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

Ref:

CODE COMPLIANCE CERTIFICATE
Section 43(3), Building Act 1991

Applicant

N HAYDEN & S MACKAY
P O BOX 1484
PARAPARAUMU BEACH

Consent Details

Consent/PIM No.: 931111
Date issued: 21/12/94

Valn No:
Overseer: B Todd

Project Descrn: NEW CONSTRUCTION
BEING STAGE 1 OF AN INTENDED 1 STAGES
DWELLING

Intended Life: INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses: RESIDENTIAL

Project Location: 300 MANLY ST PARAPARAUMU

Legal Description: LOT 18 DP 66740

Estimated Value: $ 140,000

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

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

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: _____ BUILDING CONTROL OFFICER DATE: 21-2-94

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

DRAIN ADD
INSP 10/6/93 JH
CAMPBELL DRAINLAYER

INLINE
.90
2.90
1.40
1.10
1.30
2.00
3.00
1.40
.40
TV
WC
1.60
5.50
2.30
.80
Hall
Hall
7.00
6.90
4.00
3.60
5.60
2.70
TV
gi
1.60
.30
7.10
2.00

PVC IN SAND
TESTED 9/3/94 JH
R. CAMPBELL DRAINLAYER

300 MANLY ST

KAPITI COAST DISTRICT COUNCIL

APPLICATION FOR WATER SUPPLY AND CONNECTION PERMIT

The Borough Engineer
Private Bag
PARAPARAUMU

I, Hayden a Mackay (full name)
PLEASE PRINT
PO Box 1484 Trum Beach (Postal address)

hereby apply for an "ORDINARY" service to be laid from the Kapiti Borough Water Supply to the premises owned by me at:

(PROPERTY Address in full if different from above) 300 Manly St

Lot 18 DP 66740

Fees Payable (on application)

Inspection $

Connection $

Total $ Subdivider Refic

Owners Signature

Date

Note: All dwelling units to pay full inspection fees.

The connection fee to be divided equally between dwelling units situated on the same lot sharing a common lateral.

THIS PART TO BE COMPLETED BY PLUMBER

I, Steve Henderson (full name)

of (address)

being a Licensed Craftsman Plumber apply for permission to connect the above premises to the Kapiti Borough Water Supply. I agree to comply in every respect with the Kapiti Borough Water Supply By-laws. N.B. Connection NOT permitted until permit obtained.

(Signature) (Craftsman Licence No.) (Date)

1. Existing Water Supply ..... To be retained/dismantled
2. Pressure: high/low "Header Tank"/Pressure Reducing Valve
3. H/W Cylinder Type Exhaust Pipe/Pressure Relief Valve
4. Approximate Age of Water Piping ..... Copper/PVC/Alkathene .....
5. If premises have swimming pool what capacity ..... Filter plant Yes/No
6. State precisely how it is proposed to make the new connection:

New House

.....

OFFICE USE ONLY

Permit No.	Job Inspected	Building Register Entry
931111	9/3/94	
Date Issued 8/12/93	Connection Recored	

KAPITI COAST DISTRICT COUNCIL

APPLICATION FOR SEWER CONNECTION AND PERMIT

KAPITI COAST DISTRICT COUNCIL:
Private Bag 601
PARAPARAUMU

APPROVED Permit may be issued
Plumbing/Drainage Inspector
Kapiti Coast District Council

I, Hayden o Mackay (Full name)
PLEASE PRINT
PO Box 1484 Pram Beach (Postal address)

hereby apply for an ordinary connection to the KAPITI COAST DISTRICT COUNCIL Sewer from the premises owned by me at

(PROPERTY Address in full if different from above) 300 Manly St

Lot 18 DP 66740

Fees Payable (on application)

Inspection $
Connection $
Total $ Subsdivider Refic

Note: All dwelling units to pay full inspection fees.
The connection fee to be divided equally between dwelling units situated on the same lot sharing a common lateral.

Owners Signature Date

THIS PART TO BE COMPLETED BY DRAINLAYER

I, ~~Ken Hayden~~ R. Campbell (full name)

(address)

being a licensed Drainlayer apply for permission to connect the premises mentioned above to the KAPITI COAST DISTRICT COUNCIL Sewer.

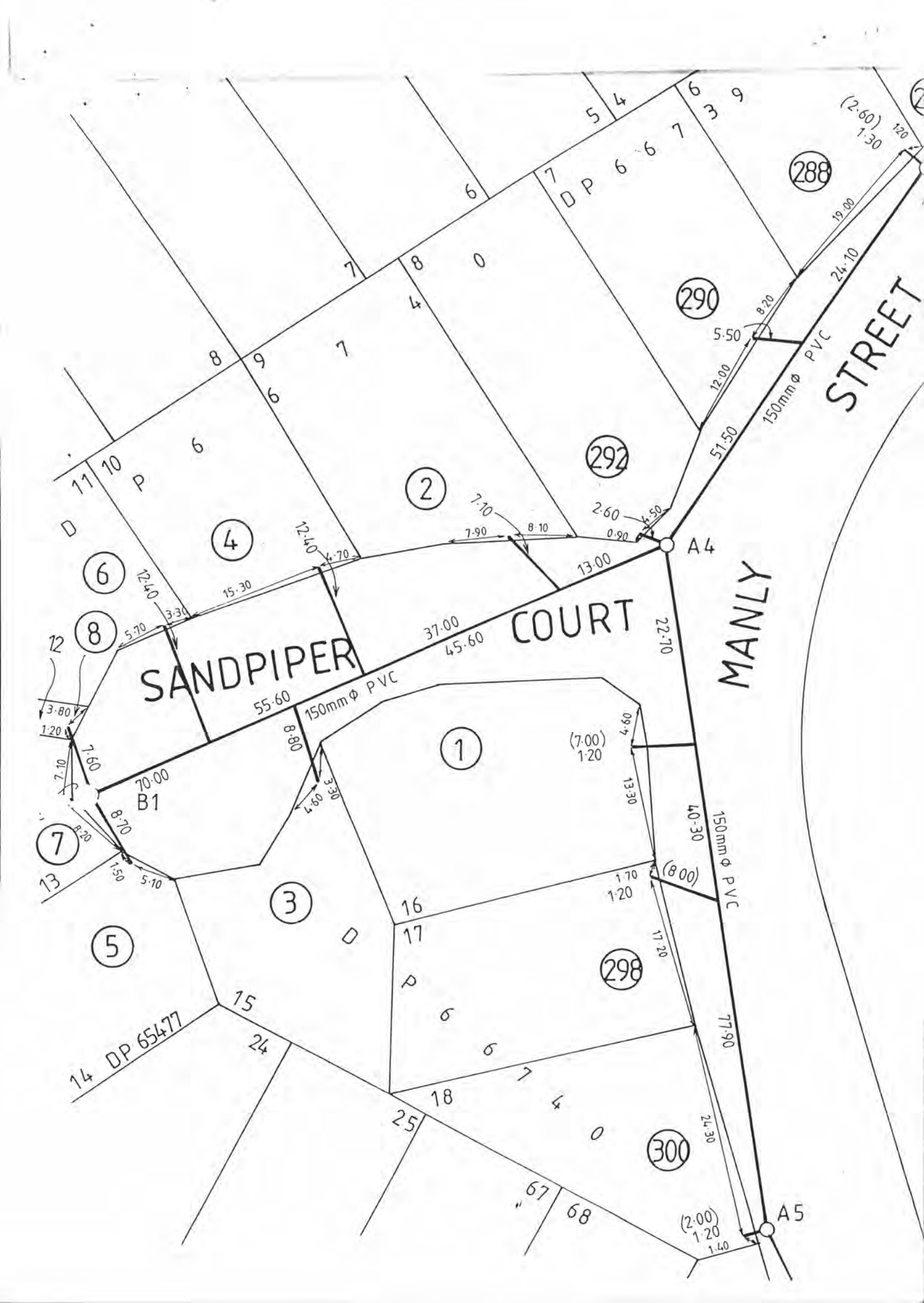
N.B. Connection NOT permitted until permit obtained. New House

(Signature) (License No.) (Date)

OFFICE USE ONLY

Permit No.	Job Inspected	Building Register Entry
931111	9/3/94	
Date Issued 8/12/93	Connection Recored	

SANDPIPER CT
MANLY
STREET
100mm ø PVC
200mm ø PVC
150mm ø PVC
T-M-1·80
T-M-1·10
T-M-1·50
T-M-1·40
T-M-1·10
T·10
DP667478
DP667478
DP667478
DP667478
DP667478
DP667478
1
292
290
288
286
298
300
5.30
9.30
11.80
8.30
18.30
2.00
18.40
16.20
25.40
61.80
63.90
0.00
3.40
Av
18.90
23.50
45.90
5.20
12.80
1.70
60.40
17.20
15.80
9.80
92.90
100.60


SANDPIPER COURT
MANLY STREET
DP 65477
DP 667
DP 667
DP 667
DP 667
288
290
292
298
300
A4
A5
B1
150mm ϕ PVC
150mm ϕ PVC
150mm ϕ PVC
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70·00
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1·20
7·10
8·70
8·20
1·50
5·10
4·60
3·30
37·00
45·60
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13·00
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51·50
12·00
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(2·60)
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1·20
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14
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16
17
18
24
25
67
68

SITE CHECK SHEET

NAME: Mr & Mrs Sutton

SITE ADDRESS: 300 Manly Street **LOT:** ..... **DP:** .....

PROJECT: Conservatory **CONSENT NO:** 011061

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: 17/8/2001 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

Single Pour footings + slab.
2 D 12's mesh over DPC - bonded into existing O/K

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

COSTING SHEET

Application No: 011061
Date: 2-8-01
Site Address: 300 Manly Rd.

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

TECHNICAL CONSULTANTS = Cost + 10%

CLASSIFICATION		$	PLAN VETTING				TOT $	CONSULTANTS			TOT $	INSPECTIONS					TOT	SET FEE	PIM	CC C	DIG SCAN	TOT
			Pl	D	Bld	EH		DP				Site	Pl	D	Bld	EH					Y/N	
1.	Fire Places, Signs, Minor Plumbing and Drainage	0 - 1,500																30	Nil	Nil		
2.	Sheds,Parapool Carports	1501 - 4,000																70	Nil	Nil		
3.	Garages, Conservatories, Swim Pool, etc	4,001 - 10,000		3				1			60	-			2		100	100	~~50~~	30		$290
4.	House Additions	4,001 - 10,000																120	50	30		
5.	House Additions	10,000 - 40,000																150	50	30		
6.	House Additions	40,001 - 70,000																200	100	30		
7.	Dwellings	70,001-100,000																250	100	30		
8.	Dwellings	100,001-150,000																320	100	30		
9.	Dwellings	150,001-200,000																420	100	30		
10.	Dwellings	200,001-250,000																520	100	30		
11.	Dwellings	250,001-300,000																650	100	30		
12.	Dwellings	300,000 +																700	100	30		
13.	Commercial/ Industrial	0-10,000																120	50	30		
14.	Commercial/ Industrial	10,001-50,000																200	50	30		
15.	Commercial/ Industrial	50,001-100,000																300	150	30		
16.	Commercial/ Industrial	100,001-150,000																400	150	30		
17.	Commercial/ Industrial	150,001-200,000																550	150	30		
18.	Commercial/ Industrial	200,001-250,000 +																750	150	30		

970408
needs CA Encumb

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		25	
3	7		26	
18	8		27	
4	8A		28	
8	8B		29	
5	9	✓	30	
10	10		31	
12	11		32	
6 ✓	12		33	
9	13		34	
11	14		35	
13	15		36	
15	16		37	
	17		38	
	18		39	
	19		40	
	20		41	

STANDARD CONDITIONS
1
2
3

NON STANDARD ADDENDA

FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Resource Consents			
Plumbing and Drainage			
Building			
Fire Design	NO		
Compliance Schedule	NO		
Structural			
Hazardous Substances	NO		
Environmental Health			
Site- Foopath & Entrance Conditions		Ground Insp sheets from house + house all consents indicate firm Ground	3-8-01.

NOTES:

$240.-

KAPITICOAST 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
011061

RECEIVED 1 - AUG 2001

ANTICIPATED COMMENCEMENT DATE 10-8-01

PART A : GENERAL

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

APPLICANT (OWNER*)

Name: Mr & Mrs Sutton

Mailing address: c/o Lyte Gold Coast, Box 38 Paraparaumu

Contact *[Print Name and position]:* Rob King Lyte Gold Coast Ltd.

Phone: 298-3736 Fax 298-3812

*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: 1/8/01

Application fee: $240.00

Receipt No: 902942

Paid By: pp Lyte Gold Coast Ltd. (ANZ Chq)

NOTE: BALANCE OF FEES ARE PAYABLE ON CONSENT APPROVAL

PROJECT

Cross One

- [ ] New or relocated Building
- [X] Alterations or additions
- [ ] Accessory Building or Fire
- [ ] Building Demolition or Removal

Being stage 1 of an intended 1 stages.

Estimated value (inclusive of GST) : $ 3500

Intended use, eg Dwelling, Carport, Garage, etc

Conservatory.

Intended life: (of building)

- [X] Indefinite but not less than 50 years
- [ ] Specified as _____ years

PROJECT LOCATION

Street address (if any) 300 Manly St., Paraparaumu.

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

DP _____

Valuation No. 1527041800

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 215	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):*

- [x] 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): Lyte Gold (coast).

Building Certifier(s): Bx

Builder/s: Lyte Gold (coast).

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

Received with thanks by 47/01
KAPITI COAST DISTRICT COUNCIL

7-08-01 14:32 Receipt no.903592

COPY *COPY* *COPY*
DR BC011061 SUTTON 72.50-
MR & MRS SUTTON::C/- LYTE GOLD COAST:PO
CQ A
PP LYTE GOLD COAST L 72.50
VB

Received with thanks by 48/01
KAPITI COAST DISTRICT COUNCIL

1-08-01 11:15 Receipt no.902942

COPY *COPY* *COPY*
DR BC011061 SUTTON 240.00-
MR & MRS SUTTON::C/O LYTE GOLD COAST:P.
CQ A
PP LYTE GOLD COAST L 240.00
VB

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 perso 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: _____

Position: Lyte Gold Coast. Date: 27/7/01

FOR OFFICE USE ONLY

FEES		APPLICATION DEPOSIT $240.00	
Building	$290-		
Sewer Connection	$.....	RECEIPT NO 902942	DATE 1.8.01
Water Connection	$.....		
Vehicle Crossing	$.....	INVOICE NO 59891	DATE 6.8.01
Damage Deposit	$.....		
Structural Checking	$.....	RECEIPT NO 903592	DATE 7.8.01
Building Research Levy	$.....		
Development Levy	$.....	FEES PAID BY: PP Lyte Gold Coast (ANZ Chq) Ltd.	
BIA Levy	$.....		
Compliance Schedule	$.....		
Digital Storage Fee	$22.50	BUILDING CONSENT NUMBER 011061	DATE ISSUED 7.8.01
Certificate of Title Charge	$.....		
Photocopying	$.....		
SUBTOTAL	$312.50	AUTHORISATION FOR REFUND OF DEPOSITS	
Less Deposit Paid	$240.00	Deposit held =	$.....
TOTAL	$72.50	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

Building Consent

Section 35, Building Act 1991

Application

MR & MRS SUTTON	No.	011061
C/- LYTE GOLD COAST	Issue date	7/08/01
PO BOX 38	Application date	2/08/01
PARAPARAUMU	Overseer	BOB OLIVER

Project

Description	Alterations, Repairs or Extensions
	Being Stage 1 of an intended 1 Stages
	NEW CONSERVATORY
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL
Estimated Value	$3,500
Location	300 MANLY ST, PARAPARAUMU
Legal Description	LOT 18 DP 66740 CT 35A/465
Valuation No.	1527041800

Charges

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

	$	312.50
Building Research Levy	$	0.00
Building Industry Authority Levy	$	0.00
Total	$	312.50

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: T. Lee **Date:** 7.8.01

Addenda to Application

Application

MR & MRS SUTTON	No.	011061
C/- LYTE GOLD COAST		6/08/01
PO BOX 38		
PARAPARAUMU	Overseer	BOB OLIVER

Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stages NEW CONSERVATORY
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL
Estimated Value	$3,500
Location	300 MANLY ST, PARAPARAUMU
Legal Description	LOT 18 DP 66740 CT 35A/465
Valuation No.	1527041800

Builder: LYTE GOLD COAST

General Requirements

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

1. FOUNDATION INSPECTION
2. FINAL INSPECTION BUILDING

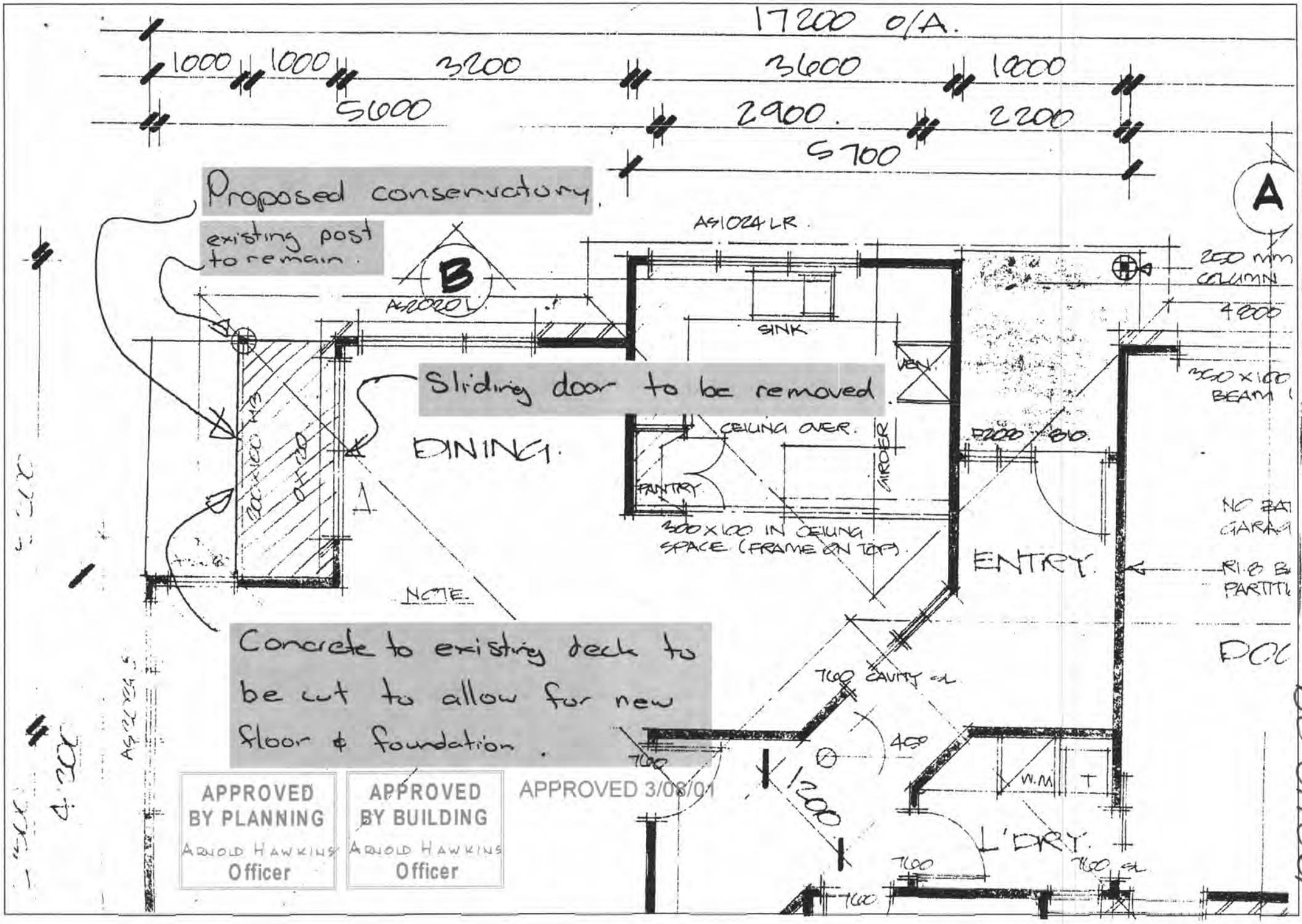
b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 902 2845 between the hours of 8.00am and 4.30pm.

2	Addenda to Application 011061

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

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

OWNER/BUILDER/
AUTHORISED PERSON _____ **Date:** 7/8/01


17200 o/A.
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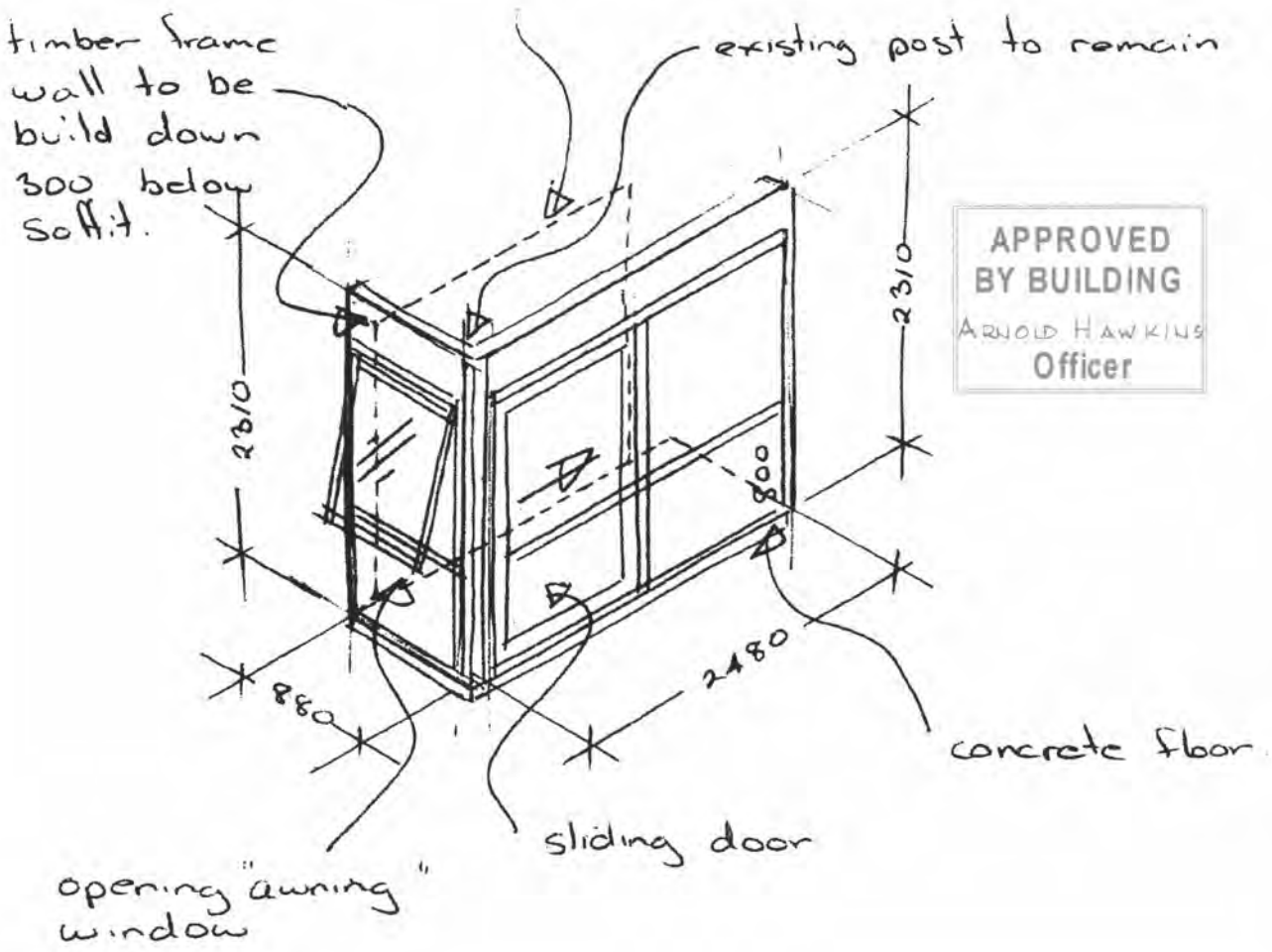
3600
2900.
5700
1000
2200
Proposed conservatory.
existing post to remain.
A
B
A51024LR.
A51024LR.
SINK
VEN.
250 mm COLUMN
4800
300 x 100 BEAM
Sliding door to be removed.
DINING.
CEILING OVER.
GIRDER
PANTRY
300 x 100 IN CEILING SPACE (FRAME ON TOP).
2200 / 810.
ENTRY.
NOTE.
Concrete to existing deck to be cut to allow for new floor & foundation.
7600
CAVITY
450
1200
W.M
L'DRY.
APPROVED BY PLANNING
ARNOLD HAWKINS
Officer
APPROVED BY BUILDING
ARNOLD HAWKINS
Officer
APPROVED 3/08/01
COUNCIL COPY
BC 011061

BC 011061

Proposed Conservatory for
Mr and Mrs. Sutton at
300 Manly Street
Paraparaumu

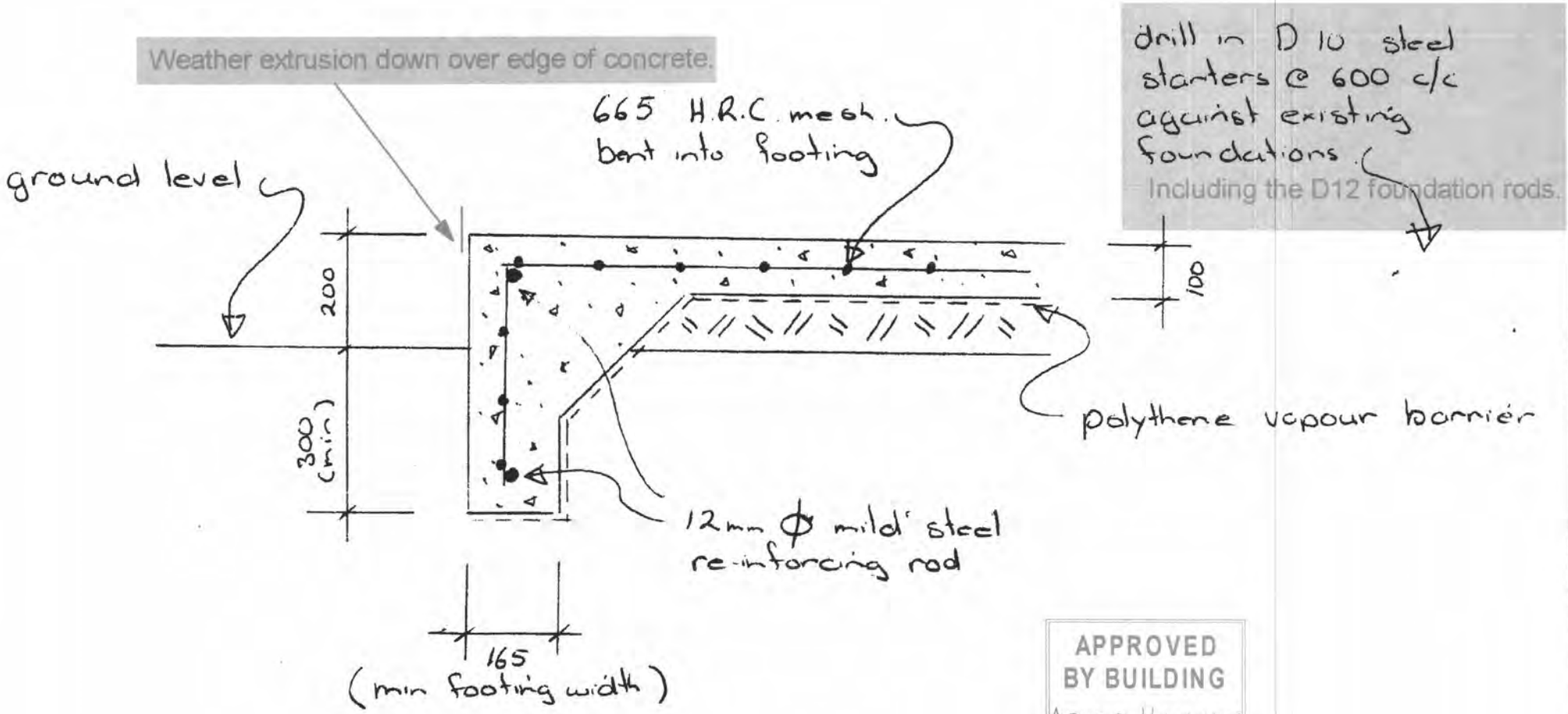


APPROVED
BY BUILDING
ARNOLD HAWKINS
Officer

Isometric perspective — scale 1:50
Drawn — Rob King — 7-01

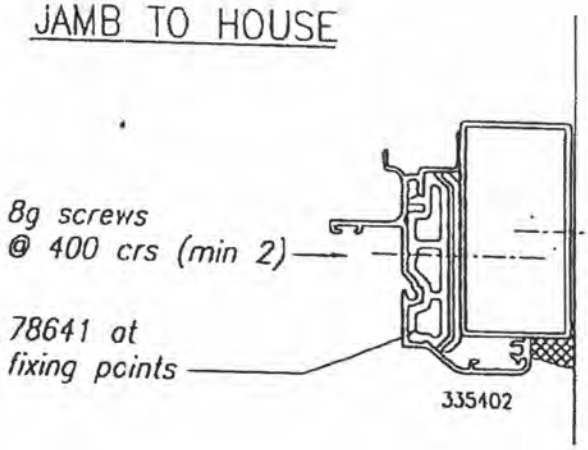
GLAZING CONFORM NZS 4223 PARTS 1, 2, 3.	
FIT SUITABLE FLASHINGS ETC. JOINERY	
~~HIGH WIND~~	~~1100pa DWP~~
VERY HIGH WIND	1550pa DWP

