Sharalyn Fraser
Agency

Statement of passing over information – This information has been supplied by the Vendor or the vendor's agents. Accordingly, Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) is merely passing over the information as supplied to us by the vendor or vendors agents. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intended purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) does not accept any responsibility to any person for the accuracy of the information herein

KAPITI COAST DISTRICT COUNCIL

Code Compliance Certificate

Section 95, Building Act 2004

Application

Mr and Mrs R Matthew	No.	041743
31 Oratia St	Issue date	1/02/07
Waikanae	Application date	15/12/04

Project

Description	Dwellings - Alterations & additions
	Being Stage 1 of an intended 1 Stages
	Dwelling additions
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential
Estimated Value	$70,000
Location	31 ORATIA STREET, WAIKANAE
Legal Description	LOT 70 DP 45393 CT 16D/1164
Valuation No.	1492043300

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

The property owner must follow and carry out the manufacturers prescribed maintenance procedures.

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

Name: _____ **Date:** -7 FEB 2007

Fees not to be paid until requested by Office

SCALE OF FEES

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

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

ESTIMATED VALUE OF WORK				FEES
		Not exceeding	$400	$3.00
Over	$400	and not exceeding	$600	$4.50
"	$600	" " "	$800	$6.00
"	$800	" " "	$1,000	$7.50
"	$1,000	" " "	$1,200	$9.00
"	$1,200	" " "	$1,400	$10.50
"	$1,400	" " "	$1,600	$12.00
"	$1,600	" " "	$1,800	$13.50
"	$1,800	" " "	$2,000	$15.00
"	$2,000	" " "	$2,500	$18.00
"	$2,500	" " "	$3,000	$21.00
"	$3,000	" " "	$3,500	$24.00
"	$3,500	" " "	$4,000	$27.00
"	$4,000	" " "	$5,000	$31.50
"	$5,000	" " "	$6,000	$36.00
"	$6,000	" " "	$7,000	$40.50
"	$7,000	" " "	$8,000	$45.00
"	$8,000	" " "	$9,000	$49.50
"	$9,000	" " "	$10,000	$54.00
"	$10,000	" " "	$12,000	$60.00
"	$12,000	" " "	$14,000	$66.00
"	$14,000	" " "	$16,000	$72.00
"	$16,000	" " "	$18,000	$78.00
"	$18,000	" " "	$20,000	$84.00
"	$20,000	" " "	$25,000	$96.00
"	$25,000	" " "	$30,000	$108.00
"	$30,000	" " "	$35,000	$120.00
"	$35,000	" " "	$40,000	$132.00
"	$40,000	" " "	$50,000	$147.00
"	$50,000	" " "	$60,000	$162.00
"	$60,000	" " "	$70,000	$177.00
"	$70,000	" " "	$80,000	$192.00
"	$80,000	" " "	$90,000	$207.00
"	$90,000	" " "	$100,000	$222.00
"	$100,000	" " "	$120,000	$237.00
"	$120,000	" " "	$140,000	$252.00
"	$140,000	" " "	$160,000	$267.00
"	$160,000	" " "	$180,000	$282.00
"	$180,000	" " "	$200,000	$297.00
"	$200,000	" " "	$240,000	$315.00
"	$240,000	" " "	$280,000	$330.00

For every $40,000 or part thereof in excess of $280,000 add additional fee of $15.00

FEES PAYABLE FOR SPECIAL DUTIES

For inspection required in the case of proposed structural alterations before plans for approval $6.00

For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building $6.00

For inspecting old timber before re-using the same in a new building $6.00

For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid $6.00

For inspecting any timber or building outside the County prior to re-using or re-siting within the County (plus car mileage allowance) $6.00

For structurally checking plans and specifications by Council's Engineers, an increase of 25% of the building permit fee based upon the total value of the work will be charged.

H.C.C./B.1.

Horowhenua County Council

PERMIT No. 12342
fo11114

LOCALITY Waikanae

DATE RECEIVED 5 : 8 : 80 . DATE ISSUED 29 : 9 : 80.

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME W J & L C. Prosser

FOR OFFICE USE ONLY

REMARKS:

APPROVED
COUNTY ENGINEER. B Todd
DATE 25/8/80

NOTE.—

1 All Plans and Specifications must be in ink.

Valuation Book No. 1494/705/68 Date ....., 19

APPLICATION FOR BUILDING PERMIT

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

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

I, the undersigned, do hereby apply for PERMISSION to erect BUILDINGS in accordance with the undermentioned particulars in ~~Horowhenua County~~, Waikanae, RIDING.

1. **Type of Building:** addition to dwelling
Dwellings, etc.; additions or alterations.

Particulars of Building: Foundations: Concrete Walls: Timber Roof: Butynol

Total floor area: 14 sq. metres.

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

3. **Allotment:** Lot: 70 D.P.: 45393 Section: .....
Area: 711 Block: ..... S.D. Locality: .....

4. **Owner's Full Name:** W.J. & L.C. Prosser
Address: 31 Oratia Street Waikanae Beach

5. **Previous Owner** (If Section has been recently transferred) .....

6. **Frontage** (Length): ..... Name of Street or Road: 31 Oratia Street.

7. **Estimated Value of Building—** $ 2,000-00 :
Plumbing and Drainage— $ N.I : **Total** $ 2,000 : 00

8. **Fees** $ 15-00 **No. of Receipt** 19683.
See Scales of Fees on Back Page.
Building Research Levy $: **Footpath Damage Deposit** $:

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

NOTE:—The following MUST accompany this Application:—

Plans and Specifications in Duplicate to be provided.

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

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

Signature of Applicant ..... as BUILDER or OWNER.

Address 31 Oratia Street Waikanae Beach.

Builder's Name and Address (If not the applicant) .....

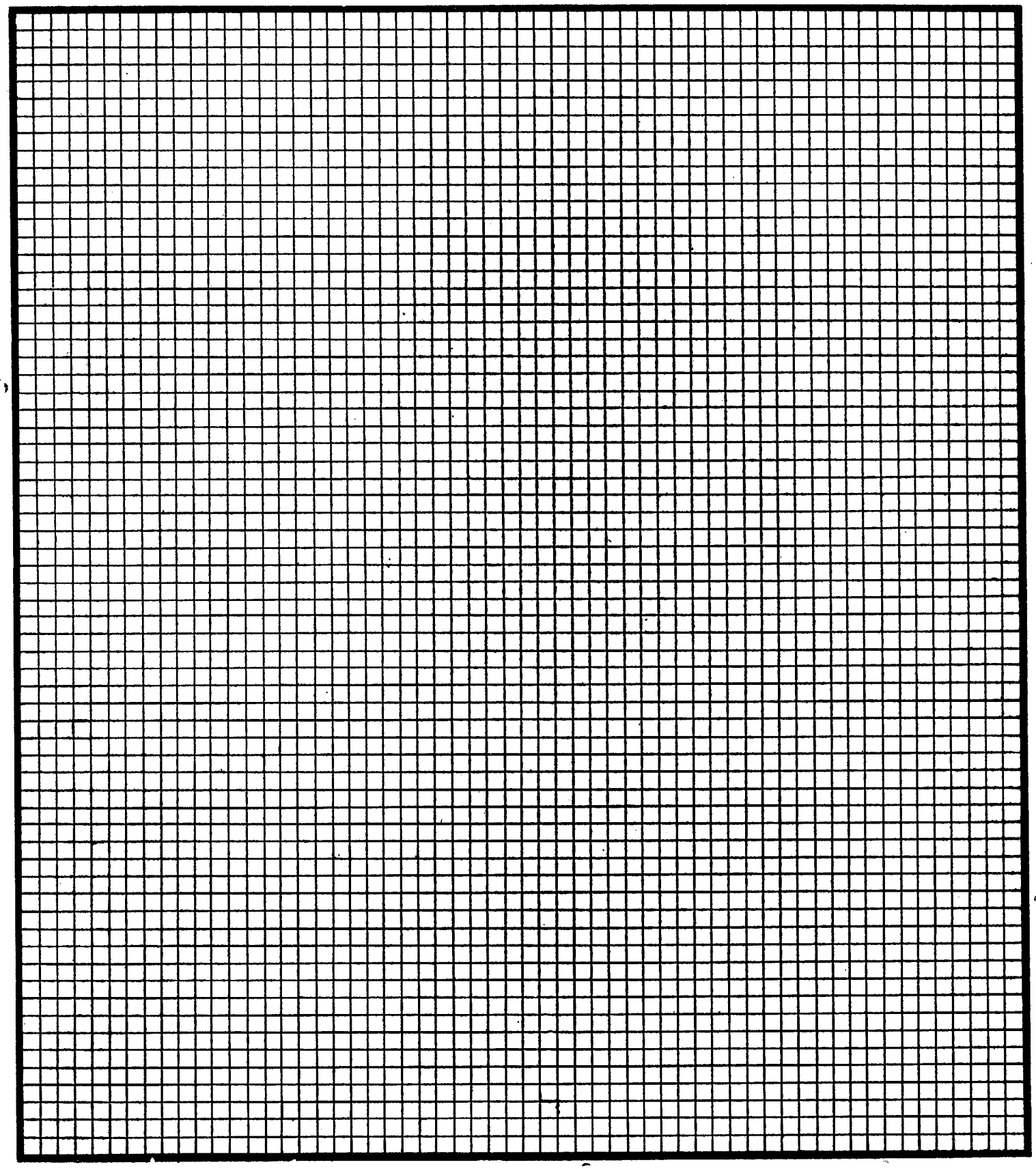
PLAN OF ALLOTMENT

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

Boundary Lines to be shown thus: —— – —— – —— – ——

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

Frontage to ..... **Road**



ALL EXISTING BUILDINGS TO BE SHOWN IN RED ON THIS PLAN

SCALE OF FEES

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

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

ESTIMATED VALUE OF WORK				FEES
		Not exceeding	$400	$2.00
Over	$400	and not exceeding	$600	$3.00
"	$600	" " "	$800	$4.00
"	$800	" " "	$1,000	$5.00
"	£1,000	" " "	$1,200	$6.00
"	$1,200	" " "	$1,400	$7.00
"	$1,400	" " "	$1,600	$8.00
"	$1,600	" " "	$1,800	$9.00
"	$1,800	" " "	$2,000	$10.00
"	$2,000	" " "	$2,500	$12.00
"	$2,500	" " "	$3,000	$14.00
"	$3,000	" " "	$3,500	$16.00
"	$3,500	" " "	$4,000	$18.00
"	$4,000	" " "	$5,000	$21.00
"	$5,000	" " "	$6,000	$24.00
"	$6,000	" " "	$7,000	$27.00
"	$7,000	" " "	$8,000	$30.00
"	$8,000	" " "	$9,000	$33.00
"	$9,000	" " "	$10,000	$36.00
"	$10,000	" " "	$12,000	$40.00
"	$12,000	" " "	$14,000	$44.00
"	$14,000	" " "	$16,000	$48.00
"	$16,000	" " "	$18,000	$52.00
"	$18,000	" " "	$20,000	$56.00
"	$20,000	" " "	$25,000	$64.00
"	$25,000	" " "	$30,000	$72.00
"	$30,000	" " "	$35,000	$80.00
"	$35,000	" " "	$40,000	$88.00
"	$40,000	" " "	$50,000	$98.00
"	$50,000	" " "	$60,000	$108.00
"	$60,000	" " "	$70,000	$118.00
"	$70,000	" " "	$80,000	$128.00
"	$80,000	" " "	$90,000	$138.00
"	$90,000	" " "	$100,000	$148.00
"	$100,000	" " "	$120,000	$158.00
"	$120,000	" " "	$140,000	$168.00
"	$140,000	" " "	$160,000	$178.00
"	$160,000	" " "	$180,000	$188.00
"	$180,000	" " "	$200,000	$198.00
"	$200,000	" " "	$240,000	$210.00
"	$240,000	" " "	$280,000	$220.00

For every $40,000 or part thereof in excess of $280,000 add additional fee of $10.00.

FEES PAYABLE FOR SPECIAL DUTIES

For inspection required in the case of proposed structural alterations before plans for approval $5.00

For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building $0.50

For inspecting old timber before re-using the same in a new building $5.00

For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid $5.00

For inspecting any timber or building outside the County prior to re-using or re-siting within the County $5.00
(plus car mileage allowance)

H.C.C./B.1.

Horowhenua County Council

PERMIT No. 9743
H49334

LOCALITY Waikanae.

DATE RECEIVED 19 : 8 : 76. DATE ISSUED 24 : 9 : 76.

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME Warwick J. Prosser

FOR OFFICE USE ONLY

REMARKS:

APPROVED
22/9/76
COUNTY ENGINEER.
DATE.....

HOROWHENUA COUNTY COUNCIL
You are required to give the Building Inspector 24 hours notice of your intention to pour concrete in any foundations or floor slabs for the purpose of inspection.

7757
$65
81.32
96

NOTE.—

1 All Plans and Specifications must be in ink.

Valuation Book No. pt 1494/705. Date 23rd August, 1976.

Application for Building Permit

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

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

I, the undersigned, do hereby apply for PERMISSION to erect BUILDINGS in accordance with the undermentioned particulars in ..... RIDING.

1. **Type of Building:** Residence House Dwelling
Dwellings, etc.; additions or alterations.

Particulars of Building: Foundations: Concrete Walls: Timber Roof: Tile

Total floor area: 190 sq. metres. (2045 Sq ft.)

~~(two bedroom)~~

2. **Purpose for which every part of Building is to be used or occupied** (Describing separately each part intended for use or occupation for a separate purpose) Private Residence of part A14B2B3.

3. **Allotment:** Lot: 70 D.P.: Section:
Area: Block: S.D. Locality: Waimanu Stage Two Waikanae.

4. **Owner's Full Name** Warwick James Prosser
Address 140A Kamahi Street Stokes Valley.

5. **Previous Owner** (If Section has been recently transferred) 31 ORATIA ST.

6. **Frontage** (Length): 35.5. Name of Street or Road Not Named Yet.

7. **Estimated Value of Building**— $ 30676 :00
Plumbing and Drainage— $ 2500 :00 **Total** $ 33176 :00

8. **Fees** $ 80 00 : **No. of Receipt** 10243
See Scales of Fees on Back Page.

Building Research Levy $ 17.00 : 10246 **Footpath Damage Deposit** $ 100.00 10245

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

NOTE:—The following MUST accompany this Application:—

Plans and Specifications in Duplicate, including —

(a) Ground Plans of Proposed Work showing position of all sanitary fittings and names of various rooms.

(b) Where the building is on a sloping site the correct height of foundations must be shown.

(c) Front, Rear and Side Elevations.

(d) Cross section showing framing with bracing.

(e) Where a building requires Plumbing and Drainage Work, a Separate Application Form must be filled in and Permit obtained before commencing any such work.

Signature of Applicant [signature] as BUILDER or OWNER.

Address c/o Prossers Hardware. Main Rd Waikanae

Builder's Name and Address (If not the applicant)

PL 6942 S.U.

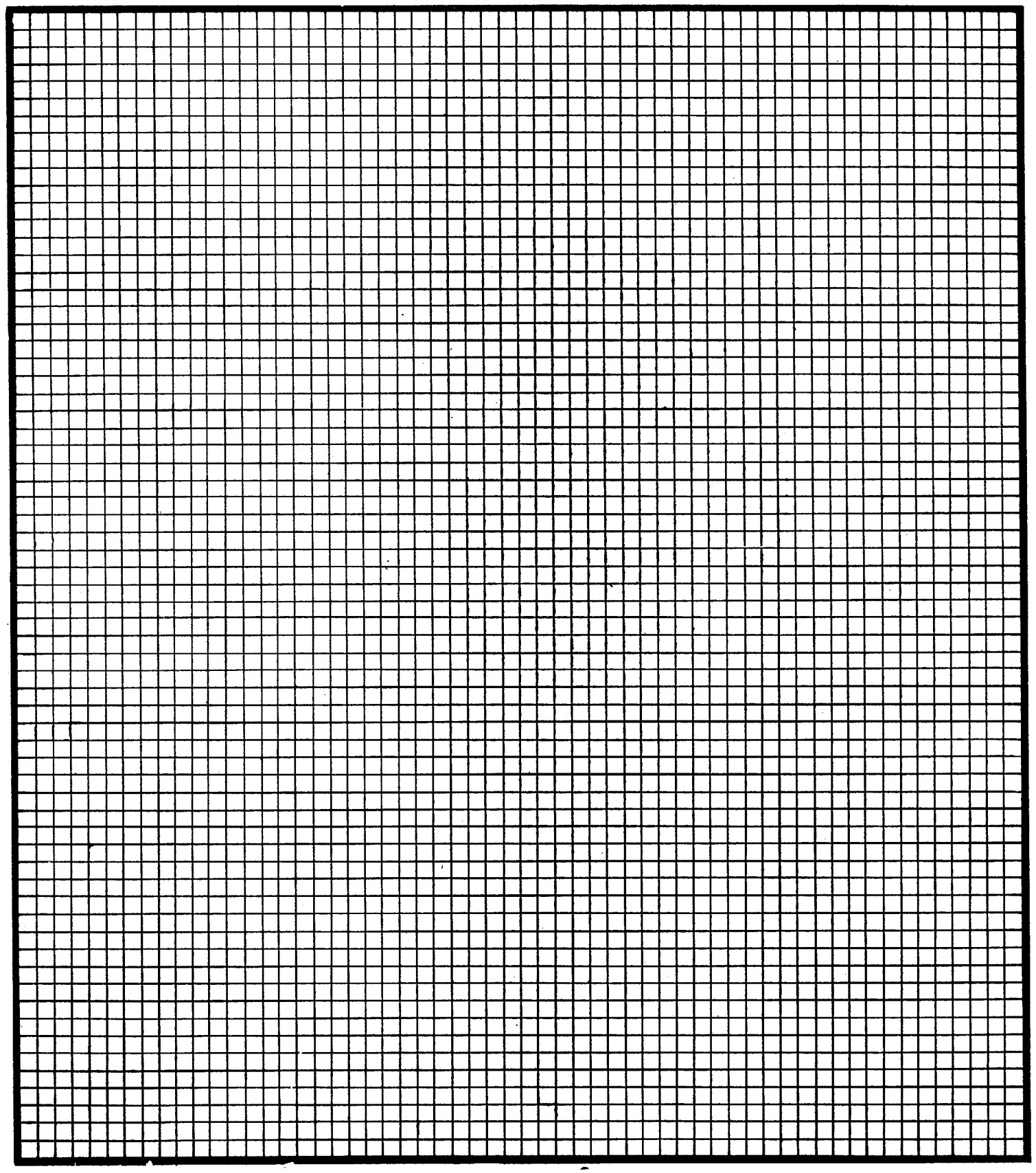
PLAN OF ALLOTMENT

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

Boundary Lines to be shown thus: —— – —— – —— – ——

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

Frontage to ..... **Road**



ALL EXISTING BUILDINGS TO BE SHOWN IN RED ON THIS PLAN

Fees not to be paid until requested by Office

SCALE OF FEES

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

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

ESTIMATED VALUE OF WORK					FEES
			Not exceeding	$400	$3.00
Over	$400	and	not exceeding	$600	$4.50
"	$600	"	"	$800	$6.00
"	$800	"	"	$1,000	$7.50
"	$1,000	"	"	$1,200	$9.00
"	$1,200	"	"	$1,400	$10.50
"	$1,400	"	"	$1,600	$12.00
"	$1,600	"	"	$1,800	$13.50
"	$1,800	"	"	$2,000	$15.00
"	$2,000	"	"	$2,500	$18.00
"	$2,500	"	"	$3,000	$21.00
"	$3,000	"	"	$3,500	$24.00
"	$3,500	"	"	$4,000	$27.00
"	$4,000	"	"	$5,000	$31.50
"	$5,000	"	"	$6,000	$36.00
"	$6,000	"	"	$7,000	$40.50
"	$7,000	"	"	$8,000	$45.00
"	$8,000	"	"	$9,000	$49.50
"	$9,000	"	"	$10,000	$54.00
"	$10,000	"	"	$12,000	$60.00
"	$12,000	"	"	$14,000	$66.00
"	$14,000	"	"	$16,000	$72.00
"	$16,000	"	"	$18,000	$78.00
"	$18,000	"	"	$20,000	$84.00
"	$20,000	"	"	$25,000	$96.00
"	$25,000	"	"	$30,000	$108.00
"	$30,000	"	"	$35,000	$120.00
"	$35,000	"	"	$40,000	$132.00
"	$40,000	"	"	$50,000	$147.00
"	$50,000	"	"	$60,000	$162.00
"	$60,000	"	"	$70,000	$177.00
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"	$160,000	"	"	$180,000	$282.00
"	$180,000	"	"	$200,000	$297.00
"	$200,000	"	"	$240,000	$315.00
"	$240,000	"	"	$280,000	$330.00

For every $40,000 or part thereof in excess of $280,000 add additional fee of $15.00

FEES PAYABLE FOR SPECIAL DUTIES

For inspection required in the case of proposed structural alterations before plans for approval $6.00

For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building $6.00

For inspecting old timber before re-using the same in a new building $6.00

For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid $6.00

For inspecting any timber or building outside the County prior to re-using or re-siting within the County (plus car mileage allowance) $6.00

For structurally checking plans and specifications by Council's Engineers, an increase of 25% of the building permit fee based upon the total value of the work will be charged.

H.C.C./B.1.

Horowhenua County Council

PERMIT No. 1149
JOH541

LOCALITY WAIKANAE

DATE RECEIVED 16 : 10 : 79. DATE ISSUED 30 : 10 : 79.

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME Mr & Mrs W.J. PROSSER

FOR OFFICE USE ONLY

REMARKS:

APPROVED

L G Jackson
COUNTY ENGINEER.

DATE 23-10-79

NOTE.—

1 All Plans and Specifications must be in ink.

Valuation Book No. 14940/705/68 Date 15/10/79, 19

APPLICATION FOR BUILDING PERMIT

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

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

I, the undersigned, do hereby apply for PERMISSION to erect BUILDINGS in accordance with the undermentioned particulars in WAIKANAE RIDING.

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

Particulars of Building: Foundations: CONC Walls: ASBESTOS Roof: MONIER TILE

Total floor area: 60 sq. metres.

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

3. **Allotment:** Lot: 70 D.P.: 45393 Section:

Area: 711 m² Block: S.D. Locality: WAIKANAE

4. **Owner's Full Name:** MR & MRS W.J. PROSSER

Address: 31 ORATIA STREET, WAIKANAE

5. **Previous Owner** (If Section has been recently transferred)

6. **Frontage** (Length): 20.24 m Name of Street or Road: 31 ORATIA STREET

7. **Estimated Value of Building**— $ 8000 : —

Plumbing and Drainage— $: **Total** $ 8,000 : —

8. **Fees** $ 45 : No. of Receipt 6336

See Scales of Fees on Back Page. 6331.

Building Research Levy $ 8 : — **Footpath Damage Deposit** $:

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

NOTE:—The following MUST accompany this Application:—

Plans and Specifications in Duplicate to be provided.

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

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

Signature of Applicant [signature] as BUILDER or OWNER.

Address as above.

Builder's Name and Address (If not the applicant)

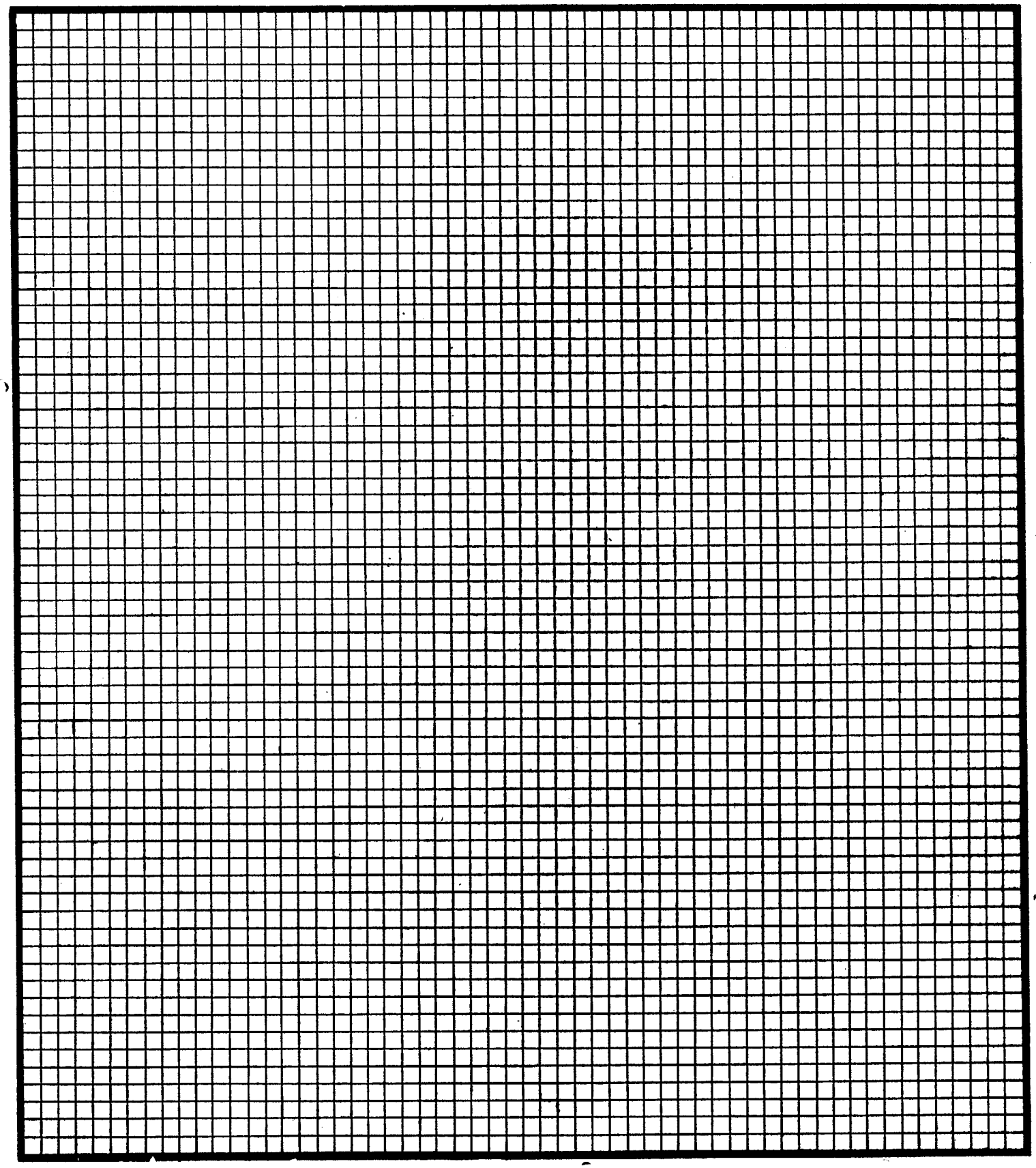
PLAN OF ALLOTMENT

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

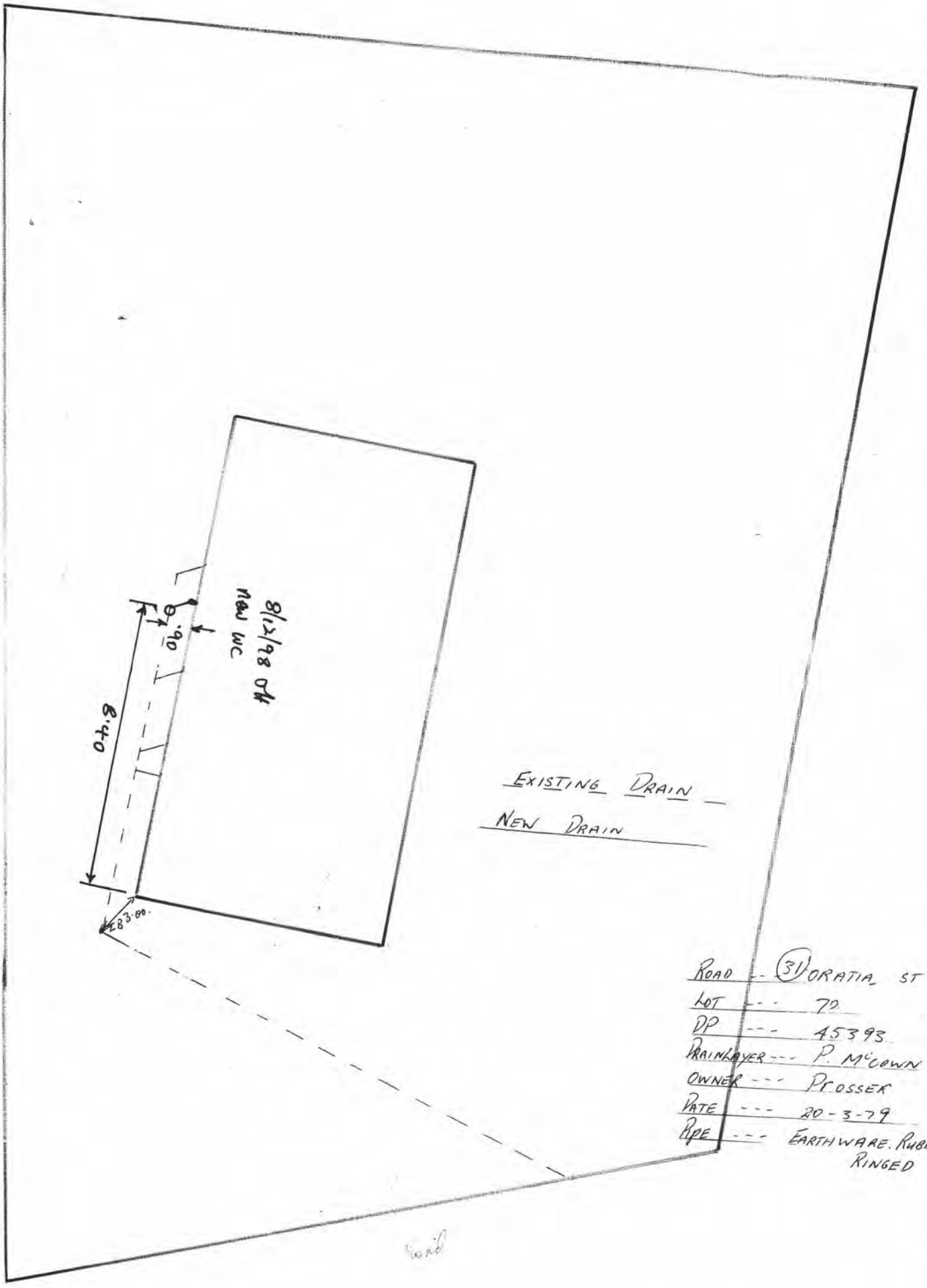
Boundary Lines to be shown thus: ——— — ——— — ——— — ——— .

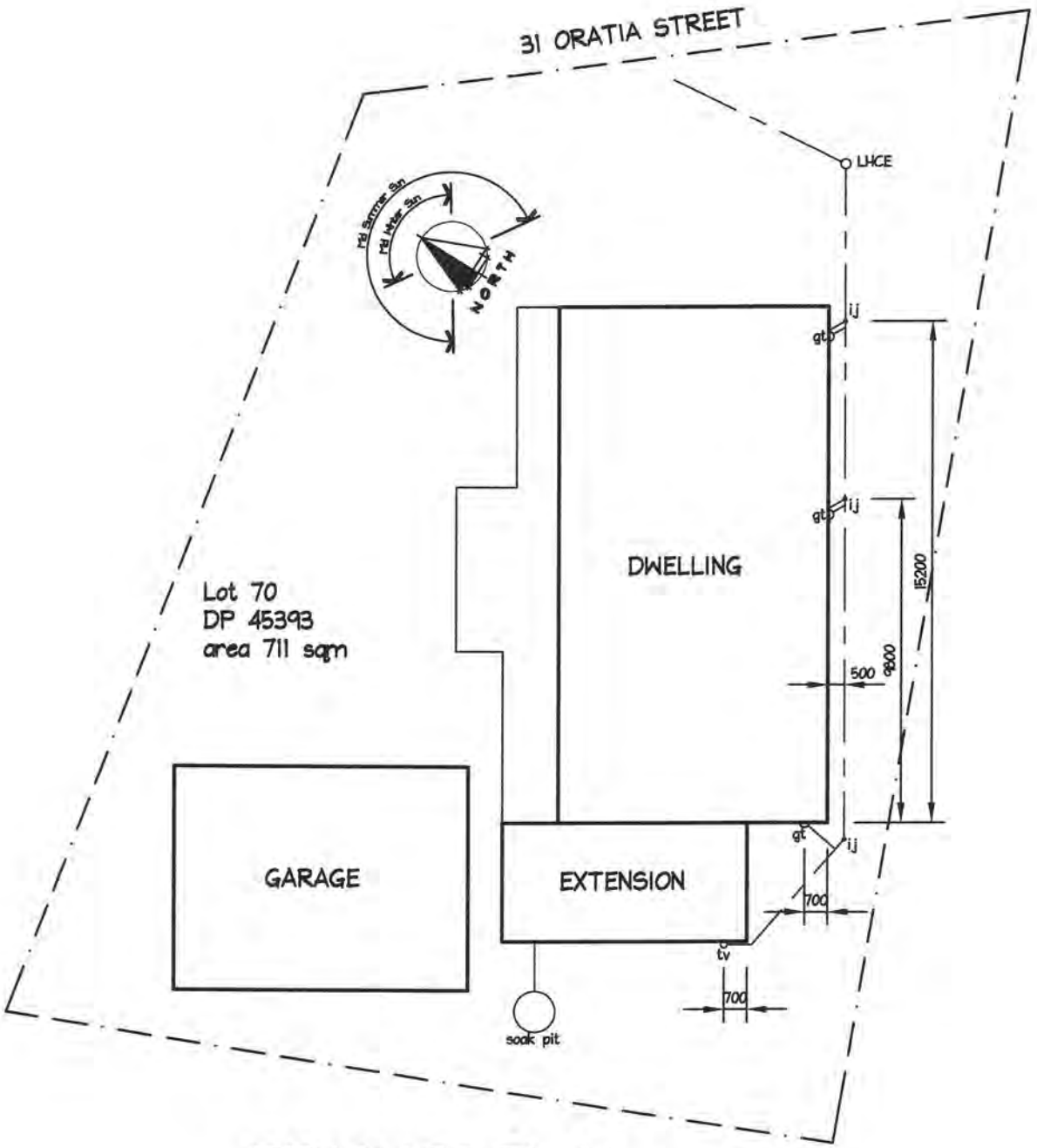
Generally DWELLINGS must NOT be ERECTED within 1.5 METRES of ADJOINING properties.

Frontage to ..... **Road**



ALL EXISTING BUILDINGS TO BE SHOWN IN RED ON THIS PLAN


8/12/98 OH
NEW WC
.90
8.40
83.00
EXISTING DRAIN
NEW DRAIN
ROAD -- (31) ORATIA ST
LOT --- 70
DP --- 45393
DRAINLAYER --- P. McCOWN
OWNER --- PROSSER
PATE --- 20-3-79
PIPE --- EARTHWARE. RUBBER RINGED



DRAINAGE PLAN

SCALE 1:200

DRAWN	Stuart Jackson
DATE	Oct 2006
FILE NAME	

Stuart Jackson
39 Bluegum Road
Paraparaumu
Phone 04-905-0550

PROJECT: MATTHEW HOUSE

TITLE: 31 ORATIA STREET
WAIKANAE
DRAINAGE AS-BUILT

SHEET: -

Council owns most of the manholes, pipes, connections etc shown on this plan including where they cross private property. It is illegal to interfere with any of Council services.

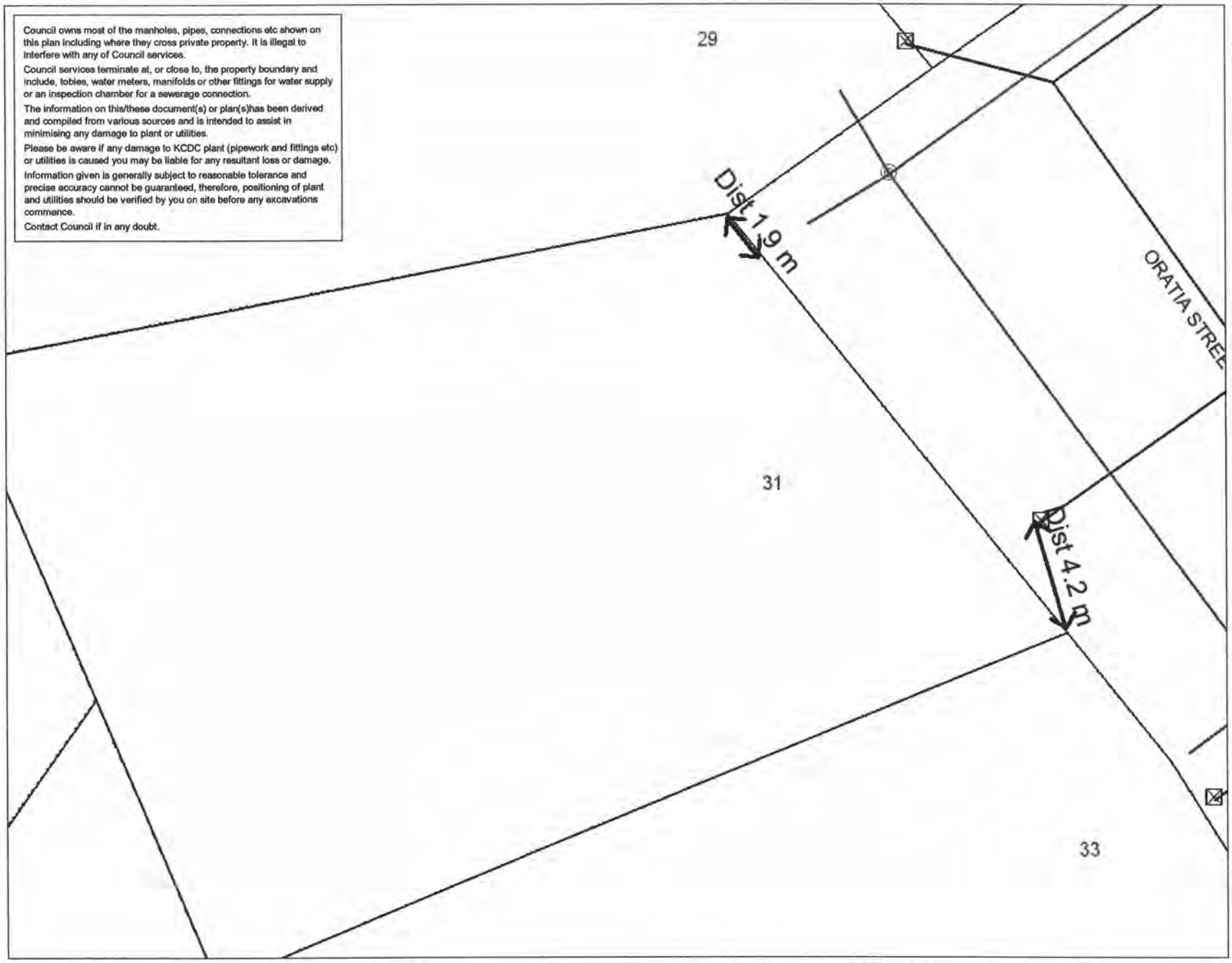
Council services terminate at, or close to, the property boundary and include, tobies, water meters, manifolds or other fittings for water supply or an inspection chamber for a sewerage connection.

The information on this/these document(s) or plan(s)has been derived and compiled from various sources and is intended to assist in minimising any damage to plant or utilities.

Please be aware if any damage to KCDC plant (pipework and fittings etc) or utilities is caused you may be liable for any resultant loss or damage.

Information given is generally subject to reasonable tolerance and precise accuracy cannot be guaranteed, therefore, positioning of plant and utilities should be verified by you on site before any excavations commence.

Contact Council if in any doubt.



LEGEND

NORTH

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

Map Drawn Date: 13/01/2005 By PC96

Scale: A4 1:210

Date of Aerial Photography:

KAPITI COAST DISTRICT COUNCIL

SERVICE NETWORK

FILE - PROJECT APPROVALS

Producer Statement

Piped Services
&
Sanitary Plumbing Stacks

Construction Review

Issued by ROB McEWAN Registration Number 10667

To Kapiti Coast District Council

In respect to the following

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

Installed at 31 ORATIA ST - WAIKANAE

Building Consent No 241743

As a Craftsman plumber, currently holding an annual practicing license, certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code. Both hot and cold systems have been pressure tested for a period of 15 minutes at a pressure of 1500 kPa.

Signed ..... Date 5:10:05

Producer Statement

Stormwater Drains

Construction Review

Issued by..... Registration Number....02765

To Kapiti Coast District Council

In respect to the following

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

Installed at....31 ORATIA STREET WAIKANAE BEACH

Building Consent No....04173

As a registered 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.

Signed.....Date.2-10-06

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

Producer Statement

Private Sewer Drains

Construction Review

Issued by D S Marsh **Registration Number** 02765

To Kapiti Coast District Council

In respect to the following

Private Sewer Drains installed in accordance with G13 AS2 or AS/NZS 3500 .2.2 as shown on the approved plans or as per the attached amended plan

Installed at 31 MATIA ST WAIKANAE BEACH

Building Consent No 041743

As a registered 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.

Signed D S Marsh **Date** 2-10-06

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

Drains may be laid and backfilled without inspection provided that the drain is left under test with a min of 1.0 m head and the inspection at the lateral left exposed.

ELECTRICAL WORKERS REGISTRATION BOARD
Safety + Competency

Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).
To be completed whether or not an Inspection is required.

No. 1899707

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer: Bob Matthew Phone: 042932086

Address of installation: 31 Oritea Street Waikanae Bch.

Postal address of customer (if not as above):

WORK DETAILS

52 No. of lighting outlets
41 No. of socket outlets
1 No. of ranges
2 No. of water heaters
Was any installation work carried out by the homeowner? ☐ Yes ☑ No

Please tick (✓) as appropriate where work includes:
☐ Mains ☐ Main earthing system
☑ Switchboard ☐ Electric lines

Description: Replace old Switch Board with new Switch Board C/W MCB's & RCD's
Install Sub Boards in Billiard and Shed.
Refeed existing Sub Board in the garage.
Install New lights and Powr Points Through out Altered Area of House
Wire out for new Kitchen.
Reroute cabling Runing Through Stair well
Arrange for Inspector to Reseal Meters.

If necessary attach any pages with sketches of work done

It is recommended that test results be recorded here:

Visual Examination	☑
Earth Continuity	☑
Bonding	☑
Polarity	☑
Insulation Resistance	<999. Mohm
Other	

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILS

Name	K. P. BYERS.
Registration no.	E2440
Company	K.B.E.
Signature	KPB.
Date	3-11-2005
Contact Ph No.	0274572584

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name	
Registration no.	
Company	
Signature	
Date	
Contact Ph No.	

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

☐ New mains ☐ Switchboard ☐ Earthing system ☐ Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name	
Signature	
Registration no.	
Date	
Contact Ph No.	

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

ROSS ROOFING

GUARANTEE

Customer Bob Mathews.

Site Address 31 Orakia st Waikanae.

Date 18/3/05.

PRODUCT GUARANTEE

ROSSCRETE ROOFING TILES LIMITED hereby guarantees the ROSSCRETE roof tiles installed on the above roof will

- comply with section 2 of the New Zealand Standard 4206:1992;
- not suffer body lamination or decay;
- remain structurally sound for fifty years from above date.

Rosscrete Distributor Kapiti Roofing Contractors LTD

Signed on behalf of distributor M.M. Neale.

A five year fixing warranty exists as at this date.

M.M. Neale.

integrity & innovation for over 50 years

Ross Roofing Limited
7 The Furlong, Takanini,
PO Box 62, Papakura,
New Zealand.
Tel: 64 9 299 9210.
Fax: 64 9 299 7810.
Web: www.rossroofing.com

CONSUMERS COPY

PLUMBERS, GASFITTERS AND DRAINLAYERS BOARD

GASFITTING CERTIFICATION CERTIFICATE
(Pursuant to the Gas Act 1992 and the Gas Regulations 1993 and amendments)
ENERGY WORK CERTIFICATE
(Pursuant to the Building Act 1991)

Certificate No 358547

9th Floor, 70 The Terrace
PO Box 10655
WELLINGTON
Tel 04 494 2970
Fax 04 494 2975
website www.pgdb.co.nz

THIS CERTIFICATE IS NOT TRANSFERABLE

Installation address: (Box No's not acceptable) — Please complete in block letters

(Number) 31 (Street name) Oratia Street
Waikanae Beach (Suburb)
Kapiti Coast (Town/City)

Consumer: (Title) MR (Initials) B (Family/Business name) Mathew

Category
- ☑ Domestic
- ☐ Commercial
- ☐ Industrial
- ☐ Temporary
- ☐ Other

Type (Regulation 24(1))
- ☑ New
- ☐ Addition, ☐ Extension,
- ☐ Replacement
- ☐ Alteration
- ☐ Repair following accident

Gas Type ☐ NG ☑ LPG ☐ TLP ☐ Bio

Name of Gas Supplier On Gas

Pipework Installed ☑ YES ☐ NO
(attach pipework diagram)

DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES

	Appliance				Flue		Ventilation	
Qty	Type	Location	Make/model	Input rate	Type	Location	Type	Location
1	Heater	Exterior Stair well	Vulcan 1HE 21 kw	Mjh 75.6	Power cowl	outside	To Manufacturers specification.	

Test Results

			Other Testing
15	min	Duration	Combustion
4.6	kPa	Test pressure	☐ Yes ☑ No
NIL	kPa	Loss / gain	Ventilation
2.35	kPa	Working pressure	☐ Yes ☑ No

Test Date 8/6/05

I certify that :-
1. All appliances and fittings worked on by me or by persons working under my supervision are safe and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas Regulations 1993 as amended.
2. The gasfitting to which this certificate applies does not make other parts of the installation unsafe or otherwise non-compliant with the Gas Act 1992 and Gas Regulations 1993 as amended.
3. Gasfitting work to which this certificate applies ☐ **does** ☑ **does not** include work on an appliance or fitting imported or manufactured by a person for their own use.

Certifiers Name Harold Thomas
Address 14 Karu Crescent Waikanae
Registration No 02096
Signature H G K Thomas
Date 8/6/05

Registered Gasfitter/s Supervised by certifier
Name Willy Jellyman
Registration No LC 13609
Name
Registration No

Certificate owner Paraparaumu Gas Appliance Centre
Registration No
On behalf of
Address 36 Amohia Street Paraparaumu.
(If other than certifying gasfitter)

KAPITI COAST DISTRICT COUNCIL

SCOPE OF INSPECTION SHEET

Date 26/10/06 SR or BCA 041743 Inspection No. .....

Time ..... Documents on site YES / NO

Owner Name Mr & Mrs R Mathew Project Description Addition

Site Address 31 Oratia st Waikanae

Building Plumbing Circle appropriate Type & Inspection Other .....

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

Engineer Supervision Yes No n/a – Name .....

Notes
- Rylock UH Level 2
- All windows have safety glass
- Stair height has been adjusted as required
- 2 Hotwater cylinders Each service the floor levels they are on
- Some remedial repair work carried out on existing deck posts in ground but are H5
- All brackets stainless steel

Diagram (if necessary)

Ply cladding to laundry has been fixed well below raised floor will need to keep soil away from ply cladding

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

Site instruction issued .....

- Laundry tub needs securing
- Smoke detectors required to 3m within all bedroom doors
- Exterior ply needs to be painted
- Require Application for CCC

Now Completed OK to issue CCC RBrook 31/1/07

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder ☐ Owner ☑ Other ☐ ..... No One on site ☐

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

Agreed, BOB MATHEW (Print Name) Sign ..... Date 26/10/06

Officer sign RBrook Name Russell Brook Date 26/10/06

Additional Insp. Sheet No. .....

Information entered into data base ☐ *Initial* ..... *Date* ../../..

Form 242

SCOPE OF INSPECTION

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

Engineer – Civil/Structural/Fire/Geotechnical: An engineer has been engaged to carry out inspections on behalf of the owner. Please ensure those inspections are carried out. A construction statement (PS4) is required to be supplied to Council.

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

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

Piles: When all holes are excavated prior to installation.

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

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

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

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

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

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

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

Pre-stucco: After the post-wrap inspection and when all the reinforcing and flashings are in place.

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

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

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

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

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

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

Retaining wall: Pre application of waterproof membrane system.
Post application of waterproof membrane system.
Protection installed for membrane system and installation of perforated drainage system before back filling.

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

Free Standing Fireplace: Final inspection required only.

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

PRIVACY STATEMENT

1. The information contained on the Building Inspection Report Sheet is held by the Kapiti Coast District Council, whose address is 175 Rimu Road, Private Bag 601, Paraparaumu.
2. The information is available for public inspection as part of the Building Record of the property concerned.
3. You have the right under the Privacy Act 1993 to obtain access to, and to request correction of any personal information held by Council concerning you.

Council has a Privacy Officer. If you have any concerns regarding privacy issues please telephone (04) 904 5700

KAPITI COAST DISTRICT COUNCIL

FINAL INSPECTION

Date 26/10/06 SR or BCA 041743 Inspection No. .....

Time ..... Documents on site YES / NO

Owner Name Mr & Mrs R Matthew Project Description Addition

Site Address 31 Oratia st Waikanae

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applicable to all inspections

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

FINAL – Exterior

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

FINAL – Interior

Service areas – floors/walls	P	F	NA	Food storage	P	F	NA	Hot water temp 55°	P	F	NA
Stair design	P	F	NA	Ventilation	P	F	NA	Solid fuel heater	P	F	NA
Handrails	P	F	NA	Insulation + clearance	P	F	NA	Water supply tank	P	F	NA
Balustrades	P	F	NA	HWC flues	P	F	NA	Trap seals + AAV's	P	F	NA
Lightings	P	F	NA	HWC valves	P	F	NA	Cistern flushing	P	F	NA
Laundering	P	F	NA	HWC restraint	P	F	NA	WC pan connection	P	F	NA
Cooking facilities	P	F	NA	Tempering valve	P	F	NA	Septic tank	P	F	NA
Smoke detectors	P	F	NA	Glazing – Human Impact	P	F	NA	Window labels	P	F	NA

FINAL – Intertenancy/Commercial

Fire/Life systems sighted	P	F	NA	Guarantees/Warranties/ Certificates/ Expert Opinion	P	F	NA	Intertenancy STC	P	F	NA

All Inspections

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

Officer Sign: ..... Name: Russell Brook Date: 26/10/06

OWNER'S COPY

Building Consent Number : 041743
Applicant Name : Mr & Mrs R. Matthew
Project : Dwelling additions
Location : 31 ORATIA STREET, WAIKANAE
Legal Description : LOT 70 DP 45393 CT 16D/1164

Please note the list below, which identifies the inspections required for this project.

To ensure that a Code Compliance Certificate can be obtained at completion of your building project, these inspections must be carried out.

It is your responsibility to advise Council, giving 24 hours notice, when your project has reached thestage identified on the adjacent page to enable the inspection to be scheduled.This can be arranged by contacting Council on 04-9045-617 between the hours of 8.00am and 5.00pm Monday- Friday inclusive. Close off for booking inspections is 4.00pm on the day prior to the requested inspection.

Council can provide a weekend inspection service provided that requests are made prior to 4.00pm on the Friday preceding the weekend.

Inspection	Required	Inspecting Officer	Date Inspected
Foundation 4/2/05 All MATTERS CAN TO continue engineer's supervision report required	Yes		
Sub-floor	Yes		
Pre-slab Plumbing 11/2/05	No		
Pre-slab Building All Appears OK TO Continue Engineer supervision Report required	Yes		
Pre-block-fill	No		
Pre-wrap	Yes		16/3/05
Post wrap	Yes		
Post-clad Part only	Yes		
Pre-stucco	No		
Brick veneer	No		
Pre-lining (plumbing)	No		
Pre-lining (building) (	Yes Part only check OLB1 & R/Room wall		12/5/05
Waste Water Drain	No		
Completion	Yes		

KAPITI COAST
DISTRICT COUNCIL

SITE INSPECTIONS - BC 041743

Application Details

Applicant Name :	Mr & Mrs R. Matthew
Contact Address :	31 Oratia St Waikanae Contact: Bob Matthew
Location :	31 ORATIA STREET, WAIKANAE
Legal Description :	LOT 70 DP 45393 CT 16D/1164
Proposal :	Dwelling additions

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

FOUNDATIONS

Date: 4/2/05 Officer: Leon Smith Builder/Contractor/Owner: Clive

Approved building consent documents on site: YES / NO

SITING:

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

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

Is a reinspection required? Yes/No (Yes circled) Proposed date of follow up inspection ....

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

COMMENTS

Btm D10 Reinforcing Rods (starter) in corners

+ 1 extra 12 Rod Required in foundation were it is 700 deep

- NOT TO POUR CONCRETE.

ground appears firm.

- Grass & ~~trees~~ trees/Existing concrete to be removed.

4/2/05 - Laurie Petherick engineer has been on site - will be sending in report on the above

Tick (✓) approved inspections Cross (x) inspections not approved Strike out inspections not applicable

SUBFLOOR

Date: ..... Officer: .....Builder/Contractor/Owner: .....

Ord pile fixings	☐	Subfloor bracing	☐
Anchor pile bolts	☐	Joists - size/spacing/fixing	☐
Brace pile bolts and washers	☐	Cant. Joists - lth/size/spc	☐
Timber treatment	☐	Solid blocking - spacing	☐
Subfloor framing	☐	Notching, holes etc	☐
Subfloor beams/bearers	☐	Proprietary connections	☐

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

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

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

COMMENTS

_____

_____

_____

_____

_____

_____

Tick (✓) approved inspections Cross (x) inspections not approved Strike out inspections not applicable

PRE-SLAB

BUILDING

Date: 11/2/05 Officer: Leon Smith Builder/Contractor/Owner: Clive

Minimum floor level	☑	Mesh	☑
DPC	☑	Mesh chairs	☑
Joints taped	☑	Slab thickening	☑
Penetrations	☑	Bottom plate fixings	☑
Specific design	Yes / No		
If yes, has Engineer inspected	Yes / No		

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

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

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

COMMENTS

Am Appeared OK to continue
Engineer has been on site OK to continue

Tick (✓) approved inspections Cross (x) inspections not approved Strike out inspections not applicable

EXTERIOR CLADDING

Solid Plaster/Textured Finish

Date: ..... Officer: .....Builder/Contractor/Owner: .....

Rigid backing	☐	Reinforcement	☐
Non rigid backing	☐	Spacers	☐
Building paper	☐	Nailing (Hardies)	☐
Battens (non rigid)	☐	Flashings	☐
Cavity (non rigid)	☐	Control joints	☐
Sheet set out (Hardies)	☐		

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

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

Producer Statement Yes/No/NA

COMMENTS

16/8/05 - Ply bracing units nailed off as per plan - Bes Bracing strips on inside face of framing to be cut through floor. Ready for building wrap and cavity battens -

(1) Vermin Barrier required at the bottom of blocks
(2) flashing that is 25mm will require timber below it. the top.
(3) Header flashing

Tick (✓) approved inspections Cross (x) inspections not approved Strike out inspections not applicable

PRELINE

PLUMBING AND DRAINAGE: Plumber: ....

Date: .... Officer: .... Builder/Contractor/Owner: ....

