

# STATEMENT OF PASSING OVER INFORMATION

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**SOLD ON KĀPITI**  
real estate



Plans to be read in conjunction with Geotechnical Report.  
Ground conditions do NOT meet the requirement of  
NZS3604. Engineer Design Foundations required.



**Cautionary Notes:**

Always cross reference the foundation plan with the framing plan prior to setting out

Joinery sizes shown are box sizes & are preliminary only.  
Site measure and confirm all joinery sizes, reporting to designer any changes, PRIOR to ordering joinery. No liability shall be held by designer for incorrect supply of joinery.

Refer to all written dimensions, DO NOT scale off drawings.

**Construction Notes:**

Electric hobs with vented r/hood.  
Polybutylene water supply pipes.  
Hot water supply pipes shall be thermally insulated to comply with H1/AS1 5.0  
The delivered hot water temperature at any sanitary fixture used for personal hygiene shall not exceed 55°C

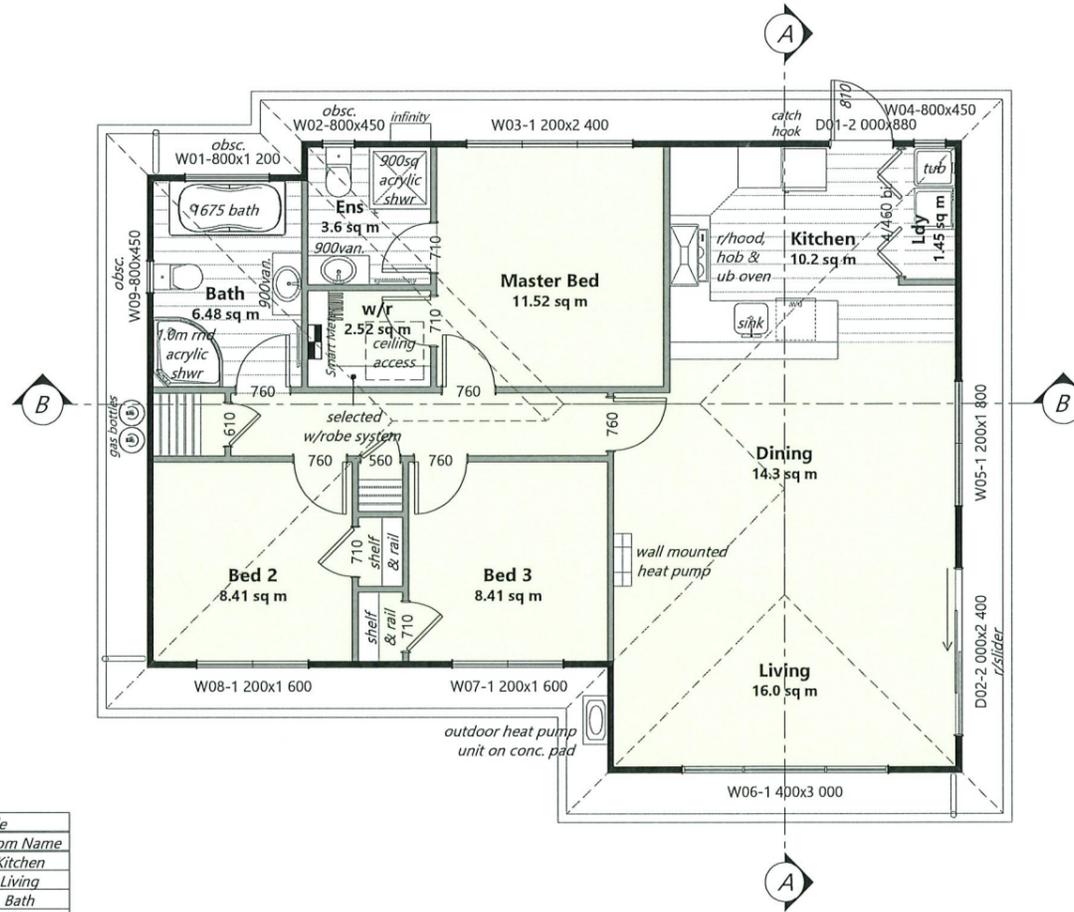
gas bottles: 2/1250high x 375Ø bottles to be mounted on conc. base & secured with seismic restraints (chains or fixed brackets) 1000mm from door, drain or air vent, 1500mm from any point of ignition, min 150mm below an opening window. (gas fitter to confirm)

gas water heater: 300mm from any opening door or window, 75mm from down pipes, 500mm fuse or electric box, 1500mm from gas bottles, 300mm from wall or corner, 1500mm from ground. (gas fitter to confirm)

Tapered edge joints in ceilings  
To reduce the risk of cracks caused by substrate movement, back-blocking of tapered edge joints is required in the following situations.

