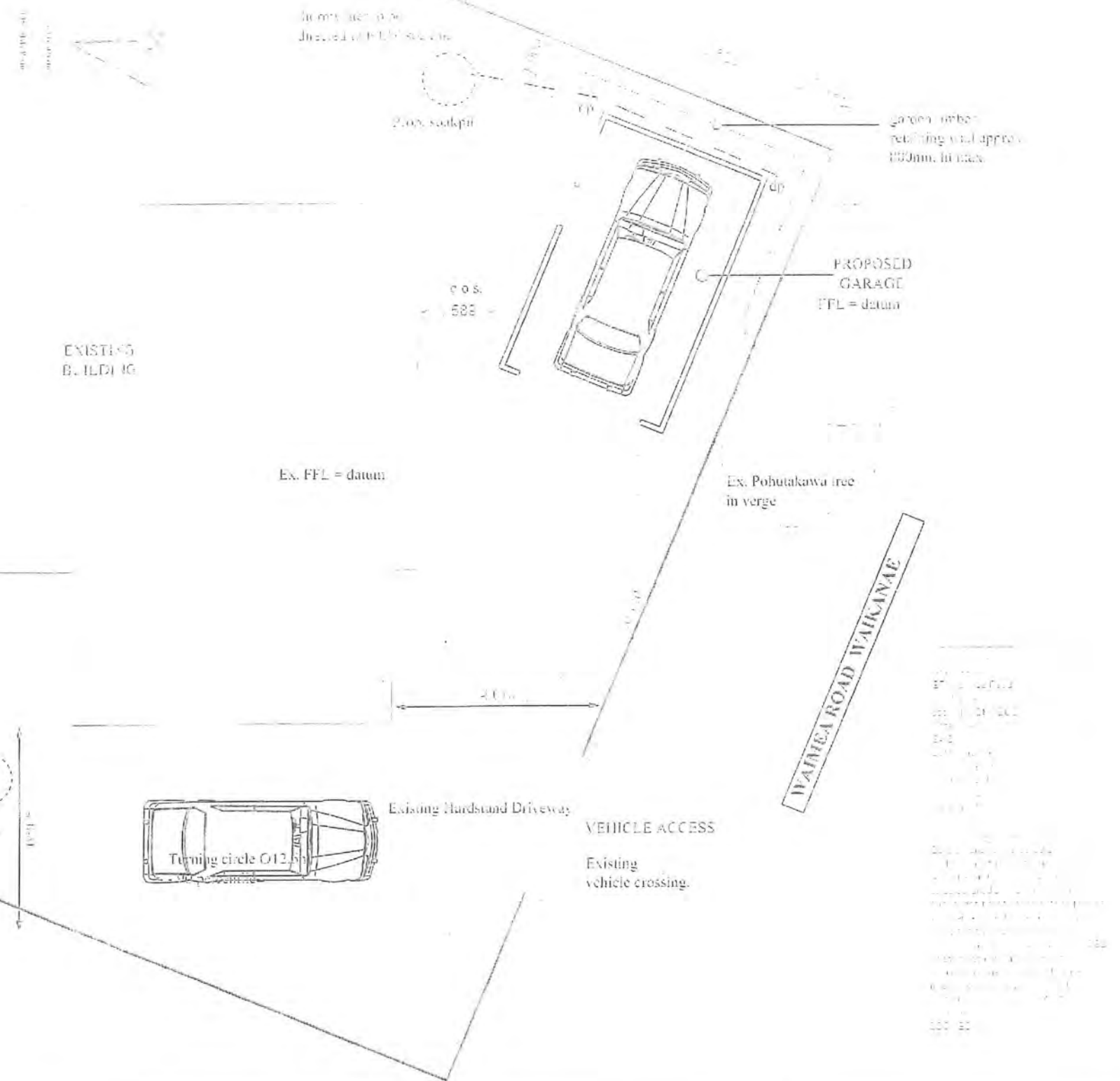
Lot 44
 DP 7203

Total Area : 587sqm
 Existing : 144 73sqm
 Proposed : 19 44sqm
 Allowed at 40% : 234 85sqm
 Actual : 164 19sqm
 LOCATION GARDENED

High Wind Zone
 No More than
 100mm fall.

Storm water into
 New soak hole.

Res: deal Ponding
 Flood Ponding.



DATE: 10/10/2011 DRAWN BY: JAG CHECKED BY: JAG		LOCATION: PROJECT SITE DRAWING NO: 10/10/2011		SCALE: 1:100 SHEET: 1 OF 1	
PROJECT: 10/10/2011		DATE: 10/10/2011		BY: JAG	
PROJECT: 10/10/2011		DATE: 10/10/2011		BY: JAG	
PROJECT: 10/10/2011		DATE: 10/10/2011		BY: JAG	

PRODUCER STATEMENT STORMWATER DRAINS



Construction Review

Send or deliver this form to: Kapiti Coast District Council,
175 Rimu Road, Paraparaumu 5032
Private Bag 60601, Paraparaumu 5254
For enquiries, phone 04 296 4700 (Toll Free: 0800 486 486)

TO BE COMPLETED BY THE INSTALLER	
Issued by:	Ralph
Registration number:	12376
In respect of: Stormwater Drains installed in accordance with E1 AS1 as shown on the approved plans or as per the attached amended plan	
Installed at:	27 Wairua Rd Waikanae
Building Consent No:	140186
As a certified drainlayer, currently holding an annual practicing license, certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code.	
Name	Ralph
Signature	[Signature]
Address	305 TE MOUNT RD
Date	26.8.14
Phone	
Fax	
Mobile	0274 432 732
Email	

Note: Fully dimensioned as built drain plan to be supplied. (scale 1:100)

Kapiti Coast District Council Office Use Only	
Producer's name, authority, and current registration year checked through public registration www.pddb.co.nz	
Date	
Name	
Signature:	

SCOPE OF INSPECTION SHEET

Date 3/9/14 BCA 140 186 Inspection No.
Time 11.30 Documents on site YES / NO
Owner Name OVINS Project Description CARPORT
Site Address 27 WAIMEA RD Restricted Building Work YES / NO

☒ Building ☐ Plumbing

Circle appropriate Type & Inspection

Other

Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine PostLine Block Brick Ret.Wall ☒ Final

Engineer Supervision Yes ☒ No ☐ n/a - Name

Notes..... Diagram (if necessary)

NEW CARPORT CONSTRUCTION

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued

WRONG SIZE POST USED REVERSE DETAILS
FROM LINGINSON
NOTE FROM
LINGINSON
23/9/14

Confirmation of person on site

Name

LBP No.

Result:

☒ Pass

☐ Fail

Your next inspection will be.....
(Guidance notes for inspection on the rear of this sheet)

Agreed,..... Sign.....
(Print Name)

Officer Name Alan Sign [Signature]

Information entered into data base ☐

Initial

Date 1/1/14

FINAL INSPECTION SINGLE RESIDENTIAL

Date 3/9/14 BCA 140/186 Inspection No.

Time 11:30 Documents on site YES / NO

Owner Name Quinn S. Project Description CARPORT

Site Address 27 WAHIMENA RD Restricted Building Work YES / NO

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

Applicable to all inspections

Sighted previous inspection notes	☒ Y	☐ N	☐ NA	Conforms with approved drawings	☐ Y	☐ N	☐ NA	Confirm Additional information/amended plan	☐ Y	☐ N	☐ NA
-----------------------------------	------------------------------------	-------------------------	--------------------------	---------------------------------	-------------------------	-------------------------	--------------------------	---	-------------------------	-------------------------	--------------------------

FINAL – Exterior

Sub-floor ventilation	☐ P	☐ F	☒ NA	Roof fixings	☒ P	☐ F	☐ NA	Spouting + Down-pipes	☒ P	☐ F	☐ NA
Deck Structure	☐ P	☐ F	☐ NA	Flashings – Roof	☒ P	☐ F	☐ NA	Penetrations – Flashings	☒ P	☐ F	☐ NA
Barriers	☐ P	☐ F	☐ NA	Gully Dishes	☐ P	☐ F	☒ NA	Storm-water + site drainage	☒ P	☐ F	☐ NA
Handrails	☐ P	☐ F	☐ NA	Wastes to gully	☐ P	☐ F	☒ NA	Fixings – Durability	☒ P	☐ F	☐ NA
Steps/Stairs	☐ P	☐ F	☐ NA	Terminal vents/AAV's	☐ P	☐ F	☒ NA	Cladding painted/sealed	☒ P	☐ F	☐ NA
Flashings – Windows/Doors	☐ P	☐ F	☒ NA	Cladding Ground Clearance	☒ P	☐ F	☐ NA		☐ P	☐ F	☐ NA

FINAL – Interior

Service areas – floors/walls	☐ P	☐ F	☐ NA	Food storage/preparation	☐ P	☐ F	☐ NA	Hot water temp	☐ P	☐ F	☐ NA
Stair design	☐ P	☐ F	☐ NA	Ventilation	☐ P	☐ F	☐ NA	Solid fuel heater	☐ P	☐ F	☐ NA
Handrails	☐ P	☐ F	☐ NA	Insulation + clearance	☐ P	☐ F	☐ NA	Water supply tank	☐ P	☐ F	☐ NA
Balustrades	☐ P	☐ F	☐ NA	HWC flues	☐ P	☐ F	☐ NA	Trap seals + AAV's	☐ P	☐ F	☐ NA
Lightings	☐ P	☐ F	☐ NA	HWC valves	☐ P	☐ F	☐ NA	Cistern flushing	☐ P	☐ F	☐ NA
Laundering	☐ P	☐ F	☐ NA	HWC restraint	☐ P	☐ F	☐ NA	WC pan connection	☐ P	☐ F	☐ NA
Cooking facilities	☐ P	☐ F	☐ NA	Tempering valve	☐ P	☐ F	☐ NA	Septic tank	☐ P	☐ F	☐ NA
Smoke detectors	☐ P	☐ F	☐ NA	Glazing – Human Impact	☐ P	☐ F	☐ NA	Window labels	☐ P	☐ F	☐ NA

FINAL – Intertency/Commercial

Fire/Life systems sighted	☐ P	☐ F	☐ NA	Guarantees/Warranties/Certificates/Expert Opinion	☐ P	☐ F	☐ NA	Intertency STC	☐ P	☐ F	☐ NA
---------------------------	-------------------------	-------------------------	--------------------------	---	-------------------------	-------------------------	--------------------------	----------------	-------------------------	-------------------------	--------------------------

All Inspections

Road Crossing Complete	☒ P	☐ F	☐ NA	Energy Certificates supplied	☐ P	☐ F	☒ NA	Final Check Complete	☒ Y	☐ N	
------------------------	------------------------------------	-------------------------	--------------------------	------------------------------	-------------------------	-------------------------	-------------------------------------	----------------------	------------------------------------	-------------------------	--

Officer Name: Alan Sign: [Signature] Date: 3.9.14

SCOPE OF INSPECTION SHEET

Date 24-6-14 BCA 140186 Inspection No. 1

Time 1-50 Documents on site YES / NO

Owner Name Crowther Project Description Carport

Site Address 27 Waimea Rd Waiwaka Restricted Building Work YES NO

Building Plumbing

Circle appropriate Type & Inspection Other

Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine PostLine Block Brick Ret.Wall Final

Engineer Supervision Yes No n/a - Name

Notes Site set out in off

Diagram (if necessary)

boundary
Pile holes as per
engineers design
100 mm boxed slab area
on compacted DIRT.
No poly Vapour barrier or
mesh.

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued

No one on site.

Confirmation of person on site

Result: Pass Fail

Name LBP No.

Your next inspection will be Drainage
(Guidance notes for inspection on the rear of this sheet)

Agreed, Sign

Officer Name Craig Horton Sign CH

Information entered into data base ☐ Initial Date 1/1/14

SITE / FOUNDATIONS / PILES / PRE SLAB / SUBFLOOR / DRAINAGE

Date 24/6/14 BCA 142186 Inspection No.

Time 1.50 Documents on site YES / NO YES

Owner Name Crowther Project Description Garage

Site Address 27 Whimere Rd Whakamua Restricted Building Work YES / NO NO

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

SITE

Conforms with approved drawings	<u>Y</u>	N	NA	Checked driveway	Y	N	NA	Engineer supervision required	<u>Y</u>	<u>N</u>	NA
Scope of Resource consent granted?	Y	N	NA	Checked position off relevant boundaries and datum height	Y	N	NA		Y	N	NA
Expert Opinion (Producer statement) required	Y	N	NA	Name of Surveyor				Name of Engineer			
				Company				Company			

FOUNDATIONS

PILES

SUBFLOOR

Footing Depth	<u>P</u>	F	NA	Pile size	P	F	NA	Pile/Bearer/Joist Fixings	P	F	NA
Good bearing (NZS 3604)	<u>P</u>	F	NA	Pile layout is to plan	<u>P</u>	F	NA	Notching, Holes, etc	P	F	NA
Reinforcing	P	F	<u>NA</u>	Special piles - point load	P	F	<u>NA</u>	Solid Blocking	P	F	NA
Siting	<u>P</u>	F	NA	Timber Treatment	P	F	<u>NA</u>	Joists	P	F	NA
Sub-floor vents	P	F	<u>NA</u>	Hole depth	<u>P</u>	F	NA	Beams/Bearers	P	F	NA

PRE SLAB

Rebate for brick veneer	P	F	NA	Sand blinding	P	F	NA	Steel reinforcing	P	F	NA
Ground clearance	P	F	NA	Slab thickenings	P	F	NA	Bar chairs	P	F	NA
Concrete Cover	P	F	NA	Vapour barrier (DPC)	P	F	NA	DPC penetrations taped	P	F	NA
Driveway s/w control	P	F	NA	Bottom plate fixings	P	F	NA	Minimum Floor Level	P	F	NA
Secondary flow path	P	F	NA	TPR line	P	F	NA	Wastes and drains - size / fall	P	F	NA
Pipe material	P	F	NA	Plumbing layout	P	F	NA	Test - Water / Air	P	F	NA
Pipe protection	P	F	NA	Pipes supported	P	F	NA	Visual leak check	P	F	NA

DRAINAGE

Pipe diameter	P	F	NA	Connections/Angles	P	F	NA	Holding water	P	F	NA
Bedding material	P	F	NA	Branch length	P	F	NA	Terminal vent	P	F	NA
Gully trap(s)	P	F	NA	Direction/Fall	P	F	NA	LBP/Registration No:			

Officer Name: Craig Watson Sign: CW Date: 24/6/14

SCOPE OF INSPECTION

Inspections are made in conjunction with, and with the cooperation of, the owner/owner's agent to ensure that the building work complies with the provisions of the Building Act and NZ Building Code. The inspection is general in nature and involves an audit of the following aspects:

Engineer – Civil/Structural/Fire/Geotechnical: An engineer has been engaged to carry out inspections on behalf of the owner. Please ensure those inspections are carried out. A Certificate of Expert Opinion is required to be supplied to Council.

Site: A surveyor's report, or visible boundary markers provided, so that the set out of the project can be clearly identified.

Foundation: When all formwork has been completed, footings have been excavated and reinforcement is in place.

Piles: When all holes are excavated prior to installation.

Pre-slab plumbing (concrete slab): When all plumbing and drainage pipes have been installed, prior to backfilling.

Pre-slab building (concrete slab): When DPM has been placed with all laps and penetrations sealed, reinforcing in place and in position with chairs as appropriate.

Sub-floor (timber suspended floor): When all sub-floor connections, joists and required blocking, and any suspended plumbing pipe work have been completed, but before any flooring or base boards have been fitted. Relocated dwellings require a sub-floor inspection prior to the base boards being fitted.

Drainage: When all drainage works is completed and is under test, before backfilling occurs. As laid drainage plan is required at time of inspection.

Pre-wrap: When all roof and wall framing is complete, including any exterior sheet bracing, but before building wrap has been installed.

Pre-clad: When building wrap and window and door flexible flashing tape has been installed, cavity battens (cavity systems), cavity closers and all flashing systems are in place, but before joinery has been installed.

Weathertightness: When exterior cladding has been installed, flashings in place, air seals fitted to openings, but before any coating system have been applied.

Pre-line (plumbing): When all internal plumbing is complete and plumbing pipe work is under test pressure.

Pre-line (building): When the exterior of the building is weather tight, all structural components (including bracing) have been completed and wall insulation is in place.

Wet area membranes, decks, roofs and shower area: Pre application of wet area membrane, when all outlets and flashings have been installed, ready for membrane installation.
Post application of wet area membrane.

Post-line: When all interior linings have been installed, but before skirting, Scotia or plastering stopping. Installation details of screws check of wall bracing element.

Block: When all masonry block work including block foundations for slab floors, is completed, reinforcing in place and washout openings in place.

Brick Veneer: When veneer is at half height and all flashings are in place.

Retaining wall: Pre application of waterproof membrane system.

Post application of waterproof membrane system.

Protection installed for membrane system and installation of perforated drainage system before back filling.

Final: Final inspections are carried out at the completion of the project and may include entire project, plumbing, drainage and storm water. The Code Compliance Certificate is issued if the building work complies with the approved building consent.

Free Standing Fireplace: Final inspection required only.

In Built Fireplace: Inspection required before installation **and** after installation.

PRIVACY STATEMENT

1. The information contained on the Building Inspection Report Sheet is held by the Kapiti Coast District Council, whose address is Private Bag 60601, Paraparaumu, 5254.
2. The information is available for public inspection as part of the Building Record of the property concerned. It can be viewed at 175 Rimu Road, Paraparaumu, 5032.
3. You have the right under the Privacy Act 1993 to obtain access to, and to request correction of any personal information held by Council concerning you.

