

CODE COMPLIANCE CERTIFICATE

Section 95 Building Act 2004

Consent No: 140327



The Building		
Street address of building:	1 Moss Lane, Paraparaumu	Building name:
Current, Lawfully established, use:	Dwelling	Location of building within site/block number:
Level/unit number:		Intended life of the building if 50 years or less:
Legal description of land where building is located:	LOT 1 DP 380622 C/T 322928	Year first constructed:
The Owner		
Name of owner:	Diggelmann Ramon Mark & Diggelmann Joy Hilda	Street address /registered office:
Contact person:		Phone numbers:
Mailing address:	1 Moss Lane Raumati Beach Paraparaumu 5032	Landline:
Email address:		Mobile: 021 490691
Website:		Daytime:
		After hours:
		Facsimile number:
First point of contact for communications with the Kāpiti Coast District Council:		
As above		
Building Work		
Building Consent No:	140327	Issued by: Kāpiti Coast District Council
Project Description:	Construction of Double Garage	

Code Compliance

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

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

Russell Brook – Team Leader – Site Inspections

On behalf of Kāpiti Coast District Council

Date: 17 March 2015

PRODUCER STATEMENT STORMWATER DRAINS



Construction Review

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

TO BE COMPLETED BY THE INSTALLER

Issued by: *West coast plumbing limited*

Registration number: *19014*

In respect of: Stormwater Drains installed in accordance with E1 AS1 as shown on the approved plans or as per the attached amended plan

Installed at: *1 Moss Lane, Paraparaumu.*

Building Consent No: ?

As a certified drainlayer, currently holding an annual practicing license, certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code.

Name *Scott Tither*

Signature *S. Tither*

Address *2 Lorna Irene Drive*

Date

Phone

Fax

Mobile *021 52 45 45*

Email *westcoastplumbingltd@gmail.com*

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

Kāpiti Coast District Council Office Use Only

Producer Statement author authenticated and current registration verified. Verification and Registration checked through public register on www.pgdb.co.nz.

Date

Validity authenticated

Name

16 MAR 2015

Signature:

Signature: *W*

Mark & Joy Diggelmann
1 Moss Lane
Raumati 5032

24 June 2014

Dear Building Consent Applicant / Building Owner

Approval of Building Consent: 140327

Location: 1 Moss Lane, Paraparaumu
Legal Description: LOT 1 DP 380622 C/T 322928
Description: Construction of Double Garage

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

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

As the owner you are also responsible for the following:

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

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

Building Consent
140327
Section 51, Building Act 2004

The building

Street address of building: 1 Moss Lane, Paraparaumu
Legal description of land where building is located: LOT 1 DP 380622 C/T 322928
Valuation number: 1530132105
Building name:
Location of building within site/block number:
Level/unit number:

The owner

Name of owner: Mark & Joy Diggelmann
Contact person:
Mailing address: 1 Moss Lane, Raumati, 5032
Street address/registered office:
Email address:
Website:
Phone numbers:
Landline: *Mobile:* 021 490691
After hours: *Fax number:*
First point of contact for communications with the council/building consent authority:

As above

Building work

The following building work is authorised by this building consent:
Construction of Double Garage

Garage

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

Build conditions

This building consent is issued subject to the following conditions:

1. This consent is issued subject to Registration of Section 72 of the Building Act 2004.

Compliance schedule

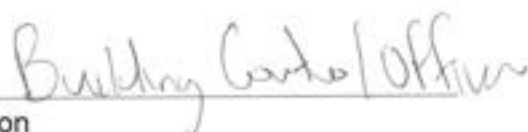
A compliance schedule is not required for the building.

Attachments

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

- Building Consent Addendum
- List of required inspections
- Plans and specifications
- Certificate attached to PIM.


Signature


Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 12/06/14

Addenda to Application

Application

Mark & Joy Diggelmann
1 Moss Lane
Raumati 5032

No.

140327

Project

Description	Domestic only - garages Being Stage 1 of an intended 1 Stages Construction of Double Garage
Intended Life	Indefinite, but not less than 50 years
Intended Use	Garage
Estimated Value	\$50,000
Location	1 Moss Lane, Paraparaumu
Legal Description	LOT 1 DP 380622 C/T 322928
Valuation No.	1530132105

Designer: Coastal Architecture Ltd - Bill Francis 11 Kodex Place, Paraparaumu : 2961248

General Requirements

- a) The Building Inspector is to be given 24 hours' notice before carrying out the following inspections:
1. Foundations
 2. Pre-slab
 3. Drainage
 4. Pre Wrap
 5. Weathertightness
 6. Preline
 7. Postline
 8. Final Inspection
- b) To arrange for any of the above required inspections by Building Control Team, please contact the Call Centre on (04) 296 4700 between the hours of 8am and 5pm.

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. NZS3604 is an Acceptable Solution in terms of the New Zealand Building Code and is a recommended reference document for timber framed buildings.
3. Roof stormwater to be connected to existing water disposal system.
4. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.
5. Contractor to leave site clear of all demolition materials and in a tidy state.
6. Textured Systems should be applied by licensed, trained applicators only. Supply copy of warranty to Certifier.
7. All work to be in accordance with RM 100164, RM 050345 and Sect 221 Consent Notice and Sect 221 Consent Notice Variation.

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

OWNER/BUILDER/
AUTHORISED PERSON

Date: _____

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19 MAY 2016

BY SH 1 - 8

PROPOSED GARAGE

FOR MR & MRS DIGGLEMANN
1 MOSS LANE, LOT 1, DP 380622, RAUMATI

CONTENTS:

- 1 - SITE PLAN
- 2 - FLOOR PLAN & ELEVATIONS
- 3 - FOUNDATION PLAN & ROOF PLAN
- 4 - SECTION AA
- 5 - DETAILS
- 6 - DETAILS
- 7 - E2 MATRIX



COASTAL
ARCHITECTURE LTD.



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BY:

Revisions:
MAY 2014 rev A

000002

Project:
PROPOSED
GARAGE

1 MOSS LANE
LOT 1, DP 380622,
RAUMATI

Client:
DIGGELMANN

Drawing Title:
SITE PLAN

Designer:

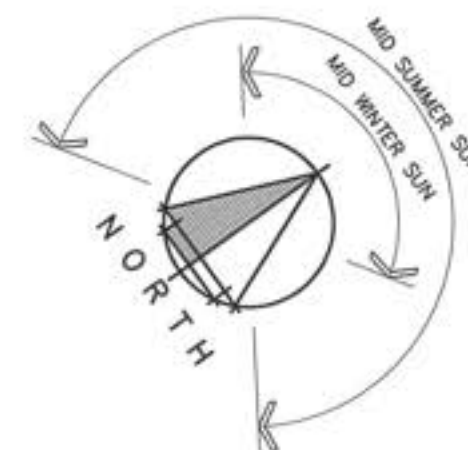
COASTAL
ARCHITECTURE LTD.
11 Kodex Place
Paparua
New Zealand
Tel: 04 296 1248
e-mail: billfrancis@coastalarch.co.nz

Design:
Bill Francis
Drawn:
bf
Scale:
as shown

Job: Page of: Rev:
114 1 A



All work shall be in accordance with the NZBC. If in doubt AS/NZS. The Contractor must verify all dimensions on the job before commencing any work or shop drawings. Figure dimensions are to be used, scaled dimensions must be verified. The drawing and concept are copyright of Coastal Architecture Ltd. The recipient of this document is prohibited from disclosing its content for any purpose without the prior written consent of Coastal Architecture Ltd.



LOT 1, DP 380622
BEING PART LOT 1, DP 4864
DWELLING = 271m²
GARAGE = 50.8m²
SITE AREA = 2197m²
SITE COVERAGE = 14.6%

HIGH WIND ZONE
CORROSION ZONE C

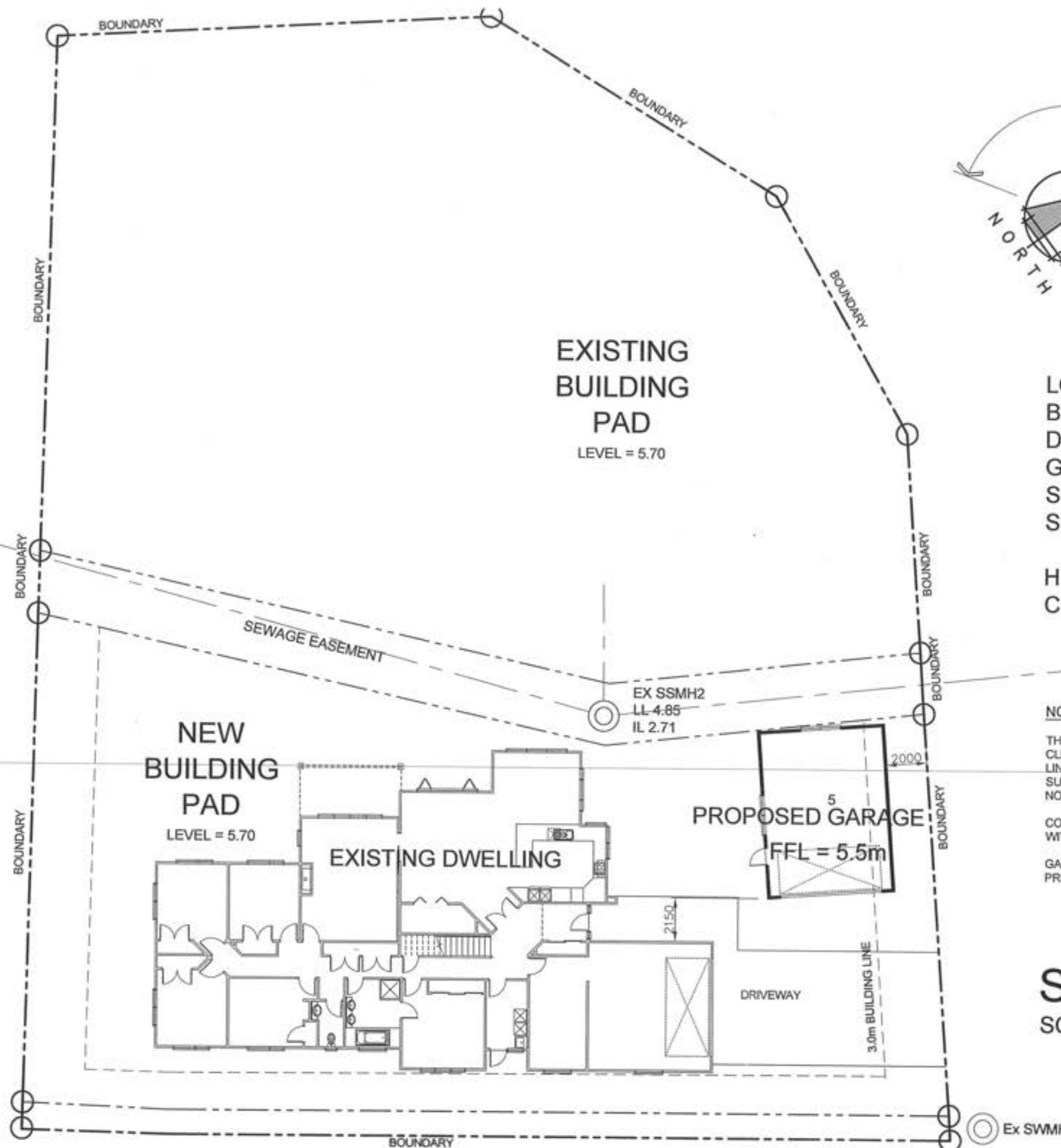
NOTE:

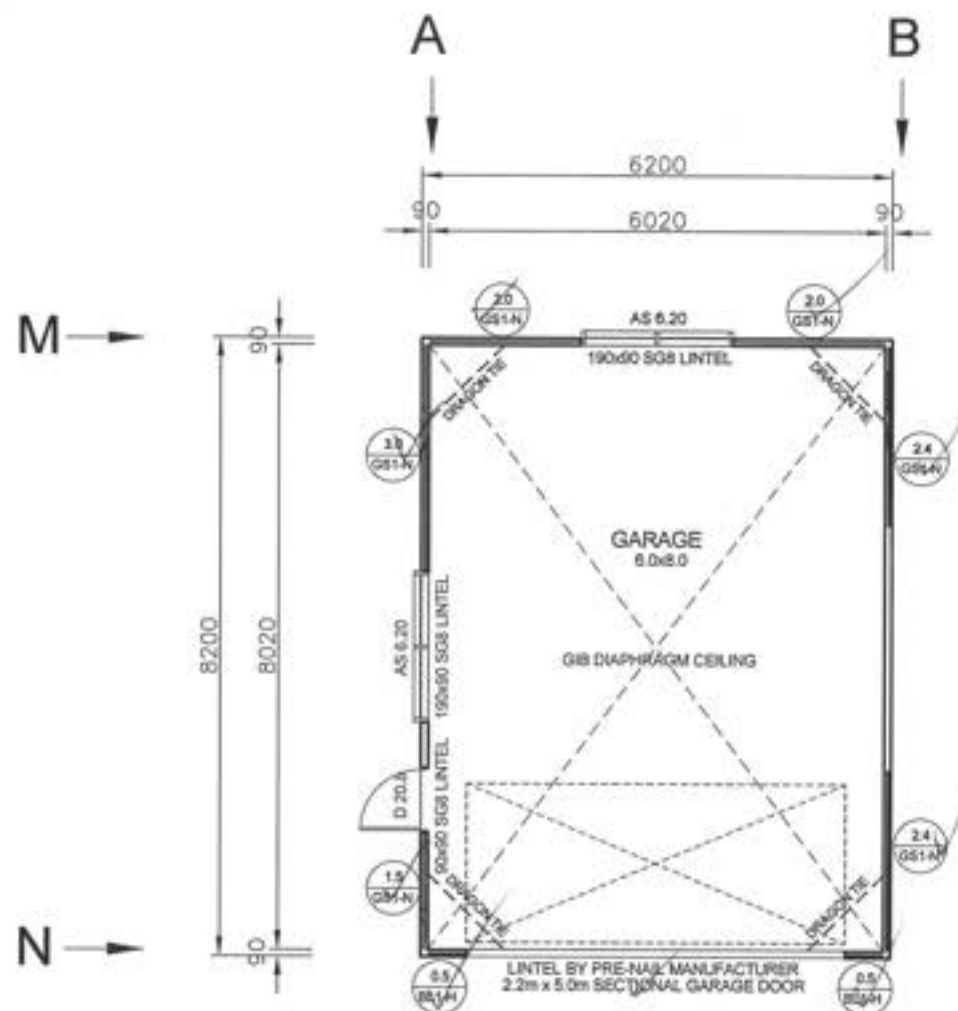
THE OWNER/BUILDER IS RESPONSIBLE FOR CLEARLY DEFINING THE SITE BOUNDARY LINES & PEGS. THIS MAY REQUIRE A SURVEY. NOTE: ESTABLISHED FENCES ARE NOT NECESSARILY ON THE SITE BOUNDARY

CONFIRM POSITION OF DWELLING ON SITE WITH OWNER

GARAGE IS ALLOWED TO BE 1m FROM PRIVATE RIGHT OF WAY

SITE PLAN
SCALE 1:200





GARAGE FLOOR PLAN

SCALE 1:100

AREA = 50.8m²

NOTES:

GENERAL NOTES:

- All work must be carried out to conform to relevant sections of the New Zealand Building Code and New Zealand Standards - in particular NZS 3604, NZS 3602 & NZS 4218. All references to Standards shall be taken as reference to the latest revision including amendments.
- Ground bearing must be reconfirmed on site following excavation but prior to placing concrete and reinforcing.
- Confirm site boundaries with licenced surveyor. Fences may not necessarily be on the legal boundary.
- All work to be carried out to best trade practice
- Do Not Scale off Building Consent Documentation issued from TA's as the plans may have been scanned and the scale distorted.
- Garage spaces within or attached to the building envelope shall have
- A - Openings provided with a 50mm min total level change between the interior & exterior paving
- B - Provision to drain water away from the threshold of the opening.
- refer to E2 fig 65 & table 18 for overall level change requirements
- Prenail framing and truss manufacturer to provide lintel sizes and provide a producer statement for framing, window lintels and trusses.
- Window openings to be 20mm larger than window sizes (10mm tolerance each side)
- Allow for dwangs to fix fittings as required by owner.
- Wall junctions shall be framed up with not less than 2 studs blocked and nailed.
- Maximum diameter hole in 90mm stud to be 25mm or 35mm diameter where not more than 3 consecutive studs are drilled.
- Lintels supporting rafters or trusses shall be secured against uplift as per clause 8.6.1.8 & figure 8.12, NZS 3604:2011.
- 25x1mm strap with 6/30x2.5mm nails into both lintel & stud & 25x1mm strap taken under plate & up 150mm each side of stud fixed with 6/30x2.5mm nails into each side of stud
- Confirm building wrap is able to be used with timber treatment.

FRAMING

- Exterior Walls & Internal Load Bearing Walls:
- Up to 2.4m - 90x45 SGB at 600 c/s H1.2

INTERNAL LININGS

WALLS:

- Generally - 10mm Standard Gib Board

CEILINGS:

- Generally - 13mm Standard Gib
- Back block sheet joints and allow for control joints as required by manufacturer

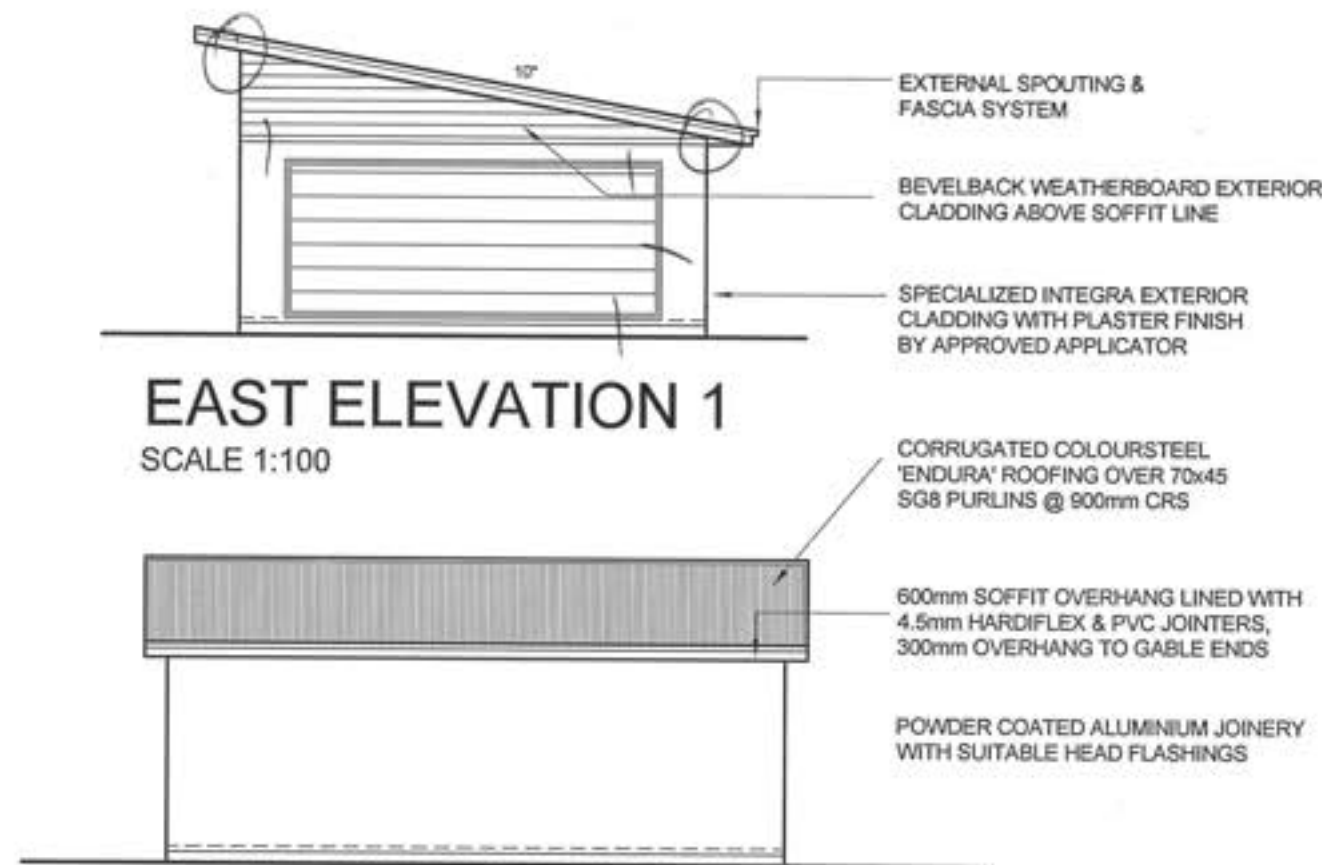
Top Plate Fixing

The fixing of top plates supporting roof trusses to wall studs or lintels shall be in accordance with figure 8.14 & 8.15 NZS 3604:2011. Joints in top plates to comply with clause 8.7.3 NZS 3604:2011

Bottom Plate Fixing

The fixing of bottom plates shall be in accordance with 7.5.12 NZS 3604:2011. Approved anchors (fixed to manufacturers specific instructions) in accordance with 7.5.12.2 NZS 3604:2011

- Holes in plates to comply with clause 8.5.1.6 & figure 8.4, NZS 3604:2011
- Refer to Bracing Plan and Manufacturers specifications for additional framing fixings.