Detail showing foundation and concrete floor
Scale — 1:10

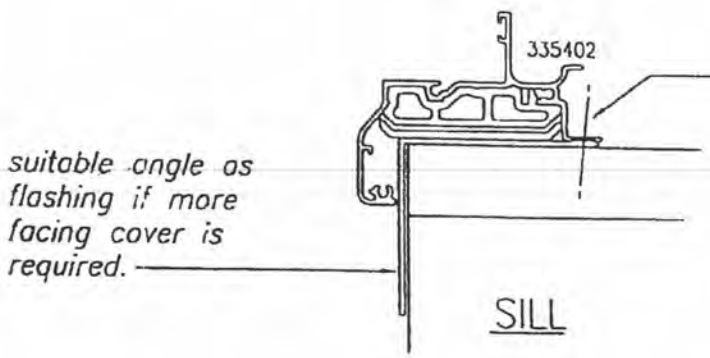


APPROVED
BY BUILDING
ARNOLD HAWKINS
Officer

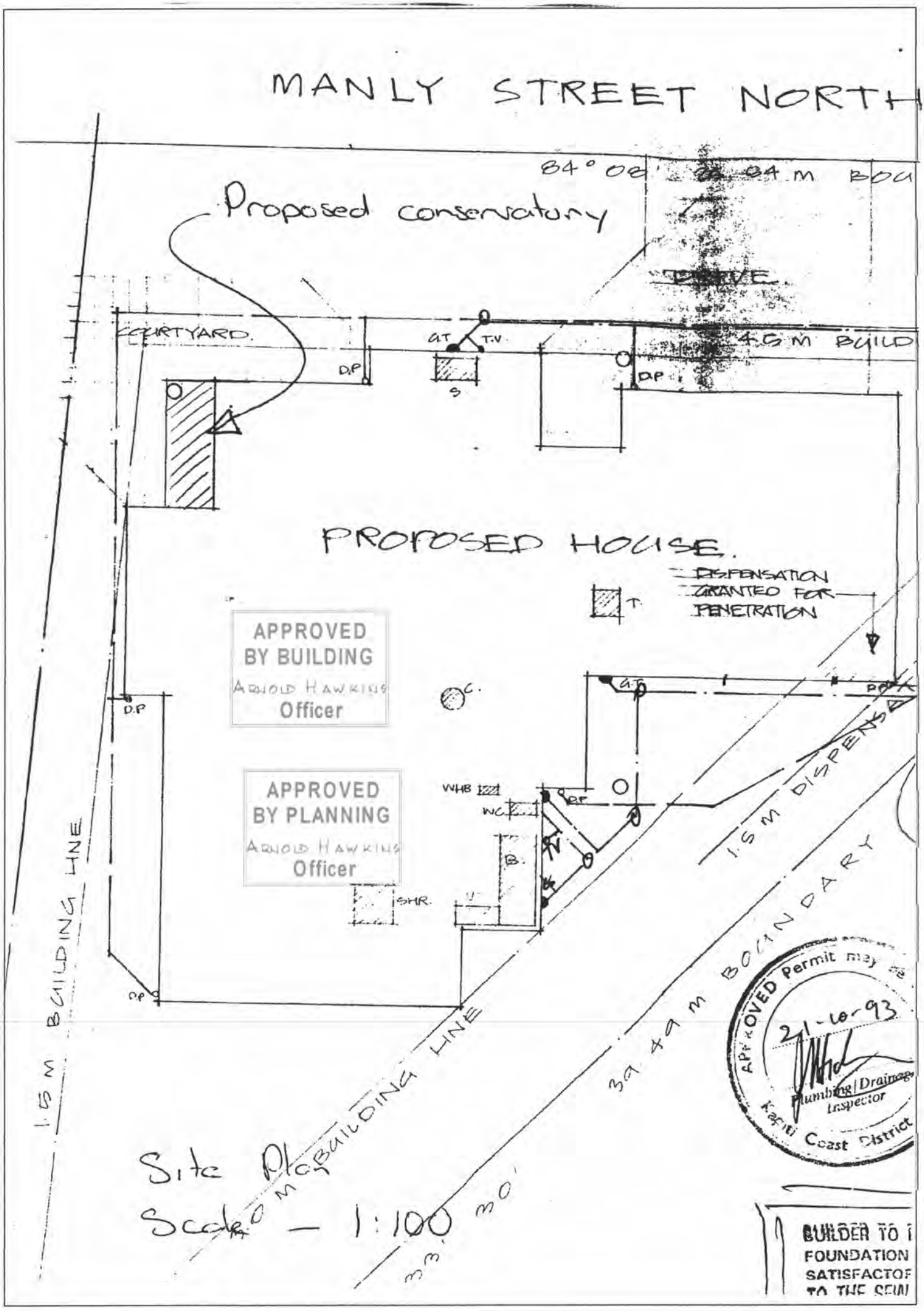
JAMB TO HOUSE



APPROVED
BY BUILDING
ARNOLD HAWKINS
Officer



SILL

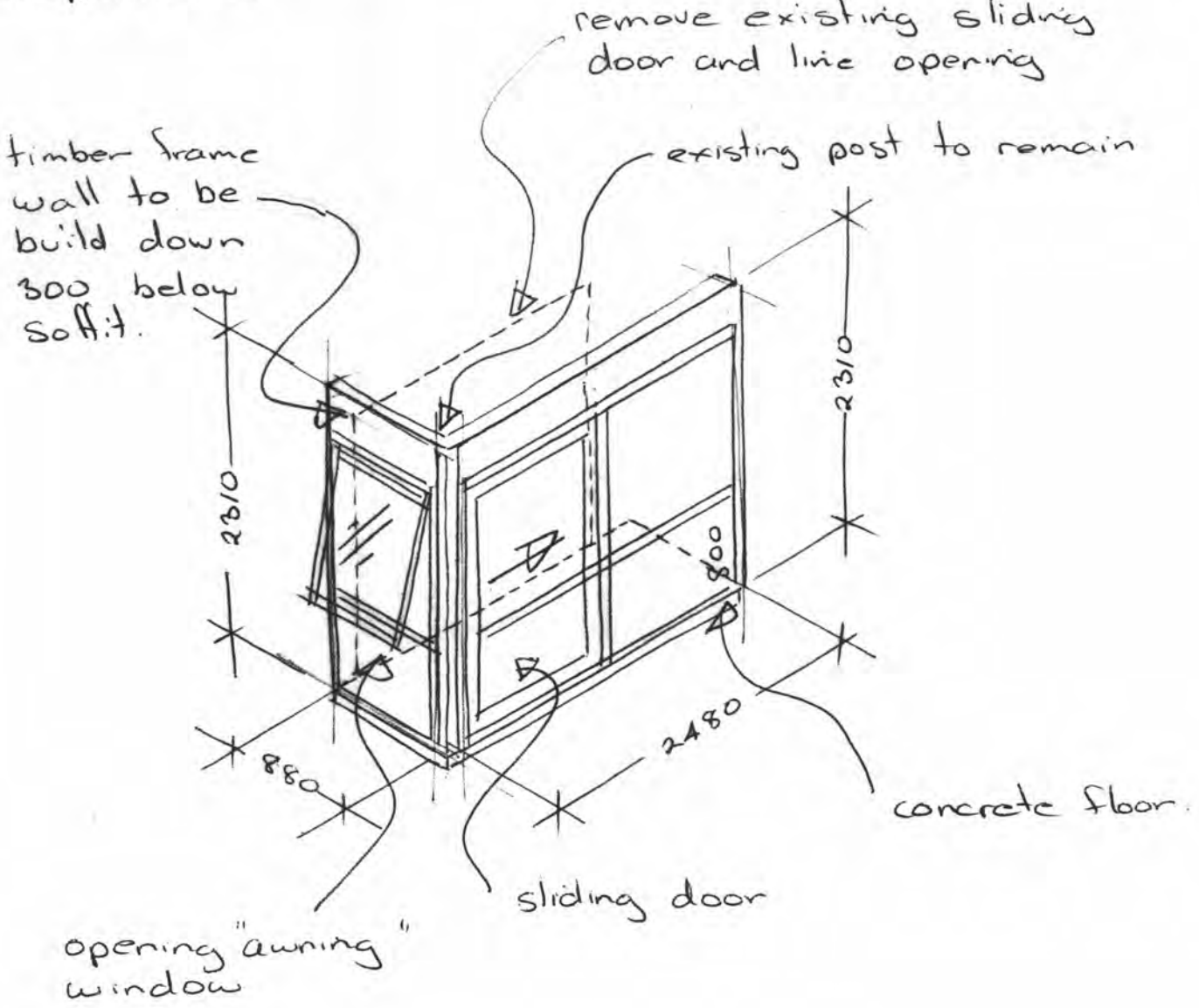

MANLY STREET NORTH
84° 08'
Proposed conservatory
DRIVE
COURTYARD.
G.T
T.V
D.P
S
4.6 M BUILD
PROPOSED HOUSE.
DISPENSATION GRANTED FOR PENETRATION
T.
APPROVED BY BUILDING
ARNOLD HAWKINS
Officer
APPROVED BY PLANNING
ARNOLD HAWKINS
Officer
C.
WHB
WC
SHR.
B.
1.5 M DISPENSA
1.5 M BUILDING LINE
30.49 m BOUNDARY
APPROVED Permit may
21-10-93
Plumbing/Drainage Inspector
Kapiti Coast District
Site Plan
Scale — 1:100
BUILDER TO
FOUNDATION
SATISFACTOR
TO THE SEMI


(TO STORMWATER)
SEWERAGE IN STREET.
177° 28' 22.7 m
KLASS FASCIA SYSTEM
ALUMINIUM JOINERY WITH HEAD FLASHINGS
NORTH 1:100
6.5MM HARDITEX WITH SPRAY TEXTURE FINISH.
SOLID CEDAR DOOR.
SELECTED BRICK VENEER
See isometric perspective
WEST. 1:100
250 MM Ø TEXTURE POLYSTYRENE COLUMN
APPROVED Permit may be issued
1-11-93
BUILDING INSPECTOR
Kapiti Co.

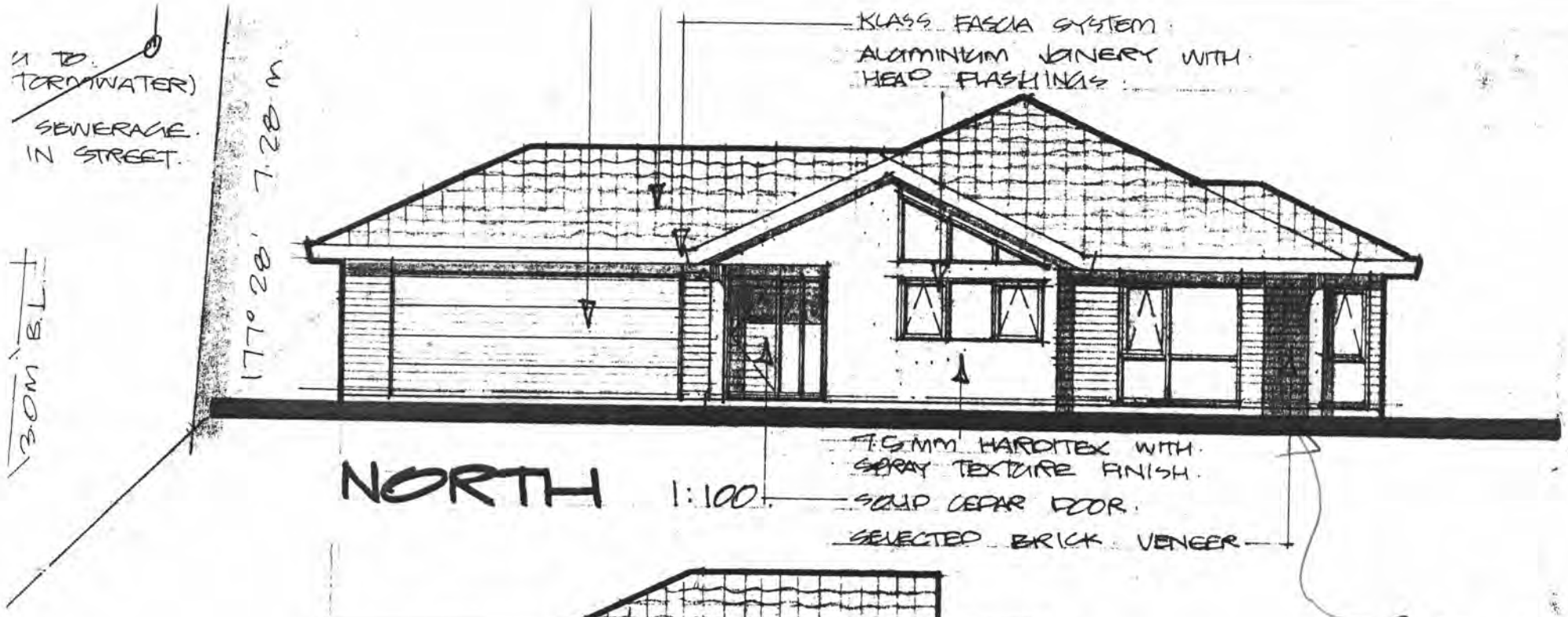
BC 011061

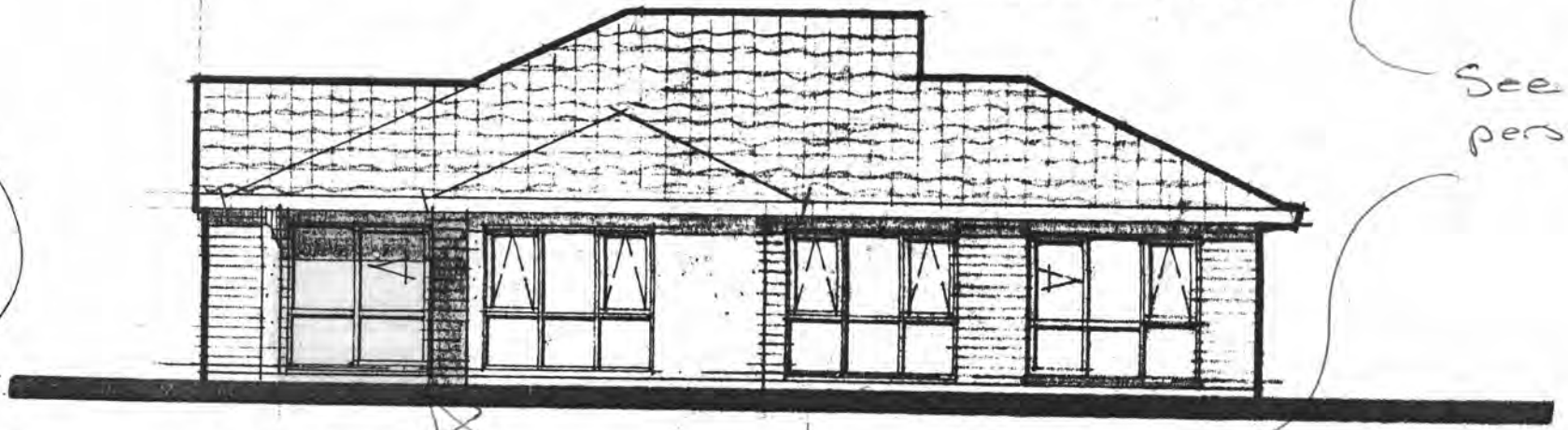
SCANNED

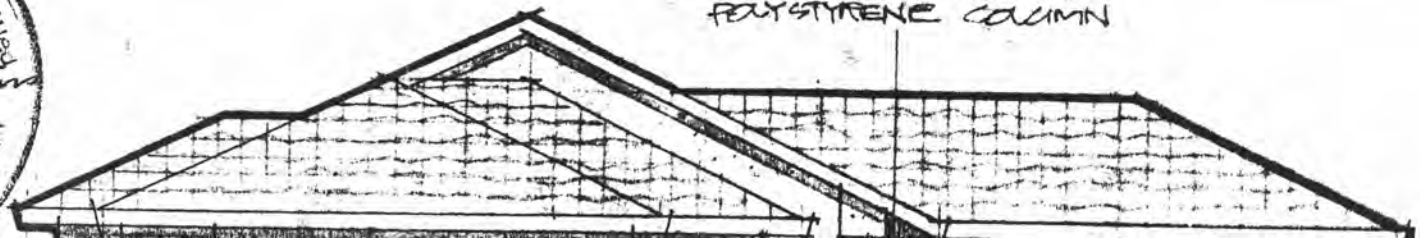
Proposed Conservatory for
Mr. and Mrs. Sutton at
300 Manly Street
Paraparaumu



Isometric perspective — scale 1:50
Drawn — Rob King —7-01.







See isometric perspective

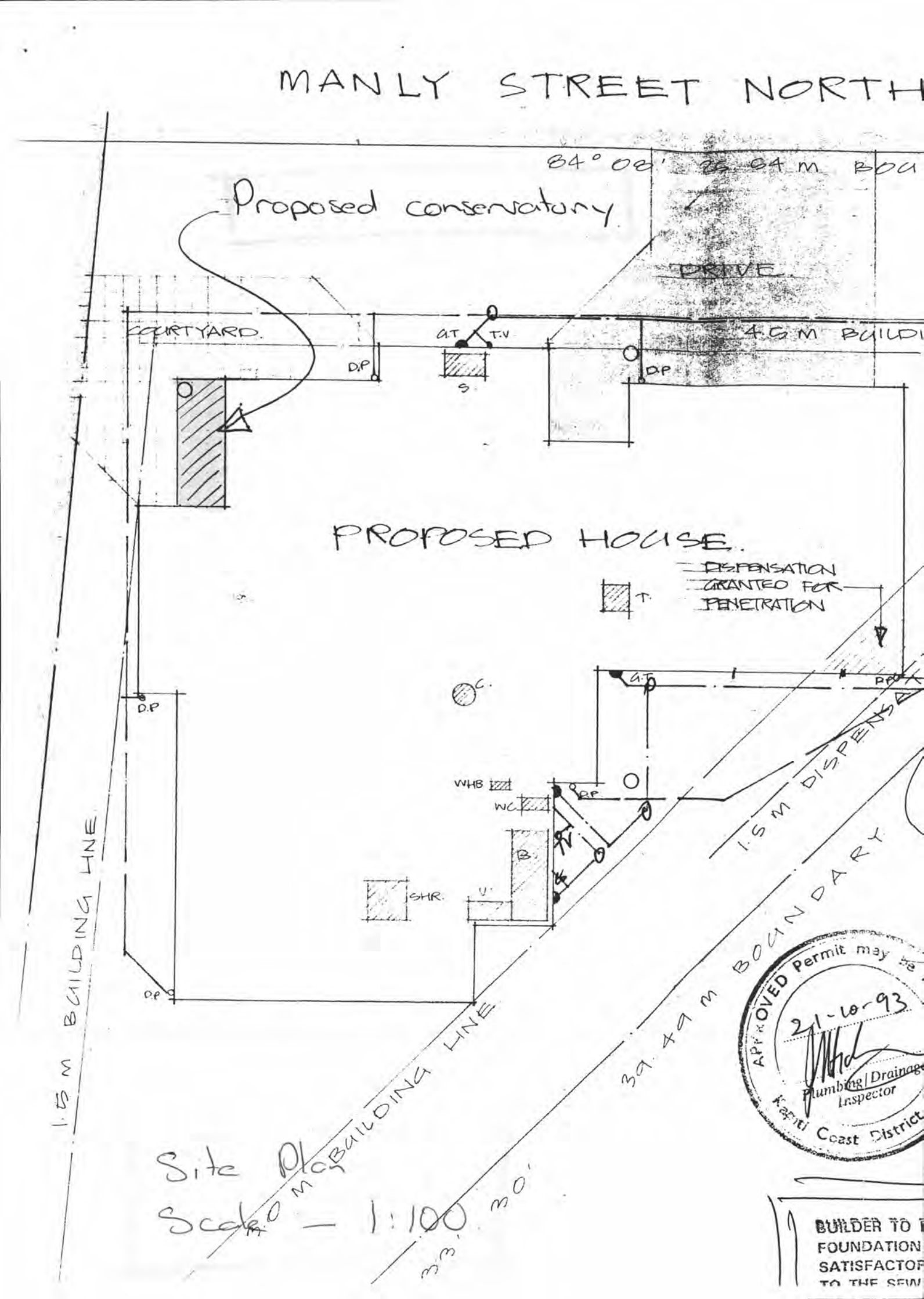
...S TO.
...TORMWATER)
...SEWERAGE.
...IN STREET.

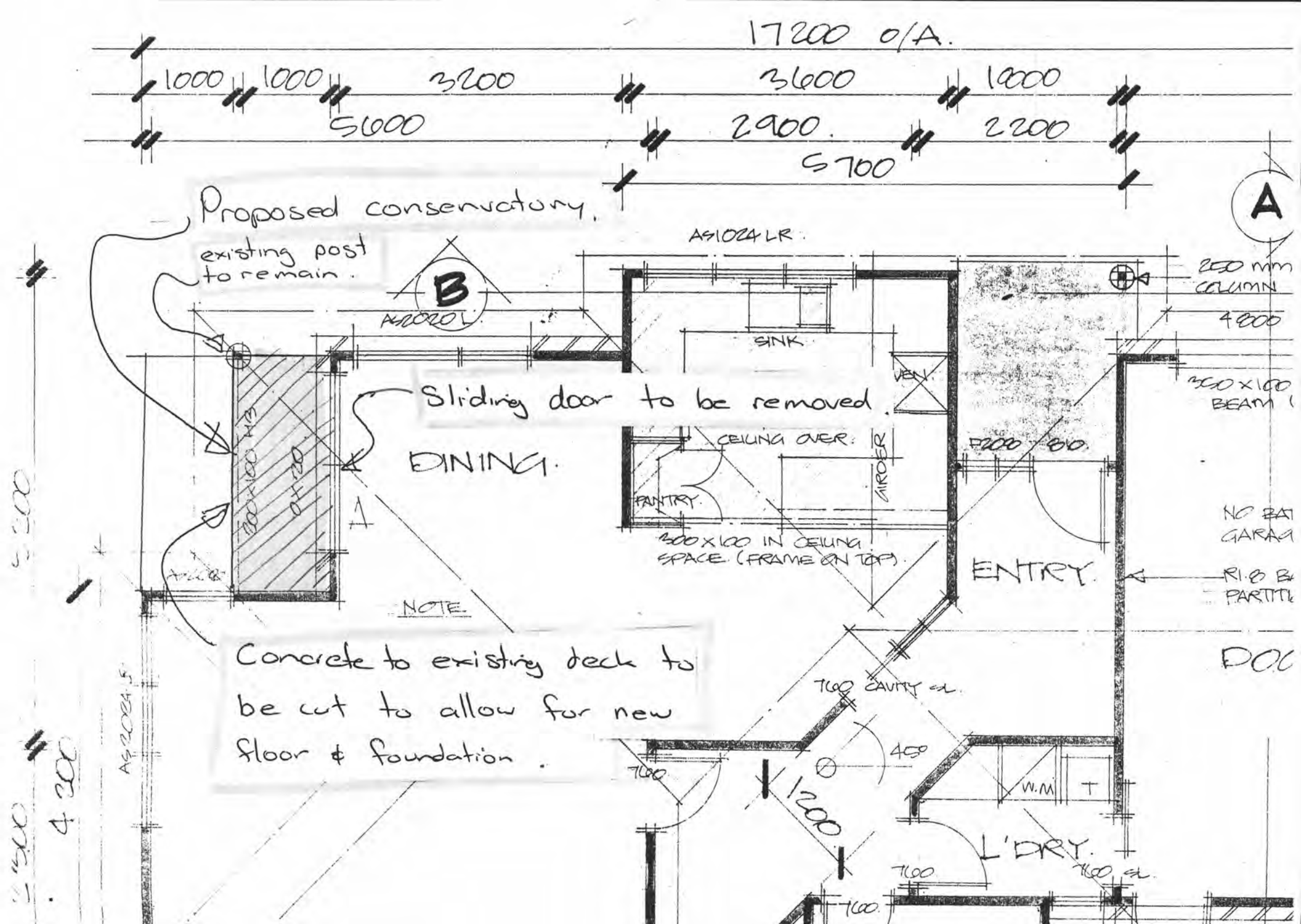
...LLO. 28' 82 W

...30M B.L.

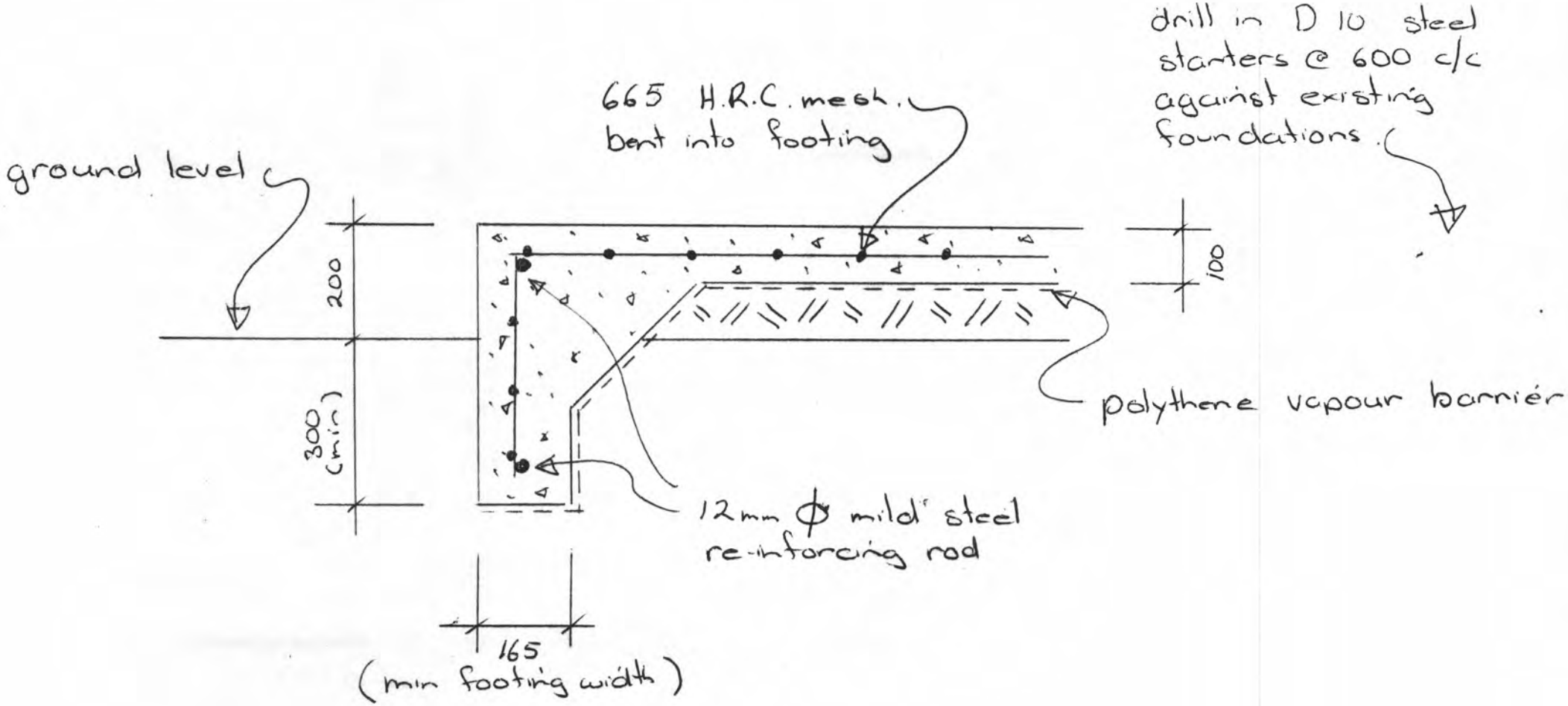
...bouts
...consent
...re:
...chment

APPROVED Permit may be issued
1-11-93
BUILDING INSPECTOR
Kapiti Co...

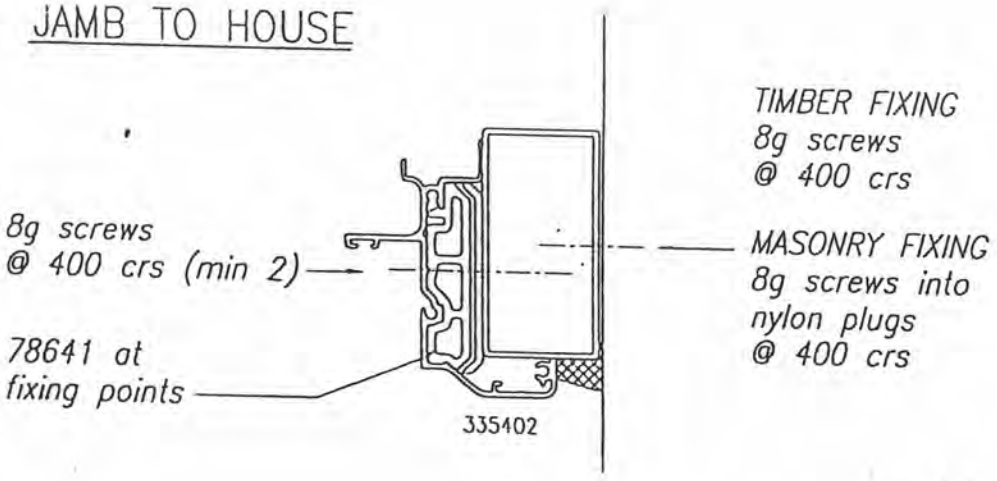

MANLY STREET NORTH
84° 08' 25.64 m BOU
Proposed conservatory
DRIVE.
COURTYARD.
D.P
G.T
T.V
S
4.6 M BUILDI
D.P
PROPOSED HOUSE.
DISPENSATION
GRANTED FOR
PENETRATION
T.
C.
G.T
D.P
WHB
WC
B.
SHR.
V.
1.5 M DISPENS
1.5 M BUILDING LINE
39.49 m BOUNDARY
APPROVED Permit may be
21-10-93
Plumbing/Drainage
Inspector
Kapiti Coast District
Site Plan
Scale — 1:100
BUILDER TO
FOUNDATION
SATISFACTOR
TO THE SEW

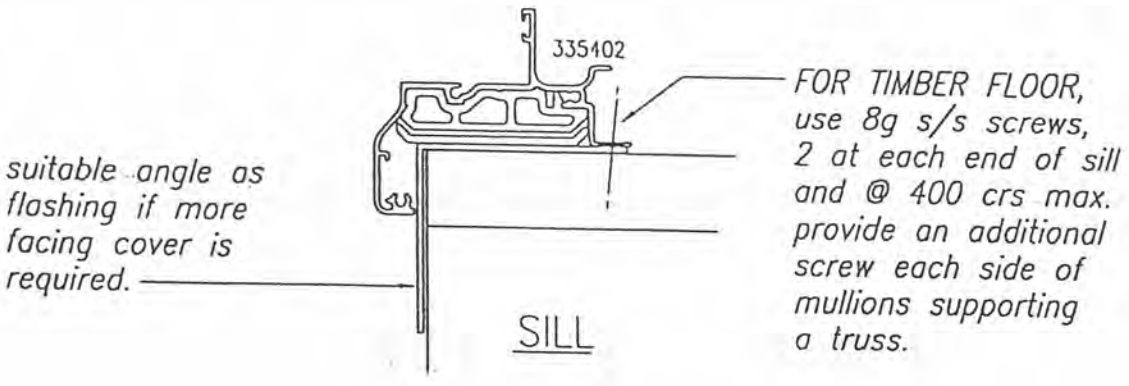

17200 o/A.
1000
1000
3200
5600
3600
2900
5700
1000
2200
Proposed conservatory.
existing post to remain.
B
A31024LR
A
SINK
VENT
250 mm COLUMN
4800
Sliding door to be removed.
DINING.
CEILING OVER
PANTRY
GIROER
300x100 IN CEILING SPACE (FRAME ON TOP)
R200 - 810
ENTRY.
NOTE
Concrete to existing deck to be cut to allow for new floor & foundation.
7100 CAVITY cl.
7100
45°
1200
W.M
L'DRY.
7100
7100 cl.
7100
4300
5200

Detail showing foundation and concrete floor
Scale — 1:10



JAMB TO HOUSE





KAPITICOAST
DISTRICT COUNCIL

there's a future here

Project Information Memorandum

Section 31, Building Act 1991

Application

MR & MRS SUTTON	No.	011061
C/- LYTE GOLD COAST	Issue date	6/08/01
PO BOX 38	Application date	2/08/01
PARAPARAUMU	Overseer	BOB OLIVER

Project

Description	Alterations, Repairs or Extensions
	Being Stage 1 of an intended 1 Stages
	NEW CONSERVATORY
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL
Estimated Value	$3,500
Location	300 MANLY ST, PARAPARAUMU
Legal Description	LOT 18 DP 66740 CT 35A/465
Valuation No.	1527041800

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:** - 6 AUG 2001

KAPITICOAST
DISTRICT COUNCIL
SITE CHECK SHEET

NAME: K Sutton

ADDRESS: 300 Manly Rd. LOT: 18 DP: 66740

PROJECT: Dwelling + Alts CONSENT NO: 970408

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

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
FOUNDATIONS							
Siting	✓	✓		3/D12 Starters into existing foundation - builder			WBB 10.6.97
Footing - Piles	✓	✓		Completing 3/D12 Rods			
Steel	✓	✓		2 additional 5 pers + 3 piers Builder instructed to fit vertical			
Min Floor Level Cert							
CONCRETE FLOOR				D12 Rod to each Pier Not completed yet			
Building	✓						
P & D Wastes, etc	✓	Plan Pre Slab ok			Yes	No	JH 11/6/97
SUB FLOOR							
Connections							
Braces							
Blocking							
Insulation							
BLOCKFILL 1							
BLOCKFILL 2							
PRE-LINE	✓			Rear Addition only			
Wall Framing	✓	✓		Side addition Entertain			
Moisture	✓	✓		1/2 of Aluminium Windows			WBB 22.7.97
Bracing	✓	✓		+ Beam Sel Engineers Report.			
Fixings	✓	✓		already listed			
Lintels	✓	✓		BRS at Rear amended to Ply Brace 12.			
Roof Framing	✓	✓		builder to strap top plate to Studs			
Trusses							
Bracing	✓	✓					
Fixings	✓	✓		Cyclone Ties			
P & D 1500 KPA test	✓	See note			Yes	No	JH 23/5/97
POSTLINE	✓						
DRAIN TEST - SEWER	✓	Drain Added ok			Yes	No	JH 10/6/97
DRAIN TEST - STORMWATER	✓						

)RESS : ..... LOT : ..... DP : .....

e Inspected	
23/7/97	Plum preline pipes connected to existing pipe work tested under town pressure OK SH

FINAL INSPECTIONS

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
Insulation	/			No in place yet.			
Joinery & Flashings	/	√		D.W.P. 1530.			
Glazing (Safety etc)	/						
Range/Bathroom Fans							
Comb, Heater/Chimney	/						
Floor Levels	/	√					
Post Connections							
Subfloor Ventilation							
Subfloor Access	/						
Room Ventilation --	/	√					
EXTERIOR CLADDINGS							
Walls	/	√		Brick completed			
Roof	/	√					
Hot Water Temp							
HW Cyl, Valves & Restraint							
Waste & Drain Vents	✓						
Gully Traps	✓						
Spouting & Downpipes	✓						
Stormwater Drains							
ENG SUPERVISION CERT	/						
FIRE FACILITIES							
EGRESS							
DISABLED							
EHO							

BUILDING COMPONENTS DEEMED COMPLETED

CERTIFIER	SIGNATURE	DATE	CERTIFIER	SIGNATURE	DATE
Building			Services		
Plumbing			Resource Management		
Drainage			Air Conditioning		
EHO					
Lifts					
Compliance Schedule					

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

WHEN THE PROJECT IS COMPLETED THIS INSPECTION SHEET WILL BE ATTACHED TO THE RELEVANT PROPERTY FILE HELD AT THE COUNCIL OFFICE

FEE CALCULATION SHEET

Application No: 970408

Date: _____

Site Address: 300 Manly Rd

ADMIN = $36 per hour
PLAN VETTING = $60 per hour
INSPECTIONS = $50

TECHNICAL CONSULTANTS = Cost + 10%
NETWORK UTILITY OPERATORS = Cost + 10%

	Classification	$	Plan Vetting				Total $	Consultants			Total $	Inspections							Total $	Admin $	PIM $	Total
			PI	D	Bld	EH		T/P				Site	PI	D	Bld	EH						
1	Fire Places, Signs	0-1500																		36	Nil	
2	Sheds, Carports	1501-4000																		36	Nil	
3	Garages, Conservatories, Swim Pool, Etc	4001-10000																		36	50	
4	House Additions	4001-10000																		36	50	
5	House Additions	10001-50000	2	1	5	$120		2		$30		1	3	2	4			$500		36	50	736
6	Dwellings	50001-100000																		36	100	
7	Dwellings	100001-150000																		36	100	
8	Dwellings	150001-200000																		54	100	
9	Dwellings	200001-250000																		54	140	
10	Dwellings	250001-300000																		72	140	
11	Dwellings	300000 +																		72	160	
12	Commercial/Industrial	0-10000																		36	50	
13	Commercial/Industrial	10001-50000																		36	60	
14	Commercial/Industrial	50001-100000																		36	100	
15	Commercial/Industrial	100001-150000																		36	100	
16	Commercial/Industrial	150001-200000																		54	100	
17	Commercial/Industrial	200001-250000																		54	140	
18	Commercial/Industrial	250001-300000																		54	140	
19	Commercial/Industrial	350001-350000																		54	140	
20	Commercial/Industrial	350001-400000																		72	160	
21	Commercial/Industrial	400001-450000																		72	180	
22	Commercial/Industrial	450001-500000																		72	200	
23	Commercial/Industrial	500000 +																		72	250	

CONSENT DATA INPUT REQUIREMENTS

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

NON STANDARD CONDITION

Piers required under ensuite addition as for original dwelling due to soft ground in location involved.

