

Sharalyn Fraser *Agency*

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CODE COMPLIANCE CERTIFICATE

SECTION 95, BUILDING ACT 2004

THE OWNER

Jenkins Andrew John & Enoke Sara Teremoana	No.	100527
137 Weggery Drive	Issue date	11/07/11
Waikanae Beach	Application date	25/06/10
Waikanae 5036		

THE BUILDING

Street Address	137 Weggery Drive, Waikanae Beach
Valuation No.	1492059830
Legal Description	LOT 42 DP 60395 -SUBJ TO & INT IN VARIOUS EASEMENTS-
Intended Use	Residential dwelling
Intended Life	Indefinite, but not less than 50 years
Current Use	Residential
Proposal	Addition & Alteration
Estimated Value	\$19,000

Code Compliance

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

- The building work complies with the building consent; and
- The property owner must follow and carry out the manufacturers prescribed maintenance procedures.

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

Signature:

Date:

11/7/11



Code Compliance Certificate

Section 95, Building Act 2004

The Owner

Jenkins Andrew John & Enoke Sara Teremoana, Wadsworth Judith Ann 137 Weggery Drive WAIKANA E	No. 070774 Issue date 16/07/07 Application date 5/07/07
---	---

The Building

Street Address	137 Weggery Drive, Waikanae Beach
Valuation No.	1492059830
Legal Description	LOT 42 DP 60395 -SUBJ TO & INT IN VARIOUS EASEMENTS-
Intended Use	Domestic Fireplace.
Intended Life	Indefinite, but not less than 50 years
Current Use	Residential
Proposal	Installation of Metro Eco Extreme Ped.
Estimated Value	\$3,800

Code Compliance

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

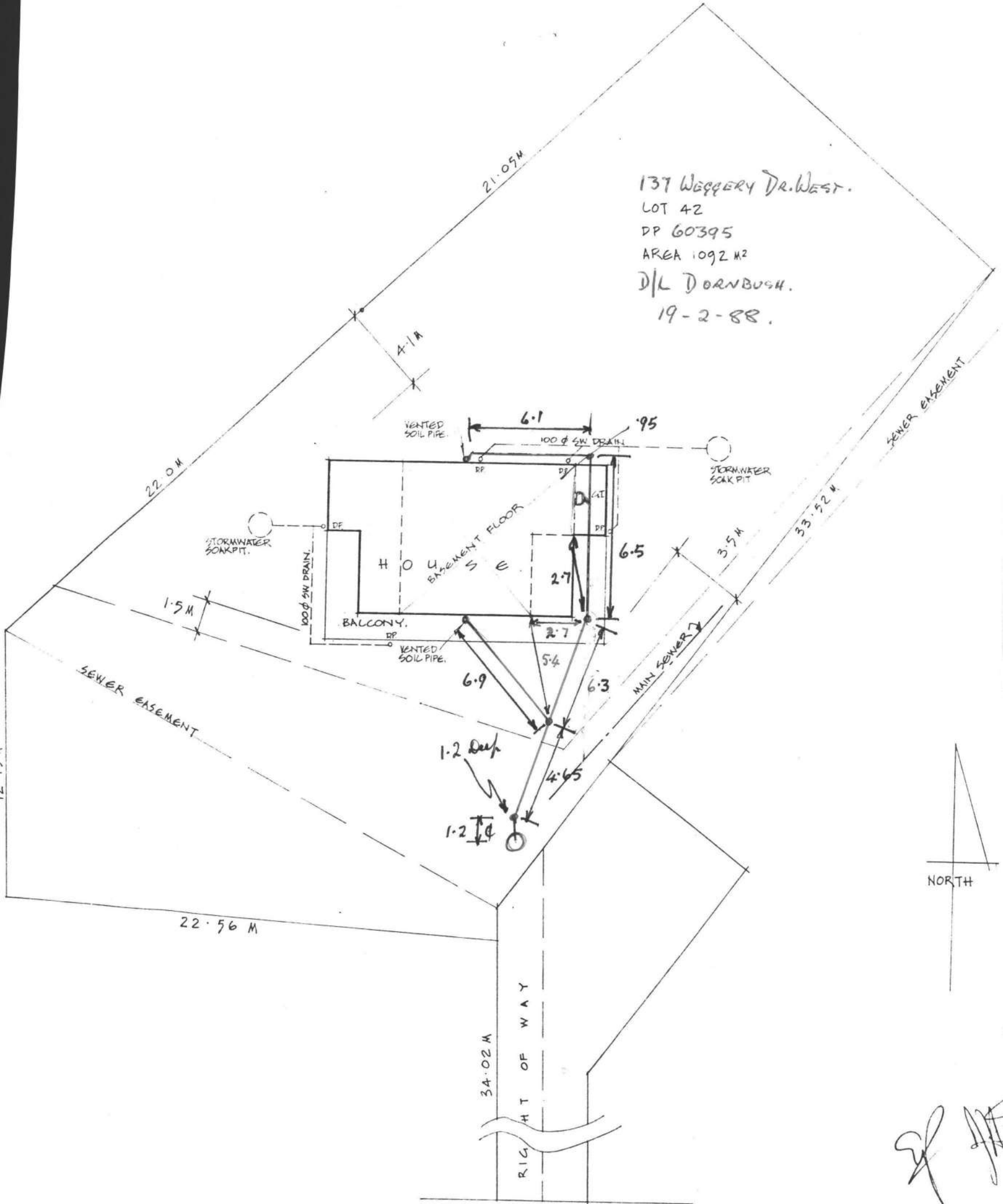
- The building work complies with the building consent; and
- The property owner must follow and carry out the manufacturers prescribed maintenance procedures.

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

Name: 

Date: 18 JUL 2007

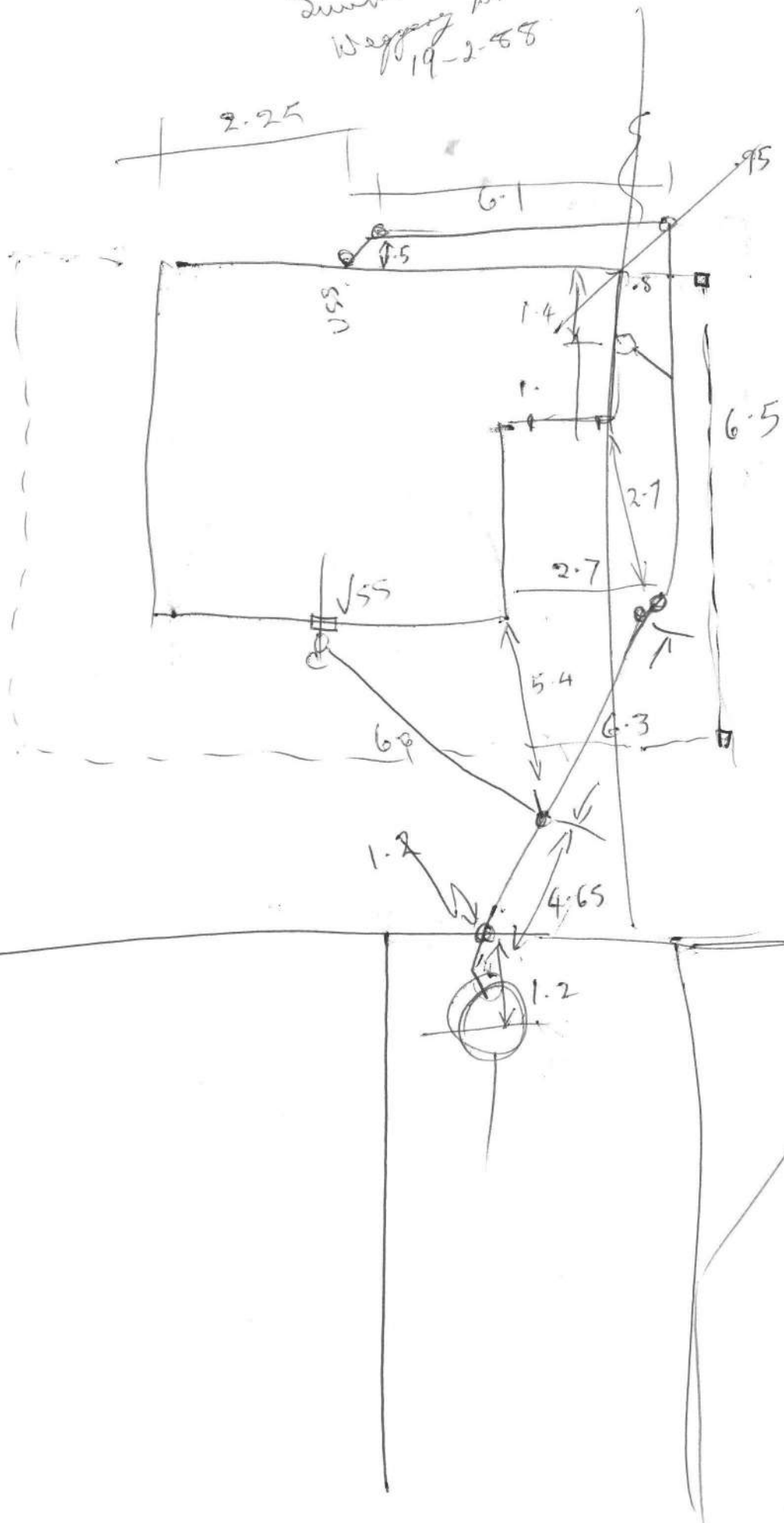
137 WEGGERY DR. WEST.
LOT 42
DP 60395
AREA 1092 M²
D/L DORNBUSH.
19-2-88.



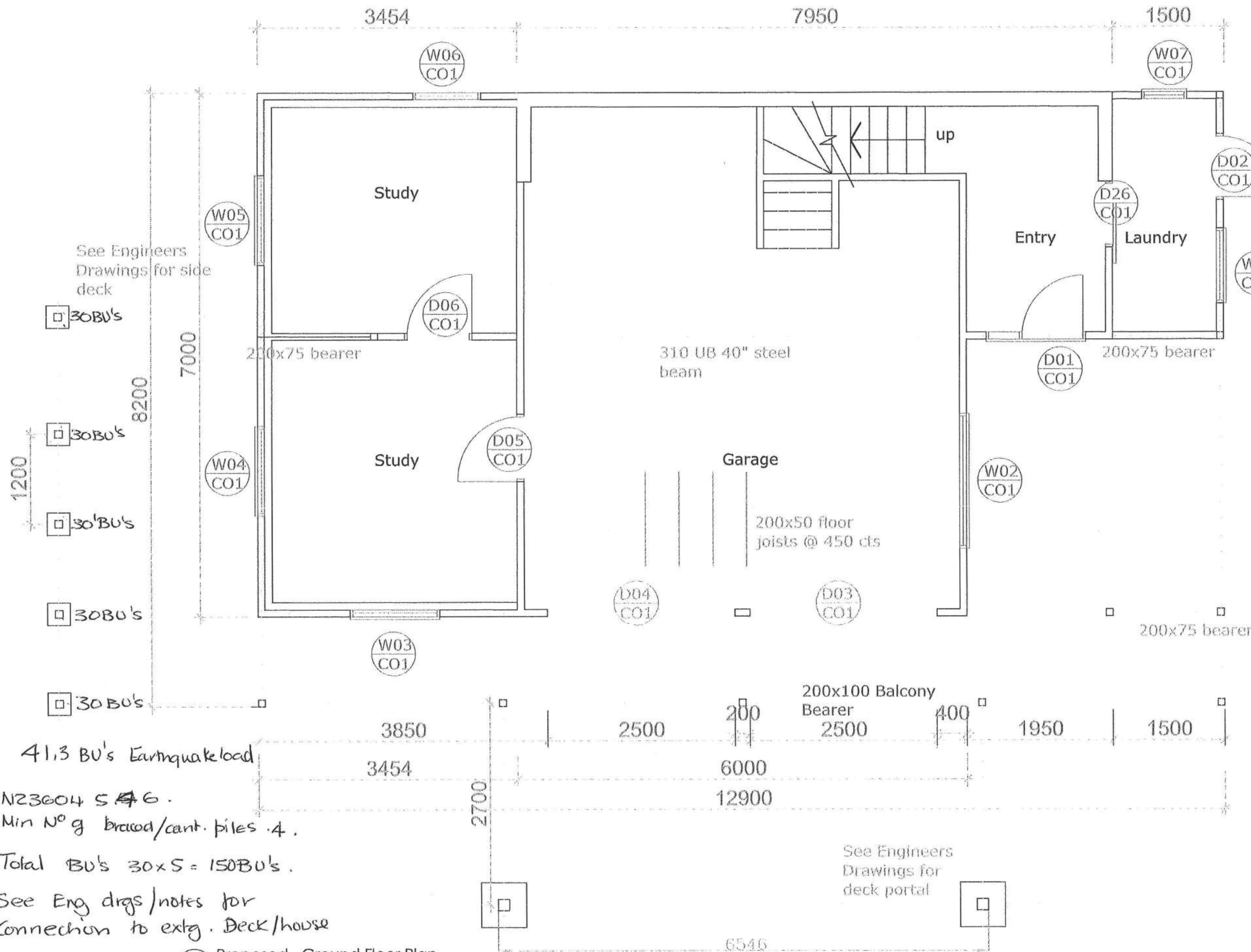
WEGGERY DRIVE WEST

SITE & DRAINAGE PLAN

Smith Dr West
Wegway 19-2-88



REVISED



General Notes:

1. This drawing shall be read in conjunction with all other drawings and specifications.
2. All work shall be strictly in accordance with the New Zealand Building Code, Local Territorial Authority Requirements, OSH Requirements & Regulations, and any other Statutory Requirements that may be applicable to this project.
3. Supply & install all materials, fixtures, fittings, & surface finishes strictly in accordance with the manufacturers specifications and recommendations.
4. All work shall be of best trade practice.
5. Do not scale from this drawing. Use only figured dimensions. The Contractor shall verify all dimensions on site, and report any discrepancies to the Architect before commencing work.

Consultant Documents:

These drawings are to be read in conjunction with the Engineers documentation and drawings

REV	DATE	DETAILS
0		Building Consent Issue

Note:
Do not scale from this drawing. Use only figured dimensions.
The Contractor shall verify all dimensions on site, and report any discrepancies to the Architect before commencing work.
The copyright of this drawing remains the property of Dickson Lonergan.

Jenkins and Teremoana Residence

Refurbishment Upgrade Project
137 Weggery Drive, Walkanoe Drive.

Proposed Ground Floor Plan

1:50 @ A3	Mar '10	AH
	AH	
J200	A2.06	0

Building Consent Issue
12 March 2010

- 41.3 BU's Earthquake load
- NZ3604 S 4 G .
Min No g braced/cant. piles .4 .
- Total BU's 30x5 = 150BU's .
- See Eng drgs /notes for Connection to extg. Deck/house

3 Proposed Ground Floor Plan
Scale 1:50 @A3

WATER PIPES TESTED TO 1500KPA

BC 100527

gas fitter to provide a compliance certificate to council

1. Form new cup'd to be accessed from Hall way
2. Door to be 600x1980mm finish fbd by client
3. Beam 240x90mm MSG8 as per NZS 3604 Table 8.13
4. Interior stud spacing 90x45 @ 600mm max cts. as per NZS3604 - refer table 8.4 in NZS3604 for mn.sizing required.
5. Bottom plate to be the same as the wall studs & min 35mm thick i.e. MSG8 45x90 mm is suitable.
6. Bottom plate fixing as per NZS3604 Table 8.19 bottom plate floor fixing.
7. All new walls and ceiling lining shall be no less than 10mm Standard Gib
8. Wall to bathroom to be 13mm Gib Aqualine

1. To enlarge present Kitchen remove D19 and
2. Remove wall and D18 Make good walls.
3. Form new internal wall to follow the line of the stair stringer.
4. Interior stud spacing 90x45 @ 600mm max cts. as per NZS3604 - refer table 8.4 in NZS3604 for mn.sizing required.
5. Bottom plate to be the same as the wall studs & min 35mm thick i.e. MSG8 45x90 mm is suitable.
6. Bottom plate fixing as per NZS3604 Table 8.19 bottom plate floor fixing.
7. All new walls and ceiling lining shall be no less than 10mm Standard Gib

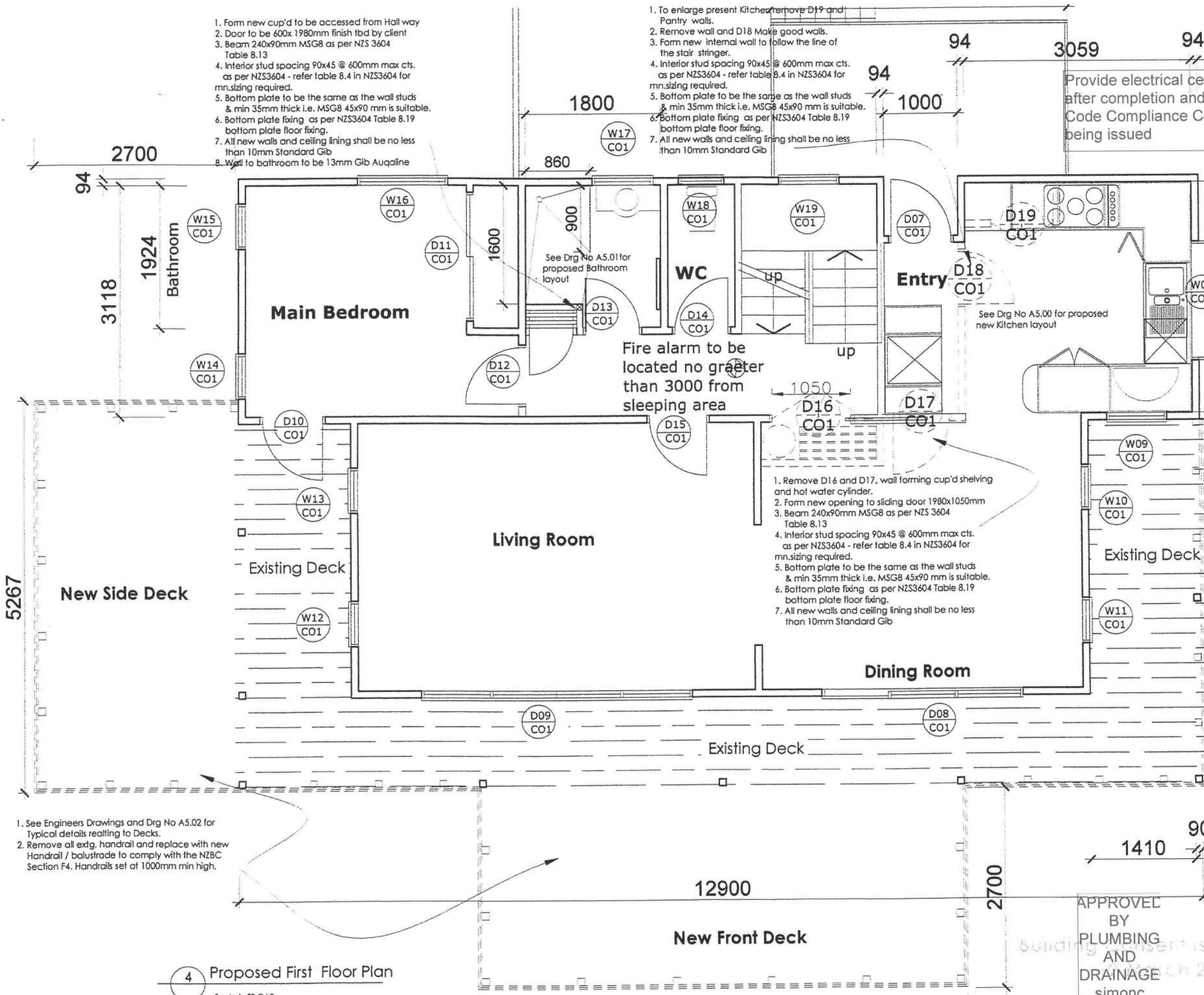
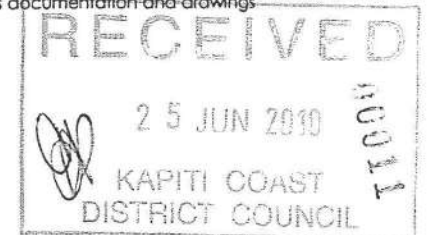
Provide electrical certification after completion and prior to Code Compliance Certificate being issued

General Notes:

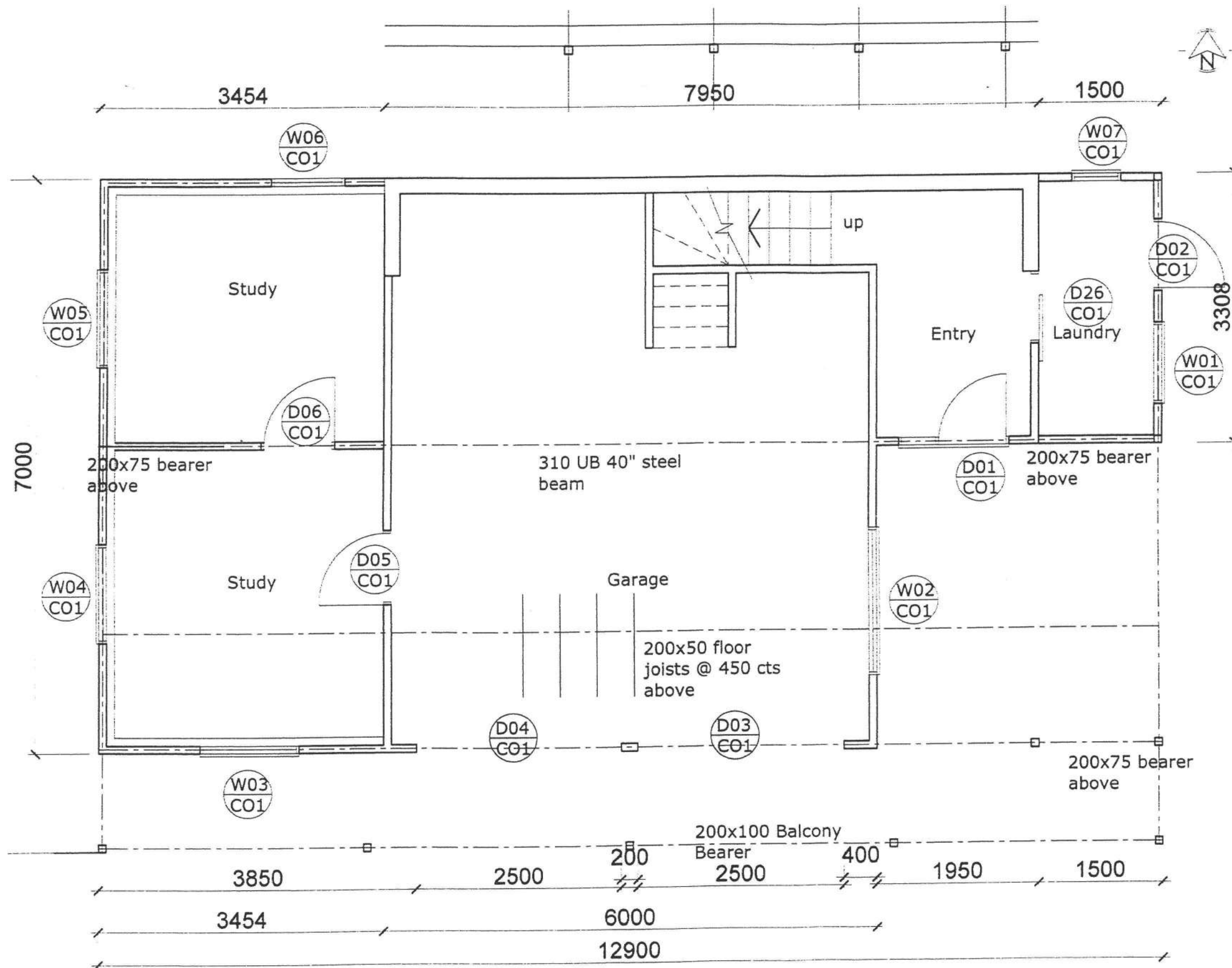
1. This drawing shall be read in conjunction with all other drawings and specifications.
2. All work shall be strictly in accordance with the New Zealand Building Code, Local Territorial Authority Requirements, OSH Requirements & Regulations, and any other Statutory Requirements that may be applicable to this project.
3. Supply & install all materials, fixtures, fittings, & surface finishes strictly in accordance with the manufacturers specifications and recommendations.
4. All work shall be of best trade practice.
5. Do not scale from this drawing. Use only figured dimensions. The Contractor shall verify all dimensions on site, and report any discrepancies to the Architect before commencing work.

Consultant Documents:

These drawings are to be read in conjunction with the Engineers documentation and drawings



BC 100527



3 Existing Ground Floor Plan
Scale 1:50 @ A3

General Notes:

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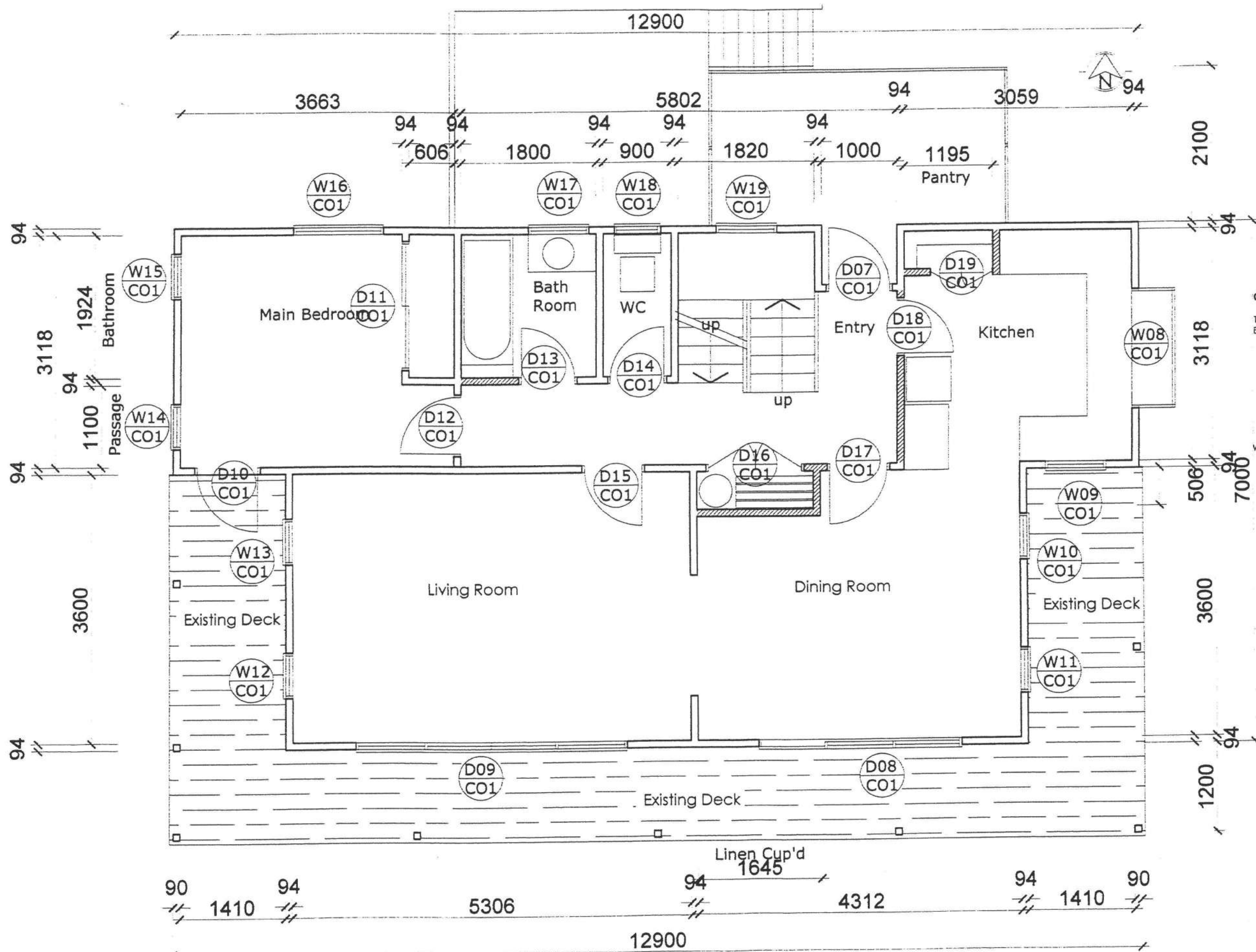
Consultant Documents:

These drawings are to be read in conjunction with the Engineers documentation and drawings



0 Building Consent Issue		
REV	DATE	DETAILS
<small>Note: Do not scale from this drawing. Use only figured dimensions. The contractor shall verify all dimensions on site, and report any discrepancies to the Architect before commencing work. The copyright of this drawing remains the property of Jackson Langer Limited.</small>		
Client:		
Jenkins and Teremoana Residence		
Project:		
Refurbishment Upgrade Project 137 Weggery Drive, Waikeano Drive.		
Drawing Title:		
Existing Ground Floor Plan		
CAD File:		
Scales:	Date:	Drawn:
1:50 @ A3	Mar '10	AH
	Designed:	Checked:
	AH	
Job No.	Drawing No.	Revision No.
J200	A2.01	0

BC 100527



- General Notes:**
1. This drawing shall be read in conjunction with all other drawings and specifications.
 2. All work shall be strictly in accordance with the New Zealand Building Code, Local Territorial Authority Requirements, OSH Requirements & Regulations, and any other Statutory Requirements that may be applicable to this project.
 3. Supply & install all materials, fixtures, fittings, & surface finishes strictly in accordance with the manufacturers specifications and recommendations.
 4. All work shall be of best trade practice.
 5. Do not scale from this drawing. Use only figured dimensions. The Contractor shall verify all dimensions on site, and report any discrepancies to the Architect before commencing work.

Consultant Documents:

These drawings are to be read in conjunction with the Engineers documentation and drawings.

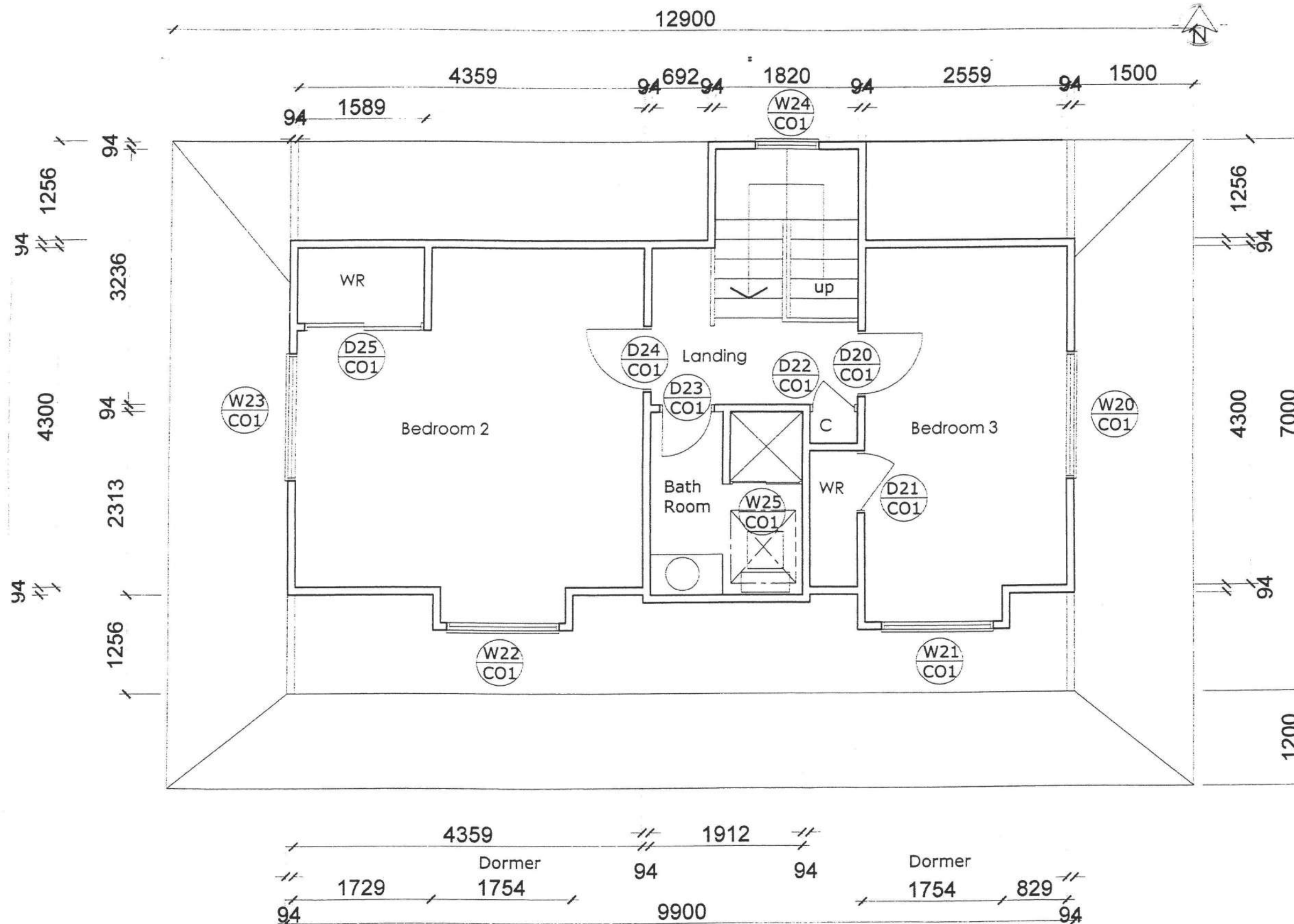
RECEIVED
25 JUN 2010
KAPITI COAST DISTRICT COUNCIL

Walls to be removed

0 Building Consent Issue		
REV	DATE	DETAILS
<small>Note:</small> Do not scale from this drawing. Use only figured dimensions. The Contractor shall verify all dimensions on site, and report any discrepancies to the Architect before commencing work. The copyright of this drawing remains the property of Jackson Langer Limited.		
Client:		
Jenkins and Teremoana Residence		
Project:		
Refurbishment Upgrade Project 137 Weggery Drive, Waikanae Drive.		
Drawing Title:		
Existing First Floor Plan		
CAD File:		
Scale:	Date:	Drawn:
1:50 @ A3	Mar '10	AH
	Designed:	Checked:
	AH	
Job No:	Drawing No:	Revision No:
J200	A2.02	0

4 Existing First Floor Plan
Scale 1:50 @ A3

BC 100527



General Notes:

1. This drawing shall be read in conjunction with all other drawings and specifications.
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3. Supply & install all materials, fixtures, fittings, & surface finishes strictly in accordance with the manufacturers specifications and recommendations.
4. All work shall be of best trade practice.
5. Do not scale from this drawing. Use only figured dimensions. The Contractor shall verify all dimensions on site, and report any discrepancies to the Architect before commencing work.

Consultant Documents:

These drawings are to be read in conjunction with the Engineers documentation and drawings



0 Building Consent Issue		
REV	DATE	DETAILS
<small>Note:</small> Do not scale from this drawing. Use only figured dimensions. The Contractor shall verify all dimensions on site, and report any discrepancies to the Architect before commencing work. The copyright of this drawing remains the property of Dorian Loneragan Limited.		
Client:		
Jenkins and Teremoana Residence		
Project:		
Refurbishment Upgrade Project		
137 Weggery Drive, Waikanae Drive.		
Drawing Title:		
Existing Second Floor Plan		
CAD File:		
Scale:	Date:	Drawn:
1:500 @ A3	Mar '10	AH
	Designed:	Checked:
	AH	
Job No.	Drawing No.	Revision No.
J200	A2.03	0

5 Existing Second Floor Plan

Scale 1: 50 @ A3

Adds & Alts
137 Weggery Drive
WAIKANAE BEACH

Producer Statement
Piped Services
&
Sanitary Plumbing Stacks

Construction Review

PETER JACKSON PLUMBING
Issued by Box 542 Paraparaumu..... Registration Number..... 11499
Phone (04) 904 6429
To Kapiti Coast District Council
~~Mobile 0274 165 880~~

In respect to the following

Piped Services installed in accordance with G12/AS1 as shown on the approved plans or as per the attached amended plan and Sanitary Plumbing Stacks installed in accordance with G13/AS1 or AS/NZS 3500.2.2

Installed at... 137 Weggery Drive, WaiKanae
Building Consent No... 100527..... Bedroom/kitchen/Infinity

As a Craftsman plumber, 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. Both hot and cold systems have been pressure tested for a period of 15 minutes at a pressure of 1500 kPa.

Name... P. Jackson..... Signed... P. Jackson..... Date... 28/6/11

KCDC Office use only

Producer Statement author authenticated and current registration verified

Verification & Registration checked: <https://www2.pgdb.co.nz/PGDB/PublicRegister>

Date.....

Name.....

Signature.....

Validity authenticated in
accordance with KCDC Policy 002

Signature: A. H.
- 1 JUL 2011

(COPY TO INSPECTOR)

PERMIT

W

No

7387

HOROWHENUA COUNTY COUNCIL

WAIKANAE DISTRICT COMMUNITY

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

Mr G. Donibush19 Parakai StParaparaumu

(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 J. Smith and situated in 137 Weggery Dr West Street (orRoad), Haikanae being described as 101 42 Op 60395

Description of work:

Connect up new Ducting

Estimated Value of work excluding materials:

Estimated Cost \$ 1200.00Permit Fee \$ 155.00Receipt No. 2203

Connection Fee \$

TOTAL \$ 155.00

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 19.....

Date 16-11-87

County Engineer

This permit is issued subject to:

HOROWHENUA COUNTY COUNCIL

WAIKANAE 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.....

Inspector

T & L Levin

PERMIT

W

Nº

7386

HOROWHENUA COUNTY COUNCIL

WAIKANAÉ DISTRICT COMMUNITY

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

Mr S. Henderson12 Karc karc RdRemoval sth

(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 J. Smith and situated in Weggen Drive Street (orRoad), Waiakanae being described as lot 42 D660395

Description of work:

plumbing to Dwelling

Estimated Value of work excluding materials:

Estimated Cost \$ 2000.00Permit Fee \$ 251.00Receipt No. 2203

Connection Fee \$

TOTAL \$ 251.00

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 19

Date 16-11-87

County Engineer

This permit is issued subject to:

HOROWHENUA COUNTY COUNCIL

WAIKANAÉ 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

Inspector

T & L Levin

Horowhenua County Council

PERMIT No. 7386

LOCALITY Warkarua

DATE RECEIVED: 31 : 8 : 87 DATE ISSUED: 16 : 11 : 87

FEES NOT TO BE PAID UNTIL REQUESTED BY OFFICE

APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME

Sainsbury Homes (Smith)

FOR OFFICE USE ONLY

REMARKS:

SCALE OF PERMIT FEES

Estimated Labour Value of Work

Not exceeding \$200
 In excess of \$200 but not exceeding \$300
 In excess of \$300 but not exceeding \$400
 For every \$100 or part thereof in excess of \$400

Fee Payable

\$36.00
 \$48.00
 \$59.00
 \$12.00



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

CONCEALED SOIL AND T.V. PIPES ARE NOT
 PERMITTED UNLESS BUILT INTO DUCTS OR
 MINIMUM 150mm THICK FRAMED WALLS.

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

APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

TO THE CHIEF HEALTH & BUILDING INSPECTOR,
Horowhenua County Council, or
Bath Street, Levin. Apata Place,
Waikanae.

Postal Address:
Horowhenua County Council,
P.O. Box 542,
Levin.

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

1. Description of Drainage and Plumbing Work Complete plumbing only

to new dwelling

2. Allotment. Lot: 42 D.P. 60395 Section: Area:

Block: S.D.: Locality:

3. Full Name and Address of Owner:

4. Previous Owner

Site Address Weggory Drive West.

5. Est. Material Value of Plumbing Work \$ 1000 : Est. Labour Value of Plumbing Work \$ 2000 :

Est. Material Value of Drainage Work \$: Est. Labour Value of Drainage Work \$:

1000

2000

Invoice No. 19182

Total Value \$ 3000.00

6. Water Supply (Description)

7. Plumbing Permit Fee Based on Labour Value \$ 251.00 Receipt No.:

Drainage Permit Fee Based on Labour Value \$: Receipt No.

Water Connection Fee \$: Receipt No.

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

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.

Name (in Block Letters) Sanstructure Homes Ltd.

Signature of Applicant pp. B. T. ...

Address

Craftsman
Plumber's Signature, S. Henderson 12 Koro Koro Rd. Paumotu Sth.
Address, and
Registered No.

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 of 1.5 metres of any boundary.

Boundary Lines to be shown thus: _____

Frontage to Road

5175

H.C.C./D.1

Horowhenua County Council

PERMIT No. 7387

LOCALITY Waikaroro Sewer.

DATE RECEIVED 31 : 8 : 87.

DATE ISSUED 16 : 11 : 87.

FEEES NOT TO BE PAID UNTIL REQUESTED BY OFFICE

**APPLICATION
FOR ~~PLUMBING~~ AND DRAINAGE PERMIT**

OWNER'S NAME Sunstructure Homes (Smith)

FOR OFFICE USE ONLY

REMARKS:

SCALE OF PERMIT FEES

Estimated Labour Value of Work	Fee Payable	
	10 April 1986	1 October 1986
Not exceeding \$200	\$30.00	\$33.00
In excess of \$200 but not exceeding \$300	\$40.00	\$44.00
In excess of \$300 but not exceeding \$400	\$50.00	\$55.00
For every \$100 or part thereof in excess of \$400	\$10.00	\$11.00

APPROVED
B. J. [Signature]
COUNTY ENGINEER.
DATE 24-9-87

CONCEALED SOIL AND T.V. PIPES ARE NOT PERMITTED UNLESS BUILT INTO DUCTS OR MINIMUM 150mm THICK FRAMED WALLS.

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

Drainage Permit only

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

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 542,
Levin.

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: - - - - -

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 _____

Connect up new house

Allotment. Lot: 42 D.P.: 60395 Section: _____ Area: _____

Block: _____ S.D.: _____ Locality: WAIKANA

Previous Owner { If Section has been recently transferred } N/A

Frontage (Length) _____ (Name of Street or Road) Wegger Drive West

Water Supply (Description) _____

Est. Material Value of Plumbing Work \$ 1000.00 Est. Labour Value of Plumbing Work \$ 2000.00 Fee 251

Est. Material Value of Drainage Work \$ 1200.00 Est. Labour Value of Drainage Work \$ 1200.00 Fee 155

2200.00

3200.00 \$406

Total Value \$ 5400

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 \$ 406 Receipt No.: 2203

Water Connection Fee \$ _____ Receipt No.: _____

Full Name and Address of Owner: J. Smith or Sunstructure Homes
Box 357 Paraparaumu.

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 Sunstructure Homes Ltd.

Address Ihakara Street,

P.O. Box 357,

Paraparaumu.

Craftsman Telephone 87-763 or 870-217

Plumber's Signature, Address, and Registered No. Steve Henderson 12 Kore Kore Rd. RAUMATI SOUTH

Registered Drainlayer's Signature, Address, and Registered No. Cavan Dornbusch 19 Parakai St Paraparaumu

Fee \$251-00

Fee \$155-00

Total \$406-00

Horowhenua County Council

APPLICATION FOR PLUMBING AND ~~DRAINAGE~~ PERMIT

OWNER'S NAME J H & E J Smith
SITE ADDRESS 137 Weqqery Dr. West
Waikanae RIDING

FOR OFFICE USE

Remarks:—

It is the responsibility of the owner and
or builder to ensure that all
building work is done in
accordance with the Council's
regulations and standards.

CONCEALED SOIL AND T.V. PIPES ARE NOT
PERMITTED UNLESS BUILT INTO DUCTS OR
MINIMUM 150mm THICK FRAMED WALLS.

T.B.N.

APPROVED
For COUNTY ENGINEER
DATE

APPLICATION No.

PERMIT No.

DATE RECEIVED

DATE ISSUED

APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

TO: THE PLUMBING/DRAINAGE INSPECTOR
HOROWHENUA COUNTY COUNCIL
P.O. BOX 542, LEVIN

Date _____

WAIKANAĒ BRANCH OFFICE
APUTA PLACE, WAIKANAĒ

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

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

The siting of all septic tanks and effluent disposal fields is to be determined by the Inspector prior to commencement of this portion of the work.

DESCRIPTION OF PROPOSED ~~REPAIRS~~ AND PLUMBING WORK

Plumbing to install WC & Cistern Double Tub & Washing Machine.

