



Code Compliance Certificate

Section 95, Building Act 2004

The Owner

Jade Garden (Kapiti) Ltd	No.	061432
P.O Box 307	Issue date	31/05/07
Paraparaumu	Application date	29/11/06

The Building

Street Address	4 Springhaven Lane, Paraparaumu
Valuation No.	1525337200
Legal Description	Lot 101 DP 367937
Intended Use	Residential Dwelling
Intended Life	Indefinite, but not less than 50 years
Current Use	Residential Site
Proposal	New Dwelling
Estimated Value	\$245,700

Code Compliance

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

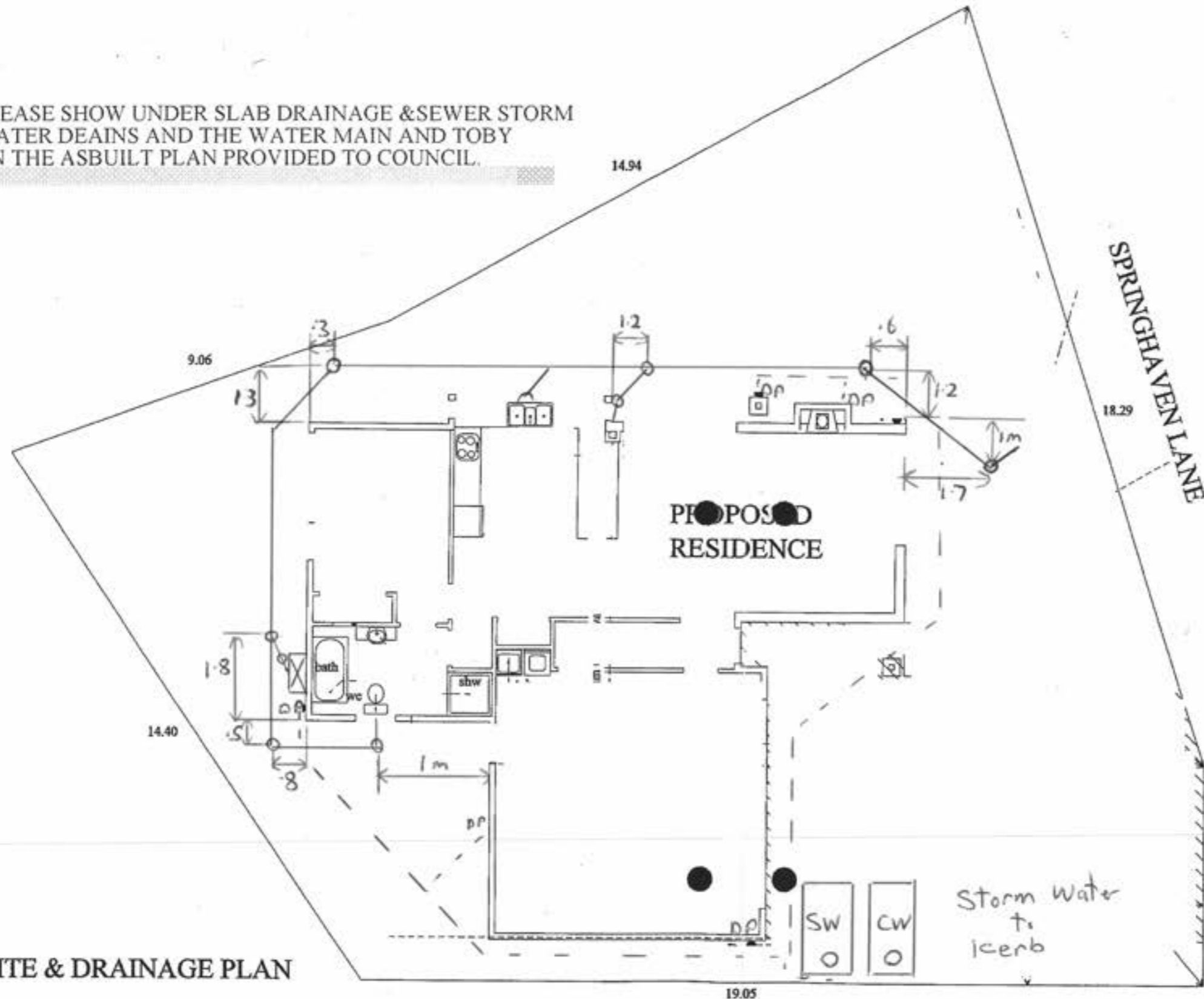
- a) The building work complies with the building consent; and
- b) The property owner must follow and carry out the manufacturers prescribed maintenance procedures.

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

Name: 

Date: 7/6/2007

PLEASE SHOW UNDER SLAB DRAINAGE & SEWER STORM WATER DEAINS AND THE WATER MAIN AND TOBY ON THE ASBUILT PLAN PROVIDED TO COUNCIL.



14.2.07
 ——— Sewer
 - - - - - s/water
 ☒ - Grey water
 Gully

LOT 101
 Dp 367937
 AREA 386 sq m
 (site coverage=30.57%)

SITE & DRAINAGE PLAN

Landseer Services
 PO Box 1656, Paraparaumu Beach
 Tel: 04-2584192 Fax: 04-2584192
 Mobile: 0274-925336
 email: patrick.shaw@stra.co.nz

Client: JADE GARDEN (KAPITI) Ltd
 SERIES 300 TYPE 'A'
 LOT 101, Dp 367937
 SPRINGHAVEN LANE, PRAM

Drawing:
 SITE & DRAINAGE PLAN

Designed: Shaw	Drawn: Shaw	Checked:	Sheet: 1
Scale: 1-100	Date: OCT 06	Job No: B-611	Of: 11

SCOPE OF INSPECTION SHEET

Date 30/5/07 SR or BCA 061932 Inspection No. 11

Time 3:45 Documents on site YES/NO

Owner Name JACK GARDEN LTD (JASON CRAIG) Project Description NEW DWLG

Site Address 4 SPRINGHAVEN LANE

Building Plumbing

Circle appropriate Type & Inspection Other

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

Engineer Supervision Yes No n/a - Name

Notes NEW DWELLING Diagram (if necessary)

ALL COMPLETED AS PER PLANS SPECIFICATIONS & REQUIREMENTS

ISSUE C.C.

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

Site instruction issued

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder Owner Other No One on site

Your next inspection will be

Agreed, JASON CRAIG Sign PP W. House Date 30/5/07

Officer sign Name BARRIE M Date 30/5/07

Additional Insp. Sheet No.

Information entered into data base Initial Date

SCOPE OF INSPECTION

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

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

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

Piles: When all holes are excavated prior to installation.

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

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

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

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

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

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

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

Pre-stucco: After the post-wrap inspection and when all the reinforcing and flashings are in place.

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

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

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

Post application of wet area membrane.

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

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

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

Retaining wall: Pre application of waterproof membrane system.

Post application of waterproof membrane system.

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

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

Free Standing Fireplace: Final inspection required only.

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

PRIVACY STATEMENT

1. The information contained on the Building Inspection Report Sheet is held by the Kapiti Coast District Council, whose address is 175 Rimu Road, Private Bag 601, Paraparaumu.
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Council has a Privacy Officer. If you have any concerns regarding privacy issues please telephone (04) 904 5700

FINAL INSPECTION

Date 30/5/07 SR or BCA 061432 Inspection No. 11

Time 3:45 Documents on site YES /-NO

Owner Name JACK GARDEN LTD (JASON CRAIG) Project Description NEW DWLG

Site Address 4 SPRINGHAVEN LANE

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applicable to all inspections

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

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

FINAL - Interior

Service areas - floors/walls	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Food storage	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Hot water temp <u>55°</u>	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Stair design	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Ventilation	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Solid-fuel heater <u>gas</u>	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Handrails	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Insulation + clearance	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Water supply tank <u>2x 6000</u>	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Balustrades	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	HWC flues	<input checked="" type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Trap seals + AAV's	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Lightings	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	HWC valves	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Cistern flushing	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Laundrying	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	HWC restraint	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	WC pan connection	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA
Cooking facilities	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Tempering valve	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Septic tank <u>NOT LOOK</u>	<input checked="" type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA
Smoke detectors <u>APT</u>	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Glazing - Human Impact	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Window labels <u>NOT LOOK LEVEL 2</u>	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA

FINAL - Intertency/Commercial

Fire/Life systems sighted	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA	Guarantees/Warranties/Certificates/Expert Opinion	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Intertency STC	<input type="radio"/> P	<input type="radio"/> F	<input checked="" type="radio"/> NA
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All Inspections ALL APPLICATION.

Road Crossing Complete	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Energy Certificates supplied	<input checked="" type="radio"/> P	<input type="radio"/> F	<input type="radio"/> NA	Final Check Complete	<input checked="" type="radio"/> Y	<input type="radio"/> N
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ELECTRICAL CERT
PLUMBING & DRAINAGE + ASKAD
ROOFING WARRANTY
GAS CERT

Officer Sign: [Signature] Name: BARBARA M Date: 30 15 07

SCOPE OF INSPECTION SHEET

Date 19/4/2007 SR or BCA 061432 Inspection No. 9

Time 10.55 Documents on site YES/NO

Owner Name SADE GARDON KAPITI Project Description new Dwelling

Site Address 1 SPRINGHAVEN LANE

Building Plumbing

Circle appropriate Type & Inspection Other

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

Engineer Supervision Yes No n/a - Name

Diagram (if necessary)

Notes

GIB FIXER Completing. FIXINGS AS DISCUSSED.

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

Site instruction issued

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder Owner Other GIB FIXER No One on site

Your next inspection will be FINISH

Agreed, (Print Name) Sign Date 19/4/2007

Officer sign Name Date 19/4/2007

Additional Insp. Sheet No.

Information entered into data base Initial Date 23/4/2007

SCOPE OF INSPECTION

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Post application of wet area membrane.

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WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 19/4/2007 SR or BCA 06/4/32 Inspection No. 9

Time 10.55 Documents on site YES / NO

Owner Name JADE GARDON KAPITI Project Description new Dwelling

Site Address 1 SPRINGHAVEN LANE

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

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

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

PRELINE

Max moisture Content	P	F	NA	Insulation R Value	P	F	NA	Bracing connections	P	F	NA
Ventilation to rooms	P	F	NA	Top plate connection	P	F	NA	Air seals	P	F	NA
Timber treatment	P	F	NA	Ceiling batten spacing	P	F	NA	Bottom plate fixings	P	F	NA
Lintel/beam size & fixing	P	F	NA	Stud spacing	P	F	NA		P	F	NA
Plumber Name				TPR line	P	F	NA	Waste pipe size & test	P	F	NA
Soil pipe size and test	P	F	NA	Inbuilt S/W pipes tested	P	F	NA	Floor wastes	P	F	NA
Pipes fixed/supported	P	F	NA	Vents terminated	P	F	NA	Shut off valves	P	F	NA
System: A53500, G13, Other	P	F	NA	Pressure Test	P	F	NA		P	F	NA

POSTLINE

Sheet bracing	P	F	NA	Wet area substrate system	P	F	NA	Sheet fixings	P	F	NA
Penetrations sleeved	P	F	NA		P	F	NA		P	F	NA

Officer Sign: [Signature] Name: [Signature] Date: 19 4 2007
23 4 2007

SCOPE OF INSPECTION SHEET

Date 5/4/2007 SR or BCA 06/432 Inspection No. [check]
Time 1.45 Documents on site YES / NO
Owner Name JADE GARDEN KAPITI Project Description New Dwelling
Site Address 4 SPRINGHAVEN LAVE.

Building Plumbing Circle appropriate Type & Inspection Other

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

Engineer Supervision Yes No n/a - Name

Notes Diagram (if necessary)

NOTED EXTERIOR NOT COMPLETED

FIT STRAPS TO 1 BELT AS DISCUSSED

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

Site instruction issued

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder [checked] Owner [] Other [] No One on site []

Your next inspection will be POSTLINE

Agreed Jason Cray Sign [Signature] Date 5/4/2007

Officer sign [Signature] Name R J O'Connell Date 5/4/2007

Information entered into data base [checked] Initial [Signature] Date 11/4/2007

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Post application of wet area membrane.

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WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 5/4/2007 SR or BCA 06/432 Inspection No. ✓

Time 1.45 Documents on site YES / NO

Owner Name JADE GARDON KAPITI Project Description New Dwelling

Site Address 4 SPRINGHAVEN LAKE

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Applies to all inspections

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


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

PRELINE

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

POSTLINE

Sheet bracing	P	F	NA	Wet area substrate system	P	F	NA	Sheet fixings	P	F	NA
Penetrations sleeved	P	F	NA		P	F	NA		P	F	NA

Officer Sign:  Name: RJ Oliver Date: 5/4/2007

MA 11/4/2007

SCOPE OF INSPECTION SHEET

Date 3-4-2007 SR or BCA 061432 Inspection No. 7

Time 10.36 Documents on site YES / NO

Owner Name JADE GARDENS KAPITI Project Description New Dwelling

Site Address 4 SPRING HAVEN LANE

Building Plumbing

Circle appropriate Type & Inspection Other

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

Engineer Supervision Yes No n/a - Name

Diagram (if necessary)

Notes

Brick OK

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

Site instruction issued

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder [checked] Owner [] Other [] No One on site []

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

Agreed, Sign Date 3, 4, 2007

Officer sign Name R. JOURNER Date 3, 4, 2007

Additional Insp. Sheet No.

Information entered into data base [checked] Initial Date 11, 4, 2007

SCOPE OF INSPECTION

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

Engineer – Civil/Structural/Fire/Geotechnical: An engineer has been engaged to carry out inspections on behalf of the owner. Please ensure those inspections are carried out. A construction statement (PS4) is required to be supplied to Council.

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

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

Piles: When all holes are excavated prior to installation.

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

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

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

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

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

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

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

Pre-stucco: After the post-wrap inspection and when all the reinforcing and flashings are in place.

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

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

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

Post application of wet area membrane.

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

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

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

Retaining wall: Pre application of waterproof membrane system.

Post application of waterproof membrane system.

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

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

Free Standing Fireplace: Final inspection required only.

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

PRIVACY STATEMENT

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BLOCK / BRICK / RETAINING WALL / OTHER

Date 3-4-2007 SR or BCA 061432 Inspection No. 7

Time 10.30 Documents on site YES / NO

Owner Name JADE GARDENS KAPITI Project Description New Dwelling

Site Address 4 SPRING HAVEN LANE

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

P = Pass F = Fail NA = Non-Applicable

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

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

BLOCK

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

BRICK VENEER

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

RETAINING WALL

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

OTHER

	P	F	NA		P	F	NA		P	F	NA
	P	F	NA		P	F	NA		P	F	NA
	P	F	NA		P	F	NA		P	F	NA
	P	F	NA		P	F	NA		P	F	NA
	P	F	NA		P	F	NA		P	F	NA
	P	F	NA		P	F	NA		P	F	NA

Officer Sign: RJA Name: R Jowler Date: 3 / 4 / 2007

SCOPE OF INSPECTION SHEET

Date 21-3-07 SR or BCA 061432 Inspection No. 6

Time 11-00 Documents on site YES/NO

Owner Name JANE GARDEN (KORU) Project Description New Dwelling.

Site Address 4 SPRINGHAVEN LANE.

Building Plumbing

Circle appropriate Type & Inspection Other

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

Engineer Supervision Yes No n/a - Name

Notes: * EXTENSION WRAP IN REAR GUARD II * EXTENSION TOP GABLE HW PAPER * ALL WINDOWS TAPER AND BAND

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

Site instruction issued

OK TO COVER IN

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder Owner Other No One on site

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

Agreed, (Print Name) Sign Date 21/3/07

Officer sign Name Date 21/3/07

Additional Insp. Sheet No.

Information entered into data base Initial Date

SCOPE OF INSPECTION

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Piles: When all holes are excavated prior to installation.

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

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

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

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

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

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

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

Post application of wet area membrane.

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

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

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

Retaining wall: Pre application of waterproof membrane system.

Post application of waterproof membrane system.

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

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PRE WRAP / PRE CLAD

Date 21-3-07 SR or BCA 061432 Inspection No. 6

Time 11-00 Documents on site YES/NO

Owner Name JANE GARDEN (KOPU) Project Description NEW DWELLING

Site Address 4 SPRINGHAY LANE

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

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

Cladding type identified	P	F	NA	Exterior sheet bracing & angle brace fixing	P	F	NA	Bracing requirements	P	F	NA
Framing moisture meets cladding requirements	P	F	NA	Bottom plate connections	P	F	NA	Purlin fixing	P	F	NA
Stud spacing appropriate for cladding	P	F	NA	Building wrap type	P	F	NA	Decking substrate	P	F	NA

PRE CLAD

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

CAVITY SYSTEM

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

Officer Sign: _____ Name: _____ Date: 21/3/07

SCOPE OF INSPECTION SHEET

Date 8/3/2007 SR or BCA 06/432 Inspection No. 5
Time 10:30 Documents on site YES / NO
Owner Name JADE GARDEN KAPITI Project Description New Dwelling
Site Address 4 SPRING HAVEN LANE

Building Plumbing

Circle appropriate Type & Inspection Other

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

Engineer Supervision Yes No n/a - Name

Diagram (if necessary)

Notes

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

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder [checked] Owner [] Other [] No One on site []

Your next inspection will be POST WRAP - PRIOR TO WINDOW INSTALLATION

Agreed, [Signature] Sign [Signature] Date 8/3/2007

Officer sign [Signature] Name R J OLIVER Date 8/3/2007

Additional Insp. Sheet No.

Information entered into data base [checked] Initial [Signature] Date 12/3/2007

SCOPE OF INSPECTION

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PRE WRAP / PRE CLAD

Date 8/3/2007 SR or BCA 06/432 Inspection No. 5
 Time 8:30 Documents on site YES / NO
 Owner Name JADE WARDEN KAPITI Project Description New Dwelling
 Site Address 4 SPRING HAVEN LAKE

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

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

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

PRE CLAD

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

CAVITY SYSTEM

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

Officer Sign: [Signature] Name: [Signature] Date: 8/3/2007
 12/3/2007

SCOPE OF INSPECTION SHEET

Date 14/2/07 SR or BCA 061432 Inspection No. 4
 Time 1:30 Documents on site YES / NO YES
 Owner Name JADE GARDEN LTD Project Description NEW DWLG
 Site Address 4 SPRINGHAUSEN LANE

Building Plumbing

Circle appropriate Type & Inspection Other

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

Engineer Supervision Yes No n/a - Name

Notes NEW DWELLING
100mm PVC SEWER DRAIN
IN PLACE AS REQUIRED
& TESTED FREEFLOWING
THROUGH LATERAL TO
SEWER MAIN.
OK TO BACKFILL

Diagram (if necessary)

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

Site instruction issued

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder Owner Other RUMBER DRAIN LAYER No One on site

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

Agreed, KARIE RUMGE Sign [Signature] Date 14/2/07
(Print Name)

Officer sign [Signature] Name KARIE Date 14/2/07

Additional Insp. Sheet No.

Information entered into data base Initial Date 1/1

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Post application of wet area membrane.

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

Date 14/2/07 SR or BCA 061432 Inspection No. 4

Time 1:30 Documents on site YES / NO

Owner Name JADIE GARDEN LTD Project Description NEW PWLG

Site Address 4 SPRINGHAYDEN LANE

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P = Pass F = Fail NA = Non-Applicable

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

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

NEW

SITE

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

FOUNDATIONS

PILES

SUBFLOOR

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

PRE SLAB

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

DRAINAGE ONLY

Pipe diameter	<u>P</u>	F	NA	Connections/Angles ^{NOT GIVEN}	P	F	NA	Holding water	<u>P</u>	F	NA
Bedding material	<u>P</u>	F	NA	Branch length	<u>P</u>	F	NA	Terminal vent ^{TO FOLLOW}	P	F	NA
Gully trap(s) ^{TO FOLLOW}	P	F	NA	Direction/Fall	<u>P</u>	F	NA	LBP/Registration No:	<u>12724</u>		

Officer Sign: [Signature] Name: BARRETT Date: 14/2/07

SCOPE OF INSPECTION SHEET

Date 8/2/2007 SR or BCA 061432 Inspection No. 3

Time 3:30 pm Documents on site YES / NO

Owner Name JADE GARDEN KAPITI Project Description

Site Address 4 SPRINGHAVEN LANE

Building Plumbing

Circle appropriate Type & Inspection Other

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

Engineer Supervision Yes No n/a - Name

Diagram (if necessary)

Notes

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

Site instruction issued

Open to book

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder [checked] Owner [] Other [] No One on site []

Your next inspection will be

Agreed, [Signature] (Print Name) Sign [Signature] Date 8,2 2007

Officer sign [Signature] Name R. JOLVER Date 8,2 2007

Additional Insp. Sheet No.

Information entered into data base [checked] Initial [Signature] Date 8/2/2007

SCOPE OF INSPECTION

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

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

Piles: When all holes are excavated prior to installation.

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

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

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

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

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

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

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

Pre-stucco: After the post-wrap inspection and when all the reinforcing and flashings are in place.

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

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

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

Post application of wet area membrane.

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

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

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

Retaining wall: Pre application of waterproof membrane system.

Post application of waterproof membrane system.

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

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

Free Standing Fireplace: Final inspection required only.

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

PRIVACY STATEMENT

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Council has a Privacy Officer. If you have any concerns regarding privacy issues please telephone (04) 904 5700

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

Date 8/2/2007 SR or BCA 061432 Inspection No. 3

Time 3:30 pm Documents on site YES / NO

Owner Name JADE GARDEN KAPITI Project Description

Site Address 4 SPRINGHAVEN LANE

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

P = Pass F = Fail NA = Non-Applicable

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

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

SITE

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

FOUNDATIONS

PILES

SUBFLOOR

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

PRE SLAB

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

DRAINAGE

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

Officer Sign: [Signature] Name: R. JOLIVER Date: 8.2.2007

SCOPE OF INSPECTION SHEET

Date 5/2/07 SR or BCA 061432 Inspection No. 2
Time 4.0 Documents on site YES / NO
Owner Name SAOR GARDEN LTD Project Description NEW DWLG
Site Address 4 SPRINGMAVEN LANE

Building Plumbing Circle appropriate Type & Inspection Other

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

Engineer Supervision Yes No n/a - Name

Notes Diagram (if necessary)

PVC WASTE & SOIL PIPES IN PLACE AS PER PLANS, SPECIFICATIONS & REQUIREMENTS AS 3500-2 OK TO CONTINUE

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

Site instruction issued

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder Owner Other PLUMBER No One on site

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

Agreed, KAPITI PMC Sign P FOSKETT Date 5/2/07

Officer sign BRUCE Name BRUCE Date 5/2/07

Additional Insp. Sheet No.

Information entered into data base Initial Date

SCOPE OF INSPECTION

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

Engineer – Civil/Structural/Fire/Geotechnical: An engineer has been engaged to carry out inspections on behalf of the owner. Please ensure those inspections are carried out. A construction statement (PS4) is required to be supplied to Council.

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

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

Piles: When all holes are excavated prior to installation.

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

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

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

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

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

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

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

Pre-stucco: After the post-wrap inspection and when all the reinforcing and flashings are in place.

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

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

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

Post application of wet area membrane.

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

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

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

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

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SCOPE OF INSPECTION SHEET

Date 5/2/07 SR or BCA 061432 Inspection No. 2

Time 4.0 Documents on site YES / NO

Owner Name SABR GARDEN LTD Project Description NEW DWLG

Site Address 4 SPRINGMAVEN LANE

Building Plumbing Circle appropriate Type & Inspection Other

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

Engineer Supervision Yes No n/a - Name

Notes Diagram (if necessary)
PVC WASTE & SOIL PIPES IN
APPLY AS PER PLANS
SPECIFICATIONS & REQUIREMENTS
AS 3500-2
OK TO CONTINUE

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

Site instruction issued

Result: Pass Part pass Fail

Confirmation of inspection by person on site
 Person on site: Builder Owner Other PLUMBER No One on site

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

Agreed, KAPITI PMC Sign P FOSKETT Date 5/2/07
(Print Name)

Officer sign [Signature] Name SABR Date 5/2/07

Additional Insp. Sheet No.

Information entered into data base Initial Date / /

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

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

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

Date 5/12/07 SR or BCA 061432 Inspection No. 2

Time 4.0 Documents on site YES / NO

Owner Name SAND GARDEN LTD Project Description NEW DWLG

Site Address 4 SPRINGMAVEN LANE

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

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

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

SITE

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

FOUNDATIONS

PILES

SUBFLOOR

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

PRE SLAB

PLUMBING ONLY

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

DRAINAGE

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

Officer Sign:  Name: BARRETT Date: 5 12 07

SCOPE OF INSPECTION SHEET

Date 2-2-2007 SR or BCA 09432 Inspection No. 1

Time 11 AM Documents on site YES / NO

Owner Name ~~KATADE GARDEN KAPITI~~ Project Description New Dwelling

Site Address A SPRING HAVEN LANE

Building Plumbing Circle appropriate Type & Inspection Other

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

Engineer Supervision Yes No n/a - Name

Notes Diagram (if necessary) OK to pour.

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

Site instruction issued

Result: Pass Part pass Fail

Confirmation of inspection by person on site Person on site: Builder [x] Owner [] Other [] No One on site []

Your next inspection will be PWSMB PreSlab

Agreed [Signature] Sign [Signature] Date 2/2/2007

Officer sign [Signature] Name R. Fowler Date 2/2/2007

Additional Insp. Sheet No. Information entered into data base [x] Initial [Signature] Date 2/2/2007

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

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

Date 2-2-2007 SR or BCA 08432 Inspection No. 1
 Time 11 AM Documents on site YES / NO
 Owner Name HAATADE GARDEN KAPITI Project Description New Dwelling
 Site Address A SPRING HAVEN LANE

All inspections are carried out with strict reference to the building consent granted.
P = Pass F = Fail NA = Non-Applicable
 Inspection decisions are based on the extent of work inspected at the time of inspection.
 Please refer to the related scope sheet for definition of the inspections extent.

SITE

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

FOUNDATIONS

PILES

SUBFLOOR

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

PRE SLAB

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

DRAINAGE

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

Officer Sign: [Signature] Name: R. Fowler Date: 2-2-2007

FOR OFFICE USE ONLY

FEES		APPLICATION FEE
Building Fee	\$ 2440.00	\$ 3645.62
Sewer Connection	\$	
Water Connection	\$	RECEIPT NO _____ DATE _____
Vehicle Crossing	\$	INVOICE NO _____ DATE _____
Damage Deposit	\$ 440.00	34630.
Structural Checking	\$	RECEIPT NO _____ DATE _____
Building Research Levy	\$ 246.00	FEES PAID BY:
Development Levy	\$	Jason Craig.
DBH Levy	\$ 484.62	BUILDING CONSENT NUMBER _____ DATE ISSUED _____
Compliance Schedule	\$	06/432.
Digital Storage Fee	\$ 35.00	AUTHORISATION FOR REFUND OF DEPOSIT
Certificate of Title Charge	\$	Deposit held = \$
Photocopying	\$	Cost to Repair Damage Caused During Construction = \$
SUBTOTAL	\$ 3645.62	Total Balance to be Refunded \$
Less Fee Paid	\$	Authority Number: _____
TOTAL	\$	Authorised: _____ DATE: _____
GST INCLUDED	\$	

Paid

GST 51-860-608

Received with thanks by 48/01
KAPITI COAST DISTRICT COUNCIL

29-11-06 11:35 Receipt no.195718

COPY *COPY* *COPY*

DR BC061432

JADE GARDEN (KAPITI)

Jade Garden (Kapiti) Ltd.:PO Box 307:Pa

CQ A

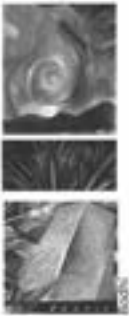
Jason Craig

3,645.62-
3,645.62

Kapiti Coast District Council
Private Bag 601
Paraparaumu 5254

Tel. (04) 296 4700
Fax (04) 296 4830

E: kapiti.council@kapiticoast.govt.nz
W: www.kapiticoast.govt.nz



BC 061432

31 May 2007

Jason Craig
P.O Box 307
Paraparaumu

FILE COPY

Dear Mr Craig

**RE: DAMAGE DEPOSIT REFUND: 4 SPRINGHAVEN LANE
PARAPARAUMU**

Please find enclosed a cheque for \$440.00. This is the refund of the Damage Deposit paid as part of Building Consent 061432 for work at the above address.

For further information please contact Linda Turner on (04) 904 5700.

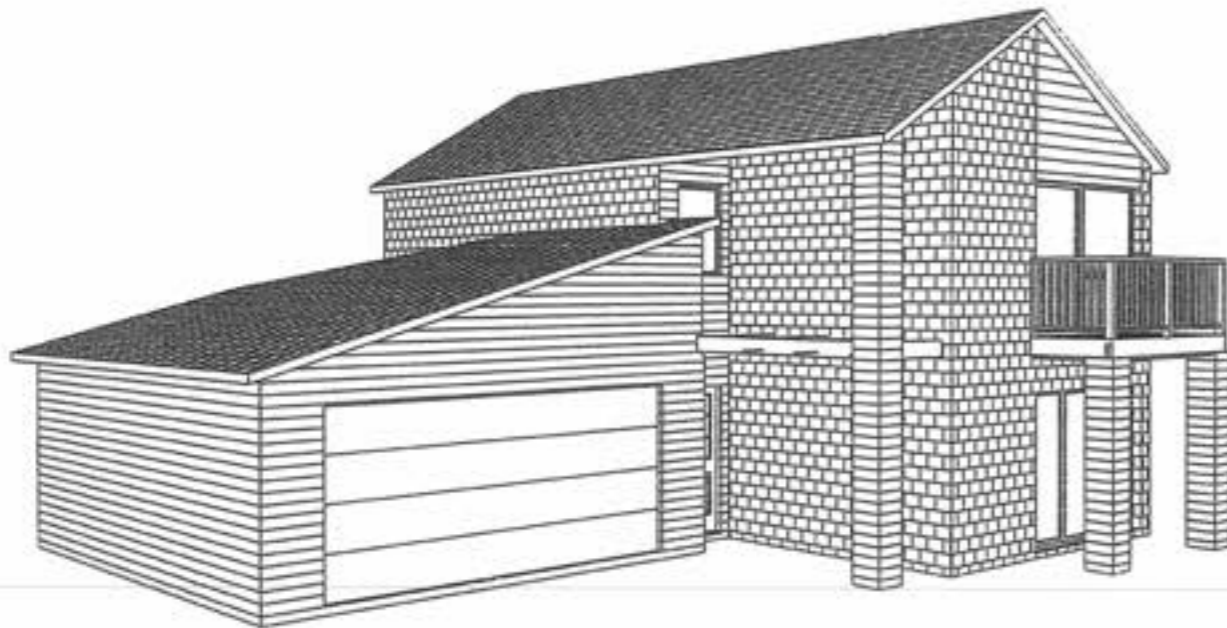
Yours sincerely

Linda Turner
CUSTOMER SERVICE COORDINATOR



Amended Plan **Landseer Services**

PO Box 1656, Paraparaumu Beach
Tel : 04-2984192 Fax : 04-2984192
Mobile : 0274-925336
email : patrick.shaw@xtra.co.nz



Jade Garden (Kapiti) Ltd

***Lot 101, Dp 367937
4 Springhaven Lane
Paraparaumu***

BC061432A

refer also previous approved plan

HIGH WIND ZONE

CAUTION

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

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

Endorsements made on any single page apply equally to the entire project.

ENGINEERS DESIGN

This project contains elements specifically designed by an Engineer. The Owner/Builder is required to ensure the Engineer inspects the work and provides KCDC with written evidence of the inspection.

BOUNDARY LINES

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

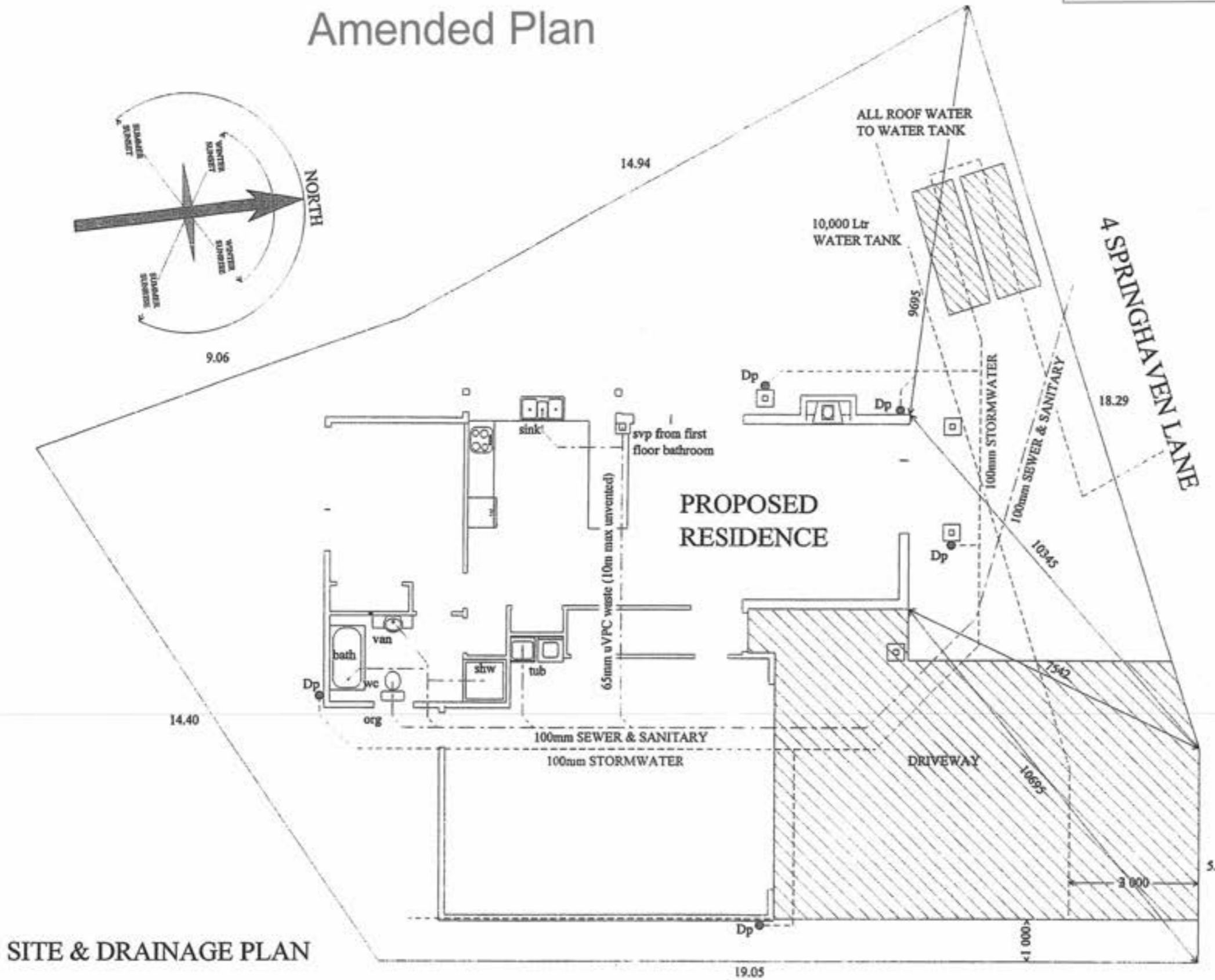
All formation levels, siting, heights and construction to be in accordance with the Resource Consent for the scheme

All work must be carried out to conform to relevant sections of The New Zealand Building Code and New Zealand Standards, particularly NZS.3604:1999 For Light Timber Framed construction.

**APPROVED
BY BUILDING
George Mason
Officer
2/2/2007**

refer also previous approved plan

Amended Plan



PLUMBING FITTINGS SHALL INCLUDE WATER EFFICIENT SHOWER ROSES & DUAL FLUSH TOILET SYSTEMS

WATER FLOW CONTROLLER TO BE FITTED TO WATER LINE FEEDING PROPERTY

ENSURE THE BUILDING & SERVICES ARE CLEAR OF THE EASEMENTS

BRANCH DRAINS LONGER THAN 10m IN LENGTH ARE TO BE VENTED

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

LOT 101
Dp 367937
AREA 386 sq m
(site coverage=32.64%)

SITE & DRAINAGE PLAN



Landseer Services

PO Box 1656, Paraparaumu Beach
 Tel : 04-2984192 Fax : 04-2984192
 Mobile : 0274-925336
 email : patrick.shaw@stra.co.nz

Client : **JADE GARDEN (KAPITI) Ltd**
SERIES 300 TYPE 'A'
LOT 101, Dp 367937
4 SPRINGHAVEN LANE, P'RAM

Drawing :
SITE & DRAINAGE PLAN

Designed : Shaw	Drawn : Shaw	Checked :	Sheet : 1
Scale : 1-100	Date : OCT 06	Job No : B-611	Of : 11

Recessed downlights shall be installed to prevent transfer of moisture into ceiling spaces and maintain minimum clearances from insulation as required by NZECP 54:2001

NZS 3604:1999 recommends a control joint around the perimeter of any areas with solid tiles on floor, to avoid cracking

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George Mason
Officer
2/2/2007

ELEVATION B

Provide Electrical Certification after completion & prior to Code of Compliance Certificate being issued

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

GROUND FLOOR LAYOUT PLAN

"TYPE A"

LIVING AREA
118 sq m

ELEVATION C

WASTE PIPES TESTED TO 1500 kpa

Safety glass to NZS 4223 Pt3 (1999 revision)

Permanent external supply of combustion air to be provided to gas fire in accordance with Section 2.1 of NZBC G4

ELEVATION A

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

All work must be carried out to perform to relevant sections of The New Zealand Building Code and New Zealand Standards, particularly NZS-3604:1999 for light timber framed construction

Balustrades / handels to manufacturers specifications conform to requirements of B1, D1 & F4 of NZ Building Code

Main Private Stair
D1. NZBC
280mm min. treads, 190mm max. risers.
Fit handrails / barriers as appropriate

Lintels where specified other than to tables of NZS 3604:1999 and all proprietary beams & trusses must be confirmed by the supplying licensed preaniler or registered engineer

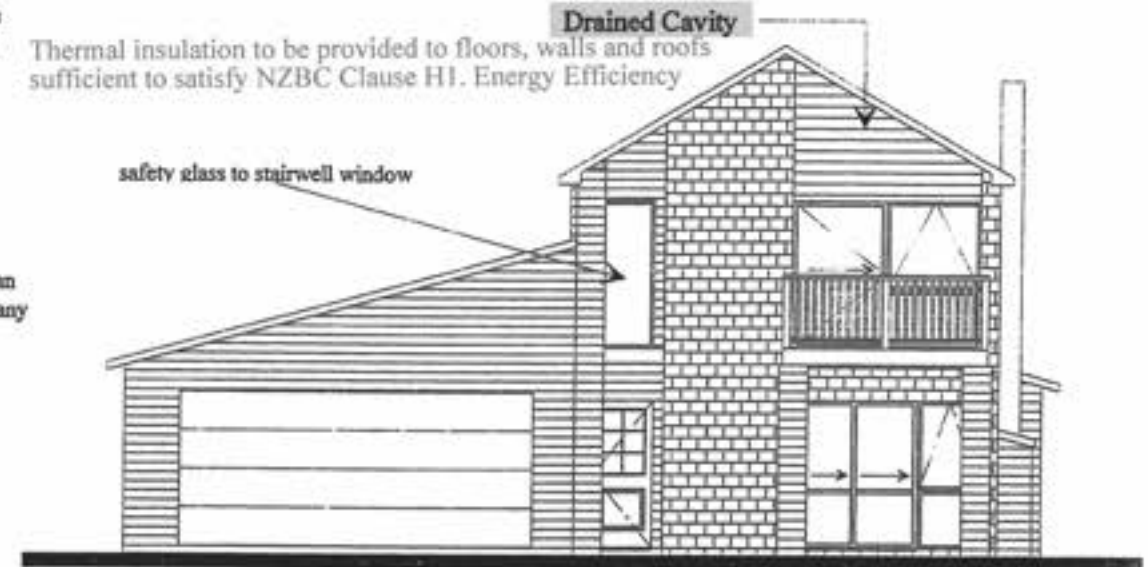
Stress grade framing to conform to relevant manufacturers producer statement and selection tables

Ensure upstairs soil and wastepipes can run to the exterior without damaging any structural members

ELEVATION D

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

Where walls are not lined, such as attic spaces at gable ends, a rigid sheathing (ply or fibre cement sheet) or an air barrier to be fixed to framing prior to fixing cladding or cavity battens. E2/AS1 9.1.4



ELEVATION A

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

Sealant or flashing required to jambs / sills abutting brickwork

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



ELEVATION C

Fit head & jamb flashings to facefixed external joinery. Fit flexible flashing tape. Fit airtails to the inside edges of the window reveals



WINDOW SCHEDULE			
NUMBER	QTY	FLOOR	SIZE
W01	1	1	1 000X3 400
W02	2	1	1 000X400
W03	1	1	1 000X900
W04	2	1	2 000X2 550
W05	1	1	2 000X2 900

DOOR SCHEDULE			
NUMBER	QTY	FLOOR	SIZE
D01	1	1	2 000X1 200
D02	1	1	2 000X1 500
D03	1	1	2 100X4 800
D04	1	1	2 000X710
D05	4	1	2 000X810
D06	1	1	2 000X760
D07	1	1	2 000X910

Landseer Services
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Client : JADE GARDEN (KAPITI) Ltd
SERIES 300 TYPE 'A'
LOT 101, Dp 367937
4 SPRINGHAVEN LANE, P'RAM

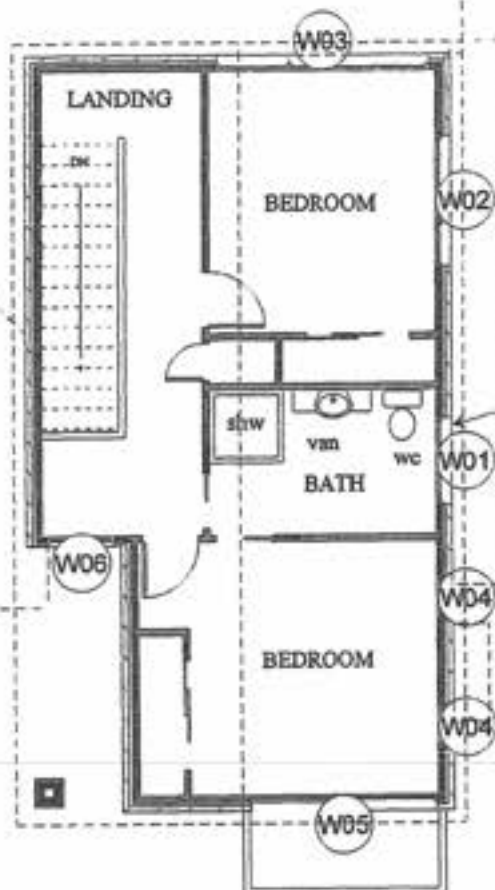
Drawing :
GROUND FLOOR LAYOUT
PLAN & ELEVATIONS

Designed : Shaw	Drawn : Shaw	Checked :	Sheet : 2
Scale : 1-100	Date : OCT 06	Job No : B-611	Of : 11

Amended Plan

DOOR SCHEDULE			
NUMBER	QTY	FLOOR	SIZE
D01	1	2	2 000X1 420
D02	1	2	2 000X1 500
D03	1	2	2 000X510
D04	4	2	2 000X760

WINDOW SCHEDULE			
NUMBER	QTY	FLOOR	SIZE
W01	1	2	1 000X1 200
W02	1	2	1 200X1 800
W03	1	2	1 200X2 900
W04	2	2	1 200X600
W05	1	2	2 000X2 550
W06	1	2	2 000X910



FIRST FLOOR LAYOUT PLAN

HIGH WIND ZONE

2" Nails to truss / rafter and external wall top plates (light roof).
Standard framing to NZS 3604 stud tables.
Fixings in accordance with nailing schedule.

"TYPE A"
LIVING AREA
56 sq m

Balustrades / handrails to manufacturers specifications conform to requirements of B1, D1 & F4 of NZ Building Code

Main Private Stair
D1. NZBC
280mm min. treads, 190mm max. risers.
Fit handrails / barriers as appropriate

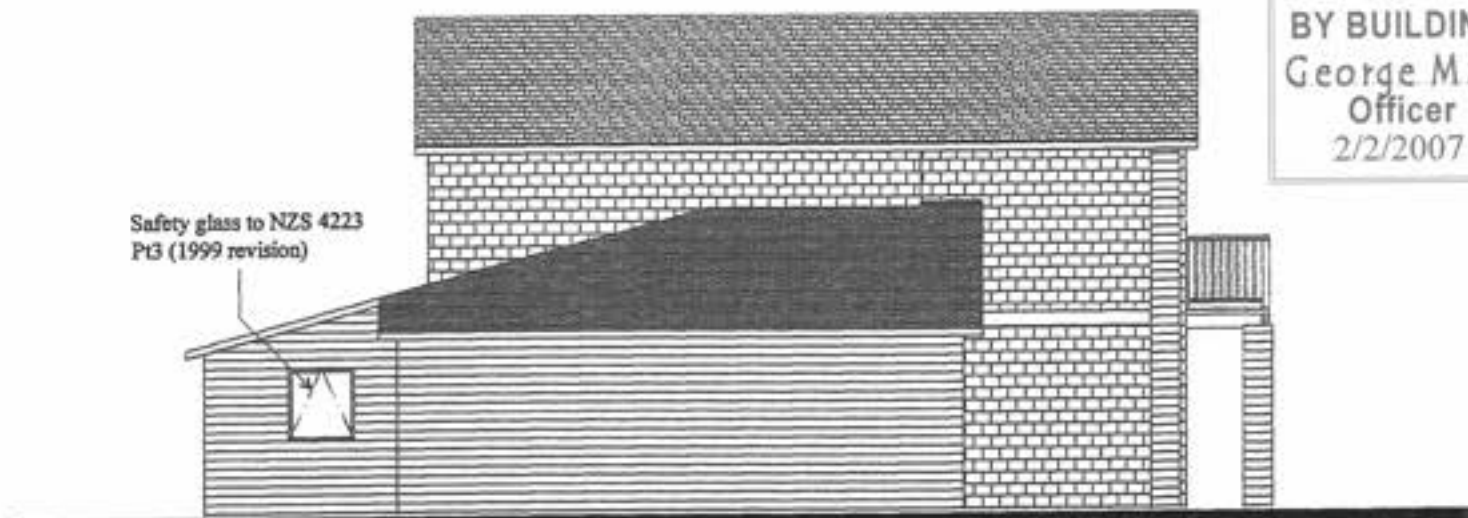
Window sill support brackets are required to all window or door units extending to floor level, and all window units over 600mm wide wherever external walls incorporate drain cavity systems.

MINIMUM FINISHED FLOOR LEVEL ABOVE PROTECTED GROUND.
100mm - brick veneer
150mm - other claddings
UNPROTECTED GROUND.
150mm - brick veneer
225mm - other claddings

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

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

APPROVED BY BUILDING
George Mason
Officer
2/2/2007



ELEVATION B

Safety glass to NZS 4223 Pt3 (1999 revision)

Flue to be as per manufacturer's details in respect of materials and seismic restraint

Safety glass to NZS 4223 Pt3 (1999 revision)



ELEVATION D

Safety glazing or other suitable glazing of a type and thickness as required by NZS 4223: Part 3: 1999 to all glazed doors, side panels and full height windows

SPECIFICATION BRICK VENEER CONTROL JOINTS
If the brick veneer on this building is of concrete bricks, control joints must be constructed as required by both NZS 4210 and by the manufacturers. If NZ made MONIER CLAY BRICKS are used, control joints are not required. For recommendations on control joints for imported clay bricks refer to the manufacturer



Landseer Services

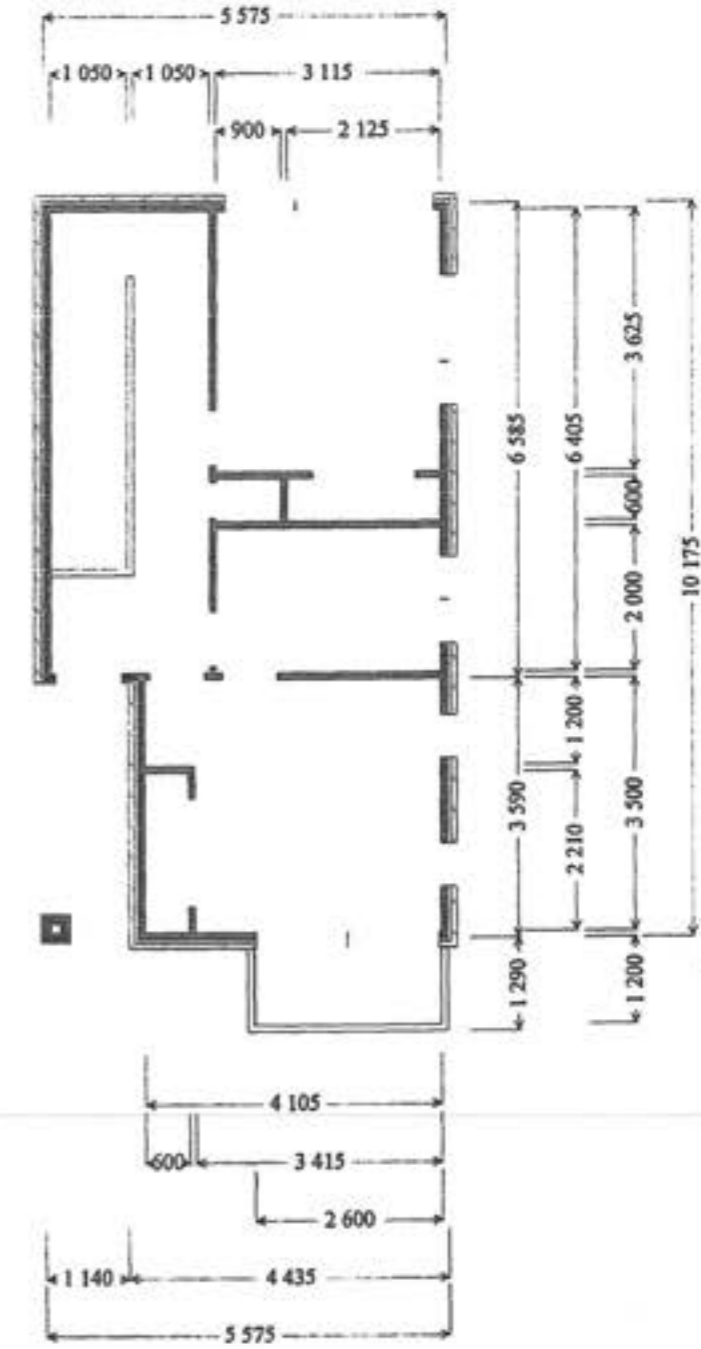
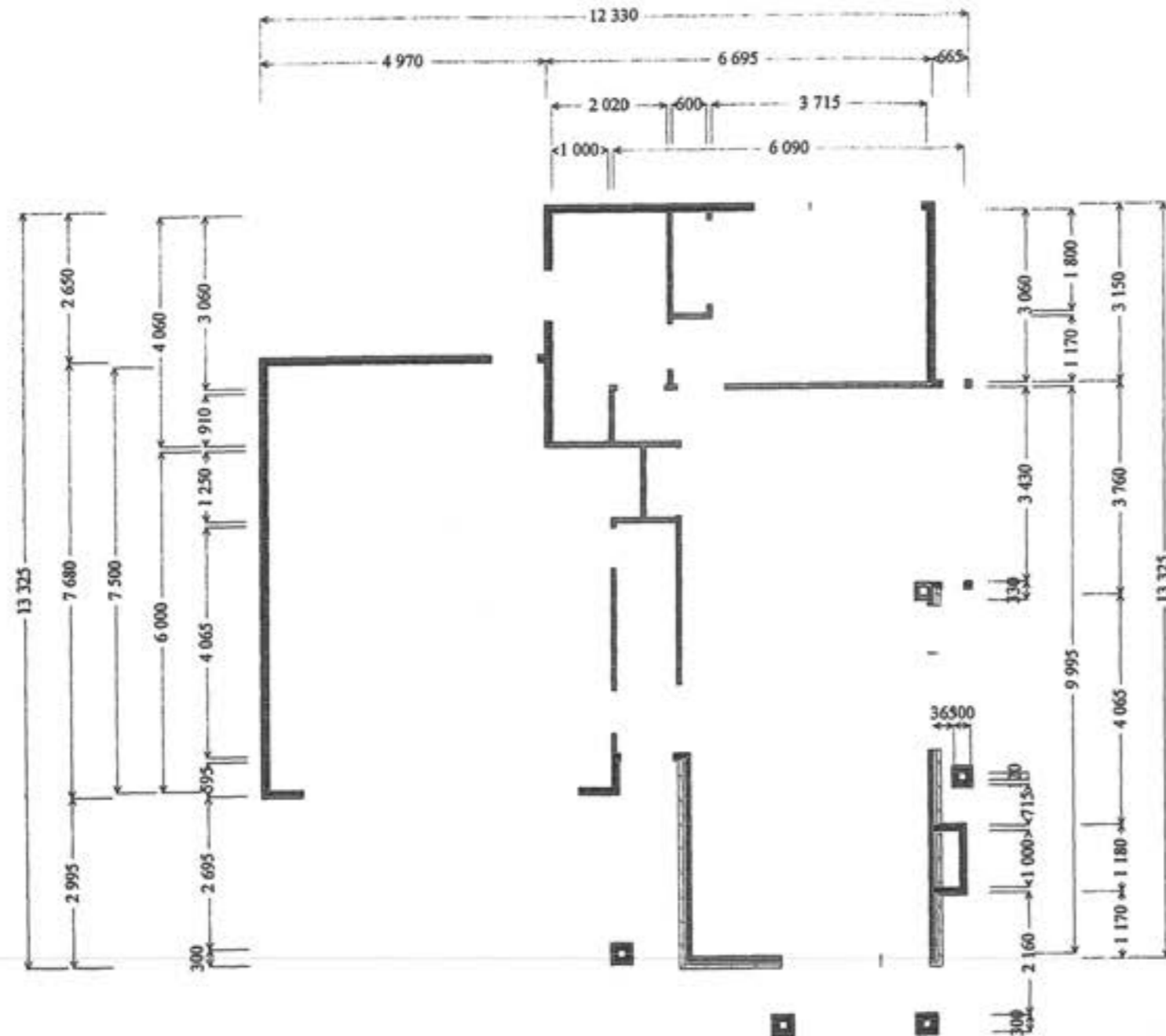
PO Box 1656, Parsiparumu Beach
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email : patrick.shaw@ctra.co.nz

Client : JADE GARDEN (KAPITI) Ltd
SERIES 300 TYPE 'A'
LOT 101, Dp 367937
4 SPRINGHAVEN LANE, P'RAM

Drawing :
FIRST FLOOR LAYOUT
PLAN & ELEVATIONS

Designed : Shaw	Drawn : Shaw	Checked :	Sheet : 3
Scale : 1-100	Date : OCT 06	Job No : B-611	Of : 11

Amended Plan



GROUND FLOOR
SETTING OUT PLAN

FIRST FLOOR
SETTING OUT PLAN

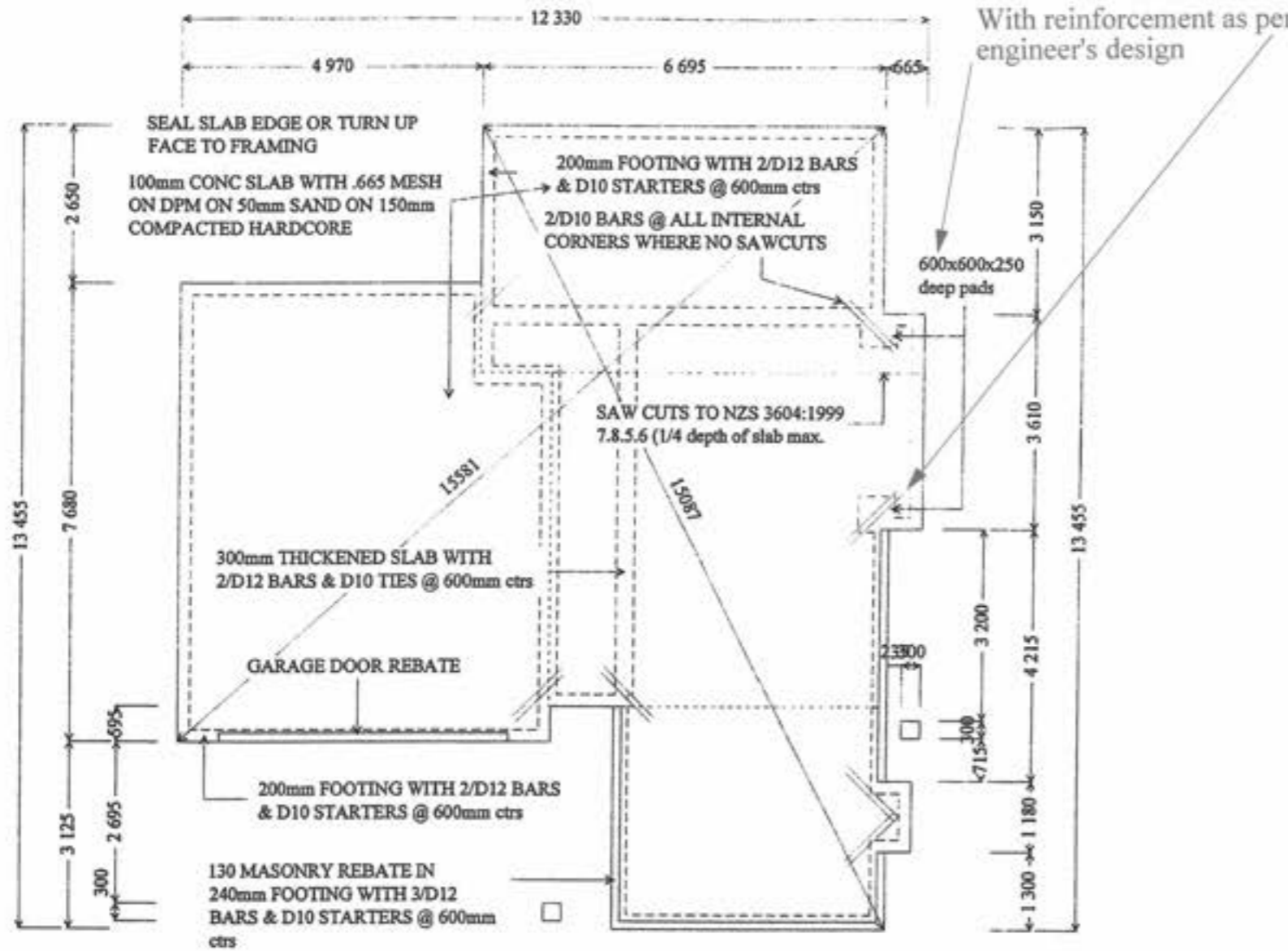
Landseer Services
 PO Box 1656, Papatunga Beach
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 email: patrick.shaw@stra.co.nz

Client: **JADE GARDEN (KAPITI) Ltd**
SERIES 300 TYPE 'A'
LOT 101, Dp 367937
4 SPRINGHAVEN LANE, P'RAM

Drawing: **FLOOR SETTING OUT PLANS**

Designed : Shaw	Drawn : Shaw	Checked :	Sheet : 4
Scale : 1-100	Date : OCT 06	Job No : B-611	Of : 11

Amended Plan



FOUNDATION PLAN

refer also previous approved plan

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

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

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

Steel profile coatings to be suitable for corrosion zone, check manufacturers warranty requirements

Lintels where specified other than to tables of NZS 3604:1999 and all proprietary beams & trusses must be confirmed by the supplying licensed preailer or registered engineer

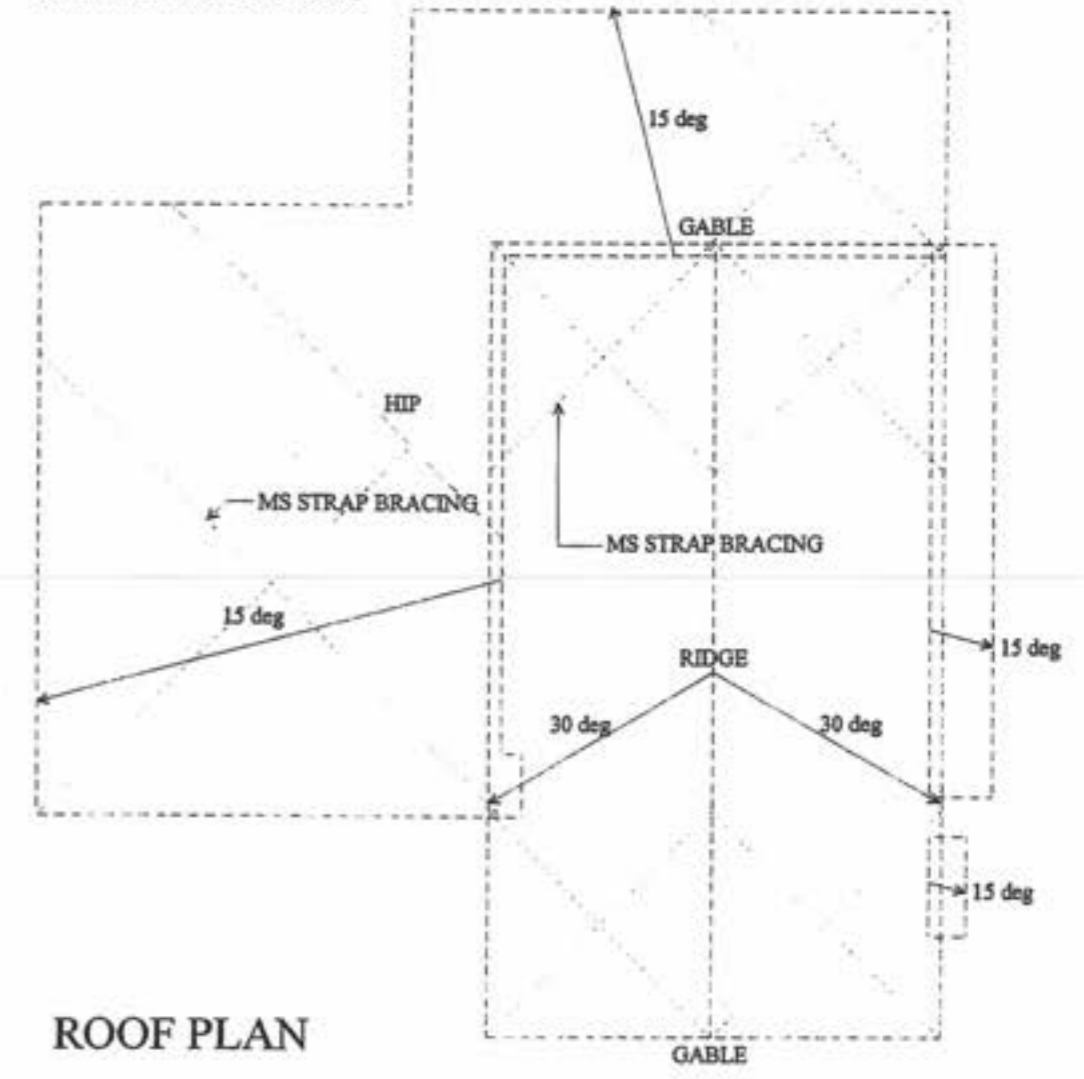
Stress grade framing to conform to relevant manufacturers producer statement and selection tables

