

# STATEMENT OF PASSING OVER INFORMATION

**This information has been supplied by the vendor or the vendor's agents. Accordingly, Ownly (REAA 2008) and Sold On Kapiti Limited is merely passing over the information as supplied to us by the vendor of the vendor's agents.**

**We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all the intending purchasers are advised to conduct their own due diligence investigation into the same.**

**To the maximum extent permitted by law Ownly (REAA 2008) and Sold On Kapiti Limited does not accept any responsibility to any person for the accuracy of the information herein.**

**SOLD ON KĀPITI**



# Code Compliance Certificate

Section 95, Building Act 2004

## Application

JF & CJ Wagg	No.	040303
PO Box 2082	Issue date	25/08/06
Raumati Beach 6450	Application date	11/03/04

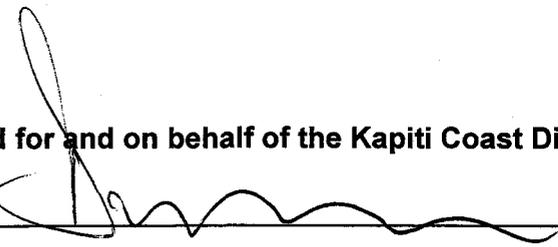
## Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages New dwelling.
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential.
Estimated Value	\$365,000
Location	12 CHARLOTTE WAY, RAUMATI
Legal Description	LOT 57 DP 89871
Valuation No.	1529160366

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

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

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

Name: 

Date:

30 AUG 2006

KAPITI COAST DISTRICT COUNCIL

APPLICATION FOR SEWER CONNECTION AND PERMIT

The Borough Engineer  
Private Bag  
PARAPARAUMU

I, J. Wagg

(Full name)

PLEASE PRINT

(Postal Address)

hereby apply for an ordinary connection to the Kapiti Borough Sewer from the premises owned by me at

(PROPERTY Address in full if different from above)

12 Charlotte Way

Lot

57

DP

89871

Fees Payable (on application)

Inspection \$

Connection \$

Total \$

N/c

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, A Mann

(full name)

(address)

being a licensed Drainlayer apply for permission to connect the premises mentioned above to the Kapiti Borough Sewer.

N.B. Connection NOT permitted until permit obtained.

new dug

(Signature)

(License No.)

(Date)

OFFICE USE ONLY

Permit No.

040303

Job Inspected

Building Register Entry

Date Issued

Connection Recorded

APPLICATION FOR WATER SUPPLY AND CONNECTION PERMIT

The Borough Engineer  
Private and  
PARAFORMAL

I, J. Wagg (full name)

PLEASE PRINT

(Postal

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)

12 Charlotte Way

Lot

57

DP

89871

Fees Payable (on application)

Inspection \$

Connection \$

Total

\$ n/c

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 la

Owners Signature

Date

THIS PART TO BE COMPLETED BY PLUMBER

I, A Mann (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. 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. B/W Cylinder Type <u>new duty</u>                              | 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: |                                       |

OFFICE USE ONLY

Permit No. <u>040303</u>	Job Inspected	Building Register Entry
Date Issued	Connection Recorded	

FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Resource Consents	✓		<i>SCM</i> 12.3.4
Plumbing and Drainage	✓		<i>8</i> 12/3/04
Building	✓		<i>[Signature]</i> 17/3/04
Fire Design			
Compliance Schedule			
Structural			
Hazardous Substances			
Environmental Health			
Site- Foopath & Entrance Conditions		Ground	
<i>ENTRY OFF ROW NO V/E Req.</i>		<i>ENGINEER TO CHECK</i>	<i>[Signature]</i> 11/3/2004

NOTES:

**CONFIDENTIAL**



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

**RECEIVED**  
10 MAR 2004  
KAPITI COAST  
DISTRICT COUNCIL



5 Hagley Street  
P O Box 50218  
Porirua City  
Phone: [04] 237 5089  
Fax: [04] 237 1439

APPLICATION FOR BUILDING CONSENT  
Section 33, Building Act 1991

**CONFIDENTIAL**

To: Kapiti Coast District Council/~~Porirua City Council~~ (delete one)  
[Tick each applicable box and attach relevant documents]

App. No. 040303

ANTICIPATED COMMENCEMENT DATE: 25/03/04 FINISH DATE: 25/09/04

PART A : GENERAL

[Complete Part A in all Cases - Refer over for Part B, C and D, sign and date]

APPLICANT	PROJECT
Owner Name: <u>JF &amp; CJ WAGG</u>	New or Relocated Building <input checked="" type="checkbox"/>
Mailing Address: <u>P.O BOX 2082 RAUMATI BEACH</u>	Alterations or Additions <input type="checkbox"/>
Contact Name: <u>JEROME</u>	Accessory Building or Fire <input type="checkbox"/>
Phone: Wk: <u>0</u> Hm: _____	Building demolition or Removal <input type="checkbox"/>
Cellphone No: <u>021 500 844</u>	Intended use, e.g Dwelling, Carport, Garage etc <u>Dwelling</u>
Fax: <u>049042258</u>	Being stage <u>1</u> of an intended <u>1</u> stages.
*Under section 33 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which 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.	Estimated value (inclusive of GST) <u>\$ 365 000</u>
	Intended life: (of building) Indefinite but not less than 50 years <input checked="" type="checkbox"/>
	Specified as _____ years
	PROJECT LOCATION Street Address (if any) <u>12 CHARLOTTE WAY RAUMATI ESTATES</u>
	Legal description (as shown on certificate of title rates notice, if any) Lot <u>57</u> DP <u>89871</u>
	Valuation No. <u>1529160366</u>
FOR COUNCIL USE Received: <u>10 / 3 / 04</u> Application Fee: \$ <u>420.00</u> Receipt No: <u>54302</u> Balance of Fees: \$ _____ Receipt No: _____ Date: _____	
NOTE: Balance of fees are payable on consent approval	
This application is for: <input checked="" type="checkbox"/> Building Consent only, in accordance with Project Information Memorandum <input type="checkbox"/> Both Building Consent and a project Information Memorandum	

**SCANNED**

**PART B : BUILDING DETAILS**

(Complete Part B in all cases)

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

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

**PART C : PROJECT DETAILS**

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

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

**PART D : KEY PERSONNEL**

Designer(s): PETER DAVIS ARCHITECTURE

Building Certifier(s): KAPITI COAST COUNCIL / A BUILD CONSULTING ENGINEERS

Builder/s: J.C.K DEVELOPMENTS LTD

Registered Drainlayer: A M PLUMBING REG NO: \_\_\_\_\_

Craftsman Plumber: A M PLUMBING REG NO: \_\_\_\_\_

Other: \_\_\_\_\_

**PLEASE NOTE**

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

CONFIDENTIALITY	SIZE OF BUILDING
<b>Plans and Specifications</b>  <b>I/We require that my/our:</b> <b>CONFIDENTIAL</b> 1. <input checked="" type="checkbox"/> plans 2. <input checked="" type="checkbox"/> specifications be treated as confidential in order to protect either: 3. <input checked="" type="checkbox"/> the security of the building; and/or 4. <input checked="" type="checkbox"/> the copyright Signed: <u>J. J. Wagg</u>	Floor area m <sup>2</sup> <u>277</u>
	No of stories <u>2 1/2</u>
	No of Units <u>1</u>

Signed for and on behalf of the Applicant:

Name: J. J. Wagg

Position: Director Date: 9 03 04

**FOR OFFICE USE ONLY**

FEE'S	AMOUNT	APPLICATION DEPOSIT	AMOUNT
Building	\$1,874.50		\$420.00
Sewer Connection	\$.....	RECEIPT NO	DATE.....
Water Connection	\$.....	<u>54302</u>	<u>10-3-04</u>
Vehicle Crossing	\$.....	INVOICE NO	DATE.....
Damage Deposit	\$400.00	<u>91093</u>	<u>19-3-04</u>
Structural Checking	\$.....	RECEIPT NO	DATE.....
Building Research Levy	\$365.00	<u>55384</u>	<u>30-3-04</u>
Development Levy	\$.....	FEE'S PAID BY:	
BIA Levy	\$237.25	<u>JCK Developments</u>	
Compliance Schedule	\$.....	BUILDING CONSENT	DATE ISSUED
Digital Storage Fee	\$28.50	NUMBER	
Certificate of Title Charge	\$.....	<u>040303</u>	<u>30-3-04</u>
Photocopying	\$.....	AUTHORISATION FOR REFUND OF DEPOSIT	
SUBTOTAL	\$2,905.25	Deposit held =	\$.....
Less Deposit Paid	\$420.00	Cost to Repair Damage Caused During	
TOTAL	\$2,485.25	Construction =	\$.....
GST INCLUDED	\$.....	Total Balance to be Refunded	
		Authority Number:	
		Authorised:	DATE:

\* Check PIM 040107 (Re payment - have Envisoplus paid? If not JCK Dev will have to pay). No payment made on PIM 040107. Invoiced on BC040303

**CONFIDENTIAL**

Received with thanks by 47/01  
KAPITI COAST DISTRICT COUNCIL  
30-03-04 15:07 Receipt no. 55384  
\*COPY\* \*COPY\* \*COPY\*  
DR BC040303 WAGG JF & C 2,485.25-  
JF & CJ Wagg::PO Box 2082:Raumati Beach  
CQ N PARAPARAUMU  
JCK DEVELOPMENTS LTD 2,485.25

Received with thanks by 48/01  
KAPITI COAST DISTRICT COUNCIL  
10-03-04 12:03 Receipt no. 54302  
\*COPY\* \*COPY\* \*COPY\*  
DR BC040303 WAGG JF & C 420.00-  
JF & CJ Wagg::PO Box 2082:Raumati Beach  
CQ N PARAPARAUMU  
JCK DEVELOPMENTS 420.00



## Building Consent

Section 35, Building Act 1991

### Application

JF & CJ Wagg	No.	040303
PO Box 2082	Issue date	30/03/04
Raumati Beach 6450	Application date	11/03/04

### Project

Description	New Construction Being Stage 1 of an intended 1 Stages New dwelling.
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential.
Estimated Value	\$365,000
Location	12 CHARLOTTE WAY, RAUMATI
Legal Description	LOT 57 DP 89871
Valuation No.	1529160366

### Charges

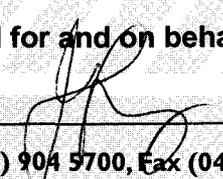
The Council's charges paid on uplifting this Building Consent, in accordance with the attached details are:

	\$	2,303.00
Building Research Levy	\$	365.00
Building Industry Authority Levy	\$	237.25
Total	\$	2,905.25

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: 

Kapiti Coast District Council

Date: 30-3-04

Phone (04) 904 5700, Fax (04) 904 5830 175 Rimu Road, Private Bag 601, Paraparaumu. Website [www.kcdc.govt.nz](http://www.kcdc.govt.nz)

## Addenda to Application

### Application

JF & CJ Wagg PO Box 2082 Raumati Beach 6450	No.	040303
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### Project

Description	New Construction Being Stage 1 of an intended 1 Stages New dwelling.
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential.
Estimated Value	\$365,000
Location	12 CHARLOTTE WAY, RAUMATI
Legal Description	LOT 57 DP 89871
Valuation No.	1529160366

Builder: JCK Developments Ltd

### General Requirements

- a) The District Inspector is to be given 24 hours' notice before carrying out the following inspections:
1. INITIAL INSPECTION - PREVIOUSLY COMPLETED
  2. FOUNDATION INSPECTION
  3. PRE-CONCRETE SLAB INSPECTION OF PLUMBING
  4. PRE-SLAB INSPECTION, CONCRETE FLOOR
  5. OTHER EXTERNAL CLADDING INSPECTION
  6. PRELINING INSPECTION, MOISTURE TEST, CHECK BRACING
  7. POST-LINING INSPECTION, LININGS, FIXED AS PER BRACE DESIGN
  8. COMPLETION INSPECTION
  9. WATER TEST ON SEWER DRAINS
- 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.

1. **LAPSE AND CANCELLATION OF BUILDING CONSENT.** A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 6 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. The inspection of all specific design components of the building is the responsibility of the Design Engineer who is also required to supply a written report to Council.
3. NZS3604 is an Acceptable Solution in terms of the New Zealand Building Code and is a recommended reference document for timber framed buildings.
4. Fit head, jamb, sill flashings and proprietary sill tray to external joinery. Fit airseals to the inside edges of the window reveals.
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 16 kN cyclone ties to rafters and trusses. Purlins to light roofs require 1 - 'Z' nail additional securement, top and bottom edge
6. As this building is located within the Very High Wind Zone, light roofs require 16 kN cyclone ties to rafters and trusses. Purlins require 1 - 'Z' nail additional securement, top and bottom edge.
7. All glazing, construction system and components to comply with Very High Wind Area (50 m/s) and 500 m Coastal Corrosion Zone if applicable.
8. Note and comply with endorsements on approved plans.
9. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.
10. Section F7 of the New Zealand Building Code requires the installation of an approved smoke alarm system for detection and warning of fire. Alarms are to be of a type which include a reset and test buttons.
11. Exterior cladding system to be previously completed and inspected by Council's Inspector prior to any subsequent prelining inspection/approval being granted for the fixing of internal linings.
- 12.

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

**OWNER/BUILDER/  
AUTHORISED PERSON**

**Date:**

## Costing Sheet Minor Work & Residential New Dwellings

Application No: <b>040303</b>	Admin = \$45 per hour	Engineering
Date: <b>10-3-4</b>	Plan Vetting = \$70 per hour	Technical Assessment/Peer Review
Site Address: <b>12 Charlotte Way</b>	Inspections = \$65	Cost + 10%

Classification	Plan Vetting				Consultants			Inspections					Set Fee Portion of Consent Fee	PIM Portion Of Consent Fee	Total Fee Excluding BRANZ, BIA Levies & Refundable Damage Deposits	Total (A) Plus
	Plumbing	Drainage	Building	E health	District Plan	Fire	Engineering	Site	Plumbing	Drainage	Building	E Health				
1	Solid Fuel Heater												\$45	Nil	\$110	
2	Plumbing Work												\$45	\$68	\$175	
3	Drainage Work												\$45	\$68	\$175	
4	Sheds/Retaining Walls/Carports												\$144	\$130	\$307	
5	Decks/Swimming & Spa Pools Conservatories/Pergolas & Other Minor Works												\$144	\$130	\$298	
6	Minor Farm Buildings												\$144	\$130	\$372	
7	Proprietary Garages, Standard												\$189	\$130	\$482	
8	Proprietary Garages, with Firewall												\$189	\$130	\$549	
9	Garages, Custom Design												\$189	\$130	\$617	
	Residential New Dwellings															
10	Single Story Brick Veneer												\$420	\$165	\$1378	
11	Single Story Weatherboard												\$420	\$165	\$1443	
12	Single Story Stucco/Texture Coating/Ply/Steel/Block												\$420	\$165	\$1573	
13	Multi Story Brick Veneer												\$740	\$165	\$1838	
14	Multi Story Weatherboard												\$740	\$165	\$1903	
15	Multi Story Stucco/Texture Coating/Ply/Steel/Block												\$740	\$165	<del>\$1874.50</del> \$2033	
30	Relocated Residential Dwellings												\$281	\$165	\$749	

*Note. Double Units charged at Single Unit Rate plus 50%  
Dwellings with Multiple Cladding Types Charged at Stucco/Texture Coating/Ply/Steel/Block rate*



COUNCIL COPY



CONFIDENTIAL

### Building Control Services

Thank you for choosing KCDC Building Control Services to process and inspect your building project. It is our aim to provide you with timely and professional building control services. We welcome any suggestions for improvements to the services we provide.

Ken Smith  
Building Control Manager  
Ph (04) 904 5855  
Cell 027 4501509

COUNCIL COPY

Building Consent Number : 040303

Applicant Name : JF & CJ Wagg

Proposal : New dwelling.

CONFIDENTIAL

Location : 12 CHARLOTTE WAY, RAUMATI

Legal Description : LOT 57 DP 89871

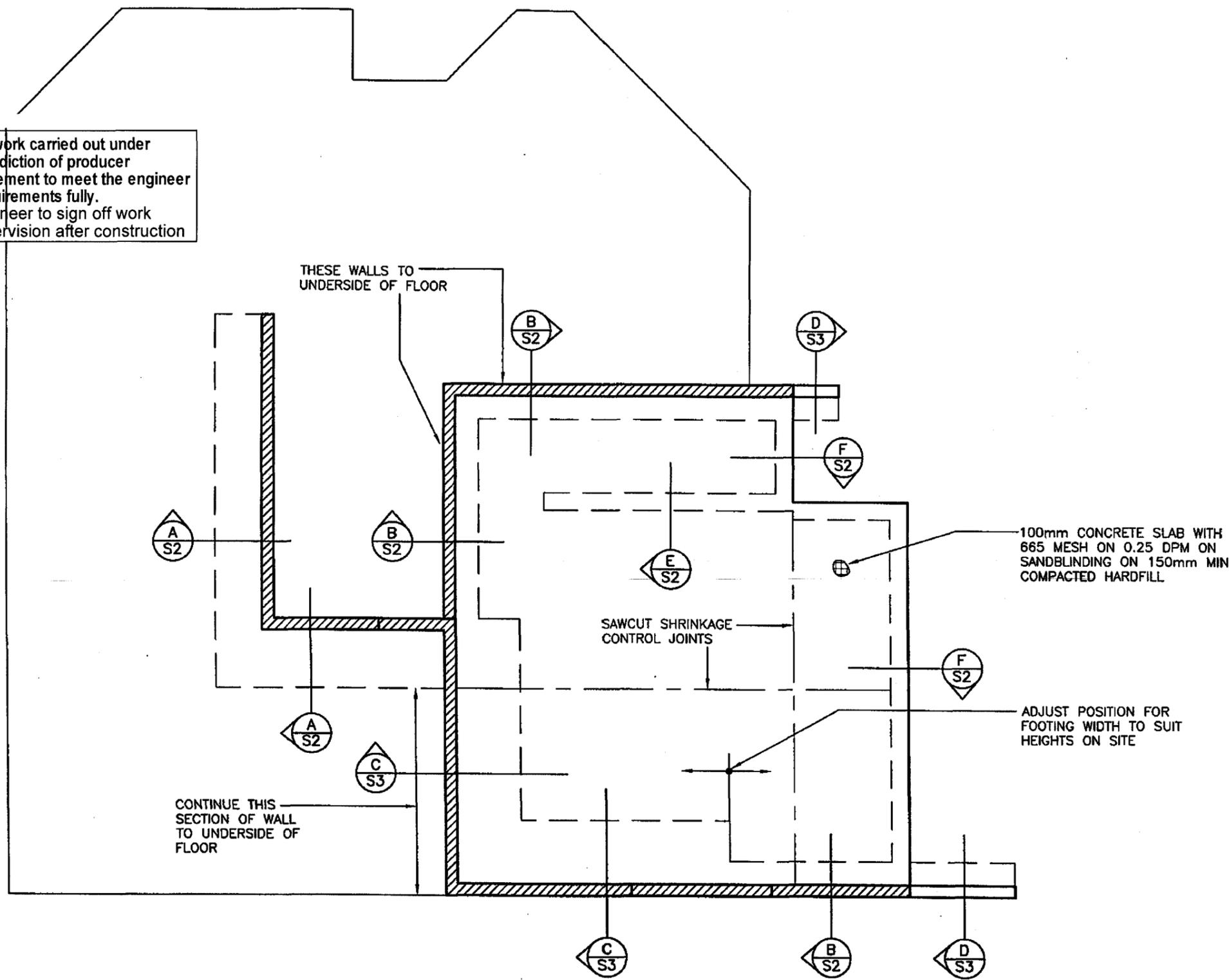
Please note the list below which identifies the inspections required for this project. Whenever possible allow sufficient time to notify KCDC Building Control Services to enable those inspections to be carried out. You will notice some additional inspections which are extra to those commonly required. These are to ensure Compliance with the NZ Building Code and have benefits for you. They will be provided at no additional cost to you or your contractor.

Inspection	Required	Sign off	Date
Initial (previously completed)	Yes		
Foundation	Yes	<i>R/a</i>	8/4/2004
Sub floor pre b-boards (reloc)	Yes		
Pre slab plumbing	No		
Pre block fill	Yes	<i>R/a</i>	16/4/2004
Pre slab	Yes	<i>R/a</i>	23/4/2004
Sub floor	Yes		
Exterior cladding (general)	Yes	<i>R/a</i>	26/7/2004
Pre texture coating	No		
Pre stucco	No		
Brick veneer	No		
Pre lining	Yes	<i>R/a</i>	26/7/2004
Post lining	Yes	<i>W/B</i>	9.8.04
Drain test	No <small>Yes</small>	<i>W/B</i>	3/9/04
Completion	Yes	<i>R/a</i>	21/8/06



17/03/2004

All work carried out under jurisdiction of producer statement to meet the engineer requirements fully. Engineer to sign off work supervision after construction



NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NZS 3604:1999, AMENDMENT No. 1, THE NZBC AND THE WELLINGTON CITY COUNCIL BYLAWS.
2. ALL DIMENSIONS SHALL BE CONFIRMED ON SITE PRIOR TO ORDERING MATERIALS, ALL VARIATIONS TO THE DIMENSIONS ON THE DRAWINGS SHALL BE REFERRED TO THE DESIGNER.
3. REFER TO ARCHITECTS DRAWINGS FOR ALL DIMENSIONS.

All Details Not Shown to NZS 3604:1999 Amendment No. 1

Rev	Date	By	Reason	Approval

Job Address: Proposed Dwelling Lot 57 Raumati Estate RAUMATI  
 Client Owner: JCK Developments JCK Developments

**ABUILD™**  
 Consulting Engineers Ltd  
*Structural and Civil Engineers*

Member of the Association of Consulting Engineers NZ

Box 13 273 Johnsonville Wellington  
 Phone (04) 478 3929  
 Mobile (025) 491 857

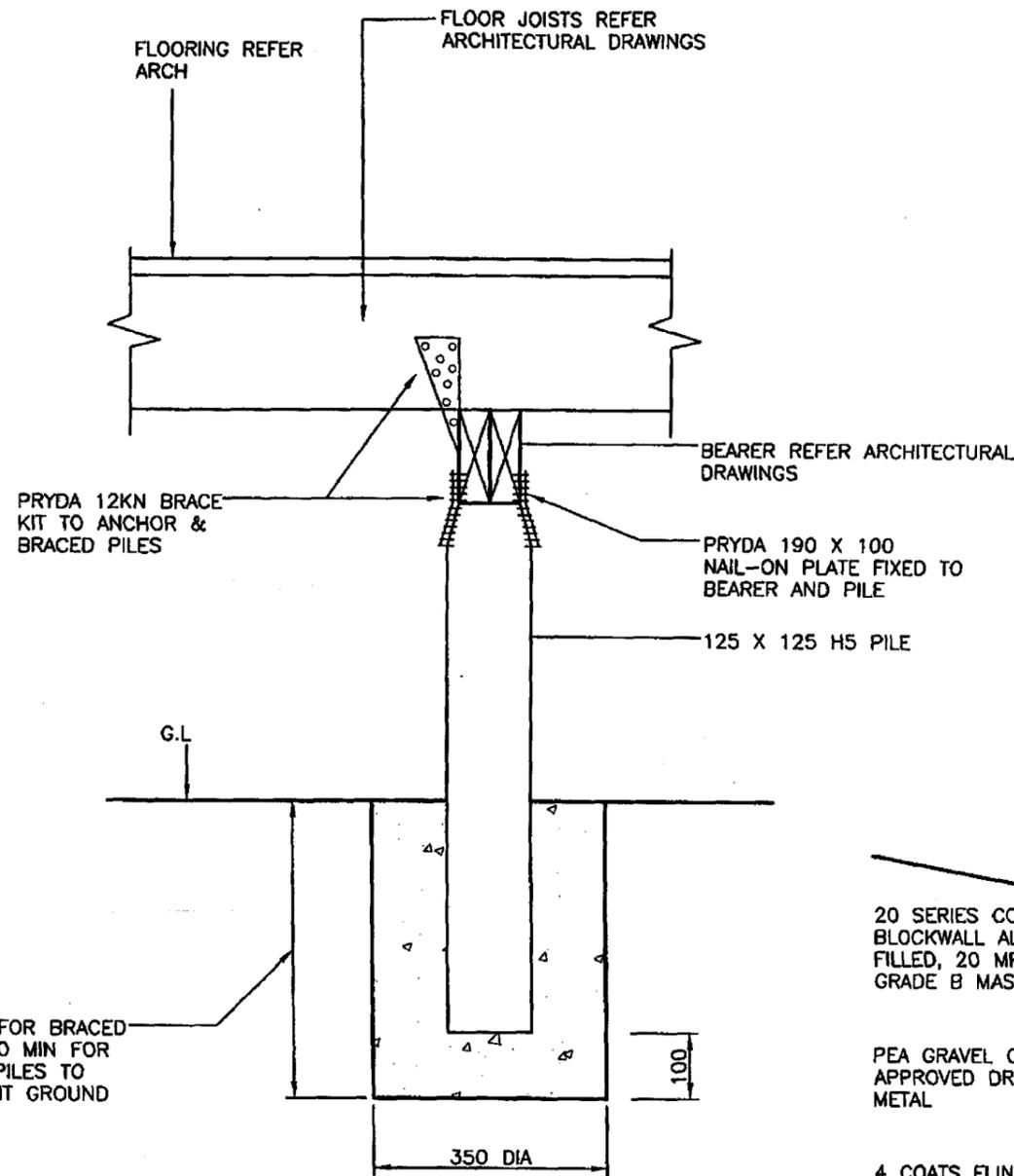
Drawn: RJE  
 Checked: R.G. Taylor  
 Traced: [Signature]  
 Scale: NTS  
 Date: 27/02/04

Sheet Title  
**GROUND FLOOR FOUNDATION PLAN**

Job No 5200 Sheet S1 Rev A



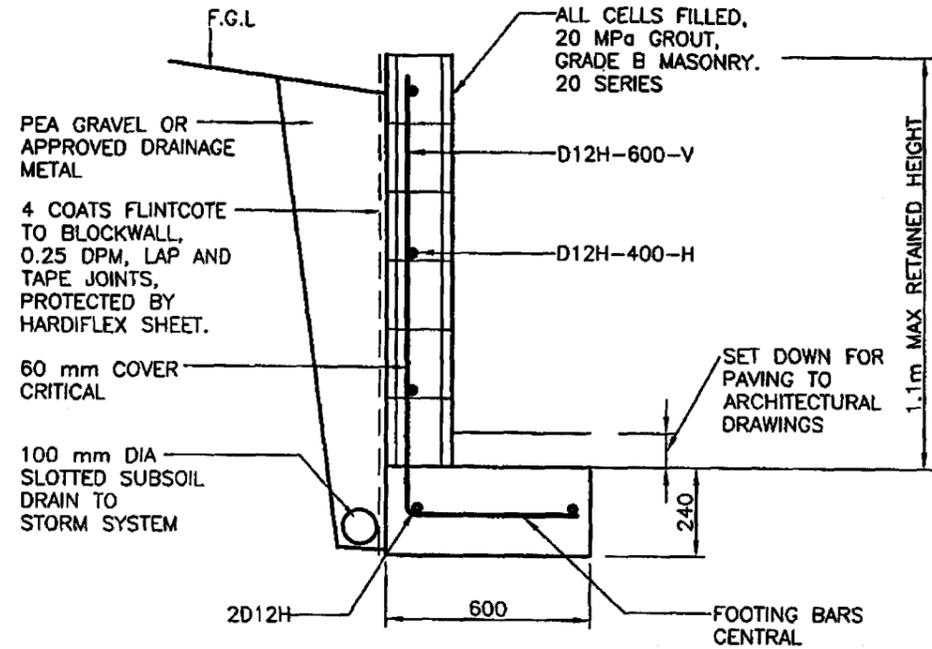
17/03/2004



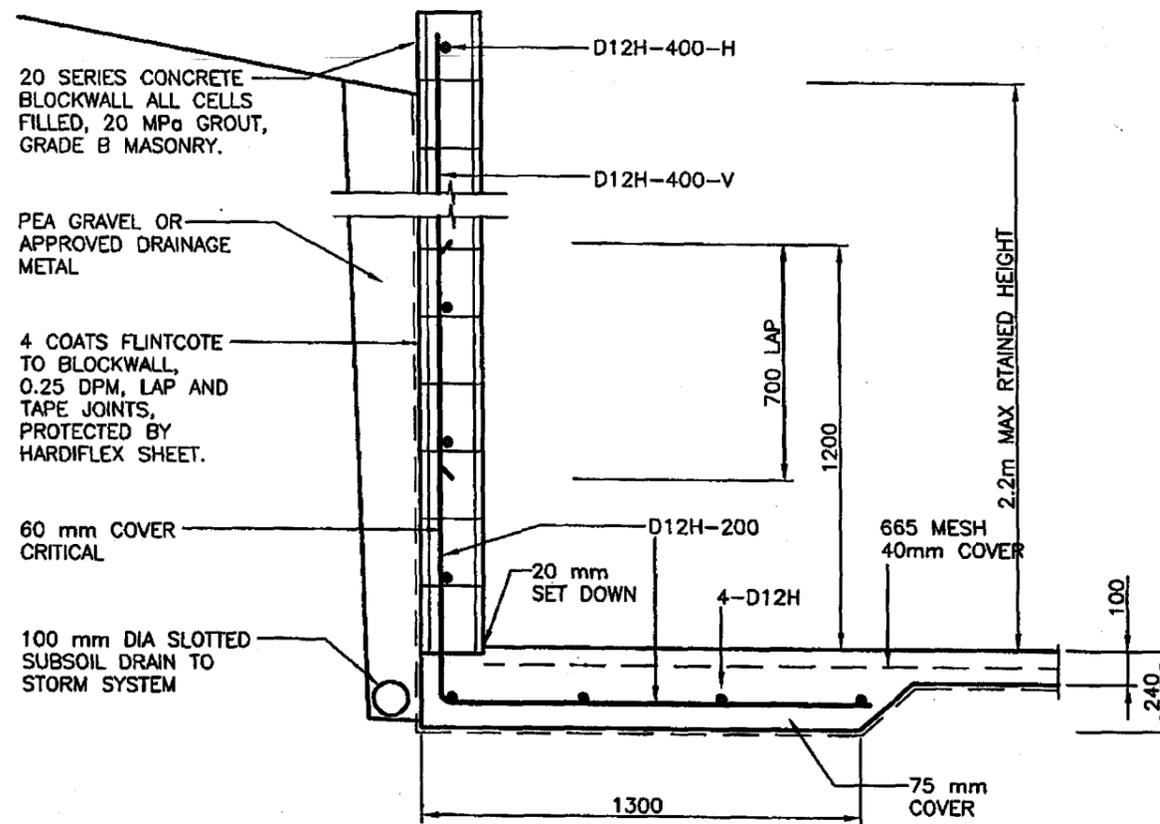
BRACED PILES FIXED IN ACCORDANCE WITH NZS:3604 1999

PILE FOUNDATION DETAIL TYP 1:10

All work carried out under jurisdiction of producer statement to meet the engineer requirements fully. Engineer to sign off work supervision after construction



SECTION 1:20 D S1



SECTION 1:20 C S1

All Details Not Shown to NZS 3604:1999 Amendment No. 1

Rev	Date	By	Reason	Approval

Job Address Proposed Dwelling Lot 57 Raumati Estate RAUMATI  
 Client Owner JCK Developments JCK Developments

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 Consulting Engineers Ltd  
*Structural and Civil Engineers*

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Box 13 273 Johnsonville Wellington  
 Phone (04) 478 3929  
 Mobile (025) 491 857

Drawn RJE  
 Checked R.G. Taylor  
 Traced AS SHOWN  
 Scale Date 27/02/04

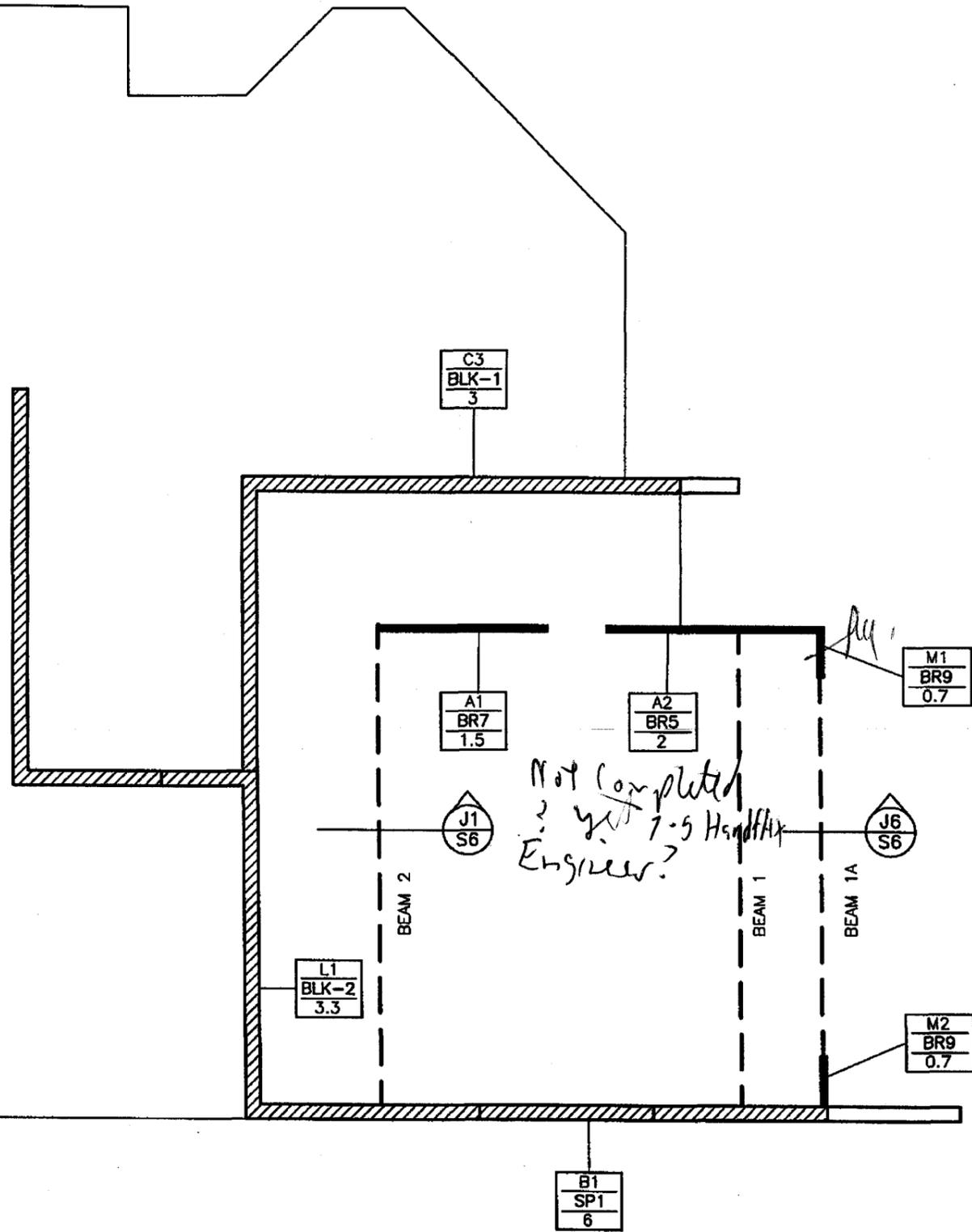
Sheet Title  
 FOUNDATION DETAILS

Job No 5200 Sheet S3 Rev A



17/03/2004

All work carried out under jurisdiction of producer statement to meet the engineer requirements fully. Engineer to sign off work supervision after construction



All Details Not Shown to NZS 3604:1999 Amendment No. 1

Rev	Date	By	Reason	Approval

Job Proposed Dwelling  
 Job Address Lot 57 Raumati Estate RAUMATI  
 Client JCK Developments  
 Owner JCK Developments

**ABUILD™**  
 Consulting Engineers Ltd  
 Structural and Civil Engineers

Member of the Association of Consulting Engineers NZ

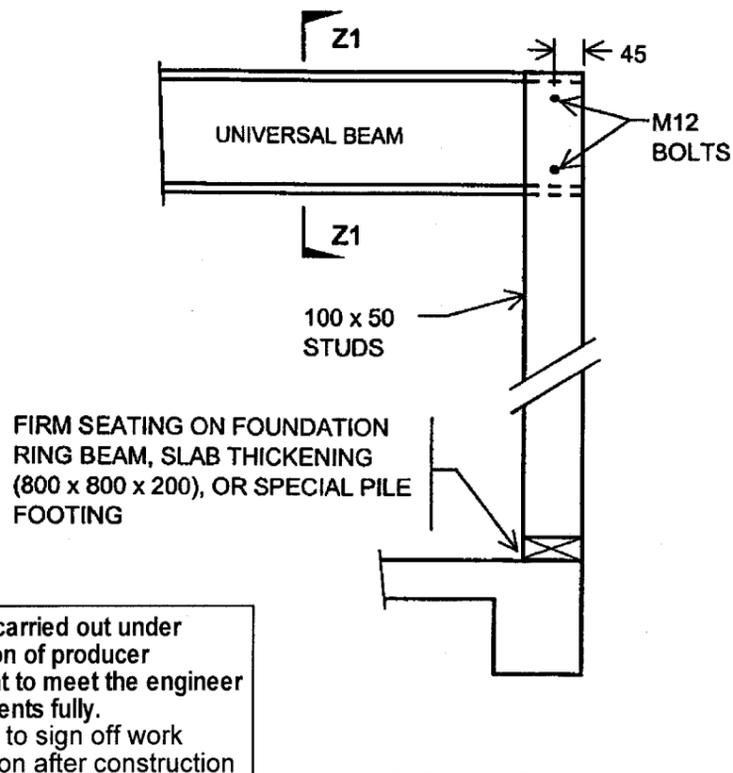
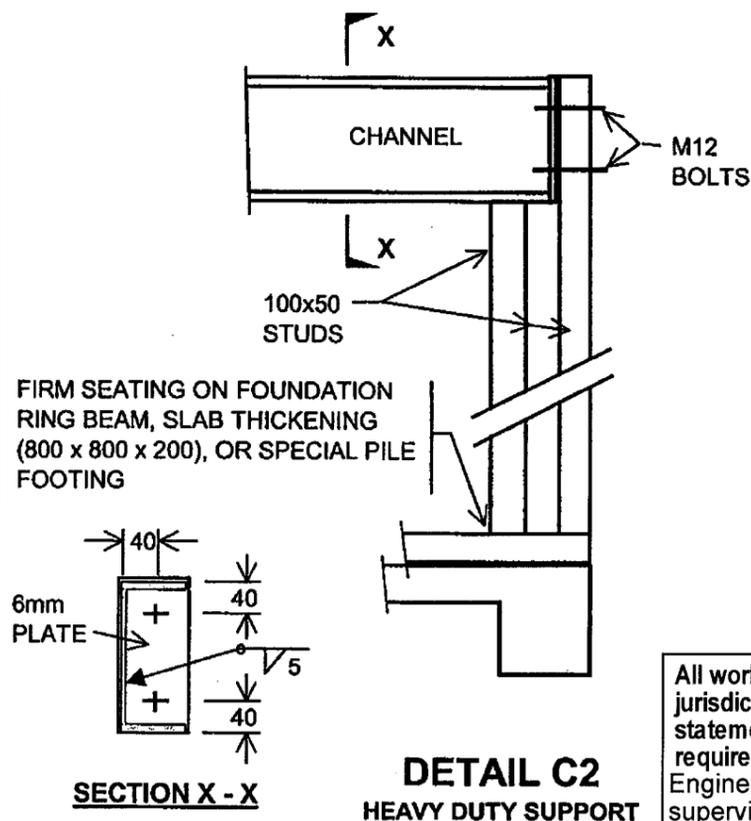
Box 13 273 Johnsonville Wellington  
 Phone (04) 478 3929  
 Mobile (025) 491 857

Drawn RJE  
 Checked R.G. Taylor  
 Traced  
 Scale NTS  
 Date 27/02/04

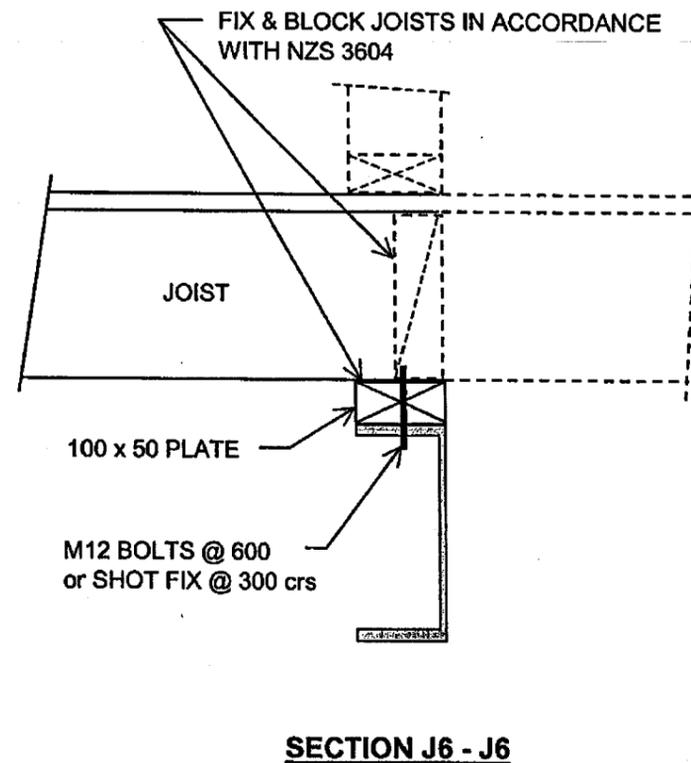
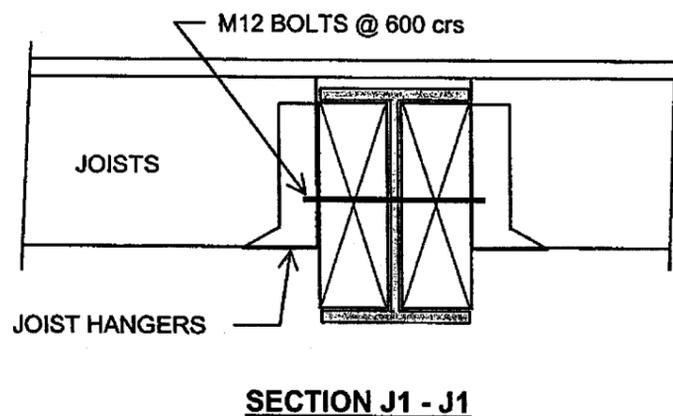
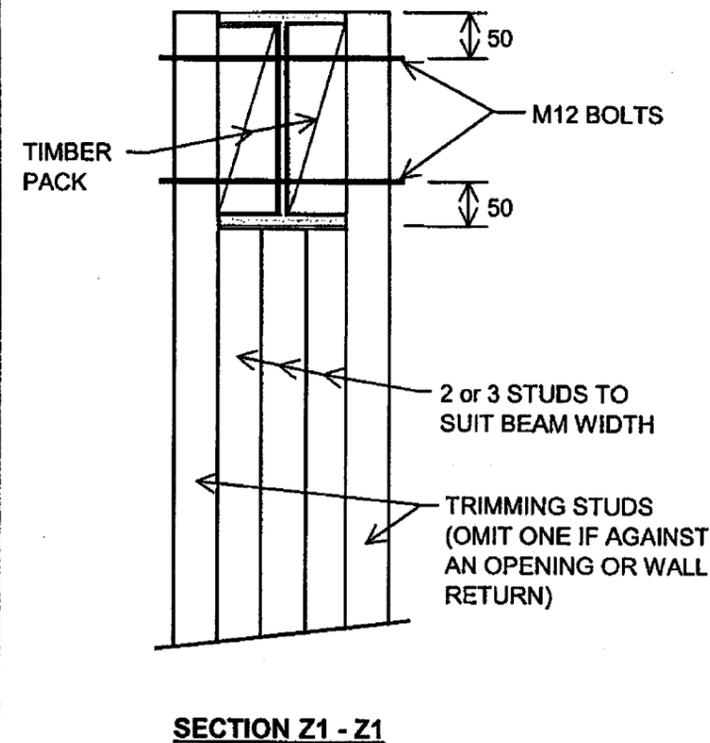
Sheet Title  
**GROUND FLOOR BRACING SCHEDULE BEAM LAYOUT**

Job No 5200 Sheet S5 Rev A

BEAM NUMBER	DESCRIPTION / LOCATION	BEAM TYPE	MAX. CLEAR SPAN (m)	BEAM END FIXINGS		deflection D+0.4L
				END 1	END 2	
1	GARAGE 1	1 - 310 UB 40	6.5	DETAIL B1	DETAIL B1	8.2
2	GARAGE 2	1 - 310 UB 40	6.5	DETAIL B1	DETAIL B1	8.6
1A	GARAGE LINTEL	1 - 200 PFC	5.2	DETAIL C2	DETAIL C2	5.9



All work carried out under jurisdiction of producer statement to meet the engineer requirements fully. Engineer to sign off work supervision after construction



ALL DETAILS NOT SHOWN TO BE IN ACCORDANCE WITH NZS 3604:1999

DETAILS NOT TO SCALE

ANY PARTICULAR DETAIL NOT NECESSARILY USED ON THIS JOB

Rev	Date	By	Approval	Reason

Job Proposed Dwelling  
 Job Address Lot 57 Raumati Estate  
 RAUMATI  
 Client JCK Developments  
 Owner JCK Developments

**ABUILD**  
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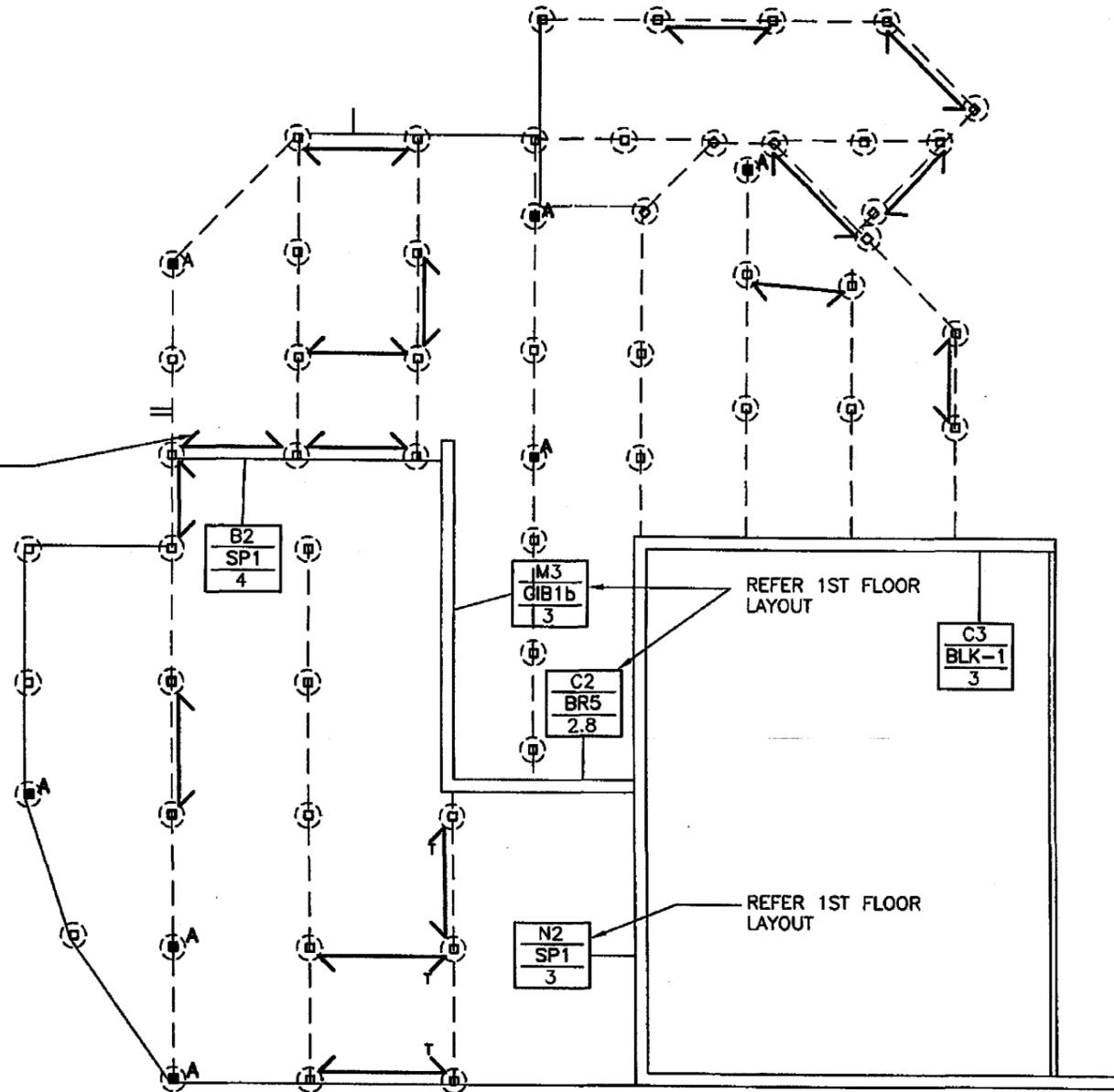
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 Checked: RG Taylor  
 Traced: -  
 Scale: NTS  
 Date: 28/02/04