SITE ADDRESS		LEGAL DESCRIPTION	
Street No.	137	Valuation No.	
Street Name	Waggoner Dr. West.	Lot	42 D.P. 603.95
Town	Waikanae	Section	Block

OWNER		T.B.N. PLUMBER/DRAINLAYER	
Name	JH Smith	Name	
Address	137 Waggay Dr West Waikanae	Address	
Phone No. — Home		Phone No. — Home	
Bus.		Bus.	

ESTIMATED VALUES (Inclusive of G.S.T.)	
Material Value of Plumbing Work \$ <u>600</u>	Labour Value of Plumbing Work \$ <u>600</u>
Material Value of Drainage Work \$ _____	Labour Value of Drainage Work \$ _____
Total Materials \$ _____	Total Labour \$ _____
TOTAL VALUE OF JOB \$ REC ^{No} 4539	

Name of Applicant (in block letters)

Signature of Applicant

Address of Applicant

Craftsman Plumber's Signature

Registered No.

Registered Drainlayer's Signature

Registered No.

DOCUMENTS SUBMITTED WITH THIS APPLICATION IN DUPLICATE AND TO SCALE (please tick box)		
Proposed Drainage Plan.	(Scale 1:100)	<input type="checkbox"/>
Stormwater drains (if any) should be denoted in dotted lines.		
Floor plan showing fittings, waste pipes, ventilation pipes.		<input type="checkbox"/>
Specification of materials to be used.		<input type="checkbox"/>

SCALE OF FEES

(All Fees inclusive of G.S.T.)

Estimated Labour Value of Work	Fee Payable
Up to but not exceeding \$100.....	\$27.00
In excess of \$100 but not exceeding \$200.....	\$40.00
In excess of \$200 but not exceeding \$300.....	\$53.00
In excess of \$300 but not exceeding \$400.....	\$66.00
In excess of \$400 but not exceeding \$500.....	\$79.00
In excess of \$500 but not exceeding \$600.....	\$92.00
In excess of \$600 but not exceeding \$700.....	\$105.00
In excess of \$700 but not exceeding \$800.....	\$118.00
In excess of \$800 but not exceeding \$900.....	\$131.00
In excess of \$900 but not exceeding \$1000.....	\$144.00
Plus \$13.00 for each \$100 or part thereof in excess of \$1000.	



Kāpiti Coast District Council

Private Bag 60 601
Paraparaumu 5254
New Zealand

Tel (04) 296 4700
or 0800 486 486

Fax (04) 296 4830 ■
kapiti.council@kapiticoast.govt.nz ■
www.kapiticoast.govt.nz ■

Building consent 100527

Section 51, Building Act 2004

The building

Street address of building: 137 Weggery Drive, Waikanae Beach

Legal description of land where building is located: LOT 42 DP 60395 -SUBJ TO & INT IN VARIOUS EASEMENTS-

Valuation number: 1492059830

Building name:

Location of building within site/block number:

Level/unit number:

The owner

Name of owner: Mr A Jenkins & Mrs S Enoka

Contact person:

Mailing address: 137 Weggery Drive, Waikanae 5036

Street address/registered office:

Phone number: Landline: 905 5488

Mobile: 027 5555 672

Daytime:

After hours:

Facsimile number:

Email address: sara.enoka@kapiticoast.govt.nz

Website:

First point of contact for communications with the council/building consent authority:

As above

Building work

The following building work is authorised by this building consent:

Addition & Alteration

Residential dwelling

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.

Compliance schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:

Angela Smith
Signature

CSO.
Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 21/12/10

22 December 2010

Mr A Jenkins & Mrs S Enoke
137 Weggery Drive
Waikanae 5036

Dear Sir/Madam

Approval of Building Consent: 100527

Description: Addition & Alteration
Location: 137 Weggery Drive, Waikanae Beach
Legal Description: LOT 42 DP 60395 -SUBJ TO & INT IN VARIOUS EASEMENTS-

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 final inspection.
- 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) 9045 617.

Addenda to Application

Application

Mr A Jenkins & Mrs S Enoka 137 Weggery Drive Waikanae 5036	No.	100527
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Project

Description	Dwellings - Alterations & additions Being Stage 1 of an intended 1 Stages Addition & Alteration
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential dwelling
Estimated Value	\$19,000
Location	137 Weggery Drive, Waikanae Beach
Legal Description	LOT 42 DP 60395 -SUBJ TO & INT IN VARIOUS EASEMENTS-
Valuation No.	1492059830

Designer: Allison Holleyoak 10 Matuku Place : 913 5551, 298 8817

Contractor: Peter Bolton - Struc Eng 279 Oxford St, Levin : 0274 444080,
297 0088 Fax 06 3670058

General Requirements

- a) The Building Inspector is to be given 24 hours' notice before carrying out the following inspections:
1. Foundations
 2. Preline
 3. Preline
 4. Wet Area - pre Application
 5. Wet Area - post application
 6. Postline
 7. 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. All foundations are to be to solid bearing minimum of 300mm
4. NZS3604 is an Acceptable Solution in terms of the New Zealand Building Code and is a recommended reference document for timber framed buildings.
5. Note and comply with endorsements on approved plans.
6. Names and registration numbers of plumber and drainlayer are required before work commences.
7. Both hot and cold water pipes are to be tested to 1500 KPA pressure.
8. Contractor to leave site clear of all demolition materials and in a tidy state.
9. Heritage tree will not be impacted upon by the proposal.

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: _____



APPROVED BY
BUILDING
jaimes
OFFICER
21/12/2010

Noisy Equipment

It is the responsibility of the owner to ensure that no work with noisy equipment shall 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.

BOUNDARY LINES

The Owner/Builder is responsible for clearly defining the site boundary lines and pegs. This may require a survey.

NOTE: established fences are not necessarily on the site boundary.

General Notes:

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Consultant Documents:

These drawings are to be read in conjunction with the Engineers documentation and drawings



SOFT GROUND

Ground bearing must be reconfirmed on site following excavation but prior to placing of concrete and reinforcing. Soft ground maybe encountered requiring Engineers Specific Design

1 Location Plan

Scale 1:1250 @A3

Location 137 Weggery Drive,
Waikanae Beach
Postcode 5036

Parcel Area in hectares 0.1092
Certificate of Title 318/623
Legal LOT 42 DP 60395 -

Wind Zone - Very High
Earthquake Zone -A

Site Coverage
Existing Site Area 1092.0m²
Existing House Area 249.0 m²
Proposed House Area 281.11m²

Existing Site coverage 11.6%
Proposed Site Coverage 14.5%
Permitted Site Coverage 40%

Architectural Drawing Schedule

A0.00	Locality Plan & Drawing Schedule	1:1250	0
A1.00	Existing Site Plan	1:500	0
A1.01	Proposed Site Plan	1:500	0
A2.00	Existing Foundation Plan	1:50	0
A2.01	Existing Ground Floor Plan	1:50	0
A2.02	Existing First Floor Plan	1:50	0
A2.03	Existing Second Floor Plan	1:50	0
A2.04	Existing Roof Plan	1:50	0
A2.05	Proposed Foundation Plan Indicating New Decks	1:50	0
A2.06	Proposed Ground Floor Plan	1:50	0
A2.07	Proposed First Floor Plan	1:50	0
A2.08	Proposed Second Floor Plan	1:50	0
A4.00	Existing Elevations South and West	1:100	0
A4.01	Existing Elevations North and East	1:100	0
A4.02	Proposed Elevations South and West	1:100	0
A4.02	Proposed Elevations North and East	1:100	0
A5.00	Proposed Kitchen Layout and Elevations	1:50 & 1:100	0
A5.01	Proposed Bathroom Layout and Elevations	1:20 & 1:50	0
A5.02	Typical details to Decking	1:20	0

0	Building Consent Issue	
REV	DATE	DETAILS
Note: Do not scale from this drawing. Use only figured dimensions. The Contractor shall verify all dimensions on site, and report any discrepancies to the Architect before commencing work. The copyright of this drawing remains the property of Jason Loneragan Limited		

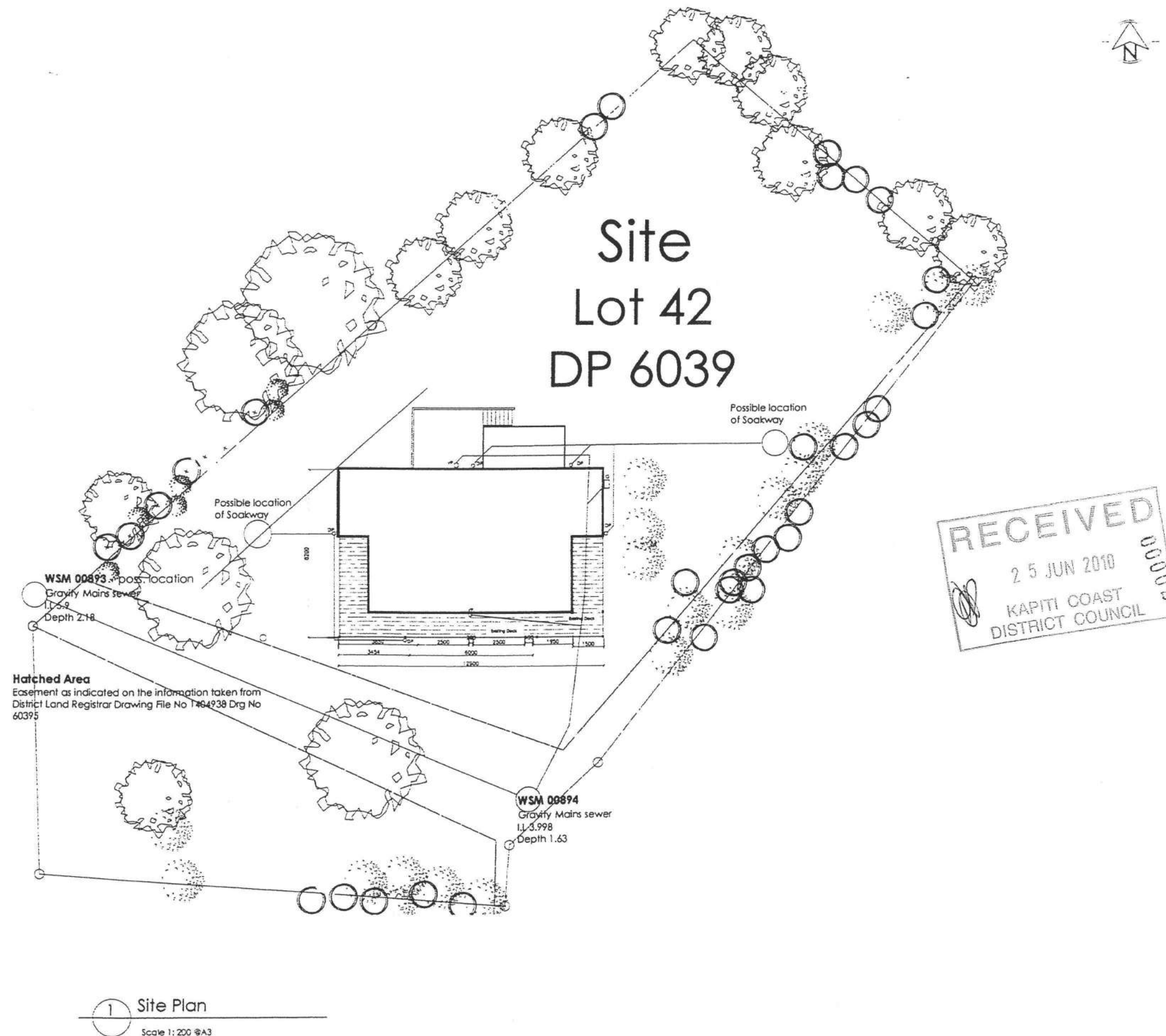
Client:
**Jenkins and Teremoana
Residence**

Project:
**Refurbishment
Upgrade
Project**
137 Weggery Drive, Waikanae Drive.

Drawing Title:
**Location Plan
& Drawing Schedule**

Scale:	Date:	Drawn:
1:500 @ A3	Mar '10	AE
Job No.	Designed:	Checked:
E599	AH	
Drawing No.	Revision No.	
A0.00	0	

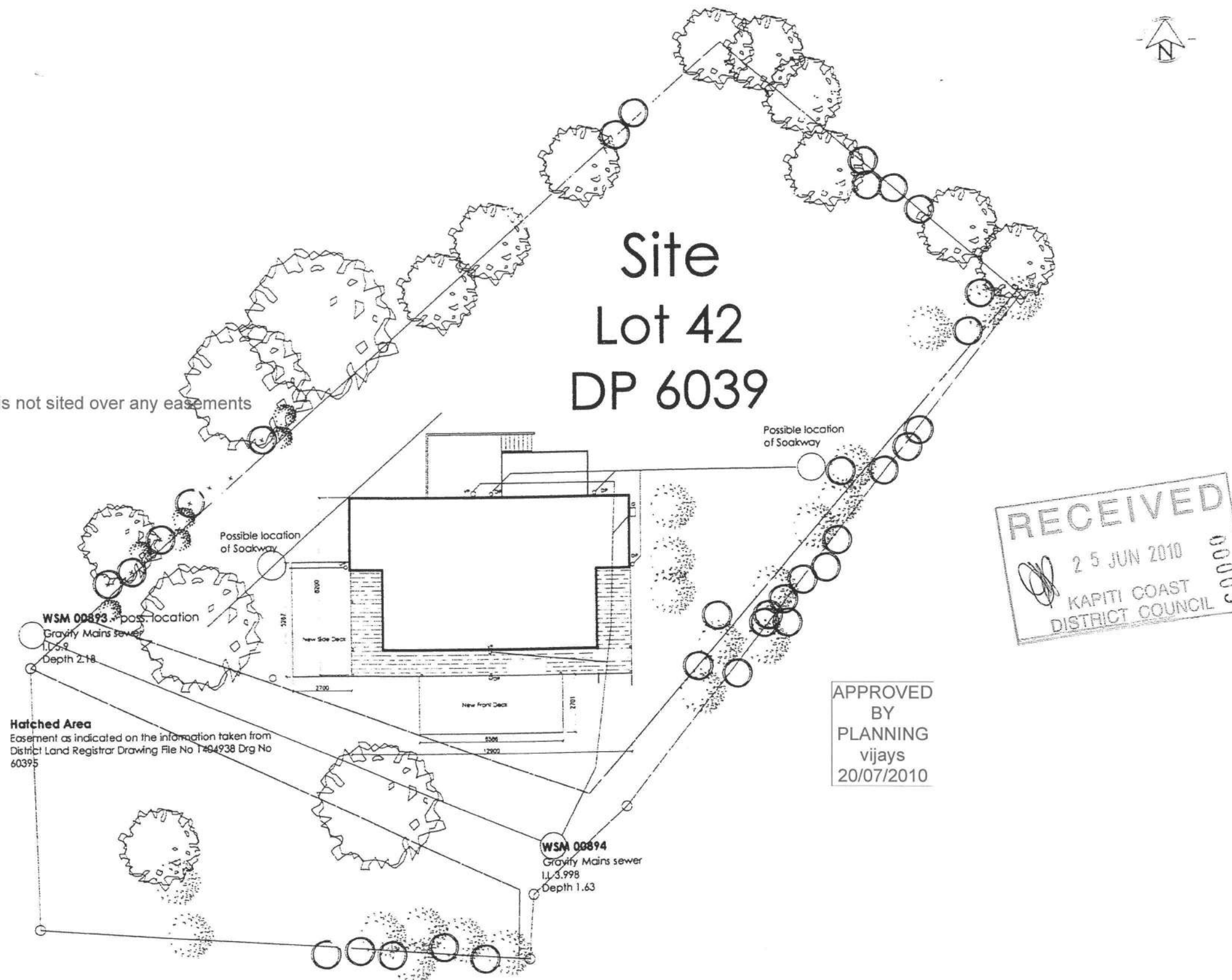
Building Consent Issue
12 March 2010



BC 100527

Site Lot 42 DP 6039

ensure that the house is not sited over any easements



APPROVED
BY
PLANNING
vijays
20/07/2010

no record of any services in the vicinity of
of the proposed work. Take care

1 Site Plan
Scale 1: 200 @A3

General Notes:

1. This drawing shall be read in conjunction with all other drawings and specifications.
2. All work shall be strictly in accordance with the New Zealand Building Code, Local Territorial Authority Requirements, OSH Requirements & Regulations, and any other Statutory Requirements that may be applicable to this project.
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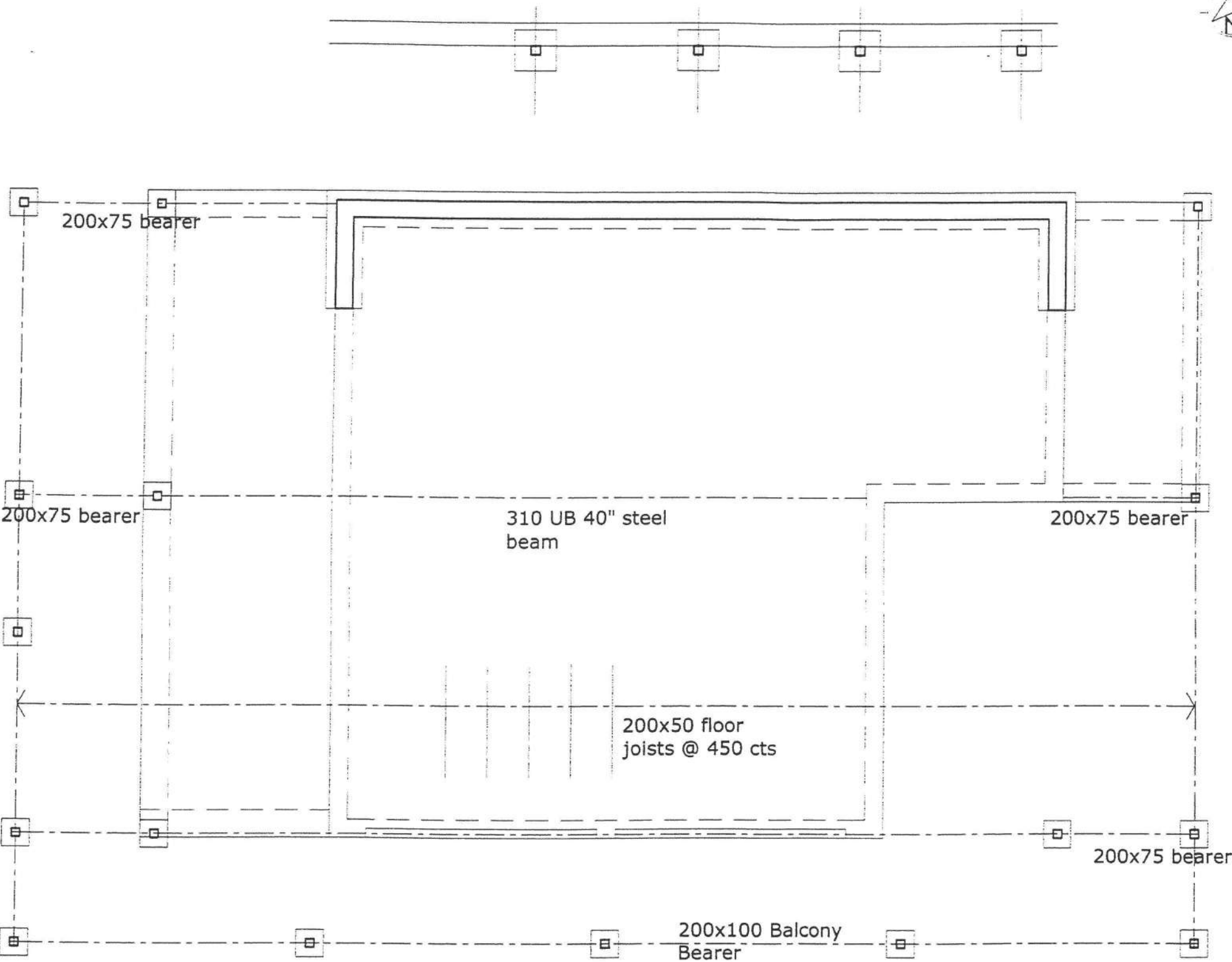
Consultant Documents:

These drawings are to be read in conjunction with the Engineers documentation and drawings

Legend

Sewer
Stormwater
DP - Down pipe
VP - Vent pipe
G - Gully

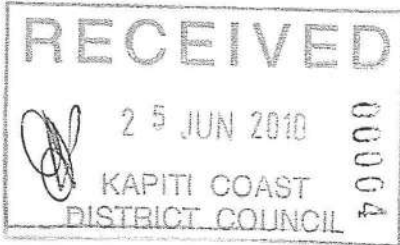
0 Building Consent issue		
REV	DATE	DETAILS
<p>Note: Do not scale from this drawing. Use only figured dimensions. The Contractor shall verify all dimensions on site, and report any discrepancies to the Architect before commencing work. The copyright of the drawing remains the property of Jackson Langeron Limited</p>		
Client:		
Jenkins and Teremoana Residence		
Project:		
Refurbishment Upgrade Project 137 Weggery Drive, Waikanae Drive.		
Drawing Title:		
Existing Site Plan		
CAD File:		
Scales:	Date:	Drawn:
1:500 @ A3	Mar '10	AH
	Designed:	Checked:
	AH	
Job No.	Drawing No.	Revision No.
J200	A1.01	0



- General Notes:**
1. This drawing shall be read in conjunction with all other drawings and specifications.
 2. All work shall be strictly in accordance with the New Zealand Building Code, Local Territorial Authority Requirements, OSH Requirements & Regulations, and any other Statutory Requirements that may be applicable to this project.
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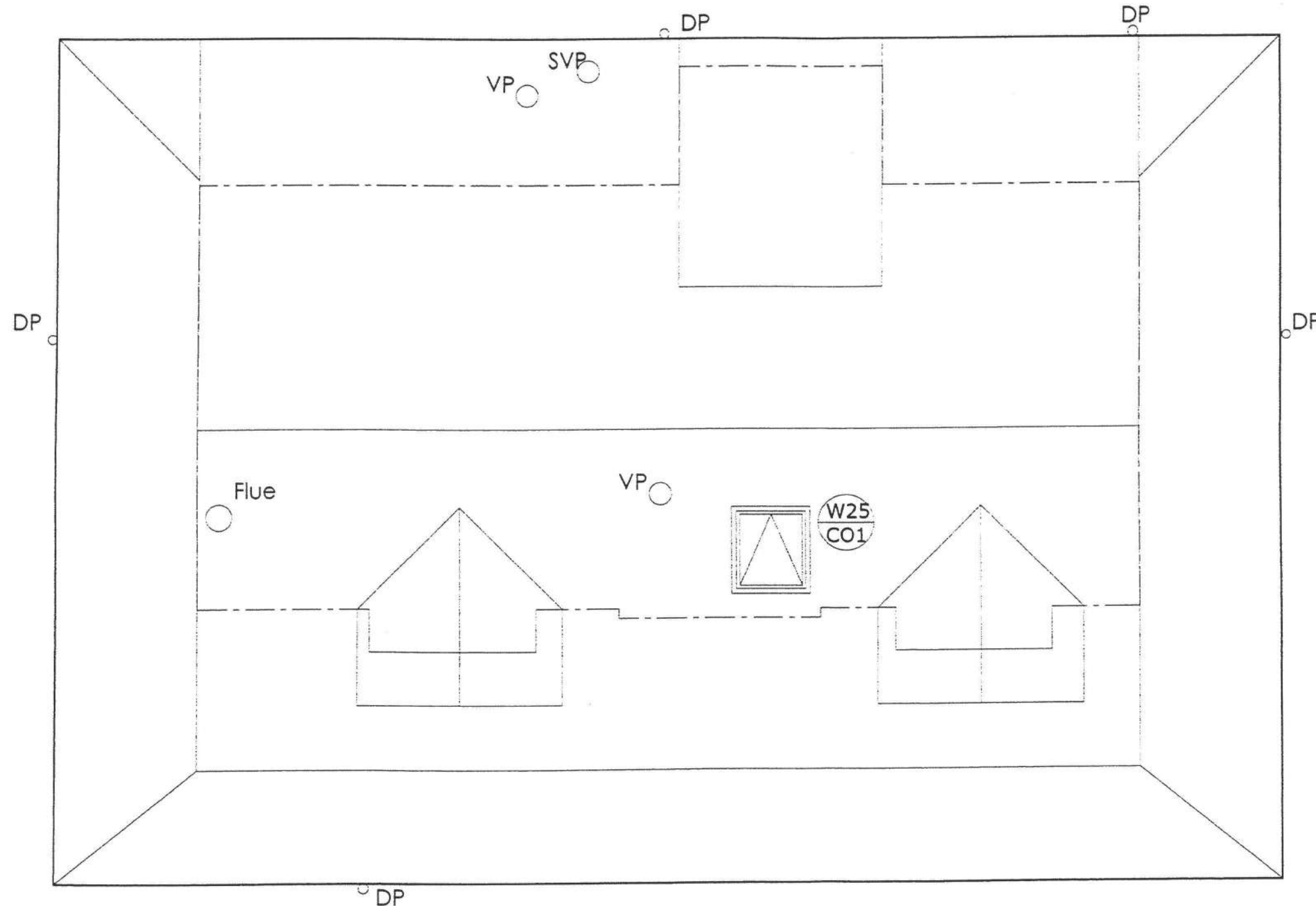
Consultant Documents:

These drawings are to be read in conjunction with the Engineers documentation and drawings



0 Building Consent issue		
REV	DATE	DETAILS
<small>Note: Do not scale from this drawing. Use only figured dimensions. The Contractor shall verify all dimensions on site, and report any discrepancies to the Architect before commencing work. The copyright of this drawing remains the property of Jackson Langeron Limited</small>		
Client: Jenkins and Teremoana Residence		
Project: Refurbishment Upgrade Project 137 Weggery Drive, Waikanae Drive.		
Drawing Title: Existing Foundation Plan		
CAD File:		
Scale: 1:50 @ A3	Date: Mar '10	Drawn: AH
	Designed: AH	Checked:
Job No. J200	Drawing No. A2.00	Revision No. 0

2 Existing Foundation Plan
Scale 1: 50 @ A3



General Notes:

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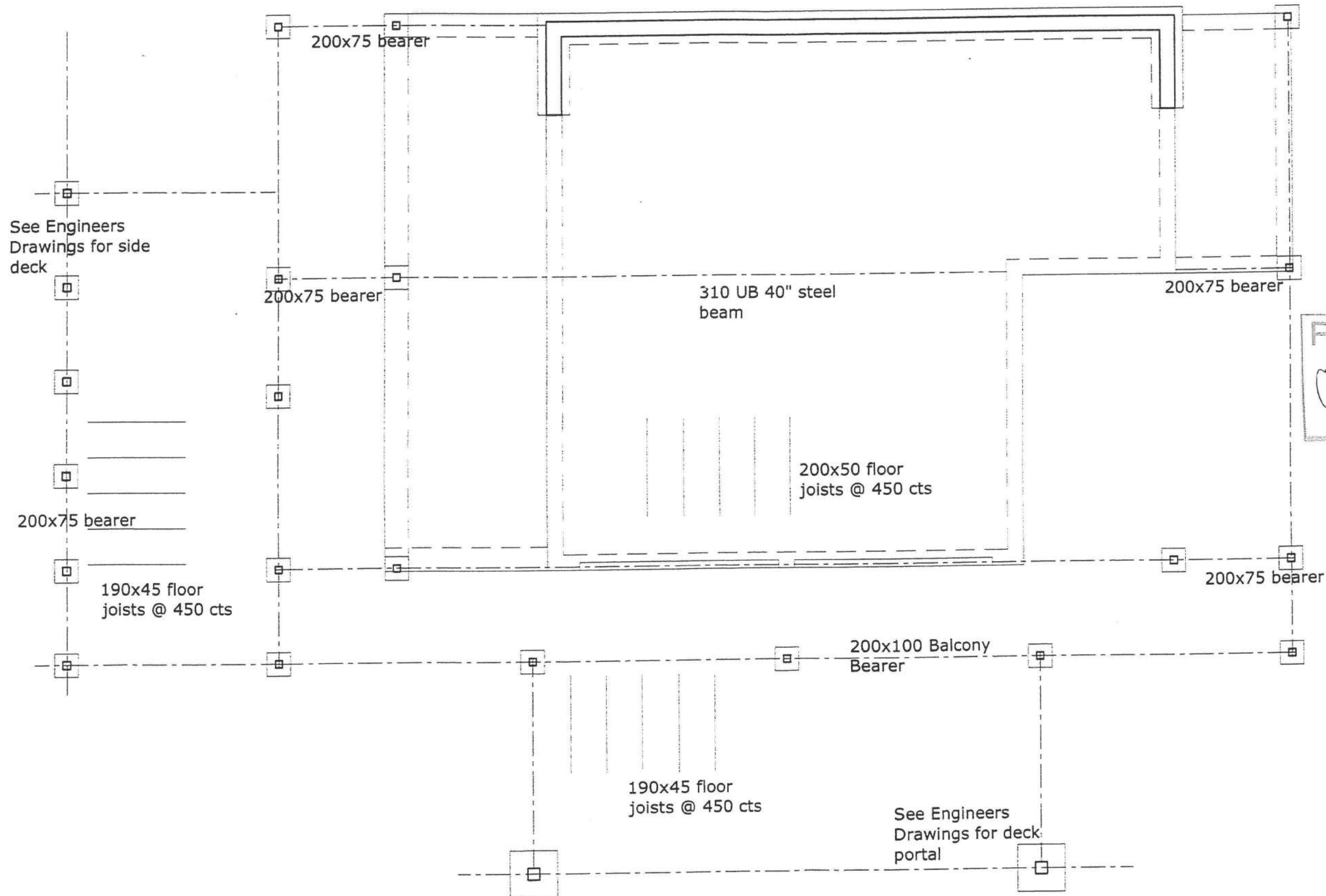
Consultant Documents:

These drawings are to be read in conjunction with the Engineers documentation and drawings



0 - Building Consent Issue		
REV	DATE	DETAILS
<small>Note:</small> Do not scale from this drawing. Use only figured dimensions. The Contractor shall verify all dimensions on site, and report any discrepancies to the Architect before commencing work. The copyright of this drawing remains the property of Jackson Langeron Limited.		
Client:		
Jenkins and Teremoana Residence		
Project:		
Refurbishment Upgrade Project 137 Weggery Drive, Waikanae Drive.		
Drawing Title:		
Existing Roof Plan		
CAD File:		
Scales:	Date:	Drawn:
1:500 @ A3	Mar '10	AH
	Designed:	Checked:
	AH	
Job No.	Drawing No.	Revision No.
J200	A2.04	0

BC 100527

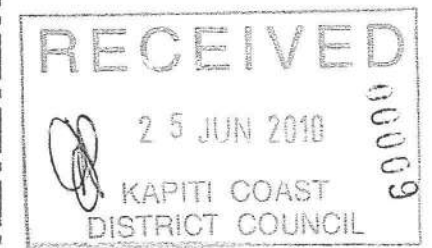


General Notes:

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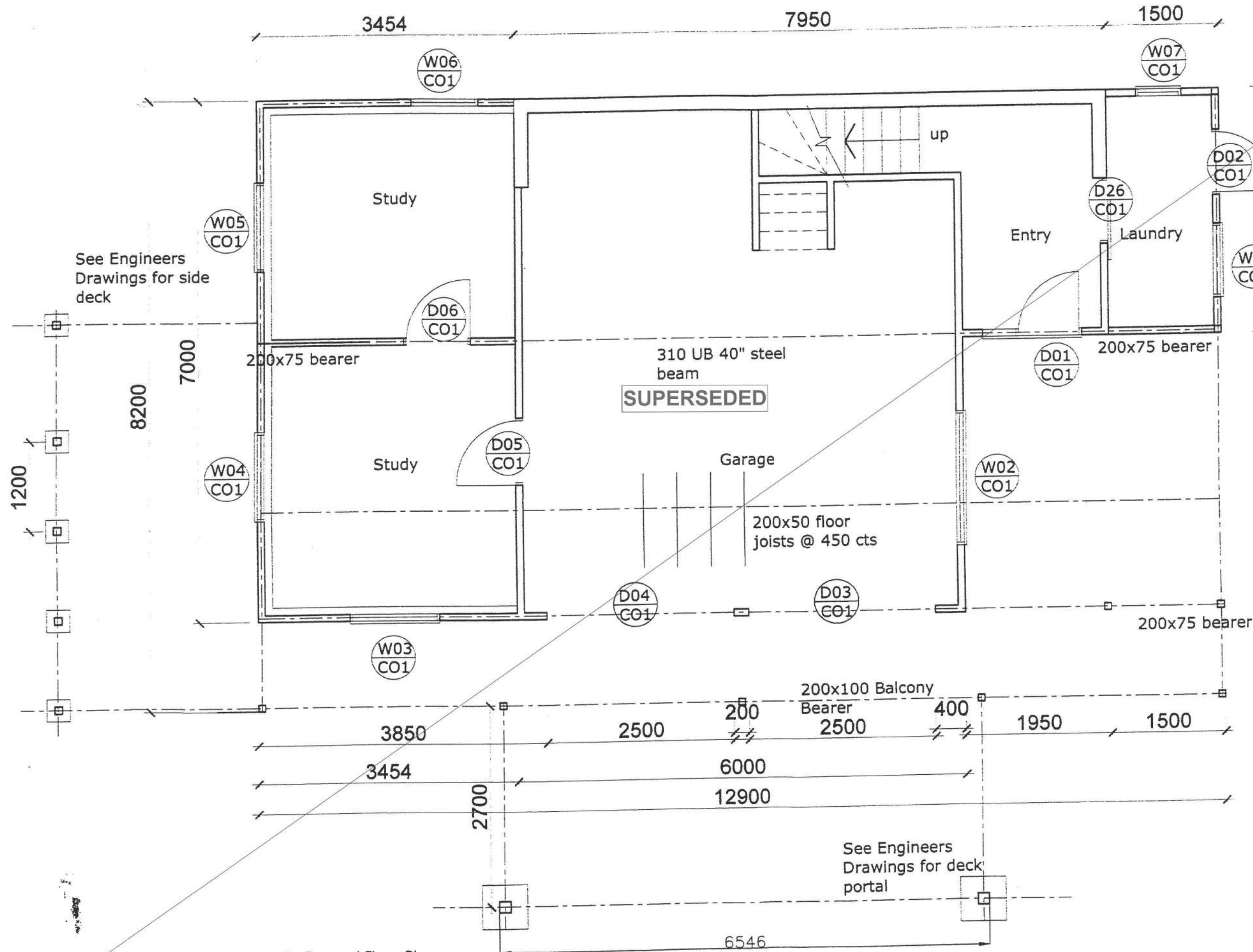
Consultant Documents:

These drawings are to be read in conjunction with the Engineers documentation and drawings



0 Building Consent Issue		
REV	DATE	DETAILS
<small>Note:</small> Do not scale from the drawing. Use only figured dimensions. The Contractor shall verify all dimensions on site, and report any discrepancies to the Architect before commencing work. The copyright of this drawing remains the property of Dorian Langan Limited.		
Client:		
Jenkins and Teremoana Residence		
Project:		
Refurbishment Upgrade Project		
137 Weggery Drive, Waikanae Drive.		
Drawing Title:		
Proposed Foundation Plan indicating New Decks		
CAD File:		
Scales:	Date:	Drawn:
1:50 @ A3	Mar '10	AH
	Designed:	Checked:
	AH	
Job No.	Drawing No.	Revision No.
J200	A2.05	0

BC 100527



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REV	DATE	DETAILS
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Client:		
Jenkins and Teremoana Residence		
Project:		
Refurbishment Upgrade Project 137 Weggery Drive, Waikanae Drive.		
Drawing Title:		
Proposed Ground Floor Plan		
CAD File:		
Scales:	Date:	Drawn:
1:50 @ A3	Mar '10	AH
	Designed:	Checked:
	AH	
Job No.	Drawing No.	Revision No.
J200	A2.06	0

3 Proposed Ground Floor Plan
Scale 1: 50 @ A3

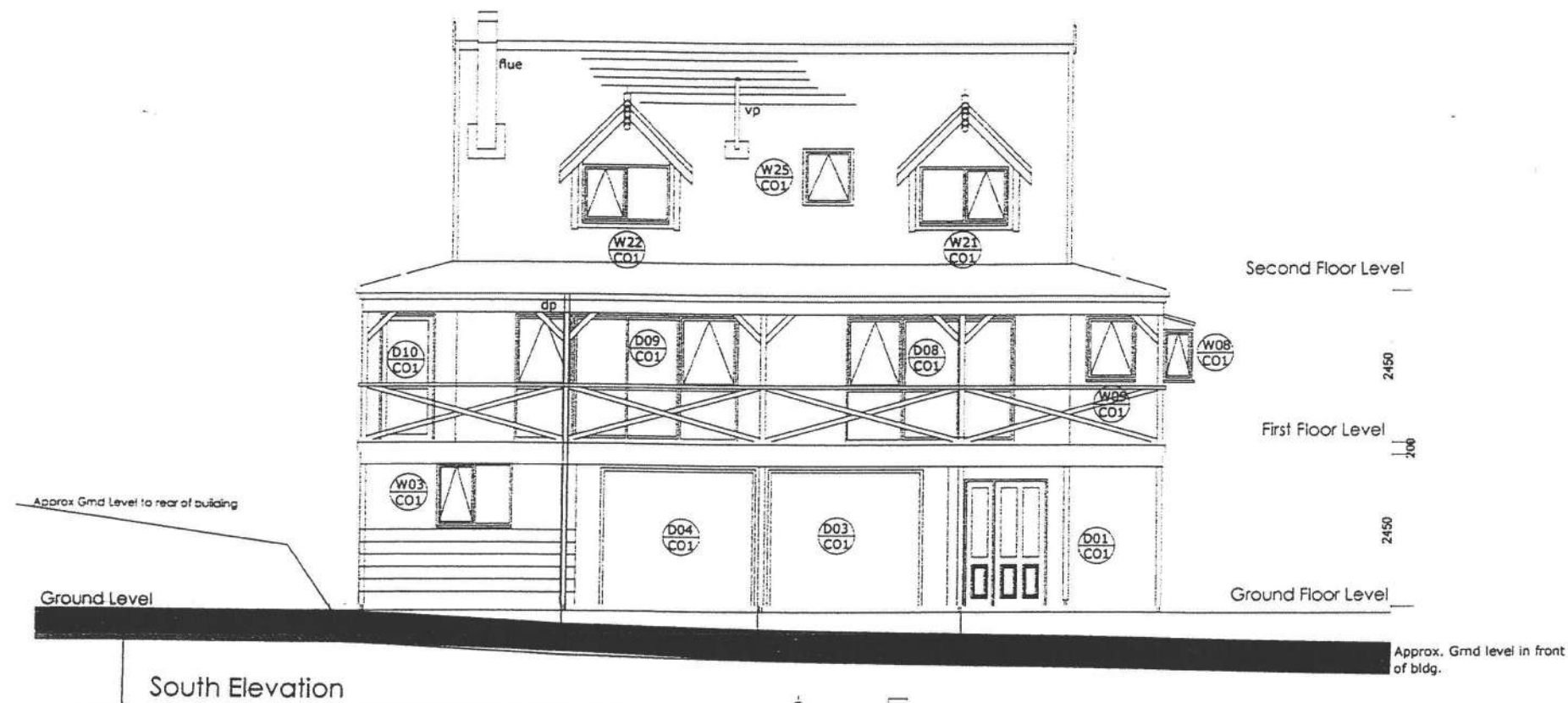
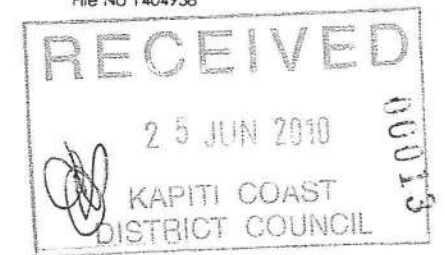
General Notes:

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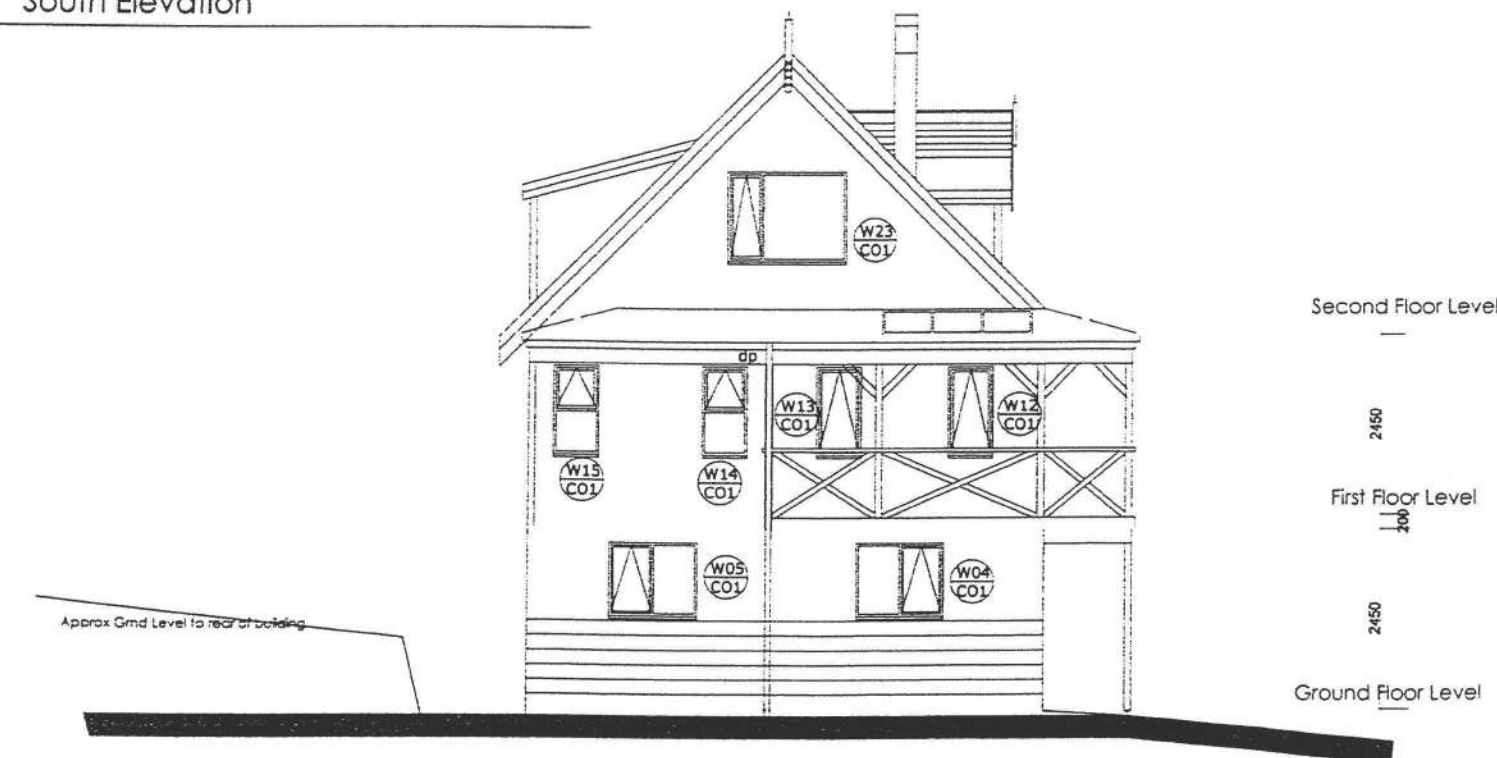
Materials
 Roof - Decrandond Tiles on 50x50 battens
 First floor - Rusticated Canadian cedar weatherboard with corner boxes
 Ground floor 300x300 blockwork, Hardiflex board
 Ext 90x90 laminated treated pinus post supporting present deck

Consultant Documents:

These drawings are to be read in conjunction with the Engineers documentation and drawings
 Information taken from District Land Registrar drawing File No 1404938