FACTORY MADE TRUSSES @ 30deg PITCH

KLASS FASCIA

SMOOTH HARDIFLEX SOFFIT LININGS

COLOUR TILE ROOF CLADDING



ROOF PLAN

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

FOUNDATION WALL FOOTINGS	
REINFORCED CONCRETE	single storey 165* wide 1 rod
	two storey 200* wide 2 rods
REINFORCED MASONRY	single storey 190* wide 2 rods
	two storey 240* wide 2 rods

EXPOSED CONCRETE STRENGTH REQUIREMENTS

Within 500m of mean high tide-25mpa
Beyond 500m of mean high tide-20mpa

MINIMUM FINISHED FLOOR LEVEL ABOVE

PROTECTED GROUND.
100mm - brick veneer
150mm - other claddings

UNPROTECTED GROUND.
150mm - brick veneer
225mm - other claddings

BOTTOM PLATE FIXINGS

10o max 900mm ctrs
12o max 1.400m ctrs
Approved anchors (fixed to manufacturers instructions)
'Ramset' Dynabolt 'PLUS' only

APPROVED BY BUILDING
George Mason
Officer
2/2/2007

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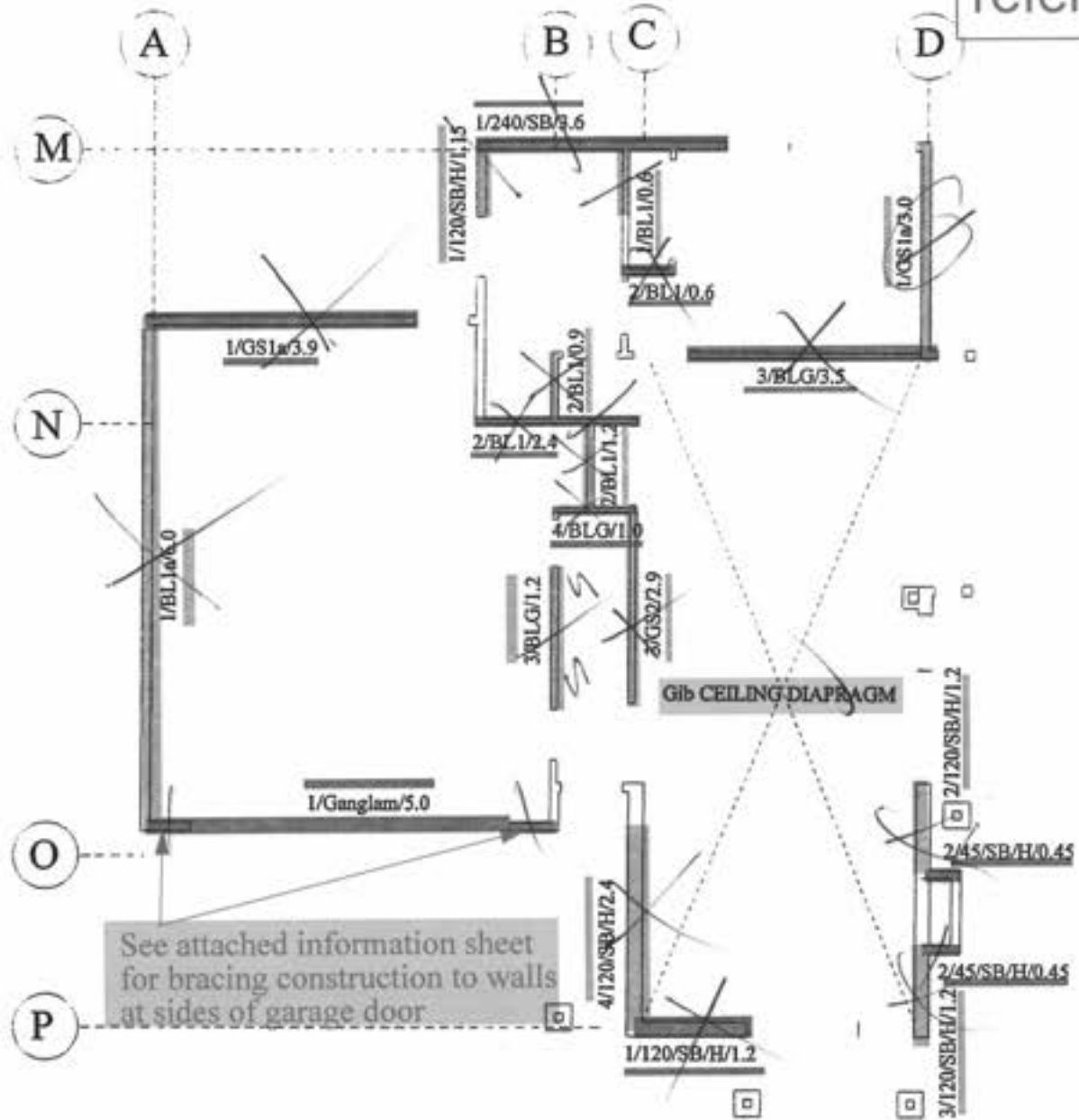
Client : **JADE GARDEN (KAPITI) Ltd**
SERIES 300 TYPE 'A'
LOT 101, Dp 367937
4 SPRINGHAVEN LANE, P'RAM

Drawing : **FOUNDATION & ROOF PLANS**

Designed : Shaw	Drawn : Shaw	Checked :	Sheet : 5
Scale : 1-100	Date : OCT 06	Job No : B-611	Of : 11

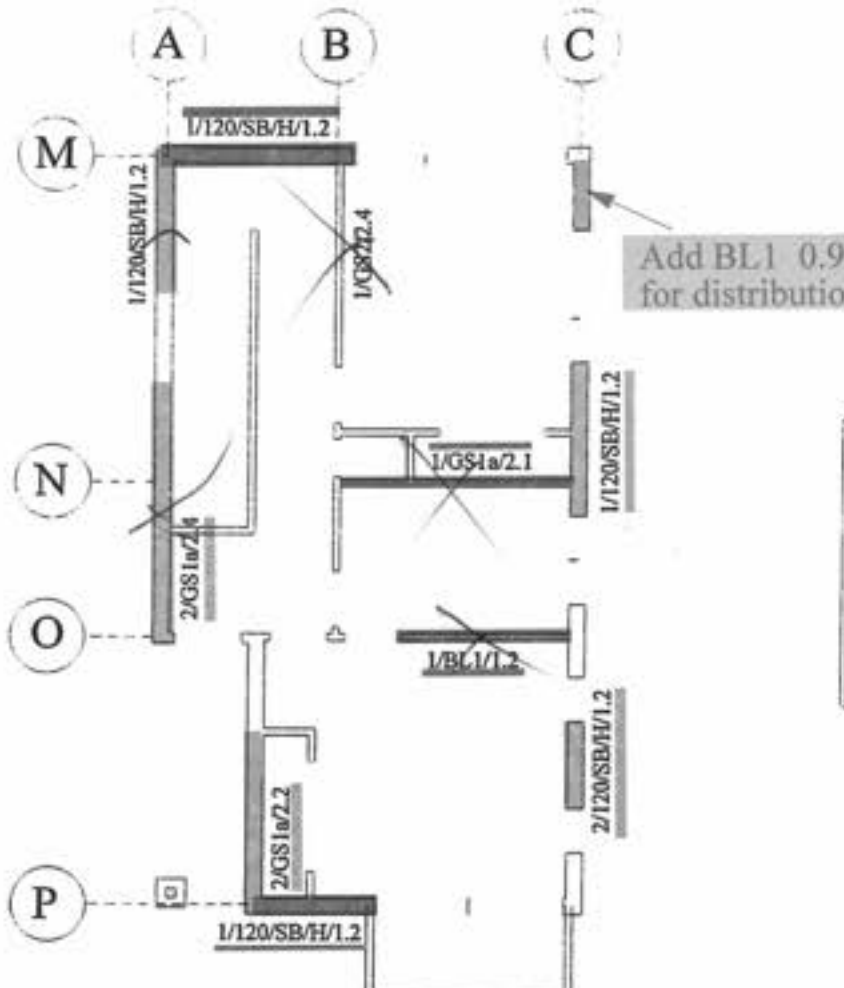
refer also previous approved plan

Amended Plan



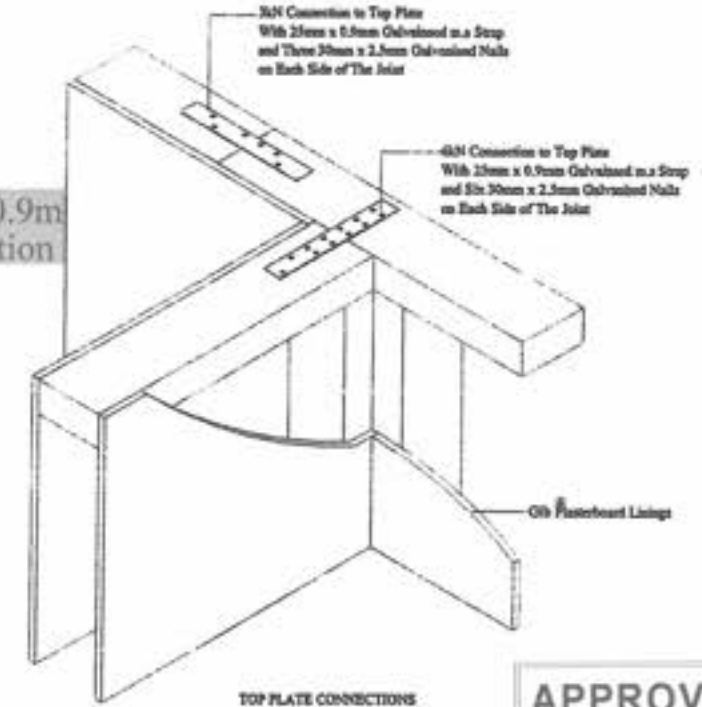
See attached information sheet for bracing construction to walls at sides of garage door

GROUND FLOOR BRACING PLAN



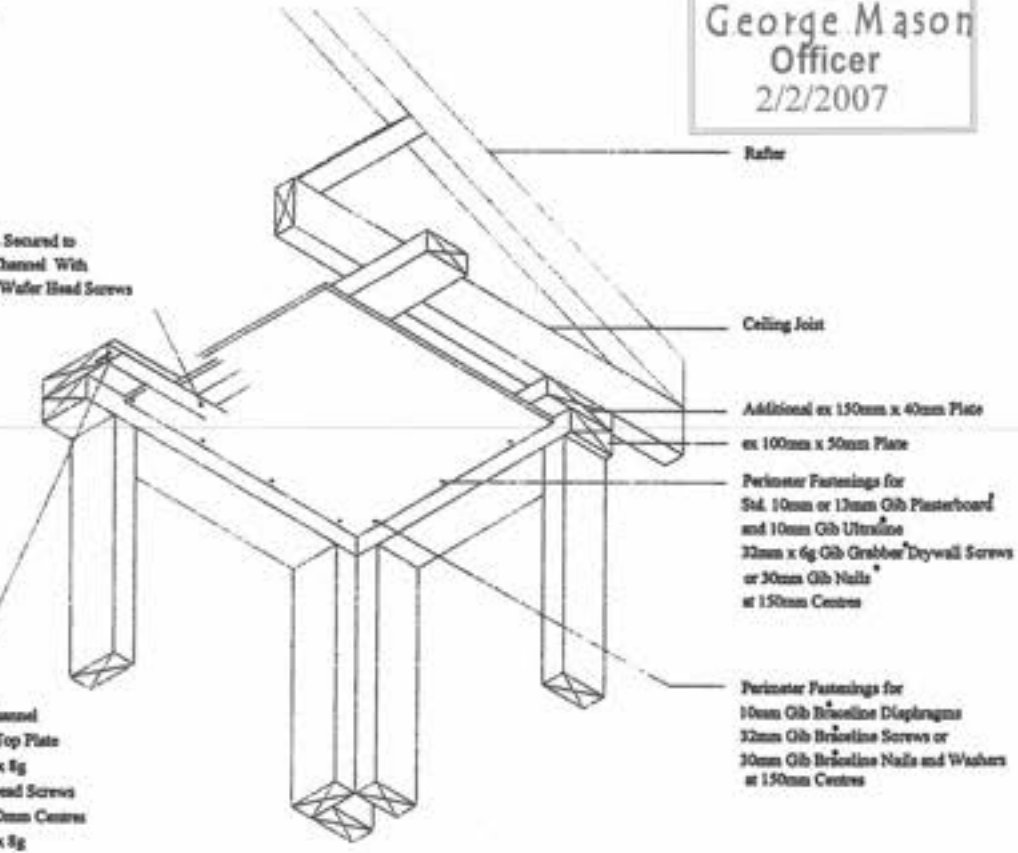
FIRST FLOOR BRACING PLAN

Bottom ends Secured to Perimeter Channel With 14mm x 8g Washer Head Screws

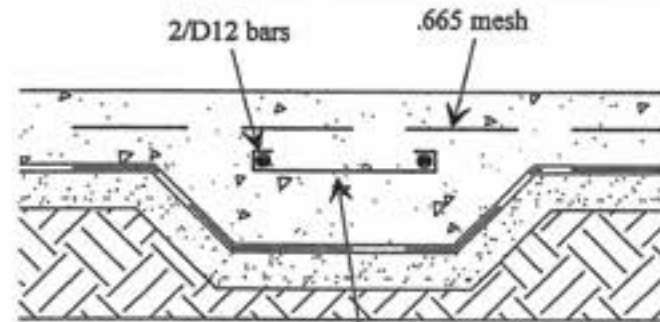


APPROVED BY BUILDING George Mason Officer 2/2/2007

TOP PLATE CONNECTIONS



CEILING DIAPHRAGMS STEEL BATTENS



300mm THICKENED SLAB DETAIL

Angle Strap Bracing require 3x30mm gib nails at plates and two in every other stud

Compaction certificate by Engineer to be supplied to Council prior to placing of reinforcing and concrete



Landseer Services

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SERIES 300 TYPE 'A'
LOT 101, Dp 367937
4 SPRINGHAVEN LANE, P'RAM

Drawing: BRACING PLANS & DETAILS

Designed : Shaw	Drawn : Shaw	Checked :	Sheet : 6
Scale : 1-100, 1-10	Date : OCT 06	Job No : B-611	Of : 11



Ecoply and GANGLAM:

Wall Brace and Lintel for Wide Openings

(Technical Note 95/11/26: 8 Nov. 1995)

Highest wall brace values obtained with Ecoply structural plywood using a simple nailing pattern on lintels with

- Solid timber,
- GANGLAM
- Plywood box beam.

Ideal for:

- wide garage doors
- large window openings
- narrow walls beside openings
- 450 mm wide walls each end

The details overleaf turn the wall into a structural portal frame and get more than twice the bracing possible with other short walls.

Fully tested to BRANZ P21 test in accordance with NZS 3604 clauses 6.9.1.1, 6.9.3.1, and 6.9.4.1, using the combined research efforts of Carter Holt Harvey Engineered Wood Products, Gang-Nail N.Z. Ltd and the New Zealand Forest Research Institute in Rotorua. Use only Ecoply plywood to AS/NZS 2269.

Lintel type	Opening span (m)	Lintel size (mm x mm x mm)	Ecoply Each end 450 mm wide	Total bracing units (2.4 m high wall)	
				Wind	Earthquake
Solid timber	see NZS 3604 2.7 max	250 x 100 x span + 810	7 mm, both sides*	130	160
GANGLAM	see Brochure 5.4 max	350 x 100 min x span + 810	7 mm, both sides*	175	220
Box Beams**	see below 4.8 max	400 deep min 4-90x45 x span + 810	12 mm, both sides	180	200
Solid timber	see NZS3604	any	7 mm, one side*	65	75

*For economy use 900 wide Ecoply Plybrace cut in half lengthwise.

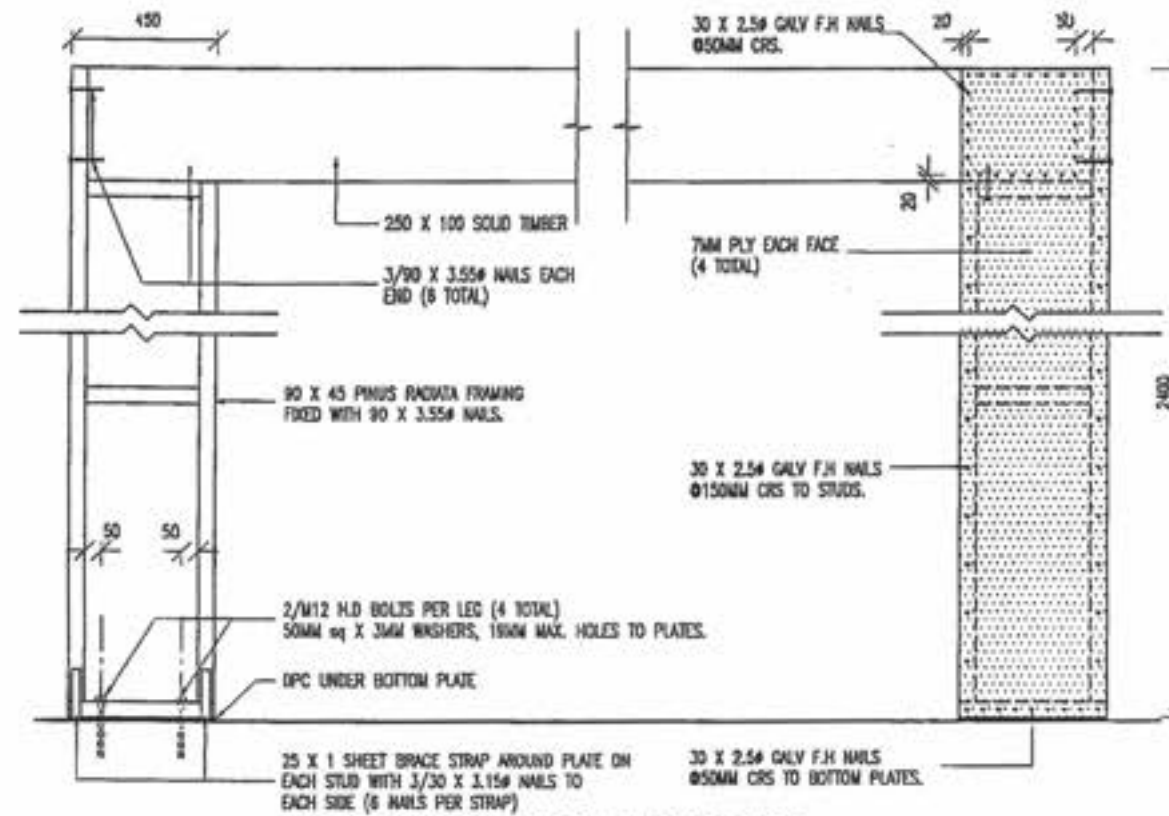
** Provisional, based on 90% of single test, all others standard 3 tests.

Features of the system.

- Lintel extends to the inside of the outer stud of the 450 mm wide walls beside opening.
- 6 kN strap on studs, and M12 bolt through plate at each end of each wall.
- Plywood nailed to lintel with a rectangle of nails at 50 mm centres.
- Plywood nailed along bottom plate at 50 mm centres, 150 mm centres elsewhere.

Maximum roof dimension S (m) for Box beam

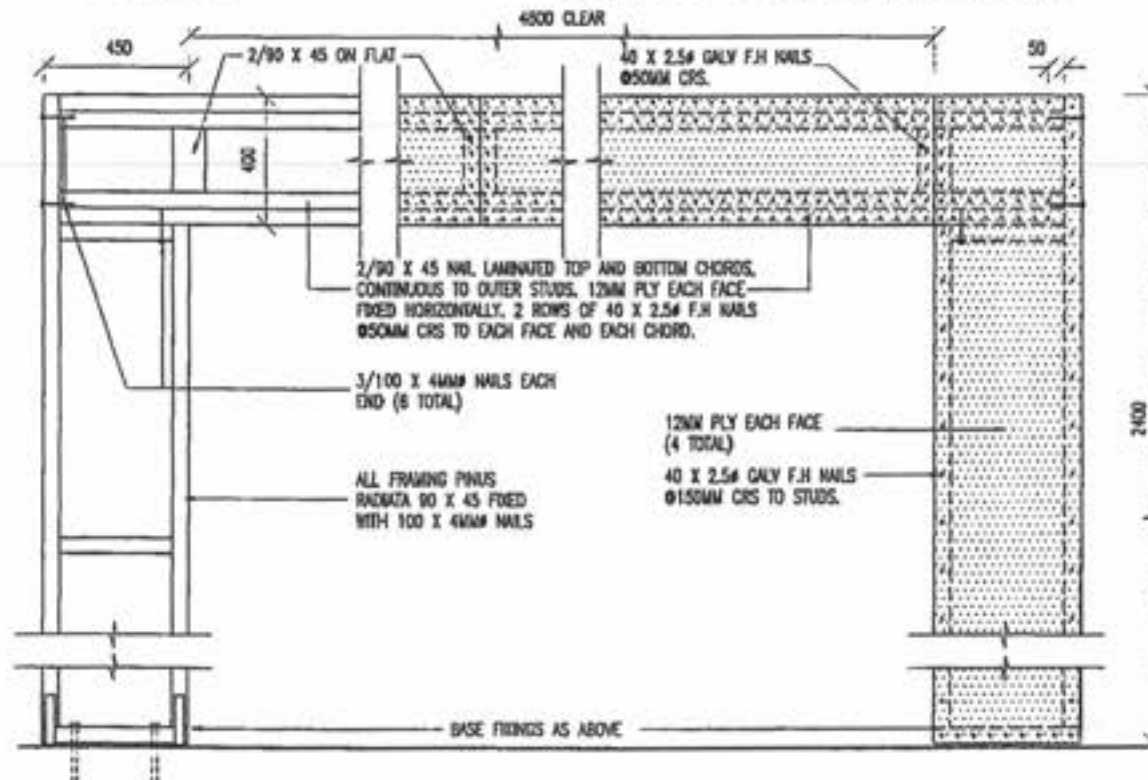
Span of beam	Roof only		Roof and walls	
	Light	Heavy	Light	Heavy
3.0	12	12	12	12
4.6	12	9.6	12	8.6
4.8	12	8.8	12	7.9



SOLID TIMBER LINTELS

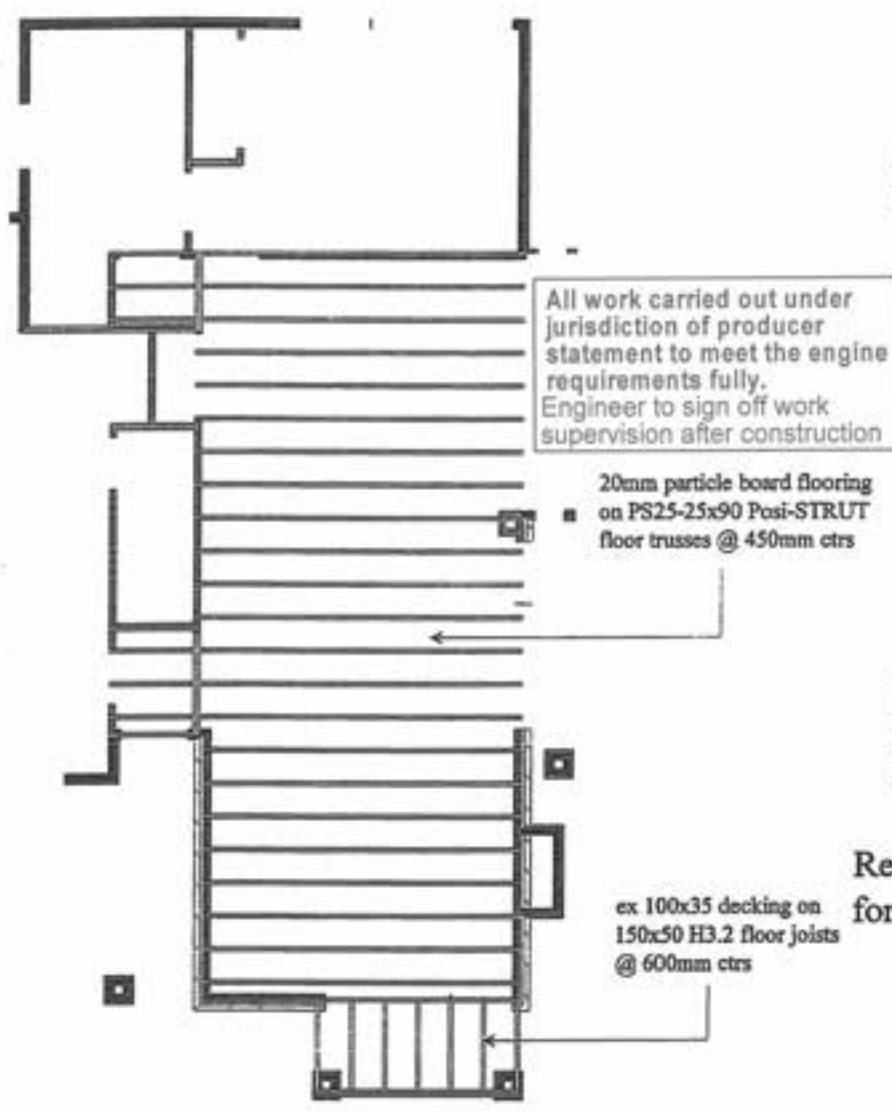
FRAMING

PLYWOOD NAIL PATTERN

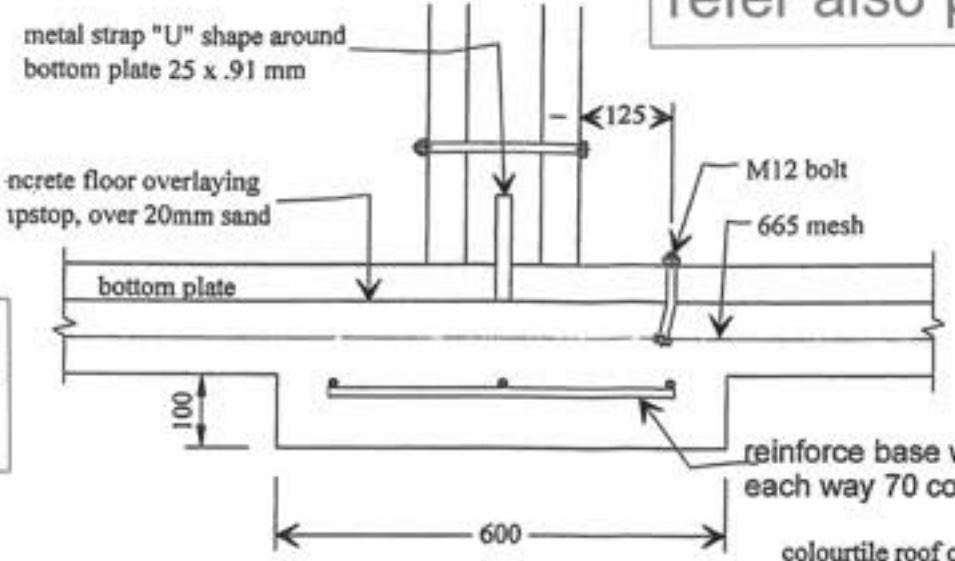


PLY BOX BEAM LINTEL

Amended Plan



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



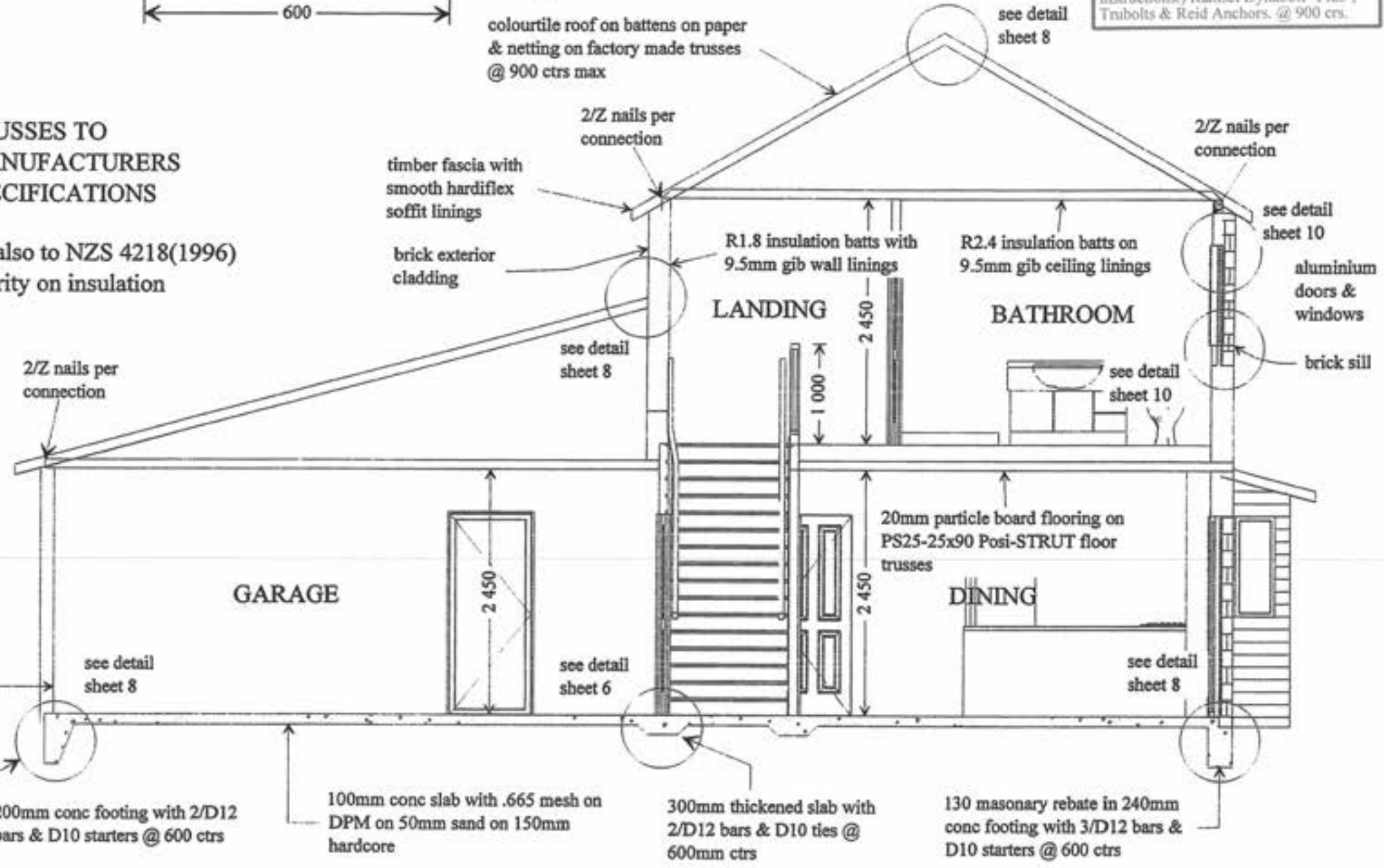
TRUSSES TO MANUFACTURERS SPECIFICATIONS

Refer also to NZS 4218(1996) for clarity on insulation

colourtile roof on battens on paper & netting on factory made trusses @ 900 ctrs max

Top Plate Fixing
Where walls are supporting trusses the top plate must be fixed to the supporting member (eg studs and lintels) as per Table 8.18 NZS3604:1999

Bottom Plate Fixing
10mm dia. cast in @ max 900mm ctrs.
12mm dia. cast in @ max 1400mm ctrs.
Approved anchors (fixed to manufactures instructions.) Ramset Dynabolt "Plus", Trubolts & Reid Anchors. @ 900 ctrs.



TYPICAL SECTION

FIRST FLOOR JOIST LAYOUT

Balustrades/handrails/stairways to conform to requirements of B1, D1 and F4 of NZ Building Code

APPROVED BY BUILDING
George Mason
Officer
2/2/2007

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SERIES 300 TYPE 'A'
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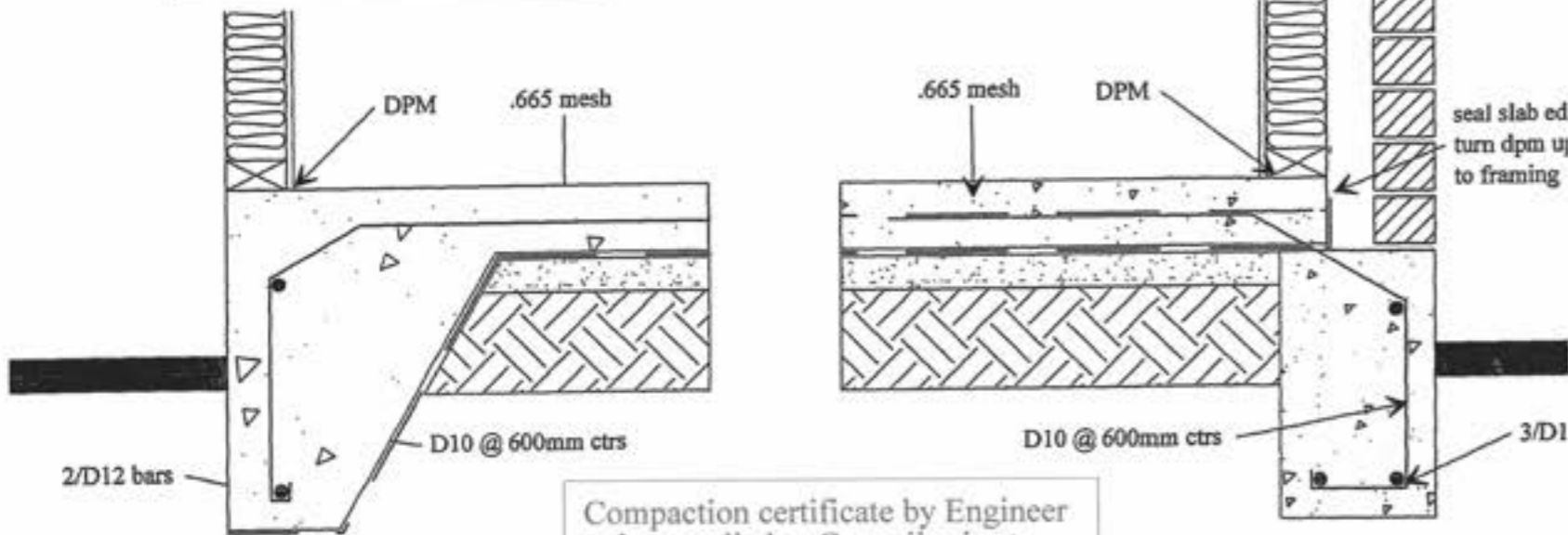
Drawing : **FIRST FLOOR JOIST LAYOUT & TYPICAL SECTION**

Designed : Shaw	Drawn : Shaw	Checked :	Sheet : 7
Scale : 1-100, 1-50	Date : OCT 06	Job No : B-611	Of : 11

Also refer to NZBC, clause E2/AS1, External Moisture: Third Edition for clarity

refer also previous approved plan

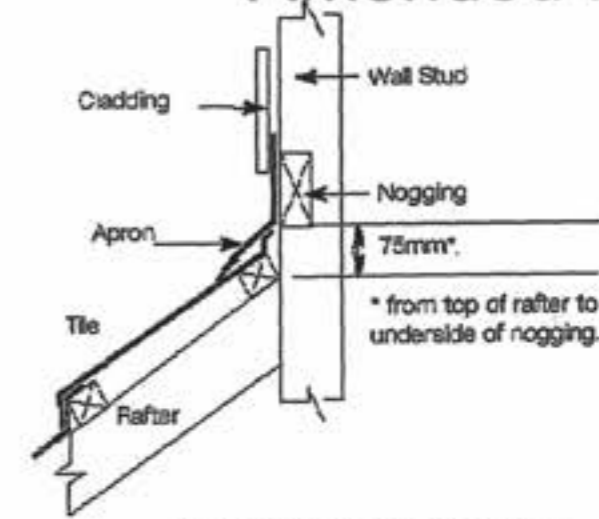
Amended Plan



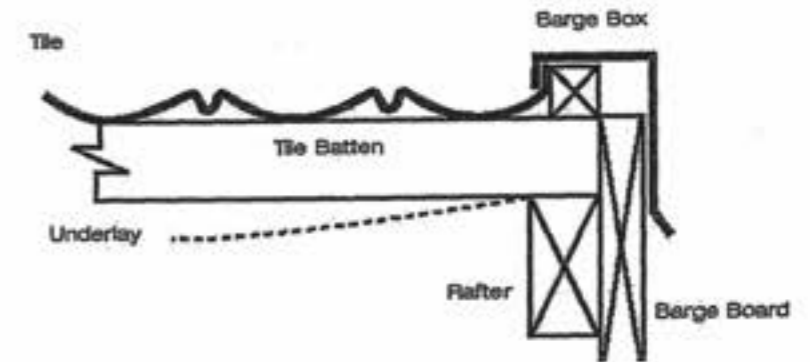
200mm FOOTING DETAIL

240mm FOOTING DETAIL

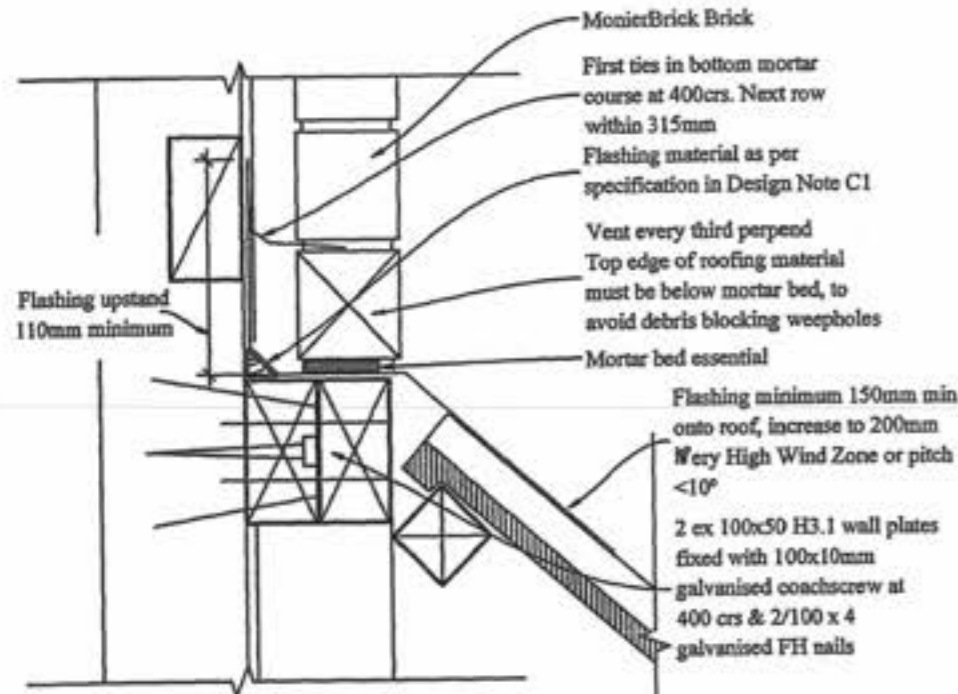
Compaction certificate by Engineer to be supplied to Council prior to placing of reinforcing and concrete



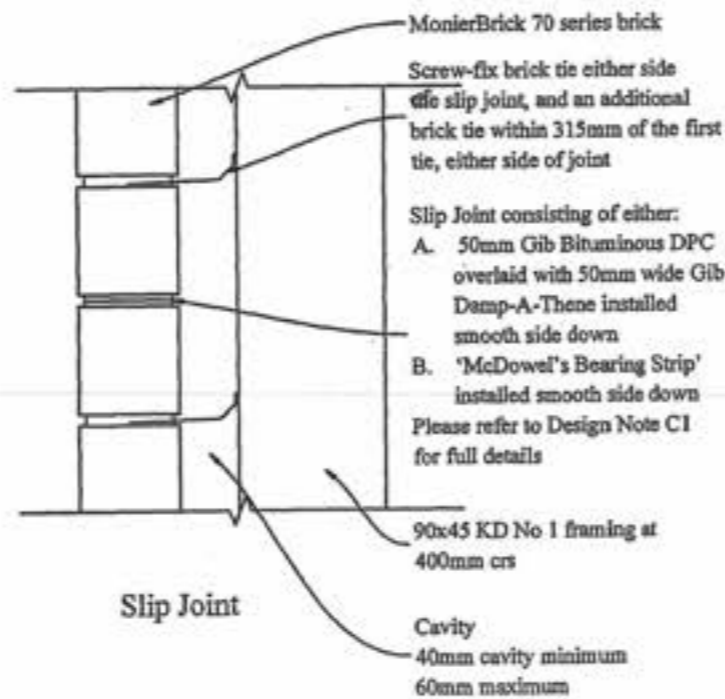
APRON FLASHING



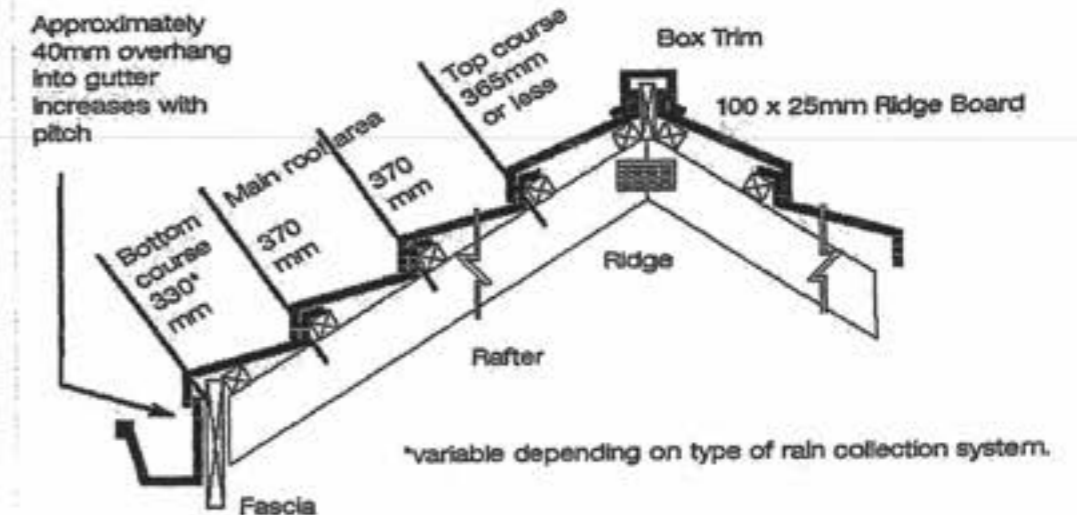
BARGE FLASHING



Top Of Roof Slope Option: Timber Support



Slip Joint



RIDGE FLASHING



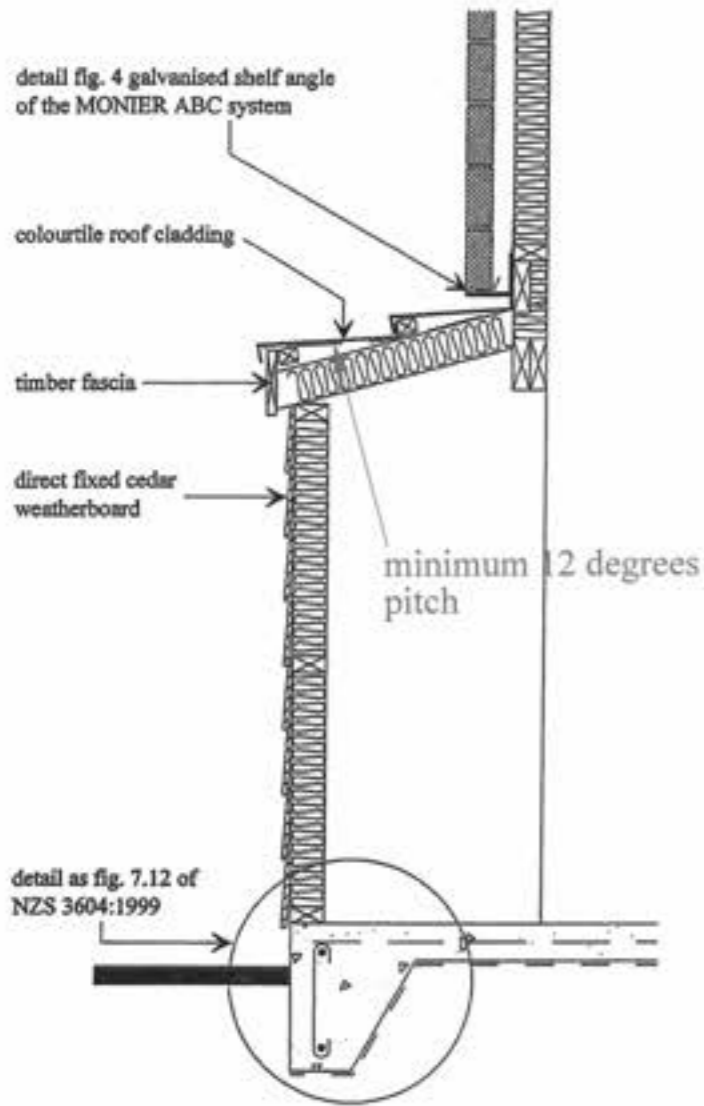
Landseer Services

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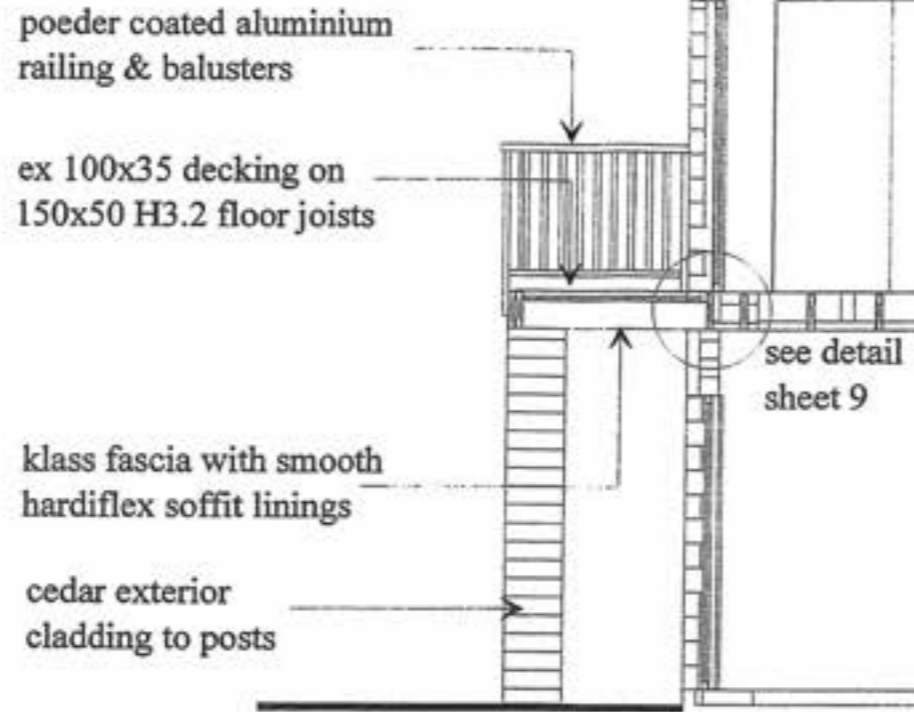
Client : JADE GARDEN (KAPITI) Ltd
SERIES 300 TYPE 'A'
LOT 101, Dp 367937
4 SPRINGHAVEN LANE, P'RAM

Drawing :
DETAIL SHEET

Designed : Shaw	Drawn : Shaw	Checked :	Sheet : 8
Scale : 1-10, 1-20	Date : OCT 06	Job No : B-611	Of : 11

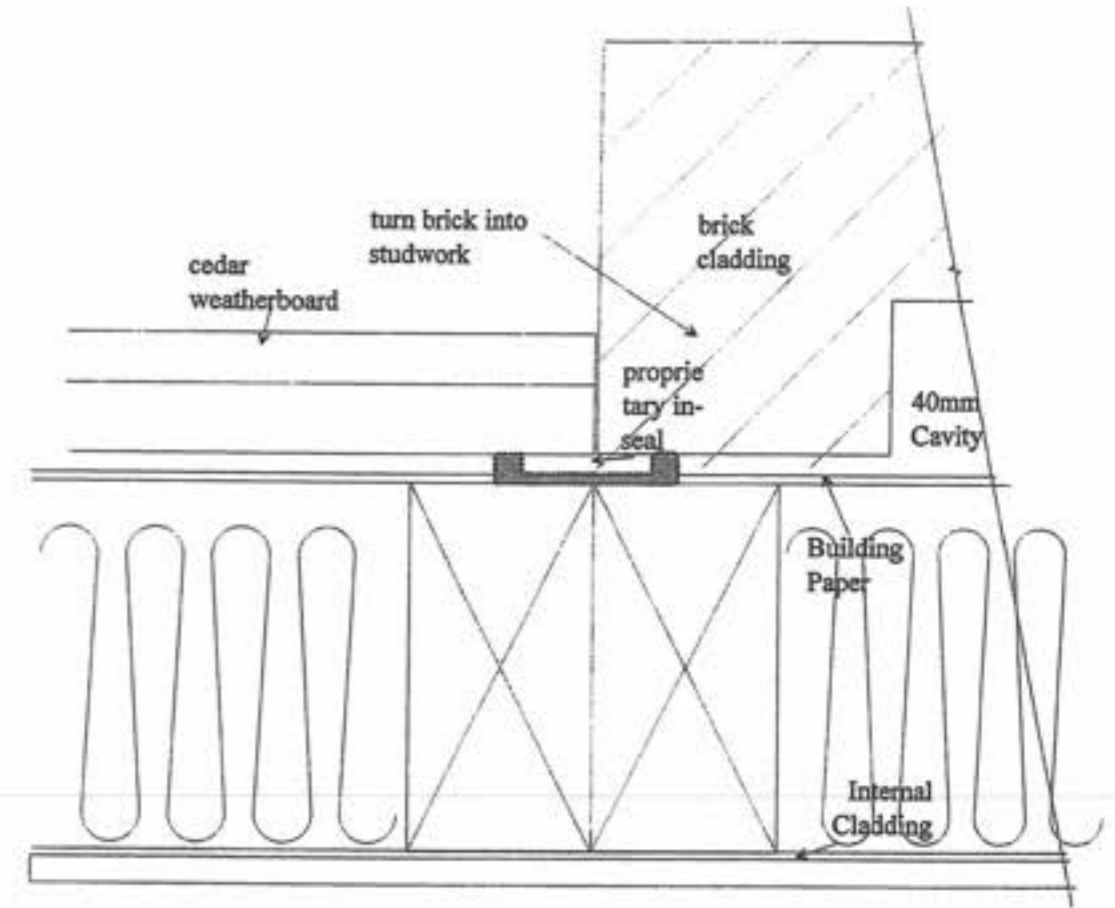


FIRE PLACE SECTION



DECK SECTION

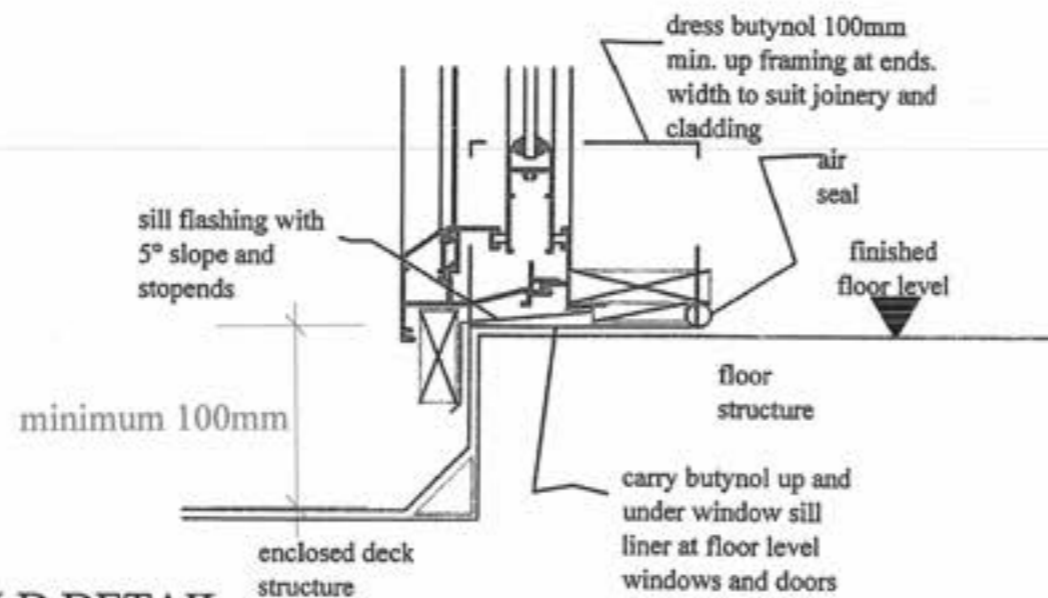
CEDAR/BRICK CLADDING DETAIL



Amended Plan

Balustrades to deck area to be constructed and fixed so as to be capable of safely withstanding the following horizontal imposed loads:
 Uniformly distributed load - 0.75 kN
 UDL applied to the infill - 1.0 kN/m²
 Point load applied to part of the infill - 0.5 kN

Also refer to NZBC, clause E2/AS1, External Moisture: Third Edition for clarity



THRESHOLD DETAIL

APPROVED BY BUILDING
 George Mason
 Officer
 2/2/2007

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Client: **JADE GARDEN (KAPITI) Ltd**
 SERIES 300 TYPE 'A'
 LOT 101, Dp 367937
 4 SPRINGHAVEN LANE, P'RAM

Drawing: **DETAIL SHEET**

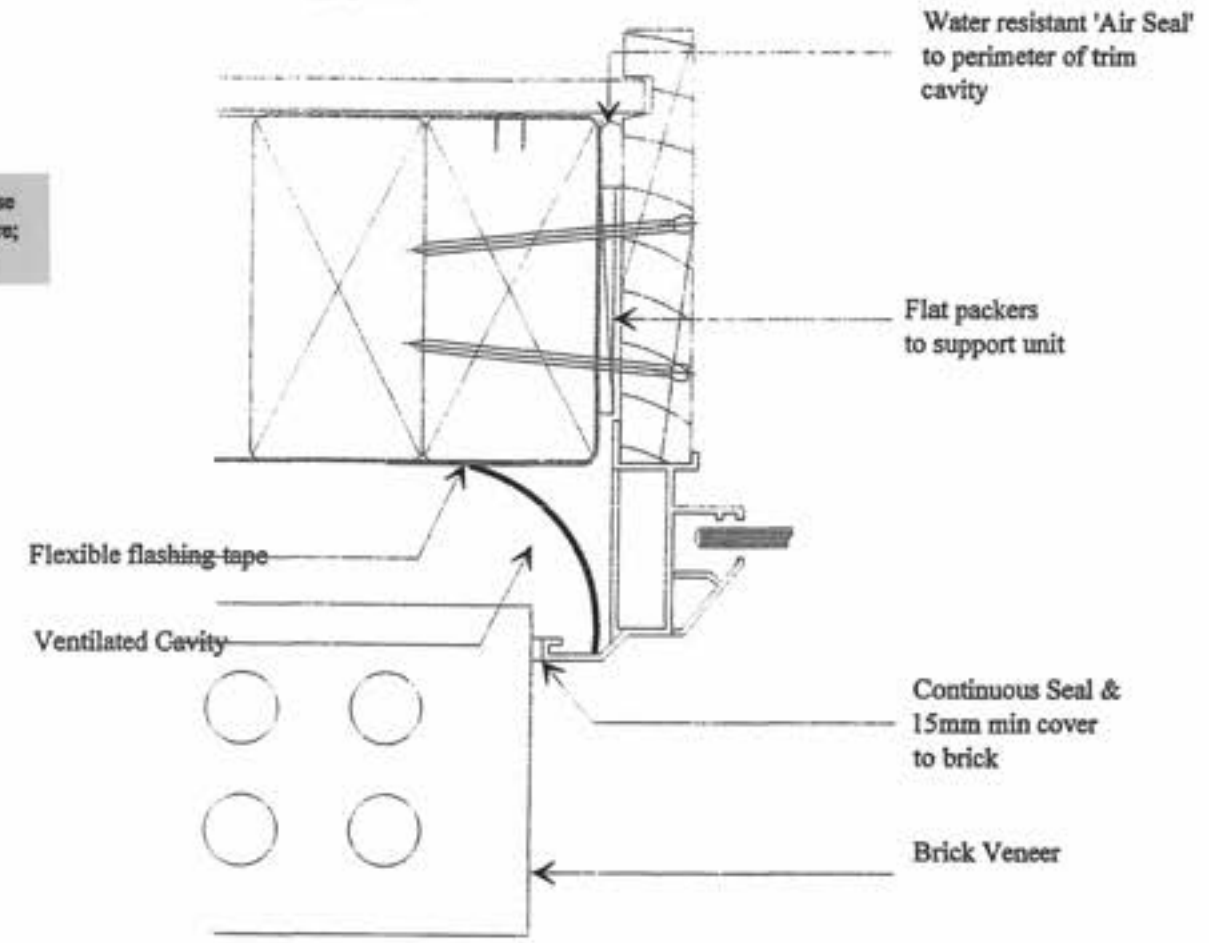
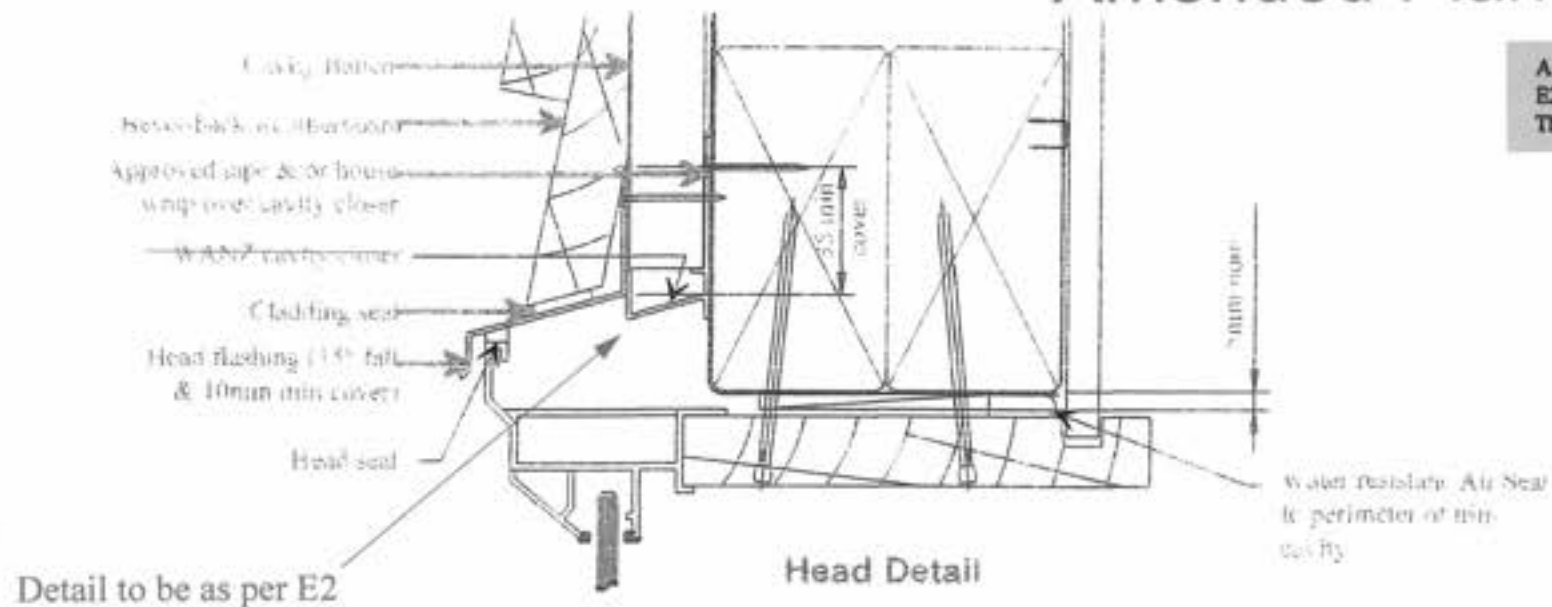
Designed : Shaw	Drawn : Shaw	Checked :	Sheet : 9
Scale : 1-5, 1-2	Date : OCT 06	Job No : B-611	Of : 11

refer also previous approved plan

Amended Plan

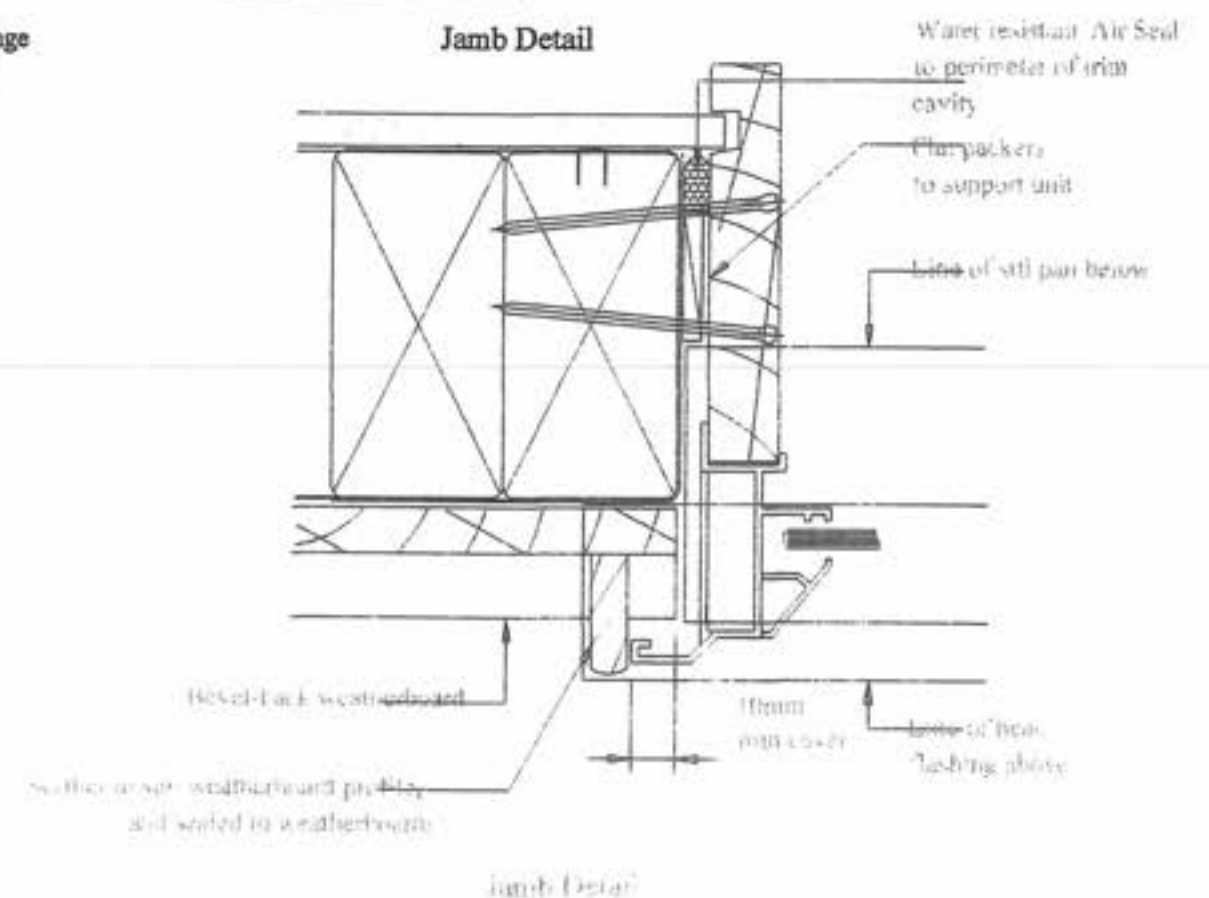
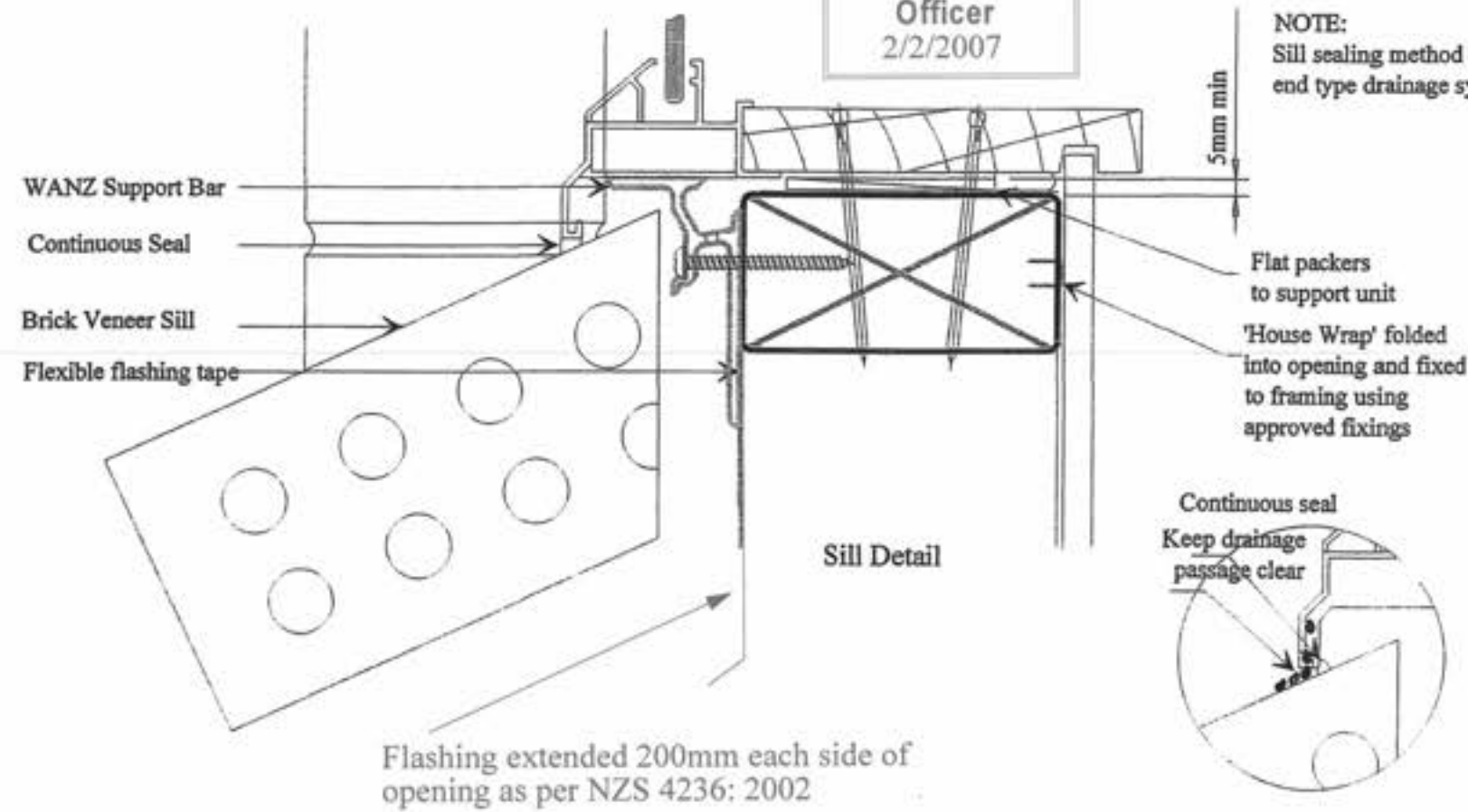
Also refer to NZBC, clause E2/AS1, External Moisture; Third Edition for clarity

BC061432A



APPROVED BY BUILDING
George Mason
Officer
 2/2/2007

NOTE:
 Sill sealing method for flange end type drainage systems



Landseer Services
 PO Box 1656, Paraparaumu Beach
 Tel: 04-2984192 Fax: 04-2984192
 Mobile: 0274-925336
 email: patrick.shaw@stra.co.nz

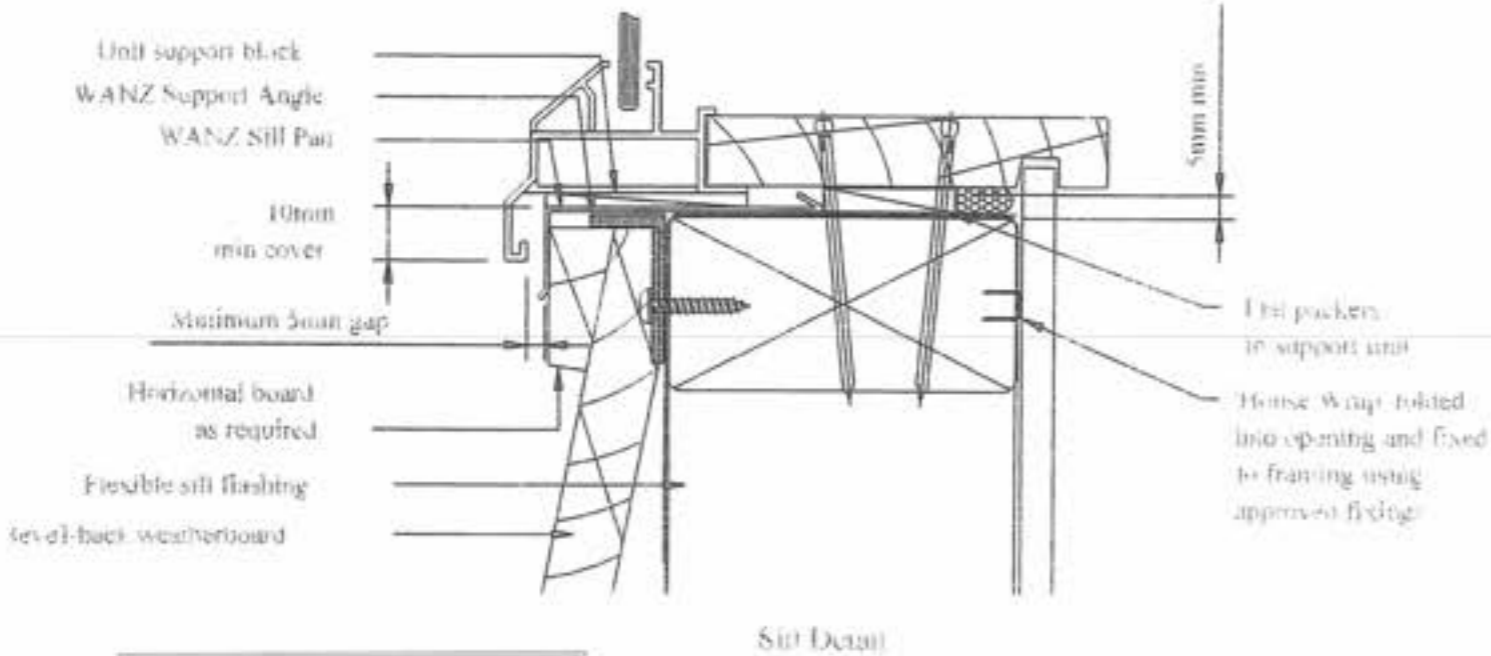
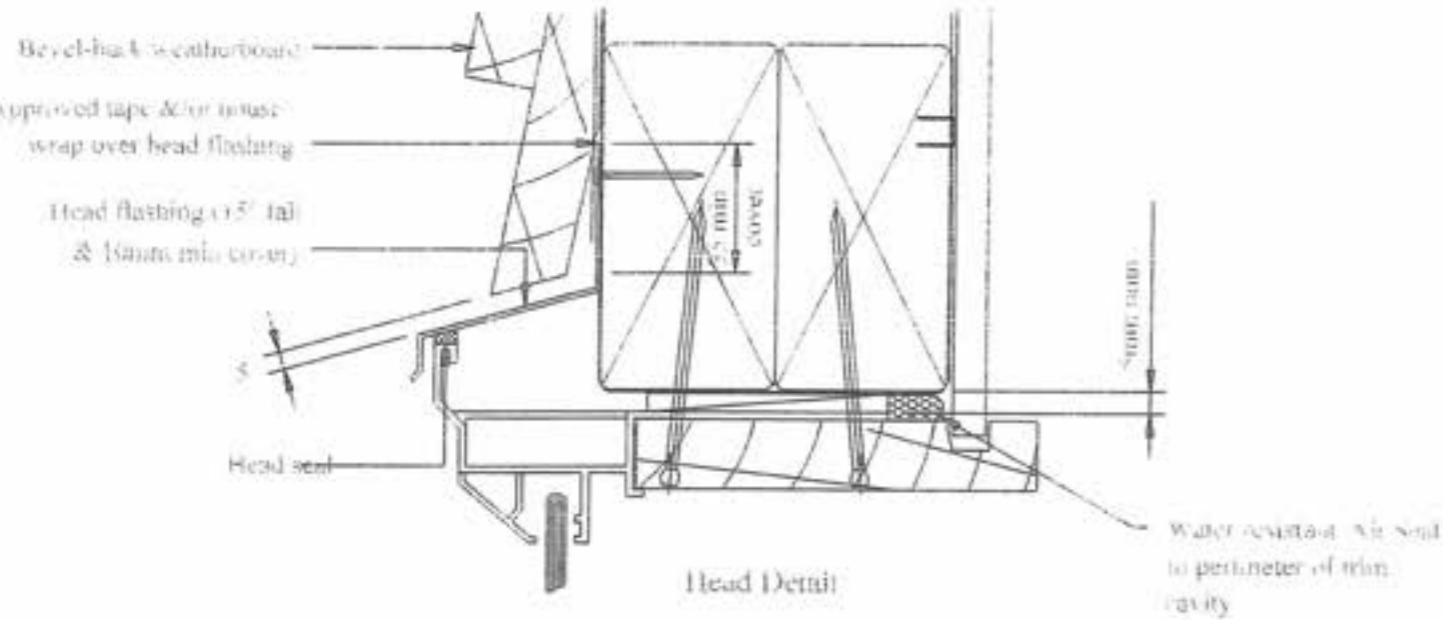
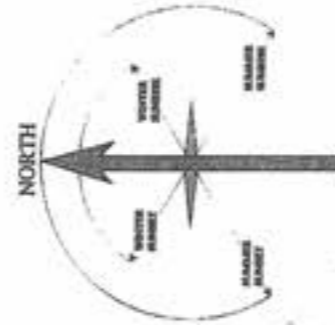
Client: **JADE GARDEN (KAPITI) Ltd**
SERIES 300 TYPE 'A'
LOT 101, Dp 367937
4 SPRINGHAVEN LANE, P'RAM

Drawing: **DETAIL SHEET**

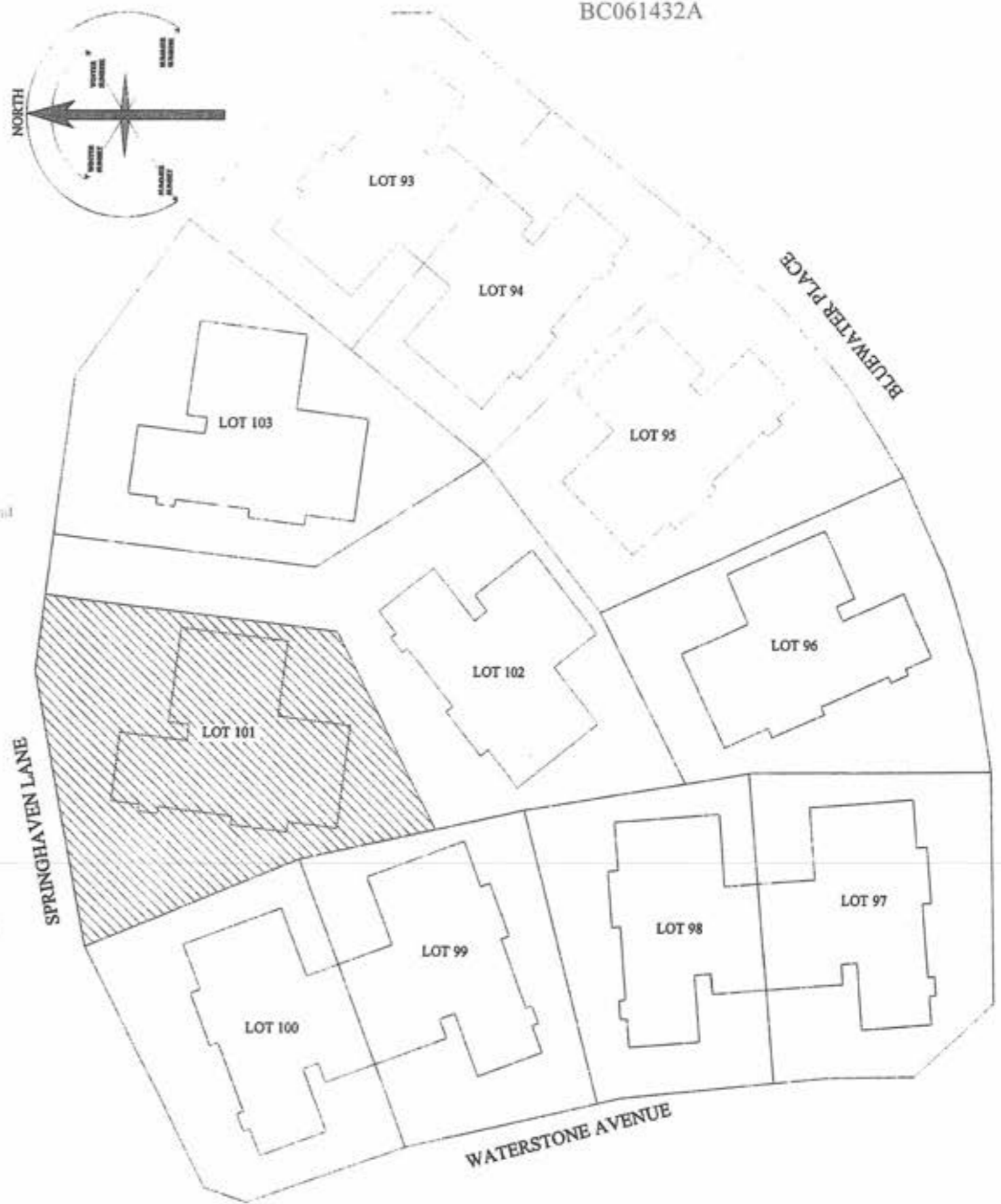
Designed : Shaw	Drawn : Shaw	Checked : B-611	Sheet : 10
Scale : 1-2	Date : OCT 06	Job No : B-611	Of : 11

Amended Plan

refer also previous approved plan



Also refer to NZBC, clause E2/AS1, External Moisture: Third Edition for clarity



Landseer Services
 PO Box 1656, Paraparaumu Beach
 Tel: 04-2984192 Fax: 04-2984192
 Mobile: 0274-923336
 email: patrick.shaw@stra.co.nz

Client: **JADE GARDEN (KAPITI) Ltd**
SERIES 300 TYPE 'A'
LOT 101, Dp 367937
4 SPRINGHAVEN LANE, P'RAM

Drawing: **DETAIL SHEET & LOCATION PLAN**

Designed : Shaw	Drawn : Shaw	Checked :	Sheet : 11
Scale : 1-2	Date : OCT 06	Job No : B-611	Of : 11

Amended Plan

GIB® Wall Bracing Calculation Sheet A

lower of two

V85A

GIB® EzyBrace™

GIB® Bracing Systems, 2006

Job Details

Name	Jade Garden (Kapiti) Ltd	Part 1
Street and Number	4 Springhaven Lane	
Lot and DP Number	Lot 101, Dp 367937	
City/Town/District	Paraparaumu	
Designer and date	P J Shaw	27-Oct-06
Company Name	Landseer Services	

Building Specification

Location of Storey	lower	▼	
Floor Loading	2 kPa	▼	
Foundation Type	slab	▼	
Building Height to Apex (m)	7	▼	
Roof Height above Eaves (m)	2	▼	
Stud Height (m)	2.4	▼	
Cladding Weight (top or single)	heavy	▼	
Cladding Weight (lower)	heavy	▼	
Cladding Weight (subfloor)	light	▼	not applicable (slab)
Roof Weight	light	▼	
Roof Pitch (degrees)	25-45	▼	
Room in Roof Space	no	▼	
Building Length (m)	13.455		Use roof length including eaves
Building Width (m)	12.33		Use roof length including eaves
Gross Building Plan Area (m2)	126		

Building Location

Wind Zone	High		Earthquake Zone	A
Region	R2	▼		▼
Terrain	Inland	▼		
Exposure	Sheltered	▼		
Topography	Moderate	▼		

Bracing Units required for Wind

per m	subfloor	walls
W along	n/a	139 BUs/m
W across	n/a	130 BUs/m
Totals	subfloor	walls
W along	n/a	1714 BUs
W across	n/a	1749 BUs

Bracing Units required for Earthquake

per m2	subfloor	walls
E	n/a	18.6 BUs/m2
Totals	subfloor	walls
E along	n/a	2344 BUs
E across	n/a	2344 BUs

Amended Plan

GIB® Wall Bracing Calculation Sheet B							lower of two		V35A		
GIB® EzyBrace™							GIB® Bracing Systems, 2006				
Across									Wind	Earthq.	
Wall or Bracing Line	Bracing Elements provided							9W	10EQ		
1	2	3	4	5	7	8	6				
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	Angle to Bracing line (degrees)	BUs Achieved	BUs Achieved		
M	50	1	FWP	240/SB	3.6	2.2		518	463		
		2	GIB®	BL1	0.6	2.4		75	69		
line totals		3									
W	503	4									
EQ	532	5									
N	70	1	GIB®	BL1	3.9	2.4		488	449		
		2	GIB®	BL1	2.4	2.4		300	276		
line totals		3	GIB®	BLG	3.5	2.4		525	455		
W	1458	4	GIB®	BLG	1	2.4		145	130		
EQ	1310	5									
O	70	1	Ganglam	Lintel	5	2.4		875	1100		
		2	FWP	45/SB/H	0.45	2.4		36	42		
line totals		3									
W	911	4									
EQ	1142	5									
P	70	1	FWP	120/SB/H	1.5	2.4		209	180		
		2	FWP	45/SB/H	0.45	1.5		48	56		
line totals		3									
W	257	4									
EQ	236	5									
Q	75	1									
		2									
line totals		3									
W		4									
EQ		5									
R	enter	1									
		2									
line totals		3									
W		4									
EQ		5									
S	enter	1									
		2									
line totals		3									
W		4									
EQ		5									
T	enter	1									
		2									
line totals		3									
W		4									
EQ		5									

Totals Achieved							Wind	Earthq.
							3218	3220
							OK	OK
Totals Required (from Sheet A)							1740	2344

Amended Plan

GIB® Wall Bracing Calculation Sheet A

upper of two

V85A

GIB® EzyBrace™

GIB® Bracing Systems, 2006

Job Details

Name	Jade Garden (Kapiti) Ltd	Part 2
Street and Number	4 Springhaven Lane	
Lot and DP Number	Lot 101, Dp 367937	
City/Town/District	Paraparaumu	
Designer and date	P J Shaw	27-Oct-06
Company Name	Landseer Services	

Building Specification

Location of Storey	upper	▼	
Floor Loading	2 kPa	▼	
Foundation Type	slab	▼	
Building Height to Apex (m)	7	▼	
Roof Height above Eaves (m)	2	▼	
Stud Height (m)	2.4	▼	
Cladding Weight (top or single)	heavy	▼	
Cladding Weight (lower)	heavy	▼	
Cladding Weight (subfloor)	light	▼	not applicable (slab)
Roof Weight	light	▼	
Roof Pitch (degrees)	25-45	▼	
Room in Roof Space	no	▼	
Building Length (m)	10.435		Use roof length including eaves
Building Width (m)	5.835		Use roof length including eaves
Gross Building Plan Area (m2)	56		

Building Location

Wind Zone	High		Earthquake Zone	A
Region	R2	▼		▼
Terrain	Inland	▼		
Exposure	Sheltered	▼		
Topography	Moderate	▼		

Bracing Units required for Wind

per m	subfloor	walls
W along	n/a	64 BUs/m
W across	n/a	54 BUs/m
Totals	subfloor	walls
W along	n/a	373 BUs
W across	n/a	563 BUs

Bracing Units required for Earthquake

per m2	subfloor	walls
E	n/a	9.2 BUs/m2
Totals	subfloor	walls
E along	n/a	515 BUs
E across	n/a	515 BUs

Amended Plan

GIB® Wall Bracing Calculation Sheet B upper of two V85A

GIB® EryBrace™ GIB® Bracing Systems, 2006

Across									Wind	Earthq.
Wall or Bracing Line	Bracing Elements provided							9W	10EQ	
1	2	3	4	5	7	8	6			
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	Angle to Bracing line (degrees)	BUs Achieved	BUs Achieved	
M	50	1	FWP	120/SB/H	1.2	2.4		167	144	
		2								
line totals		3								
W	167	4								
EQ	144	5								
N	70	1	GIB®	GS1a	2.1	2.4		137	116	
		2								
line totals		3								
W	137	4								
EQ	116	5								
O	70	1	GIB®	BL1	2.2	2.4		275	253	
		2								
line totals		3								
W	275	4								
EQ	253	5								
P	65	1	FWP	120/SB/H	1.2	2.4		167	144	
		2								
line totals		3								
W	167	4								
EQ	144	5								
Q	enter	1								
		2								
line totals		3								
W		4								
EQ		5								
R	enter	1								
		2								
line totals		3								
W		4								
EQ		5								
S	enter	1								
		2								
line totals		3								
W		4								
EQ		5								
T	enter	1								
		2								
line totals		3								
W		4								
EQ		5								

								Wind	Earthq.
Totals Achieved								745	657
								OK	OK
Totals Required (from Sheet A)								583	515

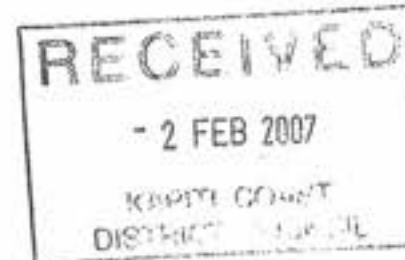
2/02/2007

Amended Plan

Date: ~~23/11/2006~~ Amended 02/02/07

Fabricator: Placemakers Paraparaumu

Job Name: Jason Craig Builders Ltd
Lot 101 Springhave Lane
Paraparaumu



Building Consent No: _____
(to be provided by the City / District Council)

Attn: City / District Council

We have been engaged to provide the trusses for the above project and have enclosed the truss layout and Producer Statement to allow completion of the consent application. On advice from the building project owner, the structure will be designed under the following parameters:

Wind Zone Very High

Snow Load N/A

Earthquake Zone A

Roof Material Light Weight

Treatment Definition External walls H1.2 Roof Trusses H1.2

Internal walls H1.2

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

We can advise that the following will be provided at the time of truss manufacture to both the building owner and your office:

1. A full as-built truss layout and Producer Statement
2. Specific truss / truss and truss / top plate fixing details indicated on the truss layout.
3. All lintel sizes outside NZS3604: 1999 will be indicated on the truss layout.
4. Top plate to stud connections will be indicated on the truss layout.

Acknowledgement of this letter, along with the Building Consent number, by fax to our office, would be appreciated.

2/02/2007

Amended Plan

Placemakers Paraparaumu Ltd

A Member of Frame and Truss Manufacturers Association NZ

PRODUCER STATEMENT FRAMING COMPONENT DESIGN

This producer statement is issued by Placemakers Paraparaumu Ltd to

Name of Builder : Jason craig builders

Mitek : Components **Frames** to be built at

Job Address : lot 101 springhave lane, paraparaumu



On Our Drawings ;

Building Consent No:

Job Reference Number : 42155

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

As a Mitek Component Fabricator Accredited By Mitek NZ Ltd:

our design is based on standard designs selected from

the Gang-Nail System Manual or MiTek 20/20 V4.4.

Computer-Aided Design Program produced and certified by Mitek NZ Ltd

which have been prepared in accordance with NZS3603 and NZS4203

of the approved documents issued by the Building Industry Authority

in compliance with Clauses B1 and B2 of the New Zealand Building Code.

Designers Name : J.Green Date:~~24-11-2006~~

For and behalf of Placemakers Paraparaumu Ltd Amended
02/02/07

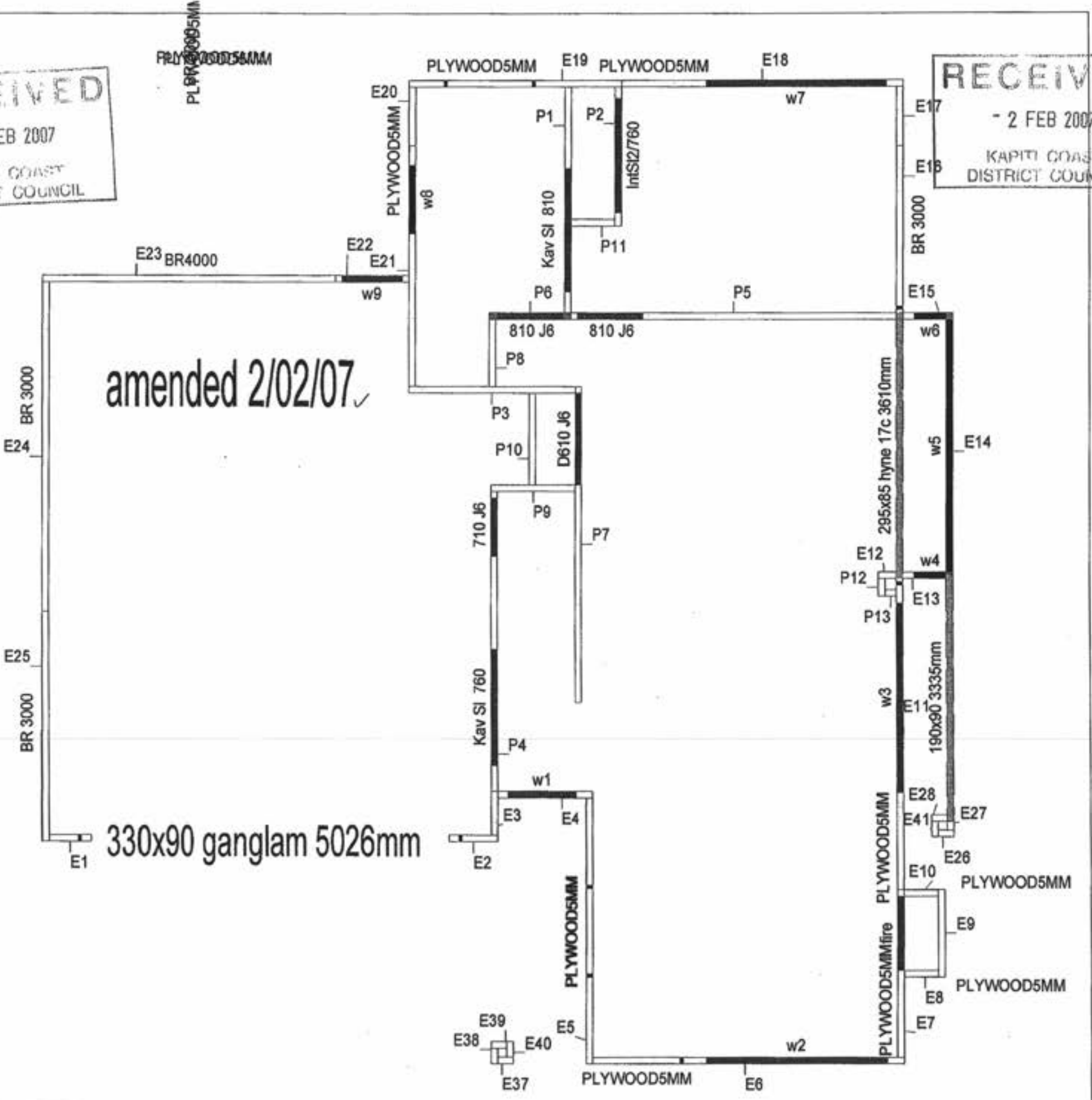
Amended Plan

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

RECEIVED
- 2 FEB 2007
KAPITI COAST DISTRICT COUNCIL

Company	PlaceMakers Paraparaumu		
Customer	Placemakers Paraparaumu		
Customer Address			
Site	jason craig		
Site Address	lot 101 waterstone ave, parapara		
Lin Type	Std		
Stud Height	2420		
Level	42069		
Job	Scale	Date	
42155	Fit	2/02/2007	

Name	Height	Width	Lintel Size
710 J6	2060	790	90x45
810 J6	2060	890	90x45
D610 J6	2045	1250	140x45
IntSI2/760	2080	1550	90x45
Kav SI 760	2100	1570	140x45
Kav SI 810	2100	1670	90x45
fire	1020	1000	140x45
w1	2020	920	140x45
w2	2020	2435	90x45 + GN Lintel Plate 200
w3	2020	2570	240x45
w4	1020	425	90x45
w5	1020	3430	190x45
w6	1020	425	90x45
w7	2020	2435	140x45
w8	1020	920	90x45
w9	2020	820	90x45



RECEIVED
- 2 FEB 2007
KAPITI COAST DISTRICT COUNCIL

amended 2/02/07 ✓

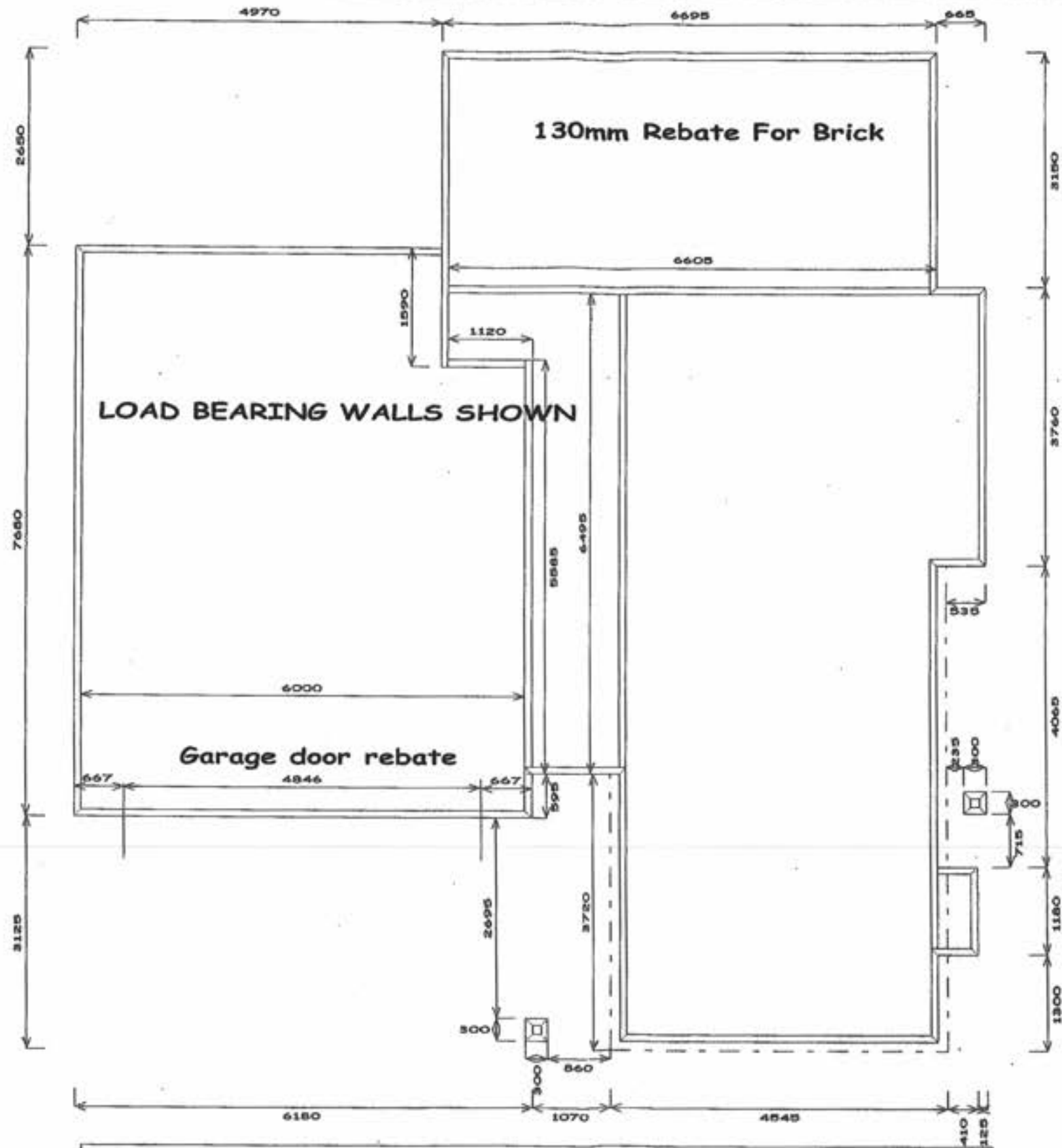
330x90 ganglam 5026mm

2/02/2007

Amended Plan

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

RECEIVED
 - 2 FEB 2007
 KAPITI COUNTY
 DISTRICT COUNCIL



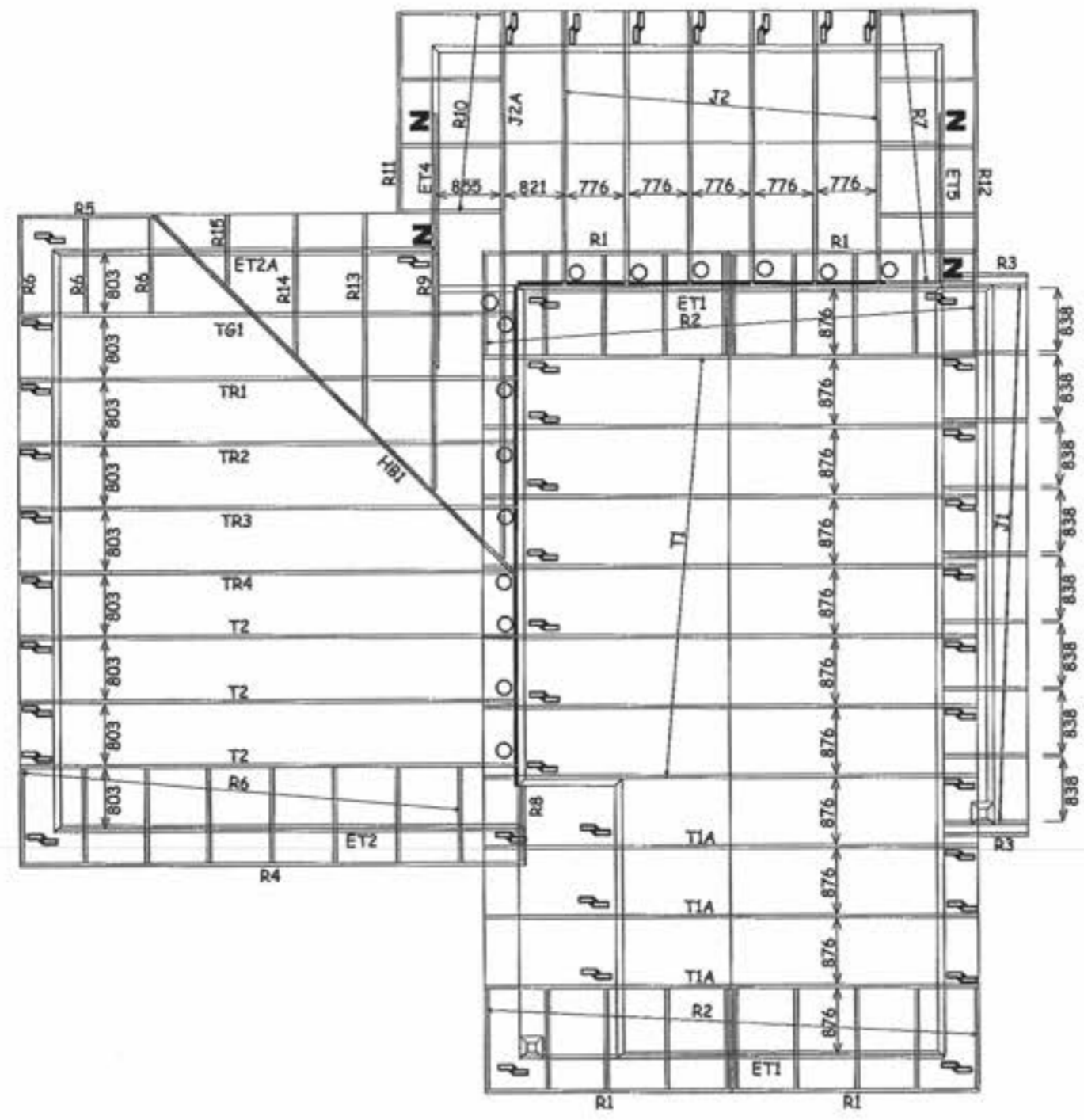
PlaceMakers Paraparaumu		
178 Kapiti Road Paraparaumu Wellington New Zealand	PlaceMakers Paraparaumu Lot Waterstone Ave	42155a <i>AMENDED 2/2/2007</i> Job: 42155 Building Consent No.: <small>file location: C:\unitah\Jobs\42155\</small> Scale: 1:90 Date: 29/01/2007 Drawn By: Stand



Amended Plan

Roof Weight & Type : Light (Pressed Metal Tiles)
 Design wind speed category: Very High
 Timber size and grades : 90x45 MSGS & MSG11

RECEIVED
 - 2 FEB 2007
 KAPITI DISTRICT COUNCIL



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

NOTE : Where no fixings have been indicated use 2 / 90 x 3.33mm (driven) skew nails.




Truss to Top Plate Fixings.		Truss to Truss Fixings.		Truss to Truss Fixings. (In all other situations use 2 / 100mm skew nails)	
⌋	CPC 80	⌋	JH70 x 180	⌋	Fill all holes with Product nails 36x3.15mm
⌋	Fill all holes with Product nails 36x3.15mm	⊙	JH95 x 165	⊙	Fill all holes with Product nails 36x3.15mm
⌋	CT200 (pair)	⌋	CPC 80	⌋	8 x Product nails 36x3.15mm / 4 x Type 17, 35mm screws
⌋	Fill all holes with Product nails 36x3.15mm	⌋	200x100x1mm Nail on plate.	⌋	(fill all holes to within 10mm of the timber edge)
⌋	CT400 (cyclone ties)	⌋	320x100x1mm Nail on plate.	⌋	(fill all holes to within 10mm of the timber edge)
⌋	Type 17, 35mm screws				
⌋	"Z" nails (pair)				

No. off	Fixing description
4 pairs	Z "Z" nails (1 pair)
	JH37 x 90
	JH37 x 120
18	JH47 x 90
	JH47 x 120
	JH47 x 190
	JH70 x 100
	JH95 x 165
	CPC 80
	200x100x1mm Nail on plate.
	320x100x1mm Nail on plate.
	Multi-Grips (pair)
43 pairs	CT200 (pair)
	CT400 (cyclone ties)

TRUSS LAYOUT FOR : Jade Gardens (Kapiti) Ltd
 Lot 101 Springhaven Lane, Paraparaumu

JOB # 42155

PLACEMAKERS PARAPARAUMU.
 Drawn by : Tanasa Knight
 PHONE (04) 298 8567 - FAX (04) 298 5488
 E-MAIL tanasa@placemakers.co.nz

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER DATE
Planning	✓	(Electrics changed by extending garage)	 31-01-07.
Plumbing and Drainage	✓		refer to previously approved plan 
Building	✓	Plans checked. Further information req'd. Letter to applicant: application on hold. 31 Jan. 2007.	 2nd Feb 2007.
Fire Design			
Compliance Schedule			
Structural			
Hazardous Substances			
Environmental Health			
NOTES:			



Amended BC Application

Building Consent No.....061432A
 Building Project.....Extend garage wall.
 1.5m.
 # Springhaven Lane,
 Paraparaumu.

CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS					
1	Foundation inspection	32	Lapse and cancellation after 12mths of consent	21	Minimum FFL to comply with NZS3604
3	Sub-Floor inspection, suspended floor	2	Engineer design specific components	22	Deck and stair balustrades with greater drop than 1 m
7	* Pre-concrete slab inspection of plumbing	3	foundations to solid bearing of 200mm	23	Installation of solid fuel appliance (wood burner) comply and secured
2	Pre-Slab inspection, concrete floor	4	NZS3604 as accept. solution in terms of NZ Bld Code	23A	Second hand wood burner - certified
16	Pre-Block-Fill inspection	5	Not approved as Habitable BUILDING	24	Chimney to be cleaned prior to fitting of new unit
23	Pre-Wrap inspection	6	Not approved as Habitable ROOM	24A	Section F7 requires fitting of smoke detectors
24	Post-Wrap inspection	7	Fit proprietary Head, Jamb, Sill flashings & air seals to ext joinery	25	Contractor to leave site clean and clear
25	Post-Clad inspection	8	As in V H Wind Zone, ext load bearing walls, extra fixing for roof	26	Sewer and water services to be disconnected and capped
18	Substrate inspection - solid plaster	8A	As in Very High Wind Zone, extra fixings for roof	27	Provide from contractor roof warranty
19	Brick Veneer inspection	8B	All glazing, constr. system to comply with V H Wind and CCZ	28	Contractor warranty covering roof, fascia and gutter system
8	* Prelining inspection of plumbing	9	Note and comply with all endorsements on approved plans	29	Provide from contractor texture coating warranty
4	Prelining inspection, moisture test, check bracing	10	Names and Reg'n of plumber and drain layer req'd	30	To comply with food hygiene regulations 1974
5	Post-lining inspection, linings, fixed as per brace design	11	Concealed soil and TV pipes and gas flues only allowed in ducts or minimum framed	31	As in CCZ, all fixings need to be stainless steel
10	* Water test on sewer drains	12	Hot & Cold water pipes tested to 1500kPa	33	Approval only given for relocation purposes
15	* Completion inspection	13	Roof storm water to be connected to existing	34	If cladding to have pre-finished colour coating, to be appropriate for coastal conditions
		14	Copper water pipes not permitted	38	Window sashes on upper levels less than 760mm above floor to have stays fixed
	* = plumbing inspections	15	Owner/builder to ensure prop foundation height will allow satisfactory connection	39	Construction of playground to comply with NZS 5828
		16	Drainlayer to discuss septic tank, etc	40	Fencing, gates, doors directly leading to swimming pool to comply Pool act 1987
	STANDARD CONSENT CONDITIONS	17	Owner's responsibility to arrange septic tank design	41	Owner's legal responsibility to provide locking lid for spa pool
37		18	Roof stormwater to be disposed inside property boundary	42	Intended appraised/approved Polystyrene Texture Coating system to be advised
72		19	Roof stormwater to be piped to kerb	43	Textured systems should be applied by licensed, trained applicators - supply warranty
80		20	Tempering valve to be installed on HW cylinder	44	Exterior cladding system to be completed and inspected prior to internal lining.

NON STANDARD ADDENDA

GST 51 860-608

Received with thanks by 50/01
KAPITI COAST DISTRICT COUNCIL

26-01-07 10:26 Receipt no.200012

COPY *COPY* *COPY*
DR BCO61432A 150.00-
JADE GARDEN (KAPITI)
Jade Garden (Kapiti) Ltd, PO Box 307, Pa
DR BCO61431A 150.00-
JADE GARDEN (KAPITI)
Jade Garden (Kapiti) Ltd 307:Pa
CO A -00.00
Jason C. ...

Organic Growth

In the event that organic growth occurs it should be removed to prevent damage to the roof's protective coating, using a roof cleaning material that is suitable for your type of roof. You can do this yourself or contact a commercial contractor, such as Decragard Roof Coating Systems Licensed Applicators, who specialise in this work and can do it for you very cost effectively.

The time and extent that the growth appears is very dependent on local conditions; this can be as localised as different sections on the same roof. The pitch, direction the roof is facing and locality of trees or any object positioned over the roof can all contribute to conditions that accelerate or inhibit organic growth.

Atmospheric pollutants such as dirt from building sites, fertilisers from nearby farms and pollen from trees also contaminate roofs. These are often mistaken for organic growth on new roofs. They may wash off in heavy rain - if they don't they should be washed off or they may remain and contribute nutrients for organic growth to accumulate on.

There are two commonly available materials that will clean algae and lichen from roofs. These are hypochlorite or sanitising washes. Listed below are recommendations as to which may be used on which types of roofs.

Roof Type	Satin finish - all aged roofs	
Treatment	Sanitising wash, known variously as: Alkyl Benzyl Ammonium Chloride or Quaternary Ammonium compounds	
Roof Type	Textured finish - under 5 years	Textured finish - over 5 years
Treatment	Sanitising wash, known variously as: Alkyl Benzyl Ammonium Chloride or Quaternary Ammonium compounds	Hypochlorite, bleach or Sanitising wash, known variously as: Alkyl Benzyl Ammonium Chloride or Quaternary Ammonium compounds

In all circumstances the manufacturer's recommendations on application rates, strengths and compatibility should be followed.

The manufacturer's instructions should also be followed in situations where rainwater is collected from the roof for drinking. It is likely the manufacturer will require that the water connection system is disconnected during and for a period after treatment, such as for three good rainfalls, or may require hosing down prior to reconnection.

Hypochlorite should not be used on Textured roofs under 5 years old as it can affect the clear overglaze that is applied to the tiles during their manufacture. If you are unsure of the age of the roof then the solution should be applied to a small test area that is unseen from the ground. If the general surface of the roof turns white then you should not use this type of roof wash.

Some organic growths will be killed immediately, and will disappear after a few rainfalls. Other types of growths, such as black algae and lichen, may take many rainfalls and as long as 6 months to be removed from the surface. You will know if the treatment is working if the organic growth changes colour. This may take from a few days to a few weeks.

Preventive Maintenance

It is best to chemically clean the roof before growths are seen as a preventive maintenance measure. Spores may be present on the roof for up to two years before any visible organic growths are noticed. Treating the roof will not only kill the organic growths, but also the spores that lead to them. We suggest treating the roof every three to five years, however if you see growth occurring treat the roof more frequently.

Long Term Durability - Re-Coating

Maximum durability will only be achieved if re-coating is carried out while the original coating is still sound and protecting the substrate, as this provides a better surface for re-coating and is more economical than waiting until corrosion shows. Re-coating will revitalise the appearance of the roof and ensure the substrate is fully covered with a coating.

Generally re-coating will be most economical if carried out 15-20 years after installation, depending on environmental exposure.

Re-coating should be carried out by trained personnel from a Decragard Roof Coating Systems Licensed Applicator.

Material Compatibility with Modern Roofing Materials

If alterations are made to your home after installation of your roof, such as fitting of chimneys, extensions, installation of skylights etc, it is important to ensure that the materials that are used are compatible with your roofing material. Gerard Roofs' steel tiles are manufactured from "Zincalume" steel and then post coated with a protective and decorative coating system.

Dissimilar Metal Corrosion

When two different metals are in contact and moisture is present, one metal is relatively protected while the other suffers accelerated corrosion. A similar effect commonly occurs with water flowing over dissimilar metals. This form of corrosion is commonly found: where water is discharged from copper or brass systems over a galvanised or Zincalume® steel roof, where unpainted lead flashings are applied directly to Zincalume® steel products or where fasteners are incompatible with the roofing material. Any electrical contact between dissimilar metals should be avoided, e.g. wet leaves making contact between copper gutters and Zincalume® steel roof tiles.

More Active Metals	More Noble Metals
Zinc	Zincalume® Steel
Aluminium	Steel
Lead	Copper
Stainless Steel	

This chart lists commonly used metals in a "Galvanic series". If any two of these metals are in damp contact or a run-off situation, the metal further to the left will sacrifice itself to protect the metal further to the right. Therefore the simple rule to remember is that you can run water from left to right, but not from right to left. For example zinc to copper is alright but copper to zinc is not.

Specific advice should be sought from AHI Roofing Limited regarding use of dissimilar metals.

*Zincalume® is a registered trade mark held within the BHP Group of Companies.



GERARD
ROOFS

WARRANTY AND MAINTENANCE GUIDE FOR YOUR GERARD ROOF

This leaflet is produced in the interest of customer education and good customer relations. AHI Roofing Limited has endeavoured to provide the most technically correct and up to date advice possible but, subject to any claims a person may have under the Consumer Guarantees Act 1993, assumes no responsibility in relation to such information or advice. Alteration in the specification or instructions may occur from time to time. Please contact AHI Roofing Limited on 0800 104 868 for the most up to date technical advice available prior to using this information.



GERARD
ROOFS



GERARD
ROOFS

AHI ROOFING LTD - A FLETCHER BUILDING COMPANY
90-104 Felton Mathew Ave, PO Box 18071, Glen Innes, Auckland
Freephone: 0800 104 868 Phone: 09 978 9010 Fax: 09 978 9019 e-mail: info@gerardroofs.co.nz

METAL TILE WARRANTY FOR NEW ZEALAND

(This warranty excludes installation in Rotorua)

**IMPORTANT
TO VALIDATE THIS
WARRANTY YOU
MUST COMPLETE
THE DETAILS ON
THE WARRANTY
CARD AND POST
BACK TO
GERARD ROOFS**

(a) Weather Security Warranty by AHI Roofing Limited (hereinafter called the Company).

If any "Zincalume" steel roofing tile (a "tile") manufactured by the Company before the date of this warranty comprised in the roof fitted to the Purchaser's property described above (the "property") does not remain weatherproof for a period of 50 years from the date of this warranty then the Company will, at its option, either repair or replace the tile. The Company's obligation under this weather security warranty is limited to the full cost of repair or replacement in respect of claims made during the first 25 years following the date of this warranty and thereafter is limited to its share (calculated in accordance with Schedule A overleaf) of the cost of repair or replacement.

(b) Surface Coating Warranty by AHI Roofing Limited

If, during the period of 15 years from the date of this warranty, the surface coating of a tile deteriorates to the extent that, in the Company's reasonable opinion, the appearance of the roof is substantially affected, then the Company will at its option either replace the tile, apply the Company's surface coating to the affected tile or provide other reasonable compensation to the Purchaser. The Company's obligation under this surface coating warranty is limited to the full cost of remedial work in respect of claims made during the first five years following the date of this warranty and thereafter is limited to its share (calculated in accordance with Schedule B overleaf) of the cost of remedial work.

(c) Installation Warranty by the Installation Contractor

In the installation contract between the Purchaser and the installation contractor, the Company requires the installation contractor to warrant that defects in the Purchaser's roof arising within three years of the date of this warranty which are caused by faulty or defective workmanship in installation of tiles shall be made good by the installation contractor at no cost to the Purchaser.

Terms and Conditions of the Weather Security Warranty and Surface Coating Warranty (together the "warranties"):

- i. The warranties shall only apply if the Purchaser has made full payment for the supply and fitting of all tiles and thereafter will extend to subsequent owners of the property.
- ii. The warranties shall only apply in respect of claims arising as a direct result of a manufacturing defect in a tile (for example, and not in limitation, claims arising as a consequence of faulty workmanship in the fitting of tiles and damage caused by walking on tiles (whether by the owner or any other person such as a plumber, TV repairman, electrician, painter etc) or from defects in the structure on which the tiles are fitted, are not covered by the warranties).
- iii. The Company shall not be liable under these warranties, or any implied warranties arising under local laws which are not excluded pursuant to paragraph (xii) below, for any consequential, indirect or special damage, or loss of any kind whatsoever, or loss of profits or anticipated savings, including any such losses arising due to any delay by the Company in complying with its obligations under the warranties.
- iv. As colour variations may exist in tiles manufactured at different times, the Company reserves the right to repair or replace a tile in a colour similar to the original tiles.
- v. The warranties shall not apply if any work, except temporary emergency work, is done to tiles other than work carried out under the supervision, or subject to the prior inspection and prior written approval, of the Company.
- vi. The Company gives no warranties if, during installation of the tiles, skillsaws, abrasive disks or hacksaws are used to cut tiles except as directed in fixing instructions issued by the Company.
- vii. The surface coating warranty shall not apply where the growth of organic matter such as moss or lichen occurs on tiles. Organic matter, if left unchecked, may damage the surface of tiles or cladding products.
- viii. Any remedial work carried out under the warranties shall not extend the term of the warranties.
- ix. The chip used in the manufacture of tiles is crushed rock from different quarries throughout New Zealand. The colour is natural and from time to time variations in colour or texture, and the presence of other minerals, will occur. These natural occurrences are not covered by the surface coating warranty.
- x. All surface coating systems will fade and chalk over time, particularly on roofing surfaces where they are subjected to the extremes of continuous ultra violet radiation. Gradual fading and chalking over the period of the surface coating warranty is expected, and is not covered by the surface coating warranty.
- xi. These terms and conditions shall not in any way limit the rights of the Purchaser, or the obligations of the Company, under applicable local laws except to the extent permitted by such laws.
- xii. All warranties implied by local laws are negated to the fullest extent permitted by such laws.
- xiii. Each of the above limitations is a separate limitation applying even though one or more of the other limitations may be held not to apply in the circumstances.

**SCHEDULE A
WEATHER SECURITY WARRANTY PRO RATA**

Year	Company Contribution	%	Purchaser Contribution (Owner)	%
1-25	-	100%	-	Nil
26	-	50%	-	50%
27	-	48%	-	52%
28	-	46%	-	54%
29	-	44%	-	56%
30	-	42%	-	58%
31	-	40%	-	60%
32	-	38%	-	62%
33	-	36%	-	64%
34	-	34%	-	66%
35	-	32%	-	68%
36	-	30%	-	70%
37	-	28%	-	72%
38	-	26%	-	74%
39	-	24%	-	76%
40	-	22%	-	78%
41	-	20%	-	80%
42	-	18%	-	82%
43	-	16%	-	84%
44	-	14%	-	86%
45	-	12%	-	88%
46	-	10%	-	90%
47	-	8%	-	92%
48	-	6%	-	94%
49	-	4%	-	96%
50	-	2%	-	98%
51	-	0%	-	100%

**SCHEDULE B
SURFACE COATING WARRANTY PRO RATA**

Year	Company Contribution	%	Purchaser Contribution (Owner)	%
1 to 5	-	100%	-	Nil
6	-	67%	-	33%
7	-	60%	-	40%
8	-	54%	-	46%
9	-	47%	-	53%
10	-	40%	-	60%
11	-	34%	-	66%
12	-	27%	-	73%
13	-	20%	-	80%
14	-	14%	-	86%
15	-	7%	-	93%
16 and thereafter	-	0%	-	100%

How to care for your roof

1. You should not walk on your roof unless absolutely necessary. To avoid denting, cracking or other damage to your roof, you should, if you have occasion to walk on it, firstly wear soft soled shoes and secondly place your feet on the lowest point of the tile at the front edge.
2. In certain locations due to humidity or the proximity of trees and shrubs, lichen and moss may grow on your roof. If left unchecked this may damage the surface coating. The manufacturers RECOMMEND this growth be removed by spraying. Consult your local distributor to ascertain the suitability of any cleaning material you wish to apply to your roof.

Roof Care and Maintenance Instructions

Introduction

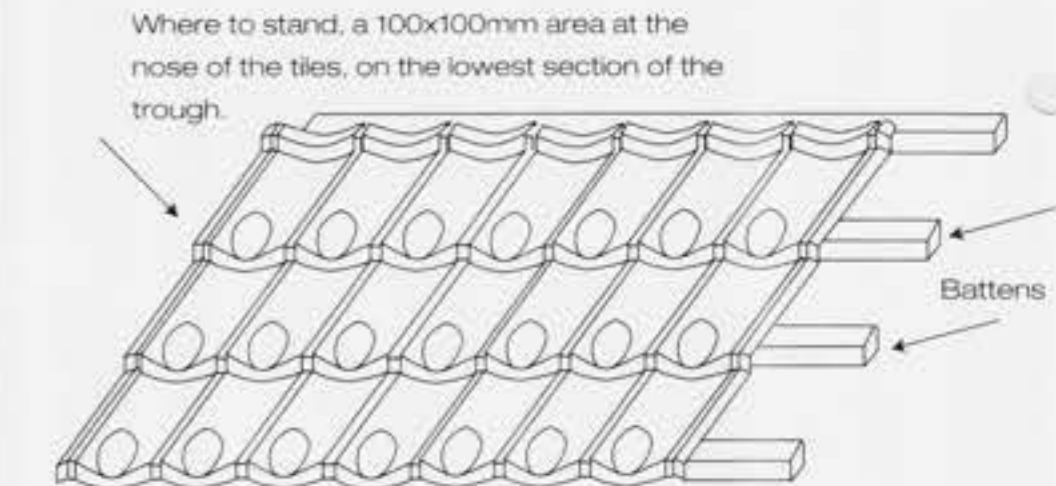
This information sheet is intended to give you the relevant details about how to care for your roof and maintenance that should be carried out.

It is a condition of the material and product warranty issued by AHI Roofing Limited for Gerard Roofs' products that the following maintenance procedures are carried out. Maintenance is essential to prolong the good looks of the product and ensure that it performs as you would expect it should. Failure to carry out a regular maintenance program may result in a significantly reduced lifespan of the product and nullify any warranty.

How To Walk on Your Roof

You should not walk on your roof unless it is absolutely necessary. To avoid denting, cracking or other damage to your roof, you should, if you have occasion to walk on it, wear soft-soled shoes, such as tennis shoes or runners. Place your weight over the battens. Take your time, care is required on steep pitch roofs and you should avoid walking on the roof when it is wet. When working at height take appropriate precautions to prevent falls.

If service/trade persons need to access the roof, inform them that the roof is a steel tile roof and if need be inform them of where they should be walking on the roof. Most good trades people know how to walk over roofs, however they should be informed as to what precautions are required.



Special Note:

If rainwater is collected from the roof for drinking, the water connection system should be disconnected from the tank for three good rainfalls, or hosed down, after installation of tiles and before reconnection.

*Zincalume is a registered trade mark held within the BHP Group of Companies.



Copy.

31 January 2007

Jade Garden (Kapiti) Ltd
PO Box 307
Paraparaumu

Building Consent: 061432A

Dear Sir/Madam

Request for further information

Description: Amendment - extend garage by 1.5m
Location: 4 Springhaven Lane, Paraparaumu
Legal Description: Lot 101 DP 367937

Following checking of your amended Building Consent application it is apparent that further information is required.

Information Needed:

a) An amended producer statement and truss layout etc. for the lengthened garage.

We have suspended your application and will not proceed any further until the above information is received. Please send it to us by 28th February 2007.

Please contact me if you would like to discuss this matter.

Yours faithfully

A handwritten signature in black ink, appearing to be "G. Mason", written over a horizontal line.

George Mason
(Direct line tel. no. (04) 296 4742)

Kapiti Coast District Council

Phone (04) 296 4700, Fax (04) 296 4830 175 Rimu Road, Private Bag 601, Paraparaumu 5254. Website www.kapiticoast.govt.nz

Me huri whakamuri, ka titiro whakamua

Building Consent Checklist

BC. 06/432 A.

Wind zone: high / very high / specific design / refer glazing stamp

Corrosion zone; sea spray: zone 1

- | | | | |
|---|------------------------------|-----------------------------|-----------------------------|
| Contaminated site: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> NA |
| Known hazards: sections 71-74
Certificate of title required? Refer to planning | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> NA |
| Fill on site / ground conditions.
Refer to inspection comment | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> NA |
| Building over 2 or more allotments s75-77
Refer to PIM | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> NA |
| Risk assessment: attached
E2/AS1 risk matrix category verified | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> NA |
| Bracing calculations: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> NA |
| BC sent to NZFS
Comment received and considered | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> NA |
| Alternative solutions: critical issues | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |
| Alterations with change of use: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |
| Alteration - S112 (2) discretion to
avoid upgrade triggers: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |
| Waiver or modification: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |

Areas requiring especial attention with this application;
(areas of potential risk for the building)

see
BC.
06/432

Assessment
Code clauses assessed as compliant; B1 non specific design, B1 specific design, B2, C1, C2, C3, C4, D1, D2, E1, E2 roof, E2, E3, F1, F2, F3, F4, F5, F6, F7, F8, G1 accessible facilities, G1, G2, G3, G4 natural, G4 mechanical, G5, G6, G7, G8, G9, G10, G11, G12, G13, G14, G15, H1 where applicable.

<u>Building</u>	<u>Plumbing</u>
Assessed By: <u>George Mason</u>	Assessed By:
Signature: <u>[Signature]</u>	Signature:
Date: <u>30 Jan 2007</u>	Date:

✓ letter to applicant.

Worksheet

BC 06/432 A.
Amendment to dwelling, Lot 10/
4 Springhaven Lane,
Papakura.

Your notes

Wind zone; high / very high / specific design / refer also glazing stamp

Corrosion zone; sea spray / zone 1

Ponding / flooding Yes, but raised and re-compacted site.

Soil conditions See main file - re-compacted site; raw from sand at 200mm depth. Details on main file satisfactory.

Amended produce statement required for page references - now revised layout due to longer garage.

Apply all previous notes, stamps & amendments to docs. as the original file already has two different sets of plans - this will avoid confusion for both the applicant & BCO on site.

check bracing - has been changed from original submission - details of bracing at sides of garage door must be applied to file - not included by architect.

Prompts

BUILDERS Category 1
Ground conditions
Structure NZS 3804 or engineer
Balustrades B1/AS2 or engineer
Cut stability, retaining walls
Work close to boundaries
Durability, timber treatments
Fire report; 4 storey, 1m to boundary
Smoke detectors
Access; stairs, handrails, slip resist
Siteworks around buildings
Cladding selection appropriate
Flashings
Waterproof retaining walls
Floor heights and crawl space
Wet area, waterproofing, surfaces
Safety from falling
Pool fencing
Glazing for impact
Natural light and awareness
Natural ventilation
Thermal insulation
BUILDERS Categories 2 & 3
Fire report, purpose groups, escape height, path lengths, egress width
F ratings, surface finishes
Fire systems required, AS or alternative
Accessible route from carpark/street
Lifts
Accessible facilities,
Hazardous substances/processing
Site safety, hoardings, gantries
Assistive hearing systems
Signage
Sound control
Energy efficiency (lighting)
Specified systems/compliance schedule
PLUMBERS Category 1
Flood zone, secondary flow path
Stormwater disposal
Subsoil drainage (retaining walls)
Durability, material compatibility
Flashing cover (roof and pipes)
Internal gutter sizing
Downpipe sizing, spreaders
Foulwater disposal, overflow relief
On site disposal systems
Potable water supply
HWC venting, restraint, thermal
Water temperature at sanitary fixtures
Gas appliance venting, thermal
PLUMBERS Category 2 & 3
Stack drainage, venting
Toilet numbers include accessible
Mechanical ventilation/fume cupb'ds
Penetrations through fire rated and acoustic rated walls/ceilings
Trade waste, grease trap

BC 061432 A

Date:

23/11/2006 Amended 02/02/07

Fabricator: Placemakers Paraparaumu

Job Name: Jason Craig Builders Ltd
Lot 101 Springhave Lane
Paraparaumu



Building Consent No: _____

(to be provided by the City / District Council)

Attn: City / District Council

We have been engaged to provide the trusses for the above project and have enclosed the truss layout and Producer Statement to allow completion of the consent application. On advice from the building project owner, the structure will be designed under the following parameters:

Wind Zone Very High

Snow Load N/A

Earthquake Zone A

Roof Material Light Weight

Treatment Definition External walls H1.2 Roof Trusses H1.2

Internal walls H1.2

We can advise that the following will be provided at the time of truss manufacture to both the building owner and your office:

1. A full as-built truss layout and Producer Statement
2. Specific truss / truss and truss / top plate fixing details indicated on the truss layout.
3. All lintel sizes outside NZS3604: 1999 will be indicated on the truss layout.
4. Top plate to stud connections will be indicated on the truss layout.