Pressure test	☐	Joint strain	☐
Visual leak check	☐	Pipe insulation	☐
Pipe support/clips	☐	Stacks	☐
Pipe size	☐	Wastes	☐
Pipe material	☐	Supply tank	☐

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

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

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

COMMENTS

BUILDING

Date: 27.4.05 Officer: Leon Smith Builder/Contractor/Owner: Clivers

Timber treatment	✓	Bracing straps	✓
Ceiling diaphragm	☐	Timber grade	✓
~~Dragon ties~~	☐	Wall dwangs	✓
Studs - size/spacing	✓	Trimming studs	✓
Wall insulation on site	☐	Truss/rafter - fix/space Truss plan	☐
~~Posts - size/fixing~~	☐	~~Ceiling joists~~	☐
Lintels/bms - size/fixings	✓	Plate fixings	x
Ext joinery - labels	✓	Ventilation	✓
Ceiling runners	✓	~~Ceiling battens~~	☐
Wall bracing	x	Check exterior claddings	✓
Mech ventilation	☐		
Moisture Content Walls 8.15 - 17 %		Ceiling 10 %	

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

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

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

COMMENTS

3 nail gun nails required · 600 ∅

(1) Bottom plates 2 Items ✓ (3) Dwangs to ceiling edges ✓

(2) Foam around window (4) GIBS 2 + (GIB ?) Angle braces missing circled on plans

(5) Note Recheck of bracing where these are missing ○ circled on plans ✓

12/5/05 OK TO LINING ceiling & walls

Tick (✓) approved inspections Cross (x) inspections not approved Strike out inspections not applicable

exception upper inside Bathroom external wall until roof is on or lower area under wall

POSTLINE

Date: 16/5/05 Officer: Leon Smith Builder/Contractor/Owner: Clive

Sheets nailed as per your schedule ☐ Insulation to walls ☑

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

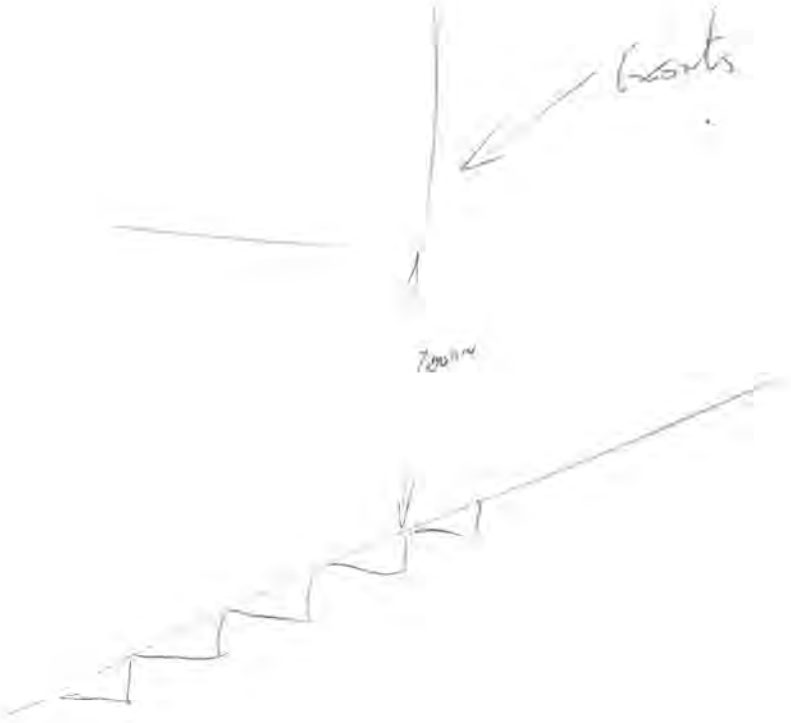
Is a reinspection required? (Yes)/No Proposed date of follow up inspection .....

Postline Label in place? Yes/No

COMMENTS

upper level all appears OK
low level OK except were circled
Curving on doors.
Reinspection Done all appears OK to continue
23/5/05

1/8/05 - Note - informed builder that stairs required to have at least 2.0metres clearance.



Tick (✓) approved inspections Cross (x) inspections not approved Strike out inspections not applicable

FINAL INSPECTION

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

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

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

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

Producer Statement Yes/No/NA

OK to issue final code compliance certificate. Yes/No

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

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

Comments:

Tick (✓) approved inspections Cross (x) inspections not approved Strike out inspections not applicable

Costing Sheet Residential Additions & Alterations

plication No: 041743	Admin = $45 per hour	Engineering Technical
ıte: 15-12-04	Plan Vetting = $70 per hour	Assessment/Peer Review
te Address: 31 Gratia St WAIKANAE	Inspections = $65	Cost + 10%

	Classification	Plan Vetting				Consultants			Inspections					Set Fee Portion of Consent Fee	PIM Portion Of Consent Fee	(A) Total Fee Excluding BRANZ, BIA Levies & Refundable Damage Deposits	Total (A) Plus
		Plumbing	Drainage	Building	E health	District plan	Fire	Engineering	Site	Plumbing	Drainage	Building	E health				
16	Internal Alterations													$135	$165	$598	
17	Internal Alterations with Plumbing /Drainage													$135	$165	$698	
18	Single Story Brick Veneer													$135	$165	$763	
19	Single Story Brick Veneer with Plumbing / Drainage													$135	$165	$863	
20	Single Story Weatherboard													$135	$165	$903	
21	Single Story Weatherboard with Plumbing / Drainage													$135	$165	$1038	
22	Single Story Stucco/Texture Coating/Ply/Steel/Block													$135	$165	$1033	
23	Single Story Stucco/Texture Coating/Ply/Steel/Block with Plumbing/Drainage													$135	$165	$1168	
24	Multi Story Brick Veneer													$281	$165	$968	
25	Multi Story Brick Veneer with Plumbing / Drainage													$281	$165	$1103	
26	Multi Story Weatherboard													$281	$165	$1133	
27	Multi Story Weatherboard with Plumbing / Drainage													$281	$165	$1298	
28	Multi Story Stucco/Texture Coating/Ply/Steel/Block													$281	$165	$1203	
30	Multi Story Stucco/Texture Coating/Ply/Steel/Block with Plumbing/Drainage													$281	$165	$1368 - 28 50	1339.50
30	Relocated Dwellings													$281	$165	$1368	

Note. If Relocation Includes Alterations/Additions add Alteration & Addition rate above

Note. All Residential Additions with Multiple Cladding Types charged at Stucco/Texture Coating/Ply/Steel/Block rate

CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS	STANDARD ADDENDA			
14 ✓	32	✓	21	✓
1 ✓	2		22	✓
17	3		23	
7	4	✓	23A	
16 ✓	5		24	✓
2 ✓	6		24A	✓
3 ✓	7	✓	25	
22 ✓	8	✓	26	✓
20	8A	✓	27	✓
18	8B	✓	28	
19	9	✓	29	
4 ✓	10		30	
8 ✓	11		31	✓
5 ✓	12		33	
15 ✓	13		34	
	14		38	
	15		39	
	16		40	
	17		41	
	18		42	
	19		43	✓
	20		44	✓

Plumbers/Drainlayers Practical Statement

STANDARD CONSENT CONDITIONS
35
36
37

NON STANDARD ADDENDA

FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Resource Consents	✓		24.12.4
Plumbing and Drainage	✓		13/1/05
Building	✓	Amended 2/2/05	26/1/05
Fire Design			
Compliance Schedule			
Structural			
Hazardous Substances			
Environmental Health			
Site- Foopath & Entrance Conditions		Ground	
Good access of ROW.		Deck piles in place. Study area add. paved. Re-assess on found insp.	21/12/04

NOTES:

adjacent area firm & approx 400.

VH wind CCZ. < 100m surf.

KAPITI COAST DISTRICT COUNCIL

175 Rimu Road
Private Bag 601
Paraparaumu
Phone: [04] 9045700
Fax [04] 9045830

RECEIVED
- 9 DEC 2004
KAPITI COAST DISTRICT COUNCIL

External cladding (tick all relevant boxes).	
Brick	
Concrete	
Concrete Block	
Cement Board – Fibre	
Plaster	
Timber	
Steel	
Aluminium	
EIFS (polystyrene)	
Other	

APPLICATION FOR BUILDING CONSENT
Section 33, Building Act 1991

To: Kapiti Coast District Council *[Tick each applicable box and attach relevant documents]* App. No. 041743

ANTICIPATED COMMENCEMENT DATE: _____ ***FINISH DATE:*** _____

PART A : GENERAL
[Complete Part A in all Cases – Refer over for Part B, C and D, sign and date]

APPLICANT

Owner Name: Mr+Mrs R Matthew.

Mailing Address: 31 Oratia Street
Waikanae

Contact Name: Bob Matthew

Phone: Wk: 2932081 **Hm** 293 2086

Cellphone No:

Fax:

*Under section 33 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

FOR COUNCIL USE

Received: 9 / 12 / 04
Application Fee: $ 281-00
Receipt No: 97229
Balance of Fees: $
Receipt No:
Date: / /

NOTE: Balance of fees are payable on consent approval

PROJECT

New or Relocated Building	
Alterations or Additions	✓
Accessory Building or Fire	
Building demolition or Removal	

Intended use, e.g Dwelling, Carport, Garage etc

Dwelling additions

Being stage 1 of an intended 1 stages.

Estimated value (inclusive of GST)

$ 70,000

WB

Intended life: (of building)

Indefinite but not less than 50 years

Specified as _____ years

PROJECT LOCATION

Street Address (if any) 31 Oratia Street, Waikanae

Legal description
(as shown on certificate of title rates notice, if any)

Lot 70 DP 45393

Valuation No. 1492043300

This application is for:

- ☐ Building Consent only, in accordance with Project Information Memorandum
- ☐ Both Building Consent and a Project Information Memorandum

PART B : BUILDING DETAILS

(Complete Part B in all cases)

This application is accompanied by *(tick each applicable box, attach relevant documents in duplicate):*

- ☐ The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the building code, with supporting documents, if any, including:
  - ☐ Building certificates
  - ☐ Producer statements
  - ☐ References to accreditation certificates issued by the Building Industry Authority
  - ☐ References to determinations issued by the Building Industry Authority
- ☐ Proposed procedures, if any, for inspection during construction

PART C : PROJECT DETAILS

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

- ☐ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings
- ☐ New provisions to be made for vehicular access, including parking
- ☐ Provisions to be made in building over or adjacent to any road or public place
- ☐ New provisions to be made for disposing of stormwater and wastewater
- ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains
- ☐ New connections to public utilities
- ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities and suppression of noise
- ☐ Any cultural heritage significance of the building or building site, including whether it is on a marae

PART D : KEY PERSONNEL

Designer(s): Greg Hayward Architecture 102 Ratanui Road Paraparaumu, tel 298 1487 fax 04 298 1488

Building Certifier(s): _____

Builder/s TBA

Registered Drainlayer: TBA REG NO: _____

Craftsman Plumber: _____ REG NO: _____

Other: _____

PLEASE NOTE

The information provided in support of this application is public and as such is freely available on request. However under Section 27(3) of the Building Act 1991 you may for security and/or copyright reasons request the plans and specifications pertaining to this application be marked as confidential by completing the following section.

CONFIDENTIALITY	SIZE OF BUILDING
Plans and Specifications **I/We require that my/our:** 1. ☐ plans 2. ☐ specifications be treated as confidential in order to protect either: 3. ☐ the security of the building; and/or 4. ☐ the copyright Signed: _____	**Floor area m²** **No of stories** **No of Units**

Signed for and on behalf of the Applicant: Greg Hayward

Name: Greg Hayward

Position: Designer Date: 9/12/04

FOR OFFICE USE ONLY

FEES		APPLICATION DEPOSIT	$ 281-00
Building	$ 1339.50		
Sewer Connection	$	RECEIPT NO 97229	DATE 9/12/04
Water Connection	$		
Vehicle Crossing	$ ✓	INVOICE NO 5647	DATE 1-2-05.
Damage Deposit	$ ✓		
Structural Checking	$	RECEIPT NO 99796	DATE 4.2.05
Building Research Levy	$ 70.00		
Development Levy	$	FEES PAID BY: Mr. & Mrs R Matthew (BNZ Chq)	
BIA Levy	$ 45.50		
Compliance Schedule	$		
Digital Storage Fee	$ 28.50	BUILDING CONSENT NUMBER 041743	DATE ISSUED 4.2.05
Certificate of Title Charge	$		
Photocopying	$		
SUBTOTAL	$	AUTHORISATION FOR REFUND OF DEPOSIT	
Less Deposit Paid	$ 281-00	Deposit held =	$
TOTAL	$ 1202.50	Cost to Repair Damage Caused During Construction =	$
GST INCLUDED	$	Total Balance to be Refunded	
Amended Plans; 875.00 Receipt 99797		Authority Number:	
		Authorised:	DATE:

Received with thanks by 50/01
KAPITI COAST DISTRICT COUNCIL

4-02-05 12:36 Receipt no. 99797

COPY *COPY* *COPY*
DR BC041743
AMENDED PLANS 75.00-
Mr and Mrs R Matthew::31 Oratia St:Waik

Received with thanks by 50/01
KAPITI COAST DISTRICT COUNCIL

4-02-05 12:32 Receipt no. 99796

COPY *COPY* *COPY*
DR BC041743
MATTHEW AND MRS R 1,202.50-
Mr and Mrs R Matthew::31 Oratia St:Waik
CQ B
Mr and Mrs R Matthew 1,202.50

Received with thanks by 49/01
KAPITI COAST DISTRICT COUNCIL

9-12-04 14:00 Receipt no. 97229

DR BC041743
MR & MRS MATTHEW 281.00-
Mr & Mrs Matthew::31 Oratia St:Waikanae
CQ B
Mr & Mrs Matthew 281.00

KAPITI COAST DISTRICT COUNCIL

Building Consent

Section 35, Building Act 1991

Application

Mr and Mrs R Matthew	No.	041743
31 Oratia St	Issue date	4/02/05
Waikanae	Application date	15/12/04

Project

Description	Dwellings - Alterations & additions Being Stage 1 of an intended 1 Stages Dwelling additions
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential
Estimated Value	$70,000
Location	31 ORATIA STREET, WAIKANAE
Legal Description	LOT 70 DP 45393 CT 16D/1164
Valuation No.	1492043300

Designer: Greig Hayward Architecture
Drainlayer: TBA

Charges

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

	$	1,368.00
Building Research Levy	$	70.00
Department of Building & Housing Levy	$	45.50
Total	$	1,483.50

PAID

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

Signed for and on behalf of the Council:

Name: K. Lee **Date:** 4.2.05

Kapiti Coast District Council

Addenda to Application

Application

Mr & Mrs R. Matthew 31 Oratia St Waikanae Contact: Bob Matthew	No.	041743

Project

Description	Dwellings - Alterations & additions Being Stage 1 of an intended 1 Stages Dwelling additions
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential
Estimated Value	$70,000
Location	31 ORATIA STREET, WAIKANAE
Legal Description	LOT 70 DP 45393 CT 16D/1164
Valuation No.	1492043300

Designer: Greig Hayward Architecture

Drainlayer: TBA

General Requirements

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

1. Initial inspection - previously completed
2. Foundation Inspection:
3. Pre-slab Inspection, concrete floor
4. Subfloor Inspection, Suspended Floor
5. Other external cladding inspection
6. Prelining Inspection, moisture test, check bracing
7. Post-lining inspection, linings, fixed as per brace design
8. Completion inspection

b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 298 5139 between the hours of 8.00am and 4.30pm.

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 6 calendar months after the date of issue. Or within such further period as the territorial authority allows.
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. Fit head, jamb, sill flashings and proprietary sill tray to external joinery. Fit airseals to the inside edges of the window reveals.
4. As this building is located within the Very High Wind Zone all Exterior load bearing walls require 100 x 50 studs at 480mm centres maximum, and light roofs require 16 kN cyclone ties to rafters and trusses. Purlins to light roofs require 1 - 'Z' nail additional securement, top and bottom edge
5. All glazing, construction system and components to comply with Very High Wind Area (50 m/s) and 500 m Coastal Corrosion Zone if applicable.
6. Note and comply with endorsements on approved plans.
7. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.
8. Deck & stair balastrades with a greater drop than 1.0m require min 1.0m high balastrade measured from floor or tread. max 150mm bottom rail to floor. max 100mm space or hole between vertical rails. CERTAIN OTHER DECK CONFIGURATIONS MAY REQUIRE SAFETY BARRIERS. CONFER INSPECTOR
9. Section F7 of the New Zealand Building Code requires the installation of an approved smoke alarm system for detection and warning of fire. Alarms are to be of a type which include a reset and test buttons.
10. Provide from your Contractor a roof warranty covering the product and its installation.
11. As this site is located in the Severe Coastal Corrosion Zone, all exposed fixings and cladding fixings need to be stainless steel.
12. Exterior cladding system to be previously completed and inspected by Council's Inspector prior to any subsequent prelining inspection/approval being granted for the fixing of internal linings.

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:**

FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Resource Consents	✓		24.12.4
Plumbing and Drainage	✓		13/1/05
Building	✓		26/1/05
Fire Design			
Compliance Schedule			
Structural			
Hazardous Substances			
Environmental Health			
Site- Foopath & Entrance Conditions		Ground	
Good access of ROW.		Deck piles in place. Study area add. paved. Re-assess on found insp.	21/12/04

NOTES:

adjacent area firm & approx 400.

VH wind CCZ. < 100m surf.

Bob Matthew

PO Box 486
16 Mahara Place
Waikanae
KAPITI 5250

26 October 2006

Kapiti Coast District Council
Private Bag 601
PARAPARAUMU

Attention: Russell Brook – Building Control Department

Dear Russell

Enclosed herewith is the completed "Application for Compliance Certificate" document you left with me when you visited the property this morning.

I will now attend to the outstanding matters, namely:

- Secure laundry tub;
- Install smoke detectors;
- Paint exterior ply cladding.
-

I will advise you when they are complete so the Compliance Certificate can be issued.

The required certificates from those who carried out the work were attached to my letter dated 17 October 2006

Yours faithfully

Bob Matthew

enc.

Office: Tel: +64 4 293 2081. Fax: +64 4 293 2096. Home Tel: +64 4 293 2086. email: b.matthew@xtra.co.nz

2932081

Bob Matthew

19 OCT 2006

PO Box 486
16 Mahara Place
Waikanae
KAPITI 5250

17 October 2006

Kapiti Coast District Council
Private Bag 601
PARAPARAUMU

ATTENTION: Building Control Department

Dear Sirs

RE BUILDING EXTENSION CONSENT NO. 041743

Having obtained the required producer statements etc for the above works (copies of which are enclosed), I now seek a Code Compliance Certificate for these works carried out at 31 Oratia Street, Waikanae.

It would be appreciated if you could advise the proposed timing of your final inspection by phoning 293 2086.

Yours faithfully

Bob Matthew

Encs: **Producer Statements**:

- Electrical Certificate of Compliance
- Producer Statement (piped services and sanitary plumbing stacks)
- Producer Statement (stormwater drains)
- Producer Statement (private sewer drain)
- Roofing Certificate/Guarantee
- Gas Fitting Certificate
- Inspection Schedule (Owner's copy)

Office: Tel: +64 4 293 2081. Fax: +64 4 293 2096. Home Tel: +64 4 293 2086. email: b.matthew@xtra.co.nz

BC 041743

Amended Plan

greig hayward architecture
102 Ratanui Road, Paraparaumu, Kapiti Coast
Tel: 04 298 1487, Fax 04 298 1488, Mobile: 027 233 9840
Email: greighayward@xtra.co.nz

APPROVED
BY BUILDING
Leigh A. Sage
Officer
2/02/2005

Friday, January 28, 2005

Dear Leigh Sage

Re: MATTHEW ADDITIONS
31 ORATIA STREET, WAIKANAE

Please find enclosed revised plans, bracing schedules and risk assessment for the above.

Should you have any queries, please do not hesitate to contact me.

Regards

GREIG HAYWARD

Encs

Amended Plan

Gib® Wall Bracing Calculation Sheet A — lower of two — V104B

Job Details

Name	Matthew	
Street and Number	31 Oratia Street	
Lot and DP Number		
City/Town/District	Waikanae	
Designer and date	Greig Hayward	16-Nov-04
Company Name	Greig Hayward	

Building Specification

Location of Storey	lower
Floor Loading	2 kPa
Foundation Type	slab
Building Height to Apex (m)	7
Roof Height above Eaves (m)	2
Stud Height (m)	2.4
Cladding Weight (top or single)	light
Cladding Weight (lower)	light
Cladding Weight (subfloor)	light
Roof Weight	heavy
Roof Pitch (degrees)	0-25
Room in Roof Space	no
Building Length (m)	6.7
Building Width (m)	6.2
Gross Building Plan Area (m2)	42

not applicable (slab)

APPROVED
BY BUILDING
Leigh A. Sage
Officer
2/02/2005

Building Location

Wind Zone	*Very High*	Earthquake Zone: A
Region	R2	
Terrain	Coastal	
Exposure	Exposed	
Topography	Gentle	*Enter at least 'moderate' in a Lee Zone*

Bracing Units required for Wind

per m	subfloor	walls
W along	n/a	178 BUs/m
W across	n/a	165 BUs/m

Totals	subfloor	walls
W along	n/a	926 BUs
W [redacted]	n/a	1436 BUs

Bracing Units required for Earthquake

per m2	subfloor	walls
E	n/a	12.6 BUs/m2

Totals	subfloor	walls
E along	n/a	529 BUs
E [redacted]	n/a	529 BUs

/02/2005

Amended Plan

Gib® Wall Bracing Calculation Sheet B — lower of two — V104B

Along								
Wall or Bracing Line		*Bracing Elements provided*					*Wind*	*Earthq.*
1	2	3	4	5	6	7	8W	9EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	BUs Achieved	BUs Achieved
A	70	1	Gib®	BR6	1.2	2.4	180	132
line totals		2	Gib®	BR5	1.6	2.4	184	136
W	434	3	Ply	CP3	0.8	2.4	70	66
EQ	334	4						
B	62	1	Gib®	BR7	1.8	2.4	261	261
line totals		2	Gib®	BR7	1.8	2.4	261	261
W	522	3						
EQ	522	4						
C	enter	1						
line totals		2						
W		3						
EQ		4						
D	enter	1						
line totals		2						
W		3						
EQ		4						
E	enter	1						
line totals		2						
W		3						
EQ		4						
F	enter	1						
line totals		2						
W		3						
EQ		4						
G	enter	1						
line totals		2						
W		3						
EQ		4						
H	enter	1						
line totals		2						
W		3						
EQ		4						
I	enter	1						
line totals		2						
W		3						
EQ		4						
J	enter	1						
line totals		2						
W		3						
EQ		4						
							Wind	Earthq.
Totals Achieved							956	858
							OK	*OK*
Totals Required (from Sheet A)							926	529

✓

/02/2005

Gib® Wall Bracing Calculation Sheet B — lower of two — V104B

Wall or Bracing Line		Bracing Elements provided					Wind	Earthq
1	2	3	4	5	6	7	8W	9EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	BUs Achieved	BUs Achieved
M	52	1	Gib®	BR7	4	2.4	580	580
line totals		2						
W	580	3						
EQ	580	4						
N	70	1	Gib®	BR6	2.3	2.4	345	253
line totals		2	Gib®	BR7	1	2.4	145	145
W	490	3						
EQ	398	4						
O	52	1	Gib®	BR7	3	2.4	435	435
line totals		2						
W	435	3						
EQ	435	4						
P	enter	1						
line totals		2						
W		3						
EQ		4						
Q	enter	1						
line totals		2						
W		3						
EQ		4						
R	enter	1						
line totals		2						
W		3						
EQ		4						
S	enter	1						
line totals		2						
W		3						
EQ		4						
T	enter	1						
line totals		2						
W		3						
EQ		4						
U	enter	1						
line totals		2						
W		3						
EQ		4						
V	enter	1						
line totals		2						
W		3						
EQ		4						
Totals Achieved							1505	1413
							OK	OK
Totals Required (from Sheet A)							1436	529

Amended Plan

Gib® Wall Bracing Calculation Sheet A — upper of two — V104B

Job Details

Name	Matthew	
Street and Number	31 Oratia Street	
Lot and DP Number		
City/Town/District	Waikanae	
Designer and date	Greig Hayward	15-Nov-04
Company Name	Greig Hayward	

Building Specification

Location of Storey	upper	
Floor Loading	2 kPa	
Foundation Type	slab	
Building Height to Apex (m)	7	
Roof Height above Eaves (m)	2	
Stud Height (m)	2.4	
Cladding Weight (top or single)	light	
Cladding Weight (lower)	light	
Cladding Weight (subfloor)	light	*not applicable (slab)*
Roof Weight	heavy	
Roof Pitch (degrees)	0-25	
Room in Roof Space	no	
Building Length (m)	6.2	
Building Width (m)	5.2	
Gross Building Plan Area (m2)	32	

APPROVED
BY BUILDING
Leigh A. Sage
Officer
2/02/2005

✓

Building Location

Wind Zone	***Very High***	**Earthquake Zone**	
Region	R2	A	
Terrain	Coastal		
Exposure	Exposed		
Topography	Gentle	*Enter at least 'moderate' in a Lee Zone*	

✓

Bracing Units required for Wind

per m	subfloor	walls
W along	n/a	61 BUs/m
W across	n/a	69 BUs/m

Totals	subfloor	walls
W along	n/a	421 BUs
W [redacted]	n/a	428 BUs

✓

Bracing Units required for Earthquake

per m2	subfloor	walls
E	n/a	8.6 BUs/m2

Totals	subfloor	walls
E along	n/a	275 BUs
[redacted]	n/a	275 BUs

✓

/02/2005

Amended Plan

Gib® Wall Bracing Calculation Sheet B — upper of two — V1048

Along

Wall or Bracing Line		Bracing Elements provided						Wind	Earthq.
1	2	3	4	5	6	7		8W	9EQ
Line Label	Minimum BUs Req'd/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)		BUs Achieved	BUs Achieved
A	70	1	Gib®	Gib2b	3	2.4		240	210
line totals		2							
W	240	3							
EQ	210	4							
B	62	1	Gib®	BR5	1.4	2.4		161	119
line totals		2	Gib®	BR5	1.4	2.4		161	119
W	322	3							
EQ	238	4							
C	enter	1							
line totals		2							
W		3							
EQ		4							
D	enter	1							
line totals		2							
W		3							
EQ		4							
E	enter	1							
line totals		2							
W		3							
EQ		4							
F	enter	1							
line totals		2							
W		3							
EQ		4							
G	enter	1							
line totals		2							
W		3							
EQ		4							
H	enter	1							
line totals		2							
W		3							
EQ		4							
I	enter	1							
line totals		2							
W		3							
EQ		4							
J	enter	1							
line totals		2							
W		3							
EQ		4							
								Wind	Earthq.
Totals Achieved								562	448
								OK	OK
Totals Required (from Sheet A)								421	275

✓

/02/2005

Amended Plan

Gib® Wall Bracing Calculation Sheet B — **upper of two** — V104B

Wall or Bracing Line		Bracing Elements provided					Wind	Earthq.
1	2	3	4	5	6	7	8W	9EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	BUs Achieved	BUs Achieved
M	52	1	Gib®	Gib1b	3.1	2.4	233	155
line totals		2						
W	233	3						
EQ	155	4						
N	70	1	Gib®	Gib2a	2.2	2.4	165	132
line totals		2						
W	165	3						
EQ	132	4						
O	52	1	Gib®	BR5	1.3	2.4	150	111
line totals		2						
W	150	3						
EQ	111	4						
P	enter	1						
line totals		2						
W		3						
EQ		4						
Q	enter	1						
line totals		2						
W		3						
EQ		4						
R	enter	1						
line totals		2						
W		3						
EQ		4						
S	enter	1						
line totals		2						
W		3						
EQ		4						
T	enter	1						
line totals		2						
W		3						
EQ		4						
U	enter	1						
line totals		2						
W		3						
EQ		4						
V	enter	1						
line totals		2						
W		3						
EQ		4						
Totals Achieved							547	398
							OK	OK
Totals Required (from Sheet A)							428	275

✓

Amended Plan

refer also previous approved plan

REVISIONS:
1.28/1/05

COUNCIL COPY

34.88m boundary

3

PROPOSED ADDITION

HEIGHT PLANE 2

existing ss drain

new 100mm dia ss drain

new gt

new wc 100mm dia

reconnect wc and vanity into existing soil stack

connect new shr and vanity into existing gt

shr

itv

van

wc

dp

new 80mm soil stack from new ensuite

EXISITNG DWELLING

PROPOSED ADDITION

20.36m boundary

new 90mm dia sw drain connect to existing

2

new dp

HEIGHT PLANE 3

HEIGHT PLANE 1

dp

connect new downpipes into existing sw system

4

ORATIA STREET

SITE AREA = 711 sqm
BUILDING FOOTPRINT = 239 sqm
SITE COVERAGE = 33.6%

APPROVED BY BUILDING
Leigh A. Sage
Officer
2/02/2005

EXISTING GARAGE

25.420m boundary

1

29.94m boundary

N

SITE AND DRAINAGE PLAN

SCALE 1:100

MATTHEW ADDITIONS
31 ORATIA STREET, WAIKANAE.

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Architectural Designer

DATE: NOV 2004

DRAWN: GREIG

CAD REF: 0422.WORKING

JOB/SHEET No:

0422/1

(A3 original) OF 10

greig hayward architecture

Amended Plan

refer also previous approved plan

REVISIONS:
1.28/1/05

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

BATHROOM

new bath and shower over

new wc

new vanity

BATH

BEDROOM

STORE ROOM

LAUNDRY

dry

wm

tub

remove existing spa pool

W9

remove existing window

new 860 door

new 760 door

remove existing wall

new 1200mm wide stairs

up

ENTRY

LIVING

NEW STUDY

150mm approx up

replace existing alum doors with new interior doors

remove existing cladding new 10mm gib board linings

W8

new alum door

W6

sliding door

W7

existing steps up modify width to suit if required

PROPOSED LOWER FLOOR PLAN

SCALE 1:50

APPROVED
BY BUILDING
Leigh A. Sage
Officer
2/02/2005

MATTHEW ADDITIONS

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DATE:	NOV 2004
DRAWN:	GREIG
CAD REF:	0422.WORKING

JOB/SHEET No:
0422/3
(A2 original) OF 10

Amended Plan

refer also previous approved plan

REVISIONS:

APPROVED
BY BUILDING
Leigh A. Sage
Officer
2/02/2005

100 1200 1200 100 1570

5200

1910 90 3110 90

B W5 W4 new window

A

300

250x100 beam

1200

gib2 2.4

12 11 13 10 14 down 9 8 7 6 5 4

KITCHEN

wc new 710 door

vanity

existing door

new 710 door

remove existing window and make good

100 900 100 1100 100 600

remove existing handrail

remove existing sliding door replace with existing east window

2500

m1/gib1/3.1

WIR

wc vanity

ENSUITE

1000x1000 shower

(450x100) W3

1920 90

existing door

relocated hwc

new ceiling hatch

900mm high timber handrail to comply with nzbc

LIVING ROOM

all new walls shown shaded ex100x50 h1.2 @ 400mm c/c

remove existing window and make good

710

710

a1/gib2/3

b2/br5/1.4

90

6200

B

br5 1.5

1500

new 760 door

NEW MASTER BEDROOM

W10

4010

W1 (150x100) sliding door

b1/br5/1.4

90

(250x100)

o1/br5/1.3

W2

A

Wall bracing in wet areas may be substituted with Gib® Aqualine. Penetrations for fixtures such as baths, etc, shall not be made. When substituted, sheet must be fixed @ 100 crs. BR9 elements may not be substituted.

PROPOSED UPPER FLOOR PLAN

SCALE 1:50

MATTHEW ADDITIONS
31 ORATIA STREET, WAIKANAE.

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JOB/SHEET No:

0422/4

(A3 original) OF 10

Amended Plan

refer also previous approved plan

REVISIONS:
1.28/1/05

APPROVED
BY BUILDING
Leigh A. Sage
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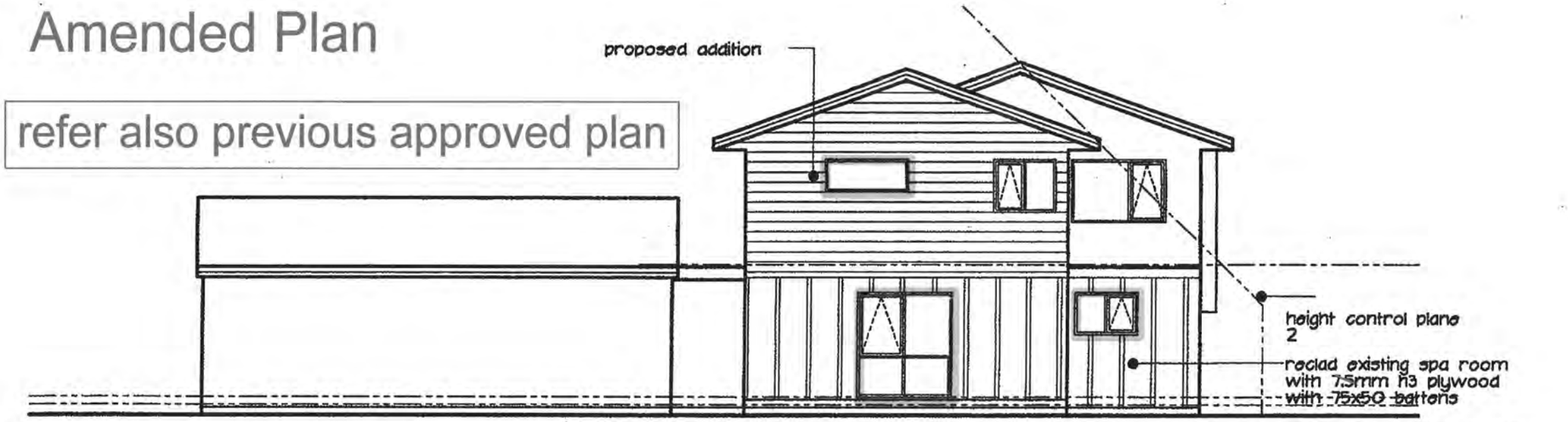
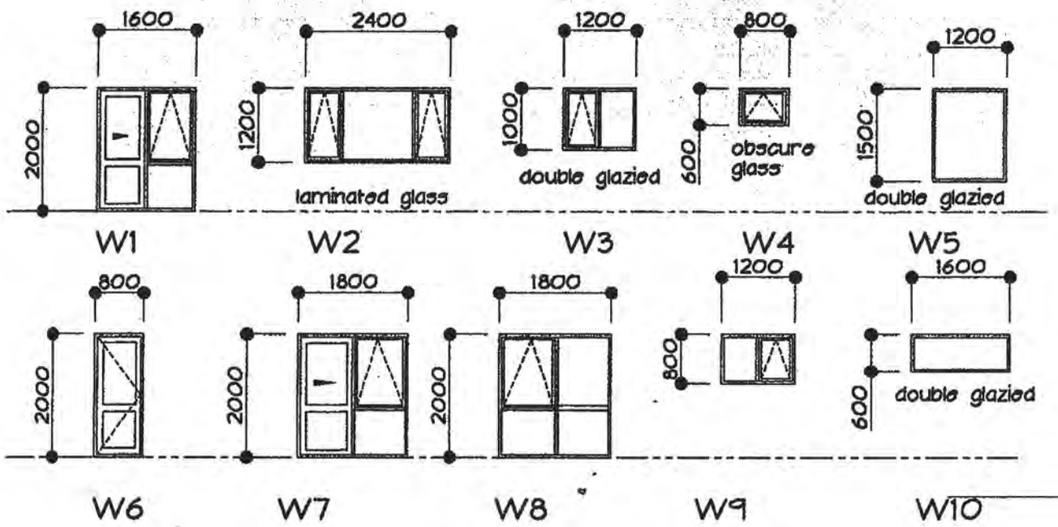
2/02/2005



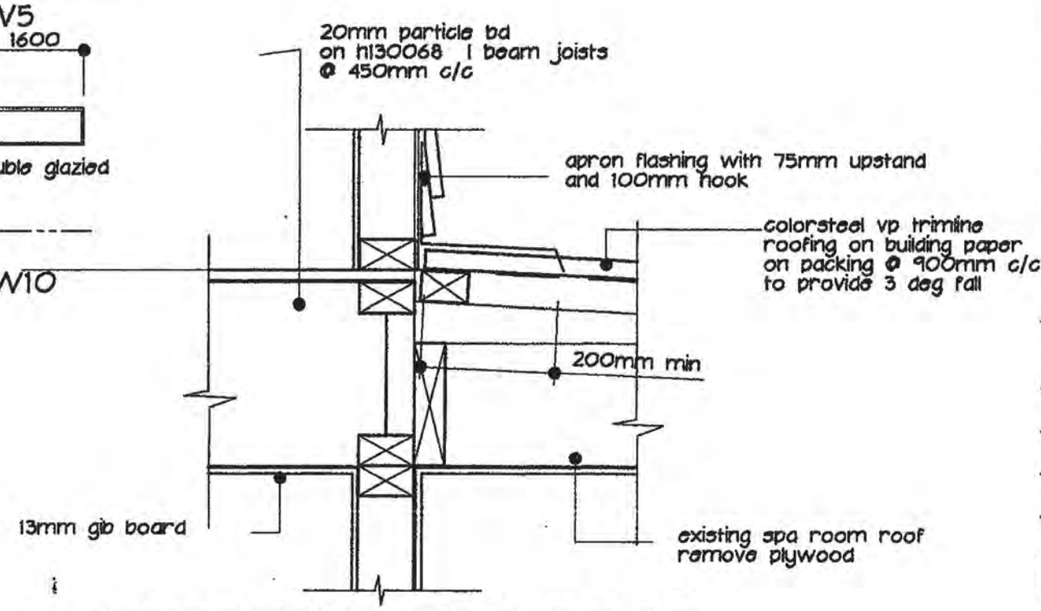
Ply sheet as cladding must be minimum 12mm for residential use

ELEVATION FOUR
SCALE 1:100



WINDOW SCHEDULE
SCALE 1:100

DESIGN STANDARDS
Exterior aluminium joinery to comply with NZS 4211,Specification for Performance of Windows Windows to satisfy the requirements for very high wind zone .



EXISTING SPA ROOF DETAIL
SCALE 1:10

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DRAWN: GREIG

CAD REF: 0422.WORKING

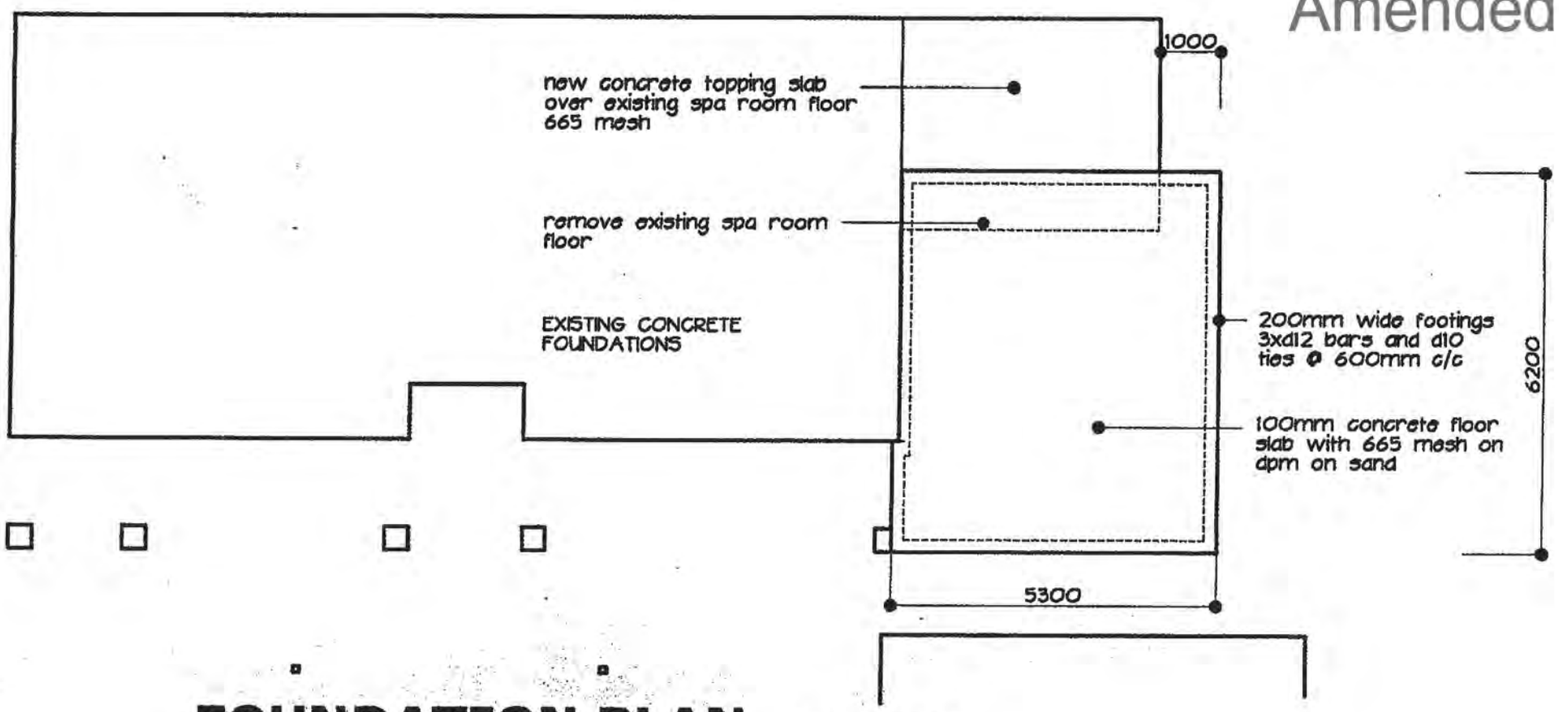
JOB/SHEET No:
0422/6
(A3 original) OF 10

MATTHEW ADDITIONS
31 ORATIA STREET, WAIKANAE.

greig hayward architecture

Amended Plan

REVISIONS:
1.28/1/05

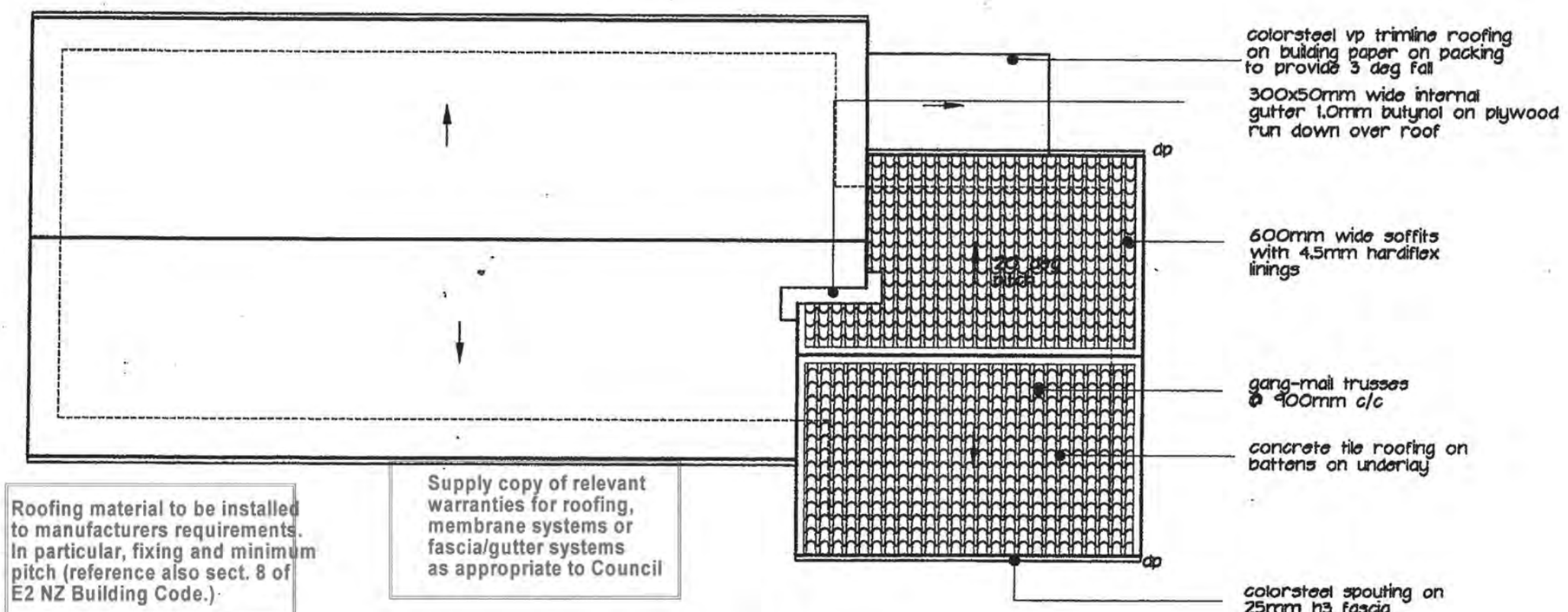


FOUNDATION PLAN SCALE 1:100

APPROVED
BY BUILDING
Leigh A. Sage
Officer
2/02/2005

FOUNDATION WALL FOOTINGS

REINFORCED CONCRETE :	
Single storey 165* wide	1 rod
Two Storey 200* wide	2 rods
REINFORCED MASONARY :	
Single storey 190* wide	2 rods
Two Storey 240* wide	2 rods



ROOF PLAN SCALE 1:100

Roofing material to be installed to manufacturers requirements. In particular, fixing and minimum pitch (reference also sect. 8 of E2 NZ Building Code.)

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

MATTHEW ADDITIONS
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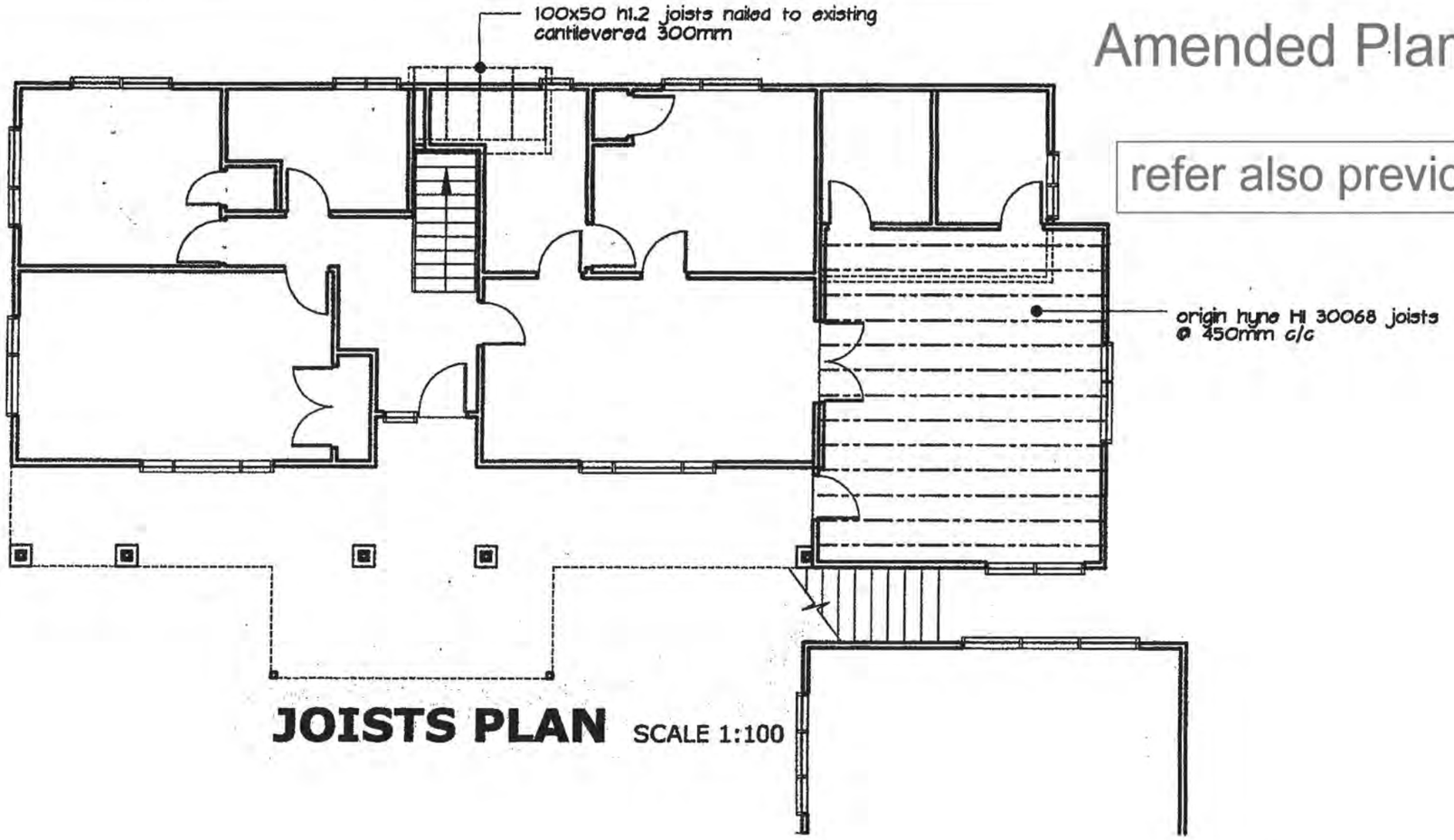
CAD REF: 0422.WORKING

JOB/SHEET No:
0422/7
(A3 original) OF 10

greig hayward architecture



JOISTS PLAN SCALE 1:100

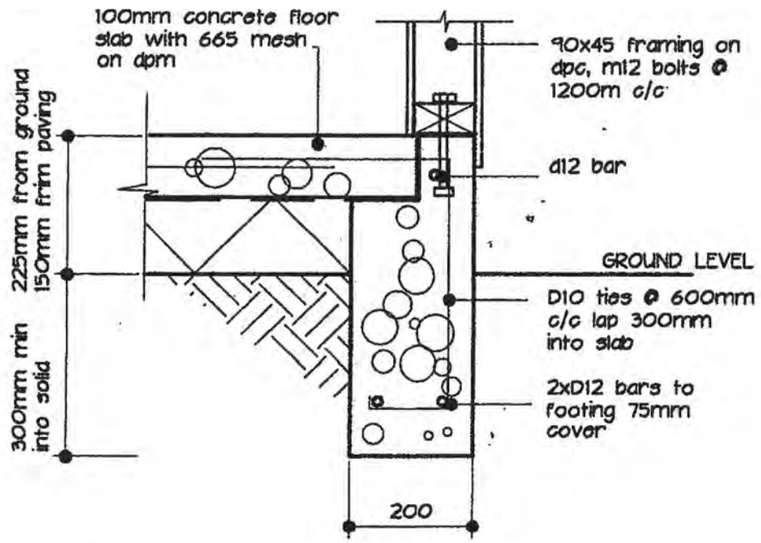
Amended Plan

refer also previous approved plan

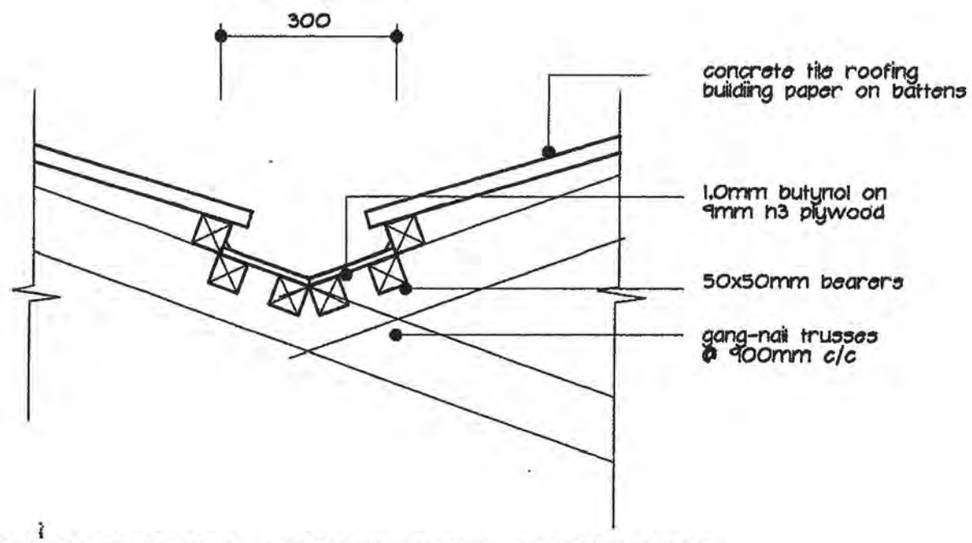
APPROVED
BY BUILDING
Leigh A. Sage
Officer
2/02/2005

REVISIONS:
1.28/1/05

MATTHEW ADDITIONS
31 ORATIA STREET, WAIKANAE.



FOOTING DETAIL
SCALE 1:10



INTERNAL GUTTER DETAIL
SCALE 1:10

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CAD REF: 0422.WORKING

JOB/SHEET No:

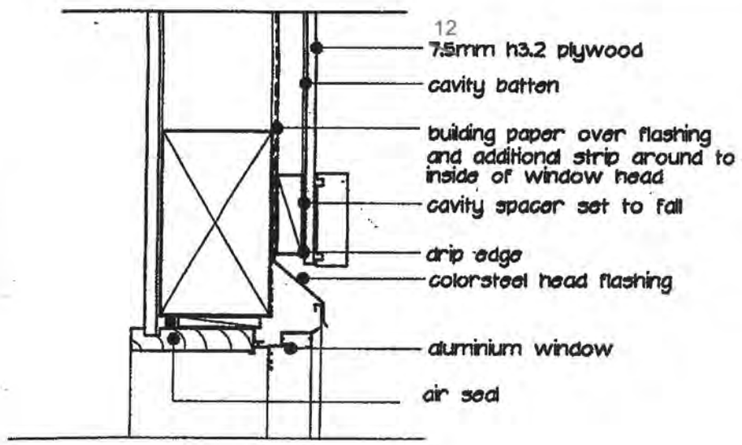
0422/8

(A3 original) OF 10

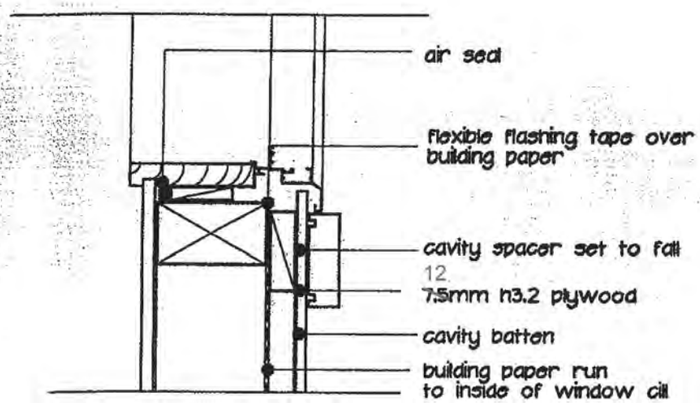
greig hayward architecture

Amended Plan

REVISIONS:
1.28/1/05

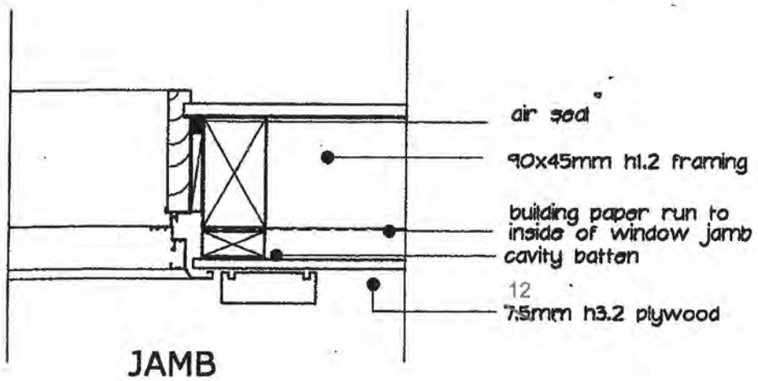


HEAD

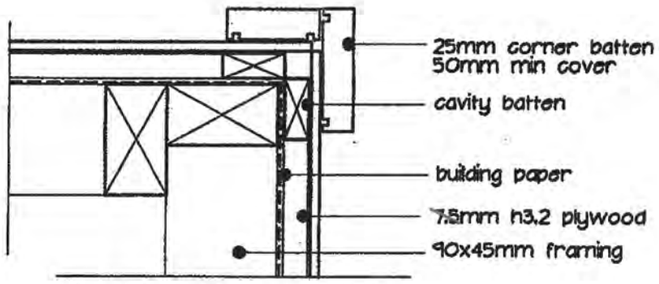


CILL

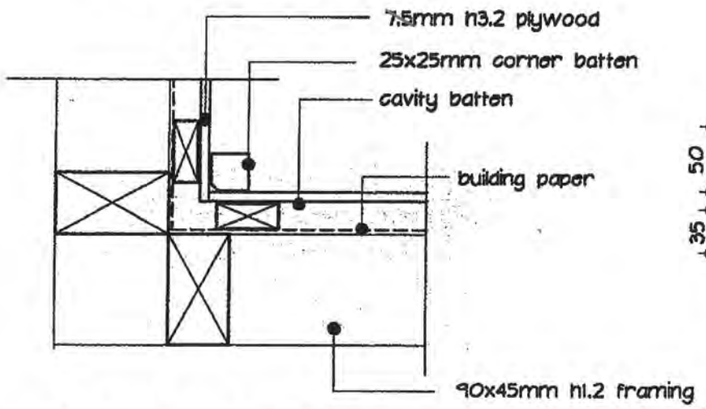
Flexible flashing tape to be installed to all corners, jambs and sills over building wrap



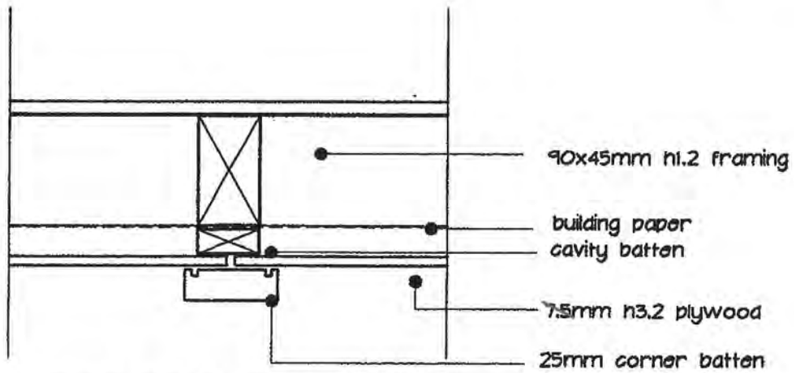
JAMB



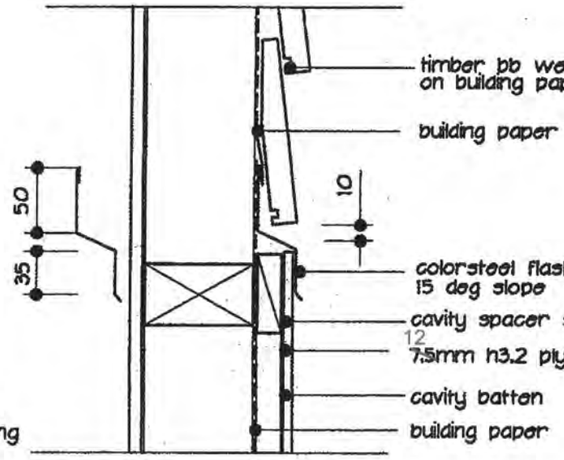
EXTERNAL CORNER



INTERNAL CORNER



BATTENED JOINTS



HORIZONTAL JOINT

PLYWOOD CLADDING

SCALE 1:5

APPROVED
BY BUILDING
Leigh A. Sage
Officer
2/02/2005

MATTHEW ADDITIONS
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Greig Hayward NZCAD
Architectural Designer

DATE: NOV 2004

DRAWN: GREIG

CAD REF: 0422.WORKING

JOB/SHEET No:

0422/11

(A3 original) OF 10

greig hayward architecture

APPROVED
BY BUILDING
Leigh A. Sage
Officer
25/01/2005

APPROVED
BY P & D
Simon Copp
Officer
13/01/05

CAUTION

Plans have been digitally reproduced and may not be to scale.

