

# Sharalyn Fraser *Agency*

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# Horowhenua County Council E 18205

W PERMIT No. 6919

LOCALITY Waikanae

DATE RECEIVED 21 : 9 : 72.

DATE ISSUED 6 : 10 72

## APPLICATION FOR BUILDING PERMIT

OWNER'S NAME Simmons

FOR OFFICE USE ONLY

REMARKS:

**APPROVED**

B. Todd  
COUNTY ENGINEER

DATE 25/9-72

**HOROWHENUA COUNTY COUNCIL**

NOTE: This application is approved on the condition that the building is not used for human habitation.

NOTE.—

1 All Plans and Specifications must be in ink.

10.13

# Application for Building Permit

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

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

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

1. Type of Building: GARAGE

Dwellings, etc.; additions or alterations.

Particulars of Building: Foundations: CONCRETE SLAB Walls: METAL WEATHER BOARD Roof: IRON

Total floor area: 160 sq. ft.

2. Purpose for which every part of Building is to be used or occupied (Describing separately each part intended for use or occupation for a separate purpose) GARAGE & TOOL SHED

3. Allotment: Lot: 11 D.P.: 25496 Section: \_\_\_\_\_

Area: \_\_\_\_\_ Block: KAITAWA S.D. Locality: \_\_\_\_\_

4. Owner's Full Name MR B & MRS M.F. SIMMONS

Address 15 NORWICH ST WADESTOWN WGTN

5. Previous Owner { If Section has been recently transferred }

6. Frontage (Length): 90 LINKS 59' 5" Name of Street or Road 13 ATUA STREET

7. Estimated Value of Building— \$ 200

Plumbing and Drainage— \$ \_\_\_\_\_ Total \$ 320-00

8. Fees \$ 2-00 : No. of Receipt 15000

See Scales of Fees on Back Page.

Building Research Levy \$ \_\_\_\_\_ : Footpath Damage Deposit \$ \_\_\_\_\_

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

NOTE:—The following MUST accompany this Application:—

### Plans and Specifications in Duplicate, including —

- (a) Ground Plans of Proposed Work showing position of all sanitary fittings and names of various rooms.
- (b) Where the building is on a sloping site the correct height of foundations must be shown.
- (c) Front, Rear and Side Elevations.
- (d) Cross section showing framing with bracing.
- (e) Where a building requires Plumbing and Drainage Work, a Separate Application Form must be filled in and Permit obtained before commencing any such work.

Signature of Applicant B Simmons as BUILDER or OWNER

Address 15 NORWICH ST WADESTOWN WGTN

Builder's Name and Address { If not the applicant }

# Horowhenua County Council

PERMIT No. 1862  
A2906

LOCALITY WAIKANAÉ

DATE RECEIVED 22: 6 : 82

DATE ISSUED 6 : 4 : 82

## APPLICATION FOR BUILDING PERMIT

OWNER'S NAME A.K. + P.R. MURPHY

FOR OFFICE USE ONLY

REMARKS:

*Issue as per plan of 20/1/82  
on the proposed plans.*

APPROVED	
<i>R. G. Jackson</i>	
COUNTY ENGINEER.	
DATE	<u>30-6-82</u>

NOTE:—

All Plans and Specifications must be in ink.

10-13

# APPLICATION FOR BUILDING PERMIT

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

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

WE, the undersigned, do hereby apply for PERMISSION to erect BUILDINGS in accordance with the under-mentioned particulars in \_\_\_\_\_ HOROWHENUA RIDING.

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

Particulars of Building: Foundations: PILES CONCRETE Walls: \_\_\_\_\_ Roof: IRON

Total floor area: 53 sq. metres.

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

3. Allotment: Lot: 11 D.P.: 25496 Section: \_\_\_\_\_  
Area: \_\_\_\_\_ Block: \_\_\_\_\_ S.D. \_\_\_\_\_ Locality: \_\_\_\_\_

4. Owner's Full Name: ANTHONY KEITH & PATRICIA ROSE MURPHY  
Address: 32 KIWI ST, HERETAUNGA. HOME 289199 WGTN  
BUS 280380

5. Previous Owner  If Section has been recently transferred

6. Frontage (Length): \_\_\_\_\_ Name of Street or Road: 13 ATUA STREET

7. Estimated Value of Building— \$ 10,000 :  
Plumbing and Drainage— \$ 2,300 : Total \$ 12,300 :

8. Fees \$ 60 : RD \$42 No. of Receipt 44191

Building Research Levy \$ \_\_\_\_\_  
Footpath Damage Deposit \$ 200 :  
All work will be carried out in accordance with Horowhenua County Council's By-laws. 44193

NOTE:—The following MUST accompany this Application:—

Plans and Specifications in Duplicate to be provided.

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

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

Signature of Applicant [Signature] [Signature] as OWNER

Address 32 KIWI STREET, HERETAUNGA

Builder's Name \_\_\_\_\_

225

H.C.C./B.1.

# Horowhenua County Council

PERMIT No. 18042  
E040288

LOCALITY Waikanae (13 Atua Street)

DATE RECEIVED: : : DATE ISSUED: 1 : 7 : 87

## APPLICATION FOR BUILDING PERMIT

OWNER'S NAME Paola Patricia & Neil Maurice McNAUGHT

FOR OFFICE USE ONLY

REMARKS:

**APPROVED**  
*B. J. O'Connell*  
 COUNTY ENGINEER.  
 DATE 25/6/87

HOROWHENUA COUNTY COUNCIL  
 NOTE: This application is approved on condition that the building is not used for human habitation.

*extended garage*

*P&D app to come - fee \$36*

NOTE -  
 1. All Plans and Specifications must be in ink

*10-13*

# APPLICATION FOR BUILDING PERMIT

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

Postal Address: Horowhenua County Council,  
P.O. Box 542,  
Levin

I, the undersigned, do hereby apply for PERMISSION to erect BUILDINGS in accordance with the under-mentioned particulars in Waikanae RIDING

1. Type of Building: Two dwellings around and extend existing garage  
Dwellings, etc.; additions or alterations:

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

Extensive Total floor area: 200 sq. metres. (18.6 sqm)

2. Purpose for which every part of Building is to be used or occupied. (Describing separately each part intended for use of occupation for a separate purpose) Same as before on existing dwelling AND storage in garage extension

3. Allotment: Lot: 11 D.P.: 25496 Section: Ngawhaka 436437(A)  
Area: 819 m<sup>2</sup> Block: V. Kaitawa S.D. Locality: Waikanae

Box 344 Wellington

4. Owner's Full Name: Pamela Patricia & Neil Maurice McNAUGHT  
Address: 13 Atua St, Waikanae Beach Phone No. HOME (04) 792-996  
BUS. (04) 724-056

5. Previous Owner { If Section has been recently transferred } AK & P. R. Murphy

6. Frontage (Length): 90 links (18.3m) Site Address 13 Atua St

7. Estimated Value of Building only \$ 7000 : 00  
Plumbing and Drainage \$ 1000 : 00 Total Estimated Value \$ 8000 : 00

Invoice No.

8. Fees \$ ~~100~~ 71.00 No. of Receipt 4215

See Scales of Fees on Back Page.  
Building Research Levy \$ Footpath Damage Deposit \$ NA. :  
All work will be carried out in accordance with Horowhenua County Council's By-laws.

NOTE:— The following MUST accompany this Application:— P.O. (Labourer) \$ 36  
Plans and Specifications in Duplicate to be provided.

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

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

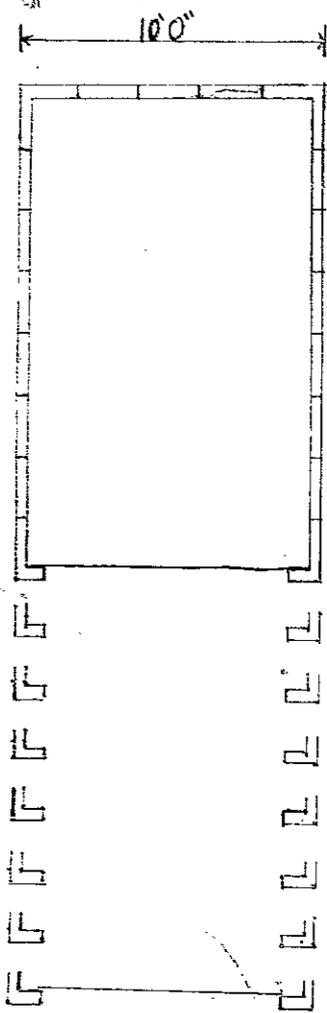
Name (in Block Letters) Neil Maurice McNAUGHT

Signature of Applicant [Signature] as BUILDER or OWNER.

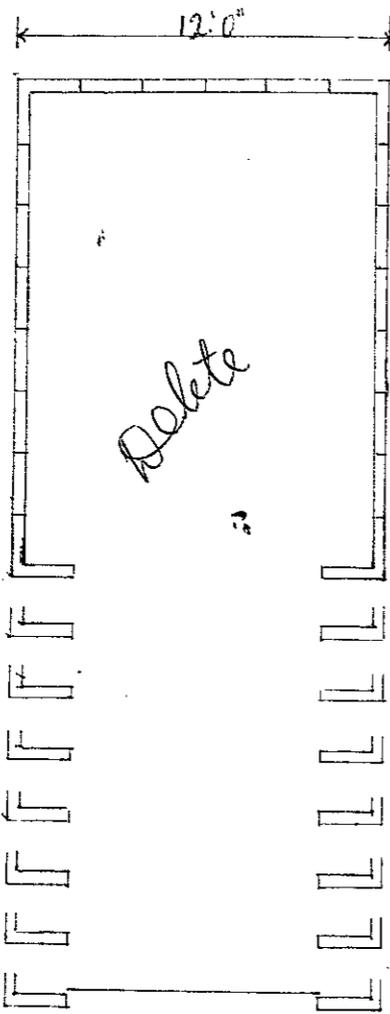
Address: 18 Jardine Place Wellington (Box 344) Phone No. HOME (04) 792-996  
BUS. (04) 724-056

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

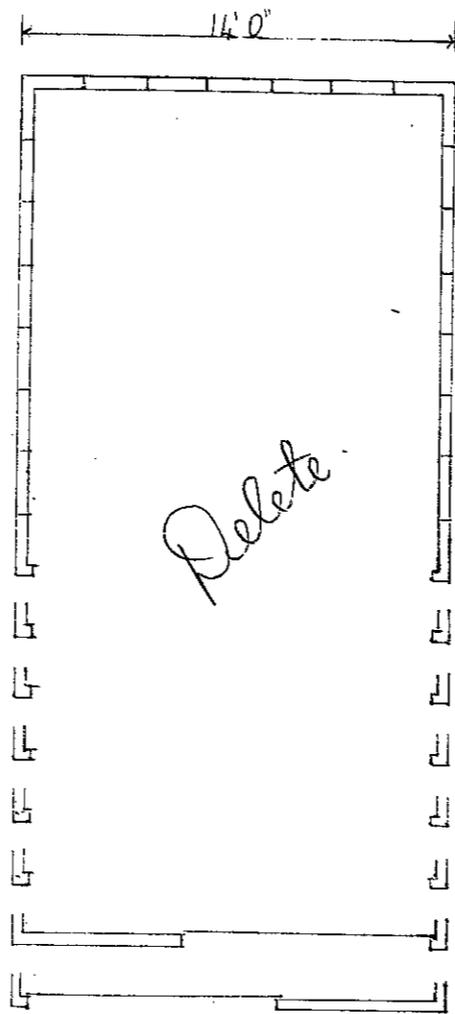
Phone No. HOME BUS



Plan  $\frac{1}{4}'' = 1ft.$



Plan  $\frac{1}{4}'' = 1ft.$



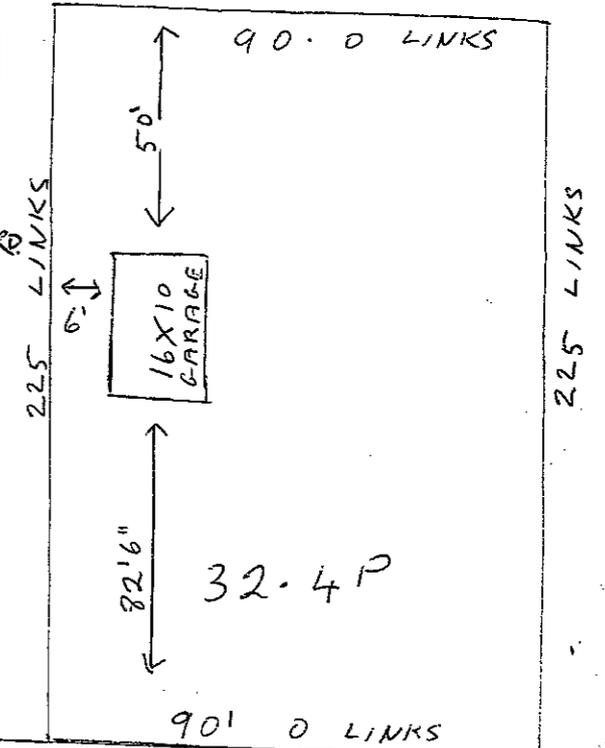
Plan  $\frac{1}{4}'' = 1ft.$

**SPECIFICATIONS**

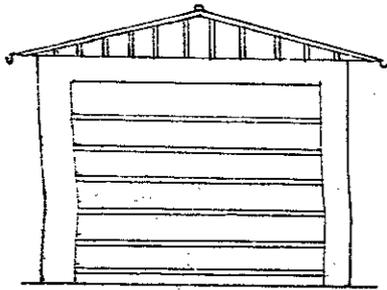
- FRAMING: 4x2 Boric Treated
- ROOF: Wooden Truss frame.  
26 Gauge CORR. IRON.
- PURLINS: 4x2 Boric Treated
- SHEATHING: METAL WEATHERBOARD
- GUTTERING: Plastic Marley  
Guttering Downpipes.
- WINDOWS: Fixed Glazed
- DOORS: Galvanized  
Tilt/Rolla Door.  
Framed Ledge side  
door.
- FOUNDATIONS: Reinforced 4"  
concrete Slab with  
2" upstand.

All work to be carried  
out and completed  
in a Tradesmanlike  
manner.

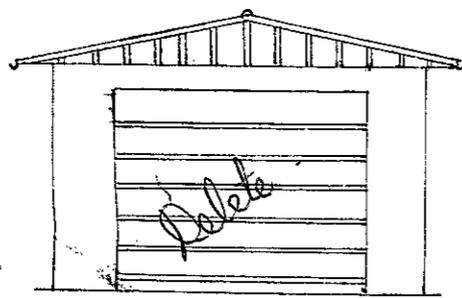
**SITE PLAN.**  
NOT TO SCALE



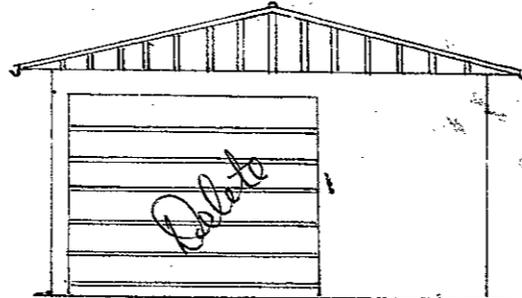
LOT 11 ATUA ST



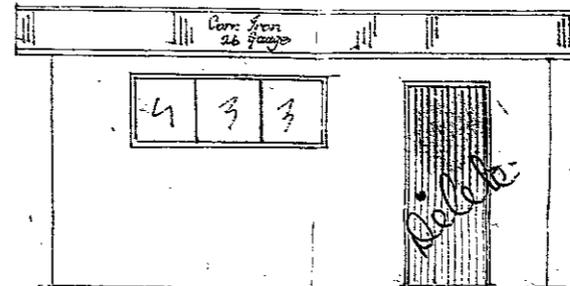
Elevation Scale  $\frac{1}{4}'' = 1ft.$



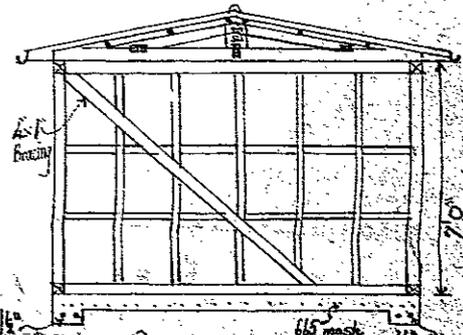
Elevation



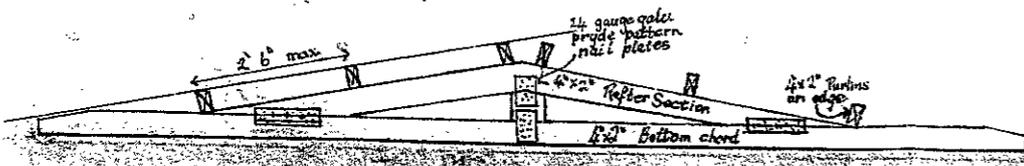
Elevation



Side Elevation



Section



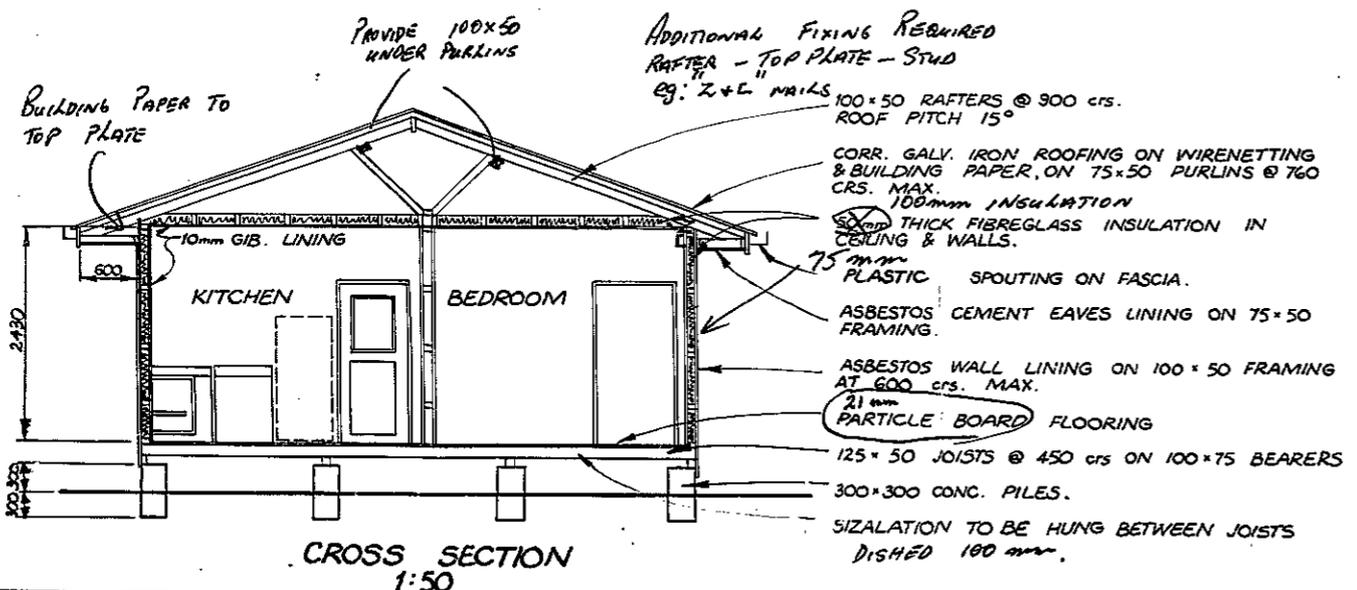
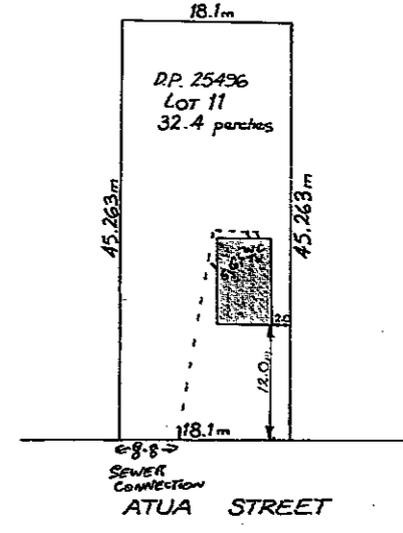
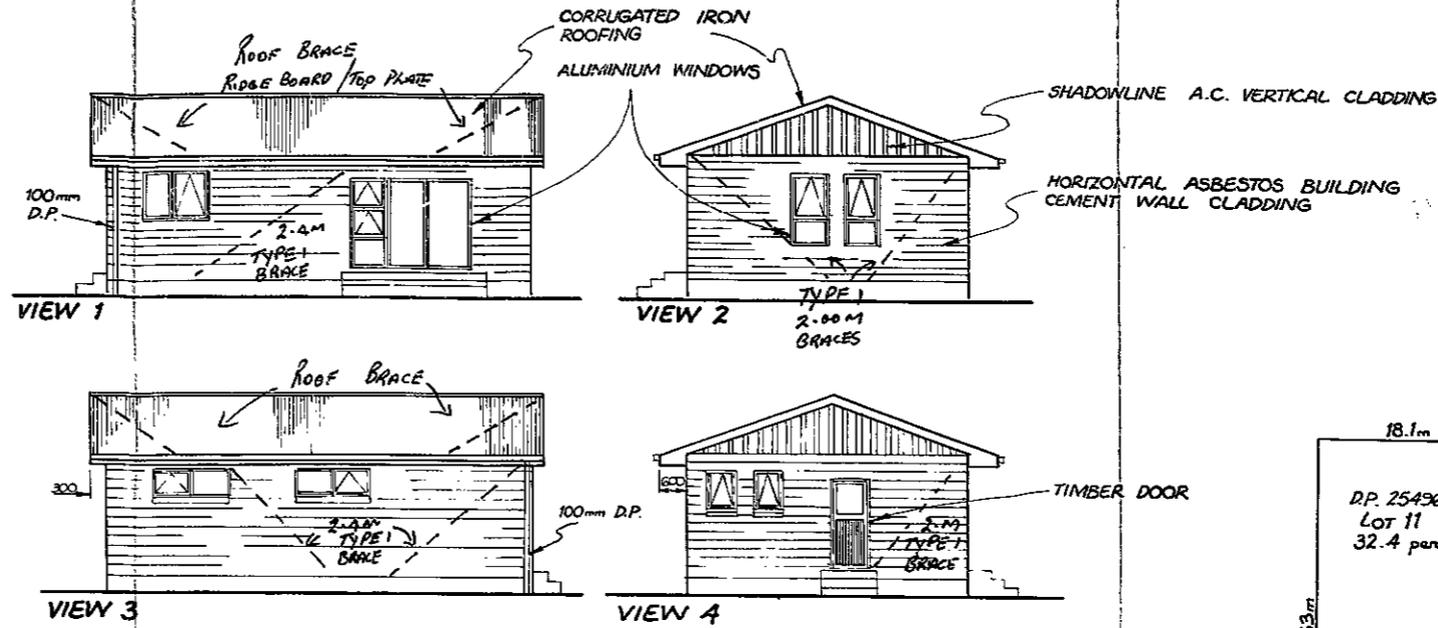
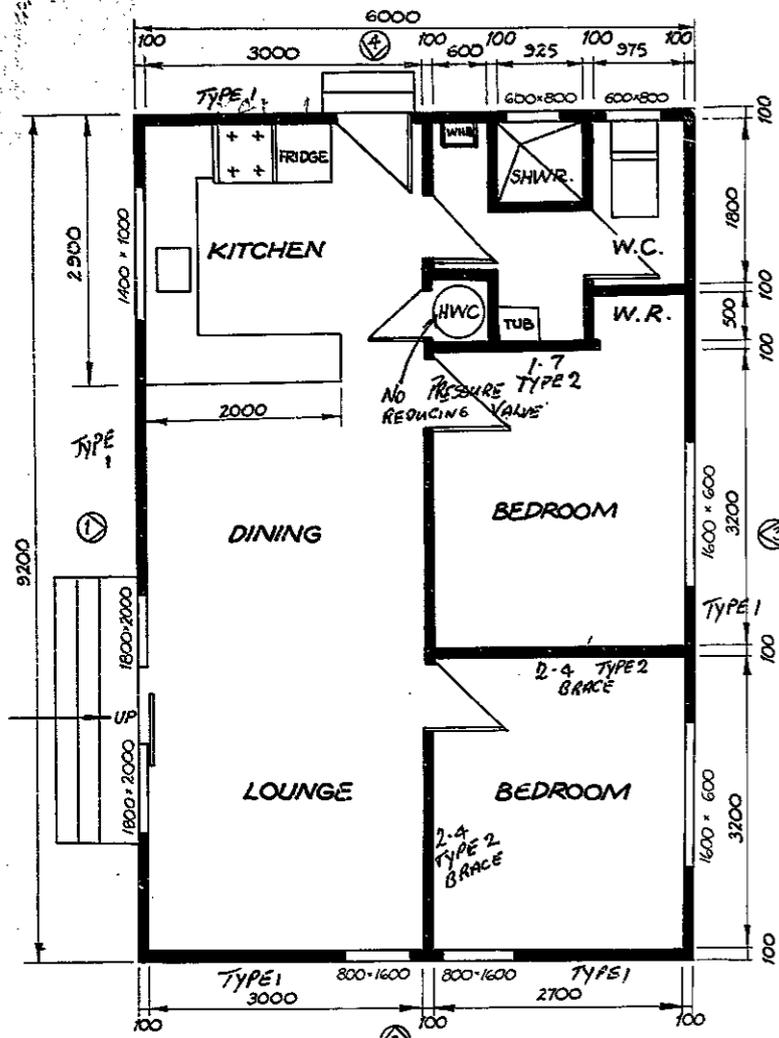
Scale  $\frac{1}{2}'' = 1ft.$

TRUSSES to be spaced  
at a maximum of 6ft 0"

RANCHMASTER GARAGES  
manufactured by  
FENCECO SALES (WGTN) LTD.  
Dahl Place, Linden.  
PHONE: TAWA 4129.

PROPOSED GARAGE  
FOR MR B. SIMMONS  
LOT 11  
AT. ATUA ST. WAIKANAHE  
LOT No. D.P. 25496

10/13  
DRAWN  
D.A.C.