Council has a Privacy Officer. If you have any concerns regarding privacy issues please telephone (04) 296 4700

Site Inspection Report - New Building Consent Applications

Date: 4-4-14	BC Application No: 140186
Lot 44	DP 7203
Site Address: 27 WAINEA RD WAIKANAE	
Building Project: NEW GARAGE	

Check NCS status is currently "To Site Inspection"

Item to be checked	Decision	Record any relevant information	Action required
Contours match application?	☒ Yes / ☐ No	FLAT	
Datum point identified?	Yes / ☒ No		
Boundaries identified?	☒ Yes / ☐ No	1 x Boundary Peg	
Check ground conditions?	☒ Yes / ☐ No	Base loose	
Check f/path, kerb & channel, grass berm, note existence/damage.	☒ Yes / ☐ No	Good Condition	
Vehicle entrance crossing installed (describe condition)	☒ Yes / ☐ No		
Photos taken? (Save & link to NCS)	☒ Yes / ☐ No	1	
Dogs or other hazards on property?	Yes / ☒ No		
Is there a requirement for further foundation investigation e.g Engineers design	Yes / ☒ No		Referred to Approvals T/L Yes / ☒ No

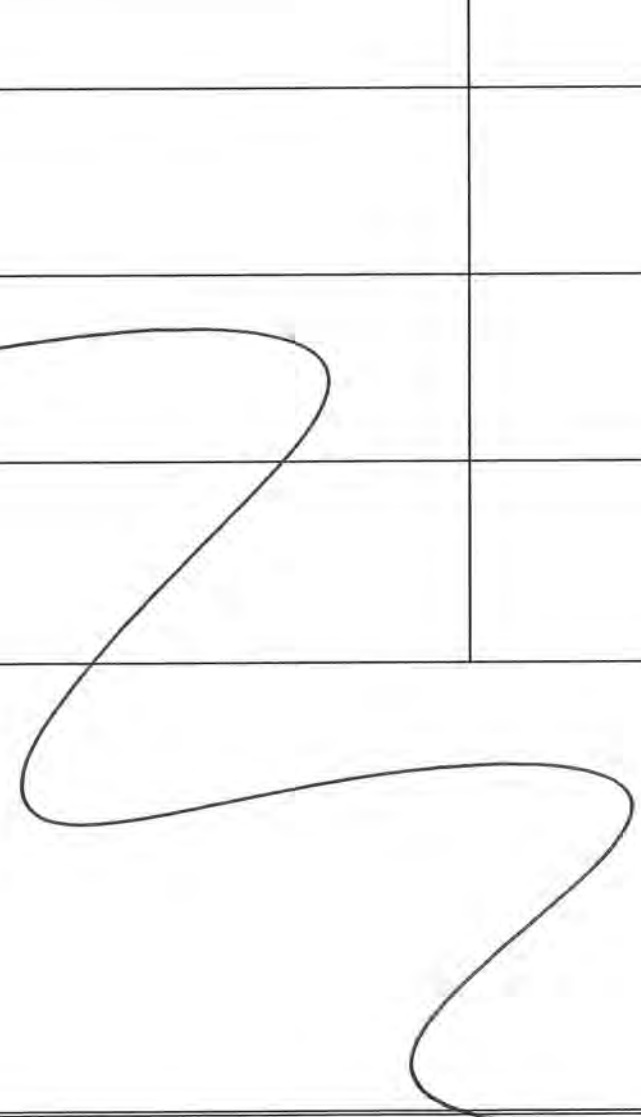
Record all decisions on compliance and reasons for those decisions. Circle Yes or No in each case.

Note: if there is a requirement for further information or some areas which do not appear to comply refer file to Team Leader Consent Approvals for action.

Inspecting Officer: Name Watson	Signature 	Date: 4-4-14
------------------------------------	---	--------------

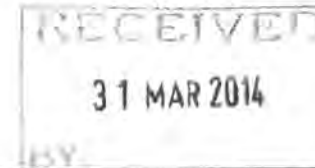
Unless further foundation information required, change NCS status to "To Plumbing & Drainage" and place file in P&D shelf area for Approvals. If further information is required, then Status change to "To Senior Building Inspector" and hand to Team Leader Consent Approvals for action.

APPLICATION WORKFLOW COVERSHEET (Blue Folder)

Department	For Referral	Comments	Approving Officer / Date
Site Inspection	✓	Refer to Form 241 for completion of Site Inspection & sign off this form when completed.	Craig W 4-4-14
Resource Consents (refer PIM Sheet)	✓		
Plumbing and Drainage	✓		8/4/2014
Building	✓		Att 5.06.14
Fire Design			
Compliance Schedule			
Environmental Health			
Other.....			
Attachments: ☐ PIM ☐ DIF ☐ CS ☐ Sec 37 Other: ☐ ☐ ☐		NOTES: 	

Building Consent No.	140186
Building Project	New Single Garage
Location (Site Address)	27 Waima Rd, Waikanae
Building Category	Circle appropriate category (0) 1 2 3

Received:



Note: A signature confirms that the application contains sufficient information to enable compliance with the building code to be assessed.

	Name and signature	Date
# Note: Checked, date stamped and initialled by TO/BCO. Select and circle appropriate category above & identify allocation to appropriate technical groups and if required to go to "site inspection" BC1	St Howe Dean Smith	31/03/14 31.03.14
Payment taken and receipted (details entered inside this cover sheet) by CSO BC1		
Data entered and invoiced by CSO BC1	Angie St Howe	1/4/14 31/03/14
Pages numbered by CSO BC1		
BC Application and documentation scanned, checked & status update by CSO BC1	Angie	1/4/14
BC Application signed over to BC BC1	Angie	1/4/14
Application reviewed by Technical Officers who sign off at back of this form BC2 & BC5	Simon Copp Atkinson	9/4/2014 5 June 2014
Once Technical review complete, passed to CS for Plan Production and Invoicing BC3	Atkinson	5 June 2014
CSO checks data entry input, including required inspections BC3		
BC, plans and other appropriate paperwork produced by CSO BC3	Angie	9/6/14
BC, Approved plans and appropriate paperwork sent to applicant or agent with receipt by CSO BC3		
Inspection envelope prepared by CSO with endorsed plans and other appropriate paperwork and filed to cabinet. BC3		

CONSENT DATA INPUT REQUIREMENTS

✓ Required Inspections	✓ Required Inspections	✓ Required Inspections	✓ Required Inspections
✓ Foundation/Piles	✓ Drainage	Pre-lining (Plumbing)	✓ Final (Dwelling)
Block	Pre-Wrap	Wet Areas – Membrane	Retaining Wall
Pre-Slab (Plumbing)	Pre-Clad	Post Lining	Final (Commercial)
Pre-Slab (Building)	Weathertightness	Brick Veneer	
Sub-Floor	Pre-lining (Building)	Retaining Wall	

Office use	✓		Office use	✓	
32	✓	Lapse and cancellation after 12mths of consent	23A		Second hand wood burner certified
2	✓	Engineer design specific components	25	✓	Contractor to leave site clean and clear
3		Foundations to solid bearing of 200mm	30		To comply with Food Hygiene Regulations 1974
4		NZS3604 as acceptable solution in terms of NZ Building Code	31		As in CCZ, all fixings need to be stainless steel
6	✓	Not approved as Habitable Room	33		Approval only given for relocation purposes
9	✓	Note and comply with all endorsements on approved plans	34		If cladding to have pre-finished colour coating, to be appropriate for coastal conditions
10		Names and Registration of plumber and drain-layer required	38		Window sashes on upper levels less than 760mm above floor to have stays fixed
11		Concealed soil and TV pipes and gas flues only allowed in ducts or minimum framed	39		Construction of playground to comply with NZS5828
12		Hot & Cold water pipes tested to 1500kPa	40		Fencing, gates, doors directly leading to swimming pool to comply with the Fencing of Swimming Pools Act 1987
13		Roof stormwater to be connected to existing	43		Textured systems should be applied by licensed, trained applicators – supply warranty
15		Owner/builder to ensure prop foundation height will allow satisfactory connection	44		Exterior cladding system to be completed and inspected prior to internal lining
21		Minimum FFL to comply with NZS3604			
23		Installation of solid fuel appliance (wood burner) comply and secured			

Act Ref	✓	Standard Consent Conditions	Comment
37		Resource Consent has not yet been obtained	
72 - 73	✗	Land subject to natural hazard	
75-80		Construction on two or more allotments	

Non-Standard Addenda

Yes/No **NO** Compliance Schedule

Yes/No ☐ Office - please see additional consent data comments on next page

✓	Atta
	This project contains elements specifically designed by an engineer. The Owner/Builder is required to ensure the Engineer inspects the work and provides KCDC with written evidence of the inspections.
	The attached fire report constitutes an essential part of this Building Consent and must be read and fully implemented on site - refer to the fire report for full details that are not necessarily indicated on the architectural drawings. It is the responsibility of the owner and contractor to ensure the full fire precautions, systems and construction are incorporated in the building.
	Ground bearing must be reconfirmed on site following excavation but prior to placing of concrete and reinforcing. Soft ground may be encountered requiring engineer specific design.
	Other:

Office Use Only: Fees	
Building Fee	\$ 1022.00
Sewer Connection	\$
Water Connection	\$
Vehicle Crossing Damage Deposit	\$
Code Compliance Administration	\$
Building Research levy	\$
MBIE Building Levy	\$
Compliance Schedule	\$
Digital Storage Fee	\$ 42.00
Certificate of Title Charge	\$
Photocopying	\$
SUBTOTAL	\$
Less Fee Paid	\$
Total	\$ 1064.00
GST INCLUDED	\$

OGST 51-860-608

Received with thanks by 36/01
KAPITI COAST DISTRICT COUNCIL

1-04-14 11:39 Receipt no.464114

DR BC140186
QUIN BUILDINGS DIREC 1,064.00-
Quin Buildings Direct - Lynette Shanks:
DR BC140187
QUIN BUILDINGS DIREC 1,142.46-
Quin Buildings Direct - Lynette Shanks:
CQ A
Quin Roofing Limited 2,206.46

Application Fee	\$ 1064.00
Invoice No: 71131	Date: 1/4/14
Receipt No: 464114	Date: 1/4/14
Fees Paid By: Quin Roofing Limited	
Building Consent Number: 140186	
Date Issued: 1/4/14	
AUTHORISATION FOR REFUND OF DEPOSITS	
Deposit Held	\$
Cost to Repair Damage Caused During Construction	\$
Total Balance to be Refunded	\$
Authority Number:	
Authorised:	Date:
Deposit Held	\$

Quin Buildings Direct - Lynette Shanks
PO Box 1087
LEVIN

9 June 2014

Dear Building Consent Applicant / Building Owner

Approval of Building Consent: 140186

Location: 27 Waimea Road, Waikanae
Legal Description: LOT 44 DP 7203
Description: 5.4m long x 3.6m wide single garage

I am pleased to inform you that the above building consent application has been approved. The building consent documents have been issued and are enclosed.

Before starting any work please read ALL the building consent documents carefully and in full so that you as the owner understand the conditions under which the consent has been issued.

As the owner you are also responsible for the following:

- ensuring that building work starts within 12 months of the approval of the building consent and that work progresses at a reasonable pace.
- ensuring that all required inspections are completed and that a Code Compliance Certificate is obtained once the work has been completed – please be aware that before a Code Compliance Certificate is issued, the building work must comply with the Building Act 2004 and the Building Code as at the date of Consent.
- that no work with noisy equipment is to be carried out before 7.30 a.m. or after 6 p.m. Monday to Saturday. During the week there may be workers on site from 6.30 a.m. quietly preparing for work. Work with noisy equipment is not permitted on Sundays and public holidays.
- ensuring that no damage occurs to public property, for example footpaths or retaining structures. Should damage occur you will be required to pay for any repairs.
- ensuring that if you wish to make any changes to the approved building consent, then an amendment to the building consent will need to be lodged with us.

If you have any questions regarding your building consent or your responsibilities, please contact Kapiti Coast District Council on (04) 296 4700.

Building Consent
140186
Section 51, Building Act 2004

The building

Street address of building: 27 Waimea Road, Waikanae
Legal description of land where building is located: LOT 44 DP 7203
Valuation number: 1492003000
Building name:
Location of building within site/ block number: North east corner of property
Level/unit number:

The owner

Name of owner: James A Crowther & Advisory Trustees 06 Ltd
Contact person:
Mailing address: 27 Waimea Road, Waikanae
Street address/registered office:
Email address: howardcrowther@paradise.net.nz
Website:
Phone numbers:

Landline: 905 3745 *Mobile:*
After hours: *Fax number:*

First point of contact for communications with the council/building consent authority:
Full Name: Quin Buildings Direct - Lynette Shanks

Mailing Address: PO Box 1087, LEVIN

Phones:: 027 6361410: 06 366 0184

Fax: 06 366 0186

Email: sales@quinbuildings.co.nz

Building work

The following building work is authorised by this building consent:

5.4m long x 3.6m wide single garage

Garage

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.

Build conditions

Compliance schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:

- Building Consent Addendum
- List of required inspections
- Plans and specifications


Signature


Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 6/06/14

Addenda to Application

Application

Quin Buildings Direct - Lynette Shanks PO Box 1087 LEVIN	No.	140186
--	-----	--------

Project

Description	Domestic only - garages Being Stage 1 of an intended 1 Stages 5.4m long x 3.6m wide single garage
Intended Life	Indefinite, but not less than 50 years
Intended Use	Garage
Estimated Value	\$11,000
Location	27 Waimea Road, Waikanae
Legal Description	LOT 44 DP 7203
Valuation No.	1492003000

Builder: Quin Buildings Direct PO Box 1087, Levin: 06 366 0184 / fax 06 366 0186

Designer: Quin Buildings Direct PO Box 1087, Levin: 06 366 0184 / fax 06 366 0186

Drainlayer: Rob Meecham Plumbing 28 Nimmo West, Waikanae: 027 4924655 / 905 4655

Contractor: Peter F Clark - Silvester Clark PO Box 1048, Palmerston North: 06 356 1088

General Requirements

- a) The Building Inspector is to be given 24 hours' notice before carrying out the following inspections:
 1. Foundations
 2. Drainage
 3. Final Inspection
- b) To arrange for any of the above required inspections by Building Control Team, please contact the Call Centre on (04) 296 4700 between the hours of 8am and 5pm.

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. The inspection of all specific design components of the building is the responsibility of the Design Engineer who is also required to supply a written report to Council.
3. Not approved as a habitable room.
4. Note and comply with endorsements on approved plans.
5. Contractor to leave site clear of all demolition materials and in a tidy state.
6. All work to be in accordance with RM140043 and final approved plans.

I have read the foregoing addenda to application, and the Owner/Builder/Authorised Person hereby agrees to comply with them.

OWNER/BUILDER/
AUTHORISED PERSON

Date:

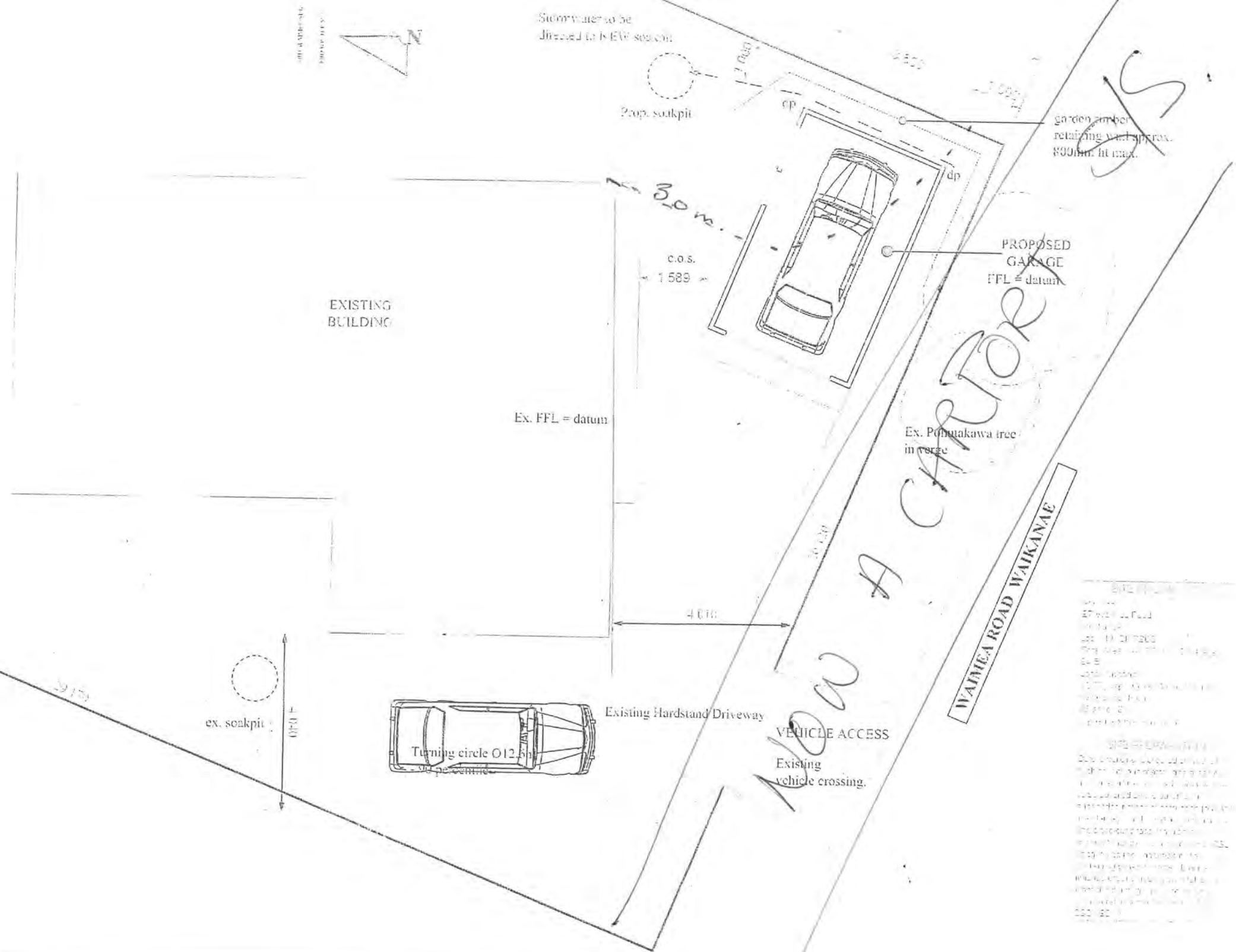
bat 44
DP 7203

Allowed at
 409. " 234.85 gm
 Actual = 164.19 gm
 LOCATION GARDENSHED

High Wind Zone
No more than
100mm fall.

Storm water into
New soak hole.

Residual Ponding
Flood Ponding.



0000 1

RECEIVED
31 MAR 2014
BY SH-1-7

Energy Efficient Homes

Client: HOWARD ORC. THE
Address:
27 WAINWELL ROAD
WILLOWBROOK, ILL 60090

LOCATION PROJECT-SITE PLAN
DRAINAGE LAYOUT

- services connect only

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 101–108

$$E_{\text{eff}} = E_0 \left(1 - \frac{\alpha}{2} \right) \approx E_0$$

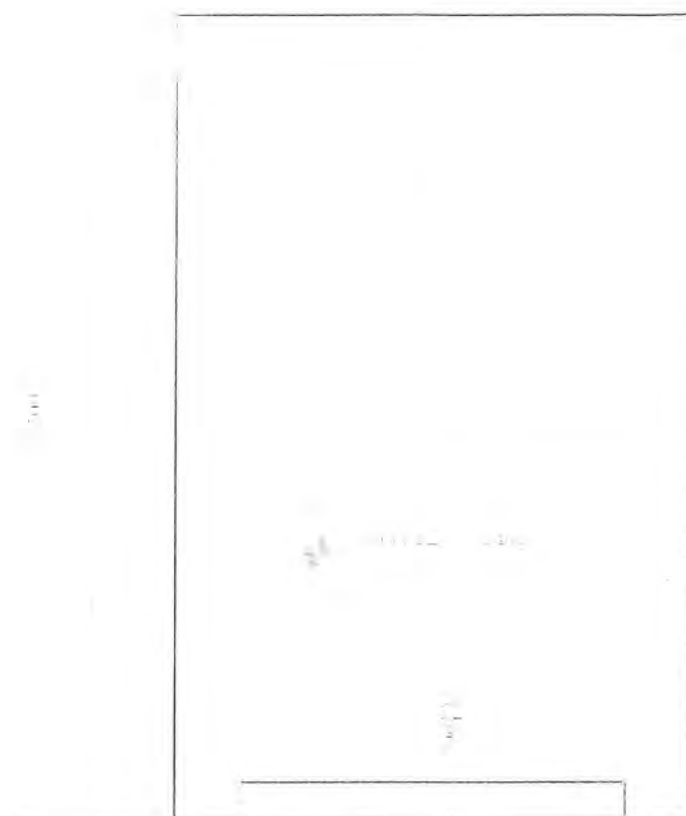
1451_Crowther_Waima Rd. Waikanae

2	
---	--

	L	P
a	b	c

	0.00	0.00	0.00
	0.00	0.00	0.00

33 61-31-1	1401
------------	------



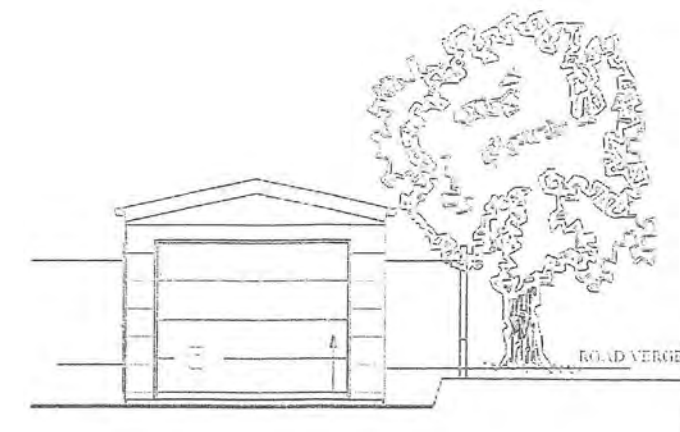
Foundation plan showing a rectangular structure with a small rectangular extension at the bottom center. The drawing is a simple line sketch.

Foundation plan showing a rectangular structure with a small rectangular extension at the bottom center. The drawing is a simple line sketch.

FOUNDATION PLAN

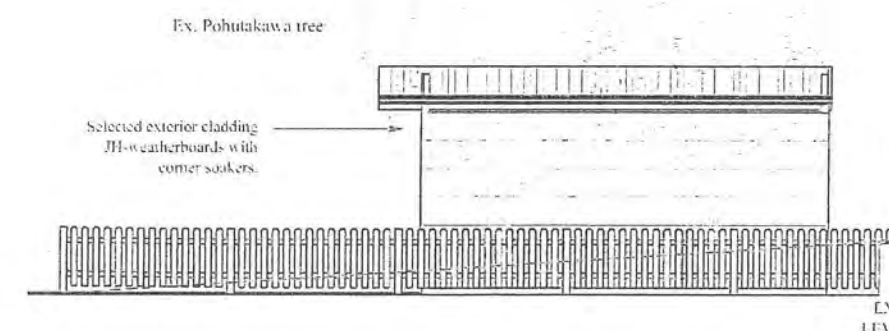
scale 1:50

Height to Boundary

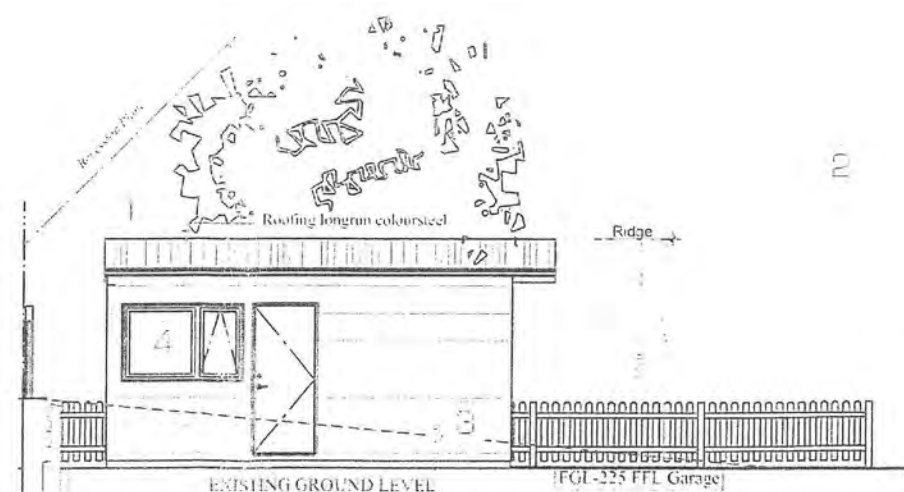


ELEVATION A

scale 1:100



ELEVATION B



ELEVATION C

scale 1:100

Height to Boundary

Schedule of Materials

1. Long coloursteel (10m x 10m) - 10m x 10m
2. Timber (10m x 10m) - 10m x 10m
3. Long coloursteel (10m x 10m) - 10m x 10m
4. Timber (10m x 10m) - 10m x 10m
5. Long coloursteel (10m x 10m) - 10m x 10m

Energy Efficient Homes

Client: HOWARD CROWTHER

Address:

27 WAIMEA ROAD

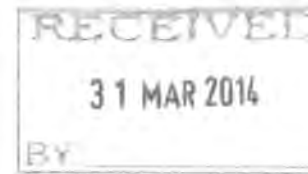
WAIMEA BEACH

FOUNDATION PLAN
ELEVATIONS
- Specifications

1401_Crowther_WaimeaRd_Waikanae	
Page 4	Rev 0
1401_Crowther_WaimeaRd_Waikanae	1401_Crowther_WaimeaRd_Waikanae
1401_Crowther_WaimeaRd_Waikanae	1401_Crowther_WaimeaRd_Waikanae

Mailey 65mm Downpipes connecting to 90mm stormwater grade piping connecting to new soak hole 0000 3

ELEVATION SCALE 1:75



BRACING KEY

QB400

QB600

Angle Brace

400mm Quin Brace

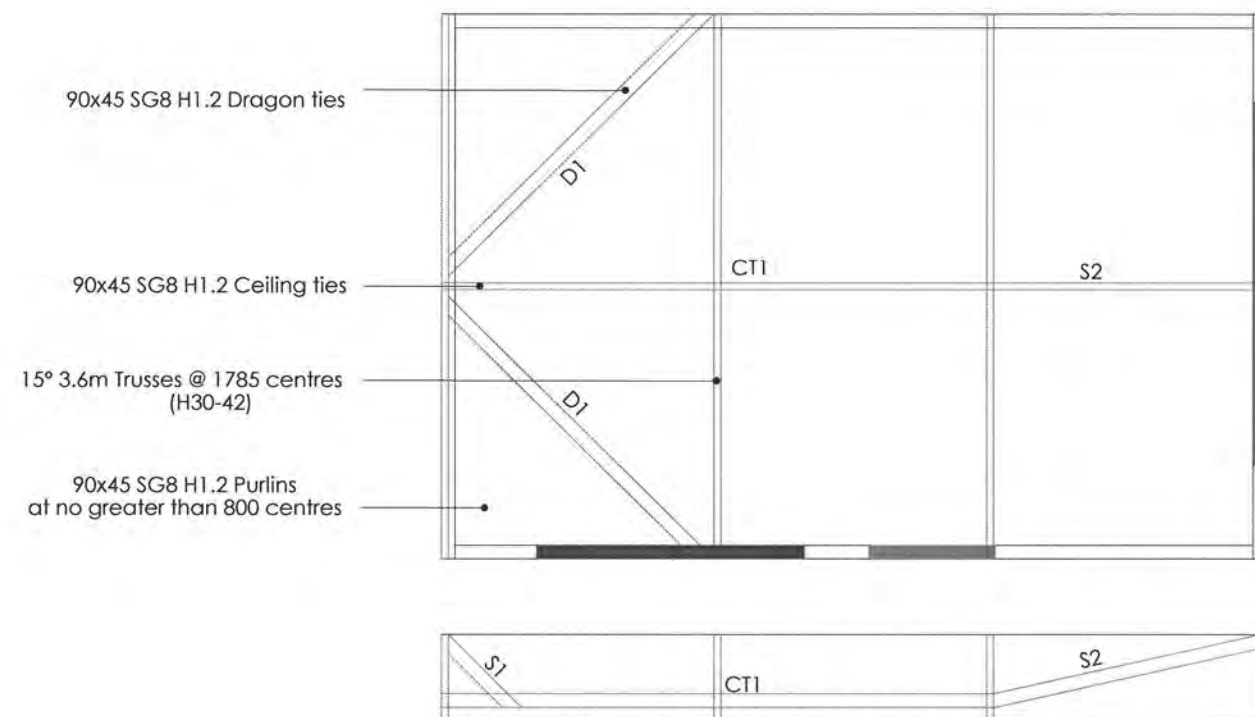
600mm Quin Brace

TIMBER SCHEDULE

STUDS: 90x45 SG8 H1.2 @ 600mm CENTRES
NOGS: 90x45 SG8 H1.2 @ 1200mm CENTRES
PLATES: 90x45 SG8 H1.2
TRUSSES: 90x45 H1.2 GRADE AS PER TRUSS SPECIFICATIONS
PURLINS: 90x45 SG8 H1.2 @ 800mm MAX

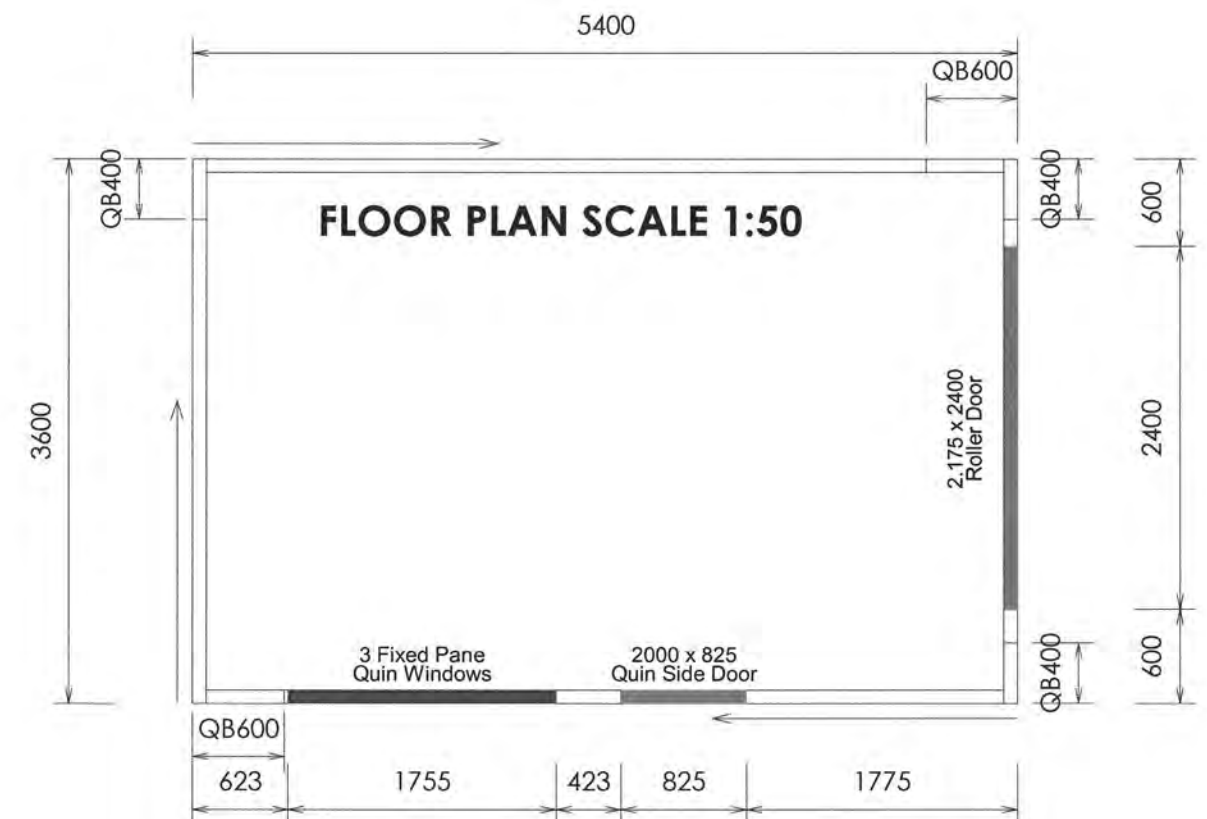
CLADDING SPECIFICS

COLOURSTEEL ZMX CORRUGATED ROOFING IRON
COLOURSTEEL ZMX Q-CLADEXTERIOR CLADDING
PVC SPOUTING WITH
65mm PVC DOWNPIPES



ROOF PLAN SCALE 1:50
STRUT/CEILING TIE CROSS SECTION

Elevation Key



Job Title :

27 WAIMEA ROAD, WAIKANAE

Sheet Title :

GROWTH

Date : 11-03-2014

Designed :

Checked :

Scale : 1:100 @ A3

Drawn :

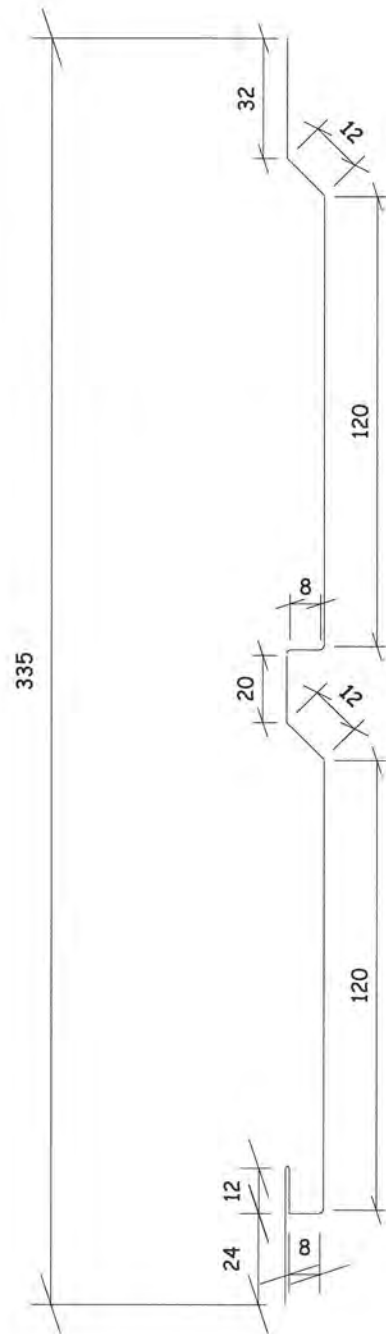
Certified :

Drawing Number :

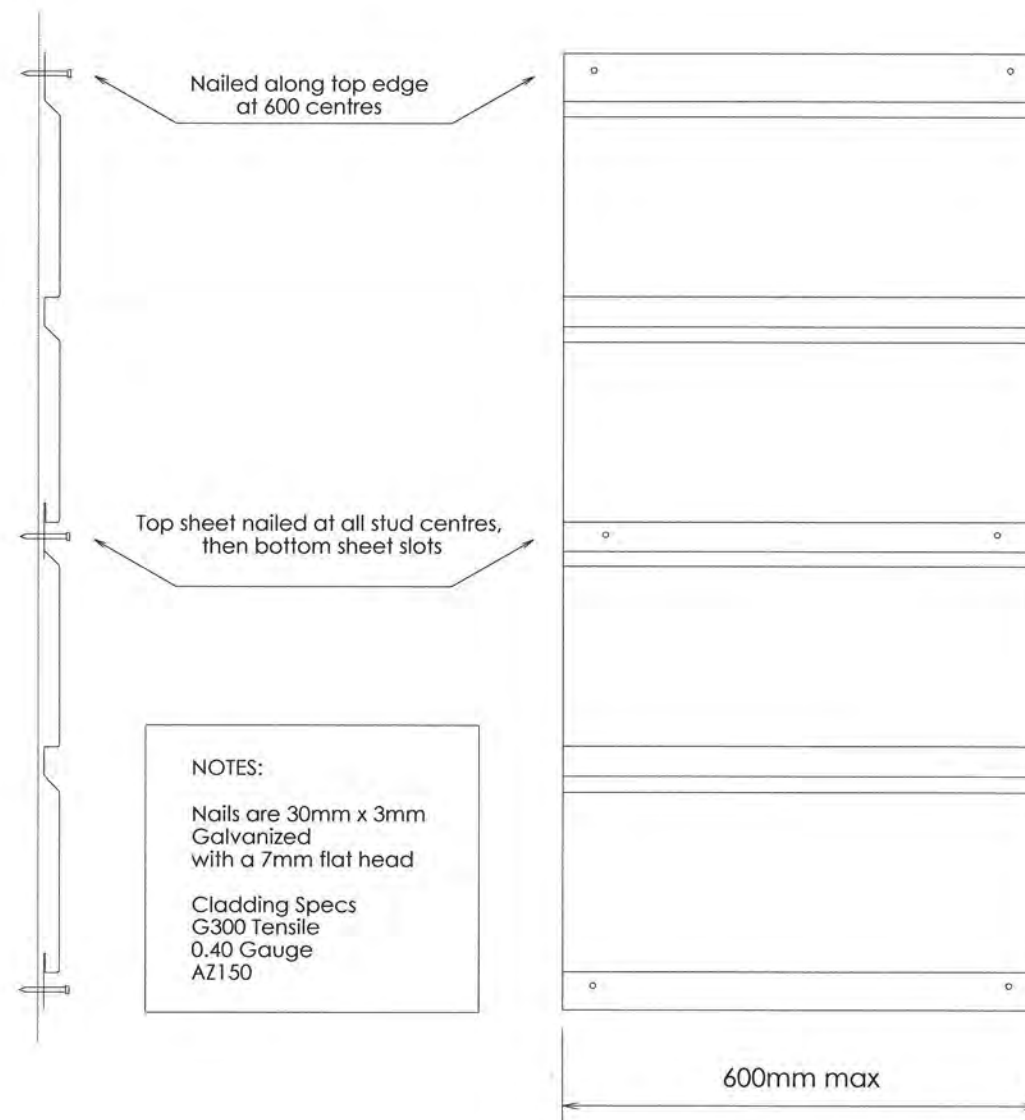
1/1

0000 4

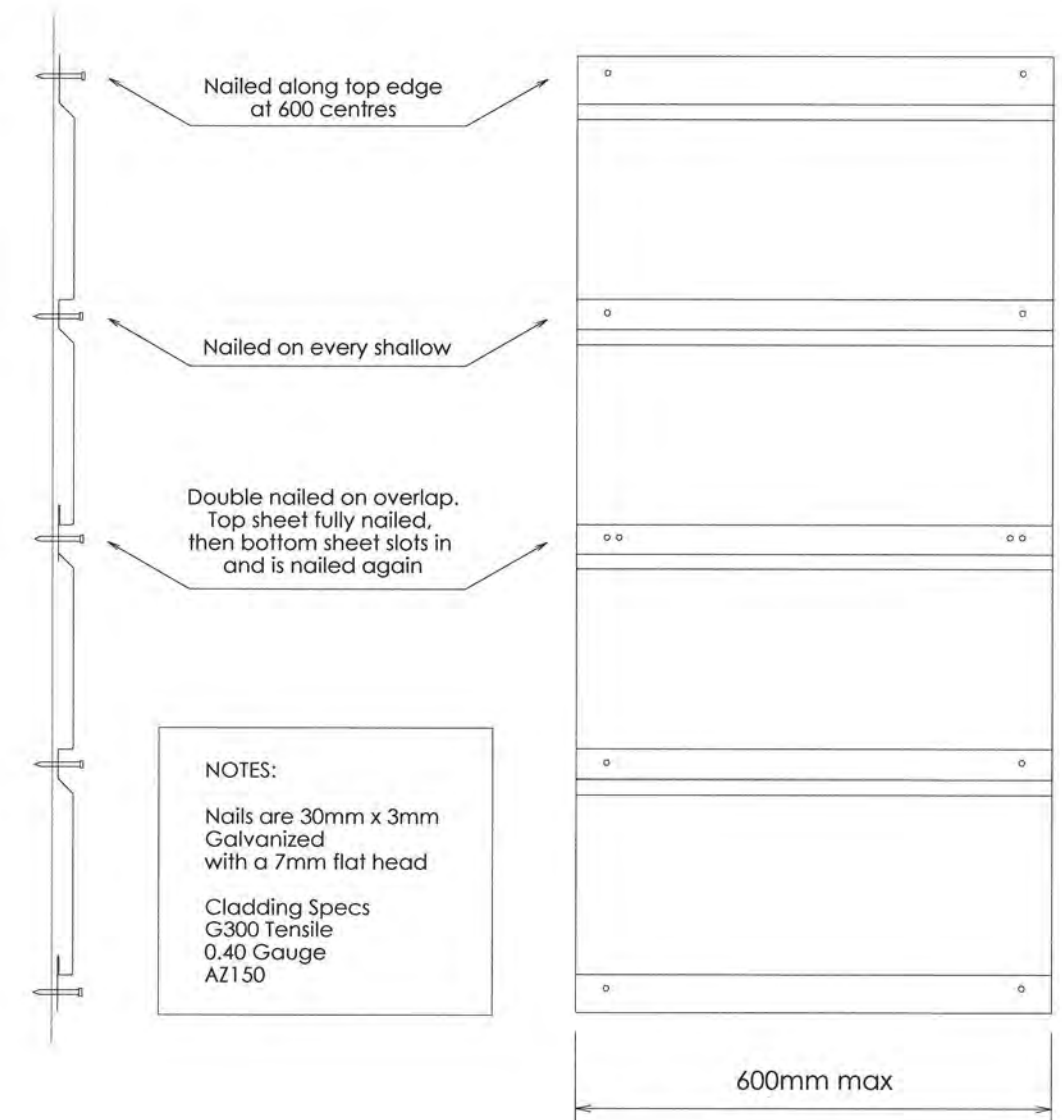
RECEIVED
31 MAR 2014
BY: _____



CLADDING PROFILE (NTS)



TYPICAL NAILING (NTS)



SHORT WALL NAILING (NTS)



20 Coventry Street
PO Box 1087
LEVIN 5540, NEW ZEALAND

0800 QUIN BUILDINGS
(0800 784 628)

Job Title :

Cladding Details

Sheet Title :

CLADDING FIXING

Date : 01/01/2009

Designed :

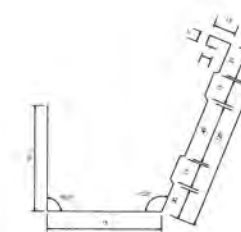
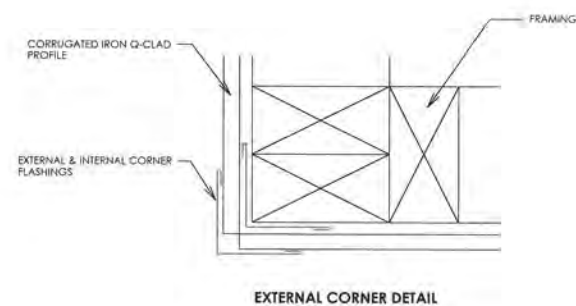
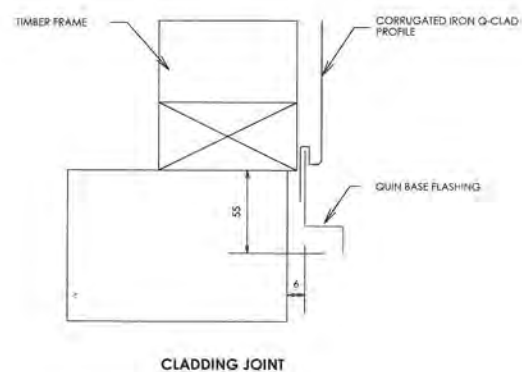
Checked :

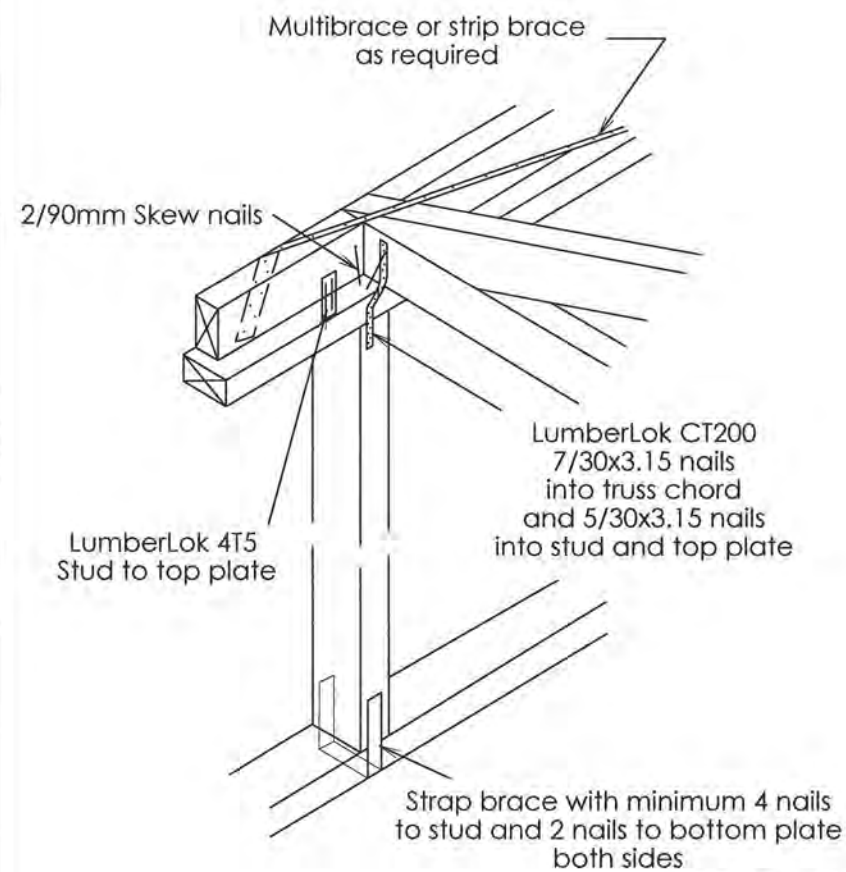
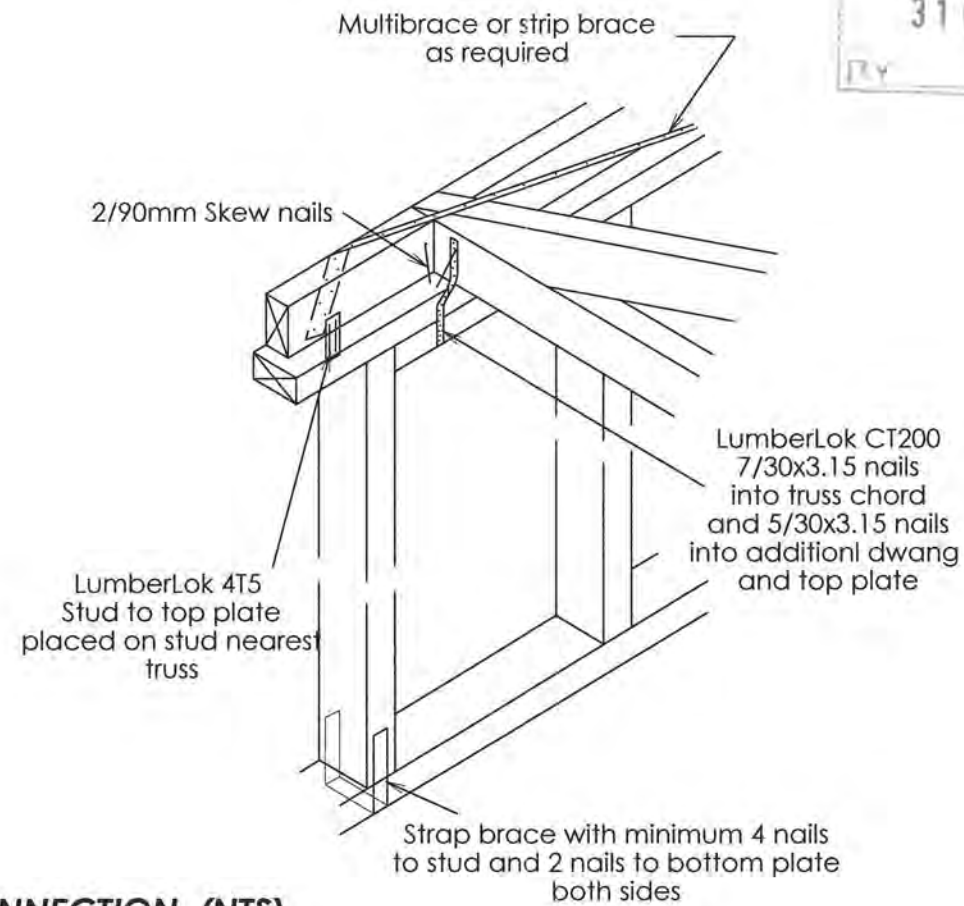
Scale :

Drawn :

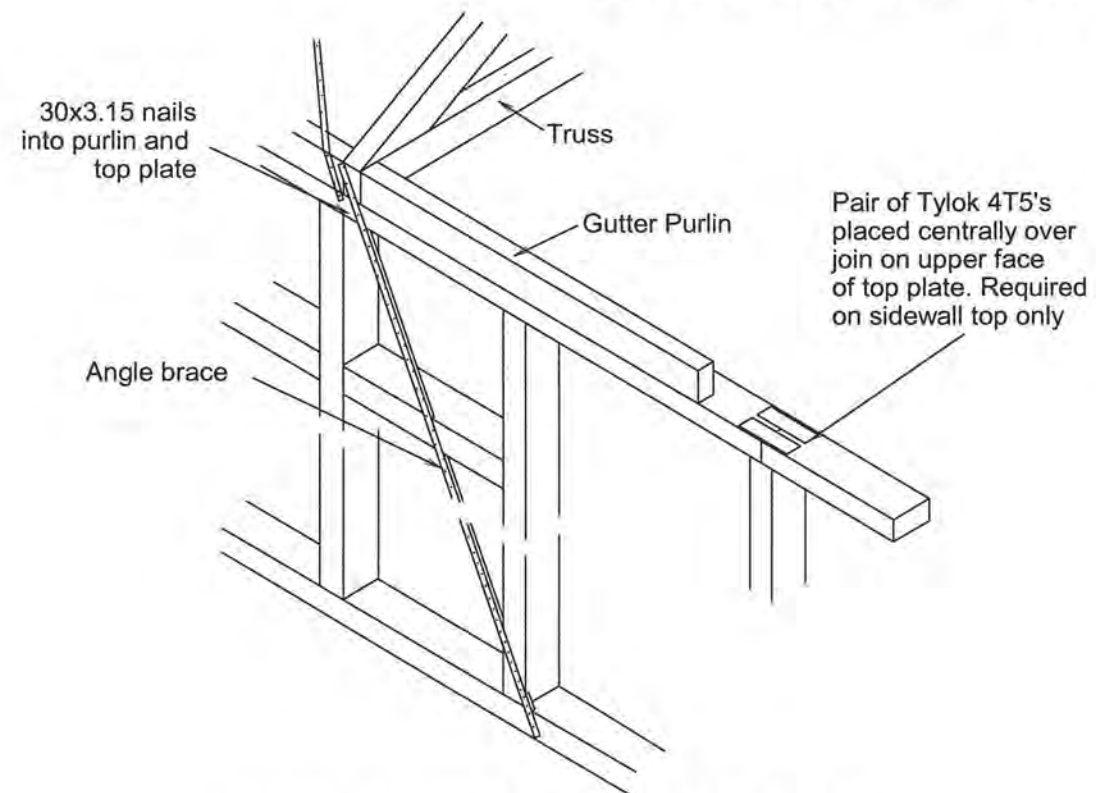
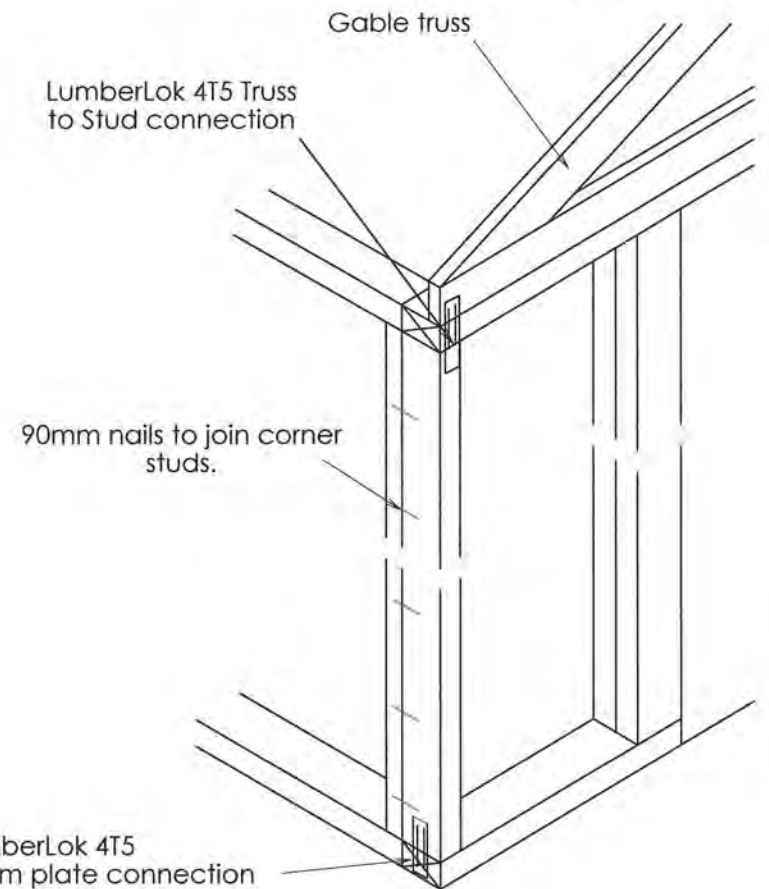
Certified :

Drawing Number :

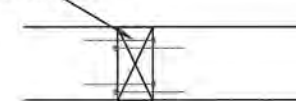


**TRUSS / WALL CONNECTION (NTS)**

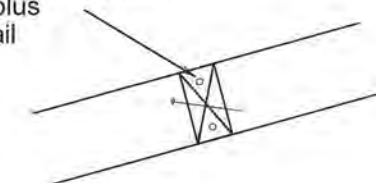
LumberLok 4T5
Stud to bottom plate connection
*note not required if a Quin Brace is
fitted to the short panel