Sheet Title  
 STANDARD BEAM  
 DETAILS AND NOTES

Job No 5200 Sheet S6 Rev A

All work carried out under jurisdiction of producer statement to meet the engineer requirements fully. Engineer to sign off work supervision after construction

ENSURE 90mm END DISTANCE TO BOLT (NZS 3604) OR USE BOMAC BI45 BRACKETS



1 BRACED PILES IN ACCORDANCE WITH NZS 3604: 1999

2 TOP END OF BRACE

3 ANCHOR PILE IN ACCORDANCE WITH NZS 3604: 1999

4 ONE ANCHOR PILE MAY BE SUBSTITUTED FOR EACH PAIR OF BRACED PILES WHERE HEIGHT LIMITS OF NZS 3604: 1999 APPLY IE: WHERE HEIGHT TO ATTACHED FLOOR MEMBERS IS LESS THAN 600mm ABOVE GROUND LEVEL

5 SIMILARLY, BRACED PILES IN EACH DIRECTION TO BE SUBSTITUTED FOR EACH ANCHOR PILE WHERE HEIGHT TO ATTACHED FLOOR MEMBERS EXCEEDS 600mm AS PER NZS 3604: 1999

6 PILES TO FOUND IN SOLID NATURAL GROUND AT MIN DEPTH REQUIRED BY NZS 3604: 1999 FOR BRACED OR ANCHOR PILES

7 ENGINEER TO INSPECT PILE HOLES PRIOR TO CONCRETING

8 FIX JOISTS TO BEARERS AND BEARERS TO PILES IN ACCORDANCE

WITH NZS 3604: 1999. PRYDA BRACE KITS ARE A SUITABLE MEANS OF ACHIEVING THE REQUIRED CONNECTION STRENGTH

All Details Not Shown to NZS 3604:1999 Amendment No. 1

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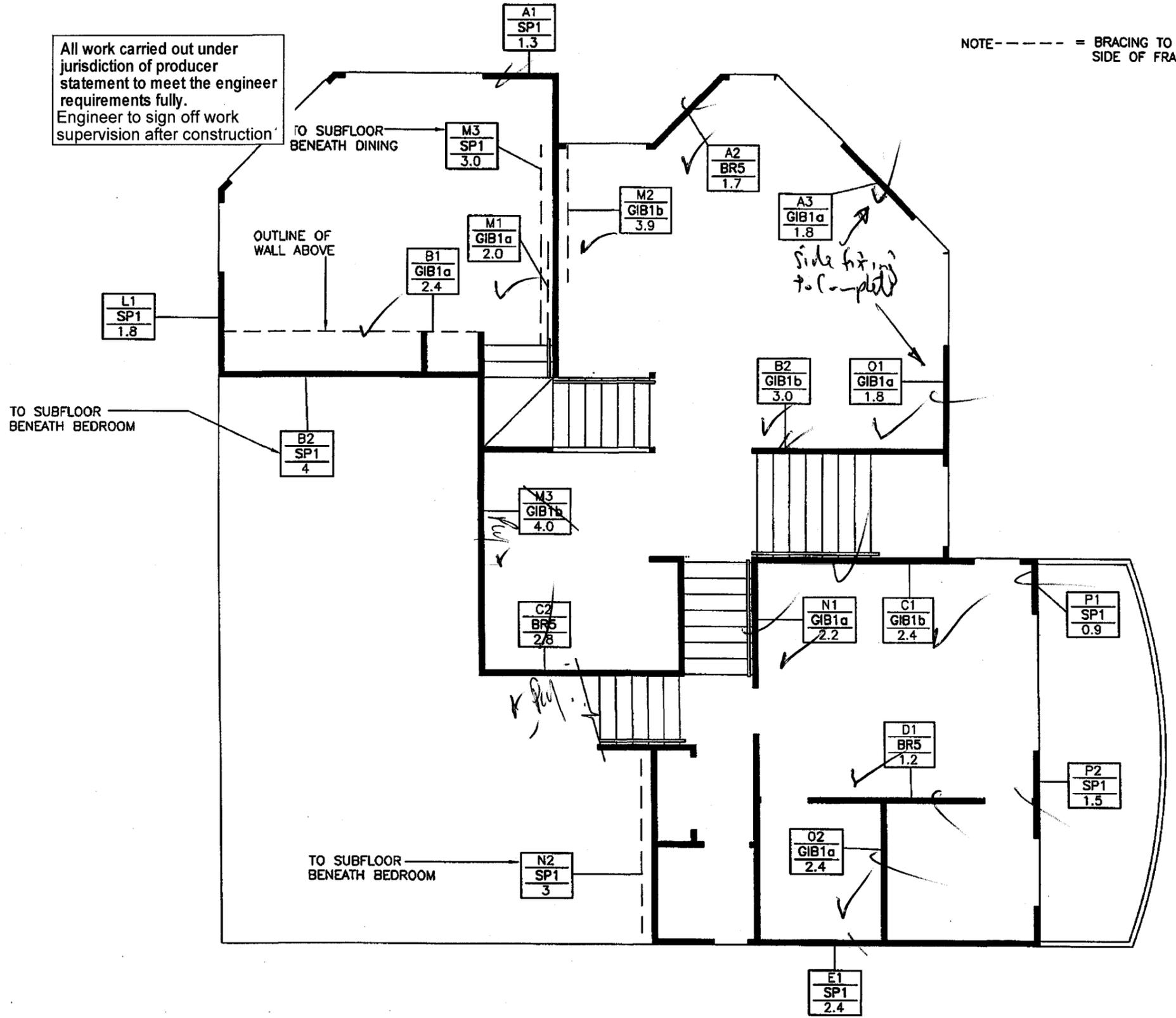
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**SUBFLOOR BRACING LAYOUT**

Job No 5200 Sheet S7 Rev A

17/03/2004

All work carried out under jurisdiction of producer statement to meet the engineer requirements fully. Engineer to sign off work supervision after construction

NOTE - - - - - = BRACING TO THIS SIDE OF FRAMING



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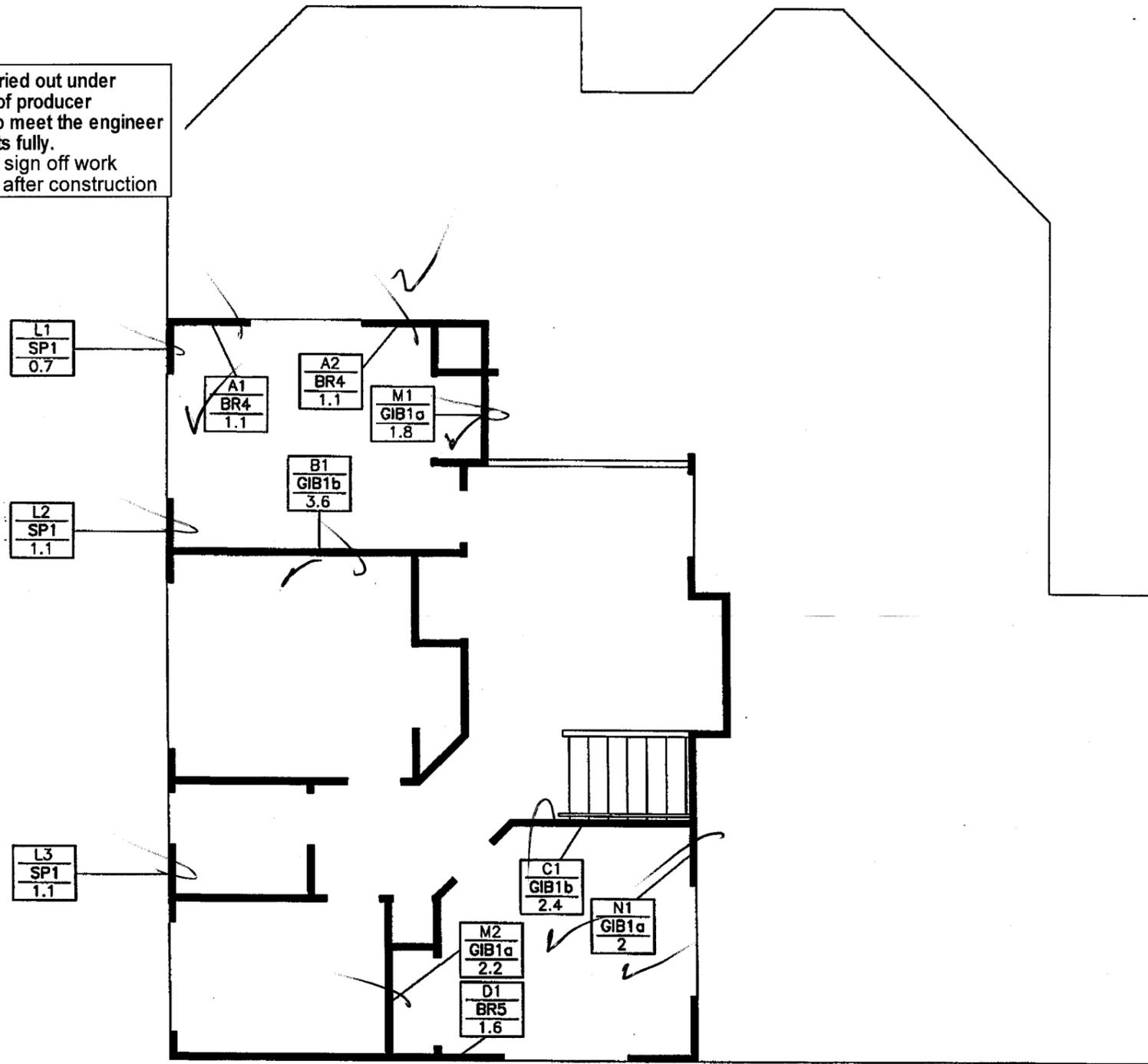
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Sheet Title  
**FIRST FLOOR BRACING SCHEDULE**

Job No 5200 Sheet S8 Rev A

17/03/2004

All work carried out under jurisdiction of producer statement to meet the engineer requirements fully. Engineer to sign off work supervision after construction



ply concrete BRACE

All Details Not Shown to NZS 3604:1999 Amendment No. 1

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Sheet Title  
**SECOND FLOOR BRACING SCHEDULE**

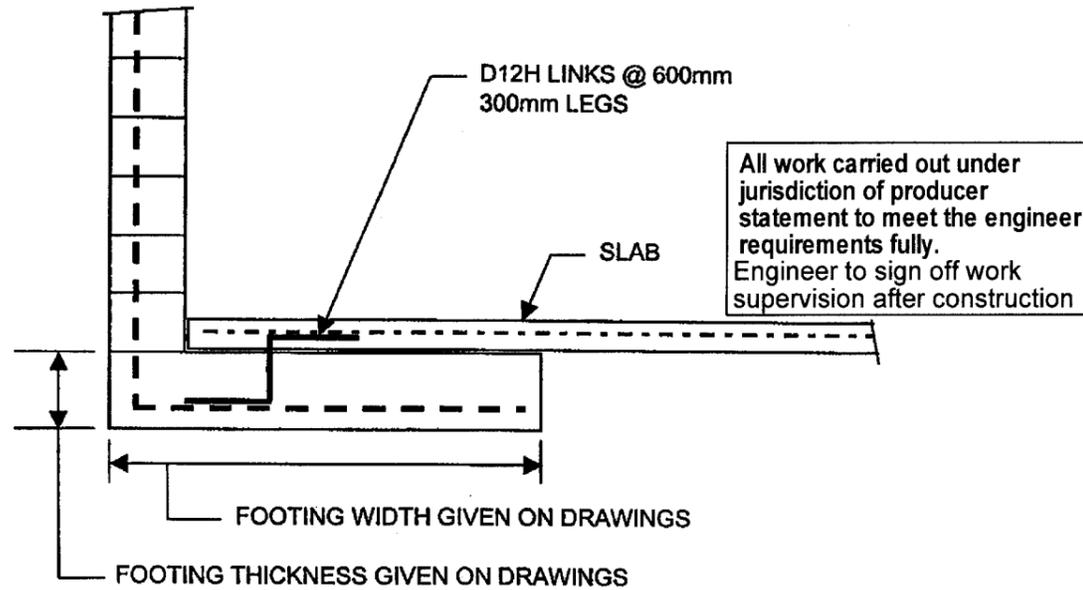
Job No 5200 Sheet S9 Rev A

## STANDARD BLOCK WALL NOTES AND DETAILS

- BUILDER SHOULD BE FAMILIAR WITH THE QUOTED PRODUCTS, MANUALS, DOCUMENTS AND STANDARDS
- READ THIS SHEET IN CONJUNCTION WITH THE WALL LAYOUT AND DETAIL DRAWINGS
- REFER ANY DISCREPANCIES OR ANOMALIES TO THE ENGINEER AS SOON AS POSSIBLE
- ALL DETAILS NOT SHOWN OR NOTED TO BE IN ACCORDANCE WITH NZS 3604:1999

### ALTERNATIVE CONSTRUCTION

- 1 SLAB MAY BE PLACED SEPARATELY TO FOOTING PROVIDED:
- FOOTING THICKNESS REMAINS AS DRAWN
  - LINK BARS ARE ADDED (may not be needed, refer to Engineer)
  - SLAB IS PLACED BEFORE BACKFILLING WALL (may not be needed, refer to Engineer)
  - 20mm REBATE MAY BE DELETED



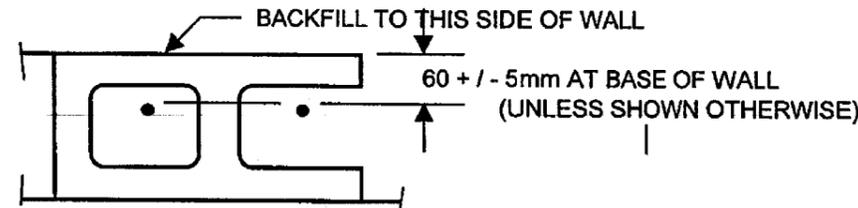
- 2 POLYSTYRENE BLOCKS  
POLYSTYRENE BLOCKS CAN USUALLY BE READILY SUBSTITUTED FOR CONCRETE BLOCKS WITH MINOR CHANGES; REFER TO ENGINEER FOR DESIGN CHANGE.

### SPECIFICATION

- 1 All concrete blockwork to be Grade B Masonry to NZS 4210:1989.
- 2 Concrete blocks to be 200mm wide units unless shown otherwise.
- 3 Use open end bond beam units wherever practical.
- 4 All cells to be filled with 17.5 MPa grout to NZS 3109 unless shown otherwise.
- 5 All reinforcement (except mesh) to be High Tensile Grade 430 or 500 deformed bars to NZS 3402:1989; indicated "DxxH" on the drawings.



- This is the marking for Grade 430/500 bars to NZS 3402 rolled in New Zealand. Ensure all bars are marked and not interspersed with lower grade steel. Steel with other markings will only be accepted with Factory Certificates provided in advance.
- 6 The placing of vertical reinforcement in concrete block retaining walls is critical in achieving the required wall strength. Vertical bars shall be positioned with the specified cover to the outside of the "fill" face as shown. Placing tolerance shall be +/- 5mm at the base and +10mm up the wall, refer detail. Securely fix vertical starters to footing formwork to maintain correct position.



- 7 All concrete work shall be in accordance with NZS 3109.
- 8 Comply with Health and Safety in Employment Act 1992; the Building Code and Territorial Authority requirements.
- 9 Provide Clean-Out Ports at 600mm centres and thoroughly clean the construction joint of mortar droppings and other deleterious material. Place the bottom course of bond beam units upside down to facilitate cleaning out and flushing of debris. Leave ports open for inspection by the Engineer.
- 10 Provide full height movement control joints to blockwork at 6m maximum centres along walls. Do not cut horizontal bars, but pass continuously through control joint and wrap with a bond breaker tape for 400mm to one side of the joint.
- 11 Horizontal reinforcement in concrete block walls shall be D12H bars at maximum 600mm centres over the full height unless shown otherwise
- 12 All bars shall be continuous for the height or length of the wall unless shown otherwise.
- 13 Bars to have 700mm laps unless shown otherwise.
- 14 All details not shown shall comply with NZS 3604.
- 15 The builder shall be responsible for the stability of all excavations during construction. Where bank cut dimensions are shown on the drawings these shall be strictly adhered to with a tolerance of 100mm.
- 16 All structural blockwork shall be carried out by a registered mason.
- 17 Builder/blocklayer to provide adequate safe access, such as ladders or staging, to allow Engineer to fully inspect walls and reinforcement. Failure to do this may incur additional costs for repeat visits.

All Details Not Shown  
to NZS 3604:1999

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Sheet Title  
**STANDARD CONCRETE  
BLOCKWORK DETAILS  
AND NOTES**

Job No 5200	Sheet S10	Rev A
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17/03/2004

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PD

**CAUTION**

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

All references to standards and codes etc shall be taken as reference to latest version including amendments.

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

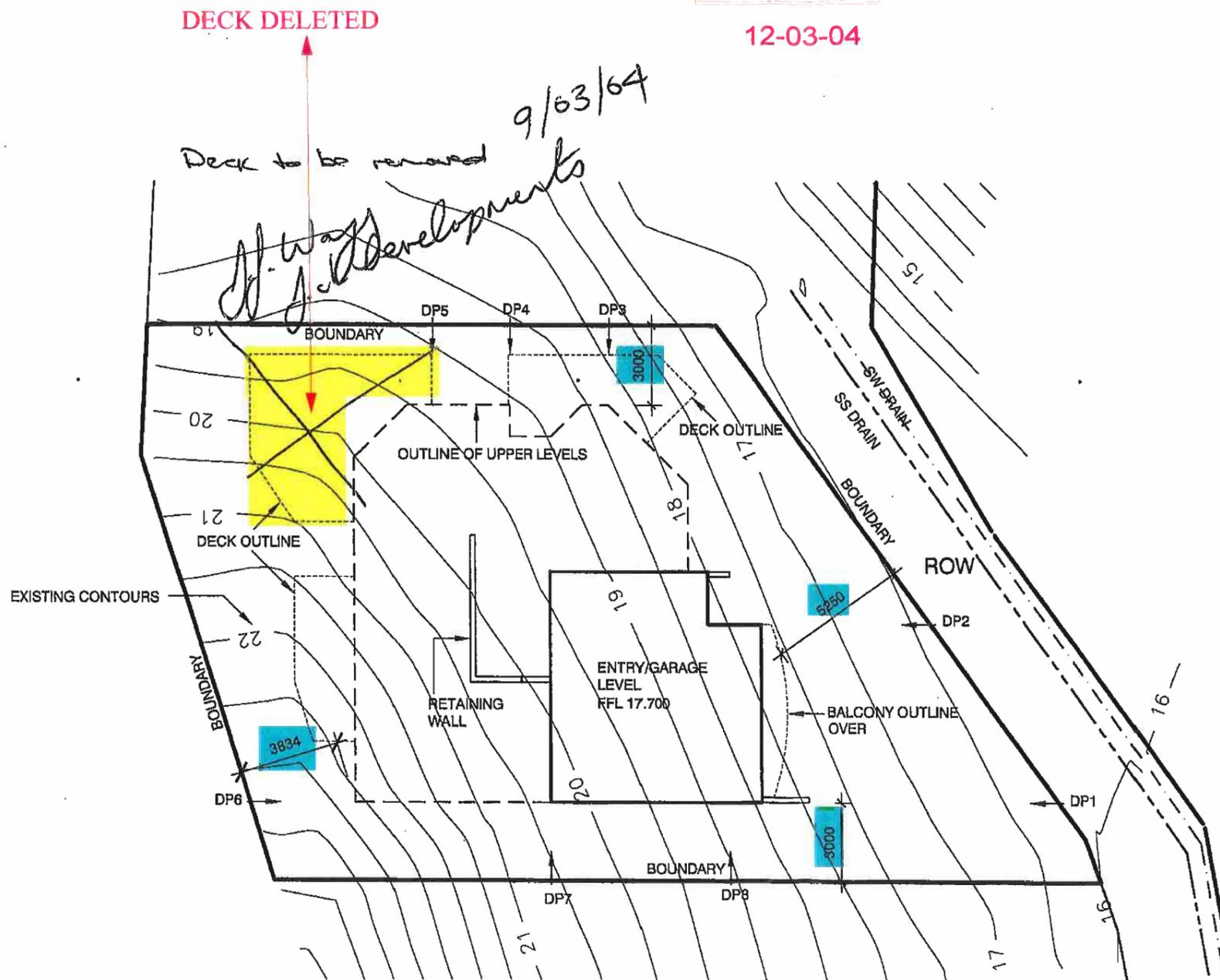
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BY PLANNING  
Arnold Hawkins  
Officer

12-03-04

APPROVED  
BY P & D  
Simon Copp  
Officer

12/3/04



**LEGAL DESCRIPTION**

LOT 57  
DP 89871

**SITE PLAN**

SCALE 1:200  
SITE AREA = 583m sq  
SITE COVERAGE = 211m sq BUILDING + 22m sq DECKING > 1000 AGL = 40%

NEW HOUSE  
LOT 57 RAUMATI ESTATE  
RAUMATI  
for JCK DEVELOPMENTS

**SITE PLAN**

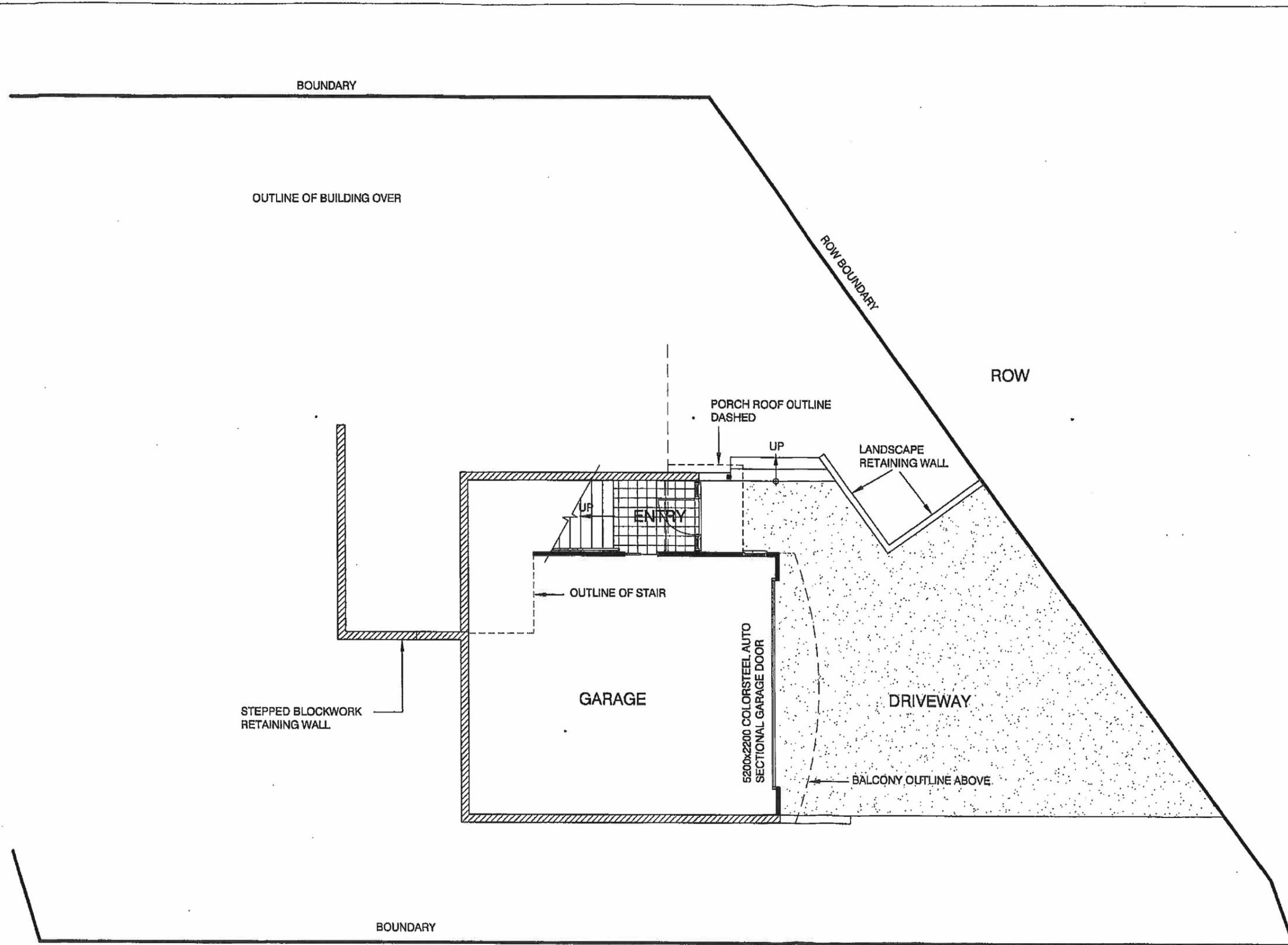
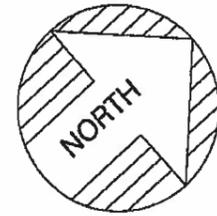
Scale	Date	Job	Rev.	Sheet
1:200	JAN 2004	3610		1

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Simon Copp  
Officer

12/3/04



- NOTES:
- 20 SERIES BLOCKWORK EXTERIOR WALLS
  - 90x45 H1.2 WALL FRAMING ELSEWHERE
  - R1.8 INSULATION TO INTERNAL GARAGE
  - TIMBER WALLS

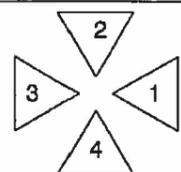
NEW HOUSE  
LOT 57 RAUMATI ESTATE  
RAUMATI  
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**GROUND FLOOR PLAN**

Scale	Date	Job	Rev.	Sheet
1:100	JAN 2004	3610		2

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ELEVATION KEY



**GROUND FLOOR PLAN**

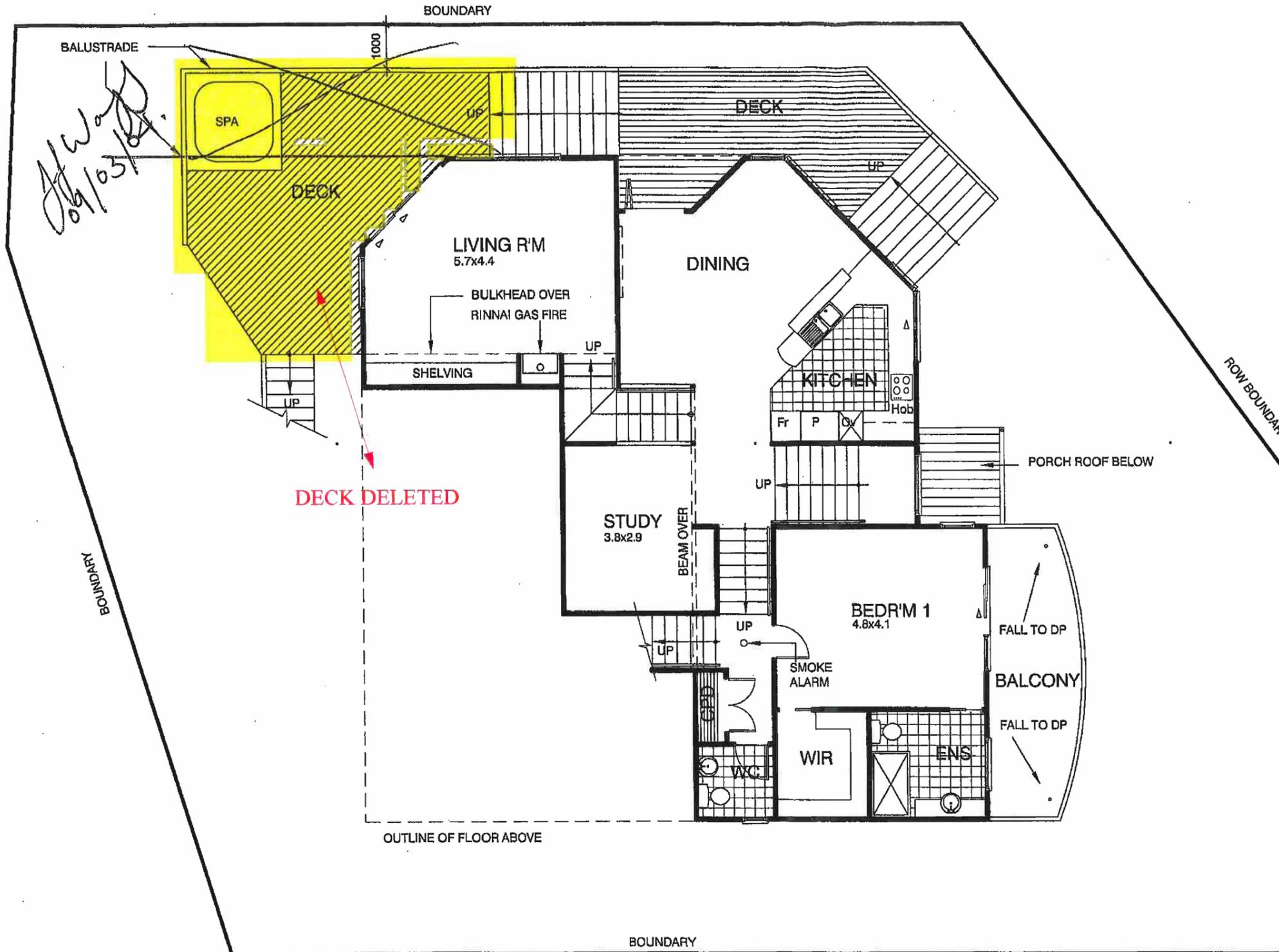
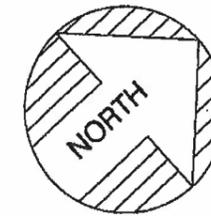
SCALE 1:100

FLOOR AREA = 64.4m sq

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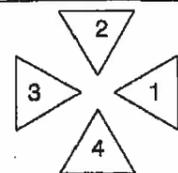


- NOTES:
- 90x45 H1.2 WALL FRAMING THROUGHOUT
  - UNDER TILE HEAT PADS TO ALL TILED AREAS
  - ALL INTERNAL DOORS 2000mm HIGH

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

**WATER PIPES TESTED TO 1500KPA**

ELEVATION KEY



**FIRST FLOOR PLAN**  
SCALE 1:100

FLOOR AREA = 130m sq + 13.5m sq BALCONY + 54m sq DECKS

**NEW HOUSE**  
LOT 57 RAUMATI ESTATE  
RAUMATI  
for JCK DEVELOPMENTS

**FIRST FLOOR PLAN**

Scale	Date	Job	Rev.	Sheet
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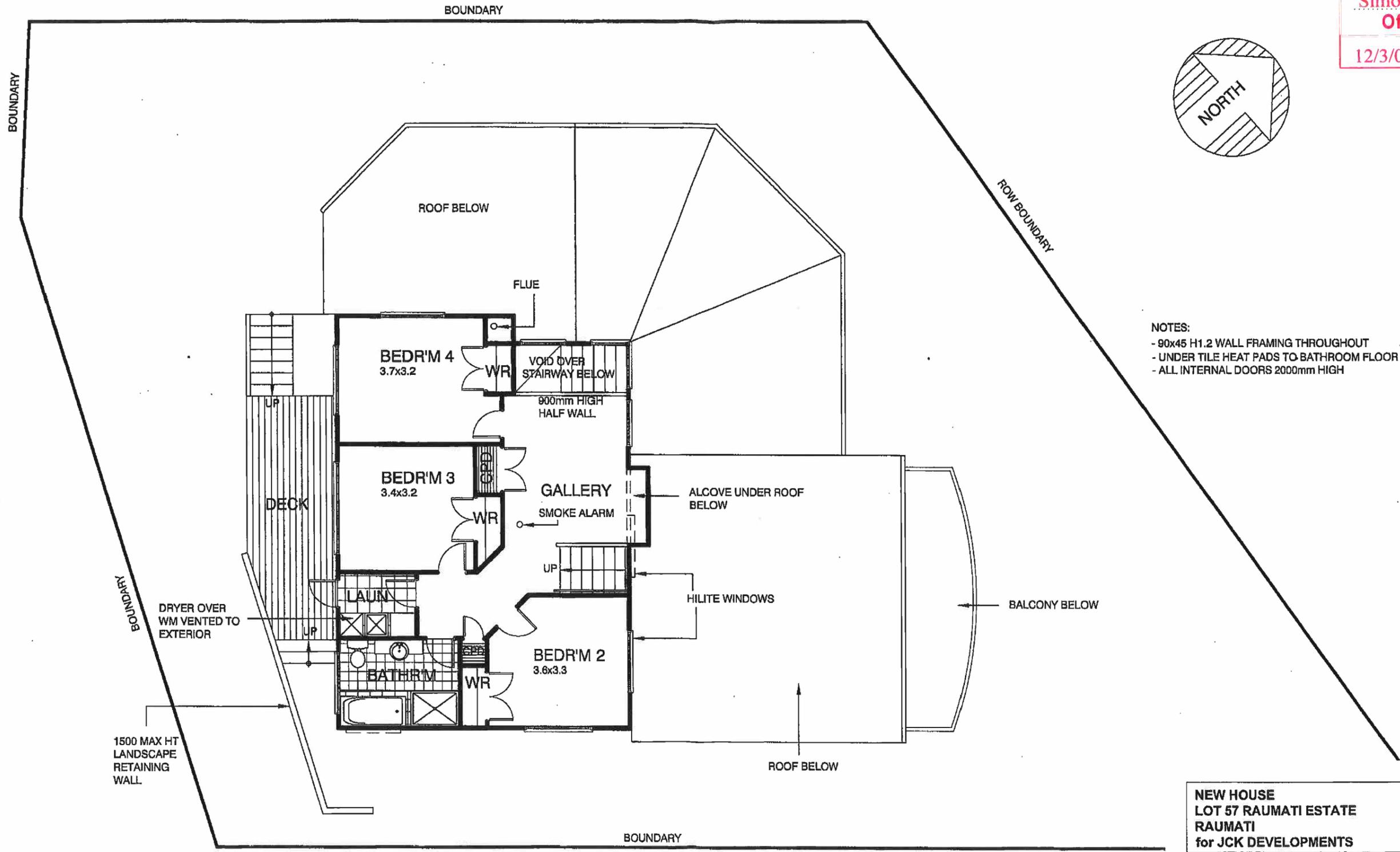
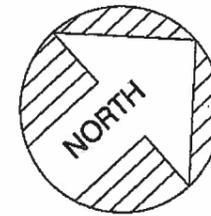
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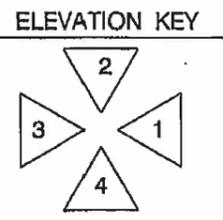
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Simon Copp  
Officer

12/3/04



NOTES:  
- 90x45 H1.2 WALL FRAMING THROUGHOUT  
- UNDER TILE HEAT PADS TO BATHROOM FLOOR  
- ALL INTERNAL DOORS 2000mm HIGH



### SECOND FLOOR PLAN

SCALE 1:100  
FLOOR AREA = 76m sq + 14m sq DECK

NEW HOUSE  
LOT 57 RAUMATI ESTATE  
RAUMATI  
for JCK DEVELOPMENTS  
**SECOND FLOOR PLAN**

Scale	Date	Job	Rev.	Sheet
1:100	JAN 2004	3610		4

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**APPROVED  
BY PLANNING**  
Arnold Hawkins  
Officer

**APPROVED  
BY P & D**  
Simon Copp  
Officer

12/3/04

12-03-04

*Always  
09/03/04*

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

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

COLORSTEEL LONGRUN TRIMDEK ROOFING  
COLORSTEEL GUTTERS  
DAYLIGHT PLANE 7 (AT GUTTER LINE)  
DAYLIGHT PLANE 8 (AT GUTTER LINE)  
H3 PLYWOOD CLADDING WITH 70x40 WEATHER-GROOVED BATTENS AT PANEL JOINTS

DAYLIGHT PLANE 5  
DAYLIGHT PLANE 4  
DAYLIGHT PLANE 3  
STAIRS

COLORSTEEL AUTO SECTIONAL DOOR

GAPPED BOARDING TO PILED FOUNDATIONS

Slip resistance of trafficable surfaces to conform to Table.2. of D1.NZBC.

**ELEVATION 1**  
SCALE 1:100

**DECK DELETED**

Balustrades / handrails to manufacturers specifications conform to requirements of B1 D1 and F4 of NZ Building Code.

Refer to "Weathertight Solutions Volume One Horizontal Weatherboards."

ALUMINIUM JOINERY  
'DECK-KING' TO BALCONY FLOOR  
POWDERCOATED PERFORATED STEEL SHEET BALUSTRADE  
Side fixing to balustrade posts.

BEVELBACK PRE-PRIMED PINE WEATHERBOARD CLADDING  
BALUSTRADE DASHED  
GAPPED BOARDING TO DECK SIDES

BLOCK WALL BEYOND GARAGE

DP3  
DP4  
DP5  
EXTG GROUND LINE AT BOUNDARY  
FRONT BOUNDARY POINT

**ELEVATION 2**  
SCALE 1:100

**NEW HOUSE  
LOT 57 RAUMATI ESTATE  
RAUMATI  
for JCK DEVELOPMENTS**

**ELEVATIONS**

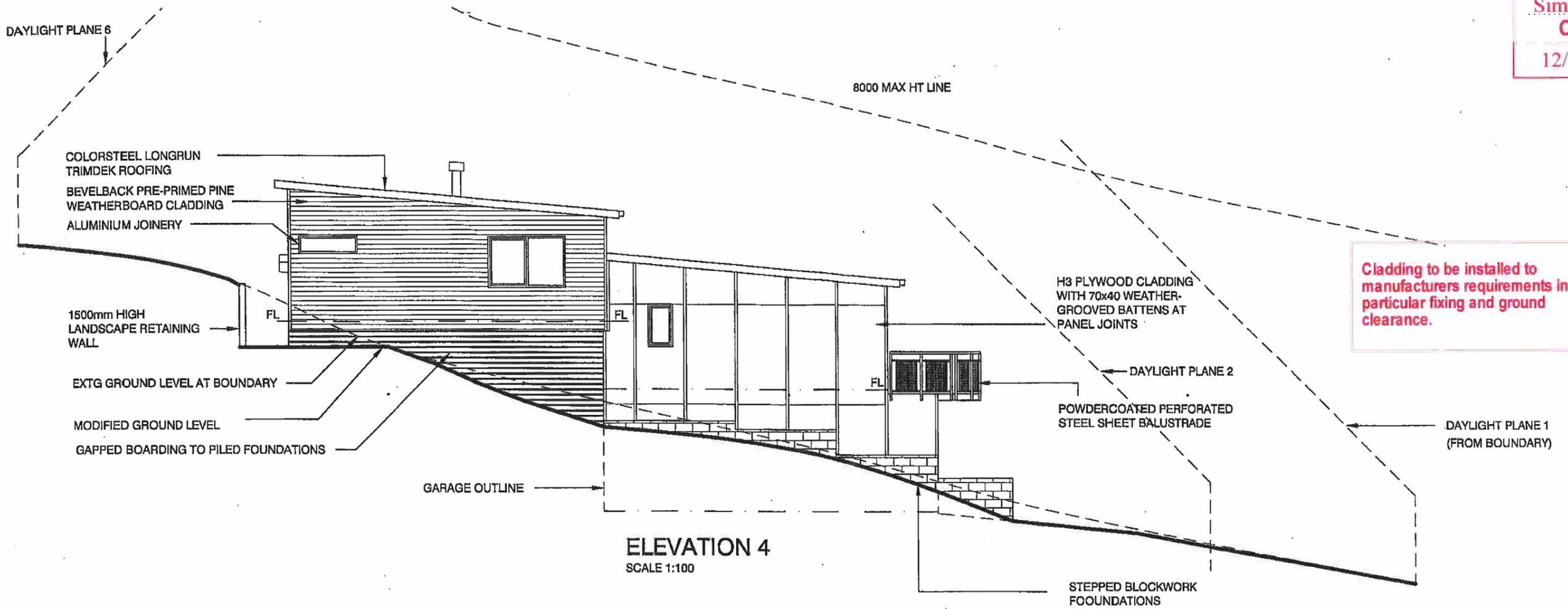
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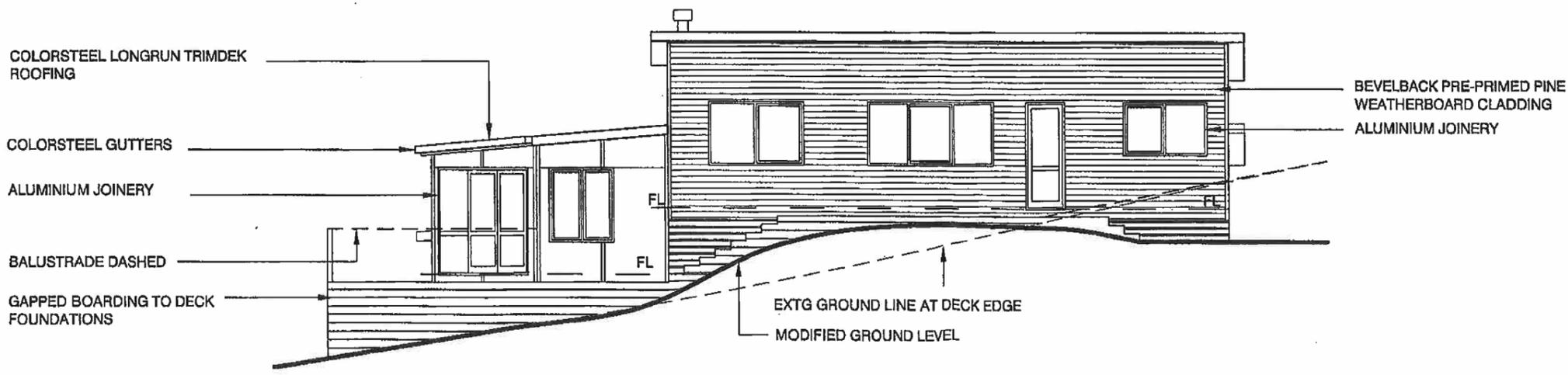
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**Officer**  
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Cladding to be installed to manufacturers requirements in particular fixing and ground clearance.

