

Sharalyn Fraser *Agency*

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CODE COMPLIANCE CERTIFICATE

Section 95 Building Act 2004

Consent No: 130603

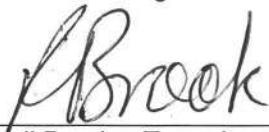


The Building		
Street address of building:	12 Simpson Crescent, Raumati Beach	Building name:
Current, Lawfully established, use:	Vacant land	Location of building within site/block number:
Level/unit number:		Intended life of the building if 50 years or less:
Legal description of land where building is located:	Year first constructed:	
LOT 46 DP 401543 C/T 404318		
The Owner		
Name of owner:	French Paul Gregory & Clement Kathleen Anne	Street address /registered office:
Contact person:		Phone numbers:
Mailing address:	C/-	Landline:
		Mobile: 021 950151
Email address:	Daytime:	
Website:	After hours:	
Facsimile number:		
First point of contact for communications with the Kāpiti Coast District Council:		
Full Name: Paterson Homes Ltd		
Mailing Address: PO Box 493, Paraparaumu		
Phones: 0274 358828		
Email: sales@patersonhomes.co.nz		
Building Work		
Building Consent No: 130603	Issued by:	Kāpiti Coast District Council
Project Description: Build a one storey home lined with ply and brick and tile roof.		

Code Compliance

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

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

A handwritten signature in black ink that reads "Russell Brook".

Russell Brook – Team Leader – Site Inspections

On behalf of Kāpiti Coast District Council

Date: 29 January 2014

A Tempering valve is required to be installed on the hot water service

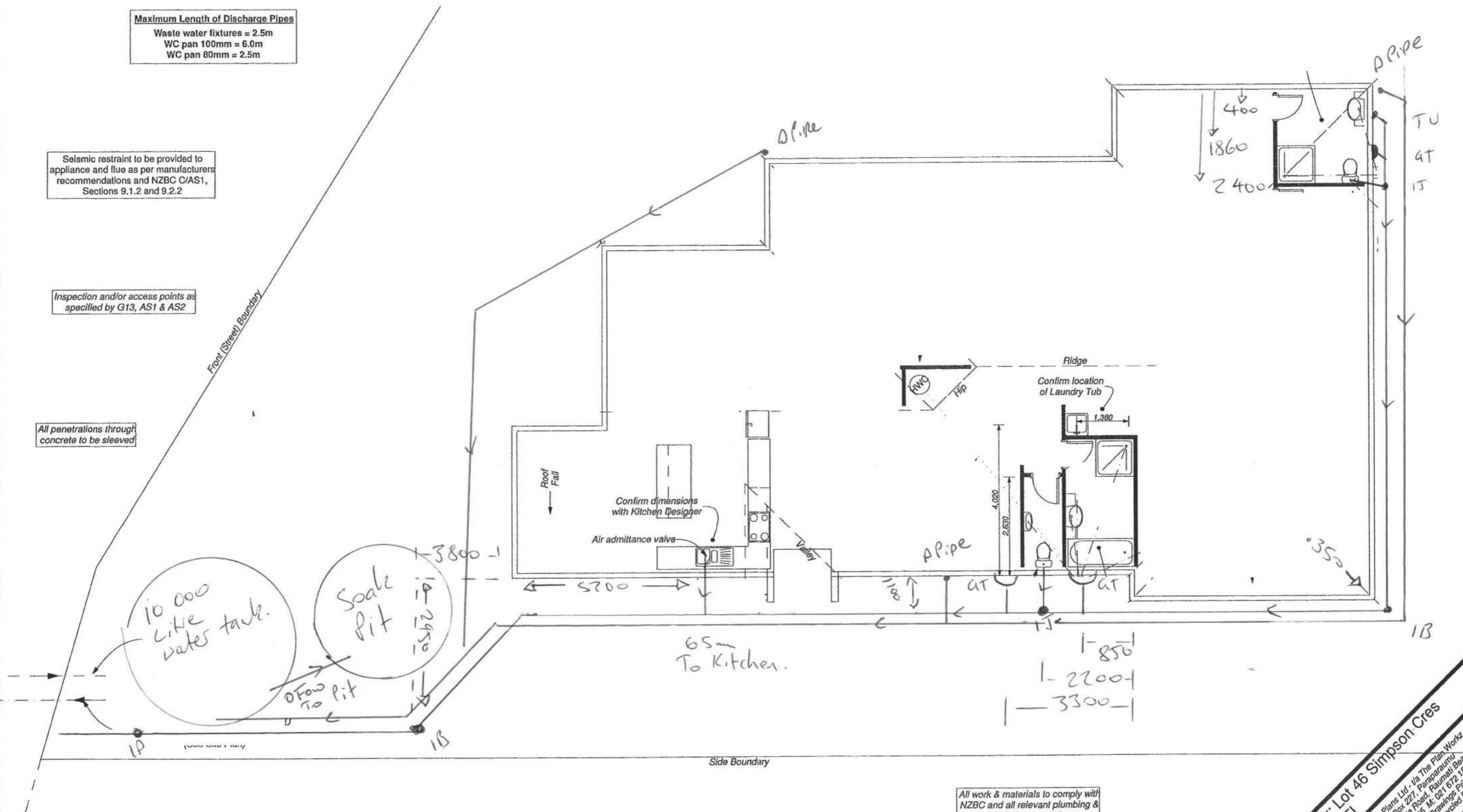
The Certifying plumber/drain layer is to fill out drainage producer statement form and draw a neat as laid drawing and return to Council. Please show all services including under slab drainage

Maximum Length of Discharge Pipes
Waste water fixtures = 2.5m
WC pan 100mm = 6.0m
WC pan 80mm = 2.5m

Seismic restraint to be provided to appliance and flue as per manufacturers recommendations and NZBC C/AS1, Sections 9.1.2 and 9.2.2

Inspection and/or access points as specified by G13, AS1 & AS2

All penetrations through concrete to be sleeved



All traps and drains to be uPVC laid in strict accordance with G13, AS1 & AS2 NZBC

DRAINAGE PLAN (provisional) - Scale 1:100

Sheet 5

NOTE: Any shown dimensions from slab edge to inside of service rooms or fixing centreline. Check on site.

(as built to be supplied to local authority prior to issuing Code of Compliance certificate)

All work & materials to comply with NZBC and all relevant plumbing & drainlaying regulations

00000

Proposed New Building for: Lot 46 Simpson Cres
RAUMATI
Prepared by: The PlanWorkz
Drawn: S. Neale
Date: 13.08.13
Issue: A
Job Number: PA 046
02.09.13

These plans have been prepared with all reasonable care taken to ensure dimensions and specifications are correct, and in the assumption they will be further checked on site and verified by the building manager who will have a sound knowledge of the code. Any discrepancy in the drawings is found to be immediately reported to the Drawer (Design Plans Ltd trading as The Plan Workz) before any building or related work commences. Any works carried out by any contractor, sub contractor or authorised agent of the owner or builder, shall comply with the requirements of the local authority. Any works undertaken outside these requirements without the approval of designer, engineer & local authority hereby indemnifies the Drawer or agent against any claim or claims in respect to the said works.

Design Plans Ltd - via The Plan Workz
340 Rosetta Road, Raumati Beach
T: 09 8855 1122 M: 021 672 822
All Original Drawings Printed
On 100% Recycled Paper

APPROVED
BY
PLUMBING
AND
DRAINAGE
Simon C
14/9/2013

Maximum Length of Discharge Pipes

Waste water fixtures = 2.5m
WC pan 100mm = 6.0m
WC pan 80mm = 2.5m

A Tempering valve is required to be installed on the hot water service

Minimum Gradient of Discharge Pipes

1:20 for 32mm diameter pipes
1:40 for pipes 65mm diameter and under
1:60 for pipes 100mm diameter and under

All Pipework to be clearly labelled and colour coded to prevent cross-contamination of household and town supplies

Seismic restraint to be provided to appliance and flue as per manufacturers recommendations and NZBC C/AS1, Sections 9.1.2 and 9.2.2

Inspection and/or access points as specified by G13, AS1 & AS2

All penetrations through concrete to be sleeved

*Storage tank o/flow stormwater
drain out to soak pit*

20mm PE 80 (MDPE)
- Water Supply In
(See Site Plan)

110mm Dia uPVC Waste Drain

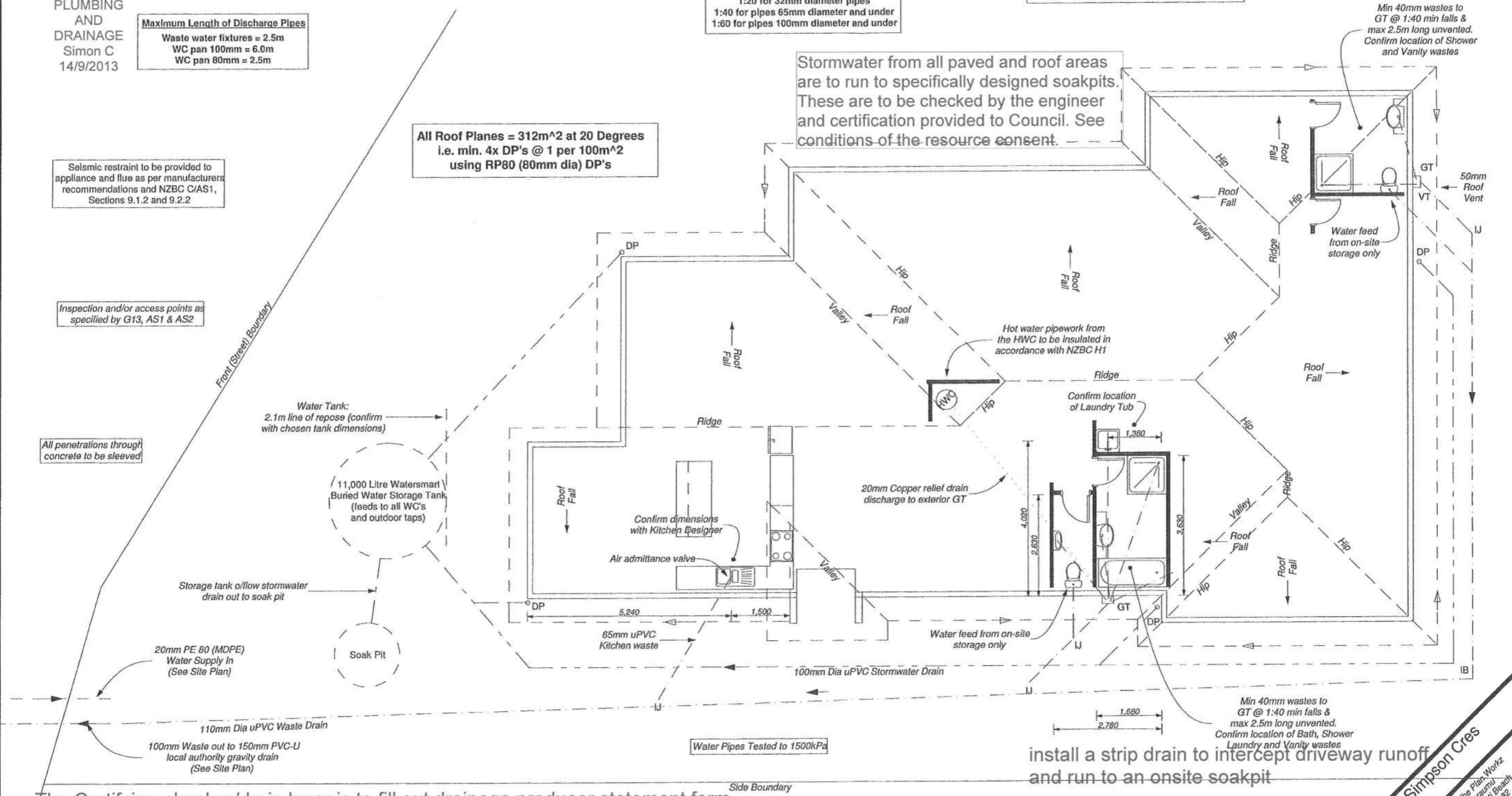
100mm Waste out to 150mm PVC
local authority gravity drain
(See Site Plan)

All Roof Planes = 312m² at 20 Degrees
i.e. min. 4x DP's @ 1 per 100m²
using RP80 (80mm dia) DP's

Stormwater from all paved and roof areas are to run to specifically designed soakpits. These are to be checked by the engineer and certification provided to Council. See conditions of the resource consent.

Min 40mm wastes to
GT @ 1:40 min falls &
max 2.5m long unvented
Confirm location of Showers
and Vanity wastes

These plans have been prepared with all reasonable care taken to ensure dimensions and specifications are correct, and in the assumption they will be further checked on site and verified by the building manager who will have a sound knowledge of the building and related work commences. The Drawer accepts no responsibility for costs resulting from discrepancies in any plans produced which are not reported to the drawer before any building or related work commences. Any works carried out by any contractor, sub contractor or authorised agent of the owner or builder, shall comply with the requirements of the local authority. Any works undertaken outside these requirements without the approval of designer, engineer & local authority hereby indemnifies the Drawer or agent against any claim or claims in respect to the said works.



The Certifying plumber/drain layer is to fill out drainage producer statement form and draw a neat as laid drawing and return to Council. Please show all services including under slab drainage

All work & materials to comply with NZBC and all relevant plumbing & drainlaying regulations

DRAINAGE PLAN (provisional) - Scale 1:100

Sheet 5

NOTE: Any shown dimensions from or fixing centreline. Check on site.

(as built to be supplied to local authority prior to issuing
Code of Compliance certificate)

oing BUILDER TO ENSURE THAT PROPOSED FOUNDATION HEIGHT WILL ALLOW A SATISFACTORY DRAINAGE CONNECTION TO THE COUNCIL'S SEWER

<p>Min 40mm wastes to GT @ 1:40 min falls & max 2.5m long unvented. Confirm location of Bath, Shower Laundry and Vanity wastes</p> <p>intercept driveway runoff soakpit</p> <p>00005</p>	
<p>Proposed New Building for: Lot 46 Simpson Cres RAUMA T1</p>	
<p>Prepared by:</p>	
<p> The PlanWorx</p>	
<p>Drawn: S. Neale</p>	
<p>Date: 13-08-13</p>	
<p>Issue: A</p>	
<p>Job Number: PA 046</p>	
<p>Design Plans Ltd - via The Plan Work 340 P.O. Box 227, Paraparaumu 1-302-9954 M: 02 672 182 All Original Drawings Printed On 100% Recycled Paper</p>	

PRODUCER STATEMENT STORMWATER DRAINS

Construction Review

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



Validity authenticated

27 JAN 2014

(Signature)

TO BE COMPLETED BY THE INSTALLER

Issued by: *MARK White*

Registration number: *17059*

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

Installed at: *12 Simpson Crescent Raumati.
Paraparaumu.*

Building Consent No: *130603*

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

Name *MARK white*

Signature *MR. White*

Address *495 Stone Rd, one*

Date *21-1-2014*

Phone *04 293 8420*

Fax

Mobile *0274 876 708*

Email *upfrontdrains@xtra.co.nz*

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

COUNCIL USE ONLY

Producer Statement author authenticated and current registration verified
Verification & Registration checked: <https://www2.pgdb.co.nz/PGDB/PublicRegister>

Date

Name

Signature:

PRODUCER STATEMENT PRIVATE SEWER DRAINS



Construction Review

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

27 JAN 2014

TO BE COMPLETED BY THE INSTALLER

Issued by: MARK White

Registration number: 17059

In respect of: 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 Simpson Crescent Raumati
Paraparaumu.

Building Consent No: 130603

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

Name MARK white

Signature MARK white

Address 495 Stone Rd One o'faki Date 21-1-2014

Phone 04 293 2420

Fax

Mobile 021 4816708

Email u1frontplumbing@xtra.co.nz

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.

COUNCIL USE ONLY

Producer Statement author authenticated and current registration verified
Verification & Registration checked: <https://www2.pgdb.co.nz/PGDB/PublicRegister>

Date

Name

Signature:

PRODUCER STATEMENT PIPED SERVICES AND PLUMBING STACKS



Construction Review

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

Validity authenticated

Signature:

27 JAN 2014

TO BE COMPLETED BY THE INSTALLER

Issued by: *MARK White*

Registration number: *17059*

In respect of 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 Simpson Crescent Raumati
Paraparaumu.*

Building Consent No: *130603*

As a certified 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.

Name *MARK white*

Signature *Mark White*

Address *495 Stone Rd One Tree* Date *21-1-2014*

Phone *04 293 2420*

Fax

Mobile *027 4876708*

Email *4front-Plumbingextra.*

COUNCIL USE ONLY

Producer Statement author authenticated and current registration verified

Verification & Registration checked: <https://www2.pgdb.co.nz/PGDB/PublicRegister>

Date

Name

Signature:

SCOPE OF INSPECTION SHEET

Date 27-1-14 BCA 130603 Inspection No. 13

Time 10-60 Documents on site YES NO

Owner Name Patterson Project Description New Dwg

Site Address 12 Simpson Coas Ranner Restricted Building Work YES NO

Building Plumbing

Circle appropriate Type & Inspection

Other

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

Engineer Supervision Yes No n/a - Name

Notes Exterior all Complete Diagram (if necessary)

Good ground clearance

Potable water signs

Renewal under

Interior all complete
Showers, toilets all OK

Supper
Brook

Water temp 55°C

Electrical cert supplied

New Vehicle crossing installed

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

Site instruction issued

Confirmation of person on site

Name



LBP No.

Result:



Fail

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

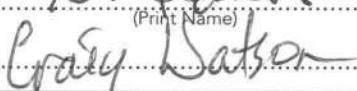
Agreed,


(Print Name)

Sign



Officer Name


(Print Name)

Sign


(Print Name)

Information entered into data base

Initial

Date 1/1

SCOPE OF INSPECTION

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

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

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

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

Piles: When all holes are excavated prior to installation.

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

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

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

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

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

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

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

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

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

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

Post application of wet area membrane.

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

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

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

Retaining wall: Pre application of waterproof membrane system.

Post application of waterproof membrane system.

Protection installed for membrane system and installation of perforated drainage system before back filling.

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

Free Standing Fireplace: Final inspection required only.

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

PRIVACY STATEMENT

1. The information contained on the Building Inspection Report Sheet is held by the Kapiti Coast District Council, whose address is Private Bag 60601, Paraparaumu, 5254.
2. The information is available for public inspection as part of the Building Record of the property concerned. It can be viewed at 175 Rimu Road, Paraparaumu, 5032.
3. You have the right under the Privacy Act 1993 to obtain access to, and to request correction of any personal information held by Council concerning you.

Council has a Privacy Officer. If you have any concerns regarding privacy issues please telephone (04) 296 4700

FINAL INSPECTION SINGLE RESIDENTIAL

Date 27/1/14 BCA 130607 Inspection No. 13

Time 10:50 Documents on site YES / NO

Owner Name Patterson Project Description New Dog

Site Address 12 Simpson Lane Raumati Restricted Building Work YES / NO

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applicable to all inspections

Sighted previous inspection notes	<input checked="" type="checkbox"/>	P	<input type="checkbox"/>	F	<input checked="" type="checkbox"/>	NA	Conforms with approved drawings	<input checked="" type="checkbox"/>	P	<input type="checkbox"/>	F	NA	Confirm Additional information/amended plan	<input type="checkbox"/>	Y	<input type="checkbox"/>	N	<input checked="" type="checkbox"/>	NA
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FINAL – Exterior

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

FINAL – Interior

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

FINAL – Intertenancy/Commercial

Fire/Life systems sighted	<input type="checkbox"/>	P	<input type="checkbox"/>	F	<input type="checkbox"/>	NA	Guarantees/Warranties/ Certificates/ Expert Opinion	<input type="checkbox"/>	P	<input type="checkbox"/>	F	NA	Intertenancy STC	<input type="checkbox"/>	P	<input type="checkbox"/>	F	NA
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All Inspections

Road Crossing Complete	<input checked="" type="checkbox"/>	P	<input type="checkbox"/>	F	<input type="checkbox"/>	NA	Energy Certificates supplied	<input checked="" type="checkbox"/>	P	<input type="checkbox"/>	F	NA	Final Check Complete	<input checked="" type="checkbox"/>	Y	<input type="checkbox"/>	N
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Officer Name: Craig Watson Sign: CW Date: 27/1/14

SCOPE OF INSPECTION SHEET

Date 13-1-14

BCA 130603

Inspection No. 12

Time 9:00

Documents on site YES / NO

Owner Name Patterson

Project Description New build

Site Address 12 Simpson Crt Raumati

Restricted Building Work YES / NO

Building Plumbing

Circle appropriate Type & Inspection

Other Wet area Membr

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

Engineer Supervision Yes No n/a - Name

Notes 2 coats Ardex Superflex
WPM 001 over
S/iron corners & Bond
breaker tape
in 2 showers and
around ~~and~~ bath.

Diagram (if necessary)

Review under
Supervision
A. Den

OK to continue.

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

Site instruction issued

Confirmation of person on site

Result:

Pass Fail

Name LBP No.

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

Agreed, Sign

(Print Name)

Officer Name Sign

Information entered into data base Initial

Date 1/1/1

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 13-1-14

BCA 130603

Inspection No. 12

Time 9:00

Documents on site YES / NO

Owner Name Patterson

Project Description New House

Site Address 12 Sassafras Lane Raumati

Restricted Building Work YES / NO

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

Sighted previous inspection notes	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> NA	Conforms with approved drawings	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> NA	Confirm Additional information/amended plan	<input type="radio"/> Y	<input type="radio"/> N	<input checked="" type="radio"/> NA
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WEATHERTIGHTNESS

Cladding selection complies with BC?	P	F	NA	Roof material complies with BC?	P	F	NA	Sheets fixed to manufacturers	P	F	NA
Roof fixing complies	P	F	NA	Fixings appropriate for durability?	P	F	NA	Sheet layout	P	F	NA
Ridge/hip flashings in place	P	F	NA	Roof/wall junctions flashed	P	F	NA	Control joints where appropriate	P	F	NA
Penetrations correctly flashed	P	F	NA	Fixings appropriate for bracing elements	P	F	NA	Flashings in place	P	F	NA
Clearance provided for fascia & spouting	P	F	NA	Ground clearances achieved	P	F	NA	Clearance off deck surface	P	F	NA
Flashings/wraps in place, parapets/barriers	P	F	NA	Glazing – human impact	P	F	NA	Truss/Rafter fixings	P	F	NA

PRELINE

Max moisture Content %	P	F	NA	Insulation R Value	P	F	NA	Bracing connections	P	F	NA
Ventilation to rooms	P	F	NA	Top plate connection	P	F	NA	Air seals	P	F	NA
Timber treatment	P	F	NA	Ceiling batten spacing	P	F	NA	Bottom plate fixings	P	F	NA
Lintel/beam size & fixing	P	F	NA	Stud spacing	P	F	NA		P	F	NA
Plumber Name				TPR line	P	F	NA	Waste pipe size & test	P	F	NA
Soil pipe size and test	P	F	NA	Inbuilt S/W pipes tested	P	F	NA	Floor wastes	P	F	NA
Pipes fixed/supported	P	F	NA	Vents terminated	P	F	NA	Shut off valves	P	F	NA
System: AS3500, G13, Other	P	F	NA	Pressure Test	P	F	NA	Fire wraps and collars	P	F	NA

POSTLINE

Sheet bracing	P	F	NA	Wet area substrate system	P	F	NA	Sheet fixings	P	F	NA
Penetrations sleeved	P	F	NA		P	F	NA	Fire/Acoustic separation	P	F	NA

* Wet area Membrane Pass

Officer Name: Craig Watson

Sign: CW

Date: 13/11/14

SCOPE OF INSPECTION SHEET

Date 29/11/13 SR or BCA 130607 Inspection No. 11

Time Documents on site YES / NO

Owner Name Patterson Project Description New Dwg

Site Address 12 Simpson Cres Remarks Ronalds

Building **Plumbing**

Circle appropriate Type & Inspection

Other

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

Engineer Supervision Yes No n/a - Name

Notes Diagram (if necessary)

- * All Bracing Elements screwed off correctly
- * Aquafine in bathrooms.
- * Steel angle fitted in corners.
- * penetrations sleeved.

ok to continue

Reviewed under
supervision
RBrook

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

Site instruction issued

Confirmation of person on site

Name

LBP No.

Result:

Pass

Part pass

Fail

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

Agreed, Sign

Officer Name Craig Watson Sign

Information entered into data base Initial

Date 1/1

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 29/11/13 SR or BCA 130607 Inspection No. 11

Time _____ Documents on site YES / NO

Owner Name Patterson Project Description New Dwg

Site Address 12 Simpson Cres, Raumati

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

Sighted previous inspection notes	<input checked="" type="checkbox"/>	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> NA	Conforms with approved drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> NA	Confirm Additional information/amended plan	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input checked="" type="checkbox"/> NA
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WEATHERTIGHTNESS

Cladding selection complies with BC?	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Roof material complies with BC?	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Sheets fixed to manufacturers	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Roof fixing complies	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Fixings appropriate for durability?	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Sheet layout	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Ridge/hip flashings in place	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Roof/wall junctions flashed	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Control joints where appropriate	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Penetrations correctly flashed	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Fixings appropriate for bracing elements	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Flashings in place	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Clearance provided for fascia & spouting	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Ground clearances achieved	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Clearance off deck surface	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Flashings/wraps in place, parapets/barriers	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Glazing – human impact	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Truss/Rafter fixings	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA

PRELINE

Max moisture Content%	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Insulation R Value	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Bracing connections	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Ventilation to rooms	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Top plate connection	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Air seals	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Timber treatment	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Ceiling batten spacing	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Bottom plate fixings	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Lintel/beam size & fixing	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Stud spacing	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA		<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Plumber Name				TPR line	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Waste pipe size & test	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Soil pipe size and test	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Inbuilt S/W pipes tested	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Floor wastes	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Pipes fixed/supported	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Vents terminated	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Shut off valves	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
System: AS3500, G13, Other	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Pressure Test	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Fire wraps and collars	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA

POSTLINE

Sheet bracing	<input checked="" type="checkbox"/>	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Wet area substrate system	<input checked="" type="checkbox"/>	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Sheet fixings	<input checked="" type="checkbox"/>	<input type="checkbox"/> R	<input type="checkbox"/> F	<input type="checkbox"/> NA
Penetrations sleeved	<input checked="" type="checkbox"/>	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA		<input checked="" type="checkbox"/>	<input type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Fire/Acoustic separation	<input checked="" type="checkbox"/>	<input type="checkbox"/> R	<input type="checkbox"/> F	<input type="checkbox"/> NA

Officer Name: Greg Watson Officer Sign: GW Date: 29/11/13

SCOPE OF INSPECTION SHEET

Date 26/11/13 SR or BCA 130603 Inspection No. 910
 Time 8-15 Documents on site YES NO
 Owner Name Patterson Project Description New Day
 Site Address 12 Simpson

Building Plumbing

Circle appropriate Type & Inspection

Other

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

Engineer Supervision Yes No n/a - Name

Notes * Moisture 16-17% Diagram (if necessary)

* Exterior is sealed & weathertight
* All Bottom plates fixed
* R2.2 - R3.6 batts insulation
* All windows air sealed
* ceiling batts spaced at 600t
* Angles fitted to lower corners

OK to continue

Reviewed under
supervision
RBrook

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

Site instruction issued

Confirmation of person on site

Name

G. Patterson

LBP No.

Result:

Pass

Part pass

Fail

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

Agreed,..... Sign.....

Glen Patterson Sign.....

(Print Name)

Officer Name..... Sign.....

Craig Watson Sign.....

Information entered into data base Initial Date / /

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 26/11/13 SR or BCA 130603 Inspection No. 910
 Time 8:15 Documents on site YES NO
 Owner Name Patterson Project Description New Dwelling
 Site Address 12 Simpson

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

Sighted previous inspection notes	<input checked="" type="checkbox"/>	P	N	NA	Conforms with approved drawings	<input checked="" type="checkbox"/>	P	N	NA	Confirm Additional information/amended plan	<input type="checkbox"/>	Y	<input type="checkbox"/>	N	<input checked="" type="checkbox"/>	NA
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WEATHERTIGHTNESS

Cladding selection complies with BC?	<input checked="" type="checkbox"/>	F	NA	Roof material complies with BC?	<input checked="" type="checkbox"/>	F	NA	Sheets fixed to manufacturers	<input checked="" type="checkbox"/>	P	F	<input checked="" type="checkbox"/>	NA
Roof fixing complies	<input checked="" type="checkbox"/>	F	NA	Fixings appropriate for durability?	<input checked="" type="checkbox"/>	F	NA	Sheet layout	<input checked="" type="checkbox"/>	P	F	<input checked="" type="checkbox"/>	NA
Ridge/hip flashings in place	<input checked="" type="checkbox"/>	F	NA	Roof/wall junctions flashed	<input checked="" type="checkbox"/>	F	NA	Control joints where appropriate	<input checked="" type="checkbox"/>	P	F	<input checked="" type="checkbox"/>	NA
Penetrations correctly flashed	<input checked="" type="checkbox"/>	F	NA	Fixings appropriate for bracing elements	<input checked="" type="checkbox"/>	F	NA	Flashings in place	<input checked="" type="checkbox"/>	P	F	<input type="checkbox"/>	NA
Clearance provided for fascia & spouting	<input checked="" type="checkbox"/>	F	NA	Ground clearances achieved	<input checked="" type="checkbox"/>	F	NA	Clearance off deck surface	<input checked="" type="checkbox"/>	P	F	<input checked="" type="checkbox"/>	NA
Flashings/wraps in place, parapets/barriers	<input checked="" type="checkbox"/>	F	NA	Glazing – human impact	<input checked="" type="checkbox"/>	F	NA	Truss/Rafter fixings	<input checked="" type="checkbox"/>	P	F	<input type="checkbox"/>	NA

PRELINE

Max moisture Content	<u>17</u> %	<input checked="" type="checkbox"/>	F	NA	Insulation R Value	<u>2-2.6</u>	<input checked="" type="checkbox"/>	F	NA	Bracing connections	<input checked="" type="checkbox"/>	P	F	NA		
Ventilation to rooms	<input checked="" type="checkbox"/>	F	NA	Top plate connection	<input checked="" type="checkbox"/>	F	NA	Air seals	<input checked="" type="checkbox"/>	P	F	NA	<input type="checkbox"/>	NA		
Timber treatment	<input checked="" type="checkbox"/>	F	NA	Ceiling batten spacing	<input checked="" type="checkbox"/>	F	NA	Bottom plate fixings	<input checked="" type="checkbox"/>	P	F	NA	<input type="checkbox"/>	NA		
Lintel/beam size & fixing	<input checked="" type="checkbox"/>	F	NA	Stud spacing	<input checked="" type="checkbox"/>	F	NA		<input type="checkbox"/>	P	F	NA	<input type="checkbox"/>	NA		
Plumber Name				TPR line	<input type="checkbox"/>	P	F	NA	Waste pipe size & test	<input type="checkbox"/>	P	F	NA	<input type="checkbox"/>	NA	
Soil pipe size and test	<input type="checkbox"/>	P	F	<input checked="" type="checkbox"/>	Inbuilt S/W pipes tested	<input type="checkbox"/>	P	F	NA	Floor wastes	<input type="checkbox"/>	P	F	NA	<input type="checkbox"/>	NA
Pipes fixed/supported	<input type="checkbox"/>	P	F	<input checked="" type="checkbox"/>	Vents terminated	<input type="checkbox"/>	P	F	NA	Shut off valves	<input type="checkbox"/>	P	F	NA	<input type="checkbox"/>	NA
System: AS3500, G13, Other	<input type="checkbox"/>	P	F	<input checked="" type="checkbox"/>	Pressure Test	<input type="checkbox"/>	P	F	NA	Fire wraps and collars	<input type="checkbox"/>	P	F	NA	<input type="checkbox"/>	NA

POSTLINE

Sheet bracing	<input type="checkbox"/>	P	F	NA	Wet area substrate system	<input type="checkbox"/>	P	F	NA	Sheet fixings	<input type="checkbox"/>	P	F	NA
Penetrations sleeved	<input type="checkbox"/>	P	F	NA		<input type="checkbox"/>	P	F	NA	Fire/Acoustic separation	<input type="checkbox"/>	P	F	NA

Officer Name: Craig Watson Officer Sign: CW Date: 26/11/13

SCOPE OF INSPECTION SHEET

Date 21/11/13 SR or BCA 130603 Inspection No. 9
 Time 9.15 Documents on site YES / NO
 Owner Name Patterson Project Description New Dwg
 Site Address 12 Simpson Cres Raumati Restricted Building Work YES / NO

Building **Plumbing**

Circle appropriate Type & Inspection

Other

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

Engineer Supervision Yes No n/a – Name

Notes * Weep holes & Washouts in.
 * ties every 2 course @ 600mm
 * 50mm cavity
 * Minimal Header Overhang
 * Clean rebates

Diagram (if necessary)

OK to continue

*Reviewed under
supervision
J. Broad*

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

Site instruction issued

Confirmation of person on site

Name

J. Bean

LBP No.

Result:

Pass

Part pass

Fail

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

Weather tight

Agreed,.....