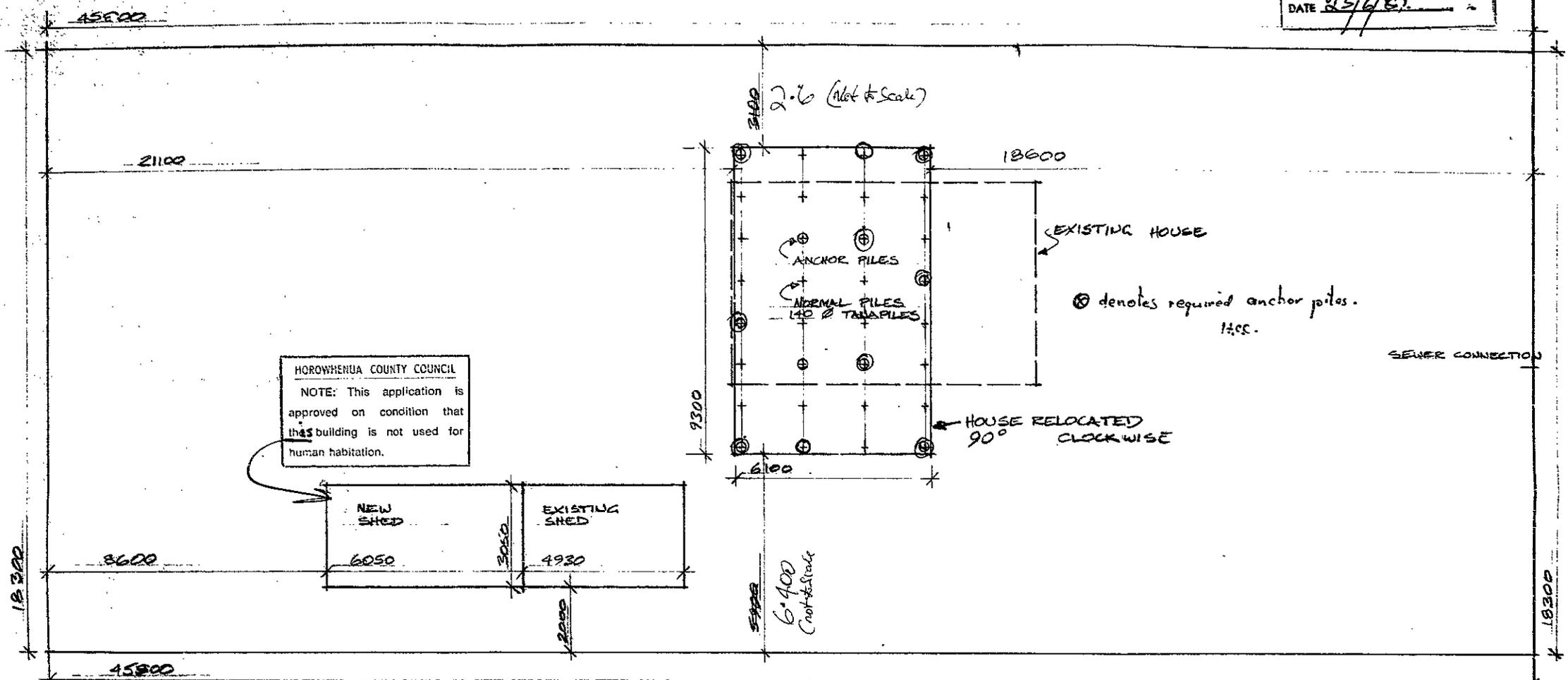
**APPROVED**  
*[Signature]*  
 COUNTY ENGINEER.  
 DATE 30-6-82

PROPOSED BUILDING FOR MR & MRS A. MURPHY

DRAWN: J.R. 5/82

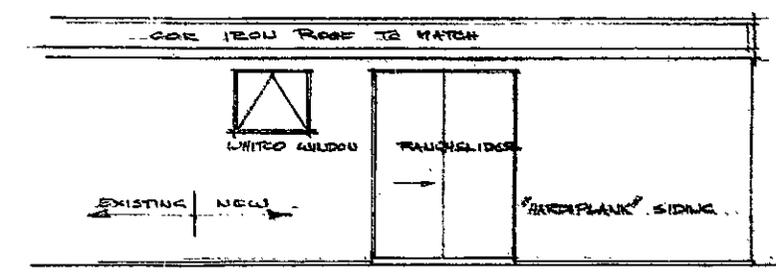
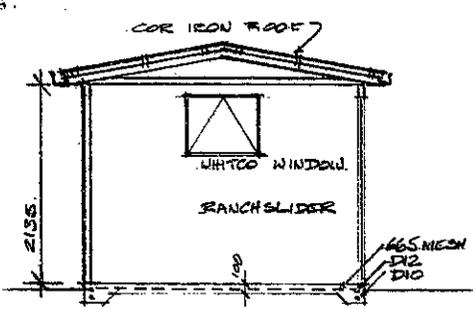
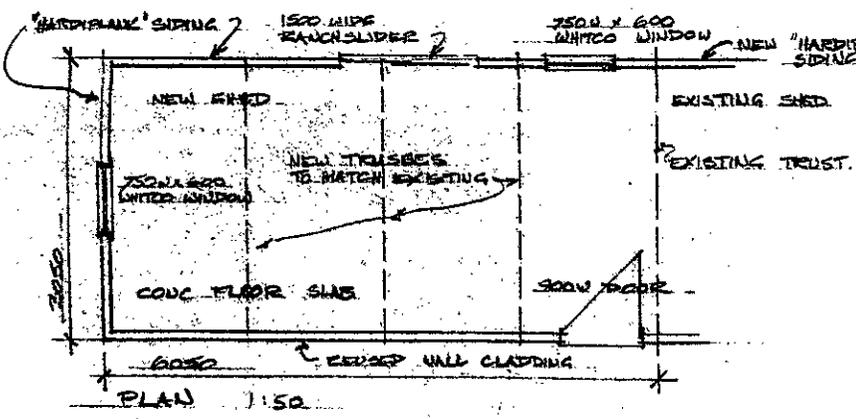
10-13

APPROVED  
*B. Todd*  
 COURT ENGINEER  
 DATE 23/6/87



HOROWHENUA COUNTY COUNCIL  
 NOTE: This application is approved on condition that this building is not used for human habitation.

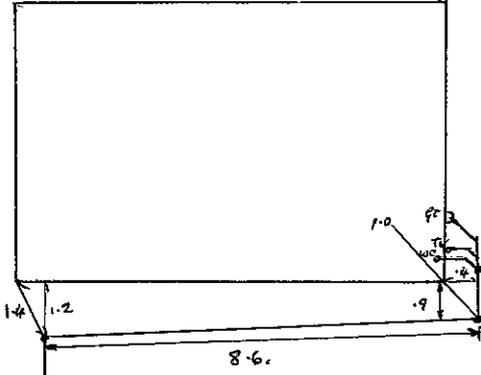
NOTE - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH LATEST EDITION NZ3604.



10-13

HOUSE RELOCATION.  
 13 ATUA STREET, WAIKANAЕ.

<b>HOWARD STACEY</b> Architect P.O. Box 10-333, The Terrace, Wellington. TEL 730014.		SHEET <b>A</b>
DRAWN TRACED	CHECKED DATE MAR 87	SCALES AS SHOWN
		SERIES OF NO 87-153



13 ATUA ST  
 LOT 11  
 DP 25496  
 D/L MEAR (RITCHIE)  
 5.10.87.

8.84

.9 Deep.

10-13

# HOROWHENUA COUNTY COUNCIL

## WAIKANAĒ WATER SUPPLY

### Application for Permit for Water Supply Work

TO: The County Engineer,  
Horowhenua County Council,  
P.O. Box 17,  
LEVIN.

I, OWEN BERNARD SIMMONS (Full name)  
of 15 NORWICH ST WADESTOWN WBTN (Postal address)

do hereby apply for permission to have the following plumbing work carried out in accordance with the undermentioned particulars and the plan attached hereto—

Description of work: Connection to Waikanae Water Supply. (Stand pipe only.)

Allotment: Lot 11 D.P. 25496 Section \_\_\_\_\_ Area \_\_\_\_\_  
Block V S.D. \_\_\_\_\_  
Street ATVA House No. 13

The licensed plumber who will carry out the said work is  
Desmond Walter Smith (Full name)  
of 11 The Grove Waikanae (Address)

Estimated value of plumbing work \$25.00.

Present source of supply, e.g., ~~bore, roof tanks, private supply.~~

Signature of Applicant B Simmons  
(Owner or Lessee)

#### FOR OFFICE USE

Connection Fee £ \_\_\_\_\_ Application No.: 774  
Permit Fee £ 5.00. Date: 16-11-70.  
TOTAL £ 5.00. Valuation Roll No.: 1493/228  
Permit No.: W1359  
Receipt No. 66 39957 for 50 cent's Date: 25-11-70  
Date Paid: 23/11/70 Work completed: \_\_\_\_\_  
Plan noted: \_\_\_\_\_  
Date: 10.13

# Horowhenua County Council

PERMIT No. W515

LOCALITY WAIKANAÉ SEWER

DATE RECEIVED : : .

DATE ISSUED 6 : 4 : 82

## APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME A.K. & P.R. MURPHY

FOR OFFICE USE ONLY

REMARKS:

APPROVED

*R. G. Johnson*  
COUNTY ENGINEER

DATE 30-6-82

**10-13**

# Application For Plumbing and Drainage Permit

TO THE COUNTY HEALTH INSPECTOR,  
Horowhenua County Council,  
Bath Street,  
Levin.

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

WE, the undersigned, do hereby apply for a permit to carry out DRAINAGE and PLUMBING work in accordance with the undermentioned particulars

Description of Drainage and Plumbing Work *Complete Plumbing and Drainage for dwelling*

Allotment. Lot: 11 D.P.: 25496 Section: \_\_\_\_\_ Area: \_\_\_\_\_  
Block: \_\_\_\_\_ S.D.: \_\_\_\_\_ Locality: \_\_\_\_\_

Previous Owner { If Section has been recently transferred } \_\_\_\_\_

Frontage (Length) \_\_\_\_\_ (Name of Street or Road) 13 ATUA STREET

Water Supply (Description) \_\_\_\_\_

Est. Material Value of Plumbing Work \$ 1200 : Est. Labour Value of Plumbing Work \$ 300 :

Est. Material Value of Drainage Work \$ 300 : Est. Labour Value of Drainage Work \$ 300 :

Total Value <sup>1500</sup> ~~3000~~ :

All work will be carried out in accordance with Horowhenua County Council's By-laws and the Drainage and Plumbing Regulations 1978 and Amendments.

Permit Fee Based on Labour Value \$ 43 Receipt No.: pt 44192

Water Connection Fee \$ 24 Receipt No.: \_\_\_\_\_

Full Name and Address of Owner: A.K. & P.R. MURPHY HOME 289199 WGTN  
32 KIWI ST HERETAUNGA UPPER HUTT BUS 280380

NOTE.—The following MUST accompany this Application:—

- (a) Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page. For a sewer connection, complete enclosed carbonised form.
- (b) Specifications of work materials to be used.  
Plan showing drain should be drawn to scale of 1-100.  
Stormwater drains should be shown (if any) in dotted lines.

Signature of Applicant: J.R. Murphy P.R. Murphy  
Address 32 KIWI ST HERETAUNGA UPPER HUTT

Craftsman  
Plumber's Signature, Address, and Registered No. G.M. FARLAND, 5 PATTERSON GROVE, WAIKANAЕ \*

Registered Drainlayer's Signature, Address, and Registered No. TIMOTHY CHRISTOPHER LALLY W/1000 \*

SEWER No

1565

H.S.C./D-1

# Horowhenua County Council

PERMIT No. W5116

LOCALITY Waikanae

DATE RECEIVED

DATE ISSUED 6:4:82

## APPLICATION FOR ~~PLUMBING~~ AND DRAINAGE PERMIT

OWNER'S NAME AK + PIR Murphy

FOR OFFICE USE ONLY

REMARKS:

APPROVED

J.M. O'Connell

COUNTY ENGINEER

DATE 6/2/82

10-13

NOTE—In all cases where septic tanks are installed the site and position must be first approved by the County Health Inspector.

# Application For Plumbing and Drainage Permit

TO THE COUNTY HEALTH INSPECTOR,  
Horowhenua County Council,  
Bath Street,  
Levin.

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

I, the undersigned, do hereby apply for a permit to carry out DRAINAGE and PLUMBING work in accordance with the undermentioned particulars.

Description of Drainage and Plumbing Work *drainage for new dwelling*

Allotment. Lot: *11* D.P.: *25496* Section: Area:

Block: S.D.: Locality:

Previous Owner { If Section has been recently transferred }

Frontage (Length) (Name of Street or Road) *13 ATUA ST*

Water Supply (Description)

Est. Material Value of Plumbing Work \$	:	Est. Labour Value of Plumbing Work \$	:
Est. Material Value of Drainage Work \$ <i>500</i>	:	Est. Labour Value of Drainage Work \$ <i>300</i>	:

Total Value \$ *800*:

All work will be carried out in accordance with Horowhenua County Council's By-laws and the Drainage and Plumbing Regulations 1978 and Amendments.

Permit Fee Based on Labour Value \$ *24* Receipt No.: *pt 44192*

Water Connection Fee \$ Receipt No.:

Full Name and Address of Owner:

NOTE.—The following MUST accompany this Application:—

- (a) Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page. For a sewer connection, complete enclosed carbonised form.
- (b) Specifications of work materials to be used.  
Plan showing drain should be drawn to scale of 1-100.  
Stormwater drains should be shown (if any) in dotted lines.

Signature of Applicant: *P MURPHY*

Address

Craftsman Plumber's Signature, Address, and Registered No.

Registered Drainlayer's Signature, Address, and Registered No. *T. Chalkley* (see p + d. app) signed

Inspector: M. \_\_\_\_\_

File No. \_\_\_\_\_

Receipt No. 4215

Date Permit Issued 17 7 87

**OWNER**

Name N. McNaught

Mailing Address 15 Alua Street  
Haikanae

**BUILDER**

Name AS OWNER

Mailing Address \_\_\_\_\_

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

**SITE**

Street No. 15

Street Name Alua Street

Town/District Haikanae

Riding Haikanae DC

**LEGAL DESCRIPTION**

Valuation Roll No. 1491-230-00

Lot 11 D.P. 25496

Section \_\_\_\_\_ Block \_\_\_\_\_

Survey District \_\_\_\_\_

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Relocate Dwelling on same site  
and extend existing Garage.

**FLOOR AREA** Whole Sq. Metres

**DWELLING UNITS** Number Erected

**ESTIMATED VALUES**

Building	7000
Plumbing	1000
Drainage	8000

**NATURE OF PERMIT (TICK BOX)**

NEW BUILDING  
- exclude domestic garages and domestic outbuildings

FOUNDATIONS ONLY

ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED  
- include installation of heating appliances

NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions

DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ 75.00	Water Connection	\$ _____	Receipt No.	4215
Street Damage Deposit	\$ _____	Vehicle Crossing Levy	\$ _____	Date of Payment	17/7/87
Building Research Levy	\$ 300	M.S. Plumbing	\$ _____	Authorised Officer	_____
Plumbing	\$ _____	TOTAL	\$ 1050		
Drainage	\$ _____				
Sewer Connection	\$ _____				

Special Conditions: \_\_\_\_\_

HOROWHENUA COUNTY COUNCIL

NOTE: This application is approved on condition that the extended garage building is not used for human habitation

10-13

Date Inspected	REMARKS (e.g. stage reached with work)
11-10-88	Complete.

existing Sewer Conn  
H.C.C.70.1.

# Horowhenua County Council

PERMIT No. 7357

LOCALITY Waikanae

DATE RECEIVED: : :

DATE ISSUED: 23: 10: 87

## APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME MCNAUGHT

### FOR OFFICE USE ONLY

REMARKS:

It is the responsibility of the owner and  
or builder to ensure that proposed  
installing works are in accordance with  
existing standards and regulations.

~~18-10~~ ~~18-10~~

APPROVED
<i>A. H. H. H.</i>
PER COUNTY ENGINEER
DATE <u>20-10-87</u>

Issue Please  
A.

1073

NOTE.—In all cases where septic tanks are installed the site and position must be first approved by the County Health Inspector.

# APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

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

Postal Address:  
Horowhenua County Council,  
P.O. Box 542,  
Levin.

I, the undersigned, do hereby apply for a permit to carry out DRAINAGE and PLUMBING work in accordance with the undermentioned particulars

1. **Description of Drainage and Plumbing Work** *Plumbing & drainage to dwelling existing*

2. **Allotment.** Lot *11* D.P. *25496* Section: ..... Area: .....  
Block: ..... S.D.: ..... Locality: *Waikanae*

3. **Full Name and Address of Owner:** *P. N. McEneaney*  
*18 Judicia Pl Wgr.*

4. **Previous Owner**  
Site Address *13 Arua Waikanae*

5. **Est. Material Value of Plumbing Work** \$ *200* : *00* **Est. Labour Value of Plumbing Work** \$ *200.00*

**Est. Material Value of Drainage Work** \$ : **Est. Labour Value of Drainage Work** \$ :

Invoice No. .... **Total Value** \$ :

6. **Water Supply** (Description) .....

7. **Plumbing Permit Fee Based on Labour Value** \$ *36* : *00* Receipt No. ....  
**Drainage Permit Fee Based on Labour Value** \$ : Receipt No. *4215*  
**Water Connection Fee** \$ : Receipt No. ....

All work will be carried out in accordance with Horowhenua County Council's By-laws and the Drainage and Plumbing Regulations 1978 and Amendments

NOTE - The following MUST accompany this Application -

- (a) Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page For a sewer connection, complete enclosed carbonised form.
  - (b) Specifications of work materials to be used.
- Plan showing drain should be drawn to scale of 1-100.  
Stormwater drains should be shown (if any) in dotted lines.

**Name** (in Block Letters) *P. McEneaney*

**Signature of Applicant** .....

**Address** *18 Judicia Pl Wgr.*

**Craftsman**  
**Plumber's Signature,** *Ross Meier* *5 Niho Ave*  
**Address, and** *Waikanae*  
**Registered No.** .....

**Registered Drainlayer's**  
**Signature, Address, and** *DATE -*  
**Registered No.** *De by [Signature]*

## Building Consent

### Section 35, Building Act 1991

#### Application

MR & MRS N McNAUGHT	No.	000636
PO BOX 344	Issue date	2/06/00
WELLINGTON	Application date	16/05/00
	Overseer	Barrie McLennan

#### Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stage ADDITION TO DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL
Estimated Value	\$33,000
Location	13 ATUA STREET, WAIKANAE
Legal Description	LOT 11 DP 25496
Valuation No.	1491023000

#### Charges

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

	\$	1,267.50
Building Research Levy	\$	33.00
Building Industry Authority Levy	\$	21.45
Total	\$	1,321.95

PAID

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

**Signed for and on behalf of the Council:**

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

Date: 2.6.00

## Addenda to Application

### Application

MR & MRS N McNAUGHT PO BOX 344 WELLINGTON	No.	000636 30/05/00
	Overseer	Barrie McLennan

### Project

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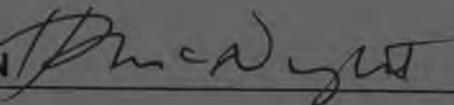
### General Requirements

- a) The District Inspector is to be given 24 hours' notice before carrying out the following inspections:
1. INITIAL INSPECTION - PREVIOUSLY COMPLETED
  2. FOUNDATION INSPECTION
  3. SUBFLOOR INSPECTION, SUSPENDED FLOOR
  4. PRELINING INSPECTION, MOISTURE TEST, CHECK BRACING
  5. PRELINING INSPECTION OF PLUMBING
  6. POST-LINING INSPECTION, LININGS, FIXED AS PER BRACE DESIGN
  7. WATER TEST ON SEWER DRAINS
  8. FINAL INSPECTION BUILDING
  9. FINAL INSPECTION OF PLUMBING
- b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 298 5139 between the hours of 8.00am and 4.30pm.

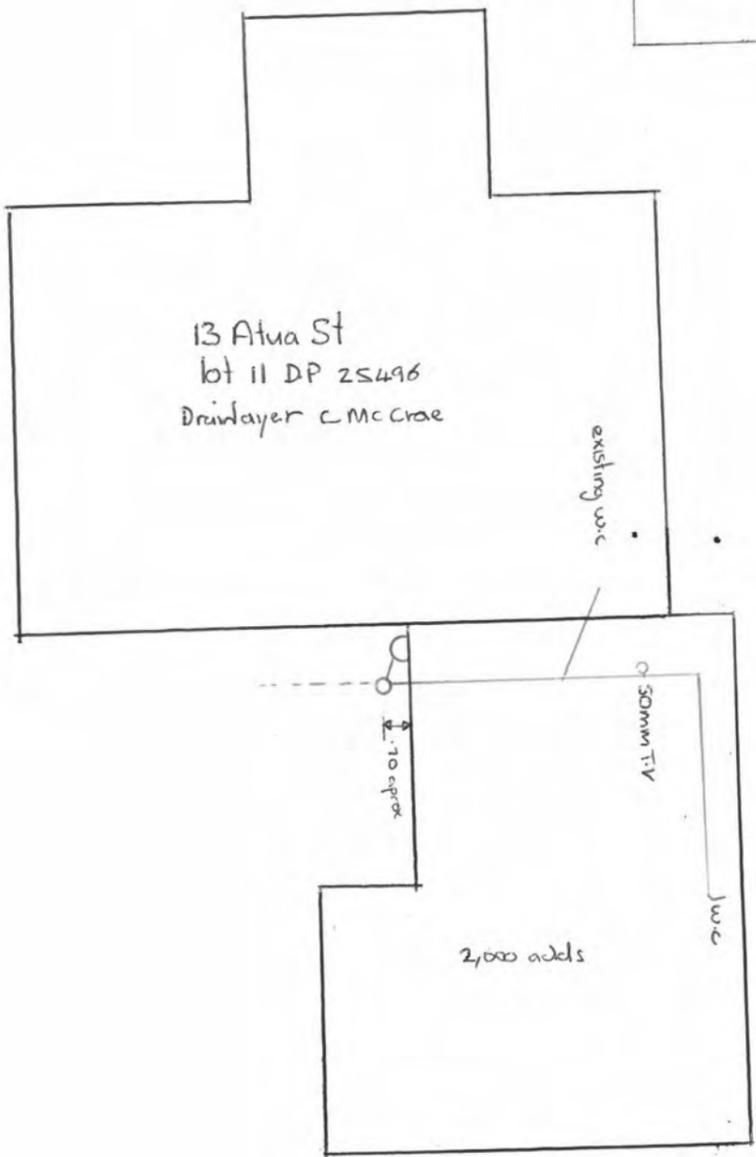
1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 6 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. The inspection of all specific design components of the building is the responsibility of the Design Engineer who is also required to supply a written report to Council.
3. Work to comply with NZS3604-1990 or 1999 as indicated on approved plans.
4. Metal head flashings required over all exterior joinery.
5. As this building is located within the Very High Wind Zone all Exterior load bearing walls require 100 x 50 studs at 480mm centres maximum, and light roofs require 16 kN cyclone ties to rafters and trusses. Purlins to light roofs require 1 - 'Z' nail additional securement, top and bottom edge
6. Note and comply with endorsements on approved plans.
7. Names and registration numbers of plumber and drainlayer are required before work commences.
8. Both hot and cold water pipes are to be tested to 1500 KPA pressure.
9. Provide from your Contractor a roof warranty covering the product and its installation.
10. As this site is located in the Severe Coastal Corrosion Zone, all exposed thin plate type fixings and cladding fixings need to be stainless steel.
11. The Engineer's specific foundation design must be forwarded to Council ASAP and prior to commencing work.

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

OWNER/BUILDER/  
AUTHORISED PERSON



Date: 2 June 2000



# SITE CHECK SHEET

NAME: ..... McNaught .....  
 SITE ADDRESS: 13 Angus St - Wai ..... LOT: ..... DP: .....  
 PROJECT: flse alts ..... CONSENT NO: 000636 .....  
 BUILDER: ..... CONTACT NO: .....

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

## FOUNDATIONS

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

Approved building consent documents on site: YES / NO

**SITING:**

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

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

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

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

**COMMENTS**

<sup>NEDEL</sup>  
 025.943417 - I PHONED DARLINGTONS - 2972099  
 DRENEN PILLS: PILLS PREVENT COMMENCED, NO-ONE ON SITE ENGINEERS REPORT REQUIRED \* PILE PLAN



**SUBFLOOR**

Date: 17/8/00 Officer: BO MC

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

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

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

Instruction No: .....

Is a reinspection required?  Yes/No

Proposed date of follow up inspection.....

Labels in place?  Yes/No

Producer Statement  Yes/No/NA

**COMMENTS**

OK TO CONTINUE

11

**EXTERIOR CLADDING**

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

- Rigid backing
- Non rigid backing
- Building paper
- Battens (non rigid)
- Cavity (non rigid)
- Sheet set out (Hardies)

- Reinforcement
- Spacers
- Nailing (Hardies)
- Flashings
- Control joints

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

Instruction No: .....

Is a reinspection required?  Yes/No

Proposed date of follow up inspection .....

Producer Statement  Yes/No/NA

**COMMENTS**

**PRELINE**

**PLUMBING AND DRAINAGE:** Date: 11/9/00 Officer: Simon Capp  
 Plumber: Kyle McGee

- Pressure test
- Visual leak check
- Pipe support/clips
- Pipe size
- Pipe material polyb. 12

- Joint strain
- Pipe insulation
- Stacks
- Wastes more clips required
- Supply tank

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

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

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

**COMMENTS**

Pipes water tested to 1500 kPa

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**BUILDING**

Date: 26-9-00 Officer: (B) ML

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



%

DRY FRAME

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



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DRY FRAME

12

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

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

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

**COMMENTS**

OK TO CONTINUE ✓

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## POSTLINE

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

Sheets nailed as per your schedule       Insulation to walls

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

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

Postline Label in place?                      Yes/No

### COMMENTS

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## DRAINS

Drainlayer: *S. Mares* ..... Date: *4/7/09* ..... Officer: *[Signature]* .....

Drain depth	<input checked="" type="checkbox"/>
Subsoil drains	<input type="checkbox"/>
Pipe material	<input type="checkbox"/>
Disposal field	<input type="checkbox"/>
Drains under building	<input type="checkbox"/>
Connection to main	<input type="checkbox"/>
Pipe supports	<input type="checkbox"/>
Manhole - structure	<input type="checkbox"/>
Lamp holes	<input type="checkbox"/>
Drain test	<input type="checkbox"/>

Gully traps	<input type="checkbox"/>
Granular bedding	<input type="checkbox"/>
Terminal vents	<input type="checkbox"/>
Even gradient/line	<input type="checkbox"/>
Soil stack	<input type="checkbox"/>
Manhole - haunching	<input type="checkbox"/>
Inspection/bends	<input type="checkbox"/>
SW to kerb	<input type="checkbox"/>
Sumps	<input type="checkbox"/>

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

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

Producer Statement                              Yes/No/NA

### COMMENTS

*drain started near gully trap installed*

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## MISCELLANEOUS INSPECTIONS

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

Reinforcing   
 Engineers design Yes/No  
 If yes, has engineer checked Yes/No

Cavities cleared

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

Instruction No: .....

Is a reinspection required? Yes/No

Proposed date of follow up inspection .....

Producer Statement Yes/No/NA

**COMMENTS**

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### Retaining Walls

Siting   
 Stretchers   
 Deadmen   
 Poles/posts   
 Footing   
 Engineers design/supervision

Subsoil drainage   
 Post Holes   
 Retaining components   
 Tie bars   
 Headers

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

Instruction No: .....

Is a reinspection required? Yes/No

Proposed date of follow up inspection .....

Producer Statement Yes/No/NA

**COMMENTS**

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### Solid Fuel Heaters

Chimney Check   
 Seismic fixing   
 Flue flashing   
 Flue   
 Mantel shelf

Flue height   
 Hearth   
 Clearances   
 Ceiling plate

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

Instruction No: .....

Is a reinspection required? Yes/No

Proposed date of follow up inspection .....