Acknowledgement of this letter, along with the Building Consent number, by fax to our office, would be appreciated.

Placemakers Paraparaumu Ltd

A Member of Frame and Truss Manufacturers Association NZ

**PRODUCER STATEMENT
FRAMING COMPONENT DESIGN**

This producer statement is issued by Placemakers Paraparaumu Ltd to

Name of Builder : Jason craig builders

Mitek : Components Frames to be built at

Job Address : lot 101 springhave lane, paraparaumu



On Our Drawings ;

Building Consent No:

Job Reference Number : 42155

As a Mitek Component Fabricator Accredited By Mitek NZ Ltd:

our design is based on standard designs selected from

the Gang-Nail System Manual or MiTek 20/20 V4.4.

Computer-Aided Design Program produced and certified by Mitek NZ Ltd

which have been prepared in accordance with NZS3603 and NZS4203

of the approved documents issued by the Building Industry Authority

in compliance with Clauses B1 and B2 of the New Zealand Building Code.

Designers Name : J.Green Date:24-11-2006

For and behalf of Placemakers Paraparaumu Ltd

*Amended
02/02/07*

Placemakers Paraparaumu Ltd
A Member of Frame and Truss Manufactures Association NZ

PRODUCER STATEMENT

This producer statement is issued by Placemakers Paraparaumu Ltd



Name of Builder : Jason Craig Builders

Mitek Components:Ganglams, Trusses, Flich Beams,Posistruts,

**Job Address: Lot 101 Springhaven Lane
Paraparaumu**

Building Consent No:

Job Reference: 42155

As a MITEK component fabricator accredited by MITEK NZ Ltd,
our design is based on standard designs selected from

the MITEK System Manual or MiTek 2100 or 20:20 Ver V4.4

Computer-Aided Design Program produced and certified by MITEK NZ Ltd

which have been prepared in accordance with NZS3603 and NZS4203

of the approved documents issued by the Building Industry Authority

in compliance with Clauses B1 and B2 of the New Zealand Building Code.

Designers Name : T Knight Date : 02/02/07 ✓

For and behalf of Placemakers Paraparaumu Ltd

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- 2 FEB 2007

KAPITI COAST DISTRICT COUNCIL

RECEIVED

- 2 FEB 2007

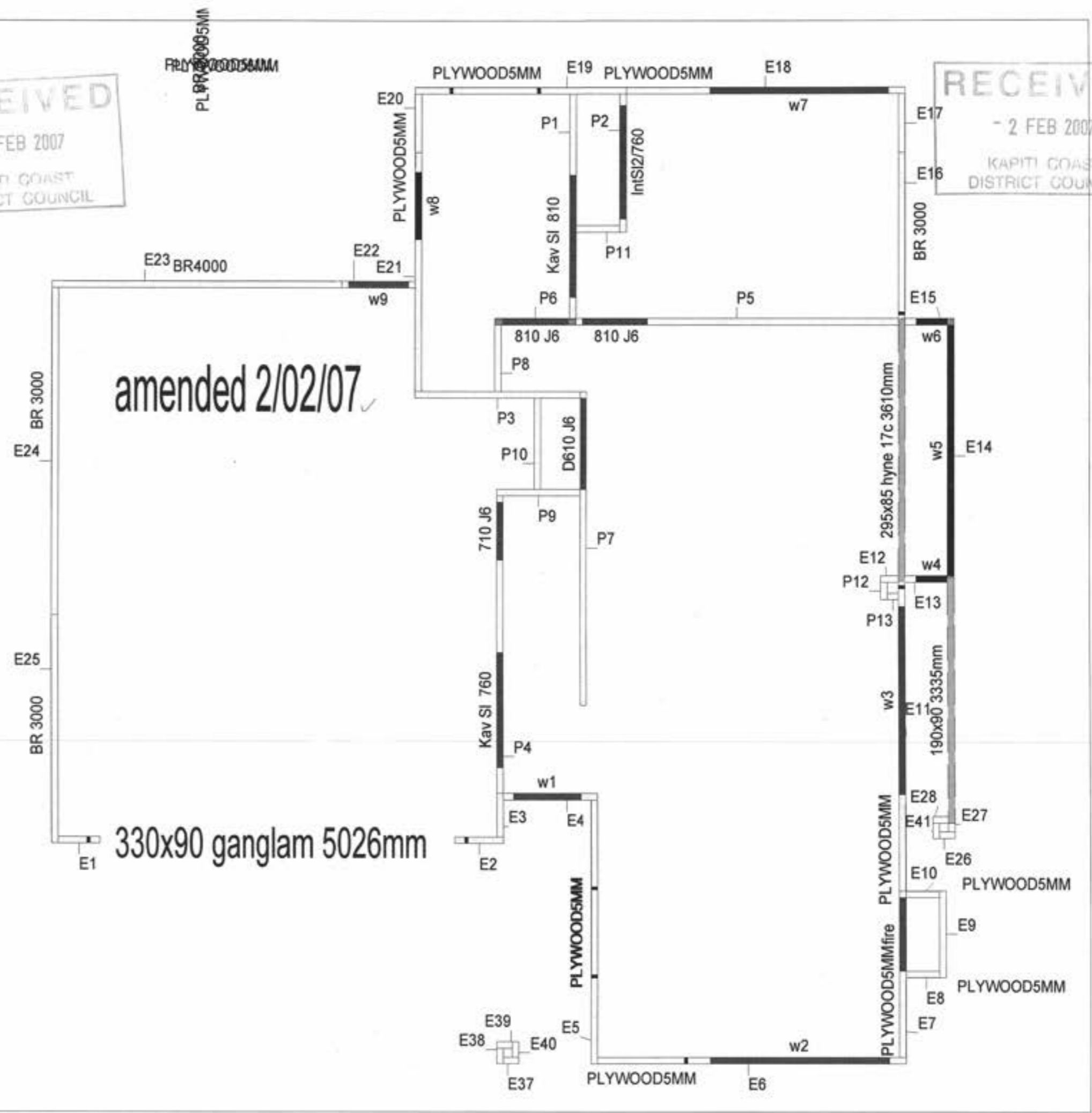
KAPITI COAST DISTRICT COUNCIL

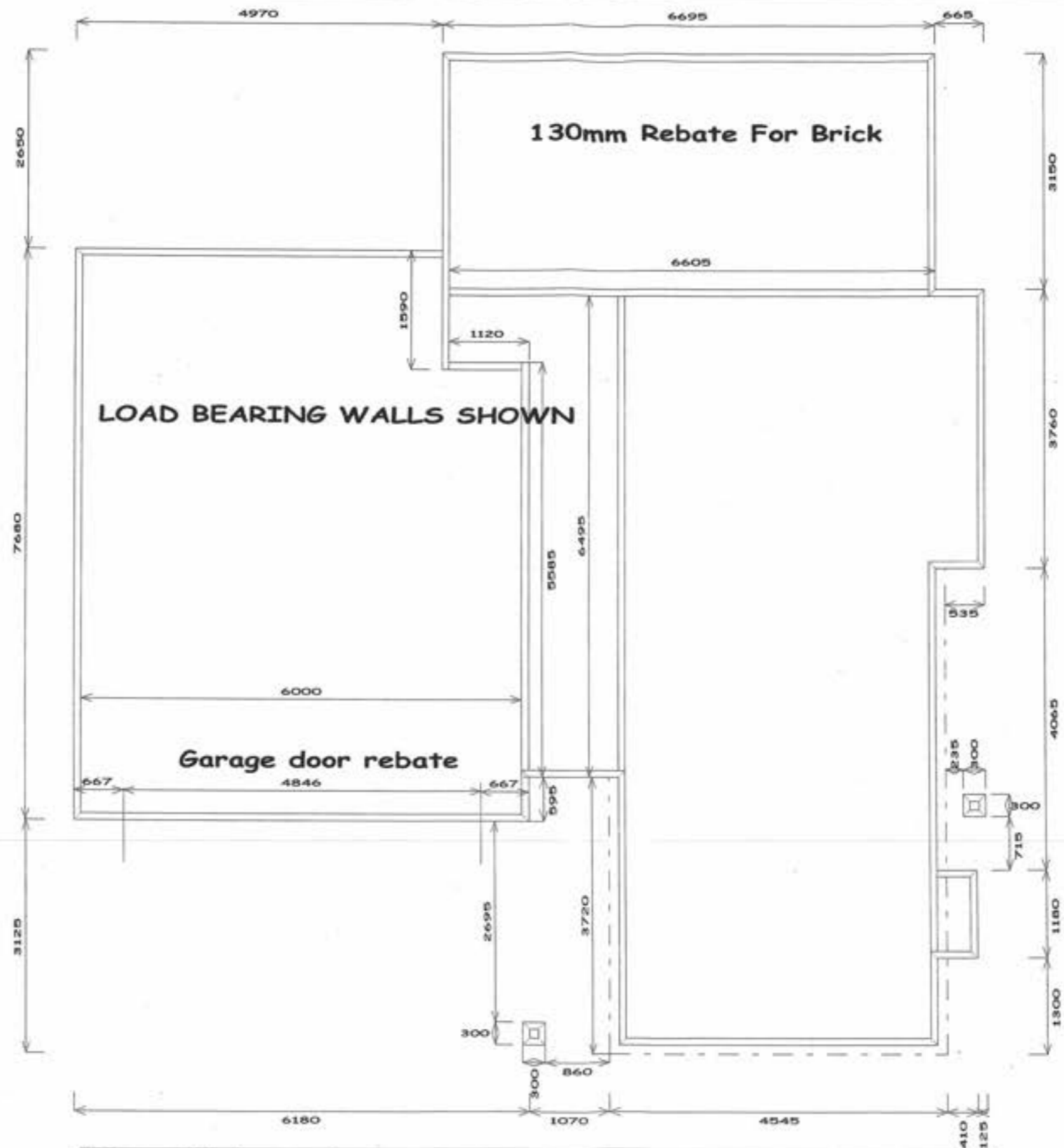
Company	PlaceMakers Paraparaumu		
Customer	Placemakers Paraparaumu		
Customer Address			
Site	jason craig		
Site Address	lot 101 waterstone ave, parapara		
Lin Type	Std		
Stud Height	2420		
Level	42069		
Job	Scale	Date	
42155	Fit	2/02/2007	

amended 2/02/07

330x90 ganglam 5026mm

Name	Height	Width	Lintel Size
710 J6	2060	790	90x45
810 J6	2060	890	90x45
D610 J6	2045	1250	140x45
IntSI2/760	2080	1550	90x45
Kav SI 760	2100	1570	140x45
Kav SI 810	2100	1670	90x45
fire	1020	1000	140x45
w1	2020	920	140x45
w2	2020	2435	90x45 + GN Lintel Plate 200
w3	2020	2570	240x45
w4	1020	425	90x45
w5	1020	3430	190x45
w6	1020	425	90x45
w7	2020	2435	140x45
w8	1020	920	90x45
w9	2020	820	90x45





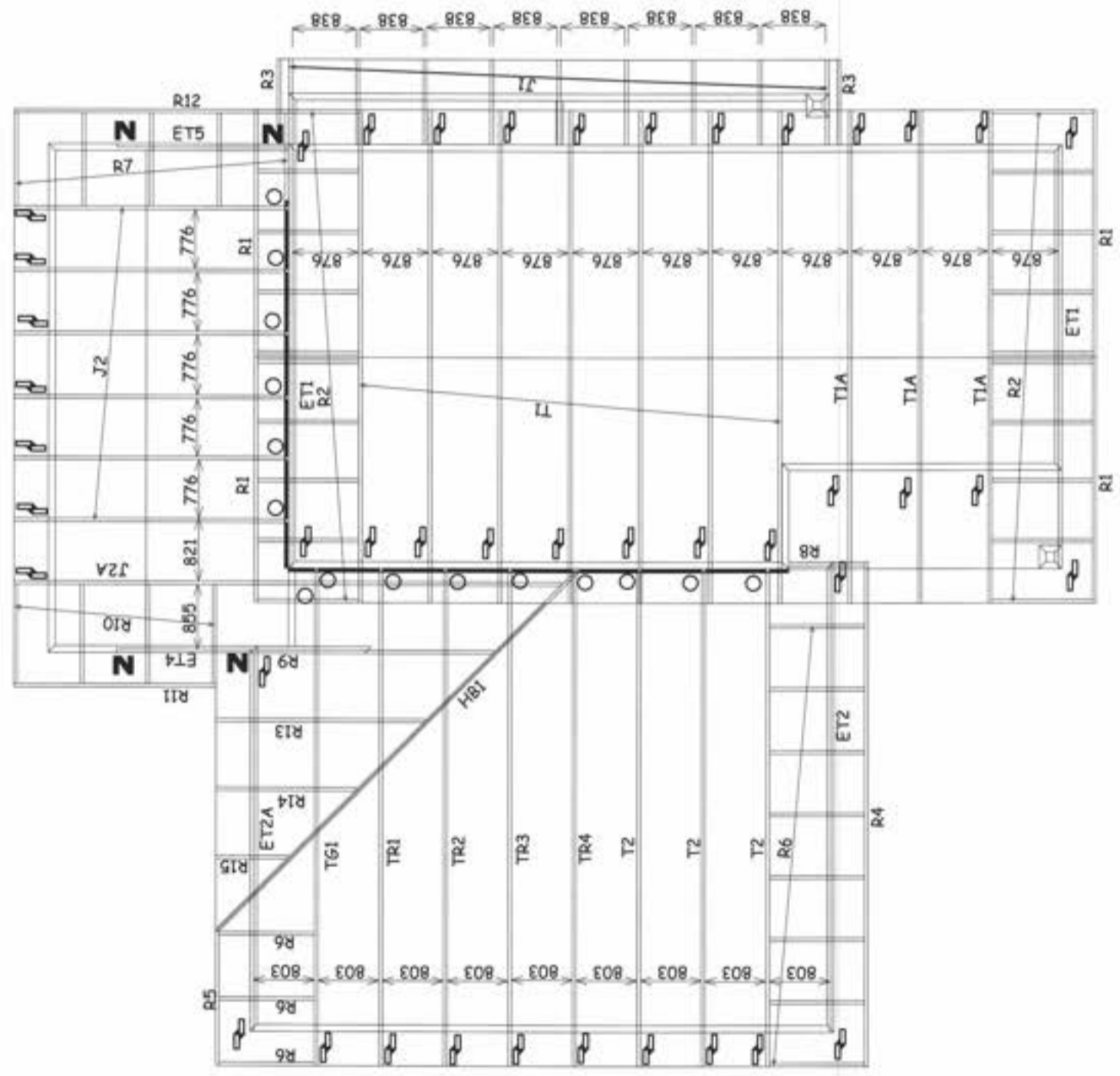
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 - 2 FEB 2007
 KAPITI COAST
 DISTRICT COUNCIL

PlaceMakers Paraparaumu		
178 Kapiti Road Paraparaumu Wellington New Zealand	Placemakers Paraparaumu Lot Waterstone Ave	42155a <i>AMENDED 2/2/2007</i> Job: 42155 <small>File location: C:\work\Jobs\42155\</small> Scale: 1 : 90
		Building Consent No.: Date: 29/01/2007 Drawn By: Stand



Roof Weight & Type: Light (Pressed Metal Tiles)
 Design wind speed category: Very High
 Timber size and grades: 90x45 MSG28 & MSG12

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 - 2 FEB 2007
 KAPITI DISTRICT
 DISTRICT COUNCIL



NOTE: Where no fixings have been indicated use 2 / 90 x 3.33mm (driven) skew nails.

Truss to Truss Fixings.		(In all other situations use 2 / 100mm skew nails)	
JH37 x 90	Fill all holes with Product nails 30x3.15mm	JH70 x 180	Fill all holes with Product nails 30x3.15mm
JH37 x 120	Fill all holes with Product nails 30x3.15mm	JH95 x 165	Fill all holes with Product nails 30x3.15mm
JH47 x 90	Fill all holes with Product nails 30x3.15mm	CPC 80	Fill all holes with Product nails 30x3.15mm
JH47 x 120	Fill all holes with Product nails 30x3.15mm	CT200 (pair)	Fill all holes with Product nails 30x3.15mm
JH47 x 190	Fill all holes with Product nails 30x3.15mm	CT400 (cyclone ties)	8 x Product nails 30x3.15mm / 4 x Type 17, 35mm screws
		N	"Z" nails (pair)

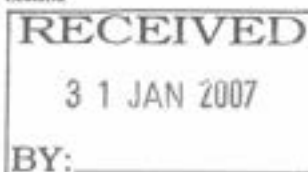
No. off	Fixing description
4 pairs	"Z" nails (1 pair)
	JH37 x 90
	JH37 x 120
15	JH47 x 90
	JH47 x 120
	JH47 x 190
	JH70 x 180
	JH95 x 165
	CPC 80
	200x100x1mm Nail on plate.
	320x100x1mm Nail on plate.
	Multi-Graps (pair)
43 pairs	CT200 (pair)
	CT400 (cyclone ties)

TRUSS LAYOUT FOR : Jade Gardens (Kapiti) Ltd
 Lot 101 Springhaven Lane, Paraparaumu

JOB # 42155

PLACEMAKERS PARAPARAUMU.

Drawn by : Tamara Knight
 PHONE (04) 298 8567 - FAX (04) 298 5488
 E-MAIL tamara@placemakers.co.nz

**Ecoply and GANGLAM:****Wall Brace and Lintel for Wide Openings**

(Technical Note 95/11/26; 8 Nov. 1995)

Highest wall brace values obtained with Ecoply structural plywood using a simple nailing pattern on lintels with

- Solid timber,
- GANGLAM
- Plywood box beam.

Ideal for:

- wide garage doors
- large window openings
- narrow walls beside openings
- 450 mm wide walls each end

The details overleaf turn the wall into a structural portal frame and get more than twice the bracing possible with other short walls.

Fully tested to BRANZ P21 test in accordance with NZS 3604 clauses 6.9.1.1, 6.9.3.1, and 6.9.4.1, using the combined research efforts of Carter Holt Harvey Engineered Wood Products, Gang-Nail N.Z. Ltd and the New Zealand Forest Research Institute in Rotorua. Use only Ecoply plywood to AS/NZS 2269.

Lintel type	Opening span (m)	Lintel size (mm x mm x mm)	Ecoply Each end 450 mm wide	Total bracing units (2.4 m high wall)	
				Wind	Earthquake
Solid timber	see NZS 3604 2.7 max	250 x 100 x span + 810	7 mm, both sides*	130	160
GANGLAM	see Brochure 5.4 max	350 x 100 min x span + 810	7 mm, both sides*	175	220
Box Beams**	see below 4.8 max	400 deep min 4-90x45 x span + 810	12 mm, both sides	180	200
Solid timber	see NZS3604	any	7 mm, one side*	65	75

*For economy use 900 wide Ecoply Plybrace cut in half lengthwise.

** Provisional, based on 90% of single test, all others standard 3 tests.

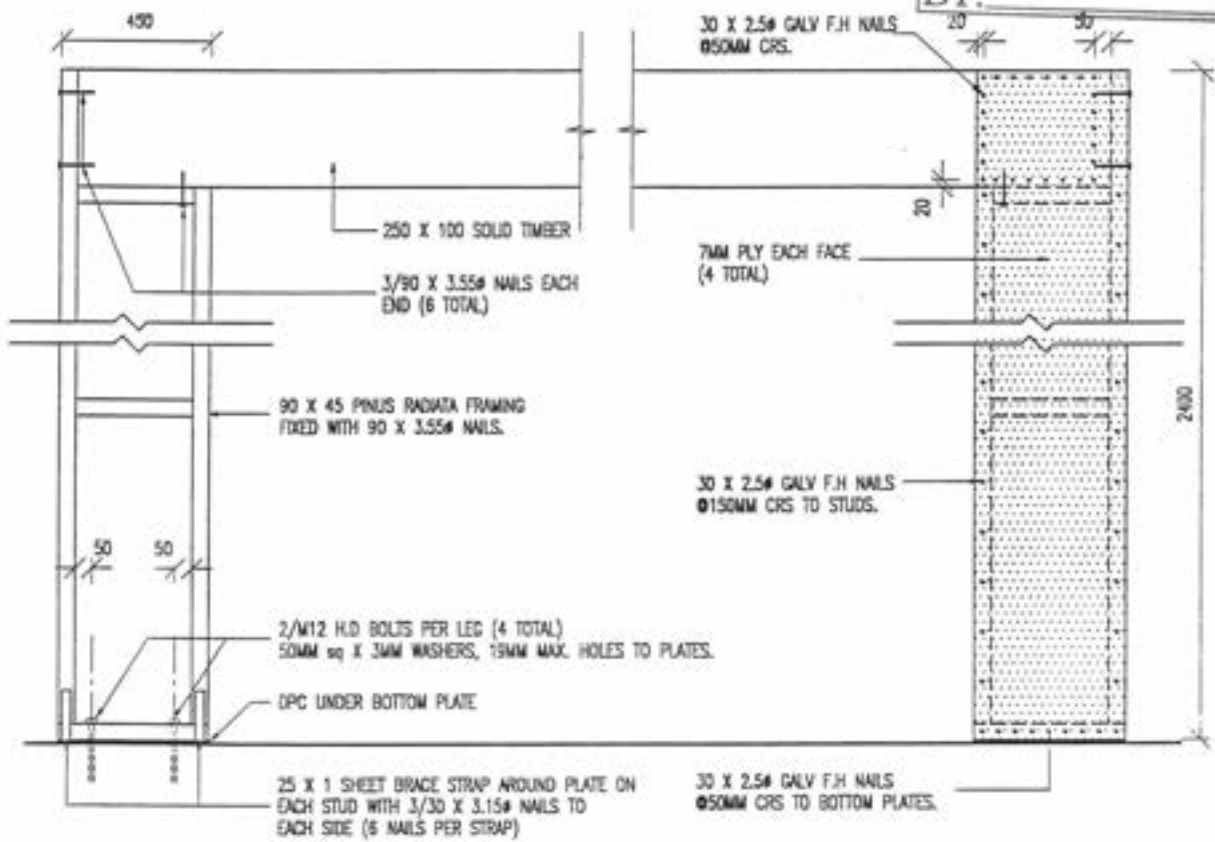
Features of the system.

- Lintel extends to the inside of the outer stud of the 450 mm wide walls beside opening.
- 6 kN strap on studs, and M12 bolt through plate at each end of each wall.
- Plywood nailed to lintel with a rectangle of nails at 50 mm centres.
- Plywood nailed along bottom plate at 50 mm centres, 150 mm centres elsewhere.

Maximum roof dimension S (m) for Box beam

Span of beam	Roof only		Roof and walls	
	Light	Heavy	Light	Heavy
3.0	12	12	12	12
4.6	12	9.6	12	8.6
4.8	12	8.8	12	7.9

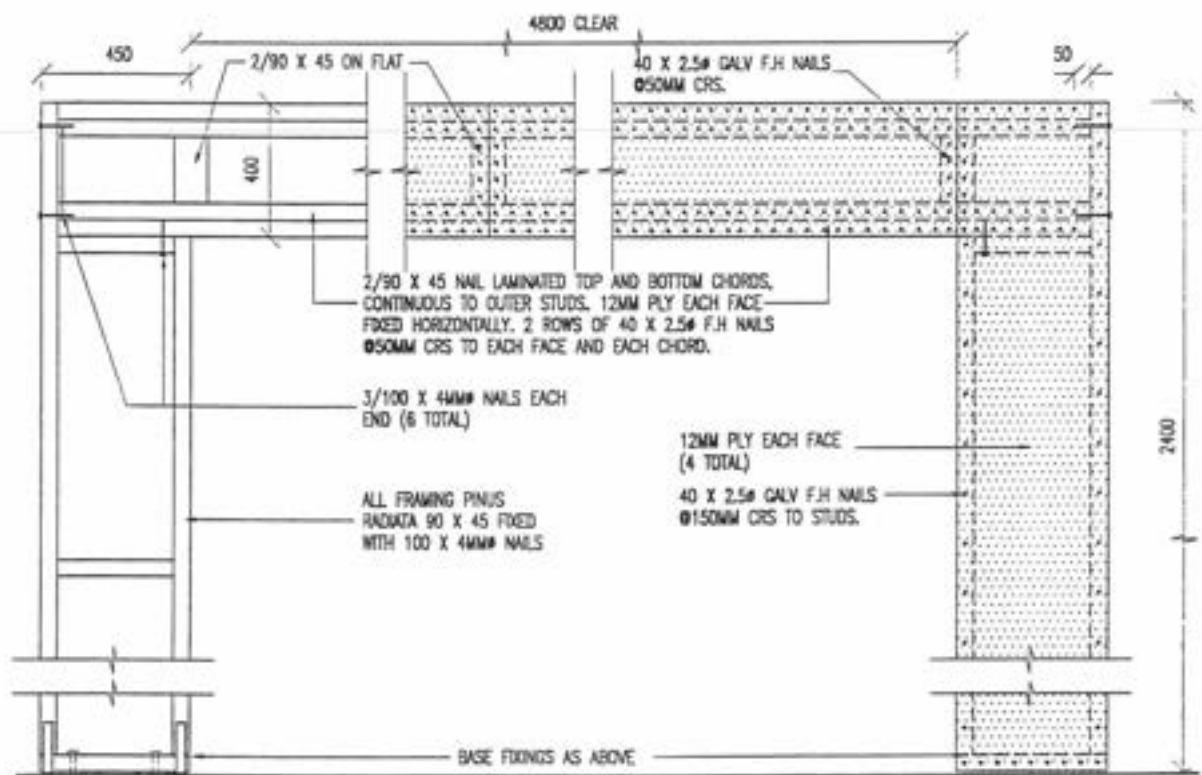
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 31 JAN 2007
 BY:



SOLID TIMBER LINTELS

FRAMING

PLYWOOD NAIL PATTERN



PLY BOX BEAM LINTEL

Job Details

Name	Jade Garden (Kapiti) Ltd	Part 1
Street and Number	4 Springhaven Lane	
Lot and DP Number	Lot 101, Dp 367937	
City/Town/District	Paraparaumu	
Designer and date	P J Shaw	27-Oct-06
Company Name	Landseer Services	

Building Specification

Location of Storey	lower	▼	
Floor Loading	2 kPa	▼	
Foundation Type	slab	▼	
Building Height to Apex (m)	7	▼	
Roof Height above Eaves (m)	2	▼	
Stud Height (m)	2.4	▼	
Cladding Weight (top or single)	heavy	▼	
Cladding Weight (lower)	heavy	▼	
Cladding Weight (subfloor)	light	▼	<i>not applicable (slab)</i>
Roof Weight	light	▼	
Roof Pitch (degrees)	25-45	▼	
Room in Roof Space	no	▼	
Building Length (m)	13.455		<i>Use roof length including eaves</i>
Building Width (m)	12.33		<i>Use roof length including eaves</i>
Gross Building Plan Area (m2)	126		

Building Location

Wind Zone	<i>High</i>		Earthquake Zone
Region	R2	▼	A
Terrain	Inland	▼	
Exposure	Sheltered	▼	
Topography	Moderate	▼	

Bracing Units required for Wind

per m	subfloor	walls
W along	n/a	139 BUs/m
W across	n/a	130 BUs/m
Totals	subfloor	walls
W along	n/a	1714 BUs
W across	n/a	1749 BUs

Bracing Units required for Earthquake

per m2	subfloor	walls
E	n/a	18.6 BUs/m2
Totals	subfloor	walls
E along	n/a	2344 BUs
E across	n/a	2344 BUs

GIB® Wall Bracing Calculation Sheet A

upper of two

V85A

GIB® EzyBrace™

GIB® Bracing Systems, 2006

Job Details

Name	Jade Garden (Kapiti) Ltd	Part 2
Street and Number	4 Springhaven Lane	
Lot and DP Number	Lot 101, Dp 367937	
City/Town/District	Paraparaumu	
Designer and date	P J Shaw	27-Oct-06
Company Name	Landseer Services	

Building Specification

Location of Storey	upper	▼	
Floor Loading	2 kPa	▼	
Foundation Type	slab	▼	
Building Height to Apex (m)	7	▼	
Roof Height above Eaves (m)	2	▼	
Stud Height (m)	2.4	▼	
Cladding Weight (top or single)	heavy	▼	
Cladding Weight (lower)	heavy	▼	
Cladding Weight (subfloor)	light	▼	<i>not applicable (slab)</i>
Roof Weight	light	▼	
Roof Pitch (degrees)	25-45	▼	
Room in Roof Space	no	▼	
Building Length (m)	10.435		<i>Use roof length including eaves</i>
Building Width (m)	5.835		<i>Use roof length including eaves</i>
Gross Building Plan Area (m2)	56		

Building Location

Wind Zone	High		Earthquake Zone	
Region	R2	▼	A	▼
Terrain	Inland	▼		
Exposure	Sheltered	▼		
Topography	Moderate	▼		

Bracing Units required for Wind

per m	subfloor	walls
W along	n/a	64 BUs/m
W across	n/a	54 BUs/m
Totals		
W along	n/a	373 BUs
W across	n/a	563 BUs

Bracing Units required for Earthquake

per m2	subfloor	walls
E	n/a	9.2 BUs/m2
Totals		
E along	n/a	515 BUs
E across	n/a	515 BUs



Jade Garden (Kapiti) Ltd
PO Box 307
Paraparaumu

Account Number BC061432A
Invoice Date 26/01/07
Tax Invoice Number 37223
GST Reg No 51-860-608
File No

061432A : Bluewater Place, Paraparaumu
Amendment - extend garage by 1.5m
Owner: Jade Garden (Kapiti) Ltd

Qty	Description	Rate	Amount
	Building Consent/Project Info. Memo.		150.00 *

(* Incl GST \$16.67)

Total	\$150.00
Cash Received	150.00CR
Net Due	<u>0.00</u>

Payment can be made by direct credit to Bank account
03-0732-0306101-00. PLEASE show your Account No
(as above) on your remittance.

Jade Garden (Kapiti) Ltd 26/01/07 BC061432A 37223 0.00
PO Box 307
Paraparaumu



Kapiti Coast District Council
KCCAC 000040788700000000

Phone (04) 296 4700, Fax (04) 296 4830 175 Rimu Road, Private Bag 601, Paraparaumu 5254. Website www.kapiticoast.govt.nz



Inspection Advice

Commencing 1 July 2004 Kapiti Coast District Council Building Control has introduced additional inspection requirements primarily to cover the exterior envelope of buildings to ensure compliance with Clause E2 of the Building Code.

The following list provides an explanation of when the 'normal' inspections and those new ones should be carried out. (* indicates new inspection.)

1. **Foundation Inspection:** When all formwork has been completed, footings have been excavated and reinforcement is in place.
2. **Sub-floor Inspection (timber suspended floor):** When all sub-floor connections, joists and required blocking have been completed but before any flooring or base boards have been fitted. Relocated dwelling require a sub-floor inspection prior to the base boards being fitted.
3. **Pre-slab plumbing Inspection (concrete slab):** When all plumbing and drainage pipes have been installed prior to backfilling.
4. **Pre-slab building Inspection (concrete slab):** When DPM has been placed with all laps and penetrations sealed, reinforcing in place and in position with chairs as appropriate.
5. **Pre-block-fill Inspection:** When all masonry block work is completed, reinforcing in place and washout openings in place.
6. *** Pre-wrap Inspection:** When all roof and wall framing is complete, including any exterior sheet bracing, but before building wrap has been installed.
7. *** Post-wrap Inspection:** When building wrap and window and door flexible flashing tape has been installed, cavity battens (cavity system) cavity closers and all flashing systems are in place, but before joinery has been installed.
8. *** Post-clad Inspection:** When exterior cladding has been installed, flashings in place, air-seals fitted to openings, but before any coating system has been applied.
9. **Pre-stucco Inspection:** After the post-wrap inspection and when all the reinforcing and flashings are in place.
10. **Brick veneer Inspection:** When veneer is at half-height and all flashings are in place.
11. **Pre-line Inspection (plumbing):** When all internal plumbing is complete and plumbing pipe work is under pressure test (when required).
12. **Pre-line Inspection (building):** When the exterior of the building is weather tight, all structural components (including bracing) have been completed and wall insulation is in place.
13. **Post-line Inspection:** When all interior linings have been installed.
14. **Waste water drain Inspection:** When all drainage work is complete, drain under test and as-built drawing available.
15. **Final Inspections:** Final inspections carried out at completion of project and may include, entire project, plumbing, drainage, stormwater.

Building Consent Number : 061432
 Applicant Name : Name Jade Garden (Kapiti) Ltd
 Project : New Dwelling
 Location : ** 4 Springhaven Lane, Paraparaumu
 Legal Description : ** Lot 101 DP 367937

Please note the list below, which identifies the inspections required for this project. To ensure that a Code Compliance Certificate can be obtained at completion of your building project, these inspections must be carried out.

It is your responsibility to advise Council, giving 24 hours notice, when your project has reached the stage identified on the adjacent page to enable the inspection to be scheduled. This can be arranged by contacting Council on 04-9045-617 between the hours of 7.30am and 5.30pm Monday- Friday inclusive. Close off for booking inspections is 4.30pm on the day prior to the requested inspection.

Inspection	Required	Inspecting Officer	Date Inspected
Foundation	Yes	R/ta	2/2/2007
Sub-floor	No		
Pre-slab Plumbing	Yes	R/ta	5/2/07
Pre-slab Building	Yes	R/ta	8/2/2007
Pre-block-fill	No		
Pre-wrap	Yes	R/ta	8/3/2007
Post wrap	Yes		
Post-clad	Yes	R/ta	21/5/07
Pre-stucco	No		
Brick veneer	Yes	R/ta	3/4/2007
Pre-lining (plumbing)	No		
Pre-lining (building)	Yes	R/ta	19/4/2007
Post-lining	Yes	R/ta	19/4/2007
Waste Water Drain	Yes	R/ta	17/2/10
Final Inspection	Yes	R/ta	30/9/07

HAMISH WELLS LTD
CIVIL ENGINEERING
DESIGN & DRAFTING
PROJECT MANAGEMENT
LAND DEVELOPMENT
WASTE WATER TREATMENT

CIVIL ENGINEER

Hamish Wells

TMIPENZ

Phone 06-36-46728
Fax 06-36-46729
Mob. 0274-459-757
P O Box 188
215a Rangiruru Road
Otaki
engneur@xtra.co.nz

The Subdivisional Engineer
Kapiti Coast District Council
Private Bag
Paraparaumu

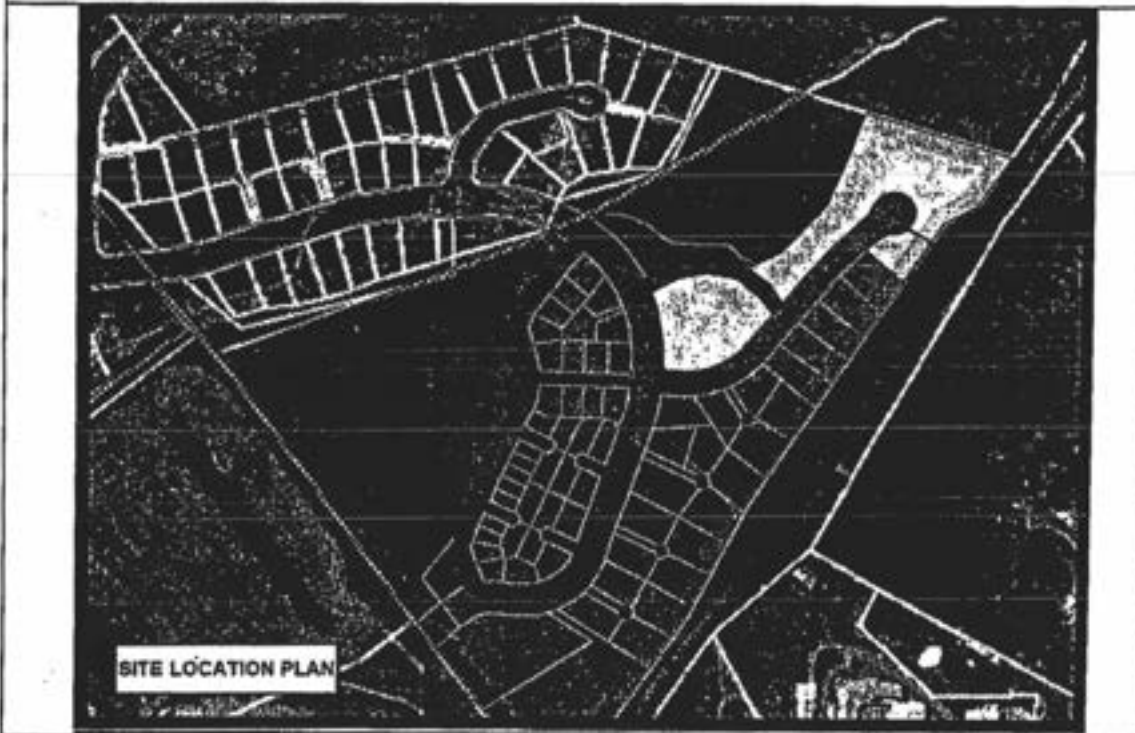
RECEIVED
17 JAN 2007
KAPITI COAST
DISTRICT COUNCIL

Attn: Dale Wills

Waterstone – Lots 58–65, 89-103 – mass earthworks - site soil conditions and suitability for the construction of light timber framed buildings in accordance with NZS 3604:1999

1.0 Site description & general subsoil conditions on proposed lots

Elevated natural dunes southeast of the KCDC Depot. The site has been re-contoured to provide lots on re-compacted sand fill where all peat and unsuitable material has been excavated and removed (all lots)



RECEIVED

17 JAN 2007

KAPITI COAST
DISTRICT COUNCIL**2.0 Excavation of peat**

All peat and any other unsuitable material has been excavated out and cut to waste from all lots constructed on from compacted sand fill. All receiving ground has been inspected and tested to confirm that it is the grey sand layer underlying this area (original sea floor) with q allowable \Rightarrow 150kpa. (ie all fill has been placed and compacted onto known suitable receiving ground).

3.0 Compaction of fill

All fill has been placed in accordance with TNZ F1, Random scala and hand probes have been taken to ensure the compaction of the entire depth of fill complied with the requirements laid down in F1. The minimum accepted scala value per 100mm penetration beyond 500mm below surface level was 10 blows. All preliminary testing exceeded this value at all random tests locations, with the exception of test 'B' on lot 89, and test 'A' on lot 102. (See penetrometer tables below)

4.0 Results of scala testing: (See attached plan)

Depth mm	Indicates depth to 100kpa subsoil conditions														
	Lot 58				Lot 59				Lot 60				Lot 61		
	A	B	C	D	A	B	C	D	A	B	C	D	A	B	C
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
100	5		4	4	6										
200	13	8	10	15	13		7	12						4	4
300	↓	14	↓	↓	↓	12	↓	14	4	7	4	6	7	7	5
400		15				↓		↓	10	13	9	11	10	12	8
500		↓							13	↓	14	14	13	↓	↓
600									14		↓	15	↓		
700									12			↓			
800									12						
900									↓						
1000															
1100															
1200															
1300															

↓ Indicates tests in excess of 15 blows/100mm

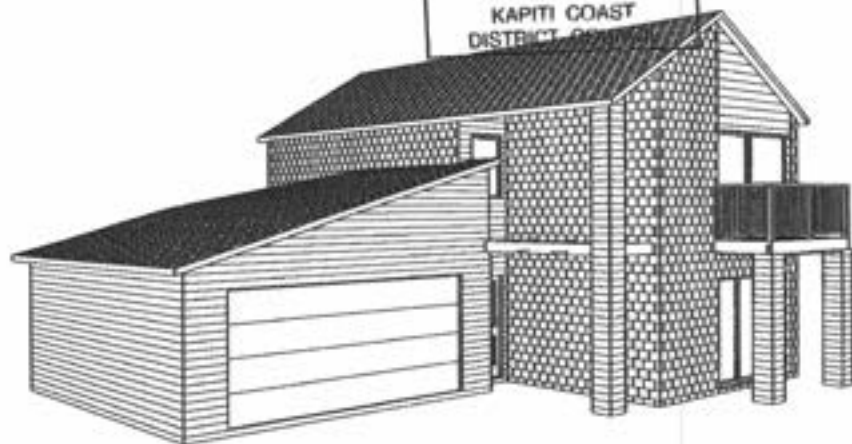
16/01/2007



Landseer Services

PO Box 1656, Paraparaumu Beach
Tel : 04-2984192 Fax : 04-2984192
Mobile : 0274-925336
email : patrick.shaw@xtra.co.nz

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DISTRICT COUNCIL



Jade Garden (Kapiti) Ltd

*Lot 101, Dp 367937
4 Springhaven Lane
Paraparaumu*

Amended Plan

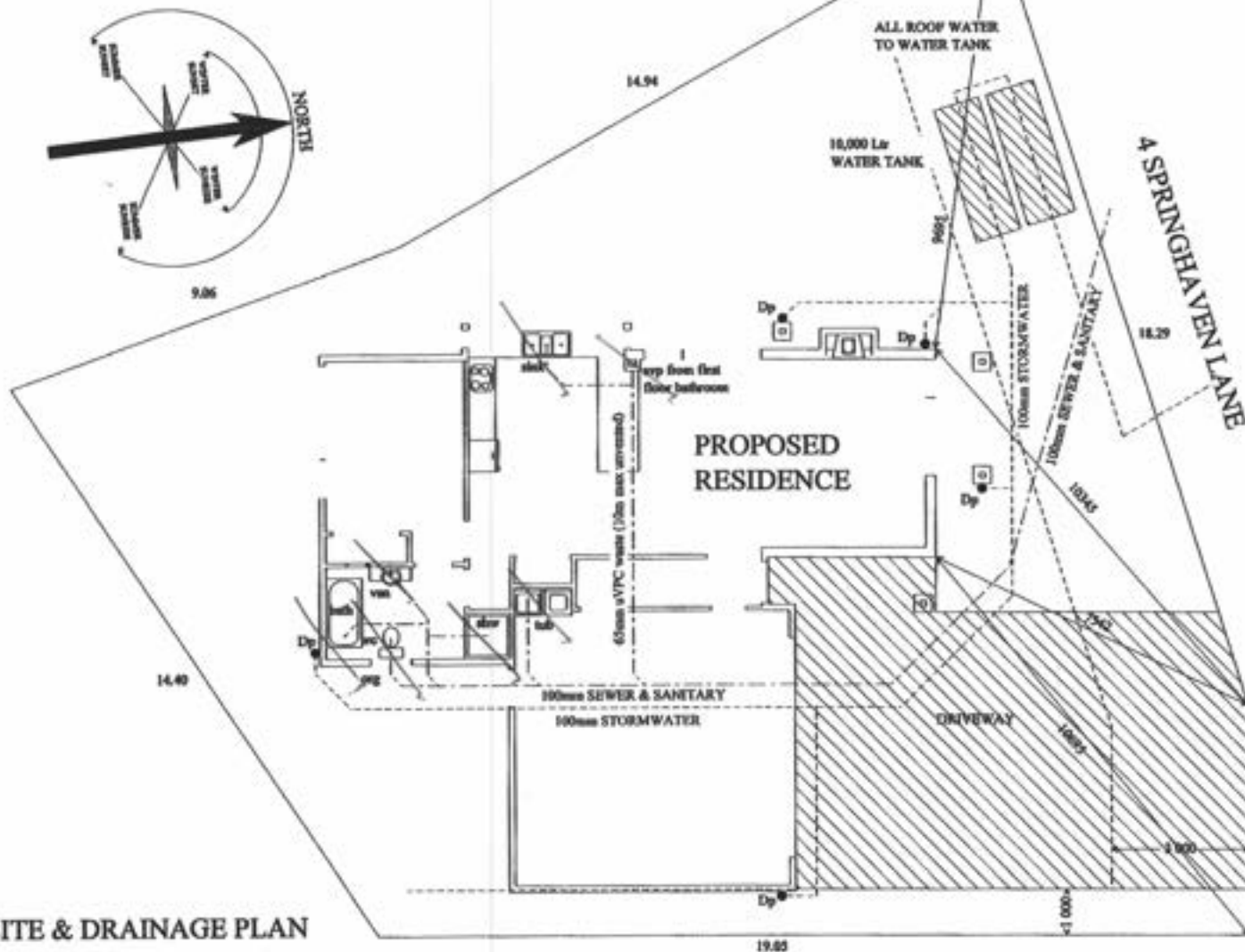
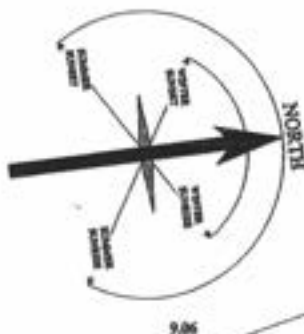
refer also previous approved plan

APPROVED
BY BUILDING
George Mason
Officer
17/1/2007

Amended Plan

refer also previous approved plan

10 JAN 2007



PLUMBING FITTINGS SHALL INCLUDE WATER EFFICIENT SHOWER ROSES & DUAL FLUSH TOILET SYSTEMS
WATER FLOW CONTROLLER TO BE FITTED TO WATER LINE FEEDING PROPERTY

ENSURE THE BUILDING & SERVICES ARE CLEAR OF THE EASEMENTS

BRANCH DRAINS LONGER THAN 10m IN LENGTH ARE TO BE VENTED

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

LOT 101
Dp 367937
AREA 386 sq m
(site coverage=30.57%)

SITE & DRAINAGE PLAN

Landseer Services
PO Box 3036, Pungarevo Beach
Tel : 04-2964192 Fax : 04-2964192
Mobile : 0274-022236
email : josh@landseer.co.nz

Client : JADE GARDEN (KAPITI) Ltd
SERIES 300 TYPE 'A'
LOT 101, Dp 367937
4 SPRINGHAVEN LANE, PRAM

Drawing :
SITE & DRAINAGE PLAN

Designed : Shaw	Drawn : Shaw	Checked :	Sheet : 1
Scale : 1-100	Date : OCT 06	Job No : B-611	Of : 11

16/01/2007

Amended Plan

refer also previous approved plan

10 JAN 2007

Recessed downlights shall be installed to prevent transfer of moisture into ceiling spaces and maintain minimum clearances from insulation as required by NZBC P 4-2001

NZS 3604:1999 recommends a control joint around the perimeter of any areas with solid tiles on floor, to avoid cracking



Handrails / handbars to manufacturers specifications conform to requirements of B1, D1 & F4 of NZ Building Code

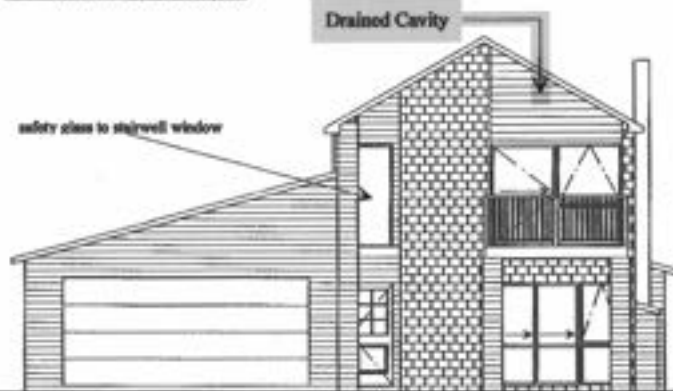
Male Private Stair
D1, NZBC
280mm min. treads, 190mm max. risers.
Fit handrails / barriers as appropriate

GLAZING CONFORM NZS 4223
PARTS 1, 2, 3.
FIT SUITABLE FLASHING ETC.
JOBBERY
HIGH WIND 1100pa DWV
VERY HIGH WIND 1120pa DWV

Listels where specified other than to tables of NZS 3604:1999 and all proprietary beams & trusses must be confirmed by the supplying licensed producer or registered engineer

Steel grade framing to conform to relevant manufacturers producer statement and selection tables

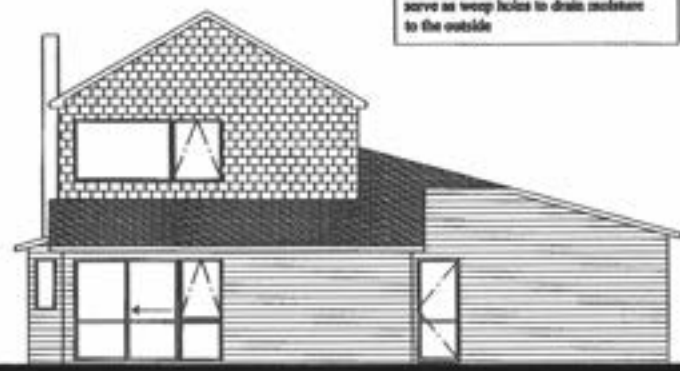
Ensure upstairs soil and wastepipes can run to the exterior without damaging any structural members



ELEVATION A

Sealant or flashing required to joints / sills abutting brickwork

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



ELEVATION C

Fit head & jamb flashings to fixed external joinery. Fit flexible flashing tape. Fit sillseals to the inside edges of the window reveals



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BY BUILDING
George Mason
Officer
17/1/2007



Provide Electrical Certification after completion & prior to Code of Compliance Certificate being issued

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

GROUND FLOOR LAYOUT PLAN

"TYPE A"

LIVING AREA
118 sq m

All habitable / service rooms to have 3% of their floor area as opening windows or approved alternative, to achieve ventilation requirements

All work must be carried out to conform to relevant sections of The New Zealand Building Code and New Zealand Standards, particularly NZS-3604:1999 for light timber framed construction

200x100

WINDOW SCHEDULE			
NUMBER	QTY	FLOOR	SIZE
W01	1	1	1 000X3 400
W02	2	1	1 000X600
W03	1	1	1 000X900
W04	2	1	2 000X2 550
W05	1	1	1 200X2 900

DOOR SCHEDULE			
NUMBER	QTY	FLOOR	SIZE
D01	1	1	2 000X1 200
D02	1	1	2 000X1 500
D03	1	1	2 100X4 800
D04	1	1	2 000X710
D05	4	1	2 000X810
D06	1	1	2 000X760
D07	1	1	2 000X910



Landseer Services

PO Box 1056, Porpoisara Beach
Tel : 94-294192 Fax : 94-294192
Mobile : 0274-912334
email : paul@landseer.co.nz

Client : JADE GARDEN (KAPITI) Ltd
SERIES 300 TYPE 'A'
LOT 101, Dp 367937
4 SPRINGHAVEN LANE, PRAM

Drawing :
GROUND FLOOR LAYOUT
PLAN & ELEVATIONS

Designed : Shaw	Drawn : Shaw	Checked :	Sheet : 2
Scale : 1-100	Date : OCT 06	Job No : B-611	Of : 11

DOOR SCHEDULE			
NUMBER	QTY	FLOOR	SIZE
D01	1	2	2 000X1 425
D02	1	2	2 000X1 350
D03	1	2	2 000X510
D04	4	2	2 000X760

WINDOW SCHEDULE			
NUMBER	QTY	FLOOR	SIZE
W01	1	2	1 600X1 200
W02	1	2	1 200X1 800
W03	1	2	1 200X2 900
W04	2	2	1 200X600
W05	1	2	2 000X2 350
W06	1	2	2 000X910



FIRST FLOOR LAYOUT PLAN

"TYPE A"

LIVING AREA

26 sq m

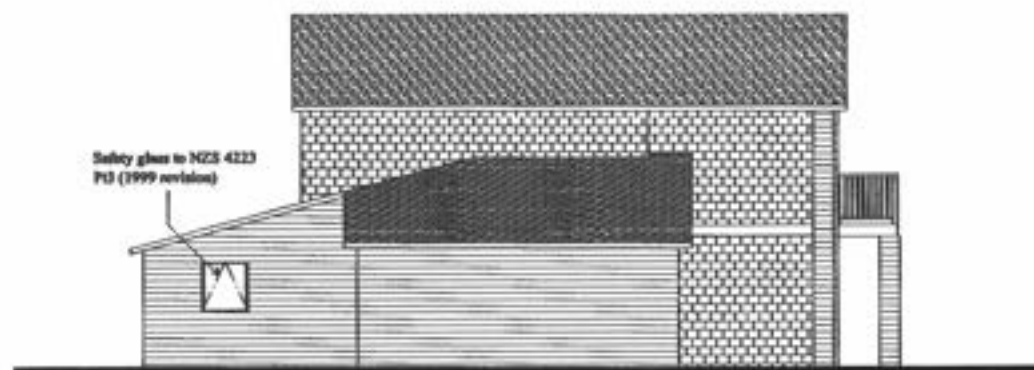
Delivered / handle to manufacturers specifications conforms to requirements of B1, D1 & P4 of NZ Building Code

Main Private Stair
D1, NZBC
230mm min. treads, 190mm max. risers.
F8 handrails / barriers as appropriate

MINIMUM FINISHED FLOOR LEVEL ABOVE PROTECTED GROUND.
100mm - brick veneer
150mm - other claddings
UNPROTECTED GROUND.
150mm - brick veneer
225mm - other claddings

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

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



ELEVATION B



ELEVATION D

SPECIFICATION BRICK VENEER CONTROL JOINTS

If the brick veneer on this building is of concrete bricks, control joints must be constructed as required by both NZS 4223 and by the manufacturer. IF NZ made MONIER CLAY BRICKS are used, control joints are not required. For recommendations on control joints for imported clay bricks refer to the manufacturer



Landseer Services

PO Box 9126, Porangahua South
Tel: 84-2984192 Fax: 84-2984192
Mobile: 0274-923336
email: patrick.dunn@lss.co.nz

Client: JADE GARDEN (KAPITI) Ltd
SERIES 300 TYPE 'A'
LOT 101, Dp 367937
4 SPRINGHAVEN LANE, PRAM

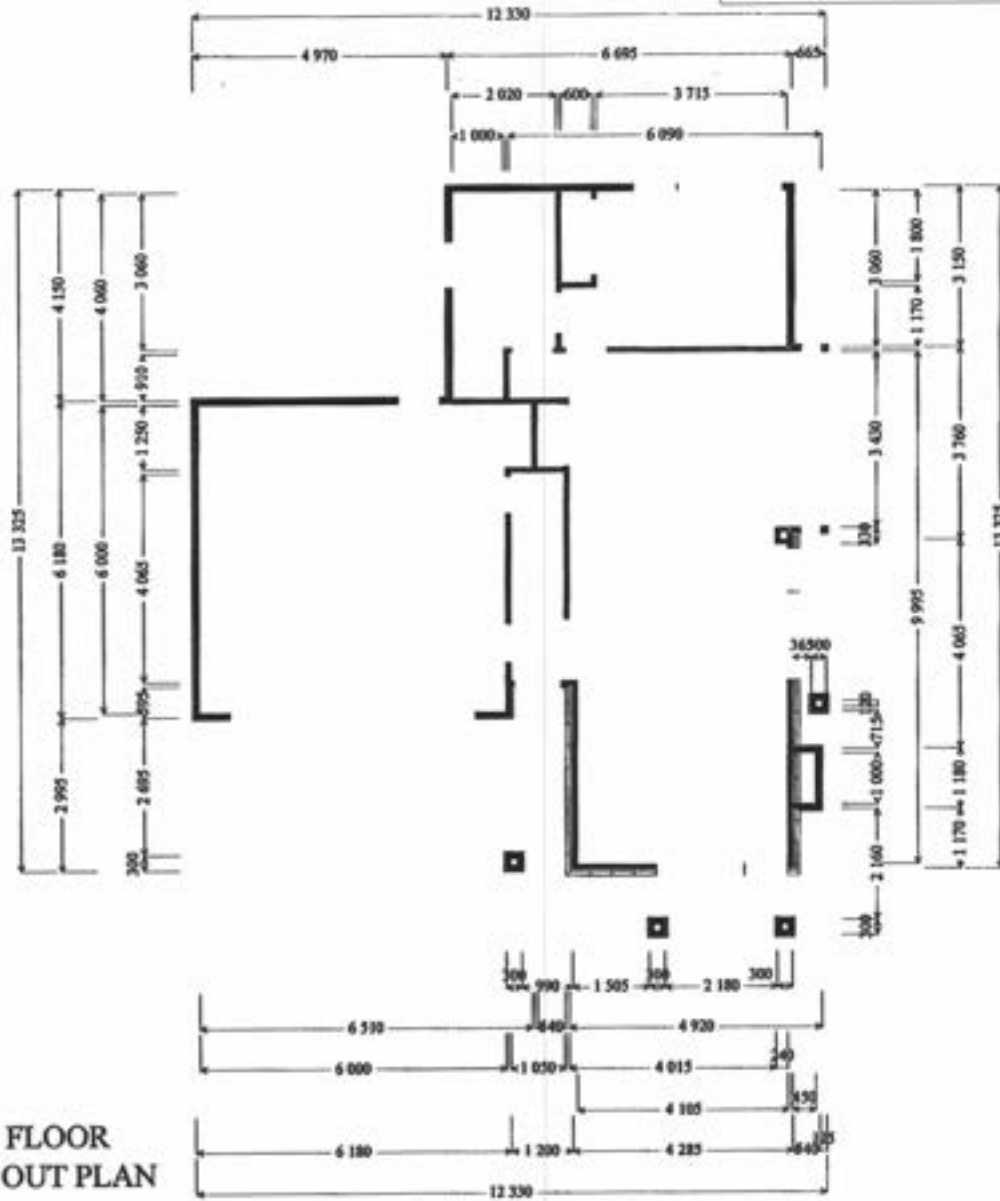
Drawing: FIRST FLOOR LAYOUT PLAN & ELEVATIONS

Designed: Shaw	Drawn: Shaw	Checked:	Sheet: 3
Scale: 1-100	Date: OCT 06	Job No: B-611	Of: 11

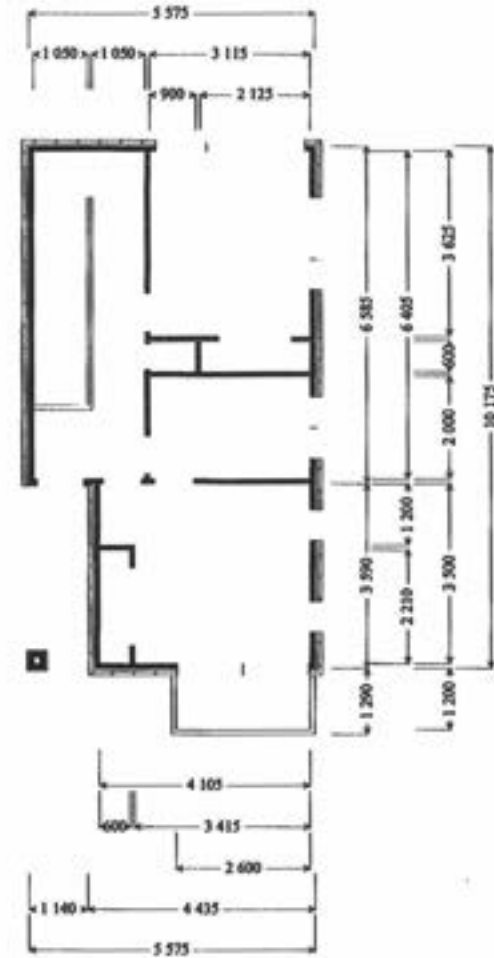
Amended Plan

refer also previous approved plan

10 JAN 2007



GROUND FLOOR SETTING OUT PLAN



FIRST FLOOR SETTING OUT PLAN



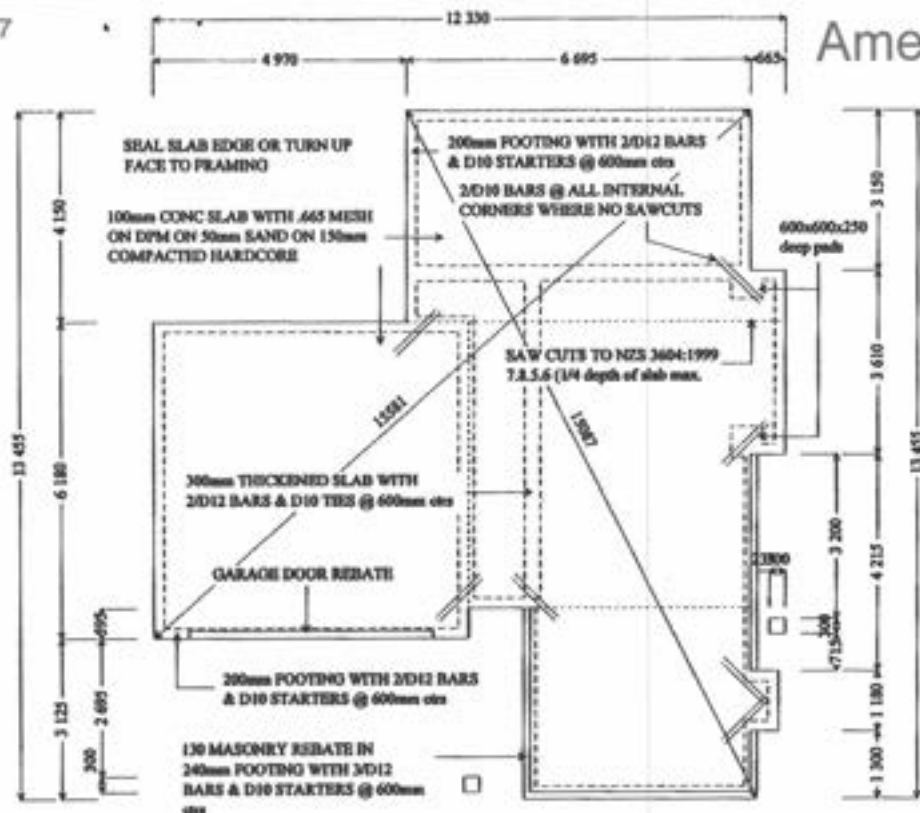
Landseer Services

PO Box 1056, Papanui South
Tel : 04-2964193 Fax : 04-2964192
Mobile : 0274-823236
email : pat@landseer.co.nz

Client : JADE GARDEN (KAPITI) Ltd
SERIES 300 TYPE 'A'
LOT 101, Dp 367937
4 SPRINGHAVEN LANE, PRAM

Drawing :
FLOOR SETTING OUT PLANS

Designed : Shaw	Drawn : Shaw	Checked :	Sheet : 4
Scale : 1-100	Date : OCT 06	Job No : B-611	Of : 11



FOUNDATION PLAN

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

FOUNDATION WALL FOOTINGS

REINFORCED CONCRETE
single storey 165° wide 1 rod
two storey 200° wide 2 rods

REINFORCED MASONRY
single storey 190° wide 2 rods
two storey 240° wide 2 rods

EXPOSED CONCRETE STRENGTH REQUIREMENTS

Within 500m of mean high tide-25mpa
Beyond 500m of mean high tide-20mpa

MINIMUM FINISHED FLOOR LEVEL ABOVE

PROTECTED GROUND.
100mm - brick veneer
150mm - other claddings
UNPROTECTED GROUND.
150mm - brick veneer
225mm - other claddings

BOTTOM PLATE FIXINGS

10 max 900mm ctr
120 max 1.400m ctr
Approved anchors (fixed to manufacturers instructions)
Ransel Dynabolt 'PLUS' only

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

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

FACTORY MADE TRUSSES @ 30deg PITCH

CLASS FASCIA

SMOOTH HARDPLEX SOFFIT LININGS

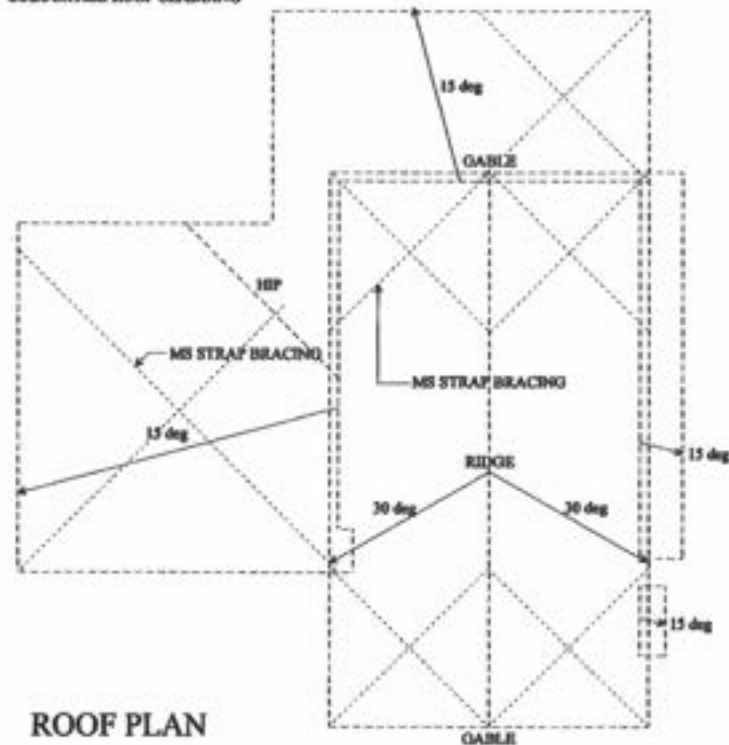
COLOUR TILE ROOF CLADDING

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

Steel profile coatings to be suitable for corrosion zones, check manufacturers warranty requirements

Lintsels where specified other than tables of NZS 3604:1999 and all proprietary beams & trusses must be confirmed by the supplying licensed professional or registered engineer

Stress grade framing to conform to relevant manufacturers product statement and selection tables



ROOF PLAN



Landseer Services

PO Box 9626, Porangahua South
Tel: 04-2984192 Fax: 04-2984192
Mobile: 0274-925236
email: gareth.shaw@landseer.co.nz

Client: **JADE GARDEN (KAPITI) Ltd**
SERIES 300 TYPE 'A'
LOT 101, Dp 367937
4 SPRINGHAVEN LANE, PRAM

Drawing: **FOUNDATION & ROOF PLANS**

Designed : Shaw	Draws : Shaw	Checked :	Sheet : 5
Scale : 1-100	Date : OCT 06	Job No : B-611	Of : 11

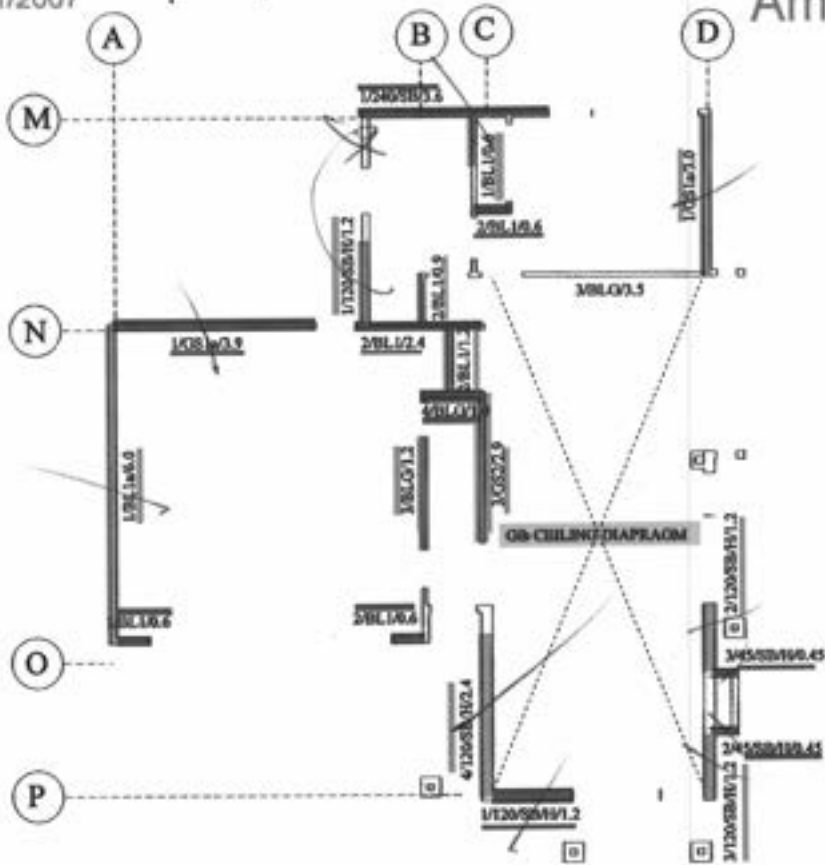
16/01/2007

Amended Plan

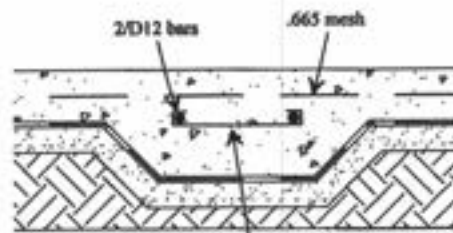
refer also previous approved plan

10 JAN 2007

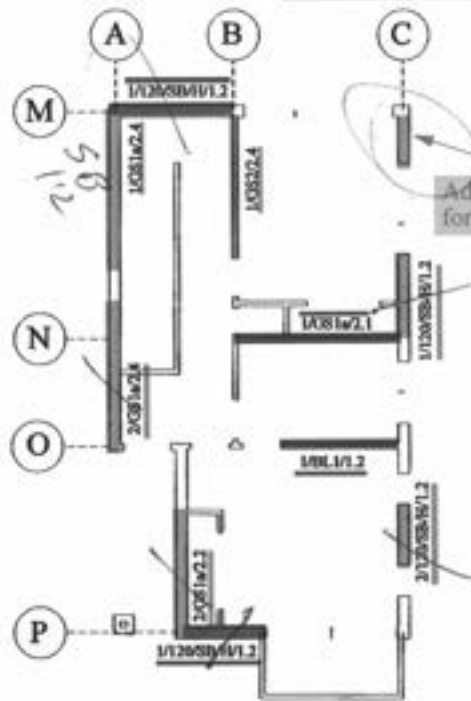
10 JAN 2007



GROUND FLOOR BRACING PLAN



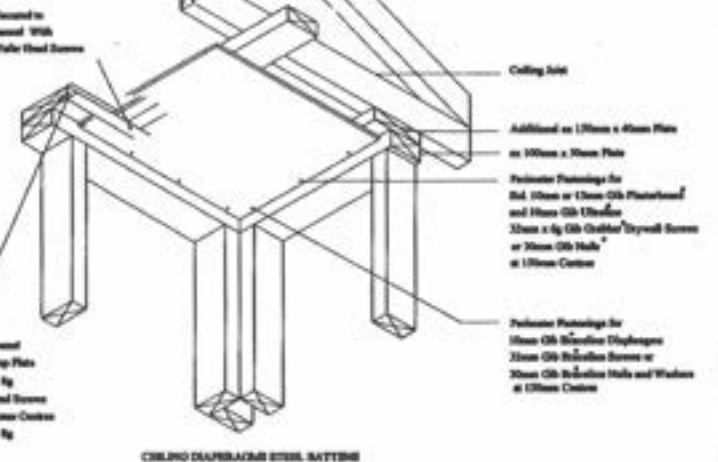
300mm THICKENED SLAB DETAIL



FIRST FLOOR BRACING PLAN

Notes with Section to Polymer Channel With 30mm x 1/2 Water Head Screws

Angle Strap Bracing requires 3x30mm gib nuts at plates and two in every other stud



GIB CEILING DIAPHRAGM STEEL SYSTEM

APPROVED BY BUILDING OFFICER George Mason 17/1/2007

Landseer Services
 PO Box 1656, Pungweena Beach
 Tel: 04-2984192 Fax: 04-2984192
 Mobile: 0774-825236
 email: paul@landseer.com.au

Client: **JADE GARDEN (KAPITI) Ltd**
SERIES 300 TYPE 'A'
 LOT 101, Dp 367937
 4 SPRINGHAVEN LANE, PRAM

Drawing: **BRACING PLANS & DETAILS**

Designed : Shaw	Drawn : Shaw	Checked :	Sheet : 6
Scale : 1-100, 1-10	Date : OCT 06	Job No : B-611	Of : 11

16/01/2007

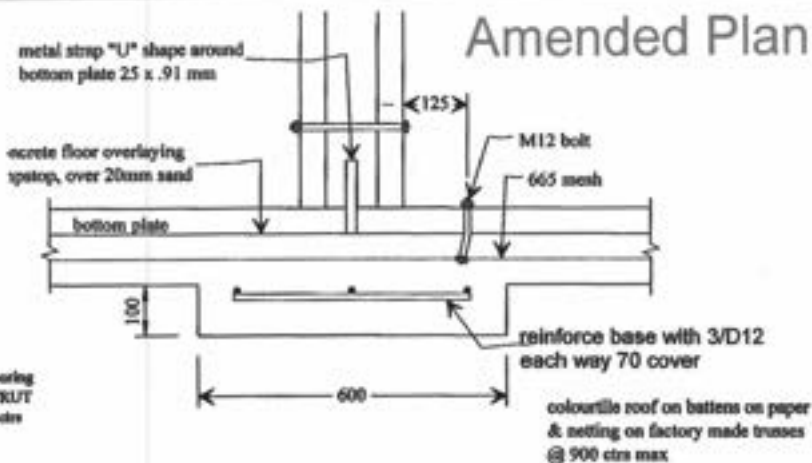
Amended Plan refer also previous approved plan

~~1 JAN 2007~~

10 JAN 2007

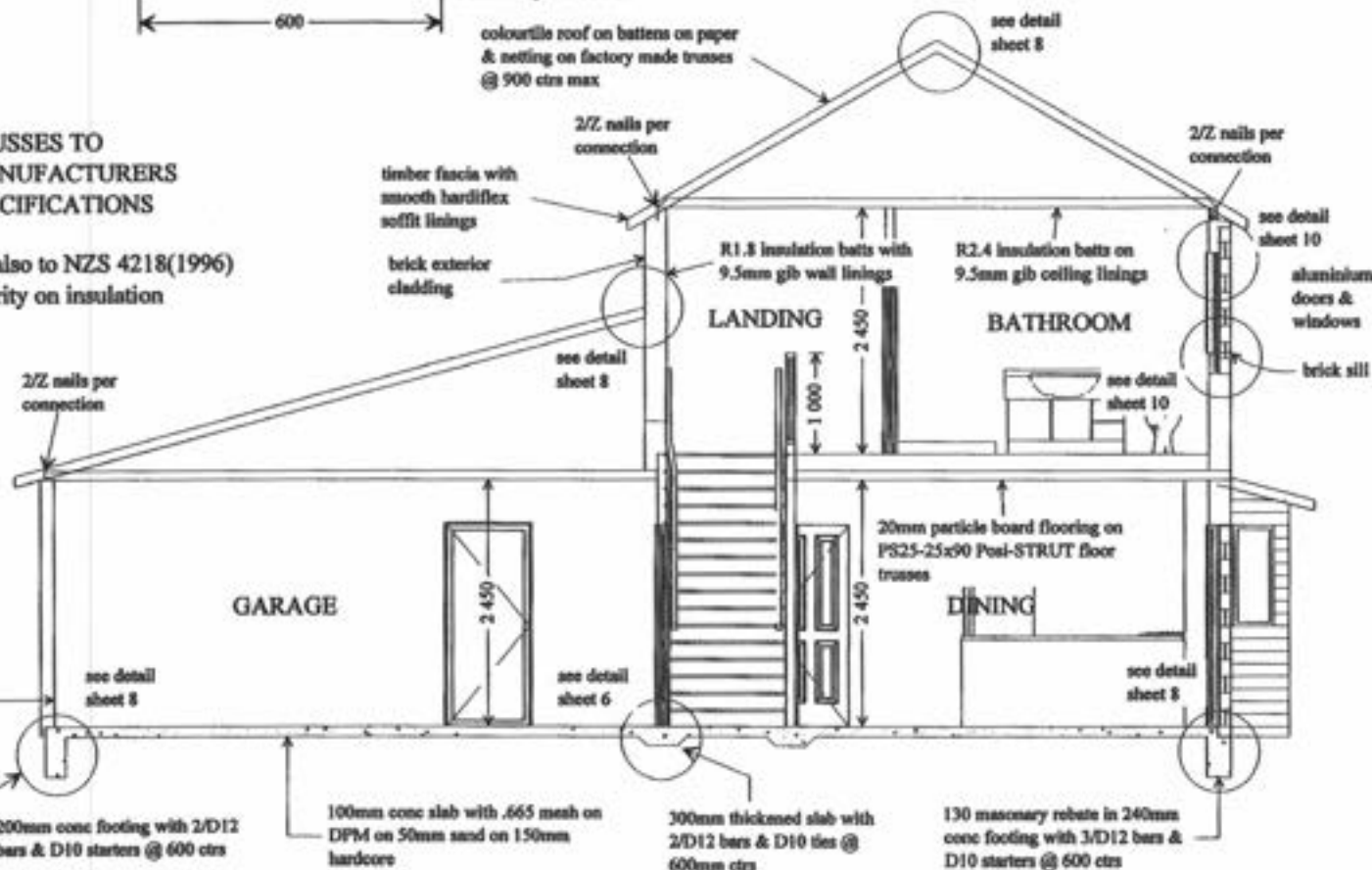


FIRST FLOOR JOIST LAYOUT



TRUSSES TO MANUFACTURERS SPECIFICATIONS

Refer also to NZS 4218(1996) clarity on insulation



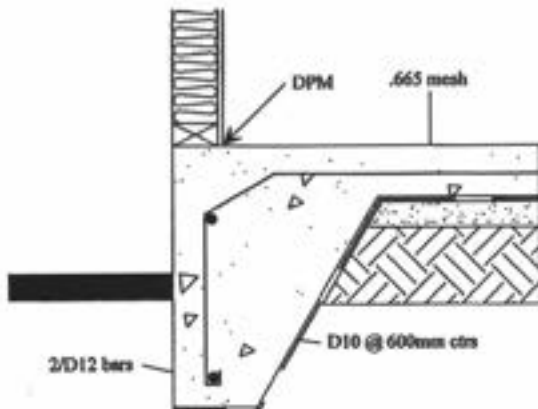
TYPICAL SECTION

Landseer Services
 PO Box 1036, Progressville South
 Tel: 94-2994192 Fax: 94-2994192
 Mobile: 9274-925306
 email: josh@landseer.co.nz

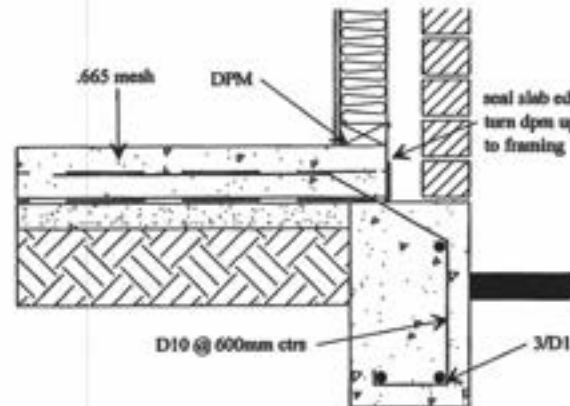
Client: **JADE GARDEN (KAPITI) Ltd**
SERIES 300 TYPE 'A'
 LOT 101, Dp 367937
 4 SPRINGHAVEN LANE, PRAM

Drawing: **FIRST FLOOR JOIST LAYOUT & TYPICAL SECTION**

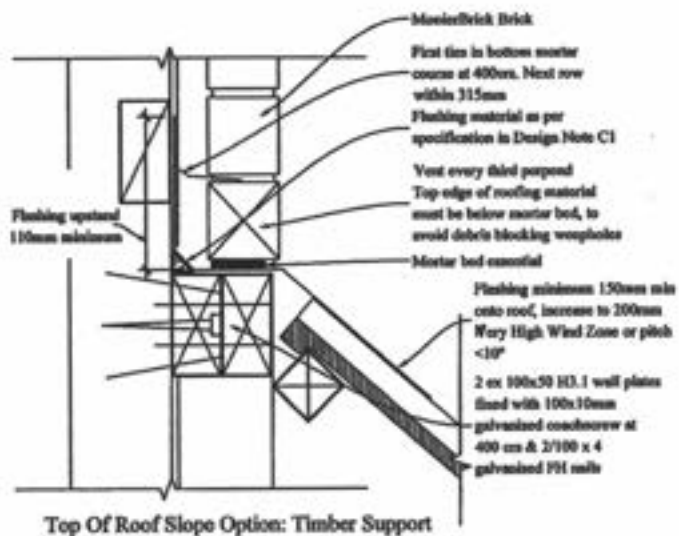
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Scale : 1-100, 1-50	Date : OCT 06	Job No : B-611	Of : 11



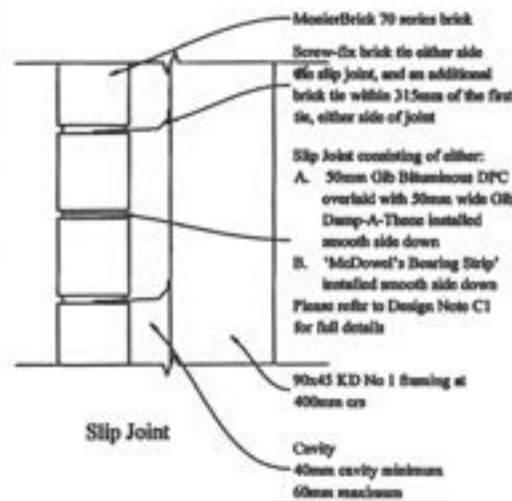
200mm FOOTING DETAIL



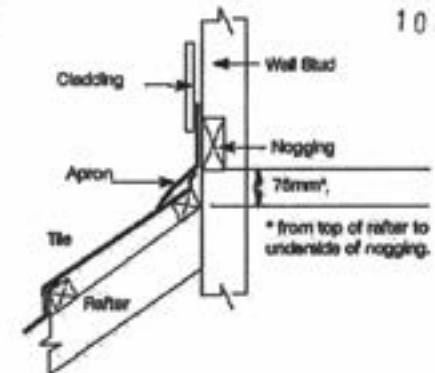
240mm FOOTING DETAIL



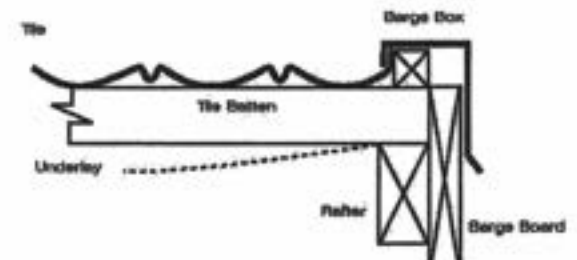
Top Of Roof Slope Option: Timber Support



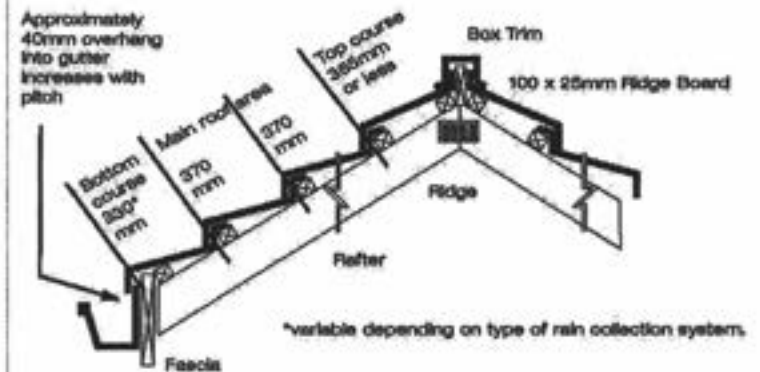
Slip Joint



APRON FLASHING



BARGE FLASHING



RIDGE FLASHING



Landseer Services

PO Box 1036, Pennington Beach
Tel: 04-2994193 Fax: 04-2994092
Mobile: 0274-925236
email: jason@landseer.co.nz

Client: **JADE GARDEN (KAPITI) Ltd**
SERIES 300 TYPE 'A'
LOT 101, Dp 367937
4 SPRINGHAVEN LANE, P'RAM

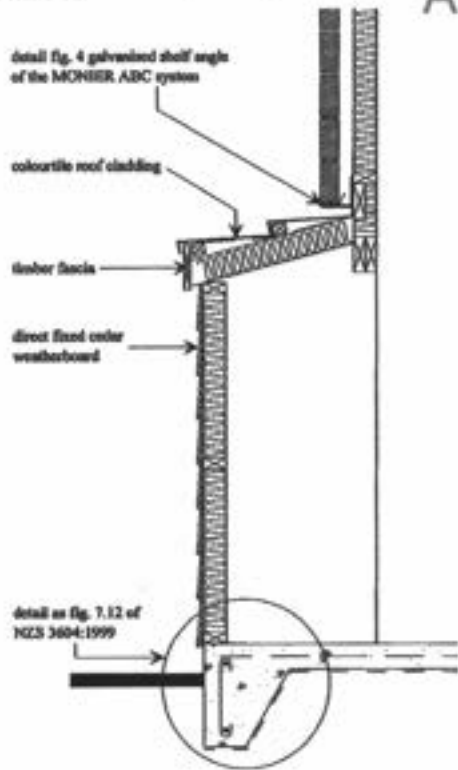
Drawing: **DETAIL SHEET**

Designed: Shaw	Drawn: Shaw	Checked:	Sheet: 8
Scale: 1-10, 1-20	Date: OCT 06	Job No: B-611	Of: 11

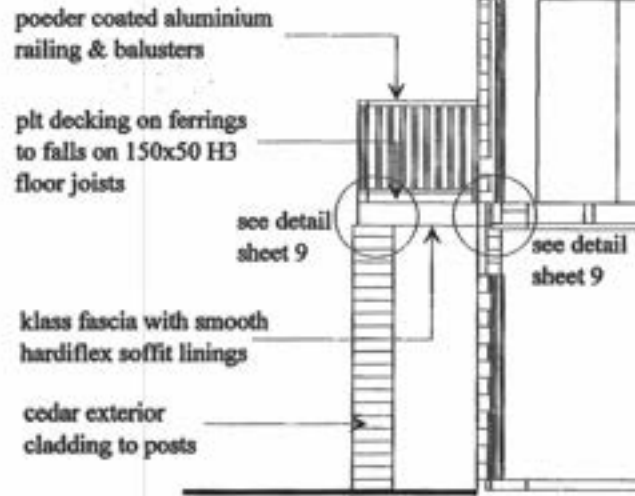
16/01/2007

Amended Plan

refer also previous approved plan

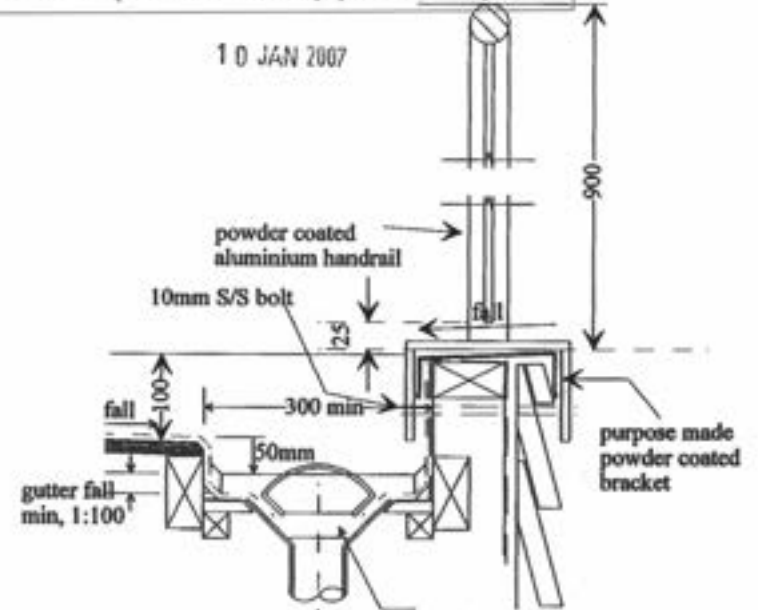
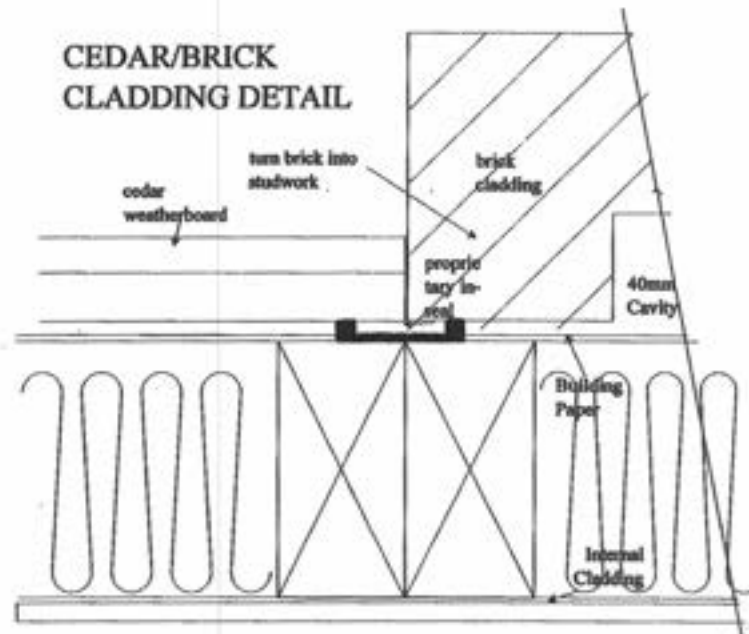


FIRE PLACE SECTION



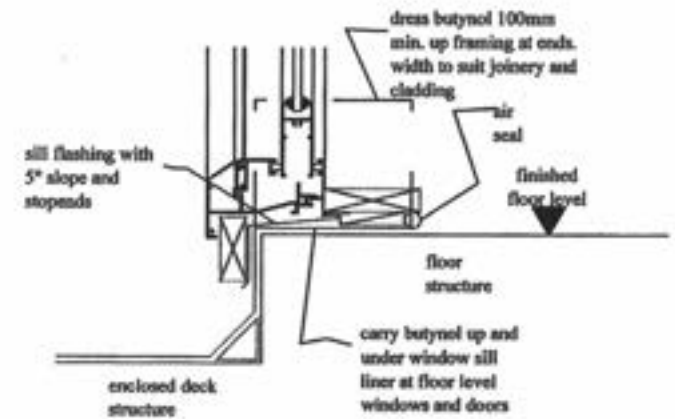
DECK SECTION

CEDAR/BRICK CLADDING DETAIL



HANDRAIL DETAIL

Proprietary roof outlet with butynol membrane clamped by screw fixed grate or dome



THRESHOLD DETAIL



Landseer Services

PO Box 3556, Papanui Beach
Tel: 64-2941192 Fax: 64-2941192
Mobile: 6294-92336
email: petrick.landseer@terra.co.nz

Client: **JADE GARDEN (KAPITI) Ltd**
SERIES 300 TYPE 'A'
LOT 101, Dp 367937
4 SPRINGHAVEN LANE, PRAM

Drawing: **DETAIL SHEET**

Designed : Shaw	Drawn : Shaw	Checked :	Sheet : 9
Scale : 1-5, 1-2	Date : OCT 06	Job No : B-611	Of : 11

Amended Plan

refer also previous approved plan

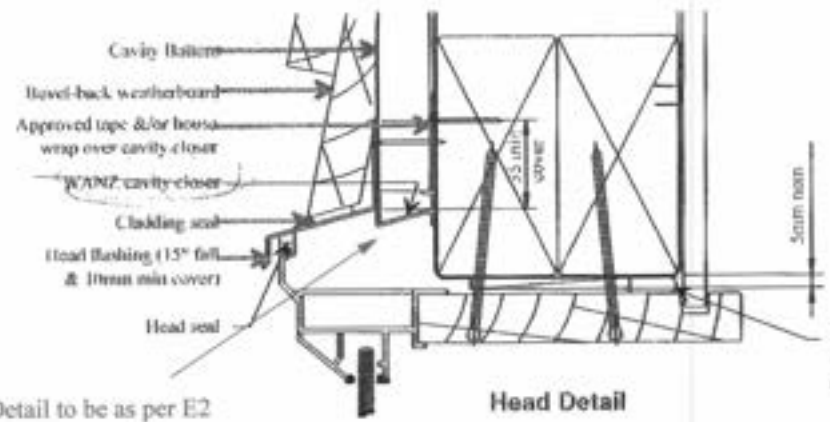
Also refer to NZBC, clause E2/AS1, External Moisture: Third Edition for clarity

Also refer to NZBC, clause E2/AS1, External Moisture: Third Edition for clarity

Water resistant 'Air Seal' to perimeter of trim cavity

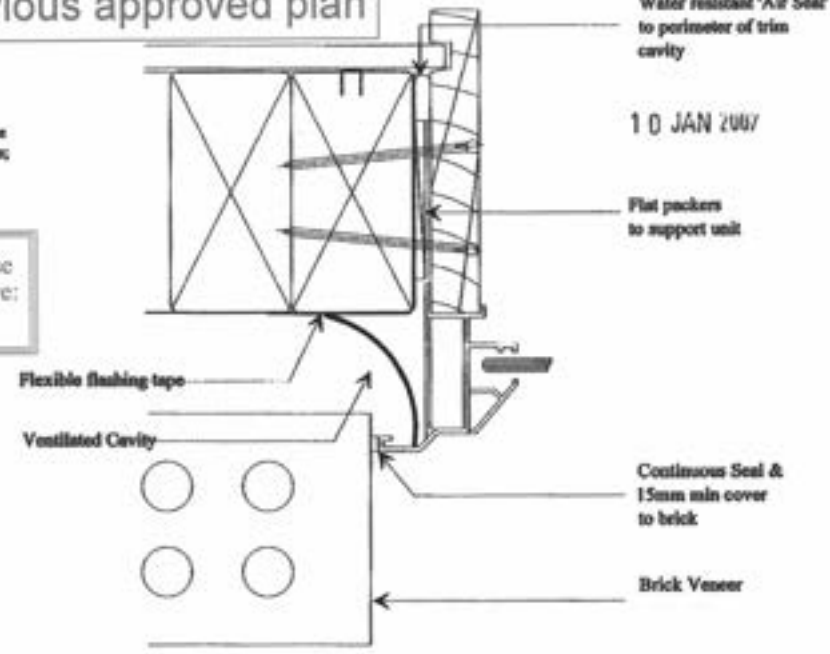
10 JAN 2007

Flat packers to support unit



Head Detail

Detail to be as per E2



Jamb Detail

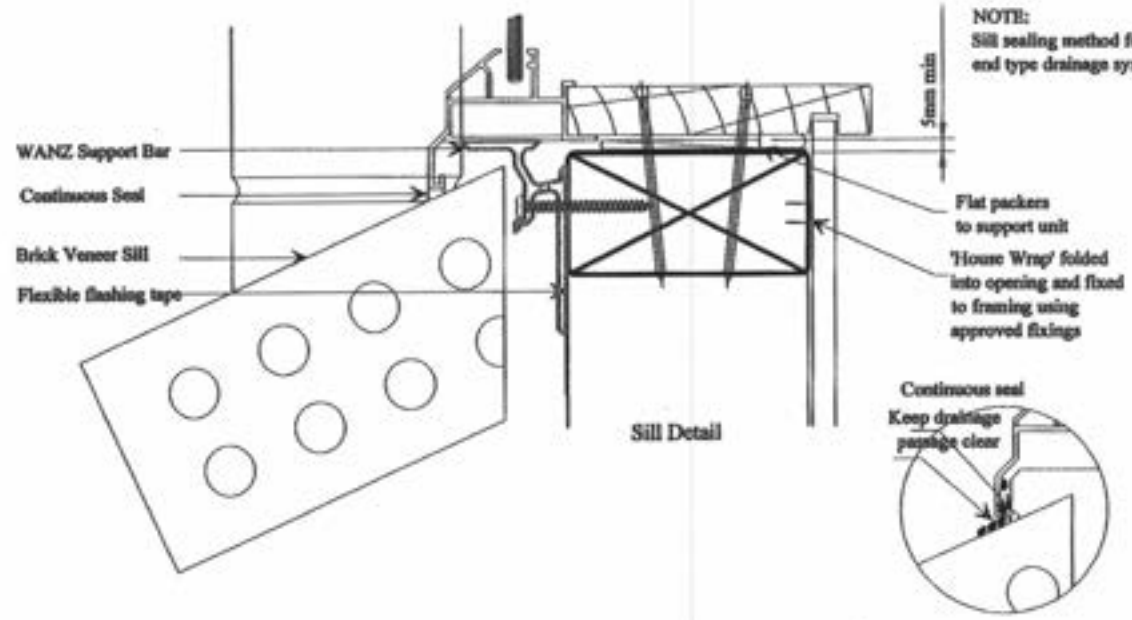
Continuous Seal & 15mm min cover to brick

Brick Veneer

Water resistant 'Air Seal' to perimeter of trim cavity

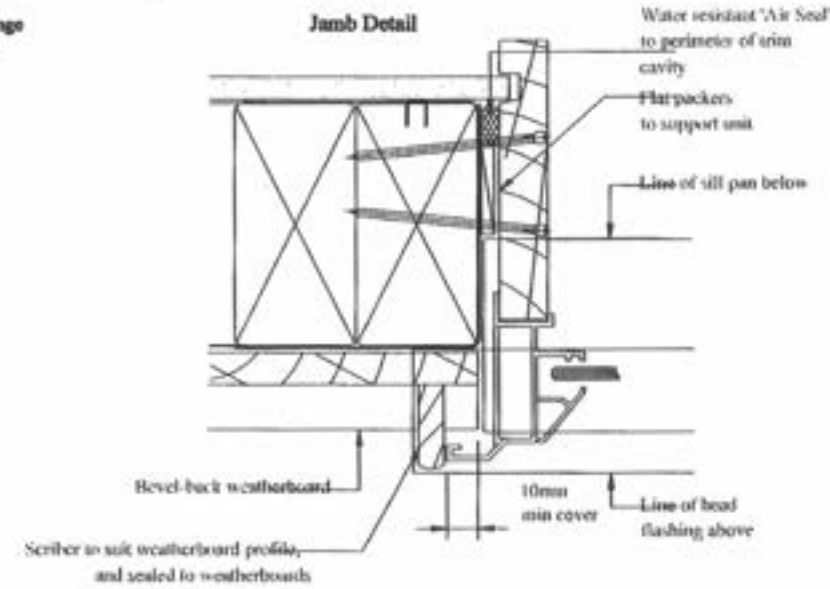
Flat packers to support unit

Line of sill pan below



Sill Detail

NOTE: Sill sealing method for flange end type drainage systems



Jamb Detail

Landseer Services
 PO Box 1658, Pungarehu Beach
 Tel: 04-2964192 Fax: 04-2964192
 Mobile: 0274-825236
 email: patrick.shaw@lss.co.nz

Client: **JADE GARDEN (KAPITI) Ltd**
SERIES 300 TYPE 'A'
 LOT 101, Dp 367937
 4 SPRINGHAVEN LANE, PRAM

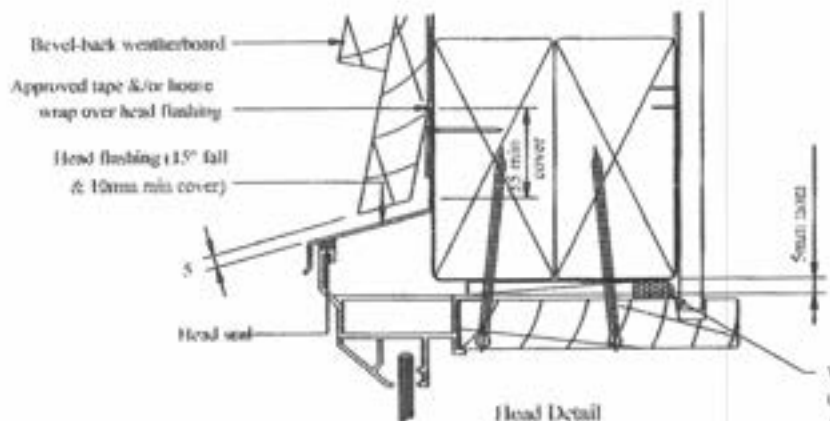
Drawing: **DETAIL SHEET**

Designed: Shaw	Drawn: Shaw	Checked:	Sheet: 10
Scale: 1-2	Date: OCT 06	Job No: B-611	Of: 11

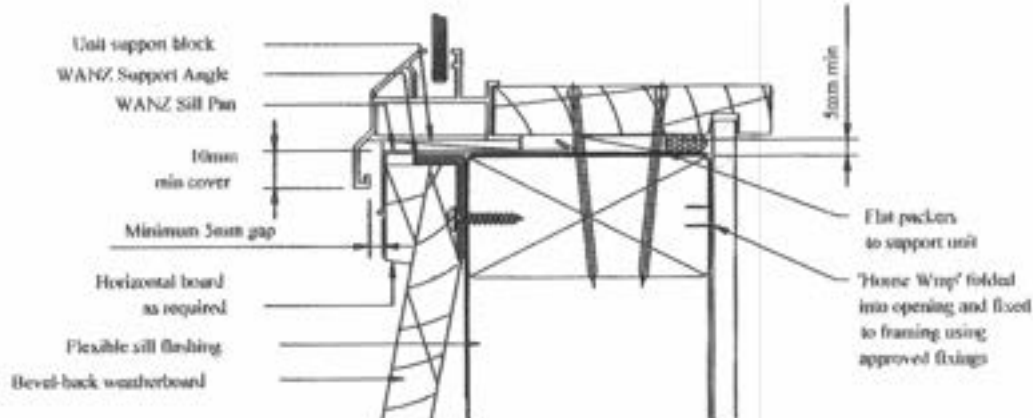
Amended Plan

refer also previous approved plan

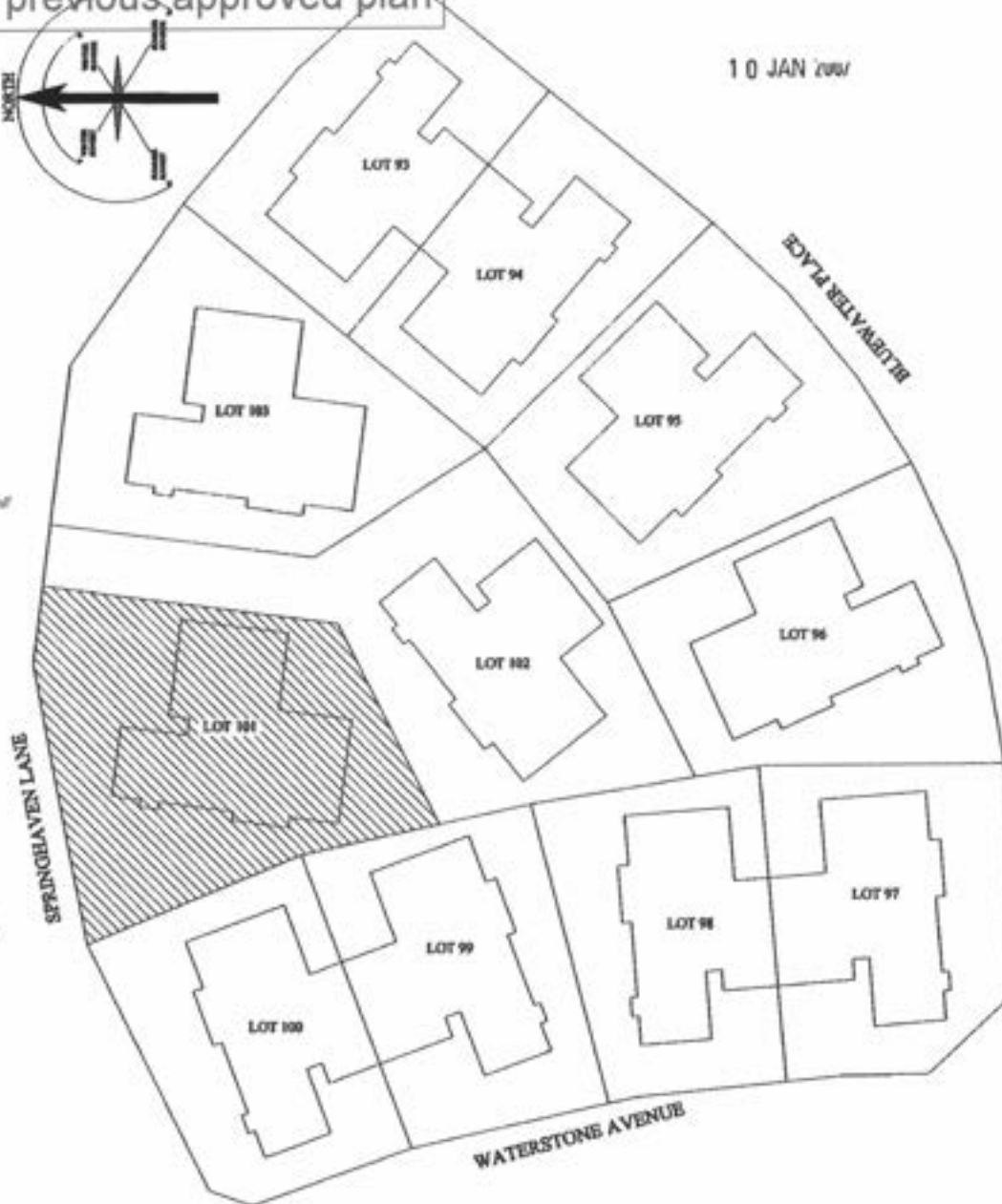
10 JAN 2007



Head Detail



Sill Detail



Landseer Services
 PO Box 1026, Progressville South
 Tel: 04-2064192 Fax: 04-2064192
 Mobile: 0274-421224
 email: patrick.landseer@landseer.co.nz

Client: **JADE GARDEN (KAPITI) Ltd**
SERIES 300 TYPE 'A'
LOT 101, Dp 367937
4 SPRINGHAVEN LANE, PRAM

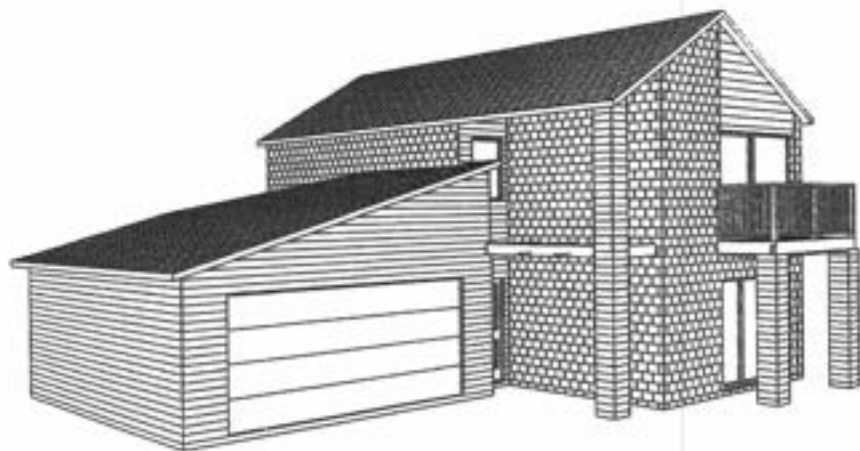
Drawing: **DETAIL SHEET & LOCATION PLAN**

Designed : Shaw	Drawn : Shaw	Checked :	Sheet : 11
Scale : 1-2	Date : OCT 06	Job No : B-611	Of : 11



Landseer Services

PO Box 1656, Paraparaumu Beach
Tel : 04-2984192 Fax : 04-2984192
Mobile : 0274-925336
email : patrick.shaw@xtra.co.nz



Jade Garden (Kapiti) Ltd

*Lot 101, Dp 367937
4 Springhaven Lane
Paraparaumu*

BC061432

Refer also amended plan

HIGH WIND ZONE

APPROVED
BY BUILDING
George Mason
Officer
17/1/2007

CAUTION

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

ENGINEERS DESIGN

This project contains elements specifically designed by an Engineer. The Owner/Builder is required to ensure the Engineer inspects the work and provides RCDC with written evidence of the inspection.

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

BOUNDARY LINES

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

Endorsements made on any single page apply equally to the entire project.

All formation levels, siting, heights and construction to be in accordance with the Resource Consent for the scheme

All work must be carried out to conform to relevant sections of The New Zealand Building Code and New Zealand Standards, particularly NZS.3604:1999 For Light Timber Framed construction.

15/12/2006

3,000lt water storage tank for council fed water supply (potable) which is restricted to 1,000lt per day. Ball cock and overflow to remain above ground.
A 10,000lt water storage tank for watering the garden and outside cleaning fed by the stormwater from the roof, over flow from the tank shall run to the stormwater connection provided.

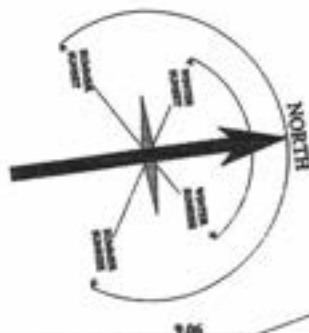
Plumber to water test the town water tank to ensure that the tank is water tight.

No Hose Taps on the town water supply permitted

APPROVED
BY P & D
Simon Copp
Officer

7/12/2006

APPROVED
BY BUILDING
George Mason
Officer
17/1/2007



Refer also amended plan

PLUMBING FITTINGS SHALL INCLUDE
WATER EFFICIENT SHOWER ROSES &
DUAL FLUSH TOILET SYSTEMS
WATER FLOW CONTROLLER
TO BE FITTED TO WATER LINE
FEEDING PROPERTY

ENSURE THE BUILDING & SERVICES
ARE CLEAR OF THE EASEMENTS

BRANCH DRAINS LONGER THAN
10m IN LENGTH ARE TO BE VENTED

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

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

LOT 101
Dp 367937
AREA 386 sq m
(site coverage=30.57%)

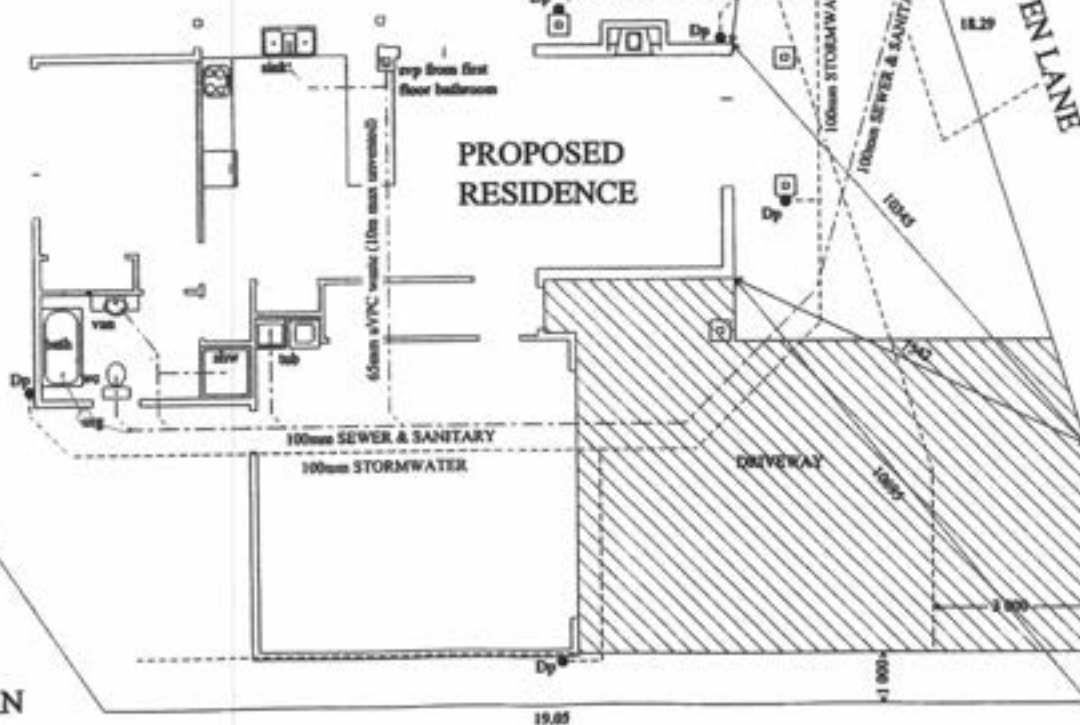
MINIMUM SIZE DRAIN 65MM
SWEPT "Y" JUNCTIONS TO BE USED.

PIPES TO BE INSPECTED BEFORE
COVERING WITH SAND.

APPROVED
By Planning
Anne Harris
Officer

11/12/2006

SITE & DRAINAGE PLAN



Landseer Services

PO Box 1036, Progression Beach
Tel: 04-2984292 Fax: 04-2984192
Mobile: 0274-925236
email: patrick.shaw@lss.co.nz

Client: JADE GARDEN (KAPITI) Ltd
SERIES 300 TYPE 'A'
LOT 101, Dp 367937
SPRINGHAVEN LANE, PRAM

Drawing:
SITE & DRAINAGE PLAN

Designed: Shaw	Drawn: Shaw	Checked:	Sheet: 1
Scale: 1-100	Date: OCT 06	Job No: B-611	Of: 11

15/12/2006 gas fitter to provide a compliance certificate to council

WATER PIPES TESTED TO 1500KPA

Where walls are not lined, such as attic spaces at gable ends, a rigid sheathing (ply or fibre cement sheet) or an air barrier to be fixed to framing prior to fixing cladding or cavity battens. E2/AS1 9.1.4

APPROVED
By Planning
Anne Harris
Officer

11/12/2006

APPROVED
BY P & D
Simon Copp
Officer

7/12/2006

Recessed downlights shall be installed to prevent transfer of moisture into ceiling spaces and maintain minimum clearances from insulation as required by NZECP 54:2001

NZS 3604:1999 recommends a control joint around the perimeter of any areas with solid tiles on floor, to avoid cracking

Refer also amended plan

Handrails / handsets to manufacturers specifications conform to requirements of B1, D1 & F4 of NZ Building Code

Main Private Stair
D1, NZBC
280mm min. treads, 190mm max. risers.
Fit handrails / barriers as appropriate

GLAZING CONFORM NZS 4233
PARTS 1, 2, 3.
FIT INSTALLED FLASHING ETC.
ADDRESS
1800 WIND 1189a D99
VERY HIGH WIND 1509a D99A

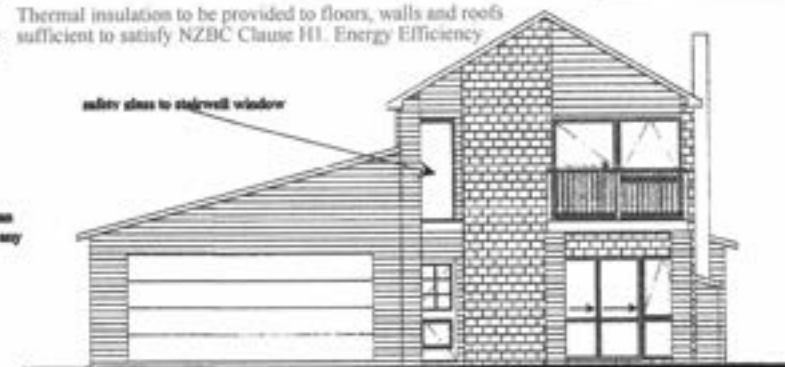
Latches where specified other than in tables of NZS 3604:1999 and all proprietary beams & trusses must be confirmed by the supplying licensed supplier or registered engineer

Stress grade framing to conform to relevant manufacturers producer statement and selection tables

Entrance upstairs soil and wastepipes can run to the exterior without damaging any structural members

Thermal insulation to be provided to floors, walls and roofs sufficient to satisfy NZBC Clause H1. Energy Efficiency

safety glass to stairwell window



ELEVATION A

Sealant or flashing required to joints / sills abutting brickwork

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

Safety glass to NZS 4223 Pt3 (1999 revision)

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



ELEVATION C

APPROVED
BY BUILDING
George Mason
Officer
17/1/2007

Fit head & jamb flashings to facefixed external joinery. Fit flexible flashing tape. Fit seals to the inside edges of the window reveals



Permanent external supply of combustion air to be provided to gas fire in accordance with Section 2.1 of NZBC G4

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

All work must be carried out to perfoms to relevant sections of The New Zealand Building Code and New Zealand Standards, particularly NZS-3604:1999 for light timber framed construction



ELEVATION D

WINDOW SCHEDULE			
NUMBER	QTY	FLOOR	SIZE
W01	1	1	1 000X3 400
W02	2	1	1 000X400
W03	1	1	1 000X900
W04	2	1	2 000X2 350
W05	1	1	1 200X2 900
DOOR SCHEDULE			
NUMBER	QTY	FLOOR	SIZE
D01	1	1	2 000X1 200
D02	1	1	2 000X1 500
D03	1	1	2 100X4 800
D04	1	1	2 000X710
D05	3	1	2 000X810
D06	1	1	2 000X760

Provide Electrical Certification after completion & prior to Code of Compliance Certificate being issued

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

GROUND FLOOR LAYOUT PLAN
"TYPE A"
LIVING AREA
118 sq m

Landseer Services
PO Box 1656, Pungarewa Beach
Tel: 04-2964192 Fax: 04-2964192
Mobile: 0274-933236
email: jpatrick.landseer@terra.co.nz

Client: JADE GARDEN (KAPITI) Ltd
SERIES 300 TYPE 'A'
LOT 101, Dp 367937
SPRINGHAVEN LANE, PRAM

Drawing: GROUND FLOOR LAYOUT PLAN & ELEVATIONS

Designed : Shaw	Drawn : Shaw	Checked : Shaw	Sheet : 2
Scale : 1-100	Date : OCT 06	Job No : B-611	Of : 11

Refer also amended plan

DOOR SCHEDULE			
NUMBER	QTY	FLOOR	SIZE
D01	1	2	2 000X1 430
D02	1	2	2 000X1 500
D03	1	2	2 000X510
D04	4	2	2 000X760

Ensure that the correct floor joists are installed to enable pipes to run through them i.e webbed or ply check with manufacturer for hole requirements

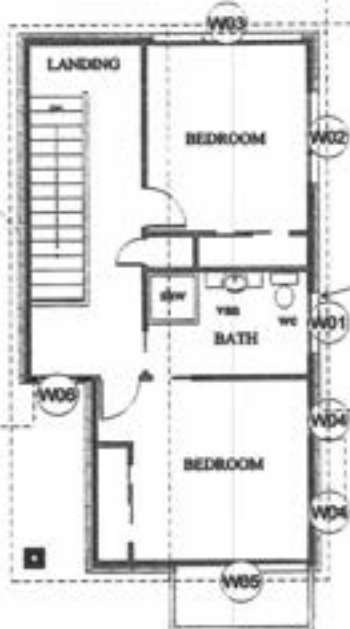
Ensure that the upstairs soil and wastepipes can run to the exterior without damaging any structural members

MINIMUM FINISHED FLOOR LEVEL ABOVE
PROTECTED GROUND.
 100mm - brick veneer
 150mm - other claddings
UNPROTECTED GROUND.
 150mm - brick veneer
 225mm - other claddings

Restriker stays limiting soffit opening to max. 100mm must be fitted wherever soffit height is less than 700 and the difference in levels is 1.0m or greater. Refer F4.NZBC.

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

WINDOW SCHEDULE			
NUMBER	QTY	FLOOR	SIZE
W01	1	2	1 000X1 200
W02	1	2	1 200X1 800
W03	1	2	1 200X2 900
W04	2	2	1 200X600
W05	1	2	2 000X2 530
W06	1	2	2 000X800



2x45deg bends required at the base of the soil stack

any branches into the vertical soil stack are to be installed with 45 degree junctions not strap bosses.

FIRST FLOOR LAYOUT PLAN

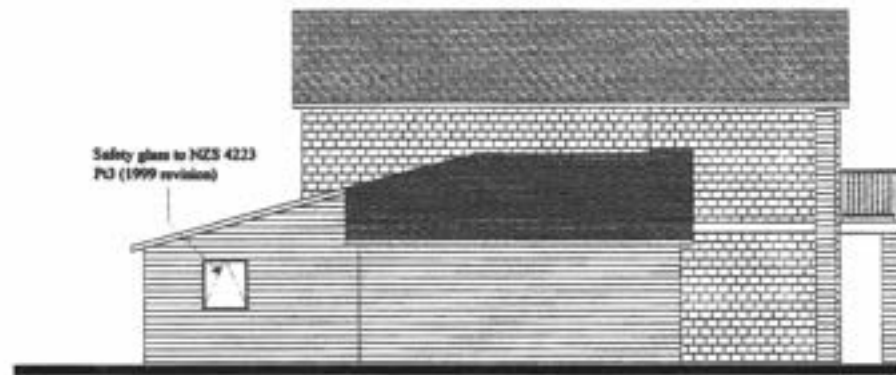
"TYPE A"

LIVING AREA
56 sq m

Handrails / handles to manufacturers specifications conform to requirements of B1, D1 & F4 of NZ Building Code

Main Private Stair
D1, NZBC
280mm min. tread, 190mm max. riser.
Fit handrails / barriers as appropriate

Window sill support brackets are required to all window or door units extending to floor level, and all window units over 600mm wide wherever external walls incorporate drain cavity systems.



ELEVATION B

Safety glass to NZS 4223 P3 (1999 revision)

Safety glass to NZS 4223 P3 (1999 revision)

Flue to be as per manufacturer's details in respect of materials and seismic restraint

Safety glass to NZS 4223 P3 (1999 revision)



ELEVATION D

Safety glazing or other suitable glazing of a type and thickness as required by NZS 4223: Part 3: 1999 to all glazed doors, side panels and full height windows

APPROVED BY P & D
Simon Copp
Officer

7/12/2006

APPROVED By Planning
Anne Harris
Officer

11/12/2006

SPECIFICATION BRICK VENEER CONTROL JOINTS
 If the brick veneer on this building is of concrete bricks, control joints must be constructed as required by both NZS 4210 and by the manufacturers. If NZ made MONIER CLAY BRICKS are used, control joints are not required. For recommendations on control joints for imported clay bricks refer to the manufacturer

APPROVED BY BUILDING
George Mason
Officer
17/1/2007

HIGH WIND ZONE
 2" x 2" Nails to truss / rafter and external wall top plates (light roof).
 Standard framing to NZS 3604 stud battens.
 Fixings in accordance with nailing schedule.