(Print Name)

Sign

A. Johnson

Officer Name

Craig Watson

Sign

CW

Information entered into data base

Initial

Date / /

BLOCK / BRICK / RETAINING WALL / SOLID FUEL HEATER

Date 21/11/13 SR or BCA 130603 Inspection No. 9
 Time 9.15 Documents on site YES / NO
 Owner Name Patterson Project Description New Dwg
 Site Address 12 Simpson Cres Raumati

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

P = Pass F = Fail NA = Non-Applicable

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

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

BLOCK

Washouts	P	F	NA	Control joints	P	F	NA	Engineer Design	P	F	NA
Reinforcing	P	F	NA	Mortar Bedding	P	F	NA	Engineer Report available	P	F	NA
Starters	P	F	NA	Eng. Company:				Eng. Name:			

BRICK VENEER

Min/max cavity achieved	P	F	NA	Mortar Bedding	P	F	NA	Rebate clear of debris	P	F	NA
Brick tie fixings	P	F	NA	Flashings to openings	P	F	NA	Veneer overhang	P	F	NA
Washouts	P	F	NA	Brick tie durability	P	F	NA	Brick tie spacing	P	F	NA
Weep holes	P	F	NA	Building wrap	P	F	NA	Head Lintels	P	F	NA
Mortar strength	P	F	NA	Under window vents	P	F	NA	Control Joints	P	F	NA

RETAINING WALL

Reinforcing	P	F	NA	Backfill drainage material	P	F	NA	Timber treatment	P	F	NA
Waterproof membrane	P	F	NA	Discharge point	P	F	NA	Surcharge to design assumptions	P	F	NA
Membrane protection	P	F	NA	subsoil drain	P	F	NA	Inclination angle	P	F	NA
Cleaning/Flush point	P	F	NA	Engineer design	P	F	NA	Engineer Report Available	P	F	NA
	P	F	NA	Eng. Company:				Eng. Name:			

SOLID FUEL HEATER

Inbuilt	Y / N			Free standing	Y / N			Wetback	Y / N		
Chimney interior	P	F	NA	Tempering valve (wetback)	P	F	NA	Ceiling plate	P	F	NA
Chimney exterior	P	F	NA	Flue swept	P	F	NA	Seismic fixing	P	F	NA
Flue height	P	F	NA	Flue support ceiling	P	F	NA	Flue flashing	P	F	NA
Smoke detectors fitted	P	F	NA	Roof	P	F	NA	Installer Check sheet	P	F	NA
Make:	Installer:										

Officer Sign: Craig Walker Name: Ch Date: 21/11/13

SCOPE OF INSPECTION SHEET

Date 18/11/13, For BCA 130603 Inspection No. 8

Time 11:00 Documents on site YES NO

Owner Name Patterson Project Description New Bdg.

Site Address 12 SIMPSON CRES.

Building Plumbing

Circle appropriate Type & Inspection

Other

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

Engineer Supervision Yes No n/a - Name

Notes: Main feed 20mm with hot water cylinder 1m + 1.5m. Do a secure pipe + fittings in. For all fixtures clipped + secure under test + holding. 15mm non portable outlet in. For Hospital + Toilets area. TESTS. All penetrations fire test with pipes in place.

Diagram (if necessary)

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

Site instruction issued

Confirmation of person on site

Name

Patterson

LBP No.

17059.

Result:

Pass

Part pass

Fail

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

Agreed, *R. Murchison* Sign *R. Murchison*

(Print Name)

Officer Name *R. Murchison* Sign *R. Murchison*

Sign

Information entered into data base Initial Date / /

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 16/11/13 SR or BCA 170603 Inspection No. 8

Time 11:00 Documents on site YES / NO

Owner Name Person Project Description New Bldg

Site Address 1320 PISON CRES

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

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

Cladding selection complies with BC?	P	F	NA	Roof material complies with BC?	P	F	NA	Sheets fixed to manufacturers	P	F	NA
Roof fixing complies	P	F	NA	Fixings appropriate for durability?	P	F	NA	Sheet layout	P	F	NA
Ridge/hip flashings in place	P	F	NA	Roof/wall junctions flashed	P	F	NA	Control joints where appropriate	P	F	NA
Penetrations correctly flashed	P	F	NA	Fixings appropriate for bracing elements	P	F	NA	Flashings in place	P	F	NA
Clearance provided for fascia & spouting	P	F	NA	Ground clearances achieved	P	F	NA	Clearance off deck surface	P	F	NA
Flashings/wraps in place, parapets/barriers	P	F	NA	Glazing – human impact	P	F	NA	Truss/Rafter fixings	P	F	NA

PRELINE

Max moisture Content %	P	F	NA	Insulation R Value	P	F	NA	Bracing connections	P	F	NA
Ventilation to rooms	P	F	NA	Top plate connection	P	F	NA	Air seals	P	F	NA
Timber treatment	P	F	NA	Ceiling batten spacing	P	F	NA	Bottom plate fixings	P	F	NA
Lintel/beam size & fixing	P	F	NA	Stud spacing	P	F	NA		P	F	NA
Plumber Name				TPR line	P	F	NA	Waste pipe size & test	P	F	NA
Soil pipe size and test	P	F	NA	Inbuilt S/W pipes tested	P	F	NA	Floor wastes	P	F	NA
Pipes fixed/supported	P	F	NA	Vents terminated	P	F	NA	Shut off valves	P	F	NA
System: AS3500, G13, Other	P	F	NA	Pressure Test <u>1000 kPa</u>	P	F	NA	Fire wraps and collars	P	F	NA

POSTLINE

Sheet bracing	P	F	NA	Wet area substrate system	P	F	NA	Sheet fixings	P	F	NA
Penetrations sleeved	P	F	NA		P	F	NA	Fire/Acoustic separation	P	F	NA

Officer Name: Officer Sign: Date: 18/11/13

SCOPE OF INSPECTION SHEET

Date 8/11/13 SK or BCA 130603 Inspection No. 7

Time 12:00 Documents on site YES NO

Owner Name Patterson Project Description New Ding

Site Address 12 Simpson Cres Raumohu

Building **Plumbing**

Circle appropriate Type & Inspection

Other

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

Engineer Supervision Yes No n/a - Name

Notes Tekton House Wrap Diagram (if necessary)

Al band Flex Tape

Corner soakers

Wanz bars fitted

Kick outs fitted

Poly Vapor barrier stapled to studs.

OK to continue

Reviewed under
Supervision
JBrook

Photo's Taken - Nos. 2 saved / scanned? Y / N

Site instruction issued

* Head flashings @ 1/2 Height Brick

Confirmation of person on site

Name

LBP No.

Result:

Pass

Part pass

Fail

Your next inspection will be 1/2 Height Brick
(Guidance notes for inspection on the rear of this sheet)

Agreed,

Clayton Doherty Sign.

R

Officer Name

Wayne Watson Sign.

AW Initial

Information entered into data base Initial Date / /

SCOPE OF INSPECTION SHEET

Date 8/11/13 SR or BCA 130603 Inspection No. 6
 Time 11-45 Documents on site YES / NO
 Owner Name Patterson Project Description New Bldg
 Site Address 12 Simpson

Building Plumbing

Circle appropriate Type & Inspection

Other

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

Engineer Supervision Yes No n/a – Name

Notes * Wind ties 1 Z nail
as per truss plan

Diagram (if necessary)

ok to Continue

Reviewed under
Supervision
R. Hall

Photo's Taken – Nos. 2 saved / scanned? Y / N

Site instruction issued

Confirmation of person on site

Name

C. Patterson

LBP No.

Result:

Pass

Part pass

Fail

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

Pre Clad.

Agreed,

Glen Patterson
(Print Name)

Sign

Glen

Officer Name

Glen Watson

Sign

Glen

Information entered into data base

Initial

Date

PRE WRAP / PRE CLAD

SR or BCA

130603

Date 8/11/13

Inspection No. 6

Time 11:45

Documents on site YES / NO

Owner Name Patterson

Project Description New Des

Site Address 12 Simpson

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

Sighted previous inspection notes	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> NA	Conforms with approved drawings	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> NA	Confirm Additional information/amended plan	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<input checked="" type="checkbox"/> NA
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PRE WRAP

Cladding type identified	P	F	<input checked="" type="checkbox"/> NA	Exterior sheet bracing & angle brace fixing	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA	Bracing requirements	<input checked="" type="checkbox"/> P	<input type="checkbox"/> F	<input type="checkbox"/> NA
Framing moisture meets cladding requirements%	P	F	<input checked="" type="checkbox"/> NA	Bottom plate connections	P	F	<input checked="" type="checkbox"/> NA	Purlin fixing	P	F	<input checked="" type="checkbox"/> NA
Stud spacing appropriate for cladding	P	F	<input checked="" type="checkbox"/> NA	Building wrap type	P	F	<input checked="" type="checkbox"/> NA	Decking substrate	P	F	<input checked="" type="checkbox"/> NA

PRE CLAD

Building wrap type	Building wrap			P	F	<input type="checkbox"/> NA	Head flashings	P	F	<input type="checkbox"/> NA
Flexible sealing tape type	Flexible sealing tape			P	F	<input type="checkbox"/> NA	Sill flashings	P	F	<input type="checkbox"/> NA
Deck membrane type	Deck membrane fixed in accordance with Spec			P	F	<input type="checkbox"/> NA	Back flashings	P	F	<input type="checkbox"/> NA
Saddle flashings	P	F	<input type="checkbox"/> NA	Internal/external corner flashings			Jamb flashings	P	F	<input type="checkbox"/> NA
Capillary clearances	P	F	<input type="checkbox"/> NA	Flashing of penetrations			Ground/deck cladding clearance	P	F	<input type="checkbox"/> NA

CAVITY SYSTEM

Additional strapping to wrap	P	F	<input type="checkbox"/> NA	Batten timber treatment	P	F	<input type="checkbox"/> NA	Cavity closers	P	F	<input type="checkbox"/> NA
Battens in place	P	F	<input type="checkbox"/> NA	Battens structural fixing	P	F	<input type="checkbox"/> NA	Cavity spacers	P	F	<input type="checkbox"/> NA
Cavity spacers size & slope	P	F	<input type="checkbox"/> NA	Reinforcing fixed in place (stucco)	P	F	<input type="checkbox"/> NA	Proprietary self spacing mesh	P	F	<input type="checkbox"/> NA
Mesh spacers (stucco)	P	F	<input type="checkbox"/> NA	Proprietary control joints (stucco)	P	F	<input type="checkbox"/> NA	Rigid backing type (stucco)	P	F	<input type="checkbox"/> NA
Fixings (galvanized or stainless) (stucco)	P	F	<input type="checkbox"/> NA	Waterproofing to slab-edge	P	F	<input type="checkbox"/> NA		P	F	<input type="checkbox"/> NA

Name: Craig Watson

Officer Sign: CW

Date: 8/11/13

SCOPE OF INSPECTION SHEET

Date 18/10/13 SR or BCA 130603 Inspection No. 5
 Time 8:15 Documents on site YES NO
 Owner Name Patterson Homes Project Description New Dwg
 Site Address 12 Simpson Cres Raumati

Building Plumbing

Circle appropriate Type & Inspection

Other

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

Engineer Supervision Yes No n/a - Name

Notes * All EP Bracing fitted
* All LINTELS strapped
* All Bottom plate fixings OK

Diagram (if necessary)

* Building Wrap & Roof truss
connections not part of this
inspection
* Check Internal Bottom plate Bracing
at preline insp.

*Reviewed under
supervision
Brook*

Photo's Taken - Nos. 4 saved / scanned? Y / N

Site instruction issued

Confirmation of person on site

Name

C. Patterson

LBP No.

Result:

Pass

Part pass

Fail

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

PreWrap Truss Inspection

Agreed,..... Sign.....

Craig Watson

Sign.....

Officer Name..... Sign.....

Craig L

Information entered into data base

Initial.....

Date/...../.....

PRE WRAP / PRE CLAD

Date 18/10/13 SR or BCA 130603 Inspection No. 5
 Time 8.15 Documents on site YES / NO
 Owner Name Patterson Homes Project Description New Dwg
 Site Address 12 Simpson Cres Raumati

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

Sighted previous inspection notes	<input checked="" type="checkbox"/>	N	NA	Conforms with approved drawings	<input checked="" type="checkbox"/>	N	NA	Confirm Additional information/amended plan	Y	N	<input checked="" type="checkbox"/>
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PRE WRAP

Cladding type identified	<input checked="" type="checkbox"/>	F	NA	Exterior sheet bracing & angle brace fixing	<input checked="" type="checkbox"/>	F	NA	Bracing requirements	<input checked="" type="checkbox"/>	F	NA
Framing moisture meets cladding requirements %	<input checked="" type="checkbox"/>	F	NA	Bottom plate connections	<input checked="" type="checkbox"/>	F	NA	Purlin fixing	<input checked="" type="checkbox"/>	F	NA
Stud spacing appropriate for cladding	<input checked="" type="checkbox"/>	F	NA	Building wrap type	<input checked="" type="checkbox"/>	F	NA	Decking substrate	<input checked="" type="checkbox"/>	F	<input checked="" type="checkbox"/>

PRE CLAD

Building wrap type				Building wrap	P	F	NA	Head flashings	P	F	NA
Flexible sealing tape type				Flexible sealing tape	P	F	NA	Sill flashings	P	F	NA
Deck membrane type				Deck membrane fixed in accordance with Spec	P	F	NA	Back flashings	P	F	NA
Saddle flashings	P	F	NA	Internal/external corner flashings	P	F	NA	Jamb flashings	P	F	NA
Capillary clearances	P	F	NA	Flashing of penetrations	P	F	NA	Ground/deck cladding clearance	P	F	NA

CAVITY SYSTEM

Additional strapping to wrap	P	F	NA	Batten timber treatment	P	F	NA	Cavity closers	P	F	NA
Battens in place	P	F	NA	Battens structural fixing	P	F	NA	Cavity spacers	P	F	NA
Cavity spacers size & slope	P	F	NA	Reinforcing fixed in place (stucco)	P	F	NA	Proprietary self spacing mesh	P	F	NA
Mesh spacers (stucco)	P	F	NA	Proprietary control joints (stucco)	P	F	NA	Rigid backing type (stucco)	P	F	NA
Fixings (galvanized or stainless) (stucco)	P	F	NA	Waterproofing to slab-edge	P	F	NA		P	F	NA

* NA Not Part of this inspection

Name: Craig Watson Officer Sign: CW Date: 18/10/13

SCOPE OF INSPECTION SHEET

SR or BCA 130603

Inspection No. 4

Date 15/10/13

Time

Owner Name Patterson Homes

Project Description

Documents on site YES NO

Site Address 12 Simpson Cres Raumati

Building

Plumbing

Circle appropriate Type & Inspection

Other

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

Engineer Supervision Yes No n/a - Name

Notes * Pipe work layed as required

Diagram (if necessary)

* Diameter as required

* Bedded on existing sand

* Connection & angles as required.

* Direction & fall as required

* Holding water

* Gullies & traps in place

* Water flowed freely on release

* Storm water layed in same trench.

OK to back fill

* Storm water soak pit in place

* Over flow as required from tank to soak pit.

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

Site instruction issued

Drainage as built to be supplied

Result:

Pass

Part pass

Fail

Confirmation of inspection by person on site

Person on site: Builder Owner Other Drain layer No One on site

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

Agreed MARK White Sign White Date 1/1
(Print Name)

Officer Name Russell Brook Sign Brook Date 15/10/13

Additional Insp. Sheet No.

SITE / FOUNDATIONS / PILES / PRE SLAB / SUBFLOOR / DRAINAGE

Date 15/10/13 SR or BCA 130603 Inspection No. 4

Time Documents on site YES / NO

Owner Name Patterson Homes Project Description New Dwelling

Site Address 12 Simpson Cres Raumati

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

P = Pass F = Fail NA = Non-Applicable

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

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

SITE

Conforms with approved drawings	Y	N	NA	Checked driveway	Y	N	NA	Engineer supervision required	Y	N	NA
Scope of Resource consent granted?	Y	N	NA	Checked position off relevant boundaries and datum height	Y	N	NA		Y	N	NA
Expert Opinion (Producer statement) required	Y	N	NA	Name of Surveyor Company				Name of Engineer Company			

FOUNDATIONS

PILES

SUBFLOOR

Footing Depth	P	F	NA	Pile size	P	F	NA	Pile/Bearer/Joist Fixings	P	F	NA
Good bearing (NZS 3604)	P	F	NA	Pile layout is to plan	P	F	NA	Notching, Holes, etc	P	F	NA
Reinforcing	P	F	NA	Special piles - point load	P	F	NA	Solid Blocking	P	F	NA
Siting	P	F	NA	Timber Treatment	P	F	NA	Joists	P	F	NA

PRE SLAB

Rebate for brick veneer	P	F	NA	Sand blinding	P	F	NA	Steel reinforcing	P	F	NA
Ground clearance	P	F	NA	Slab thickenings	P	F	NA	Bar chairs	P	F	NA
Concrete Cover	P	F	NA	Vapour barrier (DPC)	P	F	NA	DPC penetrations taped	P	F	NA
Driveway s/w control	P	F	NA	Bottom plate fixings	P	F	NA	Minimum Floor Level	P	F	NA
Secondary flow path	P	F	NA	TPR line	P	F	NA	Wastes and drains - size / fall	P	F	NA
Pipe material	P	F	NA	Plumbing layout	P	F	NA	Test - Water / Air	P	F	NA
Pipe protection	P	F	NA	Pipes supported	P	F	NA	Visual leak check	P	F	NA

DRAINAGE

Pipe diameter	P	F	NA	Connections/Angles	P	F	NA	Holding water	P	F	NA
Bedding material	P	F	NA	Branch length	P	F	NA	Terminal vent	P	F	NA
Gully trap(s)	P	F	NA	Direction/Fall	P	F	NA	LBP/Registration No:			

Officer Name: Russell Brook Sign: Monot Date: 15/10/13

SCOPE OF INSPECTION SHEET

Date 11/10/13 Inspection No. 3
Time 3:00
Owner Name Patterson Home
Site Address 12 Simpson Ave
Project Description New Dwelling
Documents on site YES NO

Building Plumbing

Circle appropriate Type & Inspection

Other

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

Engineer Supervision Yes No n/a - Name TSP

Notes Diagram (if necessary)

VAPOUR BARRIER
D 10mm > 600 & STRONG
SE 62 MESH / TIES / BAN CHORD

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

Site instruction issued Enginoom on Site and Present

INSPECTION WILL BE PASS AFTER ENGINOON
HAS PASSED HIS INSPECTION
SITE NOTES & PS4 TO MURK

Confirmation of person on site

Name

LBP No.

Result: Pass

Part pass

Fail

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

Agreed,..... Sign.....
(Print Name) 

Officer Name Alan Sign.....

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

SITE / FOUNDATIONS / PILES / PRE SLAB / SUBFLOOR / DRAINAGE

Date 11/10/13 SR or BCA 3604 Inspection No.

Time 3:00 Documents on site YES / NO YES

Owner Name Cameron Hobson Project Description new deck

Site Address 12 Simpson Creek

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

P = Pass F = Fail NA = Non-Applicable

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

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

SITE

Conforms with approved drawings	<input checked="" type="checkbox"/>	N	NA	Checked driveway	<input checked="" type="checkbox"/>	N	NA	Engineer supervision required	<input checked="" type="checkbox"/>	N	NA
Scope of Resource consent granted?	<input checked="" type="checkbox"/>	N	NA	Checked position off relevant boundaries and datum height	<input checked="" type="checkbox"/>	N	NA		<input checked="" type="checkbox"/>	N	NA
Expert Opinion (Producer statement) required	<input checked="" type="checkbox"/>	N	NA	Name of Surveyor				Name of Engineer			

FOUNDATIONS

PILES

SUBFLOOR

Footing Depth	P	F	NA	Pile size	P	F	NA	Pile/Bearer/Joist Fixings	P	F	NA
Good bearing (NZS 3604)	P	F	NA	Pile layout is to plan	P	F	NA	Notching, Holes, etc	P	F	NA
Reinforcing	P	F	NA	Special piles - point load	P	F	NA	Solid Blocking	P	F	NA
Siting	P	F	NA	Timber Treatment	P	F	NA	Joists	P	F	NA
Sub-floor vents	P	F	NA	Hole depth	P	F	NA	Beams/Bearers	P	F	NA

PRE SLAB

Rebate for brick veneer	<input checked="" type="checkbox"/>	F	NA	Sand blinding	<input checked="" type="checkbox"/>	F	NA	Steel reinforcing	<input checked="" type="checkbox"/>	F	NA
Ground clearance	<input checked="" type="checkbox"/>	F	NA	Slab thickenings	<input checked="" type="checkbox"/>	F	NA	Bar chairs	<input checked="" type="checkbox"/>	F	NA
Concrete Cover	<input checked="" type="checkbox"/>	F	NA	Vapour barrier (DPC)	<input checked="" type="checkbox"/>	F	NA	DPC penetrations taped	<input checked="" type="checkbox"/>	F	NA
Driveway s/w control	P	F	NA	Bottom plate fixings	P	F	<input checked="" type="checkbox"/>	Minimum Floor Level	<input checked="" type="checkbox"/>	F	NA
Secondary flow path	P	F	NA	TPR line	P	F	NA	Wastes and drains - size / fall	P	F	NA
Pipe material	P	F	NA	Plumbing layout	P	F	NA	Test - Water / Air	P	F	NA
Pipe protection	P	F	NA	Pipes supported	P	F	NA	Visual leak check	P	F	NA

DRAINAGE

Pipe diameter	P	F	NA	Connections/Angles	P	F	NA	Holding water	P	F	NA
Bedding material	P	F	NA	Branch length	P	F	NA	Terminal vent	P	F	NA
Gully trap(s)	<input checked="" type="checkbox"/>	F	NA	Direction/Fall	P	F	NA	LBP/Registration No:			

Officer Name: Alan Sign: Alan Date: 11/10/13

SCOPE OF INSPECTION SHEET

Date 10/10/13

For BCA 130603

Inspection No. 2

Time 1.20

Documents on site YES / NO

Owner Name Clement +

Project Description New Bdg.

Site Address 12 SIMPSON cres.

Building Plumbing

Circle appropriate Type & Inspection

Other

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

Engineer Supervision Yes No n/a - Name

Notes 100m Pvc in for toilets

Diagram (if necessary)

Goals from out of spec.

40m Pvc in for waste pipes.

20m copper in for electrical

None.

Some pipe protection plastic bag

To file once
Approved

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

Fatigue: wake-up
to the danger



Site instruction issued

Confirmation of person on site

Result:

Pass

Part pass

Fail

Name Peter Bal

LBP No.

17059

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

Agreed,.....

MARL white

Sign

mark

Officer Name Mark White

Sign

Information entered into data base

Initial

Date

SCOPE OF INSPECTION

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

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

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

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

Piles: When all holes are excavated prior to installation.

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

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

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

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

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

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

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

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

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

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

Post application of wet area membrane.

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

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

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

Retaining wall: Pre application of waterproof membrane system.

Post application of waterproof membrane system.

Protection installed for membrane system and installation of perforated drainage system before back filling.

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

Free Standing Fireplace: Final inspection required only.

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

PRIVACY STATEMENT

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

Council has a Privacy Officer. If you have any concerns regarding privacy issues please telephone (04) 296 4700

SITE / FOUNDATIONS / PILES / PRE SLAB / SUBFLOOR / DRAINAGE

Date 26/10/13 SR or BCA 1062 Inspection No. 6

Time 1:30 Documents on site YES / NO YES

Owner Name Leigh + Project Description New Bay

Site Address 149 Main St -

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

P = Pass F = Fail NA = Non-Applicable

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

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

SITE

Conforms with approved drawings	Y	N	NA	Checked driveway	Y	N	NA	Engineer supervision required	Y	N	NA
Scope of Resource consent granted?	Y	N	NA	Checked position of relevant boundaries and datum height	Y	N	NA		Y	N	NA
Expert Opinion (Producer statement) required	Y	N	NA	Name of Surveyor				Name of Engineer			
				Company				Company			

FOUNDATIONS

PILES

SUBFLOOR

Footing Depth	P	F	NA	Pile size	P	F	NA	Pile/Bearer/Joist Fixings	P	F	NA
Good bearing (NZS 3604)	P	F	NA	Pile layout is to plan	P	F	NA	Notching, Holes, etc	P	F	NA
Reinforcing	P	F	NA	Special piles - point load	P	F	NA	Solid Blocking	P	F	NA
Siting	P	F	NA	Timber Treatment	P	F	NA	Joists	P	F	NA
Sub-floor vents	P	F	NA	Hole depth	P	F	NA	Beams/Bearers	P	F	NA

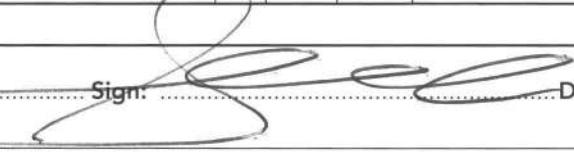
PRE SLAB

Rebate for brick veneer	P	F	NA	Sand blinding	P	F	NA	Steel reinforcing	P	F	NA
Ground clearance	P	F	NA	Slab thickenings	P	F	NA	Bar chairs	P	F	NA
Concrete Cover	P	F	NA	Vapour barrier (DPC)	P	F	NA	DPC penetrations taped	P	F	NA
Driveway s/w control	P	F	NA	Bottom plate fixings	P	F	NA	Minimum Floor Level	P	F	NA
Secondary flow path	P	F	NA	TPR line	P	F	NA	Wastes and drains - size / fall	P	F	NA
Pipe material	P	F	NA	Plumbing layout	P	F	NA	Test - Water / Air	P	F	NA
Pipe protection	P	F	NA	Pipes supported	P	F	NA	Visual leak check	P	F	NA

DRAINAGE

Pipe diameter	P	F	NA	Connections/Angles	P	F	NA	Holding water	P	F	NA
Bedding material	P	F	NA	Branch length	P	F	NA	Terminal vent	P	F	NA
Gully trap(s)	P	F	NA	Direction/Fall	P	F	NA	LBP/Registration No:			

Officer Name: Leigh

Sign: 

Date: 10/10/13

SCOPE OF INSPECTION SHEET

Date 9/10/13..... Ref or BCA 130603..... Inspection No. 1.....

Time 8.20..... Documents on site YES NO

Owner Name Patterson Homes..... Project Description New Dwg.....

Site Address 12 Simpson Cres Rarotan.....

Building Plumbing

Circle appropriate Type & Inspection

Other

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

Engineer Supervision Yes No n/a - Name ISP

Notes.....

Diagram (if necessary)

* Set out off string lines off
set from boundary pegs
* Reinforcing as per Engineers
plan
* Piles in as per plans.
* Good bearing.

Reviewed under
Supervision
MBrook

Photo's Taken - Nos. 2..... saved / scanned? Y / N

Site instruction issued

* Engineer to supply PS4 + Site inspection notes
* Failed inspection will be changed to pass after
engineer supplies the above

Confirmation of person on site

Result: **Pass**

Part pass

Fail

Name

C. Patterson

LBP No.

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

Agreed,.....

Craig Dutton
(Print Name)

Sign.....

Craig Dutton
Signature

Officer Name.....

Craig Dutton

Sign.....

Craig Dutton
Signature

Information entered into data base

Initial

Date 1/1/13

SITE / FOUNDATIONS / PILES / PRE SLAB / SUBFLOOR / DRAINAGE

Date 9/10/13 SR or BCA 130603 Inspection No. 1

Time 8:20 Documents on site YES / NO

Owner Name Patterson Homes Project Description New Dwg

Site Address 12 Simpson Cres Rarotani

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

P = Pass F = Fail NA = Non-Applicable

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

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

SITE

Conforms with approved drawings	<u>6</u>	N	NA	Checked driveway	<u>Y</u>	N	<u>NA</u>	Engineer supervision required	<u>Y</u>	N	NA
Scope of Resource consent granted?	<u>Y</u>	N	<u>NA</u>	Checked position off relevant boundaries and datum height	<u>Y</u>	N	NA		<u>Y</u>	N	NA
Expert Opinion (Producer statement) required	<u>Y</u>	N	<u>NA</u>	Name of Surveyor Company				Name of Engineer <u>ISP</u> Company			

FOUNDATIONS

PILES

SUBFLOOR

Footing Depth	<u>P</u>	F	NA	Pile size	<u>P</u>	F	NA	Pile/Bearer/Joist Fixings	P	F	NA
Good bearing (NZS 3604)	<u>P</u>	F	NA	Pile layout is to plan	<u>P</u>	F	NA	Notching, Holes, etc	P	F	NA
Reinforcing	<u>P</u>	F	NA	Special piles - point load	<u>P</u>	F	NA	Solid Blocking	P	F	NA
Siting	<u>P</u>	F	NA	Timber Treatment	<u>P</u>	F	NA	Joists	P	F	NA
Sub-floor vents	P	F	<u>NA</u>	Hole depth	<u>P</u>	F	NA	Beams/Bearers	P	F	NA

PRE SLAB

Rebate for brick veneer	P	F	NA	Sand blinding	P	F	NA	Steel reinforcing	P	F	NA
Ground clearance	P	F	NA	Slab thickenings	P	F	NA	Bar chairs	P	F	NA
Concrete Cover	P	F	NA	Vapour barrier (DPC)	P	F	NA	DPC penetrations taped	P	F	NA
Driveway s/w control	P	F	NA	Bottom plate fixings	P	F	NA	Minimum Floor Level	P	F	NA
Secondary flow path	P	F	NA	TPR line	P	F	NA	Wastes and drains – size / fall	P	F	NA
Pipe material	P	F	NA	Plumbing layout	P	F	NA	Test – Water / Air	P	F	NA
Pipe protection	P	F	NA	Pipes supported	P	F	NA	Visual leak check	P	F	NA

DRAINAGE

Pipe diameter	P	F	NA	Connections/Angles	P	F	NA	Holding water	P	F	NA
Bedding material	P	F	NA	Branch length	P	F	NA	Terminal vent	P	F	NA
Gully trap(s)	P	F	NA	Direction/Fall	P	F	NA	LBP/Registration No:			

Officer Name: Craig Watson Sign: CW Date: 9/10/13

SITE INSPECTION REPORT



**ISP CONSULTING
ENGINEERS LTD**

Civil & Structural
Seismic Risk Analysis
Building Compliance

Lower Hutt Office
Tel: 04 566 8004
Fax: 04 566 8037
Level 1, 14 Laings Road
Hutt City Dental Centre
P.O. Box 30 535
Lower Hutt 5040

Kapiti Office
Tel: 04 902 5750
Level 1, Kayel Building
Margaret Road
Raumati Beach
Paraparaumu 5032

Email: email@isp.co.nz
Web: www.isp.co.nz

Date: 9 October 2013	Report No: 01	Job No: 25421
Inspected By: Geert van de Vorstenbosch		
Contractors Representative: Glen – Paterson Homes	Area Inspected:	Foundations pre-pour
Project: Lot 46 Simpson Crescent	BC Number:	

Time: 11:00am

Weather: Raining intermittently

Observations:

1. Foundation dimensions are correct.
2. Foundation reinforcement is correctly sized and spaced.
3. The pile tops have been treated.

Discussions/Instructions:

1. Nil.

Approved to pour provided the BCA have carried out any inspection they require.

Next Inspection: Slab pre-pour

Send to: Glen Paterson – Paterson Homes (gpbuiding@xtra.co.nz)

SITE INSPECTION REPORT



Date: 9 October 2013	Report No: 01	Job No: 25421
Inspected By:	Geert van de Vorstenbosch	
Contractors Representative:	Glen – Paterson Homes	Area Inspected: Foundations pre-pour
Project:	Lot 46 Simpson Crescent	BC Number:

Time: 11:00am

Weather: Raining intermittently

Observations:

1. Foundation dimensions are correct.
2. Foundation reinforcement is correctly sized and spaced.
3. The pile tops have been treated.

Discussions/Instructions:

1. Nil.

Approved to pour provided the BCA have carried out any inspection they require.

Next Inspection: Slab pre-pour

Send to: Glen Paterson – Paterson Homes (gpbuiding@xtra.co.nz)

Civil & Structural
Seismic Risk Analysis
Building Compliance

Lower Hutt Office
Tel: 04 566 8004
Fax: 04 566 8037
Level 1, 14 Laings Road
Hutt City Dental Centre
P.O. Box 30 535
Lower Hutt 5040

Kapiti Office
Tel: 04 902 5750
Level 1, Kayel Building
Margaret Road
Raumati Beach
Paraparaumu 5032

Email: email@isp.co.nz
Web: www.isp.co.nz

SITE INSPECTION REPORT



Date: 11 October 2013	Report No: 02	Job No: 25421
------------------------------	----------------------	----------------------

Inspected By: **Geert van de Vorstenbosch**

Contractors Representative:	Glen – Paterson Homes	Area Inspected:	Slab pre-pour
Project:	Lot 46 Simpson Crescent	BC Number:	

Time: 3:00pm

Weather: Drizzling

Observations:

1. Pile caps are correctly dimensioned and reinforced.
2. Mesh is SE62.
3. Floor ties have been bent and correctly tied.
4. Internal corners have crack control bars.

Discussions/Instructions:

1. Nil.

Approved to pour provided the BCA have carried out any inspection they require.

Next Inspection: Nil

Send to: Glen Paterson – Paterson Homes (gpbuiding@xtra.co.nz)

Civil & Structural
Seismic Risk Analysis
Building Compliance

Lower Hutt Office
Tel: 04 566 8004
Fax: 04 566 8037
Level 1, 14 Laings Road
Hutt City Dental Centre
P.O. Box 30 535
Lower Hutt 5040

Kapiti Office
Tel: 04 902 5750
Level 1, Kayel Building
Margaret Road
Raumati Beach
Paraparaumu 5032

Email:email@isp.co.nz
Web: www.isp.co.nz



Site Inspection Report - New BC Applications

BC Application number: 130607 Lot 46 DP 401543

Site Address: 12 Simpson Lres Raumati

Building Project: New Dwg

Check NCS status is currently "To Site Inspection"

Item to be checked	Decision	Record any relevant information	Action required
Contours match application?	Yes / No	slope	
Datum point identified?	Yes / No		
Boundaries identified?	Yes / No	2 pegs	
Check ground conditions?	Yes / No	Rear firm, front soft	
Check f/path, kerb & channel, grass berm, note existence/damage.	Yes / No	New condition	
Vehicle entrance crossing installed (describe condition)	Yes / No	row	
Photos taken? (Save & link to NCS)	Yes / No	1	
Dogs or other hazards on property?	Yes / No		
Is there a requirement for further foundation investigation e.g Engineers design	Yes / No		Referred to Approvals T/L Yes / No
Record all decisions in accordance with KCDC Policy 007. Circle Yes or No in each case.			
Don't think the soft part is in the build zone.			