**COMMENTS**

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## FINAL INSPECTION

### **Building Exterior**

### **CHECK PLANS**

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

### **Building Interior**

### **CHECK FITTINGS**

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

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

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

Producer Statement                                      Yes/No/NA

OK to issue final code compliance certificate.      Yes/No

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

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

Comments:

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## COSTING SHEET

Application No: 000 636  
 Date: 16/5/00  
 Site Address: 13 Arua st - Wal.  
hse old

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

TECHNICAL CONSULTANTS = Cost + 10%

CLASSIFICATION	\$	PLAN VETTING				TOT \$	CONSULTANTS			TOT \$	INSPECTIONS					TOT	SET FEE	PIM	CC C	DIG SCAN Y/N	TOT
		PI	D	Bld	EH		DP	Site	PI		D	Bld	EH								
1. Fire Places, Signs, Minor Plumbing and Drainage	0 - 1,500														30	Nil	Nil				
2. Sheds, Carports	1501 - 4,000														70	Nil	Nil				
3. Garages, Conservatories, Swim Pool, etc	4,001 - 10,000														100	50	30				
4. House Additions	4,001 - 10,000														120	50	30				
5. House Additions	10,000 - 40,000		3	6	\$135	2		\$30	1	2	5	\$450		150	50	30		\$1345			
6. House Additions	40,001 - 70,000														200	100	30				
7. Dwellings	70,001-100,000														250	100	30				
8. Dwellings	100,001-150,000														320	100	30				
9. Dwellings	150,001-200,000														420	100	30				
10. Dwellings	200,001-250,000														520	100	30				
11. Dwellings	250,001-300,000														650	100	30				
12. Dwellings	300,000 +														700	100	30				
13. Commercial/Industrial	0-10,000														120	50	30				
14. Commercial/Industrial	10,001-50,000														200	50	30				
15. Commercial/Industrial	50,001-10,000														300	150	30				
16. Commercial/Industrial	100,001-150,000														400	150	30				
17. Commercial/Industrial	150,001-200,000														550	150	30				
18. Commercial/Industrial	200,001-250,000 +														750	150	30				

**CONSENT DATA INPUT REQUIREMENTS**

REQUIRED INSPECTIONS		STANDARD ADDENDA		
14	↓	32	↓	21
1	↓	2	↓	22
17		3	↓	23
7		4	↓	24
16		5		25
2		6	↓	26
3	↓	7	↓	27
18	↓	8	↓	28
4	↓	8A		29
8	✓	9	↓	30
5	↓	10	✓	31
10	✓	11		33
12		12	✓	34
6	↓	13		35
9	✓	14		36
11		15		37
13		16		38
15		17		
		18		
		19		
		20		

STANDARD CONDITIONS
1
2
3

**NON STANDARD ADDENDA**

*The Engineers specific foundation design must be forwarded to council ASAP and prior to commencing work.*

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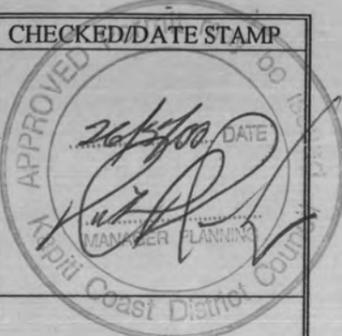


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FOR COUNCIL USE:

DEPARTMENT	REQUIREMENTS		COMMENTS	CHECKED/DATE STAMP
	Yes	No		
Town Planning	Zoning Confirms			
	Dispensation			
	Planning Consent			
	Special Floor Level			
Plumbing			<div style="border: 1px solid black; padding: 5px;">                     KAPITI COAST DISTRICT COUNCIL                      PLANS APPROVED PLUMBING                      AND DRAINAGE                      CONSENT MAY BE ISSUED.                       DATE: 13/5/00 OFFICER:  </div>	
Drainage				
Stormwater	To Channel To Drain Confined to Lot			
Building				
Structural	Specific Design			
	Foundation			
	Structure			
	Roof			
Subdivisional Engineer	Earthworks Bylaw			
	Conditions			
Environmental Health				
Site- Footpath & Entrance Conditions	Ground		ELEVATED SITE, SLIGHTLY SLOPING TOWARDS ROADWAY ON TOP VEHICLE ENTRANCE EXISTING & DAMAGED.  SOFT SAND ENGINEERS TEST CARRIED OUT  9/5/00	
NOTES: 				



APPLICATION FOR BUILDING CONSENT  
Section 33, Building Act 1991

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

CONSENT NO
000636

PART A : GENERAL

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

APPLICANT (OWNER*)	PROJECT																																
Name: <u>MR &amp; MRS NEIL MCNAUGHT</u>	<table border="0"> <tr> <td>New or relocated Building</td> <td style="text-align: right;">Cross One</td> </tr> <tr> <td>Alterations or additions</td> <td style="text-align: right;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Accessory Building or Fire</td> <td style="text-align: right;"><input type="checkbox"/></td> </tr> <tr> <td>Building Demolition or Removal</td> <td style="text-align: right;"><input type="checkbox"/></td> </tr> <tr> <td>Being stage <u>1</u> of an intended <u>1</u> stages.</td> <td></td> </tr> </table>	New or relocated Building	Cross One	Alterations or additions	<input checked="" type="checkbox"/>	Accessory Building or Fire	<input type="checkbox"/>	Building Demolition or Removal	<input type="checkbox"/>	Being stage <u>1</u> of an intended <u>1</u> stages.																							
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Being stage <u>1</u> of an intended <u>1</u> stages.																																	
Mailing address: <u>PO BOX 344</u> <u>WELLINGTON</u>																																	
Contact [Print Name and position]: <u>NEIL MCNAUGHT</u>																																	
Phone: <u>04 2721729</u> Fax _____																																	
*Under section 33 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.																																	
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Application Deposit: \$ <u>400</u>	Legal description (as shown on certificate of title or rates notice, if any): Lot <u>11</u>																																
Receipt No: <u>827532</u>	DP <u>25490</u>																																
Paid By: <u>P.P. McNaught</u> <u>Nak Co</u>	Valuation No. <u>1491023000</u>																																
NOTE: BALANCE OF FEES ARE PAYABLE ON CONSENT APPROVAL																																	
This Application is for:																																	
<input checked="" type="checkbox"/> Building Consent only, in accordance with project information	<input checked="" type="checkbox"/> Both building consent and a project information memorandum																																
PLEASE NOTE The information provided in support of this application is public and as such is freely available on request. However under Section 27(3) of the Building Act 1991 you may for security and/or copyright reasons request the plans and specifications pertaining to this application be marked as confidential by completing the following section	<table border="1"> <tr> <th colspan="2">CONFIDENTIALITY Plans and Specifications</th> <th colspan="2">SIZE OF BUILDING</th> </tr> <tr> <td>1. <input type="checkbox"/> I/We require that my/our:</td> <td></td> <td>Floor area m<sup>2</sup></td> <td></td> </tr> <tr> <td>2. <input type="checkbox"/> plans</td> <td></td> <td><u>EXTENSION ONLY</u></td> <td><u>43</u></td> </tr> <tr> <td>3. <input type="checkbox"/> specifications</td> <td></td> <td>No of stories</td> <td><u>1</u></td> </tr> <tr> <td colspan="2">be treated as confidential in order to protect:</td> <td>No of Units</td> <td><u>1</u></td> </tr> <tr> <td>4. <input type="checkbox"/> the security of the building</td> <td></td> <td></td> <td></td> </tr> <tr> <td>5. <input type="checkbox"/> copyright</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2">Signed: _____</td> <td></td> <td></td> </tr> </table>	CONFIDENTIALITY Plans and Specifications		SIZE OF BUILDING		1. <input type="checkbox"/> I/We require that my/our:		Floor area m <sup>2</sup>		2. <input type="checkbox"/> plans		<u>EXTENSION ONLY</u>	<u>43</u>	3. <input type="checkbox"/> specifications		No of stories	<u>1</u>	be treated as confidential in order to protect:		No of Units	<u>1</u>	4. <input type="checkbox"/> the security of the building				5. <input type="checkbox"/> copyright				Signed: _____			
CONFIDENTIALITY Plans and Specifications		SIZE OF BUILDING																															
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4. <input type="checkbox"/> the security of the building																																	
5. <input type="checkbox"/> copyright																																	
Signed: _____																																	





# Base Consulting Engineers Limited

17 APR 1998  
KGDG

- ┆ Structural
- ┆ Foundation
- ┆ Soils

28 Queen Street  
P.O. Box 434  
Levin

Telephone Levin (06) 367 0088  
Paraparaumu (04) 297 0088  
Fax (06) ~~367 9009~~ 367 0058  
Mobile (025) 444 080

Mr. N. McNaught  
P.O. Box 344  
**WELLINGTON**

40044  
13 April 2000

Dear Mr. McNaught

**Re: Foundation Investigation  
13 Atua St, Waikanae**

Following the engagement of our services by your designer, Carol Cottle, a foundation investigation was undertaken at the above site on 11 April 2000 with the following results:

**DESCRIPTION:**

The site contains an existing dwelling situated on a dune ridge. The dwelling is to be extended 7.5 metres to the East as per the drawings supplied.

The investigation involved two Scala Penetrometer probes at the locations shown on the attached plan.

**RESULTS:**

We infer from the results of the fieldwork that the building site comprises naturally deposited dune sand to the full depth of the investigation being 3.6 metres below existing ground level.

An Ultimate Bearing Capacity of 300 kPa is defined in NZS 3604: 1999 as 3 blows / 75 mm on the Scala Penetrometer. This level was identified at 3.3 metres below existing ground level.

Ground water was not determined at the time of the investigation.

**RECOMMENDATION:**

Based on the results of our investigation we are of the opinion that the ground conditions do not meet the requirements of NZS 3604: 1999 "Code of Practice for Light Timber Frame Buildings not requiring specific design", and as such will require a specific foundation design.

For the ground conditions described above we recommend the following:

1. All piles shall be 150 SED tanalised piles driven to a set not exceeding 150 mm / 10 blows for a 480 kg hammer falling 1000 mm.
2. Every alternate pile / bearer connection shall be of 12 kN capacity comprising nail plated connectors.

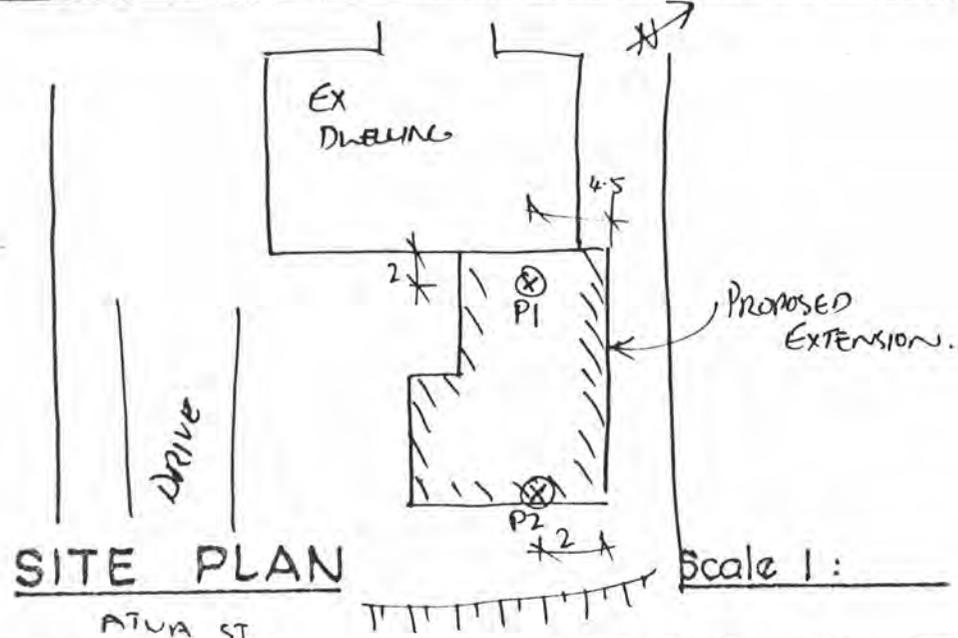
We trust this meets with your requirements.

Yours faithfully  
Base Consulting Engineers Ltd



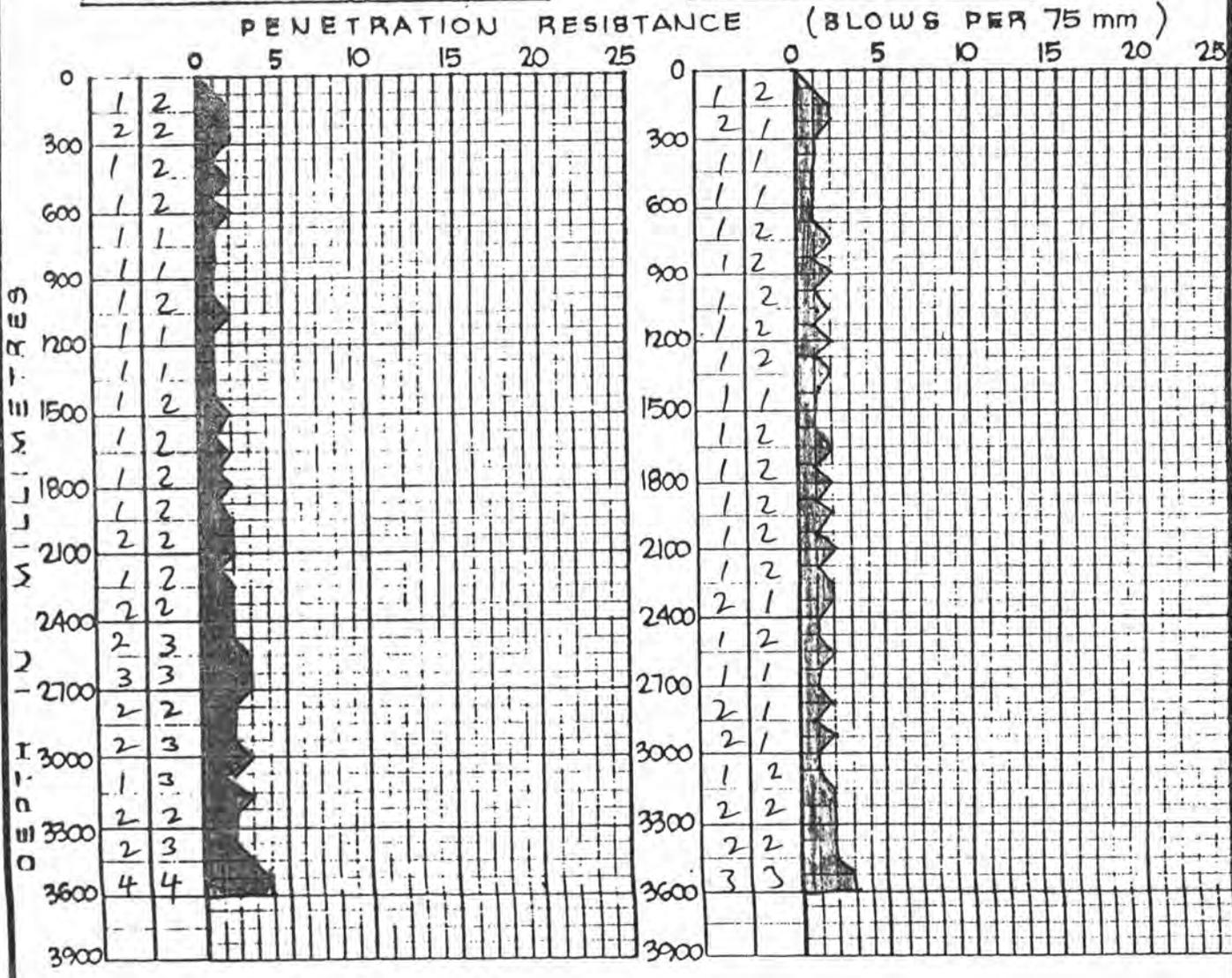
Peter Bolton MIPENZ  
Director

JOB 40044 - CLIENT N.M. NAUGHT - LOCATION 13 ATUA ST. WAIKANAHA - DATE 11/04/2008  
 BY Sultan Taz CHECKED



**PROBING NO P1**

**PROBING NO P2**



**SCALA PENETRATION TESTS**

9 kg hammer falling 1/2 a metre to a steel anvil, driving a 16 mm diameter rod fitted with a 20 mm diameter cone  
**BASE**

CONSULTING ENGINEERS LTD.  
 BOX 434 LEVIN

BC000636

**DOCUMENTS**

DWG.No.

- 1 SITE & DRAINAGE PLAN, FOUNDATION PLAN
  - 2 FLOOR & BRACING PLAN, ELEVATIONS
  - 3 WALL BRACING CALCULATIONS
  - 4 CROSS SECTION
  - 5 WINDOW & DOOR SCHEDULES
  - 6 TIMBER SCHEDULE
- SPECIFICATION  
ENGINEER'S CALC'S & DESIGN CERTIFICATE

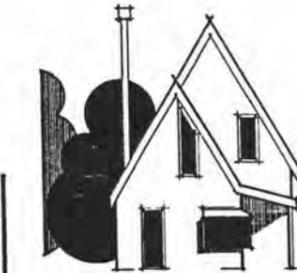
PROPOSED EXTENSION  
to  
McNAUGHT BEACH HOUSE  
at  
13 ATUA STREET, WAIKANAЕ BEACH

**NOTES:**

- 1. USE WRITTEN DIMENSIONS ONLY, DO NOT SCALE DRAWINGS.
- 2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION.
- 3. ADHERE TO MANUFACTURER SPECIFICATIONS AND SUPPLY COPY OF GUARANTEES TO THE CLIENT.
- 4. NEVER SUBSTITUTE MATERIALS FOR THOSE SPECIFIED WITHOUT AUTHORISATION FROM THE ARCHITECT, TERRITORIAL AUTHORITY AND THEN WRITTEN CONFIRMATION FROM THE OWNER.



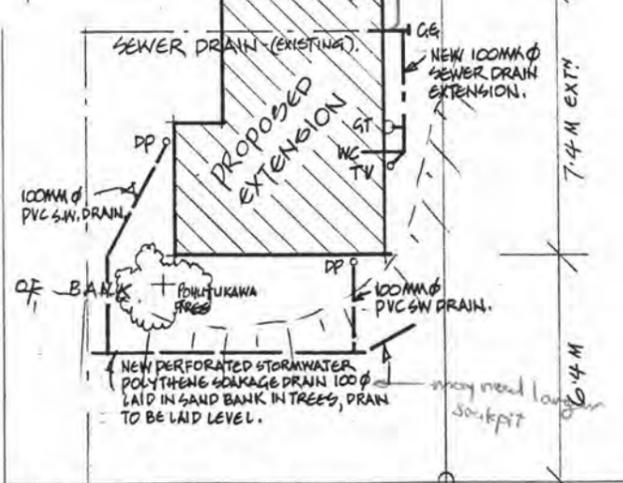
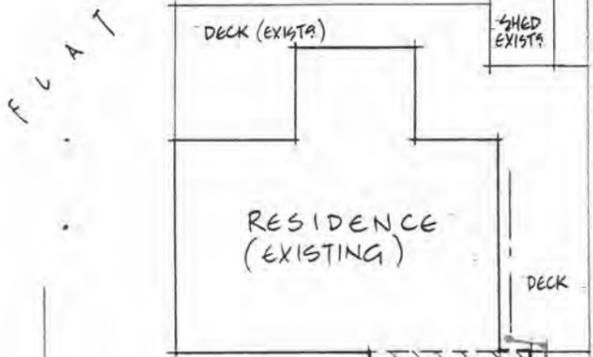
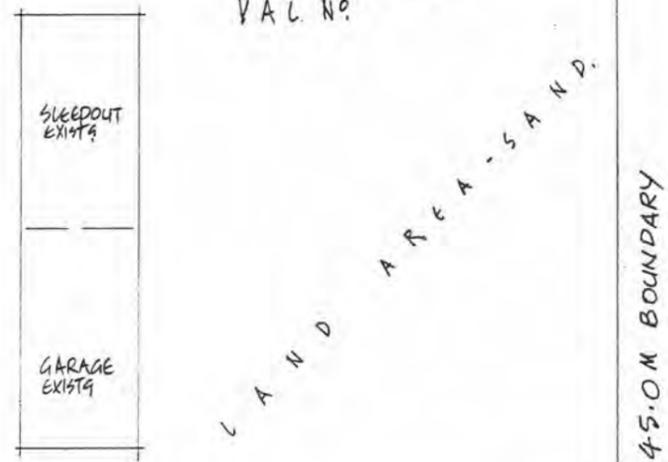
COUNCIL COPY



*Carol Cottle* AMNZID  
ARCHITECTURAL SERVICES

Telephone (06) 3643156

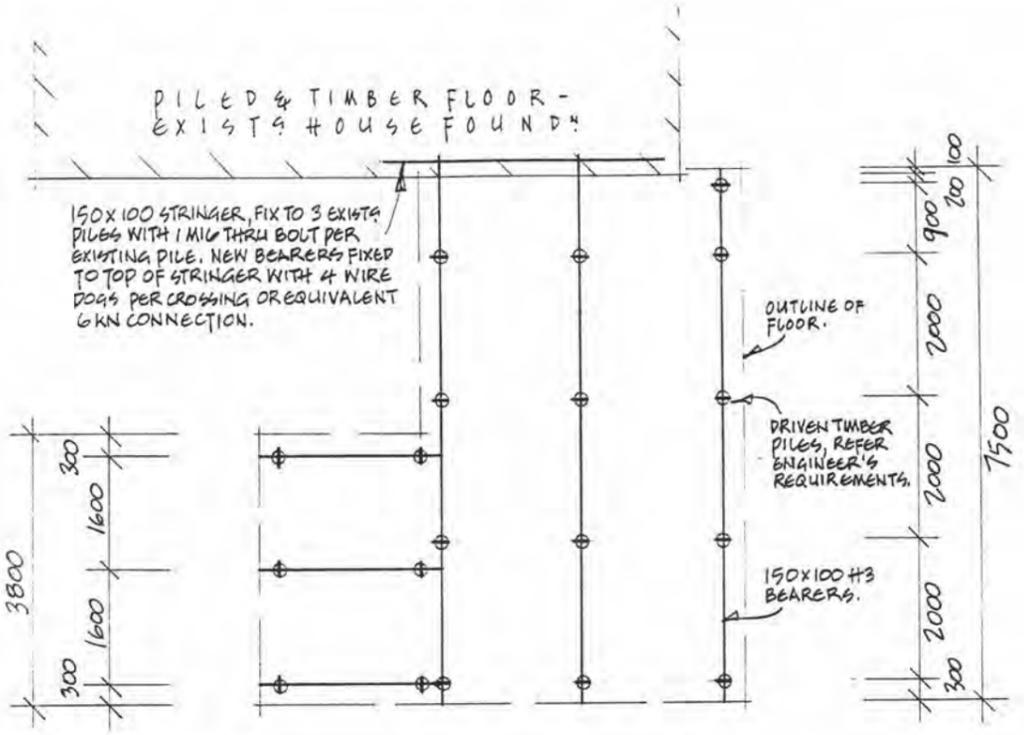
LOT II  
D.P. 25496  
AREA 810M<sup>2</sup>  
VAL. N<sup>o</sup>.



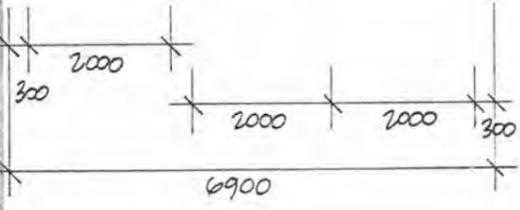
18.0 M BOUNDARY  
A T H A T S T R E E T

SITE & DRAINAGE PLAN. 1:200

All work carried out under jurisdiction of producer statement, to meet the engineer requirements fully.



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



NOTE: REFER TO STRUCTURAL ENGINEERS REQUIREMENTS FOR FOUNDATION PILES.

FOUNDATION PLAN. 1:100

KAPITI COAST DISTRICT COUNCIL  
PLANS APPROVED PLUMBING AND DRAINAGE  
CONSENT MAY BE ISSUED.  
DATE: 19/5/00 OFFICER: [Signature]



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

- NOTES:
- 1 USE WRITTEN DIMENSIONS ONLY.
  - 2 VERIFY ALL DIMENSIONS ON SITE PRIOR TO ORDERING OR CONSTRUCTION.
  - 3 THESE DRAWINGS ARE TO NZS 3604:1999 AND SUBSEQUENT CODES OF PRACTICE.
  - 4 REFER ALSO TO THE SPECIFICATIONS.
  - 5 REFER TO STRUCTURAL ENGINEER'S REQUIREMENTS.



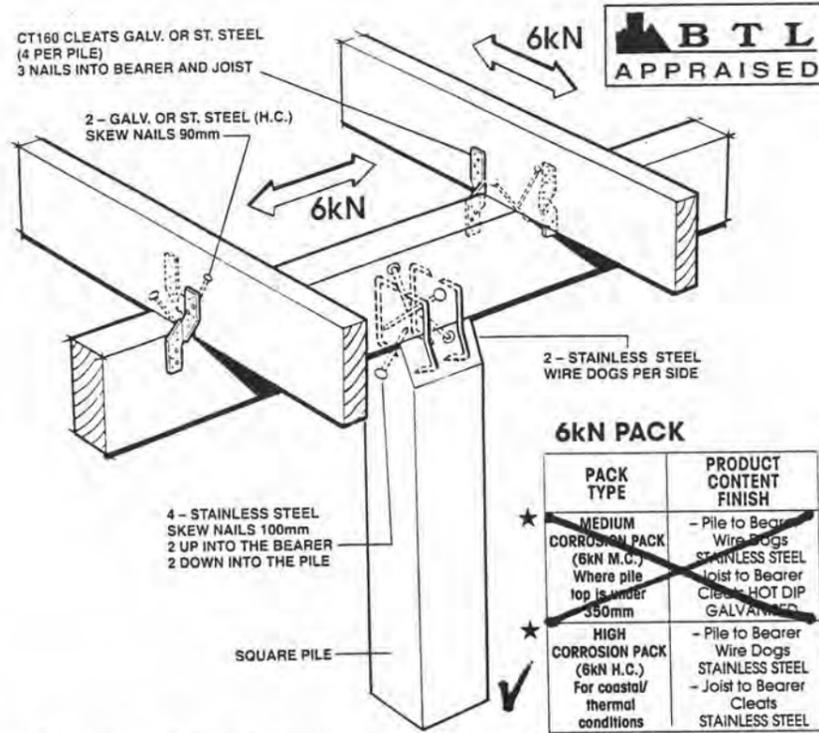
SITE & DRAINAGE AND FOUNDATION PLANS

McNAUGHT BEACH HOUSE

REVISED	DRAWN	SCALE	DATE
	CC	1:200, 1:100	MAR 00
DWG N <sup>o</sup>	1	OF	6

## 6kN PILE FIXING

- ★ BTL Appraisal Certificate No. 298 1994
- ★ Auckland University Tested. Test Ref. 4613
- ★ Complies with NZS-3604 - 1990
- ★ Suitable for Bearers and Joists up to 150mm deep



Cantilever Pile Shown

Available from leading Builders Supply Merchants throughout New Zealand

# LUMBERLOK™

LUMBER-LOK N.Z. LTD

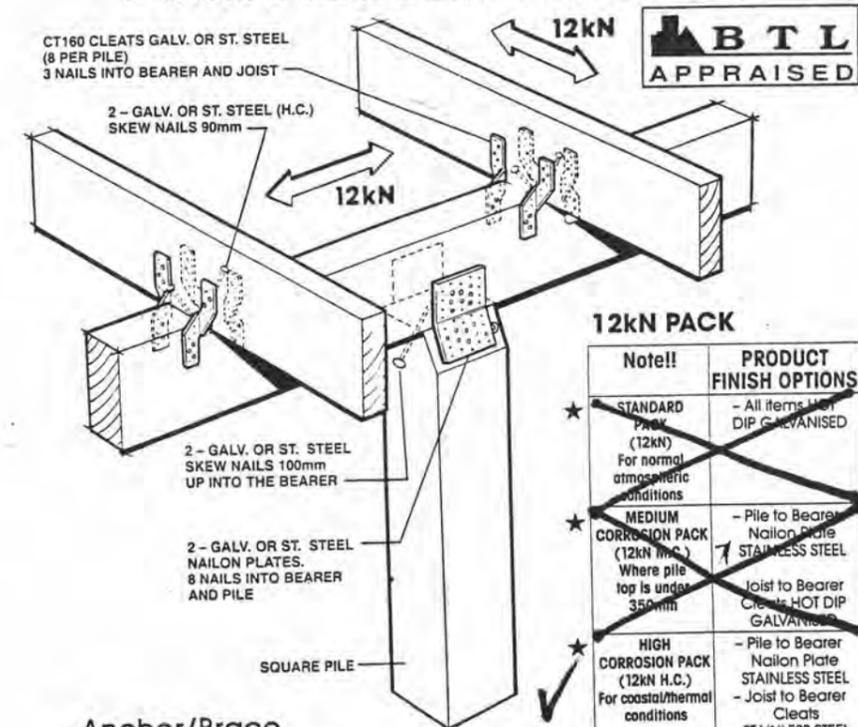
3-5 Zelanian Drive, East Tamaki,  
P.O. Box 58-014, Greenmount, Auckland.  
Phone (09) 274-7109.  
Fax (09) 274-7100.

