Sharalyn Fraser

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Code Compliance Certificate

Section 43(3), Building Act 1991

Application

MR TIMOTHY PETER KENDALL No. 970594
71 MARINE PARADE Issue date 2/10/97
PARAPARAUMU BEACH

Overseer

Don Blaikie

Project

Description NEW CONSTRUCTION

BEING STAGE 1 OF AN INTENDED 1 STAGES

NEW DWELLING

Intended Life

INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Use

RESIDENTIAL

Estimated Value

\$100,000

Location

. 15A WATSON DRIVE PARAPARAUMU BEACH

Legal Description

LOT 1 DP 82977

Valuation No.

1527105301

The Council's total charges paid on the uplifting of this Code Compliance Certificate in accordance with the following details are \$ 0.00.

This is a final code compliance certificate issued in respect of all the building work under the above building consent.

Signed for and on behalf of the Council:

Name: lon Lang of

Date: 3/10/97

175 Rimu Road, Private Bag 601, Paraparaumu. Phone (04) 298 5139, Fax (04) 297 2563.



Code Compliance Certificate

Section 43(3), Building Act 1991

Application

C A & P S BARTON No. 971510
15A WATSON DRIVE Issue date 25/05/98
PARAPARAUMU BEACH Overseer Don Blaikie

Project

Description ALTERATIONS, REPAIRS or EXTENSIONS
BEING STAGE 1 OF AN INTENDED 1 STAGES
NEW CONSERVATORY

Intended Life INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Use RESIDENTIAL Estimated Value \$10,000

Location 15A WATSON DR, PARAPARAUMU

Legal Description LOT 1 DP 82922

Valuation No. 1527105301

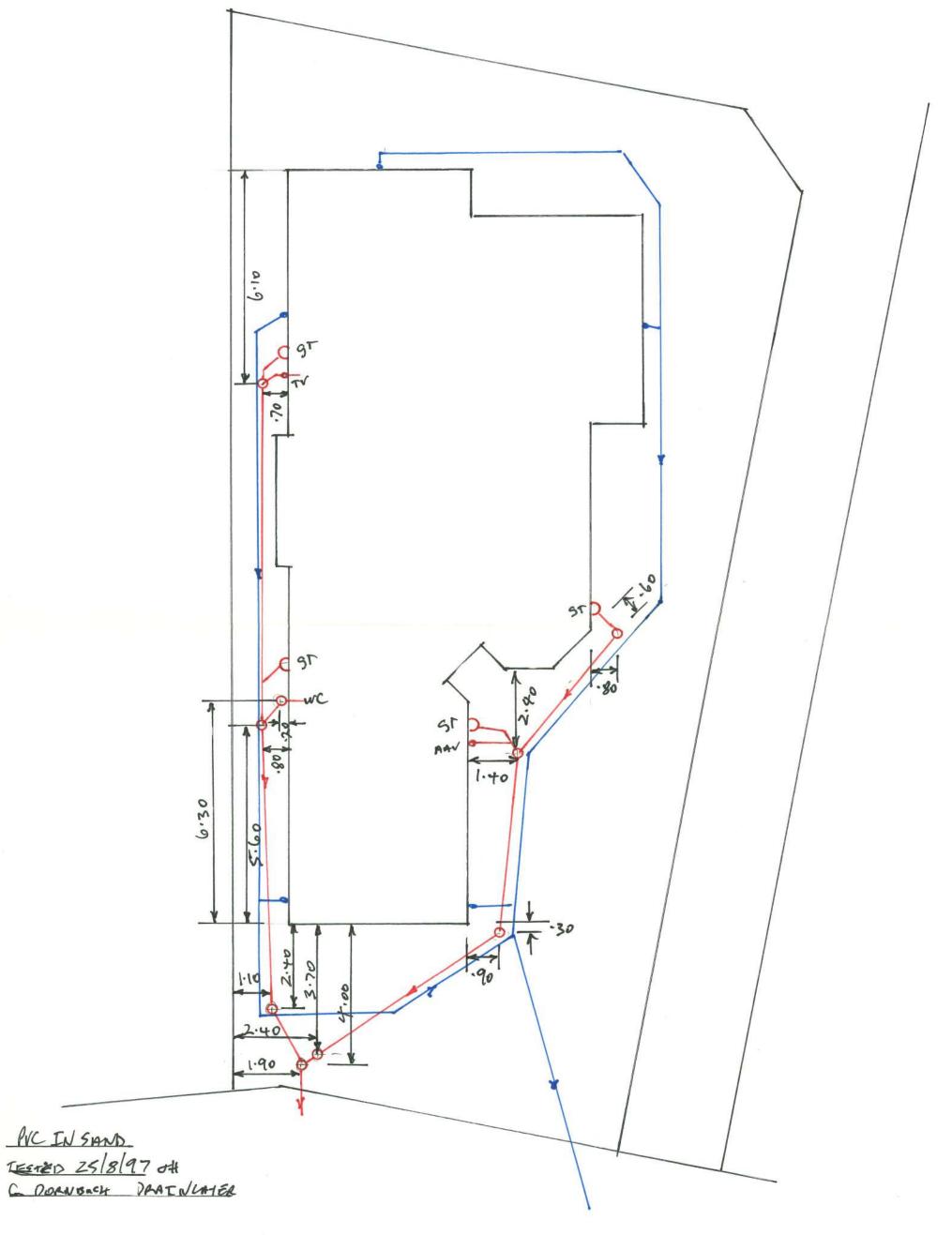
The Council's total charges paid on the uplifting of this Code Compliance Certificate in accordance with the following details are \$ 0.00.

This is a final code compliance certificate issued in respect of all the building work under the above building consent.

Signed for and on behalf of the Council:

Name: My fauthin

Date: 25 .5 . 98



15 WATSON DRIVE

DISTRICT COUNCIL

APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

To: Kapiti Coast District Council [Cross each applicable box and attach relevant documents in triplicate]

CON	NSENT NO
97	0594

		PART A: GENERAL mplete Part A in all cases - Refer over for Parts B-E, sign and date)			
7	APPLICANT (PROJECT	
CIL	Name: T. P. KEM	DALL			Cross One
	Mailing address: 71 MAR	IMP POR	New or reloc	ated Building	X
	VARAPARAUMU		Alterations of	r additions	
+	Contact [Print Name and posit	ion]:	Accessory B	uilding or Fire	
			Building Der	molition or Removal	
	Phone: 025 444167. Fa		Being stage	of an intended	stages
	*Under section 33 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which		Estimated va	lue (inclusive of GST) : \$ /6	6.000
			Intended use.	Intended use, eg Dwelling, Carport, Garage, etc	
	has agreed in writing, whether o			DWRELIUS	
	unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the		Intended life:		
	land, while the agreement remai			but not less than 50 years	X
	FOR COUNC	'II IISE	Specified	asyears	-1-
	Received 261 519		KENDAU	PROJECT LOCATION	ADIN
	Application Deposit: \$56			s (if any) 15A WATSO	/
	Receipt No: 640917	0.03	1	PAPARAVUL	
				ntion (as shown on certificate	of title or
	Paid By:	D 15		WAS if any): Lot 11	**************************************
	Kendall 7	softers		2266	
	Nat ca		Valuation No		
	NOTE: BALANCE OF FEES AI	RE PAYABLE ON	/	105300	
	CONSENT APPROVAL This Application is for:				
	Building Consent only, in accordance with project information		Both building consent and a project information memorandum		
	PLEASE NOTE The information provided in	CONFIDENTIA Plans and Specifications	ALITY	SIZE OF BUILDI	ING
	support of this application is public and as such is freely		. "		
	available on request. However	1. □ I/We require tha 2. □ plans	t my//our:	Floor area m	156.91
	under Section 27(3) of the	3. □ specifications		No of storics	1,00 1
	Building Act 1991 you may for	be treated as confider	ntial in order to	The virtues	
	security and/or copyright reasons request the plans and	protect: 4. □ the security of the	building	No of Units	
	specifications pertaining to this	5. \square copyright	6		1
	application be marked as				
	confidential by completing the following section	Signed:			

DEPARTMENT REQUIREMENTS COMMENTS CKED/DATE STAMP Town Planning Yes No Zoning Confirms Dispensation Planning Consent Special Floor Level Plumbing KAPITI COAST DISTRIC PLANS APPROVED PLUIMBIN Drainage CONSENT MAY BE ISSY Stormwater To Channel To Drain onsent m Confined to Lot Building Structural Specific Design Foundation Structure Roof Subdivisional Engineer Earthworks Bylaw Conditions Environmental Health Site- Foopath & Entrance Conditions NOTES:

FOR COUNCIL USE:

Ngarara Building, Rimu Road, Private Bag 601, Paraparaumu. Phone (04) 298 5139. Fax (04) 297 2563.

PART B: PROJECT DETAILS

(Complete Part B only if you have not applied separately for a project information memorandum)

	ocation, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings				
	ew provisions to be made for vehicular access, including parking				
Trans.	rovisions to be made in building over or adjacent to any road or public place				
	ew provisions to be made for disposing of stormwater and wastewater				
pı	Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains				
	ew connections to public utilities				
of	rovisions to be made in any demolition work for the protection of the public, suppression of dust, disposal debris, disconnection from public utilities and suppression of noise				
□ A	ny cultural heritage significance of the building or building site, including whether it is on a marae				
	PART C : BUILDING DETAILS				
Thia	(Complete Part C in all cases)				
	application is accompanied by (cross each applicable box, attach relevant documents in duplicate): he drawings, specifications and other documents according to which the building is proposed to be				
cc	onstructed to comply with the provisions of the building code, with supporting documents, if any, actualing:				
	☐ Building certificates				
	Producer statements				
	References to accreditation certificates issued by the Building Industry Authority				
	References to determinations issued by the Building Industry Authority				
□ P	roposed procedures, if any, for inspection during construction				
,	PART D: KEY PERSONNEL				
(Complete Part D as far as possible in all cases. Give names, addresses and telephone numbers. Give relevant registration numbers if known)				
Desig	gner(s): MERCHAM				
10.50					
Build	ling Certifier(s): ICCOC				
Build	Icr/s P. KRUDARE				
Dogie	Stared Desirelances Descriptions Description				
	stered Drainlayer: REG NO:				
Craft	sman Plumber: REG NO:				
Othe	rr <u>e</u>				
	PART E : COMPLIANCE SCHEDULE DETAILS				
	E1: Systems Necessitating a Compliance Schedule				
	(Complete Part e1 for all new buildings and alterations, except single residential dwellings)				
	building will contain the following (Cross each applicable box and attach proposed inspection,				
	tenance, and reporting procedures): automatic sprinkler systems or other systems of automatic fire protection				
200 000 000	automatic doors which form part of any fire wall and which are designed to close shut and remain shut or				
aı	n alarm of fire				
	☐ Emergency warning systems for fire or other dangers				
Emergency lighting systems					
	☐ Escape route pressurisation systems				
□ K	iser mains for fire service use.				

	CONTINUED NEXT PAGE
Any automatic back-flow preventer connected to	n natable meters
Lifts, escalators or travelators or other sin	
Mechanical ventilation or air conditioning	
Any other mechanical, electrical, hydrauli compliance with the building code	
Building maintenance units for providing:	
Such signs as are required by the building	. 48/01
None of the above	Received with thanks by ASTOTI KAPITI COAST DISTRICT COUNCIL
E2: Other Systems and Fea (Complete Part E2 only if building of	20-06-97 8:41 Receipt no.648318
ne building will contain the following (cross intenance and reporting procedures): Means of escape from fire	*COPY* *COPY* *COPY* DR BC970594 1,071.00- KENDALL TIMOTHY PETE MR TIMOTHY PETER KENDALL::71 MARINE PAR
Safety barriers	4 071 99
Means of access and facilities for use by perso of the Disabled Persons Community Welfare	KENDALL BROTHERS

Such signs as are required by the building code or Section 25 of the Disabled Persons Community Welfare
Act 1975

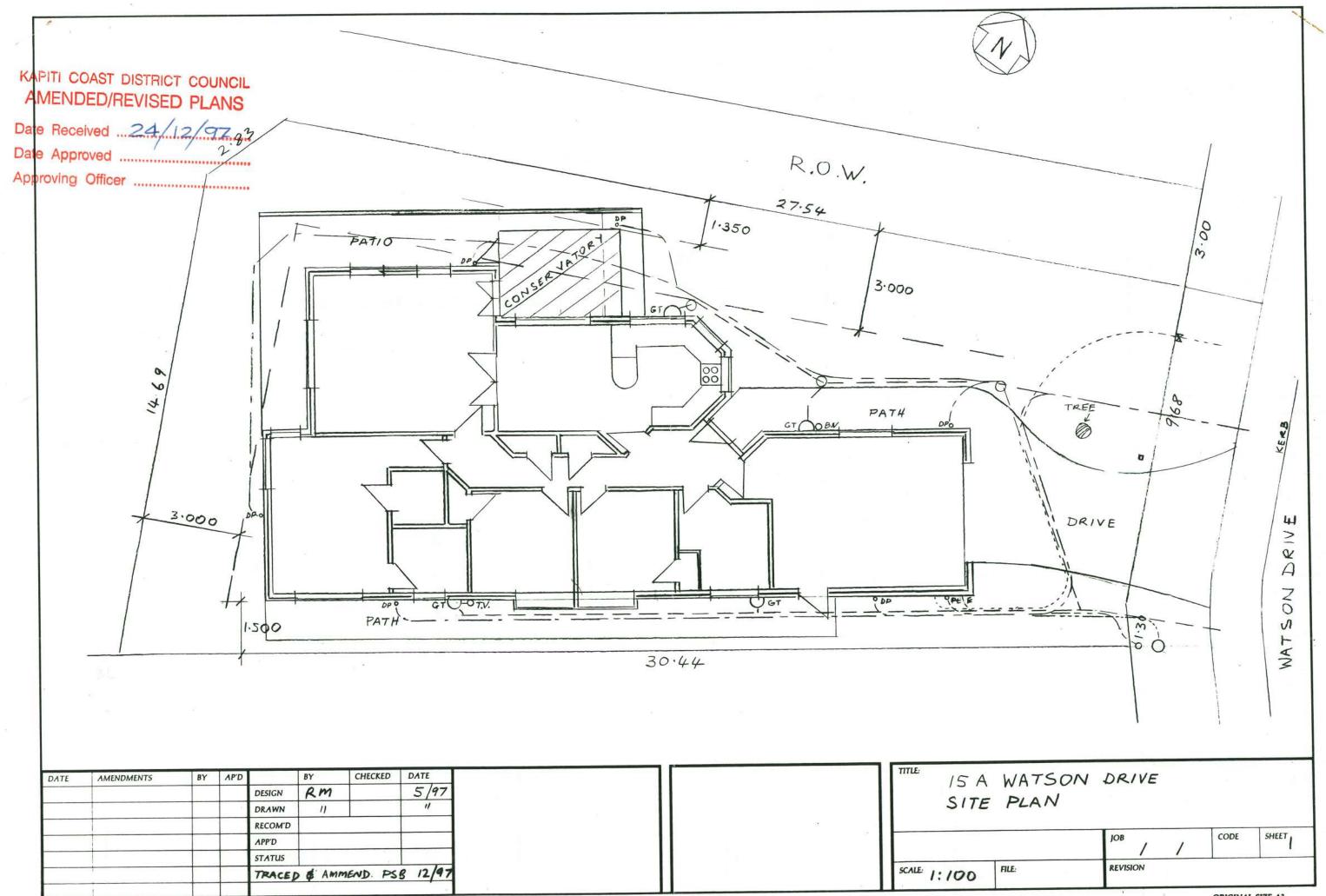
Signed for an on behalf of the Applicant:

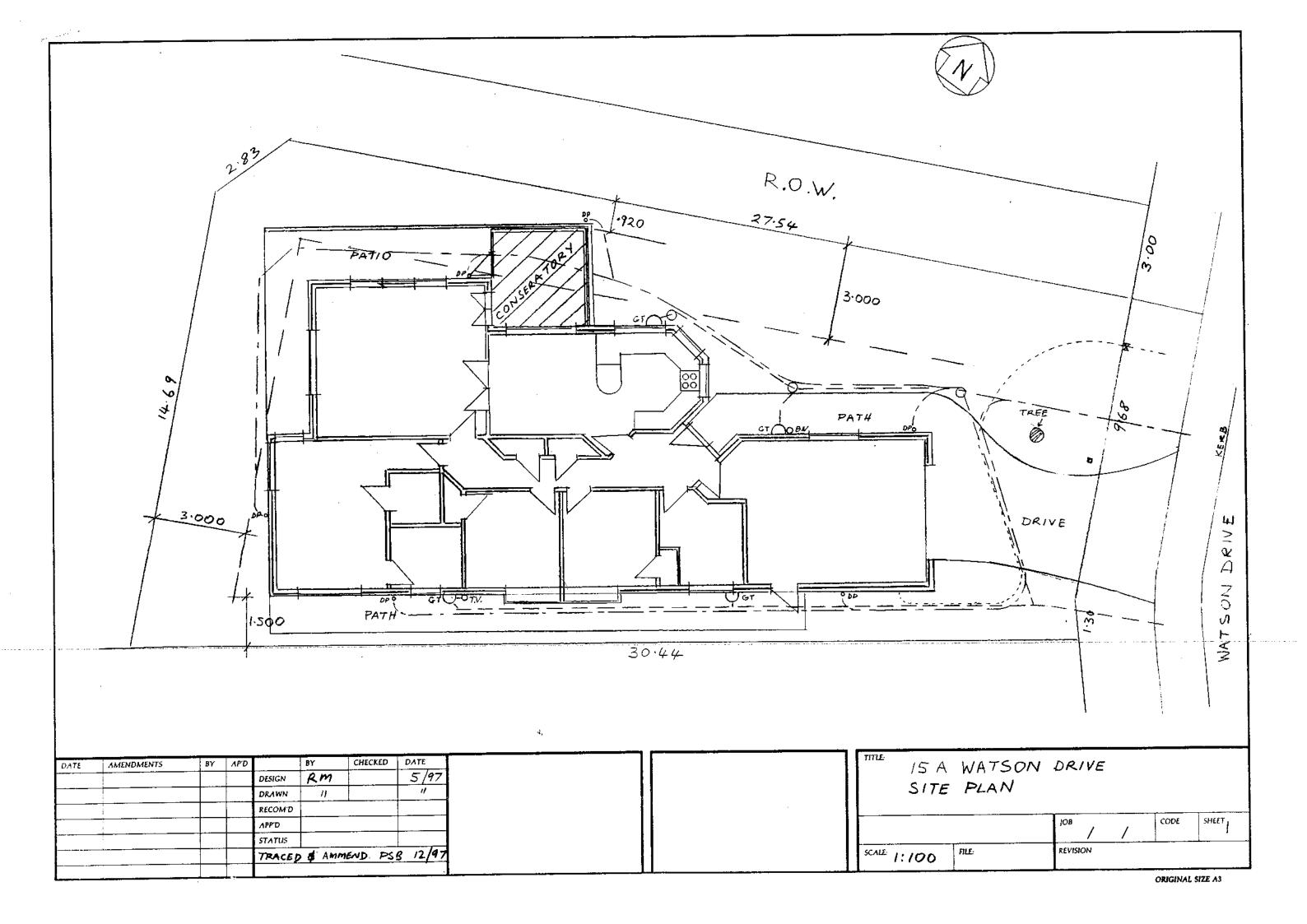
☐ Handheld hoses for firefighting

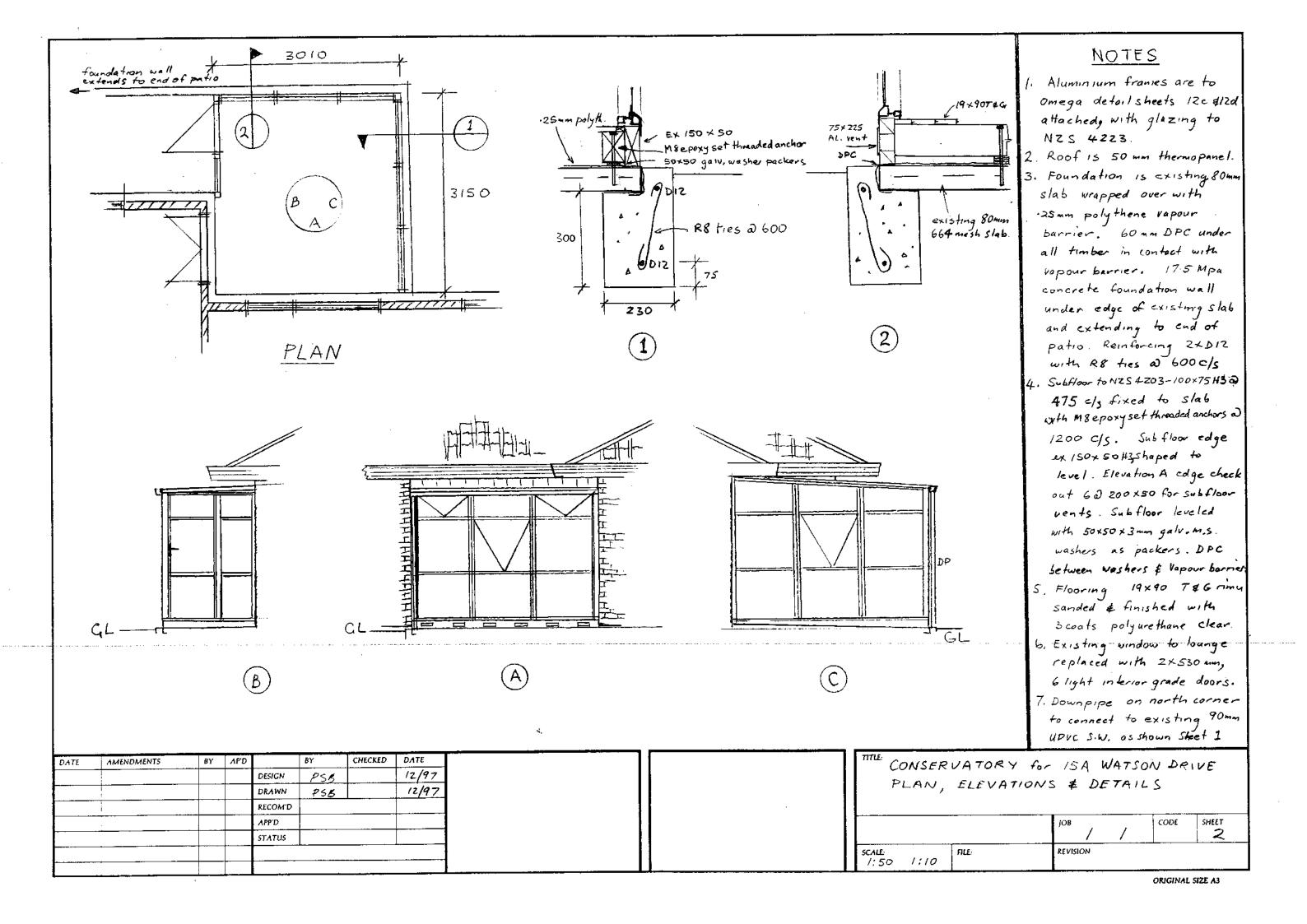
Name: _ Position: _

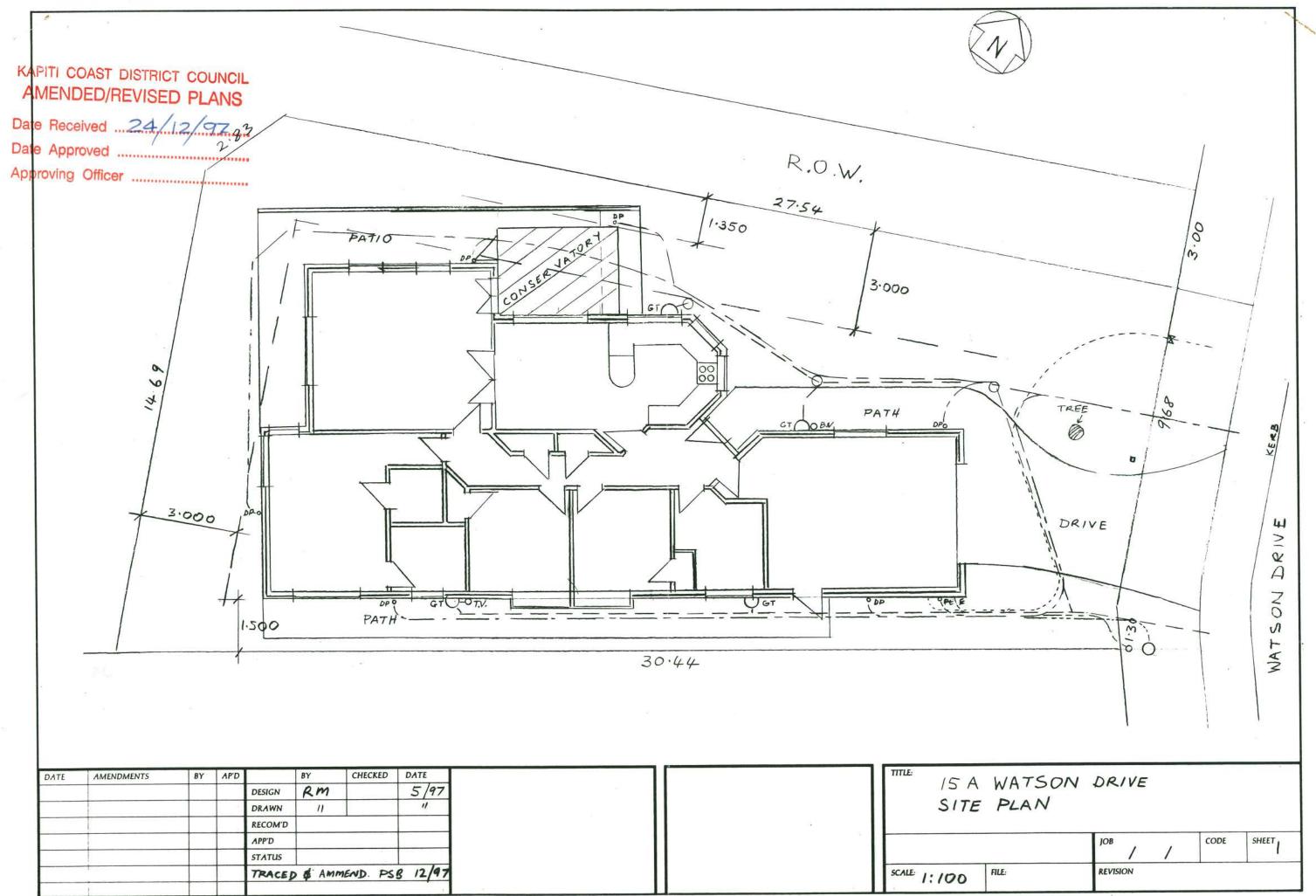
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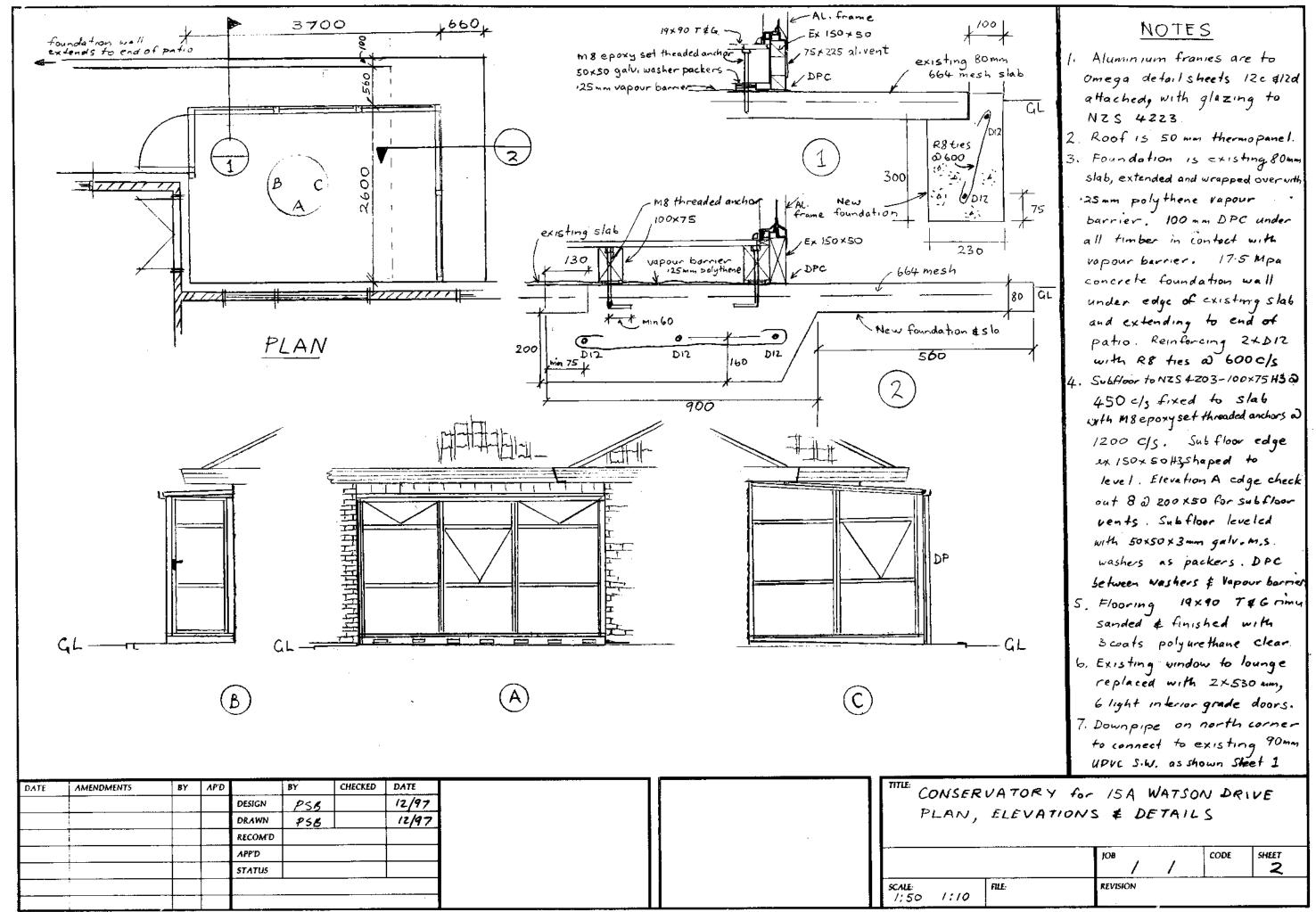
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s. 65 —	Kerdall Bore	rs.
\$	Nor Co	
\$	BUILDING CONSENT NUMBER	DATE ISSUED
\$		
s./63/	970594	25,647
\$560	AUTHORISATION FOR RE	FUND OF DEPOSITS
\$1071-	Deposit held =	\$700
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		700
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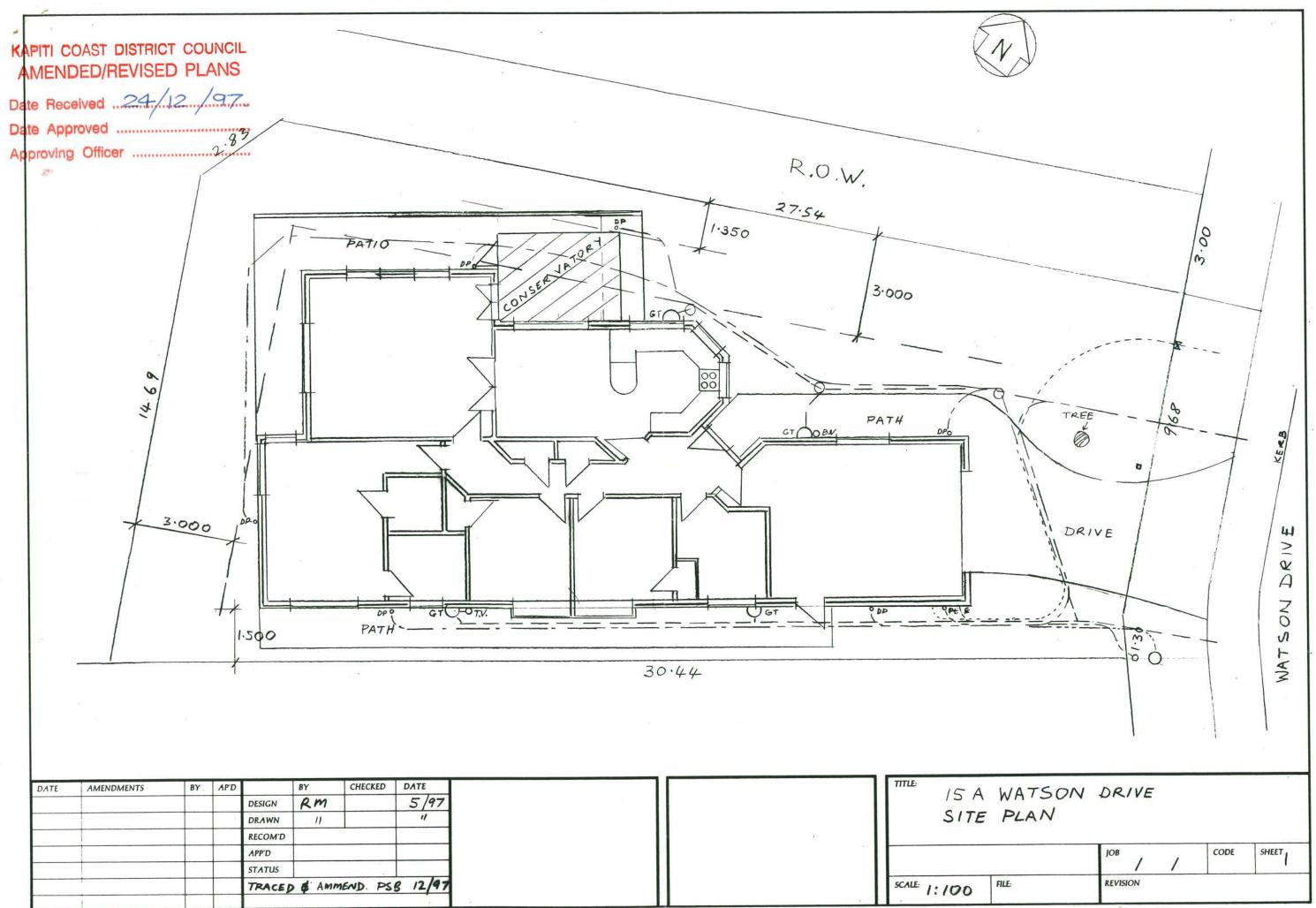


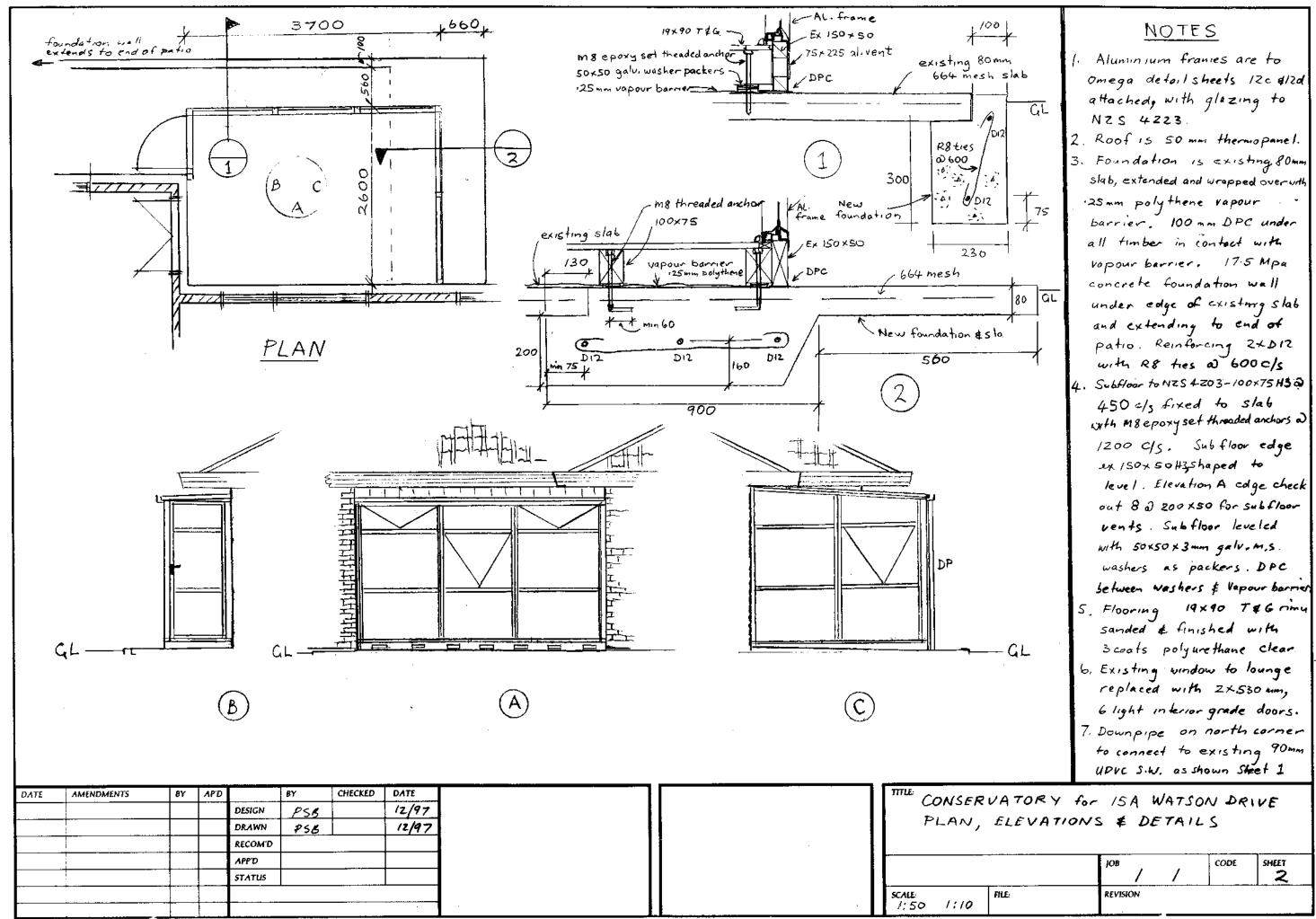


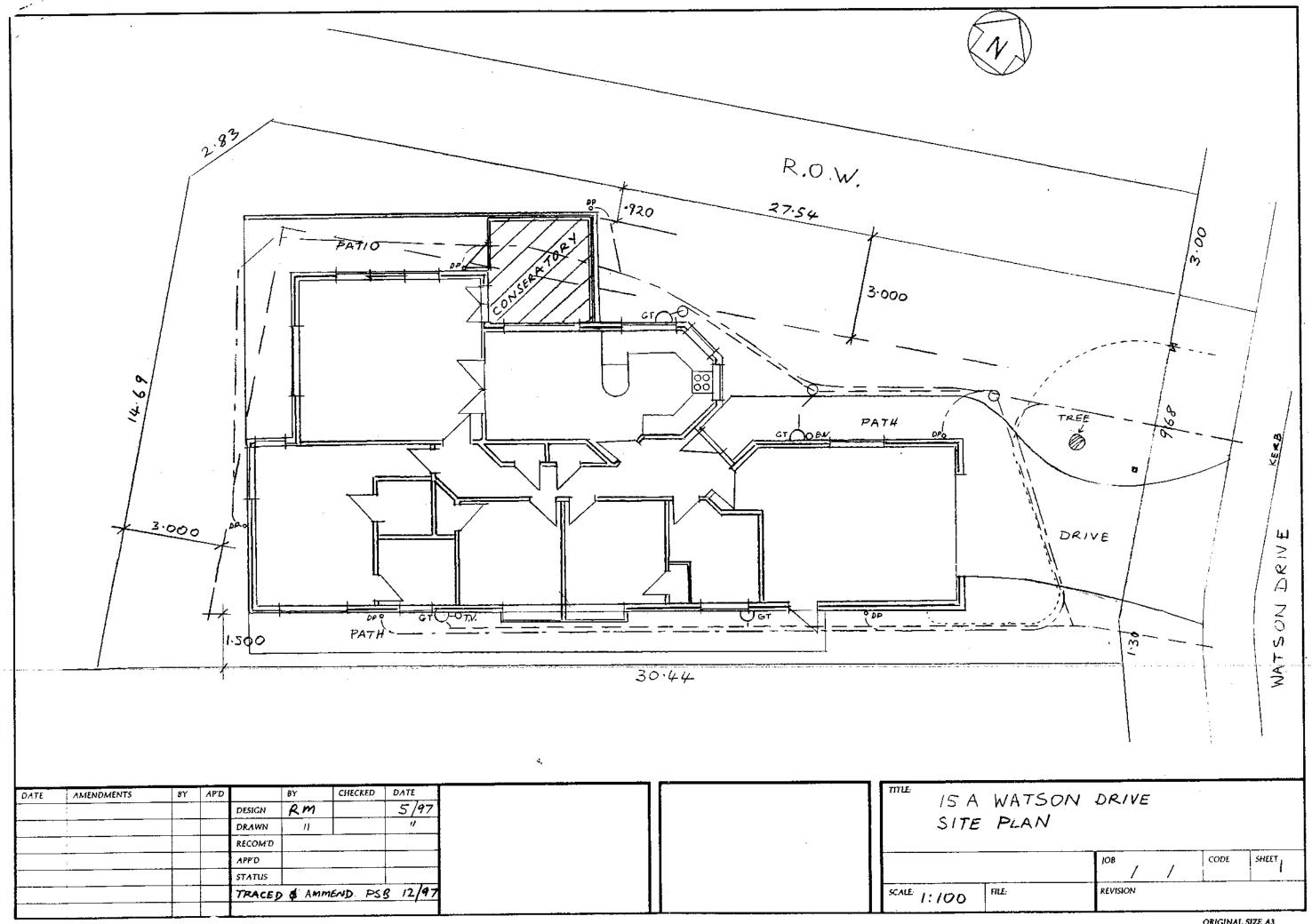


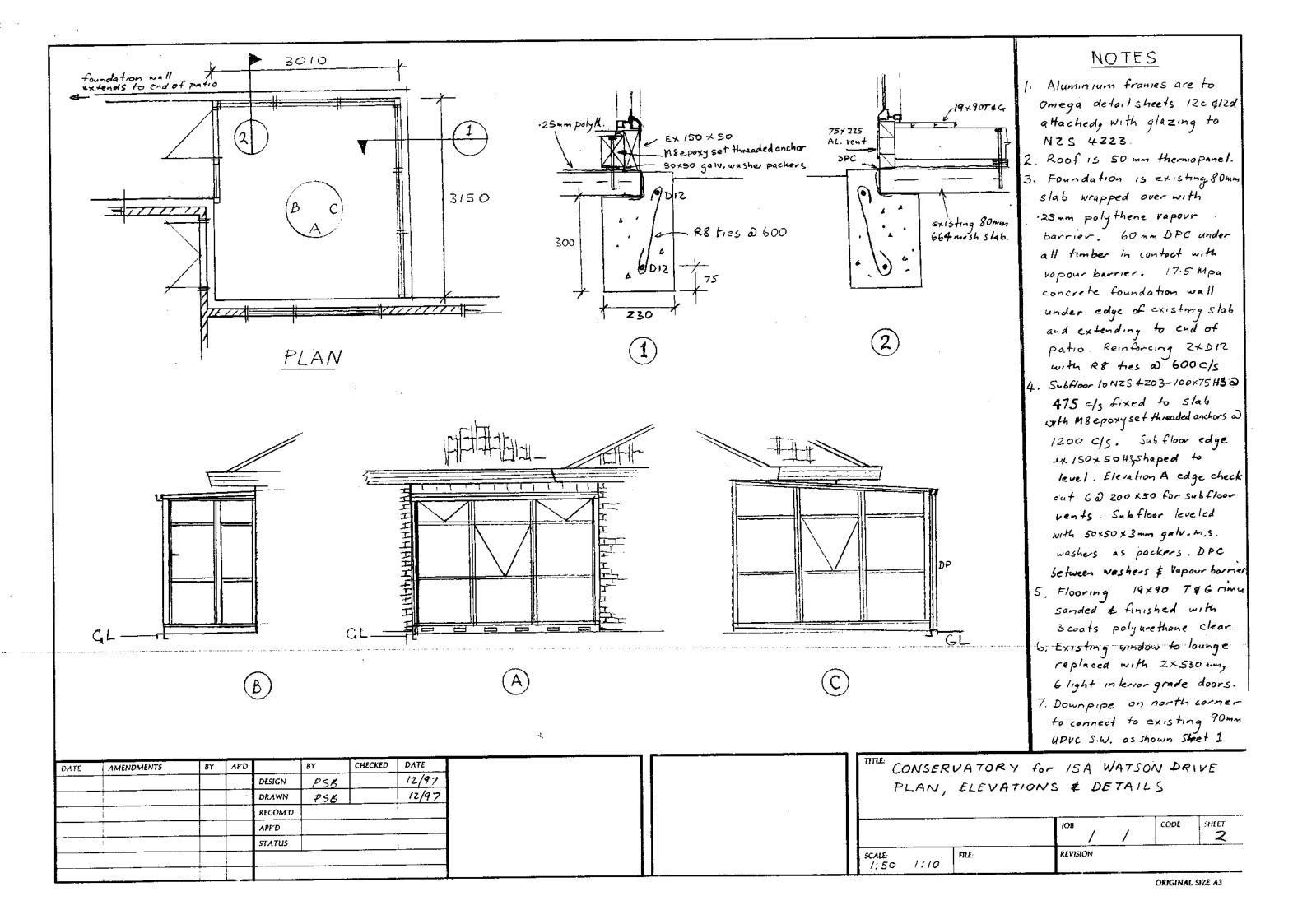


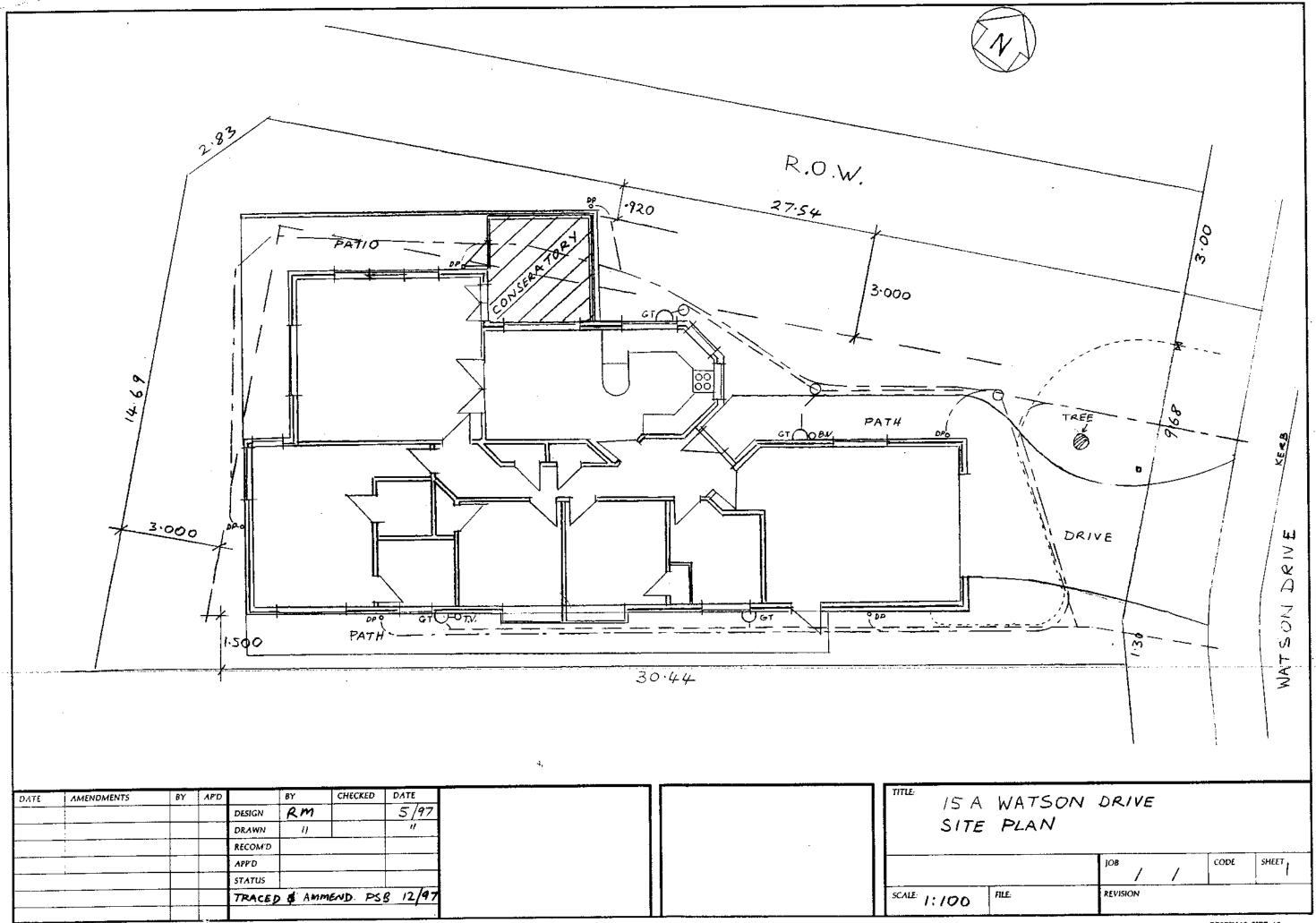


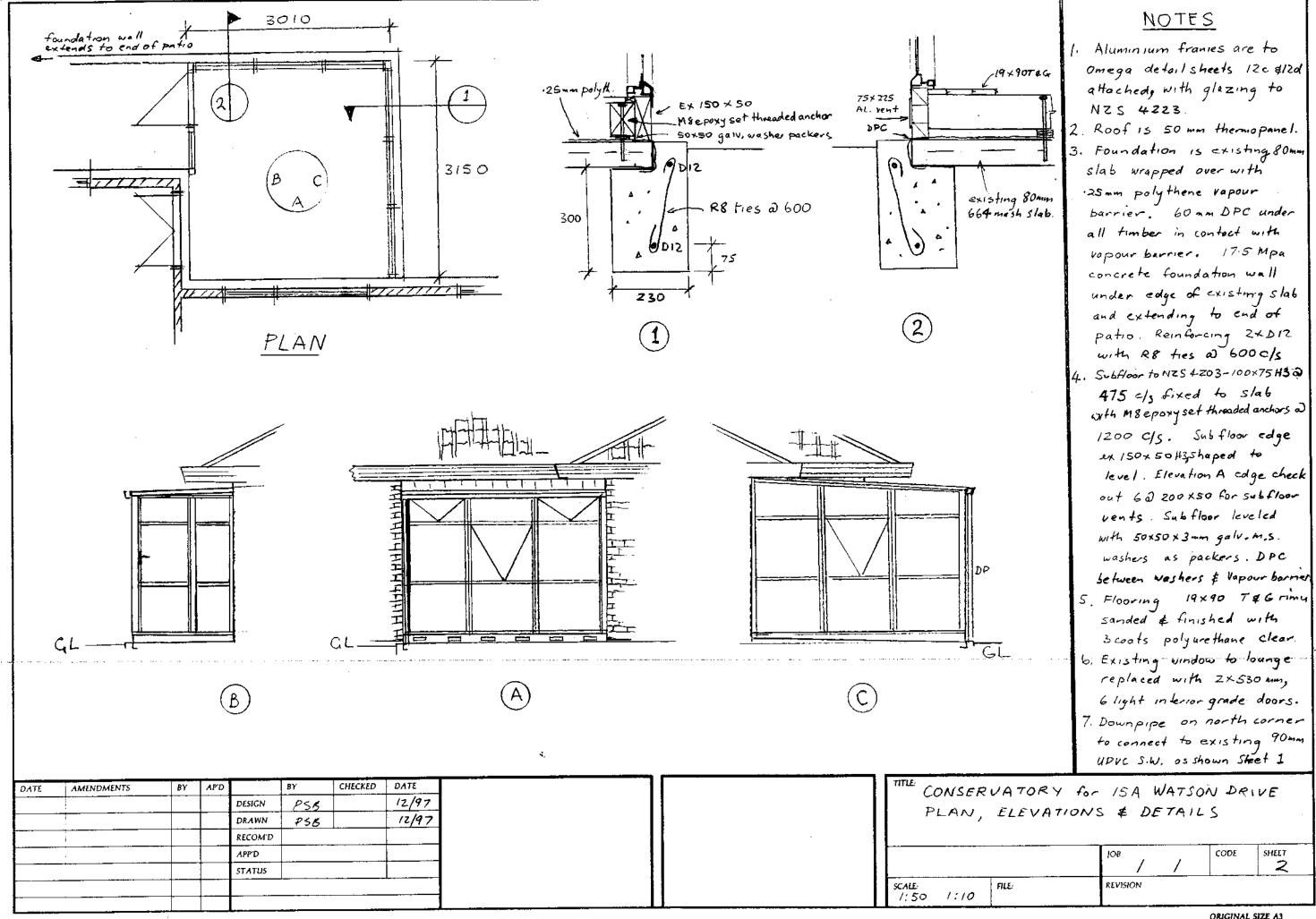












HOYLE LTD. BOX 326, NEW PLYMOUTH **NEW ZEALAND**

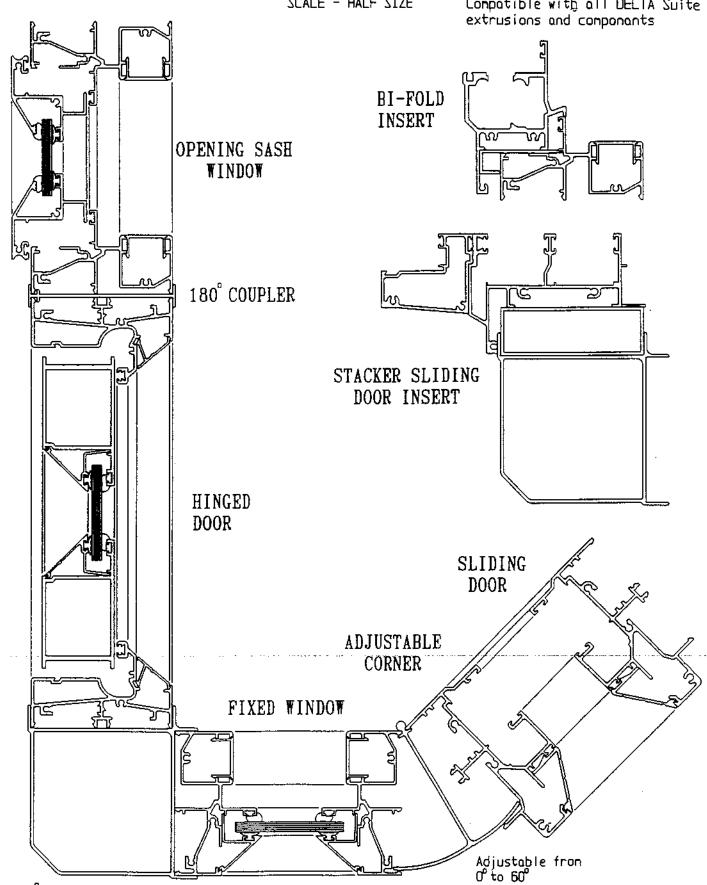


OMEGA ALUMINIUM

CONSERVATORY KING SUITE INSTALLATION

SCALE - HALF SIZE

Compatible with all DELTA Suite extrusions and componants



PAGE 12c

90° CORNER

REVISION

FEB 95

HORIZONTAL SECTION THROUGH TYPICAL CONSERVATORY

L.W. HOYLE LTD.

PAGE 12d | REVISION

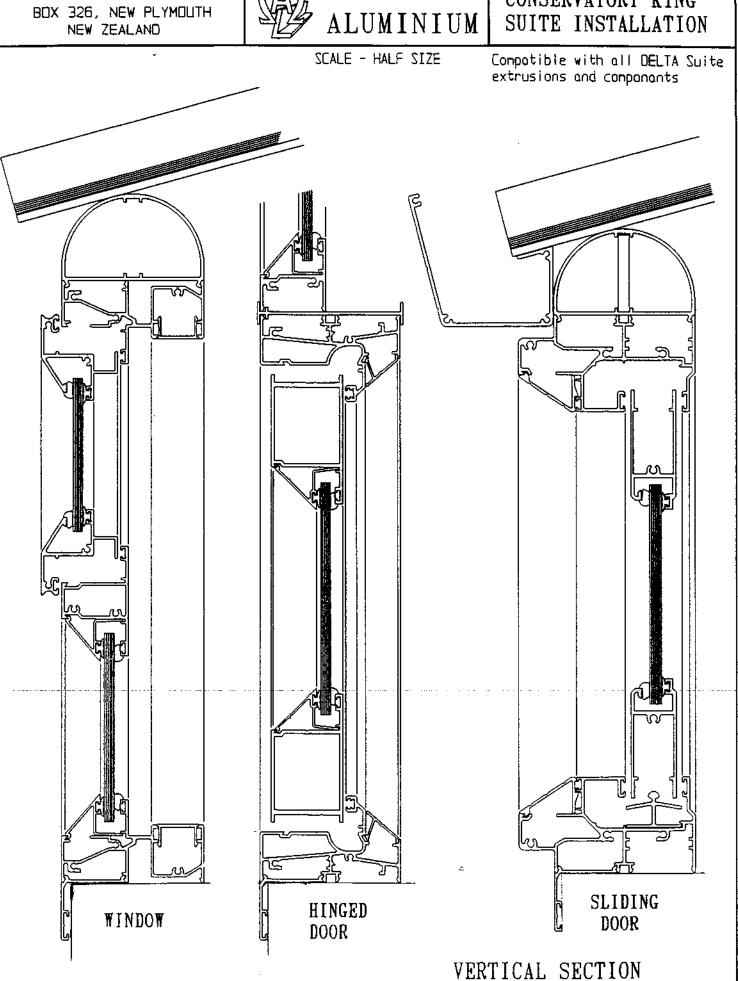
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OMEGA

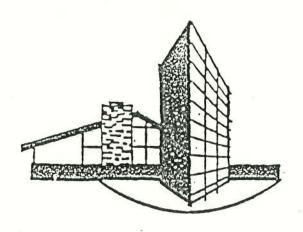
CONSERVATORY KING

THROUGH TYPICAL CONSERVATORY



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9 Donling C 13/10/94 15 Water Drul Draw levoules



SPECIFICATION

PROPOSED THREE BEDROOM RESIDENCE

at

15, WATSON DRIVE, PARAPARAUMU.

for

MR. PETER KENDALL



KAPITI COAST DISTRICT COUNCIL PLANS APPROVED PLUMBING AND DRAINAGE CONSENT, MAY BE ISSUED.