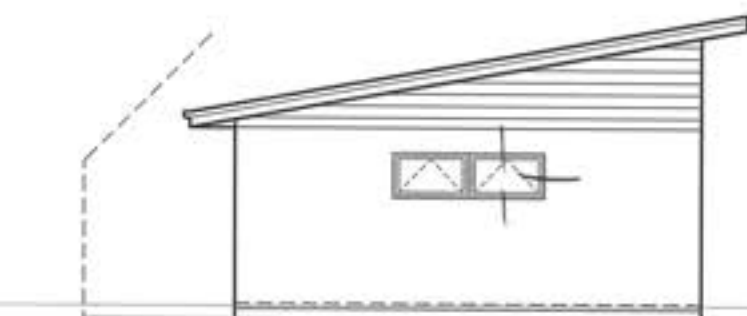
EAST ELEVATION 1

SCALE 1:100



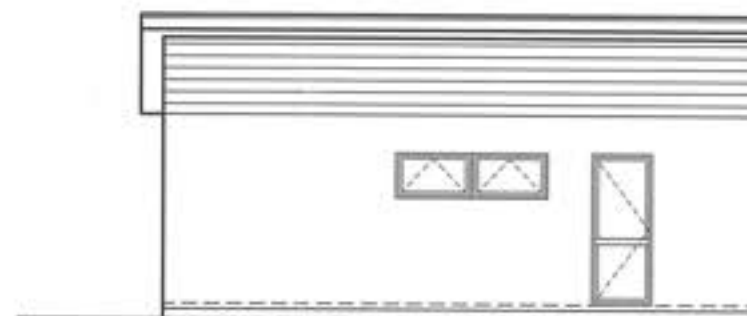
WEST ELEVATION 2

SCALE 1:100



NORTH ELEVATION 3

SCALE 1:100



SOUTH ELEVATION 4

SCALE 1:100

THE SUPPLIER AND THE MAIN CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE AND CONFIRM PRIOR TO MANUFACTURE. EXTERIOR JOINERY TO COMPLY WITH NZS 4211, DESIGN TO VERY HIGH WIND PRESSURE AND SUITABLE HEAD FLASHINGS TO BE FITTED TO ALL UNITS. GLAZING TO CONFORM NZS 4223 PT 1, 2 & 3 1999 VERSION
HIGH WIND 1100PA DWP
VERY HIGH WIND 1550PA DWP

RESTRICTOR STAYS TO LIMIT SASH OPENING TO MAX 100mm MUST BE FITTED WHEREVA SILL HEIGHT IS LESS THAN 760mm & THE DIFFERENCE IN LEVELS ARE 1m OR GREATER. REFER F4 NZBC

SAFETY GLASS AS REQUIRED BY NZS 4223 PT 3 1999 VERSION TO BE PROVIDED TO ALL WET AREA JOINERY, GLAZED DOORS, SIDE PANELS, FULL HEIGHT WINDOWS & WINDOWS WITH CILLS LESS THAN 500mm FROM FFL.

SILL SUPPORTS TO MANUFACTURERS SPECIFICATIONS & DETAILS

NOTE:
ALL CLADDINGS, ROOFING & SPOUTING SYSTEMS TO BE MAINTAINED BY OWNER IN ACCORDANCE TO MANUFACTURERS RECOMMENDATIONS & WARRANTY REQUIREMENTS

ALL JUNCTIONS TO CLADDINGS & OTHER EXTERNAL MOISTURE PROTECTION AREAS TO HAVE CAPILLARY GAPS/BREAKS & INSEALS WHERE RELEVANT, STOPPING WIND DRIVEN OR SURFACE TENSION WATER

CLADDING TO BE INSTALLED TO MANUFACTURERS REQUIREMENTS IN PARTICULAR FIXING & GROUND CLEARANCE.

ALSO REFER TO NZBC, CLAUSE E2/AS1, EXTERNAL MOISTURE FOR CLARITY

TIMBER TREATMENT TO BE IN ACCORDANCE WITH NZS 3602

000003
Revision: MAY 2014 rev A

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19 MAY 2014

Project:
PROPOSED GARAGE

1 MOSS LANE
LOT 1, DP 380622,
RAUMATI

Client:
DIGGELMANN

Drawing Title:
FLOOR PLAN

Designer:

COASTAL
ARCHITECTURE LTD.

11 Kodes Place
Paraparaumu
New Zealand

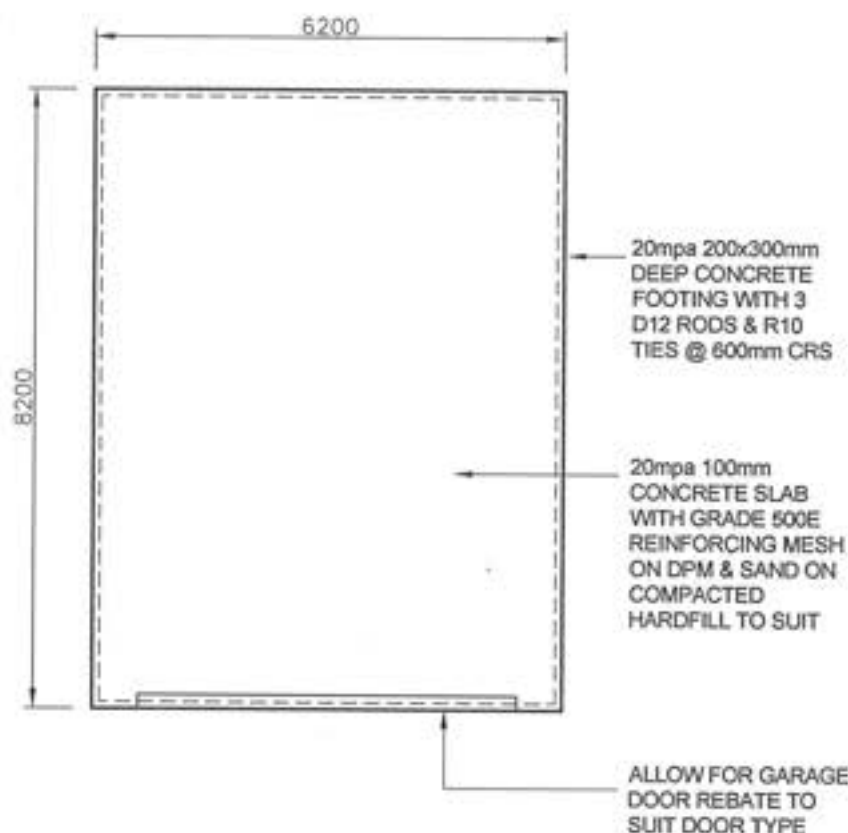
Tel: 04 296 1248
e-mail: billfrancis@paradise.net.nz

Design: Bill Francis
Drawn: bf
Scale: as shown

Job: 114
Page of: 2
Rev: A



All work shall be in accordance with the NZBC. If in doubt AS1. The Contractor must verify all dimensions on the job before commencing any work or stop drawings. Figure dimensions are to be used, scaled dimensions must be verified. This drawing and concept are copyright of Coastal Architecture Ltd. The recipient of this document is prohibited from disclosing its content for any purpose without the prior written consent of Coastal Architecture Ltd.



PROTECTED GROUND
100mm BRICK VENEER
150mm OTHER CLADDINGS
UNPROTECTED GROUND
150mm BRICK VENEER
225mm OTHER CLADDINGS
HEIGHTS AS PER NZS3604 2011 SECTION 7

ALL CONSTRUCTION TO COMPLY WITH NZS3604:2011, NZBC AND BEST POSSIBLE TRADE PRACTICES

BOTTOM PLATES FIXING
THE FIXING OF BOTTOM PLATES SHALL BE IN ACCORDANCE WITH 7.5.12 NZS 3604:2011.
APPROVED ANCHORS (FIXED TO MANUFACTURERS SPECIFIC INSTRUCTIONS) IN ACCORDANCE WITH 7.5.12.2 NZS 3604:2011

FOUNDATION PLAN SCALE 1:100

TRUSSES

WHERE THE BOTTOM CHORD OF A TRUSS CROSSES AN INTERNAL WALL CONTAINING ONE OR MORE WALL BRACING ELEMENTS, THE TRUSS SHALL BE CONNECTED TO THE TOP PLATE OF THE WALL EITHER DIRECTLY OR BY A CEILING BATTEN RUNNING PARALLEL TO THE PLATE AND FIXED TO BOTH THE PLATE AND THE BOTTOM CHORD. AS PER SECTION 10.2.2 NZS 3604:2011
DO NOT SUPPORT BOTTOM CHORD OF TRUSS AT POINTS OTHER THAN THOSE DESIGNATED BY THE TRUSS MANUFACTURER

ALL ROOF FRAMING TO BE H1.2

SOFFITS
UNFINISHED HARDIES SOFFITS MUST BE PAINTED TO COMPLY WITH NZBC DURABILITY REQUIREMENTS

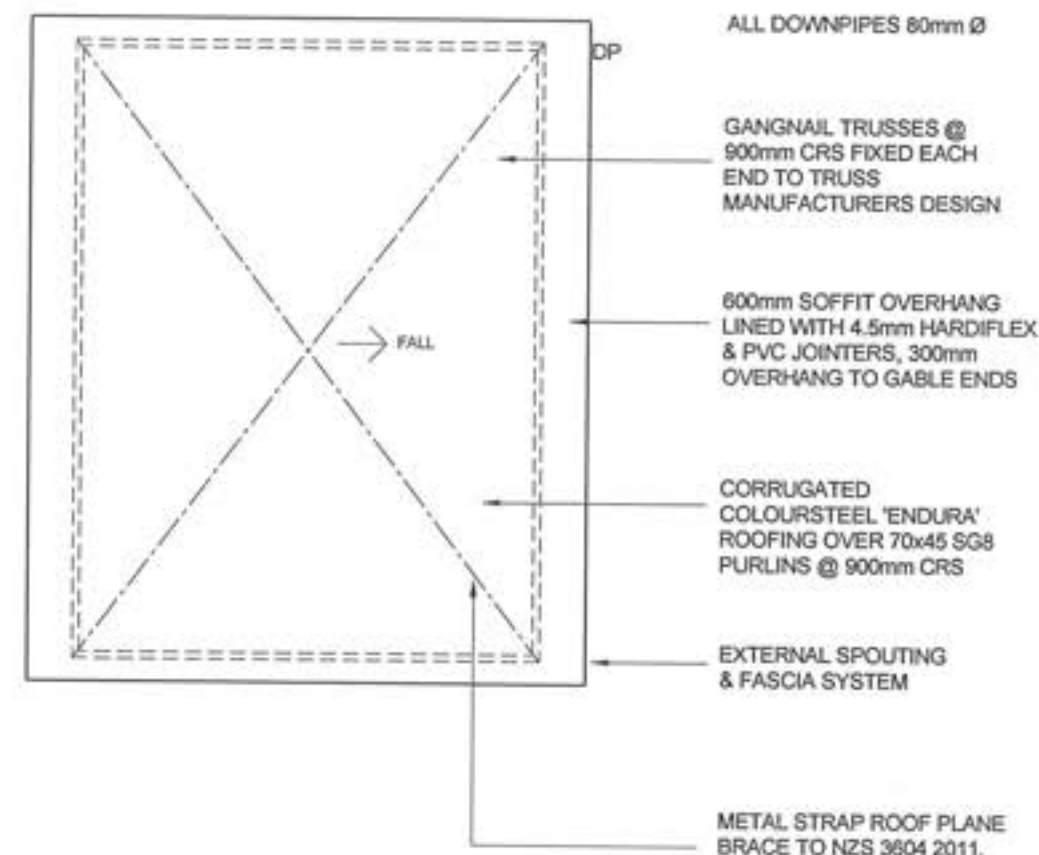
SPOUTING
FRONT EDGE OF SPOUTING TO BE 20mm BELOW TOP EDGE OF FASCIA

ROOF FRAMING FIXINGS

TRUSSES
FIXINGS FOR A ROOF TRUSS AT ITS SUPPORT SHALL BE AS GIVEN BY THE TRUSS MANUFACTURERS DESIGN BUT SHALL BE NOT LESS THAN:
2/100x3.75 SKEWED NAILS & 4 WIRE DOGS

SUPPLY COPY OF RELEVANT WARRANTIES FOR ROOFING, MEMBRANE SYSTEMS & FASCIA / GUTTER SYSTEMS AS APPROPRIATE TO COUNCIL

ROOFING MATERIAL TO BE INSTALLED TO MANUFACTURERS REQUIREMENTS IN PARTICULAR, FIXING & MINIMUM PITCH (REFERENCE ALSO SECT 8 OF E2 NZ BUILDING CODE)



NOTE: CONNECT DOWNPIPES INTO EXISTING STORMWATER MAINS, CONFIRM POSITION ON SITE

ROOF PLAN SCALE 1:100

000004

Revisions:
MAY 2014 rev A

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19 MAY 2014
BY:

Project:
PROPOSED GARAGE

1 MOSS LANE
LOT 1, DP 380622,
RAUMATI

Client:
DIGGELMANN

Drawing Title:
FOUNDATION PLAN & ROOF PLAN

Designer:
COASTAL ARCHITECTURE LTD
11 Kodex Place
Paraparaumu
New Zealand
Tel: 04 296 1248
e-mail: blfrancis@coastalarch.co.nz

Design:
Bill Francis

Drawn:
bf

Scale:
as shown

Job:
114

Page of:
3

Rev:
A

LICENSED BUILDING PRACTITIONER
www.dbh.govt.nz
BUILDING CONFIDENCE

All work shall be in accordance with the NZBC. If in doubt AS/NZS.
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Revision:
MAY 2014 REV A

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19 MAY 2014

Project:
**PROPOSED
GARAGE**1 MOSS LANE
LOT 1, DP 380622,
RAUMATIClient:
DIGGELMANNDrawing Title:
**SECTION &
DETAILS**Designer:
**COASTAL
ARCHITECTURE LTD**
11 Kodes Place
Paraparaumu
New Zealand
Tel: 04 296 1248
e-mail: billfrancis@paradise.net.nzDesign:
Bill Francis
Drawn:
bf
Scale:
as shown

Job: 114 Page of: 4 Rev: A



All work shall be in accordance with the NZBC. If in doubt ASB.

The Contractor must verify all dimensions on the job before commencing any work or stop drawings. Figured dimensions are to be used, scaled dimensions must be verified.

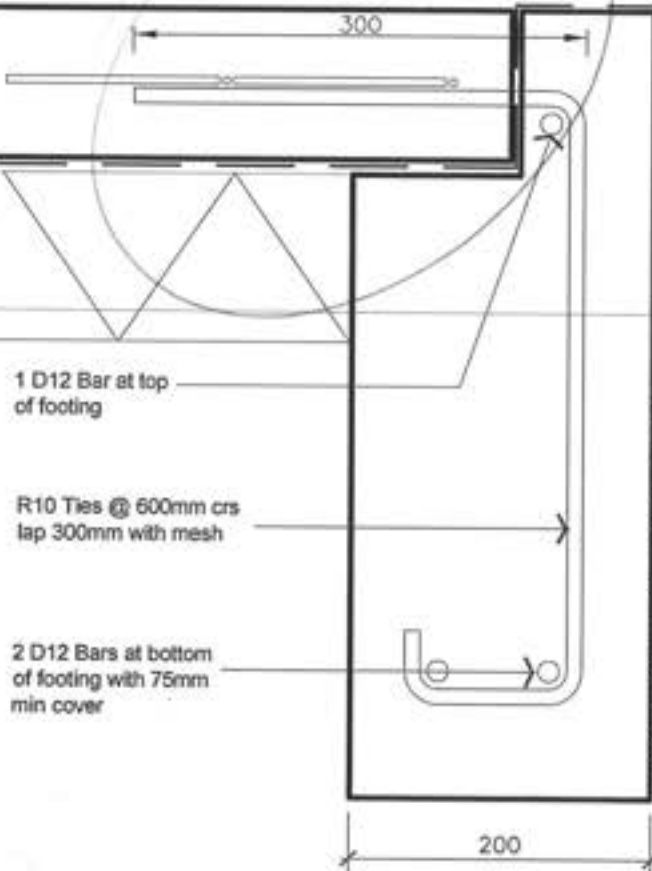
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GANGNAIL TRUSSES @ 900mm CRS
FIXED EACH END TO TRUSS
MANUFACTURERS DESIGN600mm SOFFIT OVERHANG
LINED WITH 4.5mm HARDISOFFIT
& PVC JOINTERS - 300mm
OVERHANG TO GABLE ENDSEXTERNAL SPOUTING
& FASCIA SYSTEMPOWDER COATED
ALUMINIUM JOINERY WITH
SUITABLE HEAD FLASHINGSINTEGRA PANEL EXTERIOR
CLADDING WITH PLASTER FINISH
BY APPROVED APPLICATOR

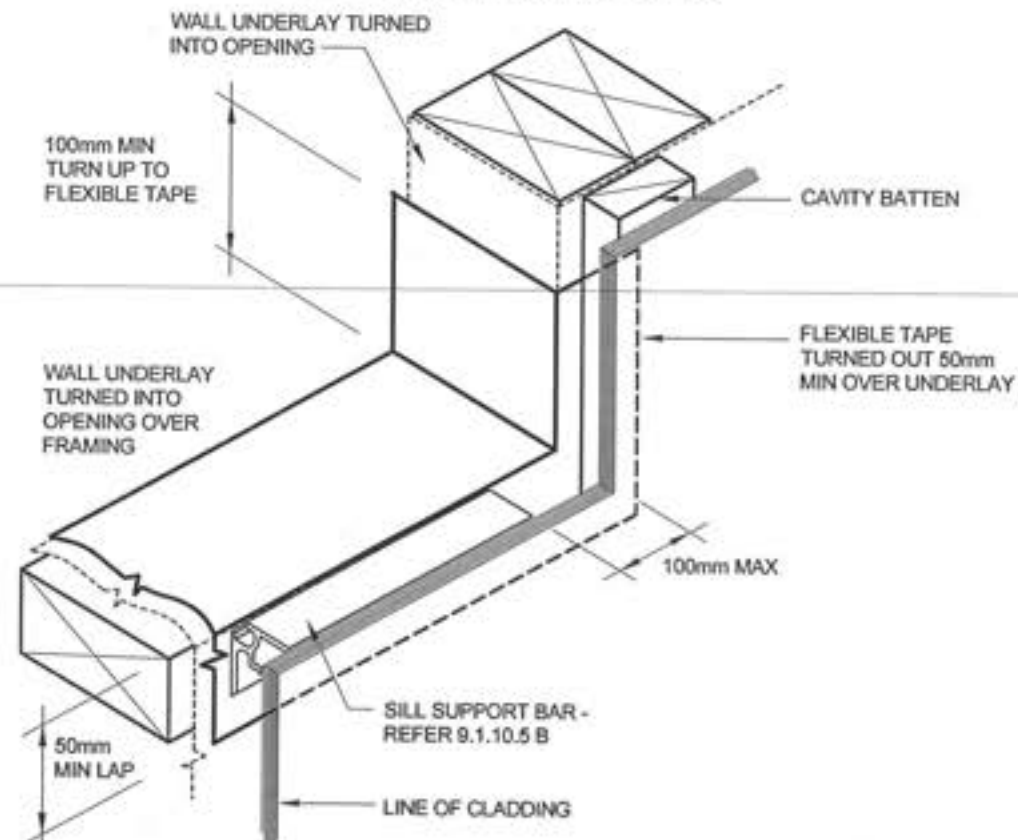
GARAGE

SECTION BB

SCALE 1:50

CORRUGATED COLOURSTEEL
'ENDURA' ROOFING OVER 70x45
SG8 PURLINS @ 900mm CRSBEVELBACK WEATHERBOARD
EXTERIOR CLADDING ABOVE
SOFFIT LINE13mm CEILING LINING ON GIB
RONGO CEILING BATTENS90x45 SG8 FRAMING @ 600mm
CRS LINED WITH 10mm GIB20mpa 200x300mm DEEP
CONCRETE FOOTING WITH 3 D12
RODS & R10 TIES @ 600mm CRS20mpa 100mm CONCRETE SLAB
WITH GRADE 500E REINFORCING
MESH ON DPM & SAND ON
COMPACTED HARDFILL TO SUITGRADE 500E REINFORCING
MESH WITH MIN 30mm
COVER FROM TOP OF SLAB**FOOTING DETAIL**
SCALE 1:5**NOTE:**

- 1 DETAILED CLADDING OMITTED FOR CLARITY, REFER TO SPECIFIC CLADDINGS.
- 2 HEAD TO BE TREATED SIMILARLY WITH CONTINUOUS WALL UNDERLAY & FLEXIBLE TAPE AT CORNERS
- 3 REFER INDIVIDUAL CLADDING DETAILS FOR JAMB FLASHINGS

**BUILDING WRAP OPENING DETAIL n.t.s**

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 19 MAY 2014

 Project
PROPOSED GARAGE

 1 MOSS LANE
 LOT 1, DP 380622,
 RAUMATI

 Client
 DIGGELMANN

 Drawing Title
DETAILS

Designer:

COASTAL
 ARCHITECTURE LTD.

