

STATEMENT OF PASSING OVER INFORMATION

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We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all the intending purchasers are advised to conduct their own due diligence investigation into the same.

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SOLD ON KĀPITI
real estate

GENERAL NOTES:

- All work must be carried out to conform to relevant sections of the New Zealand Building Code and New Zealand Standards - in particular NZS 3604, NZS 3602 & NZS 4218. All references to Standards shall be taken as reference to the latest revision including amendments.
- Ground bearing must be reconfirmed on site following excavation but prior to placing concrete and reinforcing.
- Confirm site boundaries with licenced surveyor. Fences may not necessarily be on the legal boundary.
- All work to be carried out to best trade practice
- All habitable rooms have at least 5% of their floor area as opening windows or approved alternative to achieve ventilation requirements
- All habitable rooms have windows providing at least 10% of their floor area as natural light. At least 50% of the glazed area providing natural light is clear glazing falling within the visual awareness zone providing natural light is clear glazing falling within the visual awareness zone
- Garage spaces within or attached to the building envelope shall have
 - A - Openings provided with a 50mm min total level change between the interior & exterior paving
 - B - Provision to drain water away from the threshold of the opening.
 refer to E2 fig 65 & table 18 for overall level change requirements
- Do Not Scale off Building Consent Documentation issued from TA's as the plans may have been scanned and the scale distorted.
- Prenail framing and truss manufacturer to provide lintel sizes and provide a producer statement for framing, window lintels and trusses.
- Window openings to be 20mm larger than window sizes (10mm tolerance each side)
- All bottom plates and framing to shower areas to be H3.1. All framing in other at risk areas such as parapets and enclosed balconys to comply with NZS 3602 for particular situation.
- Allow for dwangs to fix fittings as required by owner.
- Wall junctions shall be framed up with not less than 2 studs blocked and nailed.
- Maximum diameter hole in 90mm stud to be 25mm or 35mm diameter where not more than 3 consecutive studs are drilled.
- Lintels supporting rafters or trusses shall be secured against uplift as per clause 8.6.1.8 & figure 8.12, NZS 3604:2011. 25x1mm strap with 6/30x2.5mm nails into both lintel & stud & 25x1mm strap taken under plate & up 150mm each side of stud fixed with 6/30x2.5mm nails into each side of stud
- Confirm building wrap is able to be used with timber treatment.
- Builders on site to comply with F5 of the building code (Health & Safety)

Benchtops & Vanities

- To be selected at owners discretion. To be continuously smooth and easily maintained in a hygienic condition e.g. stainless steel, high pressure laminate, acrylic, granite, or engineered stone surface. Must be sealed to adjoining impervious, easily cleaned walls e.g. aquaenamel paint, tiles, or glass