DATE: 12 6 97 OFFICER:

ROB MEECHAM DRAUGHTING & DESIGN SERVICE PARAPARAUMU 71174

Specification

for the erection of
at
for
This is the specification referred to in an Agreement between
as Gwner, and
as Builder,
dated and if not
mentioned in Agreement takes notice of the following completion and penalty clauses.
Time for completion weeks from acceptance of tender.
Liquidated damages for delayed completion shall be \$per week. Extensions to the contract period for extra work or for contingencies
beyond the control of the contractor to be as agreed between the parties at the time and added to the time for completion.

PAYMENTS & RETENTIONS:

Payment in the form of progress payments at not less than one month intervals will be made on value of work carried out less 10% retention as required by the Wages Protection and Contractors! Liens Act, 1939. Retentions to be held until 31 days after completion of the contract after which a sum of 5% is to be held if maintenance has not been carried out as under clause P. & G. No. 10 Maintenance.

ARBITRATION:

If dispute or difference should arise between the Owner and Contractor the contract shall be subject to arbitration under the Arbitration Act 1908.

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PRELIMINARY AND GENERAL:

1. Contract

This contract includes the supply and delivery of all materials, labour, fittings, tools, plant, toolshed, temporary water supply, temporary builders power supply, etc., necessary for the due and proper completion of the building as shown on the drawings and herein specified, in a thorough workmanlike manner, in strict accordance with the Local By-Laws, manufacturers specifications and to whatever regulations made by those foaming monies to complete this Contract.

2. <u>Permits</u>

Contractor to comply with the Labour and Building By-laws of the district, to apply for and obtain all the necessary permits and to pay all fees for same, unless otherwise mentioned.

3. Construction Act

The provision of the Construction Act 1959 and regulations are deemed to be part of this contract.

4. Provide and Fix

The words "provide" and "fix" shall be construed to mean "provide" and "fix" where mentioned separately unless otherwise mentioned.

Insurance

The Contractor to have all of his employees covered against accident by an Employers! Liability Policy and to take out insurance against fire and theft of materials off-site for a sum sufficient to cover the full amount of the Contract Sum, both policies to remain in force until the building is taken over by the Owner, the fire insurance to be in the joint names of the Owner, and Contractor.

6. Interpretation

Work or materials shown on the drawings or specified and not shown, must be supplied as though both shown and specified. Materials shown but not specified must be of the kinds commonly employed for the service they are intended to perform. All figured dimensions shall be taken in preference to scale and all detail drawings shall supersede those to a smaller scale. The Contractor shall be held responsible for the setting out of all work and he shall make good at his own expense any errors that occur through his lack of checking or faulty workmanship.

7. Stability

The Contractor shall carefully brace and support all parts of his work against damage by wind and also protect same from the elements.

8. Protection of Property

The Contractor shall protect adjoining properties during the currency of the contract and shall make good all damage at his own expense.

9. <u>Damage</u>

The Contractor shall make good at his own expense and to the satisfaction of controlling authorities, any damage done to footpaths, herbs, drainage etc, or other property under control of such authorities.

Each trade shall take care to prevent damage or disfigurement of the work of other trades and will be responsible for cost of restoring same.

10. Maintenance

Period to be a minimum of thirty days or to a time agreed on by both parties and entered into the agreement after the Owner has taken possession. Any defects in materials, workmanship or any part or parts that require replacing or adjusting, which have been included in this Contract, shall be adjusted or replaced at the Contractor's expense.

11. Materials

Any materials herein specified that are not procurable at the time they are required, thus tending to retard the progress of the Contract, may be substituted with other similar materials, providing that the substituted materials conform to the Local By-laws and with permission of the Cwner. The Contractor is first to notify the Gwner of any change proposed and at the completion of the Contract will adjust any difference in cost.

12. Contingencies

13. Visit Site

Tenderers shall visit the site and ascertain the nature and extent of the work and the rights and interests that may be interfered with and any other matter that may influence the making up of a tender or the carrying out of the Contract in its entirety. The levels shown on the drawings are approximately correct but tenderers shall verify these as no claims for extra will be allowed on the basis of incorrect levels shown.

14. Workmanship

All work shall be carried out in accordance with the best trade practice, in strict conformity with the drawings and specification and to the satisfaction of the Owner.

All defective or damaged work shall be removed and made good to the satisfaction of the Owner.

15. Cleaning

The Contractor, at the conclusion of the Contract, shall have all ceilings, walls and woodwork carefully dusted and wiped down, windows washed and glass free from scratches, floors brushed and wiped down and the entire building left in a perfectly clean condition for occupation.

EXCAVATOR

Preliminary and General

Read and note all clauses under Preliminary and General of this specification where they apply to this trade.

2. Levels

Levels shown are approximately correct, but in all cases the foundation shall be taken to a solid bottom to the satisfaction of the Local Building Authority. Check all levels and make allowances accordingly.

Clearing Building Area and Bulk Excavation

Clean off all vegetation and 150 mm top soil over building area and deposit on site as directed. Excavated material to be deposited as directed on site or if directed off site an extra will be allowed to the Contractor.

4. Building Excavation

Excavate for all foundations to the minimum depth shown as required to NZ Building Code or the Local Body Engineer or his agent, or where directed due to the nature of the country. Excavate for basement field tile drains to required depths and falls. Fill and well ram on completion.

5. <u>Hardfill</u>

Under all concrete floors provide a minimum thickness of 100 mm of 50 mm graded down clean scoria well compacted and binded with fine scoria to a corrected level.

Field Tile Trenches

Provide for 100 mm diameter tile trench bedded in scoria to correct level.

7. Revet and Maintain

Secure and maintain the sides of all excavations and keep them clear of water and fallen materials

CONCRETE AND REINFORCING

1. PRELIMINARY & GENERAL:

Note all clauses under Preliminary and General of this specification which shall apply to this section of the work.

2. Extent of Work

Comprises the setting out, boxing and placing of concrete in the foundations, floor slabs, walls, beams and bonds, and any other concrete work shown on the drawings.

Materials

Concrete which shall be ordinary grade and reinforcing shall comply with requirements of NZBC 1992 and NZS 3604 1990 Builders mix may be used if agreed by Owner, providing the minimum crushing strength of 17.24 MPa is unaffected.

4. Formwork

Formwork generally shall be of plywood or 25 mm thickness non - staining timber and shall be so constructed that it can be removed without damaging concrete.

Foundations

Foundation footings, walls and reinforcing shall be to sizes shown on drawings and in accordance with NZS 3604 1990. If not shown elsewhere footings shall be not less than 300 mm wide \times 150 mm high where required reinforced with two 12 mm longitudinal bars and foundation walls shall be not less than 130 mm thick reinforced with 12 mm dia. rods at 300 mm centres horizontally and 10 mm dia. rods at 600 mm centres vertically where height of wall is under 1.8m. Reinforcing steel shall be lapped at least 40-rod dia. for plain rods and not less than 30-bar dia. for deformed bars conforming to the requirements prescribed. Concrete foundation blocks shall be precast 200 \times 200 \times 600 mm high set on 300 \times 300 \times 100 mm concrete pads.

6. Concrete Stabs

Where required concrete slabs for floors and porches shall not be less than 115 mm thick poured on well compacted hard fill and reinforced with a layer of $150 \times 150 \times 5.30$ mm mesh. Where floor slabs occur in rooms for habitation they shall have an approved vapour and moisture proof barrier incorporated, such as polytheme sheet not less than 0.25 mm to the requirements NZS 3604 1990 and shall be welded into one continuous sheet or shall have joints lapped not less than 50 mm and sealed with a self adhesive plastic tape to manufacturers! specifications.

7. Build-in Boits etc

Provide in concrete for openings for vents or as required by other trades and for holding down bolts in accordance with NZS 3604 1990

Timber grounds where required for fixing door frames etc. shall be heart totara dovetailed and where required water bars shall be of brass or galvanised iron.

Power powered tool fixings can be used where appropriate.

8. Paths

Where shown on drawings paths shall be laid not less than 75 mm thick reinforced with a layer of $150 \times 150 \times 4$ mm mesh. Surface to be trowelled even with suitable drainage grade and left off with a wooden float.

9. <u>Completion</u>

Leave all clean and tidy at finish and make good any defective work.

CONCRETE BLOCKLAYER

PRELIMINARY AND GENERAL

Read and note all clauses under Preliminary and General of this specification where they apply to this trade

2. Extent of Work

Refer to drawings for layout and extent of work. Build the whole of the reinforced and unreinforced 200 mm concrete blockwork, building in as the work proceeds reinforcing steel, bolts and all other lugs, conduits, sleeves etc. required for the work of other trades. Keep surface clean and free from mortar, perpends true and faces true to line, laying all blocks dry.

3. Bond

Blocks shall be laid in stretcher or stack bond as shown with blocks evenly spaced, faces true and vertical. 200 mm blocks shall be free from all defects which would prevent a first class fair faced finish to both faces. Reject all defective blocks which do not comply with NZS:4210 P'. All joints shall be full and a complete bond shall be secured between the blocks and mortar. Great care shall be exercised to ensure that bond is not broken by making adjustments to blocks after mortar has taken a set.

4.

All mortar shall have a compressive strength of 12.5 MPa and shall generally be in accordance with NZS 4210 P. Section 3.

5. Water

Water shall be free from salt, vegetable or organic matter in solution or suspension. Water from Local Authority mains is acceptable.

6. Sand

Sand shall comply to NZS5 1910 \approx . . .2 filling of masonry cavities and NZSS 2129 Usands for Mortar, Plaster & external renderings!

7. Cement

All cement shall comply with NZSS 3122 and shall be properly stored at the site and adequately protected from dampness.

8. Minimum Reinforcing Steel Requirements

(a) In all reinforced masonry there shall be at least one vertical rod or bar not less than 12 mm diameter or two 10 mm rods or bars placed at all corners and wall ends except that where openings are carried around corners, the reinforcing steel shall be placed in any masonry used below or above the opening. In all reinforced masonry walls there shall be not less than one 12 mm rod or bar or two

10 mm rods or bars placed at all corners and wall ends except that where openings are carried around corners, the reinforcing steel shall be placed in any masonry used below or above the opening. In all reinforced masonry walls there shall be not less than one 12 mm rod or bar or two 10 mm rods or bars on all sides of, and adjacent to, every opening exceeding 600 mm in either direction.

- (b) Such vertical reinforcing steel shall extend from the foundation or lower wall beam to the upper wall beam. Horizontal reinforcing steel shall extend not less than 600 mm beyond the corners of the openings.
- (c) Reinforcing masonry shall be reinforced both horizontally and vertically. The vertical reinforcing steel shall be placed at not more than 1000 mm centre to centre and shall be not less than 10 mm in diameter.
- (d) Any space containing reinforcing steel shall have a clear distance of not less than 6.35 mm between the steel and masonry at all points and shall be filled solid.
- (e) Reinforcing steel shall be lapped at least 40-rod dia, for plain rods and not less than 30-bar dia. for deformed bars conforming to the requirements prescribed.
- 9. Joints to Blockwork

All blockwork joints shall be neatly stuck with a 10 mm rod jointer to form a neat concave recess to a good line, level and of consistant depth of approximately 6 mm.

10. Waterproofing

Approved silicone waterproofing applied to blockwork where required. Apply an approved waterproofer to the exterior of the concrete blockwork below ground level and around basement area.

11. Engineer's Drawings

If Engineer's Orawings are provided they shall be read in conjunction with the above and shall, if necessary, override.

BRICKLAYER

1. PRELIMINARY & GENERAL

Read and note all clauses under Preliminary and General of this specification where they apply to this trade.

2. Relevant Specifications

All work shall be in accordance with the requirements of NZ Building Code and NZS 3604 1990

3. Materials

- (a) Bricks: Bricks for external veneers and foundation walls shall be of the colour and type selected and shall comply with NZSS 366 Clay Building Bricks grade A or B. All fair face brickwork shall be laid with their best face outwards.
- (b) <u>Cement:</u> Cement shall be ordinary Portland Cement and at the time of use shall comply with NZSS 3122 Portland Cement.
- (c) <u>Plasticizers</u>: Plasticizers shall be used in accordance with the manufacturer's instructions and no other additives are to be used in conjunction with these materials. On no account will further additions be made at the time of retempering mortars.
- (d) <u>Water:</u> Water shall be drinking quality and shall at the time of use be free from acids, alkalis and organic impurities.
- (e) Sand for Mortars: Sand used shall be Mercer No. 1 sand

Preparation of Mortan

Mortar shall be prepared by mixing in an approved batch mixer. Measurement of materials shall be by volume in a suitably calibrated device. Mortar shall be mixed until a homogenous mass is obtained but for not less than 5 minutes. All mortar whether on the boards or left in the mixer shall be used within 90 minutes. Mortar not used in this time shall be discarded.

5. Bricklaying

Bricks shall be laid in stretcher bond true to line level and plumb, and in accordance with the best trade practice. All work shall be laid from the lowest corner and no corner shall be raised more than 900 mm above wall line. Corners shall be racked back. On no account will toothing be permitted. All joints will be completely filled with mortar and the bricks shall be shoved into place at least 12 mm and shall be disturbed as little as possible after initial positioning. Head joints shall be buttered on three edges, deeply furrowed joints will not be permitted and mortar shall be spread on on the bed joint not more than three bricks ahead of laying the next course.

Joints shall, unless otherwise specified, be not more than 9.5 mm thick and shall be tooled as directed as work proceeds. Where tapestry bricks are used care shall be taken to use a tool slightly smaller than joint width to prevent pushing mortar into the brick striations.

6. Brick Foundation Walls

Construct foundation walls in not more than 1200 mm in height in 100 mm brickwork with 200 mm bonded piers at centres as shown on drawings. Tie bricks shall be at not more than every third course and shall bend at least 50 mm into foundation wall. Bond in the foundation wall shall be maintained by the use of batts. Foundations over 1200 mm high shall be built in 230 mm work or as otherwise directed. Consult with Builder for size and position of access door.

7. Brick Veneer

Construct brick veneer as shown on the drawings and in accordance with NZBC-NZS 3604 1990 Motar and workmanship as previously Veneer ties, and their anchorages, shall be designed and fixed so as to resist a lateral load in tension or compression of twice the weight of veneer which each tie supports, without elongation or shortening of the assembly by more than 1.6 mm. Ties shall be non-corrodible metal or shall be galvanised after forming, with a zinc coating of not less than 505 g/m2. If of round bar they shall be of a minimum of 5mm dia., if of sheet metal they shall be of a minumum thickness of 1.5 mm and a minimum width of 25 mm. The latter shall be used whenever a breather type building paper is fixed to the face of external studs so that puncturing of the paper within the cavity space does not occur. Approved ties shall be spaced at not more than 500 mm horizontally and not more than 345 mm vertically. An air space of at least 38 mm shall be maintained between timber frame and veneer and where necessary weep holes shall be left every third joint for the discharge of water. Care shall be taken to maintain the air-space and upstand free of any mortar droppings, protruding joints, or pipes or electrical wire, junction boxes etc. Incorporate galvanised vermin proofing. Where shown build in bricksize concrete vents as required All facing work shall be kept clean as the work proceeds. On completion all brick work shall be left in a clean state.

8. Sills

Sills to be brick on edge, brought to underside of wooden sills, junction between to be filled with 'Hydroseal' and overpointed with cement mortar.

Building Paper

Building paper where used on outside face of study shall be of a bituminous or fire resistant breather type complying to NZSS 2295 and metal ties shall be of a sheetmetal type fixed to face of study.

10. Vermin Proofing

Build-in 100 mm wide strips of approved galvanised wire mesh secured to bottom of wall plates with 20 mm galvanised wire staples carried across cavity and taken 25 mm into work. Vermin proof dividing wall and wherever necessary to prevent entrance of vermin.

11. Chimney

Chimney to be ______ brick to Owner's preference. Cast in C.I tip grate to floor of hearth.

Construct fireplace with jambs in 230 mm work, lined with firebrick, with stanting sides and a tilted back giving a 75 mm max. throat opening, finished 150 mm above soffit of fireplace opening. Fill behind tilted back with mortar, with concave finish to top. Gather brickwork into flue liner and parge brickwork. Cast concrete lintel with 100 mm bearing, reinforced with two 12 mm dia. rods tied with 4 mm wire at 150 mm centres.

Slope back face of lintel into throat.

Construct flue with internal diamensions of 300×300 mm and build in 230 mm diameter earthenware flue liner for full height, wrapped with heavy quality building paper.

12. Firefront and Hearth

Allow the P.C sum of \$......for selected fire front and hearth.

13. Cement Composite Bricks

Cement composite bricks for external veneer and foundation wall shall be _______ of the colour and type selected and shall be manufactured in accordance with NZSS 3102P "Ispecification for Concrete Masonry Units"

CARPENTER AND JOINER

1. PRELIMINARY AND GENERAL

Read and note all clauses of the Preliminary and General which apply to all works of this section.

2. Extent of Work

The work of this section shall include all labour, materials, equipment necessary to carry out and complete the carpentry as shown, or as further required by this specification. Together with any other items of work reasonably inferred as part of this section.

Attendance and Protection

Attend upon all other trades providing all blockings, fixings, trims, nogging as necessary for the full completion of their respective works and make good after all trades.

Materials and Workmanship

All material used shall be the best of their respective class and type specified. Any materials which in the opinion of the Owner, Loan Body or Local Authority are not up to standard, to be removed immediately from the site. All work shall be carried out in a workmanlike manner in accordance with best trade practice and as or where especially specified. Any work that is intended or implied but not specifically shown, mentioned or specified as necessary for the proper completion of the building shall be included. All work shall comply with NZS 3604 1990 and NZ Building Code

5. Timber

All timber used shall be the best of its kind, conforming NZBC 1992 requirements (Building Timbers). All Pinus Radiata to be No.1. Framing Grade pressure treated or treated to requirements of the Timber Preservation Authority specifications.

6. Damp Proofing

All timber to be protected from dampness with 3-ply bituminous felt or other approved damp proofing material when in contact with concrete or brickwork.

7. <u>Priming</u>

All exterior finishing timber, all timbers in contact with concrete blockwork and all external faces, rebate etc. of all doors, windows, frames and all woodwork of sashes, shall be primed before fixing. unless otherwise specified in Painter.

8. Cleaning

The Contractor at the conclusion of the contract shall have all ceilings, walls and woodwork carefully dusted and wiped down. Windows washed and glass free from scratches and paint. Floors brushed and the entire building and site left in a clean condition for occupation.

9. Nails & Screws

All nails used in framing to be diamond head of sufficient length to penetrate the holding or second timber to at least half length. Flat head nails may be used if timber suitable. All bolts, screws etc. to be adequate for their respective purpose.

10. Insulation

All roofs, walls and floors are to be insulated in accordance with NZ Building Code, NZSS 4214 and NZSS 4218P. No insulation material shall be used that does not comply with NZSS 1340 All insulation materials are to be installed in accordance with manufacturer's recommendations.

11. Moisture Control

Where a vapour barrier is required in the form of foil or polythene film, this barrier shall always be fixed on the inside (warm side) of the external stud, extending and fixed to top to bottom plate. (The shining side of the foil should be facing the airspace.) Fixing shall be by galvanised clouts or cadmium coated staples and joints shall be on study and noggings all according to manufacturer's specifications. Foil or polythene film shall not be used as a substitute for building paper.

Construction materials must be dry before final closing in. There should be no openings between underfloor space and wall cavities or between wall and roof cavities. There should be no unsealed openings for service pipes and wiring etc. There should be no discharge from cooking extractors or clothes driers into any wall, roof or floor cavity.

There must be adequate vapour resistance directly above all ceiling installations.

A proper solvent based paint or varnish finish must be used for plasterboard linings to "wet" rooms, such as kitchens, bathroom, laundry. Water based emulsion paints must not be used.

12. Timber Groupings

All timber shall be the best of their respective kinds, and shall conform to NZSS 3631 Classification and Grading of New Zealand timbers.

(a) Treated Timbers

Timbers shown in the shedule of timbers to be treated shall be treated with an approved preservative process in plants licensed by the Timber Preservation Authority.

SCHEDULE OF TIMBERS

_OCATION	SIZES	<u> </u>	GRAC	E		REMARKS
Jack Studs & Sleeper Plates	Int. 100 x 75m Ext. 100 x 50m			H.R. o ta No.		1. 2 × 2 m c.c
Floor Joists	See plan for s	size	i#	и	11	450 mm
Plates to Conc,	100 × 50mm		rt	11	u	-
GENERAL FRAMING	3. NZS 3604 1	990			٠	
Studs & Plates	100 × 50mm or 100 × 75mm or 75 × 50mm			ted Rac No.1	liata	600mm c,c
Trimmers	Equal width to Built up frami					*
Openings from	Solid or Lamis	nated				•
lm to 1.35m	75mm 1	50mm	11		tt	
1.35m to 1.8 m		50mm	} 		11	
1.9 m to 2.25m 2.25 m to 2.7 m	, =	00mm 00mm	11	11	11	
Ceiling Joists	Cver 1.8m 1	00 × 5	0mm	н	ıt	450mm c.c
Exposed Beams	Ash shown		11	It	II .	See Plan
Rafters Max. span 2.4m " " 3.0 m	100 × 50mm 125 × 50mm		11	tt.	п	450mm c.c For Tile (conc).
" "3.6m Rafters	150 × 50mm 100 × 50mm		n for i	non or	n bituminous	900mm c.c
Roof Trusses	TO APPROVE	:D				
				-		
Under Purlins and struts	100 × 50mm 100 × 75mm		t/a; ⊪	Radiat	No. I	as required "
Purlins	75 × 50mm		11	18	11	# 750mm c.c
Tile Battens	50 × 25mm		18	31	11	11 11
Ridges	200 × 25mm		11	l1	II	See Plan
Hips	200 × 25m		11	t t	IF	11 11
Valley Board	150 × 25mm		11	11	11	II II
Dragon Ties	100 × 50mm o 150 × 25mm	r	11	11	H	as required
Wall Noggings	75 × 50mm o	or as Req		ited Ra No.1	diata	3 rows
Collar Ties	150 × 25mm		11		U	See Cl. 16
Ceiling Noggings	75 × 50mm		:1		tt	As required

Timber Terraces:

See plan Pressure Treated Pine or Hardwood

Finishing Timbers

Flooring

100 x 25mm or T & G D.A.H Rimu or Matai

18mm Particle Board High Density

See Cl. 31(b)

Eascia Board

 150×25 mm to

 $225 \times 25 \text{mm}$

D.A.H.R.

Frieze

150 × 25mm

71

Neatherboard

D.A.H Rimu or P.T.D.A. Rimu or Matai or imported Cedar

Horizontal or Vertical finishing grade.

Weatherside or Fibroplanks, (Delete that not applicable)

nternal Door Jambs

25mm

C.B.R.

Anchitraves 3kirtings

75 x 12mm 75×12 mm

0.B.R. 0.8.R

or by agreement

3111 Boards

25mm

0.8.R

11

11

4prons

O.B.R. Scotia or ½ round

ALL OTHER INTERNAL FINISHING TIMBERS NOT SPECIFICALLY MENTIONED 70 BE 0.8.R.

Vindow Jambs Vindow Sills

150 × 40mm 150 x 65mm

D.A.H. Rimu

Aullions Facings Ext. 75 × 65mm

D. A. H. Rimu or Matai or Cedar 11 11 11

 75×25 mm

11 11

11 11

15

Door Sills89

40mm 150 or

 200×65 mm with 12mm Steel weather Bar

3cribers

Cornices

50 × 12mm

Totara or Heart Rimu

11

4. Sub Floor Framing

Sleepers shall be 100 \times 75 mm on edge. Supported at 1.2m centres along length. Spacing between sleepers to be max. 2m. Jack studs to be securely fixed to foundation blocks and sleeper plates. Brace with 100 imes 75mm as required. Floor joists shall be gauged over plates to uniform levels. Laps not less than 150mm spiked. Nail plates may be used in place of lapping.

Plates to concrete to be bolted or fixed by power powered tools

5. General Framing

All framing to be 100 imes 50mm stud or 75 imes 50mm stud with 100 imes 75 mm to all openings. Top and bottom plates to be same sizes as studs in long lengths. Halved at angles and joints over bearings. All studs at 600mm c.c. Provide three (3) rows nogs to full height each wall and to suit plan.

õ. Roof Framing

Construct roof as shown on drawings and detailed. Bird-mouthed over plates and fix securely. Fix valley boards, ridge etc. Allow for collar ties to every third set of rafters where rafters exceed 3m in length, struts, under-pulins etc. Fix pulins as required. Fix fascia, barge, frieze etc. as required for iron roof if purpose made metal sections are not shown on plan. Cover whole of roof with building felt or a breather type on wire netting.

CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS	STANDARD CONDITIONS			
14	32		17	
1	2	1	18	
7	3	1/	19	7
16	4	1	20	
2	5		21	
3	6		22	The second second
4	7	1	23	
8	8		30	
5	9		31	
10	10			
12	11			
6	12			
9	13			
11	14			
13	15			
15	16			•

ON STANDARD	SONDITION	
		

Trussed Roof - shall comply to the requirements of NZ Building Code+NZS 3604 1990 to the satisfaction of the Local Building Authority.

7. Post and Beams

If shown on plan fix all to detail, with all bolts, plates, holding down plates etc. All mail fixing with galvanised nails, all bolt fixing with galvanised bolts.

8. Timber Terraces

If shown on plan construct to detail or best trade practice. All nail fixing with galvanised nails, all bolt fixing with galvanised bolts, and all timber to be treated to the correct preservative retention as specified by "The Timber Preservation Authority".

9. Exterior Sheathing

- Weatherboards: to be as shown on plan and complying to NZSS 495
 To be laid true to line, level and plumb at all angles and gauged.
 Angles and joints to be mitred and covered with galvanised iron soakers.
 All boards to be fixed with galvanised nails.
 - Vertical Weatherboards: to be as shown on plan. To be laid true to line and plumb. All boards to be fixed with galvanised nails, and if to be stained to be sealed against the elements prior to fixing.
 - (i) Timber Weatherboards The moisture content shall not exceed that as specified in NZSS 632 for Timber Weatherboards.
 - Hardiflex Coverings: To be as shown on plan. To be laid and fixed to manufacturer's specifications, and to meet the requirements of NZBC 1992
- d. Other Types of Sheathing: i.e Stone-clad, cerecrete, External Ply claddings, etc. to be laid and fixed to manufacturer's specifications
- Building Paper: Unless otherwise approved material with similar characteristics in accordance with NZSS 873 shall be fixed under all external wall coverings, from top plate to bottom plate. A vapour barrier of foil or polythene types will not be permitted to be used in its place.

20. <u>Aluminium Joinery</u>

If shown on plan allow for supply and fixing to manufacturer's specification Sizes and type to be a shown on plan.

21. Exterior Joinery

All exterior joinery shall be as detailed on plan to sizes shown and shall be constructed to best trade practice, all primed before leaving manufacturers! premises.

22. Stringer

To be 100 x 75mm on edge. Spaced at approximately 2m c.c. All joints scarfed over solid bearings.

23. Floor Joists

To be spaced 450mm c.c (see plan for sizes and spacing). Gauge to even flush finish. Securely spike to stringers. Provide double joists under all main bearing walls.

24. Plates

All to be straight and true and in long lengths. Scarfed at all joints, halved at corners and dovetailed at intersections. See manufacturers instructions where nail plates are used in lieu of.