Engineers on site inspection of truss support system and design required for the new support beams along with necessary connection details.

FOR COUNCIL USE:

DEPARTMENT	REQUIREMENTS	Yes	No	COMMENTS	CHECKED/DATE STAMP
Town Planning	Zoning Confirms	✓		RC 970130	
	Dispensation				
	Planning Consent	✓			
	Special Floor Level				
Plumbing					
Drainage					
Stormwater	To Channel			To Existing	
	To Drain				
	Confined to Lot				
Building					
Structural	Specific Design				
	Foundation				
	Structure				
	Roof				
Subdivisional Engineer					
	Earthworks Bylaw Conditions				
Environmental Health					
Site- Foopath & Entrance Conditions				Ground	
No Damage				Appears firm	22.4.97 HRB

NOTES:

Permit may be issued
19/5/97 DATE
MANAGER PLANNING
Kapiti Coast District Council

KAPITI COAST DISTRICT COUNCIL
PLANS APPROVED PLUMBING AND DRAINAGE
CONSENT MAY BE ISSUED.
DATE: 2/4/97 OFFICER:

APPROVED Consent may be issued
DATE 7-5-97
Officer
Kapiti Coast District Council

there's a future here

KAPITI COAST
DISTRICT COUNCIL

R/C 970130: Lodged 17.6.97 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 triplicate]

CONSENT NO
970408

PART A : GENERAL

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

APPLICANT (OWNER*)

Name: K. SUTTON

Mailing address: 300 MARKET ST
PARAPARAUMU BEACH

Contact *[Print Name and position]*:
N. HAYDEN

Phone 025 460-786 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: 7,4,97

Application Deposit: $~~400~~ 400.00

Receipt No 634467

Paid By: KR + OP Sutton.
BNZ

NOTE: BALANCE OF FEES ARE PAYABLE ON CONSENT APPROVAL

PROJECT

Cross One

New or relocated Building	
Alterations or additions	X
Accessory Building or Fire	
Building Demolition or Removal	

Being stage 1 of an intended 1 stages

Estimated value (inclusive of GST) : $20,000

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

Intended life:
Indefinite but not less than 50 years ☐
Specified as 50 years

Sutton

PROJECT LOCATION

Street address (if any) 300 MARKET ST
PARAPARAUMU BEACH

Legal description (*as shown on certificate of title or rates notice, if any*): Lot 18
DP 66740

Valuation No. 1527041800

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 : PROJECT DETAILS

(Complete Part B 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 C : BUILDING DETAILS

(Complete Part C 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 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): Tim TAYLOR 04 236-7031

Building Certifier(s): _____

Builder/s: HAYDEN & MacKAY BUILDERS 025 460-786

Registered Drainlayer: I.B.A Campbell REG NO: _____

Craftsman Plumber: I.B.A. Henderson 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.

CONTINUED NEXT PAGE

- ☐ 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 part of the building
- ☐ Any other mechanical, electrical, hydraulic or electronic system whose proper operation is necessary for compliance with the building code
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings
- ☐ Such signs as are required by the building code in respect of the above-mentioned system
- ☐ None of the above

E2: Other Systems and Features to be included in Compliance Schedule

(Complete Part E2 only if building contains one or more of the systems listed 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 an on behalf of the Applicant:

Name: _____

Position: _____ Date: 17/4/97

FOR OFFICE USE ONLY

FEES		APPLICATION DEPOSIT	$400.00
Building	$736		
Sewer Connection	$	RECEIPT NO 634469	DATE 17.4.97
Water Connection	$		
Vehicle Crossing	$	INVOICE NO 14858	DATE 22/5/97
Damage Deposit	$		
Structural Checking	$	RECEIPT NO 644025	DATE 3.6.97
Building Research Levy	$20		
Development Levy	$	FEES PAID BY: K + D P Smith	
BIA Levy	$13		
Compliance Schedule	$	BNZ	
Town Planning Bond	$	BUILDING CONSENT NUMBER 970408	DATE ISSUED 5.6.97
Photocopying	$		
SUBTOTAL	$769		
Less Deposit Paid	$400.00	AUTHORISATION FOR REFUND OF DEPOSITS	
TOTAL	$369	Deposit held =	$
GST INCLUDED	$	Cost to Repair Damage Caused During Construction =	$
		Total Balance to be Refunded	
		Authority Number:	
		Authorised:	DATE:

KAPITICOAST
DISTRICT COUNCIL

there's a future here

Building Consent

Section 35, Building Act 1991

Application

MR & MRS K SUTTON	No.	970408
300 MANLY STREET	Issue date	5/06/97
PARAPARAUMU BEACH	Application date	17/04/97
	Overseer	Don Blaikie

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	$20,000
Location	300 MANLY ST, PARAPARAUMU
Legal Description	LOT 18 DP 66740 CT 35A/465
Valuation No.	1527041800

Charges

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

	$	736.00
Building Research Levy	$	20.00
Building Industry Authority Levy	$	13.00
Total	$	769.00

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

This building consent is issued subject to the conditions specified in the attached page(s) headed Conditions of Building Consent 970408.

Signed for and on behalf of the Council:

Name: Don Blaikie **Date:** 5.6.97

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

there's a future here

KAPITICOAST
DISTRICT COUNCIL

B U I L D I N G C O N S E N T A D D E N D A 970408

APPLICANT: MR & MRS K SUTTON : 300 MANLY STREET : PARAPARAUMU BE
LOCATION: 300 MANLY ST, PARAPARAUMU
Builder: HAYDEN & MACKAY BUILDERS

General requirements

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

INITIAL INSPECTION

FOUNDATION INSPECTION

PRE-CONCRETE SLAB INSPECTION OF PLUMBING

PRELINING INSPECTION, MOISTURE TEST, CHECK BRACING

PRELINING INSPECTION OF PLUMBING

POST-LINING INSPECTION, LININGS, FIXED AS PER BRACE DESIGN

WATER TEST ON SEWER DRAINS

FINAL INSPECTION BUILDING

FINAL INSPECTION OF PLUMBING

FINAL INSPECTION GULLIES, ETC

FINAL INSPECTION STORMWATER

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

KAPITICOAST
DISTRICT COUNCIL

there's a future here

CONDITIONS OF CONSENT 970408

1 THE INSPECTION OF ALL SPECIFIC DESIGN COMPONENTS OF THE. BUILDING IS THE RESPONSIBILITY OF THE DESIGN ENGINEER WHO IS ALSO REQUIRED TO SUPPLY A WRITTEN REPORT TO COUNCIL .

2 All foundations are to be to solid bearing minimum of 300mm

3 Work to comply with NZS3604-1990.

4 Metal head flashings required over all exterior joinery.

5 As this building is located within the Very High Wind Zone all Exterior load bearing walls require 100 x 50 studs at 480mm centres maximum, and Light roofs require 16kn cyclone ties to rafters and trusses. Purlins to Light roofs require 1 - 'Z' nail additional securement, top and bottom edge

6 Note and comply with endorsements on approved plans.

7 Names and registration numbers of plumber and drainlayer are required before work commences.

8 Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with Fig E 1 NZS 3604 1990.

9 PIERS REQUIRED UNDER ENSUITE ADDITION AS FOR ORIGINAL DWELLING DUE TO SOFT GROUND IN LOCATION INVOLVED.

10 ENGINEERS ON SITE INSPECTION OF TRUSS SUPPORT SYSTEM AND DESIGN REQUIRED FOR THE NEW SUPPORT BEAMS ALONG WITH NECESSARY CONNECTION DETAILS.

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

OWNER/BUILDER/AUTHORISED PERSON _____ DATE _____

Ngarara Building, Rimu Road, Private Bag 601, Paraparaumu. Phone (04) 298 5139, Direct Line (04) 298 0902, Fax (04) 297 2563.

MM DEVELOPMENTS

Civil & Structural Engineers

July 14, 1997

Kapiti Coast District Council
Rimu Road
Paraparaumu

Attention: Building Inspector

Dear Sir,

ADDITIONS
300 MANLY STREET
PARAPARAUMU BEACH

Please find attached the calculations and design certificate for the following item for the additions to the dwelling at the above address.

a) Structural steel - 150UB18 - Study roof support

Should you require any further information please contact the writer.

Yours faithfully,
MMDEVELOPMENTS

M.B.McEntegart.
MIPENZ Reg.Eng

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

DESIGN CERTIFICATE

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

P.17114

ADDITIONS
300 MANLY STREET
PARAPARAUMU BEACH

a) Structural steel - 150UB18 - Study roof

I certify the design has been carried out in accordance with sound and widely accepted engineering principles and that they comply with the relevant requirements of:
NZS 4203., NZS 3404.

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

For and behalf of MMDEVELOPMENTS. Date.14/7/97.

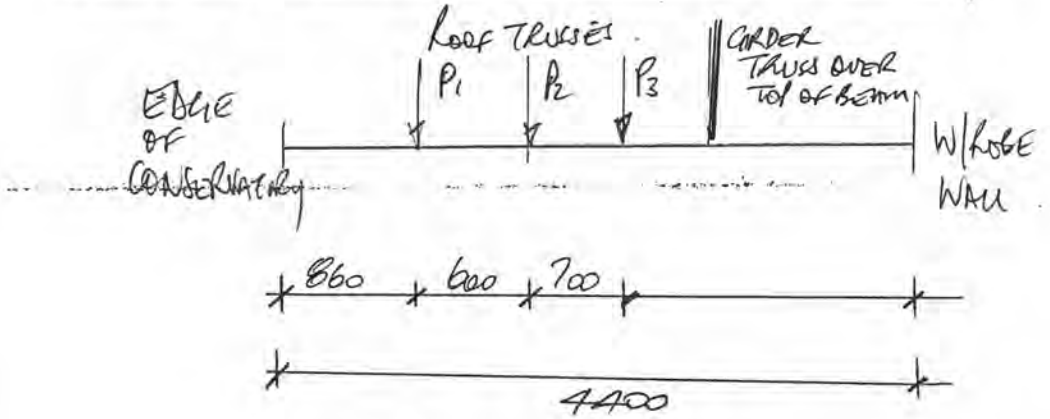
MMDEVELOPMENTS
PO Box 91
Paraparaumu

M.B.McEntegart
MIPENZ Reg.Eng.
TEL 2971136
025 419 230

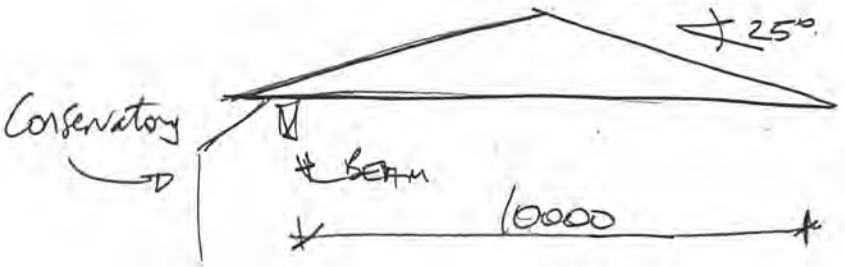
CALCULATION SHEET

P.17114: ADDITIONS, 300 MANLY ST, PARAPARAUMU BEACH

BEAM TO SUPPORT ROOF IN STUDY



LOADING PLAN



Light tile roof.

$P_1 = DL\left(\frac{0.86+0.6}{2}\right)\times\frac{10}{2}\times 0.4 = 1.5\text{ kn}$

$LL\left(\frac{0.86+0.6}{2}\right)\times\frac{10}{2}\times 0.25 = 0.9\text{ kn}$ $\quad M = \frac{Pab}{l}$

$P_2: DL\left(\frac{0.6+0.7}{2}\right)\times\frac{10}{2}\times 0.4 = 1.36\text{ kn}$

$LL\left(\frac{0.6+0.7}{2}\right)\times\frac{10}{2}\times 0.25 = 0.8\text{ kn}$

$P_3: DL\left(\frac{0.6+0.9}{2}\right)\times\frac{10}{2}\times 0.4 = 1.5\text{ kn}$

$LL\left(\frac{0.6+0.9}{2}\right)\times\frac{10}{2}\times 0.25 = 0.94\text{ kn}$

$= \frac{2.4\times 0.86\times 3.54}{4.4} + \frac{2.2\times 1.46\times 2.94}{4.4} + \frac{2.44\times 2.16\times 2.24}{4.4}$ (1.66, 2.14, 2.68)

$= 6.46\text{ kN m}$

try 150UB18.

check Δ:

$\Delta_{max} = 0.0036\times 4.4 - 0.0003\times 4.4^2 = 10.0\text{ mm}$

$\Delta_{DL} = \frac{1.5\times 4400^3}{48\times 210\times 875\times 10^4}\left[\frac{3\times 0.86}{4.4} - 4\left(\frac{0.86}{4.4}\right)^3\right] + \frac{1.3\times 4400^3}{48\times 210\times 875\times 10^4}\left[\frac{3\times 1.46}{4.4} - 4\left(\frac{1.46}{4.4}\right)^3\right]$ (0.536, 0.849)

$+ \frac{1.5\times 4400^3}{48\times 210\times 875\times 10^4}\left[\frac{3\times 2.16}{4.4} - 4\left(\frac{2.16}{4.4}\right)^3\right] = 0.8 + 1.07 + 1.44 = 3.31\text{ mm}$ OK.

$l/r = \frac{2200}{16.3} = 135$ $D/t = 16$ $f_b = 135$ MPa

$\frac{M}{Z} = \frac{6.96 \times 10^6}{715000} = 56$ MPa >OK

load at supports

Conservatory : $2.4 \times \frac{3.54}{4.4} + 2.12 \times \frac{2.94}{4.4} + 2.44 \times \frac{2.124}{4.4} = 4.64$ kN.

W/ROBE : $2.4 \times \frac{0.86}{4.4} + 2.2 \times \frac{1.46}{4.4} + 2.44 \times \frac{2.16}{4.4} = 2.39$ kN.

Use 100x100 Framing $P/A = \frac{4.64 \times 10^3}{92 \times 92} = 0.55 < 3.55$ OK.

there's a future here

KAPITICOAST
DISTRICT COUNCIL

Ref: 970408

23 April 1997

K. Sutton
300 Manly Street
PARAPARAUMU BEACH

Dear Sir/Madam

BUILDING CONSENT TO MAKE ADDITIONS TO THE DWELLING AT 300 MANLY STREET, PARAPARAUMU BEACH

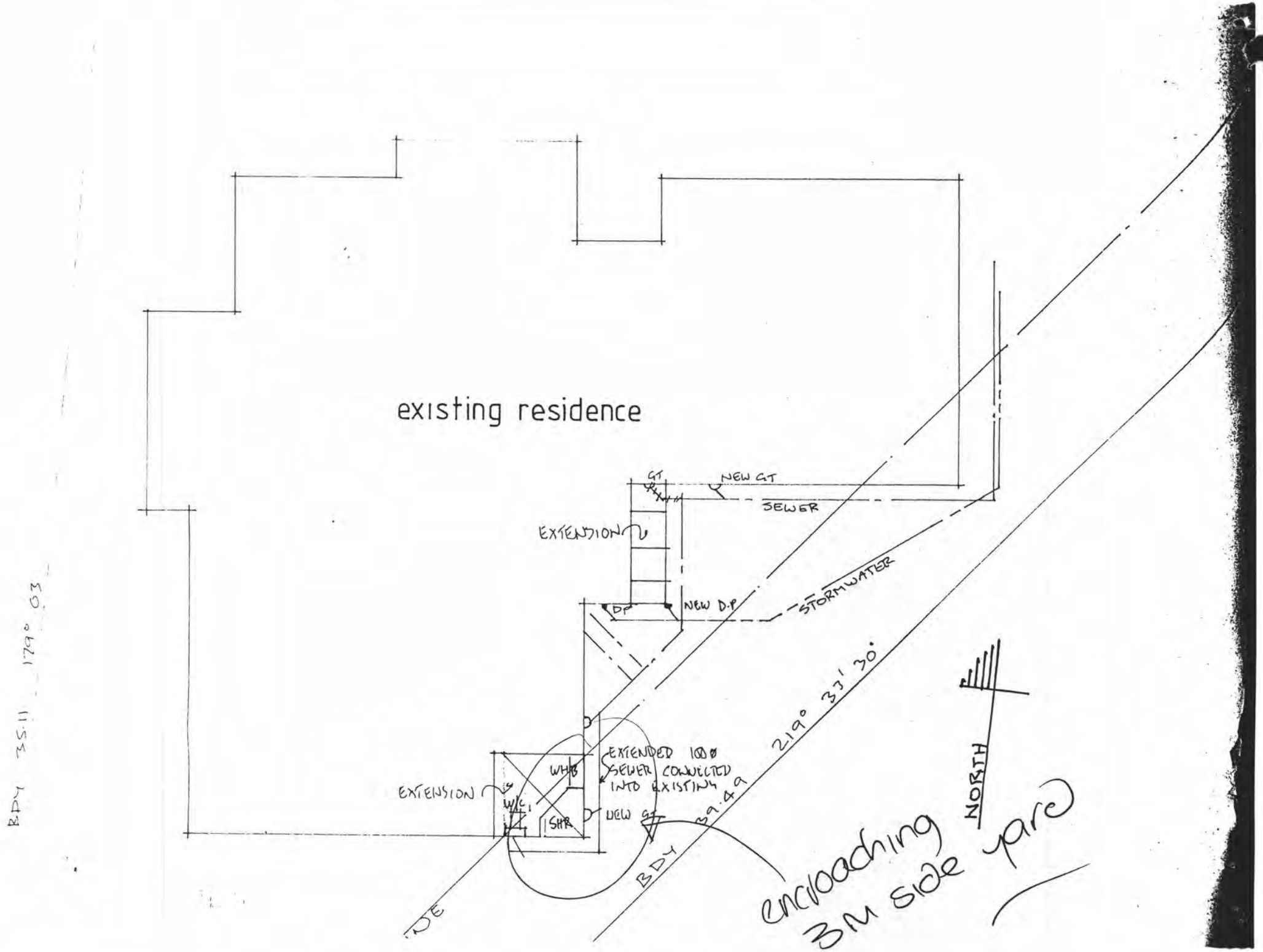
The Plans submitted to Council indicate that the proposed additions will encroach upon the 3 metre side yard required under the Proposed District Plan. In this circumstance you will need to apply for a Land Use Consent. I have enclosed the application form you will require to apply for the consent which includes a fee of $100.00.

If you have any further queries regarding the above matter please do not hesitate to contact me.

Yours sincerely

Anna Sisarich
PLANNER, BUILDING CONSENTS

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


existing residence
GT
NEW GT
SEWER
EXTENSION
DP
NEW D.P
STORMWATER
EXTENSION
W/C
SHR
WHB
EXTENDED 100ø SEWER CONNECTED INTO EXISTING
NEW GT
39.49
219° 33' 30"
BDY
NORTH
encroaching 3M side yard
BDY 35.11 179° 03'

there's a future here

KAPITICOAST
DISTRICT COUNCIL

FILE: 970130

19 May, 1997

Hayden & Mackay Builders
PO Box 1484
PARAPARAUMU BEACH

Dear Sir

APPLICATION FOR RESOURCE CONSENT: SIDE YARD ENCROACHMENT

I refer to the above planning application and advise that on 19 May 1997 the following decision was made under delegated authority by the District Planner.

That pursuant to Section 105 of the Resource Management Act 1991, the Kapiti Coast District Council granted consent to the application by Hayden & Mackay Builders to encroach the 3 metre side yard at 300 Manly Street, Lot 18 DP 66740 CT 35A/465, Paraparaumu subject to the following conditions:

1. That a building consent be obtained.

2. That the proposal proceed in accordance with the plans submitted dated 17 April 1997.

Reasons for Decision

1 The environmental effects of the proposal are considered to be no more than minor.

Would you please note that if you do not concur with the above you may have the matter considered by the Hearing Commissioners. Please advise within 15 working days from the date of receiving this notice if you wish to have the matter heard.

Yours faithfully

Kristy Johnston
RESOURCE CONSENTS PLANNER
LAND USE CONSENTS

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

there's a future here

KAPITICOAST
DISTRICT COUNCIL

PROJECT INFORMATION MEMORANDUM

Planning Requirements

APPLICANT: K Sutton

MAILING ADDRESS: 300 Manly St Paraparaumu

SITE ADDRESS: " " "

LOT NO: 18 DP: 66740

PROJECT: New Building ☐ Alteration ☑
Removal/Demolition ☐ Relocated Building ☐
(approx age _____ years)

INTENDED USE: Dwelling Alts.

ZONING: TRANSITIONAL DISTRICT PLAN: Residential A

PROPOSED DISTRICT PLAN: Residential

USE PERMITTED: Yes

RESOURCE CONSENT GRANTED: Yes - side yard encroachment

DESIGNATIONS ON PROPERTY: None shown

EASEMENTS: None shown

SITE SUBJECT TO INUNDATION: Not known to be

COASTAL BUILDING LINE RESTRICTION: N/A

RELOCATABLE ZONE: N/A

MINIMUM FLOOR LEVEL (50 year event) N/A Metres above mean sea level

RECOMMENDED MINIMUM
FLOOR LEVEL (100 year event) N/A Metres above mean sea level

YARD AND HEIGHT REQUIREMENTS: need R.C.

TREE/BUILDING PRESERVATION: None known.

OTHER COMMENTS:

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.

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

SPECIAL FEATURES OF THE ABOVE LAND

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

Potential Erosion ..... ☐

Potential Avulsion ..... ☐

Potential Subsidence ..... ☐

Potential Slippage ..... ☐

Potential Alluvion ..... ☐

Potential Inundation ..... ☐

Presence of Hazardous Contaminants ..... ☐

Other feature(s) or characteristic(s) likely to be relevant to the design or construction of the proposed buildings and not apparent from the District Scheme or District Plan:

(Plumbing & Drainage)

SEWER ~~AVAILABLE~~/CONNECTED _____

WATER ~~AVAILABLE~~/CONNECTED _____

SITE PLAN OF EXISTING SERVICES (IF ANY) Plan Supplied

LOCATION OF SEWER LATERAL Plan Supplied

LOCATION AND SIZE OF WATER TOBY Plan Supplied 20—

LOCATION OF EASEMENTS (IF ANY) none known

LOCATION OF PUBLIC DRAINS (IF ANY) none known

STORMWATER DISPOSAL TO CHANNEL ☑

DRAIN ☐

ON SITE ☐

ADDITIONAL COMMENTS

there's a future here

KAPITICOAST
DISTRICT COUNCIL

PROJECT INFORMATION MEMORANDUM
Section 31, Building Act 1991

Applicant

MR & MRS K SUTTON
300 MANLY STREET
PARAPARAUMU BEACH

PIM Details

Consent/PIM No.: 970408
Date issued: 22/05/97
Date of applicn: 17/04/97
Valn No: 1527041800
Overseer: Don Blaikie

Project Descrn: 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 Uses: RESIDENTIAL

Project Location: 300 MANLY ST, PARAPARAUMU

Legal Description: LOT 18 DP 66740 CT 35A/465

Estimated Value: $ 20,000

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: Don Reidah BUILDING CONTROL OFFICER DATE: 22.5.97

Ngarara Building, Rimu Road, Private Bag 601, Paraparaumu. Phone (04) 298 5139, Direct Line (04) 298 0902, Fax (04) 297 2563.

KAPITI COAST DISTRICT COUNCIL

SITE CHECK SHEET

NAME : .....

ADDRESS : ..... **LOT :** ..... **DP :** .....

PROJECT : ..... **PERMIT NO :** 931111.....

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

COMPONENT TO BE INSPECTED	CHECK	INSP REQUIRED (TICK)	COMMENTS AND/OR RECTIFICATION NOTICE NO	OK TO PROCEED YES/NO	ADDITION INSPECT YES/NO	DATE, SIGNATURE
FOUNDATIONS			Founds all OK.	Yes	No	BT 9/12/93
Siting						
Footings						
Steel						
BOND/BEAMS						
1st						
2nd						
3rd						
CONCRETE FLOOR			Slab OK	Yes	No	14/12/93
Building	✓					
P&D	OK			Yes	No	JH 14/12/93
Elect						
Gas						
EHO						
SUB FLOOR						
Connections						
Braces						
Blocking						
PRE LINE			Preline OK M/C 22%			
Wall Framing						
Bracing						
Fixings						
Lintels						
Roof Framing						
Trusses						
Bracing						
Fixing						
P&D	OK		Tested 15000 bmA	Yes	No	JH 15/3/94
Elect						
Gas						
EHO						

COMPONENT TO BE INSPECTED	CHECK	INSPECT REQUIRED (TICK)	COMMENTS AND/OR RECTIFICATION NOTICE NO	OK TO PROCEED YES/NO	ADDITION INSPECT YES/NO	DATE, SIGNATURE
INSULATION						
Wall/Floors						
Ceiling/Skillion						
WALL LINING			Footing Insp. OK.	Yes	No	20-5-94.
Building	/					
EHO						
EXT CLADDING						
Walls						
Roof						
JOINERY						
NZS4211						
NZS4223						
FIRE FIGHTING EQUIPMENT						
EGRESS COMPONENTS						
DISABLED PERSONS FACILITIES ETC						
Drainlaid	ok			Yes	No	9/8/94
S/W	ok			Yes	No	

FINAL INSPECTION

BUILDING COMPONENTS DEEMED COMPLETED

CERTIFIER	SIGNATURE	DATE	CERTIFIER	SIGNATURE	DATE
Building			Power		
Plumbing	BTaad	14/10/94	Gas		
Drainage	BTaad	14/10/94	Services		
EHO			Resource Management		
Lifts			Air Conditioning		
Compliance Schedule					

WORK IS NOW DEEMED TO BE COMPLETED. A CODE COMPLIANCE CERTIFICATE WILL BE ISSUED WHERE REQUIRED BY THE BUILDING ACT. CODE COMPLIANCE CERTIFICATE NUMBER .....

BTaad	B. P&D. Insp	14-10-94
Signature	Designation	Date

WHEN THE PROJECT IS COMPLETED THIS INSPECTION SHEET WILL BE ATTACHED TO THE RELEVANT PROPERTY FILE HELD AT THE COUNCIL OFFICE.

SITE CHECK SHEET

NAME : ....

ADDRESS : .... LOT : ..... DP : ....

Date Inspected	
9/3/94	Tested under mains pressure still to be tested at 1500kpa builder can start to line. JH

Standard Insp: 1-2-4-5-6
Standard Cond: 3-4-8-21

FEE CALCULATION SHEET

Application No: 931111

Date: _____

Site Address: _____

ADMIN = $36 per hour
PLAN VETTING = $60 per hour
INSPECTIONS = $35

TECHNICAL CONSULTANTS = Cost + 10%
NETWORK UTILITY OPERATORS = Cost + 10%

	Classification	$					Total $				Total $	Inspections							Total $	Admin $	PIM $	Total
			PI	D	Bld	EH						Site	PI	D	Bld	EH						
1	Fire Places, Signs	0–1500																		36	Nil	
2	Sheds, Carports	1501–4000																		36	Nil	
3	Garages, Conservatories, Swim Pool, Etc	4001–10000																		36	50	
4	House Additions	4001–10000																		36	50	
5	House Additions	10001–50000																		36	50	
6	Dwellings	50001–100000					370													36	100	
7	Dwellings	100001–150000	4	4	10		~~650~~					1	3	2	5				385	36	100	781.
8	Dwellings	150001–200000																		54	100	
9	Dwellings	200001–250000																		54	140	
10	Dwellings	250001–300000																		72	140	
11	Dwellings	300000 +																		72	160	
12	Commercial/Industrial	0–10000																		36	50	
13	Commercial/Industrial	10001–50000																		36	60	
14	Commercial/Industrial	50001–100000																		36	100	
15	Commercial/Industrial	100001–150000																		36	100	
16	Commercial/Industrial	150001–200000																		54	100	
17	Commercial/Industrial	200001–250000																		54	140	
18	Commercial/Industrial	250001–300000																		54	140	
19	Commercial/Industrial	350001–350000																		54	140	
20	Commercial/Industrial	350001–400000																		72	160	
21	Commercial/Industrial	400001–450000																		72	180	
22	Commercial/Industrial	450001–500000																		72	200	
23	Commercial/Industrial	500000 +																		72	250	

TYPE OF BUILDING	Dwelling		Retail		Additions		Accessory	
	New		Industrial		Alterations		Other	

DEPARTMENT	REQUIREMENTS	Yes	No	COMMENTS	CHECKED/DATE STAMP
Town Planning					
	Zoning Conforms			Written consent of neighbour is required ✓	APPROVED ... may be issued 5/11/93 DATE DISTRICT PLANNER Kapiti Coast District Council
	Dispensation	✓			
	Planning Consent				
	Special Floor Level				
Plumbing				Ok	
Drainage				Ok	APPROVED Permit may be issued 21-10-93 Plumbing/Drainage Inspector Kapiti Coast District Council
Stormwater	To Channel				
	To ~~Drain~~				
	~~Confined~~ to Lot				
Building					APPROVED Permit may be issued 1-11-93 BUILDING INSPECTOR Kapiti Coast District Council
Structural	Specific Design				
	Foundation				
	Structure				
	Roof				
Subdivisional Engineer					
	Earthworks Bylaw Conditions				21.
Environmental Health					
Site				Bldg. CJ CJ GROUND OK. F/PATH DAMAGE Rest OK. V/C REQUIRED.	✓ 15/10/93

KAPITI COAST DISTRICT COUNCIL

38

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 triplicate*]

931111

12 OCT 1993

PART A : GENERAL

(Complete Part A in all cases)

APPLICANT*

Name: N. HAYDEN + S. MACKAY

Mailing address: P.O BOX 1484 PARAPARAUMU BEACH.

Contact [*Print name and position*]: N. HAYDEN OWNER

Phone: 297-782 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: 12/10/93

Application fee: $ 620 —

Receipt No.: 388736

PROJECT

New or relocated building ☑

Alteration ☐

Intended use(s) [*In detail*]: Dwelling.

Intended life:

Indefinite but not less than 50 years ☐

Specified as 50 years

Demolition ☐

Being stage 1 of an intended 1 stages.

Estimated value (inclusive of GST) : $ 140,000

PROJECT LOCATION

Street address [*If any*]: 300 MANLY STREET NORTH.

Legal description [*as shown on certificate of title or rates notice, if any*]: Lot 18.

DP 6674O

This application is for :

☐ Building consent only, in accordance with project information memorandum number _____.

☐ Both building consent and a project information memorandum.

