

Sharalyn Fraser *Agency*

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CODE COMPLIANCE CERTIFICATE

Section 95 Building Act 2004 [Form 7 – Building (forms) Regulations 2004]



Consent No(s): 140009

The Building			
Street address of building:	7 Tutere Street, Waikanae Beach	Building name:	N/A
Current, Lawfully established, use:	Detached Dwelling	Location of building within site/block number:	Towards rear of site
Level/unit number:	N/A	Intended life of the building if 50 years or less:	-
Legal description of land where building is located:	LOT 85 DP 7462	Year first constructed:	2016
The Owner			
Name of owner:	O'Brien Shane Michael & O'Brien Jillian Mary	Street address /registered office:	159 Fairs Road, Palmerston North
Contact person:	Shane O'Brien	Phone numbers:	
Mailing address:	320 Kimbolton Road Feilding 4702	Landline:	06 357 9837
Email address:	shane@colspec.co.nz	Mobile:	027 485 0316
Website:	www.colspec.co.nz	Daytime:	
		After hours:	
		Facsimile number:	
First point of contact for communications with the Kapiti Coast District Council:			
As above			
Building Work			
Building Consent No(s):	140009	Issued by:	Kapiti Coast District Council

Code Compliance

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

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

Michelle Salmon –
Building Inspections Team Leader
On behalf of **Kapiti Coast District Council**

Date: 02 August 2021



THE BUILDING

Street address: 7 Tutere Street
 Suburb:
 Town/City: Waikanae Beach Postcode: 5036

THE PROJECT

Building consent number: 140009

THE OWNER(S)

Name(s): Shane & Jill O'Brien
 Mailing address: 7 Tutere Street
 Suburb: PO Box/Private Bag:
 Town/City: Waikanae Beach Postcode: 5036
 Phone number: 0274850316 Email address: Shane@colspec.co.nz

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work Tick <input type="checkbox"/>	Description of restricted building work If necessary, describe the restricted building work	Carried out or supervised Tick <input checked="" type="checkbox"/> whether you carried out the RBW or supervised someone else.
Foundations and subfloor framing <input checked="" type="checkbox"/>	Sub floor framing on ground floor	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Walls <input checked="" type="checkbox"/>	Helped stand pre made frames on bottom floor. Made top floor frames, and stool.	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Roof <input checked="" type="checkbox"/>	Rafters on mono pitch flat roof	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Columns and beams <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Bracing <input checked="" type="checkbox"/>	Eco ply on exterior. Internal. G/b elements.	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Other <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

Damp proofing	<input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Roof cladding or roof cladding system	<input checked="" type="radio"/>	Ply on roof for torch torch on	<input checked="" type="radio"/> Carried out <input type="radio"/> Supervised
Ventilation system (for example, subfloor or cavity)	<input checked="" type="radio"/>	Sub floor ventilation, ventilation on mono pitch roof	<input checked="" type="radio"/> Carried out <input type="radio"/> Supervised
Wall cladding or wall cladding system	<input checked="" type="radio"/>	Treated ply on cavity system, with red wood cladding overlay	<input checked="" type="radio"/> Carried out <input type="radio"/> Supervised
Waterproofing	<input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised
Other	<input type="radio"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

ISSUED BY

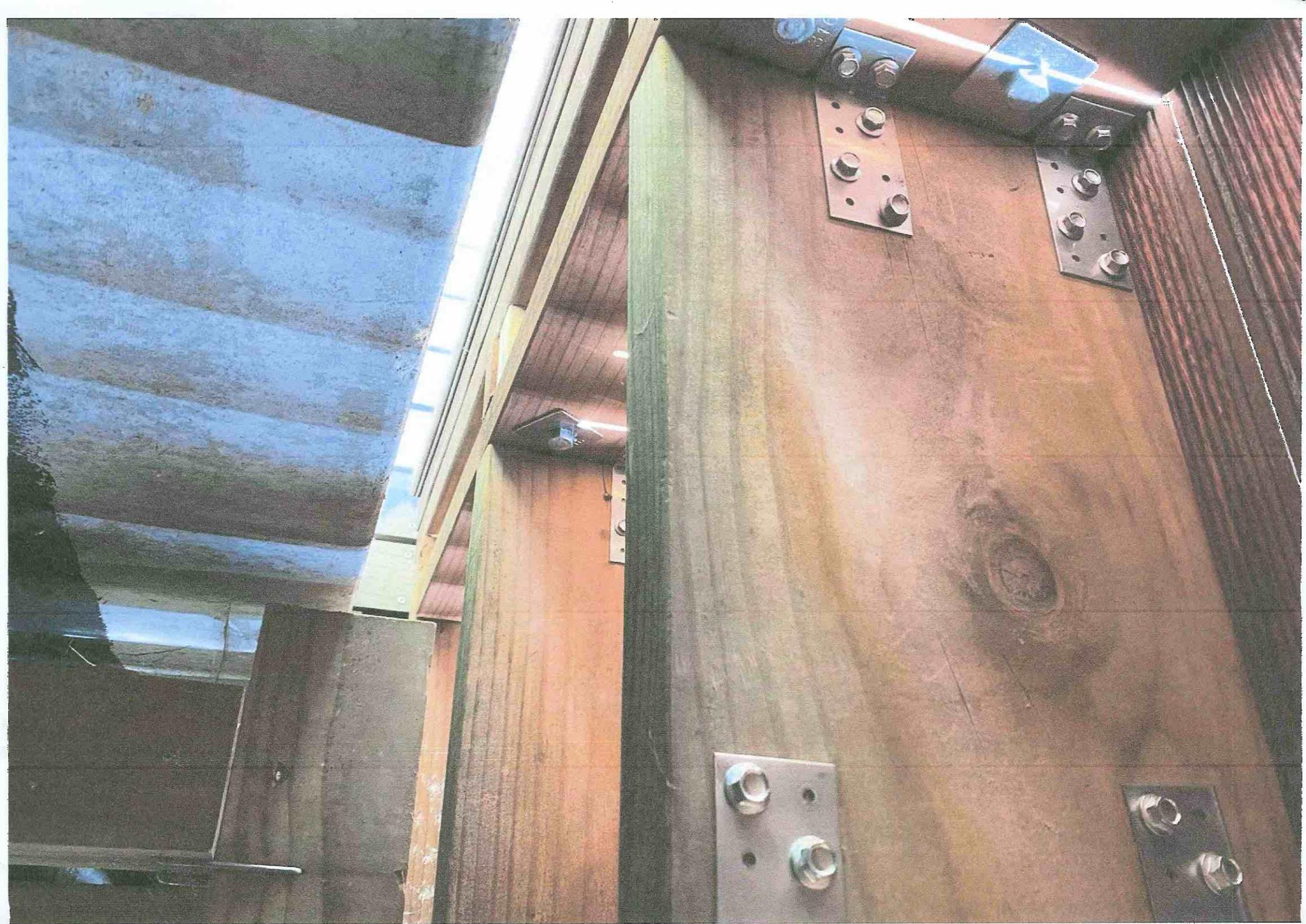
Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.

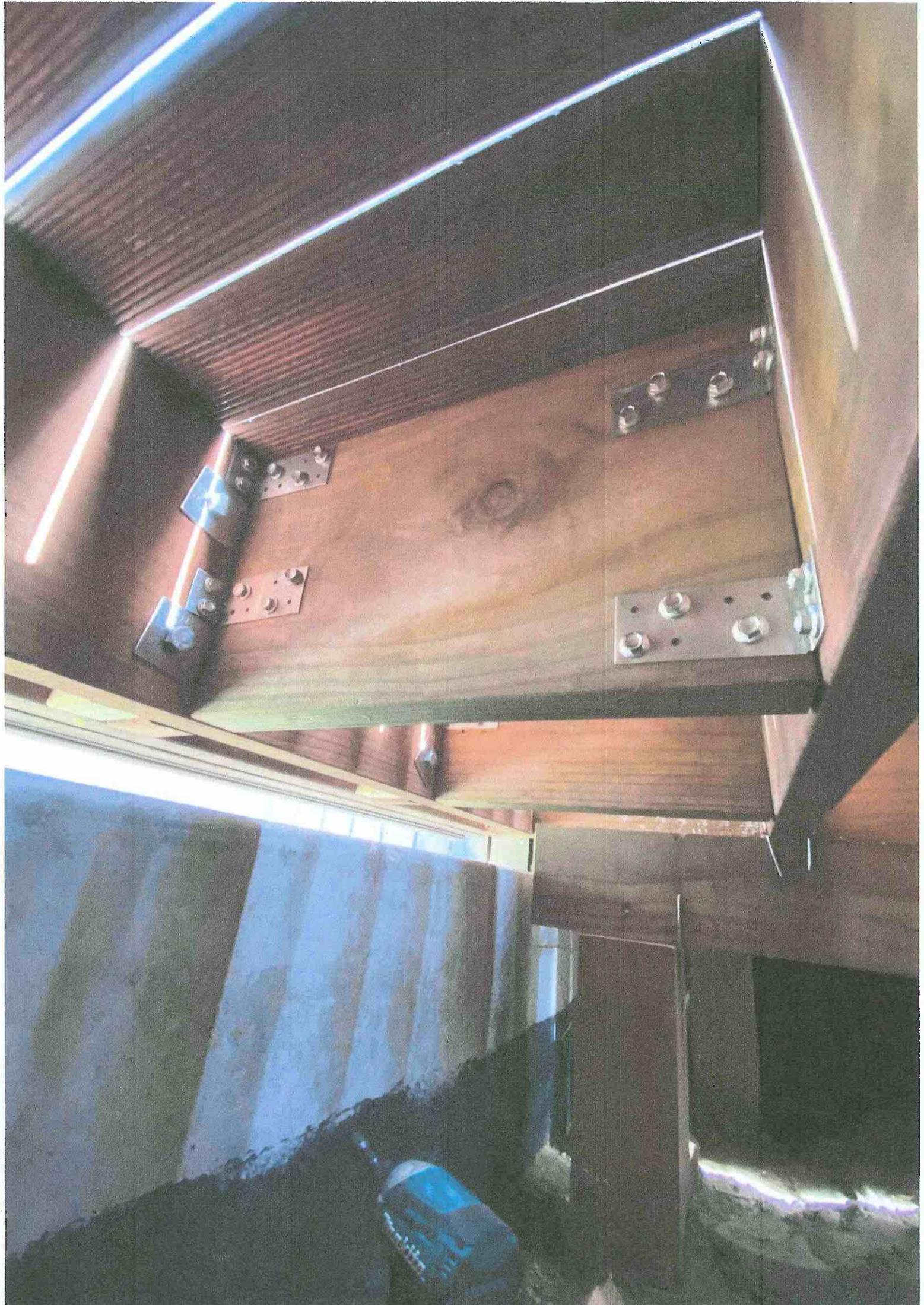
Name: Ben Kusabs	LBP number: BP 130832
Class(es) licensed in: Carpentry	
Plumbers, Gasfitters and Drainlayers registration number (if applicable): —	
Mailing address (if different from below):	
Street address/Registered office: 89 Puruaha Road	
Suburb: Te Horo	Town/City: Otaki
PO Box/Private Bag:	Postcode: 5581
Phone number:	Mobile: 027 549 5483
After hours:	Fax:
Email address: Ben@Blackpine.Construction	Website:

DECLARATION

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

Signature: [Signature] Date: 27/5/21











WRIGHT

TANKS LTD

13th August 2020

Kapiti Coast District Council
Private Bag 60601
Paraparaumu 5254
Attn: Building Inspector

Dear Building Inspector

Re: 25,000L Water Tank Producer Statement 4
Shane O'Brien

I write to confirm that a Wright 25,000L Water Tank was delivered to the above property by Wright Tanks Limited on 1st November 2016 and installed by others.

As suitably qualified professionals to complete this work (and covered by a current policy of professional indemnity insurance to a minimum value of \$250,000) I hereby declare that all of the work for the above water tank has been completed to Wright Tanks Ltd specifications.

All of Wright Tanks Concrete products come with a 10-year construction guarantee as part of the New Zealand Concrete Tank Manufacturers Association standards when installed as per manufactures recommendations.

Wright Tanks Ltd is a member of the New Zealand Concrete Tank Manufacturers Association and manufactures and installs in accordance with NZS 3106:2009

Regards,



Andrew Wright
Director
Registration Number: 23958



Combined Certificate of Compliance and Electrical Safety Certificate

Unique ID:

Note: If you are using this form to provide only an Electrical Safety Certificate, then only complete sections 1, 3 and 5

1. Customer Information

Customer Name: Shane & Jill O'brien

Customer Phone / Email: 0274850316

Location of Installation: 7 Tutere street, Waikanae Beach

2. Certifier Information

Certifier Name: Myles Raue

Registration / Practising Licence Number: E263365

Organisation: Raue Electrical

Telephone Number: 0224081304

Email: raueelectrical@gmail.com

Name and Registration Number of person(s) involved in work and supervised by certifier: N/A

3. Details of work to which certificate applies

The work is: an entire installation a specific part of an installation

The work is: High Risk General Low Risk (Certificate of Compliance not required)

Indicate the number of each item installed or altered:

Number of lighting outlets: 73

Number of socket outlets: 31

Number of ranges: 1

Number of water heaters: 1

General Description of Work

New build where all wiring and fittings have been installed by myself as of 28/08/19. Two Phase meterboard installed in garage with 25mm 3C+E Neutral screen cable sub main to distribution board located in main house.

Tick (✓) if work includes:

Mains

MEN switchboard closest to point of supply

Main Earthing System

Electric Lines

Period within / Date on which the work was done: 08/01/18 - 28/08/19

The work is safe to be connected to: 230/400V MEN System Other (specify) high risk CoC has already been issued with ROI for mains work completed

4. Certificate of Compliance

I am satisfied that the work to which this Certificate of Compliance applies has been done lawfully and safely and the information in this certificate is correct. The work:

- complies with Part 1 of AS/NZ 3000 complies with Part 2 of AS/NZ 3000
- complies with the following standard(s): _____
- has been installed in accordance with a certified design (attach or reference*)
- has an earthing system that is correctly rated
- contains fittings which are safe to connect to a power supply
- relies on supplier's Declaration of Conformity (attach or reference*)
- relies on manufacturer's instructions (attach or reference*)
- has been satisfactorily tested in accordance with Electricity (Safety) Regulations 2010
- is safe to connect

Test Results:

	Electrical Worker	Inspector
Polarity (independent earth):	Pass	
Insulation resistance:	Pass	
Earth continuity:	Pass	
Bonding:	Pass	
Other (specify):		

Electronic reference: _____

Certifier's Signature: MR

Date: 28/08/19

* If it is impractical to attach a copy of any relevant certified design, manufacturer's instruction or supplier declaration of conformity, provide a reference to where the documents can be found, in a readily accessible format, through electronic means.

5. Electrical Safety Certificate

Date on which the connection was done: 23/05/19

I am satisfied that the work to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use

Name: Myles Raue

Registration / Practising License Number: E263365

Signature of Connector: MR

Date: 28/08/19

**STATEMENT
DRAINAGE WORK INSTALLED
Construction Review**



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

TO BE COMPLETED BY THE INSTALLER	
Issued by: <i>David Brokenshire</i>	
Registration number: <i># 12156</i>	
Tick applicable	
<input checked="" type="checkbox"/>	In respect of: Stormwater Drains installed in accordance with E1 AS1 as shown on the approved plans or as per the attached amended plan.
<input checked="" type="checkbox"/>	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: <i>7 Tutere Street Waikanae Beach</i>	
Building Consent No: <i>150134</i>	
As a certified drainlayer, currently holding an annual practicing license, I 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: <i>David Brokenshire</i>	Signature: <i>[Handwritten Signature]</i>
Address: <i>499 Tremaine Ave Palmerston North</i>	Date: <i>28 MAY 2021</i>
Phone: <i>(06) 353 6082</i>	Fax:
Mobil:	Email: <i>office@brokenshireplumbing.co.nz</i>

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.

Kāpiti Coast District Council Office Use Only	
Statement author authenticated and current registration verified. Verification and Registration checked through public register on www.pgdb.co.nz .	
Name:	<input type="text"/>
Signature:	<input type="text"/>
Date:	<input type="text"/>

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)

TO BE COMPLETED BY THE INSTALLER	
Issued by:	Rhys Van Bunnik
Registration number:	# 22126
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:	
Building Consent No:	150134
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:	Rhys Van Bunnik
Signature:	
Address:	52 Matipo St Palmerston North
Date:	28 MAY 2021
Phone:	02780557472
Fax:	—
Mobile:	—
Email:	rhys@preferredplumbing.co.nz

Kāpiti Coast District Council Office Use Only	
Statement author authenticated and current registration verified. Verification and Registration checked through public register on www.pgdb.co.nz.	
Date:	<input type="text"/>
Name:	<input type="text"/>
Signature:	<input type="text"/>

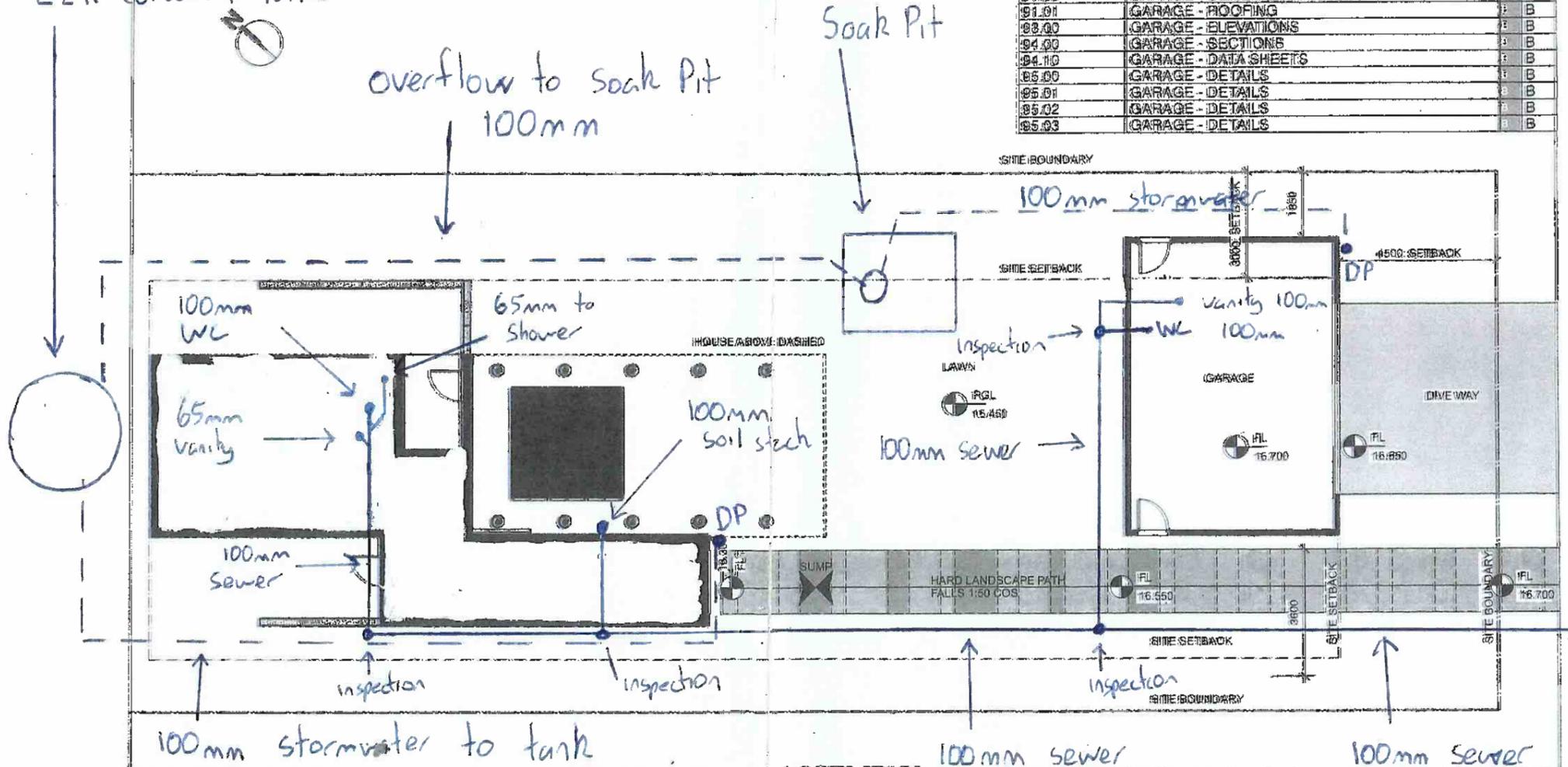
BUILDING CONSENT REVISED ISSUE

Hynes concrete water tank
22k collection tank

Drainage Asbuilt

NUMBER	DRAWING NAME	DATE	BY	CHKD
90.00	GARAGE - SITE PLAN			
90.01	GARAGE - LEGEND			
91.00	GARAGE - GENERAL ARRANGEMENT			
91.01	GARAGE - ROOFING			
93.00	GARAGE - ELEVATIONS			
94.00	GARAGE - SECTIONS			
94.10	GARAGE - DATA SHEETS			
95.00	GARAGE - DETAILS			
95.01	GARAGE - DETAILS			
95.02	GARAGE - DETAILS			
95.03	GARAGE - DETAILS			

CONSENT REVISION
THIS ISSUE



1307	1307	1307	1307
1307	1307	1307	1307

ASSEMBLY ARCHITECTS LIMITED

GARAGE - SITE PLAN	90.00	
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As-laid Drainage Plan

David Brokenshik August 2018
12156

7 Tutere Street Waikanae Beach
Rhyr Van Bunnik Nov 2020

BC 140009 / BC 150134

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	Final (Commercial)
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 Second hand wood burner certified
2 Engineer design specific components	25 Contractor to leave site clean and clear
3 Foundations to solid bearing of 200mm	30 To comply with Food Hygiene Regulations 1974
4 NZS3604 as acceptable solution in terms of NZ Building Code	31 As in CCZ, all fixings need to be stainless steel
6 Not approved as Habitable Room	33 Approval only given for relocation purposes
9 Note and comply with all endorsements on approved plans	34 If cladding to have pre-finished colour coating, to be appropriate for coastal conditions
10 Names and Registration of plumber and drain-layer required	38 Window sashes on upper levels less than 760mm above floor to have stays fixed
11 Concealed soil and TV pipes and gas flues only allowed in ducts or minimum framed	39 Construction of playground to comply with NZS5828
12 Hot & Cold water pipes tested to 1500kPa	40 Fencing, gates, doors directly leading to swimming pool to comply with Pool Act 1987
13 Roof stormwater to be connected to existing	43 Textured systems should be applied by licensed, trained applicators - supply warranty
15 Owner/builder to ensure prop foundation height will allow satisfactory connection	44 Exterior cladding system to be completed and inspected prior to internal lining
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 - 73	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

Attach Receipt

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 architectural 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 ground may be encountered requiring engineer specific design.

Other:

Attach receipt

Office use:	FEES
Building Fee	\$ 3620.00
Sewer Connection	\$
Water Connection	\$
Vehicle Crossing	\$
Damage Deposit	\$ 520.00
Code Compliance Administration	\$
Building Research Levy	\$ 500.00
Development Levy	\$ 1105.50
DHB Levy	\$ 550.00
Compliance Schedule	\$
Digital Storage Fee	\$ 42.00
Certificate of Title Charge	\$
Photocopying	\$
SUBTOTAL	\$ 5937.50
Less Fee Paid	\$
TOTAL	\$ 5937.50
GST INCLUDED	\$

OWNER TO BE INVOICED.

APPLICATION FEE	\$ 5937.50
RECEIPT NO	DATE:
INVOICE NO	DATE:
RECEIPT NO	DATE:
FEES PAID BY:	
BUILDING CONSENT NUMBER:	140009
DATE ISSUED:	
AUTHORISATION FOR REFUND OF DEPOSITS	
Deposit held =	\$
Cost to Repair Damage Caused During Construction =	\$
Total Balance to be Refunded	\$
Authority Number:	
Authorised:	DATE:

Colspec Construction Ltd
P O Box 205
FEILDING 4440

29 April 2014

Dear Building Consent Applicant / Building Owner

Approval of Building Consent: 140009

Location: 7 Tutere Street, Waikanae Beach
Legal Description: LOT 85 DP 7462
Description: Proposed dwelling at 7 Tutere Street, Waikanae

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
140009
Section 51, Building Act 2004

The building

Street address of building: 7 Tutere Street, Waikanae Beach

Legal description of land where building is located: LOT 85 DP 7462

Valuation number: 1491044200

Building name:

Location of building within site/block number:

Level/unit number:

The owner

Name of owner: Colspec Construction Ltd

Contact person: Shane O'Brien

Mailing address: P O Box 205, FEILDING 4440

Street address/registered office: 159 Fairs Road, Palmerston North

Email address: shane@colspec.co.nz

Website: www.colspec.co.nz

Phone numbers:

Landline: 06 357 9837

Mobile: 027 485 0316

After hours:

Fax number:

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

As above

Building work

The following building work is authorised by this building consent:

Proposed dwelling at 7 Tutere Street, Waikanae

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

1.

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



Signature



Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 29/04/14

Addenda to Application

Application

Colspec Construction Ltd P O Box 205 FEILDING 4440	No.	140009
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Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages Proposed dwelling at 7 Tutere Street, Waikanae
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential dwelling
Estimated Value	\$550,000
Location	7 Tutere Street, Waikanae Beach
Legal Description	LOT 85 DP 7462
Valuation No.	1491044200

Designer: Assembly Architects Ltd - Justin Wright 24 Essex Ave, Butal Park, Arrowtown
6141 : 03 442 0356

Contractor: Strl Eng. Alistair Cattanach L 9, 94 Dixon St, Wgtn 6141 : 04 385 0019

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. Subfloor
 5. Drainage
 6. Pre Wrap
 7. Pre Clad
 8. Weathertightness
 9. Preline
 10. Preline
 11. Wet Area - pre Application
 12. Wet Area - post application
 13. Postline
 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. All foundations are to be to solid bearing minimum of 300mm
4. NZS3604 is an Acceptable Solution in terms of the New Zealand Building Code and is a recommended reference document for timber framed buildings.
5. Note and comply with endorsements on approved plans.
6. Names and registration numbers of plumber and drainlayer are required before work commences.
7. 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.
8. Both hot and cold water pipes are to be tested to 1500 KPA pressure.
9. Owner/builder is to ensure that the proposed foundation height will allow a satisfactory drainage connection to the sewer main.
10. Seismic restraint to be provided to appliance and flue as per the manufacturer's recommendations, NZBC, C.1 and Acceptable Solutions 9.1.2 and 9.2.2
11. Contractor to leave site clear of all demolition materials and in a tidy state.
12. As this site is located in the Severe Coastal Corrosion Zone, all exposed fixings and cladding fixings need to be stainless steel.
13. If cladding is to have pre-finished colour coating, that coating shall be appropriate for the designated coastal conditions of that site.
14. Restrictor stays, limiting sash opening to max 100mm must be fitted wherever sill height is less than 760mm and the difference in levels are 1 metre or greater. Refer F4.NZBC
15. 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.
16. 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.
17. All work shall be carried out in accordance with RM130099 & approved plans.
18. HIRB compliance confirmed with RC and Compliance Manager, Andrew Guerin.

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:

Janice Lee

From: Amon Brown
Sent: Friday, 14 February 2014 11:34 a.m.
To: 'justin wright'
Cc: Janice Lee
Subject: RE: 1307- 7 Tutere St Resource Consent & Building Consent

Hi Justin,

Thanks for that clarification. I have sent this email to Janice Lee, who will complete your building consent from today.

Kind Regards,

Amon Brown

Kāpiti Coast District Council
Tel 04 296 4700

www.kapiticoast.govt.nz

From: justinassembly@gmail.com [mailto:justinassembly@gmail.com] **On Behalf Of** justin wright
Sent: Friday, 14 February 2014 11:20 a.m.
To: Amon Brown
Subject: 1307- 7 Tutere St Resource Consent & Building Consent

Good Morning Amon.

This email is to confirm phone discussion with KCDC representative this morning with regard to the Resource Consent and Building Consent documentation for 7 Tutere St.

Please refer to the Resource Consent Drawing RC2

Drawing 1 North East Elevation.

The elevation is hatched with a note that clearly states:
'Hatched Area Shows encroachment upto 1 Meter'

Drawing 2 North East Elevation

The elevation is hatched with a note that clearly states:
'Hatched Area Shows encroachment
Upper form is through recession plane upto 0.9 Meters
Lower Form is Through recession plane upto 1.2s'

The neighbours have signed these drawings that allow this level of encroachment.

Now Please refer to Drawing consent Documentation

Drawing 30.01 rev B Elevation North East

The ground line along the boundary has been shown as a blue dotted line. This line is has been offset 2.1M + 5125mm to show the level of encroachment in the sunlight recession plane. Based on the survey information provided the worst case of encroachment on this boundary is 910mm. This shows that the encroachment through the boundary is less than the 1M maximum that the neighbour has approved.

Drawing 30.03 rev B Elevation South West

25/02/2014

Amon Brown

From: justinassembly@gmail.com on behalf of justin wright [justin@assembly.co.nz]

Sent: Friday, 14 February 2014 11:20 a.m.

To: Amon Brown

Subject: 1307- 7 Tutere St Resource Consent & Building Consent

Good Morning Amon.

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Now Please refer to Drawing consent Documentation

Drawing 30.01 rev B Elevation North East

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Drawing 30.03 rev B Elevation South West

The ground line along the boundary has been shown as a blue dotted line. This line is has been offset to show the level of encroachment in the sunlight recession plane. Based on the survey information provided the worst case of encroachment on this boundary is 1125mm on the lower form. & 731mm on the upper form. This shows that the encroachment through the boundary is less than the maximum that the neighbour has approved.

I note that the Building Consent set out shows the house 75mm north compared to the Resource Consent documents. This minor adjustment of position does not increase the sunlight encroachment to the north beyond that approved by the affected party to the north. The House does not encroachment the side yard. Hence this minor adjustment of position creates no more adverse affect on any affected party and no amendment to resource consent is required.

Kind Regards
Justin Wright.

--

Justin Wright
Registered Architect

14/02/2014

The ground line along the boundary has been shown as a blue dotted line. This line is has been offset to show the level of encroachment in the sunlight recession plane. Based on the survey information provided the worst case of encroachment on this boundary is 1125mm on the lower form. & 731mm on the upper form. This shows that the encroachment through the boundary is less than the maximum that the neighbour has approved.

I note that the Building Consent set out shows the house 75mm north compared to the Resource Consent documents. This minor adjustment of position does not increase the sunlight encroachment to the north beyond that approved by the affected party to the north. The House does not encroachment the side yard. Hence this minor adjustment of position creates no more adverse affect on any affected party and no amendment to resource consent is required.

Kind Regards
Justin Wright.

--

Justin Wright
Registered Architect

for
Assembly Architects Ltd
Mobile 021 565 363

182 Arthur's Point Road
Queenstown

www.assembly.co.nz

RECEIVED
13 JAN 2014
BY:



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952



Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **WN496/132**
Land Registration District **Wellington**
Date Issued **20 May 1943**

Prior References
WN472/32

Estate Fee Simple
Area 696 square metres more or less
Legal Description Lot 85 Deposited Plan 7462

Proprietors
Shane Michael O'Brien, Jillian Mary O'Brien and David Alan Lea

Interests
Fencing Agreement in Transfer 270815 - 20.5.1943
9233669.2 Mortgage to ASB Bank Limited - 17.12.2012 at 2:19 pm

Justin Wright – Assembly Architects Ltd
Level 1
233 Willis Street,
Wellington
6011

10 February 2014

Dear Justin,

Request for Further Information - Building Consent: 140009

Site Address: 7 Tutere Street, Waikanae Beach
Legal Description: LOT 85 DP 7462
Project Description: Proposed dwelling at 7 Tutere Street, Waikanae

Following checking of your building consent it is apparent that further information is required.

Information Needed:

- 1) Following our recent conversations please provide revised plans as discussed for the above address.

We have suspended your application and will not proceed any further with its processing until the above information is received. Please send it to us within two weeks of receiving this letter. If we do not receive it by this date, we may not be able to issue your building consent. If you have any questions or you would like to discuss this matter, please contact me on (04) 296-4700 or 0800 486 486 referencing the Building Consent Number noted above.

Yours sincerely



Amon Brown on behalf of Janice Lee
Resource Consents Projects Officer



Site Inspection Report - New BC Applications

BC Application number: 140009 Lot 85 DP 7462

Site Address: 7 TUTERE ST WAIKAWAE BEACH

Building Project:

Check NCS status is currently "To Site Inspection"

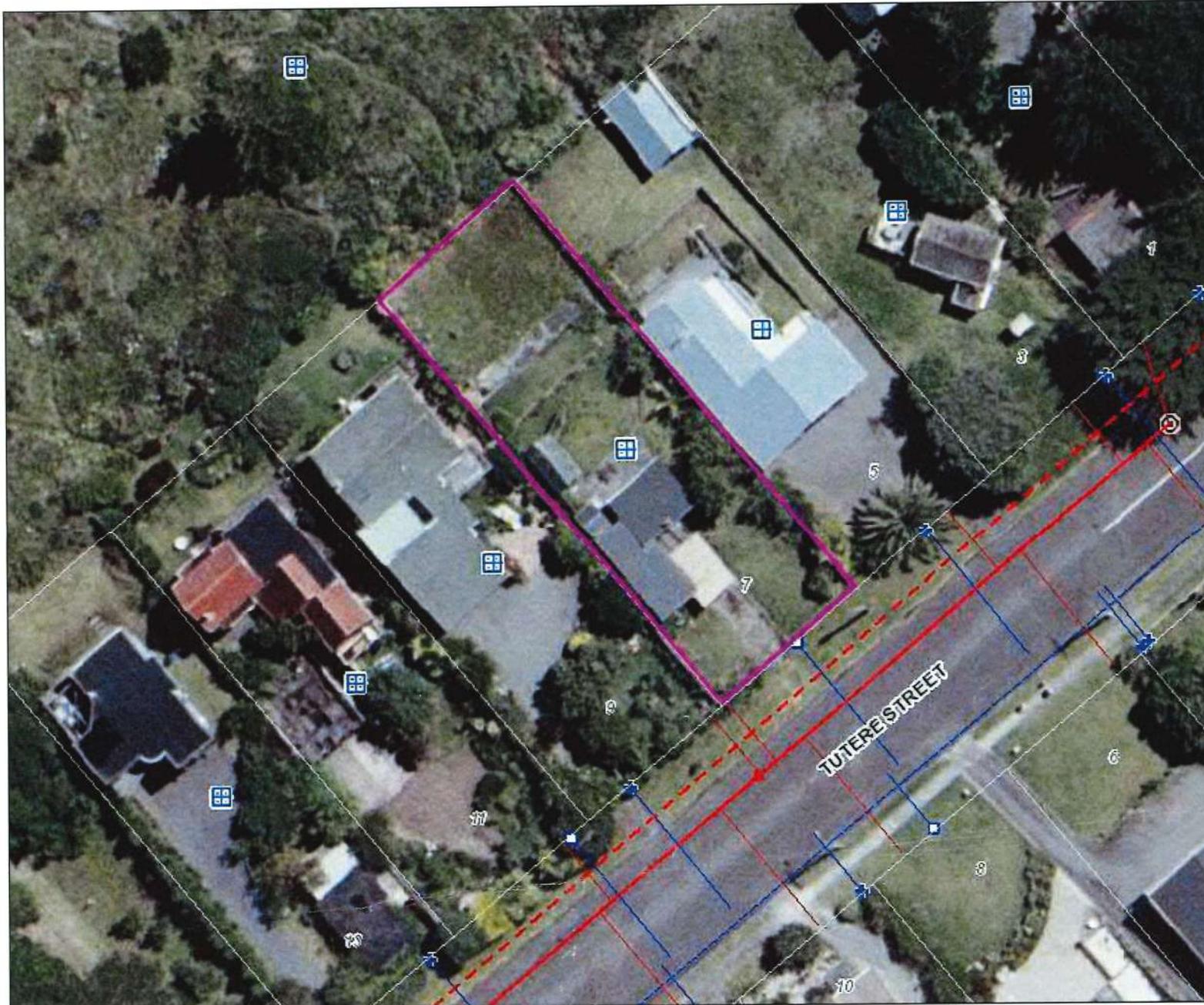
Item to be checked	Decision	Record any relevant information	Action required
Contours match application?	Yes / <input checked="" type="radio"/> No		
Datum point identified?	Yes / <input checked="" type="radio"/> No		
Boundaries identified?	<input checked="" type="radio"/> Yes / No	2 Peps at front of Property	
Check ground conditions?	<input checked="" type="radio"/> Yes / No	Sand.	
Check f/path, kerb & channel, grass berm, note existence/damage.	Yes / No	Grass Berm	
Vehicle entrance crossing installed (describe condition)	Yes / <input checked="" type="radio"/> No		
Photos taken? (Save & link to NCS)	Yes / <input checked="" type="radio"/> No		
Dogs or other hazards on property?	Yes / <input checked="" type="radio"/> No		
Is there a requirement for further foundation investigation e.g Engineers design	Yes / <input checked="" type="radio"/> No		Referred to Approvals T/L Yes / No
<i>Record all decisions in accordance with KCDC Policy 007. Circle Yes or No in each case.</i>			

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.....Signature.....Date:/...../.....

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.



Legend

- Deposited Plans
- Parcel
- Rivers Streams Drains
- WS Point**
 - Node
 - Flowmeter
 - Hydrant
 - Manifold
 - Manifold - Restrictor
 - Manifold - PC75
 - Meter-Manifold
 - Pump
 - Reservoir
 - Toby
 - Valve-Air
 - Valve-Check/NRV
 - Valve-Gate
 - Valve
 - Well Head
 - Zone Meter
- WS Pipe**
 - Bulk Main
 - Main
 - Rider Main
 - Drain
 - Unknown
 - Private
 - Abandoned
- WS Lateral**
 - Lateral
 - Private Lateral
- SW Point**
 - Misc
 - Manhole
 - Pump Station
 - Soakpit
 - Sump
 - Valve

SCALE 1: 481 @A4

Date Printed: 21-January-2014



Kapiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer.

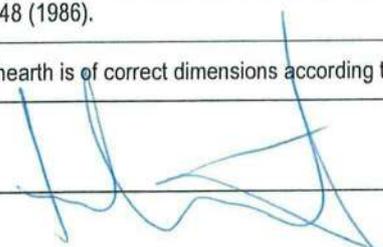
This publication is copyright reserved by the Kapiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.

INSTALLERS CHECKSHEET: FREESTANDING OR INBUILT FIRE



Note: Please have this form completed by the installer and ready for our Building Inspector to collect when doing the final inspection.

BC140009
Received by
Kapiti Coast District Council
16/03/20
via Site

Building Consent Number:			
Installers Details:			
Installers Name: (Please print) <u>Hall of Flame</u>			
Address: <u>290 Oxford st, Levin</u>		Phone: <u>06-3670760</u>	
Freestanding Fire or Inbuilt Fire installed at:			
Address: <u>7 Tutere st, Waikanae</u>			
For: <u>Shane O'Brien</u>			
The following requirements under NZS 7421:1990 or AS/NZ 2918:2001 have been met and the solid fuel burning domestic appliance type and model <u>Yunca Oscar</u> has been installed in accordance with the manufacturer's installation instructions.			
Please Tick (where applicable) the following: ✓			
The chimney has been cleaned.			N/A
The chimney is in a sound condition.			N/A
The chimney is of pumice and correct dimensions to comply with BRANZ zero clearance certificates.			N/A
The chimney is ventilated to manufacturer's requirements.			N/A
The appliance is restrained against seismic activity (freestanding & fireplace heaters).			✓
The Inbuilt heating appliance has been approved by BRANZ as complying with their zero clearance certificate.			N/A
The hearth is an approved type according to the manufacturer's requirements.			✓
The hearth is restrained against seismic activity.			✓
The fire-surround at its connection to the fire place is fully insulated with approved material [see BRANZ Building Information Bulletin 248 (1986)].			N/A
The ash hearth is of correct dimensions according to the installation instructions.			✓
Signed: 		Date: <u>27/9/19</u>	

Residential Warranty and Maintenance Requirements

SUPPLY DATE: APRIL 2019

PROPERTY OWNER	Shane O'Brien - Aline Group
SITE ADDRESS	7 Tutere Street, Waikanae Beach, Waikanae 5036, New Zealand
SITE ENVIRONMENT	Very Severe
BUILDING TYPE	Residential
ROLLFORMER	Metalcraft Palmerston North

WARRANTY THAT PRODUCT:	ROOFING	WALL CLADDING	GUTTERS/DOWNPipes	FASCIA	FLASHINGS
Paint will not flake, peel or excessively fade	-	-	10 Years	-	-
Will not perforate through corrosion	-	-	10 Years	-	-

The product manufactured from COLORSTEEL® Maxx® is subject to normal wear and tear, which may include uniform fading, chalking and dirt collection. Minor white corrosion, which may appear at unwashed tension bends or cut edges, is a natural weathering phenomenon of COLORSTEEL® Maxx® and does not constitute a failure of the coating system. Testing to determine coating performance will be in accordance with the methods described in Australian Standard AS1580.

This warranty is issued by New Zealand Steel Limited and is subject to the following terms and conditions:

(Note: all New Zealand Steel literature referred to in this warranty is that which is current at the time of installation and is available from the rollformer or www.colorsteel.co.nz)

- The maintenance programme specified on the reverse **BEING STRICTLY ADHERED TO and documented.**
- The warranty periods stated above start from the date the material is supplied to site.
- The installed pitch of the roof is equal to or greater than 3°, or the minimum recommended for the profile, whichever is greater.
- The product is only used in the environments and applications as recommended in the *Environmental Categories and Product Maintenance Recommendations* brochure (or on-line *Guidelines for Use*).
- The product is designed, formed, stored, handled and installed in accordance with recommendations given in *Specifiers and Builders Guide* (on-line *Guidelines for Use*), *Information Bulletins* and *NZ Metal Roof and Wall Cladding Code of Practice*.
- This warranty covers the COLORSTEEL® Maxx® material only and no accessories supplied which include, without limitation, fasteners, soft edge and building wrap.
- All warranties, conditions, liabilities and obligations other than those specified in this warranty are excluded to the fullest extent allowed in law. In particular, where the product is supplied for the purpose of business, the guarantees contained in the Consumer Guarantees Act 1993 do not apply.
- Failure of the material or the coating partially or wholly due to one or more of the following causes is not covered by this warranty:
 - Use of the product within 50m of breaking surf on the East Coast or 100m of breaking surf on the West Coast.
 - Physical damage during or after installation, including scratching, contact with other metal items, incorrect installation of external objects such as air-conditioning units, PV/Solar energy systems, and failure to remove swarf.
 - Contact with soil, ash, fertilizer, moisture retaining substances, or sunscreen.

- Contact with or runoff from lead or copper and other dissimilar metals, chemical agents, green or wet timber or treated timber.
- Water entrapment or ponding for any reason.
- Mechanical damage, chemical attack, corrosion or other damage sustained during transport, handling, storage, installation or subsequent to installation.
- Attack from chemical or other agents, fumes, solids or liquids other than direct rain or run-off falling onto the product under warranty.
- Application of post paint treatments or systems.
- Failure to install, use and maintain the product in accordance with NZ Steel's guidelines and applicable industry standards.
- Underside corrosion as a result of high humidity, condensation or pollution generated within a building.
- Failure to replace corroded fasteners, or use of incorrect fasteners.
- Corrosion arising from lapped areas of end-lapped sheets.
- The product having been inappropriately stored prior to installation.
- Causes beyond the control of New Zealand Steel or the roofing manufacturer, including earthquakes, fires, cyclones, tornadoes, storms, hurricanes, lightning, hail, volcanic activity and other similar extreme "Acts of God".
- Actions by other persons.

If COLORSTEEL® Maxx® pre-painted steel has failed to perform as warranted, then a claim, in writing, specifying in what respect the COLORSTEEL® Maxx® has failed to perform, must be made within the applicable warranty period, to New Zealand Steel who will at its sole option repair or replace (including labour) the affected material or provide a refund equal to the cash value based on New Zealand Steel's estimate of the cost of the then current New Zealand Steel equivalent product. All claims must be accompanied by this original warranty document. A new warranty will be issued to cover the balance of the original warranty offer for both the paint coating and perforation protection where repair or replacement is made, this period is not extended in case of replacement. Neither the roofing manufacturer named below nor New Zealand Steel will be liable for any consequential loss or damage except as may be required under any mandatory statutory provisions. Nothing in this warranty is intended to exclude or limit any rights consumers may have under the Consumer Guarantees Act 1993.

New Zealand Steel and/or the roofing manufacturer reserve the right to inspect a building prior to issuing of the warranty and/or to inspect and conduct tests as necessary at any time after a claim is made under this warranty and accordingly have access to the property.



For more information call 0800 697 833, visit www.colorsteel.co.nz, mail us at Private Bag 92121, Auckland 1142, or email us at info@colorsteel.co.nz



PRODUCT USAGES

Gutters/downpipes with a 125 Box Gutter profile

- Paint will not flake, peel or excessively fade for 10 years
- Will not perforate through corrosion for 10 years

Coil References: V440996: Ebony, 0.55mm

SIGNATURES

Installed by Supply Only.

This Warranty is issued by (the manufacturer): Metalcraft Palmerston North

Signed:



Position:

Admin

Date:

17.9.19

MAINTENANCE PROGRAMME

All roofing and cladding products are subject to the cumulative effects of weather, dust and other deposits. Normal rain-washing will remove accumulated atmospheric contaminants from roofs. Gutters must be regularly inspected to remove debris, which may cause ponding.

ENVIRONMENT	MODERATE ISO CATEGORY 3	SEVERE ISO CATEGORY 4	VERY SEVERE ISO CATEGORY 5
Roof	Rain washing	Rain washing	Rain washing
Wall Cladding	Manual washing every year	Manual washing every 6 months	Manual washing every 3 months
Gutters, fascias and unwashed or high risk areas	Manual washing every 6 months	Manual washing every 3 months	Manual washing every month

Environment zones are described in detail in the *Environmental Categories and Product Maintenance Recommendations* brochure. If your building is within 1000 metres of the sea or in an area with a corrosive environment you should check these Categories.

Regular washing of COLORSTEEL® Maxx® products increases the durability by reducing attack from airborne salts and pollutants. COLORSTEEL® Maxx® surfaces should be manually washed with water and a sponge or a soft nylon-bristled brush. For large areas it may be appropriate to use water blasting at pressures up to 20 MPa. Regular inspection for, and removal of lichen should be carried out as per Information Bulletin - *Removal of Lichen*.

Note: high risk areas include areas around flues, chimneys and extractor vents, under television aerials and trees and sites prone to mould, lichen, bird droppings or debris. External objects such as walkways and platforms, air conditioning units, solar hot water and solar photovoltaic systems, all have the potential to create areas on the roof that are sheltered from the rain (unwashed areas) and, as such, additional maintenance of the roof areas affected is required as highlighted in the above table.

COLORSTEEL® and COLORSTEEL® Maxx® are registered trademarks of New Zealand Steel Limited.



For more information call 0800 697 833, visit www.colorsteel.co.nz,
mail us at Private Bag 92121, Auckland 1142, or email us at info@colorsteel.co.nz



BC140009
Received by
Kapiti Coast District Council
16/03/20
via Site

0800TILERS

(0800 845 377)

WWW.0800TILERS.CO.NZ

Matching The 5 year Master Builders Guarantee

P.O Box 280
Waikanae
WELLINGTON

Mobile:(021) 689 856

Installers Producer Statement

Date:

05/06/2018

NAME:

Shane O'Brian

PHONE #:

ADDRESS

7 Tutere Street
Waikanae Beach
Kapiti Coast

EMAIL:

REGARDING:

TILING/WATERPROOFING WET SHOWER/TANKING

WARRANTIES:

DAMPFIX GOLD
BRANZ Appraised Appraisal No. 745 (2011)

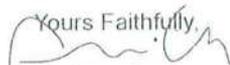
APPLICATORS WARRANTY

Workmanship on materials by 0800TILERS shall maintain a waterproof barrier to the area treated for a five year period.

0800TILERS Ltd is an approved applicator and has applied

DAMPFIX GOLD

to manufacturer's instructions.