All work must be carried out to conform to relevant sections of The New Zealand Building Code and New Zealand Standards, particularly NZS.3604:1999 For Light Timber Framed construction.

PROPOSED ADDITIONS FOR MR AND MRS MATTHEW

31 ORATIA STREET
WAIKANAE.

greig hayward architecture

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PLUMBER / DRAINLAYER TO FILL OUT ATTACHED PRODUCER STATEMENT FORMS AND RETURN TO COUNCIL ALSO PROVIDE AN ASBUILT DRAINAGE PLAN

APPROVED BY P & D
Simon Corp
Officer
13/01/05

REVISIONS:

APPROVED BY BUILDING
Leigh A. Sage
Officer
25/01/2005

34.88m boundary

PROPOSED ADDITION

HEIGHT PLANE 2

existing ss drain

new 100mm dia ss drain

new wc 100mm dia

reconnect wc and vanity into existing soil stack

connect new shr and vanity into existing gf

EXISITNG DWELLING

shr

tv

dp

new 80mm soil stack from new ensuite

van

wc

PROPOSED ADDITION

HEIGHT PLANE 3

4.0 metres

HEIGHT PLANE 1

dp

connect new downpipes into existing sw system

20.36m boundary

ORATIA STREET

SITE AREA = 711 sqm
BUILDING FOOTPRINT = 239 sqm
SITE COVERAGE = 33.6%

CAUTION
Each Site shall have a permeable surface that is not covered by buildings or paving of not less than 30% coverage.
Buildings are to have a maximum site coverage of 40% of the lot surface

EXISTING GARAGE

APPROVED BY PLANNING
Arnold Hawkins
Officer
24-12-04

25.420m boundary

29.94m boundary

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

SITE AND DRAINAGE PLAN
SCALE 1:100

MATTHEW ADDITIONS
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Greig Hayward NZCAD
Architectural Designer

DATE: NOV 2004

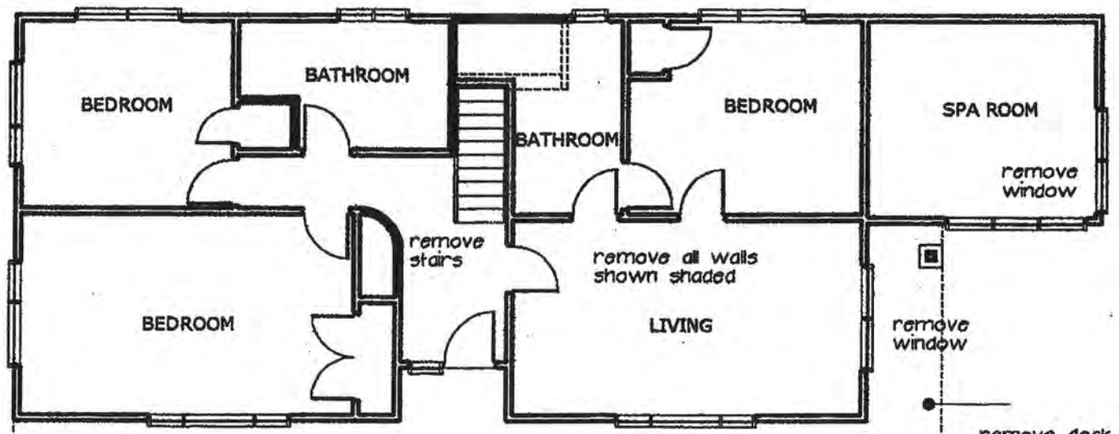
DRAWN: GREIG

CAD REF: 0422.WORKING

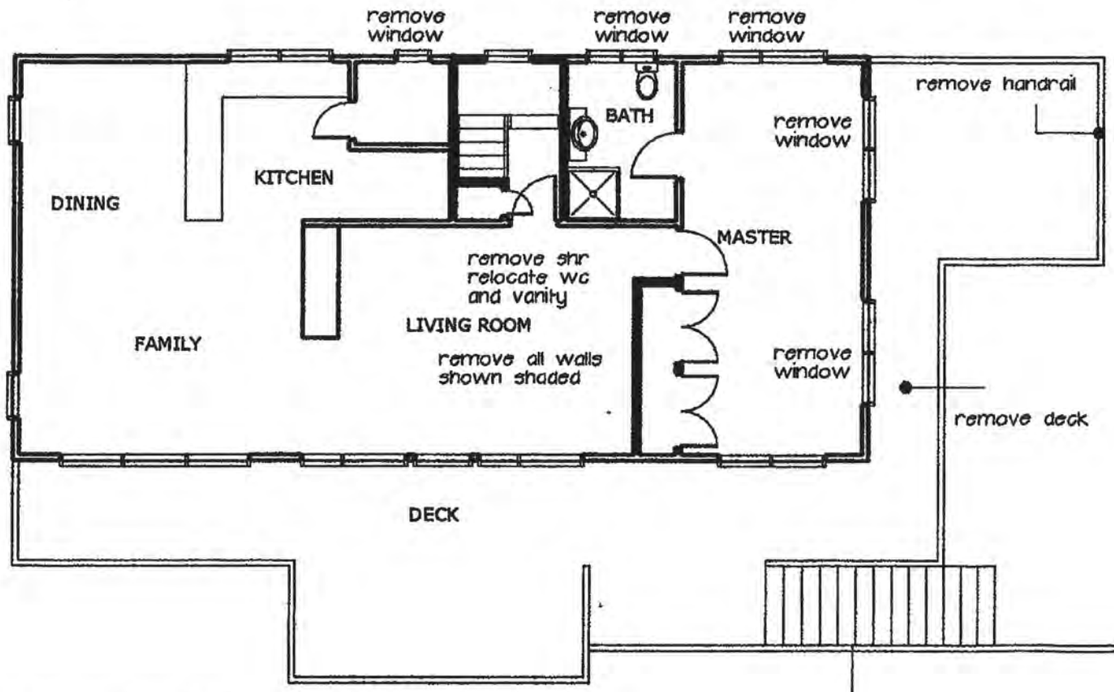
JOB/SHEET No:
0422/1
(A3 original) OF 10

greig hayward architecture

Existing layout



EXISTING LOWER FLOOR PLAN SCALE 1:100



EXISTING UPPER FLOOR PLAN SCALE 1:100

REVISIONS:

APPROVED
BY BUILDING
Leigh A. Sage
Officer
25/01/2005

MATTHEW ADDITIONS
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Greig Hayward NZCAD
Architectural Designer

DATE: NOV 2004

DRAWN: GREIG

CAD REF: 0422.WORKING

JOB/SHEET No:

0422/2

(A3 original) OF 10

greig hayward architecture

Lintels where specified other than to tables of NZS 3604:1999 and all proprietory beams & trusses must be confirmed by the Supplying Licensed Prenailer or Registered Engineer.

REVISIONS:

APPROVED BY P & D
Simon Copp
Officer
13/01/05

B
100
1200
A
4000
1200

ex tub
ex wm
new wc
BATHROOM
remove cpd and door
new vanity
new bath and shower over
BATH
10
9
8
7
6
5
4
3
2
1
up
BEDROOM
new 1200mm wide stairs
Stairs to NZBC D1/AS1 (common/main private)
ENTRY
B
LIVING
BEDROOM
remove existing spa pool
STORE ROOM
remove existing window
m1/br6/3
m2/br7/1.2
new 860 door
a2/br5/1.8
remove existing wall
b2/br7/1.8
2500
710
710
replace existing alum doors with new interior doors
a1/br6/1.2
remove existing cladding new 10mm gib board linings
NEW STUDY
5300
(300x100 ganglam)
W8
6200
new alum door
W6
(150x100)
a3/cp3/.8
m1/br7/3
sliding door
(200x100)
b1/br7/1.8
W7
existing steps up modify width to suit if required
A
Ply sheet bracing to be checked into framing where cladding on cavity is fixed over

A TEMPERING VALVE IS REQUIRED TO BE INSTALLED ON THE HOT WATER SERVICE.

PROPOSED LOWER FLOOR PLAN

SCALE 1:50

Stress graded framing to conform to relevant manufacturer's producer statement and selection tables.

APPROVED BY BUILDING
Leigh A. Sage
Officer
25/01/2005

MATTHEW ADDITIONS

31 ORATIA STREET, WAIKANAE.

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greig hayward architecture

DATE: NOV 2004	JOB/SHEET No: 0422/3
DRAWN: GREIG	(A2 original) OF 10
CAD REF: 0422.WORKING	

Wall bracing in wet areas may be substituted with Gib® Aqualine. Penetrations for fixtures such as baths, etc, shall not be made. When substituted, sheet must be fixed @ 100 crs. BR9 elements may not be substituted.

REVISIONS:

APPROVED BY P & D
Simon Copp
Officer
13/01/05

APPROVED BY BUILDING
Leigh A. Sage
Officer
25/01/2005

100 1200 1200 100 1570

5200

1910 90 3110 90

B W5 W4 new window

A

300

250x100 beam

1200

gib2 2.4

12 11 10 9 8 7 6 5 4

13 14 down

KITCHEN

gib2 2.4

wc

new 710 door

vanity

existing door

new 710 door

remove existing window and make good

100 400 100 1100 100 600

remove existing handrail

remove existing sliding door replace with existing east window

2500

rm/gib1/3.1

1000x1000 shower

vanity

WIR

ENSUITE

W3

(450x100)

wc

710

710

rh/gb2/2.2

1920

90

90

existing door

900mm high timber handrail to comply with nzbc

relocated hwc

new ceiling hatch

LIVING ROOM

all new walls shown shaded ex100x50 H1.2 @ 400mm c/c

remove existing window and make good

B

br5 1.5

1500

a1/gib2/3

new 760 door

NEW MASTER BEDROOM

6200

4010

b1/gib1/4

W1

(150x100)

sliding door

(250x100)

a1/br5/1.3

W2

A

90

PROPOSED UPPER FLOOR PLAN

SCALE 1:50

ensure upstairs soil and wastepipes can run to the exterior with out damaging any structual members.

WATER PIPES TESTED TO 1500KPA

MATTHEW ADDITIONS
31 ORATIA STREET, WAIKANAE.

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Greig Hayward NZCAD
Architectural Designer

DATE: NOV 2004

DRAWN: GREIG

CAD REF: 0422.WORKING

JOB/SHEET No:

0422/4

(A3 original) OF 10

greig hayward architecture

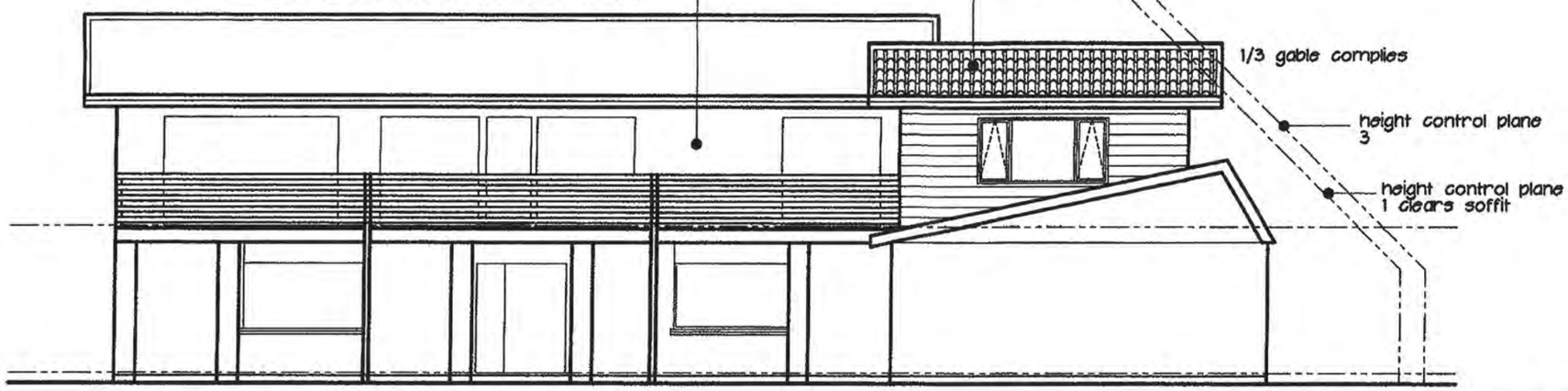
re clad existing front wall with hardies linea weatherboards on battens

roofing to match

1/3 gable complies

height control plane 3

height control plane 1 clears soffit



ELEVATION ONE
SCALE 1:100

Balustrades/handrails/stairways to conform to requirements of B1, D1 and F4 of NZ Building Code

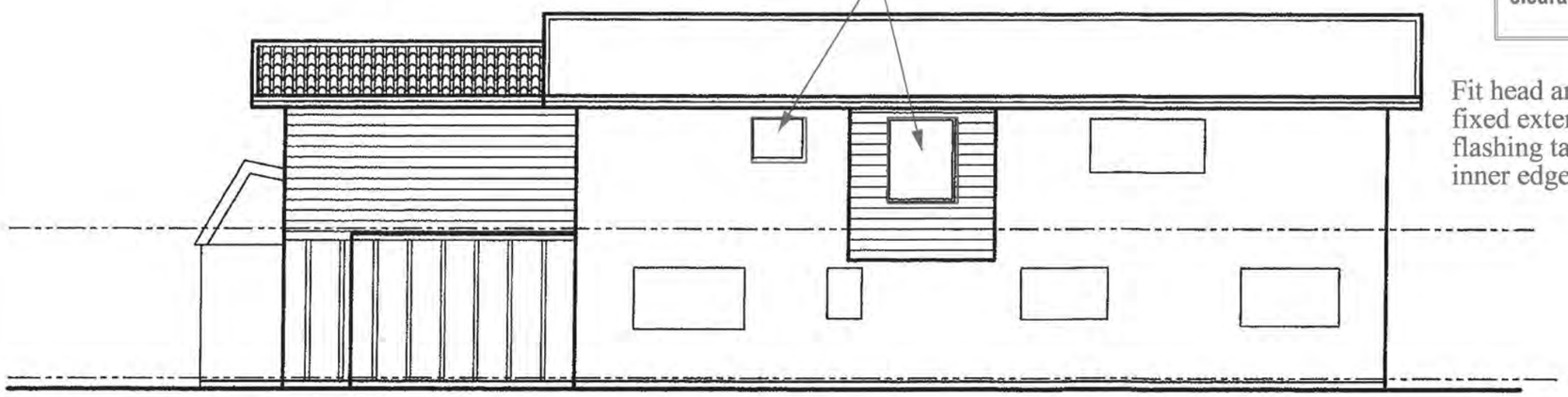
E2/AS1 of the Building Code requires a drainage cavity system behind high risk cladding as determined by a Weathertightness Risk Assessment. This structure falls into that higher risk category. (Min. 20mm battens)

ELEVATION TWO
SCALE 1:100

Safety glass to NZS 4223 Pt3 (1999 revision)

Restrictor stays limiting sash opening to max.100mm must be fitted wherever sill height is less than 760mm and the difference in levels are 1.0m or greater. Refer F4.NZBC.

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



ELEVATION THREE
SCALE 1:100

Fit head and jamb flashings to face-fixed external joinery. Fit flexible flashing tape. Fit airseals to the inner edge of the joinery reveals.

REVISIONS:

APPROVED BY P & D
Simon Copp
Officer
13/01/05

APPROVED BY PLANNING
Arnold Hawkins
Officer
24-12-04

APPROVED BY BUILDING
Leigh A. Sage
Officer
25/01/2005

MATTHEW ADDITIONS
31 ORATIA STREET, WAIKANAE.

102 Ratanui Road
Paraparaumu
Kapiti Coast

Telephone 04 298 1487
Facsimile 04 298 1488
Mobile 027 233 9840
Email:
greighayward@xtra.co.nz

Greig Hayward NZCAD
Architectural Designer

DATE: NOV 2004

DRAWN: GREIG

CAD REF: 0422.WORKING

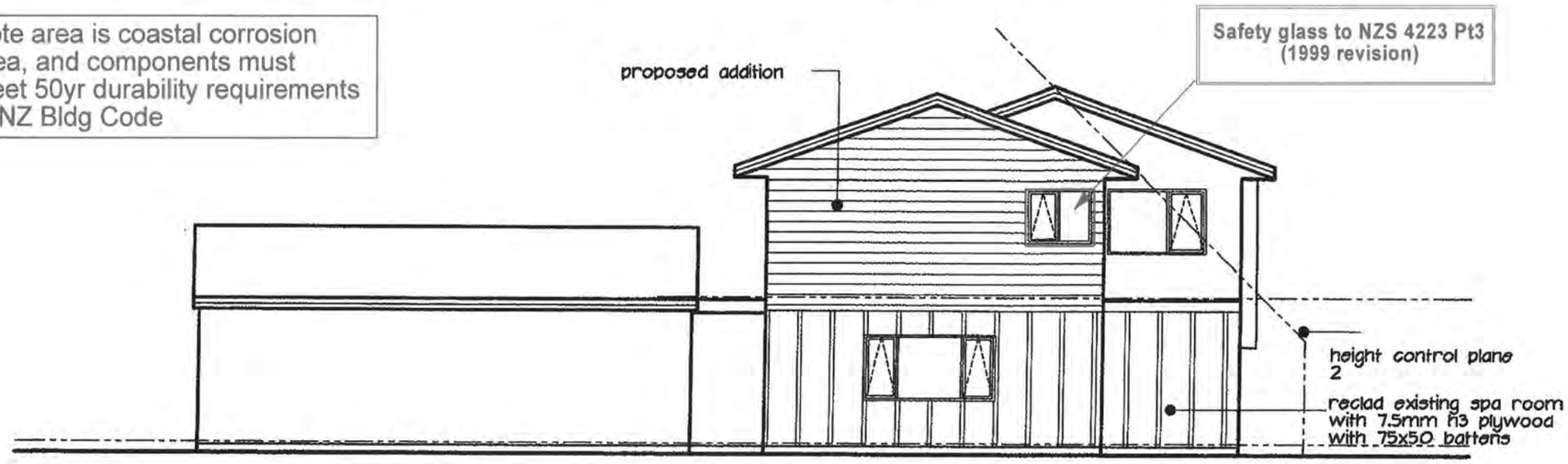
JOB/SHEET No:

0422/5

(A3 original) OF 10

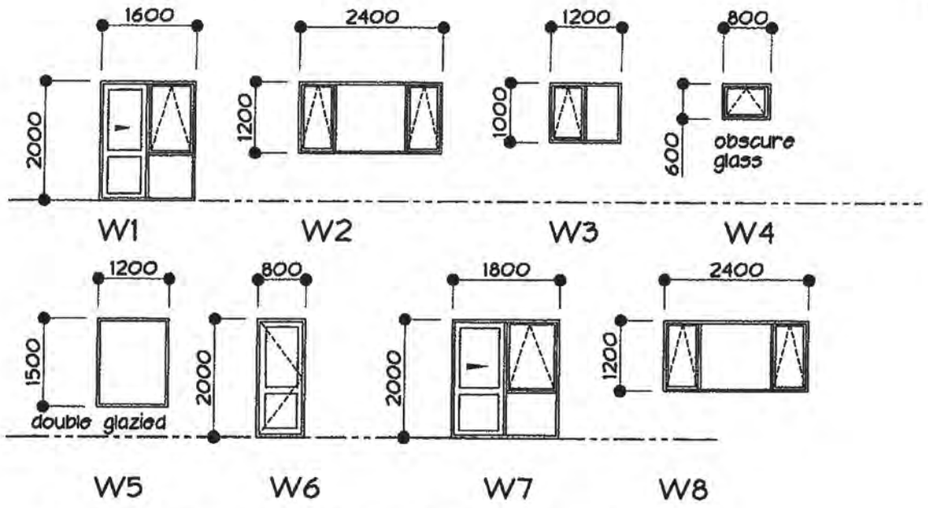
greig hayward architecture

Note area is coastal corrosion area, and components must meet 50yr durability requirements of NZ Bldg Code



ELEVATION FOUR
SCALE 1:100

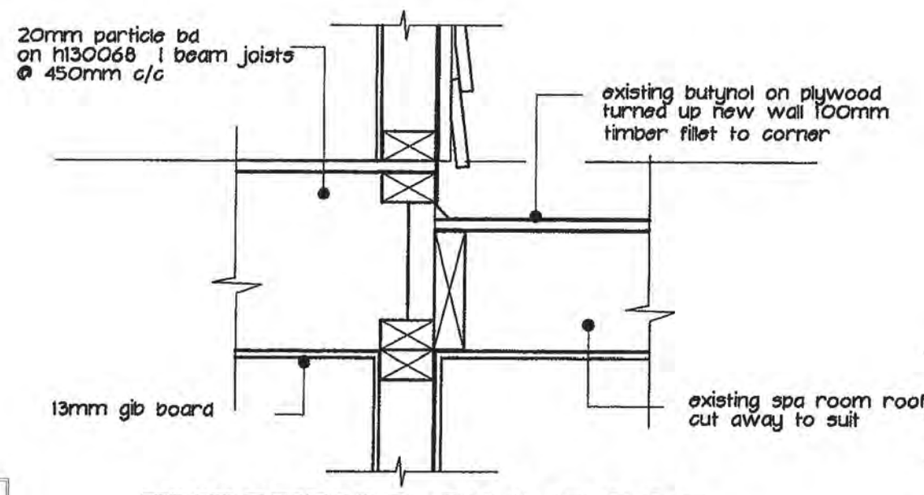
In very high wind zones, a wind barrier shall be installed behind all weatherboards, and it shall be a rigid type behind shiplap, rusticated and board & batten weatherboards. NZS3604:1999



WINDOW SCHEDULE
SCALE 1:100

GLAZING CONFORM NZS 4223 PARTS 1, 2, 3.	
FIT SUITABLE FLASHINGS ETC. JOINERY	
~~HIGH WIND~~	~~1100pa DWP~~
VERY HIGH WIND	1550pa DWP

DESIGN STANDARDS
Exterior aluminium joinery to comply with NZS 4211,Specification for Performance of Windows Windows to satisfy the requirements for very high wind zone .



EXISTING SPA ROOF DETAIL
SCALE 1:10

REVISIONS:

APPROVED BY P & D
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13/01/05

APPROVED BY BUILDING
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CAD REF: 0422.WORKING

JOB/SHEET No:

0422/6

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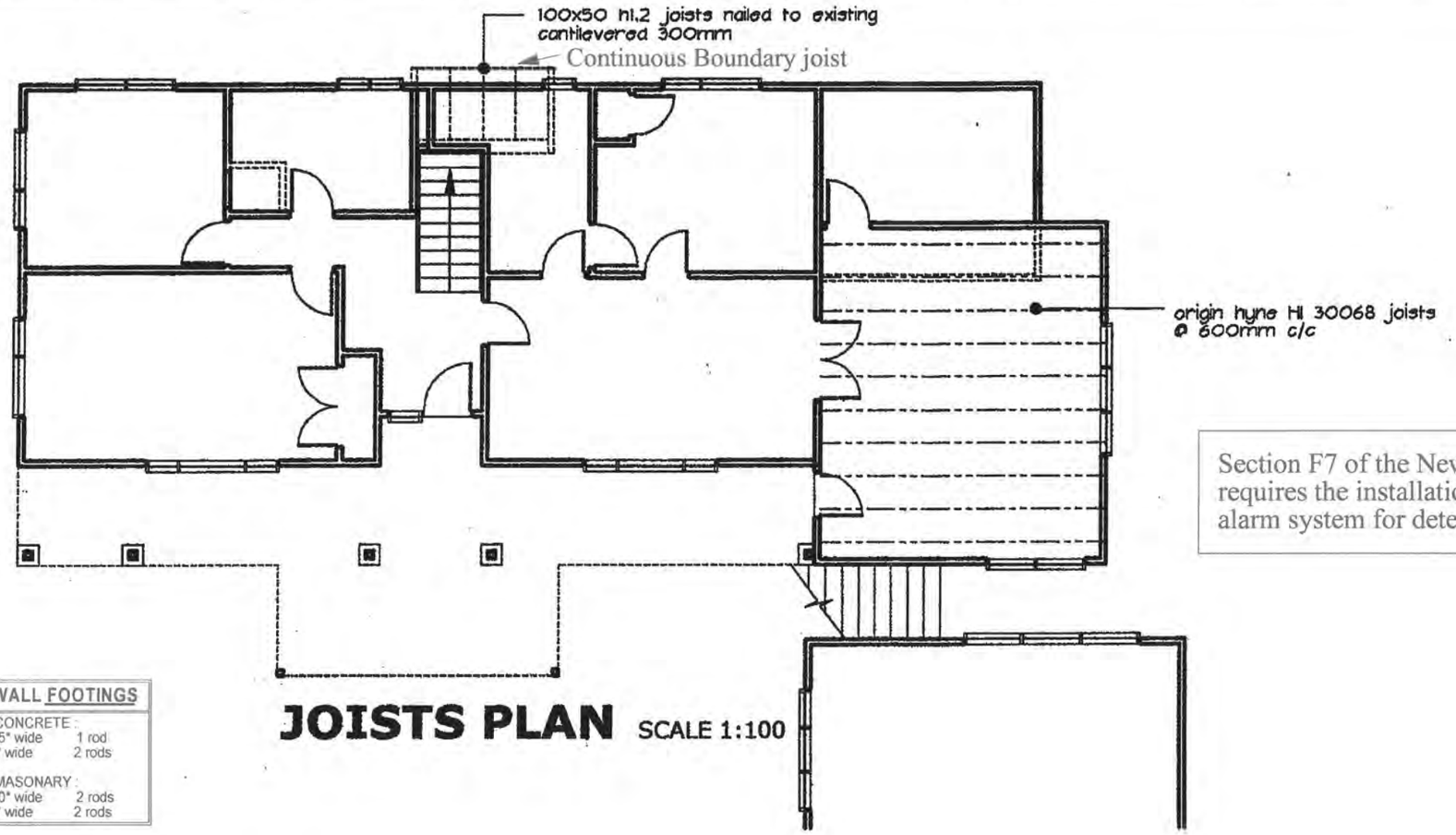


JOISTS PLAN SCALE 1:100

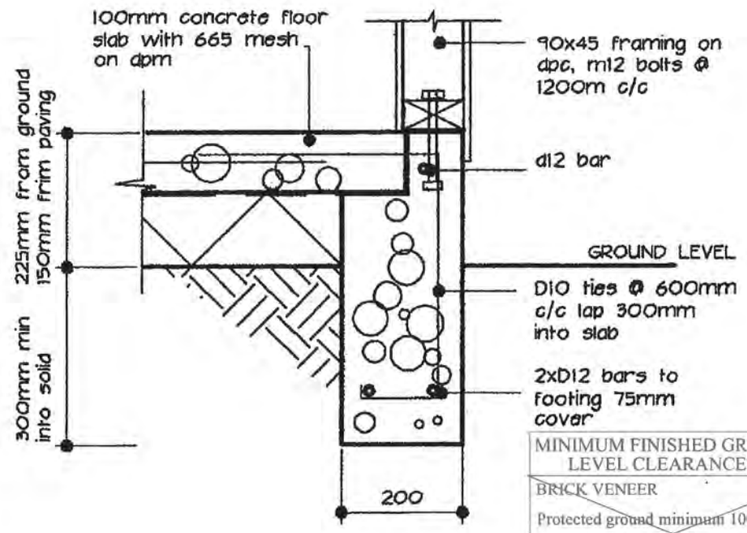
REVISIONS:

APPROVED
BY BUILDING
Leigh A. Sage
Officer
25/01/2005

Section F7 of the New Zealand Building Code requires the installation of an approved smoke alarm system for detection and warning of fire.

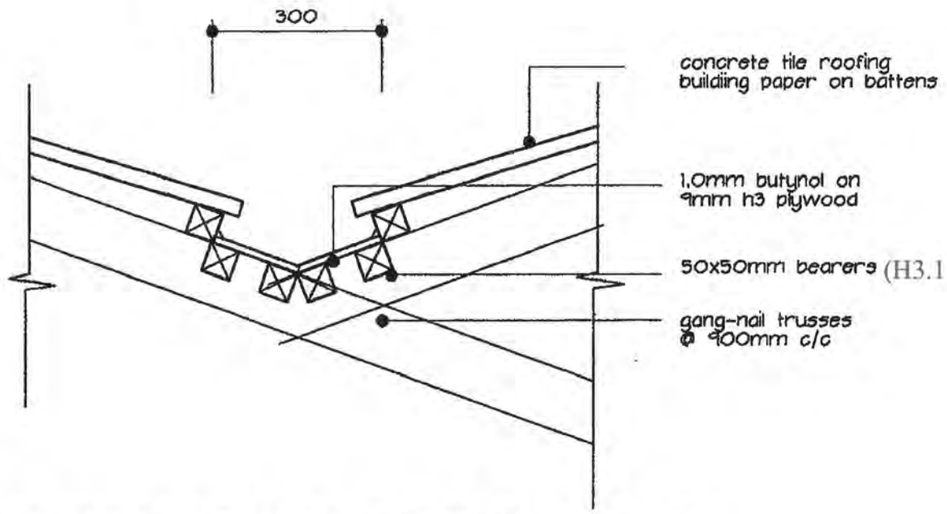
MATTHEW ADDITIONS
31 ORATIA STREET, WAIKANAE.

FOUNDATION WALL FOOTINGS	
REINFORCED CONCRETE	
Single storey 165* wide	1 rod
Two Storey 200* wide	2 rods
REINFORCED MASONARY	
Single storey 190* wide	2 rods
Two Storey 240* wide	2 rods



FOOTING DETAIL
SCALE 1:10

MINIMUM FINISHED GROUND LEVEL CLEARANCES.	
BRICK VENEER	
Protected ground minimum 100mm.	
Unprotected ground minimum 150mm	
OTHER CLADDINGS	
Protected ground minimum 150mm.	
Unprotected ground minimum 225mm.	



INTERNAL GUTTER DETAIL
SCALE 1:10

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Architectural Designer

DATE: NOV 2004.

DRAWN: GREIG

CAD REF: 0422.WORKING

JOB/SHEET No:
0422/8
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greig hayward architecture

REVISIONS:

RAFTERS AND TRUSS FIXING
8.7 kN fixing
2/100X3.75 skewed nails + 4 wire dogs

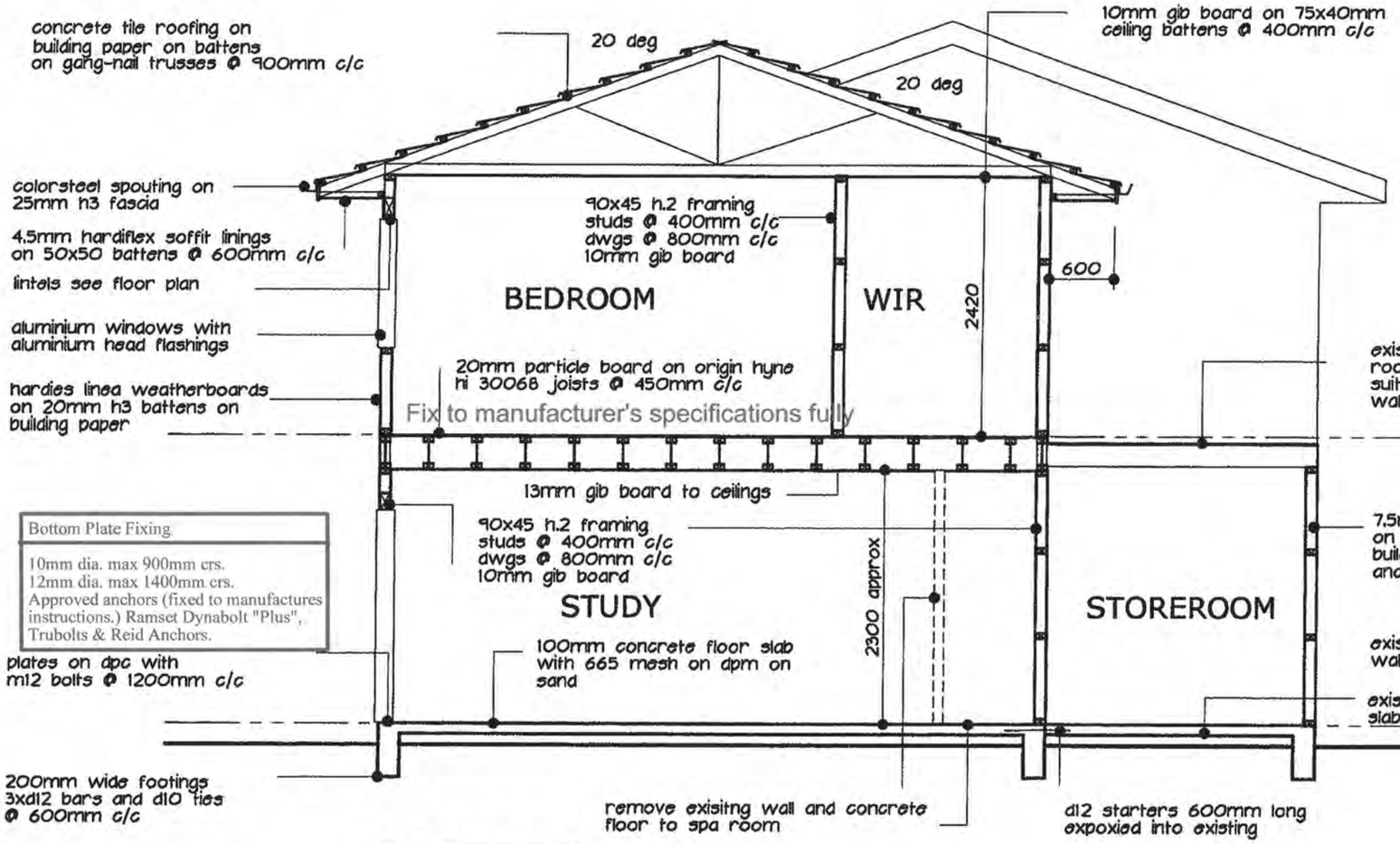
INSULATION
R1.8 insulation batts to exterior walls
R2.6 insulation batts to ceilings

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

Roofing material to be installed to manufacturers requirements In particular, fixing and minimum pitch (reference also sect. 8 of E2 NZ Building Code.)

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

APPROVED
BY BUILDING
Leigh A. Sage
Officer
26/01/2005



Bottom Plate Fixing

10mm dia. max 900mm crs.
12mm dia. max 1400mm crs.
Approved anchors (fixed to manufactures instructions.) Ramset Dynabolt "Plus", Trubolts & Reid Anchors.

SECTION A-A SCALE 1:50

Recessed Downlights shall be installed to prevent transfer of moisture into ceiling spaces and maintain minimum clearances from insulation as required by NZECP 54:2001.

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DRAWN: GREIG

CAD REF: 0422.WORKING

JOB/SHEET No:
0422/9
(A3 original) OF 10

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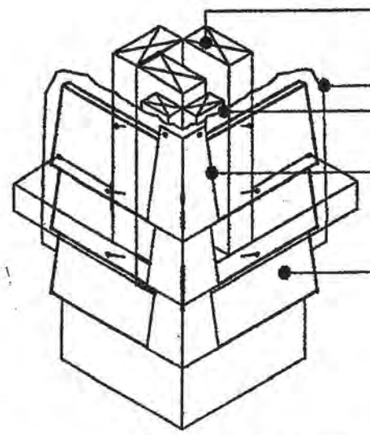
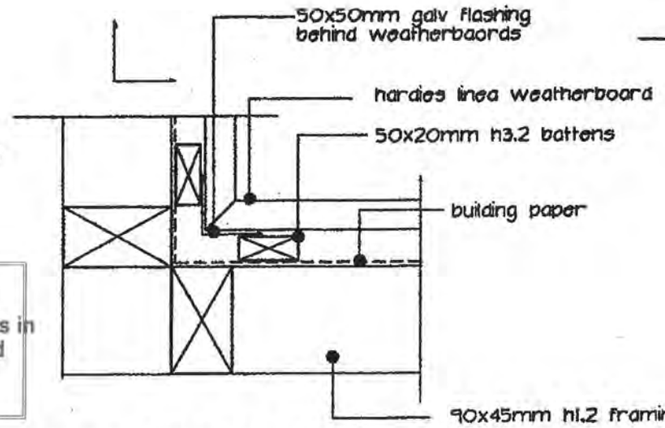
REVISIONS:



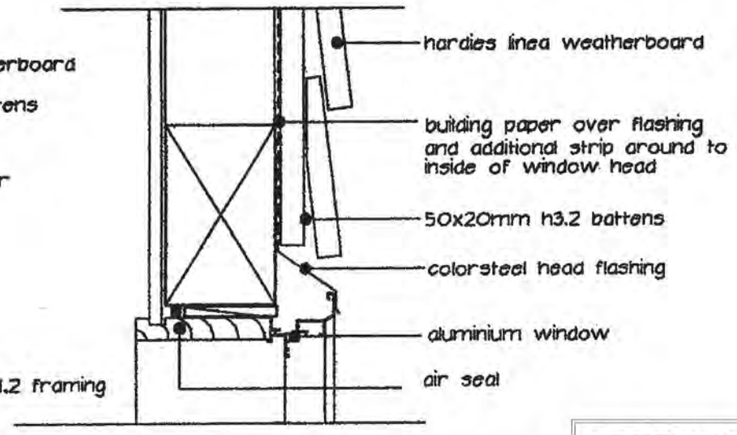
EXTERNAL CORNER

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

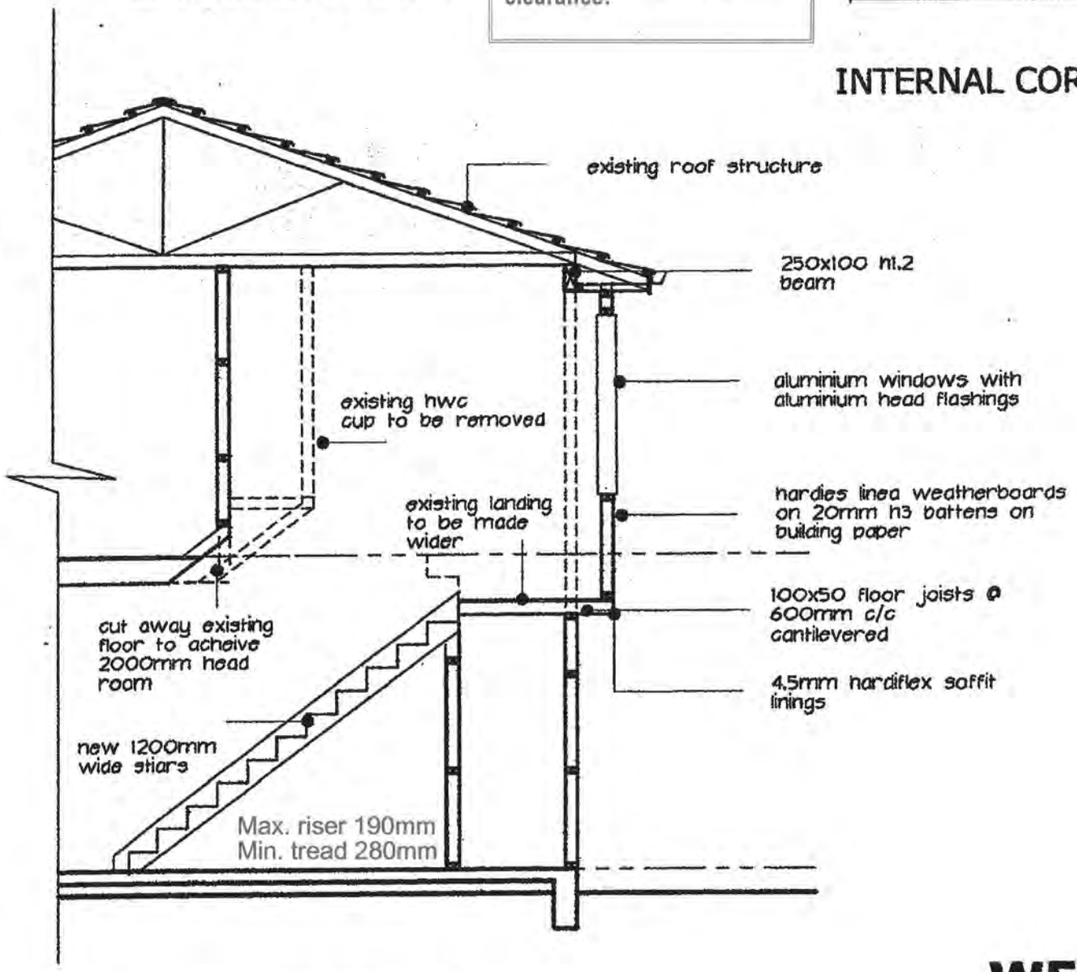
Fit head and jamb flashings to face-fixed external joinery. Fit flexible flashing tape. Fit airseals to the inner edge of the joinery reveals.



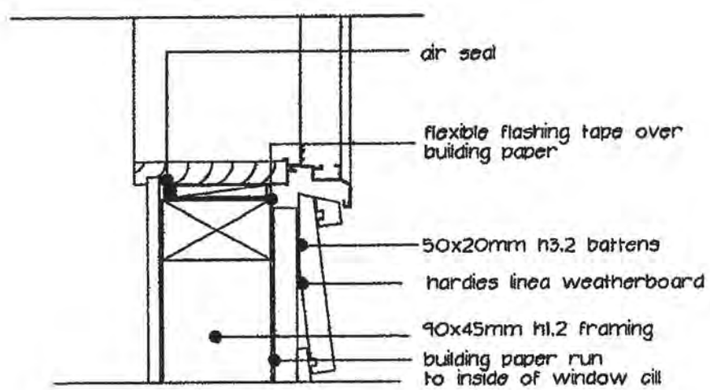
INTERNAL CORNER



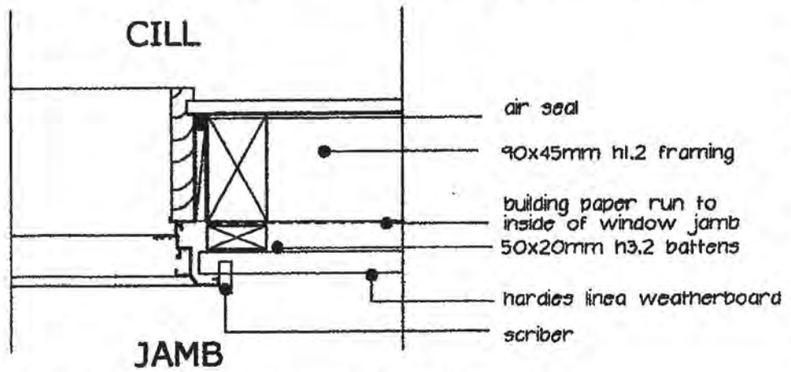
HEAD



SECTION B-B SCALE 1:50



CILL



JAMB

WEATHERBOARD DETAILS
SCALE 1:5

APPROVED BY BUILDING
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Officer
26/01/2005

MATTHEW ADDITIONS
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DATE: NOV 2004

DRAWN: GREIG

CAD REF: 0422.WORKING

JOB/SHEET No:
0422/10
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greig hayward architecture

34.88m boundary.

3

HEIGHT PLANE 2

new
wc
100mm dia

reconnect wc
and vanity into
existing soil stack

connect
new shr
and vanity into
existing gf

EXISITNG DWELLING

shr

van

wc

PROPOSED
ADDITION

HEIGHT PLANE 3

HEIGHT PLANE 1

20.36m boundary

2

ORATIA STREET

4

EXISTING
GARAGE

25.42m boundary

1

29.94m boundary

N

SITE AND DRAINAGE PLAN

SCALE 1:100

REVISIONS:

MATTHEW ADDITIONS

31 ORATIA STREET, WAIKANAE.

greig hayward architecture

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DRAWN: GREIG

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JOB/SHEET No:

0422/1

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KAPITI COAST DISTRICT COUNCIL

Inspection Advice

Commencing 1 July 2004 Kapiti Coast District Council Building Control has introduced additional inspection requirements primarily to cover the exterior envelope of buildings to ensure compliance with Clause E2 of the Building Code.

The following list provides an explanation of when the 'normal' inspections and those new ones should be carried out. (* indicates new inspection.)

1. **Foundation Inspection:** When all formwork has been completed, footings have been excavated and reinforcement is in place.
2. **Sub-floor Inspection (timber suspended floor):** When all sub-floor connections, joists and required blocking have been completed but before any flooring or base boards have been fitted. Relocated dwelling require a sub-floor inspection prior to the base boards being fitted.
3. **Pre-slab plumbing Inspection (concrete slab):** When all plumbing and drainage pipes have been installed prior to backfilling.
4. **Pre-slab building Inspection (concrete slab):** When DPM has been placed with all laps and penetrations sealed, reinforcing in place and in position with chairs as appropriate.
5. **Pre-block-fill Inspection:** When all masonry block work is completed, reinforcing in place and washout openings in place.
6. *** Pre-wrap Inspection:** When all roof and wall framing is complete, including any exterior sheet bracing, but before building wrap has been installed.
7. *** Post-wrap Inspection:** When building wrap and window and door flexible flashing tape has been installed, cavity battens (cavity system) cavity closers and all flashing systems are in place, but before joinery has been installed.
8. *** Post-clad Inspection:** When exterior cladding has been installed, flashings in place, air-seals fitted to openings, but before any coating system has been applied.
9. **Pre-stucco Inspection:** After the post-wrap inspection and when all the reinforcing and flashings are in place.
10. **Brick veneer Inspection:** When veneer is at half-height and all flashings are in place.
11. **Pre-line Inspection (plumbing):** When all internal plumbing is complete and plumbing pipe work is under pressure test (when required).
12. **Pre-line Inspection (building):** When the exterior of the building is weather tight, all structural components (including bracing) have been completed and wall insulation is in place.
13. **Post-line Inspection:** When all interior linings have been installed.
14. **Waste water drain Inspection:** When all drainage work is complete, drain under test and as-built drawing available.
15. **Final Inspections:** Final inspections carried out at completion of project and may include, entire project, plumbing, drainage, stormwater.

COUNCIL COPY

Building Consent Number : 041743
Applicant Name : Mr & Mrs R. Matthew
Project : Dwelling additions
Location : 31 ORATIA STREET, WAIKANAE
Legal Description : LOT 70 DP 45393 CT 16D/1164

Please note the list below, which identifies the inspections required for this project.

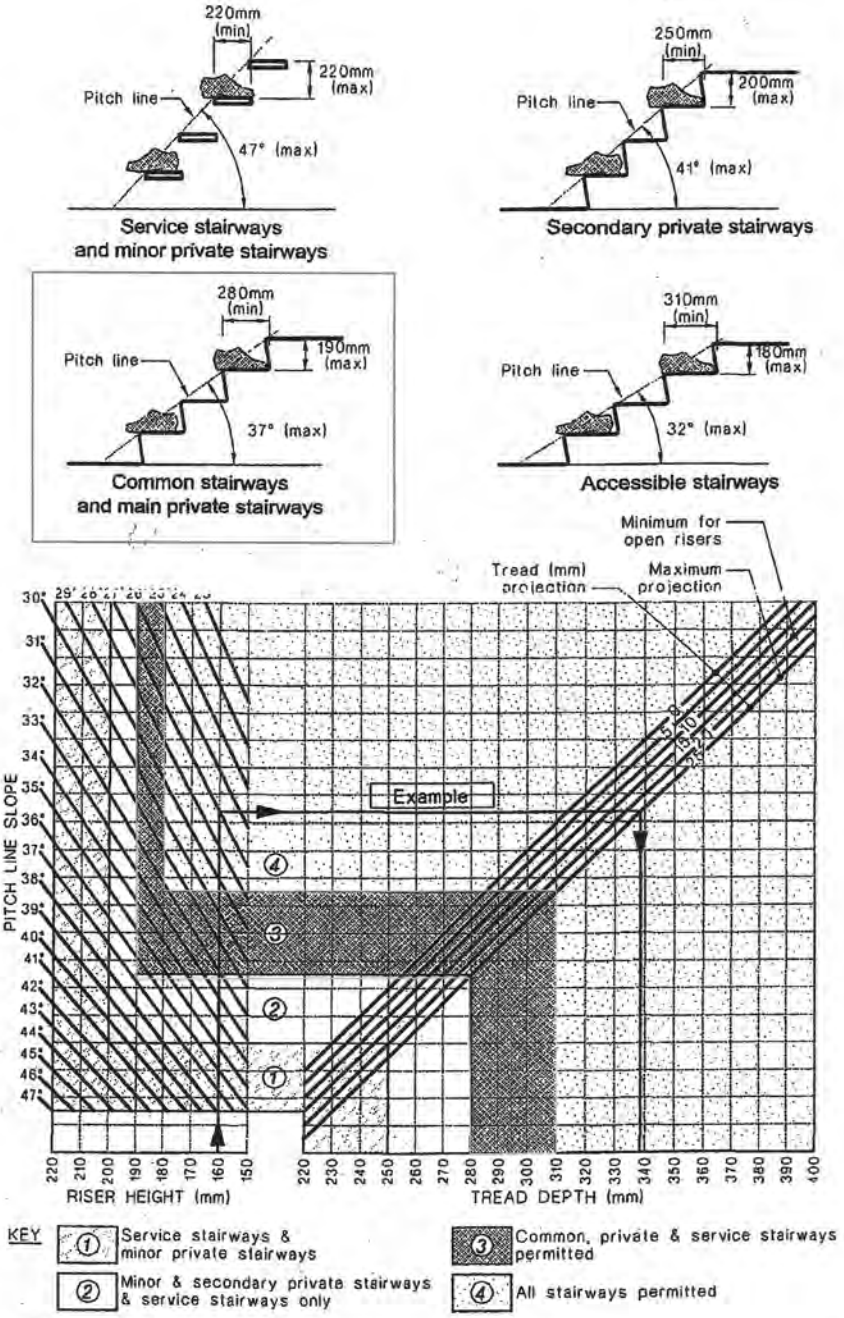
To ensure that a Code Compliance Certificate can be obtained at completion of your building project, these inspections must be carried out.

It is your responsibility to advise Council, giving 24 hours notice, when your project has reached thestage identified on the adjacent page to enable the inspection to be scheduled.This can be arranged by contacting Council on 04-9045-617 between the hours of 8.00am and 5.00pm Monday- Friday inclusive. Close off for booking inspections is 4.00pm on the day prior to the requested inspection.

Council can provide a weekend inspection service provided that requests are made prior to 4.00pm on the Friday preceding the weekend.

Inspection	Required	Inspecting Officer	Date Inspected
Foundation	Yes		
Sub-floor	Yes		
Pre-slab Plumbing	No		
Pre-slab Building	Yes		
Pre-block-fill	No		
Pre-wrap	Yes	[signature]	13/3/2005
Post wrap	Yes		
Post-clad	Yes		
Pre-stucco	No		
Brick veneer	No		
Pre-lining (plumbing)	No		
Pre-lining (building)	Yes		
Waste Water Drain	No		
Completion	Yes		

Figure 11: Pitch, Risers and Treads for Stairs
Paragraphs 4.1.1, 4.1.4, 4.4.2, 4.5.1 a) and Figure 17



Main private stairway A *private stairway* intended to provide access to and between frequently used spaces such as living areas, kitchens and garages, and includes all exterior *private stairways*.

Minor private stairway A *private stairway* not on a main thoroughfare, and intended to provide infrequent access to a single room which is not a living area or kitchen.

Secondary private stairway A *private stairway* other than a *main* or *minor private stairway*, intended to provide access to another floor containing only bedrooms, bathroom or similar accommodation.

APPROVED
BY BUILDING
Leigh A. Sage
Officer
26/01/2005

Weathertightness Risk Assessment

Project Matthew addition

Project Address 31 Orata Street

	Risk Score	Cladding Selected from Table 3	Tick selected option ✓	
			Direct Fixed	Drained cavity
North Elevation	7	Linear weatherboards +ply.		✓
South Elevation	~~5~~ 8	〃		✓
East Elevation	~~5~~ 8	〃		✓
West Elevation	7	〃		✓

Table 3 from E2/AS1: Suitable wall claddings

Suitable wall Claddings		
Risk score	Direct fixing to framing	Over 20mm minimum drained cavity
0-6	a) Timber weatherboards-all types b) Fibre cement weatherboards c) Vertical profiled metal [3] – corrugated and symmetrical trapezoidal only d) Fibre cement sheet [4] e) Plywood sheet f) EIFS (polystyrene)	a) Masonry veneer b) Stucco c) Horizontal profiled metal corrugated or trapezoidal only
7-12	a) Bevel-backed weatherboards b) Vertical board and batten c) Vertical profiled metal [3] – corrugated only	a) Masonry veneer b) Stucco c) Horizontal profiled metal d) Rusticated weatherboards e) Fibre cement weatherboard f) Fibre cement sheet g) Plywood sheet h) EIFS (polystyrene)
13-20	a) Vertical profiled metal [3] – corrugated only	a) to h) as above i) Bevel-back weatherboard
Over 20	a) redesign the building to achieve a lower score, or b) Specific design:	

26/01/2005

Risk Severity	North Elevation								
Risk Factor	Low	Score	Medium	Score	High	Score	Very High	Score	Sub totals for each risk factor
Wind zone (per NZS 3604)	0		0		1		2	2	2
Number of storeys	0		1		2	2	4		2
Roof/wall intersection design	0	0	1		3		5		0
Eaves width	0		1	1	2		5		1
Envelope complexity	0	0	1		3		6		0
Deck design	0		2	2	4		6		2
								Total risk score	7

Risk Severity	South Elevation								
Risk Factor	Low	Score	Medium	Score	High	Score	Very High	Score	Sub totals for each risk factor
Wind zone (per NZS 3604)	0		0		1		2	2	2
Number of storeys	0		1		2	2	4		2
Roof/wall intersection design	0	0	1		3		5		0
Eaves width	0		1	1	2		5		1
Envelope complexity	0	0	1		3		6		0
Deck design	0	0	2		4		6		0
								Total risk score	~~5~~ 8

Risk Severity	East Elevation								
Risk Factor	Low	Score	Medium	Score	High	Score	Very High	Score	Sub totals for each risk factor
Wind zone (per NZS 3604)	0		0		1		2	2	2
Number of storeys	0		1		2	2	4		2
Roof/wall intersection design	0	0	1		3		5		0
Eaves width	0		1	1	2		5		1
Envelope complexity	0	0	1		3		6		0
Deck design	0	0	2		4		6		0
								Total risk score	~~3~~ 8

Risk Severity	West Elevation								
Risk Factor	Low	Score	Medium	Score	High	Score	Very High	Score	Sub totals for each risk factor
Wind zone (per NZS 3604)	0		0		1		2	2	2
Number of storeys	0		1		2	2	4		2
Roof/wall intersection design	0	0	1		3		5		0
Eaves width	0		1	1	2		5		1
Envelope complexity	0	0	1		3		6		0
Deck design	0		2	2	4		6		2
								Total risk score	7

Gib® Wall Bracing Calculation Sheet A — lower of two — V104B

Job Details

Name	Matthew
Street and Number	31 Oratia Street
Lot and DP Number	
City/Town/District	Waikanae
Designer and date	Greig Hayward — 15-Nov-04
Company Name	Greig Hayward

Building Specification

Location of Storey	lower
Floor Loading	2 kPa
Foundation Type	slab
Building Height to Apex (m)	7
Roof Height above Eaves (m)	2
Stud Height (m)	2.4
Cladding Weight (top or single)	light
Cladding Weight (lower)	light
Cladding Weight (subfloor)	light
Roof Weight	heavy
Roof Pitch (degrees)	0-25
Room in Roof Space	no
Building Length (m)	6.2
Building Width (m)	5.2
Gross Building Plan Area (m2)	32

not applicable (slab)

APPROVED
BY BUILDING
Leigh A. Sage
Officer
26/01/2005

Building Location

Wind Zone	***Very High***	**Earthquake Zone**
Region	R2	A
Terrain	Coastal	
Exposure	Exposed	
Topography	Gentle	*Enter at least 'moderate' in a Lee Zone*

Bracing Units required for Wind

per m	subfloor	walls
W along	n/a	178 BUs/m
W across	n/a	165 BUs/m
Totals	**subfloor**	**walls**
W along	n/a	926 BUs
W across	n/a	1023 BUs

Bracing Units required for Earthquake

per m2	subfloor	walls
E	n/a	12.6 BUs/m2
Totals	**subfloor**	**walls**
E along	n/a	403 BUs
E across	n/a	403 BUs

26/01/2005

Gib® Wall Bracing Calculation Sheet B — lower of two — V104B

Along

Wall or Bracing Line		Bracing Elements provided					Wind	Earthq.
1	2	3	4	5	6	7	8W	9EQ
Line Label	Minimum BUs Req'd/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	BUs Achieved	BUs Achieved
A	70	1	Gib®	BR6	1.2	2.4	180	132
line totals		2	Gib®	BR5	1.6	2.4	184	136
W	434	3	Ply	CP3	0.8	2.4	70	66
EQ	334	4						
B	62	1	Gib®	BR7	1.8	2.4	261	261
line totals		2	Gib®	BR7	1.8	2.4	261	261
W	522	3						
EQ	522	4						
C	enter	1						
line totals		2						
W		3						
EQ		4						
D	enter	1						
line totals		2						
W		3						
EQ		4						
E	enter	1						
line totals		2						
W		3						
EQ		4						
F	enter	1						
line totals		2						
W		3						
EQ		4						
G	enter	1						
line totals		2						
W		3						
EQ		4						
H	enter	1						
line totals		2						
W		3						
EQ		4						
I	enter	1						
line totals		2						
W		3						
EQ		4						
J	enter	1						
line totals		2						
W		3						
EQ		4						

							Wind	Earthq.
Totals Achieved							956	856
							OK	OK
Totals Required (from Sheet A)							926	403

26/01/2005

Gib® Wall Bracing Calculation Sheet B — lower of two — V104B

Wall or Bracing Line		Bracing Elements provided					Wind	Earthq.
1	2	3	4	5	6	7	8W	9EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	BUs Achieved	BUs Achieved
M	52	1	Gib®	BR6	3	2.4	450	330
line totals		2	Gib®	BR7	1.2	2.4	174	174
W	624	3						
EQ	504	4						
N	70	1	Gib®	BR7	3	2.4	435	435
line totals		2						
W	435	3						
EQ	435	4						
O	52	1						
line totals		2						
W		3						
EQ		4						
P	enter	1						
line totals		2						
W		3						
EQ		4						
Q	enter	1						
line totals		2						
W		3						
EQ		4						
R	enter	1						
line totals		2						
W		3						
EQ		4						
S	enter	1						
line totals		2						
W		3						
EQ		4						
T	enter	1						
line totals		2						
W		3						
EQ		4						
U	enter	1						
line totals		2						
W		3						
EQ		4						
V	enter	1						
line totals		2						
W		3						
EQ		4						
Totals Achieved							1059	939
							OK	OK
Totals Required (from Sheet A)							1023	403

Gib® Wall Bracing Calculation Sheet A — upper of two — V104B

Job Details

Name	Matthew	
Street and Number	31 Oratia Street	
Lot and DP Number		
City/Town/District	Waikanae	
Designer and date	Greig Hayward	15-Nov-04
Company Name	Greig Hayward	

Building Specification

Location of Storey	upper
Floor Loading	2 kPa
Foundation Type	slab
Building Height to Apex (m)	7
Roof Height above Eaves (m)	2
Stud Height (m)	2.4
Cladding Weight (top or single)	light
Cladding Weight (lower)	light
Cladding Weight (subfloor)	light
Roof Weight	heavy
Roof Pitch (degrees)	0-25
Room in Roof Space	no
Building Length (m)	6.2
Building Width (m)	5.2
Gross Building Plan Area (m2)	32

not applicable (slab)

APPROVED
BY BUILDING
Leigh A. Sage
Officer
26/01/2005

Building Location

Wind Zone	***Very High***
Region	R2
Terrain	Coastal
Exposure	Exposed
Topography	Gentle

Earthquake Zone: A

Enter at least 'moderate' in a Lee Zone

Bracing Units required for Wind

per m	subfloor	walls
W along	n/a	81 BUs/m
W across	n/a	69 BUs/m

Totals	subfloor	walls
W along	n/a	421 BUs
W across	n/a	428 BUs

Bracing Units required for Earthquake

per m2	subfloor	walls
E	n/a	8.6 BUs/m2

Totals	subfloor	walls
E along	n/a	275 BUs
E across	n/a	275 BUs

26/01/2005

Gib® Wall Bracing Calculation Sheet B — upper of two — V104B

Along								
Wall or Bracing Line		Bracing Elements provided					Wind	Earthq.
1	2	3	4	5	6	7	8W	9EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	BUs Achieved	BUs Achieved
A	70	1	Gib®	Gib2b	3	2.4	240	210
line totals		2						
W	240	3						
EQ	210	4						
B	62	1	Gib®	Gib1b	4	2.4	300	200
line totals		2						
W	300	3						
EQ	200	4						
C	enter	1						
line totals		2						
W		3						
EQ		4						
D	enter	1						
line totals		2						
W		3						
EQ		4						
E	enter	1						
line totals		2						
W		3						
EQ		4						
F	enter	1						
line totals		2						
W		3						
EQ		4						
G	enter	1						
line totals		2						
W		3						
EQ		4						
H	enter	1						
line totals		2						
W		3						
EQ		4						
I	enter	1						
line totals		2						
W		3						
EQ		4						
J	enter	1						
line totals		2						
W		3						
EQ		4						

						Wind	Earthq.
Totals Achieved						540	410
						OK	OK
Totals Required (from Sheet A)						421	275

26/01/2005

Gib® Wall Bracing Calculation Sheet B — upper of two — V104B

Wall or Bracing Line		Bracing Elements provided					Wind	Earthq.
1	2	3	4	5	6	7	8W	9EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	BUs Achieved	BUs Achieved
M	52	1	Gib®	Gib1b	3.1	2.4	233	155
line totals		2						
W	233	3						
EQ	155	4						
N	70	1	Gib®	Gib2a	2.2	2.4	165	132
line totals		2						
W	165	3						
EQ	132	4						
O	52	1	Gib®	BR5	1.3	2.4	150	111
line totals		2						
W	150	3						
EQ	111	4						
P	enter	1						
line totals		2						
W		3						
EQ		4						
Q	enter	1						
line totals		2						
W		3						
EQ		4						
R	enter	1						
line totals		2						
W		3						
EQ		4						
S	enter	1						
line totals		2						
W		3						
EQ		4						
T	enter	1						
line totals		2						
W		3						
EQ		4						
U	enter	1						
line totals		2						
W		3						
EQ		4						
V	enter	1						
line totals		2						
W		3						
EQ		4						

							Wind	Earthq.
Totals Achieved							547	398
							OK	*OK*
Totals Required (from Sheet A)							428	275

Span Table = ST -
Member Type = Floor Joist Span Types = Single and Continuous

Dimensional Data:
Top Edge Restraint = continuous restraint
Bottom Edge Restraint = 0.6 m

Basic Loading Data:
Flooring = Plywood (30)
Underfloor Ceiling = 10mm P'Board (12)
Floor Live Load = General (1.5/1.5/1.8)
Standard AS1684.1 Dynamics for 1.0 kN static load
Wind Area = VHigh
Wind Design Strength Pressure = 1.7496 kPa
Wind Serviceability Pressure = 1.1616 kPa
Min. End Bearing Length = 30 mm
Min. Intermediate Bearing = 45 mm.

Product = Origin® Hyne I-Beam

Single Span			
	Joist Spacing (m)		
Size	0.40	0.45	0.60
HI 20068	4100	3800	3600
HI 24568	5100	4700	4300
HI 30068	6000	5700	5200

Table values relate to Allowable Maximum Joist Span in mm

Continuous Span			
	Joist Spacing (m)		
Size	0.40	0.45	0.60
HI 20068	5300	4600	4200
HI 24568	6700	5800	5100
HI 30068	7700	7200	6300

Table values relate to Allowable Maximum Joist Span in mm

Greig Hayward Architecture

APPROVED
BY BUILDING
Leigh A. Sage
Officer
26/01/2005

PROPOSED ADDITIONS FOR
MR AND MRS MATTHEW

31 ORATIA STREET
WAIKANAE
KAPITI COAST

Non Endorsed sheets of specs have not been reproduced by Council, refer main set supplied by Architect if required to view.

STANDARD SPECIFICATIONS
WALL BRACING CALCUATIONS
JOISTS CALCUATIONS
RISK ASSESSMENT

Prepared by

Greig Hayward NZCAD

greig hayward architecture

102 Ratanui Road, Paraparaumu, Kapiti Coast
Tel: 04 298 1487, Fax 04 298 1488, Mobile: 027 233 9840
Email: greighayward@xtra.co.nz

Greig Hayward Architecture

APPROVED
BY P & D
Simon Copp
Officer
13/01/05

GENERAL SPECIFICATION

INDEX

Standard Specifications

Provide Electrical Certification after completion and prior to Code Compliance Certificate being issued

APPROVED BY BUILDING Leigh A. Sage Officer 26/01/2005

7701 ELECTRICAL

1. GENERAL

1.1 DOCUMENTS

Documents referred to in this section are:

AS/NZS 3194	Electric shaver supply units
NZS 6401	PVC-insulated cables for electric power and lighting
Electricity Regulations 1997	

1.2 COMPLY

Comply with the Electricity Regulations 1997 for listed and prescribed work and with the utility network operator's requirements. Apply for the service connection. Arrange for the required inspections of listed work. Pay all fees. All work to be carried out by or under the direct supervision of a holder of a practising certificate under the Electricity Regulations 1997

1.3 CERTIFICATE OF COMPLIANCE

Carry out the prescribed electrical work, test and complete a certificate of compliance, as required by the Electricity Regulations 1997, and in particular, clauses 16, 34 and 35. Allow the network utility operator to view before the meter installation, listed work inspection, polarity check and livening of supply. Supply the certificate to the owner.

2. PRODUCTS

2.1 MAINS UNDERGROUND, SINGLE PHASE

Tough plastic sheathed neutral screened cable to NZS 6401 with a minimum rating of 60 amps per phase.

2.2 CABLES

Tough plastic sheathed copper conductors to NZS 6401.

Lighting circuits	1.5mm² on 10amp MCB's
Power circuits (domestic)	1.5mm² on 16amp MCB's
Power circuits (domestic - insulated construction)	2.5mm² on 16amp MCB's
Power circuits (commercial)	2.5mm² on 20amp MCB's

2.3 METER BOX

Rust protected metal case (glass panel door), all powder coated and complete with meter mounting, main switch and fuse.

2.4 DISTRIBUTION BOARD

Complete with neutral and earth busbars, MCB's and 60 amp main switch, complete with removable insulated panel. Include 2 spare MCB's labelled as "spare." All protective devices to be 6kA MCB's of the appropriate rating.

2.5 SWITCH UNITS

16 amp, 230 volt flush polycarbonate units. For number of switches per unit, dimmer units, neon (indicator or toggle) units, locator units and 2-way units refer to the electrical drawings.

2.6 HOT WATER SYSTEM SWITCH

One way 20 amp switch complete with clamp for flexible PVC tubing.

2.7 SWITCHED SOCKET UNITS

10 amp, 230 volt flush polycarbonate 3 pin combined switch units. For the number of single and double socket units and inbuilt earth leakage socket units refer to the drawings.

2.9 SHAVER AND EARTH LEAKAGE PROTECTED SOCKET OUTLETS

Earth leakage protected 110/230 volt multiple plug configuration and residual current protected socket outlets, tripping at 30 mA.

2.10 BELL SYSTEM

Supply a bell transformer as part of the distribution board.

KAPITI COAST DISTRICT COUNCIL

Project Information Memorandum

Section 31, Building Act 1991

Application

Mr & Mrs R. Matthew	No.	041743
31 Oratia St	Issue date	31/01/05
Waikanae	Application date	15/12/04
Contact: Bob Matthew		

Project

Description	Dwellings - Alterations & additions
	Being Stage 1 of an intended 1 Stages
	Dwelling additions
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential
Estimated Value	$70,000
Location	31 ORATIA STREET, WAIKANAE
Legal Description	LOT 70 DP 45393 CT 16D/1164
Valuation No.	1492043300

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

This project information memorandum includes:

___ Information identifying relevant special features of the land concerned

___ Details of relevant utility systems

___ Details of authorisations which have been granted

Signed for and on behalf of the Council:

Name: _____ **Date:** 31-1-05

KAPITI COAST DISTRICT COUNCIL

PROJECT INFORMATION MEMORANDUM - BC 041743

Application Details

Applicant Name :	Mr & Mrs R. Matthew
Contact Address :	31 Oratia St Waikanae Contact: Bob Matthew
Location :	31 ORATIA STREET, WAIKANAE
Legal Description :	LOT 70 DP 45393 CT 16D/1164
Proposal :	Dwelling additions

Application Details

Use Permitted :	Permitted activity
Resource consent granted :	None listed
Designations on property :	None listed
Easements :	None listed
Site subject to inundation :	Not known to be
Relocatable zone :	N/A
Coastal building line restriction :	N/A
Minimum floor level (50 year event) :	N/A
Floor level (100 year event) :	N/A
Yard and height requirements :	Comply
Tree/building preservation :	None listed

Comments

Consent notices, covenants, and like listings registered on the title are the responsibility of the applicant. Search this property title for any impediments to this proposal.

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

Special Features of the Land

Potential erosion :	sand site
Potential avulsion :	not known to be
Potential subsidence :	"
Potential slippage :	"
Potential alluvion :	"
Potential inundation :	"
Presence of hazardous contaminants :	none known

Other features

Plumbing and Drainage Details

Sewer available / connected :	Connected
Water available / connected :	Connected
Site plan of existing services :	See attached
Location of sewer lateral :	shown
Location and size of water toby :	15mm shown
Location of public drains (if any) :	N/A
Location of easments (if any) :	see Planners comments
Stormwater disposal to :	existing

Plumbing and drainage notes

BULL HEWSON LTD.

BURDEN AVENUE, WAINUIOMATA

PHONE 6600

ACCREDITED FABRICATOR

CONFORMING TO P.R.I.D.A. CODE OF PRACTICE

No. 4

pryde nail plate trusses

This ~~HAMMERED~~/MACHINED truss is a registered design

client

code no pryde

span

pitch

ACCREDITED FABRICATOR

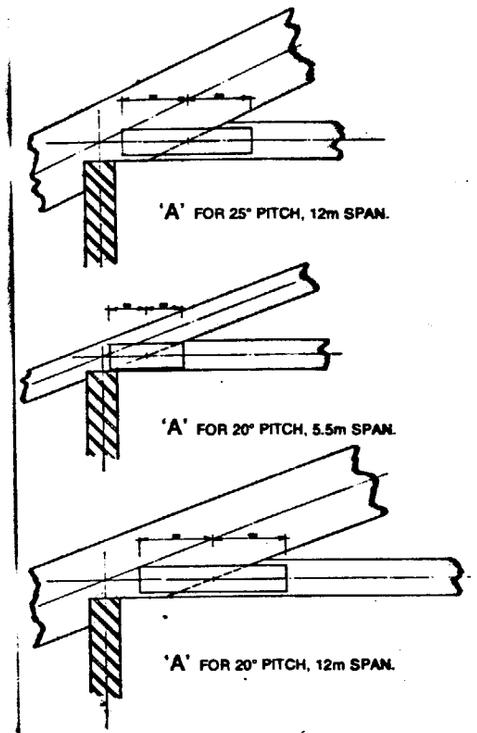
CONFORMING TO P.R.I.D.A. CODE OF PRACTICE

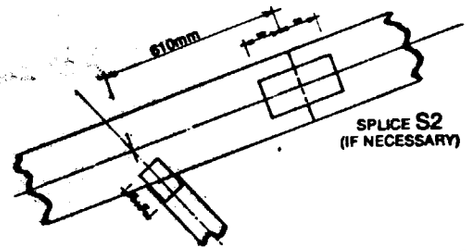
No. 4

SPECIAL NOTES:

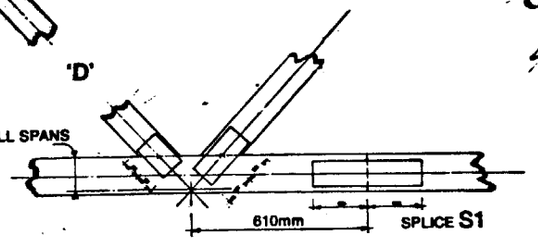
1. IN TABLE BELOW 14n MEANS ONE 14n NAILPLATE ON EACH SIDE OF THE TIMBER.
2. CAMBER BOTTOM CHORD AT CENTRE 3mm PER 2000mm OF SPAN.
3. N.A. MEANS NOT APPLICABLE.
4. WHEN CONCRETE TILE ROOFING IS USED THE BOTTOM CHORD IS NOT REQUIRED TO BE BRACED LATERALLY. FOR LIGHTER ROOFING SEE NOTE 7 AT SIDE.

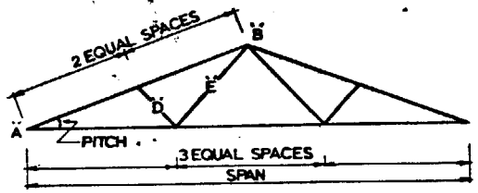
BUILD WITH PRYDE

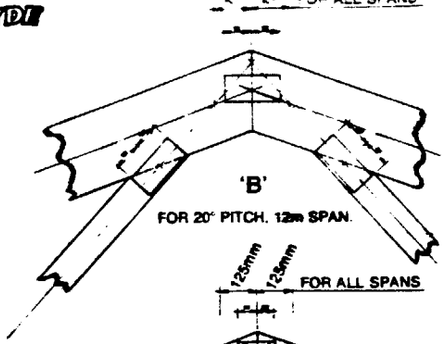




'D'







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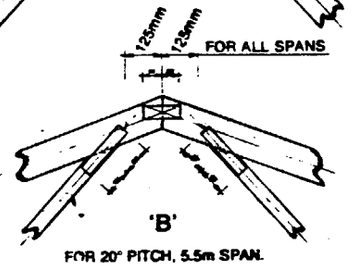


NOTE

1. Plates are 'Pryde' type 2mm gauge galvanised steel applied to both sides of joints.
2. Plates are not recommended for highly corrosive atmospheres without further protection.
3. All plates symmetrical on joint except where shown otherwise.
4. Particular care must be taken to have clear timber for all small sizes of timber.
5. No changes shall be made to the details shown. Any variation will require specific re-design.
6. The Standard Trusses are designed to span full length between external walls without reactions from internal partitions. Therefore a gap of approximately 6mm should be provided between truss and all internal partitions during construction.
7. It is permissible also to use this truss to support roofing which is lighter than as specified, provided that the eaves fixings are adequate to resist the appropriate net wind uplift and that the bottom chord is adequately held to prevent compression buckling. Ceiling framing nailed to the bottom chord will normally suffice for this purpose.

DATA

Pitch	20° or 25°
Span	5m to 12m
Spacing	1 metre centres
Cantilever	nil
Overhang	750mm max.
Roofing	concrete tiles (see note 7 for wind loading)
Purlins	close spaced
Ceiling	gyp. bd. or fib. plstr.
Timber stress class As defined in NZS 1952 chap. 9.1 (Approximate Australian equivalent shown in brackets)	Pinus radiata selected No. 1 framing (f800) and Douglas fir standard grade (f1250)
Moisture content	22% maximum

DESIGN

Dead load	860 Pa
being roof plane	670 Pa
and ceiling plane	190 Pa
Live load	287 Pa
Wind load	622 Pa
Max. downward force each support	1147 x (½ span in metres) = N
Max. wind uplift at each support	conc. tiles: nil iron roof: 400 (½ span) = N

NAIL DESIGN LOADS

Dead	89N per nail
Dead + live	110N per nail
Dead ± wind / EQ	133N per nail
Dead + conc. L.L	
Plan	
Elevation	1 span 2 spans 3 spans 100 100 100 100mm
Joints	
Stress diagram	

TRUSS SPAN IN METRES	20° PITCH												
TRUSS SPAN IN FEET	5m	5.5m	6m	6.5m	7m	8m	8.5m	9m	9.5m	10m	11m	11.5m	12m
	16′	18′	20′	22′	24′	26′	28′	30′	32′	34′	36′	38′	40′
RAFTER 50 x ( ) in mm	100	100	125	125	150	150	150	200	200	200	200	250	250
WITH LATERAL BRACING NOT FURTHER APART THAN	1346	1168	1372	1194	1372	1219	1092	1448	1346	1270	1143	1422	1346
BOTTOM CHORD 50 x ( ) in mm	100	100	100	100	100	100	100	100	100	125	125	125	125
DIAGONAL D 50 x ( ) in mm	50	50	50	50	50	50	50	50	100	100	100	100	100
DIAGONAL E 50 x ( ) in mm	50	50	50	50	100	100	100	100	100	100	100	100	150
RAFTER 50 x ( ) in mm	100	100	100	100	100	125	125	125	150	150	150	200	200
WITH LATERAL BRACING NOT FURTHER APART THAN	1753	1575	1422	1245	1118	1372	1219	1118	1321	1219	1092	1499	1422
BOTTOM CHORD 50 x ( ) in mm	100	100	100	100	100	100	100	100	100	100	100	100	100
DIAGONAL D 50 x ( ) in mm	50	50	50	50	50	50	50	50	100	100	100	100	100
DIAGONAL E 50 x ( ) in mm	50	50	50	50	100	100	100	100	100	100	100	100	100
APEX PLATES AT B	4nh	4nh	6nh	6nh	6nh	6nh	4n	4n	4n	4n	4n	4n	6n
EAVES PLATES AT A	8n	8n	8n	10n	10n	10n	12n	12n	12n	14n	14n	14n	16n
BOTTOM CHORD SPLICE PLATES AT S1	6n	6n	6n	8n	8n	8n	8n	10n	10n	10n	10n	10n	12n
TOP CHORD SPLICE PLATES AT S2	6n	6n	6n	6n	8n	8n	8n	8n	8n	8nw	8nw	8nw	8nw
PLATES EACH END OF MEMBER D	4nh	4nh	4nh	6nh	6nh	6nh	6nh	6nh	4n	4n	4n	4n	4n
PLATES EACH END OF MEMBER E	6nh	6nh	6nh	6nh	4n	4n	4n	6n	6n	6n	6n	6n	6n

50mm THICK PINUS RADIATA / 50mm THICK DOUGLAS FIR / EITHER TIMBER

TRUSS SPAN IN METRES	25° PITCH												
TRUSS SPAN IN FEET	12m	11.5m	11m	10m	9.5m	9m	8.5m	8m	7m	6.5m	6m	5.5m	5m
	40′	38′	36′	34′	32′	30′	28′	26′	24′	22′	20′	18′	16′
RAFTER 50 x ( ) in mm	250	200	200	200	200	200	150	150	125	125	125	100	100
WITH LATERAL BRACING NOT FURTHER APART THAN	1473	1143	1245	1372	1473	1600	1194	1346	1143	1321	1499	1270	1473
BOTTOM CHORD 50 x ( ) in mm	125	125	125	100	100	100	100	100	100	100	100	100	100
DIAGONAL D 50 x ( ) in mm	100	100	100	100	50	50	50	50	50	50	50	50	50
DIAGONAL E 50 x ( ) in mm	100	100	100	100	100	100	100	100	50	50	50	50	50
RAFTER 50 x ( ) in mm	200	150	150	150	125	125	125	100	100	100	100	100	100
WITH LATERAL BRACING NOT FURTHER APART THAN	1575	1067	1194	1321	1067	1219	1346	1041	1219	1372	1549	1753	1930
BOTTOM CHORD 50 x ( ) in mm	100	100	100	100	100	100	100	100	100	100	100	100	100
DIAGONAL D 50 x ( ) in mm	100	100	100	100	50	50	50	50	50	50	50	50	50
DIAGONAL E 50 x ( ) in mm	100	100	100	100	100	100	100	100	50	50	50	50	50
APEX PLATES AT B	4n	4n	4n	6nh	6nn	6nh	6nh	6nh	6nh	4nh	4nh	4nh	4nh
EAVES PLATES AT A	14n	12n	12n	12n	10n	10n	10n	10n	8n	8n	8n	6n	6n
BOTTOM CHORD SPLICE PLATES AT S1	10n	10n	8n	8n	8n	8n	6n	6n	6n	6n	6n	4n	4n
TOP CHORD SPLICE PLATES AT S2	8nw	8nw	8nw	8nw	8n	8n	8n	8n	8n	6n	6n	6n	6n
PLATES EACH END OF MEMBER D	4n	4n	4n	4n	6nh	6nh	6nh	6nh	6nh	4nh	4nh	4nh	4nh
PLATES EACH END OF MEMBER E	6n	6n	6n	6n	6n	4n	4n	4n	6nh	6nh	6nh	6nh	4nh

50mm THICK PINUS RADIATA / 50mm THICK DOUGLAS FIR / EITHER TIMBER

PLATES MANUFACTURED BY
A. R. TURNER & CO. (NEW ZEALAND) LTD.
NIVEN STREET, ONEKAWA, NAPIER, NEW ZEALAND.
BUSINESS PHONE 36-011 NAPIER, PRIVATE PHONE 46-178 NAPIER
TELEGRAPHIC AND CABLE ADDRESS "PRYDEWARE."

DISTRIBUTED BY
A. R. TURNER & CO. (NEW ZEALAND) LTD.
30 EILEEN ROAD, CLAYTON SOUTH,
MELBOURNE 3169, VICTORIA, AUSTRALIA.
TELEPHONE 547-4574, MELBOURNE.

CONSULTING ENGINEERS
POWELL FENWICK & JOHNSON
DESCO CENTRE 59 TENNYSON STREET, NAPIER.
SECURITIES HOUSE, 126 THE TERRACE, WELLINGTON 1.
137 VICTORIA STREET, CHRISTCHURCH 1.
258 PARNELL ROAD, AUCKLAND 1

DOMESTIC TRUSS
TYPE B
FOR CONCRETE TILES
20° and 25° PITCH

JOB REF	H2301
ISSUE	JULY 1974
TRUSS REF:	B502

TMC/IC

26th August 1976

Mr W.J. Prosser,
140a Kamahi Street,
Stokes Valley,
LOWER HUTT.

Dear Mr Prosser,

Further to your application for a building permit to erect a dwelling at Orotia Street, Waikanae, I would advise as follows:-

1. The block walls will need to be reinforced horizontally with two 12mm rods in a bond beam each fourth course.

   In the case of lintels over openings in concrete block walls it will be necessary to provide bond beams 400mm deep (which will combine with the top band). Reinforcement is to consist of two 12mm rods in the upper portion of the beam and two 15mm rods in the lower portion, with 6mm stirrups at 200mm centres.

2. In order to provide lateral support for the two ends of the concrete block work (end of garage wall and end of guest room wall) and at the approximate centre line of the long block wall behind the outside laundry door, it will be necessary to provide a 400 x 400 block column reinforced with four 12mm rods and 6mm stirrups at 300mm centres. 200 x 200 insitu columns similarly reinforced may be provided.

3. To provide seating for the R.S.J. supporting the first floor joists it will be necessary to provide a return block - Detail D attached, from floor level to the underside of the R.S.J. A vertical contraction expansion joint is to be made at this point, and at the centre column in the long block wall.

4. I have mentioned that the foundations supporting brick veneer work are to be shaped in accordance with the standard Council detail to help avoid water penetration into interior floors. The concrete wall supporting block work is to be 250mm thick to provide a nib upon which to place and rest the floor slab. The vapour barrier is to be returned to the top of the floor slab at wall floor junctions.

5. Column pads supporting the balcony piers are to be reinforced with 12mm rods at 125mm centres both ways with a minimum concrete cover of 50mm.

6. How is it proposed to support the first floor structure beneath the lounge over the void space adjacent to bedroom 1 and the guest room?

7. I find upon calculation that to avoid deflection it will be necessary to use a 12" x 6½" x 27lb R.S.J. with one joint cleat welded to the R.S.J. at the centre of the same.

8. Roof trusses - mention is made in the specifications of gang nail trusses, which are only manufactured by Fletchers and Carter Merchants who provide engineering design back up to their product.

   I see no objection to using the alternative Pryde nail plates provided these are made by a manufacturer approved by the nail plate makers - A.R. Turner & Company.

2.....

Would you confirm the source of the trusses. If other than gang nail trusses are proposed it will be necessary to provide full details of the truss proposed including member sizes and fixing at all joints.

9. The foot of each truss is to be fixed to the top plate by wire strapping, Z nails etc. In addition the top plate is to be additionally fixed to the studs similarly as above at not more than 1250mm centres.

10. It is understood that the chimney will not now be erected, but will be replaced by a visor fire place installed in accordance with the manufacturers instructions.

Would you confirm the various matters raised in this letter, and supply additional detail as requested.

An account for permit fees due is enclosed in order to expedite matters, but the permit will not be issued until these matters are resolved.

Yours faithfully,

Encl:

T.M. Corrin
COUNTY HEALTH & BUILDING INSPECTOR

SPECIFICATION FOR

MR W. PROSSER

at

PRELIMINARY & GENERAL

1. DOCUMENTS : The work is to be carried out in accordance with the accompanying drawings and this specification, and to the satisfaction and under the supervision of the employer.

2. INSURANCE : As soon as the contract is signed the contractor is required to take out a covernote in the joint names of the employer and the contractor, insuring against loss and damage by fire and/or explosion and/or lightning and/or flood and/or water, the works and materials which it is anticipated will be completed or deposited on the site by the time first progress payment is claimed. This cover note is to be lodged with the employer not later than three days after signing the contract. Drawings and specifications may be withheld from the contractor until the cover note is lodged. A similar cover note will be required with each succeeding claim for progress payment insuring the works and materials to the full progress value of the next claim for two thirds payment.
No progress payment will be authorised unless the insurance cover note is produced.
When all works are completed and handed over to the employer the insurance policies held in the joint names will be taken over by the employer on a date to be arranged.

3. MAINTENANCE : Maintain the works included in this contract for a period of 90 days from the date of handing over the completed works to the employer.

4. PROVISIONAL SUMS AND MATERIALS : Provisional sums whether as described or as prime cost sums, prime cost items or otherwise are quoted nett and do not include any trade discount or contractor's commission, except a discount, not exceeding 2½, for prompt payment in such trades as such cash discount is customary. Provisional sums for materials or goods to be fixed by the contractor are quoted nett, excluding the cost of packing, carriage and delivery to the works. The employer reserves the right to eliminate any provisional sum from the contract on which no work has been done and the contractor will not be entitled to any percentage on such sums nor to any additional allowance in respect of such item which may be added to his schedule.

The contract is to allow the Prime Costs set out below

Electric ranges
Hardware
Wallpaper (per roll)
~~Site work to gas fires~~
Clothes lines

5. SUB CONTRACTORS : Sub-contractors employed for any section of the works will be required to conform strictly to the general requirements and discipline of the job as imposed by the General Contractor and will be under his direct control. They will be required to conform to his ruling in all matters affecting the conduct of the job. They will be required to commence their work and to deliver their material and equipment at such times as to suit the General Contractor's programme. The General Contractor will be responsible for advising them of his programme and for seeing that they conform to it. The General Contractor shall let all sub contracts to suit his programme for the works, and will be responsible for all payments to subcontractors, and shall hold subcontractors responsible for delays caused by their failure to carry out their programme.

6. PROTECTION OF EXISTING WORK : The contractor will be held responsible for the adequate protection of existing buildings, plantations and gardens, paths and roadways on or adjoining the site and shall make good any damage to them caused by building operation. The interest of the employer must be safeguarded in every way.

7. SURVEY AND SETTING OUT : The responsibility for the correct setting out of the building will rest with the contractor. The contractor shall be responsible for the accuracy of the whole work throughout its progress. He shall make good at his own expense all errors caused by his negligence or workmanship. Suitable

permanent marks for the determination of all lines and levels shall be clerly marked in suitable places so that they may be referred to if required during the progress of the building.

8. TEMPORARY BUILDING AND SERVICES : Provide or arrange for the necessary sanitary conveniences for the use of all men employed on the works (including those of subcontractors and other contractors) where agreed on, suitably enclosed. Maintain a clear and sanity condition.
Clear away all temporary buildings on completion of works.
The contractor shall make separate connection to all service mains necessary for temporary services, and he shall instal meters valves and switchboards in accordance with requirements and pay all charges in connection with installation and use of such services on the job. He shall make available to all subcontractors a temporary service as required. He shall make temporary service available to all other contractors employed by the employer who may require ethen and shall be reimbursed by such contractors for the service uses. Remove all temporary services on completion of the works.

9. MATERIALS AND WORKMANSHIP : All materials and workmanship shall be best quality throughout and subject to the approval of the employer and generally in accordance with the requirements of the relevant N.Z.S.I. codes. The contractor and sub contractors if required, shall furnish satisfactory evidence as to the kind and quality of their materials and workmanship. Unless otherwise specified, all materials shall be new.
Contractors shall make written request to the employer for approval of the substitution of any materials or contruction other than those mentioned as standards in the specification, or indicated on the drawings, and of materals, goods or construction specified to be "approved".

10. PROTECTION : All material affected by the weather shall be covered and protected to keep it free from damage while it is being transported to the site. The contractor shall be responsible for the proper care and protection of all the materials and equipment when they have been delivered to the site. When the building is used as a shop or storeroom the contractor making use of such a room will be held responsible for any repairs, patching or cleaning arising from such use. Under no circumstances wills the contractor be permitted to mix any materials on the floor. Men engaged upon the works may not use fittings or other equipment as a place for depositing tools, materials, support for scaffolding or for use as work benches. Independent scaffolding ladders and benches shall be provided and erected. The contractors shall protect all fittings from dirt, plaster, moisture and damage. and shall be responsible for any damage to the work or material from the date of the arrangement until the final payment is made, and shall make good without cost to the employer and any damage or sloss that may occuriduring this period.

11. CLEANING : The contractor shall remove rubbish and spoil from the site as it accuxulates unless directed to dump it on the site. He shall keep the premises clean at all times. Upon completion of the work he shallleave the grounds in a neat andclean condition. He shall clean all walls and ceilings, floors and windows and leave the premises clean and tidy on completion.

EXCAVATOR

1. GENERAL EXCAVATIONS : It shall be the contractors responsibility to make necessary tests in areas of all foundations as excavations proceed, to ensure the subsoil is free of any layers or deposits of buried vegetation or soft ground or similar fill in the vicinity of the foundations. In any ground which is unsuitable for loading of 100 KPa the foundations shall be taken 300mm minimum below soft ground into solid, or the foundation shall be specially designed by a Registered Structural Engineer.

Excavate as required for all foundations, footings, posts, blocks etc. to the various depths, levels and grades required by the Local Body Bylaws for the erection of the building and its appurtenances.

Similarly, the Plumber and Drainlayer or any other subtrade concerned shall trench for service pipes, drain, cables etc. to depths, required by the governing authorities.

All foundation work shall be a minimum depth of 300mm below ground level.

All surplus subsoil x from the foundations excavations shall be deposited on the site where directed.

Foundations to be taken down to satisfactory load bearing material. The Building Inspector is to be notified prior to the concrete foundation being poured to enable the placing of reinforcing steel to be checked and the foundations tested.

2. SITE WORKS : See P C. Sum. The existing ground level around THE apartment shall be raised or lowered accordingly to obtain 300mm clearance between ground level and top of concrete foundation in all places. A P.C. Sum of $200. isbeing allowed.

3. BACK FILL : Back fill and thoroughly consolidate the ground around all foundation work immediately after stripping the concrete formwork.

4/ HARDFILL : Where required shall be approved hard metal well consolidated.

CONCRETOR

1. STRUCTURAL WORK : All structural work to be supervised by a qualified Structural Engineer.

2. MATERIALS : The cement shall be new, dry N.Z. made Portland cement, conforming to the British Standard Specifications. It shall be stored in a dry place well off the ground until required for use. The aggregate shall be approved crushed hard metal to maximum size of 32mm. The sand shall be clean, sharp and free of deliterious matter.

3. CONCRETE MIX : (a) The concrete shall consist of 1 part of cement, 2 parts of sand and 4 parts of aggregate thoroughly mixed in a batch mixer with the least amount of water consistent with workabilsity. It shall be so made as to produce a good dense concrete and so placed and tamped that a minimum of voids occur. Care shall be taken t see that excessive water is not added. Concrete shall attain strength of 17.2MPa at 28 days.

(b) Premixed concrete, shall, if used, be supplied from an approved supplier who shall accept full responsibility for rigid adherence to all features of quality control. water shall not be added to premixed concrete, nor proportions altered, to assist in removal of overstiff concrete from the agitator truck or at any stage in handling. Any correction to make concrete more workable must be carried out at the Premixed Concrete Depot before placing concrete in agitator truck.

Concrete shall attain strength of 17.2[illegible]Pa at 28 days.

4. REINFORCEMENT : Dimensions and spacing as shown on plan or specified in relevant clauses hereunder. Reinforcement shall consit of round mild-steel rods complying with conditions and tests embodied in N.Z.S.S. 157 and N.Z.S.S. 1703 accurately fabricated and fixed in position. Hook ends of all rods except where shown otherwise. Hooked rods shall be lapped at least 40 diameters and unhooked rods 50 diameters. Laps and intersections shall be bound together with 1.60mm black iron wiere and secured so that they will not be displaced during placing of the concrete. Bend all horizontal rods not less than 600mm around angles. Lap HRC reinforcing mesh 150mm at sides and ends.

5. FORMWORK : The boxing shall be neatly framed up and adequately braced to withstand displacement when concrete is poured.

Form openings, chases etc. In formwork form all openings and chases necessary for base access door, air vents, flashing conduits, service pipes, soil waste and vent pipes. Base vents shall be 230mm x 150mm spaced at 1.8m intervals 750mm from corners, and near plate level. Where underground power cable intake, confer with Electrician and provide requirements for cable entry through foundations.

6. BOLTS AND FIXINGS : Build into concrete foundations where required to fix framework etc, as necessary with 12.0mm diameter wrought iron bolts complete with nuts and washers. Alternatively, for bedding plates and stringers, build in 600mm x 10mm diameter M.S. pins.

Place rods, or bolts, well anchored, into concrete and set 150mm from ends of walls, and not more than 1.2m centres at intermediate points, with a minimum of two bolts or rods in any plate.

Build in double galvanised 4mm wire anchor fixing ties into top of concrete piles and as necessary for fixing ends of stringers bearing on base walls. Alternatively insert 10mm diameter M.S. rods as fixing pins as above. Build in starter rods as necessary for joining later reinforcing work. (e.g. concrete block walls, terrace or paving slabs etc). Elsewhere as required, build in Heart Totara dovetailed nailing grounds.

7. FOUNDATION PLAN : Refer to drawings for details of foundation work.

8. WALLS AND FOOTINGS : Foundation walls shall be 15[illegible]mm thick with 12mm diameter rod placed at top of foundation wall. Footings shall be 300mm x 150mm with 2 12mm diameter rods. Reinforce the footing to concrete block inter-tenancy wall as detailed on the drawings.

9 PORCH AND TERRACE : Footings 250mm x 150mm bearing walls 100mm thick; upstands 75mm high x 100mm thick. Build 100mm concrete slab and steps to porches where shown on drawings. Reinforce steps and slab with 10mm diameter rods at 300mm crs/ (Alternately reinforce with HRC 665 mesh). Steps 280 treads and 170 risers.

10. CONCRETE SLAB TO RUBBISH ENCLOSURE : Form 2m x 2m concrete slab to rubbish enclosure as shown on the drawings. The concrete slab shall be 100mm thick of HRC 665 mesh and footings shall be 125mm wide by 250mm deep with 12mm rods placed top and bottom of footings.

11. CONCRETE PATHS : As shown on the plans pour 500mm wide x 75mm thick concrete path to south side of building.

12. CONCRETE CURBS : As shown on the drawings around the carparking area, pour concrete curbs to planters 100mm wide x 200mm deep in ground with 100mm of curbibg pr truding above ground level.

12. PROVIDE : openings in foundation walls, in locations shown on plan for ground boxes provided by Local Power Authority for power cable entry to each two flats. Confer with Power board dor opening required.

PRECAST CONCRETE BLOCK CONSTRUCTION

1. STRUCTURAL WORK : All structural work to be supervised by a Qualified Structural Engineer.

2. MATERIALS : Blocks shall be standard concrete blocks, class A quality, to NZSS 595 manufactured by Vibrapac masonry (Wellington) Limited. All units shall contain Onoda NN integral waterproofer. Sand for mortar shall comply with NZSS 2129. Cement shall be of the quality specified under Concretor. Water shall be clean fresh and free from harmful impurities in solution or suspension. Purpose made jamb and lintel blocks, column blocks, bond beams etc. shall be used as indicated on plan.

3. MORTAR : Mortar shall be batched in the proportions 1 part of cement to 4 parts of sand by weight and shall contain 5% by weight of Onoda NN to cement gauged in with the mixing water. Mixing shall be carried out in an approved type of powered batch mixer of not less than 60litre cub. capacity. The mixing shall proceed for as long as is necessary to produce a uniform homogeneous mortar, but in no case for less than 3 minutes after all materials are in the mixer. All mortar not used within 90 minutes following mixing shall be rejected.

4. LAYING : Unless otherwise shown on plan all blocks shall be laid stretcher bonded with the thicker edge of the shell uppermost. The first course shall be fully bedded and succeeding courses face shall bedded. All cells shall be free of mortar droppings and ~~xxx~~ debris. Joints to finish 10mm thick, sound and be accurately true to line. Form all openings and chases. All corners shall be accurately constructed and the height of courses checked by a gauge rod as the work rises. When the mortar has stiffened sufficiently, joints shall be tooled to a concave shape with suitable tool made from 12.0mm diameter bar. The whole shall finish with neat, sharp, clean, joints of a uniform appearance and weatherproofness. Install vertical control joints and weep holes (in external walls) where required and in accordance with instructions.

5. REINFORCING : Reinforce the blockwork as detailed on the drawings.

6. FILLING CELLS : All cells in 200mm blockwork where required to be filled shall have concrete mix of one part Portland Cement, two parts sand and two parts 12.0 to 20mm maximum size aggregate with 1% of Onoda NN by weight of cement, gauged in with the mixing water. For 150mm blockwork aggregate shall be 12.0mm maximum.

7. REINFORCED CONCRETE BAND : In the case of concrete block party walls, finish top of wall immediately beneath roofing with a ring reinforced concrete band 200mm x 200mm minimum in size with two 12.0mm ϕ rods. Top of concrete band to finish tight under roofing iron or tiles.

BRICK VENEER CONSTRUCTION

DAMPCOURSE : 15mm thick course of "waterproofed" cement coupo laid on top of base wall over full bearing of brickwork.

BRICKS : Shall be hard, well burnt, uniform and free from defects. Type of bricks as marked on plan.

SILLS : Shall be of impervious material as described on plan with flush waterproofed cement joints. Provide adequate drip.

MORTAR : 2 parts cement to 1 part lime to 9 parts sand. Mix lime with sand and water and stand for 48 hours before using. Gauge with cement immediately prior to use. Set or dead mortar shall not be reused.

BOND : Unless otherwise shown on plan, lay bricks in stretcher bond complete with full bed and vertical joints, and all necessary closers.

JOINTS :(a) Unless otherwise directed all exposed joints shall be weather struck.
(b) Bottom of cavity shall have outward fall and t p and bottom courses shall have opening joints at 900 intervals.

BONDING MESH : Provide and lay galvanised wire netting bonding mesh to be fixed at every 900mm in height of brickwork, one layer to be under sill line course of brickwork.

CAVITY TIES : Brickwork shall be secured to timber framing with No 8 galvanised wires or other approved galvanised ties stapled with outward fall. Fix at every fourth course in staggered positions. Allow cavity of 40mm between frame and brickwork.

DAMPPROOFING : Build in 400mm wide strips of 1mm galv. netting secured to bottom plate with galvanised staples and carried into brickwork 25mm.

OPEN JOINTS : Form weep holes in bottom course and vent holes in top course at intervals not more than 900mm apart, the holes being approximately 50mm high and located in the perpends. Mortar droppings which fall on the wall ties shall be removed and temporary openings shall be provided to allow removal of droppings from the bottom of the cavity.

CLEANING DOWN: All brickwork shall be cleaned down with spirits before pointing. Clean cavity of mortar droppings, and leave whole of work in good order and condition on completion.

SOLID PLASTERER

1. EXTENT OF WORK : All exposed exterior concrete work shall be plastered.

2. CEMENT : Cement shall be approved brand New Zealand Portland Cement.

3. SAND : Sand shall be sharp, clean river bed sand with gritty hard grains of various sizes.

4. SURFACE PREPARATIONS : Properly prepare all surface to be rendered or plastered All concrete surfaces shall be well picked, wetted and given a good slurry coat of cement and sand 1 to 2 prisor to plastering.

5. PORCH FLOORS, LANDINGS AND STEPS : Render and straighten floors, steps and landings with 1 to 3 cement and sand plaster laid not less than 10mm thick and finished with wood float to a straight even surface. Form neat 50mm coving at junction of floors and wall surfaces. Slightly round step nosings, weather treads 5mm and floors 25mm in 3.0m fall.

Underside of cantilevered landings and steps shall have all voids carefully filled with cement compo and then given a fine textured splash coat.

6. CONCRETE BASE WALLS : Apply a straightening coat of 12mm thick plaster to correct all rough uneven and otherwise defective surfaces and angles with 3 to 1 cement compo, and finally apply a textured splash coat of 3 to 1 compo.

Plaster work to base walls shall be taken 50mm below permanent ground level.

7. BASE VENTS : Supply and fix 230mm x 150mm precast concrete vents of approved make to openings provided under "Concretor".

CARPENTER

1. STRUCTURAL WORK : The ply sheathed structural frames to lower and upper floors as shown on the drawings shall be supervised by a qualified Structural Engineer.

2. GENERAL : Frame up, erect and fit all Carpenter's work as indicated on the drawings including all corresponding work not specially detailed or described. The carpenter shall take delivery of all Joiners work and install and fit same. Similarly take delivery of and fix doors and windows that may be specified or shown on plan. Where manufacturer's fixing instructions apply t any material, units, or fittings, those instructions shall be strictly followed. Cut away for attend upon and make good after all trades. Provide all moulds, templates, boding and other temporary work necessary for the works. Protect at all times from the weather, all joinery kiln-dried dressed and finishing timbers and make good any damaged work the satisfaction of the employer.

3. TIMBER :

(a) All timber shall be graded according to N.Z.S.S. No 169 and shall be straight and in as long lengths as possible. Framing timbers shall be reasonaly well seasoned when delivered on site and all joinery and finishing timbers shall be thoroughly air seasoned. All timbers shall be the best of their respective kinds, free from fungoid and insect infection or decay, large loose or dead knots, shakes and other defects. It shall be full and well cut and the best of the respective kinds specified.

(b) Except where otherwise specified, all timber shall be as followse :

All framing grade not otherwise specified	Boric treated Radiata No 1 framing grade
All framing timbers in contact with concrete	Tahalised radiata No 1 framing grade
150 rusticated exterior weather board and all exterior battend fixed over asbestos sheeting	Redwood or cedar as selected by owner.
General exterior furnishing	Radiata finishing tanalise
q Interior finishing	Rimu dressing A
Interior joinery	Radiata Pine finishing grade
Flooring	Particle Board(Flooring grade)

NOTE : Shelving in linen cupboard and wardrobes shall be Radiata Pine finishing grade.

FINISH OF TIMBERS : All exposed timbers to be hand dressed and all joiners work exposed externally to be primed with red lead Totara primer before fixing.

WHITE AND RED LEAD JOINTS : All joints of external joinery are to be put together with a mixture of white and red lead oil.

4. WORKMANSHIP : The whole of the work shown on the drawings and described in the specification shall be done in a workmanlike manner and according to the best trade practice. Punch all nails in all exposed work. Leave all working parts in good functional order.

6. SCANTLINGS : All timber scantlings throughout shall be generally as indicated on the drawings and in all cases shall be in accordance with NZS 95 Part II. All methods of jointing or fastening of timbers together or to other materials or members shall be completely in accordance with the regulations governing them.

6. BUILDERS IRONMONGERY : Provide all nails, brads, screws, metal clips, bolts and nuts and washers and other sundry ironmongery required throughout the work. All nails and screws wherever used externally shall be galvanised. Screws wherever used with aluminium angles and butynol roof shall be stainless steel.

7. DAMP-PROOF COURSE : Provide and fix to roof 3 ply bituminous damproof course under all timber in contact with concrete, concrete block or brickwork etc.

8. FOUNDATION AND FLOOR FRAMING : Set sleeper plates on edge. Fully bed on exterior concrete foundations and fix by 10mm diameter rods. Level top of concrete piles by building up with cement grout. Secure stringers to piles with 4mm galv. wire securely stapled to stringer with 300mm x 2mm galv. staples. Joint plates and sleepers over solid bearing. Gauge floor joists over stringers to a uniform level spaced at not more than 400mm crs with laps not less than 250mm length well spiked together. Provide two joists, blocket at 600mm crs under all bearing partitions running parallel with floor joists.
For joists 200mm or deeper, fix 50mm x 50mm herringbone struts in rows at maximum of 2.4m spacing.

9. WALL FRAMING : Gauge all plates, studs and dwangs to uniform widths and thicknesses. Cut bracer in flush with face of studs at angle of approximately 45 degrees. Where straight bracing not possible on short sections of walls, cut in 150mm x 25mm flush dog-leg bracing or 100mm x 4 50mm solid block bracing. Brace all external and bearing walls and partitions and main corss partitions (as laid down in NZS 1900 Chapter 6.1).

Plates shall be full length where possible: Joints in plates shall be halved at angles and jointed with 75mm scarves over a bearing. Partition top plates dovetailed to outside plates. Double stud and block every 600mm all angles and wall intersections. External angles shall have corner studs blocked and spiked together at least twice, evenly spaced through the stud height. All lintels shall be double gauged 50mm suff set on edge, the two laminated members double spiked together. The structural walls shown as "A" "B" and "C" on the drawings shall be sheated in ply sheet thicknesses shown and shall be constructed under the ~~xx~~ supervision of a qualified Structural Engineer.

10. CEILING FRAME : Strap underside of roof trusses as shown on the drawings in 75mm x 40mm battens spaced at 400mm crs for fixing of Pinex Sheet ceiling linings.

11. ROOF FRAMING : The roof shall be constructed of gangnail roof trusses specifically designed for the purpose. The gangnail trusses shall be spaced at 900mm crs at West and East end walls. Form gables as shown on the drawings.

12. EAVES : Construct boxed eaves as shown on plan. Provide a 75mm x 25mm continuous ribbon plate to walls at soffit level. Fix a 75mm x 25mm eaves soffit bearer between wall and fascia plate at 400mm crs.

13. EAVES SOFFIT, FASCIA AND BARGE BOARDS : Fix 25mm thick treated DA Rimu gutter fascias, and barge boards to widths suiting roof and eaves construction and grooved for soffit linings. Line all soffits with 4.5mm flat asbestos complete with aluminium extruded jointer moulds and 40mm timber scotia. Where scotia fitted against board and batten wall sheathing fix 50mm x 25mm filling pieces between battens to bring sheathing to even suface backing for ~~xxxxxx~~ scotia mould. For tile roofs fix 100mm x 25mm members/battens under verge tiles.

14. EXTERIOR WALLS : Cover all walls as shown on plan and specified hereunder. For various materials :

(a) Building Paper : Fix underlay to all exterior wall coverings, including porch walls and gable ends of approved two-ply standard grade bituminous building paper.

(b) Flashing : Finish internal angles with 0.50mm gauge plain galvanised iron.

(c) Weatherboarding : Shall be to sizes and pattern indicated on plan. Bore butts for nailing and gauge boards to leave uniform margins. Butt joints shall be staggered and mitred, internal angles scribed and external angles mitred. Fix 75mm x 25mm angle boxes where weatherboard walls meet other forms of exterior sheathing on return walls.

Fix 50mm x 10mm scribers against all facings and wall battens. Fix 25mm quad. or bed moulds aprons under all window and door sills, or other projections.

(d) Vertical Boarding : Cover walls where shown and to sizes marked on plan. Prepriae all work and price joints as fixed. Weathergroove all boards to match at laps. Butt joints shall be mitred and well staggered. Supply boards in as long lengths as possible.

(e) Asbestos Sheets : Fix flat asbestos sheets as indicated on plan in strict accordance with the manufacturer's fixing instructions. The asbestos sheets shall be finished in selected coloured pebble surfacing. Provide and fix all timber battens shown on the drawings as complete with packers, flashings, etc. as recommended by the Manufactures and as shown on the drawings. All fixings shall be galvanised.

(f) Brick and Block Veneer : Refer to brick Veneer section of Specification.

15. EXTERIOR JOINERY : Take delivery from the Joiner or respective merchants and fix all exterior windows, doors and frames, including garage doors and frames. Leave all opening asshes in perfect working order. All timber joinery shall be primed. Aluminium sashes, doors and frames shall be fixed in strict accordance with the Manufacturer's detailed specification requirements complete with aluminium flashings as required by the Supervisor.

16. PARTICLE BOARD FLOORING : The board shall be 200mm thick high density water-proofed quality. Lay with 5mm clearance around all walls and nail perimeter of sheets at 150mm crs and intermediate joists at 300mm crs. (Nails shall be 55mm brads for Kiln joists, or 50mm brads for Radiata Pine Joists). Punch all nails just prior to sanding. Sheets shall be laid with joints in as straight rows as possible. All joints between the sheets and the outside edges of sheets alongside fixed plates, must be supported on the joists on or 75mm x 50mm dwangs between the joists. 100mm x 50mm dwangs at 400mm crs to be provided under any partitions not supported durectly on floor joists.

Timber insert strips shall be fixed at the joints only when especially specified on shown on plan. Otherwise all sheets shall be butt jointed true to lin .

Where sheets are cut on the site, the untreated edges shall be given a brush applied coat of approved water-proofing as recommended by the Manufacturers.

Lightly machine-sand floor with a fine grade of paper except in wardrobes and cupboards.

NOTE : Where floor to be prelaid nails to be galvanised.

17. CEILINGS : Line all ceilings in 9.5mm Gibraltar Board and finish with selected colour Resetex whisper spray applied in accordance with the manufacturers instructions.

18. CORNICES : Fix 50mm x 25mm plain DA Rimu cornice battens to all ceilings.

19. INTERIOR WALL LININGS : Line all exterior walls in .575 Pyrestop Gibraltar Board and fix and stop in accordance with the manufacturers instructions, elsewhere line all interior walls and partitions throughout the house, including passages, and cupboards in 9.5mm Gibraltar Board, fixed and stopped in accordance with the Manufacturer's instructions. Fix 38mm x 9.5mm bull nosed plaster battens or special run angle batten at all external angles.

20. FINISH TO BATH : Secure bath on cradle. Frame up x front ends where necessary with timber on flat. Line front as for walls. Finish against walls at back and ends of bath with 250mm x 25mm splayed on top and beaded down in bath in thick white lead paste.

21. WARDROBES : Line walls with flush jointed Gibraltar Board. Provide each wardr be with full length galvanised iron pipe hanging rail (20mm Ø up to 1.5m long and 25mm Ø over 1.5m) and a shelf 300mm x 25mm fixed as directed.

22. HOT WATER CYLINDER AND LINEN CUPBOARD : Line as for wardrobes. Fix five rows full width shelves, the first row 450mm from the floor and thereafter 300mm apart. Support shelving in 50mm x 25mm ledges.

23. INTERIOR FINISH : All timbers DA Rimu unless otherwise specified.

(a) Provide 25mm window boards to project beyond face of wall and finish with 25mm bedmould or 38 quarter round apron under.

(b) Architraves : Fix 50mm x 25mm backgrooved architraves to all door and window frames

(c) Skirtings: Fix 75mm x 12.0mm bullnosed backgrooved skirtings hard to floor in all rooms, wardrobes and cupboards.

(d) Mouldings: Fix 25mm and 12.0mm quarter round moulds to all units etc. as necessary to make proper finish against walls.

24. TUB FLASHING BOARD : Provide at back and return wall over tub a flash board 200mm x 25mm shaped and fitted as for board over bath.

25. SUPPLY TANK STAND : Where directed by Plumber provide a stand for supply tank of 100mm x 50mm joists and 25mm decking. Place stand over wall or partion where possible.

26. METER BOARD : In wall framing where directed, trim for 450mm x 450mm switch board set in regulation metal clad unit.

27. INTERIOR JOINERY UNITS : Take delivery from Joiner or Merchants all kitchen cupboards and other purposemade units. Set in positions indicated on plan. Check and make good the fit of all drawers and doors and leave all units in proper working order.

28. INTERNAL STAIRCASE AND LANDINGS : Take delivery of staircase units from Joiner and erect in position as shown on plan, including fixing of all curtail steps newel posts, string caps, landing risers nosings and winders etc.
Where purpose made balustrade and handrails are to be installed, take delivery of same and erect to Manufacturer's fixing instructions as necessary.
Jack frame under strings to winders min 100mm x 50mm set back 10mm from face of string to allow Gibralter Board lining to finish under string.
Provide all necessary undercarriage framing to winders.

29. HARDWARE : See schedule of P.C. Items for allowance for the supply of the following hardware and fittings.
Sash and fanlight stays, door locks or latches and furtniture, cupboard catches and cupboard and drawer pulls, coat hooks, door stops, as required, towel rails soap and toilet holders, and shower curtain rails. Take delivery of the above fittings and fix, leaving all moving parts in free working order. NOTE : Sliding door sets for main and robe doors are not included in P.C. allowance for Hardware and Fittings.

30. DUCTS : Take delivery from Joiner and install ducts in laundry and bathroom as directed.

JOINER

1. ALUMINIUM WINDOWS : Where indicated on drawings, supply and fix standard or custombuilt anodized and glazed aluminium windows to patterns and code references marked on plan. Fix in strict accordance with manufacturers standard details and fixing instructions complete with all sub frames reveals, facings, mouldings and flashings etc.

2. EXTERIOR DOORS AND FRAMES : Provide and fix to sizes and types shown on plan. Construct frames of DA Heart Rimu or Matai with 200mm x 50mm weathered sills and full width 40mm solid rebated and throated jambs and heads of slimline type with concealed flashings as for windows.

Where front entrance doors shown with side lights, construct whole frame as one unit with double rebated, throated and grooved 100mm x 75mm mullions. Similarly, where transome lights are shown fix double rebated transome bars 100mm x 75mm.

Hang exterior doors with three 100mm x 75mm galvanised butts.

3. BASE DOORS : 600mm x base door complete with jambs and one pair of 150mm galv. Tee hinges, with 25mm x 4mm gauge galv. screws.

4. INTERIOR DOORS AND FRAMES : Interior doors shall be flush type to sizes marked on plan. Door jambs shall be cut of solid rebated full width 40mm thick DA Rimu set perfectly square and plumb in wedged into openings. Hang doors with 3 90mm FB narrow LP butts. Sliding doors to Bedroom 1 wardrobes shall be fitted to Pendersons or similar approved wardrobe door, sliding gear, of type to suit door width. Line doorway with 25mm thick plain jambs and head. Fix gear to 100mm x 25mm track board and complete with box pelmet.

5. KITCHEN CUPBOARD UNITS : Construct kitchen cupboards to sizes and finish as shown on plan, cut of 25mm thick DA Rimu or joinery quality Radiata Pine. Kunting shall be 75mm x 25mm glued and dowelled. Form 25mm thick false floors with 100mm toe space recessed 50mm under all fittings. Doors shall be cut of 22mm thick coreboard. Form drawers with 25mm fronts and 12.0mm sides dovetailed together, 12.0mm backs and 4.0mm thick plywood bottoms. Drawer runners of hardwood. Subdivide one drawer with 10mm divisions for cutlery.

Bench tops shall be Formica facedand edged particle board as indicated on details. Formica to selected patterns. Screw fix from cabinet rails under.
Sink bench top shall be as detailed.
Top wall cupboard units shall be constructed with adequate nailing battens for wall fixing.
Check dimensions of all units on job before commencing the work.

6. CEILING TRAP : Make and fix in ceiling where shown or directed a 600mm x 600mm access trap door to roof space. Frame door cut of 25mm material faced with 3mm hardboard. Hinge door to top of box frame made of 25mm material by full mix depth of ceiling joists. Finish at ceiling level with bull nosed or chamfered architrave battens mitred at angles.

7. INTERNAL STAIRS : Construct to design and dimensions as shown on the drawings. All timber shall be selected DA Kiln machine dressed and sanded. The open riser stairs shall be constructed out of 200mm x 75mm strings with angle cleats fixed over top glued and screwed to strings. The treads shall be 250mm x 50mm screw fixed through top to angle cleats. The winders shall be constructed out of 250mm x 50mm strings and 40mm thick nosed treads set to approximately 250mm going and 177mm risers. House, wedge, block and glue all treads and risers to strings according to best trade practice. Supply and fix all landing risers and nosing pieces to match stairs. Supply balustrading as shown on the plan.

8. GLAZING : Obscure glass (bathroom and W.C. sashes and exterior doors) to selected pattens or as otherwise directed on plan.
Clear glass louvres of 4mm crown rolled plate. Clear sheet glass up to 1.5m^2 - 3mm thickness 1.5m^2 - 4m^2 - 5mm or 6mm drawne rolled plate to sheet limits, - thereafter polished plate quality
Back putty sprig and putty glass into sashes and door panels.

Fixed landscape sashes and single panel doors back putty and bead in glass.

Mirrors ; Provide over [redacted] Vanity Unit [redacted] a mirror to size 600mm x 450mm wide. Drill corners for fixing with 4 Nos CP domed head screws.

9. DRAINAGE DUCT : Construct out of 18mm coreboard the drainage ducts shown on the drawings.
The duct cover shall be made removable above the fittings for access to pipework if necessary

Monier [redacted] TILE ROOF

1. GENERAL : Roof framing as indicated on plan or specified under Carpenter.

All spouting flashings, valleys, vents pipes, chimneys etc. shall be complete and in position before the roof tiling subcontractor is called upon to carry out his work. The contractor shall give the Roof Tiler the necessary notice for commencing date of work.

NOTE : Roof tiling shall be carried out by a reputable specialist roofing contractor.

The subcontractor shall inspect the work of any other trade against which materials are to be placed, and report immediately to the General Contractor any defects or irregularities which may adversely affect his roofing work. All unsatisfactory preparatory work shall be corrected before tiling work proceeds. Failure by the subcontractor to examine and report will be construed as an acceptance of the preparatory work as satisfactory.

2. COLOUR : The colour shall be as selected.

3. BATTENS : Fixing battens 100mm x 50mm heart or treated timber laid over 50mm galvanised wire netting tightly stretched and securely stapled to battens.
Cover over netting with approved bitumenised flet fixed with minimum of 50mm laps or alternatively fix No 15 saturated rag felt tightly stretched and securely fixed to rafters.

4. TILES : Shall be laid in strict accordance with Manufacturers fixing instructions and details, secured with 40mm x 2.5mm galvanised flat head nails with a minimum of 4 nails to each three feet tile, or a maximum spacing of 300mm along face of overlap for longer width tiles.
Ridge and barge caps shall match tiles.

PLUMBER

1. GENERAL :All work shall be carried out in strict accordance with the drawings and specifications, local authority and health departmen regulations and permit requirements.

All materials shall be the best of their respective kinds, and all workmanship must be of the best trade practice.

Plumbing and drainage permit to be uplifted before work is commenced and Plumbing and Drainage subcontractors are to discuss any problems before work is commenced.

2. TESTS : Subject to a full pressure test all water installations, all fittings and fixtures shall be tested and left in perfect working order to the satisfaction of the supervisor and the Local Authority Inspector.

3. LAYOUT AND FIXING PIPES AND TUBES : All water pipes shall be concealed from view. Run all pipes and tubes in straight runs of even gradient, and easy bends, reducing the use of fittings to an absolute minimum. All pipes and tubing shall be strapped in position with straps fixed to wood framing with brass screws. No piping or tubing shall rest on ground. Provide necessary wingback bends and tees fixed to timber swangs with brass screws.

4. FLAT IRON ROOF TO PORCH : Roof poren in .5mm galvanised flat steel sheet turned up at wall and down at edges to form watertight roof.

5. FLASHINGS :
(a) General : All flashing requirements shall be checked and measured on job, made to accurately fit the work, and be machine bent, folded and cut. Where full length flashings are not possible, well lap and solder all joints.
Even though not particularly specified,do all flashings necessary to render the building weathertight.

(b) Wall angle flashings : Supply to Carpenter all necessary standard stock-run internal and external angle flashing of 0.50mm galvanised iron. Intersection of roof and weatherboard walls shall be flashed with 0.50mm galvanised iron lapping roofing at least 230mm and turned up behind weatherboard at least 100mm.

(c) Asbestos sheets : Flash horizontal joints on asbestos sheets and timber sheathing as detailed on the drawings.

(d) Roof flashings generally : 9 (Calleys pipes etc.) line valleys with 0.60mm galvanised iron 380 wide with edged turned up 13mm and 230mm end laps.

NOTE : Valley linings for tile roofs 0.50mm zinc. Lay valley linings over building paper.

Flash and overflash all vent, flue and exhaust pipes with 24 gauge galvanised iron or 2 kg lead.

6. SPOUTING AND DOWNPIPES :
(a) Spouting shall be 125mm quarter round type or as otherwise stated on plan of 0.60 galvanised iron supported on 25mm x 1.0mm galvanised iron clip brackets spaced at not more than 900mm apart. Provide all necessary stop ends, mitred angles and outlets, and set spouting with even falls to outlet points.

(8) Downpipes shall be 65mm diameter 0.60mm galvanised iron complete with all necessary angles and offsets. Secured each downpipe with 30mm wide x 0.60mm galv iron straps screw fixed to purpose made wall blocks. Alternatively secure downpipes with patent galvanised wall clip brackets.

7. WASTES(TRAPS) AND FLOOR WASTES : Provide deep seal traps on all sullage wastes discharging singularly to gully traps and provide floor wastes in all upstairs W.C. compartments and discharge open air with flap valve.
Conceal and carry waste pipes from all fittings with traps, cleaning eyes etc as ~~XXXXXXXX~~ required. All wastes and traps regulation size and type of drawn coper tubing or P.V.C. Polypropylene to suit locations. Unless otherwise directed all exposed traps (e.g. basin etx) shall be white Polypropylene with floor flange.

8. VENT PIPES AND SOIL STACK :
(a) Terminal vents and soil stacks 1.8m x 75mm diameter cast iron with 0.60mm copper or asbestos, extension of regulation type required by Local Authority. Secure to walls with 50mm brass screws and washers.

(b) Back Vents : 50mm PVC or copper with regulation type bend for pan connection. Conceal vent pipe in wall.

(c) Terminate vent pipes ~~x~~ 450mm above roof and provide galvanised wire ballon cowls to tops of all vents.

9. COLD WATER SUPPLY : Lay on cold water supply from mains supply in 40mm diam. [redacted] piping. Take from 32/25mm supply 20 diameter branches [redacted]. Provide cast iron toby box and cock at boundary to 25mm mains supply in [redacted] provide similar cast iron toby and cock for 20mm diameter branches all as required by the Local Authority. Run 20mm diameter branches to bath and 15mm diameter branches to other fittings and also to ~~x~~ two exterior hose taps to be located in [redacted] adjacent to the back and front door or as directed on the job. Run the cold supply to the following fittings Bath, vanity, sink, tub, wic's cistern and hose points as directed. Connect to Ajax or similar pressurin reducing valve and to hot water cylinder with 20mm diameter copper paipe. Exposed supply pipes shall be chromium plate. Similarly C.P. wall flanges shall be provided where wate connections to fittings are exposed to view.

10. HOT WATER SUPPLY : Supply and install in cylinder cupboard provided a 180 litre ~~xxxxix~~ regulation iron clad insulated copper cylinder of approved manufacture with approved electric heating thermostat controlled pipes. Install thermostat and element as supplied by Electirician.

Run 12.5mm diam. copper slidgpipe with screwed brass cap through external wall.

From top of cylinder lead off 20mm copper lagged expansion pipe carried up and discharged above roof. Lead off 20mm copper pipe from base of exhaust and from this take 20mm diam. branches to bath and 15mm diam. branches to vanity, sink and tub. Any exposed supply pipes shall be chromium plated with C.P. wall flanges as for cold water supply. Lag all hot pipes for full length of run.

11. TAPS : All taps shall be chromium plated on brass to "Finsatyle" pattern. Hose taps 12.5mm diameter brass cocks with screwed ruff for hose union.

12. FITTINGS : All fittings shall be free from all blemishes, and be complete with necessary plugs, c.p. chain stays and c.p. brass grated waste unions. Unless otherwise scheduled or shown on plan, fittings shall comprise :
(a) Bath : Supply and fix in bathroom a standard quality white enamelled 1675mm bath, built in as specified under Carpenter.

(b) Sink : Supplied under Joiner. Supply plug and stay as above and connect to trap and waste. Sink bowl 500mm 350mm stainless steel.

(c) W.C. and Cistern: Supply and fix where shown, latest pattern white glazed earthenware pedestal complete with standard Bartone plastic double flap seat and all fittings. Connect drains. Supply and fix a DUX centre flush underwater valve cistern and connect to water supply.

(d) Tub and cabinet : Supply and install a single stainles steel tub and wood cabinet complete.

(e) Vanity Unit : Supplied by Joiner Supply plug chain and connedt to waste.

DRAINLAYER

1. GENERAL : Provide and fix all materials necessary to construct the drainage system, which shall be the best of their respectivekinds. All materials and the whole of the work shall be in accordance with the best trade practice and within the requirements of the Local Authority and the Health Department. The drainage constractor to discuss any problems wixxx before work is commenced.

2. TRENCHES : Excavate all trenhces, gully traps, etc, to required depths for the approved laying of sewer, stormwater or field tile drains. Back fill on colmpletion of all testing and consolidate.

3. DRAINLAYING : Confer with the Local Authority in connection with this section of the works. From the main 150mm diameter sewer branch, take off to each unit 150mm diameter glazed earthenware sockotted drains or similar as shown. The whole of the drains are to be accuragely laid to easy grades and jointed with neoprene sleve, each pipe being cleaned out as work proceeds. The drainage work shall be complete with all bends, springs, inspection Y's and pipes etc. Connect to main sewer and connect to all traps vents and other fittings as required. Build in gully traps complete with iron gratings and form neatly dished curbs around gully traps and build in all discharge pipes.

4. STORMWATER DRAINS: Confer with the Local Authority in connection with this this section of the works. Run 100mm diameter drains on site as shown and branch off in100mm stormwater with shorter runs off to each pipe in locatio ns shown. Seal head of downpipe and drains with cement compo.

ELECTRICIAN

1. PERMITS AND MATERIALS : Pay all fees and obtain all permits necessary. All materials shall be of approved xxxxxxmanufacture and must conform to the standards laid down by the Local Power Authority.

2. WORKMANSHIP: The whole of the installation must be carried out according to the provision of the Electrical Wiring Regulations. All wiring shall be concealed.

3. POINT OF ENTRY AND WIRING : Run from main power supply to the flats in underground cable, located as shown on the drawings. Provide ground entry box in location shown on plan.

These ground boxes shall be set within the concrete foundations and shall be fixed in accordance with the Local Authority regulations and also supply and install regulation entry fuse box. Wire the whole of this system with tough plastic sheathed wire and insulated cables in accordance with the layout of points and fittings on plan.

4. SWITCHBOARD AND METER : Where later directed, supply and instal on exterior wall complete a hicks or similar metal weatherproof box in 450mm x 450mm board. Fit board with necessary fuses, terminals, copperbusbars, and x pair terminals etc. Earthing of switchboard shall be bonded to the water system to regulation requirements.

5. SWITCHES : All switches throughout shall be flush plate P.D.L. rocker type all of approved manufacture. Switches shall be insulated where required. Set light switches at height of 1.3m from floor unless otherwise directed.

6. SOCKET OUTLETS AND FIXED POWER OUTLETS : Power points in positions shown on plan shall be at heights indicated on plan. Install fixed power outlets xxxxxxx to special fittings or appliances and connect same.
All power socket points throughout shall be 10amp bearing 3pin earthed plugs in flush plates with individual switch control. Fixed power outlets shall be controlled by necessary flush type switch.

7. LAMPHOLDERS AND FITTINGS : To all lighting outlets fit only ceiling roses and droppers or batten holders as required complete with gas filled inside frosted lamps. Supply and fix lamps up to 100 watt according to room size. Fit 150mm diameter ball fittings to outside lights positions shown on drawings. Contract does not include other light shades or fittings.

8. ELECTRIC RANGE : Allow the sum shown in "Schedule of P.C. Items for the supply of a selected electric range. Allow separately for complete installation of same including sufficient length of flex conduit for easy access to stove in position shown. Range switch shall be flush type within easy reach of range.

9. HOT WATER CYLINDER : Allow for power connection and control switch to cylinder installed by plumber. Supply to Plumber for fitting to cylinder a 1000 watt element with thermostat.

10. SCHEDULE : Allow for the following :
(a) Light Points includes exterior watertight fittings.
(b) Power Points
Range Connection
(d) Hot water Cylinder Point

11. TEMPORARY POWER : Check General Contractor's temporary power box, board and earthing, and arrange for connection to mains. Serve all notices and pay necessary fees to power authority.

12. TESTS : Test all circuits and leave same in order on handing over work.

PAINTER & PAPERHANGER

1. MATERIALS : Generally, all materials shall be of N.Z. manufacture of approved brands, delivered in unbroken packages bearing brand and maker's name complete. Materials shall be applied strictly in accordance with the Manufacturer's printed instructions. The paint or enamel for all coats shall be the product of the same manufacturer.

2. WORKMANSHIP AND PREPARATION OF SURFACES : The Painting contractor shall provide all gear and equipment and scaffolding necessary for the proper execution of the work. All work shall be of the highest standard, performed by skilld tradesmen and finished to the satisfaction of the supervisor. No paint shall be applied to damp surfaces and no external painting is to be done during frosty or unsuitable weather. Between each coat, rub down, with glasspaper to obtain a good surface. any work damaged by dust, rain or by any other cause, shall be rubbed down and re-coated. Each coat of paint shall be finished with onecoat over all surfaces before a further coat is applied. Paint shall inpinge upon the glass for weather protection.
The painting contractor shall inspect all work prior to commencement and report immediately in writing to the Main Contractor any defects or irregularities which may adversely affect his finishes. All defects so reported shall be corrected prior to subcontractor commencing. Failure by the Painting subcontractor to inspect and report will be construed as an acceptence of dwelling and surfaces and any defects discovered at alate date will be remedied at the Painting subcontractors expense.

3. ON COMPLETION : All glass fittings and finishes shall be left clean and free from paint and paper, including formica, plumbing fittings etc.

5. COLOURS : All work shall be carried outin accordance with colour schemes supplied to the Painting Contractor. A copy of which will be supplied to the main contractor prior to commencement of the work. The contract provides for multi colour work for interior and exterior work.

6. WORK NOT INCLUDED IN THE PAINTING CONTRACT :
(a) Priming of exterior joining timbers including butts and laps which shall be undertaken by the Main Contractor.
NOTE : The painting contractor shall check prising work and make good any defective work.
(b) The plaster work to foundation walls, porch floors etc.

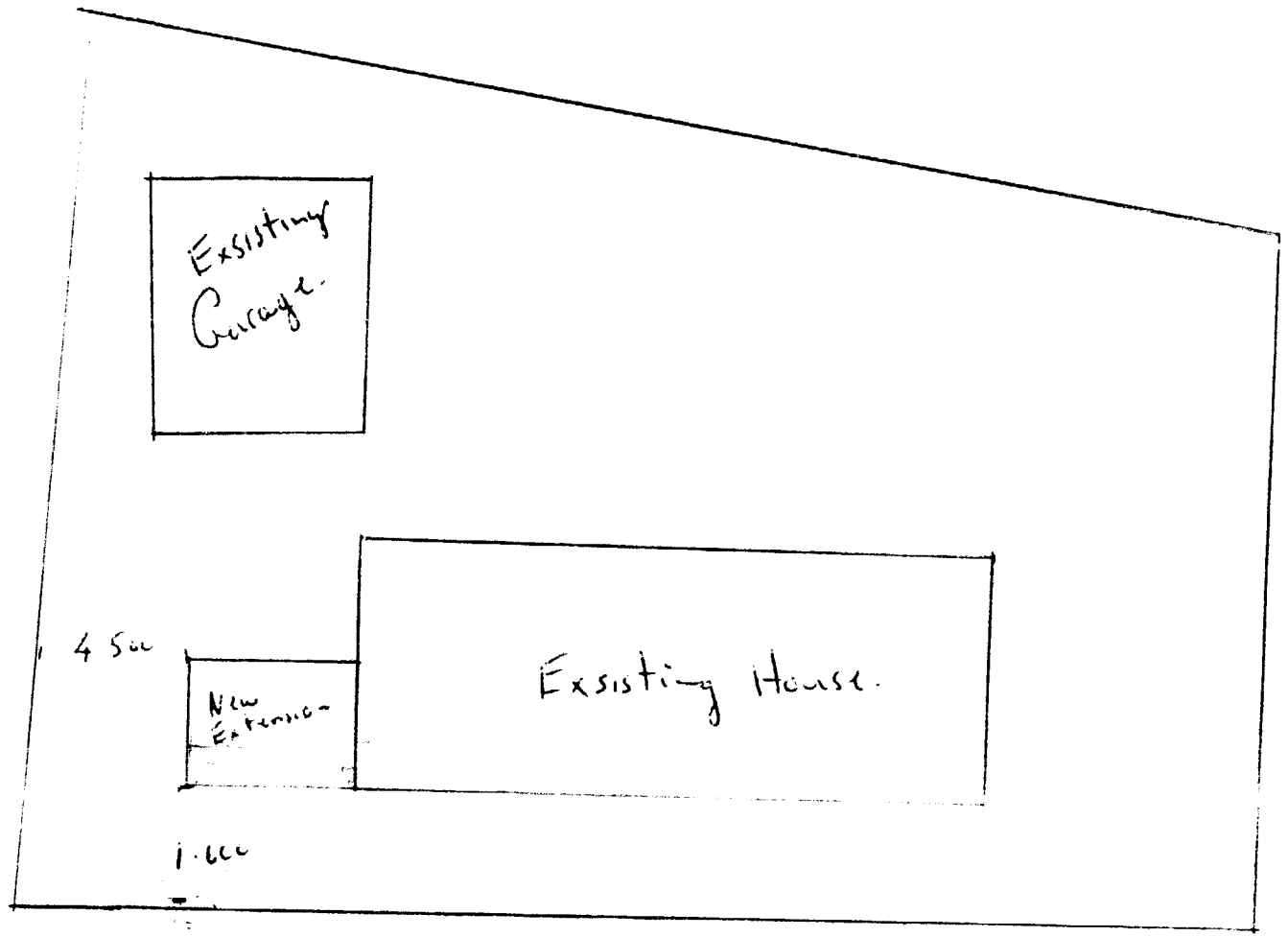
6. EXTERIOR WORK : Exterior work shall mean the stopping all nail holes and defects and paint two coats with first quality gloss finish all timber and iron work including all glazing putties, tops andbottoms of sashes, doors etc.
Apply two coats of P.V.A. plastic paint or other approved cement paint to eaves soffit and porch ceilings.
Where oiled finished required, apply two coats of approved weatherboard oil.

7. INTERIOR WORK :
(a) In service rooms (kitchen, laundry, W.C. and bathroom) prime and seal wall and ceiling surfaces, stop and paint two coats of best quality ready mixed brands wiht high gloss finish.
NOTE : Gibraltar board linings in these rooms lined with pain lining papers (see Papermanger).
work shall include backs of kitchen cupboards doors and front edges of shelves only.
(b) Where paint selected, prime stop and paint two coats of all woodwork with ready mixed semi-gloss finish in selected colours.
NOTE : Allow for no painting to ceilings. Finish by others.
(c) Where varnish selected seal and varnish all surfaces with two coats of ready mixed pale clear varnish. Include backs of cupboard doors.
(d) Paint interior to wardrobes with two coats of approved P.VA.A Paint.
NOTE : Other cupboards not painted inside.

8. PAPERHANGER :
(a) Paper service rooms with selected lining papers.
(b) Paper all of living areas unless otherwise specified, with selected pattern wallpaper.
(c) Allow P.C. Value per roll for all papers as scheduled.
(d) Seal all wall surfaces with an approved stainless and mouldproof sealer.
Hang papers plumb and accurate butt joints in full lengths. Follow manufacturers directions where any paticular type of paste is used. Generally wallpaper adhesive shall be "Polycell" or similar approved paste.

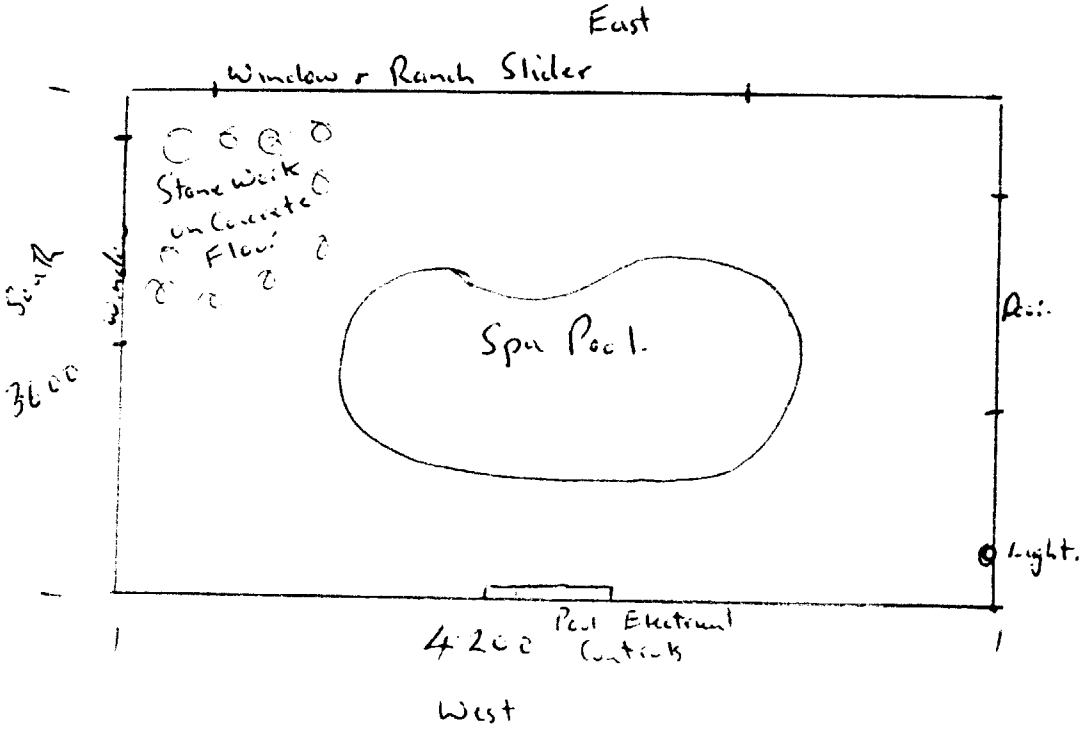
ASPHALTER

1. ASPHALT PAVING : Excavate as requird to drive and parking aroad and finish excavations generally 6" below grounding finished ground levels. Form 100mm 4" concrete edges and curbs to asphalt parking anddriving areas as shown on drawings. Spread roll and machine compact to required falls with selected harfill material. Spread roll and machine compact to minimum thickness of 50mm of hotmix ashphalt paving laid to falls and levels as determined on the site.



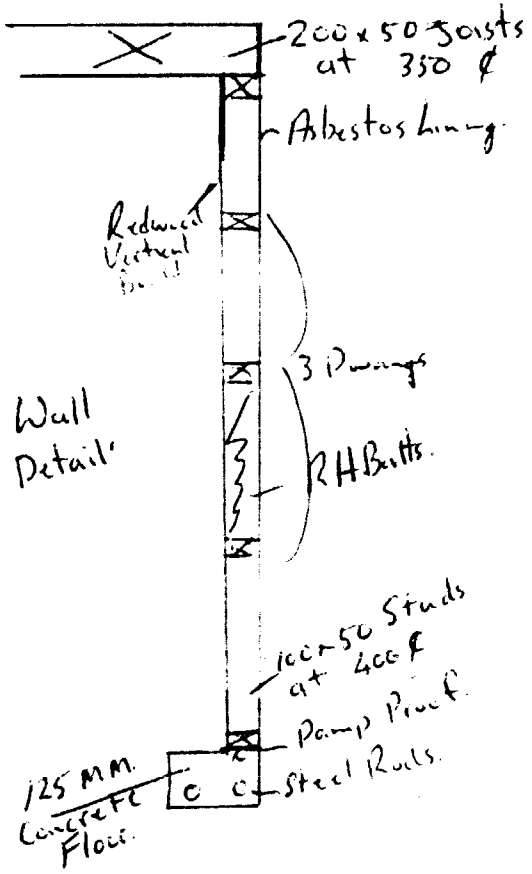
W.J. Prosser Orutin Street Waitemata Beach.

Floor Plan.



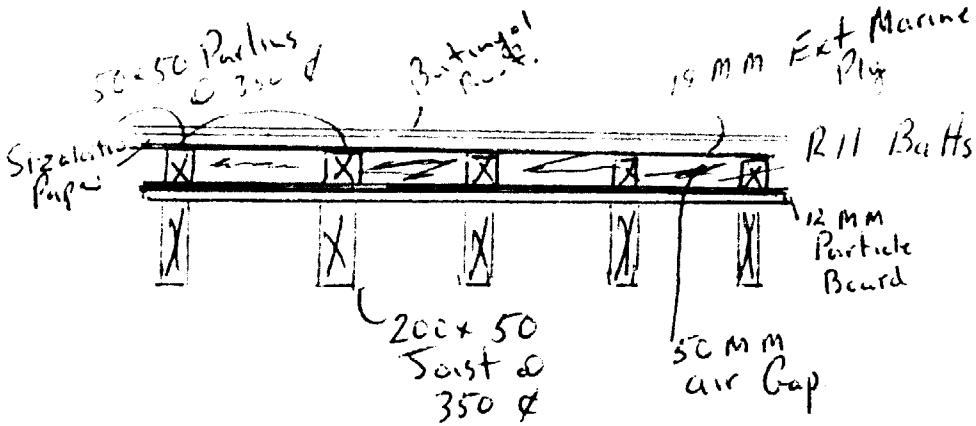
Legend.
100x50 Frame Work on 500x200 Concrete Footing with Steel Rods. Studs 400 ¢, 200x50 Joists at 350 ¢, 12 mm Chipboard on Roof. 50x50 Purlins at 400 ¢, 19mm Ext Marine Ply on top with Butinyol Roof. Interior Lining N.Z. Redwood Rough Sawn Vertical Board Nailed with Copper Nails R11 Batts in Walls and Ceilings. 6mm Asbestos Lining on Exterior walls with 50 x 12 Battens on joints.

Spa Pool Room for Mr & Mrs W Prosser 31 Oratia St. Waitakere Beach.



Wall Detail

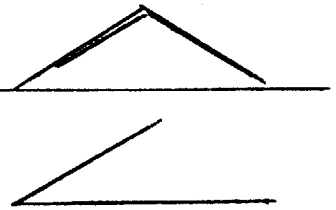
Roof Detail



Bracing Legend.

West Wall 2

South Wall 1



Mr & Mrs W J Prosser Oratia Street Waitakere Beach.

FOR COUNCIL USE:

DEPARTMENT	REQUIREMENTS	Yes	No	COMMENTS	CHECKED/DATE STAMP
Town Planning					
	Zoning Confirms				N/A.
	Dispensation				
	Planning Consent				
	Special Floor Level				
Plumbing					
Drainage					
Stormwater	To Channel				
	To Drain				
	Confined to Lot				
Building					
Structural	Specific Design				
	Foundation				
	Structure				
	Roof				
Subdivisional Engineer					
	Earthworks Bylaw Conditions				
Environmental Health					
Site- Foopath & Entrance Conditions				Ground	N/A

NOTES:

BE ISSUED.

1.12.98

APPROVED Consent may be issued
DATE 23/11/98
Officer
Kapiti Coast District Council

KAPITICOAST DISTRICT COUNCIL
There's a future here

Form 3

APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

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

CONSENT NO
981435

ANTICIPATED COMMENCEMENT DATE 23/11/98

PART A : GENERAL

(Complete Part A and B in all cases - Refer over for Parts C-E, sign and date)

APPLICANT (OWNER*)

Name: ~~Bob~~ BOB MATTHEWS

Mailing address: C/O PO Box 9760
WCTN

Contact *[Print Name and position]*: TONY ROBERTS

Phone: 025 477 049 Fax 346 4520

*Under section 33 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

FOR COUNCIL USE

Received: 23/11/98

Application fee: $ 140.00

Receipt No: 739003

Paid By: Tony Roberts
Nat CQ

NOTE: BALANCE OF FEES ARE PAYABLE ON CONSENT APPROVAL

PROJECT

Cross One

New or relocated Building	☐
Alterations or additions	☑
Accessory Building or Fire	☐
Building Demolition or Removal	☐

Being stage _____ of an intended _____ stages.

Estimated value (inclusive of GST) : $ 15 000

Intended use, eg Dwelling, Carport, Garage, etc
DWELLING alts

Intended life: (of building)
Indefinite but not less than 50 years ☑
Specified as _____ years

PROJECT LOCATION

Street address (if any) 31 ORATIA ST
WAIKANAE

Legal description (*as shown on certificate of title or rates notice, if any)*: Lot 70

DP 45393

Valuation No. 1492043300

This Application is for:

☐ Building Consent only, in accordance with project information

☑ Both building consent and a project information memorandum

PLEASE NOTE

The information provided in support of this application is public and as such is freely available on request. However under Section 27(3) of the Building Act 1991 you may for security and/or copyright reasons request the plans and specifications pertaining to this application be marked as confidential by completing the following section

CONFIDENTIALITY

Plans and Specifications

1. ☐ I/We **require that** my//our:
2. ☐ plans
3. ☐ specifications

be treated as confidential in order to protect:

4. ☐ the security of the building
5. ☐ copyright

Signed: _____

SIZE OF BUILDING	
Floor area m²	
No of stories	
No of Units	

PART B : BUILDING DETAILS

(Complete Part B in all cases)

This application is accompanied by *(cross each applicable box, attach relevant documents in duplicate):*

The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the building code, with supporting documents, if any, including:

- Building certificates
- Producer statements
- References to accreditation certificates issued by the Building Industry Authority
- References to determinations issued by the Building Industry Authority

Proposed procedures, if any, for inspection during construction

PART C : PROJECT DETAILS

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

Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings

New provisions to be made for vehicular access, including parking

Provisions to be made in building over or adjacent to any road or public place

New provisions to be made for disposing of stormwater and wastewater

Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains

New connections to public utilities

Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities and suppression of noise

Any cultural heritage significance of the building or building site, including whether it is on a marae

PART D : KEY PERSONNEL

(Complete Part D as far as possible in all cases. Give names, addresses and telephone numbers. Give relevant registration numbers if known)

Designer(s): _____

_____

_____

_____

Building Certifier(s): _____

_____

Builder/s TBA

_____

_____

Registered Drainlayer: _____ REG NO: _____

Craftsman Plumber: _____ REG NO: _____

Other: _____

_____

PART E : COMPLIANCE SCHEDULE DETAILS

E1: Systems Necessitating a Compliance Schedule

(Complete Part e1 for all new buildings and alterations, except single residential dwellings)

The building will contain the following *(Cross each applicable box and attach proposed inspection, maintenance, and reporting procedures):*

- Automatic sprinkler systems or other systems of automatic fire protection
- Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire
- Emergency warning systems for fire or other dangers
- Emergency lighting systems
- Escape route pressurisation systems
- Riser mains for fire service use.
- Any automatic back-flow preventer connected to a potable water supply
- Lifts, escalators or travelators or other similar systems
- Mechanical ventilation or air conditioning system serving all or a major par[illegible]e building
- Any other mechanical, electrical, hydraulic or electronic sys[illegible]n whose pr[illegible] operation is necessary for compliance with the building code
- Building maintenance units for providing access to the exterior and interior walls of buildings
- S[illegible]ch signs as are required by the building code in respec[illegible]f the above-mentioned system
- None of the above

E2: Other Systems and Features to be [illegible]led [illegible] Compliance Schedule

(Complete Part E2 only if building contains one or [illegible]ore of the systems liste[illegible] in Part E1)

The building will contain the following *(cross each applicable box and attach proposed inspection, maintenance and reporting procedures):*

- Means of escape from fire
- Safety barriers
- Means of access and facilities for use by persons with disabilities which meet the requirements of section 25 of the Disabled Persons Community Welfare Act 1975
- Handheld hoses for firefighting
- Such signs as are required by the building code or Section 25 of the Disabled Persons Community Welfare Act 1975

Signed for and on behalf of the Applicant:

Name: TONY ROBERTS

Position: DESIGNER Date: 2/11/98.

FOR OFFICE USE ONLY

FEES			
Building	$412	APPLICATION DEPOSIT	$140.00
Sewer Connection	$.....	RECEIPT NO	DATE 24.11.98
Water Connection	$.....	# 739003	
Vehicle Crossing	$.....	INVOICE NO	DATE.....
Damage Deposit	$.....	28670	1.12.98
Structural Checking	$.....	RECEIPT NO	DATE 9.12.98
Building Research Levy	$.....	746147	
Development Levy	$.....	FEES PAID BY:	
BIA Levy	$.....	Lund Construction	
Compliance Schedule	$.....	W	
Digital Storage Fee	$22.50	BUILDING CONSENT NUMBER	DATE ISSUED
Certificate of Title Change	$.....		
Photocopying	$.....	981435	9.12.98
SUBTOTAL	$434.50	AUTHORISATION FOR REFUND OF DEPOSITS	
Less Deposit Paid	$140.00	Deposit held =	$.....
TOTAL	$294.50	Cost to Repair Damage Caused During Construction =	$.....
GST INCLUDED	$.....	Total Balance to be Refunded	
		Authority Number:	
		Authorised:	DATE:

SITE CHECK SHEET

NAME: Mathew

SITE ADDRESS: 31 Otaha st-Wai **LOT:** 70 **DP:** 45393

PROJECT: Ext. alts **CONSENT NO:** 981435

BUILDER: ..... **CONTACT NO:** .....

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

FOUNDATIONS

Date: ..... Officer: .....

Approved building consent documents on site: YES / NO

SITING:

Front yard	☐ Left hand side yard	☐ Conforms with approved plan	YES / NO
Rear yard	☐ Right hand side yard	☐ If no, has new site plan been requested	YES / NO

Minimum floor level	☐ Footing size	☐ Foundation wall reinforcing	☐
Pile hole size	☐ Footing reinforcing	☐ Foundation wall size	☐
Anchor pile size	☐ Subfloor vents	☐ Specific design	YES/NO
Pile hole spacing	☐ Steps/stairs	☐ If yes, has Engineer inspected	YES/NO

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

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

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

COMMENTS

Tick (✓) approved inspections Cross (x) inspections not approved Strike out inspections not applicable

PRE-SLAB

PLUMBING AND DRAINAGE: Date: .....Officer: .....

UNDERSLAB PLUMBING		UNDERSLAB DRAINAGE	
Pipe sizes	☐	Pipe sizes	☐
Falls	☐	Falls	☐
Pipe protection	☐	Pipe protection	☐

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

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

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

COMMENTS

_____

_____

_____

_____

_____

_____

_____

_____

_____

BUILDING Date: .....Officer: .....

Minimum floor level	☐	Mesh	☐
DPC	☐	Mesh chairs	☐
Joints taped	☐	Slab thickening	☐
Penetrations	☐	Bottom plate fixings	☐

Specific design Yes / No

If yes, has Engineer inspected Yes / No

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

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

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

COMMENTS

_____

_____

_____

_____

_____

_____

_____

Tick (✓) approved inspections Cross (x) inspections not approved Strike out inspections not applicable

SUBFLOOR

Date: .....Officer: .....

Ord pile fixings	☐	Subfloor bracing	☐
Anchor pile bolts	☐	Joists - size/spacing/fixing	☐
Brace pile bolts and washers	☐	Cant. Joists - lth/size/spc	☐
Timber treatment	☐	Solid blocking - spacing	☐
Subfloor framing	☐	Notching, holes etc	☐
Subfloor beams/bearers	☐	Proprietary connections	☐

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

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

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

COMMENTS

EXTERIOR CLADDING

Solid Plaster/Textured Finish: Date: .....Officer: .....

Rigid backing	☐	Reinforcement	☐
Non rigid backing	☐	Spacers	☐
Building paper	☐	Nailing (Hardies)	☐
Battens (non rigid)	☐	Flashings	☐
Cavity (non rigid)	☐	Control joints	☐
Sheet set out (Hardies)	☐		

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

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

Producer Statement Yes/No/NA

COMMENTS

Tick (✓) approved inspections Cross (x) inspections not approved Strike out inspections not applicable

PRELINE

PLUMBING AND DRAINAGE: Date: 8/12/98 Officer: .....
Plumber: Roger Main .....

Pressure test	✓	Joint strain	✓
Visual leak check	✓	Pipe insulation	✓
Pipe support/clips	✓	Stacks	X
Pipe size	✓	Wastes	✓
Pipe material	✓	Supply tank	X

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

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

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

COMMENTS

BUILDING Date: 8-12-98 Officer: .....

Timber treatment	H/T.	Bracing straps	
Ceiling diaphragm		Timber grade	✓
Dragon ties		Wall dwangs	✓
Studs - size/spacing	✓	Trimming studs	✓
Wall insulation	✓	Truss/rafter - fix/space	
Posts - size/fixing		Ceiling joists	
Lintels/bms - size/fixings		Plate fixings	
Ext joinery - labels		Ventilation	
Ceiling runners		Ceiling battens	
Wall bracing		Check exterior claddings	
Mech ventilation			
Moisture Content Walls	% DRY.	Ceiling	%

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

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

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

COMMENTS

Tick (✓) approved inspections Cross (x) inspections not approved Strike out inspections not applicable

POSTLINE

Date: .....Officer: .....

Sheets nailed as per your schedule ☐ Insulation to walls ☐

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

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

Postline Label in place? Yes/No

COMMENTS

DRAINS

Drainlayer: Roger Mein ..... Date: 31/12/98 Officer: .....

Drain depth	☐	Gully traps	☐
Subsoil drains	☐	Granular bedding	☐
Pipe material	☐	Terminal vents	☐
Disposal field	☐	Even gradient/line	☐
Drains under building	☐	Soil stack	☐
Connection to main	☐	Manhole - haunching	☐
Pipe supports	☐	Inspection/bends	☐
Manhole - structure	☐	SW to kerb	☐
Lamp holes	☐	Sumps	☐
Drain test	☐		

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

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

Producer Statement Yes/No/NA

COMMENTS Connection for new WC OK JH

Tick (✓) approved inspections Cross (x) inspections not approved Strike out inspections not applicable

MISCELLANEOUS INSPECTIONS

Blockfill: ..... Date: .....Officer: .....

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

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

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

Producer Statement Yes/No/NA
COMMENTS

Retaining Walls

Siting	☐	Subsoil drainage	☐
Stretchers	☐	Post Holes	☐
Deadmen	☐	Retaining components	☐
Poles/posts	☐	Tie bars	☐
Footing	☐	Headers	☐
Engineers design/supervision	☐		

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

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

Producer Statement Yes/No/NA
COMMENTS

Solid Fuel Heaters

Chimney Check	☐	Flue height	☐
Seismic fixing	☐	Hearth	☐
Flue flashing	☐	Clearances	☐
Flue	☐	Ceiling plate	☐
Mantel shelf	☐		

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

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

COMMENTS

Tick (✓) approved inspections Cross (x) inspections not approved Strike out inspections not applicable

FINAL INSPECTION

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

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

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

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

Producer Statement Yes/No/NA

OK to issue final code compliance certificate. Yes/No

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

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

Comments:

Tick (✓) approved inspections Cross (x) inspections not approved Strike out inspections not applicable

Application No: 981435
Date: 25/11/98
Site Address: 31 Oratia St - Wai.
int alse alts

FEE CALCULATION SHEET

ADMIN = $40 per hour
PLAN VETTING = $72 per hour
INSPECTIONS = $60
DIGITAL SCANNING = $22.50

TECHNICAL CONSULTANTS = Cost + 10%
NETWORK UTILITY OPERATORS = Cost + 10%

	CLASSIFICATION	$	PLAN VETTING				TOTAL $	CONSULTANTS			TOTAL $	INSPECTIONS					DIG SCAN Yes/No	TOTAL $	ADMIN $	PIM	TOTAL
			Pl	D	Bld	EH		T/P				Site	Pl	D	Bld	Eh	~~$33.50~~				
1	Fire Places, Signs	0-1500																	40	Nil	
2	Sheds, Carports	1501-4000																	40	Nil	
3	Garages, Conservatories, Swim Pool, etc	4001-10000																	40	50	
4	House Additions alts	4001-10000																	40	50	
5	House Additions alts	10001-50000		2	2		$72	OK				X	2	1	2		✓	$300	40	AK	$412
6	Dwellings	50001-100000																	40	100	
7	Dwellings	100001-150000																	40	100	
8	Dwellings	150001-200000																	60	100	
9	Dwellings	200001-250000																	60	140	
10	Dwellings	250001-300000																	80	140	
11	Dwellings	300000 +																	80	160	
12	Commercial/ Industrial	0-10000																	40	50	
13	Commercial/ Industrial	10001-50000																	40	60	
14	Commercial/ Industrial	50001-10000																	40	100	
15	Commercial/ Industrial	100001-150000																	40	100	
16	Commercial/ Industrial	150001-200000																	60	100	
17	Commercial/ Industrial	200001-250000																	60	140	
18	Commercial/ Industrial	250001-300000																	60	140	
19	Commercial/ Industrial	350001-350000																	60	140	
20	Commercial/ Industrial	350001-400000																	80	160	
21	Commercial/ Industrial	400001-450000																	80	180	
22	Commercial/ Industrial	450001-500000																	80	200	
23	Commercial/ Industrial	5000000 +																	80	250	

CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS	STANDARD ADDENDA			
14	32		17	
1	2		18	
17	3		19	
7	4		20	✓
16	5		21	
2	6		22	
3	7		23	
18	8		30	
4 ✓	9		31	
8 ✓	10	✓	33	
5	11		24	
10 ✓	12	✓		
12	13			
6 ✓	14			
9 ✓	15	✓		
11	16			
13				
15				

STANDARD CONDITIONS
1 34
2
3

NON STANDARD ADDENDA

KAPITICOAST
DISTRICT COUNCIL

Building Consent

Section 35, Building Act 1991

Application

B MATTHEW	No.	981435
C/- PO BOX 9760	Issue date	9/12/98
WELLINGTON	Application date	25/11/98
	Overseer	BOB OLIVER

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS
	BEING STAGE 1 OF AN INTENDED 1 STAGES
	ALTERATION TO DWELLING
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	RESIDENTIAL
Estimated Value	$15,000
Location	31 ORATIA STREET, WAIKANAE
Legal Description	LOT 70 DP 45393 CT 16D/1164
Valuation No.	1492043300

Charges

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

	$	434.50
Building Research Levy	$	0.00
Building Industry Authority Levy	$	0.00
Total	$	434.50

PAID

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

Signed for and on behalf of the Council:

Name: _____ **Date:** 9.12.98

Addenda to Application

Application

B MATTHEW C/- PO BOX 9760 WELLINGTON	No.	981435

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGES ALTERATION TO DWELLING
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	RESIDENTIAL
Estimated Value	$15,000
Location	31 ORATIA STREET, WAIKANAE
Legal Description	LOT 70 DP 45393 CT 16D/1164
Valuation No.	1492043300

General Requirements

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

1. PRELINING INSPECTION, MOISTURE TEST, CHECK BRACING
2. PRELINING INSPECTION OF PLUMBING
3. WATER TEST ON SEWER DRAINS
4. FINAL INSPECTION BUILDING
5. FINAL INSPECTION OF PLUMBING

b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 298 5139 between the hours of 8.00am and 4.30pm.

2 Addenda to Application 981435

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 6 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. Names and registration numbers of plumber and drainlayer are required before work commences.
3. Both hot and cold water pipes are to be tested to 1500 KPA pressure.
4. Owner/builder is to ensure that the proposed foundation height will allow a satisfactory drainage connection to the sewer main.
5. A tempering valve is to be installed on the hot water cylinder.

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

OWNER/BUILDER/
AUTHORISED PERSON **Date:**

KAPITICOAST
DISTRICT COUNCIL

there's a future here

Project Information Memorandum

Section 31, Building Act 1991

Application

B MATTHEW	No.	981435
C/- PO BOX 9760	Issue date	1/12/98
WELLINGTON	Application date	25/11/98
	Overseer	BOB OLIVER

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS
	BEING STAGE 1 OF AN INTENDED 1 STAGES
	ALTERATION TO DWELLING
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	RESIDENTIAL
Estimated Value	$15,000
Location	31 ORATIA STREET, WAIKANAE
Legal Description	LOT 70 DP 45393 CT 16D/1164
Valuation No.	1492043300

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

This project information memorandum includes:

___ Details of authorisations which have been granted

Signed for and on behalf of the Council:

Name: _____ **Date:** 1·12·98

KAPITICOAST
DISTRICT COUNCIL

there's a future here

Checksheet

Residential Additions and/or Alterations

Use this check sheet to assist you in lodging a complete building consent application and to avoid delays in processing. Please attach 2 copies of the following information (unless otherwise specified below) with your completed building consent application form. Tick each box which is relevant and ensure you attach the information. If it is not relevant, please write NA across the box.

		For office use only
☑	**Certificate of Title** One copy of current certificate/s of title.	☐
☑	**Site plan** (1:100/1:200) showing: dimensions of all boundaries, north point, ground contours/levels existing and proposed. site area, street name and number, outline of dwelling with additions clearly indicated and distances to boundaries. Include points that height control planes are taken from.	☐
✓ ☐	**Foundation plan** (1:100/1:50) showing:	☐
	☐ if concrete slab - details of steel layout	☐ if concrete - ring foundation, indicate ventilation.
	☐ footing details	☐ timber sub-floor bracing
	☐ dimensions of external foundations	☐ bracing schedule for sub-floor
	☐ Engineers structural details for walls etc	
✓ ☐	**Drainage plan** (1:500/1:100) showing:	☐
	☐ outline of dwelling with additions clearly indicated with location of all fixtures and fittings (1:100)	☐ location of any Council main sewers and drains servicing the site (1:500)
		☐ design of drain systems with all inspection bends and junctions (1:100)
	☐ if addition is 2 storeys or more - isometric layout of levels showing all waste pipes and falls (1:100)	☐ On site effluent disposal. Provide specific design by qualified engineer showing compliance with Wellington Regional Council Regional Plan in respect to discharges to land.

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

☑ Floor plan (1:100/1:50) showing:

- ☐ existing and proposed floor area, all framing dimensions and room sizes, all spaces designated, door and window sizes, sanitary fixtures and fixings, kitchen stove, food storage areas.
- ☐ if the addition creates two storeys or more, additional floor plans are required showing upper floor area to the nearest square metre (m^2), all framing and room dimensions details of stairs, barriers and handrails, floor joist layout, support, beams, trimmer joists.

☐ Bracing plan (1:100/1:50) showing

- ☐ location, type and number of bracing elements to indicate compliance with NZS 3604:1990 (include calculations).
- ☐ if the bracing was specifically designed by an engineer attach a copy of the calculations with this application.
- ☐ bracing schedule calculation sheet

☐ Elevations (1:100/1:50) showing:
accurate ground lines from boundary to boundary on each elevation, relevant District Plan daylight control lines, the maximum height on each elevation, location of door and window openings, fixed and opening sashes, floor levels in relation to ground levels, exterior cladding nominated to all elevations, down pipes and spouting, ventilators to sub-floor area (suspended floors only).

☐ Sections and Details (1:100/1:50) showing:

- ☐ foundation detail - reinforcing steel
- ☐ insulation systems and materials to floors, walls and roof
- ☐ stud heights of rooms and total height from ground floor level to top of ridge (along and across) and details of all major connections.
- ☐ details of fire rated partitions from floor to underside of floor above (if more than one fire cell) and noise control system).
- ☐ roof cladding, eaves, faces, gutters, flashings to openings
- ☐ fire rated systems on all walls closer than one metre to any boundary.
- ☐ exterior cladding, including veneers
- ☐ lintel beams and timber dimensions

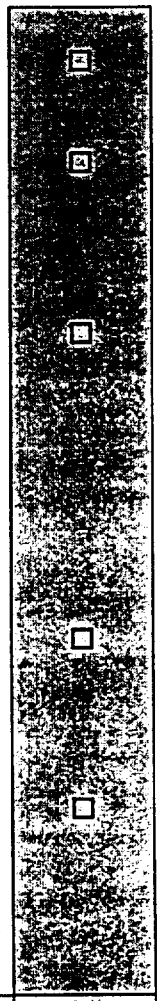
☐ Structural and Calculations
If any design work required the services of a registered engineer, attach a copy of the calculations with this application.

☐ Heating
If the plans shows a solid fuel heating appliance (free standing or in-built), a copy of the manufacturers data and instructions for installing the heating appliance must be attached with this application.

☐ Specifications
Provide two sets of specifications with relevant section headings. Specification should be specific to the project and contain no irrelevant information. The basic information such as site address, legal description and owners name and address, should be clearly shown. Specification should also include details of all materials and fittings required for the project and indicate compliance with the Building Code.

☐ Earthworks Consent (KCDC Bylaw)
If the existing ground levels are to be altered 600mm vertically, or total of 50m3 of solid fill is moved, you will need to make a separate application for an earthworks consent (see note 1).

District Plan - land use consent, earthworks
A land use consent is required if the proposed earthworks extend more than 2.0 metres beyond the foundation, and if the earthworks involve the disturbance of more than 50m³ and alter the ground level by more than 1.0 metre measured vertically.



☐ **PLAN PAPER SIZE**
Plans are to be drawn on plain white paper, coloured or graph paper is not acceptable. Paper size should be in proportion to the size of the project being shown. Size A3 is preferred, plans drawn on A1 or A2 should have an additional copy reduced to A3 supplied with the application (with reduced scale key).

NOTE: As from 1 July 1998, Council will be commencing digital storage of all plans, if preferred, applicants may provide their documentation in digital form.

Note: If other Council approvals are required you can apply for them:

1. at the same time when lodging this application; OR
2. before lodging this application.

Acceptance of your building consent will be conditional upon you providing:

1. *All the relevant information described in this form;*
2. *A building consent application form;*
3. *Payment of an application deposit.*

The Building Control Department reserves the rite to not accept any application for building consent where the quality of the information is poor or inadequate.

For further information contact the Building Control Department on (04) 298-5139.

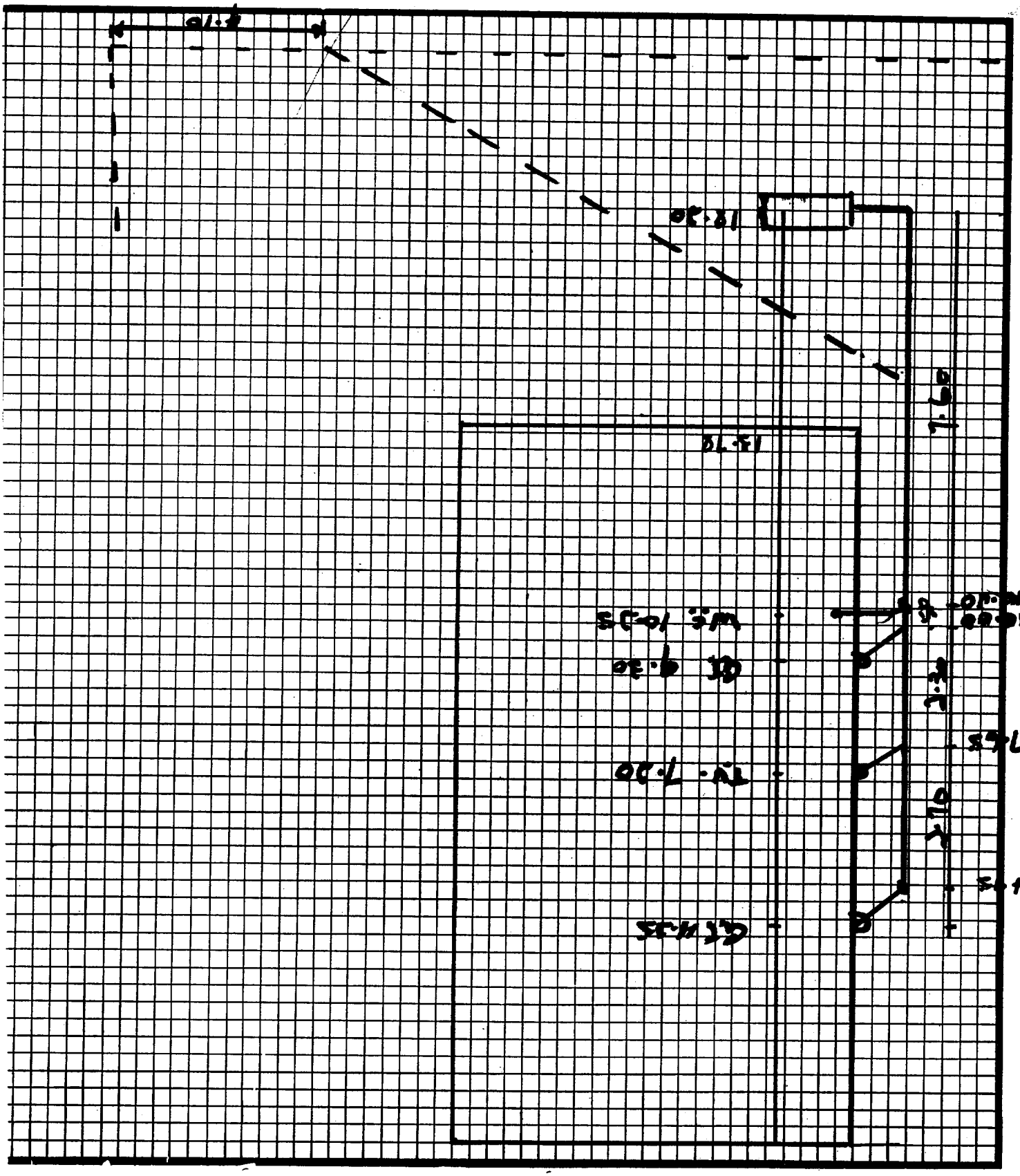
PLAN OF ALLOTMENT

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

Boundary Lines to be shown thus: —— · —— · —— · —— · —— ·

WATER SUPPLY: Position to be shown of Well or Bore if within 100 feet.