**ELEVATION 4**  
 SCALE 1:100



**ELEVATION 3**  
 SCALE 1:100

**NEW HOUSE**  
**LOT 57 RAUMATI ESTATE**  
**RAUMATI**  
 for JCK DEVELOPMENTS

**ELEVATIONS**

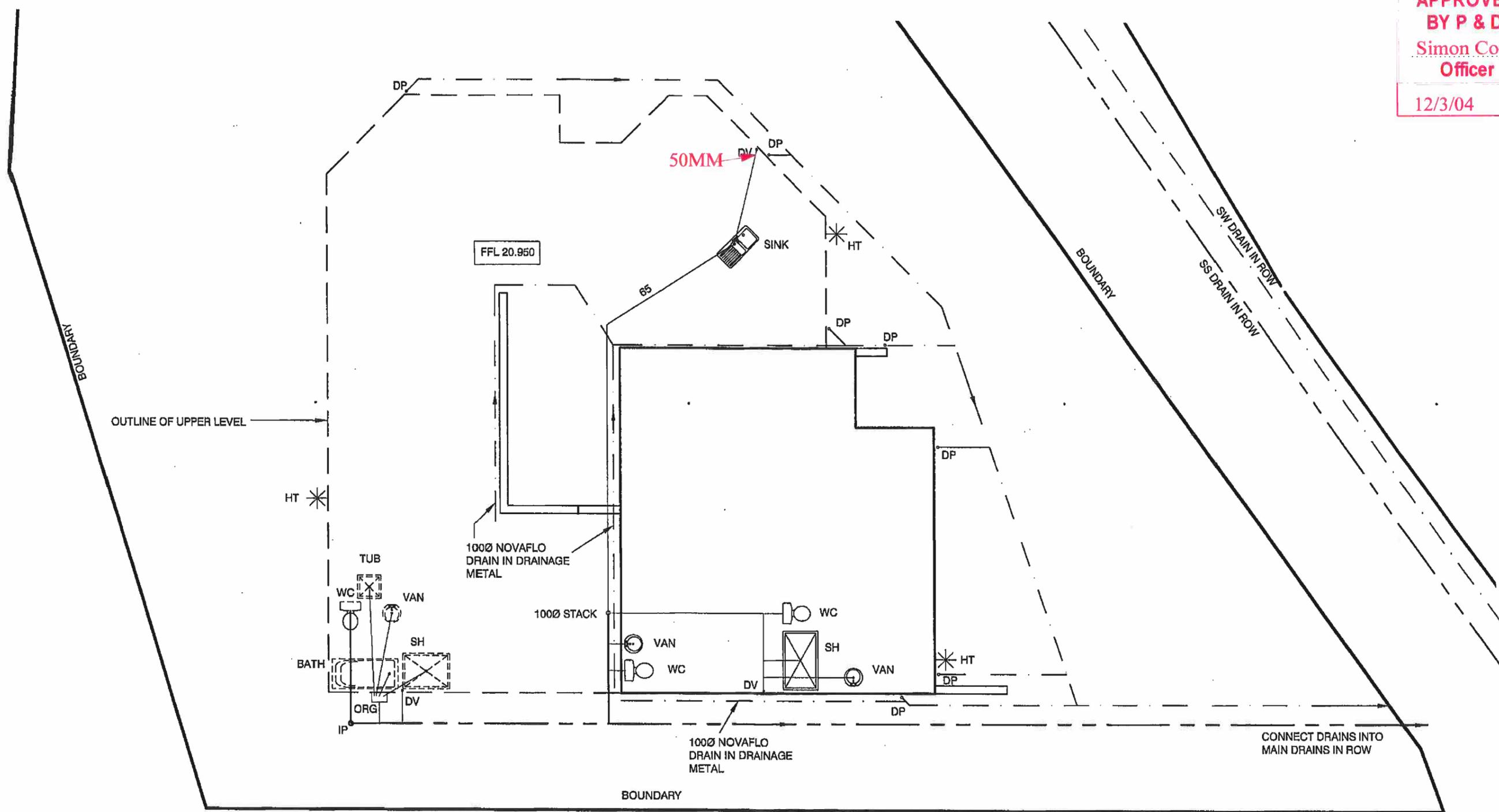
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**CHECK P.I.M INFORMATION FOR SERVICE CONNECTIONS  
PROVIDED IN THE PLUMBING @ DRAINAGE PACK.**

**LEGEND**

- 100 dia uPVC SEWER DRAIN
- - - 100 dia uPVC STORMWATER DRAIN
- ORG OVERFLOW RELIEF GULLY
- IP INSPECTION POINT
- DV 50Ø DRAIN VENT WITHIN WALL
- DP DOWNPIPE
- \* HT HOSE TAP OUTLET

NOTES - ALL PLUMBING AND DRAINAGE TO BE INSTALLED IN ACCORDANCE WITH AS / NZS 3500  
PART 2.2 FOR GROUND FLOOR AND SINGLE STACK RESIDENTIAL SYSTEMS  
- REFER ALSO TO PLUMBING SCHEMATIC

**DRAINAGE PLAN**  
SCALE 1:100

**NEW HOUSE  
LOT 57 RAUMATI ESTATE  
RAUMATI  
for JCK DEVELOPMENTS**

**DRAINAGE PLAN**

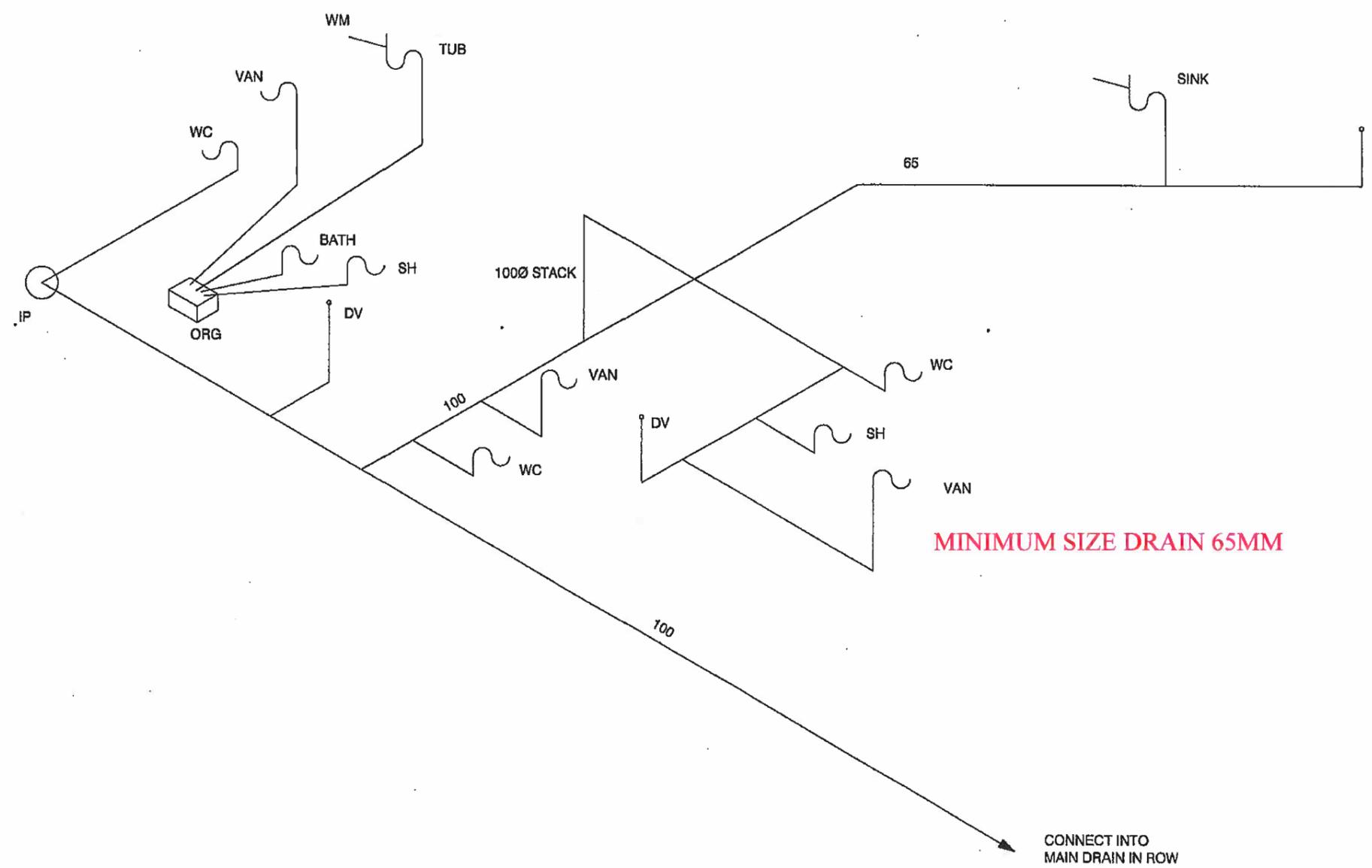
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2x45deg bends required  
 at the base of the soil stack



**DRAINAGE SCHEMATIC**  
 NOT TO SCALE

**NEW HOUSE**  
**LOT 57 RAUMATI ESTATE**  
**RAUMATI**  
 for JCK DEVELOPMENTS

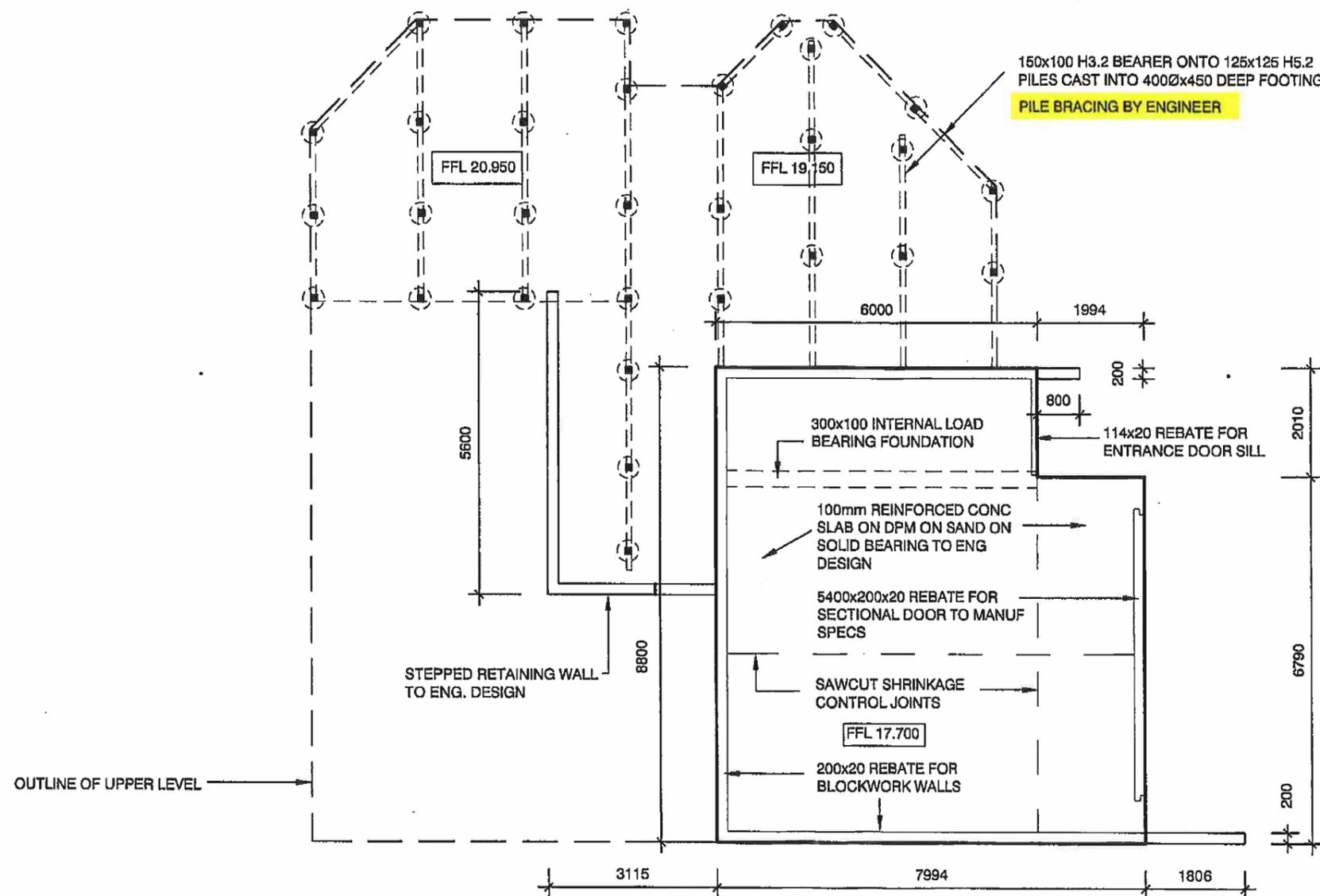
**DRAINAGE SCHEMATIC**

Scale NTS	Date JAN 2004	Job 3610	Rev.	Sheet 8
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FOUNDATION PLAN  
SCALE 1:100

NEW HOUSE  
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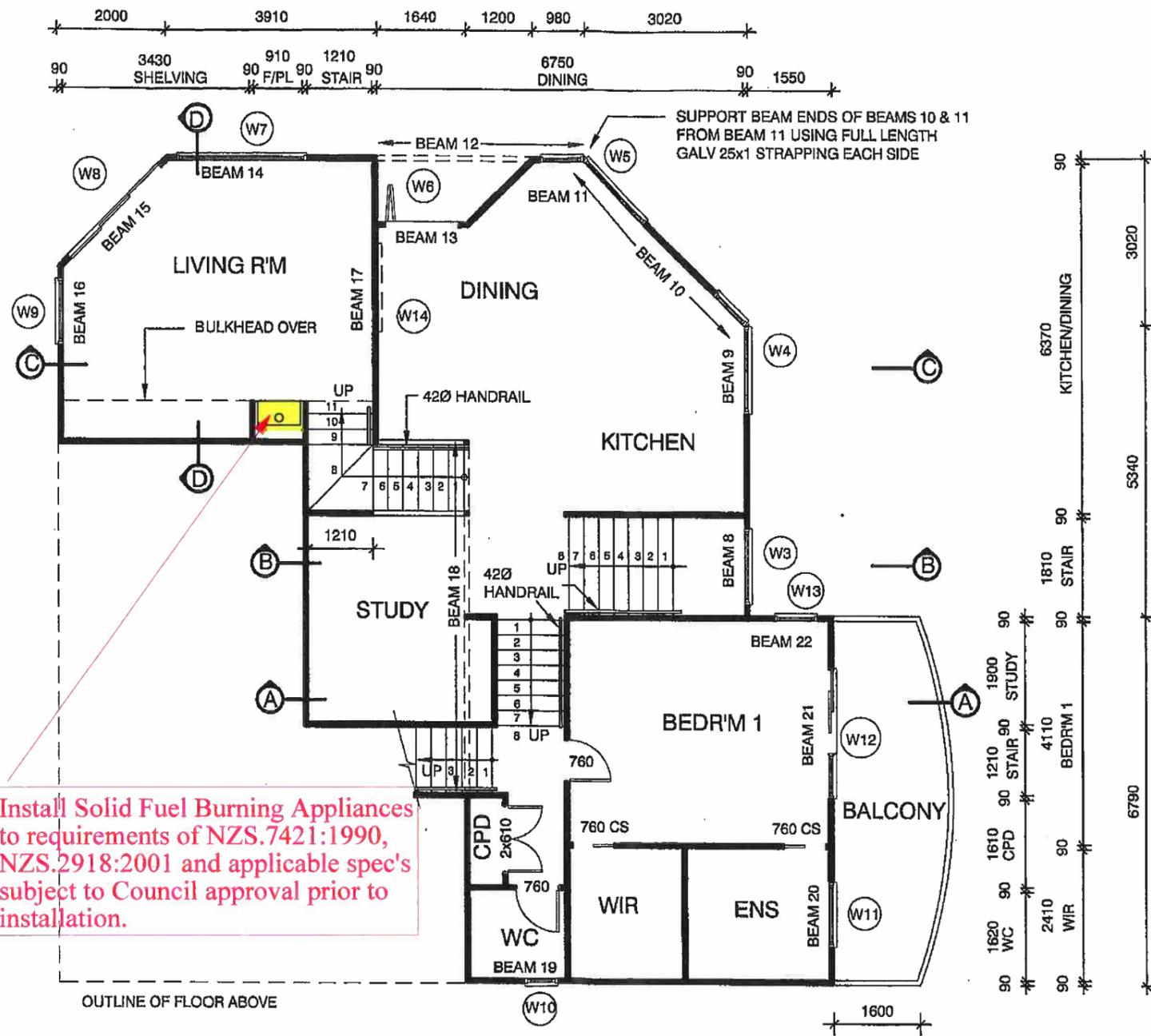
FOUNDATION PLAN

Scale	Date	Job	Rev.	Sheet
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**BEAM SCHEDULE**  
PRENAIL FRAME MANUF. TO CONFIRM TIMBER LINTEL SIZES AND SUPPLY

BEAM 8	140x90
BEAM 9	140x90
BEAM 10	150 HY90
BEAM 11	90x90
BEAM 12	200 HY90 (AT TOP PLATE LEVEL)
BEAM 13	140x90
BEAM 14	150 HY90
BEAM 15	150 HY90
BEAM 16	90x90
BEAM 17	140x90
BEAM 18	190x90 FLOOR BEAM
BEAM 19	90x90
BEAM 20	90x90
BEAM 21	150 HY90
BEAM 22	90x90

NOTES:  
 - ALL WALL FRAMING TO BE KILN DRIED 90x45 H1.2 AT 400crs TO EXT WALLS AND 600crs ELSEWHERE  
 - ALL INTERNAL DOORS 2000mm HIGH PLYCO MANHATTEN PQ  
 - WALL BRACING BY ENGINEER

**VERY HIGH WIND ZONE**

Refer section 10 of NZS 3604 (1999) for roof framing and fixing requirements.  
 [purlins - 10.2.1.16], [rafters - 10.2.1.3], [trusses - 10.2.2]  
 Max stud spacing 480mm - refer NZS 3604 stud tables.

**FIRST FLOOR FRAMING PLAN**  
SCALE 1:100

**NEW HOUSE**  
**LOT 57 RAUMATI ESTATE**  
**RAUMATI**  
 for JCK DEVELOPMENTS

**FIRST FLOOR FRAMING PLAN**

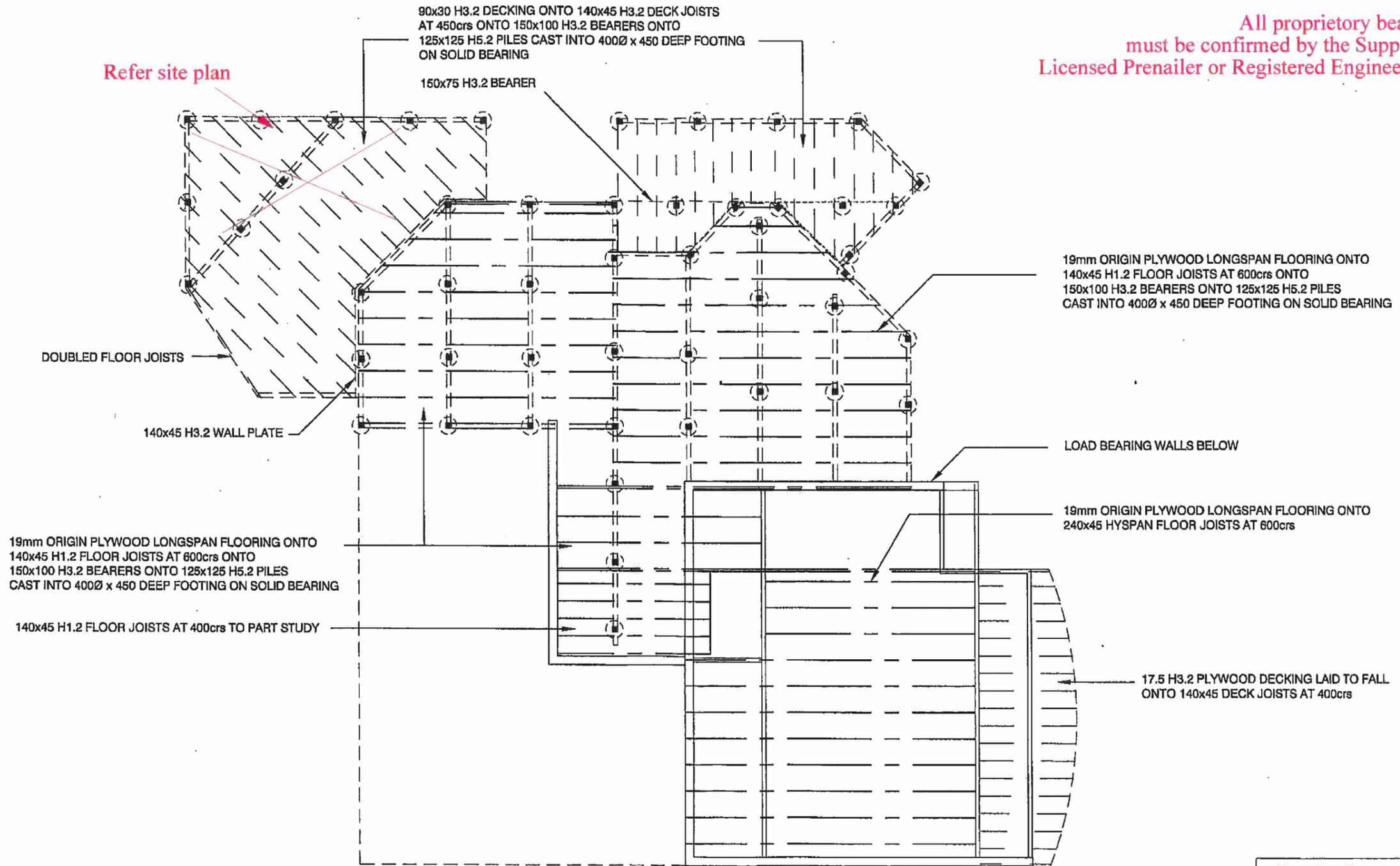
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 Email info@pda.net.nz



17/03/2004



All proprietary beams must be confirmed by the Supplying Licensed Preailer or Registered Engineer.

NOTE: SUB-FLOOR BRACING DESIGN BY ENGINEER

### FIRST FLOOR FOUNDATION / FLOOR JOIST PLAN

SCALE 1:100

NEW HOUSE  
LOT 57 RAUMATI ESTATE  
RAUMATI  
for JCK DEVELOPMENTS

#### 1ST FL FOUND & JOIST PLAN

Scale	Date	Job	Rev.	Sheet
1:100	JAN 2004	3610		13

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architecture

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Kapiti Coast, New Zealand  
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Email Info@pda.net.nz

BUILDING OUTLINE BELOW

190x45 H1.2 FLOOR JOISTS AT 400crs  
CANTILEVERED OVER LIVING ROOM BELOW

90x30 H3.2 DECKING ONTO 140x45 H3.2 DECK JOISTS  
AT 450crs ONTO 150x100 H3.2 BEARERS ONTO  
125x125 H5.2 PILES CAST INTO 400Ø x 450 DEEP FOOTING  
ON SOLID BEARING

140x45 H3.2 WALL PLATE

LOAD BEARING WALLS BELOW

19mm ORIGIN PLYWOOD LONGSPAN FLOORING ONTO  
190x45 H1.2 FLOOR JOISTS AT 400crs ONTO  
150x100 H3.2 BEARERS ONTO 125x125 H5.2 PILES  
CAST INTO 400Ø x 450 DEEP FOOTING ON SOLID BEARING

NOTE: SUB-FLOOR BRACING DESIGN BY ENGINEER

## SECOND FLOOR FOUNDATION / FLOOR JOIST PLAN

SCALE 1:100

NEW HOUSE  
LOT 57 RAUMATI ESTATE  
RAUMATI  
for JCK DEVELOPMENTS

### 2ND FL FOUND & JOIST PLAN

Scale	Date	Job	Rev.	Sheet
1:100	JAN 2004	3610		14

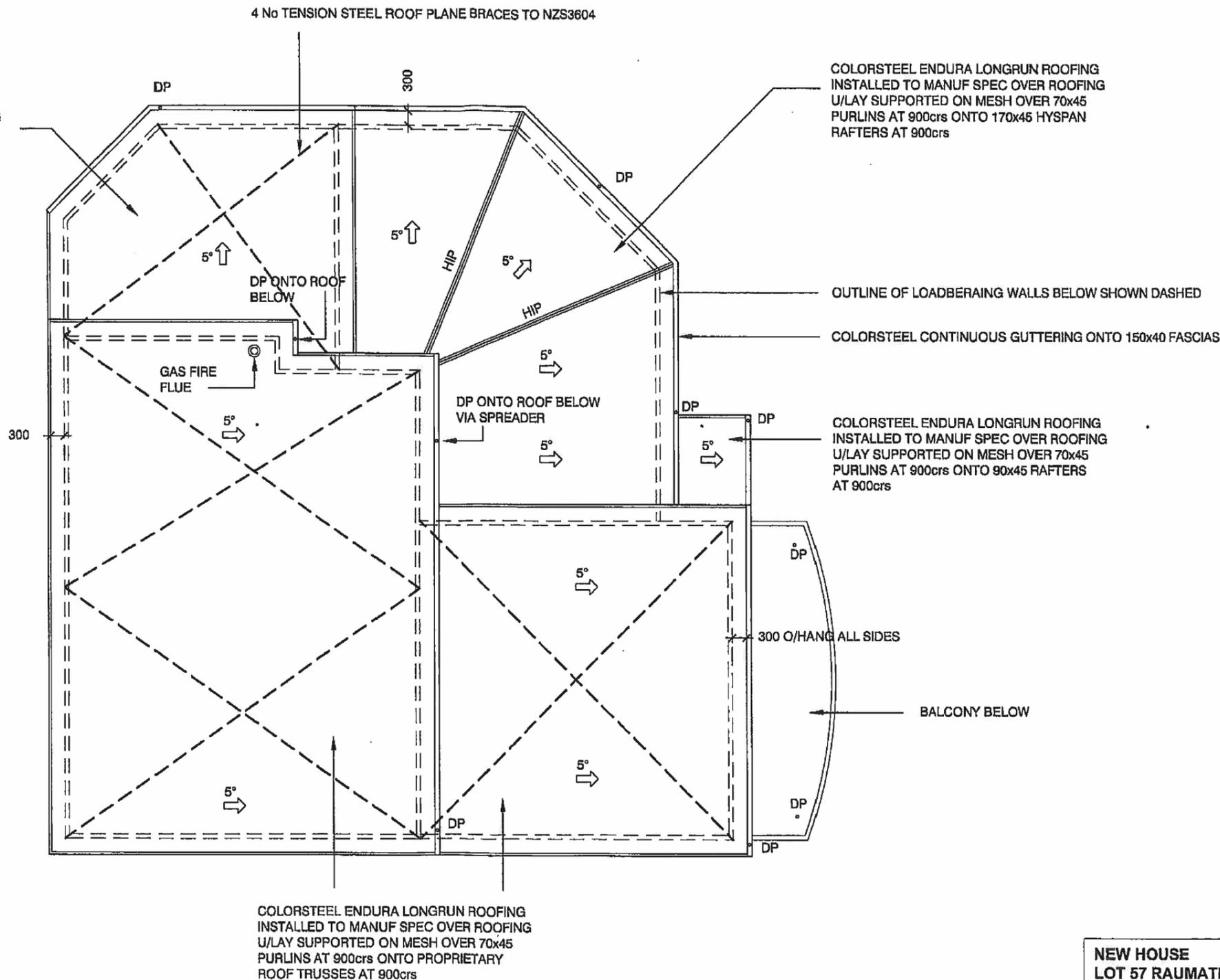
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17/03/2004

**APPROVED  
BY BUILDING  
Mark Fitzpatrick  
Officer**

COLORSTEEL ENDURA LONGRUN ROOFING  
INSTALLED TO MANUF SPEC OVER ROOFING  
U/LAY SUPPORTED ON MESH OVER 70x45  
PURLINS AT 900crs ONTO 170x45 HYPSPAN  
RAFTERS AT 900crs



Roofing material to be installed  
to manufacturers requirements.  
In particular, fixing and minimum  
pitch (reference also Table 1 of  
E2 NZ Building Code.)

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

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

NOTES - 2 No. SKEW NAILS + 1 No. WIRE DOG TO EACH PURLIN / RAFTER CONNECTION  
- 2 No. SKEW NAILS + 2 No. WIRE DOGS TO EACH PURLIN / RAFTER CONNECTION  
- 2 No. SKEW NAILS + 1 No. WIRE DOGS TO EACH RAFTER / TOP PLATE CONNECTION

**ROOF PLAN**  
SCALE 1:100

**NEW HOUSE  
LOT 57 RAUMATI ESTATE  
RAUMATI  
for JCK DEVELOPMENTS**

**ROOF PLAN**

Scale 1:100	Date JAN 2004	Job 3610	Rev.	Sheet 15
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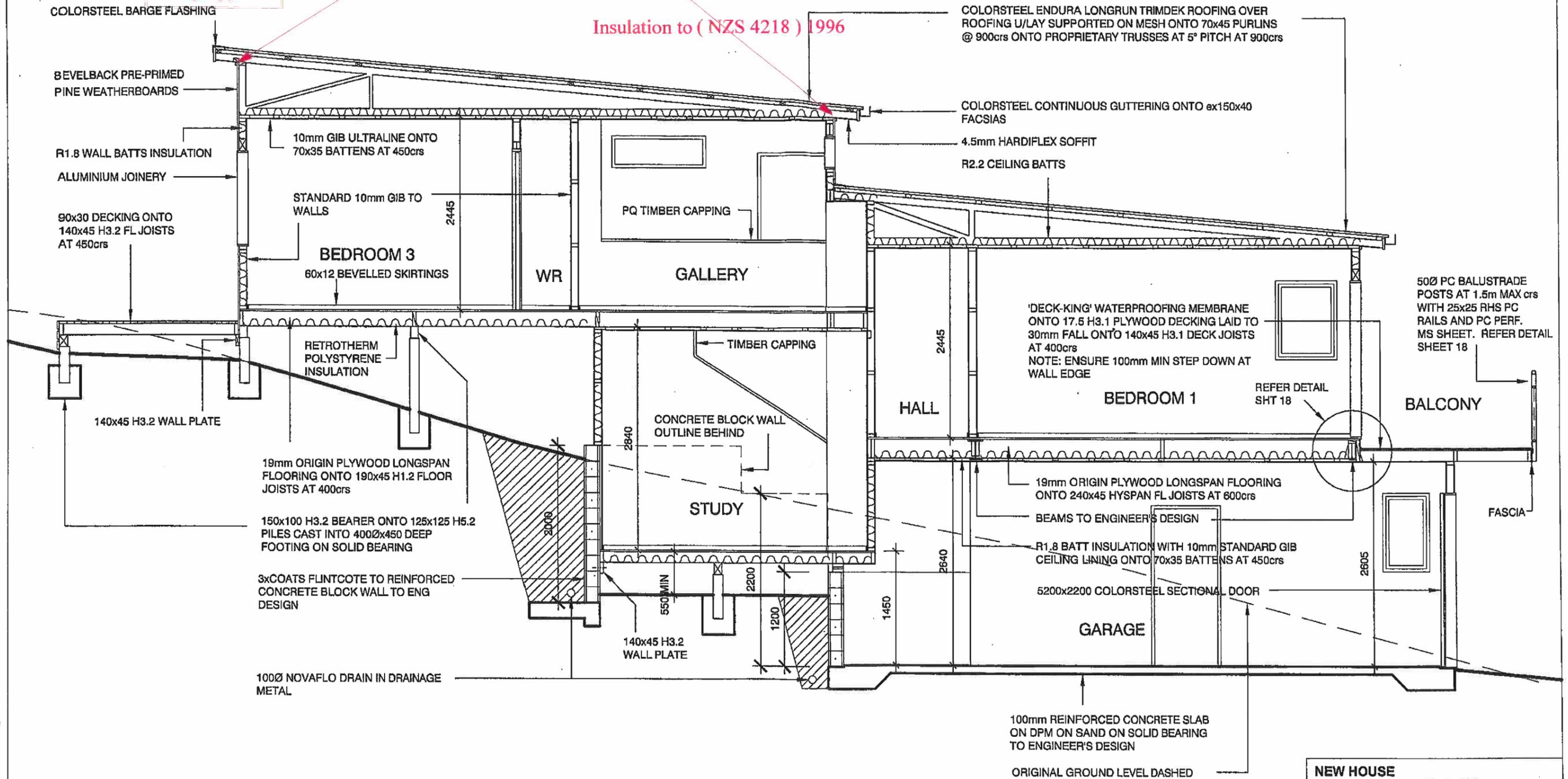
Raumati Village Shops, Rosetta Road  
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Email info@pda.net.nz

17/03/2004

**APPROVED  
BY BUILDING  
Mark Fitzpatrick  
Officer**

All junctions to claddings & other external moisture protection areas, to have capillary gaps/breaks & in-seals where relevant, stopping wind driven or surface tension water.

Insulation to ( NZS 4218 ) 1996



**SECTION A-A**  
SCALE 1:50

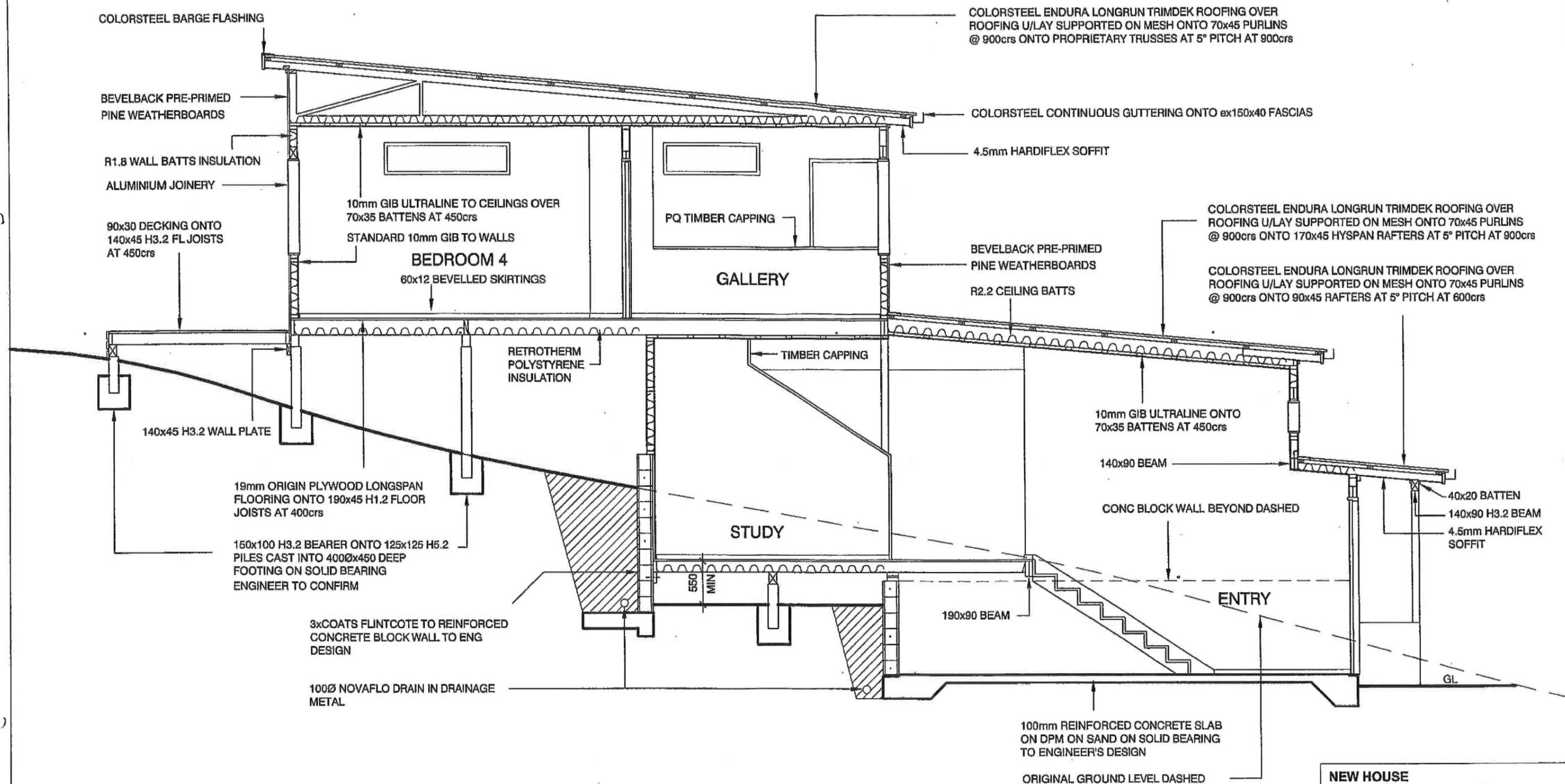
**NEW HOUSE**  
LOT 57 RAUMATI ESTATE  
RAUMATI  
for JCK DEVELOPMENTS

**SECTIONS**

Scale	Date	Job	Rev.	Sheet
1:50	JAN 2004	3610		16

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**SECTION B-B**  
SCALE 1:50

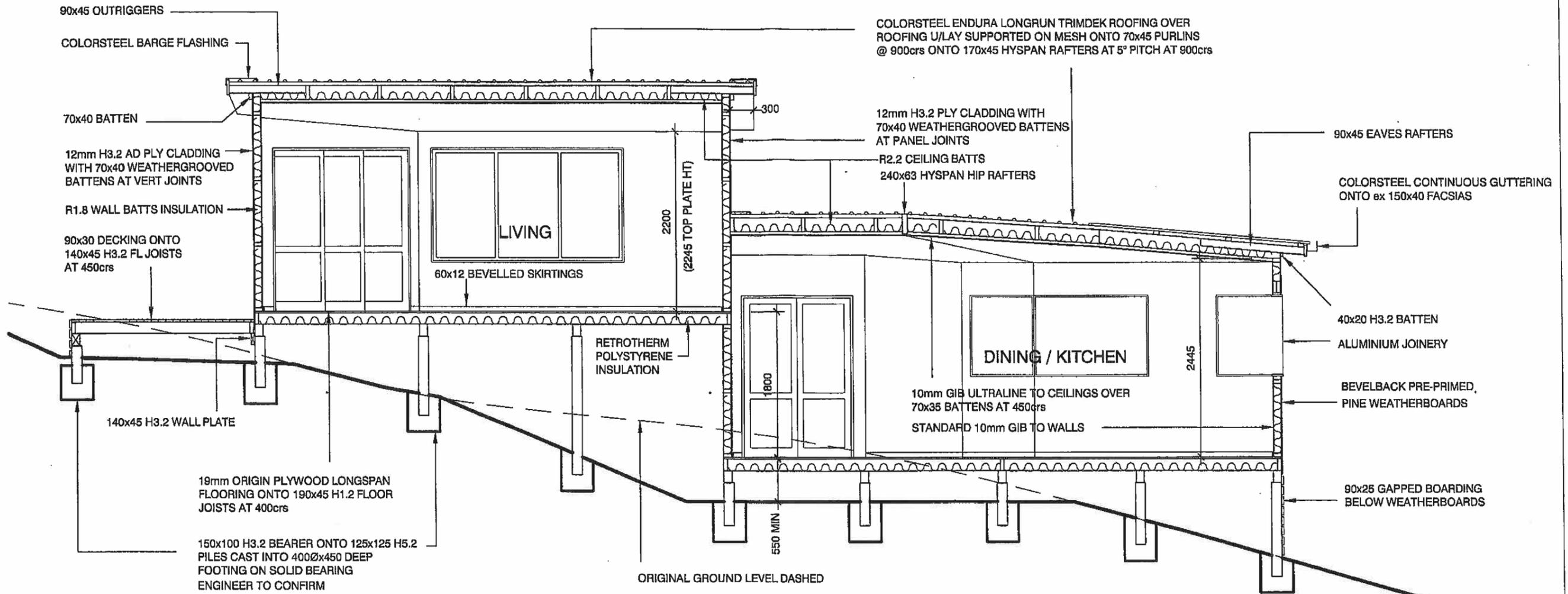
**NEW HOUSE**  
**LOT 57 RAUMATI ESTATE**  
**RAUMATI**  
**for JCK DEVELOPMENTS**

**SECTIONS**

Scale	Date	Job	Rev.	Sheet
1:50	JAN 2004	3610		17

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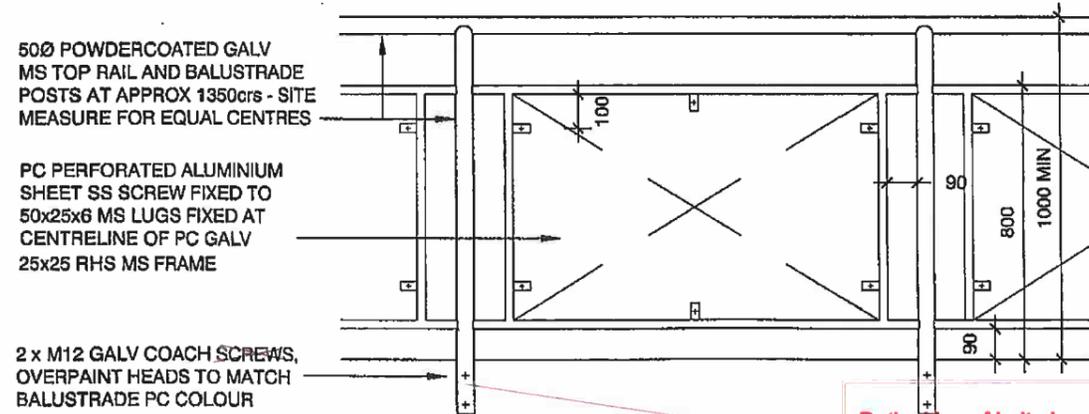
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Subfloor access and ventilation to requirements of NZS 3604 : 1999

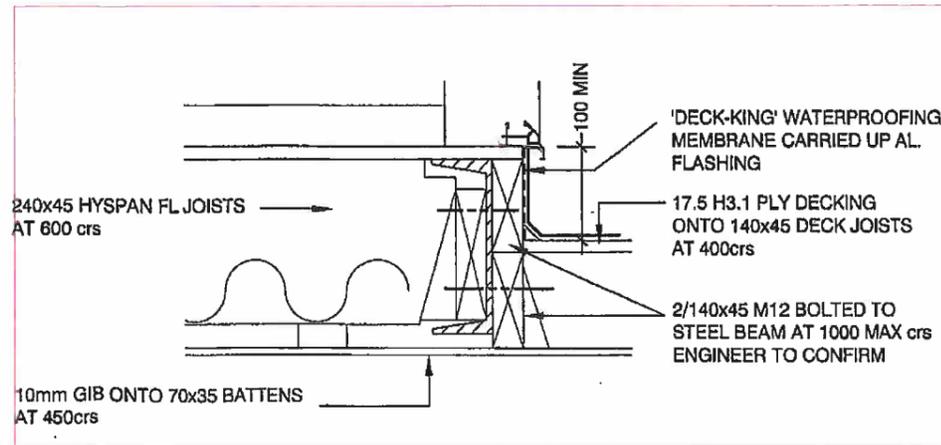
Fit head , jamb , sill flashings & proprietary sill tray to external joinery. Fit airseals to the inside edges of the window reveals.

SECTION C-C  
 SCALE 1:50



BALUSTRADE DETAIL  
 SCALE 1:20

Both sides of bolted connections to be fitted with 50x50x3mm square or 55mm dia round washers



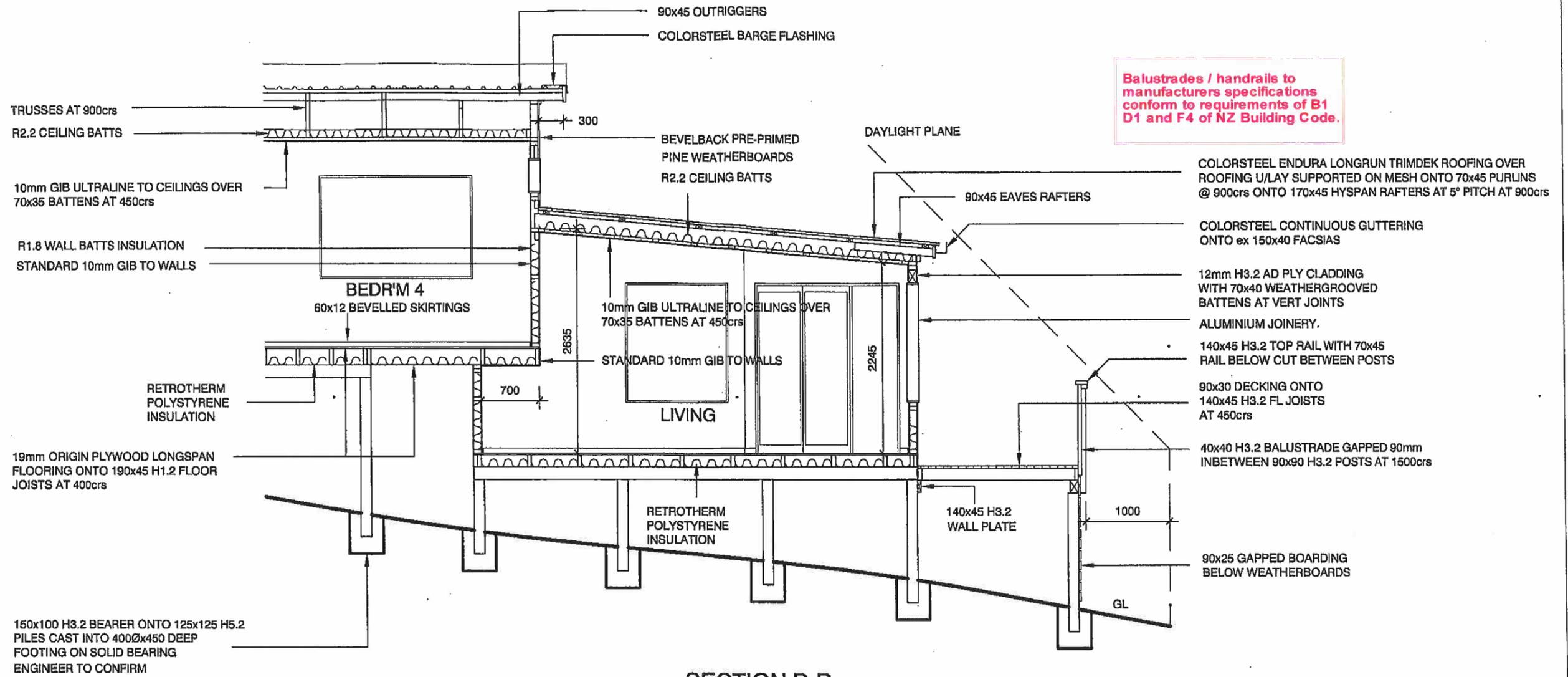
DECK DETAIL  
 SCALE 1:10

NEW HOUSE  
 LOT 57 RAUMATI ESTATE  
 RAUMATI  
 for JCK DEVELOPMENTS

SECTIONS

Scale	Date	Job	Rev.	Sheet
1:50	JAN 2004	3610		18

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Balustrades / handrails to manufacturers specifications conform to requirements of B1 D1 and F4 of NZ Building Code.

SECTION D-D  
SCALE 1:50

Both sides of bolted connections to be fitted with 50x50x3mm square or 55mm dia round washers

ENGINEER STRUCTURAL DESIGN TAKES PRECEDENCE

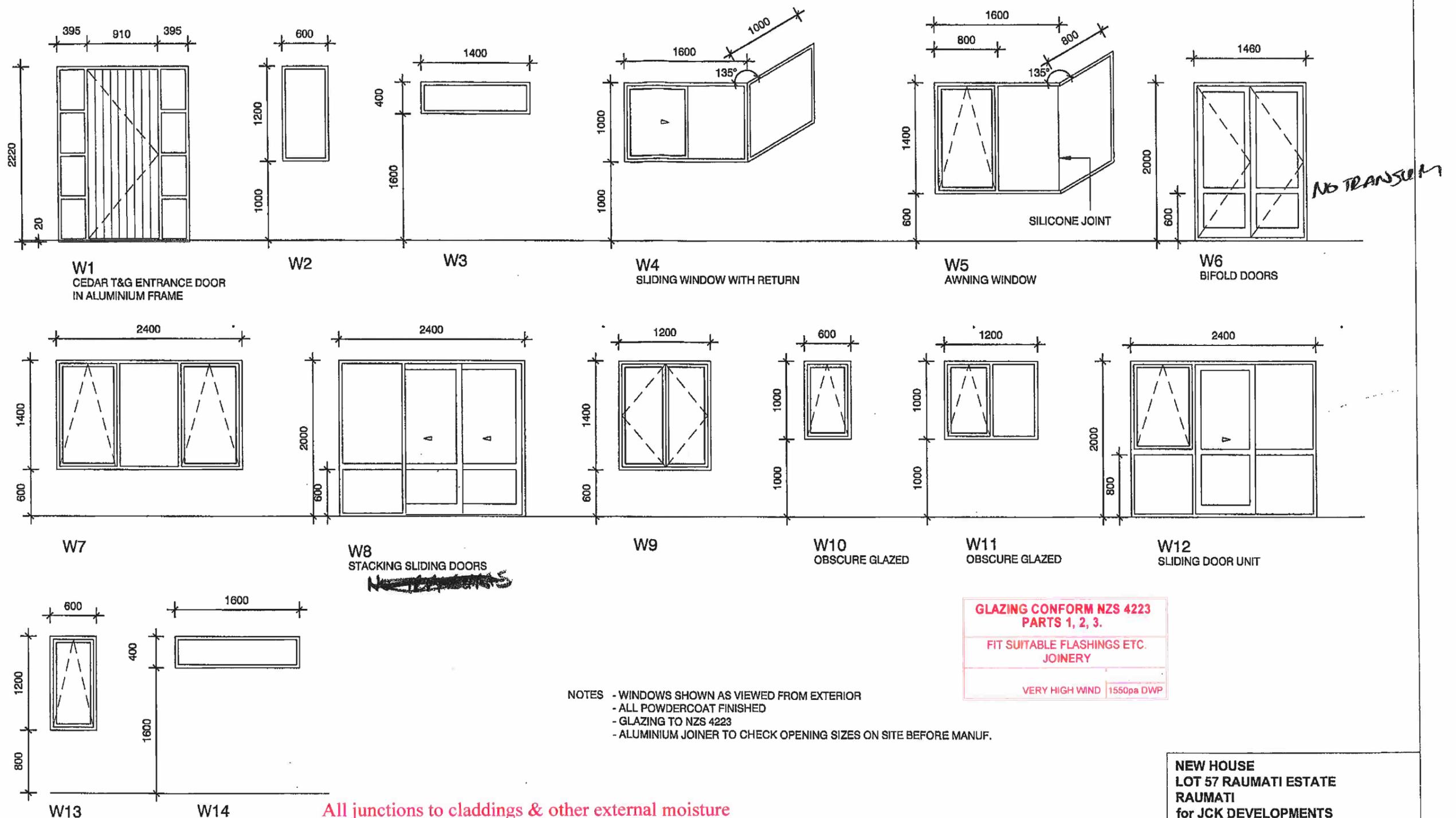
**NEW HOUSE**  
**LOT 57 RAUMATI ESTATE**  
**RAUMATI**  
**for JCK DEVELOPMENTS**

**SECTIONS**

Scale	Date	Job	Rev.	Sheet
1:50	JAN 2004	3610		19

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**W1**  
CEDAR T&G ENTRANCE DOOR  
IN ALUMINIUM FRAME

**W2**

**W3**

**W4**  
SLIDING WINDOW WITH RETURN

**W5**  
AWNING WINDOW

**W6**  
BIFOLD DOORS

**W7**

**W8**  
STACKING SLIDING DOORS

**W9**

**W10**  
OBSCURE GLAZED

**W11**  
OBSCURE GLAZED

**W12**  
SLIDING DOOR UNIT

**W13**

**W14**

**GLAZING CONFORM NZS 4223  
PARTS 1, 2, 3.**

**FIT SUITABLE FLASHINGS ETC.  
JOINERY**

**VERY HIGH WIND 1550pa DWP**

- NOTES - WINDOWS SHOWN AS VIEWED FROM EXTERIOR  
 - ALL POWDERCOAT FINISHED  
 - GLAZING TO NZS 4223  
 - ALUMINIUM JOINER TO CHECK OPENING SIZES ON SITE BEFORE MANUF.

All junctions to claddings & other external moisture protection areas, to have capillary gaps/breaks & insels where relevant, stopping wind driven or surface tension water.

Fit head, jamb, sill flashings & proprietary sill tray to external joinery. Fit airseals to the inside edges of the window reveals.