Yours Faithfully,

Andrew Gray
Tile Contractors



Material Durability Statement

TIMESTAMP: 8/29/2019 10:51:16 AM
ADDRESS: 7 Tutere Street Waikanae Beach Kapiti Coast
CLIENT NAME: Shane O'Brian
TILER NAME: Andrew Gray
WATERPROOFER NAME: Andrew Gray
CONTRACTOR OR BUSINESS NAME: 0800TILERS
ASA REGISTRATION NO: 902175
E-MAIL ADDRESS : 0800tilers@gmail.com
SUBSTRATE: All substrates checked prior to waterproofing
The correct primers have been used and applied in accordance with its TDS
PRIMING AND BOND BREAKER: The correct bond breaker have been used and applied in accordance with TDS
MEMBRANE USED: Dampfix Gold
DATE OF COMPLETION: 05.06.2018
FLOOD TEST DATE: NA
COUNCIL INSPECTION: Passed
APPLICATORS DECLARATION: I the applicator confirm that the above information is correct, that the products used have been applied in accordance with their TDS and we are satisfied that the work done meets the relevant building code standards
Bathrooms - Floors and 75mm up the wall
Showers - Floors and 1800mm up the wall and/or 300mm past the rose
AREAS WATERPROOFED: Toilets - Floors and 75mm up the wall
Bath Surrounds - 150mm around bath surrounds

Terms & Conditions:

The waterproofing materials listed above have a current BRANZ appraisal and meets the requirements of the AS/NZS4858-2004 standards. The waterproofing membrane has a minimum durability of 15 years as required by the New Zealand Building Code. Material Durability Statement is given subject to the products listed being applied and installed according to the ASA System Specification. Substitution of any product or component will be a breach of the specification and may render the guarantee null and void.

This is not a workmanship warranty. Any defects, leaks, or damage of any nature, caused by Applicator, and the costs associated with rectification of these defects etc. shall be the Applicator's sole responsibility. It is the Applicator's responsibility to ensure all work is done to the relevant standards.

ASA, or its appointed agents, reserves the right to inspect any alleged failure and must be given reasonable time to investigate claims of product failure. The Company must accept the claim of product failure in writing and agree to costs BEFORE the commencement of remedial work.

The company will not be liable for any costs unless and until such liability is accepted in writing.



BC140009
Received by
Kapiti Coast District Council
16/03/20
via Site

FORM OF PRODUCER STATEMENT PS3 – Structural Steel Fabrication & Installation

(type of work carried out eg. roofing, waterproofing etc.)

At project completion, this form shall be completed by the contractor.

ISSUED BY: C & R Engineering Ltd.....
(Contractor)

TO: Shane O'Brien
(Owner/Principal)

IN RESPECT OF:..... Structural Steel fabrication , zinc arc spray and installation for new house...
(Description of Contract Works)

AT: 7 Tutere Street, Waikanae
(Address)

T/A: Kapiti Council.....
(Territorial Authority / Building Consent Authority)

BUILDING CONSENT No: 140009

The above Contractor has contracted to Colspec Construction Ltd.....
carry out and complete certain building works in accordance with the contract, titled

7 Tutere Street..... ("the contract")
(Title of building contract)

I Craig Turner a duly authorised representative of the
(Contractors Authorised Agent)

above contractor, believe on reasonable grounds that the above contractor has carried out
and completed

All Part only as specified in the attached particulars

of the building works in accordance with the contract.



.....
(Signature of Authorised Agent on behalf of the Building Contractor)

.....9th September 2019
(Date)

.....10 Gibraltar Way, Fitzherbert, Palmerston North 4410.....

.....
(Address)

This producer statement is confirmation by the contractor(s) that they have carried out the specified work in accordance with the drawings, specifications (and site amendments) that are part of the contract / building consent documents.

Work covered by this statement should have been supervised and checked by suitably qualified tradespersons.

The Engineer requires this producer statement and a copy of the T/A's building consent conditions, to confirm that items of the contract that he has not personally examined, have in fact been built according to the documents, so that the Engineer may issue appropriate documents to the T/A for it to release the Code Compliance Certificate.

BC140009
Received by
Kapiti Coast District Council
16/03/20
via Site

BURNE Aluminium (2003) Ltd

21 Manchester Street Phone (06) 323-6630
Feilding 4702

29 March 2018

Colspect Construction Ltd
P O Box 205
Feilding 4740

Producer Statement

Project: O'Brien House – 7 Tutere Street, Waikanae

We certify that the products supplied by our company for this project, meet or exceed the requirements of the New Zealand Building Code, NZS 4211:2008 Performance of Windows and NZS 4223.3:2016 Glazing in Buildings.

More specifically, we have manufactured the Aluminium and windows and doors for this project in accordance with the design and manufacturing specifications provided by Fletcher Aluminium, a division of Fletcher Building Products Limited, and those required by NZS 4223.3:2016.

Window and door units manufactured to these specifications have been tested to, and comply with, the wind pressure rating, deflection, weather performance and glazing requirements of the above New Zealand Standards. The application of Pascal rating stickers on the window and door units is further confirmation that the window and door units have been manufactured to the prescribed specifications and comply with NZS 4211.

The products supplied by our company for this project, can be expected to have a serviceable life of not less than 15 years in accordance with section B2 of the New Zealand Building Code. This relates specifically to the structural elements of the windows and doors.

Our warranties are as follows. Five years for workmanship and fifteen years on 25 micron black anodized aluminium joinery and ten years on double glazed units.

Over time, even with regular maintenance, decorative elements and non-structural fittings such as handles, fasteners, door rollers, mohairs and other similar components may require replacement as they wear out. This process does not contravene the Durability Requirements of section B2 of the New Zealand Building Code or this Producer Statement.

Yours Sincerely



Julie Scott
For Manager



Your Home is fitted with quality Fletcher
Window & Door Systems product.

5 YEAR WARRANTY

1. The Fletcher Window and Door Systems manufacturer warrants for a period of 5 years from [the date of supply] that:

(a) the aluminium joinery used in the manufacture of the Product are finished in accordance with AAMA 2603-05 Performance Standard for Exterior Architectural Aluminium Joinery, and also in accordance with WNZ SFA 3503 03:2005 Aluminium and Aluminium Alloys - anodised coatings for architectural applications; and also in accordance with WNZ SFA 3503-03:2005

Aluminium and Aluminium Alloys - anodised coatings for architectural applications;

(b) the doors and windows of the Product comply with: NZS 4211:2008 Performance of Windows, and NZS 4223 Code of Practice for Glazing in Buildings; and

(c) As required under NZS 4211 the product or products specified will remain watertight.

2. If the Product does not perform as warranted, the manufacturer will make good the Product by, at its option, (i) replacing or repairing the affected Product, (ii) supplying equivalent Product, (iii) paying the cost of replacing the affected Product, or (iv) refunding the cost of the affected Product, subject to the following terms:

(a) that the window manufacturer is advised of and given an opportunity to inspect any fault;

(b) that any claims under this warranty need to be made in writing to the window manufacturer within 7 days of the fault first becoming apparent;

(c) that this warranty is not transferable and only applies to the original purchaser, unless the window manufacturer agrees otherwise in writing;

(d) that this warranty only applies:

(i) where the Product has been maintained in accordance with the maintenance procedure specified;

(ii) to a defect in the workmanship or a defect that is directly attributable to a defect in the material of the Product; and

(iii) where the purchaser has paid in full for the supply (and installation if applicable) of the window joinery;

(e) that the warranty does not apply to any:

(i) glass or glazing materials used in the joinery;

(ii) defects due to any cause beyond the manufacturer's control including, without limitation, defects in the structure to which the joinery has been affixed;

(iii) materials, hardware or componentry not manufactured by the window manufacturer;

(iv) weather tightness - where the contract is one of manufacture and supply only, the junction between joinery and cladding systems is the responsibility of the builder;

(v) that the window manufacturer will not be liable for any consequential, indirect or special damage or loss including, without limitation, any loss of profits;

(vi) that the warranty does not apply to any fault caused by incorrect installation by anyone other than the window manufacturer or its authorised agents, and/or any installation other than in accordance with the installation guide current at the time of supply.

3. This warranty is given by the manufacturer of Fletcher Window and Door Systems; an Allus NZ Ltd franchisee.

Customer Copy

FRANCHISEE Burne Aluminium (2003) Ltd

CUSTOMER NAME & ADDRESS

Colspec Construction
Palmerston North

ADDRESS FOR BUILDING SITE RECEIVING SUPPLY

7 Tutere Street
Waikanae

DATE OF THIS WARRANTY March 2018

Job Number 30056

Supplied Only Supplied & Installed

Please Note: This warranty is subject to correct installation as outlined in our Installation Details Manual. This document is available on request for you or your builder.

This is in addition to, not substitution, and relying on the warranty will affect any rights the purchaser may have under the Consumer Guarantees Act 1993 or the Building Act 2004.

COLOUR OF JOINERY Black - 25 Micron

Powdercoat Anodised Sheen

SIGNED (Homeowner)

SIGNED (Franchisee)

BURNE ALUMINIUM LTD,
21 WINGFIELD STREET,
PALMERSTON NORTH,
T. (06) 823-2130

WINDOW ASSOCIATION OF NZ MEMBER

Vistalite.co.nz
0800 847 8254

Makers of





Care and maintenance of anodised joinery

Anodised Aluminium Joinery is not only attractive, but also offers a durable and tough wearing finish. Some deterioration of the anodic oxide coating occurs but mainly as a result of grime deposition and subsequent attack by moisture, particularly when it is contaminated with sulphur compounds. Regular cleaning is essential if the finish of anodised aluminium is to be preserved over a long period.

CLEANING

The anodised aluminium should be washed down with warm water and a suitable wetting agent or mild soap solution, in a similar manner to washing a car. Fine brushes may be used to loosen attached dirt/grime - the use of anything stiffer or more abrasive may result in damage to the surface. Acid or alkali cleaners should not be used, as these will damage anodic films and may discolour coloured joinery. Where greasy deposits or hard to remove grime is present, cleaning of the anodising may be by means of a soft cloth dipped in white spirit, turpentine, kerosene, or a liquid scourer (for example Jif® - a Lever Rexona household product available from supermarkets) followed by wiping with a dry rag. Make sure none of these solvents come into contact with other parts of the window.

Note: All Solvents must be kept from contact with the vinyl glazing gasket materials, as most solvents damage glazing gaskets (the "rubber" seal around the glass).

It is essential to rinse thoroughly after cleaning, with copious applications of clean water particularly where cravices are present, and then dry the glass to avoid any marks developing. Regular washing of your anodised joinery will ensure a long lasting product. In general the following programme is recommended:

Rural: Every six months

Urban: Every three months

Industrial And Marine Environments:

(within 1 km of the sea): Six monthly warm water detergent wash, as well as monthly cold water washing.

Care and maintenance of powdercoated joinery

Your windows are factory pre-finished in long-lasting electrostatically applied powdercoating. A combination of painstaking preparation, careful workmanship, and the latest technology have come together to bring you your powdercoated windows and doors. Powdercoating is one of the most durable colour coatings available and with very little effort on your part, it will provide you with many years of excellent service. We want you to get the full long-term benefit of choosing low maintenance powdercoated windows. So we have prepared this information pack for you that details the few simple things you need to do to get maximum satisfaction from your investment.

REGULAR WASHING - THE KEY TO LOOKING SMART

To maintain the good looks of your powdercoated aluminium windows, each window and door unit needs regular washing all over - not just the parts that are sheltered from the rain. Unless you are close to the seaside or are in a similar harsh environment, such as near an industrial area, washing down your windows about every three months should be sufficient. Simply use a good quality, soft bristled, window washing brush as sold by general hardware stores. Some brushes have in-built detergent dispensers and connect directly to the garden tap. These brushes make it really easy to rinse off the detergent bubbles - which is a very important part of the care process.

If you choose to wash the windows by hand in the traditional way, simply use a diluted solution of mild liquid dishwash mixed the same way you would use to wash your dishes. Be sure to rinse off the window with a gentle spray from the garden hose, and dry the glass to avoid any marks developing.

WARNING

Never use any other kind of solvent cleaner as it could damage the powdercoating or cause it to deteriorate and age rapidly. Common solvents such as petrol, acetates, dufon thinners and Methyl Ethyl Ketone (MEK) are very damaging to powdercoat and must never come into contact with it. Highly acidic, alkaline, common household solvent or alcohol-based cleaners are not recommended either. These comments apply equally to the other components that make up the window or door - we recommend you do not use any solvents other than water.

BC140009
Received by
Kapiti Coast District Council
16/03/20
via Site



Producer statement construction (PS3)
General construction work

TO BE COMPLETED BY THE PERSON WHO HAS UNDERTAKEN THE BUILDING WORK

Author name:	Charmine Farquhar	Building consent no.	140009
Author company	Viridian Glass Limited Partnership		
Description of building work:	Glazing		
Site address:	7 Tutere Street Waikanae		
NZBC clauses (delete not applicable)	B1, B2, F2 AND F4		

I have sighted the above building consent drawings and confirm that I have undertaken the building work described above in accordance with the consented plans and specifications.

I understand that the Council will rely upon this producer statement, for the purposes of establishing compliance with the above building consent.

Signature		Date:	23/09/2019
Tradesperson contact details:			
Address:	29 Railway Road Roslyn, Palmerston North	Postcode:	4440
Mobile:	276425246	Email:	cfarquhar@viridianglass.co.nz

COUNCIL USE ONLY

Received by:		Register check:	YES	NO
Signature:		Registration current:	YES	NO
Producer statement accepted as establishing compliance with the consented plans:			YES	NO

bituFLAME® Membrane Product Warranty

Building Address	7 Tutere Street Waihaine Beach	Warranty Certificate Number	287/2019
Building Name		Warranty Period	20 Years
Membrane Main Use	Roof Area - 2 layer		
Total Sqm/Lm Installed	173 sqm	Installation Date	28/03/2018
Approved Applicator	Scie Construction Ltd		
Applicator Warranty Workmanship Period	5 Years	Applicator Cert Number	010/2017

1. WATERPROOFING SYSTEMS (NZ) LIMITED ("the Supplier") warrants that this product is free from manufacturing defects for a period of twenty (20) years from the date of purchase when installed as a double layer system. The Supplier further warrants that the products have been properly manufactured and are fit for the purpose for which they are intended provided the products are stored, handled and used strictly in accordance with the Supplier's specifications, instructions and directions as outlined in the Supplier's Product Manual and the relevant NZBC regulations and documents.
2. Subject to the conditions of this warranty, if the Supplier's product fails to perform when applied strictly in accordance with the Supplier's instructions within the warranty period, and liability on the part of the Supplier is established, the Supplier shall, at its sole discretion, refund the original purchase cost of the membrane or supply replacement material, or undertake the necessary repairs, pro-rated to the proportion of the warranty period remaining.
3. The Supplier is required to attend to the repair (via themselves or through an appointed installer), refund or replacement of the products in accordance with Clause 2 above PROVIDED that any failure of the specified system does not arise from:
 - 3.1 Damage caused by hailstorms, tornadoes and wind gales in excess of 90kph, damage caused by Acts of God, or damage from man made causes.
 - 3.2 Inadequate or incorrect site preparation including the use of the Supplier's product on surfaces which are not structurally sound, subject to sharp movement or deterioration of the substrate including, but not limited to, any excessive expansion or contraction of the substrate, or damage caused by movement, settlement, distortion or cracking of walls or foundation of the building, or failure of flashings or any part of the building structure.
 - 3.3 Improper adjustment, collaboration or installation of the supplier's product, or use of accessories including consumables, other products or hardware, which were not manufactured or supplied by the supplier.
 - 3.4 Defects in, failure of, or improper installation, construction or design of any roof/deck structure or roof/deck substrate.
 - 3.5 Any contamination or moisture entering the roofing system through walls, substrate, rooftop hardware or equipment, or any part of the building structure or from moisture, air or gases both internally or externally.
 - 3.6 Any modifications of the supplier's product, which was not authorised by the Supplier in writing.
 - 3.7 Negligent, misuse, improper or unapproved use of the membrane, failure to adhere to the directions for application and use of the supplier's product.
 - 3.8 Any mechanical damage caused by users of the building.
 - 3.9 Failure due to exposure of the membrane to harmful chemicals, temperatures, mechanical abuse by machinery/equipment or people.
 - 3.10 Chemical attack, exposure to ionised radiation, or damage from any hazardous substance or damage caused by use of any products not manufactured by the Supplier.
 - 3.11 Roofs installed over cold storage or freezer compartments shall not be covered under this warranty.
 - 3.12 Inadequate and improper maintenance including but not limited to cleaning, removal of debris or keeping outlets clear (refer CLAUSE 4).
 - 3.13 Any expansion of the building or tie in to the membrane which does not have the approval of the Company prior to such work being carried out including any building movement, settlement or movement of other materials, flashings, terminations or other dissimilar substrates or improper construction not in accordance with the manufacturer's specifications.
 - 3.14 Any new installations over the membrane including improper installation of other services, electrical or mechanical.
 - 3.15 Where the membrane has not been installed by a Waterproofing Systems (NZ) Ltd approved installer or where an applicator is unable to provide LBP certification for external waterproofing.
 - 3.16 Storage, handling or treatment of membrane or accessories other than in accordance with the Supplier's recommendations.
 - 3.17 Other waterproofing or building materials causing undue stress on the membrane or reaction with the membrane system.
 - 3.18 Repairs performed or material furnished by others, or subsequent damage by others.

- 3.19 Any technical or installation advice from an outside party not approved by the Supplier.
4. The following maintenance procedures and guidelines must be complied with to keep the warranty in full force and effect;
- 4.1 The roof must be properly maintained as per our membrane care and maintenance instructions and kept clean and free from debris and ponding water. Proof of annual maintenance must be provided to the Supplier on request.
 - 4.2 In the event that the roof membrane is exposed to any acids, solvents or other chemicals, the Supplier must be notified immediately to undertake a resistance and or compatibility analysis.
 - 4.3 Should there be evidence of more than casual foot traffic on the membrane, protective walkways that are approved by the Supplier shall be installed.
 - 4.4 Site inspections shall be undertaken by an approved applicator as per Care and Maintenance recommendations, from the date of installation of the membrane. In the case of sand-finished membranes, a further application of the bituminous aluminium UV protection coat may be required as a result of wear and tear on the membrane. For granule finished membranes, the application of additional granules may be required wherever the original factory application of granules has worn through due to roof traffic, weathering or any other event. This maintenance shall be undertaken at the Customer's expense to maintain the warranty period. Failure to complete and comply with the requirements of these site inspection(s) will render this warranty null and void.
 - 4.5 All flashings, metal work, drains, skylights, equipment curbs and supports and any other rooftop accessories functioning in conjunction with the membrane shall be maintained at all times.
 - 4.6 Repair or replace any flashing material that has deteriorated, disbonded or in any other way fails to perform as a flashing material.
 - 4.7 Any signs of surface cracking, alligatoring, blistering, and delamination of end or side laps, disbonding or any other signs of deterioration shall be corrected upon discovery to ensure continuous effect of this warranty.
5. The Supplier issues this warranty on the condition that the Suppliers installation QC processes (substrate readiness check sheets and QC Sheets) have been faithfully implemented and the QC sheets are completed for each roof area or stage of installation, AND that these QC sheets have been jointly signed off by the Agent/Contractor, AND that the application of the Suppliers product/s comply with its published specifications.
6. The Supplier's obligations under this warranty do not extend to, and the Customer of their Agent expressly waives any and all claims relating to consumables, accessories or flashings used in association with the membrane that are not supplied by the Supplier.
7. This warranty covers the membrane only as supplied by the Supplier and does not cover any issues relating to the workmanship of the installer nor consumables including accessories supplied with the Supplier's product unless the Supplier authorises the use of these consumables and accessories with their product.
8. Where it is a bituFLAME/tileJAK combined system, the tileJAK component will be covered under a **10 year warranty**.
9. This warranty is issued on the basis that no change in the site conditions occurs during the life of the warranty that will adversely affect the performance of the membrane system.
10. Any proposed repairs to the membrane must be notified to the Company in writing prior to being carried out and are only implemented in full accordance with the Supplier's recommendations.
11. Notification of any defect causing a loss of water-tightness must be submitted to the Supplier within fourteen (14) days of discovery of any such defect, failure to do so will deem the warranty to be waived by the customer. The issued Warranty Certificate Number shall be referred to in all correspondence.
12. The Supplier shall not be liable for, and this warranty does not cover, failure due to consequential, accidental or intentional damage, improper voltage, fire, misuse, abuse, neglect, alteration by or negligence of the Buyer, incorrect or incomplete installation by the Buyer, acts of God, vermin or foreign matter entering the Supplier's product.
13. Otherwise than as set out herein the Supplier shall not be liable for any other claims or damages, including but not limited to, claims for faulty design, negligent or misleading advice, damages arising from loss on use of the Supplier's products, any indirect, special or consequential damages relating to membrane, membrane application or other failure, workmanship and installation, or injury to any person, corporation or other entity.
14. The Supplier's obligations under this warranty shall be void and of no effect if the terms of payment and all other conditions contained or implied on the contract for the purchase of materials are not complied with. The validity of this warranty is enforceable on the condition that full payment has been received by the Supplier for the materials supplied.
15. The Supplier's obligations under this warranty shall be void and of no effect if the Supplier is not given notice in writing of any alleged failure or fault within fourteen (14) days of discovery of such alleged failure, fault or deterioration. Time being of the essence.
16. The warranty is in addition to, and not in substitution for any rights which the consumer may have in terms of the Consumers Guarantees Act 1993.
17. The benefit of this warranty is not assignable without prior written consent of the director of the Supplier.

18. In the event of a warranty claim lodged, all parties must allow the Supplier;
- 18.1 Access at all times to inspect the membrane before any repairs are carried out to document, photograph and report any issues to the manufacturer for comment.
- 18.2 Adequate notification and access to the Supplier to be able to attend any repair work themselves or to be present on and before any repair work commences.
- 18.3 The Supplier shall not be liable or required to carry out movement, removal, or replacement of any such items such as plant, railings, ladders, other roofing products or any other items, including any of the costs incurred to do so by another party.
19. Should a claim be made and be subsequently not proven, then any costs incurred by the Company, including those incurred in investigating the claim and re-instating the membrane, shall be the responsibility of the Customer. Responsibility lies with the persons enforcing the warranty on behalf of the Customer to prove beyond reasonable doubt any loss of watertightness is due to the lack of performance of the membrane. Any claimed fault with the membrane must be inspected, assessed and tested with the approval and to the satisfaction of the Company.
20. MODIFICATIONS TO WARRANTY: No changes or modifications of any terms or conditions of this warranty are allowed unless authorized by written agreement and signed by the director of the Supplier.
21. In no circumstance will any other warranty be honoured by the Supplier except this numbered, approved and as an original document produced by the Supplier. All other warranty claims are hereby excluded.
22. DISCLAIMER: There are no warranties beyond this expressed warranty as stated above. All other warranties, representations or conditions, expressed or implied, are disclaimed and excluded, including warranties, representations or conditions of merchantability or fitness for a particular purpose arising by statute or otherwise by law or from a course of dealing or usage of trade. The supplier excludes and in no event shall have any liability for lost profits or any other indirect, special, incidental, punitive, exemplary, or consequential damages, arising out of or otherwise connected to failure of the products or flooring system of which they are part, nor misuse of the products or flooring system, regardless of any strict liability, active or passive negligence of Schluter systems, and regardless of the legal theory (contract or tort or extra-contractual or other), nor from acts of war, terrorism, faulty and negligent penetration of the system, fires, explosions, acts of god, intentional acts of destruction or any losses due to structural failure or other causes unrelated to the products or delays, or any other incidental or consequential damages. This warranty is given in lieu of any other warranty expressed or implied. The remedies contained herein are the only remedies available for breach of this warranty.
23. Failure to comply with any of the covenants, conditions and agreements contained in this warranty shall render the warranty null and void and of no further effect.

Waterproofing Systems (NZ) Ltd Office Use					
QC Forms Provided	No	Warranty issued by John Stallard		Date of Approval	30/08/2019

Roof & Deck Care & Maintenance

	Action	Frequency	Comments
Routine maintenance	Roof Cleaning	Annually	Remove all debris, leaves, dirt from drains, gutters etc. Ensure all water outlets are clear and any overhanging vegetation is cut back.
		Annually	Lightly broom surface with soft bristled brush, remove any loose granules, wash down using a light detergent with a moss and mould inhibitor as recommended by the supplier of cleaning agents.
	Roof Inspections	Year 1 Year 5 Year 10 Year 15	Ensure an approved WPS applicator inspects the roof membrane as per the record of maintenance schedule below. Check for any other maintenance required such as membrane damage, surface scuffing and lap degradation.
	Deck Cleaning	Annually	Remove all debris, leaves, dirt from drains, gutters etc. Ensure all water outlets are clear and any overhanging vegetation is cut back.
		Annually	Lightly broom surface with soft bristled brush, wash down using a light detergent with a moss and mould inhibitor as recommended by the supplier of cleaning agents.
	Deck Inspections	Year 1 Year 5 Year 10 Year 15	Where tileJAKs, timber raft and monkey toe systems have been installed over the bituFLAME membrane, ensure these are checked for damage to the membrane and cleaned beneath these systems.
	New fittings installed on completed roof membrane	As product is installed	Any new work by other trades (installation of mechanical services or similar) should not be carried out on the unprotected membrane. Rigid protection boards should be used to protect the membrane where the roof is used for temporary storage of items, to be installed into the roof membrane. Provide WPS with an inspection report to file for each of the items installed on the roof membrane.
	Remedial repairs at the installation of new services	When required	All original workmanship warranty repair work must be conducted by the installing applicator, using only Waterproofing Systems' compatible materials. If the original installing applicator is not available, the repair work must be conducted by a LPB certified and licenced Waterproofing Systems applicator.
	Re-coating	Every 7 Years	Where the bituminous aluminium UV protection or chip finish shows signs of wearing or scuffing, as per Recommendations area below, we recommend contacting specialist maintenance company for this work

Record of Maintenance

Year	Date	Applicator	Comments	Signed
1				
5				
10				
15				

Recommendations

It is recommended that a LPB certified and licenced Waterproofing Systems applicator conducts any workmanship repair work or details any new penetrations using Waterproofing Systems membrane products and systems.

It is worth considering engaging a specialist maintenance company to conduct the routine cleaning as per the warranty conditions to ensure your roof is kept in good condition and meets the warranty conditions.

CONTRACTOR WORKMANSHIP GUARANTEE

ISSUED BY: Scie Construction Ltd, PO Box 229 Paraparaumu
Ph: 0274 465679 / 0800FLATROOF (0800 352876)
TO: Shane O'Brien, 7 Tuturu St Waikanae Beach
DESCRIPTION: Torchon membrane to Main House, Deck and separate Garage
IN RESPECT OF BUILDING CONSENT APPLICATION NO: 140009
GUARANTEE PERIOD: 5 Years Workmanship
GUARANTEE DATE: 28.03.2018 + 5 years
IN RESPECT OF: Installation of WPS BituFLAME Waterproofing Membrane
PRODUCT DESCRIPTION: WPS BituFLAME self adhesive 2.5mm underlay membrane to and
4.0mm Black Mineral Cap Sheet
PRODUCT SUPPLIER / AGENT: Waterproofing Systems (NZ) Ltd
4 Malvern Rd, Onehunga, Auckland 1061
Phone: 09 579 1460

Scie Construction Ltd, as approved applicators of WPS membrane systems hereby submit that the above membrane/s has/have been installed all according to the manufacturer's instructions regarding preparation and installation procedures.

TERMS AND CONDITIONS.

1. Liability under this guarantee which shall commence from the date of completion of specified waterproofing works shall be conditional upon;
 - a) Any water penetration being reported to Scie Construction Ltd in writing immediately upon discovery.
 - b) Facilities being afforded to Scie Construction Ltd or approved WPS applicator without delay to inspect the defects and carry out the necessary repairs covered by this guarantee. Any such repairs are to be carried out by Scie Construction Ltd or an approved WPS Applicator.
 - c) Full payment for the contract works of which the specified waterproofing is part of, having been made in accordance with the terms and conditions of the contract/sub contract.
2. This Guarantee shall not apply should the specified waterproofing works have been affected by any act or omission of parties other than Scie Construction Ltd or by uses of the premises or perils for which such works were not designed. (e.g. careless backfilling, causing puncture of the membrane)
3. The Guarantee excludes damage to the tanking from extreme natural phenomena such a direct lightning strike, tornado/ waterspout, cyclone/hurricane, volcanic eruption or earthquake.
4. The Guarantee does not cover the cost of removing any surface or covering, other than the waterproofing membranes.
5. Any cost to Scie Construction Ltd under claim on this workmanship warranty is not to exceed the contract value of the work.
6. Any defects made good under the Guarantee by means of replacement of waterproofing membranes may be treated as if they formed part of the original waterproofing works to the intent that the cover provided by the Guarantee shall apply hereto for the unexpired balance of the term of the Guarantee.
7. This Guarantee does not cover or provide for the reimbursement or payment for incidental or consequential damage to the specified building or its contents thereof.
8. Scie Construction Ltd. shall not be liable for any damage to the said membrane system caused by damage to the waterproofing membrane by following trades, settlement of the structure, distortion or failure of the substrate, walls or foundations of the building, nor failure of any flashing or metal work due to expansion/contraction (unless forming part of the roof contract and fitted by Scie Construction Ltd.).
9. The Guarantee shall be void in the event that after the membrane system is completed, any addition or penetration shall be installed thereon, unless Scie Construction Ltd shall first be notified of such proposed installation and shall give written approval to the making of the necessary application with respect thereto and the materials to be used to join such proposed installation to the membrane and the method of application of such materials and structures.



Signed 28.08.2019 Mike Gabbitas. Director. Scie Construction Ltd



LICENSED BUILDING PRACTITIONERS

Form 6A Memorandum from Licensed Building Practitioner: Record of building work Section 88, Building Act 2004

THE BUILDING

Street address: 7 Tutere St

Suburb: Waikanae Beach

Town / City: Kapiti

Postcode: 5036

THE PROJECT

Building consent number: 14009

THE OWNER(S)

Name(s): Shane O'Brien

Mailing Address: 320 Kimbolton Road

Suburb: Feilding

PO Box / Private Bag:

Town / City: Feilding

Postcode:

Phone Number: 0274850316

Email:

Work that is restricted building work	Description	Carried out/Supervised
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PRIMARY STRUCTURE

Roof	123 m2 Main Roof and Deck 50.4m2 Garage 2.5mm bituFLAME PLURA AD bitumen self adhesive base sheet 4mm bituFLAME Black Mineral Cap Sheet	Carried out and supervised
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EXTERNAL MOISTURE MANAGEMENT SYSTEM

Roof cladding or roof cladding system	123 m2 Main Roof and Deck 50.4m2 Garage 2.5mm bituFLAME PLURA AD bitumen self adhesive base sheet 4mm bituFLAME Black Mineral Cap Sheet	Carried out and supervised
---------------------------------------	--	----------------------------

ISSUED BY

Name: Michael Gabbitas

LBP number: BP118348

Class(es) licensed in: Roofing

Plumbers, gasfitters and drainlayers registration number (if applicable):

Mailing Address: PO BOX 229

Street Address: 262 Te Moana Rd, Waikanae, Kapiti, 5036

Suburb:

Town/City: Paraparaumu

PO Box/Private bag:

Postcode: 5254

Phone number: 0274465679

Mobile: 0274465679

After hours: 0274465679

Fax: na

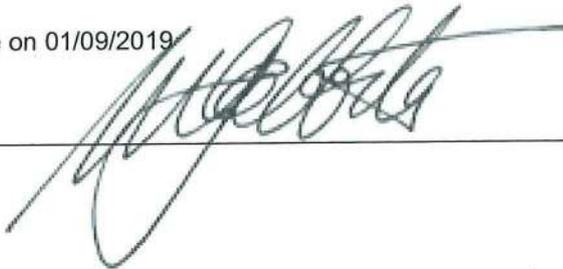
Email: scieroofing@gmail.com

Website: <https://scieroofing.com>Register link: <https://lbp.ewr.govt.nz/PublicRegister/View.aspx?lbpid=BP118348>**DECLARATION**

I, Michael Gabbitas LBP carried out and supervised the restricted building work recorded on this form.

Declaration made on 01/09/2019

Signature: _____





Combined Certificate of Compliance and Electrical Safety Certificate

Unique ID:

Note: If you are using this form to provide only an Electrical Safety Certificate, then only complete sections 1, 3 and 5

1. Customer Information

Customer Name: Shane & Jill O'brien
 Customer Phone / Email: 0274850316
 Location of Installation: 7 Tutere street, Waikanae Beach

BC140009
 Received by
 Kapiti Coast District Council
 16/03/20
 via Site

2. Certifier Information

Certifier Name: Myles Raue Registration / Practising Licence Number: E263365
 Organisation: Raue Electrical Telephone Number: 0224081304
 Email: raueelectrical@gmail.com

Name and Registration Number of person(s) involved in work and supervised by certifier: N/A

3. Details of work to which certificate applies

The work is: an entire installation a specific part of an installation
 The work is: High Risk General Low Risk (Certificate of Compliance not required)

Indicate the number of each item installed or altered:

Number of lighting outlets: 73
 Number of socket outlets: 31
 Number of ranges: 1
 Number of water heaters: 1

General Description of Work

New build where all wiring and fittings have been installed by myself as of 28/08/19. Two Phase meterboard installed in garage with 25mm 3C+E Neutral screen cable sub main to distribution board located in main house.

Tick (✓) if work includes:

- Mains
- MEN switchboard closest to point of supply
- Main Earthing System
- Electric Lines

Period within / Date on which the work was done: 08/01/18 - 28/08/19

The work is safe to be connected to: 230/400V MEN System Other (specify) high risk CoC has already been issued with ROI for mains work completed

4. Certificate of Compliance

I am satisfied that the work to which this Certificate of Compliance applies has been done lawfully and safely and the information in this certificate is correct. The work:

- complies with Part 1 of AS/NZ 3000 complies with Part 2 of AS/NZ 3000
- complies with the following standard(s): _____
- has been installed in accordance with a certified design (attach or reference*)
- has an earthing system that is correctly rated
- contains fittings which are safe to connect to a power supply
- relies on supplier's Declaration of Conformity (attach or reference*)
- relies on manufacturer's instructions (attach or reference*)
- has been satisfactorily tested in accordance with Electricity (Safety) Regulations 2010
- is safe to connect

Test Results:

	Electrical Worker	Inspector
Polarity (independent earth):	Pass	
Insulation resistance:	Pass	
Earth continuity:	Pass	
Bonding:	Pass	
Other (specify):		

Electronic reference: _____

Certifier's Signature: MR Date: 28/08/19

* If it is impractical to attach a copy of any relevant certified design, manufacturer's instruction or supplier declaration of conformity, provide a reference to where the documents can be found, in a readily accessible format, through electronic means.

5. Electrical Safety Certificate

Date on which the connection was done: 23/05/19

I am satisfied that the work to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use

Name: Myles Raue Registration / Practising License Number: E263365

Signature of Connector: MR Date: 28/08/19

Form 6A

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

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

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

THE BUILDING	
Street address:	7 Tutere Street
Suburb:	
Town/City:	Waikanae Beach.
Postcode:	

THE PROJECT	
Building consent number:	140009

THE OWNER(S)	
Name(s):	Shane O'Brien
Mailing address:	P.O. Box 205
Suburb:	PO Box/Private Bag:
Town/City:	Feilding
Postcode:	4440
Phone number:	027 485 0316
Email address:	shane@cdspec.co.nz

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing <input checked="" type="checkbox"/>	2 Nov 2016 ready to pour footing at back of Panels 250mm D 1.500m wide reo in place. D12 B/W Engineers to look at. All ok.	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Walls <input checked="" type="checkbox"/>	7 July Inspection Pre slab Pre nail frames built off site 10 Aug Stand frames and Fitch beams 1 st floor 30 Aug Stand frames and Fitch beam 2 nd floor	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Roof <input checked="" type="checkbox"/>	5 sep Put in wind beams in wall framing 12 sep Inspection roof ply + walls	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Columns and beams <input checked="" type="checkbox"/>	Fitch Beam went in with framing 12 ^m Bolts through 150 x 45 each side. 6 oct inspection	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Bracing <input checked="" type="checkbox"/>	Ecoply 7 ^{mm} Rab Ply on all walls	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Other <input checked="" type="checkbox"/>	21 Nov inspection for soak pit	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick <input checked="" type="checkbox"/>	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing <input checked="" type="checkbox"/>		<input checked="" type="radio"/> Carried out <input type="radio"/> Supervised
Roof cladding or roof cladding system <input checked="" type="checkbox"/>		<input type="radio"/> Carried out <input checked="" type="radio"/> Supervised
Ventilation system (for example, subfloor or cavity) <input checked="" type="checkbox"/>		<input type="radio"/> Carried out <input checked="" type="radio"/> Supervised
Wall cladding or wall cladding system <input checked="" type="checkbox"/>	<i>22 March Inspection Cavity</i>	<input type="radio"/> Carried out <input checked="" type="radio"/> Supervised
Waterproofing <input checked="" type="checkbox"/>		<input type="radio"/> Carried out <input checked="" type="radio"/> Supervised
Other <input type="checkbox"/>		<input type="radio"/> Carried out <input type="radio"/> Supervised

ISSUED BY

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

Name: Stuart Lind.

LBP number: BP133009

Class(es) licensed in: Carpentry

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

Mailing address (if different from below):

Street address/Registered office:

Suburb:

Town/City: Feilding

PO Box/Private Bag 205

Postcode: AA14

Phone number: 06 357 9837

Mobile: 0274660455

After hours:

Fax:

Email address: stuartlind.colspa@gmail.com

Website:

DECLARATION

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

Signature: 

Date: 23-10-19.



BC140009
 Received by
 Kapiti Coast District Council
 16/03/20
 via Site

Building Code Clause(s).....B1.....

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

(Guidance notes on the use of this form are printed on page 2)

ISSUED BY: **Dunning Thornton Consultants Ltd**
 (Construction Review Firm)

TO: **Shane O'Brien**
 (Owner/Developer)

TO BE SUPPLIED TO: **Kapiti Coast District Council**
 (Building Consent Authority)

IN RESPECT OF: **New House**
 (Description of Building Work)

AT: **7 Tutere St, Waikanae**
 (Address)

..... **LOT** **DP** **SO**

..... **Dunning Thornton Consultants Ltd** has been engaged by **Shane O'Brien**
 (Construction Review Firm)

To provide CM1 CM2 CM3 CM4 CM5 (Engineering Categories) or observation as per agreement with owner/developer
 or other services
 in respect of clause(s) **B1** of the Building Code for the building work described in

documents relating to Building Consent No. **140009** and those relating to
 Building Consent Amendment(s) Nos. issued during the
 course of the works. We have sighted these Building Consents and the conditions of attached to them.

Authorised instructions / variations(s) No. **Job No.7370 SR01 – SR08** (copies attached)
 or by the attached Schedule have been issued during the course of the works.

On by the basis of this these review(s) and information supplied by the contractor during the course of the works and
on behalf of the firm undertaking this Construction Review, I believe on reasonable grounds that All Part only of
 the building works have been completed in accordance with the relevant requirements of the Building Consent and Building
 Consent Amendments identified above, with respect to Clause(s) **B1** of the Building Code.

I also believe on reasonable grounds that the persons who have undertaken this construction review have the necessary
 competency to do so.

I, ... **Alistair Cattanach** am: CPEng No. ... **168031**
 (Name of Construction Review Professional)

Reg Arch No.

I am a Member of: Engineering New Zealand NZIA and hold the following qualifications: ... **BE(Hons)**

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less
 than \$200,000*.

The Construction Review Firm is a member of ACENZ:

SIGNED BY ... **Alistair Cattanach** ON BEHALF OF ... **Dunning Thornton Consultants Ltd**

Date: ... **10 February 2020** Signature:

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the
 Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building
 Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of
 \$200,000*.

This form is to accompany **Forms 6 or 8 of the Building (Form) Regulations 2004** for the issue of a Code Compliance
 Certificate.

GUIDANCE ON USE OF PRODUCER STATEMENTS

Producer statements were first introduced with the Building Act 1991. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand (now Engineering New Zealand), Association of Consulting Engineers New Zealand in consultation with the Building Officials Institute of New Zealand. The original suit of producer statements has been revised at the date of this form as a result of enactment of the Building Act (2004) by these organisations to ensure standard use within the industry.

The producer statement system is intended to provide Building Consent Authorities (BCAs) with reasonable grounds for the issue of a Building Consent or a Code Compliance Certificate, without having to duplicate design or construction checking undertaken by others.

PS1 Design Intended for use by a suitably qualified independent design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent;

PS2 Design Review Intended for use by a suitably qualified independent design professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent;

PS3 Construction Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:2013 or Schedules E1/E2 of NZIA's SCC 2011²

PS4 Construction Review Intended for use by a suitably qualified independent design professional who undertakes construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate.

This must be accompanied by a statement of completion of building work (Schedule 6).

The following guidelines are provided by ACENZ, Engineering NZ and NZIA to interpret the Producer Statement.

Competence of Design Professional

This statement is made by a Design Firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and competence of its designers.

A competent design professional will have a professional qualification and proven current competence through registration on a national competence based register, either as a Chartered Professional Engineer (CPEng) or a Registered Architect.

Membership of a professional body, such as Engineering New Zealand (formerly IPENZ) or the New Zealand Institute of Architects (NZIA), provides additional assurance of the designer's standing within the profession. If the design firm is a member of the Association of Consulting Engineers New Zealand (ACENZ), this provides additional assurance about the standing of the firm.

Persons or firms meeting these criteria satisfy the term "suitably qualified independent design professional".

*Professional Indemnity Insurance

As part of membership requirements, ACENZ requires all member firms to hold Professional Indemnity Insurance to a minimum level.

The PI Insurance minimum stated on the front of this form reflects standard, small projects. If the parties deem this inappropriate for large projects the minimum may be up to \$500,000.

Professional Services during Construction Phase

There are several levels of service which a Design Firm may provide during the construction phase of a project (CM1-CM5 for Engineers³). The Building Consent Authority is encouraged to require that the service to be provided by the Design Firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

Building Consent Authorities should ensure that the applicant is aware of any requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the Design firm's engagement.

Attached Particulars

Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.

Refer Also:

- 1 Conditions of Contract for Building & Civil Engineering Construction NZS 3910: 2013
- 2 NZIA Standard Conditions of Contract SCC 2011
- 3 Guideline on the Briefing & Engagement for Consulting Engineering Services (ACENZ/IPENZ 2004)
- 4 PN Guidelines on Producer Statements

www.acenz.org.nz
www.engineeringnz.org
www.nzia.co.nz





Progress:

Precast Panel detailing request

Instructions and Comments:

- Consent drawings relative to precast attached, with additional Sketch SK-6A clarifying how that reinforcement appears in elevation.

Additional Safety in Design Observations for Current Progress:

- SID register to be produced by consultants before piling commences.