25. Studs

Stud height generally to 2400mm (refer to plans) at approximately 600mm c.c. Double stud to all openings over 1000mm and check trimmers to studs.

26. Bracing

Brace all interior bearing walls with 100×25 mm cut flush with studs. Brace interior corners where possible with 150×25 mm diagonal bracing checked flush with outside face and 150×25 mm dragon ties to ceiling joists. Refer to manufactuers' specifications when using metal strap bracing.

27. Ceiling joists

To be generally 100×50 mm spaced as required (refer to plan) and to be well spiked to all plates. Provide adequate ceiling runners to spans of 2400mm and over.

28. Roof

Roof to be framed up to pitch indicated on plans and to detail, properly checked, birds mouthed and well spiked. Strut rafters off bearing partitions at 1800mm c.c with 100 \times 50mm supporting 100 \times 75mm under pulins. Fix 150 \times 25mm collar ties to rafters as specified in clause 16.

29. Purlins Refer to Plan

30. Eaves Allow to overhang as shown on plan and line as directed.

31. Flooring

Refer to plans for type.

- T & G Flooring to be 100 x 25mm of the moisture content between 12 to 16%, as required by NZSS 632, well cramped, nailed and punched well below finished surface. Clean off all by-wood and sand off with power sander.
- b. <u>Particle Boards</u> Flooring shall be 18mm high density, manufactured to the requirements of NZSS 2214.

Storage, Handling

Particle Board sheets shall be protected from rain and excessive heat from sun. Sheets shall be stacked on firm level dry base free of the ground. Care shall be exercised when handling sheets to ensure that scoring and other mechanical damage is prevented.

Layout/Joints between Sheets: Joints between sheets shall be positioned as indicated on the drawings. Unless otherwise shown all sheets shall be laid in (i) a pattern with as few joints as practicable. Joints at right angles to the joists shall be backed by (ii) noggings set flush with the top face of the joists and firmly nailed.

Fixing of Flooring: Flooring shall be laid with brand indentification facing downwards. Fixings for the flooring shall be 60mm long x 3.15mm g. flooring brads or equivalent at 150mm centres along the edges and at 300mm centres to the intermediate joists. Fixings shall not be closer than 10mm to edge of sheets. When prelaying all flooring brads shall be galvanised or cadmium plated. Nails shall not be punched below the surface until immediately prior to sanding.

Finishing of Plycopyne (TWP): The Contractor shall protect the floor from staining or physical damage during the construction period. When prelaying techniques are used the particle board shall be protected from heavy rain and excessive heat from the sun. After punching nails the floor shall be all carefully sanded using 60-100 grit paper on a spinner sanding machine. Remove all sanding dust and grit. All nail holes and other depression defects shall be stopped with an approved wood flour filler applied strictly in accordance with the manufacturers! recommendations. After stopping apply finishing material strictly in accordance with the manufacturers!

32. Gable Ends: See plan for overhang and sheathing.

33. Nogging

To be 50mm at approximately 600mm c.c or 3 rows to each wall. Provide 75 x 50mm nogging to ceiling where required for fixing of ceiling sheathing.

34. Ceiling

Gilbraitar Board - Fix painting quality 9.5mm gilbraitar board to joists and rafters with 30mm flat head galvanised clouts, with nails punched and stopped and all joints flushed up to a true even smooth surface.

b. Pinex - First quality tiles or planks as directed by Gwner to be fixed to manufacturer's specification.

Wall Linings

Generally, shall be 9.5mm gilbralter boarding or gib foil fixed by expert fixers. All nailed with galvanised flat head nails on joints at approximately 150mm c.c. All stopping to be done with best quality plaster of paris, filled to an even surface and sanded off.

36. Windows & Sashes

Fix window frames plumb both ways and in proper alignment. Nail strongly to grounds at not more than 750mm intervals with full width folding wedges.

Frames may be 40mm rebated full width or out of $100 \times 40\text{mm}$ with 25mm jamb lining. Sills to be run properly splayed and weathered to

to standard profile.

Windows if of metal to be screw fixed all as recommended by the manufacturer.

Fix all flashings required in 0.45mm galvanised iron. Sashes and frames shall be of standard profile, except if shown differently on drawings and shall be of clean heart Totara, Redwood or Imported Cedar. If Radiata Pine is used the timber shall be treated to the requirements of the "Timber Preservation Authority". Hang all sashes as required for openings, with suitable hinges and/or friction stays, fix stays and fasteners as supplied under P.C sum.

37. <u>Doors & Frames</u>

External door frames shall be of 40mm full width material rebated and internal shall be 40mm rebated or 25mm material with 12mm planted stops. Doors shall comply with NZSS 1158, where external shall be framed, ledged and braced or timber or glass panel as shown on drawings, all properly constructed with stiles and rails out of 50mm material. Internal doors shall not be under 40mm hollow-core faced with ply wood or hardboard with clashing strips, fixed to lock stiles. All timber core material shall be treated and doors shall be of approved manufacture. Doors over 1400mm in height shall be hung on one and one half pairs of 100 x 70mm antique butt hinges.

38. Wardrobes

To be lined full height. Provide inside each with 300 x 25mm full width shelf at 1700mm from floor and 20mm galvanised pipe coat rail at 75mm below shelf. Provide cupboard over wardrobe where required.

39. Linen & Coat Cupboards

Lined full height inside and to have 25mm shelving. Full depth for linen at approximately 400mm c.c. Coat cupboard to have hat shelf at 1800mm from floor and coat hooks to side and rear.

40. Kitchen Cupboard

Construct cupboards and dresser unit to sizes as shown on plans, with doors and shelves to Owner's approval.

41. Sink Tops

Provide for standard sink top. Unit to have standard 450×300 mm stainless steel sink. Fix on unit either indicated on plan or to Gwner's final approval.

Units to be generally 900mm high and 500mm in depth, 100mm toe space. Provide flush cupboard doors to front and shelving to approval. Timber used in doors to be approved by Gwner.

42. Hot Water Cupboard

To be constructed where shown and fitted with stat shelving above cylinder spaced at 500mm c.c. Provide two flush doors with thermostat boxed in.

43. Architraves, Skirtings etc

Finish all windows internally, foor openings and wherever required with 50×12 mm rounded or splayed architraves. Finish at junction of floor and wall with 75×12 mm skirtings neatly

mitred at angles and scribed to floor.

Supply and fix beads, half rounds and where required scotia mould at ceiling junction and all trim as required to complete the work.

44. <u>Bathroom</u>

45: Meter Recess

Provide recess for Electric meter board where directed to the satisfaction of the Local Electric Supply Authority.

46. Manhole

Frovide manhole in ceiling 500×500 mm where directed.

47. Access Door

Provide access door under house where shown on the drawings or where directed to the satisfaction of the Local Building Authority

48. <u>Hardware</u>

49. <u>Internal Wood Stairs</u>

All internal wood stairs manufactured for this private dwelling shall comply to B.S 585 !!Wood Stairs!!.

TILE ROOFER

1. <u>Preliminary</u> & General

Read and note all clauses under Preliminary and General of this specification where they apply to this trade.

2. - Tile Roof

Tile roof as shown on drawings with tiles. Colour to be selected

- Setting Out
- a. All spoutings, flashings, valleys, bent pipes etc. to be completed before tiling contractor commences.
- Wherever possible set out tiles on the main slope so that when laid there is a complete course of tiles both at the eaves and ridge.
 No end tap shall be less than 65mm. Keep tiles in straight vertical and horizontal lines.
- c. Battens shall be of the specific size required, proof loaded and fixed to hip rafter.
- d. Interlocking tiles shall lock and no cut tiles shall be less than half tile and shall be laid at verges only. All cutting to be neatly performed and all cut tiles shall be of adequate size and shape for their purpose.
- e. In all cases the manufacture, supply, colouring, battening, laying, setting out and fixing of concrete roof tiles, hipcaps, ridge caps, apex caps shall comply with all requirements as specified in NZS 4206 1973, "Specification for Concrete Interlocking Roofing Tiles!".
- 4. Ridging

All ridging to be adequate and neat. All concrete tiles to be pointed with matching mortar.

5. Securing Tiles

Concrete tiles - each alternate tile in every second course shall be wired. Tiles to be staggered.

- 6. <u>Decramastic</u>, Harvey Tiles, Castle Steel Each tile to be secured to battens.
- 7. NOTE

If sheet metal roofing is shown on drawings read in conjunction with roofing in Plumber's section.

Guarantee

In all cases tiles selected shall be fixed by approved "FIXERS" and a guarantee furnished for one year as to the water tightness and security of the roof.

PLUMBER

1. Freliminary & General

Read and note all clauses in the Preliminary and General of this specification which shall apply to all work in this section.

2. General

The whole of the work shall be carried out and completed and tested in the best trade manner by licensed plumbers only, in accordance with the requirements of the Local Authority and Drainage and Plumbing; and NZBC 1992 The Plumber shall arrange all permit fees.

Materials shall be the best of their respective kinds, lead, wrought iron and tin shall be the best commercial quality, copper shall conform to NZS 3501, and brass shall be approved composition and manufacture. All copper pipes shall be smooth full bore free from defects, seamless and suitable gauge for high pressure fittings. Joints in copper and other pipes shall be made in accordance with the specified regulations and shall be air and water tight.

FLASHINGS

Fix thoroughly watertight flashings and counter flashings where shown on the drawing and as necessary to render the building water tight.

Head and tray flashings to be anodised aluminium. All flashings shall be accurately cut and machine bent to the required profile to fit the work. Cut in as long lengths as possible with all joints well lapped and soldered. Allow for expansion of flashings by provision of suitable water tight laps in flashings at 2400mm intervals.

Fix flashings with 19mm galvanised flat head clouts at 75mm

All exposed flashings shall be fixed in straight lines, freefrom buckles and dents and shall have beaded edges.

Fit 0.45mm flashings to all window and door heads and tray flashings to all window sills.

Over flash vents and other roof penetrations with 1.8mm thick lead, well beaten down and tacked or soldered.

4. Spouting

Provide and fix rigid P.V.C spouting and downpipes and fix to manufactuers! specifications.

COLD WATER SUPPLY

5.

From the toby connection of the Local Authority water supply, lay 20mm or 15mm i.d. pipe, buried 450mm underground to an isolation Stop Cock located in a suitable toby box located against the building foundations. Where a high pressure water reticulation system is specified, supply and fit a NEFA 3 in 1 stopcock or other suitable valves. From feed valve, take 20mm or 15mm i.d. lead to hot water cylinder and 20mm or 15mm i.d. branch, or branches, to service other cold water outlets, terminating at the bath. From this 20mm i.d. branch, take 12mm i.d. branches to sink, basins, tubs, washing machine, shower and W.C. flushing cisterns. For wall, use Qest Qickee supply set for connection to cistern and for exposed pipes to basins.

From main supply, take 12mm i.d. branch to provide supply for exterior hose taps. Provide stopcock on supply line to hot water cylinder.

Where a low pressure water supply is specified, using a water storage tank, lay 20mm i.d. pipe underground from toby to isolating stopcock with 12mm branches for exterior hose taps and 12mm branches to sink and flushing cisterns. The 20mm dia. main shall reduce to 12mm i.d. before entering the storage tank. Supply and install one 135 litre Nura rotational moulded polythene supply tank in roof space where shown, complete with tray, overflow, 12mm ball valve and ballcock, lids and other fittings. Take 20mm dia. outlet from tank leading to hot water cylinder and bath, with 12mm branches to basins, tub, washing machine, and shower. Note the 20mm dia. lead, or leads, should be carried to the second to last outlet on any branch. The final branch to outlets may be 12mm dia. The whole of the cold water system shall be charged to test for leaks before linings are fixed.

PIPING

6.

Piping for water supplies shall be polybutylene piping (Qest-Dux or similar approved).

All piping shall be protected by wrapping in Densotape or similar, for its full length. Piping shall be polybutylene, spirally wound with two layers of Densotape or hair felt, wrapped in opposing directions. Polybutylene piping laid underground shall be protected from damage by sharp objects.

Poly-

butylene piping shall be jointed only with special jointing fittings manufactured by the makers of the brand of piping used. Preference shall be given to Gest-Dux piping and Gicktite fittings in polybutylene. Piping shall be installed in long lengths. Polybutylene piping should be continuous as far as possible, for the whole length of the system. Thread pipes through holes drilled through the centre lines of framing. Where possible, pipes shall be curved to change direction but where curving is not possible, standard elbows and tees shall be used. Support all piping at recommended centres with ready made clips. Standard fittings and couplings for copper and polybutylene piping, shall be used, including couplings linking the two materials. Polybutylene piping may be used for both hot and cold water reticulation, except for circulating pipes between wet back and boiler units and hot water cylinders. Where wet back or boiler units provide supplementary heating of hot water, the first 600mm of pipe from the cylinder shall be copper. Where instantaneous gas water heaters are installed, the first 200mm of piping on the inlet and outlet shall be copper.

Vents "

7.

- (a) Provide and fix 75mm diameter P.V.C. terminal vent, conceal within walls Fit plastic cowl at top.
- (b) Provide and fix 50mm diameter back vents, conceal within walls - fit plastic cowl at top.

Flash all vents with lead flashings and counter flashings at penetration of the roof.

Traps and Wastes

All traps and wastes are to be concealed. "Terrain" P.V.C. extrusions to be used in compliance with the manufacturer's specifications, recommendations and instructions. Provide all necessary flanges at wall and floor junctions and inspection plugs where necessary at changes in direction.

All wastes discharging into gully traps do so below the grating.

a. Fittings

- 1. W.C. Pan complete with double flap plastic seat
- 1. W.C Cisten complete with C.P or White P.V.C flush pipe
- 1. 1655mm Bath Type
- Basin wall or vanity. Type
- 1. Sink top Formica or Stainless Steel See Plan $450 \times 300 \times 175$ mm S/S sinl.
- 1. Stainless Steel Shower Tray 900 \times 900mm or 900 \times 750mm See Plan
- Hot Water cylinder 136 litres standard complete with electric element, thermostat, all taps, stopcocks etc.
- 1. Stainless Steel single or twin tub comination on stand with cupboard below.
- 1. Sink faucet and taps
- Bath faucet and taps

with regulations.

And all other taps etc. as required, which are to be chromium plated marked Hot & Cold with the exception of stand pipes. Consult with Gwner on choice of brands of taps and fittings. The Plumber shall provide and fix all other fittings and fixings necessary to complete the Contract Make complete connections, providing traps, vents etc. in accordance

Iron Roof (If shown on plan)

Provide roof in 0.50mm galvanised corrugated iron with laps painted and securely fixed with lead headed nails. Cover ridges or hips with 0.60mm lead edged ridging.

Cover roof with ______ brand 0.60mm galvanised trough type sheathing in long runs, all fixed in accordance with manufacturers' specifications and leave complete.

DRAINLAYER

All work to be carried out in accordance with the NZ Building Code and in conformity with the City Council By-Laws, and Health Act. No drain to be covered in until insepcted, tested and approved by the Health Inspector.

Material used shall be unplasticised P.V.C. pipes and fittings complying with NZS 7643 (1979): NZS 7649 (1974) and the P & D Regs. Pipes to be factory marked with bore, class of pipe and compliance with NZS 7642. Lubricants and solvent cement shall be those supplied by the pipe manufacturer. Handle pipes with care.

Jointing shall be by solvent weld or rubber ring joint. Cut pipe at right angles with fine tooth saw and chamfer ends at 15° for half the wall thickness and remove burrs. For solvent welds, clean end of pipe with fine abrasive cloth, degrease and clean with cleaning fludi, then apply even coating of solvent cement to the contact surfaces, insert pipe and hold in position for 30 seconds. Remove excess solvent cement.

For rubber ring joints, clean end of pipe and rubber ring seal, check ring is properly seated, apply lubricant and insert pipe. See NZS 7643 Part 3 for full details.

Toilet pan connection to uPVC shall be made by:

- (a) Purpose made rubber sleeve.
- (b) A collared pipe and flexible caulking compound.
- (c) A moulded adapter incorporating a rubber diaphragm.

Gulley traps shall be purpose made uPVC gulley traps and gulley dish. Set in 75mm concrete surround finishing 150mm above ground.

Excavate trenches to required depth and width support same as necessary. All bedding of pipes shall be Type D shown in NZS 7643 Appendix D. Granular bedding shall be between 5mm to 10mm.

Lay pipes in accordance with manufacturer's instructions. Pipes may be assembled outside the trench and carefully placed into position.

SCLID PLASTERER

Preliminary & General

Read and note all clauses under Preliminary and General of this Specification where they apply to this trade.

Work included

The solid plastering of all interior floors, if on plan, and the front and back porches, slabs and steps, also terrace if shown.

3. Materials

Cement - Shall be as specified under "Concretor".

Sand - Shall be river sand sharp and course grained and free of any foreign matter.

Hydrated Lime - Shall be mill hydrated of an approved brand.

Adhesion Agents - If used shall be in accordance with maker's instructions.

4. Workmanship

All to be best trade practice and generally where plastering is required by drawings it shall mean finishing to 12mm thickness with a mix of one part cement to three parts sand with 10% of hydrated lime added and finished to a straight and even surface with a wood float.

5. Foundations

Concrete foundation walls shall be prepared by removing projectors making good any defects and finishing with a dash coat of 1 to 3 cement and sand applied to give a regular and satisfactory coverage.

6. Concrete Floors (Main - See Plan)

Co-operate with Concretor and allow for plastering of main floor. Float up to true level and steel float finish to remove pattern. Do not over-trowel. A hard dense finish is required.

7. Porch & Steps & Terrace (if shown)

Plaster up in one operation. One coat 12mm thick to terraces and porch slabs, 12mm thick to verticals and sides etc. Wood float up then given light sweeps with steel float to remove blemishes.

8. Completion and Curing

Leave all work complete and clear away all plaster droppings. Keep work damp and maintain all finished to completion.

ELECTRICIAN

1. Preliminary & General

Read and note all clauses under Preliminary and General of this specification where they apply to this trade.

2. Fees

Pay all fees and charges and obtain all necessary permits for this trade

Scope of Work

Carry out the whole of the electrical installations in strict accordance with the latest Electrical Wiring Regulations and Local Authority's by-laws, and meter wiring diagrams.

4. Materials and Workmanship

All materials used under this contract shall be of approved British or New Zealand Standard Specification. Allow for all materials necessary to complete the contract whether specified or not. All work shall be carried out by a Registered Electrician in accordance with regulations and best trade practice and in a manner which will cause minimum inconvenience to other workman and the work as a whole. Do all cutting away, drilling etc. and with timber cut the minimum only away for the entry of cables

5. Co-Operation

Co-operate with the Building Contractor and other sub-contractors in all phases of work. Give ample notice to enable the Contractor to arrange the necessary void, chase data etc.

6. Completion and Connection of Power.

Leave work complete, pay all charges and arrange for all inspections and tests and for the connection of power to the works. It is the responsibility of the Electrical Contractor to ensure that no delay is occasioned to the job once the contract is complete.

7. Power Board Supply

Arrange with the Power Board, allow for and pay all fees for the connection of an underground, or overhead, supply to the residence.

3. Meter Box

Provide and install recessed meter box where shown on plan. Confer with Carpenter for trimming same.

9. Main Switchboard

Provide and install in recess main switchboard complete with all necessary control and auxiliary equipment

10. Electric Stove

Allow the P.C sum of \$______ for the supply only of the stove. Provide and fix a 30 amp flush switch for stove and sufficient cable for connection and allow for installation.

11. Water Heater

Allow for the permanent connection of the water heater to the electrical system. Provide and install 3 K/M element and thermostat to 136 litres hot water cylinder provide by the Flumber. Refer clause 3 of this section.

12. Power Points

All wall plugs shall be 230v. 10 amp 3 pin flush type Generally install plugs 300mm above floor or 225mm above bench top. Points to washer/dryer space and refrigerator 1200mm from floor. The exact position of all power points shall be determined on the job by the Owner.

13. Lights

All lights to be first quality, plastic batten holder shall be reinforced. All roses and holders not covered by fittings shall be white.

14. Light Switches

Light switches generally shall be 10 amp. All insulated P.D.L., micro-gap type or equivalent. Where indicated fit flush type with plain bakelite flush plate. Fix switches generally 1200mm above floor.

1	5.	Special	Fittings
, ,	J.	2000.00	

Allow the sum of \$______for fittings to be selected by Owner.

16. Light Points

Allow for installing a total of _____outlets in building.

17. Power Points

Allow for installing a total of ______power points in the building.

PAINTER & GLAZIER

1. Preliminary & General

Note all clauses under Preliminary and General of this specification which shall apply to this section of the work.

2. Materials

Generally all materials shall be of N.Z Manufacture of approved brands and of the paint selected respective coats shall be of the same brand.

3. Workmanship

All work shall be carried out in accordance with good trade practice. Surfaces shall be clean and properly prepared before coating and work shall be in accordance with Code of Practice NZSS 2239, "Painting of Buildings."

4. <u>Colour Scheme</u>

The Owner will select from standard colour charts, colours he will require and Contractor is to allow for picking out sashes, doors, porches or any other reasonable colour change required.

5. Stopping

After priming all nail holes or joints are to be stopped and cleaned off before undercoating for painted work and for varnished work etc. are to be stopped with matching putty after first coat of sealer.

6. Painting of External Woodwork

After priming all external woodwork and adjacent metalwork such as flashings, spouting and downpipes is to be given one good coat of undercoat followed by finishing coat of high gloss paint. Priming coat before painting shall be well brushed in and all faces shall be covered, ends of laps and sides of sashes, door etc

7. Painting of Interior Surfaces

Refer to plan or separate instructions to accompany this specification. Wallboard and ceilings as required to be given one coat of sealer and finished with two coats of approved paint, finishing flat or semi-gloss as required.

Where full gloss is required such as kitchen and bathroom finishing coat shall be full gloss enamel.

8. Varnishing

Where varnishing is required such as doors, architraves and skirtings give one coat of approved P.V.A. sealer followed by two coats of clear varnish finishing egg-shell gloss and lightly sanding between coats.

9. Concrete

To concrete base walls or concrete block work apply two coats of exterior quality P.V.A paint of an approved type finishing semi-gloss.

10. Roof

Roof - if corrugated iron prime all laps bafore fixing. For corrugated iron or galvanised trough section roofing after fixing prime roof with calcium plumbate glavanised iron primer and then apply one good coat of approved roof paint.

11. Paperhanging

All rooms to be papered shall have paper hung to a value of \$_____ per roll. Walls shall be properly prepared by sizing, paper hung straight and true with butt joints, and paste used shall have a fungicide incorporated.

12. Glazier

Glaze all sashes, glass doors or screens with appropriate weight glass properly fixed and puttied or beaded into rebates. Where required glazing shall be selected obscure patterned glass.

13. Mirror

Provide a 6mm plate glass mirror and mount on bathroom cabinet door with mirror clips.

14. Completion

The Painter and Glazier are to do all that is required of their trades to leave the work complete and all must be left clean including all glass at completion.

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PROVISION FOR VARIATION No. 1	
Cost of Variation Order No.	\$ Signatures
PROVISION FOR VARIATION No. 2 Cost of Variation Order No. 2 Date	\$ Signatures
PROVISION FOR VARIATION No.3 Cost of Variation Order No.3 Date	\$ Signatures
PROVISION FOR VARIATION No. 4 Cost of Variation Order No. 4 Date	\$ _ Signatures
PROVISION FOR VARIATION No.5 Cost of Variation Order No.5 Date	\$ _Signatures
PROVISION FOR VARIATION No.6 Cost of Variation Order No.6	\$ Signatures

Form 9

ADVICE OF COMPLETION OF BUILDING WORK	
Section 43(1), Building Act 1991 11 30 (5 Watsow)	L
To Kapiti Coast District Council	
[Cross each applicable box and attach relevant documents]	
Under Building Consent No.: 970594	,
From [Owner]:	1
Name: P. Kendall	1
Mailing address: 71 Marie Pde	
P. P. Reach	
You are hereby advised that	
☐ All ☐ Part only as specified in the attached particulars	
of the building work under the above building consent is believed to have been completed to the extent required by that building consent.	
You are requested to issue	
□ A final □ An interim	
code compliance certificate accordingly (except where a code compliance certificate has been ssued by a building certifier as stated below).	
The attached particulars include:	
Building certificates A code compliance certificate issued by a building certifier Producer statements	
igned by or for and on behalf of the owner:	
Name: Veler Kendall	
Position: Date: / /	
Business Hours Contact No: 0429 88114	



FINAL CHECKLIST

Footpath crossing inst Refund crossing depo	talled sit \$ 400	Yes/No Yes/No			ged site reports	Yes/No Yes/No
Stormwater & site dra appear satisfactory	inage	Yes/No		neering	site reports	Yes/No
Building Exterior	**	CHEC	K PLANS			
Subfloor - ventilation	-0 :	Flashings - ro	of penet	H	Windows - glass	ı
Decks - structure			hips	1	labels	2
Balustrades - design			valleys	-	Gulley dishes	J
height			gables	-	Wastes to gullys	~
Steps/Stairs - design	-		flues	A	Terminals vents	E
handrait	-	Cladding		A	Downpipes sealed	
Flashings - windows		Roofing			Landscaping	31150
Building Interior		CHECK	FITTING			
ervice area floors	, F	ood storage	FILLING	3	Water temporary	100
tair design		Vat. ventilatio	n		Water temperature Solid fuel heater	23 /
landrails		Iech. ventilat			Supply tank	
arriers		nsulation	1011	1	Trap seals	
ightings		lot water cylin	nder flues		Cistern flushing	
aundering		ot water cylin			WC pan connection	
	-	empering val			ve pan connection	1

MM DEVELOPMENTS

Civil & Structural Engineers

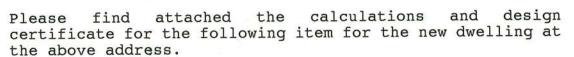
June 15, 1997

Kapiti Coast District Council Rimu Road Paraparaumu

Attention: Building Inspector

Dear Sir,

MR.P.KENDALL 15 WATSON DRIVE PARAPARAUMU BEACH



a) Revised foundations

Should you require any further information please contact the writer.

Yours faithfully, MMDEVELOPMENTS

M.B.McEntegart. MIPENZ Reg.Eng

Marai Road • Raumati Beach • P.O. Box 91, Paraparaumu • Tel: 04 297 1136 • Fax: 04 297 3231

DESIGN CERTIFICATE

I, MICHAEL BERNARD MCENTEGART, being registered under the provisions of the Engineers Registration Act 1924 and currently holding an Annual Practising Certificate hereby certify that I have personally supervised the design of the following items from the job titled:

P.17097

MR.P.KENDALL 15 WATSON DRIVE PARAPARAUMU BEACH

a) Revised foundations

I certify the design has been carried out in accordance with sound and widely accepted engineering principles and that they comply with the relevant requirements of:
NZS 4203., NZS 3101.

Signature..... Professional Qualifications. B.Sc. MIPENZ. Reg.Eng. Registration Number 5644

For and behalf of MMDEVELOPMENTS.

Date !!

M.B.McEntegart MIPENZ Reg Eng

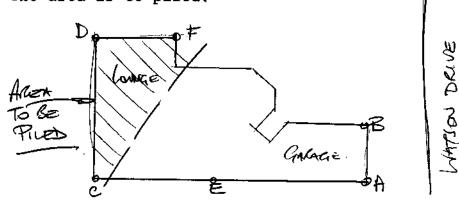
CALCULATION SHEET

11

P 17097: MR.P.KENDALL, 15 WATSON DRIVE, PARAPARAUMU BEACH

Dwelling consists light tile roof pitch 25deg, brick veneer and concrete floor.

Site consists of sands of variable bearing capacity, Scala Penetrometer tests undertaken by Cuttriss McKenzie Martin The top layers in the area of tests A and B have been rolled to compact the top 400mm. The tests elsewhere were only marginal in respect of NZS 3604 requirements. The test at D fails and the area is to piled.