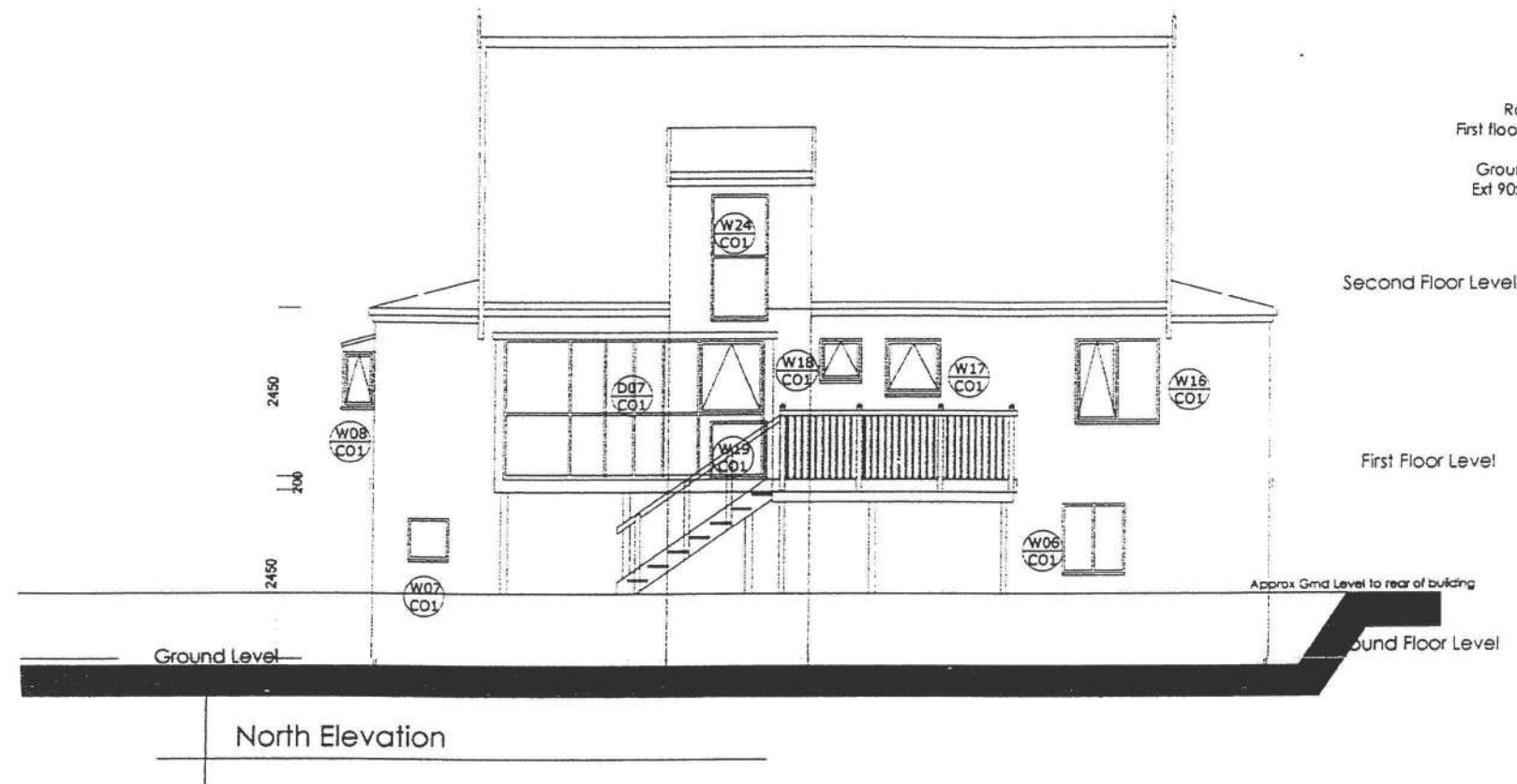
West Elevation



1 South and West Elevations
 Scale 1: 100 @A3

0 Building Consent Issue		
REV	DATE	DETAILS
<small>Note:</small> Do not scale from this drawing. Use only figured dimensions. The Contractor shall verify all dimensions on site, and report any discrepancies to the Architect before commencing work. The copyright of this drawing remains the property of Shaun Langan Limited.		
Client:		
Jenkins and Teremoana Residence		
Project:		
Refurbishment Upgrade Project 137 Weggery Drive, Waikanae Drive.		
Drawing Title:		
Existing South and West Elevations		
CAD File:		
Scale:	Date:	Drawn:
1:100 @ A3	Mar '10	AH
	Designed:	Checked:
	AH	
Job No.	Drawing No.	Revision No.
J200	A4.00	0

BC 100527

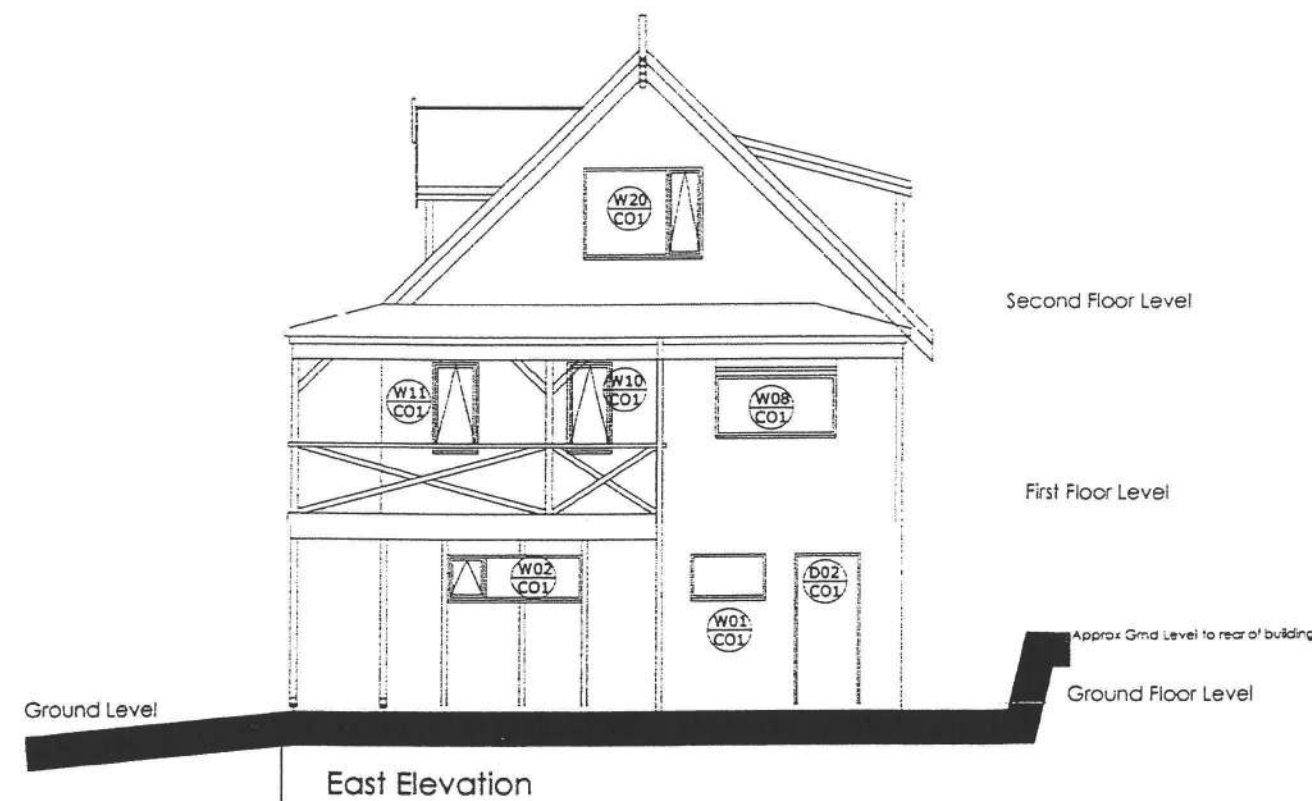


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Consultant Documents:

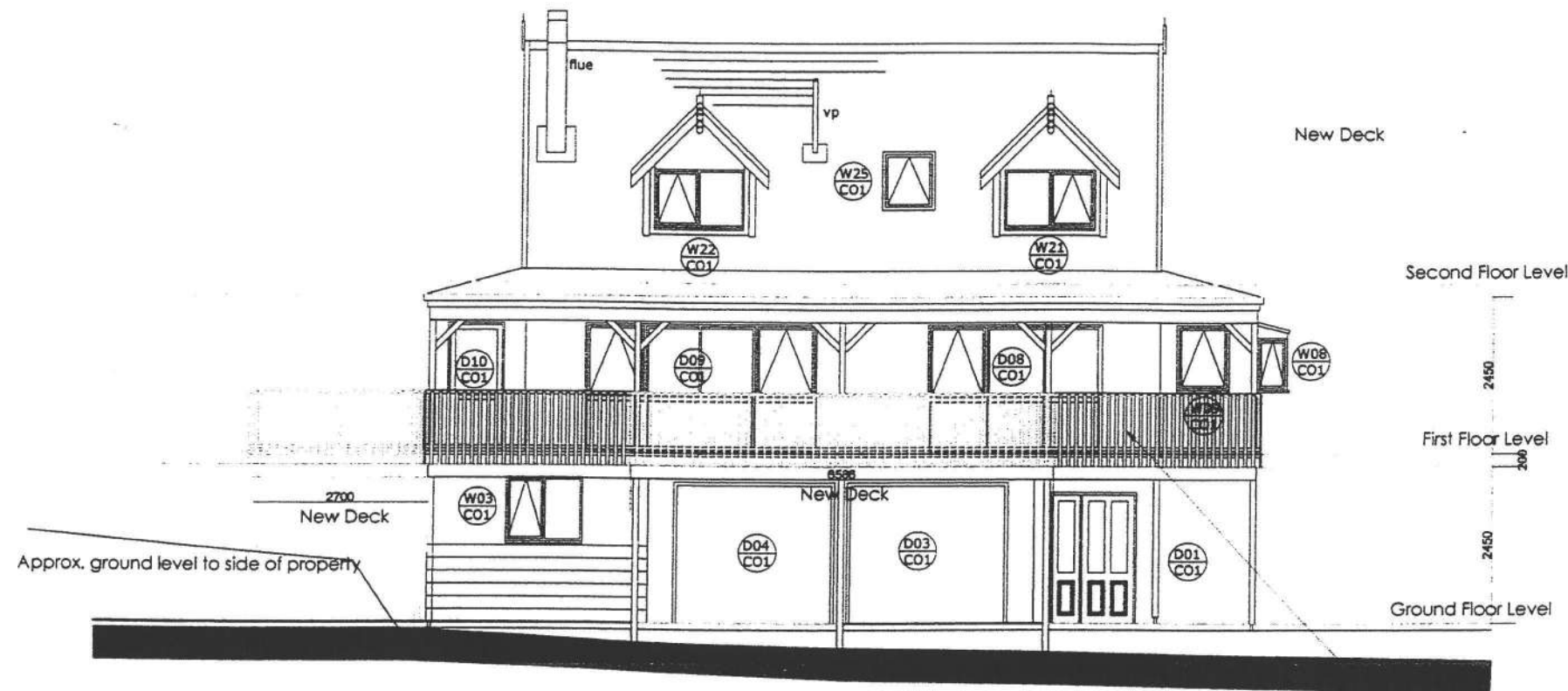
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1 North and East Elevation
 Scale 1: 100 @ A3

0 Building Consent issue		
REV	DATE	DETAILS
Note: Do not scale from the drawing, use only figured dimensions. The Contractor shall verify all dimensions on site, and report any discrepancies to the Architect before commencing work. The copyright of this drawing remains the property of Deason Langston Limited.		
Client:		
Jenkins and Teremoana Residence		
Project:		
Refurbishment Upgrade Project 137 Weggery Drive, Waikanae Drive.		
Drawing Title:		
Existing North and East Elevations		
CAD File:		
Scale:	Date:	Drawn:
1:100 @ A3	Mar '10	AH
	Designed:	Checked:
	AH	
Job No.	Drawing No.	Revision No.
J200	A4.01	0

BC 100527



Materials
 Roof - Decorated Tiles on 50x50 batten
 First floor - Plyboarded Canadian cedar weatherboard with corner batten
 Ground floor - 300x300 blockwork, handrail board
 For 100x100 laminated treated pine post supporting present deck

Site Specifications:

Wind Zone: Very High

Corrosion Zone: Sea Spray Zone

Durability Requirements:

The minimum requirements for Steel Fixings and Fastenings in accordance with NZS 3604:1999 are as follows:-

- Closed internal framing - uncoated mild steel
- Timber piles - Type 304 stainless steel
- Sub-floor bolts, fixings & fastenings - Type 304 stainless steel
- Exterior exposed fastenings - Type 316 stainless steel

The minimum requirements for Steel Nails and Screws in accordance with NZS 3604:1999 are as follows:-

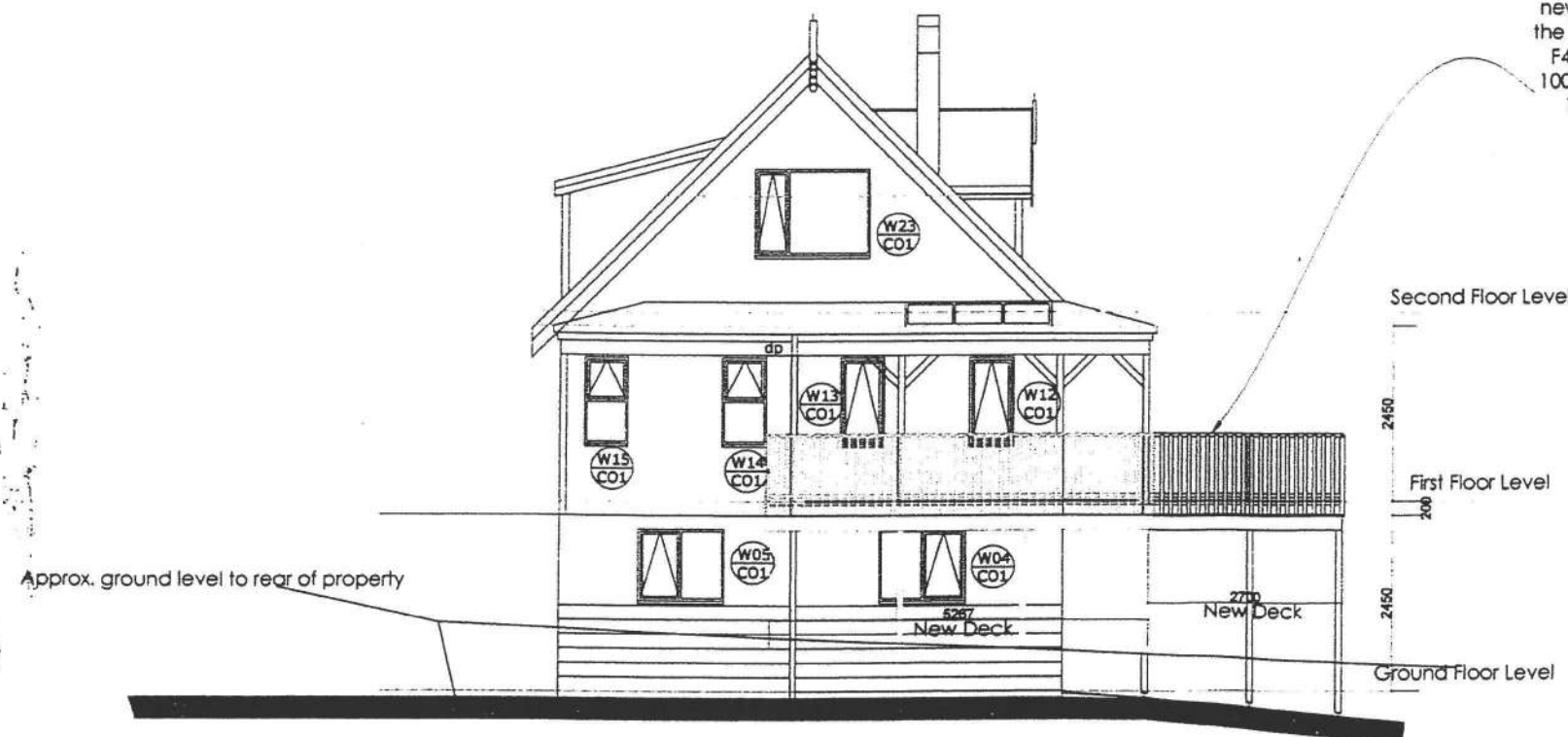
- Closed internal framing - uncoated mild steel
- Timber piles & floor framing - Type 304 stainless steel
- Roof spaces - galvanised mild steel
- Sub-floor wall framing - galvanised mild steel
- Claddings - Type 316 stainless steel

General Notes:

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Consultant Documents:

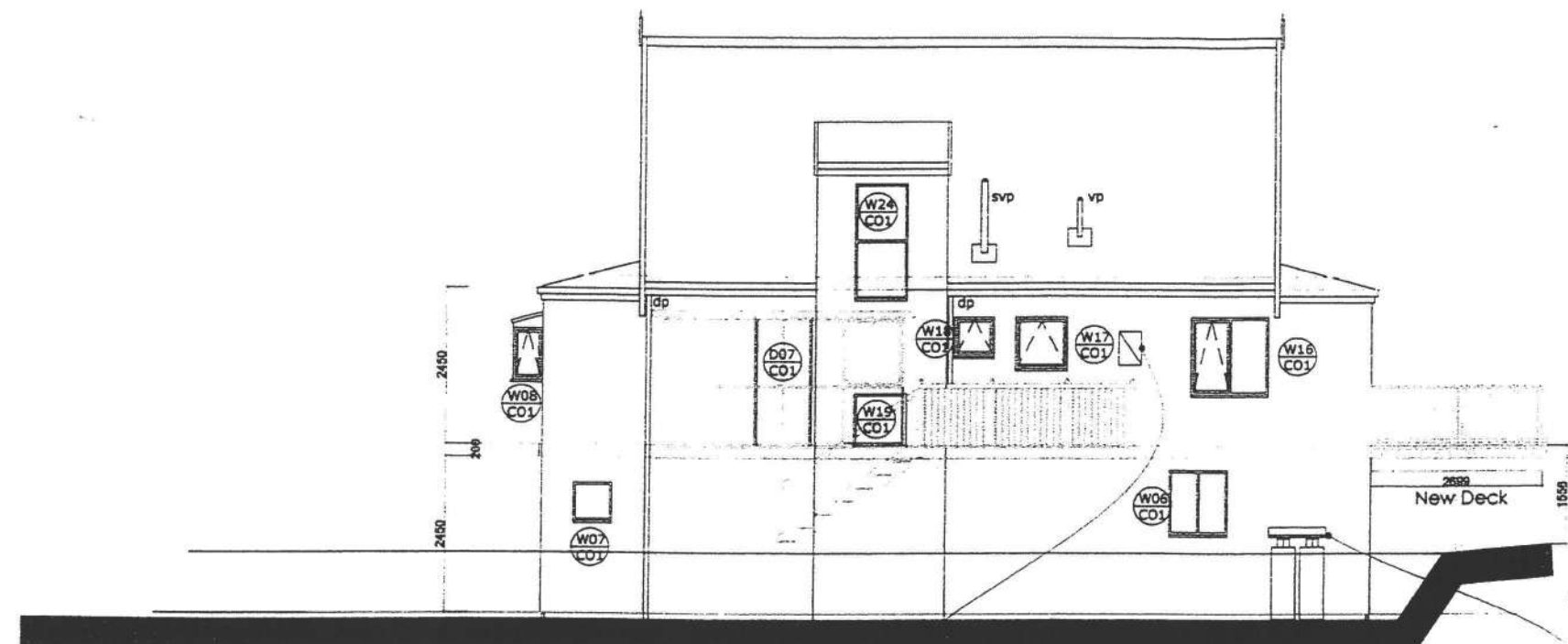
These drawings are to be read in conjunction with the Engineers documentation and drawings



1 SProposed South and West Elevations
 Scale 1: 100 @A3

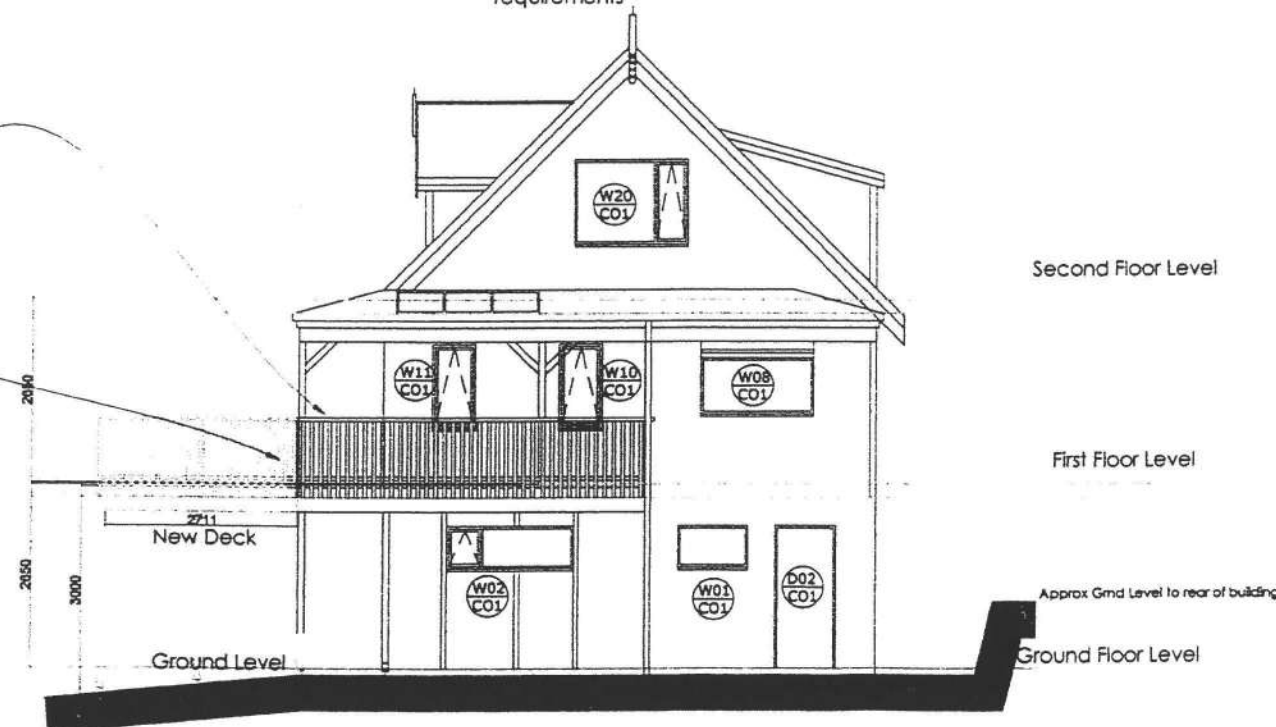
0		Building Consent Issue	
REV	DATE	DETAILS	
<p>Note: Do not scale from this drawing. Use only figured dimensions. The Contractor shall verify all dimensions on site, and report any discrepancies to the Architect before commencing work. The copyright of this drawing remains the property of Olsson Langan Limited</p>			
Client:			
Jenkins and Teremoana Residence			
Project:			
Refurbishment Upgrade Project 137 Weggery Drive, Waikanae Drive.			
Drawing Title:			
Proposed South and West Elevations			
CAD File:			
Scale:	Date:	Drawn:	
1:100 @ A3	Mar '10	AH	
	Designed:	Checked:	
	AH		
Job No.	Drawing No.	Revision No.	
J200	A4.02	0	

BC 100527



Poss. location for Rannai XR26 infinity boiler installation to comply with NZS 5216 and Manufacturers requirements.
Suggested location TBC on site for 2x45kg gas bottles. All work shall comply with the requirements and bylaws of Kapiti District Council. NZS5261:2003 Gas installation, AS/NZS 1596:2002 and manufacturers installation requirements

1. Remove extg. handrail and infill panels.
Apply new handrail and balustrade continuously to the front and side decks. To comply with NZCB F4 Safety from Falling.
2. Handrail to be set at 1000mm F4AS1.1 Gaps to be no greater than 100mm apart to comply with F4/AS1.1.2
3. Stain Finish to timber Colour to be determined by client



Second Floor Level

First Floor Level

Ground Floor Level



Site Specifications:

Wind Zone: Very High
Corrosion Zone: Sea Spray Zone

Durability Requirements:

The minimum requirements for Steel Fixings and Fastenings in accordance with NZS 3604:1999 are as follows:-

- Closed internal framing - uncoated mild steel
- Timber piles - Type 304 stainless steel
- Sub-floor bolts, fixings & fastenings - Type 304 stainless steel
- Exterior exposed fastenings - Type 316 stainless steel

The minimum requirements for Steel Nails and Screws in accordance with NZS 3604:1999 are as follows:-

- Closed internal framing - uncoated mild steel
- Timber piles & floor framing - Type 304 stainless steel
- Roof spaces - galvanised mild steel
- Sub-floor wall framing - galvanised mild steel
- Claddings - Type 316 stainless steel

General Notes:

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4. All work shall be of best trade practice.
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Consultant Documents:

These drawings are to be read in conjunction with the Engineers documentation and drawings
All work to comply with NZ3604, unless covered by engineers drgs. Fixing to NZ3604 Table 4.1 to be Type 304 stainless steel minimum where rust is acceptable otherwise Type 316 to be used.

Preservation treatment of members to timber deck to comply with NZ3604.
Timber to be MSG8

Rannai XR26 infinity boiler installed to manufactures instructions and to comply with NZS5216:2003 2.6.13.3. 2no x 45kg LPG gas bottles, location to be decided by to be installed in accordance with NZS5216:2003 and manufactures requirements.
Gas bottles to be restraint as G12/AS1

REV	DATE	DETAILS
0		Building Consent Issue

Note:
Do not scale from this drawing. Use only figured dimensions.
The Contractor shall verify all dimensions on site, and report any discrepancies to the Architect before commencing work.
The copyright of this drawing remains the property of Deason Lunnigan Limited

Client:
Jenkins and Teremoana Residence

Project:
Refurbishment Upgrade Project
137 Weggery Drive, Waikanae Drive.

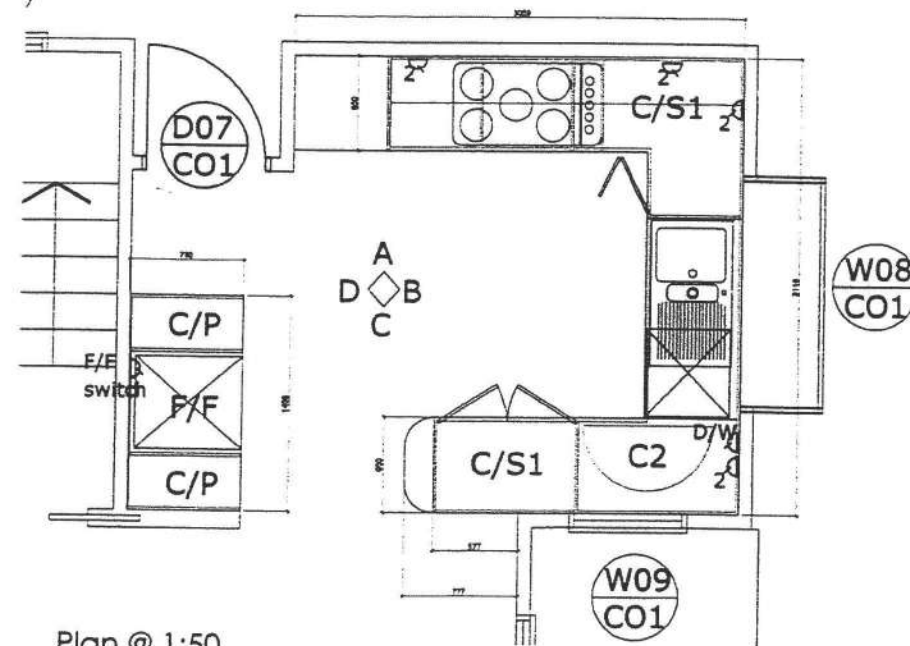
Drawing Title:
Proposed North and East Elevations

CAD File:

Scale:	Date:	Drawn:
1:100 @ A3	Mar '10	AH
	Designed:	Checked:
	AH	
Job No.	Drawing No.	Revision No.
J200	A4.03	0

1 Porosked North and East Elevations
Scale 1: 100 @A3

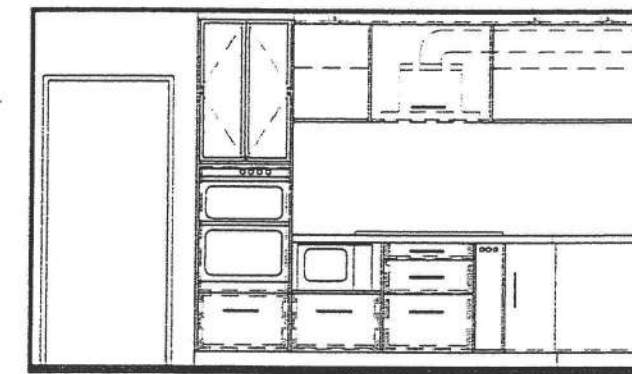
Building Consent Issue
12 March 2010



Plan @ 1:50

Legend

C- Cupboard, with solid doors
 C1 - Cupboard with glass front doors
 C/S1 - cupboard with midself
 C/P - cupboard /sliding pantry
 C2 - Cupboard with carousel (two tire)
 D- Draw(single)
 D1 - Draw with slider draw within
 O - Oven (electric) H - Hob (gas) Ch Cooker hood(with light)
 D/W - Dishwasher M/W - Microwave F/F - Fridge Freezer
 W - Wine rack
 R - Waste bin and recycling bin(on sliders)
 Sd -Double sink and draining board
 Tw - tea-towel rail(s)



Elevation A

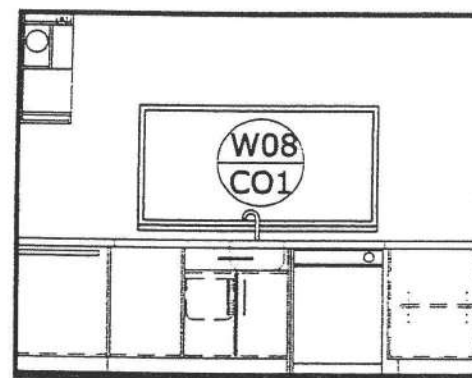
General Notes:

1. This drawing shall be read in conjunction with all other drawings and specifications.
2. All work shall be strictly in accordance with the New Zealand Building Code, Local Territorial Authority Requirements, OSH Requirements & Regulations, and any other Statutory Requirements that may be applicable to this project.
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4. All work shall be of best trade practice.
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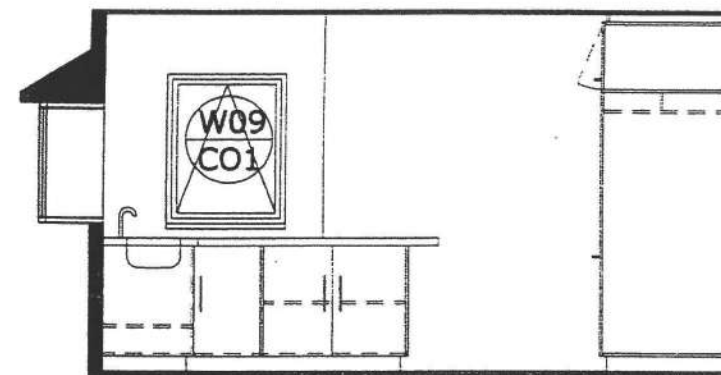
Consultant Documents:

These drawings are to be read in conjunction with the Engineers documentation and drawings

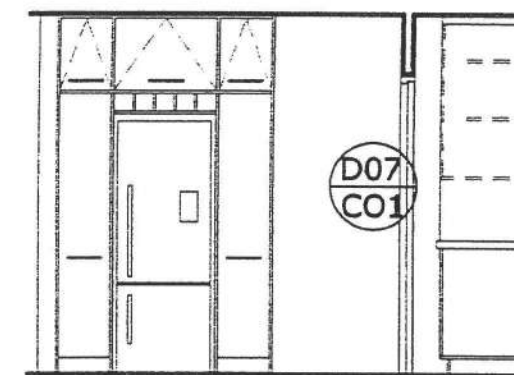
See Engineers drawings for post and foundation details.
 See drawing A1 for deck details



Elevation B



Elevation C



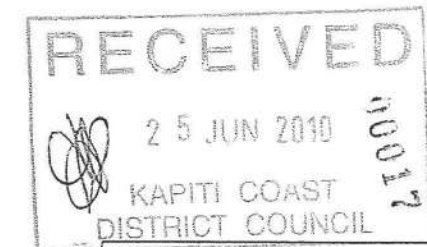
Elevation D

Retain existing position of light switch and sockets.

Additional sockets to Fidge/freezer, dishwasher and electric oven to comply with the Electrical Regulations 1997 AS/NZ 3000 and the NZ Electrical Codes of Practice.
 Positions to be TBC by client.

Wiring for plumbing fittings to Electrical Regulations 1997 AS/NZ 3000 the NZ Electrical Codes of Practice and installed to manufactures requirements.
 All new single and double switches/sockets to be level and plumb mounted 150mm min above work top

1 Proposed Kitchen Layout
 Scale 1: 50 @A3



0	Building Consent Issue
REV: DATE	DETAILS

Note:
 Do not scale from this drawing. Use only figured dimensions.
 The Contractor shall verify all dimensions on site, and report any discrepancies to the Architect before commencing work.
 The copyright of this drawing remains the property of Dickson Langan Limited

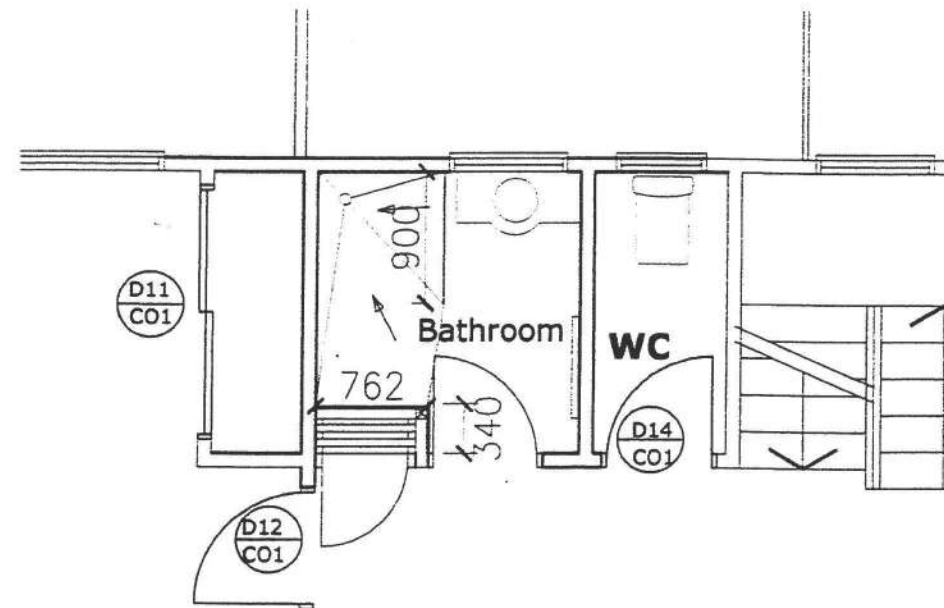
Client:
 Jenkins and Teremoana
 Residence

Project:
 Refurbishment
 Upgrade
 Project
 137 Weggerly Drive, Waikeke Drive.

Drawing Title:
 Proposed Layout to Kitchen

Scale:	Date:	Drawn:
1:50 @ A3	Mar '10	AH
Designed:	Checked:	
AH		
Job No.	Drawing No.	Revision No.
J200	A5.00	0

Building Consent 65.78
 12 March 2010



Plan @ 1:50

Legend

whb - wash hand basin
FH/T - full height wall tiles
PH/T - wall partly tiled

Strip out extg. bath, whb and boxing.
Reline walls using 13mm Aqualine gib board.
ensure all joints to be made over solid timber
and installed to manufactures requirements
Walls to shower to be lined with waterproofing
wall membrane as recommended by Atlantis
manufacturer

Make good floor for 'walk in' shower tray as
Atlantis manufactures instructions.
Waste from new shower to be connect to
existing 40mm dia bath waste. New whb to
use extg. 32mm dia waste pipe.

Floor to be tiles following manufactures
instructions.

Extg. light switch and sockets to remain
Provide new towel rail.
Allow to install new mechanical extract
ventilation to Bathroom area. Vent to exterior
Electrical work to comply with Electrical
Regulations 1997 AS/NZ 3000 the NZ
Electrical Codes of Practice

Plumbing & Drainage Notes:

1. Allow to install new PVC drainpipes to locations as indicated.
2. Plumbing & Drainage layout is indicative only. Check existing pipework on site prior to commencement of the Contract Works. Where sanitary fixtures & fittings are to be relocated, connect new pipes into existing. Terminate & seal off existing redundant pipework below floor level.
3. Modify existing hot & cold water supply reticulation pipework as necessary to suit altered fixture & fitting layout, including all isolating valves, pressure valves, temperature regulating valve, valve drains etc.
4. All new hot & cold water reticulation pipework shall be of materials to match existing.
5. Conceal all new hot & cold water reticulation pipework within wall framing.
6. All waste & drainage pipes to be installed by a Certified Plumber & Drainlayer.
7. Allow to install new tempering valve if one not fitted to existing system.
8. Allow to install new backflow prevention device to shower system.
9. All work shall comply with the requirements & bylaws of the Kapiti District Council. All plumbing & drainage work shall comply with NZBC G13, A51 & A52.

**General Notes:**

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4. All work shall be of best trade practice.
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Consultant Documents:

These drawings are to be read in conjunction with the Engineers documentation and drawings

All plumbing and drainage work to be completed by a registered Plumber.
For compliance Bldg. Code clauses G12 and G13
All Plumbing and drainage in accordance with AS/NZS 3500

Pipe gradients
65mm dia & less = 1 in 40
80mm dia and 100 = 1 in 60

Both hot and cold water pipes are to be tested to 1500pa pressure. A tempering control is to be attached to the Infinity gas water heating system.

0	Building Consent Issue
REV.	DATE
	DETAILS

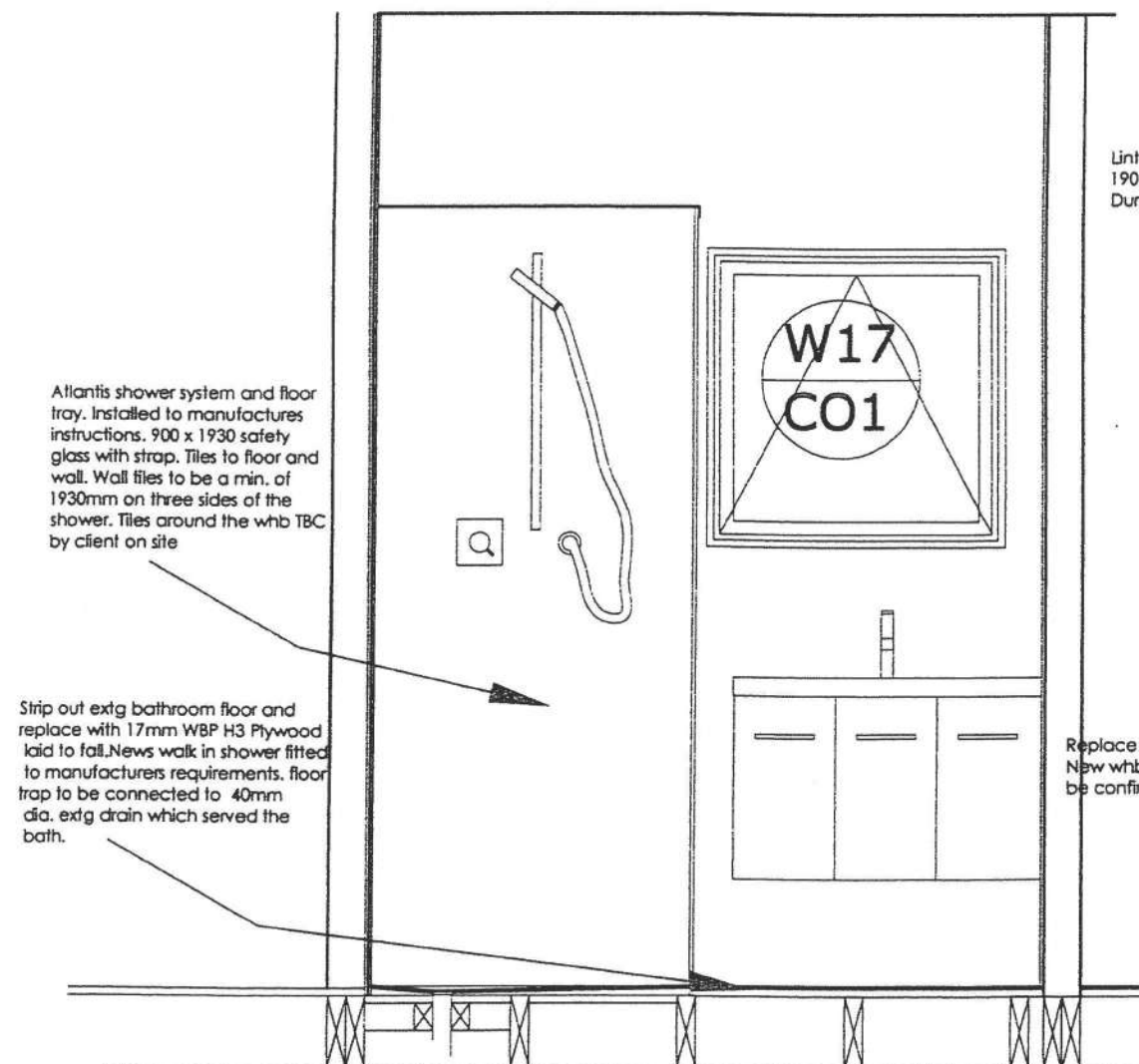
NOTE:
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The copyright of this drawing remains the property of Deason Loneragan Limited

Client:
Jenkins and Teremoana Residence

Project:
Refurbishment Upgrade Project
137 Weggery Drive, Waikanae Drive.

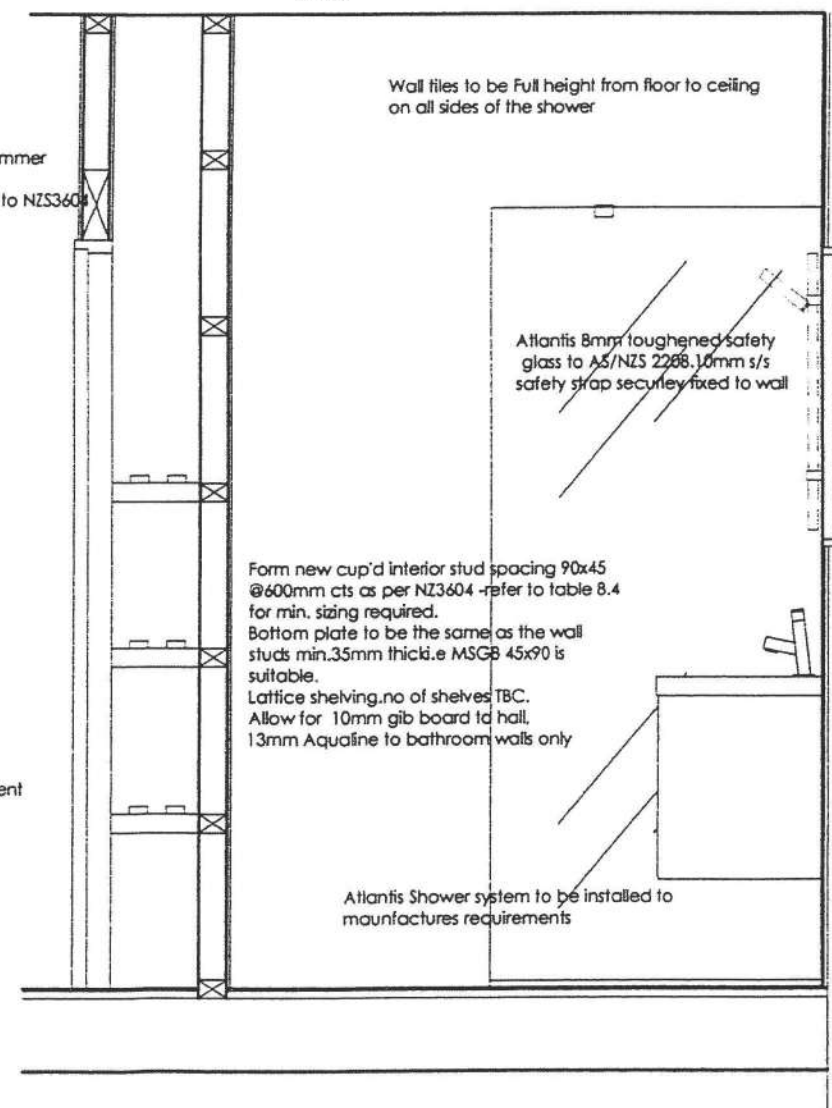
Drawing Title:
Proposed Layout to Kitchen

Scale:	Date:	Drawn:
1:50 @ A3	Mar '10	AH
	Designed:	Checked:
	AH	
Job No.	Drawing No.	Revision No.
J200	A5.01	0



Lintel/ head trimmer
190 x90 MSG8
Durability H2.1 to NZS3604

Replace extg whb.
New whb/vanity to
be confirmed by client



Wall tiles to be Full height from floor to ceiling
on all sides of the shower

Atlantis 8mm toughened safety
glass to AS/NZS 2268. 10mm s/s
safety strap securely fixed to wall

Form new cup'd interior stud spacing 90x45
@600mm cts as per NZ3604 -refer to table 8.4
for min. sizing required.
Bottom plate to be the same as the wall
studs min.35mm thick. e MSG8 45x90 is
suitable.
Lattice shelving. no. of shelves TBC.
Allow for 10mm gib board to hall,
13mm Aqualine to bathroom walls only

Atlantis Shower system to be installed to
manufactures requirements

1 Proposed Bathroom alterations
Scale 1: 50 @A3

Building Consent Issue
12 March 2010

REVISED

ALL work to comply with NZ3604 unless covered by Eng. Drgs. Fixings to NZ3604 Stainless Steel as bldg within sea zone.