**WINDOW SCHEDULE - A**  
SCALE 1:50

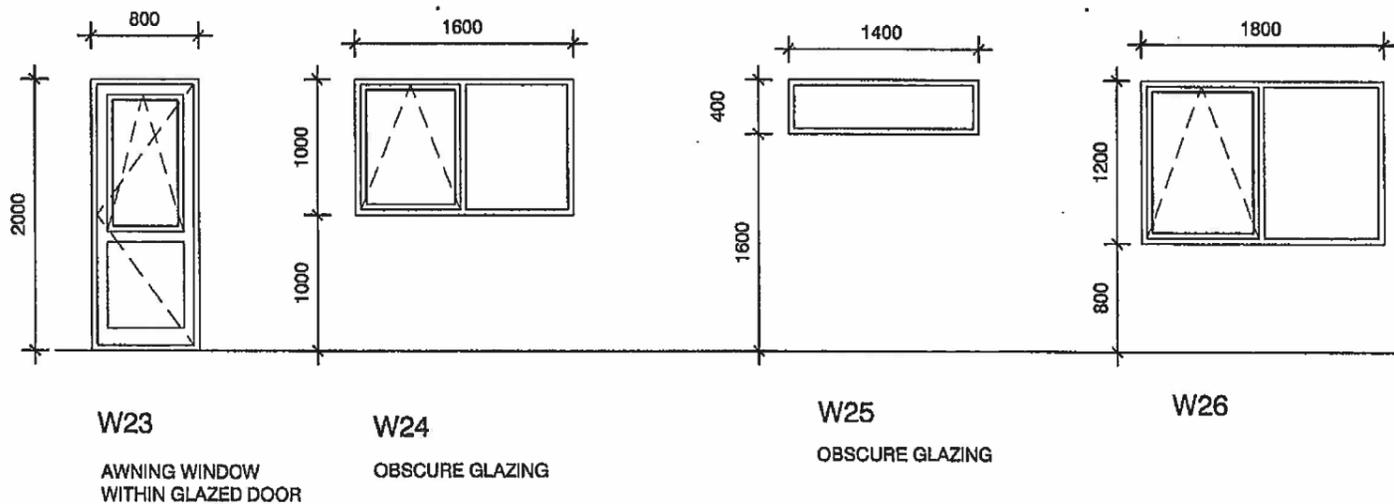
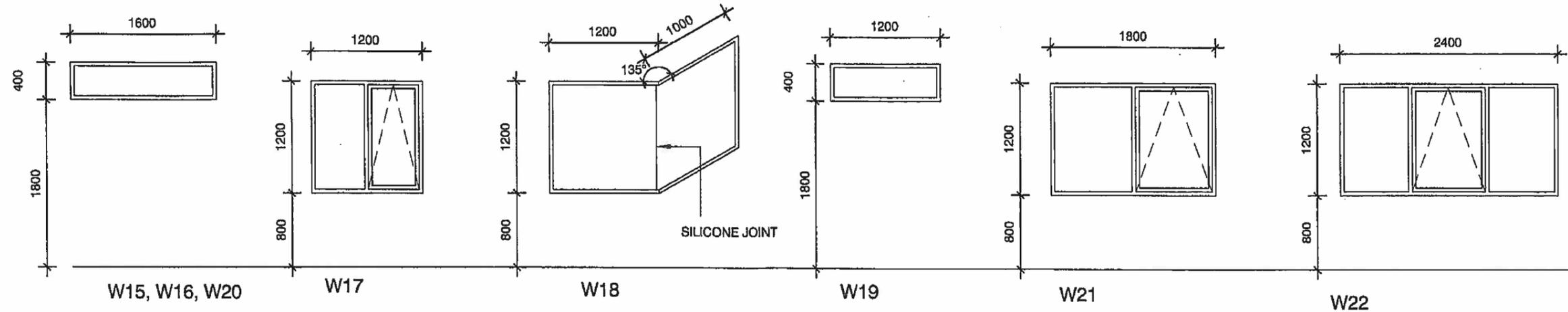
**NEW HOUSE  
LOT 57 RAUMATI ESTATE  
RAUMATI  
for JCK DEVELOPMENTS**

**WINDOW SCHEDULE - A**

Scale 1:100	Date JAN 2004	Job 3610	Rev.	Sheet 20
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**W23**  
AWNING WINDOW  
WITHIN GLAZED DOOR

**W24**  
OBSCURE GLAZING

**W25**  
OBSCURE GLAZING

**W26**

**GLAZING CONFORM NZS 4223  
PARTS 1, 2, 3.**

**FIT SUITABLE FLASHINGS ETC.  
JOINERY**

**VERY HIGH WIND 1550pa DWP**

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Fit head , jamb , sill flashings & proprietary sill tray to external joinery. Fit airseals to the inside edges of the window reveals.

- NOTES - WINDOWS SHOWN AS VIEWED FROM EXTERIOR  
 - ALL POWDERCOAT FINISHED  
 - GLAZING TO NZS 4223  
 - ALUMINIUM JOINER TO CHECK OPENING SIZES ON SITE BEFORE MANUF.

**WINDOW SCHEDULE - B**  
SCALE 1:50

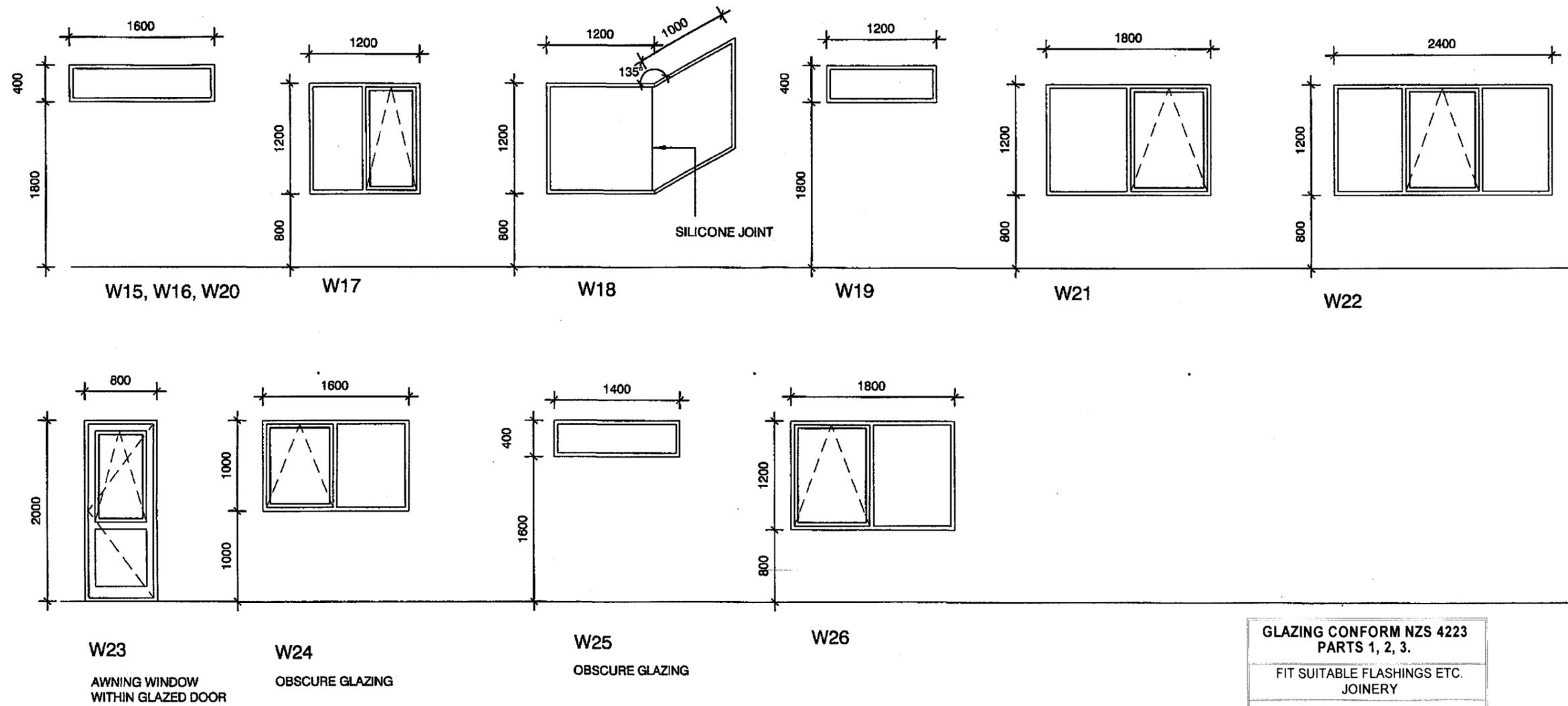
**NEW HOUSE  
LOT 57 RAUMATI ESTATE  
RAUMATI  
for JCK DEVELOPMENTS**

**WINDOW SCHEDULE - B**

Scale 1:100	Date JAN 2004	Job 3610	Rev.	Sheet 21
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GLAZING CONFORM NZS 4223  
PARTS 1, 2, 3.  
FIT SUITABLE FLASHINGS ETC.  
JOINERY  
VERY HIGH WIND 1550pa DWP

All junctions to claddings & other external moisture protection areas, to have capillary gaps/breaks & insels where relevant, stopping wind driven or surface tension water.

Fit head , jamb , sill flashings & proprietary sill tray to external joinery. Fit airseals to the inside edges of the window reveals.

- NOTES - WINDOWS SHOWN AS VIEWED FROM EXTERIOR  
- ALL POWDERCOAT FINISHED  
- GLAZING TO NZS 4223  
- ALUMINIUM JOINER TO CHECK OPENING SIZES ON SITE BEFORE MANUF.

**WINDOW SCHEDULE - B**  
SCALE 1:50

**NEW HOUSE**  
**LOT 57 RAUMATI ESTATE**  
**RAUMATI**  
**for JCK DEVELOPMENTS**

**WINDOW SCHEDULE - B**

Scale 1:100	Date JAN 2004	Job 3610	Rev.	Sheet 21
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# BIA Update

December 23 2003 No 20

## Changes to Acceptable Solution B2/AS1 – Timber Durability

The Building Industry Authority has announced final changes to Acceptable Solution B2/AS1, concerning timber treatment levels.

Chairman Barry Brown said the changes are less conservative than the original proposals issued in June, but do require increased treatment levels in some framing situations more at risk from water damage, particularly caused by leaking.

"The changes are risk informed and require appropriate levels of protection needed to manage the risk of moisture contact in differing building elements or components," Mr Brown said.

"They will require additional treatment levels in some situations, but we are not introducing a requirement that all framing timber is treated as was proposed earlier this year.

"Our focus has been on putting in place a regime that will provide homeowners and users with appropriate protection if a building leaks. We have also taken into account feedback from the timber and building industries during our extensive consultation on this matter."

"This approach is about putting additional protection in place where it is needed. It also means that certain timber products - like untreated kiln dried radiata pine and untreated Douglas fir - can still be extensively used in buildings built to the Acceptable Solution."

The changes will take effect from 1 April 2004, subject to feedback from the industry over implementation timing.

The changes will apply to all buildings, not just residential constructions as originally proposed.

They include new requirements for colour coding and identification marking of timber so that treatment level and treatment type will be more easily identified.

## Summary of changes

### Changes to Hazard Classes

- H1 Hazard Class will be split into H1.1 and H1.2 to differentiate between insect only protection (H1.1) and insect protection plus a degree of protection against fungal decay (H1.2)
- The H3 Hazard Class will be split into H3.1 and H3.2 to resolve concerns about the durability of LOSP

23/12/2003

- H3.1 will contain H3 LOSP
- H3.2 will contain H3 CCA, ACQ, copper naphthenate and copper azole
- H3.1 treated timber will cease to be acceptable in the construction of the structure of timber decks and balconies.

#### Changes to Minimum Treatment Requirements

Building Element*	Current Minimum Treatment Requirements	New** Minimum Treatment Requirements
<ul style="list-style-type: none"> <li>• Roof framing, trusses and ceiling joists</li> <li>• Interior wall framing, including bottom plates</li> <li>• Exterior wall framing in low risk, single storey masonry veneer buildings</li> </ul>	<ul style="list-style-type: none"> <li>• Untreated kiln dried radiata pine</li> <li>• Untreated Douglas fir</li> <li>• H1 treated, planer gauged radiata pine<sup>^</sup></li> </ul>	No practical change
<ul style="list-style-type: none"> <li>• Exterior wall framing and parapets in all but low risk, single storey masonry veneer buildings</li> <li>• Enclosed framing within skillion roofs<sup>^^</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Untreated kiln dried radiata pine</li> <li>• Untreated Douglas fir</li> <li>• H1 treated, planer gauged radiata pine<sup>^</sup></li> </ul>	<ul style="list-style-type: none"> <li>• H1.2</li> </ul>
<ul style="list-style-type: none"> <li>• Subfloor framing</li> </ul>	<ul style="list-style-type: none"> <li>• Untreated Douglas fir</li> <li>• H1 treated, planer gauged radiata pine</li> </ul>	<ul style="list-style-type: none"> <li>• H1.2</li> </ul>
<ul style="list-style-type: none"> <li>• Enclosed framing within flat roofs</li> <li>• Framing for enclosed decks and balconies</li> <li>• Framing within enclosed balustrades</li> </ul>	<p>Standard unclear, but in practice the following have been typically used:</p> <ul style="list-style-type: none"> <li>• Untreated kiln dried radiata pine</li> <li>• Untreated Douglas fir</li> <li>• H1 treated radiata pine<sup>^</sup></li> </ul>	<ul style="list-style-type: none"> <li>• H3.1</li> </ul>
<ul style="list-style-type: none"> <li>• Piles and other structural in ground material</li> </ul>	<ul style="list-style-type: none"> <li>• H5</li> </ul>	No change

\* Summary of major elements only

\*\* Takes effect from 1 April 2004, subject to final industry feedback

<sup>^</sup> A range of other minor timbers are permitted

<sup>^^</sup> A pitched roof where the ceiling lining is parallel and close to the roof cladding

#### Changes to Identification Requirements

In order to help ensure the right timber is used in the right situation, the Acceptable Solution will introduce changes to the way treated timber will be identified. These are:

- In addition to the existing requirement that the treatment level of timber is branded on its end, there must be a unique numbering system that identifies the treatment type.
- A requirement that framing timber is coloured at the time of treatment to identify

treatment levels.

### Detail of Amendments

A BIA paper detailing amendments to B2/AS1 is available by [clicking here](#).

A PDF version of the amended B2/AS1 is available from Victoria Books in the normal manner by [clicking here](#). Printed and CD Rom versions will be available in January.

To view further background information on the changes to B2/AS1 please [click here](#).

B2/AS1 amendment calls up New Zealand Standard 3602 (**NZS 3602:2003: Timber and Wood-based Products for use in Building**), which in turn calls up New Zealand Standard 3640 (**NZS 3640:2003 Chemical Preservation of Round and Sawn Timber**).

NZS 3602 describes what level of timber treatment is required to meet the durability requirements set out in B2/AS1 (i.e., what timber is needed where). This is available for purchase from Standards New Zealand by [clicking here](#).

NZS 3640 is intended for use by treatment plants and sets out the preservative treatment and identification of timber to provide protection from decay and insect attack. The requirements are based on six hazard classes that are described in this Standard. This is available for purchase from Standards New Zealand by [clicking here](#).

### Impact on Consenting and Code Compliance Certificates

Changes to Acceptable Solutions are not retrospective. If a council has granted a building consent or code compliance certificate before 1 April 2004, the consent or certificate will remain valid.

We have introduced the 1 April 2004 date for two reasons. It provides industry with an opportunity to address supply chain issues. Secondly, it provides a reasonable opportunity for existing construction jobs to be completed and signed off prior to the changes taking effect.

However, from 1 April 2004, if a building consent has been granted but no code compliance certificate has been issued, councils may apply the new Acceptable Solution when considering whether to grant certification. Councils must have reasonable grounds that a building complies with the Building Code in order to issue a code compliance certificate.

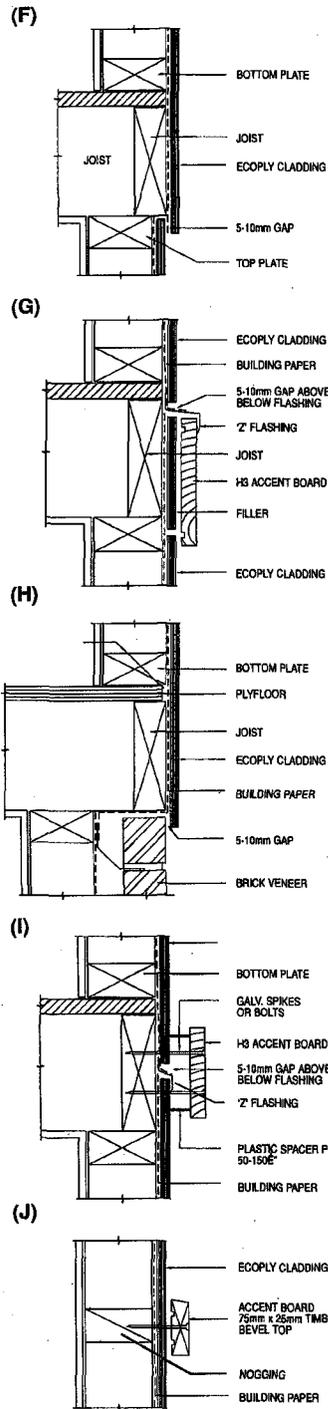
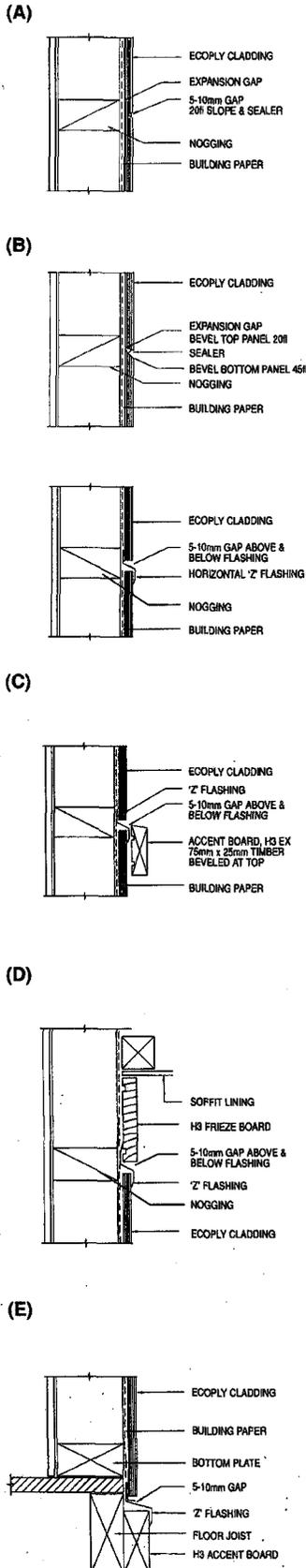
This means builders and designers should take the changes to the Acceptable Solution into account in regards to current building projects.

Our strong advice to councils is that they clearly inform customers applying for building consents of the changes to the Acceptable Solution and the implications for their building project. The BIA will formally provide additional information to councils on that matter as soon as possible in 2004, to facilitate the provision of useful consumer advice.

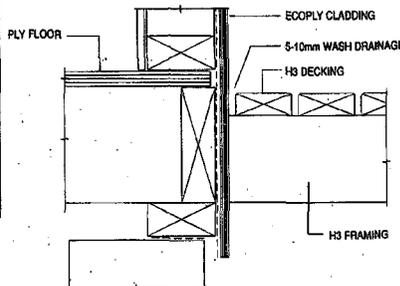
If a building does not comply with the Acceptable Solution, it may still comply with the with the Building Code as an Alternative Solution. The building is just not automatically deemed to comply. Councils must consider these buildings on their individual merits and determine whether they will meet the performance requirements of the Building Code. Councils must be have reasonable grounds that a building complies with the Building Code in order to issue a code compliance certificate.

It should also be noted that there are three months before the changes come into effect. This change has been widely anticipated since at least the publication of the Hunn report more than 12 months ago. The BIA clearly signaled a need for increased timber treatment requirements when it published proposed changes to B2/AS1 in June 2003.

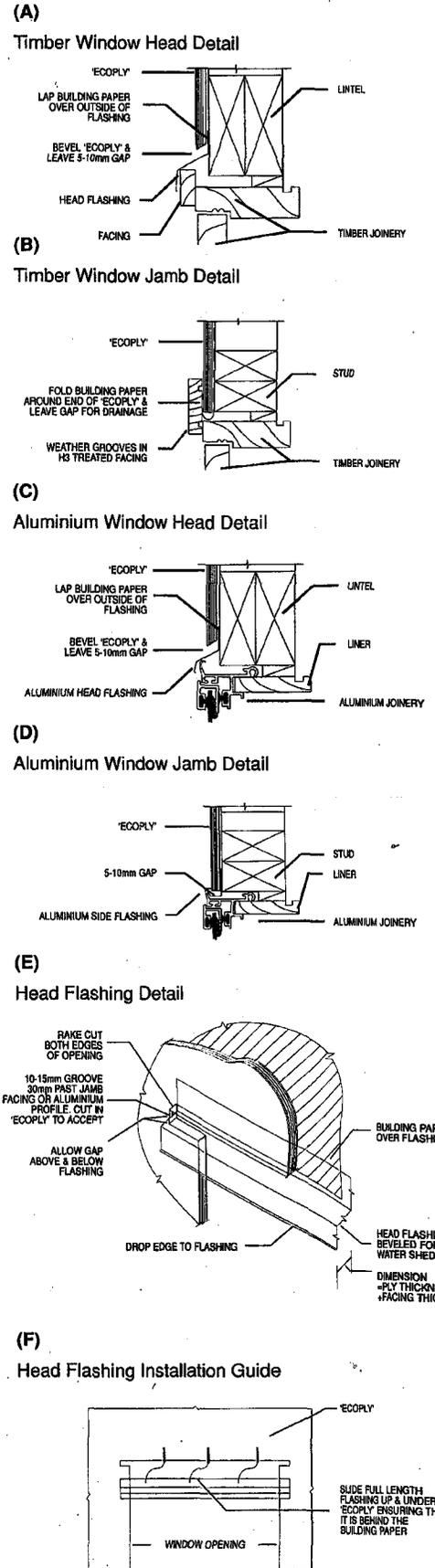
**Figure 6. Horizontal Joints**



**Figure 7.**  
Protecting Cladding from Moisture  
and Soil Entrapment

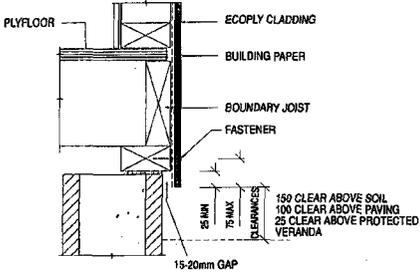


**Figure 8. Windows**

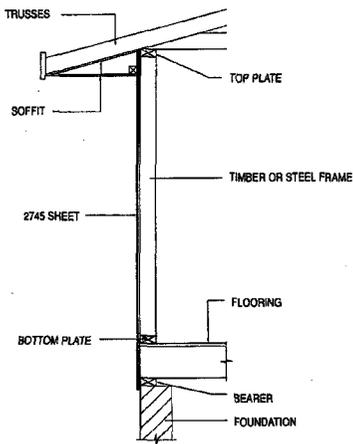


### Suggested Details

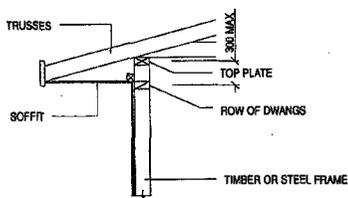
**Figure 1.**  
Overhangs and Ground Clearances



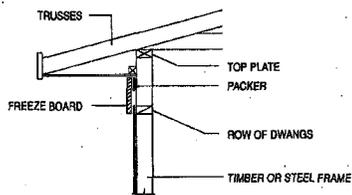
**Figure 2. (A)**  
Wall Sections (2745 Sheet)



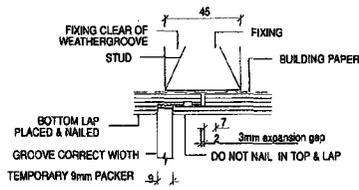
**(B)**  
(2440 Sheet Alternative)



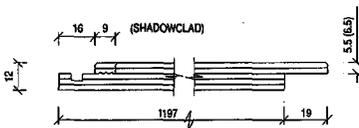
**(C)**  
(2440 Sheet Alternative)



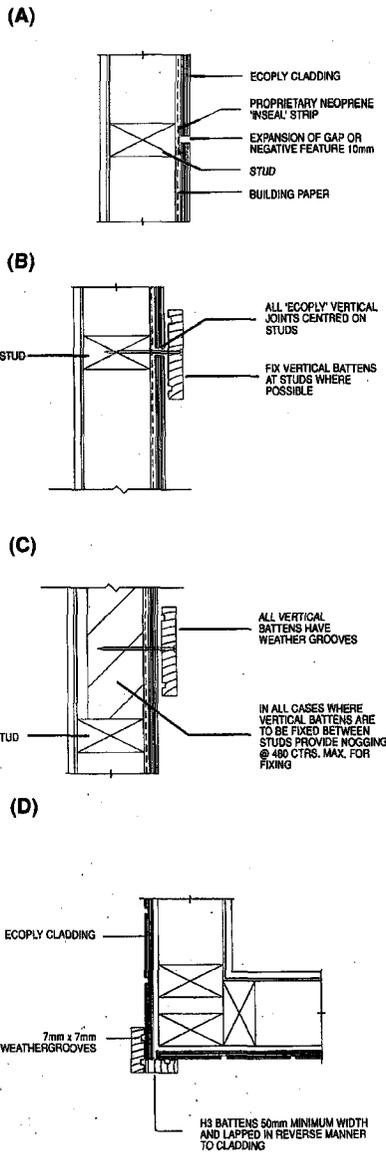
**Figure 3.**  
Vertical Fixing at Joint



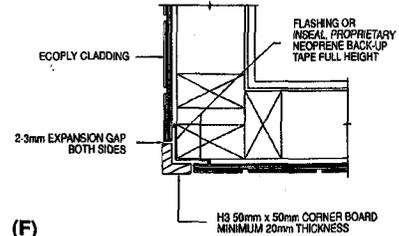
**Figure 4.**  
'Ecoply' Sheet Dimensions



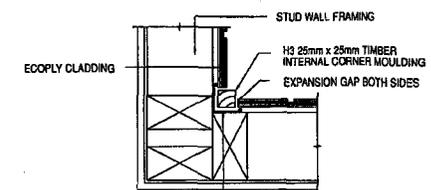
**Figure 5. Vertical Joints**



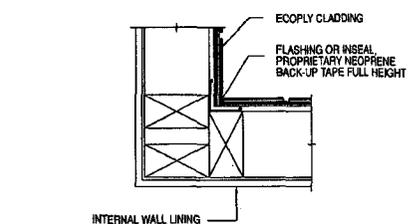
**(E)**



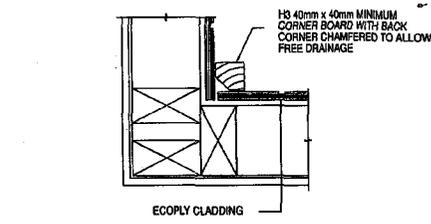
**(F)**



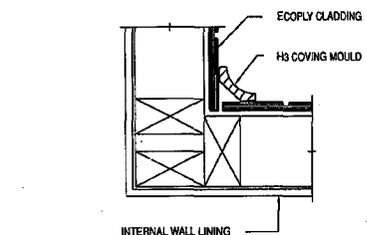
**(G)**



**(H)**



**(I)**







P.I.M. No.....

Building Regulation Clause(s).....

**PRODUCER STATEMENT - PS 1 - DESIGN**

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

ISSUED BY:

ROY GEORGE TAYLOR  
(Suitably Qualified Design Professional)

TO:

JCK Developments  
(Owner)

IN RESPECT OF:

Proposed Dwelling  
(Description of Building Work)

AT:

All work carried out under jurisdiction of producer statement to meet the engineer requirements fully. Engineer to sign off work supervision after construction

RAUMATI  
(Address)

RAUMATI

LOT:

SO:

ABUILD™ CONSULTING ENGINEERS LTD has been engaged by  
(Design Firm)

JCK Developments  
(Owner/Developer/Contractor)

to provide

STRUCTURAL DESIGN  
(Extent of Engagement)

services in the respect of the

requirements of Clause(s)

B1: STRUCTURE

of the Building Regulations 1992 for

All

Part only as specified

of the building work. The design has been prepared in accordance with

B1/VM1

B1/VM4

(verification method(s)/acceptable solution(s))

(respectively) of the approved documents issued by the Building Industry Authority and the work is described on

ABUILD CONSULTING ENGINEERS LTD  
(Design Firm)

drawings titled

As per Document Transfer

Dated 27-2-04

Job # 5200

and numbered as per Document Transfer Job # 5200 Dated 27-02-04

and the specification and other documents according to which the building is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$ 200,000 I BELIEVE ON REASONABLE GROUNDS that subject to:

- (i) elements of specific engineering design to be inspected by a professional engineer prior to closing in.
- (ii) Council inspectors or certifiers to inspect all other aspects.

and (iii) all proprietary products meeting the performance specification requirements, and the drawings, specifications, and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the Building Code.

Date

27-Feb-04

(Signature suitably qualified Design Professional)

**R G Taylor MIPENZ(Civil, Structural) CPEng IntPE**

Chartered Professional Engineer

(Professional Qualifications)

2<sup>nd</sup> FLOOR 21-29 BRODERICK RD, JOHNSONVILLE  
(Address)

Member

ACENZ

IPENZ

NZIA

This form to accompany Form 3 of the Building Regulations 1992 for the application of a building consent

THIS CERTIFICATE EXCLUDES FOUNDATION CONDITIONS - TO BE CHECKED ON SITE

THIS CERTIFICATE IS ISSUED SUBJECT TO THE ARCHITECTURAL DESIGNER PLACING CURRENT BEAM SIZES AND KEY INFORMATION ON ARCHITECTURAL DRAWINGS BEFORE CONSENT IS ISSUED.

## 1201 PRELIMINARIES AND GENERAL

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

### 1. THE PROJECT

#### 1.1 THE WORKS

The works are as described in this specification and as shown on the drawings.

#### 1.2 SITE

The site of the works, the site address and the legal description are shown on the drawings. Confine access and work to the area of site indicated on the drawings.

### 2. DOCUMENTATION

#### 2.1 SPECIFICATION STRUCTURE

The designation and numbering of individual specification sections follows the CBI (Co-ordinated Building Information) system for the co-ordination and classification of construction information. Sections are for reference and convenience only and do not profess to define subcontracts.

Read all sections together and read PRELIMINARIES AND GENERAL with all other sections.

#### 2.2 INTERPRETATIONS

Required:	Required by the documents, or by a statutory authority.
Proprietary:	Identifiable by naming the manufacturer, supplier, installer, trade name, brand name, catalogue or reference number.
Approval:	Approval in writing.
Direction:	Direction in writing.
Provide and fix:	"Provide" or "fix" or "supply" or "fix" if used separately mean provide and fix unless explicitly stated otherwise.
Notified:	Notified in writing

#### 2.3 ABBREVIATIONS

The following abbreviations are used throughout the specification sections:

AS	Australian Standard
AS/NZS	Joint Australian/New Zealand Standard
BRANZ	Building Research Association of New Zealand
BS	British Standard
HERA	Heavy Engineering Research Association
NZBC	New Zealand Building Code
NZMP	New Zealand Miscellaneous Publication
NZS	New Zealand Standard
NZS/AS	Joint New Zealand/Australian Standard
OSH	Occupational Safety and Health

#### 2.4 DEFINED WORDS

Words defined in the conditions of contract, New Zealand Standards, or other reference documents have the same interpretation and meaning when used in their lower case, title case or upper case form in the specification text.

#### 2.5 PERSONNEL

Owner:	The person defined as "owner" in the New Zealand Building Code.
Contractor:	The person contracted by the owner to carry out the contract.

## GENERAL SPECIFICATION

APPROVED  
BY P & D  
Simon Copp  
Officer

12/3/04

### 7101 HOT AND COLD WATER SYSTEM

#### 1. GENERAL

##### 1.1 DOCUMENTS

Documents referred to in this section are:

NZBC	G12/AS1	Water supplies
AS/NZS 2642	Polybutylene pipe fittings 2642.2: Polybutylene (PB) pipe for hot and cold water applications 2642.3: Mechanical jointing fittings for use with polybutylene (PB) pipes for hot and cold water applications	
NZS 3501	Specification for copper tubes for water, gas and sanitation	
NZS 4602	Low pressure copper thermal storage electric water heaters	
NZS 4606	Storage water heaters 4606.3: Specific requirements for water heaters with composite shells	
NZS 4607	Installation of thermal storage electric water heaters: valve-vented systems	
DIN 8077	Polypropylene (PP) Pipe dimensions	
DIN 8078	Polypropylene (PP) Pipes Types 1, 2 & 3, General Quality Requirements and Testing.	

Plumbers, Gasfitters and Drainlayers Act 1976

##### 1.2 QUALIFICATIONS

Plumbers to be experienced competent craftsman plumbers, or registered plumbers working under the direction of a craftsman plumber, familiar with the materials and techniques specified.

#### 2. PRODUCTS

##### 2.1 WATER MAIN POLYETHYLENE

High density polyethylene 32 mm OD (minimum 25 mm internal diameter) pipe complete with rubber ring compression type fittings.

##### 2.2 COPPER WATER PIPE

To NZS 3501.

##### 2.3 POLYBUTYLENE WATER PIPE

Polybutylene tubing to AS/NZS 2642.2 and AS/NZS 2642.3 complete with fittings and accessories brand-matched.

##### 2.4 EXPOSED PIPES

Chrome plated copper pipe with chrome plated brass nuts and fittings.  
Faucet hoses covered with stainless steel braid and fitted with stainless steel nuts.  
White polyethylene composite pipe with white nuts and accessories.

Selected pipework finish to include escutcheon plates and bends and elbows protruding from walls or fittings.

##### 2.5 GATE VALVES

De-zincified brass with screwed ends.

##### 2.6 GAS HOT WATER HEATER, CONTINUOUS FLOW TYPE

Continuous flow unit with an integral gas burner and flue.

## 7402 SANITARY PLUMBING

### 1. GENERAL

#### GENERAL SPECIFICATION

#### 1.1 DOCUMENTS

Documents referred to in this section are:

NZBC	G1/AS1	Personal hygiene 2.0 Fixture construction and installation 3.0 Location of sanitary fixtures
NZBC	G13/AS1	Foul water - sanitary plumbing
AS/NZS 1260 AS/NZS 3500		PVC pipes and fittings for drain, waste and vent applications National plumbing and drainage code 3500.2: Sanitary plumbing and drainage 3500.2.2: Acceptable solutions
NZS 7641		Unplasticized PVC waste and ventilating pipe, fittings and accessories, 32 mm, 40 mm and 50 mm

Plumbers, Gasfitters and Drainlayers Act 1976

#### 1.2 QUALIFICATIONS

Carry out work by or under the direct supervision of a person registered under the Plumbers, Gasfitters and Drainlayers Act 1976.

### 2. PRODUCTS

#### 2.1 UPVC WASTE, SOIL AND VENT PIPES

UPVC pipe to NZS 7641 and AS/NZS 1260 complete with fittings brand-matched to the pipe manufacturer's requirements.

#### 2.2 EXPOSED PIPES AND TRAPS

Chrome plate on copper pipes and associated copper and brass fittings.  
White polybutylene or PVC, including all associated fittings.

#### 2.3 SEALANT, SANITARY FIXTURES

For between sanitary fixtures and accessories and adjacent floor or wall surfaces.  
1-part, silicone, containing mildew resistant agents.  
Colour: White

### 3. EXECUTION

#### 3.1 EXECUTION GENERALLY

Carry out this work and complete all tests to AS/NZS 3500.2.2.  
Carry out this work and complete all tests to NZBC acceptable solutions G1/AS1, 2.0, 3.0 and G13/AS1.

#### 3.2 ELECTROLYTIC ACTION

Avoid electrolytic action by eliminating actual contact or continuity of water between dissimilar metals.

# 7403 DRAINAGE

APPROVED  
BY P & D  
Simon Copp  
Officer

12/3/04

## 1. GENERAL

### GENERAL SPECIFICATION

#### 1.1 DOCUMENTS

Documents referred to in this section are:

NZBC	B1/AS1	Structure – general, 6.0 Drains
NZBC	E1/AS1	Surface water 3.0 Drainage system materials and construction
NZBC	G13/AS2	Foul Water – drainage
AS/NZS 1254		PVC pipes and fittings for storm and surface water applications
AS/NZS 1260		PVC pipes and fittings for drain, waste and vent applications
AS/NZS 1546.1		Septic tanks
AS/NZS 1547		On site domestic wastewater management
AS/NZS 4130		Polyethylene pressure pipes (PE)
AS/NZS 4671		Steel reinforcing materials
NZS 3107		Precast concrete drainage and pressure pipes
NZS 3104		Specification for concrete production
AS/NZS 3500		National plumbing and drainage code 3500.2: Sanitary plumbing and drainage 3500.2.2: Acceptable solutions 3500.3: Stormwater drainage 3500.3.2: Acceptable solutions
NZS 7643		Installation of unplasticised PVC pipe systems

Plumbers, Gasfitters and Drainlayers Act 1976

#### 1.2 AS-BUILT DRAWINGS

Supply a 1:100 scale as-built drawing of drains and fittings to the territorial authority and to the owner on completion.

#### 1.3 QUALIFICATIONS

Drainlayers to hold a current licence within the terms of the Plumbers Gasfitters & Drainlayers Act 1976 and be experienced, competent and familiar with the materials and techniques specified.

## 2. PRODUCTS

#### 2.1 CONCRETE

17.5 MPa ordinary grade to NZS 3104.

#### 2.2 REINFORCEMENT

Plain round and/or deformed steel bars, Grade 300 to AS/NZS 4671

#### 2.3 UPVC PIPES

UPVC pipes bends, junctions, fittings and joints to AS/NZS 1254 and AS/NZS 1260.

#### 2.4 GULLY TRAPS

To NZBC acceptable solution G13/AS2, section 3.3, complete with grating.

#### 2.5 SURFACE WATER SUMP GRATINGS

Cast iron frame with lift-up grating.





# ABUILD™

## Consulting Engineers Ltd

*Structural and Civil Engineers*

21-29 Broderick Road, Box 13 273, Wellington 4 N.Z.  
 Telephone (04) 478 3929, Facsimile (04) 478 3424  
 Mobile (025) 491 857, Email [abuild@abuild.co.nz](mailto:abuild@abuild.co.nz)

### QUALITY ASSURANCE PLAN

Job:	Proposed Dwelling	Client:	JCK Developments	Date
Job Address:	Lot 57 Raumati Estate RAUMATI	Client Address:	Box 2082 RAUMATI	27-Feb-04
Job Number:	5200	Client Phone:		
Service Request #	Not available	Client Fax:	(04) 904 2258	
		Owner:	JCK Developments	

Territorial Authority:	Kapiti Coast District Council	Building Inspector (if known)
Territorial Address:	Private Bag 601 PARAPARAUMU	
Territorial Fax:	904 5830	

Designer	Design Check	Approval & Release
RJE	PW	RG Taylor

#### INPUTS

Architectural Drawing
NZ Standards and Product Data

#### OUTPUTS

Engineers' Drawings
Engineers' Calculations
Producer Statement

Professional Staff	Qualifications	Email Address	Position	Scope
RG Taylor	BE(Hons), PhD MIPENZ (Civil, Structural) Chartered Professional Engineer (CPEng IntPe)	<a href="mailto:roy.taylor@abuild.co.nz">roy.taylor@abuild.co.nz</a>	Civil/Structural Engineer and Director	Design Checker
V Los	PhD	<a href="mailto:victor.los@abuild.co.nz">victor.los@abuild.co.nz</a>	Structural Engineer	
PD Wright	BE	<a href="mailto:peter.wright@abuild.co.nz">peter.wright@abuild.co.nz</a>	Structural Engineer	
IR Taylor	BE(Hons)	<a href="mailto:ian.taylor@abuild.co.nz">ian.taylor@abuild.co.nz</a>	Engineer	
RJ Davidge	MIPENZ (Geotechnical) Chartered Professional Engineer (CPEng)	<a href="mailto:royston.davidge@abuild.co.nz">royston.davidge@abuild.co.nz</a>	Geotechnical Engineer	
RG Borlase	NZCE	<a href="mailto:reg.borlase@abuild.co.nz">reg.borlase@abuild.co.nz</a>	Design, Roading & Drainage	
BJJ Hillis	NZCE	<a href="mailto:ben.hillis@abuild.co.nz">ben.hillis@abuild.co.nz</a>	Assistant Engineer	
RJ Empson	Diploma of Architecture	<a href="mailto:robert.empson@abuild.co.nz">robert.empson@abuild.co.nz</a>	Architectural Designer	
SAJ Taylor	BBS(Acc)	<a href="mailto:sally.taylor@abuild.co.nz">sally.taylor@abuild.co.nz</a>	Operations Manager	
AJ Callard-Zentveld		<a href="mailto:alice.zentveld@abuild.co.nz">alice.zentveld@abuild.co.nz</a>	Administration	



P.I.M. No.....

Building Regulation Clause(s).....

**PRODUCER STATEMENT - PS 1 - DESIGN**

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

ISSUED BY: **ROY GEORGE TAYLOR**  
 (Suitably Qualified Design Professional)

TO: **JCK Developments**  
 (Owner)

IN RESPECT OF: **Proposed Dwelling**  
 (Description of Building Work)

AT: **Lot 57 Raumati Estate** **RAUMATI** **RAUMATI**  
 (Address)

LOT: DP: SO:

**ABUILD™ CONSULTING ENGINEERS LTD** (Design Firm) has been engaged by **JCK Developments** (Owner/Developer/Contractor) to provide **STRUCTURAL DESIGN** (Extent of Engagement) services in the respect of the requirements of Clause(s) **B1: STRUCTURE** of the Building Regulations 1992 for

All  Part only as specified

of the building work. The design has been prepared in accordance with **B1/VM1**  **B1/VM4**   
 (verification method(s)/acceptable solution(s))  
 (respectively) of the approved documents issued by the Building Industry Authority and the work is described on

**ABUILD CONSULTING ENGINEERS LTD** (Design Firm) drawings titled **As per Document Transfer**  
 Dated **27-2-04**  
 Job # **5200**

and numbered **as per Document Transfer** Job # **5200** Dated **27-02-04**  
 and the specification and other documents according to which the building is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$ 200,000 I BELIEVE ON REASONABLE GROUNDS that subject to:

- (i) elements of specific engineering design to be inspected by a professional engineer prior to closing in.
- (ii) Council inspectors or certifiers to inspect all other aspects.

and (iii) all proprietary products meeting the performance specification requirements, the drawings, specifications, and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the Building Code.