Note: if there is a requirement for further information or some areas which do not appear to comply refer file to Team Leader Consent Approvals for action.

Inspecting Officer:

Name: Craig Watson Signature: CW Date: 12/9/13

Unless further foundation information required, change NCS status to "To Plumbing & Drainage" and place file in P&D shelf area for Approvals. If further information is required, then Status change to "To Senior Building Inspector" and hand to Team Leader Consent Approvals for action.

Department	For Referral	Comments	Approving Officer / Date
Site Inspection	✓	Refer to Form 241 for completion of Site Inspection & sign off this form when completed.	<i>Craig C</i> 12/9/13
Resource Consents (refer PIM Sheet)	✓		
Plumbing and Drainage	✓	form 159 to be returned	<i>14/9/2013 JH</i>
Building	✓		<i>7/10/13</i>
Fire Design			
Compliance Schedule		N	
Environmental Health		A	
Other.....			
NOTES:			

Building Consent No.	130603.				
Building Project	PROPOSED NEW DWELLING.				
Location (Site Address)	12 SIMPSON CRESENT. RAUMATI.				
Building Category	Circle appropriate category	0	1	2	3
Note # A signature confirms that the application contains sufficient information to enable compliance with the building code to be assessed					
# Note: Checked, date stamped and initialled by TO/BCO. Select and circle appropriate category above & identify allocation to appropriate technical groups and if required to go to "site inspection" BC1	Name and signature	Date			
	<i>JMK</i>	5/9/13			
Payment taken and receipted (details entered inside this cover sheet) by CSO BC1					
Data entered and invoiced by CSO BC1	Angie	6/9/13			
Pages numbered by CSO BC1 BCO	<i>JMK</i>	5/9/13			
BC Application and documentation scanned, checked & status update by CSO BC1	Angie	6/9/13			
BC Application signed over to BC BC1	Angie	6/9/13			
Application reviewed by Technical Officers who sign off at back of this form BC2 & BC5	Simon Capp Jaimie Shullock	14/9/2013 2/10/13			
Once Technical review complete, passed to CS for Plan Production and Invoicing BC3	Jaimie Shullock	7/10/13			
CSO checks data entry input, including required inspections BC3					
BC, plans and other appropriate paperwork produced by CSO BC3					
BC, Approved plans and appropriate paperwork sent to applicant or agent with receipt by CSO BC3	Barbara	11/10/13			
Inspection envelope prepared by CSO with endorsed plans and other appropriate paperwork and filed to cabinet. BC3					

CONSENT DATA INPUT REQUIREMENTS

✓ Required Inspections	✓ Required Inspections	✓ Required Inspections	✓ Required Inspections
✓ Foundation/Piles	✓ Drainage	✓ Pre-lining (Plumbing)	✓ Final (Dwelling)
Block	✓ Pre-Wrap	✓ Wet areas - membrane	Retaining Wall
✓ Pre-Slab (Plumbing)	✓ Pre-Clad	✓ Post Lining	
✓ Pre-Slab (Building)	✓ Weathertightness	✓ Brick Veneer	
Sub-Floor	✓ Pre-lining (Building)	Retaining Wall	

Office use	✓	Office use	✓
32	✓	Lapse and cancellation after 12mths of consent	23A
2	✓	Engineer design specific components	25
3		Foundations to solid bearing of 200mm	30
4	✓	NZS3604 as acceptable solution in terms of NZ Building Code	31
6		Not approved as Habitable Room	33
9	✓	Note and comply with all endorsements on approved plans	34
10		Names and Registration of plumber and drain-layer required	38
11	✓	Concealed soil and TV pipes and gas flues only allowed in ducts or minimum framed	39
12	✓	Hot & Cold water pipes tested to 1500kPa	40
13		Roof stormwater to be connected to existing	43
15	✓	Owner/builder to ensure prop foundation height will allow satisfactory connection	44
21	✓	Minimum FFL to comply with NZS3604	
23		Installation of solid fuel appliance (wood burner) comply and secured	

Act Ref	✓	Standard Consent Conditions	Comment
37		Resource Consent has not yet been obtained	
72		Land subject to natural hazard	
75-80		Construction on two or more allotments	

Non-Standard Addenda	

Yes/No	Compliance Schedule

Yes/No	Office - please see additional consent data comments on next page

This project contains elements specifically designed by an engineer. The Owner/Builder is required to ensure the Engineer inspects the work and provides KCDC with written evidence of the inspections.	The attached fire report constitutes an essential part of this Building Consent and must be read and fully implemented on site - refer to the fire report for full details that are not necessarily indicated on the architecture drawings. It is the owner's & contractor's responsibility to ensure the full fire precautions, systems & construction are incorporated in the building.	Ground bearing must be reconfirmed on site following excavation but prior to placing of concrete and reinforcing. Soft
OGST 51-860-608		
Received with thanks by 37/01 KAPITI COAST DISTRICT COUNCIL		
6-09-13 14:11 Receipt no.452571		
COPY *COPY* *COPY*		
DR BCT30000 4,618.00- PATERSON HOMES LTD Paterson Homes Ltd: P.O Box 493:Parapara CQ AS Paterson Homes Ltd 4,618.00		

FEES	APPLICATION FEE	\$.....
Building Fee	\$3153.00	\$4618.00
Sewer Connection	\$.....	RECEIPT NO DATE.....
Water Connection	\$.....	
Vehicle Crossing	\$.....	INVOICE NO DATE.....
Damage Deposit	\$520.00	61924 61913
Code Compliance Administration	\$.....	RECEIPT NO DATE.....
Building Research Levy	\$300.00	452571 61913
Development Levy	\$.....	FEES PAID BY: Paterson Homes Ltd.
DBH Levy	\$603.00	
Compliance Schedule	\$.....	
Digital Storage Fee	\$42.00	BUILDING CONSENT DATE ISSUED NUMBER 130603 61913.
Certificate of Title Charge	\$.....	
Photocopying	\$.....	
SUBTOTAL	\$.....	AUTHORISATION FOR REFUND OF DEPOSITS
Less Fee Paid	\$.....	Deposit held = \$.....
TOTAL	\$4618.00	Cost to Repair Damage Caused During Construction = \$.....
GST INCLUDED	\$.....	Total Balance to be Refunded
		Authority Number:
		Authorised: DATE:

Paterson Homes Ltd
PO Box 493
Paraparaumu

11 October 2013

Dear Building Consent Applicant / Building Owner

Approval of Building Consent: 130603

Location: 12 Simpson Crescent, Raumati Beach

Legal Description: LOT 46 DP 401543 C/T 404318

Description: Build a one storey home lined with ply and brick and tile roof.

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

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

As the owner you are also responsible for the following:

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

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

Building Consent**130603****Section 51, Building Act 2004****The building**

Street address of building: 12 Simpson Crescent, Raumati Beach
Legal description of land where building is located: LOT 46 DP 401543 C/T 404318
Valuation number: 1528142190
Building name:
Location of building within site/ block number: Titoki Road, Raumati
Level/unit number:

The owner

Name of owner: Kathleen Clement & Paul French
Contact person:
Mailing address: 12 Simpson Crescent, Raumati
Street address/registered office:
Email address: kathleen.clement@hotmail.com
Website:
Phone numbers:
Landline: *Mobile:* 021 950151
After hours: *Fax number:*

First point of contact for communications with the council/building consent authority:

Full Name: Paterson Homes Ltd

Mailing Address: PO Box 493, Paraparaumu
Phones: 0274 358828

Email: sales@patersonhomes.co.nz

Building work

The following building work is authorised by this building consent:
Build a one storey home lined with ply and brick and tile roof.
Residential Dwelling

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

Build conditions

Compliance schedule

A compliance schedule is not required for the building.

Attachments

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

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


Signature


Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 7/10/13

Addenda to Application

Application

Paterson Homes Ltd PO Box 493 Paraparaumu	No.	130603
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Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages
Intended Life	Build a one storey home lined with ply and brick and tile roof.
Intended Use	Indefinite, but not less than 50 years
Estimated Value	Residential Dwelling
Location	\$300,000
Legal Description	12 Simpson Crescent, Raumati Beach
Valuation No.	LOT 46 DP 401543 C/T 404318
	1528142190

Builder: Glen Paterson - Paterson Homes Ltd PO Box 493,
Paraparaumu : 0274 358828

Designer: Plan Workz PO Box 227, Paraparaumu : 902 9095

Drainlayer: same as plumber

Plumber: Upfront Plumbing Reg 17059 495 SH1, Otaki : 0274 876708

Contractor: ISP Consulting Engineers Ltd : 902 5750

General Requirements

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

1. Foundations
2. Pre-slab
3. Pre-slab
4. Drainage
5. Pre Wrap
6. Pre Clad
7. Weathertightness
8. Preline
9. Preline
10. Wet Area - pre Application
11. Wet Area - post application
12. Postline
13. Brick Veneer
14. Final Inspection

b) To arrange for any of the above required inspections by Building Control Team, please contact the Call Centre on (04) 296 4700 between the hours of 8am and 5pm.

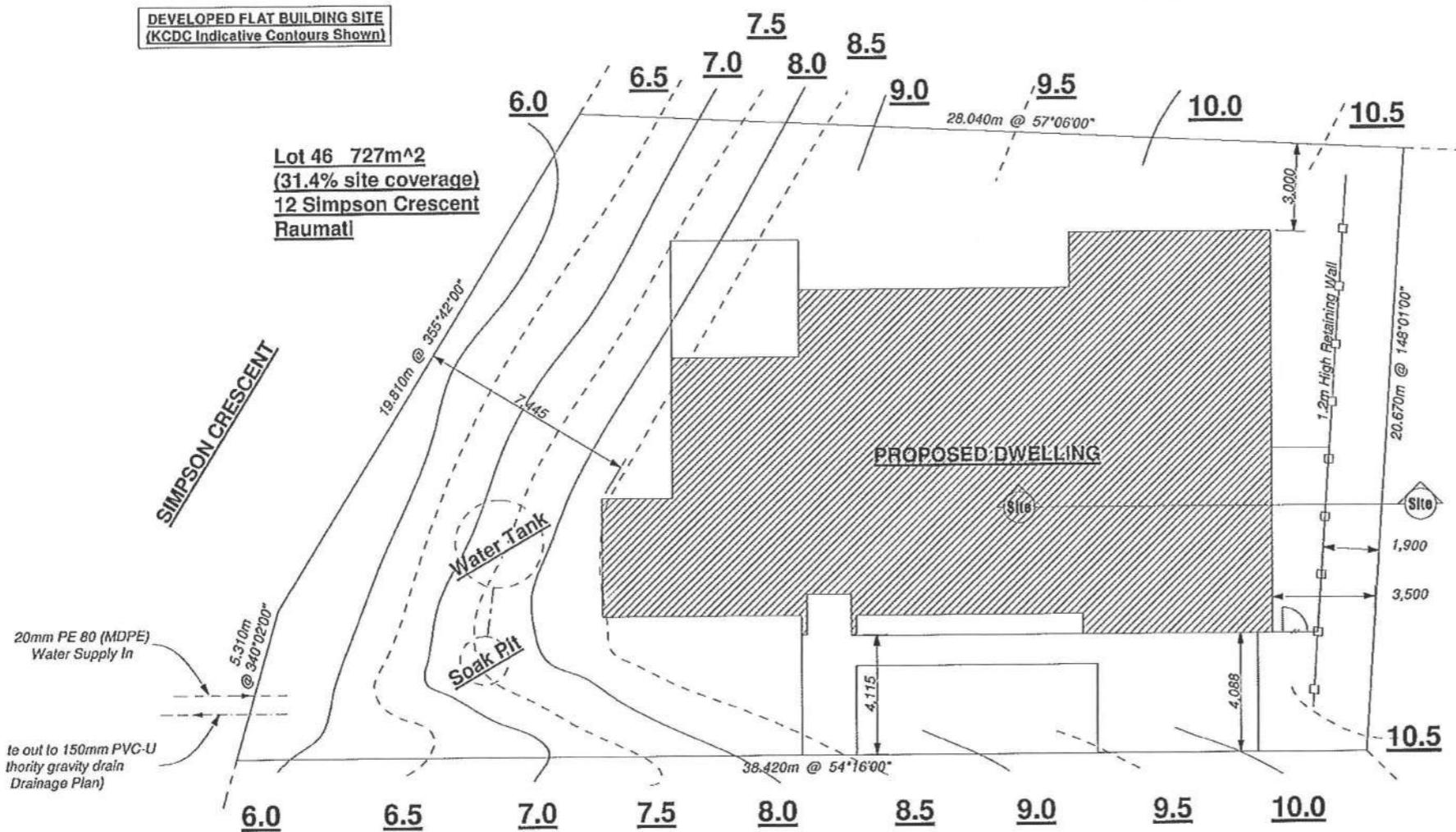
1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. The inspection of all specific 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. Note and comply with endorsements on approved plans.
5. Concealed soil and TV pipes and gas flues are only permitted built into ducts or minimum 150mm framed walls or with the Phillips top plate connecting bracket.
6. Both hot and cold water pipes are to be tested to 1500 KPA pressure.
7. Owner/builder is to ensure that the proposed foundation height will allow a satisfactory drainage connection to the sewer main.
8. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.
9. Contractor to leave site clear of all demolition materials and in a tidy state.
10. 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.
11. All work to be in accordance with RM 060081 & Sec 221 Consent Notice.

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

**OWNER/BUILDER/
AUTHORISED PERSON**

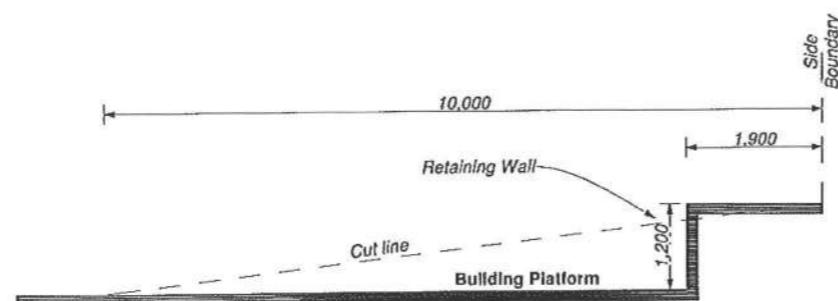
Date:

DEVELOPED FLAT BUILDING SITE
(KCDC Indicative Contours Shown)



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

SITE PLAN - Scale 1:200
Sheet 2

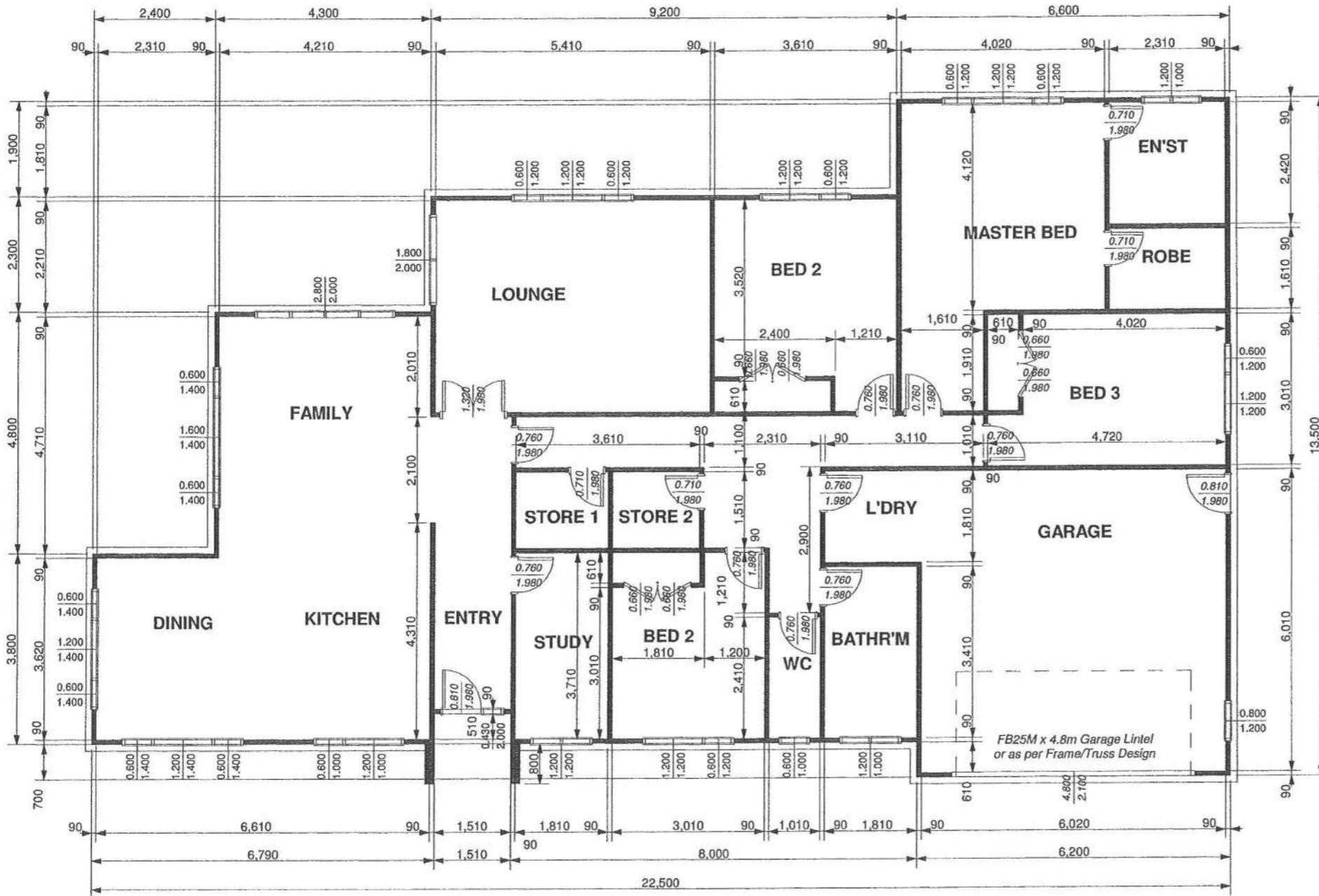


SITE SECTION - Scale 1:100
Sheet 2

Proposed New Building for: Lot 46 Simpson Cres
RAUMATI
Design Plans Ltd - 1/4 The Plan Workz
340 Rosetta Road, Raumati Beach
T: 022 9085 M: 021 672 182
All Original Drawings Printed
On 100% Recycled Paper

Prepared by: **PlanWorkz**
Drawn: S. Neale
Date: 20-02-13
Job Number: PA 046
Issue:

These plans have been prepared with all reasonable care taken to ensure dimensions and specifications are correct, and in the assumption they will be further checked on site and verified by the building manager who will have a sound knowledge of the NZBC and NZS 3604. If any discrepancy in the drawings is found it is to be immediately reported to the Drawer (Design Plans Ltd trading as The Plan Workz) before any building or related work commences. Any works carried out by any contractor, sub contractor or authorised agent of the drawer or builder, shall comply with the requirements of the local authority. Any works undertaken without the informed or detailed agreement of the drawer or the Plan Workz shall be at the risk of the contractor, sub contractor or authorised agent.



All Framing by Approved Frame/Truss Manufacturer or not less than: (to be confirmed by cladding choice)

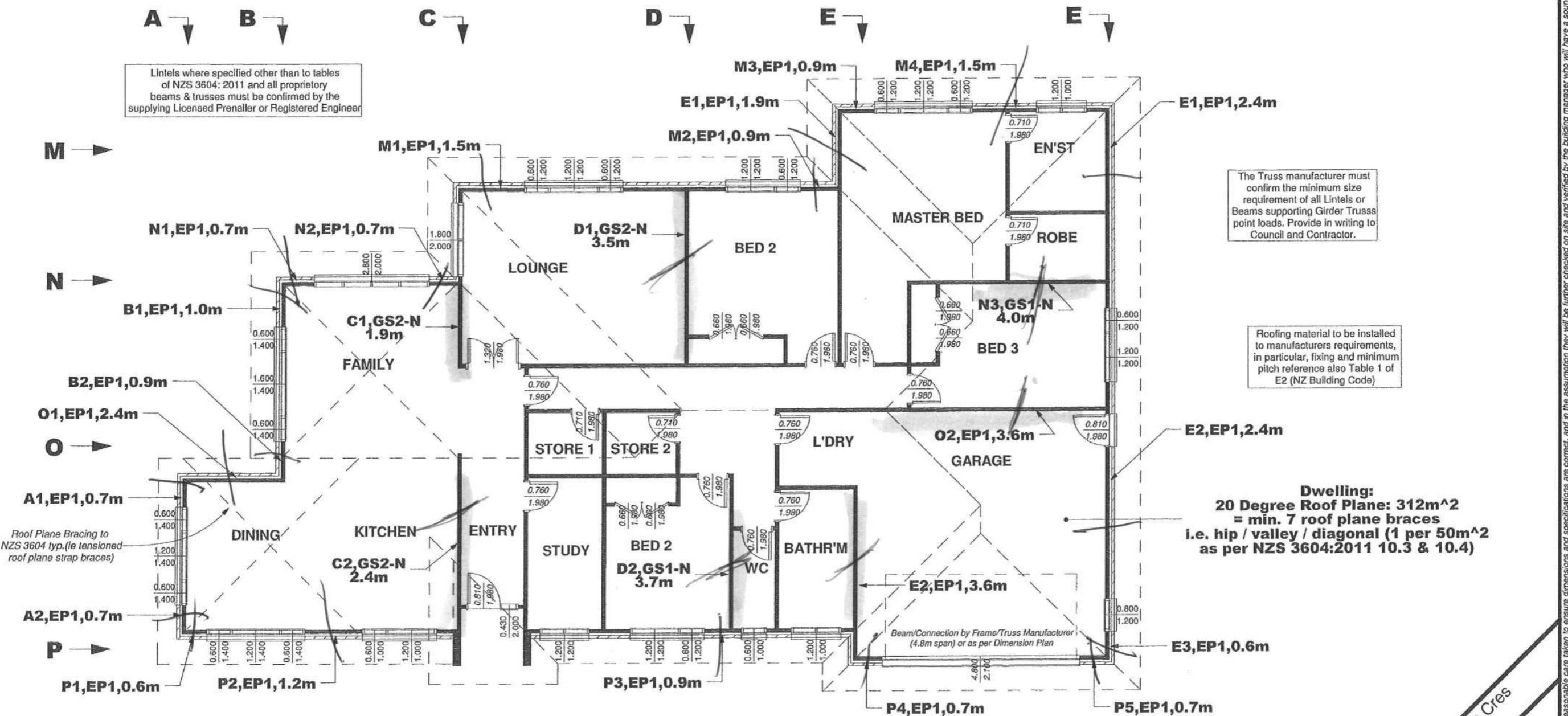
VERY HIGH WIND FRAMING KEY	
Loadbearing Framing (SG 8): - (Table 8.4 NZS 3604:2011)	
Single or Upper Level of Two	
Up to 2.4m Stud	= 90 x 45mm Frame Studs @ 400mm centres max.
Up to 2.7m Stud	= 90 x 45mm Frame Studs @ 300mm centres max.
Internal Framing (SG 8): - (Table 8.4 NZS 3604:2011)	
Single or Upper Level of Two	
Up to 2.4m Stud	= 90 x 45mm Frame Studs @ 400mm centres max.
Up to 2.7m Stud	= 90 x 45mm Frame Studs @ 400mm centres max.

Dwangs: Min 45 x 45mm at not less than 1350mm centres
Note: Dwangs supporting linings or claddings to be flush with face of studs
Dwangs maybe staggered either side of a horizontal straight line by a centre to centre distance not exceeding 300mm
All as per Section 8 - NZS 3604:2011

These plans have been prepared with all reasonable care taken to ensure dimensions and specifications are correct, and in the assumption they will be further checked on site and verified by the building manager who will have a sound knowledge of the building or any building or related work commences. The Drawer accepts no responsibility for costs resulting from discrepancies in any plans produced which are not reported to the Drawer before any building or related work commences. Any works carried out by any contractor, sub-contractor or authorised agent of the owner or builder, shall comply with the requirements of the local authority. Any works undertaken outside these requirements without the approval of designer, engineer & local authority herein identifies the Drawer or agent against any claim or claims in respect to the said works.

0000
Proposed New Building for: RAUMATI
RAUMATI
Lot 46 Simpson Cres
Prepared by: The PlanWorkz
Drawn: S. Neale
Date: 13-08-13
Issue: A
Job Number PA 046
02-09-13

Proposed New Building for: Lot 46 Simpson Cres RAUMATI		Prepared by: 	Drawn: S. Neale Date: 13-08-13	Issue: A 02-09-13
		Design Plans Ltd - Va Tha Plan Workz PO Box 227, Paraparaumu T: 092 9995 M: 021 672 182 All Original Drawings Printed On 100% Recycled Paper		
			Job Number PA 046	

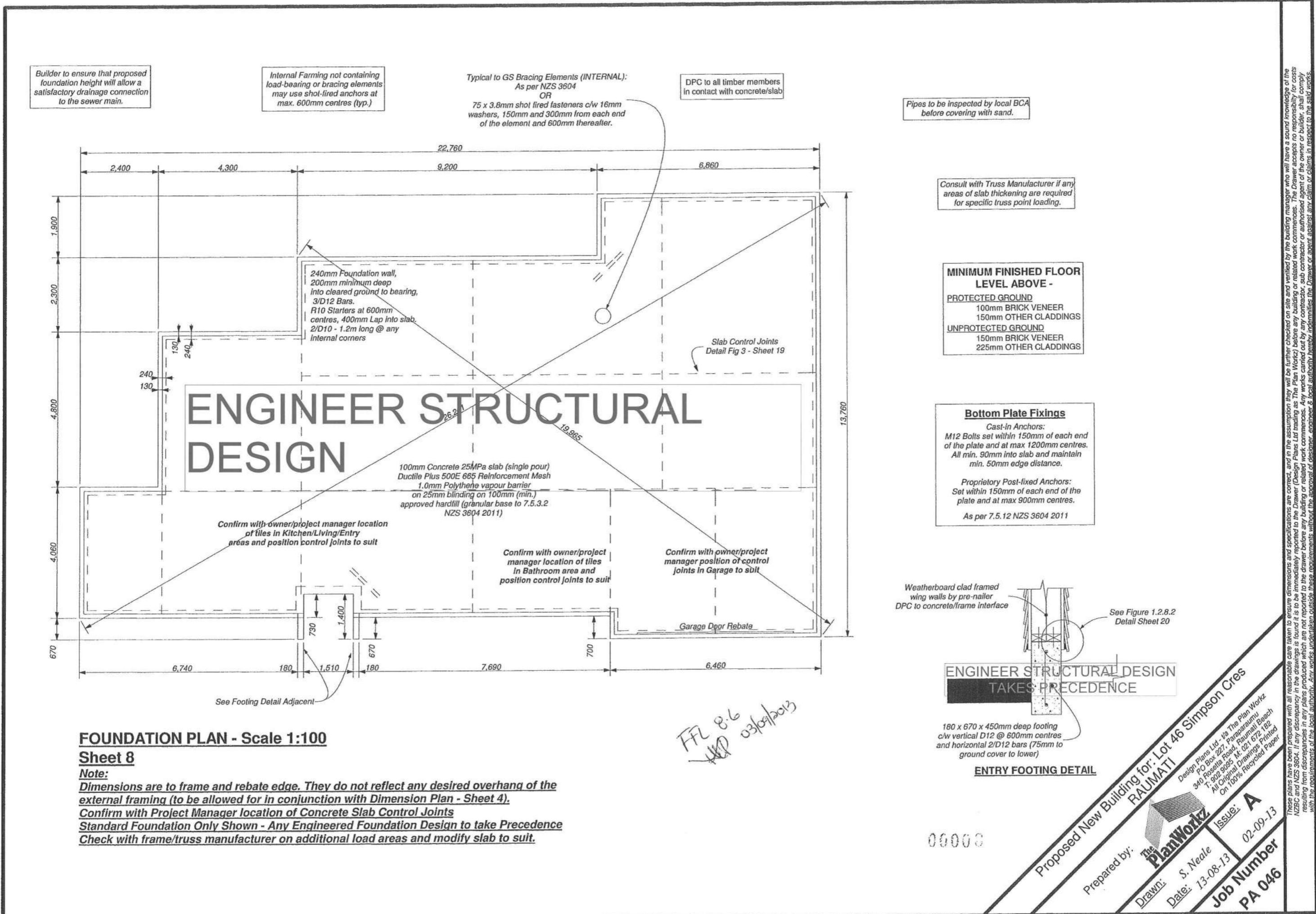


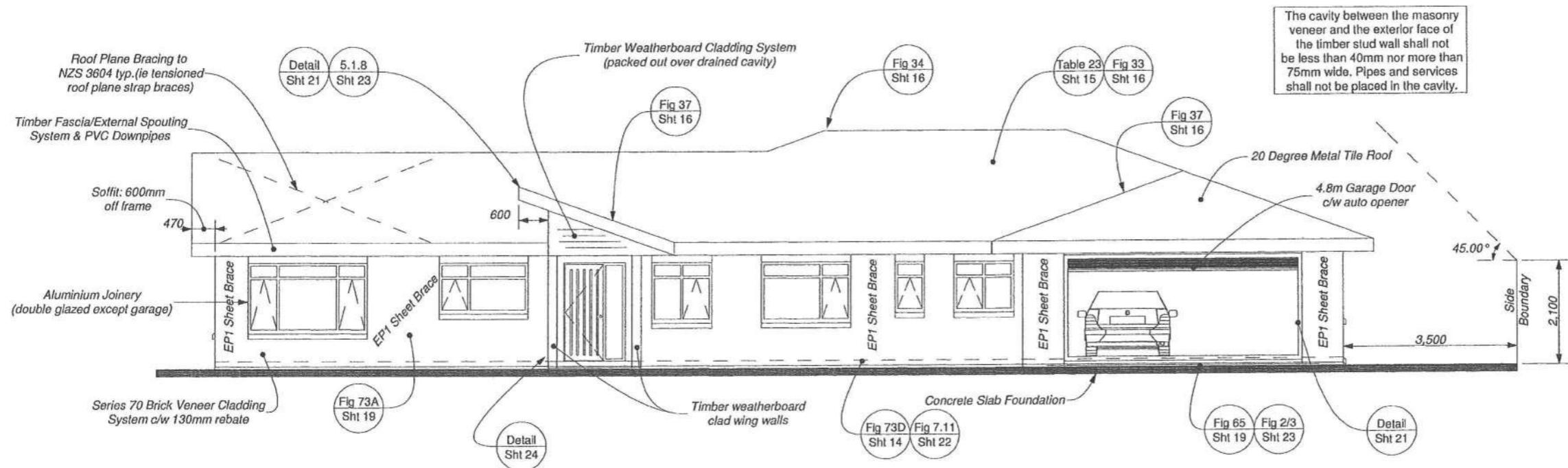
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Proposed New Building for: Lot 46 Simpson Cres
 RAUMATI
 Design Plans Ltd - Via The Plan Workz
 PO Box 227, Paraparaumu
 T: 092 9995 M: 021 672 162
 All Original Drawings Printed
 On 100% Recycled Paper

These plans have been prepared with all reasonable care taken to ensure dimensions and specifications are correct, and in the assumption they will be further checked on site and verified by the building manager who will have a sound knowledge of the NZBC and NZS 3604. If any discrepancy in the drawings is found it is to be immediately reported to the Drawer (Design Plans Ltd trading as The Plan Workz) before any building or related work commences. The Drawer accepts no responsibility for costs resulting from discrepancies in any plans produced which are not reported to the drawer before any building or related work commences. Any works carried out by any contractor, sub-contractor or authorised agent of the owner or builder, shall comply with the requirements of the local authority. Any works undertaken outside these requirements without the approval of designer, engineer & local authority thereby indemnifies the Drawer or agent against any claims in respect to the plans.

Prepared by: **The PlanWorkz**
 Drawn: S. Neale
 Date: 13-08-13
 Job Number PA 046
 Issue: A
 02-09-13





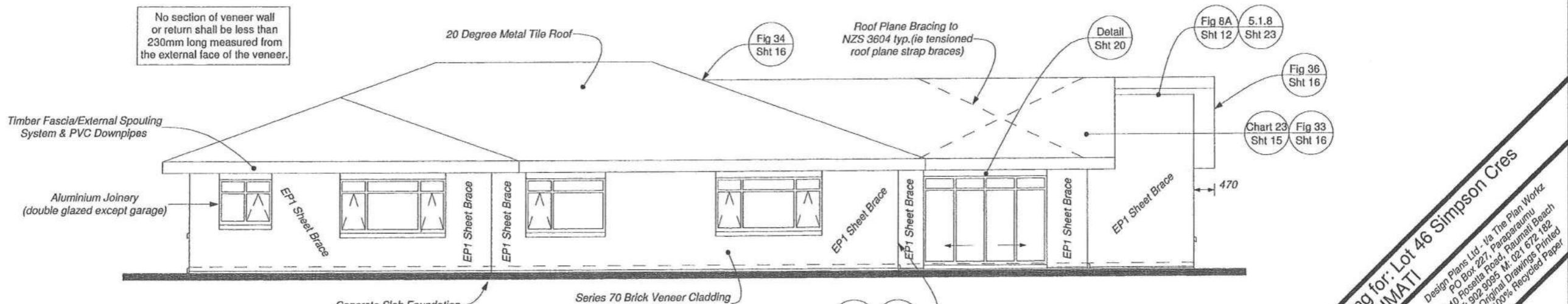
FRONT ELEVATION - Scale 1:100

*Joinery styles indicative only.
Allow for opening sizes as shown.
Exact style to be confirmed by Owner/Project manager.*

Additional Details

4.1.19.1 Sht 18 4.1.19.2 Sht 18 = Meter Box Penetration

4.1.19.3
Sht 18 5.3.34
Sht 12 = Pipe Penetration

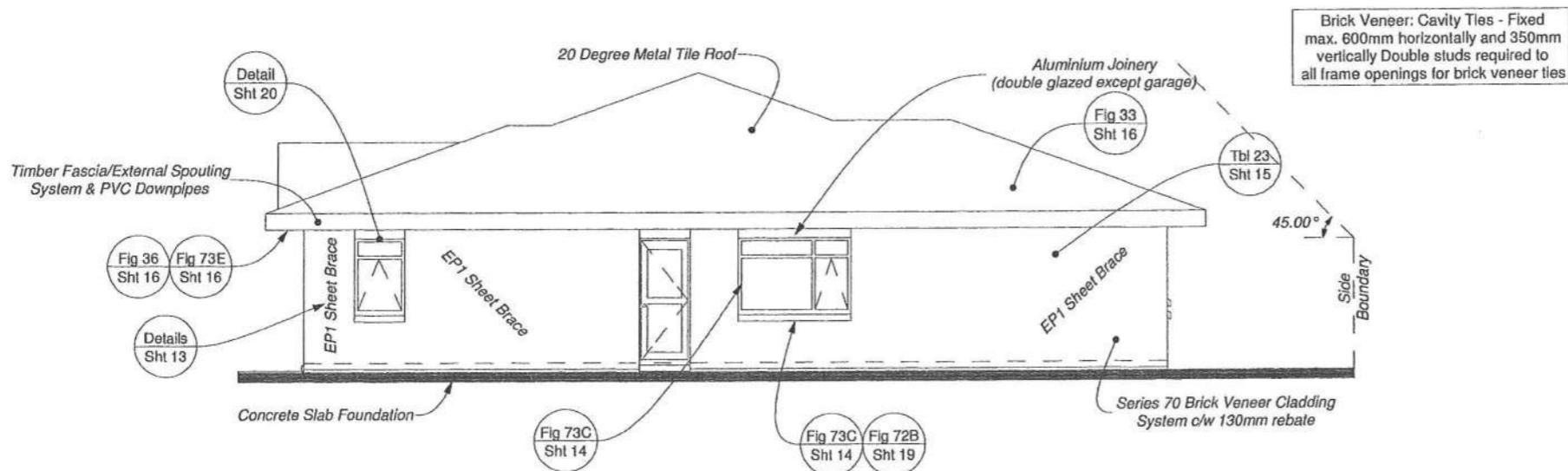


REAR ELEVATION - Scale 1:100
Sheet 9

00005

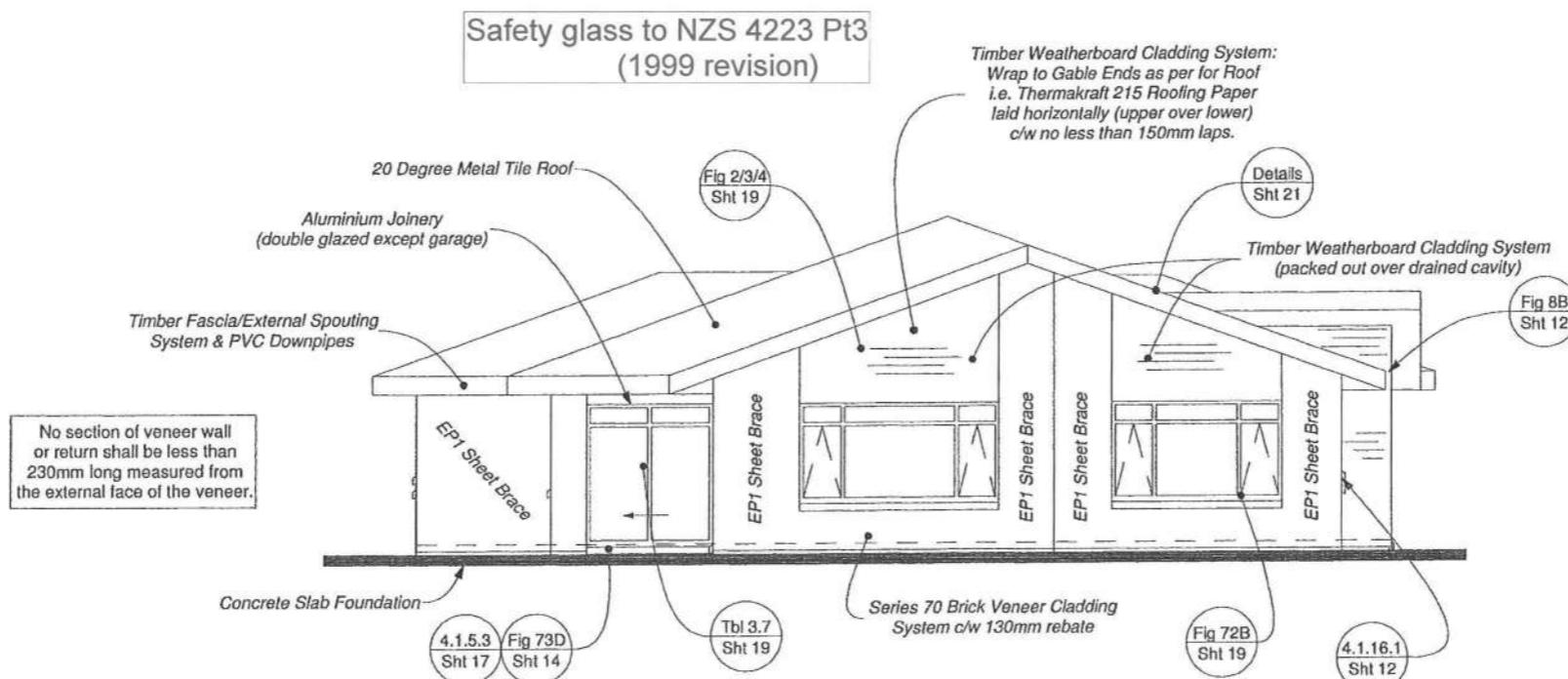
Proposed New Building for: Lot 46 Simpson Cres	
RAUMATI	
Design Plans Ltd - Va The Plan Workz	
PO Box 227, Paraparaumu	
1, 902 9059, M: 021 672 182	
All Original Drawings Printed	
On 100% Recycled Paper	
 The PlanWorkz	
Prepared by:	Issue: A
Drawn:	02-09-13
Drawn:	S. Neale
Drawn:	13-08-13
Job Number	
PA 046	

These plans have been prepared with all reasonable care taken to ensure dimensions and specifications are correct, and in the assumption they will be further checked on site and verified by the building manager who will have a sound knowledge of the NZBC and NZS 3604. If any discrepancies in the drawings is found it is to be immediately reported to the drawer before any building or related works commences. Any works carried out by any contractor, sub contractor or authorised agent of the owner or builder, shall comply with the requirements of the local authority. Any works undertaken outside these requirements without the approval of designer, engineer & local authority hereby indemnifies the Drawer, or agent or claim or claims in respect to the said works.



SIDE1 ELEVATION - Scale 1:100
Sheet 10

*Joinery styles Indicative only.
Allow for opening sizes as shown.
Exact style to be confirmed by Owner/Project manager*



SIDE2 ELEVATION - Scale 1:100
Sheet 10

*Joinery styles Indicative only.
Allow for opening sizes as shown.
Exact style to be confirmed by Owner/Project manager.*

Proposed New Building for: Lot 46 Simpson Cres RAUMATI		Design Plans Ltd - Via The Plan Workz PO Box 227, Paraparaumu 340 Rosetta Road, Raumati Beach T: 902 9995 M: 021 672 182 All Original Drawings Printed On 100% Recycled Paper	
Prepared by:		 Issue: A Drawn: S. Neale Date: 13-08-13 Job Number: PA 046	
		00010	

These plans have been prepared with all reasonable care taken to ensure dimensions and specifications are correct, and in the assumption they will be further checked on site and verified by the building manager who will have a sound knowledge of the building. It is to be immediately reported to the Drawer (Design Plans Ltd trading as The Plan Works) before any building or related work commences. Any works carried out by any contractor, sub-contractor or authorised agent of the owner or builder shall comply with the requirements of the local authority. Any works undertaken outside these requirements without the approval of designer, engineer & local authority hereby indemnifies the Drawer or agent against any claim or claims in respect to the said works.

ROOF TRUSS CONNECTION (to internal walls:)

- The bottom chord of any truss that crosses a non-loadbearing internal wall containing any wall bracing elements shall be connected to the top plate of the wall either directly, or by a ceiling batten running parallel to the plate, and fixed to both the plate and the bottom chord.
- Install all ceiling framing and roof cladding before connecting trusses.
- Do not connect or support bottom chord at points other than those designated by the truss manufacturer.

ROOF TRUSSES

Roof trusses shall be specifically designed in accordance with NZS 3603.
Max. span between load points - 12m
Max. eaves overhang - 750mm
Max. truss spacings - 1200mm (light roof) & 900mm (heavy roof)

VERY HIGH WIND ZONE**ROOF TRUSS CONNECTION (to external walls:)**

The fixing for a roof truss at its support shall be given by the truss design BUT not less than -
Up to 8.0m span between load points:
- 2/100 x 3.75 skewed nails + 3 wire dogs (or 6.7kN alt fixing)
8.0m - 11m span between load points:
- 2/100 x 3.75 skewed nails + 4 wire dogs (or 8.7kN alt fixing)
11m - 12m span between load points:
- 2/100 x 3.75 skewed nails + U strap of 27mm x 1.2mm and 10/30 x 3.15 nails at each end (or 16kN alt fixing)

50 x 40mm SG8 Battens:
max spacing 370mm / max span 900mm
Fixings: 2/90 x 3.15 gun nails or 0.8 kN alt fixings
- as per Table 10.12 NZS 3604: 2011

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

Metal Tile Roofing and Battens
Thermakraft 215 Roofing Paper c/w no less than 150mm laps.
Proprietary trusses @ 900mm centres
(See Truss / Frame Manufacturers Design attached)

R3.2 ceiling insulation

Ex 75 x 40mm ceiling battens GIB board lining -
(10mm @ 450mm centres, 13mm @ 600mm centres)
Roof plane bracing - See Sheet 7 & Elevations
20 DEGREE PITCH.

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

Wrap to Gable Ends as per for Roof i.e. Thermakraft 215 Roofing Paper laid horizontally (upper over lower) c/w no less than 150mm laps.

Joinery styles Indicative only
Allow for opening sizes as shown
Exact style to be confirmed by owner/project manager

Beams and Lintels by Frame/Truss manufacturer
Concealed fascia (Klass) external rainwater system & PVC downpipes - Hardiflex soffits and P.V.C. joiners.
Series 70 Brick Veneer (c/w 130mm offset) main & timber weatherboard feature cladding to N.Z.S. 3604 11.7 & manufacturers installation & warranty requirements.
Tekton building wrap to all external wall framing installed and secured as per manufacturers instruction and BRANZ appraisal 548.
Protect edge of slab with subfloor polythene.
Ex 75 x 40mm ceiling battens GIB board lining - (10mm @ 450mm centres, 13mm @ 600mm centres).
10mm GIB to 90 x 45mm H1.2 framing to N.Z.S. 3604.
Min. R2.4 insulation to all external framing.

MINIMUM FINISHED FLOOR LEVEL ABOVE -
PROTECTED GROUND
100mm BRICK VENEER
150mm OTHER CLADDINGS
UNPROTECTED GROUND
150mm BRICK VENEER
225mm OTHER CLADDINGS

ENGINEER STRUCTURAL DESIGN
STANDARDS CONCERNING
240mm Foundation wall - 200mm minimum deep
into located ground to bearing, 80/12 Bars
R10 Starters at 600mm centres 400mm lap into slab.
2/D10 - 1.2m long @ any internal corners

100mm Concrete 25MPa slab (single pour)
Bastille Plus 500E 005 Reinforcement Mesh
1.0mm Polythene vapour barrier
on 25mm bedding @ 100mm min
approved hardfill (granular base to 7.5.3.2
NZS 3604 2011)

Bottom Plate Fixings
See Foundation Plan Sheet 8

Double studs required to all openings for brick veneer ties

SECTION AA - Scale 1:50**Sheet 11**

To be read in conjunction with all other Sections/Details

All work to comply with the NZBC and NZS 3604.

All truss loads to exterior frames.

Truss manufacturer to notify builder of any additional load bearing walls and modify foundation to suit.

Builder to verify & check all dimensions & levels on site. All construction to comply with NZS 3604: 2011, NZBC, Local authority bylaws & engineer. Builder to verify all beams, joists, studs, rafter & other structural members on site to confirm full compliance.

0001

Proposed New Building for: Lot 46 Simpson Cres
RAUMATI
Design Plans Ltd - Va The Plan Works
340 Rosetta Road, Raumati Beach
T: 092 9995 M: 021 672 182
A1 Original Drawings 1:100 Recycled Paper
Prepared by: The Plan Works
Drawn: S. Neale
Date: 13-08-13
Job Number PA 046
Issue: A
02-09-13

These plans have been prepared with all reasonable care taken to ensure dimensions and specifications are correct, and in the assumption they will be further checked on site and verified by the building manager who will have a sound knowledge of the building or related work commences. The Drawer accepts no responsibility for costs resulting from discrepancies in any plans produced which are not reported to the Drawer before any building or related work commences. Any works carried out by any contractor, sub-contractor or authorised agent of the owner or builder shall comply with the requirements of the local authority. Any works undertaken outside these requirements without the approval of the owner, engineer & local authority, shall be at the expense of the Drawer.

Single sided structural plywood brace

EP1	0.6 m	7mm Ecopoly®, Ecopoly Banter or Shadowclad® one side	125	130

Wall framing must comply with:

- NZBC B1 - Structure: AS1 Clause 3 Timber (NZS3604:2011)
- NZBC B2 - Durability: AS1 Clause 3.2 Timber (NZS3602)

Framing dimensions and height are as determined by the NZS3604 stud and top plate tables for load bearing and non load bearing walls. Kiln dried verified structural grade timber must be used. Machine stress graded timber, such as Laserframe®, is recommended.

Use GIB HandBra® hold-down connections at each end of the bracing element. Refer to manufacturer installation instructions supplied with the connectors for correct installation instructions and bolt types to be used for either concrete or timber floors. Within the length of the bracing element, bottom plates are fixed in accordance with the requirements of NZS 3604.

One layer of 7mm Ecopoly plywood, Ecopoly Banter or Shadowclad exterior wall cladding fixed directly to framing or over cavity battens. If part sheets are used, ensure nailing at required centres is carried out around the perimeter of each sheet or part sheet. A 2-3mm expansion gap should be left between sheets.

Fasteners

Fasten with 60 x 2.8 mm galvanised or stainless steel flat head nails for direct fix, or 60 x 2.8 mm over cavity battens. Place fasteners no less than 7 mm from sheet edges.

Fasteners for H3.2 CCA treated Ecopoly

Where fasteners are in contact with H3.2 CCA treated timber or plywood, fasteners shall be a minimum of hot dip galvanised.

In certain circumstances stainless steel fasteners may be required. Refer to table 8 of the Ecopoly Specification and Installation Guide for these circumstances and further fastener selection advice.

Stainless steel fasteners must be annular grooved

Fastening Centres

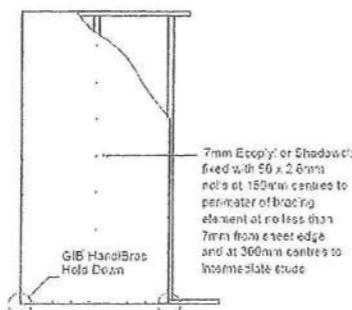
Fasteners are placed at 150 mm centres around the perimeter of each sheet and 300 mm centres to intermediate studs.

Where more than one sheet forms the bracing element each sheet must be nailed off independently.

Fastering to Cavity Battens

The brace element may be fixed over cavity battens.

The cavity battens must be a minimum of 40 x 20 mm nailed in staggered formation at 150 mm centres to studs around the perimeter of the brace element, and nailed to the intermediate studs within the element at 300 mm centres. A minimum of 50mmx2.8mm flat head galvanised or annular grooved stainless steel nails must be used.



Ecopoly® Bracing Systems are designed to meet the requirements of the New Zealand Building Code and have been tested and analysed using the P21 method referenced in NZS3604:2011 listed as an acceptable solution B1/AS1 Structure. Testing was carried out using Ecopoly, Shadowclad and Laserframe SG3 timber framing manufactured by Carter Holt Harvey Limited trading as Carter Holt Harvey Woodproducts New Zealand, and GIB® products manufactured by Winston Wallboards Ltd. Substituting materials may compromise performance of the system. GIB® and GIB HandBra® are registered trade marks of Fletcher Building Holdings Ltd.

0800 746 399
www.chhwoodproducts.co.nz

eco

Carter Holt Harvey® Woodproducts has a range of bracing specifications called the EP bracing series. The EP bracing series simplifies the design and construction of bracing elements using Ecopoly plywood, by itself or in conjunction with GIB® plasterboard.

Full specification material can be found at www.chhwoodproducts.co.nz/ecopoly-bracing

Higher bracing performance per metre than existing elements

Reduced number of element types

Single sided and double sided bracing elements

Special EPGS bracing element design for where cladding comes to soffit line*

High performance bracing element including GIB® Standard plasterboard

A single type of hold-down for all bracing elements

Direct fix or cavity construction

Simplified construction using GIB HandBra®

Single page specifications for each bracing element type

Code compliant with NZS3604:2011

EP1	0.6 m	7mm Ecopoly®, Ecopoly Banter or Shadowclad® one side	125	130
EP2	0.6 m	7mm Ecopoly®, Ecopoly Banter or Shadowclad® each side	140	150
EPG	0.4 m	7mm Ecopoly®, Ecopoly Banter or Shadowclad® one side and 10mm GIB® Standard plasterboard other side	100	115
	1.2 m		150	150
EPGS	0.4 m	7mm Ecopoly®, Ecopoly Banter or Shadowclad® one side* and 10mm GIB® Standard plasterboard other side	100	115
	1.2 m		150	120

* Plywood side of element must be a maximum of 300mm below top plate

Ecopoly® Bracing Systems are designed to meet the requirements of the NZBC and have been tested and analysed using the P21 method referenced in NZS3604:2011 listed as an acceptable solution B1/AS1 Structure. Testing was carried out using Ecopoly, Shadowclad and Laserframe SG3 timber framing manufactured by Carter Holt Harvey Limited trading as Carter Holt Harvey Woodproducts New Zealand, and GIB® products manufactured by Winston Wallboards Ltd. Substituting materials may compromise performance of the system. GIB® and GIB HandBra® are registered trade marks of Fletcher Building Holdings Ltd.

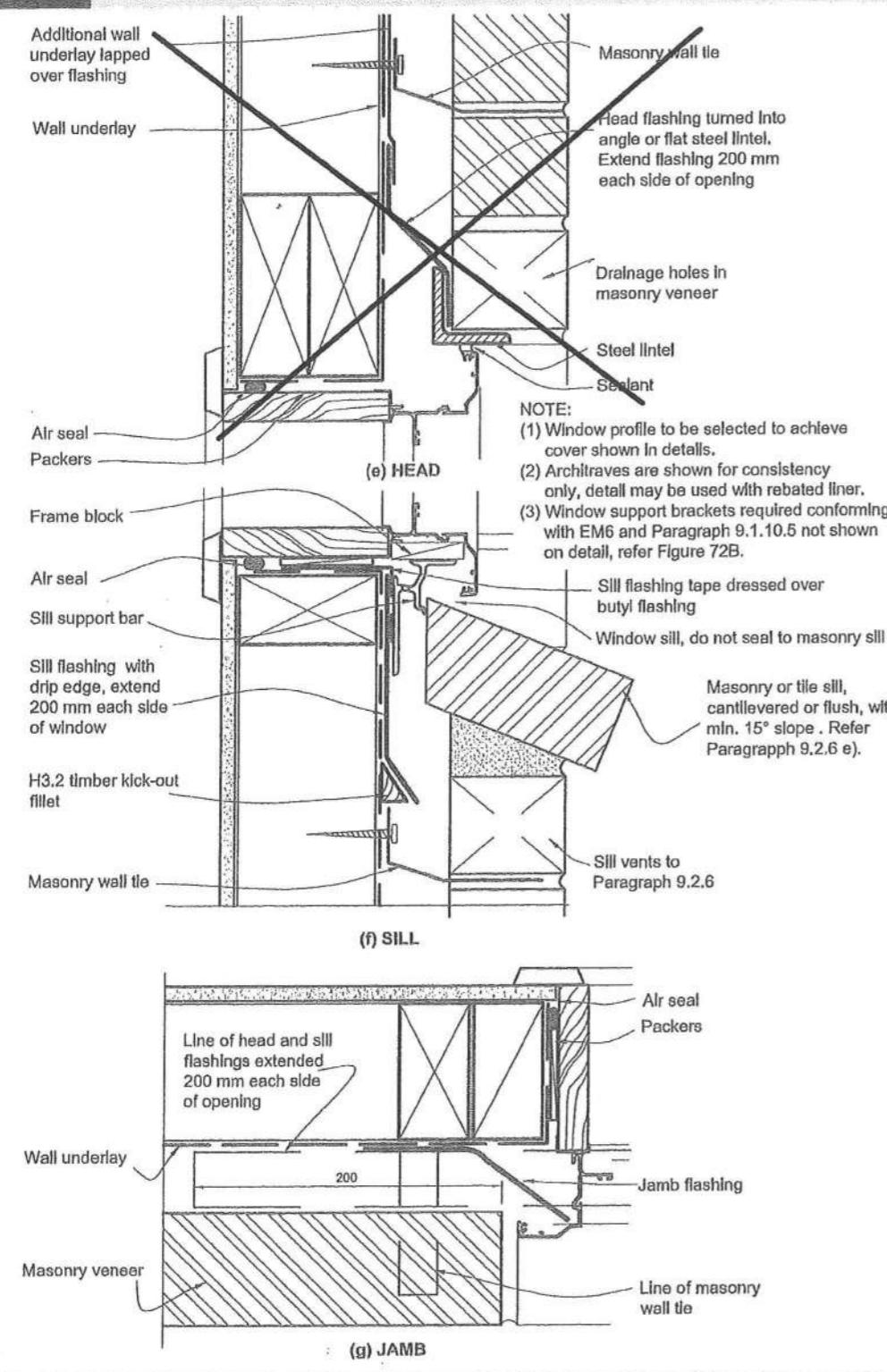
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00013

Proposed New Building for: Lot 46 Simpson Cres
RAUMATI
Prepared by: The PlanWorkz
Drawn: S. Neale
Date: 13-08-13
Job Number PA 046
Issue: A
02-09-13

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Figure 73C: Masonry veneer windows and door details



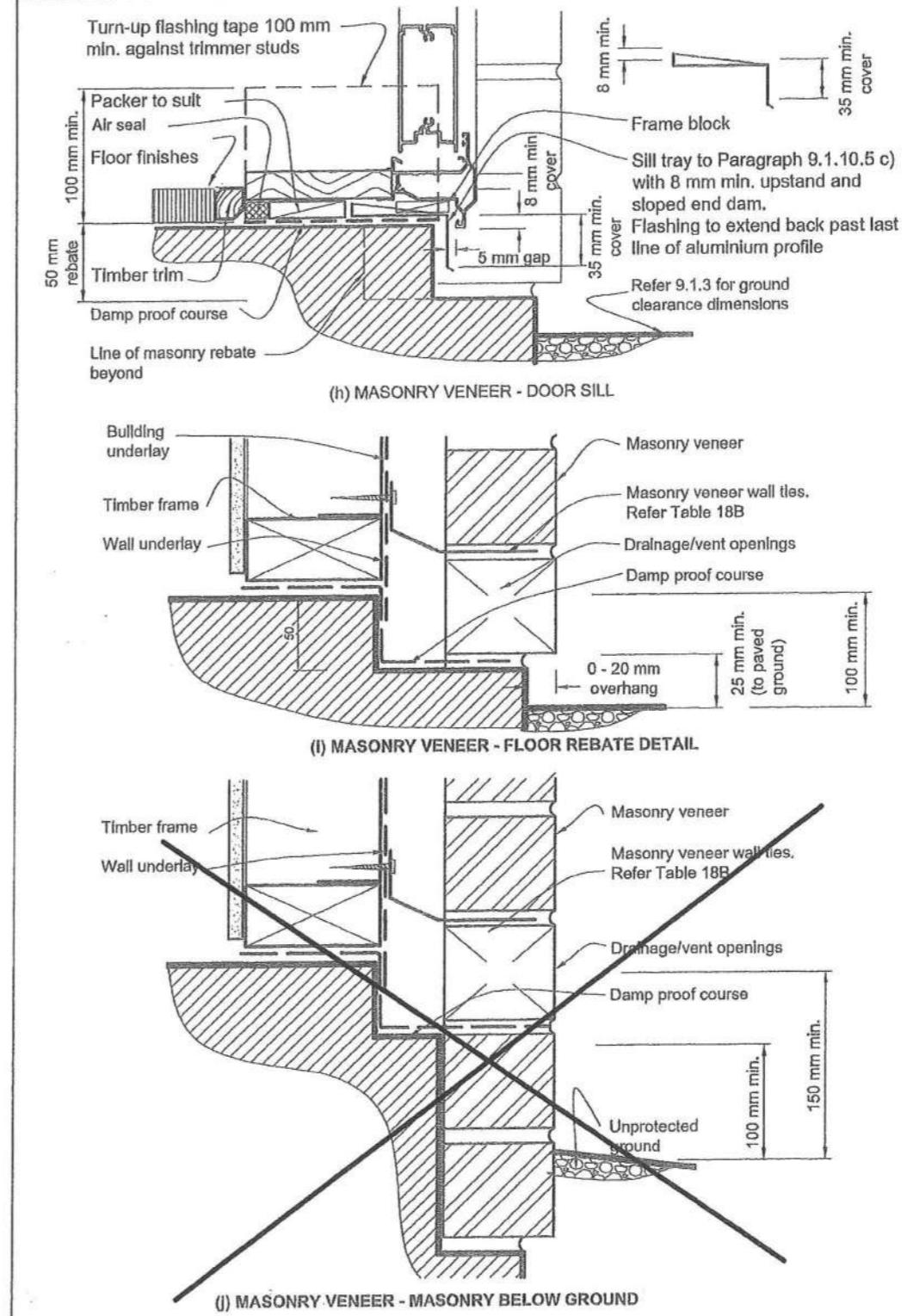
1 August 2011

DEPARTMENT OF BUILDING AND HOUSING

DETAILS - Not to Scale

Sheet 14

Figure 73D: Masonry veneer detail



DEPARTMENT OF BUILDING AND HOUSING

1 August 2011

00014

Proposed New Building for: Lot 46 Simpson Cres
RAUMATI
Prepared by: The PlanWorkz
Drawn: S. Neale
Date: 13-08-13
Job Number PA 046
Issue: A
02-09-13

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18

Table 7: External Flashing - Minimum Requirements

Type	Description	All (1)	Situation 1 (2) minimum mm	Situation 2 (3) minimum mm	Situation 3 (3a) minimum mm	Figure reference (as example)
Aprons: general	Transverse flashing over roofing	130 (4)	200 (4)	200 mm		Figure 7 and Figure 44 (X values)
	Parallel flashing over roofing		Two crests, finish in next trough – refer 4.0.1.1b)			Figures 47, 48 (Y values)
Ridges/ hips	Transverse flashing over roofing		Refer Aprons: general			Figures 43, 45b, 48
	Upper lap under roofing	250 mm min.		Not permitted under E2/AS1		Figure 44
Changes In roof pitches	Transverse flashing over roofing		Refer Aprons: general			
	Barges	Overlap to barge board	50 (8)	70 (8)	90 mm	Figure 47 (2 values)
Cappings	Overlaps to cladding	50 (8)	70 (8)	90 mm	Figure 10 (Z values)	
	Slope to top: parapet and balustrade – metal capping	6° min.			Figures 10, 11, 12, 130	
Roof or Deck to Wall - See membranes above below	Slope to balustrade – flush-finished EIFS and fibre cement(6)	10° min.			Figures 117, 128, 130	
	Overlaps to roofing		Refer Aprons: general			
	Lap under cladding	75 mm min.		90 mm	Figures 7, 28, 30, 35, 37, 44, 48, 50	
	Clearance below cladding	35 mm min.				
	Total upstand	110 mm min.				

1 August 2011

DEPARTMENT OF BUILDING AND HOUSING

Table 18A: Specification of Veneer Weight

Sediment zone	Veneer
Less than 180 kg/m ²	180-220 kg/m ²
(Typically 70-80 mm veneer thickness)	More than 220 kg/m ²
A	EM EH(1) SED(2)
B	EM EM SED(2)
C	EL EM SED(2)
X	SED(2) SED(2) SED(2)

NOTES:

- (1) EM may be used if the supported area does not exceed 0.20 m² eg. 600 x 300 on timber frame: 600 x 400 on a concrete masonry wall.
- (2) Spacing of ties to be determined by specific engineering design (SED).
- (3) Type B and prefix E indicate ties are manufactured to meet seismic testing conditions set out in AS/NZS 2699.
- (4) L (Light), M (medium), H (High) indicate strength capabilities of ties to meet the testing conditions set out in AS/NZS 2699.
- (5) Using higher strength ties does not permit the maximum spacing of ties to be increased.
- (6) Use seismic zone A for Christchurch region comprising Christchurch City, Waimakariri District and Selwyn District.

Table 18B: Minimum Allowable Tie Spacing

Location	Placement of masonry ties
Unsupported panel sides and edges of openings	Within 300 mm of panel side or edge.
Top of veneer panels and top of panels under openings	Within 300 mm or two courses (whichever is the smaller) of top of veneer
Bottom of veneer panel in masonry rebate sealed with liquid applied damp-proof course	Within 300 mm or two courses (whichever is the smaller) from bottom of veneer
Bottom of veneer panel supported on steel angle lintel	
Bottom of veneer panel in masonry rebate with membrane damp-proof course	In each of the first two courses

NOTES:

Ties are to be screw fixed (ie. non-impact method) using screws outlined in Table 24.

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Table 7: continued

Membrane roofs and decks	Lap under cladding above	115 mm.	Figures 18, 62a, c, 64b	
Type	Description	All (1)	Situation 1 (2) minimum mm	
Windows	Window flange clearance for direct fixed claddings and ply or fibre cement on cavities	6 mm	Eg. Figure 81	
Sills	Cover to window/ door jamb flange	10 mm(7) min.	Eg. Figure 81c	
Heads	Cover to window/ door sill flange	8 mm(7) min.	Eg. Figure 81c	
Corners	Head flashing slope 16° min.	60 mm	Eg. Figure 81a	
Inter-storey junctions	Lap under cladding above	35 mm min.	Eg. Figure 79	
	Anti-capillary gap to cladding	5 mm	Eg. Figure 81a	
	Total upstand	40 mm min.	Figure 79	
	Corner flashings (1)	50 mm x 60 mm minimum	75 x 75 mm	
	Junction flashing: slope	15° min.	Figure 70	
	Lap over cladding below (1)	35 mm min.(8)	60 mm	
	Lap under cladding above	35 mm min.	60 mm	
	Clearance under cladding	5 mm min.	Figure 79	
	Total upstand	40 mm min.		

NOTES: (1) Unless otherwise dimensioned in details.

(2) Situation 1: Low, Medium, High wind zones, where roof pitch $\geq 10^\circ$ (X or Z values)

(3) Situation 2: All roof pitches in Very High wind zones,

Very High wind zone where roof pitch $\leq 10^\circ$, (X or Z values)

(3a) Situation 3: For all roof pitches in Extra High wind zone.

(4) Excluding any soft edge or turn-down to roofing.

(5) For buildings other than housing, slope shall be as per F4/AS1.

(6) For direct fixed window/doors, unless shown. Sill flashing must extend past the condensation channel. Ensure sill flashings are not installed with backwards slope.

(7) Excluding drip edge.

(8) Excluding drip edge.

DEPARTMENT OF BUILDING AND HOUSING

1 August 2011

EXTERNAL MOISTURE

Acceptable Solution E2/AS1

Table 23: External Moisture - Acceptable Solutions

Category	Application	Vapour resistance	Absorbency	Water resistance	pH of extract	Shrinkage	Mechanical
Roof (1) Underlay (Bitumen and fire-retardant paper-based products)(2)	All roofs	$\leq 7 \text{ MN}$ s/g ASTM E96 B.					NZS 2295: 2006 section 3
Flexible Wall Underlay (Includes paper and synthetic underlays)	Wall claddings over a cavity(6)	Flexible					NZS 2295: 2006 section 2
Direct fixed non-absorbent claddings(4)	Flexible underlays over rigid underlays – refer Paragraph 9.1.7 (h)	Direct fixed					No minimum Absorbency requirement
Direct fixed non-absorbent claddings(3)	absorbent wall claddings (eg. timber, fibre cement etc)	Direct fixed					NZS 2295: 2006 section 2
Rigid Wall Underlay (plywood(6) and fibre cement sheet)	Well claddings over a cavity(6)	$\leq 7 \text{ MN}$ s/g ASTM E96 B.				$\geq 20 \text{ mm}$	NZS 2295
Direct fixed non-absorbent claddings (6)	Direct fixed absorbent wall claddings (eg. timber, fibre cement etc)	$\leq 7 \text{ MN}$ s/g ASTM E96 B.	$\geq 100 \text{ g/m}^2$ AS/NZS 4201: Part 6	$\geq 20 \text{ mm}$ AS/NZS 4201: part 4		≥ 6.0 and ≤ 9.0	
Air Barrier	Where no internal linings	$\leq 7 \text{ MN}$ s/g ASTM E96 B.	$\geq 100 \text{ g/m}^2$ (7)	$\geq 20 \text{ mm}$ NZS 2295	≥ 6.0 and ≤ 9.0	$\leq 0.5\%$ NZS 2295	Edge tear strength NZS 2295
DPC/DPM	All applications						Air resistance BS 6638: Part 3: $\geq 0.1 \text{ MN s/m}^3$

NOTE:

1) Metal roofs and direct-fixed metal wall claddings require paper-based underlays

2) Excluding synthetic underlays

3) Use paper based underlays where directly behind (in contact with) profiled metal wall cladding

4) Excludes profiled metal wall cladding

5) Plywood to be treated in accordance with NZS 3802

6) Bitumen based products shall not be used in direct contact with LOSP-treated plywood

7) Applies only to air barriers used with non-absorbent claddings.