Floor (tick boxes)		Roof (tick boxes)		External Cladding (tick boxes)	
Timber		Steel Sheeting		Brick	✓
Concrete	✓	Steel Tiles	✓	Concrete	
Wood Products		Concrete Tiles		Concrete Block	
Other		Shingles		Cement Board	✓
Framing (tick boxes)		Aluminium		Plaster	
Timber	✓	Other		Timber	
Concrete		Internal linings (tick boxes)		Steel	
Steel		Plaster Board	✓	Aluminium	
Aluminium		Fibrous Plaster		Other	
Other		Wood Products		Size of Building	
		Other		Floor area m² 180 No. of storeys 1	
				No. of dwelling units 1	

PART B : PROJECT DETAILS

(Complete Part B 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 C : BUILDING DETAILS

(Complete Part C 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 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): STEVENS McLENNAN AND ASSOCIATES.

Building Certifier(s) :

Builder(s): HAYDEN AND MACKAY BUILDERS.

Registered Drainlayer : ~~K HAYDEN~~ R. Campbell — **REG NO.:**
Craftsman Plumber : S.P. HENDERSON. — **REG NO.:**
Craftsman Gasfitter : SAS CENTRE — **REG NO.:**
Registered Electrician : STONE ELECTRICAL. — **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 part of the building.
- ☐ Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the building code.
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings.
- ☐ Such signs as are required by the building code in respect of the above-mentioned system.
- ☐ Non of the above.

E2 : Other Systems and Features to be included in Compliance Schedule

(Complete Part E2 only if building contains one or more of the systems listed 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: Steve Mackay.
Position: Builder. Date: 12 / 10 / 93

FOR OFFICE USE ONLY

FEES		
Building	$ 791-	
Sewer Connection	$	
Water Connection	$	
Vehicle Crossing	3 $	
Damage Deposit	$ 700	
Structural Checking	$	
Building Research Levy	$ 140	
Development Levy	$	
	$	
	$	
	$	
	$	
SUBTOTAL	$ 1631	
Less Deposit Paid	$ 620	
TOTAL	$ 1011	
GST INCLUDED	$ 112.33	

APPLICATION FEE	$ 620
RECEIPT NO 388736	DATE 12-10-93
INVOICE NO 1027	DATE 8-11-93
RECEIPT NO 404299	DATE 9-12-93
BUILDING CONSENT NO 931111	DATE ISSUED 8 DEC 1

AUTHORISATION FOR REFUND OF DEPOSITS

Deposit held = $ 700-
Cost to Repair Damage Caused During Construction = $ /
Total Balance to be Refunded = $ 700-
Authority Number : 2432
Authorised ..... DATE 21.12.93

30

KAPITI COAST DISTRICT COUNCIL

Ref:

BUILDING CONSENT
Section 35, Building Act 1991

APPLICANT

N HAYDEN & S MACKAY
P O BOX 1484
PARAPARAUMU BEACH

CONSENT DETAILS

Consent/PIM No.: 931111
Date issued: 9/12/93
Date of applicn: 12/10/93
Valn No:
Overseer: B Todd

PROJECT DESCRN: NEW CONSTRUCTION
BEING STAGE 1 OF AN INTENDED 1 STAGES
DWELLING

INTENDED LIFE: INDEFINITE, BUT NOT LESS THAN 50 YEARS

INTENDED USES: RESIDENTIAL

PROJECT LOCATION: 300 MANLY ST PARAPARAUMU

LEGAL DESCRIPTION: LOT 18 DP 66740

ESTIMATED VALUE: $ 140,000

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

	$	1,491.00
Building Research Levy	$	140.00
TOTAL:	$	1,631.00

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

This building consent is issued subject to previously advised conditions.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: _____ BUILDING CONTROL OFFICER DATE: 9 D 1993

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

KAPITI COAST DISTRICT COUNCIL

Ref:

BUILDING CONSENT ADDENDA 931111

APPLICANT: N HAYDEN & S MACKAY : P O BOX 1484 : PARAPARAUMU BEAC
LOCATION: 300 MANLY ST PARAPARAUMU
BUILDER: HAYDEN & MACKAY : P O BOX 1484 PARAPARAUMU :

General requirements

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

PRE-CONCRETE SLAB INSPECTION OF PLUMBING

PRELINING INSPECTION OF PLUMBING

FINAL INSPECTION OF PLUMBING

WATER TEST ON SEWER DRAINS

FINAL INSPECTION GULLIES, ETC

FINAL INSPECTION STORMWATER

POUNDATION INSPECTION

PRE-SLAB INSPECTION, CONCRETE FLOOR

PRELINING INSPECTION, MOISTURE TEST, CHECK BRACING

POST-LINING INSPECTION, LININGS, FIXED AS PER BRACE DESIGN

FINAL INSPECTION BUILDING

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

Conditions of consent

1 It is the owner's responsibility to ensure the satisfactory over all standard of the workmanship. The issue of the Building Consent does not in any way guarantee or imply continuous supervision of the works by the District Inspector. All work approved by an approved certifier requires a building certificate to be supplied to the territorial authority. Failure to have the required inspections carried out may result in non-issue of Code Compliance Certificates.

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

KAPITI COAST DISTRICT COUNCIL

Ref:

BUILDING CONSENT ADDENDA 931111 [Continued]

2 All foundations are to be to solid bearing minimum of 300mm

3 Work to comply with NZS3604-1990.

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 16kn cyclone ties to rafters and trusses.

5 Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with Fig E 1 NZS 3604 1990.

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

OWNER/BUILDER/AUTHORISED PERSON_____ DATE_____

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

MM DEVELOPMENTS

Civil & Structural Engineers

9th December 1993

Kapiti Coast District Council
Rimu Road
Paraparaumu

RECEIVED
9 - DEC 1993
KAPITI COAST
DISTRICT COUNCIL

Attention: Building Inspector

Dear Sir,

MR.N.HAYDEN
300 MANLY STREET
PARAPARAUMU BEACH

Please find attached the plans, design certificate and calculations for the foundations for the dwelling under construction at the above address.

Should you require any further information please contact the writer.

Yours faithfully,
MMDEVELOPMENTS

M.B.McEntegart,
B.Sc. MIPENZ.

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

DESIGN CERTIFICATE

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

P.13110

MR.N.HAYDEN
300 MANLY STREET
PARAPARAUMU BEACH

a) Foundations.

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

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

For and behalf of MMDEVELOPMENTS. Date...9/12/93...

MMDEVELOPMENTS.
P.O.BOX 91.,
PARAPARAUMU.
TEL 71136

M.B.MCENTEGART
B.SC. REG.ENG.

CALCULATION SHEET

P. 13110. N. HAYDEN, 300 MANLY ST, Pram Beach.

SOFT GROUND CONDITIONS — SEE SITE REPORT.
12 BLOWS PER 300 BEING ACCEPTABLE
GROUNDS $q_a = 150$ kpa.

DWELLING - LIGHT ROOF, BRICK VENEER (70mm)
CONCRETE FLOOR.
- FLOOR TO BE SUPPORTED ON COMPACTED SAND - FOUNDATIONS ON PILES.

LOAD ON FOOTINGS / metre.

ROOF = $4 \times 0.4 = 1.6$ kN
WALL ① = $2.5 \times 0.2 = 0.5$ kN
② = $2.5 \times 0.07 \times 20 = 3.5$ kN
FLOOR SL = $1 \times 0.1 \times 24 = 2.4$ kN
FOOTING = $0.25 \times 0.4 \times 24 = 2.4$ kN
10.4 kN.

@ 150 kpa bearing Reqd = $\frac{10.4}{150} = 0.069$ m²/metre

Using 250 ϕ Auger No of piles to be spaced @ 720 cts. say 750 cts.

check steel. $M = \frac{Wl}{8} = \frac{1.4 \times 10.4 \times 0.75^2}{8} = 1.02$ kNm.

2D12 : $A = \frac{2 \times 112 \times 275}{0.85 \times 20 \times 250} = 14.5$.

$M_m = \frac{2 \times 112 \times 275}{10^6} \times 0.9 \left(300 - \frac{14.5}{2}\right) = 16.2$ kNm

OK

MMDEVELOPMENTS
Civil & Structural Engineers
PO Box 91
Paraparaumu

Tel: 04-2971136

CONTRACT
MR. N. HAYDEN
300 MANLY STREET
PARAPARAUMU BEACH

PROJECT
REVISED FOUNDATIONS

PROJECT NUMBER
P. 13/10.

MM DEVELOPMENTS

Civil & Structural Engineers

SITE REPORT FOR NEW DWELLING
300 MANLY STREET
PARAPARAUMU BEACH.

MR.N.HAYDEN

December 1993

DOCUMENTS.

Refer to plan P13110 and test sheets.

The plan shows the approximate locations of the tests. The test sheets record the results of the Scala penetrometer tests to the depths shown.

LOCATION.

The dwelling is being constructed at 300 Manly Street, Paraparaumum Beach. The site is generally flat and at road level. The dwelling is single storey, has concrete floor and foundations, with brick veneer and light roof.

GROUND CONDITIONS.

The site is part of the Kotuku Estate an area where the predominant soils are dune sands of variable consistency and bearing capacity.

TESTING.

Testing consisted of seven Scala Penetrometer tests, these were taken in the trench in the area where the ground was considered to be suspect. The approximate locations of the tests are shown on the accompanying plan. No test bores were undertaken.

From NZS 3604:1990 penetrometer test results of twelve blows per 300mm are considered indicative of sand of adequate bearing strength for light timber framed buildings not requiring specific design foundations.

RESULTS.

The test results are tabulated and summarised below under:-

Test - the test number on the result sheet
Depth - the depth in millimetres at which 12 blows per 300mm were achieved.

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

Test	Depth	Soil	Foundations
1	600	sand	Piles
2	nil	sand	NZS 3604
3	nil	sand	NZS 3604
4	nil	sand	NZS 3604
5	1200	sand	Piles
6	nil	sand	NZS 3604
7	nil	sand	NZS 3604

CONCLUSION.

The site does not conform with the requirements of NZ3604:1990 Code of Practice for Light Timber Framed Buildings.

RECOMMENDATIONS.

As the dwelling is under construction and only portions of the foundations are in the suspect area, it is practical to use concrete piles to support the building.

CONCRETE PILES

The piles should a minimum of 250mm diameter with one D12 rod placed centrally and tied back to the footing steel. The depth of the piles should be a minimum of 500mm into the suitable ground.

A foundation design certified by suitably qualified Engineer as being adequate for the specific requirements of any building constructed on the site, must be obtained.

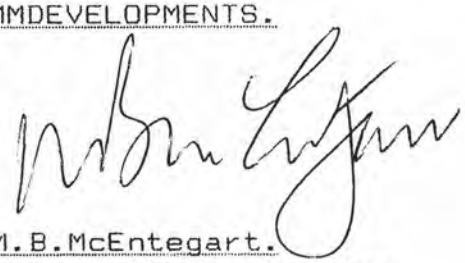
DISCLAIMER

This report has been prepared solely for the benefit of our client and the Kapiti Coast District Council. No liability is accepted by this firm or by any principal, or director, or any servant or agent of this firm, in respect of its use by any other person, and any other person who relies upon any matter contained in this report does so entirely at its own risk.

The disclaimer shall apply notwithstanding that the report may be made available to any person in connection with any application for permission or approval, or pursuant to any requirement of law.

Should you require any further information please contact the writer.

MMDEVELOPMENTS.



M.B.McEntegart.
B.Sc. MIPENZ. Reg.Eng.

MMDEVELOPMENTS.
P.O.Box 91.,
Paraparaumu.

M.B.McEntegart.
B.Sc. Reg.Eng.

PROJECT: 13110
NAME: Mr.N.Hayden
ADDRESS: 300 Manly Street, Paraparaumu Beach.

SCALA PENETROMETER TESTS
(blows per 100mm)

	P1	P2	P3	P4	P5
Soil	sand	sand	sand	sand	sand
Depth below footing (mm)					
0	-	-	-	-	-
100	-	-	-	-	-
200	-	-	-	-	-
300	-	-	-	-	-
400	3	4	8	11	2
500	2	4	6	10	1
600	4	4	5	11	2
700	5	4	4		2
800	4	4	4		3
900	6	4	4		2
1000	5	4	4		3
1100	5		4		3
1200					4
1300					
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1600					
1700					
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2300					
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2500					
2600					
2700					
2800					
2900					

MMDEVELOPMENTS.
P.O.Box 91.,
Paraparaumu.

M.B.McEntegart.
B.Sc. Reg.Eng.

PROJECT: 13110/1
NAME: Mr.N.Hayden
ADDRESS: 300 Manly Street, Paraparaumu Beach.

SCALA PENETROMETER TESTS
(blows per 100mm)

Depth below footing (mm)	P6 sand	P7 sand
0	-	-
100	-	-
200	-	-
300	-	-
400	8	6
500	7	6
600	5	
700	5	
800	6	
900	6	
1000	5	
1100	5	
1200		
1300		
1400		
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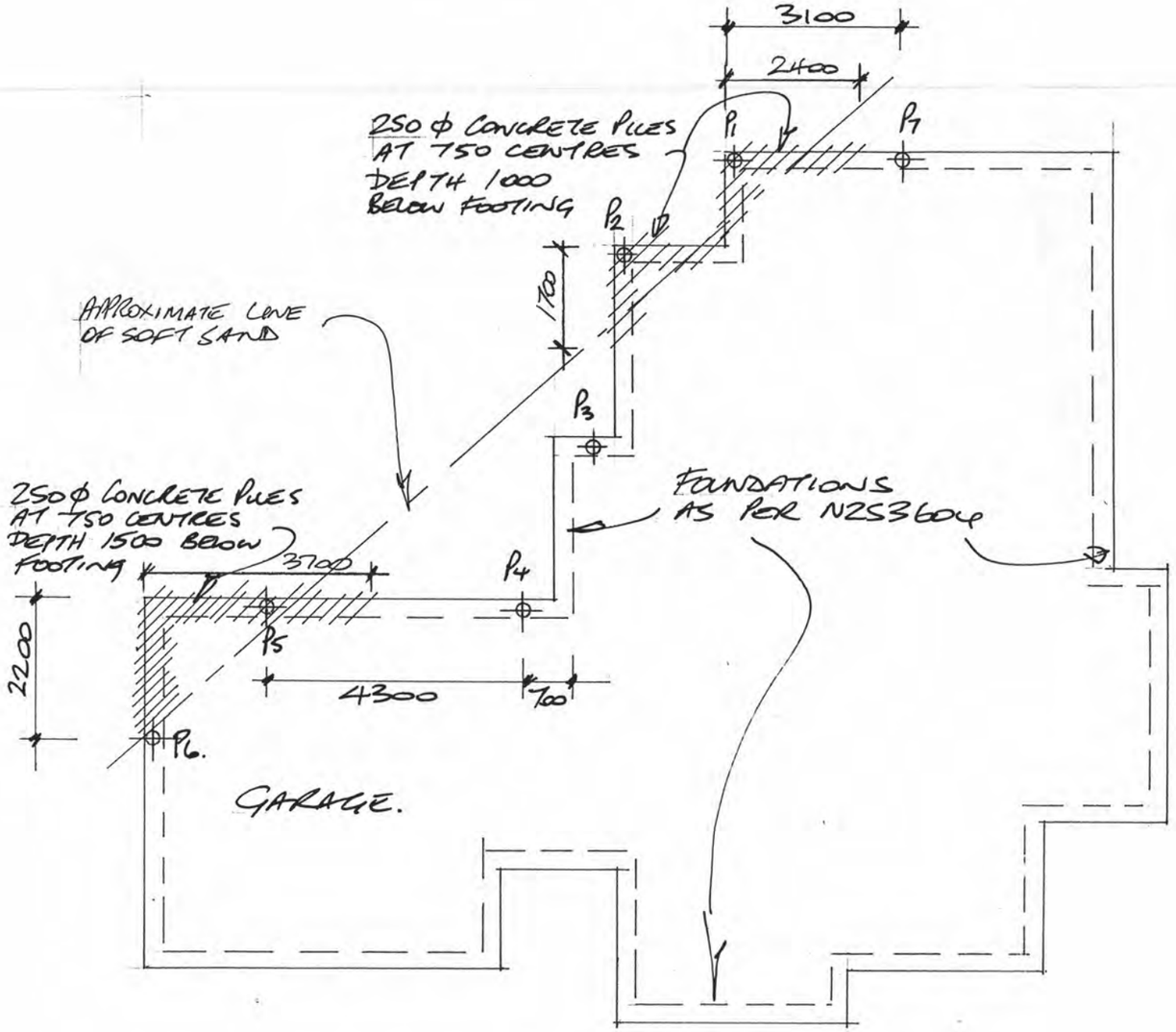
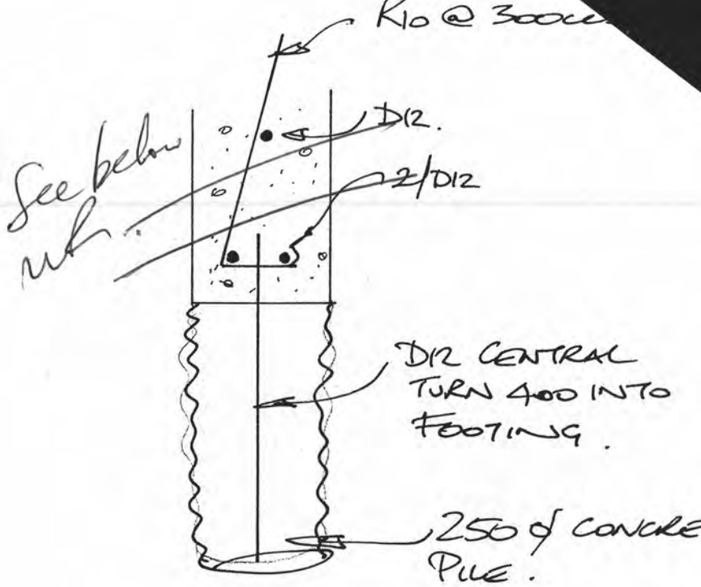
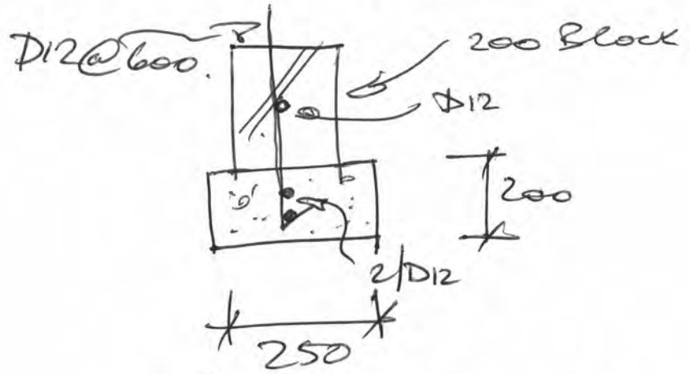


REVISED FOUNDATION PLAN
1/100.



TYPICAL FOOTING DETAIL IN PILED AREA.



ACTUAL FOOTING DETAIL 9/12/93

MM DEVELOPMENTS
SHEET No. P.13/10/1

ADDENDUM OF MATERIALS

TO COMPLY WITH NATIONAL BUILDING CODE

HAYDEN HOUSE. — MANLY STREET NORTH.

Floor Type	100 mm CONCRETE SLAB.
Ex Cladding	SELECTED BRICK & 7.5 HARDITEX. (TEXTURED).
Roofing	PRESSED METAL ROOFING TILES. (GERARD).
Windows	ALUMINIUM JOINERY. (RYLOC).
Int Lining	9.5mm GIB BOARD.
Kitchen Joinery	MELTECA
Ceilings.	9.5mm GIB BOARD.
Hot Water Pipe	ACORN SPP.
Hot Water Cylinder	180 LITRE. RHEEMS MAINS PRESSURE CYL.
Bath	CLEARLITE.
Vanity	CLEARLITE.
WC & Cistern	CAROMA 6/3 UNI-SET.
Shower & Lining	CLEARLITE
Waste Pipe	P.V.C.
Sink Faucet	GREENSTYLE STARMIX 500
Bathroom Taps	GREENSTYLE
Laundry Tub	ROTEC SUPERTUB.
Tub Taps	GREENSTYLE COMBINATION.
Hose Taps	3 EXTERIOR BRASS TAPS.
Cold Water Pipe	ACORN SPP.
Drain Pipe Sewer	MARLEY.
Drain Fittings Sewer	MARLEY.
Drain Pipe Stormwater	MARLEY.
Spouting	KLASS FASCIA SYSTEM.
Down Pipes	100 mm Ø P.V.C SPOUTING. (MARLEY.).
Soil Pipe & Fittings	MARLEY

BATTS

R1.8 BATTS TO EXT WALLS.
R2.4 BATTS TO CEILING.

15 RANGIATEA STREET!
PARAPARAUMU.
22 NOVEMBER 1993.

MR AND MRS E. & C. ROBERTS OF 15 RANGIATEA STREET, PARAPARAUMU.
DO HEREBY GIVE PERMISSION TO MR HAYDEN TO BUILD A DISTANCE OF
ONE POINT FIVE METRES, WITHIN THE LEGAL THREE METRES LIMIT, FROM
OUR BOUNDRY AT THE REAR OF OUR PROPERTY.
IN RETURN MR HAYDEN HAS AGREED TO ERECT A WOODEN FENCE OF NO LESS
THAN ONE METRE IN HEIGHT, ALONG THE SAID BOUNDRY AT NO COST TO US.

SIGNED:

SIGNED:

KAPITI COAST DISTRICT COUNCIL

Ref:

PROJECT INFORMATION MEMORANDUM

Section 31, Building Act 1991

APPLICANT

N HAYDEN & S MACKAY
P O BOX 1484
PARAPARAUMU BEACH

CONSENT DETAILS

Consent/PIM No.: 931111
Date issued: 8/11/93
Date of applicn: 12/10/93
Valn No:
Overseer: B Todd

PROJECT DESCRN: NEW CONSTRUCTION
BEING STAGE 1 OF AN INTENDED 1 STAGES
DWELLING

INTENDED LIFE: INDEFINITE, BUT NOT LESS THAN 50 YEARS

INTENDED USES: RESIDENTIAL

PROJECT LOCATION: 300 MANLY ST PARAPARAUMU

LEGAL DESCRIPTION: LOT 18 DP 66740

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 attached.

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

KAPITI COAST DISTRICT COUNCIL

Ref:

PROJECT INFORMATION MEMORANDUM No.: 931111 [continued]

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: _____ BUILDING CONTROL OFFICER DATE: 8/1/93

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

KAPITI COAST DISTRICT COUNCIL
TELEPHONE (04) 298-5139 FAX (04) 297-2563

File

PROJECT INFORMATION MEMORANDUM
Planning Requirements

APPLICANT: Hayden & Mackay

MAILING ADDRESS: Box 1484 Paraparaumu

SITE ADDRESS: 300 Manly St Paraparaumu

LOT NO: 18 DP: 66740

PROJECT: New Building ☒ Alteration ☐
Removal/Demolition ☐ Relocated Building ☐
(approx. age _____ years)

INTENDED USE: Dwelling

ZONING: Residential A

USE PERMITTED: Yes

RESOURCE CONSENT GRANTED: Yes - Side yard encroachement

DESIGNATIONS ON PROPERTY: NIL

EASEMENTS: NIL

SITE SUBJECT TO INUNDATION: NIL

COASTAL BUILDING LINE RESTRICTION: N/A

RELOCATABLE ZONE: N/A

MINIMUM FLOOR LEVEL: N/A

YARD & HEIGHT REQUIREMENTS: approved

TREE PRESERVATION: NIL

OTHER COMMENTS: Written consent of adjoining owner is required (15 Rangiatea St)

TIME TAKEN TO SUPPLY ABOVE: _____

KAPITI COAST DISTRICT COUNCIL
TELEPHONE (04) 298-5139 FAX (04) 297-2563

File

PROJECT INFORMATION MEMORANDUM

Subdivisional Engineer

APPLICANT: Hayden & MacKay

MAILING ADDRESS: Box 1484 Paraparaumu

SITE ADDRESS: 300 Mahoy St Paraparaumu

LOT NO: 18 DP: 66740

PROJECT: New Building ☒ Alteration ☐
Removal/Demolition ☐ Relocated Building ☐
(approx. age _____ years)

INTENDED USE: Dwelling

SPECIAL FEATURES OF THE ABOVE LAND

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

Potential Erosion	☐
Potential Avulsion	☐
Potential Subsidence	☐
Potential Slippage	☐
Potential Alluvion	☐
Potential Inundation	☐
Presence of Hazardous Contaminants	☐

Other feature(s) or characteristic(s) likely to be relevant to the design or construction of the proposed buildings and not apparent from the District Scheme or District Plan:

None known

Time taken to supply above _____

KAPITI COAST DISTRICT COUNCIL

File

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

PROJECT INFORMATION MEMORANDUM

(Plumbing & Drainage)

APPLICANT: Hayden & Mackay

MAILING ADDRESS: Box 1484 Paraparaumu

SITE ADDRESS: 300 Manly St Paraparaumu

LOT NO: 18 DP: 66740

PROJECT: New Building ☒ Alteration ☐
Removal/Demolition ☐ Relocated Building ☐
(approx. age _____ years)

INTENDED USE: Dwelling

SEWER AVAILABLE/~~CONNECTED~~

WATER AVAILABLE/~~CONNECTED~~

SITE PLAN OF EXISTING SERVICES (IF ANY) None

LOCATION OF SEWER LATERAL Plan Supplied

LOCATION AND SIZE OF WATER TOBY Plan Supplied

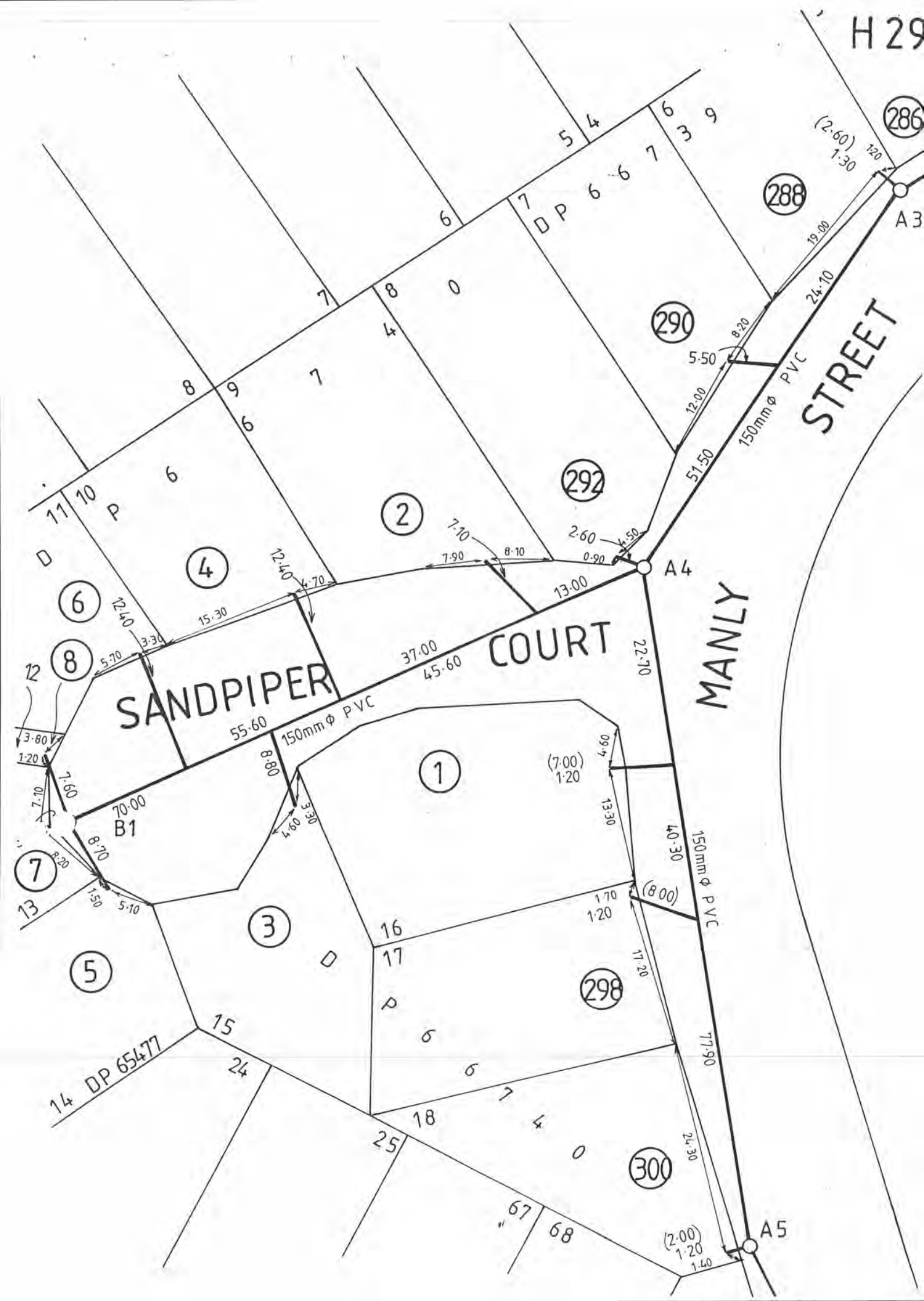
LOCATION OF EASEMENTS (IF ANY) none known

LOCATION OF PUBLIC DRAINS (IF ANY) none known

STORMWATER DISPOSAL TO CHANNEL ☒
DRAIN ☐
ON SITE ☐

ADDITIONAL COMMENTS

Time taken to supply above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A5
MANLY
STREET
SANDPIPER
COURT
DP 65477
DP 67390
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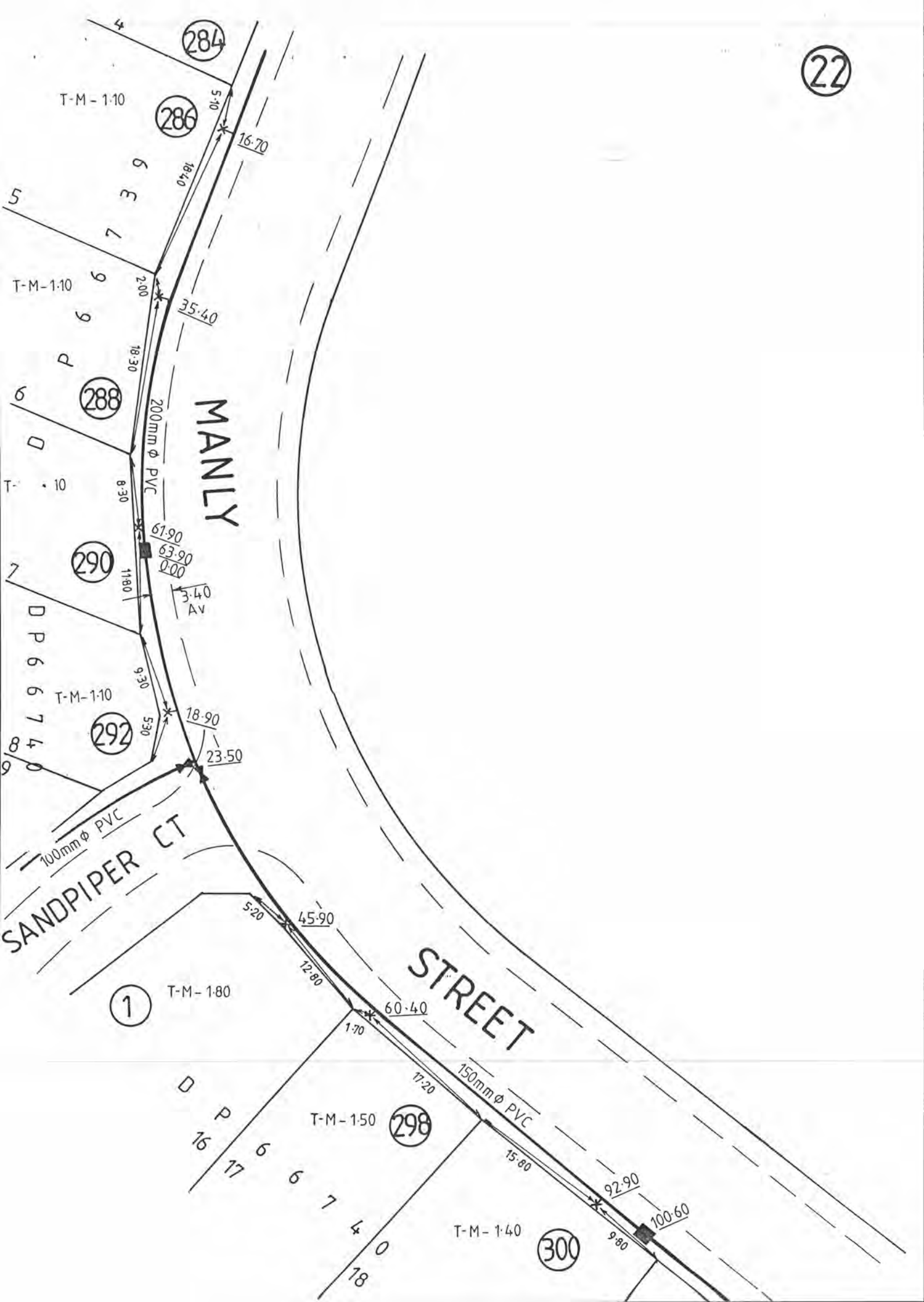
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DP 667400
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T-M-1·80
T-M-1·50
T-M-1·40
5·10
16·70
18·40
2·00
35·40
18·30
200mm ϕ PVC
8·30
61·90
63·90
0·00
11·80
3·40
Av
9·30
5·30
18·90
23·50
100mm ϕ PVC
5·20
45·90
12·80
1·70
60·40
17·20
150mm ϕ PVC
15·80
92·90
100·60
9·80
MANLY
STREET
SANDPIPER CT

Cnr Kapiti Road &
Te Roto Drive
PO Box 136
Paraparaumu
New Zealand
Phone: (058) 71 349
Fax: (058) 83 598

DISTRIBUTION

NATURAL GAS CORPORATION

KAPITI COAST DISTRICT COUNCIL

DATE 18-10-93.

PROJECT INFORMATION MEMORANDUM

Situation Address 300 MANLY ST – PRM.

Legal Description LOT 18 – DP 66740

Applicant HAYDEN & MACKAY

Date of Request 13-10-93

a) A gas main of medium/~~intermediate~~ pressure fronts this property (refer attachment).

~~b) This property is serviced, or is traversed from one boundary~~ point to another by medium/intermediate pressure gas pipeline (refer attachment). The following condition applies:

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

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

Yours faithfully

T Haygood

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

FOR OFFICE USE

KAPITI COAST DISTRICT COUNCIL

Inquiries to: Ref: Correspondence to be addressed to THE GENERAL MANAGER

FACSIMILE

TO: GAS CENTRE, BLUE FLAME LTD

FROM: KEN SMITH

FAX NO: AUTODIAL 15 DATE: 13-10-93 TIME: _____

NO. OF PAGES INCLUDING COVER: 3

****

MESSAGE:-

ATTENTION LINDSAY WATT

Please supply relevant information as per attached documents.

Regards

Ken Smith

IF ANY PAGES RECEIVED ILLEGIBLE PLEASE ADVISE

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

KAPITI COAST DISTRICT COUNCIL
TELEPHONE (04) 298-5139 FAX (04) 297-2563

File

PROJECT INFORMATION MEMORANDUM

(Gas Supply)

APPLICANT: Haynen + MacKay

MAILING ADDRESS: Box 1484 Paraparaumu

SITE ADDRESS: 300 Manly St Paraparaumu

LOT NO: 18 DP: 66740

PROJECT: New Building ☒ Alteration ☐
Removal/Demolition ☐ Relocated Building ☐
(approx. age _____ years)

INTENDED USE: Dwelling

INFORMATION TO BE PROVIDED BY NATURAL GAS CORPORATION

Site Plan of Existing Services (if any): _____

Availability of Gas:

Location: _____

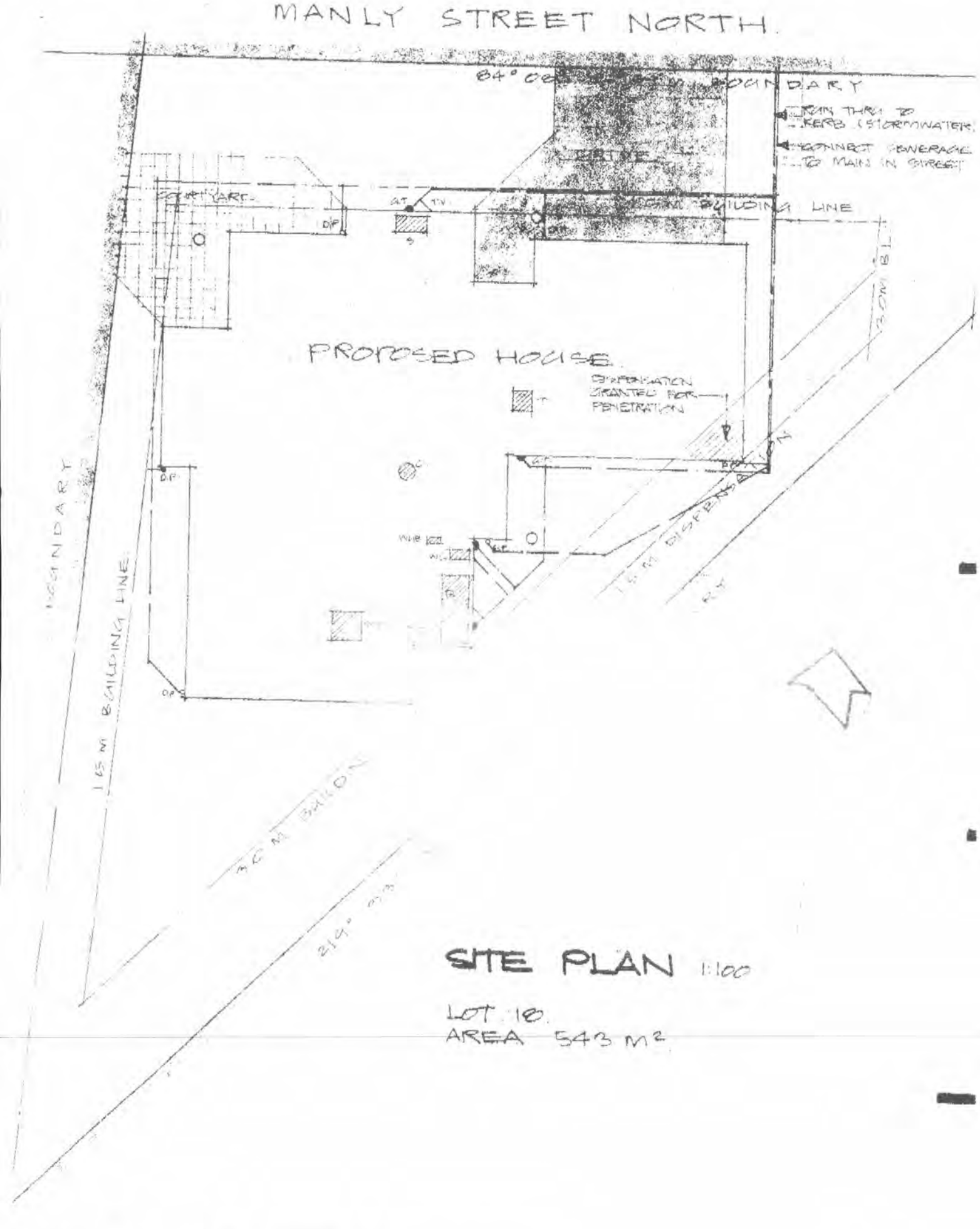
Reserve Capacity: _____

Location of Gas Easement (if any): _____

Location of Gas Mains: _____

Requirements of Disabling Service (where applicable): _____

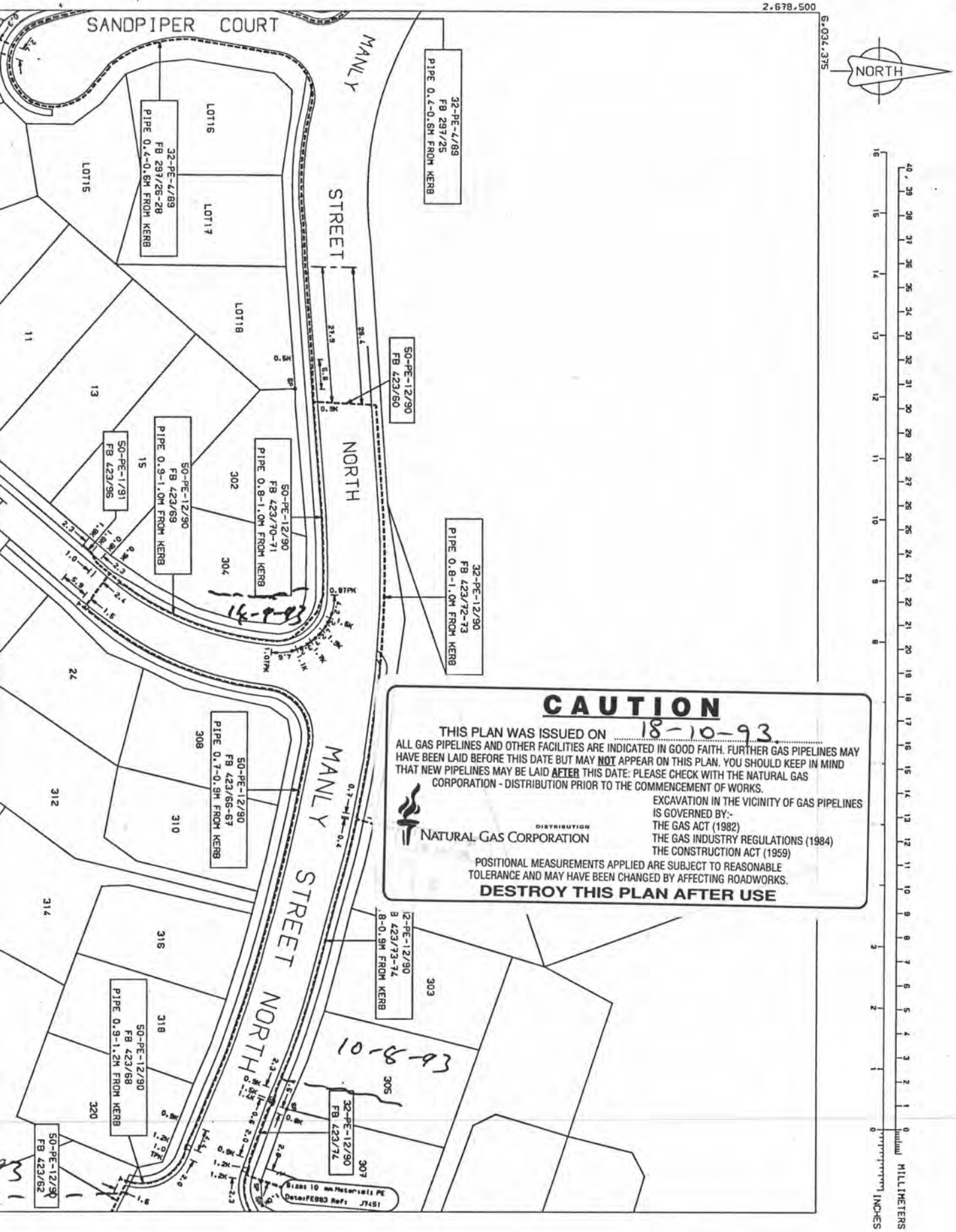
Gas Corporation Charges: $_____



SITE PLAN 1:100

LOT 18.
AREA 543 M²

YDEN HOUSE



CAUTION

THIS PLAN WAS ISSUED ON 18-10-93

ALL GAS PIPELINES AND OTHER FACILITIES ARE INDICATED IN GOOD FAITH. FURTHER GAS PIPELINES MAY HAVE BEEN LAID BEFORE THIS DATE BUT MAY **NOT** APPEAR ON THIS PLAN. YOU SHOULD KEEP IN MIND THAT NEW PIPELINES MAY BE LAID **AFTER** THIS DATE: PLEASE CHECK WITH THE NATURAL GAS CORPORATION - DISTRIBUTION PRIOR TO THE COMMENCEMENT OF WORKS.

DISTRIBUTION
NATURAL GAS CORPORATION

EXCAVATION IN THE VICINITY OF GAS PIPELINES IS GOVERNED BY:-
THE GAS ACT (1982)
THE GAS INDUSTRY REGULATIONS (1984)
THE CONSTRUCTION ACT (1959)

POSITIONAL MEASUREMENTS APPLIED ARE SUBJECT TO REASONABLE TOLERANCE AND MAY HAVE BEEN CHANGED BY AFFECTING ROADWORKS.

DESTROY THIS PLAN AFTER USE

PARAPARAUMU
RGROUND GAS PIPELINE SYSTEM

NAL MEASUREMENTS SUBJECT TO REASONABLE TOLERANCES
NAL LINES MAY HAVE BEEN LAID AFTER DRAWING ISSUED
ALL LINES ARE SHOWN IN GOOD FAITH
LL LOCATIONS MUST BE VERIFIED BY CONTRACTOR PETROLEUM CORPORATION PRIOR TO ANY EXCAVATION

NATURAL GAS CORPORATION OF NEW ZEALAND LIMITED
PHONE (067) 70861 NU
PRIVATE BAG
NEW PLYMOUTH

-9 AUG 1993

NZMG REF R25-500/115.16	A1
PROJECT 547	OCD DIFF
SHEET No. FQ16	

KAPITI COAST DISTRICT COUNCIL
TELEPHONE (04) 298-5139 FAX (04) 297-2583

File

PROJECT INFORMATION MEMORANDUM

(Electrical Supply)

APPLICANT: Hayden + Mackay

MAILING ADDRESS: Box 1484 Paraparaumu

SITE ADDRESS: 300 Mazengarb St Paraparaumu

LOT NO: 18 DP: 66740

PROJECT: New Building ☒ Alteration ☐
Removal/Demolition ☐ Relocated Building ☐
(approx. age _____ years)

INTENDED USE: Dwelling

INFORMATION TO BE PROVIDED BY HOROWHENUA ENERGY

Site Plan of Existing Services (if any): none recorded

Availability of Power:

Location: XFMR 342

Reserve Capacity: ~

Location of Electricity Easement (if any): none recorded

Location of Overhead Lines Crossing Site (if any): none recorded

Requirements of Disabling Service (where applicable): none recorded

Horowhenua Energy Charges: $ 20 incl GST


LACE
WINTON
STREET
A2-1786P
B20
MANLY
A1-3532P
SANDPIPER COURT
RANGIATE
STREET
STREET
MICHAEL
ROAD
KOTUKU
DRIVE

32 RESERVE

MANU STREET

RANGIATEA STREET

400V. (1991) 2x3#N. Sectic AL.T.ES. Plat'd S/C 6mm² CU.R.X.G. (TO RANGIATEA ST.)

4·2 to Kerb

25·0

0·4 to Bdy

90mm P.V.C. M.V.

1/16mm² H.S.

15·0

W.342

16 (1) 17 (298) 18 (300) 68 (15) 19 (302) 20 (304) 22 (308)

POWER BOARD
E RETICULATION
JMU BCH

CAUTION

AUTHORISED PERSONS WISHING
EXCAVATE IN THIS AREA SHO
FIRST CONTACT THE HOROWHE
ELECTRIC POWER BOARD.
EXCAVATORS SHOULD ALLOW FO
REASONABLE DIVERGENCE FROM
SHOWN MEASUREMENTS.

KAPITI COAST DISTRICT COUNCIL

NGARARA BUILDING, RIMU ROAD
Private Bag, Paraparaumu

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

Name: N Hayden.

1. Location of STOREY: (single) / upper of two / lower of two

SITE WIND ZONE: (Table 2.4) high / (very high)

EARTHQUAKE ZONE: (A) (Fig. 2.2, Table 2.3)

SITE ADDRESS

City/Town or District: Paraparaumu

Street and Number: Manly Street North
or
LOT AND D.P. Number:

2. FOR EARTHQUAKE

Roof weight: (light) / heavy
Average Roof Pitch: 25°
Type of Cladding: light / (heavy)
Earthquake Zone: A
Storey in Roof space: yes / (no)

E = 4.6 BU's/m²

3. FOR WIND

Building Height : 5.0m
Roof Height : 2.5m
Stud Height : 2.4m
Wind Speed : Very High

W = 100 BU's/m Along
W = 100 BU's/m Across

4. ~~ROOF~~ or BUILDING LENGTH BL = 17.35 m
~~ROOF~~ or BUILDING WIDTH BW = 14.75 m
GROSS ~~ROOF~~ or BUILDING PLAN AREA GPA = 164.84 m²

5. EARTHQUAKE LOAD (ACROSS and ALONG) E x GPA = 4.6 x 164.84 = 758 BU's
WIND LOAD: ACROSS W ACROSS x BL = 100 x 17.35 = 1735 BU's
WIND LOAD: ALONG W ALONG x BW = 100 x 14.75 = 1475 BU's

ALONG

WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED			WIND		EARTHQUAKE	
1	2	3	4	5	6 W	7 W	6 EQ	7 EQ
Line Label	Minimum BU's Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BU's Achieved (BU/m x L) W	Rating BU/m EQ	BU's Achieved (BU/m x L) EQ
A	151	A1	CPS	1.0	94	94	92	92
		A2	HT2	1.1	100	110	100	110
		A3	CP3	0.6	88	53	83	50
		A4	CP3	0.6	88	53	83	50
B	70	B1	GIB3	1.6	65 ✓	104	60 ✓	96
		B2	GIB3	1.5	65 ✓	97	60 ✓	90
C	70	C1	GIB2	4.6	80	368	70	322
		C2	GIB2	2.2	75	165	60	132
		C3	GIB1	2.0	55	110	50	100
D	83							
E		D1	GIB1	3.2	75	240	50	160
		D2	GIB2	2.2	75	165	60	132
		TOTALS ACHIEVED			W	1559	EQ	1334
		TOTALS REQUIRED			W	1475	EQ	758

(From Sheet A)

ACROSS

WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED			WIND		EARTHQUAKE	
1	2	3	4	5	6 W	7 W	6 EQ	7 EQ
Line Label	Minimum BU's Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m W	BU's Achieved (BU/m x L) W	Rating BU/m EQ	BU's Achieved (BU/m x L) EQ
M	138	M1	HT2	1.6	100	160	100	160
		M2	CPS	1.0	94	94	92	92
N	70 ✓	N1	GIB1	2.8	75	210	50	140
		N2	GIB2	3.4	80	272	70	238
		N3	BRS	1.2	115	138	85	102
O	70	O1	GIB1	3.5	75	262	50	175
		O2	GIB2	2.4	80	192	70	168
		O3	CPS	1.2	94	113	92	110
P	70	P1	GIB1	4.8	75	360	50	240
Q	62	Q1	GIB1	2.2	55	121	50	110
		Q2	GIB1	2.2	55	121	50	110
		TOTALS ACHIEVED			W	2043	EQ	1647
		TOTALS REQUIRED			W	1735	EQ	758

(From Sheet A)

NZS 3604: 1990 WALL BRACING ELEMENTS CLAUSE 6.9

PROPRIETOR			Primary Bracing Element	Secondary Bracing Element	Rating in bracing units per metre of element length		Basis for listing
NAME	PRODUCT	SPECIFICATION			Wind	Earthquake	
Winstone Wallboards Limited	Braceline	BR1	Board on one face. Length 1.8 - 2.4 m Length 2.4 m and longer	Diagonal brace	72 91	59 74	BRANZ Appraisal Certificate No. 177 (1990) & No. 200 (1991)
Winstone Wallboards Limited	Braceline	BR2	Board on one face, vertically fixed. Length 1.8 - 2.4 m Length 2.4 m and longer	N/A	75 86	59 50	BRANZ Appraisal Certificate No. 177 (1990) & No. 200 (1991)
Winstone Wallboards Limited	Braceline	BR3	Board on one face, horizontal fixing. Length 1.8 - 2.4 m Length 2.4 m and longer	N/A	61 94	46 65	BRANZ Appraisal Certificate No. 177 (1990) & No. 200 (1991)
Winstone Wallboards Limited	Braceline	BR4	Board on one face. Length 0.9 - 2.4 m max	Fixing as clause K4.5 or clause E13.2 (Fig E8)	91	85	BRANZ Appraisal Certificate No. 177 (1990) & No. 200 (1991)
Winstone Wallboards Limited	Braceline	BR5	Board on one face. Length 1.2 - 2.4 m max	Fixing clause K4.5 or clause E13.2 (Fig E8)	98	87	BRANZ Appraisal Certificate No. 177 (1990) & No. 200 (1991)
Winstone Wallboards Limited	Braceline	BR6	Board on one face, Standard 9.5 mm Gibraltar Board on other face. Length 1.2 - 2.4 m max	2-6 kN steel straps or fixing,s or 1 - 12 kN fixing at BOTH ends	142	112	BRANZ Appraisal Certificate No. 177 (1990) & No. 200 (1991)
Winstone Wallboards Limited	Braceline	BR7	Board on one face, 7.5 mm plywood on other face. Length 0.9 - 2.4 m max	Fixing as clause K4.5 or clause E13.2 (Fig E8)	124	148	BRANZ Appraisal Certificate No. 177 (1990) & No. 200 (1991)
Winstone Wallboards Limited	Standard 9.5 mm Gibraltar Board	GIB 1	Board on one face, Length 1.8 m - 2.4m max Length 2.4 m and longer	Diagonal Brace	55 75	50 50	BRANZ Appraisal Certificate No. 200 (1991)
Winstone Wallboards Limited	Standard 9.5 mm Gibraltar Board	GIB 2	Board on both faces, Length 1.8 - 2.4m max Length 2.4 m and longer	Diagonal Brace	75 80	60 70	BRANZ Appraisal Certificate No. 200 (1991)
Winstone Wallboards Limited	Standard 9.5 mm Gibraltar Board	GIB 3	Board on both faces, Length 1.2 m and longer	N/A	65	60	BRANZ Appraisal Certificate No. 200 (1991)

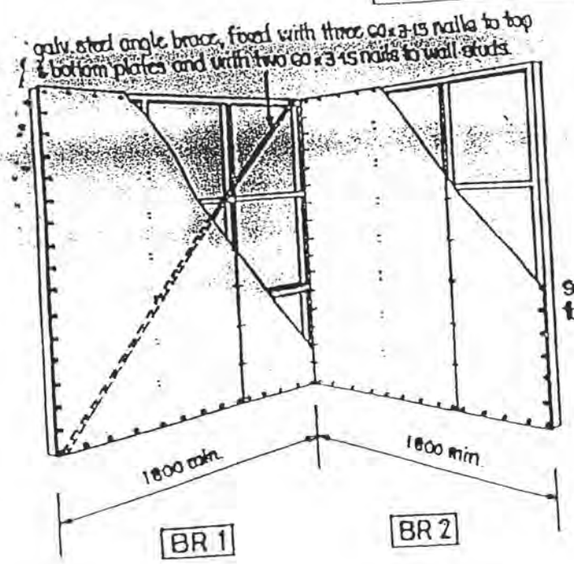
PROPRIETOR			Primary Bracing Element	Secondary Bracing Element	Rating in bracing units per metre of element length		Basis for listing
NAME	PRODUCT	SPECIFICATION			Wind	Earthquake	
James Hardie & Coy Pty Limited	Harditex	HTX 1	Board on one face. Length 0.9 - 1.8 m max	Fixing as clause K4.5 or clause E13.2 (Fig E8)	101	110	BRANZ Appraisal Certificate No. 229 (1992)
James Hardie & Coy Pty Limited	Harditex	HTX 2	Board on one face. Length 1.2 - 2.4 m max	Fixing as clause K4.5 or clause E13.2 (Fig E8)	116	96	BRANZ Appraisal Certificate No. 229 (1992)
James Hardie & Coy Pty Limited	Harditex	HTX 3	Board on one face. Length 1.2 - 2.4 m max	N/A	97	90	BRANZ Appraisal Certificate No. 229 (1992)
James Hardie & Coy Pty Limited	Harditex	HTX 4	Board on one face. Length 2.4 m and longer	N/A	103	90	BRANZ Appraisal Certificate No. 229 (1992)
James Hardie & Coy Pty Limited	Hardiflex 6 mm or 7.5 mm	HF 1	Board on one face. Length 1.2 - 2.4 m max	Fixing as clause K4.5 or clause E13.2 (Fig E8)	132	96	BRANZ Appraisal Certificate No. 229 (1992)
James Hardie & Coy Pty Limited	Hardiflex 6 mm or 7.5 mm	HF 2	Board on one face. Length 1.8 - 3.6 m max	N/A	93	79	BRANZ Appraisal Certificate No. 229 (1992)
James Hardie & Coy Pty Limited	Hardiflex 6 mm or 7.5 mm	HF 3	Board on one face. Length 2.4 m and longer	N/A	104	90	BRANZ Appraisal Certificate No. 229 (1992)
James Hardie & Coy Pty Limited	Hardiflex 4.5 mm	HF 10	Board on one face. Length 2.4 m and longer	N/A	108	80	BRANZ Appraisal Certificate No. 229 (1992)
James Hardie & Coy Pty Limited	Villaboard 6 mm	HV 1	Board on one face, Length 1.8 - 3.6 m max	N/A	87	83	BRANZ Appraisal Certificate No. 229 (1992)
James Hardie & Coy Pty Limited	Villboard 6 mm	HV 2	Board on one face, Length 1.2 - 2.4 m max	N/A	117	109	BRANZ Appraisal Certificate No. 229 (1992)
James Hardie & Coy Pty Limited	Hardipanel Feature Board 6.5 mm	HP 1	Board on one face, Length 1.8 - 3.6 m max	N/A	94	85	BRANZ Appraisal Certificate No. 229 (1992)

5

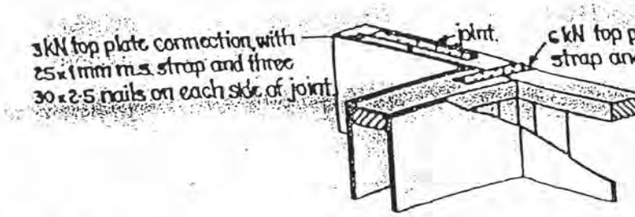
PROPRIETOR			Primary Bracing Element	Secondary Bracing Element	Rating in bracing units per metre of element length		Basis for listing
NAME	PRODUCT	SPECIFICATION			Wind	Earthquake	
New Zealand+ Plywood Manuf. Association	7.5 mm Standard Construction Plywood	CP3	Plywood on one face. Length 0.6 - 1.2 m	Fixing as clause K4.5 or clause E13.2 (Fig E8)	88	83	BRANZ Appraisal Certificate No. 224 (1992)
New Zealand Plywood Manuf. Association	7.5 mm Standard Construction Plywood	CP4	Plywood on one face with 9.5 mm Standard Gibraltar Board* on the other. Length 0.6 - 1.2 m	Fixing as clause K4.5 or clause E13.2 (Fig E8)	97	95	BRANZ Appraisal Certificate No. 224 (1992)
New Zealand Plywood Manuf. Association	7.5 mm Standard Construction Plywood	CP5	Plywood on one face. Length 0.9 - 1.8 m	Fixing as clause K4.5 or clause E13.2 (Fig E8)	94	92	BRANZ Appraisal Certificate No. 224 (1992)
New Zealand Plywood Manuf. Association	7.5 mm Standard Construction Plywood	CP6	Plywood on one face with 9.5 mm Standard Gibraltar Board* on the other. Length 0.9 - 1.8 m	Fixing as clause K4.5 or clause E13.2 (Fig E8)	100	99	BRANZ Appraisal Certificate No. 224 (1992)
New Zealand Plywood Manuf. Association	7.5 mm Standard Construction Plywood	BR7	Plywood on one face with Braceline* on the other. Length 0.9 - 1.8 m	Fixing as clause K4.5 or clause E13.2 (Fig E8)	124	148	BRANZ Appraisal Certificate No. 224 (1992)
New Zealand Plywood Manuf. Association	7.5 mm Standard Construction Plywood	CP9	Plywood on one face. Length 1.8 - 3.6 m	Fixing as clause K4.5 or clause E13.2 (Fig E8)	108	96	BRANZ Appraisal Certificate No. 224 (1992)
New Zealand Plywood Manuf. Association	7.5 mm Standard Construction Plywood	CP10	Plywood on one face with 9.5 mm Standard Gibraltar Board* on the other. Length 1.8 - 3.6 m	Fixing as clause K4.5 or clause E13.2 (Fig E8)	142	122	BRANZ Appraisal Certificate No. 224 (1992)

* Product of Winstone Wallboards Limited

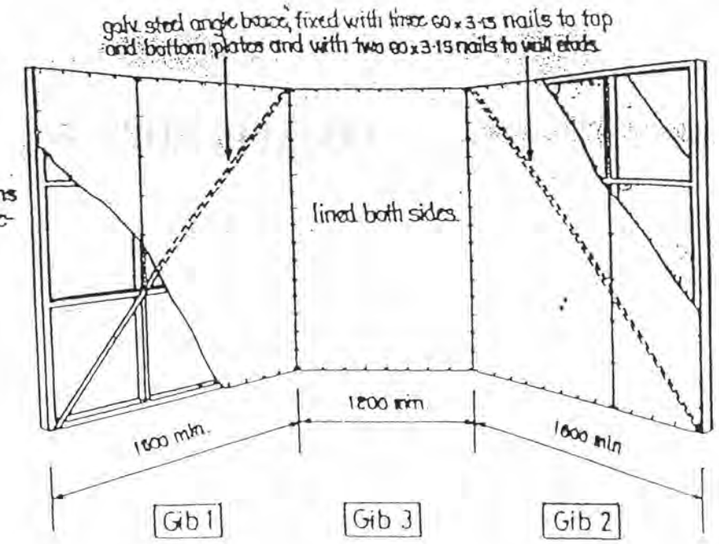
\+ New Zealand Plywood Association Members: Carter Holt Harvey Timber, Fletcher Wood Panels Ltd, H. T. Plywood Ltd, IPL (West coast) Ltd.



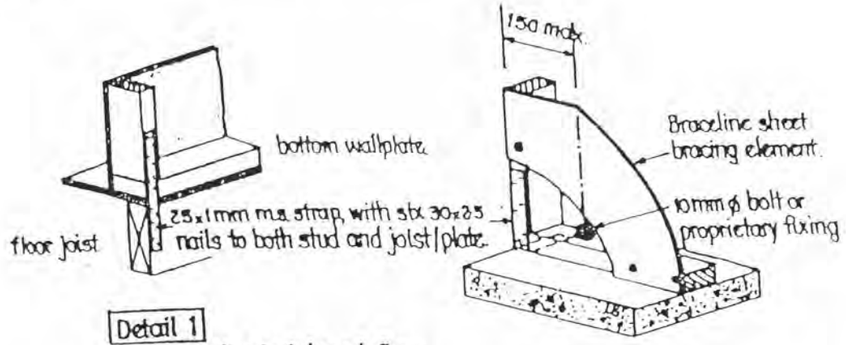
see specifications for nailing requirements.



Top Plate Connections

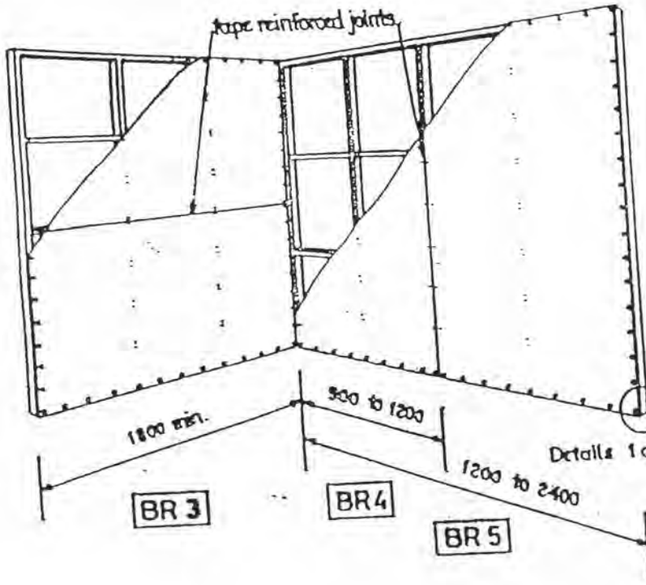


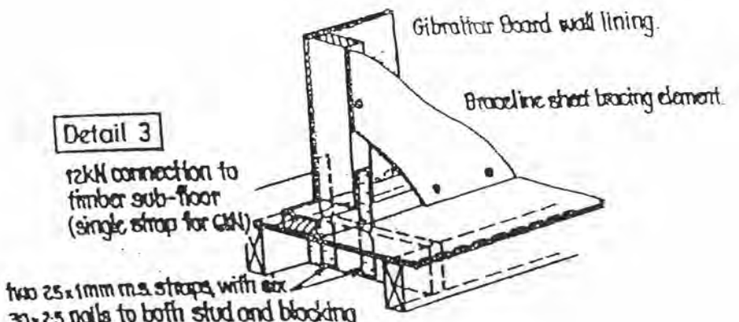
see specifications for nailing requirements.