Alistair Cattanach

160915AGC

Attachments: 3 pages



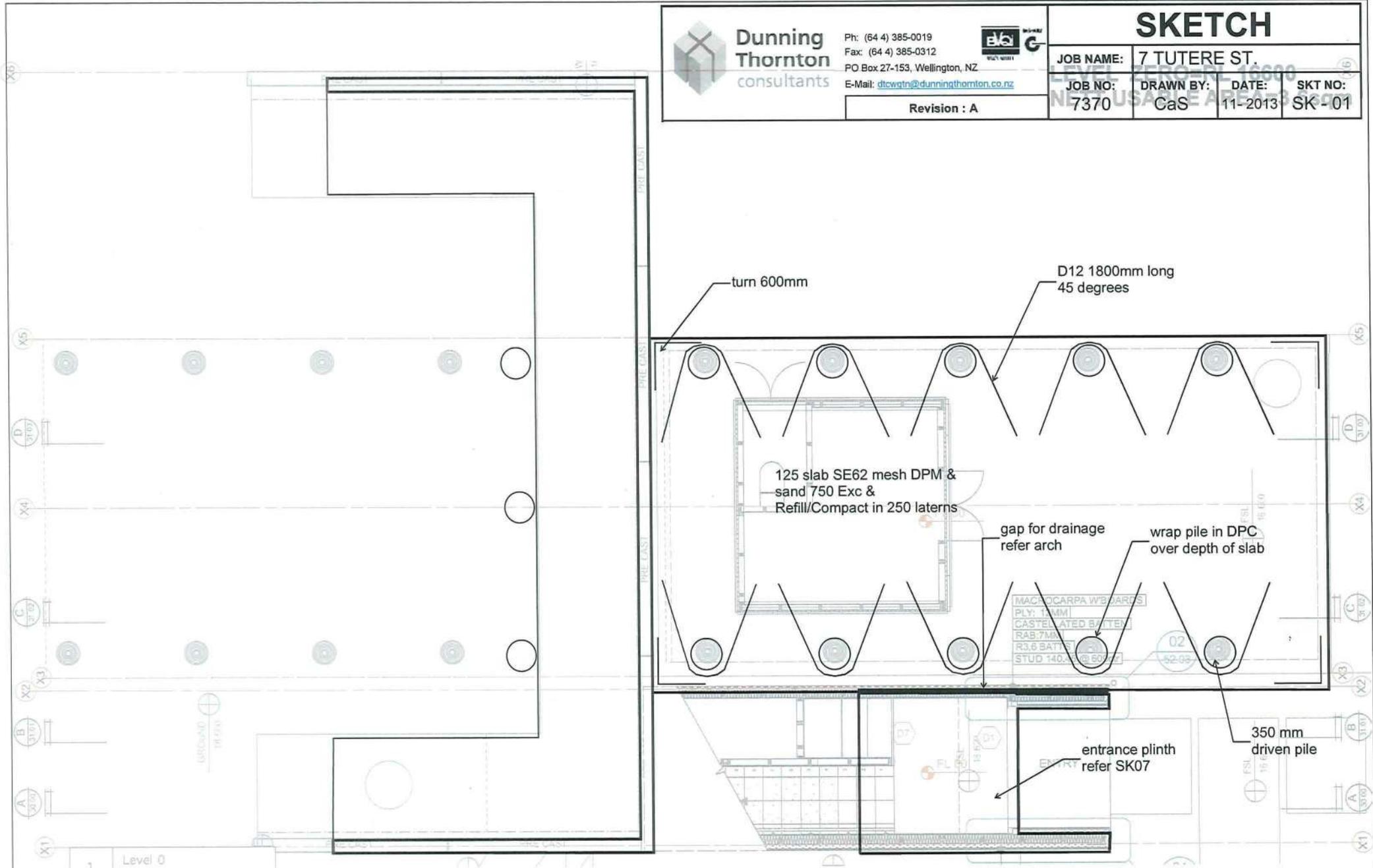
Ph: (64 4) 385-0019
Fax: (64 4) 385-0312
PO Box 27-153, Wellington, NZ
E-Mail: dctwgn@dunningthornton.co.nz



SKETCH

JOB NAME:	7 TUTERE ST.		
JOB NO:	7370	DRAWN BY:	CaS
		DATE:	11-2013
		SKT NO:	SK-01

Revision : A



FOUNDATION PLAN



**Dunning
Thornton**
consultants

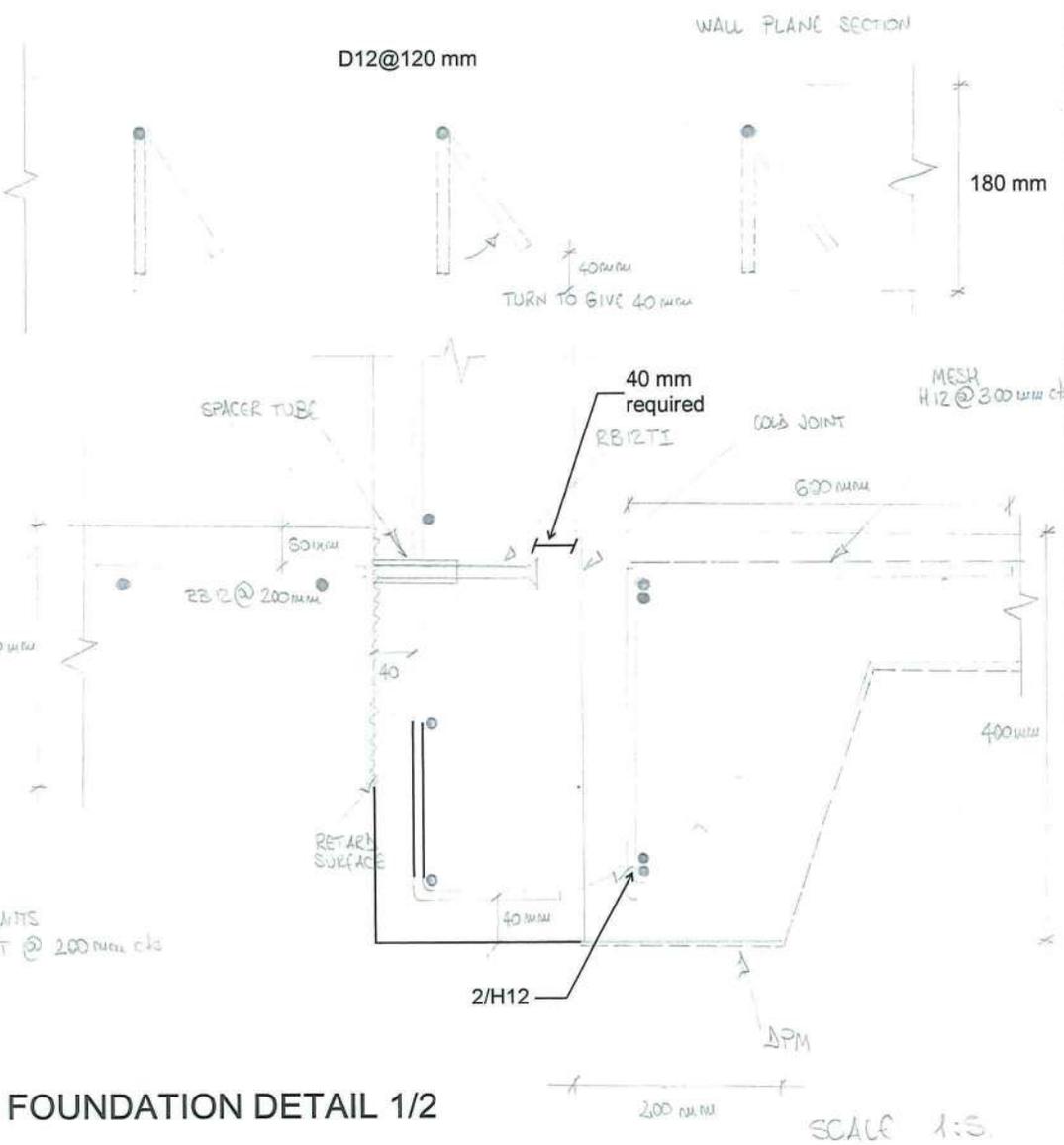
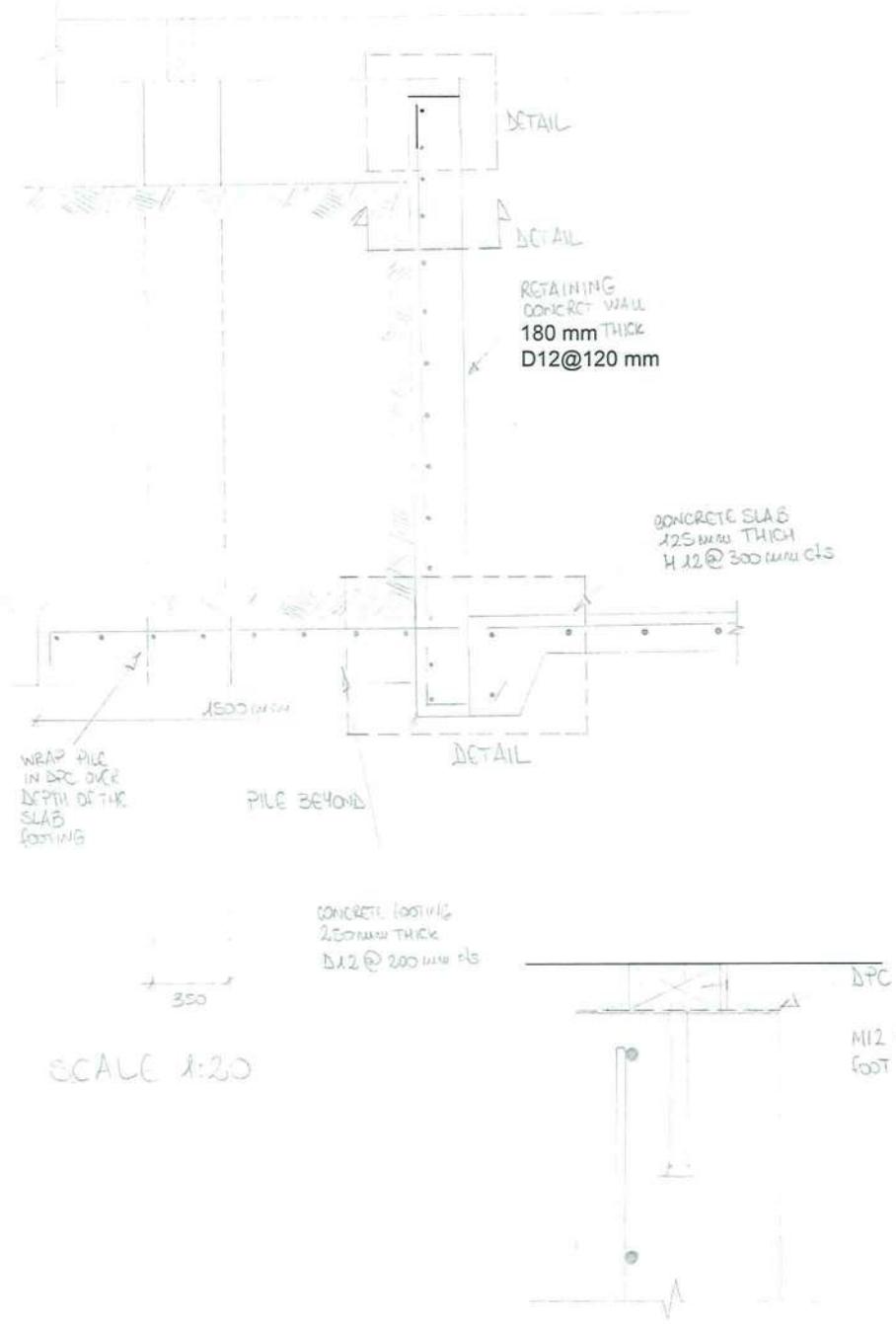
Ph: (64 4) 385-0019
Fax: (64 4) 385-0312
PO Box 27-153, Wellington, NZ
E-Mail: dton@dnunningthornton.co.nz



SKETCH

JOB NAME:	7 TUTERE ST		
JOB NO:	DRAWN BY:	DATE:	SKT NO:
7370	CoS	11-2013	SK - 06

Revision : A



FOUNDATION DETAIL 1/2



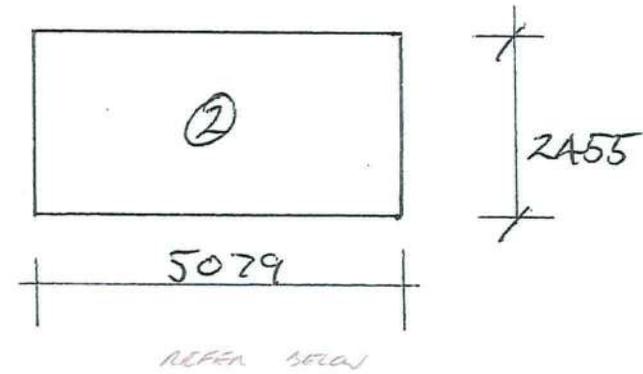
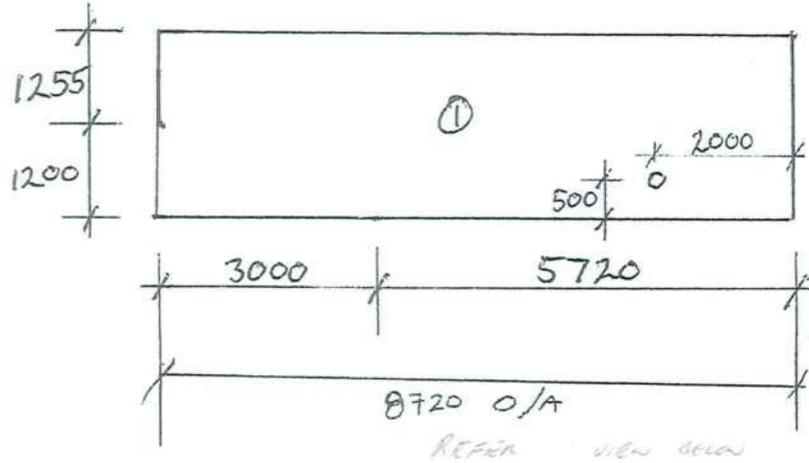
**Dunning
Thornton**
consultants

Ph: (64 4) 385-0019
Fax: (64 4) 385-0312
PO Box 27-153, Wellington, NZ
E-Mail: glcwatn@dunningthornton.co.nz

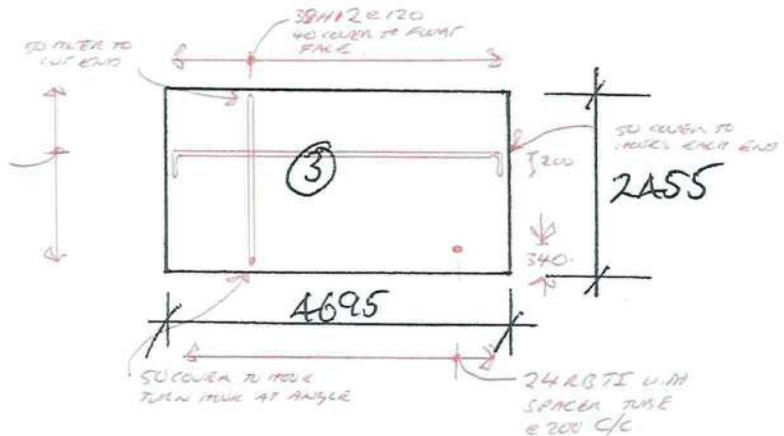
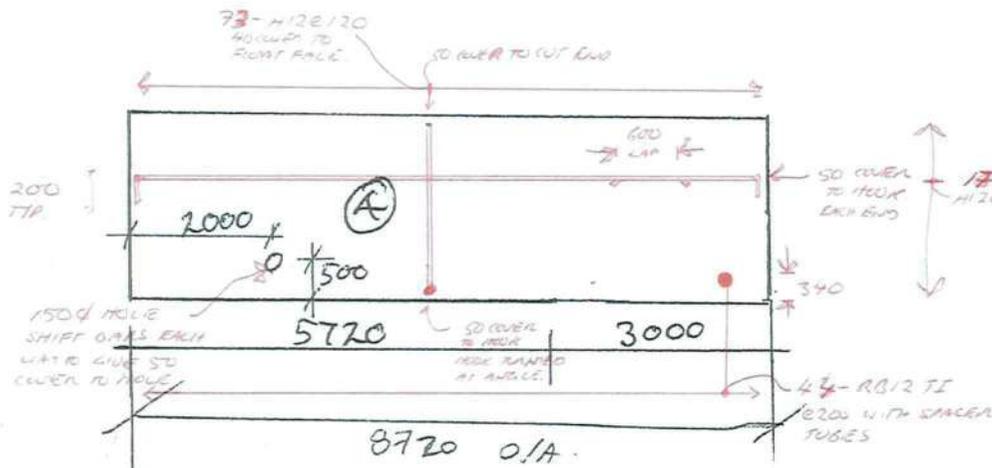


SKETCH

JOB NAME: 7 TUTERE ST		JOB NO: 7370		DRAWN BY: AGC	DATE: 09/16	SKT NO: SK - 06A
Revision : A						



All PANELS 180mm THICK





Progress:

Precast Panel footings ready to pour.

Records of Piling

Instructions and Comments:

Piling

- Sets agreed at 22mm based on "The weight of the hammer is 700kg, Assume a free fall of 1.0m, Efficacy of the drop is 85%, We will not use an helmet" provided by the piling contractor.
- Piles were jetted to 1.5m min. depth then driven to set.
- These sets were visible on the completed piles.

Precast Panels

- Panel 3 was inspected via photos with the following notes:
 - Marks were made on the rebar to ensure inserts were placed back correctly and bars were screwed in to correct depth.
 - Cover was shown in photos.



Precast Panel Footings



- footings were by photo as shown below.



- Panels were tiled back 10mm to allow for backfill movement. OK to pour.

Additional Safety in Design Observations for Current Progress:

Alistair Cattach

161102AGC

Attachments: Nil



Progress:

Front entrance footing walls – 6 no. photos forwarded 30-07-2017.

Instructions and Comments:

- Ensure correct cover is maintained to outside face of wall: existing timber packers will be removed and reinforcement should not displace our further
- Confirming previous discussions OK to drill and epoxy slab reinforcement: drill 150 and Epcon A7 or Hilti Hit-200.

Additional Safety in Design Observations for Current Progress:

- Ensure boxing well braced/tied for formwork pressures.

Alistair Cattanach
170703AGC

Attachments: Nil



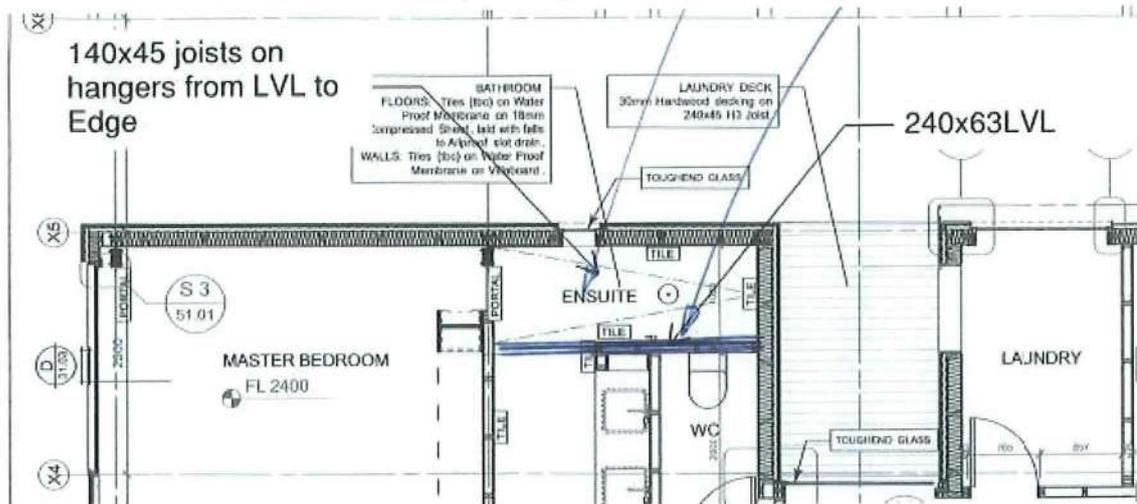
Progress:

Front entrance slab and Carport – 2 no. photos forwarded 10-07-2017.

Queries/clarifications on design

Instructions and Comments:

- Reinforcing appears as per documentation. On the stairs, ensure plastic/sand is pushed down at the perimeter of the footing to ensure full-depth contact between the slab and the wall.
- OK to modify L1 floor framing as below to allow level entry/set down for shower: refer arch for waterproofing/falls requirements.



- Grout plug fill to pile tops: OK to change bracket bolts to rag bolts with the washer 150mm down into the grout. Fit screws so 60mm penetrates into grout, 75 and 150mm down from pile top. Grout fill 350 deep. As-achieved plug diameter of approx. 115mm OK.
- L1 Wind beam: bolt M10 at 600c/c central through timber and steel plates, with bolts set out 100mm from beam ends and connections. Tie in to all 4 abutting walls with "Stair: Transom" detail on SK09.
- 2-240x63 floor beam: rebate locally over piles to fit B28 bracket, paint rebated surface with Metalex. Connect ends to 240x45LVL edge beam with 4 fully nailed multigrips (2 each side of paired LVL's) and nail through with



pairs of 3.15x100 skew nails 50mm from top and bottom of paired beam at 100mm crs.

Additional Safety in Design Observations for Current Progress:

- Nil.

Alistair Cattanach
170801AGC

Attachments: Nil



Progress:

Framing 90% complete

Instructions and Comments:

- Inverted joist hangers in place, finish screws to fill holes.
- Bowmac brackets in piles adequately packed and bolted through. Remove temporary plastic shims from sides of piles.
- Upper floor hold-down adequately blocked to joist.
- Portal fittings in place without inner timber each side. Ensure access to bolts is preserved.
- Framing in side L1 entry set-down yet to be placed.
- Finish placing hold-downs where marked, marked positions OK.



- Keep temporary struts in place to front lintel until structural "eyebrow" is fitted to outside.



Alistair Cattanach

170914AGC

Attachments: Nil

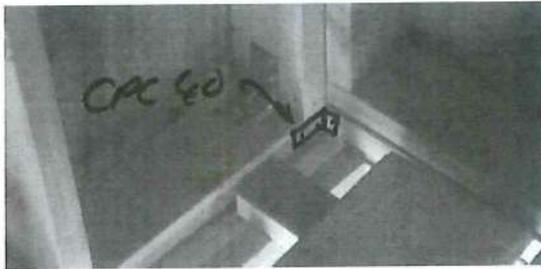


Progress:

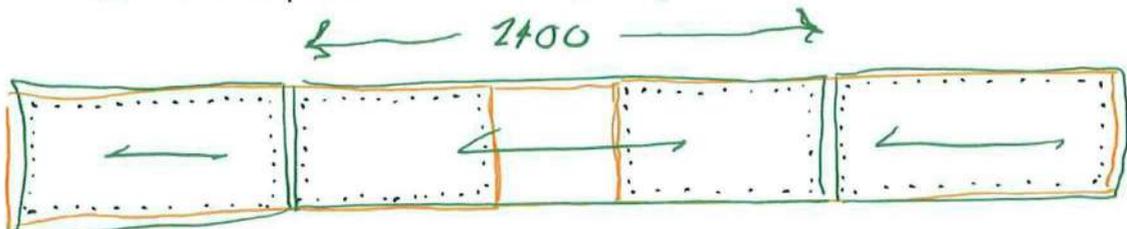
Pre-lining inspection 06/12/2017 plus follow up 24/2/2018.

Instructions and Comments:

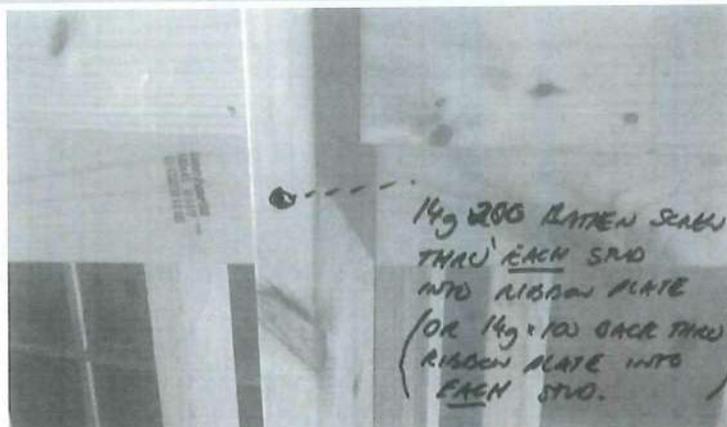
- Nailing of ply-RAB to street-side cantilever not visible. Nailing discussed with builder: understanding was as per sketches. Cantilever to be de-propped (instigated on site. Follow up inspection no signs of adverse movement).
- Specific design Hold-down brackets to master bedroom in place OK.
- Bracing (transverse to the building) to lower floor hall cupboard front to be omitted as doorway as previously discussed.
- Ties to be fitted to stair wind flitch beam as below.



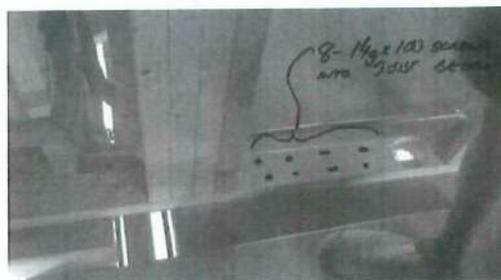
- Down-stand plate to match other portal connections on simple roof flitch beam as discussed previously completed OK.
- Eyebrow detail has not been completed with continuous LVL as detailed, but instead out of one layer of 18mm ply. Laminate another 18mm ply layer as shown in green below, fixing with glue and 8gx35mm screws at 50mm centres in the pattern shown below, face grain orientated indirection shown.



- Connect stair roof in to upper wall to prevent movement at joint as marked below.



- Remove prop mid-way on north-east upper floor window (done for subsequent inspection).
- Where bottom plate near stairs has been cut for toilet stack, provide connection to tie joist as below
- Fit strap-nails or 6kN straps over all joints in perimeter LVL's at Ground floor.



Additional Safety in Design Observations for Current Progress:

- Nil.

Alistair Cattnach
180305AGC

Attachments: Nil



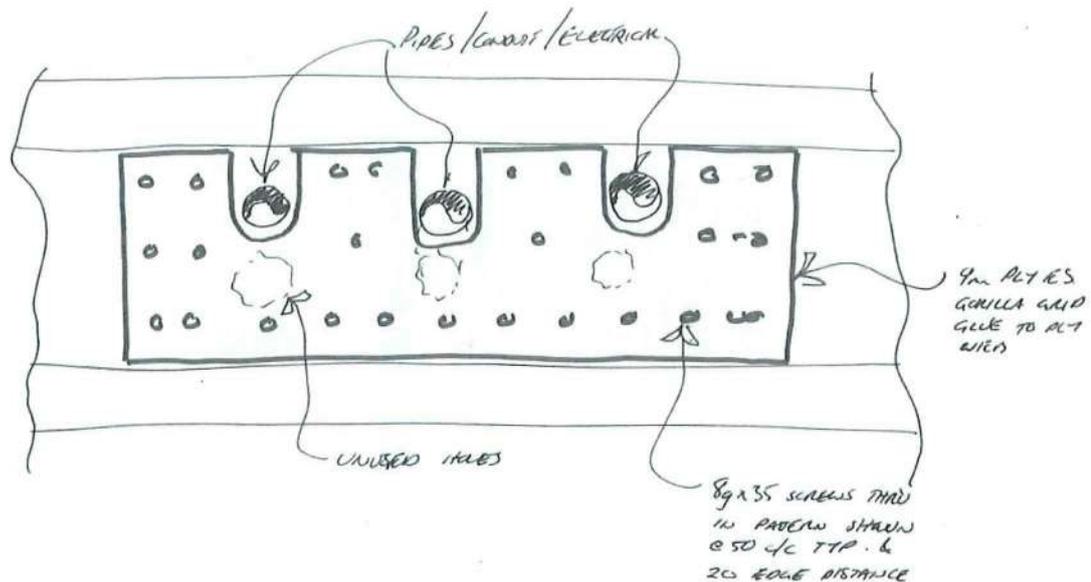
Progress:

Photo documentation of SR06 requirements in place.

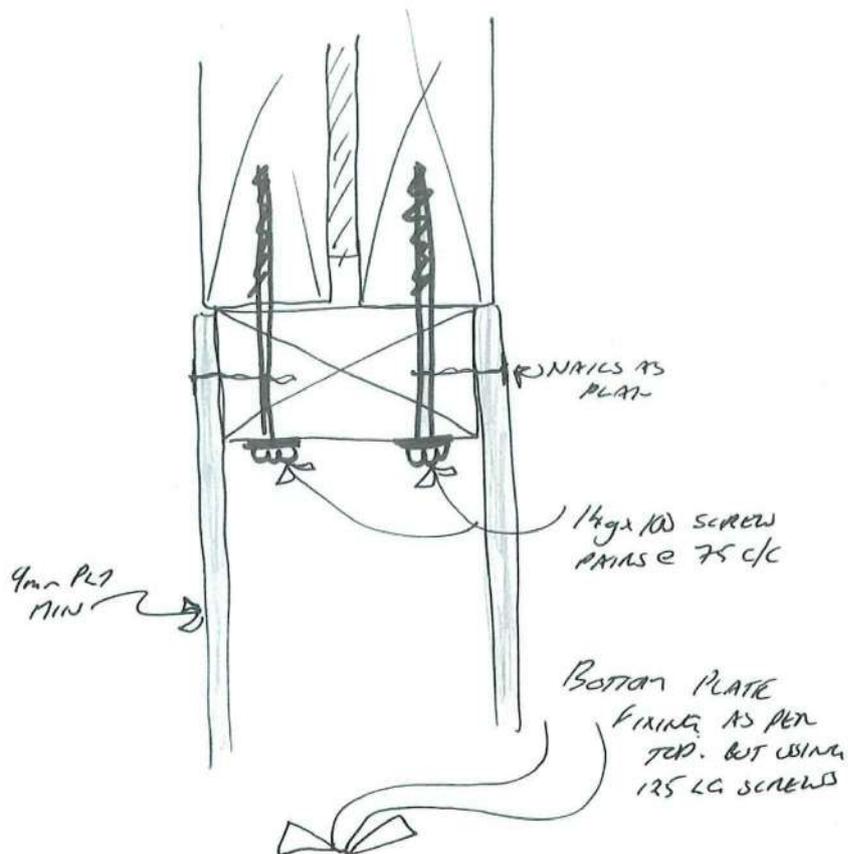
Holes in Hyjoist for services.

Instructions and Comments:

- Where single holes have been made in Hyjoists and LVL these do not require any additional stiffening.
- Where double/linked holes made in Hyjoists, remediate as below.



- Confirming fixing top and bottom of Master Bedroom bracing wall as over.



Additional Safety in Design Observations for Current Progress:

- Nil.

Alistair Cattanach
180511AGC

Attachments: Nil



Progress:

Precast fence footing inspection records.

Pergola bracing.

Instructions and Comments:

- Fence precast reinforcement agreed as attached.
- Evidence provided for footing pre-pour as below.

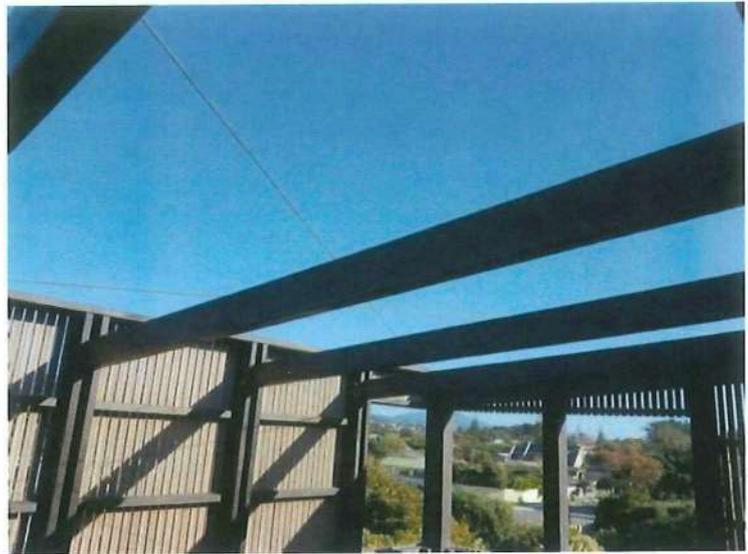


- Pergola attachments evidence of construction shown below OK.





- Modifications to pergola bracing have been made as agreed below.



Additional Safety in Design Observations for Current Progress:

- Nil.

Alistair Cattanach
180511AGC

Attachments: 1 sheet precast fence

PRECAST CONCRETE FENCE AND FOOTING DETAIL



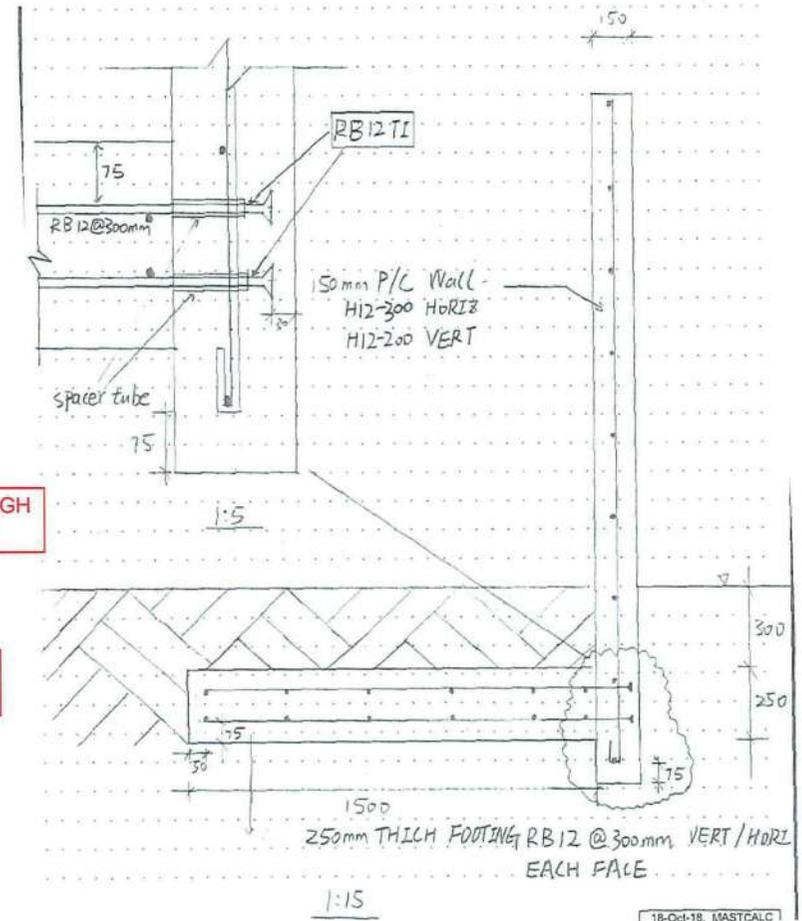
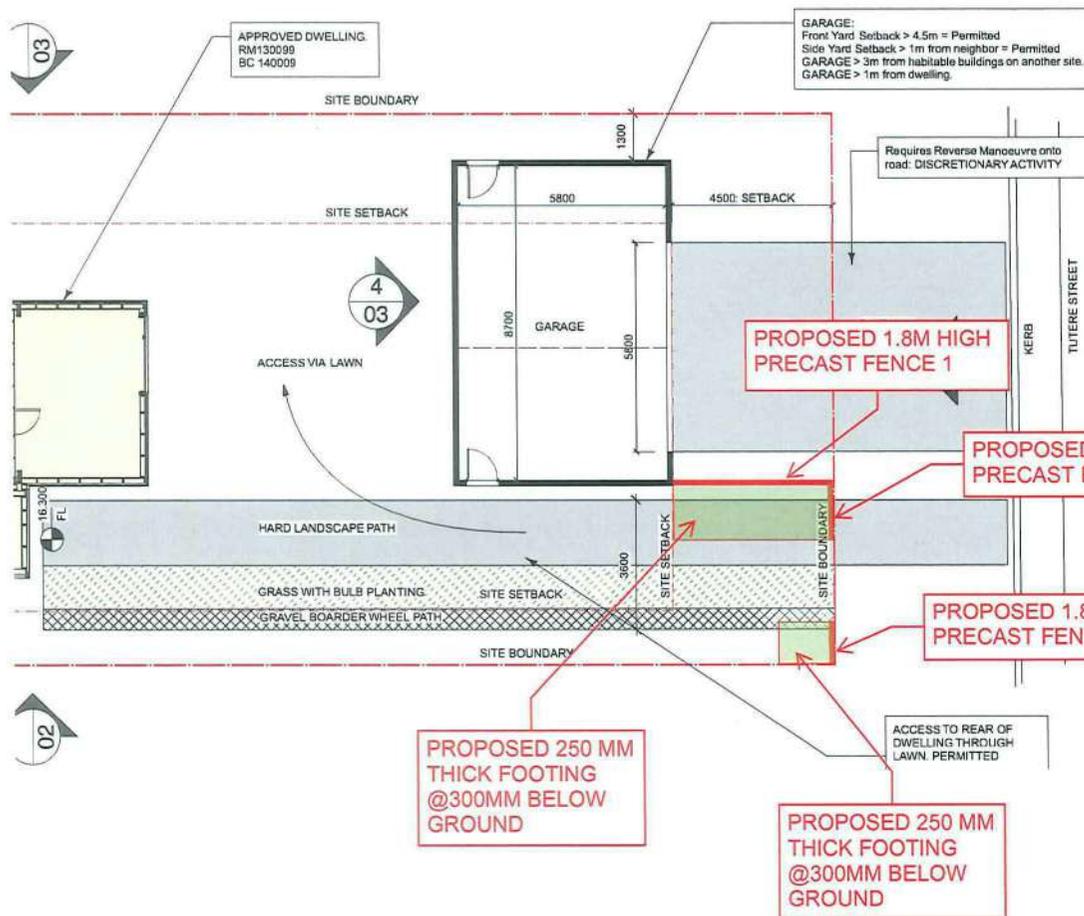
Ph: (64 4) 385-0019
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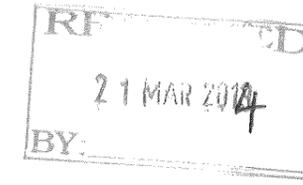


SKETCH

JOB NAME:	7 TUTERE ST		
JOB NO:	DRAWN BY:	DATE:	SKT NO:
7370	SXH	18.10.18	REV - 1

Revision: "-"





ASSEMBLY ARCHITECTS LIMITED

RBW

Table with columns: Year, Month, Day, ISSUE, CURRENT REVISION, THIS ISSUE. Rows include drawing details like Document Transmittal, Legend, Proposed Site Plan, etc.

THIS ISSUE table with columns: ISSUE DATE (18/3/14), ISSUE NUMBER (5), ISSUE FOR (REQUEST FOR INFORMATION)

Ensure that the lid of the tank/float valve is above the finished ground level

The plumber is to contact Aldrin Abad with the attached water connection form (159) when the toby is to be changed/modified 042964731. the cost of this toby modification and any reinstatement work will be paid by the owner/agent when the invoice is sent out

BOUNDARY LINES The Owner/Builder is responsible for clearly defining the site boundary lines and pegs. This may require a survey. NOTE: established fences are not necessarily on the site boundary.

ENGINEERS DESIGN 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 inspection.

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

the water storage tank is to be topped up by a 600lt per day restricted supply from the second connection on the modified toby. No additional connections permitted. Two water mains required! one for house one for the tank.

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

Council's Manifold/meter box and base and lid are to be protected/reinstated if disturbed to original specification. The cost to reinstate any damage to Council's assets will be paid for by the contractor/property owner.

No Hose Taps on the town water supply permitted

water pipes running to w.c's and all hose taps are to be marked non potable for the entire length

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

REQUEST FOR INFORMATION 18/3/14

ensure the tank used has water storage capacity of no less than 10,000lt. a producer statement from the tank manufacturer confirming this will need to be provided before a CCC can be issued

1307 O'Brien House 7 Tutere St Waikanae Jill & Shane O'Brien

Architect, agent or builder to provide the applicant with suitable written details of a regular inspection and maintenance regime in respect of all flat roof, balcony and deck waterproof membranes and associated flashings.

Noisy Equipment It is the responsibility of the owner to ensure that no work with noisy equipment shall 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 or public Holidays.

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

10 Preliminary & General

BUILDING DATA

10 Preliminary & General
 BUILDING DATA
 Building classification: Single Family Dwelling (to NZS 3604, table 1.1 Classification of buildings)
 Floor live load: 1.5 kPa
 Deck/Balcony Live Load: 2.0 kPa
 (to NZS 3604, table 1.2 Basic live loads for floors and stairs)
 SED STRUCTURE.

MANUFACTURER INSTALLATION REQ

10 Preliminary & General
 CONCRATOR TO COMPILE ON SITE CURRENT MANUFACTURERS TRADE LITERATURE FOR INSTALLATION OF ALL SELECTED PRODUCTS.

PRODUCER STATEMENTS

10 Preliminary & General

List required:
 Structural.

SCHEDULE OF WARRANTIES

10 Preliminary & General 12 P&G

The following is a summary of the warranties and warranty periods called for in work sections.

- 2 years Weathertightness and watertightness
- 5 years Profiled metal roofing
- 5 years Aluminium windows and doors
- 10 years Sealants
- 2 years Wall tiling
- 2 years Floor tiling
- 1 year Timber strip, block & plank flooring
- 1 year Vinyl surfacing
- 1 year Linoleum surfacing
- 1 year Rubber surfacing
- 1 year Cork surfacing
- 1 year Carpeting
- 2 years Painting
- 2 years Decorative coatings
- 5 years Protective coatings, steelwork
- 2 years Hot and cold water system
- 2 years Solar water heating system
- 5 years Underfloor heating
- 1 year Electrical general
- 1 year Access control
- 1 year Intruder detection systems

Refer also to:
 WARRANTIES - INSTALLER/APPLICATOR for other installer/applicator warranties
 WARRANTIES - MANUFACTURER/SUPPLIER for other materials and product warranties.

21 Excavation

GROUND CONDITION

21 Excavation
 Refer Engineer Documentation

GROUND PREP

DPM

22 Ground Works 221 Ground
 Polyethylene (Polythene) sheet DPM
 To NZS:3604 7.5.6
 To BRANZ 462 (2004)

MIN 0.25mm thickness.
 Sealed Joints.

FIRM GROUND

22 Ground Works 221 Ground
 The base of all excavations are to be Firm Original Ground, to meet NZS 4431, with an ultimate bearing strength > 300kPa. Report any soft spots to the engineer, follow instruction to fix.

GRANULAR BASE

22 Ground Works 221 Ground
 Compacted granular fill to NZS:3604: 7.5.3
 Lay and Compact Compliant Granular Fill Material in layers 150mm max thickness.

Total Compacted Base thickness: MIN 75mm, MAX 600mm

SAND BLINDING

22 Ground Works 221 Ground
 To NZS:3604: 7.5.6.2
 Place a sand blinding surface over granular fill to protect the DPM.
 Min thickness 5mm, Max Thickness 25mm

STRUCTURAL STEELWORK

FLITCH STRUCTURE

30 Structural Steel 301 Structural Steel
 Steel and timber flitch structure.
 Refer to engineers sketches and details.

32 Concrete Work

CONCRETE TRADE

125 CONCRETE SLAB EXTERNAL

32 Concrete Work 32 CONCRETE
 REINFORCED EXTERNAL CONCRETE SLAB
 125mm Slab thickness.
 Refer to engineer details for Reinforcing and Footings.
 Min 25MPa for Exposure Zone D.

CONCRETE DURABILITY

32 Concrete Work 32 CONCRETE
 REINFORCED CONCRETE: CORROSION ZONE D
 NZBC B2/AS1 Durability.
 25MPa concrete where exposed to exterior conditions.
 17.5MPa min where internal. (28 day strength)

Reinforcing Cover
 Cast Against Ground: min 75mm.
 Cast Against Formwork: 50mm

MEANS OF COMPLIANCE WITH NZBC B2: DURABILITY FOR CONCRETE		DATE: Oct 3, 2012
Means of Compliance for Concrete and Masonry Durabilities to B2/AS1		
Durability of Concrete and Masonry selected to meet NZS 3604, Clause 4.5. NZS 3604 is an acceptable solution to B2.		
CORROSION ZONE CLASSIFICATION		D
CONCRETE 28 DAY STRENGTH		
Mass Concrete: unreinforced		10 MPa
Reinforced Concrete Not Exposed to weather		17.5 MPa
Reinforced Concrete Exposed to weather		25 MPa
Direct Wearing Concrete Floor: light traffic		25 MPa
Geothermal Hot Spots		SED
CONCRETE COVER TO REINFORCEMENT		
Concrete Placed Directly against or on Ground (No DPM)		75mm
Concrete Placed in Formwork		50mm
Top of Slab or Wall in Closed Area (not subject to exterior conditions)		30mm from top of slab or wall
Top of Slab or Wall in Exposed Area (subject to exterior conditions)		50mm from top of slab or wall
CONCRETE MASONRY		
Minimum Grout Strength		25 MPa
Minimum Cover to Steel Reinforcement, from Masonry External Face		60mm
Masonry in Geothermal Hot Spots		SED

CONCRETE PRECAST

32 Concrete Work 32 CONCRETE
 PRECAST REINFORCED CONCRETE LANDSCAPING.
 As per Requirements of NZBC B2/AS1 Durability.
 25MPa concrete where exposed to exterior conditions.

Textured Finish.
 Board finish using dressed timber.
 Refer to Engineers Details for Reinforcing.

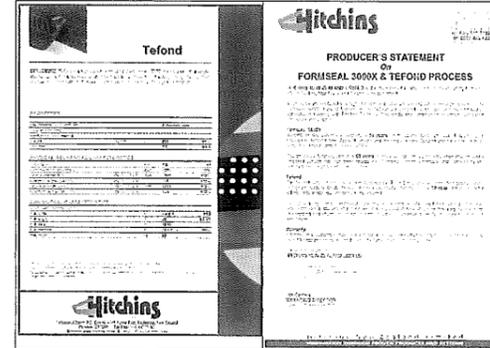
ENTRY CONCRETE

32 Concrete Work 32 CONCRETE
 REINFORCED EXTERNAL CONCRETE ENTRANCE
 CAST IN-SITU
 TEXTURED FINISH.
 Refer to engineer details for Reinforcing and Footings.
 Min 25MPa for Exposure Zone D.

PRECAST DRAIN: TEFOND

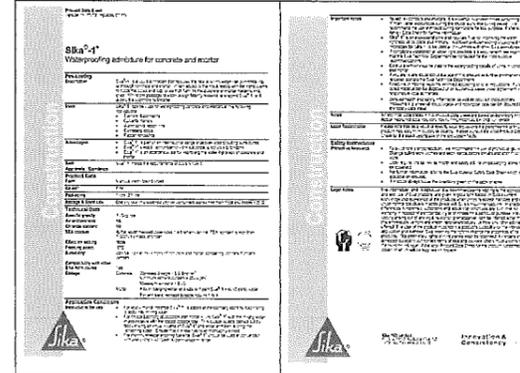
21 Excavation 212 Backfill
 FREE DRAINING SHEET TO BELOW GROUND
 PRECAST CONCRETE
 Manufacturer: HITCHINS
 TEFOND HDPE WITH MECHANICAL JOINTING.

Install as per manufacturers requirements.
 Provides Free Drainage to Below Ground Concrete



CONCRETE ADMIX: Sika -1

32 Concrete Work 325 CONCRETE ADDITIVES
 SIKa -1 CONCRETE WATERPROOFING ADMIXTURE.
 Refer to Manufacturers literature for Dosage.
 Added to Concrete Entrance Plinth.
 Refer Plans



40 Carpentry

TIMBER FRAMING: GENERAL

FRAMING TREATMENT

40 Carpentry 40 GENERAL
 TIMBER FRAMING GENERAL
 All timber framing to generally be Pinus Radiata sourced from an FSC certified mill. Install in accordance with NZS3604 and engineer specific design details.
 Treatment for Structural Items 50yr durability:
 All walls: H1.2
 Floor Framing enclosed: H1.2
 Floor Framing Exposed: H3.2
 Roof Frame Enclosed: H1.2
 Roof Framing Exposed: H3.2
 Enclosed Joist: H1.2
 Subfloor Framing: H3.2
 Flooring Dry Areas: Untreated
 Flooring Wet Areas: H3.2 (dependent on floor finish requirements)

Timber Structural Components IN-GROUND:
 Piles, Retaining Walls: H5

Treatment for Non-Structural 15yr durability:
 Cavity Battens: H3.2
 Decking (pine): H3.2
 Cladding: Western Red Cedar, Untreated.

STEEL FIXINGS DURABILITY

40 Carpentry 40 GENERAL
 ZONE D
 Non Closed Spaces:
 Structural Fixings: type 304 Stainless Steel.
 Non-structural fixings, 15 year durability: Galv steel.

Exposed Fixings: type 304 Stainless Steel.

Closed Roof Spaces: Hot-dipped Galv steel.

MEANS OF COMPLIANCE WITH NZBC B2: DURABILITY FOR FIXINGS		DATE: Oct 3, 2012
Means of Compliance for Fixing Durabilities to B2/AS1		
All durable fixings to fixings have been selected to meet NZS 3604, Tables 4.1, 4.2, 4.3, with NZS 3604 an acceptable solution to B2.		
CORROSION ZONE CLASSIFICATION		D
D	FIXING	FINISH
CLOSED SPACES (NZS3604 Fig 4.3b)		
Closed Roof Spaces	Wire Doga / Bolts / Nail Plates	Continuous Coated Galvanized Steel, Or hot-Dipped Galvanized Steel.
Other Closed Space	All Structural Fixing	Mid Steel
NON CLOSED SPACES (NZS3604 Fig 4.3a)		
ZONE D: All Structural Fixings	Sheltered & Exposed	Type 304 Stainless Steel
Treated Timber pile connection more than 600mm from the ground and all subfloor connections	Sheltered	Type 304 Stainless Steel
	Exposed	Type 304 Stainless Steel
Treated Timber pile connection within 600mm from the ground	Sheltered & Exposed	Type 304 Stainless Steel
All other Fixings Except Fabricated Brackets	Sheltered	Type 304 Stainless Steel
	Exposed	Type 304 Stainless Steel
Fabricated Brackets	Sheltered & Exposed	Min 6mm thick mild steel, Hot Dip Galvanized.
FRAMING & CLADDING: Nails & Screws		
Fixing in Corrosive timbers: Western Red Cedar, Or ACO or Cuka treated	Nails & Screws	Type 304 Stainless steel, Or Silicon Bronze.
Cladding Fixing 50 Year OR Bracing	Nails & Screws	Type 304 Stainless Steel
Cladding Fixing 15 Year: Non-Structural	Nails & Screws	Galvanized steel
Framing in "Sheltered" areas	Nails & Screws	Galvanized steel
Framing in "Exposed" areas	Nails & Screws	Type 304 Stainless Steel
MATERIAL NOTES		
Hot Dipped Galvanized Steel	To NZS3604:2011, Table 4.2 for galvanizing weights	
Type 304 Stainless Steel	WHERE APPEARANCE IS IMPORTANT: TYPE 316 SS	
Galvanized steel		
NZS 3604: ENVIRONMENT DEFINITIONS FOR FASTENINGS		
CLOSED	Dry internal location, not subject to airborne salts or rain wetting.	
SHELTERED	Open to airborne salts, but not rain washed. Typically covered by weatherlight structure (non porous deck, roof, floor, partially enclosed subfloor) and above a 45 degree line drawn from the lower edge of protecting weatherlight structure.	
EXPOSED	Open to airborne salts and rain washing (Open Subfloor, under slatted decking), and below a 45 degree line drawn from lower edge of protecting weatherlight structure.	

RECEIVED
 13 JAN 2014
 BY:

TIMBER STRUCTURE

UNILOG PILE

40 Carpentry 400 STRUCTURAL TIMBER

UNILOG TTT MULTIPOLES
Hollow Timber Pole Foundation Piles.
Treatment to meet Requirements of NZBC B2/AS1 Durability,
H5 CCA Treated.

Refer to Engineers Documents and Details.
Finish: Wrapped in Rope.

FLITCH STRUCTURE

40 Carpentry 402A Timber Framing

Steel and timber flitch structure.
Refer to engineers sketches and details.

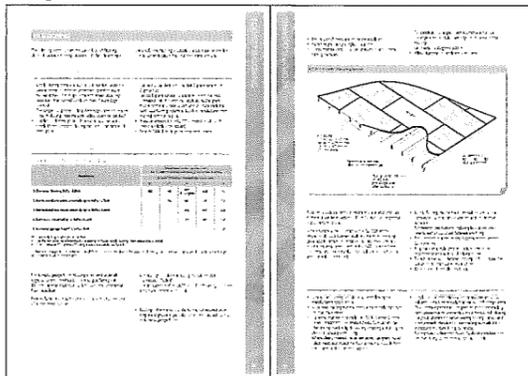
TIMBER FLOOR/ROOF

PLY:19 [FLOORING]

40 Carpentry 401a Timber Flooring

Install to manufacturer instructions:
Thickness:19mm longspan F11 grade.
Treatment:Untreated [Dry] Treated [wet areas]
Grade: Flooring sanded C grade.
Floor load: 1.8-2kPa
Allowable Joist Spacing: as per floor framing plan (max 600
ctrs)

Lay sheets at right angles to supports, staggered pattern
Sheets shall be continuous over min 2 supports (800mm).
TONGUE & GROOVED EDGES DO NOT REQUIRE BLOCKING
SUPPORT. Unless blocking required for framing.
Fixing: Manufacturer Instructions. Nail & Adhesive fixed.