Site Specifications:

Wind Zone: Very High

Corrosion Zone: Sea Spray Zone

Durability Requirements:

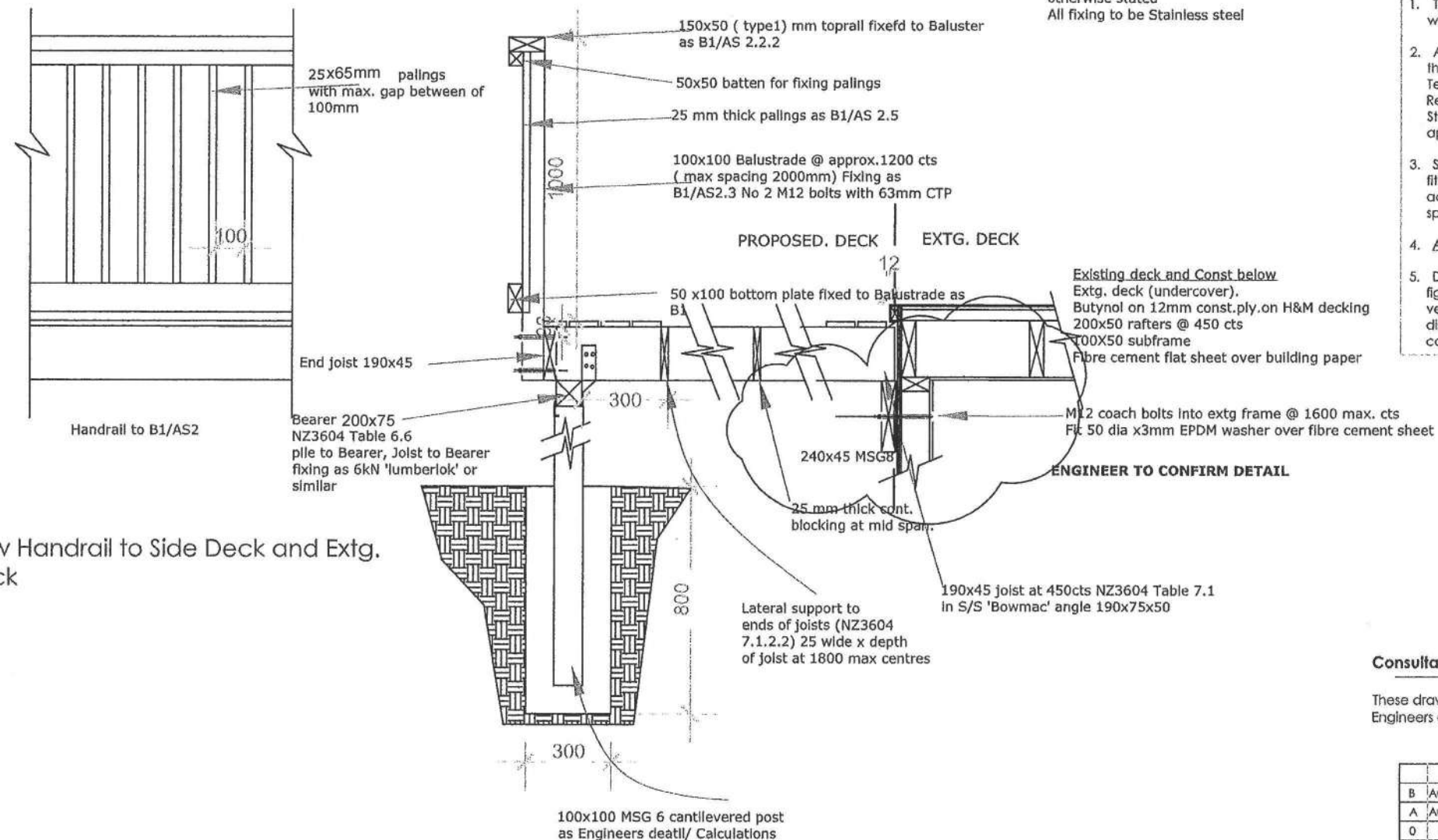
The minimum requirements for Steel Fixings and Fastenings in accordance with NZS 3604:1999 are as follows:-

- Closed internal framing - uncoated mild steel
- Timber piles - Type 304 stainless steel
- Sub-floor bolts, fixings & fastenings - Type 304 stainless steel
- Exterior exposed fastenings - Type 316 stainless steel

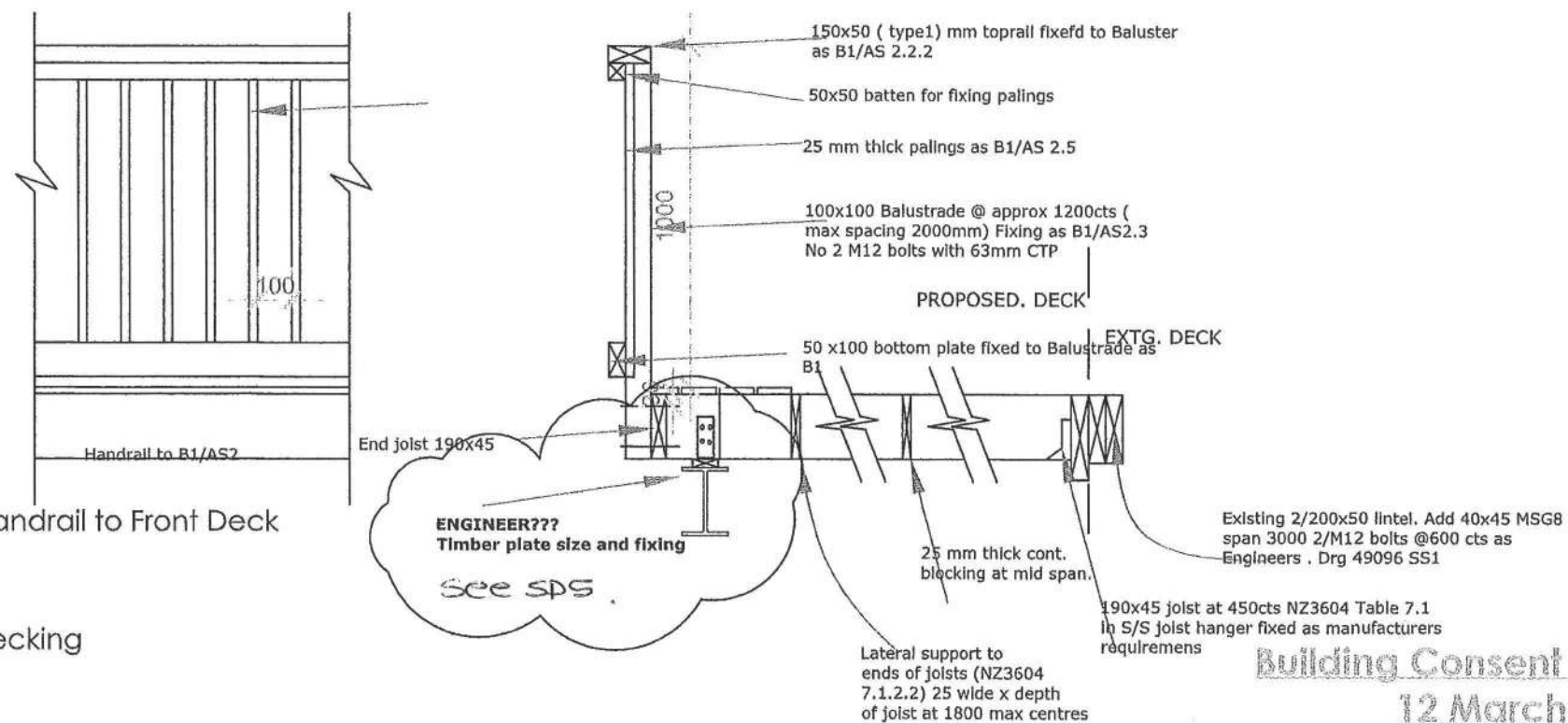
The minimum requirements for Steel Nails and Screws in accordance with NZS 3604:1999 are as follows:-

- Closed internal framing - uncoated mild steel
- Timber piles & floor framing - Type 304 stainless steel
- Roof spaces - galvanised mild steel
- Sub-floor wall framing - galvanised mild steel
- Claddings - Type 316 stainless steel

New Handrail to Side Deck and Extg. Deck



New Handrail to Front Deck



1 Typical details to decking

Scale 1: 20 @ A3

All timber H3 MSG6 to decks unless otherwise stated
All fixing to be Stainless steel

General Notes:

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Consultant Documents:

These drawings are to be read in conjunction with the Engineers documentation and drawings

REV	DATE	DETAILS
B	Aug 10	Amend to details
A	Aug 10	Details to deck as requested
O		Building Consent Issue

Note:
Do not scale from this drawing. Use only figured dimensions.
The Contractor shall verify all dimensions on site, and report any discrepancies to the Architect before commencing work.

Jenkins and Teremoana
Residence

Refurbishment
Upgrade
Project
137 Weggery Drive, Waikanae Drive.

Typical Details to Decking

1:20 @ A3	Mar '10	AH
	AH	
J200	A5.02	B

Building Consent Issue
12 March 2010

BC 100527

ALL work to comply with NZ3604 unless covered by Eng. Drgs. Fixings to NZ3604 Stainless Steel as bldg within sea zone.

Site Specifications:

Wind Zone: Very High

Corrosion Zone: Sea Spray Zone

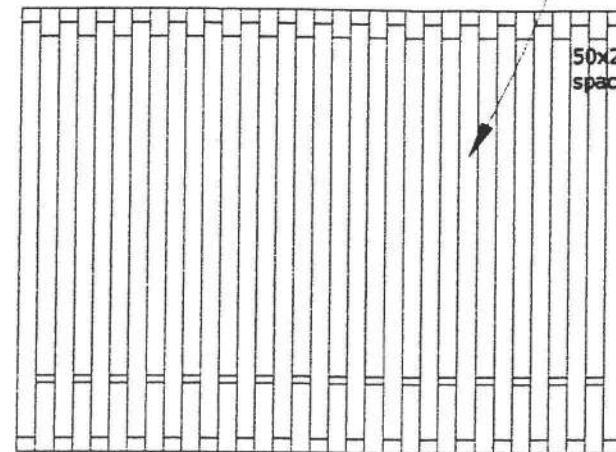
Durability Requirements:

The minimum requirements for Steel Fixings and Fastenings in accordance with NZS 3604:1999 are as follows:-

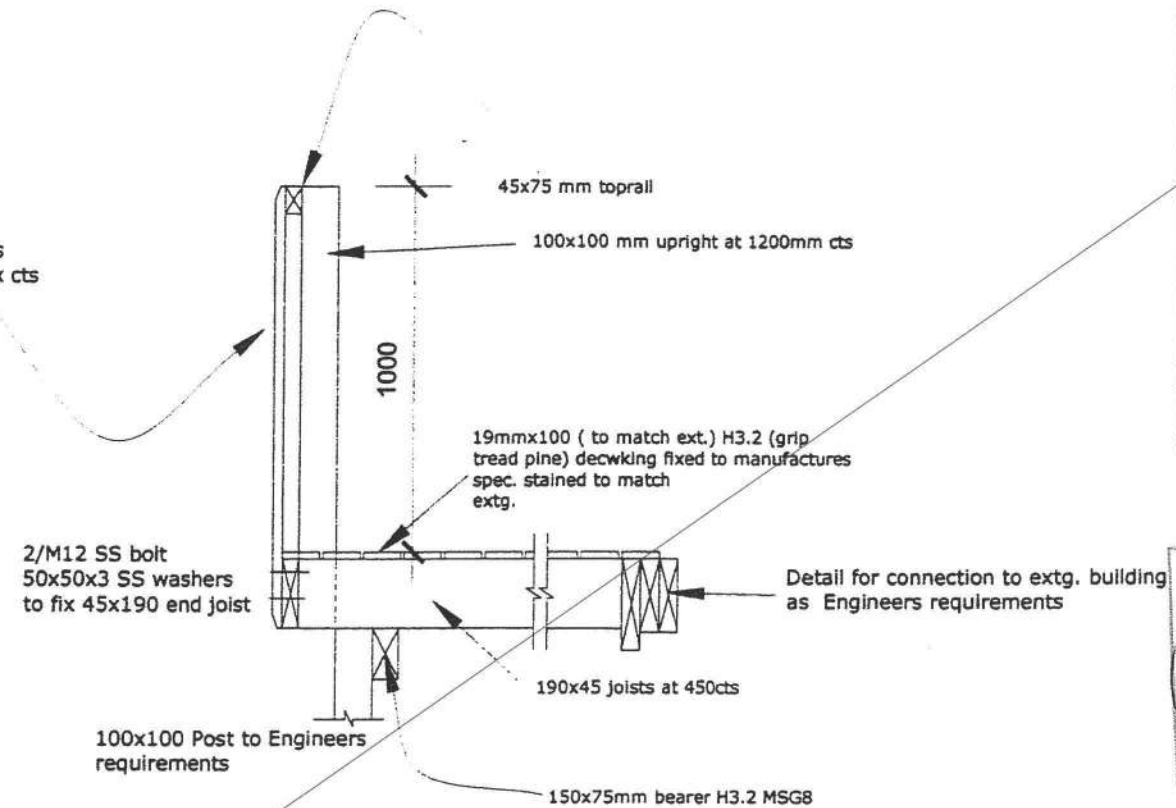
- Closed internal framing - uncoated mild steel
- Timber piles - Type 304 stainless steel
- Sub-floor bolts, fixings & fastenings - Type 304 stainless steel
- Exterior exposed fastenings - Type 316 stainless steel

The minimum requirements for Steel Nails and Screws in accordance with NZS 3604:1999 are as follows:-

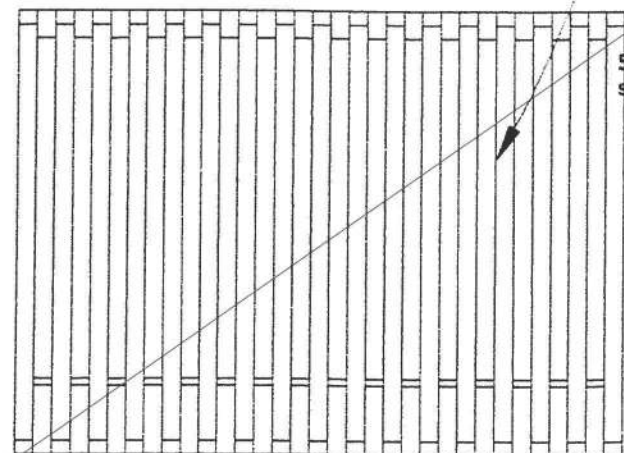
- Closed internal framing - uncoated mild steel
- Timber piles & floor framing - Type 304 stainless steel
- Roof spaces - galvanised mild steel
- Sub-floor wall framing - galvanised mild steel
- Claddings - Type 316 stainless steel



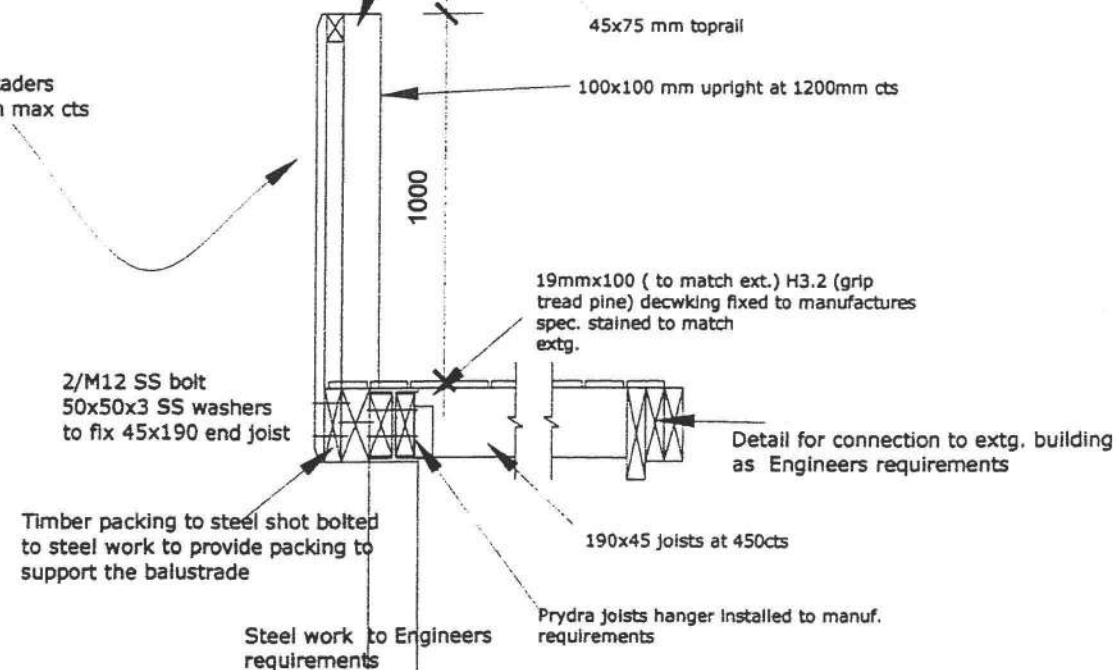
New Handrail to Side Deck and Extg. Deck



SUPERSEDED



New Handrail to Front Deck



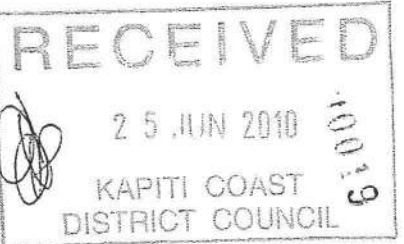
1 Typical details to decking
Scale 1:20 @ A3

Neil plates to top and bottom of joist - each joist adjacent to balustrade As B1 2.35

Building Consent Issue
12 March 2010

General Notes:

1. This drawing shall be read in conjunction with all other drawings and specifications.
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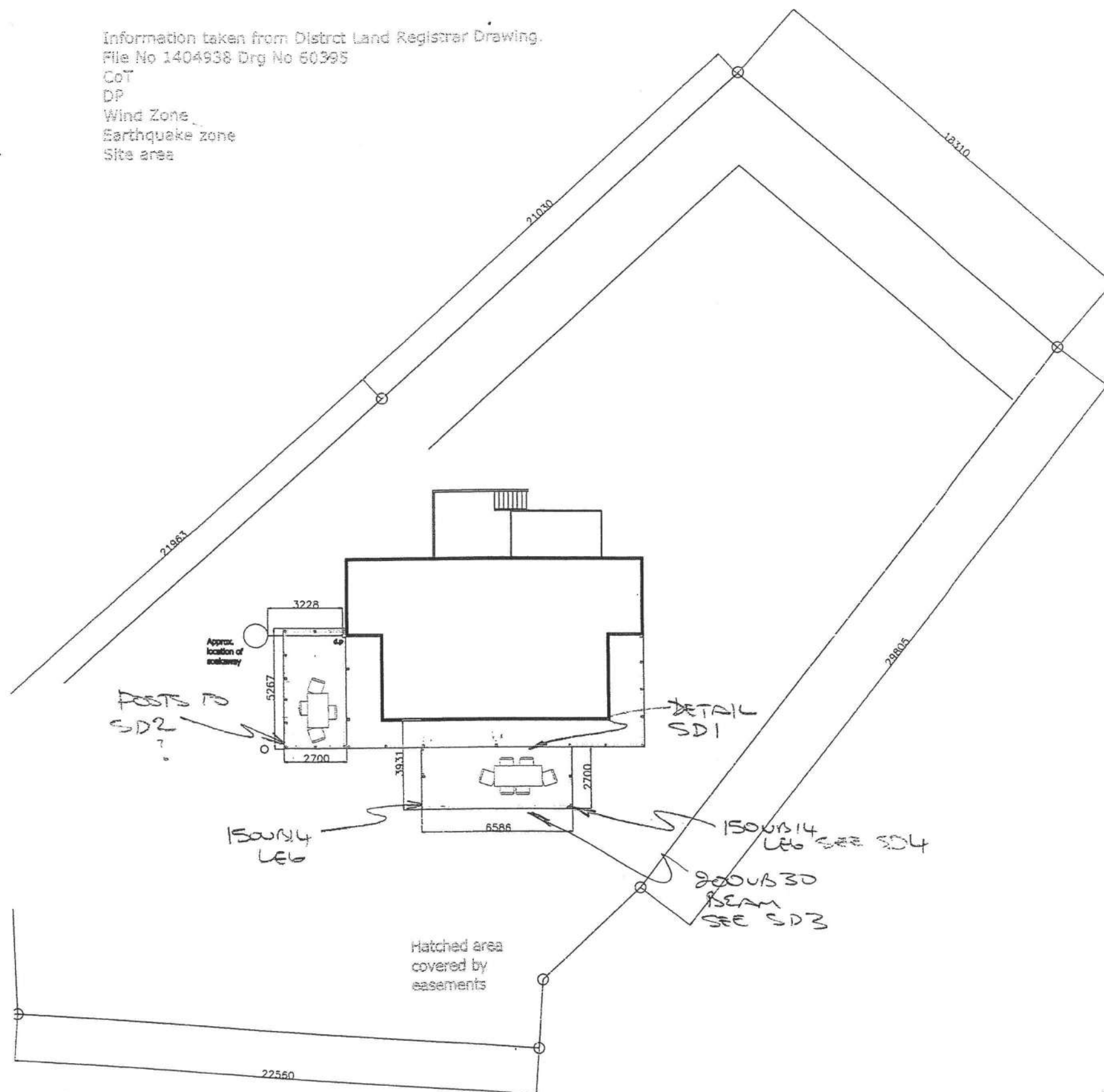


Consultant Documents:

These drawings are to be read in conjunction with the Engineers documentation and drawings

0		Building Consent Issue	
REV	DATE	DETAILS	
<p>Note: Do not scale from this drawing. Use only figured dimensions. The Contractor shall verify all dimensions on site, and report any discrepancies to the Architect before commencing work. The copyright of this drawing remains the property of Debban Limerick Limited.</p>			
Client:			
Jenkins and Teremoana Residence			
Project:			
Refurbishment Upgrade Project 137 Weggery Drive, Waikanae Drive.			
Drawing Title:			
Typical Details to Decking			
CAD File:			
Scale:	Date:	Drawn:	
1:20 @ A3	Mar '10	AH	
	Designed:	Checked:	
	AH		
Job No.	Drawing No.	Revision No.	
J200	A5.02	0	

Information taken from District Land Registrar Drawing.
 File No 1404938 Drg No 60395
 CoT
 DP
 Wind Zone
 Earthquake zone
 Site area



see proposed
 being outlined etc

see sketch of road

NOTES

TITLE

Site Plan

Scale 1:200

Date April 2009

Client Alan Jenkins and Sara Teremoana

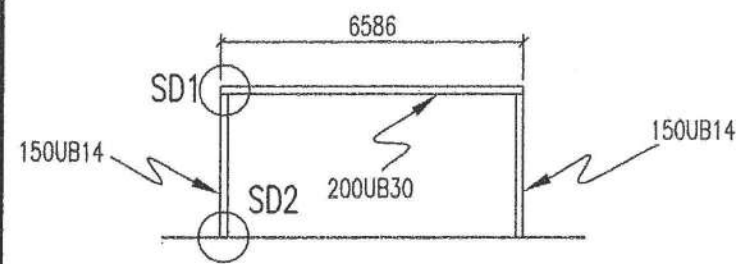
PROJECT
 AMENDED 29/10/09
 BASE CONSULTING
 ENGINEERS LTD
 49096-SK1

Contractor to verify all dimensions on site prior to commencing work.
 DO NOT SCALE FROM DRAWINGS
 Drgs. to be read in conjunction with structural engineers drgs.

JOB / SHEET No:

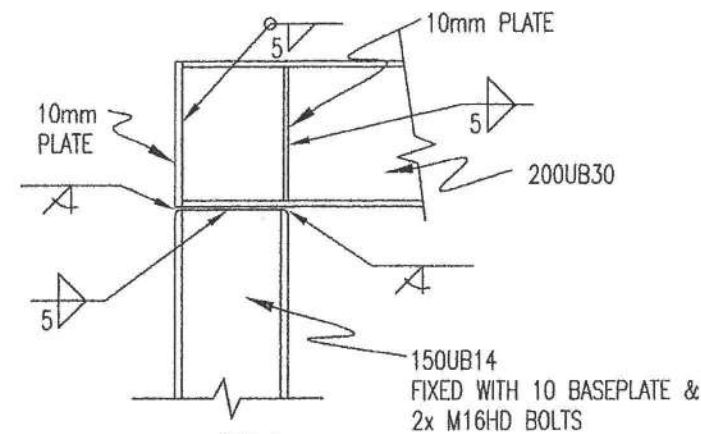
L01

REV. No



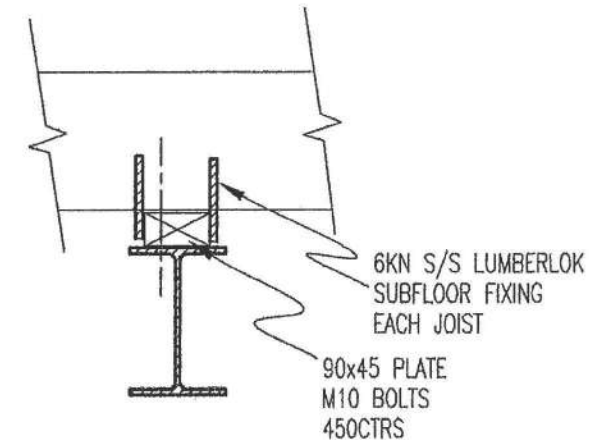
DECK PORTAL

NOT TO SCALE



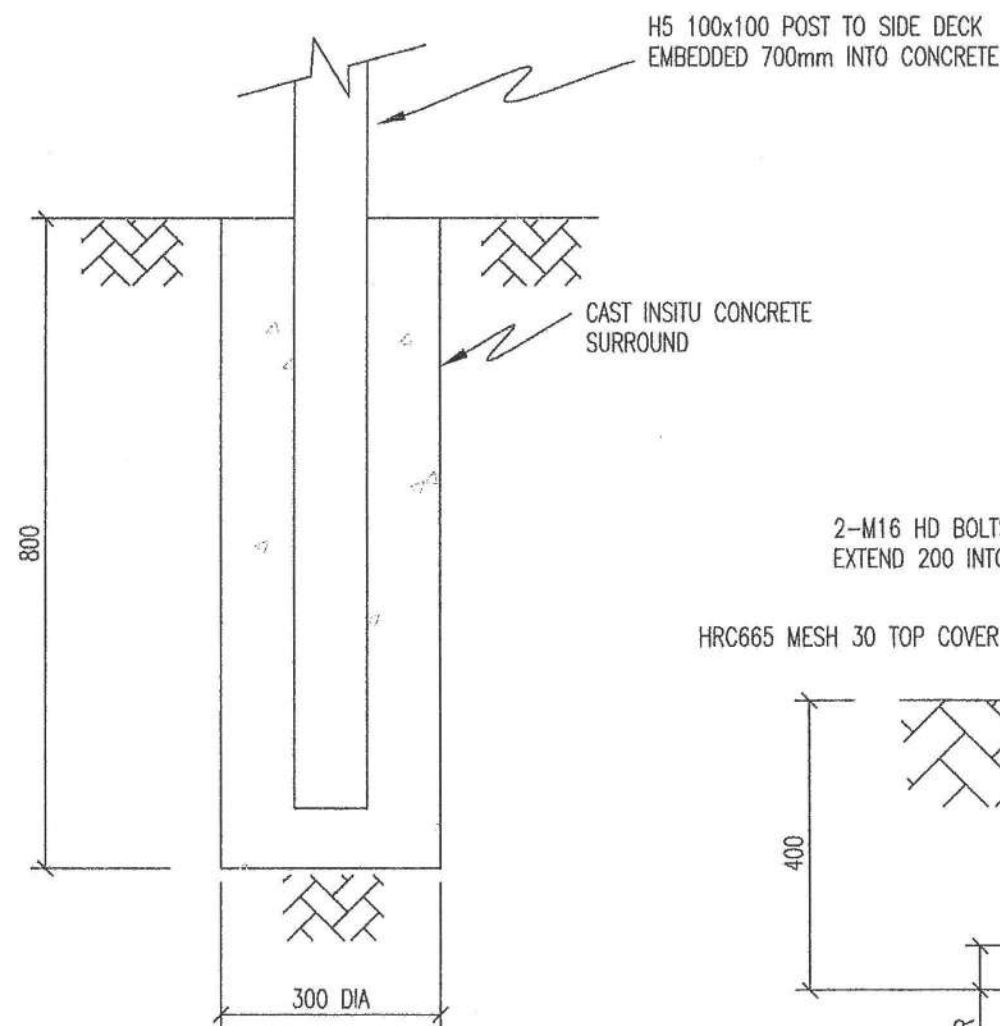
SD1

1:10



SD5

1:10



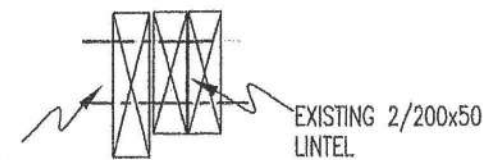
SD4

1:10

H5 100x100 POST TO SIDE DECK
EMBEDDED 700mm INTO CONCRETE

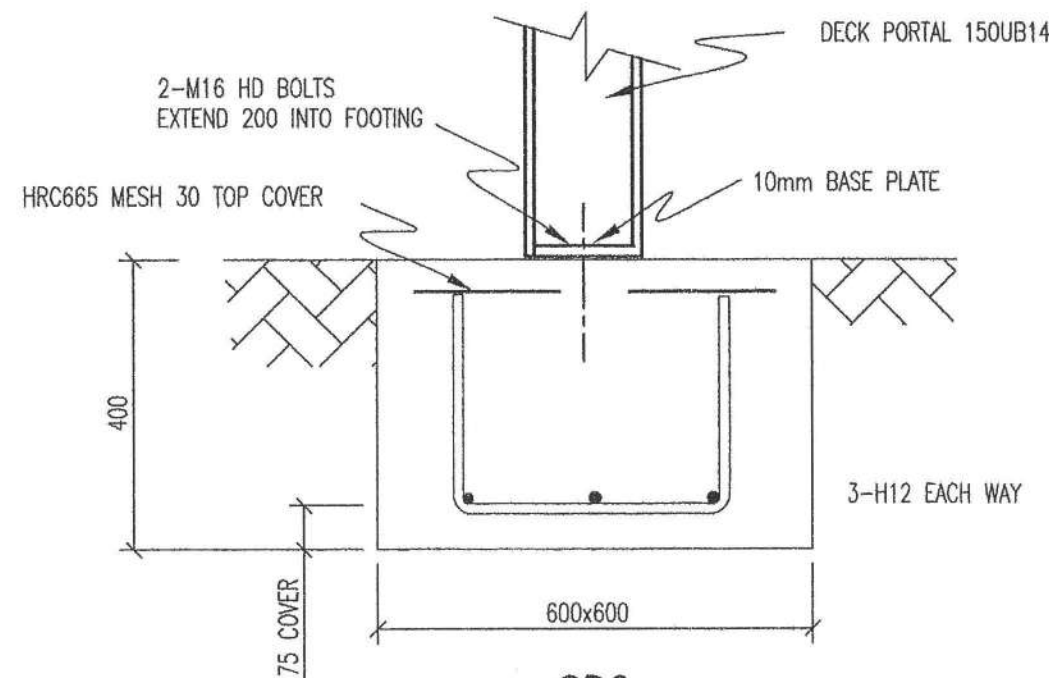
CAST INSITU CONCRETE
SURROUND

ADD 240x45 MSG8
SPAN 3000
2/M12 BOLTS 600
CENTRES



SD3
GARAGE DOOR LINTEL

1:10



SD2

1:10

No.	AMENDMENT	NAME	DATE
A	SD5	PB	10/11

NOTES:

REINFORCING:

H DENOTES GRADE 500 DEFORMED

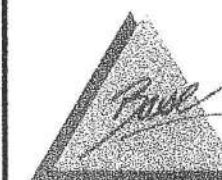
MINIMUM COVER 50mm EXCEPT WHERE SHOWN
OTHERWISE, ENSURE 50mm SIDE COVER TO REQ.

CONCRETE STRENGTH TO BE 20MPa AT 28 DAYS.

PROVIDE 24HOURS NOTICE FOR INSPECTIONS BY
ENGINEER.

BASE CONSULTING ENGINEERS WILL REQUIRE
INSPECTIONS PRIOR TO POURING OF CONCRETE

Base Consulting Engineers Limited



279 Oxford Street
P O Box 434
Levin 5540

Telephone Levin 06-367 0088
Paraparaumu 04-297 0088
Fax 06-367 0058
Mobile 027 44 44 080

Copyright of this drawing is vested in Base Consulting Engineers Limited

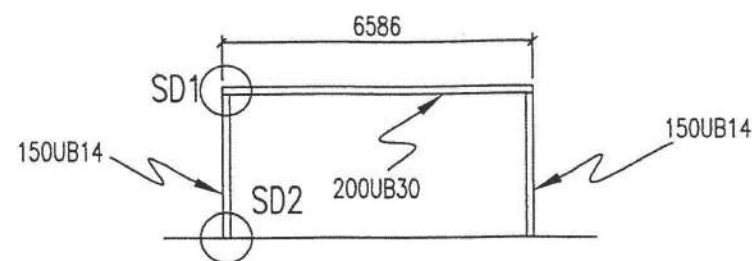
STRUCTURAL DETAILS

JENKINS DWELLING

137 WEGGERY DRIVE
WAIKANAE

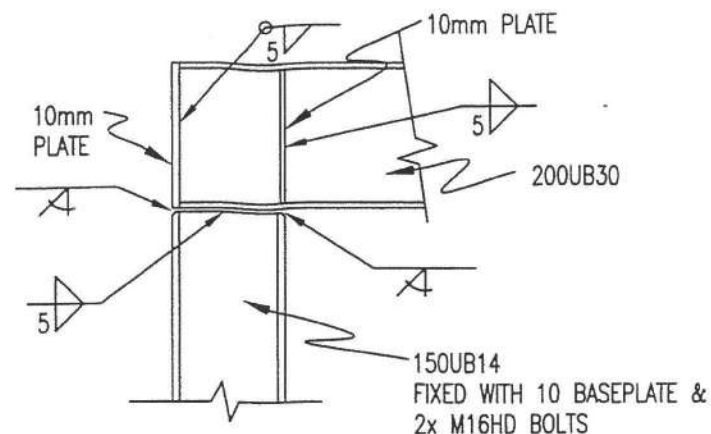
SCALE
AS SHOWN

	NAME	DATE	DRAWING NUMBER
FIELDWORK			
DESIGNED	PB	30/10	49096 SS1
DRAWN	PB	02/11	
CHECKED	PB	03/11	
			SHEET 1 OF 1 SHEETS



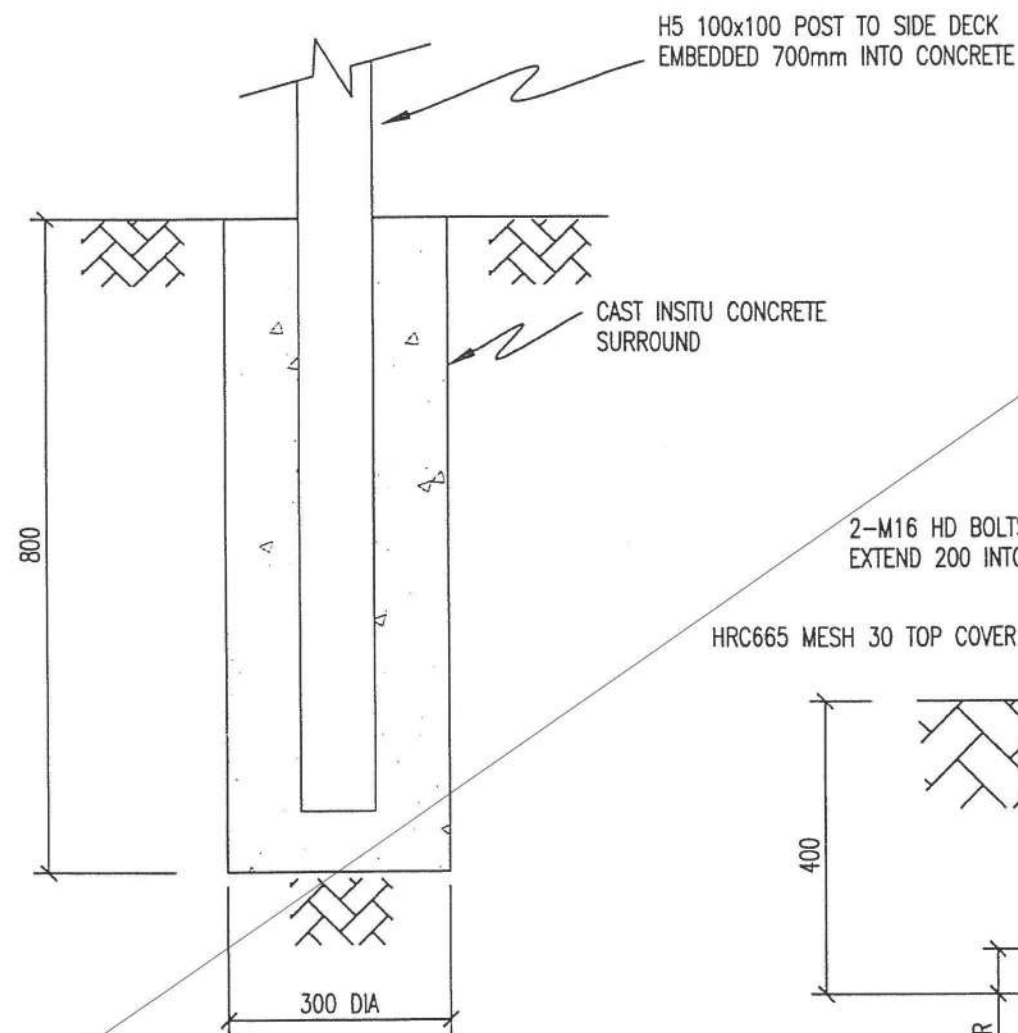
DECK PORTAL

NOT TO SCALE



SD1

1:10



SD4

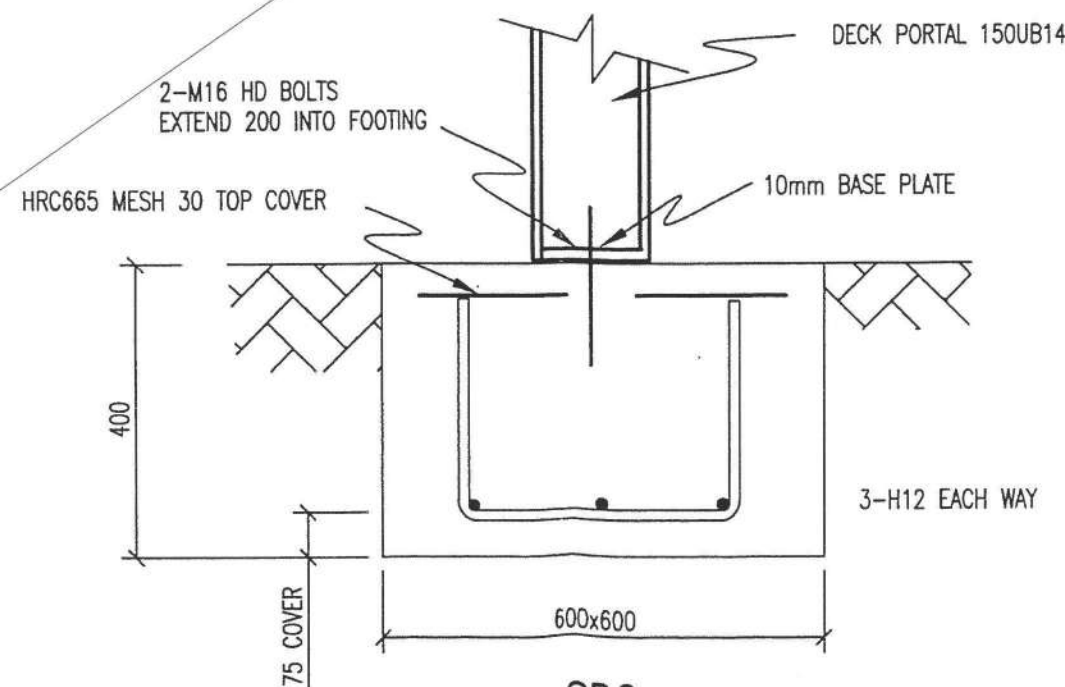
1:10

SUPERSEDED

ADD 240x45 MSG8
SPAN 3000
2/M12 BOLTS 600
CENTRES

SD3
GARAGE DOOR LINTEL

1:10



SD2

1:10

No.	AMENDMENT	NAME	DATE

NOTES:

REINFORCING:

H DENOTES GRADE 500 DEFORMED

MINIMUM COVER 50mm EXCEPT WHERE SHOWN
OTHERWISE, ENSURE 50mm SIDE COVER TO REQ.

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INSPECTIONS PRIOR TO POURING OF CONCRETE

Base Consulting Engineers Limited



279 Oxford Street
P O Box 434
Levin 5540

Telephone Levin 06-367 0088
Paraparaumu 04-297 0088
Fax 06-367 0058
Mobile 027 44 44 080

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STRUCTURAL DETAILS

JENKINS DWELLING

137 WEGGERY DRIVE
WAIKANAE

SCALE
AS SHOWN

	NAME	DATE	DRAWING NUMBER
FIELDWORK			
DESIGNED	PB	30/10	49096 SS1
DRAWN	PB	02/11	
CHECKED	PB	03/11	

SHEET 1 OF 1 SHEETS



Safety • Competency

Electrical Certificate of Compliance

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

No. 3382625

No. of attachments

To be completed whether or not an inspection is required.

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer **JENKINS & TEREMOANA** Phone:Address of installation **137 WEGGEM DRIVE, WAIKANA**

Postal address of customer (if not as above)

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

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

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

WORK DETAILS

4 No. of lighting outlets

No. of ranges

Please tick (✓) as appropriate where work includes:

6 No. of socket outlets

No. of water heaters

Mains

Main earthing system

Was any installation work carried out by the homeowner?

Yes ☒ No

MEN Switchboard closest to point of supply

Electric lines

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

- UNDERTAKE HEATING IN BATHROOM, 3rd EXTRACTOR FAN,
 LIGHTS IN KITCHEN, BATHROOM, POWER POINTS IN KITCHEN, BATHROOM

CERTIFICATION OF WORK (Please tick (✓) appropriate boxes)

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

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

Valid until 1 JUL 2011
 according to ICDC Policy 002

- 1 JUL 2011

ELECTRICAL WORKER DETAILS

Name **BRUCE JOHNSON**Company **JUST ELECTRIC**Signature **B Johnson**Registration No. **E11824**Contact Ph No. **0272971157**Date **20/6/11**

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

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

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

Name

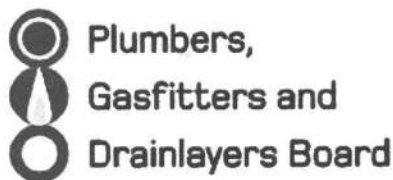
Registration No.

Signature

Date

Contact Ph No.

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



GASFITTING CERTIFICATE OF COMPLIANCE
Pursuant to the Gas Act 1992 and the Gas (Safety and Measurement) Regulations 2010
ENERGY WORK CERTIFICATE
(Pursuant to the Building Act 2004)
This certificate is not transferable

Level 9, 70 The Terrace
PO Box 10655, Wellington 6143
Tel 04 494 2970, Fax 04 494 2975
www.pgdb.co.nz

Consumer: Sara Enoka
Installation Address: 132 Weggery Drive
Waikanae Beach
Waikanae 5036

Certificate Number: **660027**
Gas Supplier: On Gas
Category: Domestic
Type (Regulation 44(1)): NEW
Gas Type: LPG
Certification Date: 16 May 2011

Test Results: 10 min Duration
7.00kPa test pressure
0.00kPa Loss / Gain
2.69kPa Working pressure

Vehicle Registration:
Vessel Registration:

Other Testing: Combustion
Test Date: 16 May 2011

DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES

Qty	Item Type	Item Location	Make/Model	Input Rate	Flue Type	Flue Location	Vent Type	Vent Location
1	Pipework							
1	Water heater continuous flow	Outside East Wall	Rinnai Infinity XR26L	199mj/h	Forced Draught Flue (Power)	Outside	Natural	Outside

I certify that:

1. I Certify that all appliances and fittings worked on by me or by persons working under my supervision are safe to connect to a gas supply and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas (Safety and Measurement) Regulations 2010.
2. I Certify that the Gasfitting to which this certificate applies does not make other parts of the installation unsafe or otherwise non-compliant with the Gas Act 1992 and Gas (Safety and Measurement) Regulations 2010.
3. I Certify that the Gasfitting work to which this certificate applies does NOT include work on an appliance or fitting imported or manufactured for the consumers use.

Installer(s) supervised by certifier

Authorisation No:
Name:
Authorisation No:
Name:

Certificate Owner

Authorisation No: 11499
Name: Jackson, Peter William
Company: Peter Jackson Plumbing, Gasfitting, Drainlaying &

Signed:
Certifier

Authorisation No: 11499
Name: Jackson, Peter William

Not valid until 31 JUL 2011
Valid until 31 JUL 2011

- 1 JUL 2011
Signature:



NEW ZEALAND INSTITUTE OF
ARCHITECTS
INCORPORATED



Building Code Clause(s)

KDOC
COPY

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY: **BASE CONSULTING ENGINEERS LTD**
(Construction Review Firm)

TO: **MR. A. JENKINS**
(Owner/Developer)

TO BE SUPPLIED TO: **KAPITI COAST DISTRICT COUNCIL**
(Building Consent Authority)

IN RESPECT OF: **JENKINS DWELLING**
(Description of Building Work)

AT: **137 WEGGERY DRIVE, WAIKANAE**
(Address)

(BCE JOB NO: 49096) **LOT** **DP** **SO**

BASE CONSULTING ENGINEERS LTD has been engaged by **MR. A. JENKINS**
(Construction Review Firm)

to provide ☐ CM1 ☒ CM2 ☐ CM3 ☐ CM4 ☐ CM5 *(Engineering Categories)* or ☐ OL1 ☐ OL2 ☐ OL3 ☐ OL4 *(Architectural Categories)*

observation ☐ or other services
(Extent of Engagement)

in respect of clause(s) **B1 VM1** of the Building Code for the building work described in documents relating to Building Consent No. and those relating to Building Consent Amendment(s) Nos. issued during the course of the works. We have sighted these Building Consents and the conditions of attached to them.

Authorised instructions / variation(s) No. **SITE REPORT DATED 24 MAY 2011** (copies attached) or by the attached Schedule ☐ have been issued during the course of the works.

On the basis of ☒ this ☐ these review(s) and information supplied by the contractor during the course of the works, I **believe on reasonable grounds** that ☐ All ☒ Part only of the building works have been completed in accordance with the relevant requirements of the Building Consents and Building Consent Amendments identified above, with respect to Clause(s) **B1** of the Building Regulations.

I, **PETER BOLTON** am: ☒ CPEng No. **56179**
(Name of Construction Review Professional)

☐ Reg Arch No.

I am a Member of: ☒ IPENZ ☐ NZIA and hold the following qualifications: **BE CIVIL**

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

The Construction Review Firm is a member of ACENZ: ☐ YES ☒ NO

SIGNED BY **PETER BOLTON** ON BEHALF OF **BASE CONSULTING ENGINEERS LTD**

Date: **25/05/11** Signature: **P. Bolton** - 1 MAY 2011

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Construction Review 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 to accompany **Forms 6 or 8 of the Building (Form) Regulations 2004** for the issue of a Code Compliance Certificate.

GUIDANCE ON USE OF PRODUCER STATEMENTS

Producer statements were first introduced with the Building Act 1992. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand, Association of Consulting Engineers New Zealand in consultation with the Building Officials Institute of New Zealand. The original suite of producer statements has been revised as at the date of this form as a result of enactment of the Building Act (2004) by these organisations to ensure standard use within the industry.

The producer statement system is intended to provide Building Consent Authorities (BCAs) with reasonable grounds for the issue of a Building Consent or a Code Compliance Certificate, without having to duplicate design or construction checking undertaken by others.

PS1 Design	Intended for the use by a suitably qualified independent design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent;
PS2 Design Review	Intended for use by a suitably qualified independent design professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent;
PS3 Construction	Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:2003 ¹ ; or Schedules E1/E2 of NZIA's SCC 2007 ²
PS 4 Construction Review	Intended for use by a suitably qualified independent design professional who undertakes construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate. This must be accompanied by a statement of completion of building work (Schedule 6).

The following guidelines are provided by ACENZ, IPENZ and NZIA to interpret the Producer Statement.

Competence of Design Professional

This statement is made by a Design Firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and competence of its designers.

A competent design professional will have a professional qualification and proven current competence through registration on a national competence-based register, either as a Chartered Professional Engineer (CPEng) or a Registered Architect.

Membership of a professional body, such as the Institution of Professional Engineers New Zealand (IPENZ) or the New Zealand Institute of Architects (NZIA) provides additional assurance of the designer's standing within the profession. If the design firm is a member of the Association of Consulting Engineers New Zealand (ACENZ), this provides additional assurance about the standing of the firm.

Persons or firms meeting these criteria satisfy the term "suitably qualified independent design professional".

* Professional Indemnity Insurance

As part of membership requirements, ACENZ requires all member firms to hold Professional Indemnity Insurance to a minimum level.

The PI insurance minimum stated on the front of this form reflects standard, small projects. If the parties deem this inappropriate for large projects the minimum may be up to \$500,000.

Professional Services during Construction Phase

There are several levels of service which a Design Firm may provide during the construction phase of a project (CM1-5)³ (OL1-OL4)². The Building Consent Authority is encouraged to require that the service to be provided by the Design Firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

Building Consent Authorities should ensure that the applicant is aware of any requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the Design Firm's engagement.

Attached Particulars

Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.

Refer Also:

- 1 Conditions of Contract for Building & Civil Engineering Construction NZS 3910: 2003
- 2 NZIA Standard Conditions of Contract SCC 2007 (1st edition)
- 3 Guideline on the Briefing & Engagement for Consulting Engineering Services (ACENZ/IPENZ 2004)

www.acenz.org.nz
www.ipenz.org.nz
www.nzia.co.nz



APPLICATOR'S PRODUCER STATEMENT

I/We ADAM PETTEFAR

Of PTRM LTD

Being an Applicator

Confirm that we have applied HYDRATHANE (Product)

At 137 WERRITT DRIVE, WAIKANAHE BEACH

Completed 30/5/2011 for WAYNE DYET
HOMES

In accordance with the manufacturers written application instructions, AS3740-2004 and clauses E2, E3 and B2 of the current NZ Building Code.

I/We are satisfied that the substrate over which this system has been applied has been suitably prepared, and the materials have been correctly installed, including 50mm wide Bond Breaking Tape or Neutral-Cure Silicone, Reinforcing Tape 140mm minimum and Reinforcing Matting 970mm as required.

This work has been certified by A-L-PETTEFAR

Signed



Date 30/5/2011.

Manufacturer's 15 year Guarantee

- *Construction Chemicals manufactures products throughout Australia, Asia and New Zealand and has over 30 years of manufacturing experience.*
- *We maintain a Research and development laboratory that maintains and develops leading edge technology.*
- *We guarantee our tile adhesives and grout; Waterproof membranes are guaranteed when applied by an Accredited Applicator.*

"When tiles are installed in accordance with AS 3958 Part 1- guide to the installation of ceramic tiles, and waterproofing is installed in accordance with AS 3740 -2004, Waterproofing of wet areas within residential areas, in conjunction with our written instructions, good trade practise and any relevant local requirement, Construction Chemicals guarantees the performance of the products mentioned on the guarantee when applied to structurally sound surfaces"

This guarantee is for a fifteen (15) year period from the time of the original installation and covers only the cost of materials and labour of the original installation when the product is proven and acknowledged to be faulty.

**CONSTRUCTION
CHEMICALS**

Adelaide, Brisbane
Melbourne, Sydney, Perth
Auckland & Kuala Lumpur

Dribond

Construction Chemicals (NZ) Ltd's Waterproof Membrane System

Installation Check Sheet

Project Name	JENKINS / ENOKA		
Project Address	137 WEEBERRY DRIVE, WAIKANAHE BEACH.		
Building Contractor	WAYNE DIET HOMES.		
	Phone	027 867 1099	
Applicator	ADAM PETTEAR		
Commencement Date	20/5/2011	Completion Date	30/5/2011

Construction By Builder	Signature	Date
Concrete deck structurally sound and cured at least 28 days (installed / /)	N/A	
Compressed fibre cement sheet, glued and screwed to falls and without ponding	N/A	20/5/11
Check support structure is H3.2 treated timber on 200x50 joists @ 400mm centres	N/A	20/5/11
Ensure doors, penetrations and cladding are not installed prior to waterproofing (Remove if necessary)	N/A	20/5/11
Falls (minimum 1:80) even to adequate outlets/overflows	N/A	20/5/11
Construction Chemicals Certified Applicator		
Substrates checked and satisfactory (cleaned and ready)	A. Petter	23/5/11
Repairs (listed separately) carried out	N/A	
Primer (Primer & Grout Additive, SuperPrime or Bonding Slurry) applied to all surfaces	A. Petter	23/5/11
50mm Bond Breaking Tape applied to all sheet joints, penetrations and changes of plane	A. Petter	—
1 st coat of selected membrane applied and 140mm Reinforcing Tape embedded fully to all sheet joints, penetrations and changes of plane	A. Petter	—
2 nd and 3 rd coats of selected membrane applied to the whole substrate of the selected areas	A. Petter	24/5/11
Curing and Protection Time given to builder – Work may commence (/ /)	N/A	
Project completed to satisfactory standard, warranty provided	A. Petter	30/5/11

Repairs required to conform to NZ Building Code	Builder	Applicator
Problem		
Remedy		
Problem		
Remedy		
Problem		
Remedy		
Problem		
Remedy		

Areas where membranes applied			MANUFACTURER
Product	Type of Area	m ²	Warranty Period
HYDRATHANE	WET SHOWER WALLS TO 2-25m HIGH, SHOWER PARTITION WALL, SHOWER + MAIN FLOOR	14m ²	15 yrs

Quality Assurance Checklist		TICK
1. Supporting Structures and substrate checked		✓
2. Substrate cleaned, prepared and primed		✓
3. Application in accordance with Construction Chemicals (NZ) Ltd written instructions, NZ Building Code, project documents and sound trade practise		✓
4. Application work supervised and inspected at each stage		✓
5. Maintenance/remedial work carried out		N/A
6. Satisfied that the work is to a very high standard		✓
7. Quality Assurance form remitted to Construction Chemicals (NZ) Ltd?		N/A
8. Is there a main contractor Project Warranty required for this installation		NO
9. Have you provided the Workmanship warranty and Producer Statement to the main contractor		✓
10. If so, for what period (.....2.....years) WORKMANSHIP / 15 YRS MANUFACTURERS		✓
11. Has this installation been inspected by Construction Chemicals (NZ) Ltd KARITICAST DISTRICT COUNCIL		✓
12. If so, name of representative (.....ON 24/5/2011 @ 1000 AM		✓
Date		

Products Used on site		
Number	Size	Product Name
①	15 LTR	HYDRATHANE

In support of this application, we advise that Construction Chemicals (NZ) Ltd (CCNZ) supplied all materials used and covered under this warranty. Further, in consideration of your issuing the Product Performance Warranty to the benefit of our client, we warrant and declare that all the materials, application and processes have been applied and carried out by us in accordance with Construction Chemicals (NZ) Ltd application instructions and technical literature, AS 3740-2004 and other relevant Standards and will comply with the NZ Building Code, Sections B2, E2 & E3. Furthermore we agree to indemnify and keep indemnified Construction Chemicals (NZ) Ltd against all liability incurred by them to our client as a result of the issue of the Product Performance Warranty for materials supplied that become faulty due to incorrect application procedures. We will further issue a separate Workmanship Warranty and Producer Statement to the client

Signature of the Applicator 

Atlantis tiled shower system compliance with New Zealand Building Code

Building Code



Atlantis shower systems are compliant with the provisions of the New Zealand Building Code.

Wet Area Membrane

The Atlantis Roll-on Membrane has been appraised as an Alternative Solution to meet the following provisions of the NZBC:

1. AFM-WM Waterproof Membrane: Branz Appraised Certificate No. 461 (2005)

- Clause B2 DURABILITY: Performance B2.3.1 (b), 15 years.
- Clause E3 INTERNAL MOISTURE: Performance E3.3.6. Interior wet area floors; also Functional Requirement E3.2(c)
- Clause F2 HAZARDOUS BUILDING MATERIALS: Performance F2.3.1.

Performance tests have also been undertaken with satisfactory results to verify the adhesion of the membrane to the Atlantis shower base (details available on request).

Atlantis Toughened Glass

NZ Safety Standard (AS/NZS 2208)

The glass used in the manufacture of Atlantis showers is toughened glass and has been tested to meet the NZS 4223 Part 3 1999 Safety Standard.

All Atlantis Shower Screens and glass components have the safety standard permanently etched on the outside edge of the glass panels (see image to the right.)



With the Atlantis Tiled Shower System,

we've taken away the hard work in building tiled showers.

Installed correctly, this product will give a lifetime of leak-free, problem-free showering. This product is designed to work as an integrated shower system incorporating our unique, already-waterproofed **EasyTile™ Base** and other precision-made components.

Please read and follow all installation instructions carefully.

To minimise any installation risk, and to ensure that a full warranty applies, we strongly recommend that only qualified tradespeople and a Certified / Approved Atlantis Installer are used to install the components of this shower system.

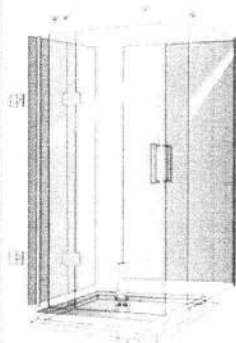
P.s note: Failure to follow the manufacturer's instructions could affect the buyer's warranty. See detailed Warranty Statement on next page.

Shower Components

Depending on what has been ordered, the Atlantis Tiled Shower System will arrive from the merchant with multiple ready-to-assemble components in packages similar to those shown below. Check with the merchant if any components are missing. In some instances the merchant may withhold supply of some components to fit in with the work schedule.

Included with this Guide:

1. Installation Overview for this Shower
2. Warranty Registration Form



FOR >>	PLUMBER/BUILDER	PLUMBER/BUILDER	INSTALLER	INSTALLER
COMPONENT	Base	Base fitting kit	Membrane kit	Screen fitting kit
WHAT'S INCLUDED		Master instructions Base underside adhesive Waste 	Wall membrane Base Interlayer Primer & bondbreaker tape 	Includes hinges handles door fitting components silcons
FOR >>	INSTALLER	INSTALLER	INSTALLER	TILER
COMPONENT	Wall channels	Glass screens & Panels	Top/Side Brace	Tiler's kit (optional)
WHAT'S INCLUDED	Door seals 			Tile adhesives

Installation Steps... Recommended Approach

1. Plumber / builder - fits and connects waste outlet, installs shower base on floor.
2. Certified/Approved Atlantis Shower Installer - May install shower base on floor. Installs wall membrane, base interlayer membrane, wall channels. Check www.atlantis.net.nz or call 0800 428 526 for your nearest installer.
3. Tiler - tiles the shower.
4. Certified/Approved Atlantis Shower Installer - Installs shower screens.

The unrivalled 25-year leak-free warranty

(for all systems incorporating the EasyTile™ Shower Base)

PRODUCTS

Atlantis Bathroom Style Ltd. ("the company") warrants that products or product components manufactured and distributed by the company

- meet or exceed the standard requirements of the New Zealand Building Code; and
- will be free from inherent defects in materials and workmanship for the extended warranty period applicable to the Product (see below).

25 YEAR WARRANTY
Atlantis EasyTile™ base

15 YEAR WARRANTY
Atlantis ProtectoWrap
AFM membrane

5 YEAR WARRANTY
Atlantis glass screens
Waste outlet

LEAK-FREE WARRANTY

When the shower components are installed in accordance with the manufacturer's instructions, Atlantis Bathroom Style Ltd warrants that the shower base will not allow water leakage* into the building structure for a minimum period of 25 years. (* water leakage excludes surface splashes.)

The liability of the company is limited to the replacement of products (or system components) for an equivalent product, and the installation thereof provided the product or component is declared defective by an authorised representative of the company.

The company will not be liable for any damages or losses beyond the installation of replacement products as originally supplied. Under no circumstances will the company be liable for consequential or incidental damages related to the use of this product.

DO NOT install a damaged or defective product. Use only the recommended adhesives. Use only the silicon sealants supplied with this product, as directed, for the installation of this product. Failure to comply shall deem this warranty void. This warranty will not apply where the Products have been improperly installed, have been misused or proof of purchase cannot be provided. The leak-free warranty may not apply where the warranty claim has not been notified to the company within 90 days of the problem first appearing or where any system component is substituted without the company's express agreement.

To ensure maximum warranty cover Atlantis recommends that installation is carried out by qualified tradespeople and /or an Atlantis Certified/Approved Installer and that a Warranty Registration Form is completed and returned after installation.

INSTALLATION WARRANTY

As offered by your contractor/installer. An Atlantis Certified/Approved Installer should offer a minimum 5-year installation guarantee for workmanship in respect of the wall membrane and shower screens. Please check before proceeding with any part of the installation.

Please ensure your shower installer completes a Warranty Registration form within 30 days of installation and tiling, keeping one copy for your records together with this Warranty Statement.





Base Consulting Engineers Limited

- ☐ Structural Design
- ☐ Foundation Design
- ☐ Geotechnical Investigations
- ☐ Contract Administration

279 Oxford Street
P.O. Box 434
Levin

Telephone Levin 06 367 0088
Paraparaumu 04 297 0088
Fax 06 367 0058
Mobile 027 44 44 080

DOCUMENT TRANSFER FORM

To: A. Jenkin Date: 2/11/09

Attention: Job No: 49096

Job Description: 137 Waggery Dr. Entrance

Please find enclosed:

- ☐ Drawings:
- ☒ Design:
- ☐ Letter of Recommendation:

A copy is enclosed for your distribution to:

- ☐ Client
- ☐ Designer / Contractor
- ☒ KCDC / ~~HDC~~
- ☐



In addition we have supplied a copy to:

- | | | | | |
|--|---------------------------------|------------------------------|-------------------------------|------------------------------------|
| <input type="checkbox"/> Client | <input type="checkbox"/> E-mail | <input type="checkbox"/> Fax | <input type="checkbox"/> Post | <input type="checkbox"/> Delivered |
| <input type="checkbox"/> Designer / Contractor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> KCDC / HDC | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Instructions:

Peter Bolton

Base Consulting Engineers Ltd



Building Code Clause(s)

PRODUCER STATEMENT – PS1 – DESIGN

(Guidance notes on the use of this form are printed on the reverse side*)

ISSUED BY: BASE CONSULTING ENGINEERS LTD.
(Design Firm)

TO: MR. A. JENKINS
(Owner/Developer)

TO BE SUPPLIED TO: KAPITI COAST DISTRICT COUNCIL
(Building Consent Authority)

IN RESPECT OF: JENKINS DWELLING
(Description of Building Work)

AT: 137 WEGGERY DRIVE, WAIKANA
(Address)

LOT DP SO

We have been engaged by the owner/developer referred to above to provide THE STRUCTURAL DESIGN FOR
DECK & FOUNDATIONS services in respect of the requirements of
Clause(s) B1.VM1; B2.VM1 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 B1.VM1; B2.VM1; AS/NZS: 1170;
NZS 3603 (verification method / acceptable solution) OR
- ☐ Alternative solution as per the attached schedule

The proposed building work covered by this producer statement is described on the drawings titled JENKINS
DWELLING and numbered 49096
together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

- (i) Site verification of the following design assumptions UBC 300 kPa ASSUMED
- (ii) All proprietary products meeting their performance specification requirements;

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, PETER BOLTON am: ☒ CPEng 56179 #
(Name of Design Professional)

☐ Reg Arch #

I am a Member of: ☒ IPENZ ☐ NZIA and hold the following qualifications: BE CIVIL

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

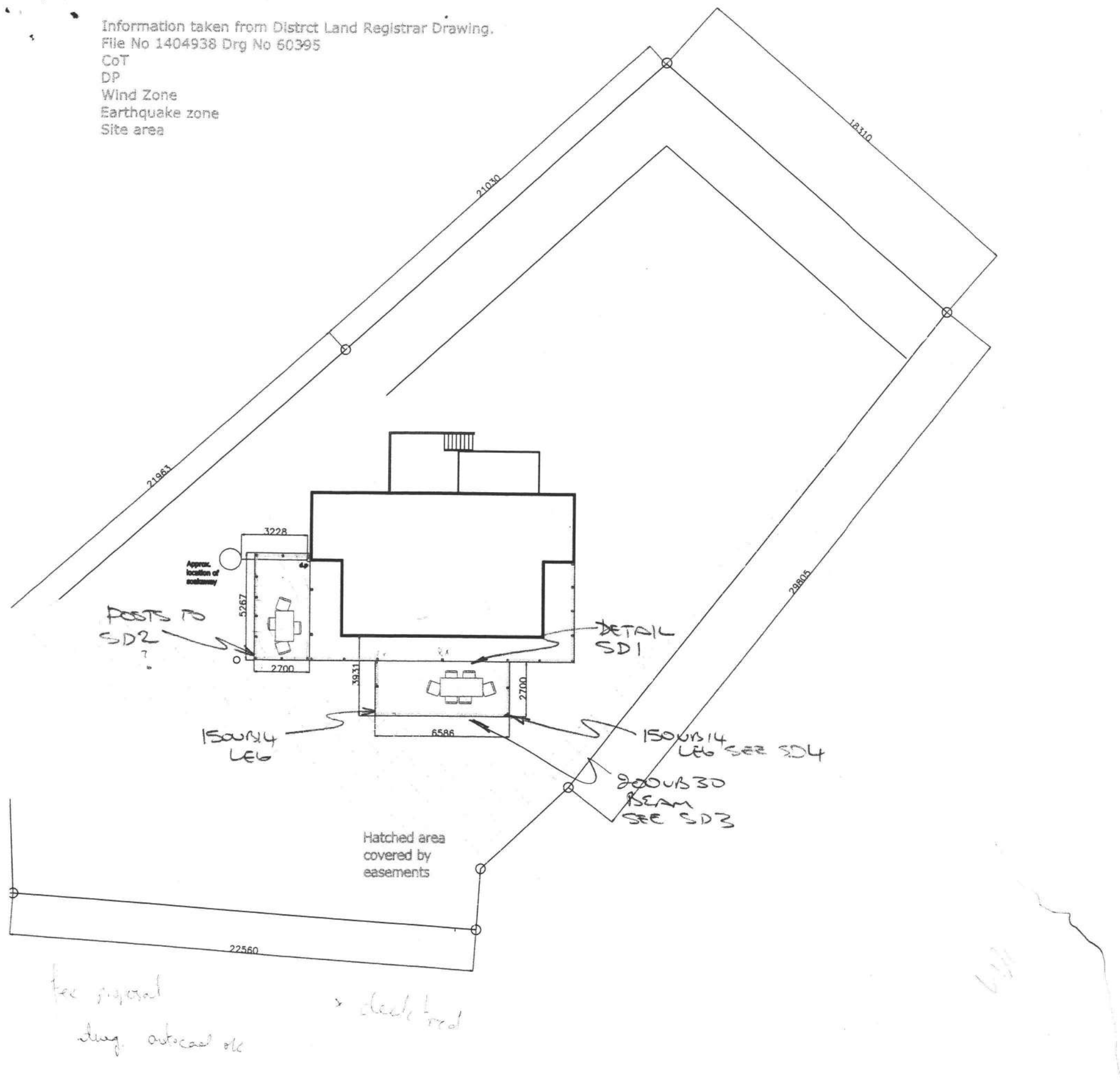
SIGNED BY PETER BOLTON ON BEHALF OF BASE CONSULTING ENGINEERS LTD.
(Design Firm)

Date 30/10/09 (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.

Information taken from District Land Registrar Drawing.
 File No 1404938 Drg No 60395
 CoT
 DP
 Wind Zone
 Earthquake zone
 Site area



NOTES

TITLE

Site Plan

Scale 1:200

Date April 2009

Client Alan Jenkins and Sara Teremoana

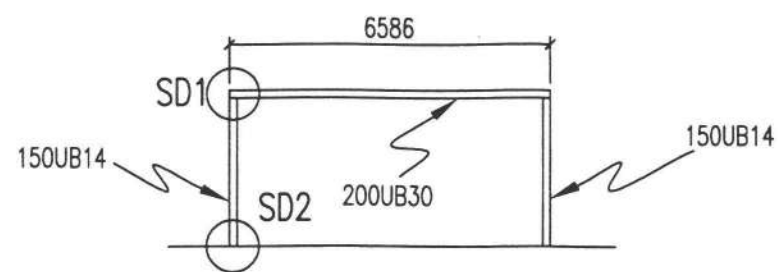
PROJECT
 AMENDED 29/10/09
 BASE CONSULTING
 ENGINEERS LTD
 49096-SK1

Contractor to verify all dimensions on site prior to commencing work.
 DO NOT SCALE FROM DRAWINGS
 Drgs. to be read in conjunction with structural engineers drgs.

JOB / SHEET No:

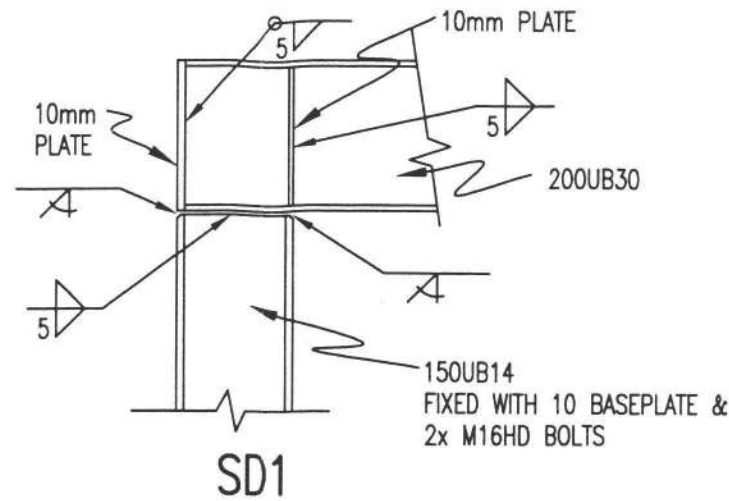
REV. No

L01



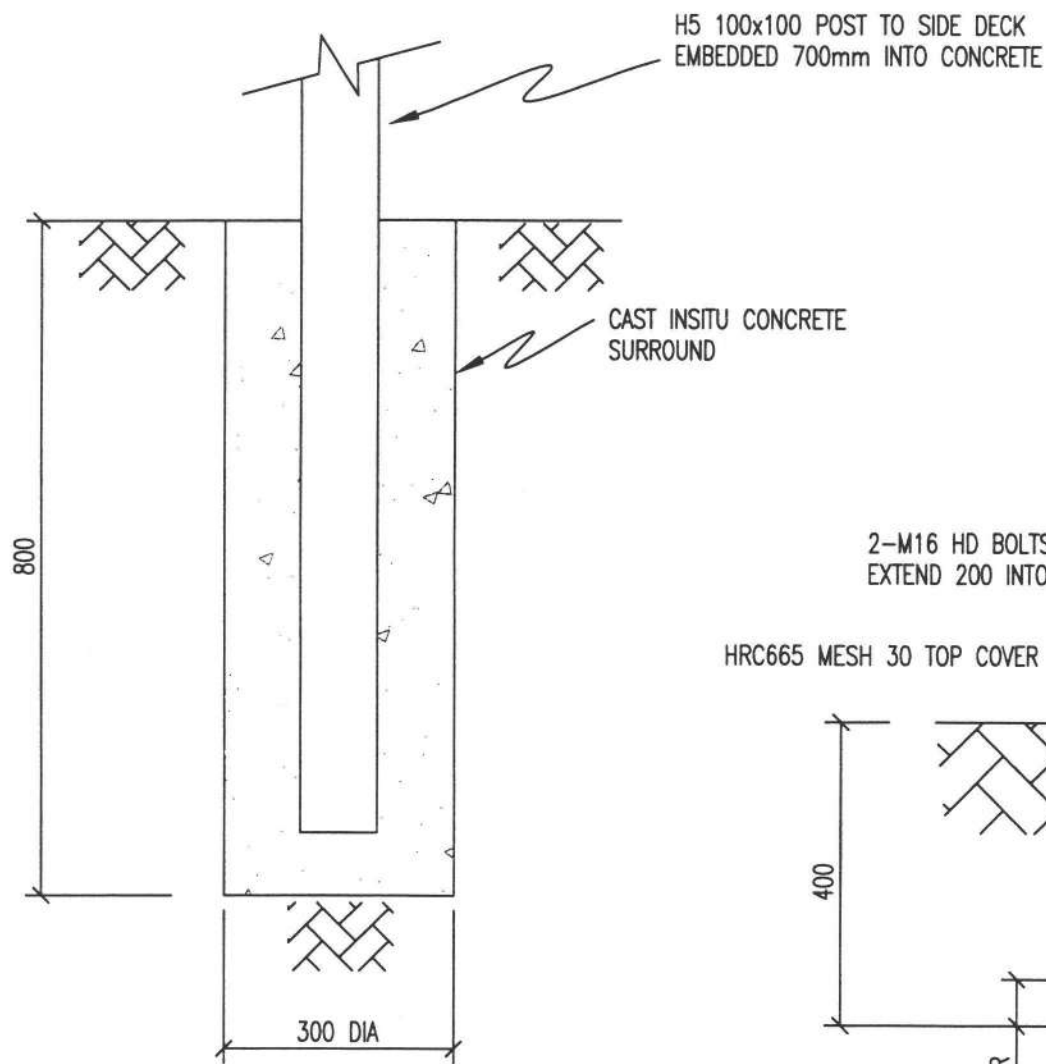
DECK PORTAL

NOT TO SCALE



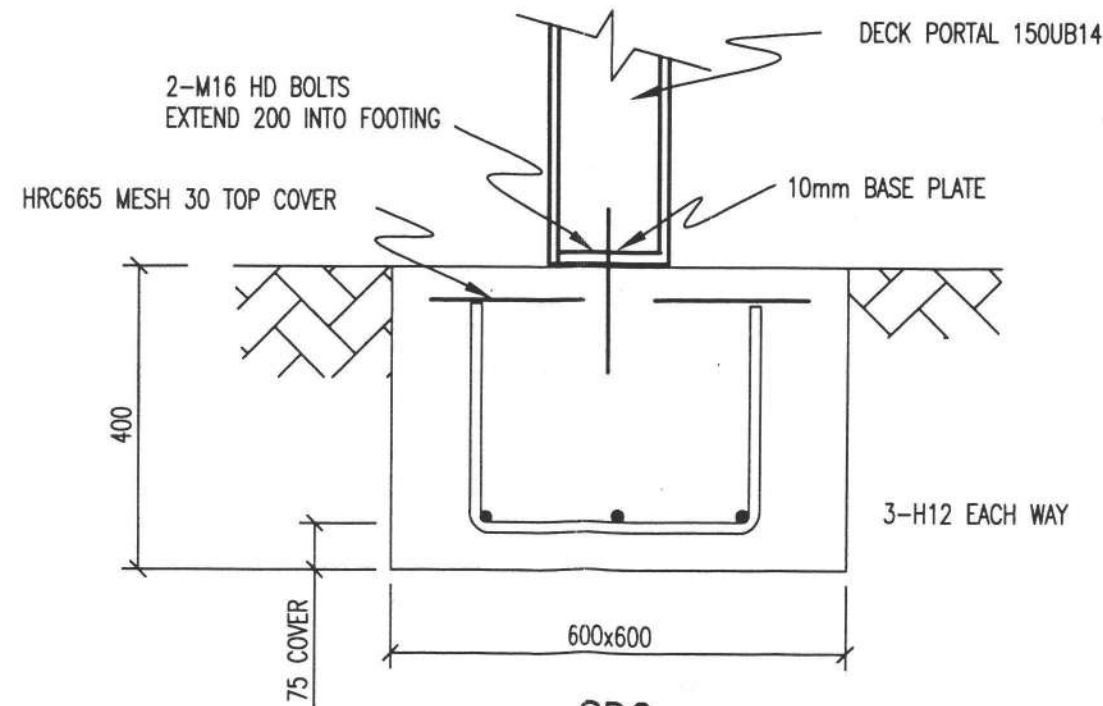
SD1

1:10



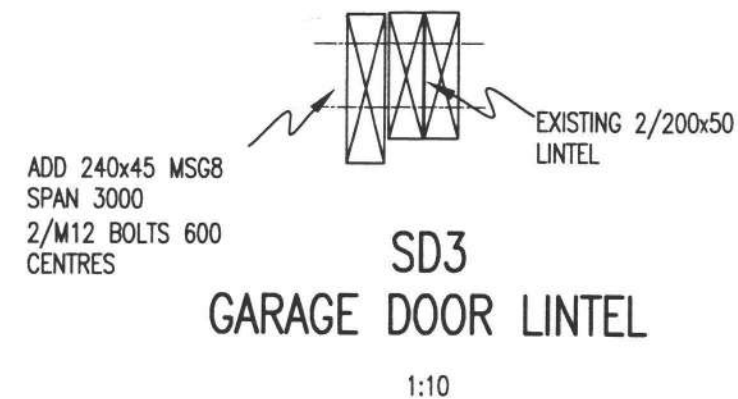
SD4

1:10



SD2

1:10



SD3 GARAGE DOOR LINTEL

1:10

No.	AMENDMENT	NAME	DATE

NOTES:

REINFORCING:
H DENOTES GRADE 500 DEFORMED


MINIMUM COVER 50mm EXCEPT WHERE SHOWN OTHERWISE, ENSURE 50mm SIDE COVER TO REQ.

CONCRETE STRENGTH TO BE 20MPa AT 28 DAYS.

PROVIDE 24HOURS NOTICE FOR INSPECTIONS BY ENGINEER.

BASE CONSULTING ENGINEERS WILL REQUIRE INSPECTIONS PRIOR TO POURING OF CONCRETE

Base Consulting Engineers Limited



279 Oxford Street
P O Box 434
Levin 5540

Telephone Levin 06-367 0088
Paraparaumu 04-297 0088
Fax 06-367 0058
Mobile 027 44 44 080

Copyright of this drawing is vested in Base Consulting Engineers Limited

STRUCTURAL DETAILS

JENKINS DWELLING

**137 WEGGERY DRIVE
WAIKANAE**

SCALE
AS SHOWN

	NAME	DATE	DRAWING NUMBER
FIELDWORK			
DESIGNED	PB	30/10	49096 SS1
DRAWN	PB	02/11	
CHECKED	PB	03/11	

SHEET 1 OF 1 SHEETS



Base Consulting Engineers Limited

- ☐ Structural Design
- ☐ Foundation Design
- ☐ Geotechnical Investigations
- ☐ Contract Administration

279 Oxford Street
P.O. Box 434
Levin

Telephone Levin 06 367 0088
Paraparaumu 04 297 0088
Fax 06 367 0058
Mobile 027 44 44 080

DOCUMENT TRANSFER FORM

To: A. Holleyouk Date: 10/11/10

Attention: Job No: 49096

Job Description: Jenkins Deck

Please find enclosed:

- ☒ Drawings: amended SS1, SK1 SK2, Fig 4 B1/AS2
- ☐ Design:
- ☐ Letter of Recommendation:

A copy is enclosed for your distribution to:

- ☒ Client
- ☐ Designer / Contractor
- ☒ KCDC / ~~HDC~~
- ☐

In addition we have supplied a copy to:

- | | | | | |
|--|---------------------------------|------------------------------|-------------------------------|------------------------------------|
| <input type="checkbox"/> Client | <input type="checkbox"/> E-mail | <input type="checkbox"/> Fax | <input type="checkbox"/> Post | <input type="checkbox"/> Delivered |
| <input type="checkbox"/> Designer / Contractor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> KCDC / HDC | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Instructions: Apologies for the delay.

Peter Bolton

Base Consulting Engineers Ltd

Sheet A

Name of Applicant: A. JENKINS
S. TEREMOANA

Site Address

City/Town or District WAIKANAÉ

Street and Number: 137 WEGGERY DRIVE
or

Lot and D.P. Number: LOT 42 DP 6039

Box 1

LOCATION OF STOREY BEING ASSESSED

FOUNDATION

~~SINGLE STOREY or UPPER STOREY LOWER STOREY~~

Use one sheet for each storey and circle the appropriate location

NZ3604 5.2.8 WIND BRACING DEMAND FOR DECK MAY BE IGNORED

Box 2 Wind bracing demand (Table 5.5 for foundation and 5.6 or 5.7 for other levels)

Wind zone (Table 5.1)	L / M / H / VH	$W_{\text{across}} =$	BU's/m
Building height to apex (H)	m	$(W_{\text{across}}$ applies across ridge for gable roof; applies across and along for hip roof)	
Roof height above eave (h)	m	$W_{\text{along}} =$	BU's/m
Stud height	m	$(W_{\text{along}}$ applies along ridge for gable roof)	

NZS 3604 7.4.2.2 - Half the bracing demand from Table 5.8

Box 3 Earthquake bracing demand (Tables 5.8 to 5.10)

Earthquake zone (Figure 5.4)	<u>A/B/C</u>	Concrete slab	yes / <u>no</u>
Weight of roof cladding	<u>Light</u> / heavy	Part storey in roof space	yes / <u>no</u>
Roof pitch (degrees)	<u>0-25</u> / 26-45 / 46-60	Part storey basement	yes / <u>no</u>
Weight of upper (or single) storey cladding	<u>Light</u> / medium / heavy	Chimney	yes / <u>no</u>
Weight of lower storey cladding	<u>Light</u> / medium / heavy	Wings/blocks	yes / <u>no</u>
Weight of subfloor cladding	<u>Light</u> / medium / heavy	Deck projecting more than 2 m	yes / <u>no</u>
E_{along} and E_{across} <u>$(9.4 \div 2)$</u> = <u>2.7</u> BU's/sq m			

Box 4 Building plan dimensions

Roof or building length for wind across ridge	L_{across}	= 2.7 m
Roof or building length for wind along ridge	L_{along}	= 5.7 m
Gross Floor Area	GFA	= 15.3 sq m

Box 5 Calculation of demand

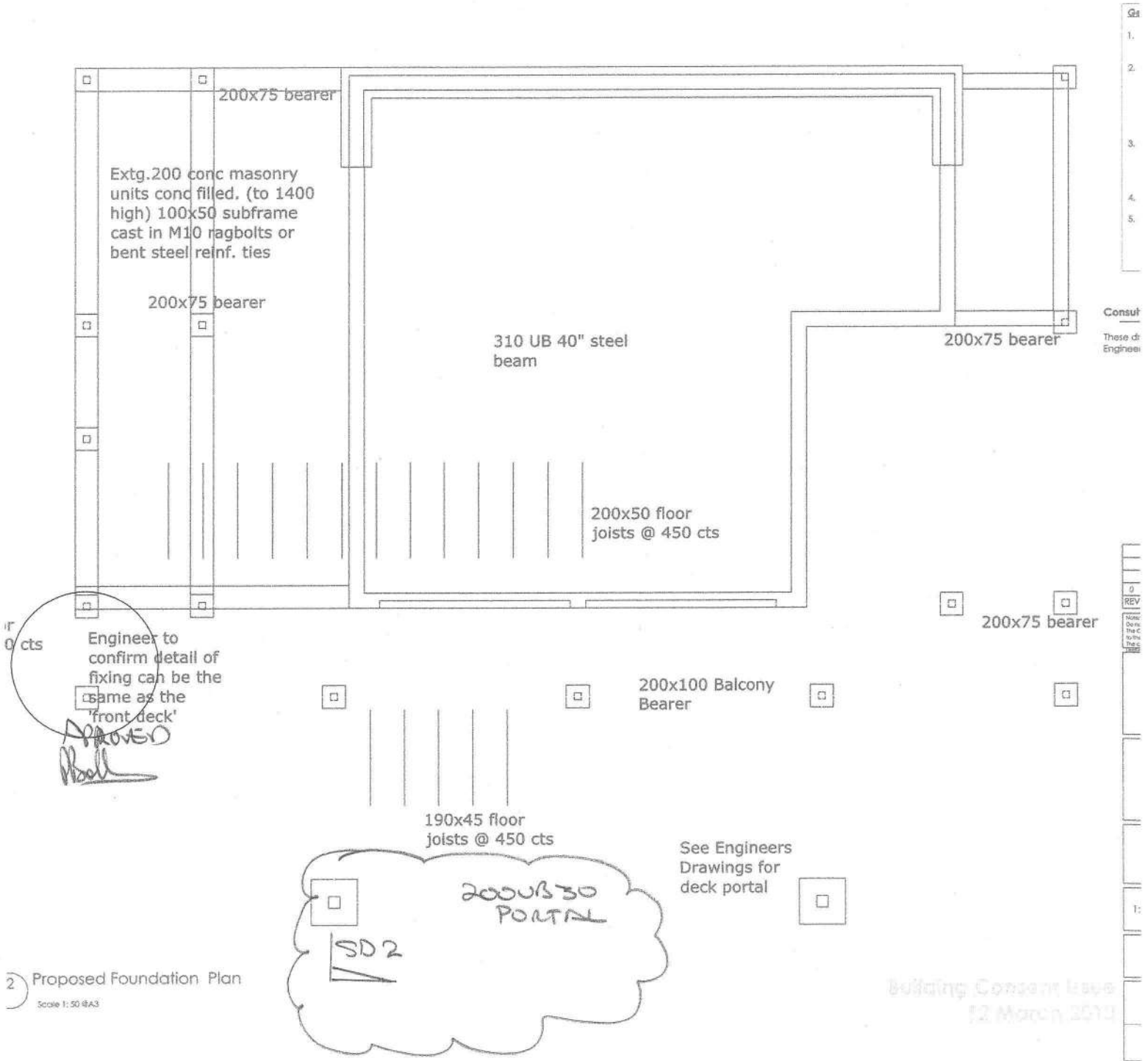
Wind Load across	$W_{\text{across}} \times L_{\text{across}}$	=	x	=	BU's
Wind Load along	$W_{\text{along}} \times L_{\text{along}}$	=	x	=	BU's
Earthquake Load (both directions)	$E \times \text{GFA}$	=	2.7 x 15.3	=	41.39 BU's

Engineers drgs/cals. page 5.

NZS3604 6.7 Earthquake 30 BU @ 5 N° (30 x 5 = 150 BU's)

Engineer has confirmed same detail for both decks adjoining extg. deck.

Base Consulting Engineers
 49096 - SK1
 09/11/10
 P. Ball



2 Proposed Foundation Plan
 Scale 1:50 @A3

Building Consent Issued
 12 March 2010

5.1
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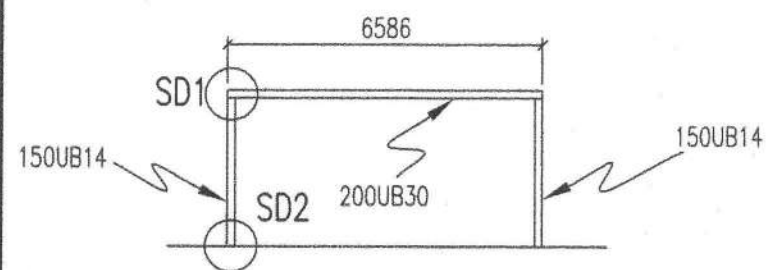
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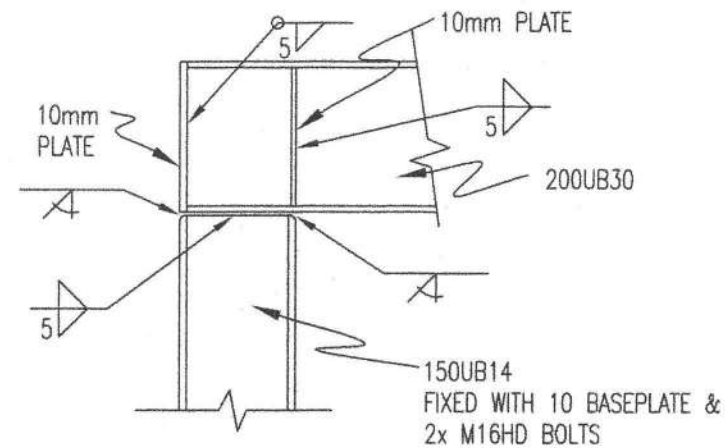
BRCLUSTER FIXING
TO FIG 4 & TABLE 3.3
NBBC B1 / AS2

Amend 2
Aug 1994Amend 2
Aug 1994



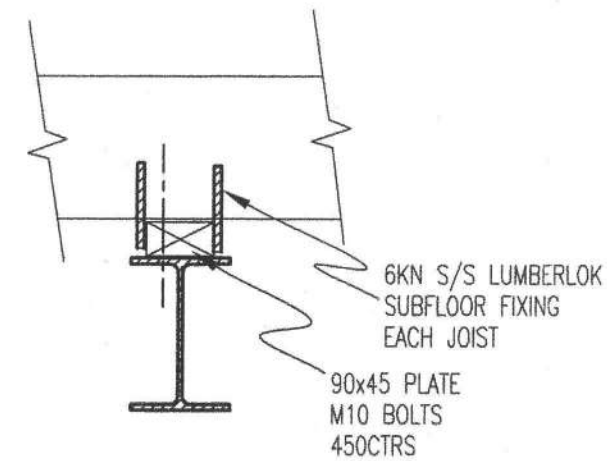
DECK PORTAL

NOT TO SCALE



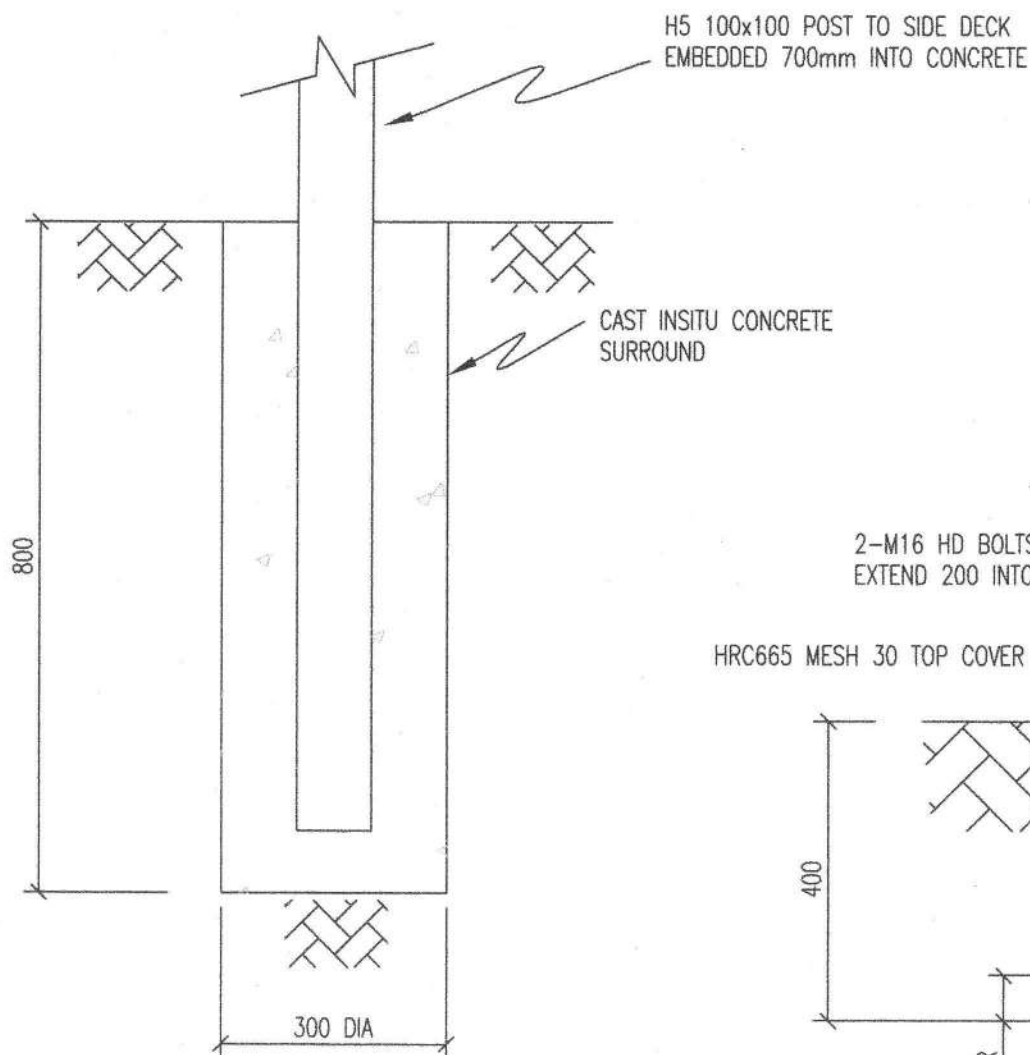
SD1

1:10



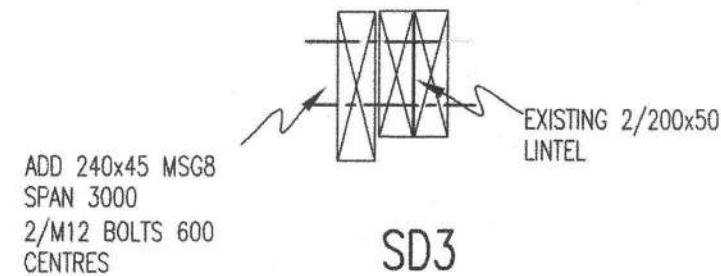
SD5

1:10



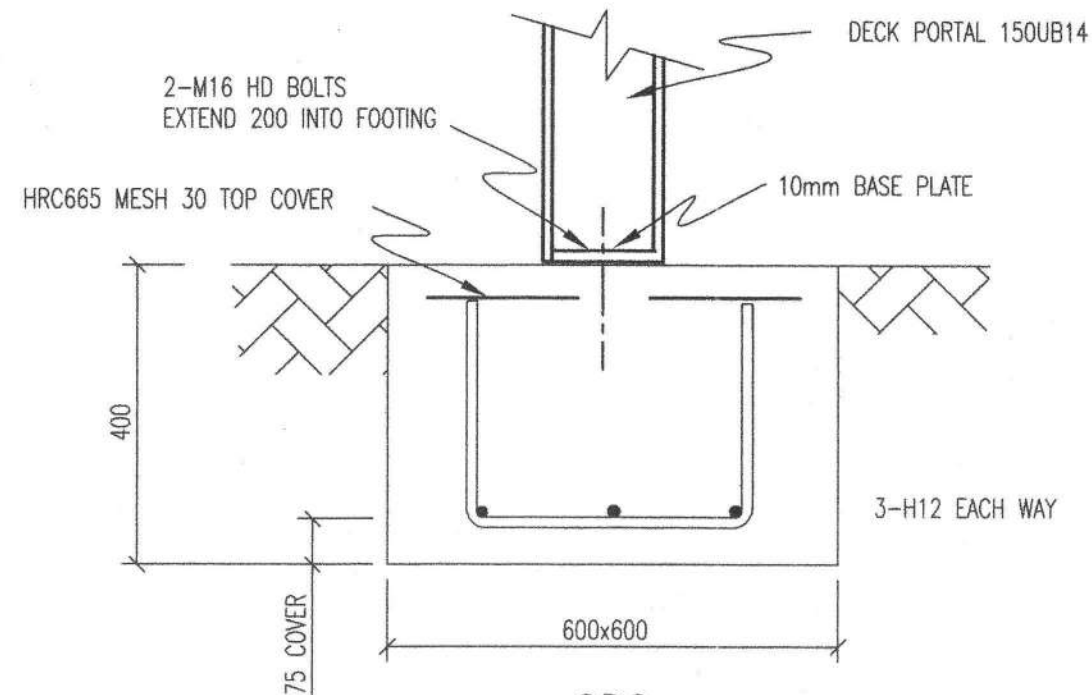
SD4

1:10



SD3
GARAGE DOOR LINTEL

1:10



SD2

1:10

No.	AMENDMENT	NAME	DATE
A	SD5	PB	10/11

NOTES:

REINFORCING:

H DENOTES GRADE 500 DEFORMED

MINIMUM COVER 50mm EXCEPT WHERE SHOWN OTHERWISE, ENSURE 50mm SIDE COVER TO REQ.

CONCRETE STRENGTH TO BE 20MPa AT 28 DAYS.

PROVIDE 24HOURS NOTICE FOR INSPECTIONS BY ENGINEER.

BASE CONSULTING ENGINEERS WILL REQUIRE INSPECTIONS PRIOR TO POURING OF CONCRETE

Base Consulting Engineers Limited



279 Oxford Street
P O Box 434
Levin 5540

Telephone Levin 06-367 0088
Paraparaumu 04-297 0088
Fax 06-367 0058
Mobile 027 44 44 080

Copyright of this drawing is vested in Base Consulting Engineers Limited

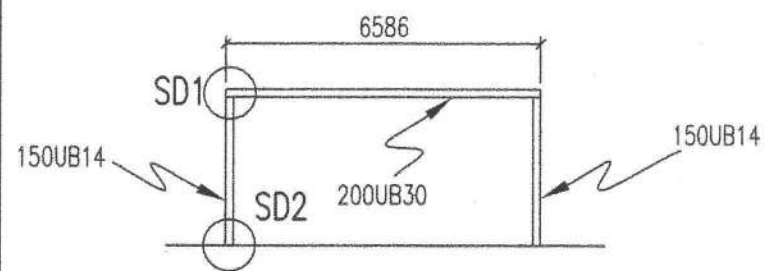
STRUCTURAL DETAILS

JENKINS DWELLING

137 WEGGERY DRIVE
WAIKANAE

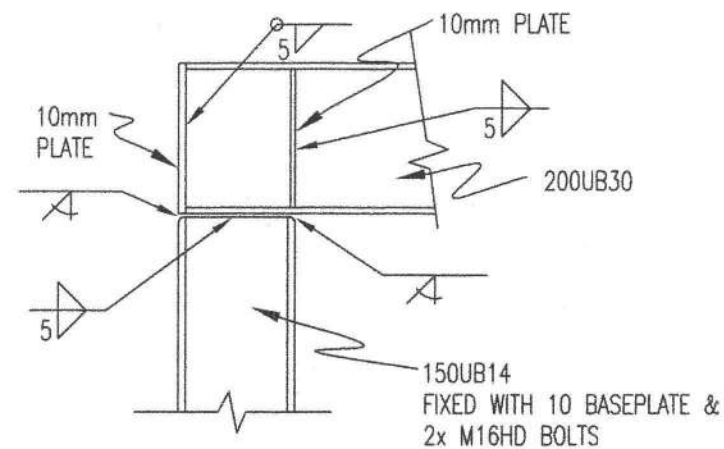
SCALE
AS SHOWN

	NAME	DATE	DRAWING NUMBER
FIELDWORK			
DESIGNED	PB	30/10	49096 SS1
DRAWN	PB	02/11	
CHECKED	PB	03/11	
			SHEET 1 OF 1 SHEETS



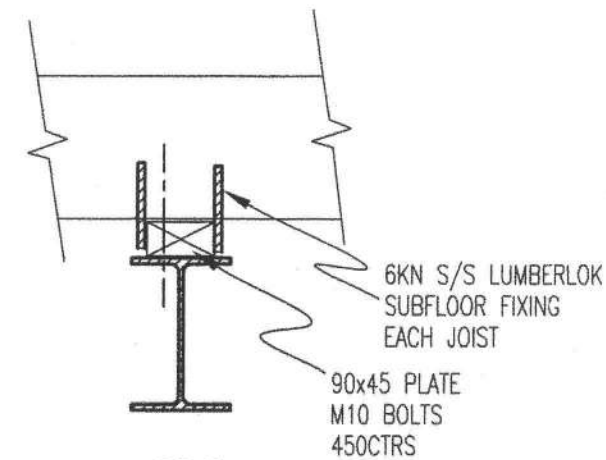
DECK PORTAL

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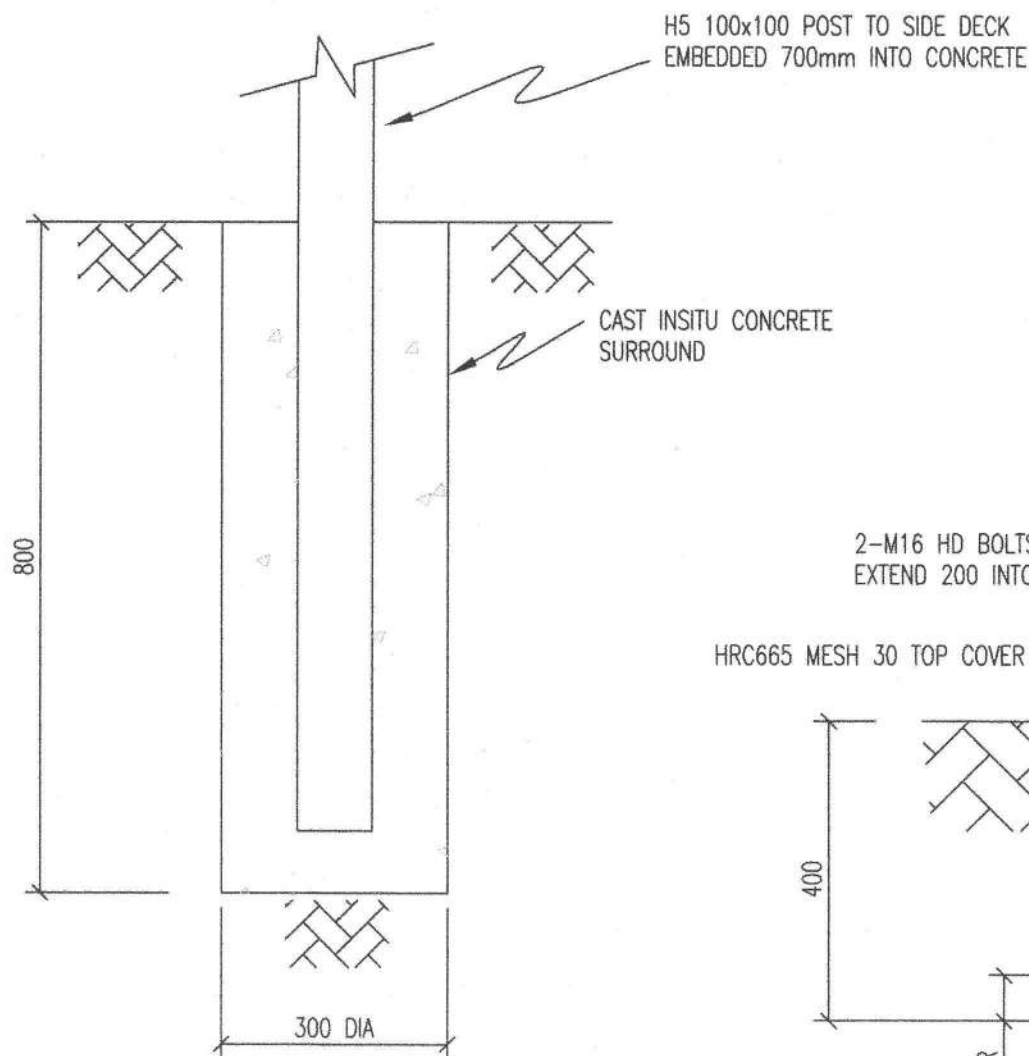
SD1

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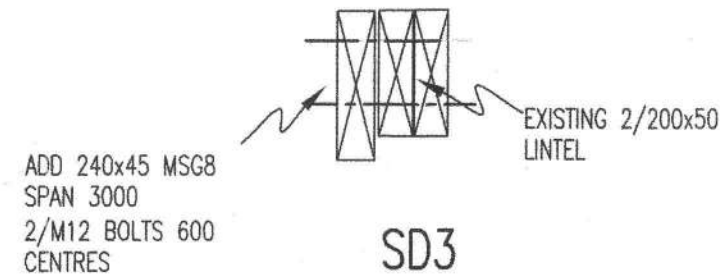
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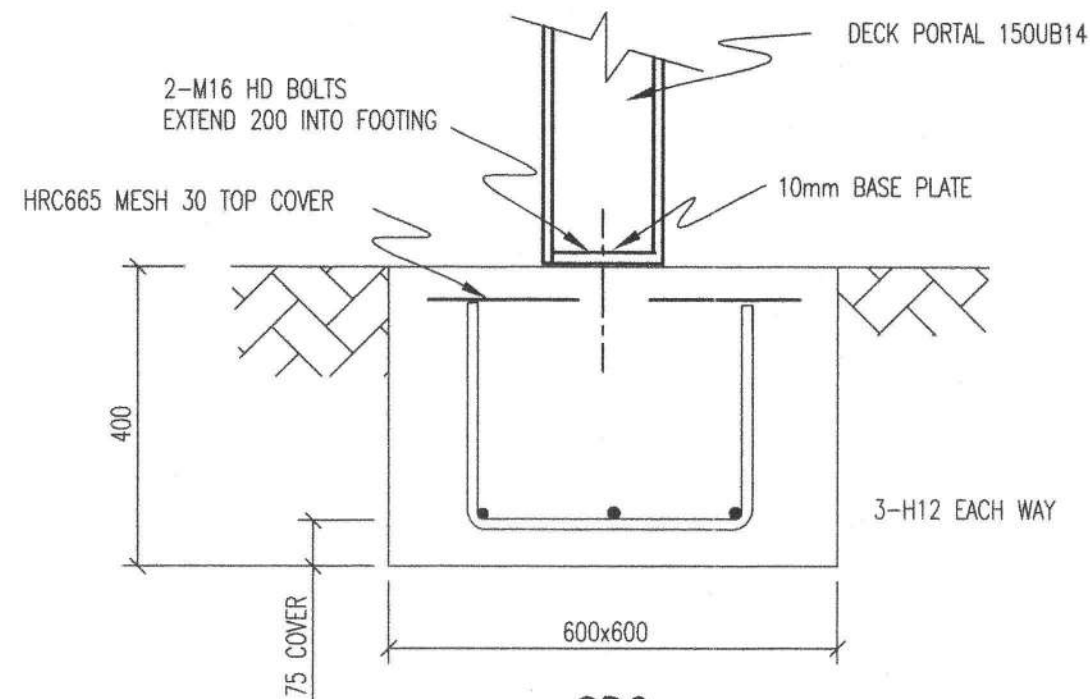
SD4

1:10



SD3
GARAGE DOOR LINTEL

1:10



SD2

1:10

No.	AMENDMENT	NAME	DATE
A	SD5	PB	10/11

NOTES:

REINFORCING:

H DENOTES GRADE 500 DEFORMED

MINIMUM COVER 50mm EXCEPT WHERE SHOWN OTHERWISE, ENSURE 50mm SIDE COVER TO REQ.

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Telephone Levin 06-367 0088
Paraparaumu 04-297 0088
Fax 06-367 0058
Mobile 027 44 44 080

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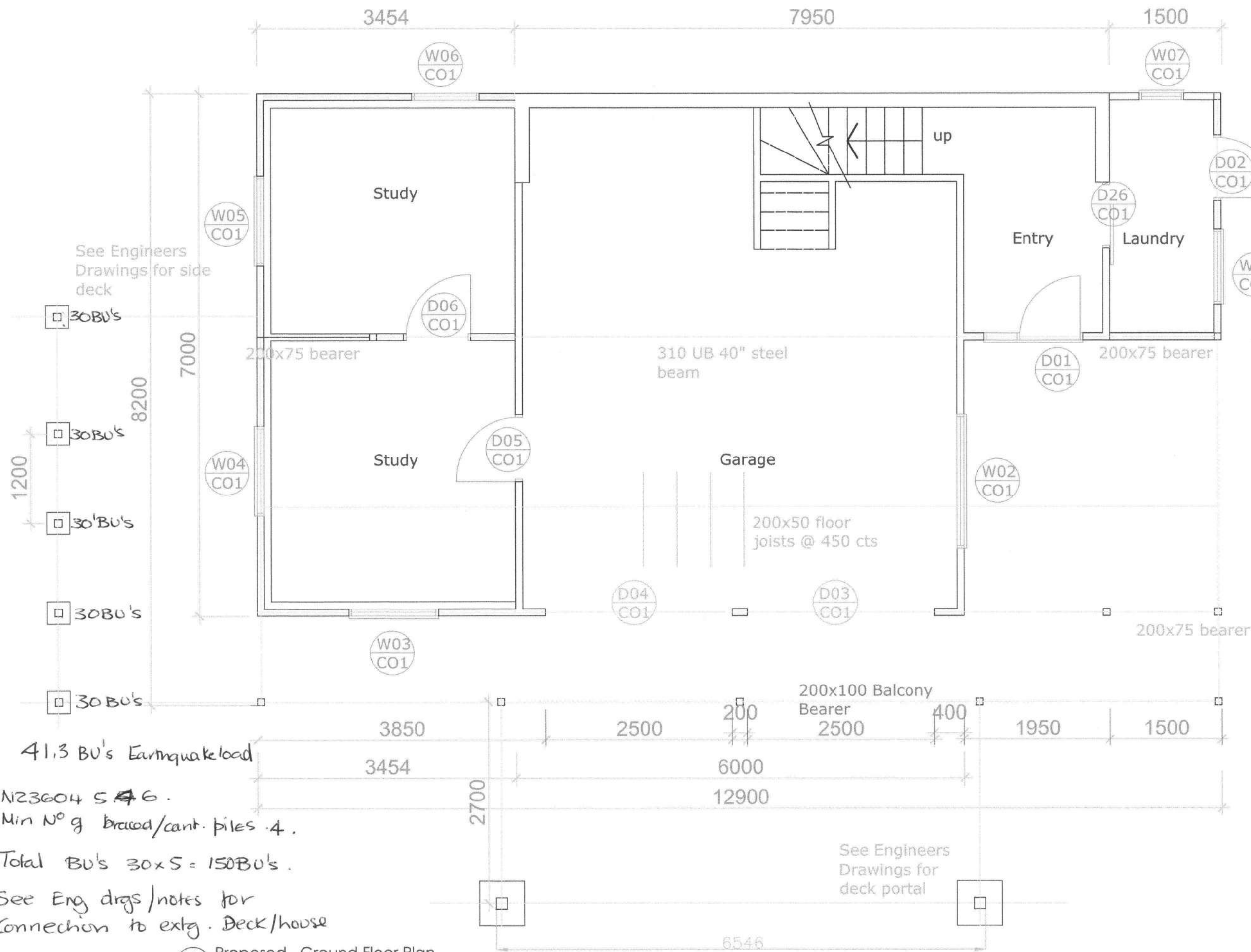
STRUCTURAL DETAILS

JENKINS DWELLING

137 WEGGERY DRIVE
WAIKANAE

SCALE
AS SHOWN

	NAME	DATE	DRAWING NUMBER
FIELDWORK			
DESIGNED	PB	30/10	
DRAWN	PB	02/11	
CHECKED	PB	03/11	
			49096 SS1
			SHEET 1 OF 1 SHEETS



General Notes:

1. This drawing shall be read in conjunction with all other drawings and specifications.
2. All work shall be strictly in accordance with the New Zealand Building Code, Local Territorial Authority Requirements, OSH Requirements & Regulations, and any other Statutory Requirements that may be applicable to this project.
3. Supply & install all materials, fixtures, fittings, & surface finishes strictly in accordance with the manufacturers specifications and recommendations.
4. All work shall be of best trade practice.
5. Do not scale from this drawing. Use only figured dimensions. The Contractor shall verify all dimensions on site, and report any discrepancies to the Architect before commencing work.

Consultant Documents:

These drawings are to be read in conjunction with the Engineers documentation and drawings

REV	DATE	DETAILS
0		Building Consent Issue

Note:
Do not scale from this drawing. Use only figured dimensions.
The Contractor shall verify all dimensions on site, and report any discrepancies to the Architect before commencing work.
The copyright of this drawing remains the property of Dickson Loneygan Limited

Jenkins and Teremoana
Residence

Refurbishment
Upgrade
Project
137 Weggery Drive, Waikanae Drive.

Proposed Ground Floor Plan

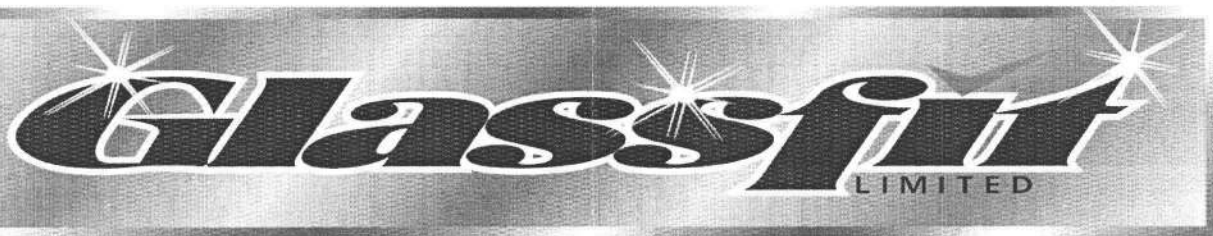
1:50 @ A3	Mar '10	AH
J200	A2.06	0

Building Consent Issue
12 March 2010

- 41.3 BU's Earthquake load
- N23604 S 46.
Min No g braced/cant. piles 4.
- Total BU's 30x5 = 150BU's.
- See Eng drgs/notes for
Connection to extg. Deck/house

3 Proposed Ground Floor Plan
Scale 1:50 @A3

3 C 100527



01/07/2011

KAPITI COAST DISTRICT COUNCIL
PRIVATE BAG 601
PARAPARAUMU

TO WHOM IT MAY CONCERN

Andrew

DEAR SIR

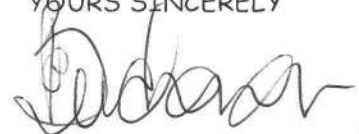
RE: 137 WEGGERY DR (WAYNE DYETT HOMES)
REF: SHOWER GLASS CERTIFICATION

I CAN CONFIRM THAT ALL GLASS SCREEN AT THE ABOVE IS 10mm CLEAR
TOUGHENED.

TOUGHENED STAMPS ARE OF THE 'TFA' VARIETY AND ETCHED ON THE TOP OR
BOTTOM EDGE OF THE GLASS MAKING THEM DIFFICULT TO SEE ON
OCCASIONS.

I TRUST THIS IS SATISFACTORY, SHOULD YOU NEED ANY FURTHER
INFORMATION, PLEASE DO NOT HESITATE TO CONTACT ME.

YOURS SINCERELY


COLIN BUCHANAN

Received by Kāpiti Coast District Council at Paraparaumu	
- 1 JUL 2011	
By: Anne E.	Time 3:25

122 RIMU RD
PARAPARAUMU
P O BOX 768

PH 04-298-6284
FAX 04 2986280
E-MAIL glassfit@xtra.co.nz





Building consent 070774

Section 51, Building Act 2004

The building

Street address of building: 137 Weggery Drive, Waikanae Beach

Legal description of land where building is located: LOT 42 DP 60395 -SUBJ TO & INT IN VARIOUS EASEMENTS-

Valuation number: 1492059830

Building name:

Location of building within site/block number:

Level/unit number:

The owner

Name of owner: Ms S Enoka

Contact person:

Mailing address: 137 Weggery Drive, Waikanae

Street address/registered office:

Phone number: Landline: 04 905 5488

Mobile:

Daytime:

After hours:

Facsimile number:

Email address:

Website:

First point of contact for communications with the council/building consent authority:

Full Name: The Heating Centre

Mailing Address: Box 298, Paraparaumu

Phones:: 04 298 6556

Building work

The following building work is authorised by this building consent:

Installation of Metro Eco Rad.

Domestic Fireplace.

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).

Ms S Enoka
137 Weggery Drive
Waikanae

Dear Sir/Madam

Approval of Building Consent: 070774

Description: Installation of Metro Eco Rad.
Location: 137 Weggery Drive, Waikanae Beach
Legal Description: LOT 42 DP 60395 -SUBJ TO & INT IN VARIOUS EASEMENTS-

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 final inspection.
- 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) 9045 617.

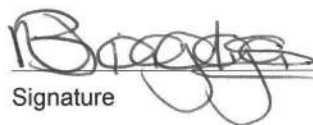
This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Compliance schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:


Signature


Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 5/07/07

5 July 2007

Addenda to Application

Application

The Heating Centre Box 298 Paraparaumu	No.	070774
--	-----	--------

Project

Description	Domestic Fireplaces Being Stage 1 of an intended 1 Stages Installation of Metro Eco Rad.
Intended Life	Indefinite, but not less than 50 years
Intended Use	Domestic Fireplace.
Estimated Value	\$3,800
Location	137 Weggery Drive, Waikanae Beach
Legal Description	LOT 42 DP 60395 -SUBJ TO & INT IN VARIOUS EASEMENTS-
Valuation No.	1492059830

General Requirements

- a) The District Inspector is to be given 24 hours' notice before carrying out the following inspections:
 1. Final Inspection - Fire
- 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 12 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. Installation of solid fuel appliances must comply with manufactures specifications and be secured against seismic movement ie EARTHQUAKES.
3. Section F7 of the New Zealand Building Code requires the installation of an approved smoke alarm system for detection and warning of fire. Alarms are to be of a type which include a reset and test buttons.
4. Woodburners must be designed to have an emission of less than 1.5 grams of particles per kilogram of dry wood burnt (as measured in accordance with AS/NZS 4013:1999), and a thermal efficiency of greater than 65%(as measured in accordance with AS/NZS 4012:1999).
5. From 1 September 2005 a National Environmental Standard for Wood Burners has been introduced as an Amendment to the RMA 1991. The new standard sets out regulations governing emission rates and energy efficiency (for more information check www.mfe.govt.nz). The granting of this building consent for the installation of a woodburner is NOT an authority to install and operate a non-complying woodburner.
6. The granting of this building consent for the installation of a woodburner is NOT an authority to install and operate a non-complying woodburner.
7. Since 1 September 2005, the NZ standard for woodburners has applied to all units installed on properties less than 2 hectares in lot size. The standard applies only to woodburners. It does not apply to open fires, multi fuel burners (eg coal), cooking stoves or pellet burners. The granting of this building consent for the installation of a woodburner is NOT an authority to install and operate a non-complying woodburner.

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: _____

Keep on-site for Inspector



BC Number: 070774

NOTE: Please have this form completed by the Installer and ready for our Building Inspector to collect when doing the final inspection

INSTALLER'S NAME: (Please print)

The Heating Centre Ltd

Address: 3 Ihakara St, Pk

Ph: 2986556

FREE STANDING FIRE OR INBUILT FIRE INSTALLED AT:

Address: 137 Waggay Drive, WAIKANA BEACH

For: Ms S. ENOKA

The following requirements under NZS 7421:1990 or AS/NZ 2918:2001 have been met and the solid fuel burning domestic appliance type and model METRO Eco X-TREME PED has been installed in accordance with the manufacturer's installation instructions.

Please **tick** (where applicable) the following:

- ☐ The chimney has been cleaned
- ☐ The chimney is in a sound condition
- ☐ The chimney is of pumice and of correct dimensions to comply with BRANZ zero clearance certificates
- ☐ The chimney is ventilated to manufacturer's requirements
- ☒ The appliance is restrained against seismic activity (free standing and fireplace heaters).
- ☐ The inbuilt heating appliance has been approved by BRANZ as complying with their zero clearance certificate.
- ☒ The hearth is an approved type according to manufacturer's requirements.
- ☒ The hearth is restrained against seismic activity
- ☐ The fire-surround at its connection to the fire place is fully insulated with approved material [see BRANZ Building Information Bulletin 248 (1986)].
- ☒ The ash hearth is of correct dimensions according to installation instructions.

Signature: [Signature]

Date: 13.7.07



NEW RESIDENCE FOR
MR & MRS JACK SMITH
LOT 42 WESTVIEW DRIVE WEST, WILMINGTON HEIGHT

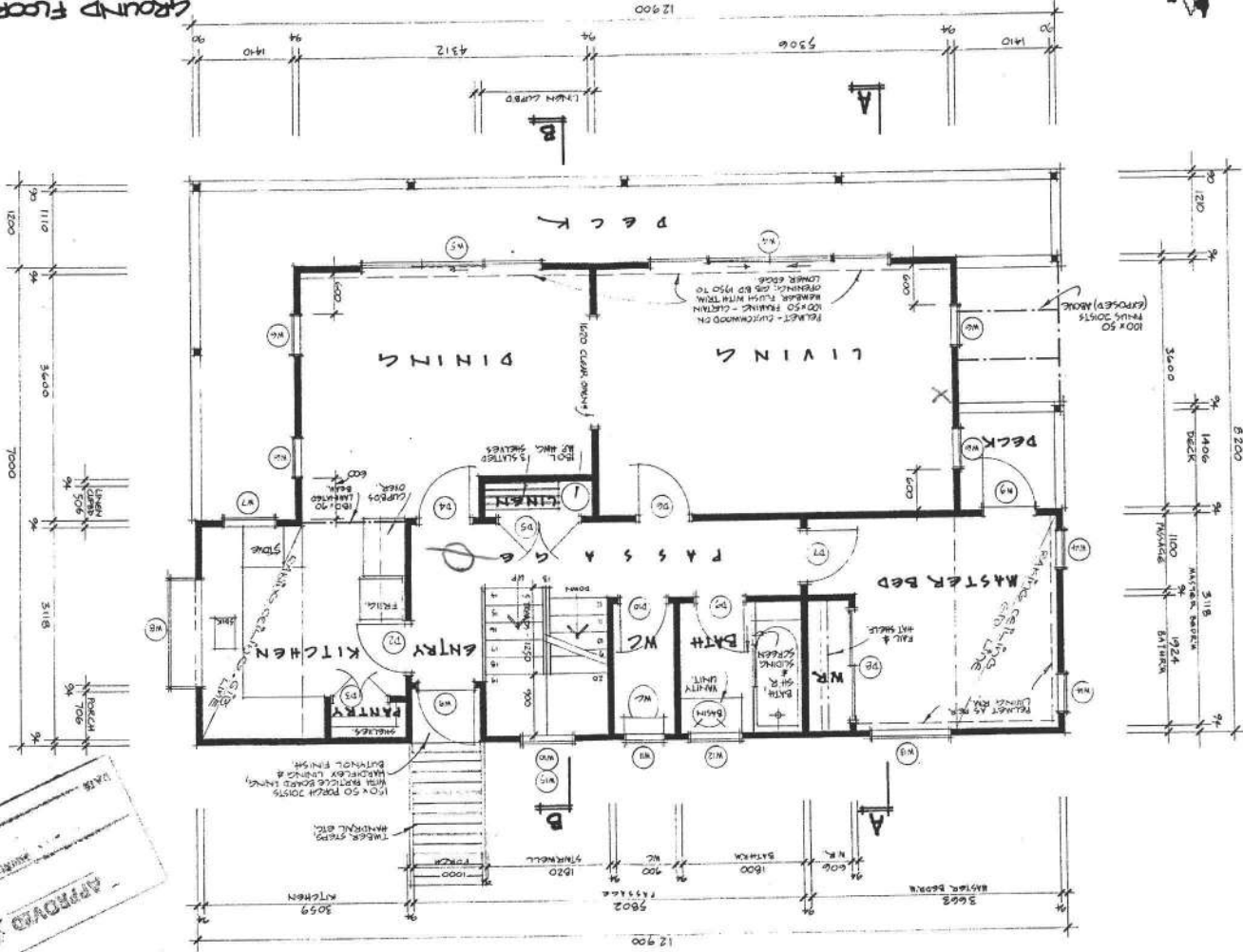
© COPYRIGHT
Sunstructure Homes Ltd

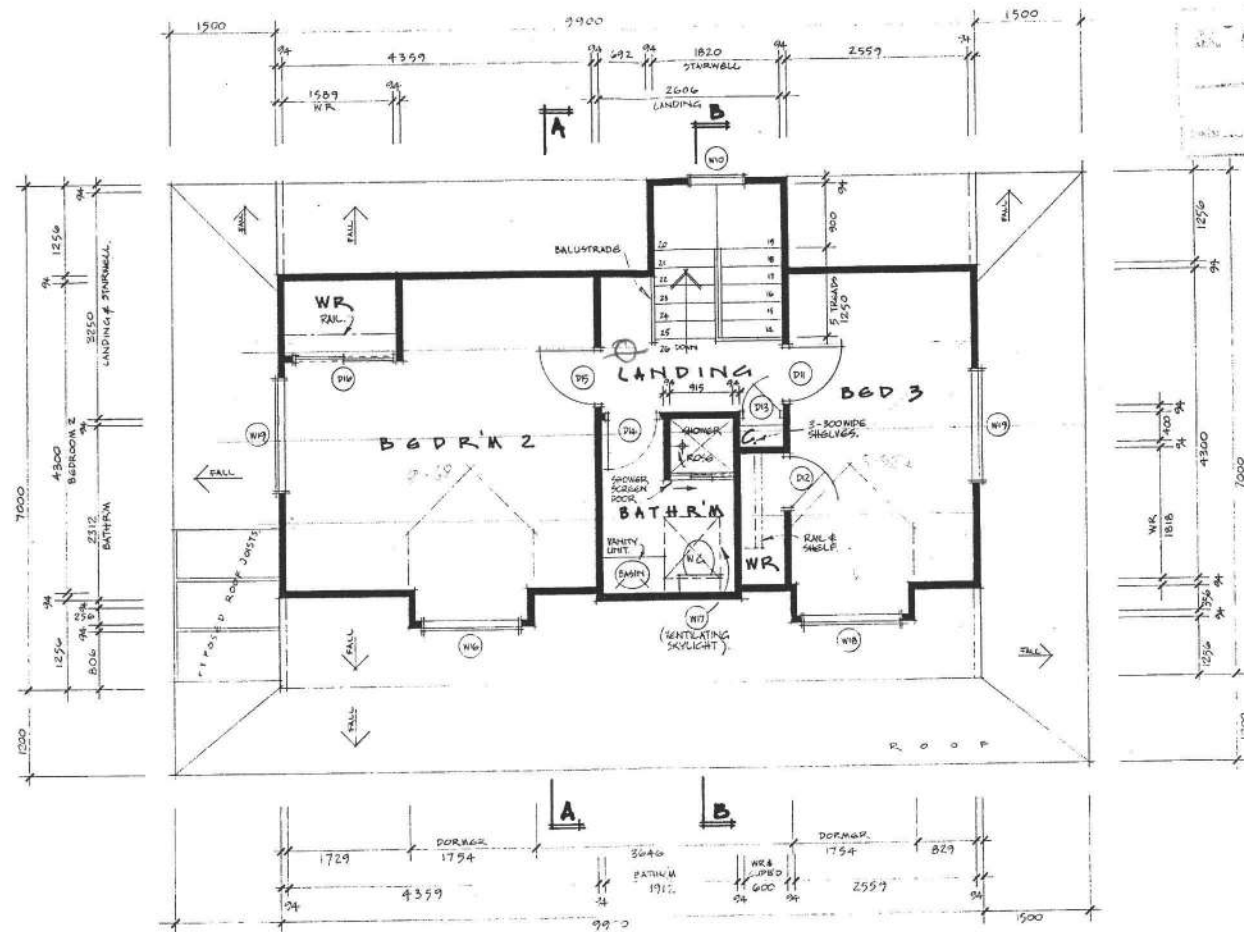
Drawn
Reviewed
Scale
Date

Page
5

Sunstructure Homes Ltd
P.O. Box 357,
Makara Street,
Papeete
Telephone 87 763 or 70 21

GROUND FLOOR PLAN





NEW RESIDENCE FOR
MR & MRS JACK SMITH
 LOT 42, WICKERY DRIVE, WEST, WILKINSON'S ESTATE

Drawn CE
 Revised
 Scale 1:50
 Date MAY 81

Page
6

Sunstructure Homes Ltd
 Ihakara Street,
 P.O. Box 357,
 Paraparaumu,
 Telephone 87-763 or 70-217

ATTIC FLOOR PLAN

DO YOU NEED A BUILDING PERMIT



A GUIDE TO APPLICANTS FOR BUILDING PERMITS

WHERE DO YOU APPLY?

Kapiti Coast District Council
Ngarara Building
Rimu Road
PARAPARAUMU

BUILDING PERMITS ARE REQUIRED when

1. A new building is to be constructed.
2. There is to be a change to the existing structure of a building.
3. Any outbuilding is to be altered or constructed, ie sheds, glasshouses, conservatories etc.

4. When there is a change of use, ie a dwelling converted to flats, a warehouse converted to offices etc.
5. Where there is to be demolition in whole or part of a building.
6. The reinstatement of fire or other damage.
7. Any retaining wall over 1200mm high or which is erected a distance less than its height from the boundary.
8. Any tank or swimming pool erected.
9. Any wall or fence, other than a retaining wall, over 1800mm in concrete or masonry, over 2400mm in timber, or over 3600mm in framing and netting, is erected.
10. Any mast, pole, radio or TV aerial over 6300mm in height.
11. Any construction or platform that exceeds 5m² and 1200mm in height from its lowest ground level.
12. A tent or marquee exceeding 28m².
13. Any sign or hoarding or the repainting or refacing of any sign or hoarding.
14. Solid fuel heaters.

WHAT SHOULD YOU BRING?

Every application for a Building Permit, in accordance with NZS 1900 for a building purporting to comply with this standard, shall be accompanied by two copies of a properly drawn plan showing the following:

- (a) Site plan — 1:100 scale.
- (b) A floor plan of each floor level
- (c) An elevation of each external wall — 1:100 or 1:50 scale
- (d) A cross-section
- (e) The type and location of each foundation element (for example, reinforced masonry foundation wall, anchor pile, cantilevered pile, etc).
- (f) 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.
- (g) The type and location of cladding, sheathing and lining.
- (h) And any other necessary information in order to show the exact nature and character of the proposed undertaking as required by NZS 1900: Chapter 2.
- (i) Two copies of a complete specification.

Plans to be in ink or prints, drawn to scale and clearly legible.

For domestic garages, glasshouses and minor alterations, the following is required:

- (a) Site plan — 1:100 scale
- (b) A floor plan of each floor level
- (c) An elevation of each external wall — 1:100 or 1:50 scale
- (d) A cross-section
- (e) Two copies of a complete specification.

If plans and specifications are not of an acceptable standard delays will result.

NEW ZEALAND BUILDING INSPECTOR 49

KAPITI COAST DISTRICT COUNCIL APPLICATION FOR PERMIT

TO : The General Manager, Kapiti Coast District Council

I/WE Albert Keuning Builders (Print) of
4 Victor Grove Wairarapa (Postal Address) 37153 (Telephone)
hereby make application for permission to have the work described herein, and set out in the plans and specifications attached, carried out on the premises situated at: (Please ensure this portion is complete fully)

SITE ADDRESS
Street No. <u>137</u>
Street Name <u>Weggy Drive West</u>
Town <u>Wairarapa</u>

LEGAL DESCRIPTION
Valuation No.
Lot <u>42</u> DP <u>60395</u>
Section .....Block
Survey District

OWNER
Name <u>MR J Smith</u>
Address <u>137 Weggy Drive West</u> <u>Wairarapa</u>
Phone No. Home Bus

LAND AREA	Ha/sqm
.....

Albert Keuning 29 APR 1991
SIGNATURE OF APPLICANT DATE

BUILDING

DESCRIPTION OF PROPOSED WORK
<u>Extending Basement under house</u>
FLOOR AREA <u>23-78</u> sq metres

BUILDER
Name <u>Albert Keuning</u>
Address <u>4 Victor Gr</u> <u>Wairarapa</u>
Phone No. <u>37153</u> Home Bus

ESTIMATED VALUES (incl. GST)	
Building	\$ <u>6000.00</u>
Plumbing	\$
Drainage	\$
TOTAL	\$ <u>6000.00</u>

DOCUMENTS SUBMITTED WITH THIS APPLICATION (please tick box) IN DUPLICATE AND TO SCALE	
Site and/or Drainage Plans	Wall Bracing Calculations
Floor Plans	Specifications
Cross-sections and details	Structural Calculations
All elevations	Other

IMPORTANT - No work to be commenced before permit is issued.

PLUMBING & DRAINAGE PTO

OWNER LOT DP

PROPERTY ADDRESS DATE REC'D

Type of Building: Dwelling ☐ Retail ☐ Additions ☐ Accessory ☐
 New ☐ Industrial ☐ Alterations ☐ Other ☐

DEPT	REQUIREMENTS	YES	NO	COMMENTS	CHECKED / DATE STAMP
Town Planning	Zoning Conforms				
	Dispensation				
	Planning Consent				
Plumbing					
Drainage					
Stormwater	To Channel				
	To Drain				
	Confined To Lot				
Building					
General					
Commercial					
Egress	To NZS 4121				
Structural	Specific Design			Firm Sand. Appears to be OK.	
	Foundation				
	Structure				
	Roof				
	Special Floor Level				
	E/Works Bylaw Conditions				
Engineer	Access Crossing Type A/B/C				
	Sealed				
	Comm				

PLUMBING AND DRAINAGE

DESCRIPTION OF PROPOSED PLUMBING AND DRAINAGE WORK

PLUMBERS	DRAINLAYERS
Name	Name
Address	Address
..... Reg. No .....	..... Reg. No
Phone No. Home Bus	Phone No. Home Bus

Signature Date Signature Date

ESTIMATED VALUES

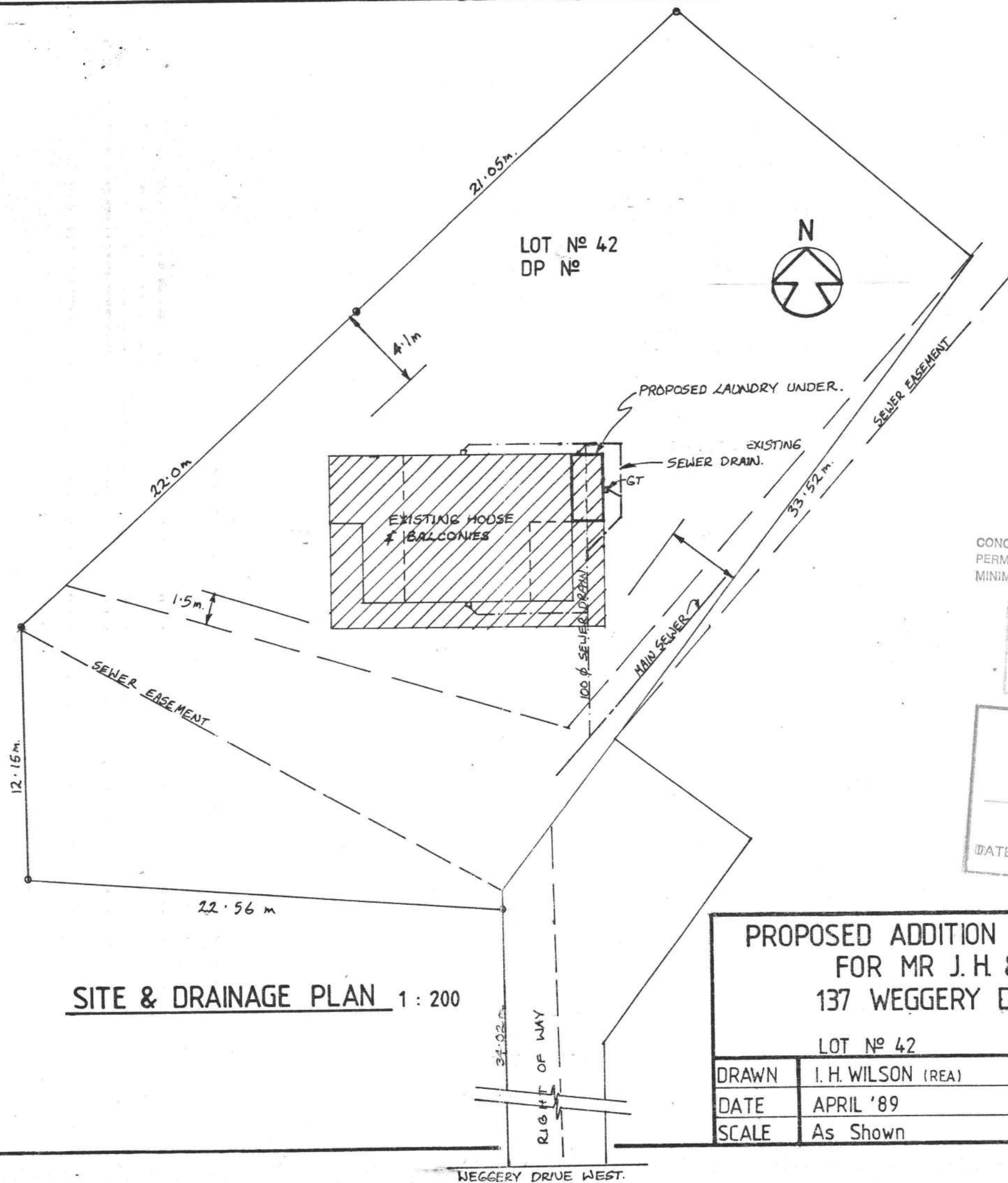
Plumbing \$	(Labour Value of Plumbing Work) \$
Drainage \$	(Labour Value of Drainage Work) \$
Total P & D \$	Total Labour \$
(Labour and Materials)	

For Office use only

INVOICE NO. 454 DATE 2 MAY 1991 RECEIPT NO. 162209 DATE MAY 1991

BUILDING PERMIT NO 18542	DATE ISSUED
PLUMBING PERMIT NO	DATE ISSUED
DRAINAGE PERMIT NO	DATE ISSUED
Vehicle Crossing	
Order No.	
Refund \$400 -	
Checked [Signature]	
Date 27.5.91	Auth No. 1056.

	FEES
Building	\$ 136 -
Plumbing	\$ -
Drainage	\$ -
Sewer Connection	\$ -
Water Connection	\$ -
Vehicle Crossing	\$ -
Damage Deposit	\$ 400 -
Structural Checking	\$ -
Building Research Levy	\$ -
Development Levy	\$ -
TOTAL	\$ 536
GST INCLUDED	\$ 59-55



CONCEALED SOIL AND T.V. PIPES ARE NOT PERMITTED UNLESS BUILT INTO DUCTS OR MINIMUM 150mm THICK FRAMED WALLS.

It is the responsibility of the owner and or builder to ensure that proposed building works do not affect existing sewer connected levels.

APPROVED

ACA

For COUNTY ENGINEER

DATE 29-6-89

PROPOSED ADDITION TO EXISTING DWELLING
FOR MR J. H. & MRS E. J. SMITH
137 WEGGERY DRIVE, WAIKANAE BEACH.

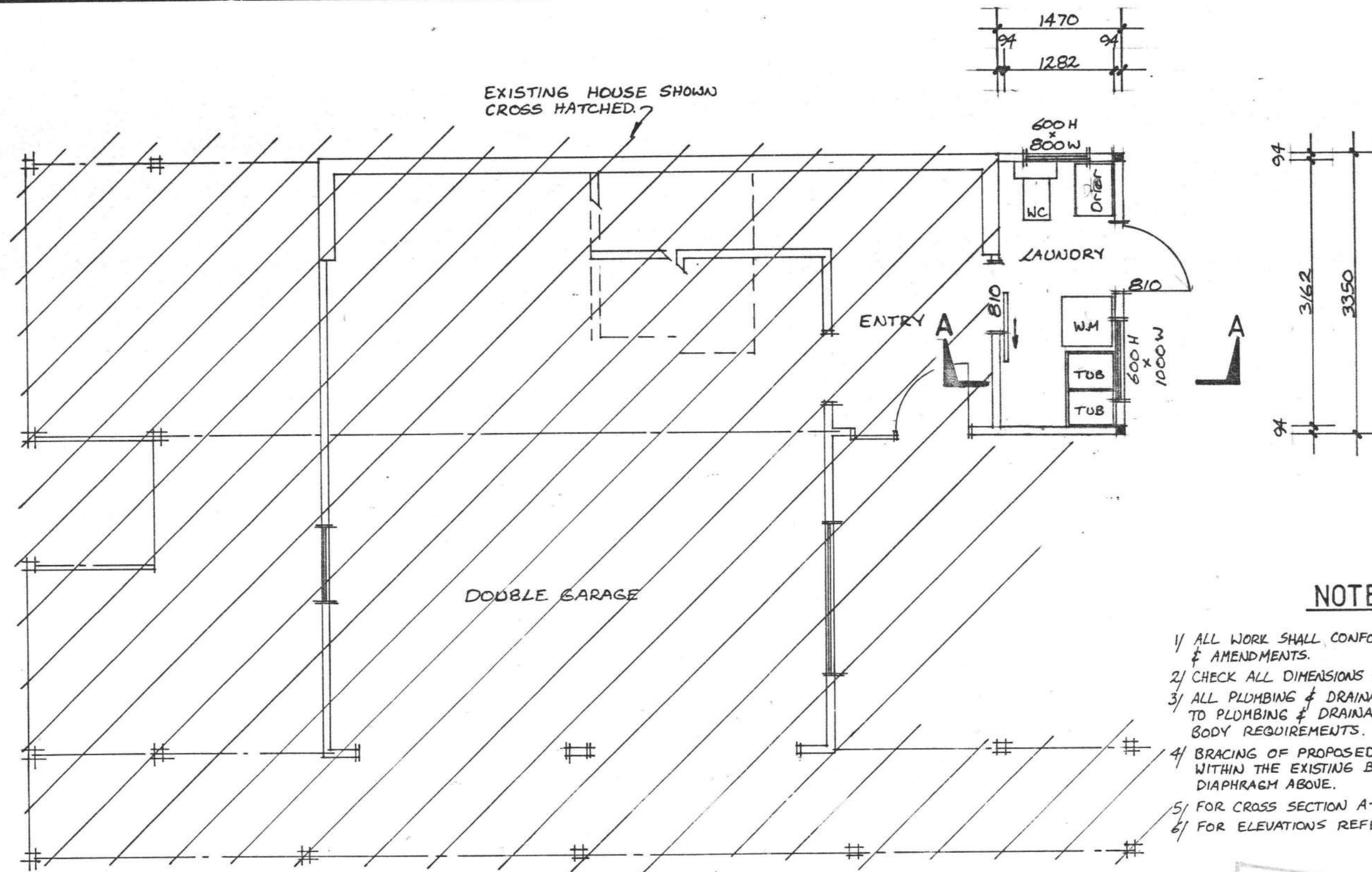
LOT No 42

DP No

DRAWN	I. H. WILSON (REA)	AREA	4.92 m ²
DATE	APRIL '89		
SCALE	As Shown		

Sheet No 1 of 4

SITE & DRAINAGE PLAN 1:200



BASEMENT FLOOR PLAN 1:50

NOTES

- 1/ ALL WORK SHALL CONFORM TO NZS 3604:1984 & AMENDMENTS.
- 2/ CHECK ALL DIMENSIONS ON SITE.
- 3/ ALL PLUMBING & DRAINAGE WORK SHALL CONFORM TO PLUMBING & DRAINAGE REGULATIONS & LOCAL BODY REQUIREMENTS.
- 4/ BRACING OF PROPOSED LAUNDRY IS COVERED WITHIN THE EXISTING BRACING CALC'S & FLOOR DIAPHRAGM ABOVE.
- 5/ FOR CROSS SECTION A-A REFER SHT. N° 3
- 6/ FOR ELEVATIONS REFER SHT. N° 4.

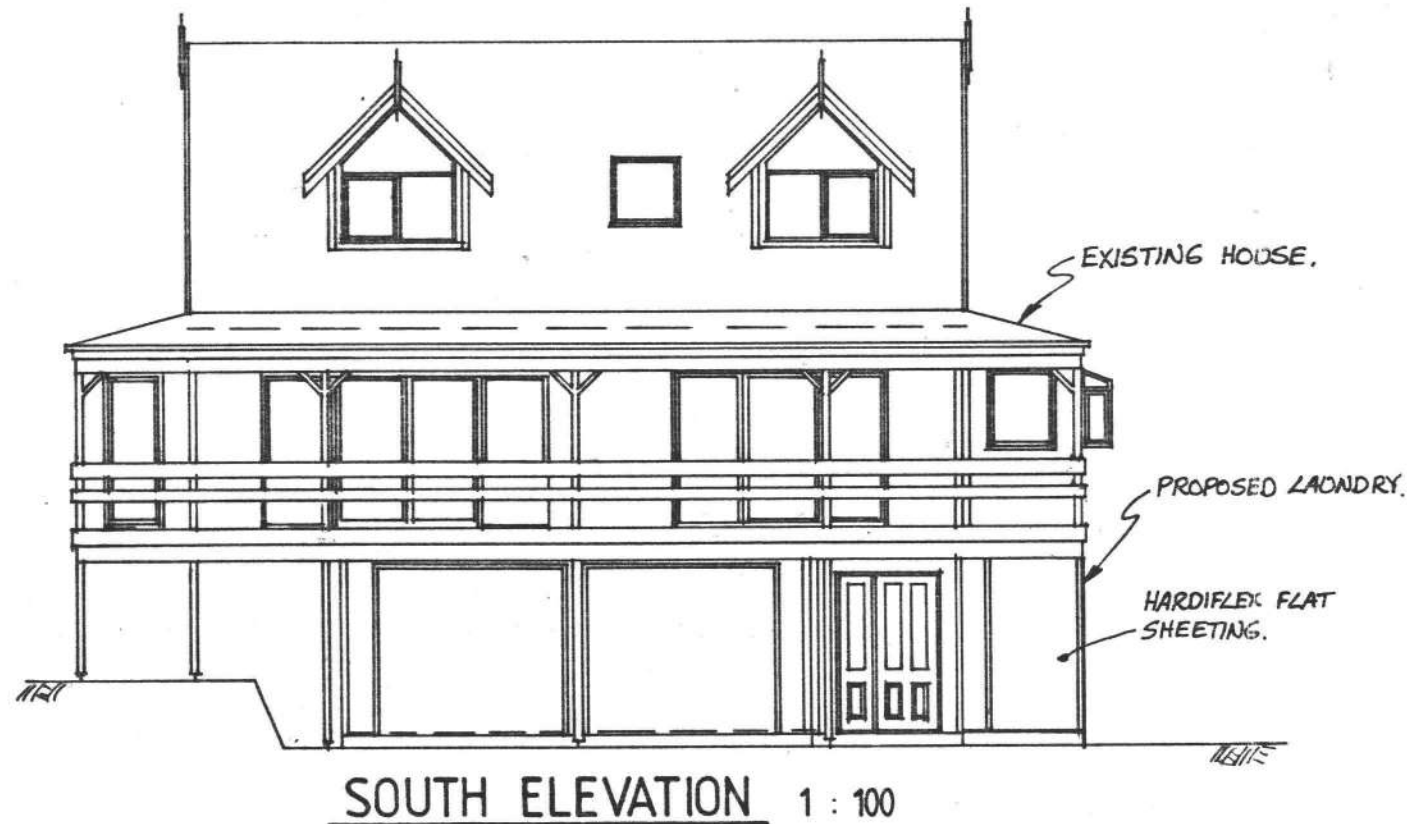
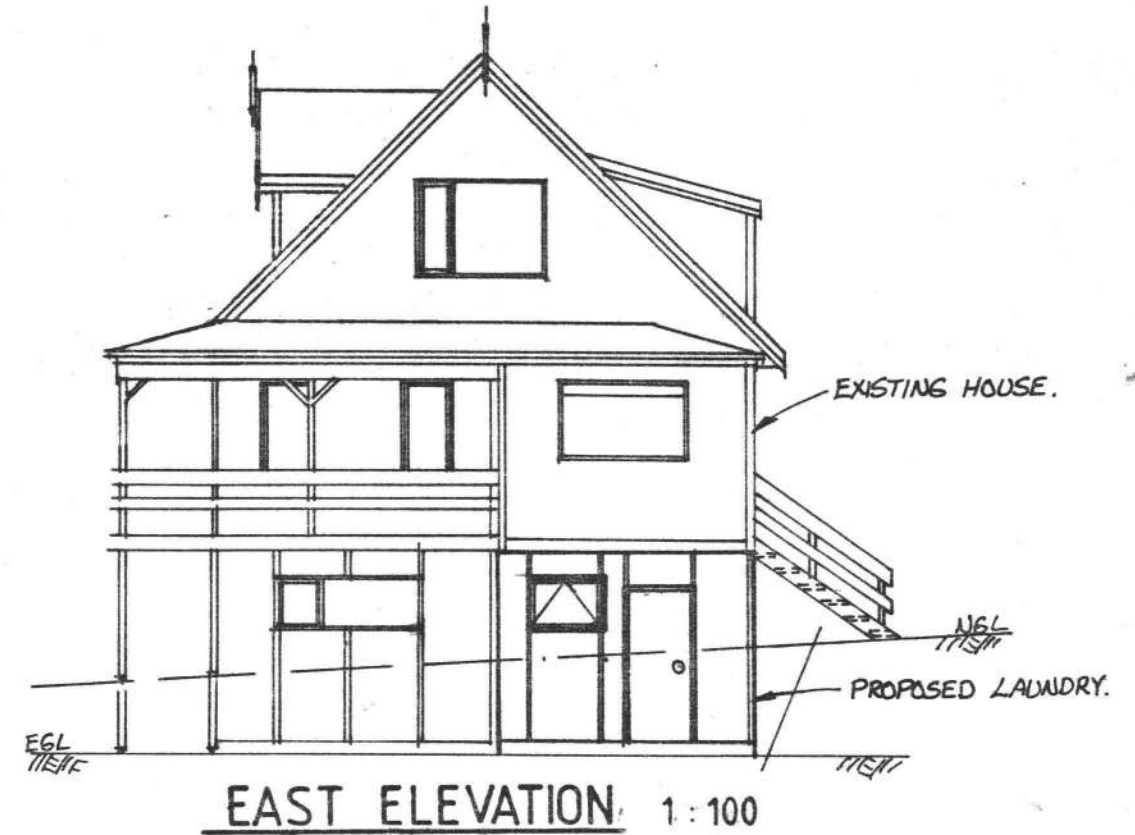


EXISTING HOUSE.

PROPOSED
LAUNDRY.

HARDIFLEX
FLAT SHEET
TO MATCH
EXISTING.

NORTH ELEVATION 1 : 100



A GUIDE TO APPLICANTS FOR BUILDING PERMITS

NOTE:

The following information is intended to be used for guidance only and should not be taken as the completed procedure which applies on all occasions. More detailed information is available from the building Inspectors Office.

PLANS AND SPECIFICATIONS

1. Plans and specifications submitted for approval must be in duplicate and of sufficient clarity to show the exact nature and character of the proposed undertaking and the provision made for full compliance with the requirements of the Building Bylaws and Codes of Practice. Elevations must clearly and accurately indicate existing and proposed ground levels.
2. All drawings must be in ink on good quality drawing paper, and must be accurately drawn to metric scales and the appropriate scales denoted on the plans.
3. All drawings, calculation sheets, and other data submitted must be **SIGNED** by the person responsible for the design, and shall clearly identify that person and his/her firm or organisation.
4. Elements of a building structure which exceed the provisions for non-specific design are required to be supported by structural calculations and drawings.
5. All Engineering calculations submitted must be accompanied by an appropriate Design Certificate and signed by the Registered Engineer responsible for their production.
6. Building permit applications for work involving plumbing and drainage must be accompanied by a relevant and **completed** Plumbing and Drainage application.

Applications submitted which are incomplete or contain insufficient details will be subject to unavoidable delays in permit issue.

DWELLINGS AND ACCESSORY BUILDINGS

Council's District Planning Scheme lays down various requirements with respect to the siting of buildings, and the following information is intended as a **guide** to these requirements.

1. SITING AND LOCATION OF DWELLINGS

Dwellings shall be sited no closer than the following distances from boundaries:

Residential Zones	Front Yard	Rear Yard	Side Yard
Front Site	4.5m	3.0m	One side 1.5m Other side 3.0m

Rear Site	3.0m from all boundaries
Corner Site	4.5m (from all street boundaries)

Rural Zones

Sites Under 2000m ²	9.0m	3.0m	3.0m
Sites Over 200m ²	9.0m	4.5m	4.5m

Daylighting (Height Slope Factor) — 2.7m — 56°

2. RELOCATED DWELLINGS

Residential Zones — permitted as a Conditional Use, which needs specific planning consent from Council.

Rural Zones — Specific planning consent not required, but subject to the following.

All buildings for relocation need to be in sound condition and subject to inspection and approval by Council's Building Inspector prior to the issue of the building permit. An inspection fee is payable, which may include additional charges for travelling expenses out of the County.

3. ACCESSORY BUILDINGS (GARAGES, SHEDS, CARPORTS, ETC.)

Residential Zones — detached accessory buildings shall be located a minimum of 0.9m from a boundary, provided that the dwelling on the same site is at least 1.5m away and that an adjoining dwelling is more than 3.0m away, and the accessory building is no greater than 9.0m in length. Buildings closer than 0.9m to a boundary are required to be constructed of fire resistant materials that comply with Council's Building Bylaws. The neighbours consent is required. Detached buildings must be located no further forward than any existing or proposed dwelling on that site.

Rural Zones — detached accessory buildings and farm buildings may be located within 4.5m of a boundary as a general rule.

Accessory buildings which are attached to dwellings are subject to the same siting requirements as the dwelling.

In all cases eaves, including spouting may project not more than 800mm over any yard.

Horowhenua County Council

253

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME

J.H. & E.J. SMITH

SITE ADDRESS

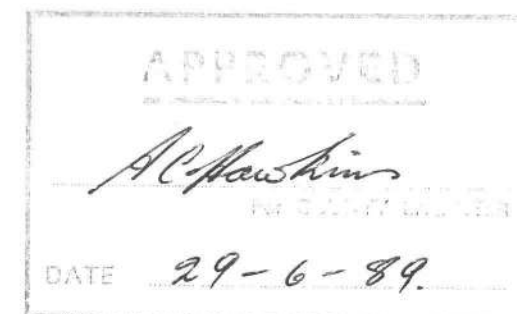
137 WEGGERY DRIVE WEST WAIKANA E BENTH

RIDING

FOR OFFICE USE

Remarks:—

CONCEALED SOIL AND T.V. PIPES ARE NOT PERMITTED UNLESS BUILT INTO DUCTS OR MINIMUM 150mm THICK FRAMED WALLS.



P+D APPLICATIONS

HELD IN WAIT FOR

SIGNING

I WILL WRITE IN RE
NO'S LATER

A. Arnold

APPLICATION No.

253

PERMIT No.

19683

DATE RECEIVED

9-6-89

DATE ISSUED

4-7-89

H.C.C./B1

APPLICATION FOR BUILDING PERMIT

TO: THE BUILDING INSPECTOR
HOROWHENUA COUNTY COUNCIL
P.O. BOX 542, LEVIN

Date 30-5-89

OR

WAIKANAE BRANCH OFFICE
APUTA PLACE, WAIKANAE

I, the undersigned, hereby apply for permission to: (tick box)

Erect a New Building including
separate buildings added to existing complex ☐

Additions, alterations, or repairs
to an existing building ☒

New construction other than buildings,
e.g. retaining walls, swimming pools ☐

Demolition ☐
Conversion ☐

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

LAUNDRY

FLOOR AREA 4-6 sq. metres

LAND AREA Ha./sq.m.

SITE ADDRESS

Street No. 137
Street Name WESSERY DRIVE WEST
Town WAIKANAE BEACH

LEGAL DESCRIPTION

Valuation No. 14920 598 30
Lot 42 D.P. 60395
Section Block

OWNER

Name J.H. & E.J. SMITH
Address 137 Wessery Drive West
Waikanae Beach
Phone No. — Home 37547 Bus. —

BUILDER

Name C. THOMSON
Address 27 Pineridge Tc
WAIKANAE
Phone No. — Home 37503 Bus. —

ESTIMATED VALUES (inclusive of G.S.T.)

Building \$ 3500
Plumbing \$ 1200
Drainage \$ 400
Total \$ 4700

DOCUMENTS SUBMITTED WITH THIS APPLICATION (please tick box) IN DUPLICATE AND TO SCALE

Site and/or Drainage plans ☒ Wall Bracing Calculations ☐
Floor plans ☒ Specifications ☐
Cross-sections and details ☒ Structural Calculations ☐
All Elevations ☒ Other ☐

NAME OF APPLICANT J. H. SMITH
(IN BLOCK LETTERS)

SIGNATURE OF APPLICANT JH Smith

SCALE OF FEES

(All Fees and Values of Work Inclusive of G.S.T.)

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Estimated Value of Work:

Not exceeding \$ 3,000 \$ 65.00
Over \$ 3,000 & not exceeding \$ 7,000 \$ 78.00
Over \$ 7,000 & not exceeding \$ 10,000 \$ 118.00
Over \$ 10,000 & not exceeding \$ 15,000 \$ 144.00
Over \$ 15,000 & not exceeding \$ 20,000 \$ 196.00
Over \$ 20,000 & not exceeding \$ 25,000 \$ 249.00
Over \$ 25,000 & not exceeding \$ 30,000 \$ 300.00
Over \$ 30,000 & not exceeding \$ 40,000 \$ 340.00
Over \$ 40,000 & not exceeding \$ 50,000 \$ 392.00

Estimated Value of Work

Over \$ 50,000 & not exceeding \$ 60,000 \$ 444.00
Over \$ 60,000 & not exceeding \$ 70,000 \$ 496.00
Over \$ 70,000 & not exceeding \$ 80,000 \$ 549.00
Over \$ 80,000 & not exceeding \$ 90,000 \$ 562.00
Over \$ 90,000 & not exceeding \$ 100,000 \$ 589.00
Over \$ 100,000 & not exceeding \$ 150,000 \$ 640.00
Over \$ 150,000 & not exceeding \$ 200,000 \$ 693.00
For every \$500,000 extra add \$ 105.00

Fees Payable for Special Duties

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For any inspection that may be deemed necessary for connection with any building work in respect of which no fee has otherwise been paid \$ 40.00
Inspecting any timber or building outside the County prior to re-using or resiting within the County \$40 plus actual expense incurred
For structurally checking plans and specifications by Council's Engineers, an increase of up to 25% of the building permit fee based upon the total value of the work may be charged.
Road Damage Deposit Rural \$200.00
Residential \$300.00
Waikanae D.C.C. \$400.00
Transported buildings — additional \$100.00
Vehicle Entrance Installation Deposit \$400.00

FOR OFFICE USE

Building Permit Fee	78-00	80-00
Plumbing Permit Fee	92-00	94-00
Drainage Permit Fee	40-00	28-00
F.P. and Road Damage Deposit		
V.E. Installation Deposit		
Water Installation Fee		
Building Research Levy		
TOTAL FEES	210-00	202-00

INVOICE No.	RECEIPT No. 4539
DATE 29-6-89	DATE 1-7-89

A GUIDE TO APPLICANTS FOR BUILDING PERMITS

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Corner Site	4.5m (from all street boundaries)

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Sites Under 2000m ²	9.0m	3.0m	3.0m
Sites Over 200m ²	9.0m	4.5m	4.5m

Daylighting (Height Slope Factor) — 2.7m — 56°

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Horowhenua County Council

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME

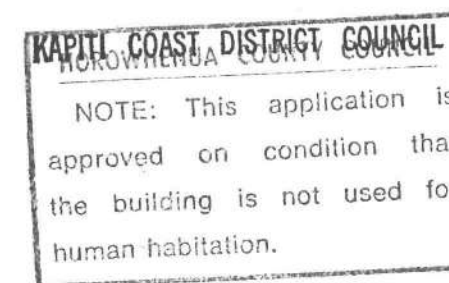
Smith

SITE ADDRESS

RIDING

FOR OFFICE USE

Remarks:—



APPLICATION No.

481

PERMIT No.

78437
W043

DATE RECEIVED

9-10-89

DATE ISSUED

8 Dec 1989

H.C.C./B 1

APPLICATION FOR BUILDING PERMIT

TO: THE BUILDING INSPECTOR
HOROWHENUA COUNTY COUNCIL
P.O. BOX 542, LEVIN

Date

WAIKANAE BRANCH OFFICE
APUTA PLACE, WAIKANAE

OR

I, the undersigned, hereby apply for permission to: (tick box)

Erect a New Building including
separate buildings added to existing complex ☐

Additions, alterations, or repairs
to an existing building ☒

New construction other than buildings,
e.g. retaining walls, swimming pools ☐

Demolition ☐
Conversion ☐

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

NON HABITABLE CONSERVATORY

FLOOR AREA 8.4 sq. metres

LAND AREA 1092 M² Ha./sq.m.

SITE ADDRESS

Street No. 137
Street Name NEBBERY DRIVE - WEST
Town WAIKANAЕ

LEGAL DESCRIPTION

Valuation No. 14920/599/1A
Lot 42 D.P. 60395
Section Block

OWNER

Name MRS MRS J SMITH
Address 137 NEBBERY DRIVE - WEST
WAIKANAЕ
Phone No. — Home 37547 Bus.

BUILDER

Name PASSIVE SOLAR SYSTEMS
Address P.O. BOX 40
PARAPARAUMU
Phone No. — Home 87385 Bus. 88587

ESTIMATED VALUES (inclusive of G.S.T.)

Building \$ 8995
Plumbing \$
Drainage \$
Total \$ 8995

DOCUMENTS SUBMITTED WITH THIS APPLICATION (please tick box) IN DUPLICATE AND TO SCALE

Site and/or Drainage plans <input checked="" type="checkbox"/>	Wall Bracing Calculations <input type="checkbox"/>
Floor plans <input checked="" type="checkbox"/>	Specifications <input checked="" type="checkbox"/>
Cross-sections and details <input checked="" type="checkbox"/>	Structural Calculations <input type="checkbox"/>
All Elevations <input checked="" type="checkbox"/>	Other <input type="checkbox"/>

NAME OF APPLICANT PASSIVE SOLAR SYSTEMS LTD/LARRY BRILEY
(IN BLOCK LETTERS)

SIGNATURE OF APPLICANT *L Briley*

SCALE OF FEES

(All Fees and Values of Work Inclusive of G.S.T.)

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Over \$ 15,000 & not exceeding \$ 20,000	\$196.00
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Over \$ 30,000 & not exceeding \$ 40,000	\$340.00
Over \$ 40,000 & not exceeding \$ 50,000	\$392.00

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Over \$ 80,000 & not exceeding \$ 90,000	\$562.00
Over \$ 90,000 & not exceeding \$100,000	\$589.00
Over \$100,000 & not exceeding \$150,000	\$640.00
Over \$150,000 & not exceeding \$200,000	\$693.00
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Road Damage Deposit	Rural \$200.00 Residential \$300.00 Waikanae D.C.C. \$400.00
Vehicle Entrance Installation Deposit	Transported buildings — additional \$100.00 \$400.00

FOR OFFICE USE

Building Permit Fee	121- 00	
Plumbing Permit Fee		
Drainage Permit Fee		
F.P. and Road Damage Deposit		
V.E. Installation Deposit		
Water Installation Fee		
Building Research Levy	—	
TOTAL FEES	\$121- 00	

INVOICE No. 21558	RECEIPT No. 00001
DATE 30-11-89	DATE 6 Dec 1989

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 10 April 1986	FEES 1 October 1986
Not exceeding	\$ 3,000	.. ..	\$ 50.00	\$ 55.00
Over \$3,000 and not exceeding	\$ 7,000	.. ..	\$ 60.00	\$ 66.00
Over \$7,000 and not exceeding	\$10,000	.. ..	\$ 90.00	\$ 99.00
Over \$10,000 and not exceeding	\$15,000	.. ..	\$110.00	\$121.00
Over \$15,000 and not exceeding	\$20,000	.. ..	\$150.00	\$165.00
Over \$20,000 and not exceeding	\$25,000	.. ..	\$190.00	\$209.00
Over \$25,000 and not exceeding	\$30,000	.. ..	\$230.00	\$253.00
Over \$30,000 and not exceeding	\$40,000	.. ..	\$260.00	\$286.00
Over \$40,000 and not exceeding	\$50,000	.. ..	\$300.00	\$330.00
Over \$50,000 and not exceeding	\$60,000	.. ..	\$340.00	\$374.00
Over \$60,000 and not exceeding	\$70,000	.. ..	\$380.00	\$418.00
Over \$70,000 and not exceeding	\$80,000	.. ..	\$420.00	\$462.00
Over \$80,000 and not exceeding	\$90,000	.. ..	\$430.00	\$473.00
Over \$90,000 and not exceeding	\$100,000	.. ..	\$450.00	\$495.00
Over \$100,000 and not exceeding	\$150,000	.. ..	\$490.00	\$539.00
Over \$150,000 and not exceeding	\$200,000	.. ..	\$530.00	\$583.00
For every \$50,000 extra add:		.. ..	\$ 80.00	\$ 88.00

FEES PAYABLE FOR SPECIAL DUTIES

For inspection required in the case of proposed structural alterations before plans for approval	.. ..	\$30.00	.. ..	\$33.00
For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building	.. ..	\$50.00	.. ..	\$55.00
For inspecting old timber before re-using the same in a new building	.. ..	\$30.00	.. ..	\$33.00
For any inspection that may be deemed necessary for connection with any building or work in respect of which no fee has otherwise been paid	.. ..	\$30.00	.. ..	\$33.00
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.	.. ..		.. ..

H.C.C./B.1.

Horowhenua County Council

PERMIT No. E070613
18367

LOCALITY WAIKANAHE

DATE RECEIVED: 31 : 8 : 87 DATE ISSUED: 16 : 11 : 87

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME SMITH




FOR OFFICE USE ONLY

REMARKS:

Declined - bearing capacity insufficient.
- lower at 9.9m and 10.5m.
- first design required.
Check for soft ground. OK.
Revised 15-10-87 - to Levin for checking.

22/10 FI All OK.

Partly soft dug out
to solid. OK.

	APPROVED 
A/c finally posted	
COUNTY ENGINEER.	
DATE	9/11/87
	

SS 1 bar

Reg'd when a/c ready!

Reag applicant 21/10/87 re amendments required
ie: room heights - kitchen - bedroom.
some insulation.
ground levels & excavations on elevations. (non retaining)

NOTE —

1. All Plans and Specifications must be in ink.

APPLICATION FOR BUILDING PERMIT

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

Postal Address: Horowhenua County Council,
P.O. Box 542,
Levin

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

1. Type of Building: DWELLING
Dwellings, etc.; additions or alterations.

Particulars of Building: Foundations: Concrete Walls: Cedar Roof: Decorated Tile
Total floor area: 177 sq. metres.

2. Purpose for which every part of Building is to be used or occupied. (Describing separately each part intended for use of occupation for a separate purpose) Residential

3. Allotment: Lot: 42 D.P.: 60395 Section: _____
Area: _____ Block: _____ S.D. _____ Locality: Waikanae

4. Owner's Full Name: Mr & Mrs J. Smith
Address: 4/- Ihakara Street, Phone No. HOME: _____ BUS: _____
P.O. Box 357,
Paraparaumu.

5. Previous Owner { If Section has been recently transferred } Telephone 87-763 or 70-217

6. Frontage (Length): _____ Job Address WESSERY DRIVE WEST.

7. Estimated Value of Building — \$ 110 000 : 00

Plumbing and Drainage — \$ 5400 : 00 Total \$ 115,400 - 00

8. Fees \$ 582 - 00 No. of Receipt 2203

See Scales of Fees on Back Page.

Building Research Levy \$ 116 - 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 form must be filled in and Permit obtained before commencing any such work.

Signature of Applicant [Signature] as BUILDER or OWNER.

Sun Structure Homes Ltd.

Address: Ihakara Street, Phone No. HOME: _____ BUS: _____
P.O. Box 357,
Paraparaumu.

Builder's Name and Address { if not the applicant } Telephone 87-763 or 70-217 Phone No. HOME: _____ BUS: _____

PLAN OF ALLOTMENT

Showing position of proposed building on such allotment.

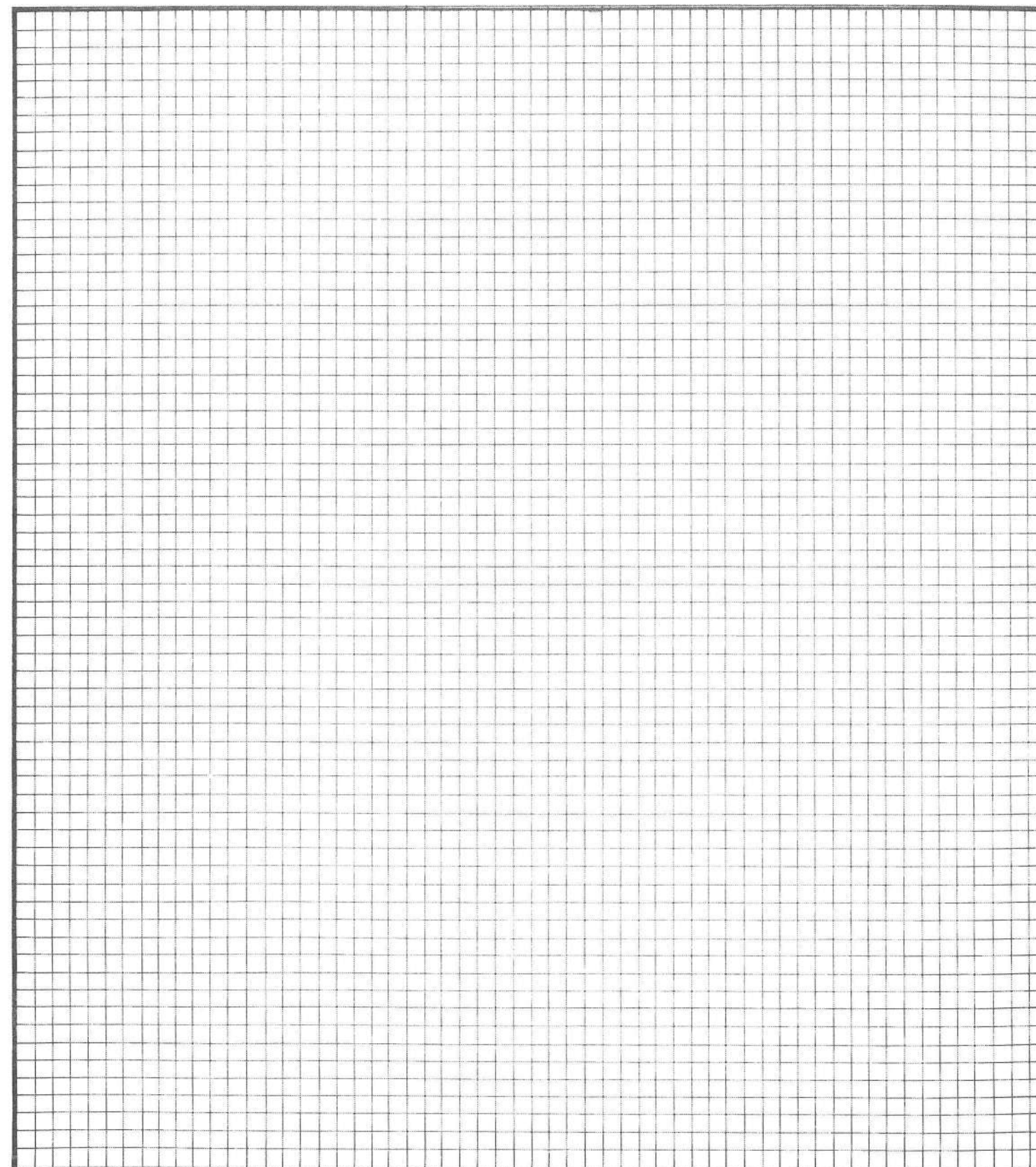
NOTE — Distances of each building from boundary lines must be clearly indicated.

(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 BUILDING TO BE SHOWN IN RED ON THIS PLAN

Invoice No.

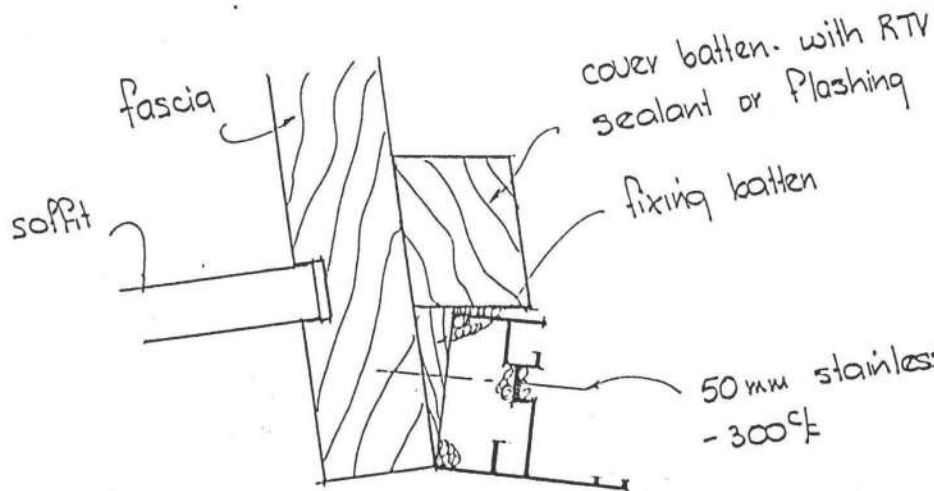
nail through soffit framing
or outrigger

packer

nail through fascia.