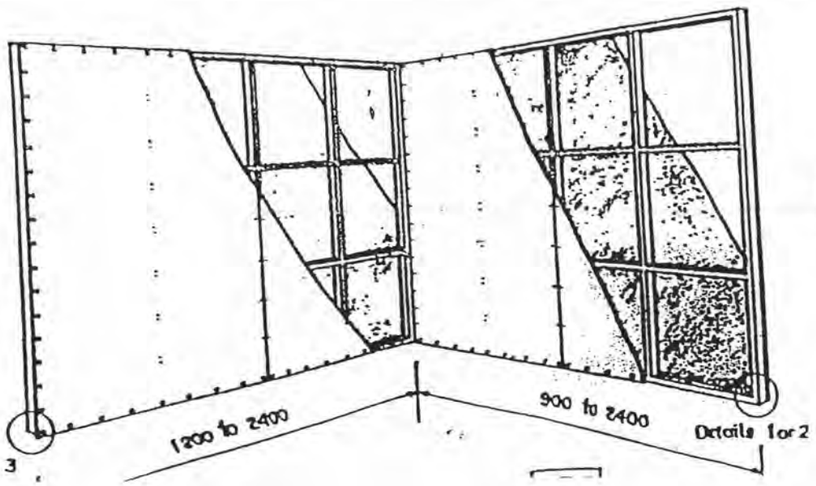
Detail 1
6 kN connection to timber sub-floor.
(both sides of stud strapped for 12 kN)

Detail 2
6 kN connection to concrete. (both sides of stud strapped for 12 kN connection)

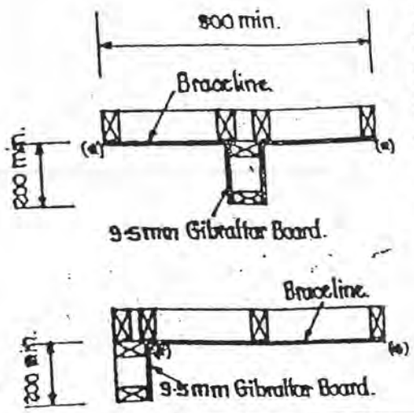




Detail 3
12 kN connection to timber sub-floor (single strap for 6 kN)



Detail 3



Guidelines For Intersecting Walls

Types BR1 to BR7 may have standard 9.5 mm Gibraltar Board intersecting walls with a min. length of 800 mm. Braceline nails and washers are required around the perimeter of the bracing element (*). Intermediate vertical joints may be nailed with standard Gib clouts at 300 mm ccs. and should be tape reinforced and stopped.

SPECIFICATIONS

Type	Description	Additional Requirements	Nailing & Stopping
Gib 1	9.5 mm GIBRALTAR BOARD on one face. min. length 1800.	Diagonal brace.	Gib 1, 2 and 3 30 x 2.5 Gib clouts at 150 mm ccs. around the perimeter of the bracing element and at 300 mm ccs. to intermediate framing. Tape and stop all joints within the bracing element.
Gib 2	9.5 mm GIBRALTAR BOARDS on both sides. min. length 1800.	Diagonal brace.	
Gib 3	9.5 mm GIBRALTAR BOARDS on both sides. min. length 1200.	No additional requirement.	
BR 1	BRACELINE on one face. min. length 1800.	Diagonal brace.	BR 1, 2, 3, 4, 5, 6 and 7 30 x 2.5 Gib clouts fitted with BRACELINE washers at 150 mm ccs. around the perimeter of the bracing element and at 300 mm ccs. to intermediate framing. Tape and stop all joints within the bracing element.
BR 2	BRACELINE vertical on one face. min. length 1800.	No additional requirement.	
BR 3	BRACELINE horizontal on one face. min. length 1800.	No additional requirement.	
BR 4	BRACELINE on one face. length 900 to 1200.	6 kN end-stud fixings.	
BR 5	BRACELINE on one face. length 1200 to 2400.	6 kN end-stud fixings.	
BR 6	BRACELINE & GIBRALTAR BOARDS on opp. sides. length 1200 to 2400.	12 kN end-stud fixings.	
BR 7	BRACELINE on one face 7.5 mm ply on other. length 900 to 2400.	6 kN end-stud fixings.	

VERY HIGH WIND ZONE

16kn Proprietory Cyclone ties
Truss/Rafter to Top Plates (Light Roof)
1 - 'Z' Nail uplift securement to
Top/Bottom Edge Purlins
Max Stud Spacing 480mm
Refer NZS 3604 Stud Tables

KAPITI COAST DISTRICT COUNCIL
PLANS APPROVED PLUMBING
AND DRAINAGE
CONSENT MAY BE ISSUED.
DATE: 24/4/97 OFFICER

ENGINEER STRUCTURAL DESIGN TAKES PRECEDENCE
SUPPLY CALCULATIONS AND DETAILS TO COUNCIL ✓
RECEIVED
FORWARD (URGENT) ✓

Engineers on site inspection and design required for new support beams, including connection details is required.

KITCHEN
DINING
LIVING
BED 2
BED 1
BATH
WC
STUDY
DOUBLE GARAGE

760
2/760
NEW 300 x 100 PZ
B
B
DOORS & WINDOWS 2010 HIGH x 2410 WIDE OPENING SASH EACH SIDE
GLAZED ROOF OVER TO NZS 4223
100 x 100 POST
WINDOW 2010 x 600 W FIXED SASH
Check ground on site may alter line of trench soft ground conditions
P1, fit B65 1.2 bracing to replace ext'g brace negated by alteration works.
A
710
2/150x50
VANITY TO SUIT
A
DEMOLISH EXISTING BRICK VENEER & LINE WITH WR GIB
900x900 CNR SHOWER
NEW BRICKWORK TO MATCH EXISTING
NEW OPENING WINDOW
Provide 250 ϕ piers at 750 crs to maximum 1.0m deep as for original foundations.
1010 x 610
7194
7382
1806
1900
1000
700
1794
TUB
WM
1006
600
2200 o/h.
BUTYNOL ON 17.5 CPD TAN PLY Screw fixed SARKING DRESS BUTYNOL UP UNDER EXISTING TILED ROOF
150x50 RAFTERS AT 400 c/c
Proprietory Cyclone ties
KLAY FASCIA TO MATCH EXISTING
HARDIES SOFFIT TO MATCH EXISTING
100x50 STUD WALL
2440 STUD HEIGHT
rafter support over line of load bearing wall.
NEW 1980 x 710 DOOR
100x50 STUDS AT 600 c/c 9.5 WR GIB TO INTERIOR & 7.5 HARDITEX WITH ACRYLIC TEXTURE COAT SYSTEM FINISH TO EXTERIOR
2200 CO3 TO MATCH EXISTING SOFFIT LINE
Harditex fixings 316 Grade Stainless Steel nails. (Severe Coastal Exposure Zone.)
M12 STARTERS INTO EXISTING SLAB 300 mm
thicken
100 THICK CONCRETE SLAB WITH 665 MESH ON DPC OVER BLINDING ON COMPACTED HARDFILL
200 THICK FOOTING WITH 2 D12 & D10 STARTERS AT 600 c/c
2440 THICK FOOTING WITH 3 D12 FOR BRICKWORK

FLOOR PLAN

NEW WORK
REMOVALS

SECTION A - A

Remove spouting and reinstate outside line of Harditex to ensure proper watertight junction
EXISTING SPOUTING
EXISTING TRUSSES FIXED TO NEW 300x50 WITH JOIST HANGERS
HARDIFLEX TEXTURED TO MATCH EXISTING. CARRY FLASHING UNDER SPOUTING & PRESS DOWN HARDITEX
FLASHING (metal)
LAMINATED ROOF LIGHT
REMOVE EXISTING WALL
PROPRIETARY ALUMINIUM ROOFLIGHT + DOORS
EXISTING SLAB
CONCRETE SLAB & FOOTINGS REFER SECTION B1-A

PROPOSED ALTS & ADDS
300 MANLY ST
PARAPARAUMU

notes

ALL WORK TO COMPLY WITH NZS 3604, THE NATIONAL BUILDING CODE & THE REQUIREMENTS OF THE TERRITORIAL AUTHORITY

CONTRACTOR TO CONFIRM ALL DIMENSIONS ON JOB BEFORE FABRICATION

ALUMINIUM JOINERY TO MATCH EXISTING

FOOTINGS TO BE ENGINEERED / SPECIFIC DESIGN REF SEP DETAIL

APPROVED Consent may be issued
7-5-97
Officer
Kapiti Coast District Council

IF IN DOUBT ASK

TT Design
Tim Taylor nzcd arch
ph fax 04 234-7031

PROPOSED NEW HOUSE

FOR MR & MRS N HAYDEN

MANLY STREET NORTH

PARAPARAUMU BEACH

PLAN DOCUMENTS PREPARED BY
STEVENS McLENNAN & ASSOCIATES
301 KAPITI ROAD, PARAPARAUMU
TELEPHONE (04) 298 2129

MANLY STREET NORTH.

sewer lateral

84° 08' 25.64 m BOUNDARY.

RUN THRU TO KERB (STORMWATER)

CONNECT SEWERAGE TO MAIN IN STREET.

DRIVE.

COURTYARD.

G.T. T.V. S.

D.P.

4.5 M BUILDING LINE.

3.0m R.T.

PROPOSED HOUSE.

DISPENSATION GRANTED FOR PENETRATION

T.

D.P.

WHB WC B SHR. V.

1.5 M DISPENSATION

neighbours written consent required re: encroachment

179° 03' 35.11 m BOUNDARY.

1.5 M BUILDING LINE.

3.0 M BUILDING LINE

219° 33' 30" 39.49 m BOUNDARY.

APPROVED Permit may be Issued 21-10-93 Plumbing/Drainage Inspector Kapiti Coast District Council

APPROVED Permit may be Issued 1-11-93 BUILDING INSPECTOR Kapiti Coast

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

SITE PLAN 1:100

LOT 18.
AREA 543 m².

APPROVED Permit may be Issued 5/11/93 DATE DISTRICT PLANNER Kapiti Coast District Council

IMPORTANT

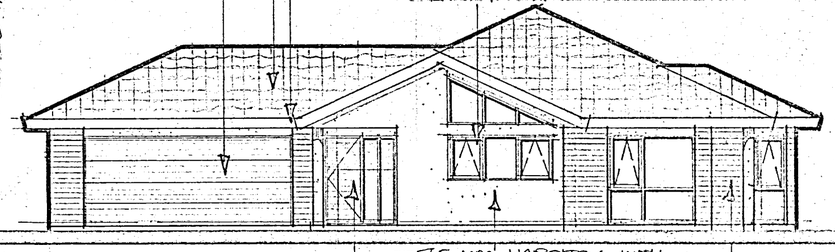
24 HRS NOTICE MUST BE G THE INSPECTOR FOR ALL STA OF WORK TICKED BELOW.

COMMENCEMENT OF WORK	✓
BEFORE POURING ANY CONCRETE	✓
BEFORE FIXING ANY FLOOR	✓
BEFORE FIXING ANY WALL OR CEILING LININGS	
BEFORE BACKFILLING ANY DRAIN TRENCH	
BEFORE COVERING ANY PLUMBING WORKS	
BEFORE FITTING ANY FLUE/ CEILING COVER PLATE	
ON COMPLETION OF WORKS	✓

NOTE: INSPECTIONS ARE CARRIED OUT ON WEEKDAYS ONLY.

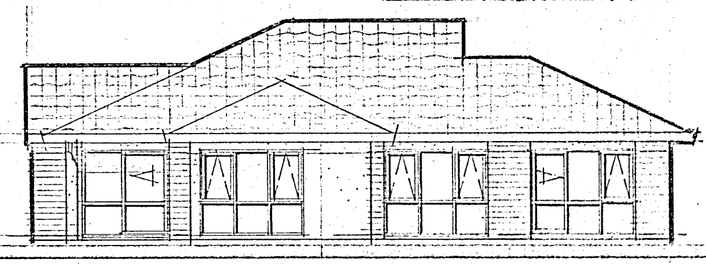
IMPORTANT
An additional inspection is now required for all buildings once internal linings have been installed and prior to GIB stopping, fitting of skirtings and scotia contact building inspectors

4800 CEDAR SECTIONAL DOOR.
PRESSED METAL ROOFING TILES @ 25° PITCH.
KLASS FASCIA SYSTEM
ALUMINIUM JOINERY WITH HEAD FLASHINGS.



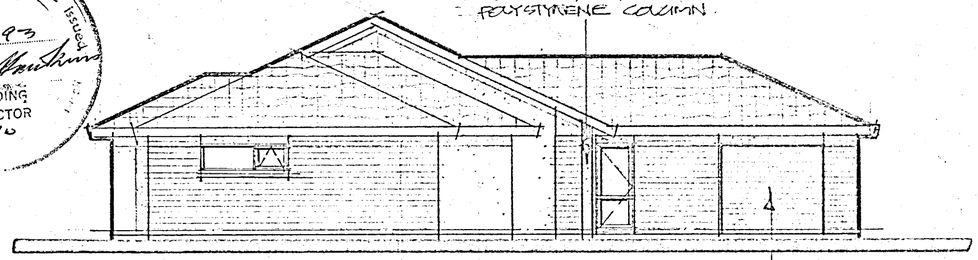
7.5 MM HARDITEX WITH SPRAY TEXTURE FINISH.
SOLID CEDAR DOOR.
SELECTED BRICK VENEER

NORTH 1:100



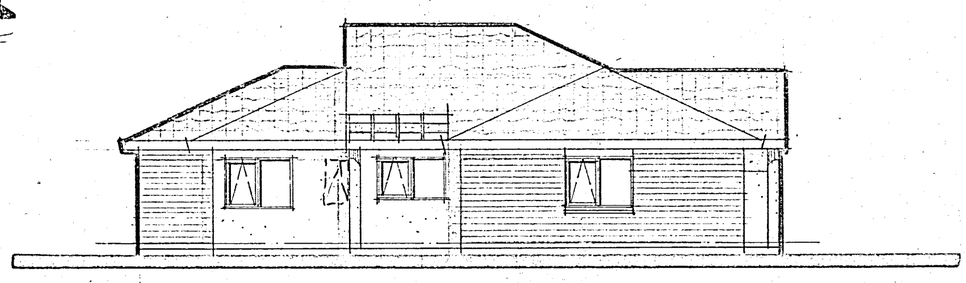
WEST. 1:100

250 mm Ø TEXTURE POLYSTYRENE COLUMN.



2400 ROLLER GARAGE DOOR.

SOUTH. 1:100.



EAST. 1:100.

NOTE: CHECK ALL DIMENSIONS ON SITE.
ALL CONSTRUCTION TO COMPLY WITH NZS 3604 1990.

HAYDEN HOUSE

1

17200 O/A.

1000 | 1000 | 3200 | 3600 | 1000 | 6100

5600 | 2900 | 2200 | 6000.

5700

14600 O/A.

2600 | 5200 | 900

4000 | 4200

2300

3000 | 1900

3600 | 2100 | 900

1500

A

B

A5102A LR

A5102A LT

SINK

KITCHEN.

OVEN.

FRIDGE SLOPING CEILING OVER.

PANTRY.

ARDER

300x100 H3

200x100 H3

200x20

A

DINING.

A2120

A5202A LR

NOTE

R2.6 BATTS TO CEILINGS OF HOUSE.

R1.0 BATTS TO EXTERNAL WALLS.

LIVING.

300x100 IN CEILING SPACE (FRAME ON TOP).

P2100 / 610.

ENTRY.

250 mm ø POLYSTYRENE COLUMN AROUND 100x100 POST

4800 SECTIONAL DOOR.

250x100 REGULAR POLY GANGLAM BEAM (TABLE 1)

NO BATTS TO GARAGE.

R1.0 BATTS TO INTERNAL PARTITION WALL.

DOUBLE GARAGE.

A5121G L

7100 CAVITY SL.

7100.

400

1200

W.M

T

L'DRY.

7100 SL.

A5121G

810 AL

3400 ROLLER DOOR!

A5121G L

600x450 H3 PERIOLA RAFTERS @ 1600 CRS TO SUIT.

STUDY.

A5202A LR

BEDROOM 2.

2/7100

WDR.

LINEN

2/7100

10100

W.C.

7100.

710

7100.

7100.

7100.

A5102A CEIL.

BATH.

BATH

2100 SHOWER

V.

A5102A CEIL.

BEDROOM 1.

8300

6400

710

WDR.

A5202A LR

A5102A LR

5600. | 1000 | 1600 | 2100 | 700 | 6000.

3900 | 1600 | 2300 | 1000 | 6900.

2200 | 1900

1200 | 700

3000 | 6000 | 6200.

1700

2100 | 2700

1000 | 3200

2000

1900 | 1600

APPROVED Permit may be issued 21-10-93 Plumbing/Drainage Inspector Coast District Council

COPPER WATER PIPES FOR COLD WATER NOT PERMITTED

Exemptions, See Plumbing Inspector

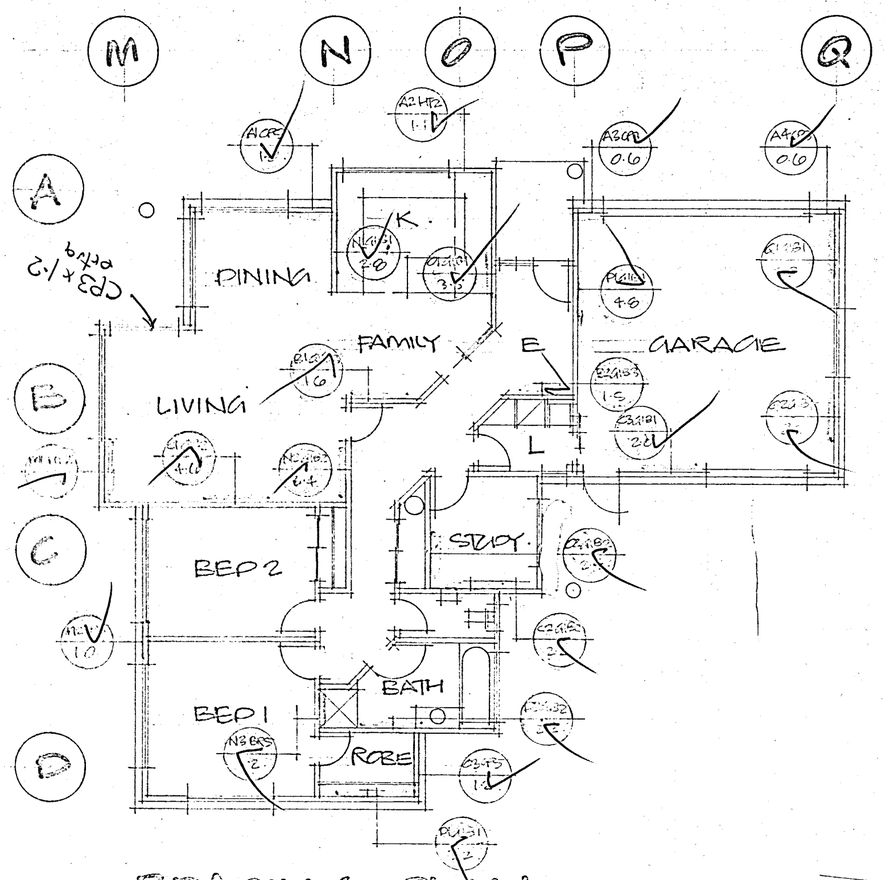
HAYDEN HOUSE

FLOOR PLAN 1:50.

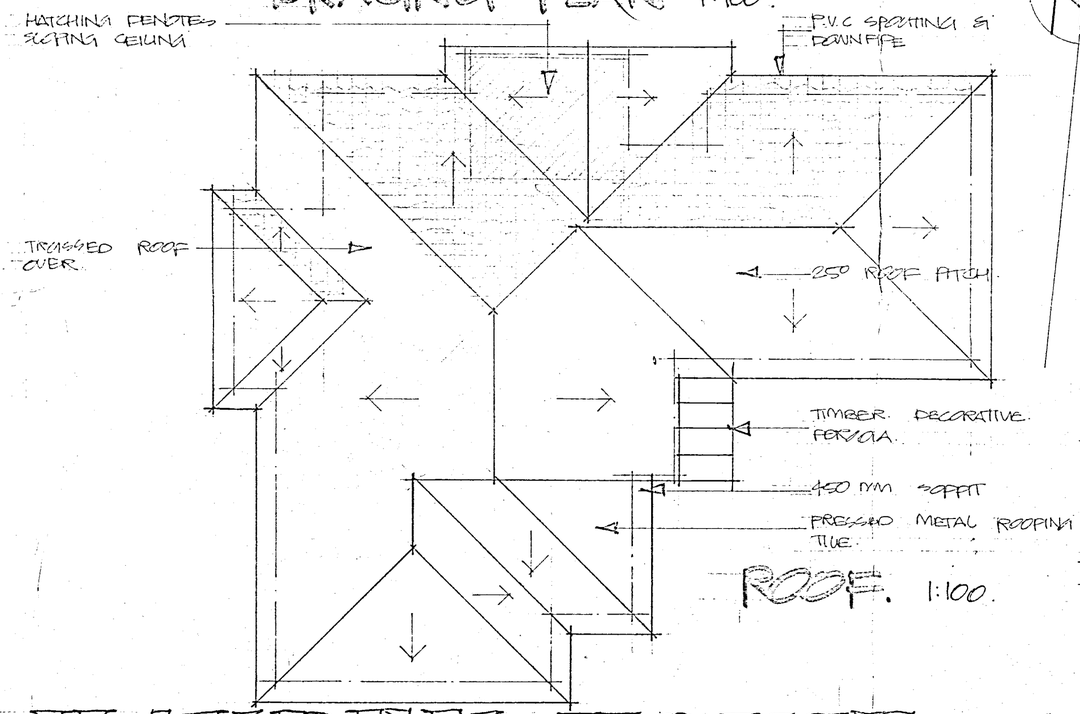
FLOOR PLAN AREA 164.84 m²

NOTE: CHECK ALL DIMENSIONS ON SITE. ALL CONSTRUCTION TO COMPLY WITH NZS 3604 1990.

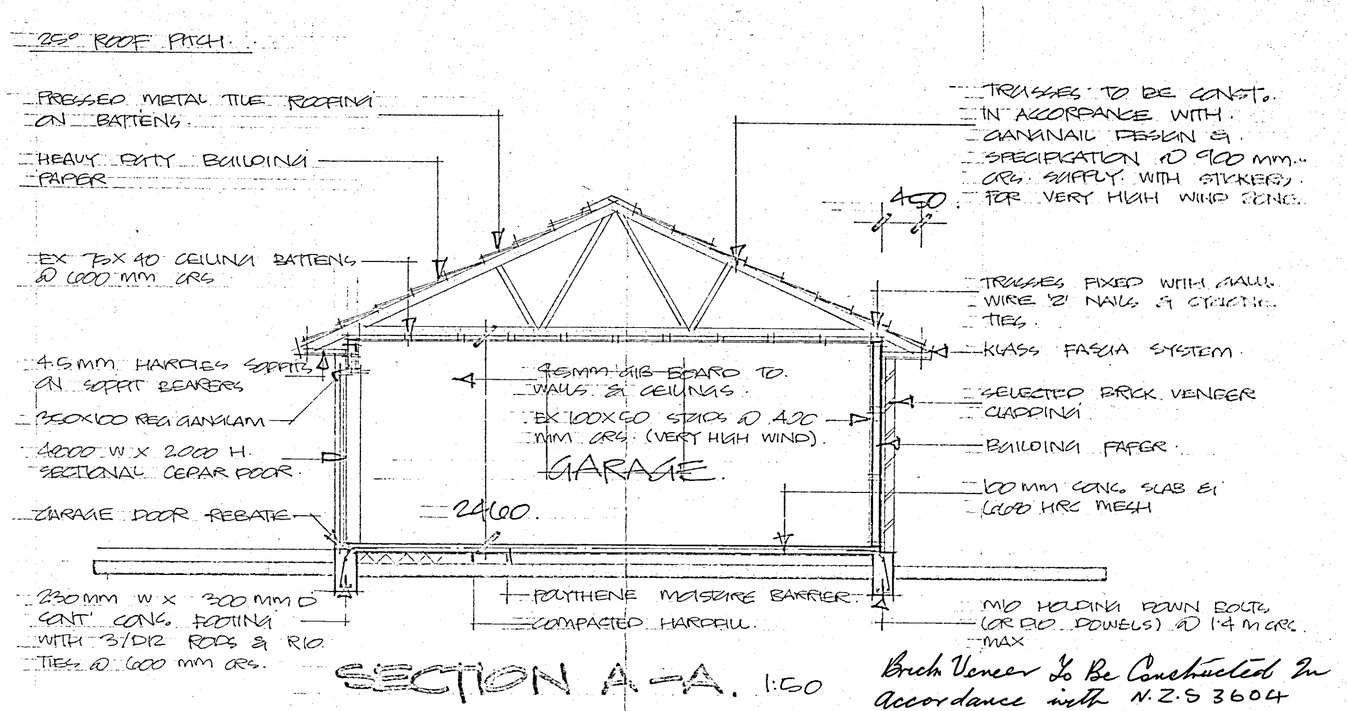
2



BRACING PLAN 1:100.

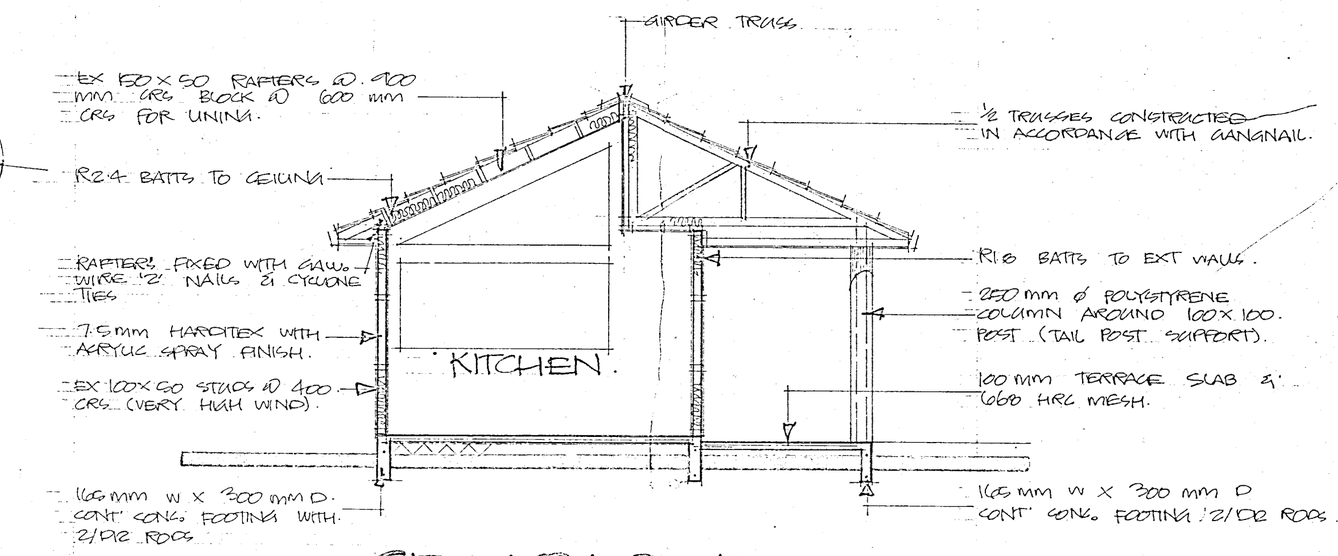


ROOF. 1:100.

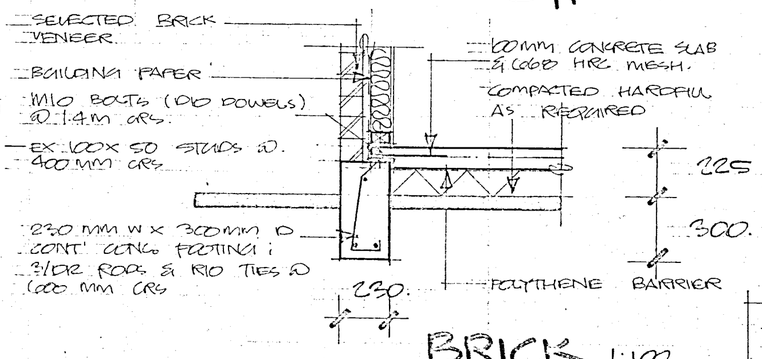


SECTION A-A. 1:50

Brick Veneer To Be Constructed In Accordance with N.Z.S 3604 Appendix 'F.'



SECTION B-B. 1:50.

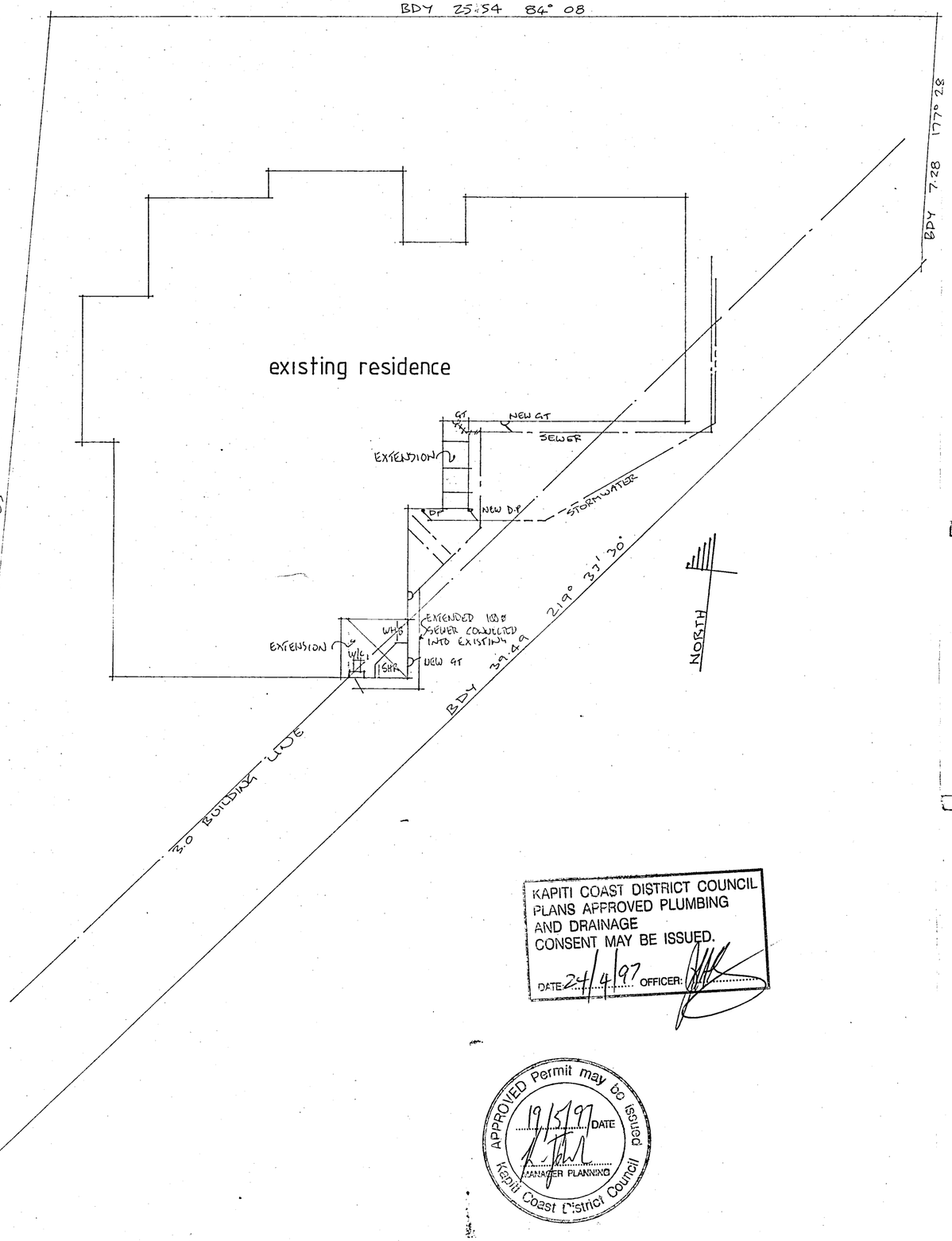


BRICK 1:100.

NOTE: ° CHECK ALL DIMENSIONS ON SITE.
° ALL CONSTRUCTION TO COMPLY WITH NZS 3604. 1990.