PLY:17 [ROOF SUB]

40 Carpentry 401a Timber Roofing

ECOPLY PLYWOOD SUBSTRATE TO MEMBRANE.
DECKING AND ROOFING.
Install to Plywood manufacturer instructions and Roofing
Membrane Manufacturer requirements.

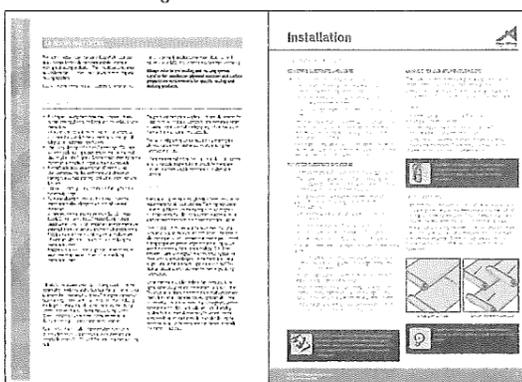
ROOF Thickness:17mm MIN.
DECK Thickness: 20mm MIN
Treatment:TREATED H3.2 CCA
Grade: C grade Smooth finish suitable for Membrane Install.

LAIID:

Staggered Pattern, Right Angle to Supports. All Edges
Supported with Timber Blocking.

Fixing:
316 STAINLESS STEEL COUNTERSUNK SCREW FIXED with
Adhesive.
10 Gauge Screws, Min length 3 x thickness of Ply.
TAPED JOINTS: to manufacturers requirements.
Fixing Ctrs: 150mm at edges, 200mm within the sheet.

All Edges fitted with Fillets min 20x20, or if external corner Min
5mm Radius to edge.



TIMBER FRAMING

DPC

40 Carpentry 402A Timber Framing

DAMP PROOF COURSE
01. Install between all timber framing and concrete slabs and
foundations.
02. Install Between timber Post/Piles & Bearer members when
less than 600mm above ground.

Supercourse 500
To BRANZ 329 (2005)

HYJOIST [SIZE]

40 Carpentry 402a Timber Framing

TIMBER ROOF/FLOOR FRAMING
CHH HyJoist
Blocking as required.
Size, Spacing: as per Framing Plans.

LINTEL [size]

40 Carpentry 402A Timber Framing

TIMBER FRAMING
Refer ENGINEERS Plans for Size.
Lintels Sized to NZS 3604 2011.

90mm thick members may be substituted with built up
members sized and nailed in accordance with NZS 3604,
2.4.4.7.

PURLIN [SIZE]

40 Carpentry 402A Timber Framing

TIMBER FRAMING
Pinus Radiata MSG8.
Size: Refer Plans
REFER ROOFING PLAN FOR SPECIFIC INFO

STUD [SIZE]

40 Carpentry 402a Timber Framing

TIMBER FRAMING
Pinus Radiata MSG8 to NZS 3604 Requirements.
Size:VARIES. REFER PLAN.
Spacing: 600mm ctrs max.
Treatment: H1.2
Nogs: Refer cladding Manufacturer Requirements
Provide all dwangs nogs and trimmers as required

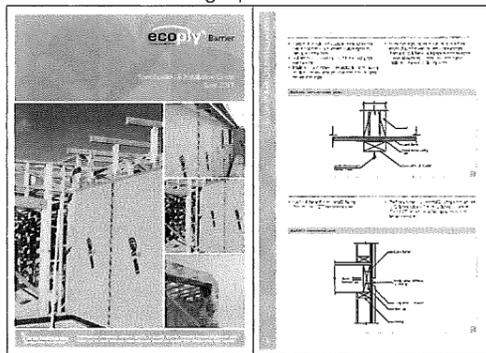
ENCLOSURE

RAB 7MM

40 Carpentry 405 Wrap

RIGID AIR BARRIER:
Install Ecoply Barrier Air Barrier in accordance with
Manufacturers Requirementsto meet E2/AS1 Section
9.1.5 and B2 Durability.
7mm H3.2 CCA Treated Plwood Barrier.

Install to best trade practice such that any moisture the
touches the wall underlay is prevented from any
contact with the framing it protects.



FLEXIBLE FLASHING TAPE

40 Carpentry 405 Wrap Tape

WINDOW SEALING SYSTEM
ProClima Tescon ExtoSeal Sill Tape Window
Sealing System.
Flexible Flashing Tape.
Install in accordance with BRANZ Appraisal No.
815 [2013] to meet E2/AS1 and B2 Durability.

INSTALL: Flashing Tape Continuous around
Entire Opening. 50mm min cover to wall.



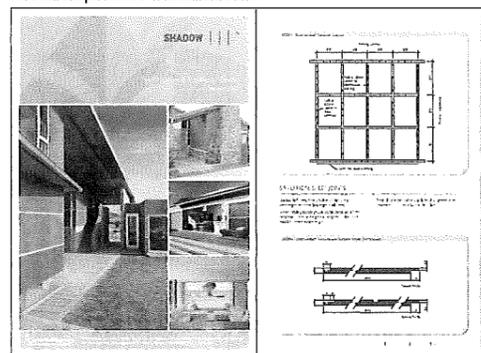
CLADDING

PLY 12

40 Carpentry 406 Timber Cladding

CHH SHADOWCLAD PLYWOOD SHEET CLADDING.
Manufacturer Tested to E2/AS1/VM1 & NZS 4284.
SHEET CLADDING ON Drained Cavity.
Install to Manufacturers Requirements, to E2/VM1
compliance testing.

Species: Pine
Treatment: H3.1 LOSP
Finish: Pre-primed and Painted.
Cavity: Refer Cavity.
Fixing: Stainless Steel.
Ensure All Cut ends are spot treated with Holdfast
Metalex prior to Installation.

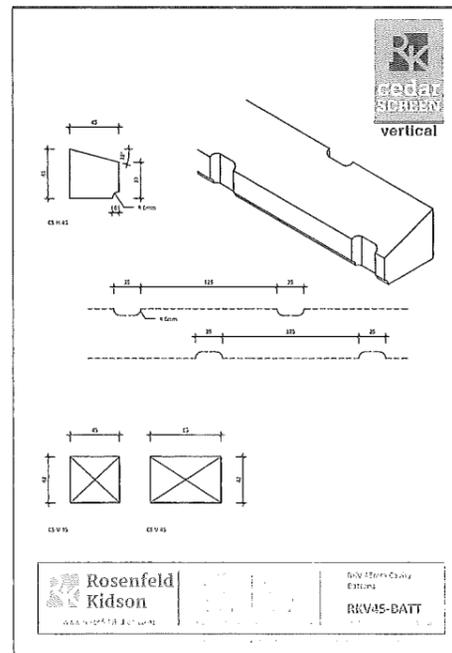


CAVITY: HORIZONTAL

40 Carpentry 406 X

Install Drained Cavity to meet Requirements of E2 for
Drained and vented cavities.
Horizontal Vented and Drained Cavity. Nominal 45mm
cavity depth.
Structural Castellated Cavity Battens H3.2 Treated.
Refer engineer for fixings.
Refer Drawings for cavity details.

Install horizontal Castellated cavity battens to form
ventilated and free draining nominal cavity behind
cladding. Nominal 45mm cavity thickness.
Vertical Battens at all corners.



INSULATION

BATTS: R3.6 [w]

40 Carpentry 407 Insulation

BATT INSULATION - WALL 140 thick.
Pink Batts R3.6 Insulation
Ensure no gaps left between insulation and framing.
Install to manufacturers requirements.



BATTS: R5.0 [c]

40 Carpentry 407A INSULATION

BATT INSULATION - ROOF FRAMING
1x layer of Bradford Gold R5.0 roof insulation (nom 210mm)
Installed in accordance with Manufacturers Requirements.
Roofing Installation must maintain a minimum 25mm gap
between top of insulation and bottom of roofing underlay at all
times. Ensure no gaps left between insulation and framing
across width. Use only full width batts.



BATTS: R2.6 [FLOOR]

40 Carpentry 407A INSULATION

BATT INSULATION - FLOOR
1x layer of Bradford Gold R2.6 Optimo Floor insulation (nom
90mm) Installed in accordance with Manufacturers
Requirements. Sized to suit joist spacing.
Install as per manufacturers Instructions and BRANZ
Appraisals
No gaps between batts and floor above.
Only use full width batts. Do not use scrap pieces.
Fixings, AS PER MANUFACTURERS RECOMMENDATION to
ensure batts remain in place and do not sag Or Drop out.

Lining to elevated underside of floor framing to protect
insulation from dampness and sea spray for Pole House.

DECORATIVE FINISHES

TOTORA BATTEN

40 Carpentry 408 Decorative

PERGOLA BATTEN SCREEN CLADDING
Heart Totora Timber.

20 x 40 Battens on edge @ 40mm ctrs.
Fixed to framing as decorative rainscreen.

Stainless Steel Fixing.

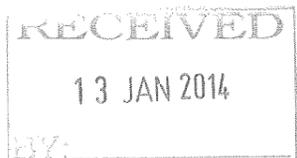


Table with project details: O'Brien House, ASSEMBLY ARCHITECTS LIMITED, 233 WILLIS STREET, WELLINGTON, 24 ESSEX AVE, APOWOTOWN, Justin Wright 021 565 363, PROJECT, NOT FOR CONSTRUCTION, ISS DATE NOTE



Table with drawing details: Legend, 00.01, A, DRAWING, NUMBER, REV, 1307- 0215.100

DECORATIVE FINISHES

ALUMINIUM PANEL

40 Carpentry 408 Decorative
ALUMINIUM PANEL
3mm Marine Grade Aluminium Sheet Panel.
Powder coat finish: Dulux Duratec

PANEL FIXING

Stainless Steel Square Drive Screw.
Confirm Fixing Row Setouts with architect.

Check and Confirm all sizes on site.
Pre drill all holes.
Powdercoat all sides and edges.
Panels to lap 35mm over Timber Boards at bases.

MACROCARPA RAINSCREEN

40 Carpentry 408 Decorative
WEATHERGROOVED TIMBER BOARDS
Mill certified heart Macrocarpa 20 x 100mm Boards
with MIN 6x6mm weathergrooves in accordance
ES2.A1 Figure 119.
Fixed to cladding as decorative rainscreen.

FIXING: Countersunk sqr drive Stainless Steel Screws
2/60 x 3 @ 600 ctrs

LINING

GIB 10

40 Carpentry 511 Lining
GIB PLASTERBOARD WALL LININGS
10mm Standard Gib Board
Install to manufacturers recommendation.

Installed and plastered to Level 4 finish ready for
application of selected paint finish. Refer 6 FINISHES.

GIB: AQUA

40 Carpentry 511 Lining
GIB AQUA WET AREAS PLASTERBOARD LININGS
Install to manufacturers recommendations to Wet area
Walls & Ceilings

Installed and plastered to Level 4 finish ready for
application of selected paint finish. Refer 6 FINISHES.

T&G LINING

40 Carpentry 511 Lining
T&G LINING
18mm Pine T&G Board lining.
Painted finish.

VILLABOARD

40 Carpentry 511 Lining
VILLABOARD LINING AS WET AREA WALL TILING
SUBSTRATE
Manufacturer: James Hardie
Type: Fibre reinforced cementitious sheet lining
Thickness: 9mm
Install to manufacturers requirements and to meet
selected waterproof membrane requirements. as a
substrate for wet area wall tiling.

Wall framing requirements for tiled walls: Studs at max
400 ctrs, nogs 600 ctrs.
Note: maximum tile thickness on 600mm ctr studs =
13mm.

FLOORING SUBSTRATE

FIBERCEMENT 18

40 Carpentry 520 SUBSTRATE
18MM COMPRESSED FIBERCEMENT SHEETING
Installed in accordance with Manufacturer Requirements to
Wet Area Floors Under tiling.

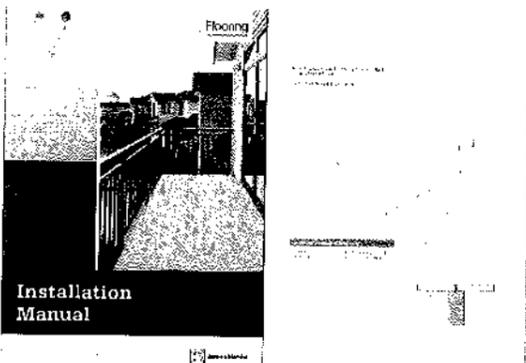
Installation to meet requirements of NZBC E3, 3.1.1.

Install ON Joists at 400mm ctrs max, with Nogs at 1200mm
max supporting all sheet edges.

Fixings: All Holes Pre-drilled to manufacturer requirements.
50 x 10g Cornsheet Stainless Steel Screws.

In Wet Areas:
Fixings Countersunk 2-3mm below surface and flushed over
with 2 part epoxy resin.
All Joints must be tied with 200mm strip of fiberglass mesh
reinforcement embedded into the waterproofing membrane.

Refer Waterproofing note for Waterproofing Membrane to wet
areas. Ardex Supertex Primer Waterproofing Membrane
System.



CEILING LINING

GIB 13

40 Carpentry 531 Ceiling
GIB PLASTERBOARD CEILING LINING / DIAPHRAGM
13mm Gib Ultralite. Install to BRANZ appraisal 97
(2008) and current manufacturer instructions. Fixed to
Gib Rondo battens.

Installed and plastered to Level 4 finish ready for
application of selected paint finish.

Refer to Structural Engineers Bracing Plan for bracing
requirements

RONDO

40 Carpentry 531 Lining
GIB RONDO Metal Batten System
Install in accordance with Manufacturers installation
instructions.

43 Metal Window Door

ALUMINIUM WINDOW DOOR

SKYLIGHTS

43 Metal Windows & Doors 432
BESPOKE SKYLIGHTS: Install Skylights as per Details
FRAME MATERIAL: Aluminium, refer drawings for Ullrich
Sections.
Finish: Dulux Duratec Powdercoat for environment Zone D.

SKYLIGHT GLAZING: Double Glazing 6mm / 12mm / 6.38
Laminated Inner pane. Both Layers Toughened. All silicone
joints to be structural silicone suitable for exposure to UV

STRUCTURAL SEALANT: Dow Corning® 795 Silicone Structural
Sealant between aluminium and glass. Install accordance with
Manufacturers installation requirements.

WINDOW ALUM

43 Metal Windows & Doors 432
ALUMINIUM WINDOWS AND DOORS
SELECTED PROFILES.
MATERIAL: Aluminium
Finish: Dulux Duratec Powdercoat to suit Zone D.

Install Windows to manufacturers recommendations and
WANZ Details. Window manufacturer to supply WANZ
support bar as required.

POWDERCOAT: DURATEC

43 Metal Windows & Doors 432
DURATEC POWDERCOATING TO ALL EXTERNAL
ALUMINIUM WINDOWS AND ASSOCIATED FLASHINGS
IN SEA SPRAY CORROSION ZONE.
15 Year Warranty.



Typical Product Code	
Product Code	000000
Specification Ref	Macrocarpa note updated, 10/12/13 BUILDING CONSENT
Description	
This drawing is a technical drawing of a building component. It is intended for use as a reference for construction and is not to be used for any other purpose. It is the property of Assembly Architects Limited and is not to be reproduced or used in any way without the written consent of Assembly Architects Limited.	
Features	Benefits
Lightweight	Easy to install
High strength	Long life span
Low maintenance	Cost effective
Wide range of finishes	Customisable
Available in various sizes	Flexible
Easy to clean	Hygienic
Resistant to corrosion	Durable
Non-toxic	Safe
Recyclable	Environmentally friendly
Performance Guide	
Material	Aluminium
Finish	Dulux Duratec
Thickness	1.5mm
Weight	2.5kg/m²
Chemical Resistance	
Acid	Good
Alkali	Good
Oil	Good
Solvent	Good

ALUMINIUM FLASH

43 Metal Windows & Doors 432
WINDOW FLASHINGS: Corrosion Zone D.
MATERIAL: in accordance with E2/AS1, 4.3
Aluminium; min 1mm thick, 5000 series
POWDER COATED to match windows.

44 Glazing

GLAZING

SKYLIGHT GLAZING

44 Glazing 432
SKYLIGHT GLAZING:
Structural Double Glazing 6mm / 12mm / 6.38 Laminated
Inner pane. Both Layers Toughened.
All silicone selected to be structural silicone suitable for
exposure to UV

Glazing Contractor Designed & Selected Appropriate glazing
to comply with safety requirements of NZS:4223 and H1
Energy Efficiency Requirements.
Refer details for coordination required.

DBLE GLAZE

44 Glazing 441 Glazing
INSULATING GLAZING UNITS
Metro Glasstech Double Glazing.
Manufacturer Designed & Selected appropriate glazing.

To comply with safety requirements of NZS:4223. Refer
details for coordination required.

GlassTech Low E+ to surface 3 (inside of inside pane).
12mm spacer, Argon filled.
GlassTech Setting blocks as per manufacturer
recommendation.

GLAZED BALUSTRADES

44 Glazing 442 BALUSTRADES
EUROGLASS Euroanchor Residential Balustrade System.
Install to Manufacturers Requirements.
System meets requirements of NZBC B1, F2 and F4.

WINDZONE: Very High
GLAZING: 12mm Viridian Balustrade 100 Toughened Safety
Glass.
MAX HEIGHT: 1100mm Above Top Anchor Fixing Point.
MIN GLAZED PANEL WIDTH: 1000mm

FIXING: SS316 M10 Lagscrew into Timber.
FIXING SETOUT: as per Drawings.

45 Roofing

MEMBRANE ROOFING

MEMBRANE

45 Roofing 451 MEMBRANES
BITUFLAME MEMBRANE ROOFING
Install to meet requirements of E2/AS1 for Membrane
Roofs and Decks, and BRANZ Appraisal 404 [2008] for
bituflame touch-on membrane roofing.

Installation by trained and qualified applicator.
refer to drawings for further details.

Substrate: 18mm H3.2 CCA Treated Plywood.
WPS Recommendation of 2 layer bituflame touch-on
System over plywood substrates.



RAINWATER DISPOSAL

DP 100
45 Roofing 455
80mm ROUND DOWN PIPE
Material to Match Roofing.
Provide warranty.

refer to roofing plan for rainwater calculations
install to manufacturers requirements

GUTTER: 125 BOX

45 Roofing 455
RAIN WATER SPOUTING
125 Box.
Material to Match Roofing
Provide warranty.

Refer to Roofing Plan for Rainwater Calculations.
Install to manufacturers requirements

RAINWATER HEAD

45 Roofing 455
CUSTOM FORMED RAINWATER HEAD.
Install to meet Requirements of NZBC E2/AS1, 8.5.6 and
Figure 63.

Refer Details.

RECEIVED
21 MAR 2014

1307 O'Brien House 7 Tutere St Waikanae Jill & Shane O'Brien	© COPYRIGHT ASSEMBLY ARCHITECTS LIMITED 233 WILKS STREET WELLINGTON 24 ESSEX AVE, AROHATOWN Justin Walsh 021 545 363	B 5/3/14 Macrocarpa note updated.
	PROJECT NOT FOR CONSTRUCTION	A 10/12/13 BUILDING CONSENT DATE NOTE



Legend	00.02	B
DRAWING	NUMBER	REV

54 Painting & Specialist Finishes

PLASTER

PLSTR:LEVEL 4

54 Painting & Specialist Finishes 540

PLASTER LEVEL 4 FINISH

Plaster to level 4 finish for standard GIB walls.

SQ STOP

54 Painting & Specialist Finishes 540

SQUARE STOP CORNICE.

Square stop plaster wall to ceiling junction.

PAINTING

PAINT (CEILING) GIB AQUA

54 Painting & Specialist Finishes 541 PAINTING

PAINT FINISH TO GIB WET AREA CEILINGS

Surface Prep (Refer D84, D85)

Resene Sureseal - Pigmented Sealer (Refer D42)

2 X coats Resene SpaceCote Flat Kitchen & Bathroom. Data Sheet D314K

PAINT (CEILING) GIB DRY

54 Painting & Specialist Finishes 541 PAINTING

PAINT FINISH TO GIB DRY AREA CEILINGS

Surface Prep: Refer D84, D85

Resene Broadwall - Acrylic Wallboard Sealer (Refer D403)

2 X Resene Ceiling Paint. Data Sheet D305

PAINT (INT) GIB AQUA

54 Painting & Specialist Finishes 541 PAINTING

PAINT FINISH TO GIB WET AREA LININGS

Surface Prep (Refer D84, D85)

Resene Sureseal - Pigmented Sealer (Refer D42)

2x top coats: Resene SpaceCote Low Sheen Kitchen Bathroom - Waterborne Enamel (Refer D311K)

PAINT (INT) GIB DRY

54 Painting & Specialist Finishes 541 PAINTING

PAINT FINISH TO GIB DRY AREA LININGS

Surface Prep: Refer D84, D85

Resene Broadwall - Acrylic Wallboard Sealer (Refer D403)

2x top coats: Resene Zylone Sheen - Low Sheen Acrylic (D302)

PAINT (INT) TRIMS

54 Painting & Specialist Finishes 541 PAINTING

PAINT FINISH TO INTERNAL TRIMS: SKIRTING DOORS.

Prime with Resene Quick Dry Acrylic Primer Undercoat. Data Sheet D45

2 X COATS Resene Lustacryl. Data Sheet D310

Note: Paint all surfaces of doors. Top & Bottom Edges.

Note: If any staining is visible after the primer coat then a stain blocking coat of Resene Enamel Undercoat will be needed.

Note: On Customwood / particle board type surfaces water borne coatings may raise the grain slightly. If this occurs lightly wet sand to produce a smooth finish. Wipe clean.

Fill all holes and cracks with Selleys No More Cracks Interior or equivalent product applied in accordance with manufacturers directions. When dry sand smooth and spot prime with Resene Quick Dry Acrylic Primer Undercoat.

WATERPROOFING MEMBRANE

TILE: MEMBRANE

54 Painting & Specialist Finishes 546

MEMBRANE FOR WET AREA TILING

Manufacturer: Ardex.

System: Superflex Two Part UnderTile Membrane - WPM 002.

Type: Two component under tile fibre reinforced waterproofing membrane system.

Substrate: 9mm Villaboard to walls and 100mm concrete slab by Structural Engineer to floors.

Use full Ardex system for tile adhesives and grout to ensure compatibility:

Adhesive: Ardex X77 Tile Adhesive

Grout: ARDEX FS DD-Flexible Water Repellent and Dirt Resistant Fine Tile Grout

Confirm compatibility with owner selected tiles.

Confirm Waterproofing system Compatibility with Ardex Technical Rep.

Install as per manufacturers requirements by licensed applicator familiar with products and application in accordance with current manufacturers documentation and BRANZ appraisal 472 (2011) Superflex Wet Area Membrane.

Provide Warranties for tiling workmanship, Waterproffing Workmanship and Waterproofing Materials.

BRANZ Appraisal No. 472 (2011)
BRANZ Appraisals
Technical Assessments of products for building and construction

BRANZ APPRAISAL No. 472 (2011)

SUPERFLEX™ WET AREA MEMBRANES

Ardex New Zealand Ltd
P O Box 12549
Woodson
Christchurch
Tel: 03 384 9029
Fax: 03 384 9779

NEW ZEALAND BUILDING CODE (NZBC)
3.1 In the opinion of BRANZ, Superflex™ Wet Area Membranes if designed, used, installed and maintained in accordance with the statements and conditions of this Appraisal, will meet the following provisions of the NZBC:
Class B2 DURABILITY: Performance B2.3.1 (b) 15 years. Superflex™ Wet Area Membranes meet this requirement. See Paragraph 3.1.
Class E3 INTERNAL MOISTURE: Performance E3.3.6. Internal wet area floors and walls incorporating Superflex™ Wet Area Membranes will meet this requirement. See Paragraph 3.1.1- 3.1.6.
Class F2 HAZARDOUS BUILDING MATERIALS: Performance F2.3.1. Superflex™ Wet Area Membranes meet this requirement and will not present a health hazard to people.

This is an Appraisal of an Alternative Solution in terms of New Zealand Building Code compliance.
Readers are advised to check the validity of this Appraisal by referring to the NZBC Appraisal listing on the BRANZ website, or by contacting BRANZ.

57 Floor Coverings

TIMBER FLOORING

T&G: MATAI 18MM

57 Floor Coverings 571 Timber Flooring

OWNER SELECTED AND SUPPLIED

TILES

57 Floor Coverings 570

OWNER SUPPLIED TILES

Confirm type and thickness of tile and substrates with owner.

Confirm compatibility of selected tiles with selected substrates and waterproofing system.

Flooring Substrate: 18mm Compressed Fibercement Sheet. Wet area floor formed to min 1:25 falls to floor waste.

Wall Substrate: Villaboard.

Waterproofing system: as specified.

Finish: Selected floor tiles to have an acceptable friction coefficient to meet the requirements of D1/AS1 (2.1 slip resistance and table 2) for wet slip resistance on a sloping surface.

58 Joinery: Cabinet Making

GENERAL JOINERY NOTES

JOIN: HANDRAIL

58 Joinery: Cabinet Making 580 JOIN

JOINERY HANDRAIL TO STAIR

TIMBER: Species to match flooring.

SIZE: 40 x 40 with 5mm Radiused Edges

Custom Steel Bracket Wall Connections. Refer Details. 50mm clear space to adjacent wall.

As per Drawing Dimensions. Check and confirm all dims on site.

FINISH

Timber: Sand and Seal to match Flooring

Steel Bracket: Prep, Prime and Paint Brackets to high quality durable paint finish.

JOIN: HARDWARE

58 Joinery: Cabinet Making 580 JOIN

JOINERY HARDWARE:

Install only good quality Hardware to Joinery.

Moving Parts Generally BLUM.

Hinges: Blum ClipTop Soft Close.

Draw Runners: BlumMotion Soft Close.

Draw Sides: Blum Metabox

Cutlery / Partition Systems: BLUM

Waste Bin: Hafele

JOIN: STEEL BALUSTER

58 Joinery: Cabinet Making 580 JOIN

As Per Details.

Steel Baluster to internal Stair Barriers.

Refer to Engineer Calcs.

PLUMBING

PLUMBING SPEC

60 Plumbing & Gasfitting 600 Plumbing GENERAL

REFER DRAWING # 80.S FOR PLUMBING SPEC

DRAINAGE

DRAINAGE SPEC

61 Drainage 610 DRAIN GENERAL

REFER DRAWING # 80.S FOR DRAINAGE SPEC

ELECTRICAL

ELECTRICAL WORKS

62 Electrical Services 620 electrical

All work to be carry out under the direct supervision of a licensed Electrician. In accordance with the Electricity Regulations 1997, to recognised current high standards of practice, and NZBC G9/AS1 Electrical installations within Domestic Dwellings.

Provide Certificate of Completion upon completion of works.

INLINE FAN

62 Electrical Services 621 electrical

Manrose WhisperVent: 150mm.

Duct: 150mm Insulated exhaust Duct.

Cowl: Stainless Steel Designer Cowl from

www.seurimax.co.nz. Order Number: DCT2153.

Install fan/ duct so that it is isolated from the structure.

Install to manufacturers Instructions

SMOKE ALARMS

SMOKE ALARM

64 FIRE PROTECTION SMOKE ALARM

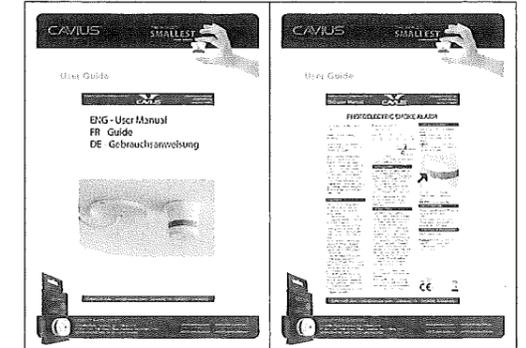
INSTALL SMOKE ALARMS AS SHOWN ON DRAWING TO CEILING

TYPE: CAVIUS SMOKE DETECTOR. Battery Operated.

SENSOR: Photoelectric

Install to manufacturers Instructions

Must be within 3m of sleeping spaces and on evacuation routes as minimum.



RECEIVED
13 JAN 2014
BY:

1307	O'Brien House 7 Tutere St Walkanae Jill & Shane O'Brien	© COPYRIGHT ASSEMBLY ARCHITECTS LIMITED 233 WILLIS STREET, WELLINGTON 24 ESSEX AVE, ARROWTOWN Justin Wright 021 585 363	A	10/12/13	BUILDING CONSENT
	PROJECT	NOT FOR CONSTRUCTION	ISS	DATE	NOTE

ASSEMBLY ARCHITECTS LIMITED

Legend	00.03	A
DRAWING	NUMBER	REV

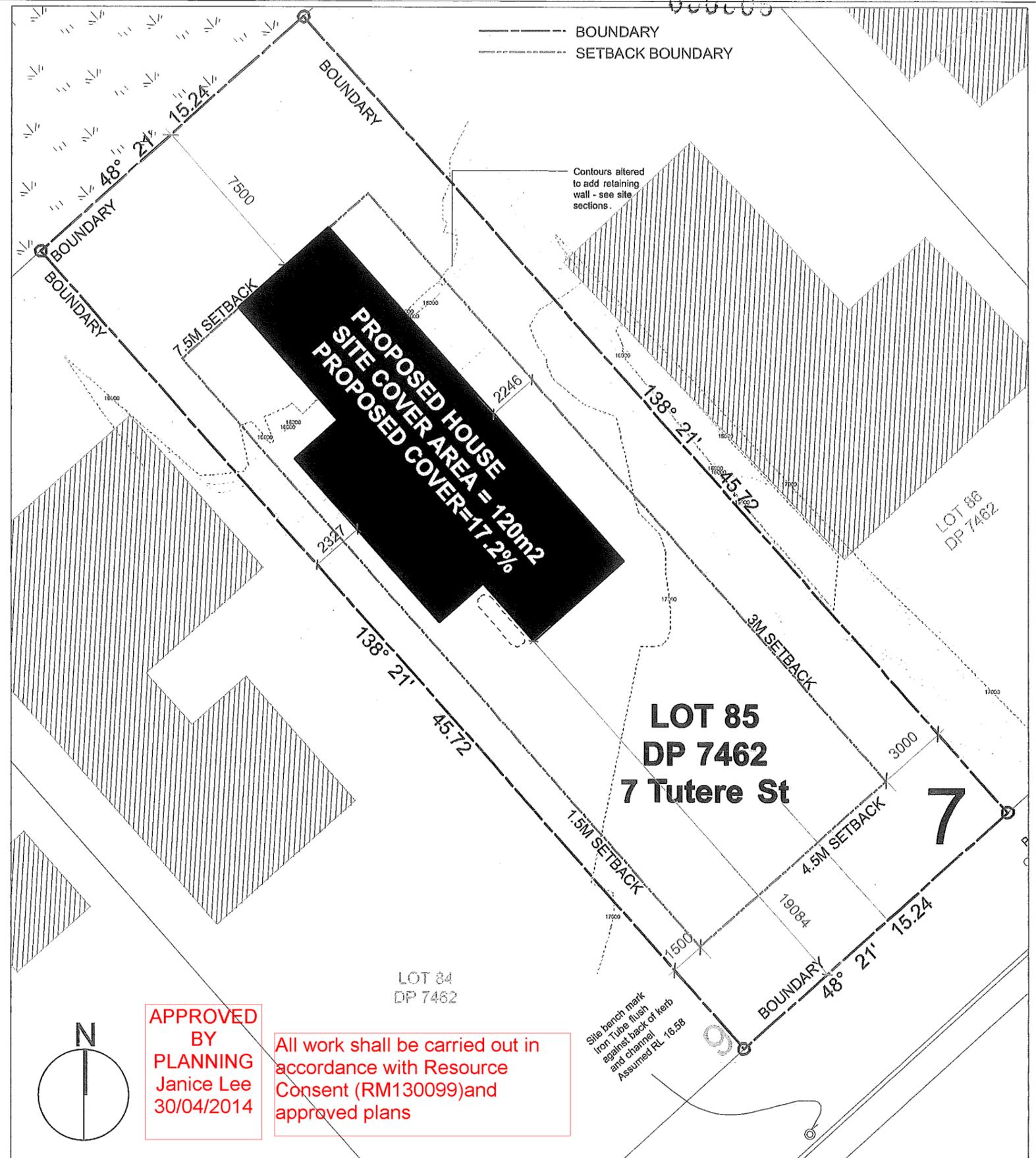


3 LOCATION MAP

<p>OWNER Owner: Shane and Jill O'Brien Address: 7 Tutere Street, Waikanae Legal Description: Lot 85 DP 7462</p>	<p>SITE COVER CALCULATION. Proposed House Area: 120sq m Site Area: 696.9sq m Proposed Site Cover: 17.23%</p>	<p>RESOURCE CONSENT: RM130099 Refer to Resource Consent for transgression through sunlight recession plane on north and south boundary</p>
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2 LOCATION PLAN
1:1000 @A3



1 SITE PLAN Proposed House
1:200 @A3

APPROVED BY PLANNING
 Janice Lee
 30/04/2014

All work shall be carried out in accordance with Resource Consent (RM130099) and approved plans

Kapiti Coast DISTRICT COUNCIL

24 July 2013

Shane O'Brien
C/- Assembly Architects Ltd
P O Box 192
Arrowtown 9351
Attention: Louise Wright

Dear Shane

RM130099: PROPOSED DWELLING ENCROACHING THE HEIGHT IN RELATION TO BOUNDARY STANDARDS AT 7 TUTERE STREET, WAIKANAЕ BEACH

We are pleased to enclose your Resource Consent for the above planning application.

As you will see from the Resource Consent there are a number of conditions that need to be complied with.

If you do not agree with the conditions of your consent you may object and have the matter considered by Hearing Commissioners. This is done by lodging an objection in accordance with Section 357 of the Resource Management Act 1991. Please note that, if you do wish to object, you must advise the Resource Consents Manager within 15 working days from the date of receiving this consent.

There is no deposit for an objection. However, a fee of \$200.00 (including GST) is required if Council's Subdivisional Engineer is involved. Time and costs will also be charged unless waived by the Hearing Commissioners and if an objection is upheld there will be no charges; if upheld in part then a proportion of costs will be charged.

Please note also that this consent will lapse within 5 years of the date of issue of this decision unless it is given effect to within that time. You may apply for an extension of the consent before the consent lapses. Council may grant an extension if it is satisfied that the criteria set out in Section 125 of the Resource Management Act 1991 are met.

If you have any concerns or enquiries about the conditions please do not hesitate to contact me on (04) 2964 849.

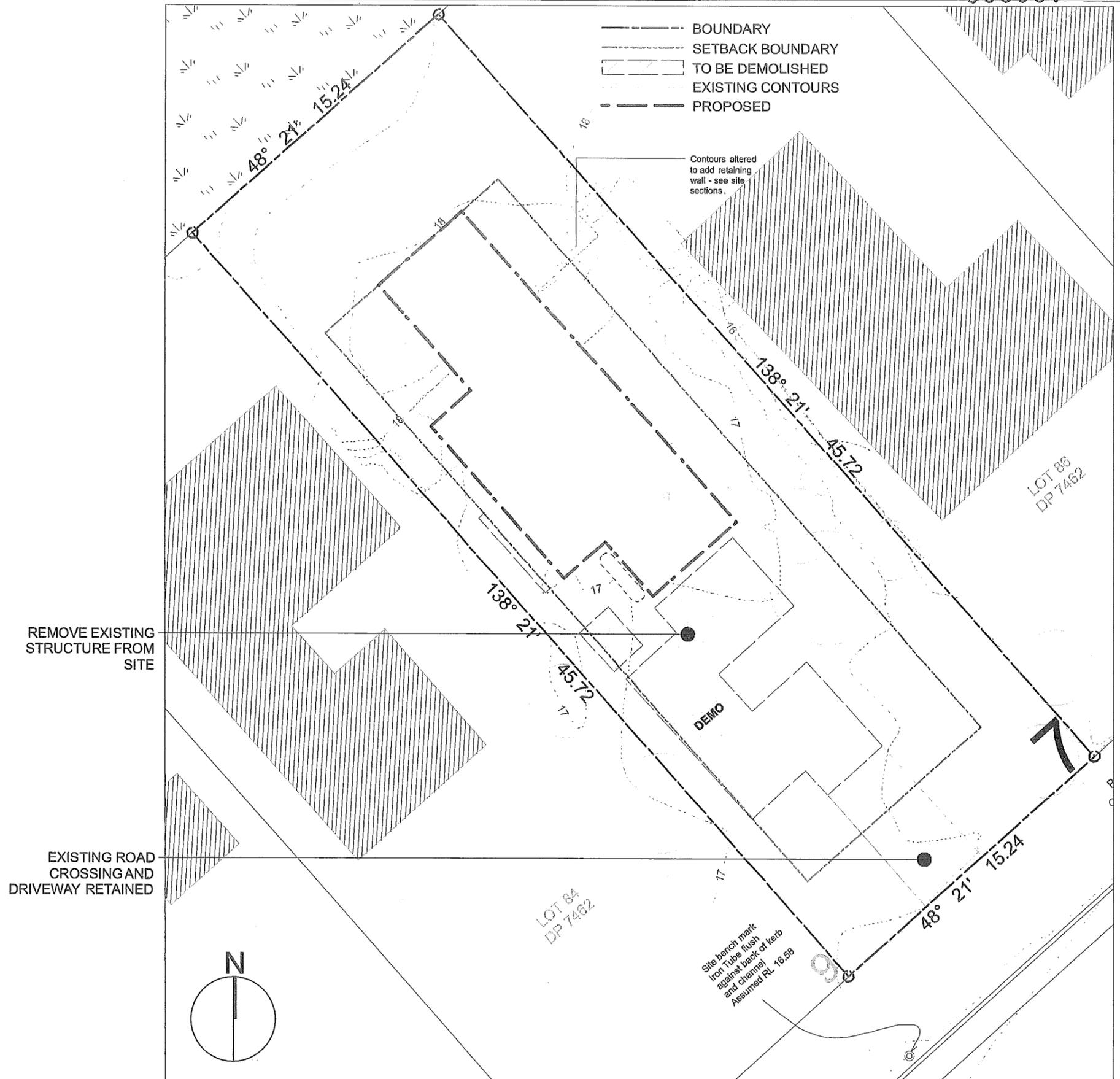
Thank you for dealing with the Kapiti Coast District Council.

Yours sincerely

J. Lee

Janice Lee
Projects Officer / Resource Consents

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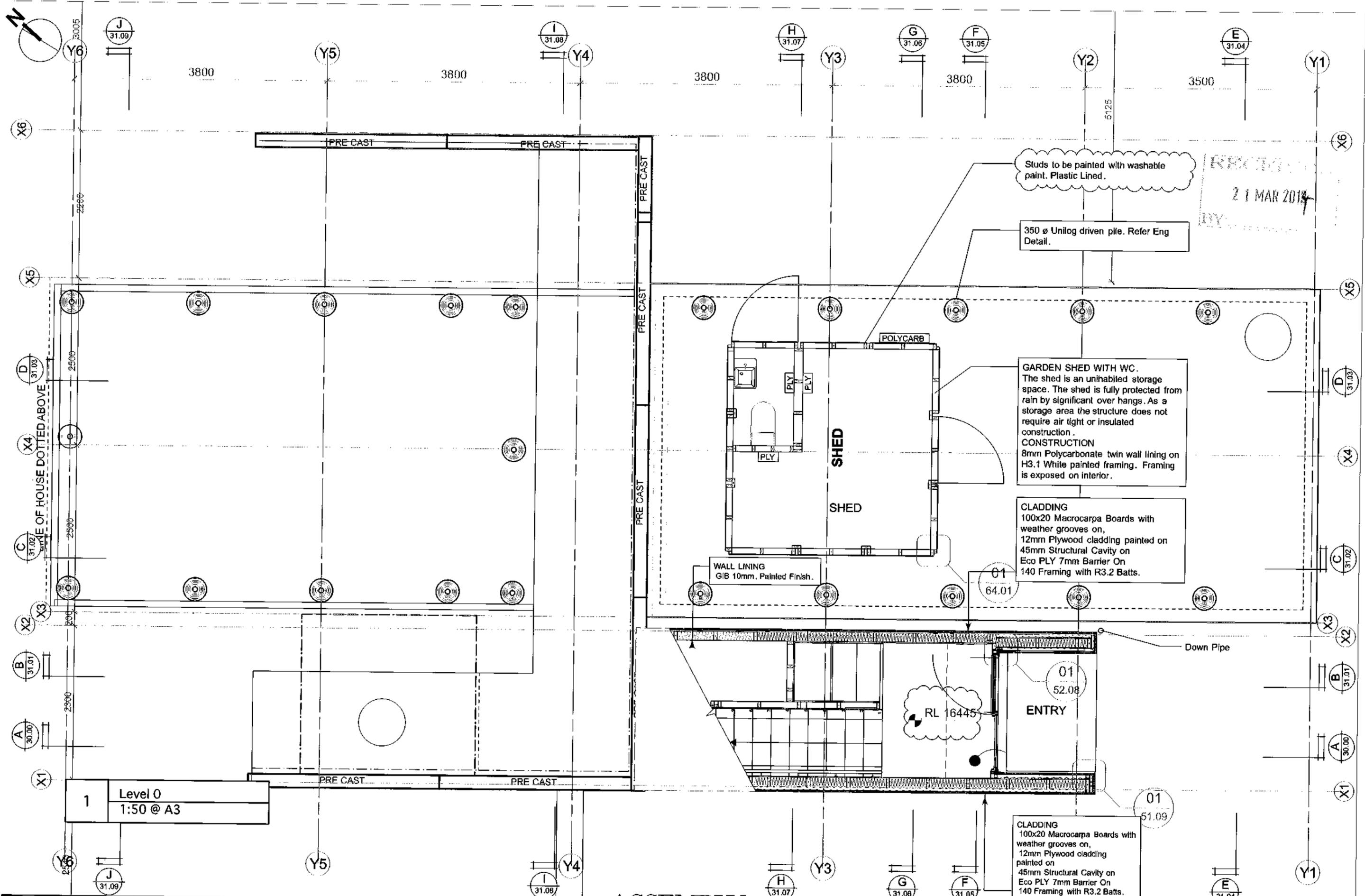


1 SITE PLAN Proposed House
1:200 @A3

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	PROJECT	NOT FOR CONSTRUCTION	ISS	DATE	NOTE

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Existing Site Plan		10.01	A
DRAWING	NUMBER	REV	



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	NOT FOR CONSTRUCTION		
	ISS	DATE	NOTE
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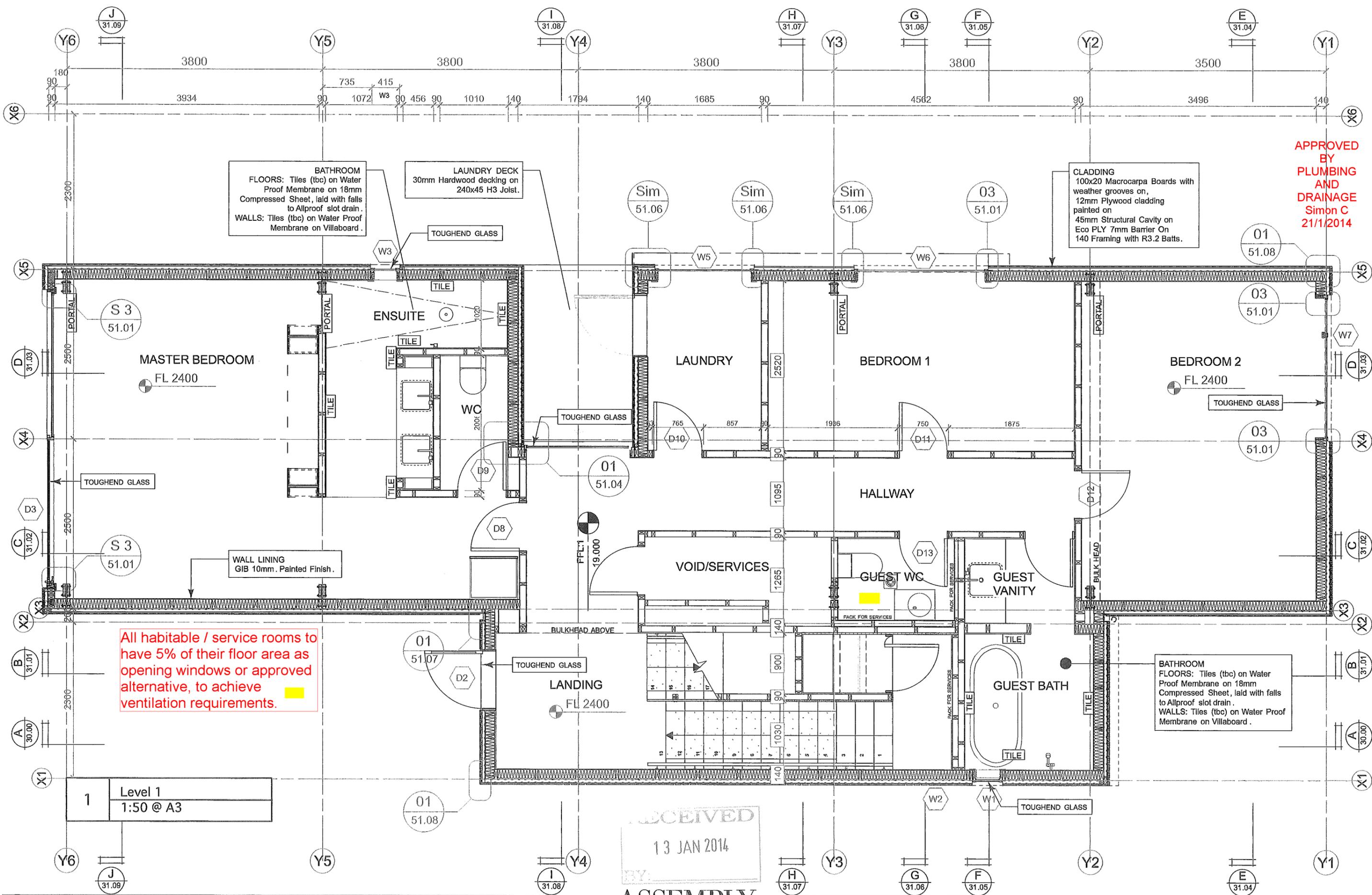
Level 0 General Plans	20.00	C
DRAWING	NUMBER	REV

preline plumbing inspection required.

All frost prone water pipes are to be lagged with a suitable type of insulation.