- When timber battens have been used:  
Any area containing 3 or more tapered joints
- When steel battens have been used:  
Any area containing 6 or more tapered joints

Please confirm layout & fittings of kitchen & bathrooms etc before foundation commences



Exterior Joinery Schedule			
Number	Size	Qty	Room Name
D01	2 000x880	1	Kitchen
D02	2 000x2 400	1	Living
W01	800x1 200	1	Bath
W02	800x450	1	Ens
W03	1 200x2 400	1	Master Bed
W04	800x450	1	Ldy
W05	1 200x1 800	1	Dining
W06	1 400x3 000	1	Living
W07	1 200x1 600	1	Dining
W08	1 200x1 600	1	Bed 2
W09	800x450	1	Bath

Separation between electric hob and the Gib lined wall:  
Cut out for hob: min. 55mm from back of bench top.  
Overhead clearances: not less than 650mm from hob surface to range hood  
Side clearances: Where dimension to any vertical combustible surface is less than 150 mm, surface shall be protected to a min. height of 150 mm above hob for full dimension (width or depth) of cooking surface area.  
Protection of combustible surfaces: 5mm thick ceramic tiles or graphic glass is suitable to protect 10mm Gib board.

G3/AS1  
1.1.3 Food preparation surfaces shall be easily maintained in a hygienic condition. Stainless steel, decorative high pressure laminate, and tiles are examples of suitable materials for these surfaces.

1.6 Wall linings  
Wall linings adjacent to appliances and facilities shall have surfaces that can be easily maintained in a hygienic condition. Stainless steel, decorative high pressure laminate, tiles, wallboards with painted or applied impervious coatings or films, are examples of suitable materials for these surfaces.

**Note:**  
2420 stud ht. throughout

**Cladding Key:**  
— JH Linea Weatherboard

**Floor Finishes:**

- Carpet = 71.2m<sup>2</sup>
- Vinyl = 21.7m<sup>2</sup>
- Master Bed
- Bathroom (Wet Area)
- Bed 2
- Bed 3
- Living
- Dining
- Ensuite (Wet Area)
- Kitchen
- Laundry
- Hallways, cupd.s & wdrbs w/r.

**Floor Area:**  
= 98.0sqm o/frame

**Client Details :** AW185  
Cameron and Roseanne Mear  
**Address:**  
105 Peka Peka Road  
Waikanae

<b>Floor Plan</b>		Scale: 1:100	Date: 13/09/2019	Sheet no: 8
Drawn: JS	Check: AG/UP	Call 0800 A1homes 2 1 4 6 6 3		
Wind: High	Earthq: 3	Exposure: C	Snow: NO	www.A1homes.co.nz

DO NOT scale off drawings. Cross reference all drawings. Any discrepancies MUST be clarified with the designer immediately before commencing works or ordering. NO construction or site works are to commence until Building Consent becomes unconditional.  
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CLIENT DETAILS

Client Name:	Cameron Mear & Roseanne Fraser
Site Address:	105 Peka Peka Rd, Waikanae
Legal Description:	Lot 2 DP 534561
Site Area:	7249m <sup>2</sup>
Council:	Kapiti Coast District Council

NOTES

Confirm all dimensions on site prior to work commencing.  
 Owner to confirm finishes before work commences.  
 Refer to Gib Site Guide September 2018 for control joint requirements and details for gib walls and ceilings.  
 An energy works certificate shall be supplied to the BCA and/or owner by the electrician upon completion of all electrical work.  
 Aluminum joinery subject to joinery manufacturers design and standards. Confirm all dimensions on site. All new joinery to have a minimum R-Value of 0.46.

R02

Refer to Job Specifications for thermal calculations and supporting documents.

Bracing & Durability

Wind Zone:	High
Earthquake Zone:	3
Corossion Zone:	C
Snow Zone:	N1
Rainfall Intensity:	49.9
Drawing Scale:	1:50 @ A3
Plan Issue Type:	B/Consent Set
Plan Issue Date:	21/02/2024
Designer:	P.Orchard
Job Number:	9347
Sheet Number:	A2