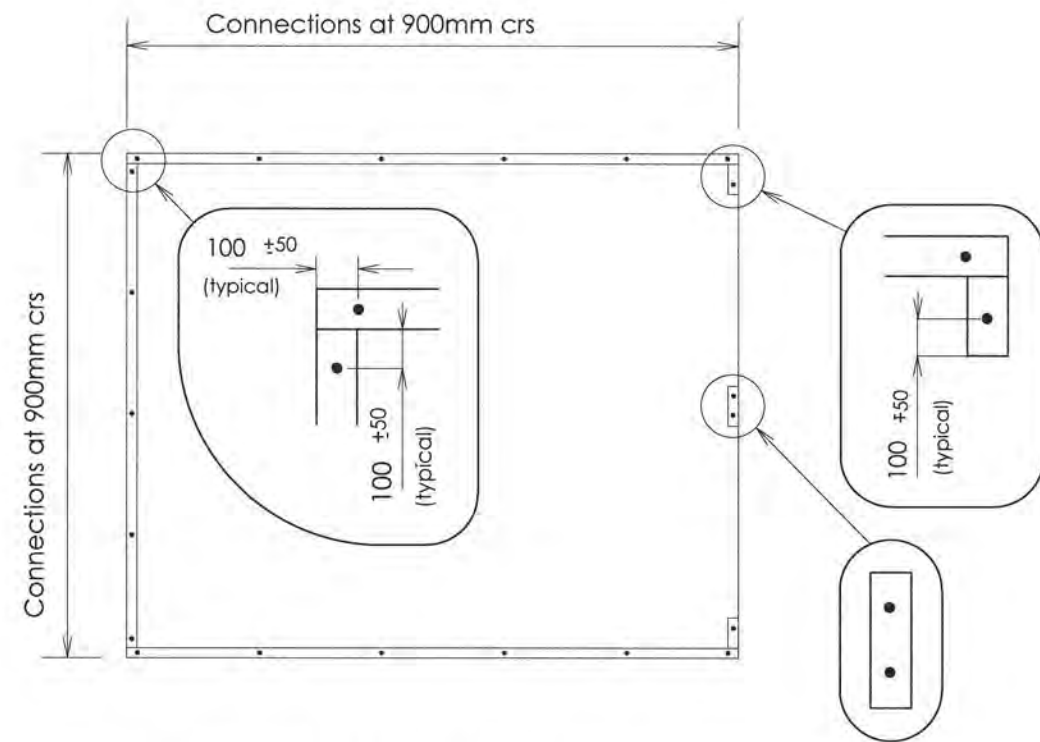
GABLE TRUSS / WALL CONNECTION (NTS)**WALL / WALL CONNECTION (NTS)**

2 x 90mm nails scewed through the
purlin from either direction

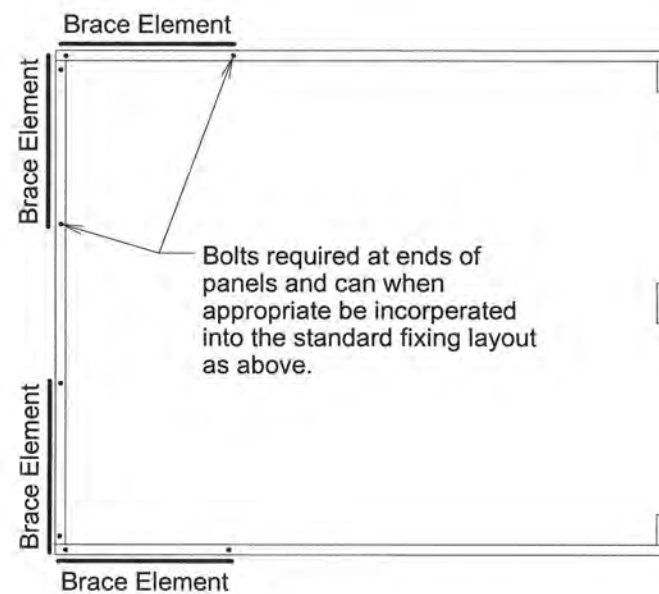


2 x 90mm nails into end of purlin
through the truss plus
1 x 90mm skew nail

**PURLIN CONNECTIONS (NTS)**

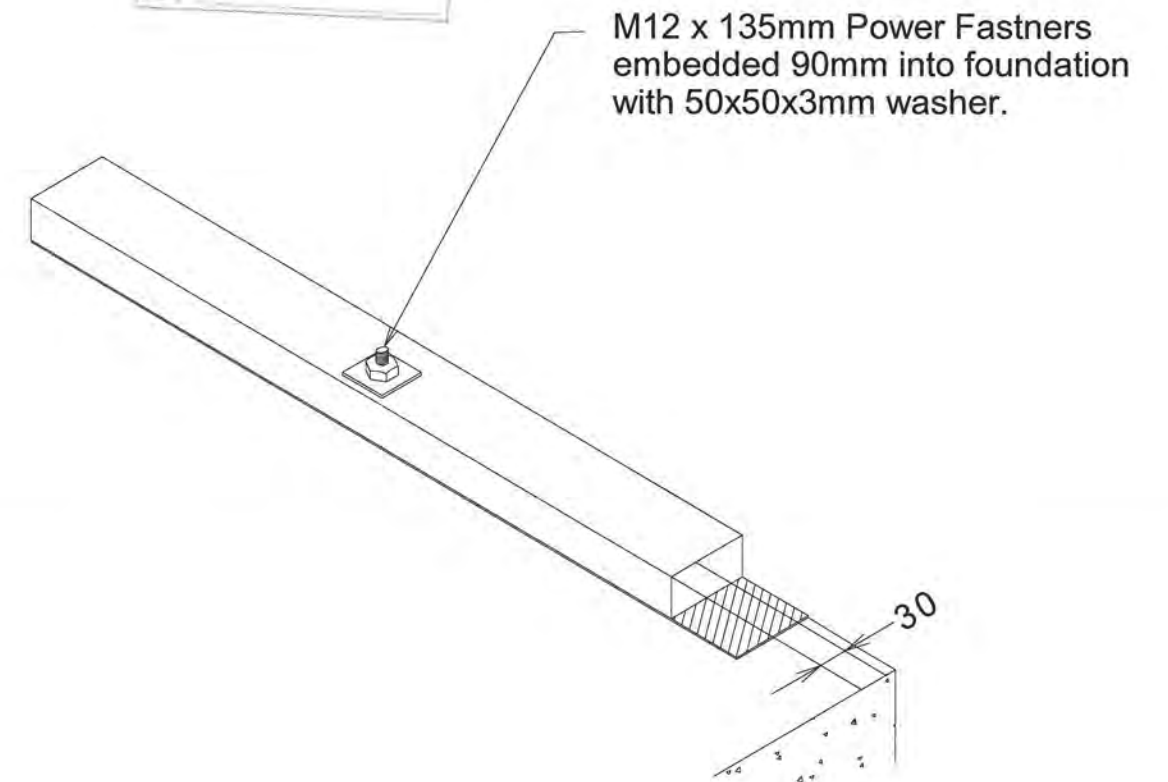


BOTTOM PLATE FIXING CENTRES (NTS)



BOTTOM PLATE FIXING AT BRACE ELEMENTS (NTS)

RECEIVED
31 MAR 2014
BY



MaxTruss Span or Building Width of 9m in all wind zones

BOTTOM PLATE / FOUNDATION CONNECTION (NTS)

DETAILS ARE INDICATIVE ONLY, PLEASE REFER TO BRACING LAYOUT PLAN FOR LOCATION OF BRACING FOR THE PROPOSED CONSTRUCTION

residential | commercial | industrial



000010

Building Code Clause(s) B1

PRODUCER STATEMENT – PS1 – DESIGN

(Guidance notes on the use of this form are printed on the reverse side*)

ISSUED BY: PRYOR CONSULTANTS
(Design Firm)

TO: RUIN BUILDINGS
(Owner/Developer)

TO BE SUPPLIED TO: Kapiti Coast District Council
(Building Consent Authority)

IN RESPECT OF: STD FOOTING / SLAB DETAILS FOR NON HABITABLE BUILDINGS
(Description of Building Work)

AT: 27 Waimea Road, Waikanae
(Address)

LOT 144 DP 7203 SO

We have been engaged by the owner/developer referred to above to provide STRUCTURAL DESIGN services in respect of the requirements of Clause(s) B1/VM4 of the Building Code for

☐ All or ☒ Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

☐ Compliance Documents issued by Department of Building & Housing CALCULATIONS REF: 07-602
(verification method / acceptable solution)

☐ Alternative solution as per the attached schedule

The proposed building work covered by this producer statement is described on the drawings titled STANDARD FOOTING / SLAB DETAILS FOR RUIN BUILDING and numbered 07-602 SHTS 51 & 51A together with the specification, and other documents set out in the schedule attached to this statement.

In behalf of the Design Firm, and subject to: CLEARED NATURAL GROUND WITH SOIL BEARING CAPACITY GREATER THAN 150 kPa
(i) Site verification of the following design assumptions
(ii) All proprietary products meeting their performance specification requirements: (12 75 kPa ULS OR 50 kPa WSD.)

I believe on reasonable grounds the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code.

I, ANTHONY PRYOR am: ☒ CPEng 252145 #
(Name of Design Professional)

☐ Reg Arch #

I am a Member of: ☒ IPENZ ☐ NZIA and hold the following qualifications: BE (HONS) MIPENZ, CPENG

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*. The Design Firm is a member of ACENZ ☐ YES ☒ NO

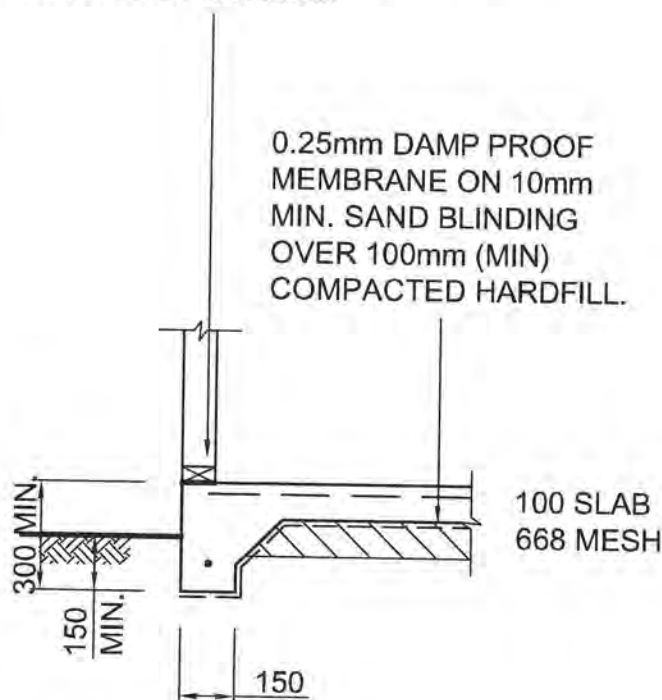
SIGNED BY ANTHONY PRYOR ON BEHALF OF PRYOR CONSULTANTS
(Design Firm)

Date: 15/05/13 (signature)

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000*.

This form is to accompany Form 2 of the Building (Forms) Regulations 2004 for the application of a Building Consent.

MALTHOID UNDER BOTTOM PLATE
WITH WALL FRAMING AND FIXING
DETAILS BY OTHERS.



D12 WITH 75mm
BTM / SIDE COVER



STANDARD FOOTING AND SLAB
DETAILS FOR QUIN GARAGES.
(NON-HABITABLE)

DESIGN ASSUMPTIONS

- 1) DESIGN APPLIES TO UNINHABITED LIGHT WEIGHT BUILDINGS (IMPORTANCE LEVEL 1 AS PER AS/NZS 1170). MAXIMUM ROOF SPAN 9m. MAXIMUM STUD HEIGHT 2.7m.
- 2) FOOTINGS ARE TO PENETRATE CLEARED NATURAL GROUND WITH A SOIL BEARING CAPACITY GREATER THAN 150kPa (75kPa ULS OR 50 kPa WORKING STRESS). REFER TO ENGINEER FOR SPECIFIC DESIGN OF FOUNDATIONS FOR OTHER SOIL CONDITIONS.
- 3) COMPACTED HARDFILL TO BE PLACED ON CLEARED NATURAL GROUND AS ABOVE (CLEARED GROUND TO BE AS DEFINED BY NZS3604).
- 4) REQUIREMENTS FOR SLABS:
 - 100mm THICK (MINIMUM)
 - 18m MAXIMUM PLAN DIMENSION
 - 668 MESH REINFORCING (30mm TOP COVER)
 - SAWCUTS AT 5m CRS MAX.
- 5) DESIGN APPLIES FOR EXPANSIVE SOIL SITE CLASSIFICATION 'S' ONLY. REFER TO ENGINEER FOR SPECIFIC DESIGN OF FOUNDATIONS AND SLAB FOR ALL OTHER SITE CLASSIFICATIONS.
- 6) MINIMUM CONCRETE STRENGTHS AT 28 DAYS IS DEPENDANT ON EXPOSURE ZONE AS CLASSIFIED IN NZS3604:2011:
 - ZONE B 17.5 MPa
 - ZONE C 20.0 MPa
 - ZONE D 25.0 MPa

REVISION B
(06/11/2012)

STANDARD FOOTING / SLAB DETAILS FOR
(2.7m MAX. STUD HEIGHT)
QUIN BUILDINGS

REF:

07-602

SHEET:

S1A

p 09 5333 600 | f 09 5333 601
po box 38 144 . howick | auckland
level 1/87 picton st . howick | auckland
w pryor.co.nz | e enquiry@pryor.co.nz

pryorconsultants
structural & civil engineers

000011



SILVESTER/CLARK
CONSULTING ENGINEERS

cnr Wadding & Ranginui Streets
PO Box 1048, Palmerston North 4440
New Zealand

64 6 356 1088

pnoffice@silvesterclark.co.nz

www.silvesterclark.co.nz

Job No: 16700

PRODUCER STATEMENT – DESIGN

ISSUED BY: Silvester Clark Ltd
TO BE SUPPLIED TO: Kapiti Coast District Council
IN RESPECT OF: Quin Buildings
Quin Bracing System 10107

AT: 27 Waimea Road, Waikanae

Lot 44DP 7208

Silvester Clark Ltd has been engaged by Quin Buildings to provide structural engineering design and documentation services in respect of the requirements of clauses B1 of the Building Code for the garage bracing system. The design has been prepared in accordance with acceptable solution B1/AS1- NZS 3604:2011 and verification method B1/VM1 of the compliance documents issued by the Department of Building & Housing. The proposed work covered by this producer statement is described on the spreadsheet calculations titled Quin Bracing System 10107:Feb 2012, volumes 2.4m Stud, 2.7m Stud and 3.0m Stud.

On behalf of Silvester Clark Ltd, and subject to all proprietary products meeting their performance specification requirements, **I believe that on reasonable grounds** the bracing system, if constructed in accordance with the design tables, will comply with the relevant provisions of the Building Code.

I Peter F. Clark CPEng (# 30218) am a member of IPENZ and hold the following qualifications BE, MIPENZ, CPEng. Silvester Clark Ltd holds a current policy of Professional Indemnity Insurance no less than \$200,000. Silvester Clark Ltd is also a member of ACENZ.

Signed by: Peter F. Clark on behalf of: SILVESTER CLARK LTD

Date: 2 December 2013

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the design firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000.

Bracing Report

Building Type
Bracing Demand Along
Bracing Demand Across
EQ Bracing Demand
Wind Speed
Roof Pitch

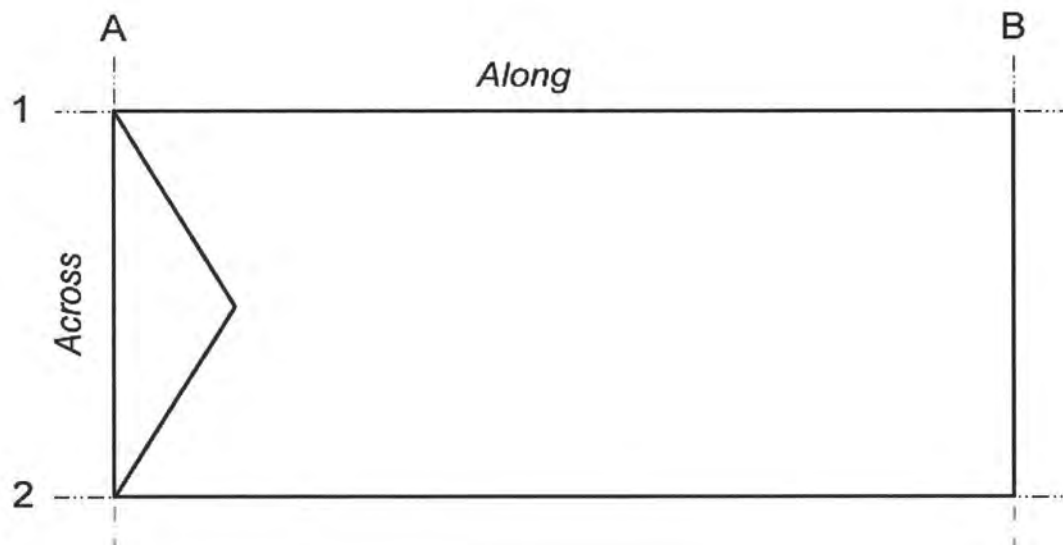
Building Type 10 3.6 x 5.4
145
190
175
High
15°

Brace Line A (across front)	BU per Brace	QTY	Total
400mm Quin Brace	57	2	114
Sub total			114

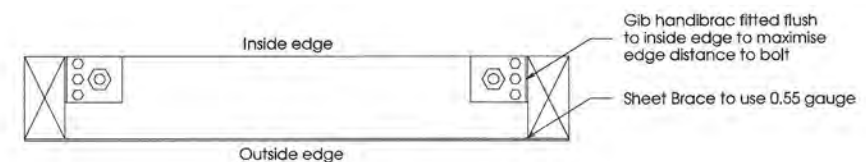
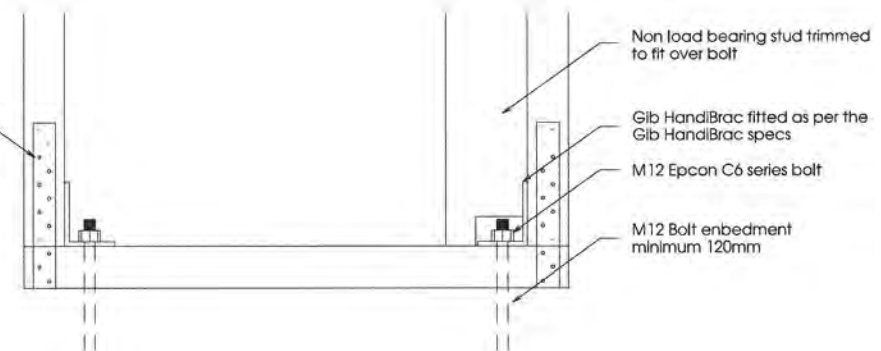
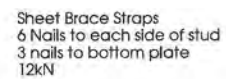
Brace Line B (across back)	BU per Brace	QTY	Total
1 x Angle Brace	59	1	59
400mm Quin Brace	57	1	57
Sub total			116
Total Required			190
Total Across		Pass	230

Brace Line 1 (along left)	BU per Brace	QTY	Total
1 x Angle Brace	59	1	59
600mm Quin Brace	86	1	86
Sub Total			145

Brace Line 2 (along right)	BU per Brace	QTY	Total
1 x Angle Brace	59	1	59
600mm Quin Brace	86	1	86
Sub Total			145
Total Required			175
Total Along		Pass	290



Top and bottom plates to be nailed at no greater than 75mm centres



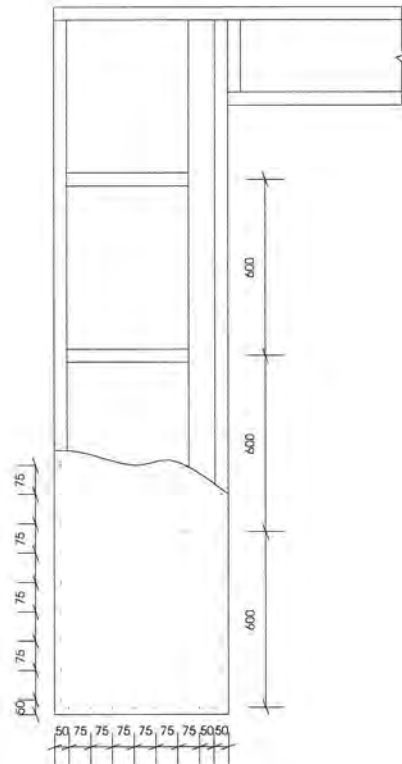
400 Panel Brace
Bottom Plate Fixing Detail

Installation notes:

Nogs to be setout at MAX 600mm centres
Corners are to be nailed 50mm from the edge

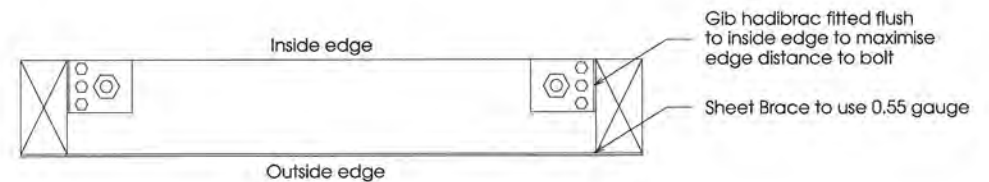
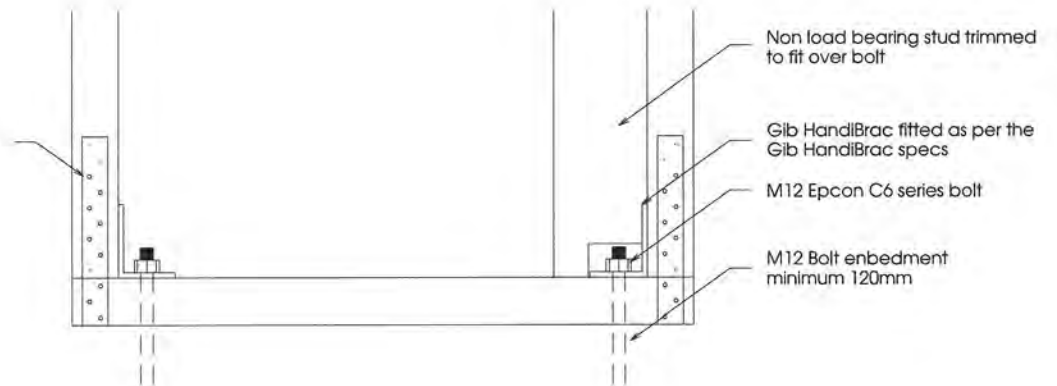
Nogs and sides to be nailed
at no greater than 100mm centres

Top and bottom plates to be nailed at
no greater than 75mm centres



600mm

Sheet Brace Straps
6 Nails to each side of stud
3 nails to bottom plate
12kN



600mm Panel Brace
Bottom Plate Fixing Detail

Job Title :

Quin Sheet Brace

Sheet Title :

QB600 2.4 stud

Drawing Number :

Date :	Designed :	Checked :
Scale :	Drawn :	Certified :

2.4m stud Roof Bracing Schedule

design no.	width	depth	door width	door units	space available
1	3	4.8	2.4	1	0.3
2	3	5.4	2.4	1	0.3
3	3	6	2.4	1	0.3
4	3	6.6	2.4	1	0.3
5	3	7.2	2.4	1	0.3
6	3	7.8	2.4	1	0.3
7	3	8.4	2.4	1	0.3
8	3	9	2.4	1	0.3
9	3.6	4.8	2.4	1	0.6
10	3.6	5.4	2.4	1	0.6
11	3.6	6	2.4	1	0.6
12	3.6	6.6	2.4	1	0.6
13	3.6	7.2	2.4	1	0.6
14	3.6	7.8	2.4	1	0.6
15	3.6	8.4	2.4	1	0.6
16	3.6	9	2.4	1	0.6
17	4.2	4.8	2.4	1	0.9
18	4.2	5.4	2.4	1	0.9
19	4.2	6	2.4	1	0.9
20	4.2	6.6	2.4	1	0.9
21	4.2	7.2	2.4	1	0.9
22	4.2	7.8	2.4	1	0.9
23	4.2	8.4	2.4	1	0.9
24	4.2	9	2.4	1	0.9
25	4.8	4.8	2.4	1	1.2
26	4.8	5.4	2.4	1	1.2
27	4.8	6	2.4	1	1.2
28	4.8	6.6	2.4	1	1.2
29	4.8	7.2	2.4	1	1.2
30	4.8	7.8	2.4	1	1.2
31	4.8	8.4	2.4	1	1.2
32	4.8	9	2.4	1	1.2
33	5.4	4.8	2.4	1	1.5
34	5.4	5.4	2.4	1	1.5
35	5.4	6	2.4	1	1.5
36	5.4	6.6	2.4	1	1.5
37	5.4	7.2	2.4	1	1.5
38	5.4	7.8	2.4	1	1.5
39	5.4	8.4	2.4	1	1.5
40	5.4	9	2.4	1	1.5

Low	Medium	High	Very High	Extra High
Dragon Ties	Dragon Ties	Dragon Ties	Dragon Ties	Dragon Ties
Multi Brace - 8 x 3.15 dia nails	Multi Brace - 8 x 3.15 dia nails	Multi Brace - 11 x 3.15 dia nails	2 Strip Brace - 5 x 3.15 dia nails	2 Strip Brace - 5 x 3.15 dia nails
Multi Brace - 8 x 3.15 dia nails	Multi Brace - 11 x 3.15 dia nails	2 Strip Brace - 5 x 3.15 dia nails	2 Strip Brace - 5 x 3.15 dia nails	2 Multi Brace - 8 x 3.15 dia nails
Multi Brace - 8 x 3.15 dia nails	Multi Brace - 11 x 3.15 dia nails	2 Strip Brace - 5 x 3.15 dia nails	2 Multi Brace - 8 x 3.15 dia nails	2 Multi Brace - 8 x 3.15 dia nails
Multi Brace - 11 x 3.15 dia nails	2 Strip Brace - 5 x 3.15 dia nails	2 Strip Brace - 5 x 3.15 dia nails	2 Multi Brace - 8 x 3.15 dia nails	2 Multi Brace - 8 x 3.15 dia nails
Dragon Ties	Dragon Ties	Dragon Ties	Dragon Ties	Dragon Ties
Strip Brace - 5 x 3.15 dia nails	Multi Brace - 8 x 3.15 dia nails	Multi Brace - 11 x 3.15 dia nails	2 Strip Brace - 5 x 3.15 dia nails	2 Strip Brace - 5 x 3.15 dia nails
Multi Brace - 8 x 3.15 dia nails	Multi Brace - 8 x 3.15 dia nails	2 Strip Brace - 5 x 3.15 dia nails	2 Strip Brace - 5 x 3.15 dia nails	2 Multi Brace - 8 x 3.15 dia nails
Multi Brace - 8 x 3.15 dia nails	Multi Brace - 11 x 3.15 dia nails	2 Strip Brace - 5 x 3.15 dia nails	2 Strip Brace - 5 x 3.15 dia nails	2 Multi Brace - 8 x 3.15 dia nails
Multi Brace - 11 x 3.15 dia nails	2 Strip Brace - 5 x 3.15 dia nails	2 Strip Brace - 5 x 3.15 dia nails	2 Multi Brace - 8 x 3.15 dia nails	2 Multi Brace - 8 x 3.15 dia nails
Dragon Ties	Dragon Ties	Dragon Ties	Dragon Ties	Dragon Ties
Multi Brace - 8 x 3.15 dia nails	Multi Brace - 8 x 3.15 dia nails	Multi Brace - 11 x 3.15 dia nails	2 Strip Brace - 5 x 3.15 dia nails	2 Strip Brace - 5 x 3.15 dia nails
Multi Brace - 8 x 3.15 dia nails	Multi Brace - 8 x 3.15 dia nails	2 Strip Brace - 5 x 3.15 dia nails	2 Strip Brace - 5 x 3.15 dia nails	2 Multi Brace - 8 x 3.15 dia nails
Multi Brace - 8 x 3.15 dia nails	Multi Brace - 11 x 3.15 dia nails	2 Strip Brace - 5 x 3.15 dia nails	2 Strip Brace - 5 x 3.15 dia nails	2 Multi Brace - 8 x 3.15 dia nails
Dragon Ties	Dragon Ties	Dragon Ties	Dragon Ties	Dragon Ties
Strip Brace - 5 x 3.15 dia nails	Multi Brace - 8 x 3.15 dia nails	Multi Brace - 11 x 3.15 dia nails	2 Strip Brace - 5 x 3.15 dia nails	2 Strip Brace - 5 x 3.15 dia nails
Multi Brace - 8 x 3.15 dia nails	Multi Brace - 8 x 3.15 dia nails	2 Strip Brace - 5 x 3.15 dia nails	2 Strip Brace - 5 x 3.15 dia nails	2 Multi Brace - 8 x 3.15 dia nails
Multi Brace - 8 x 3.15 dia nails	Multi Brace - 11 x 3.15 dia nails	2 Strip Brace - 5 x 3.15 dia nails	2 Strip Brace - 5 x 3.15 dia nails	2 Multi Brace - 8 x 3.15 dia nails
Dragon Ties	Dragon Ties	Dragon Ties	Dragon Ties	Dragon Ties
Strip Brace - 5 x 3.15 dia nails	Multi Brace - 8 x 3.15 dia nails	Multi Brace - 11 x 3.15 dia nails	Multi Brace - 11 x 3.15 dia nails	2 Strip Brace - 5 x 3.15 dia nails
Strip Brace - 5 x 3.15 dia nails	Multi Brace - 8 x 3.15 dia nails	Multi Brace - 11 x 3.15 dia nails	2 Strip Brace - 5 x 3.15 dia nails	2 Multi Brace - 8 x 3.15 dia nails
Multi Brace - 8 x 3.15 dia nails	Multi Brace - 8 x 3.15 dia nails	Multi Brace - 11 x 3.15 dia nails	2 Strip Brace - 5 x 3.15 dia nails	2 Multi Brace - 8 x 3.15 dia nails

Job No.:

16700

Job

Quin Bracing System 10107

Date:

Feb-12

BRACING DEMANDS FOR HIGH WIND (Importance level 2 Structures)

design no.	width	depth	door width	door units	space available
1	3	4.8	2.4	1	0.3
2	3	5.4	2.4	1	0.3
3	3	6	2.4	1	0.3
4	3	6.6	2.4	1	0.3
5	3	7.2	2.4	1	0.3
6	3	7.8	2.4	1	0.3
7	3	8.4	2.4	1	0.3
8	3	9	2.4	1	0.3
9	3.6	4.8	2.4	1	0.6
10	3.6	5.4	2.4	1	0.6
11	3.6	6	2.4	1	0.6
12	3.6	6.6	2.4	1	0.6
13	3.6	7.2	2.4	1	0.6
14	3.6	7.8	2.4	1	0.6
15	3.6	8.4	2.4	1	0.6
16	3.6	9	2.4	1	0.6
17	4.2	4.8	2.4	1	0.9
18	4.2	5.4	2.4	1	0.9
19	4.2	6	2.4	1	0.9
20	4.2	6.6	2.4	1	0.9
21	4.2	7.2	2.4	1	0.9
22	4.2	7.8	2.4	1	0.9
23	4.2	8.4	2.4	1	0.9
24	4.2	9	2.4	1	0.9
25	4.8	4.8	2.4	1	1.2
26	4.8	5.4	2.4	1	1.2
27	4.8	6	2.4	1	1.2
28	4.8	6.6	2.4	1	1.2
29	4.8	7.2	2.4	1	1.2
30	4.8	7.8	2.4	1	1.2
31	4.8	8.4	2.4	1	1.2
32	4.8	9	2.4	1	1.2
33	5.4	4.8	2.4	1	1.5
34	5.4	5.4	2.4	1	1.5
35	5.4	6	2.4	1	1.5
36	5.4	6.6	2.4	1	1.5
37	5.4	7.2	2.4	1	1.5
38	5.4	7.8	2.4	1	1.5
39	5.4	8.4	2.4	1	1.5
40	5.4	9	2.4	1	1.5
41	6	4.8	2.4	1	1.8
42	6	5.4	2.4	1	1.8
43	6	6	2.4	1	1.8
44	6	6.6	2.4	1	1.8
45	6	7.2	2.4	1	1.8
46	6	7.8	2.4	1	1.8
47	6	8.4	2.4	1	1.8
48	6	9	2.4	1	1.8
49	6.6	5.4	2.4	2	0.6
50	6.6	6	2.4	2	0.6
51	6.6	6.6	2.4	2	0.6
52	6.6	7.2	2.4	2	0.6
53	6.6	7.8	2.4	2	0.6
54	6.6	8.4	2.4	2	0.6
55	6.6	9	2.4	2	0.6
56	7.2	6	2.4	2	0.8
57	7.2	6.6	2.4	2	0.8
58	7.2	7.2	2.4	2	0.8
59	7.2	7.8	2.4	2	0.8
60	7.2	8.4	2.4	2	0.8
61	7.2	9	2.4	2	0.8
62	9	6	2.4	2	1.4
63	9	7.2	2.4	2	1.4
64	9	9	2.4	2	1.4
65	9	9.6	2.4	2	1.4
66	9	10.2	2.4	2	1.4
67	9	10.8	2.4	2	1.4
68	9	11.4	2.4	2	1.4
69	9	12	2.4	2	1.4

wind		EQ
ACROSS	ALONG	ALONG/ across
2.4 stud		
166	117	130
187	117	146
207	117	162
228	117	178
249	117	194
270	117	211
290	117	227
311	117	243
169	145	156
190	145	175
211	145	194
232	145	214
253	145	233
274	145	253
295	145	272
316	145	292
171	173	181
192	173	204
214	173	227
235	173	249
257	173	272
278	173	295
299	173	318
321	173	340
174	204	207
195	204	233
217	204	259
239	204	285
260	204	311
282	204	337
304	204	363
326	204	389
176	235	233
198	235	262
220	235	292
242	235	321
264	235	350
286	235	379
308	235	408
330	235	437
180	268	259
203	268	292
225	268	324
248	268	356
270	268	389
293	268	421
315	268	454
338	268	486
210	268	321
233	268	356
257	268	392
280	268	428
303	268	463
327	268	499
350	268	535
241	338	389
266	338	428
290	338	467
314	338	505
338	338	544
362	338	583
266	452	486
319	452	583
398	452	729
425	452	778
452	452	826
478	452	875
505	452	923
531	452	972

wind		EQ
ACROSS	ALONG	ALONG/ across
2.7 stud		
185	130	130
208	130	146
231	130	162
255	130	178
278	130	194
301	130	211
324	130	227
347	130	243
188	160	156
211	160	175
235	160	194
258	160	214
282	160	233
305	160	253
328	160	272
352	160	292
190	191	181
214	191	204
238	191	227
262	191	249
285	191	272
309	191	295
333	191	318
357	191	340
193	224	207
217	224	233
241	224	259
265	224	285
289	224	311
313	224	337
337	224	363
362	224	389
195	258	233
220	258	262
244	258	292
269	258	321
293	258	350
318	258	379
342	258	408
366	258	437
198	293	259
223	293	292
247	293	324
272	293	356
297	293	389
322	293	421
346	293	454
371	293	486
227	293	321
252	293	356
277	293	392
302	293	428
327	293	463
352	293	499
378	293	535
260	368	389
286	368	428
312	368	467
338	368	505
364	368	544
390	368	583
284	490	486
341	490	583
426	490	729
454	490	778
483	490	826
511	490	875
540	490	923
568	490	972

wind		EQ
ACROSS	ALONG	ALONG/ across
3.0 stud		
223	146	130
251	146	146
279	146	162
307	146	178
335	146	194
363	146	211
390	146	227
418	146	243
228	181	156
256	181	175
285	181	194
313	181	214
341	181	233
370	181	253
398	181	272
427	181	292
232	217	181
261	217	204
290	217	227
319	217	249
348	217	272
377	217	295
406	217	318
435	217	340
237	255	207
266	255	233
296	255	259
325	255	285
355	255	311
384	255	337
414	255	363
444	255	389
241	294	233
271	294	262
301	294	292
331	294	321
362	294	350
392	294	379
422	294	408
452	294	437
246	335	259
276	335	292
307	335	324
338	335	356
368	335	389
399	335	421
430	335	454
460	335	486
281	335	321
313	335	356
344	335	392
375	335	428
406	335	463
438	335	499
469	335	535
318	422	389
350	422	428
382	422	467
414	422	505
445	422	544
477	422	583
335	565	486
402	565	583
502	565	729
536	565	778
569	565	826
603	565	875
636	565	923
670	565	972

Phone: 06-355 7649
Fax: 06-355 3193
Email: quins.pn@xtra.co.nz
Hawkes Bay
Phone: 06-870 0599
Fax: 06-870 0190
Email: quins.hb@xtra.co.nz

QUIN

ROOFING LTD & BUILDINGS

We're Strong on Construction, Selection & Customer Care

Levin Head Office and
Manufacturing Plant
20-30 Coventry Street
PO Box 1087, LEVIN
Phone: 06-367 9480
Fax: 06-367 0795
Email: quins.levin@xtra.co.nz
www.quinbuildings.co.nz

Dear Howard & Margaret Crowther

WARRANTY 27 Waimea Road, Waikanae on Job Number 6325

Date of Supply: 05.06.2014

Warranty Terms;

Colorcote ZR8 pre-painted metal products used for Residential Buildings will perform as follows.