Approximate pile length	2500.00	mm
Tanapole diameter 150mm	150.00	mm
L/B	16.67	
From NZS 3603 fig 4., k8	.90	
Fc'=5.2Mpa., k20=0.9., k21=0.9.	4.21	Mpa
Modified Fc'	3.79	Mpa
Maximum P=Fc'*Area	67.00	kN
For piling purposes use 35 kN		
Max pile set = $(0.85*w*h*0.7/3*35)-2$	20.51	mm/blow

Check loadings on ring foundation per metre All roof loads are carried on the external walls no internal loadbearing walls

SOUTH WALL

Light tile Roof S=3.5m	1.40	kN/m
Timber wall 2400mm	.96	kN/m
Brick veneer (20% openings) 2500mm - wt 20kN/m3	2.80	kN/m
Floor DL 100mm thick - wt 24kN/m3	2.40	kN/m
Floor LL 1.5kPa	1.50	kN/m
Foundation	3.84	kN/m

TOTAL

12.90 kN/m

WEST WALL

Light tile Roof S=2.5m Timber wall 2400mm Brick veneer (20% openings) 2500mm - wt 20kN/m3 Floor DL 100mm thick - wt 24kN/m3 Floor LL 2.5kPa Foundation	1.00 kN/m .96 kN/m 2.80 kN/m 2.52 kN/m 2.63 kN/m 3.84 kN/m
TOTAL	13.75 kN/m
Maximum pile spacings	
SOUTH WALL WEST WALL	2.71 m 2.55 m
From plan actual spacings	
SOUTH WALL WEST WALL	2.00 m 1.90 m
Maximum moments (1.4DL+1.7LL)L2/8	
SOUTH WALL WEST WALL	9.26 kNm 9.04 kNm
Use 2/D12 rods in foundation a=2*D16*fs/0.85*fc*b Mu=0.9*2*D16*fs(d-a/2)	224.00 mm2 9.88 17.85 kNm
check shear V=(1.4DL+1.7LL)*span/2 vi=V/0.85bd vc=0.2fc1/2 Use minimum reinforcing R10 at 300mm centres	19.03 kN .14 MPa .89 MPa
MARGINAL AREAS	
worst results 8 blows per 300mm qa= allowance for EQ 0.75qa	90.00 kPa 67.50 kPa
Wall loadings	
EAST/WEST WALL - Garage	
Light tile Roof S=3.6m Timber wall 2400mm Brick veneer 2500mm - wt 20kN/m3 Floor DL 100mm thick - wt 24kN/m3 Floor LL 2.5kPa Foundation TOTAL	1.44 kN/m .96 kN/m 3.50 kN/m 2.40 kN/m 2.50 kN/m 2.21 kN/m

EAST/WEST WALL - Dwelling

Light tile Roof S=5.6m Timber wall 2400mm Brick veneer (20% openings) 2500mm - wt 20kN/m3 Floor DL 100mm thick - wt 24kN/m3 Floor LL 1.5kPa Foundation	.96 2.80 2.40 1.50	kN/m kN/m kN/m kN/m kN/m kN/m
TOTAL	12.11	kN/m
IMPOSED LOADINGS		
EAST/WEST WALL - Garage EAST/WEST WALL - Dwelling	56.56 52.64	

Due to the variable nature of the ground the foundation width should be increased to provide for any areas where the ground conditions are marginal

An increase to 400mm reduces the imposed loadings to:

EAST/WEST WALL -	Garage	32.52 kPa
EAST/WEST WALL -	Dwelling	30.27 kPa



CUTTISS, MCKenzie, Martin Ltd. RESOURCE MANAGEMENT CONSULTANTS REPRESISTERED SURVEYORS CONSULTING ENGINEERS

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KAPITI COAST DISTRICT COUNCIL

TELEPHONE (04) 298-5139 FAX (04) 297-2563

Horowhenua Energy Charges: \$ 20 incl G. (T.

PROJECT INFORMATION MEMORANDUM

(Electrical Supply) APPLICANT: TP Kend // MAILING ADDRESS: 71 Marine SITE ADDRESS: 15 A WATSON DR LOT NO: ______ DP: _____ 22266 PROJECT: New Building Alteration Removal/Demolition Relocated Building (approx. age _____ years) INFORMATION TO BE PROVIDED BY HOROWHENUA ENERGY Site Plan of Existing Services (if any): AC Atached plan. Availability of Power: LOCATION: From XFMR W121 Te Kupe Rd, Plan Beach. Reserve Capacity: Location of Electricity Easement (if any): Location of Overhead Lines Crossing Site (If any): Requirements of Disabling Service (where applicable):

VATURAL GAS CORPORATION

KAPITI COAST DISTRICT COUNCIL

DATE 6-6-97.

PROJECT	INFORMATION	MEMORANDUM
---------	-------------	------------

Situation Address	IS A WATSON DR. Pem.
Legal Description	LOT 11- DP 22266
Applicant	G. P. KENDALL.
Date of Request	5-6.97.

- a) A gas main of medium/intermediate pressure fronts this property (refer attachment).
- b) This property is serviced, or is traversed from one boundary point to another by medium/intermediate pressure gas pipeline (refer attachment). The following condition applies:

For any building work (as defined by Section [2] of the Building Act 1991) that will disturb over and around any gas pipeline or service and prior to the commencement of that work, the applicant shall be required to contact the nearest Natural Gas Corporation gas Centre for authorization to proceed.

(c) No gas pipeline is in the vicinity of this property.

Yours faithfully

Note: No liability in the Corporation's obligations to the Building Act 1991 and the Local Government Official Information and Meetings Amendments Act (No 2) 1991 is implied by this and all attached documents. The Corporation does not accept liability for on site interpretation of the attached drawings. A pipe location service is available upon request.

FOR OFFICE USE				
				-
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Building Consent Addenda

Application

MR TIMOTHY PETER KENDALL No. 970594
71 MARINE PARADE Issue date 18/06/97
PARAPARAUMU BEACH Overseer Don Blaikie

Project

Description	NEW CONSTRUCTION	
-	BEING STAGE 1 OF AN INTENDED 1 STAGES	
	NEW DWELLING	
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS	
Intended Use	RESIDENTIAL	
Estimated Value	\$100,000	
Location	15A WATSON DRIVE PARAPARAUMU BEACH	
Legal Description	X/L OF LOT 11 DP 22266	
Valuation No.	1527105300	

Builder:

TIMOTHY P KENDALL

General Requirements

- a) The District Inspector is to be given 24 hours' notice before carrying out the following inspections:
- 1. INITIAL INSPECTION
- 2. FOUNDATION INSPECTION
- 3. FOUNDATION INSPECTION
- 4. PRE-CONCRETE SLAB INSPECTION OF PLUMBING
- 5. PRE-SLAB INSPECTION, CONCRETE FLOOR
- 6. PRELINING INSPECTION, MOISTURE TEST, CHECK BRACING
- PRELINING INSPECTION OF PLUMBING
- 8. POST-LINING INSPECTION, LININGS, FIXED AS PER BRACE DESIGN
- 9. WATER TEST ON SEWER DRAINS
- 10. FINAL INSPECTION BUILDING
- 11. FINAL INSPECTION OF PLUMBING
- 12. FINAL INSPECTION GULLIES, ETC
- 13. FINAL INSPECTION STORMWATER

2 Building Consent Addenda 970594

a) 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.

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

OWNER/BUILDER/ AUTHORISED PERSON

Date:

Building Consent Addenda 970594

- LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 6 calendar months after the date of issue. Or within such further period as the territorial authority allows.
- 3. 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.
- Work to comply with NZS3604-1990.

3

- Metal head flashings required over all exterior joinery.
- 6. As this building is located within the Very High Wind Zone all Exterior load bearing walls require 100 x 50 studs at 480mm centres maximum, and Light roofs require 16kn cyclone ties to rafters and trusses. Purlins to Light roofs require 1 'Z' nail additional securement, top and bottom edge
- Note and comply with endorsements on approved plans.
- 8. Names and registration numbers of plumber and drainlayer are required before work commences.
- Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with Fig E 1 NZS 3604 1990.

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

OWNER/BUILDER/ AUTHORISED PERSON

Date:



Project Information Memorandum

Section 31, Building Act 1991

Application

MR TIMOTHY PETER KENDALL	No.	970594
71 MARINE PARADE	Issue date	18/06/97
PARAPARAUMU BEACH	Application date	26/05/97
	Overseer	Don Blaikie

Project		
Description	NEW CONSTRUCTION	
	BEING STAGE 1 OF AN INTENDED 1 STAGES	
	NEW DWELLING	
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS	
Intended Use	RESIDENTIAL	
Estimated Value	\$100,000	
Location	15A WATSON DRIVE PARAPARAUMU BEACH	
Legal Description	X/L OF LOT 11 DP 22266	
Valuation No.	1527105300	

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

This project information memorandum includes: Information identifying relevant special features of the land concerned Details of relevant utility systems Details of authorisations which have been granted

Signed for and on behalf of the Council:

Name:

Date: 19.6.97



PROJECT INFORMATION MEMORANDUM

Planning Requirements

APPLICANT: TP Kandall
MAILING ADDRESS: 71 Marine Pd Pran
SITE ADDRESS: 15 A Watson Am
LOT'NO: DP:
PROJECT: New Building Alteration Removal/Demolition Relocated Building (approx age years)
ZONING: TRANSITIONAL DISTRICT PLAN: Residented A
PROPOSED DISTRICT PLAN: Residential
USE PERMITTED: Complies.
RESOURCE CONSENT GRANTED: Not required
DESIGNATIONS ON PROPERTY: None found.
EASEMENTS: None found.
SITE SUBJECT TO INUNDATION: Not know to so
COASTAL BUILDING LINE RESTRICTION: N/A
RELOCATABLE ZONE: N/A
MINIMUM FLOOR LEVEL (50 year event) N/A Metres above mean sea level
RECOMMENDED MINIMUM
FLOOR LEVEL (100 year event) Metres above mean sea level
YARD AND HEIGHT REQUIREMENTS: Cauglies
TREE/BUILDING PRESERVATION: None Gond
OTHER COMMENTS: Note: Speck condition dosign required
NOTE: Minimum floor levels must use Mean Sea Level Wellington Datum 1953. Certification that the floor level complies with the minimum floor level will be required from a

Registered Surveyor prior to foundation inspection.

SPECIAL FEATURES OF THE ABOVE LAND

Information is attached identifying the following special features of the land concerned that are known to Council:

Potential Erosion
Potential Avulsion.
Potential Subsidence
Potential Slippage
Potential Alluvion
Potential Inundation.
Presence of Hazardous Contaminants.
Other feature(s) or characteristic(s) likely to be relevant to the design or construction of the proposed buildings and not apparent from the District Scheme or District Plan:
(Plumbing & Drainage)
SEWER AVAILABLE/CONNECTED
WATER AVAILABLE/CONNECTED
SITE PLAN OF EXISTING SERVICES (IF ANY)
LOCATION OF SEWER LATERAL Man Symbol
LOCATION AND SIZE OF WATER TOBY plan sum led 20-
LOCATION OF EASEMENTS (IF ANY) none know
LOCATION OF PUBLIC DRAINS (IF ANY) home knew
STORMWATER DISPOSAL TO CHANNEL
DRAIN
ON SITE
ADDITIONAL COMMENTS



BUILDING CONSENT Section 35, Building Act 1991

Applicant

Consent Details

MR TIMOTHY PETER KENDALL

71 MARINE PARADE PARAPARAUMU BEACH

Consent/PIM No.: 970594 Date issued: 25/06/97 Date of applicn: 26/05/97

Valn No:

1527105300

Overseer:

Don Blaikie

Project Descrn:

NEW CONSTRUCTION

BEING STAGE 1 OF AN INTENDED 1 STAGES

NEW DWELLING

Intended Life:

INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses:

RESIDENTIAL

Project Location:

15A WATSON DRIVE PARAPARAUMU BEACH

Legal Description: X/L OF LOT 11 DP 22266

Estimated Value:

100,000

CHARGES:

The Council's charges paid on uplifting this

Building Consent, in accordance with the attached

details, are:

1,466.00 Building Research Levy 100.00 Building Industry Authority Levy 65.00 TOTAL: 1.631.00

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

This building consent is issued subject to the conditions specified in the attached page(s) headed CONDITIONS OF BUILDING CONSENT 970594.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

BUILDING CONTROL OFFICER DATE: 25.



25.6.97

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

- 2 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 Work to comply with NZS3604-1990.
- 4 Metal head flashings required over all exterior joinery.
- 5 As this building is located within the Very High Wind Zone all Exterior load bearing walls require 100 x 50 studs at 480mm centres maximum, and Light roofs require 16kn cyclone ties to rafters and trusses. Purlins to Light roofs require 1 'Z' nail additional securement, top and bottom edge
- 6 Note and comply with endorsements on approved plans.
- Names and registration numbers of plumber and drainlayer are required before work commences.
- 8 Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with Fig E 1 NZS 3604 1990.



NAME: T P Kendell	Lt 1- D882977
ADDRESS: 15 A Watson Dr	LOT: 11. DP: 222.6.5.
PROJECT: Daelling	CONSENT NO: 970594

WORK CANNOT PROCEED PAST EACH STEP UNTIL THAT STEP HAS BEEN INSPECTED, APPROVED AND THIS FORM SIGNED BY THE RELEVANT INSPECTOR. WORK APPROVED BY A CERTIFIER REQUIRES A BUILDING CERTIFICATE SUPPLIED BY THE CERTIFIER.

COVILONENT TO BE	ואגרבכדוסא	เนรเ	ECTION	CONINIERTS WOOLOR	-	OK TO	אסודוסא	DATE, SIGNATURE
INSPECTED	REQUIRED (TICK)	CHECK	RECHECK	RECTIFICATION NOTICEN		ROCEED CES/NO	LEZ/NO	Signature
FOUNDATIONS	.,	1		Siting Apple	c-1	43	No	MB 18.62
Siting	J,	J		Corract.		8 9		
Footing - Piles	1	1		Piles 18-3.	65	etsz	~= 201	- 90. 6.97
Steel	1	1		4/012 Rods+	Star	hos		The second
Min Floor Level Cert				Not Caples	0 3	MANCE	016	24.6.97
CONCRETE FLOOR 2	PS GBIL	ck	tasteur	ECOLOMN			Borrie	NG 26 697
Building	1	V		Sticker latton	ili		.,	11
% D Wastes, etc	V	11	ml	restats &		19	M	JH 25/6/9
SUB FLOOR		-	-			t		. /
Connections								
Braces .				×.				Ti di
Blocking							8,	
Insulation				**				
BLOCKFILL 1								
BLOCKFILL 2								
PRE-LINE	1			Tie free				
Wall Framing	1	V		Céllia dat	DAF	2	March	1.00× J 1:20
Moisture ·		1		1/2 high 3	++	5	Yes	BM125/7/97
Bracing	1	N	1	Provide Pi	13	May	esagn	ded on Won Proc
Fixings		1	1 7	Provide st	200	-141-	Post	Conflict Top Platous
Lintels	/	V	13	Provide V	Vak	-	1 110	Littel 2000
Roof Framing	/	1	14	Botts Bracis	1	ext	where	egninol
Trusses	/	1	1		9			V
Bracing	11	V		Ceiling Bal	Nen	~ 9	2 okt	lie Ceiling
Fixings	1/	1	1.	1		,		41897 118
l' & D 1500 KPA lest	/	Tag	feel	1500 PM OZ		X	16	JH 23/7/9°
POSTLINE	/	85	role)	& Con vilete	L	chec	1 Gis	1+2 MIL 35.70
DRAIN TEST - SEWER	V	I	raw	y seek of	2	Va	11	NA salata
DRAIN TEST - STORMWATER	/		5	Val Ale		19	160	04 70/8/01

FINAL INSPECTIONS

COMPONENT TO BE	INSPECTION REQUIRED (TICK)	INSPECTION	COMMENTS AND/OR RECTIFICATION NOTICE NO	OK TO PROCEED YES/NO	NSIFECT LYSIFECT VES/NO	DATE, SIGNATURE
Insulation	1		estitue only			BAR
Joinery & Flashings	1.	J	DWP. 1330			
Glazing (Safety etc)	/	~				
Range/Bathroom Fans						
Comb, Heater/Chimney	1					
Floor Levels						
Post Connections	•					
Subtloor Ventilation						
Subfloor Access						
Room Ventilation	1	V				
EXTERIOR CLADDINGS	,					
Walls			Brick not star	Red .		
Ruof	/		Metal Bles			
Hot Water Temp	V					
IfW Cyl, Valves & Restraint						
Waste & Drain Vents	/	/	ALL ON AT THE			
Gully Traps	V	/	FINAL STAGE			BOME 30/9/9
Spouting & Downpipes		/	1200			
Stonnwater Drains		//				
ENG SUPERVISION CERT	1					
FIRE FACILITIES						
EGRESS						
DISABLED						
EHO						

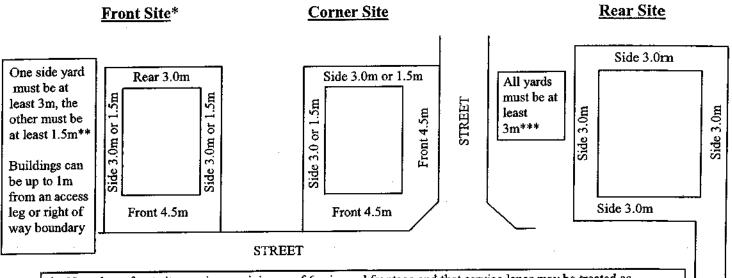
BUILDING COMPONENTS DEEMED COMPLETED

CERTIFLER	SIGNATURE	DATE	CERTIFIER	SIGNATURE	DATE
Building	BAC	30-9-97	Services		
Plumbing	n	u	Resource Management		-
Drainage	n	-	Air Conditioning		
EHO					
Lifts					
Compliance Schedule					

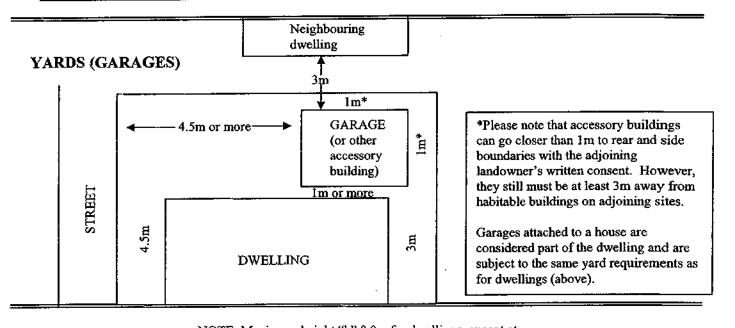
WORK IS NOW DEEMED TO BE COMPLETED. A COISSUED WHERE REQUIRED BY THE BUILDING ACT		FICATE WILL BE
CODE COMPLIANCE CERTIFICATE NUMBER		
Signature	Designation	Date

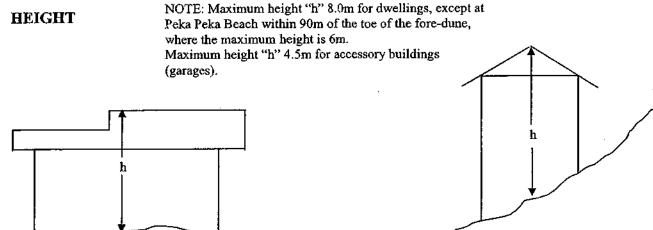
BUILDINGS IN THE RESIDENTIAL ZONE

YARDS (DWELLINGS)

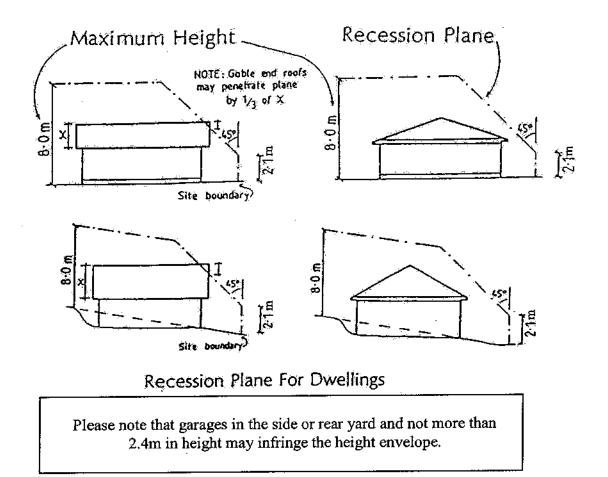


- * Note that a front site requires a minimum of 6m in road frontage and that service lanes may be treated as roads for the purposed of determining yard requirements.
- ** Note that the 1.5m side yard in a front or corner site can be reduced without Resource Consent if the adjoining landowner's written consent is obtained.
- ***One of the 3m yards in a rear site can be reduced without Resource Consent if the adjoining landowner's written consent is obtained





HEIGHT ENVELOPE



SITE COVERAGE

The maximum area covered by all buildings on any site in the Residential Zone shall be 40%.

ACCESSORY BUILDINGS

The maximum area of accessory buildings shall be 60m² in the Residential Zone.

FENCING

The maximum height of a fence on the boundary is two metres in the Residential Zone, except along the road frontage where the maximum height shall be 1.8 metres.

PERMEABILITY

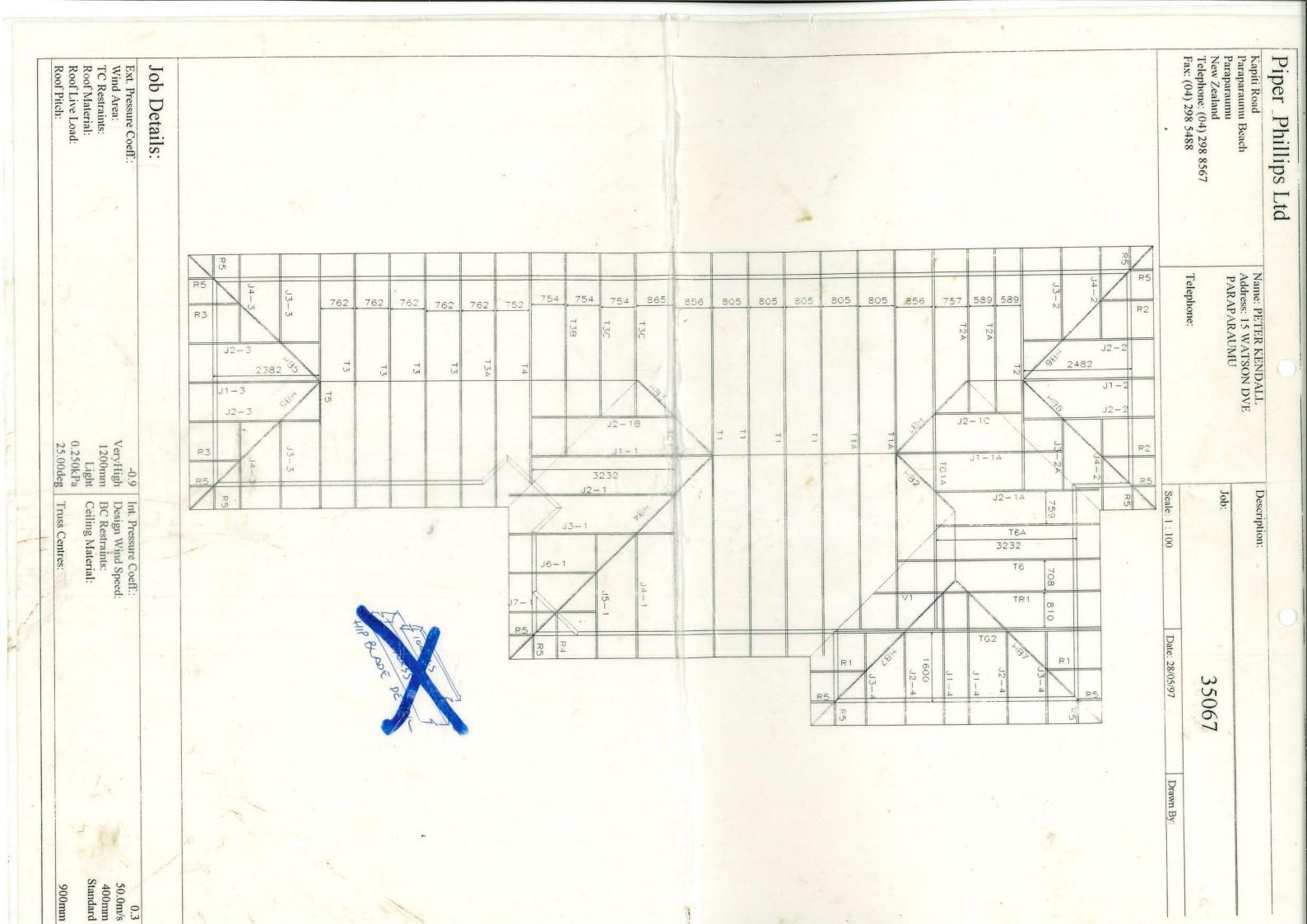
Each site should have a permeable surface area of 30% that is not covered by buildings or paving.

COASTAL BUILDING LINE RESTRICTION

<u>Paraparaumu</u>, <u>Raumati</u>, <u>Paekakariki</u> - There shall be no building within 20m of the toe of the foredune (as shown on the planning maps) and any buildings built between 20m and 50m from the toe of the fore-dune shall be relocatable.

Waikanae - There shall be no building within 7.5m of the seaward title boundary.

<u>Peka Peka</u> – There shall be no building within 70m of the seaward edge of the existing Esplanade Reserve.





NAME: C+ P Booton.	
ADDRESS: 15 A Watson Dr	LOT: 1 DP: 82922
PROJECT: Conservatory	CONSENT NO: 97/5/0.

IFORK CANNOT PROCEED PAST EACH STEP UNTIL THAT STEP HAS BEEN INSPECTED, APPROVED AND THIS FORM SIGNED BY THE RELEVANT INSPECTOR. FORK APPROVED BY A CERTIFIER REQUIRES A BUILDING CERTIFICATE SUPPLIED BY THE CERTIFIER.

razlec <u>len</u> Coyilonexi io de	REQUIRED		אבדוסא	BECLILICYLION HOLICE HO	PROCEED	אמנצכב אחטננוסא	DATE, SIGNATURE
FOUNDATIONS	(TICK)	CHECK	RECHECK	NI FA	1.52/40	1.5740	MB 19 = 2 = 0
				Notleady	Na	ys	NAD 19-30
Siting				see it also	2269		
Footing - Piles							
Steel				Extra states & rod & Mech	yos_		MM 13-3-98
Min Floor Level Cert				all ok.			
CONCIUETE FLOOK							
Building		*					•
e D Wastes, etc							14
SUB FLOOR					<u> </u>		•
Connections							
Braces							
Blocking						4	
usulation			***	24)			
BLOCKFILL I			· · · · · · · · · · · · · · · · · · ·		-		<u> </u>
BLOCKFILL 2				7			
PRE-LINE				/ *	 		
Wall Framing	- 65			- 1			
Moisture .				%			
Bracing							
Fixings							
Lintels							1
Rool Framing					 		
l'russes					********		·
Bracing							
Fixings							
l' & D-1500 KPA lest							
POSTLINE				1	†		
DRAIN TEST - SEWER		-			-	 	1
DRAIN TEST . STORMWATER							-

15 A watson Drive Paraparaumu Beach 16-1-98

Building Control Officer

Kapiti Coast District Council

Provate Bag 60/

Paraparaumy 6450

RECEIVED

2 0 JAN 1998

KAPITI COAST DISTRICT COUNCIL

Dear Sir

BC 971510 - New Conservatory - 15A watson Drive Parapra-

your better 12 ganuary nesers

- 1. The site location was decussed with craig Still of Resource Consents Dept. and it is my understanding that the location as shown on plan 1 is satesfactory without Lenther consent.
- 2. It was not instended to fix the conservatory roof to the Klass Fascing but to a nibban plate and the soffit. This is now shown on plan? as detail 3.
- 3. On the bosis of our descussion I have nedesigned the floor / foundation to be a concrete floor as now 5 hours or plan 2.

Please consider the attached plans and advise me of day farther information that may be required

yours faithfully



FILE: 4.2.1

12 January, 1998

CA & PS Barton 15A Watson Drive PARAPARAUMU Received and Revised DK Version 20-1-90. R.D.

Dear Sir/Madam

BC971510 - NEW CONSERVATORY - 15A WATSON DRIVE, PARAPARAUMU

We are in receipt of amended plans, submitted 24th December in response to Mr Hawkins earlier letter regarding side yard intrusion.

From perusal of the amended plans you appear to have reduced the side yard intrusion but not alleviated the basic problem. We urge you to contact Anna Sisarich or Craig Still of the Resource Consents Department to ascertain what if any change is necessary to effect compliance to their satisfaction.

From the Building Control Department's point of view there appears to be two basic problems with the proposal.

- 1. Carter Holt Harvey, manufacturers of Klass Fascia have stated to us on a previous occasion that under no circumstances should conservatory roofing be supported off the fascia system directly.
- 2. The details submitted for the foundation and floor systems for the addition are non complying and also fail to achieve minimum ground clearances between the finished floor level. As detailed water will penetrate into the subfloor space and serious problems will occur with the flooring and timber subfloor framing.

The basis of the problem obviously stems from your reluctance to cut back the coloured patterned concrete paving.

We are of the opinion that while unfortunate it is going to be necessary to do so to form the necessary footing beneath all sides of the aluminum conservatory framing. An effective floor would be better achieved by forming a concrete floor to the conservatory itself with a vapour barrier and footing all poured in one.

Coloured/patterned paving around the perimeter of the extension can then be placed to matched and conserve the desired visual effect.

The edge of the existing paving can be nearly cut with suitable cutting equipment to prevent edge damage at a suitable location and extended as desired later.

Please contact the writer to clarify aspects of points 1 and 2 above you are unsure of.

Enclosed for your information is a copy of a communication from Carter Holt Harvey re the fascia fixing.

Yours faithfully

P Wilkinson

BUILDING CONTROL OFFICER



Walls Place

Telephone 64-4-232 5184

Linden

Facsimile 64-4-232 0283

PO Box \$1-083

Wellington, New Zealand

13 October 1997

Kapiti Coast District Council Private Bag 681 PARAPARAUMU

Attention Mr Peter Wilkinson

Dear Sir,

REFER: PROPOSED CONSERVATORY

Thank you for your fax dated 13/10/1997, regarding the supporting of a conservatory roofing system from the existing Klass Fascia on the dwelling.

Klass Fascia is supported only by our Klass Fascia bracket which is fixed at 900mm centres or on each rafter. We would not recommend the purpose made 70 x 70 channel be fixed direct to the 55 gauge Colorsteel fascia or to the Klass Fascia bracket. The Klass system was not designed as a roofing support system but as a way to remove stormwater from a roof area.

If you should require to discuss this further, please contact the undersigned.

Allan Carton

Manager: Lower North & South Island Sales



20 December, 1997

C A & P S BARTON 15A WATSON DRIVE PARAPARAUMU BEACH

Dear Sir/Madam

Re: Your building consent application no. 971510 NEW CONSERVATORY 15A WATSON DR, PARAPARAUMU

Your application for a building consent has been checked.

The proposal does not comply with the requirements of the Kapiti Coast Transitional and District Plans in the following respects:

 CONTACT THE TOWN PLANNING DEPARTMENT IN RESPECT OF YOUR PROPOSAL IN RESPECT OF THE SIDE YARD INTRUSION BEYOND THAT ALLOWABLE BY COUNCILS DISTRICT PLAN.

When your plans and/or specifications have been amended to conform with the above comments, approval of your application will again be considered.

Yours faithfully

Arnold Hawkins

A Sisarich 7/P.



Building Consent

Section 35, Building Act 1991

Application

C A & P S BARTON	No.	971510
15A WATSON DRIVE	Issue date	10/02/98
PARAPARAUMU BEACH	Application date	16/12/97
	Overseer	Don Blaikie

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS

BEING STAGE 1 OF AN INTENDED 1 STAGES

NEW CONSERVATORY

Intended Life

INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Use

RESIDENTIAL

Estimated Value

\$10,000

Location

15A WATSON DR, PARAPARAUMU

Legal Description

LOT 1 DP 82922

Valuation No.

1527105301

Charges

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

attached details are:	\$ 342.00
Building Research Levy	\$ 0.00
Building Industry Authority Levy	\$ 0.00
Total	\$ 342.00

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

This building consent is issued subject to the conditions specified in the attached page(s) headed Conditions of Building Consent 971510.

Signed for and on behalf of the Council:

Name:

Date: 10.2.98

Conditions of Building Consent 971510

- LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 6 calendar months after the date of issue. Or within such further period as the territorial authority allows.
- All foundations are to be to solid bearing minimum of 300mm
- Work to comply with NZS3604-1990.
- Metal head flashings required over all exterior joinery.
- Note and comply with endorsements on approved plans.
- Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with Fig E 1 NZS 3604 1990.

7.

2



Building Consent Addenda

Application

C A & P S BARTON	No.	971510
15A WATSON DRIVE	Issue date	22/01/98
PARAPARAUMU BEACH		
	Overseer	Don Blaikie

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS
i i	BEING STAGE 1 OF AN INTENDED 1 STAGES
	NEW CONSERVATORY
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	RESIDENTIAL
Estimated Value	\$10,000
Location	15A WATSON DR, PARAPARAUMU
Legal Description	LOT 1 DP 82922
Valuation No.	1527105301

Builder:

OMEGA ALUMINIUM 151 MATAI RD RAUMATI

General Requirements

The District Inspector is to be given 24 hours' notice before carrying out the following inspections:

- 1. INITIAL INSPECTION
- 2. FOUNDATION INSPECTION
- 3. FINAL INSPECTION BUILDING

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.

Building Consent Addenda 971510

- 1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 6 calendar months after the date of issue. Or within such further period as the territorial authority allows.
- 2. All foundations are to be to solid bearing minimum of 300mm
- Work to comply with NZS3604-1990.

2

- Metal head flashings required over all exterior joinery.
- 5. Note and comply with endorsements on approved plans.
- 6. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with Fig E 1 NZS 3604 1990.

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

OWNER/BUILDER/ AUTHORISED PERSON

Date:



Project Information Memorandum

Section 31, Building Act 1991

Application

CA&PSBARTON	No.	971510
15A WATSON DRIVE	Issue date	22/01/98
PARAPARAUMU BEACH	Application date	16/12/97
	Overseer	Don Blaikie

Project

ALTERATIONS, REPAIRS or EXTENSIONS	
BEING STAGE 1 OF AN INTENDED 1 STAGES	
NEW CONSERVATORY	
INDEFINITE, BUT NOT LESS THAN 50 YEARS	
RESIDENTIAL	
\$10,000	
15A WATSON DR, PARAPARAUMU	
LOT 1 DP 82922	
	BEING STAGE 1 OF AN INTENDED 1 STAGES NEW CONSERVATORY INDEFINITE, BUT NOT LESS THAN 50 YEARS RESIDENTIAL \$10,000 15A WATSON DR, PARAPARAUMU

Valuation No. 1527105301

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

the building consent.

This project information memorandum includes:

Information identifying relevant special features of the land concerned
 Details of authorisations which have been granted

Signed for and on behalf of the Council:

Name: Mukuseh

Date: 22/1/98



PROJECT INFORMATION MEMORANDUM

Planning Requirements

APPLICANT: Cy P Baston.
MAILING ADDRESS: 15 A Watson Dr. Prain
SITE ADDRESS: n n
LOT NO: / DP: 82922
PROJECT: New Building Removal/Demolition Relocated Building
INTENDED USE: Conservatory (approx age years)
ZONING: TRANSITIONAL DISTRICT PLAN: Residential
PROPOSED DISTRICT PLAN: Residential
USE PERMITTED: Permitted activity
RESOURCE CONSENT GRANTED: None listed
DESIGNATIONS ON PROPERTY: None listed.
EASEMENTS: None listed
SITE SUBJECT TO INUNDATION: Not known to be
COASTAL BUILDING LINE RESTRICTION: NA
RELOCATABLE ZONE:
MINIMUM FLOOR LEVEL (50 year event) Metres above mean sea level
RECOMMENDED MINIMUM
FLOOR LEVEL (100 year event) Metres above mean sea level
YARD AND HEIGHT REQUIREMENTS:
TREE/BUILDING PRESERVATION:
OTHER COMMENTS:
en.
NOTE: Minimum floor levels must use Mean Sea Level Wellington Datum 1953. Certification

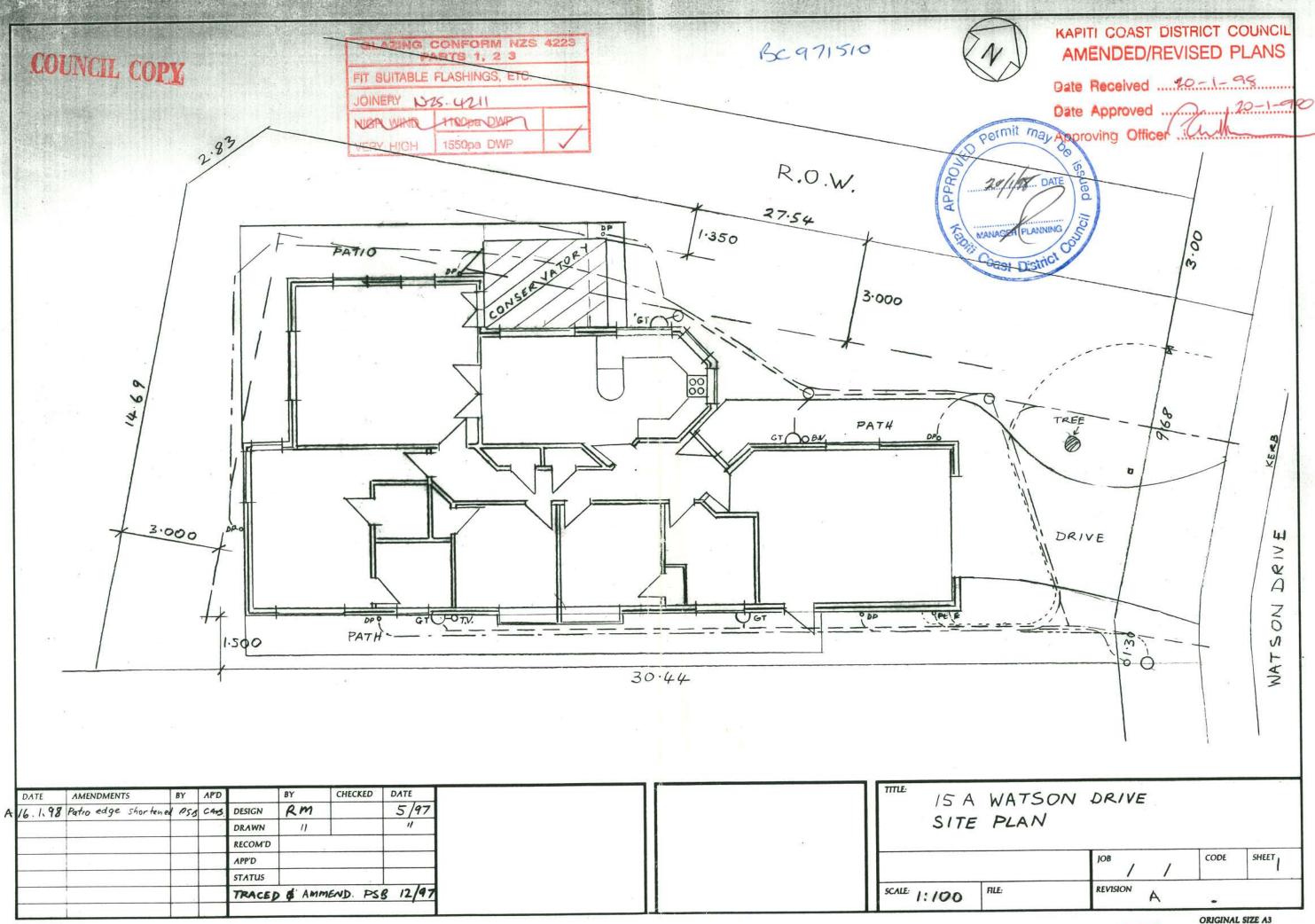
Registered Surveyor prior to foundation inspection.

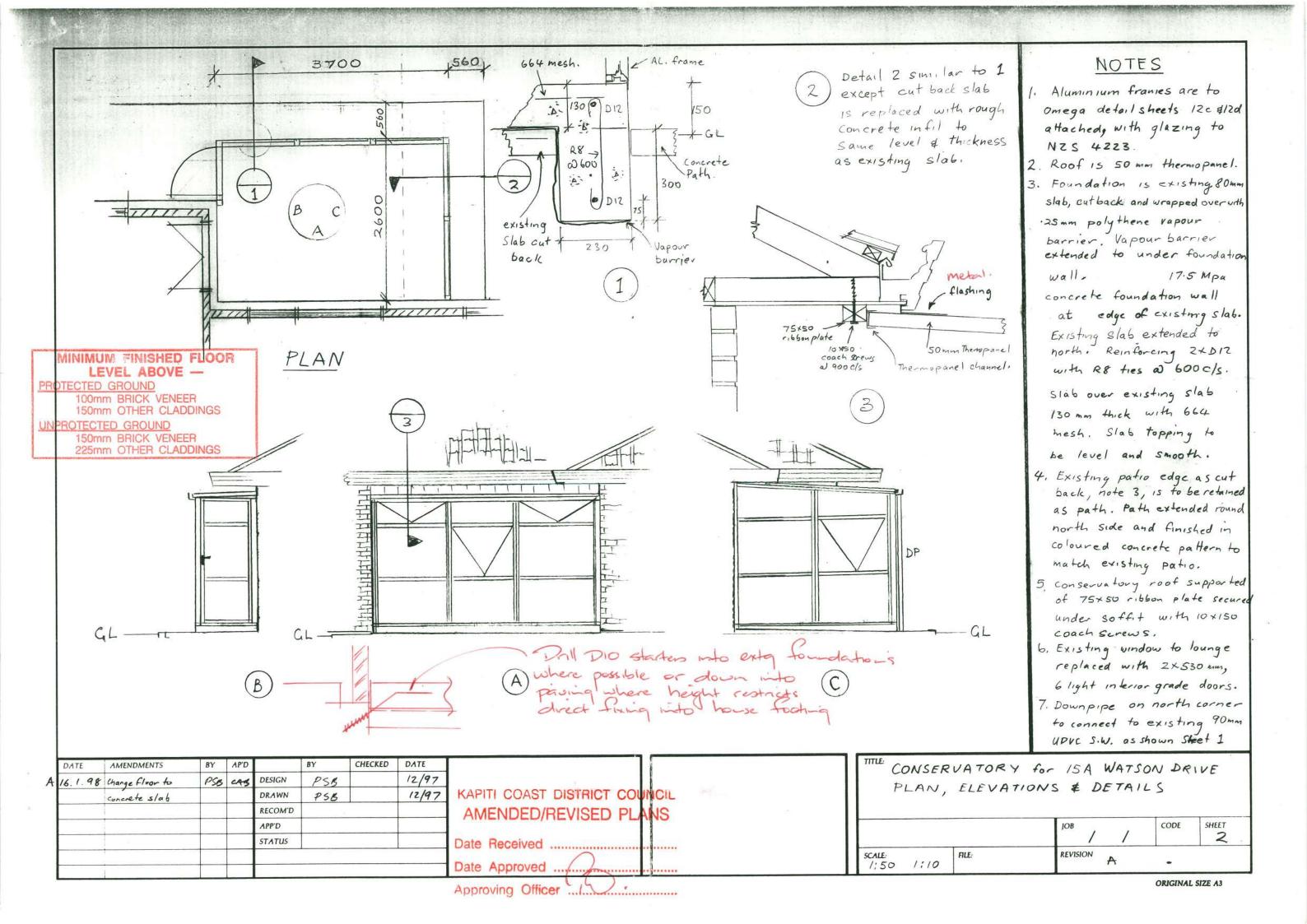
that the floor level complies with the minimum floor level will be required from a

SPECIAL FEATURES OF THE ABOVE LAND

Information is attached identifying the following special features of the land concerned that are known to Council:

ye at a self-			
Potential Erosion	······································		
Potential Avulsion			
Potential Subsidence			
Potential Slippage			
Potential Alluvion			
Potential Inundation	***************************************		
Presence of Hazardous Con			
Other feature(s) or characteristic(s proposed buildings and not appare	ent from the District S	Scheme or District I	Plan:
	(Plumbing & Drainage		_
SEWER AVAILABLE/CONNECTE		*	
WATER AVAILABLE/CONNECTE	ED		
SITE PLAN OF EXISTING SERVICE	CES (IF ANY)	•	• •
LOCATION OF SEWER LATERAL	,	***	
OCATION AND SIZE OF WATER	TOBY		
OCATION OF EASEMENTS (IF A	MY)		
OCATION OF PUBLIC DRAINS (IF ANY)		
STORMWATER DISPOSAL TO	CHANNEL		-
	DRAIN	0	# <u>#</u>
	ON SITE		
DDITIONAL COMMENTS		U	
e e			
e to the second			





COUNCIL COPY

PROPOSED THREE BEDROOM RESIDENCE at 15, WATSON DRIVE, PARAPARAUMU. for

MR. PETER KENDALL.

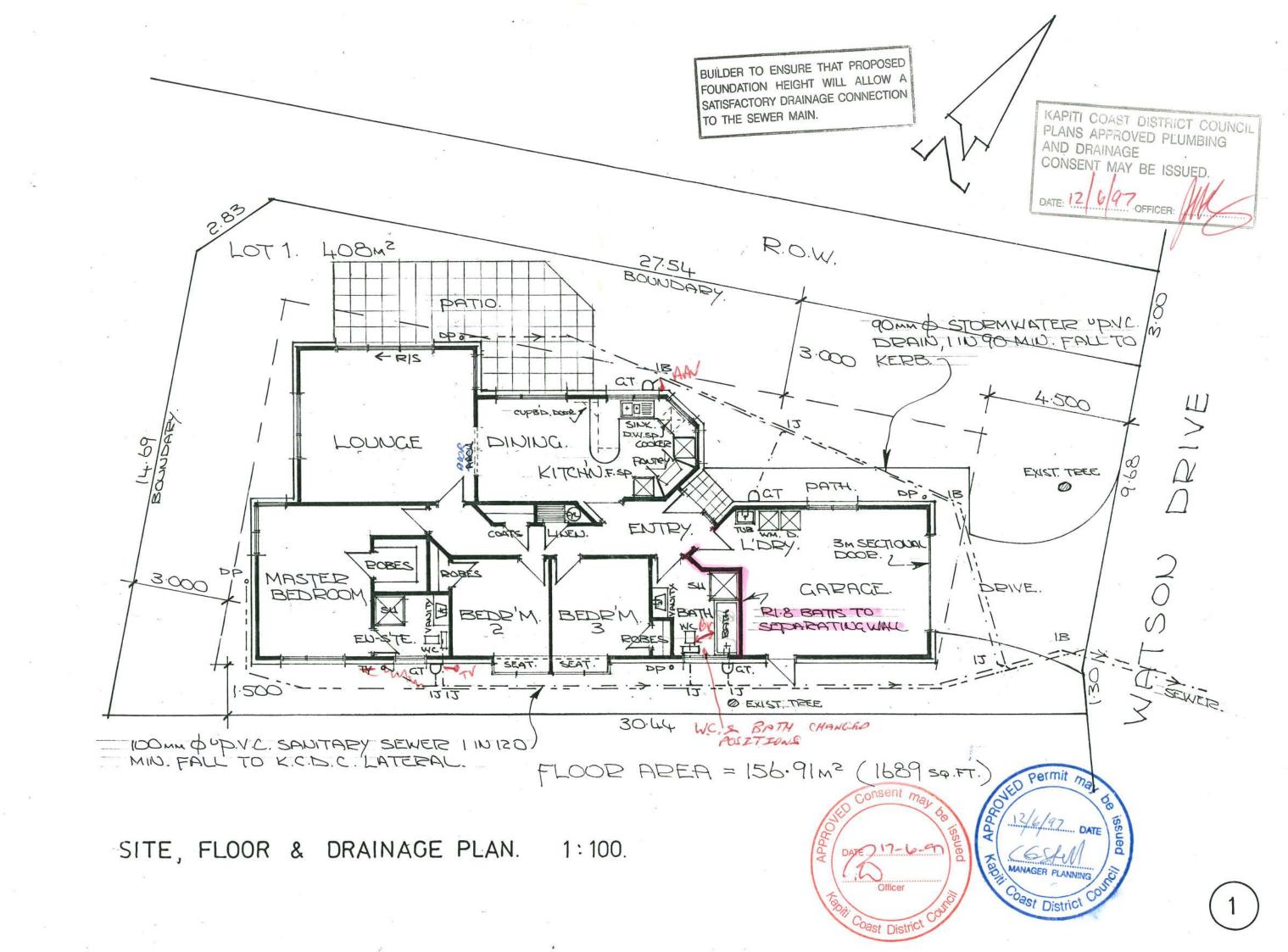
May '97.

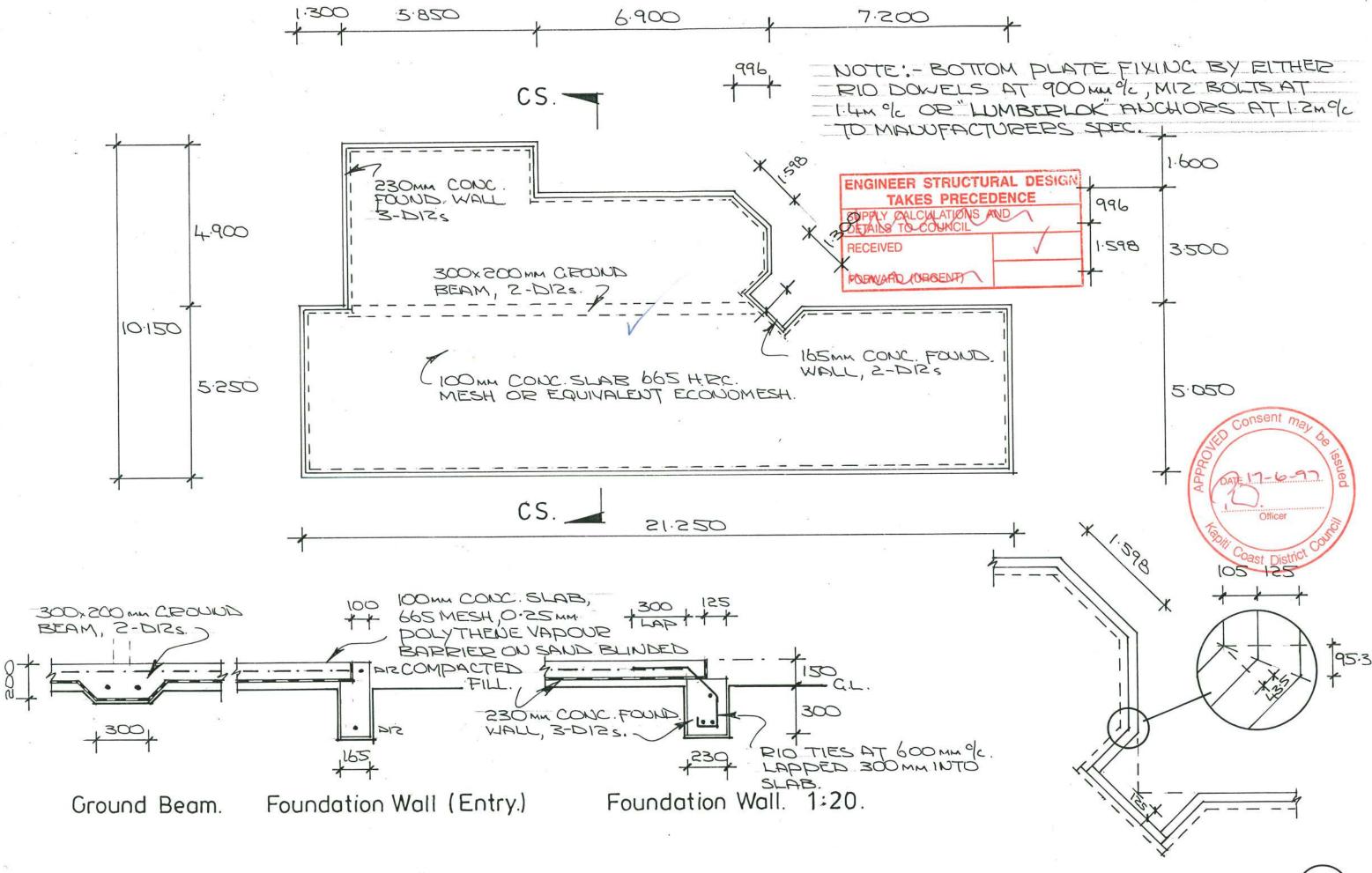


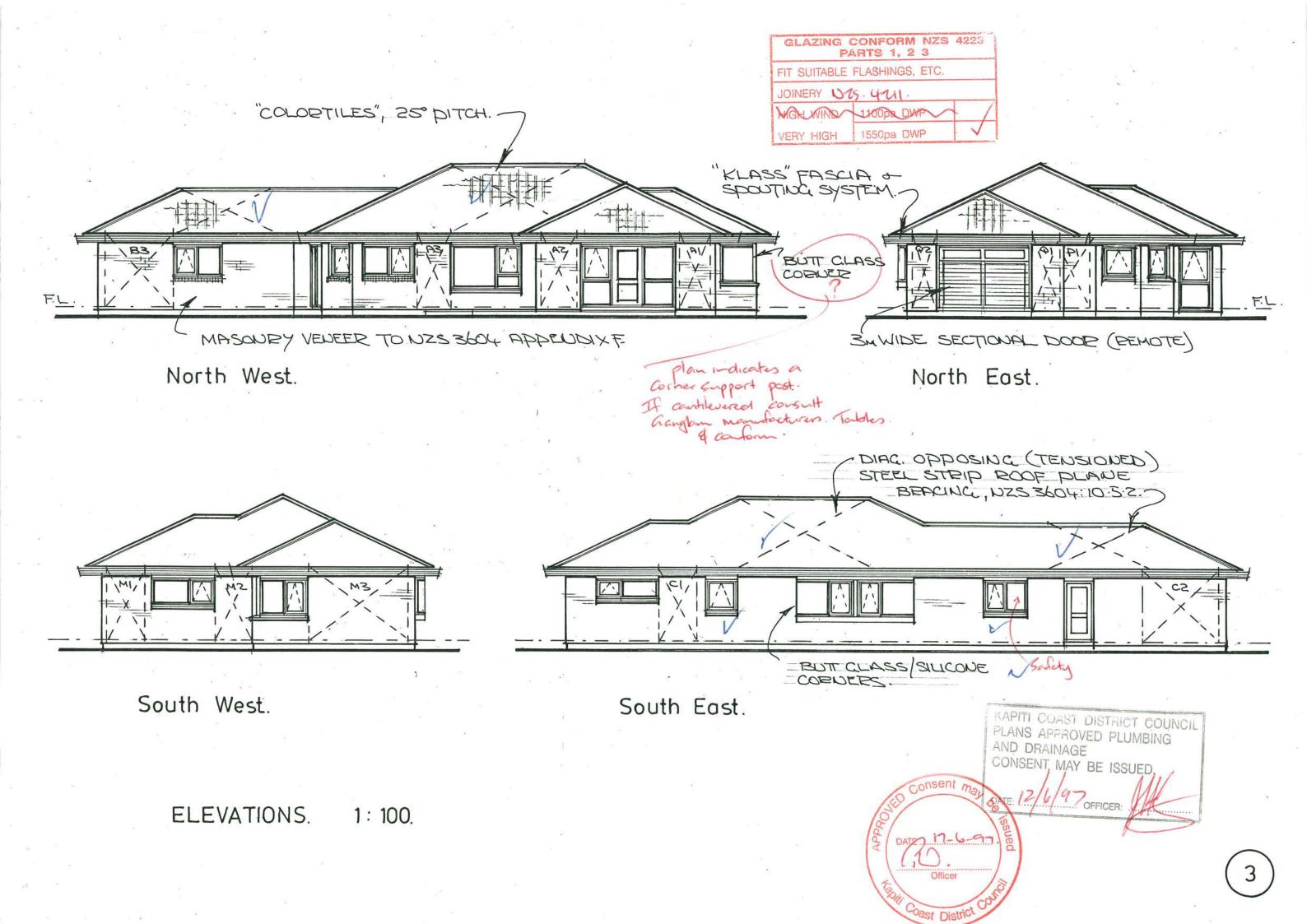
ROB MEECHAM DRAUGHTING & DESIGN SERVICE

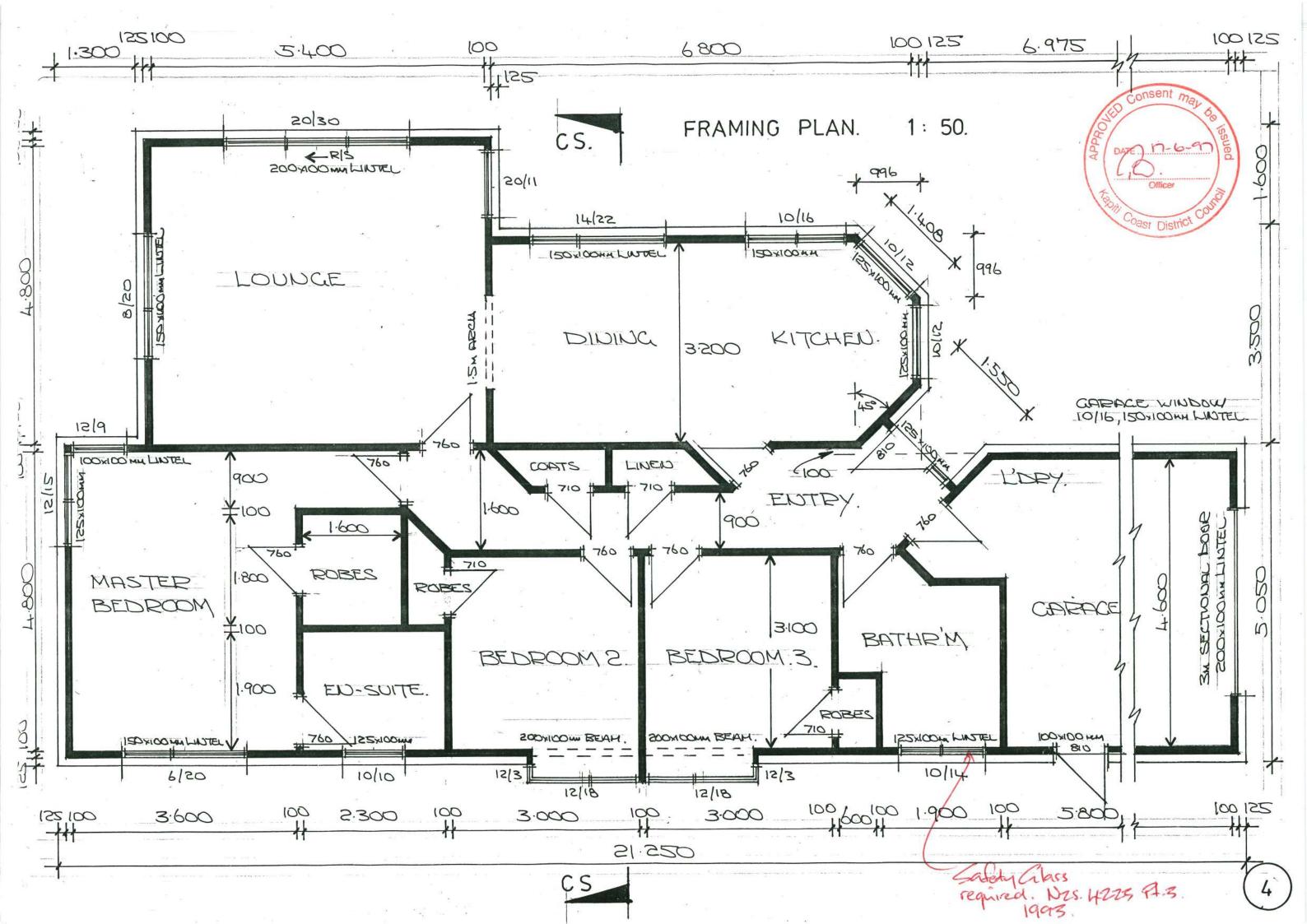
PARAPARAUMU 297 1174

COUNCIL COPY











GIBRALTAR BOARD Wall Bracing Systems

WALLBRACING CALCULATION SHEET A (For use with NZS 3604 : 1990)