Katikas Place,  
P.O. Box 8387, Christchurch.  
Phone (03) 348-8691.  
Fax (03) 348-0314.

9

## 12kN PILE FIXING For Braced Piles or Anchor Piles

- ★ BTL Appraisal Certificate No. 297 1994
- ★ Auckland University Tested. Test Ref. 4613
- ★ Complies with NZS-3604 1990
- ★ Suitable for Bearers and Joists up to 150mm deep.



Anchor/Brace Pile Shown

Available from leading Builders Supply Merchants throughout New Zealand

# LUMBERLOK™

LUMBER-LOK N.Z. LTD

3-5 Zelanian Drive, East Tamaki,  
P.O. Box 58-014, Greenmount, Auckland.  
Phone (09) 274-7109.  
Fax (09) 274-7100.

Katikas Place,  
P.O. Box 8387, Christchurch.  
Phone (03) 348-8691.  
Fax (03) 348-0314.

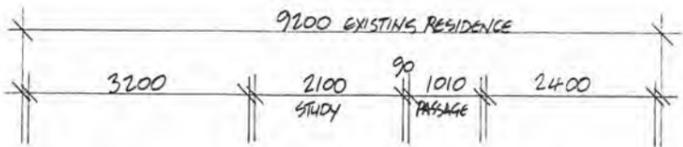
7





McNAUGHT BEACH HOUSE

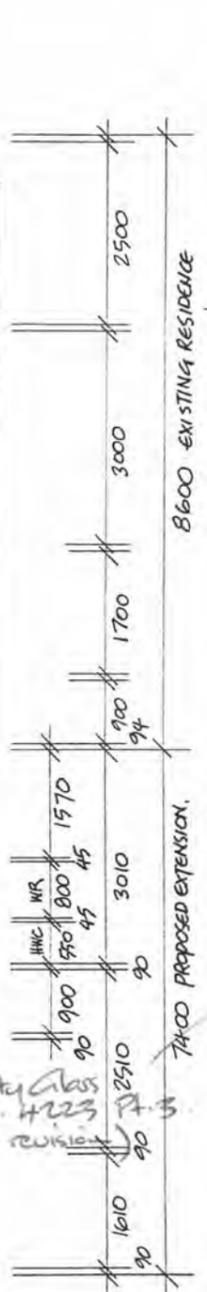
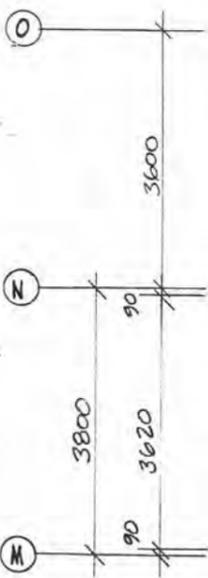
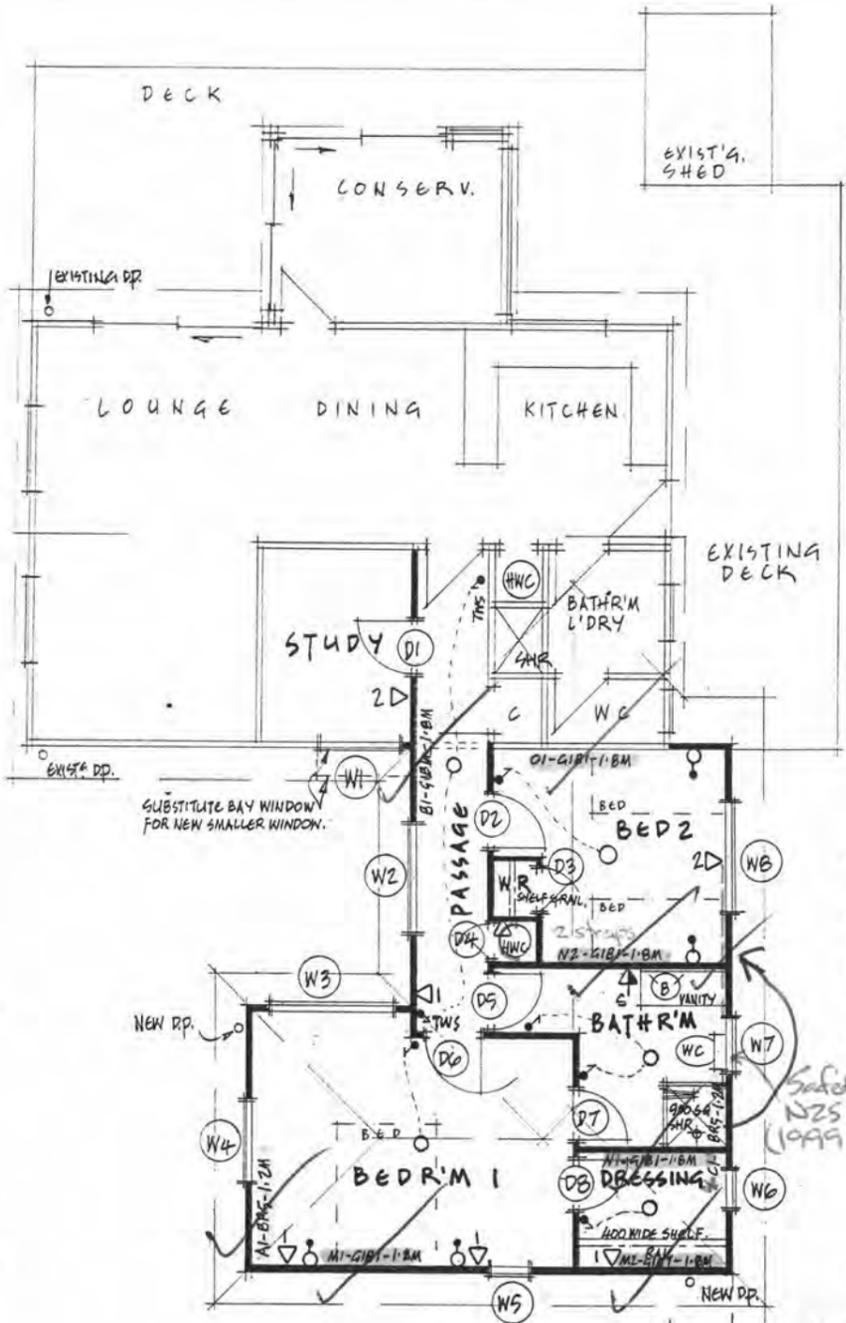
REVISED	DRAWN	SCALE	DATE
		1:100	MAR 00
DWG N°		2 OF 6	



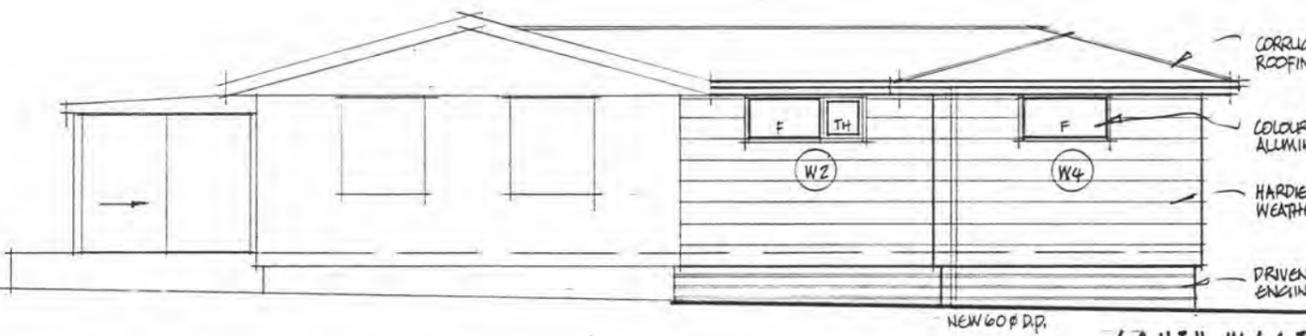
All habitable/service rooms to have 5% of their floor area as opening windows or approved alternative, to achieve ventilation requirements.

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

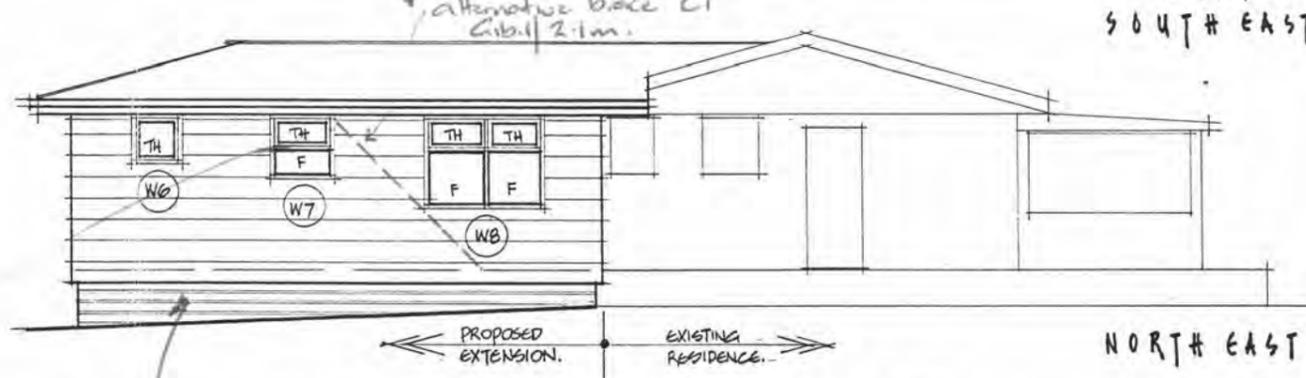
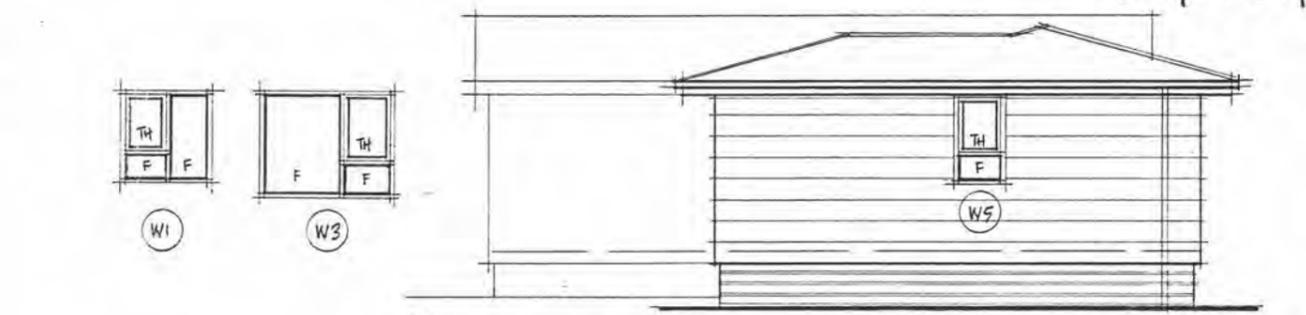
Roofing material to be installed to manufacturers requirements, in particular, fixing and min pitch reference also Table 1 of E2 (NZ Building Code).



FLOOR & BRACING PLAN. 1:100  
(EXISTING RESIDENCE & PROPOSED EXTENSION). TOTAL AREA 107M<sup>2</sup>



- CORRUGATED COLOURSTEEL ROOFING.
- COLOUR ANODISED ALUMINIUM WINDOWS.
- HARDIES W/ GRAIN WEATHERBOARDS.
- DRIVEN PILE FOUNDN ENGINEER DESIGN CERT.



ELEVATIONS. 1:100

Subfloor Access + ventilation as per NZS. 3604.

APPROVED PLUMBING AND DRAINAGE CONSENT MAY BE ISSUED.  
DATE: 29/5/00

\*C1 as specified must be fixed as submitting hence suggested alternative

- ELECTRICAL LEGEND**
- LIGHT SWITCH
  - TWS ● TWO WAY SWITCH
  - CEILING LIGHT
  - WALL LIGHT
  - △ SINGLE (1) OR DOUBLE (2) P/POINT
  - ⚡ SHAVER POINT



- NOTES:**
- 1 USE WRITTEN DIMENSIONS ONLY.
  - 2 VERIFY ALL DIMENSIONS ON SITE PRIOR TO ORDERING OR CONSTRUCTION.
  - 3 THESE DRAWINGS ARE TO NZS 3604 1999 AND SUBSEQUENT CODES OF PRACTICE.
  - 4 REFER ALSO TO THE SPECIFICATIONS.
  - 5 REFER TO STRUCTURAL ENGINEER'S REQUIREMENTS.

FLOOR & BRACING PLAN & ELEVATIONS

**Job Details**

box 1

Name McNAUGHT  
 Street and Number 13 ATUA ST, WAIKANAE BEACH  
 Lot and DP Number LOT 11, D.P. 25490  
 City/Town/District \_\_\_\_\_  
 Location of Storey: single/upper of two/lower of two  
 Building height to apex 3.2 m Roof weight light/heavy  
 Roof height above eaves 1.0 m Cladding weight light/heavy  
 Stud height 2.4 m Room in roof space y/n NO  
 Average roof pitch 15°  
 Building length BL = 7.4 m Gross Building \_\_\_\_\_  
 Building width BW = 6.9 m Plan Area, GPA = 43 m<sup>2</sup>  
 Note: When the average roof pitch is over 25 degrees, use the eaves length and width to determine BL and BW.  
 Note: For heavy roofs use the roof plan at eaves level to determine GPA.

**Wind Zone**

box 2

Region: R1 0 ✓ Inland 0 \_\_\_\_\_ Sheltered 0 \_\_\_\_\_ Topography: Gentle 0 ✓  
 R2 1 \_\_\_\_\_ Coastal 1 ✓ Exposed 1 ✓ Moderate 1 \_\_\_\_\_ Extreme 3 \_\_\_\_\_  
 Total points 2  
 Wind zone: \_\_\_\_\_ Low (0) \_\_\_\_\_ Very high (3) REQUIRED  
 \_\_\_\_\_ Medium (1) \_\_\_\_\_ Specific Design (4)  
 \_\_\_\_\_ High (2)

**Earthquake zone**

box 3

From figure EQ1 select Earthquake Zone: A B C

**BU's required Wind**

box 4

From Table W1A/W1B  
 W along = 44 BU's/m  
 W across = 63 BU's/m  
 Total wind load,  
 W ALONG:  
 W along x BW = 303 BU's  
 W ACROSS  
 W across x BL = 460 BU's

**BU's required Earthquake**

box 5

From Table EQ1  
 E = 6.7 BU's/m<sup>2</sup>  
 Note: For a room in the roof space use E+1  
 Total earthquake load,  
 EQ ALONG and EQ ACROSS:  
 E x GPA BU's = 288 BU's



**Along**

Wall or Bracing Line	Bracing Elements Provided					Wind		Earthquake		
	1	2	3	4	5	6 W	7 W	6 E	7 E	
Line Label	Minimum BU's Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m	BU's Achieved (BU/m x L)	Rating BU/m	BU's Achieved (BU/m x L)	Rating BU/m	BU's Achieved (BU/m x L)
A		A1	BR5	1.2	115	138	85	102		
B		B1	G1B1a	1.8	55	99	50	90		
C		C1	BR5	1.2	115	138	85	102		
D		or Kubi		2.1	55	115.5	50	105		
E										
Totals Achieved						W	375	E	303	
From Sheet A Totals Required						W	303	E	288	
Wreq/Ereq =										

alternative brace C1.

\*If Wreq/Ereq is 1 or less complete E column only  
 If Wreq/Ereq is 1.5 or more complete W column only  
 Otherwise complete both W and E

**Across**

Wall or Bracing Line	Bracing Elements Provided					Wind		Earthquake		
	1	2	3	4	5	6 W	7 W	6 E	7 E	
Line Label	Minimum BU's Required	Bracing Element No.	Bracing Type	Length Element (m) L	Rating BU/m	BU's Achieved (BU/m x L)	Rating BU/m	BU's Achieved (BU/m x L)	Rating BU/m	BU's Achieved (BU/m x L)
M		M1	G1B1a	1.8	55	99	50	90		
N		M2	G1B1a	1.8	55	99	50	90		
O		N1	G1B1a	1.8	55	99	50	90		
P		N2	G1B1a	1.8	55	99	50	90		
Q		O1	G1B1a	1.8	55	99	50	90		
R										
S										
Totals Achieved						W	495	E	450	
From Sheet A Totals Required						W	460	E	288	
Wreq/Ereq =										

WALL BRACING CALCULATIONS

DWG NO: 3 OF 6  
 REVISED \_\_\_\_\_  
 DRAWN CC  
 SCALE \_\_\_\_\_  
 DATE MAR 00

McNAUGHT BEACH HOUSE

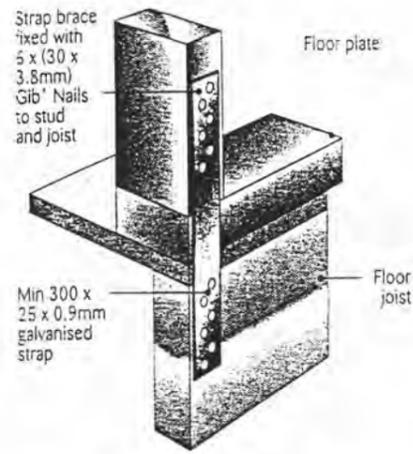


Carol Costello ARCHITECTURAL SERVICES

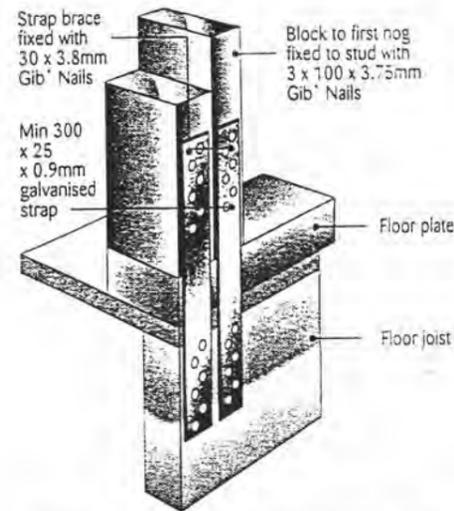
Telephone 06 384-3158

# Gib® bracing systems selection chart

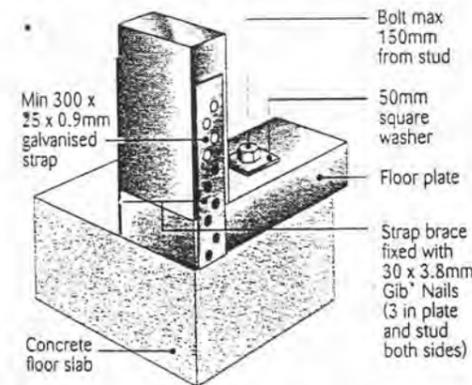
Timber floor external wall  
6kN connection



Timber floor external wall  
12kN connection

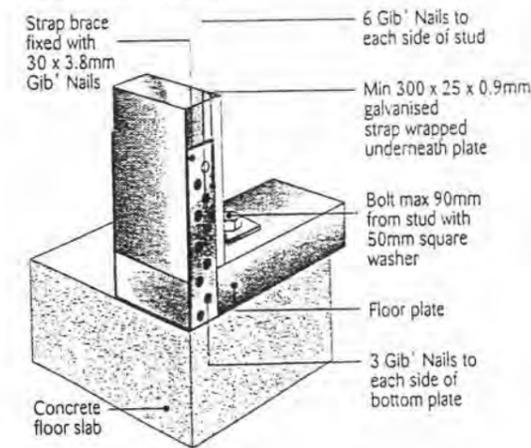


Concrete floor external wall  
6kN connection

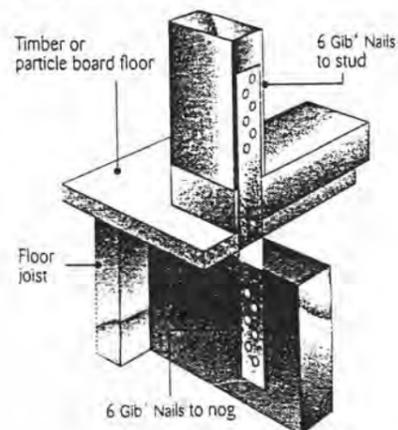


(Detail only suitable for 45mm bottom plate)

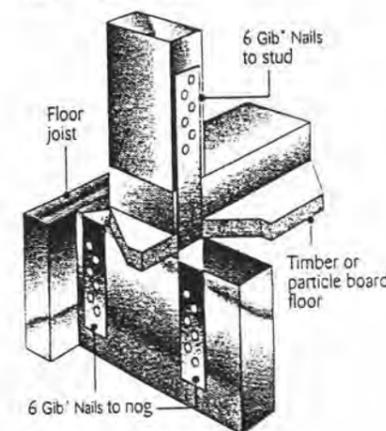
Concrete floor external wall  
12kN connection



Timber floor internal wall  
6kN connection



Timber floor internal wall  
12kN connection

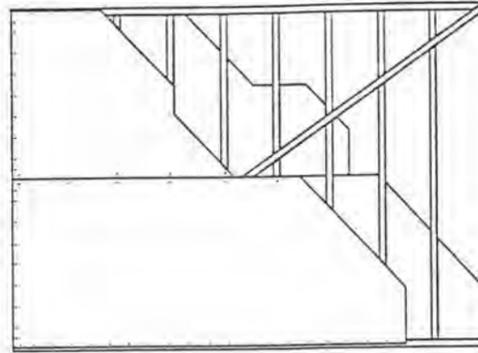


System type	Minimum length	Horizontal fixing	Vertical fixing	Lining requirement	Additional requirement	Bracing units per metre (wind)	Bracing units per metre (earthquake)
<b>9.5mm Gib® standard plasterboard systems</b> (Ratings also apply to equivalent systems using 9.5mm Gib® Aqualine and 9.5mm Gib® Fyrelite)							
Gib 1	1.8-2.4	✓	✓	9.5mm Gib® std plasterboard fixed one face	Diagonal Brace	55	50
	2.4					75	50
Gib 2	1.8-2.4	✓	✓	9.5mm Gib® std plasterboard fixed both faces	Diagonal Brace	75	60
	2.4					80	70
Gib 3	1.2	✓	✓	9.5mm Gib® std plasterboard fixed both faces	N/A	65	60
<b>12.5mm Gib® standard plasterboard systems</b>							
Gib 10	1.8	✓	✓	12.5mm Gib® std plasterboard fixed one face	N/A	65	60
Gib 11	1.2	✓	✓	12.5mm Gib® std plasterboard fixed both faces	N/A	65	65
<b>9.5mm Gib® Ultraline bracing systems</b> (Ratings also apply to equivalent systems using 9.5mm Gib® Noiseline)							
UL 1	1.2	✓	✗	9.5mm Gib® Ultraline fixed one face	6kN connections	70	60
UL 2	1.2	✓	✗	9.5mm Gib® Ultraline fixed both faces	6kN connections	100	85
<b>9.5mm Gib® Braceline bracing systems</b> (Ratings also apply to equivalent systems using 9.5mm Gib® Toughline)							
BR 1	1.8-2.4	✓	✓	9.5mm Gib® Braceline fixed one face	Diagonal brace	70	60
	2.4					90	75
BR 2	1.8-2.4	✗	✓	9.5mm Gib® Braceline fixed one face	N/A	75	60
	2.4					85	60
BR 3	1.8-2.4	✓	✗	9.5mm Gib® Braceline fixed one face	N/A	60	45
	2.4					95	65
BR 4	0.9-1.2	✗	✓	9.5mm Gib® Braceline fixed one face	6kN connections	100	85
BR 5	1.2	✗	✓	9.5mm Gib® Braceline fixed one face	6kN connections	115	85
BR 6	1.2	✗	✓	9.5mm Gib® Braceline fixed one face, 9.5mm Gib® std plasterboard fixed other face	12kN connections	150	110
BR 7	0.9	✗	✓	9.5mm Gib® Braceline fixed one face, 7.5mm plywood fixed other face	6kN connections	145	145
BR 8	0.9	✗	✓	9.5mm Gib® Braceline fixed one face, 4.75mm hardboard fixed other face	6kN connections	120	95
BR 9	0.6	✗	✓	9.5mm Gib® Braceline fixed one face	6kN connections	110	95

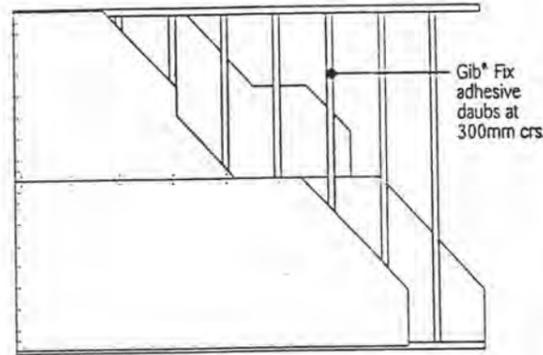
# Gib® bracing systems diagrams

For full Gib® bracing specifications refer to Gib® Braceline Systems 1999.