*[Handwritten Signature]*  
 (Signature suitably qualified Design Professional)

Date 27-Feb-04

**R G Taylor MIPENZ (Civil, Structural) CPEng IntPE**  
 Chartered Professional Engineer  
 (Professional Qualifications)

**2<sup>nd</sup> FLOOR 21-29 BRODERICK RD, JOHNSONVILLE** (Address) Member **ACENZ**  **IPENZ**   NZIA

This form to accompany Form 3 of the Building Regulations 1992 for the application of a building consent

**THIS CERTIFICATE EXCLUDES FOUNDATION CONDITIONS - TO BE CHECKED ON SITE**

*[Handwritten mark]*

**THIS CERTIFICATE IS ISSUED SUBJECT TO THE ARCHITECTURAL DESIGNER PLACING CURRENT BEAM SIZES AND KEY INFORMATION ON ARCHITECTURAL DRAWINGS BEFORE CONSENT IS ISSUED.**

*[Handwritten mark]*

**ABUILD Consulting Engineers Ltd**  
 Level 2, 21-29 Broderick Rd  
 Box 13 - 273 Johnsonville Wellington  
 Ph (04) 478 3929  
 Fax (04) 478 3424  
 Mobile (025) 491 857

Client: JCK Developments  
 Job: Proposed Dwelling  
 Job Address: Lot 57 Raumati Estate RAUMATI

Job No. 5200  
 Page of  
 Date 27-Feb-04  
 Designed RJE  
 Checked PW

Beam 3004D2 version 3.4 Dec. 2002

**BEAM DESIGN** to NZS 4203, NZS 3404, NZS 3603

BEAM NUMBER **1** NAME **GARAGE 1** COMMENT: \_\_\_\_\_  
 BEAM SPAN **6.6** m

**A: BEAM LOADING**

<b>1 LOAD FROM ROOF SPANS</b>	AS UDL ALONG BEAM:		FROM (m):	0	6.6	1	AS POINT LOAD ON BEAM:		ACTING AT (m)		0.0001	
			TO (m):	6.6			TRANSVERSE LENGTH OF SUPPORTED MEMBER			0.0001		
		UDL PARTICIPATION FACTOR		1			POINT LD. PARTICIPATION FACTOR					
<b>ROOF DETAILS:</b>		ROOF SPAN	6.8	EAVE	0.4	PITCH (degrees)	12	CLADDING	0.06	NOTE: USE EAVE = 0 FOR INTERIOR BEAM		
WIND DETAILS: SPEED		50	TERRAIN	2.5	HEIGHT	6	LIMIT STATE	0.93	TOPOGRAPHY	1.25	M (z, cat)	0.85
EXT. COEFF 1		0.3	INT. COEFF 1	0	EXT. COEFF 2	-0.9	INT. COEFF 2	0	Ka x Kl x Kp			1 (use Ka, Kl, Kp particularly for studs & walls)
V (m/s) =		49.2	Q (kPa) =	1.45	P1 (kPa) =	0.44	P2 (kPa) =	-1.31				

<b>DEAD LOAD (kPa)</b>		<b>LIVE LOAD</b>		<b>WIND LOAD (kPa)</b>	
ROOF CLADDING (ON PLAN)	0.061	NO ACCESS		W1, DOWN	0.44
BATTEN/PURLIN	0.028	UDL (kPa)	0.26	W2, UP	-1.31
TRUSS/RAFTER & JOIST	0.083	POINT (kN)	1.00	UNDER EAVE	-1.163
GIB. CEILING	0.090				

<b>BEAM LOAD SUMMARY (INCL. UDL / POINT LOAD FACTOR)</b>		
	UDL (kN/m)	PT. LOAD (kN)
DEAD	1.00	0.00
LIVE	0.95	0.00
WIND1, DN.	1.66	0.00
WIND2, UP	-5.44	0.00

BOTH LIVE LOADS USE GREATER OF DISTRIBUTED ROOF LOAD OR 1KN POINT LOAD

<b>2 LOAD FROM WALL SPANS</b>	AS UDL ALONG BEAM:		FROM (m):	0	6.6	1.2	AS POINT LOAD ON BEAM:		ACTING AT (m)	2.5	5
			TO (m):	6.6			TRANSVERSE LENGTH OF WALL		5	1	
		UDL PARTICIPATION FACTOR		1.2			POINT LD. PARTICIPATION FACTOR				
<b>WALL DETAILS:</b>		WALL HEIGHT (AVERAGE) (m)	2.4								
		WALL WEIGHT (kPa)	0.26								

<b>BEAM LOAD SUMMARY (INCL. UDL / POINT LOAD FACTOR)</b>		
	UDL (kN/m)	PT. LOAD (kN)
DEAD	0.749	1.560

<b>3 LOAD FROM FLOOR SPANS</b>	AS UDL ALONG BEAM:		FROM (m):	0	6.6	1	AS POINT LOAD ON BEAM:		ACTING AT (m)		0.0001
			TO (m):	6.6			TRANS LENGTH OF SUPPORTED MEMBER			0.0001	
		UDL PARTICIPATION FACTOR		1			POINT LD. PARTICIPATION FACTOR				

<b>FLOOR DETAILS</b>		FLOOR SPAN	6.1							
		DEPTH	THICKNESS	SPACING						
DEAD LOAD		JOISTS	0.135	0.05	600					
		BATTEN	0.041	0.05	400					
		PARTICLE BD	0.14							
		GIB CEILING	0.090							
		TOTAL	0.41							
LIVE LOAD		BASIC UDL	1.6	kPa						
		POINT (kN)		L. L. REDUCTION FACTOR	1.00	AREA UDL	20.13	AREA POINT	0.0	16
		ACTING AT (m)		POINT LD PARTICIPATION FACTOR						

*weight ave. including deck*

<b>4 DIRECT POINT LOADING</b>	AS POINT LOAD ON BEAM:		ACTING AT (m)							0.0001	
	DEAD		1.4D								
	LIVE		1.2D+1.6L								
	WIND1 (DN)		1.2D+L+W1								
	WIND2 (UP)		0.9D+W2								

USE THESE:	D	0.0	kN
	L	0.0	kN
	W1	0.0	kN
	W2	0.0	kN

**B: LOAD COMBINATION SUMMARIES / RESULTS (ULS)**

LOAD COMBINATION	PEAK ULS MOMENT	DEFLECTION COEFF.	LEFT END REACTION	RIGHT END REACTION
1.4D	25.53	DIVIDE BY	15.1	14.6
1.2D+1.6L	72.63	(E * I)	43.8	43.3
1.2D+L+W1	57.44	FOR DEFLN.	34.6	34.1
0.9D+W2	-13.26		-8.2	-8.6
D+0.2L	24.55		14.7	14.3
D+0.4L	30.90		18.5	18.1
0.65W2 (UP)	-19.25		-11.7	-11.7

**C: LOAD CASE SUMMARIES (SLS)**

LOAD CASE	PEAK MOMENT	DEFLECTION COEFF.	LEFT END REACTION	RIGHT END REACTION
DEAD	18.23	18.23	10.8	10.4
LIVE	31.74	31.74	19.2	19.2
WIND1, DN.	9.03	9.03	5.5	5.5
WIND2, UP	-5.63	-5.63	-17.9	-17.9

NOTE: CAN ONLY COMBINE REACTIONS FROM THESE AS PEAK MOMENTS AND DEFLECTIONS MAY NOT COINCIDE

JOB NO. 5200  
 PAGE 4

**ABUILD Consulting Engineers Ltd**  
 Level 2, 21-29 Broderick Rd  
 Box 13 - 273 Johnsonville Wellington  
 Ph (04) 478 3929 Fax (04) 478 3424 Mobile (025) 491 857

Client: JCK Developments  
 Job: Proposed Dwelling  
 Job Address: Lot 57 Raumati Estate RAUMATI

Job No. 5200  
 Page of  
 Date 27-Feb-04  
 Designed RJE  
 Checked PW

BEAM NUMBER **1** SPAN **6.6** NAME **GARAGE 1**

**D: OPTIMUM SOLUTIONS**

THE AUTOMATIC SEARCH FOR CHEAPEST OPTION IS BASED ON THE FOLLOWING CRITERIA:  
 MAX STRESS RATIO: ACCEPTABLE SPAN/DEFLECTION RATIOS:

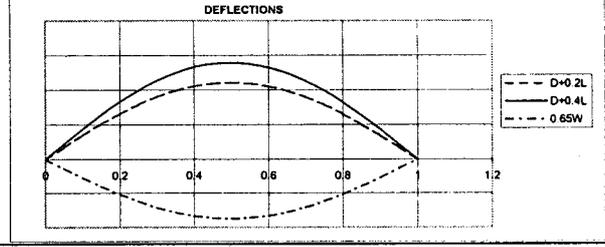
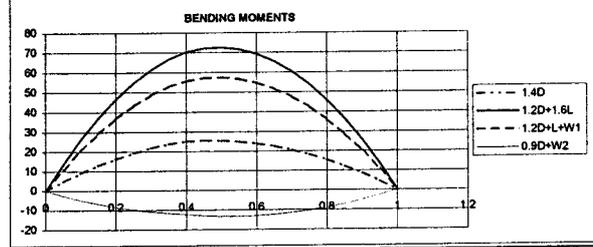
GENERAL:	D+0.2L 520	D+0.4L 480	0.65W2 200
TIMBER ONLY:	440	400	165

**NOTES TO SELECTION TABLE:**

INCREMENT = SIZE FORCED UP OR DOWN TO SUIT SPECIFIC REQUIREMENT  
 FOOT TRAFFIC SENSITIVITY = PERCENTAGE OF ACCEPTABLE 1mm DEFLECTION UNDER 1 kN POINT LOAD AT MIDSPAN. SHOULD BE LESS THAN 100% FOR COMFORT  
 FREQUENCY = NATURAL VIBRATION FREQUENCY. SHOULD BE GREATER THAN 8 Hz FOR COMFORT. NOTE, HOWEVER, STIFFNESS, AND THEREFORE FREQUENCY, USUALLY HIGHER THAN ESTIMATED

PROCESS	STEEL I BEAM	STEEL CHANNEL	TIMBER DRESSED	TIMBER SAWN	ABUILD FLITCH			GLUELAM WIDTH (mm)		WIND ONLY	WIND ONLY	
					- L	- M	- H	GLUE LAM 180	PLATE FLITCH	POWER STUD 1 ANGLE	POWER STUD 2 ANGLES	
SELECT BEAM TYPES	Y											
# PARALLEL MEMBERS	1	1	2	2		1				1		
MAX WIND STRESS (Mpa)	250	250	17.7	17.7	D'GAL / MILD MS	D'GAL / MILD MS	MILD STEEL MS	17.7	250	350	350	
MAX SHORT TERM STRESS (MPa)	250	250	14.16	14.16	300	300	300	14.16	250	350	350	
MAX LONG TERM STRESS (MPa)	250	250	10.62	10.62	200000	200000	200000	10.62	250	350	350	
ELASTIC MOD. - SHORT TERM (MPa)	200000	200000	8000	8000	200000	200000	200000	8000	200000	200000	200000	
ELASTIC MOD. - LONG TERM (MPa)	200000	200000	4000	4000	200000	200000	200000	4000	200000	200000	200000	
STRENGTH REDUCTION FACTOR (phi)	0.9	0.9	0.8	0.8	270	270	270	#N/A	225	315	315	
ALLOWABLE ULS STRESS BRIEF (including phi)	225	225	16.1	16.1	270	270	270	#N/A	225	315	315	
SHORT	225	225	12.9	12.9	270	270	270	#N/A	225	315	315	
LONG	225	225	9.7	9.7	270	270	270	#N/A	225	315	315	
SECTION MODULUS - ELASTIC (mm3)	561,000	#VALUE!	#VALUE!	#VALUE!	40 x 40 x 3 MS	40 x 40 x 5 MS	50 x 50 x 5 MS	#VALUE!	#VALUE!	DURAGAL 50 x 50 x 2.4	DURAGAL 50 x 50 x 2.4	
SECTION MODULUS - PLASTIC (mm3)	624,000	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	
MOMENT OF INERTIA (mm4)	85,200,000	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	
DEPTH (mm)	310											
SELECTED BEAM	1 - 310 LJB 40	1 -	2 -	2 -	-0-L MS	-2-M MS			1 -			
GRADE	250											
BEAM WEIGHT (kg/m)	40.4	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	
GLUELAM WIDTH (mm)					40 x 40 x 3 MS	40 x 40 x 5 MS	50 x 50 x 5 MS	#VALUE!	#VALUE!	50 x 50 x 2.4	50 x 50 x 2.4	
CRITICAL STRESS (MPa)	116.4											
CRITICAL LOAD CASE	1.2D+1.6L											
% STRESSED	52%											
Flitch beams use 95% ltrns. with n=50 for all cases												
DEFLECTION:	D+0.2L	6.5								1000	1000	
	Span / defn.	1014										
	D+0.4L	8.2								1000	1000	
	Span / defn.	805										
	0.65W2	-5.1										
	Span / defn.	1290										
DESIGN COMMENT										50 x 50 x 2.4	50 x 50 x 2.4	
FOOT TRAFFIC SENSITIVITY		35%										
FREQUENCY (equiv. uniform load)		7										
WARNINGS												
FORCED INCREMENT (UP or DOWN)		1										
CHOOSE OPTION TO PRINT (1st, 2nd)		1										
BEAM REF. No. (IN LOOKUP TABLE)		9	5	20	10	20	6	5	1	20	7	3

**BEAM TABLE**



JOB NO. 5200  
 PAGE 5

**ABUILD Consulting Engineers Ltd**  
 Level 2, 21-29 Broderick Rd  
 Box 13 - 273 Johnsonville Wellington  
 Ph (04) 478 3929  
 Fax (04) 478 3424  
 Mobile (025) 491 857

Client: JCK Developments  
 Job: Proposed Dwelling  
 Job Address: Lot 57 Raumati Estate RAUMATI

Job No. 5200  
 Page of  
 Date 27-Feb-04  
 Designed RJE  
 Checked PW

Beam 3004D2 version 3.4 Dec. 2002

**BEAM DESIGN**

to NZS 4203, NZS 3404, NZS 3603

BEAM NUMBER **2**

NAME **GARAGE 2**

COMMENT:

BEAM SPAN **6.6** m

**A: BEAM LOADING**

<b>1 LOAD FROM ROOF SPANS</b>	AS UDL ALONG BEAM:		FROM (m):	0	6.6	1	AS POINT LOAD ON BEAM:		ACTING AT (m)		0.0001	
			TO (m):	6.6			TRANSVERSE LENGTH OF SUPPORTED MEMBER					
	UDL PARTICIPATION FACTOR			1			POINT LD. PARTICIPATION FACTOR					
<b>ROOF DETAILS:</b>		ROOF SPAN	7	EAVE		PITCH (degrees)	12	CLADDING	0.06	NOTE: USE EAVE = 0 FOR INTERIOR BEAM		
WIND DETAILS: SPEED		50	TERRAIN	2.5	HEIGHT	6	LIMIT STATE	0.93	TOPOGRAPHY	1.25	M (z, cat)	0.85
EXT. COEFF 1		0.3	INT. COEFF 1	0	EXT. COEFF 2	-0.9	INT. COEFF 2	0	Ka x Kl x Kp		(use Ka, Kl, Kp particularly for studs & walls)	
V (m/s) =		49.2	Q (kPa) =	1.45	P1 (kPa) =	0.44	P2 (kPa) =	-1.31				

<b>DEAD LOAD (kPa)</b>		<b>LIVE LOAD</b>		<b>WIND LOAD (kPa)</b>		<b>BEAM LOAD SUMMARY (INCL. UDL / POINT LOAD FACTOR)</b>	
ROOF CLADDING (ON PLAN)	0.061	NO ACCESS		W1, DOWN	0.44	UDL (kN/m)	PT. LOAD (kN)
BATTEN/PURLIN	0.028	UDL (kPa)	0.25	W2, UP	-1.31	DEAD	0.92
TRUSS/RAFTER & JOIST	0.083	POINT (kN)	1.00	UNDER EAVE	-1.163	LIVE	0.88
GIB CEILING	0.090					WIND1, DN	1.53
						WIND2, UP	-4.58
						BOTH LIVE LOADS USE GREATER OF DISTRIBUTED ROOF LOAD OR 1kN POINT LOAD	

<b>2 LOAD FROM WALL SPANS</b>	AS UDL ALONG BEAM:		FROM (m):	0	6.6	1.2	AS POINT LOAD ON BEAM:		ACTING AT (m)	2.5	7	
			TO (m):	6.6			TRANSVERSE LENGTH OF WALL					
	UDL PARTICIPATION FACTOR			1.2			POINT LD. PARTICIPATION FACTOR					
<b>WALL DETAILS:</b>		WALL HEIGHT (AVERAGE) (m)	2.4							<b>BEAM LOAD SUMMARY (INCL. UDL / POINT LOAD FACTOR)</b>		
		WALL WEIGHT (kPa)	0.26							UDL (kN/m)		
										PT. LOAD (kN)		
										DEAD		
										0.749		
										2.184		

<b>3 LOAD FROM FLOOR SPANS</b>	AS UDL ALONG BEAM:		FROM (m):	0	6.6	1	AS POINT LOAD ON BEAM:		ACTING AT (m)		0.0001	
			TO (m):	6.6			TRANS LENGTH OF SUPPORTED MEMBER					
	UDL PARTICIPATION FACTOR			1			POINT LD. PARTICIPATION FACTOR					
<b>FLOOR DETAILS</b>		FLOOR SPAN	6.8							<b>BEAM LOAD SUMMARY (INCL. UDL / POINT LOAD FACTOR)</b>		
		DEPTH	THICKNESS	SPACING							UDL (kN/m)	
<b>DEAD LOAD</b>		JOISTS	0.169	0.05	480					PT. LOAD (kN)		
		BATTEN	0.041	0.05	400					DEAD		
		PARTICLE BD	0.14							LIVE (UDL)		
		GIB CEILING	0.090							4.946		
		TOTAL	0.44							LIVE (POINT)		
										0		
<b>LIVE LOAD</b>		BASIC UDL	1.5	kPa	L. L. REDUCTION FACTOR	0.97	AREA UDL	22.44	AREA POINT	0.0	0.0001	
		POINT (kN)			ACTING AT (m)					POINT LD PARTICIPATION FACTOR		

<b>4 DIRECT POINT LOADING</b>	AS POINT LOAD ON BEAM:		ACTING AT (m)								0.0001
	DEAD		1.4D		----> D =	0.0	KN	USE THESE:	D	0.0	KN
	LIVE		1.2D+1.6L		----> L =	0.0	KN	L	0.0	KN	
	WIND1 (DN)		1.2D+L+W1		----> W1 =	0.0	KN	W1	0.0	KN	
	WIND2 (UP)		0.9D+W2		----> W2 =	0.0	KN	W2	0.0	KN	

**B: LOAD COMBINATION SUMMARIES / RESULTS (ULS)**

**C: LOAD CASE SUMMARIES (SLS)**

LOAD COMBINATION	PEAK ULS MOMENT	DEFLECTION COEFF.	LEFT END REACTION	RIGHT END REACTION
1.4D	28.07	DIVIDE BY	16.5	15.8
1.2D+1.6L	74.66	(E * I)	44.9	44.3
1.2D+L+W1	59.19	FOR DEFLN.	35.5	34.9
0.9D+W2	-7.14		-4.5	-5.0
D+0.2L	26.33		15.6	15.1
D+0.4L	32.63		19.5	18.9
0.65W2 (UP)	-16.21		-9.8	-9.8

LOAD CASE	PEAK MOMENT	DEFLECTION COEFF.	LEFT END REACTION	RIGHT END REACTION
DEAD	20.05	20.05	11.8	11.3
LIVE	31.70	31.70	19.2	19.2
WIND1, DN	8.31	8.31	5.0	5.0
WIND2, UP	-4.74	-4.74	-15.1	-15.1

NOTE: CAN ONLY COMBINE REACTIONS FROM THESE AS PEAK MOMENTS AND DEFLECTIONS MAY NOT COINCIDE

JOB NO. 3200 PAGE 5

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 Job: Proposed Dwelling  
 Job Address: Lot 57 Raumati Estate RAUMATI

Job No. 5200  
 Page of  
 Date 27-Feb-04  
 Designed RJE  
 Checked PW

BEAM NUMBER **2** SPAN **6.6** NAME GARAGE 2

**D: OPTIMUM SOLUTIONS**

THE AUTOMATIC SEARCH FOR CHEAPEST OPTION IS BASED ON THE FOLLOWING CRITERIA:  
 MAX STRESS RATIO: ACCEPTABLE SPAN/DEFLECTION RATIOS:

GENERAL:	D+0.2L	D+0.4L	0.65W2
	520	480	200
TIMBER ONLY:	440	400	165

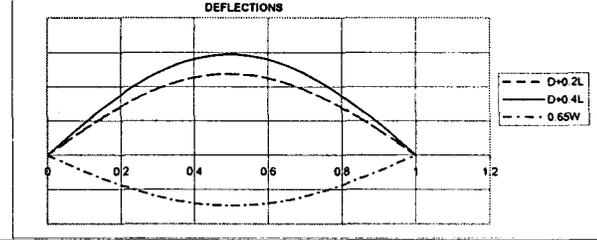
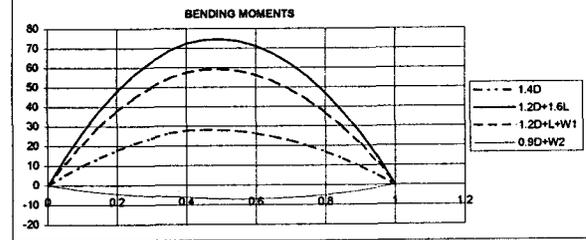
**NOTES TO SELECTION TABLE:**

INCREMENT = SIZE FORCED UP OR DOWN TO SUIT SPECIFIC REQUIREMENT  
 FOOT TRAFFIC SENSITIVITY = PERCENTAGE OF ACCEPTABLE 1mm DEFLECTION UNDER 1 kN POINT LOAD AT MIDSPAN. SHOULD BE LESS THAN 100% FOR COMFORT  
 FREQUENCY = NATURAL VIBRATION FREQUENCY. SHOULD BE GREATER THAN 8 Hz FOR COMFORT. NOTE, HOWEVER, STIFFNESS, AND THEREFORE FREQUENCY, USUALLY HIGHER THAN ESTIMATED.

**PROCESS**

	STEEL I BEAM	STEEL CHANNEL	TIMBER DRESSED	TIMBER SAWN	ABUILD			GLUELAM WIDTH (mm)		WIND ONLY	WIND ONLY	
					FLITCH - L	FLITCH - M	FLITCH - H	GLUE LAM 180	PLATE FLITCH	POWER STUD 1 ANGLE	POWER STUD 2 ANGLES	
SELECT BEAM TYPES	Y											
# PARALLEL MEMBERS	1	1		2		1				1		
MAX WIND STRESS (Mpa)	250	250	17.7	17.7	D'GAL / MILD	D'GAL / MILD	MILD STEEL	17.7	250	350	350	
MAX SHORT TERM STRESS (MPa)	250	250	14.16	14.16	MS	MS	MS	14.16	250	350	350	
MAX LONG TERM STRESS (MPa)	250	250	10.62	10.62	300	300	300	10.62	250	350	350	
ELASTIC MOD. - SHORT TERM (MPa)	200000	200000	8000	8000	200000	200000	200000	8000	200000	200000	200000	
ELASTIC MOD. - LONG TERM (MPa)	200000	200000	4000	4000	200000	200000	200000	4000	200000	200000	200000	
STRENGTH REDUCTION FACTOR (phi)	0.9	0.9	0.8	0.8	0.9	0.9	0.9	0.8	0.9	0.9	0.9	
ALLOWABLE ULS STRESS BRIEF (including phi)	225	225	14.2	16.1	270	270	270	#N/A	225	315	315	
	225	225	11.3	12.9	270	270	270	#N/A	225	315	315	
	225	225	8.5	9.7	270	270	270	#N/A	225	315	315	
SECTION MODULUS - ELASTIC (mm <sup>3</sup> )	561,000	#VALUE!	#VALUE!	#VALUE!	40 x 40 x 3 MS	40 x 40 x 5 MS	50 x 50 x 5 MS	#VALUE!	#VALUE!	DURAGAL 50 x 50 x 2.4	DURAGAL 50 x 50 x 2.4	
SECTION MODULUS - PLASTIC (mm <sup>3</sup> )	624,000	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	
MOMENT OF INERTIA (mm <sup>4</sup> )	85,200,000	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	
DEPTH (mm)	310											
SELECTED BEAM	1 - 310 UB 40	1 -	-	2 -	-0-L MS	-2-M MS			1 -			
GRADE	250											
BEAM WEIGHT (kg/m)	40.4	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	
GLUELAM WIDTH (mm)					40 x 40 x 3 MS	40 x 40 x 5 MS	50 x 50 x 5 MS			50 x 50 x 2.4	50 x 50 x 2.4	
CRITICAL STRESS (MPa)	119.6											
CRITICAL LOAD CASE	1.2D+1.6L											
% STRESSED	53%											
					Fitch beams use 95% Trans. with n=50 for all cases							
DEFLECTION:	D+0.2L											
Span / defn.	948									1000	1000	
D+0.4L												
Span / defn.	763									1000	1000	
0.65W2												
Span / defn.	1532											
DESIGN COMMENT										50 x 50 x 2.4	50 x 50 x 2.4	
FOOT TRAFFIC SENSITIVITY	35%											
FREQUENCY (equiv. uniform load)	7											
WARNINGS												
FORCED INCREMENT (UP or DOWN)	1											
CHOOSE OPTION TO PRINT (1st, 2nd)	1											
BEAM REF. No. (IN LOOKUP TABLE)	9	5	20	10	20	6	5	1	20	7	3	

**BEAM TABLE**



JOB NO. 5200  
 PAGE 7

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Client: JCK Developments  
 Job: Proposed Dwelling  
 Job Address: Lot 57 Raumati Estate  
 RAUMATI

Job No. 5200  
 Page of  
 Date 27-Feb-04  
 Designed RJE  
 Checked PW

Beam 3004D2 version 3.4 Dec. 2002

**BEAM DESIGN**

to NZS 4203, NZS 3404, NZS 3603

BEAM NUMBER **3**

NAME **GARAGE LINTEL**

COMMENT:

BEAM SPAN **5.3** m

**A: BEAM LOADING**

1 LOAD FROM ROOF SPANS	AS UDL ALONG BEAM:	FROM (m):	0	5.3	0.0001	AS POINT LOAD ON BEAM:	ACTING AT (m)		0.0001
		TO (m):	5.3				TRANSVERSE LENGTH OF WALL		
	UDL PARTICIPATION FACTOR					POINT LD. PARTICIPATION FACTOR			
ROOF DETAILS:	ROOF SPAN	7	EAVE	0.5	PITCH (degrees)	12	CLADDING	0.06	NOTE: USE EAVE = 0 FOR INTERIOR BEAM
WIND DETAILS: SPEED	60	TERRAIN	2.6	HEIGHT	6	LIMIT STATE	0.93	TOPOGRAPHY	1.25
EXT. COEFF 1	0.3	INT. COEFF 1	0	EXT. COEFF 2	-0.9	INT. COEFF 2	0	M (z, cat) 0.85	
V (m/s) =	49.2	Q (kPa) =	1.45	P1 (kPa) =	0.44	P2 (kPa) =	-1.31	Ka x Kl x Kp 1 (use Ka, Kl, Kp particularly for studs & walls)	

DEAD LOAD (kPa)		LIVE LOAD		WIND LOAD (kPa)	
ROOF CLADDING (ON PLAN)	0.061	NO ACCESS		W1, DOWN	0.44
BATTEN/PURLIN	0.028	UDL (kPa)	0.25	W2, UP	-1.31
TRUSS/RAFTER & JOIST	0.083	POINT (kN)	1.00	UNDER EAVE	-1.163
GIB, CEILING	0.090				

**BEAM LOAD SUMMARY (INCL. UDL / POINT LOAD FACTOR)**

UDL (kN/m)	PT. LOAD (kN)
DEAD	0.00
LIVE	0.00
WIND1, DN	0.00
WIND2, UP	0.00

BOTH LIVE LOADS USE GREATER OF DISTRIBUTED ROOF LOAD OR 1kN POINT LOAD

2 LOAD FROM WALL SPANS	AS UDL ALONG BEAM:	FROM (m):	0	5.3	2	AS POINT LOAD ON BEAM:	ACTING AT (m)		0.0001
		TO (m):	5.3				TRANSVERSE LENGTH OF WALL		
	UDL PARTICIPATION FACTOR					POINT LD. PARTICIPATION FACTOR			
WALL DETAILS:	WALL HEIGHT (AVERAGE) (m)	1	WALL WEIGHT (kPa)	0.15					

**BEAM LOAD SUMMARY (INCL. UDL / POINT LOAD FACTOR)**

UDL (kN/m)	PT. LOAD (kN)
DEAD	0.300
LIVE	0.000

3 LOAD FROM FLOOR SPANS	AS UDL ALONG BEAM:	FROM (m):	0	5.3	1	AS POINT LOAD ON BEAM:	ACTING AT (m)		0.0001
		TO (m):	5.3				TRANSVERSE LENGTH OF WALL		
	UDL PARTICIPATION FACTOR					POINT LD. PARTICIPATION FACTOR			

FLOOR DETAILS		FLOOR SPAN	3.2				<b>BEAM LOAD SUMMARY (INCL. UDL / POINT LOAD FACTOR)</b>		
DEAD LOAD	JOISTS	0.108	DEPTH	0.15	THICKNESS	0.05	SPACING	450	
	BATTEN	0.041		0.05	0.05			400	
	PARTICLE BD	0.14							
	GIB CEILING	0.090							
	TOTAL	0.38							
LIVE LOAD	BASIC UDL	2	kPa	L. L. REDUCTION FACTOR	1.00	AREA UDL	8.48	AREA POINT	0.0
	POINT (kN)			ACTING AT (m)		POINT LD PARTICIPATION FACTOR			

*equiv for wall/ceiling  
deck*

4 DIRECT POINT LOADING	AS POINT LOAD ON BEAM:	ACTING AT (m)				USE THESE:	D	0.0	kN
	DEAD	1.4D				L	0.0	kN	
	LIVE	1.2D+1.6L				W1	0.0	kN	
	WIND1 (DN)	1.2D+L+W1				W2	0.0	kN	
	WIND2 (UP)	0.9D+W2							

**B: LOAD COMBINATION SUMMARIES / RESULTS (ULS)**

LOAD COMBINATION	PEAK ULS MOMENT	DEFLECTION COEFF.	LEFT END REACTION	RIGHT END REACTION
1.4D	4.46	DIVIDE BY	3.4	3.4
1.2D+1.6L	21.80	(E * I)	16.5	16.5
1.2D+L+W1	15.06	FOR DEFLN.	11.4	11.4
0.9D+W2	2.86		2.2	2.2
D+0.2L	5.43	15.86	4.1	4.1
D+0.4L	7.68	22.42	5.8	5.8
0.65W2 (UP)	0.00	0.00	0.0	0.0

**C: LOAD CASE SUMMARIES (SLS)**

LOAD CASE	PEAK MOMENT	DEFLECTION COEFF.	LEFT END REACTION	RIGHT END REACTION
DEAD	3.18	3.18	2.4	2.4
LIVE	11.24	11.24	8.5	8.5
WIND1, DN.	0.00	0.00	0.0	0.0
WIND2, UP	0.00	0.00	0.0	0.0

NOTE: CAN ONLY COMBINE REACTIONS FROM THESE AS PEAK MOMENTS AND DEFLECTIONS MAY NOT COINCIDE

JOB NO. 5200  
 PAGE 5

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Client: JCK Developments  
 Job: Proposed Dwelling  
 Job Address: Lot 57 Raumati Estate RAUMATI

Job No. 5200  
 Page of  
 Date 27-Feb-04  
 Designed RJE  
 Checked PW

BEAM NUMBER **3** SPAN **5.3** NAME GARAGE LINTEL

**D: OPTIMUM SOLUTIONS**

THE AUTOMATIC SEARCH FOR CHEAPEST OPTION IS BASED ON THE FOLLOWING CRITERIA:  
 MAX STRESS RATIO: ACCEPTABLE SPAN/DEFLECTION RATIOS:

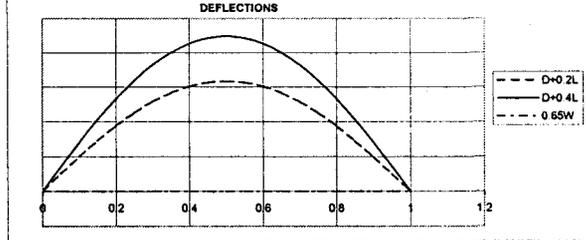
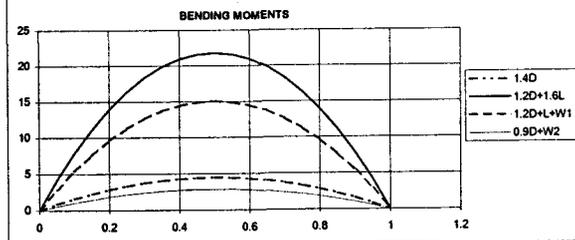
GENERAL:	D+0.2L 520	D+0.4L 480	0.65W2 200
TIMBER ONLY:	440	400	165

NOTES TO SELECTION TABLE:

INCREMENT = SIZE FORCED UP OR DOWN TO SUIT SPECIFIC REQUIREMENT  
 FOOT TRAFFIC SENSITIVITY = PERCENTAGE OF ACCEPTABLE 1mm DEFLECTION UNDER 1 kN POINT LOAD AT MIDSPAN. SHOULD BE LESS THAN 100% FOR COMFORT  
 FREQUENCY = NATURAL VIBRATION FREQUENCY. SHOULD BE GREATER THAN 8 Hz FOR COMFORT. NOTE, HOWEVER, STIFFNESS, AND THEREFORE FREQUENCY, USUALLY HIGHER THAN ESTIMATED.

PROCESS	GLUELAM WIDTH (mm)							WIND ONLY	WIND ONLY			
	STEEL I BEAM	STEEL CHANNEL	TIMBER DRESSED	TIMBER SAWN	ABUILD FLITCH - L	ABUILD FLITCH - M	ABUILD FLITCH - H	GLUE LAM 180	PLATE FLITCH	POWER STUD 1 ANGLE	POWER STUD 2 ANGLES	
SELECT BEAM TYPES		Y										
# PARALLEL MEMBERS	1	1		2			1					
MAX WIND STRESS (Mpa)	250	250	17.7	17.7	D'GAL / MILD	D'GAL / MILD	MILD STEEL	17.7	250	350	350	
MAX SHORT TERM STRESS (MPa)	250	250	14.16	14.16	MS	MS	MS	14.16	250	350	350	
MAX LONG TERM STRESS (MPa)	250	250	10.62	10.62	300	300	300	10.62	250	350	350	
ELASTIC MOD. - SHORT TERM (MPa)	200000	200000	8000	8000	200000	200000	200000	8000	200000	200000	200000	
ELASTIC MOD. - LONG TERM (MPa)	200000	200000	4000	4000	200000	200000	200000	4000	200000	200000	200000	
STRENGTH REDUCTION FACTOR (phi)	0.9	0.9	0.8	0.8	0.9	0.9	0.9	0.8	0.9	0.9	0.9	
ALLOWABLE ULS STRES BRIEF (including phi)	225	225	14.2	16.1	270	270	270	#N/A	225	315	315	
SHORT	225	225	11.3	12.9	270	270	270	#N/A	225	315	315	
LONG	225	225	8.5	9.7	270	270	270	#N/A	225	315	315	
SECTION MODULUS - ELASTIC (mm3)	#VALUE!	191,000	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	
SECTION MODULUS - PLASTIC (mm3)	#VALUE!	221,000	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	
MOMENT OF INERTIA (mm4)	#VALUE!	19,100,000	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	
DEPTH (mm)		200										
SELECTED BEAM	1 -	1 - 200 PFC	-	2 -	-0-L MS	-2-M MS			1 -			
GRADE	#VALUE!	250	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	
BEAM WEIGHT (kg/m)		22.9										
GLUELAM WIDTH (mm)		98.6			40 x 40 x 3 MS	40 x 40 x 5 MS	50 x 50 x 5 MS			50 x 50 x 2.4	50 x 50 x 2.4	
CRITICAL STRESS (MPa)		1.2D+1.6L										
CRITICAL LOAD CASE		44%										
% STRESSED					Flitch beams use 95% ltrans. with n=50 for all cases							
DEFLECTION:	D+0.2L	4.2								1000	1000	
Span / defn.	D+0.4L	1277										
PROCESS	D+0.4L	5.9								1000	1000	
Span / defn.	0.65W2	903										
Span / defn.	0.65W2	0.0										
Span / defn.	0.65W2	6306240										
DESIGN COMMENT		81%								50 x 50 x 2.4	50 x 50 x 2.4	
FOOT TRAFFIC SENSITIVITY		9										
FREQUENCY (equiv. uniform load)												
WARNINGS												
FORCED INCREMENT (UP or DOWN)		1										
CHOOSE OPTION TO PRINT (1st, 2nd)		1										
BEAM REF. No. (IN LOOKUP TABLE)	4	6	20	10	8	6	5	1	20	7	3	

**BEAM TABLE**



JOB NO: 5200  
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<b>ABUILD Consulting Engineers Ltd</b>		Client	JCK Developments	Calculation Sheet	
Ph (04) 478 3929	Box 13 - 273	Job	Proposed Dwelling	Page <b>12</b>	JOB 5200
Fax (04) 478 3929	Johnsonville	Job Address	Lot 57 Raumati Estate	Date	27-02-04
Mob (025) 491 857	Wellington		RAUMATI	Designed	RJE
				Checked	PW

**DESIGN OF CONCRETE BLOCK RETAINING WALL**

LOCATION / DESCRIPTION

<b>WALL NO.</b>	<b>2</b>	<b>Wall Retaining up to 1.8m</b>		<i>near of study</i>
Height	1.8	Wall Thickness	190	
Bk Slope	5	Reo Stress	430	
Surcharge		Dia Bar	12	
Phi	30	Cover to Back	60	
Density	19	Cut off Height	1.2	
Wall Angle Be	0	Bar spac	400	
Friction to wall	20.0	Pillaster Space	10000000	
Water Drained		Grade Masonry	B	
c	0	GD Fric angle	20	
depth of key		FDASHC	8	
		Cut of Spac	600	
		A Steel B	282.74	
		A Steel Cut	188.50	

<b>Rankine Earth Pressure</b>		1.0	0.492	0.3372 (K <sub>A</sub> )
P=	0.5	19	0.34	1.8
	1	0	0.34	1.8
M=	10.38	1.8	0.33	6.22
	0.00	1.8	0.90	0.00
ULS M =	9.95	a	17.88	Mcapac
ULS P =	16.61	v=	0.10	11.89

<b>Coulomb Earth Pressure</b>		0.80	0.588	0.316 (K <sub>A</sub> )
P=	0.5	19	0.32	1.8
	1	0	0.32	1.8
M=	9.74	1.8	0.33	5.84
	0.00	1.8	0.900	0.00
ULS M =	9.34	a	17.88	Mcapac
ULS P =	15.59	v=	0.10	11.89

**PILASTER ON COMPRESSION FACE**

		Tension Steel		Compression Steel	
Width of pilaster	390 mm	Bars	2	Bars	3
Depth pilaster (outstand)	200 mm	Bar dia.	20	Bar dia.	16
Spacing pil. (m)	1.5 m	As	628	As'	603
Mom Demand (Rankine)	14.9	Pilaster on compression face			
Mom Demand (Coulomb)	14.0	a =	46.72	M=	136.05
Capacity per Pilaster(M*)	92.8 kNm	Balanced failure mom			
		c (bal)=	174.19	a (bal)=	148
		As (bal)	913.18	%bal=	37%
		OK			
Shear:	Shear stress vi (pilaste	0.15	MPa	for vm=0.24 need vs =	-0.09
	Stirrups: R10 @	170	mm	vs=	0.86
		OK			

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Mob (025) 491 857	Wellington		RAUMATI	Designed	RJE
			0	Checked	<b>PW</b>

WALL NO. **2** Wall Retaining up to 1.8m

**PILASTER ON TENSION FACE**

Width pilaster	390	No Bar	3
Depth pilaster	200	Dia Bar	16
Spacing pil. (m)	2	A bars	603.2
Moment Demand (Rankine)	19.91	a=	33.5
Moment Demand (Coulomb)	18.68		
Capacity per Pilaster	86.91		

**OVERTURNING**

Thick(m)	0.24	No Surcharge P = 13.33	Surcharge P= 13.33		
Heel (m)	<b>0.8</b>	Rankine M = 9.07	Rankine M= 9.07		
O/A Length	1				
		No Surcharge P = 12.51	Surcharge P= 12.51		
		Coulomb M = 8.51	Coulomb M= 8.51		
Rankine	W1 Footingl weight	0.24	1	24	5.76
	W2 Wall Weight	0.19	1.8	24	8.208
	W3 Soil on heel 15°	1.043	1.8	19	35.67
	W4				
	W(tot)				49.64
Coulomb	W1 Footingl weight	0.24	1	24	5.76
	W2 Wall Weight	0.19	1.8	24	8.208
	W3 Soil above heel	0.8	1.8	19	27.36
	W4 downward component	12.51	0.34		4.28
	W(tot)				45.61
Allow Bear(KPa)	150	A(Rankine)= 0.331	A(Coulomb)= 0.304		

Rankine Overturning	M1	5.76	0.335	1.93
	M2	8.21	0.340	2.79
	M3	35.67	0.435	15.50
	M4			
	M(tot)			20.21
	FOS	<b>2.23</b>		

Coulomb Overturning	M1	5.76	0.348	2.00
	M2	8.21	0.353	2.90
	M3	27.36	0.448	12.26
	M4	4.28	0.848	3.63
	M(tot)			20.79
	FOS	2.44		

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			0	Checked	Pw

**WALL NO. 2 | Wall Retaining up to 1.8m**

<b>SLIDING Rankine</b>	W= 49.64				
	sig= 20.01	C= 0			
(No Shear Key)	fric= 0.36				
	R1= 18.08		Shear= 13.33		✓
	R2= 1.62		FOS= 1.48		
	R3= 0.00				
With shear Key	frict= 0.58				
	R1= 28.66				
	R2= 1.62		FOS= 2.271		
	R3= 0.00				

<b>SLIDING Coulomb</b>	W= 45.61				
	sig= 20.01	C= 0			
(No Shear Key)	fric= 0.36				
	R1= 16.61		Shear= 12.51		
	R2= 1.62		FOS= 1.46		
	R3= 0.00				
With Shear Key	frict= 0.58				
	R1= 28.66				
	R2= 1.62				
	R3= 0.00		FOS= 2.420		

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	Owner:	JCK Developments	Checked	PW

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## SPREADSHEET TO CALCULATE BRACING REQUIREMENTS

WIND LOAD ANALYSIS TO NZS 4203: 1992  
 EARTHQUAKE ANALYSIS TO NZS 3604: 1999

### 1. WIND LOADING

DIRECTION 1:

NORTH-EAST ▼

WIND DATA:

**UNIT 1** - GARAGE  
 2 - STOREY

DIRECTION / SPEED

N	NE	E	SE	S	SW	W	NW
47	43	39	43	46	46	46	50

FACTORS

Terrain Category	Height	Terrain Category Multiplier	Limit State Multiplier	Topographic Multiplier	Area Reduction Multiplier	Roof Pressure Coefficients	Wall Pressure Coefficients
3	3	0.75	0.93	1.15	1	0.3	0.7
						-0.6	-0.5

BASIC WIND SPEED	43	m/s
SITE WIND SPEED	34.5	m/s
DESIGN PRESSURE	0.71	kPa

BUILDING DIMENSIONS:

	Width	Height	Cp	Cp	Force
ROOF	7.4	1	0.3		1.58
ROOF			0.3	0.6	0.00
ROOF			0.3	0.6	0.00
GABLE			0.7	0.5	0.00
GABLE			0.7	0.5	0.00
UPPER	6.8	2.5	0.7		8.49
UPPER			0.7	0.5	0.00
UPPER			0.7	0.5	0.00
SECOND	8.8	3	0.7		13.19
SECOND			0.7	0.5	0.00
SECOND			0.7	0.5	0.00
FIRST			0.7	0.5	0.00
FIRST			0.7	0.5	0.00
FIRST			0.7	0.5	0.00
GROUND			0.7	0.5	0.00
GROUND			0.7	0.5	0.00
GROUND			0.7	0.5	0.00

STOREY FORCES:

	kN	=	Bracing Units
UPPER STOREY	5.8	=	117
SECOND STOREY	16.7	=	333
FIRST STOREY	23.3	=	465
GROUND STOREY	23.3	=	465

### 2. EARTHQUAKE LOADING

EQ ZONE

A

HEAVY ROOF Y/N

N

UPPER	▼	STOREY
SECOND	▼	STOREY
FIRST	▼	STOREY
GROUND	▼	STOREY

AREA DECK (m <sup>2</sup> )	AREA HOUSE (m <sup>2</sup> )	B.U.'s / m <sup>2</sup> HOUSE	B.U.'S REQD. HOUSE	B.U.'S REQD. DECK	B.U.'S TOTAL
	44	5.6	247	0	247
	64	9.9	634	0	634
			0	0	0
			0	0	0

These calculations are valid only for the specific project they have been prepared for.

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			Checked	PW

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## SPREADSHEET TO CALCULATE BRACING REQUIREMENTS

WIND LOAD ANALYSIS TO NZS 4203: 1992

### WIND LOADING

**DIRECTION 2:**

NORTH-WEST ▼

### WIND DATA:

**UNIT 1**

*GARAGE  
2-STORY*

### DIRECTION / SPEED

N	NE	E	SE	S	SW	W	NW
47	43	39	43	46	46	46	50

### FACTORS

Terrain Category	Height	Terrain Category Multiplier	Limit State Multiplier	Topographic Multiplier	Area Reduction Multiplier	Roof Pressure Coefficients	Wall Pressure Coefficients
2.5	3	0.80	0.93	1.25	1	0.3	0.7
						-0.6	-0.5

<b>BASIC WIND SPEED</b>	50	m/s
<b>SITE WIND SPEED</b>	46.5	m/s
<b>DESIGN PRESSURE</b>	1.30	kPa

### BUILDING DIMENSIONS:

	Width	Height	Cp	Cp	Force
ROOF			0.3	0.6	0.00
ROOF			0.3	0.6	0.00
ROOF			0.3	0.6	0.00
GABLE	7	0.6	0.7	0.5	6.54
GABLE			0.7	0.5	0.00
UPPER	5	1.2	0.7		5.45
UPPER	5	2.5		0.5	8.11
UPPER	1.5	2.5	0.7	0.5	5.84
SECOND	5	1.5		0.5	4.87
SECOND	3	3	0.7	0.5	14.01
SECOND			0.7	0.5	0.00
FIRST			0.7	0.5	0.00
FIRST			0.7	0.5	0.00
FIRST			0.7	0.5	0.00
GROUND			0.7	0.5	0.00
GROUND			0.7	0.5	0.00
GROUND			0.7	0.5	0.00

### STOREY FORCES:

	kN	=	Bracing Units
UPPER STOREY	16.2	=	325
SECOND STOREY	35.4	=	707
FIRST STOREY	44.8	=	896
GROUND STOREY	44.8	=	896





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## SPREADSHEET TO CALCULATE BRACING REQUIREMENTS

WIND LOAD ANALYSIS TO NZS 4203: 1992

EARTHQUAKE ANALYSIS TO NZS 3604: 1999

### 1. WIND LOADING

DIRECTION 1:

NORTH-EAST ▼

UNIT 2

WIND DATA:

KITCHEN / DINE

DIRECTION / SPEED		L			152		1	
N	NE	E	SE	S	SW	W	NW	
47	43	39	43	46	46	46	50	

### FACTORS

Terrain Category	Height	Terrain Category Multiplier	Limit State Multiplier	Topographic Multiplier	Area Reduction Multiplier	Roof Pressure Coefficients	Wall Pressure Coefficients
3	3	0.75	0.93	1.15	1	0.3	0.7
						-0.6	-0.5

BASIC WIND SPEED	43	m/s
SITE WIND SPEED	34.5	m/s
DESIGN PRESSURE	0.71	kPa

### BUILDING DIMENSIONS:

	Width	Height	Cp	Cp	Force
ROOF	8.8	0.3	0.3		0.57
ROOF			0.3	0.6	0.00
ROOF			0.3	0.6	0.00
GABLE			0.7	0.5	0.00
GABLE			0.7	0.5	0.00
UPPER	8.4	2.4	0.7		10.07
UPPER			0.7	0.5	0.00
UPPER			0.7	0.5	0.00
SECOND	5	1	0.7		2.50
SECOND			0.7	0.5	0.00
SECOND			0.7	0.5	0.00
FIRST			0.7	0.5	0.00
FIRST			0.7	0.5	0.00
FIRST			0.7	0.5	0.00
GROUND			0.7	0.5	0.00
GROUND			0.7	0.5	0.00
GROUND			0.7	0.5	0.00

### STOREY FORCES:

	kN		Bracing Units
UPPER STOREY	5.6	=	112
SECOND STOREY	11.9	=	238
FIRST STOREY	13.1	=	263
GROUND STOREY	13.1	=	263

### 2. EARTHQUAKE LOADING

EQ ZONE

A

HEAVY ROOF Y/N

N

UPPER ▼	STOREY
SECOND ▼	STOREY
FIRST ▼	STOREY
GROUND ▼	STOREY

AREA DECK (m <sup>2</sup> )	AREA HOUSE (m <sup>2</sup> )	B.U.'s / m <sup>2</sup> HOUSE	B.U.'S REQD. HOUSE	B.U.'S REQD. DECK	B.U.'S TOTAL
	51	6.7	342	0	342
	41.2	9.4	388	0	388
			0	0	0
			0	0	0

These calculations are valid only for the specific project they have been prepared for.

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## SPREADSHEET TO CALCULATE BRACING REQUIREMENTS

WIND LOAD ANALYSIS TO NZS 4203: 1992

### WIND LOADING

DIRECTION 2:

NORTH-WEST

UNIT 2

### WIND DATA:

KITCHEN / DINE

DIRECTION / SPEED

L

152

1

N	NE	E	SE	S	SW	W	NW
47	43	39	43	46	46	46	50

### FACTORS

Terrain Category	Height	Terrain Category Multiplier	Limit State Multiplier	Topographic Multiplier	Area Reduction Multiplier	Roof Pressure Coefficients	Wall Pressure Coefficients
2.5	3	0.80	0.93	1.25	1	0.3	0.7
						-0.6	-0.5

BASIC WIND SPEED

50

m/s

SITE WIND SPEED

46.5

m/s

DESIGN PRESSURE

1.30

kPa

### BUILDING DIMENSIONS:

	Width	Height	Cp	Cp	Force
ROOF	7.3	0.3	0.3		0.85
ROOF			0.3	0.6	0.00
ROOF			0.3	0.6	0.00
GABLE			0.7	0.5	0.00
GABLE			0.7	0.5	0.00
UPPER	6.8	2.4	0.7		14.82
UPPER			0.7	0.5	0.00
UPPER			0.7	0.5	0.00
UPPER			0.7	0.5	0.00
SECOND			0.7	0.5	0.00
SECOND			0.7	0.5	0.00
SECOND			0.7	0.5	0.00
FIRST			0.7	0.5	0.00
FIRST			0.7	0.5	0.00
FIRST			0.7	0.5	0.00
GROUND			0.7	0.5	0.00
GROUND			0.7	0.5	0.00
GROUND			0.7	0.5	0.00

### STOREY FORCES:

UPPER STOREY  
SECOND STOREY  
FIRST STOREY  
GROUND STOREY

kN

8.3

15.7

15.7

15.7

=

=

=

=

### Bracing Units

165

313

313

313





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## SPREADSHEET TO CALCULATE BRACING REQUIREMENTS

WIND LOAD ANALYSIS TO NZS 4203: 1992

EARTHQUAKE ANALYSIS TO NZS 3604: 1999

### 1. WIND LOADING

DIRECTION 1:

NORTH-EAST ▼

WIND DATA:

LIVING

UNIT 3

DIRECTION / SPEED

N	NE	E	SE	S	SW	W	NW
47	43	39	43	46	46	46	50

FACTORS

Terrain Category	Height	Terrain Category Multiplier	Limit State Multiplier	Topographic Multiplier	Area Reduction Multiplier	Roof Pressure Coefficients	Wall Pressure Coefficients
3	3	0.75	0.93	1.15	1	0.3	0.7
						-0.6	-0.5

BASIC WIND SPEED	43	m/s
SITE WIND SPEED	34.5	m/s
DESIGN PRESSURE	0.71	kPa

BUILDING DIMENSIONS:

	Width	Height	Cp	Cp	Force
ROOF			0.3	0.6	0.00
ROOF			0.3	0.6	0.00
ROOF			0.3	0.6	0.00
GABLE	5.3	0.5	0.7	0.5	2.27
GABLE			0.7	0.5	0.00
UPPER	5.2	2.4	0.7	0.5	10.69
UPPER			0.7	0.5	0.00
UPPER			0.7	0.5	0.00
SECOND	4.5	1	0.7		2.25
SECOND			0.7	0.5	0.00
SECOND			0.7	0.5	0.00
FIRST			0.7	0.5	0.00
FIRST			0.7	0.5	0.00
FIRST			0.7	0.5	0.00
GROUND			0.7	0.5	0.00
GROUND			0.7	0.5	0.00
GROUND			0.7	0.5	0.00

STOREY FORCES:

	kN	=	Bracing Units
UPPER STOREY	7.6	=	152
SECOND STOREY	14.1	=	282
FIRST STOREY	15.2	=	304
GROUND STOREY	15.2	=	304

### 2. EARTHQUAKE LOADING

EQ ZONE

A

HEAVY ROOF Y/N

N

UPPER	▼	STOREY
SECOND	▼	STOREY
FIRST	▼	STOREY
GROUND	▼	STOREY

AREA DECK (m <sup>2</sup> )	AREA HOUSE (m <sup>2</sup> )	B.U.'s / m <sup>2</sup> HOUSE	B.U.'S REQD. HOUSE	B.U.'S REQD. DECK	B.U.'S TOTAL
	30	6.7	201	0	201
	30	9.4	282	0	282
			0	0	0
			0	0	0

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			Checked <b>PW</b>

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## SPREADSHEET TO CALCULATE BRACING REQUIREMENTS

WIND LOAD ANALYSIS TO NZS 4203: 1992

### WIND LOADING

**DIRECTION 2:**

NORTH-WEST

**WIND DATA:**

**LIVING**

*UNIT 3*

DIRECTION / SPEED

N	NE	E	SE	S	SW	W	NW
47	43	39	43	46	46	46	50

FACTORS

Terrain Category	Height	Terrain Category Multiplier	Limit State Multiplier	Topographic Multiplier	Area Reduction Multiplier	Roof Pressure Coefficients	Wall Pressure Coefficients
2.5	3	0.80	0.93	1.25	1	0.3	0.7
						-0.6	-0.5

**BASIC WIND SPEED**

50

m/s

**SITE WIND SPEED**

46.5

m/s

**DESIGN PRESSURE**

1.30

kPa

**BUILDING DIMENSIONS:**

	Width	Height
ROOF	6.6	0.5
ROOF		
ROOF		
GABLE		
GABLE		
UPPER	6	2.4
UPPER		
UPPER		
SECOND	5.9	1
SECOND		
SECOND		
FIRST		
FIRST		
FIRST		
GROUND		
GROUND		
GROUND		

	Cp	Cp	Force
		0.6	2.57
	0.3	0.6	0.00
	0.3	0.6	0.00
	0.7	0.5	0.00
	0.7	0.5	0.00
	0.7		13.08
	0.7	0.5	0.00
	0.7	0.5	0.00
	0.7		5.36
	0.7	0.5	0.00
	0.7	0.5	0.00
	0.7	0.5	0.00
	0.7	0.5	0.00
	0.7	0.5	0.00
	0.7	0.5	0.00
	0.7	0.5	0.00
	0.7	0.5	0.00

**STOREY FORCES:**

UPPER STOREY  
SECOND STOREY  
FIRST STOREY  
GROUND STOREY

kN

9.1
18.3
21.0
21.0

=  
=  
=  
=

**Bracing Units**

182
367
420
420





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## SPREADSHEET TO CALCULATE BRACING REQUIREMENTS

WIND LOAD ANALYSIS TO NZS 4203: 1992

EARTHQUAKE ANALYSIS TO NZS 3604: 1999

### 1. WIND LOADING

DIRECTION 1:

SOUTH-WEST ▼

WIND DATA:

**2ND FLOOR**

UNIT 4

DIRECTION / SPEED

N	NE	E	SE	S	SW	W	NW
47	43	39	43	46	46	46	50

FACTORS

Terrain Category	Height	Terrain Category Multiplier	Limit State Multiplier	Topographic Multiplier	Area Reduction Multiplier	Roof Pressure Coefficients	Wall Pressure Coefficients
3	5	0.75	0.93	1.15	1	0.3	0.7
						-0.6	-0.5

BASIC WIND SPEED	46	m/s
SITE WIND SPEED	36.9	m/s
DESIGN PRESSURE	0.82	kPa

BUILDING DIMENSIONS:

	Width	Height	Cp	Cp	Force
ROOF	11.3	0.8	0.3		2.22
ROOF			0.3	0.6	0.00
ROOF			0.3	0.6	0.00
GABLE	11.3	0.8	0.7		5.17
GABLE			0.7	0.5	0.00
UPPER	4	2.6	0.7	0.5	10.19
UPPER	7	1	0.7	0.5	6.86
UPPER	7	1.6	0.7		6.40
SECOND	10.6	0.6	0.7		3.64
SECOND			0.7	0.5	0.00
SECOND			0.7	0.5	0.00
FIRST			0.7	0.5	0.00
FIRST			0.7	0.5	0.00
FIRST			0.7	0.5	0.00
GROUND			0.7	0.5	0.00
GROUND			0.7	0.5	0.00
GROUND			0.7	0.5	0.00

STOREY FORCES:

	kN	=	Bracing Units
UPPER STOREY	19.1	=	382
SECOND STOREY	32.7	=	653
FIRST STOREY	34.5	=	690
GROUND STOREY	34.5	=	690

### 2. EARTHQUAKE LOADING

EQ ZONE

A

HEAVY ROOF Y/N

N

UPPER	▼	STOREY
SECOND	▼	STOREY
FIRST	▼	STOREY
GROUND	▼	STOREY

AREA DECK (m <sup>2</sup> )	AREA HOUSE (m <sup>2</sup> )	B.U.'s / m <sup>2</sup> HOUSE	B.U.'S REQD. HOUSE	B.U.'S REQD. DECK	B.U.'S TOTAL
	88	6.7	590	0	590
	88	9.4	828	0	828
			0	0	0
			0	0	0

These calculations are valid only for the specific project they have been prepared for.

<b>ABUILD Consulting Engineers Ltd</b> 2nd Floor, 21-29 Broderick Rd Box 13 - 273 Johnsonville Wellington	Client: JCK Developments Job: Proposed Dwelling Job Address: Lot 57 Raumati Estate RAUMATI JCK Developments	Job No. <b>5200</b>
		Page <b>28</b> of
		Date <b>27-02-04</b>
		Designed <b>RJE</b>
		Checked <b>PW</b>

Operational version 4, October 2000

**SPREADSHEET TO CALCULATE BRACING REQUIREMENTS**  
 WIND LOAD ANALYSIS TO NZS 4203: 1992

**WIND LOADING**

**DIRECTION 2:**

NORTH-WEST ▾

**WIND DATA:**

**2ND FLOOR**

**DIRECTION / SPEED**

N	NE	E	SE	S	SW	W	NW
47	43	39	43	46	46	46	50

**FACTORS**

Terrain Category	Height	Terrain Category Multiplier	Limit State Multiplier	Topographic Multiplier	Area Reduction Multiplier	Roof Pressure Coefficients	Wall Pressure Coefficients
2.5	3	0.80	0.93	1.25	1	0.3	0.7
						-0.6	-0.5

<b>BASIC WIND SPEED</b>	50	m/s
<b>SITE WIND SPEED</b>	46.5	m/s
<b>DESIGN PRESSURE</b>	1.30	kPa

**BUILDING DIMENSIONS:**

	Width	Height
ROOF		
ROOF		
ROOF		
GABLE	8	0.8
GABLE		
UPPER	7.6	2.4
UPPER		
UPPER		
SECOND	5	1.3
SECOND		
SECOND		
FIRST		
FIRST		
FIRST		
GROUND		
GROUND		
GROUND		

Cp	Cp	Force
0.3	0.6	0.00
0.3	0.6	0.00
0.3	0.6	0.00
0.7	0.5	9.96
0.7	0.5	0.00
0.7	0.5	28.40
0.7	0.5	0.00
0.7	0.5	0.00
0.7	0.5	5.90
0.7	0.5	0.00
0.7	0.5	0.00
0.7	0.5	0.00
0.7	0.5	0.00
0.7	0.5	0.00
0.7	0.5	0.00
0.7	0.5	0.00
0.7	0.5	0.00

**STOREY FORCES:**

	kN	=	Bracing Units
UPPER STOREY	24.2	=	483
SECOND STOREY	41.3	=	826
FIRST STOREY	44.3	=	885
GROUND STOREY	44.3	=	885



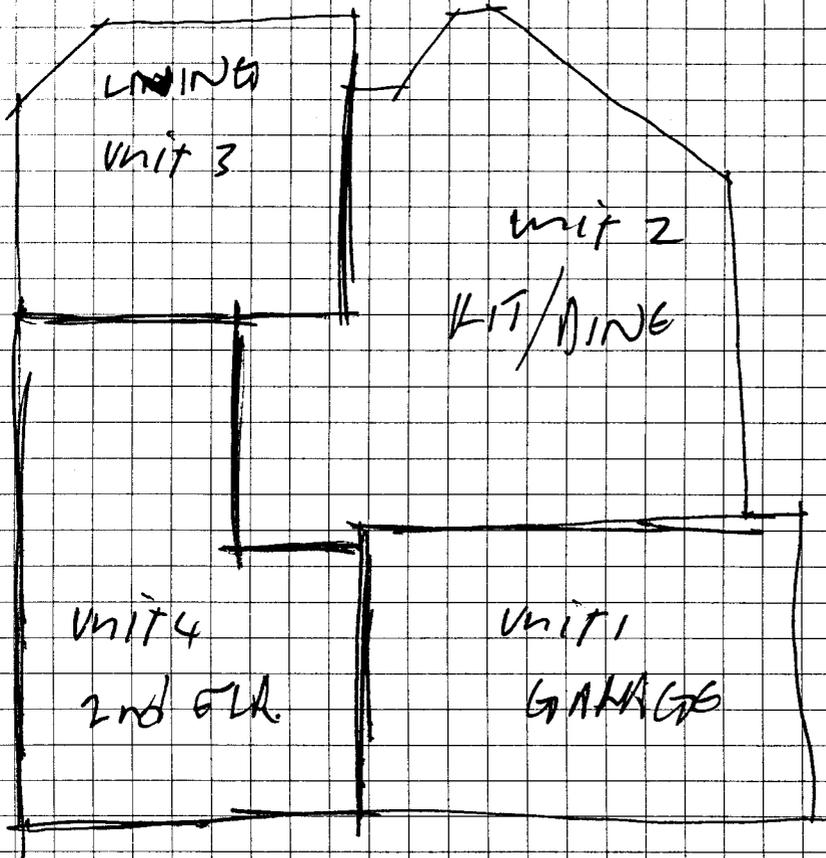


2nd Floor, 21-29 Broderick Rd  
Ph (04) 478 3929      Box 13 - 273  
Fax (04) 478 3424      Johnsonville  
Mob (025) 491 857      Wellington

Client: JCK Developments  
Job: Proposed Dwelling  
Job Address: Lot 57 Raumati Estate  
RAUMATI

Job No	5200 - 31
Calculation Sheet	
Date	23-2-04
Designed	RJE
Checked	PW

BRACING LAYOUT NW wind



NE wind

**ABUILD**





Bldg.

OUR REF 5200

13 APR 2004

8 April 2004

JCK Developments  
Box 2082  
**RAUMATI**  
Kapiti Coast

BC 040303

NO 12 CHARLOTTE

ATTENTION: Jerome Wagg

COPY TO: Kapiti Coast District Council  
Private Bag 601  
PARAPARAUMU

Dear Sir

**LOT 57 RAUMATI ESTATE, RAUMATI**

We are pleased to confirm two visits to the above property under the direction of the author, a chartered professional engineer. The visits were carried out on Monday, 5 April 2004 and Thursday, 8 April 2004.

**Monday, 5 April 2004**

During our first visit we sunk two (2) scala probes in the vicinity of the basement area. The probe logs are attached. Following the soil testing a conversation between our director and the builder confirmed that piling the foundations would not be necessary.

**Thursday, 8 April 2004**

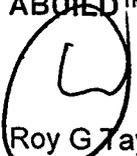
On the second visit we inspected the reinforcement to the footing for the proposed concrete block retaining wall.

In all respect the footings and reinforcement conformed to the requirements in ABUILD™ Consulting Engineers Limited drawings.

Accordingly we believe on reasonable grounds that the work inspected complies with the structural aspects of the Building Code, the Building Act and the design intent.

Yours faithfully  
**ABUILD™ Consulting Engineers Limited**

**Prepared By**  
**I R Taylor**



Roy G Taylor  
**MIPENZ (Civil, Structural) CPEng IntPE**  
**Chartered Professional Engineer**  
**Director**

Enclosure: Scala Probe Results – Test No P1 & P2



Ground Surface RL:

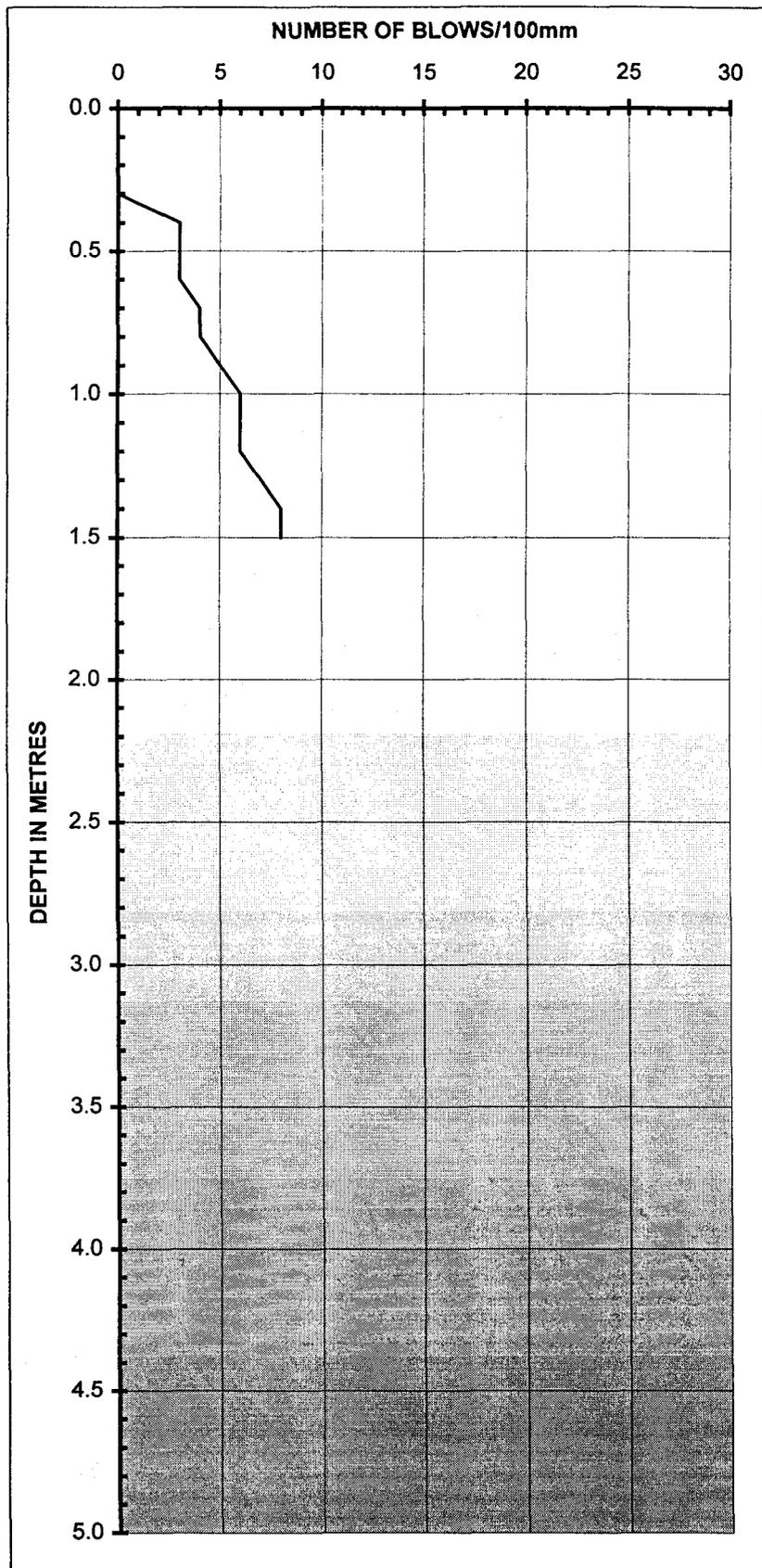
Depth from ground RL to Excavated Surface:

Shear Vane:

**SCALA PENETROMETER RESULTS**

**TEST No. P1**

m DRIVEN	No. of BLOWS
0.0	0
0.1	0
0.2	0
0.3	0
0.4	3
0.5	3
0.6	3
0.7	4
0.8	4
0.9	5
1.0	6
1.1	6
1.2	6
1.3	7
1.4	8
1.5	8
1.6	
1.7	
1.8	
1.9	
2.0	
2.1	
2.2	
2.3	
2.4	
2.5	
2.6	
2.7	
2.8	
2.9	
3.0	
3.1	
3.2	
3.3	
3.4	
3.5	
3.6	
3.7	
3.8	
3.9	
4.0	
4.1	
4.2	
4.3	
4.4	
4.5	
4.6	
4.7	
4.8	
4.9	
5.0	



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Ground Surface RL:

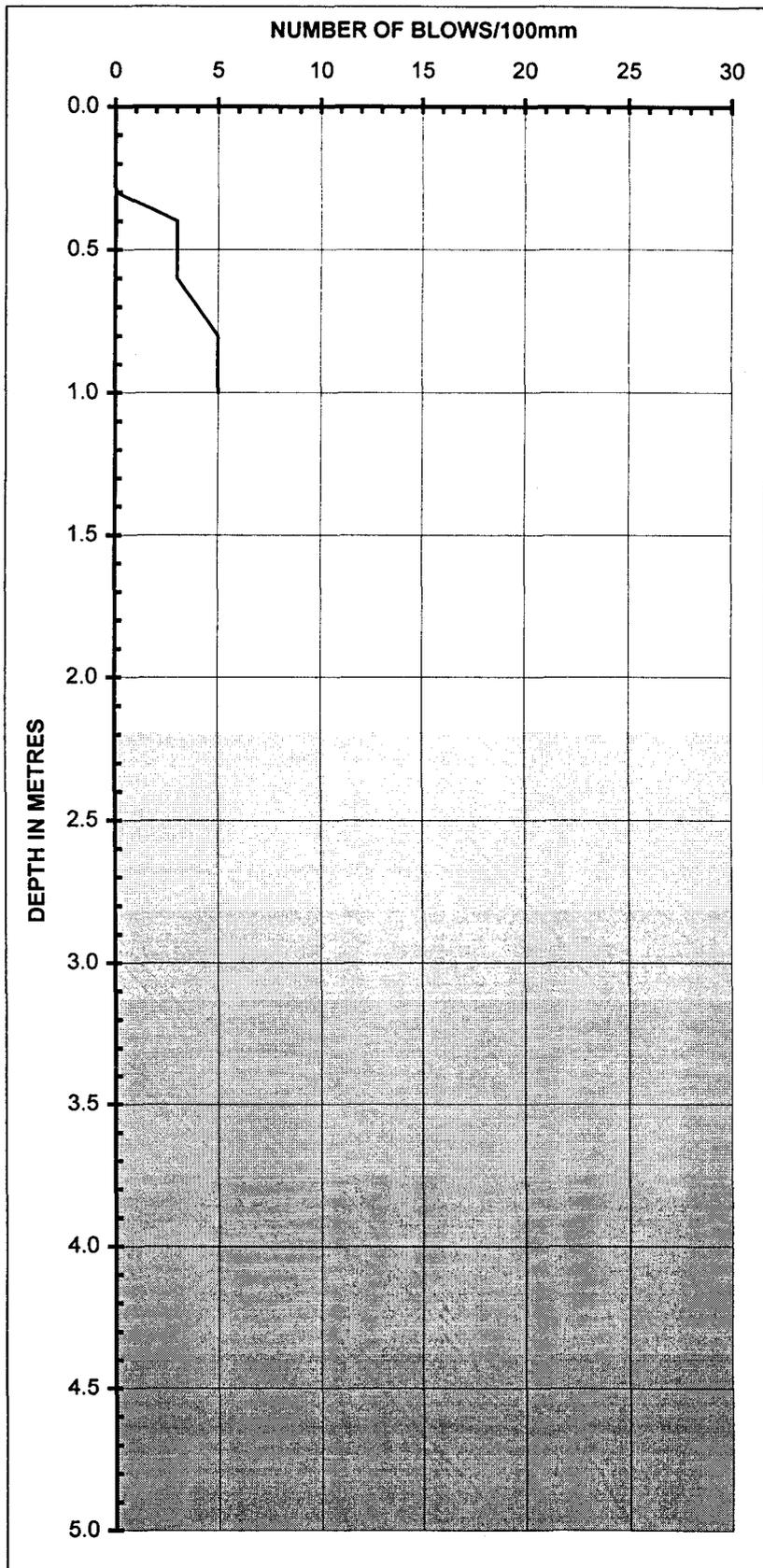
Depth from ground RL to Excavated Surface:

Shear Vane:

**SCALA PENETROMETER RESULTS**

**TEST No. P2**

m DRIVEN	No. of BLOWS
0.0	0
0.1	0
0.2	0
0.3	0
0.4	3
0.5	3
0.6	3
0.7	4
0.8	5
0.9	5
1.0	5
1.1	
1.2	
1.3	
1.4	
1.5	
1.6	
1.7	
1.8	
1.9	
2.0	
2.1	
2.2	
2.3	
2.4	
2.5	
2.6	
2.7	
2.8	
2.9	
3.0	
3.1	
3.2	
3.3	
3.4	
3.5	
3.6	
3.7	
3.8	
3.9	
4.0	
4.1	
4.2	
4.3	
4.4	
4.5	
4.6	
4.7	
4.8	
4.9	
5.0	



BC 040303

OUR REF 520

**FILE**

**SCANNED**



Co

*Scan for Arnold*

040303

✓

**D**<sup>TM</sup>  
**Ltd**

20 April 2004

JCK Developments  
Box 2082  
**RAUMATI**  
Kapiti Coast

ATTENTION: Jerome Wagg

COPY TO: Kapiti Coast District Council  
Private Bag 601  
PARAPARAUMU

Dear Sir

**LOT 57 RAUMATI ESTATE, RAUMATI**

*12 Charlotte Way*

We are pleased to confirm a visit to the above property under the direction of the author, a chartered professional engineer. The visit was carried out on Friday, 16 April 2004.

On site we inspected the block walls prior to concreting. The walls inspected are those shown on ABUILD™ Consulting Engineers Limited drawing 5200 – S1 Rev A as Sections B, C and D.

These walls were found to be satisfactory and consistent with our drawings.

Whilst on site it was found that Beam 1 required an end detail where it sat on the concrete block wall, not included in our original set of drawings. It was agreed with Jerome Wagg (builder) that this beam was to sit in a pocket formed in the block wall and held down with two 16mm bolts.

This will be inspected at the next stage when beams are in place.

Subject to the above we believe on reasonable grounds that the work inspected complies with the structural aspects of the Building Code, the Building Act and the design intent.

Yours faithfully  
**ABUILD™ Consulting Engineers Limited**

**Prepared By**  
B Hillis

**Roy G Taylor**  
**MIPENZ (Civil, Structural) CPEng IntPE**  
**Chartered Professional Engineer**  
**Director**

2ND FLOOR, 21-29 BRODERICK ROAD, JOHNSONVILLE  
BOX 13 273, WELLINGTON 4, NEW ZEALAND  
TEL (04) 478 3929, FAX (04) 478 3424  
Email [abuild@abuild.co.nz](mailto:abuild@abuild.co.nz) Website: [www.abuild.co.nz](http://www.abuild.co.nz)



Member of the Association  
of Consulting Engineers NZ



**SITE INSPECTIONS - BC 040303**

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**Application Details**

Applicant Name :	JF & CJ Wagg
Contact Address :	PO Box 2082 Raumati Beach 6450
Location :	12 CHARLOTTE WAY, RAUMATI
Legal Description :	LOT 57 DP 89871
Proposal :	New dwelling.

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**CONFIDENTIAL**

## INITIAL INSPECTION

### COMMENTS

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Tick (✓) approved inspections

Cross (x) inspections not approved

Strike out inspections not applicable

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

**FOUNDATIONS**

03/4/2004, *R/la*  
Date: ..... Officer: ..... Builder/Contractor/Owner: .....

Approved building consent documents on site: *YES* / NO

**SITING:**

Front yard	<input checked="" type="checkbox"/> Left hand side yard	<input checked="" type="checkbox"/> Conforms with approved plan	<i>YES</i> NO
Rear yard	<input type="checkbox"/> Right hand side yard	<input type="checkbox"/> If no, has new site plan been requested	YES / NO
Minimum floor level	<input checked="" type="checkbox"/> Footing size	<input checked="" type="checkbox"/> Foundation wall reinforcing	<input type="checkbox"/>
Pile hole size	<input type="checkbox"/> Footing reinforcing	<input checked="" type="checkbox"/> Foundation wall size	<i>YES</i> NO
Anchor pile size	<input type="checkbox"/> Subfloor vents	<input type="checkbox"/> Specific design	<i>YES</i> NO
Pile hole spacing	<input type="checkbox"/> Steps/stairs	<input type="checkbox"/> If yes, has Engineer inspected	<i>YES</i> 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**

*lowest level retaining footing ok - DPM UNDER ENGINEER HAS SEEN.*

*21/4/2004 - lowest slab thickening beams ok. R/la*

**SUBFLOOR PRE-BASEBOARDS**

**COMMENTS**

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Tick (✓) approved inspections

Cross (x) inspections not approved

Strike out inspections not applicable

**PRE-BLOCKFILL**

**COMMENTS**

Lower retaining FOUNDATION WALLS.  
ENGINEER ON JOB - ALL OK to fill.  
Date 16/4/2004.

**PRE-SLAB**

**BUILDING**

Date: 23/4/2004 Officer: R/LA Builder/Contractor/Owner: .....

Minimum floor level

<input checked="" type="checkbox"/>

DPC

Joints taped

Penetrations

Specific design

Yes  No

If yes, has Engineer inspected Yes / No

Mesh

Mesh chairs

Slab thickening UNDER DPM

Bottom plate fixings

<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

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**

23/4/2004 - Lower Floor SLAB O/K.

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## SUBFLOOR

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

Ord pile fixings  
 Anchor pile bolts  
 Brace pile bolts and washers  
 Timber treatment  
 Subfloor framing  
 Subfloor beams/bearers


Subfloor bracing  
 Joists - size/spacing/fixing  
 Cant. Joists - lth/size/spc  
 Solid blocking - spacing  
 Notching, holes etc  
 Proprietary connections


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

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

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

**COMMENTS**

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## EXTERIOR CLADDING

Solid Plaster/Textured Finish

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

Rigid backing	<input type="checkbox"/>
Non rigid backing	<input type="checkbox"/>
Building paper	<input type="checkbox"/>
Battens (non rigid)	<input type="checkbox"/>
Cavity (non rigid)	<input type="checkbox"/>
Sheet set out (Hardies)	<input type="checkbox"/>

Reinforcement	<input type="checkbox"/>
Spacers	<input type="checkbox"/>
Nailing (Hardies)	<input type="checkbox"/>
Flashings	<input type="checkbox"/>
Control joints	<input type="checkbox"/>

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

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

Producer Statement    Yes/No/NA

**COMMENTS**

*6/7/2004 EXT Dry Cladding (Bateman) on face of  
S/STEEL NATUS.*

*Deck Boundary Joist Catch screwed to Joists* *RLH*

## PRELINE

**PLUMBING AND DRAINAGE:** Plumber: .....

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

- Pressure test
- Visual leak check
- Pipe support/clips
- Pipe size
- Pipe material

- Joint strain
- Pipe insulation
- Stacks
- Wastes
- Supply tank

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

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

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

**COMMENTS**

Producer Statement required

**BUILDING**

Date: *26/7/2004* Officer: *[Signature]* Builder/Contractor/Owner: .....

- Timber treatment *H1+*
- Ceiling diaphragm
- Dragon ties
- Studs - size/spacing
- Wall insulation
- Posts - size/fixing
- Lintels/bms - size/fixings
- Ext joinery - labels
- Ceiling runners
- Wall bracing
- Mech ventilation
- Moisture Content Walls

- Bracing straps
- Timber grade
- Wall dwangs
- Trimming studs
- Truss/rafter - fix/space
- Ceiling joists
- Plate fixings
- Ventilation
- Ceiling battens
- Check exterior claddings
- Ceiling

% *11-16%*

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

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

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

**COMMENTS**

*24/6/2004 - EXTERNAL BRACE + LINTOL STRAP FIXINGS OK.  
EXT PLY BRACES FIXED OK - NOTE SOME WILL BE SUPPORTED BY PLY CLADDING.*

**POSTLINE**

Date: 9.8.04 Officer: MR H Builder/Contractor/Owner: .....

Sheets nailed as per your schedule  Insulation to walls

Has a **Site Instruction** been issued?  Yes  No Instruction No: Verbal

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

Postline Label in place? Yes/No

**COMMENTS**

Amended: Bracing in place  
Garage Bracing Not completed to be amended  
by Engineer  
2 timber braces to be fixed down sides  
Amended bracing to be sent to council

Drain filled with water and the plug pulled 9/13/04

**FINAL INSPECTION**

BC 040303

BDML 21/8/06

**Building Exterior**

**CHECK PLANS**

<input checked="" type="checkbox"/> Subfloor - ventilation	<input checked="" type="checkbox"/> Flashings - roof penet	<input checked="" type="checkbox"/> Gulley dishes
<input checked="" type="checkbox"/> Decks - structure	<del>hips</del>	<input checked="" type="checkbox"/> Wastes to gullys
<input checked="" type="checkbox"/> Balustrades - design	<del>valleys</del>	<input checked="" type="checkbox"/> Terminals vents
<del>height</del>	<del>gables</del>	<input checked="" type="checkbox"/> Spouting - Downpipes
<input checked="" type="checkbox"/> Steps/Stairs - design	<del>flues</del>	<input checked="" type="checkbox"/> Landscaping & ground levels
<del>handrail</del>	<input checked="" type="checkbox"/> Cladding (ground clearance)	<input checked="" type="checkbox"/> Texture Coating Warranty
<input checked="" type="checkbox"/> Flashings - windows	<input checked="" type="checkbox"/> Roofing & Fixings (roofing warranty)	SMOKE ALARMS ADT (2)

**Building Interior**

**CHECK FITTINGS**

<input checked="" type="checkbox"/> Service area floors & walls	<input checked="" type="checkbox"/> Food storage	<input checked="" type="checkbox"/> Water temperature 96° NOW 52°
<input checked="" type="checkbox"/> Stair design	<input checked="" type="checkbox"/> Nat. ventilation	Solid fuel heater 3 HEAT PUMPS
<input checked="" type="checkbox"/> Handrails	<input checked="" type="checkbox"/> Mech. Ventilation	<del>Supply tank</del>
<input checked="" type="checkbox"/> Barriers	<input checked="" type="checkbox"/> Insulation	<input checked="" type="checkbox"/> Trap seals & AA Valves
<input checked="" type="checkbox"/> Lightings	<del>Hot water cylinder flues</del>	<input checked="" type="checkbox"/> Cistern flushing
<input checked="" type="checkbox"/> Laundering	<input checked="" type="checkbox"/> Hot water cylinder valves	<input checked="" type="checkbox"/> WC pan connection
<input checked="" type="checkbox"/> Cooking facilities	<input checked="" type="checkbox"/> Hot water cylinder rest	<del>Septic Tank</del>
	<input checked="" type="checkbox"/> Tempering valve	(engineers inspc report)
		Windows - labels NO LOOK V/H LEVEL 2
		<input checked="" type="checkbox"/> Safety glass

**EXISTING PRIVATE ROW**

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: CCC APPLICATION FORMS

- ELECTRICAL CERTIFICATE
- PLUMBING & DRAINAGE PRODUCER STATEMENTS & ASLAINO DRAWINGS
- ROOFING WARRANTY
- DECKING WARRANTY

## Costing Sheet Minor Work & Residential New Dwellings

Application No: <b>040303</b>	Admin = \$45 per hour	Engineering
Date: <b>10-3-4</b>	Plan Vetting = \$70 per hour	Technical Assessment/Peer Review
Site Address: <b>12 Charlotte Way</b>	Inspections = \$65	Cost + 10%

1	Classification	Plan Vetting				Consultants			Inspections				Set Fee Portion of Consent Fee	PIM Portion Of Consent Fee	Total Fee Excluding BRANZ, BIA Levies & Refundable Damage Deposits	Total (A) Plus
		Plumbing	Drainage	Building	E health	District Plan	Fire	Engineering	Site	Plumbing	Drainage	Building				
1	Solid Fuel Heater												\$45	Nil	\$110	
2	Plumbing Work												\$45	\$68	\$175	
3	Drainage Work												\$45	\$68	\$175	
4	Sheds/Retaining Walls/Carports												\$144	\$130	\$307	
5	Decks/Swimming & Spa Pools Conservatories/Pergolas & Other Minor Works												\$144	\$130	\$298	
6	Minor Farm Buildings												\$144	\$130	\$372	
7	Proprietary Garages, Standard												\$189	\$130	\$482	
8	Proprietary Garages, with Firewall												\$189	\$130	\$549	
9	Garages, Custom Design												\$189	\$130	\$617	
	<b>Residential New Dwellings</b>															
10	Single Story Brick Veneer												\$420	\$165	\$1378	
11	Single Story Weatherboard												\$420	\$165	\$1443	
12	Single Story Stucco/Texture Coating/Ply/Steel/Block												\$420	\$165	\$1573	
13	Multi Story Brick Veneer												\$740	\$165	\$1838	
14	<del>Multi Story Weatherboard</del>												<del>\$740</del>	<del>\$165</del>	<del>\$1903</del>	
15	Multi Story Stucco/Texture Coating/Ply/Steel/Block												\$740	\$165	\$2033	
30	Relocated Residential Dwellings												\$281	\$165	\$749	

*Note. Double Units charged at Single Unit Rate plus 50%  
Dwellings with Multiple Cladding Types Charged at Stucco/Texture Coating/Ply/Steel/Block rate*



FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Resource Consents	✓		<i>PP Mathew M.</i> 12.3.4
Plumbing and Drainage	✓		12/3/04
Building	✓		17/3/04
Fire Design			
Compliance Schedule			
Structural			
Hazardous Substances			
Environmental Health			
Site- Footpath & Entrance Conditions		Ground	<i>11/3/2004</i>
<i>ENTRY OFF ROW NO V/E Req.</i>		<i>ENGINEER TO CHECK</i>	

NOTES:

**CONFIDENTIAL**

see BC 040303

## Costing Sheet Minor Work & Residential New Dwellings

<i>040107</i>	Admin = \$45 per hour	Engineering
<i>2.04</i>	Plan Vetting = \$70 per hour	Technical Assessment/Peer Review
<i>12 Charlotte Way</i>	Inspections = \$65	Cost + 10%

*Environ + PIMS*

Classification	Plan Vetting				Consultants			Inspections				Set Fee Portion of Consent Fee	PIM Portion Of Consent Fee	Total Fee Excluding BRANZ, BIA Levies & Refundable Damage Deposits	Total (A) Plus	
	Plumbing	Drainage	Building	E health	District Plan	Fire	Engineering	Site	Plumbing	Drainage	Building					E Health
Solid Fuel Heater													\$45	Nil	\$110	
Plumbing Work													\$45	\$68	\$175	
Drainage Work													\$45	\$68	\$175	
Sheds/Retaining Walls/Carports													\$144	\$130	\$307	
Decks/Swimming & Spa Pools													\$144	\$130	\$298	
Conservatories/Pergolas & Other Minor Works													\$144	\$130	\$372	
Minor Farm Buildings													\$189	\$130	\$482	
Proprietary Garages, Standard													\$189	\$130	\$549	
Proprietary Garages, with Firewall													\$189	\$130	\$617	
Garages, Custom Design													\$189	\$130	\$617	
Residential New Dwellings																
Single Story Brick Veneer													\$420	\$165	\$1378	
Single Story Weatherboard													\$420	\$165	\$1443	
Single Story Stucco/Texture													\$420	\$165	\$1573	
Coating/Ply/Steel/Block																
Multi Story Brick Veneer													\$740	\$165	\$1838	
Multi Story Weatherboard													\$740	\$165	\$1903	
Multi Story Stucco/Texture													\$740	\$165	\$2033	
Coating/Ply/Steel/Block																
Relocated Residential Dwellings													\$281	\$165	\$749	

*Note. Double Units charged at Single Unit Rate plus 50%  
Dwellings with Multiple Cladding Types Charged at Stucco/Texture Coating/Ply/Steel/Block rate*

## Producer Statement

### Stormwater Drains

#### Construction Review

Issued by... *Alby Mann* ..... Registration Number... *07202* .....

To Kapiti Coast District Council

In respect to the following

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

Installed at... *12 Charlotte Way Rannaki Estate* .....

Building Consent No. *04.0303* ...

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

Signed... *[Signature]* ..... Date... *22/1/05* .....

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

## Producer Statement

### Private Sewer Drains

#### Construction Review

Issued by Alby Mann..... Registration Number 07202..

To Kapiti Coast District Council

In respect to the following

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

Installed at 12 Charlotte Way Rainaldi Estate.....

Building Consent No. 040303.....

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

Signed [Signature]..... Date 22/1/05..

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

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

**Producer Statement**  
**Piped Services**  
**&**  
**Sanitary Plumbing Stacks**

**Construction Review**

Issued by *Alby Mann* ..... Registration Number *07202*.....

To Kapiti Coast District Council

In respect to the following

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

Installed at *12 Charlotte Way, Raurangi Estate*.....

Building Consent No. *040303*.....

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

Signed *[Signature]* ..... Date *22/1/05*.....

TRUSS DESIGN CRITERIA

Customer name : JCK developements

Site address : Lot 57 - Charlotte way  
Raumati Estate

DESIGN CRITERIA

- Roofing - Longrun
- Ceiling - Gib Board (9.5mm)
- Top chord restraints - 900 mm
- Bottom chord restraints - 600 mm
- Standard truss spacing - 900 mm
- Standard roof pitch - 5.00 deg
  
- Design wind speed - 45 m/s (ultimate)
- Region - V
- Terrain category - 2.0
- Height of Structure - 3 m
- Shielding Classification - Partial
- Topographic Classification - T2
- Internal pressure coefficient up - 0.3

The truss designs for this job have been determined using computer software provided by the Technical Division within Pryda Truss Systems. These designs are in accordance with sound and widely accepted engineering principles and comply with the following New Zealand Standards:-

- NZ4203 : 1992 General Structural Design and Design Loadings for Buildings
- NZ3603 : 1993 Timber Design
- AS1649 : 1974 Determination of Basic Working Loads for Metal Fasteners for Timber

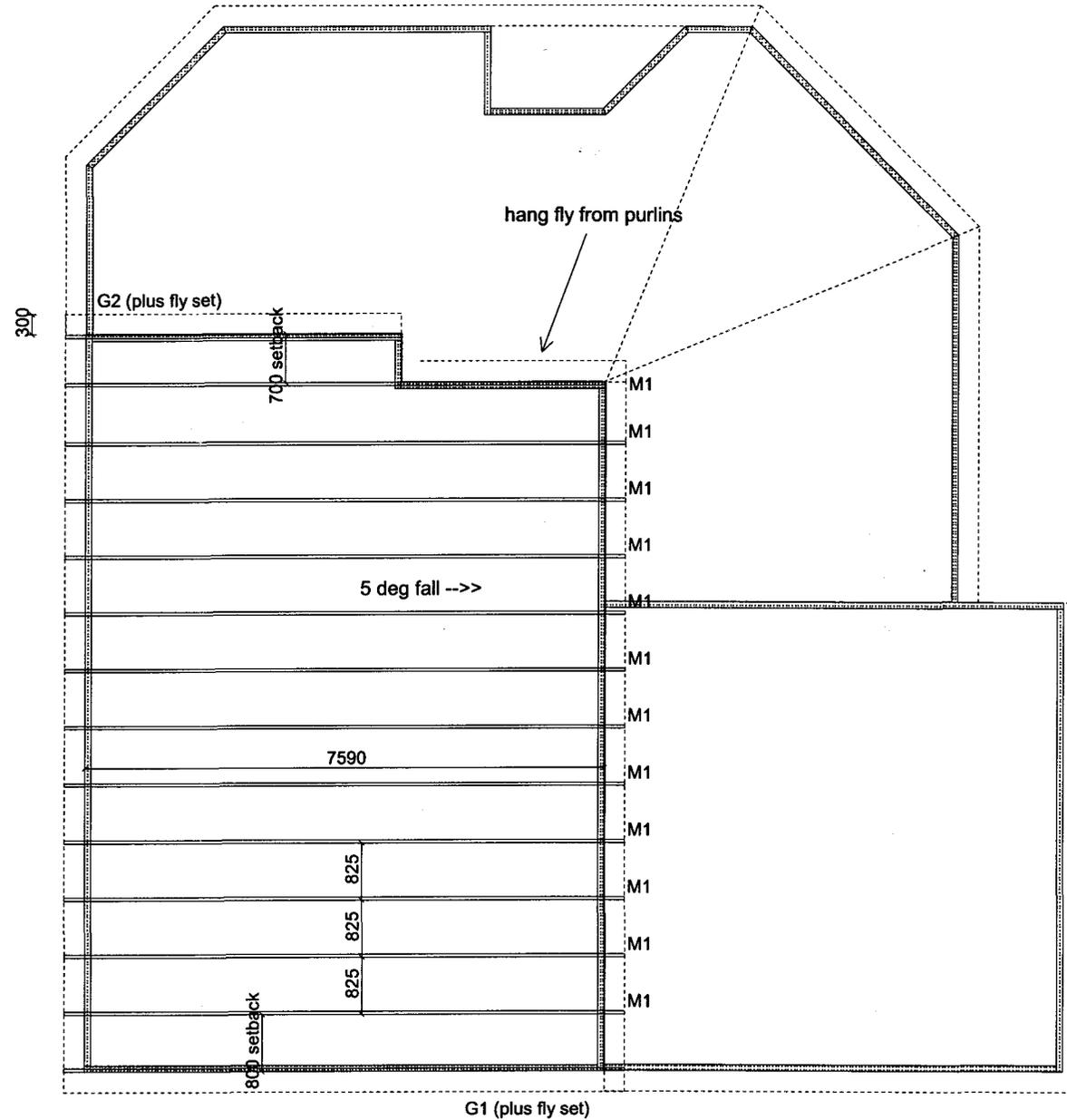
These trusses shall be installed, connected and braced in accordance with the recommendations given in :-  
34440-1997 Installation of nailplated timber trusses.

We confirm that the trusses for this project have been manufactured in accordance with the fabrication specifications provided by Pryda Truss Systems.

Signed :  \_\_\_\_\_

Date : 31/05/2004

BD SMITH



Customer : JCK developments  
 Site Address: Lot 57 - Charlotte way  
 : Raumati Estate

Roofing: Longrun  
 Pitch : 5.00 deg  
 Spacing: 900 mm  
 Design Wind Velocity: 54.59 m/s (Ult.)  
 Detailer: Brad Smith

Job Ref: 1738  
 Scale 1:100  
 (on: A4)  
 Page 1 of 1

JEROME WAGG

021-500-844

1612 CHARLOTTE WAY

PO BOX 2082 RAUMATI BEACH

58

T

57

Description

NEW CONNECTION

It is recommended that test results be recorded here:

Visual Examination

Earth Continuity

Bonding

Polarity

Insulation Resistance \_\_\_\_\_ Mohm

Other \_\_\_\_\_

If necessary attach any pages with sketches of work done

SHAWN O'LEARY

E17118

O'LEARY ELECTRICAL

5.9.04

14-9-04

027-2755100

IES Ltd.

Alan Waterfall

12967

16-09-04

027-644-866

Form is approved by the Electrical Workers Registration Board (PO Box 10-156, Wellington. Freephone 0800 66-1000) for the purposes of the Electricity Regulations 1997.



**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952**



R.W. Muir  
Registrar-General  
of Land

**Historical Search Copy**

**Identifier** WNS7C/218  
**Land Registration District** Wellington  
**Date Issued** 21 September 2000

**Prior References**  
WNS5C/706

**Estate** Fee Simple  
**Area** 694 square metres more or less  
**Legal Description** Lot 57 Deposited Plan 89871

**Original Proprietors**  
John Hilton West and Cynthia Ng Suet-Yue West

**Interests**

B803122.5 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 by The Kapiti Coast District Council - 21.9.2000 at 3.49 pm

Subject to a right of way and rights to water supply, cable tv, sewage drainage and water drainage over part marked D and rights to electricity and telephone over part marked D on DP 89871 specified in Easement Certificate B803122.11 - 21.9.2000 at 3.49 pm

Appurtenant hereto are rights of way and rights to electricity, water supply, cable tv, telephone, sewage drainage and water drainage specified in Easement Certificate B803122.11 - 21.9.2000 at 3.49 pm

The easements specified in Easement Certificate B803122.11 are subject to Section 243 (a) Resource Management Act 1991  
Subject to a telephone right (in gross) over part marked D on DP 89871 in favour of Telecom New Zealand Limited created by Transfer B803122.12 - 21.9.2000 at 3.49 pm

The easement created by Transfer B803122.12 is subject to Section 243 (a) Resource Management Act 1991

Subject to an electricity right (in gross) over part marked D on DP 89871 in favour of Horowhenua Energy Limited created by Transfer B803122.13 - 21.9.2000 at 3.49 pm

The easements created by Transfer B803122.13 are subject to Section 243 (a) Resource Management Act 1991

Subject to a sewage drainage right (in gross) over part marked D on DP 89871 in favour of The Kapiti Coast District Council created by Transfer B803122.14 - 21.9.2000 at 3.49 pm

The easement created by Transfer B803122.14 is subject to Section 243 (a) Resource Management Act 1991

Subject to cable tv and telecommunications rights (in gross) over part marked D on DP 89871 in favour of Saturn Communications Limited created by Transfer B803122.15 - 21.9.2000 at 3.49 pm

The easements created by Transfer B803122.15 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Transfer B803122.17 - 21.9.2000 at 3.49 pm

5357469.1 Transfer to Gregory Robert Patience and Leigh Anne Patience - 27.9.2002 at 2.22 pm

5853634.1 Transfer to Jerome Francis Wagg and Carmell Jane Wagg - 24.12.2003 at 9:00 am

5853634.2 Mortgage to The National Bank of New Zealand Limited - 24.12.2003 at 9:00 am

5978851.1 Discharge of Mortgage 5853634.2 - 23.4.2004 at 9:00 am

5978851.2 Transfer to Jerome Francis Wagg and Carmell Jane Wagg - 23.4.2004 at 9:00 am

6142322.1 Transfer to Jerome Francis Wagg and Carmell Jane Wagg - 8.9.2004 at 9:00 am

6142322.2 Mortgage to ANZ National Bank Limited - 8.9.2004 at 9:00 am



# DEC-K-ING®

## WARRANTY

DEC-K-ING warrants that its membranes Deckseal or Roofseal will be free of leaks against manufacturing defects. The warranty covers Deckseal for 10 years, and Roofseal for 15 years. Deckseal is approved for use on decks, patios, and balconies (not for decks over living space). Roofseal is approved for decks of all types including garage decks and roofdecks (decks over living space).

### CONDITIONS AND LIMITATIONS OF THE WARRANTY

This limited warranty is effective for each membrane only during the time period specified for each type of membrane. The membrane must be installed using only DEC-K-ING approved adhesives. The adhesive must be applied as per manufacturer's specifications, in suitable weather conditions.

The warranty does not cover fading, discolouration or wear that will occur throughout the life of the product. The deck must incorporate sufficient slope to allow water run off. Warranty will not cover membrane if used as a pond or pool liner. Membranes are not approved for use on ramps. The installation is not covered under our warranty. The contractor providing the work is fully responsible for the workmanship and will handle any warranty work.

Liability is limited to the cost of the materials and installation or cost of the materials proven to be defective. Under no circumstances will DEC-K-ING accept responsibility, or be held liable for, incidental or consequential damages, including but not limited to, the building or the contents of the building. Warranty does not cover damages resulting from misuse or abuse of the product.

To initiate a claim, customer must produce and submit to the contractor who supplied the product, a copy of the Warranty, Estimate Sheet, and proof of payment.

This warranty replaces any other agreements, representations, or statements previously made unless obtained in writing by DEC-K-ING head office.

Owner: JCKD TRUST

Job Location: No 12

Charolotte Way

Raumati

Date: May 2004

Inv./Estimate #: H118

London grey

Sales Rep./Dealer: \_\_\_\_\_

Roofing Direct Ltd

Palmerston North  
Display Area and Sales Office  
489 Rangitikei Street, PO Box 750,  
PALMERSTON NORTH  
Phone: 06-356 7649  
Fax: 06-355 3193  
Email: quins.pn@xtra.co.nz  
Website: www.quinbuildings.co.nz  
Freephone: 0800-GARAGE 0800-427 243

# QUIN

## BUILDINGS & ROOFING

*We're Strong on construction, Selection & customer care*

Levin: Head Office and  
Manufacturing Plant  
20-30 Coventry Street,  
PO Box 1087, LEVIN  
Phone: 06-367 9480  
Fax: 06-367 0795  
Email: quins.levin@xtra.co.nz

GARAGES PORTAL BUILDINGS STABLES GARDEN SHEDS WORKSHOPS BACH SHELLS  
GALVANISED ZINCALUME COLOURSTEEL ROOFING FLASHINGS ACCESSORIES

2 November 2004

Roofing Direct  
29 Quadrant Heights  
Paraparaumu

Dear Sir

WARRANTY – LOT 57, RAUMATI ESTATE

Date of Completion: MAY 2004

Warranty Terms;

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

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

2. Will not perforate as a result of corrosion ZR8 20 years.

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

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

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

- This warranty will not apply to weathering, chalking or fading over time as a result of normal wear and tear.
- If inappropriate fastenings are used this warranty will not apply.
- Defects caused by faulty design, or method of manufacture of Residential Buildings are not covered by the warranty.
- We must be given the opportunity for inspection on site prior to any remedial action being offered or taken.
- Damage or corrosion resulting from the following are not covered by this warranty:
  - 1) Damage sustained during storage, handling, or installation.
  - 2) Damage sustained after installation.
  - 3) Causes after the product has left our control.
  - 4) Failure to remove debris leading to the accumulation of moisture retaining matter in gutters and downpipes.