1. Resistance to flaking, peeling and excessive fade. ZR8 10 years.

2. Will not perforate as a result of corrosion ZR8 15 years.

Colourcote products will inevitably weather, chalk and fade over time as a result of normal wear and tear.

If the product fails to perform as warranted we will, at our sole option, repair or replace the affected material.

Please note this warranty is subject to the following terms and conditions:

- This warranty will not apply to weathering, chalking or fading over time as a result of normal wear and tear.
- If inappropriate fastenings are used this warranty will not apply.
- Defects caused by faulty design, or method of manufacture of Residential Buildings are not covered by the warranty.
- We must be given the opportunity for inspection on site prior to any remedial action being offered or taken.
- Damage or corrosion resulting from the following are not covered by this warranty:

- 1) Damage sustained during storage, handling, or installation.
- 2) Damage sustained after installation.
- 3) Causes after the product has left our control.
- 4) Failure to remove debris leading to the accumulation of moisture retaining matter in gutters and downpipes.

Our liability under this warranty shall in all cases be limited to replacing or repairing the defective product as specified above excluding labour. Any repaired or replaced product will be covered by this warranty up to the unexpired portion of the warranty of the original product. Quin Roofing Ltd will not be liable for consequential loss or damage. All claims must be made promptly in writing and accompanied by the original warranty document. This warranty does not in any way affect the rights of a consumer under the Consumer Guarantees Act.

MINIMUM MAINTENANCE REQUIREMENTS - www.colorcote.co.nz

1. Washing of Naturally Unwashed Areas every 6 months -e.g - Wall Cladding.
2. Removal of Debris from gutters every 6 months.
3. Any noticeable buildup of salt deposits and/or other contaminants are removed when identified.
4. When considering overpainting, please consult with your local distributor to ensure correct procedures are undertaken.
5. Inspection of the roof, including fasteners, repair any damage every 6 months

Yours faithfully

Bruce Love

Bruce Love
Roofing Manager
Quin Roofing Ltd

For all roofing enquiries and sales contact our Levin factory on 0800 QUINS LEVIN - 0800 784 675

Manufacturers and suppliers in Zinalume and Coloursteel of:

Corrugate Mini Corrugate
Trimline Weatherboard
6 Rib Custom Flashings to 6.5m

Clearlite
Ridge
Barge
Nails

Screws
Building Papers
Netting
Sealfoam

Sectional Doors
Roller Doors
Tilta Doors
Automatic Openers

For all garage enquiries and sales contact our agent in your area on 0800 GARAGE - 0800 427 243



MiTek New Zealand Limited

Correspondence from: **AUCKLAND**
 40 Neales Road, East Tamaki 2013
 PO Box 58-014, Botany 2163
 Phone: 09-274 7109
 Fax: 09-274 7100

www.mitek.nz.co.nz

CHRISTCHURCH
 14 Pilkington Way, Wigram 8042
 PO Box 8387, Riccarton 8440
 Phone: 03-348 8691
 Fax: 03-348 0314

GANG-NAIL® LUMBERLOK® BOWMAC®

Producer Statement PS1- Design

ISSUED BY: MiTek New Zealand Limited
 TO: Quin Buildings Ltd
 TO BE SUPPLIED TO: Building Consent Authorities in New Zealand
 IN RESPECT OF: Standard Roof Truss Design with Cantilever for Roof Pitch 15°
 AT: Various Locations in NZ

MiTek New Zealand Limited has been engaged by Quin Buildings Ltd to provide engineering design services in respect of the requirements of Clause(s) B1, of the NZ Building Code for

☐ All

☒ Part only as specified – Standard Roof Truss Design with Cantilever for Roof Pitch 15°

of the proposed building work.

The design has been prepared in accordance with Compliance Documents and Verification Method B1/VM1 of the NZ Building Code and in accordance with sound and widely accepted engineering principles. The proposed building work covered by this producer statement is described on MiTek New Zealand Limited Standard Truss Design with Cantilever 20711 (15 degree Pitch) shop drawings numbered 20711P15, Truss Selection Table and Cantilever Detail 20711C15.

On behalf of **MiTek New Zealand Limited**, and subject to:

1. The verification of the following design assumptions:
 - i) See attached design assumptions listed on document 20711, Truss Selection Table
2. All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that the use these roof trusses in the proposed building, if constructed in accordance with the drawings, specifications, and other documents provided, will comply with the relevant provisions of the Building Code.

MiTek New Zealand Limited holds a current policy of Professional Indemnity Insurance of not less than \$500,000.

Signature

Date: 24/4/2012

In Ling Ng
Technical Services Manager
 BE (Hons), CPEng, IntPE
 MIPENZ (ID: 146585)

To Whom It May Concern:
Re: 27 Waimea Road, Waikanae

BC 140186

Job Specifics

Importance Level 1 Carport
2.410m Frame Height
Very High Wind Zone
Exposure Zone D
Concrete to be 25 mPa
All timber minimum treatment and grade SG8 H1.2
Roof to have netting and ThermaKraft 213 Heavy Weight Type Paper
Coloursteel ZR8 Corrugated Roofing Iron
Purlins to be 90 x 45 SG8 H1.2 at no greater than 800m centres
Marley 65mm Downpipes connected to 90mm Storm water grade piping to storm water
disposal at a gradient no less than 1:9
Building is constructed for non - habitable use

Means of compliance

B1: Producer Statement
B2: B2/AS1
E1: E1/AS1
E2: E2/AS1
F5: F5/AS1 Site to be kept safe and secure during construction in
accordance with OSH rules

For all building or garage enquiries and sales please phone 0800 GARAGE - 0800 427 243 or visit our website www.quinbuildings.co.nz

Manufacturers of quality:

Garages • Farm Buildings • Workshops • Baches • Sleepouts • Carports • Garden Sheds • Homes

Fax: 06-355 3193
Email: quins.pn@xtra.co.nz
Hawkes Bay
Phone: 06-870 0599
Fax: 06-870 0190
Email: quins.hb@xtra.co.nz

QUIN

ROOFING LTD & BUILDINGS

We're Strong on Construction, Selection & Customer Care

Levin Head Office and
Manufacturing Plant
20-30 Coventry Street,
PO Box 1087, LEVIN
Phone: 06-367 9480
Fax: 06-367 0795
Email: quins.levin@xtra.co.nz
www.quinbuildings.co.nz

Dear Howard & Margaret Crowther

BC 140186

WARRANTY 27 Waimea Road, Waikanae on Job Number 6325

Date of Supply: 05.06.2014

Warranty Terms;

Colorcote ZR8 pre-painted metal products used for Residential Buildings will perform as follows.

- | | |
|---|---------------|
| 1. Resistance to flaking, peeling and excessive fade. | ZR8 10 years. |
| 2. Will not perforate as a result of corrosion | ZR8 15 years. |

Colourcote products will inevitably weather, chalk and fade over time as a result of normal wear and tear.

If the product fails to perform as warranted we will, at our sole option, repair or replace the affected material.

Please note this warranty is subject to the following terms and conditions:

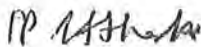
- This warranty will not apply to weathering, chalking or fading over time as a result of normal wear and tear.
- If inappropriate fastenings are used this warranty will not apply.
- Defects caused by faulty design, or method of manufacture of Residential Buildings are not covered by the warranty.
- We must be given the opportunity for inspection on site prior to any remedial action being offered or taken.
- Damage or corrosion resulting from the following are not covered by this warranty:
 - 1) Damage sustained during storage, handling, or installation.
 - 2) Damage sustained after installation.
 - 3) Causes after the product has left our control.
 - 4) Failure to remove debris leading to the accumulation of moisture retaining matter in gutters and downpipes.

Our liability under this warranty shall in all cases be limited to replacing or repairing the defective product as specified above excluding labour. Any repaired or replaced product will be covered by this warranty up to the unexpired portion of the warranty of the original product. Quin Roofing Ltd will not be liable for consequential loss or damage. All claims must be made promptly in writing and accompanied by the original warranty document. This warranty does not in any way affect the rights of a consumer under the Consumer Guarantees Act.

MINIMUM MAINTENANCE REQUIREMENTS - www.colorcote.co.nz

- | |
|---|
| 1. Washing of Naturally Unwashed Areas every 6 months -e.g - Wall Cladding. |
| 2. Removal of Debris from gutters every 6 months. |
| 3. Any noticeable buildup of salt deposits and/or other contaminants are removed when identified. |
| 4. When considering overpainting, please consult with your local distributor to ensure correct procedures are undertaken. |
| 5. Inspection of the roof, including fasteners, repair any damage every 6 months |

Yours faithfully



Bruce Love
Roofing Manager
Quin Roofing Ltd

For all roofing enquiries and sales contact our Levin factory on 0800 QUINS LEVIN - 0800 784 675

Manufacturers and suppliers in Zincalume and Coloursteel of:
Corrugate
Trimline
6 Rib
Mini Corrugate
Weatherboard
Custom Flashings to 6.5m

Clearlite
Ridge
Barge
Nails

Screws
Building Papers
Netting
Sealfoam

Sectional Doors
Roller Doors
Tilta Doors
Automatic Openers

For all garage enquiries and sales contact our agent in your area on 0800 GARAGE - 0800 427 243

BC 140186

SILVESTER/CLARK
CONSULTING ENGINEERS

153 Thorndon Quay
PO Box 12618, Wellington 6144
New Zealand
64 4 473 8361
wgtnoffice@silvesterclark.co.nz
www.silvesterclark.co.nz

PRODUCER STATEMENT – PS1 - DESIGN

Job No: 18703

SUED BY: SILVESTER CLARK LIMITED
Quin Buildings
BE SUPPLIED TO: Kapiti Coast District Council
RESPECT OF: Proposed new Quin Building
27 Walmea Road, Waikeanae

Silvester Clark Ltd has been engaged by Quin Buildings Ltd to provide structural engineering design and documentation services in respect of the requirements of clauses B1 of the Building Code for the proposed Quin Building. The design has been prepared in accordance with AS/NZS 1170, NZS3603 and NZS3604 of the approved documents issued by the building industry authority. The work covered by this producer statement is described on Silvester Clark Ltd Calculations and drawings numbered 1-3 18703.

on behalf of Silvester Clark Ltd, and subject to:

- i) Site verification of the following design assumptions –
- ii) All proprietary products meeting the performance specification requirements, believe on reasonable grounds that the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed on an attached schedule, will comply with the relevant provisions of the Building Code.

Scott Miller am CPEng (# 166810), I am a member of IPENZ and hold the following qualifications IPENZ (Structural), CPEng, MISTRUCTE, C.Eng (UK), INTPE.

Silvester Clark Ltd holds a current policy of Professional Indemnity Insurance no less than \$200,000. Silvester Clark is also a member of ACENZ.

Issued by: Scott Miller on behalf of: SILVESTER CLARK LTD

Date: 28/05/2014

This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000.

This form is to accompany Form 2 of the Building (Forms) Regulations 2004 for the application of a Building Consent.

Principals: Silvester Clark Limited
J.E. Silvester, NZCE, AIPENZ
P.F. Clark, BE, CPEng, MIPENZ
S.M. Miller, BE, CPEng, MIPENZ, MISTRUCTE
Consultant: K.C.F. Spring, CPEng, MISTRUCTE, MIE(AUST), IPENZ

Principals: C.A. Jack, NZCE
I.P. Black, BE, CPEng, MIPENZ,
A.S. Blair, BE, CPEng, MIPENZ,
Associate: A.M. Carr, BCA



BC 140186



SILVESTER/CLARK
CONSULTING ENGINEERS

PAGE No D

JOB No 18703

BY HWR

DATE 27/5/14

JOB Ruin Building for Crowther

Calculations for
carport
for
Crowther



- Determine uplift forces on carpet

3604 wind zone - very high

$$V_{des, \theta} = 50 \text{ m/s}$$

$$\begin{aligned}
 P &= (0.5 \rho a r) [V_{des, \theta}]^2 C_{fig} C_{dyn} \\
 &= 0.5 \times 1.2 \text{ kg/m}^3 \times [50 \text{ m/s}]^2 C_{fig} \\
 &= 1.5 C_{fig}
 \end{aligned}$$

$$C_{fig} = C_{p/n} K_{atc} (0.3, N2S1170.2)$$

$$\alpha = 15^\circ \quad (\text{roof pitch})$$

$$\begin{aligned}
 C_{p/n} &= +0.3 + -0.4 \\
 &= -0.7 \quad (\text{uplift case})
 \end{aligned}$$

$$\text{or } C_{p/n} = 0.4 \quad (\text{downlift case})$$



- calculate gravity weight of components

$$\text{Trusses} = 0.15 \text{ kPa}$$

$$\text{Corrugated Iron} = 0.10 \text{ kPa}$$

$$190 \times 45 \text{ S48 beams} = 0.05 \text{ kPa}$$

$$= 0.30 \text{ kPa}$$

$$Q - \text{roof} = 0.25 \text{ kPa}$$

- calculate load cases

$$1.2 G + 1.5 Q = 1.2 \times 0.30 \text{ kPa} + 1.5 \times 0.25 \text{ kPa} = 0.75 \text{ kPa}$$

$$1.2 G + W_{uf} + 1.5 Q = 1.2 \times 0.30 \text{ kPa} + 0.4 \times 1.5 \text{ kPa} + 0.0 = 0.25 \text{ kPa} = 0.95 \text{ kPa}$$

$$0.9 G + W_{uf} = 0.9 \times 0.30 \text{ kPa} - 0.7 \times 1.5 \text{ kPa} = 0.80 \text{ kPa}$$



→ Wind loading in the across direction.
 (critical direction)



Assume the carport roof structure has similar wind properties to a wall.

$$C_{pe} = 0.7 \quad (\text{windward wall})$$

$$C_{pe} = -0.3 \quad (\text{leeward wall})$$

$$C_{fig} = 1.0$$

$$\begin{aligned} p &= 1.5 C_{fig} \\ &= 1.5 \text{ kPa} \times 1.0 \\ &= 1.5 \text{ kPa} \end{aligned}$$

$$\begin{aligned} \text{Wind} &= 1.5 \text{ kPa} \times 5.4 \text{ m} \times 0.5 \text{ m} \\ &= 4.1 \text{ kN} \end{aligned}$$



→ Calculate earthquake lateral force exerted on building.

$$\begin{aligned} \text{Roof weight} &= 0.30 \text{ kPa} \times 5.4 \text{ m} \times 3.6 \text{ m} \\ &= 5.8 \text{ kN} \end{aligned}$$

$$\begin{aligned} 6 \times 90 \times 90 \text{ Posts} &= \frac{90 \times 90 \times 2500 \text{ mm}}{2} \times \frac{4.6 \text{ kN}}{\text{m}^3} \times 6 \\ &= 0.3 \text{ kN} \end{aligned}$$

$$\text{Seismic Weight} = 6.1 \text{ kN}$$

→ Determine lateral force each post will need to take.

$$E_q \rightarrow / \leftarrow = 6.1 \text{ kN}, \text{ (Eq governs)}$$

$$\begin{aligned} 90 \times 90 \text{ Post load} &= \frac{6.1 \text{ kN}}{6} \\ &= 1.0 \text{ kN} \end{aligned}$$

→ Calculate moment capacity of 90x90 post.

$$\phi = 0.8 \quad (\text{posts})$$

$$k_1 = 1.0 \quad (\text{eq. load})$$

$$k_{20} = 2.0 \quad (\text{cantilevered})$$

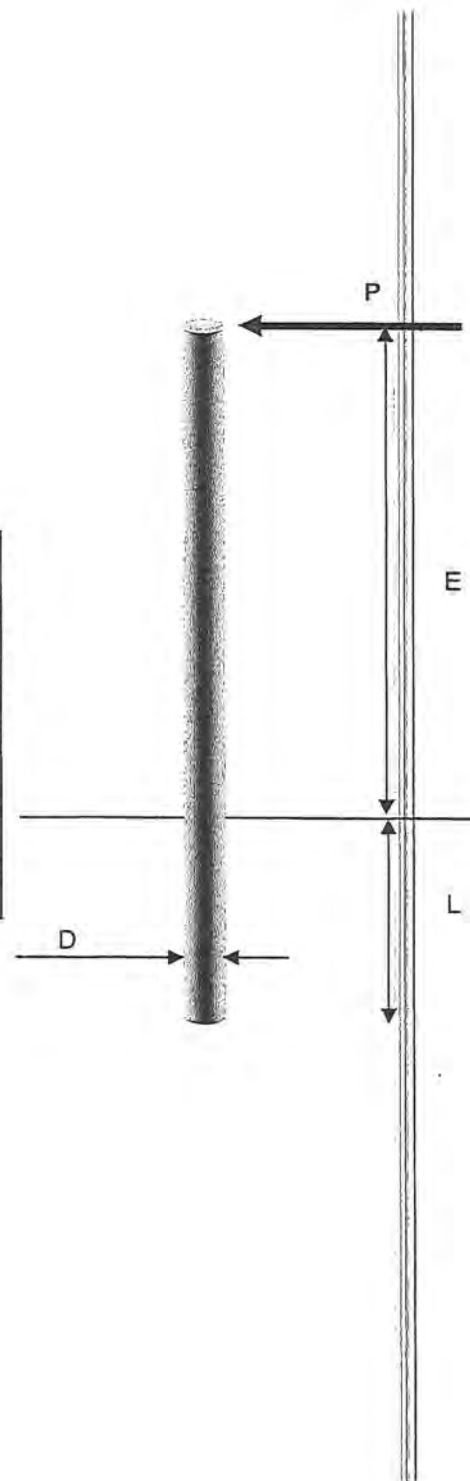
$$L_{ay}/L_{ax} = 2500 \text{ mm}$$

$$b/d = 90 \text{ mm}$$

$$\begin{aligned} S_x &= \frac{2.0 \times 2500 \text{ mm}}{90 \text{ mm}} \\ &= 56 \end{aligned}$$

2

Broms:		
e=	2.50 m	
P =	1 kN	
Friction angle =	36 degrees	0.6283185
Kp =	3.85	
Strength reduction factor	0.5	
Soil density	17 kN/m ³	
Diameter of pile	0.4 m	
alpha =	0.153	
Try L =	0.8 m	
$L^3 - \alpha L - \alpha e$	0.008	Design passes if ≥ 0



BC 140186



$$k_g = 0.12 \quad (\text{green})$$

$$\begin{aligned} \phi M_n &= \phi k_1 k_2 f_k Z \\ &= 0.8 \times 1.0 \times 0.12 \times 10.0 \text{ MPa} \times \frac{90 \times 90^2}{6} \\ &= 0.12 \text{ kNm} \end{aligned}$$

$$\begin{aligned} M_{\text{eff}} &= 1.0 \text{ kN} \times 2.5 \text{ m} \\ &= 2.5 \text{ kNm} > 0.12 \text{ kNm} \\ &\quad (\text{not okay}) \end{aligned}$$

→ Try 140 x 140 post.

$$\phi = 0.8 \quad (\text{post})$$

$$k_1 = 1.0 \quad (\text{eq load})$$

$$k_{l0} = 2.0 \quad (\text{cantilever})$$

$$L_{ay}, L_{ax} = 2500 \text{ mm}$$

$$b/d = 140 \text{ mm}$$

$$\begin{aligned} S_x &= \frac{2.0 \times 2500 \text{ mm}}{140 \text{ mm}} \\ &= 35.7 \end{aligned}$$

$$k_g = 0.3 \quad (\text{green})$$

$$\begin{aligned} \phi M_n &= 0.8 \times 1.0 \times 0.3 \times 10.0 \text{ MPa} \times \frac{140 \times 140^2}{6} \\ &= 1.1 \text{ kNm} < 2.5 \text{ kNm} \quad (\text{not okay}) \end{aligned}$$



→ Try 135 x 135 - PLP 150 post.

$$\phi = 0.8 \text{ (post)}$$

$$k_1 = 1.0 \text{ (eq load)}$$

$$l_{\text{eff}} = 20 \text{ (cantilever)}$$

$$l_{\text{ay}}/l_{\text{ax}} = 2500 \text{ mm}$$

$$b/d = 135 \text{ mm}$$

$$S_x = \frac{20 \times 2500 \text{ mm}^3}{135 \text{ mm}}$$

$$= 37.0$$

$$k_2 = 0.28$$

$$f_b = 19.0 \text{ MPa (CLS)}$$

$$\phi M_n = 0.8 \times 1.0 \times 0.28 \times 19.0 \text{ MPa} \times \frac{135 \times 135^2}{6}$$

$$= 1.75 \text{ kNm} < 2.5 \text{ kNm (okay)}$$

→ Try 180 x 180 - PLP 200 posts.

$$l_{\text{ay}}/l_{\text{ax}} = 2500 \text{ mm}$$

$$b/d = 180 \text{ mm}$$

$$S_x = \frac{20 \times 2500 \text{ mm}^3}{180 \text{ mm}}$$

$$= 27.8$$

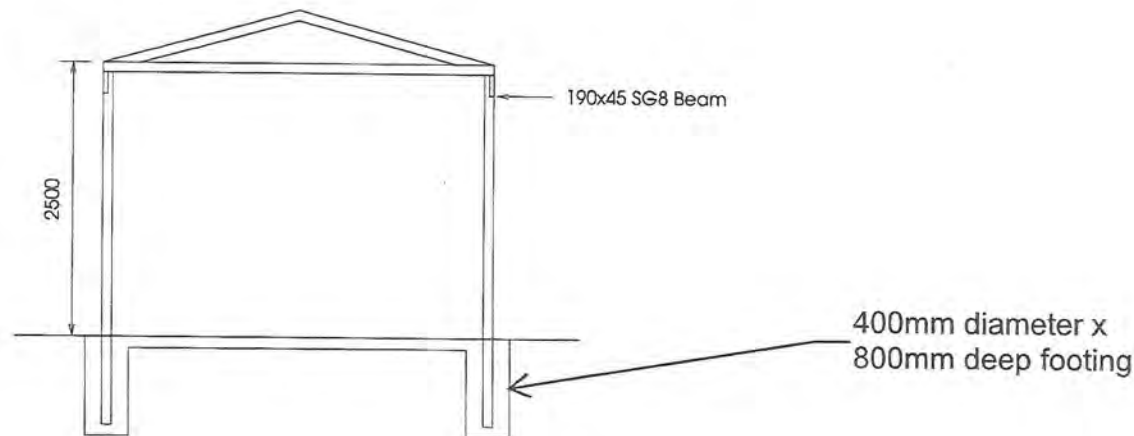
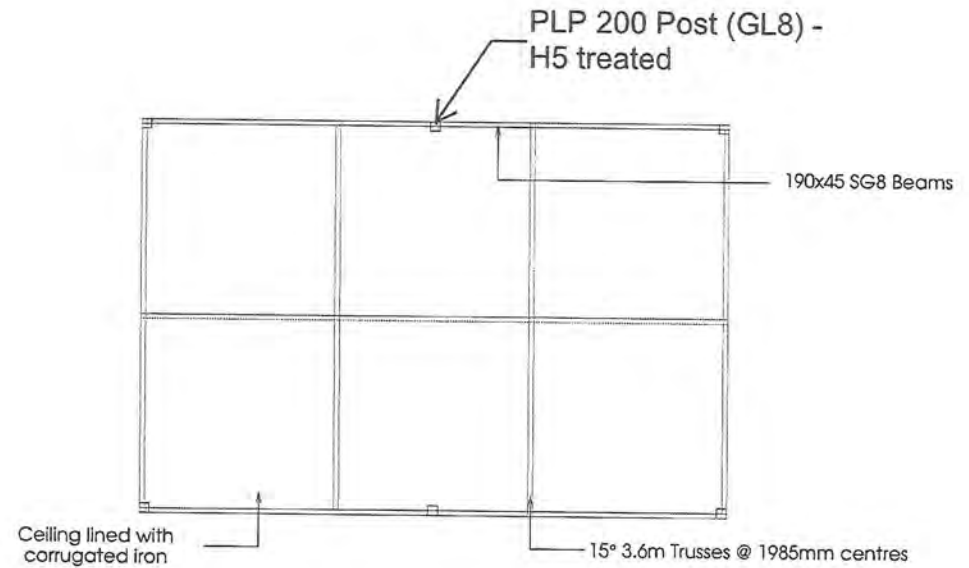
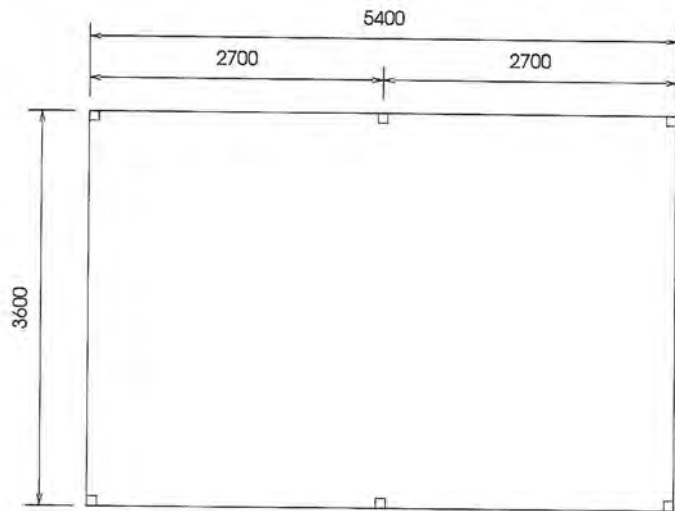
$$k_2 = 0.42$$

$$f_b = 19.0 \text{ MPa (CLS)}$$

$$\phi M_n = 0.8 \times 1.0 \times 0.42 \times 19.0 \text{ MPa} \times \frac{180 \times 180^2}{6}$$

$$= 6.2 \text{ kNm} > 2.5 \text{ kNm (okay)}$$

BC 140186



REV	DATE	AMENDMENTS	BY	CHEK	DATE	DESIGNED	HWB	AS SCALE
						DRAWN	HWB	
						CHECKED	SMH	AS SCALE
						DATE	28/05/14	



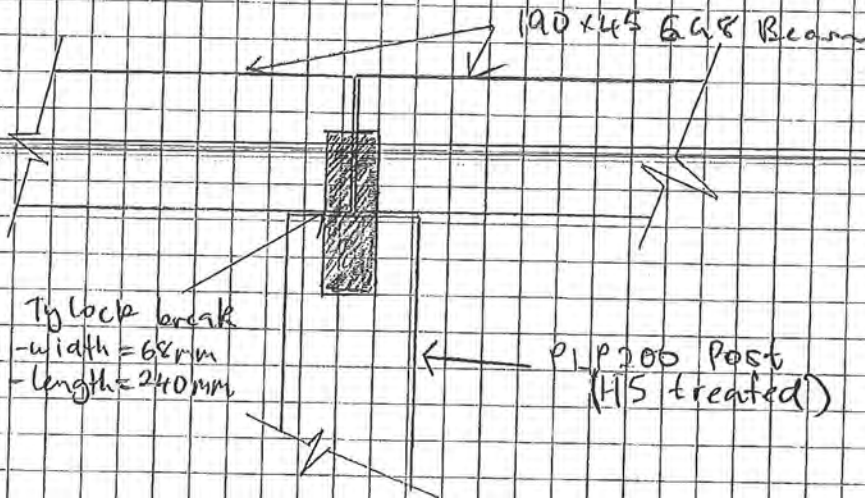
SILVESTER/CLARK

Quin Building for
Crowther

Bracing details

AS / NZS 9001 ACCREDITED

18703	SK1	A
-------	-----	---

SK2: Post / Beam Connection.

BC 140186



SILVESTER/CLARK
CONSULTING ENGINEERS

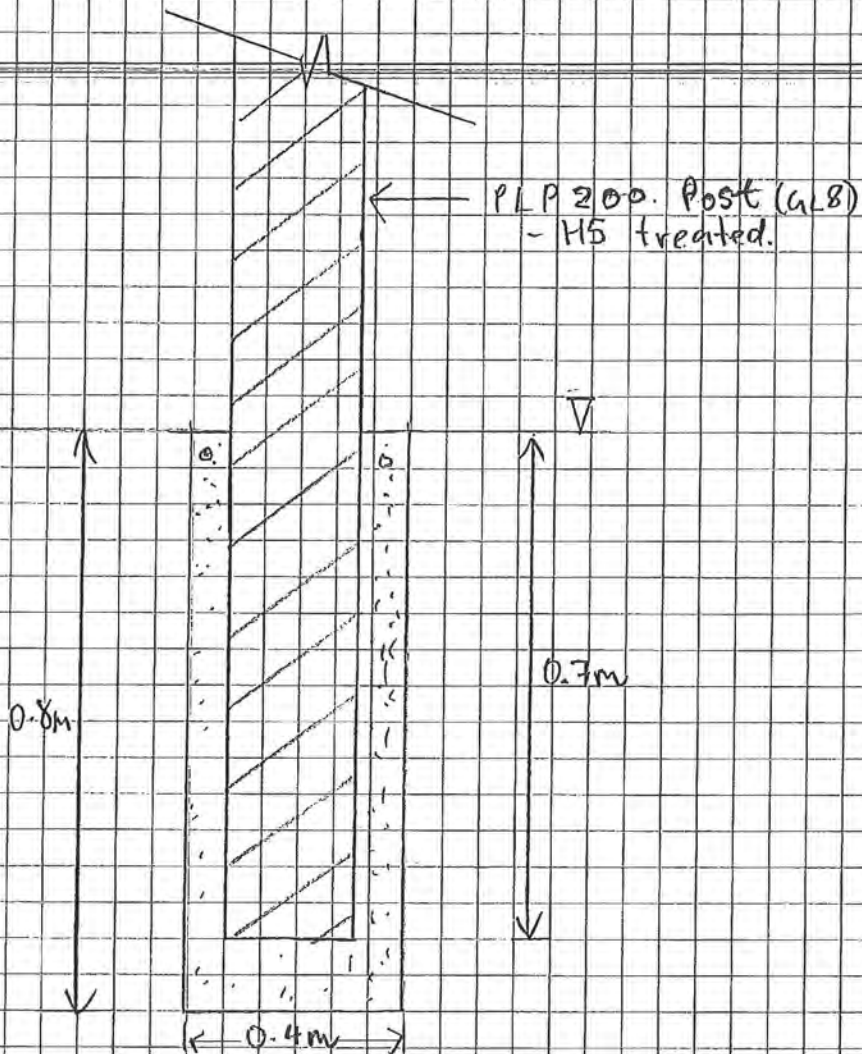
PAGE No SK 3

JOB No 18703

BY HWB

DATE 28/5/14

JOB Quin Building for Growth

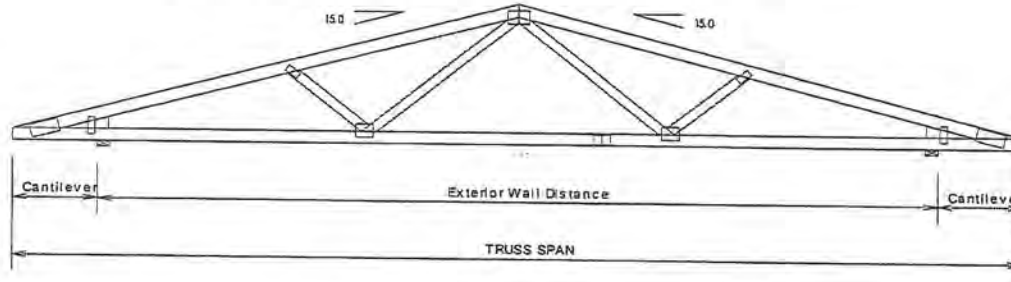


SK 3: PLP 200 Post Footing detail

h



TRUSS SELECTION TABLE FOR 15-degree Pitch Roof



TRUSS SPAN (mm) = Distance between Exterior Walls + Cantilever on each side			Maximum Cantilever on each side (mm)	CRITICAL LOAD CASE											
				High Wind				Very High Wind				0.5 KPa Snow + Ceiling			
				Truss Code	Truss Spacing (mm)		Bottom Chord Restraint	Truss Code	Truss Spacing (mm)		Bottom Chord Restraint	Truss Code	Truss Spacing (mm)		Bottom Chord Restraint**
Cantilever = 0 - 300	400* - 600*	Cantilever = 0 - 300	400* - 600*		Cantilever = 0 - 300	400* - 600*									
From	-	Up to		H30-42	2000	2000	1	VH30-42	2000	2000	1	S30-42	1200	1200	1
3000	-	4200	600	H42-54	2000	1800	1	VH42-54	2000	1800	1	S42-54	1200	900	1
4210	-	5400	600	H54-66	2000	1500	2	VH54-66	2000	1500	2	S54-66	1200	900	2
5410	-	6600	600	H66-78	1800	1200	2	VH66-78	1800	1200	2	S66-78	1200	900	2
6610	-	7800	600	H78-90	1800	1200	2	VH78-90	1800	1200	3	S78-90	1200	900	3
7810	-	9000	600	H90-102	1200	1200	3	VH90-102	1200	1200	4	S90-102	900	900	3
9010	-	10200	600												

DESIGN ASSUMPTIONS

1. Galvanised iron roofing (0.21 kPa Dead load)
2. Ceilings where applicable are 10mm Gib board (0.2 kPa Dead load)
3. For Critical Load Case: 0.5 KPa Snow + Ceiling, trusses are designed for Importance Level 2 buildings for wind (38.6 m/s) and snow load (0.5 kPa)
4. All other trusses with spacings 1200mm and greater are designed for Importance Level 1 buildings for wind load
5. Specific design site wind speeds - for Importance Level 1 buildings: Very High = 34.7 m/s; High = 30.6 m/s
6. Specific design site wind speeds - for Importance Level 2 buildings: Very High = 38.6 m/s
7. Truss chords to be MSG8 or MSG10 dry timber, webs to be MSG8 dry timber (dry = less than 16% moisture content)
8. Bottom chord restraints evenly spaced as per table
9. All standard trusses have been designed to cantilever up to 300mm without additional detailing
10. *For 400 to 600mm cantilevers, wedge strengthening at supports are required. See attached wedge detail Drawing 20711C15
11. **Bottom Chord Restraints are not required if ceiling battens are fixed directly to bottom chords
12. Designs are for trusses only. Building stability and roof bracing to be designed by others

BC 140186

RECEIVED
31 MAR 2014
BY: SH