BC 140009

000010



APPROVED BY
PLUMBING
AND
DRAINAGE
Simon C
21/1/2014

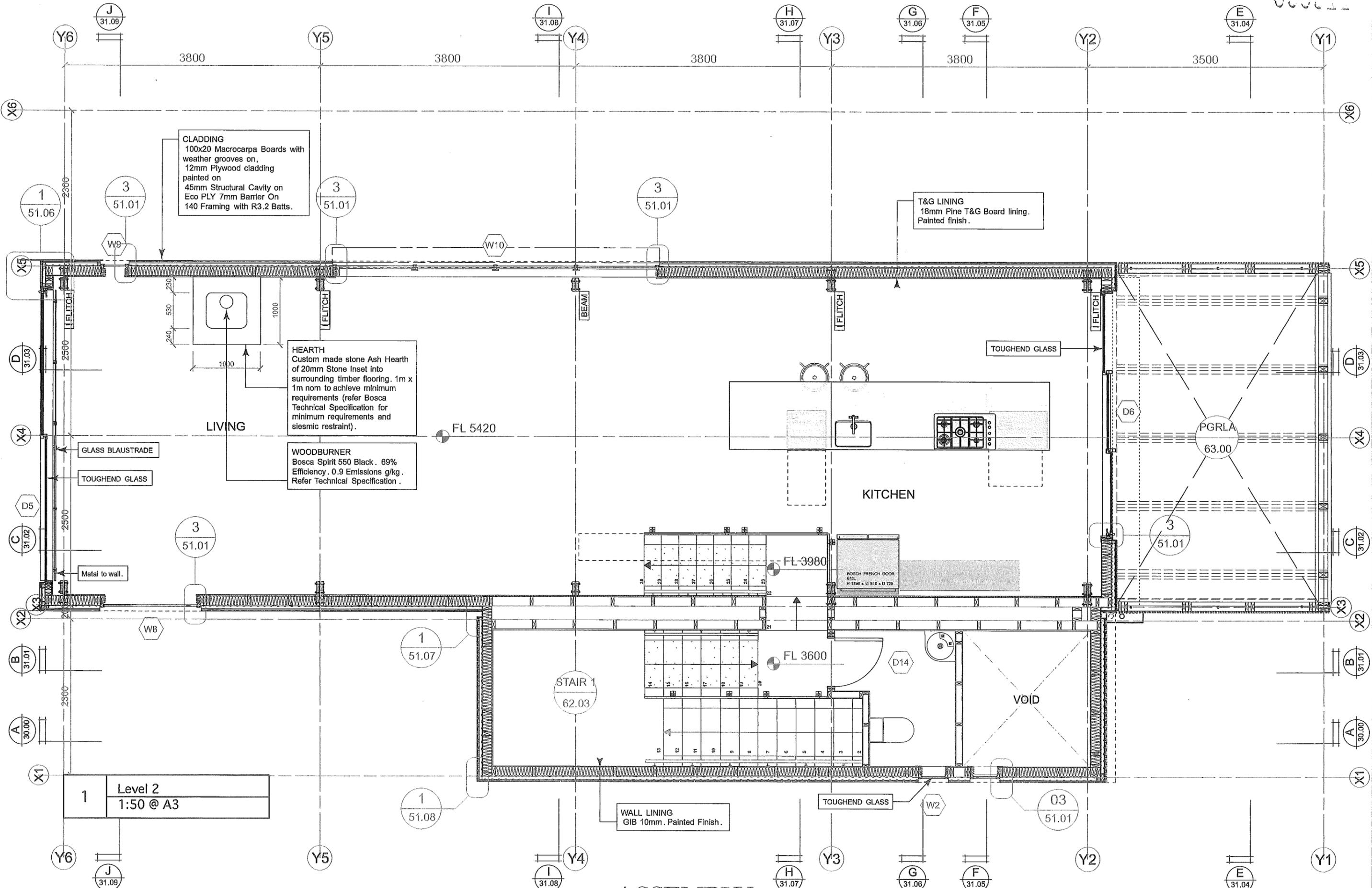
All habitable / service rooms to have 5% of their floor area as opening windows or approved alternative, to achieve ventilation requirements.

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	PROJECT	NOT FOR CONSTRUCTION	ISS	DATE	NOTE

Level 1 General Plans		20.01	A
DRAWING	NUMBER	REV	

1307-bc15.v001



CLADDING
 100x20 Macrocarpa Boards with weather grooves on, 12mm Plywood cladding painted on 45mm Structural Cavity on Eco PLY 7mm Barrier On 140 Framing with R3.2 Batts.

HEARTH
 Custom made stone Ash Hearth of 20mm Stone Inset into surrounding timber flooring. 1m x 1m nom to achieve minimum requirements (refer Bosca Technical Specification for minimum requirements and seismic restraint).

WOODBURNER
 Bosca Spirit 550 Black. 69% Efficiency. 0.9 Emissions g/kg. Refer Technical Specification.

T&G LINING
 18mm Pine T&G Board lining. Painted finish.

WALL LINING
 GIB 10mm. Painted Finish.

Level 2
 1:50 @ A3

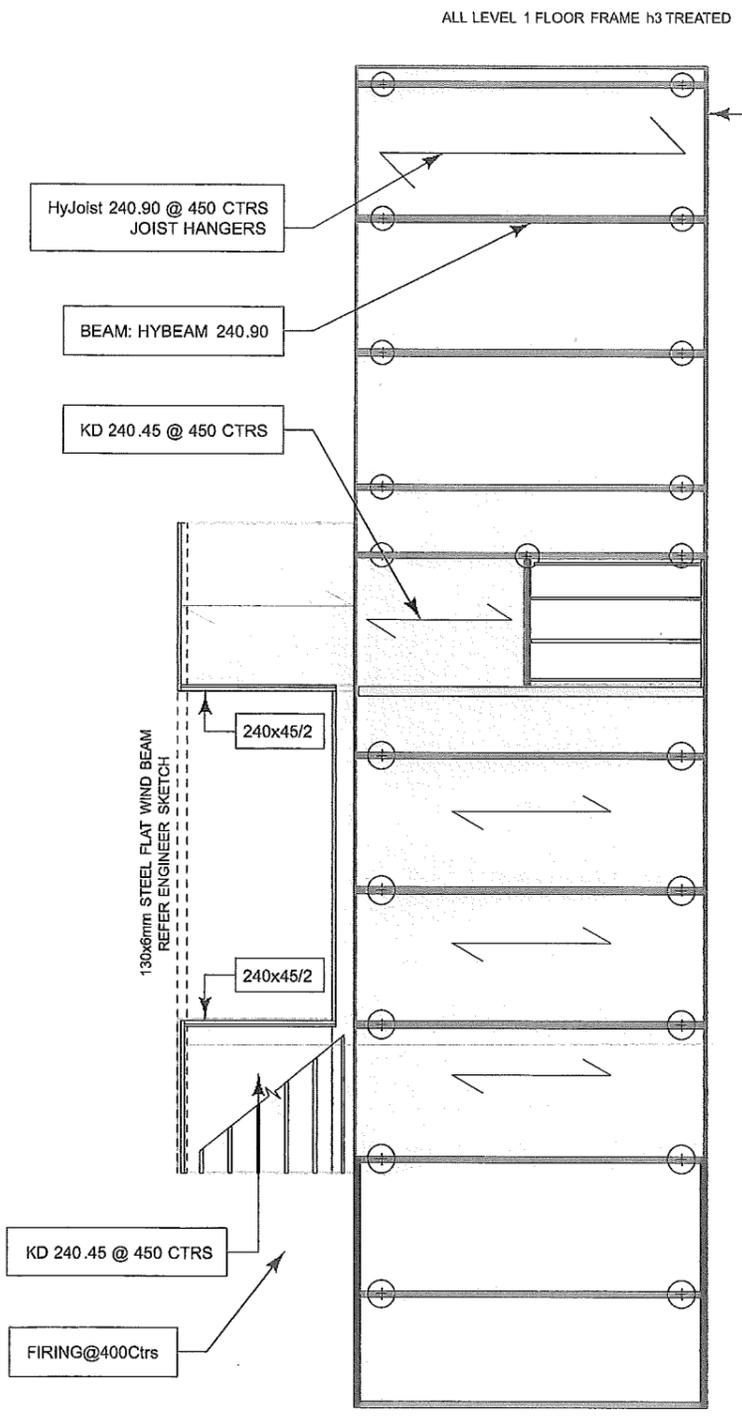
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 7 Tutere St Waikanae
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 PROJECT

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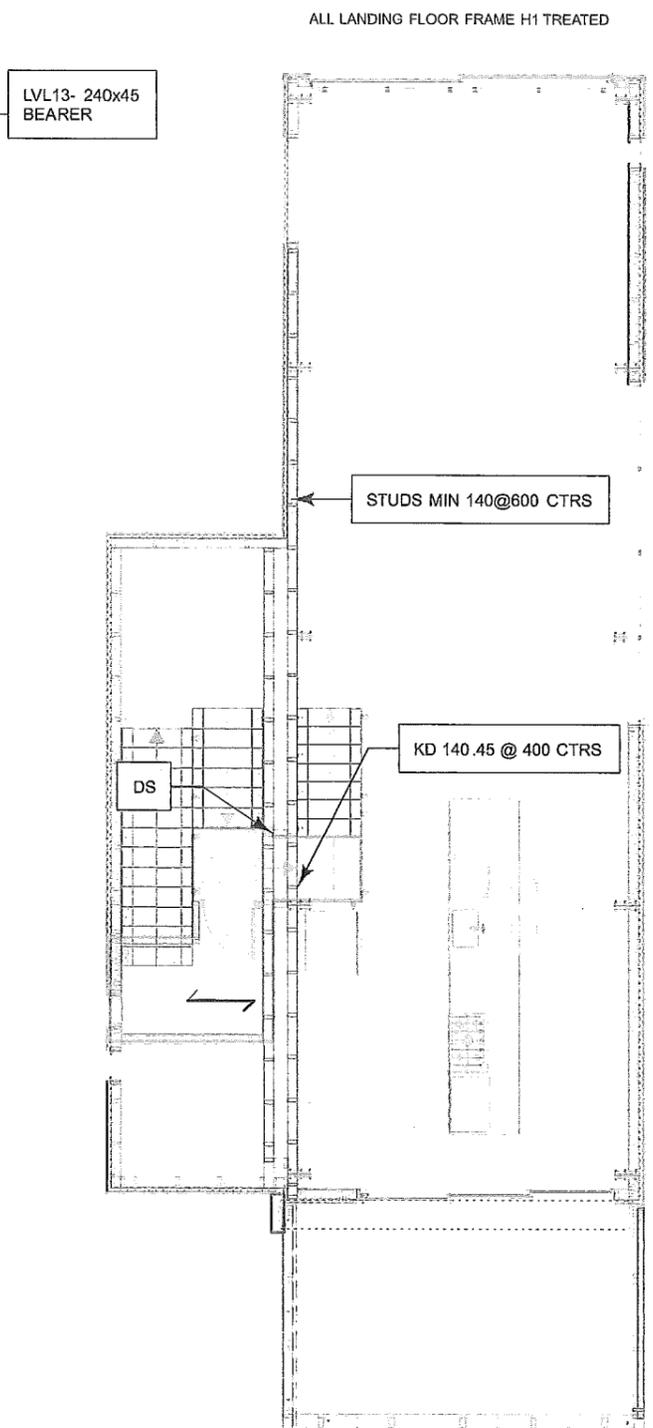
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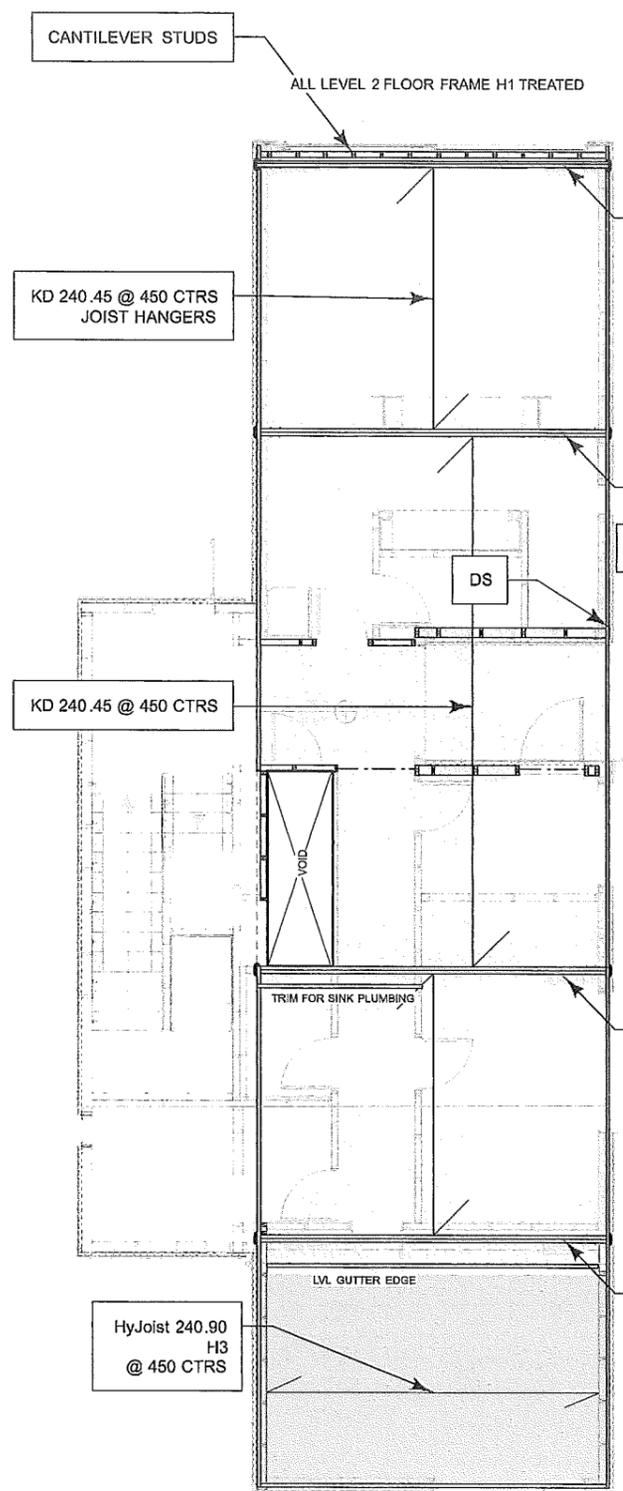
Level 2 General Plans 20.02 A
 DRAWING NUMBER REV



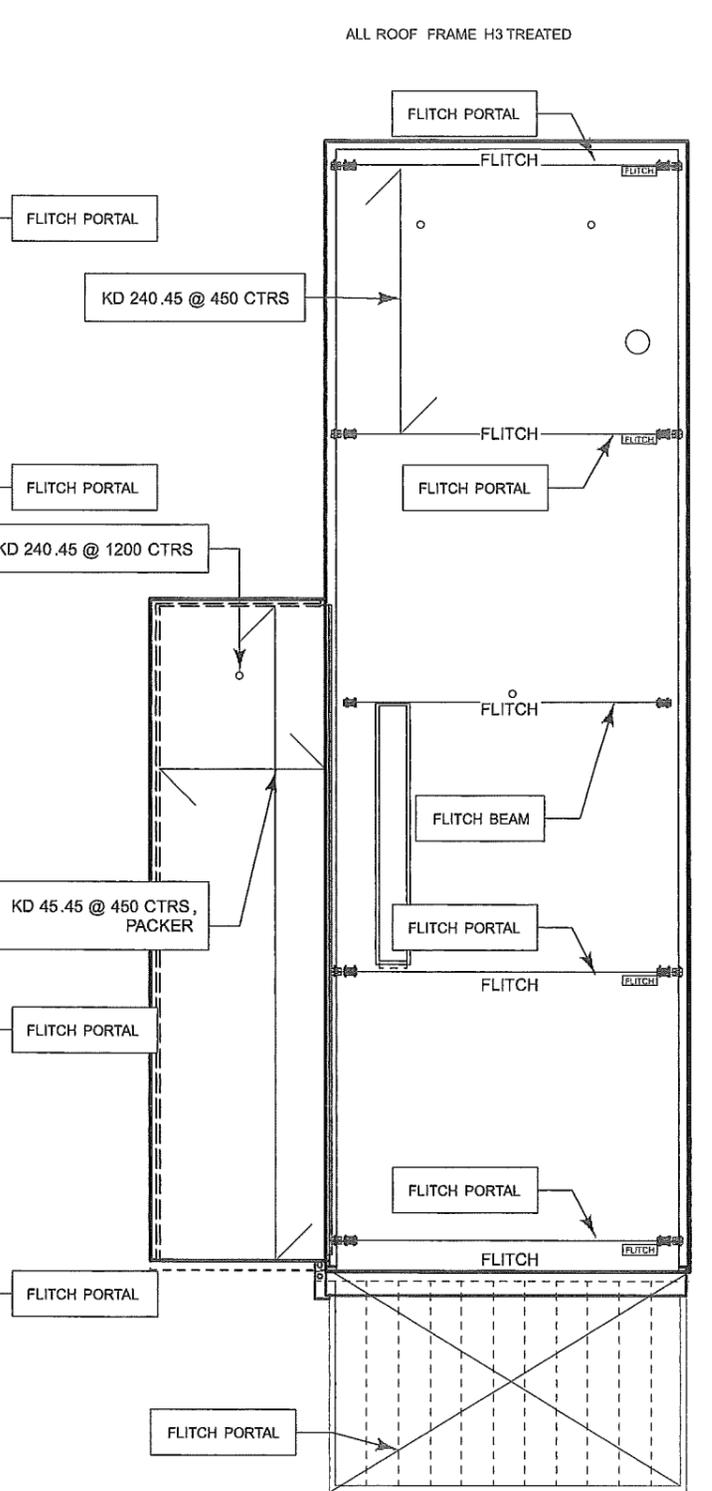
1 LEVEL 1 FLOOR Scale 1:100



2 LANDING FLOOR Scale 1:100



3 LEVEL 2 FLOOR Scale 1:100



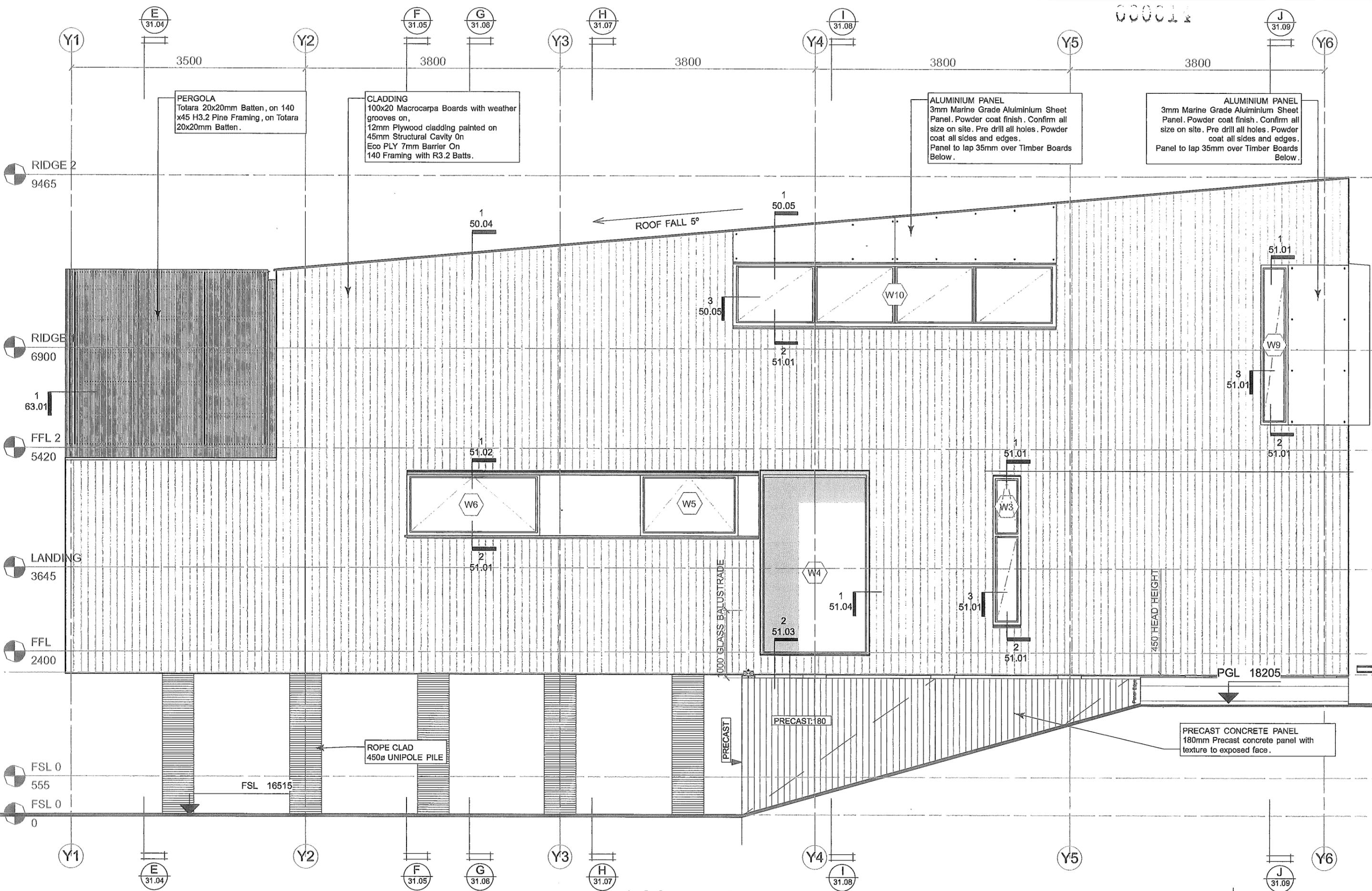
4 ROOF FRAME Scale 1:100

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Floor Frame		22.00	A
DRAWING	NUMBER	REV	

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	PROJECT	NOT FOR CONSTRUCTION	ISS	DATE	NOTE

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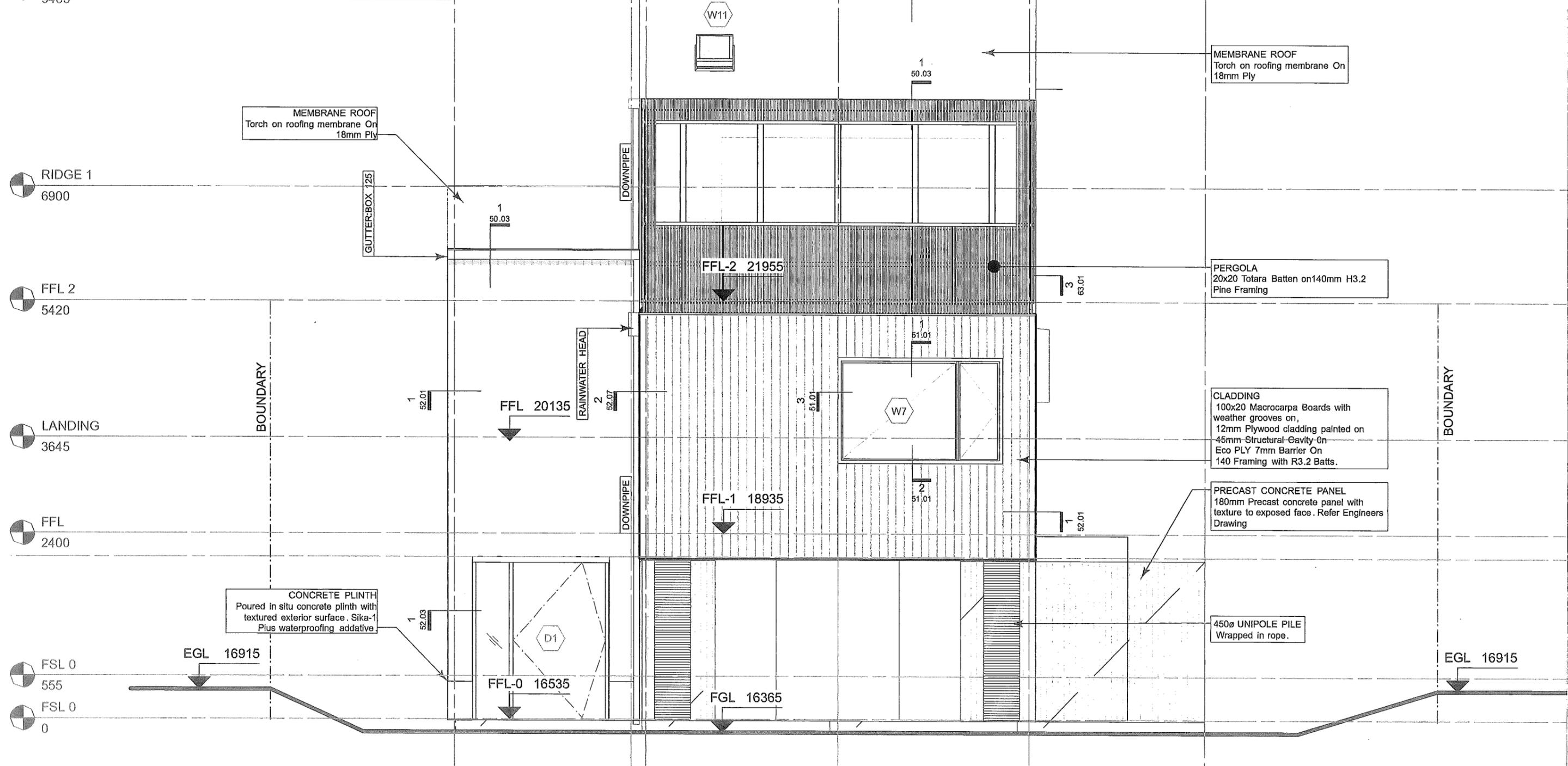
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Elevation NORTHEAST 30.01 A
DRAWING NUMBER REV

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E2 RISK MATRIX	NORTH EAST	SOUTH EAST	SOUTHWEST	NORTH WEST
Wind zone	v.high	2 v.high	2 v.high	2 v.high
Number of storeys	high	2 high	2 high	2 high
Roof/wall Intersection	high	3 high	3 high	3 high
Eaves width	v.high	5 v.high	5 v.high	5 v.high
Envelope complexity	low	0 low	0 low	0 low
Deck design	v.high	6 v.high	6 v.high	6 low
SCORE	18	18	18	12

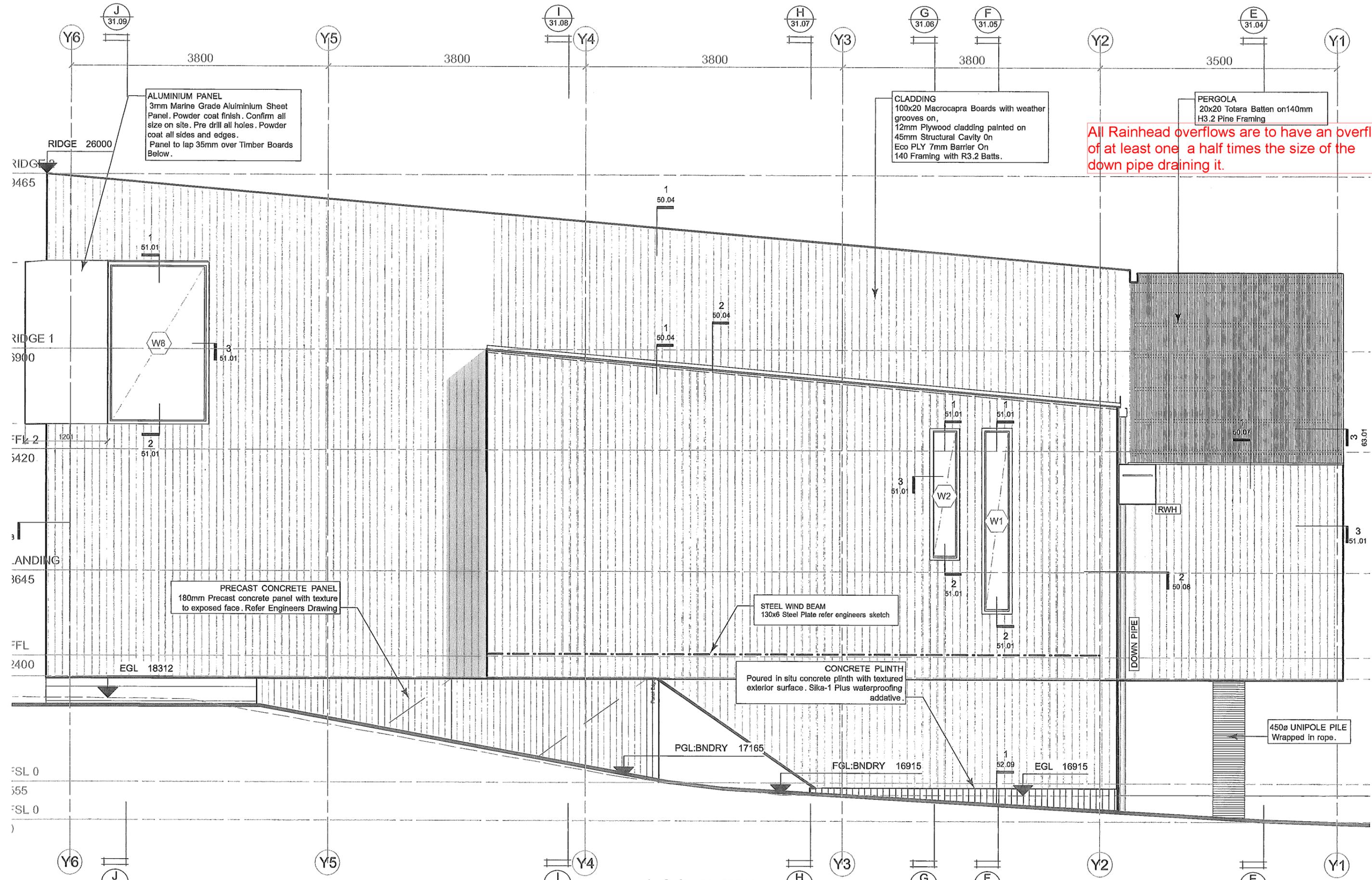
As per E2/AS1 RUSTICATED WEATHERBOARDS are suitable to a risk score of 20



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Elevation SOUTHEAST		30.02	A
DRAWING	NUMBER	REV	



All Rainhead overflows are to have an overflow of at least one and a half times the size of the down pipe draining it.

ALUMINIUM PANEL
 3mm Marine Grade Aluminium Sheet Panel, Powder coat finish. Confirm all size on site. Pre drill all holes. Powder coat all sides and edges.
 Panel to lap 35mm over Timber Boards Below.

CLADDING
 100x20 Macrocapra Boards with weather grooves on,
 12mm Plywood cladding painted on
 45mm Structural Cavity On
 Eco PLY 7mm Barrier On
 140 Framing with R3.2 Batts.

PERGOLA
 20x20 Totara Batten on 140mm
 H3.2 Pine Framing

PRECAST CONCRETE PANEL
 180mm Precast concrete panel with texture to exposed face. Refer Engineers Drawing

STEEL WIND BEAM
 130x6 Steel Plate refer engineers sketch

CONCRETE PLINTH
 Poured in situ concrete plinth with textured exterior surface. Sika-1 Plus waterproofing additive.

450mm UNIPOLE PILE
 Wrapped in rope.

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 7 Tutere St Waikanae
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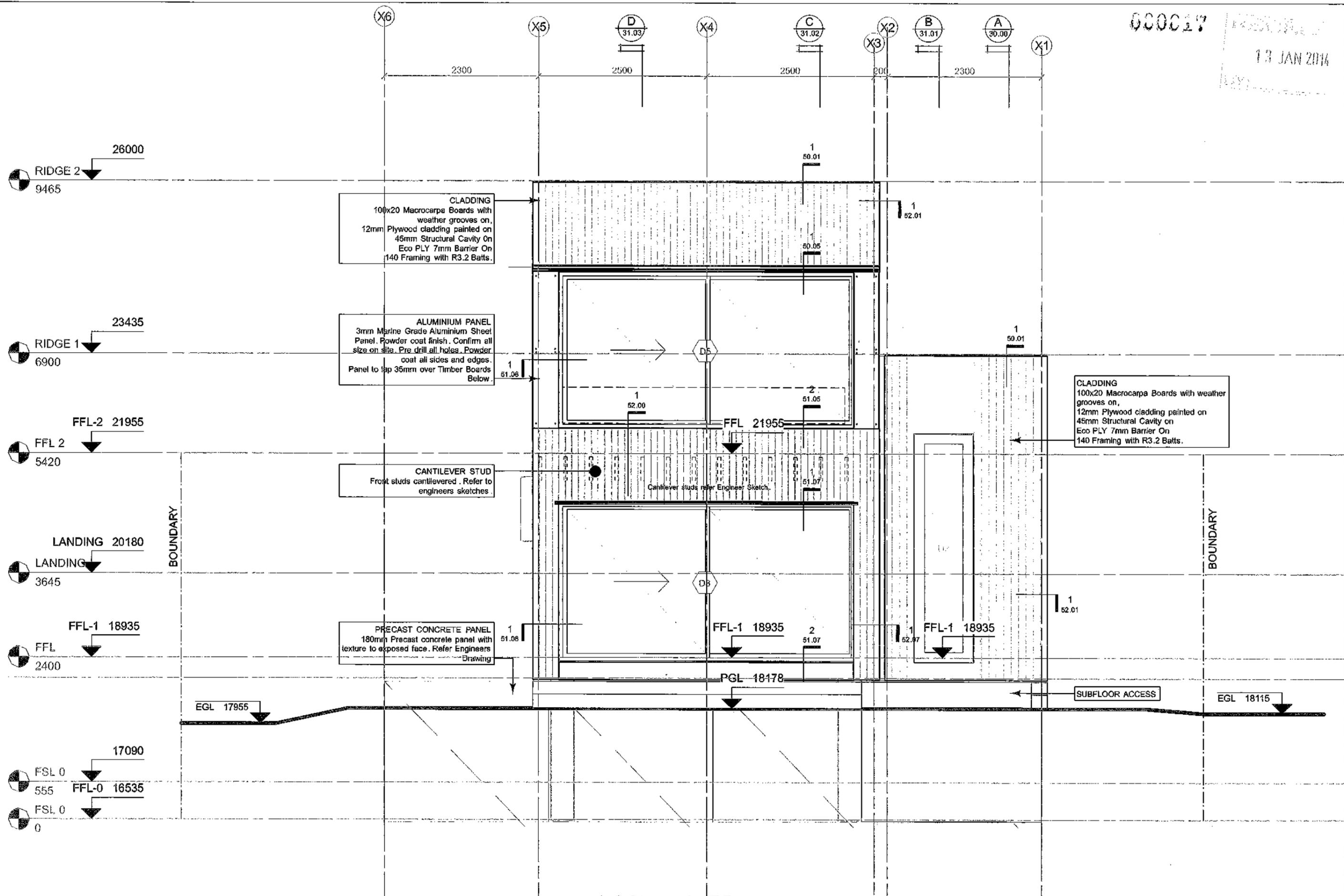
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Elevation SOUTHWEST 30.03 A

DRAWING NUMBER REV

000017
 13 JAN 2014



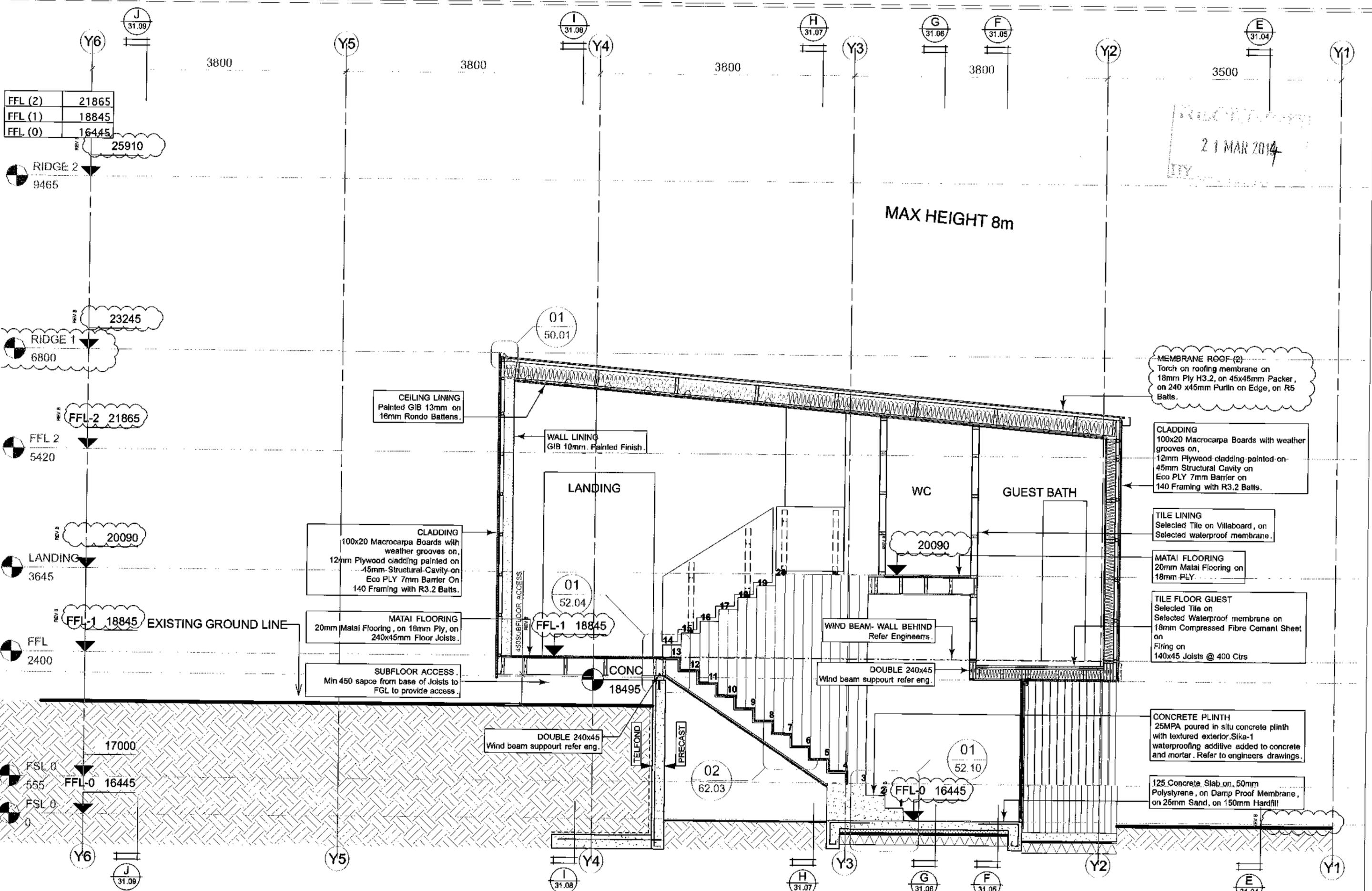
CLADDING
 100x20 Macrocarpa Boards with weather grooves on, 12mm Plywood cladding painted on 45mm Structural Cavity On Eco PLY 7mm Barrier On 140 Framing with R3.2 Batts.

ALUMINIUM PANEL
 3mm Marine Grade Aluminium Sheet Panel. Powder coat finish. Confirm all size on site. Pre drill all holes. Powder coat all sides and edges. Panel to lap 35mm over Timber Boards Below.

CANTILEVER STUD
 Front studs cantilevered. Refer to engineers sketches.

PRECAST CONCRETE PANEL
 180mm Precast concrete panel with texture to exposed face. Refer Engineers Drawing.

CLADDING
 100x20 Macrocarpa Boards with weather grooves on, 12mm Plywood cladding painted on 45mm Structural Cavity on Eco PLY 7mm Barrier On 140 Framing with R3.2 Batts.



FFL (2)	21865
FFL (1)	18845
FFL (0)	16445

RIDGE 2
9465

RIDGE 1
6800

FFL-2 21865
FFL 2
5420

LANDING
3645

FFL-1 18845
EXISTING GROUND LINE
FFL
2400

FSL 0
655
FFL-0 16445
FSL 0
0

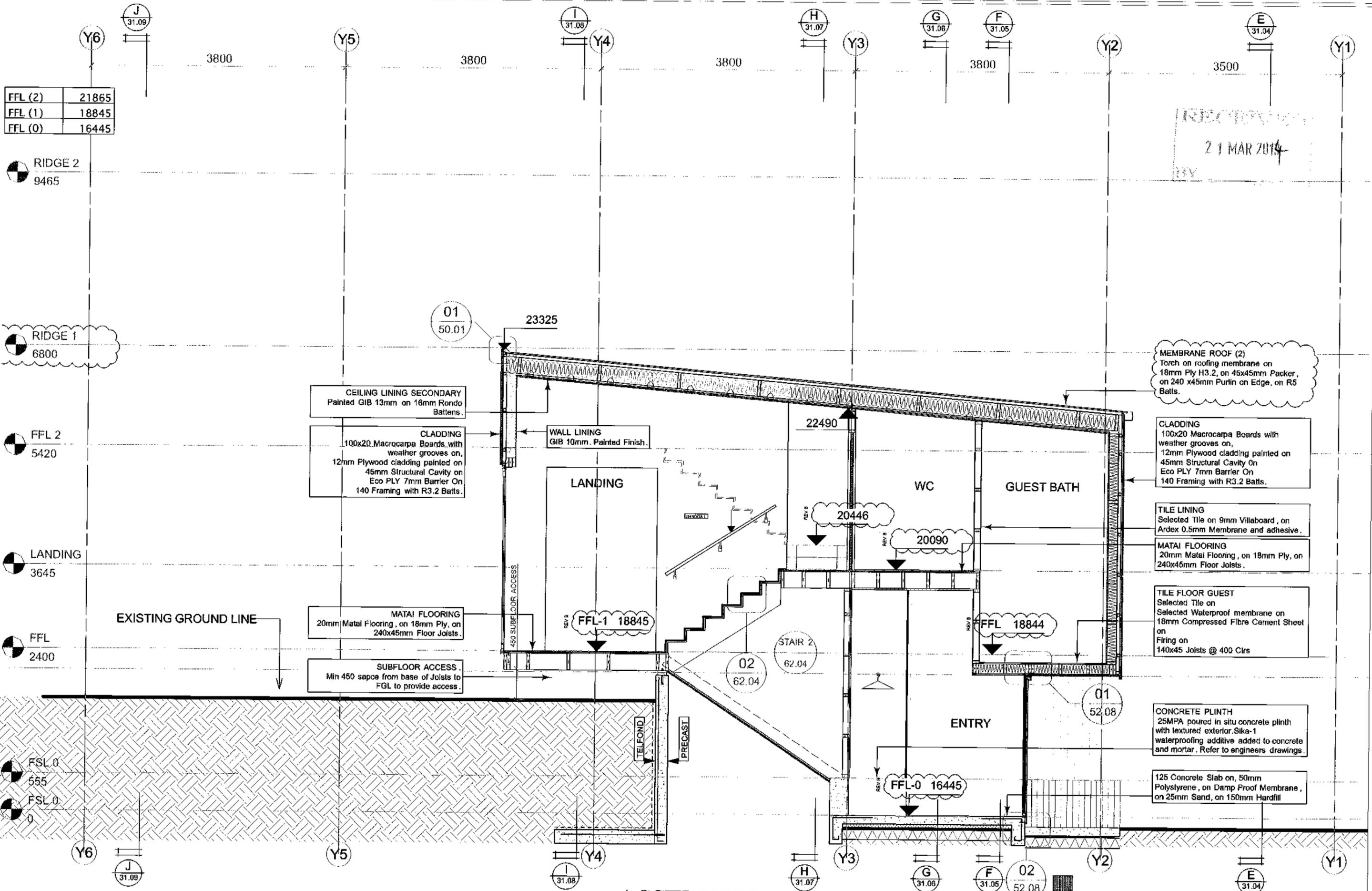
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B	11/2/14	Levels Changed to match Resource consent
A	10/12/13	BUILDING CONSENT

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Long Section A **31.00** **C**
DRAWING NUMBER REV
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FFL (2)	21865
FFL (1)	18845
FFL (0)	16445

RIDGE 2
9465

RIDGE 1
6800

FFL 2
5420

LANDING
3645

FFL
2400

FSL 0
555

FSL 0
0

MEMBRANE ROOF (2)
Torch on roofing membrane on
18mm Ply H3.2, on 45x45mm Packer,
on 240 x45mm Purlin on Edge, on R5
Batts.

CLADDING
100x20 Macrocarpa Boards with
weather grooves on,
12mm Plywood cladding painted on
45mm Structural Cavity On
Eco PLY 7mm Barrier On
140 Framing with R3.2 Batts.

TILE LINING
Selected Tile on 9mm Villaboard, on
Ardex 0.5mm Membrane and adhesive.

MATAI FLOORING
20mm Matai Flooring, on 18mm Ply, on
240x45mm Floor Joists.

TILE FLOOR GUEST
Selected Tile on
18mm Waterproof membrane on
18mm Compressed Fibre Cement Sheet
on
Firing on
140x45 Joists @ 400 Ctrs

CONCRETE PLINTH
25MPa poured in situ concrete plinth
with textured exterior. Sika-1
waterproofing additive added to concrete
and mortar. Refer to engineers drawings.

125 Concrete Slab on, 50mm
Polystyrene, on Damp Proof Membrane,
on 25mm Sand, on 150mm Hardfill

CEILING LINING SECONDARY
Painted GIB 13mm on 16mm Rondo
Battens.

CLADDING
100x20 Macrocarpa Boards with
weather grooves on,
12mm Plywood cladding painted on
45mm Structural Cavity on
Eco PLY 7mm Barrier On
140 Framing with R3.2 Batts.

WALL LINING
GIB 10mm. Painted Finish.

MATAI FLOORING
20mm Matai Flooring, on 18mm Ply, on
240x45mm Floor Joists.

SUBFLOOR ACCESS.
Min 450 space from base of Joists to
FGL to provide access.

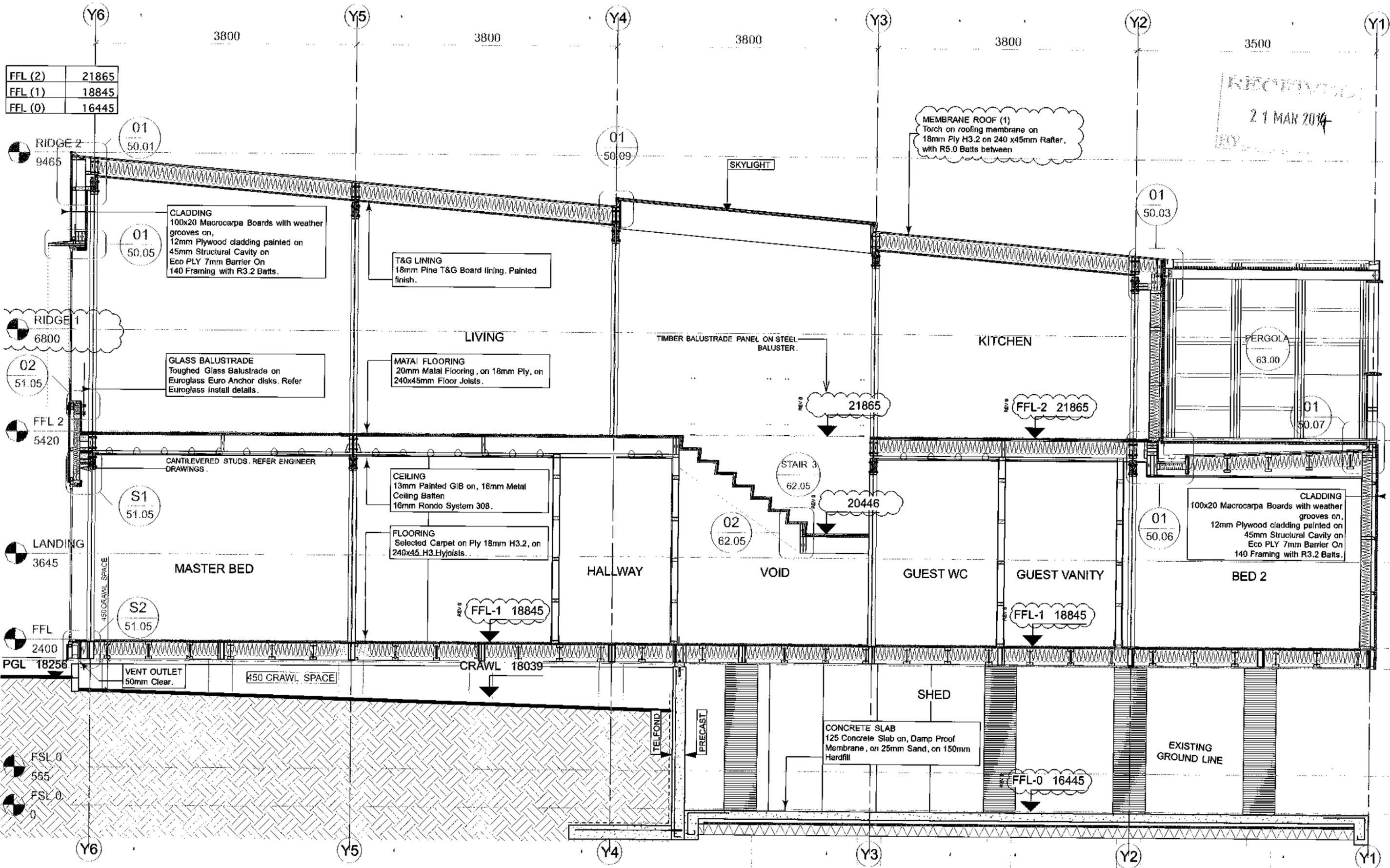
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C	5/3/14	Membrane note amended.
B	11/2/14	Levels Changed to match Resource consent
A	10/12/13	BUILDING CONSENT

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LIMITED

Long Section B		31.01	C
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FFL (1)	18845
FFL (0)	16445

CANTILEVERED STUDS. REFER ENGINEER DRAWINGS.

VENT OUTLET
50mm Clear.