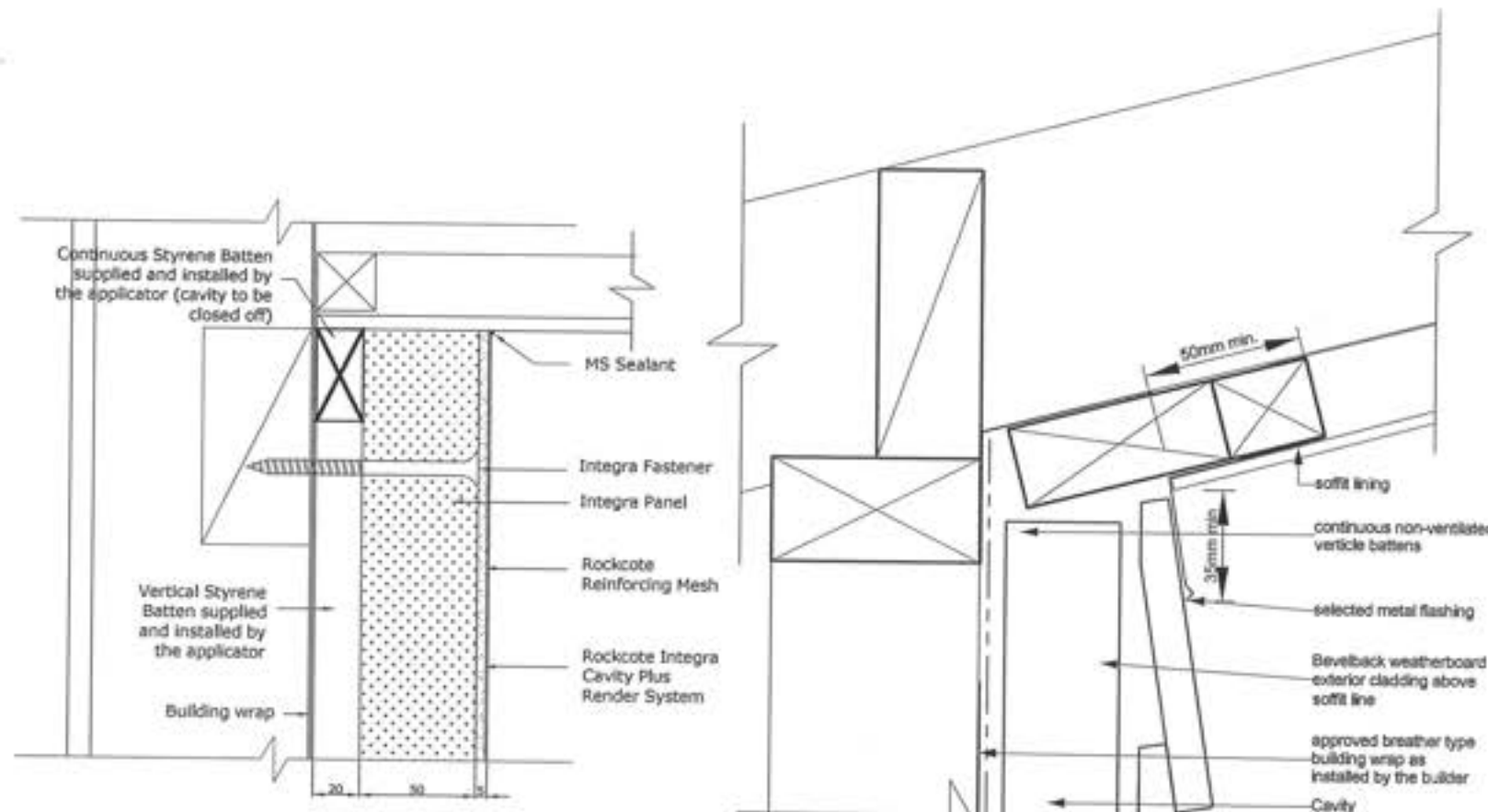
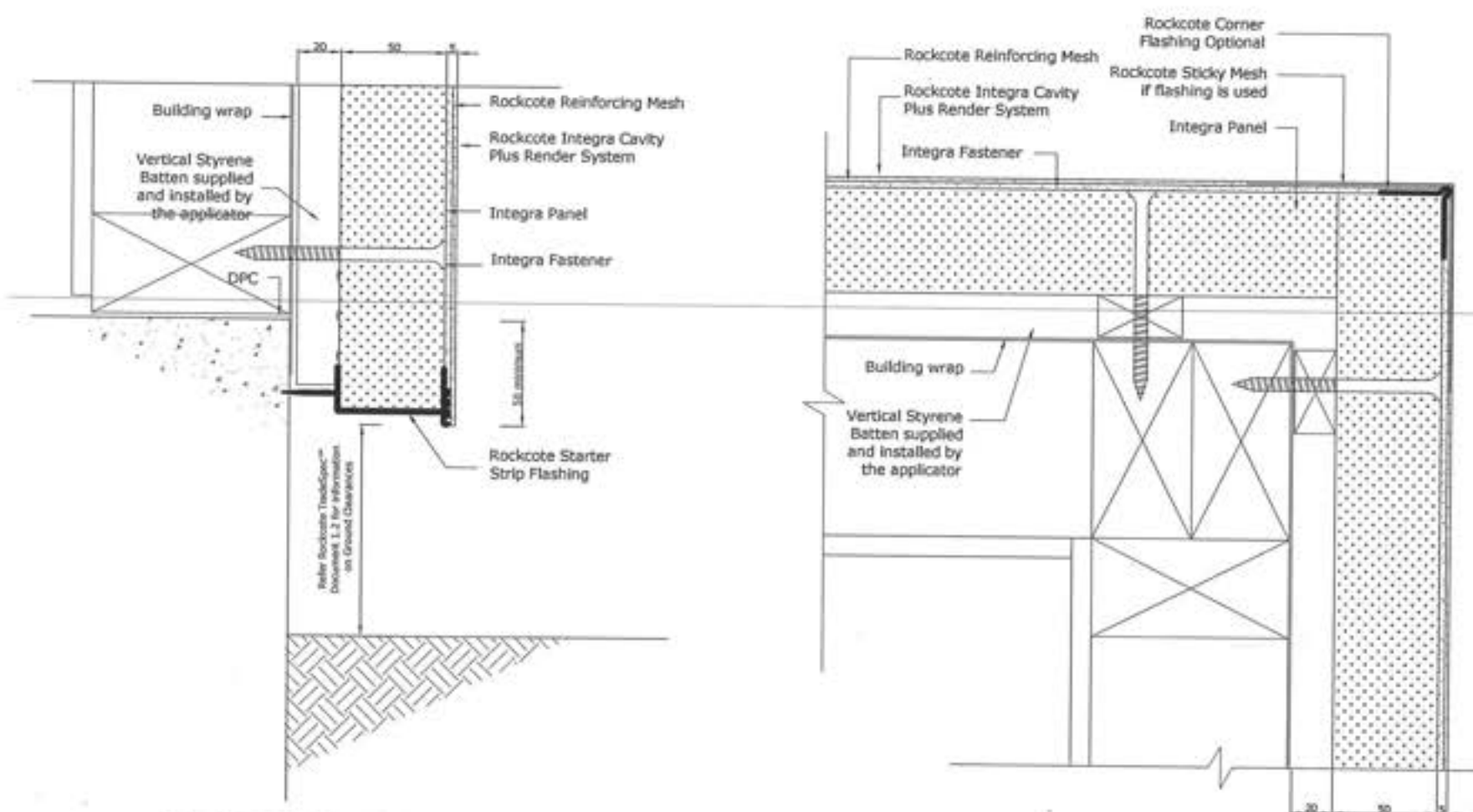
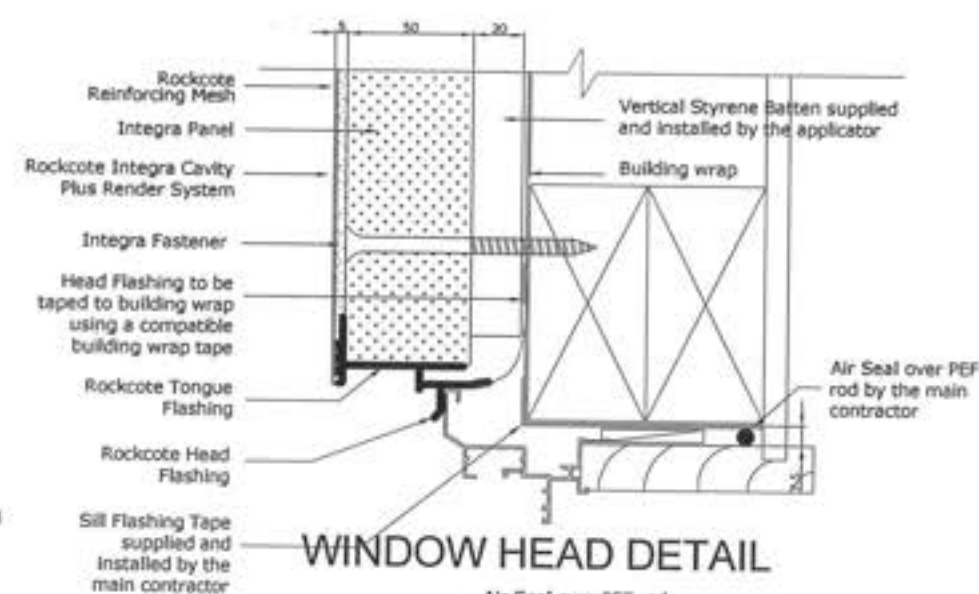
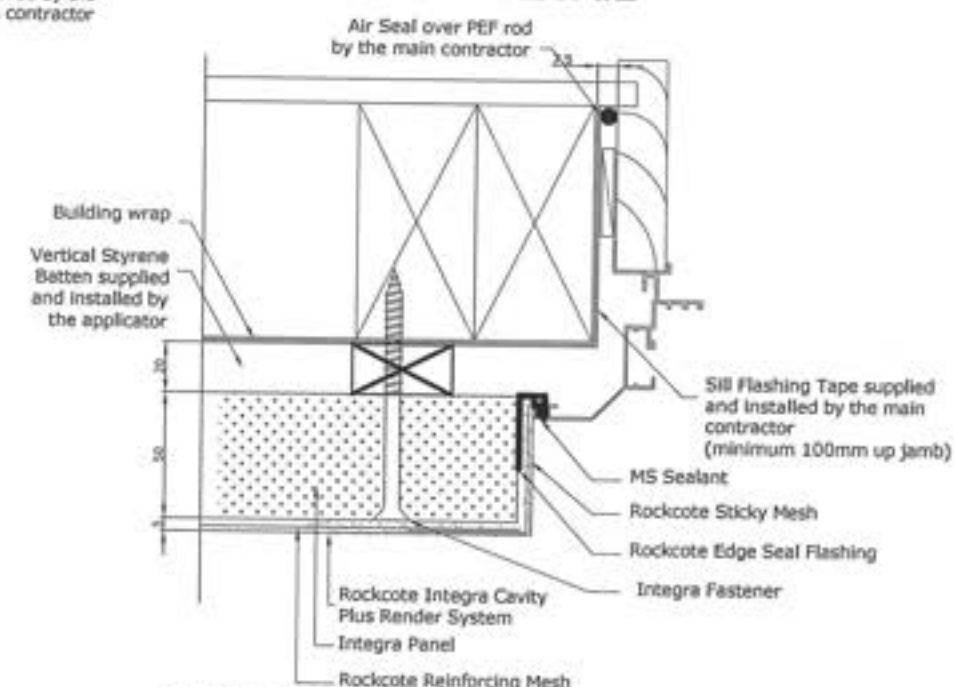
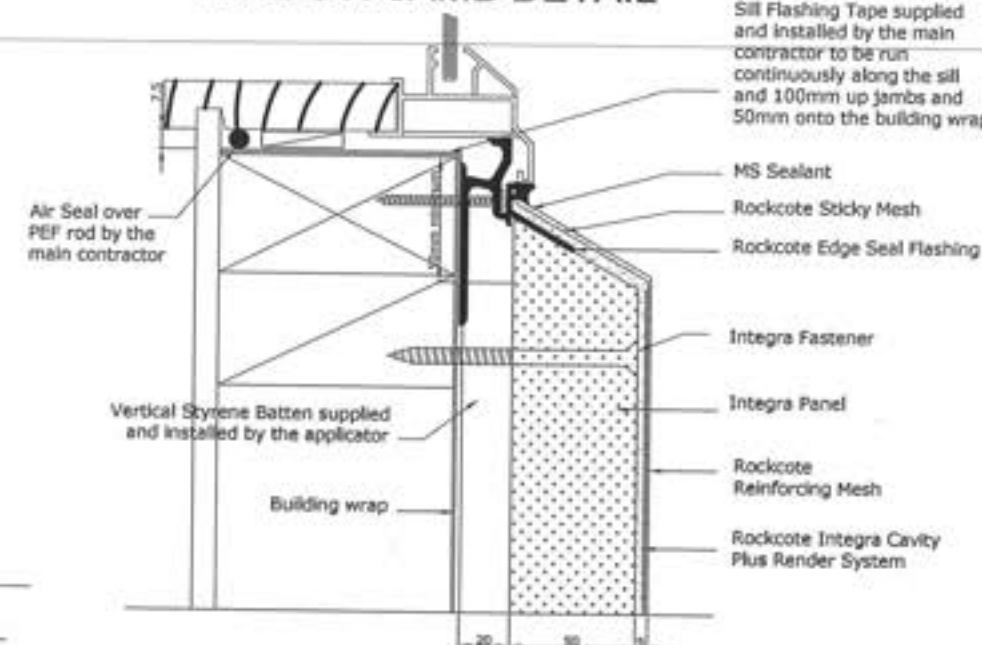
 11 Koder Place
 Paraparaumu
 New Zealand
 Tel: 04 296 1248
 e-mail: billfrancis@paradise.net.nz

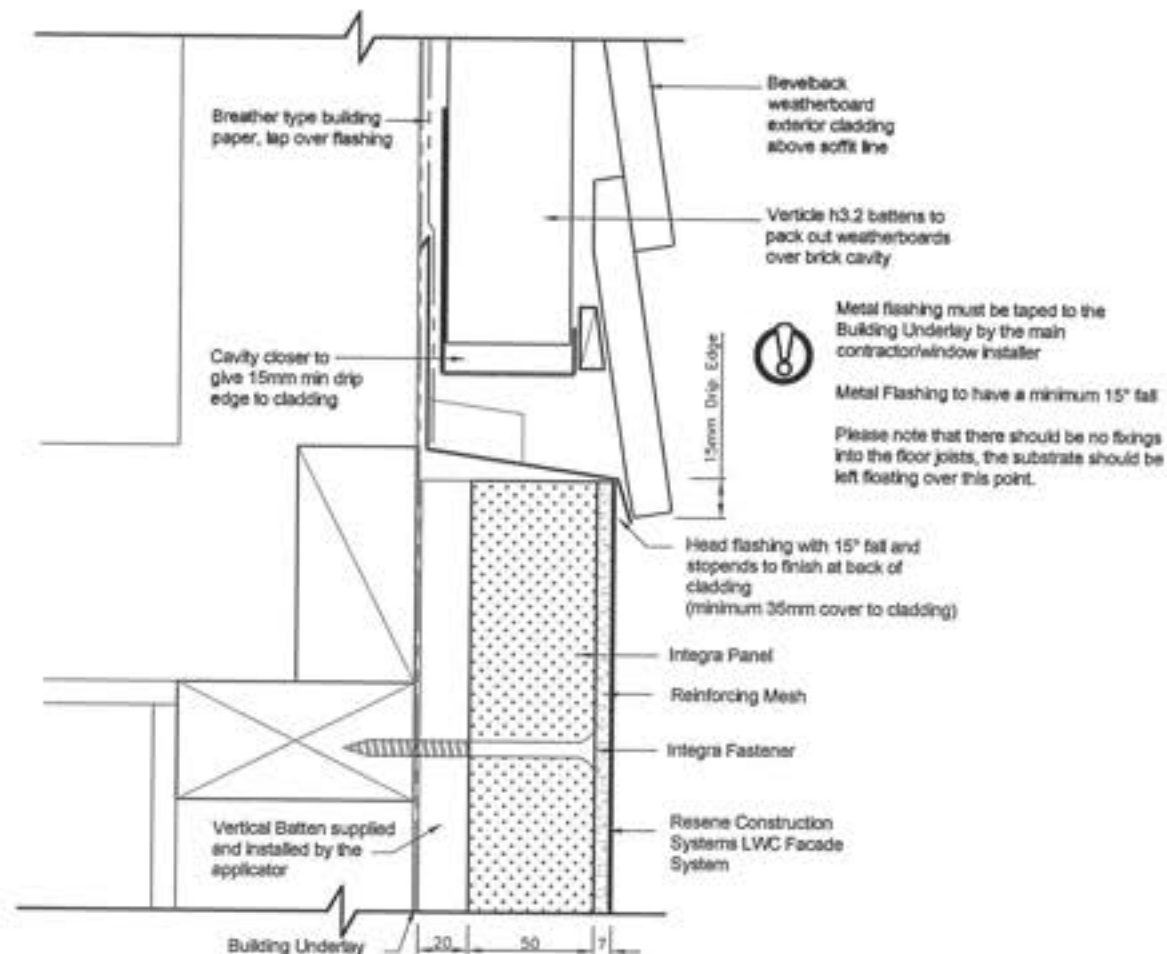
 Design:
 Bill Francis
 Drawn:
 bf
 Scale:
 as shown

Job: 114 Page of: 5 Rev: A

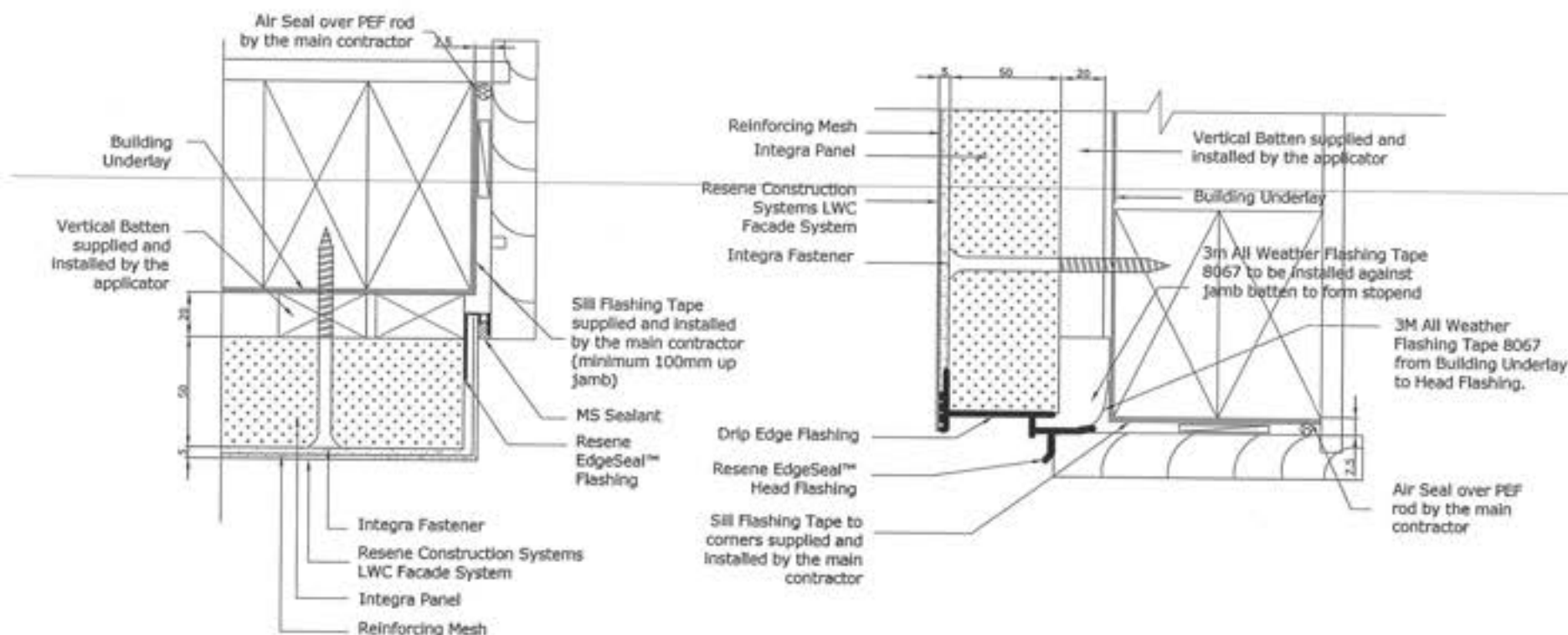


All work shall be in accordance with the NZBC. If in doubt AS/NZS 1170.1:2002 must be used. The Contractor must verify all dimensions on the job before commencing any work or shop drawings. Figure dimensions are to be used, scaled dimensions must be verified. This drawing and concept are copyright of Coastal Architecture Ltd. The recipient of this document is prohibited from disclosing its content for any purpose without the prior written consent of Coastal Architecture Ltd.


SOFFIT DETAIL
REVERSE RAKING SOFFIT DETAIL

CLADDING TO FOUNDATION DETAIL
EXTERNAL CORNER DETAIL

WINDOW HEAD DETAIL

WINDOW JAMB DETAIL

WINDOW SILL DETAIL

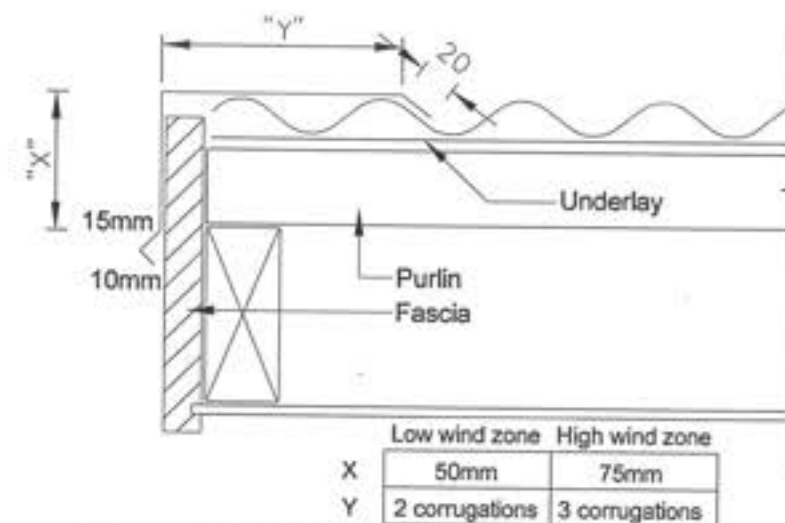


HORIZONTAL CHANGE OF CLADDING DETAIL

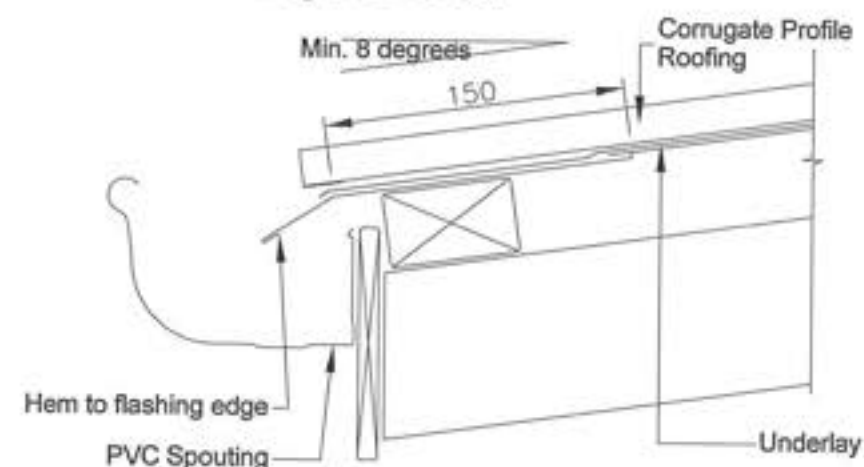


GARAGE DOOR JAMB DETAIL

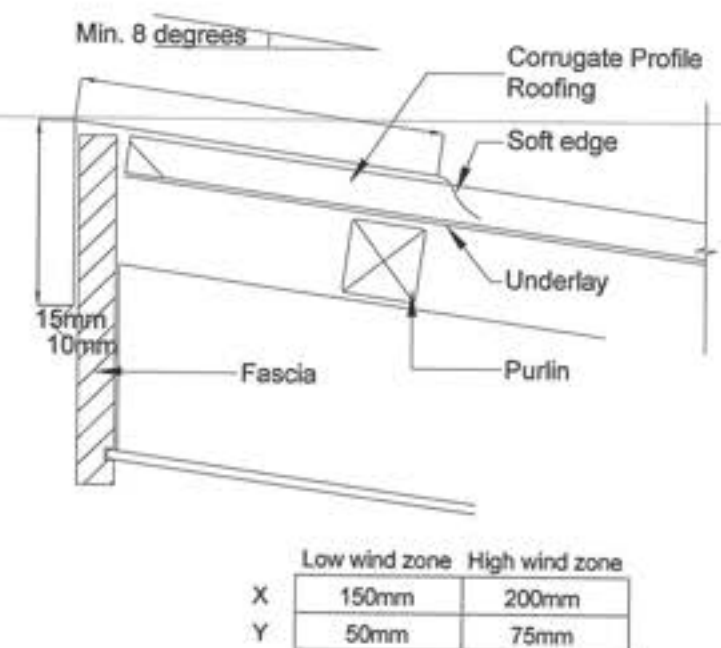
GARAGE DOOR HEAD DETAIL



This detail is used for: Corrugate Side Barge Detail



This detail is used for: Corrugate Gutter Flashing Detail



This detail is used for: Corrugate Head Barge Detail

000007

Revisions:
MAY 2014 rev A

RECEIVED
19 MAY 2014
BY:

Project:
PROPOSED
GARAGE

1 MOSS LANE
LOT 1, DP 380622,
RAUMATI

Client:
DIGGELMANN

Drawing Title:
DETAILS

Designer:

COASTAL
ARCHITECTURE LTD.
11 Kodes Place
Paraparaumu
New Zealand
Tel: 04 296 1248
e-mail: billfrancis@paradise.net.nz

Design:
Bill Francis
Drawn:
bf
Scale:
as shown

Job: 114 Page of: 6 Rev: A



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RECEIVED

19 MAY 2014

BY:

E2/AS1 : Building Envelope Risk Matrix.

Project Details.

Name NAME DIGGELMANN
 Street/No. STREET 1 MOSS LANE
 Lot/DP/No. LOT LOT 1
 City/Town/District. CITY RAUMATI

Definition of Risk [table 1 from E2/AS1]

Factor	Risk	Detail
A Wind Zone	LOW	LOW wind zone as described by NZS 3604
	MEDIUM	MEDIUM wind zone as described by NZS 3604
	HIGH	HIGH wind zone as described by NZS 3604
	V.HIGH	VERY HIGH wind zone as described by NZS 3604
B No. of storeys	LOW	One storey
	MEDIUM	Two storey in part
	HIGH	Two storey's
	V.HIGH	More than two storey's
C Roof / Wall intersection Design.	LOW	Roof / wall intersection - Fully protected. [eg. hip / gable roof with eaves.]
	MEDIUM	Roof / wall intersection - Partly exposed. [eg. hip / gable roof with NO eaves.]
	HIGH	Roof / wall intersection - Fully exposed. [eg. Parapets or eaves greater than 90° vertical with soffit linings.]
	V.HIGH	Roof elements finished within the boundaries formed by exterior walls [eg. lower ends of aprons, chimney's etc.]
D Eaves width (1.)	LOW	Greater than 600mm at first floor level.
	MEDIUM	450 - 600mm at first floor level, or 600mm at second floor level
	HIGH	100-450mm at first floor level, or 450-600mm at second floor level
	V.HIGH	0 - 100mm at first floor level, or 100-450mm at second floor level or 450 - 600mm at third floor level
E Envelope Complexity	LOW	Simple rectangular, L, T, or boomerang shape with single cladding type
	MEDIUM	Complex angular or curved shape [eg. Y or arrow head] with single cladding type.
	HIGH	More complex angular or curved shape [eg. Y or arrow head] with multiple cladding type.
	V.HIGH	As for high risk, but with junctions not covered in C or F on this Table [eg. box windows, pergola's, multi storey re-entrant shapes etc.]
F Deck design.	LOW	None or timber slat deck or porch at ground level
	MEDIUM	Fully covered in plan by roof, or timber slat deck attached at first or second floor level.
	HIGH	Enclosed deck exposed in plan or cantilevered at first floor level
	V.HIGH	Enclosed deck exposed in plan or cantilevered at second floor level or above.

NOTES

1. Eaves width measured from external face of the wall cladding to outer edge of overhang including gutters and fascias
2. Balustrades and parapets count as 0 mm eaves.

Risk Severity by Face

North Elevation.									
RISK FACTOR	LOW	Score	MED	Score	HIGH	Score	V.HIGH	Score	Sub totals for each risk factor
Wind Zone as NZS 3604	0		0		1		2		1
No. of storey's	0	✓	1		2		4		0
Roof / Wall intersection	0	✓	1		3		5		0
Eaves width.	0		1	✓	2		5		1
Envelope Complexity	0		1		3	✓	6		3
Deck design.	0	✓	2		4		6		0
Total Risk Score for this Elevation									5

East Elevation.									
RISK FACTOR	LOW	Score	MED	Score	HIGH	Score	V.HIGH	Score	Sub totals for each risk factor
Wind Zone as NZS 3604	0		0		1		2		1
No. of storey's	0	✓	1		2		4		0
Roof / Wall intersection	0	✓	1		3		5		0
Eaves width.	0		1		2	✓	5		2
Envelope Complexity	0		1		3	✓	6		3
Deck design.	0	✓	2		4		6		0
Total Risk Score for this Elevation									6

Selected Cladding Resulting from Risk Assessment

	Risk score from tables above.	Cladding Selected from table 3 [from tables on page 30 E2/AS1]	TICK SELECTED OPTION	
			DIRECT FIXED	DRAINED CAVITY
North Elevation.	6	Integra panel Bevelback weatherboards		✓
South Elevation.	6	Integra panel Bevelback weatherboards		✓
East Elevation.	6	Integra panel Bevelback weatherboards		✓
West Elevation.	6	Integra panel Bevelback weatherboards		✓

South Elevation.

RISK FACTOR	LOW	Score	MED	Score	HIGH	Score	V.HIGH	Score	Sub totals for each risk factor
Wind Zone as NZS 3604	0		0		1		2		1
No. of storey's	0	✓	1		2		4		0
Roof / Wall intersection	0	✓	1		3		5		0
Eaves width.	0		1	✓	2		5		1
Envelope Complexity	0		1		3	✓	6		3
Deck design.	0	✓	2		4		6		0
Total Risk Score for this Elevation									5

West Elevation.

RISK FACTOR	LOW	Score	MED	Score	HIGH	Score	V.HIGH	Score	Sub totals for each risk factor
Wind Zone as NZS 3604	0		0		1		2		1
No. of storey's	0	✓	1		2		4		0
Roof / Wall intersection	0	✓	1		3		5		0
Eaves width.	0		1		2	✓	5		2
Envelope Complexity	0		1		3	✓	6		3
Deck design.	0	✓	2		4		6		0
Total Risk Score for this Elevation									6

Project
PROPOSED
GARAGE1 MOSS LANE
LOT 1, DP 380522,
RAUMATIClient
DIGGELMANNDrawing Title:
E2 MATRIX

Designer:

COASTAL
ARCHITECTURE LTD.11 Kodes Place
Paraparaumu
New Zealand
Tel: 04 296 1246
e-mail: billfrancis@paradise.net.nzDesign:
Bill Francis
Drawn:
bf
Scale:
as shownJob: 114
Page of: 7
Rev: A

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Scene To Be Seen

Brian McDonnell
23 Forest Road
Raumati South
Kapiti Coast
p: 04 902 2388
m: 021 077 5489
scene2beseen@yahoo.co.nz

PRODUCER / CONSTRUCTION STATEMENT EXTERNAL CLADDING

Job Number :	38019
Site Address :	1 Moss Lane, Raumati, Paraparaumu
Consent No :	
Building Owner :	
Builder :	Tim McArthur
Registered Plasterer :	Scene to be Seen
Systems Used :	Integra Facade System
Substrates Used :	Integra AAC Panel
Textures Used :	Classico Swirl
Paint System Used :	2 Coats of Resene X200
Colours Used :	Eighth Friar Grey (R)
Start Date :	12-Aug-2014
End Date :	01-Sep-2014
Clauses and Further Information :	

We the above firm have completed the above work in accordance with NZBC E2/AS1, B1/AS1, B2/AS1 and the Resene Construction Systems Specifications.

Signed by Scene to be Seen



License Number
BP110791

MANUFACTURERS GUARANTEE

Job Number :	38019
Site Address :	1 Moss Lane, Raumati, Paraparaumu
Consent No :	
Building Owner :	
Builder :	Tim McArthur
Licensed Plasterer :	Scene to be Seen
Systems Used :	Integra Facade System
Substrates Used :	Integra AAC Panel
Textures Used :	Classico Swirl
Paint System Used :	2 Coats of Resene X200
Colours Used :	Eighth Friar Grey (R)
Start Date :	12-Aug-2014
End Date :	01-Sep-2014
Clauses and Further Information :	

Guarantee Periods : Integra Facade System : - This system has a 15 Year Manufacturers Guarantee for product as per conditions below.

The Manufacturer, Resene Construction Systems (herein after called "the Manufacturer") hereby guarantees:-

This guarantee is limited to necessary repairs arising from defects in the manufacture of any products manufactured by the manufacturer, affixed and applied in accordance with all specifications, installation directions, procedures and instructions established by the Manufacturer but does not include damage to or deterioration of the products caused by factors beyond the control of the Manufacturer. For example, but without limiting the foregoing factors damage or defects could be caused by:-

- Faulty Workmanship and/or materials by others.
- Damage caused by acts of God, for example earthquakes, flood, wind or storm damage.
- Damage caused by fire or unlawful acts.
- Damage caused by accidental or intentional impact.
- Damage caused by localised ground movement, including slips and subsidence.
- The manufacturer will not by virtue of this warranty be liable for any consequential, indirect or special damage or loss of any kind whatsoever.

NOTE:

- The manufacturer accepts no Liability for damage caused to other surfaces products or property through water leakage or water penetration which occurs because of improper fixing of doors, windows or door and window flashings.
- This Guarantee extends to product only and does not include the making of any refunds or payments by the manufacturer.
- Please refer to Manufacturer's specifications which are to be read in conjunction with this Guarantee.
- This Guarantee shall meet the requirements of the current E2 including proposed changes to E2 AS1 & B2 Durability which complies with the New Zealand Building Code Performance B2.3
- The Guarantee is subject to maintenance requirements, if Vector 5 has been applied to balustrades/parapet area's, these areas are to be cleaned and maintained annually, over coated with Resene X-200 after the first two years and subsequently every five years thereafter.
- No liability is assumed or implied for project supervision or defects caused by improper installation of the system.

This Product is for application by Licensed Plasterers only. Product only applied in non-conformance with the product data sheet and installation manual or to non approved substrates will invalidate Manufacturer's Guarantee.



Signed By Manufacturer,
Mike Olds
General Manager



Scene To Be Seen

Brian McDonnell
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Raumati South
Kapiti Coast
p: 04 902 2388
m: 021 077 5489
scene2bseen@yahoo.co.nz

REGISTERED PLASTERER WARRANTY

Job Number :	38019
Site Address :	1 Moss Lane, Raumati, Paraparaumu
Consent No :	
Building Owner :	
Builder :	Tim McArthur
Registered Plasterer :	Scene to be Seen
Systems Used :	Integra Facade System
Substrates Used :	Integra AAC Panel
Textures Used :	Classico Swirl
Paint System Used :	2 Coats of Resene X200
Colours Used :	Eighth Friar Grey (R)
Start Date :	12-Aug-2014
End Date :	01-Sep-2014
Clauses and Further Information :	

The Registered Plasterer warrants that defects in the work carried out by the Registered Plasterer arising within five years of the Completion Date recorded above and caused by faulty workmanship in the application of the Resene Construction Systems Products or as a result of Resene Construction Systems Products being applied other than in accordance with the manufacturer's or supplier's specifications will be made good by the Registered Plasterer and without cost to the Purchaser.

- The warranty will only apply if the Purchaser has made full payment for the supply and application of the Resene Construction Systems Products and thereafter will extend to subsequent owners of the property.
- The warranty will only apply where the defect is a direct result of faulty workmanship in the application of the Resene Construction Systems Products.
- The liability of the registered plasterer is limited to remedying the defect in the workmanship and the registered plasterer will not by virtue of this warranty be liable for any other damage, loss, liability, expense or any other loss of any kind whatsoever.
- The warranty will not apply to any repair or maintenance work if any such repair or maintenance work is done other than under the supervision of and subject to the inspection and approval of the Registered Plasterer or Resene Construction Systems.
- Any remedial work carried out under this warranty will not extend the term of this warranty.

Signed by Scene to be Seen



License Number
BP110791

Palmerston North
Phone: 06-356 7649
Fax: 06-355 3193
Email: quins.pn@xtra.co.nz
Hawkes Bay
Phone: 06-870 0599
Fax: 06-870 0190
Email: quins.hb@xtra.co.nz

QUIN

ROOFING LTD & BUILDINGS

We're Strong on Construction, Selection & Customer Care

Levin Head Office and
Manufacturing Plant
20-30 Coventry Street,
PO Box 1087, LEVIN
Phone: 06-366 0183
Fax: 06-367 0795
Email: quins.levin@xtra.co.nz
www.quinbuildings.co.nz

Dear John Clutterbuck Roofing

WARRANTY 1 Moss Lane, Paraparaumu on Invoice 77902

Date of Supply:

Warranty Terms: 01.08.2014

Colorcote ZR8 pre-painted metal products used for Residential Buildings will perform as follows.

1. Resistance to flaking, peeling and excessive fade. ZR8 10 years.

2. Will not perforate as a result of corrosion. ZR8 15 years.

Colourcote products will inevitably weather, chalk and fade over time as a result of normal wear and tear.

If the product fails to perform as warranted we will, at our sole option, repair or replace the affected material.

Please note this warranty is subject to the following terms and conditions:

- This warranty will not apply to weathering, chalking or fading over time as a result of normal wear and tear.
- If inappropriate fastenings are used this warranty will not apply.
- Defects caused by faulty design, or method of manufacture of Residential Buildings are not covered by the warranty.
- We must be given the opportunity for inspection on site prior to any remedial action being offered or taken.
- Damage or corrosion resulting from the following are not covered by this warranty:

- 1) Damage sustained during storage, handling, or installation.
- 2) Damage sustained after installation.
- 3) Causes after the product has left our control.
- 4) Failure to remove debris leading to the accumulation of moisture retaining matter in gutters and downpipes.

Our liability under this warranty shall in all cases be limited to replacing or repairing the defective product as specified above excluding labour. Any repaired or replaced product will be covered by this warranty up to the unexpired portion of the warranty of the original product. Quin Roofing Ltd will not be liable for consequential loss or damage. All claims must be made promptly in writing and accompanied by the original warranty document. This warranty does not in any way affect the rights of a consumer under the Consumer Guarantees Act.

MINIMUM MAINTENANCE REQUIREMENTS - www.colorcote.co.nz

1. Washing of Naturally Unwashed Areas every 6 months - e.g. - Wall Cladding.
2. Removal of Debris from gutters every 6 months.
3. Any noticeable buildup of salt deposits and/or other contaminants are removed when identified.
4. When considering overpainting, please consult with your local distributor to ensure correct procedures are undertaken.
5. Inspection of the roof, including fasteners, repair any damage every 6 months

Regular Washing of Colorcote®ZR8™ products increases the durability by reducing attack from airborne salts and pollutants. Colorcote®ZR8™ products should be washed manually with water and a sponge or a soft nylon-bristled brush. For large areas it may be appropriate to use water blasting at pressures up to 20mpa.

This roof was installed by:

[Signature] Signature of Installer:

And carries a workmanship warranty for: 5 years

Signature of property owner or agent:

Date:

PLEASE RETURN A SIGNED COPY OF THE WARRANTY TO THE ROOFING MANUFACTURER
This warranty is issued by (the roofing manufacturer):

Yours faithfully

[Signature]

Bruce Love
Roofing Manager
Quin Roofing Ltd

For all roofing enquiries and sales contact our Levin factory on 0800 QUINS LEVIN - 0800 784 675

Manufacturers and suppliers in Zincalume and Coloursteel of:

Corrugate Mini Corrugate
Trimline Weatherboard
6 Rib Custom Flashings to 6.5m

Clearlite
Ridge
Barge
Nails

Screws
Building Papers
Netting
Sealfoam

Sectional Doors
Roller Doors
Tilta Doors
Automatic Openers

For all garage enquiries and sales contact our agent in your area on 0800 GARAGE - 0800 427 243



MTF Kapiti
Rimu Road, Paraparaumu

This work has been carried out in accordance with a Certified Design ☐

Certified Design Attached ☐ Name of Issuer of Certified Design: _____

Supplier Declarations of Conformity Attached: ☐ (please attach or list Certificate serial numbers or web address below)

Manufacturers Instructions used or relied on in this work: ☒ (please attach or list web address below)

All parts of the installation are safe to connect to a power supply ☒ **see attached invoice.**
If not, please detail which parts are safe to connect.

This work is:	This work has been done in accordance with:	Supply system this work is suitable for:
Low Risk (Certificate of Compliance not required)	Part 2 of AS/NZS 3000 <input checked="" type="checkbox"/>	230/400V MEN system <input checked="" type="checkbox"/>
General <input checked="" type="checkbox"/>		
High Risk (Record of Inspection required)	Part 1 of AS/NZS 3000 <input type="checkbox"/>	Other (Please specify) <input type="checkbox"/>

Other Standards this work complies with: _____

Record of Inspection (If Required)

Name of Inspector: _____

The aspects of the work which make it high risk are:

- | | | |
|---|--|--|
| <input type="checkbox"/> Work on Mains | <input type="checkbox"/> Mains Parallel Generation | <input type="checkbox"/> Animal Stunning |
| <input type="checkbox"/> Work on Main Earthing System | <input type="checkbox"/> Mines | <input type="checkbox"/> Work to Part 1 of AS/NZS 3000 * |
| <input type="checkbox"/> Electromedical | <input type="checkbox"/> Photovoltaic | <input type="checkbox"/> High Voltage * |
| <input type="checkbox"/> Hazardous Area | | * Certified Design Required |

Date on, or period in, which the work was done: _____

I confirm that I am satisfied that the work detailed in this Certificate of Compliance has been done lawfully and safely, and that the information contained in this certificate is correct and accurate.

This certificate is issued by: **Michael Dunn**

Registration No: **E246282**

Signature: **M. Dunn**

Date: **9.9.14**

Name and Registration Numbers of Workers Under Supervision Attached ☐

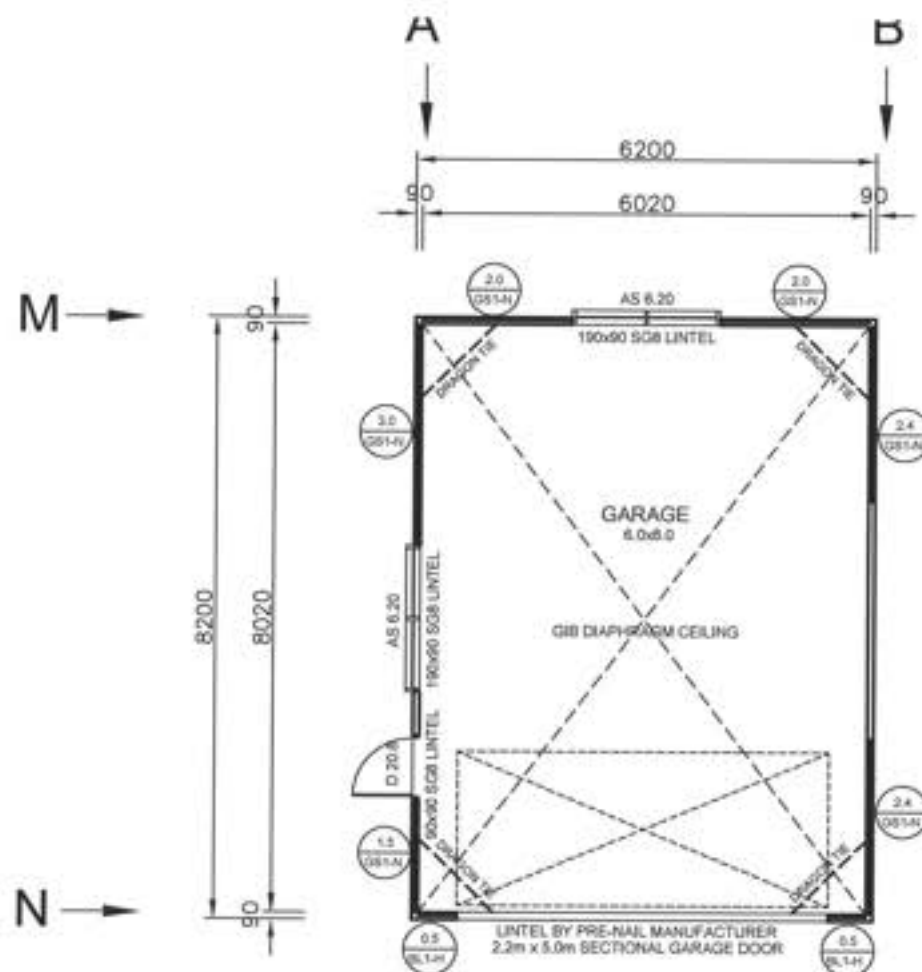
Certified Design/Supplier Declarations of Conformity

www.generalcable.co.nz
www.pd1.co.nz

Validity authenticated

16 MAR 2015

Signature: **CW**



GARAGE FLOOR PLAN

SCALE 1:100

AREA = 50.8m²

NOTES:

GENERAL NOTES:

- All work must be carried out to conform to relevant sections of the New Zealand Building Code and New Zealand Standards - in particular NZS 3604, NZS 3602 & NZS 4218. All references to Standards shall be taken as reference to the latest revision including amendments.
- Ground bearing must be reconfirmed on site following excavation but prior to placing concrete and reinforcing.
- Confirm site boundaries with licenced surveyor. Fences may not necessarily be on the legal boundary.
- All work to be carried out to best trade practice.
- Do Not Scale off Building Consent Documentation issued from TA's as the plans may have been scanned and the scale distorted.
- Garage spaces within or attached to the building envelope shall have:
 - A - Openings provided with a 50mm min total level change between the interior & exterior paving
 - B - Provision to drain water away from the threshold of the opening.
- refer to E2 fig 65 & table 18 for overall level change requirements
- Prenail framing and truss manufacturer to provide lintel sizes and provide a producer statement for framing, window lintels and trusses.
- Window openings to be 20mm larger than window sizes (10mm tolerance each side)
- Allow for dwangs to fix fittings as required by owner.
- Wall junctions shall be framed up with not less than 2 studs blocked and nailed.
- Maximum diameter hole in 90mm stud to be 25mm or 35mm diameter where not more than 3 consecutive studs are drilled.
- Lintels supporting rafters or trusses shall be secured against uplift as per clause 8.6.1.8 & figure 8.12, NZS 3604:2011. 25x1mm strap with 6/30x2.5mm nails into both lintel & stud & 25x1mm strap taken under plate & up 150mm each side of stud fixed with 6/30x2.5mm nails into each side of stud
- Confirm building wrap is able to be used with timber treatment.