8)

9)

10)

11)

12)

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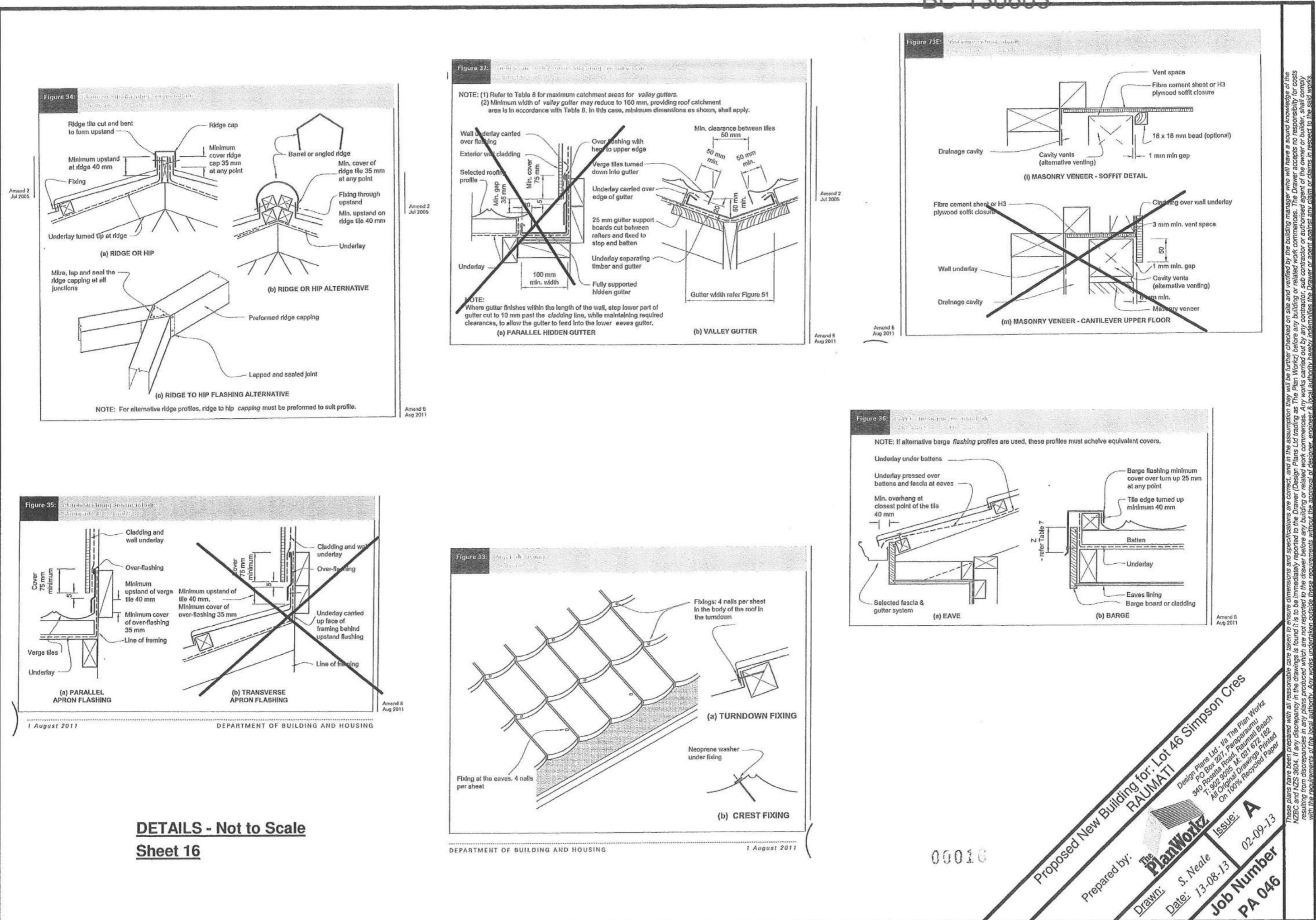
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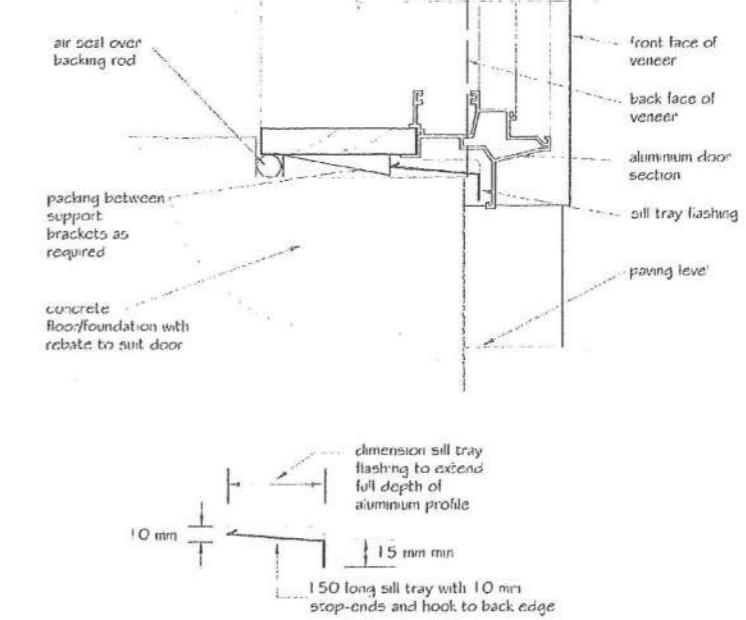
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4.1.15.2

SILL - CONCRETE FLOOR

ALUMINIUM SLIDING DOOR

4.1.15.3



4.1.15.3

HIGH-SPEC
ALUMINIUM SLIDING DOOR
SILL - CONCRETE FLOOR

BRANZ WEATHERTIGHT SOLUTIONS VOLUME 4 - MASONRY 4.1.15.3



4.1.10.2

BRANZ WEATHERTIGHT SOLUTIONS VOLUME 4 - MASONRY 4.1.10.2

BRANZ
HIGH-SPEC
CORNERS
INTERNAL CORNER

4.1.10.1

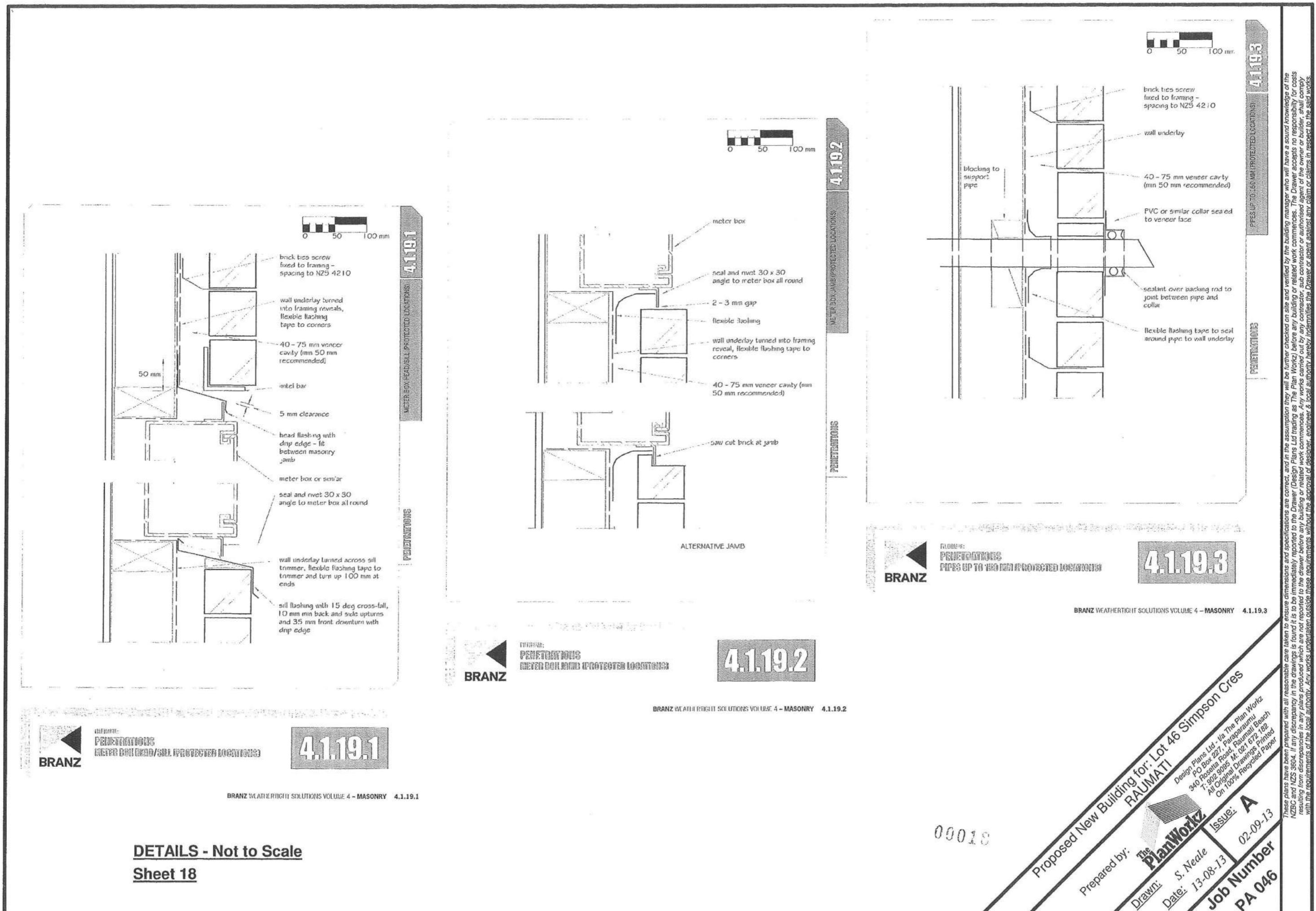
BRANZ WEATHERTIGHT SOLUTIONS VOLUME 4 - MASONRY 4.1.10.1

BRANZ
HIGH-SPEC
CORNERS
INTERNAL CORNER
DETAILS - Not to Scale

Sheet 17

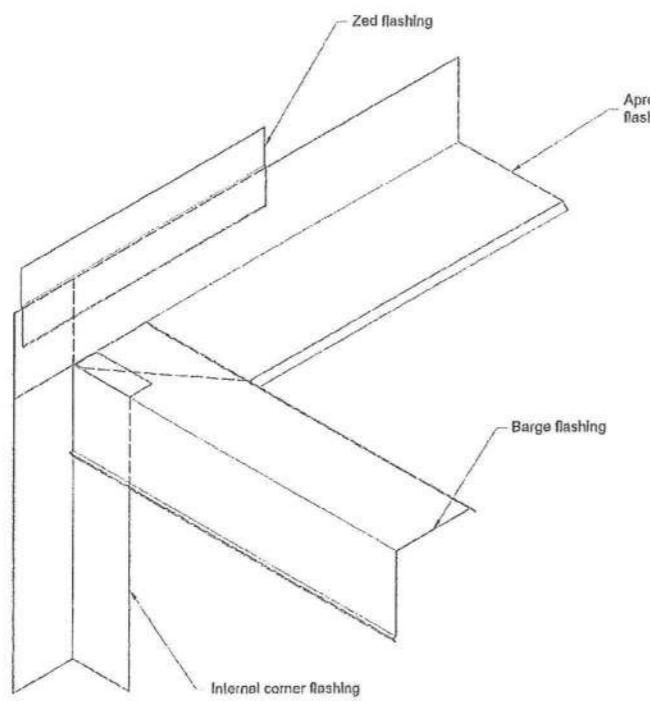
00017
Proposed New Building for: Lot 46 Simpson Cres
RAUMATI
Design Plans Ltd - Va The Plan Works
P.O. Box 227, Paraparaumu Beach
240 Rosette Road, Raumati Beach
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Prepared by: The Plan Works
Drawn: S. Neale
Date: 13-08-13
Issue: A
Job Number: PA 046
02-09-13



General Detail
General

STEEL & TUBE
ROOFING PRODUCTS



Quick Code: DA01

Barge / Wall Junction Detail

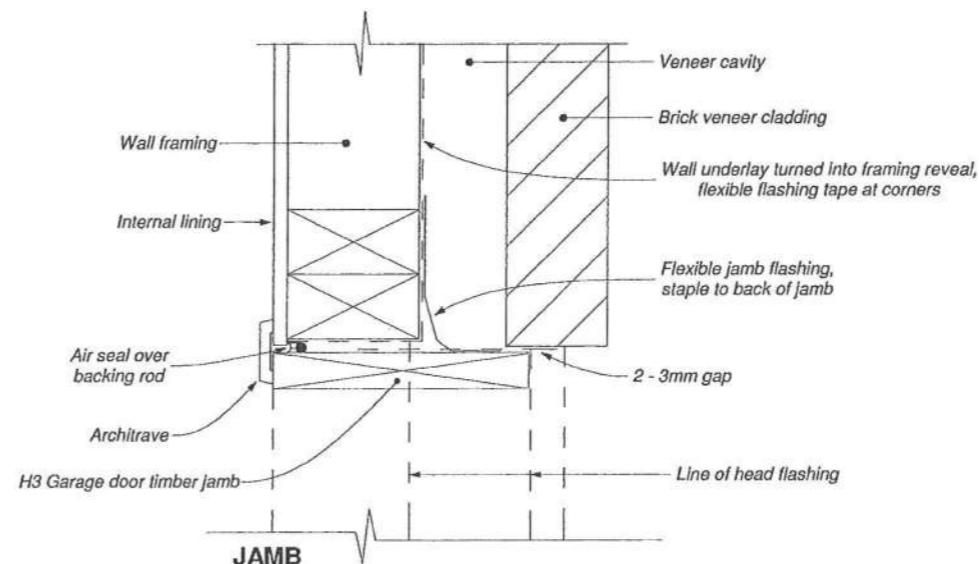
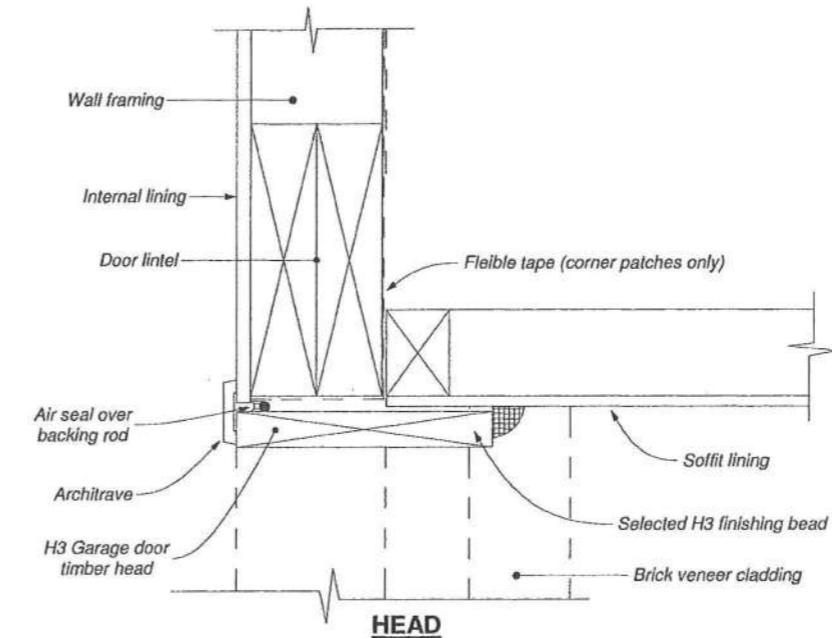
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Legacy file: genr_common-01_barge_val_jcn

All dimensions in millimetres Scale 1:5
genr_general-jcn_barge_val
Version: 1.00
genr_generating
11 November 2008

DETAILS - Not to Scale

Sheet 21



GARAGE DOOR / BRICK VENEER SHEET DETAIL

Not to Scale

00021
Proposed New Building for: Lot 46 Simpson Cres
RAUMATI
Design Plans Ltd - Va The Plan Works
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340 Reseda Road, Raumati Beach
1, 5022 0855 M: 02 672 1822
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Prepared by:
The Plan Works
Issue: A
Drawn: S. Neale
Date: 13-08-13
Job Number: PA 046
02-09-13

Table 13.1 – Ceiling battens (see 13.2.1 and 13.2.2)

Maximum spacing of ceiling battens	Size of ceiling battens for a maximum span (mm) of:		
	600	900	1200
(mm)	(mm x mm)	(mm x mm)	(mm x mm)
400	45 x 19	70 x 35	70 x 35
600	70 x 19	70 x 35	70 x 35

13-3

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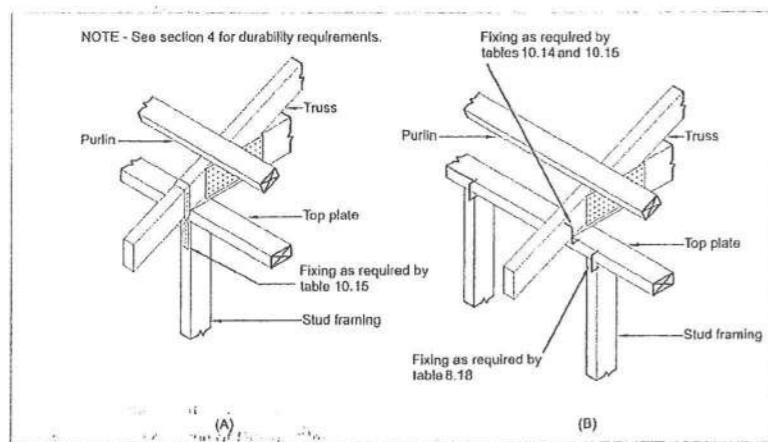


Figure 10.21 – Truss/top plate connections (see 10.2.2.6)

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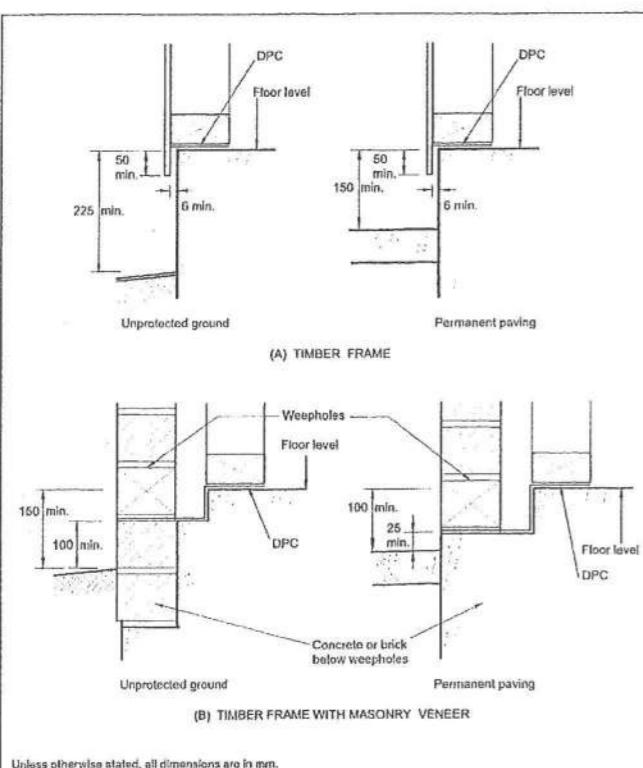


Figure 7.11 – Minimum heights of finished concrete (residential, habitable) slab-on-ground floors above adjoining finished ground level (see 7.5.2.1)

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SECTION 10 – ROOF FRAMING

NZS 3604:2011

Table 10.18 – Nailing schedule for hand-driven and power-driven nails (see 10.5.1)

Joint	Hand-driven nails		Power-driven nails	
	Length (mm) x diameter (mm) and type	Number/Location	Length (mm) x diameter (mm) and type	Number/Location
Roof framing (continued)				
Blocking between rafters, joists or truss chords, 90 mm x 45 mm	100 x 3.75	2 (end nailed)	90 x 3.15	2 (end nailed)
Outrigger to gable top plate (as for equivalent purlins)	See table 10.10 and table 10.11	See table 10.10 and table 10.11	See table 10.10 and table 10.11	See table 10.10 and table 10.11
Outrigger to rafter	100 x 3.75 or 75 x 3.15	2 (end nailed) 4 (skewed)	90 x 3.15	3 (end nailed)
Flying rafter to outrigger	100 x 3.75	2	90 x 3.15	3
Outrigger blocking to top plate	100 x 3.75	4 (skewed)	90 x 3.15	4 (skewed)
Purlin or batten directly to rafter or top chord	See table 10.10 and table 10.11	See table 10.10 and table 10.11	See table 10.10 and table 10.11	See table 10.10 and table 10.11
Roof sarking				
Board sarking to rafters or top chords:	2½ x finished thickness	1	–	–
(a) Boards not exceeding 75 mm wide		2	–	–
(b) Boards exceeding 75 mm wide		–	–	–
Sheet material for sheet sarking to:	30 x 2.5 FH	150 mm centres	–	–
(a) Rafters or top chords at sheet edges		300 mm centres	–	–
(b) Intermediate supports		–	–	–
Purlins or battens through sarking to rafter or top chord	See table 10.15	See table 10.15	See table 10.15	See table 10.15

SECTION 10 – ROOF FRAMING

NZS 3604:2011

Table 10.18 – Nailing schedule for hand-driven and power-driven nails (continued) (see 10.5.1)

Roof framing (continued)				
	Length (mm) x diameter (mm) and type	Number/Location	Length (mm) x diameter (mm) and type	Number/Location
Roof sarking				
Board sarking to rafters or top chords:	2½ x finished thickness	1	–	–
(a) Boards not exceeding 75 mm wide		2	–	–
(b) Boards exceeding 75 mm wide		–	–	–
Sheet material for sheet sarking to:	30 x 2.5 FH	150 mm centres	–	–
(a) Rafters or top chords at sheet edges		300 mm centres	–	–
(b) Intermediate supports		–	–	–
Purlins or battens through sarking to rafter or top chord	See table 10.15	See table 10.15	See table 10.15	See table 10.15

NOTE –

- (1) Nail lengths and diameters are the minimum required.
- (2) Refer to 4.4 for required protective coatings for metal fasteners.
- (3) Proprietary fixings with the required fixing capacity indicated in the tables may be used.

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DETAILS - Not to Scale

Sheet 22

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RAUMATI
Design Plans Ltd - 1a The Plan Workz
P.O. Box 227, Paraparaumu
T: 0423 3095 M: 021 672 182
All Original Drawings Printed
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Prepared by: The PlanWorkz
Drawn: S. Neale
Date: 13-08-13
Job Number: PA 046
Issue: A
02-09-13

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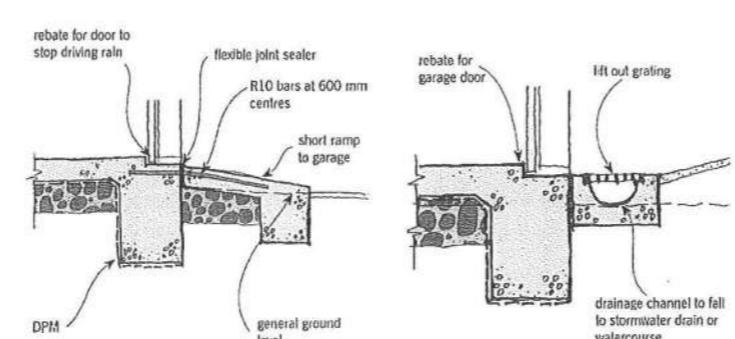
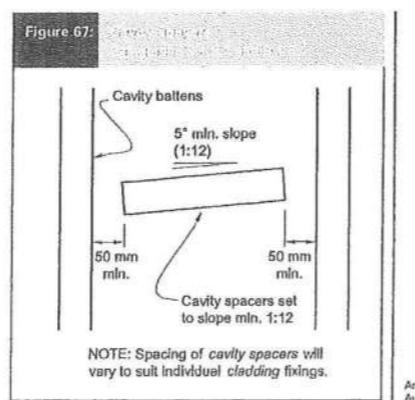
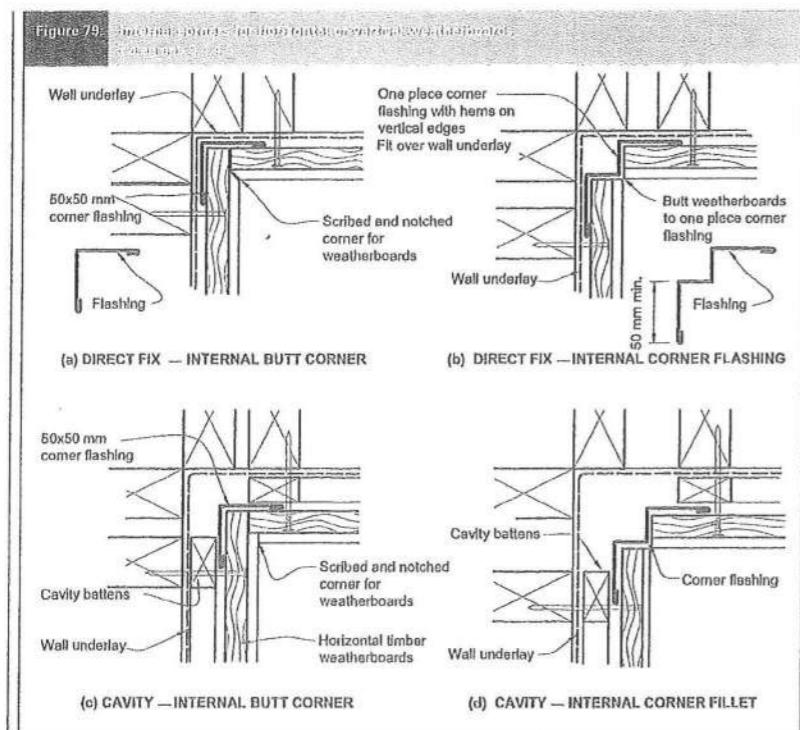
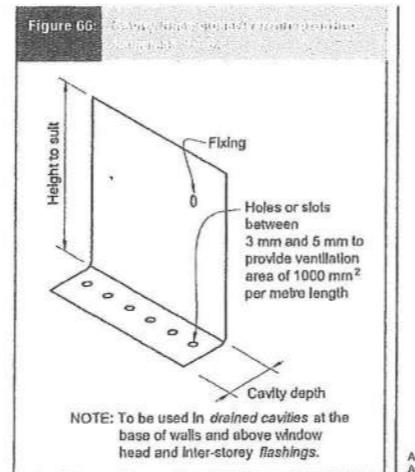
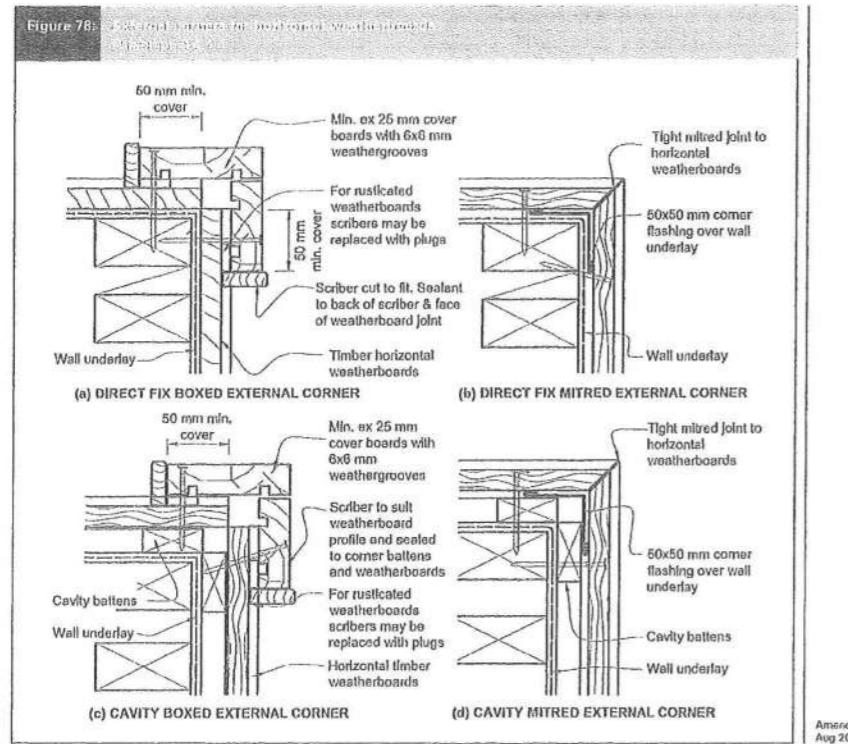
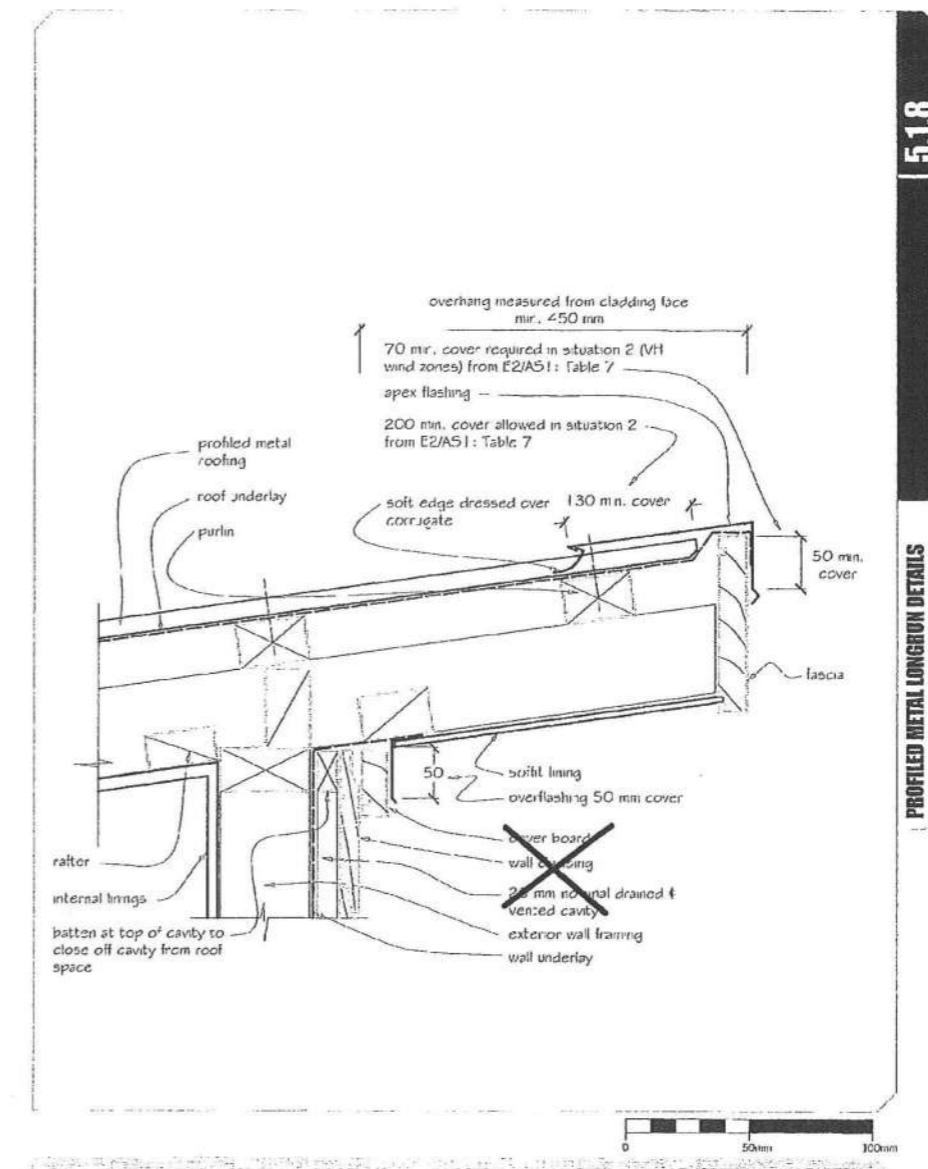


Figure 2. Garage entrance. (Reinforcing in footling not shown)

Figure 3. Garage entrance with step down approach. (Reinforcing not shown)