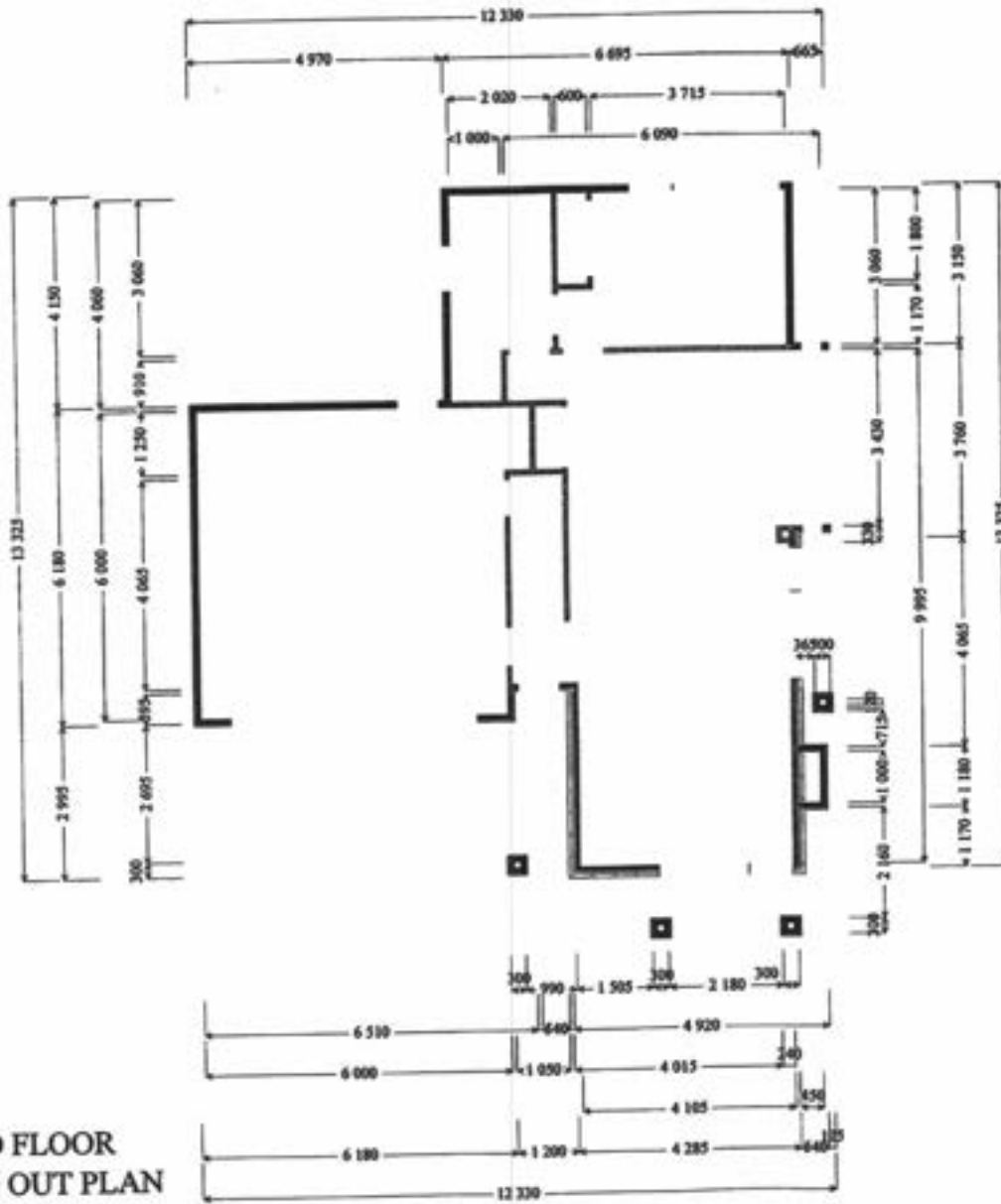
Landseer Services
 PO Box 1636, Progressville Beach
 Tel: 04-2944192 Fax: 04-2944193
 Mobile: 0274-923206
 email: patrick.shaw@lss.co.nz

Client: JADE GARDEN (KAPITI) Ltd
 SERIES 300 TYPE 'A'
 LOT 101, Dp 367937
 SPRINGHAVEN LANE, PRAM

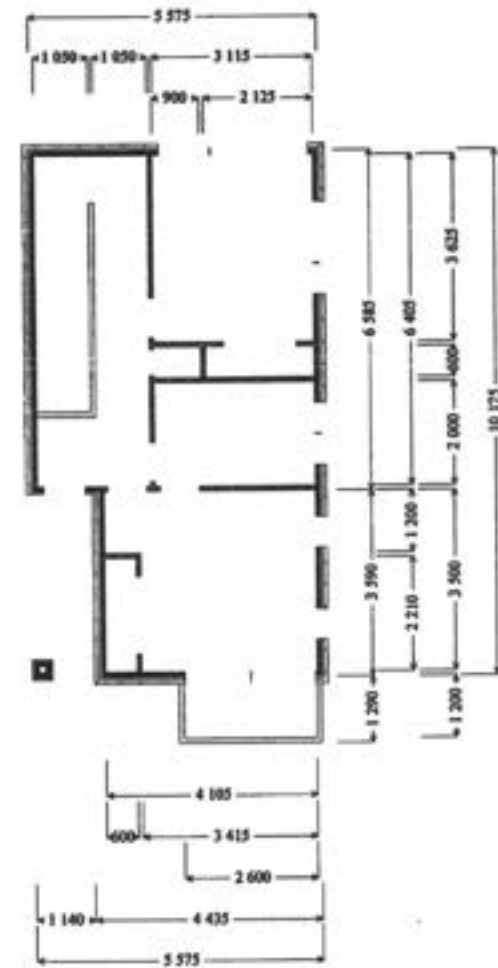
Drawing:
FIRST FLOOR LAYOUT PLAN & ELEVATIONS

Designed : Shaw	Drawn : Shaw	Checked :	Sheet : 3
Scale : 1-100	Date : OCT 06	Job No : B-611	Of : 11

Refer also amended plan



GROUND FLOOR SETTING OUT PLAN



FIRST FLOOR SETTING OUT PLAN

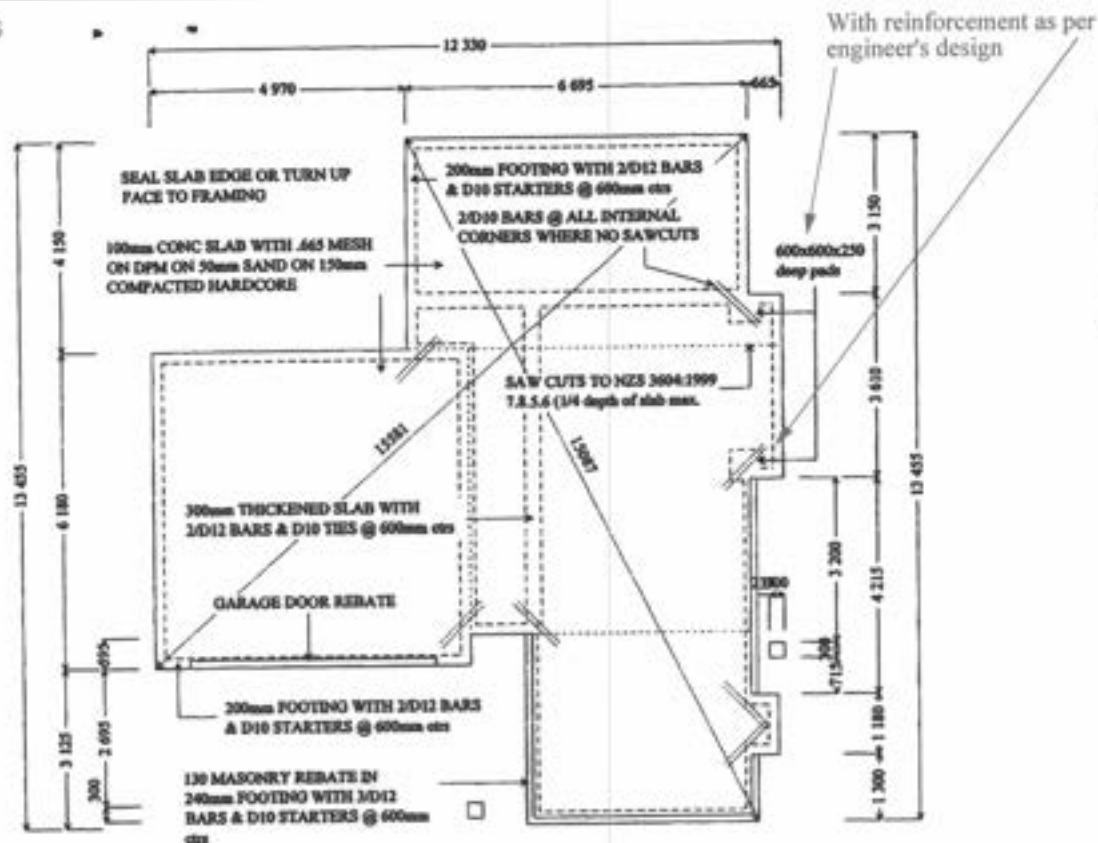


Landseer Services
 PO Box 1636, Porpoise Beach
 Tel: 04-2964192 Fax: 04-2964192
 Mobile: 0274-923334
 email: paul@landseer.co.nz

Client : JADE GARDEN (KAPITI) Ltd
 SERIES 300 TYPE 'A'
 LOT 101, Dp 367937
 SPRINGHAVEN LANE, PRAM

Drawing :
 FLOOR SETTING OUT PLANS

Designed : Shaw	Drawn : Shaw	Checked :	Sheet : 4
Scale : 1-100	Date : OCT 06	Job No : B-611	Of : 11



FOUNDATION PLAN

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

FOUNDATION WALL FOOTINGS
 REINFORCED CONCRETE
 single storey 165° wide 1 rod
 two storey 200° wide 2 rods

REINFORCED MASONRY
 single storey 190° wide 2 rods
 two storey 240° wide 2 rods

EXPOSED CONCRETE STRENGTH REQUIREMENTS
 Within 300m of mean high tide-25mpa
 Beyond 300m of mean high tide-30mpa

MINIMUM FINISHED FLOOR LEVEL ABOVE
PROTECTED GROUND.
 100mm - brick veneer
 150mm - other claddings
UNPROTECTED GROUND.
 150mm - brick veneer
 225mm - other claddings

BOTTOM PLATE FIXINGS
 10c max 900mm cts
 12c max 1.400m cts
 Approved anchors (fixed to manufacturer's instructions)
 'Ranger' Dynabolt PLUS only

PIPES TO BE INSPECTED BEFORE COVERING WITH SAND.

Refer also amended plan

APPROVED
 BY P & D
 Simon Copp
 Officer
 7/12/2006

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

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

FACTORY MADE TRUSSES @ 30deg PITCH

GLASS FASCIA

SMOOTH HARDIFLEX SOFFIT LININGS

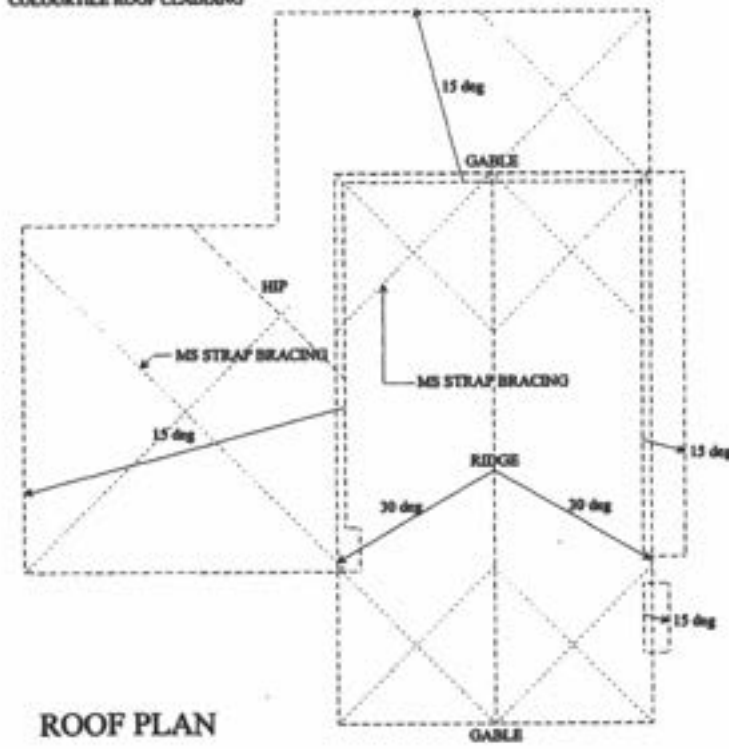
COLOUR TILE ROOF CLADDING

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

Steel profile coatings to be suitable for corrosion zone, check manufacturer warranty requirements

Limits where specified other than to tables of NZS 3604:1999 and all proprietary beams & trusses must be confirmed by the supplying licensed greater or registered engineer

Steel grade framing to conform to relevant manufacturer's product statement and selection tables



ROOF PLAN

Landseer Services
 PO Box 1036, Pungarehu Street
 Tel: 04-2984272 Fax: 04-2984192
 Mobile: 0274-823238
 email: paul@landseer.co.nz

Client : JADE GARDEN (KAPITI) Ltd
 SERIES 300 TYPE 'A'
 LOT 101, Dp 367937
 SPRINGHAVEN LANE, PRAM

Drawing :
FOUNDATION & ROOF PLANS

Designed : Shaw	Drawn : Shaw	Checked :	Sheet : 5
Scale : 1-100	Date : OCT 06	Job No : B-611	Of : 11

Refer also amended plan

Top Plate Fixing
Where walls are supporting trusses the top plate must be fixed to the supporting member (eg studs and linteol) as per Table 8.18 NZS3604:1999

Bottom Plate Fixing
10mm dia. cast in @ max 900mm ctrs
12mm dia. cast in @ max 1400mm ctrs
Approved anchors (fixed to manufacturer instructions) Rammed Dynabolt "Plus", Trubolts & Rod Anchors @ 900 ctrs.

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

Balustrades/handrails/stairways to conform to requirements of B1, D1 and F4 of NZ Building Code

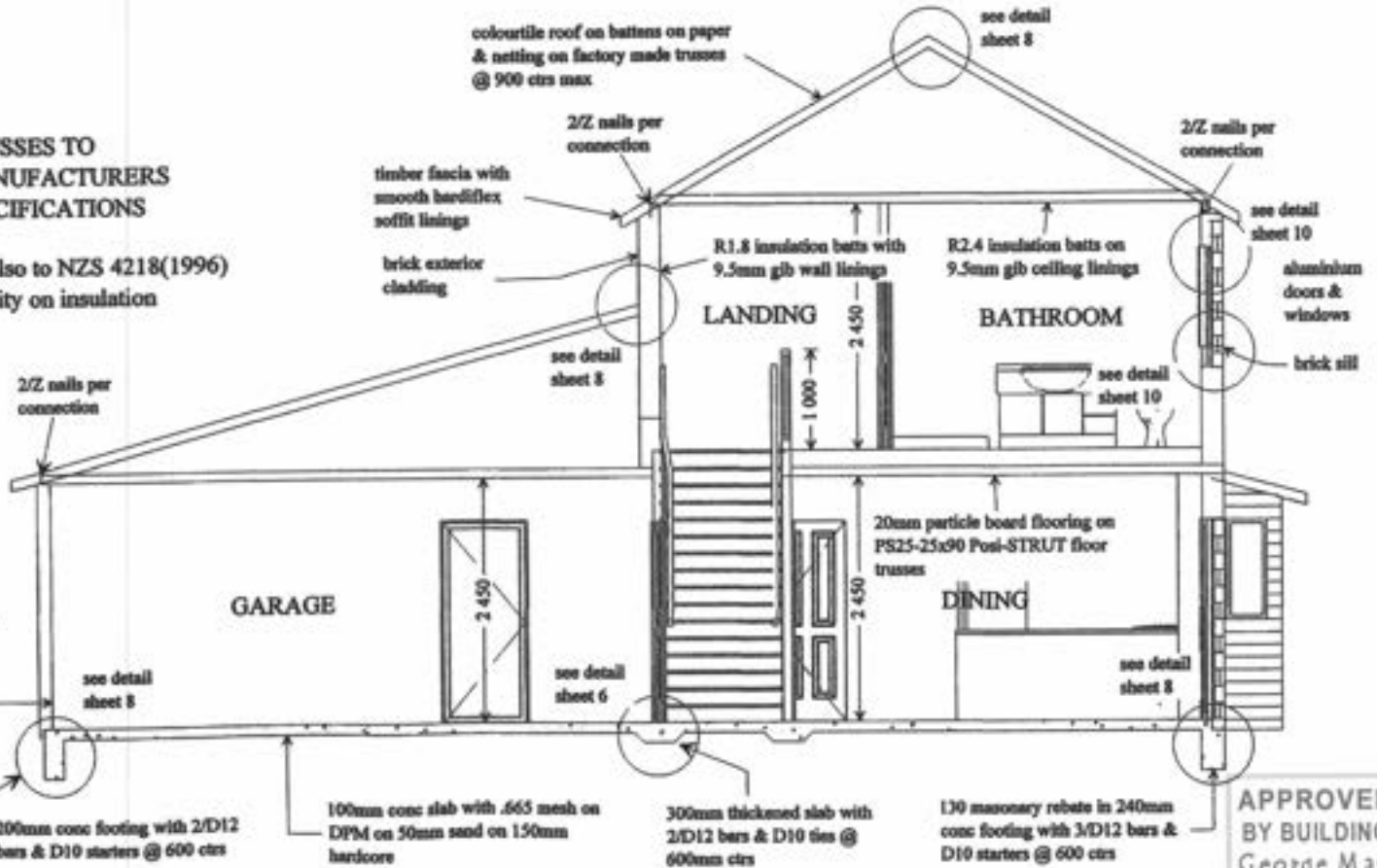
20mm particle board flooring on PS25-25x90 Post-STRUT floor trusses @ 450mm ctrs

TRUSSES TO MANUFACTURERS SPECIFICATIONS

Refer also to NZS 4218(1996) for clarity on insulation

ply decking on fittings to falls on 150x50 floor joists @ 450mm ctrs

FIRST FLOOR JOIST LAYOUT



TYPICAL SECTION

APPROVED BY BUILDING
George Mason
Officer
17/1/2007

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Mobile: 0274-923336
email: josh@landseer.co.nz

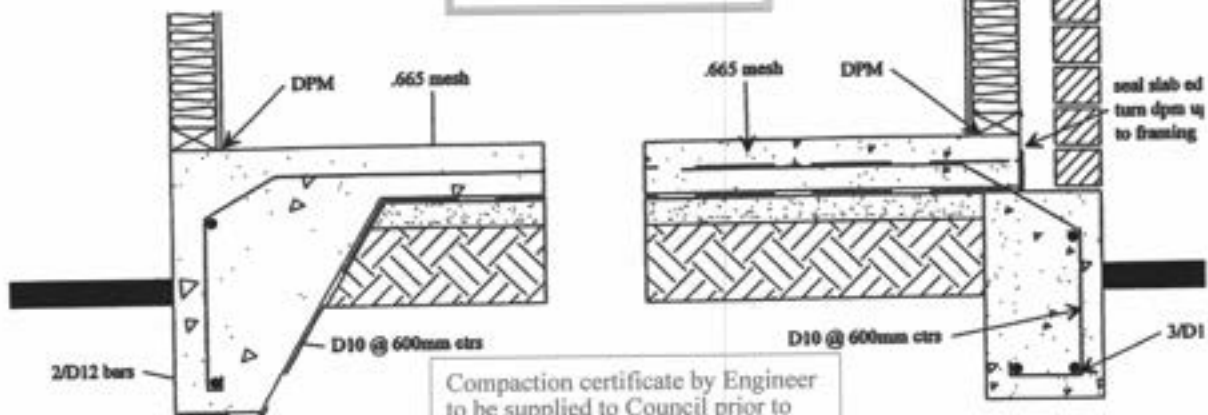
Client: **JADE GARDEN (KAPITI) Ltd**
SERIES 300 TYPE 'A'
LOT 101, Dp 367937
SPRINGHAVEN LANE, PRAM

Drawing: **FIRST FLOOR JOIST LAYOUT & TYPICAL SECTION**

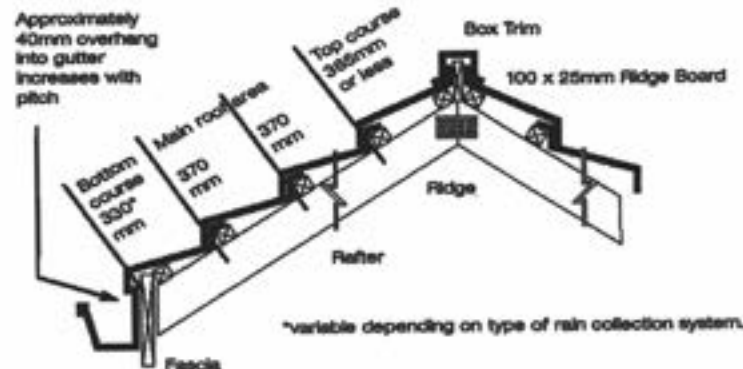
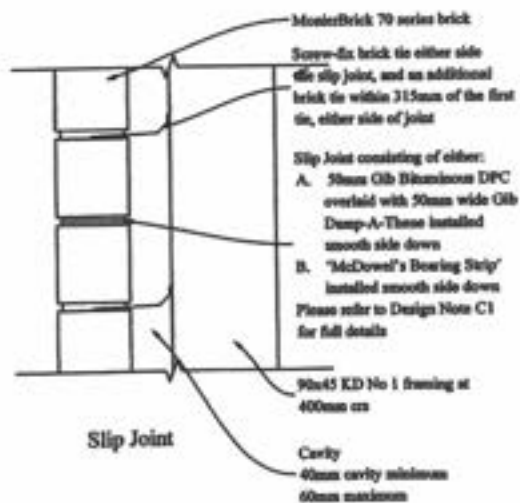
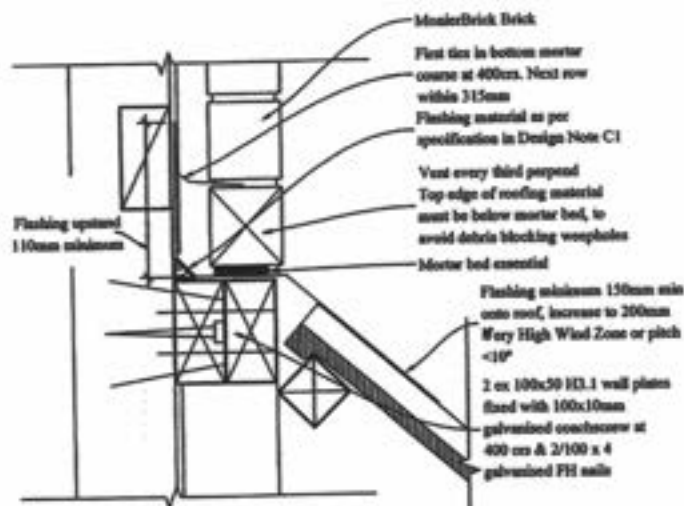
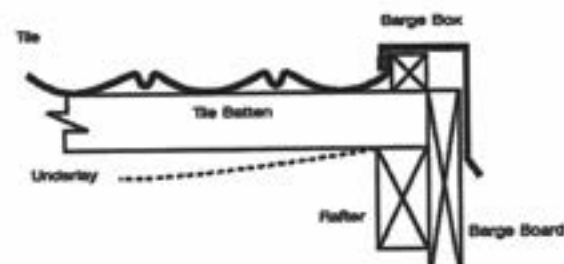
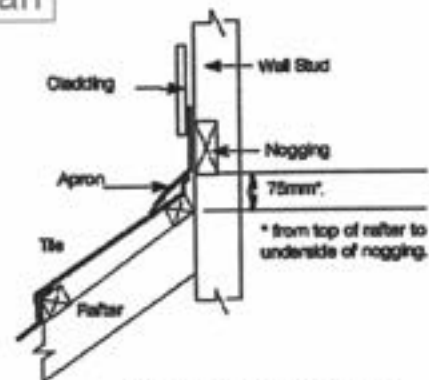
Designed: Shaw	Drawn: Shaw	Checked:	Sheet: 7
Scale: 1-100, 1-50	Date: OCT 06	Job No: B-611	Of: 11

Also refer to NZBC, clause E2/AS1, External Moisture: Third Edition for clarity

Refer also amended plan



Compaction certificate by Engineer to be supplied to Council prior to placing of reinforcing and concrete



Landseer Services

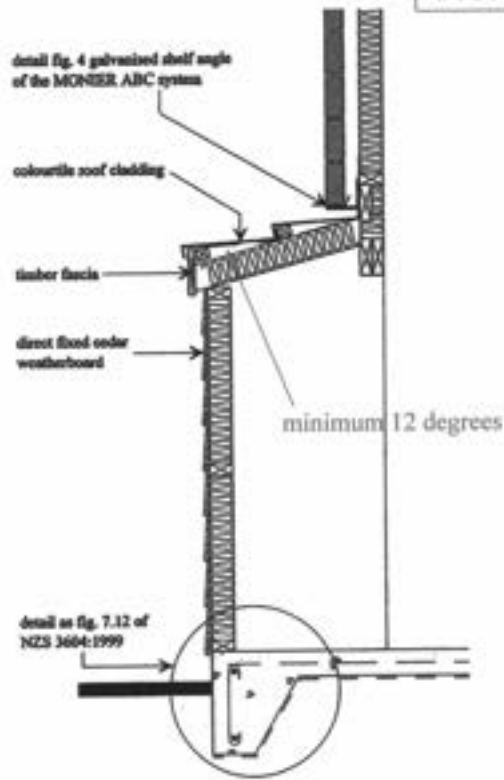
PO Box 1056, Porangahua Beach
 Tel: 04-294192 Fax: 04-294193
 Mobile: 0274-825336
 email: paul@landseer.co.nz

Client : JADE GARDEN (KAPITI) Ltd
 SERIES 300 TYPE 'A'
 LOT 101, Dp 367937
 SPRINGHAVEN LANE, PRAM

Drawing :
 DETAIL SHEET

Designed : Shaw	Drawn : Shaw	Checked :	Sheet : 8
Scale : 1-10, 1-20	Date : OCT 06	Job No : B-611	Of : 11

Refer also amended plan



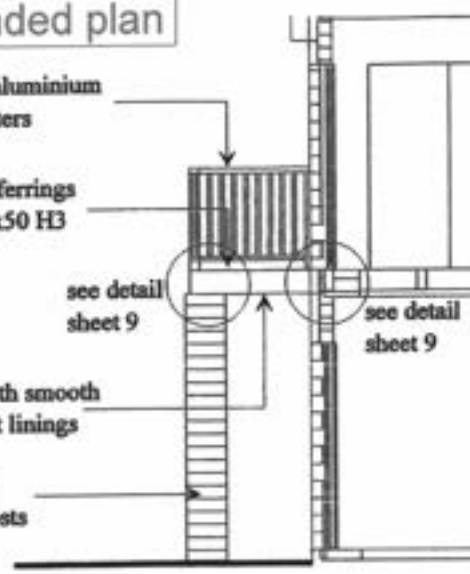
FIRE PLACE SECTION

poeder coated aluminium railing & balusters

plst decking on ferrings to falls on 150x50 H3 floor joists

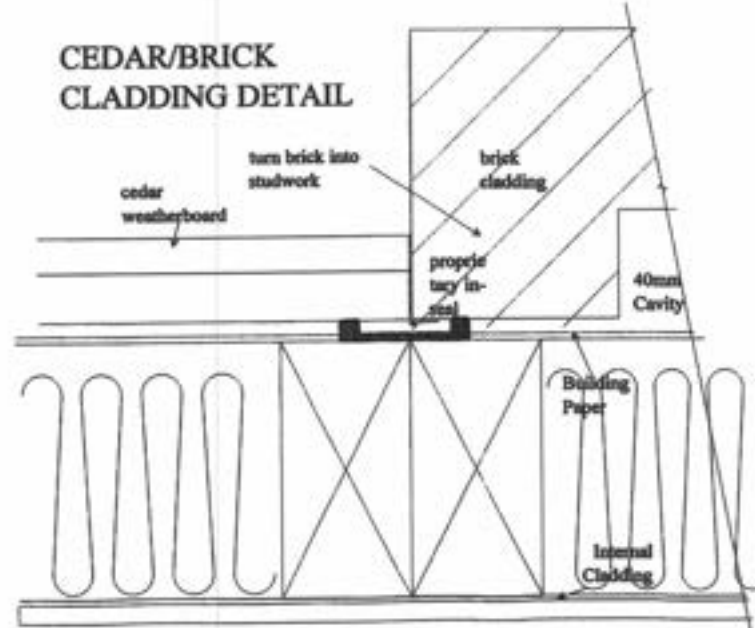
klass fascia with smooth hardiflex soffit linings

cedar exterior cladding to posts



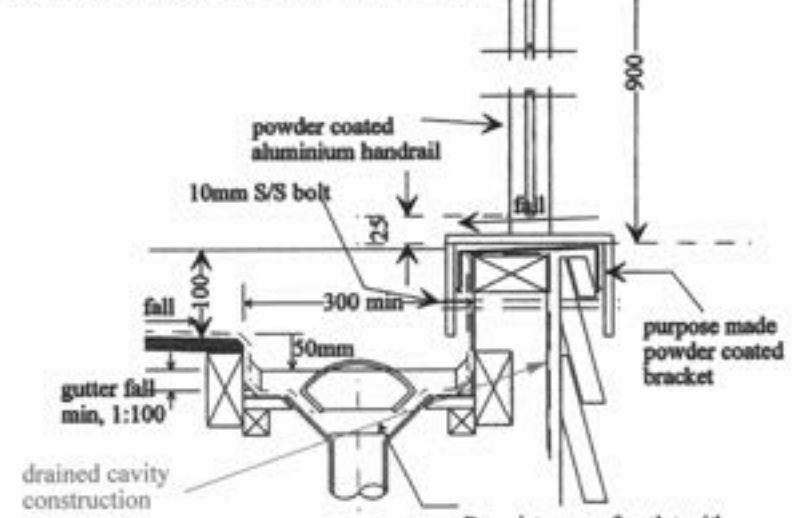
DECK SECTION

CEDAR/BRICK CLADDING DETAIL

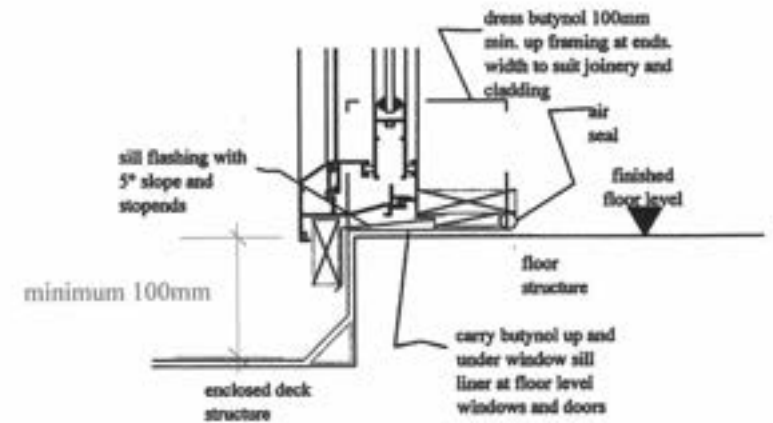


Balustrades to deck area to be constructed and fixed so as to be capable of safely withstanding the following horizontal imposed loads:

- Uniformly distributed load - 0.75 kN
- UDL applied to the infill - 1.0 kN/m²
- Point load applied to part of the infill - 0.5 kN



HANDRAIL DETAIL



THRESHOLD DETAIL

Also refer to NZBC, clause E2/AS1, External Moisture: Third Edition for clarity



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PO Box 1658, Papanui Beach
 Tel: 04-2984192 Fax: 04-2984192
 34666; 0274-923336
 email: paul@landseer.co.nz

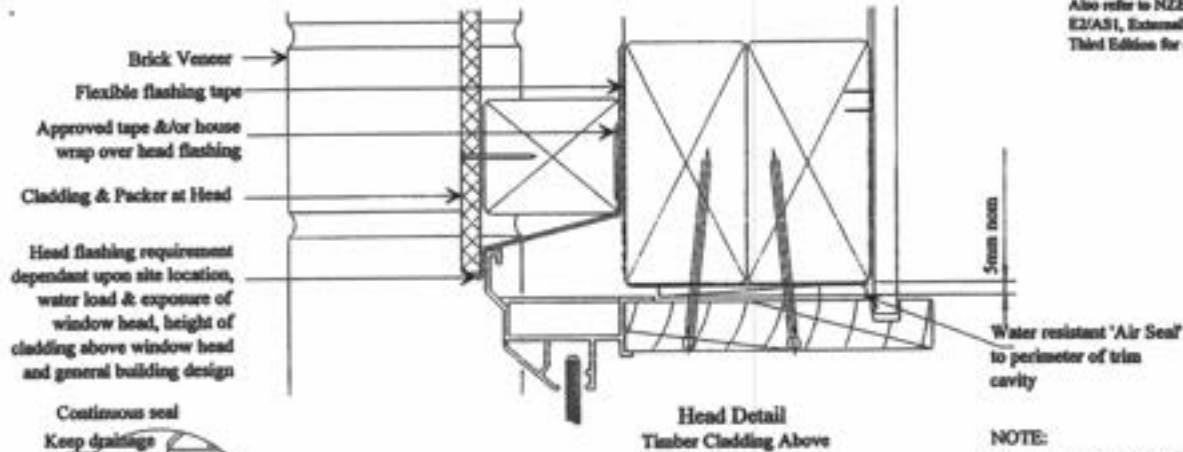
Client: JADE GARDEN (KAPITI) Ltd
 SERIES 300 TYPE 'A'
 LOT 101, Dp 367937
 SPRINGHAVEN LANE, PRAM

Drawing: **DETAIL SHEET**

Designed : Shaw	Drawn : Shaw	Checked :	Sheet : 9
Scale : 1-5, 1-2	Date : OCT 06	Job No : B-611	Of : 11

Refer also amended plan

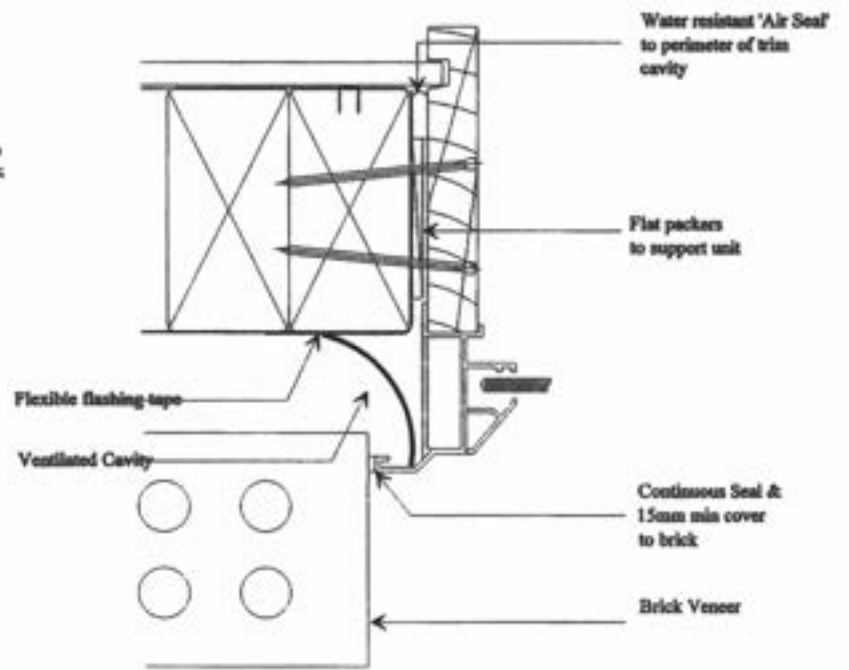
Also refer to NZBC, clause E2/AS1, External Moisture: Third Edition for clarity



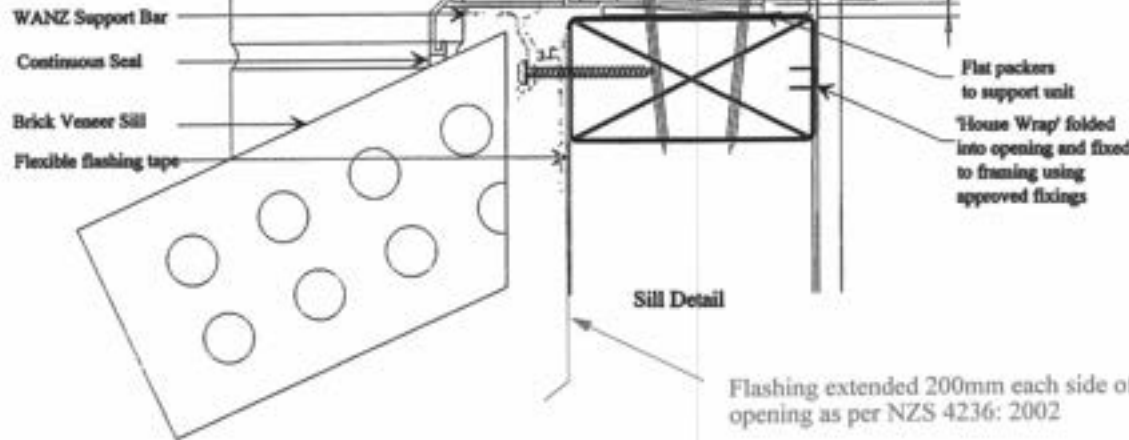
Head Detail
Timber Cladding Above

Also refer to NZBC, clause E2/AS1, External Moisture: Third Edition for clarity

NOTE:
Sill sealing method for flange end type drainage systems



Jamb Detail



Sill Detail

Flashing extended 200mm each side of opening as per NZS 4236: 2002

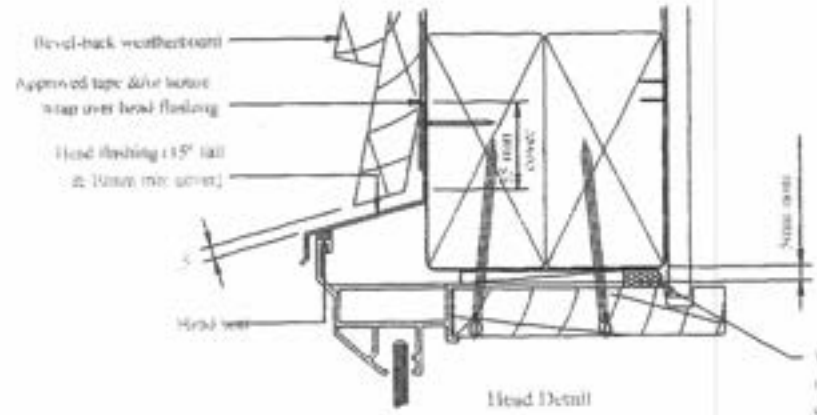
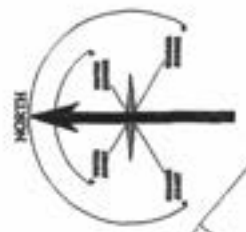
Landseer Services
 PG Box 1006, Pungarehu Beach
 Tel: 04-2984100 Fax: 04-2984100
 Mobile: 0274-923236
 email: patrick.landseer@lss.co.nz

Client : JADE GARDEN (KAPITI) Ltd
 SERIES 300 TYPE 'A'
 LOT 101, Dp 367937
 SPRINGHAVEN LANE, PRAM

Drawing :
DETAIL SHEET

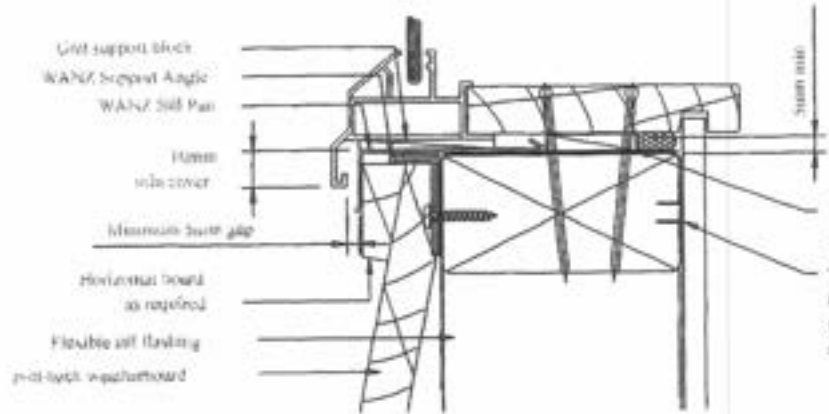
Designed : Shaw	Drawn : Shaw	Checked :	Sheet : 10
Scale : 1-2	Date : OCT 06	Job No : B-611	Of : 11

Refer also amended plan

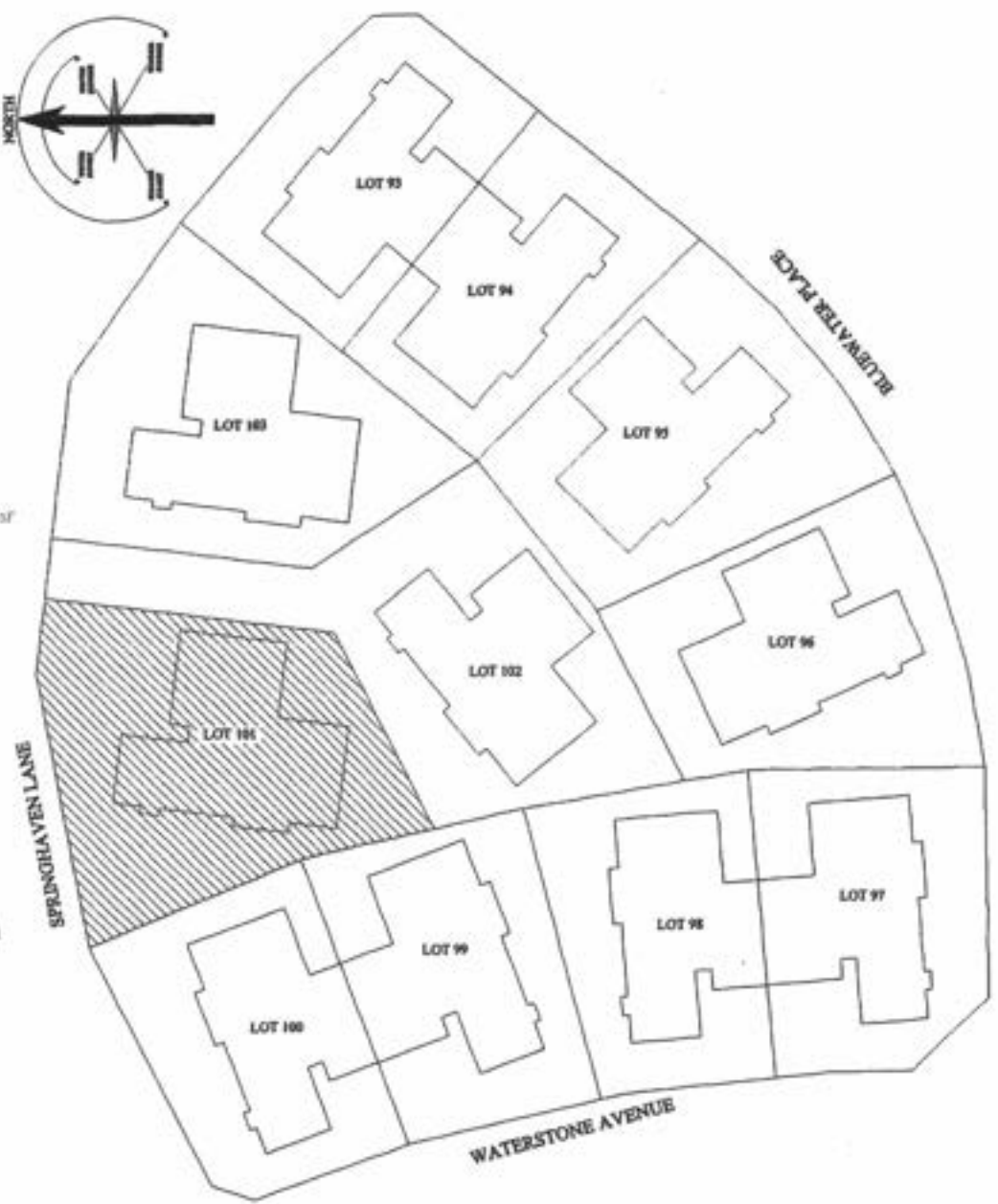


Head Detail

Water resistant 'Air Seal' in position of min cavity



Sill Detail

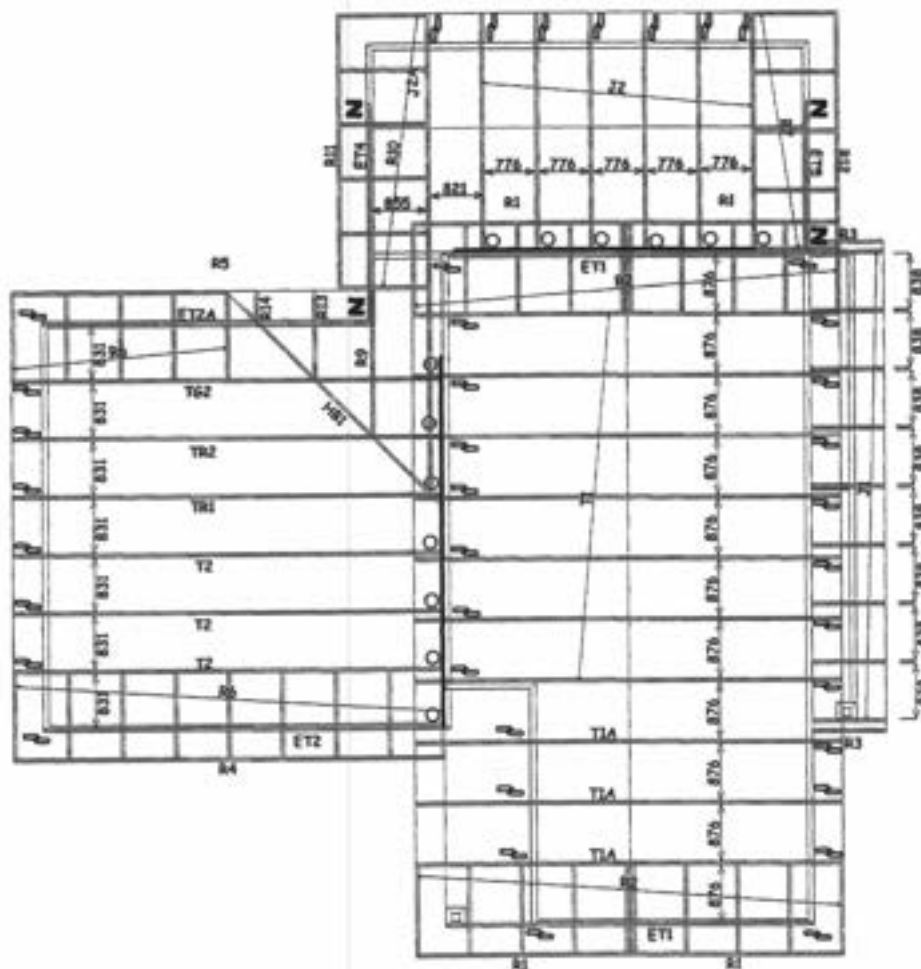


Landseer Services
 PO Box 1006, Papanui Street
 Tel: 04-2384102 Fax: 04-2384102
 Mobile: 0274-922036
 email: paul@landseer.co.nz

Client: JADE GARDEN (KAPITI) Ltd
 SERIES 300 TYPE 'A'
 LOT 101, Dp 367937
 SPRINGHAVEN LANE, PRAM

Drawing: **DETAIL SHEET & LOCATION PLAN**

Designed : Shaw	Draws : Shaw	Checked : Shaw	Sheet : 11
Scale : 1-2	Date : OCT 06	Job No : R-611	Of : 11



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

Roof Weight & Type :	Light (Precast Metal Tiles)
Roofing steel speed category :	Very High
Timber size and grade :	Weld H30CB & H30CC

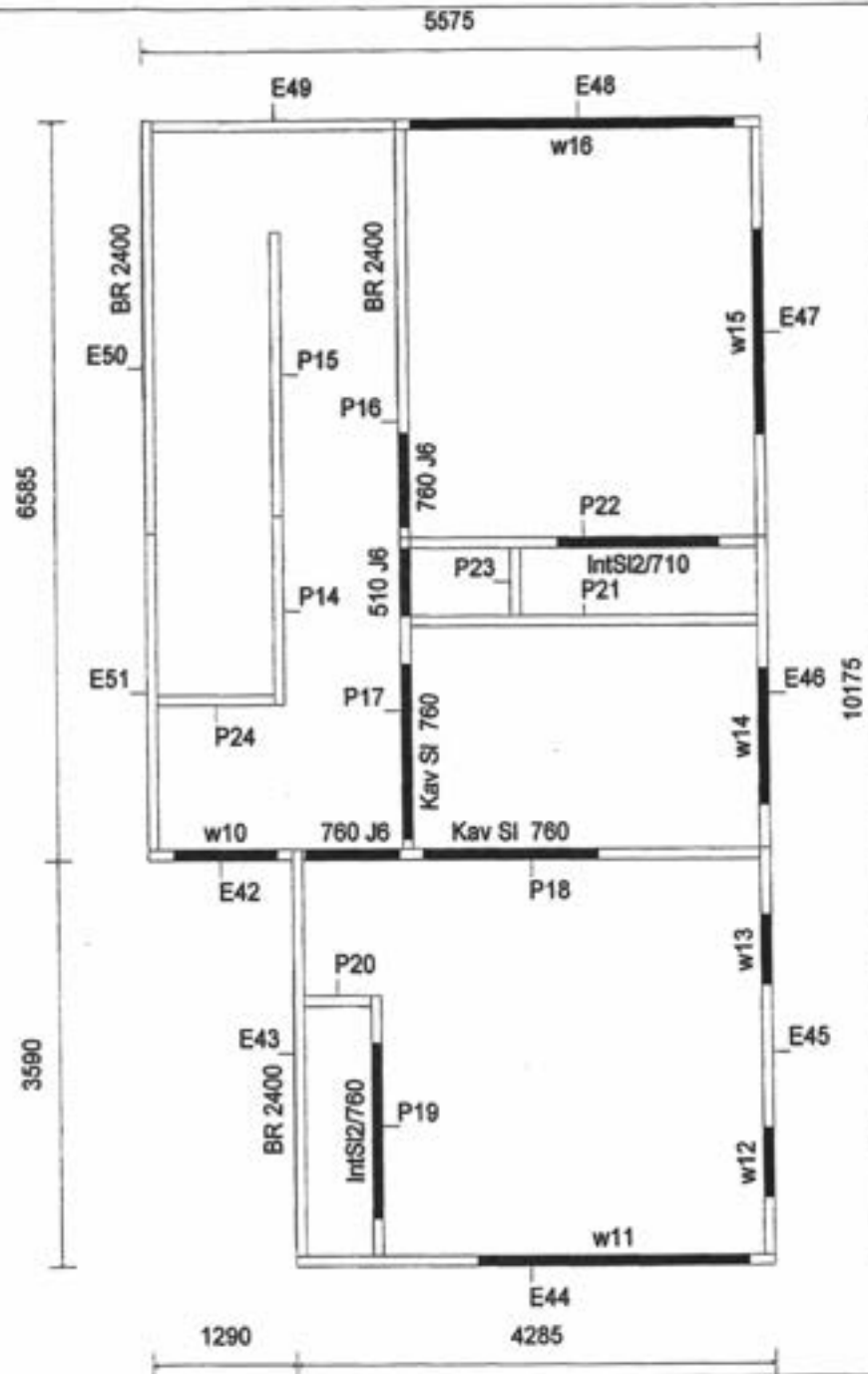
NOTE : Where no fixings have been indicated use 2 / 90 x 3.33mm (driven) skew nails.

Fixing	Fixing Description
N	"Z" nails (1 pair)
J	J1637 x 90
X	J1637 x 120
O	J1647 x 90
●	J1647 x 120
○	J1647 x 150
○	J1647 x 180
○	J1647 x 210
○	J1647 x 240
○	J1647 x 270
○	J1647 x 300
○	J1647 x 330
○	J1647 x 360
○	J1647 x 390
○	J1647 x 420
○	J1647 x 450
○	J1647 x 480
○	J1647 x 510
○	J1647 x 540
○	J1647 x 570
○	J1647 x 600
○	J1647 x 630
○	J1647 x 660
○	J1647 x 690
○	J1647 x 720
○	J1647 x 750
○	J1647 x 780
○	J1647 x 810
○	J1647 x 840
○	J1647 x 870
○	J1647 x 900
○	J1647 x 930
○	J1647 x 960
○	J1647 x 990
○	J1647 x 1020
○	J1647 x 1050
○	J1647 x 1080
○	J1647 x 1110
○	J1647 x 1140
○	J1647 x 1170
○	J1647 x 1200
○	J1647 x 1230
○	J1647 x 1260
○	J1647 x 1290
○	J1647 x 1320
○	J1647 x 1350
○	J1647 x 1380
○	J1647 x 1410
○	J1647 x 1440
○	J1647 x 1470
○	J1647 x 1500
○	J1647 x 1530
○	J1647 x 1560
○	J1647 x 1590
○	J1647 x 1620
○	J1647 x 1650
○	J1647 x 1680
○	J1647 x 1710
○	J1647 x 1740
○	J1647 x 1770
○	J1647 x 1800
○	J1647 x 1830
○	J1647 x 1860
○	J1647 x 1890
○	J1647 x 1920
○	J1647 x 1950
○	J1647 x 1980
○	J1647 x 2010
○	J1647 x 2040
○	J1647 x 2070
○	J1647 x 2100
○	J1647 x 2130
○	J1647 x 2160
○	J1647 x 2190
○	J1647 x 2220
○	J1647 x 2250
○	J1647 x 2280
○	J1647 x 2310
○	J1647 x 2340
○	J1647 x 2370
○	J1647 x 2400
○	J1647 x 2430
○	J1647 x 2460
○	J1647 x 2490
○	J1647 x 2520
○	J1647 x 2550
○	J1647 x 2580
○	J1647 x 2610
○	J1647 x 2640
○	J1647 x 2670
○	J1647 x 2700
○	J1647 x 2730
○	J1647 x 2760
○	J1647 x 2790
○	J1647 x 2820
○	J1647 x 2850
○	J1647 x 2880
○	J1647 x 2910
○	J1647 x 2940
○	J1647 x 2970
○	J1647 x 3000
○	J1647 x 3030
○	J1647 x 3060
○	J1647 x 3090
○	J1647 x 3120
○	J1647 x 3150
○	J1647 x 3180
○	J1647 x 3210
○	J1647 x 3240
○	J1647 x 3270
○	J1647 x 3300
○	J1647 x 3330
○	J1647 x 3360
○	J1647 x 3390
○	J1647 x 3420
○	J1647 x 3450
○	J1647 x 3480
○	J1647 x 3510
○	J1647 x 3540
○	J1647 x 3570
○	J1647 x 3600
○	J1647 x 3630
○	J1647 x 3660
○	J1647 x 3690
○	J1647 x 3720
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○	J1647 x 3900
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○	J1647 x 4560
○	J1647 x 4590
○	J1647 x 4620
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○	J1647 x 4680
○	J1647 x 4710
○	J1647 x 4740
○	J1647 x 4770
○	J1647 x 4800
○	J1647 x 4830
○	J1647 x 4860
○	J1647 x 4890
○	J1647 x 4920
○	J1647 x 4950
○	J1647 x 4980
○	J1647 x 5010
○	J1647 x 5040
○	J1647 x 5070
○	J1647 x 5100
○	J1647 x 5130
○	J1647 x 5160
○	J1647 x 5190
○	J1647 x 5220
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○	J1647 x 5310
○	J1647 x 5340
○	J1647 x 5370
○	J1647 x 5400
○	J1647 x 5430
○	J1647 x 5460
○	J1647 x 5490
○	J1647 x 5520
○	J1647 x 5550
○	J1647 x 5580
○	J1647 x 5610
○	J1647 x 5640
○	J1647 x 5670
○	J1647 x 5700
○	J1647 x 5730
○	J1647 x 5760
○	J1647 x 5790
○	J1647 x 5820
○	J1647 x 5850
○	J1647 x 5880
○	J1647 x 5910
○	J1647 x 5940
○	J1647 x 5970
○	J1647 x 6000
○	J1647 x 6030
○	J1647 x 6060
○	J1647 x 6090
○	J1647 x 6120
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○	J1647 x 6300
○	J1647 x 6330
○	J1647 x 6360
○	J1647 x 6390
○	J1647 x 6420
○	J1647 x 6450
○	J1647 x 6480
○	J1647 x 6510
○	J1647 x 6540
○	J1647 x 6570
○	J1647 x 6600
○	J1647 x 6630
○	J1647 x 6660
○	J1647 x 6690
○	J1647 x 6720
○	J1647 x 6750
○	J1647 x 6780
○	J1647 x 6810
○	J1647 x 6840
○	J1647 x 6870
○	J1647 x 6900
○	J1647 x 6930
○	J1647 x 6960
○	J1647 x 6990
○	

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

Company		
PlaceMakers Paraparaumu		
Customer		
Placemakers Paraparaumu		
Customer Address		
Lot		
jason craig		
Site Address		
lot 113 waterstone ave, parapara		
Lot Type		
Std		
Block Height		
2420		
Level		
42069a		
Job	Scale	Date
42155	Fit	24/11/2006

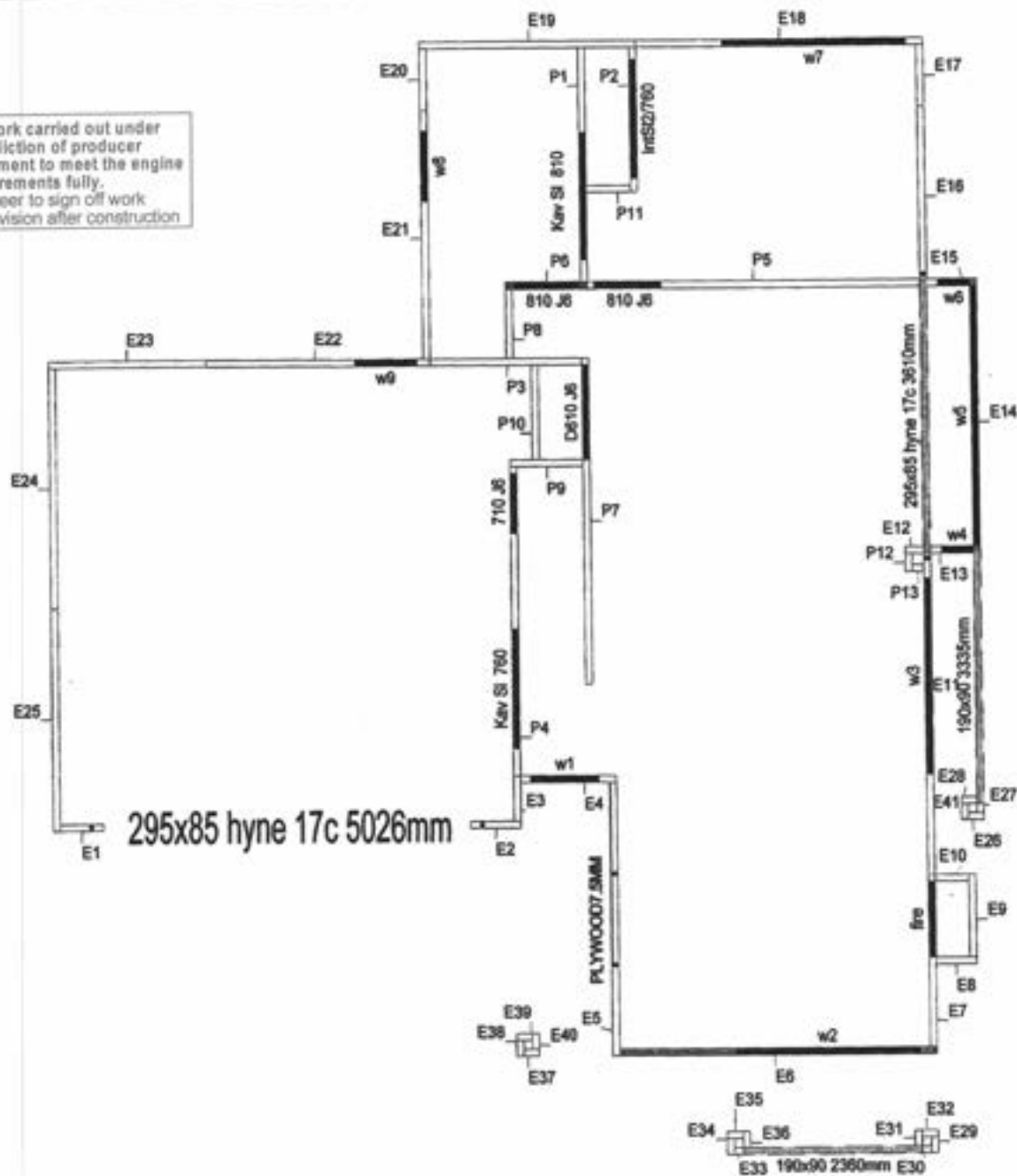
Name	Height	Width	Unit Size
510 J6	2045	600	90x45
760 J6	2045	840	90x45
IntSI2/710	2080	1450	90x45
IntSI2/760	2080	1550	90x45
Kav SI 760	2100	1570	90x45
w10	2020	920	90x45
w11	2020	2435	90x45 + GN Lintel Plate 200
w12	1220	620	90x45
w13	1220	620	90x45
w14	1020	1220	90x45 + GN Lintel Plate 150
w15	1220	1820	90x45 + GN Lintel Plate 200
w16	1220	2920	240x45



Company		
Placemakers Paraparaumu		
Customer		
Placemakers Paraparaumu		
Customer Address		
14		
Jason Craig		
Site Address		
lot 113 waterstone ave, parapara		
Lot Type		
Std		
Site Area		
2420		
Zone		
42099		
Job No	Date	Date
42155	FE	24/11/2006

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

Name	Height	Width	Location
710 JB	2060	790	90x45
810 JB	2060	890	90x45
D610 JB	2045	1250	140x45
InfSQ/760	2080	1550	90x45
Kav SI 760	2100	1570	140x45
Kav SI 810	2100	1670	90x45
fire	1020	1000	140x45
w1	2020	920	140x45
w2	2020	2435	90x45 + GN Lintel Plate 200
w3	2020	2570	240x45
w4	1020	425	90x45
w5	1020	3430	190x45
w6	1020	425	90x45
w7	2020	2435	140x45
w8	1020	920	90x45
w9	2020	820	90x45



295x85 hyne 17c 5026mm

E33 190x90 2360mm E30

PlaceMakers Paraparaumu

178 Kapiti Road
 Paraparaumu
 Wellington
 New Zealand
 Telephone: (04) 298-6119
 Fax:

PlaceMakers Paraparaumu
 Lot 1. Waterstone Ave
 Paraparaumu

Job:
42155

Building Consent No.:

File Number: C/MBTC/2006/42155

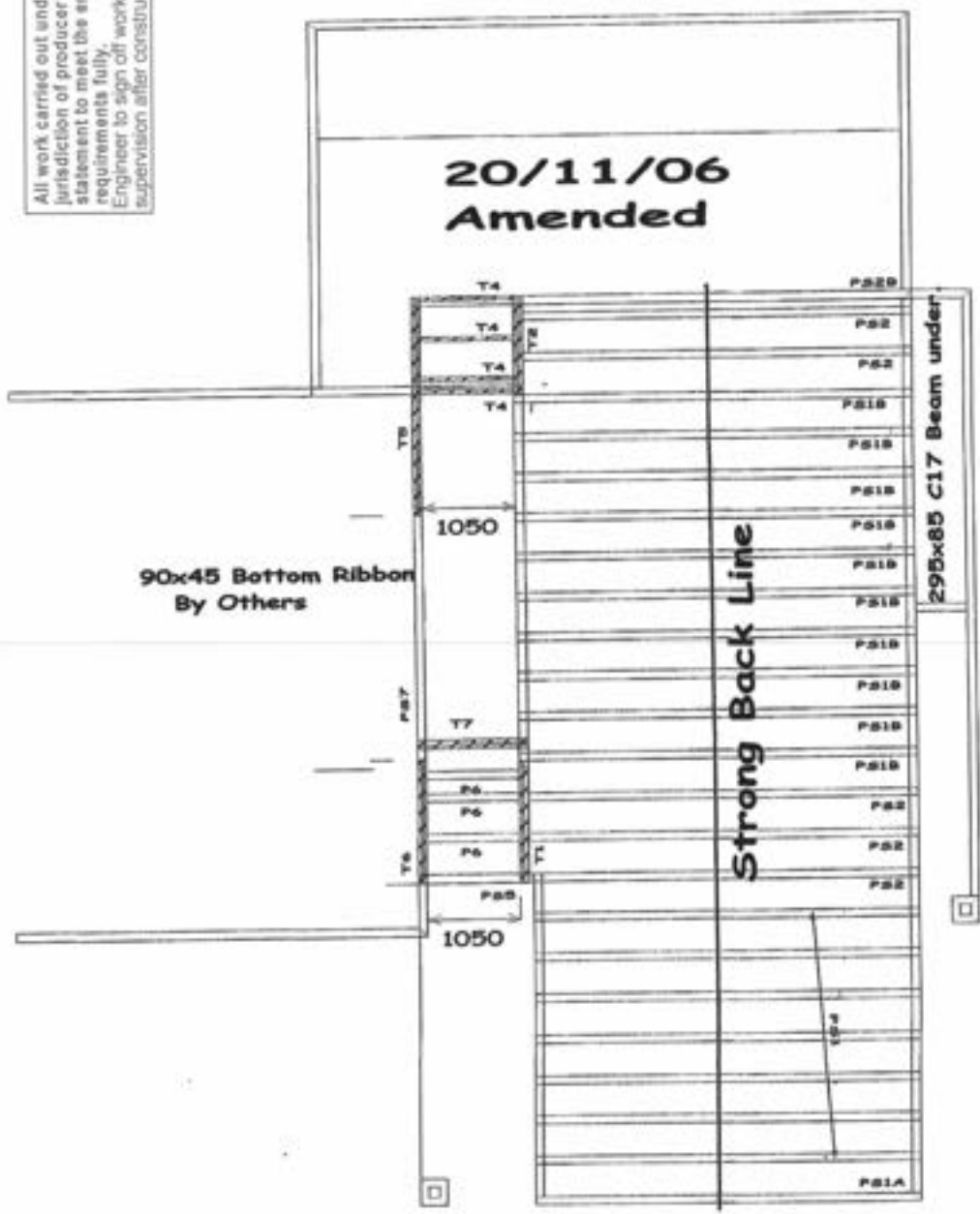
Scale: Not to scale

Date: 1/11/2006

Drawn By: Standard

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

**20/11/06
 Amended**



15/12/2006

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17 JAN 2007

KAPITI COAST
DISTRICT COUNCIL

4.1 Results of scala testing: (See attached plan)															
Depth mm	Indicates depth to 100kpa subsoil conditions														
	Lot 62			Lot 63				Lot 64				Lot 65			
	A	B	C	A	B	C	D	A	B	C	D	A	B	C	D
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
100							6	5					4		
200	5	4	6	5	5	6	14	6	4	6	7	6	5	6	5
300	8	10	10	10	10	↓	↓	14	9	14	14	10	11	11	10
400	14	↓	13	↓	↓			↓	↓	↓	↓	↓	13	↓	↓
500	↓		10										↓		
600			↓												
700															
800															
900															
1000															
1100															
1200															
1300															

↓ Indicates tests in excess of 15 blows/100mm

4.2 Results of scala testing: (See attached plan)																
Depth mm	Indicates depth to 100kpa subsoil conditions															
	Lot 89				Lot 90				Lot 91				Lot 92			
	A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
100			5	9	8	10	10				4		4	6	6	
200	15		6	14	16	15	15	6		4		4	11	13	8	6
300	↓	4	9	↓	↓	↓	↓	9	6	9	9	7	↓	↓	↓	11
400		4	15					↓	9	11	14	9				14
500		5	13						10	15	15	15				12
600		4	9						10	↓	12	↓				13
700		7	11						14		11					↓
800		9	↓						↓		12					
900		11									↓					
1000		↓														
1100																
1200																
1300																

↓ Indicates tests in excess of 15 blows/100mm

RECEIVED

17 JAN 2007

KAPITI COAST
DISTRICT COUNCIL

4.3 Results of scala testing: (See attached plan)

Depth mm	Indicates depth to 100kpa subsoil conditions															
	Lot 93				Lot 94				Lot 95				Lot 96			
	A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
100	6								6		4	4				5
200	6		5				4	4	7	4	4	5		6	7	
300	5	8	5	4	6	4	9	10	11	8	5	8	4	9	5	4
400	9	7	6	6	11	7	↓	↓	↓	↓	13	15	9	15	7	10
500	11	11	15	12	12	14					↓	↓	15	↓	11	↓
600	13	↓	↓	↓	13	↓							↓		13	
700	14				11										↓	
800	14				15											
900	↓				↓											
1000																
1100																
1200																
1300																

↓ Indicates tests in excess of 15 blows/100mm

4.4 Results of scala testing: (See attached plan)

Depth mm	Indicates depth to 100kpa subsoil conditions															
	Lot 97				Lot 98				Lot 99				Lot 100			
	A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
100	4	5	4	7	5				7		5					4
200	7	8	7	9	7		4	7	8	5	5	7	5	10	6	4
300	12	11	8	11	11	8	11	7	10	8	10	8	8	12	6	5
400	↓	14	12	↓	↓	14	13	10	↓	13	↓	↓	14	11	9	10
500		↓	↓			↓	↓	↓		↓			↓	↓	↓	11
600																13
700																14
800																14
900																↓
1000																
1100																
1200																
1300																

↓ Indicates tests in excess of 15 blows/100mm

4.5 Results of scala testing: (See attached plan)												
Depth mm	Indicates depth to 100kpa subsoil conditions											
	Lot 101				Lot 102				Lot 103			
	A	B	A	A	A	A	C	D	A	B	C	D
	-	-	-	-	-	-	-	-	-	-	-	-
100	4		6	6	4	5	6		4			
200	6	5	4	9	7	5	5	8	5	10	6	4
300	11	7	7	11	6	4	8	8	8	12	6	5
400	↓	15	12	↓	6	6	13	7	14	11	9	10
500		↓	↓		7	11	↓	11	↓	↓	↓	11
600					13	↓		↓				13
700					↓							14
800												14
900												↓
1000												
1100												
1200												
1300												

↓ Indicates tests in excess of 15 blows/100mm

5.0 Individual lot test results

Test results for all lots show q allowable ≥ 100 kpa within 600mm EGL on the site at the locations tested on all lots included in this report (refer attached plans). It is therefore reasonable to assume, but not guaranteed that these lots are suitable for the construction of light timber framed buildings in accordance with NZS 3604:1999 with the following recommendation.

all lots be subject to the standard site investigation methods outlined in section 3 of NZS 3604 "Site requirements" for the building proposed for each lot. (ie normal site inspection and testing)

6.0 Conclusion

This report: is a professional opinion based on observation of the construction works and limited testing on each lot. The tests and comments relate to the area within the test locations as shown on the plan, and are an indication, not a guarantee of subsoil conditions. This report is for the use of the controlling district authority (KDC) and the Developer. It may be used as a guide for individual lot development **but does not** replace the requirement for standard foundation and site soil inspection at time of building, and it is **not** a guarantee.