FSL 0
555
FSL 0
0

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7 Tutere St Walkanae
Jill & Shane O'Brien
PROJECT

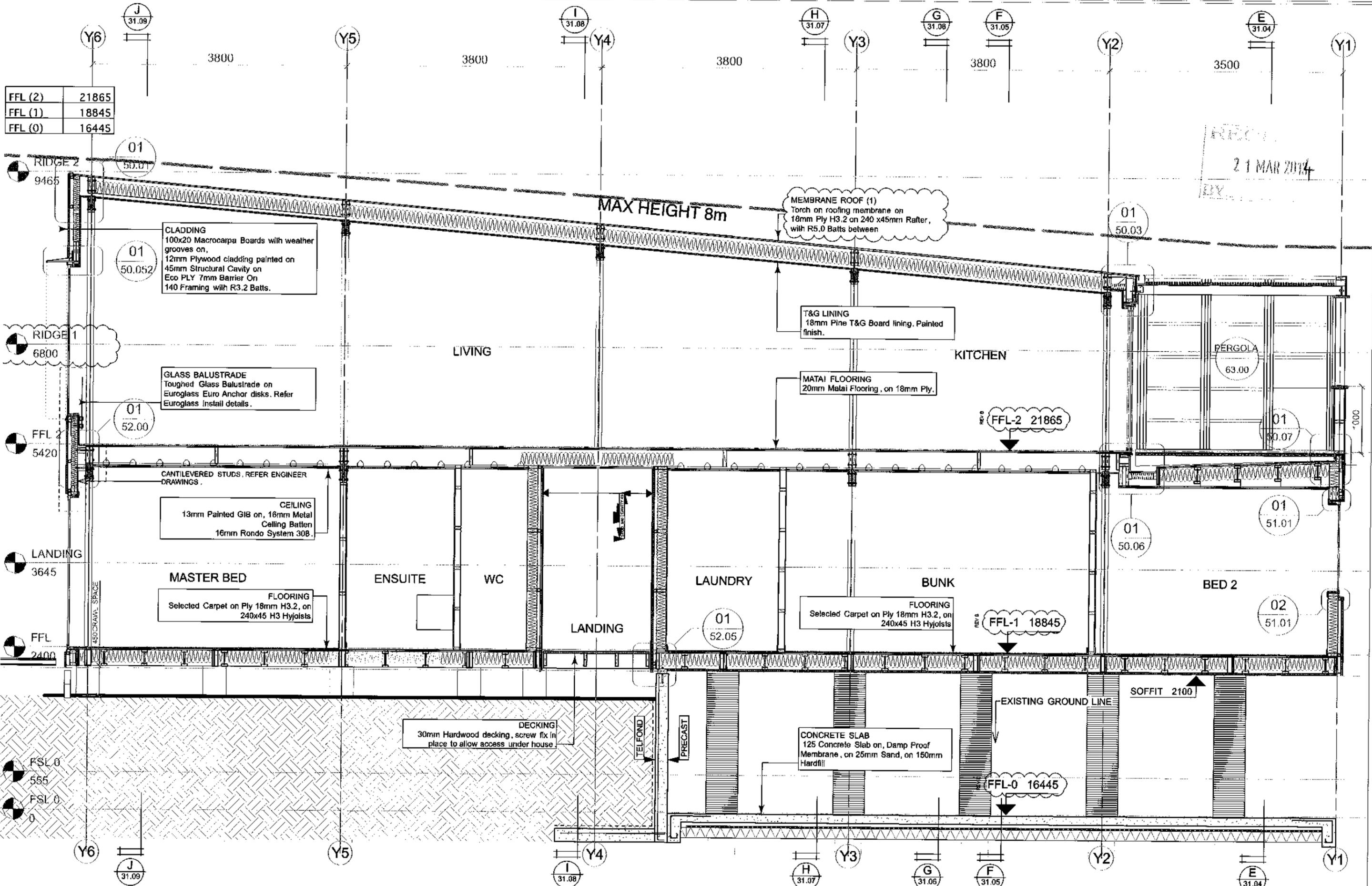
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24 ESSEX AVE, ARROWTOWN
Justin Wright 021 555 393
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B	11/2/14	Levels Changed to match Resource consent
A	10/12/13	BUILDING CONSENT

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Long Section C	31.02	C
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1307-BC18-REV 1004



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FFL (1)	18845
FFL (0)	16445

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C	5/3/14	Membrane note amended.
B	11/2/14	Levels Changed to match Resource consent
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Long Section D		31.03	C
DRAWING	NUMBER	REV	

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FFL (2)	21865
FFL (1)	18845
FFL (0)	16445

RIDGE 2
9465

RIDGE 1
6800

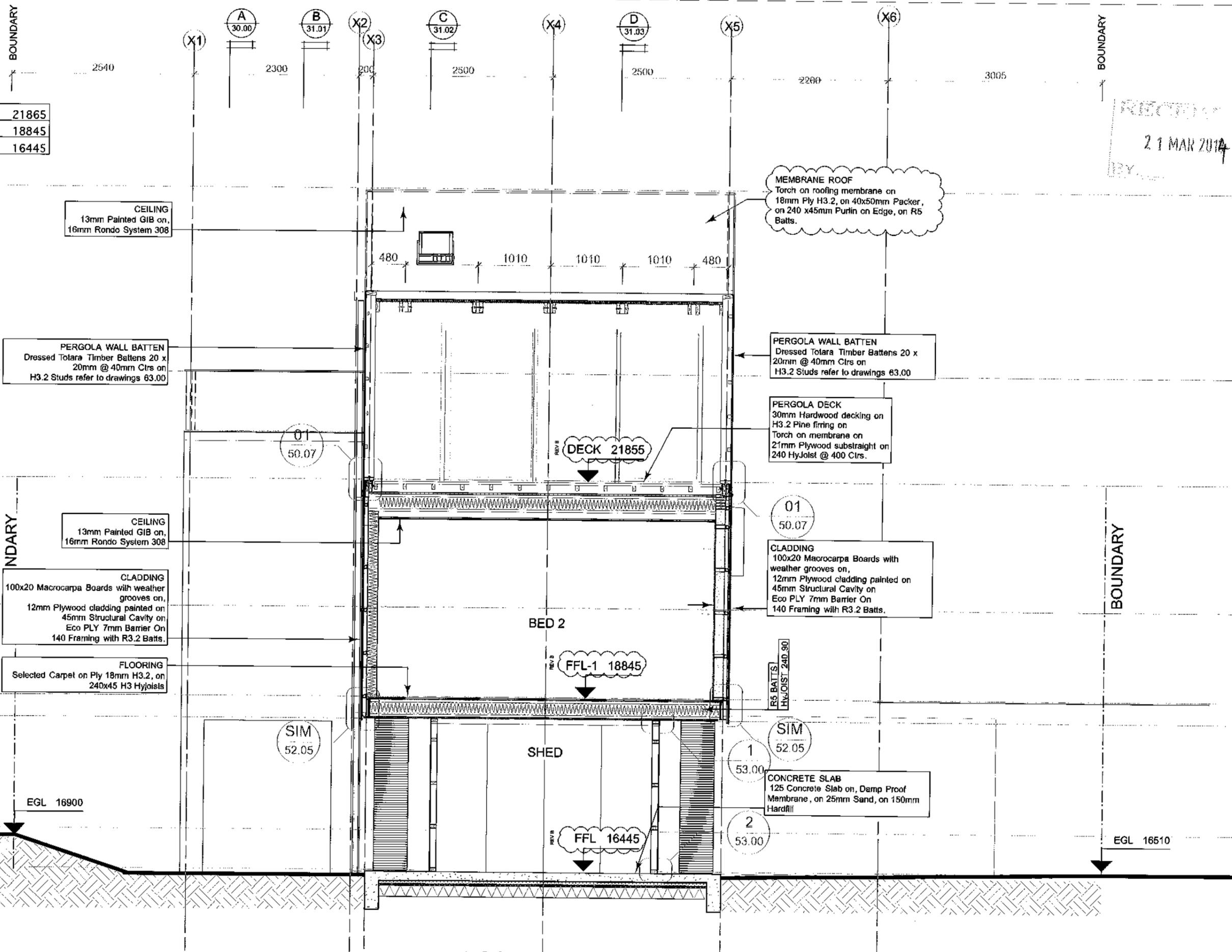
FFL 2
5420

LANDING
3645

FFL
2400

FSL 0
555

FSL 0
0



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Short Section E		31.04	C
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FFL (1)	18845
FFL (0)	16445

21 MAR 2014

RIDGE 2
9465

RIDGE 1
6800

FFL 2
5420

LANDING
3645

FFL
2400

FSL 0
555

FSL 0
0

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O'Brien House
7 Tutere St Walkanae
Jill & Shane O'Brien

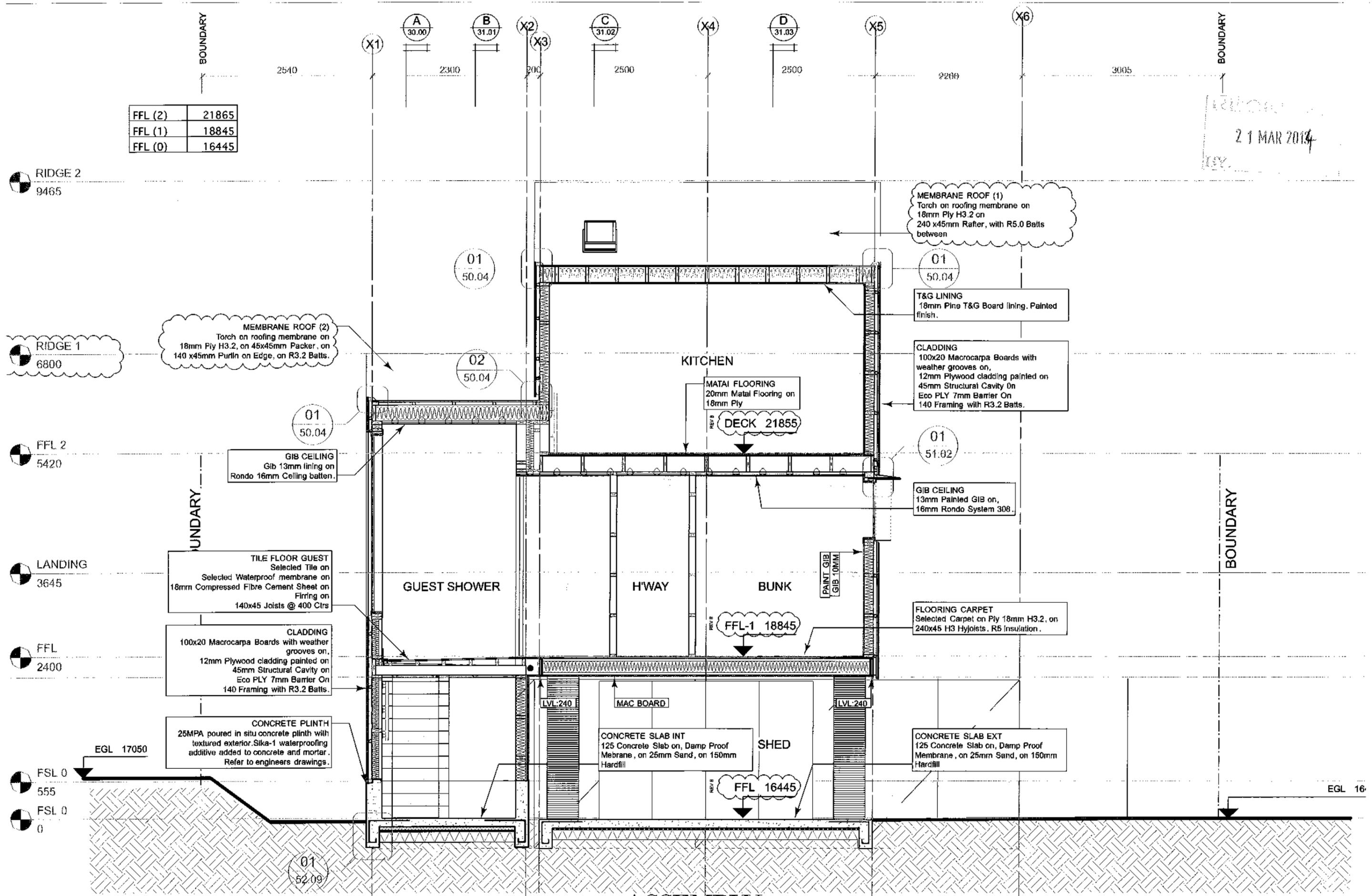
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Short Section F **31.05** **C**

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FFL (1)	18845
FFL (0)	16445

RIDGE 2
9465

RIDGE 1
6800

FFL 2
5420

LANDING
3645

FFL
2400

FSL 0
555

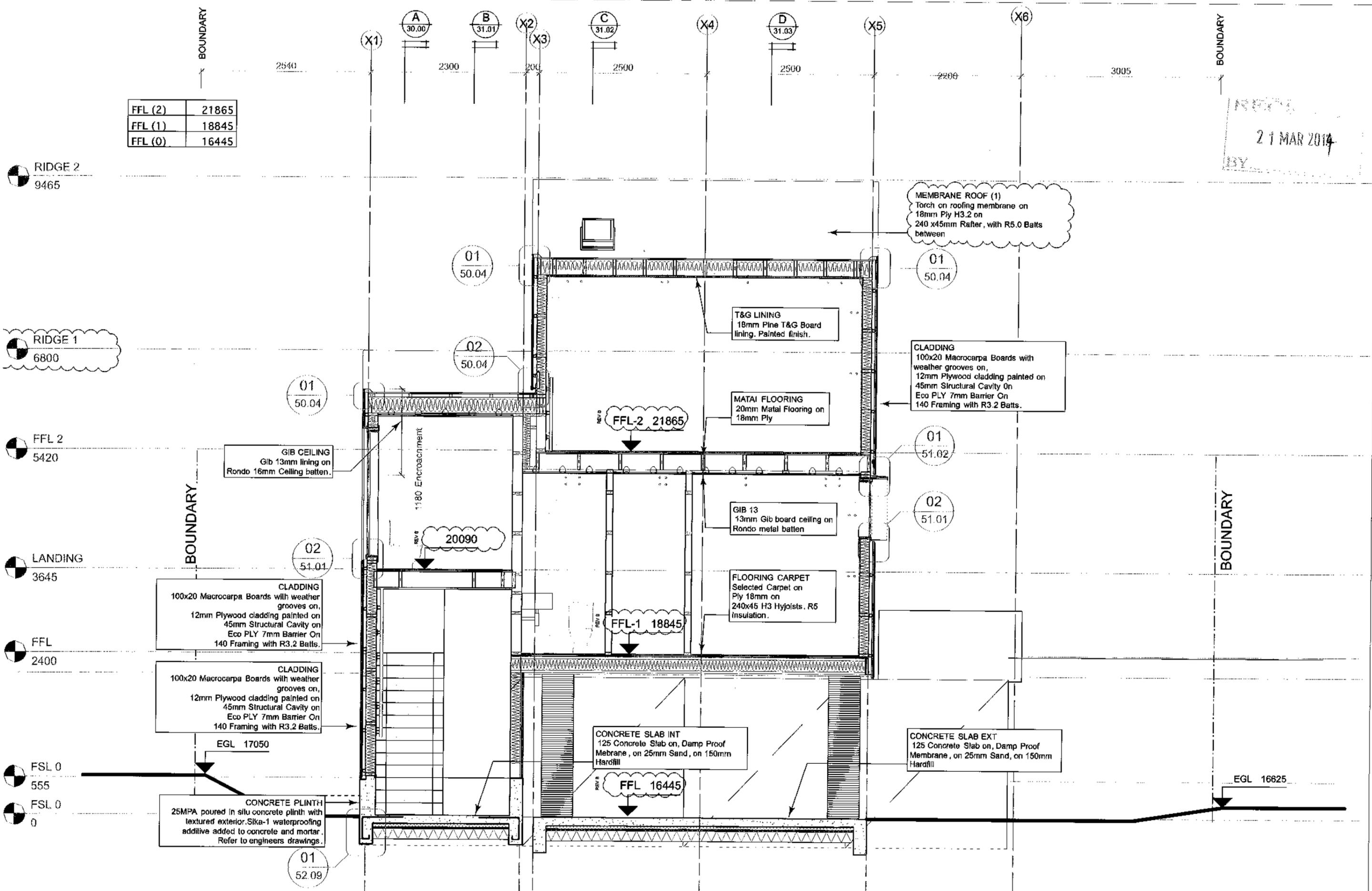
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	ISS	A 10/12/13 BUILDING CONSENT
	DATE NOTE	

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Short Section G 31.06 C

DRAWING NUMBER REV



GIB CEILING
Gib 13mm lining on
Rondo 16mm Ceiling batten.

CLADDING
100x20 Macrocarpa Boards with weather
grooves on,
12mm Plywood cladding painted on
45mm Structural Cavity on
Eco PLY 7mm Barrier On
140 Framing with R3.2 Batts.

CLADDING
100x20 Macrocarpa Boards with weather
grooves on,
12mm Plywood cladding painted on
45mm Structural Cavity on
Eco PLY 7mm Barrier On
140 Framing with R3.2 Batts.

CONCRETE PLINTH
25MPA poured in situ concrete plinth with
textured exterior. Sika-1 waterproofing
additive added to concrete and mortar.
Refer to engineers drawings.

FFL-2 21865

FFL-1 18845

FFL 16445

MEMBRANE ROOF (1)
Torch on roofing membrane on
18mm Ply H3.2 on
240 x45mm Rafter, with R5.0 Batts
between

CLADDING
100x20 Macrocarpa Boards with
weather grooves on,
12mm Plywood cladding painted on
45mm Structural Cavity On
Eco PLY 7mm Barrier On
140 Framing with R3.2 Batts.

T&G LINING
18mm Pine T&G Board
lining. Painted finish.

MATAI FLOORING
20mm Matai Flooring on
18mm Ply

GIB 13
13mm Gib board ceiling on
Rondo metal batten

FLOORING CARPET
Selected Carpet on
Ply 18mm on
240x45 H3 Joists. R5
Insulation.

CONCRETE SLAB INT
125 Concrete Slab on, Damp Proof
Membrane, on 25mm Sand, on 150mm
Hardfill

CONCRETE SLAB EXT
125 Concrete Slab on, Damp Proof
Membrane, on 25mm Sand, on 150mm
Hardfill

A 30.00

B 31.01

C 31.02

D 31.03

X6

X1

X2

X3

X4

X5

01
50.04

01
50.04

01
50.04

02
50.04

01
51.02

02
51.01

02
51.01

01
52.09

2540

2300

2000

2500

2500

2200

3005

BOUNDARY

BOUNDARY

BOUNDARY

BOUNDARY

1180 Encroachment

20090

EGL 17050

EGL 16625

FFL (2)	21865
FFL (1)	18845
FFL (0)	16445

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21 MAR 2014

RIDGE 2
9465

RIDGE 1
6800

FFL 2
5420

LANDING
3645

FFL
2400

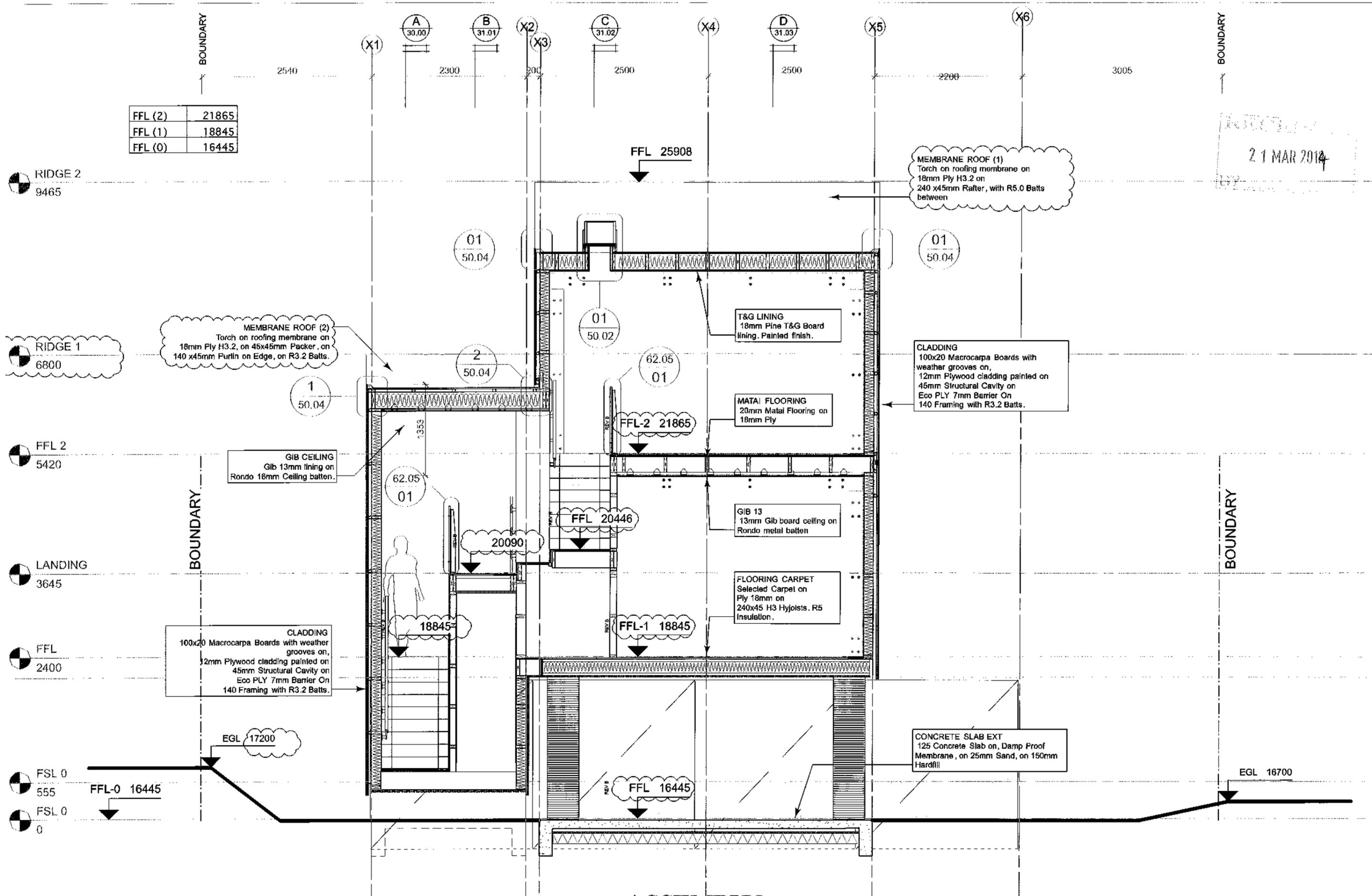
FSL 0
555

FSL 0
0

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FFL (1)	18845
FFL (0)	16445

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RIDGE 2
9465

RIDGE 1
6800

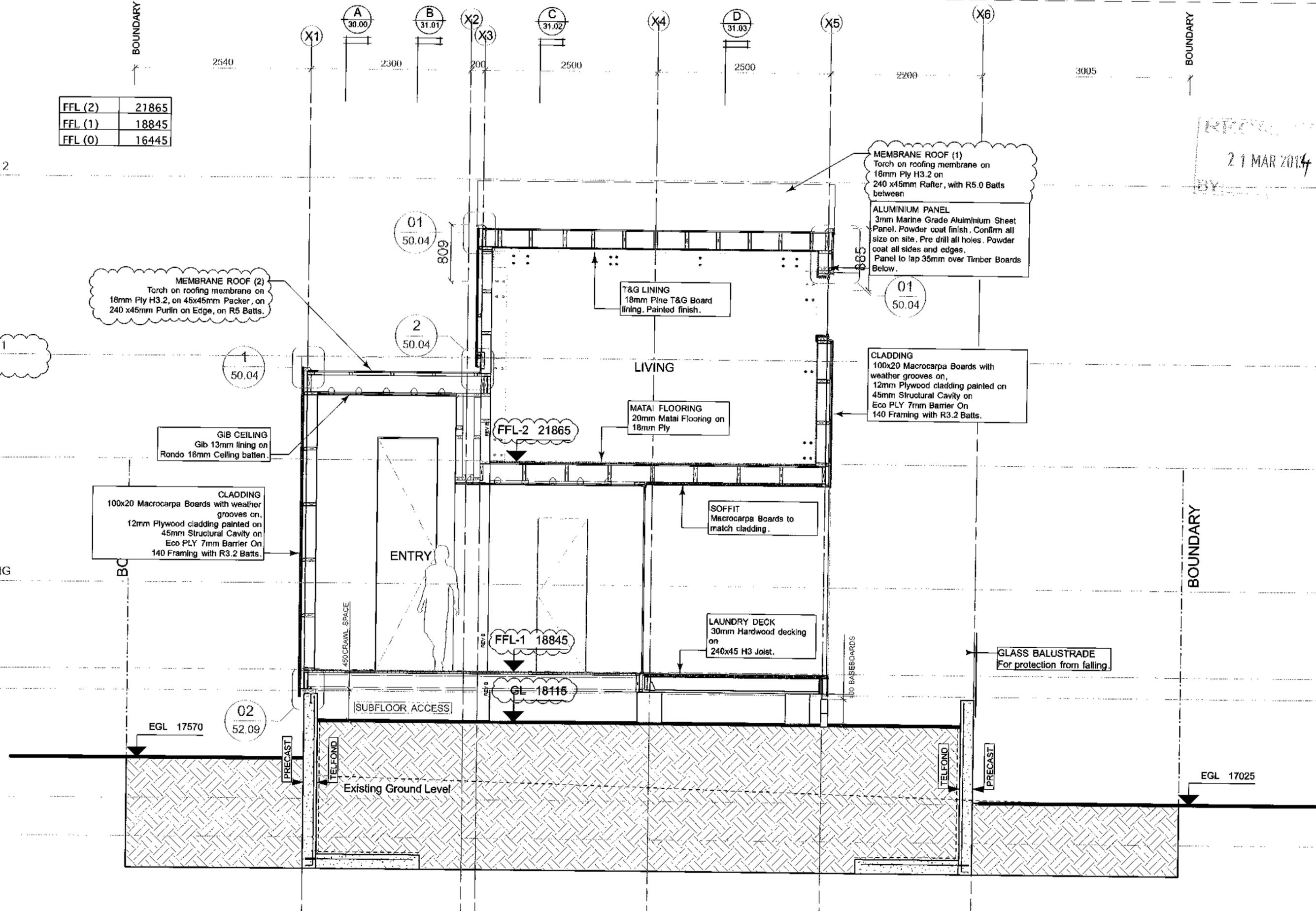
FFL 2
5420

LANDING
3645

FFL
2400

FSL 0
555

FSL 0
0



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			A 10/12/13 BUILDING CONSENT
	NOT FOR CONSTRUCTION	ISS DATE NOTE	

ASSEMBLY ARCHITECTS LIMITED

Short Section I		31.08	C
DRAWING	NUMBER	REV	
			1307-RC18-REV-1002

21 MAR 2014

FFL (2)	21865
FFL (1)	18845
FFL (0)	16445

RIDGE 2
9465

RIDGE 1
6800

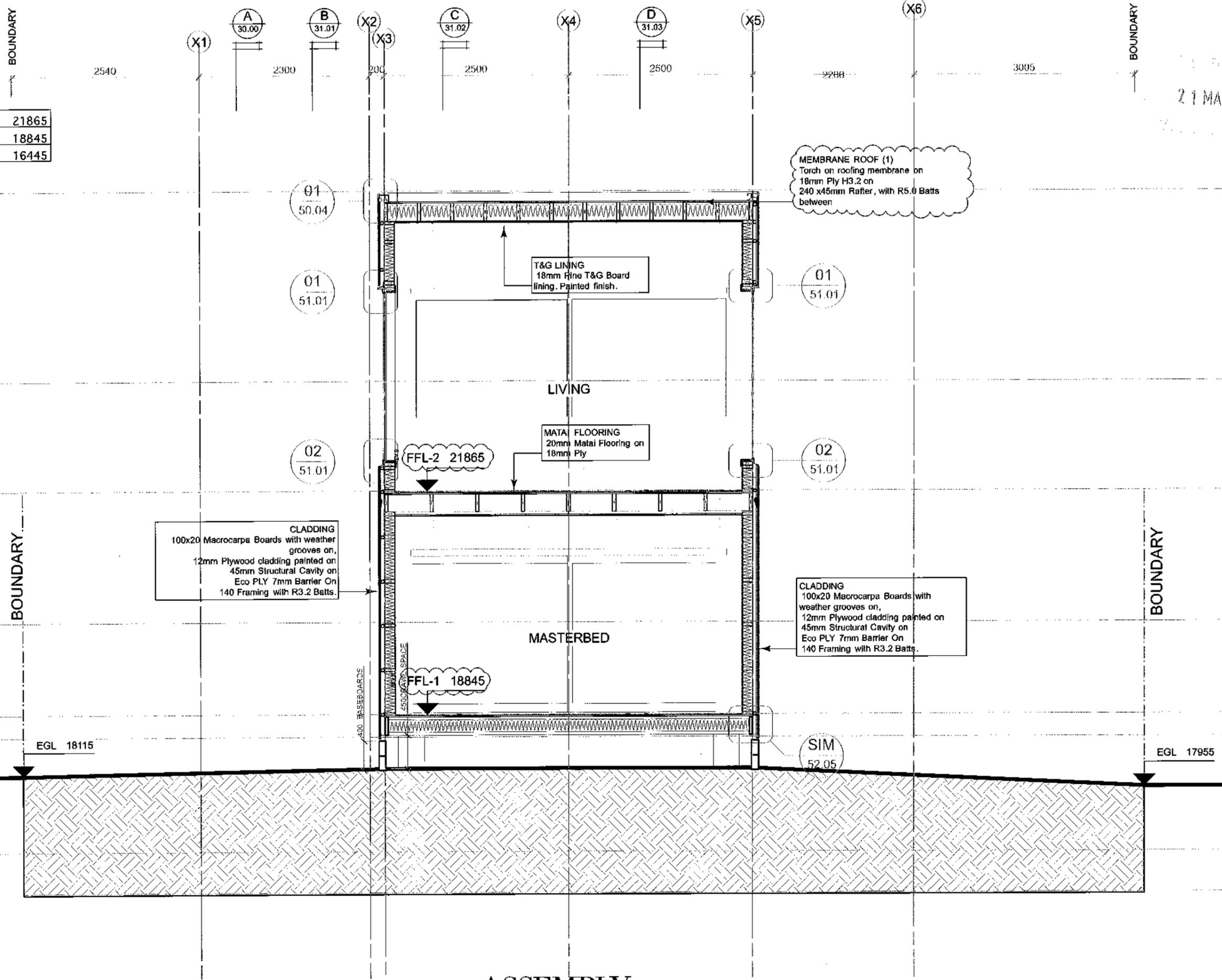
FFL 2
5420

LANDING
3645

FFL
2400

FSL 0
555

FSL 0
0



CLADDING
100x20 Macrocarpa Boards with weather grooves on,
12mm Plywood cladding painted on
45mm Structural Cavity on
Eco PLY 7mm Barrier On
140 Framing with R3.2 Batts.

CLADDING
100x20 Macrocarpa Boards with weather grooves on,
12mm Plywood cladding painted on
45mm Structural Cavity on
Eco PLY 7mm Barrier On
140 Framing with R3.2 Batts.

T&G LINING
18mm Fine T&G Board
lining. Painted finish.

MATAI FLOORING
20mm Matai Flooring on
18mm Ply

MEMBRANE ROOF (1)
Torch on roofing membrane on
18mm Ply H3.2 on
240 x45mm Rafter, with R5.0 Batts
between

1307 PROJECT	O'Brien House 7 Tutere St Waikanae Jill & Shane O'Brien	© COPYRIGHT ASSEMBLY ARCHITECTS LIMITED 233 WILLIS STREET, WELLINGTON 24 ESSEX AVE, ARROWTOWN Justin Wright 021 565 363	C 5/3/14 Membrane note amended. B 11/2/14 Levels Changed to match Resource consent A 10/12/13 BUILDING CONSENT
	NOT FOR CONSTRUCTION	188	DATE NOTE

ASSEMBLY
ARCHITECTS
LIMITED

Short Section J		31.09	C
DRAWING	NUMBER	REV	

Bituflame bitumen sealant installed from a higher point in the external cap flashing falling down to the mineral chip finish as water shedding away from the infilled cavity.

CAPPING TO BOARDS
Ulrich UA 1573 25 x 25 x 1.4mm Aluminium Capping.
Powder coat to match window joinery.

ROOF EDGE FILLET
Ex90x45mm H3.2 timber. Installed in accordance with E2/AS1 Figure 61 and BituFlame Detail Page 25.

LAP MEMBRANE DOWN WALL
Lap roofing membrane down wall 150mm. Rebate out of ply cladding. Metalex exposed face.

Bituflame mineral chip finish to continue into void and down.

MEMBRANE ROOF
Selected BRANZ appraised torch on roofing membrane. Installed in accordance with Manufacturers instructions and E2/AS1 Section 8.5.

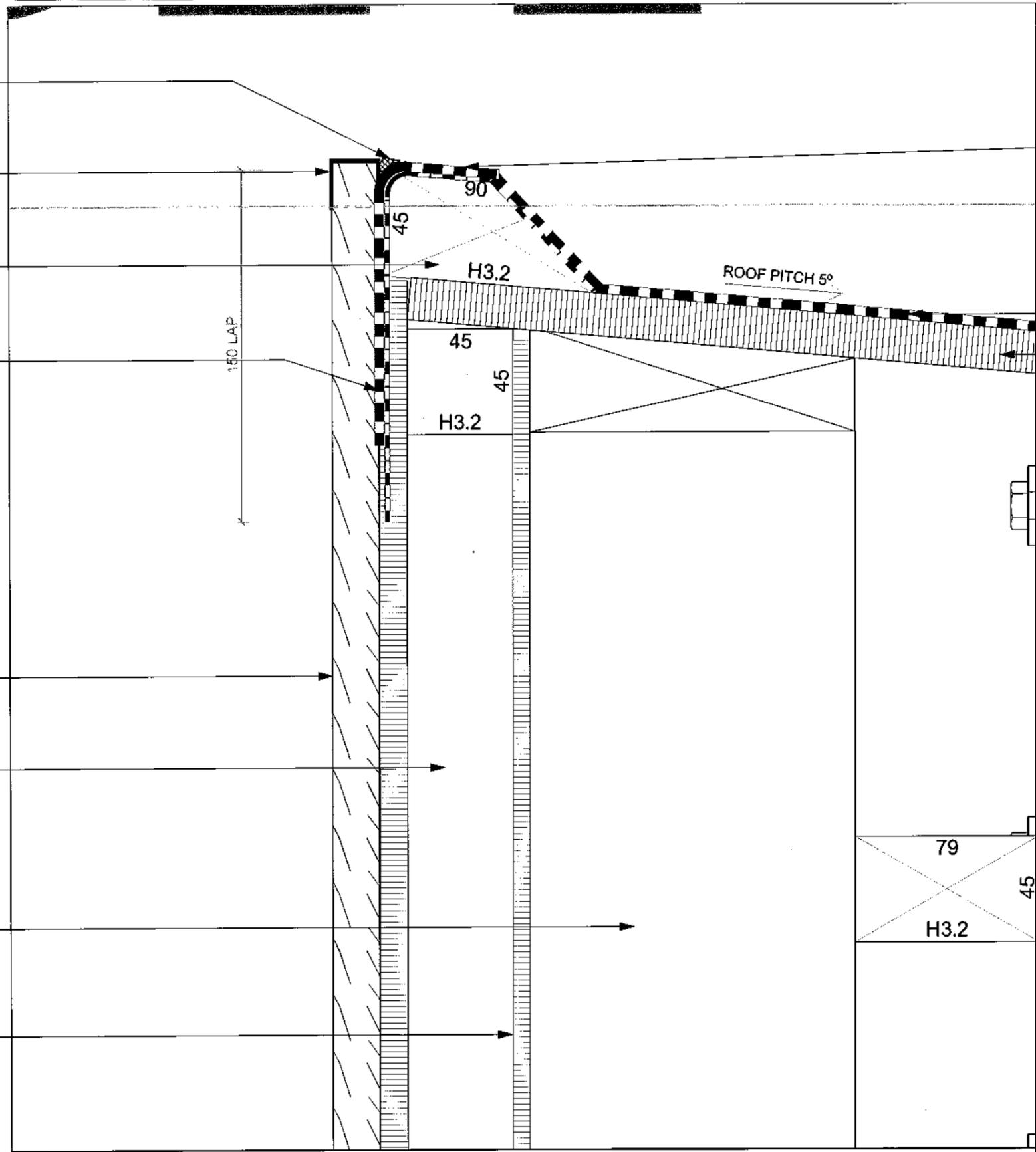
MEMBRANE SUBSTRATE
18MM H3.2 Treated ply. Install in accordance with E2.AS.1 Section 8.5.5.1 Plywood manufacturer, and selected Membrane roofing requirements.

WEATHERGROOVED TIMBER BOARDS
Heart Macrocarpa 20 x 100mm Boards with MIN 6x6mm weathergrooves in accordance ES2.A1 Figure 119.

CAVITY 45MM STRUCTURAL
45mm ventilated cavity. Rosen Feld Kidson RKV45-BATT 45 mm structural cavity batten. Horizontal battens to be Treated Pine H3.2, Castillated with min 1000mm² opening per metre to allow ventilation equivalent to vermin proof closer, E2/AS1 Section 9.18. Battens to be fixed to each studs at 600mm ctrs. Refer engineers calc for fixing.

WALL INSULATION
R3.2 Fibre Glass. Install to manufacturers instructions.

RIGID AIR BARRIER
Ecoply 'Barrier' 7MM Plywood. Install to manufacturers instructions.



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1	Ridge Detail
50.01	1:2 @ A3

SKYLIGHT EDGE FLASH
 1.6 x 70 x 40mm Eq Aluminium angle ULLIRCH:
 UA5938. (or sim).
 Powder coated

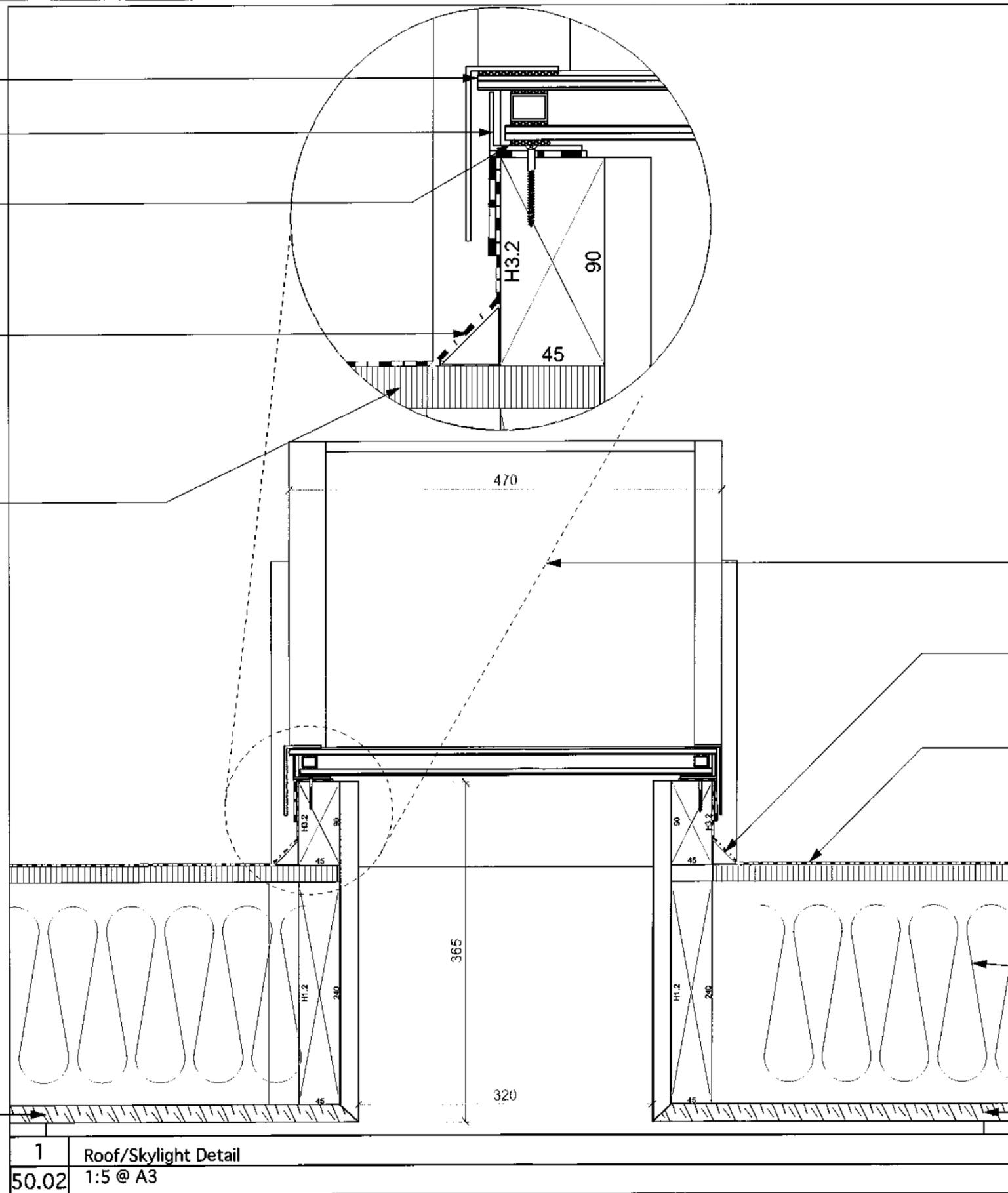
Ex 1.6 x 40 x 25mm Eq Aluminium angle
 UA1068 (Ripped on site). Powder coated.

STRUCTURAL SEALANT.
 Dow Corning® 795 Silicone Structural Sealant
 between aluminium and glass. Install in
 accordance with Manufacturers installation
 requirements.

MEMBRANE ROOF
 Selected BRANZ appraised torch on roofing
 membrane. Installed in accordance with
 Manufacturers instructions and E2/AS1 Section
 8.5.

MEMBRANE SUBSTRATE
 18MM H3.2 Treated ply. Install in accordance
 with E2.AS.1 Section 8.5.5.1 Plywood
 manufacturer, and selected Membrane roofing
 requirements.

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SKYLIGHT GLAZING
 Double Glazing 6mm / 12mm / 6.38
 Laminated Inner pane.
 Both Layers Toughened, All silicone joints to be
 structural silicone suitable for exposure to UV

25mm H3.2 Fillet

MEMBRANE ROOF
 Selected BRANZ appraised torch on roofing
 membrane. Installed in accordance with
 Manufacturers instructions and E2/AS1 Section
 8.5.

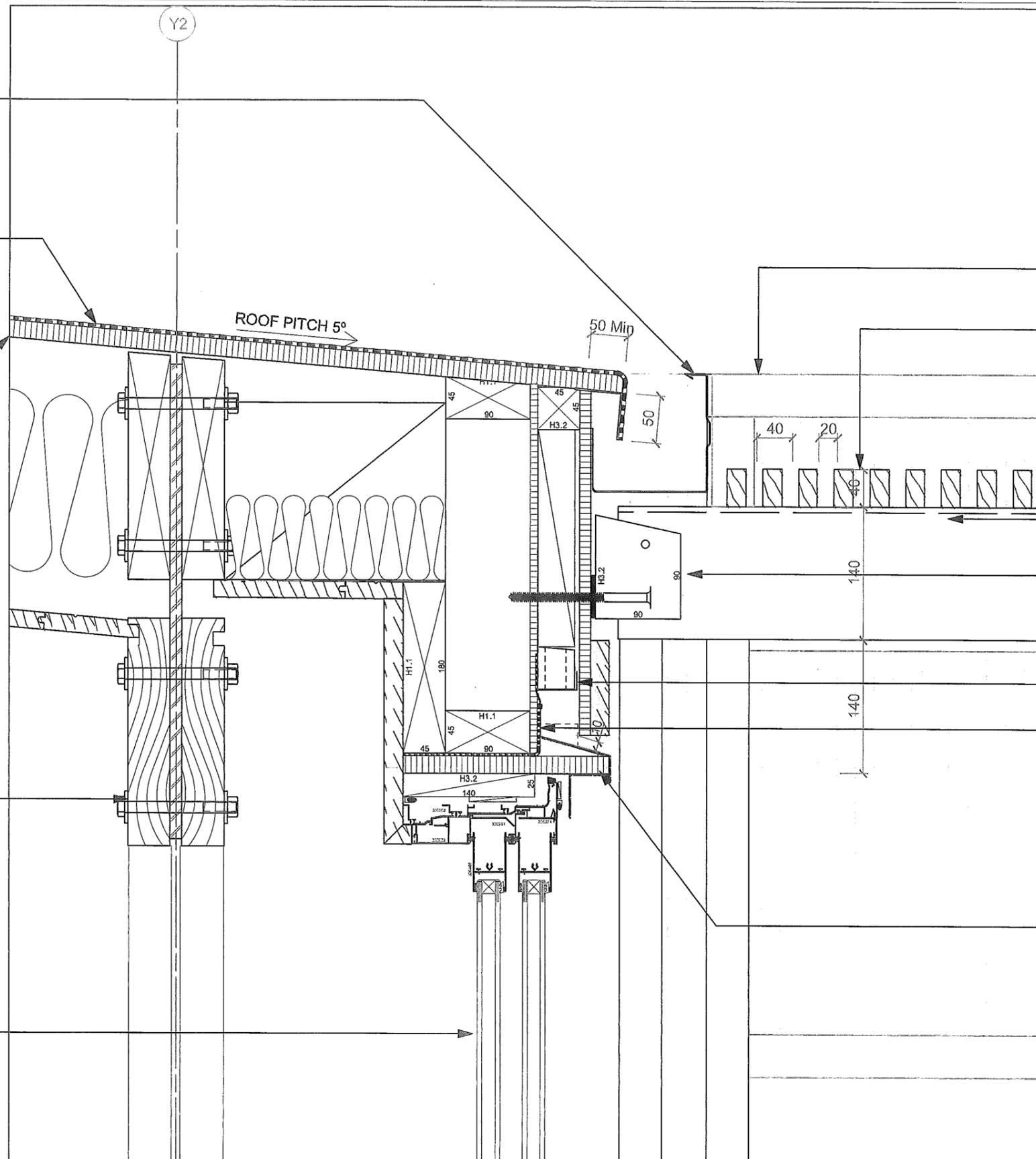
MEMBRANE SUBSTRATE
 18MM H3.2 Treated ply. Install in accordance
 with E2.AS.1 Section 8.5.5.1 Plywood
 manufacturer, and selected Membrane roofing
 requirements.

ROOF INSULATION
 R5 Fibre Glass. Install to manufacturers
 instructions.

T&G LINING
 18mm Pine T&G Board lining. Painted finish.

T&G LINING
 18mm Pine T&G Board lining. Painted finish.

1 Roof/Skylight Detail
 50.02 1:5 @ A3



GUTTER 125 BOX
Copper 125mm Box Gutter.

MEMBRANE ROOF
Selected BRANZ appraised torch on roofing membrane. Installed in accordance with Manufacturers instructions and E2/AS1 Section 8.5.

MEMBRANE SUBSTRATE
18MM H3.2 Treated ply. Install in accordance with E2.AS.1 Section 8.5.5.1 Plywood manufacturer, and selected Membrane roofing requirements.

FLITCH STRUCTURE
Steel and timber flitch structure, refer to engineers sketches and details.

Fletcher Pacific Aluminium
40mm Suite Stacker Door System. Refer to Manufacturer for installation.

Pergola frame cut to fit box gutter recess.

PERGOLA CEILING BATTEN
Dressed Totorā Timber Battens 20 x 40mm @ 40mm Ctrs.

PERGOLA BEAM
140x45 H3.2 Pine Double beam.

REFER Engineer sketch for connection

CAVITY CLOSER
40mm PVC Vented Cavity Closer. Available through www.e2flashingsolutions.co.nz.

FLASHING TAPE HEAD FLASHING
Tape window head flashing to Ecoply Barrier in accordance with Ecoply documents.

HEAD FLASH SEAL
Seal head flashing to window frame.