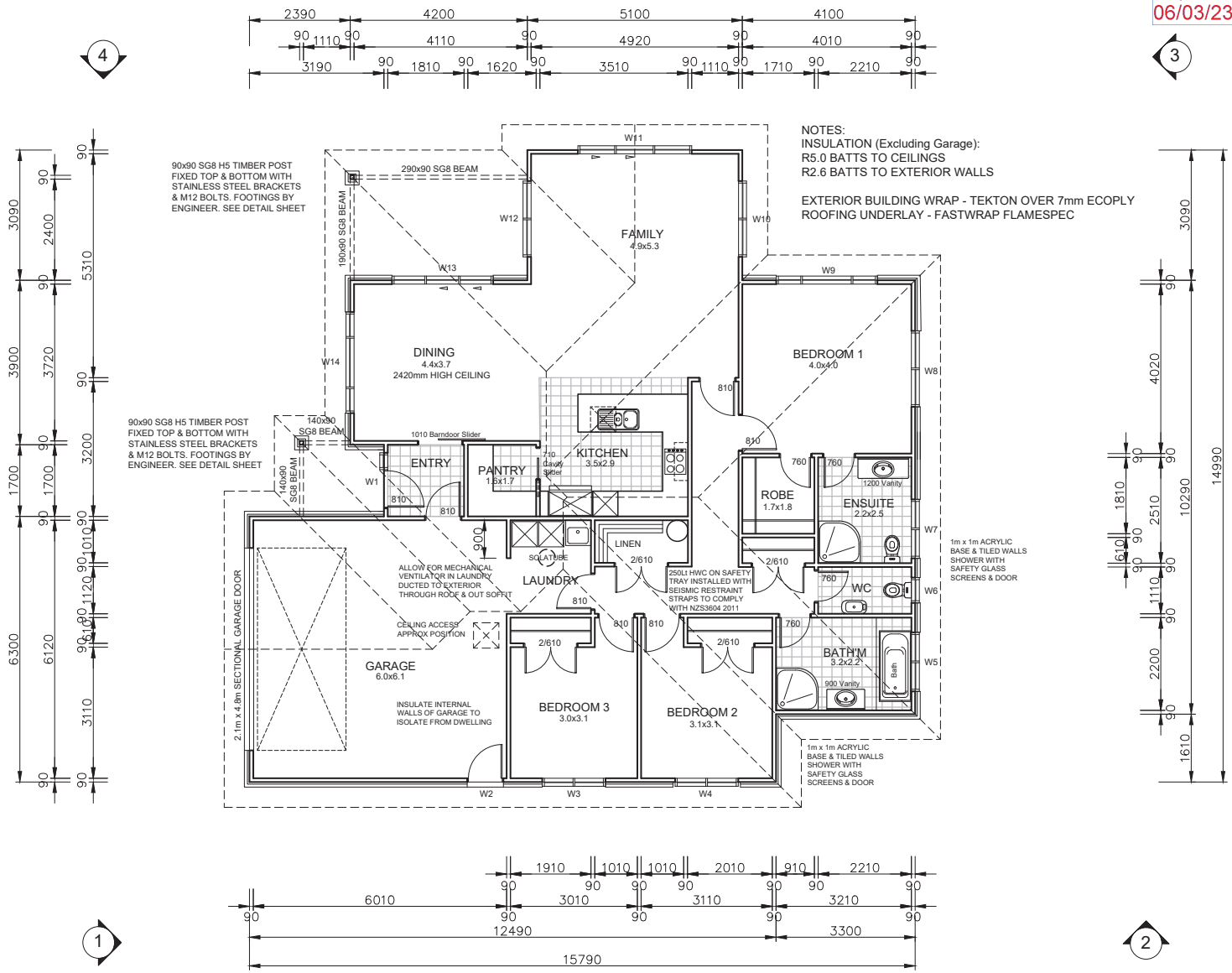
INTERNAL LININGS

- WALLS:**
- Generally - 10mm Standard Gib Board
 - Bathrooms - 10mm Gib Aqualine

- CEILING:**
- Generally - 13mm Standard Gib
 - Bathrooms - 13mm Gib Aqualine
 - Back block sheet joints and allow for control joints as required by manufacturer

FRAMING

- Exterior Walls & Internal Load Bearing Walls:
- Up to 2.4m - 90x45 SG8 at 600 crs H1.2
- Interior Non Load Bearing Walls:
- Up to 2.4m - 90x45 SG8 at 600 crs H1.2



FLOOR PLAN

SCALE 1:100

AREA = 184m²

AREA OVER FOUNDATION = 190m²

All work shall be in accordance with the NZBC. If in doubt ASK. The Contractor must verify all dimensions on the job before commencing any work or shop drawings. Figured dimensions are to be used, scaled dimensions must be verified. This drawing and concept are copyright of Coastal Architecture Ltd. The recipient of this document is prohibited from disclosing its content for any purpose without the prior written consent of Coastal Architecture Ltd.

Revisions: DECEMBER 2022 rev A	Project: NEW DWELLING	Drawing Title: PARSONS	Drawing Title: FLOOR PLAN	Designer: COASTAL ARCHITECTURE LTD.	Design: BF	Drawn: BF	
		LOT 68 STAGE 2 MANU PARK, WAIKANAE		11 Epifa Street Paiparaumu New Zealand Tel: 027 2499 519 e-mail: coastarchdesign@gmail.com	Job: 334	Page of: 3	