Yours faithfully

Hamish Wells
TMIPENZ
13.04.06

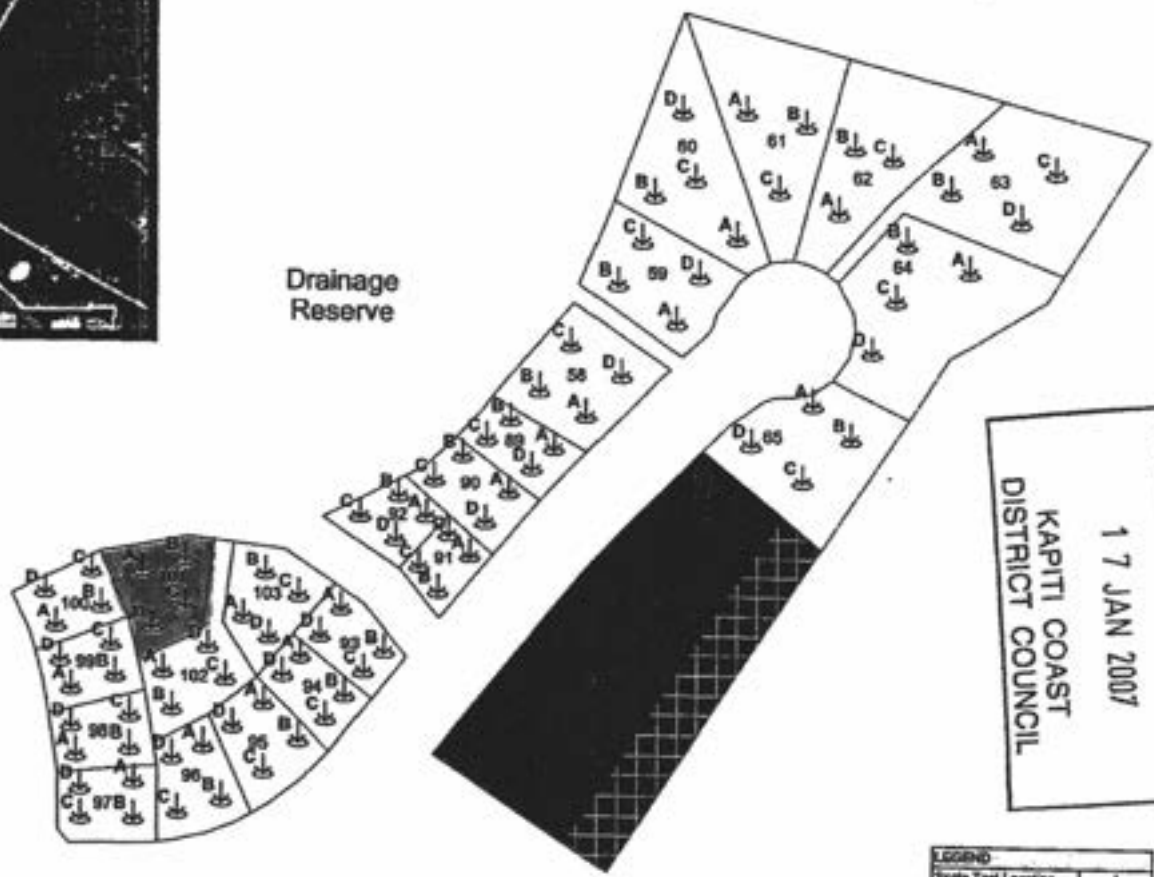
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LEGEND

Scale Test Location	▲
No Build Zone	□
Other Development	▨

Hamish Wells
 CONSULTING CIVIL ENGINEER
 0274 459 757

WATERSTONE STAGE 2(b)- LOTS 58-65, 89-103

SCALE	1:500@A1 & 1:1000@A3
DATE	13 APRIL '06
SHEET	1 of 1
NO. IN	1

16/01/2007

To: Jason Craig JC Building

From: Allan Pullenger 902 8528

19/12/06 17:18:58 Page 2 of 2

www.designscape.net.nz for structural and building design

Amended Plan

10 JAN 2007

designscape

209 Rosses Road Rossmore
04 902 8528 or 027 442 0406

INSTRUCTION AND OR VARIATION TO CONTRACT 2260/02

CONTRACT : New Dwellings
PRINCIPAL : Jade Garden (Kapiti) Ltd
DATE : 19/12/2006

INSTRUCTION

Type instructions here

The kitchen beams, changed from steel to timber Hynbeam, will have the fixing to NZS 3604. That is the ends will be strapped to the supporting studs. (see figure B.12 NZS 3604)

Please note that these details will apply to all future units.

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GIB® Wall Bracing Calculation Sheet A

lower of two

V85A

GIB® EzyBrace™

GIB® Bracing Systems, 2006

Job Details

Name	Jade Garden (Kapiti) Ltd	Part 1
Street and Number	4 Springhaven Lane	
Lot and DP Number	Lot 101, Dp 367937	
City/Town/District	Paraparaumu	
Designer and date	P J Shaw	27-Oct-06
Company Name	Landseer Services	

Building Specification

Location of Storey	lower	▼
Floor Loading	2 kPa	▼
Foundation Type	slab	▼
Building Height to Apex (m)	7	▼
Roof Height above Eaves (m)	2	▼
Stud Height (m)	2.4	▼
Cladding Weight (top or single)	heavy	▼
Cladding Weight (lower)	heavy	▼
Cladding Weight (subfloor)	light	▼
Roof Weight	light	▼
Roof Pitch (degrees)	25-45	▼
Room in Roof Space	no	▼
Building Length (m)	13.455	
Building Width (m)	12.33	
Gross Building Plan Area (m2)	118	

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not applicable (slab)

Use roof length including eaves
Use roof length including eaves

APPROVED
BY BUILDING
George Mason
Officer
17/1/2007

Building Location

Wind Zone	High		Earthquake Zone	A
Region	R2	▼		
Terrain	Inland	▼		
Exposure	Sheltered	▼		
Topography	Moderate	▼		

Bracing Units required for Wind

per m	subfloor	walls
W along	n/a	139 BUs/m
W across	n/a	130 BUs/m
Totals		
W along	n/a	1714 BUs
W across	n/a	1749 BUs

Bracing Units required for Earthquake

per m2	subfloor	walls
E	n/a	18.6 BUs/m2
Totals		
E along	n/a	2195 BUs
E across	n/a	2195 BUs

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10 JAN 2007

GIB® Wall Bracing Calculation Sheet B lower of two V85A

GIB® EzyBrace™ GIB® Bracing Systems, 2006

Along		Bracing Elements provided						Wind	Earthq.
Wall or Bracing Line								9W	10EQ
1	2	3	4	5	7	8	6		
Line Label	Minimum BU's Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	Angle to Bracing line (degrees)	BU's Achieved	BU's Achieved
A	155	1	GIB®	BL1a	6	2.4		780	690
		2							
line totals		3							
W	780	4							
EQ	690	5							
B	70	1	FWP	120/SB/H	1.2	2.4		167	144
		2	GIB®	BL1	0.9	2.4		113	104
line totals		3	GIB®	BLG	1.2	2.4		180	156
W	459	4							
EQ	404	5							
C	70	1	GIB®	BL1	0.6	2.4		75	69
		2	GIB®	BL1	1.2	2.4		150	138
line totals		3	GIB®	GS2	2.0	2.4		261	232
W	803	4	FWP	240/SB	2.4	2.4		317	283
EQ	722	5							
D	80	1	GIB®	GS1a	3	2.4		225	195
		2	FWP	120/SB/H	1.2	2.4		167	144
line totals		3	FWP	120/SB/H	1.2	2.4		167	144
W	559	4							
EQ	483	5							
E		1							
		2							
line totals		3							
W		4							
EQ		5							
F	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
G	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
H	enter	1							
		2							
line totals		3							
W		4							
EQ		5							

							Wind	Earthq.
Totals Achieved							2801	2299
							OK	OK
Totals Required (from Sheet A)							1714	2195

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GIB® Wall Bracing Calculation Sheet B							lower of two		V85A		
GIB® EzyBrace™							GIB® Bracing Systems, 2006				
Across											
Wall or Bracing Line		Bracing Elements provided							Wind	Earthq.	
1	2	3	4	5	7	8	6	9W	10EQ		
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	Angle to Bracing line (degrees)	BUs Achieved	BUs Achieved		
M	50	1	FWP	240/SB	3.6	2.2		518	463		
		2	GIB®	BL1	0.6	2.4		75	69		
		line totals	3								
W	593	4									
EQ	532	5									
N	70	1	GIB®	BL1	3.9	2.4		488	449		
		2	GIB®	BL1	2.4	2.4		300	278		
		line totals	3	GIB®	BLG	3.5	2.4		525	455	
W	1458	4	GIB®	BLG	1	2.4		145	130		
EQ	1310	5									
O	70	1	GIB®	BL1	0.6	2.4		75	69		
		2	GIB®	BL1	0.6	2.4		75	69		
		line totals	3	FWP	45/SB/H	0.45	1.5		48	56	
W	196	4									
EQ	194	5									
P	70	1	FWP	120/SB/H	1.5	2.4		209	180		
		2	FWP	45/SB/H	0.45	1.5		48	56		
		line totals	3								
W	257	4									
EQ	236	5									
Q	75	1									
		2									
		line totals	3								
W		4									
EQ		5									
R	enter	1									
		2									
		line totals	3								
W		4									
EQ		5									
S	enter	1									
		2									
		line totals	3								
W		4									
EQ		5									
T	enter	1									
		2									
		line totals	3								
W		4									
EQ		5									
Totals Achieved								2505	2272		
								OK	OK		
Totals Required (from Sheet A)								1749	2195		

GIB® Wall Bracing Calculation Sheet A

upper of two

V85A

GIB® EzyBrace™

GIB® Bracing Systems, 2006

Job Details

Name	Jade Garden (Kapiti) Ltd	Part 2
Street and Number	4 Springhaven Lane	
Lot and DP Number	Lot 101, Dp 367937	
City/Town/District	Paraparaumu	
Designer and date	P J Shaw	27-Oct-06
Company Name	Landseer Services	

Building Specification

Location of Storey	upper	▼	
Floor Loading	2 kPa	▼	
Foundation Type	slab	▼	
Building Height to Apex (m)	7	▼	
Roof Height above Eaves (m)	2	▼	
Stud Height (m)	2.4	▼	
Cladding Weight (top or single)	heavy	▼	
Cladding Weight (lower)	heavy	▼	
Cladding Weight (subfloor)	light	▼	not applicable (slab)
Roof Weight	light	▼	
Roof Pitch (degrees)	25-45	▼	
Room in Roof Space	no	▼	
Building Length (m)	10.435		Use roof length including eaves
Building Width (m)	5.835		Use roof length including eaves
Gross Building Plan Area (m2)	56		

Building Location

Wind Zone	High		Earthquake Zone	A	▼
Region	R2	▼			
Terrain	Inland	▼			
Exposure	Sheltered	▼			
Topography	Moderate	▼			

Bracing Units required for Wind

per m	subfloor	walls
W along	n/a	64 BUs/m
W across	n/a	54 BUs/m
Totals	subfloor	walls
W along	n/a	373 BUs
W across	n/a	563 BUs

Bracing Units required for Earthquake

per m2	subfloor	walls
E	n/a	9.2 BUs/m2
Totals	subfloor	walls
E along	n/a	515 BUs
E across	n/a	515 BUs

GIB® Wall Bracing Calculation Sheet B upper of two V85A

GIB® EzyBrace™ GIB® Bracing Systems, 2006

Along								Wind	Earthq.
Wall or Bracing Line		Bracing Elements provided						9W	10EQ
1	2	3	4	5	7	8	6		
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	Angle to Bracing line (degrees)	BUs Achieved	BUs Achieved
A	125	1	GIB®	GS1a	2.4	2.4		180	156
		2	GIB®	GS1a	2.4	2.4		180	156
	<i>line totals</i>	3							
	<i>W</i>	360	4						
	<i>EQ</i>	312	5						
B	70	1	GIB®	GS2	2.4	2.4		216	192
		2	GIB®	GS1a	2.2	2.4		143	121
	<i>line totals</i>	3							
	<i>W</i>	359	4						
	<i>EQ</i>	313	5						
C	125	1	FWP	120/SB/H	1.2	2.4		167	144
		2	FWP	120/SB/H	1.2	2.4		167	144
	<i>line totals</i>	3							
	<i>W</i>	334	4						
	<i>EQ</i>	288	5						
D	enter	1							
		2							
	<i>line totals</i>	3							
	<i>W</i>		4						
	<i>EQ</i>		5						
E	enter	1							
		2							
	<i>line totals</i>	3							
	<i>W</i>		4						
	<i>EQ</i>		5						
F	enter	1							
		2							
	<i>line totals</i>	3							
	<i>W</i>		4						
	<i>EQ</i>		5						
G	enter	1							
		2							
	<i>line totals</i>	3							
	<i>W</i>		4						
	<i>EQ</i>		5						
H	enter	1							
		2							
	<i>line totals</i>	3							
	<i>W</i>		4						
	<i>EQ</i>		5						
							Wind	Earthq.	
Totals Achieved							1053	913	
							OK	OK	
Totals Required (from Sheet A)							373	515	

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10 JAN 2007

GIB® Wall Bracing Calculation Sheet B upper of two V85A

GIB® EzyBrace™ GIB® Bracing Systems, 2006

Across								Wind	Earthq.
Wall or Bracing Line		Bracing Elements provided						9W	10EQ
1	2	3	4	5	7	8	6		
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	Angle to Bracing line (degrees)	BUs Achieved	BUs Achieved
M	50	1	FWP	120/SB/H	1.2	2.4		167	144
		2							
line totals		3							
W	167	4							
EQ	144	5							
N	70	1	GIB®	GS1a	2.1	2.4		137	116
		2							
line totals		3							
W	137	4							
EQ	116	5							
O	70	1	GIB®	BL1	2.2	2.4		275	253
		2							
line totals		3							
W	275	4							
EQ	253	5							
P	65	1	FWP	120/SB/H	1.2	2.4		167	144
		2							
line totals		3							
W	167	4							
EQ	144	5							
Q	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
R	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
S	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
T	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
							Wind	Earthq.	
Totals Achieved							745	657	
							OK	OK	
Totals Required (from Sheet A)							603	515	

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16/01/2007


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10 JAN 2007

Client: Address: Lot, Dp Job #		Part 1 Lower RISK MATRIX SUMMARY							
		see plans for location of elevations							
		Elevation 1		Elevation 2		Elevation 3		Elevation 4	
Wind Zone per NZS 3604		high	1	high	1	high	1	high	1
Number of Storeys		medium	0	medium	0	medium	0	medium	0
Roof/wall Intersection		medium	1	medium	1	medium	1	medium	1
Eaves width		high	3	high	3	high	3	high	3
Envelope complexity		high	3	high	3	high	3	high	3
Deck design		high	4	high	4	high	4	high	4
TOTALS			12		12		12		12
Cladding		Masonry veneer		Masonry veneer		Masonry veneer		Masonry veneer	
Fixing		Drained cavity		Drained cavity		Drained cavity		Drained cavity	



Landseer Services
Phone/Fax 04-298-4192
Cell Phone 0274-925-336
email: patrick.shaw@xtra.co.nz

		RISK MATRIX SUMMARY								
Client: Address: Lot, Dp Job #	Part 1 upper								Landseer Services Phone/Fax 04-298-4192 Cell Phone 0274-925-336 email: patrick.shaw@xtra.co.nz	
	Jade Garden (Kapiti) Ltd 4 Springhaven Lane Lot 101, Dp 367937 B-611		see plans for location of elevations							
	Elevation 1		Elevation 2		Elevation 3		Elevation 4			
Wind Zone per NZS 3604	high	1	high	1	high	1	high	1		
Number of Storeys	medium	0	medium	0	medium	0	medium	0		
Roof/wall Intersection	medium	1	medium	1	medium	1	medium	1		
Eaves width	high	3	high	3	high	3	high	3		
Envelope complexity	high	3	high	3	high	3	high	3		
Deck design	high	4	high	4	high	4	high	4		
TOTALS		12		12		12		12		
Cladding	Masonry veneer		Masonry veneer		Masonry veneer		Masonry veneer			
Fixing	Drained cavity		Drained cavity		Drained cavity		Drained cavity			

Part 2 Lower		RISK MATRIX SUMMARY									
Client:	Jade Garden (Kapiti) Ltd	see plans for location of elevations								Landseer Services	
Address:	4 Springhaven Lane									Phone/Fax 04-298-4192	
Lot, Dp	Lot 101, Dp 367937			Cell Phone 0274-925-336							
Job #	B-611			email: patrick.shaw@xtra.co.nz							
	Elevation 1		Elevation 2		Elevation 3		Elevation 4				
Wind Zone per NZS 3604	high	1	high	1	high	1	high	1			
Number of Storeys	medium	0	medium	0	medium	0	medium	0			
Roof/wall Intersection	medium	1	medium	1	medium	1	medium	1			
Eaves width	high	3	high	3	high	3	high	3			
Envelope complexity	high	3	high	3	high	3	high	3			
Deck design	high	4	high	4	high	4	high	4			
TOTALS		12		12		12		12			
Cladding	Bevel back weatherboard ▾		Bevel back weatherboard ▾		Bevel back weatherboard ▾		Bevel back weatherboard ▾				
Fbding	Direct fixed		Direct fixed		Direct fixed		Direct fixed				

Client: Address: Lot, Dp Job #		Part 2 upper		RISK MATRIX SUMMARY							
		Jade Garden (Kapiti) Ltd 4 Springhaven Lane Lot 101, Dp 367937 B-611		see plans for location of elevations							
		Elevation 1		Elevation 2		Elevation 3		Elevation 4			
Wind Zone per NZS 3604	high	1	high	1	high	1	high	1			
Number of Storeys	medium	0	medium	0	medium	0	medium	0			
Roof/Wall Intersection	medium	1	medium	1	medium	1	medium	1			
Eaves width	high	3	high	3	high	3	high	3			
Envelope complexity	high	3	high	3	high	3	high	3			
Deck design	high	4	high	4	high	4	high	4			
TOTALS		12		12		12		12			
Cladding	Bevel back weatherboard	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable			
Fixing	Drained Cavity	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable			



Landseer Services
Phone/Fax 04-298-4192
Cell Phone 0274-925-336
email: patrick.shaw@xtra.co.nz

15/12/2006

PlaceMakers[®] Know how. Can do.

Date: 23/11/2006

Fabricator: Placemakers Paraparaumu

Job Name: Jason Craig Builders Ltd
Lot 101 Springhave Lane
Paraparaumu

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

Building Consent No: _____
(to be provided by the City / District Council)

Attn: City / District Council

We have been engaged to provide the trusses for the above project and have enclosed the truss layout and Producer Statement to allow completion of the consent application. On advice from the building project owner, the structure will be designed under the following parameters:

Wind Zone Very High

Snow Load N/A

Earthquake Zone A

Roof Material Light Weight

Treatment Definition External walls H1.2 Roof Trusses H1.2

Internal walls H1.2

We can advise that the following will be provided at the time of truss manufacture to both the building owner and your office:

1. A full as-built truss layout and Producer Statement
2. Specific truss / truss and truss / top plate fixing details indicated on the truss layout.
3. All lintel sizes outside NZS3604: 1999 will be indicated on the truss layout.
4. Top plate to stud connections will be indicated on the truss layout.

Acknowledgement of this letter, along with the Building Consent number, by fax to our office, would be appreciated.

PlaceMakers[®] Principal Sponsors of the



Placemakers Paraparaumu Ltd
A Member of Frame and Truss Manufactures Association NZ

PRODUCER STATEMENT

This producer statement is issued by Placemakers Paraparaumu Ltd

Name of Builder : Jason Craig Builders

Mitek Components: Ganglams, Trusses, Fitch Beams, Posistruts,

Job Address: Lot 101 Springhave Lane, Paraparaumu

Building Consent No:

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

Job Reference: 42155 (Jade Gardens)

As a MITEK component fabricator accredited by MITEK NZ Ltd, our design is based on standard designs selected from

the MITEK System Manual or MiTek 2100 or 20:20 Ver V4.4

Computer-Aided Design Program produced and certified by MITEK NZ Ltd which have been prepared in accordance with NZS3603 and NZS4203

of the approved documents issued by the Building Industry Authority in compliance with Clauses B1 and B2 of the New Zealand Building Code.

Designers Name : M Taylor Date : 23-11-2006

For and behalf of Placemakers Paraparaumu Ltd

Placemakers Paraparaumu Ltd
A Member of Frame and Truss Manufacturers Association NZ

**PRODUCER STATEMENT
FRAMING COMPONENT DESIGN**

This producer statement is issued by Placemakers Paraparaumu Ltd to

Name of Builder : Jason craig builders

Mitek : Components **Frames** to be built at

Job Address : lot 101 springhave lane, paraparaumu

On Our Drawings ;

Building Consent No:

Job Reference Number : 42155

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

As a Mitek Component Fabricator Accredited By Mitek NZ Ltd:

our design is based on standard designs selected from

the Gang-Nail System Manual or MiTek 20/20 V4.4.

Computer-Aided Design Program produced and certified by Mitek NZ Ltd

which have been prepared in accordance with NZS3603 and NZS4203

of the approved documents issued by the Building Industry Authority

in compliance with Clauses B1 and B2 of the New Zealand Building Code.

Designers Name : J.Green Date:24-11-2006

For and behalf of Placemakers Paraparaumu Ltd

Client:
Address:
Lot, Dp
Job #

Part 1 Lower
Jade Garden (Kapiti) Ltd
Springhaven Lane
Lot 101, Dp 367937
B-611

RISK MATRIX SUMMARY



Landseer Services
Phone/Fax 04-298-4192
Cell Phone 0274-925-336
email: patrick.shaw@xtra.co.nz

see plans for location of elevations

	Elevation 1		Elevation 2		Elevation 3		Elevation 4	
Wind Zone per NZS 3604	high	1	high	1	high	1	high	1
Number of Storeys	medium	0	medium	0	medium	0	medium	0
Roof/wall Intersection	medium	1	medium	1	medium	1	medium	1
Eaves width	high	3	high	3	high	3	high	3
Envelope complexity	low	0	low	0	low	0	low	0
Deck design	very high	6	very high	6	very high	6	very high	6
TOTALS		11		11		11		11
Cladding	Masonry veneer		Masonry veneer		Masonry veneer		Masonry veneer	
Fixing	Drained cavity		Drained cavity		Drained cavity		Drained cavity	

RISK MATRIX SUMMARY

Client:
Address:
Lot, Dp
Job #

Part 2 upper
Jade Garden (Kapiti) Ltd
Springhaven Lane
Lot 101, Dp 367937
B-611



Landseer Services
Phone/Fax 04-298-4192
Cell Phone 0274-925-336
email: patrick.shaw@xtra.co.nz

	Elevation 1		Elevation 2		Elevation 3		Elevation 4	
Wind Zone per NZS 3904	high	1	high	1	high	1	high	1
Number of Storeys	medium	0	medium	0	medium	0	medium	0
Roof/wall intersection	medium		medium		medium	1	medium	1
Eaves width	high	3	high	3	high	3	high	3
Envelope complexity	low	0	low	0	low	0	low	0
Deck design	very high	6	very high	6	very high	6	very high	6
TOTALS		11		11		11		11
Cladding	Bevel back weatherboard		Not applicable		Not applicable		Not applicable	
Fixing	Direct fixed		Not applicable		Not applicable		Not applicable	

7. Roofer

Langrun coloursteel

7.1 COLOURSTEEL ROOFING

Coloursteel roofing to be .400mm. Side laps to be minimum of 1 1/2 corrugations. Flash all openings through roof including chimney vents, overflows with 1.814 kg sheet lead to make building water tight.

7.2 RIDGING

To be lead edged .400mm Coloursteel iron and lapped 200mm at joints. Lead edges to be fitted to sheet corrugation.

7.3 BARGES

Fit square edge barge with 300mm laps to all joints.

7.4 FIXING

Fix all sheets to purlins with either lead head or spring head nails. Fixings to be minimum of every second corrugation at top and bottom of sheet and every third corrugation at mid spa

8. Plumbing works**8.1 General**

Provide all materials, labour and plant necessary to complete the work in accordance with the plans and these specifications and in accordance with best trade standards and NZ Building Code. The work shall be carried out by a quality proficient tradesman as referred in NZ 671, 15, 16. The plumber will apply for a permit and give all notice required by the local authority before proceeding with the works. All piping where practice shall be concealed. All work shall be left in a tidy and sound condition. Test all services prior to completion of works.

8.2 Flashings

Supply and install flashings to render building water tight. All flashings to be accurately fitted and shall be machine bent. Fix with 19mm galvanised nails. Test all services prior to completion of works.

8.3 Spouting and downpipes

Supply and install Marley PVC or other approved brand of spouting compatible with roof. All spouting shall be fixed straight with even falls to downpipes. Fix downpipes to position shown on plans.

8.4 Vents and soil stacks

Soil stacks and vents shall be approved rigid PVC. Terminal vents shall be rigid PVC of approved size and quality. Where possible vent pipes and soil stack shall be concealed.

8.5 Waste pipes

Join WC pan to drain above floor level using approved silicon joint. Bath, shower, kitchen and laundry wastes shall be not less than 38mm diameter. All waste pipes shall be of approved PVC and fitted secure with adequate fall to all drains.

8.6 Hose taps

Supply and install two outside hose taps

8.7 Cold water supply

Arrange water supply from street to by to suitable position at home site. Arrange to install stop valve at home site.

8.8 Hot water supply

gas fitter to provide a compliance certificate to council

Infinity Gas

8.1 DOCUMENTS Documents referred to in this section are: NZBC GI0/AS1 Piped services (Gas), NZS 5258 Gas distribution, NZS 5261 Installation of gas burning appliances and equipment NZS7646 Polyethylene pipes and fittings for gas reticulation

8.2 PRESSURE TEST Pressure test the system for leakage to NZS 5261 before pipework is concealed by linings.

8.3 COPPER PIPE Complete with fittings to NZS 5261.

8.4 POLYETHYLENE PIPE To NZS 7646 and complete with fittings to NZS 5261.

8.5 ISOLATING VALVES Manual shut-off valves to NZS 5261.

8.6 EXECUTION GENERALLY Carry out the whole of this work to the requirements of NZBC acceptable solution GI0/AS1 and NZS 5261.

8.7 INSTALL GAS APPLIANCES Fit and connect the gas appliances to NZS 5261, complete with flues where required and to the appliance manufacturer's requirements.

8.8 CONNECT GAS HOT WATER HEATER Connect the following gas hot water heater supplied and fitted under 7101 HOT AND COLD WATER SYSTEM, to NZS 5261 and the heater manufacturer's requirements.

ensure that the hot water heater is located centrally

GIB® Wall Bracing Calculation Sheet A

lower of two

V85A

GIB® EzyBrace™

GIB® Bracing Systems, 2006

Job Details

Name	Jade Garden (Kapiti) Ltd	Part 1
Street and Number	Springhaven Lane	
Lot and DP Number	Lot 101, Dp 367937	
City/Town/District	Paraparaumu	
Designer and date	P J Shaw	27-Oct-06
Company Name	Landseer Services	

Building Specification

Location of Storey	lower	▼	
Floor Loading	2 kPa	▼	
Foundation Type	slab	▼	
Building Height to Apex (m)	7	▼	
Roof Height above Eaves (m)	2	▼	
Stud Height (m)	2.4	▼	
Cladding Weight (top or single)		▼	
Cladding Weight (lower)	heavy	▼	
Cladding Weight (subfloor)	light	▼	not applicable (slab)
Roof Weight		▼	
Roof Pitch (degrees)	25-45	▼	
Room in Roof Space	no	▼	
Building Length (m)	13.45		Use roof length including eaves
Building Width (m)			Use roof width including eaves
Gross Building Plan Area (m2)	118		



Building Location

Wind Zone	<i>High</i>	Earthquake Zone
Region	R2 ▼	A ▼
Terrain	Inland ▼	
Exposure	Sheltered ▼	
Topography	Moderate ▼	

Bracing Units required for Wind

per m	subfloor	walls
W along	n/a	139 BUs/m
W across	n/a	130 BUs/m
Totals	subfloor	walls
W along	n/a	1714 BUs
W across	n/a	1749 BUs

Bracing Units required for Earthquake

per m2	subfloor	walls
E	n/a	18.6 BUs/m2
Totals	subfloor	walls
E along	n/a	2195 BUs
E across	n/a	2195 BUs

GIB® Wall Bracing Calculation Sheet B

lower of two

VBSA

GIB® EzyBrace™

GIB® Bracing Systems, 2006

Along		Bracing Elements provided						Wind	Earthq.
Wall or Bracing Line								9W	10EQ
1	2	3	4	5	7	8	6		
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	Angle to Bracing line (degrees)	BUs Achieved	BUs Achieved
A	155	1	GIB®	BL1a	6	2.4		780	690
		2							
line totals		3							
W	780	4							
EQ	690	5							
B	70	1	GIB®	BL1	0.9	2.4		113	104
		2	GIB®	BL1	0.9	2.4		113	104
line totals		3	GIB®	BLG	1.2	2.4		180	156
W	405	4							
EQ	363	5							
C	70	1	GIB®	BLG	1.2	2.4		180	156
		2	GIB®	GS2	2.9	2.4		261	232
line totals		3	FWP	120/SB/H	2.4	2.4		334	288
W	775	4							
EQ	678	5							
D	80	1	GIB®	GS1a	3	2.4		225	195
		2	FWP	120/SB/H	1.2	2.4		167	144
line totals		3	FWP	120/SB/H	1.2	2.4		167	144
W	559	4							
EQ	483	5							
E		1							
		2							
line totals		3							
W		4							
EQ		5							
F	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
G	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
H	enter	1							
		2							
line totals		3							
W		4							
EQ		5							

S/S

							Wind	Earthq.
Totals Achieved							2518	2212
							OK	OK
Totals Required (from Sheet A)							1714	2195

GIB® Wall Bracing Calculation Sheet B

lower of two

V85A

GIB® EzyBrace™

GIB® Bracing Systems, 2006

Across									
Wall or Bracing Line		Bracing Elements provided					Wind	Earthq.	
1	2	3	4	5	7	8	6	9W	10EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	Angle to Bracing line (degrees)	BUs Achieved	BUs Achieved
M	50	1	FWP	240/SB	3.6	2.2		518	463
		2							
line totals		3							
W	518	4							
EQ	463	5							
N	70	1	GIB®	BLG	3.6	2.4		540	468
		2	GIB®	BLG	2.6	2.4		390	338
line totals		3	GIB®	BLG	3.5	2.4		525	455
W	1600	4	GIB®	BLG	1	2.4		145	130
EQ	1391	5							
O	70	1	GIB®	BL1	0.6	2.4		75	69
		2	GIB®	BL1	0.6	2.4		75	69
line totals		3	FWP	45/SB/H	0.45			48	56
W	198	4							
EQ	194	5							
P	70	1	FWP	120/SB/H	1.2	2.4		167	144
		2	FWP	45/SB/H	0.45	2.4		36	42
line totals		3							
W	203	4							
EQ	186	5							
Q	75	1							
		2							
line totals		3							
W		4							
EQ		5							
R	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
S	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
T	enter	1							
		2							
line totals		3							
W		4							
EQ		5							

S/S

							Wind	Earthq.
Totals Achieved							2519	2234
							OK	OK
Totals Required (from Sheet A)							1749	2195

GIB® Wall Bracing Calculation Sheet A

upper of two

V85A

GIB® EzyBrace™

GIB® Bracing Systems, 2006

Job Details

Name	Jade Garden (Kapiti) Ltd	Part 2
Street and Number	Springhaven Lane	
Lot and DP Number	Lot 101, Dp 367937	
City/Town/District	Paraparaumu	
Designer and date	P J Shaw	27-Oct-06
Company Name	Landseer Services	

Building Specification

Location of Storey	upper	
Floor Loading	2 kPa	
Foundation Type	slab	
Building Height to Apex (m)	7	
Roof Height above Eaves (m)	2	
Stud Height (m)	2.4	
Cladding Weight (top or single)		
Cladding Weight (lower)	heavy	
Cladding Weight (subfloor)	light	
Roof Weight		
Roof Pitch (degrees)	25-45	
Room in Roof Space	no	
Building Length (m)	10.435	
Building Width (m)		
Gross Building Plan Area (m2)	56	



no applicable (slab)

Use roof length including eaves

Use roof length excluding eaves

Building Location

Wind Zone	<i>High</i>	Earthquake Zone
Region	R2	A
Terrain	Inland	
Exposure	Sheltered	
Topography	Moderate	

Bracing Units required for Wind

per m	subfloor	walls
W along	n/a	64 BUs/m
W across	n/a	54 BUs/m
Totals	subfloor	walls
W along	n/a	373 BUs
W across	n/a	563 BUs

Bracing Units required for Earthquake

per m2	subfloor	walls
E	n/a	9.2 BUs/m2
Totals	subfloor	walls
E along	n/a	515 BUs
E across	n/a	515 BUs

GIB® Wall Bracing Calculation Sheet B

upper of two

VBSA

GIB® EzyBrace™

GIB® Bracing Systems, 2006

Along		Bracing Elements provided						Wind	Earthq.
Wall or Bracing Line		3	4	5	7	8	6	9W	10EQ
1	2	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	Angle to Bracing line (degrees)	BU's Achieved	BU's Achieved
A	125	1	GIB®	GS1a	2.4	2.4		180	156
		2							
line totals		3							
W	180	4							
EQ	156	5							
B	70	1	GIB®	GS2	2.4	2.4		216	192
		2	GIB®	GS1a	2.2	2.4		143	121
line totals		3							
W	359	4							
EQ	313	5							
C	125	1	FWP	180/SB/H	1.8	2.4		283	259
		2							
line totals		3							
W	283	4							
EQ	259	5							
D	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
E	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
F	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
G	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
H	enter	1							
		2							
line totals		3							
W		4							
EQ		5							



							Wind	Earthq.
Totals Achieved							822	728
							OK	OK
Totals Required (from Sheet A)							373	515

GIB® Wall Bracing Calculation Sheet B

upper of two

V85A

GIB® EzyBrace™

GIB® Bracing Systems, 2006

Across		Bracing Elements provided						Wind	Earthq.
Wall or Bracing Line								9W	10EQ
1	2	3	4	5	7	8	6		
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Supplier	Bracing Type	Element Length L (m)	Element Height H (m)	Angle to Bracing line (degrees)	BUs Achieved	BUs Achieved
M	50	1	FWP	120/SB/H	1.2	2.4		167	144
		2							
line totals		3							
W	167	4							
EQ	144	5							
N	70	1	GIB®	GS1a	2.1	2.4		137	116
		2							
line totals		3							
W	137	4							
EQ	116	5							
O	70	1	GIB®	BL1	2.2	2.4		275	253
		2							
line totals		3							
W	275	4							
EQ	253	5							
P	65	1	FWP	120/SB/H	1.2	2.4		167	144
		2							
line totals		3							
W	167	4							
EQ	144	5							
Q	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
R	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
S	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
T	enter	1							
		2							
line totals		3							
W		4							
EQ		5							

S/S

							Wind	Earthq.
Totals Achieved							745	657
							OK	OK
Totals Required (from Sheet A)							583	515

designscape

SHAKE BAIT LTD

298 ROSETTA ROAD SUNNY RAUMATI

PHONE/ FAX 902 8528

20 DEC 2006

FACSIMILE TRANSMITTAL SHEET THIS MESSAGE IS CONFIDENTIAL TO PERSON NAMED, AND SUBJECT TO LEGAL PRIVILEGE. YOU MUST NOT COPY OR USE THIS INFORMATION

TO:	FROM:
George	Allan Pullenger
COMPANY:	DATE:
Kapiti Coast District Council	19/12/2006
FAX AND PHONE NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
04 902 8528	2
SUBJECT	REFERENCE NUMBER
Waterstone	BC NUMBER ALL 2260

URGENT IN REPLY PLEASE ACTION PLEASE REPLY YOUR INFORMATION

NOTES/COMMENTS:

Variation 04

Connections for kitchen beam.

061432

061431

061424

Regards

Allan

cc Jason Craig
Pat Shaw
George Mason

This comment (overleaf) doesn't answer the question that was asked. — plans still on hold.

Am.

20 DEC 2006

designscape

298 rosetta road ramati
04 902 8528 or 027 442 0486

INSTRUCTION AND OR VARIATION TO CONTRACT 2260/02

CONTRACT : New Dwellings
PRINCIPAL : Jade Garden (Kapiti) Ltd
DATE : 19/12/2006

INSTRUCTION

Type instructions here

The kitchen beams, changed from steel to timber Hylbeam, will have the fixing to NZS 3604. That is the ends will be strapped to the supporting studs. (see figure 8.12 NZS 3604)

Please note that these details will apply to all future units.

FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Resource Consents (refer PIM Sheet)	/		
Plumbing and Drainage	/		
Building	/	Prop changed, further information reqd. Letter to applicant & architect. 15 Dec 06	[Signature] 17 th Jan 2007
Fire Design			
Compliance Schedule			
Structural			
Hazardous Substances			
Environmental Health			
Site- Footpath & Entrance Conditions		Ground	
NO FOOT PATHS - GOOD KOB NEW V/E Required.		PREPARED SITE	[Signature] 4/12/2006
NOTES:			



Building Consent No. 061432.

Building Project..... New Dwelling.
4 Springhaven Lane,
Paraparaumu.

CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS

1	✓	Foundation inspection	32	✓	Lapse and cancellation after 12mths of consent	21	✓	Minimum FFL to comply with NZS3604
3		Sub-Floor inspection, suspended floor	2	✓	Engineer design specific components	22	✓	Deck and stair balustrades with greater drop than 1 m
7	*	Pre-concrete slab inspection of plumbing	3	✓	foundations to solid bearing of 200mm	23		Installation of solid fuel appliance (wood burner) comply and secured
2	✓	Pre-Slab inspection, concrete floor	4	✓	NZS3804 as accept. solution in terms of NZ Bid Code	23A		Second hand wood burner - certified
16		Pre-Block-Fill inspection	5		Not approved as Habitable BUILDING	24		Chimney to be cleaned prior to fitting of new unit
23	✓	Pre-Wrap inspection	6		Not approved as Habitable ROOM	24A	✓	Section F7 requires fitting of smoke detectors
24	✓	Post-Wrap inspection	7	✓	Fit proprietary Head, Jamb, Sill flashings & air seals to ext joinery	25	✓	Contractor to leave site clean and clear
25	✓	Post-Clad inspection	8		As in V H Wind Zone, ext load bearing walls, extra fixing for roof	26		Sewer and water services to be disconnected and capped
18		Substrate inspection - solid plaster	8A		As in Very High Wind Zone, extra fixings for roof	27		Provide from contractor roof warranty
19	✓	Brick Veneer inspection	8B		All glazing, constr. system to comply with V H Wind and CCZ	28	✓	Contractor warranty covering roof, fascia and gutter system
8	*	Prelining inspection of plumbing	9	✓	Note and comply with all endorsements on approved plans	29		Provide from contractor texture coating warranty
4	✓	Prelining inspection, moisture test, check bracing	10		Names and Reg'n of plumber and drain layer req'd	30		To comply with food hygiene regulations 1974
5	✓	Post-lining inspection, linings, fixed as per brace design	11	✓	Concealed soil and TV pipes and gas flues only allowed in ducts or minimum framed	31		As in CCZ, all fixings need to be stainless steel
10	✓	Water test on sewer drains	12	✓	Hot & Cold water pipes tested to 1500kPa	33		Approval only given for relocation purposes
15	✓	Completion inspection	13		Roof storm water to be connected to existing	34		If cladding to have pre-finished colour coating, to be appropriate for coastal conditions
			14		Copper water pipes not permitted	38	✓	Window sashes on upper levels less than 760mm above floor to have stays fixed
		* = plumbing inspections	15		Owner/builder to ensure prop foundation height will allow satisfactory connection	39		Construction of playground to comply with NZS 5828
			16		Drainlayer to discuss septic tank, etc	40		Fencing, gates, doors directly leading to swimming pool to comply Pool act 1987
		STANDARD CONSENT CONDITIONS	17		Owner's responsibility to arrange septic tank design	41		Owner's legal responsibility to provide locking lid for spa pool
37			18		Roof stormwater to be disposed inside property boundary	42		Intended appraised/approved Polystyrene Texture Coating system to be advised
72			19		Roof stormwater to be piped to kerb	43		Textured systems should be applied by licensed, trained applicators - supply warranty
80			20		Tempering valve to be installed on HW cylinder	44	✓	Exterior cladding system to be completed and inspected prior to internal lining.

NON STANDARD ADDENDA

- Sub-strata compaction certificate by engineer to be supplied to KCDC prior to placing of reinforcing and foundation concrete
- This project contains elements specifically designed by an engineer. The builder is required to ensure the engineer inspects the work and provides KCDC with written evidence of the inspections.

FOR OFFICE USE ONLY

FEES		APPLICATION FEE
Building Fee	\$ 2440.00	\$ 3645.62
Sewer Connection	\$	RECEIPT NO
Water Connection	\$	DATE
Vehicle Crossing	\$	INVOICE NO
Damage Deposit	\$ 440.00	DATE
Structural Checking	\$	RECEIPT NO
Building Research Levy	\$ 246.00	DATE
Development Levy	\$	FEES PAID BY:
DBH Levy	\$ 484.62	Jason Craig
Compliance Schedule	\$	
Digital Storage Fee	\$ 35.00	BUILDING CONSENT NUMBER
Certificate of Title Charge	\$	DATE ISSUED
Photocopying	\$	06/432
SUBTOTAL	\$ 3645.62	AUTHORISATION FOR REFUND OF DEPOSIT
Less Fee Paid	\$	Deposit held = \$
TOTAL	\$	Cost to Repair Damage Caused During Construction = \$
GST INCLUDED	\$	Total Balance to be Refunded
		Authority Number:
		Authorised: DATE:

GST 51-860-608
 Received with thanks by 48/01
 KAPITI COAST DISTRICT COUNCIL
 29-11-06 11:35 Receipt no.195718
 COPY *COPY* *COPY*
 DR BC061432 3,645.62-
 JADE GARDEN (KAPITI)
 Jade Garden (Kapiti) Ltd::PO Box 307:Pa
 CQ A
 Jason Craig 3,645.62



Building consent 061432

Section 51, Building Act 2004

The building

Street address of building: 4 Springhaven Lane, Paraparaumu

Legal description of land where building is located: Lot 101 DP 367937

Valuation number: 1525337200

Building name:

Location of building within site/block number:

Level/unit number:

The owner

Name of owner: Jade Garden (Kapiti) Ltd

Contact person: Jason Craig

Mailing address: PO Box 307, Paraparaumu

Street address/registered office:

Phone number: Landline: 297 1345

Mobile: 021 818 166

Daytime:

After hours:

Facsimile number: 296 1145

Email address: jasoncraigltd@xtra.co.nz

Website:

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

Building work

The following building work is authorised by this building consent:

New Dwelling

Residential Dwelling

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Kapiti Coast District Council

Phone (04) 296 4700, Fax (04) 296 4830 175 Rimu Road, Private Bag 601, Paraparaumu 5254. Website www.kapiticoast.govt.nz

Me huri whakamuri, ka titiro whakamua

Compliance schedule

A compliance schedule is not required for the building.

Attachments

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

 _____
Signature


Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 19/01/07

19 January 2007

Jade Garden (Kapiti) Ltd
PO Box 307
Paraparaumu

Dear Sir/Madam

Approval of Building Consent: 061432

Description: New Dwelling
Location: 4 Springhaven Lane, Paraparaumu
Legal Description: Lot 101 DP 367937

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

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

As the owner you are also responsible for the following:

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

If you have any questions regarding your building consent or your responsibilities, please contact Kapiti Coast District Council on (04) 9045 617.

Addenda to Application

Application

Jade Garden (Kapiti) Ltd PO Box 307 Paraparaumu	No.	061432
---	-----	--------

Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages New Dwelling
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential Dwelling
Estimated Value	\$245,700
Location	4 Springhaven Lane, Paraparaumu
Legal Description	Lot 101 DP 367937
Valuation No.	1525337200

Builder:	Warwick Kerse 198 Kapiti Road, Paraparaumu : 297 1345
Designer:	Landseer Services : 298 4192
Drainlayer: 565546	Kapiti Plumbing 31 Manchester Street, Paraparaumu : 021
Plumber:	As per Drainlayer
Contractor:	Alan Pullenger 298 Rosetta Road, Raumati Bch : 902 8528
Contractor:	Jason Craig PO Box 307, Paraparaumu : 021 818 166

General Requirements

- a) The District Inspector is to be given 24 hours' notice before carrying out the following inspections:
1. Foundations
 2. Pre-slab
 3. Pre Wrap
 4. Pre Clad
 5. Weathertightness
 6. Brick Veneer
 7. Preline
 8. Postline
 9. Drainage
 10. Final Inspection
- 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 12 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. The inspection of all specific design components of the building is the responsibility of the Design Engineer who is also required to supply a written report to Council.
3. All foundations are to be to solid bearing minimum of 300mm
4. NZS3604 is an Acceptable Solution in terms of the New Zealand Building Code and is a recommended reference document for timber framed buildings.
5. Fit head, jamb, sill flashings and proprietary sill tray to external joinery. Fit airseals to the inside edges of the window reveals.
6. Note and comply with endorsements on approved plans.
7. Concealed soil and TV pipes and gas flues are only permitted built into ducts or minimum 150mm framed walls or with the Phillips top plate connecting bracket.
8. Both hot and cold water pipes are to be tested to 1500 KPA pressure.
9. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.
10. Deck & stair balastrades with a greater drop than 1.0m require min 1.0m high balastrade measured from floor or tread. max 150mm bottom rail to floor. max 100mm space or hole between vertical rails. CERTAIN OTHER DECK CONFIGURATIONS MAY REQUIRE SAFETY BARRIERS. CONFER INSPECTOR
11. Section F7 of the New Zealand Building Code requires the installation of an approved smoke alarm system for detection and warning of fire. Alarms are to be of a type which include a reset and test buttons.
12. Contractor to leave site clear of all demolition materials and in a tidy state.
13. Provide from your Contractor a warranty covering the roof and fascia gutter system, including product, design and installation.
14. Restrictor stays, limiting sash opening to max 100mm must be fitted wherever sill height is less than 760mm and the difference in levels are 1 metre or greater. Refer F4.NZBC
15. Exterior cladding system to be previously completed and inspected by Council's Inspector prior to any subsequent prelining inspection/approval being granted for the fixing of internal linings.
16. - Sub-srata compaction certificate by engineer to be supplied to KCDC prior to placing of reinforcing and foundation concrete. - This project contains elements specifically designed by an engineer. The builder is required to ensure the engineer inspects the work and provides KCDC with written evidence of the inspections.

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

**OWNER/BUILDER/
AUTHORISED PERSON**

Date:

Building Consent Checklist

BC... 061432...

Wind zone: high / very high / specific design / refer glazing stamp

Corrosion zone; sea spray zone 1

- Contaminated site: Yes No NA
- Known hazards: sections 71-74 *Building area*
Certificate of title required? Refer to planning *PM not available* Yes No NA
- Fill on site / ground conditions. Yes No NA
Refer to inspection comment *Re-computed site with raised g/c*
- Building over 2 or more allotments s75-77
Refer to PIM Yes No NA
- Risk assessment: attached
E2/AS1 risk matrix category verified Yes No NA
- Bracing calculations: Yes No NA
- BC sent to NZFS
Comment received and considered Yes No NA
- Alternative solutions: critical issues Yes No
- Alterations with change of use: Yes No
- Alteration - S112 (2) discretion to avoid upgrade triggers: Yes No
- Waiver or modification: Yes No

Areas requiring especial attention with this application;
(areas of potential risk for the building)

<p>Assessment Code clauses assessed as compliant; B1 non specific design, B1 specific design, B2, C1, C2, C3, C4, D1, D2, E1, E2 roof, E2, E3, F1, F2, F3, F4, F5, F6, F7, F8, G1 accessible facilities, G1, G2, G3, G4 natural, G4 mechanical, G5, G6, G7, G8, G9, G10, G11, G12, G13, G14, G15, H1 where applicable.</p>			
<p><u>Building</u> Assessed By: <i>George Mason</i></p>	<p><u>Plumbing</u> Assessed By: <i>Simon Gopp</i></p>		
<p>Signature: <i>[Signature]</i> Date: <i>15th Dec. 2006</i></p>	<p>Signature: <i>[Signature]</i> Date: <i>7/12/2006</i></p>		

BC 06/432
4 Springham Lane, (Lot 101)
Paraparaumu.

• letter to applicant / copy to architect.

Worksheet

* [Note - bracing not yet marked up
- awaiting amended dry-d. sets.]

Your notes	Prompts
Wind zone: high / very high / specific design / refer also glazing stamp	BUILDERS Category 1
Corrosion zone; sea spray // zone 1	Ground conditions
Ponding / flooding Bracing area - full detail of site lands site evaluation etc. with final site plan to show final bracing	Structure NZS 3804 or engineer
Soil conditions Firm sandy site - firm gravel gravel Pre-compacted site by engineer. • Soil Compaction certificates required	Balustrades B1/AS2 or engineer
• high wind zone	Cut stability, retaining walls
• copy of engineer's site investigation report req'd.	Work close to boundaries
• engineer's details req'd. re. beam & its fixings to the kitchen area. Information	Durability, timber treatments
also req'd. of beam & post fixing re. bracing distribution etc.	Fire report; 4 storey, 1m to boundary
• engineer's details re. alterations to foundations below beam ends in kitchen - reinforcement not shown on plans.	Smoke detectors
• letter part of application form to be completed & engineer's inspection of the specifically designed components to be included under "Structure"	Access; stairs, handrails, slip resist
• stamp up engineer's details & caks when received	Siteworks around buildings
• check bracing etc. - query sliding door within wall construction - value base bracing calculations & adequate bracing to lower level	Cladding selection appropriate
• weather-tightness risk assessment - see comments below. bracing calculations & adequate bracing to lower level	Flashings
• check stamps with previous plots, for consistency.	Waterproof retaining walls
• producer statement sign off re. roof trusses, frames and lintels.	Other heights and crawl space
• to be in accordance with Resource Consent	Roof area, waterproofing, surfaces
• general stamps including boundary stamp	Safety from falling
• glazing / safety glazing	Pool fencing
• are resistants included in pre-railed producer statement?	Glazing for Impact
• new bottom plate / top plate stamps	Natural light and awareness
• balustrade lateral brace	Natural ventilation
• add flashing to brick sill detail.	Thermal insulation
• flue details	BUILDERS Categories 2 & 3
• supply of combustion air to gas fire.	Fire report, purpose groups, escape
• smoke detectors	height, path lengths, egress with
• garage lift / supports etc	Fire systems required, AS or
• thermal insulation	Lifts
• rigid gable air barrier	Accessible facilities,
• min. 400mm req'd. between bottom step and door swing.	Hazardous substances/processing
• add note re. glazing to doors & side panels etc.	Site safety, hoardings, gantries
• addenda - engineer's condition and compaction certificates.	Assistive hearing systems
• E2	Signage
• first floor weatherboarded panel to Elevation A	Sound control
should be on drained cavity construction - certification req'd.	Energy efficiency (lighting)
	Specified systems/compliance schedule
	PLUMBERS Category 1
	Flood zone, secondary flow path
	Stormwater disposal Storage tank overflow to kerb
	Subsoil drainage (retaining walls) N/A
	Durability, material compatibility ✓
	Flashing cover (roof and pipes) ✓
	Internal gutter sizing N/A
	Downpipe sizing, spreaders ✓
	Foulwater disposal, overflow relief ✓
	On site disposal systems N/A
	Potable water supply lean supply restricted supply
	HWC venting, restraint, thermal
	Water temperature at sanitary fixtures
	Gas appliance venting, thermal
	PLUMBERS Category 2 & 3 ✓
	Stack drainage, venting
	Toilet numbers include accessible
	Mechanical ventilation/fume cupb'ds
	Penetrations through fire rated and
	acoustic rated walls/ceilings
	Trade waste, grease trap

no on-site records available
keep clear of any easements

KAPITI COAST DISTRICT COUNCIL
APPLICATION FOR SEWER CONNECTION AND PERMIT

I, J. Craig (Full name)

 PLEASE PRINT

----- (Postal Address)

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

(PROPERTY Address in full if different from above) 4. Springhaven lane
 Lot 101 DP 367937

Fees Payable (on application)

Inspection \$ _____
 Connection \$ _____
 Total \$ N/C

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

----- Owners Signature ----- Date -----

THIS PART TO BE COMPLETED BY DRAINLAYER

I, Mark Scate (full name)

 ----- (address)

being a licensed Drainlayer apply for permission to connect the premises mentioned above to the Kapiti coast district councils sewer

N.B. Connection NOT permitted until consent obtained. mandatory

----- (Signature) ----- (License No.) ----- (Date)

OFFICE USE ONLY

B.C NO <u>06432</u>	Job Inspected	Building Register Entry
Date Issued	Connection Recorded <u>APRIL 07</u>	

**KAPITI COAST DISTRICT COUNCIL
APPLICATION FOR A CONNECTION TO COUNCIL WATER SUPPLY**

..... J Cring (full name)
PLEASE PRINT

.....
(postal address) hereby apply for an "ORDINARY" service to be laid from the Kapiti Coast District Council water supply to the premises owned by me at:

PROPERTY ADDRESS in full 4 Springhaven Lane
(if different from above)

Lot 101 DP 367937

Fees payable (on application)

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

Inspection \$
Connection \$
Total \$ N/A

.....
Owners signature Date

THIS PART TO BE COMPLETED BY PLUMBER

I, Mark Scalf (full name)
of (address) being a
Licensed Craftsman Plumber apply for permission to connect the above premises to the Kapiti Coast District Council water supply. I agree to comply in every respect with the Kapiti Coast District Council Water Supply Bylaw.

NB: Connection NOT permitted until permit obtained.

(Signature) (Craftsman Licence No) (Date)

- | | | |
|---|---------------|---------------------------------------|
| 1. Existing Water Supply | | To be retained/dismantled |
| 2. Pressure: High/Low | <u>medium</u> | "Header Tank"/Pressure Reducing Valve |
| 3. E/W cylinder type | | Exhaust pipe/pressure relief valve |
| 4. Approximate age of water piping | | Copper/PVC/Alkathene |
| 5. If premises have swimming pool, what capacity? | | Filter Plant Yes/No |

6. State precisely how it is proposed to make the new connection
.....
.....
.....

OFFICE USE ONLY

BUILDING CONSENT NO <u>061432</u>	PLUMBERS PRODUCER STATEMENT TO BE PROVIDED
Date Issued	Connection Recorded <u>APRIL 07</u>

Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).

To be completed whether or not an inspection is required.

No. **2180905**No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer Jack GardenPhone: Address of installation 101 101Postal address of customer (if not as above)

WORK DETAILS

 63 No. of lighting outlets 1 No. of ranges 38 No. of socket outlets No. of water heatersWas any installation work carried out by the homeowner? Yes No

Please tick (✓) as appropriate where work includes:

 Mains Main earthing system Switchboard Electric linesDescription New Dwelling

It is recommended that test results be recorded here:

Visual Examination Earth Continuity Bonding Polarity Insulation Resistance ∞ MohmOther

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILS

Name Jason BoydRegistration no. E240934Company Reliable electricalSignature [Signature]Date 1.5.07Contact Ph No. 0215910034

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name Registration no. Company Signature Date Contact Ph No.

INSPECTION DETAILS Electrical work requiring inspection by a registered electrical inspector

 New mains Switchboard Earthing system Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name AJ STELLINGWORTHRegistration no. I2866Signature [Signature]Date 11/5/07Contact Ph No.

Name of Purchaser **Jade Gardens**
Address Warranted **101 Spring Haven Lane
Paraparaumu, Wellington 5032**
Type of Warranty **KL**
Installation Contractor **Coastal Roofing Solutions Ltd**
Date of Warranty **March 2007**
Brand **Klass External Fascia Black**

90 - 104 Felton Mathew Ave,
P.O. Box 18 071, Glen Innes,
Auckland, New Zealand
Freephone: 0800 104 868
Freefax: 0800 788 324
Email: info@gerardroofs.co.nz
Web: www.gerardroofs.co.nz

Warranty number

93621K

Purchase order No.

101

AHI Roofing is proud to provide you with the attached **Gerard Roofs® Warranty**.

Our Rainwater Systems are made from Zinalume coated steel. This manufacturing system provides long term protection in the harshest of climates, including marine environments. This is why we are able to offer you fully backed 10-year pro rata **surface coating warranties**.

Most building materials require some servicing and maintenance during their product life and roofs are no exception. It is therefore important that you take the time to **read the attached warranty and maintenance guide** for your Gerard Product.

In addition, please undertake the following actions **to validate your Gerard Roofs Warranty**:

- Please **complete the attached warranty card** and post back to Gerard Roofs.
- Please **input your name and address details** (in the space provided) in the upper left-hand corner, of the first page of your warranty.
- Please **file your warranty** in a safe place.

For more information about Gerard Roofs, suggested maintenance programs or your warranty please visit www.gerardroofs.co.nz.

Or alternatively you can call the Gerard Roofs Helpline on **0800 104 868** during office hours.

You can also contact us by fax, e-mail or via the internet.

Yours sincerely



Max Goode
Customer Service Manager

Name of Purchaser **Jade Gardens**
Address Warranted **Lot 101 Bluewater Place**
Waterstone, Wellington
Type of Warranty **N**
Installation Contractor **Coastal Roofing Solutions Ltd**
Date of Warranty **May 2007**
Brand **Coronashake Textured Charcoal**

90 - 104 Felton Mathew Ave,
P.O. Box 18 071, Glen Innes,
Auckland, New Zealand
Freephone: 0800 104 868
Freefax: 0900 768 324
Email: info@gerardroofs.co.nz
Web: www.gerardroofs.co.nz

Warranty number

95187AZ

Purchase order No.

lot 101

AHI Roofing is proud to provide you with the attached **Gerard Roofs ® Warranty**.

Our tiles are made from Zincalume coated steel, which is pressed prior to the application of an acrylic topcoat. This manufacturing system provides long term protection in the harshest of climates, including marine environments. This is why we are able to offer you fully backed 50-year pro rata **weatherproof** and 15-year pro rata **surface coating warranties**.

Most building materials require some servicing and maintenance during their product life and roofs are no exception. It is therefore important that you take the time to **read the attached warranty and maintenance guide** for your Gerard Roof.