FRAMING

Exterior Walls & Internal Load Bearing Walls:

- Up to 2.4m - 90x45 SGB at 600 cns H1.2

INTERNAL LININGS

WALLS:

- Generally - 10mm Standard GIB Board

CEILINGS:

- Generally - 13mm Standard GIB
- Back block sheet joints and allow for control joints as required by manufacturer

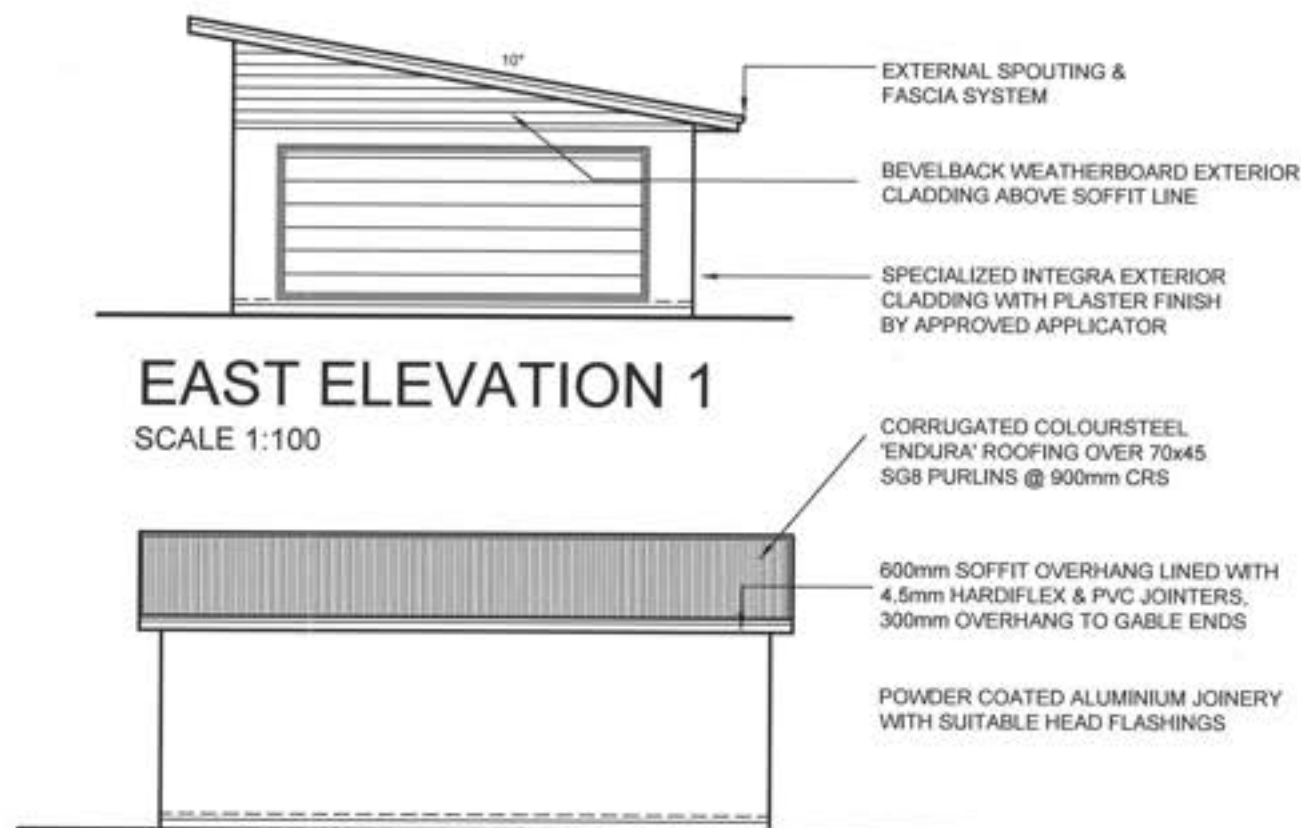
Top Plate Fixing

The fixing of top plates supporting roof trusses to wall studs or lintels shall be in accordance with figure 8.14 & 8.15 NZS 3604:2011
Joints in top plates to comply with clause 8.7.3 NZS 3604:2011

Bottom Plate Fixing

The fixing of bottom plates shall be in accordance with 7.5.12 NZS 3604:2011. Approved anchors (fixed to manufacturers specific instructions) in accordance with 7.5.12.2 NZS 3604:2011

- Holes in plates to comply with clause 8.5.1.6 & figure 8.4, NZS 3604:2011
- Refer to Bracing Plan and Manufacturers specifications for additional framing fixings.



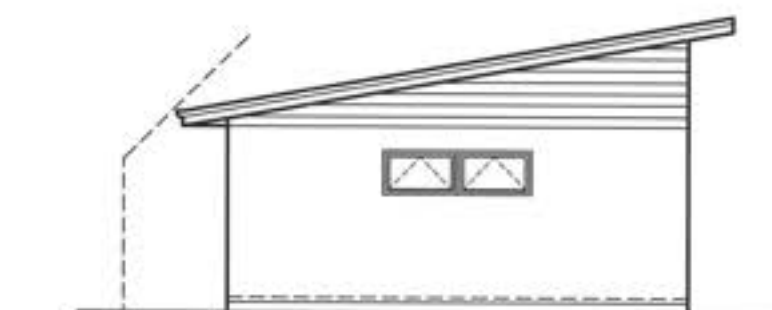
EAST ELEVATION 1

SCALE 1:100



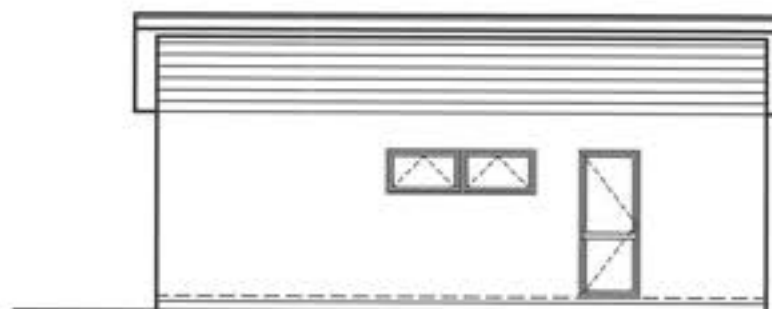
WEST ELEVATION 2

SCALE 1:100



NORTH ELEVATION 3

SCALE 1:100



SOUTH ELEVATION 4

SCALE 1:100

EXTERNAL SPOUTING & FASCIA SYSTEM

BEVELBACK WEATHERBOARD EXTERIOR CLADDING ABOVE SOFFIT LINE

SPECIALIZED INTEGRA EXTERIOR CLADDING WITH PLASTER FINISH BY APPROVED APPLICATOR

CORRUGATED COLOURSTEEL 'ENDURA' ROOFING OVER 70x45 SGB PURLINS @ 900mm CRS

600mm SOFFIT OVERHANG LINED WITH 4.5mm HARDIFLEX & PVC JOINTERS. 300mm OVERHANG TO GABLE ENDS

POWDER COATED ALUMINIUM JOINERY WITH SUITABLE HEAD FLASHINGS

THE SUPPLIER AND THE MAIN CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE AND CONFIRM PRIOR TO MANUFACTURE.
EXTERIOR JOINERY TO COMPLY WITH NZS 4211, DESIGN TO VERY HIGH WIND PRESSURE AND SUITABLE HEAD FLASHINGS TO BE FITTED TO ALL UNITS.
GLAZING TO CONFORM NZS 4223 PT 1, 2 & 3 1999
VERSION
HIGH WIND 1100PA DWP
VERY HIGH WIND 1550PA DWP

RESTRICTOR STAYS TO LIMIT SASH OPENING TO MAX 100mm MUST BE FITTED WHEREVER SILL HEIGHT IS LESS THAN 760mm & THE DIFFERENCE IN LEVELS ARE 1m OR GREATER. REFER F4 NZBC

SAFETY GLASS AS REQUIRED BY NZS 4223 PT 3 1999
VERSION TO BE PROVIDED TO ALL WET AREA JOINERY, GLAZED DOORS, SIDE PANELS, FULL HEIGHT WINDOWS & WINDOWS WITH CILLS LESS THAN 500mm FROM FFL.

SILL SUPPORTS TO MANUFACTURERS SPECIFICATIONS & DETAILS

NOTE:
ALL CLADDINGS, ROOFING & SPOUTING SYSTEMS TO BE MAINTAINED BY OWNER IN ACCORDANCE TO MANUFACTURERS RECOMMENDATIONS & WARRANTY REQUIREMENTS

ALL JUNCTIONS TO CLADDINGS & OTHER EXTERNAL MOISTURE PROTECTION AREAS TO HAVE CAPILLARY GAPS/BREAKS & INSEALS WHERE RELEVANT, STOPPING WIND DRIVEN OR SURFACE TENSION WATER

CLADDING TO BE INSTALLED TO MANUFACTURERS REQUIREMENTS IN PARTICULAR FIXING & GROUND CLEARANCE.

ALSO REFER TO NZBC, CLAUSE E2/AS1, EXTERNAL MOISTURE FOR CLARITY

TIMBER TREATMENT TO BE IN ACCORDANCE WITH NZS 360

Revisions:
MAY 2014
JUNE 2014

rev A
rev B

Project
PROPOSED GARAGE

1 MOSS LANE
LOT 1, DP 380622,
RAUMATI

Client
DIGGELMANN

Drawing Title:
FLOOR PLAN

Designer:
COASTAL ARCHITECTURE LTD
11 Kodes Place
Paraparaumu
New Zealand
Tel: 04 296 1248
e-mail: bilfrancis@paradise.net.nz

Design:
Bill Francis
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Scale:
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Job: 114
Page of: 2
Rev: B



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GANGNAIL TRUSSES @ 900mm CRS
FIXED EACH END TO TRUSS
MANUFACTURERS DESIGN

600mm SOFFIT OVERHANG
LINED WITH 4.5mm HARDISOFFIT
& PVC JOINTERS - 300mm
OVERHANG TO GABLE ENDS

EXTERNAL SPOUTING
& FASCIA SYSTEM

POWDER COATED
ALUMINIUM JOINERY WITH
SUITABLE HEAD FLASHINGS

INTEGRA PANEL EXTERIOR
CLADDING WITH PLASTER FINISH
BY APPROVED APPLICATOR

CORRUGATED COLOURSTEEL
'ENDURA' ROOFING OVER 70x45
SG8 PURLINS @ 900mm CRS

BEVELBACK WEATHERBOARD
EXTERIOR CLADDING ABOVE
SOFFIT LINE

13mm CEILING LINING ON GIB
RONDO CEILING BATTENS

90x45 SG8 FRAMING @ 600mm
CRS LINED WITH 10mm GIB

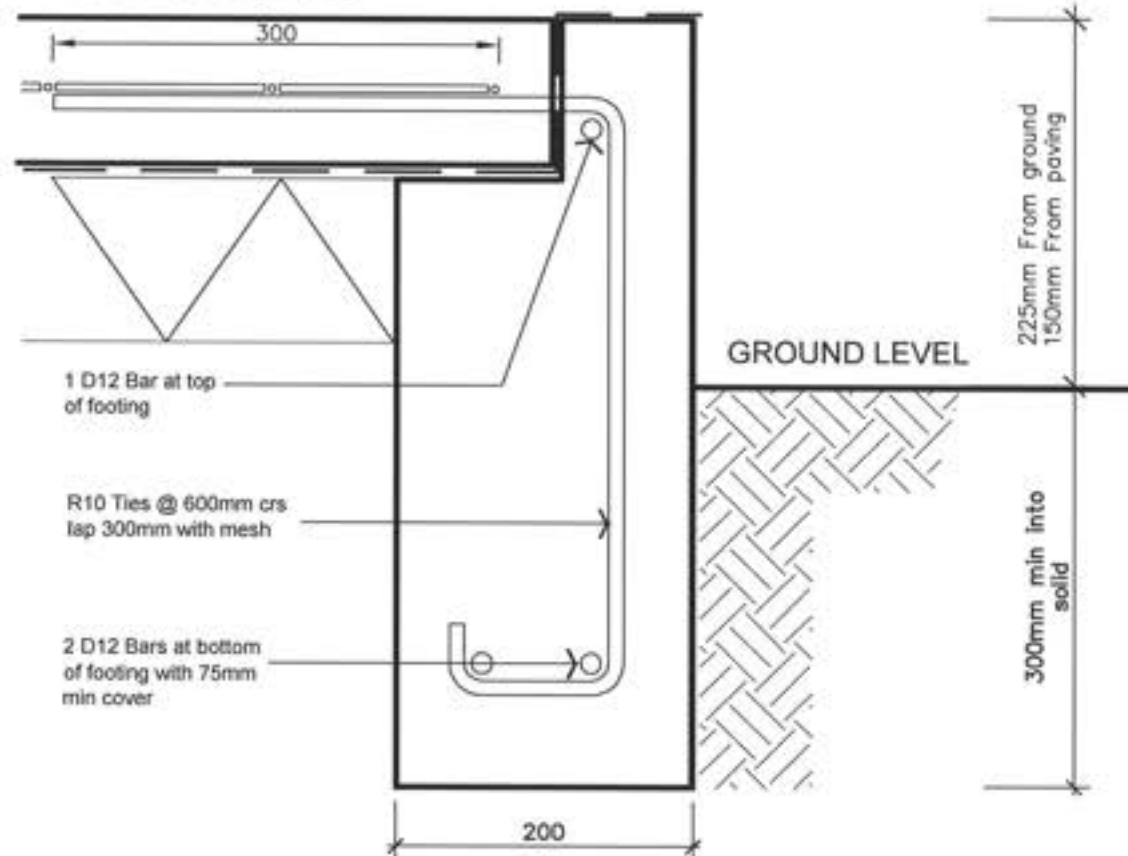
20mpa 200x300mm DEEP
CONCRETE FOOTING WITH 3 D12
RODS & R10 TIES @ 600mm CRS

20mpa 100mm CONCRETE SLAB
WITH GRADE 500E REINFORCING
MESH ON DPM & SAND ON
COMPACTED HARDFILL TO SUIT

SECTION BB

SCALE 1:50

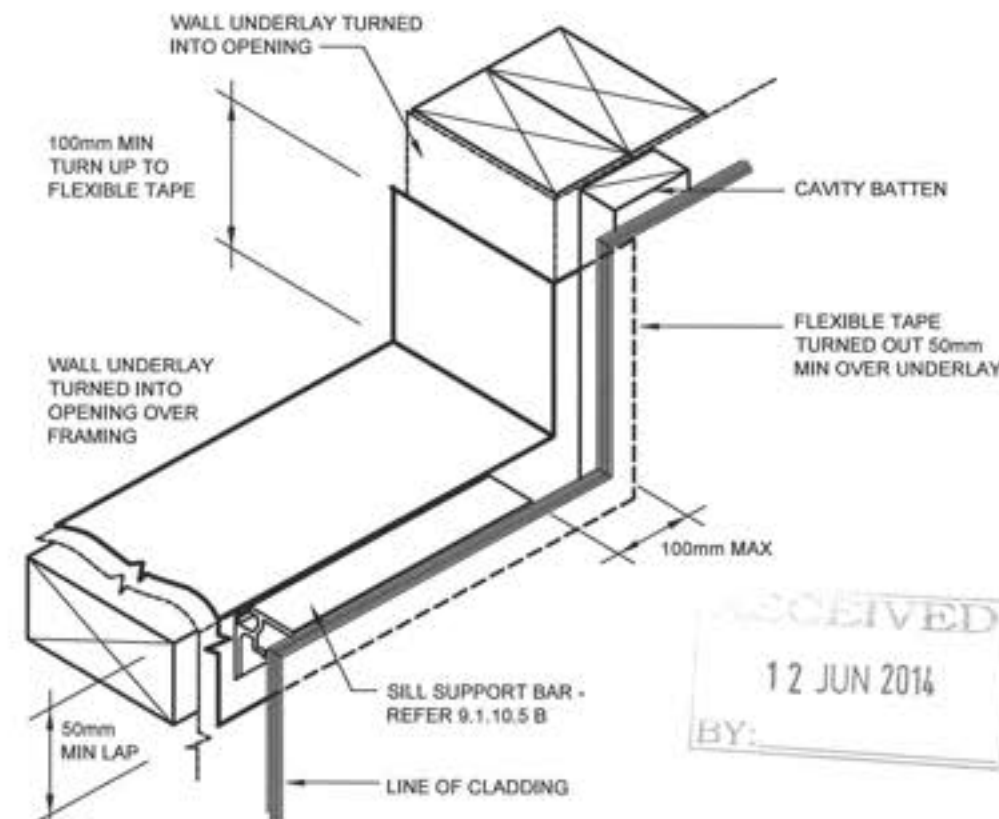
GRADE 500E REINFORCING
MESH WITH MIN 30mm
COVER FROM TOP OF SLAB



FOOTING DETAIL
SCALE 1:5

NOTE:

- 1 DETAILED CLADDING OMITTED FOR CLARITY, REFER TO SPECIFIC CLADDINGS.
- 2 HEAD TO BE TREATED SIMILARLY WITH CONTINUOUS WALL UNDERLAY & FLEXIBLE TAPE AT CORNERS
- 3 REFER INDIVIDUAL CLADDING DETAILS FOR JAMB FLASHINGS



BUILDING WRAP OPENING DETAIL n.t.s

Revisions:
MAY 2014 rev A

Project:
**PROPOSED
GARAGE**

1 MOSS LANE
LOT 1, DP 380622,
RAUMATI

Client:
DIGGELMANN

Drawing Title:
**SECTION &
DETAILS**

Designer:
**COASTAL
ARCHITECTURE LTD.**
11 Kodex Place
Paraparaumu
New Zealand
Tel: 04 296 1248
e-mail: billfrancis@paradise.net.nz

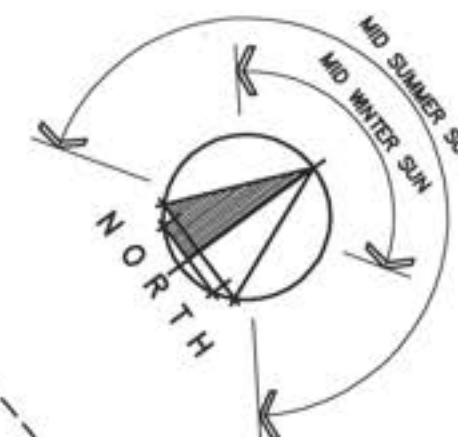
Design:
Bill Francis
Drawn:
bf
Scale:
as shown

Job: 114
Page of: 4
Rev: A



All work shall be in accordance with the
NZBC, if in doubt AS/NZS 4600.
The Contractor must verify all dimensions on
the job before commencing any work or shop
drawings. Figured dimensions must be used.
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Revisions:
MAY 2014 rev A
JUNE 2014 rev B
JUNE 2014 rev C



RECEIVED
12 JUN 2014

Project:
PROPOSED GARAGE

1 MOSS LANE
LOT 1, DP 380622,
RAUMATI

Client:
DIGGELMANN

Drawing Title:
SITE PLAN

Designer:
COASTAL
ARCHITECTURE LTD
11 Kodes Place
Paraparaumu
New Zealand
Tel: 04 296 1248
e-mail: billfrancis@paradise.net.nz

Design: Bill Francis
Drawn: bf
Scale: as shown

Job: 114
Page of: 1
Rev: C



All work shall be in accordance with the NZBC. If in doubt ASB. The Contractor must verify all dimensions on the job before commencing any work or shop drawings. Figured dimensions are to be used. scaled dimensions must be verified. This drawing and concept are copyright of Coastal Architecture Ltd. The recipient of this document is prohibited from disclosing its content for any purpose without the prior written consent of Coastal Architecture Ltd.

THIS PLAN DEFINES THE TOPOGRAPHICAL NATURE & FEATURES OF THE SITE & SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF OUTTRISS CONSULTANTS LIMITED

ORIGIN OF LEVELS: RM 5 50 34583 RL = 8.87

ORIGIN OF SURVEY: R 2 DP 380622

GRID MODEL USED: NZMD09

REDUCED LEVELS ARE IN TERMS OF MEAN SEA LEVEL WELLINGTON DATUM 1953.

SURVEY DATUM: GEODETIC 2000 WELLINGTON ORIGIN

SURVEYED BY: SCOTT TURKINGTON 10 JUNE 2014

INSTRUMENT USED: TRIMBLE GPS R10 (VRS)

CONTOUR INTERVALS ARE 0.25m

BOUNDARY LEVELS FOR DETERMINATION OF CRITICAL RESECTION PLANS MUST BE CONFIRMED PRIOR TO ANY APPLICATION FOR BUILDING CONSENT

BOUNDARY INFORMATION HAS BEEN DETERMINED BY SURVEY CALCULATION METHODS AND HAS NOT BEEN VERIFIED ON SITE

LEGEND

- FENCE
- MANHOLE
- STORMWATER SUMP
- 81.500
81.500
LEVEL AT BOTTOM OF
BANKWALL
LEVEL ON TOP OF KERB
- ===== CONTOURS

KCDC FLOOD EXTENTS

EXISTING BUILDING PAD
LEVEL = 5.70

PROPOSED GARAGE
FFL = 5.7m

LOT 1, DP 380622
BEING PART LOT 1, DP 4864
DWELLING = 271m²
GARAGE = 50.8m²
SITE AREA = 2197m²
SITE COVERAGE = 14.6%

HIGH WIND ZONE
CORROSION ZONE C

NOTE:

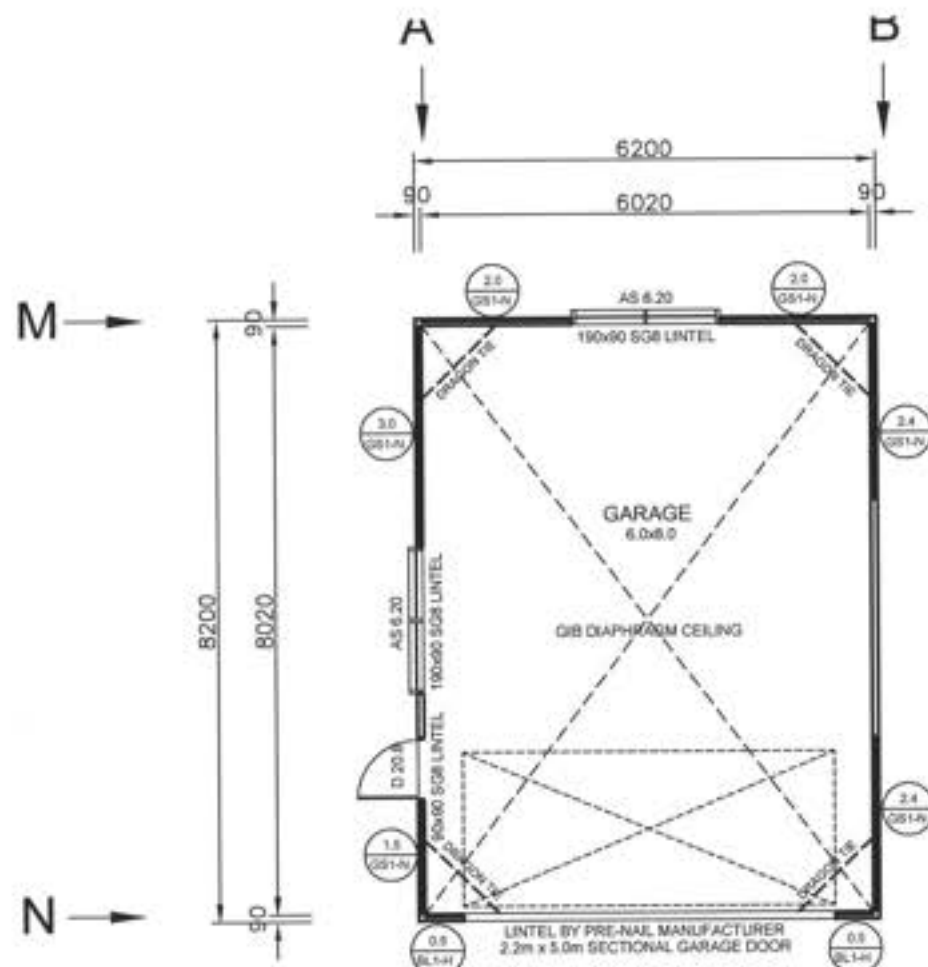
THE OWNER/BUILDER IS RESPONSIBLE FOR CLEARLY DEFINING THE SITE BOUNDARY LINES & PEGS. THIS MAY REQUIRE A SURVEY. NOTE: ESTABLISHED FENCES ARE NOT NECESSARILY ON THE SITE BOUNDARY

CONFIRM POSITION OF DWELLING ON SITE WITH OWNER

GARAGE IS ALLOWED TO BE 1m FROM PRIVATE RIGHT OF WAY

SITE PLAN
SCALE 1:200

Ex SWMH



GARAGE FLOOR PLAN

SCALE 1:100

AREA = 50.8m²

NOTES:

GENERAL NOTES:

- All work must be carried out to conform to relevant sections of the New Zealand Building Code and New Zealand Standards - in particular NZS 3604, NZS 3602 & NZS 4218. All references to Standards shall be taken as reference to the latest revision including amendments.
- Ground bearing must be reconfirmed on site following excavation but prior to placing concrete and reinforcing.
- Confirm site boundaries with licenced surveyor. Fences may not necessarily be on the legal boundary.
- All work to be carried out to best trade practice.
- Do Not Scale off Building Consent Documentation issued from TA's as the plans may have been scanned and the scale distorted.
- Garage spaces within or attached to the building envelope shall have:
- A - Openings provided with a 50mm min total level change between the interior & exterior paving
- B - Provision to drain water away from the threshold of the opening.
- refer to E2 fig 65 & table 18 for overall level change requirements
- Prenail framing and truss manufacturer to provide lintel sizes and provide a producer statement for framing, window lintels and trusses.
- Window openings to be 20mm larger than window sizes (10mm tolerance each side)
- Allow for dwangs to fix fittings as required by owner.
- Wall junctions shall be framed up with not less than 2 studs blocked and nailed.
- Maximum diameter hole in 90mm stud to be 25mm or 35mm diameter where not more than 3 consecutive studs are drilled.
- Lintels supporting rafters or trusses shall be secured against uplift as per clause 8.5.1.8 & figure 8.12, NZS 3604:2011.
- 25x1mm strap with 6/30x2.5mm nails into both lintel & stud & 25x1mm strap taken under plate & up 150mm each side of stud fixed with 6/30x2.5mm nails into each side of stud
- Confirm building wrap is able to be used with timber treatment.

FRAMING

Exterior Walls & Internal Load Bearing Walls:

- Up to 2.4m - 90x45 SG8 at 600 c/s H1.2

INTERNAL LININGS

WALLS:

- Generally - 10mm Standard GIB Board

CEILINGS:

- Generally - 13mm Standard GIB
- Back block sheet joints and allow for control joints as required by manufacturer

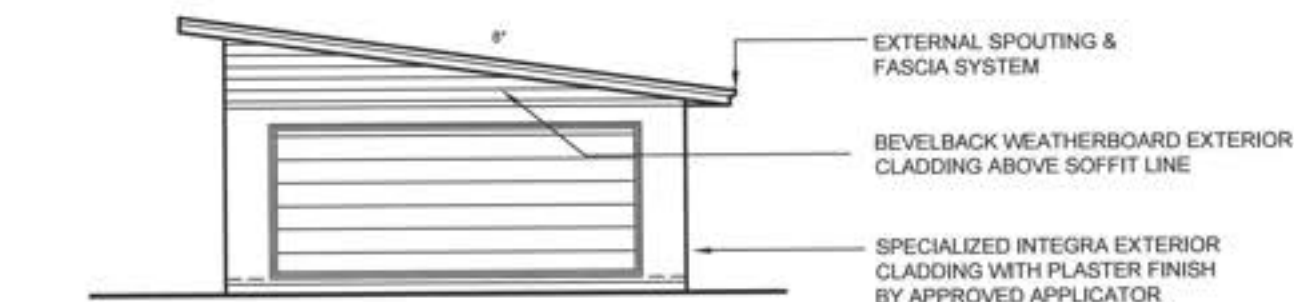
Top Plate Fixing

The fixing of top plates supporting roof trusses to wall studs or lintels shall be in accordance with figure 8.14 & 8.15 NZS 3604:2011. Joints in top plates to comply with clause 8.7.3 NZS 3604:2011

Bottom Plate Fixing

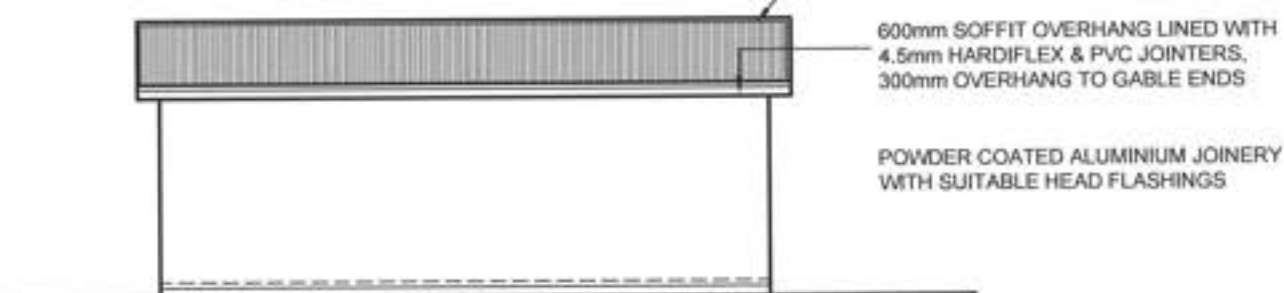
The fixing of bottom plates shall be in accordance with 7.5.12 NZS 3604:2011. Approved anchors (fixed to manufacturers specific instructions) in accordance with 7.5.12.2 NZS 3604:2011

- Holes in plates to comply with clause 8.5.1.6 & figure 8.4, NZS 3604:2011
- Refer to Bracing Plan and Manufacturers specifications for additional framing fixings.



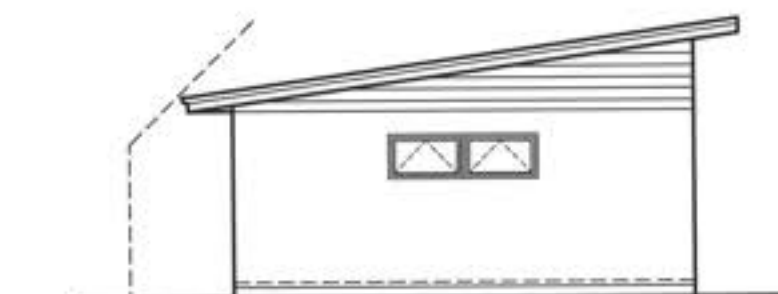
EAST ELEVATION 1

SCALE 1:100



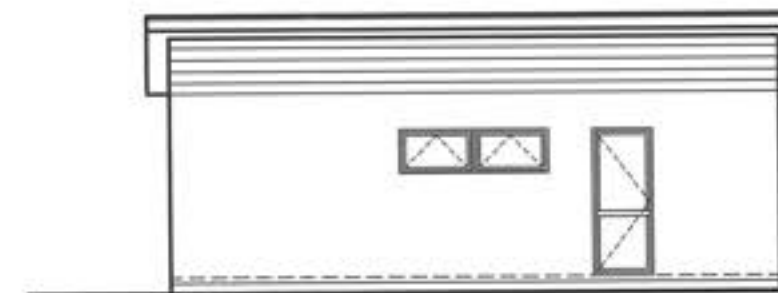
WEST ELEVATION 2

SCALE 1:100



NORTH ELEVATION 3

SCALE 1:100



SOUTH ELEVATION 4

SCALE 1:100

THE SUPPLIER AND THE MAIN CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE AND CONFIRM PRIOR TO MANUFACTURE. EXTERIOR JOINERY TO COMPLY WITH NZS 4211, DESIGN TO VERY HIGH WIND PRESSURE AND SUITABLE HEAD FLASHINGS TO BE FITTED TO ALL UNITS. GLAZING TO CONFORM NZS 4223 PT 1, 2 & 3 1999 VERSION

HIGH WIND	1100PA DWP
VERY HIGH WIND	1550PA DWP

RESTRICTOR STAYS TO LIMIT SASH OPENING TO MAX 100mm MUST BE FITTED WHEREVA SILL HEIGHT IS LESS THAN 760mm & THE DIFFERENCE IN LEVELS ARE 1m OR GREATER. REFER F4 NZBC

SAFETY GLASS AS REQUIRED BY NZS 4223 PT 3 1999 VERSION TO BE PROVIDED TO ALL WET AREA JOINERY, GLAZED DOORS, SIDE PANELS, FULL HEIGHT WINDOWS & WINDOWS WITH CILLS LESS THAN 500mm FROM FFL.

SILL SUPPORTS TO MANUFACTURERS SPECIFICATIONS & DETAILS

NOTE: ALL CLADDINGS, ROOFING & SPOUTING SYSTEMS TO BE MAINTAINED BY OWNER IN ACCORDANCE TO MANUFACTURERS RECOMMENDATIONS & WARRANTY REQUIREMENTS

ALL JUNCTIONS TO CLADDINGS & OTHER EXTERNAL MOISTURE PROTECTION AREAS TO HAVE CAPILLARY GAPS/BREAKS & INSEALS WHERE RELEVANT, STOPPING WIND DRIVEN OR SURFACE TENSION WATER

CLADDING TO BE INSTALLED TO MANUFACTURERS REQUIREMENTS IN PARTICULAR FIXING & GROUND CLEARANCE.

ALSO REFER TO NZBC, CLAUSE E2/AS1, EXTERNAL MOISTURE FOR CLARITY

TIMBER TREATMENT TO BE IN ACCORDANCE WITH NZS 360.

Revisions:
MAY 2014
JUNE 2014

rev A
rev B

Project
PROPOSED GARAGE

1 MOSS LANE
LOT 1, DP 380622,
RAUMATI

Client:
DIGGELMANN

Drawing Title:
FLOOR PLAN

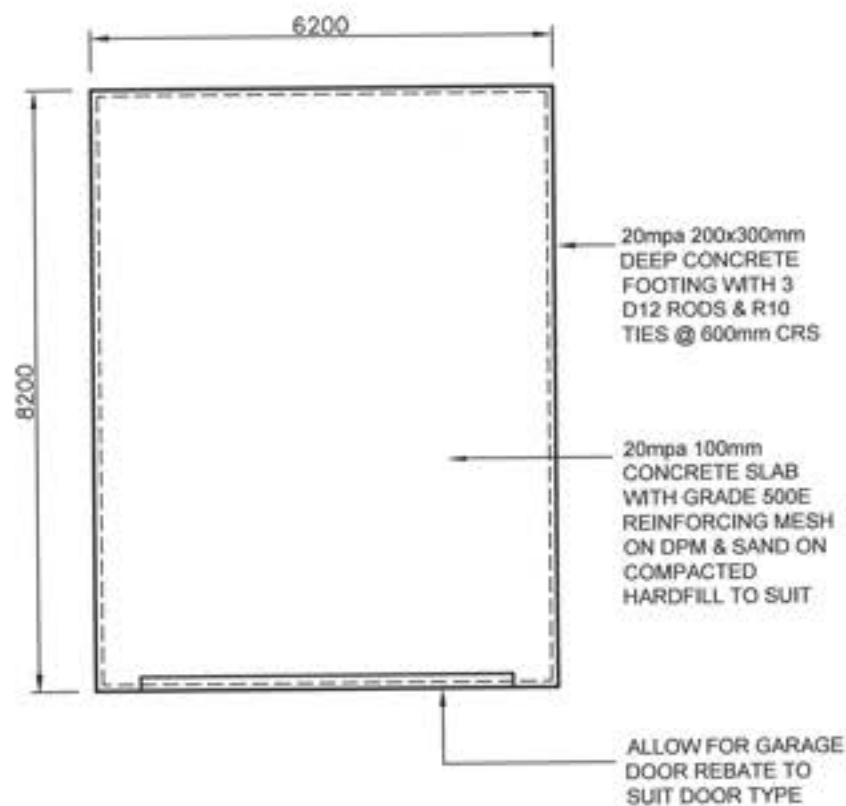
COASTAL
ARCHITECTURE LTD.
11 Kodex Place
Paraparaumu
New Zealand
Tel: 04 196 1248
e-mail: billfrancis@paradise.net.nz

Design: Bill Francis
Drawn: bf
Scale: as shown

Job: 114
Page of: 2
Rev: B



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PROTECTED GROUND
100mm BRICK VENEER
150mm OTHER CLADDINGS
UNPROTECTED GROUND
150mm BRICK VENEER
225mm OTHER CLADDINGS
HEIGHTS AS PER NZS3604 2011 SECTION 7

ALL CONSTRUCTION TO COMPLY WITH NZS3604:2011, NZBC AND BEST POSSIBLE TRADE PRACTICES

BOTTOM PLATES FIXING
THE FIXING OF BOTTOM PLATES SHALL BE IN ACCORDANCE WITH 7.5.12 NZS 3604:2011.
APPROVED ANCHORS (FIXED TO MANUFACTURERS SPECIFIC INSTRUCTIONS) IN ACCORDANCE WITH 7.5.12.2 NZS 3604:2011

TRUSSES

WHERE THE BOTTOM CHORD OF A TRUSS CROSSES AN INTERNAL WALL CONTAINING ONE OR MORE WALL BRACING ELEMENTS, THE TRUSS SHALL BE CONNECTED TO THE TOP PLATE OF THE WALL EITHER DIRECTLY OR BY A CEILING BATTEN RUNNING PARALLEL TO THE PLATE AND FIXED TO BOTH THE PLATE AND THE BOTTOM CHORD. AS PER SECTION 10.2.2 NZS 3604:2011
DO NOT SUPPORT BOTTOM CHORD OF TRUSS AT POINTS OTHER THAN THOSE DESIGNATED BY THE TRUSS MANUFACTURER

ALL ROOF FRAMING TO BE H1.2

SOFFITS
UNFINISHED HARDIES SOFFITS MUST BE PAINTED TO COMPLY WITH NZBC DURABILITY REQUIREMENTS

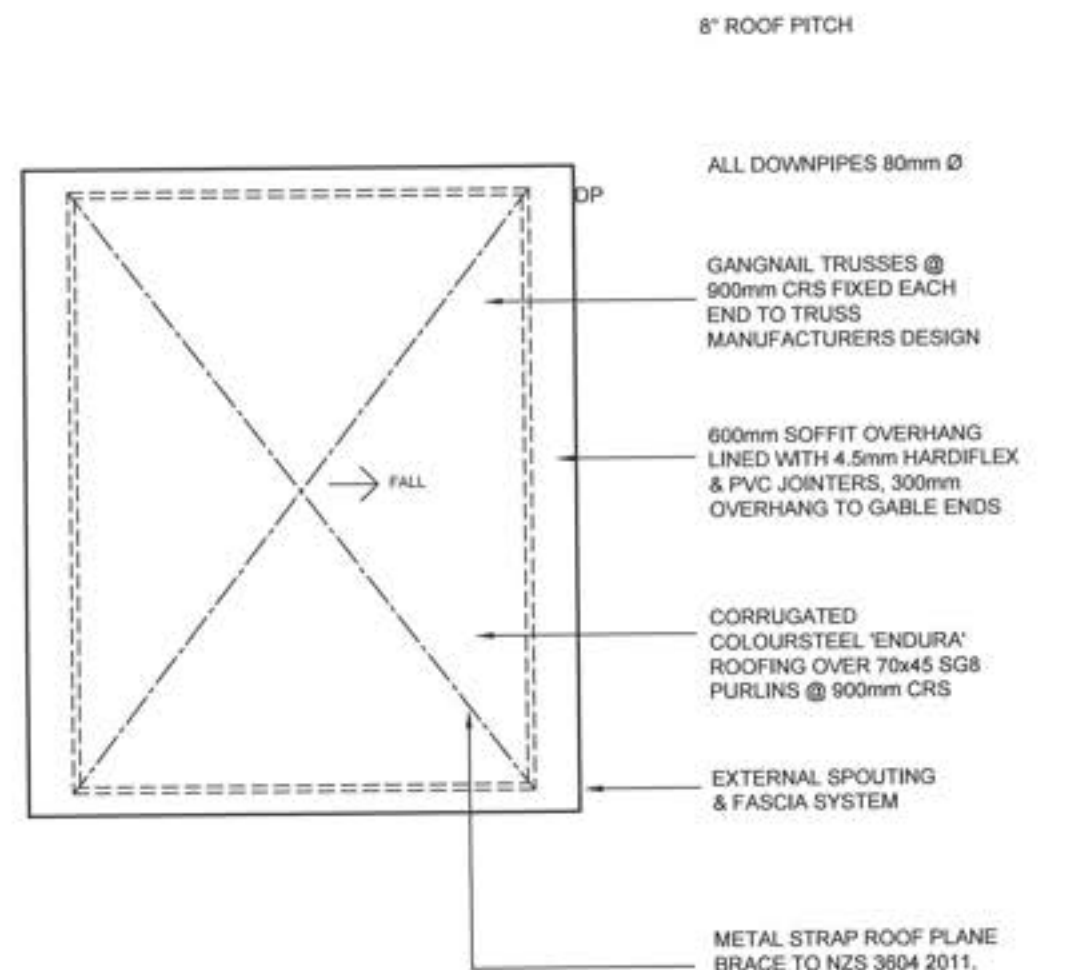
SPOUTING
FRONT EDGE OF SPOUTING TO BE 20mm BELOW TOP EDGE OF FASCIA

ROOF FRAMING FIXINGS

TRUSSES
FIXINGS FOR A ROOF TRUSS AT ITS SUPPORT SHALL BE AS GIVEN BY THE TRUSS MANUFACTURERS DESIGN BUT SHALL BE NOT LESS THAN:
2/100x3.75 SKEWED NAILS & 4 WIRE DOGS

SUPPLY COPY OF RELEVANT WARRANTIES FOR ROOFING, MEMBRANE SYSTEMS & FASCIA / GUTTER SYSTEMS AS APPROPRIATE TO COUNCIL

ROOFING MATERIAL TO BE INSTALLED TO MANUFACTURERS REQUIREMENTS IN PARTICULAR, FIXING & MINIMUM PITCH (REFERENCE ALSO SECT 8 OF E2 NZ BUILDING CODE)



NOTE: CONNECT DOWNPIPES INTO EXISTING STORMWATER MAINS, CONFIRM POSITION ON SITE

FOUNDATION PLAN SCALE 1:100

ROOF PLAN SCALE 1:100

Revisions:
MAY 2014 rev A
JUNE 2014 rev B

Project:
PROPOSED GARAGE

1 MOSS LANE
LOT 1, DP 380622,
RAUMATI

Client:
DIGGELMANN

Drawing Title:
**FOUNDATION
PLAN &
ROOF PLAN**

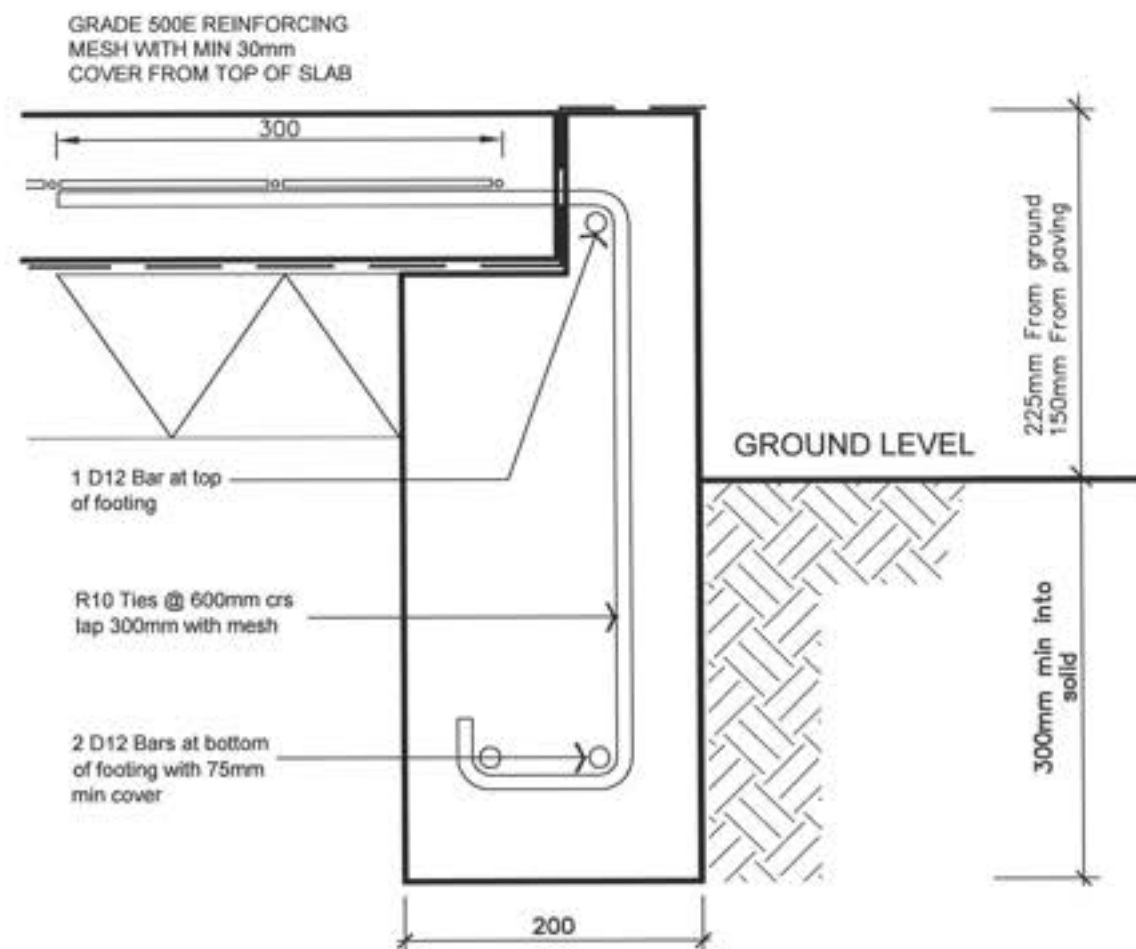
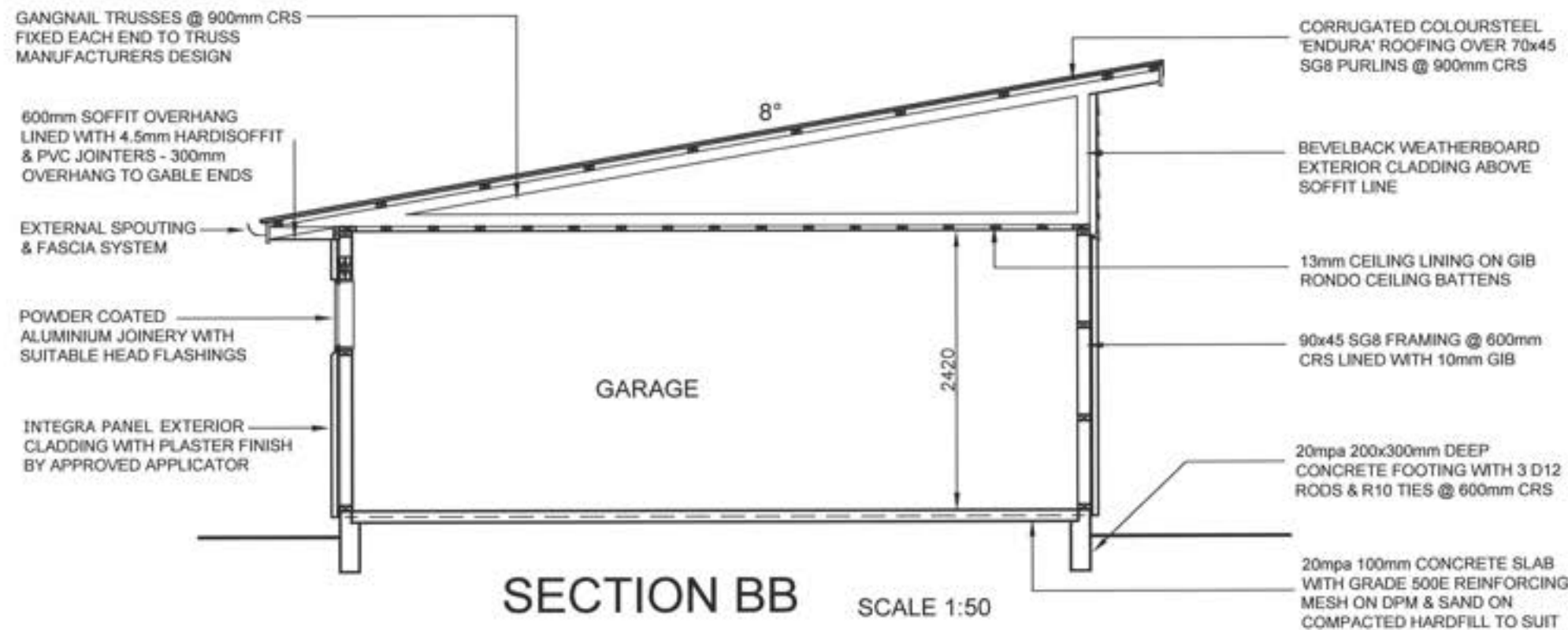
Designer:
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ARCHITECTURE LTD.
11 Kodex Place
Paraparaumu
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Tel: 04 296 1248
e-mail: bilfrancis@paradise.net.nz

Design:
Bill Francis
Drawn:
bf
Scale:
as shown

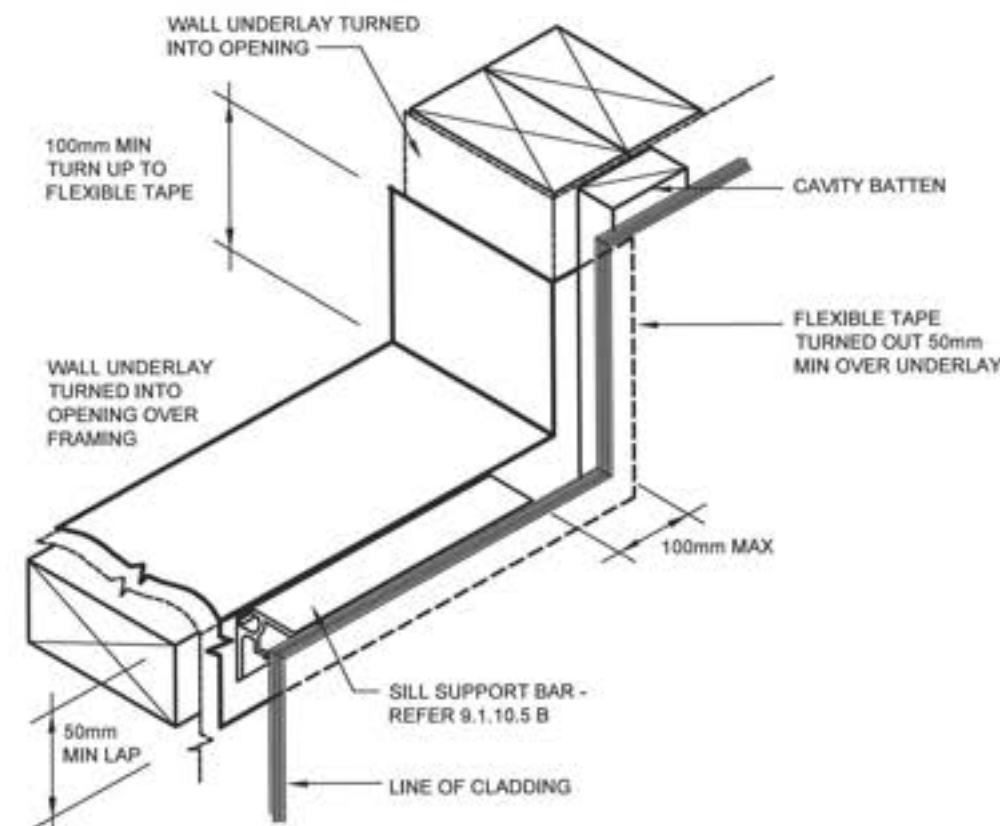
Job: 114 Page of: 3 Rev: B



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- NOTE:
- 1 DETAILED CLADDING OMITTED FOR CLARITY, REFER TO SPECIFIC CLADDINGS.
 - 2 HEAD TO BE TREATED SIMILARLY WITH CONTINUOUS WALL UNDERLAY & FLEXIBLE TAPE AT CORNERS
 - 3 REFER INDIVIDUAL CLADDING DETAILS FOR JAMB FLASHINGS



Revisions:
MAY 2014
JUNE 2014

rev A
rev B

Project
PROPOSED GARAGE

1 MOSS LANE
LOT 1, DP 380622,
RAUMATI

Client:
DIGGELMANN

Drawing Title:
SECTION & DETAILS

Designer:
COASTAL
ARCHITECTURE LTD
11 Kodes Place
Paraparaumu
New Zealand
Tel: 04 296 1248
e-mail: billfrancis@paradise.net.nz

Design:
Bill Francis

Drawn:
bf

Scale:
as shown

Job: 114

Page of: 4

Rev: B



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4282RI ROCKCOTE INTEGRA™ RENDER SYSTEM

Masterspec sections must be customised to suit the project being specified, by removing irrelevant information and adding project-specific information and selections.



1. GENERAL

This section relates to the supply and fixing of Rockcote Integra Cavity Plus Render System, cavity based exterior wall cladding system based on Integra AAC light weight concrete panels fixed over a drained cavity to timber framing and with an applied textured surface finish.

Modify or extend the above description to suit the project being specified.

1.1 RELATED WORK

Refer to ~ for ~.

Include cross references to other sections where these contain related work. These may include timber sections, wraps or rigid air barriers sections.

1.2 ABBREVIATIONS AND DEFINITIONS

Refer to the general section 1232 INTERPRETATION & DEFINITIONS for abbreviations and definitions used throughout the specification.

The following abbreviations apply specifically to this section:

PPCS	Proprietary Plaster Cladding Standard
MPNZA	Master Painters New Zealand Association
LRV	Light Reflectance Value
PMV	Professional Masonry Veneer

Documents

1.3 DOCUMENTS REFERRED TO

Refer to the general section 1233 REFERENCED DOCUMENTS. The following documents are specifically referred to in this section:

NZBC B2	Durability
NZBC E2/AS1	External moisture
AS/NZS 1170.2	Structural design actions - Wind actions
AS 3566	Self-drilling screws for the building and construction industries
NZS 3602	Timber and wood-based products for use in building
NZS 3604	Timber framed buildings

Documents listed above and cited in the clauses that follow are part of this specification. However, this specification takes precedence in the event of it being at variance with the cited document.

Delete from the DOCUMENTS clause any document not cited. List any additional cited documents.

RELATED DOCUMENTS

Refer to the following related documents when preparing this section:

NZBC E3/AS1	Internal moisture
BRANZ BU 353	Ground clearances
BRANZ BU 418	Weathertightness dos and don'ts
BRANZ BU 439	Condensation risk in walls

1.4 MANUFACTURER/SUPPLIER DOCUMENTS

Manufacturer's and supplier's documents related to this section are:

Rockcote:	Technical manual - April 2010
	Rockcote Systems TradeSpec™ v 3.0
	Rockcote Systems Project Guide
BRANZ Appraisal 681 - Rockcote Integra Cavity Plus Render System	
Resene:	Total Colour System

Materials and execution to Rockcote Systems specification except where varied by this specification and supported by architectural detailing.

Copies of the above literature are available at

Web: <http://www.rockcote.co.nz>
Telephone: 0800 50 70 40

Copies of Resene literature are available at
Web: www.resene.co.nz
Telephone: 0800 RESENE (0800 737 363)

It is important to ensure that all personnel on site have access to accurate, up to date technical information on the many products, materials and equipment used on a project. In most cases individual products are not used in isolation, but form part of a building process. Also a particular manufacturer's and/or supplier's requirements for handling, storage, preparation, installation, finishing and protection of their product can vary from what might be considered the norm. Access to technical information can help overcome this potential problem.

Warranties

Use for listing all warranties relating to this section. Supplier and manufacturer warranties are those that are freely offered by the supplier or manufacturer, similarly installers and applicators. They are usually in their standard form and subject to their terms and conditions. Check the general section 1237 WARRANTIES for the date of commencement of warranties; which is normally practical completion of the contract, although not all suppliers, manufacturers, installers or applicators will agree to this. Refer to the chosen conditions of contract as it may also contain information on warranties.

1.5 WARRANTY - MANUFACTURER/SUPPLIER

Provide a material manufacturer/supplier warranty:

15 years: For materials by **Rockcote Systems**

- Provide this warranty on the **ROCKCOTE SYSTEMS** standard form.
- Commence the warranty from the date of practical completion of the contract works.

Refer to the general section 1237 WARRANTIES for additional requirements.

Modify or expand the clause to suit project or manufacturer/supplier requirements.

1.6 WARRANTY - INSTALLER/APPLICATOR

Provide an installer/applicator warranty:

5 years: For execution/workmanship - by Registered Plasterer

- Provide this warranty on the **ROCKCOTE SYSTEMS** standard form.
- Commence the warranty from the date of practical completion of the contract works.

Refer to the general section 1237 WARRANTIES for additional requirements.

Modify or expand the clause to suit project or installer/applicator requirements.

Requirements

1.7 QUALIFICATIONS

Use only PPCS (Proprietary Plaster Cladding Standard) registered applicators licensed to apply the **Rockcote Systems** exterior render systems.

1.8 NO SUBSTITUTIONS

Substitutions are not permitted to any specified **Rockcote Systems** exterior render system.

1.9 FINISH SAMPLE

Submit one 300mm x 300mm sample of the selected texture finish and colour for approval. Obtain signature of acceptance on sample and return to the Registered Plasterer.

In some instances a larger sample panel may be warranted.

1.10 MAINTENANCE INSTRUCTIONS

Provide **Rockcote Systems** Maintenance Guide on or before practical completion of the contract for issuing to the building owner. **Rockcote Systems** Maintenance Guide to be provided on request. Provide ongoing maintenance instructions to meet the performance requirements of NZBC B2.

A copy of the maintenance instructions may be required by the Building Consent Authority with the building consent application. The system is designed for a durability of 15 years.

- 1.11 **HEALTH AND SAFETY**
Refer to the requirements of the Health and Safety in Employment Act and OSH; Guidelines for the provision of facilities and general safety in the construction industry. If the elimination or isolation of potential hazards is not possible then minimise hazards in this work on site by using the proper equipment and techniques as required in the MPNZA Painters hazard handbook. Supply protective clothing and equipment. Inform employees and others on site of the hazards and put into place procedures for dealing with emergencies. Obtain from **Rockcote Systems** the material safety data sheets for each product. Keep sheets on site and comply with the required safety procedures.
- 1.12 **PRODUCER STATEMENT**
Provide the producer statement compiled by the licensed applicator in the form as required by the Building Consent Authority.
- Performance**
Note that in using the next clause you are setting a standard of performance for the contractor to meet. Specifiers should therefore consider adding some means of confirming (say by testing or certification) that the performance criteria will be or have been met.
- 1.13 **PERFORMANCE**
Accept responsibility for the structural and weather-tight performance of the cladding installation.
- 1.14 **FIXINGS, WIND**
Design and use the fixings appropriate for the wind zone and topographical classification (T) of this site and building height; as required by NZS 3604 and the wind loads on various wall areas as given by AS/NZS 1170.2.
Modify this clause depending on whether NZS 3604 or AS/NZS 1170 is being used as a design basis for the project. Refer to system manufacturer's technical information for nail centres required for the building wind zone.
- 1.15 **INSPECTIONS**
Allow to inspect the whole of the work at each stage. Determine a programme for inspections including notification when each part and stage of the work is ready for inspection prior to the work commencing. Permit representatives of **Rockcote Systems** to inspect the work in progress and to take samples of their products from site if requested refer **Rockcote Systems Project Guide**.
2. **PRODUCTS**
WARNING
Mutually exclusive clauses follow. Check your chosen cladding system and select accordingly.
- Materials**
- 2.1 **INTEGRA AAC PANEL**
50mm thick fibre reinforced aerated concrete, 2200mm x 600mm panel.
- 2.2 **ROCKCOTE MULTISTOP BEDDING COMPOUND**
Polymer modified cement-based dry plaster mix.
- 2.3 **ROCKCOTE PM100 QUICK RENDER**
Polymer modified cement-based dry plaster mix.
- 2.4 **ROCKCOTE RENDER PRIME**
Waterborne acrylic polymer dispersion tinted to the colour of Rockcote Texture.
Delete if using LimeLock.
- 2.5 **RESENE LIMELOCK**
Waterborne acrylic polymer dispersion.
Delete if using Render Prime.
- 2.6 **ROCKCOTE MINERAL TEXTURE**
Polymer-modified cement based dry plaster mix.
Delete if using Acrylic Texture.

- 2.7 **ROCKCOTE ACRYLIC TEXTURE**
100% acrylic, high-build texture coating.
Delete if using Mineral Texture.
- 2.8 **ROCKCOTE PREMIUM ARMOUR**
Waterborne 100% acrylic vapour permeable protective colour tinted finish coat.
Delete if using X-200. Colour to light reflectance value (LRV) 25% minimum.
- 2.9 **RESENE X-200**
Resene X-200 waterproof membrane, colour selection from Resene Total Colour System.
Delete if using Premium Armour. Colour to light reflectance value (LRV) 25% minimum.
- 2.10 **REINFORCING MESH**
Rockcote Qual brand alkali-resistant fibreglass woven mesh and sticky mesh 150mm wide.
Mesh type varies with location, refer to the Rockcote Systems requirements.

Components

- 2.11 **EXTERIOR CAVITY WALL BATTENS**
40mm x 20mm polystyrene battens to AS 1366.3, class VH with fire retardant, width and height to match timber framing studs to NZS 3602, table 1, reference 1D.10.
Use this clause when specifying cavity battens in potentially vulnerable situations, where required by NZBC E2/AS1 table 3, or battening over concrete or concrete block walls.
- 2.12 **FIXINGS, TIMBER FRAME**
Minimum 100mm x 14 g countersunk screws for 20mm cavity. Fixings to be galvanized or zinc plated steel to AS 3566 class 3.
For 40mm cavities refer to the Rockcote Systems requirements.
- 2.13 **EXTERIOR CAVITY BASE VENTED STARTER TRACK**
70mm perforated uPVC Rockcote ventilated starter track.
Vermis-proofing to NZBC E2/AS1, clause 9.1.8.3 and figure 66. Provide an area of opening of 1000mm² per lineal metre.
- 2.14 **FLASHINGS AND ACCESSORIES**
Rockcote proprietary profiles made from rigid uPVC for head, sill, jamb, starter strips (vermin proofing); expansion and control joints; jamb sill and head jamb soakers; corner and base exterior applications.
Head flashings made from powder coated aluminium or uPVC supplied and installed by main contractor.

Accessories

- 2.15 **SEALANT**
BRANZ appraised modified silicon (MS) sealant.
- 2.16 **FLASHING PRIMER (UPVC)**
Rockcote MultiStop bedding compound mixed with diluted Acrylbond resin.
- 2.17 **PRIMING STEEL**
Resene Galvo-Prime, a brush applied waterborne galvanised iron primer or Zinc rich spray pack primer / solvent borne an exterior solvent borne spray application.