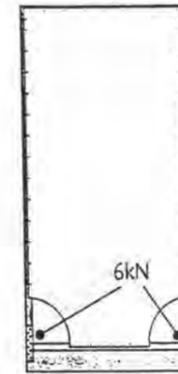
Gib 1 (Lined one side)  
Gib 2 (Lined both sides)  
(Horizontal or vertical fixing)



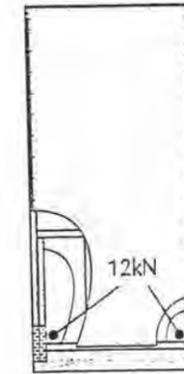
Gib 3 (Lined both sides)  
Gib 10 (Lined one side)  
Gib 11 (Lined both sides)  
(Horizontal or vertical fixing)



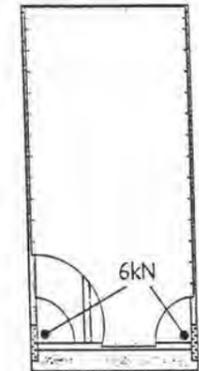
BR 4 (Lined one side)  
BR 5 (Lined one side)  
(Vertical fixing)



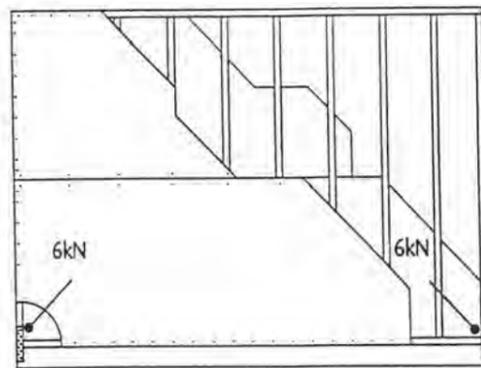
BR 6 (Lined both sides)  
(Vertical fixing)



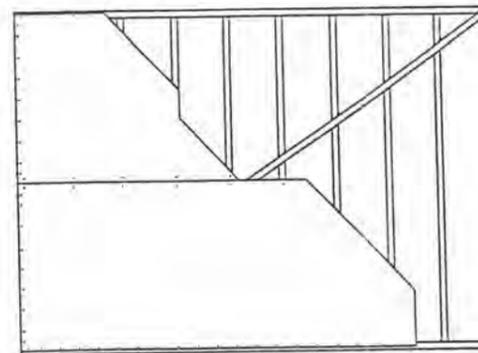
BR 7 (Lined both sides)  
BR 8 (Lined both sides)  
(Vertical fixing)



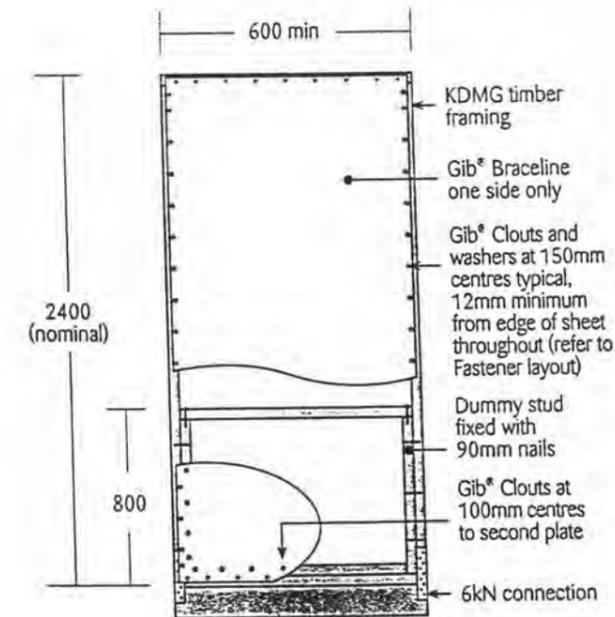
UL 1 (Lined one side)  
UL 2 (Lined both sides)  
(Horizontal fixing)



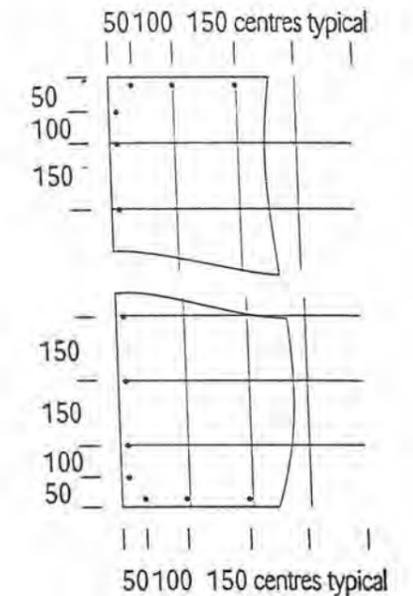
BR1 (Lined one side)  
(Horizontal or vertical fixing)



BR 9 (Lined one side)  
(Vertical fixing with 6kN stud connection)

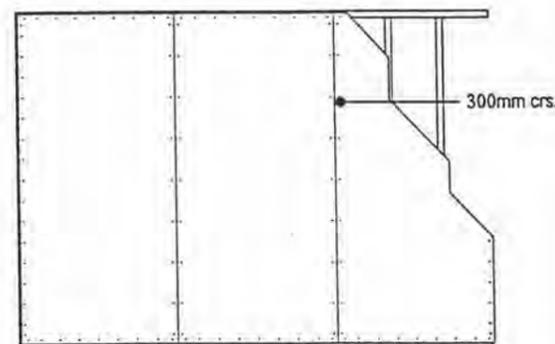


Fastener layout for all bracing element types

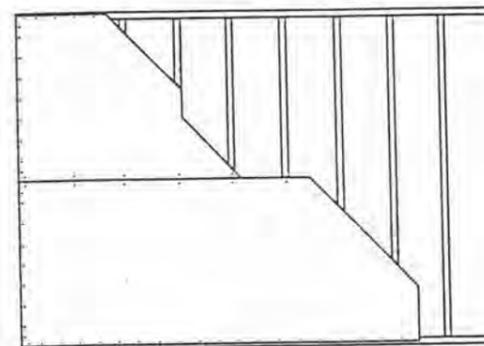


(This diagram does not apply to BR9.)

BR 2 (Lined one side)  
(Vertical fixing)



BR 3 (Lined one side)  
(Horizontal fixing)

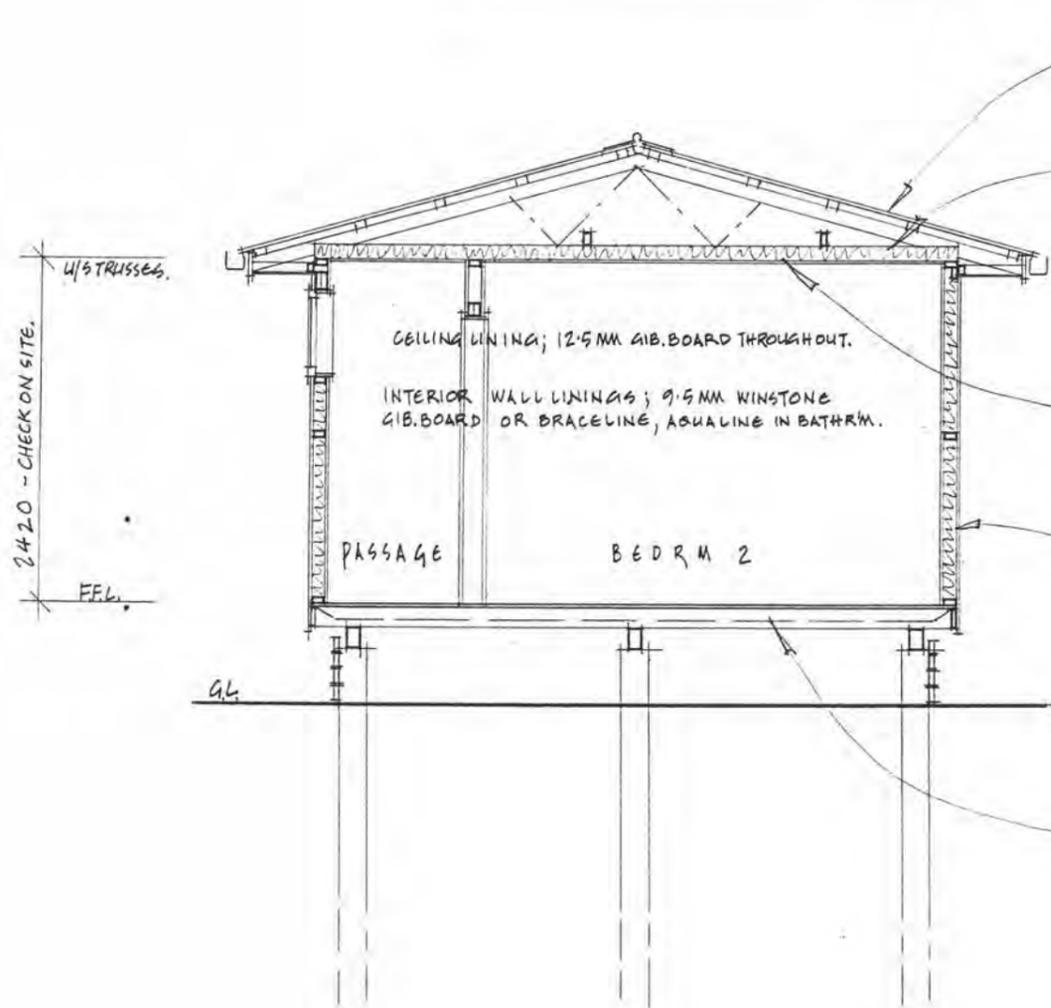


**Notes:**

1. All Gib® Braceline bracing systems are fixed using 32mm Gib® Braceline screws or 30mm Gib® Braceline clouts and washers at 150mm centres to perimeter of the braced element.
2. If the length of the braced element using Gib® Braceline systems BR4, BR5, BR6, BR7 and BR8 exceeds 1.2m, then the sheet edges within the braced element are secured with single fasteners at 300mm centres.

3. Fixing to intermediate framing is with daubs of Gib® Fix Wood Bond adhesive at 300mm crs.

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



CROSS SECTION. 1:50

- ROOFING: 0.40MM CORRUGATED COLOURSTEEL & MATCHING ACCESSORIES & FIX AS PER MANUFACTURER'S SPECIFICATION FOR VERY HIGH WIND.
- BUILDING PAPER: BLACK HEAVY DUTY BREATHER TYPE ON WIRE NETTING.
- PURLINS: 75 X 50 ON FLAT, 750MM CRS AT RIDGE AND EAVES, 900MM CRS IN BODY OF ROOF. FIX WITH 2/100 X 3.75Ø SKEWED NAILS PLUS 1 WIRE DOG OR 1/12g TYPE 17 SCREW.
- CEILING JOISTS: INTERMEDIATE 100 X 50 ON EDGE CENTRED BETWEEN TRUSSES.
- CEILING RUNNERS: 100 X 50 ON EDGE AT 1800 CRS OVER EACH ROOM, FIX TO TRUSSES AND JOISTS WITH 2 SKEWED 100 X 3.75Ø NAILS / CROSSING.
- SOFFIT LINING: HARDIES 4.5MM FLAT SHEET AND PVC JOINTERS.
- EAVES BEARERS: 75 X 40 AT 900 CRS.
- FASCIA BOARD: 18MM X DEPTH TO MATCH, STRUCK ONE FACE, H3 RAD. PINE & PRE-PRIMED INCLUDING ENDS.
- ROOF TRUSSES: PROPRIETARY DESIGNED, AT 900MM CRS MAX., FOR VERY HIGH WIND FIX WITH "LUMBERLOK GT 160, 3 NAILS/END" AT PERIMETER TOP PLATE CROSSING.
- CEILING INSULATION: R 2.4 FIBREGLASS BATTS.
- CLADDING: "HARDIES 'FRONTIER 310MM'" WEATHERBOARDS PLUS "HARDIES" ACCESSORIES TO MATCH FINISH OF EXISTING.
- BUILDING PAPER: MED. WEIGHT BLACK BREATHER TYPE.
- WALL INSULATION: R 1.8 FIBREGLASS BATTS.
- TOP PLATE: 100 X 50 PLUS 100 X 50 DWANG WHERE TRUSSES LAND MORE THAN 150MM AWAY FROM A STUD.
- WALL FRAMING: 100 X 50 STUDS AT 480 CRS FOR VERY HIGH WIND, 100 X 50 ON EDGE DWANGS AT 1200 CRS MAX.
- BOTTOM PLATE: 100 X 50.
- FLOORING: 20MM HIGH DENSITY PARTICLE BOARD SHEETS.
- VAPOUR BARRIER: "GIB WARMFOOT" PERFORATED FOIL DROOPED 100MM DEEP ONLY BETWEEN FLOOR JOISTS.
- BOUNDARY JOIST: 25MM BY JOIST DEPTH.
- FLOOR JOISTS: 150 X 40 AT 450MM CRS MAX.
- BASE BOARDS: 25MM X DEPTH TO MATCH EXISTING PLUS GAPS TO MATCH.
- BEARERS & PILES: REFER TO FOUNDATION PLAN.

2/ CT200 Ceiling ties  
 is equiv. to 16kn.



CROSS SECTION

DWG N°	4
OF	6
REVISED	
DRAWN	CC
SCALE	1:50
DATE	MAR 00

McNAUGHT BEACH HOUSE



Carol Cottle ARCHITECTURAL SERVICES

Telephone 06 364-3156

## WINDOW SCHEDULE

\* VIEWED FROM EXTERIOR

ROOM	ELEV. REF.	NO. REQ.	TRIM SIZE			MANUFACT. CODE	SASHES		FRAME MATERIAL	GLASS	REVEAL THICK.	REVEAL MATERIAL	INTERIOR LINING	STUD SIZE	EXTERIOR SHEATHING	NOTES
			H	X	W		L	R								
STUDY	W1		1210	X	1210			BRONZE ANOD. ALUM. TO MATCH EXISTING.	CLEAR	19	F.J. PINE	9.5 GIB. B'D	90	HARDIES W/GRAIN WEATHERBOARDS.	HEAD JAMB & SILL ANOD. ALUM. FLASHINGS ALL REQUIRED.	
PASSAGE	W2		610	X	1610			"	"	"	"	"	"	"	"	
BED 1	W3		1410	X	1810			"	"	"	"	"	"	"	"	
BED 1	W4		610	X	1210			NIL	"	"	"	"	"	"	"	
BED 1	W5		1210	X	610			"	"	"	"	"	"	"	"	
DRESSG.	W6		610	X	610			"	"	"	"	"	"	"	"	
BATHRM	W7		810	X	810			"	OBSCURE	"	"	"	"	"	"	
BED 2	W8		1210	X	1610			"	CLEAR	"	"	"	"	"	"	

## DOOR SCHEDULE

\* VIEWED OPENING TOWARD OPERATOR

ROOM	DOOR NO.	NO. REQ.	LEAF SIZE			TRIM OPENING			DOOR TYPE	FINISH	HINGE		JAMB	STUD	LININGS	HARDWARE	NOTES
			H	X	W	H	X	W			LH	RH					
STUDY	D1	1	1980	X	760	2020	X	830	RIMU FLUSH PLY HOLLOW CORE	CLEAR	✓		TIMBER TO MATCH EXISTING.	90MM	9.5MM GIB. B'D	LATCH SET	DOOR FINISH TO MATCH EXISTING.
BED 2	D2	1	"	X	760	"	X	830	"	"	✓		"	"	"	LATCH SET	"
WR	D3	1	"	X	610	"	X	680	"	"	✓		"	"	"	LATCH SET	"
HWC	D4	1	"	X	480	"	X	550	"	"		✓	"	"	"	ROLLER LATCH	"
BATHRM	D5	1	"	X	710	"	X	780	"	"		✓	"	"	"	LATCH SET & PRIVACY LOCK	"
BED 1	D6	1	"	X	760	"	X	830	"	"		✓	"	"	"	LATCH SET	"
BATHRM	D7	1	"	X	710	"	X	780	"	"		✓	"	"	"	LATCH SET & PRIVACY LOCK	"
DRESSG.	D8	1	"	X	710	"	X	780	"	"		✓	"	"	"	LATCH SET.	"

Telephone 06 364 3156

Carol Cottle ARCHITECTURAL SERVICES

McNAUGHT BEACH HOUSE

WINDOW & DOOR SCHEDULES

REVISED	CC		MAR 00
DWG NO.	5	SCALE	DATE
	OF 6		

ITEM	SIZE	TIMBER	TREATMENT	FINISH	MAX. CRS	NOTES
Timber Piles	REFER TO STRUCTURAL ENGINEER'S REQUIREMENTS FOR DRIVEN PILES.					
Found STRINGER	150 x 100	RAD. PINE	#3	SAWN	-	
Bearers	150 x 100	"	"	"	2000	
Floor Joists	150 x 40	"	#1	GAUGED	450	
Floor Joists	-					
Joist Blocking	-					
Trimmer Joists	-					
Flooring	20MM HIGH DENSITY PARTICLE BOARD SHEETS.					
Deck Bearers	-					
Deck Stringer	-					
Deck Joists	-					
Decking	-					
Wall Studs	90 x 45	RAD. PINE	#1 F5+	GAUGED MSG	480	
Wall Studs	-					
Dwangs	90 x 45	"	"	"	1200	
Dwangs	-					
Top Plate	90 x 45	"	"	"	-	
Top Plate	-					
Bottom Plate	90 x 45	"	"	"	-	
Ridge Board	-					
Beam	-					
Beam	-					
Beam	-					
Ceiling Joists	90 x 45	"	"	"	900	INTERMEDIATES CENTRED BETWEEN TRUSSES.
Eave Bearers	70 x 40	"	"	"	900	
Ceiling Dwangs Battens	-					
Ceiling Runner	90 x 45	"	"	"	1800	OVER EACH ROOM.
Ceiling Runner	-					
Rafters	-					
Hip Rafter	-					
Hip Rafter	-					
Valley Rafter	-					
Valley Rafter	-					
Underpurlin	-					
Collar Ties	-					
Cleats	-					
Tile Battens	-					
Purlins	75 x 50	"	"	"	750 EDGES & 900 BODY OF ROOF.	
Dummy Rafters	-					
Roof Trusses	PROPRIETARY MANUFACTURED ROOF TRUSSES @ 900 CRS MAX.					
Diaphragm Ceiling	-					
Sarking	-					
Deck Roof Rafters	-					
Deck Roof Purlins	-					
Deck Roof Bearer	-					
Deck Roof Post	-					
Fascia Board	18MM x TO MATCH.	RAD. PINE	#3 F.J.	DRESSED & STRUCK ONE FACE.		
Barge Board	"	"	"	"		
Cornices	TO MATCH EXIST?					
Skirting Board	"					
Architraves	"					
Lintel < 1 METER	100 x 100	"	#1	GAUGED	-	
Lintel < 1.8 METERS	150 x 100	"	"	"	-	
Lintel	-					
Lintel	-					
Weatherboards	HARDIES FRONTIER 310 WOODGRAIN & MANUFACTURERS ACCESSORIES.					Stainless Steel nails.
Cladding	-					
Battens	-					
Box Corner	-					
Box Corner	-					
Eave Cornice	40 x 30	RAD. PINE	#3 F.J.	DRESSED	-	
Stair-internal	-					
Stair-external	-					

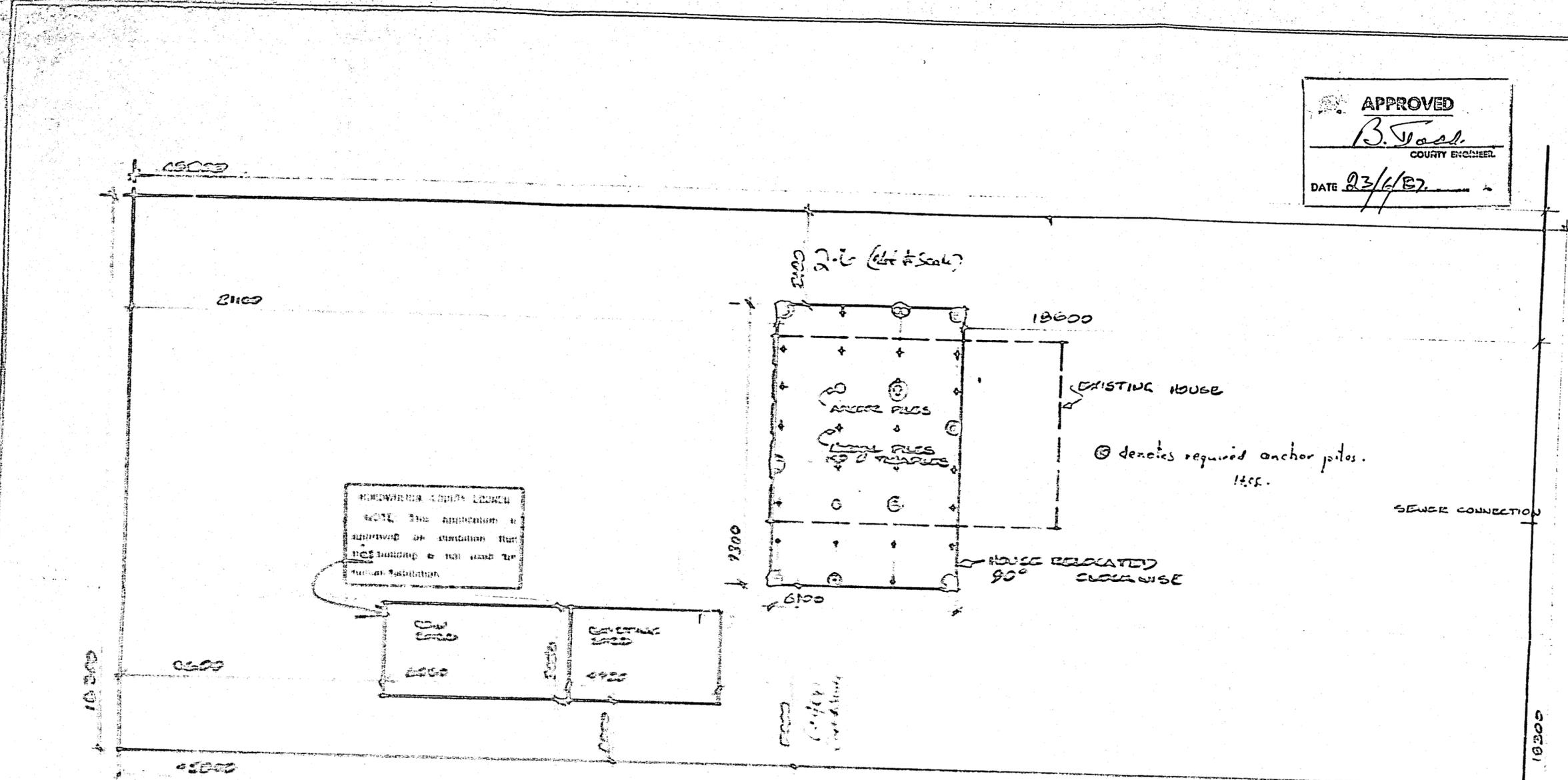
TIMBER SCHEDULE



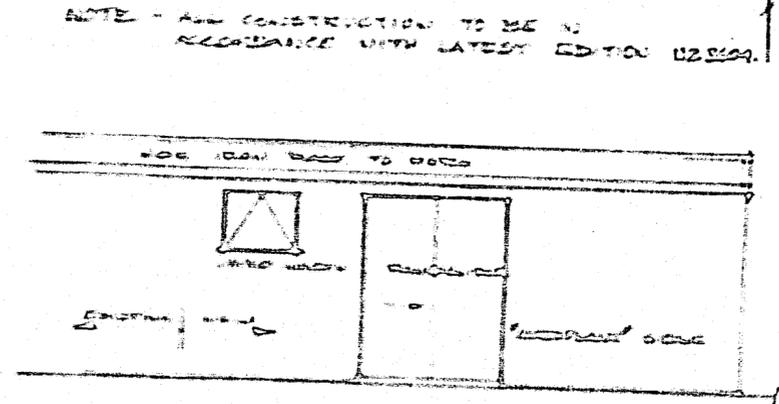
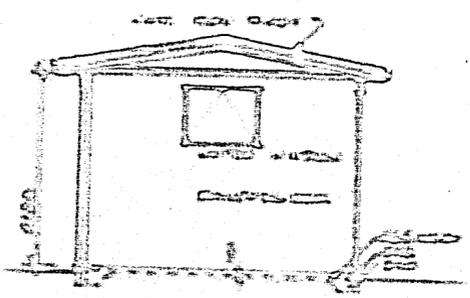
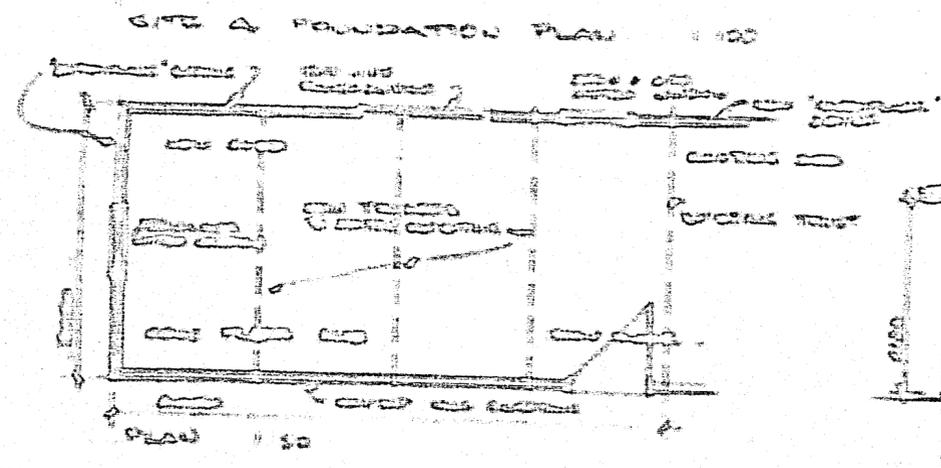
DWG NO.	REVISED
6	DRAWN
OF 6	SCALE -
	DATE MAR 00

McNAUGHT BEACH HOUSE

APPROVED  
*B. J. East*  
 COUNTY ENGINEER  
 DATE 2/3/67



REMOVAL OF EXISTING FOUNDATION  
 NOTE: THE APPROVAL OF THIS APPLICATION IS APPROVED ON THE CONDITION THAT THE FOUNDATION IS TO BE REMOVED AND REPLACED BY A NEW FOUNDATION.



NOTE - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH LATEST EDITION NZS3604.

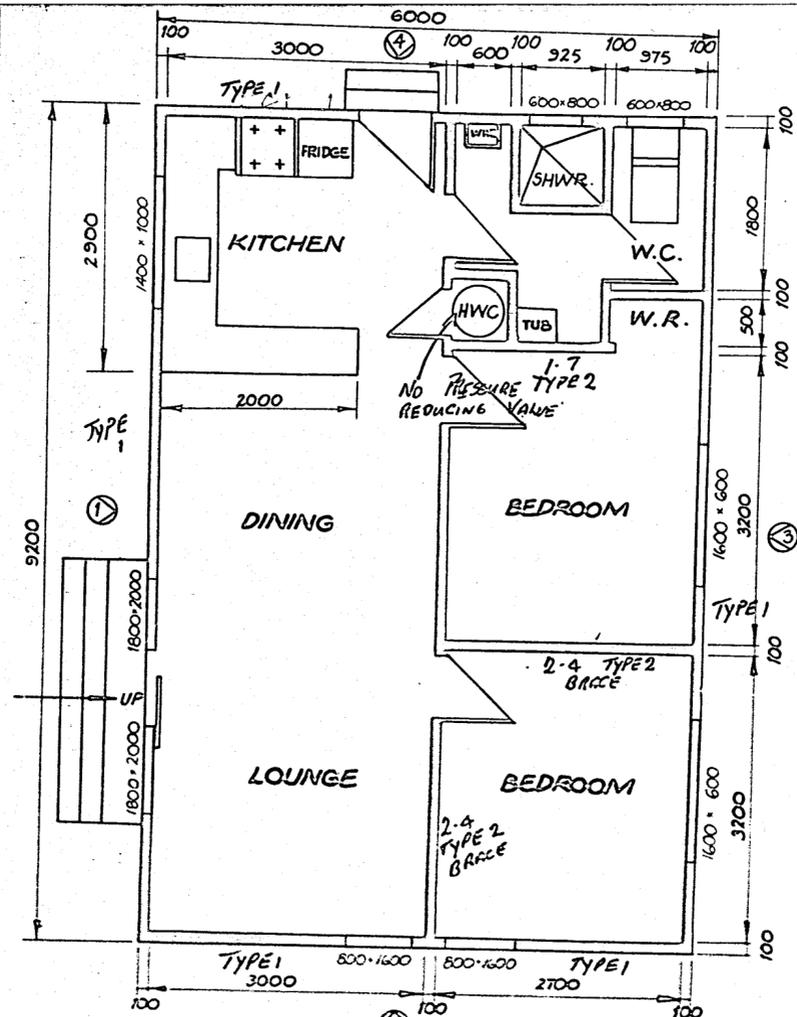
13 ATUA STREET



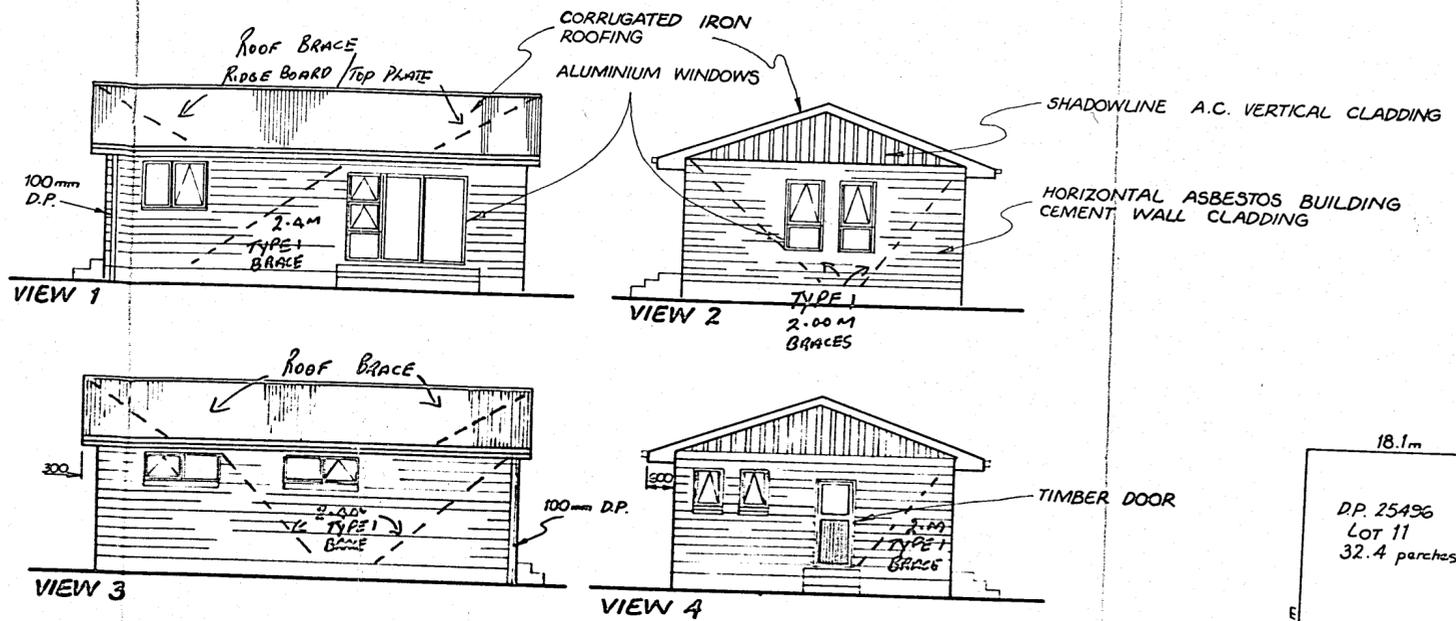
HOUSE RELOCATION.  
 13 ATUA STREET, WAIKANAHE.