PROFILED METAL LONGRUN DETAILS
APEX - OVERHANG - TIMBER FASCIA

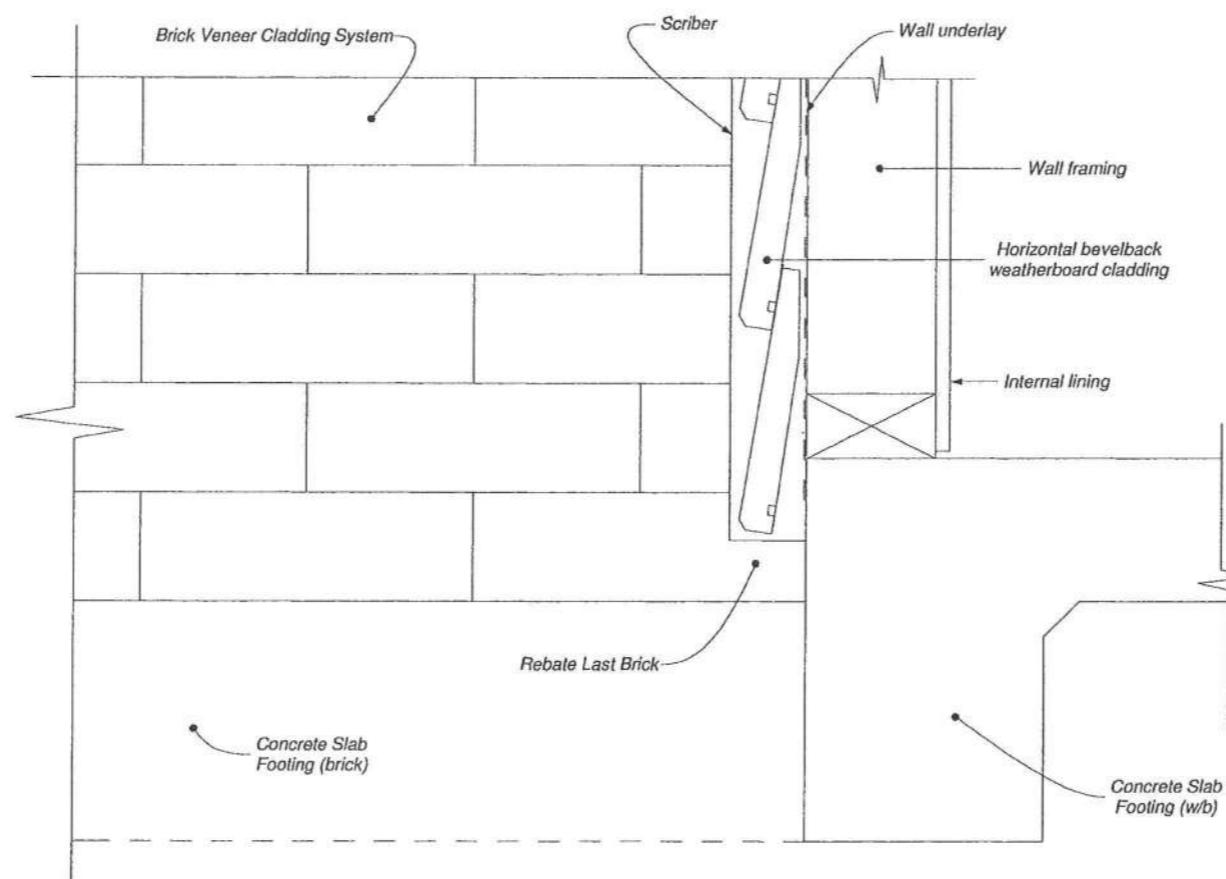
5.1.8

BRANZ WEATHERTIGHT SOLUTIONS VOLUME 5 - ROOFING 5.1.8

DETAILS - Not to Scale
Sheet 23

Proposed New Building for: RAUMATI
RAUMATI
Lot 46 Simpson Cres
Design Plans Ltd - Va The Plan Works
340 Roseita Road, Raumati Beach
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Prepared by: The Plan Works
Drawn: S. Neale
Date: 13-08-13
Job Number: PA 046
Issue: A
02-09-13



WEATHERBOARD/BRICK VENEER BASE OF WALL DETAIL
Not to Scale

DETAILS - Not to Scale
Sheet 24

0002

Proposed New Building for: Lot 46 Simpson Cres
 RAUMATI
 Prepared by: **the PlanWorkz**
 Drawn: S. Neale
 Date: 13-08-13
 Job Number: PA 046
 Issue: A
 02-09-13
 Design Plans Ltd - via The Plan Workz
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- 2/. Site Plan
- 3/. Floor Plan
- 4/. Dimension Plan
- 5/. Drainage Plan
- 6/. Bracing Schedule
- 7/. Bracing/Roof Plan

- 8/. Foundation Plan
- 9/. Front/Rear Elevations
- 10/. Side1/Side2 Elevations
- 11/. Cross Section AA
- 12/. - 24/. Details

Included Addendum:
Frame & Truss Design & Plan
GIB EzyBrace Systems June 2011
H1 Compliance Assessment Sheet
Certificate of Design Work

Bordent

Proposed New Dwelling for:
Lot 46 727m²
(31.4% Site Coverage)
12 Simpson Crescent
RAUMATI

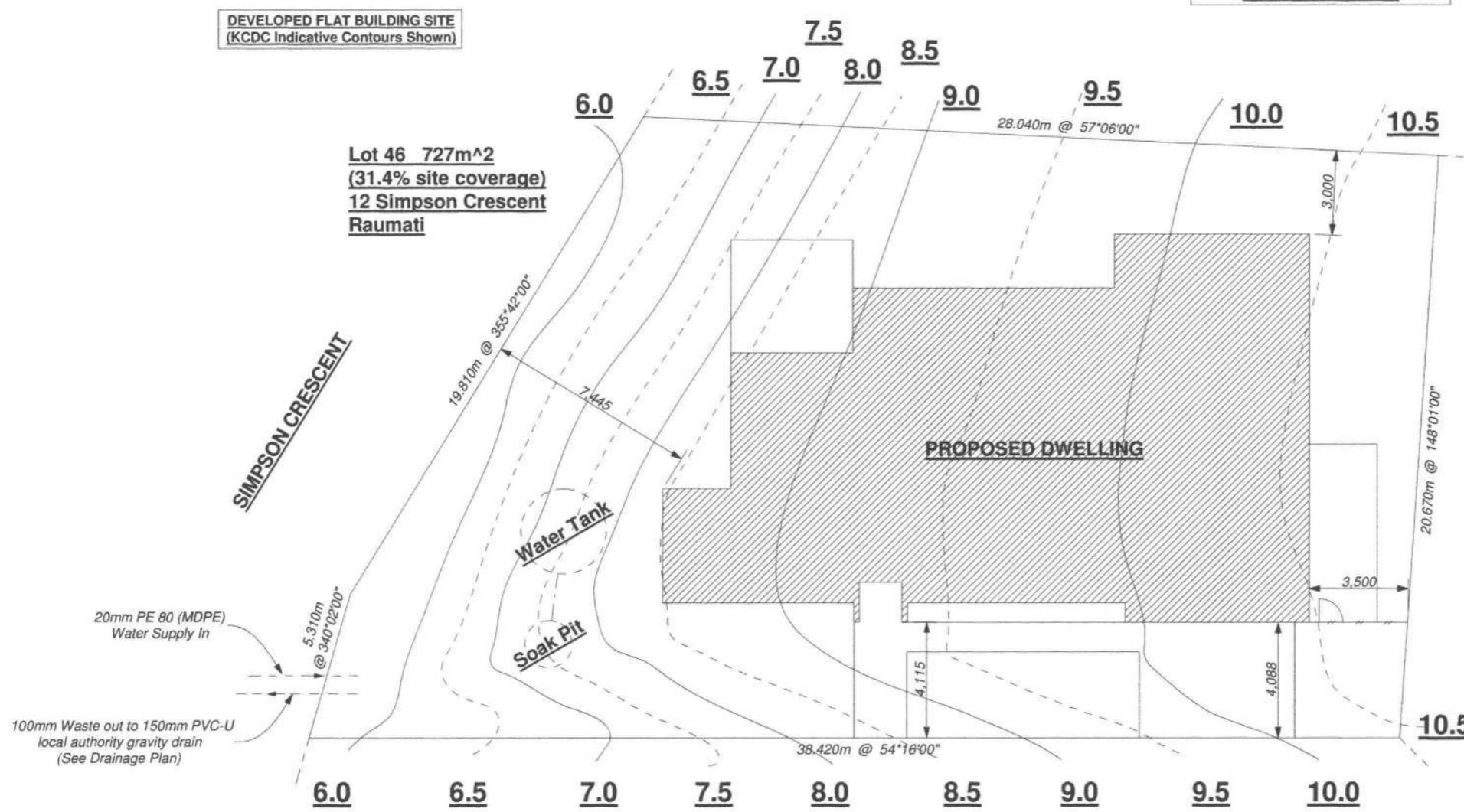
5 SEP 2013
BY: 1-24 DPA

Proposed New Building for: Lot 46 Simpson Cres RAUMATI		Issue: A
Prepared by: The PlanWorkz		02-09-13
Drawn: S. Neale	Date: 13-08-13	Job Number PA 046
Design Plans Ltd - 1/8 The Plan Workz 340 Rosetta Road, Raumati Beach T: 992 9995 M: 021 672 182 All Original Drawings Printed On 100% Recycled Paper		

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Boundary



SITE PLAN - Scale 1:200
Sheet 2

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

Proposed New Building for: Lot 46 Simpson Cres
RAUMATI
Prepared by: **The Plan Workz**
Drawn: S. Neale
Date: 13-08-13
Job Number: PA 046
Issue: A
02-09-13
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FRAMING KEY

See Dimension Plan

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

VERY HIGH WIND ZONE

The cavity shall be ventilated to the outside air with top and bottom openings. The bottom openings shall serve also as weep holes to drain moisture to the outside.

GLAZING CONFORM NZS 4223 PARTS 1, 2, 3.

FIT SUITABLE FLASHINGS, ETC.	
JOINERY	
HIGH WIND 1100pa DWP	1100pa DWP
VERY HIGH WIND 1550pa DWP	1550pa DWP

The cavity between the masonry veneer and the exterior face of the timber stud wall shall not be less than 40mm nor more than 75mm wide. Pipes and services shall not be placed in the cavity.

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

MAIN WALLS (Brick/Weatherboard - worst case):

RISK FACTOR	RISK SEVERITY					SUB TOTALS
	LOW	MEDIUM	HIGH	VERY HIGH		
Wind Zone	0	0	1	2	2	2
No. Stories	0	0	1	2	4	0
Roof/Wall Design	0	0	1	3	5	0
Eaves Width	0	1	1	2	5	1
Envelope Complexity	0	1	3	3	6	3
Deck Design	0	0	2	4	6	0
TOTAL RISK SCORE					6	

TIMBER TREATMENT - B2/AS1 (amend 7)

H1.2	- Enclosed Roof Framing, Trusses & Ceiling Elements - Enclosed Wall Framing (protected from weather except all cantilever deck elements and cavity battens) - Floor Framing (protected from weather but exposed to ground atmosphere) - Internal Wall Framing - Mid-Floor framing - Interior Flooring
H3.1	Cavity Battens
H3.2	Framing Exposed To Weather (and above ground)
H4	Framing Exposed To Weather (and in contact with ground ie fence posts, landscape timbers)
H5	Framing Exposed To Weather (and in contact with ground ie house piles, poles and crib walling)

SPECIFICATION BRICK VENEER-CONTROL JOINTS

If the brick veneer on this building is of concrete bricks, control joints MUST be constructed as required by both NZS4210 and by the manufacturers.

If NZ made MONIER CLAY BRICKS are used, control joints are NOT REQUIRED. For recommendations on control joints for imported clay bricks, refer to the manufacturer.

VENTILATION SCHEDULE

Opening area (min.) for each room as follows:

Kitchen/Family/Dining - $53.43 \times 5\% = 2.67 \text{m}^2$ Bedroom 3 - $12.81 \times 5\% = 0.64 \text{m}^2$
Lounge - $22.83 \times 5\% = 1.14 \text{m}^2$ Bathroom - $6.17 \times 5\% = 0.31 \text{m}^2$
Bedroom 2 - $13.45 \times 5\% = 0.67 \text{m}^2$ WC - $2.43 \times 5\% = 0.12 \text{m}^2$
Master Bedroom - $19.78 \times 5\% = 0.99 \text{m}^2$ Bedroom 4 - $9.90 \times 5\% = 0.50 \text{m}^2$
Ensuite - $5.60 \times 5\% = 0.28 \text{m}^2$ Study - $16.72 \times 5\% = 0.84 \text{m}^2$

VERY HIGH WIND ZONE

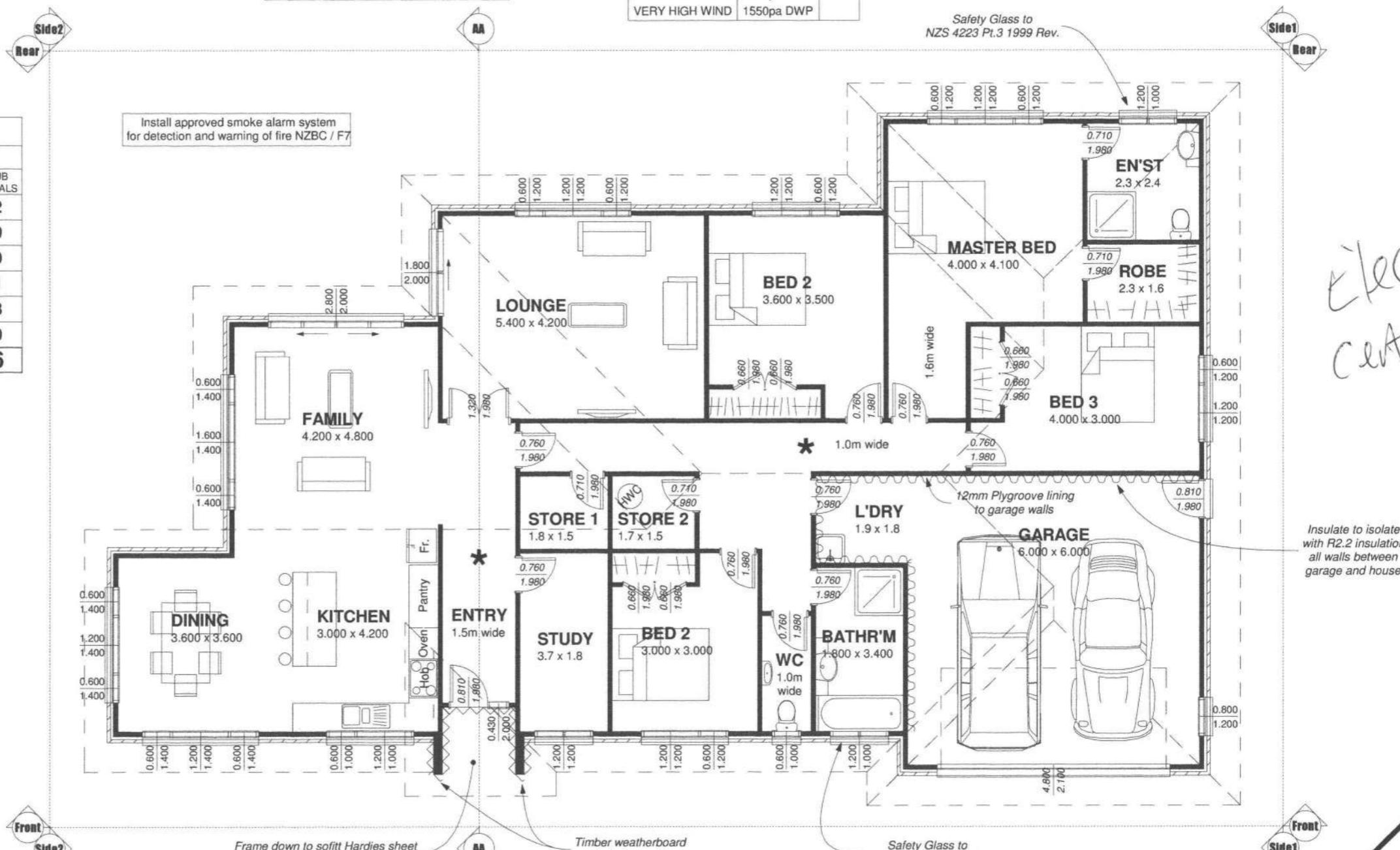
The cavity shall be ventilated to the outside air with top and bottom openings. The bottom openings shall serve also as weep holes to drain moisture to the outside.

GLAZING CONFORM NZS 4223 PARTS 1, 2, 3.

FIT SUITABLE FLASHINGS, ETC.	
JOINERY	
HIGH WIND 1100pa DWP	1100pa DWP
VERY HIGH WIND 1550pa DWP	1550pa DWP

The cavity between the masonry veneer and the exterior face of the timber stud wall shall not be less than 40mm nor more than 75mm wide. Pipes and services shall not be placed in the cavity.

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



FLOOR PLAN - Scale 1:100

Area = 244m² (over brick)