50mm stainless steel
screws - 300°/c

SOFFIT ATTACHMENT TO PACKER



FACE FIX SOFFIT ATTACHMENT

**PASSIVE
SOLAR
SUNROOMS**

4 Ihakara Street, P.O. Box 40, Paraparaumu
Telephones 88-587 Paraparaumu; 736-226 Wellington

SCHEDULE

- 1 SITE & DRAINAGE PLAN
- 2 FOUNDATION PLAN
- 3 BASEMENT PLAN
- 4 FLOOR JOIST LAYOUT
- 5 GROUND FLOOR PLAN
- 6 ATTIC FLOOR PLAN
- 7 RAFTER LAYOUT
- 8 ELEVATIONS
- 9 CROSS SECTIONS
- 10 DOOR SCHEDULE
- 11 WINDOW SCHEDULE

- A BASEMENT BRACING SCHEDULE
- B BASEMENT BRACING PLAN
- C GROUND BRACING SCHEDULE
- D GROUND FLOOR BRACING PLAN

APPROVED	
_____ COURTY ENGINEER	
DATE _____	_____

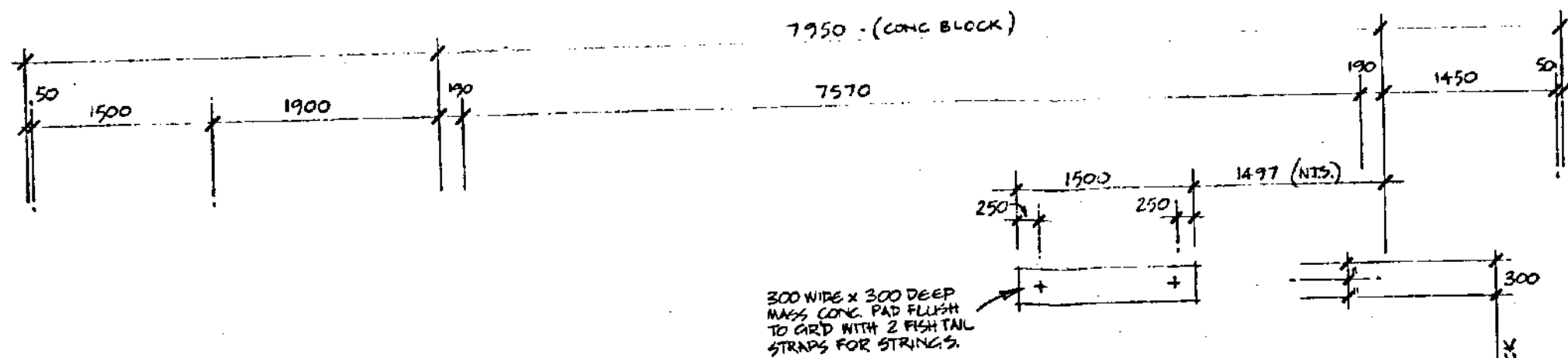


NEW RESIDENCE FOR
MR & MRS JACK SMITH
1012 WILSON DRIVE. WEST,
WAIKANA BEACH

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Paraparaumu.
Telephone 87-763

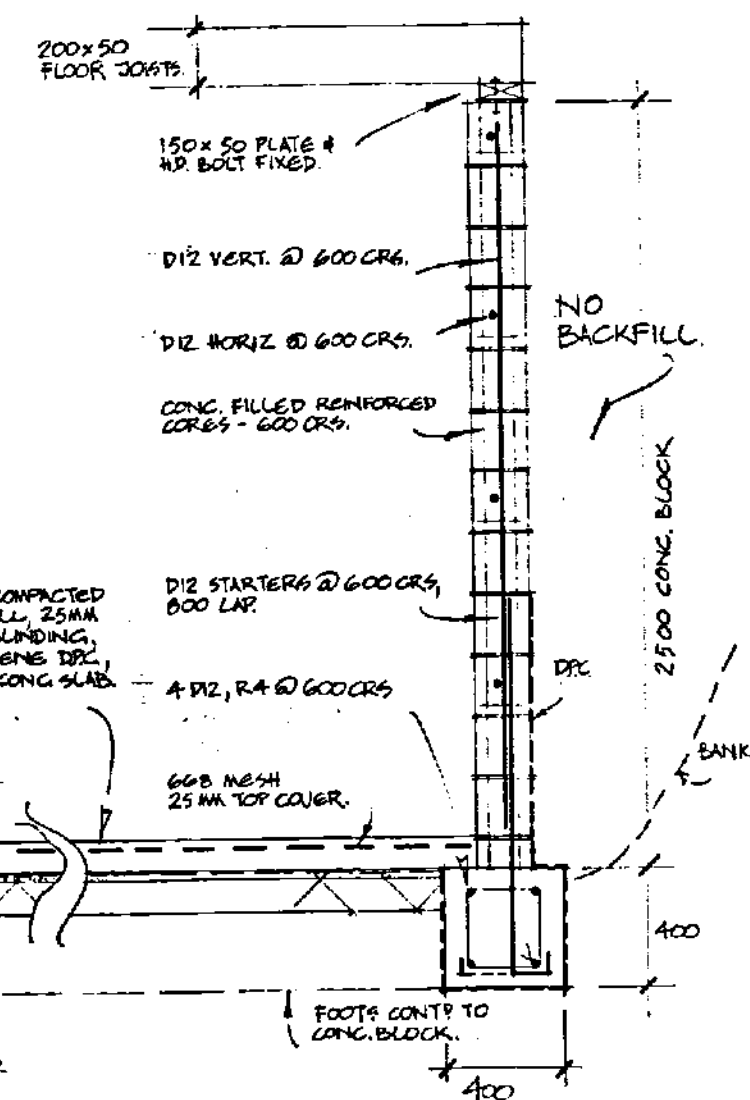
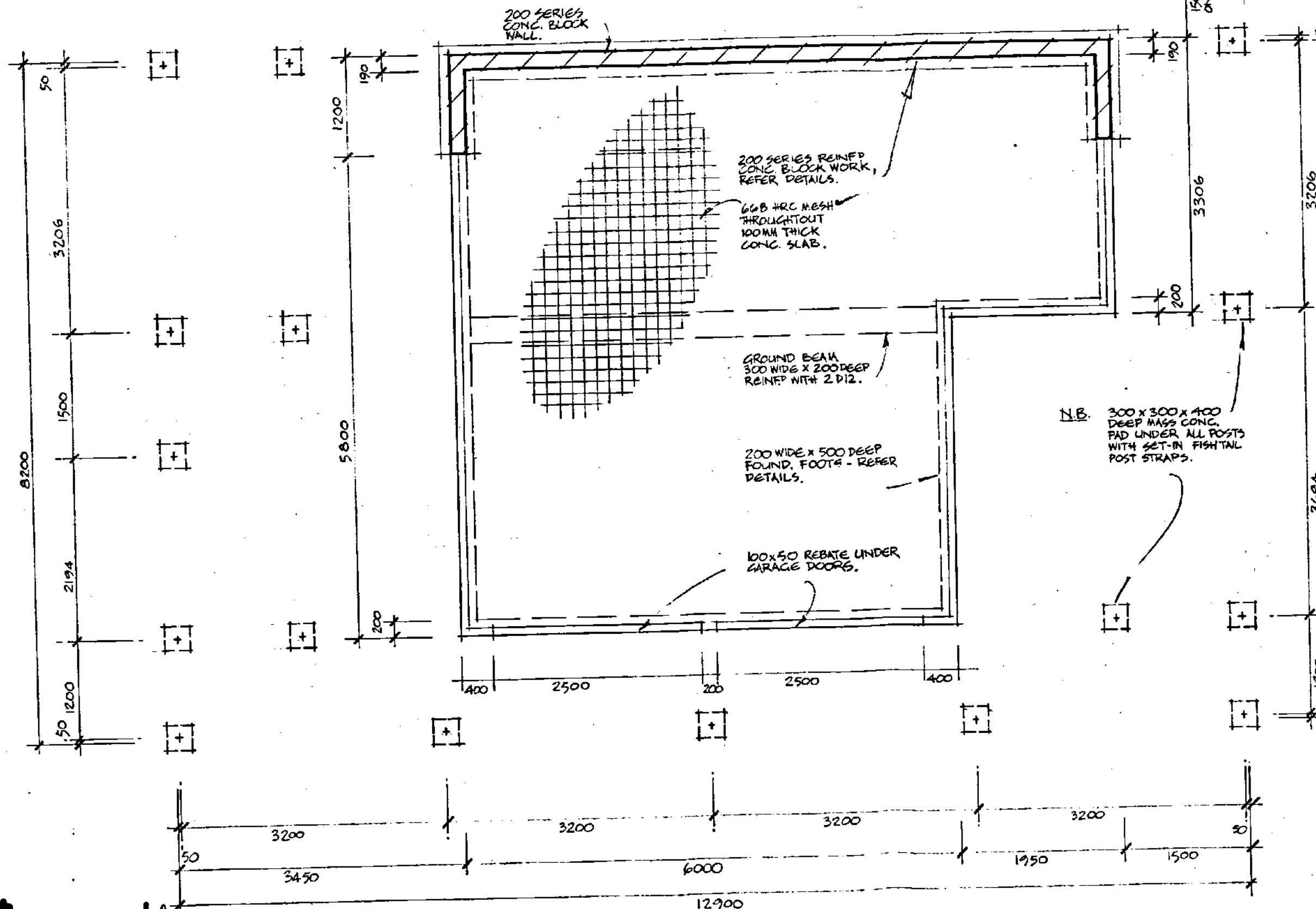
**Sunstructure
Homes Ltd**



APPROVED

COUNTY ENGINEER

DATE _____



TYPICAL FOUND. DETAILS.
(CONC. BLOCK WALL NON-RETAINING.)
1:25

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FOUNDATION PLAN



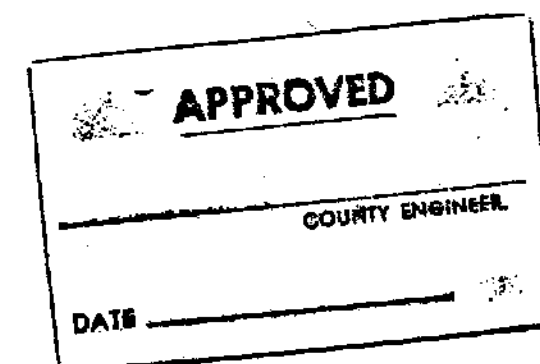
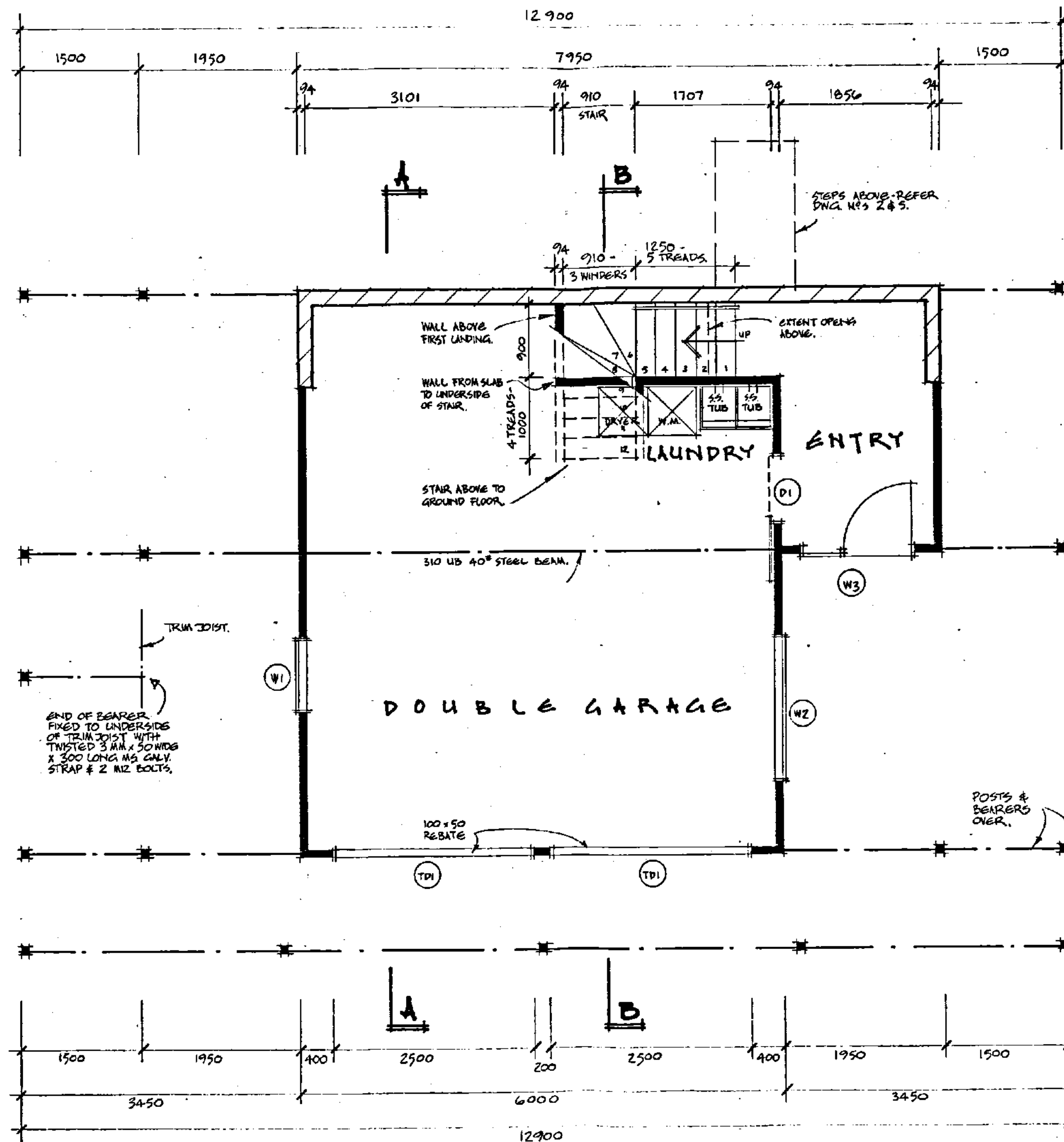
NEW RESIDENCE FOR
MR & MRS JACK SMITH
LOT 42 WICKERY DRIVE WEST, KAKANAE F. ACH

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Revised
Scale 1:50
Date JULY 87

Page

2

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BASEMENT PLAN



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LOT 42 WECIGERY DRIVE WEST, WAIKANAHE BEACH

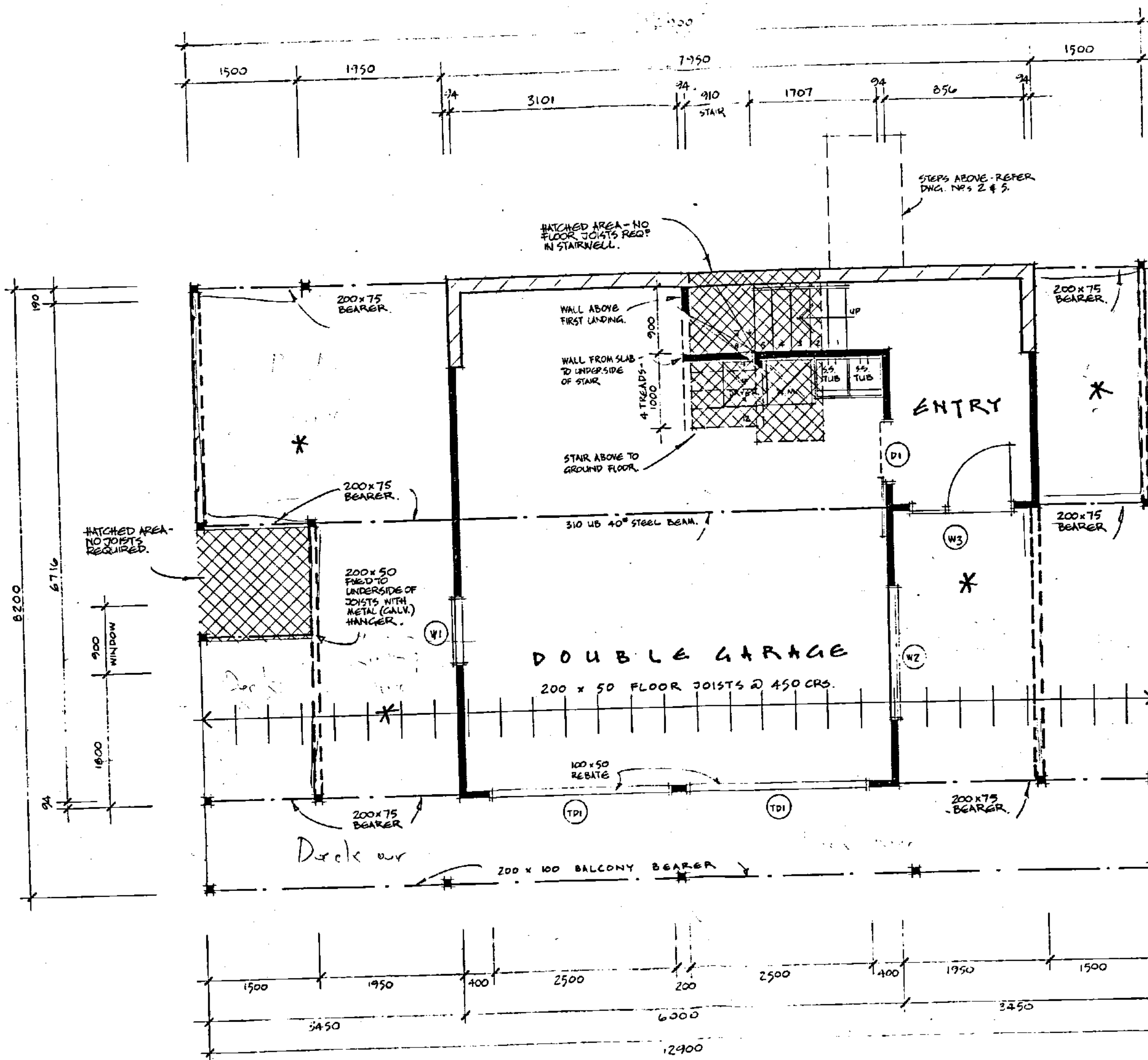
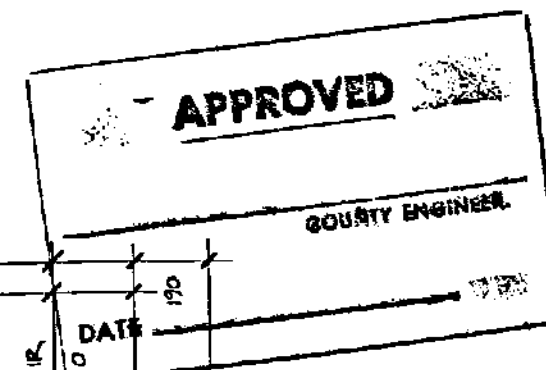
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3

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* Provide insulation breather foil draped over floor joists with 100mm sag to these areas.



**FLOOR JOIST LAYOUT
BASEMENT PLAN**



16 W PETER KE PER.
MR & MRS JACK SMITH
12142, HUNTERVIEW ESTATES, WILLOWDALE, N.S.W.

Drawn CC1
Revised
Scale 1:50
Date

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4

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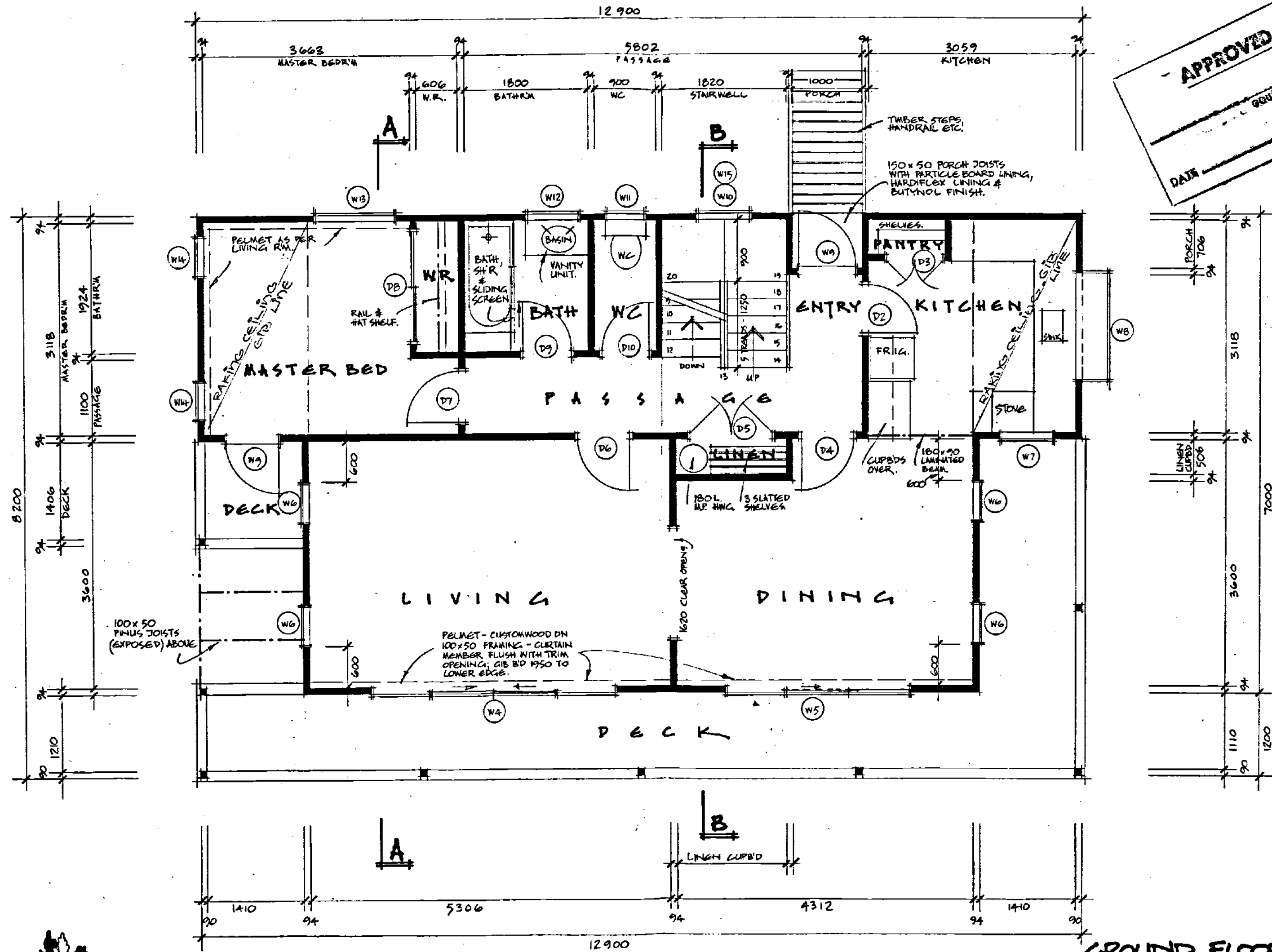
NEW RESIDENCE FOR
MR & MRS JACK SMITH
LOT 42 WEGGERY DRIVE, WEST, WAIKANAЕ BEACH

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Drawn	CE
Revised	01/08/87
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Page
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GROUND FLOOR PLAN

APPROVED

QUANTITY ENGINEER
DATE _____



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NEW RESIDENCE FOR
MR & MRS JACK SMITH
LOT 42 WICKERY DRIVE WEST, WAIKANA E BEACH

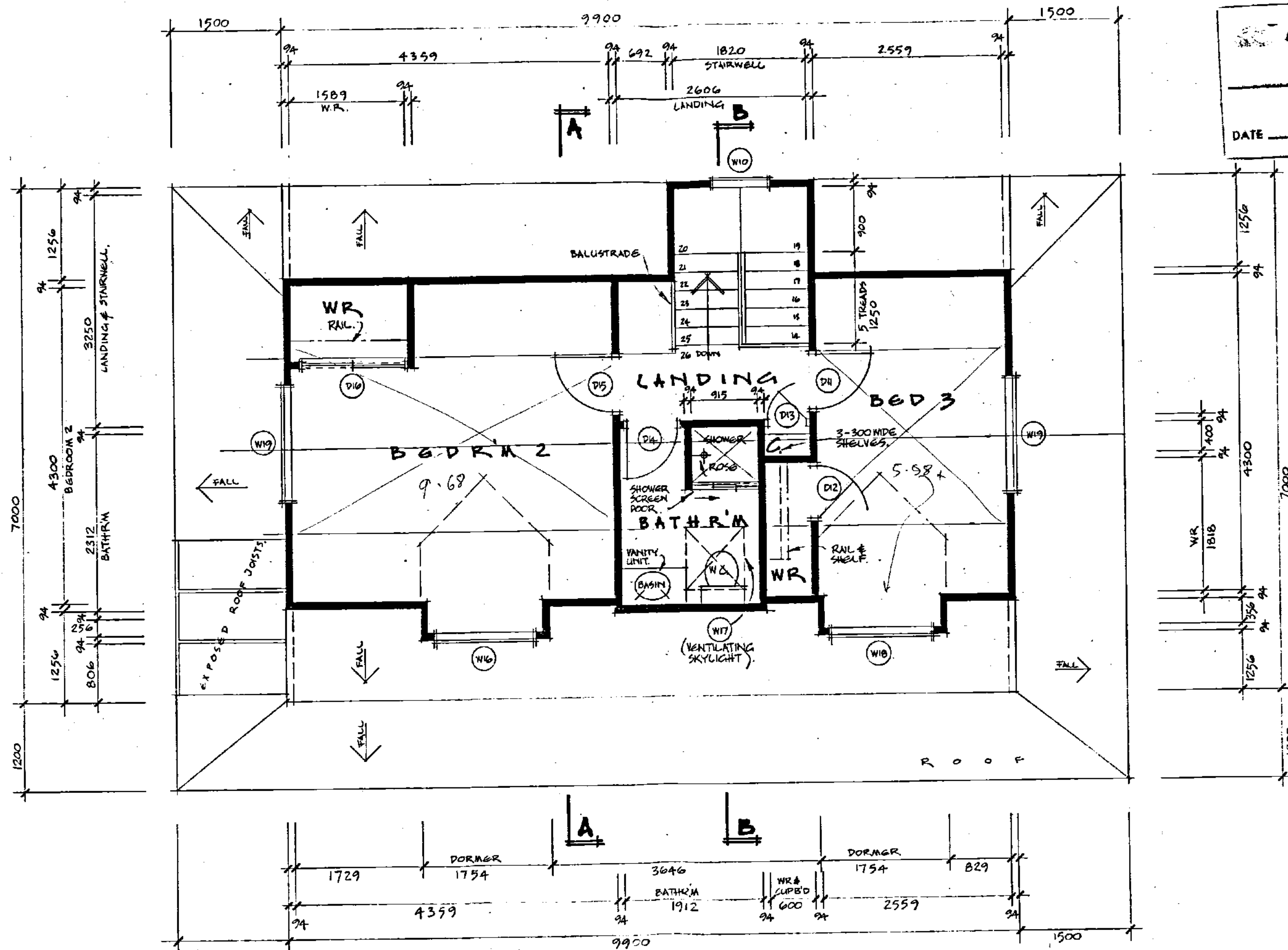
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Revised	
Scale	1:50
Date	JULY 67

Page

6

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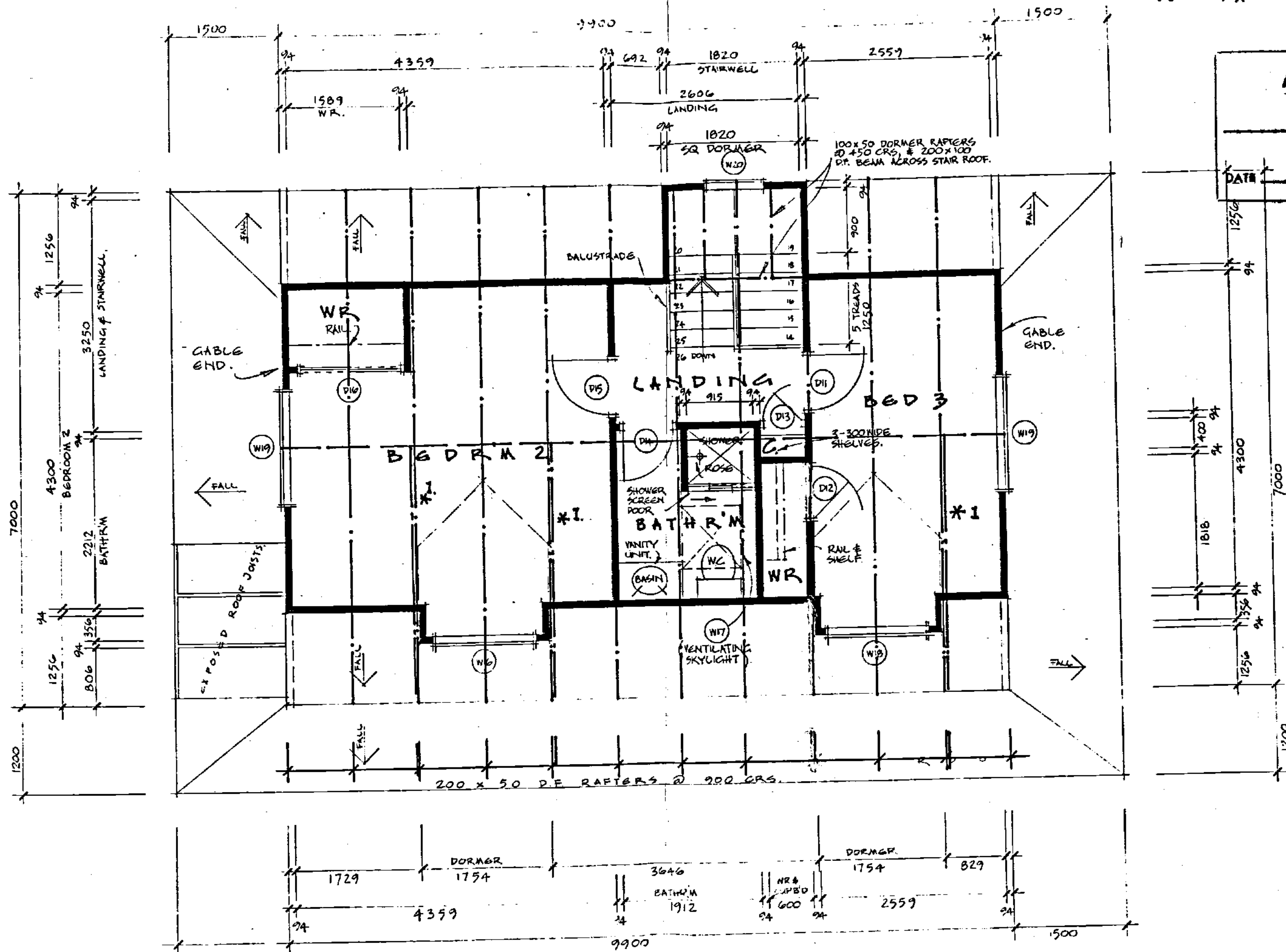
ATTIC FLOOR PLAN



APPROVED	
_____ CITY ENGINEER	
DATE _____	

Handwritten signature/initials

* Note: 1. Provide double rafters each side of dormer window, to Bed 2 and one side to Bed 3. Hce.



APPROVED

COURTY ENGINEER

DATE

12/5/67

94

94

400

94

4300

1818

94

1356

94

1256

94

1200

94

1200

94

1200

94

1200

94

1200

94

1200

94

1200

94

1200

94

1200

94

1200

94

RAFTER LAYOUT
ATTIC FLOOR PLAN

NEW RESIDENCE FOR
MR & MRS JACK SMITH
LOT 43, WICKERY TRUCKS, WICKERY TRUCKS, WICKERY TRUCKS

Drawn J.E.
Revised
Scale 1:50
Date 11/1/67


Page

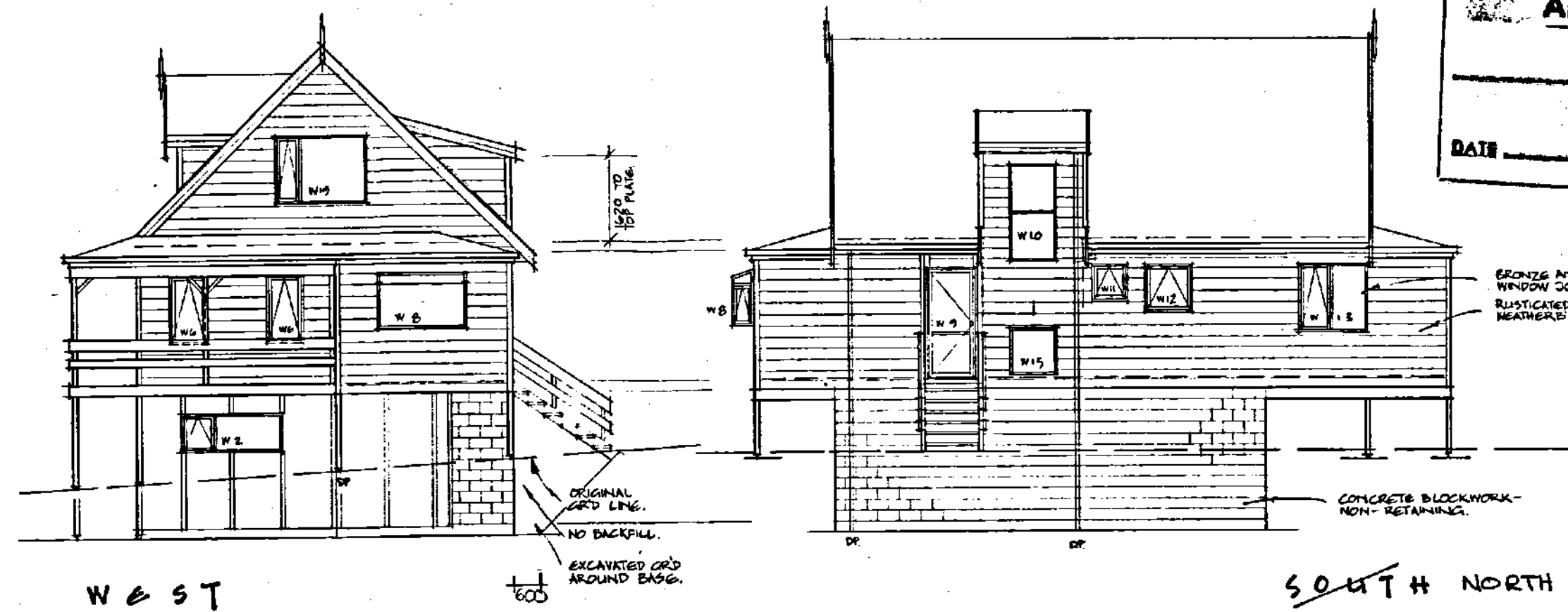
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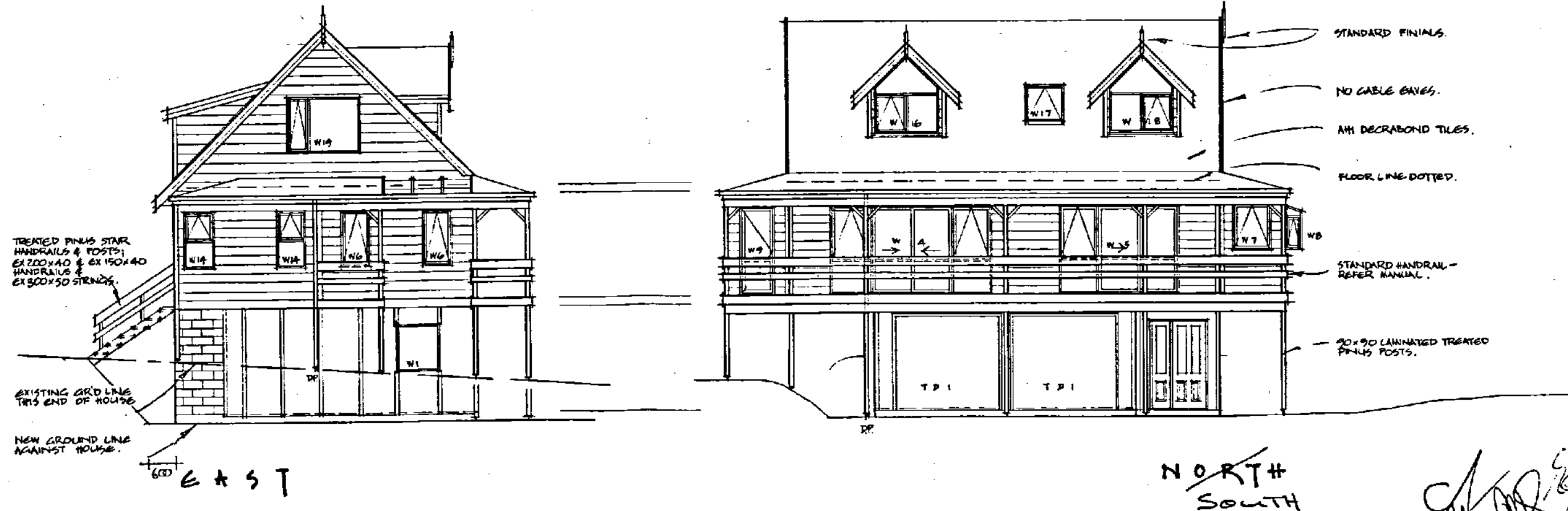


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Homes Ltd


APPROVED
 COUNTY ENGINEER
 DATE _____



BRONZE ANODISED ALUMINIUM WINDOW JOINTERY.
 RUSTICATED CANADIAN CEDAR WEATHEREDS WITH CORNER BOARDS.



[Handwritten signature]



NEW RESIDENCE FOR MR & MRS JACK SMITH LOT 42 WICKERY DRIVE WEST, WAIKATAPU BEACH		© COPYRIGHT Sunstructure Homes Ltd.	Drawn <i>CE</i> Revised Scale 1:50 Date JULY 87	Page 8	Sunstructure Homes Ltd Ihakara Street, P.O. Box 357, Paraparaumu. Telephone 87.763 or 70-21
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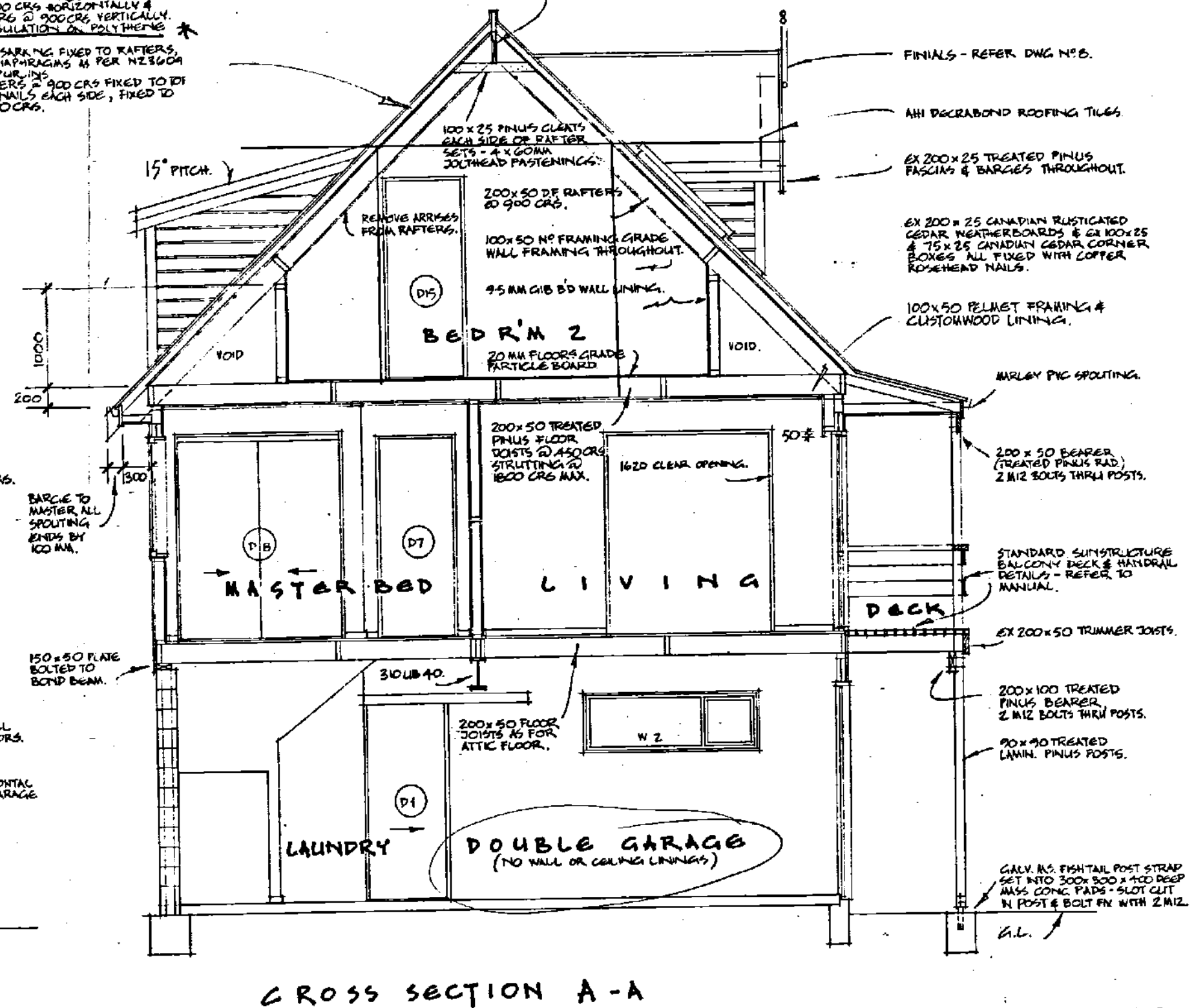
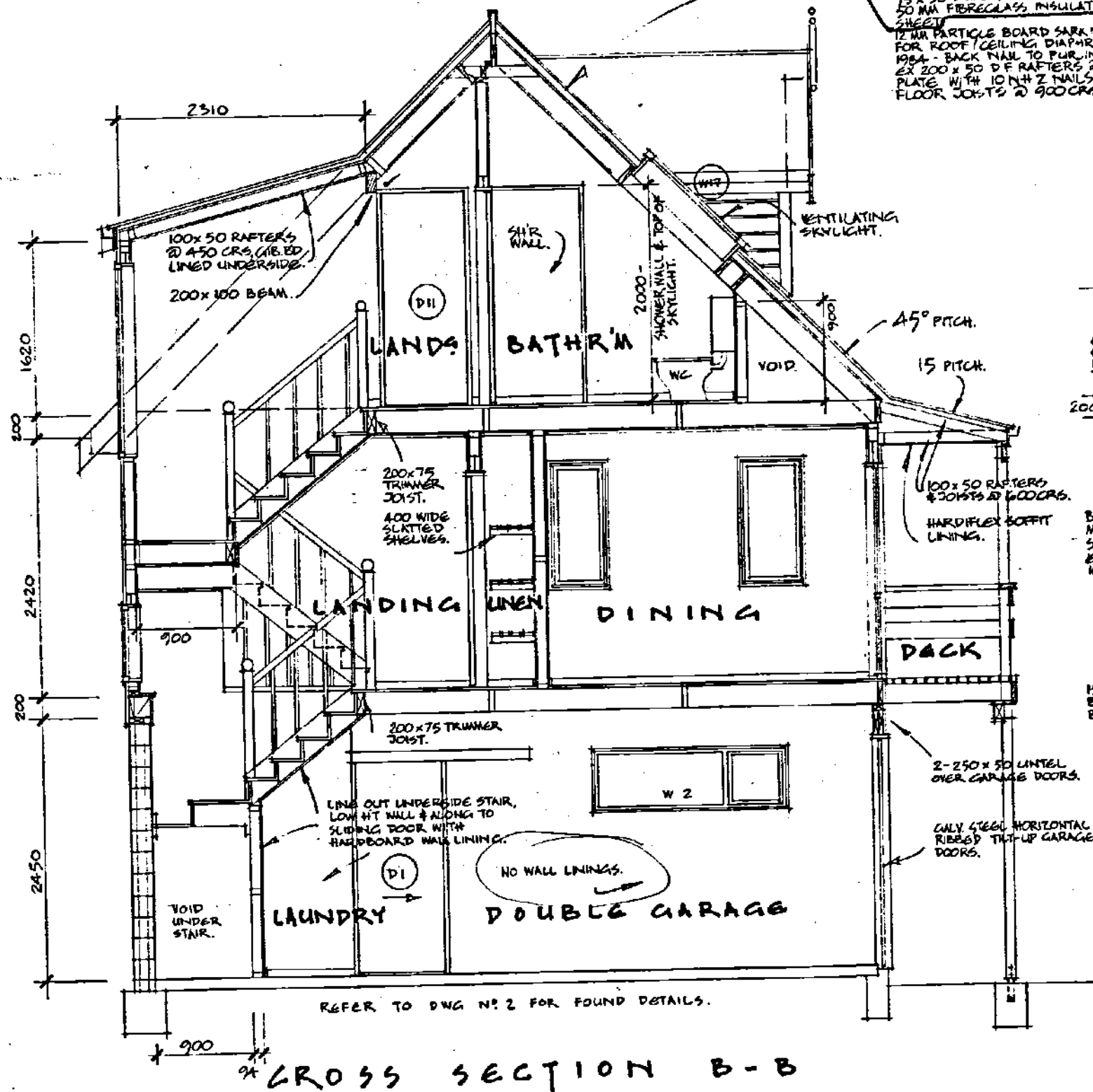
ELEVATIONS

50mm R 2.0 insulation blanket.

Bed 2 of 2.4 height -
 2.4 wide x 4.4 long.
APPROVED 8 m² OK
 2.4 x 8.8 COURT ENGINEER 8 m²
 DATE _____

ROOF SPEC:
 DECRABOND TILES ON 50x50 BATTENS (APPLIED
 & FIXED TO MANUFACTURERS SPECIFICATIONS).
 BUILDING PAPER ON DANDAND MESH.
 15x50 PURLINS @ 600 CRS HORIZONTALLY &
 15x50 DUNNIP RAPTORS @ 900 CRS VERTICALLY.
 50 MM FIBREGLASS INSULATION ON POLYTHENE
 SHEET.
 12 MM PARTICLE BOARD SARKING FIXED TO RAFTERS,
 FOR ROOF CEILING DIAPHRAGMS AS PER NZ3604
 1984 - BACK NAIL TO PURLINS.
 EX 200x50 D F RAFTERS @ 900 CRS FIXED TO DT
 PLATE WITH 10MM Z NAILS EACH SIDE, FIXED TO
 FLOOR JOISTS @ 900 CRS.

EX 300x50 RIDGE BOARD (CROWN-UP)
 REMOVE ARRISSES FROM ALL EDGES TO
 ALLOW CEILING SHEET TO RUN FAST.



NEW RESIDENCE FOR
MR & MRS JACK SMITH
 LOT 12 WENJERY DRIVE WEST, NAIKATANA BEACH

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 Revised
 Scale **1:50**
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Page **9**

CROSS SECTIONS

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