10-13

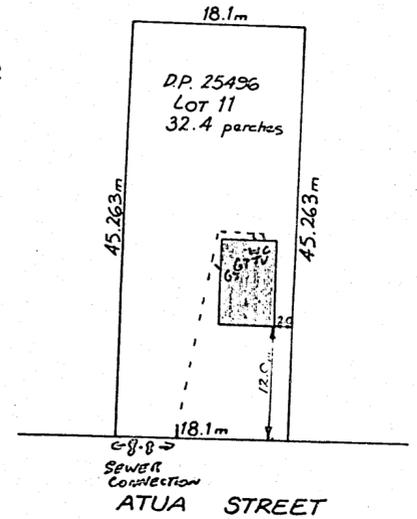
REVISIONS	NO. 1	DATE	DESCRIPTION



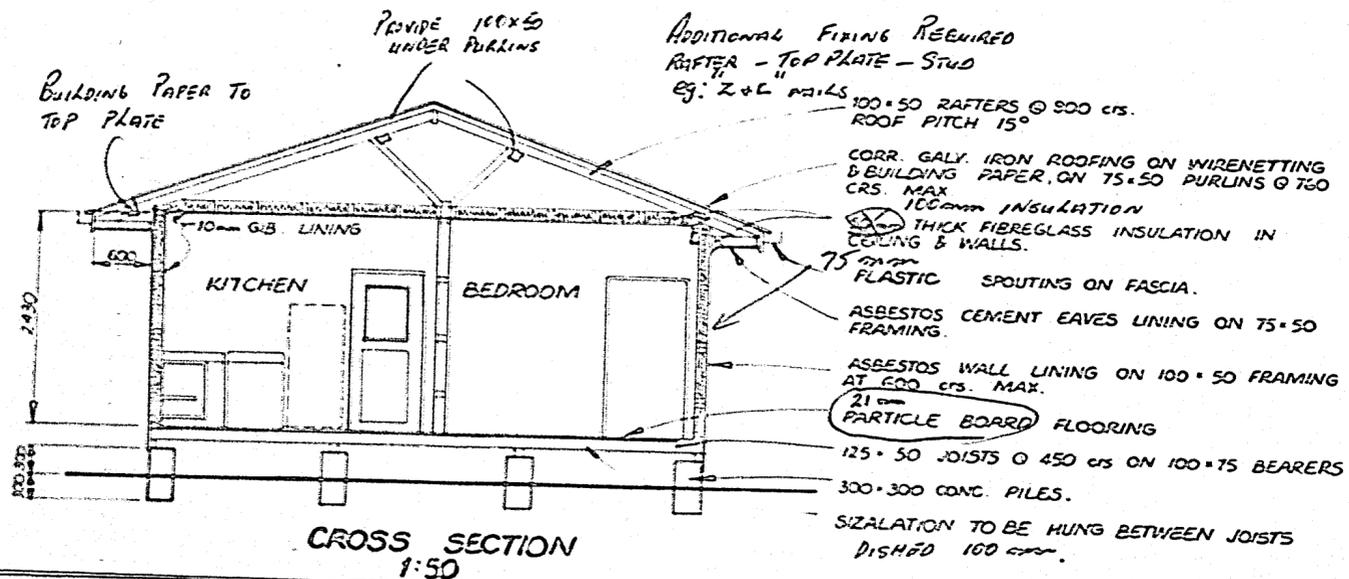
FLOOR PLAN  
1:50



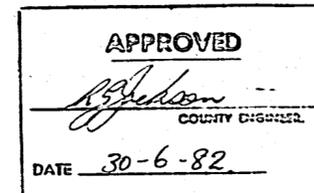
ELEVATIONS  
1:100



SITE PLAN  
1:500



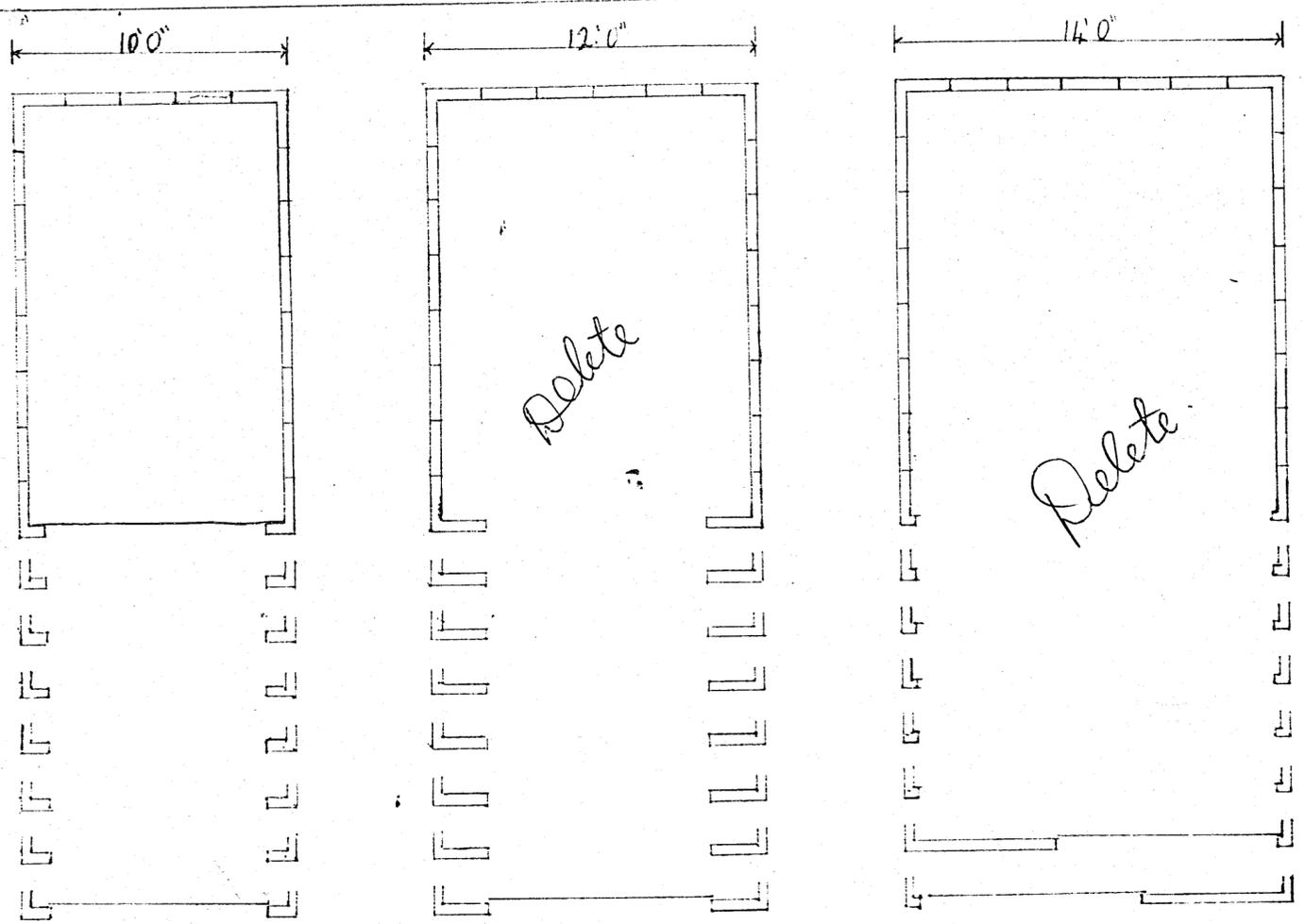
CROSS SECTION  
1:50



PROPOSED BUILDING FOR MR & MRS A. MURPHY

DRAWN: J.R. 5/82

10-13



Plan  $\frac{1}{4}'' = 1ft.$

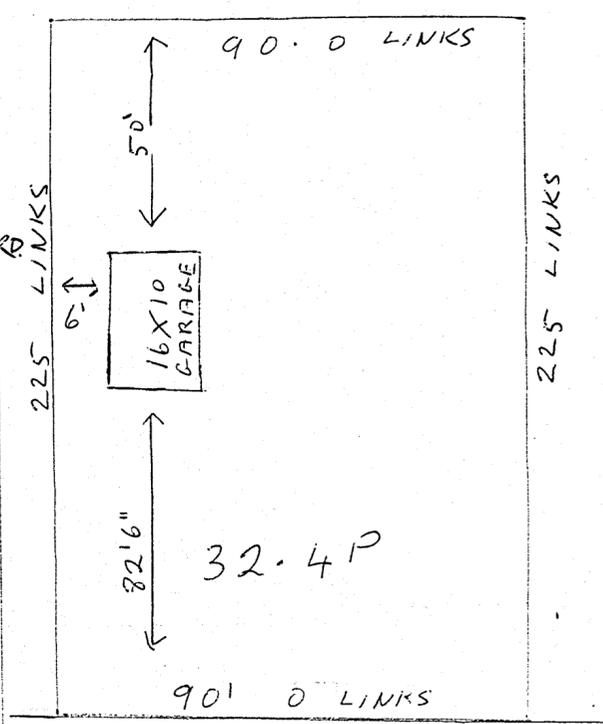
Plan  $\frac{1}{4}'' = 1ft.$

Plan  $\frac{1}{4}'' = 1ft.$

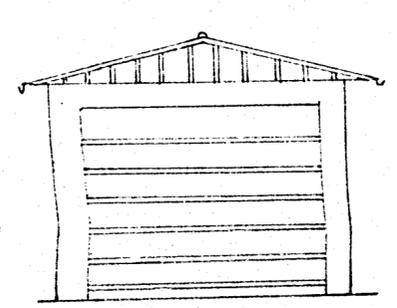
**SPECIFICATIONS**

FRAMING: 4x2 Boric Treated.  
 ROOF: Wooden Truss frame.  
 26 Gauge CORR. IRON.  
 PURRINS: 4x2 Boric Treated.  
 SHEATHING: METAL WEATHERBOARD.  
 GUTTERING: Plastic Marley  
 Guttering Downpipes.  
 WINDOWS: Fixed Glazed  
 DOORS: Galvanized  
 Tilt/Rolla Door.  
 Framed Ledged side  
 deck.  
 FOUNDATIONS: Reinforced 4"  
 concrete Slab with  
 2" upstand.  
 All work to be carried  
 out and completed  
 in a Tradesmanlike  
 manner.

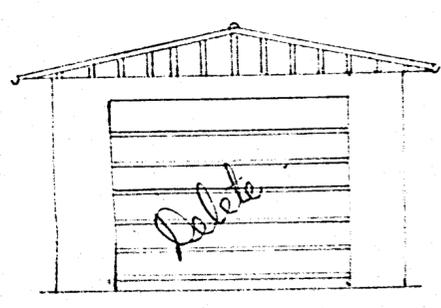
**SITE PLAN**  
 NOT TO SCALE



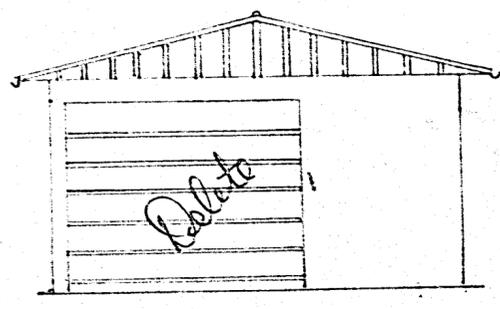
LOT 11 ATUA ST



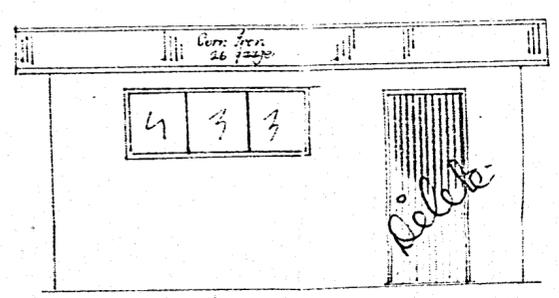
Elevation Scale  $\frac{1}{4}'' = 1ft.$



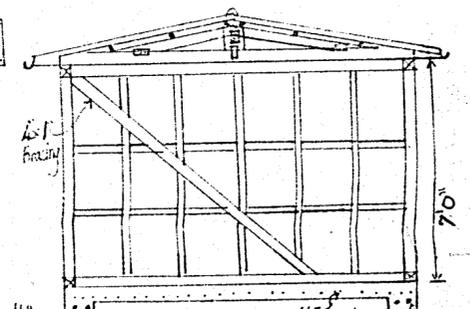
Elevation



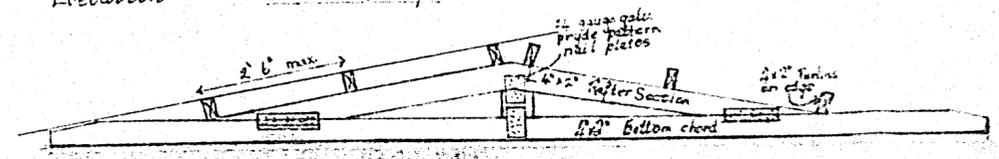
Elevation



Side Elevation



Section



Scale  $\frac{1}{2}'' = 1ft.$

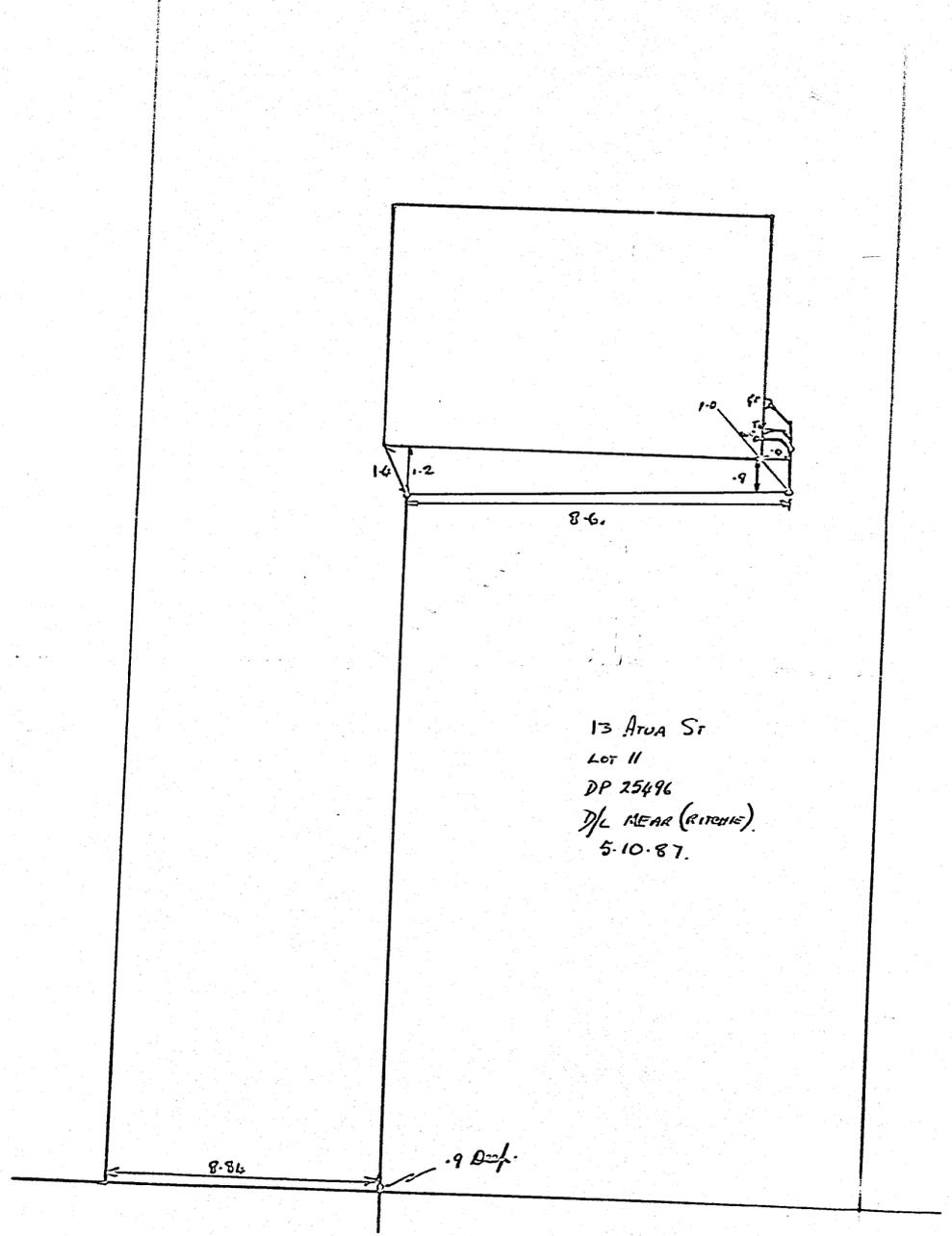
TRUSSES to be spaced  
 at a maximum of 6ft c/c.

PANCHMASTER GARAGES  
 manufactured by  
 FENCECO SALES (WGTN) LTD.  
 Wall Place, Linden.  
 PHONE: TAWA 4129.

PROPOSED GARAGE  
 FOR MR B. SIMMONS  
 AT ATUA ST. WAIKANA E  
 LOT No. D.P. 25496

1013  
 DRAWN  
 T.B.A.C.





13 ATUA ST  
LOT 11  
DP 25496  
D/L REAR (RITCHIE)  
5.10.87.

10-13



KAPITI COAST DISTRICT COUNCIL  
PLANS APPROVED PLUMBING  
AND DRAINAGE  
CONSENT MAY BE ISSUED.  
DATE: 19/5/00 OFFICER: *[Signature]*

# SPECIFICATION

of work to be done and materials to be used in carrying out the works shown on the accompanying drawings and such explanatory details as may be issued from time to time

for **PROPOSED EXTENSION TO BEACH HOUSE**

at **13 ATUA ST., WAIKANAE BEACH**

for **MR & MRS N McNAUGHT**

Edited by: *Carol Cottle* - ARCHITECTURAL SERVICE

Job number: 33100

Date: MARCH 00

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

## INDEX

<u>CODE</u>	<u>SECTION TITLE</u>
1201	PRELIMINARIES AND GENERAL
2301	FOUNDATIONS
3801	CARPENTRY
4201	CLADDING
4301	ROOFING
4502	ALUMINIUM WINDOWS AND DOORS
5101	LINING
6601	PAINTING AND PAPERHANGING
7101	WATER
7401	RAINWATER PLUMBING
7402	SANITARY PLUMBING
7403	DRAINAGE

## 1201 PRELIMINARIES AND GENERAL

### 1. THE PROJECT

#### 1.1 DESCRIPTION

The scope of the works to be as described in this specification and as shown on the drawings.

#### 1.2 PERSONNEL

Owner: The person defined as "owner" in the New Zealand Building Code.

Contractor: The person contracted by the owner to carry out the contract.

#### 1.3 PARTIES ASSOCIATED WITH THE PROJECT

Owner: Mr & Mrs Neil McNaught  
Telephone: 04 4721 729

Designer: Carol Cottle-Architectural Service  
Telephone: 06 3643 156

Contractor: ~  
Telephone:

Design engineer: Base Consulting Engineers Ltd (Peter Bolton)  
Telephone: 04 297 008

Territorial authority: KCDC  
Telephone: 04 2985 139

#### 1.4 SITE

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

#### 1.5 EXISTING SERVICES

Within the building zone is a known sewer drain, refer to Drawing 1.

#### 1.6 EXISTING STRUCTURES AND FEATURES

The trees and buildings are to remain as is and where is on site as at start of this contract.

### 2. DOCUMENTATION

#### 2.1 SPECIFICATION SECTIONS

The designation and numbering of individual specification sections follows the CBI (Association for Co-ordinated Building Information in New Zealand) system for the co-ordination and classification of construction information. Sections are for reference and convenience only and do not constitute individual trade sections or work elements.

Read all sections together and read 1201 PRELIMINARIES AND GENERAL with all other sections.

#### 2.2 INTERPRETATIONS

Required: Required by the documents, or by a statutory authority.  
Proprietary: Identifiable by naming the manufacturer, supplier, installer, trade name, brand name, catalogue or reference number.  
Approval: Approval in writing.  
Direction: Direction in writing.

#### 2.3 MANUFACTURER'S RECOMMENDATIONS

Manufacturer's recommendations means manufacturers recommendations, instructions, directions, specifications, or details issued by them for their particular material, product or component and are the latest edition.

#### 2.4 DEFINED WORDS

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

## 2.5 ABBREVIATIONS

The following abbreviations are used throughout the specification sections:

NZBC	New Zealand Building code
NZS	New Zealand Standard
NZMP	New Zealand Miscellaneous Publication
AS/NZS	Joint Australian/New Zealand Standard
NZS/AS	Joint New Zealand/Australian Standard
AS	Australian Standard
BS	British Standard
CSA	Canadian Standards Association
HERA	Heavy Engineering Research Association

## 2.6 REFERENCED DOCUMENTS

Throughout this specification, reference is made to various New Zealand Building Code (NZBC) acceptable solutions and verification methods for criteria and/or methods used to establish compliance with the Building Act.

Reference is also made to various Standards produced by Standards New Zealand (NZS, NZMP, AS/NZS, NZS/AS), Transit New Zealand specifications, overseas standards (AS, BS, CSA) and to listed Acts, Regulations and various industry codes of practice and practice guides. The latest edition (including amendments and provisional editions) at the date of this specification applies unless stated otherwise.

It is the responsibility of the contractor to be familiar with the materials and expert in the techniques quoted in these publications.

Documents cited both directly and within other cited publications are deemed to form part of this specification. However, this specification takes precedence in the event of it being at variance with the cited documents, with the resolution of any variance being confirmed by the owner in writing and then notified to the territorial authority for consent prior to any further work proceeding.

## 2.7 DOCUMENTS REFERRED TO

Documents referred to in this section are:

Building Act 1991  
Building Regulations 1992  
Health and Safety in Employment Act 1992  
Smoke Free Environments Act 1990

## 2.8 CODE COMPLIANCE

It is an offence under the Building Act 1991 to carry out any work not in accordance with the building consent. The resolution of matters concerning code compliance to be referred to the owner for a direction in writing and then to the territorial authority for consent.

## 2.9 BUILDING CONSENT

Obtain the original or copies of the building consent form and documents from the owner and keep on site. Liaise with the territorial authority for all notices to be given and all inspections required during construction to ensure compliance. Return the consent form and documents to the owner on completion.

## 2.10 PRODUCER STATEMENTS

When producer statements verifying construction are required, provide copies to both the territorial authority and the owner.

## 2.11 COMPLIANCE SCHEDULE

Obtain from the owner the list of all systems and features agreed as comprising the compliance schedule when application was made for building consent. Liaise with the owner and supply any further information on each system or feature of the building, as required by the territorial authority prior to their issue of the building consent.

## 2.12 PROVIDE GUARANTEES

Provide guarantees in favour of the owner and executed by the contractor/subcontractor in respect of, but not limited to, materials, components, service, application, installation and finishing called for in that specified section of work. The terms and conditions of the guarantee in no case negate the minimum remedies available under common law as if no guarantee had been offered.

Provide two copies of all completed guarantees to the owner.

- 2.13 **OVERALL WEATHERTIGHTNESS AND WATERTIGHTNESS**  
A guarantee is required from the contractor for a minimum period of 2 years, covering the weathertightness of the complete building envelope and the watertightness of all liquid supply and disposal systems and fittings. This general guarantee is in addition to any specific guarantees required.
- 2.14 **TRADE GUARANTEES AND WARRANTIES**  
Where specific trade guarantees/warranties are offered covering materials and/or execution of proprietary products or complete installations, provide copies of all such guarantees/warranties to the owner.
- 2.15 **WORDING OF GUARANTEE**  
The wording of the guarantee to conform with the form of guarantee attached.
- 2.16 **FAILURE**  
Failure to provide guarantees does not reduce liability under the terms of the guarantee called for in that specified section of the work.
- 2.17 **COMMENCE**  
Commence all guarantees from practical completion.  
  
Maintain their effectiveness for the times stated.
- 2.18 **DELIVER**  
Deliver executed guarantees to the owner prior to the commencement of the work covered by the guarantee.
- 2.19 **AS-BUILT DOCUMENTATION**  
Plumbing:  
Drainage:  
Electrical:
- 2.20 **SERVICES PLANS**  
Prepare services plans setting out the actual positions as constructed of all sewer, stormwater, sanitary plumbing, piped and ducted services, electrical services. Except where specified otherwise, as-built plans may be marked up on copies of relevant project drawings. Provide 2 sets of services plans to the owner. Provide services plans required by the building consent to the territorial authority.
- 2.21 **OPERATING AND MAINTENANCE MANUALS**  
All shall be handed in person to the Owner at completion of Contract date.
3. **ESTABLISHMENT**
- 3.1 **COMPLY**  
Comply with all statutory obligations and regulations of regulatory bodies controlling the execution of the works.
- 3.2 **APPROVALS**  
Attend on territorial authority officers, statutory and network utility inspectors, as necessary to obtain approvals (in addition to building consent approval) for and the satisfactory completion of, the works.
- 3.3 **BEFORE COMMENCING WORK**  
Contractor shall confirm with the Owner that the contract can be carried out as per drawings and specifications.
4. **TEMPORARY WORKS AND SERVICES**
- 4.1 **SITE TELEPHONE**  
Provide a site telephone for the duration of the works.
- 4.2 **PROVIDE**  
Provide, erect and maintain all scaffolding, sheds, toilets, water, power, hoardings and access to the site. Allow for all cartage, craneage, plant hire and storage. Arrange for all temporary works and services necessary for the completion of the works. Pay all fees and remove temporary works and services on completion of the works.
- 4.3 **PROTECT**  
Protect all parts of the work liable to damage, including all adjoining public or private property, existing buildings, existing roads, footpaths, fences, site services, trees, landscaping and all existing retained site features, until completion of the works. Take all precautions necessary to

protect the works from damage by unauthorised entry or inclement weather. Brace and support all parts of the works against damage during construction.

Make good all damage to existing property and site features arising from construction activities or failure to protect.

#### 4.4 STORAGE

Provide temporary storage areas and protective covers and screens. Framing and structural members to be fillet stacked and protected from moisture and contamination. Finishing materials to be completely protected from the weather and damage and stored in accordance with the manufacturer's recommendations. Fabricated elements to be protected from the weather and damage, and stored in accordance with the supplier's recommendations.

#### 4.5 ANTIQUITIES AND ITEMS OF VALUE AND INTEREST

Refer to the individual work sections for any detailed requirements on this project.

### 5. PROJECT MANAGEMENT

#### 5.1 SITE MEETINGS

Allow for holding site meetings when required by the owner. The contractor's representative and site supervisor to attend such meetings. Inform subcontractors and others when their presence is required.