Sheet 3

Note: Room Sizes Shown Indicative Only.
(refer to Dimension Plan for all accurate sizes)

~~~~~ = Timber Weatherboards Direct Fixed over Plywood

\* = Smoke alarms within 3.0m of Bedroom doors

Joinery styles indicative only  
Allow for opening sizes as shown  
Exact style to be confirmed by owner  
&/or project manager

Provide:  
Electrical Certification Documentation  
after completion and prior to  
Code of Completion Issue

00003

Proposed New Building for: Lot 46 Simpson Cres  
RAUMATI  
Design Plans Ltd - 1/a The Plan Workz  
PO Box 227, Paraparaumu  
340 Rosetta Road, Paraparaumu Beach  
1, 902 905 M, 021 672 182  
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Proposed New Building for: Lot 46 Simpson Cres  
RAUMATI  
The Plan Workz  
Issue: A  
Prepared by:  
S. Neale  
Drawn: 13-08-13  
Job Number: PA 046  
02-09-13



All Framing by Approved Frame/Truss Manufacturer or not less than: (to be confirmed by cladding choice)

**VERY HIGH WIND FRAMING KEY**

**Loadbearing Framing (SG 8):** - (Table 8.4 NZS 3604:2011)

Single or Upper Level of Two

Up to 2.4m Stud = 90 x 45mm Frame Studs @ 400mm centres max.

Up to 2.7m Stud = 90 x 45mm Frame Studs @ 300mm centres max.

**Internal Framing (SG 8):** - (Table 8.4 NZS 3604:2011)

Single or Upper Level of Two

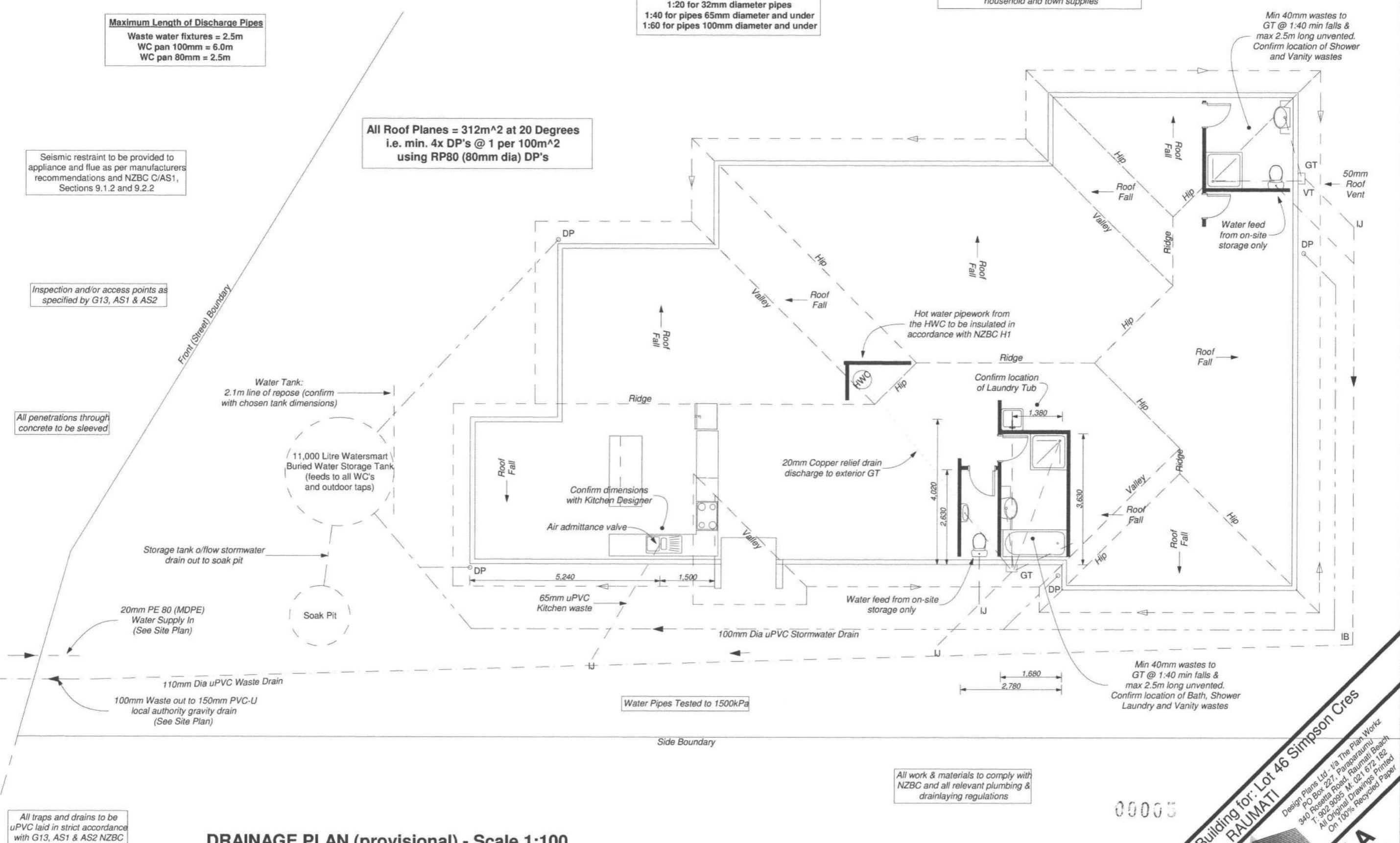
Up to 2.4m Stud = 90 x 45mm Frame Studs @ 400mm centres max.

Up to 2.7m Stud = 90 x 45mm Frame Studs @ 400mm centres max.

Dwangs: Min 45 x 45mm at not less than 135mm centres

Note: Dwangs supporting linings or claddings to be flush with face of studs  
Dwangs maybe staggered either side of a horizontal straight line by a  
centre to centre distance not exceeding 300mm

All as per Section 8 - NZS 3604:2011



DRAINAGE PLAN (provisional) - Scale 1:100

---

**Sheet 5**

**NOTE:** Any shown dimensions from slab edge to inside of service rooms or fixing centreline. Check on site.

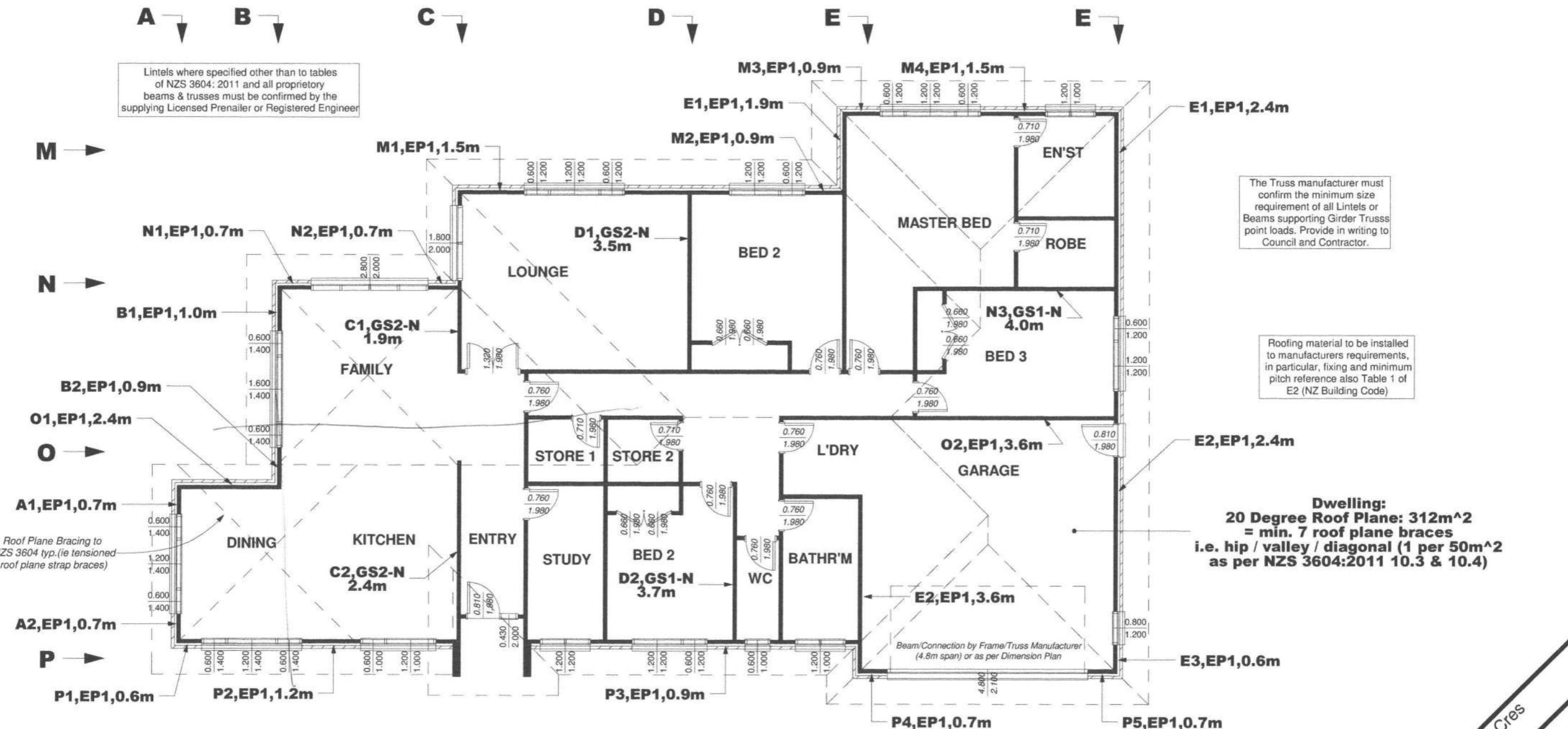
(as built to be supplied to local authority prior to issuing  
Code of Compliance certificate)

|                                                                                                                                                                     |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p>Min 40mm wastes to<br/>GT @ 1:40 min falls &amp;<br/>max 2.5m long unvented.<br/>Confirm location of Bath, Shower<br/>Laundry and Vanity wastes</p>              |  |
| <p>0000</p>                                                                                                                                                         |  |
| <p>Proposed New Building for: Lot 46 Simpson Cres<br/>RAUMATI</p>                                                                                                   |  |
| <p>Prepared by: <b>The PlanWorkz</b></p>                                                                                                                            |  |
| <p>Drawn: S. Neale<br/>Date: 13-08-13</p>                                                                                                                           |  |
| <p>Job Number PA 046</p>                                                                                                                                            |  |
| <p>Issue: A</p>                                                                                                                                                     |  |
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| Demand Calculation Sheet                 |  |                         |  | single storey                                                                     |
|------------------------------------------|--|-------------------------|--|-----------------------------------------------------------------------------------|
| Job Details                              |  |                         |  | V06                                                                               |
| Name                                     |  | Paterson Homes Ltd      |  |                                                                                   |
| Street and Number                        |  | 12 Simpson Crescent     |  |                                                                                   |
| Lot and DP Number                        |  | Lot 46                  |  |                                                                                   |
| City/Town/District                       |  | Paraparaumu             |  |                                                                                   |
| Designer                                 |  | S Neale                 |  |                                                                                   |
| Company Name                             |  | The Plan Workz          |  |                                                                                   |
| Date                                     |  | 30/08/2013              |  |                                                                                   |
|                                          |  |                         |  |  |
|                                          |  |                         |  | BRANZ Appraised<br>Appraise No. 294   2011                                        |
| Building Specification                   |  |                         |  | Select Lining Option 10 or 13 mm GIB® Plasterboard                                |
| Number of storeys                        |  | single                  |  |                                                                                   |
| Floor Loading                            |  | 2kPa                    |  |                                                                                   |
| Foundation Type                          |  | slab                    |  |                                                                                   |
|                                          |  |                         |  | Complete Single Floor                                                             |
|                                          |  |                         |  | Column only                                                                       |
| Cladding Weight                          |  | Single Floor            |  |                                                                                   |
| Roof Weight                              |  | heavy                   |  |                                                                                   |
| Room in Roof Space                       |  | light                   |  |                                                                                   |
| Roof Pitch (degrees)                     |  | no                      |  |                                                                                   |
| Roof height above eaves (m)              |  | 20                      |  |                                                                                   |
|                                          |  | 2.6                     |  |                                                                                   |
| Building height to apex (m)              |  | 4.9                     |  |                                                                                   |
| Ground to lower floor level (m)          |  | 0.3                     |  |                                                                                   |
| Stud Height (m)                          |  | 2.4                     |  |                                                                                   |
| Building Length (m)                      |  | 22.7                    |  |                                                                                   |
| Building Width (m)                       |  | 13.7                    |  |                                                                                   |
| Building Plan Area (m <sup>2</sup> )     |  | 244                     |  |                                                                                   |
| Building Location                        |  |                         |  |                                                                                   |
| Wind Zone                                |  | Very High               |  |                                                                                   |
| Select by Building Consent Authority Map |  | 3                       |  |                                                                                   |
| or Preference                            |  | D&E (deep to very soft) |  |                                                                                   |
| Wind Region                              |  | Preference selected     |  |                                                                                   |
| Lee Zone                                 |  | Preference selected     |  |                                                                                   |
| Ground Roughness                         |  | Preference selected     |  |                                                                                   |
| Site Exposure                            |  | Preference selected     |  |                                                                                   |
| Topographic Class                        |  | Preference selected     |  |                                                                                   |
| Bracing Units required for Wind          |  |                         |  |                                                                                   |
| Demand W (BU)                            |  |                         |  |                                                                                   |
| along                                    |  | Walls single            |  |                                                                                   |
| 877                                      |  |                         |  |                                                                                   |
| across                                   |  | 1435                    |  |                                                                                   |
| Bracing Units required for Earthquake    |  |                         |  |                                                                                   |
| Demand along / across E (BU)             |  |                         |  |                                                                                   |
| Walls                                    |  | single                  |  |                                                                                   |
| single                                   |  | 1935                    |  |                                                                                   |
| slab                                     |  |                         |  |                                                                                   |

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|                                                                                       |          |                |                 |
|---------------------------------------------------------------------------------------|----------|----------------|-----------------|
| Proposed New Building for: Lot 46 Simpson Cres<br>RAUMATI                             |          | Prepared by:   | <b>Issue:</b> A |
| Drawn:                                                                                | S. Neale | Date: 13-08-13 | 02-09-13        |
|                                                                                       |          | Job Number     | PA 046          |
|  |          |                |                 |



Proposed New Building for: Lot 46 Simpson Cres  
 RAUMATI  
 Design Plans Ltd - via The Plan Works  
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Prepared by: **The Plan Works**  
 Drawn: **S. Neale** Issue: **A**  
 Date: **13-08-13** 02-09-13  
 Job Number: **PA 046**

Builder to ensure that proposed foundation height will allow a satisfactory drainage connection to the sewer main.

Internal Farming not containing load-bearing or bracing elements may use shot-fired anchors at max. 600mm centres (typ.)

Typical to GS Bracing Elements (INTERNAL):

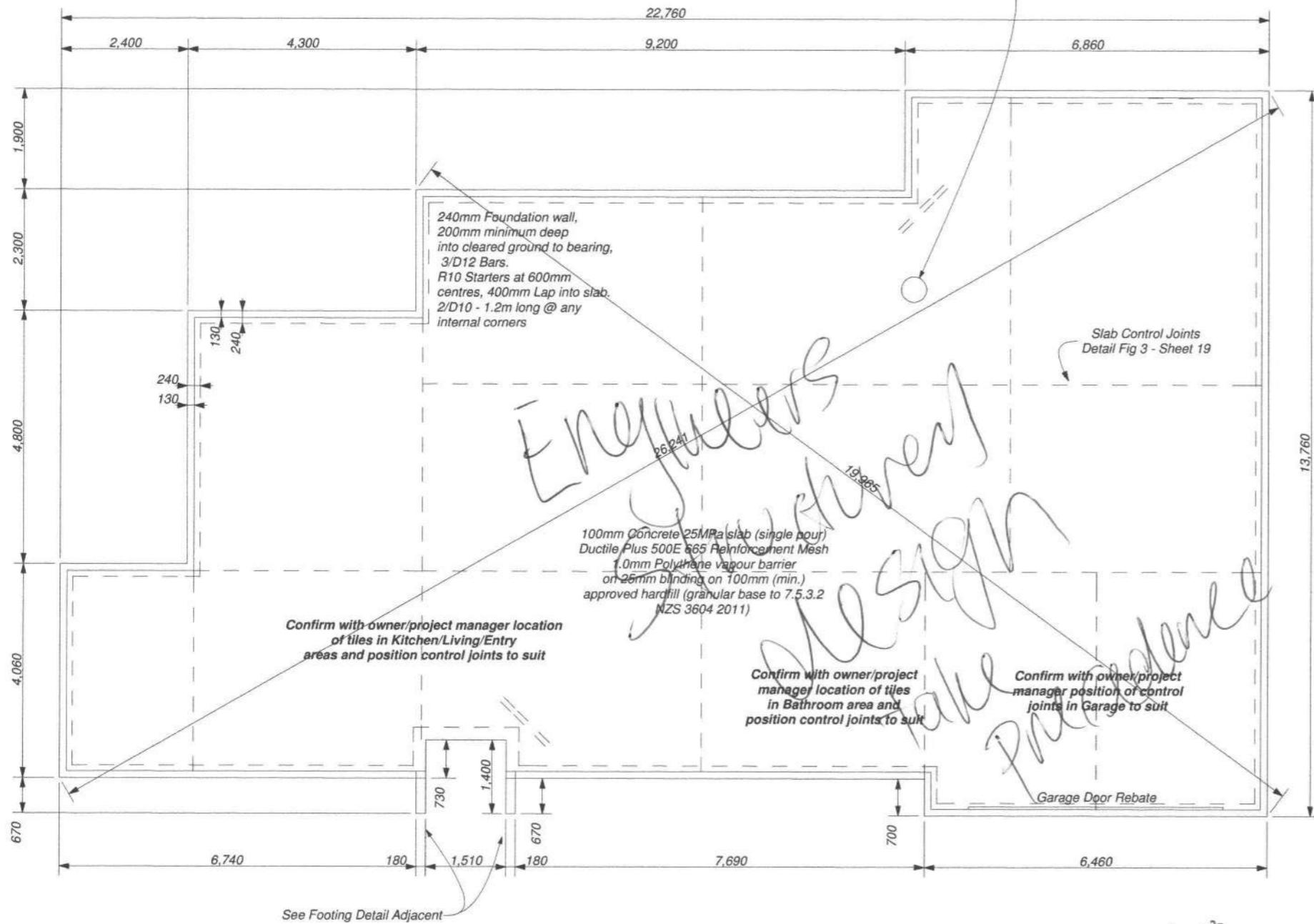
As per NZS 3604

OR

75 x 3.8mm shot fired fasteners c/w 16mm washers, 150mm and 300mm from each end of the element and 600mm thereafter.

DPC to all timber members in contact with concrete/slab

Pipes to be inspected by local BCA before covering with sand.



## FOUNDATION PLAN - Scale 1:100

### Sheet 8

#### Note:

Dimensions are to frame and rebate edge. They do not reflect any desired overhang of the external framing (to be allowed for in conjunction with Dimension Plan - Sheet 4).

Confirm with Project Manager location of Concrete Slab Control Joints

Standard Foundation Only Shown - Any Engineered Foundation Design to take Precedence

Check with frame/truss manufacturer on additional load areas and modify slab to suit.

Consult with Truss Manufacturer if any areas of slab thickening are required for specific truss point loading.

### MINIMUM FINISHED FLOOR LEVEL ABOVE -

#### PROTECTED GROUND

100mm BRICK VENEER  
150mm OTHER CLADDINGS

#### UNPROTECTED GROUND

150mm BRICK VENEER  
225mm OTHER CLADDINGS

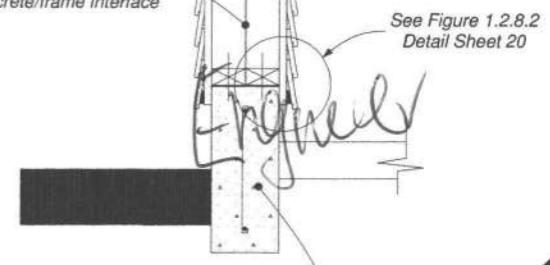
### Bottom Plate Fixings

Cast-in Anchors:  
M12 Bolts set within 150mm of each end of the plate and at max 1200mm centres.  
All min. 90mm into slab and maintain min. 50mm edge distance.

Proprietary Post-fixed Anchors:  
Set within 150mm of each end of the plate and at max 900mm centres.

As per 7.5.12 NZS 3604 2011

Weatherboard clad framed wing walls by pre-nailer  
DPC to concrete/frame interface



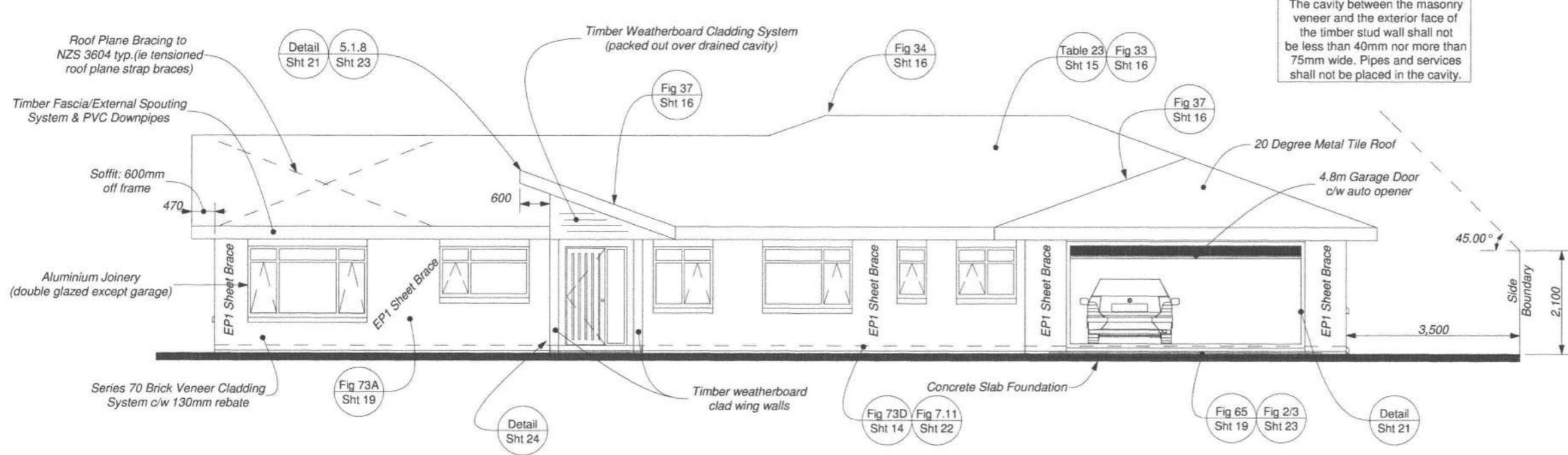
180 x 670 x 450mm deep footing  
c/w vertical D12 @ 600mm centres  
and horizontal 2/D12 bars (75mm to ground cover to lower)

### ENTRY FOOTING DETAIL

00000

Proposed New Building for: Lot 46 Simpson Cres  
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Prepared by: **The Plan Works**  
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Drawn: **S. Neale**  
Date: **13-08-13**  
Job Number: **PA 046**  
02-09-13



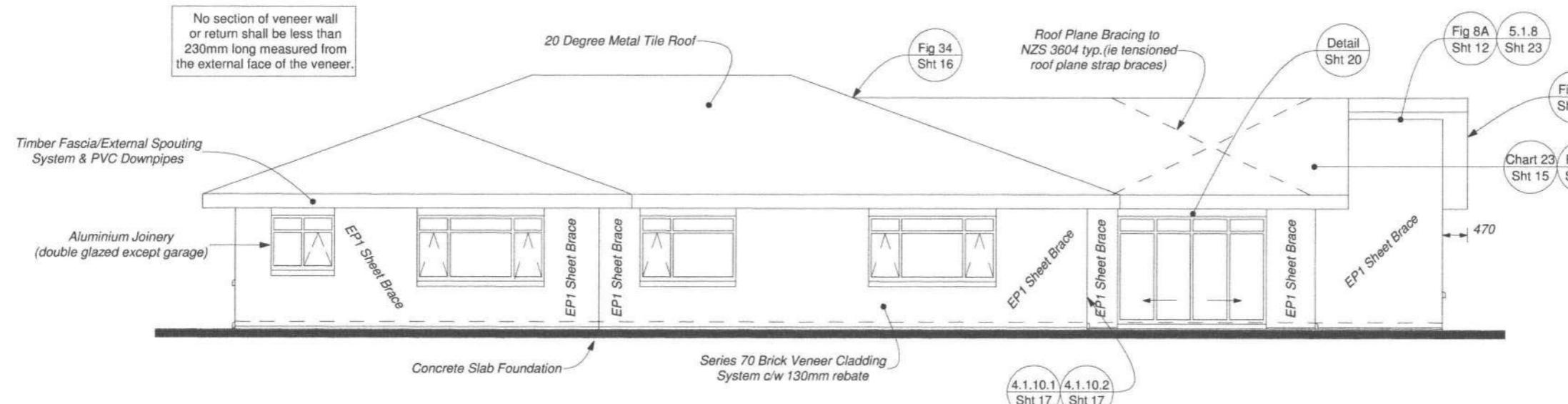
**FRONT ELEVATION - Scale 1:100**  
**Sheet 9**

Joinery styles indicative only.  
Allow for opening sizes as shown.  
Exact style to be confirmed by Owner/Project manager.

**Additional Details**

4.1.19.1 Sht 18 4.1.19.2 Sht 18 = **Meter Box Penetration**

4.1.19.3 Sht 18 5.3.34 Sht 12 = **Pipe Penetration**

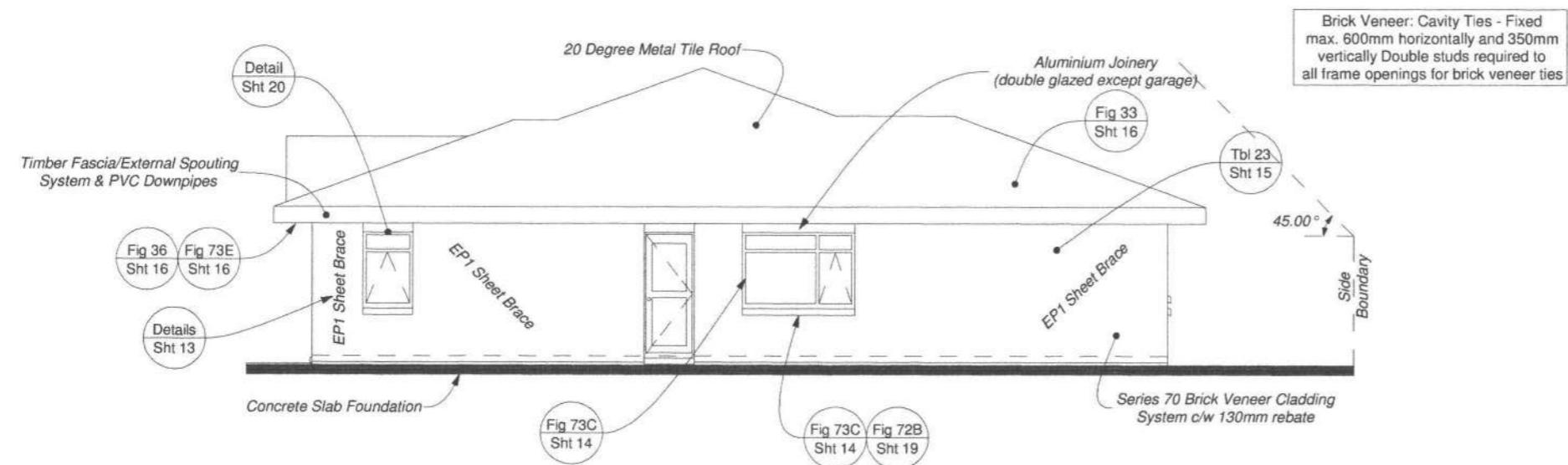


**REAR ELEVATION - Scale 1:100**  
**Sheet 9**

00000

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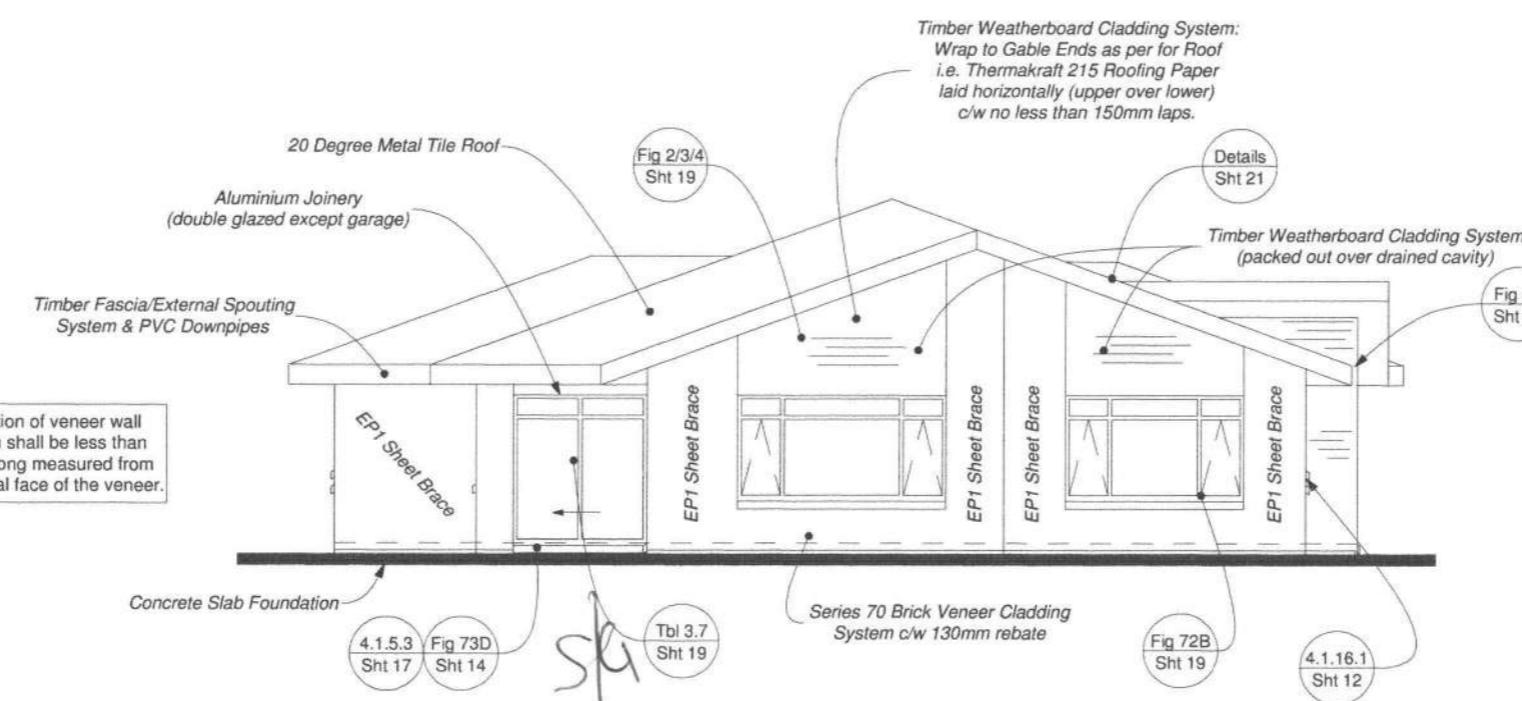
Prepared by: **the PlanWorkz** Issue: **A**  
Drawn: **S. Neale** Date: **13-08-13** 02-09-13  
Job Number: **PA 046**



**SIDE1 ELEVATION - Scale 1:100**

**Sheet 10**

Joinery styles indicative only.  
Allow for opening sizes as shown.  
Exact style to be confirmed by Owner/Project manager.



**SIDE2 ELEVATION - Scale 1:100**

**Sheet 10**

Joinery styles indicative only.  
Allow for opening sizes as shown.  
Exact style to be confirmed by Owner/Project manager.

Proposed New Building for: Lot 46 Simpson Cres  
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Design Plans Ltd - v/a The Plan Works  
PO Box 227, Paraparaumu  
T: 002 9055 M: 021 672 182  
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Prepared by: **The PlanWorkz**  
Drawn: S. Neale  
Date: 13-08-13  
Job Number: PA 046  
Issue: A  
00010  
02-09-13

| ROOF TRUSS CONNECTION (to internal walls:)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>- The bottom chord of any truss that crosses a non-loadbearing internal wall containing any wall bracing elements shall be connected to the top plate of the wall either directly, or by a ceiling batten running parallel to the plate, and fixed to both the plate and the bottom chord.</li> <li>- Install all ceiling framing and roof cladding before connecting trusses.</li> <li>- Do not connect or support bottom chord at points other than those designated by the truss manufacturer.</li> </ul> |

| ROOF TRUSSES                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Roof trusses shall be specifically designed in accordance with NZS 3603.</p> <p>Max. span between load points - 12m</p> <p>Max. eaves overhang - 750mm</p> <p>Max. truss spacings - 1200mm (light roof) &amp; 900mm (heavy roof)</p> |

| VERY HIGH WIND ZONE                                                                                           |
|---------------------------------------------------------------------------------------------------------------|
| <b>ROOF TRUSS CONNECTION (to external walls:)</b>                                                             |
| The fixing for a roof truss at its support shall be given by the truss design BUT not less than -             |
| Up to 8.0m span between load points:                                                                          |
| - 2/100 x 3.75 skewed nails + 3 wire dogs (or 6.7kN alt fixing)                                               |
| 8.0m - 11m span between load points:                                                                          |
| - 2/100 x 3.75 skewed nails + 4 wire dogs (or 8.7kN alt fixing)                                               |
| 11m - 12m span between load points:                                                                           |
| - 2/100 x 3.75 skewed nails + U strap of 27mm x 1.2mm and 10/30 x 3.15 nails at each end (or 16kN alt fixing) |

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

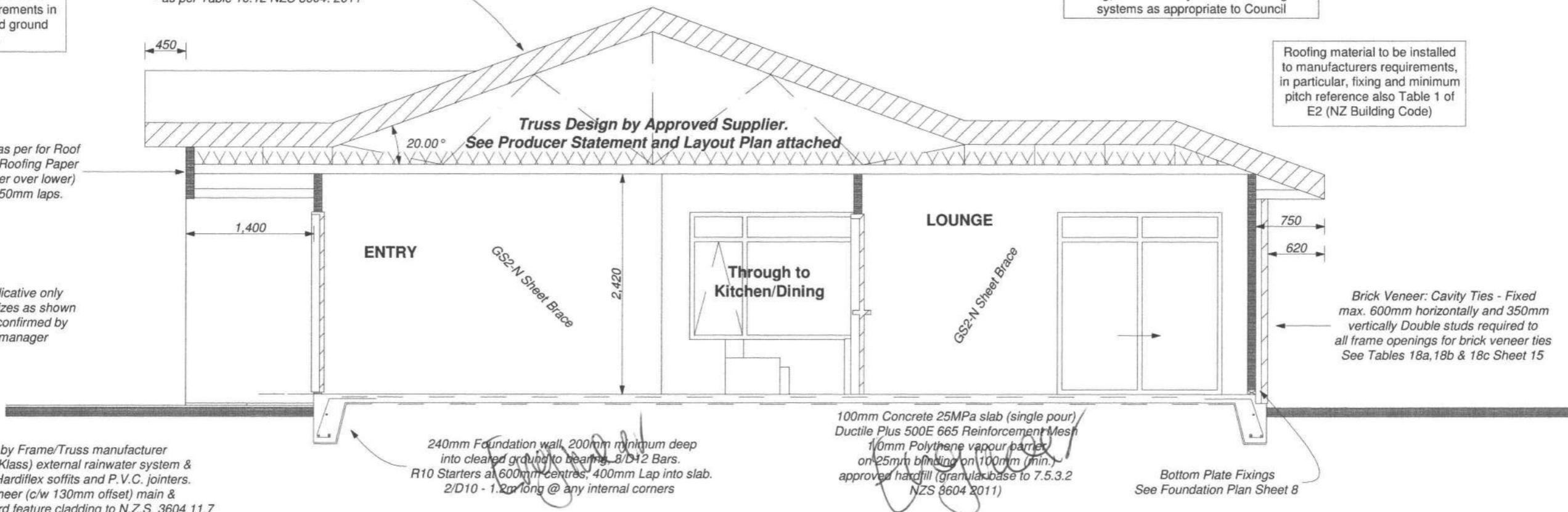
50 x 40mm SG8 Battens:  
max spacing 370mm / max span 900mm  
Fixings: 2/90 x 3.15 gun nails or 0.8 kN alt fixings  
- as per Table 10.12 NZS 3604: 2011

Metal Tile Roofing and Battens  
Thermakraft 215 Roofing Paper c/w no less than 150mm laps.  
Proprietary trusses @ 900mm centres  
(See Truss / Frame Manufacturers Design attached)  
R3.2 ceiling insulation  
Ex 75 x 40mm ceiling battens GIB board lining -  
(10mm @ 450mm centres, 13mm @ 600mm centres)  
Roof plane bracing - See Sheet 7 & Elevations  
20 DEGREE PITCH.

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

Wrap to Gable Ends as per for Roof i.e. Thermakraft 215 Roofing Paper laid horizontally (upper over lower) c/w no less than 150mm laps.

Joinery styles indicative only  
Allow for opening sizes as shown  
Exact style to be confirmed by owner/project manager



Double studs required to all openings for brick veneer ties

Beams and Lintels by Frame/Truss manufacturer  
Concealed fascia (Klass) external rainwater system & PVC downpipes - Hardiflex soffits and P.V.C. joiners.  
Series 70 Brick Veneer (c/w 130mm offset) main & timber weatherboard feature cladding to N.Z.S. 3604 11.7 & manufacturers installation & warranty requirements.  
Tekton building wrap to all external wall framing installed and secured as per manufacturers instruction and BRANZ appraisal 548.  
Protect edge of slab with subfloor polythene.  
Ex 75 x 40mm ceiling battens GIB board lining - (10mm @ 450mm centres, 13mm @ 600mm centres).  
10mm GIB to 90 x 45mm H1.2 framing to N.Z.S. 3604.  
Min. R2.4 insulation to all external framing.

| MINIMUM FINISHED FLOOR LEVEL ABOVE - |
|--------------------------------------|
| <b>PROTECTED GROUND</b>              |
| 100mm BRICK VENEER                   |
| 150mm OTHER CLADDINGS                |
| <b>UNPROTECTED GROUND</b>            |
| 150mm BRICK VENEER                   |
| 225mm OTHER CLADDINGS                |

## SECTION AA - Scale 1:50

### Sheet 11

To be read in conjunction with all other Sections/Details

All work to comply with the NZBC and NZS 3604.

All truss loads to exterior frames.

Truss manufacturer to notify builder of any additional load bearing walls and modify foundation to suit.

Builder to verify & check all dimensions & levels on site. All construction to comply with NZS 3604: 2011, NZBC, Local authority bylaws & engineer. Builder to verify all beams, joists, studs, rafter & other structural members on site to confirm full compliance.

0001

Proposed New Building for: Lot 46 Simpson Cres  
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On 100% Recycled Paper

Prepared by: The Plan Work  
Drawn: S. Neale  
Date: 13-08-13  
Job Number: PA 046  
Issue: A  
02-09-13

These plans have been prepared with all reasonable care taken to ensure dimensions and specifications are correct, and they will be further checked on site and verified by the building manager who will have a sound knowledge of the building and its requirements. The builder accepts no responsibility for costs resulting from discrepancies in any plans produced which are not reported to the builder before any building or related work commences. Any works carried out by any contractor, sub contractor or authorised agent of the owner or builder, shall comply with the requirements of the local authority. Any works undertaken outside these requirements without the approval of designer, engineer & local authority hereby indemnifies the builder or contractor.

**4.1.16.1**

**FILENAME: HORIZONTAL BEVEL-BACK TIMBER WEATHERBOARDS INTERNAL CORNER - ON CAVITY**

**4.1.16.1**

BRANZ WEATHERTIGHT SOLUTIONS VOLUME 4 - MASONRY 4.1.16.1

**DETAILS - Not to Scale**

**Sheet 12**

**Figure 8B: Cavity wall junction**  
Paragraphs 5.3.8.1.3 - 8.4.6, 9.7.5, 9.8.6

**NOTE:** (1) The upstand at the lower edge of the apron flashing may be preformed to a larger size and then trimmed on site to suit.  
(2) The transition flashing bridges gap at the end of the fascia to protect the soffit framing.  
(3) Wall underlay omitted for clarity.

Amend 5 Aug 2011

**Figure 8A: Soffit/wall junction**  
Paragraphs 5.3.8.1.3 - 8.4.6, 9.7.5, 9.8.6

Amend 2 Jul 2006

Amend 5 Aug 2011

**5.3.34**

**METAL TILE DETAILS PIPE PENETRATION UP TO 350 MM DIAMETER**

**BRANZ WEATHERTIGHT SOLUTIONS VOLUME 5 - ROOFING**

**5.3.34**

**Proposed New Building for: Lot 46 Simpson Cres RAUMATI**

**Prepared by: The PlanWorkz**

**Drawn: S. Neale**

**Date: 13-08-13**

**Issue: A**

**Job Number: PA 046**

**00012**

**These plans have been prepared with all reasonable care to ensure dimensions and specifications are correct, and in the assumption they will be further checked on site and verified by the building manager who will have a sound knowledge of the building and its construction. The plans are to be used as a guide only and should not be relied upon as the sole source of information. The plans are not to be used for construction without the approval of the local authority. Any works carried out by any contractor, sub contractor or authorised agent of the owner or builder, shall comply with the requirements of the local authority. Any works undertaken outside these requirements without the approval of the local authority, the owner or builder, or any contractor, sub contractor or authorised agent, shall be at the expense of the owner or builder.**

**5.3.34a Chimney - metal flue - isometric**

**METAL TILE DETAILS**

**5.3.34**



Single sided structural plywood brace

| EP1 | 0.6 m | 7mm Ecopoly®, Ecopoly Barrier or Shadowclad® one side | 125 | 130 |
|-----|-------|-------------------------------------------------------|-----|-----|

Wall framing must comply with:

- NZBC B1 - Structure: AS1 Clause 3 Timber (NZS3604:2011)
- NZBC B2 - Durability: AS1 Clause 3.2 Timber (NZS3602)

Framing dimensions and height are as determined by the NZS3604 stud and top plate tables for load bearing and non load bearing walls. Kiln dried verified structural grade timber must be used. Machine stress graded timber, such as Laserframe®, is recommended.

Use GIB HandiBrac® hold-down connections at each end of the bracing element. Refer to manufacturer installation instructions supplied with the connectors for correct installation instructions and bolt types to be used for either concrete or timber floors. Within the length of the bracing element, bottom plates are fixed in accordance with the requirements of NZS 3604.

One layer of 7mm Ecopoly plywood, Ecopoly Barrier or Shadowclad exterior wall cladding fixed directly to framing or over cavity battens. If part sheets are used, ensure nailing at required centres is carried out around the perimeter of each sheet or part sheet. A 2-3mm expansion gap should be left between sheets.

#### Fasteners

Fasten with 50 x 2.8 mm galvanised or stainless steel flat head nails for direct fix, or 60 x 2.8 mm over cavity battens. Place fasteners no less than 7 mm from sheet edges.

#### Fasteners for H3.2 CCA treated Ecopoly

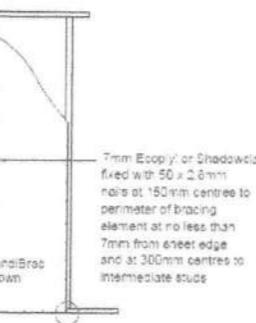
Where fasteners are in contact with H3.2 CCA treated timber or plywood, fasteners shall be a minimum of hot dip galvanised.

In certain circumstances stainless steel fasteners may be required. Refer to table 8 of the Ecopoly Specification and Installation Guide for these circumstances and further fastener selection advice.

Stainless steel fasteners must be annular grooved

Ecopoly® Bracing Systems are designed to meet the requirements of the New Zealand Building Code and have been tested and analysed using the P21 method referenced in NZS3604:2011 listed as an acceptable solution B1/AS1 Structure. Testing was carried out using Ecopoly, Shadowclad and Laserframe SG8 timber framing manufactured by Carter Holt Harvey Limited trading as Carter Holt Harvey Woodproducts New Zealand, and GIB® products manufactured by Winstone Wallboards Ltd. Substituting materials may compromise performance of the system. GIB® and GIB HandiBrac® are registered trade marks of Fletcher Building Holdings Ltd.

0800 746 399  
www.chhwoodproducts.co.nz



## DETAILS - Not to Scale

Sheet 13

### ECOPOLY BRACING SPECIFICATION: EP1

Carter Holt Harvey® Woodproducts has a range of bracing specifications called the EP bracing series. The EP bracing series simplifies the design and construction of bracing elements using Ecopoly plywood, by itself or in conjunction with GIB® plasterboard.

Full specification material can be found at [www.chhwoodproducts.co.nz/ecopoly-bracing](http://www.chhwoodproducts.co.nz/ecopoly-bracing)

Higher bracing performance per metre than existing elements

Reduced number of element types

Single sided and double sided bracing elements

Special EPGS bracing element design for where cladding comes to soffit line\*

High performance bracing element including GIB® Standard plasterboard

A single type of hold-down for all bracing elements

Direct fix or cavity construction

Simplified construction using GIB HandiBrac®

Single page specifications for each bracing element type

Code compliant with NZS3604:2011

| EP1  | 0.6 m | 7mm Ecopoly®, Ecopoly Barrier or Shadowclad® one side                                                 | 125 | 130 |
|------|-------|-------------------------------------------------------------------------------------------------------|-----|-----|
| EP2  | 0.6 m | 7mm Ecopoly®, Ecopoly Barrier or Shadowclad® each side                                                | 140 | 150 |
| EPG  | 0.4 m | 7mm Ecopoly®, Ecopoly Barrier or Shadowclad® one side and 10mm GIB® Standard plasterboard other side  | 100 | 115 |
|      | 1.2 m |                                                                                                       | 150 | 150 |
| EPGS | 0.4 m | 7mm Ecopoly®, Ecopoly Barrier or Shadowclad® one side* and 10mm GIB® Standard plasterboard other side | 100 | 115 |
|      | 1.2 m |                                                                                                       | 150 | 120 |

\* Plywood side of element must be a maximum of 300mm below top plate

### ECOPOLY BRACING SPECIFICATION: EP SUMMARY

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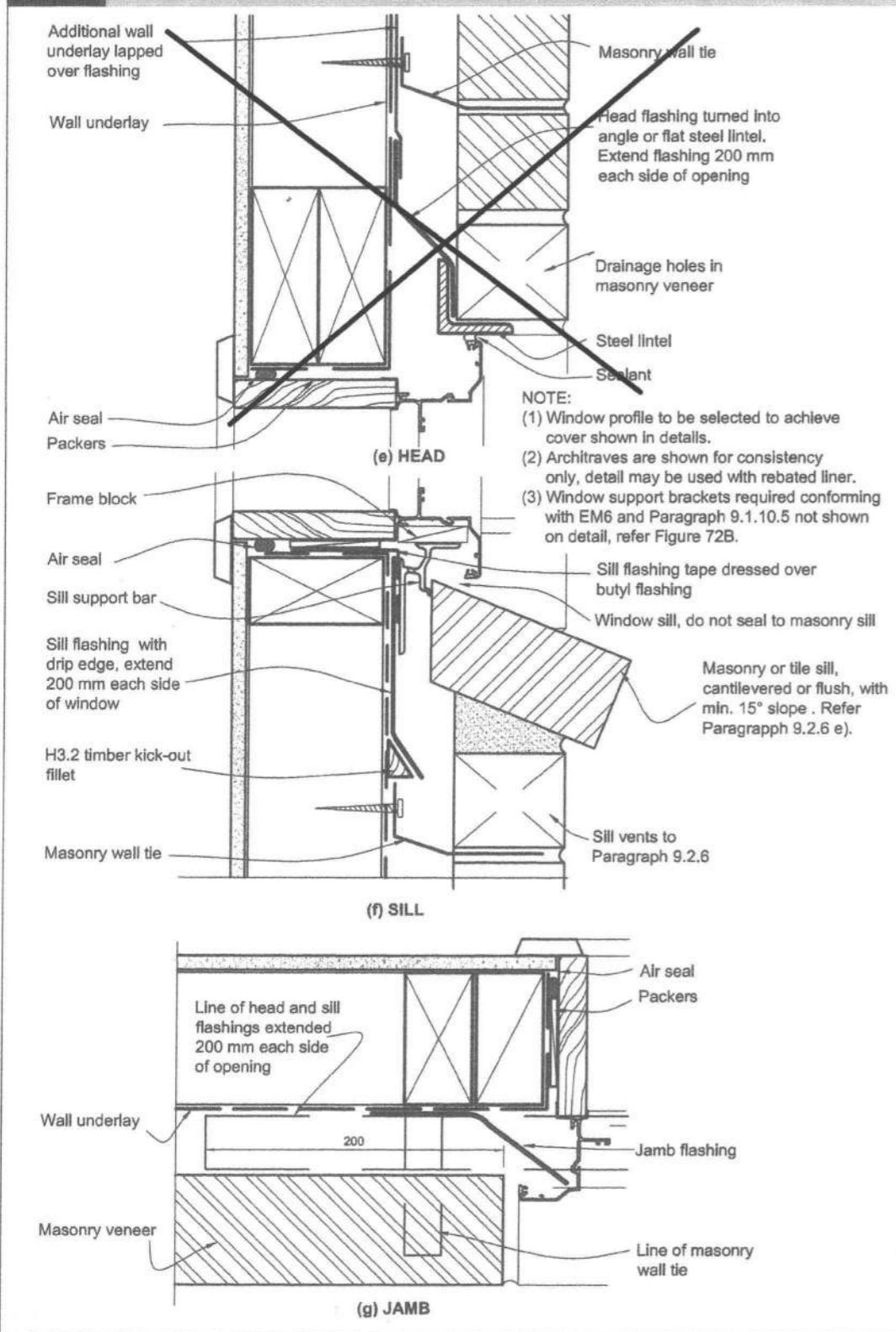
Proposed New Building for: Lot 46 Simpson Cres  
RAUMATI  
Prepared by: The PlanWorkz  
Drawn: S. Neale  
Date: 13-08-13  
Issue: A  
Job Number: PA 046  
02-09-13

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Figure 73C: Masonry veneer window and door installation  
Paragraphs 9.2.4, 9.2.6 and 9.2.9



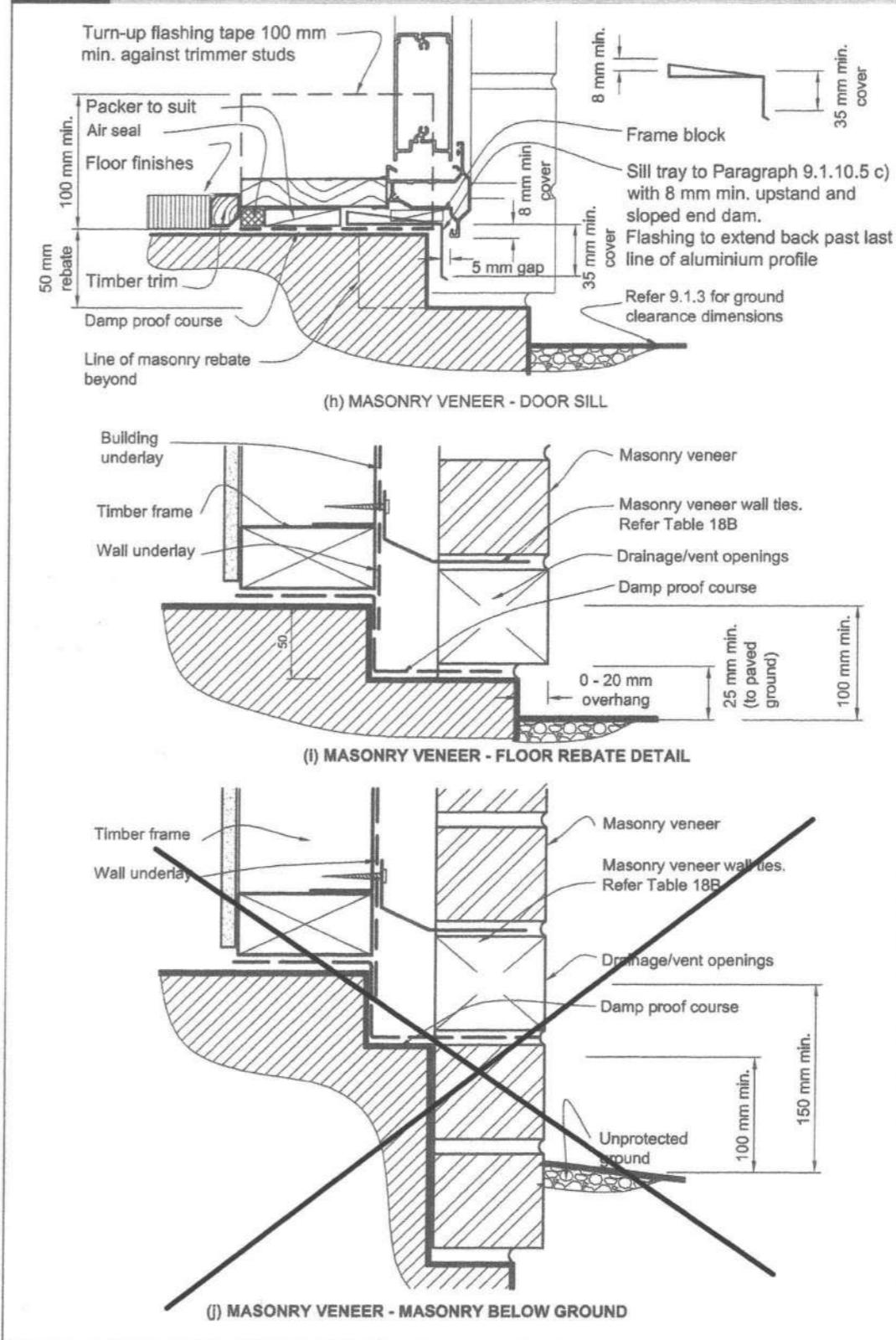
1 August 2011

DEPARTMENT OF BUILDING AND HOUSING

**DETAILS - Not to Scale**

**Sheet 14**

Figure 73D: Masonry veneer details  
Paragraph 9.2.5



DEPARTMENT OF BUILDING AND HOUSING

1 August 2011

0001 A

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RAUMATI  
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Prepared by:  
The PlanWorkz  
A

Issue:  
02-09-13  
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| Table 7: Metal flashings – general dimensions                                                                                                 |                                                               |                                                     |                                       |                 |                                   |                               |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------|---------------------------------------|-----------------|-----------------------------------|-------------------------------|--|--|
| Paragraphs 4.6.4(1), 4.6.1.2, 4.6.1.3, 4.6.1.4, 4.6.1.5, 4.6.1.6, 4.6.1.7, 5.1, 6.4, 6.5, 7.4.4, 8.3.8, 9.1.3, 9.1.10.2, 9.1.10.4 and 9.4.5.3 |                                                               |                                                     |                                       |                 |                                   |                               |  |  |
| Type                                                                                                                                          | Description                                                   | All (1)                                             | Situation 1 (2)                       | Situation 2 (3) | Situation 3 (3a)                  | Figure reference (as example) |  |  |
| Aprons: general                                                                                                                               | Transverse flashing over roofing                              | 130 (4)                                             | 200 (4)                               | 200 mm          | Figure 7 and Figure 44 (X values) |                               |  |  |
|                                                                                                                                               | Parallel flashing over roofing                                | Two crests, finish in next trough – refer 4.6.1.1b) |                                       |                 | Figures 47, 48 (Y values)         |                               |  |  |
| Ridges/ hips                                                                                                                                  | Transverse flashing over roofing                              | Refer Aprons: general                               |                                       |                 | Figures 43, 45b, 46               |                               |  |  |
|                                                                                                                                               | Upper lap under roofing                                       | 250 mm min.                                         | Not permitted under E2/AS1            |                 | Figure 44                         |                               |  |  |
| Changes in roof pitches                                                                                                                       | Transverse flashing over roofing                              | Refer Aprons: general                               |                                       |                 |                                   |                               |  |  |
|                                                                                                                                               | Overlap to barge board                                        | 50 (8)                                              | 70 (8)                                | 90 mm           | Figure 47 (Z values)              |                               |  |  |
| Barges                                                                                                                                        | Overlaps to cladding                                          | 50 (8)                                              | 70 (8)                                | 90 mm           | Figure 10 (Z values)              |                               |  |  |
|                                                                                                                                               | Slope to top: parapet and balustrade – metal capping          | 5° min.                                             |                                       |                 | Figures 10, 11, 12, 130           |                               |  |  |
| Cappings                                                                                                                                      | Slope to balustrade – flush-finished EIFS and fibre cement(5) | 10° min.                                            | Figures 117, 129, 130                 |                 |                                   |                               |  |  |
|                                                                                                                                               | Overlaps to roofing                                           | Refer Aprons: general                               |                                       |                 |                                   |                               |  |  |
| Roof or Deck to Wall                                                                                                                          | Lap under cladding                                            | 75 mm min.                                          | Figures 7, 28, 30, 35, 37, 44, 48, 50 |                 |                                   |                               |  |  |
|                                                                                                                                               | Clearance below cladding                                      | 35 mm min.                                          |                                       |                 |                                   |                               |  |  |
| Total upstand                                                                                                                                 |                                                               | 110 mm min.                                         |                                       |                 |                                   |                               |  |  |
| 1 August 2011                                                                                                                                 |                                                               |                                                     |                                       |                 |                                   |                               |  |  |
| DEPARTMENT OF BUILDING AND HOUSING                                                                                                            |                                                               |                                                     |                                       |                 |                                   |                               |  |  |

| Table 7: continued Metal flashings – general dimensions                                                                                           |                                                                                        |                                    |                 |                 |                         |                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|------------------------------------|-----------------|-----------------|-------------------------|-------------------------------|
| Paragraphs 4.6, 4.6.1.1, 4.6.1.2, 4.6.1.3, 4.6.1.4, 4.6.1.5, 4.6.1.6, 4.6.1.7, 5.1, 6.4, 6.5, 7.4.4, 8.3.8, 9.1.3, 9.1.10.2, 9.1.10.4 and 9.4.5.3 |                                                                                        |                                    |                 |                 |                         |                               |
| Membrane                                                                                                                                          | Roofing                                                                                | Lap under cladding roofs and decks | above           | 115 min.        | Figures 18, 62a, c, 64b |                               |
| Type                                                                                                                                              | Description                                                                            | All (1)                            | Situation 1 (2) | Situation 2 (3) | Situation 3 (3a)        | Figure reference (as example) |
| Windows                                                                                                                                           | Window flange clearance for direct fixed claddings and ply or fibre cement on cavities |                                    |                 | 5 mm            |                         | Eg. Figure 81                 |
| Sills                                                                                                                                             | Cover to window/door jamb flange                                                       |                                    |                 | 10 mm(7) min.   |                         | Eg. Figure 81c                |
| Heads                                                                                                                                             | Cover to window/door sill flange                                                       |                                    |                 | 8 mm(7) min.    |                         | Eg. Figure 81c                |
| Corners                                                                                                                                           | Head flashing slope                                                                    |                                    |                 | 15° min.        |                         | Eg. Figure 81a                |
| Inter-storey junctions                                                                                                                            | Corner flashings (1)                                                                   | 50 mm x 50 mm minimum              |                 | 35 mm min.      | 60 mm                   | Eg. Figure 79                 |
|                                                                                                                                                   | Junction flashing:                                                                     | slope                              |                 | 15° min.        |                         |                               |
|                                                                                                                                                   | Lap over cladding below (1)                                                            |                                    |                 | 35 mm min.(8)   | 60 mm                   | Figure 70                     |
|                                                                                                                                                   | Lap under cladding above                                                               |                                    |                 | 35 mm min.      | 60 mm                   |                               |
|                                                                                                                                                   | Clearance under cladding                                                               |                                    |                 | 5 mm min.       |                         |                               |
|                                                                                                                                                   | Total upstand                                                                          |                                    |                 | 40 mm min.      |                         |                               |
| 1 August 2005                                                                                                                                     |                                                                                        |                                    |                 |                 |                         |                               |
| DEPARTMENT OF BUILDING AND HOUSING                                                                                                                |                                                                                        |                                    |                 |                 |                         |                               |

| EXTERNAL MOISTURE                                                                                                                                                                            |                                                                     |                        |                                            |                             |                 |                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|------------------------|--------------------------------------------|-----------------------------|-----------------|-----------------------------------|
| Acceptable Solution E2/AS1                                                                                                                                                                   |                                                                     |                        |                                            |                             |                 |                                   |
| Table 23: Properties of roof underlays and building wraps                                                                                                                                    |                                                                     |                        |                                            |                             |                 |                                   |
| Paragraphs 6.2, 8.1.5, 8.2.3, 8.3.6, 8.4.7, 9.1.34, 9.1.4, 9.1.7.1, 9.1.7.2, 9.1.8.2, 9.2.4, 9.2.5, 9.3.3, 9.3.6.1, 9.4.2, 9.4.3, 9.5.3, 9.6.1.1, 9.6.9.1, 9.6.9.2, 9.7.2.1, 9.8.3 and 9.9.4 |                                                                     |                        |                                            |                             |                 |                                   |
| Category                                                                                                                                                                                     | Application                                                         | Vapour resistance      | Absorbency                                 | Water resistance            | pH of extract   | Shrinkage Mechanical              |
| Roof (1) Underlay                                                                                                                                                                            | All roofs                                                           | ≤ 7 MN s/g ASTM E96 B. |                                            |                             |                 | NZS 2295: 2006 section 3          |
| (Bitumen and fire-retardant paper-based products(12))                                                                                                                                        |                                                                     |                        |                                            |                             |                 |                                   |
| Flexible Wall Underlay                                                                                                                                                                       | Wall claddings over a cavity(6)                                     |                        |                                            |                             |                 | NZS 2295: 2006 section 2          |
| (Includes paper and synthetic underlays – refer Paragraph 9.1.7 (h))                                                                                                                         |                                                                     |                        |                                            |                             |                 | No minimum Absorbency requirement |
| Direct fixed absorbent wall claddings(4) (eg. timber, fibre cement etc)                                                                                                                      |                                                                     |                        |                                            |                             |                 |                                   |
| Direct fixed non-absorbent claddings(3)                                                                                                                                                      |                                                                     |                        |                                            |                             |                 | NZS 2295: 2006 section 2          |
| Rigid Wall Underlay                                                                                                                                                                          | Wall claddings over a cavity(6) (plywood(5) and fibre cement sheet) | ≤ 7 MN s/g ASTM E96 B. |                                            |                             |                 | ≥ 20 mm NZS 2295                  |
| Direct fixed absorbent wall claddings (eg. timber, fibre cement etc)                                                                                                                         |                                                                     |                        |                                            |                             |                 |                                   |
| Direct fixed non-absorbent claddings (6)                                                                                                                                                     |                                                                     | ≤ 7 MN s/g ASTM E96 B. | ≥ 100 g/m <sup>2</sup> AS/NZS 4201: Part 6 | ≥ 20 mm AS/NZS 4201: part 4 | ≥ 6.0 and ≤ 9.0 |                                   |
| Air Barrier                                                                                                                                                                                  | Where no internal linings                                           | ≤ 7 MN s/g ASTM E96 B. | ≥ 100 g/m <sup>2</sup> (7)                 | ≥ 20 mm NZS 2295            | ≥ 6.0 and ≤ 9.0 | ≤ 0.5% NZS 2295                   |
| DPC/DPM                                                                                                                                                                                      | All applications                                                    | ≥ 90 MN s/g ASTM E96   |                                            |                             |                 | Edge tear strength NZS 2295       |
| 1 August 2011                                                                                                                                                                                |                                                                     |                        |                                            |                             |                 |                                   |
| DEPARTMENT OF BUILDING AND HOUSING                                                                                                                                                           |                                                                     |                        |                                            |                             |                 |                                   |

**NOTE:**

- Unless otherwise dimensioned in details.
- Situation 1:** Low, Medium, High wind zones, where roof pitch ≥10° (X or Z values)
- Situation 2:** All roof pitches in Very High wind zones.
- Situation 3:** For all roof pitches in Extra High wind zone.
- Excluding any soft edge or turn-down to roofing.
- For buildings other than housing, slope shall be as per F4/AS1.
- For direct fixed window/doors, unless shown. Sill flashing must extend past the condensation channel. Ensure sill flashings are not installed with backwards slope.
- Excluding drip edge.
- Excluding drip edge.

**NOTE:**

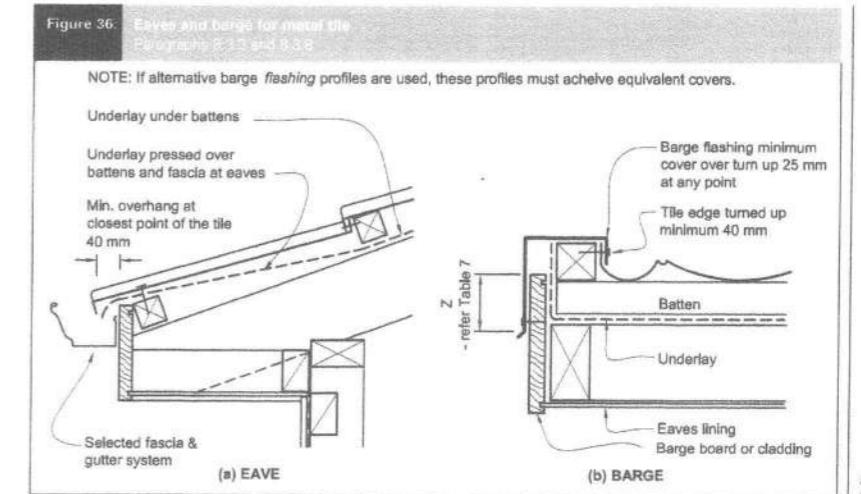
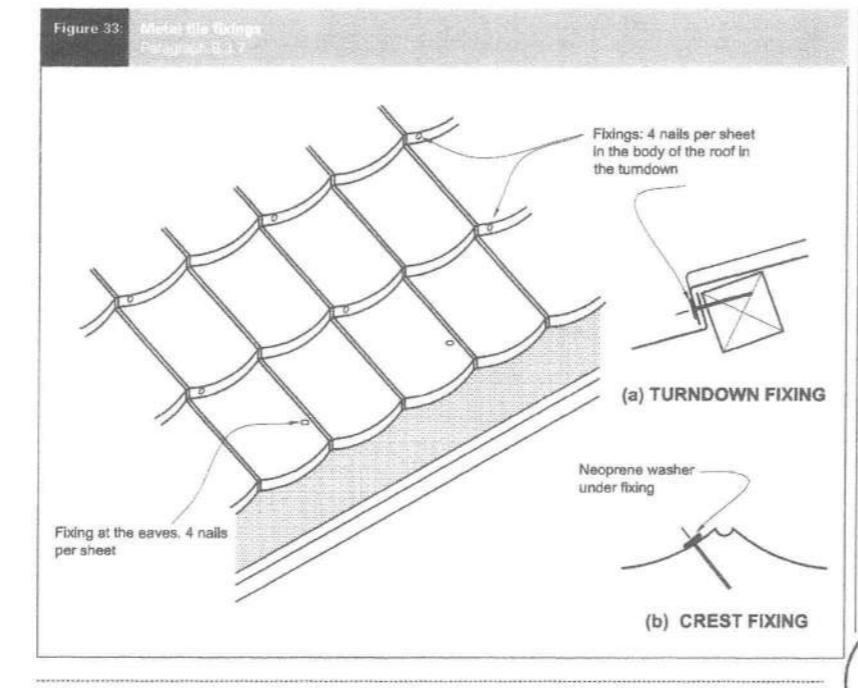
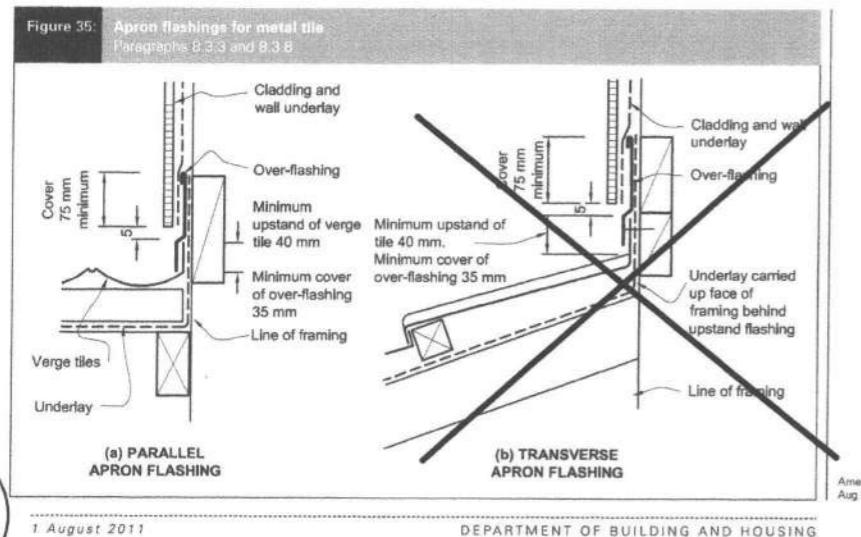
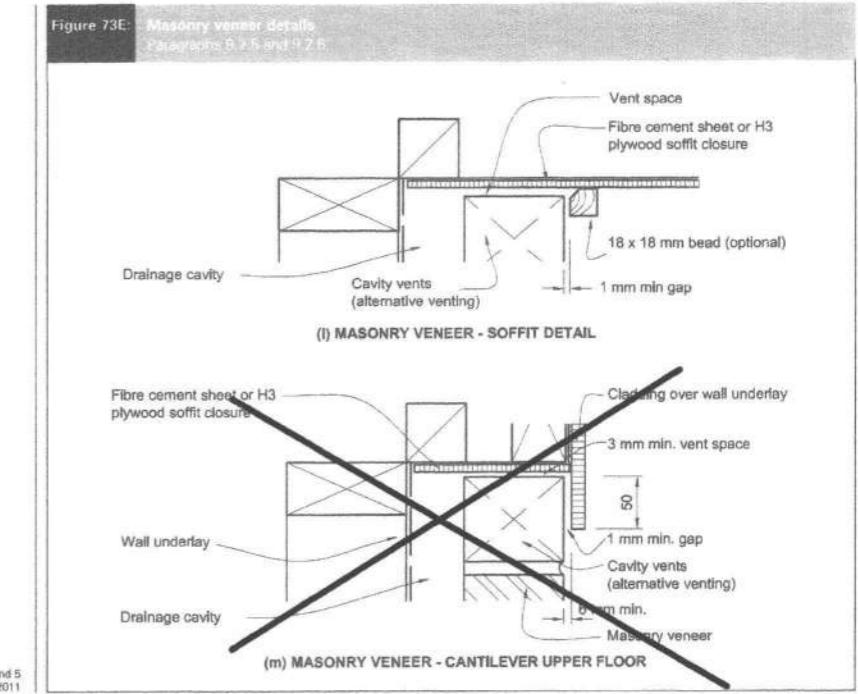
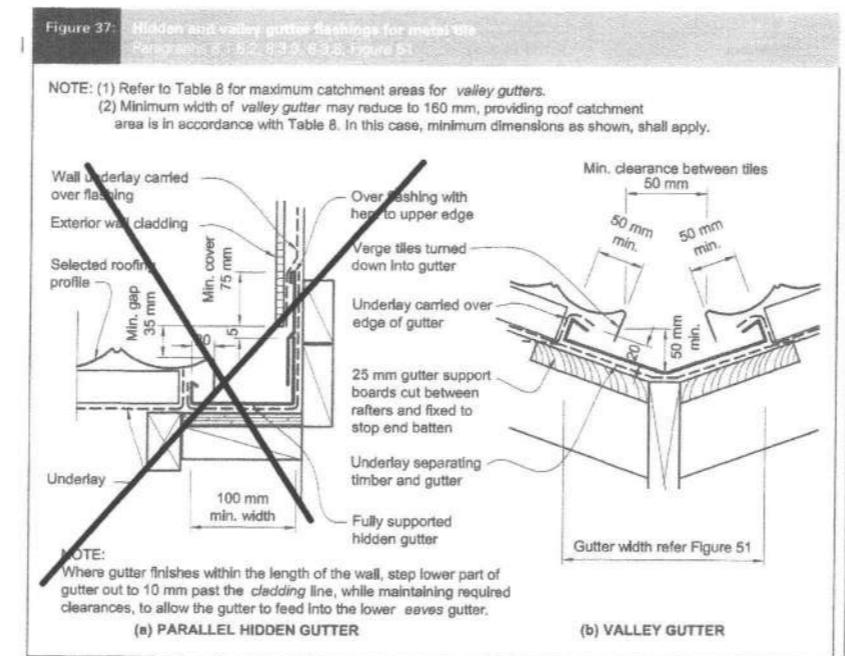
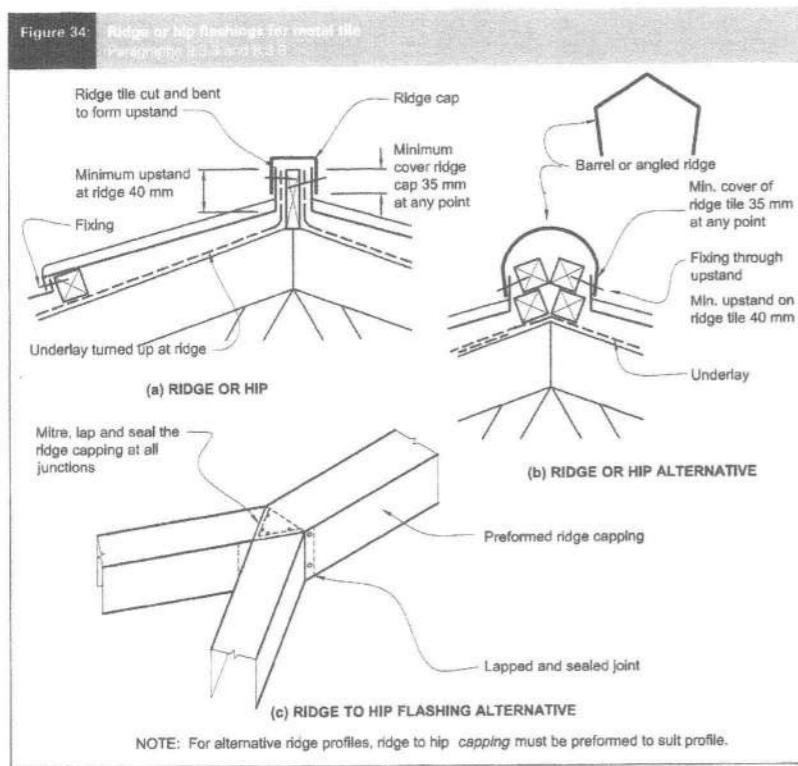
| Table 18A: Specification of Type B veneer                                                                                                         |                           |                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|---------------------------------|
| ties or spacing of 600 mm (max) horizontal x 400 mm (max) vertical                                                                                |                           |                                 |
| Paragraph 9.2.7                                                                                                                                   |                           |                                 |
| <b>Seismic zone</b>                                                                                                                               | <b>Veneer</b>             |                                 |
| Refer NZS 3604                                                                                                                                    |                           |                                 |
| Less than 180 kg/m <sup>2</sup>                                                                                                                   | 180-220 kg/m <sup>2</sup> | More than 220 kg/m <sup>2</sup> |
| (Typically 70-80 mm veneer thickness)                                                                                                             |                           |                                 |
| A                                                                                                                                                 | EM                        | EH(1)                           |
| B                                                                                                                                                 | EM                        | EM                              |
| C                                                                                                                                                 | EL                        | EM                              |
| X                                                                                                                                                 | SED(2)                    | SED(2)                          |
| <b>NOTES</b>                                                                                                                                      |                           |                                 |
| (1) EM may be used if the supported area does not exceed 0.20 m <sup>2</sup> eg. 600 x 300 on timber frame: 500 x 400 on a concrete masonry wall. |                           |                                 |
| (2) Spacing of ties to be determined by specific engineering design (SED).                                                                        |                           |                                 |
| (3) Type B and prefix E indicate ties are manufactured to meet seismic testing conditions set out in AS/NZS 2699.                                 |                           |                                 |
| (4) L (Light), M (medium), H (High) indicate strength capabilities of ties to meet the testing conditions set out in AS/NZS 2699.                 |                           |                                 |
| (5) Using higher strength ties does not permit the maximum spacing of ties to be increased.                                                       |                           |                                 |
| (6) Use seismic zone A for Christchurch region comprising Christchurch City, Waimakariri District and Selwyn District.                            |                           |                                 |

| Table 18B: Placement of wall ties                                                     |  |  |
|---------------------------------------------------------------------------------------|--|--|
| Paragraph 9.2.5 and 9.2.7                                                             |  |  |
| Location                                                                              |  |  |
| Unsupported panel sides and edges of openings                                         |  |  |
| Top of veneer panels and top of panels under openings                                 |  |  |
| Bottom of veneer panel in masonry rebate sealed with liquid applied damp-proof course |  |  |
| Bottom of veneer panel supported on steel angle lintel                                |  |  |
| Bottom of veneer panel in masonry rebate with membrane damp-proof course              |  |  |
| <b>Placement of masonry ties</b>                                                      |  |  |
| Within 300 mm of panel side or edge.                                                  |  |  |
| Within 300 mm or two courses (whichever is the smaller) of top of veneer              |  |  |
| Within 300 mm or two courses (whichever is the smaller) from bottom of veneer         |  |  |
| In each of the first two courses                                                      |  |  |
| <b>NOTES:</b>                                                                         |  |  |
| Ties are to be screw fixed (ie. non-impact method) using screws outlined in Table 24. |  |  |

| Table 18C: Corrosion protection to masonry wall ties | | |
| --- | --- | --- |
| Paragraph 9.2.7 | | |




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**DETAILS - Not to Scale**  
**Sheet 16**

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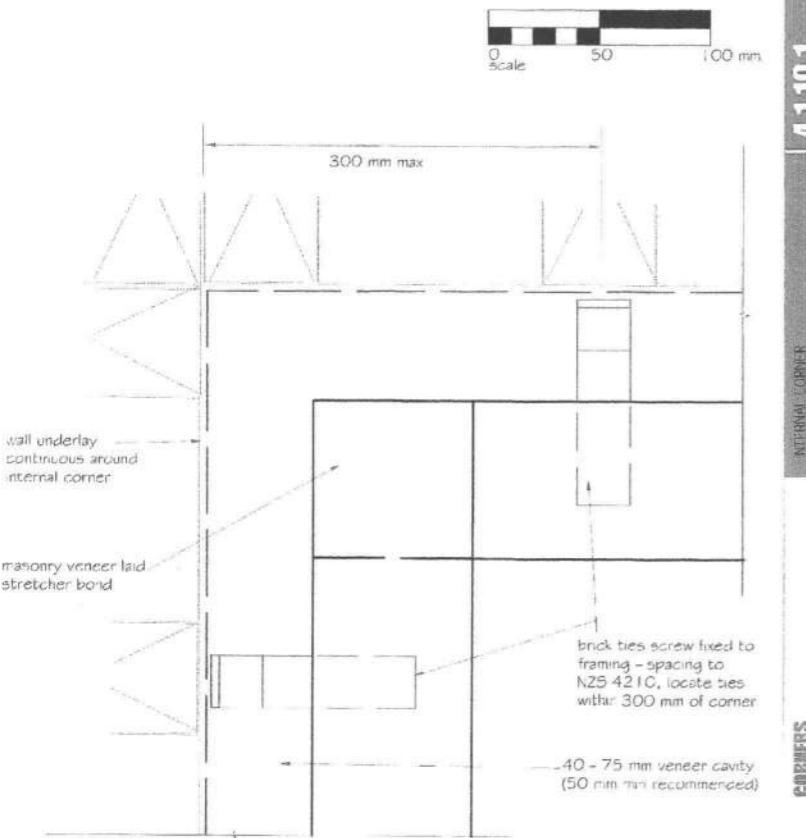
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Prepared by: The Plan Works Ltd  
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340 Rosetta Road, Raumati Beach  
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All Original Drawings Printed  
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0 50 100 mm

4.1.5.3

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4.1.10.1

INTERNAL CORNER

CORNERS

BRANZ  
FIRESAFE  
CORNERS  
INTERNAL CORNER

4.1.10.1

BRANZ WEATHERTIGHT SOLUTIONS VOLUME 4 - MASONRY 4.1.10.1

0 Scale 50 100 mm

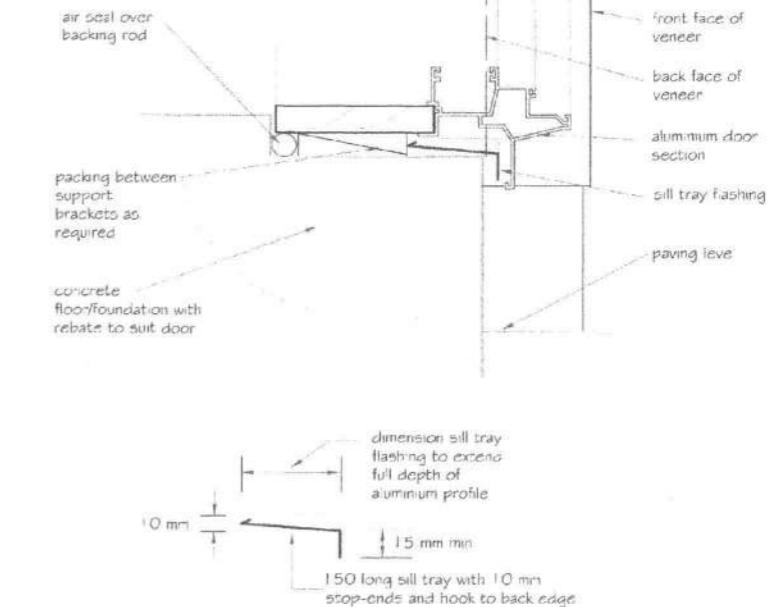
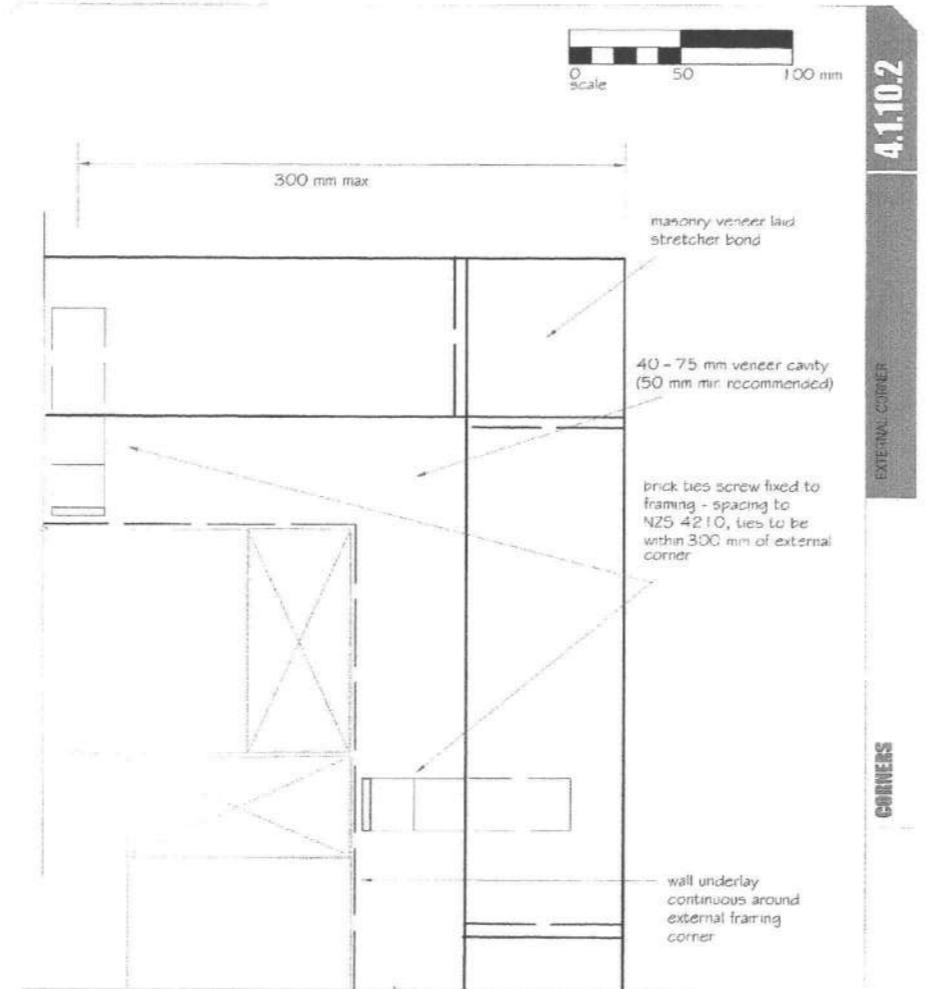
4.1.10.2

EXTERNAL CORNER

CORNERS

4.1.10.2

BRANZ WEATHERTIGHT SOLUTIONS VOLUME 4 - MASONRY 4.1.10.2



4.1.5.3

BRANZ  
FIRESAFE  
ALUMINIUM SLIDING DOOR  
SILL - CONCRETE FLOOR

BRANZ WEATHERTIGHT SOLUTIONS VOLUME 4 - MASONRY 4.1.5.3

Proposed New Building for: Lot 46 Simpson Cres  
RAUMATI  
00019  
Prepared by: The PlanWorkz  
Drawn: S. Neale  
Date: 13-08-13  
Job Number: PA 046  
Issue: A  
02-09-13

DETAILS - Not to Scale

Sheet 17