HAYDEN HOUSE

3



KAPITI COAST DISTRICT COUNCIL
PLANS APPROVED PLUMBING AND DRAINAGE CONSENT MAY BE ISSUED.
DATE: 24/4/97 OFFICER:

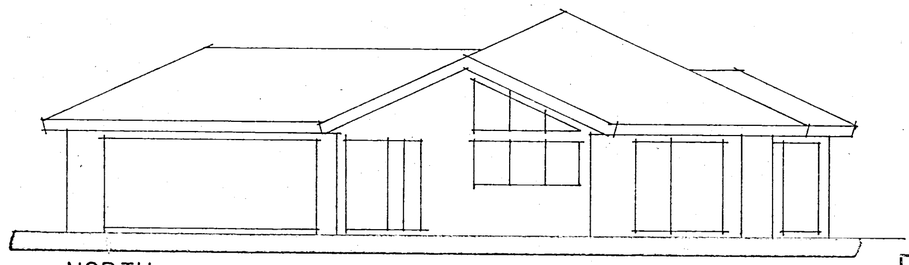
APPROVED Permit may be issued
19/5/97 DATE
MANAGER PLANNING
Kapiti Coast District Council

MINIMUM FINISHED FLOOR LEVEL ABOVE —

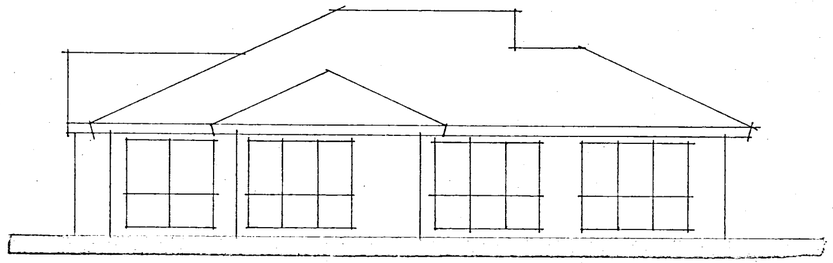
PROTECTED GROUND
100mm BRICK VENEER
150mm OTHER CLADDINGS

UNPROTECTED GROUND
150mm BRICK VENEER
225mm OTHER CLADDINGS

COUNCIL COPY



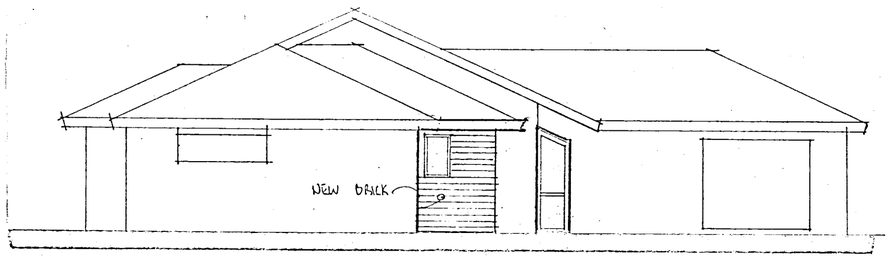
NORTH



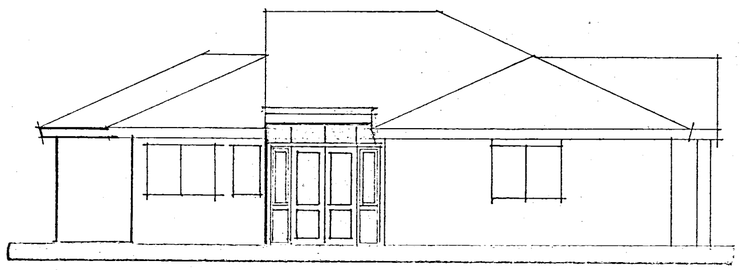
WEST

GLAZING CONFORM NZS 4223 PARTS 1, 2 3		
FIT SUITABLE FLASHINGS, ETC.		
JOINERY NZS.4211.		
~~HIGH WIND~~	~~1100pa DWP~~	
VERY HIGH	1550pa DWP	✓

COUNCIL COPY



SOUTH



EAST

APPROVED Consent may be issued
DATE 27-6-97
Officer
Kapiti Coast District Council

PROPOSED ALTS & ADDS
300 MANLY ST
PARAPARAUMU

notes

ALL WORK TO COMPLY WITH NZS 3604 THE NATIONAL BUILDING CODE & THE REQUIREMENTS OF THE TERRITORIAL AUTHORITY

CONTRACTOR TO CONFIRM ALL DIMENSIONS ON JOB BEFORE FABRICATION

BRICK VENEER TO BE CONSTRUCTED IN ACCORDANCE WITH NZS 3604 APPENDIX F.

COUNCIL COPY

IF IN DOUBT ASK

TTDesign
Tim Taylor nzcd arch
ph fax 04 234-7031

GENERAL SPECIFICATION

CONTENTS PAGE

PLANS AND DOCUMENTS PREPARED BY:

STEVENS MCLENNAN & ASSOCIATES
Architectural Designers
301 Kapiti Road
Paraparaumu

PRELIMINARY & GENERAL

1.01 SCOPE OF WORK

This contract comprises the supply of all plant, materials and labour necessary for the construction, completion and maintenance of the whole of the work specified herein and / or shown on the drawn.

1.02 CONTRACT DOCUMENTS

The following documents form this contract:-

(1) Builders tender and Building agreements
(2) This specification and addendum sheet
(3) Working drawings

1.03 SITE

The contract is based upon the site conforming with:

(a) Levels and / or contours as shown on the drawings together with specific foundation details drawn or specified.

or

(b) Level site.

The sub soil is of sufficient strength as to necessitate only the minimum foundations requirement of the Local authority or Lending institution, unless otherwise drawn or specified.

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

1.04 DRAWINGS AND SPECIFICATIONS

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

If any error or inconsistency should appear in or between the drawings and specifications, the drawings shall take precedence and such differences are to be referred to the designer for interpretation.

1.05 BYLAWS AND PERMITS

The whole of the work shall be carried out in accordance with and shall conform to the Bylaws and Regulations of the Local Authority and the requirements of the owners mortgagor.

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

Note: Crossing Fees - Upgrading Right of Way

The contractor shall pay necessary deposits or fees for sealing, vehicle crossings, etc, as required by the Local Authority only to allow permits to be uplifted. All such amounts are the liability of the owner, and such amounts as required charged as extra.

1.06 INSURANCES
Prior to commencing construction of the contract, the contractor shall purchase the following insurance for the period of the contract (excluding maintenance).
(a) Workers Compensation Insurance as stipulated by the Act.
(b) Contractors "All Risk Insurance" or "Fire Insurance" insuring against loss or damage by fire in the joint names of the contractor and the owner to the full insurable value.

1.07 MAINTENANCE
Where required by the Agreement between the owner and the contractor the contractor shall undertake to remedy any defects in the dwelling within 31 days after completion.

The owner will notify the contractor in writing of any items which require rectifying within 31 days.

1.08 VARIATIONS
No variations shall be considered unless the contractor prepares a separate estimate for such work.

The contractor shall not be obliged to undertake any variation until the owner has given approval by signing and returning the variation to the contractor.

1.09 MONETARY ALLOWANCES
A prime cost (P.C.)sum shall be varied by the substitution for the prime cost sum of the actual price paid by the contractor for the particular work or materials supplied and the contract price shall be increased or decreased (as the case may be) by the amount by which such sum is varied. These shall be added to or deducted as the case may be, a sum representing such percentage as is normally charged by the contractor, but in no case shall such percentage exceed ten percent of such variation.

1.10 TEMPORARY SERVICES
The contractors shall provide and maintain all temporary services necessary for the work, and give notices and pay all dues in connection therewith.

1.11 SETTING OUT
The contractor/or his employees shall be responsible for setting out the works as shown on the drawings and to maintain set out level pegs and control pegs during the currency of the contract. Site boundary pegs are the owners responsibility.

1.12 COMPLETION
The contractor or his employees shall remove all rubbish and equipment accumulated during construction, remove all temporary work and leave all services in good order, rake out all rubbish, leave floors broom clean and windows whole and clear.

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

1.14 SCAFFOLDING
The owner is required to provide the necessary scaffolding, lifting equipment and protective measures required by the contractors, to the satisfaction of the Scaffolding Inspector and in accordance with the Construction Act 1959 and its amendments.

1.15 SPECIALIST PRODUCTS

The insertion of the name of any firm or proprietary article in this specification is to be read merely as an indication of the class or quality required, such goods may be obtained from any other firm subject to the approval of the Architect.

EXCAVATIONS

2.01 PRELIMINARY
The whole of the works shall be carried out in accordance with and shall conform to the Bylaws and Regulations of the Local Authority.

2.02 SET OUT
Set out the whole of the excavations to the layout and overall dimensions as required.

2.03 CLEARING SITE
Clear off all vegetation over the area of the proposed building.

2.04 UNSTABLE GROUND
Where loose, soft or otherwise unstable ground is encountered, the excavation depth is to be increased until solid bearing is reached. An extra to the contract will be made for such work.

2.05 EXCAVATION CONCRETE FLOOR

(i) Excavations:
Remove vegetation and top soil over the whole of the building area as shown on the drawings, to a minimum depth as required by the Local Body for the lending authority. Excavate for all foundations shown on plan to a solid bearing at a minimum depth of 300mm below adjacent ground level.

(ii) Backfilling:
Backfill against exterior of foundations as required with clean excavated material well compacted.

(iii) Filling under Slab:
Filling under all concrete floor to the underside of the floor slab with hard material lacking fines. This layer shall be well consolidated and its surface shall be blinded with clean fines well rolled and consolidated.

2.06 INSPECTION
All excavations are to be inspected by the Local Authority prior to placing any concrete or filling.

CONCRETE WORK

3.01 PRELIMINARY AND GENERAL
Note all clauses under preliminary and general of this specification which shall apply to this section of the work.

3.02 EXTENT OF WORK
Comprises the setting out, boxing and placing of concrete in the foundations, floor slabs, walls, beams and bands and any other concrete work shown on the drawings.

3.03 MATERIALS
Water for concrete shall be fresh, potable quality added only in sufficient quantity to make a stiff but workable mix.

Cement shall be fresh portland cement and shall be carefully handled and stored away from moisture until used.

Concrete shall be ordinary grade concrete with a minimum specified crushing strength of 17.5mPa after 28 days curing except where a higher grade of concrete is required.

Site mixed concrete shall consist of 4 parts coarse aggregate, 2 parts fine aggregate and 1 part of fresh portland cement. Maximum aggregate size shall be 20mm. Alternatively, properly graded and mixed clean, sharp " all in" aggregate may be used mixed in a ratio of 4.5 parts aggregate to 1 part fresh Portland cement. Care must be taken to ensure that measures of the aggregate and cement are the same volume. Each cubic metre of concrete shall contain not less than 8 bags of cement. Ingredients shall be mixed in a power driven mixer for not less than 1.5 minutes after all the ingredients have been added.

3.04 REINFORCING
Reinforce foundations walls, footings and beams as required. All main reinforcing bars shall be deformed bars continuous around corners and through steps in footing and walls. Tie bars between main bars may be plain round bars. Reinforcing shall be neatly and accurately bent and placed as required. Tie all laps and crossing with 16 gauge black iron wire. Generally, reinforcing in foundations and walls shall be placed in the centre unless otherwise required.

Provide 75mm bottom and side cover to all steel below ground level and 50mm minimum elsewhere except otherwise required. Place concrete or plastic spacers to hold steel in position and to maintain correct cover.

Laps in deformed bars shall be a minimum of 40 x diameter and shall be staggered at random.

Openings in foundation walls shall be trimmed with a minimum of 1/D12 bar extending not less than 600mm beyond the edges of the opening.

3.05 FORMWORK
Formwork generally shall be of 12mm minimum thickness plywood shutters or 25mm nonstaining boarding so constructed that it can be easily removed without damaging the concrete. It shall be constructed true to line and level and shall be effectively propped, tied and strutted to prevent deformation or movement under the load of wet concrete. Form all openings in formwork for vents conduits or ducts.

3.06 FOUNDATIONS

Foundation footings, walls and reinforcing shall be as shown on the drawings. All footings shall be laid on a clear, level bed, (see also -Excavations).

While concrete is still green, place all bolts for holdings down wall plates, bearers, braces etc. Bolts for holding down wall plates shall be not less than 10mm dia, set not less than 75mm into the concrete, cranked for anchorage. They shall be set not more than 300mm for a corner or end of a wall shall be spaced at not more than 1.4m centres. Each length of plate shall be held down with not less than 3 bolts.

Bearers shall be fixed to foundation walls or nib piers with 12mm dia., bolts set not less than 150mm into concrete.

3.07 CONCRETE SLABS

Where shown on the drawings, cast concrete slabs the porches and floors. Slabs shall be a minimum of 100mm thick an shall be reinforced with H.R.C. 665 mesh placed 40mm from the top of the slab. Lap mesh 230mm at edges.

Before casting slabs (except porch slabs), blind hardfill with sand to a depth of 25mm. Lay vapour barrier of 0.10mm polythene or approved damp course underlay. Joints shall be lapped 150mm and sealed with polythene tape. Vapour barrier shall be continuous across beams and footings as shown. Where pipes penetrate the vapour barrier they shall be wrapped with tape to provide a seal.

Care shall be taken whilst pouring concrete to ensure that the vapour barrier is not damaged. Tears shall be repaired before concrete is poured.

Slabs shall be screeded level with falls where shown on the drawings.

After the initials set has occurred, finish surface of slab with a steel float, taking care not to pull the aggregate or form ridges.

Care should be taken not to excessively work the surface, drawing excess laitance. Should this occur, the surface shall be treated with a hardening substance to prevent dusting.

Slabs shall be finished level with a tolerance of +4mm in the length of a 3.0m straight edge.

Concrete shall be kept from premature drying out by keeping damp for a period of 5 days after pouring.

3.08 PLACING OF CONCRETE

Concrete shall be mixed as close to the work as possible and shall be placed from the mixer directly into the formwork. Concrete in formwork shall be compacted by means of immersion vibrators, handled by competent operators or by other suitable tools. Care shall be taken not to excessively work the concrete.

3.09 PORCH AND TERRACE FLOORS

Concrete slabs to be minimum 100mm thick supported on consolidated hardcore filling and laid with an even fall to exterior edges.

Supporting walls to be minimum 100mm thick concrete.

Steps to have treads and risers of size shown on drawings and to have a minimum 100mm throat.

All reinforced as detailed on drawings. All concrete surfaces which are to be plastered are to be cross combed to form key for plaster.

3.10 CONCRETE BLOCKWORK

3.10.1 REFERENCE

This portion of the specification relates to materials, methods and finishes required for all the concrete blockwork to be carried out by the contractor.

3.10.2 GENERAL

Use workmanship complying with NZS421OP (1981)

Use only expert blocklayers specialising in the laying of concrete blocks.

3.10.3 BLOCKS

Use Class A quality concrete blocks free from staining and defects. Use Onoda NN blocks for exterior surfaces.

3.10.4 BLOCKLAYING

Lay all blockwork in accordance with NZS 410P (1981)

Lay blocks true and level as detailed throughout in stretcher bond.

Check that starter rods are firmly fixed and correctly located in boxing prior to concrete being poured.

Form clean outs at positions least objectionable to wall finish. Clean outs shall be saw cut in blocks and not less than 90mm high x 100mm wide.

Obtain owner's approval for method sealing clean outs before grouting.

Hose down cavity at least twice daily or whenever work is interrupted for 30 minutes or longer. Ensure cavity is completely free of all debris prior to filling.

Strike off mortar squeezed from joints as work proceeds. Add mortar where required to ensure completely filled joints. Tool joints so that the intersection of horizontal and vertical joints are even without projecting lips. Compress mortar in all joints and finish with a concave joint surface.

Fully brace and support blockwork walls during the pouring and setting of concrete.

Lay all blockwork to give a fairface finish to all exterior and exposed interior surfaces unless otherwise detailed.

3.10.5 TOLERANCES

Erect blockwork to the following tolerances:

Plumbness of lines, surface joints of faces:

In 3m maximum: +/- 5mm maximum
In any one storey or 6m maximum: +/- 10mm maximum
In 13m or more: +/- 20mm maximum

Levels of blockwork courses, lintels and bond beams:

In 6mm maximum: +/- 5mm maximum
Overall variation: +/- 10mm maximum

3.10.6 REINFORCING STEEL

Use grade 275 plain or deformed reinforcing steel to sizes detailed.

Ensure correct steel placing during grout pouring.

3.10.7 MORTAR

Use mortar complying with NZS 421OP (1981) Section 3.

Add Onoda NN waterproofing administered in proportion of 6% by weight of cement to mortar in lieu of lime. Pre-mix Onoda in half the quantity of mixing water. Mix mortar for eight minutes. Use mortar with 5.52 MPa strength after 7 days, 12.41 MPa after 28 days and a slump of 75mm +/- 6mm.

3.10.8 GROUT

Use grout complying with NZS 421OP (1981) Section 4.

Use site mixed grout with a spread of 450 to 530mm range. Test grout for spread every sixth batch.

3.10.9 GROUT PLACING

Place grout in accordance with NZS 421OP (1981) Section 13.

Place grout by the high lift continuous consolidation method in accordance with NZS 421OP (1981) Section 14.

Consolidate all grout with a pencil vibrator of 6000 to 12000 full cycle per minute frequency. Insert and withdraw vibrator slowly. Provide two vibrators on site at all times during grout placing in case of vibrator failure.

3.10.10 CEMENT PLASTER

Allow for hardwall plaster surfaces as shown on the plan to the following areas:

a) Horizontal verandah surfaces between the quarry tiles.

b) Vertical verandah edge

c) Chimney

CARPENTRY

4.01 PRELIMINARY

The whole of the works shall be carried out in accordance with and shall conform to the Bylaws and Regulations of the Local Authority and Mortgage Institution.

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

4.02 EXTENT OF WORK

Comprises the supply and fixing of all timberwork, lining, sheathing, fittings, finishings and hardware specified or otherwise required as shown to the best trade practice.

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

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

4.03 MATERIALS

All materials shall be new unless otherwise specified and the best of their respective kinds.

All timbers shall be as specified and graded according to NZS 169 and shall be straight and in as long lengths as procurable. All treated timbers shall be in accordance with the timber preservation Authorities regulations. Framing timbers to which linings are to be fixed should be gauged to eliminate variations in sizing. Exposed exterior and interior finishing are to be machine dressed to a constant thickness and width.

4.04 WORKMANSHIP

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

All nails in exposed work are to be punched below the surface.

4.05 PAINT PRIMING

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

4.06 DAMP ROOF COURSE

Lay an approved 3-ply bitumen-fabric DPC or other approved material under all timber which is in direct contact with concrete or masonry construction.

4.07 BUILDING PAPER

Provide breather-type building paper complying with NZS 2295 and secure to the exterior face of stud framing or sheet bracing material. Run building paper horizontally with upper sheets lapping over lower not less than 75mm. Adequately secure to plates, bearers and studs, extending from upper side of top plate to the underside of the bearers of wall plates supporting the ground floor joists. Replace or adequately repair immediately before fixing exterior sheathing if punched or torn.

4.08 TIMBER GRADES

The builder shall allow for all timbers as specified below:

Sub floor framing	-B A Ht Rimu or tan price
General framing	- Boric treated No 1 framing graded Pinus Radiata or BA Rimu
Exposed beams, rafters, joists and trusses or as detailed on plans	- Clean Douglas Fir or Oregon
Interior finish	- Heart BA Rimu or finger jointed Pinus where painted

4.09 FLOOR JOISTS

Floor joists shall be of the sizes, and at the centres indicated on the drawings.

Gauge joists level and in straight lines. Provide minimum landing of 32mm on their supports except for cantilever joists. Joists may be butted over supports except joists to which diagonal bracing is attached. These joists and every third joist, shall be lapped 300mm over the centre of a support or shall be 300mm timber flitch plate centre on the joint and connected to each joists with 4/100mm nails to each joists. Alternatively 2 connectors each having a capacity of 3 kN may be used.

Provide double joists under all load-bearing walls. Double joists may be separated by 50mm packings at not more than 600mm centres. Non load-bearings walls shall be over joists or may be supported by 100x50mm blocking between parallel joists at each end of the wall, at each side of door openings and at not more than 1.2mm centres.

Fix 25mm thick boundary joists as trimmers to the ends of all joists required. Fix other support as detailed on the drawings or required by NZS 3604.

Provide full depth blocking or herring bone strutting at the mid span of all joists exceeding 2.4mm span as indicated on the drawings. All joists shall be fixed to supporting bearers, beams or plates as required by the nailing schedule, with additional fixings as required.

Provide dwanging between joists at the line of all joists in flooring and for ceiling linings where the joists are for an upper floor.

4.10 WALL FRAMING

Frame up for walls and partitions as required. Studs shall be cut square at ends or true to angles of gable or sloped frames. All studs shall be continuous for their full length from top to bottom plates including plates at roof level on gable frames. Fix ribbon plate to studs for fixing ceiling joists at gable and frames.

Framing shall generally be out of 100x50mm or 75x50mm No 1 framing grade H1 treated pinus radiata.

Top and bottom plates shall be sizes complying with tables 18 and 19 of NZS 3604 and as required. Studs shall be of sizes and at the centres shown on the drawings and as required by tables 12,14 and 15 of NZS 3604. Provide two rows of dwangs in the height of each wall to provide stiffness to framing and support for linings.

4.08 TIMBER GRADES

The builder shall allow for all timbers as specified below:

Sub floor framing	-B A Ht Rimu or tan price
General framing	- Boric treated No 1 framing graded Pinus Radiata or BA Rimu
Exposed beams, rafters, joists and trusses or as detailed on plans	- Clean Douglas Fir or Oregon
Interior finish	- Heart BA Rimu or finger jointed Pinus where painted

4.09 FLOOR JOISTS

Floor joists shall be of the sizes, and at the centres indicated on the drawings.

Gauge joists level and in straight lines. Provide minimum landing of 32mm on their supports except for cantilever joists. Joists may be butted over supports except joists to which diagonal bracing is attached. These joists and every third joist, shall be lapped 300mm over the centre of a support or shall be 300mm timber flitch plate centre on the joint and connected to each joists with 4/100mm nails to each joists. Alternatively 2 connectors each having a capacity of 3 kN may be used.

Provide double joists under all load-bearing walls. Double joists may be separated by 50mm packings at not more than 600mm centres. Non load-bearings walls shall be over joists or may be supported by 100x50mm blocking between parallel joists at each end of the wall, at each side of door openings and at not more than 1.2mm centres.

Fix 25mm thick boundary joists as trimmers to the ends of all joists required. Fix other support as detailed on the drawings or required by NZS 3604.

Provide full depth blocking or herring bone strutting at the mid span of all joists exceeding 2.4mm span as indicated on the drawings. All joists shall be fixed to supporting bearers, beams or plates as required by the nailing schedule, with additional fixings as required.

Provide dwanging between joists at the line of all joists in flooring and for ceiling linings where the joists are for an upper floor.

4.10 WALL FRAMING

Frame up for walls and partitions as required. Studs shall be cut square at ends or true to angles of gable or sloped frames. All studs shall be continuous for their full length from top to bottom plates including plates at roof level on gable frames. Fix ribbon plate to studs for fixing ceiling joists at gable and frames.

Framing shall generally be out of 100x50mm or 75x50mm No 1 framing grade H1 treated pinus radiata.

Top and bottom plates shall be sizes complying with tables 18 and 19 of NZS 3604 and as required. Studs shall be of sizes and at the centres shown on the drawings and as required by tables 12,14 and 15 of NZS 3604. Provide two rows of dwangs in the height of each wall to provide stiffness to framing and support for linings.

4.11 LINTELS

Lintels shall be of sizes shown on the drawings and complying with table 16 of NZS 3604 (see appendix A).
Lintels shall be supported at ends by checking trimmer studs not less than 15mm not more than 20mm for 100mm deep lintels. Lintels not exceeding 200mm deep shall be supported by 50mm thick doubling studs. Lintels not exceeding 300mm deep shall be supported by 75mm thick doubling studs. Lintels shall be fixed to trimmer studs and trimmer studs to floor joists at the bottom with 25mm galv. straps or other similar fixings as required by NZS 3604. Refer also to drawings and / or fig. 41 NZS 3604.

All nailing of treated framing shall be as shown in the nailing schedule NZS 3604 table 30.

4.12 BRACING

All bracing elements shall be located strictly in the positions required.

Metal bracing shall be 22x22x1.2mm galv. steel angle or pairs of 22x22x1.2mm galv. strap braces fixed to top and bottom plates and studs as shown in the nailing schedule. Each length of strap bracing shall be fitted with purpose made tensioners and properly adjusted.

Where angle braces are used, they shall be set in straight lines and saw cuts in framing shall be only of sufficient width and depth to neatly accommodate the bracing. Excess depths of cuts will not be permitted and studs cut to excess depths will be removed and replaced.

Bracing shown on the drawings is required to satisfy the requirements of NZS 3604. The contractor may provide additional bracing to hold frames square and true during erection.

The plan lengths of bracing elements shall not be less than that shown on the drawings or in the bracing schedule.

Linings fixed over bracing and forming part of the bracing element shall not be fixed to the framing ALL ROUND with fixings at centres set out in the nailing schedule.

Generally types 1 and 3 bracing elements require the lining to be fully fixed on one face of the framing only while types 2 and 4 require complete fixing of the lining on both faces of the framing over the area of the wall containing the brace.

Sheet bracing shall be of the materials and shall be fixed in the locations shown on the drawings. In additions to the nail fixing required in the nailing schedule sheet bracing elements shall be connected to bottom plates and joists or boundary joists as shown in fig. 47 of NZS 3604.

Bottom plates shall be held down to slabfloors with 12mm dia. bolts or proprietary fixing not more than 150mm from the bottom corners of sheet bracing elements with galv. straps or similar fixings of 6kN capacity between bottom plates and end studs of sheet bracing elements all as shown in fig. 47 NZS 3604.

Internal walls containing bracing elements shall be connected to exterior walls at right angles at top plate level either directly or by a framing member in the line of the wall. Connections shall be made using nail plates or 25x1mm steel straps with 6/30x2.5f.h nails into each member. Top plates in walls containing bracing elements shall be butted together and jointed with metal connections as above. See addendum and drawing for nail plate sizes and number of steel plates required at each connection. See also clause 6.73. and fig. of NZS 3604.

4.13 POSTS AND BEAMS

Where required erect posts and beams of timber treated to TPA C7 specification. Except where otherwise required posts shall be anchored to concrete base pads with 50x6mm galvanized Steel fish-tailed straps 450mm long set 225mm min into concrete each side of posts. Fix posts to plates with 2/12mm dia. galv. bolts. Connect posts to beams with 50x6x400mm long galv. steel plates each side and 2/12mm dia. galv. bolts through plates into each member. All concrete pads, anchorages, joints and fixings shall comply with the requirements expressed or implied by clause 7 of NZS 3604.

4.14 ROOF AND CEILING FRAMING

Frames up for roof as required. Where roof trusses are used, they shall be constructed in a properly equipped factory using nail plates at all joints.

4.15 TRUSSES

Unless otherwise approved by the local authority engineer roof trusses shall be constructed in a properly equipped factory using nail plates at all joints and shall be constructed to standard designs of the nail plate manufacturer or to designs prepared by a registered engineer. All trusses shall be certified by the fabricator as being constructed to the standards required by the designer and each truss shall be labelled in accordance with the requirements of NZS 3604, cl. 10.2.3.

Where alterations to standard designs are required to fit the construction the design amendment is to be carried out by the original designer and the fee for the work is to be allowed for in the tender.

Trusses shall be carefully handled and stacked on site to prevent damage. Damaged trusses shall be removed from the site or repaired to the satisfaction of the designer or fabricator.

Trusses shall be fixed to top plates with 2/skewed 100x3.75 nails plus additional fixing to top plate and wall studs consisting of 4mm dia. wire dogs, 4mm dia. galv. wire ties wrapped over top chord and stapled to studs with min. 3/30x2.5mm galv. staples, or by other connectors to comply with NZS 3604, cl. 10.2.5.

Connect jack trusses to common trusses with connectors and blocking as detailed by the truss designer.
Provide 75x50 blocking between bottom chord, or ceiling battens as shown on the drawings.

4.16 PURLINS AND TILING BATTENS

Securely fix purlins and/or tiling battens as required. Purlins shall be set out equally along the length of the rafter at centres not greater than shown on the drawings. Fix purlins to rafters with nailing as required in the nailing schedule plus any additional fixings as required.

Tiling battens shall be of the sizes required and at centres to suit tiles. Tiling battens shall be supplied and fixed by the roofing sub-contractor. The main contractor shall provide temporary members required to hold roof framing in position until tiling battens are fixed.

4.17 ROOF BRACING

Provide and fix roof bracing as shown on the drawings and required by NZS 3604. Roof plane bracing shall consist of pairs of 25x1.2mm galv. steel strap bracing with 1 tensioner for each 3.6m of brace (or part thereof) fixed to each truss or rafter at crossing point and to the top plate of external walls as required in the nailing schedule. Bracing may be fixed to either the top or under-side of the rafters.

Where required fit roof space bracing complying with clause 10.5.3 of NZS 3604.

Braces shall consist of a single member up to 2 effective length or otherwise be pairs of 100x500 members spaced 50mm apart and nailed together through blocking pieces not more than 1m apart for effective lengths up to 5.2mm max. Braces shall be fixed to blocking between rafters or ridge at the top and a 100x50 brace runner at the bottom connected to ceiling framing. Bracing and blocking shall be fixed as set out in the nailing schedule.

Hip end jack rafters or rafters in heavy hip roofs shall be braced from the top plate to an internal wall bracing element above the level of the ceiling joists. Brace with 100x50mm timber on the flat fixed to end wall framing, each truss chord or ceiling joist it crosses and to the wall bracing element as shown in figures 55 and 56 of NZS 3604.

4.18 DWANGS AND BATTENS

Provide dwangs around the perimeter of all ceilings areas and between ceiling joists or truss bottom chords at 900mm centres. Dwangs shall be 75x50mm fixed on edge. Where battens for ceiling linings are required they shall be of the sizes and at the centres shown on the drawings or as required by table 29 of NZS 3604.

Trim for ceiling access manhole where required. The access hole shall be not less than 500x600mm and shall be trimmed with framing of the same size as the ceiling members.

4.19 EXTERIOR CLADDING

Exterior cladding shall be as shown on the drawings and/or set out in the addendum. All materials shall be fixed according to the manufacturers instructions and details according to the best accepted trade practices. All linings shall be fixed over breather-type building paper. All fixing nails shall be galvanized or other non-corrodible metal as noted in the addenda.

4.20 SOFFITS

Where required line soffits with 4.75mm Hardiflex. Lining shall fit close to wall framing. Joints in sheets shall be set into extruded PVC mouldings. Fix with galvanised shear-point nails.

4.21 FLOORING

Lay high density, temporary water proofed, flooring grade particle board or t & g flooring as required. Joints in sheet flooring shall be made over supports. Where necessary provide 75x50mm dwangs between joists to provide this. Fix flooring to joists not less than 10mm from edges around all edges of the sheets and at each intermediate joist at centres shown in the nailing schedule.

4.22 INTERIOR LININGS

All interior linings shall be fixed strictly according to the manufacturers recommendations. See schedule of linings for materials to be used. All lining material shall be carefully stacked and handled on site to prevent damage.

4.23 GIBRALTAR BOARD

Where required line walls with standard 9.5mm gibralter board or 9.5mm gibfoil.

Sheets may be fixed horizontally or vertically according to details provided by the manufacturer except that where the lining forms part of a wall bracing element or ceiling diaphragm nailing shall comply with the nailing schedule and each sheet shall be fixed on ALL EDGES. Linings to

exterior walls and ceiling, shall preferably be Gibfoil. Standard polythene vapour barrier. Where Gibralter Board forms part of a wall bracing element or a ceiling diaphragms, thay shall be fixed to framing all round and at intermediate framing as set out in the nailing schedule.

Except at bracing elements or ceiling diaphragms, linings may be fixed to framing using gib-fix adhesive with supplementary nailing.

Leave 3mm min. gaps between sheets at joints. Where wallpaper is to be applied stop joints and nails with 4F stopping plaster or gibstopping compound feathered out approximately 100mm on each side of the joint and trowelled to a smooth, even surface. Where walls are to be painted joints and corners shall be finished using gib-bedding compound with stopping feathered out at edges. After stopping has set sand lightly to a smooth surface using 120 grit abrasive paper. Fix timber or expand metal strips at external corners of linings before stopping.

4.24 PRE-FINISHED WALLBOARD

Where required line walls and ceiling, with pre-finished wallboard. Linings shall be fixed to framings with wall board adhesive systems appropriate to the type of lining. All joints shall be set in extruded PVC mouldings.

Where a wall bracing element occurs, prefinished wallboard lining shall be fixed over the Gib Board or Hard board lining forming part of the bracing element.

4.25 INTERIOR FINISHING TIMBERS

Provide and fix all skirtings, architraves, scotias, sill boards and others mouldings and beadings required to complete the works.

Where finishing timbers are specified to be clear finished they shall be heart rimu unless otherwise specified. Elsewhere they may be finger jointed pinus radiata or other approved.

Sill boards where required shall be out of 100x25mm timber neatly fitted to jambs and bullions.

Skirtings shall generally be out of 100x25mm timber, bullnosed with grooved back. Mitre corners and glue joint when fixing.

Architraves where required shall be out of 50x25mm timber bullnosed with grooved back. Mitre corners and glue joint when fixing.

Drill holes for fixings at ends of all finishings timbers and fix with 40mm long panel pins. Any splits which occur through failure to drill holes or the use of excessively large nails shall be glued to prevent later opening up. Split timbers may be rejected.