Name: MR. P. KENDALL

tion of	foundation
REY	single
	upper of two
	lower of two
WIND ZONE:	low / medium
le 2.4)	high very high
	E WIND ZONE:

EARTHQUAKE ZONE:	(AYBIC
(Fig. 2.2 Table 2.3)	. 🔾

S	ľ	T	E	A	D	D	R	E	S	S	

City/Town or District:	KARITI	
Street and Nu	umber: 15, WATS	ON DRIVE
or LOT AND D.F	P. Number:	*

2.	FOR EARTHQUAKE	
	Roof weight: Average Roof Pitch: Type of Cladding: light heavy Earthquake Zone: Storey in Roof space: yes no	E = 46 BU's/m2

FOR WIND		/
Building Height	:5 m /	W = 100 BU's/m Along
Roof Height	: 2 .≤m ✓	W = 100 BU's/m Across
Stud Height	:2.Lm	,
Wind Speed	: HICH	

4.	ROOF or BUILDING LENGTH	BL	=2125m	9 . %		
	ROOF or BUILDING WIDTH	BW	= 10.12 m			
	GROSS ROOF or BUILDING PLAN AREA	GPA	$= 157 \text{ m}^2$		7	

5.	EARTHQUAKE LOAD (ACRO	SS and ALONG) E x GPA	=46 x 157 = 723 BU's
	WIND LOAD: ACROSS	W ACROSS x BL	= 100 x 21.75 = 2125 BU's
	WIND LOAD: ALONG	W ALONG x BW	= 100 x 10.15 = 1015 BU's

ALONG

		•			0.5			100		
	L OR NG LINE	BRAC	ING ELEM	ENTS		EARTH	QUAKE		WI	ND
1	2	3 -	4	5	T	6 EQ	7 EQ		6 W	7 W
Line Label	Minimum BU's Required	Bracing Element No.	Bracing Type	Length Element (m) L		Rating BU/m EQ	BU's Achieved (BU/m x L) EQ		Rating BU/m	BU's Achieved (BU/m x L) W
*	10	AL	CP6	1.5	-	99	811		100	120
Α	60	A3	11	1.2	ŀ	11	118	-	11	150
- B	70	BI	a182	2.4		70	168		30 65	192
С	213	B3 CI	CP6	2.1		50	105		100	120
D		C2	CIBI	2.4		50	120		75	180
Е										
A-25-00a										

TOTALS ACHIEVED	EQ	1009	w	1165
TOTALS REQUIRED	EQ	723	w	1015
(From Sheet A)				

ACROSS

AUI	103	3						
	L OR NG LINE		ING ELEM PROVIDED		EARTH	QUAKE	WI	ND
1	2	3	4	5	6 EQ	7 EQ	6 W	7 W
Line Label	Minimum BU's Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m	BU's Achieved (BU/m x L) EQ	Rating BU/m	BU's Achieved (BU/m x L) W
		MI	CPL	1.2	99	118	100	120
М	105	M3	CP6 CIBI	3.1	50	155	75	120 232 180
N	70	NZ N3	BEB	2.1	110	126	70	157
0	70	101	CB Z	3.1	70	217	80	180
Р	70	P2	BR5 BR6	1.2	29.5	264	80.5	360
Q	51	97 92	CP4	2.1	95	82 159,	97	157 81 87

TOTALS ACHIEVED	EQ	1761	W	2204
TOTALS REQUIRED	EQ	723	w	2125
(From Sheet A)				

M S-1.243.5A MI. CP6.1.2 A3.CA61.21 LOUNCE DINING. PI. BP5. 1;2 MS. CP6.1.3.P. 10.120 N3.BRG.I. L'DRY. MASTER CAPACE. BEDR'M. BEDRIM M3. CIB.1. CI.CP6.1-2 21.550

FLOOP APEA = 157m2

BRACING PLAN. 1:100



Construction Details

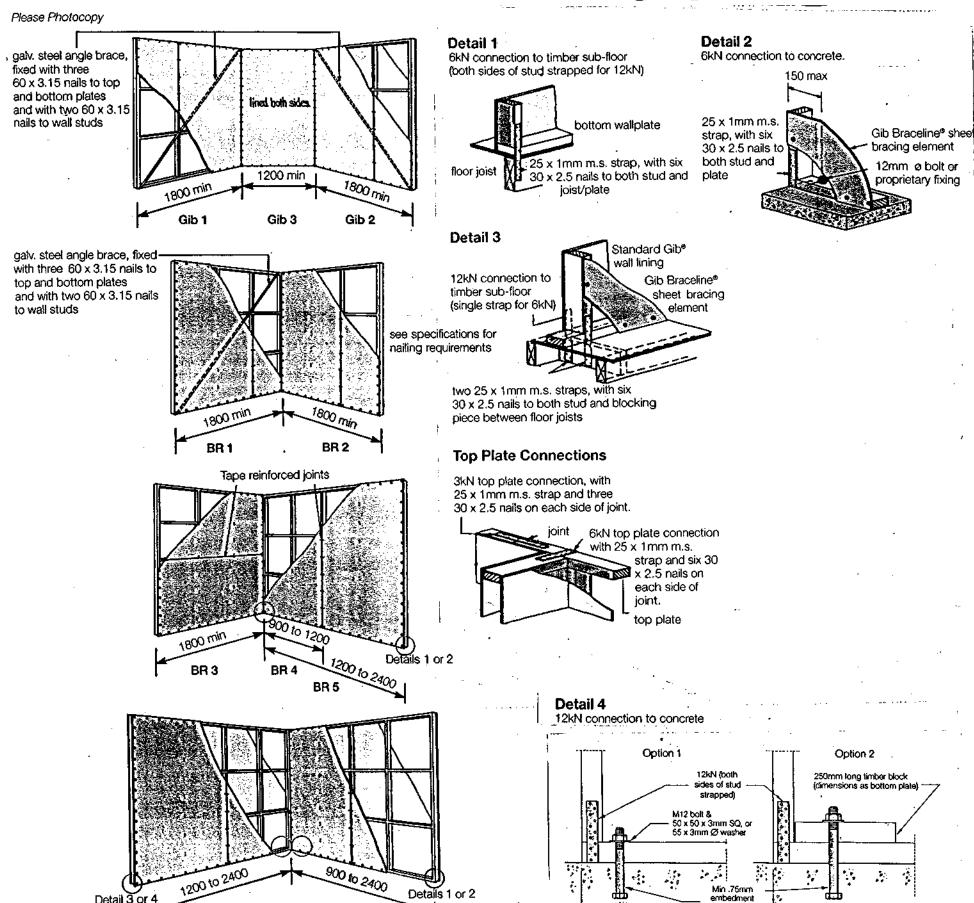
Detail 3 or 4

BR 6

Gib[®] Bracing Systems

embedment

150mm maximum



Details 1 or 2

BR 7

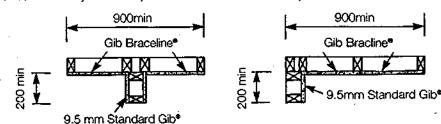
BR 8

(complies with NZS 3604: 1990)

	Sp.	ecifications		
Туре	Description	Additional Requirements	Nailing & Stopping	
Gib 1	9.5mm Standard Gib [®] on one face. Min. length 1800mm	Diagonal brace	Gib 1, 2 and 3 30 x 2.5 Gib Clouts® at 150mm ccs. around the perimeter of	
Gib 2	9.5mm Standard Gib ^e on both sides. Min. length 1800mm	Diagonal brace	the bracing element and double nailed at 300mm ccs.	
Gib 3	9.5mm Standard Gib [®] on both sides. Min. length 1200mm	No additional requirement	to intermediate framing. Tape and stop all joints within the bracing element.	
BR 1	Gib Braceline® on one face. Min. length 1800mm	Diagonal brace	BR 1, 2, 3, 4, 5, 6, 7 and 8	
BR 2	Gib Braceline® vertical on one face. Min. length 1800mm	No additional requirement	30 x 2.5 Gib Clouts® fitted with Gib Braceline® washers at 150mm ccs. around the	
BR3	Gib Braceline® horizontal on one face. Min. length 1800mm	No additional requirement.	perimeter of the bracing element.	
BR 4	Gib Braceline on one face. Length 900 to 1200mm	6 kN end-stud fixings	Double nail to intermediate framing at 300mm centres.	
BR 5	Gib Braceline® on one face. Length 1200 to 2400mm	6 kN end-stud fixings	Tape and stop all joints within the bracing element.	
BR 6	Gib Braceline® and Gib Board® on opp. sides. Length 1200 to 2400mm	12 kN end-stud fixings	Plywood and Hardboard shall be fixed with 30 x 2.5mm Gib* Clouts at	
BR 7	Gib Braceline® on one face 7.5mm ply on other, Length 900 to 2400mm		150mm ccs around sheet perimeters and at 300mm	
BR8	Gib Braceline® on one face 4.75mm hardboard on other. Length 900 to 2400mm	6 kN end-stud fixings	ccs to intermediate framing.	
BR9	Gib Braceline ^e on one face min length 0.6m max length 1.2m	Metal strap of 6kN capacity fixed to both wall end-studs and bottom plate to floor fixing.	Nailing type and pattern as illustrated on page 18.	

Guidelines for Intersecting Walls

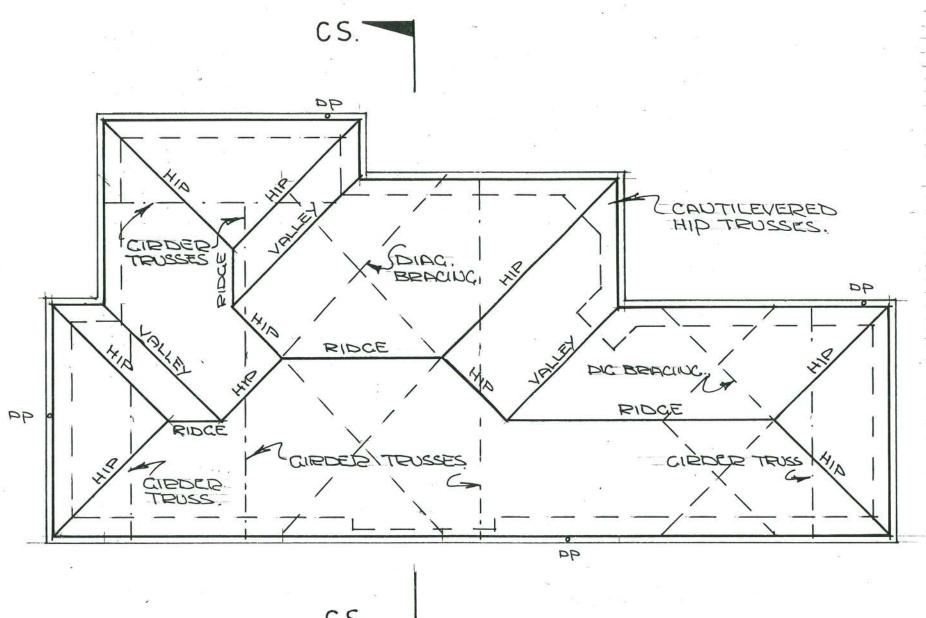
Types BR1 to BR8 may have Standard Gib* intersecting walls with a minimum length of 200mm. Gib* Braceline sheets shall be fixed and jointed as given on pages 16 and 17. Nails and washers are required around the perimeter of the bracing element. Vertical joints at T-junctions (illustrated on the left) shall be fixed and jointed as specified for intermediate sheet joints.



Where Wall Bracing Elements are interrupted by T or L junctions (as illustrated in the 900mm example above) they should be considered as follows:

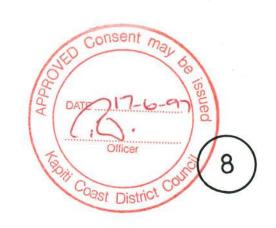
The Gib Braceline® has been cut to accomodate the junction. Nevertheless, in respect of calculating Bracing Units, the Bracing Element is deemed to be continuous for the whole length (900mm in this

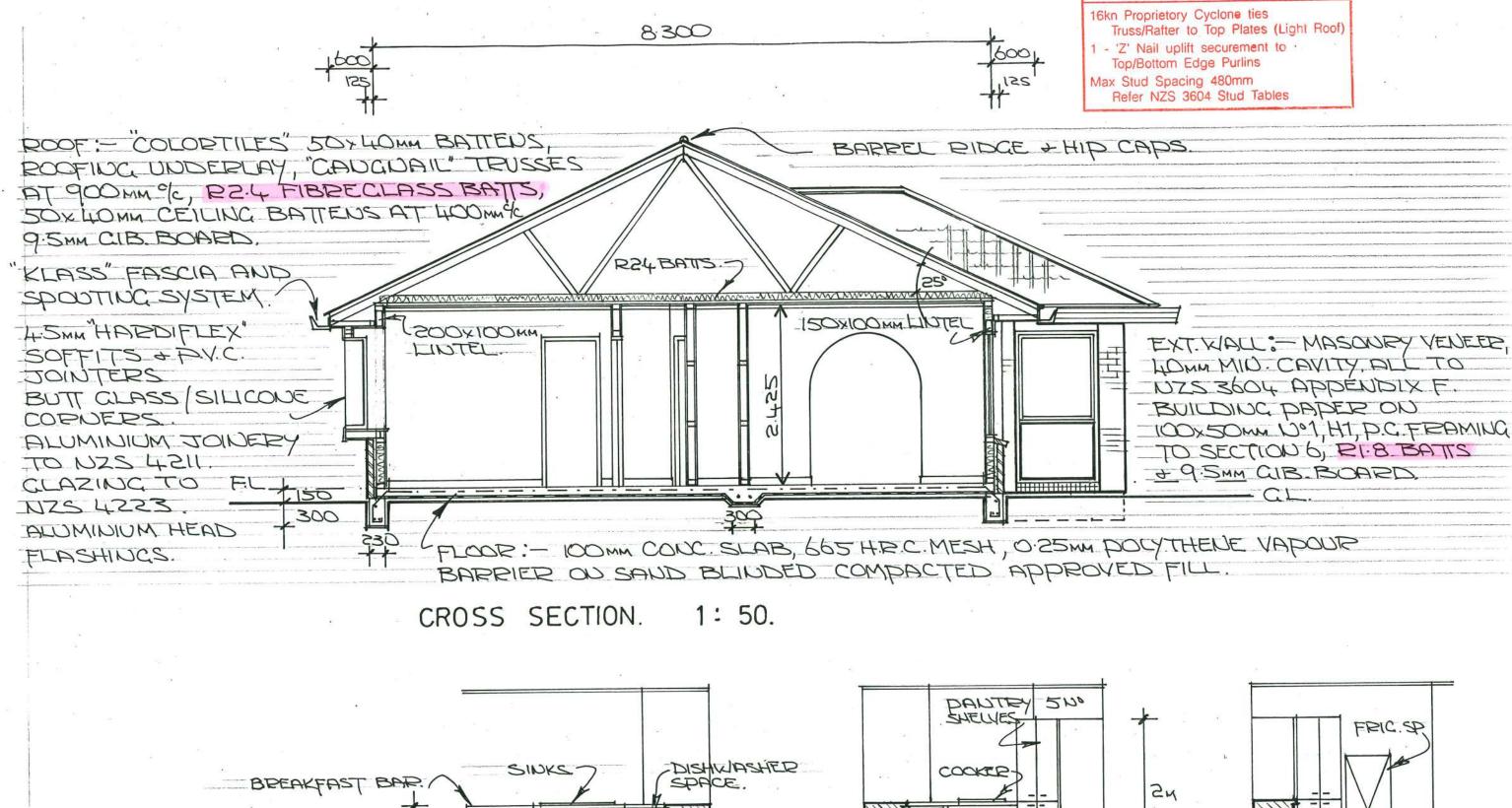
The Truss manufacturer must confirm the minimum size requirement of <u>all</u> Lintels or Beams supporting Girder Truss point loads. Provide in writing to Council and Contractor.



NOTES: "CANCUAIL" TRUSSES AT 900mm9c BY RECISTERED TRUSS MANUFACTURER. MANUFACTURERER TO CONFIRM GURDER TRUSS POSITIONS & RECOMMEND LINTEL SIZES IF DIFFERENT FROM POSITIONS SHOWD. DITCH 25° BRACIDA TO WZS 3604:10.5.2 DIAC. OPPOSING (TENSIONED) STEEL BRACES. ANCHORACE TO NZS 3604:10.5.5 VERY HIGH WIND, CYCLONE TIES. KLASS FASCIA & SPOUTING SYSTEM.

ROOF PLAN. 1:100.





KITCHEN JOINERY.

1.800

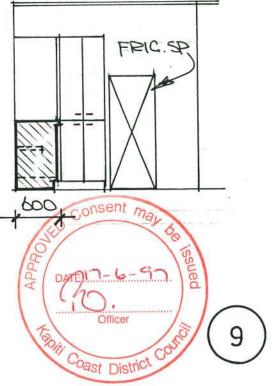
,609

900

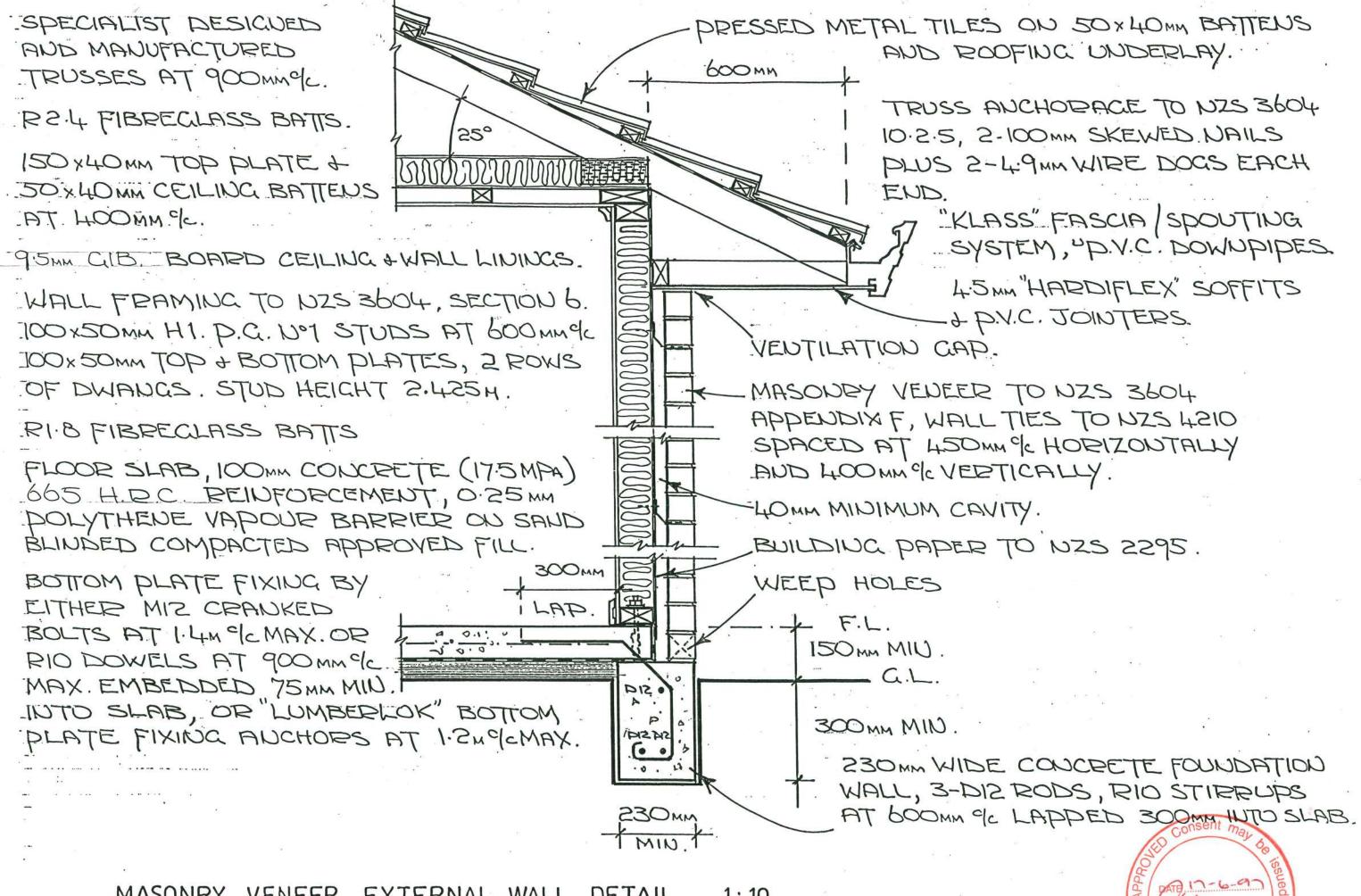
1: 50

2.000

600



VERY HIGH WIND ZONE



MASONRY VENEER EXTERNAL WALL DETAIL. 1:10.

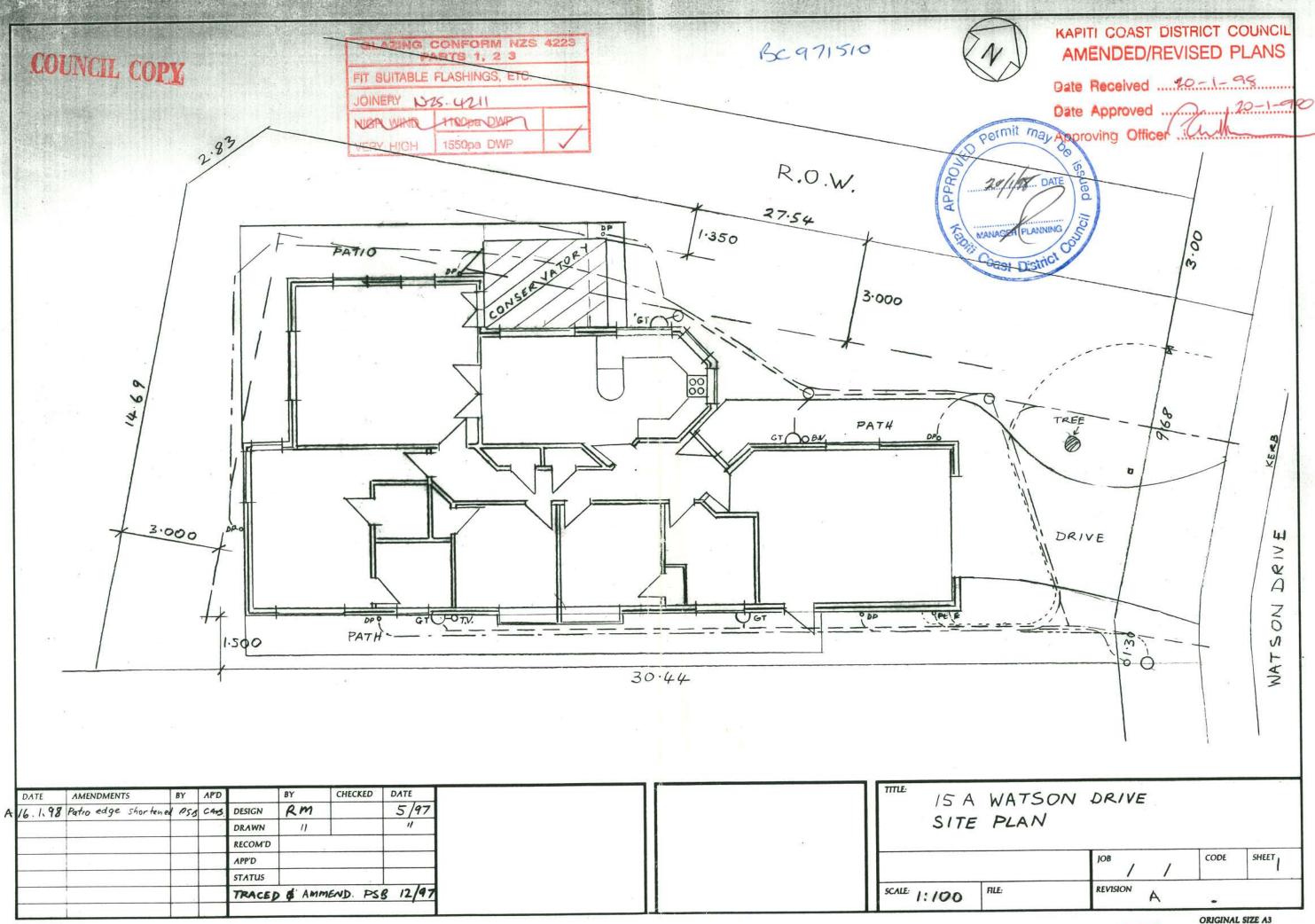
FOUNDATION WALL.	PEINFORCED CONTINUOUS CONC.
FLOOR. 10	DAM CONC SLAB 665 HRC MESH
EXTERNAL CLADDIN	G.
Ground Floor.	MASONRY VENEER TO NZS 3604
Upper Floor.	APPENDIX F
Gable Ends.	**
Dormers.	
WALL FRAMING.	100x50mm Not, H1, P.C. FRAMING TO
Ground Floor.	NZS 3604 SECTION 6.
Upper Floor	1023 200 1 200(10.00)
JOINERY.	LYTE ALUMINIUM NZS 4211 NZS 4223
INSULATION.	
Floor.	
Walls. BRAD	FORD GOLD BATTS RIB
Ceilings. 11	11 11 R2.4
INTERNAL LININGS.	
Walls & Ceilings.	9.5 MM CIB BOARD
Walls Wet Areas.	" " AQUALINE
Floors.	YINYL SHEET
ROOF COVERING.	
Covering.	COLORTILES"
System.	CANGNAIL" TRUSSES 25° PITCH.
PLUMBING.	
Cold Water Supply.	MAINS
Piping.	BUTELINE POLYBUTYLENE
Hot Water Piping.	11 11
Hot Water Cylinder.	PHEEM 180 LTR. MAINS PRESSURE
C.W. Storage Tank.	N/A
Fittings.	
W.C.Pan & Cistern.	FOULER
Bidet.	NIA
Bath.	ENCLEFIELD ACRYLIC
Shower & Fittings.	ENGLEFIELD / CREENS
Vanity.	ATHENA