Meetings will normally be held: as arranged with the Owner

#### 5.2 PROGRESS PHOTOGRAPHS

Provide two prints size 150mm x 100mm of colour photographs of the works taken from 3 different angles at monthly intervals.

#### 5.3 PROGRAMME

Provide within 2 weeks of contract signing an approved programme for the contract works including the work of subcontractors and the work of separate contractors that is to be carried out concurrent with this contract. The programme to be in the form of a dated bar chart, identifying the contract work's critical path and all key dates for the provision of materials and elements. The programme to be reviewed and updated monthly. Supply a copy of the programme and all updates to the owner and owner.

#### 5.4 WORK OUTSIDE NORMAL HOURS

Work outside normal hours is permitted, but 24 hours notice is required in writing to the owner before commencing such work. Obtain any necessary permits and permission for such work.

#### 5.5 HEALTH AND SAFETY

Refer to the requirements of the Health and Safety in Employment Act 1992. Identify hazards and if their elimination or isolation is not possible, then minimise hazards in the work on site by using proper equipment and techniques. Supply protective clothing and equipment. Inform employees and others on site of the hazards and put in place procedures for dealing with emergencies.

Fence off, light, or otherwise separate any source of danger to people both off and on the site, including outside working hours.

#### 5.6 SMOKING

Do not smoke on site except in a designated location in accordance with the Smoke Free Environments Act 1990. This location to be determined by the contractor with the approval of the owner.

### 6. CONSTRUCTION

#### 6.1 QUALITY ASSURANCE

Carry out and record regular checks of material quality and accuracy, including:

3. All perimeter frames for plumb.
4. Levels of all floors relative to the site datum.
5. Framing timber moisture content (refer to 3801 CARPENTRY).

Where any material, quality or dimension exceeds specified or required tolerances, obtain written confirmation from the owner and when building consent approval is affected, confirm remedial action with the territorial authority.

Provide all materials, equipment, plant, attendances, supervision, inspections and programming to ensure the required quality standards are met.

- 6.2        **NUISANCE**  
Take all reasonable precautions to prevent damage and nuisance from water, fire, smoke, vehicles, dust, rubbish, noise and all other causes resulting from the contract works. Comply with the requirements of the territorial authority and all relevant Acts and Standards.
- 6.3        **SET OUT**  
Set out the work to conform with the drawings. Establish a permanent site datum to confirm the proposed building ground floor level and its relationship to all other existing and new building levels.
- While it remains the contractor's responsibility to set out the works accurately and correctly and to confirm any changes from the approved location with the territorial authority, the contractor to obtain the owner's written confirmation that the owner has sighted the proposed building location, site datum and profiles before commencing any further work.
- 6.4        **EXECUTION**  
Conform to the requirements of this specification. All work to be level, plumb, and true to line and face. Employ only experienced workers familiar with the materials and techniques specified.
- 6.5        **MATERIALS**  
Materials to be new unless stated otherwise, the best quality of their respective kinds, and complying with all cited documents.
- Substitution of alternative materials, plant or equipment from those specified to be confirmed by the owner in writing, with the substitution then approved by the territorial authority.
- 6.6        **COMPLETE ALL SERVICES**  
Ensure all building services are complete and operational, with all labelling and service instructions provided.
- 6.7        **CLEAR AWAY**  
Clear away all trade debris, unused materials and components from the site and leave the building clean and ready for occupancy, with all services operating and mechanical parts in good working order. Remove all temporary markings, coverings and protective wrappings.
- 6.8        **CLEANING**  
Clean and wash down all external surfaces to remove dirt, debris and marking. Clean all interior surfaces including cabinetwork, joinery, sanitary and hardware items. Vacuum or polish all floor finishes. Clean and polish all glass, both sides.
- 6.9        **KEYING AND SECURITY**  
Provide locksets with temporary keying, or install with the cylinders removed. Complete final keying prior to handing over keys to the owner on completion of the works.
- 6.10       **SPARES**  
All to be handed to the Owner on completion of this Contract.

## 2301 FOUNDATIONS

### 1. GENERAL

#### 1.1 SCOPE

Carry out works as indicated in the drawings and this specification.

#### 1.2 DOCUMENTS

Documents referred to in this section are:

NZS 3602	Timber and wood-based products for use in buildings
NZS 3603	Timber structures standard
NZS 3604	Light timber frame buildings not requiring specific design
NZS 3605	Timber piles and poles for use in buildings
NZS 3631	New Zealand timber grading rules
NZMP 3640	Minimum requirements of the NZ Timber Preservation Council

### 2. PRODUCTS

#### 2.1 ROUND TIMBER PILES

Corsican pine or radiata pine, treated to NZMP 3640, hazard class H5, Group B, to design data assigned in NZS 3603, section 7 and complying with NZS 3605 for cross section, length, straightness, strength and branding. All to NZS 3604 for footing and type.

#### 2.2 TIMBER SUB-FLOOR FRAMING

Species, grade, moisture content in service and level of treatment as set out in NZS 3602. Grading to NZS 3631 and treated to NZMP 3640.

#### 2.3 NAILS

Stainless steel of pattern to NZS 3604, appendix A.

#### 2.4 BOLTS AND SCREWS

Stainless steel to NZS 3604.

#### 2.5 NAIL PLATES

Stainless steel nailed steel plates to the manufacturer's design for the particular locations shown on the drawings.

Brand/types: **Gang-nail**

#### 2.6 SHEET DAMPPROOFING

Rubberised bitumen membrane specifically produced for waterproofing applications, possessing high resistance to water, water vapour and gas permeability and resistant to the attack of ground bacteria and ageing effects, joined using proprietary techniques and applied by the use of special adhesives. Thickness not less than 1.5mm.

Brand/system: **GIB DAMP PROOF COURSE**

Thickness: **2 ply**

### 3. EXECUTION

#### 3.1 GENERALLY

Comply with NZS 3602 and NZS 3604 except as varied by this specification. Execution to include those methods, practices and processes contained in the unit standards for the National Certificate in Carpentry and the National Certificate in Joinery (cabinetry, exterior joinery, stairs).

#### 3.2 INSTALL ROUND TIMBER PILES

Prepare for and drive timber piles to NZS 3604, appendix D. Protect pile heads with a suitable cushion.

#### 3.3 SUB-FLOOR FRAMING

Frame up off foundation piles, all fabricated, fastened and braced to NZS 3604, sections 2.5 and 4.

#### 3.4 LEAVE

Leave all work to the standard required by all following trades.

## 3801 CARPENTRY

### 1. GENERAL

#### 1.1 SCOPE

Carry out works as indicated in the drawings and this specification.

#### 1.2 DOCUMENTS

Documents referred to in this section are:

AS 1748	Mechanically stress-graded timber
AS/NZS 1859	Reconstituted wood based panels 1859.1 Particle board
NZS 2295	Building papers (breather type)
NZS 3602	Specifying timber and wood-based products for use in building
NZS 3603	Timber structures standard
NZS 3604	Light timber frame buildings not requiring specific design
NZS 3617	Profiles of weatherboards, fascia boards and flooring
NZS 3631	NZ national timber grading rules
NZMP 3640	Minimum requirements of the NZ Timber Preservation Council Inc.
NZS 4214	Methods of determining the total thermal resistance of parts of buildings
NZS 4218	Energy efficiency - Housing and small building envelope
NZS 4222	Materials for the thermal insulation of buildings

BRANZ Bulletin 302: Preventing moisture problems in timber framed skillion roofs

BRANZ Bulletin 328: Selection and use of fasteners

BRANZ Bulletin 343: Moisture in timber

BRANZ Bulletin 357: Thermal insulation of houses

### 2. PRODUCTS

#### 2.1 BUILDING PAPER

Breather type to NZS 2295.

Brand/type: **GIB Standard Weight Black Building Paper on wall frames.**  
**GIB Heavy Weight Black Building Paper on roof frames.**

#### 2.2 GLASS FIBRE INSULATION

Interleaved glass fibre quilt in block form.

Brand/type: **BRADFORD GOLD**  
R rating/thickness: **R1.8**

#### 2.3 TIMBER FRAMING GENERALLY

Species, grade and level of treatment as set out in NZS 3602. Grading to NZS 3631 and treated to NZMP 3640. Mechanical stress grading to be acceptable as an alternative to visual grading.

Moisture content at supply: 24%

#### 2.4 TIMBER TRUSSES

Brand/reference number: **Proprietary manufacturer.**  
Treatment: **H1**

#### 2.5 PARTICLE BOARD FLOORING

Flooring grade high density resin bonded to AS/NZS 1859.1.

Brand/type: **PLYCO or matched quality**  
Sheet size and thickness: **20mm**

#### 2.6 2.20 FLOORING UNDERLAYS

Material/product: **GIB Warmfoot**

#### 2.7 DAMPPROOF COURSE

2-ply kraft felt strip saturated and coated with bitumen.

Brand/type: **GIB DAMP PROOF COURSE**

- 2.8 **NAILS**  
Galvanised steel of pattern to suit the location and to BRANZ Bulletin 328 "Selection and use of fasteners."
- 2.9 **BOLTS AND SCREWS**  
Galvanised steel of pattern to suit the location and to BRANZ Bulletin 328 "Selection and use of fasteners."
- 2.10 **NAIL PLATES**  
Stainless steel nailed plates to the manufacturer's design for the particular locations as shown on the drawings.  
  
Brand/type: **GANG-NAIL**
- 2.11 **CONNECTORS**  
Stainless steel connectors and structural brackets to the manufacturer's design for particular locations shown on drawings.  
  
Brand/type: **LUMBERLOK**
3. **EXECUTION**
- 3.1 **ATTENDANCE**  
Provide and fix blocks, nogs, openings and other items as required by other trades.
- 3.2 **MOISTURE CONTENT**  
Maximum allowable equilibrium moisture content (EMC) in accordance with BRANZ Bulletin 343 for framing supporting interior linings:  
EMC
- |    |                      |     |
|----|----------------------|-----|
| 1. | Framing at erection  | 24% |
| 2. | Framing at enclosure | 20% |
| 3. | Framing at lining    | 16% |
- 3.3 **3.3 GENERALLY**  
To NZS 3603 and 3604 except as varied in this specification. Execution to include those methods, practices and processes contained in the unit standards for the National Certificate in Carpentry and the National Certificate in Joinery (cabinetry, exterior joinery, stairs).
- 3.4 **DIMENSIONS**  
All timber sizes are nominal sizes.
- 3.5 **SET OUT**  
Set out framing in accordance with the requirements of NZS 3604 and as required to support sheet linings and claddings.
- 3.6 **SUB-FLOOR FRAMING**  
Frame up off foundation walls and piles, all fabricated, fastened and braced to NZS 3604, sections 2.5 and 4.
- 3.7 **FLOOR FRAMING**  
Framed and fastened to NZS 3604, sections 5.1 and 5.3.
- 3.8 **WALL FRAMING**  
Frame to required loading and bracing complete with lintels, sills and nogs, all fabricated and fastened to NZS 3604, section 6.
- 3.9 **ROOF FRAMING**  
Frame to required loading and bracing complete with valley boards, ridge boards and purlins. Design and fit roof trusses complete with anchorage. All fabricated and fastened to NZS 3604, section 10.
- 3.10 **INSTALLING PERFORATED FOIL FLOOR UNDERLAY**  
Lay and secure to the manufacturer's recommendations and as shown in NZS 4218.
- 3.11 **INSTALLING BUILDING PAPER DECK UNDERLAY**

Lay and secure in accordance with BRANZ Bulletin 302 "Preventing moisture in timber framed skillion roofs."

3.12 INSTALLING INSULATION

Lay in fibreglass batts and fit insulation, to NZS 4214, as detailed, to the manufacturer's recommendations, and to the recommendations of BRANZ Bulletin 357 "Thermal insulation of houses."

3.13 LAYING PARTICLE BOARD FLOORING

Lay and fasten to the manufacturer's recommendations and NZS 3604, section 5.2. Punch nails, then sand with one coarse and one fine paper, hand sanding into corners.

3.14 LEAVE

Leave all work to the standard required by all following trades.

## 4201 CLADDING

### 1. GENERAL

#### 1.1 SCOPE

Carry out works as indicated in the drawings and this specification.

#### 1.2 DOCUMENTS

Documents referred to in this section are:

AS/NZS 1491	Finger jointed structural timber
AS/NZS 2908	Cellulose products 2908.2 Flat sheets
NZS 2295	Building papers (breather type)
NZS 3602	Specifying timber and wood-based products for use in building
NZS 3604	Light timber frame buildings not requiring specific design
NZS 3617	Profiles of weatherboards fascia boards and flooring
NZS 3631	NZ national timber grading rules
NZMP 3640	Minimum requirements of the NZ Timber Preservation Council
NZS 4214	Methods of determining the total thermal resistance of parts of buildings

BRANZ Bulletin 284: Sealed joints in external claddings - 2. Sealants

BRANZ Bulletin 304: Flashing design

BRANZ Bulletin 305: Domestic flashing installation

BRANZ Bulletin 326: Cladding buildings on exposed sites

BRANZ Bulletin 328: Selection and use of fasteners

BRANZ Bulletin 343: Moisture in timber

### 2. PRODUCTS

#### 2.1 BUILDING PAPER

Breather type kraft paper laminates to NZS 2295.

Brand/weight: **GIB Black Standard Weight Black Building Paper.**

#### 2.2 FIBRE-CEMENT WEATHERBOARD

Cellulose cement autoclaved sheets to AS/NZS 2908.2.

Brand/type: **HARDIES Frontier Woodgrained 310mm (confirm on site)**

#### 2.3 FIBRE-CEMENT SOFFIT LINING

Cellulose cement autoclaved sheets to AS/NZS 2908.2.

Brand/type: **HARDIES Flat 4.5mm**

#### 2.4 TIMBER FASCIA AND BARGE BOARDS

Dressing grade to NZS 3631 and H3 treated to NZMP 3640. Finger jointed timber to AS/NZS 1491.

#### 2.5 PVC JOINTERS

To suit sheet thickness.

Brand: **HARDIES**

Profile/type: **H**

Colour: **White**

#### 2.6 NAILS, SCREWS AND FASTENINGS

Stainless steel of pattern to suit location and to BRANZ Bulletin 328 "Selection and use of fasteners."

### 3. EXECUTION

#### 3.1 MOISTURE CONTENT

Maximum allowable equilibrium moisture content (EMC) in accordance with BRANZ Bulletin 343 for:

	EMC
1. Framing at enclosure	20%
3. Exterior joinery and trim	14%

- 3.2        **GENERALLY**  
To NZS 3604 except as varied in this specification. Execution to include those methods, practices and processes contained in the unit standards for the National Certificate in Carpentry and the National Certificate in Joinery (cabinetry, exterior joinery, stairs).
- 3.3        **FIX PAPERS**  
Fix breather type building paper to NZS 4214, as detailed and to the manufacturer's recommendations.
- 3.4        **PRIME OR SEAL**  
Prime or seal faces, edges and end grain before fixing of all exterior trim, to the finish and quality specified in 6601 PAINTING AND PAPERHANGING.
- 3.5        **INSTALL FIBRE CEMENT WEATHERBOARDS**  
Fix to framing to the manufacturer's recommendations and to BRANZ Bulletin 326 "Cladding buildings on exposed sites."
- 3.6        **INSTALL FIBRE CEMENT SOFFITS**  
Cut sheets dry and scribe fit to fully support all edges and joints. Nail and drill for and insert fasteners to the sheet manufacturer's recommendations. Fit complete with jointers and capping moulds.
- 3.7        **INSTALL EXTERIOR TIMBER FINISHINGS**  
Fix timber fascias, barge boards, facings, beads, trim and enclosures level, true to line and face, with all end grain sealed and joints mitred.
- 3.8        **INSTALL FLASHINGS**  
Fix flashings, covers and soakers as detailed and to BRANZ Bulletins 304 "Flashing design" and 305 "Domestic flashing installation."
- 3.9        **USE OF SEALANTS**  
Selection and use of sealants to follow BRANZ Bulletin 284 "Sealed joints in external claddings - 2. Sealants."
- 3.10       **LEAVE**  
Leave all work to the standard required by all following trades.

# 4301 ROOFING

## 1. GENERAL

### 1.1 SCOPE

Carry out works as indicated in the drawings and this specification.

### 1.2 DOCUMENTS

Documents referred to in this section are:

NZBC	E2/AS1	External moisture 1.0 Roofs
NZS 2295		Building papers, (breather type)
NZS 3403		Hot-dipped galvanised corrugated steel sheet for building purposes
NZS 3602		Timber and wood-base products for use in building
NZS 3604		Light timber frame buildings not requiring specific design
NZMP 3640		Minimum requirements of the NZ Timber Preservation Council
NZS 4222		Materials for the thermal insulation of buildings

BRANZ Bulletin 284: Sealed joints in external claddings - 2. Sealants

New Zealand Metal Roofing and Cladding Manufacturers' Association Inc: Profiled metal roofing design and installation handbook

### 1.3 ROOFER QUALIFICATION

Carry out all roofing work using experienced, competent roofers familiar with the materials and techniques specified.

### 1.4 WIND AND EARTHQUAKE LOADINGS

Use fixings and methods capable of sustaining the loads appropriate to the area as set out in NZS 3604, table 2.3.

### 1.5 COORDINATE

Coordinate to ensure substrate and preparatory work is complete and other work programmed in the order required for access and completion of the roof.

## 2. PRODUCTS

### 2.1 BUILDING PAPER

Breather type kraft paper laminates to NZS 2295.

Brand/type: **GIB Heavy Weight Black Building Paper**

### 2.2 UNDERLAY SUPPORT

50mm hexagon mesh of 1mm diameter galvanised steel wire in 900mm (minimum) width sheets.

### 2.3 PROFILED METAL ROOFING

Steel sheet galvanised to NZS 3403, aluminium-zinc coated to NZS/AS 1397. Finish as specified. Accessories, cappings, flashings and fixings to match and to the manufacturer's recommendations.

Brand/type: **Corrugated**  
Material: **Steel**  
Base metal thickness: **0.40mm**  
Coating: **Coloursteel**  
Flashings: **to match roofing**

## 3. EXECUTION

### 3.1 STACK ROOFING

Stack roofing and accessories on clean, level areas of the site and protect from damage and from weather until ready to fix in place.

### 3.2 SET OUT

Set out the planned layout before fixing commences, to ensure true lines and the correct relationship to module, grid and roof features.

- 3.3 LAY ROOF UNDERLAY  
Lay and fix to NZBC acceptable solution E2/AS1, NZS 3604, section 11.2 and the manufacturer's recommendations.
- 3.4 LAY ROOFING, GENERALLY  
Take care to avoid damaging pre-finished roofing both during and after fixing. Wear only soft-soled shoes on the finished surface.
- 3.5 CUT PROFILED METAL ROOFING  
Cut profiled metal roofing with recommended tools, fold ends and seal cut edges all to the manufacturer's recommendations.
- 3.6 LAY PROFILED METAL ROOFING  
Lay profiled metal roofing and fix complete with all matching accessories, flashed to all roof features and penetrations; and in accordance with the recommendations in the New Zealand Metal Roofing and Cladding Manufacturers' Association Inc. publication "Profiled metal roofing design and installation handbook."
- 3.7 FIX COVERS AND FLASHINGS  
To comply with NZBC acceptable solution E2/AS1, 1.0. Install and fixed as detailed and to the roofing manufacturer's details.
- 3.8 PENETRATIONS  
Flash and overflash all penetrations through the roof.
- 3.9 USE OF SEALANTS  
Selection and use of sealants to follow BRANZ Bulletin 284 "Sealed joints in external claddings - 2. Sealants."
- 3.10 LEAVE  
Leave the work complete with all flashings, undercloaks, valleys, ridges and hips properly installed so the finished roof is completely weathertight.
- 3.11 CLEAR  
Clear all trade rubbish and unused materials from the roof and surrounds regularly during the work and at completion. Sweep down the completed roof and flush out all spoutings, gutters and rainwater pipes, ensuring that metal filings, metal scraps and loose fixings are removed.
- 3.12 REPLACE  
Replace damaged or marked elements. Remove unused materials from the site.

## 4502 ALUMINIUM WINDOWS AND DOORS

### 1. GENERAL

#### 1.1 SCOPE

Carry out works as indicated in the drawings and this specification.

#### 1.2 DOCUMENTS

Documents referred to in this section are:

NZBC	F2/AS1	Hazardous building materials 1.0 Glazing
AS/NZS 1231		Aluminium and aluminium alloys - Anodised coatings for architectural applications
AS/NZS 2208		Safety glazing materials in buildings
NZS 3504		Aluminium windows
NZS 4211		Performance of windows
NZS 4223		Glazing in buildings Parts 1 & 2: Glazing in buildings Part 3: Human impact safety requirements

Architectural Aluminium Association of New Zealand: Aluminium Window Handbook  
Architectural Aluminium Association of New Zealand: Specification for powder coatings on architectural aluminium products  
Architectural Aluminium Association of New Zealand: Installation code for aluminium joinery products

BRANZ Bulletin 349: Finishes for aluminium

#### 1.3 SUBMIT

Submit full size section samples, with the selected finish through all profiles offered. Provide evidence from a laboratory accredited by International Accreditation of New Zealand that the windows offered comply with the requirements of NZS 3504 and the required site and building design wind pressure, air leakage and water leakage levels to NZS 4211.

Provide written confirmation that all windows and doors have a serviceability wind pressure (SWP) and an ultimate wind pressure (UWP) corresponding to the wind zones set down in NZS 3604, table 5.

#### 1.4 ALUMINIUM WINDOWS AND DOORS QUALITY

To be fabricated by a member of the Architectural Aluminium Association of New Zealand. Nominate brand and type for approval. The owner reserves the right to reject any nominated brand and request the nomination of alternatives.

### 2. PRODUCTS

#### 2.1 SECTIONS

All aluminium members to be formed from extruded sections. Folded sections restricted to flashings and concealed members only.

#### 2.2 GLASS GENERALLY

All glazing to comply with NZS 4223, with particular attention to NZS 4223, part 3 where glass could be subject to human impact.

#### 2.3 ANODISING

To BRANZ Bulletin 349 "Finishes for aluminium" and AS/NZS 1231.

Colour: **Dark Bronze to match existing**

#### 2.4 SEALANT

To the window manufacturer's recommendations.

#### 2.5 GLAZING TAPE AND GASKETS

To the window manufacturer's recommendations.

#### 2.6 FIXINGS

All fixings and bracketing to be compatible with aluminium. Do not use electroplated zinc fasteners or brass fasteners.

### 3. EXECUTION

#### 3.1 SITE MEASURE

All window frame measurements to be verified on site prior to fabrication.

#### 3.2 GENERALLY

Execution to be in accordance with the requirements of NZS 4211 and the Architectural Aluminium Association of New Zealand's "Aluminium window handbook" and "Installation code for aluminium windows."

#### 3.3 AVOID DISTORTION

Avoid distortion of components during transit, handling and storage. Prevent pre-finished surfaces from rubbing together. Prevent contact with mud, plaster and cement. Do not deliver to site any components which cannot be immediately unloaded into suitable conditions of storage.

#### 3.4 CORROSION PROTECTION

All cut ends and holes drilled in aluminium to be sealed, or suitably coated before the frames are installed. Before fixing, apply bituminous coatings, slips or underlays between dissimilar metals in contact, or aluminium in contact with concrete.

#### 3.5 FIX FRAMES

Fix frames rigidly in place without distortion, to the manufacturer's and the Architectural Aluminium Association's "Aluminium window handbook" recommendations, plumb, true to line and face, weathertight and with all openings operating freely.

#### 3.6 DRAINAGE

All sills to incorporate anti-condensation channels. All sills to sashes and fixed lights to incorporate positive drainage to the exterior.

#### 3.7 GLAZING INSTALLATION

Glazing and infill panels to be the responsibility of the window manufacturer for structural and weather-tight performance. All glass to be held in aluminium beads and black PVC gaskets.

#### 3.8 SAFETY GLASS INSTALLATION

Use in all doors, sidelight panels, low level windows and all other locations to comply with NZS 4223, part 3, as modified by NZBC acceptable solution F2/AS1. Glass to comply with AS/NZS 2208.

#### 3.9 INSTALL FLASHINGS

Install flashings to heads, jambs and sills of frames as supplied and recommended by the window manufacturer and as detailed on the drawings. Head flashings to be finished to match window finish.

#### 3.10 SEAL FRAMES

Seal frames to each other and to adjoining structure and finishes, all as recommended by the manufacturer and to make the installation weathertight.

#### 3.11 RETAIN PROTECTIVE COVERINGS

Retain protective coverings and coatings in place during fixing wherever possible. Provide additional protection to prevent marking of surfaces which will be visible in the completed work. Remove protection on completion.

#### 3.12 ON COMPLETION

On completion remove temporary protection and clean down both sides of all aluminium and glass, using the method recommended by the manufacturer.

#### 3.13 INDICATE

Indicate the glass in place with inert whitening, paper, glazing signs or tape.

#### 3.14 CLEAN

Clean off or remove indicators at completion of the building. Clean all glass inside and out to a shining finish.

# 5101 LINING

## 1. GENERAL

### 1.1 SCOPE

Carry out works as indicated in the drawings and this specification.

### 1.2 DOCUMENTS

Documents referred to in this section are:

NZMP 9 Fire properties of building materials and elements of structure  
NZS 3602 Timber and wood-based products for use in buildings  
NZS 3604 Light timber frame buildings not requiring specific design  
NZS 3610 Profiles of mouldings and joinery  
Interior Systems Association: Levels of finish  
New Zealand Fibrous Plaster Association: Code of recommended practice for the application and fixing of fibrous plaster

BRANZ Bulletin 328: Selection and use of fasteners

BRANZ Bulletin 343: Moisture in timber

### 1.3 MOISTURE CONTENT

Maximum allowable equilibrium moisture content (EMC) in accordance with BRANZ Bulletin 343 for:

	EMC
1. Framing at lining (timber-based)	24%
2. Framing at lining (plasterboard/fibrous)	16%

### 1.4 PROTECT

Protect all joinery, fittings and finishes already in place from water staining or damage from lining installation. Immediately make good any damage.

### 1.5 BUILDING

Building to be weatherproof before lining work commences.

## 2. PRODUCTS

### Plasterboard

### 2.1 PLASTERBOARD

Gypsum plaster core encased in a durable face and backing paper formed for: standard use, bracing use, water resistance, and for fire rated use as approved by the fire ratings committee of Standards New Zealand for inclusion in NZMP 9.

Brand: WINSTONES

Refer to the drawings and/or the finishing schedule for the location of standard, water resistant, bracing, special ceiling, fire rated, sound rated panels.

### 2.2 EXTERNAL ANGLE

Slim type 0.5mm galvanised steel.

### 2.3 CASING BEAD

Slim type 0.5mm galvanised steel or PVC.

### 2.4 CORNICE

To match existing timber cornice.

### 2.5 NAILS

Galvanised clouts 40mm x 2.5mm.

### 2.6 SCREWS

40 x 6 gauge zinc electro-plated bugle head gypsum drywall screws.

### 2.7 JOINTING

Compound and paper tape to the board manufacturer's recommendations.

2.8 ADHESIVE  
Multi-purpose water based wallboard adhesive.

### 3. EXECUTION

3.1 SUBSTRATE  
To NZS 3604, sections 6, 9, 11 and the standard required by the manufacturer's recommendations. Starting work implies acceptance the substrate will allow work of the required standard.

3.2 LEVELS OF FINISH  
Before commencing work, confirm the surface finish assessment procedures necessary to ensure the specified levels of finish will be obtained.

#### Plasterboard

3.3 LEVELS OF FINISH  
Provide levels of finish to standards laid down by the Interior Systems Association document "Levels of finish," as follows:

- Level 3: surfaces receiving heavy to medium texture finishes
- Level 4: surfaces receiving light texture or wall covering finishes
- Level 5: surfaces receiving thin coating finishes.