In addition, please undertake the following actions to **validate your Gerard Roofs Warranty**:

- Please **complete the attached warranty card** and post back to Gerard Roofs.
- Please **input your name and address details** (in the space provided) in the upper left-hand corner, of the first page of your warranty.
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For more information about Gerard Roofs, suggested maintenance programs or your warranty please visit www.gerardroofs.co.nz.

Or alternatively you can call the Gerard Roofs Helpline on **0800 104 868** during office hours.

You can also contact us by fax, e-mail or via the internet.

Yours sincerely



Max Goode
Customer Service Manager



AHI ROOFING LIMITED
90-104 Felton Mathew Ave, PO Box 18071, Glen Innes, Auckland
Freephone: 0800 104 868 Phone: 09 978 9010
Fax: 09 978 9019 e-mail: info@gerardroofs.co.nz



**WARRANTY AND
MAINTENANCE GUIDE
FOR YOUR KLASS FASCIA
AND GUTTER SYSTEMS**



RAINWATER SYSTEMS WARRANTY FOR NEW ZEALAND

(Please Enter Details)

Name: _____

Address: _____

IMPORTANT
TO VALIDATE THIS
WARRANTY YOU
MUST COMPLETE
THE DETAILS ON
THE WARRANTY
CARD AND POST BACK
TO GERARD ROOFS

(a) Klass Fascia warranty by AHI Roofing Limited (hereinafter called the Company).

The Company warrants that Klass® Rainwater Systems manufactured from "Colorsteel" G2z pre-painted "Zincalume" steel will not flake, peel or excessively fade, will not perforate through corrosion and will conform to our Technical Specifications for a period of 10 years from the date of this warranty. If the Klass Fascia deteriorates to the extent that in the Company's reasonable opinion the Colorsteel G2z pre-painted steel has failed to perform as warranted, then the Company will at its sole option repair or replace (including labour) the affected materials. Products manufactured from Colorsteel G2z pre-painted steel are subject to normal wear and tear which will include some uniform fading, chalking and dirt collection. The Company's obligation under this warranty shall be limited to the cost of the remedial work during the first 5 years, following the date of this warranty, thereafter shall be limited to the sharing of costs with the Purchaser based on the schedule below.

(b) Installation Warranty by the Installation Contractor

In the installation contract between the Purchaser and the installation contractor, the Company requires the installation contractor to warrant that defects in the Purchaser's fascia arising within five years of the date of this warranty which are caused by faulty or defective workmanship in the installation of the fascia shall be made good by the installation contractor at no cost to the Purchaser.

Terms and Conditions of the Fascia and Installation Warranties:

- i. The warranty shall only apply where the Installation and Fixing of the Klass Fascia complies with the manufacturer's specification.
- ii. The Purchaser shall promptly notify the Company of any claim under warranty.
- iii. This warranty shall only apply where the Purchaser has made full payment for the Klass Fascia.
- iv. The Company by virtue of these warranties shall not be liable for any consequential, indirect or special damage or loss of any kind whatsoever beyond the period that the Company is liable to the consumer under the Consumer Guarantees Act 1993.
- v. Any remedial work carried out under this warranty shall not extend the term of the warranty.
- vi. The warranties shall not apply if any work, except temporary emergency work is done other than under the supervision or subject to the inspection and approval of the Company.
- vii. This warranty does not in any way limit the rights of the consumer or obligation of the Company under the Consumer Guarantees Act 1993.
- viii. This warranty is subject to the following maintenance conditions:
 Areas which never or seldom receive the benefits of rainwashing are particularly prone to early breakdown of the material. These areas must be washed down regularly to prevent a build up of contaminants which can lead to a white corrosion forming. White corrosion on the bottom unwashed edge of Klass is a homeowner maintenance condition and is therefore specifically excluded from this warranty. In marine areas the fascia should be washed down on a more regular basis to remove any salt deposits. Grime build up may be removed with mild detergent and warm water.
- ix. Wherever possible touch up paint should not be used, as it will not weather to the same colour as the Klass fascia. Scratches left untouched will not effect the durability. If touch up is applied a fine artist's brush or cotton bud should be used so that only the scratch itself is covered. Touch up is excluded from this warranty.

WARRANTY PRO RATA SCHEDULE

Year	Company Contribution	%	Purchaser Contribution (Owner)	%
1 to 5	*	100%	*	Nil
6	*	50%	*	50%
7	*	40%	*	60%
8	*	30%	*	70%
9	*	20%	*	80%
10	*	10%	*	90%
11 and thereafter	*	0%	*	100%

How to care for your Klass Rainwater System

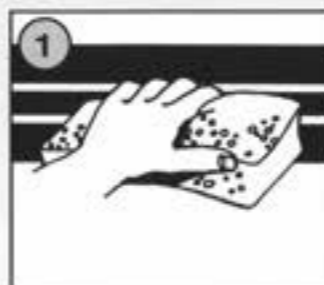
1. It is recommended that the painted Fascia Rainwater System be washed down periodically (at least once every three months), paying particular attention to surfaces that are not washed down by rain. Grime build-up may be removed with mild detergent and warm water. If white deposits do appear they should be removed as soon as possible (an information bulletin is available from AHI Roofing).
2. Gutters and downpipes should be kept clean and free of fallen leaves and other debris. Should water discharge through the overflow channels, the gutter and downpipes should be checked as soon as possible for blockages or obstructions.

KLASS FASCIA AND GUTTER SYSTEMS. MAINTENANCE INSTRUCTIONS.

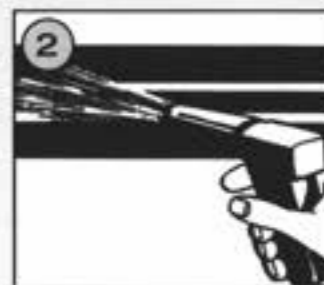
It is a condition of the material and product warranty issued with Fascia and Gutter Systems that the following maintenance procedures are carried out. Maintenance is essential to prolong the good looks of the product and to ensure that it performs as you would expect it should.

Accelerated corrosion can occur when salts and pollutants combine with night time condensation. This is most likely to occur in unwashed areas (see diagram 5 below). Special attention must be paid to cleaning the bends or formed parts of the fascia and underside of the gutter to prevent the accumulation of salty deposits or industrial dirt.

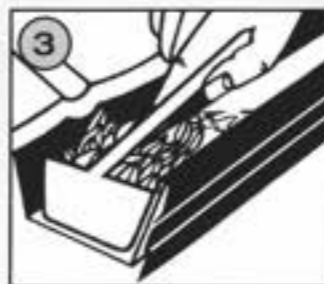
Failure to maintain a regular maintenance program will result in a significantly reduced life span of the product and nullify any warranty.



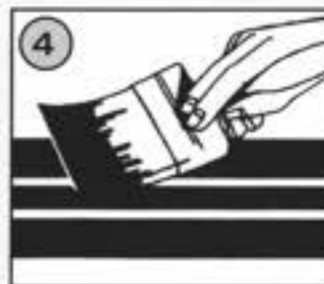
Wash down the fascia and gutter with clean water at least once every three months to remove dirt and salt build up. In areas prone to more rapid build up, increase the regularity of washing. Use a mild detergent if required, using a sponge or a soft bristle nylon brush for application. Never use abrasive or solvent type cleaners (turps, petrol or kerosene).



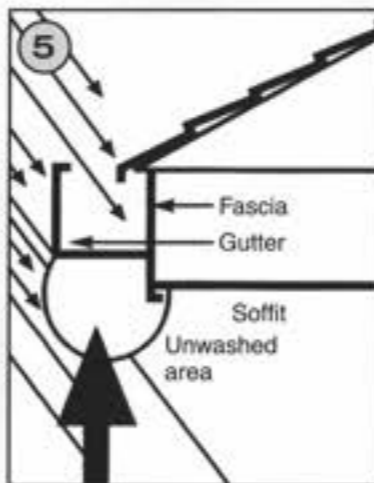
The surface must then be rinsed thoroughly with water.



The gutters must be kept free of debris from vegetation, birds and general rubbish. Failure to remove moisture trapping debris can lead to flooding of the roof cavity and accelerated corrosion of the steel.

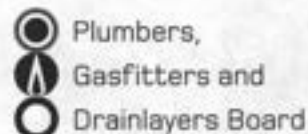


As with all painted products, it will be necessary to over paint the fascia and gutter from time to time. Ask your nearest Klass Fascia Installer for details.



Careful attention should be paid to areas which are not washed by rain.

This Document is produced in the interest of customer education and good customer relations. AHI Roofing has endeavoured to provide the most technically correct and up to date advice possible but, subject to any claims a person may have under the Consumer Guarantees Act 1993, assumes no responsibility in relation to such information or advice. Alteration in the specifications or instructions may occur from time to time. Please contact your local Klass Fascia Installer, or call 0508 AHI ROOF (244 766) for the most up to date advice available prior to using this information.



PLUMBERS, GASFITTERS AND DRAINLAYERS BOARD
GASFITTING CERTIFICATION CERTIFICATE
 (Pursuant to the Gas Act 1992 and the Gas Regulations 1993 and amendments)
ENERGY WORK CERTIFICATE
 (Pursuant to the Building Act 1991)

Certificate No **422935**

9th Floor, 70 The Terrace
 PO Box 10655
WELLINGTON
 Tel 04 494 2970
 Fax 04 494 2975
 website www.pgdb.co.nz

THIS CERTIFICATE IS NOT TRANSFERABLE

Installation address:

Please complete in block letters

Category

Type (Regulation 24(1))

(Box No's not acceptable)

(Number)

(Street name)

4

Springhaven Lane

(Suburb)

Paraparaumu

(Town/City)

Strange

Consumer:

Mr

J

(Title)

(Initials)

(Family/Business name)

Domestic

Commercial

Industrial

Temporary

Other

New

Addition, Extension,

Replacement

Alteration

Repair following accident

Gas Type

NG

LPG

TLP

Bio

Name of Gas Supplier Genesis

Pipework Installed

YES

NO

(attach pipework diagram)

DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES

Appliance

Flue

Ventilation

Qty	Type	Location	Make/model	Input rate	Type	Location	Type	Location
1	Hot Water Unit	Outside wall above bathroom	Rinnai XR24 REUV2426WG-2	188 mj/hr	Power Flue		Outside	
1	Hob	Kitchen	Ariston Ph 640MT	30.6 mj/hr	No flue		Complies	
1	fire	Lounge	Rinnai Compact I B F	25 mj/hr	Twin Skin Roof		Complies	

Test Results

10 min Duration

2.65 kPa Test pressure

-0.2 kPa Loss / gain

2.5 kPa Working pressure

Other Testing

Combustion

Yes No

Ventilation

Yes No

Test Date

25.5.07

I certify that :-

- All appliances and fittings worked on by me or by persons working under my supervision are safe and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas Regulations 1993 as amended.
- The gasfitting to which this certificate applies does not make other parts of the installation unsafe or otherwise non-compliant with the Gas Act 1992 and Gas Regulations 1993 as amended.
- Gasfitting work to which this certificate applies does does not include work on an appliance or fitting imported or manufactured by a person for their own use.

Certifiers Name

Mark Scate

Address

16 Stella Ct

Registration No

Paraparaumu

12724

Signature

M Scate

Date

25.5.07

Registered Gasfitter/s Supervised by certifier

Name

Registration No

Name

Registration No

Certificate owner

Registration No

On behalf of

Address

kapiti Plumbing

12724

(If other than certifying gasfitter)

Producer Statement
Piped Services
&
Sanitary Plumbing Stacks

Construction Review

Issued by.....*Kapiti Plumbing*..... Craftsman Registration Number.....*12729*.....

To Kapiti Coast District Council

In respect to the following

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

Installed at.....*4 Springhaven Lane Paraparaumu*.....

Building Consent No.....*061432*.....

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

Signed.....*M. [Signature]*..... Date.....*25.5.07*.....

Producer Statement
Private Sewer Drains

Construction Review

Issued by Kapiti Plumbing Registration Number 12729

To Kapiti Coast District Council

In respect to the following

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

Installed at 4 Springhaven Lane, Paraparaumu

Building Consent No. 061432

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

Signed [Signature] Date 25.5.07

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

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

Producer Statement

Stormwater Drains

Construction Review

Issued by Kapiti Plumbing Registration Number 12729

To Kapiti Coast District Council

In respect to the following

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

Installed at 4 Springhaven Lane, Paraparaumu

Building Consent No. 061432

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

Signed M. Kaye Date 25.5.07

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

Date: 23/11/2006

Fabricator: Placemakers Paraparaumu

Job Name: Jason Craig Builders Ltd
Lot 101 Springhave Lane
Paraparaumu

Building Consent No: _____
(to be provided by the City / District Council)

Attn: City / District Council

We have been engaged to provide the trusses for the above project and have enclosed the truss layout and Producer Statement to allow completion of the consent application. On advice from the building project owner, the structure will be designed under the following parameters:

Wind Zone Very High

Snow Load N/A

Earthquake Zone A

Roof Material Light Weight

Treatment Definition External walls H1.2 Roof Trusses H1.2

Internal walls H1.2

We can advise that the following will be provided at the time of truss manufacture to both the building owner and your office:

1. A full as-built truss layout and Producer Statement
2. Specific truss / truss and truss / top plate fixing details indicated on the truss layout.
3. All lintel sizes outside NZS3604: 1999 will be indicated on the truss layout.
4. Top plate to stud connections will be indicated on the truss layout.

Acknowledgement of this letter, along with the Building Consent number, by fax to our office, would be appreciated.

PlaceMakers® Principal Sponsor of the



Placemakers Paraparaumu Ltd
A Member of Frame and Truss Manufactures Association NZ

PRODUCER STATEMENT

This producer statement is issued by Placemakers Paraparaumu Ltd

Name of Builder : Jason Craig Builders

Mitek Components: Ganglams, Trusses, Fitch Beams, Posistruts,

Job Address: Lot 101 Springhave Lane, Paraparaumu

Building Consent No:

Job Reference: 42155 (Jade Gardens)

As a MITEK component fabricator accredited by MITEK NZ Ltd,

our design is based on standard designs selected from

the MITEK System Manual or MiTek 2100 or 20:20 Ver V4.4

Computer-Aided Design Program produced and certified by MITEK NZ Ltd

which have been prepared in accordance with NZS3603 and NZS4203

of the approved documents issued by the Building Industry Authority

in compliance with Clauses B1 and B2 of the New Zealand Building Code.

Designers Name : M Taylor Date : 23-11-2006

For and behalf of Placemakers Paraparaumu Ltd

Placemakers Paraparaumu Ltd

A Member of Frame and Truss Manufacturers Association NZ

**PRODUCER STATEMENT
FRAMING COMPONENT DESIGN**

This producer statement is issued by Placemakers Paraparaumu Ltd to

Name of Builder : Jason craig builders

Mitek : Components **Frames** to be built at

Job Address : lot 101 springhave lane, paraparaumu

On Our Drawings ;

Building Consent No:

Job Reference Number : 42155

As a Mitek Component Fabricator Accredited By Mitek NZ Ltd:

our design is based on standard designs selected from

the Gang-Nail System Manual or MiTek 20/20 V4.4.

Computer-Aided Design Program produced and certified by Mitek NZ Ltd

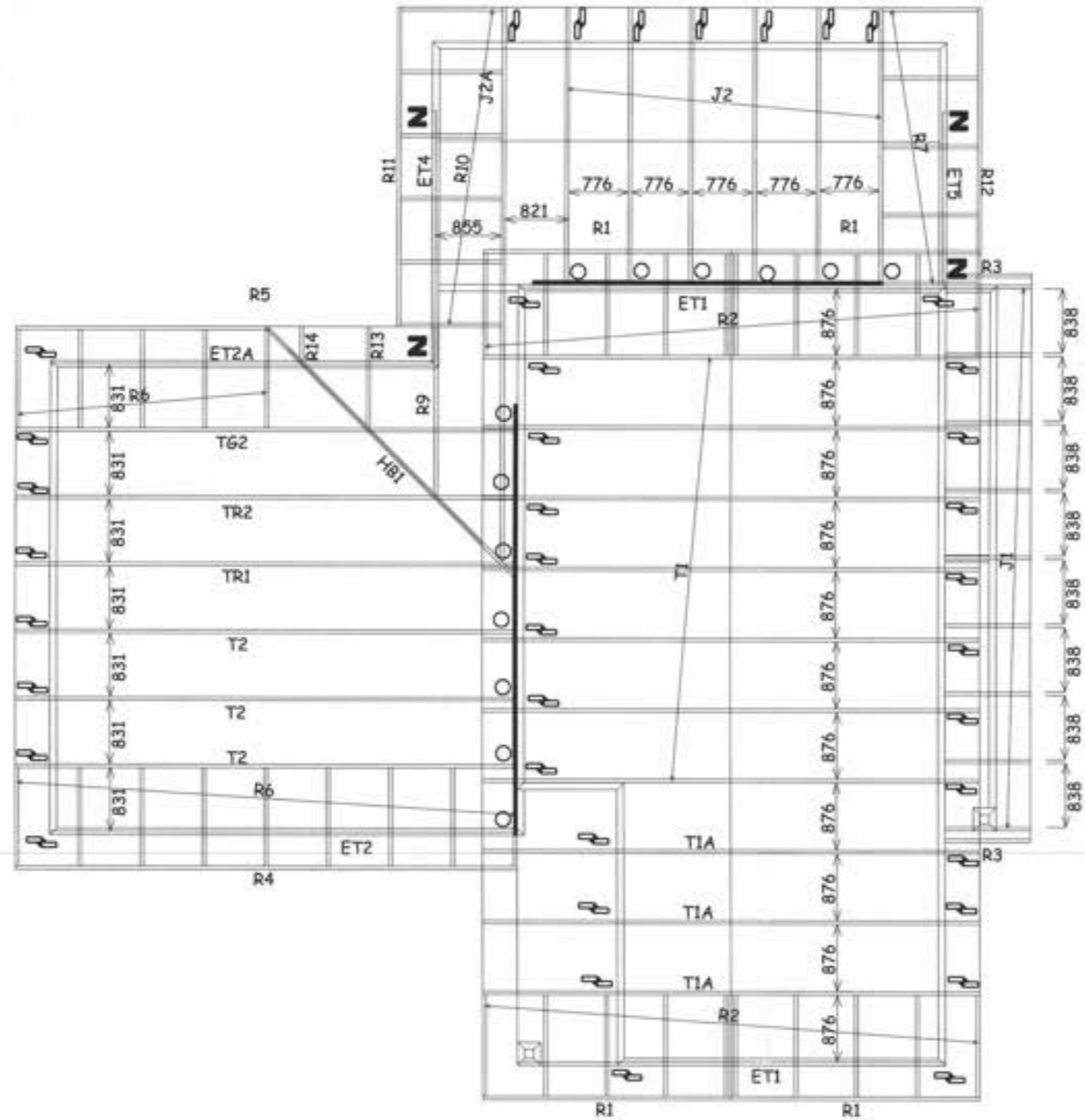
which have been prepared in accordance with NZS3603 and NZS4203

of the approved documents issued by the Building Industry Authority

in compliance with Clauses B1 and B2 of the New Zealand Building Code.

Designers Name : J.Green Date:24-11-2006

For and behalf of Placemakers Paraparaumu Ltd



Roof Weight & Type : Light (Pressed Metal Tiles)
 Design wind speed category: Very High
 Timber size and grades : 90x45 MSG8 & MSG12

NOTE : Where no fixings have been indicated use 2 / 90 x 3.33mm (driven) skew nails.

No. off	Fixing description
4 pairs	Z "Z" nails (1 pair)
	JH37 x 90
	JH37 x 120
13	JH47 x 90
	JH47 x 120
	JH47 x 190
	JH70 x 180
	JH95 x 165
	CPC 80
	200x100x1mm Nail on plate.
	320x100x1mm Nail on plate.
	Multi-Grips (pair)
40 pairs	CT200 (pair)
	CT400 (cyclone ties)

Truss to Truss Fixings.		Truss to Top Plate Fixings.	
(In all other situations use 2 / 100mm skew nails)			
JH70 x 180	Fill all holes with Product nails 30x3.15mm	J	CPC 80 Fill all holes with Product nails 30x3.15mm
JH95 x 165	Fill all holes with Product nails 30x3.15mm	CT200 (pair)	Fill all holes with Product nails 30x3.15mm
CPC 80	8 x Product nails 30x3.15mm / 4 x Type 17, 35mm screws	CT400 (cyclone ties)	8 x Product nails 30x3.15mm / 4 x Type 17, 35mm screws
200x100x1mm Nail on plate.	(fill all holes to within 10mm of the timber edge)	Z	"Z" nails (pair)
320x100x1mm Nail on plate.	(fill all holes to within 10mm of the timber edge)		

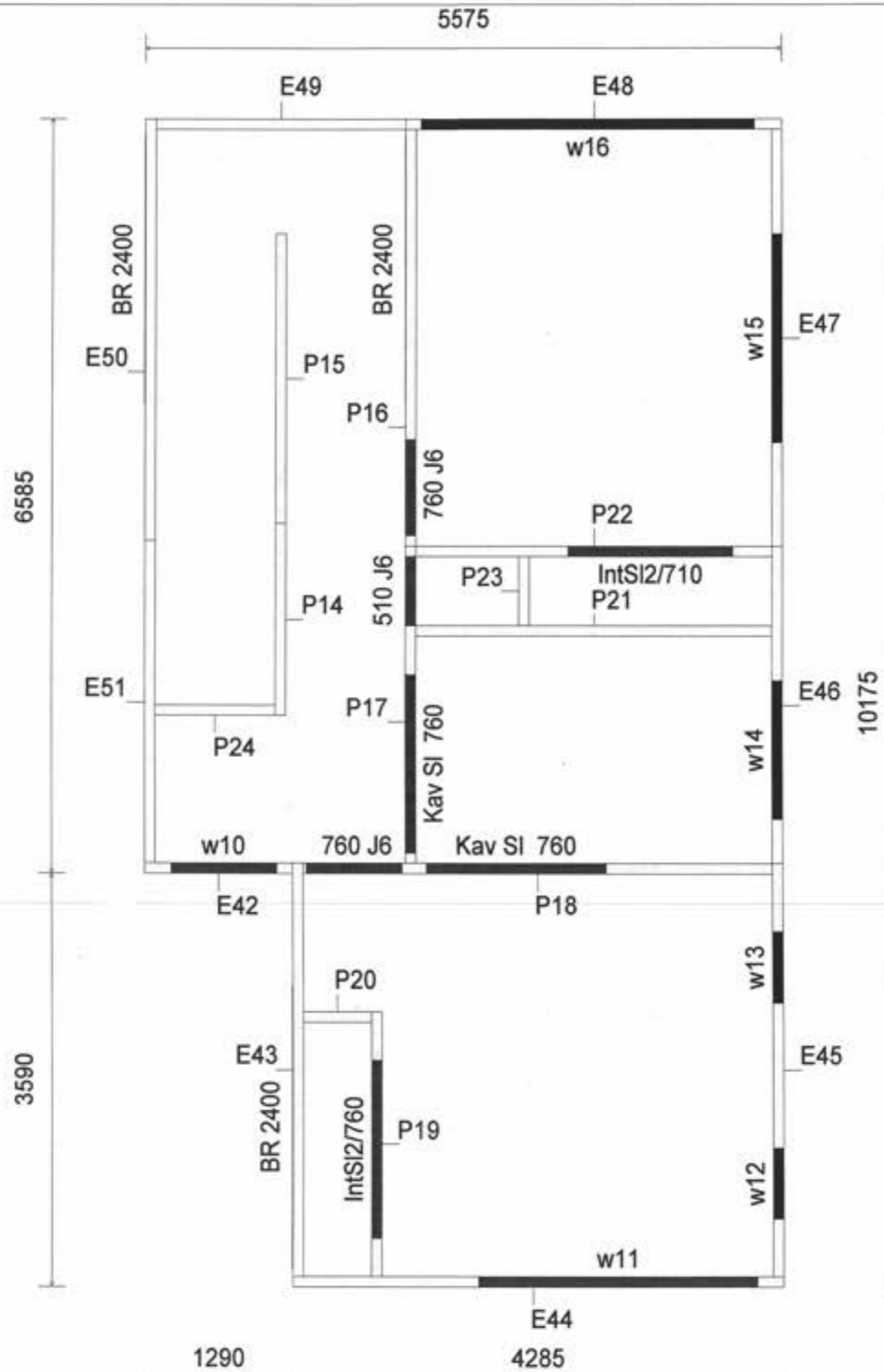
TRUSS LAYOUT FOR : Jade Gardens (Kapiti) Ltd
 Lot 101 Springhaven Lane, Paraparaumu.

JOB # 42155

PLACEMAKERS PARAPARAUMU.
 Drawn by : Tamara Knight
 PHONE (04) 298 8567 - FAX (04) 298 5488
 E-MAIL tamara@piperandphillips.co.nz

Company		
PlaceMakers Paraparaumu		
Customer		
Placemakers Paraparaumu		
Customer Address		
Site		
jason craig		
Site Address		
lot 113 waterstone ave, parapara		
Lin Type		
Std		
Stud Height		
2420		
Level		
42069a		
Job	Scale	Date
42155	Fit	24/11/2006

Name	Height	Width	Lintel Size
510 J6	2045	600	90x45
760 J6	2045	840	90x45
IntSI2/710	2080	1450	90x45
IntSI2/760	2080	1550	90x45
Kav SI 760	2100	1570	90x45
w10	2020	920	90x45
w11	2020	2435	90x45 + GN Lintel Plate 200
w12	1220	620	90x45
w13	1220	620	90x45
w14	1020	1220	90x45 + GN Lintel Plate 150
w15	1220	1820	90x45 + GN Lintel Plate 200
w16	1220	2920	240x45



PlaceMakers Paraparaumu

178 Kapiti Road
Paraparaumu
Wellington
New Zealand
Telephone: (04) 298-6119
Fax:

Placemakers Paraparaumu
Lot 1. Waterstone Ave
Paraparaumu

Job:
42155

Building Consent No.:

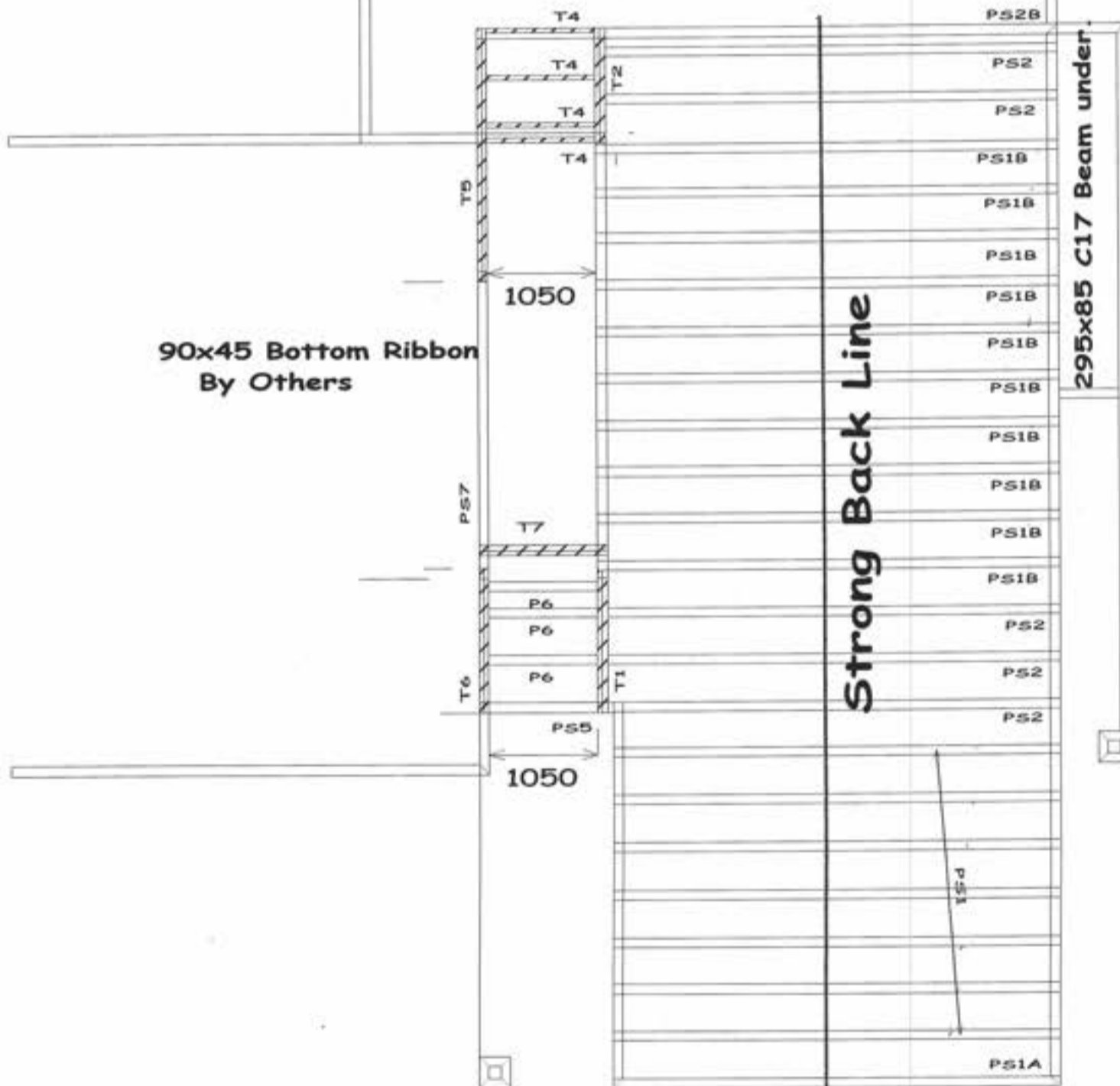
file location: C:\MITEK\JOBS\42155\

Scale: Not to scale

Date: 1/11/2006

Drawn By: Standard

**20/11/06
Amended**



15 December 2006

Jade Garden (Kapiti) Ltd
PO Box 307
Paraparaumu

Building Consent: 061432

Dear Sir/Madam

Request for further information

Description: New Dwelling
Location: 4 Springhaven Lane, Paraparaumu
Legal Description: Lot 101 DP 367937

Following checking of your Building Consent application it is apparent that further information is required.

Information Needed:

*still outstanding, 16th Jan 2007
Rec'd, 17th Jan 2007*

- a) A copy of your engineer's site investigation report.
- b) Soil compaction certificates for the sub-strata remediation.
- c) Engineer's details for the beam, its fixings and supports over the kitchen area as well as confirmation that the beam and stud fixings are sufficiently robust to provide bracing for distribution purposes.
- d) Your engineer's details in respect of the alterations to the foundations below the beam ends in the kitchen; the reinforcement is not currently shown on the plans.
- e) Clarification that the weatherboarding panel to the first floor of the front elevation will be constructed on a drained cavity.
- f) A revised bracing design and drawing because the bracing is inadequate at the lower level, elements of the bracing are unsuitable and there is inadequate bracing at the upper level for distribution purposes.
- g) The latter part of the application form should be completed and should indicate inspections, where relevant to specifically designed items, by your engineer.

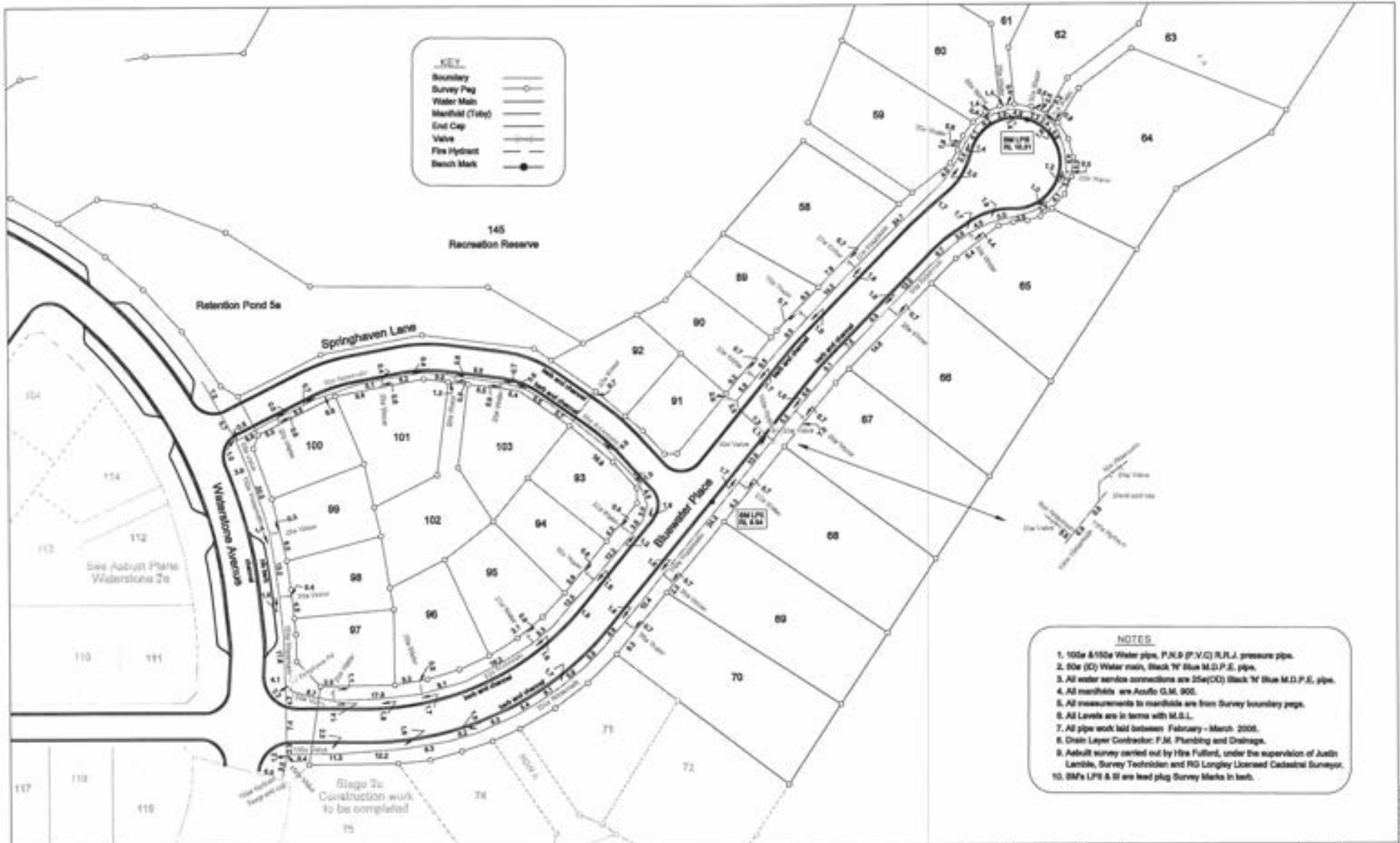
We have suspended your application and will not proceed any further until the above information is received. Please send it to us by 29th December 2006. If we do not receive it by this date, we may not be able to issue your Building Consent.

Please contact me if you would like to discuss this matter.

Yours faithfully



George Mason
(Direct line tel. no. (04) 296 4742)



No.	Date	Revision Details	By	Ver	App

PRITCHARD
 20 Abbotsford Road, R.D.1, Oatlands
 Telephone 08 346 7200 Fax 08 344 6142
 Email pritchard@pritchardgroup.co.nz
 Website www.pritchardgroup.co.nz

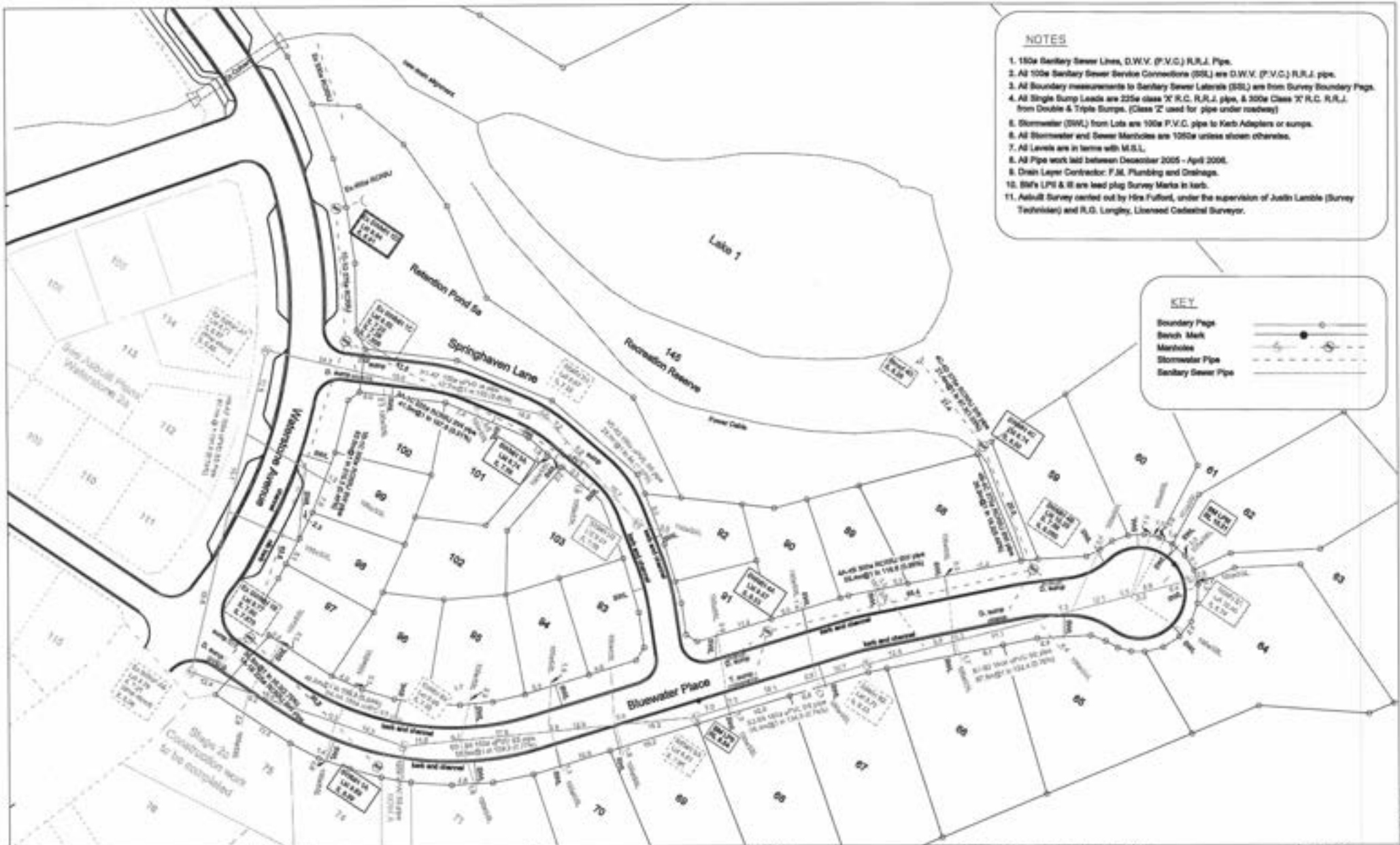
Client: **Westfield Meadows Limited**

Project: **Waterstone Asbuilt Stage 2B**

Drawn	Signed	Date
JSL		18/06/06
Design/Drawn		
Field/Field Drawn		13/06/06
Approved/Drawn		

Drawing Title: **Asbuilt Plan of WATER SUPPLY**

Project No: **RM 040182**
 Scale: **1:500**
 Drawing No.: **1 of 3 (A2)**



NOTES

1. 150a Sanitary Sewer Lines, D.W.V. (P.V.C.) R.R.J. Pipe.
2. All 100a Sanitary Sewer Service Connections (SSC) are D.W.V. (P.V.C.) R.R.J. pipe.
3. All Boundary measurements to Sanitary Sewer Laterals (SSL) are from Survey Boundary Pigs.
4. All Single Sump Leads are 225a class 'T' R.C. R.R.J. pipe, & 300a Class 'T' R.C. R.R.J. from Double & Triple Sumps. (Class 'Z' used for pipe under roadway)
5. Stormwater (SWL) from Lots are 100a P.V.C. pipe to Kerb Adapters or sumps.
6. All Stormwater and Sewer Manholes are 1000a unless shown otherwise.
7. All Levels are in terms with M.S.L.
8. All Pipe work laid between December 2005 - April 2006.
9. Drain Layer Contractor: F.M. Plumbing and Drainage.
10. SW's LPI & S are lead plug Survey Marks in kerb.
11. Asbuilt Survey carried out by Hira Fulford, under the supervision of Justin Lambie (Survey Technician) and R.G. Langley, Licensed Cadastral Surveyor.

KEY



No.	Date	Revision Details	By	Ver.	App.

PRITCHARD
 20 Millington Road, R.D.1, Omeo
 Telephone: 03 545 7200 Fax: 03 544 8142
 Email: info@pritchard.com.au
www.pritchard.com.au

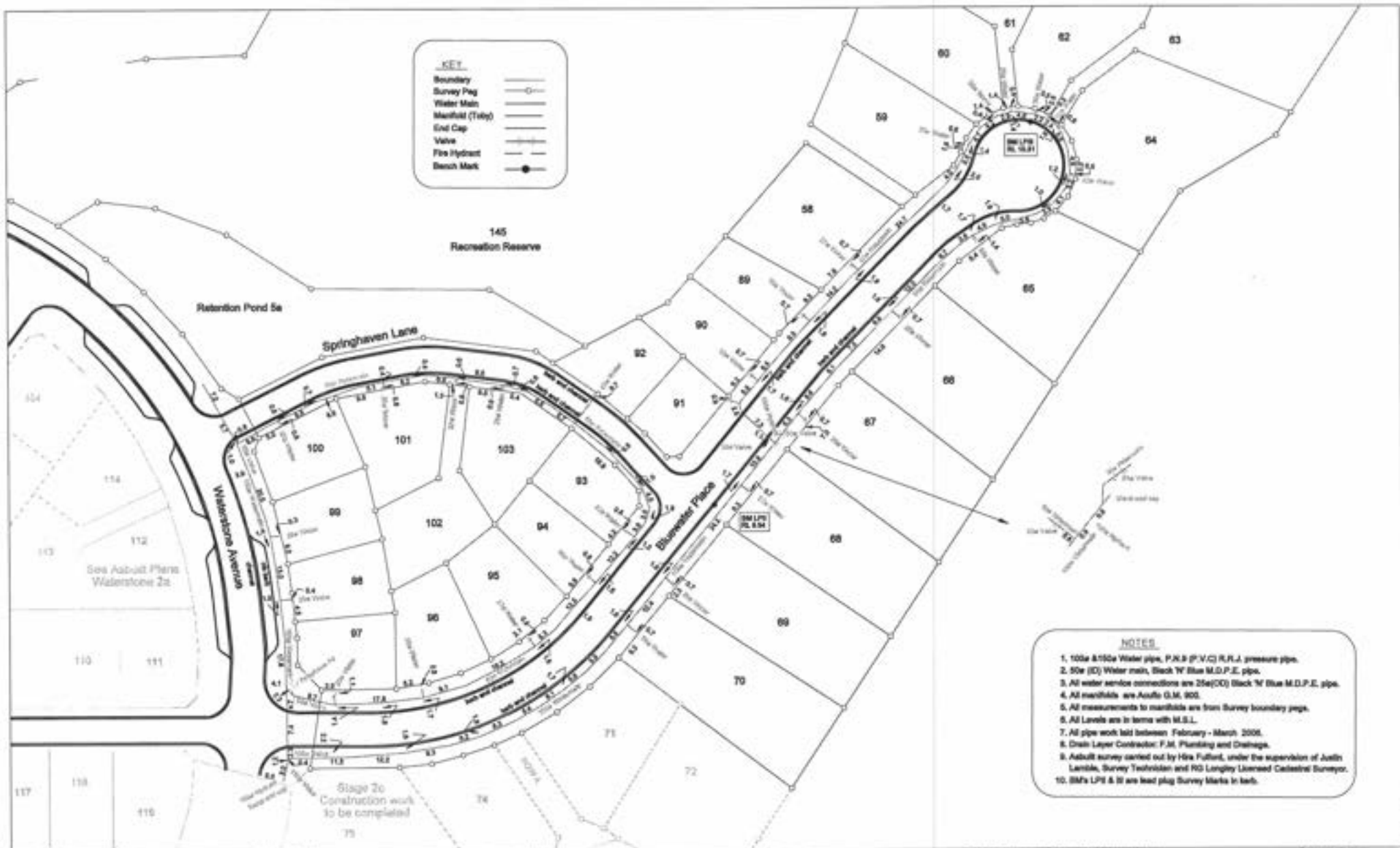
Client: **Westfield Meadows Limited**

Project: **Waterstone Asbuilt Stage 2B**

Drawing Title: **Asbuilt Plan of SEWER and STORMWATER Reticulation**

Project No: **RM 040192**
 Scale: **1:500**
 Drawing No: **2 of 3 (A2)**

Drawn	Signed	Date
JEL		18/05/06
Designed	Signed	Date
Rev. 1	Designed	Date
Rev. 2	Designed	Date
Approved	Signed	Date



NOTES

1. 100a & 100b Water pipe, P.K.B (P.V.C) R.R.J. pressure pipe.
2. 50a (D) Water main, Black W Blue M.D.P.E. pipe.
3. All water service connections are 25a(D) Black W Blue M.D.P.E. pipe.
4. All manifolds are Asulfa G.M. 900.
5. All measurements to manifolds are from Survey boundary pegs.
6. All Levels are in terms with M.S.L.
7. All pipe work laid between February - March 2006.
8. Drain Layer Contractor: F.M. Plumbing and Drainage.
9. Asbuilt survey carried out by Hix Fulford, under the supervision of Judith Lambie, Survey Technician and RO Langley Licensed Geometrical Surveyor.
10. SM's LPS & W are lead plug Survey Marks in kerb.

No	Date	Revision Details	By	For	App'd

PRITCHARD
 20 Wellington Road, R.D.1, Oatlands
 Telephone 08 246 7203 Fax 08 244 5142
 Email info@pritchard.co.nz
www.pritchard.co.nz

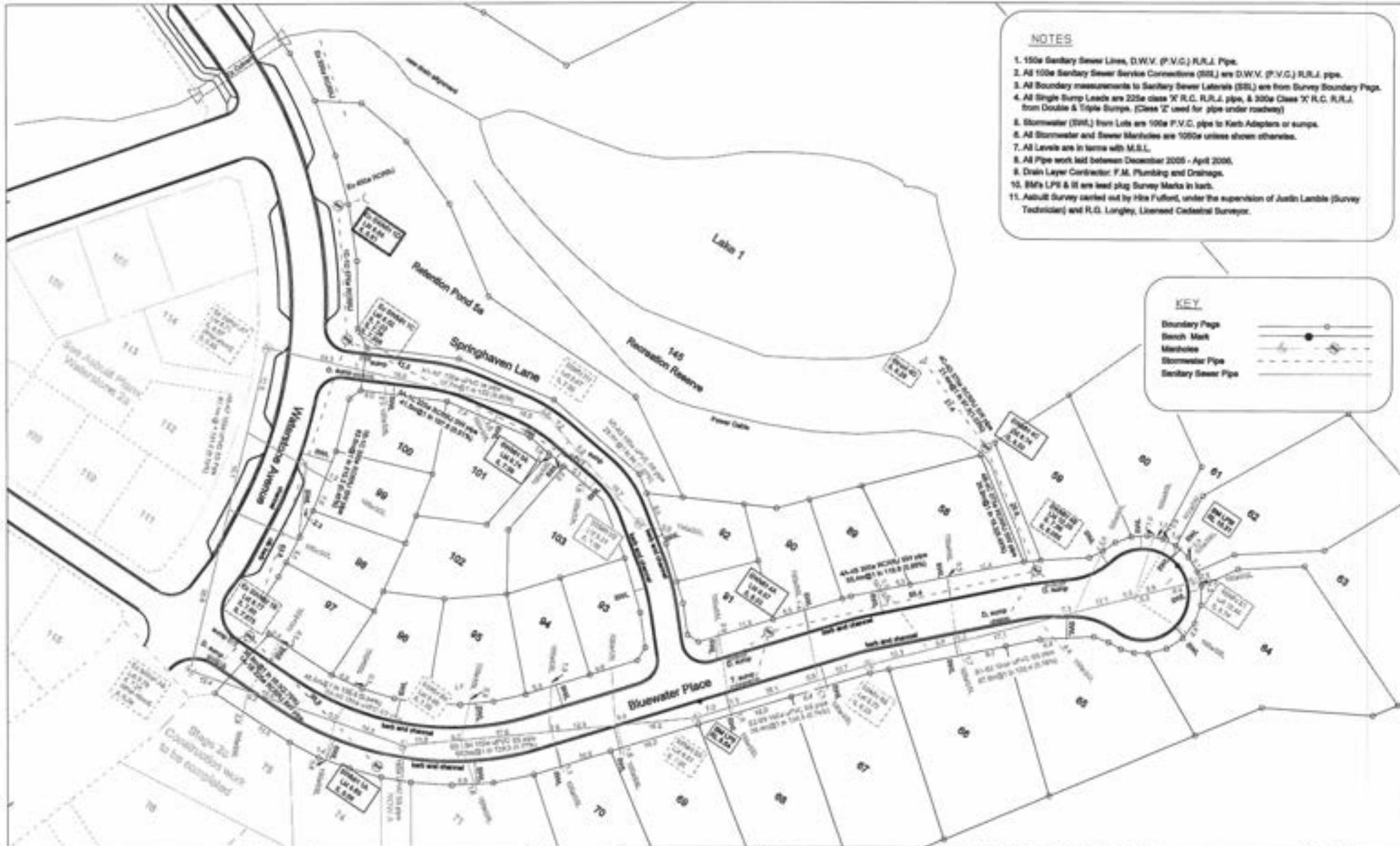
Client: **Westfield Meadows Limited**

Project: **Waterstone Asbuilt Stage 2B**

Drawn	Checked	Date
JL	JL	18/05/06
Designed	Signed	Date
Field Checked	Signed	Date
Approved	Signed	Date

Drawing Title: **Asbuilt Plan of WATER SUPPLY**

Project No: **RM 040192**
 Scale: **1:500**
 Drawing No: **1 of 3 (A2)**



NOTES

1. 150mm Sanitary Sewer Lines, D.W.V. (P.V.C.) R.R.J. Pipe.
2. All 100mm Sanitary Sewer Service Connectors (SSC) are D.W.V. (P.V.C.) R.R.J. pipe.
3. All Boundary measurements to Sanitary Sewer Laterals (SSL) are from Survey Boundary Pipe.
4. All Single Sump Leads are 225mm class 'X' R.C. R.R.J. pipe, & 300mm Class 'X' R.C. R.R.J. from Double & Triple Sumps. (Class 'Z' used for pipe under roadways)
5. Stormwater (SWL) from Lots are 100mm P.V.C. pipe to Kerb Adaptors or sumps.
6. All Stormwater and Sewer Manholes are 1050mm unless shown otherwise.
7. All Levels are in terms with M.S.L.
8. All Pipe work laid between December 2005 - April 2006.
9. Drain Layer Contractor: F.M. Plumbing and Drainage.
10. BM's LPI & II are lead plug Survey Marks in kerb.
11. As-built Survey carried out by Hite Fulford, under the supervision of Justin Lambie (Survey Technician) and R.G. Lingley, Licensed Cadastral Surveyor.

KEY



<table border="1"> <tr><td>No.</td><td>Date</td><td>Revision</td><td>Details</td><td>By</td><td>Var</td><td>Appr</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>	No.	Date	Revision	Details	By	Var	Appr																						<p>PRITCHARD Consulting Engineers, P.O. Box 104 104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000</p>	Client: Westfield Meadows Limited	Project: Waterstone Asbuilt Stage 2B	<table border="1"> <tr><td>Drawn</td><td>JAL</td><td>Signed</td><td> </td><td>Date</td><td>18/05/06</td></tr> <tr><td>Designed</td><td>JAL</td><td>Checked</td><td> </td><td>Date</td><td> </td></tr> <tr><td>Verified</td><td> </td><td>Approved</td><td> </td><td>Date</td><td>22/05/06</td></tr> <tr><td>Approved</td><td> </td><td> </td><td> </td><td>Date</td><td> </td></tr> </table>	Drawn	JAL	Signed		Date	18/05/06	Designed	JAL	Checked		Date		Verified		Approved		Date	22/05/06	Approved				Date		Drawing Title: Asbuilt Plan of SEWER and STORMWATER Reticulation	Project No. RM 040162 Scale 1:500 Drawing No. Rev. 2 of 3 (A2)
	No.	Date	Revision	Details	By	Var	Appr																																																			
Drawn	JAL	Signed		Date	18/05/06																																																					
Designed	JAL	Checked		Date																																																						
Verified		Approved		Date	22/05/06																																																					
Approved				Date																																																						

BUILDING CONSENT NOTES

ADDRESS: _____

LEGAL DESCRIPTION: Lot 101 DP 367937

Zone: Residential Zone

NOTES

No District Plan features, No Designations

Original subdivision RM040192 as amended.

Section 221 Notice.

Aerodrome - within airport operations area.

Flooding problems alleviated.

Hazards - none.

No Discharge.

No E10 sites.

No fault-trace.

No Well Springs.

Development Impact fees paid.

Coverage - ✓
Yards - 3m from front boundary ✓ garages ≥ 15.
height - ✓
height plane - ✓

Neighbours Written Approval:

-
-

Consulted Parties:

-
-
-

Approved/Approved with Conditions

Name: Affairs Date: 11/12/06



Project Information Memorandum No. 06/432P.

Building Project..... New Dwelling
4 Springhaven Lane,
Paraparaumu.

FOR OFFICE USE ONLY

FEE	\$.....	PIM Fee	\$.....
	\$.....	RECEIPT NO.	DATE
	\$.....		
	\$.....	INVOICE NO	DATE
	\$.....		
	\$.....	RECEIPT NO	DATE
SUBTOTAL	\$.....		
Less Deposit Paid	\$.....		
TOTAL	\$.....		
GST INCLUDED	\$.....		



Project Information Memorandum

Section 34, Building Act 2004

Application

Jade Garden (Kapiti) Ltd	No.	061432P
PO Box 307	Issue date	19/01/07
Paraparaumu	Application date	29/11/06

Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages New Dwelling
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential Dwelling
Estimated Value	\$245,000
Location	4 Springhaven Lane, Paraparaumu
Legal Description	Lot 101 DP 367937
Valuation No.	1525337200

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the building consent.

This project information memorandum includes:

- Information identifying 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: 19-01-07

Kapiti Coast District Council

Phone (04) 296 4700, Fax (04) 296 4830 | 175 Rimu Road, Private Bag 601, Paraparaumu 5254. Website www.kapiticoast.govt.nz



PROJECT INFORMATION MEMORANDUM - BC 061432P

Application Details

Applicant Name :	Name Jade Garden (Kapiti) Ltd
Contact Address :	PO Box 307 Paraparaumu
Location :	** 4 Springhaven Lane, Paraparaumu
Legal Description :	** Lot 101 DP 367937
Proposal :	New Dwelling PIM APPLICATION ONLY

Landline

Application Details

Use Permitted :	Permitted activity
Resource consent granted :	Subdivision consent RM040192, RM060286
Designations on property :	None listed
Easements :	Refer to Certificate of title
Site subject to inundation :	Flooding issues have been resolved
Relocatable zone :	N/A
Coastal building line restriction :	N/A
Minimum floor level (50 year event) :	Flooding issues have be resolved
Floor level (100 year event) :	Flooding issues have be resolved
Yard and height requirements :	Conditions on RM040192 & RM060286 are met
Tree/building preservation :	None listed

Comments

Consent notices, covenants, and like listings registered on the title are the responsibility of the applicant. Search this property title for any impediments to this proposal. All work to be carried out in accordance with Resource Consent RM040192 and Section 221 Notice and also RM060286..

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

Special Features of the Land

Potential erosion :	Not known to be
Potential avulsion :	Not known to be
Potential subsidence :	Not known to be
Potential slippage :	Not known to be
Potential alluvion :	Not known to be
Potential inundation :	Not known to be
Presence of hazardous contaminants :	Not known to be

Other features

Plumbing and Drainage Details

Sewer available / connected :	Available
Water available / connected :	Available
Site plan of existing services :	Not supplied
Location of sewer lateral :	shown
Location and size of water toby :	20mm shown restricted supply
Location of public drains (if any) :	N/A
Location of easments (if any) :	see planners comments
Stormwater disposal to :	Kerb

Plumbing and drainage notes

11 December 2006

Jade Garden (Kapiti) Ltd
PO Box 307
Paraparaumu

Re: New Dwelling for Jade Garden (Kapiti) Ltd at 4 Springhaven Lane, Paraparaumu

I am pleased to advise that the Project Information Memorandum (PIM) component of your Building Consent application, BC061432P, has been completed.

Your proposed building project meets all the requirements of Council's District Plan which means that once you have received your Building Consent you may proceed with construction.

Council's Customer Service group is currently holding the PIM documents so that they can be forwarded to you once your Building Consent is completed however if you require them to be sent earlier please contact our Customer Service staff on 04 2964700.

Yours Sincerely



Anne Harris
Resource Consents Planner



**CONSENT NOTICE PURSUANT TO SECTION 221
OF THE RESOURCE MANAGEMENT ACT 1991**

**IN THE MATTER OF A PLAN LODGED FOR DEPOSIT UNDER
NUMBER 370062
AND RESOURCE CONSENT NO. RM 040192**

**(BEING THE SUBDIVISION OF LOT 152 DP 367937),
AT 391 MAZENGARB ROAD, PARAPARAUMU
FOR WESTFIELD MEADOWS LIMITED**

The Regional Regulatory Titles Officer at Wellington

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

1. With respect to Lots 58 to 65 and 89 to 103: Foundation design and construction for any new building or additions and alterations to a building shall take into account the findings and recommendations within the report prepared by Hamish Wells, dated 13-04-06 and relating to the Mass Earthworks for Lots 58 – 65, 89 - 103 of the Waterstone subdivision development, submitted to Council in relation to application No. RM040192. A copy of the report is available in the offices of the Kapiti Coast District Council at any time the office is open to the public.
2. With respect to Lots 58 to 65 and 89 to 103: Unless otherwise approved by the Subdivision Engineer each allotment shall be required to have the following water saving measures in place and operational on a continuing basis:
 - (a) A device shall be installed to restrict the delivery of Council's potable water supply to 1000 litres per day per lot;
 - (b) No outside taps shall be connected to Council's potable water supply;
 - (c) A 10,000 litre tank shall be installed prior to the occupation of the dwellings on Lots 58 to 65 for the purposes of storage of roof water for non potable use only;
 - (d) A 3500 litre tank shall be installed prior to occupation of the dwellings on Lots 89 to 103 for the purpose of storage of roof water for non potable use only.
 - (e) The plumbing fittings in every dwelling shall include water efficient shower roses and dual flush toilet systems.

Note: Other water saving devices may be acceptable.

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3. With respect to Lots 58 to 60 and 89 to 92: The bulk and location of all buildings shall not, at any time, exceed the following limits:
 - Dwellings on all lots shall not be built closer than 3 metres from the front (road) boundary;
 - Garages, whether attached or not shall be set back from the road boundary by at least 4.5 metres.

4. With respect to Lots 58 to 63: Those parts of the land below the estimated 1 in 100 year return period flood event (Q_{100}) inundation level will be subject to flooding and any filling of the land below this level is prohibited. The Q_{100} level is shown on the "Asbuilt Plan of Earthworks" as 8.7 metres above mean sea level. The above plan is available for inspection on file RM040192 in the offices of the Kapiti Coast District Council at any time that the office is open to the public.

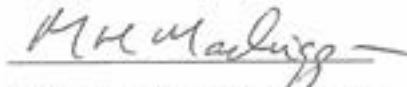
5. With respect to Lots 58 to 60 and 89 to 92: No close boarded fences higher than 0.7 metres or open type fences higher than 1.2 metres shall be permitted within 3 metres of the common boundaries between any reserve or proposed reserve and Lots 58 to 60 and Lots 89 to 92, with the exception of the fences on the common side boundaries of Lots 58 and 59 with the Reserve, which may be either close boarded or open type fences but shall be no higher than 1.5 metres. All such fences shall be finished and maintained in subdued natural colours so as to reduce the visual intrusion of the structure.

6. With respect to Lots 61 to 65: No building construction or the removal of any amenity planting shall be permitted within the no-build zone shown on DP370062 as areas E, F, G, H and I respectively.

Issued in respect of application No. RM 040192 on this 9th day of October, 2006.



David Wayne Gair
AUTHORISED OFFICER



Michael Heyes Mackiggan
AUTHORISED OFFICER



**RESOURCE CONSENT UNDER PART IV OF THE
RESOURCE MANAGEMENT ACT 1991
CONSENT NO: RM060286**

APPLICANT:	Westfield Meadows Limited
LOCATION OF ACTIVITY:	Waterstone Avenue, Paraparaumu (Lot 152 DP358331)
DESCRIPTION OF ACTIVITY:	Change of Condition 1, relating to Decision 2 of RM040192 allowing parts of new dwellings to encroach into the height recession planes.

DECISION:

Granted on 21 September 2006.

The following change of Condition 1 has been imposed under Section 108 of the Resource Management Act 1991:

RM040192: Original Condition 1:

~~"That the development must be in general accordance with the approved plan by Pritchard Group Limited, titled 'Waterstone Stage 2 and 3 subdivision' drawing number: WS-SP-001, dated June 2004 and the approved plan by Rowbotham Boyd Architect, titled 'Waterstone Development Stage Two' drawing number: A1.02, dated 24/06, and both date stamped approved by Council on 10/03/05, and application documents provided with RM040192, except:~~

- ~~• Dwellings on all Lots shall not be built closer than 3 metres from the front boundary. Garages whether attached or not shall be set back from the road boundary at least 4.5 metres.
Note: The above limits will be recorded on a consent notice attached to the subdivision consent RM040192."~~*

Amended and Approved Condition 1:

That the development must be in general accordance with the approved plan by Pritchard Group Limited, titled 'Waterstone Stage 2 and 3 subdivision' drawing number: WS-SP-001, dated June 2004 and the approved plan by Rowbotham Boyd Architect, titled 'Waterstone Development Stage Two' drawing number: A1.02, dated 24/06, and both date stamped approved by Council on 10/03/05, and application documents provided with RM040192, except:

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- Dwellings on all Lots shall not be built closer than 3 metres from the front boundary. Garages whether attached or not shall be set back from the road boundary at least 4.5 metres.
Note: The above limits will be recorded on a consent notice attached to the subdivision consent RM040192.
- Dwellings, garages and/or carports may encroach into the permitted activity height envelope providing the following conditions are adhered to:
 - i. 66% of the total height of gable ends may encroach into the height envelope.
 - ii. A dwelling (excluding garaging) may encroach into the height envelope by a maximum of one third of the total building height along one boundary only, providing that no single encroachment extends for more than 35% of the total building length.
 - iii. Garages and carports are exempt from height envelope requirements provided that the height of the garage and/or carport does not exceed 2.8 metres above natural ground level."

Reasons for Decision:

In accordance with Sections 104, 104B and 127 of the Resource Management Act 1991, the actual and potential effects associated with the proposed change to Condition 1 have been assessed and are outline above. It is considered that the adverse effects of the proposed change on the environment will be minor and that the proposed change will not be contrary to the Objectives and Policies of the Kapiti Coast District Plan.

Colin Bridges
SENIOR RESOURCE CONSENTS PLANNER