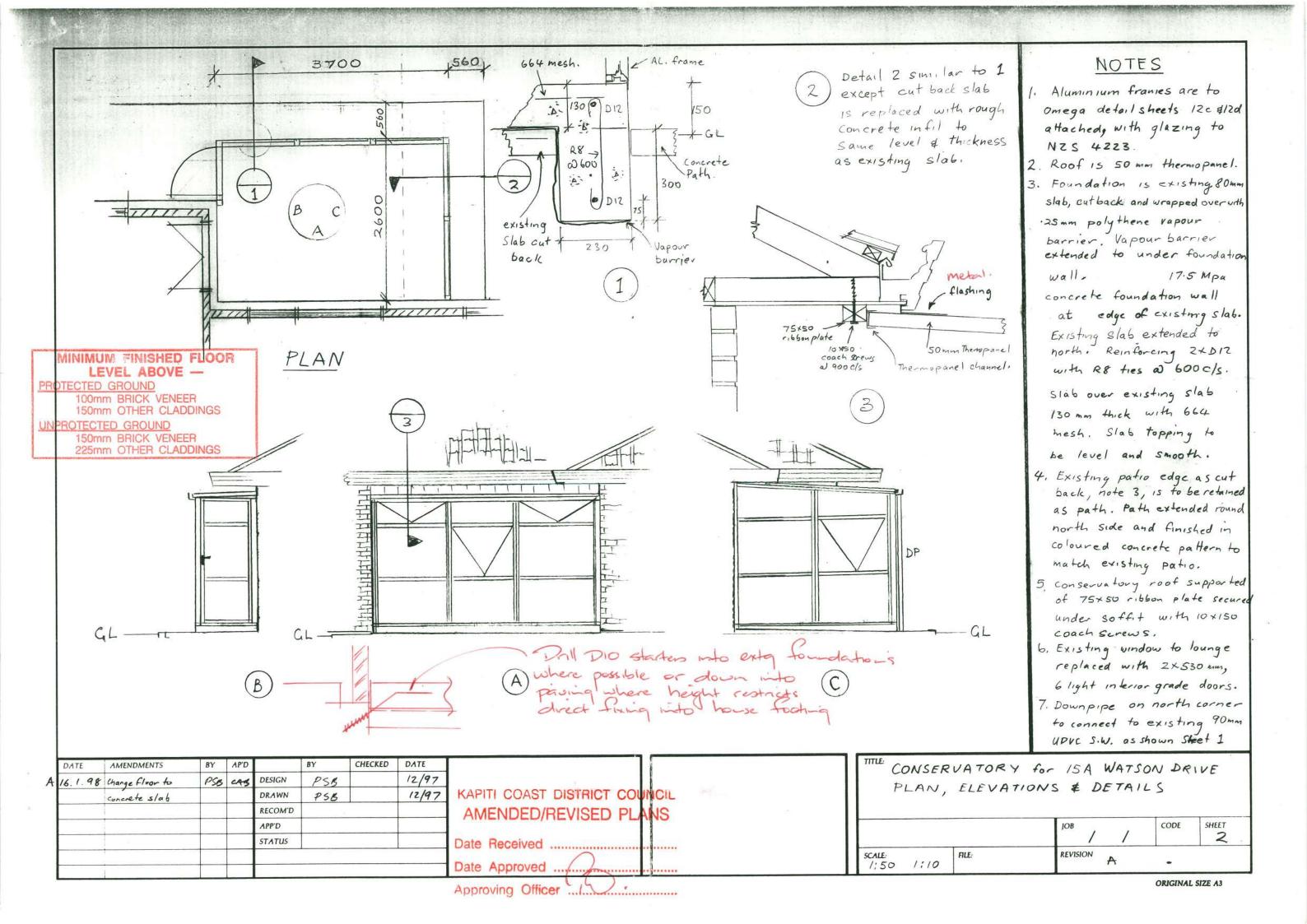
	ts to	DATE: _LC-1
BLANCO	STAINLESS	STEEL
BURNS O	FERRAL	
GREENS		<u> </u>
	1.00 0 - 0 100	
IFITTINGS.	1HRLET P	.V,C.
110015	100	\(\)\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
MARIES	100 mm Q.	HUC.
Air Trade V	O CELL	\= \(\)
tic lank. K.C	· P.C. DER	JCR.
VIACO	FINCTIALS	POUTING
M. KLH5	, MAXIM S	rund
MANIM	an du	VIIC
WHELEY	JOHN D.	, v.C.
al Dita	VERA	
uk Fils.	KELD.	
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LISTICIC	O I A COLON	SCILLIE
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2	10 DATE 17-6	96
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*	Coast District	CHRING
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	PLAND DRAININGY BE	
	YAM SEN	WI
	CONSE	TOFR. A.
	CONSET 697	FFICER
	CONSET 7 6 97 C	FFIGER
	CONSET 16 97 C	FFICER
***	CONSET 1 6 97 C	FFICER
	CONSET 12 6 97 C	FFICER
LS FITTINGS AND	O APPLIANCES TO	BE FIXED AND
-	WASTEMS BURNS & BURNS	MARLEY DOWN O'SELL MICTORIA K.C.D.C. SELL MARLEY 90MM O'S MARLEY 90MM O'S MARLEY 90MM O'S ONLY O

SPECIFICATIONS AND INSTRUCTIONS TO COMPLY WITH RELEVANT

NEW ZEALAND STANDARDS NZS 3604 AND THE

NEW ZEALAND BUILDING CODE





ENGINEER STRUCTU	
TAKES PRECEI	and the latest designation of the latest des
SUPPLY CALCULATIONS A	ND
RECEIVED	
FORWARD (URGENT)	



MMDEVELOPMENTS
Civil & Structural Engineers
PO Box 91
Paraparaumu

Tel: 04-2971136

CONTRACT MR. P. KONDALL 15 WATSON DRIVE PARAPARAUMU BORCH.

PROJECT

REVISED FOUNDATIONS

PROJECT NUMBER

P. 17097.

SECUFICATIONS.

1. CONCRETE:

CONCRETE SHALL HAVE A MINIMUM STRENGTH OF ZOMBA AT 28 DAYS.
THE READY MIX SUPPLIED SHALL MAKE CONTROL CHELKS IN ACCORDANCE WITH NZS 3/04
VIBRATORS SHALL BE USED FOR THE CONTACTION OF ALL CONCRETE.

2. REINFORCING STEEL:

ALL MAIN REINFORCING BARS SHALL BE DEFORMED GRADE 300 OL 430 AS NOTED. ALL BARS SHALL BE POSITIONED ACCURATELY ACCORDING TO THE DRAWINGS AND SECURELY TIED WITH WIRE TIES TO FORM A RIGID CAGE.
THE CONTRACTOR SHALL SUPPLY AND FIX ALL NECESSARY DISTANCE PIECES AND SAKERS TO MAINTAIN THE CORRECT CONCRETE COURT.

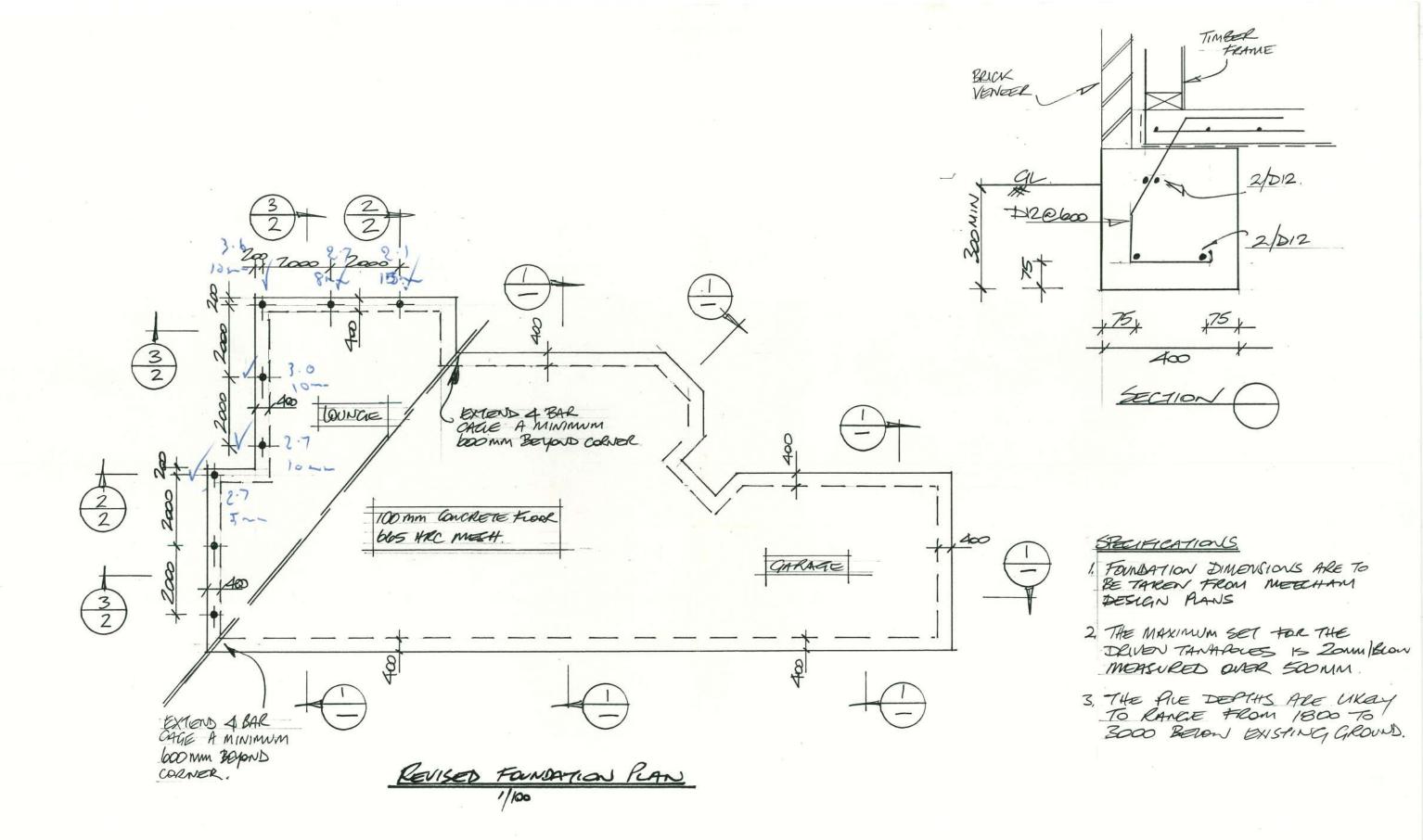
ALL MAIN BARS 64ALL BE LAPPED 500 MM.

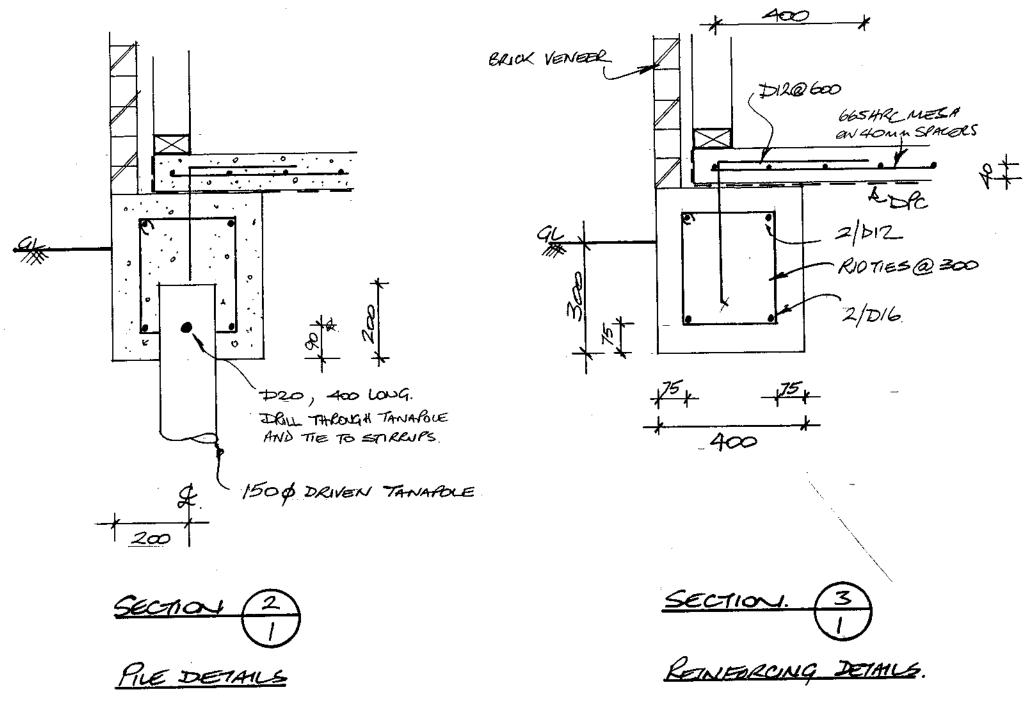
3 DRIVEN TANAPOLES:

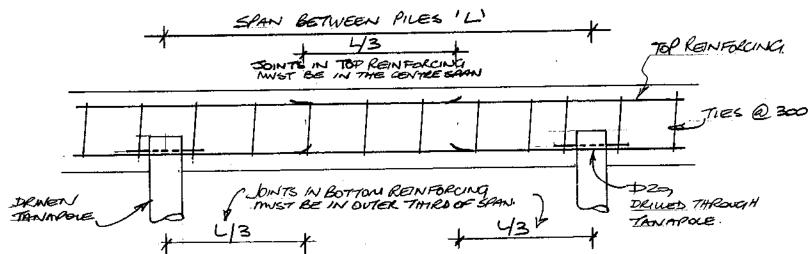
ALL TANAPOLES ARE TO BE GROUND TREATED, MINIMUM 150 NM DIAMETER.
TANAPOLES ARE TO BE DRIVEN UNTIL A 10 TONNE SETTLEMENT LOAD IS ACHIEVED.
THE ENGINEER IS TO BE ADVISED OF PROPOSED PILING OPERATIONS AND
EQUIPMENT TO BE USED TO ALLOW FOR MINIMUM SETS TO BE DETERMINED.
24 HARS NOTICE OF ONSITE PILING IS REQUIRED TO ALLOW FOR INSPECTION.

MUDEVELOPMENTS.

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LONGITUDINIAL BEAM SECTION.

WOTE: Frook REINFORCING (665 MESH) MUST BE SUPPORTED ON 40 MM PLASTIC STOOLS

BRICK VENEER DETAILS

MMDEVELOPMENTS SHEET NO. P. 17097/2 ken Smith

SOIL TEST REPORT
FOR LOT 1 D.P. 82922
15 WATSON DRIVE
PARAPARAUMU BEACH
MR & MRS KING
OMN 108 Nº 16490

CML

Cuttriss, McKenzie, Martin Ltd.

REQUESTIONS AUGUSTONS - CONSULTING ENGINEERS



Cuttriss, McKenzie, Martin Ltd.

RESOURCE MANAGEMENT CONSULTANTS

REGISTERED SURVEYORS - CONSULTING ENGINEERS

Directors
BARRIE N SHUTE FNZIS
ALAN L MILNE MNZIS
ROBERT T SOWRY MNZIS
W MARK EDGR 498 WNFIECHENER

PO BOX 1445 State Ins Building 173 Rimu Road PARAPARAUMU Tel 0-4-298 5319 Fax 0-4-298 3429

15 November 1996

The District Inspector
Kapiti Coast District Council
Private Bag
PARAPARAUMU

Dear Sir

RE; SOIL TEST: LOT 1 DP 82922 : 15 WATSON DRIVE, PARAPARAUMU BEACH

DOCUMENTS:

Our plan and test record sheet 14490

TOPOGRAPHY:

The site is level.

TESTING:

Two scala penetrometer tests have been taken about the site as shown on our attached plan. No test holes were augered. In sand conditions scala penetrometer test results of twelve blows per 300mm are considered indicative of adequate bearing strength for light timber framed buildings not requiring specific design foundations. NZS3604:1990 indicates that eight blows per 300mm below the "depth plus width" of the footing is acceptable for a concrete slab construction.

RESULTS:

The test results at the positions shown record eight blows (1) and twelve blows (2) respectively per 300mm beyond the following depths.

TEST No	LOCATION	DEPTHS TO FIRM MATERIAL			
ILOT ITO		(1)	(2)		
Α	AS SHOWN ON	150	1650		
В	ATTACHED PLAN	300	450		

CONCLUSION:

As soft material is indicated at all scala tests down to the depths shown in column (1) above, the site in the vicinity of the tests taken is suitable for the erection of light timber framed buildings in accordance with NZS3604:1990 provided that the foundations are specifically designed and/or that appropriate siteworks are carried out under an Engineer's observation.

RECOMMENDATIONS:

- That scala penetrometer tests be taken about the perimeter of any proposed buildings to be built beyond the area tested, to determine depth to firm material.
- 2. That for a concrete slab floor constructed in accordance with NZS3604:1990, all soft material be excavated down to the depths shown in column (1) above, and that the exposed base be backfilled, spread, and compacted in layers of 150mm with clean sand in accordance with NZS4431:1978 under an Engineer's observation.
- That all piles, poles, rails and foundations be specifically designed and taken down into firm material to such depths as may be calculated by a Registered Engineer depending upon the design of the proposed building.
- All topsoil and surface vegetation shall be removed from the proposed building site prior to a concrete slab construction and / or after piling.
- That all foundations be subject to the normal inspections.

ours faithfully

CUTTRISS MCKENZIE MARTIN LTD



ZE WARON DRIVE

SOIL TEST B LOT 1 SULTEST A LOT 2 PRIORES SCALA PENETIONNEISE TEST LOCATIONS.

SCALA PENETROMETER TEST LOCATION DIAGRAM

SCALE 1:250



Cuttriss, McKenzie, Martin Ltd.

RESOURCE MANAGEMENT CONSULTANTS

REGISTERED SURVEYORS — CONSULTING ENGINEERS

Client: KING Job No. 16490

Date: 15/11 / 96

Lot:

Lot: | D.P. 82922 Site Address: 15 WABON DRNE

Locality: PACAPACAUMU

Paraparaumu Office

Sheet (of (Feildwork; NAS

Omm	Α	В	С	D	E	F
150mm						
300mm	6	3				
450mm	16	7 4				
600mm	72 6	13				
750mm	26 4	19 6				
900mm	30 ⁴	/ 1	·	<u></u>	·	
1050mm	.35 5	34_7				
1200mm	40 5	40 6		·		
1350mm	45 5	48 8			·	
1500mm	48 3	56			1	:
1650mm	53 5	66 10			·	
1800mm	607			· 		
1950mm			1			
2100mm					·	
2250mm				,		
2400mm						
2550mm			· 			
2700mm				*****		
2850mm						
3000mm ; *		<u></u>	<u> </u>	4		
3150mm	•					
3300mm						
3450mm				ar served ren in the most of		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
3600mm		·				

KAPITI COAST DISTRICT COUNCIL.

CONSTRUCTION DETAILS FOR VEHICULAR CROSSING

JOB NO:

r		T	, /			-		, j	
 	ADDRESS	/5	WAT	SON DI	PIUS	-	WARD	PARA	PARAUNIC
	ACCOUNT SENT TO		- Carrier	9	-			FAXED TO	
	TYPE SEAL REQUIREMENTS			STORMWATER REQUIREMENTS	FOOTPATH DAMAGE MAINTENANCE		DATE SEPTEMBER 9		
	A OK				RAPAIR TO KARB			ACTION	
	SKETCH DETAILS					COST REINSTATEM	ENT		
CUT	Blee	A OUT	w	TO POUR	VF OK TO POUR			COMMENTS \$700.00	HELD ON
		THIS PE	bric Rej	THIS HAS BEEN ON ACTIONED AR NOW COMPLETED 3/9/96			ETK	B/C 947	1/5 \$300 00

MINIMUM STANDARD OF CONSTRUCTION FOR ACCESSORY BUILDINGS EXCEEDING 10 SQM

FOUNDATION

Footings to solid bearing minimum depth 300 mm, reinforced with 1 x D12, concrete slab optional. Concreted imbedded piles plus bearers may be acceptable for light construction.

BOTTOM PLATE FIXING

Cast in place R10 pins 10mm galvanised bolts or other approved proprietary fixings.

WALL FRAMING

100 x 50 Boric treated studs at 600 centres.

TRUSS ROOF

Trusses specifically designed in accordance with NZS 3603.

Fixing of trusses - now dependant on wind zone :

Very High

2 - 100 mm skewed nails plus 16 kn cyclone tie

High/Medium/

2 - 100 mm skewed nails plus 2

Low

wire dogs

Fixing of Purlins - now dependant on wind zone :

Very High

2 - 100 mm skewed nails plus I wire dog

High/Medium/Low

2 - 100 mm skewed nails

ROOF BRACING

Light Gable Roof

Up to 20 sqm

None required

20 sqm to 50 sqm

I roof plane brace each side of roof or minimum of

two roof space braces

50 sqm and over

To comply with NZS 3604 1990

Light Hip Roof

Non required - self bracing.

Heavy Roof Hip & Gable

To comply with NZS 3604 1990.

WALL BRACING

External Walls - sheathed in profiled metal sheet

1 - diagonal brace per 7.5 m of wall length or part thereof.

External Walls - sheathed in approved sheet material

No additional bracing required provided sheet material is nailed at 150 mm centres around perimeter of sheet and 300 mm centres to intermediate studs.

External Walls - sheathed with weatherboard type products, also brick veneer

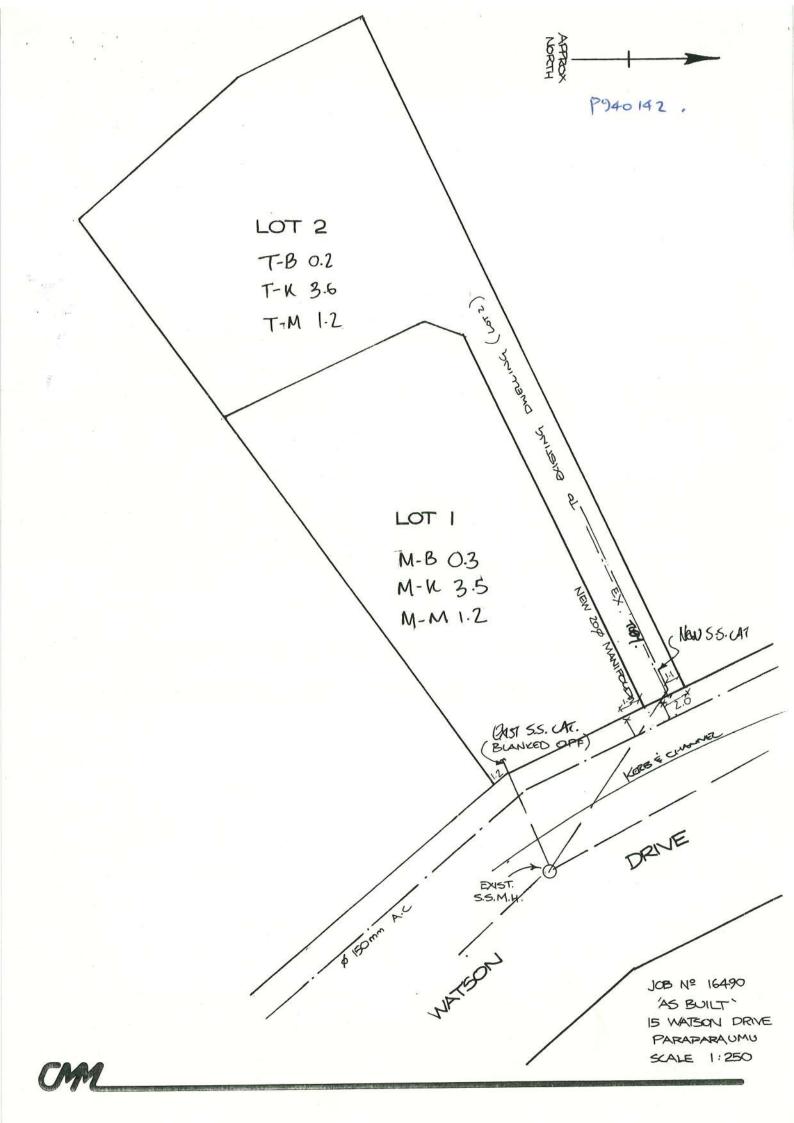
1 - diagonal brace per 7.5 m of wall length or part thereof.

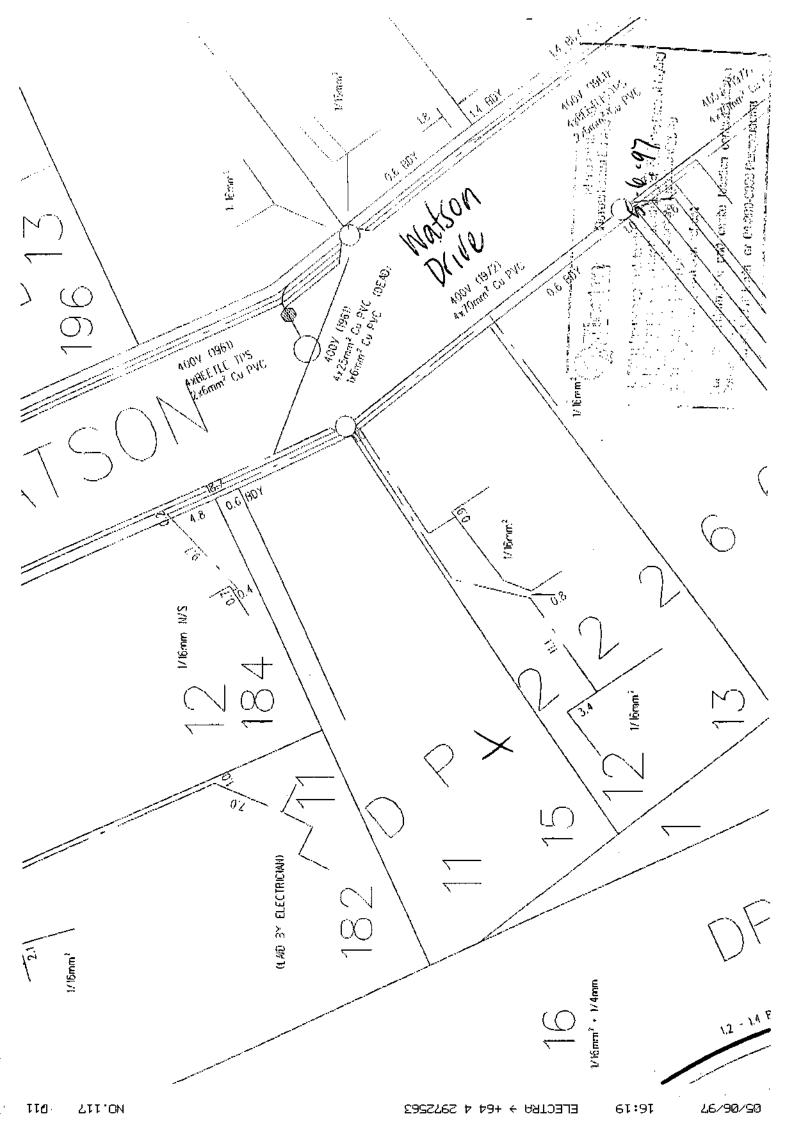
Wall to be clad internally with sheet material to cover entire bracing elements.

DRAGON TIES

Building up to 7.5 m in length require dragon ties to front wall.

Buildings over 7.5 m in length require dragon ties to both front and rear wall.





KAPITI BOROUGH COUNCIL APPLICATION FOR ORDINARY WATER SUPPLY AND WATER CONNECTION PERMI The Borough Engineer Waterworks Inspector P O Box 121, Paraparaumu nue large anduma.. (Postal address) "ORDINARY" water service to be laid from the hereby apply for an Kapiti Borough Water Supply to premises owned by me at: Address and alumo in full Valuation Number I enclose herewith the sum of \$ being \$100 connection fee and/or \$25 permit fee. (Owner's signature) 2.6/.5/.80(Date) THIS PART TO BE COMPLETED BY PLUMBER (Full name) (Address) being a Registered Plumber apply for permission to connect the above premises to the Kapiti Borough Water Supply. I agree to comply in every respect with the Kapiti Borough Water Supply Bylaws. (Signature) Existing Water Supply To be retained/dismantled Pressure: high/low "Header Tank"/Pressure Reducing Valve 3. H/W Cylinder Type Exhaust Pipe/Pressure Relief Valve Approximate Age of Water Piping ... Copper/PVC/Alkathene. If premises have swimming pool what capacity Filter plant Yes/No 6. Do the premises have a sink waste disposal unit? State precisely how it is proposed to make the new connection: FOR OFFICE USE ONLY Instructions to Plumber: 26580 20 um dia AS PER KAPITI BOROUGH . COUNCIL WATER SUPPLY BY-LAWS 1977 Applic.R'cd ff Bldg Regist. Receipt No. Job Insp. Fees Paid 2709 Con. Recorded (8980 Rates Advised Permit No. Invoice NO. 4442 Date Issued. -8.0CT, 1980