3. EXECUTION

Conditions

- 3.1 **DELIVERY**
Keep plaster products dry in transit. Take delivery of plaster products dry and undamaged. Reject all damaged materials.

- 3.2 STORAGE**
 Deliver all materials in original unopened packaging with labels intact. Provide dry storage on site, stack carefully, protect from mechanical damage. Do not store PVC corner beads in direct sunlight.
- 3.3 SUBSTRATE**
 Do not begin the application until required openings and apertures have been cut, pipes, fixtures, fixing pads and plugs have been fixed and flashings and other preparation are complete. Do not commence plastering until substrate is of the required standard. All defects in substrate must be rectified prior to application of plaster coatings commencing.
- 3.4 PANEL APPLICATION CONDITIONS**
 Carry out panel fixing to **Rockcote Systems** specification under conditions which will not adversely affect the finished work. Temperature must be above 5°C, cover work to protect it from cooler temperatures, refer to **Rockcote Systems** specification.
Refer to Rockcote Systems requirements.
- 3.5 PROTECT**
 Before installation of Integra AAC panels and subsequent application of plaster, apply masking film and tape to all joinery, pipes, roofs and all areas likely to be marked by the plaster. Use drop cloths and ground covers to keep the working areas clean. Clean off droppings onto finished work immediately.
- 3.6 PLASTERING CONDITIONS**
 Carry out plastering to **Rockcote Systems** specification under conditions which will not adversely affect the finished work.
Refer to Rockcote Systems requirements.
- 3.7 FLASHING AND DETAILING**
 Comply with the **Rockcote Systems** penetration flashing guidelines. Carry out to the required standard of execution to ensure water does not penetrate.
Head flashings made from powder coated aluminium supplied and installed by main contractor for both recessed and face-fixed timber, aluminium and PVC joinery.
- 3.8 ALIGNMENT OF FRAMING**
 To the standard required by the **Rockcote Systems**, plumb, level and in true alignment.
- 3.9 CONFIRM LAYOUT**
 Before commencing work confirm the layout of expansion joints and other visual detailing of the finished work.
- Application**
WARNING
Mutually exclusive clauses follow. Check your chosen cladding system and select accordingly.
- 3.10 CAVITY BATTENS**
 Fix polystyrene battens full length to studs, using a minimum 50mm nail, to achieve a 20mm minimum thickness drained cavity to NZBC E2/AS1: 9.0 Wall claddings. The battens are fixed by the cladding fixings which will penetrate the wall framing studs over the building wrap. Seal the top of the cavity. Horizontal cavity battens must be no longer than 100mm. Use cavity spacers where fixing is required between cavity battens. Fix additional battens to internal and external corners and around openings to **Rockcote Systems** standard details.
Note that it is important that the openings in the cavity closer/vermin proofing are kept clean and unobstructed in order to maintain drainage and venting of the cavity.
Polystyrene battens supplied and installed by the main contractor.
- 3.11 PENETRATIONS**
 Confirm that exterior wall openings have been prepared ready for the installation of all window and door frames and other penetrations through the cladding. Required preparatory work includes the following:
- wall cladding underlay/building wrap to openings finished and dressed off ready for the installation of window and door frames and other penetrations
 - claddings neatly finished off to all sides of openings

- installation of flashings (those required to be installed prior to installation of penetrating elements).
- where electrical cables pass through cladding, ensure that there is no direct contact with the FlexCrete™ PMV panel, conduit required to be installed by electrician.

Refer to the Windows Association of New Zealand website (www.wanz.org.nz) for information on the WANZ WIS Window Installation System. This covers the WANZ recommendations on the preparation of window/door openings, minimum clearances between rough openings and the window/door frame, dressing of the wall wrap into the prepared opening, application of flexible flashing tape to the sill and top corners of the opening, installation of window/door frames and flashings, sealing of the window/door frame into the opening to create a pressure equalisation cavity, installation of flashings and the maintenance of appropriate clearances between the frame and the surrounding construction.

Penetrations through drained cavities to NZBC E2/AS1: External moisture, 9.1.9 Penetrations and 9.1.10 Windows and doors

3.12 PENETRATION FLASHINGS

Fix in place required uPVC trims, profiles flashings and control joints. Service penetrations such as piping and light fittings to be sealed by specific trade.

3.13 INTEGRA AAC PANELS

Horizontally screw fix in a stretcher bond pattern to the battens to Rockcote Systems requirements. Fixings to be a minimum of 50mm from the edge of the panel. Bond all horizontal and vertical joints with MultiStop bedding compound. Panels can cantilever beyond a stud to a maximum of 305mm.

3.14 PRIMING STEEL

Use either Resene Galvo-Prime or Zinc rich spray pack primer to make sure that all exposed steel has been spot primed.

Available from Rockcote Systems or Resene Color Shops, or other selected merchants.

3.15 PANEL PATCHING

Apply Rockcote MultiStop as a substrate patching to Rockcote Systems requirements. MultiStop Bedding to bug/blow holes greater than 10mm but less than 40mm diameter. MultiStop Finishing to bug/blow holes less than 10mm.

3.16 MOVEMENT CONTROL JOINTS

Provide movement control joints in the plaster to coincide with movement joints in the background and/or junctions between dissimilar backgrounds in the same plane and / or where shown on the drawings and to Rockcote Systems requirements. Reinforcing mesh is not continuous across control joints. Exposed control joints to be reflected through final coatings from substrate. Confirm locations in writing to the owner before work commences.

Refer to NZS 4251.1 clause 2.1.9 Control joints, and Rockcote Systems requirements. Refer to Rockcote Systems requirements for control joint location guide and / or Designers requirements.

3.17 FIT FLASHINGS AND ACCESSORIES

Check and ensure head flashings have been installed. Fit flashings to jambs and sill on recessed joinery using Rockcote Systems proprietary flashings. Reinforce bottom edges of FlexCrete™ panels with uPVC channel extrusions to Rockcote Systems technical and installation manual.

Option; reinforce external corners using uPVC angles.

Rockcote Integra AAC Cavity Plus Render System

WARNING

Mutually exclusive clauses follow. Check your chosen cladding system and select accordingly

3.18 BASE AND MESH COAT

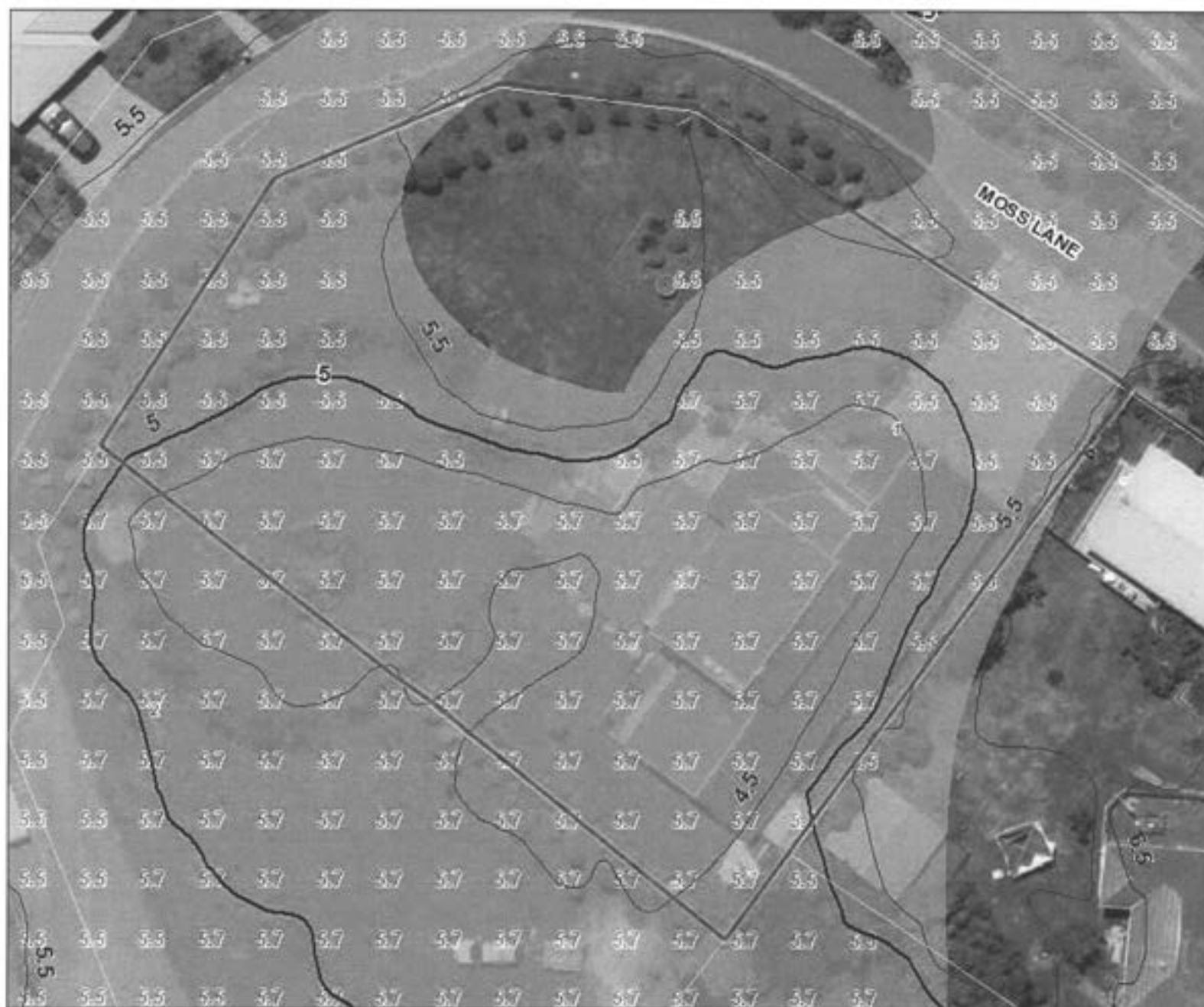
Apply Rockcote PM100 Quick Render base plaster coat 5mm thickness maximum. Embed fibreglass reinforcing mesh into the wet plaster. Overlap each successive length by 100mm minimum. Apply sticky mesh around all external corners and into all window reveals. Apply diagonal reinforcement strips at all corners of windows, doors and other exterior openings.

- 3.19 **SECOND LAYER OF BASE COAT**
Apply second layer of base plaster coat evenly at 2mm thickness minimum based on Rockcote PM100 Quick Render when first base coat layer is dry.
- Application - acrylic selection**
- 3.20 **SEAL COAT ACRYLIC TEXTURE FINISH**
For Rockcote Systems acrylic texture finish seal the base coats with one coat of Rockcote Render Prime or Resene Limelock within 14 days of applying the second base coat.
Delete one of the Seal coat options depending on selection.
- 3.21 **TEXTURED FINISH COAT**
Apply Rockcote Texture coat 1mm thickness minimum to achieve the specified finish and colour (optional) to Rockcote Systems requirements.
Finish may be applied by either spraying, or with a hawk and trowel and other tools applicable for the texture required. Allow to cure and protect from rapid drying to Rockcote Systems requirements. Thickness of finish coat is determined by the selected texture and style of the finish.
- 3.22 **PROTECTIVE FINISH COAT**
Apply one coats of Rockcote Systems Armour or two coats of Resene X-200 reinforced waterproof membrane to achieve a protective acrylic based finish.
*Delete one of the finish coat options depending on selection.
Colour to light reflectance value (LRV) 25% minimum.*
- 3.23 **FINISHING**
Refer to SELECTIONS for system texture and colour.
The choice of a light colour will help by reducing thermal movement.
- Application - mineral selection**
- 3.24 **TEXTURED FINISH COAT**
Apply Rockcote Texture coat to the desired thickness to achieve the specified finish and colour (optional) to Rockcote Systems requirements.
Finish may be applied by either spraying, or with a hawk and trowel and other tools applicable for the texture required. Allow to cure and protect from rapid drying to Rockcote Systems requirements. Thickness of finish coat is determined by the selected texture and style of the finish.
- 3.25 **SEAL COAT MINERAL TEXTURE FINISH**
For Rockcote Systems mineral texture finish seal the base coats with one coat of Rockcote Render Prime or Resene Limelock within 14 days of applying the second base coat.
Delete one of the Seal coat options depending on selection.
- 3.26 **PROTECTIVE FINISH COAT**
Apply two coats of Rockcote Systems Armour or Resene X-200 reinforced waterproof membrane to achieve a protective acrylic based finish.
*Delete one of the finish coat options depending on selection.
Colour to light reflectance value (LRV) 25% minimum.*
- 3.27 **FINISHING**
Refer to SELECTIONS for system texture and colour.
The choice of a light colour will help by reducing thermal movement.
- Completion**
- 3.28 **CLEANING**
Remove debris, unused materials and elements from the site relating to the plaster system application. Replace damaged, cracked or marked elements. Leave the whole of this work to the required standard.

- 3.29 **FINAL INSPECTION**
A final inspection by **Rockcote** Systems authorised applicator and project assessor of the entire finished cladding to take place immediately after completion of the wall cladding work and any defects or subsequent damage made good immediately.
4. **SELECTIONS**
Substitutions are not permitted to the following, unless stated otherwise.
- 4.1 **WIND ZONE**
Building wind zone: ~ (as determined from table 5.1 of NZS 3604)
The supply of this information is very important for establishing fixing spacing. Building wind zones include:
- | | |
|---------------------------------------|-------------------------------------|
| - L (Low wind speed of 32 m/s) | 0.65 kPa ULS (Ultimate limit state) |
| - M (Medium wind speed of 37 m/s) | 0.85 kPa ULS |
| - H (High wind speed of 44 m/s) | 1.20 kPa ULS |
| - VH (Very high wind speed of 50 m/s) | 1.55 kPa ULS |
- 4.2 **CAVITY BATTENS**
Type: 40mm x 20mm polystyrene battens
Refer to the Rockcote Systems requirements if going to a larger cavity.
- 4.3 **CAVITY BASE VENTED STARTER STRIP**
Type: uPVC Rockcote ventilated starter track
- 4.4 **INTEGRA AAC PANEL FIXINGS**
Type/finish (class): 14g x 100mm Class 3 screw
- 4.5 **ROCKCOTE INTEGRA AAC CAVITY PLUS RENDER SYSTEM - ACRYLIC FINISH**
Location: ~
Substrate: 50mm **Integra AAC Panel**
Panel bonding: **Rockcote MultiStop Bedding compound**
Panel patching: **Rockcote MultiStop Bedding and Finishing compound**
Base coat 1st layer: **Rockcote PM100 Quick Render**; plus fibreglass mesh
Second coat: **Rockcote PM100 Quick Render**
Sealer coat: **Rockcote Render Prime** or **Resene Limelock**
Texture coat: **Rockcote Acrylic Texture**
Texture finish: ~
Texture colour: ~
Paint coat: **Resene X-200** or **Rockcote Armour**
Paint colour: ~
Texture finish: *Classico swirl (hand trowelled, floated)*
Classico strike (hand trowelled, floated)
Casamenti swirl (hand trowelled, floated)
Casamenti strike (hand trowelled, floated)
Texture coat colour: *Colour from Resene Total Colour System.*
Paint colour: *Colour from Resene Total Colour System.*
LRV must be not less than 25% - LRV information is indicated on the Resene Colour Swatch for every colour
- 4.6 **ROCKCOTE INTEGRA AAC CAVITY PLUS RENDER SYSTEM - MINERAL FINISH**
Location: ~
Substrate: 50mm **Integra AAC Panel**
Panel bonding: **Rockcote MultiStop Bedding compound**
Panel patching: **Rockcote MultiStop Bedding and Finishing compound**
Base coat 1st layer: **Rockcote PM100 Quick Render**; plus fibreglass mesh
Second coat: **Rockcote PM100 Quick Render**
Texture coat: **Rockcote Mineral Texture**
Texture finish: ~
Texture colour: ~
Sealer coat: **Rockcote Render Prime** or **Resene Limelock**
Paint coat: **Resene X-200** or **Rockcote Armour**
Paint colour: ~
Texture finish: *Traditionale (hand trowelled, floated)*
Santa Fe (hand trowelled, adobe finish)
Heritage (hand trowelled, cob finish)

Texture coat colour: Colour from Resene Total Colour System.
Paint colour: Colour from Resene Total Colour System.
LRV must be not less than 25% - LRV information is indicated on the Resene Colour Swatch for every colour.

DRAFT



Legend

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

SCALE 1: 374

A4



Date Printed: 03-June-2014

Kapiti Coast
DISTRICT COUNCIL
We are committed to your future.

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Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING	
Street address:	1 Moss Lane
Suburb:	Raumati
Town/City:	Paraparaumu
Postcode:	5032

THE PROJECT	
Building consent number:	140327

THE OWNER(S)	
Name(s):	Mark Diggelmann
Mailing address:	Mark Diggelmann
Suburb:	Paraparaumu
PO Box/Private Bag:	5032
Town/City:	
Postcode:	5032
Phone number:	021490691
Email address:	Mark.Diggelmann@mts.co.nz

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Walls <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Roof <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Columns and beams <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Bracing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Other <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Roof cladding or roof cladding system <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Ventilation system (for example, subfloor or cavity) <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Wall cladding or wall cladding system <input checked="" type="checkbox"/>	Integra facade system	<input checked="" type="radio"/> Carried out <input checked="" type="radio"/> Supervised
Waterproofing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Other <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.

Name: Brian McDonnell

LBP number: RP110791

Class(es) licensed in: PPCS Exterior plastering

Plumbers, Gasfitters and Drainlayers registration number (if applicable):

Mailing address (if different from below):

Street address/Registered office: 23 Forest Road

Suburb: Raumati, South

Town/City: Kapiti

PO Box/Private Bag

Postcode: 5032

Phone number: 049022388

Mobile: 020775489

After hours:

Fax:

Email address: scene2bseen@yahoo.co.nz

Website: www.scene2bseen.co.nz

DECLARATION

I, Brian McDonnell, carried out or supervised the restricted building work recorded on this form.

Signature: 

Date: 17/12/14

Validity authenticated

16 MAR 2015

Signature: 

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

Street address:	
Suburb:	
Town/City:	Postcode:
building consent number:	
Name(s):	
Mailing address:	
Suburb:	PO Box/Private Box:
Town/City:	Postcode:
Phone number:	Email address:

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Walls <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Roof <input checked="" type="checkbox"/>	To lay Corrugated Coloursteel	<input checked="" type="radio"/> Carried out <input checked="" type="radio"/> Supervised
Columns and beams <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Bracing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Other <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Roof cladding or roof cladding system <input checked="" type="checkbox"/>	<i>as per detail</i>	<input type="radio"/> Carried out <input checked="" type="radio"/> Supervised
Ventilation system (for example, subfloor or cavity) <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Wall cladding or wall cladding system <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Waterproofing <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Other <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

John Clatterbuck Roofing

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.

Name: John Clatterbuck LBP number: B P 116691
Class(es) licensed in: 122 R4 R7

Plumbers, Gasfitters and Drainlayers registration number (if applicable):

Mailing address (if different from below):

Street address/Registered office:

Suburb:

Town/City:

PO Box/Private Bag

Postcode:

Phone number:

Mobile:

After hours:

Fax:

Email address:

Website:

I, _____ carried out or supervised the restricted building work recorded on this form.

Signature: John Clatterbuck

Date: _____

Validity authenticated

16 MAR 2015

Signature: CW

Memorandum from licensed building practitioner:
Record of Building Work
 Section 88, Building Act 2004

THE BUILDING	
Street address:	1 MOSS LANE
Suburb:	
Town/City:	RAUMATI
Postcode:	5032

THE PROJECT
Building consent number: 140327

THE OWNER(S)	
Name(s): Mark & Say Diggelmann	
Mailing address: 1 MOSS LANE	
Suburb: RAUMATI	PO Box/Private Bag:
Town/City: Pararumu	Postcode: 5032
Phone number: 021 490 691	Email address: mark.diggelmann @ MFF.CO.NZ

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK		
PRIMARY STRUCTURE		
Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work	Tick <input checked="" type="checkbox"/> whether you carried out the work or supervised someone else.
Foundations and subfloor framing <input checked="" type="checkbox"/>	400x200 footings To solid D12 x 3 in footings R10 starters 500 E Mesh Bar chairs	<input type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised
Walls <input checked="" type="checkbox"/>	H3.2 Bottom Plates H1.2 studs 600 center 800 Diaphragms	<input type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS CONTINUED

Wall cladding or wall cladding system	<input checked="" type="radio"/>	Interger facade system linea w/B all on cavity system	<input checked="" type="radio"/> Carried out <input checked="" type="radio"/> Supervised
Waterproofing	<input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Other	<input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.

Name: Tim M'Arthur	LBP number: 120452
Class(es) licensed in: Carpentry	
Plumbers, Gasfitters and Drainlayers registration number (if applicable):	
Mailing address (if different from below): 43a Dale RD Raurangi	
Street address/Registered office: 43a Dale RD Raurangi	
Suburb: Paraparaumu	Town/City: Paraparaumu
PO Box/Private Bag:	Postcode: 5037
Phone number:	Mobile: 021 415017
After hours:	Fax:
Email address: tim.mik.xtra.co.nz	Website:

Signature: 

16 MAR 2015

DECLARATION

I, Tim M'Arthur, carried out or supervised the restricted building work recorded on this form.

Signature: 49 M'Arthur Date: 12/3/15

PRIMARY STRUCTURE

Roof	<input checked="" type="checkbox"/>	Colour steel Max	<input type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised
Columns and beams	<input checked="" type="checkbox"/>		<input type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised
Bracing	<input checked="" type="checkbox"/>	Roof Strap 9mm structure Ply Nailed inside as Bracing elements	<input type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised
Other	<input checked="" type="checkbox"/>		<input type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

Damp proofing	<input checked="" type="checkbox"/>	Building paper Watergate Plus	<input type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised
Roof cladding or roof cladding system	<input checked="" type="checkbox"/>	Colour steel max	<input type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised
Ventilation system (for example, subfloor or cavity)	<input checked="" type="checkbox"/>	cladding on cavity system	<input type="checkbox"/> Carried out <input checked="" type="checkbox"/> Supervised