1 Stacker Door Head/Gutter/Pergola Detail
50.03 1:5 @ A3

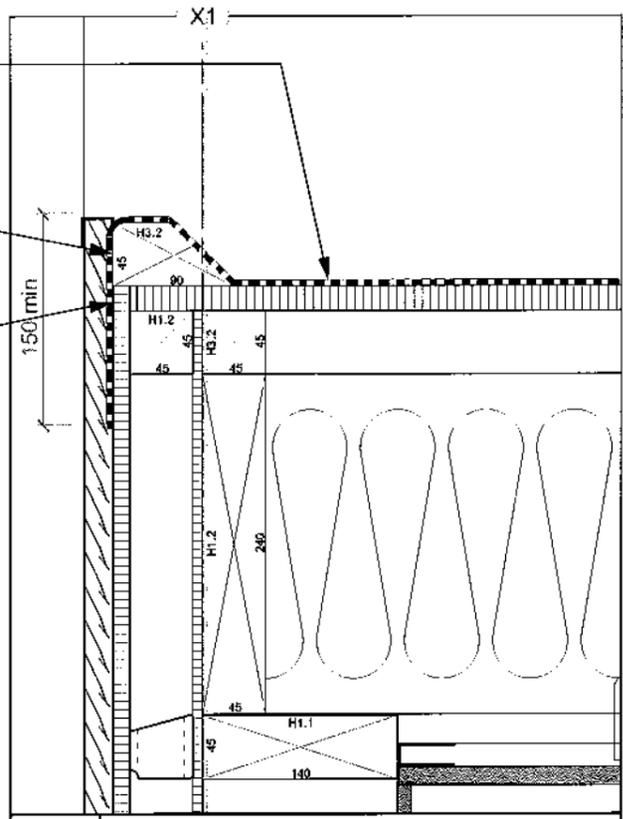
MEMBRANE ROOF
Selected BRANZ appraised torch on roofing membrane. Installed in accordance with Manufacturers instructions and E2/AS1 Section 8.5.

MEMBRANE SUBSTRATE
18MM H3.2 Treated ply. Install in accordance with E2.AS.1 Section 8.5.5.1 Plywood manufacturer, and selected Membrane roofing requirements.

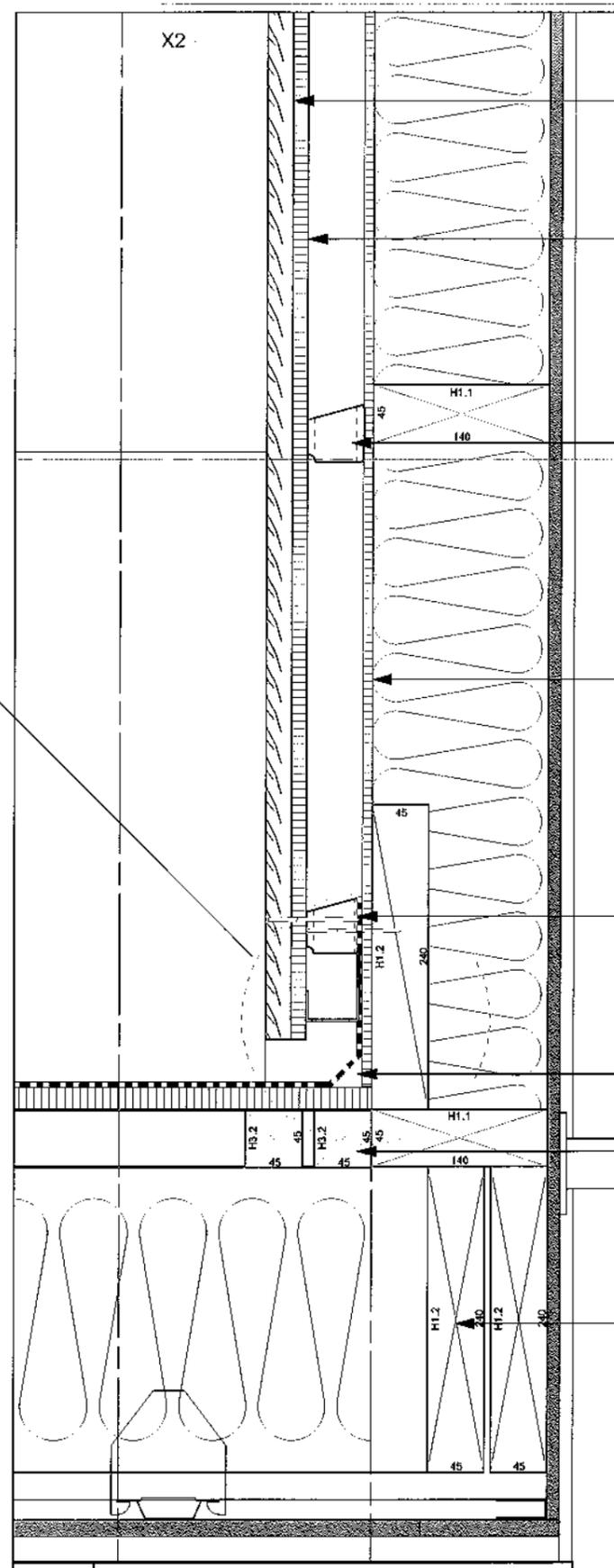
MEMBRANE ROOF
Selected BRANZ appraised torch on roofing membrane. Installed in accordance with Manufacturers instructions and E2/AS1 Section 8.5.

ROOF EGDE FILLET
Ex90x45mm H3.2 timber. Installed in accordance with E2/AS1 Figure 61 and BituFlame Detail Page 25.

LAP MEMBRANE 150mm DOWN FACE OF PLY CLADDING



1 Barge Detail
50.04 1:5 @ A3



2 Apron Detail
50.04 1:5 @ A3

WEATHERGROOVED TIMBER BOARDS
Heart Macrocarpa 20 x 100mm Boards with MIN 6x6mm weathergrooves in accordance ES2.A1 Figure 119.

PLYWOOD SHEET CLADDING: 12mm Ply H3.2 Installed in accordance with E2/AS1

CAVITY 45MM STRUCTURAL
45mm ventilated cavity. Rosen Feld Kidson RKV45-BATT 45 mm structural cavity batten. Horizontal battens to be Treated Pine H3.2, Castilled with min 1000mm2 opening per metre to allow ventilation equivalent to vermin proof closer, E2/AS1 Section 9.18. Battens to be fixed to each studs at 600mm ctrs. Refer engineers calc for fixing.

7mm RAB Board. Ecoply 'Barrier' Install to manufacturers instructions.

MEMBRANE ROOF
Selected BRANZ appraised torch on roofing membrane. Installed in accordance with Manufacturers instructions and E2/AS1 Section 8.5. Lap up face of RAB min 150mm.

H3.2 25mm FILLET

ROOF PACKING 45mm
70x45 Packers at 450mm Centers H3 Treated.

240x45 PURLIN ON EDGE Roof Support.

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MEMBRANE ROOF
Selected BRANZ appraised torch on roofing membrane. Installed in accordance with Manufacturers instructions and E2/AS1 Section 8.5.

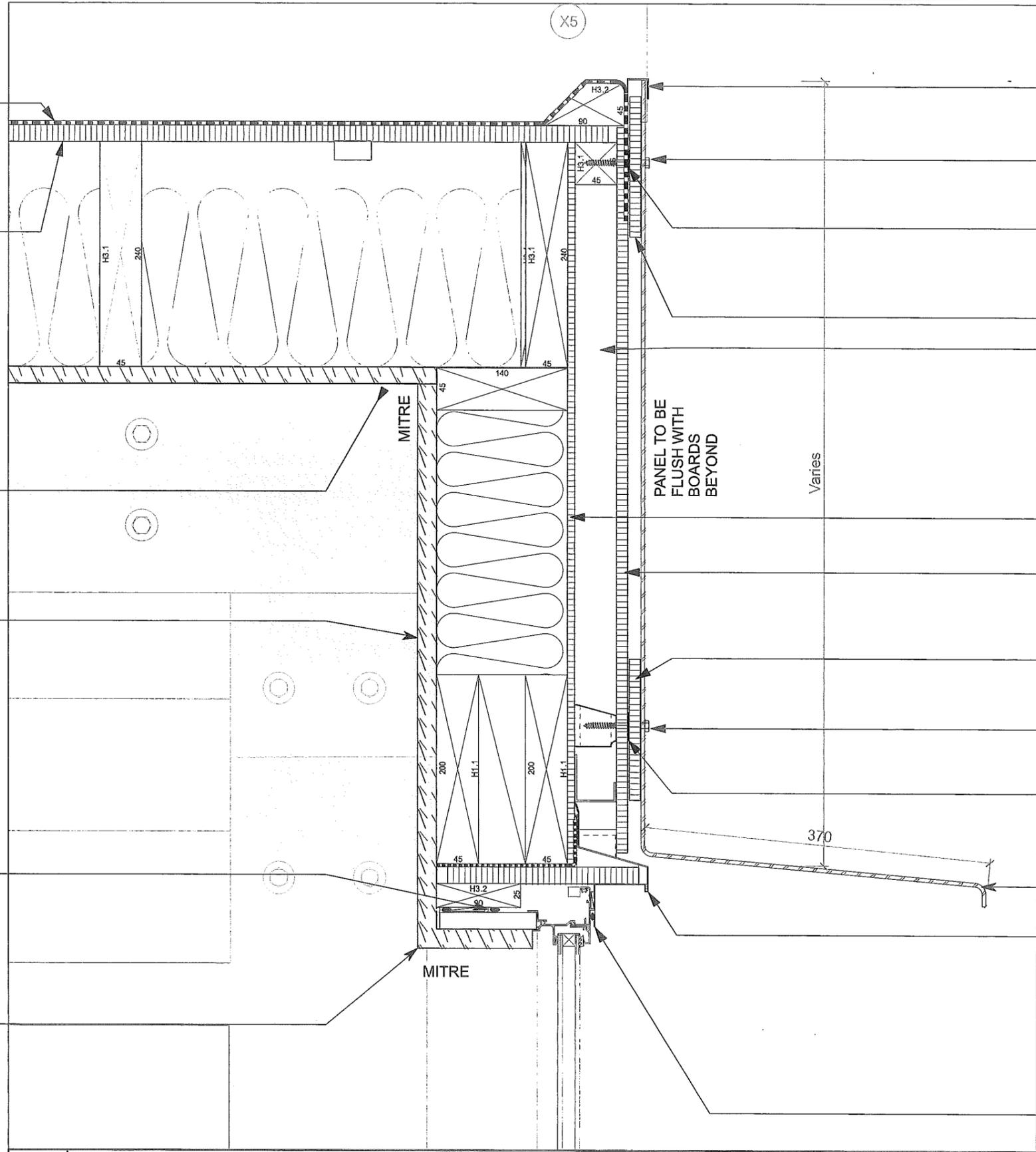
MEMBRANE SUBSTRATE
18MM H3.2 Treated ply. Install in accordance with E2.AS.1 Section 8.5.5.1 Plywood manufacturer, and selected Membrane roofing requirements.

T&G LINING
18mm Pine T&G Board lining. Painted finish.

T&G LINING
18mm Pine T&G Board lining. Painted finish.

AIR SEAL
Backing rod and air seal around perimeter of window and door opening

Miter lining overtop of jamb reveal



BOARD CAP
Ulrich UA 1573 25 x 25 x 1.4mm Aluminium cap to top of macrocarpa boards.

PANEL FIXING
Stainless Steel Square Drive Screw. Fixings row top and bottom. Confirm set out with architect.

NEOPREME WASHER
50x3mm Neopreme washer, Install in accordance with E2.AS1 Fig 14

PLY PACK
12mm x150mm Strip of Plywood at fixing points to space metal from cladding. In accordance with E2/AS1 Fig 15. (Deck connection detail)

CAVITY 45MM STRUCTURAL
45mm ventilated cavity. Rosen Feld Kidson RKV45-BATT 45 mm structural cavity batten. Horizontal battens to be Treated Pine H3.2, Castilled with min 1000mm2 opening per metre to allow ventilation equivalent to vermin proof closer, E2/AS1 Section 9.18. Battens to be fixed to each studs at 600mm ctrs. Refer engineers calc for fixing.

RIGID AIR BARRIER
Ecoply 'Barrier' 7MM Plywood. Install to manufacturers instructions.

PLYWOOD SHEET CLADDING: 12mm Ply H3.2

PLY PACK
12mm x150mm Strip of Plywood at fixing points to space metal from cladding. In accordance with E2/AS1 Fig 15. (Deck connection detail)

PANEL FIXING
Stainless Steel Square Drive Screw. Fixings row top and bottom. Confirm set out with architect.

NEOPREME WASHER
50x3mm Neopreme washer, Install in accordance with E2.AS1 Fig 14

ALUMINIUM PANEL
3mm Marine Grade Aluminium Panel. Folded with 5 deg Fall to edge. Pre drill all fixing holes prior to powder coating. Powder coat finish.

REFER DETAIL 51.01
For typical window detail.

HEAD FLASH SEAL
Seal head flashing to window frame.

1 Steel Panel Barge Detail
50.05 1:5 @ A3

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TIMBER FLOORING
20mm T&G Matai Flooring. Glue fix to Flooring substrate

PLYWOOD FLOORING
19mm plyflooring install in accordance with NZS35604 and Plywood manufacturer installation instruction.

AIR SEAL
Backing rod and air seal around perimeter of window and door opening

FLITCH STRUCTURE
Steel and timber flitch structure, refer to engineers sketches and details.

SLIDING DOOR
Fletcher Pacific Aluminium 40mm Suite Stacker Door System. Refer to Manufacturer for installation

DECKING:
30mm Hardwood decking. Stainless Steel Screw fixing to allow access removable decking for future membrane inspection.

DECKING FIRING.
H3.2 Pine deck firing packers on top of membrane.

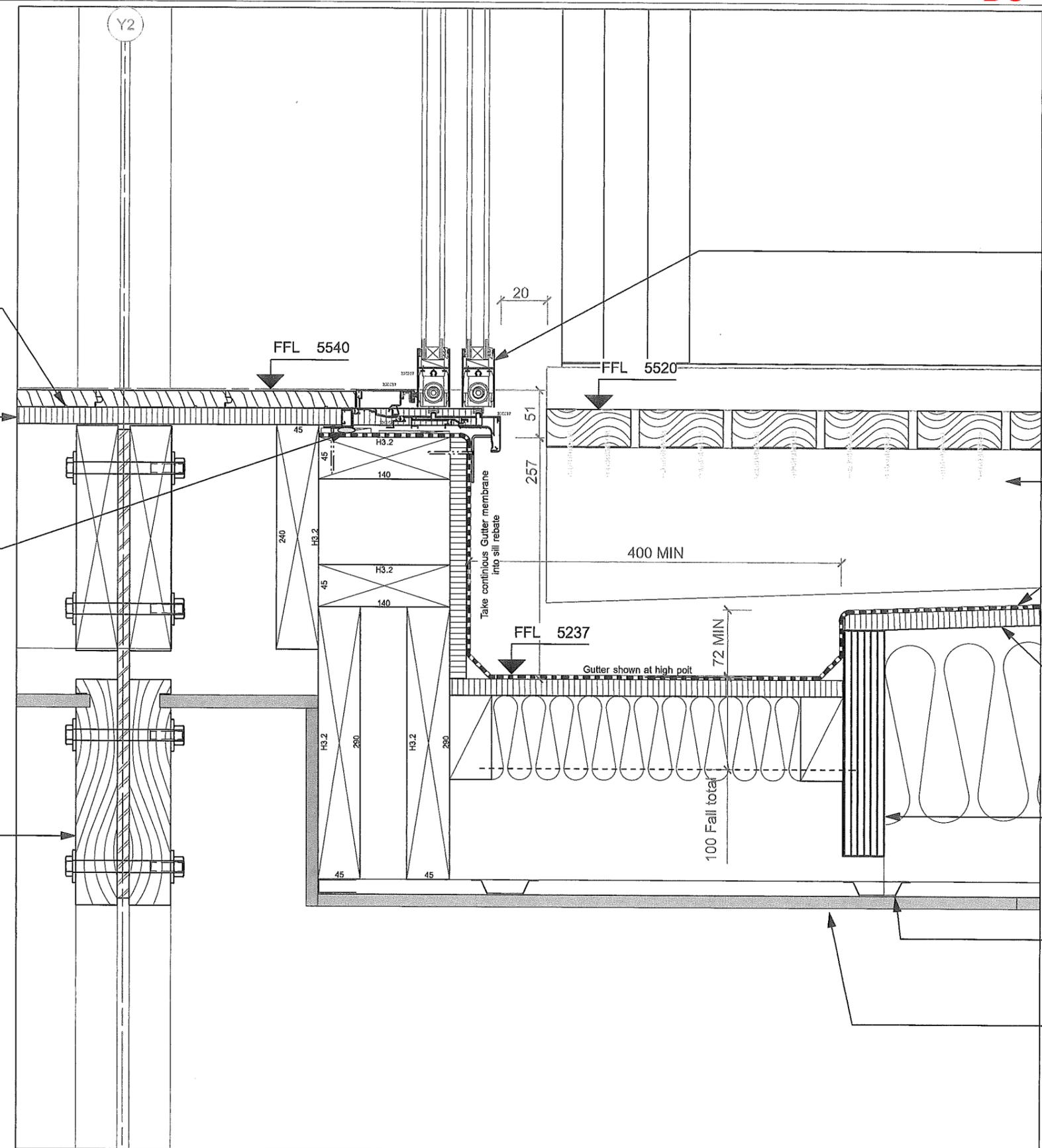
MEMBRANE ROOF
Selected BRANZ appraised torch on roofing membrane. Installed in accordance with Manufacturers instructions and E2/AS1 Section 8.5.

MEMBRANE SUBSTRATE
18MM H3.2 Treated ply. Install in accordance with E2.AS.1 Section 8.5.5.1 Plywood manufacturer, and selected Membrane roofing requirements.

GUTTER EDGE SUPPORT
240X45 LVL H3.2 Treated Beam to form stiff gutter edge

METAL CEILING BATTEN
16mm Rondo System 308 metal ceiling battens @ 600ctrs on clips installed to manufacturers instructions.

GIB 13MM CEILING
Install Gib board ceiling lining in accordance with E2 /AS1



1 Deck/Gutter Detail
50.06 1:5 @ A3

RUBBER RING.
70 Dia RING laid over membrane ridge to separate joist and membrane.

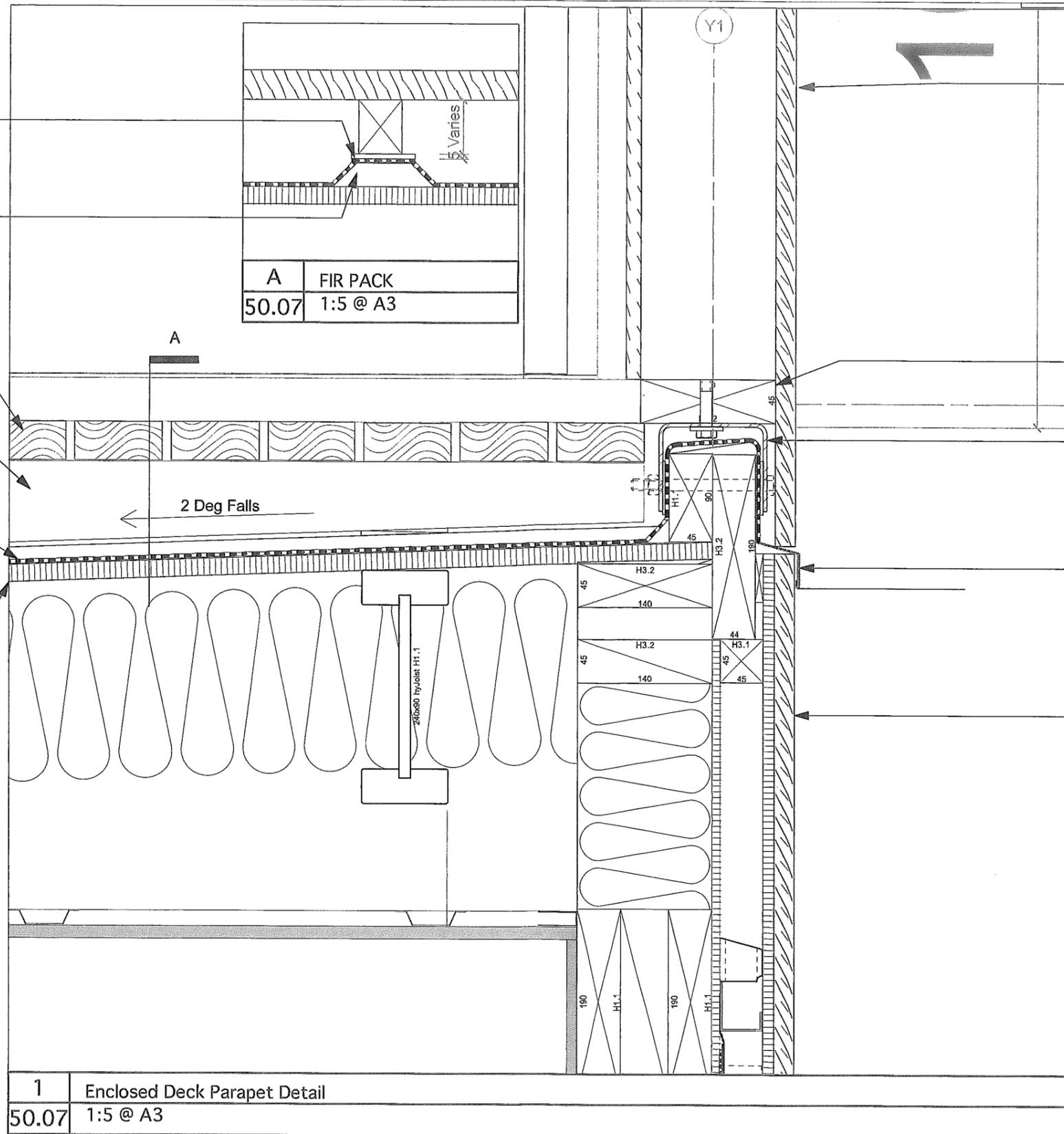
DECK PACK
Pine H3.2 Fillet fixed into plywood membrane substraight under selected roofing membrane.

DECKING:
30mm Hardwood decking.
Stainless Steel Screw fixing to allow access removable decking for future membrane inspection.

DECKING FIRRING.
H3.2 Pine deck furring packers on top of membrane.

MEMBRANE ROOF
Selected BRANZ appraised torch on roofing membrane. Installed in accordance with Manufacturers instructions and E2/AS1 Section 8.5.

MEMBRANE SUBSTRATE
18MM H3.2 Treated ply. Install in accordance with E2.AS.1 Section 8.5.5.1 Plywood manufacturer, and selected Membrane roofing requirements.



TOTORA BATTEN
20x20 Totara Timber batten run vertically.
40mm Space between.
Stainless steel fixing.

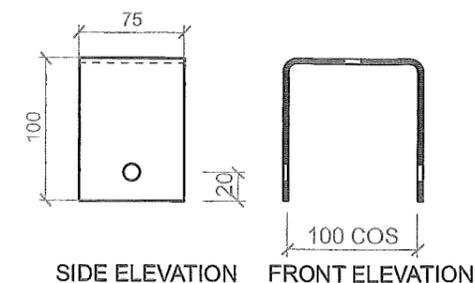
PERGOLA FRAMING.
H3.2 Treated Pine framing.

STAINLESS STEEL BRACKET
4mm folded stainless steel fixing shoe @ 600 Ctrs

PERGOLA FLASHING
1.5mm ALUMINIUM Powder coated. Lap Membrane 100mm ove top of flashing. Lap over Macrocapra board 35mm.

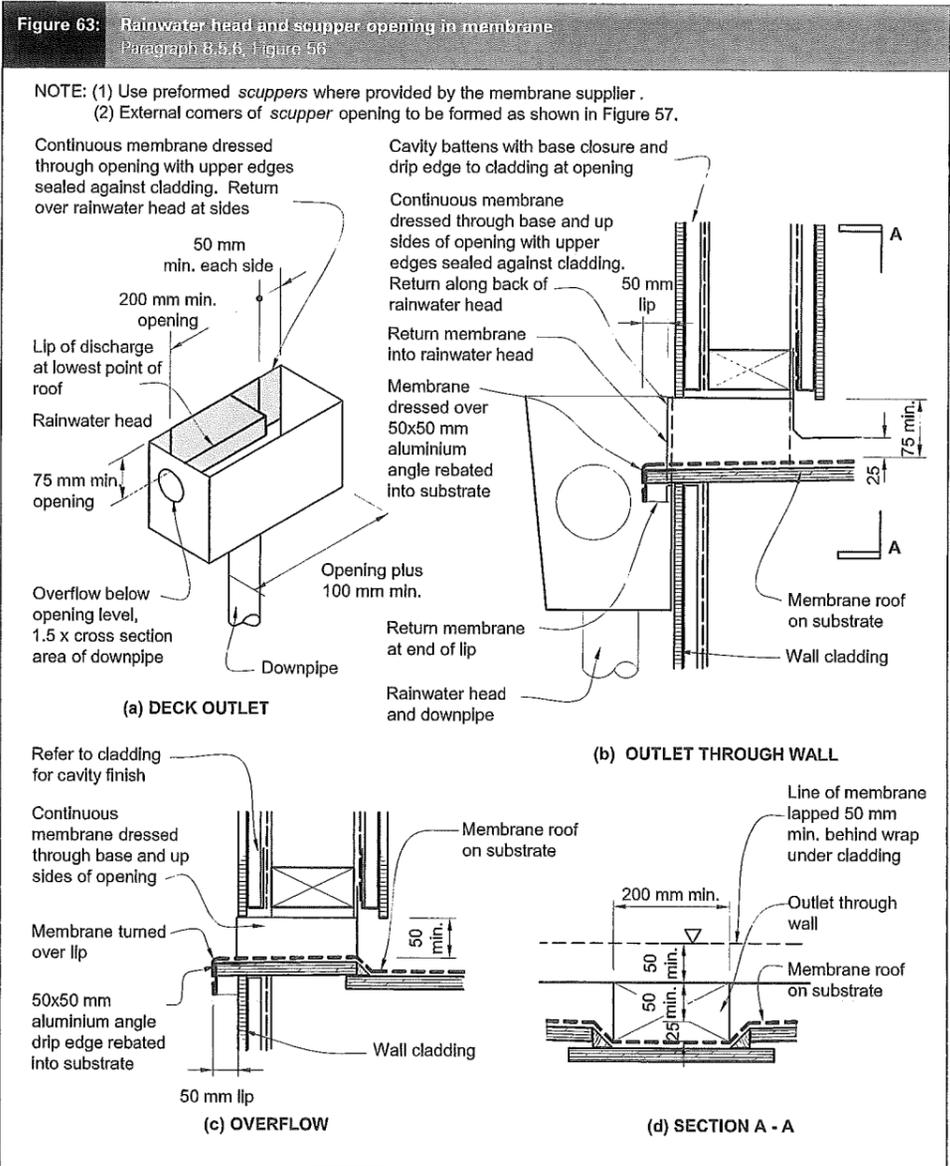
PERGOLA FLASHING
1.5mm ALUMINIUM Powder coated. Lap Membrane 100mm ove top of flashing. Lap over Macrocapra board 35mm.

1	Enclosed Deck Parapet Detail
50.07	1:5 @ A3



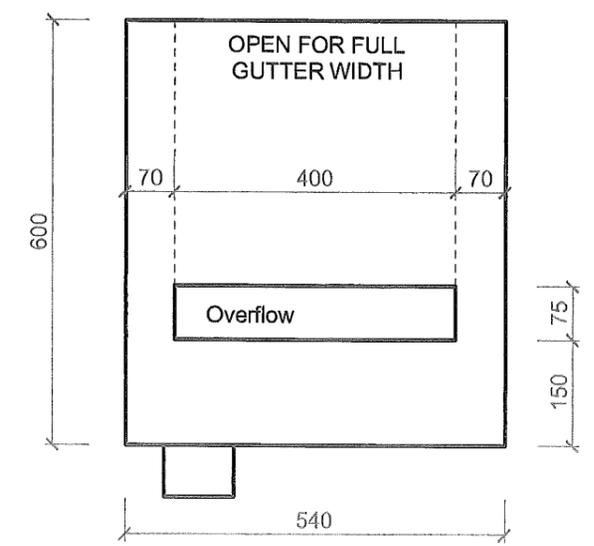
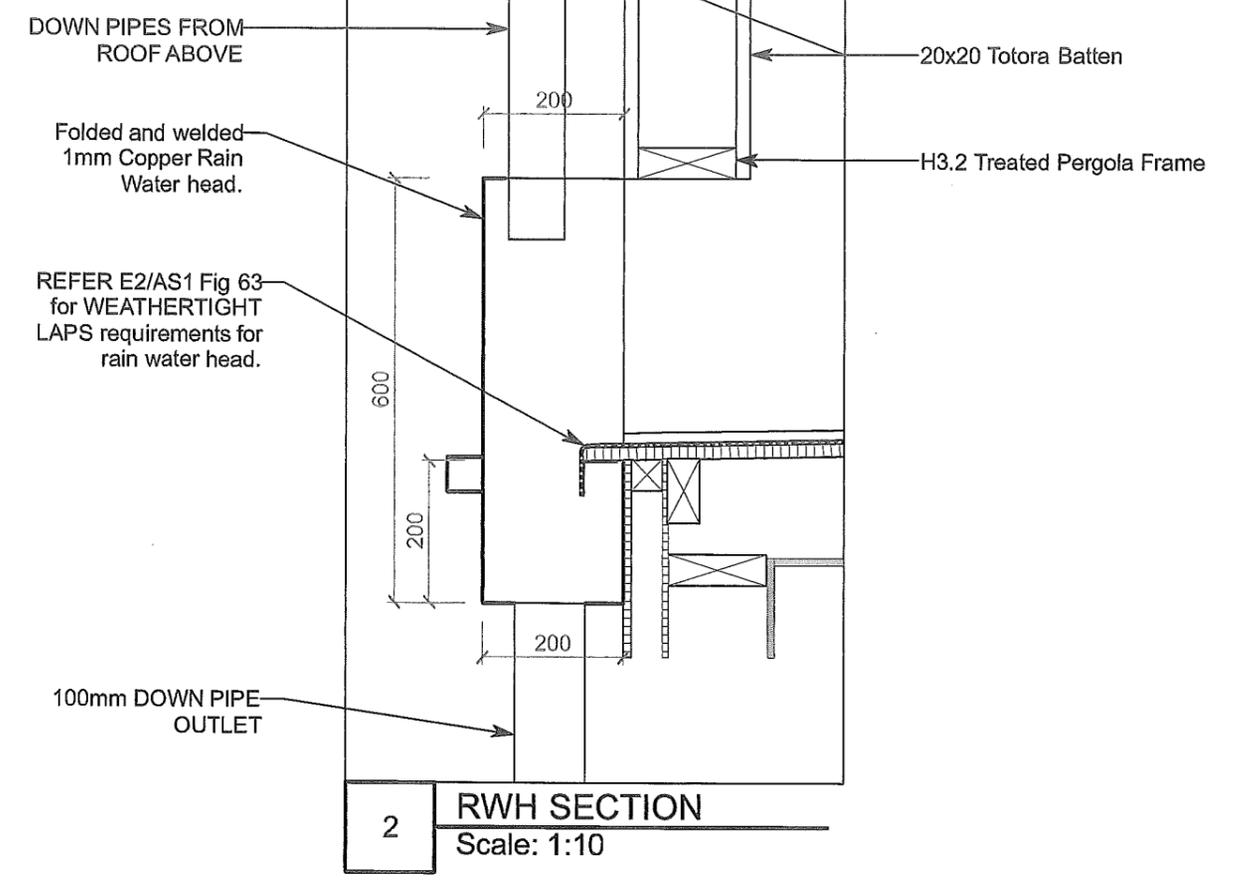
4	BACKET DETAIL
50.07	1:5 @ A3

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Amend 2 Jul 2005

Amend 5 Aug 2011



13 JAN 2014
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Rain Water Head Detail		50.08	A
DRAWING	NUMBER	REV	

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SKYLIGHT GLAZING
Double Glazing 6mm / 12mm / 6.38 Laminated Inner pane.
Both Layers Toughened . All silicone joints to be structural silicone suitable for exposure to UV

SKYLIGHT BASE
1.6 x 40 x 25mm Eq Aluminium angle UA1068 (Ripped on site). Powder coated .

STRUCTURAL SEALANT .
Dow Corning® 795 Silicone Structural Sealant between aluminium and glass. Install accordance with Manufacturers Installation requirements .

SKYLIGHT EDGE FLASH
1.6 x 70 x 40mm Eq Aluminium angle ULLIRCH: UA5938 . (or sim). Powder coated

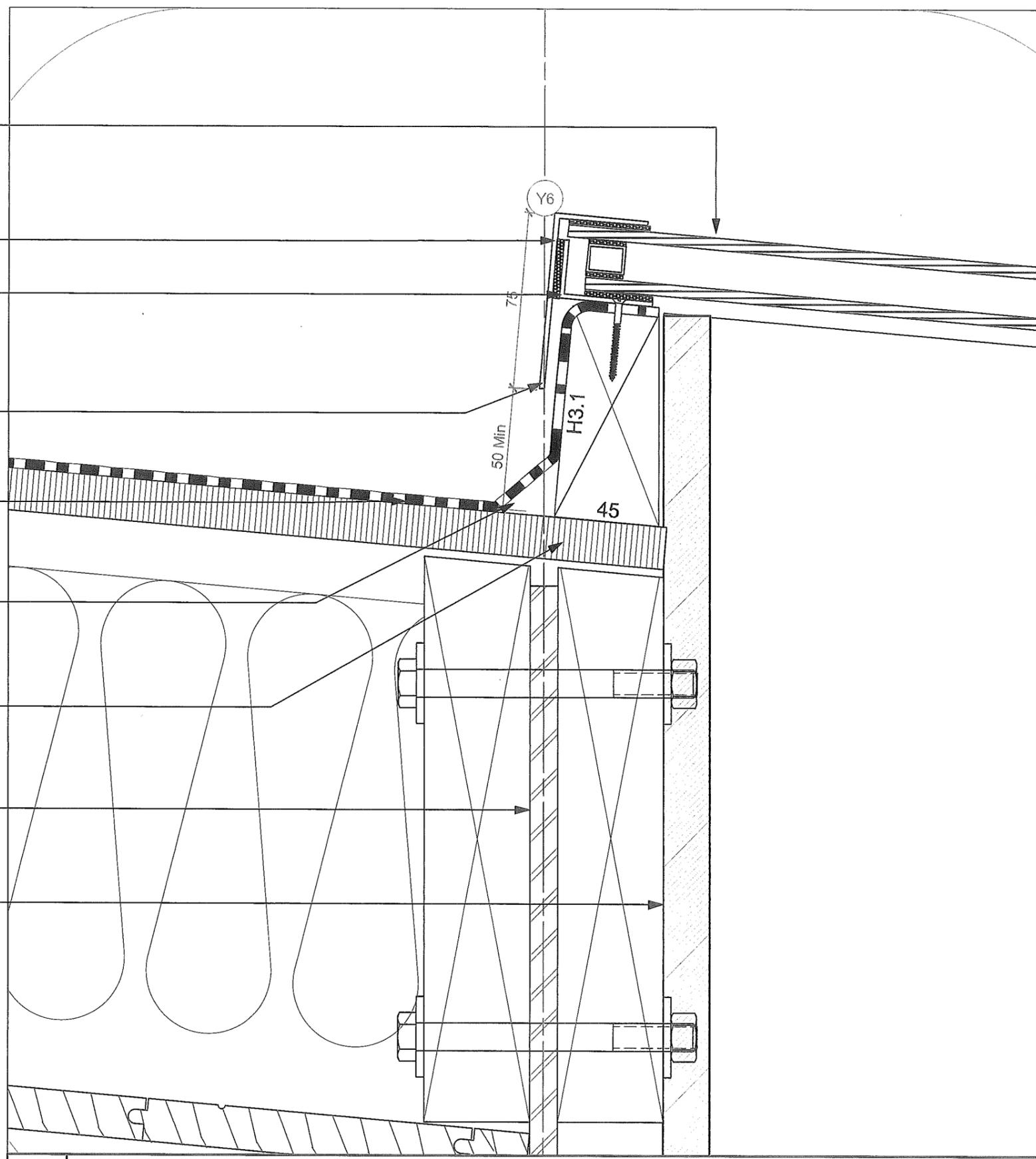
MEMBRANE ROOF
Selected BRANZ appraised torch on roofing membrane . Installed in accordance with Manufacturers instructions and E2/AS1 Section 8.5.

25mm Fillet H3.

MEMBRANE SUBSTRATE
18MM H3.2 Treated ply. Install in accordance with E2.AS.1 Section 8.5.5.1 Plywood manufacturer , and selected Membrane roofing requirements .

STEEL FLITCH
500x12 Beam, 320x12mm Leg Flat Steel. Refer engineers details

T&G LINING
18mm Pine T&G Board lining. Painted finish.



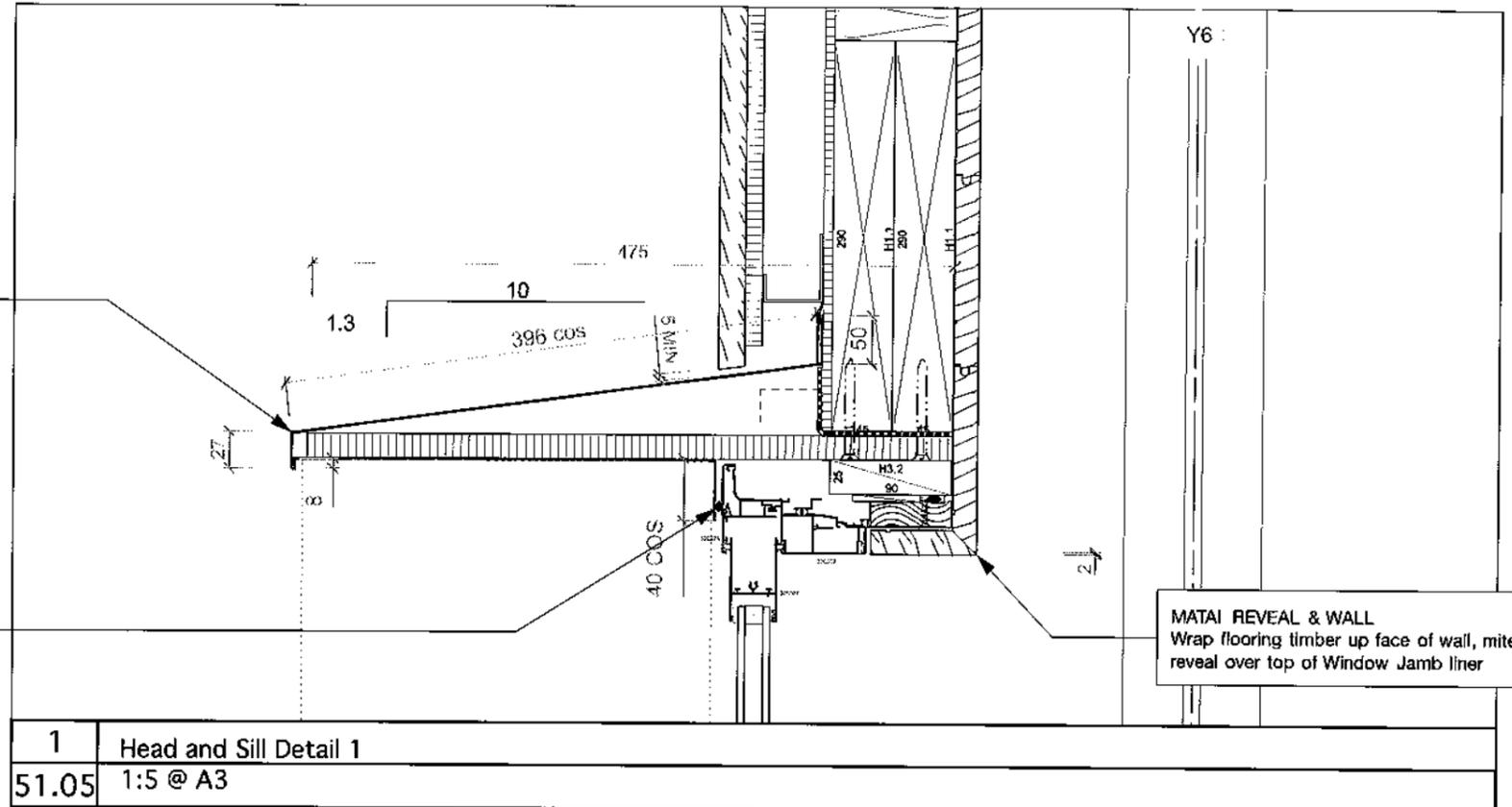
1	Skylight Detail
50.09	1:2 @ A3

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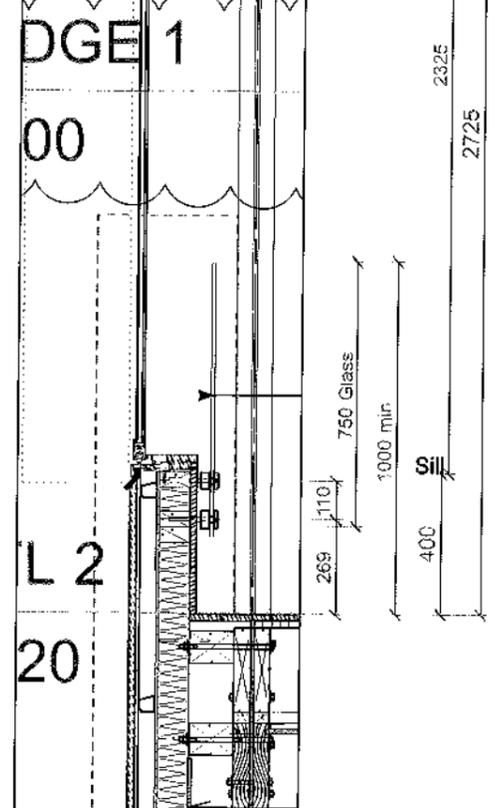
RO HEAD

REFER DETAIL 51.01
For typical window detail.

SEAL FLASHING TO FRAME NOTE



1	Head and Sill Detail 1
51.05	1:5 @ A3



3	Wall Section
51.05	1:20 @ A3

Euroanchor Residential Balustrade System, with SS316 M10 Lagscrew. Install to manufacturers instructions.

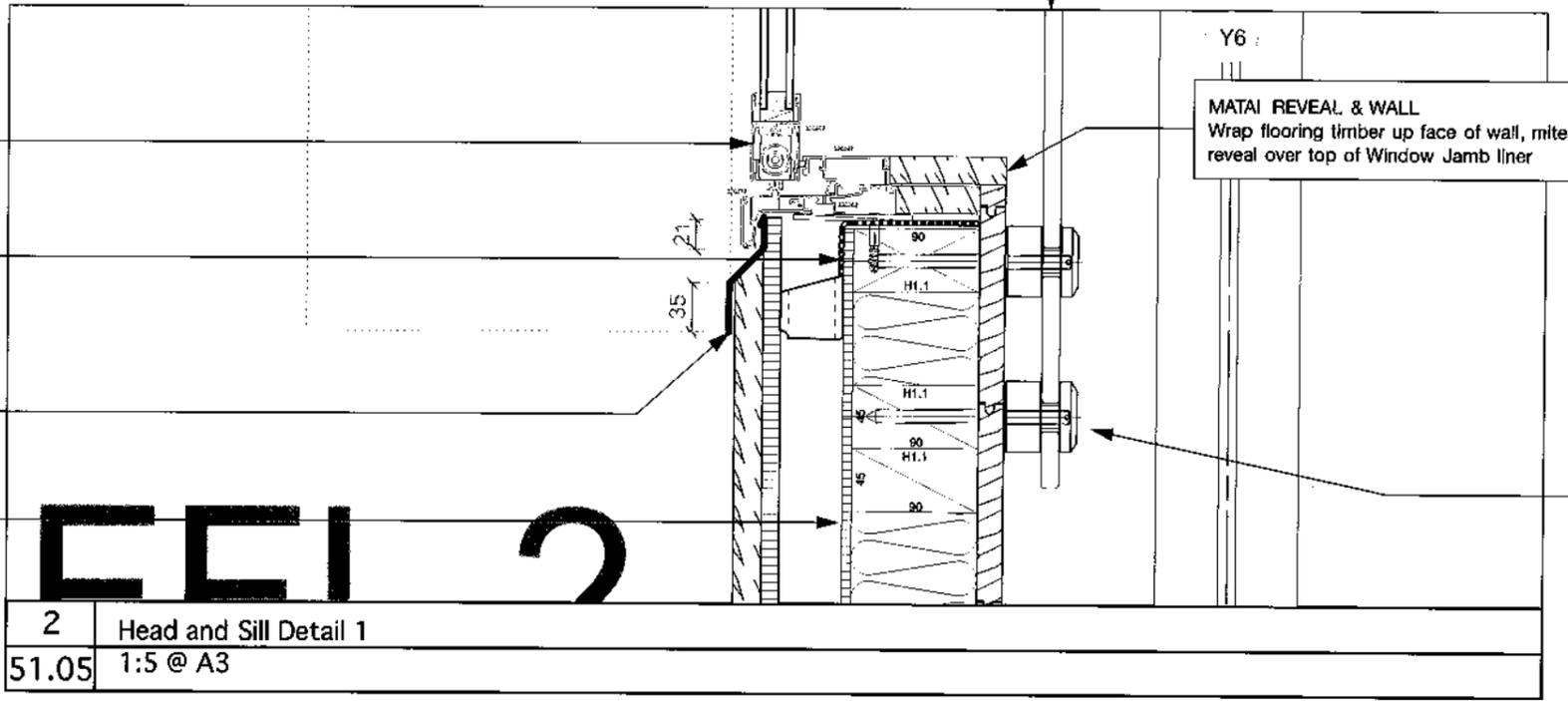
GLASS BALUSTRADE
12mm toughened safety glass.

SLIDING DOOR PROFILE
Fletcher Pacific Aluminium 40mm Slider Door Sill Profile.
Powder coated finish. Fix inplace in accordance with Manufacturer install instruction.

FLEXIBLE FLASHING TAPE
BRANZ Appraised. Install to manufacturers instructions. Install full height of jamb and across Head.