Frontage to ..... Road



FOR COUNCIL USE:

DEPARTMENT	REQUIREMENTS	Yes	No	COMMENTS	CHECKED/DATE STAMP
Town Planning	Zoning Confirms				
	Dispensation				
	Planning Consent				
	Special Floor Level				
Plumbing					
Drainage					
Stormwater	To Channel				
	To Drain				
	Confined to Lot				
Building					18.1.99
Structural	Specific Design				
	Foundation				
	Structure				
	Roof				
Subdivisional Engineer					
	Earthworks Bylaw Conditions				
Environmental Health					
Site- Foopath & Entrance Conditions				Ground	

NOTES:

there's a future here

KAPITICOAST
DISTRICT COUNCIL

Away until 7th Jan

RECEIVED
23 DEC 1998
KAPITI COAST DISTRICT COUNCIL

Form 3

APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

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

CONSENT NO: 981566

ANTICIPATED COMMENCEMENT DATE FEB 98

PART A : GENERAL

(Complete Part A and B in all cases - Refer over for Parts C-E, sign and date)

APPLICANT (OWNER*)

Name: ROB MATTHEWS

Mailing address: 31 ORATIA ST
WAIKANAE

Contact *[Print Name and position]:* TONY ROBERTS

Phone: 386450 Fax _____

*Under section 33 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

FOR COUNCIL USE

Received: 23/12/98

Application fee: $76.00

Receipt No: 747135

Paid By: Tony Roberts
Nat CQ

NOTE: BALANCE OF FEES ARE PAYABLE ON CONSENT APPROVAL

PROJECT

Cross One

- New or relocated Building
- Alterations or additions
- Accessory Building or Fire
- ~~Building Demolition~~ or Removal

Being stage 1 of an intended _____ stages.

Estimated value (inclusive of GST) : $ 5000

Intended use, eg Dwelling, Carport, Garage, etc
PLANNING

Intended life: (of building)
- Indefinite but not less than 50 years ☒
- Specified as _____ years

PROJECT LOCATION

Street address (if any) 31 ORATIA ST
WAIKANAE

Legal description (*as shown on certificate of title or rates notice, if any):* Lot 70

DP 45393

Valuation No. 1492043300

This Application is for:

☐ Building Consent only, in accordance with project information

☐ Both building consent and a project information memorandum

PLEASE NOTE

The information provided in support of this application is public and as such is freely available on request. However under Section 27(3) of the Building Act 1991 you may for security and/or copyright reasons request the plans and specifications pertaining to this application be marked as confidential by completing the following section

CONFIDENTIALITY

Plans and Specifications

1. ☐ I/We **require that** my//our:
2. ☐ plans
3. ☐ specifications

be treated as confidential in order to protect:

4. ☐ the security of the building
5. ☐ copyright

Signed: _____

SIZE OF BUILDING	
Floor area m²	
No of stories	
No of Units	

PART B : BUILDING DETAILS

(Complete Part B in all cases)

This application is accompanied by *(cross each applicable box, attach relevant documents in duplicate):*

The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the building code, with supporting documents, if any, including:

- **Building certificates**
- **Producer statements**
- **References to accreditation certificates issued by the Building Industry Authority**
- **References to determinations issued by the Building Industry Authority**

Proposed procedures, if any, for inspection during construction

PART C : PROJECT DETAILS

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

Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings

New provisions to be made for vehicular access, including parking

Provisions to be made in building over or adjacent to any road or public place

New provisions to be made for disposing of stormwater and wastewater

Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains

New connections to public utilities

Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities and suppression of noise

Any cultural heritage significance of the building or building site, including whether it is on a marae

PART D : KEY PERSONNEL

(Complete Part D as far as possible in all cases. Give names, addresses and telephone numbers. Give relevant registration numbers if known)

Designer(s): TONY ROBERTS
PO Box 9760 WGTN 3466520

Building Certifier(s): _____

Builder/s _____

Registered Drainlayer: _____ REG NO: _____

Craftsman Plumber: _____ REG NO: _____

Other: _____

PART E : COMPLIANCE SCHEDULE DETAILS

E1: Systems Necessitating a Compliance Schedule

(Complete Part e1 for all new buildings and alterations, except single residential dwellings)

The building will contain the following *(Cross each applicable box and attach proposed inspection, maintenance, and reporting procedures):*

- Automatic sprinkler systems or other systems of automatic fire protection
- Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire
- Emergency warning systems for fire or other dangers
- Emergency lighting systems
- Escape route pressurisation systems
- Riser mains for fire service use.
- Any automatic back-flow preventer connected to a potable water supply
- **Lifts, escalators or travelators or other sim**
- **Mechanical ventilation or air conditioning**
- **Any other mechanical, electrical, hydrauli**
- **compliance with the building code**
- **Building maintenance units for providing**
- **Such signs as are required by the building**
- **None of the above**

E2: Other Systems and F

(Complete Part E2 only if buildi

The building will contain the following *(cr*
maintenance and reporting procedures):

- **Means of escape from fire**
- **Safety barriers**
- **Means of access and facilities for use by**
- **of the Disabled Persons Community We**
- Handheld hoses for firefighting
- Such signs as are required by the building code or Section 25 of the Disabled Persons Community Welfare Act 1975

Received with thanks by 48/01
KAPITI COAST DISTRICT COUNCIL

23-12-98 15:51 Receipt no.747135

COPY *COPY* *COPY*
DR BC981565 BREADEN D 400.00-
MR D BREADEN::326 KAPITI ROAD:PARAPARAU
DR BC981566 MATTHEWS B 76.00-
MR B MATTHEWS::31 ORATIA STREET:WAIKANA
CQ N
TONY ROBERTS 476.00

Signed for and on behalf of the Applicant:

Name: [signature] 23/12/98

Position: _____ Date: / /

FOR OFFICE USE ONLY

FEES		APPLICATION DEPOSIT $76.00
Building	$76	
Sewer Connection	$.....	RECEIPT NO DATE 23/12/98
Water Connection	$.....	
Vehicle Crossing	$.....	INVOICE NO DATE.....
Damage Deposit	$.....	
Structural Checking	$.....	RECEIPT NO DATE.....
Building Research Levy	$.....	
Development Levy	$.....	FEES PAID BY: Tony Roberts
BIA Levy	$.....	
Compliance Schedule	$.....	
Digital Storage Fee	$.....	BUILDING CONSENT NUMBER 081566 DATE ISSUED 13·1·99
Certificate of Title Change	$.....	
Photocopying	$.....	
SUBTOTAL	$.....	AUTHORISATION FOR REFUND OF DEPOSITS
Less Deposit Paid	$76.00	Deposit held = $.....
TOTAL	$.....	Cost to Repair Damage Caused During Construction = $.....
GST INCLUDED	$.....	Total Balance to be Refunded
		Authority Number:
		Authorised: DATE:

there's a future here

KAPITICOAST
DISTRICT COUNCIL

SITE CHECK SHEET

NAME: Matthews

ADDRESS: 31 Oratia St Waik. LOT:..... DP:.....

PROJECT: Open fireplace CONSENT NO: 981566

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

COMPONENT TO BE INSPECTED	INSPECTION REQUIRED (TICK)	INSPECTION CHECK	INSPECTION RECHECK	COMMENTS AND/OR RECTIFICATION NOTICE NO	OK TO PROCEED YES/NO	ADDITION INSPECT YES/NO	DATE, SIGNATURE
FREESTANDING FIRES							
Seismic fixing							
Hearth							
Flue							
Flashing							
INBUILT FIRES			JETMASTER, Acc d/c.		yes	no	5-2-99
Chimney & Flue		✓					
Seismic fixing		✓					
SWIMMING POOLS							
Fencing							
Gates - Doors							
Water Supply							
Backwash disposal							

BUILDING COMPONENTS DEEMED COMPLETED

CERTIFIER	SIGNATURE	DATE	CERTIFIER	SIGNATURE	DATE
Building					
Plumbing					
Drainage					

WORK IS NOW DEEMED TO BE COMPLETED. A CODE COMPLIANCE CERTIFICATE WILL BE ISSUED WHERE REQUIRED BY THE BUILDING ACT.

CODE COMPLIANCE CERTIFICATE NUMBER .....

....

Signature Designation Date

there's a future here

KAPITICOAST
DISTRICT COUNCIL

Building Consent

Section 35, Building Act 1991

Application

MR B MATTHEW	No.	981566
31 ORATIA STREET	Issue date	13/01/99
WAIKANAE	Application date	24/12/98
	Overseer	BOB OLIVER

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS
	BEING STAGE 1 OF AN INTENDED 1 STAGES
	INSTALL "THE FIREPLACE" FIRE
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	HEATING
Estimated Value	$5,000
Location	31 ORATIA STREET, WAIKANAE
Legal Description	LOT 70 DP 45393 CT 16D/1164
Valuation No.	1492043300

Charges

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

attached details are:	$	76.00
Building Research Levy	$	0.00
Building Industry Authority Levy	$	0.00
Total	$	76.00

PAID

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

Signed for and on behalf of the Council:

Name: [signature] **Date:** 13·1·99

Addenda to Application

Application

MR B MATTHEW 31 ORATIA STREET WAIKANAE	No.	981566

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGES INSTALL "THE FIREPLACE" FIRE
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	HEATING
Estimated Value	$5,000
Location	31 ORATIA STREET, WAIKANAE
Legal Description	LOT 70 DP 45393 CT 16D/1164
Valuation No.	1492043300

General Requirements

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

1. FINAL INSPECTION BUILDING

b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 298 5139 between the hours of 8.00am and 4.30pm.

2	Addenda to Application 981566

1. Installation of solid fuel appliances must comply with manufactures specifications and be secured against seismic movement ie EARTHQUAKES.
2. Inspection of heater void will be necessary before installation of heater.

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

OWNER/BUILDER/
AUTHORISED PERSON **Date:**

there's a future here

KAPITICOAST
DISTRICT COUNCIL

Project Information Memorandum

Section 31, Building Act 1991

Application

MR B MATTHEW 31 ORATIA STREET WAIKANAE	No. Issue date Application date Overseer	981566 13/01/99 24/12/98 BOB OLIVER

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGES INSTALL "THE FIREPLACE" FIRE
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	HEATING
Estimated Value	$5,000
Location	31 ORATIA STREET, WAIKANAE
Legal Description	LOT 70 DP 45393 CT 16D/1164
Valuation No.	1492043300

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

This project information memorandum includes:

___ Details of authorisations which have been granted

Signed for and on behalf of the Council:

Name: [signature] **Date:** 13/1/99

TONY ROBERTS nzod (architecture)
Architectural Design

phone / fax 04 386 4520
mobile 025 472 049
59 hamilton road hataitai
po box 9760 wellington

13th January 1999

Kapiti Coast District Council
Private bag 610
Paraparaumu

Fax 2972563

Attention Arnold Hawkins
Building Control Officer.

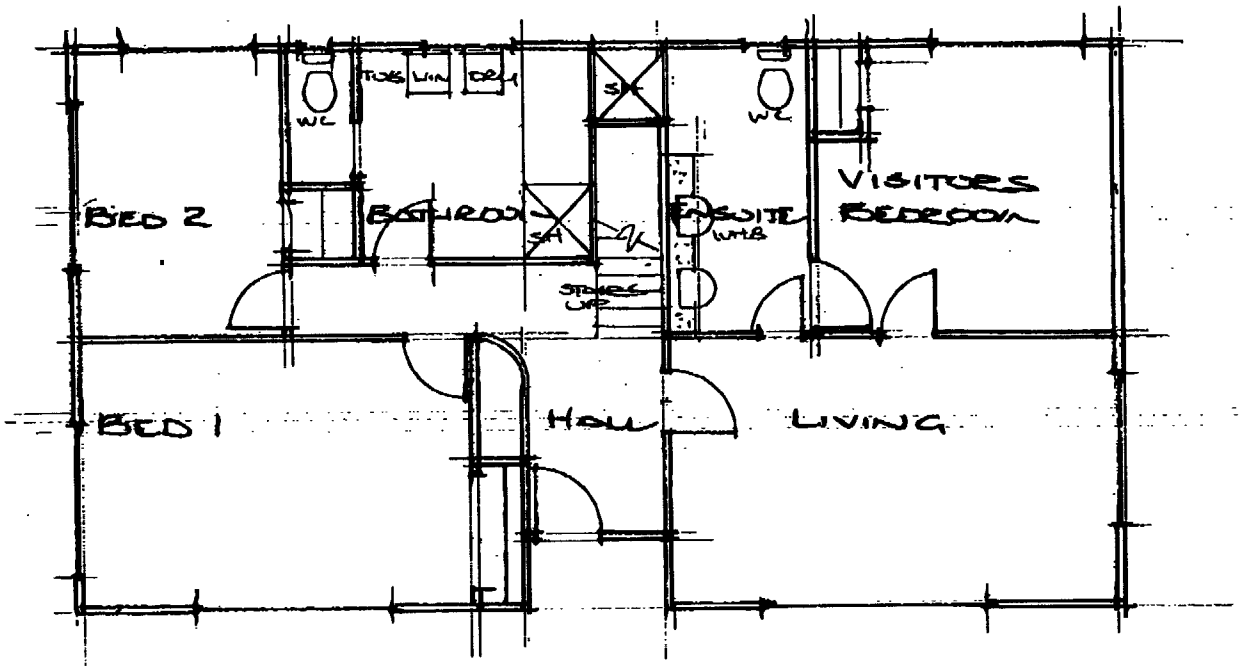
Building consent application 981566
31 Oratia Street, Waikanae

As requested, I enclose a 1:100 scale plan of the ground floor.
There is no intention of converting the ground floor into a self contained flat.
The original double garage was converted years ago into the family room, and at the end of 98, I applied for a building consent to alter this space into a visitors bedroom and attached ensiute.

Please do not hesitate to contact the writer for any further clarification

Regards

Tony Roberts.



1:100 SCALE.

EXISTING GROUND FLOOR PLAN
31 ORATIA ST WAIKANAE

KAPITICOAST
DISTRICT COUNCIL

there's a future here

6 January, 1999

MR B MATTHEWS
31 ORATIA STREET
WAIKANAE

Dear Sir/Madam

Re: Your building consent application no. 981566
INSTALL "THE FIREPLACE" FIRE
31 ORATIA STREET, WAIKANAE

Your application for a building consent has been checked.

The proposal does not comply with the requirements of the New Zealand Building Code in the following respects:

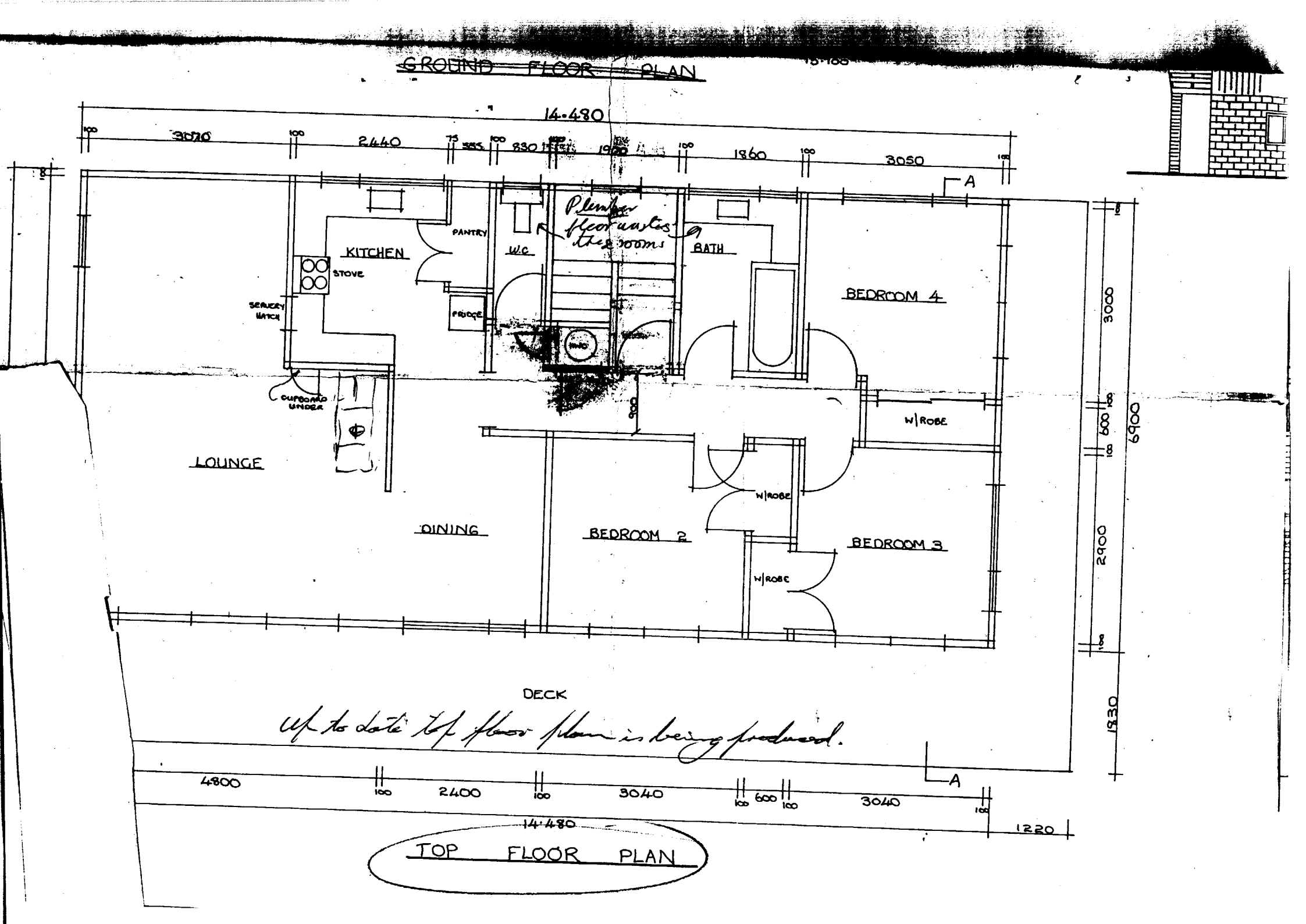
- PROVIDE AN UP TO DATE SCALE PLAN OF THE WHOLE OF THE LOWER FLOOR INDICATING ALL ROOMS AND THEIR USES AND FACILITIES CONTAINED IN THEM.COUNCIL HAS NO RECORD OF THE APPARENT CONVERSION OF THE LOWER FLOOR APART FROM THE 98 BEDROOM AND ENSUITE,TO INCLUDE A SECOND KITCHEN ON THE PREMISES.SHOULD THE LOWER FLOOR BECOME A SELF CONTAINED FLAT FOR RENT A RESOURCE CONSENT WILL BE REQUIRED.

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

Yours faithfully

Arnold Hawkins
Building Control Officer

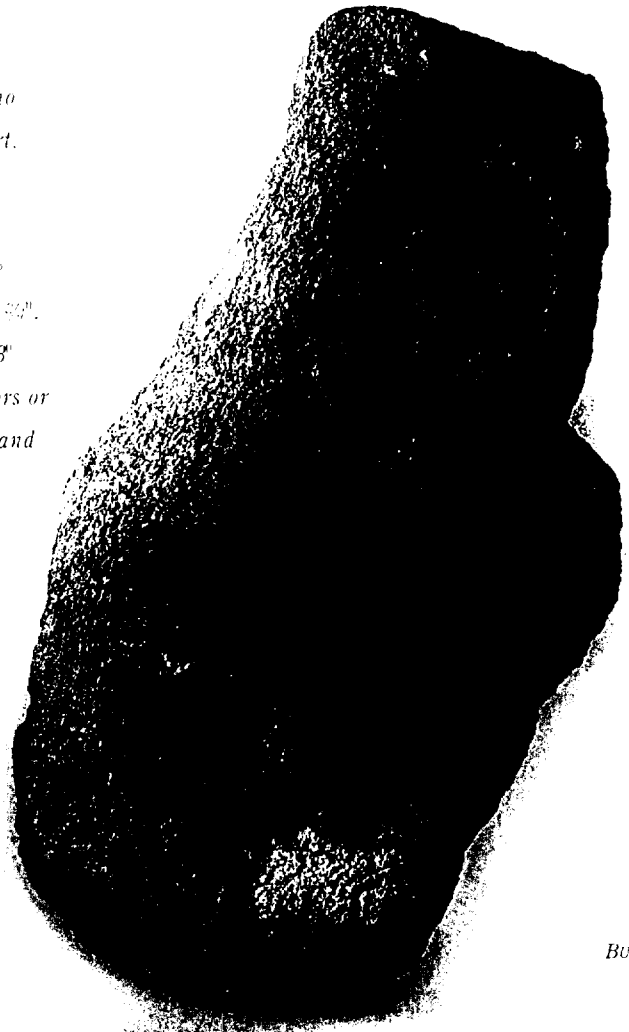
N & C.


GROUND FLOOR PLAN
14·480
3070
2440
830
1920
1860
3050
A
KITCHEN
PANTRY
W.C
BATH
STOVE
SERVERY HATCH
FRIDGE
W/M/D
CUPBOARD UNDER
LOUNGE
DINING
BEDROOM 2
BEDROOM 4
BEDROOM 3
W/ROBE
W/ROBE
W/ROBE
DECK
3000
600
2900
1830
6900
Up to date Top floor plan is being produced.
4800
2400
3040
600
3040
14·480
1220
TOP FLOOR PLAN

Cultured Stone®

is created by master craftsmen who select the best textures, sizes and shapes from the finest natural stones. Cultured Stone® is cast in molds made from these stones and finished in a process that replicates existing colors and textures with meticulous detail. Each color and texture has its own blend of ingredients: Portland cement, lightweight aggregates and iron oxide pigments. Even on close examination, these manufactured stones look and feel just like the originals.

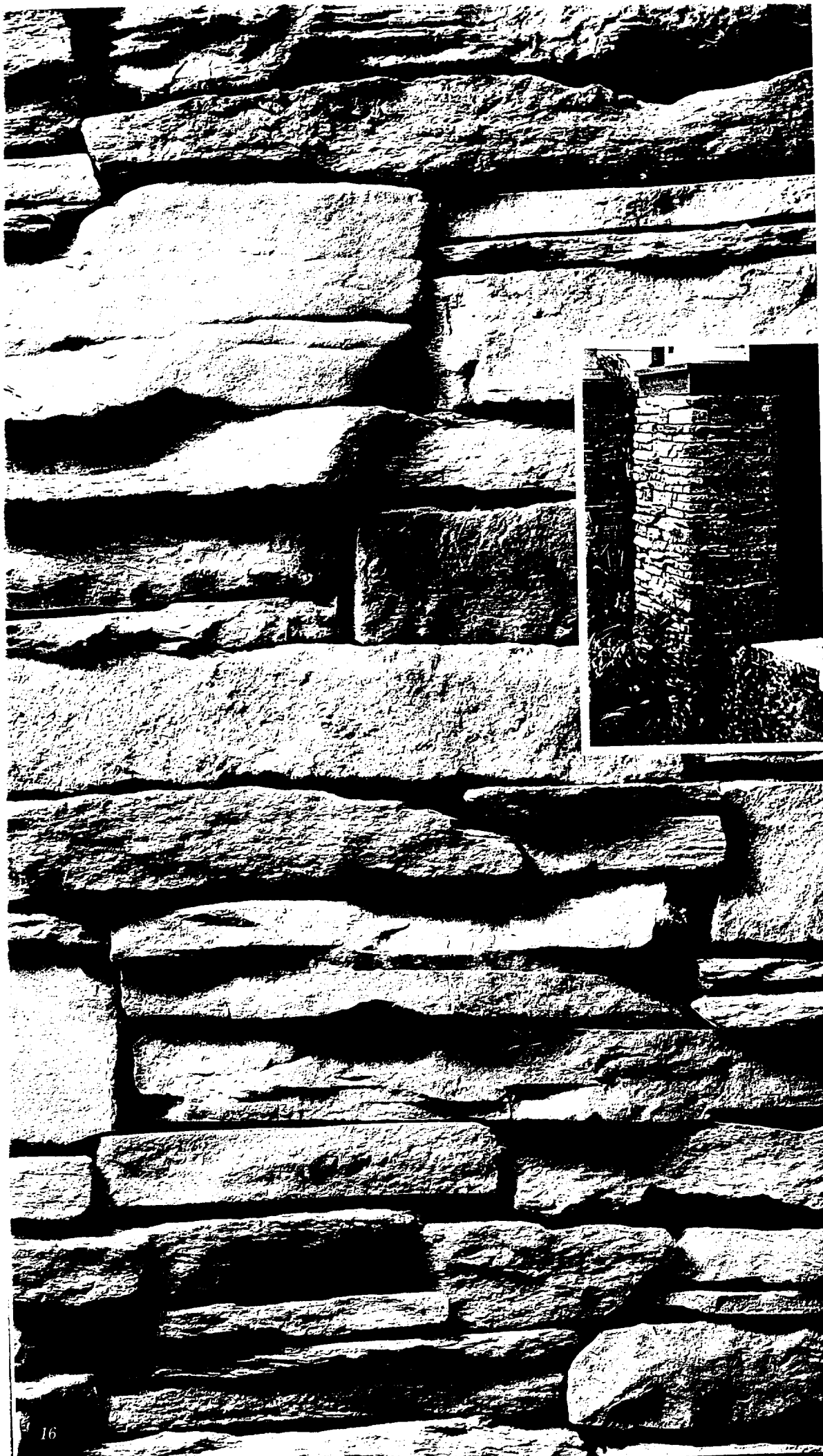
Because Cultured Stone® comes sized and shaped for quick, easy installation, and because it's so light in weight that it needs no additional foundation or support, a Cultured Stone wall costs far less than a full-thickness natural stone wall. The average thickness of Cultured Stone is 1½". Thickness may vary from 1" to 3" depending on the texture. Indoors or out, Cultured Stone is durable and colorfast. And it's covered by a 30-year limited warranty.



Index

Cover Photo
Bucks County Southern Ledgestone Blended with 15% Bucks County Dressed Fieldstone
Insets, left to right
Walnut Southern Ledgestone
Bucks County Dressed Fieldstone
Custom Color Southern Ledgestone
Dressed Fieldstone Blend

See Pages 16, 46.



Southern Ledgestone

CULTURED STONE®

This ledgestone has a bold, rough surface that lends itself comfortably to large areas. Because Cultured Stone offers so many different ledgestone option it's easy to find exactly the right texture, color and scale for almo any application.

Shown:
Fawn
(CSV-2026)
Inset, Fog

The product colors you see in this brochure are as accurate as current photography and printing techn a low. We suggest you look at product samples be you select colors.

ARCHITECTURAL TRIM COLOR SELECTION GUIDE

(Chateau, Trim Stones, Capstones, Quoins and Watertables)

Taupe Chateau Trim with Fox Valley Weather Edge Ledgestone

TRIM COLOR NAMES IN ITALICS

Carolina Ledgestone

Onyx Brown	*Taupe, Buckskin*
Pewter Gray	*Gray, Champagne*
Silver Sand	*Champagne, Gray, Taupe*
Vintage Sand	*Buckskin*

Castle Stone

Gray	*Gray*

Cobblefield®

Austin	*Champagne, Buckskin*
Brown	*Buckskin*
Desert Blend	*Taupe, Buckskin*
Gray	*Gray, Champagne*
Ohio	*Champagne, Buckskin, Gray*
San Francisco	*Gray, Taupe*
Texas Cream	*Champagne, Buckskin*

Dressed Fieldstone

Aspen	*Taupe, Buckskin*
Brandywine	*Taupe, Buckskin*
Bucks County	*Taupe, Gray*
Chardonnay	*Taupe, Buckskin*

Driftstone

Blond	*Buckskin, Taupe*
Regular	*Taupe, Buckskin*

Drystack Ledgestone

Caramel	*Buckskin, Taupe*
Cedar	*Taupe, Buckskin*
Chardonnay	*Taupe, Buckskin*
Mist	*Gray, Taupe*
Suede	*Taupe, Gray*

European Castle Stone

Golden Blend	*Champagne, Buckskin*
Gray	*Gray*

Fieldstone

Napa Valley	*Gray, Taupe*

Limestone

Buckeye	*Champagne*
Cedar	*Buckskin, Taupe*
Chardonnay	*Taupe, Buckskin, Champagne*
Lake Erie	*Taupe, Champagne*
Suede	*Taupe, Gray*

Pro-Fit Ledgestone®

Autumn	*Buckskin, Taupe*
Gray	*Gray*
Mojave	*Buckskin, Taupe*
Platinum	*Champagne, Gray*
Shale	*Taupe, Gray*
Southwest	*Champagne, Buckskin, Taupe*

River Rock

Earth Blend	*Taupe, Buckskin*
Lakeshore	*Buckskin, Taupe*
Lake Tahoe	*Taupe, Gray*
Michigan	*Gray, Champagne*
Whitewater	*Gray, Champagne*

Southern Ledgestone

Bucks County	*Taupe, Gray*
Chardonnay	*Taupe, Buckskin*
Fawn	*Buckskin, Taupe*
Fog	*Gray, Buckskin, Taupe*
Moss	*Champagne, Gray*
Rustic	*Buckskin, Taupe*
Walnut	*Taupe*
White Oak	*Champagne, Buckskin, Taupe*

Split Face

Granite	*Gray, Champagne*
Great Lakes	*Gray, Champagne*
Superior	*Gray, Taupe*

Split Quarried

Flintstone	*Gray, Buckskin*
Palo Verde	*Champagne, Buckskin*

Stream Stone

Fall	*Taupe, Buckskin*
Spring	*Champagne, Buckskin*
Summer	*Champagne, Buckskin, Taupe*
Winter	*Gray, Champagne, Taupe*

Water Wash

Tehama	*Taupe, Buckskin*
Yosemite	*Buckskin, Taupe*

Weather Edge Ledgestone

Fox Valley	*Gray, Taupe*
Silverado	*Gray, Buckskin, Taupe*
Wisconsin	*Buckskin*

HEARTHSTONE COLOR SELECTION GUIDE

HEARTHSTONE COLOR NAMES IN ITALICS

Carolina Ledgestone

Onyx Brown	*Drift, Blond*
Pewter Gray	*Gray*
Silver Sand	*Silver Sand*
Vintage Sand	*Silver Sand, Cream*

Castle Stone

Gray	*Gray*

Cobblefield®

Austin	*Cream*
Brown	*Blond, Drift*
Desert Blend	*Drift*
Gray	*Gray*
Ohio	*Cream, Silver Sand*
San Francisco	*Gray*
Texas Cream	*Cream, Silver Sand*

Dressed Fieldstone

Aspen	*Marsh, Gray*
Brandywine	*Marsh, Blond*
Bucks County	*Marsh, Gray*
Chardonnay	*Marsh*

Driftstone

Blond	*Blond*
Regular	*Drift*

Drystack Ledgestone

Caramel	*Blond, Marsh*
Cedar	*Marsh*
Chardonnay	*Marsh*
Mist	*Silver Sand*
Suede	*Napa, Marsh*

European Castle Stone

Gray	*Gray*
Golden Blend	*Cream*

Fieldstone

Napa Valley	*Napa*

Limestone

Buckeye	*Marsh*
Cedar	*Marsh*
Chardonnay	*Marsh*
Lake Erie	*Marsh*
Suede	*Napa, Marsh*

Pro-Fit Ledgestone®

Autumn	*Blond, Marsh*
Gray	*Gray*
Mojave	*Blond*
Platinum	*Gray, Winter*
Shale	*Napa, Gray*
Southwest	*Silver Sand, Cream*

River Rock

Earth Blend	*Marsh, Blond, Fall*
Lakeshore	*Silver Sand, Spring*
Lake Tahoe	*Gray*
Michigan	*Great Lakes*
Whitewater	*Whitewater, Gray*

Southern Ledgestone

Bucks County	*Marsh, Gray*
Chardonnay	*Marsh*
Fawn	*Drift*
Fog	*Silver Sand*
Moss	*Cream, Gray*
Rustic	*Blond, Marsh*
Walnut	*Drift*
White Oak	*Cream*

Split Face

Granite	*Whitewater, Gray*
Great Lakes	*Great Lakes*
Superior	*Gray*

Split Quarried

Flintstone	*Gray*
Palo Verde	*Cream*

Stream Stone

Fall	*Fall*
Spring	*Spring*
Summer	*Summer*
Winter	*Winter*

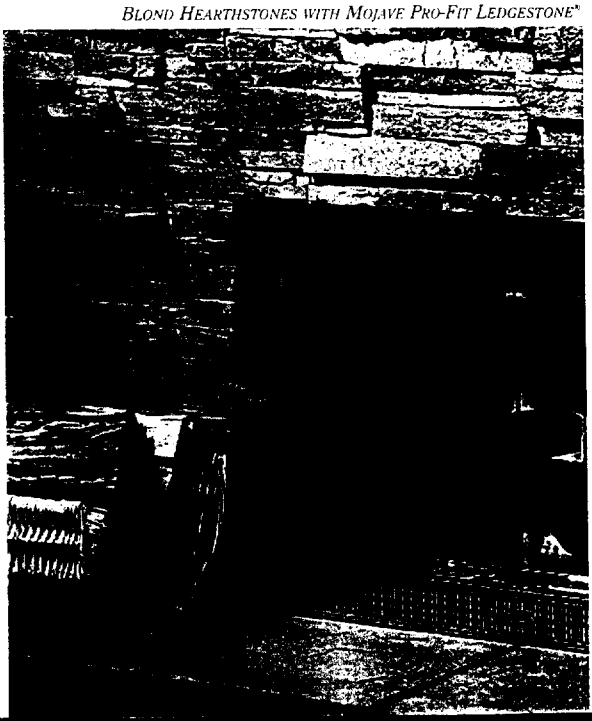
Water Wash

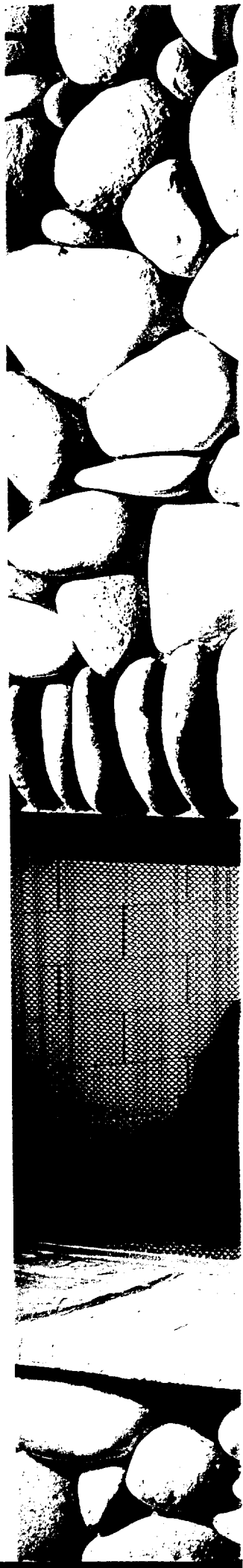
Tehama	*Tehama Pavers (p. 53), Marsh, Napa*
Yosemite	*Blond*

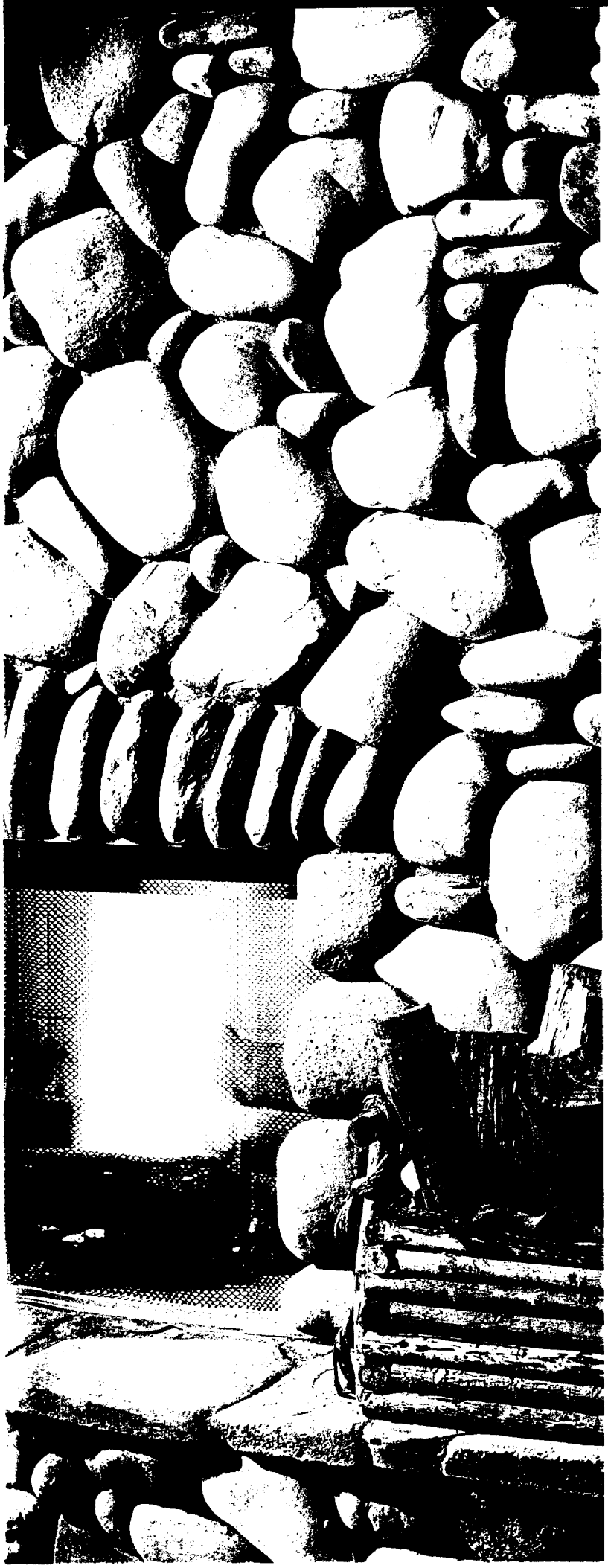
Weather Edge Ledgestone

Fox Valley	*Gray*
Silverado	*Gray*
Wisconsin	*Blond, Marsh*

Blond Hearthstones with Mojave Pro-Fit Ledgestone®





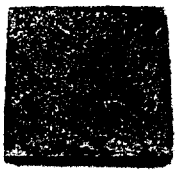


Hearthstones

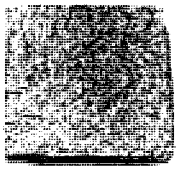
CULTURED STONE®

For each wallstone, there's a matching or complementary hearthstone color.

Rectangular hearthstones are 19"x20" with a 1¾" average thickness.

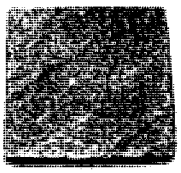


Blond (CSH-3089)



Whitewater (CSH-3096)

Silver Sand (CSH-3099)



Great Lakes (CSH-3098)

Cream (CSH-3097)

Gray (CSH-3091)

Drift (CSH-3088)

Marsh (CSH-3084)

Napa (CSH-3095)

Water Wash Pavers in Stream Stone colors offer further matching hearth options.

Spring Water Wash (CSH-3420)

Fall Water Wash (CSH-3431)

Summer Water Wash (CSH-3432)

Winter Water Wash (CSH-3433)

Shown: Hearths created from random sized pavers, average 1-3/4" thick.

At Left: Summer Water Wash Pavers used as Hearthstones with Summer Stream Stone (15% Skimmers)

Installation

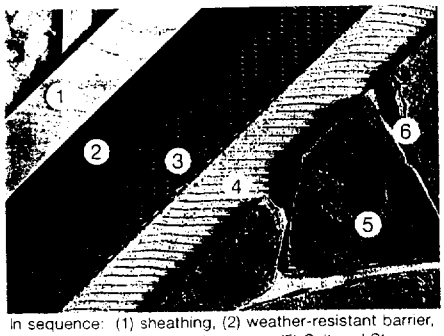
Be sure to get Cultured Stone® detailed installation instructions from your dealer or from Stone Products before beginning any project.

Cultured Stone can be used on any structurally sound wall surface, including those where full-thickness natural stone won't work, either structurally or economically. Its light weight and quick adhesion allow for fast, easy installation without additional footings or wall ties.

Each piece of Cultured Stone is applied individually with Type N mortar and attaches permanently to the wall.

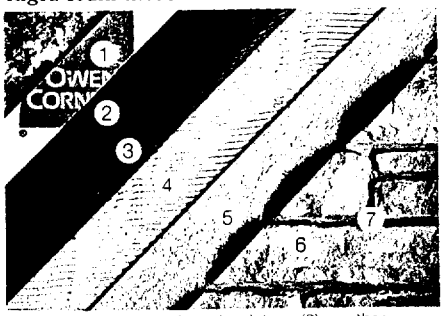
Typical installations:

Wood frame:



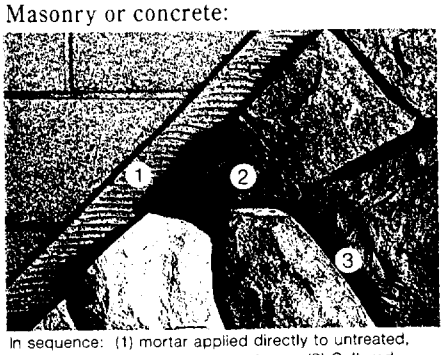
In sequence: (1) sheathing, (2) weather-resistant barrier, (3) galvanized metal lath, (4) mortar, (5) Cultured Stone, (6) mortar joint.

Rigid foam insulation:



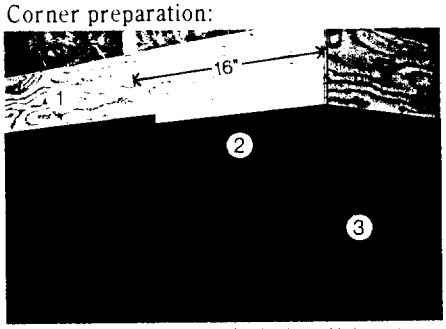
In sequence: (1) rigid foam insulation, (2) weather-resistant barrier, (3) metal lath, (4) scratch coat, (5) mortar setting bed, (6) Cultured Stone, (7) mortar joint.

Masonry or concrete:



In sequence: (1) mortar applied directly to untreated, unpainted masonry, concrete or stucco, (2) Cultured Stone, (3) mortar joint.

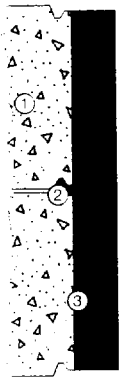
Corner preparation:



Weather-resistant barrier and galvanized metal lath must continuously lap a minimum of 16" beyond outside and inside corners. Lap materials 4" on horizontal and vertical joints. (1) wall substrate, (2) weather-resistant barrier, (3) metal lath.

Patented Mortar Groove

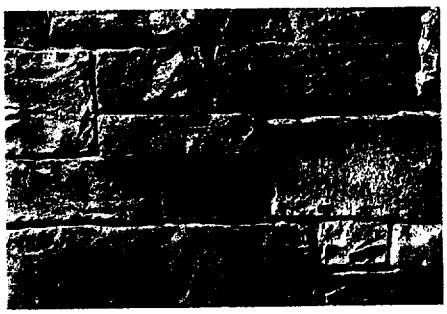
Carolina Ledgestone, Pro-Fit Ledgestone® and European Castle Stone are designed to be installed without grouting. Individual component pieces in these styles have an innovative mortar groove (U.S. Patent No. 5,535,563) that locks the pieces together.

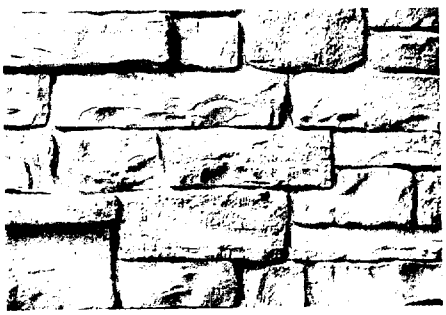


(1) Cultured Stone, (2) interlocking mortar groove, (3) mortar bed

Mortar Color

Mortar color selection strongly affects the appearance of the finished job. Most installations look best when the mortar color blends with the stone color as in the examples below.





Technical Data

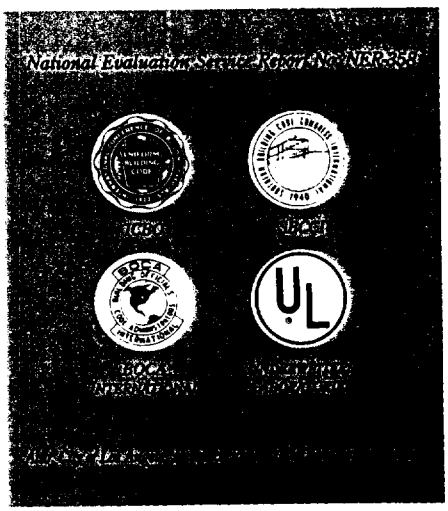
Cultured Stone is engineered to meet or exceed the specifications set by building code officials. Manufacturers who produce "equivalent" products should be asked to document claims of equivalent test results and show National Evaluation Service reports.

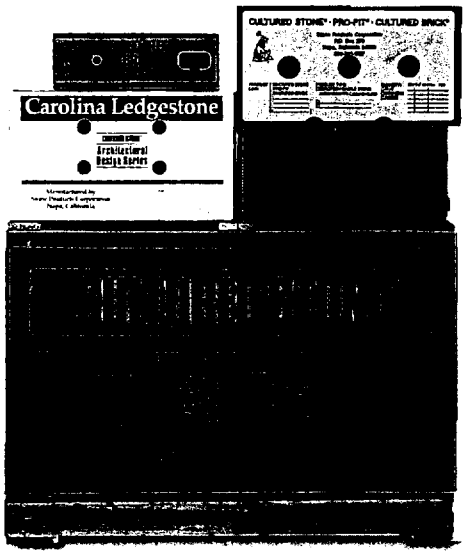
Unit Weight Average shipping weight is approximately 8-12 lb/ft² (39-59 kg/m²).

Colorfast Colors become an integral part of the stone during the casting process. Existing applications show no undesirable change in color after years of weathering.

Noncombustible UL tested and listed. Testing of Cultured Stone showed zero flame spread and zero smoke development.

Technical Support Complete copies of Cultured Stone research reports, approvals, tests, listings or acceptances conducted by independent testing agencies covering shear bond, tensile strength, flexural strength, water absorption, compressive strength, freeze/thaw characteristics, unit weight, thermal properties, flame resistance and transverse load are available on request. Cultured Stone meets or exceeds all ICBO acceptance criteria requirements for pre-cast stone veneer.





Packaging

For ease in handling, storage and shipping, Cultured Stone comes protected in several sizes of weather-resistant packages—pallet-sized, HandiPak® and more.

Limited Warranty

Cultured Stone® wall products carry a 30-year limited warranty when used on structures that conform to local building codes and when installed according to the manufacturer's instructions.

Warranty is limited to replacement or repair of defective materials only and does not cover labor to remove and replace. Warranty does not cover damage resulting from building settlement, wall movement, contact with chemicals or paint, discoloration due to airborne contaminants, and staining or oxidation. Warranty is limited to the original purchaser. Pavers and stepping stones carry a five-year limited warranty. Complete warranty information is available upon request.

Maintenance

Cultured Stone® and Cultured Brick® are virtually maintenance-free. If required, lightly wash to remove dust or dirt. Do not sandblast and do not wash with acid, abrasives or high-pressure water. Damaged or graffiti-marred stones can be removed and replaced with matching materials.

STONECAD™ a complete resource for designing with stone, all on a single CD

An interactive design tool, StoneCAD offers a variety of design aids.

- *You can easily view and select product alternatives from our full range of textures and colors.*
- *You can tour the photo gallery of more than 300 Cultured Stone applications, cataloged by type of project for easy reference.*
- *You can print out StoneCAD™ photos, drawings and information in color or black and white.*
- *You can view and download complete installation information and multiple formats for product specification.*
- *You can link directly to our Web site for information on new products—and more.*

For more information on StoneCAD™ and how to order, call **1-800-255-1727**

Cultured Stone® On Line

Our Web site provides basic and technical information in a user-friendly format, easily accessible by building professionals, remodelers and homeowners. Extensive menu choices include company and product information, a comprehensive photo gallery, texture and color selections, installation information and frequently asked questions.

The site includes information on code approvals, ManuSpec® and SpecData®, detail drawings which can download into most CAD programs, a dealer search program and an e-mail or faxable inquiry form to request literature or additional services.

www.culturedstone.com

Genuine Cultured Stone® carries the C.S.V.® indicia on its edge.

For complete product specifications, contact Stone Products Corporation.

THE FIREPLACE LTD.

Jetmaster Installation
Double-sided Fireplace

NOTES:

1- Cowl
2- Weatherproof cap
3- Casing cover
4- Air gap
5- Stainless steel flue
6- Galvanised or stainless steel liner
7- Approved flashings
8- 80mm min. diameter air vent
9- 6mm non-combustable lining material
10- Selected "Jetmaster" model fireplace
11- Removable grate / log pan
12- Brick masonary or precast concrete margin supported on 70x10 steel lintel bar
13- 50mm air gap between all masonary & timber
15- Selected timber mantle (optional)
16- Flue gather
17- Selected cast-iron fascia (optional)
19- Rebate to hearth for tiles (optional)
20- Reinforced concrete hearth (75mm min.)
22- Datum adjust to suit hearth detail required
24- Timber blocking as required

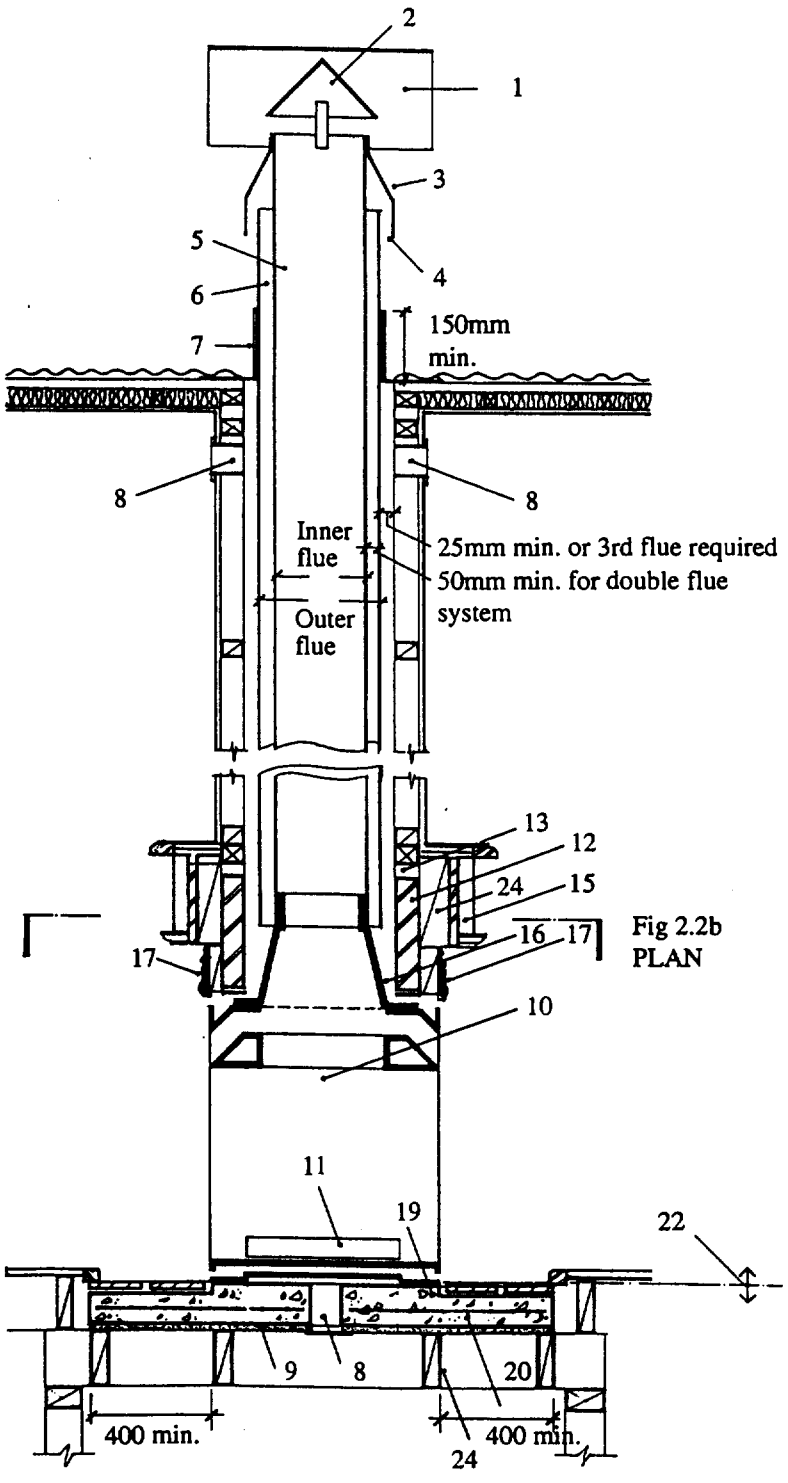


Fig 2.2b PLAN

Fig 2.2a SECTION

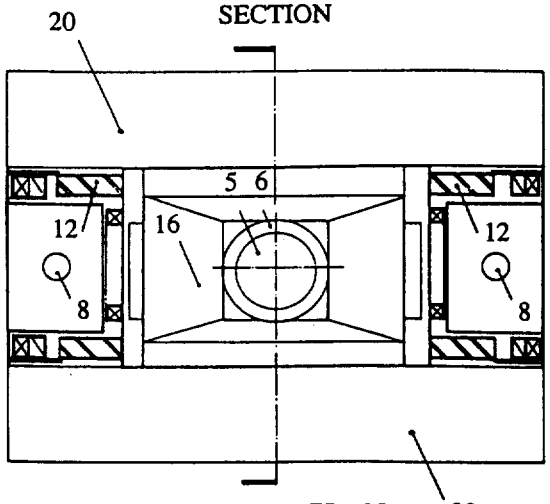
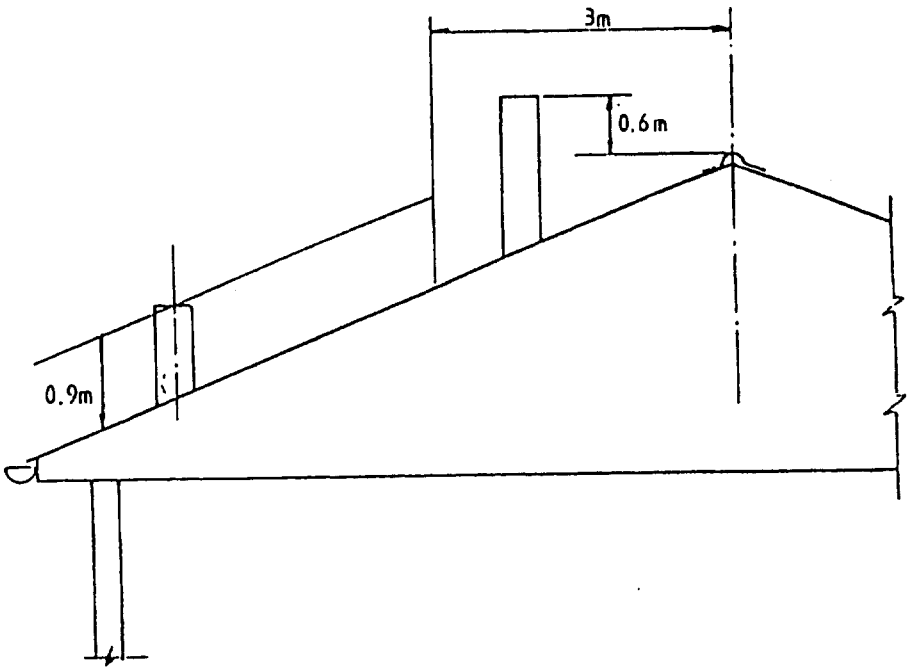


Fig 2.2a SECTION

Fig 2.2b PLAN

THE FIREPLACE LTD.