3.4 LINE CEILINGS  
Line ceilings with plasterboard sheets, fastened to the manufacturer's recommendations.

3.5 LINE WALLS  
Line walls that are up to 2400mm high by the horizontal method and walls above 2400mm high by the vertical method, with plasterboard sheets, fastened to the manufacturer's recommendations.

3.6 LINE WET AREA WALLS  
Line wet area walls with water resistant plasterboard sheets using adhesive and nail fixing to studs at centres to suit the surface finish and to the manufacturer's details.

3.7 FORM BRACING PANELS AND SYSTEMS  
Form using high density plasterboard sheets fixed with clout-washers and clouts to the manufacturer's details. For panels strap substrate and for systems diagonal brace to NZS 3604, appendices K.4 and K.2.

3.8 FIX EXTERNAL ANGLES  
Fix full length to all external corners with clouts at 100mm each side staggered.

3.9 FILL JOINTS  
Fill joint recess with bedding compound, centre the paper tape, apply second coat of bedding compound followed by a coat of finishing compound; allow to dry and lightly sand off, all to the manufacturer's recommendations.

3.10 STOPPING  
Fill nail holes and flush up external angles with two successive coats of bedding compound followed by a coat of finishing compound, allow to dry and lightly sand off, all to the manufacturer's recommendations.

#### Sundry Items

3.11 CEILING ACCESS IN PASSAGE  
Trim out ceiling to form 600mm x 500mm square clear opening. Fit finished 40mm x 12mm timber facings to perimeter, set to support a lift-out panel of the ceiling material.

3.12 INSTALL TRIM  
Scribe and fit facings to exterior joinery, architraves to interior joinery, skirtings to all walls and timber bead cornices as detailed and shown.

3.13 CLEAN ALL  
Clean all adjoining surfaces and fittings of spots, marks, dust and droppings.

3.14 LEAVE  
Leave all work to the standard required by all following trades.

## **6601 PAINTING AND PAPERHANGING**

### **1. GENERAL**

#### **1.1 SCOPE**

Carry out works as indicated by the Owner.

#### **1.2 DOCUMENTS**

Documents referred to in this section are:

NZS 7703            The painting of buildings

Health and Safety in Employment Act 1992

#### **1.3 PAINTER QUALIFICATION**

All work to be carried out by competent and experienced painters and paperhangers.

#### **1.4 HEALTH AND SAFETY**

Refer to the requirements of the Health and Safety in Employment Act 1992 and if elimination or isolation are not possible, then minimise the hazards in this work.

Refer to NZS 7703 for the recommended procedures and precautions when:

1. Treating or removing lead based paint.
2. Burning off paint.
3. Sanding off paint.
4. Using solvent based paint removers.

### **2. PRODUCTS**

#### **2.1 PAINT TYPES**

To NZS 7703 for exterior and/or interior primers, undercoats, sealers, stains, clear coatings, solvent-borne and water-borne paints.

#### **2.2 GAP FILLERS**

Gap fillers to be linseed oil, putty, plastic wood, wood filler or plastic filler, to suit and to match the surface being prepared.

### **3. EXECUTION**

#### **3.1 INSPECT**

Inspect all surfaces to be painted and report to the owner any that will not, after the preparatory work laid down in NZS 7703, allow work of the required standard. Confirm that all areas have adequate lighting and are sufficiently free of other construction activities to enable painting and/or paperhanging work to proceed.

#### **3.2 COVER UP**

Cover up all adjoining surfaces and areas liable to damage or over-painting.

#### **3.3 REMOVE ALL HARDWARE**

Remove all hardware liable to damage or over-painting and replace on completion.

#### **3.4 WHERE NECESSARY**

Where necessary to prime or seal surfaces before or while other materials are being built in, arrange with those concerned to inform the painter when this work is required.

#### **3.5 CONFIRM SELECTIONS**

Confirm all selections, colours and finishes for both paint and wallpaper with the owner, before commencing work.

#### **3.6 EXTERIOR PAINTING SYSTEMS**

To the manufacturer's recommendations and NZS 7703.

#### **3.7 INTERIOR PAINTING SYSTEMS**

To the manufacturer's recommendations and NZS 7703.

#### **3.8 CARRY OUT**

Carry out all work within acceptable temperature and humidity limits, and with all timber dry and in the equilibrium moisture content range required by NZS 7703.

- 3.9 **PREPARE SURFACES**  
Prepare surfaces to be coated by making good all damage and defects. Gap filler to be linseed oil putty, plastic wood, wood filler or plaster filler as appropriate to the surface and to the paint manufacturer's recommendations.
- 3.10 **APPLY PAINT**  
Apply paint by brush and/or roller to suit the location of the coating to NZS 7703, clause 6.7. Do not spray on site without express permission.
- 3.11 **REFER TO**  
Refer to the paint manufacturers' manuals and follow their preparation, sequence and application recommendations applying to each system. Correct defective work immediately, with recoating to follow the systems recommendation.
- All paint coats in any system to be supplied by the same manufacturer.
- 3.12 **SCUFF BETWEEN ALL COATS**  
Scuff between all coats to remove any dust pick-up, protruding fibres and coarse particles.
- 3.13 **ALL FINISHED PAINT SURFACES**  
All finished paint surfaces to show uniformity of gloss and colour, to have the correct thickness for each coat, and freedom from painting defects such as tackiness and conspicuous brush marks. Finished work to be clean and free of any disfigurement.
- 3.14 **CONFIRM WALLPAPER**  
Confirm that all rolls of each pattern are from the same batch.
- 3.15 **WALLPAPER INSTALLATION**  
Seal or size walls. All drops to be full-length, completely glued, pattern matched and hung vertically without bubbles or visible butt joints. Scribe cut paper 2mm onto surrounding trim.
- 3.16 **CLEAN ALL**  
Clean all adjoining surfaces, glass and fittings of any paint contamination.
- 3.17 **REPLACE ALL**  
Replace all hardware without damage to the hardware or the adjoining surfaces.
- 3.18 **TAKE AWAY**  
Take away from the site all unused painting materials and equipment.

# 7101 WATER

## 1. GENERAL

### 1.1 SCOPE

Carry out work as indicated in the drawings and this specification.

### 1.2 DOCUMENTS

Documents referred to in this section are:

NZBC	G12/AS1	Water supplies
NZS 4602	Low pressure copper thermal storage electric water heaters	
NZS 4603	Installation of low pressure thermal storage electric water heaters with copper cylinders (open-vented systems)	
NZS 4606	Storage water heaters	
	Part 3: Specific requirements for water heaters with composite shells	
NZS 4607	Installation of thermal storage electric water heaters: valve-vented systems	
CSA B137-8	Polybutylene (PB) piping for hot and cold water distribution systems.	

Plumbers, Gasfitters and Drainlayers Act 1976

### 1.3 ALL WORK

All work covering water supply to be carried out by or under the direct supervision of a person registered under the Plumbers, Gasfitters and Drainlayers Act 1976.

## 2. PRODUCTS

### 2.1 WATER MAIN ALKATHENE

High density alkathene 32mm OD (minimum 25mm internal diameter) pipe to minimum 1200 kPa (170 psi) complete with rubber ring compression type fittings.

### 2.2 POLYBUTYLENE WATER PIPE

Polybutylene tubing to CSA B137-8 complete with fittings and accessories brand-matched.

Brand/type: **MCD JG Speedfit™**

### 2.3 GATE VALVES

De-zincified brass with screwed ends.

### 2.4 ELECTRIC HOT WATER CYLINDER, MAINS PRESSURE

A grade to NZS 4606, part 3 ceramic-coated steel thermal storage cylinder, insulated and complete with fittings recommended for installation by the manufacturer.

Brand: **Rheem**

Model number and capacity: **Ensuite 311 09015 (90 litre)**

### 2.5 2.13 TEMPERING VALVE

Brand/type: **Rheem**

### 2.6 TAPS AND FAUCETS

Confirm selections with the owner.

Brand: **Topliss, Greenstyle, Dorf, or similar quality brand.**

## 3. EXECUTION

### 3.1 AVOID

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

### 3.2 GENERALLY

Generally carry out the whole of this work and tests to NZBC acceptable solution G12/AS1.

### 3.3 INSTALL POLYBUTYLENE WATER SUPPLY

Size the piping layout to eliminate loss of pressure at any point by simultaneous draw-off. Run pipes complete with all fittings and jointed to the manufacturer's specifications, all to NZBC acceptable solution G12/AS1. Conceal all piping and pressure test before the wall linings are fixed.

- 3.4 **INSTALL ELECTRIC HOT WATER CYLINDERS**  
Install where shown complete with all the necessary fittings to the manufacturer's recommendations and in accordance with NZBC acceptable solution G12/AS1 4.10. Low pressure, open-vented systems to NZS 4603. Valve-vented systems to NZS 4607.
- 3.5 **FINISH TO EXPOSED PIPES**  
Chrome plate on copper or white polybutylene or PVC including back nuts. At wall penetrations provide and fit collars to match pipe finish.
- 3.6 **INSTALL TAPS AND FAUCETS**  
Install all taps and faucets strictly in accordance with the tap manufacturer's recommendations. Flush out on completion and check that washers or discs are operating correctly.
- 3.7 **LEAVE**  
Leave all water services in proper working order. Pressure test to ensure no leakage and leave all in proper working order.
- 3.8 **CLEAN UP**  
Clean all tapsets and fittings. Remove all unused materials from the site.

## 7401 RAINWATER PLUMBING

### 1. GENERAL

#### 1.1 SCOPE

Carry out works as indicated in the drawings and this specification.

#### 1.2 DOCUMENTS

Documents referred to in this section are:

NZS/AS 1397 Steel sheet and strip - hot-dipped, zinc-coated or aluminium/zinc-coated

BRANZ Bulletin 304: Flashing design.

BRANZ Bulletin 305: Domestic flashing installation.

### 2. PRODUCTS

#### UPVC

#### 2.1 UPVC SPOUTING

Profile, jointing, brackets and fittings brand matched and complete to the manufacturer's specifications.

Brand/type: **MARLEY**

Size: **profile to match existing.**

#### 2.2 UPVC DOWNPIPES

Tubes, stand-off brackets and fittings brand matched and complete to the manufacturers specifications.

Brand/type: **MARLEY**

Size/diameter: **60mmØ**

#### 2.19 FLASHINGS GENERALLY

0.6mm sheet steel galvanised to NZS/AS 1397, aluminium-zinc coated to NZS/AS 1397, 1.8mm (20kg/m<sup>2</sup>) copperised pure lead, 0.5mm copper sheet and 0.7mm aluminium sheet, all to location, compatibility and design requirements of BRANZ Bulletin 304 "Flashing design."

### 3. EXECUTION

#### 3.1 AVOID

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

#### 3.2 CHECK

Check compatibility of all metals used for rainwater goods, against the materials used for roofing and flashings. Notify any incompatibility to the owner and obtain written approval for amendments to selections and then submit to the territorial authority for their approval.

#### UPVC

#### 3.3 FIT UPVC SPOUTING

Fit and screw fix brackets, set to falls to outlets. Solvent welded or rubber ring jointed spouting section to be complete with all fittings to the manufacturer's recommendations.

#### 3.4 FIX UPVC DOWNPIPES

Screw fix stand-off brackets, set pipes plumb and clear of the wall, solvent welded. Discharge into stormwater bends.

#### General

#### 3.17 INSTALL FLASHINGS

Scribe fit, fold, lap, seam, or run solder as required by the metal, to flash all roof penetrations, roofing and exterior joinery to prevent weather penetration. Allow for 2 rows of rivets to all overlapping sheet joints. Install and fix flashings and flashing joints to the criteria stated in BRANZ Bulletins 304 "Flashing design" and 305 "Domestic flashing installation."

#### 3.20 LEAVE

Leave all rainwater services in proper working order and all flashing work completed to keep the building weathertight.

#### 3.21 CLEAN UP

Take away from the site all unused materials and components.

## 7402 SANITARY PLUMBING

### 1. GENERAL

#### 1.1 SCOPE

Carry out works as indicated in the drawings and this specification.

#### 1.2 DOCUMENTS

Documents referred to in this section are:

NZBC	G1/AS1	Personal hygiene 2.0 Fixture construction and installation 3.0 Location of sanitary fixtures
NZBC AS/NZS 3500 NZS 7641	G13/AS1	Foul water - sanitary plumbing National plumbing code Unplasticized PVC waste and ventilating pipe, fittings and accessories, 32mm, 40mm and 50mm

Plumbers, Gasfitters and Drainlayers Act 1976

#### 1.3 ALL WORK

All work covering waste disposal and plumbing fittings to be carried out by or under the direct supervision of a person registered under the Plumbers, Gasfitters and Drainlayers Act 1976.

### 2. PRODUCTS

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

UPVC pipe to NZS 7641 complete with fittings brand-matched to the manufacturer's specifications.

Brand/type: **MICOWAKEFIELD**

#### 2.2 SANITARY FIXTURES

<u>Fixture</u>	<u>Brand</u>	<u>Model</u>	<u>Size</u>	<u>Colour</u>	<u>Number off</u>
WC pans:	Coroma	selected		White	1
WC cisterns:	"	"			1
WC seats:	"	"			1
Wash hand basins:	"	recessed	F/S	White	1
Shower cubicles:	Shower-master	Compass or Karamea.	900 x 900	White	1
Shower door/surrounds:	"	Compass or Bi-fold.		White	1

#### 2.3 SUNDRY HARDWARE ITEMS

<u>Fixture</u>	<u>Brand</u>	<u>Model</u>	<u>Number off</u>
Towel rails:	selected by Owner		
Towel rings:	"		
Toilet roll holders:	"		

- 3. EXECUTION**
- 3.1 CARRY OUT**  
Carry out the whole of this work and tests to AS/NZS 3500 or NZBC acceptable solutions G1/AS1, 2.0, 3.0 and G13/AS1.
- 3.2 AVOID**  
Avoid electrolytic action by eliminating actual contact or continuity of water between dissimilar metals.
- 3.3 INSTALL SANITARY FIXTURES**  
Fit and install all sanitary fittings and associated screens, components and hardware, plumb, true to line and rigid, all to the manufacturer's recommendations. Standard chrome plated wastes and plastic plugs on chrome plated chains to be supplied with all basins, tubs and baths.
- 3.4 INSTALL TRAPS, WASTE AND VENT PIPES**  
Connect waste outlets to traps and run waste pipes and back vents concealed, all sized and fixed to AS/NZS 3500 or NZBC acceptable solution G13/AS1. Discharge wastes into the drainage system stack, soil pipe, or gully trap as shown. Bird proof mesh to all roof vents and vermin proof mesh to all untrapped waste pipes.
- 3.5 FINISH TO EXPOSED PIPES**  
Chrome plate on copper, or white UPVC including back nuts. At all wall penetrations provide and fit collars to match pipework.
- 3.6 INSTALL SUNDRY HARDWARE**  
install all sundry hardware and fittings as selected.
- 3.7 TEST**  
Test all soil and waste disposal systems to ensure no leakage exists and leave all in working order.
- 3.8 CLEAN UP**  
Remove labels and clean all fittings. Remove all unused materials from the site.

## 7403 DRAINAGE

### 1. GENERAL

#### 1.1 SCOPE

Carry out works as indicated in the drawings and this specification.

#### 1.2 DOCUMENTS

Documents referred to in this section are:

NZBC	B1/AS1	Structure - general 6.0 Drains
NZBC	E1/AS1	Surface water
NZBC	G13/AS2	Foul Water - drainage
NZS 3108		Concrete production, ordinary grade
NZS 3402		Steel bars for the reinforcement of concrete
AS/NZS 3500		National plumbing and drainage code
NZS 7643		Installation of Unplasticized PVC pipe systems
NZS 7649		Unplasticized PVC sewer and drain pipe and fittings

Plumbers, Gasfitters and Drainlayers Act 1976

#### 1.3 SUPPLY

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

#### 1.4 ALL WORK

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

## 2. PRODUCTS

#### 2.1 FILL

Scoria or rock of general all-passing 40 grading to NZBC acceptable solution G13/AS2, 8.0.

#### 2.2 CONCRETE

17.5 MPa and 20 MPa ordinary grade to NZS 3108.

#### 2.3 REINFORCEMENT

To NZS 3402 Grade 300 deformed bars.

#### 2.4 UPVC PIPES

UPVC pipes bends, junctions, fittings and joints to NZS 7649.  
Brand/type: **MICOWAKEFIELD**

#### 2.5 GULLY TRAPS

To NZBC acceptable solution G13/AS2, 3.2, complete with grating.

## 3. EXECUTION

#### 3.1 EXCAVATE

Excavate for drains to a firm even base with correct gradients set in straight runs.

#### 3.2 DRAINAGE LINES GENERALLY

All to the pipe manufacturer's recommendations.

#### 3.3 CARRY OUT

Carry out drainage work and tests to AS/NZS 3500 and NZS 7643, all as modified by NZBC acceptable solution B1/AS1, 6.0.

#### 3.4 LAY FOUL WATER DRAINS

Lay drains in straight runs to correct gradients, to discharge into the existing sewer. Set all inspection fittings on a concrete base.

#### 3.5 INSTALL GULLY TRAPS

Set on concrete brought up to protect the top of the fitting. Trowel off.

#### 3.6 LAY STORMWATER DRAINS

Confirm the required location of all downpipes and all finished ground levels before commencing pipework. Set downpipe bends in concrete brought up to protect the top of the fitting from

damage. Trowel off and fit a cast iron grating. Lay drains in straight runs to correct gradients to discharge into the network utility operator's stormwater system.

3.11 TRENCHES

Dispose of stormwater on site as shown on the drawings, by soakage, to suit local geology and soil structure; all as directed by the territorial authority.

3.13 FIELD TEST

Field test drains for watertightness (UPVC to NZS 7643 section 11) to the satisfaction of the territorial authority inspector.

3.14 BACKFILL

Backfill drain lines in 150mm layers, well tamped but without disturbing the drains. Finish off with 150mm of topsoil, slightly mounded above the finished ground line.



## Project Information Memorandum

### Section 31, Building Act 1991

#### Application

MR & MRS N McNAUGHT PO BOX 344 WELLINGTON	No. 000636 Issue date 30/05/00 Application date 16/05/00 Overseer Barrie McLennan
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#### Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stage ADDITION TO DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL
Estimated Value	\$33,000
Location	13 ATUA STREET, WAIKANAE
Legal Description	LOT 11 DP 25496
Valuation No.	1491023000

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

This project information memorandum includes:

- Information identifying relevant special features of the land concerned
- Details of relevant utility systems
- Details of authorisations which have been granted

Signed for and on behalf of the Council:

Name: 

Date: 30 MAY 2000



**SPECIAL FEATURES OF THE ABOVE LAND**

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

- Potential Erosion .....
- Potential Avulsion .....
- Potential Subsidence .....
- Potential Slippage .....
- Potential Alluvion .....
- Potential Inundation .....
- Presence of Hazardous Contaminants .....

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

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(Plumbing & Drainage)

SEWER AVAILABLE/CONNECTED connected

WATER AVAILABLE/CONNECTED connected

SITE PLAN OF EXISTING SERVICES (IF ANY) attached Plan

LOCATION OF SEWER LATERAL shown

LOCATION AND SIZE OF WATER TOBY 15mm shown

LOCATION OF EASEMENTS (IF ANY) no record available check title for easements before building

LOCATION OF PUBLIC DRAINS (IF ANY) no record of any work start

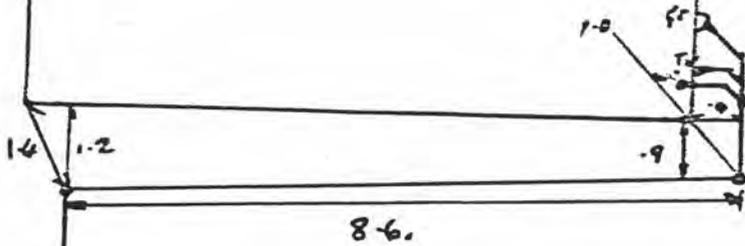
STORMWATER DISPOSAL TO  
CHANNEL  
DRAIN  
ON SITE

ADDITIONAL COMMENTS

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13 ATUA ST  
LOT 11  
DP 25496  
D/L MEAR (RITCHIE)  
5.10.87.

8.84

.9 Deep.

10-13





## Base Consulting Engineers Limited

Design being  
done by P.B.

- Structural
- Foundation
- Soils

28 Queen Street  
P.O. Box 434  
Levin

Telephone Levin (06) 367 0088  
Paraparaumu (04) 297 0088  
Fax (06) ~~367 9339~~ 367 0058  
Mobile (025) 444 080

Mr.N. McNaught  
P.O. Box 344  
**WELLINGTON**

40044

13 April 2000

Dear Mr. McNaught

**Re: Foundation Investigation  
13 Atua St, Waikanae**

Following the engagement of our services by your designer, Carol Cottle, a foundation investigation was undertaken at the above site on 11 April 2000 with the following results:

**DESCRIPTION:**

The site contains an existing dwelling situated on a dune ridge. The dwelling is to be extended 7.5 metres to the East as per the drawings supplied.

The investigation involved two Scala Penetrometer probes at the locations shown on the attached plan.

**RESULTS:**

We infer from the results of the fieldwork that the building site comprises naturally deposited dune sand to the full depth of the investigation being 3.6 metres below existing ground level.

An Ultimate Bearing Capacity of 300 kPa is defined in NZS 3604: 1999 as 3 blows / 75 mm on the Scala Penetrometer. This level was identified at 3.3 metres below existing ground level.

Ground water was not determined at the time of the investigation.

**RECOMMENDATION:**

Based on the results of our investigation we are of the opinion that the ground conditions do not meet the requirements of NZS 3604: 1999 "Code of Practice for Light Timber Frame Buildings not requiring specific design", and as such will require a specific foundation design.

For the ground conditions described above we recommend the following:

1. All piles shall be 150 SED tanalised piles driven to a set not exceeding 150 mm / 10 blows for a 480 kg hammer falling 1000 mm.
2. Every alternate pile / bearer connection shall be of 12 kN capacity comprising nail plated connectors.

We trust this meets with your requirements.

Yours faithfully  
**Base Consulting Engineers Ltd**

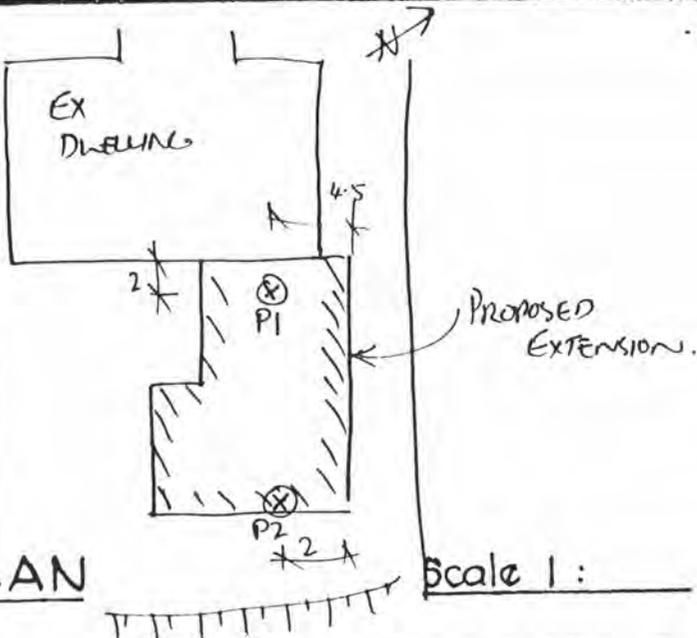


Peter Bolton **MIPENZ**  
**Director**

JOB 40044 CLIENT N.M. NALIGHT LOCATION 13 ATUA ST. WAIKANAHI BY 2/2/04/2000 DATE 11/04/2000

### SITE PLAN

ATUA ST.

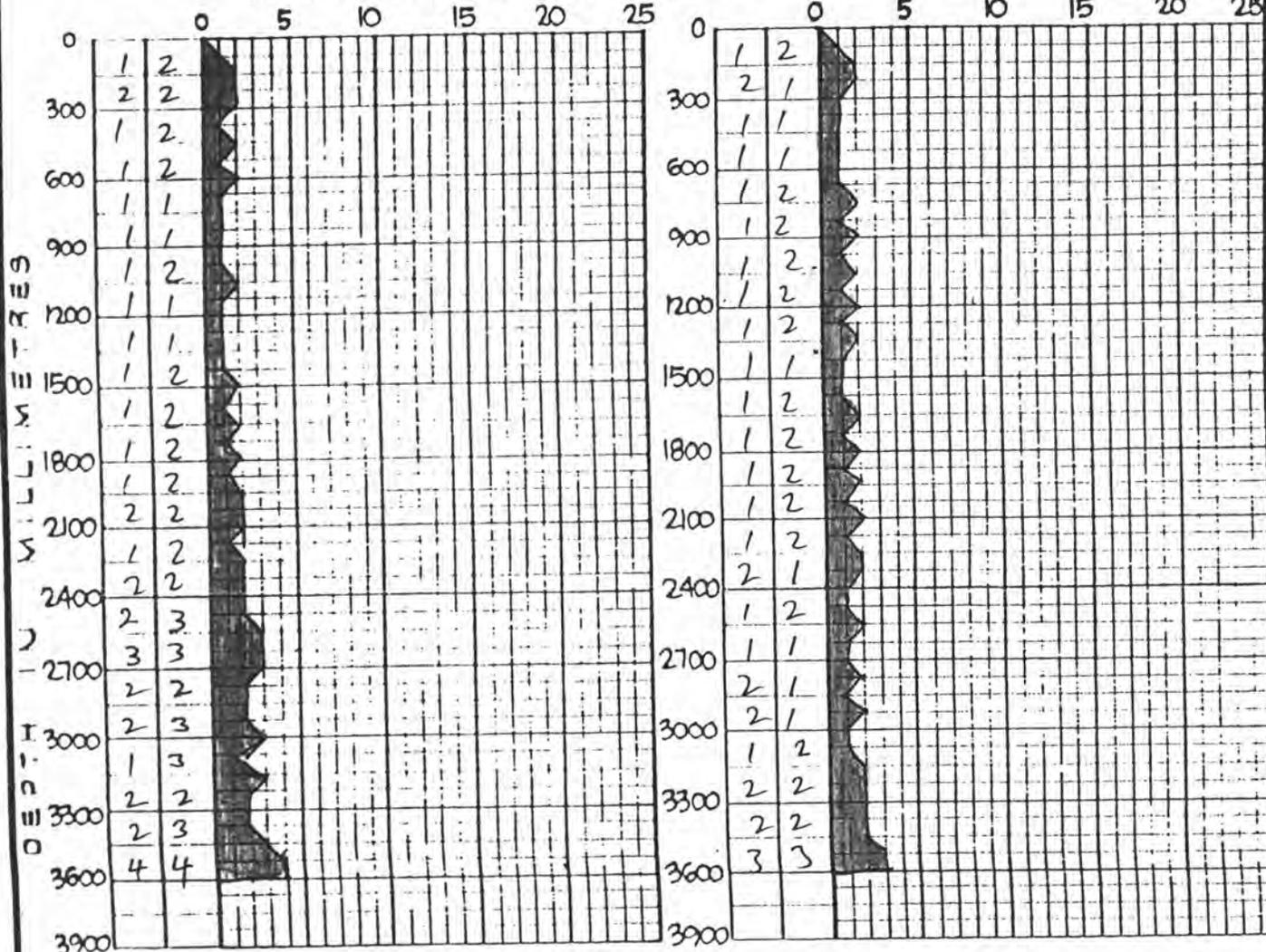


Scale 1: \_\_\_\_\_

### PROBING NO. P1

### PROBING NO. P2

PENETRATION RESISTANCE (BLOWS PER 75 mm)



### SCALA PENETRATION TESTS

9 kg hammer falling 1/2 a metre to a steel anvil, driving a 16 mm diameter rod fitted with a 20 mm diameter cone  
 BASE

CONSULTING ENGINEERS LTD.  
 BOX 434 LEVIN