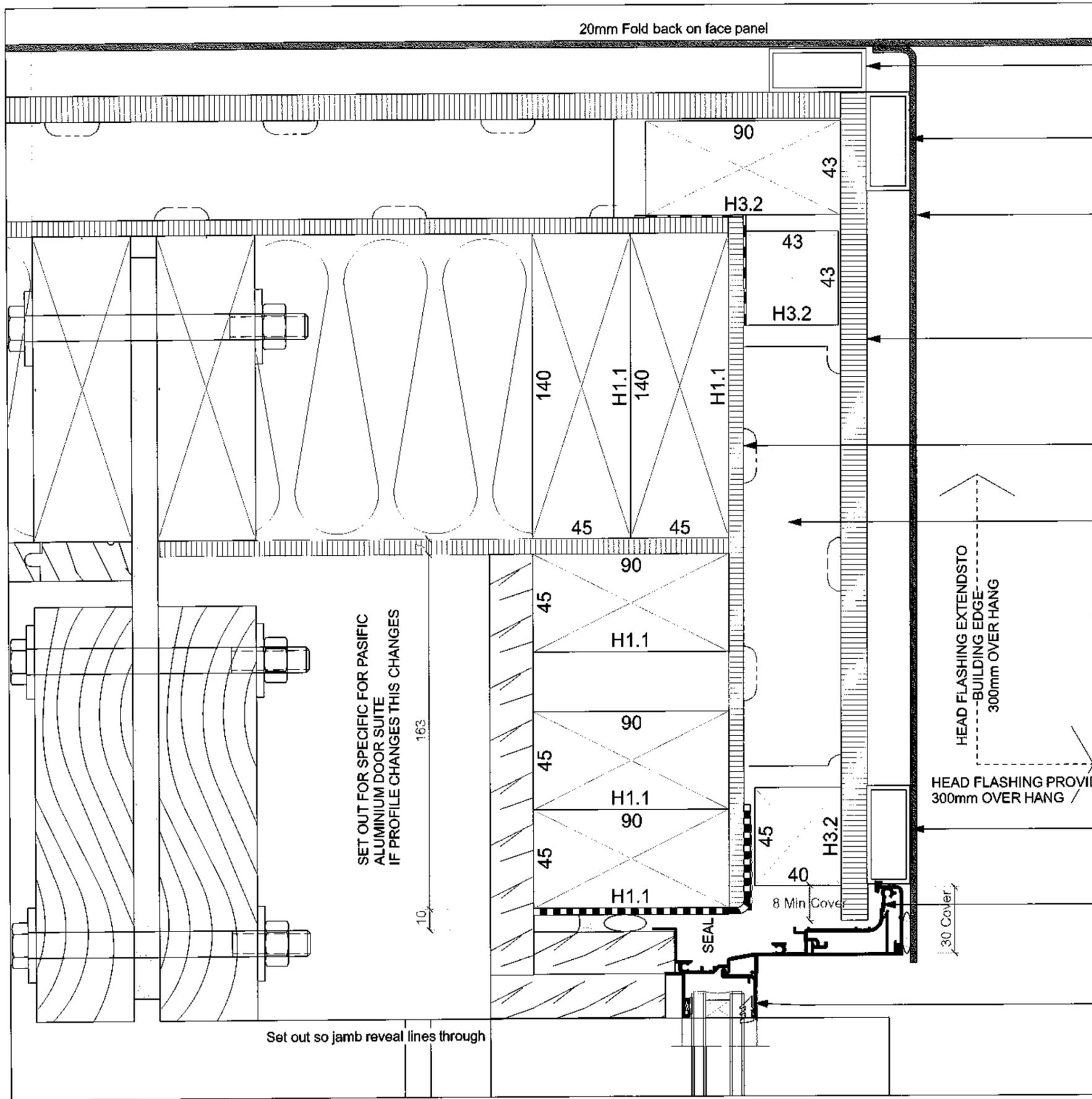
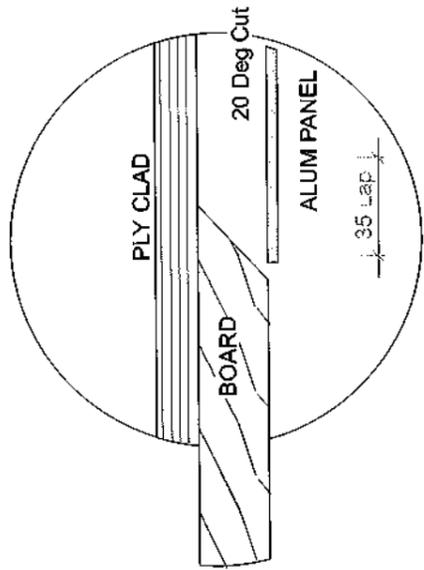
SILL FLASHING

CAVITY 45MM STRUCTURAL
45mm ventilated cavity. Rosen Feld Kidson RKV45-BATT 45 mm structural cavity batten. Horizontal battens to be Treated Pine H3.2. Castillated with min 1000mm2 opening per metre to allow ventilation equavient to vermin proof closer, E2/AS1 Section 9.18. Battens to be fixed to each studs at 600mm ctrs. Refer engineers calc for fixing.



2	Head and Sill Detail 1
51.05	1:5 @ A3

21 MAR 2014



20mm PVC CAVIBAT castillated, batten

20mm PVC CAVIBAT castillated, batten

ALUMINIUM PANEL
3mm Marine Grade Aluminium Sheet Panel. Powder coat finish. Confirm all size on site. Pre drill all holes. Poder coat all sides and edges. Panel to lap 35mm over Timber Boards Below.

PLYWOOD SHEET CLADDING: 12mm Ply H3.1
Installed in accordance with E2/AS1. Section 8

RIGID AIR BARRIER
Ecoply 'Barrier' 7MM Plywood. Install to manufacturers instructions.

CAVITY 45MM STRUCTURAL
45mm ventilated cavity. Rosen Feld Kidson RKV45-BATT 45 mm structural cavity batten. Horizontal battens to be Treated Pine H3.2, Castillated with min 1000mm2 opening per metre to allow ventilation equavient to vermin proof closer, E2/AS1 Section 9.18. Battens to be fixed to each studs at 600mm ctrs. Refer engineers calc for fixing.

20mm PVC CAVIBAT castillated, batten

TYPICAL E2/AS1 Vented cavity ply sheet cladding installation.

Fletcher Pacific Aluminium 40mm Suite Awning Window Head Profile. Installed to manufacturers instructions.

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	PROJECT	NOT FOR CONSTRUCTION	A 10/12/13 BUILDING CONSENT
		ISS	DATE NOTE

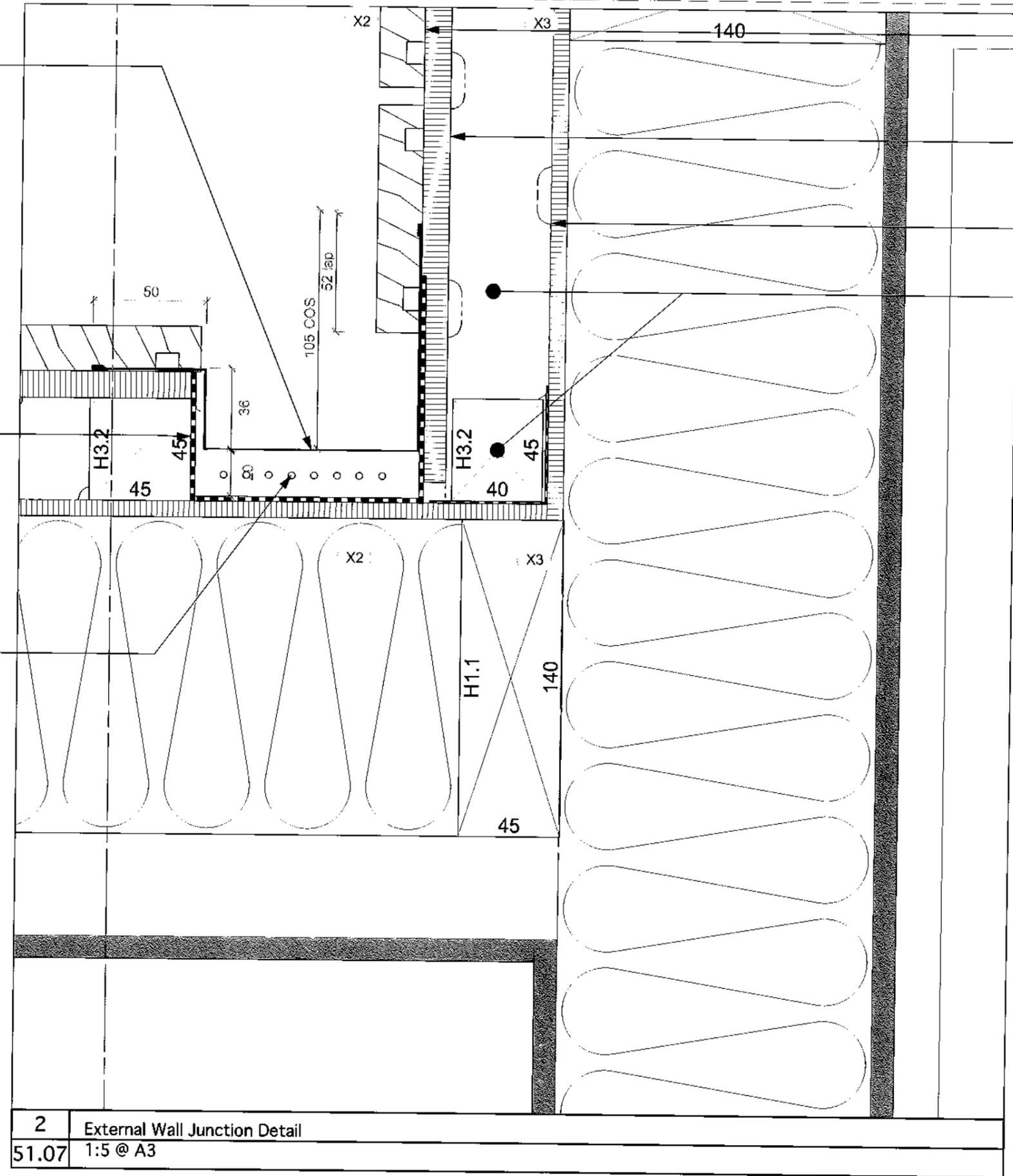
ASSEMBLY ARCHITECTS LIMITED

Level 2 Sliding Door Jamb/Steel Facade Detail		51.06	B
DRAWING	NUMBER	REV	

INTERNAL CORNER FLASHING
1m Copper Flashing. Install Flashing over top of ply wood behind macrocarpa board for servability.

FLEXIBLE FLASHING TAPE
Tescano Brand 'EXTORA', flashing tape from Proclima.

20mm CAVITY CLOSER
At base of flashing.



WEATHERGROOVED TIMBER BOARDS
Heart Macrocarpa 20 x 100mm Boards with MIN 6x6mm weathergrooves in accordance ES2.A1 Figure 119.

PLYWOOD SHEET CLADDING: 12mm Ply H3.1
Installed in accordance with E2/AS1, Section 8

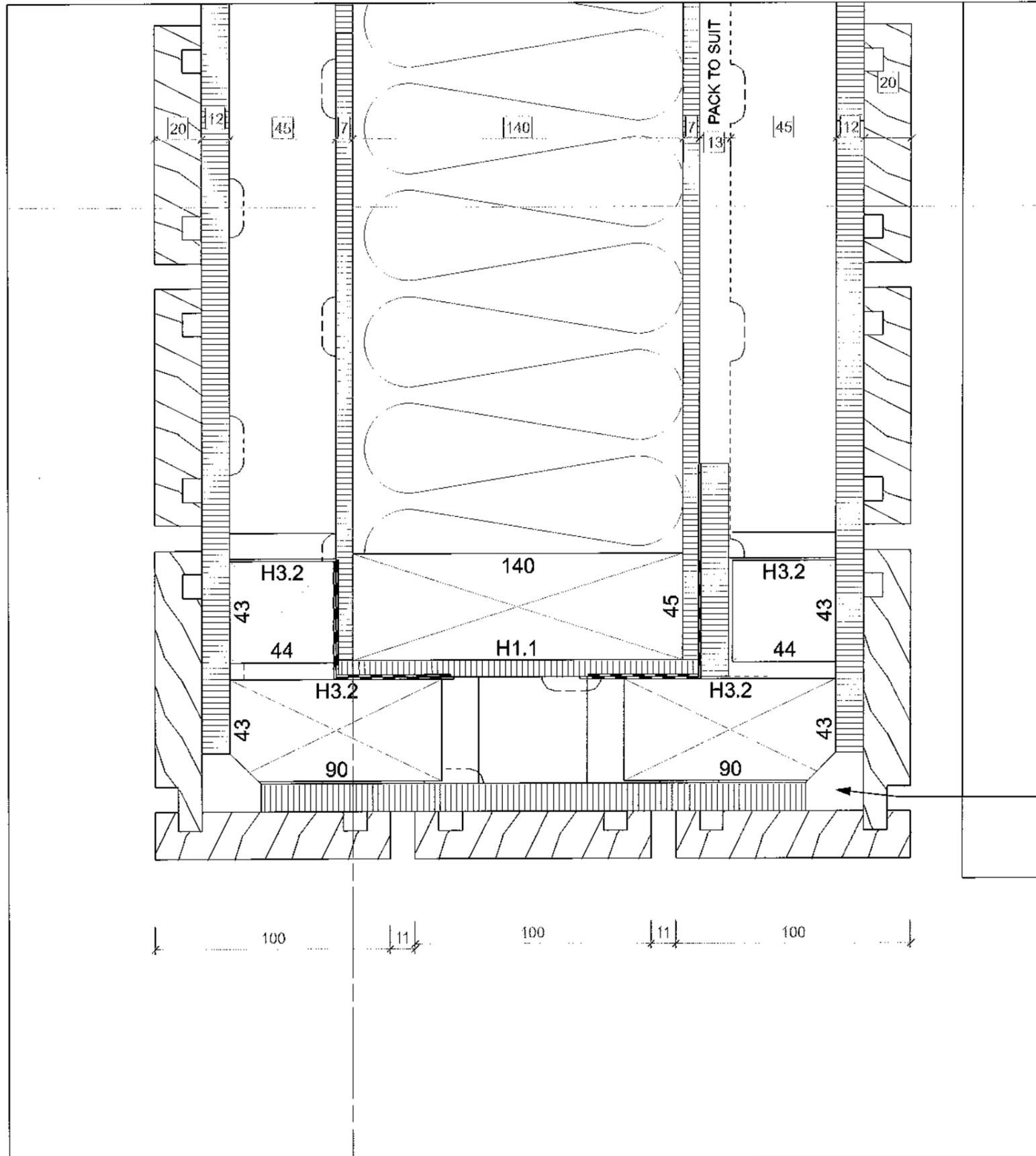
RIGID AIR BARRIER
Ecoply 'Barrier' 7MM Plywood. Install to manufacturers instructions.

CAVITY 45MM STRUCTURAL
45mm ventilated cavity. Rosen Feld Kidson RKV45-BATT 45 mm structural cavity batten. Horizontal battens to be Treated Pine H3.2, Castilled with min 1000mm² opening per metre to allow ventilation equivalent to vermin proof closer, E2/AS1 Section 9.18. Battens to be fixed to each studs at 600mm ctrs. Refer engineers calc for fixing.

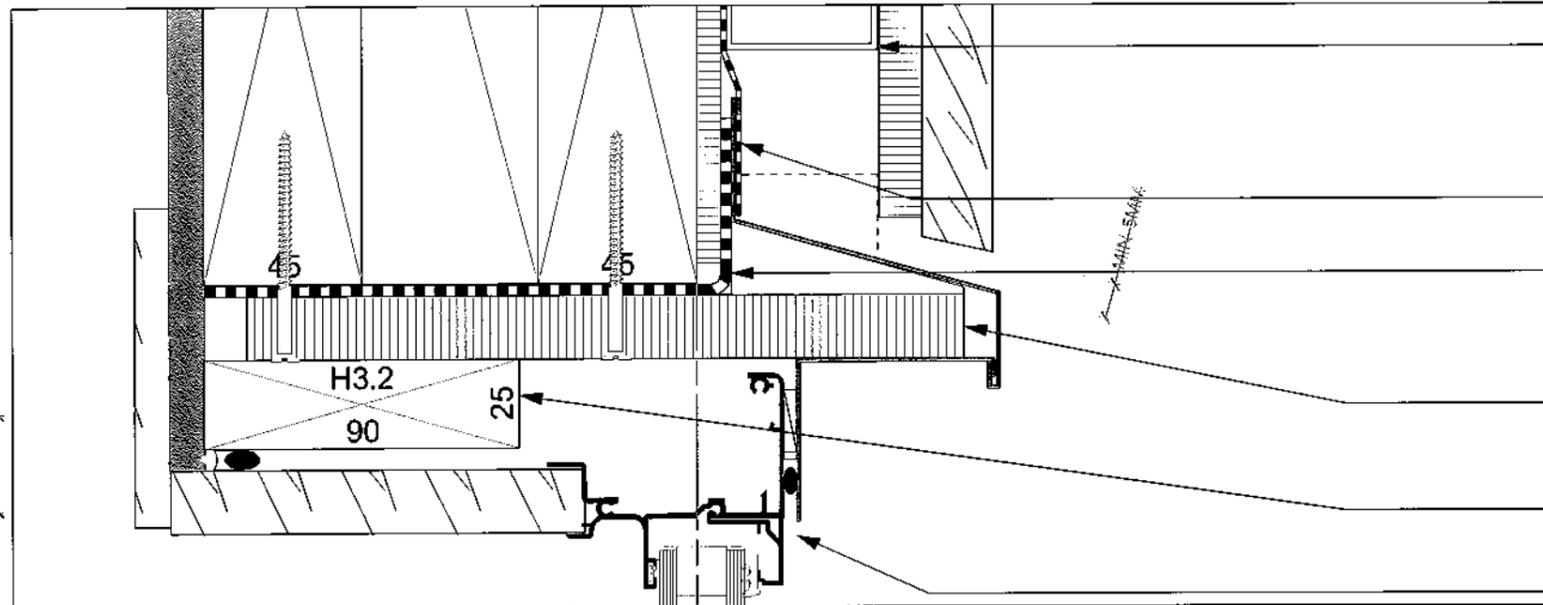
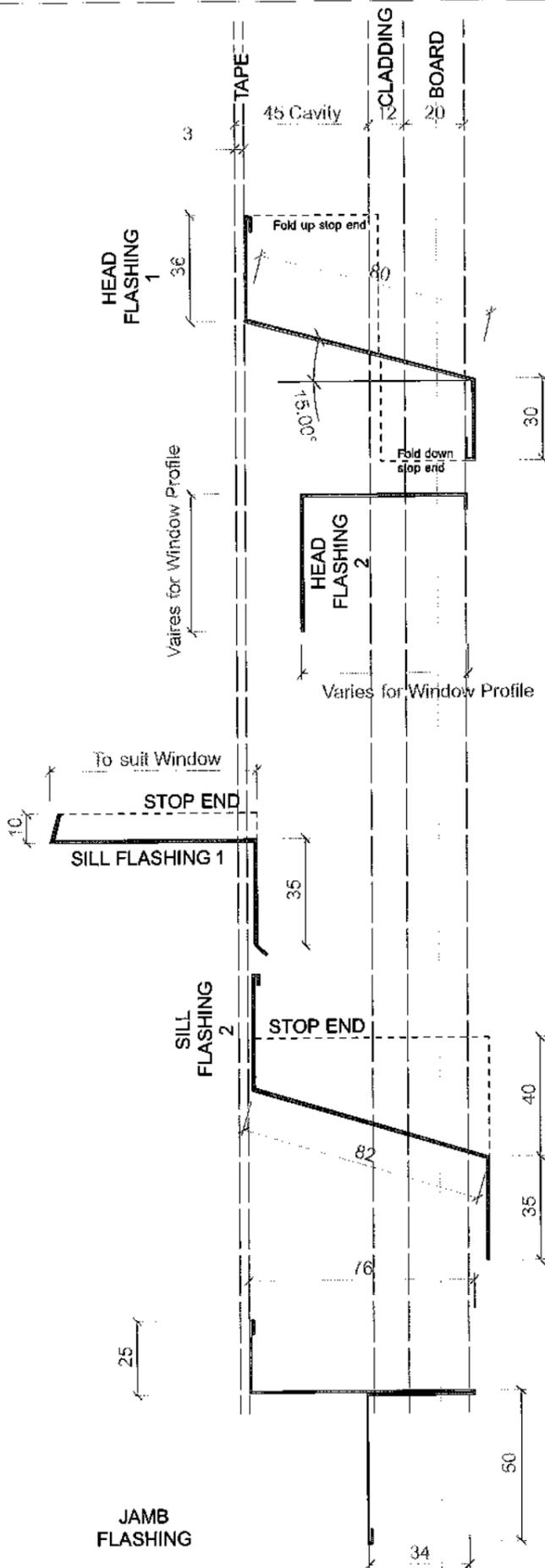
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2 External Wall Junction Detail
51.07 1:5 @ A3

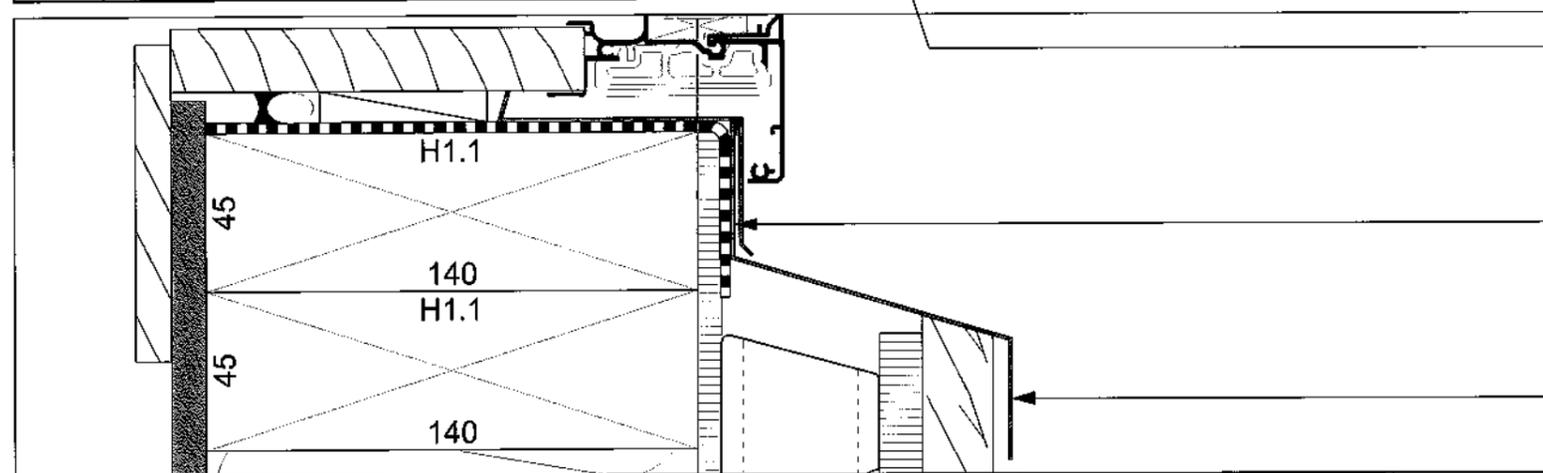
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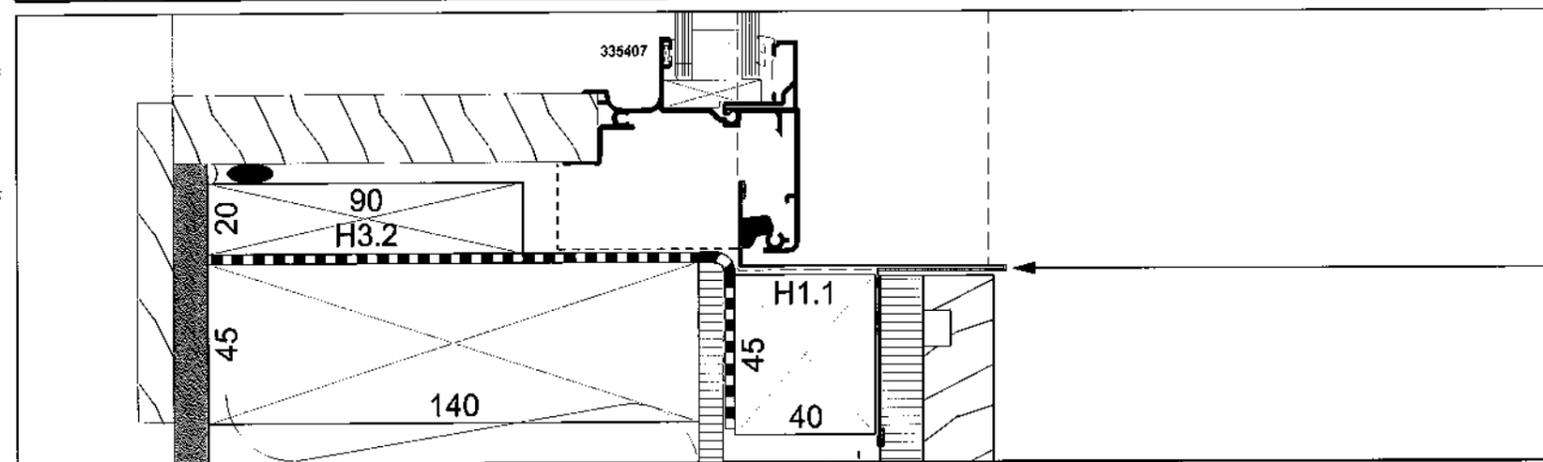
1	Typical Interstory Detail
51.09	1:5 @ A3



1 Awning Head Detail
51.01 1:5 @ A3



2 Awning Sill Detail
51.01 1:5 @ A3



3 Awning Jamb Detail
51.01 1:5 @ A3

VERMIN PROOF
Cavity base closure. PVC 45mm Cavity Closer by Weathertight Solutions.

TAPE WINDOW HEAD TO RAB
Tape window head to Ecoply RAB Board in accordance with Ecoply install instruction.

FLEXIBLE FLASHING TAPE
Tescano Brand 'EXTORA', flashing tape from Proclima.

PLY FIN
H3.1 Treated Ply 18mm Ply Fin screw fix into lintel with Stainless steel 14g screws @ 600ctrs.

WINDOW PACKER
H3.2 Treated internal packer.

ALUMINIUM JOINERY
Aluminium window joinery manufactured to best trade practice suitable for wind zone and corrosion zone. Highest quality Powdercoat system.

FOLDED HEAD FLASH PART 2
1.5mm Aluminium Soffit Flashing. Seal to head of frame for min 30mm frame cover

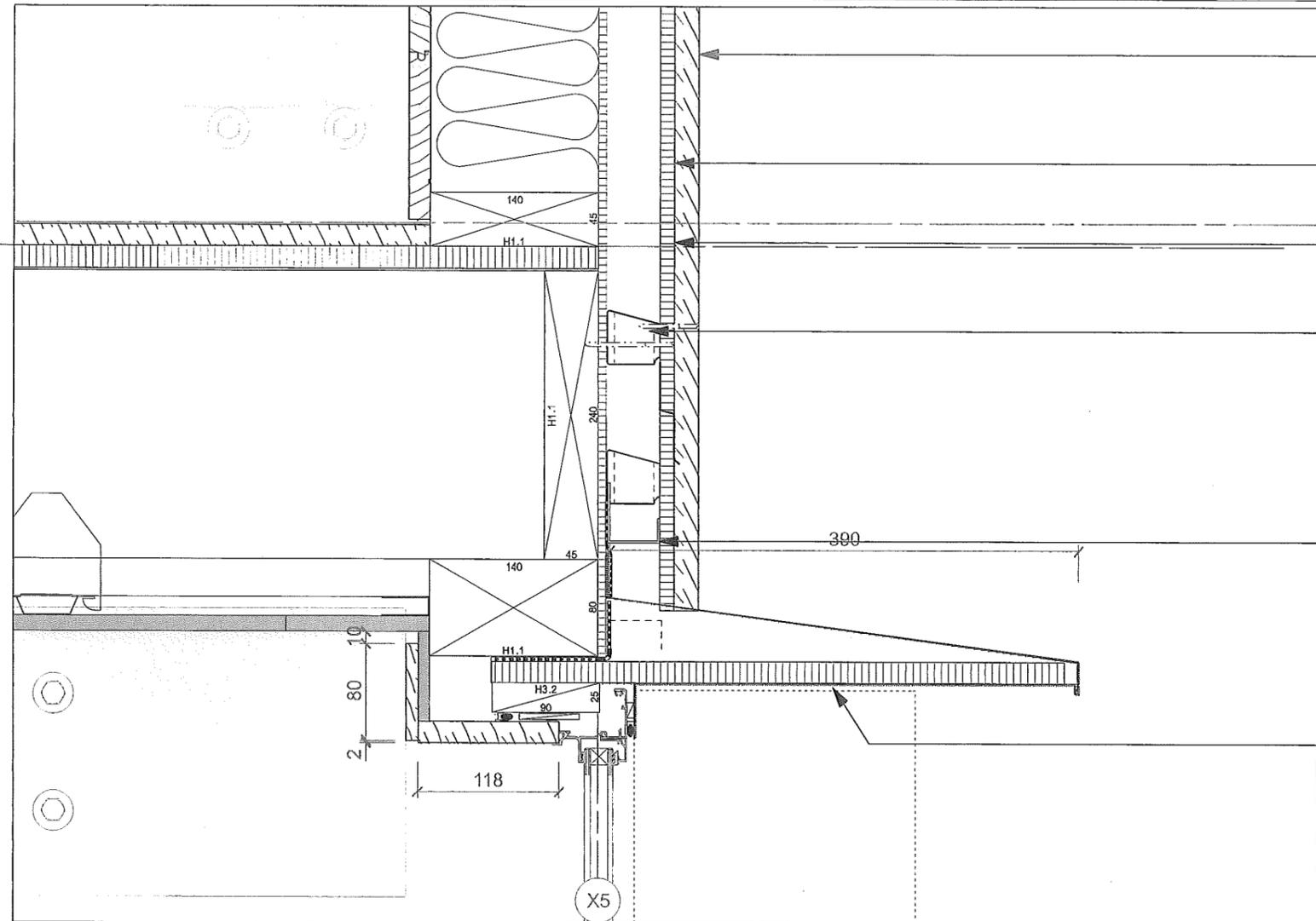
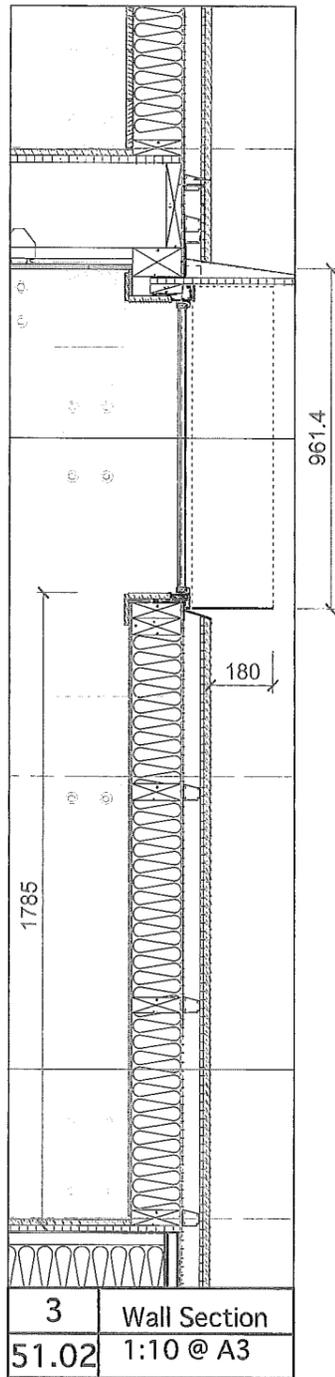
SILL TRAY FLASHING- PART 1.
1.5mm Aluminium sill tray flashing. Min 8mm Step at back, stop ends extends behind jamb packer.

SILL TRAY FLASHING- PART 2.
1.5mm Aluminium sill tray flashing. Stop ends

JAMB T FLASHING
Folded 1mm Aluminium Jamb flashing.

21 MAR 2014

Level 2
5420



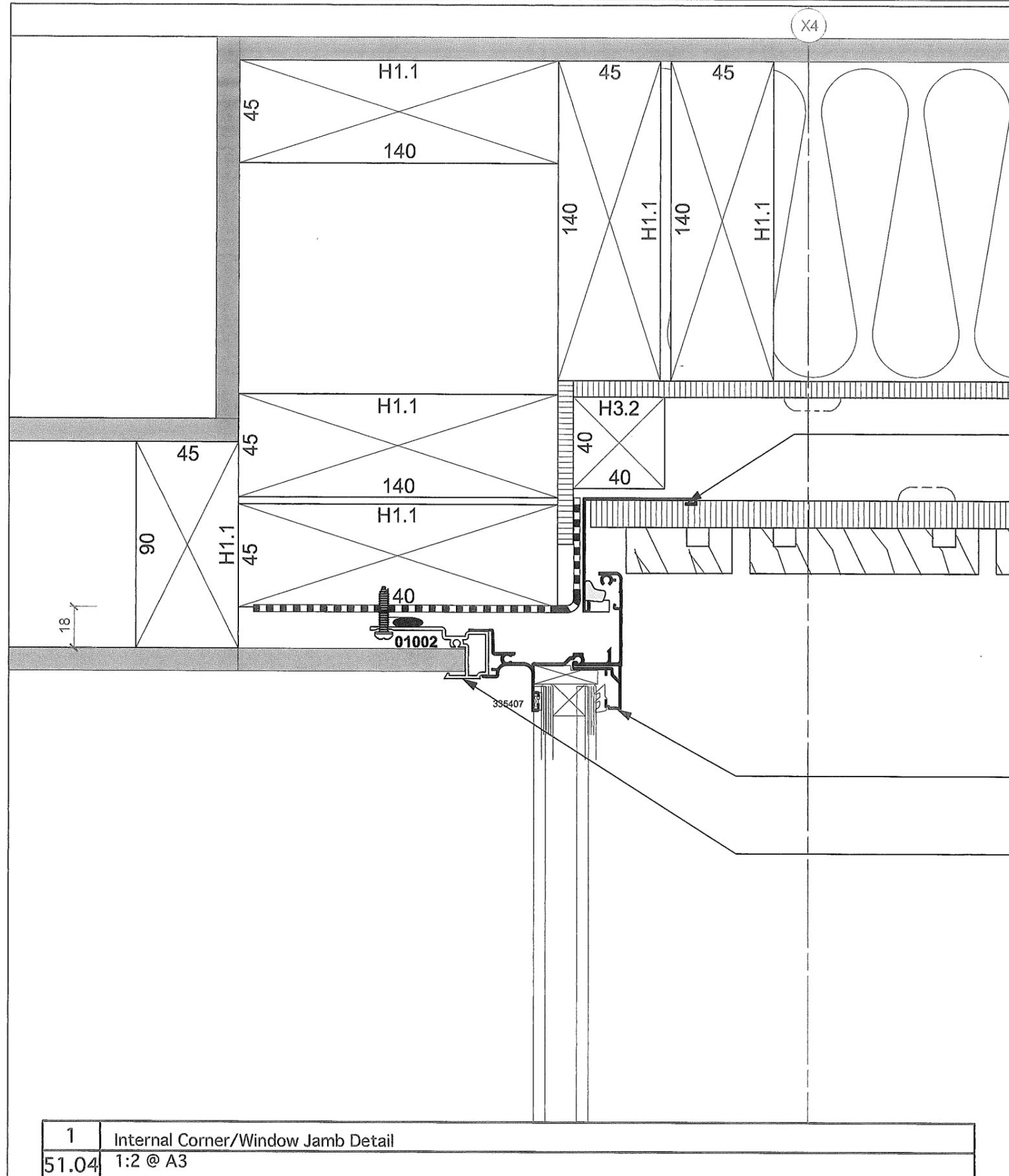
- WEATHERGROOVED TIMBER BOARDS
Heart Macrocarpa 20 x 100mm Boards with
MIN 6x6mm weathergrooves in accordance
ES2.A1 Figure 119.
- PLYWOOD SHEET CLADDING: 12mm Ply H3.2.
Installed in accordance with E2/AS1 . Section 8
- RIGID AIR BARRIER
Ecoply 'Barrier' 7MM Plywood. Install to
manufacturers instructions .
- CAVITY 45MM STRUCTURAL
45mm ventilated cavity. Rosen Feld Kidson
RKV45-BATT 45 mm structural cavity batten.
Horizontal battens to be Treated Pine H3.2,
Castilled with min 1000mm2 opening per
metre to allow ventilation equivalent to vermin
proof closer, E2/AS1 Section 9.18.
Battens to be fixed to each studs at 600mm
ctrs. Refer engineers calc for fixing.
- VERMIN PROOF
Cavity base closure. PVC 45mm Cavity Closer
by Weathertight Solutions .
- REFER DETAIL 51.01
For typical window detail. Folded flashing Size
varied.

1	Rebated Head Detail 1
51.02	1:5 @ A3

3	Wall Section
51.02	1:10 @ A3

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50x50 PVC INTENRAL CORNER FLASHING

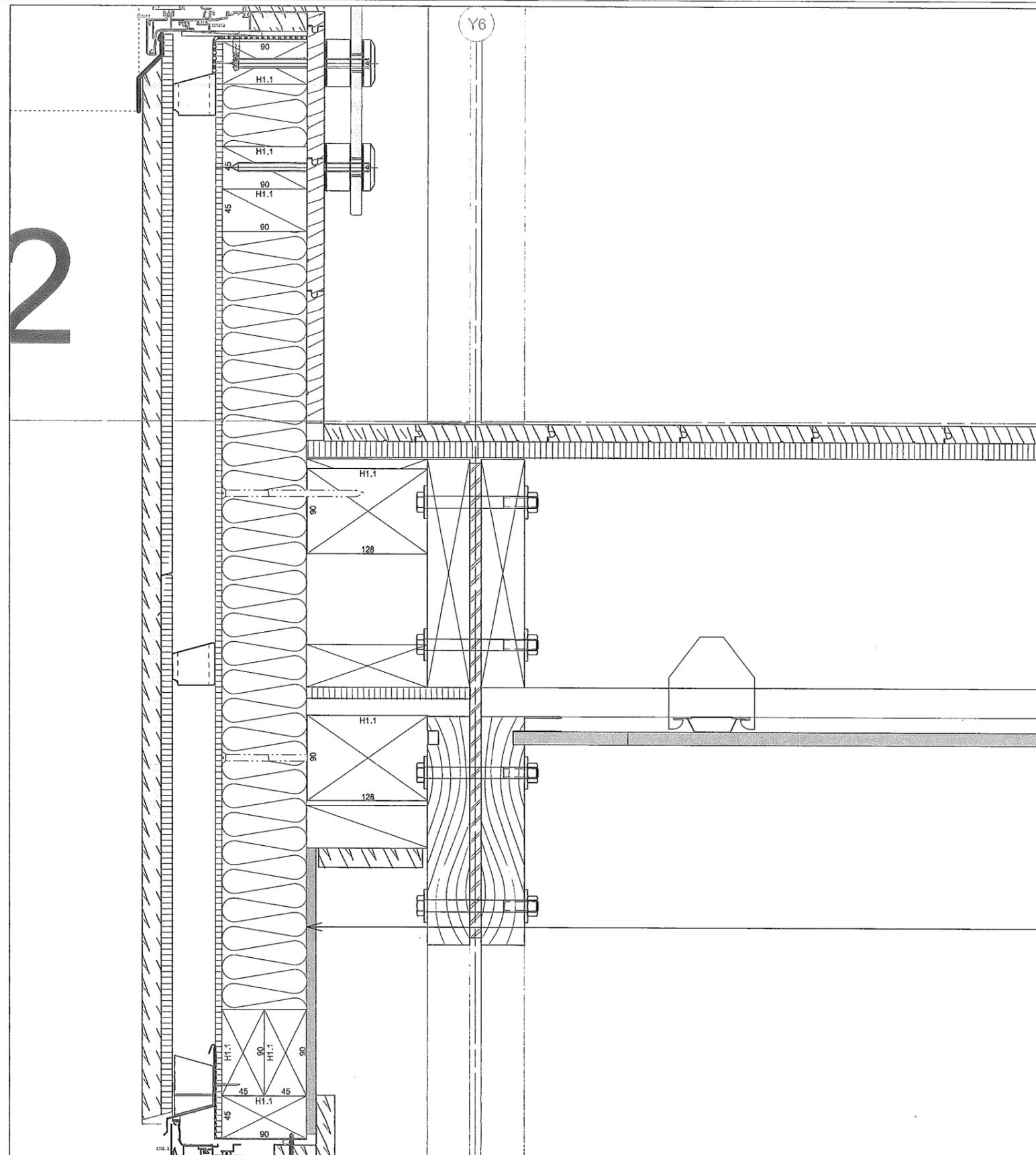
CLADDING: Macrocarpa 20mm Vertical Boards with weathergrooves on 12mm H3 Ply.

Fletcher Pacific Aluminium 40mm Suite Awning Window Sill Profile Installed to Manufacturers Instructions .

GIB JAMB LINER
Alluminium Gib receiving adaptdor

NOTE DOOR PROTECTED BY 2M+ Overhang.
Fully protected from weather.

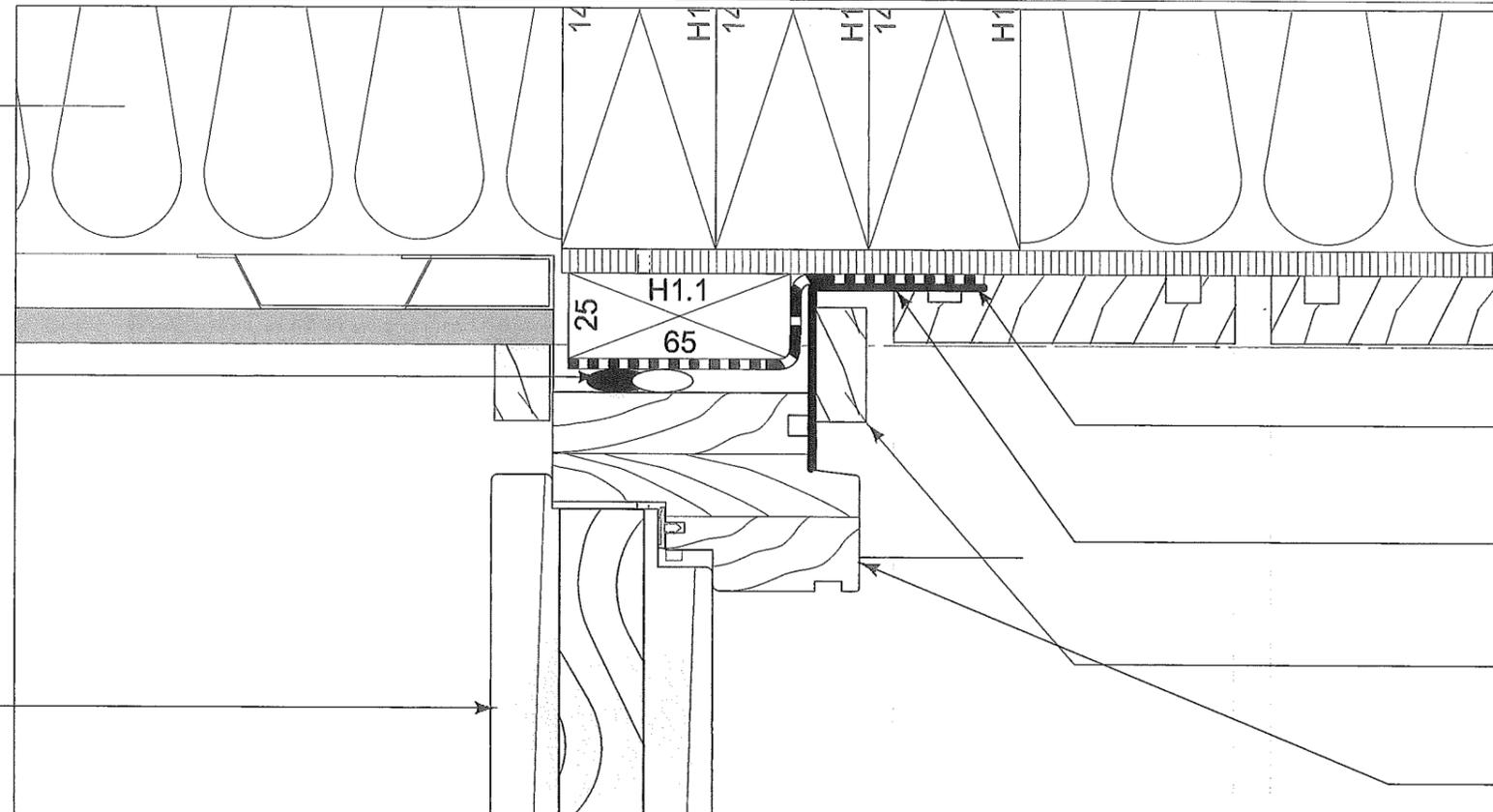
1	Internal Corner/Window Jamb Detail
51.04	1:2 @ A3



1	Typical Interstory Detail
52.00	1:5 @ A3

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BACKING ROD & AIR SEAL

CROSS LAMINATED TIMBER DOOR
INWARD OPENING DOOR PANEL
58m, 3 layer cross laminated Timber door.
Species to be selected

WEATHERGROOVED TIMBER BOARDS
Heart Macrocarpa 20 x 100mm Boards with
MIN 6x6mm weathergrooves in accordance
ES2.A1 Figure 119.

FLEXIBLE FLASHING TAPE
Tescano Brand 'EXTORA', flashing tape from
Proclima. Install around complete window
surrounds.

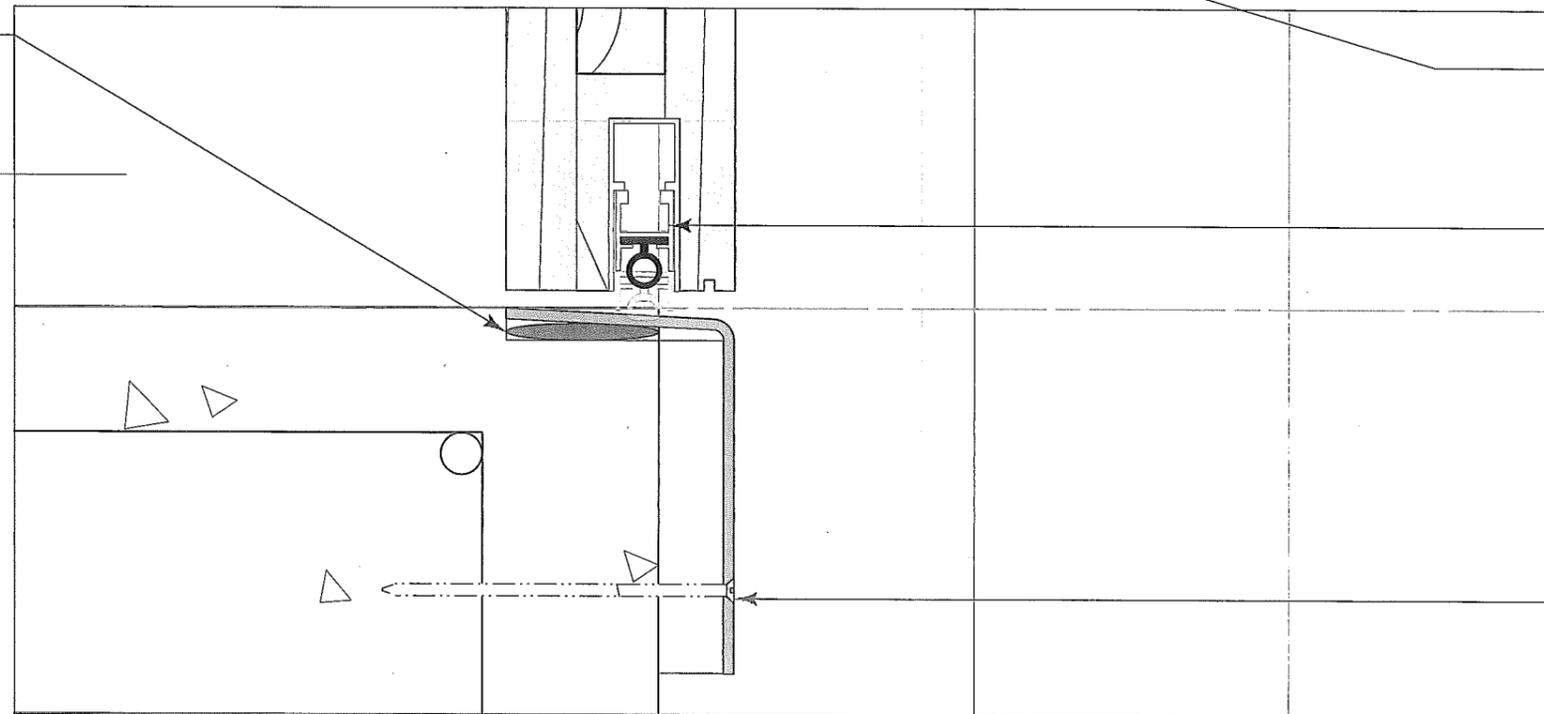
1.5mm ALUMINIUM FLASHING.
Powder coat finish.

FINISHING BEAD TO COVER FLASHING.

GERMAN STYLE DOOR FRAME
58m, 3 layer cross laminated Cedar window
jamb.

1	ENTRY HEAD / JAMB
52.08	1:5 @ A3

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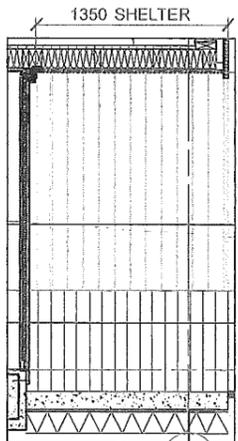


10mm DEEP REBATE CAST INTO
CONCRETE EDGE
Fill with Sealant bed. Sit sill angle down onto
seal.

GERMAN STYLE WINDOW
58m, 3 layer cross laminated Cedar window
jamb.

AIR SEAL:
Raven RP8Si Bottom Door seal. Install as per
manufacturers installation.

FOLDED STAINLESS STEEL ANGLE
Fold with 1:8 Falls out of house.



Primary means of weather
protection to the front door is
a 1350mm overhang.

2	Door Sill/Foundation
52.08	1:5 @ A3

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