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

#### MINIMUM MAINTENANCE REQUIREMENTS

1. Washing of Naturally Unwashed Areas every 6 months.
2. Removal of Debris from gutters every 6 months.
3. Any noticeable buildup of salt deposits and/or other contaminants are removed when identified.
4. When considering overpainting, please consult with your local distributor to ensure correct procedures are undertaken.

Yours faithfully

  
Bruce Love  
Roofing Manager  
Quin Custom Buildings (2001) Ltd

ROLLER TILTA SECTIONAL DOORS - AUTOMATIC OPENERS - SUPPLIED AND INSTALLED

see BC 04030's

## Costing Sheet Minor Work & Residential New Dwellings

Application No: <b>040107</b>	Admin = \$45 per hour	Engineering
Date: <b>2.2.04</b>	Plan Vetting = \$70 per hour	Technical Assessment/Peer Review
Site Address: <b>12 Charlotte Way</b>	Inspections = \$65	Cost + 10%

Classification	Plan Vetting				Consultants			Inspections				Set Fee Portion of Consent Fee	PIM Portion Of Consent Fee	Total Fee Excluding BRANZ, BIA Levies & Refundable Damage Deposits	Total (A) Plus	
	Plumbing	Drainage	Building	E health	District Plan	Fire	Engineering	Site	Plumbing	Drainage	Building					E Health
1	Solid Fuel Heater												\$45	Nil	\$110	
2	Plumbing Work												\$45	\$68	\$175	
3	Drainage Work												\$45	\$68	\$175	
4	Sheds/Retaining Walls/Carports												\$144	\$130	\$307	
5	Decks/Swimming & Spa Pools Conservatories/Pergolas & Other Minor Works												\$144	\$130	\$298	
6	Minor Farm Buildings												\$144	\$130	\$372	
7	Proprietary Garages, Standard												\$189	\$130	\$482	
8	Proprietary Garages, with Firewall												\$189	\$130	\$549	
9	Garages, Custom Design												\$189	\$130	\$617	
	Residential New Dwellings															
10	Single Story Brick Veneer												\$420	\$165	\$1378	
11	Single Story Weatherboard												\$420	\$165	\$1443	
12	Single Story Stucco/Texture Coating/Ply/Steel/Block												\$420	\$165	\$1573	
13	Multi Story Brick Veneer												\$740	\$165	\$1838	
14	Multi Story Weatherboard												\$740	<u>\$165</u>	\$1903	
15	Multi Story Stucco/Texture Coating/Ply/Steel/Block												\$740	\$165	\$2033	
30	Relocated Residential Dwellings												\$281	\$165	\$749	

*Note. Double Units charged at Single Unit Rate plus 50%  
Dwellings with Multiple Cladding Types Charged at Stucco/Texture Coating/Ply/Steel/Block rate*





8 March 2004

PIM 040107

JCK Developments  
12 Charlotte Way  
RAUMATI

*Plans amended on  
BC 040303*

*VOID*  
*not*  
*9-3-04*

Dear Sir or Madam

**PIM 040107: PROPOSED NEW DWELLING AT 12 CHARLOTTE WAY,  
RAUMATI (LOT 57 DP 89871)**

Thank you for the above Project Information Memorandum application. An assessment of the proposal against the rules and standards for the residential zone under the Kapiti Coast District Plan has revealed that the proposal is not a permitted activity in its current form.

*J*  
*Matt Muspratt*

Rear properties are required to have 3 metre yards on all boundaries, however one of the yards can be reduced without resource consent if the adjoining landowner gives their written approval for the reduction. The written approval of the landowner to the north-west (Lot 56 DP 89871) is required to reduce the yard requirement below 3 metres. Should landowner approval not be gained then landuse resource consent will be required before the project can commence.

In addition, the Section 221 Consent Notice on the title of the property requires the foundations of the dwelling to be designed and constructed in accordance with the attached report.

Please phone me on (04) 904 5759 with any queries.

Yours faithfully

Matthew Muspratt  
RESOURCE CONSENTS PLANNER

TYPE OF BUILDING	Dwelling	Retail	Additions	Accessory
	New	Industrial	Alterations	Other

DEPARTMENT	REQUIREMENTS	COMMENTS	CHECKED/DATE STAMP
Town Planning	Zoning Confirms	<i>Planning not approved Requires R/C M/M.</i>	
	Dispensation		
	Planning Consent		
	Special Floor Level		
Plumbing			<i>KCH 21.2.4</i>
Drainage			
Stormwater	To Channel		
	To Drain		
	Confined to Lot		
Building			
Subdivisional Engineer	Earthworks Bylaw		
	Conditions		

Notes:



175 Rimu Road  
Private Bag 601  
Paraparaumu  
Phone:  
Fax: [

**RECEIVED**  
29 JAN 2004  
KAPITI COAST  
DISTRICT COUNCIL



5 Hagley Street  
P O Box 50218  
Porirua City  
Phone: [04] 237 5089  
Fax: [04] 237 1439

PIM NO  
040107

# Bldg Cert

## PROJECT INFORMATION MEMORANDUM

Section 30, Building Act 1991

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

APPLICANT	PROJECT
Name: <u>JCK Developments</u>	Tick One <input checked="" type="checkbox"/> New or relocated Building <input type="checkbox"/> Alteration Intended use(s) [In detail]: <u>Dwelling with attached carport</u> Intended life: Indefinite but not less than <u>50</u> years Specified as <u>RS</u> years <input type="checkbox"/> Demolition <u>12 Charlotte Way</u> <input type="checkbox"/> <b>PROJECT LOCATION</b> Street address (if any) <u>Raumati Estate</u> <u>Raumati</u> Legal description (as shown on certificate of title or rates notice, if any): <u>Lot 57 DP 89871</u> [For example: Lot 57 DP _____; or Section _____ SO _____ Survey or Registration District _____; or Maori block number and name; or combination of those. If none apply, give whatever information is necessary to identify the location.]
Mailing address: _____	
Contact [Print Name and position]: _____	
Phone: _____ Fax: _____	
FOR COUNCIL USE	
Received: ___/___/___	
Application fee: \$ _____	
Receipt No: _____	

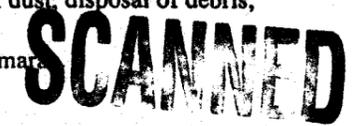
### PROJECT DETAILS

The project involves the following matters [Tick each applicable box, if any, and attach relevant information in duplicate.]

- Location, in relation to legal boundaries, and external dimensions of new, relocated or altered building.
- New provisions to be made for vehicular access, including parking.
- Provision to be made in building over or adjacent to any road or public place.
- New provision 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 water mains.
- 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 significant of the building or building site, including whether it is on a marae.

Signed for and on behalf of Applicant:

Name: Sophie Mansell  
Position: As Agent  
Date: 29/1/04



PROJECT INFORMATION MEMORANDUM NO.: \_\_\_\_\_

Section 31, Building Act 1991

The 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.
  - Not yet applied for:
  - No: \_\_\_\_\_ attached
  - Not yet issued

This project information memorandum includes [Tick each applicable box, attach relevant documents, and send a copy to any relevant network utility operators and organisations having the power to classify land and buildings].

- Information identifying relevant special features to the land concerned.
- Information about the land or building concerned notified to the Council by any statutory organisation having the power to classify land or buildings.
- Details of relevant utility systems.
- Details of authorisations which have been granted.
- Notification of any other authorisations which must be obtained before the proposed building work may be undertaken.
- Details of authorisations which have been refused.

Signed for and on behalf of Council:

Name: \_\_\_\_\_

Position: \_\_\_\_\_ Date: / /

FOR OFFICE USE ONLY

	FEES		APPLICATION FEE	\$.....
	\$.....			
	\$.....		RECEIPT NO.	DATE .....
	\$.....		INVOICE NO	DATE .....
	\$.....		RECEIPT NO	DATE .....
SUBTOTAL	\$.....			
Less Deposit Paid	\$.....			
TOTAL	\$.....			
GST INCLUDED	\$.....			
	\$.....			

NO DTFEE.

Invoiced on BC040303



## Project Information Memorandum

Section 31, Building Act 1991

### Application

JF & CJ Wagg	No.	040303
PO Box 2082	Issue date	19/03/04
Raumati Beach 6450	Application date	11/03/04

### Project

Description	New Construction Being Stage 1 of an intended 1 Stages New dwelling.
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential.
Estimated Value	\$365,000
Location	12 CHARLOTTE WAY, RAUMATI
Legal Description	LOT 57 DP 89871
Valuation No.	1529160366

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: Robyn Crawshaw Kapiti Coast District Council Date: 19/3/04

Phone (04) 904 5700, Fax (04) 904 5830 175 Rimu Road, Private Bag 601, Paraparaumu. Website [www.kcdc.govt.nz](http://www.kcdc.govt.nz)



## PROJECT INFORMATION MEMORANDUM - BC 040303

---

### Application Details

Applicant Name :	JF & CJ Wagg
Contact Address :	PO Box 2082 Raumati Beach 6450
Location :	12 CHARLOTTE WAY, RAUMATI
Legal Description :	LOT 57 DP 89871
Proposal :	New dwelling.

---

### Application Details

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

### Comments

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

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

---

### **Special Features of the Land**

Potential erosion :	no
Potential avulsion :	no
Potential subsidence :	no
Potential slippage :	no
Potential alluvion :	no
Potential inundation :	no
Presence of hazardous contaminants :	none known

### **Other features**

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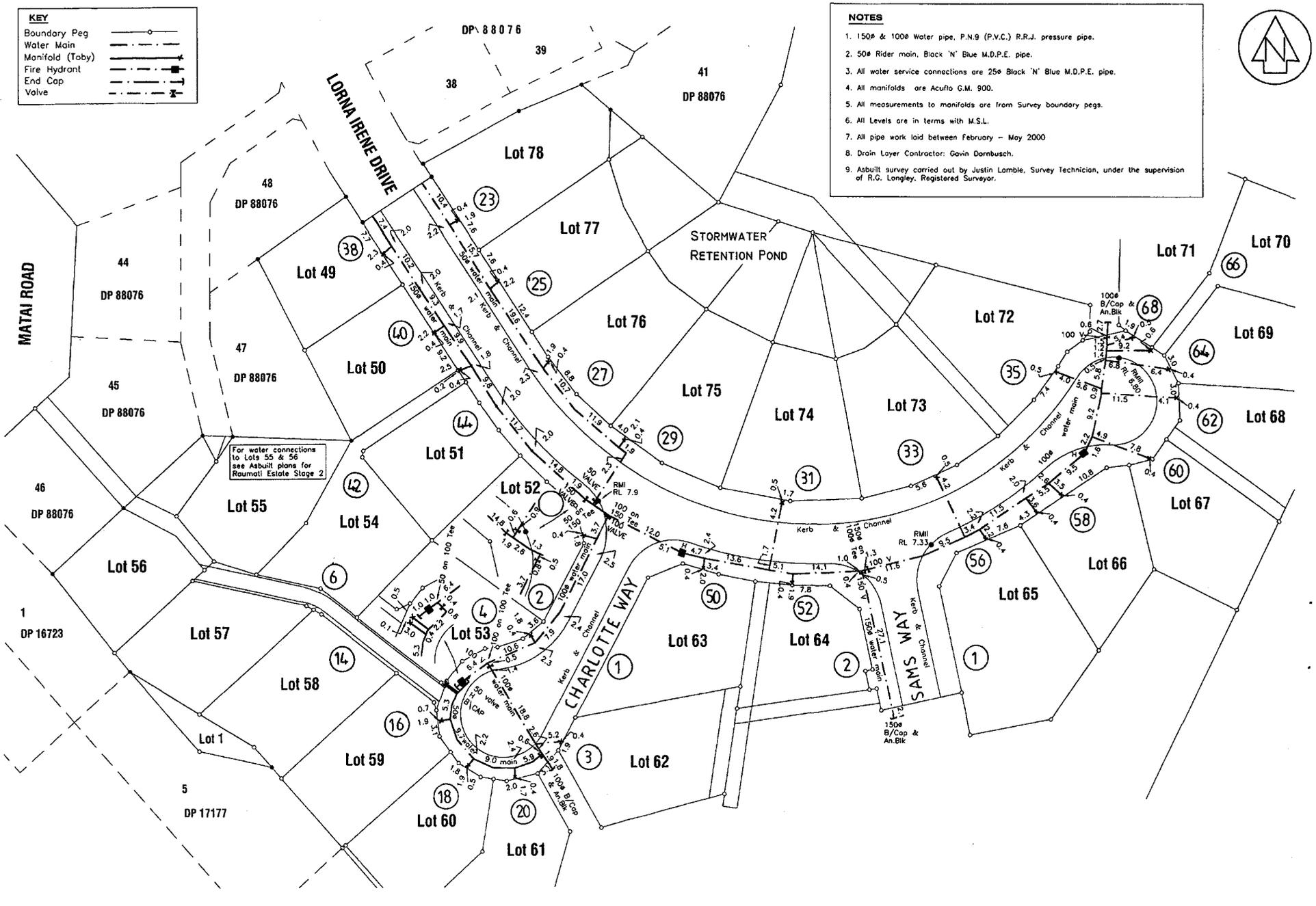
### **Plumbing and Drainage Details**

Sewer available / connected :	Available
Water available / connected :	Available
Site plan of existing services :	Not supplied
Location of sewer lateral :	see attached
Location and size of water toby :	see attached
Location of public drains (if any) :	see attached pumped sewer main
Location of easments (if any) :	ROW & services
Stormwater disposal to :	to connection shown

### **Plumbing and drainage notes**

KEY	
Boundary Peg	—○—
Water Main	—●—
Manifold (Toby)	—+—
Fire Hydrant	—H—
End Cap	— —
Valve	—V—

- NOTES**
- 150# & 100# Water pipe, P.N.9 (P.V.C.) R.R.J. pressure pipe.
  - 50# Rider main, Black 'N' Blue M.D.P.E. pipe.
  - All water service connections are 25# Black 'N' Blue M.D.P.E. pipe.
  - All manifolds are Aculo G.M. 900.
  - All measurements to manifolds are from Survey boundary pegs.
  - All Levels are in terms with M.S.L.
  - All pipe work laid between February – May 2000
  - Drain Layer Contractor: Gavin Darnbusch.
  - Asbuilt survey carried out by Justin Lambie, Survey Technician, under the supervision of R.G. Langley, Registered Surveyor.



For water connections to Lots 55 & 56 see Asbuilt plans for Raumati Estate Stage 2

<b>PRITCHARD GROUP LIMITED</b> Addington Road OTAKI	<b>ASBUILT PLAN OF WATER SUPPLY</b>		Job: RAUMATI ESTATE STAGE 3	RS 990315	SHEET 2 OF 2
			Date: JUNE 2000	Scale: 1:500	Drawn: J.S.L.



**KAPITI COAST DISTRICT COUNCIL**  
**CONSENT NOTICE PURSUANT TO SECTION 221**  
**OF THE RESOURCE MANAGEMENT ACT 1991**  
**FOR THE DEPOSIT OF LAND TRANSFER PLAN 89871**  
**THE SUBDIVISION OF LOT 5 DP 88076,**  
**LORNA IRENE DRIVE, RAUMATI,**  
**FOR PRITCHARD GROUP LIMITED**

**The District Land Registrar at Wellington**

**PURSUANT** to Section 221 of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the proposed subdivision and the following conditions are to be complied with on a continuing basis:

1. That specific foundation design by a registered engineer will be required for any new dwelling or additions and alterations to a dwelling within lots 53 - 62 and 70 land transfer plan 89871 and may be required for any new dwelling or additions and alterations to a dwelling on Lots 49, 50, 63 - 69 and 71 - 78 land transfer plan 89871 in accordance with the recommendations within the Soil Test Report prepared by Cuttriss Consultants Ltd. dated April 2000 a copy of which is available in Council's Resource Consents Office.
2. The owners and occupiers of lots 72 - 78 land transfer plan 89871 shall be responsible for the maintenance of the lake within those allotments on an on-going basis. This shall include preservation of the stormwater storage capacity of the lake; maintenance of water quality to ensure there are no adverse effects on residential amenity values from insects, odour or other nuisance; and maintenance of all associated equipment. It should be noted that the ground water level in the area governs the minimum water level and should not vary to any large degree. Information relating to this matter is contained within files No. RM 980182 and RM 980504, which are available to be viewed in Council's Resource Consents Office.

3. Vehicular access with a gradient no steeper than 1 in 5 is to be provided to two on-site carparks within lots 57 – 61 as part of the construction of a dwelling within each lot.

Issued in respect of application No. RM 990315 on this 24<sup>th</sup> day of August 2000.



**AUTHORISED OFFICER**



**AUTHORISED OFFICER**



MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TEN.	DOMINANT TEN.
RIGHT OF WAY	AA	LOT 43 DP88076	LOT 55
	AB	LOT 44 DP88076	
	AC	LOT 45 DP88076	
	AD	LOT 47 DP88076	
ELECTRICITY	B	LOT 56	LOT 55
	C	LOT 58	
WATER SUPPLY	D	LOT 57	LOTS 57,58
	E	LOT 59	
CABLE TV	B	LOT 55	LOTS 56,57
	C	LOT 57	
TELEPHONE	B	LOT 55	LOTS 56,57
	C	LOT 57	
SEWAGE DRAINAGE	AA	LOT 43 DP88076	LOT 56
	AB	LOT 44 DP88076	
WATER DRAINAGE	AC	LOT 45 DP88076	LOTS 53 & 54
	AD	LOT 47 DP88076	
ELECTRICITY	C	LOT 56	LOT 53 & 54
	D	LOT 57	
TELEPHONE	D	LOT 57	LOT 53 & 54
	E	LOT 58	

SHOWN	SERVIENT TEN.	PURPOSE	GRANTEE
F	LOT 62	WATER DRAINAGE	KAPITI COAST DISTRICT COUNCIL
W, I	LOT 5		
J	LOT 68		
K, T	LOT 72		
V	LOT 4		
X	LOT 67	SEWAGE DRAINAGE	KAPITI COAST DISTRICT COUNCIL
H, W	LOT 5		
G	LOT 64		
C, L	LOT 56		
B	LOT 57		
E	LOT 58	CABLE TV TELECOMMUNICATIONS	SATURN COMMUNICATIONS LIMITED
M	LOT 45 DP88076		
A, C	LOT 56		
B	LOT 55	TELEPHONE	TELECOM NEW ZEALAND LIMITED
D	LOT 57		
E	LOT 58	ELECTRICITY	HORNWHENUA ENERGY LIMITED

NOTE: AREAS MARKED N TO V AND Z TO BE SUBJECT TO LAND COVENANTS

CLASS 1 SURVEY

Total Area 5.9040 ha

Comprised in CT 56C/706 (A11) CTs 56C/748,749,750,752

I, Robert Graham Longley being a person entitled to practice as a registered surveyor, certify that the surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1988 and the Survey Regulations 1992.

(b) This dataset is accurate, and has been created in accordance with that Act and those Regulations.

Dated at Otaki... this 12th day of July, 2000 Signature: R.G. Longley

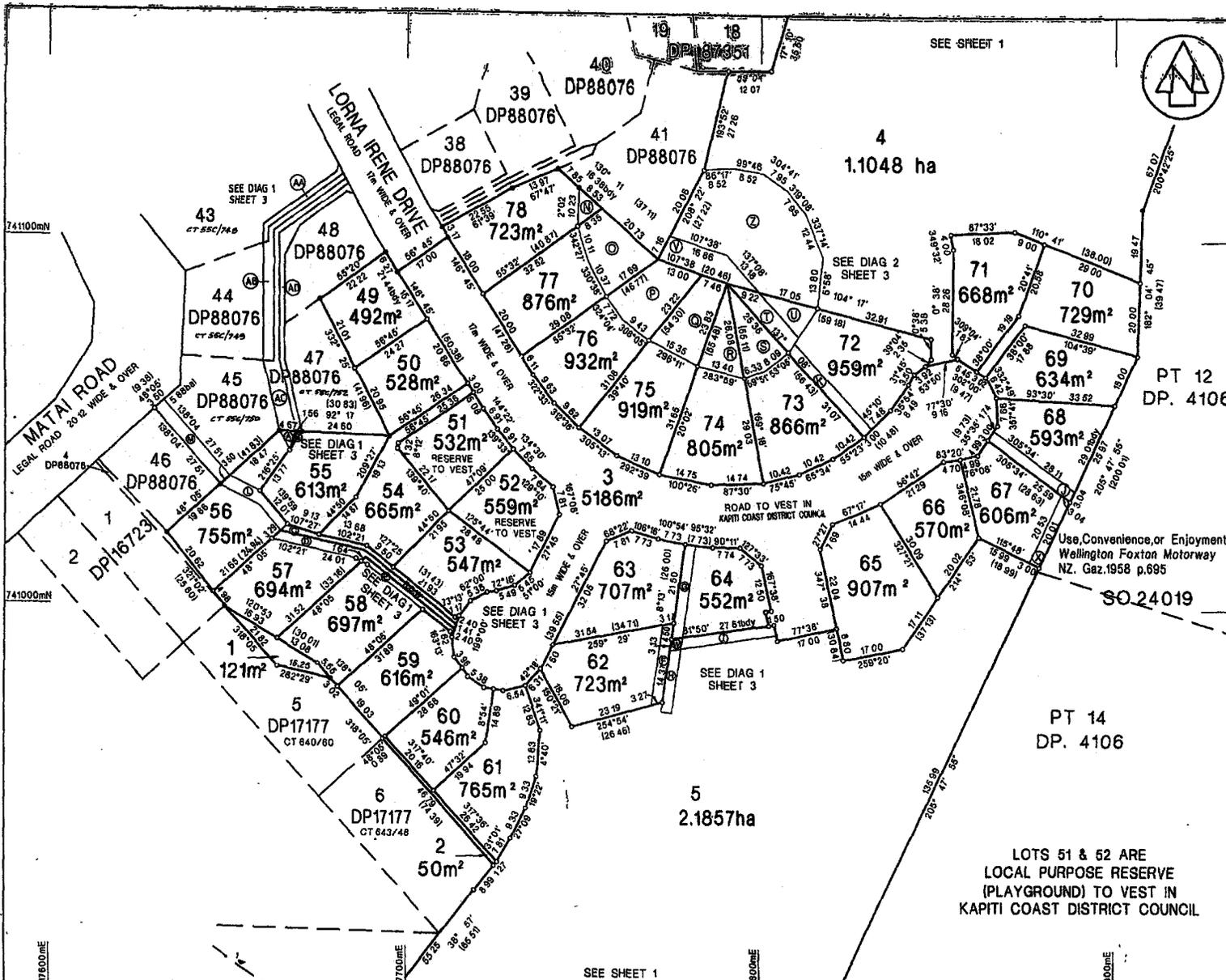
Field Book PEL 002, p.1-4, Traverse Book 658, p.141-147 Reference Plans DPs 4106,16723,17177, 87351,88076, SOs 24019,26795 Examined Correct

Approved as to Survey

24, 8, 2000 Chief Surveyor

Deposited this 24th day of August, 2000 Registrar of Land

File: Rooms Three-12 Received 17/7/00 Instructions 89871



LAND DISTRICT WELLINGTON  
 SURVEY BLK. & DIST. I PAEKAKARHI  
 NEWS 261 SHT R26 RECORD MAP No 55/1556/15/5516

LOTS 1-5 & 49-78 BEING A SUBDIVISION  
 OF LOT 5 DP. 88076 AND  
 EASEMENTS OVER LOTS 43,44,45,47 DP88076

TERRITORIAL AUTHORITY KAPITI COAST DISTRICT  
 Surveyed by Pritchard Group Limited  
 Scale 1:750 Date May 2000

APPROVED W.G.L.M. 8/2/00

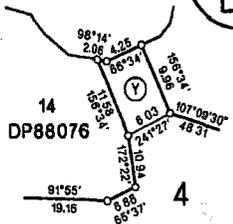
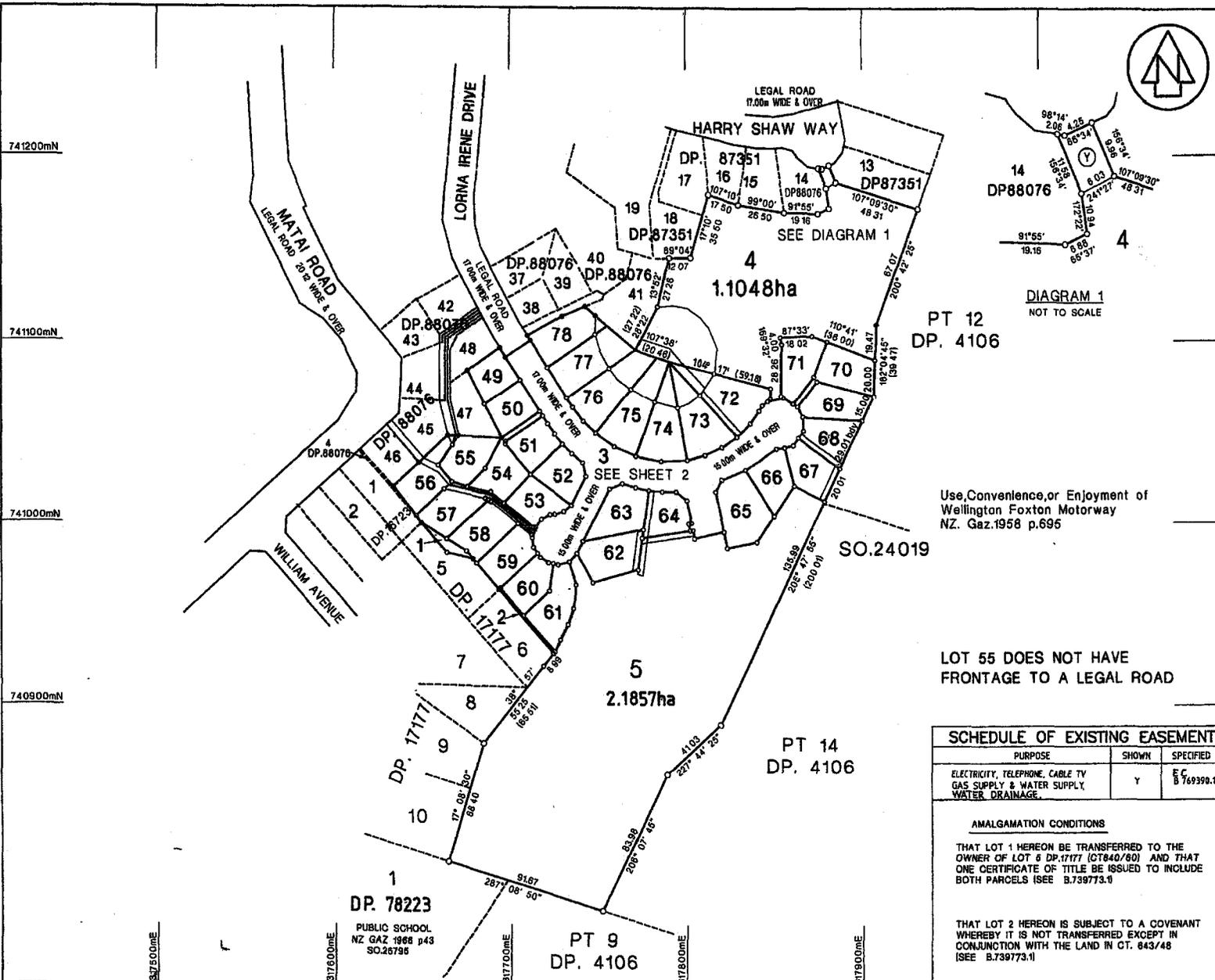


DIAGRAM 1  
NOT TO SCALE

Approvals  
**SHEET 1 OF 3**  
 SIGNED BY PRITCHARD GROUP LIMITED BY ITS DIRECTORS:  
*David Kennedy Pritchard* David Kennedy Pritchard  
*Stuart Edward Pritchard* Stuart Edward Pritchard  
 REGISTERED OWNERS

I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE KAPITI COAST DISTRICT COUNCIL PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 21<sup>ST</sup> DAY OF June 2000, SUBJECT TO THE GRANTING OR RESERVING OF THE EASEMENTS SET OUT IN THE MEMORANDUM HEREON AND SUBJECT TO THE AMALGAMATION CONDITIONS SET OUT HEREON

*[Signature]* AUTHORIZED OFFICER  
*[Signature]* AUTHORIZED OFFICER

FOR MEMORANDUM OF EASEMENTS SEE SHEET 2  
 C.T. ISSUED

LOT No	CT	LOT No	CT
1	57C/206	62	57C/223
2	57C/207	63	57C/224
4	57C/208	64	57C/225
5	57C/209	65	57C/226
49	57C/210	66	57C/227
50	57C/211	67	57C/228
51	57C/212	68	57C/229
52	57C/213	69	57C/230
53	57C/214	70	57C/231
54	57C/215	71	57C/232
55	57C/216	72	57C/233
56	57C/217	73	57C/234
57	57C/218	74	57C/235
58	57C/219	75	57C/236
59	57C/220	76	57C/237
60	57C/221	77	57C/238
61	57C/222	78	57C/239

Use, Convenience, or Enjoyment of Wellington Foxton Motorway NZ. Gaz. 1958 p.695

LOT 55 DOES NOT HAVE FRONTAGE TO A LEGAL ROAD

**SCHEDULE OF EXISTING EASEMENTS**

PURPOSE	SHOWN	SPECIFIED IN
ELECTRICITY, TELEPHONE, CABLE TV GAS SUPPLY & WATER SUPPLY WATER DRAINAGE	Y	E.C. B.769390.11

**AMALGAMATION CONDITIONS**

THAT LOT 1 HEREON BE TRANSFERRED TO THE OWNER OF LOT 5 DP.17177 (CT840/60) AND THAT ONE CERTIFICATE OF TITLE BE ISSUED TO INCLUDE BOTH PARCELS (SEE B.739773.1)

THAT LOT 2 HEREON IS SUBJECT TO A COVENANT WHEREBY IT IS NOT TRANSFERRED EXCEPT IN CONJUNCTION WITH THE LAND IN CT. 843/48 (SEE B.739773.1)

**CLASS 1 SURVEY**

Total Area 5.9040 ha  
 Comprised in CT 55C/706 (All)  
 CTS 55C/748,749,750,752

I, Robert Graham Longley being a person entitled to practice as a registered surveyor, certify that (a) The surveys to which this document relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1992. (b) This document is accurate, and has been created in accordance with that Act and those Regulations.

Dated at Otaki... this 12<sup>th</sup> day of July 2000  
 Signature: *[Signature]*

Field Book PGL 002 p 1-4, Traverse Book 638 p 61-67  
 Reference Plans DP. 4106, 16723, 17177, 87351, 88076, SOs 24019, 26795  
 Examined... Correct

Approved as to Survey

24, 8, 2000  
*[Signature]* Chief Surveyor

Deposited this 24<sup>th</sup> day of August 2000

File: 24019 Three-11  
 09/07

LAND DISTRICT WELLINGTON  
 SURVEY BLK. & DIST. 1 PAKAKARIKI  
 NZMS 261 SHT R.26 RECORD MAP No 55, 56, 57, 58, 59

LOTS 1-5 & 49-78 BEING A SUBDIVISION OF LOT 5 DP. 88076 AND EASEMENTS OVER LOTS 46, 47, 48 DP 88076

TERRITORIAL AUTHORITY KAPITI COAST DISTRICT  
 Surveyed by Pritchard Group Limited  
 Scale 1:1500 Date May 2000

APPROVED WCLM 197



## COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir  
Registrar-General  
of Land

**Identifier** WN57C/218  
**Land Registration District** Wellington  
**Date Issued** 21 September 2000

**Prior References**  
WN55C/706

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**Estate** Fee Simple  
**Area** 694 square metres more or less  
**Legal Description** Lot 57 Deposited Plan 89871  
**Proprietors**  
Jerome Francis Wagg and Carmell Jane Wagg

---

**Interests**

B803122.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 by The Kapiti Coast District Council - 21.9.2000 at 3.49 pm

Subject to a right of way and rights to water supply, cable tv, sewage drainage and water drainage over part marked D and rights to electricity and telephone over part marked D on DP 89871 specified in Easement Certificate B803122.11 - 21.9.2000 at 3.49 pm

Appurtenant herein are rights of way and rights to electricity, water supply, cable tv, telephone, sewage drainage and water drainage specified in Easement Certificate B803122.11 - 21.9.2000 at 3.49 pm

The easements specified in Easement Certificate B803122.11 are subject to Section 243 (a) Resource Management Act 1991

Subject to a telephone right (in gross) over part marked D on DP 89871 in favour of Telecom New Zealand Limited created by Transfer B803122.12 - 21.9.2000 at 3.49 pm

The easement created by Transfer B803122.12 is subject to Section 243 (a) Resource Management Act 1991

Subject to an electricity right (in gross) over part marked D on DP 89871 in favour of Horowhenua Energy Limited created by Transfer B803122.13 - 21.9.2000 at 3.49 pm

The easements created by Transfer B803122.13 are subject to Section 243 (a) Resource Management Act 1991

Subject to a sewage drainage right (in gross) over part marked D on DP 89871 in favour of The Kapiti Coast District Council created by Transfer B803122.14 - 21.9.2000 at 3.49 pm

The easement created by Transfer B803122.14 is subject to Section 243 (a) Resource Management Act 1991

Subject to cable tv and telecommunications rights (in gross) over part marked D on DP 89871 in favour of Saturn Communications Limited created by Transfer B803122.15 - 21.9.2000 at 3.49 pm

The easements created by Transfer B803122.15 are subject to Section 243 (a) Resource Management Act 1991

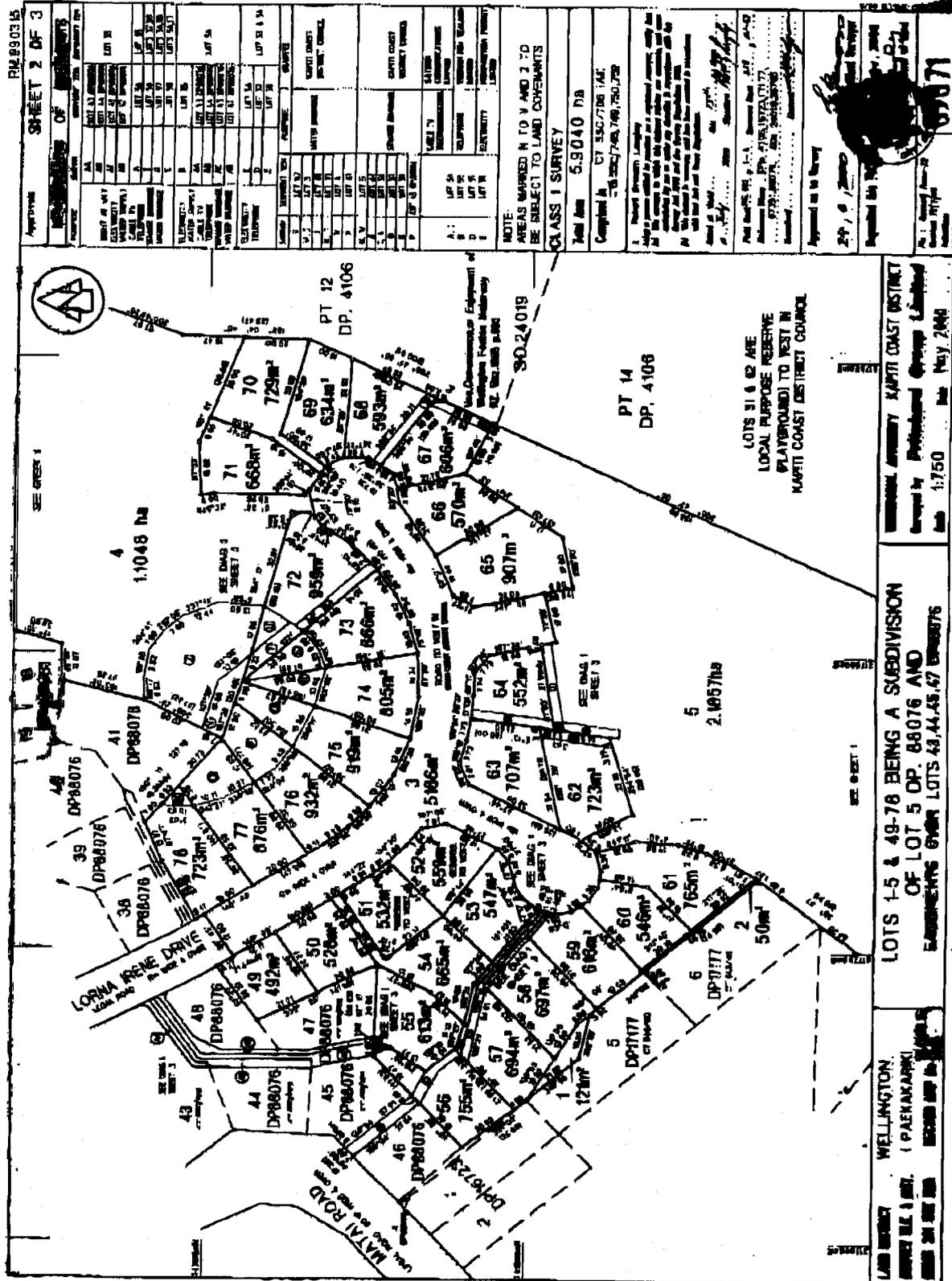
Land Covenant in Transfer B803122.17 - 21.9.2000 at 3.49 pm

5853634.2 Mortgage to The National Bank of New Zealand Limited - 24.12.2003 at 9:00 am



Identifier

WN57C/218



WN57C/218

Identifier

SHEET 3 OF 3

CLASS I SURVEY

TAD No 59040 TA

Completed 07 DEC 708 (AM)

Classified by CA 08/708, PWS, 708, 708

Notes: (Faint text regarding survey details and conditions)

Agreed as to terms

29/1/04

Approved by [Redacted]

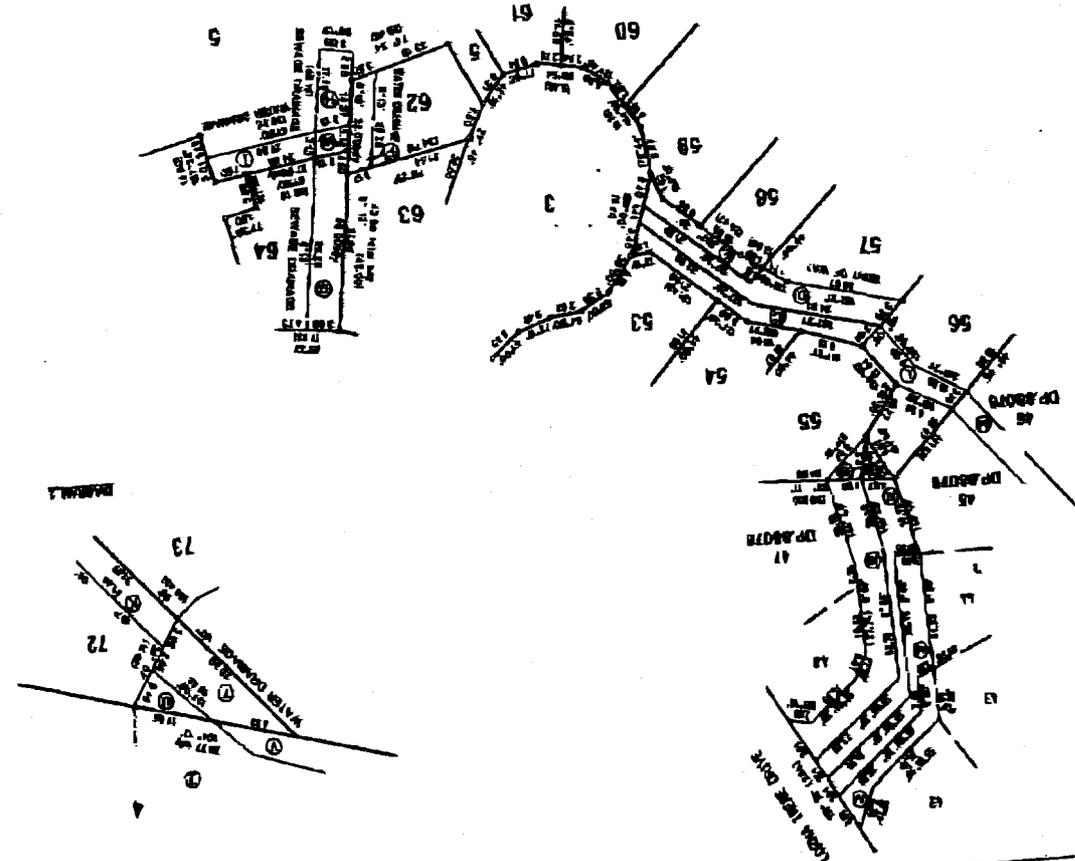
GENERAL AGREEMENT KAPITI COAST DISTRICT

Designed by [Redacted]

For No Records [Redacted]

LOTS 1-5 & 48-78 BEING A SUBDIVISION OF LOT 8 OF BLOCK 4 AND

WELLINGTON



Search Copy Dated 29/01/04 11:37 am

Transaction Id 6280407  
Client Reference mparrac001

Rx time: 29/01/2004 10:57

Rx No.: 479 P.008

Condition 9



Land Surveyors, Engineers & Resource Managers

## SOIL TEST REPORT

RAUMATI ESTATE SUBDIVISION – STAGE III  
LORNA IRENE DRIVE  
RAUMATI

Client : Pritchard Group Limited

Job Number : 17421

KCDC Reference : RM 990315

### Cuttriss Consultants Ltd



PO Box 30 429 3<sup>rd</sup> Floor National Mutual Building 94 Queens Drive LOWER HUTT  
Telephone 0-4-566 4197 Fax 0-4-566 1919 Email ccl@cuttriss.co.nz



PO Box 386 State Insurance Building 173 Rimu Road PARAPARAUMU  
Telephone 0-4-298 5319 Fax 0-4-298 3429 Email kapiti@cuttriss.co.nz



Land Surveyors, Engineers & Resource Managers

**Cuttriss Consultants Limited**

Hutt Valley, Wellington, Kapiti Coast

PO Box 386  
State Insurance Building  
173 Rimu Road  
Paraparaumu  
Tel: 04-298 5319  
Fax: 04-298 3429

Email: kapiti@cuttriss.co.nz

ref: Titchener / 17421

**STAGE III - RAUMATI ESTATE  
LORNA IRENE DRIVE, RAUMATI  
FOR  
PRITCHARD GROUP LIMITED**

**APRIL 2000**

**DOCUMENTS:**

Refer to plan 17421-SOIL3 and associated test record sheets. The plan shows the position of the tests. The test sheets record the results of the scala penetrometer tests to the depths shown.

**LOCATION:**

The lots are located off Lorna Irene Drive, and off private rights of way off Lorna Irene Drive.

**GROUND CONDITIONS:**

Individual lots vary in level and some have compacted sand pads. Topsoil depths vary between 200 and 600mm.

**TESTING:**

Generally four, although in some instances as few as two, scala penetrometer tests have been taken for each lot. The locations of these tests are shown on the plan. No auger borings, density testing or soil sampling of any kind was carried out.

From NZS3604:1990 in sand conditions, penetrometer tests results of twelve blows per 300mm are considered indicative of soils of adequate bearing strength for light timber framed buildings not requiring specific design foundations. Specific design may be required where the result of twelve blows per 300mm is not achieved.

NZS3604:1990 indicates that eight blows per 300mm below "the depth plus width" of the footing is acceptable for concrete slab foundations. Where this result is achieved within approximately one metre of the final ground level of the building site it is generally most economical to excavate the sand to that depth indicated by the penetrometer tests compact the base and spread and compact the sand fill in accordance with NZS4431:1978.

Further testing may be required at the time of any new dwelling being constructed. This would be at the discretion of the Kapiti Coast District Council. Any additional testing and consequent work would be at the expense of the individual owner.

The majority of tests were taken prior to topsoil being spread over the lots.

**RESULTS:**

The test results are tabulated and summarised below under :-

1. Lot                                    The lot number on the land transfer plan.
2. Predominant Soils            The main ground condition on each lot within the area tested.
3. Test                                    The test number on the test record sheets.
4. Depth                                The depth in millimetres at which 8 blows (1) and 12 blows (2) respectively per 300mm were recorded.
5. Foundations                    Alternatives for foundation based on test results only, which may include piling to depths calculated by specific design, rework for a concrete slab (generally excavating to say one metre down and compacting), or standard foundations (where 12 blows per 300mm was recorded at 300mm deep).

<u>LOT</u>	<u>PREDOMINANT SOILS</u>	<u>TEST</u>	<u>DEPTH (mm)</u>		<u>FOUNDATION</u>
			(1)	(2)	
3	Road to Vest				
49	Compacted sand	A7 B7 E7 F7	300 300 300 450	300 300 300 450	Standard foundation per NZS3604:1990
50	Compacted sand	A7 B7 C7 D7	300 300 150 300	300 300 150 300	Standard foundation per NZS3604:1990
51	Reserve				
52	Reserve				
53	Natural Sand	E8 F8	1200 900	1200 900	Piling or rework to comply with Standard foundation per NZS3604:1990
54	Natural Sand	A12 B12	1350 900	1950 1050	Piling or rework to comply with Standard foundation per NZS3604:1990
55	Natural Sand	C12 D12	150 900	150 1500	Piling or rework to comply with Standard foundation per NZ53604:1990
56	Natural Sand	A11 B11	900 750	1350 750	Piling or rework to comply with Standard foundation per NZS3604:1990
57	Natural Sand	C11 D11	900 900	900 1050	Piling or rework to comply with Standard foundation per NZS3604:1990
58	Natural Sand	E11 F11	1050 900	1050 1050	Piling or rework to comply with Standard foundation per NZS3604:1990
59	Natural Sand	A10 B10	1200 900	1350 900	Piling or rework to comply with Standard foundation per NZS3604:1990

60	Natural Sand	C10	900	900	Piling or rework to comply with Standard foundation per NZS3604:1990
		D10	900	900	
61	Natural Sand	E10	600	600	Piling or Rework to comply with Standard foundation per NZS3604:1990
		F10	150	150	
62	Natural Sand	A9	150	150	Piling or rework to comply with Standard foundation per NZS3604:1990
		B9	300	300	
		C9	900	1350	
		D9	900	900	
63	Compacted sand	A9	150	150	Standard foundation per NZS3604:1990
		B9	300	300	
		E9	300	300	
		F9	300	300	
64	Compacted sand	A8	150	150	Standard foundation per NZS3604:1990
		B8	600	600	
		C8	150	150	
		D8	300	300	
65	Compacted sand	A6	300	300	Standard foundation per NZS3604:1990
		B6	300	300	
		C6	300	300	
		D6	300	300	
66	Compacted Sand	E5	300	300	Standard foundation per NZS3604:1990
		F5	300	300	
		A6	300	300	
		B6	300	300	
67	Compacted sand	A5	300	300	Standard foundation per NZS3604:1990
		B5	300	300	
		C5	450	450	
		D5	450	450	
		E5	300	300	
68	Compacted sand	D4	300	300	Standard foundation per NZS3604:1990
		E4	300	300	
		F4	150	150	
		A5	300	300	
69	Compacted sand	A4	300	300	Standard foundation per NZS3604:1990
		B4	300	300	
		C4	300	300	
		D4	300	300	
		E4	300	300	
70	Natural Sand	E3	900	900	Standard foundation per NZS3604:1990
		F3	900	1200	
71	Compacted sand	A3	300	300	Standard foundation per NZS3604:1990 for concrete slab Construction
		B3	300	300	
		C3	300	300	
		D3	450	450	
72	Compacted Sand	C2	300	300	Standard foundation per NZS3604:1990
		D2	150	150	
		E2	300	300	
		F2	300	300	

73	Compacted sand	E1	450	450	Standard foundation per NZS3604:1990 for concrete slab construction
		F1	300	300	
		A2	600	600	
		B2	300	300	
74	Compacted sand	C1	300	300	Standard foundation per NZS3604:1990 for concrete slab construction
		D1	300	300	
		E1	450	450	
		F1	300	300	
75	Compacted sand	A1	450	450	Standard foundation per NZS3604:1990
		B1	450	450	
		C1	300	300	
		D1	300	300	
76	Compacted sand	E	300	300	Standard foundation per NZS3604:1990
		F	450	450	
		A1	450	450	
		B1	450	450	
77	Compacted sand	C	300	300	Standard foundation per NZS3604:1990
		D	300	300	
		E	300	300	
		F	450	450	
78	Compacted sand	A	450	450	Standard foundation per NZS3604:1990
		B	300	300	
		C	300	300	
		D	300	300	

### **RECOMMENDATIONS:**

This report has been prepared to comply with condition 9(b) of the Kapiti Coast District Council scheme approval (reference RM 990315) for this subdivision and does not remove the necessity for further tests to be carried out for proposed individual dwellings.