Minimum Chimney Height

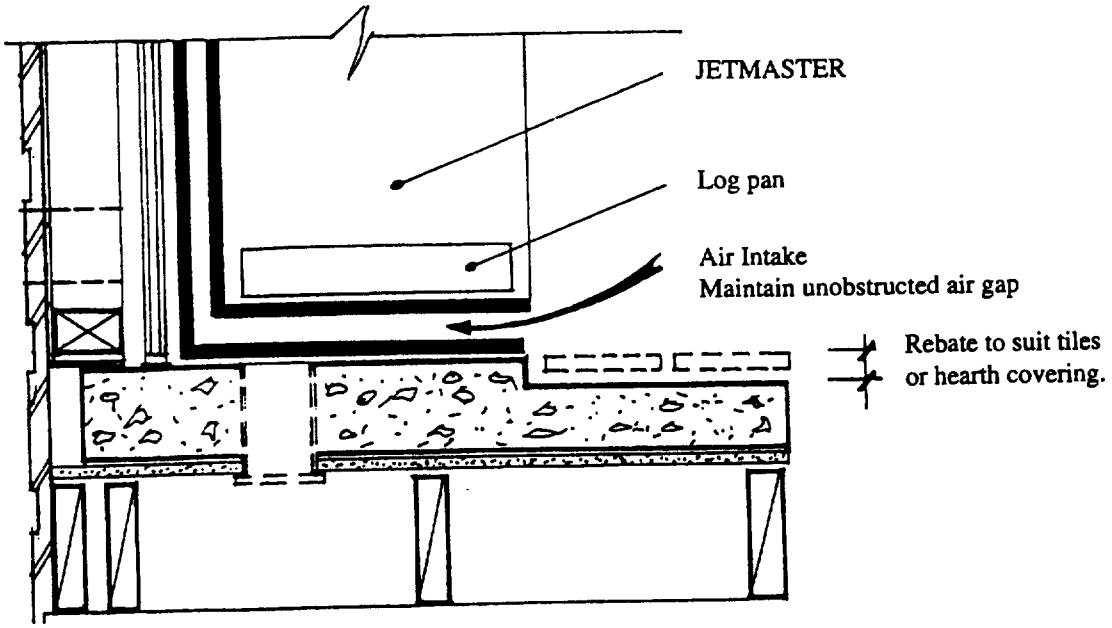


Within 3.0m distance from the highest point of the roof the minimum chimney height shall be 0.6m above that point

The minimum height of a chimney further than 3.0m from the heighest point shall be 0.9m above roof penetration.

NOTE: Depending on local circumstances, taller chimneys may be required for satisfactory performance.

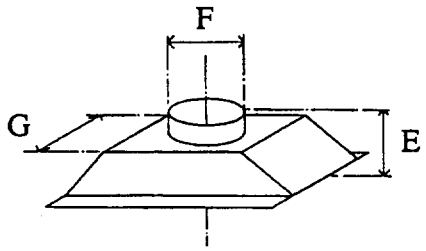
Convector Air Intake Detail



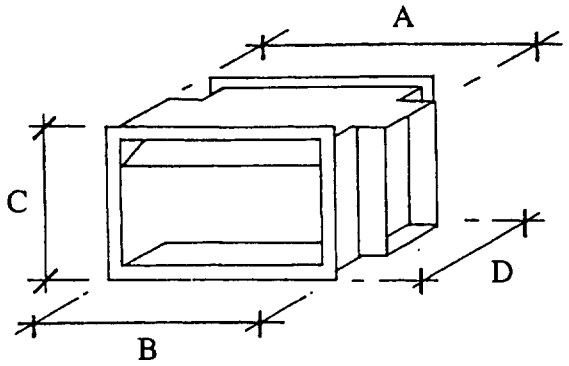
Detail A

THE FIREPLACE LTD.

Double-sided Installation



Double-sided Gather



Firebox Sizes

Schedule

Jetmaster Model 700S	**A**	**B**	**C**	**D**	**KG**
Double sided unit	850	800	700	610	100
Double sided Gather	**E**	**F**	**G**		**KG**
	220	300	345		13
2 Skin Flue - min. 50mm circumferential airgap around outer flue exterior.	Inner flue		300		
	Outer flue		400		
3 Skin Flue -for utilising where contact with timber framing is unavoidable.	Inner flue		300		
	Middle flue		350		
	Outer flue		400		

All Dimensions in mm

Important Rules to Remember for all Installations

1 Always maintain a 50mm min. air gap seperation between combustibles (i.e. timber) and hot parts of the operating fire.

2 Ensure adequate air circulation for any enclosed parts of the system (i.e. chimney, flues.) to disburse accumulated heat.

JOHN YOLLAND AND ASSOCIATES LTD.
Consulting Chemical and Enviromental Engineers

Principal:
John R. Yolland
ME(Chem) BSc CEng
MIChE MIPENZ MNZIC
Registered Engineer

P.O. Box 51-411, Pal
Telephone 576-9807
or (025) 926-629
Auckland, New Zealar

Page One of Four

Cheers
Robbie

REPORT NO. 93/16A

REFERENCE: The Fireplace Ltd.,
340 Dominion Road
Auckland.

Comparison of hearth extension tests on "Jetmaster " fireplace insert heaters, in accordance with NZS 7421: 1990 - Specification for Solid Fuel

TEST METHOD: Tests originally carried out on the Jetmaster 1050 in an alcove enclosure in 1989 and reported in test Report 89/10, demonstrated that the floor surface 50 mm below and approximately 825 mm in front of the heater, just attained a maximum temperature of 75°C during a flash fire test.

The recent test of the Jetmaster 600 was carried out in accordance with the test procedure in Appendix J of NZS 7421;1990 using a Standard Exterior precast fireplace and chimney from Firth Industries, Waikanae, with a simulated section of exterior house wall with all wall and roof framing in contact with the concrete fireplace structure. The heater was fired in accordance with the Maximum Output operation described in clause A5.2 of Appendix A "General Test Requirements and Equipment" of NZS 7421:1990 Specification for Installation of Solid Fuel Burning Domestic Appliances.

A single Flash Fire test undertaken during the Maximum Output operation was carried out using the equivalent of half of one hours fuel, i.e. 2400 g added to the firebox. The Flash Fire showed that directly in front of the firebox, a heat sensitive floor surface at the same level as the top of the hearth reaches 75°C approximately 375 mm from the front of the heater.

The following graph shows the minimum hearth extensions for hearths of varying thicknesses for the largest (model 1050) and smallest (model 600) Jetmaster heaters, based on a mathematical model that takes into account the shadowing effect of the hearth edge above the floor level.

It is expected that the two intermediate models of the Jetmaster, the model 700 and the model 850 would produce hearth extension graphs approximately equally spaced between the two extreme curves on the graph below. However for absolute values of the hearth extension, a similar confirming test would be necessary.

Tested by .....

2½ Pages (64)413 1207

Hi Tim. - Further to our phone call.
Regards Robbie Durack.

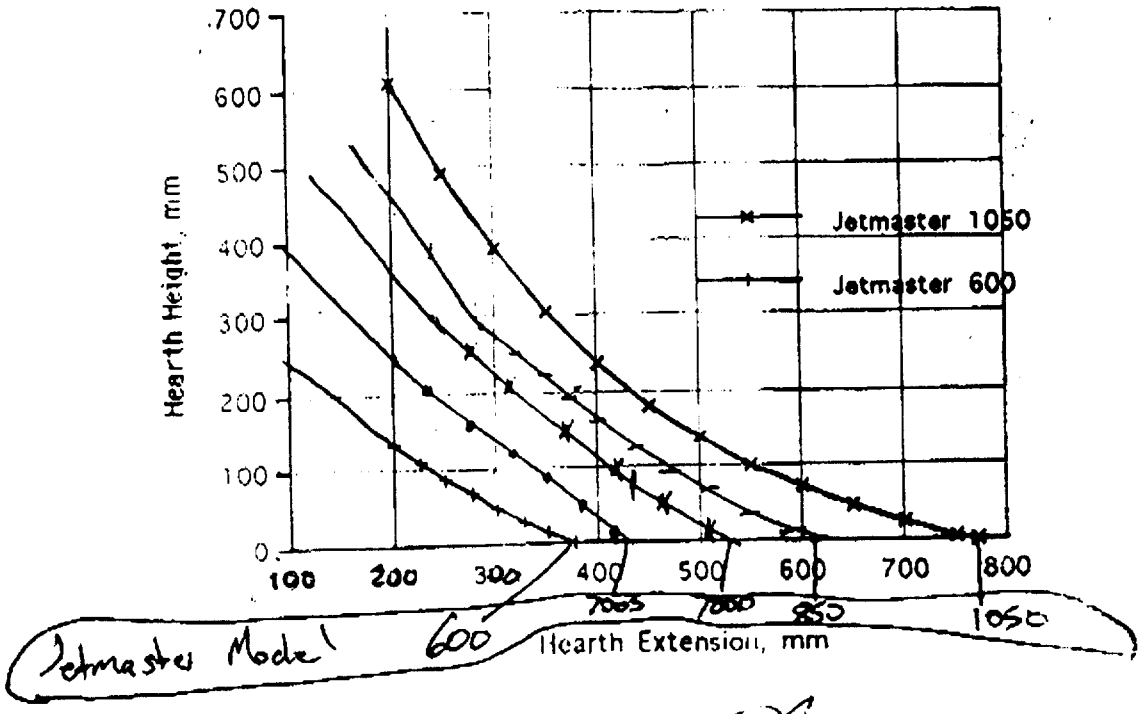
700

Hearth height -	150mm	Hearth Extension -	375mm
" "	200 mm	" "	325 mm
" "	300 mm	" "	250 mm
"	400 mm		180 - 200 mm

850

(1) " .	200 mm	" "	375mm
	300 mm	" "	275 mm
	400 mm		230 mm

* I would not recomend anything less than 200 mm..



Jetmaster Model 600

* 700S
* 700D
* 850

John R. Yolland Reg.Eng
Principal

14 December 1993

*N.B. Reccomended Dimensions
For Hearth worked back
From Actual tests on
600 and 1050. This is an
Calculated estimates and
IF accurate Enough.

700D at 400mm high
aprox 180 - 200mm hearth
width only required

Robbie.

Regards Andrew

Hi Andrew: If your hearth is 300mm high the hearth extension needs only 250mm of front of unit.

Regards Robbie 26.10.95

Tested by ...

National Evaluation Service, Inc.

Participating Members:

BOCA Evaluation Services, Inc. | ICBO Evaluation Service, Inc. | SBCCI-Public Safety Testing and Evaluation Services, Inc.

4051 West Flossmoor Road
Country Club Hills, Illinois 60478-5795
(708) 799-2305

5360 Workman Mill Road
Whittier, California 90601-2299
(310) 699-0543

900 Montclair Road, Suite A
Birmingham, Alabama 35213-1206
(205) 591-1853

NATIONAL EVALUATION REPORT

Report No. NER-358
Reissued May 1, 1996

CULTURED STONE® AND SACRAMENTO STONE™

STONE PRODUCTS CORPORATION
POST OFFICE BOX 270
NAPA, CALIFORNIA 94559

1.0 SUBJECT

Cultured Stone® and Sacramento Stone™.

2.0 PROPERTIES OR USE FOR WHICH EVALUATION IS SOUGHT

2.1 Interior Finish and Trim Classification

2.2 Thermal Resistance

2.3 Adhered Exterior Veneer

3.0 DESCRIPTION

The stone products are manufactured, precast, artificial stone similar in color and texture to natural stone. The products are made from portland cement, aggregate and mineral oxide colors, which are then cured. The stones have an average thickness of $1^3/_4$ inches and an oven-dry weight of 74 lbs./ft^3. The stones are used as a non-bearing exterior veneer or an interior finish and trim on concrete or masonry walls, stud walls and metal buildings. Sacramento Stone is identical to Cultured Stone except for color.

The stone products have a Class I or Class A finish rating when tested in accordance with ASTM E 84. Additionally, the stone products have an *R* value of 0.355 when tested in a thickness of 1.00 inch, in accordance with ASTM C 177-71.

4.0 INSTALLATION

The stone shall be installed in accordance with this report and the manufacturer's installation instructions, copyrighted November 1990. When the exterior or interior masonry surfaces are unsealed and unpainted, the stone with mortar is permitted to be applied directly to the surface. Painted, sealed or dirty surfaces shall be sandblasted and cleaned, and dust shall be removed by washing thoroughly before applying the mortar.

To attach the stone, the mortar bed shall be $^1/_2$ inch thick and of mortar Type S or N, meeting the specifications of ASTM C 270-92a. Mortar shall be mixed to a firm, moist consistency and spread on the wall. Mortar is also permitted to be applied to the entire back of the stone. Mortar shall not be spread more than 5 to 10 square feet of area ahead of applying the stone.

5.0 IDENTIFICATION

The Cultured Stone and Sacramento Stone shall be identified by the product name, manufacturer's name, the initials "C.S.V." cast into the side of each piece of stone, and the National Evaluation Service, Inc., report number.

6.0 EVIDENCE SUBMITTED

6.1 Manufacturer's descriptive literature and installation instructions.

6.2 Report on Fire Hazard Classification of Mineral Composition Units, File No. R7704, Project No. 76SC4006 dated November 3, 1976, by Underwriters Laboratories Inc. The test was conducted in accordance with UL Standard No. 723, Standard Test Method for Fire Hazard Classification of Building Materials, using $1^7/_8$-inch-thick samples of hearth stones.

6.3 Report of Thermal Conductivity, Laboratory Report No. 8058 dated December 2, 1994, by Geoscience Ltd. The test was conducted in accordance with ASTM C 177-71.

6.4 Report on Unit Weight Determination of Cultured Stone Materials, prepared by TEI Consulting Engineers, Work Request No. 88128.4 dated January 16, 1989, signed by Vijay Jain.

6.5 Report on Freeze-Thaw Test on Cultured Stone Material, prepared by TEI Consulting Engineers, Work Request No. 88128.2 dated January 16, 1989, signed by Vijay Jain.

6.6 Report on Compressive Strength Test of Cultured Stone Material, prepared by TEI Consulting Engineers, Work Request No. 88128.12 dated April 18, 1989, signed by Vijay Jain.

6.7 Report on Flexural Strength Test of Cultured Stone Material, prepared by TEI Consulting Engineers, Work Request No. 88128.11 dated April 18, 1989, signed by Vijay Jain.

6.8 Report on Tensile Strength Test of Cultured Stone Material, prepared by TEI Consulting Engineers, Work Request No. 88128.3 dated April 25, 1989, signed by Vijay Jain.

6.10 Report on Shear Bond Test Between Scratch Coat and Type S Mortar, prepared by TEI Consulting Engineers, Work Request No. 88128 dated April 25, 1989, signed by Vijay Jain.

6.11 Report on Shear Bond Test of Precast Cultured Stone Veneer from a Concrete Unit Masonry (CMU) and Concrete Wall, prepared by TEI Consulting Engineers, Work Request No. 88128.9 dated April 25, 1989, signed by Vijay Jain.

6.12 Report on Shear Bond Test Between Mortar and Metal Lath, prepared by TEI Consulting Engineers, Work Request No. 88128.13 dated April 18, 1989, signed by Vijay Jain.

6.13 Report on Floor Protections and Wall Shields, prepared by Underwriters Laboratories Inc., File No. MH11019 dated June 24, 1980, revised October 1987, signed by Kusum Vidanage and Alex A. Briber.

6.14 Report on Transverse Load Test on Stucco Panel, prepared by TEI Consulting Engineers, Work Request No. 90035 dated August 22, 1990, signed by Vijay Jain.

7.0 CONDITIONS OF USE

The National Evaluation Service Committee finds that Cultured Stone® and Sacramento Stone™ are acceptable alternative materials, products, or methods of construction to those specified in the 1993 BOCA National Building Code, the 1994 Standard Building Code, the 1994 Uniform Building Code and the 1992 CABO One and Two Family Dwelling Code, subject to the following conditions:

7.1 The stone is limited to 30 feet in height above grade when used as an exterior veneer attached to wood-frame construction. Installations above the 30-foot limit are beyond the scope of this report. Special designs shall be approved by the building official.

7.2 Each stone is limited to 36 inches in its greatest dimension and less than 720 square inches in area.

7.3 The stone products shall be installed in accordance with this report and the manufacturer's installation instructions.

7.4 This report is subject to periodic re-examination. For information on the current status, consult the evaluation report listing or contact one of the participating members of the NES.

TECH DATA SHEET
CODE APPROVALS, RESEARCH REPORTS, TESTS

Cultured Stone® is engineered to meet or exceed the specifications set by building code officials. Manufacturers who offer a "just like" or so-called "equivalent" to Cultured Stone® should be asked to document claims of test results and research reports.

Complete copies of Cultured Stone® research reports, approvals, tests, acceptances or listings are available upon request:

National Evaluation Service Report No. NER-358
incorporates ICBO, BOCA International and SBCCI.

Tested and listed by Underwriters Laboratories, Inc.

City of Los Angeles Research Report RR23744
HUD Materials Release No. 691A
Canadian Construction Materials Centre. See CCMC
Evaluation Report No. 11834R

Note: Local building codes may vary from the Uniform Building Code. Always check with your local building code authority prior to installation.

Results of tests conducted by an independent testing agency confirm that Cultured Stone® conforms to or exceeds the following test requirements as specified in ICBO Evaluation Service, Acceptance Criteria for Precast Stone Veneer.

Shear Bond Test (adhesion): Tested in accordance with ASTM C482 using a unit thickness approximately the same as the stone unit.

Water Absorption: Tested in accordance with UBC Standard No. 32-12.

Freeze/Thaw Characteristics: Testing procedures follow those outlined in ASTM C67-83.

Compressive Strength: Tested in accordance with UBC Standard No. 26-10, Parts I and IV.

Unit Weight: Density is determined in accordance with ASTM C567. Shipping weight is approximately 8-10 lb. per sq. ft.

Tensile Strength: Tested in accordance with ASTM C190.

Flexural Strength: Tested in accordance with ASTM C348.

Transverse Load: Tested in accordance with Acceptance Criteria for Cementitious Exterior Wall Coatings (ICBO Evaluation Service, Inc.) Section E - Transverse Load Test.

Additional Tests Conducted:
Efflorescence Test: Tested in accordance with ASTM C67 Section 10, treated and untreated.

Thermal Properties: R-factor is 1.19 in accordance with ASTM C177-71 based on a 1.779-inch thick sample. Average thickness may vary on different Cultured Stone® products; the R-factor will vary accordingly. The insulative quality of an average thickness of Cultured Stone® is equal to 6 inches of common brick.

Noncombustible: Tested and listed by Underwriters Laboratories, Inc., Cultured Stone® showed zero flame spread and zero smoke development.

Colorfastness: Colors become an integral part of the stone during the casting process. Existing applications show no undesirable change in color after years of weathering.

SPEC DATA®

This Spec-Data sheet conforms to editorial style prescribed by The Construction Specifications Institute. The manufacturer is responsible for technical accuracy.

CULTURED STONE

Stone Products Corporation
May 1996
(Supersedes May 1994)

95: 4
88: 4

SIMULATED MASONRY
Cast Lightweight Veneer

1. PRODUCT NAME

Manufactured Stone: Cultured Stone®, Cultured Brick®, Pro-Fit®

2. MANUFACTURER

Stone Products Corporation
P.O. Box 270
Napa, CA 94559-0270
Phone: (800) 255-1727
US and Canada
(707) 255-1727
Outside USA
FAX: (707) 255-5572
e-mail:
cltrdstn@culturedstone.com
http://www.culturedstone.com

3. PRODUCT DESCRIPTION

Basic Use: Product is intended for interior or exterior nonstructural lightweight veneer facing on masonry, metal, or frame construction for architectural aesthetics.

- New construction, exterior or interior walls
- Remodeling and redecorating of existing walls
- Fireplaces: around openings, hearth, exterior chimney finish, or chase finish

Limitations: Should not be assigned to add strength to load-bearing capacity of wall. Should not be used in below-water applications, as in swimming pool liners. Should not be used in areas vulnerable to slush formed from salt or other chemicals used to melt snow or ice. Should be installed a minimum of 4" above finished grade.

Composition and Materials: Natural stones of varying sizes and textures are used to form (flexible) molds. A mix of Portland Cement, lightweight aggregates and iron oxide pigments is then placed in the molds. Filled molds are vibrated to integrate surface coloration. Mix in molds is raked to provide scratched texture on product back to aid installation bond. After setup of mix, cast product is pulled from molds, packaged and cured.

Sizes: Random. Sizes, shapes and textures of finished product duplicate natural stones used as mold masters. Stone diameters will vary from 2" to 30". Right-angle corner pieces have return lengths varying from 2" to 12" on the inside legs. Product pieces designed for fireplace hearth use are 19" x 20" or random flagstone-like shapes.

Types:

Stone veneer	70 types
Brick veneer	7 types
Hearthstones	14 types
Quoins	3 types
Capstones	12 types
Water Table/Sill	3 types
Keystones/Lintel Stones	3 types
Window/Door Trim	3 types
Pavers	4 types

4. TECHNICAL DATA

Applicable Standards:

–National Evaluation Service–
Report No. NER-358 listed with:

- BOCA International
- ICBO
- Southern Building Code Congress International, Inc.

–U.S. Department of Housing and Urban Development, Materials Release No. 691a
–City of Los Angeles, Research Report: RR23744
–CCMC Evaluation Report No. 11834R
–UL: Tested and listed by Underwriters Laboratories, Inc.

Fire Hazard: File No. R7704, Project No. 76SC4006, prepared by Underwriters Laboratories, Inc. Test conducted in accordance with UL 723 Standard Test Methods for Fire Hazard Classification of Building Materials on a 1 7/8" thick sample. Report concluded that the stone had a flame spread rating of 0 and a smoke developed rating of 0.

Shear (Adhesion) Strength: Tested in accordance with ASTM C 482 using a unit thickness approximately the same as the stone unit.

Compressive Strength: Tested in accordance with UBC Standard No. 26-10, Parts I and IV.

Weight: Density is determined in accordance with ASTM C 567. Shipping weight is approximately 8-12 lbs. per sq. ft.

Thermal Conductivity: Determined by an independent laboratory under conditions of thermal equilibrium in a 3 1/2" square guarded hot plate apparatus complying with that described in ASTM specification C 177.

Test Results:

Product thickness	.30 inches
Specimen conditioned at room temperature.	
Density (lbs. per cu. ft.)	77.8
Temperature hot side (F)	82°
Temperature cold side (F)	75.8°
Average mean temperature (F)	80.2°
Thermal conductivity (k)	2.82
Thermal resistance (r) for 1" layer	.355

Water Absorption: Tested in accordance with UBC Standard No. 32-12.

Freeze/Thaw Characteristics: Testing procedures follow those outlined in ASTM C 67-83.

This unit has been updated to indicate references to both *MasterFormat*™ 1995 Edition and MASTERFORMAT® 1988 Edition. The reference to the numbers and titles in *MasterFormat* 1995 Edition are indicated above the references to the numbers and titles in MASTERFORMAT 1988 Edition.

95: 04700
88: 04700

FACSIMILE TRANSMISSION

Sika (NZ) Ltd
Auckland Branch (Head Office)
85-91 Patiki Road, Avondale
Direct Dial 64-9-820 1427
Fax No. 64-9-828 4091
E-Mail todd@sika.co.nz
Web Site www.sika.co.nz

To:	Bob Compton	**From:**	Todd Lindsay
Company:	Progressive Building Systems	**Date:**	9 September 1998
Fax No.:	09 415 4398	**Pages:**	1 (incl. this page)
Subject:	**Sealing of stone veneer over fibre cement sheet**		

Dear Bob

Confirming our discussion yesterday regarding the sealing of fibre cement sheet which is to be covered with a stone veneer. The product we would recommend is Sika Emulsion 93 applied both as a waterproofing bond coat and as an admixture to the mortar.

The system we would recommend would be as follows:

1. A bonding slurry is applied to the surface of the sheet. This bonding slurry should contain a gauging solution of water : Emulsion 93 at a mix ratio of 1 : 1, and cement : sand at a mix ratio of 1:1.

   This should be mixed to a brushable slurry consistency and applied to the entire surface of the sheet including the edges.

2. The adhesive mortar should then be applied to the sheet while this bonding slurry is still tacky. The mix design would be water : Emulsion 93 at 1 : 1, and cement to sand at 1: 3.

In both cases the dry mix should first be blended together and then the gauging solution added.

As we discussed as an addition means of preventing the penetration of water into the mortar and the fibre cement backing sheet the finished stone and mortar surface could be coated with two coats of Sikagard 70, a siloxane based water repellent impregnation.

Please refer to the data sheets contained in your Sika Catalogue for further information on these products. I hope this information is helpful. If I can be of further assistance please feel free to contact me on telephone 820 1427 or mobile 021 617 751.

Regards

TODD LINDSAY
Technical Sales Representative

C.C. Stutex
PBS(SI) Ltd

PROGRESSIVE

Progressive Building Systems Ltd.

Date : 7th September 1998
To : Stutex Co Ltd
Att'n : Stuart Goudie
Copy : Chris Rowe
From : R.Campton
Re : Eterpan

Our Ref : stutex1.wps
Fax No : 360 2561
No. of pages: 4 (including cover)

Stuart,

We wish to confirm that the following fixing system for Eterpan board 7.5mm thick is a suitable substrate for fixing of your Cultured Stone cladding system based on a maximum loading of 80 kg/m2.

1.0 Fixing System.

Eterpan sheets shall be fixed to the framing with a combination of two methods:-

(a) A steel channel section will be placed horizontally at centres not exceeding 800mm and fixed through the board into the framing with zinc plated tek screws at 300mm centres of minimum length 40mm and 9swg.

(b) Remaining fixings will be galavanised clouts 40mm x 2.8mm such that there are continous fixings at 150mm centres around all four edges and down the centre stud; i.e the horizontal pattern will be clouts at 300mm centres followed by tek screws at 300mm centres.

2.0 Fibre cement sealing system.

2.1 We confirm that Sikagard 70 is compatible with Eterpan.

2.2 As an alternative, and our recommendation, we suggest you consider the application of Emulsion 93 which acts as a water proofing bonding agent which will certainly improve the bond to the fibre cement board and the stone panels. We attach a product data sheet for your information.

Assumptions:

(i) Framing sized and fixed in accordance with NZS3604: 1990 with a moisture content less than 16%.

(ii) Strength of bond between Eterpan and Cultured Stone has been determined separately by Stutex Ltd.

(iii) The recommendation for Eterpan does not cover ground or building subsidence; frame shrinkage; impact damage whether accidental or malicious; earthquake and flooding damage, or damage caused by wind speeds in excess of the basic directional wind speeds used in NZS 4203: 1992.

Regards,

Bob Campton
Director

North Island: 4 Arrowhead Place, Albany, P.O. Box 302202, NHPC 1330. Tel: (9) 415 4399, Fax: (9) 416 4398
South Island: 2/308 Wilsons Road, Christchurch, P.O. Box 38021, Christchurch 9. Tel: (3) 377 7406, Fax: (3) 377 7407
Toll Free Help Line: 0800 Call PBS 0800 2255 727

HOROWHENUA COUNTY COUNCIL

BUILDING INSPECTION SHEET Addition to dwelling

Building Permit No: 12342 Date of Issue: 29-9-80

Plumbing Permit No: ..... Date of Issue: .....

Drainage Permit No: ..... Date of Issue: .....

OWNER: W.J. Prosser

BUILDER: Self

PLUMBER: .....

DRAINLAYER: .....

FOOTPATH DEPOSIT NO: ..... LOT 40 D.P. 45393

STREET: 31 Oratia Street, Waikanae

	REMARKS	DATE OF INSPECTION
Footpath Damage	.....	.....
Temporary Water	.....	.....
Siting - Boundaries	.....	.....
Excavations	.....	.....
Foundation	.....	.....
Piles & Vents	.....	.....
Concrete Slab	.....	.....
Concrete Block Work	.....	.....
Foundations	.....	.....
Bond Beams	.....	.....
Reinforcing	.....	.....
Subfloor Plumbing & D.	.....	.....
Vapour Barrier - Reinforcing etc	.....	.....
Framework Complete	.....	.....
Roof Construction & Fixing	.....	.....
Enclosed Plumbing	.....	.....
Pre-lining	.....	.....
Exterior Sheathing	.....	.....
Drainage	.....	.....
Final Footpath Insp.	.....	.....

Notes on Permit:

.....

.....

.....

.....

Completion Approved by Building Inspector

.....

branz

SHEET A

(CIRCLE whichever is applicable)

NAME: Mr & Mrs W.S. Prosser **ADDRESS:** 8 Oratia Street Waikanae

STOREY: (Single or Uppermost) / Lower of two or middle of three / Lower of three

ROOF TYPE: Light / (Heavy)

ROOF PITCH: 0° – 25° / (26° – 45°)

WIND AREA: (High) / Medium / Low — W = 33 B.U.'s/m

EARTHQUAKE ZONE: (A) / B / C — E = 6 B.U.'s/m²

ROOF OR BUILDING LENGTH — BL = 9 m

ROOF OR BUILDING WIDTH — BW = 7.26 m

GROSS ROOF OR BUILDING PLAN AREA — GPA = 65.34 m²

EARTHQUAKE: B.U.'s ALONG AND ACROSS — E x GPA = 6 × 65.34 = 392.04 B.U.'s

WIND: B.U.'s ALONG — W x BW = 33 × 7.26 = 239.58 B.U.'s

WIND: B.U.'s ACROSS — W x BL = 33 × 9 = 297 B.U.'s

SKETCH PLAN (external and internal walls) :

SHEET B

1 Total B.U.'s Required	2 Wall Line	3	4	5	6	7	8
			Wall Bracing Elements Provided				
	Label	Minimum B.U.'s Required	Label No.	Type	Rating B.U.'s/m	Length (m)	B.U.'s Provided
ALONG	A	90	A1	1	42	3	126
			A2	1	42	3	126
					Sub-total		252
	B	90	B1	10	83	0.9	74.7
			B2	10	83	0.9	74.7
					Sub-total		149.4
	C						
					Sub-total		
	D						
					Sub-total		
	TOTAL	393			TOTAL		401.4
ACROSS	L	72.6	C1	8	67	0.9	60.3
			C2	1	42	2.4	100.8
					Sub-total		161.1
	M	72.6	M1	1	42	1.8	75.6
			M2	1	42	1.8	75.6
					Sub-total		151.2
	N						
					Sub-total		
	O						
					Sub-total		
	P						
					Sub-total		
	TOTAL	297			TOTAL		312.3

FEES NOT TO BE PAID UNTIL REQUESTED BY OFFICE

SCALE OF PERMIT FEES

Estimated Value of Work:				Fee Payable:
		Not exceeding	$100	..... $2
Exceeding	$100	but not exceeding	$200	..... $4
Exceeding	$200	but not exceeding	$300	..... $6
Exceeding	$300	but not exceeding	$400	..... $8
Exceeding	$400	but not exceeding	$600	..... $10
Exceeding	$600	but not exceeding	$800	..... $12
Exceeding	$800	but not exceeding	$1000	..... $14
Exceeding	$1000			..... $14

Plus $2 for every $200 or part thereof in excess of $1000.

711

H.C.C./D.1

Horowhenua County Council

PERMIT No. W2876

LOCALITY Waikanae

DATE RECEIVED 23/8/76 DATE ISSUED 11:11:76.

APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME W.J. Prosser

FOR OFFICE USE ONLY

REMARKS:

Drainlayer G.P. Dornbusch

APPROVED

COUNTY ENGINEER.

DATE 16-11-76

P.S.R. 10.12.76 W.J.

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

Valuation Book No. pt 1494/705 Date ....., 19.....

Application For Plumbing and Drainage Permit

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

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

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

Description of Drainage and Plumbing Work complete p + d for new dwelling.

Allotment. Lot: 70 & part A14 B2, B3. D.P.: Section: Area:

Block: S.D.: Locality:

Previous Owner { If Section has been recently transferred } .....

Frontage (Length) ..... (Name of Street or Road) Orata St.

Water Supply (Description) .....

Estimated Value of Plumbing Work ..... $.

Estimated Value of Septic Tank ..... $.

Estimated Value of Drainage Work ..... $. Total $ 2500 00

All work will be carried out in accordance with Horowhenua County Council's By-laws and the Drainage and Plumbing Regulations 1959 and Amendments.

Permit Fees $ 30 . 00 **Receipt No.:** 100114

(For Scale of Fees see Back Page.)

Full Name and Address of Owner: W J Prosser 140A Kanahi St Stokes Valley

NOTE.—The following MUST accompany this Application:—

(a) Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page.

(b) Detailed drawings of septic tank — ¼in to one foot.

(c) Specifications of work and materials to be used.

Plan showing drains should be drawn to scale of ⅛in to foot for large premises — in DUPLICATE

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

Signature of Applicant: W Prosser

Address: 140A Kanahi Street Stokes Valley.

Plumber's Name, Address, and Registered No. { If not the applicant. } M Phillips 3 Millvale St. Waikanae. h 6942. (Drainlayer G.P. Dornbusch)

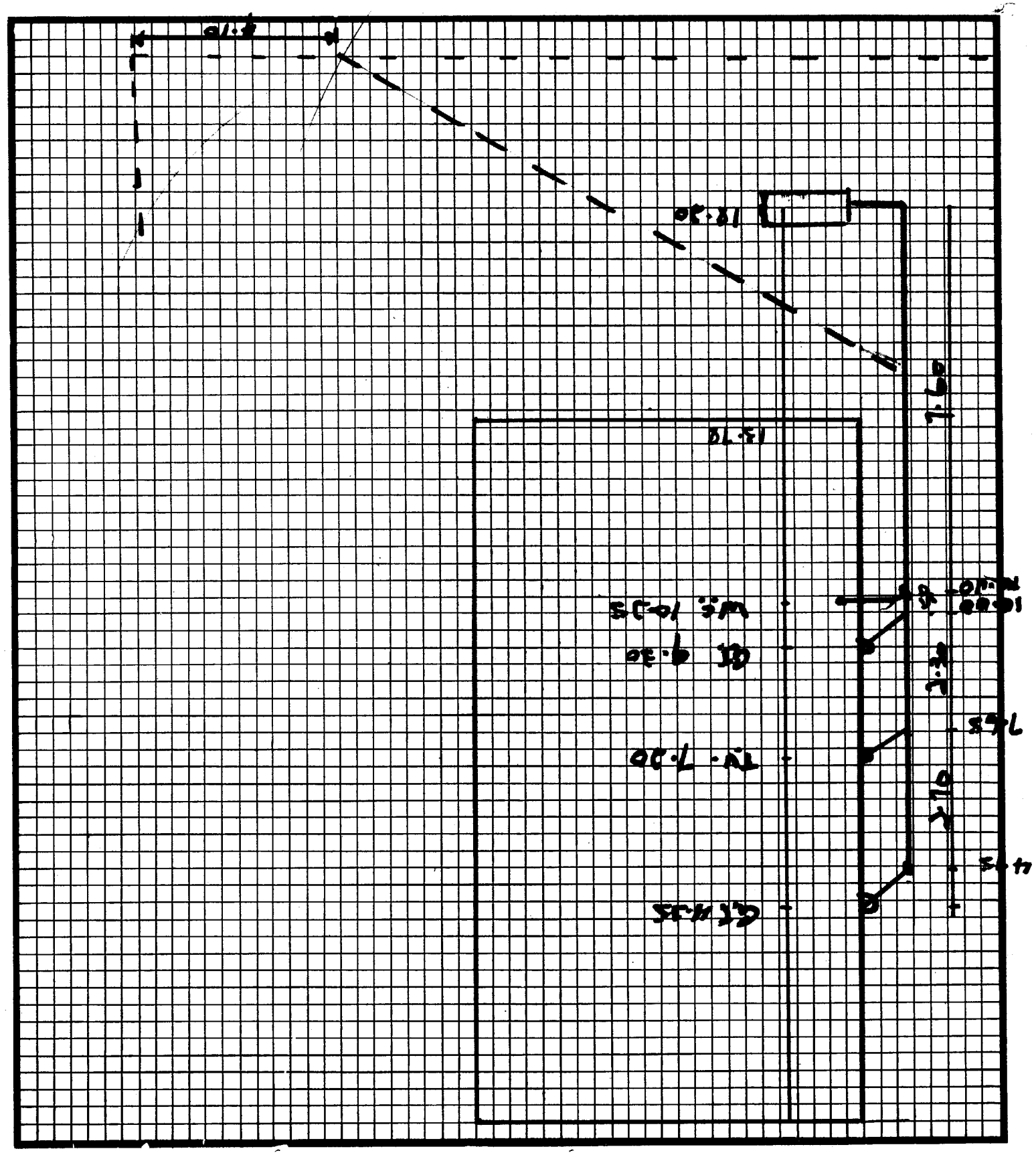
PLAN OF ALLOTMENT

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

Boundary Lines to be shown thus: —— · —— · —— · —— · —— ·

WATER SUPPLY: Position to be shown of Well or Bore if within 100 feet.

Frontage to ..... Road



HCC/D2.

(COPY TO INSPECTOR)

PERMIT W No 2876

HOROWHENUA COUNTY COUNCIL

WAIKANAE COUNTY TOWN

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

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

Mr H. J. Prosser and situated in Ada Street Street (or Road), Waikanae being described as Lot 10 NE of part Alt 62, 63

Description of work: Complete plumbing & drainage for new dwelling.

Estimated Value of work including materials:

Estimated Cost $2500 00

Receipt No. 12044

Permit Fee — $ 30.00

Connection Fee $ — . —

TOTAL $ 30.00

Such work is to be carried out in strict accordance with the Plumbing and Drainage Regulations 1959 and Horowhenua County Council By-Law No. 9, and shall be completed on or before the

day of 19

Date 14-11-62.

County Engineer.

This permit is issued subject to:

Drainlayer G. P. Barbuscn

HOROWHENUA COUNTY COUNCIL

WAIKANAE COUNTY TOWN

Notice of Completion of Work and Request for Inspection

To: The Health Inspector,
Horowhenua County Council,
LEVIN.

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

Street/Road, owned by Mr the plumbing/drainage works specified in Permit No., issued on 19, and I do hereby request that such works should be inspected.

Dated this day of 19

Plumber/Drainlayer.

Address of Plumber:

FOR OFFICE USE ONLY

The works above referred to in Permit No.

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

Date: 19

Inspector.

K.B.H.

65

H.C.C./D.1

Horowhenua County Council

PERMIT No. W3350

LOCALITY Waikanae Secn ev

DATE RECEIVED : : .

DATE ISSUED 16:3:79

APPLICATION
FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME Mr Prosser

FOR OFFICE USE ONLY

REMARKS:
(Payed. gregory 121 tutere st)

FEES NOT TO BE PAID UNTIL REQUESTED BY OFFICE

SCALE OF PERMIT FEES

Estimated Labour Value of Work:	Fee Payable:
Not exceeding $50	$6
In excess of $50 but not exceeding $75	$9
In excess of $75 but not exceeding $100	$12
In excess of $100 but not exceeding $200	$18
In excess of $200 but not exceeding $300	$24
In excess of $300 but not exceeding $400	$30

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

APPROVED
COUNTY ENGINEER.
DATE 13-3-79

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

Valuation Book No. ..... Date ....., 19....

Application For Plumbing and Drainage Permit

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

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

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

Description of Drainage and Plumbing Work Connect existing dwelling to Council Sewer.

Allotment. Lot: 70 D.P.: 45393 Section: Area: 0711

Block: S.D.: Locality:

Previous Owner { If Section has been recently transferred }

Frontage (Length) (Name of Street or Road) 31 Ohotia St.

Water Supply (Description)

Estimated Material Value of Plumbing Work ..... $.

Estimated Labour Value of Plumbing Work ..... $.

Estimated Material Value of Drainage Work ..... $ 25 .

Estimated Labour Value of Drainage Work ..... $ 25 .

Total $ 50 .

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

Permit Fee Based on Labour Value $ 6 — **Receipt No.:** 29174

Water Connection Fee $ **Receipt No.:**

Full Name and Address of Owner: Mr W Prosser.
31 Ohotia St Waikanae.

NOTE.—The following MUST accompany this Application:—

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

(b) Specifications of work materials to be used.

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

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

Signature of Applicant: P A McLaurin

Address P.O. Box 35 Waikanae Beach.

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

Registered Drainlayer's Signature, Address, and Registered No. P A McLaurin Box 1 Manakau 43416

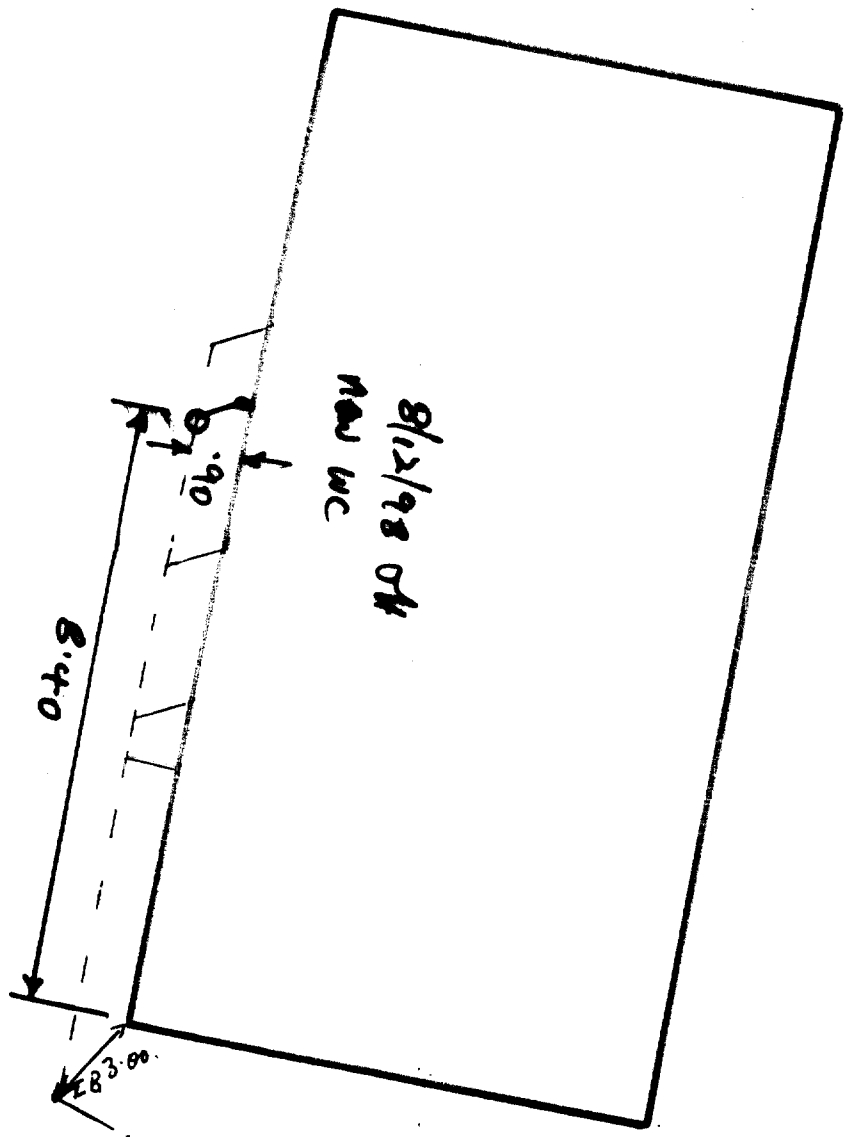
PLAN OF ALLOTMENT

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

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

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

Frontage to ..... **Road**



EXISTING DRAIN —

NEW DRAIN

ROAD -- (31) ORATIA ST

LOT --- 70

DP --- 45393

DRAINLAYER --- P. McCOWN

OWNER --- PROSSER

DATE --- 20-3-79

PIPE --- EARTHWARE. RUBBER RINGED

(COPY TO INSPECTOR)

HCC/D2.

PERMIT W No 3352

HOROWHENUA COUNTY COUNCIL

WAIKANAE COUNTY TOWN

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

Mr P.A. McCann

Box 1

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

Mr W. Prosser. and situated in 31 Aotea Street Street (or Road), Waikanae being described as Lot 40 DP 45393.

Description of work: Connect existing dwelling to Council sewer.

Estimated Value of work ~~including materials~~:

Estimated Cost $ 25 00

Receipt No. 2914

Permit Fee	$	6.00
Connection Fee	$	— . —
TOTAL	$	6.00

Such work is to be carried out in strict accordance with the Plumbing and Drainage Regulations 1959 and Horowhenua County Council By-Law No. 9, and shall be completed on or before the .....

day of ..... 19.....

Date 16-3-49.

.....
County Engineer

This permit is issued subject to:

.....

.....

.....

HOROWHENUA COUNTY COUNCIL

WAIKANAE COUNTY TOWN

Notice of Completion of Work and Request for Inspection

To: The Health Inspector,
Horowhenua County Council
LEVIN.

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

..... Street/Road, owner by Mr ..... the plumbing/drainage works specified in Permit No. ....., issued on ..... 19....., and I do hereby request that such works should be inspected.

Dates this ..... day of ..... 19.....

.....
Plumber/Drainlayer

Address of Plumber: .....

.....

FOR OFFICE USE ONLY

The works above referred to in Permit No. .....

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

Date: ..... 19.....

.....
Inspector

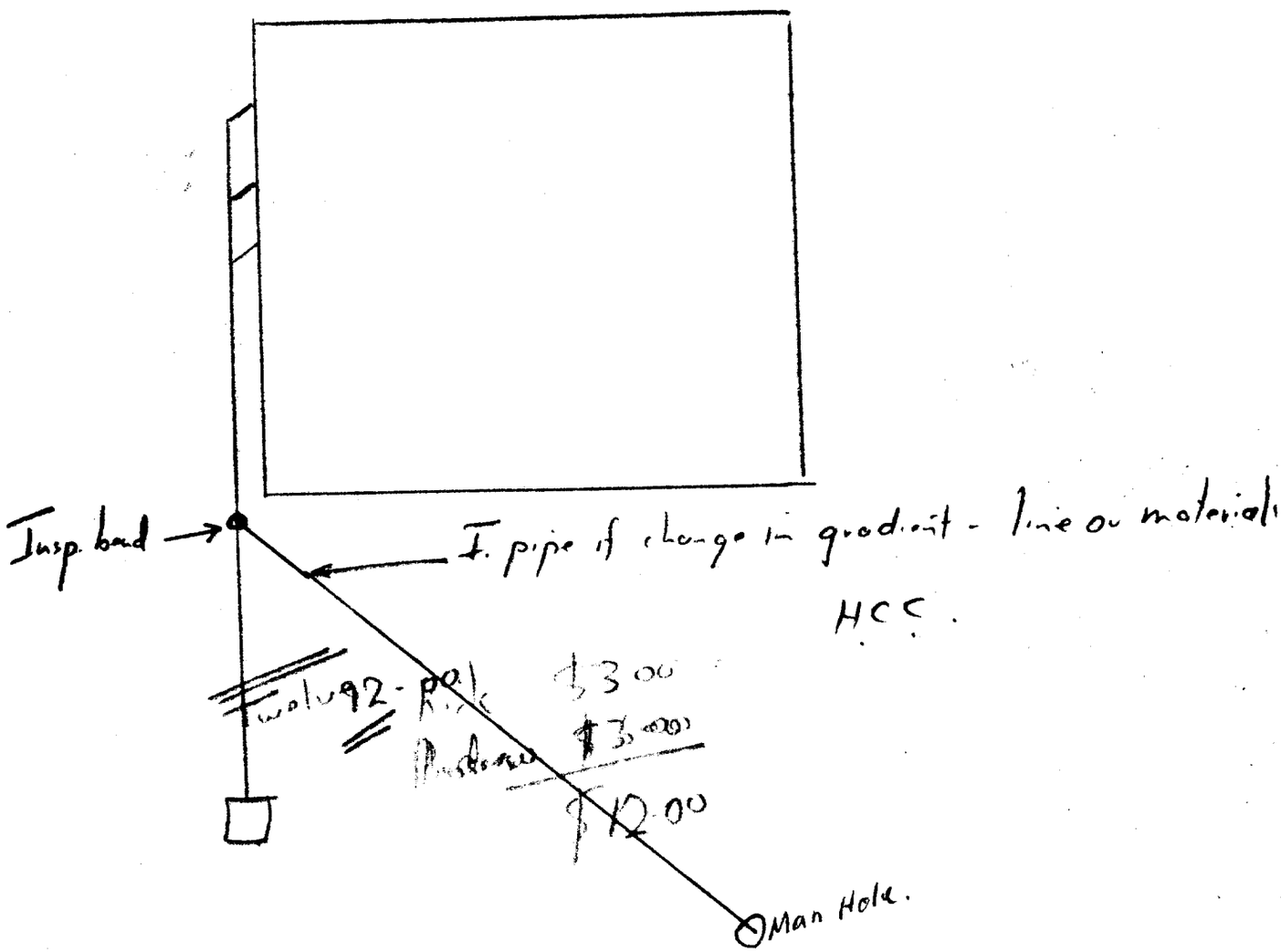
WAIKANAE DISTRICT COMMUNITY

PLAN OF ALLOTMENT - PROPOSED DRAINAGE LAYOUT

Showing existing buildings and drainage layout and proposed drainage layout to the sewer scale 1-100.

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

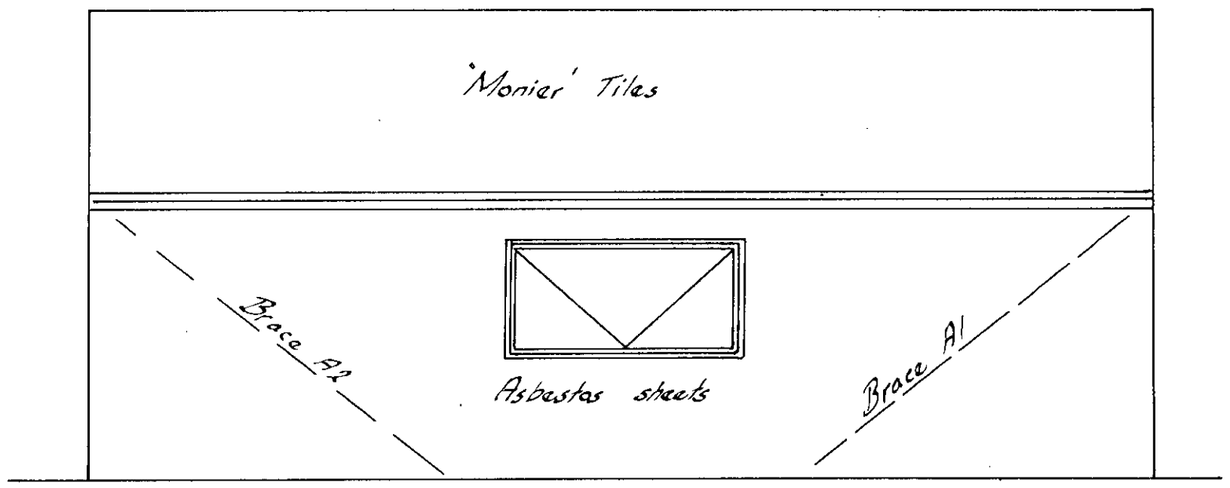
Frontage to ..... **Road**



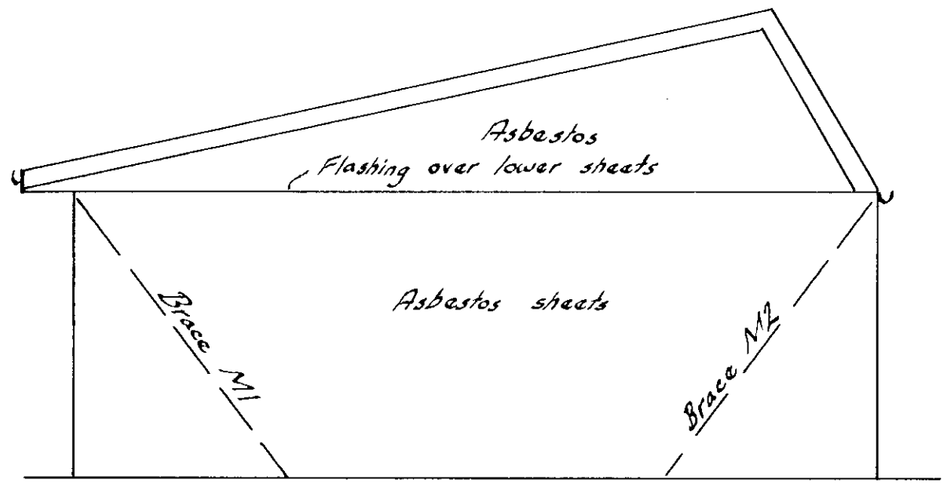
9743. DWELLING.