Before fixing in place all finishing timbers shall be hand sanded to a surface satisfactory and acceptable for the proposed method of finishing.

4.26 SWITCHBOARD

Trim opening for switchboard in required location and form box to carry switch-board with provision for the board to be hinged for access to wiring at the rear. Line the inner faces of the switch-board box with firestop gib. board or 2 layers of 9.5mm gib. board. Fit door catch to face of switch-board.

4.27 HARDWARE

The contractor shall allow in his tender the PC sum shown in the addendum for hardware. Allow for taking delivery of and fixing of all items supplied from the PC sums (see P & G). Items to be charged against PC sums shall include door latches, locks and furniture; cupboard catches and pulls; sliding door tracks and fittings; towel rail, and other similar items; but shall not include nails, bolts, screws, hinges or similar miscellaneous connecting devices or fixings.

4.28 FLASHINGS

Arrange for the plumber to provide machine folded flashings for exterior doors and windows out of machine folded 0.6mm aluminum.

JOINER AND GLAZIER INCLUDING ALUMINIUM WINDOWS

5.01 Refer to Preliminary and General which covers all parts of the work.

5.02 SCOPE
Cupboards shelves and benches as shown. Interior and exterior doors and windows as shown and required.

5.03 FINISH
All Joinery work shall be machine sanded and finished by hand. Smooth all surfaces and paper off all arises. Leave ready to receive paint, or varnish as shown.

5.04 GLAZING
All glazing to NZS 4223:1985. All glazing clear except where specified on window schedule. To NZS 4223:1985

5.05 MIRRORS
High quality silver backing, exposed edges rounded and polished, glue pad fix to suitable substrate, vinyl backed for safety.

5.06 MATERIALS
All timber shall be of the grade specified, thoroughly seasoned, cut square and of the full dimensions necessary to the New Zealand National Grading Rules NZS 169. Where required, all timbers shall be treated in accordance with the requirements of the Timber Preservation Authority.

Moisture content of timber shall be 12% to 18% based on oven dry weight. These percentages shall apply at the time of machining and at the time of installation. All timber must be straight, sound, free from checks, splits and other defects.

For vanity, hinges and steel drawer sliders to be brass.

5.07 WORKMANSHIP
All joinery shall be made in accordance with the best trade practice of sound repute in suitable workshops by competent tradespeople using tools, machines and equipment appropriate for the job following the details, drawings and instructions to the approval of the Architect, to whom access to the site, all workshops and facilities shall be granted during normal working hours.

The assembling of doors, sashes, frames, fittings and the like shall be by means of those joints appropriate to the nature of the job.

Mortice and Tenon, housing, dowelling and the like shall be used wherever required. Joints shall be accurately cut and fitted and well glued to develop full strength (see clause 27 of the NZS 46K0).

Screws shall be used in preference to nails or brads and counter sunk holes shall be drilled in the attached member just large enough to ensure a sliding fit. The whole in the second member shall be no larger than is necessary to give a secure hold without splitting the second timber. Screws shall not be hammered but shall be screwed tight without stripping the hole. A non staining lubricant such as soap may be used. Nails and brads shall be neatly punched and the holes suitably stopped. On no account shall corrugated fasteners be used.
Glazing shall be the responsibility of the joiner and may be carried out on site.

5.08 TIMBER GRADES

Units	- two pot epoxy painted customwood.
Stairs	- 20mm H.D flooring grade particle board, hardwood nosing

5.09 DETAILS AND DIMENSIONS

Check all scheduled dimensions on site prior to fabrication. Construct all joinery and fitted work true to detail.

Additional details, if required, will be supplied by the Architect upon request.

5.10 ALUMINIMUM WINDOWS

Details of window sizes and installation shall be supplied by the selected manufacturer before work is commenced to enable openings to be made to suit. These are to conform to NZS 4211 1985 (high wind classification 1100pa D W P)

Sashes to be awning type on interlock stalls sashes and frame to have mitred corners and securely fixed with mechanical jointers. Seal joints with small joint sealant. Sashes to close against flexible Neoprene weather stripping all round supply with glass ready for installation. Fit sashes with one pair of wedge fasteners, Frames to be supplied complete with factory fitted 20mm thick customwood reveal linings grooved to receive wall linings.

5.11 INTERIOR DOORS

980 high x40mm thick hollow core flush doors to match existing doors. Frames to be 30mm thick.

5.12 STAIRS

Provide stairs as shown. Stairs to have cut strings so that no stringer is visible. Co-ordinate with carpenter and measure on site.

PLUMBER AND DRAINLAYER

6.01 Refer to preliminary and general which covers all parts of the work.

6.02 GENERAL
All plumbing work shall be carried out by a licensed Plumber to the requirements of the Local Authority and the Drainage and Plumbing Regulations 1978.

All work shall be set out as shown on drawings services plan, except with prior permission from the Architect.

All materials shall be the best of their kind and to the Architects approval.

All work here described shall include all jointing materials, nails, lead wedges, wall hooks, collars, straps etc, necessary to the perfect completion of the job.

All fittings and work shall be in perfect working order on completion.

Liaise with carpenter for supply of all flashings to window joinery.

6.03 MATERIALS
All cold water reticulation in polybutylene pipes.

All hot water reticulation in copper pipe.

All wastes in UPVC to NZS 7641 as approved by the Local Authority.

KLAll terminal and back vents in UPVC as above.

Spouting and downpipes to match existing, galvanised steel.

6.04 WORKMANSHIP
All pipes shall be set in straight lines with even gradients avoiding places where airlocks are likely to occur. Use easy bend wherever possible.

Take pipes in the shortest most practicable route, however under the floor and parallel to joists if possible.

Conceal all pipes, wastes, vents etc within the framing at all places. Lag hot water supply pipe to outlets with spirally wound plumbers felt.

Fix all PVC to manufacturers instructions and make allowance for any expansion especially when cutting through framing.

Test all pipework for 60 minutes with full water and mend any leaks.

Ensure that galvanised iron, copper and aluminum are nowhere in contact by placing strips of 2ply bituminous fabric between them where this would otherwise occur.

Ensure that carpenter provides all necessary supports, grounds etc.

6.05 FLASHINGS
Provide and fix aluminium flashings as required.

6.06 SCOPE
- New services as shown.
- Connection to existing services, extend to connect.
- Supply and installation of all traps, wastes, vents etc.
- Installation of all fittings as shown.
- Extension of existing vents etc. through new structure.

6.07 DRAINLAYER
All drainage work shall be carried out by a licensed drainlayer to the requirements of the Local Authority and of the Plumbing and Drainage Regulations 1978.

Drains shall not be covered until inspected, tested and approved by the Sanitary Inspector and to the satisfaction of the Architect. Apply for the necessary permits and pay fees.

6.08 MATERIALS
Sewer drains shall be 110diameter UPVC, conforming to NZSS 365, jointed with Neonprene sleeves tied 1.54mm FMB stainless steel. Inspection junctions, gulley traps, bends etc shall be first quality PVC.

Stormwater drain to be 100mm as above.

6.09 WORKMANSHIP
Drains are to be laid with even gradients not less than 1 in 50.

Refer to excavator for excavation and backfilling.

Take pipes in the shortest most practicable route.

6.10 COMPLETION
All drains must be checked before completion, and their location indicated accurately (including inverts) on an "as laid" plan submitted to the Architect.

PAINTER AND DECORATOR

7.01 PRELIMINARY

Note all clauses under preliminary and general of this specification which apply to this section of the work.

7.02 MATERIALS

In this section of the specification where the word "paint" is used the reference shall also apply to vanish unless obviously inapplicable.

Generally all materials shall be of NZ manufacture of approved brands. All paints and varnishes shall be delivered to the site in unopened cans. Paints shall be applied straight from the can, strictly in accordance to the manufacturers recommendations . Any thinning of the paint required shall be carried out strictly to the makers recommendations succeeding coats of paint shall be of the same brand, unless approved otherwise.

7.03 WORKMANSHIP

All work shall be carried out in accordance with good trade practice. Surfaces shall be clean and properly prepared before coating and work shall be in accordance with Code of Practice NZS 2239 " Painting of Buldings". Rub previously painted surfaces lightly with fine glasspaper between coats and wipe over with a tack rag to remove dust. All coats shall be laid off when finishing off to remove brush marks. DO NOT PAINT OVER UN-PUNCHED NAILS or other protruding fixings.

7.04 COLOUR SCHEMES

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

7.05 STOPPING

After priming, all nail holes or joints are to be stopped with linseed oil putty and cleaned off before undercoating. Varnished work is to be stopped with matching putty after the first coat of sealer. Stop all nail holes and gaps in finishing timbers.

7.06 EXTERIOR PAINTING

Prime all exterior woodwork unless an oil finish is specified. After priming, all external woodwork and adjacent metalwork such as flashings, spouting and downpipes, is to be given one good undercoat followed by a finishing coat of high gloss paint (acrylic or enamel).
Wipe down all metalwork with solvent before priming.
Priming coats shall be well brushed in and all faces shall be covered, ends of laps and tops and sides of sashes, doors and such like. Sashes and doors shall be painted with enamel paint, not acrylic.

Hardiflex lining to eaves soffits shall be painted with 2 coats of PVA latex paint. Fibre-cement sheets (e.g. Hardiflex) shall be painted with 2 coats of acrylic gloss paint or shall be finished with other surface treatment as required. Exterior concrete block walls (except foundation walls) shall receive 2 coats of Resene, or other approved, concrete block sealer or masonry filler, well brushed into the surface, and applied strictly according to the manufacturer's specifications.

7.07 INTERIOR PAINTING

All interior finishes are to be as required. Wall linings and ceilings shall be given one coat of undercoat and finished with two coats of approved flat or semigloss paint as required. Where full gloss is required in toilets and cleaners cupboard the finishing coat shall be full gloss enamel. Doors shall be painted on both faces and all edges.
Allow to paint counter, carcass and shelves unless pre-finished surfaces are specified.

7.08 PAPERHANGING

Where required hang wallpaper or lining paper to walls, cupboards and ceilings. All walls shall be sized before papering. Lightly sand walls where necessary to remove excess stopping or protuberances. Wallpapers shall be hung plumb and true with edges carefully butt jointed. Carefully match all patterns and check rolls before hanging for variations in shading across the rolls or their defects.

Any mismatched or faulty papers will be rejected and replaced, including hanging, at no cost to the owners.

7.09 COMPLETION

At completion clean all paint marks off glass and other surfaces, re-touch all damaged paintwork and leave the premises ready for occupation.

ROOF COVERINGS

8.01 PRELIMINARY

The whole of the works shall be carried out in accordance with and shall conform to the bylaws and regulations of the Local Authority.

8.02 EXTENT OF WORK

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

8.03 METAL ROOF TILE

Materials: The tiles shall be from an approved metal roof tile manufacturer (colour selected by owner).

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

Battens: Cut battens to manufacturers recommendations from 75mm x 50mm giving 2 battens. Battens to be fixed at maximum 363mm centres with first batten 330mm from face of fascia

Tiling: Lay tiles as recommended by manufacturer fixing to each tiling batten as work proceeds.

Rigdes, Barges, Hips:
Finish all ridges, hips and barges where shown on drawings, with coated cappings.

Valleys: Construct and finish valleys where shown on drawings as recommended by roofing manufacturer.

Flashings: Flash and over flash all projections through roofing. All flashings to be coated.

8.05 CONCRETE ROOF TILES

Materials: The tiles shall be from an approved concrete tile manufacturer(colour as selected by owner.)

Underlay: Over the whole of roof area fix under of 6.8kg saturated roofing felt. Lap over all hips, ridges and over fascia board far enough to give drip into gutter. Where the rise of the fascia above rafter top could cause ponding, an anti-ponding board or a device giving similar results should be provided.

Fixing battens to a maximum gauge of 350mm. Size of batten shall be not less than that shown on the drawings, with rafter spacing up to 450mm centres 50mm x 25mm, between 450mm and 600mm centre 50mm x 37mm, between 600mm and 900mm centre 50mm x 50mm battens.

Tiling: Lay tiles to a minimum head of 75mm. Secure every eaves course tile, every top course tile, all perimeter tiles with 57mm x 37mm and 50mm x 50mm battens. Secure every alternative tile within the body of the roof.
The first course of tiling shall be fixed so as to provide an adequate projection over the fascia into the gutter.

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

Hips: Fix starter hip tiles at the foot of all hips. Cut tiling closely to the rake of the hip. Cover all hips with ridge tiles to colour as specified, bedded and struck pointed in cement mortar coloured to blend in with tiles. Hips and ridge tiles must be bedded solid only at the ends or at the junction of hip and ridge. Starter hip ridge and every alternative ridge to be mechanically secured.

Cover all ridges with ridge tiles of selected colour bedded and pointed to match the tiles. The end ridge and every alternative edge must have weep holes fitted when mortar is still wet.

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

ELECTRICAL

9.01 Refer to the Preliminary and General section which covers all parts of the work.

9.02 GENERAL
All electrical work shall be carried out in accordance with the Electric Wiring Regulations 1961, and to Local Authority requirements and to the complete satisfaction of the Local Inspector and the Architect. All cutting and drilling of timber is part of the work, but care must be taken of the work of other trades.

The Electrical contractor is required to co-operate with the carpenter at all times in the fixing of his work.

All wiring is to be concealed, with a minimum of horizontal runs through walls.

9.03 MATERIALS AND WORKMANSHIP
All materials are to be of the best quality of their kind and free from defects.

Cable shall be TPS, securely clipped to framing where exposed.

Flush boxes may be nailed to framing provided flush plates are correctly aligned with finished wall surface.

Full width backing shall be provided for batten and ceiling roses, and any other fixtures attached to framings.

Arrangement of circuits shall be approved by the Architect prior to installation.

9.04 SCOPE OF WORK
Install all electrical work as shown and to selection.

Supply and install as necessary - cables, switches, lamps, fuses, MCB's and other fixtures necessary to complete lighting and power circuits.

9.05 COMPLETION
The whole of the electrical system must be tested and passed by the Power Boards Inspector before being taken over by the owners.

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SPRAY TEXTURE FINISH

10.01 PRELIMINARY AND GENERAL
This specification is for the application of spray texture finishes to the exterior of the building as shown. A sample panel showing the proposed texture and finish is to be supplied with any quote. The work is to include selected colour over or as part of the finish. Only approved applicators will be accepted for this work.

10.02 SURFACE PREPARATION
It is the applicators responsility to ensure that the base material is up to standard before application of the texture coating.

Remove all dust and other surface detritus before starting work. Fill holes and other imperfections to ensure an even finish.

Apply approved filler and tape to all joints to manufacturer's instructions. Allow to cure and sand smooth before sealing coat is applied.

10.03 COATING APPLICATION
All external surface to receive a sealer and basecoat as required before appliction of the top coats. Allow all coats to dry and cure before further coats are applied. Apply only when weather conditions are suitable and protect from rain during the drying period.

A coarse heavy texture finsih is required to be applied. The sample panel provided will act as a standard for the final on site finish.

10.04 WARRANTY
All systems are to be warranted for film intergrity for 10 years from the date application id finished. The applicator is to provide a written warrenty to the owner stating that the work has been carried out to manufacturer's instructions and the warrenty period as above.

BRICKLAYER

11.01 PRELIMIARY AND GENERAL

Read and note all clauses under Preliminary and General of this specification where they apply to this trade, (these clauses shall also apply to veneer work of concrete block, split stone or similar materials).

11.02 RELEVANT SPECIFICATIONS

All work shall be in accordance with the requirements of NZSS 1900 CH 6.2 and NZSS 1900 CH 6.1.

11.03 MATERIALS

(a) BRICKS: Bricks for external veneers and foundation walls shall be of the colours and type selected and shall comply with NZSS 366 Caly Building bricks Grade A or B. All fair face brickwork shall be laid with their best face outwards.

(b) CEMENT: Cement shall be ordinary Portland cement and at the time of use shall comply with NZSS 1844 Portland cement.

(c) PLASTICIZER: Plasticizer shall be used in accordance with the manufacturer's instructions and not other additives are to be used in conjunction with these materials. On no account will further additions be made at the time of retempering mortars.

(d) WATER: Water shall be drinking quality and shall at the time of use be free from acids, alkalis and organis impurities.

(e) SAND FOR MORTARS:

Sand used shall be clean, sharp and shall comply with the the relevant clauses of NZSS 2129, 1967, Sands for mortar, Plasters and External Renderings.

11.04 PREPARATION OF MORTAR

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

11.05 BRICKLAYING

Brick shall be laid in stretcher bond, true to line, level and plumb, and in accordance with best trade practice. All work shall be be laid from the lowest corner and no corner shall be from raised more than more than 1.00mm above wall line. Corners shall be racked back. On no account will toothing be permitted. All joints willl be completely filled with mortar and the and the bricks shall be shoved into place at least 10mm and shall be disturbed as little as possible after initial positioning.

Head joints shall be buttered on three edges, deeply furrowed joints will not be permitted and mortar shall be spread on the bed joint not more than 10mm thick and shall be tooled as directed as work proceeds. Where tapestry bricks are used, care should be taken to use a tool slightly smaller than joint width to prevent pushing mortar into the brick stritations.

11.06 BRICK VENEER

Construct brick veneer as shown on the drawings and in accordance with NZS 3604. Mortar and workmanship shall be as previously specified. Veneer ties, and their anchorages, shall be designed and fixed so as to resist a lateral load in tension or compression of twice the weight of veneer which each tie supports, without elongation or shortening of the assembly by more than 1.2mm.

Ties shall be non-corrodible metal or shall be galvanised after forming, with a zinc coating. If of round bar they shall be of of a minimum of 4.75mm; if of sheet metal they shall be of a minimum thickness of 1.3mm and a minimum width of 25mm. Sheet metal ties are preferred.

Approved ties shall be spaced at not more than 600mm horizontally and not more than 350mm vertically or 450 horizontally and 400 vertically. An air space of at least 40mm shal be maintained betwen timber frame and exterior veneerand weep holes shall be left every third joint for the discharge of ventilation to cavities. Care shall be taken to maintain the air-space and upstand free of any mortar droppings, protruding joints, or pipes or electrical wire, junction boxes, etc. Incorporate galvanised 4 mesh 1.0mm vermin proofing. Where shown build in bricksize concrete vents as required. All facing work shall be kept clean as the work proceeds. On completion , all brick work shall be left in a clean state. Clean down with a weak acid solution to remove mortar stains.

11.07 SILLS

Sills to be brick on edge, quarry tiles, or concrete slabs brought to the underside of wooden sills, junction between to be filled with 'Hydroseal' and over-pointed with cement mortar.

11.08 BUILDING PAPER

Cover the whole of the external face of framing with breather type building paper, lapped 150mm at joints and fastened to framing with large headed galvished clouts-(to be carried out by Carpenter). Veneer ties shall be fixed over the building paper. Fixing nails only shall penetrate through the paper.

VERY HIGH WIND ZONE

16kn Proprietory Cyclone ties
Truss/Rafter to Top Plates (Light Roof)
1 - 'Z' Nail uplift securement to
Top/Bottom Edge Purlins
Max Stud Spacing 480mm
Refer NZS 3604 Stud Tables

KAPITI COAST DISTRICT COUNCIL
PLANS APPROVED PLUMBING
AND DRAINAGE
CONSENT MAY BE ISSUED.
DATE: 24/4/97 OFFICER

ENGINEER STRUCTURAL DESIGN TAKES PRECEDENCE
SUPPLY CALCULATIONS AND DETAILS TO COUNCIL ✓
RECEIVED
FORWARD (URGENT) ✓

Engineers on site inspection and design required for new support beams, including connection details is required.

KITCHEN
DINING
LIVING
BED 2
BED 1
BATH
WC
STUDY
DOUBLE GARAGE

760
2/760
NEW 300 x 100 PZ
B
B
DOORS & WINDOWS 2010 HIGH x 2410 WIDE OPENING SASH EACH SIDE
GLAZED ROOF OVER TO NZS 4223
100 x 100 POST
WINDOW 2010 x 600 W FIXED SASH
Check ground on site may alter line of trench soft ground conditions
P1, fit B65 1.2 bracing to replace ext'g brace negated by alteration works.
A
710
2/150x50
VANITY TO SUIT
A
DEMOLISH EXISTING BRICK VENEER & LINE WITH WR GIB
900x900 CNR SHOWER
NEW BRICKWORK TO MATCH EXISTING
NEW OPENING WINDOW
Provide 250 ϕ piers at 750 crs to maximum 1.0m deep as for original foundations.
1010 x 610
7194
7382
1806
1900
1000
700
1794
TUB
WM
1006
600
2200 o/h.
BUTYNOL ON 17.5 CPD TAN PLY Screw fixed SARKING DRESS BUTYNOL UP UNDER EXISTING TILED ROOF
150x50 RAFTERS AT 400 c/c
Proprietory Cyclone ties
KLAY FASCIA TO MATCH EXISTING
HARDIES SOFFIT TO MATCH EXISTING
100x50 STUD WALL
2440 STUD HEIGHT
rafter support over line of load bearing wall.
NEW 1980 x 710 DOOR
100x50 STUDS AT 600 c/c 9.5 WR GIB TO INTERIOR & 7.5 HARDITEX WITH ACRYLIC TEXTURE COAT SYSTEM FINISH TO EXTERIOR
2200 CO3 TO MATCH EXISTING SOFFIT LINE
Harditex fixings 316 Grade Stainless Steel nails. (Severe Coastal Exposure Zone.)
M12 STARTERS INTO EXISTING SLAB 300 mm
thicken
100 THICK CONCRETE SLAB WITH 665 MESH ON DPC OVER BLINDING ON COMPACTED HARDFILL
200 THICK FOOTING WITH 2 D12 & D10 STARTERS AT 600 c/c
2440 THICK FOOTING WITH 3 D12 FOR BRICKWORK

FLOOR PLAN

NEW WORK
REMOVALS

SECTION A - A

Remove spouting and reinstate outside line of Harditex to ensure proper watertight junction
EXISTING SPOUTING
EXISTING TRUSSES FIXED TO NEW 300x50 WITH JOIST HANGERS
HARDIFLEX TEXTURED TO MATCH EXISTING. CARRY FLASHING UNDER SPOUTING & PRESS DOWN HARDITEX
FLASHING (metal)
LAMINATED ROOF LIGHT
REMOVE EXISTING WALL
PROPRIETARY ALUMINIUM ROOFLIGHT + DOORS
EXISTING SLAB
CONCRETE SLAB & FOOTINGS REFER SECTION B1-A

PROPOSED ALTS & ADDS
300 MANLY ST
PARAPARAUMU

notes

ALL WORK TO COMPLY WITH NZS 3604, THE NATIONAL BUILDING CODE & THE REQUIREMENTS OF THE TERRITORIAL AUTHORITY

CONTRACTOR TO CONFIRM ALL DIMENSIONS ON JOB BEFORE FABRICATION

ALUMINIUM JOINERY TO MATCH EXISTING

FOOTINGS TO BE ENGINEERED / SPECIFIC DESIGN REF SEP DETAIL

APPROVED Consent may be issued
7-5-97
Officer
Kapiti Coast District Council

IF IN DOUBT ASK

TT Design
Tim Taylor nzcd arch
ph fax 04 234-7031

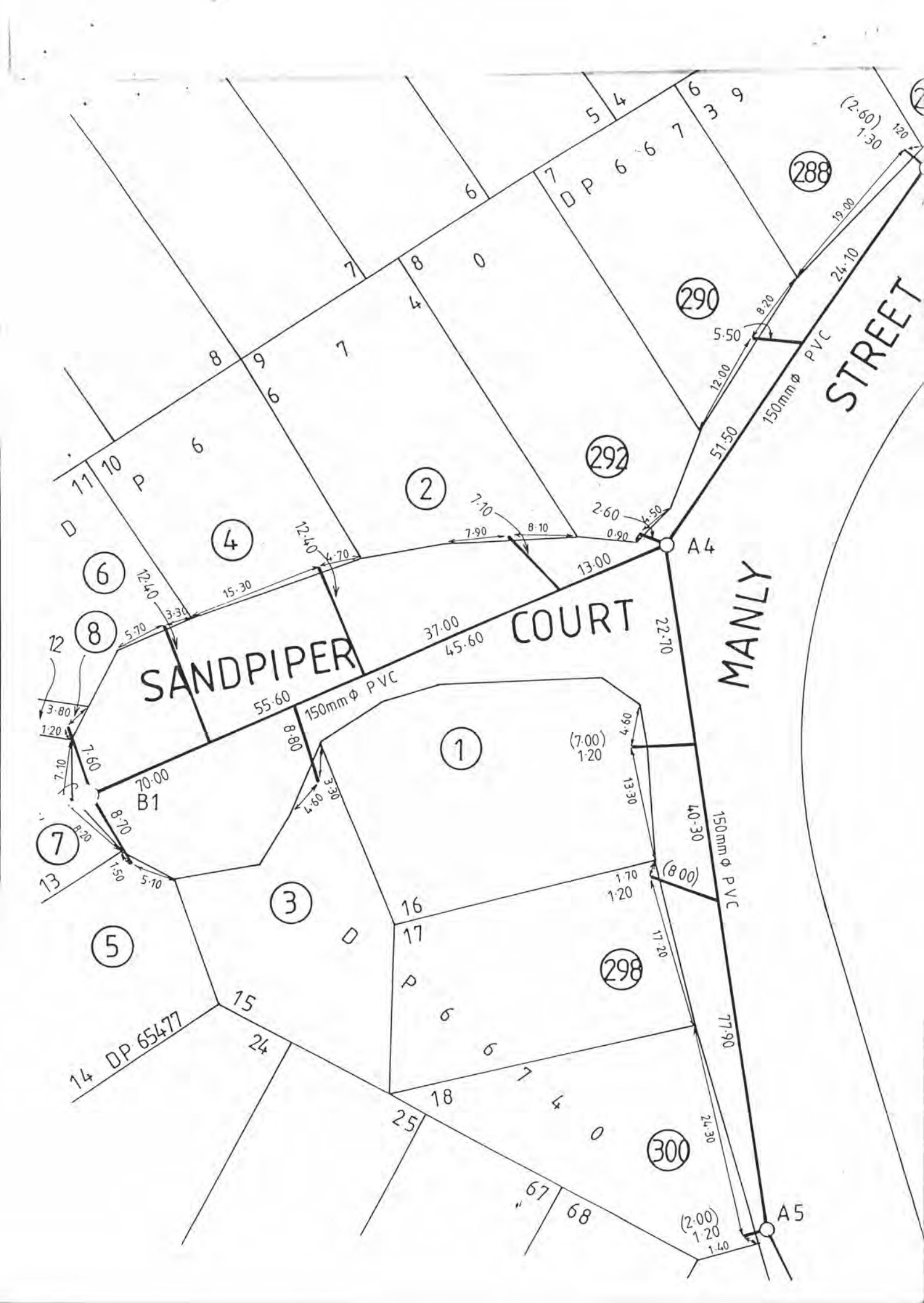
DRAIN ADD
INSP 10/6/93 JH
CAMPBELL DRAINLAYER

INLINE
.90
2.90
1.40
1.10
1.30
2.00
3.00
1.40
.40
TV
WC
1.60
5.50
2.30
.80
Hall
Hall
7.00
6.90
4.00
3.60
5.60
2.70
TV
gi
1.60
.30
7.10
2.00

PVC IN SAND
TESTED 9/3/94 JH
R. CAMPBELL DRAINLAYER

300 MANLY ST

SANDPIPER CT
MANLY
STREET
100mm ø PVC
200mm ø PVC
150mm ø PVC
T-M-1·80
T-M-1·10
T-M-1·50
T-M-1·40
T-M-1·10
T·10
DP667478
DP667478
DP667478
DP667478
DP667478
DP667478
1
292
290
288
286
298
300
5.30
9.30
11.80
8.30
18.30
2.00
18.40
16.20
25.40
61.80
63.90
0.00
3.40
Av
18.90
23.50
45.90
5.20
12.80
1.70
60.40
17.20
15.80
9.80
92.90
100.60


SANDPIPER COURT
MANLY STREET
DP 65477
DP 667
DP 667
DP 667
DP 667
288
290
292
298
300
A4
A5
B1
150mm ϕ PVC
150mm ϕ PVC
150mm ϕ PVC
55·60
70·00
8·80
7·60
3·80
1·20
7·10
8·70
8·20
1·50
5·10
4·60
3·30
37·00
45·60
22·70
13·00
7·10
7·90
8·10
2·60
4·50
0·90
12·40
4·70
15·30
3·30
12·40
5·70
(7·00)
1·20
4·60
13·30
40·30
(8·00)
1·70
1·20
17·20
77·90
24·30
(2·00)
1·20
1·40
51·50
12·00
5·50
8·20
24·10
19·00
(2·60)
1·30
1·20
1
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24
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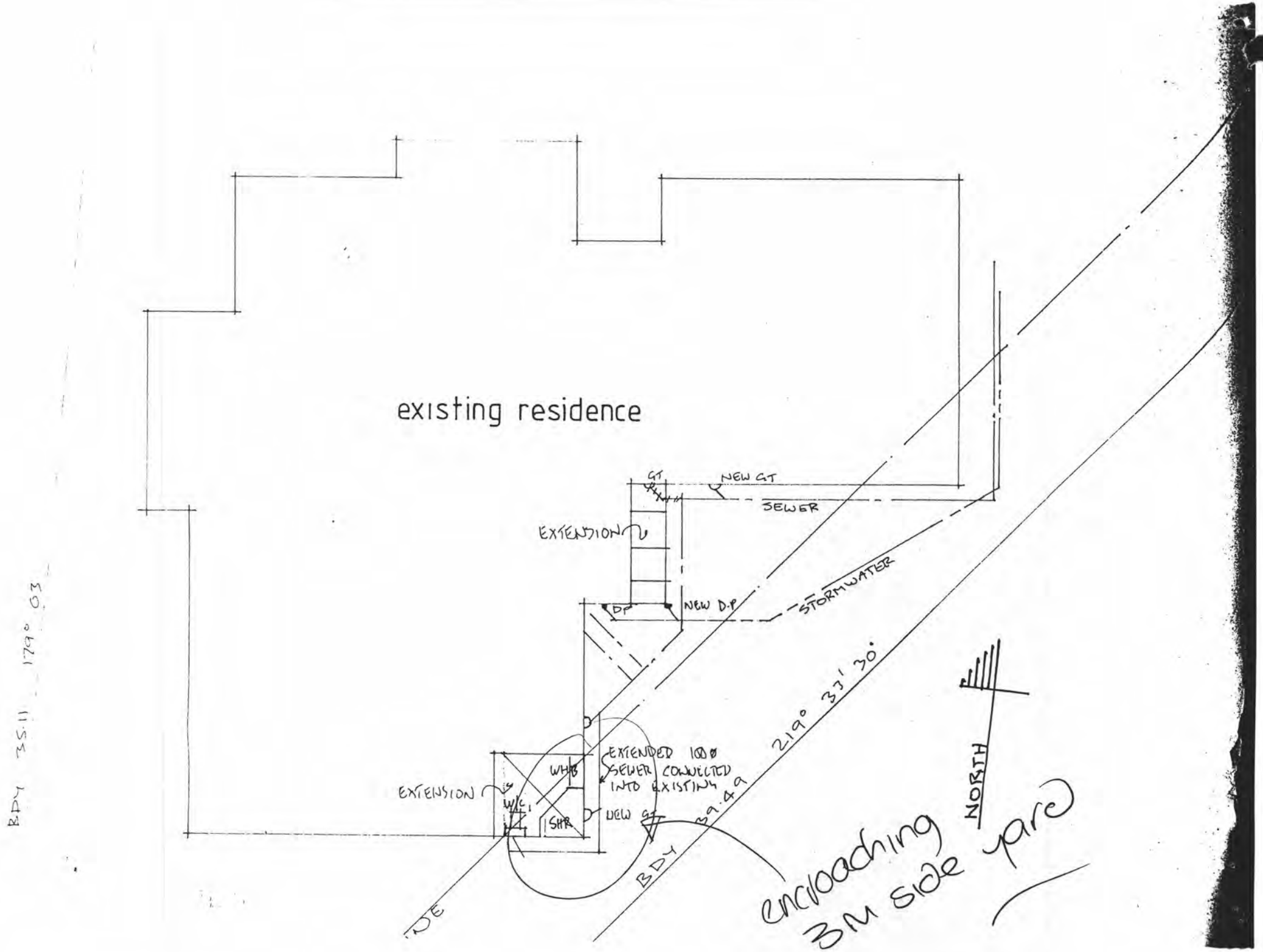
67
68


existing residence
GT
NEW GT
SEWER
EXTENSION
DP
NEW D.P
STORMWATER
EXTENSION
W/C
SHR
WHB
EXTENDED 100ø SEWER CONNECTED INTO EXISTING
NEW GT
39.49
219° 33' 30"
BDY
NORTH
encroaching 3M side yard
BDY 35.11 179° 03'