Our following recommendations are :-

1. That scala penetrometer tests be taken about the perimeter of any proposed dwellings to determine depth to firm material, as results may vary between tests taken and outside the area tested.
2. That for a concrete slab or concrete floor constructed in accordance with NZS 3604:1990, all soft material be excavated down to the depths shown in column (1) above, and that the exposed base be backfilled, spread and compacted in layers of 150mm with an approved fill material in accordance with NZS 4431:1978 under an Engineer's observation. (This applies only to results that do not comply with standard foundation).
3. That all piles, poles, rails and foundations be taken down into firm material as shown above with the exception of anchor piles which must be taken down 900mm below firm ground. (This only applies to the areas tested that comply with Standard foundations per NZS3604:1990 and clause 1 applies).
- 3a. That all piles, poles, rails and foundations be taken down into firm material to such depths as may be calculated depending upon the design of the proposed dwelling by a Registered Engineer. (This only applies to the area tested that requires rework or piling as per our recommendation).

4. All topsoil and surface vegetation shall be removed from the proposed building site prior to a concrete slab construction and / or after piling.
5. That all foundations be subject to the normal inspections.
6. That any proposed dwelling shall not be built within 3 metres of the top or toe of any batters, unless further testing and specific design is carried out.

Yours faithfully



R G Titchener  
**CUTTRISS CONSULTANTS LTD**

CLIENT PRITCHARD GROUP

LOT DP

JOB NUMBER: 17421

SITE ADDRESS: LORNA IRENE DRIVE

DATE: 28-4-00

LOCALITY: RAUMATI ESTATE  
RAUMATI

SHEET 1 of 13 SHEETS

FIELDWORK RGT & SDE

	A	B	C	D	E	F
150mm	↓	↓	↓	↓	↓	↓
300mm	↓	3	3	3	2	↓
450mm	4	25	9	13	9	↓
600mm	10	ROAD METAL	18	30	33	6
750mm	16		30	48	ROAD METAL	15
900mm	23		41	63		26
1050mm			54			
1200mm			66			
1350mm			78			
1500mm			93			
1650mm						
1800mm						
1950mm						
2100mm						
2250mm						
2400mm						
2550mm						
2700mm						
2850mm						
3000mm						
3150mm						
3300mm						
3450mm						
3600mm						
3750mm						
3900mm						
4050mm						



# Cuttriss

Land Surveyors, Engineers & Resource Managers

Cuttriss Consultants Limited

Hutt Valley, Wellington, Kapiti Coast

PARAPARAUMU OFFICE

CLIENT PRITCHARD GROUP

LOT DP

JOB NUMBER: 17421

SITE ADDRESS: LORNA IRENE DRIVE

DATE: 28-4-00

RAUMATI ESTATE

LOCALITY: RAUMATI

SHEET 2 of 13 SHEETS

FIELDWORK RGT & SDE

	A <sub>1</sub>	B <sub>1</sub>	C <sub>1</sub>	D <sub>1</sub>	E <sub>1</sub>	F <sub>1</sub>
150mm	↓	↓	↓	↓	↓	↓
300mm	3	↓	2	↓	1	4
450mm	5	5	8	6	5	17
600mm	14	18	19	16	14	38
750mm	27	34	37	31	27	62
900mm	44	53	54	52	41	
1050mm			69		49	
1200mm			82		54	
1350mm					69	
1500mm					87	
1650mm						
1800mm						
1950mm						
2100mm						
2250mm						
2400mm						
2550mm						
2700mm						
2850mm						
3000mm						
3150mm						
3300mm						
3450mm						
3600mm						
3750mm						
3900mm						
4050mm						



# Cuttriss

Land Surveyors, Engineers & Resource Managers

Cuttriss Consultants Limited

Hutt Valley, Wellington, Kapiti Coast

PARAPARAUMU OFFICE

CLIENT PRITCHARD GROUP

LOT DP

JOB NUMBER: 17421

SITE ADDRESS: LORNA IRENE DRIVE

DATE: 28-4-00

LOCALITY: RAUMATI ESTATE

RAUMATI

SHEET 3 of 13 SHEETS

FIELDWORK

RGT & SDE

	A2	B2	C2	D2	E2	F2
150mm	↓	↓	↓	↓	↓	↓
300mm	2	↓	1	6	3	↓
450mm	6	6	7	13	12	6
600mm	10	19	18	20	25	17
750mm	23	38	33	27	36	32
900mm	44	64	55	36	48	48
1050mm						59
1200mm						72
1350mm						91
1500mm						
1650mm						
1800mm						
1950mm						
2100mm						
2250mm						
2400mm						
2550mm						
2700mm						
2850mm						
3000mm						
3150mm						
3300mm						
3450mm						
3600mm						
3750mm						
3900mm						
4050mm						

CLIENT PRITCHARD GROUP

LOT DP

JOB NUMBER: 17421

SITE ADDRESS: LORNA IRENE DRIVE  
RAUMATI ESTATE

DATE: 28-4-00

LOCALITY: RAUMATI

SHEET 4 of 13 SHEETS

FIELDWORK RGT & SDE

	A3	B3	C3	D3	E3	F3
150mm	↓	↓	↓	↓		
300mm	2	1	4	↓		
450mm	10	7	10	4		
600mm	20	14	19	12		↓
750mm	34	25	28	20	↓	2
900mm	51	38	34	28	4	5
1050mm		50	38	34	10	9
1200mm		65	46	42	16	14
1350mm		80	55	51	23	26
1500mm		99	65		35	
1650mm						
1800mm						
1950mm						
2100mm						
2250mm						
2400mm						
2550mm						
2700mm						
2850mm						
3000mm						
3150mm						
3300mm						
3450mm						
3600mm						
3750mm						
3900mm						
4050mm						

CLIENT PRITCHARD GROUP

LOT DP

JOB NUMBER: 17421

SITE ADDRESS: LORNA IRENE DRIVE

DATE: 28-4-00

LOCALITY: RAUMATI ESTATE  
RAUMATI

SHEET 5 of 13 SHEETS

FIELDWORK RGT & SDE

	A4	B4	C4	D4	E4	F4
150mm	↓	↓	↓	↓	↓	5
300mm	4	3	3	4	↓	27
450mm	11	11	10	14	7	53
600mm	21	19	23	26	17	IRON SAND
750mm	32	25	39	38	29	
900mm	42	31		48	40	
1050mm		39			64	
1200mm		47			86	
1350mm		60				
1500mm						
1650mm						
1800mm						
1950mm						
2100mm						
2250mm						
2400mm						
2550mm						
2700mm						
2850mm						
3000mm						
3150mm						
3300mm						
3450mm						
3600mm						
3750mm						
3900mm						
4050mm						



# Cuttriss

Land Surveyors, Engineers & Resource Managers

Cuttriss Consultants Limited

Hutt Valley, Wellington, Kapiti Coast

PARAPARAUMU OFFICE

CLIENT PRITCHARD GROUP

LOT DP

JOB NUMBER: 17421

SITE ADDRESS: LORNA IRENE DRIVE

DATE: 28-4-00

LOCALITY: RAUMATI ESTATE

SHEET 6 of 13 SHEETS

LOCALITY: RAUMATI

FIELDWORK RGT & SDE

	AS	BS	CS	DS	E5	F5
150mm	↓	↓	↓	↓	↓	↓
300mm	3	3	4	↓	↓	1
450mm	12	12	9	2	7	7
600mm	24	23	20	9	17	18
750mm	32	34	34	18	32	32
900mm	43	44	52	28	46	49
1050mm		49			61	
1200mm		IRON SAND			75	
1350mm					89	
1500mm						
1650mm						
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1950mm						
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4050mm						



# Cuttriss

Land Surveyors, Engineers & Resource Managers

Cuttriss Consultants Limited  
Hutt Valley, Wellington, Kapiti Coast

PARAPARAUMU OFFICE

CLIENT PRITCHARD GROUP

LOT DP

JOB NUMBER: 17421

SITE ADDRESS: LORNA IRENE DRIVE

DATE: 28-4-00

LOCALITY: RAUMATI ESTATE

SHEET 7 of 13 SHEETS

LOCALITY: RAUMATI

FIELDWORK RGT & SDE

	A6	B6	C6	D6	E	F
150mm	↓	↓	↓	↓		
300mm	↓	5	↓	5		
450mm	10	17	10	16		
600mm	26	35	25	33		
750mm	47	58	45	53		
900mm						
1050mm						
1200mm						
1350mm						
1500mm						
1650mm						
1800mm						
1950mm						
2100mm						
2250mm						
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4050mm						



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DATE: 28-4-00

LOCALITY: RAUMATI ESTATE

SHEET 8 of 13 SHEETS

FIELDWORK

RGT & SDE

	A7	B7	C7	D7	E7	F7
150mm	↓	↓	↓	↓	↓	↓
300mm	3	5	6	4	↓	↓
450mm	11	11	14	16	6	4
600mm	22	19	27	28	21	11
750mm	38	32	42	38	41	23
900mm	58	47	55	53	59	39
1050mm			71			
1200mm			102			
1350mm						
1500mm						
1650mm						
1800mm						
1950mm						
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2700mm						
2850mm						
3000mm						
3150mm						
3300mm						
3450mm						
3600mm						
3750mm						
3900mm						
4050mm						



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LOT DP

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SITE ADDRESS: LORNA IRENE DRIVE

DATE: 28-4-00

LOCALITY: RAUMATI ESTATE  
RAUMATI

SHEET 9 of 13 SHEETS

FIELDWORK RGT & SDE

	A8	B8	C8	D8	E8	F8
150mm	↓	↓	↓	↓	↓	
300mm	7	3	6	5	6	
450mm	14	7	17	13	11	↓
600mm	23	12	29	21	16	4
750mm	31	18	39	28	20	8
900mm	38	24	47	35	25	13
1050mm					28	21
1200mm					31	28
1350mm					39	
1500mm						
1650mm						
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3750mm						
3900mm						
4050mm						



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DATE: 28-4-00

LOCALITY: RAUMATI ESTATE  
RAUMATI

SHEET 10 of 13 SHEETS

FIELDWORK RGT & SDE

	A9	B9	C9	D9	E9	F9
150mm	↓	3	↓	↓	↓	↓
300mm	7	7	6	4	5	5
450mm	18	15	11	8	12	14
600mm	29	24	17	13	20	22
750mm	38	30	21	17	28	30
900mm	45	36	26	22	38	37
1050mm			31	28		
1200mm			36			
1350mm			41			
1500mm			47			
1650mm						
1800mm						
1950mm						
2100mm						
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3150mm						
3300mm						
3450mm						
3600mm						
3750mm						
3900mm						
4050mm						



CLIENT PRITCHARD GROUP

LOT DP

JOB NUMBER: 17421

SITE ADDRESS: LORNA IRENE DRIVE

DATE: 28-4-00

LOCALITY: RAUMATI ESTATE  
RAUMATI

SHEET 11 of 13 SHEETS

FIELDWORK RGT & SIDE

	A <sub>10</sub>	B <sub>10</sub>	C <sub>10</sub>	D <sub>10</sub>	E <sub>10</sub>	F <sub>10</sub>
150mm		↓	↓		↓	↓
300mm		↓	↓		↓	12
450mm		5	4		3	25
600mm		11	8	↓	6	35
750mm	↓	16	12	4	13	44
900mm	2	21	16	8	20	52
1050mm	5	27	23	14	28	
1200mm	7	34	30	20		
1350mm	11		37	29		
1500mm	17					
1650mm						
1800mm						
1950mm						
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3600mm						
3750mm						
3900mm						
4050mm						



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Hutt Valley, Wellington, Kapiti Coast

PARAPARAUMU OFFICE

CLIENT PRITCHARD GROUP

LOT DP

JOB NUMBER: 17421

SITE ADDRESS: LORNA IRENE DRIVE

DATE: 28-4-00

RAUMATI ESTATE

LOCALITY: RAUMATI

SHEET 12 of 13 SHEETS

FIELDWORK RGT & SDE

	A <sub>11</sub>	B <sub>11</sub>	C <sub>11</sub>	D <sub>11</sub>	E <sub>11</sub>	F <sub>11</sub>
150mm						
300mm		↓				
450mm		3		↓		
600mm		6	↓	3		↓
750mm	↓	10	3	6	↓	3
900mm	3	17	7	12	3	7
1050mm	7	30	13	17	7	12
1200mm	13		19	24	13	18
1350mm	18		26		20	25
1500mm	25					
1650mm						
1800mm						
1950mm						
2100mm						
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3750mm						
3900mm						
4050mm						



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Hutt Valley, Wellington, Kapiti Coast

PARAPARAUMU OFFICE

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LOT DP

JOB NUMBER: 17421

SITE ADDRESS: LORNA IRENE DRIVE

DATE: 28-4-00

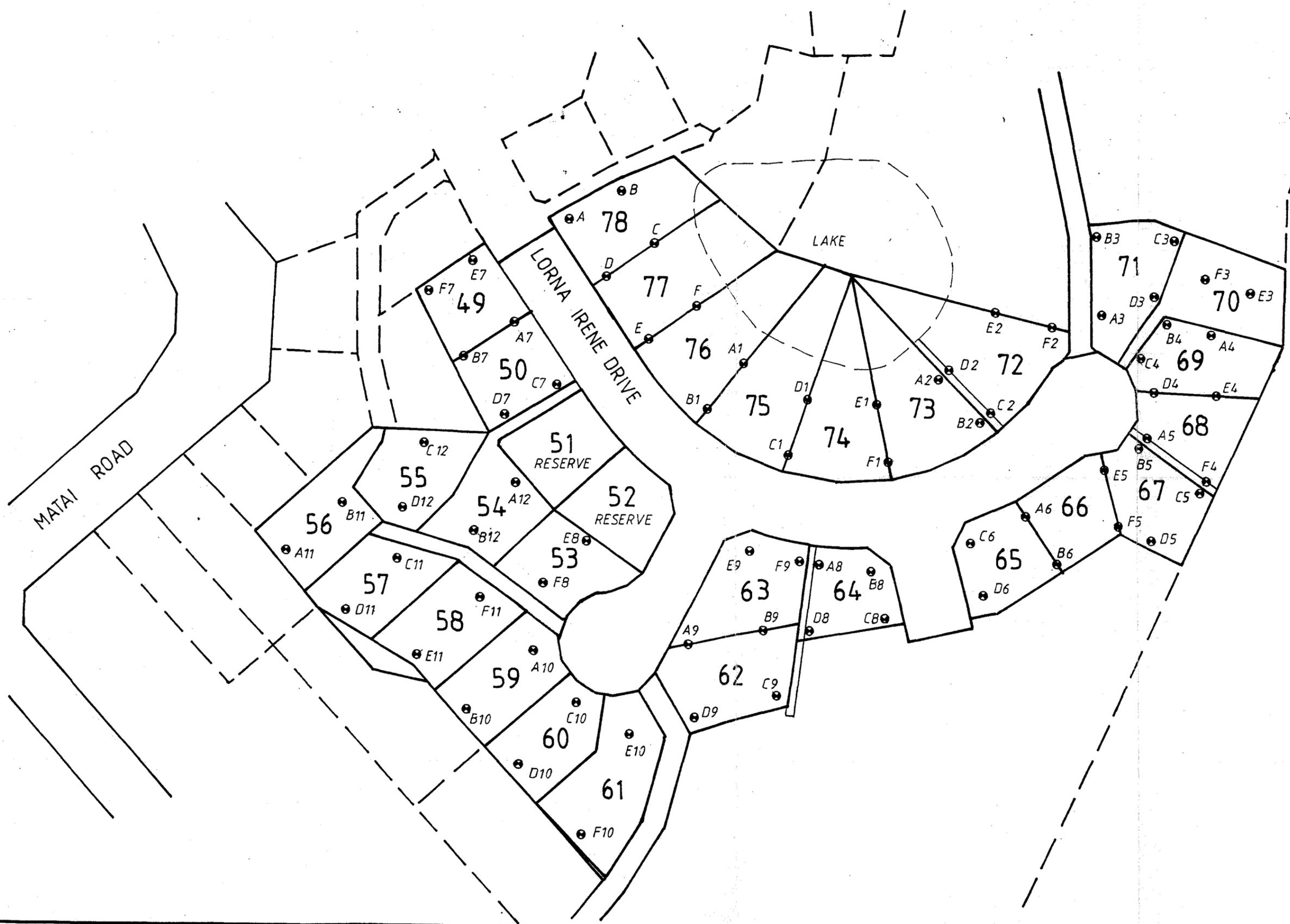
LOCALITY: RAUMATI ESTATE

SHEET 13 of 13 SHEETS

FIELDWORK RAUMATI

RGT & SDE

	A <sub>12</sub>	B <sub>12</sub>	C <sub>12</sub>	D <sub>12</sub>	E	F
150mm			8			
300mm			19			
450mm			35			
600mm			50			
750mm	↓			↓		
900mm	3	↓		3		
1050mm	6	5		7		
1200mm	9	12		12		
1350mm	12	20		17		
1500mm	16			22		
1650mm	21			28		
1800mm	26					
1950mm	31					
2100mm	37					
2250mm						
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2700mm						
2850mm						
3000mm						
3150mm						
3300mm						
3450mm						
3600mm						
3750mm						
3900mm						
4050mm						



**Cuttriss**  
and Surveyors, Engineers & Resource Managers

Cuttriss Consultants Limited  
Hutt Valley, Wellington, Kapiti Coast

Level 3, Crest House, 92 Queens Drive, Lower Hutt, PO Box 30 429  
Telephone 04-586 4187 Fax 04-586 1919 Email hutt@cuttriss.co.nz

State Insurance Building, 189 Rimu Road, Paraparaumu, PO Box 386  
Telephone 04-298 5319 Fax 04-298 3429 Email kapiti@cuttriss.co.nz

SOIL TEST LOCATIONS  
"RAUMATI ESTATE - STAGE III"  
LORNA IRENE DRIVE, RAUMATI  
PRITCHARD GROUP LIMITED

Copyright of this drawing is vested in Cuttriss Consultants Limited

SCALE  
1:1000

DRAWING NUMBER  
17421 SOIL3

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

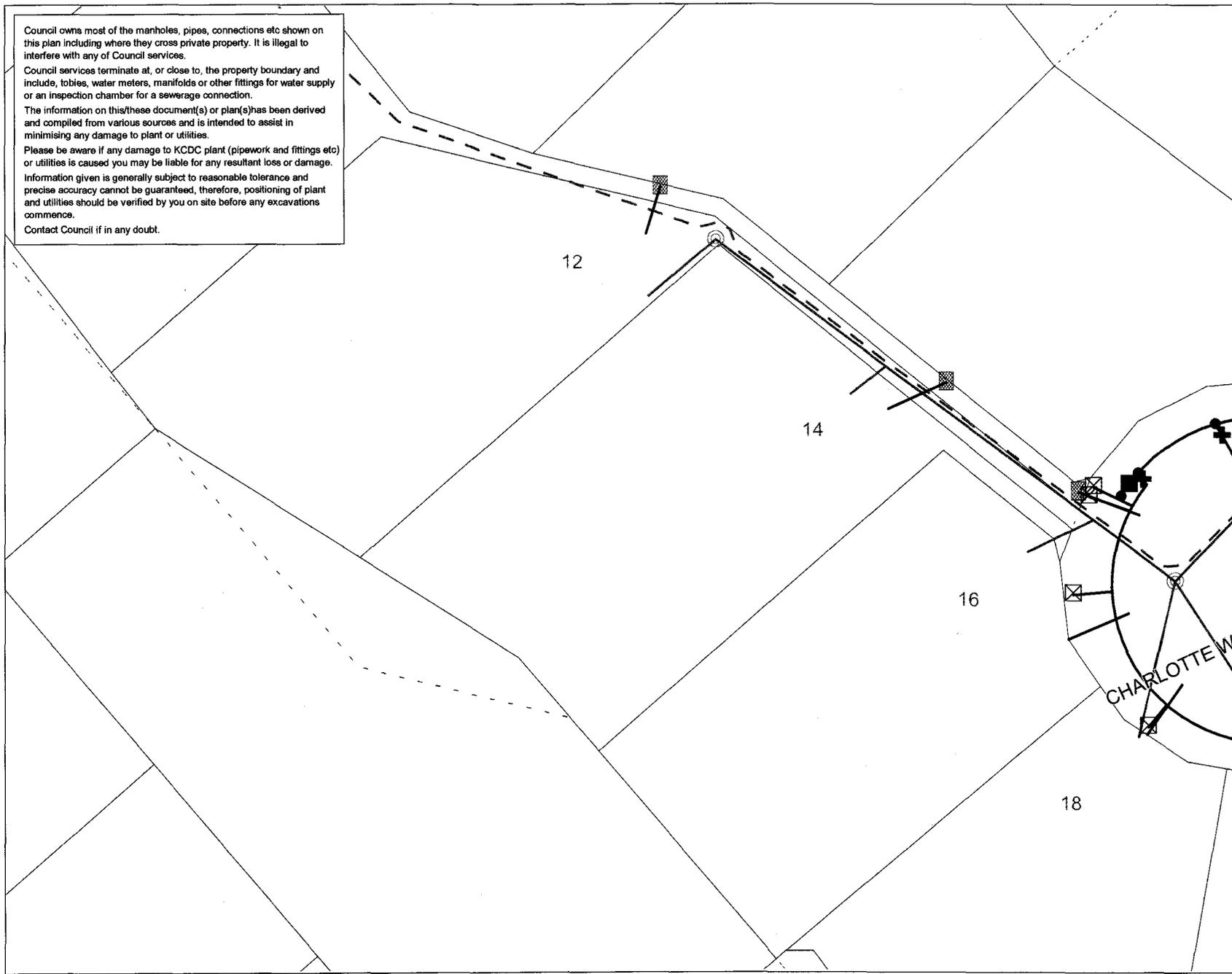
Council services terminate at, or close to, the property boundary and include, tobles, water meters, manifolds or other fittings for water supply or an inspection chamber for a sewerage connection.

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

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

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

Contact Council if in any doubt.



# LEGEND



- Sewer Pump
- Sewer Manhole
- ⊗ Stormwater Soak Hole
- Stormwater Pump
- Stormwater Manhole
- ▣ Stormwater Sump
- ◆ Stormwater Outlet
- ▲ Stormwater Inlet
- Water Hydrant
- ⊕ Water Valve
- ⊠ Water Toby
- Sewer Rising Main
- Sewer Pipe
- Stormwater Pipe
- Stormwater Rising Main
- Water Pipe

Map Drawn Date: 21/Feb/04 By IN146649

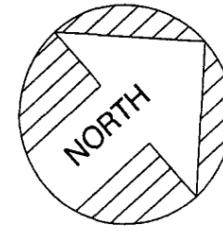
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Date of Aerial Photography:

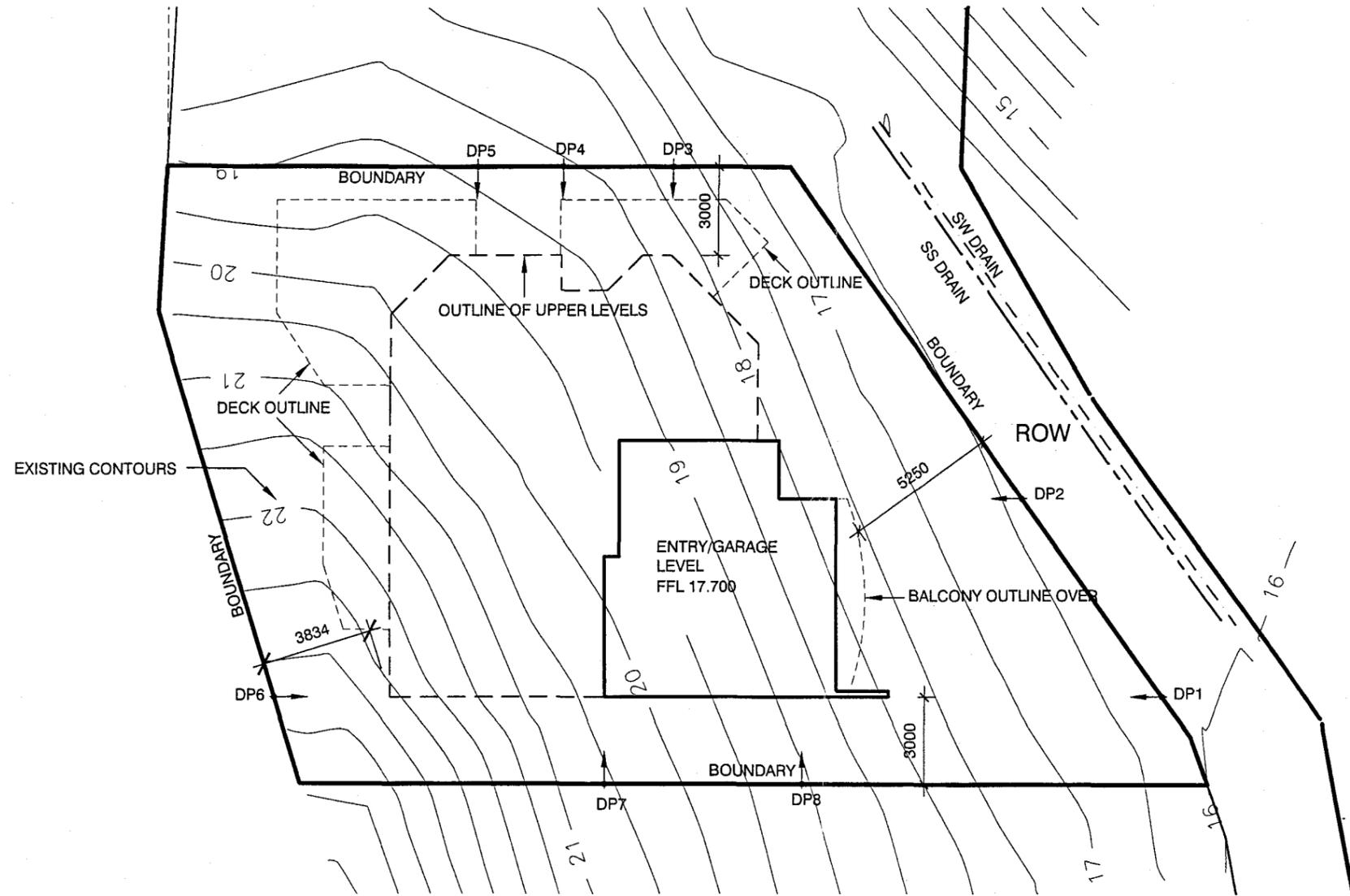
Cadastral information derived from Land Information New Zealand. Crown Copyright reserved. Approved for internal reproduction by Kapiti Coast District Council. Boundary accuracy is variable.



## SERVICE NETWORK



COPY FOR YOUR RECORDS



**LEGAL DESCRIPTION**

LOT 57  
DP 89871

**SITE PLAN**

SCALE 1:200  
SITE AREA = 583m sq  
SITE COVERAGE = 211m sq BUILDING + 22m sq DECKING > 1000 AGL = 40%

**NEW HOUSE  
LOT 57 RAUMATI ESTATE  
RAUMATI  
for JCK DEVELOPMENTS**

**SITE PLAN**

Scale	Date	Job	Rev.	Sheet
1:200	JAN 2004	3608		1

**PDA** PETER DAVIS  
architecture

Raumati Village Shops, Rosetta Road  
P O Box 2066 Raumati Beach  
Kapiti Coast, New Zealand  
Fax 04 902 6675 Tel 04 902 2757  
Email info@pda.net.nz

COLORSTEEL LONGRUN TRIMDEK ROOFING

COLORSTEEL GUTTERS

DAYLIGHT PLANE 7 (AT GUTTER LINE)

DAYLIGHT PLANE 8 (AT GUTTER LINE)

H3 PLYWOOD CLADDING WITH 70x40 WEATHER-GROOVED BATTENS AT PANEL JOINTS

COLORSTEEL AUTO SECTIONAL DOOR

DAYLIGHT PLANE 5

DAYLIGHT PLANE 4

DAYLIGHT PLANE 3

STAIRS

GAPPED BOARDING TO PILED FOUNDATIONS

### ELEVATION 1

SCALE 1:100

FLUE

CEDAR WEATHERBOARD CLADDING

ALUMINIUM JOINERY

SONOGARD WATERPROOFING TO BALCONY FLOOR

POWDERCOATED PERFORATED STEEL SHEET BALUSTRADE

BALUSTRADE DASHED

GAPPED BOARDING TO DECK SIDES

BLOCK WALL BEYOND GARAGE

DP3

DP4

DP5

EXTG GROUND LINE AT BOUNDARY

FRONT BOUNDARY POINT

### ELEVATION 2

SCALE 1:100

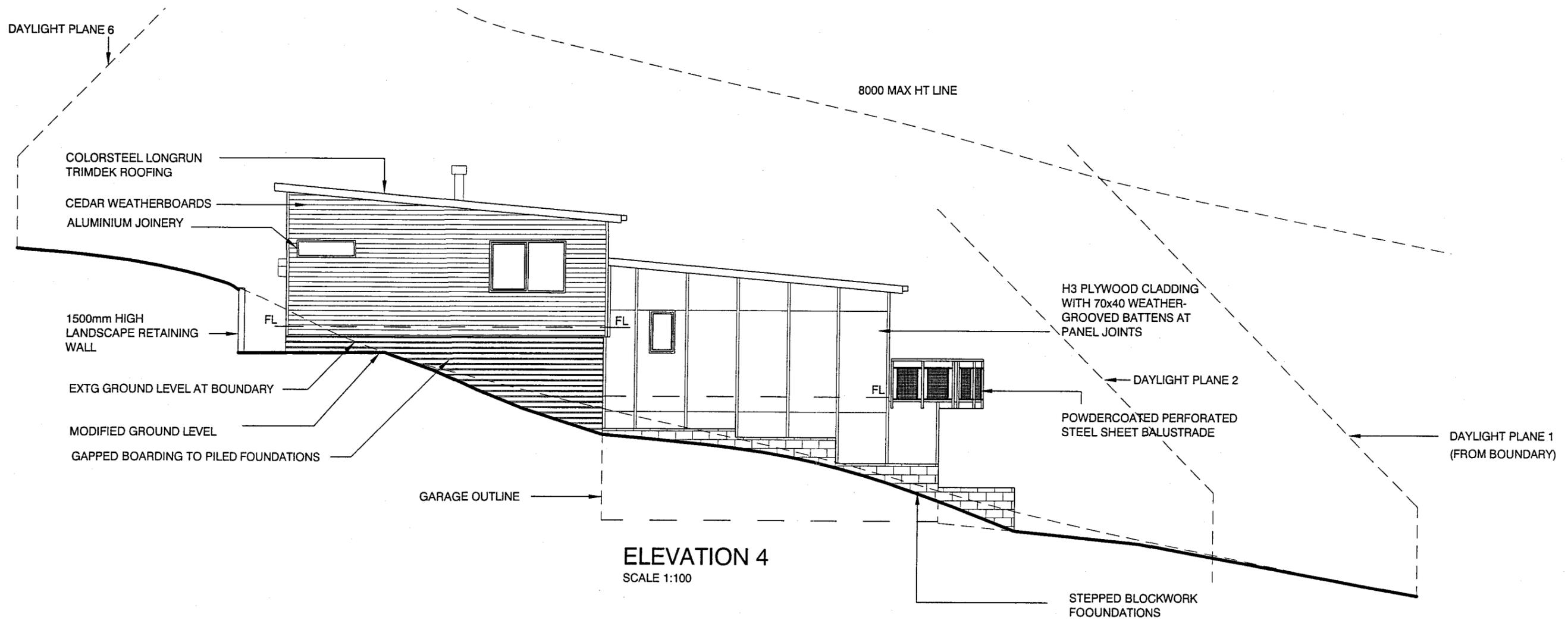
NEW HOUSE  
LOT 57 RAUMATI ESTATE  
RAUMATI  
for JCK DEVELOPMENTS

#### ELEVATIONS

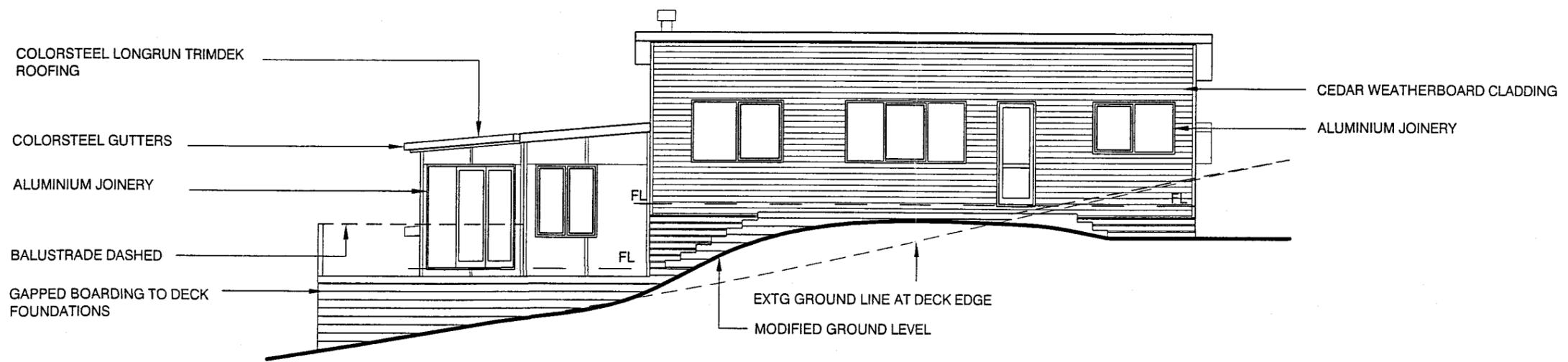
Scale	Date	Job	Rev.	Sheet
1:100	JAN 2004	3608		2

**PDA** PETER DAVIS  
architecture

Raumati Village Shops, Rosetta Road  
P O Box 2066 Raumati Beach  
Kapiti Coast, New Zealand  
Fax 04 902 6675 Tel 04 902 2757  
Email info@pda.net.nz



**ELEVATION 4**  
SCALE 1:100



**ELEVATION 3**  
SCALE 1:100

**NEW HOUSE**  
**LOT 57 RAUMATI ESTATE**  
**RAUMATI**  
**for JCK DEVELOPMENTS**

**ELEVATIONS**

Scale	Date	Job	Rev.	Sheet
1:100	JAN 2004	3608		3

**PDA** **PETER DAVIS**  
architecture  
Raumati Village Shops, Rosetta Road  
P O Box 2066 Raumati Beach  
Kapiti Coast, New Zealand  
Fax 04 902 6675 Tel 04 902 2757  
Email info@pda.net.nz

BOUNDARY

OUTLINE OF BUILDING OVER

ROW BOUNDARY

ROW

PORCH ROOF OUTLINE  
DASHED

LANDSCAPE  
RETAINING WALL

UP

UP

POST

BEAM OVER

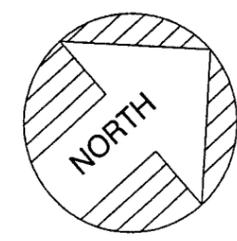
GARAGE

BEAM OVER

5200x2200 COLORSTEEL AUTO  
SECTIONAL GARAGE DOOR

DRIVEWAY

BALCONY OUTLINE ABOVE

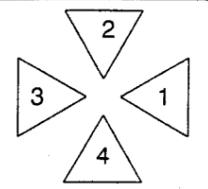


NOTES:

- 20 SERIES BLOCKWORK EXTERIOR WALLS
- 90x45 H1.2 WALL FRAMING ELSEWHERE
- R1.8 INSULATION TO INTERNAL GARAGE
- TIMBER WALLS

BOUNDARY

ELEVATION KEY



### GROUND FLOOR PLAN

SCALE 1:100

FLOOR AREA = 64.4m sq

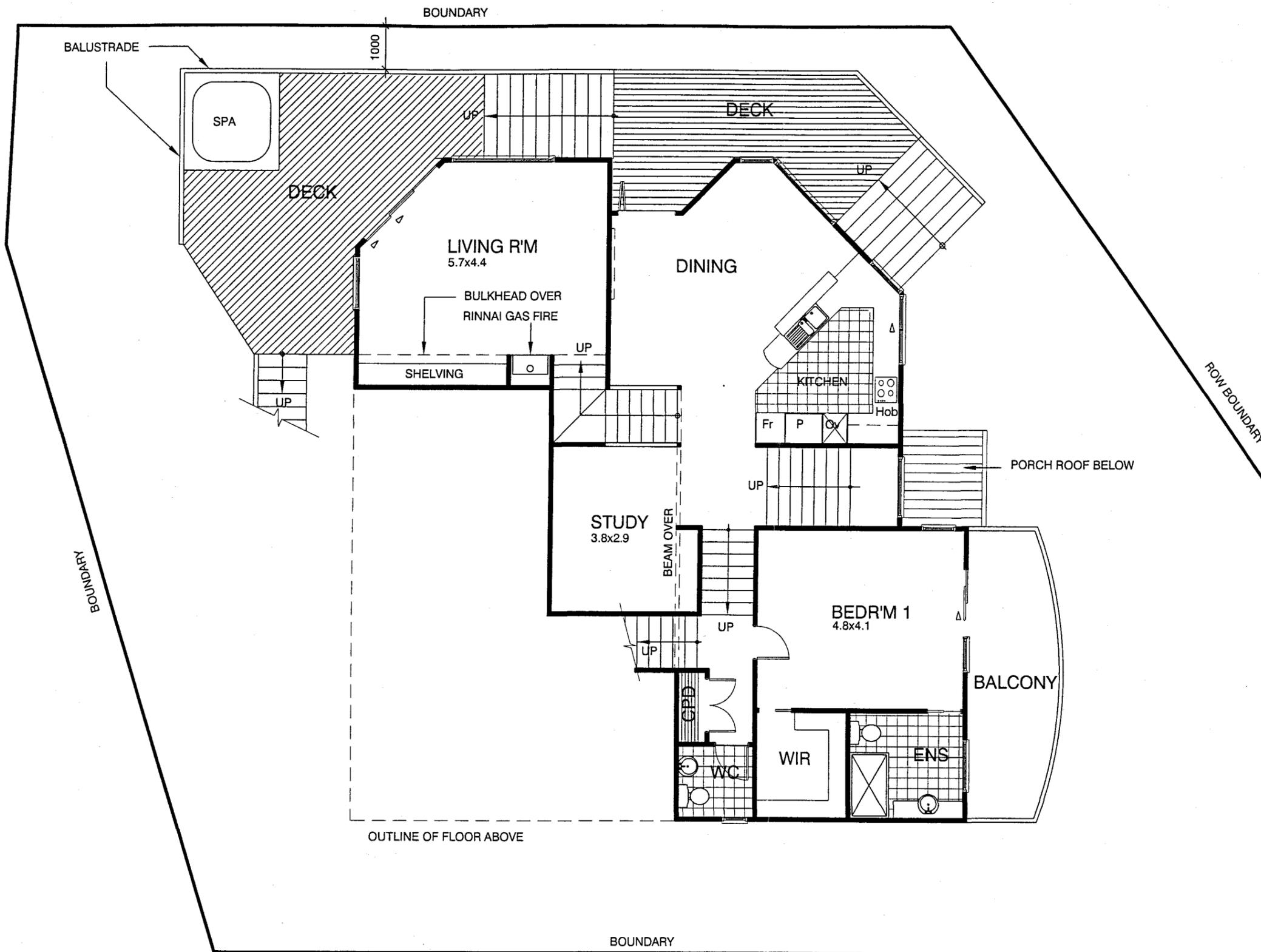
**NEW HOUSE**  
**LOT 57 RAUMATI ESTATE**  
**RAUMATI**  
**for JCK DEVELOPMENTS**

### GROUND FLOOR PLAN

Scale	Date	Job	Rev.	Sheet
1:100	JAN 2004	3608		4

**PDA** **PETER DAVIS**  
 architecture

Raumati Village Shops, Rosetta Road  
 P O Box 2066 Raumati Beach  
 Kapiti Coast, New Zealand  
 Fax 04 902 6675 Tel 04 902 2757  
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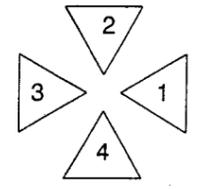
- NOTES:
- 90x45 H1.2 WALL FRAMING THROUGHOUT
  - UNDER TILE HEAT PADS TO ALL TILED AREAS
  - ALL INTERNAL DOORS 2000mm HIGH

NEW HOUSE  
 LOT 57 RAUMATI ESTATE  
 RAUMATI  
 for JCK DEVELOPMENTS  
**FIRST FLOOR PLAN**

Scale	Date	Job	Rev.	Sheet
1:100	JAN 2004	3608		5

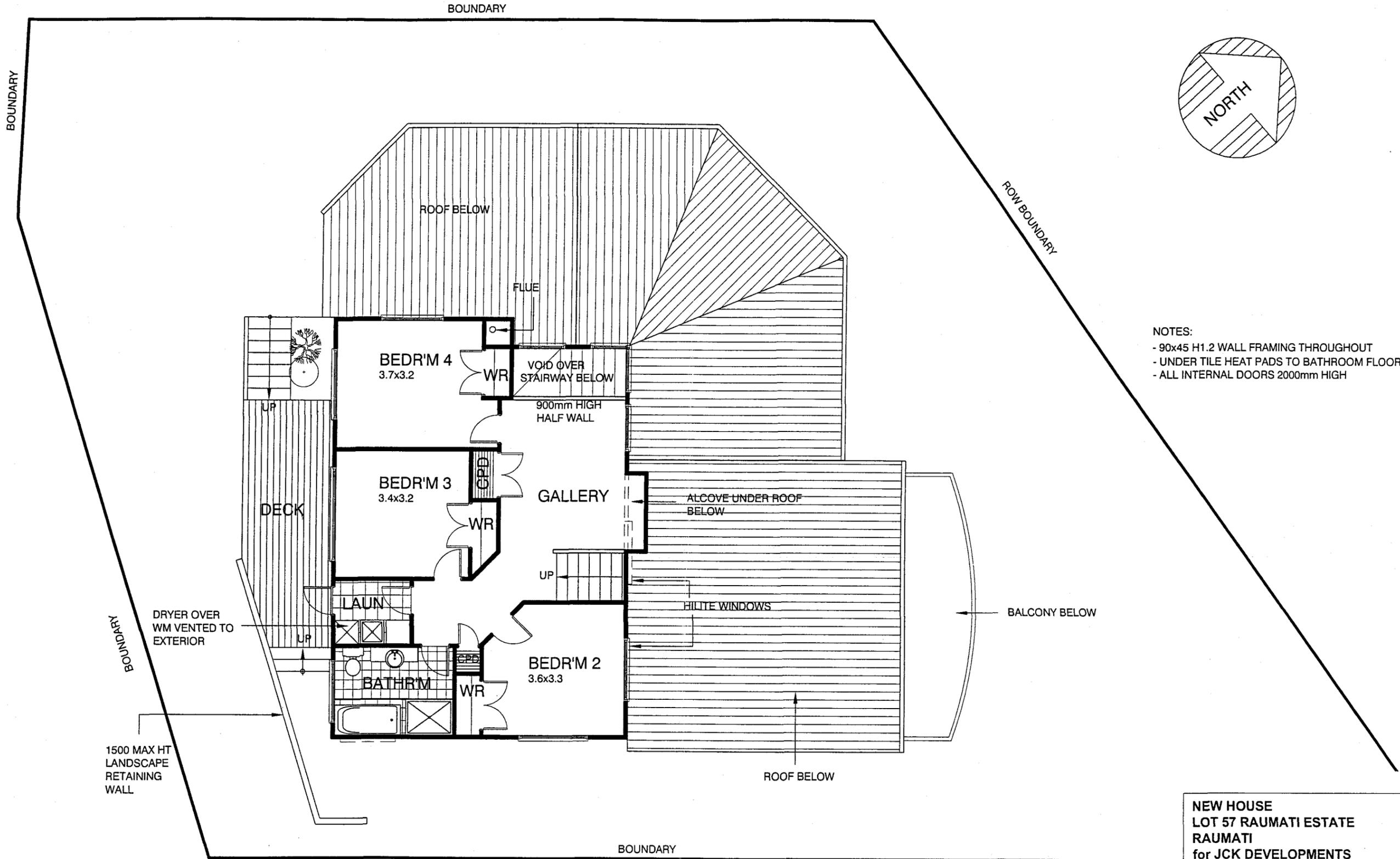
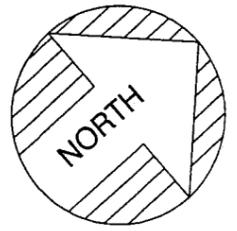
**PDA** PETER DAVIS  
 architecture  
 Raumati Village Shops, Rosetta Road  
 P O Box 2066 Raumati Beach  
 Kapiti Coast, New Zealand  
 Fax 04 902 6675 Tel 04 902 2757  
 Email info@pda.net.nz

ELEVATION KEY



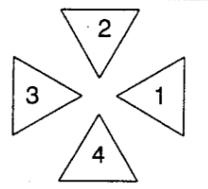
**FIRST FLOOR PLAN**  
 SCALE 1:100

FLOOR AREA = 130m sq + 13.5m sq BALCONY + 54m sq DECKS



- NOTES:
- 90x45 H1.2 WALL FRAMING THROUGHOUT
  - UNDER TILE HEAT PADS TO BATHROOM FLOOR
  - ALL INTERNAL DOORS 2000mm HIGH

ELEVATION KEY



**SECOND FLOOR PLAN**  
SCALE 1:100

FLOOR AREA = 76m sq + 14m sq DECK

NEW HOUSE  
LOT 57 RAUMATI ESTATE  
RAUMATI  
for JCK DEVELOPMENTS

**SECOND FLOOR PLAN**

Scale 1:100	Date JAN 2004	Job 3608	Rev.	Sheet 6
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**PDA** PETER DAVIS  
architecture

Raumati Village Shops, Rosetta Road  
P O Box 2066 Raumati Beach  
Kapiti Coast, New Zealand  
Fax 04 902 6675 Tel 04 902 2757  
Email info@pda.net.nz



lot 57  
12 Charlotte way

**KAPITI COAST DISTRICT COUNCIL**  
**CONSENT NOTICE PURSUANT TO SECTION 221**  
**OF THE RESOURCE MANAGEMENT ACT 1991**  
**FOR THE DEPOSIT OF LAND TRANSFER PLAN 89871**  
**THE SUBDIVISION OF LOT 5 DP 88076,**  
**LORNA IRENE DRIVE, RAUMATI,**  
**FOR PRITCHARD GROUP LIMITED**

**The District Land Registrar at Wellington**

**PURSUANT** to Section 221 of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the proposed subdivision and the following conditions are to be complied with on a continuing basis:

1. That specific foundation design by a registered engineer will be required for any new dwelling or additions and alterations to a dwelling within lots 53 – 62 and 70 land transfer plan 89871 and may be required for any new dwelling or additions and alterations to a dwelling on Lots 49, 50, 63 – 69 and 71 – 78 land transfer plan 89871 in accordance with the recommendations within the Soil Test Report prepared by Cuttriss Consultants Ltd. dated April 2000 a copy of which is available in Council's Resource Consents Office.
2. ~~The owners and occupiers of lots 72 - 78 land transfer plan 89871 shall be~~ responsible for the maintenance of the lake within those allotments on an on-going basis. This shall include preservation of the stormwater storage capacity of the lake; maintenance of water quality to ensure there are no adverse effects on residential amenity values from insects, odour or other nuisance; and maintenance of all associated equipment. It should be noted that the ground water level in the area governs the minimum water level and should not vary to any large degree. Information relating to this matter is contained within files No. RM 980182 and RM 980504, which are available to be viewed in Council's Resource Consents Office.

3. Vehicular access with a gradient no steeper than 1 in 5 is to be provided to two on-site car parks within lots 57 – 61 as part of the construction of a dwelling within each lot.

Issued in respect of application No. RM 990315 on this 24<sup>th</sup> day of August 2000.

  
AUTHORISED OFFICER

  
AUTHORISED OFFICER