Permit No. 11779 Garage
W 3352 Sewerage Connection.
12372. ADD TO DWELLING

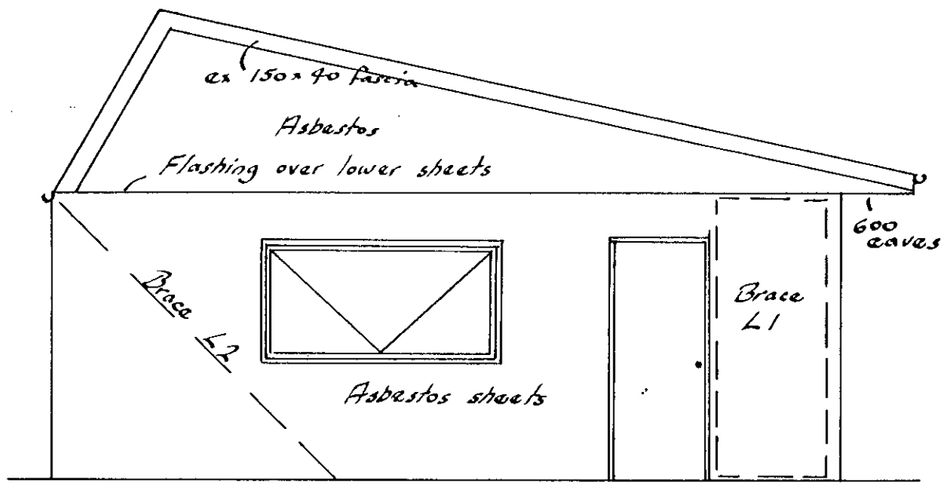
LOT 70 & PT A14B2B?
D.P. 45393
STREET ORATIA.
HOUSE NO. 31.
VAN DER MEER
NAME W.J. PROSSE



SOUTH

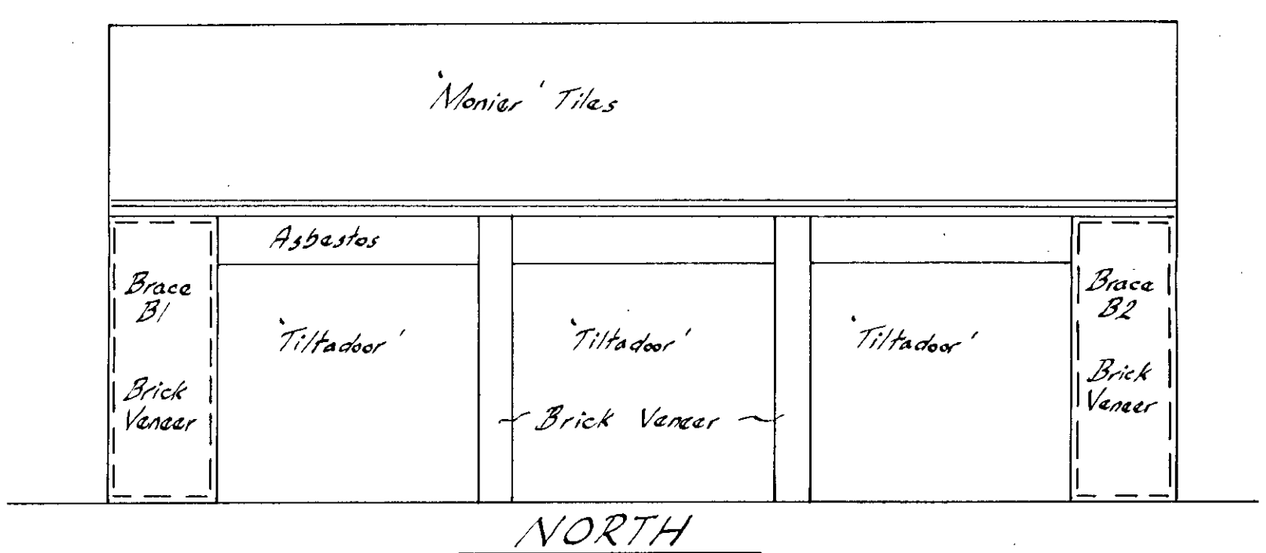


WEST



EAST

ELEVATIONS

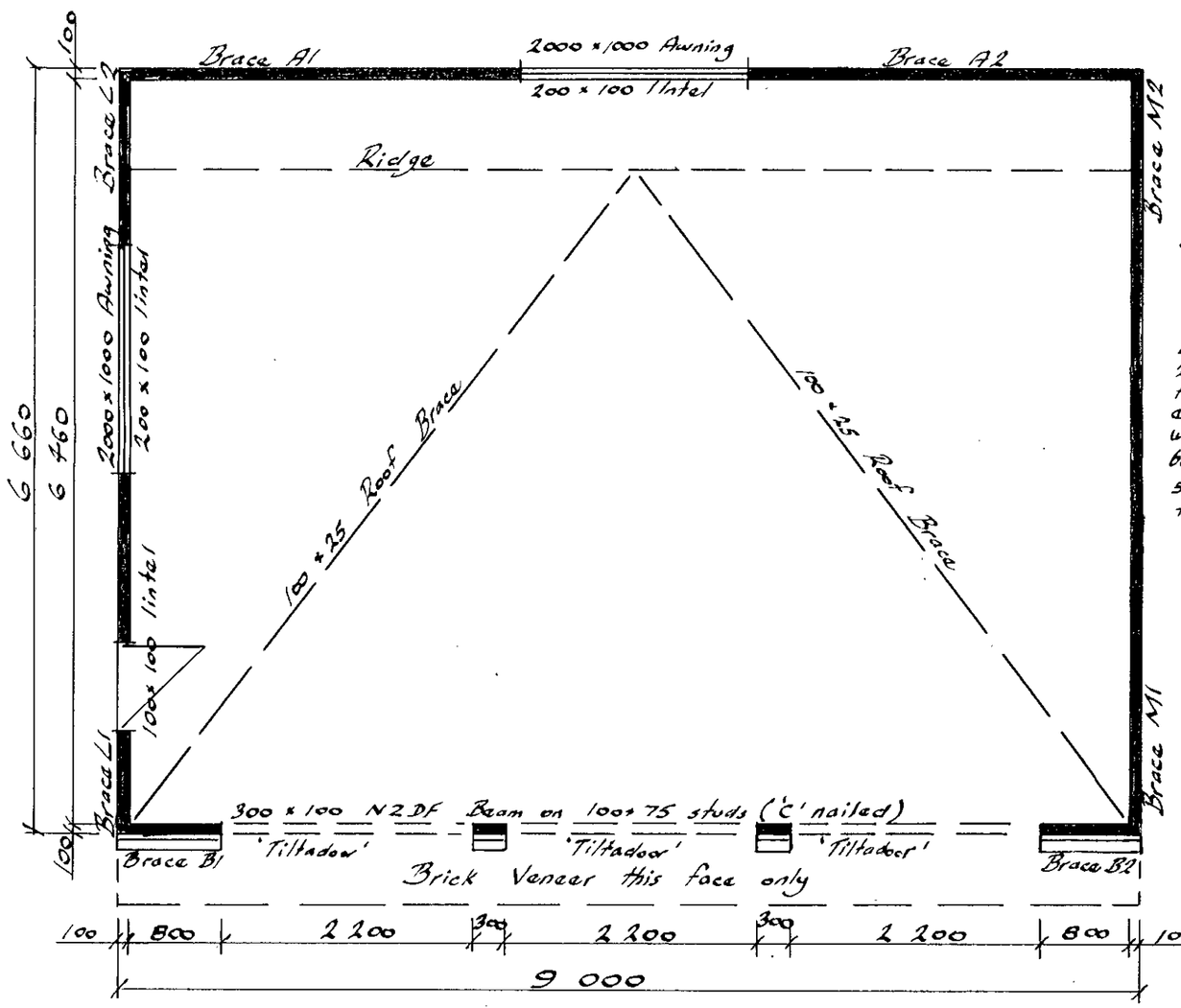


NORTH

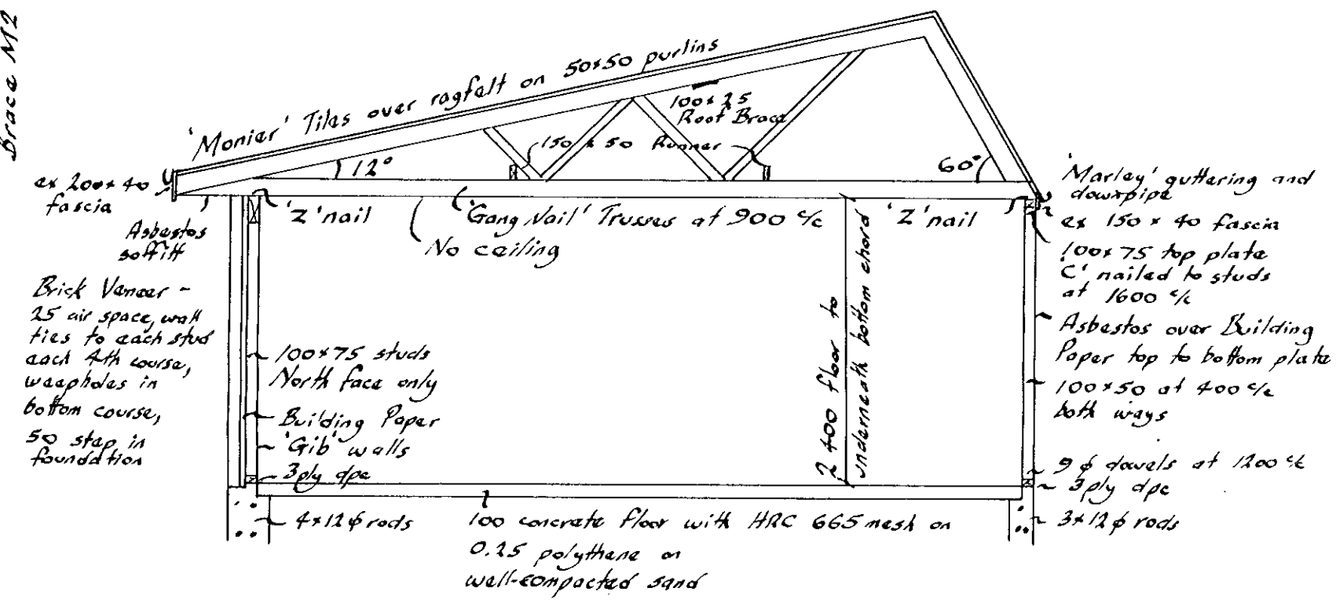
WALL BRACING SCHEDULE (Top to bottom Plate)

Label	Type	Minimum Wall Length
A1, A2	(1) Steel Angle	3 000
B1, B2	(10) 'Gib' board inside 9mm 'Bison' board outside of framing	900
L1	(8) 9mm 'Bison' board inside of framing	900
L2	(1) Steel Angle	2 400
M1, M2	(1) Steel Angle	1 800

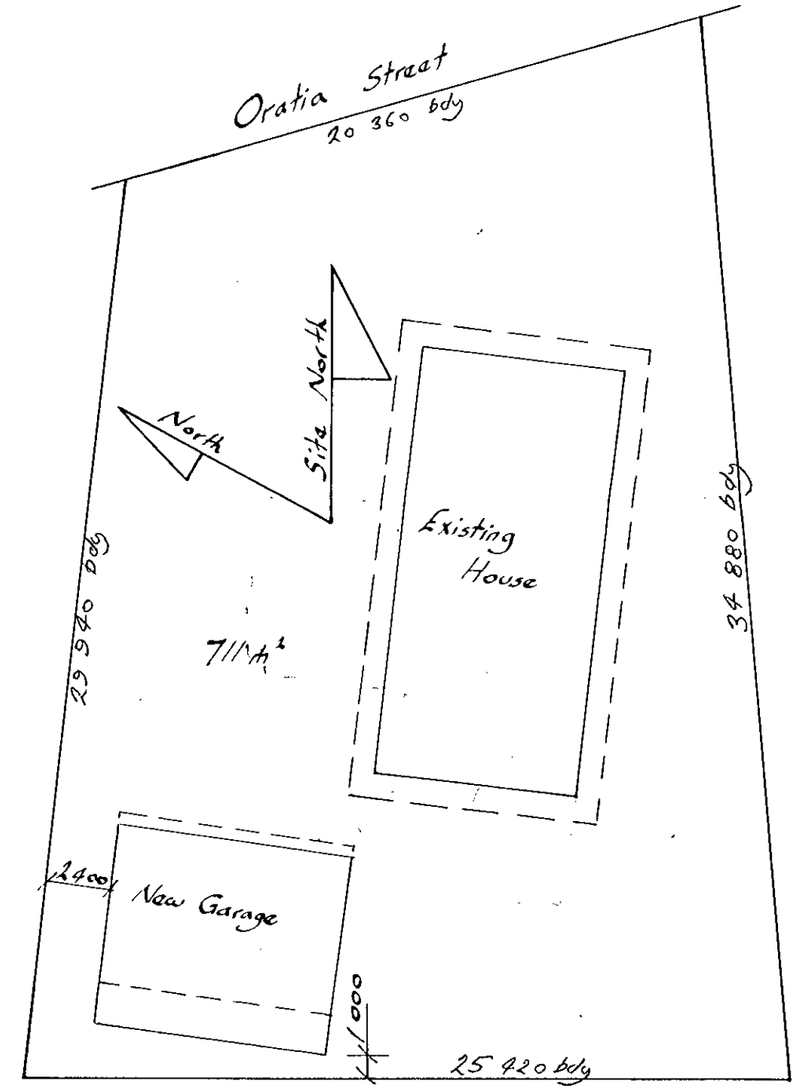
APPROVED
COUNTY ENGINEER.
DATE 23-10-79



FLOOR LAYOUT



SECTION

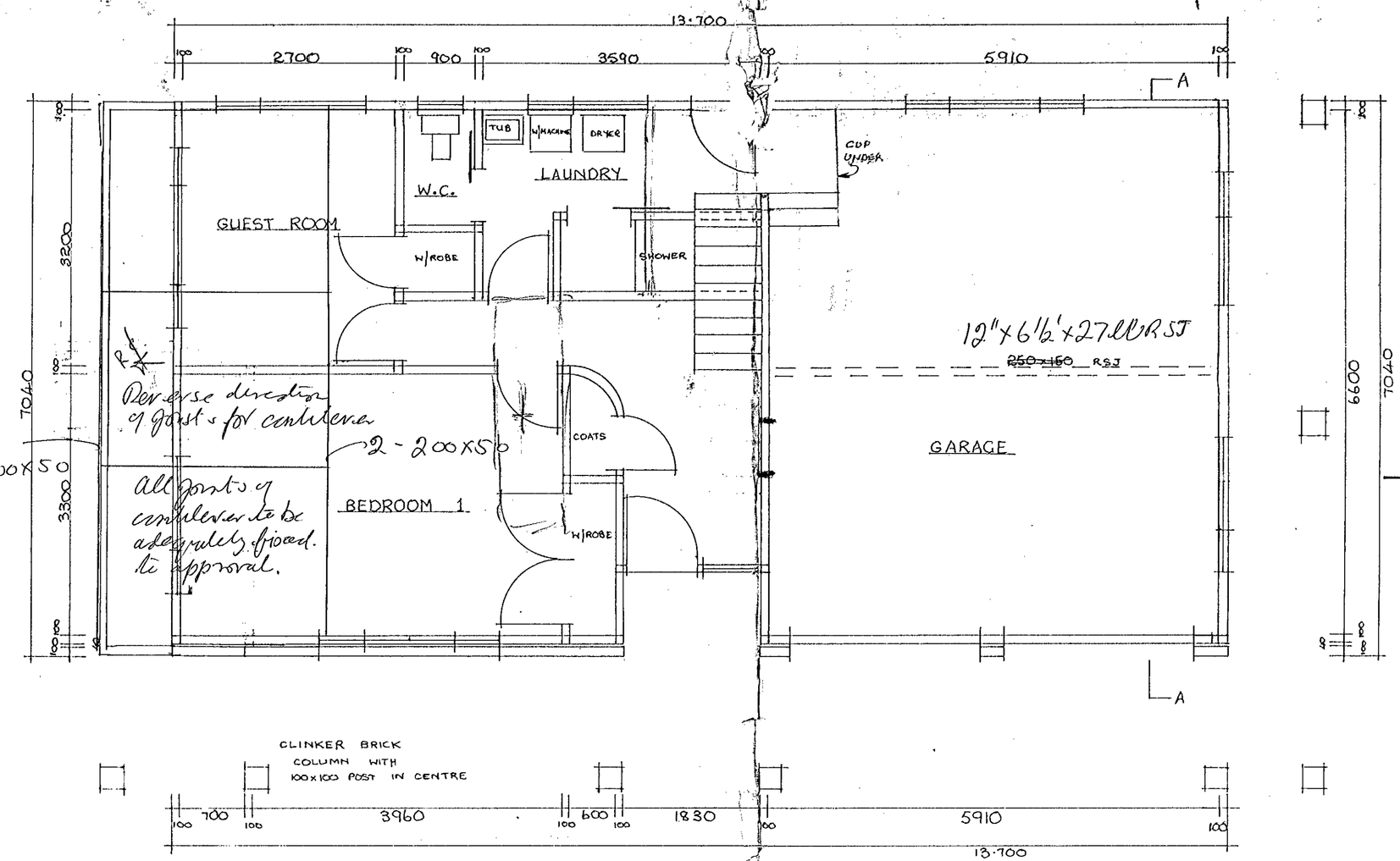


SITE LAYOUT 1:200

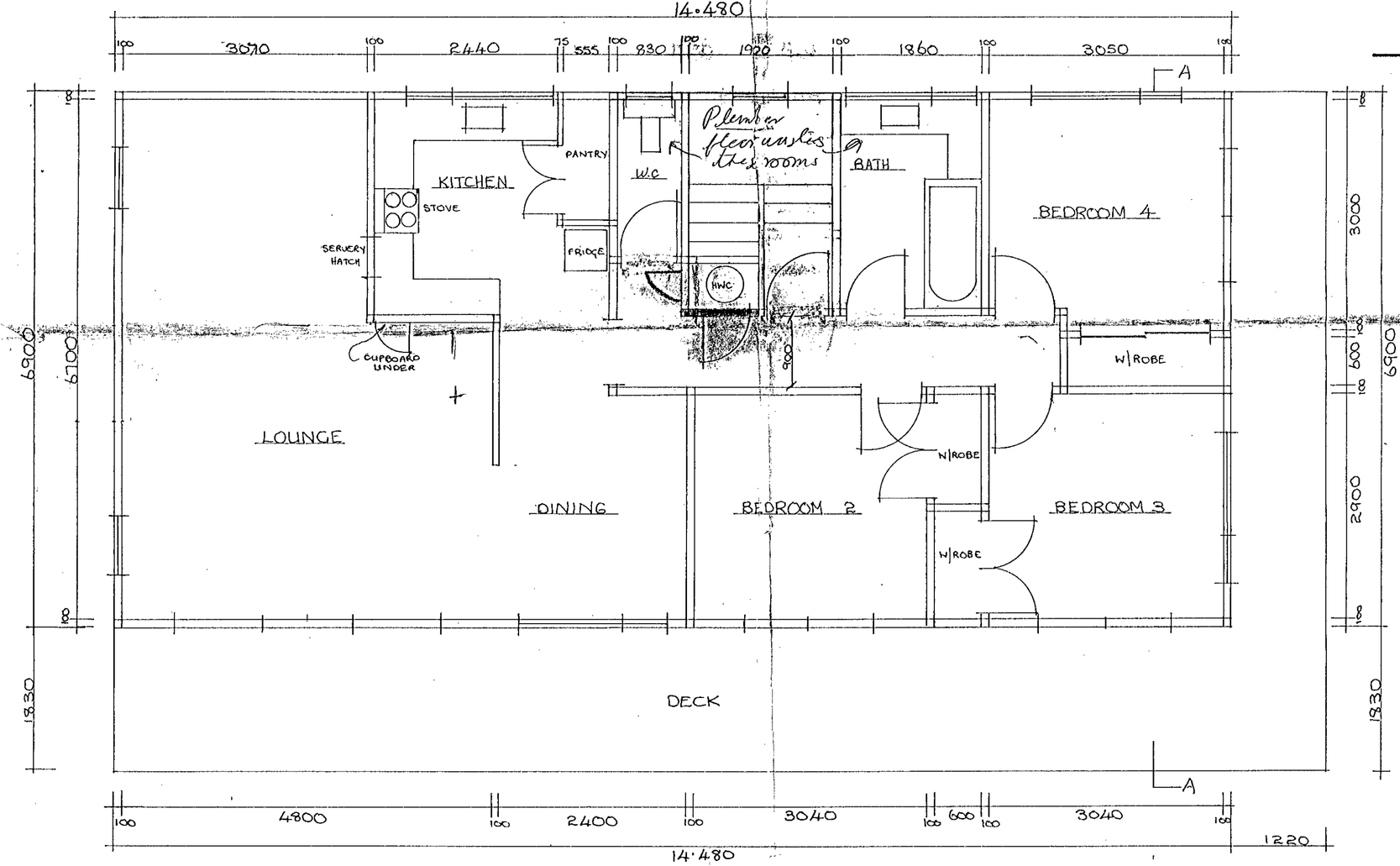
GARAGE FOR MR & MRS W.J. PROSSER AT 31 ORATIA STREET WAIKANAE ON LOT 70 DP 45 393

SCALES - 1:50, 1:200

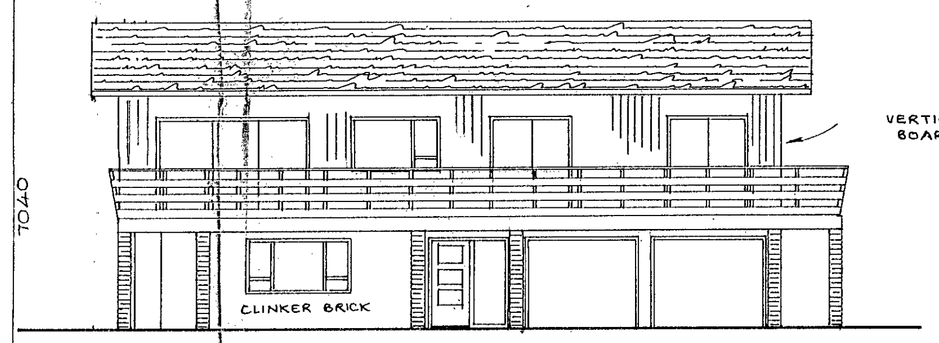
10.79



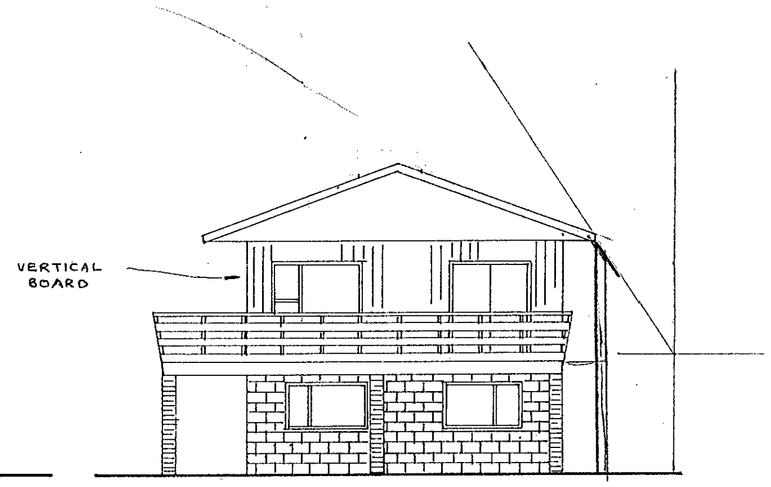
GROUND FLOOR PLAN



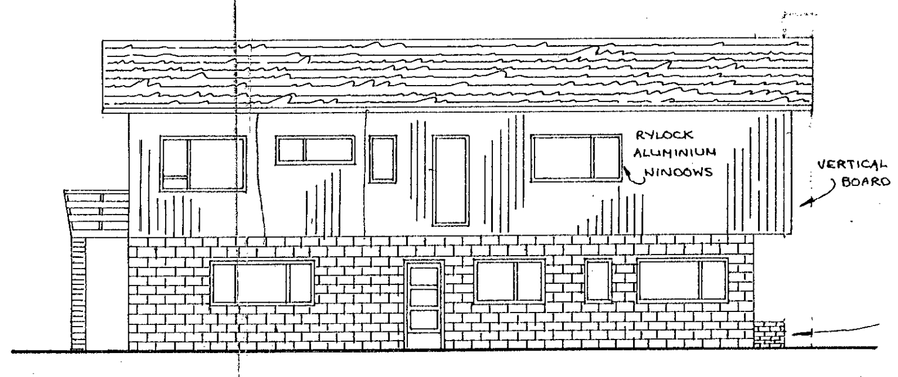
TOP FLOOR PLAN



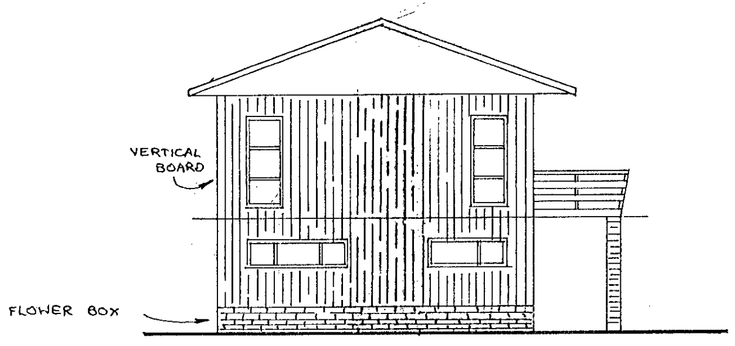
SOUTH ELEVATION



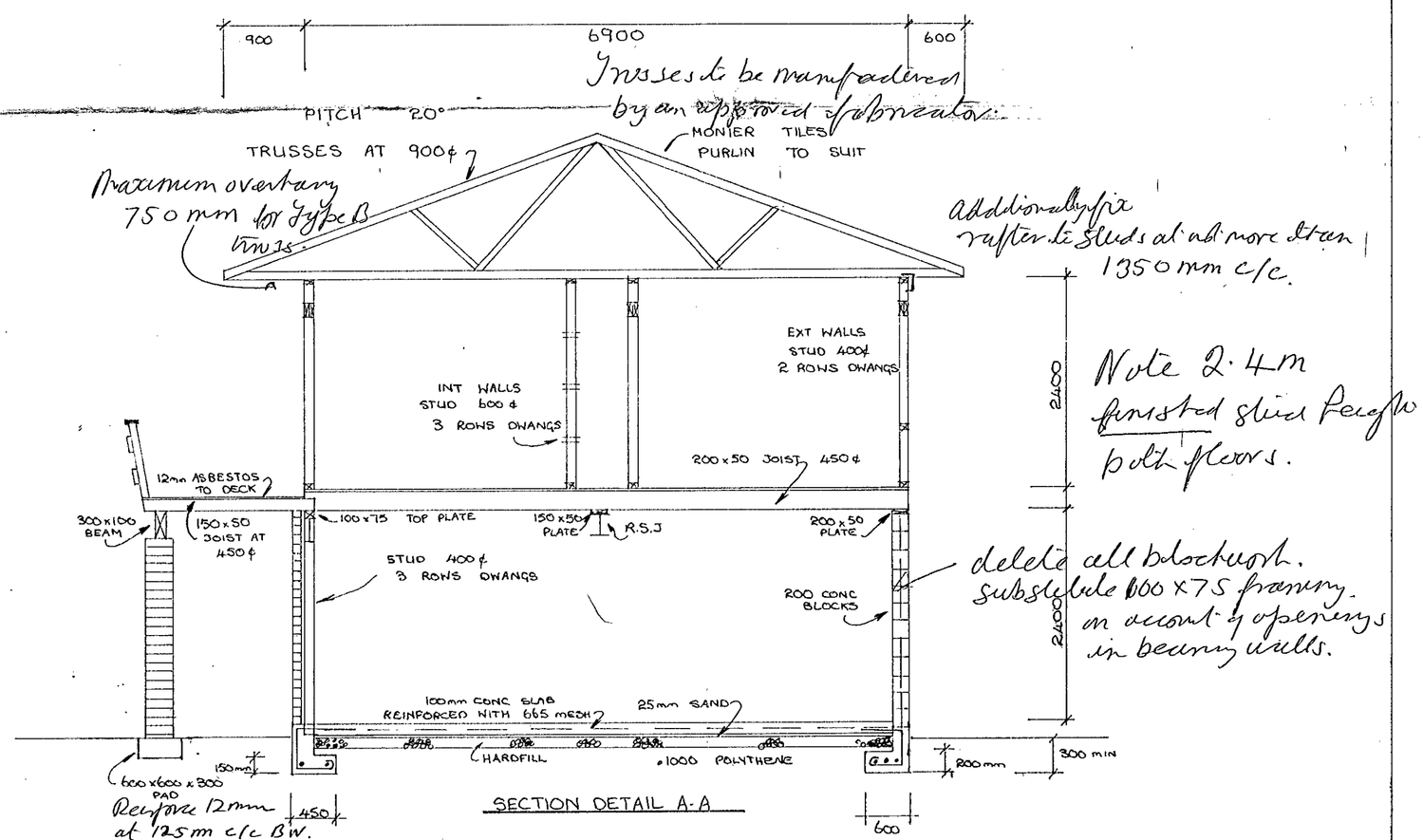
WEST ELEVATION



NORTH ELEVATION



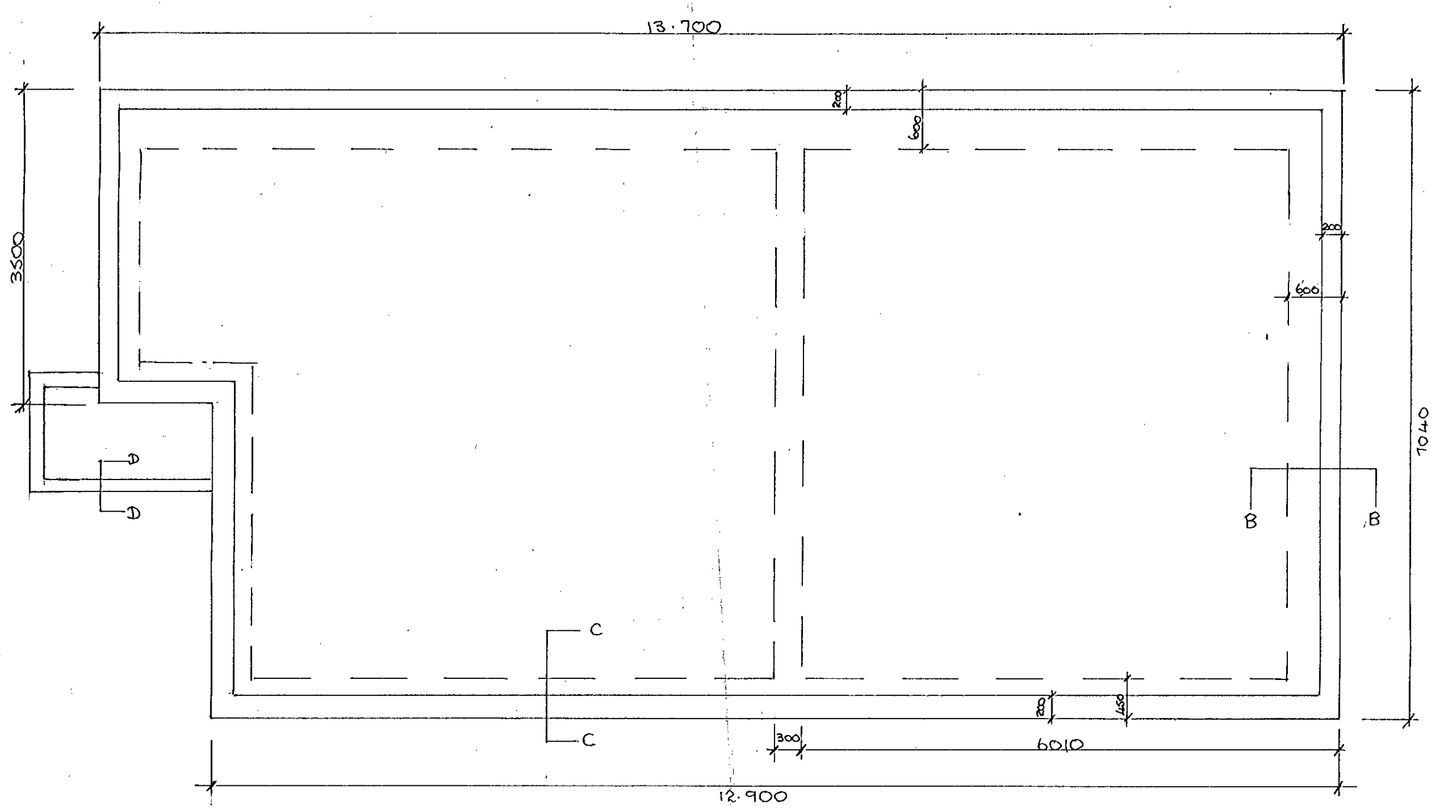
EAST ELEVATION



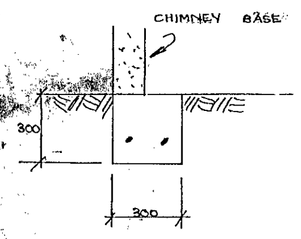
SECTION DETAIL A-A

PROPOSED RESIDENCE AT LOT 70 WAIMANU STAGE 2 FOR MR W PROSSER

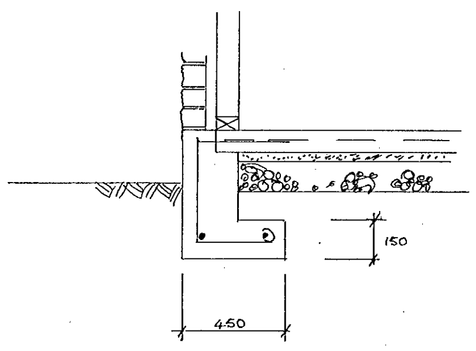
All foundations as per H.C.C detail



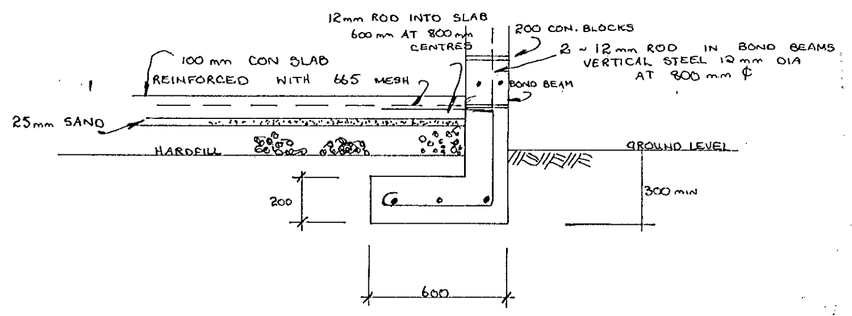
FOUNDATION PLAN



SECTION D·D

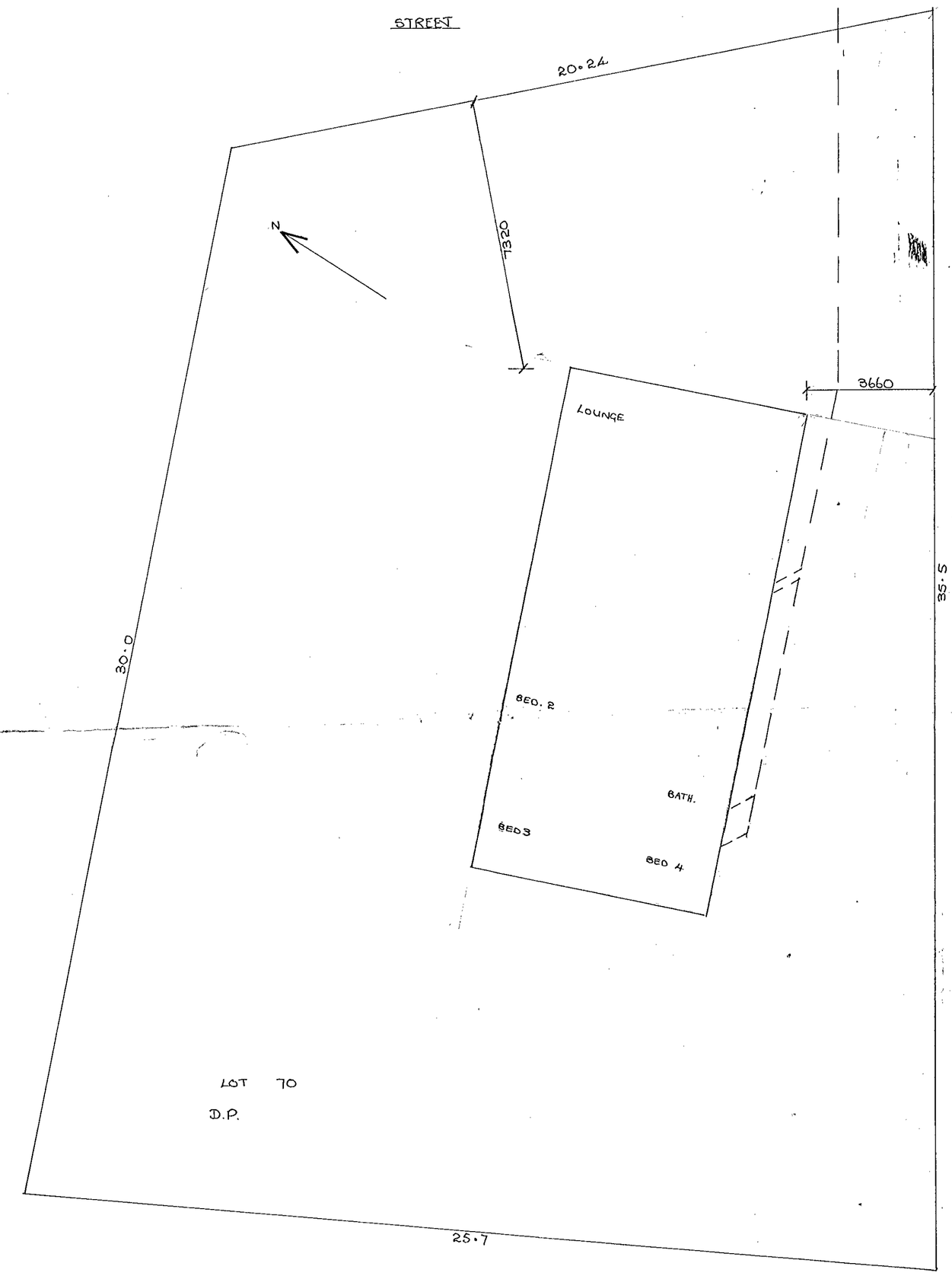


SECTION C·C



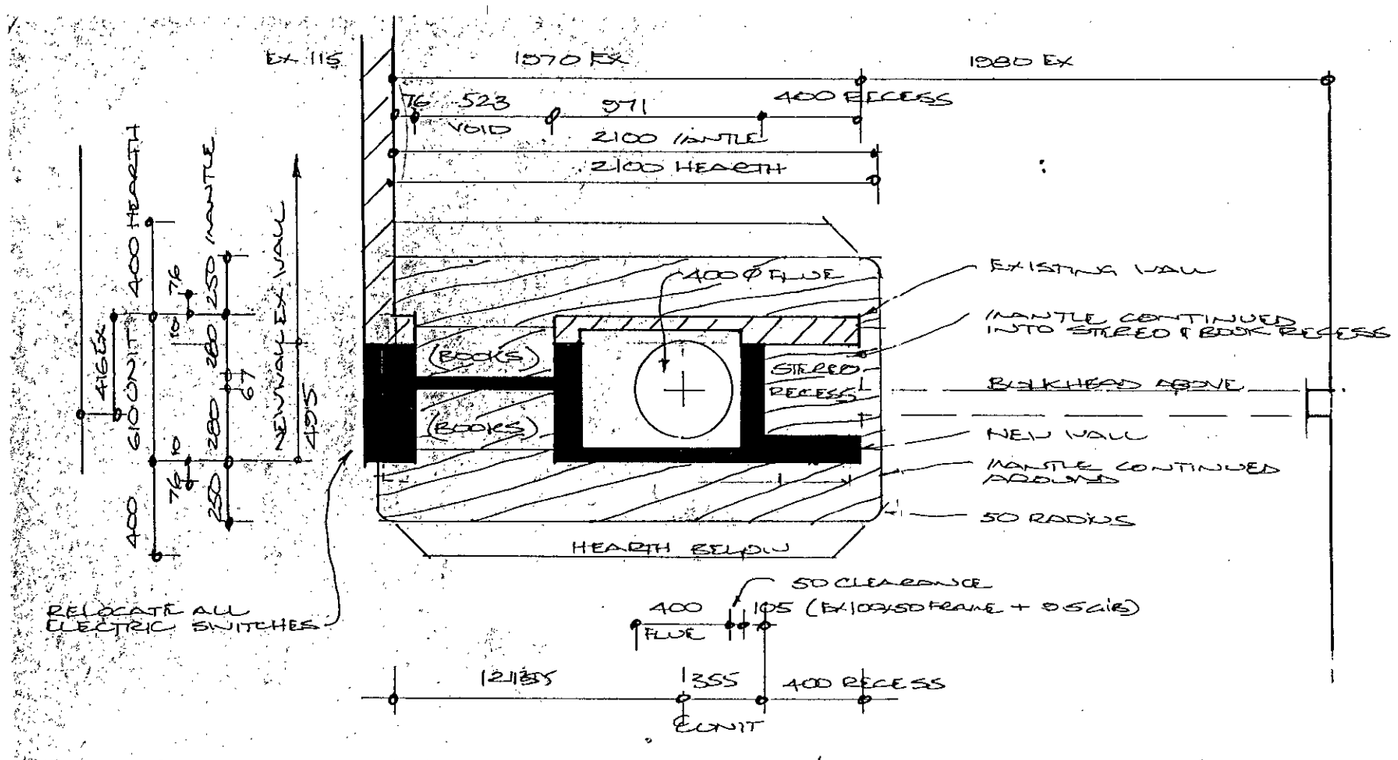
SECTION B·B

KITCHEN DETAILS

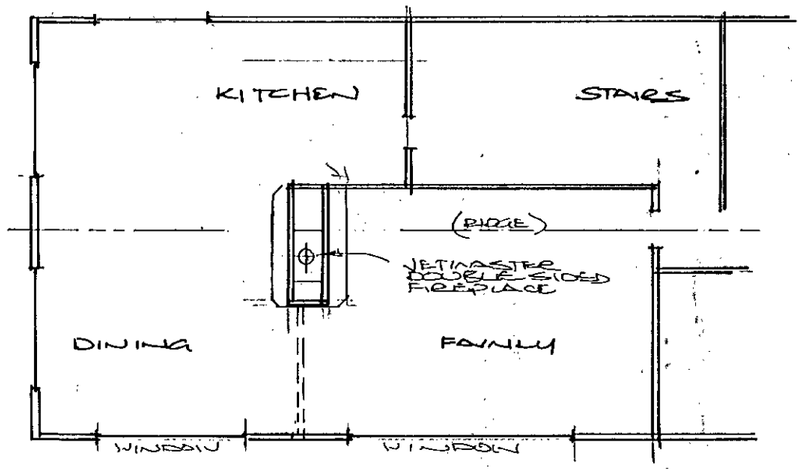


SITE & DRAINAGE PLAN

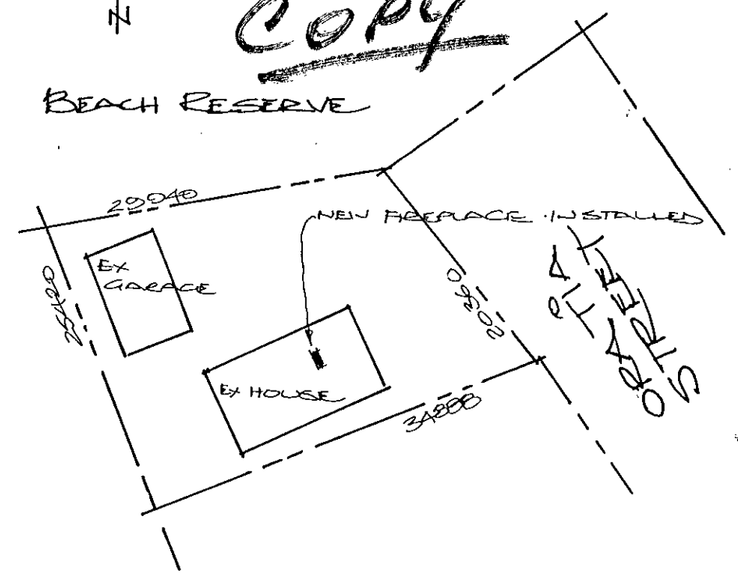
PROPOSED RESIDENCE AT LOT 70 WAIMANU STAGE 2 FOR MR W. PROSSER



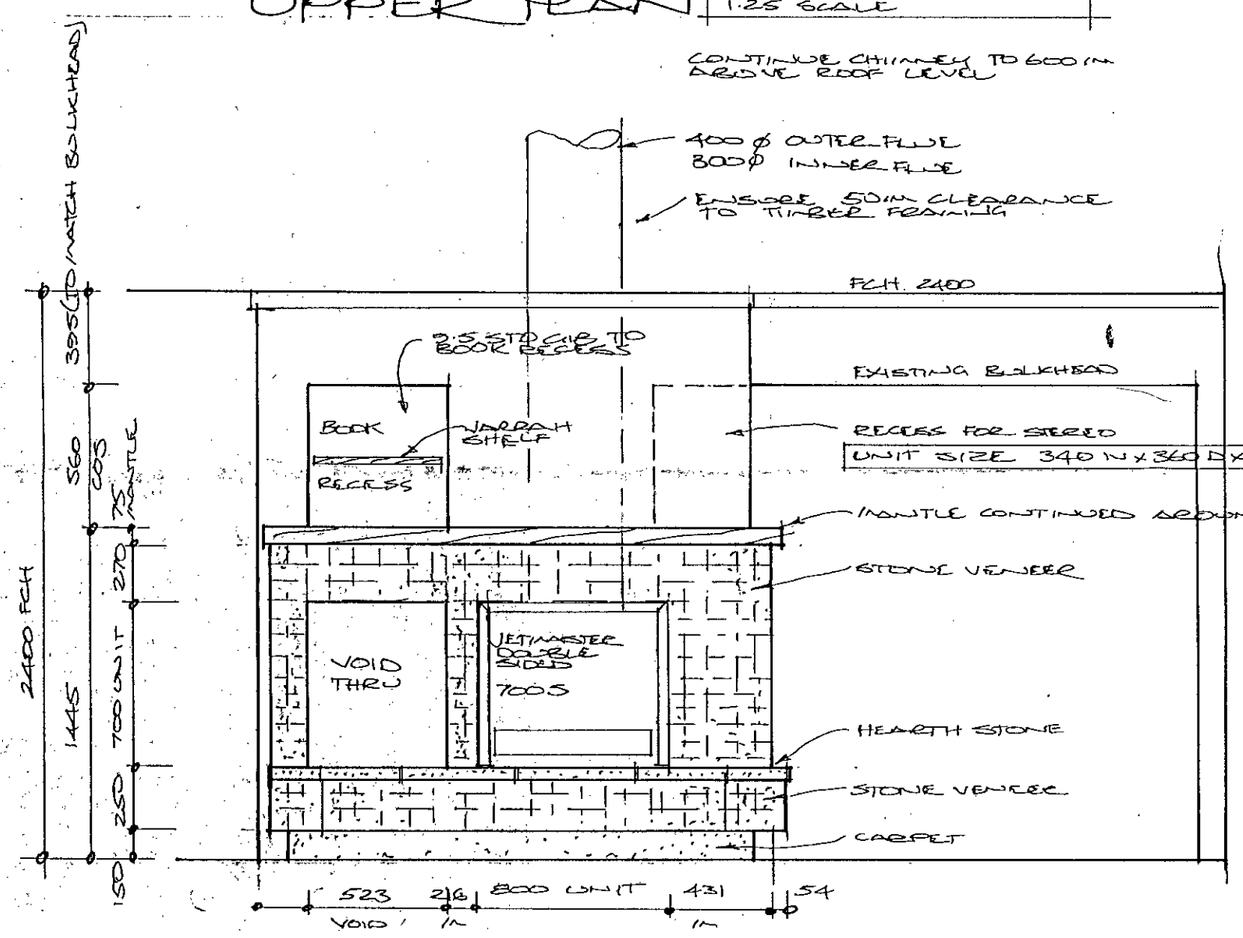
UPPER PLAN 1:25 SCALE



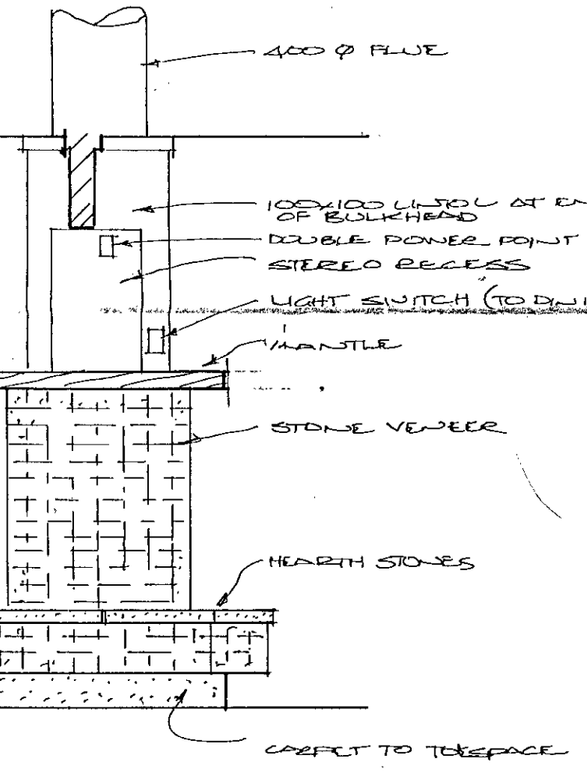
PART FLOOR PLAN 1:100
UPPER



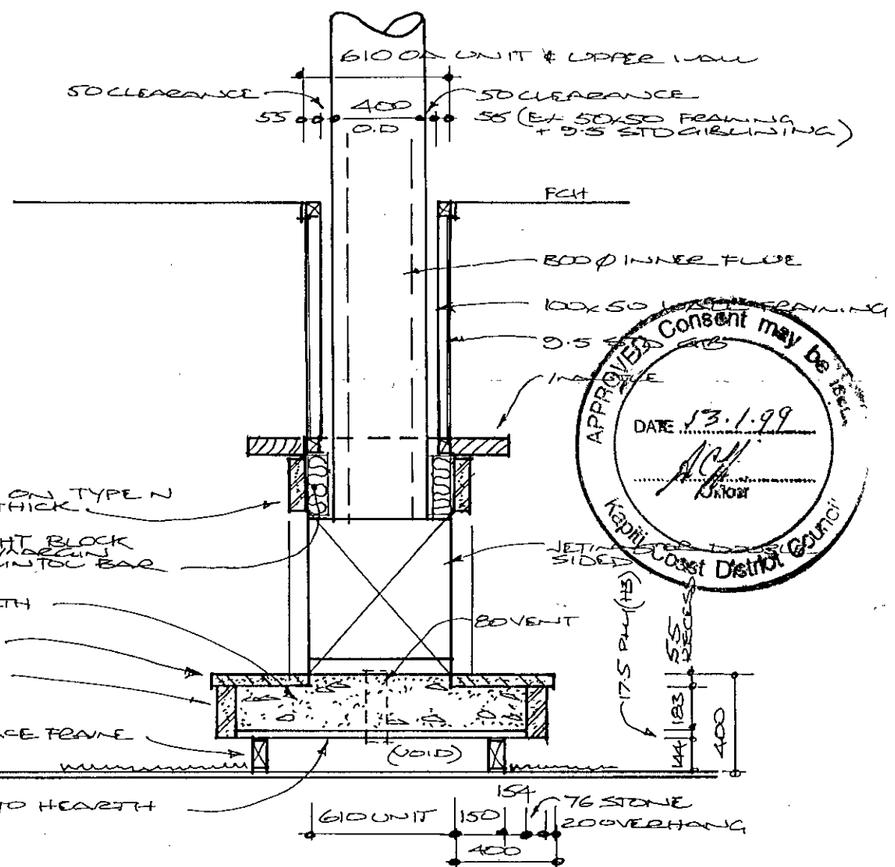
SITE PLAN 1:500
LOT 70 DP 463803
LAND AREA 711 M2



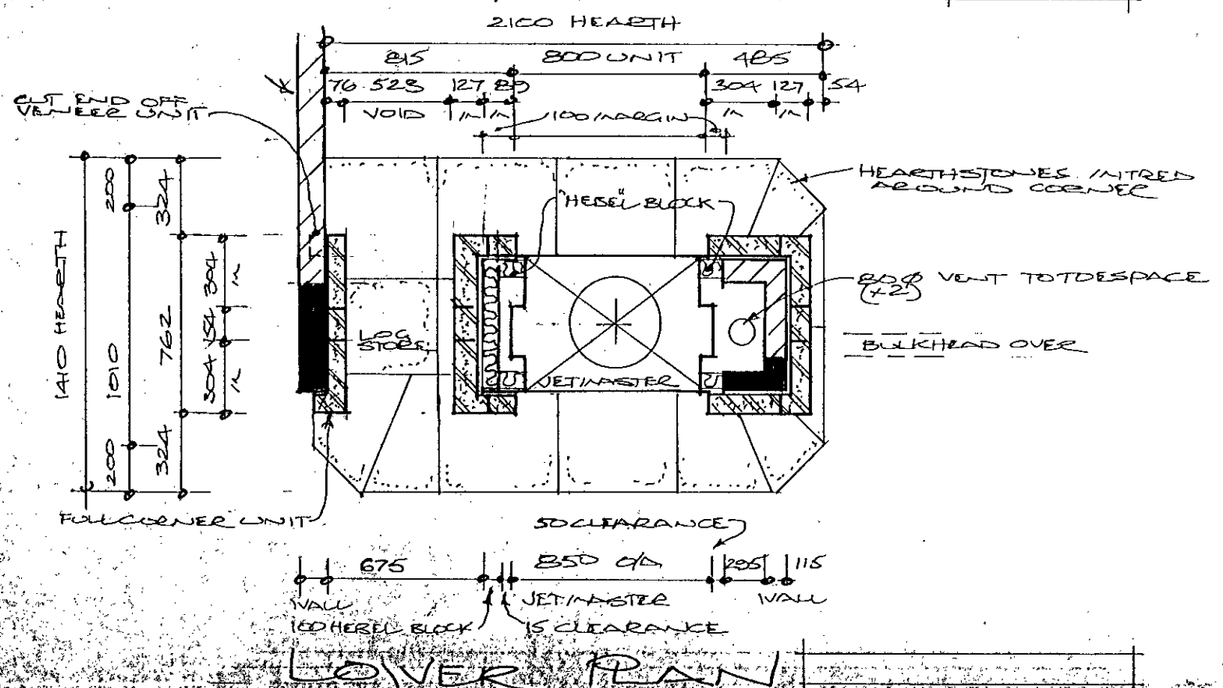
FRONT ELEVATION FACING DINING



END ELEVATION



SECTION THRU



LOWER PLAN

FIREPLACE JETMASTER DOUBLE SIDED MODEL 700S (NO METBACK) WITH 1 GLASS SCREEN & 1 MESH SCREEN
MANTLE JARRAH DRESSED
STONE VENEER "STUTEX STONE LTD" 09 3602565 AUCKLAND
CULTURED STONE SOUTHERN LEDGESTONE 'FOG' CSV202B
d/a SIZE 304 LONG x 76 WIDE x 57 HIGH x 12.7 RETURN

HEARTH STONES CULTURED STONE SILVERSAND CSH 3009 508x482x46

FIT "HEBEL" THERMALIGHT BLOCKS INDRAWED IN PLACE AS MARGIN 100M PAVET JETMASTER UNIT & 270 ABOVE (BOTH SIDES)

PROPOSED FIREPLACE

51 ORATIA ST WAIKANAE

TONY ROBERTS
Architectural Design
phone / fax 04 386 4520, mobile 025-472 049
59 hamilton road, hataitai, po box 9760, wellington

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DATE 15.12.98
JOB 9824
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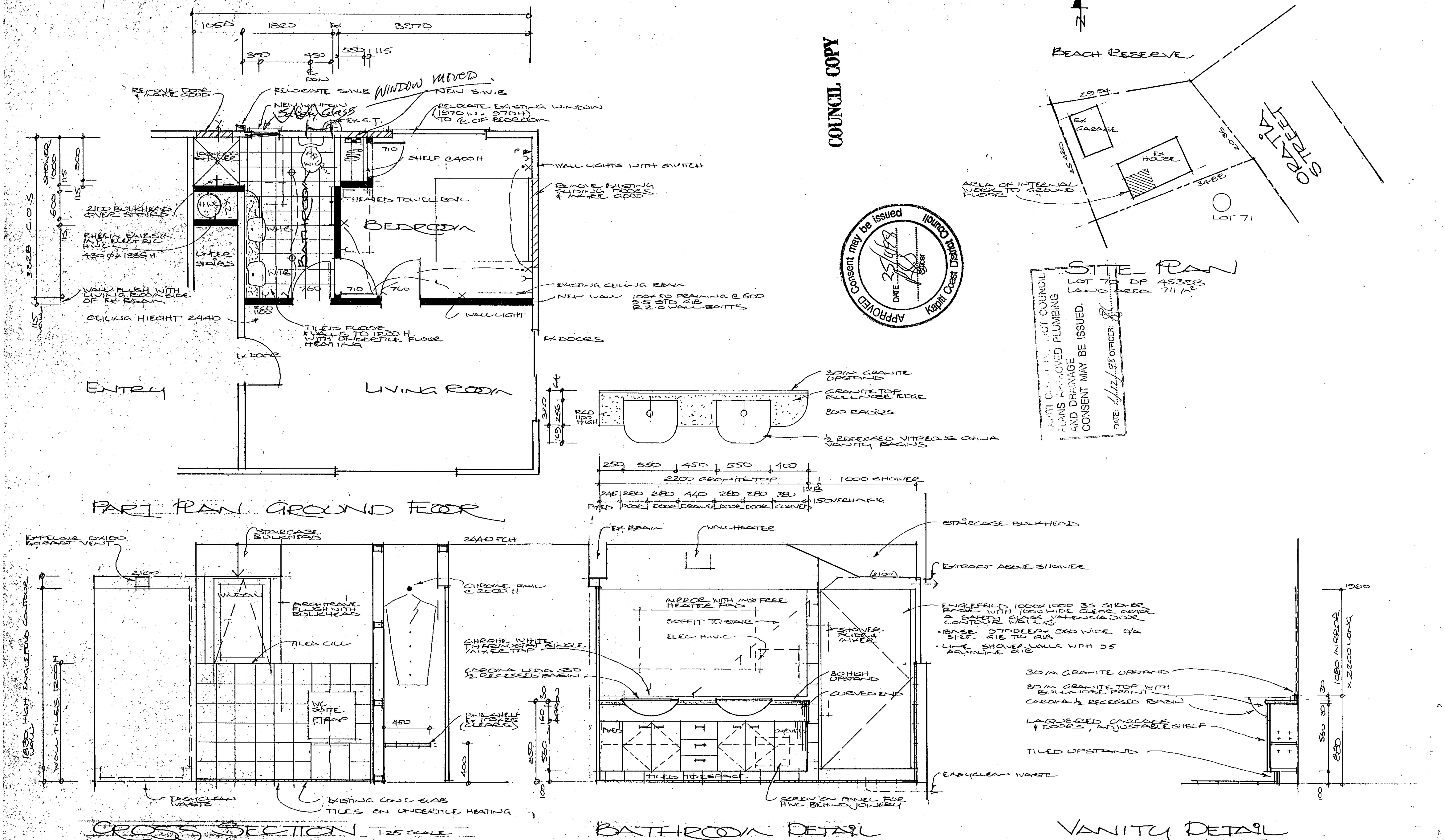

- LINE CEILING WITH 35 mm GIB BATTENS & 9.5 NOISELINE GIB (TO BATHROOM & BEDROOM)
- RELOCATE · SECURITY ALARM
- · EXTERNAL SWITCHBOARD, FIT SEPERATE INTERBOARD & NEW SWB IN WARDROBE
- FIT R2.0 WALL BATTS TO NEW WALLS
- CHASE HOLE IN CONC SLAB FOR 'EASYCLEAN' WASTE
- LINE WALLS TO BATHROOM WITH 9.5 AQUALINE GIB, WALLS TO BEDROOM 9.5 STD GIB
- ALL DOORS SOLID CORE FLUSH PANEL PAINTED
- ALL CORNICE & ARCHITRAVE TO MATCH
- FIT 2 LVDL TO ENSUITE CEILING
- SEE CLIENT FOR TYPE OF SHOWER MIXER & SLIDE

PROPOSED INTERNAL ALTERATIONS

31 ORATIA ST WAIKANAE

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SCALE 1:50 1:25
DATE 20·11·98
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