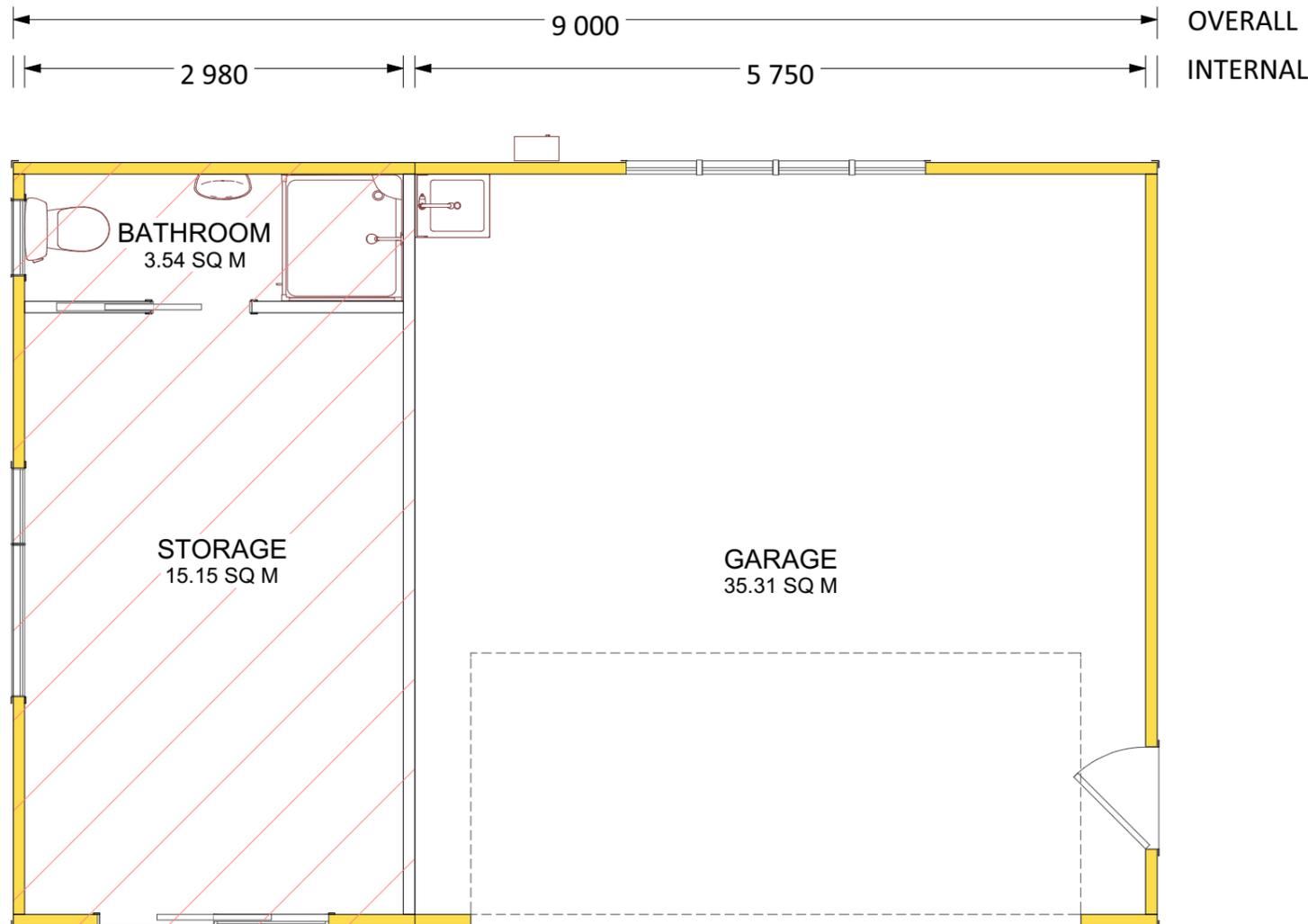
DIMENSIONED FLOOR PLAN



**Quin Buildings Direct**  
 0800 784 624  
 20 Coventry St  
 Levin

BC230784  
 Further Information Received  
 21/02/2024

Materials	
Storage	
Linings	
Walls:	10mm Gib
Ceiling:	10mm Gib
Insulation	
Walls:	R2.2
Ceiling:	2/R3.6 Bib
Bathroom	
Linings	
Walls:	10mm Gib Aqualine
Ceiling:	10mm Gib Aqualine
Floor:	Polished concrete with clear sealant R01
Other:	Mirror behind basin R01 Walls to have a semi-gloss finish All joints to be sealed
Insulation	
Walls:	R2.2W Pink Batts
Ceiling:	2/R3.6 Bib Pink Batts
Garage	
Linings	
Walls:	9mm CD UT Ply



**ENERGY EFFICIENCY**  
 Calculation Method - excluding garage  
 Total Heat Loss - Reference Building = 60.3  
 Total Heat Loss - Proposed Building = 59.4 - OK

LEGENDS:

