



## Code Compliance Certificate

Section 43(3), Building Act 1991

### Application

|                       |            |            |
|-----------------------|------------|------------|
| MR E WIMPORY          | No.        | 971115     |
| 14 BEARING WEST COURT | Issue date | 10/03/98   |
| PARAPARAUMU           | Overseer   | BOB OLIVER |

### Project

|                   |   |
|-------------------|---|
| Description       | ALTERATIONS, REPAIRS or EXTENSIONS<br>BEING STAGE 1 OF AN INTENDED 1 STAGES<br>NEW GARAGE |
| Intended Life     | INDEFINITE, BUT NOT LESS THAN 50 YEARS  |
| Intended Use      | RESIDENTIAL   |
| Estimated Value   | \$6,200   |
| Location          | 83 QUEENS ROAD, WAIKANAE  |
| Legal Description | LOT 5 DP 65770  |
| Valuation No.     | 1492023000  |

The Council's total charges paid on the uplifting of this Code Compliance Certificate in accordance with the following details are \$ 0.00.

This is a final code compliance certificate issued in respect of all the building work under the above building consent.

Signed for and on behalf of the Council:

Name: 

Date: 



# KAPITI COAST DISTRICT COUNCIL

CODE COMPLIANCE CERTIFICATE  
Section 43(3), Building Act 1991

Ref:

APPLICANT

MR & MRS CALDWELL  
C/- HORIZON HOMES  
P O BOX 31002  
LOWER HUTT

CONSENT DETAILS

Consent/PIM No.: 930691  
Date issued: 27/09/93  
Valn No: 1492023000  
Overseer: P Wilkinson

PROJECT DESCRN: NEW CONSTRUCTION  
BEING STAGE 1 OF AN INTENDED 1 STAGES  
DWELLING

INTENDED LIFE: INDEFINITE, BUT NOT LESS THAN 50 YEARS

INTENDED USES: RESIDENTIAL

PROJECT LOCATION: 83 QUEENS ROAD

LEGAL DESCRIPTION: LOT 5 DP 65770

ESTIMATED VALUE: \$ 67,000

The Council's total charges paid on the uplifting of this Code Compliance Certificate in accordance with the attached details are \$ 0.00

This is a final code compliance certificate issued in respect of all the building work under the above building consent.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: *P. Wilkinson* BUILDING CONTROL OFFICER

DATE: 27.9.93

Ngarara Building, Rimu  
Road, Private Bag 601,  
Paraparaumu.  
Telephone (04) 298-5139  
Fax (04) 297-2563



### BUILDING CONSENT ADDENDA

No. ....

File No. 23/507ADDRESS OF PROPOSED WORK 83 Queens Road, WhitkanaeOWNERS Caldwell BUILDER Horizon Homes

### BUILDING CONSENT CONDITIONS & REQUIREMENTS

#### General Requirements

a) The District Inspector is to be given 24 hours notice before carrying out the following inspections.

| BUILDING |  | PLUMBING |  |
|----------|--|----------|--|
| /        | Foundation Inspection  |          | Pre-concrete slab inspection of plumbing |
|          | Pre-slab inspection, concrete floor                          | /        | Prelining inspection of plumbing         |
| /        | Subfloor inspection, suspended floor                         | /        | Final inspection of plumbing             |
| /        | Prelining inspection, moisture test, check bracing           |          |  |
| /        | Post-lining inspection, linings, fixed as per bracing design | DRAINAGE |  |
| /        | Final inspection   | /        | Water test on sewer drains               |
| HEALTH   |  | /        | Final inspection gullies, etc            |
|          | Initial inspection   |          | Test on stormwater                       |
|          | Completion inspection  | /        | Final inspection stormwater              |

b) To arrange for any of the above required inspections by the District Inspection, please contact either :

Don Blake or Arnold Hawkins or Simon Copp (P&D)

on (04) 298-5139 between the hours of 8.00 am and 4.30 pm.

c) All work is to be carried out in accordance with the Building Act 1991 and in particular the following SPECIAL REQUIREMENTS :

- \* All relevant work shall conform to NZS. 3604 : 1990
- \* Foundations to firm bearing 900 min Anchor Piles.
- \* 300 min Ordinary piles
- \* Alum joinery 1100 pd P.W.P minimum
- \* Glazing to NZS 4223.
- \* Fit suitable flashings.
- \* Note solid blocking requirements as endorsed.
- \* Note and comply with all other endorsements indicated.

NOTE It is the owner's responsibility to ensure the satisfactory over all standard of the workmanship. The issue of the Building Consent does not in any way guarantee or imply continuous supervision of the works by the District Inspector. All work approved by an approved certifier requires a building certificate to be supplied to the territorial authority. Failure to have the above inspections carried out may result in non issue of Code Compliance Certificates.

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

OWNER/BUILDER/AUTHORISED PERSON [Signature]DATE 16/7/93

COPY

FILE NOTE

FILE NUMBER: 85 Queens Rd.

ACTION NUMBER:

STAFF MEMBER: Sandra

DATE: 24/9

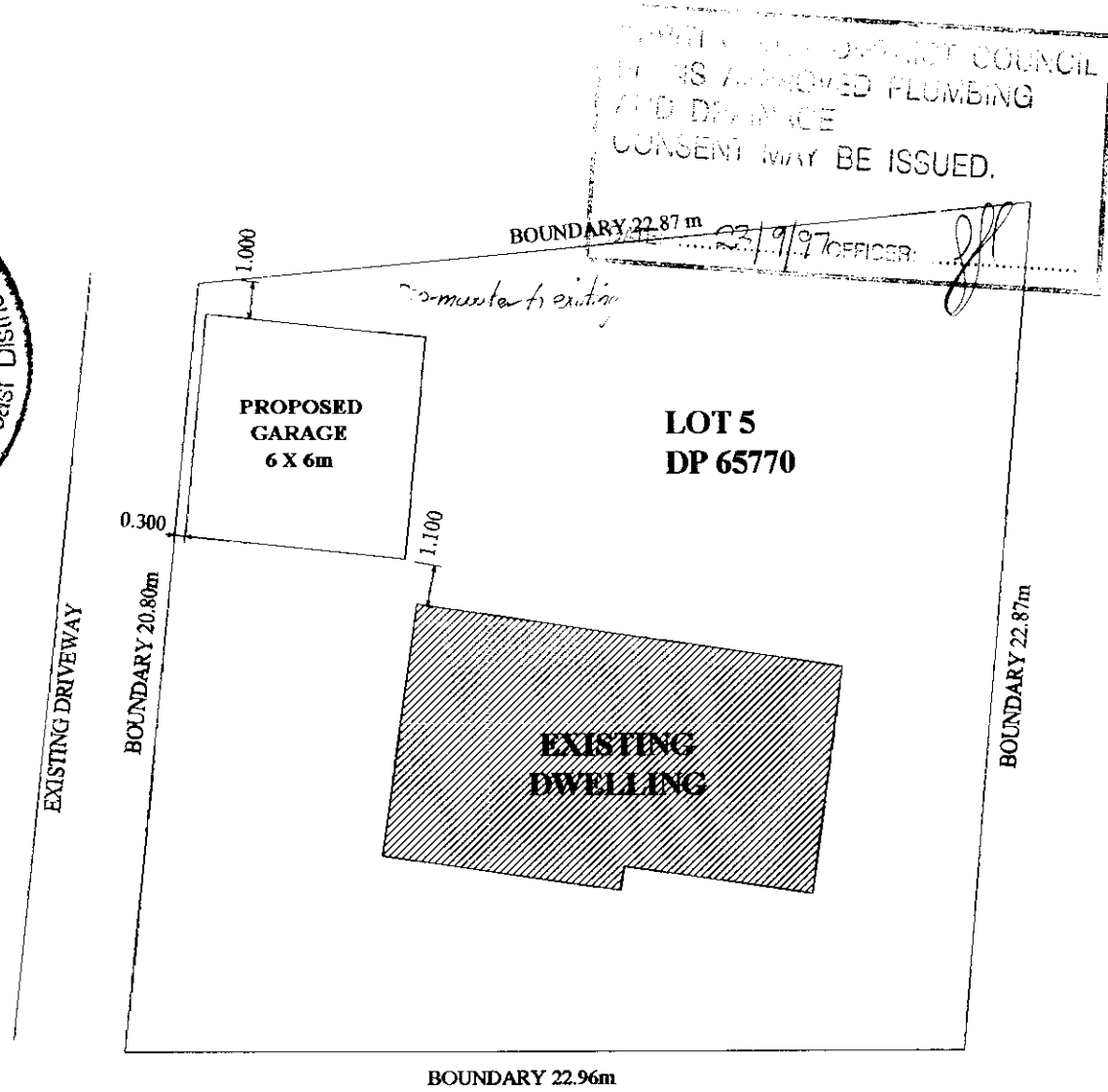
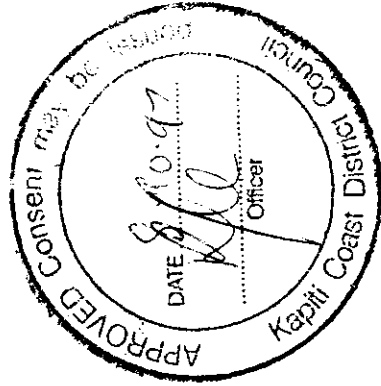
SUBJECT:

At the request of the property owner at 85 Queens Rd this note is to record concern about the fence b/w their ROW and 83 Queens Rd. Earth has be stacked against the fence and she is concerned about its stability.

cc. 83 Queens Rd file.

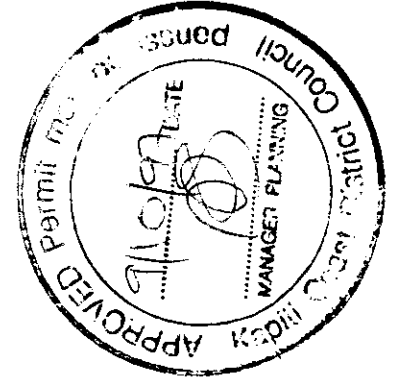


NOT APPROVED  
AS A  
HABITABLE BUILDING



83 QUEENS ROAD

# SITE PLAN Scale 1:200

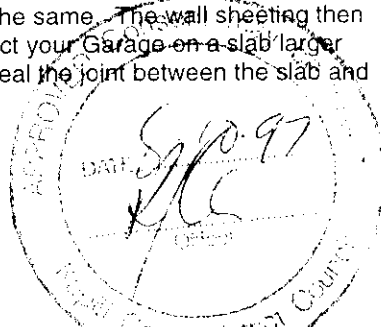
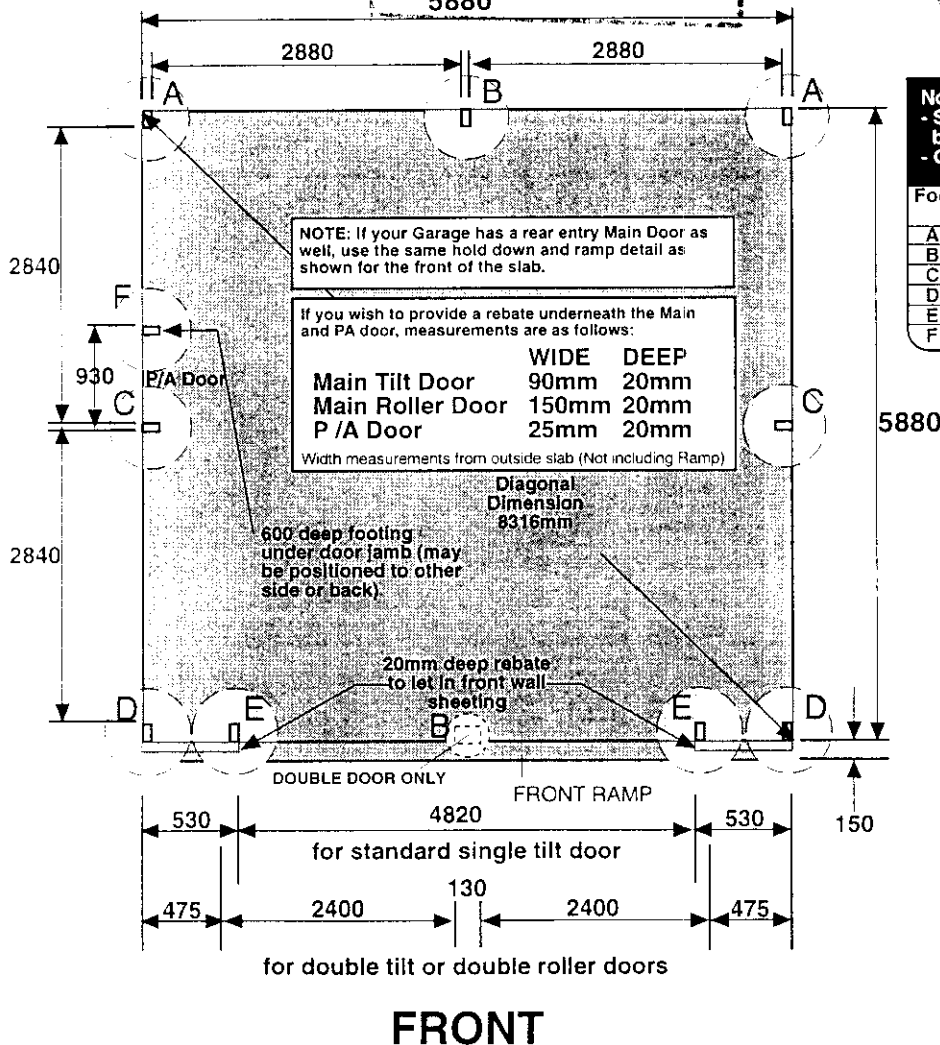


Pour a perfectly level concrete slab to the dimensions shown in Figure 1A. This is to be 100mm thick, reinforced with F72 Mesh, laid 30mm from the top with edge thickening shown in Figure 1B and a ramp at the front (Figure 1C). Concrete strength is to be 20MPa at 28 days.

**If you would rather erect your Garage on footings, the locations are shown as dotted lines (○) in Figure 1A, a side view of the footing and a size schedule are shown in Figure 1D.**

The Garage has been designed so the slab size and the external frame size are the same. The wall sheeting then overlaps the top of the slab by 20mm to form a waterproof joint. If you plan to erect your Garage on a slab larger than the one specified, it will be necessary to trim 20mm off each wall sheet, then seal the joint between the slab and wall sheet with Silicone.

**Fig. 1 A:**

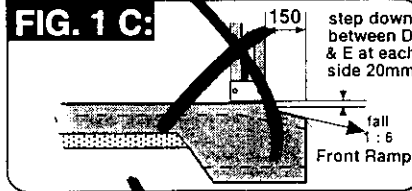
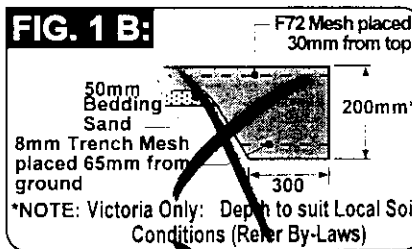


No. of anchors to be used for each Leg:  
- Screwbolts: M10x75mm all cases x qty shown below.  
- Chemsets: as shown below.

| Footing | 2.4Wall H. | 2.7Wall H. | 3.0Wall H. |
|---------|------------|------------|------------|
| A       | 1 X M10    | 1 X M10    | 1 X M10    |
| B       | 2 X M8     | 2 X M8     | 2 X M8     |
| C       | 2 X M8     | 2 X M8     | 2 X M8     |
| D       | 2 X M8     | 2 X M10    | 2 X M10    |
| E       | 2 X M8     | 2 X M10    | 2 X M10    |
| F       | 1 X M8     | 1 X M8     | 1 X M8     |

**NEW ZEALAND ONLY**

Fig 1b, c & d are NOT to be used in New Zealand conditions refer to **SLAB AND FOUNDATION SCHEDULE** attached to plans, for detailed drawings.

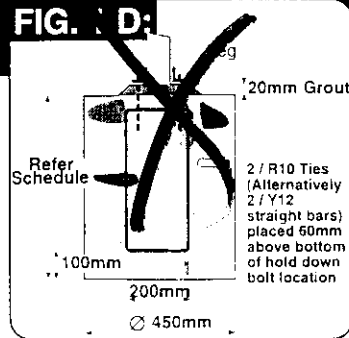


**Refer to this Section ONLY if FOOTINGS are being used instead of concrete slab!**

**FOOTING DEPTH SCHEDULE (mm)**

| Wall Height | A      |       | B      |       | C      |       | D      |       | E      |       | F      |       |
|-------------|--------|-------|--------|-------|--------|-------|--------|-------|--------|-------|--------|-------|
|             | 20 kpa | 10kpa | 20 kpa | 10kpa | 20 kpa | 10kpa | 20 kpa | 10kpa | 20 kpa | 10kpa | 20 kpa | 10kpa |
| 2.4H.       | 800    | 1000  | 900    | 1150  | 700    | 1100  | 750    | 1200  | 800    | 1000  | 600    | 600   |
| 2.7H.       | 850    | 1050  | 950    | 1200  | 650    | 1100  | 1000   | 1700  | 1000   | 1450  | 600    | 600   |
| 3.0H.       | 850    | 1050  | 950    | 1200  | 650    | 1100  | 1000   | 1700  | 1000   | 1450  | 600    | 600   |

NOTE: Most soils meet 20kpa requirements. For soft soil use 10kpa value. For shaft adhesion value in your area consult your local soils engineer.





NAME: F. Wainwright  
 ADDRESS: 88 Queens Rd LOT: 5 DP: 69770  
 PROJECT: Garage CONSENT NO: 971115


WORK CANNOT PROCEED PAST EACH STEP UNTIL THAT STEP HAS BEEN INSPECTED, APPROVED AND THIS FORM SIGNED BY THE RELEVANT INSPECTOR. WORK APPROVED BY A CERTIFIER REQUIRES A BUILDING CERTIFICATE SUPPLIED BY THE CERTIFIER.

| COMPONENT TO BE INSPECTED | INSPECTION REQUIRED (TICK) | INSPECTION |         | COMMENTS AND/OR RECTIFICATION NOTICE NO | OK TO PROCEED YES/NO | ADDITION INSPECT YES/NO | DATE, SIGNATURE |
|---------------------------|----------------------------|------------|---------|---|----------------------|-------------------------|-----------------|
|                           |                            | CHECK      | RECHECK |   |                      |                         |                 |
| FOUNDATIONS               |                            |            |         |   |                      |                         |                 |
| Siting                    |                            | /          |         | FOUNDATIONS INTO FIRM                   |                      |                         | PSI/M 30-10-97  |
| Footing - Piles           |                            | /          |         | GROUND STEEL IN PLACE                   |                      |                         |                 |
| Steel                     |                            | /          |         | DPM UNDER                               |                      |                         |                 |
| Min Floor Level Cert      |                            |            |         |   |                      |                         |                 |
| CONCRETE FLOOR            |                            |            |         |   |                      |                         |                 |
| Building                  |                            |            |         |   |                      |                         |                 |
| P & D Wastes, etc         |                            |            |         |   |                      |                         |                 |
| SUB FLOOR                 |                            |            |         |   |                      |                         |                 |
| Connections               |                            |            |         |   |                      |                         |                 |
| Braces                    |                            |            |         |   |                      |                         |                 |
| Blocking                  |                            |            |         |   |                      |                         |                 |
| Insulation                |                            |            |         |   |                      |                         |                 |
| BLOCKFILL 1               |                            |            |         |   |                      |                         |                 |
| BLOCKFILL 2               |                            |            |         |   |                      |                         |                 |
| PRE-LINE                  |                            |            |         |   |                      |                         |                 |
| Wall Framing              |                            |            |         |   |                      |                         |                 |
| Moisture                  |                            |            |         | %                                       |                      |                         |                 |
| Bracing                   |                            |            |         |   |                      |                         |                 |
| Fixings                   |                            |            |         |   |                      |                         |                 |
| Lintels                   |                            |            |         |   |                      |                         |                 |
| Roof Framing              |                            |            |         |   |                      |                         |                 |
| Trusses                   |                            |            |         |   |                      |                         |                 |
| Bracing                   |                            |            |         |   |                      |                         |                 |
| Fixings                   |                            |            |         |   |                      |                         |                 |
| P & D 1500 KPA test       |                            |            |         |   |                      |                         |                 |
| POSTLINE                  |                            |            |         |   |                      |                         |                 |
| DRAIN TEST - SEWER        |                            |            |         |   |                      |                         |                 |
| DRAIN TEST - STORMWATER   |                            |            |         |   |                      |                         |                 |

## FINAL INSPECTIONS

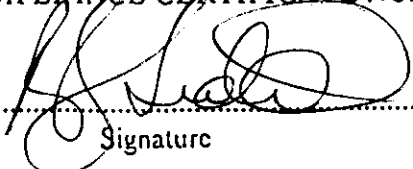
| COMPONENT TO BE INSPECTED   | INSPECTION REQUIRED (TICK) | INSPECTION CHECK | RECHECK | COMMENTS AND/OR RECTIFICATION NOTICE NO | OK TO PROCEED YES/NO | ADDITION INSPECT YES/NO | DATE, SIGNATURE |
|-----------------------------|----------------------------|------------------|---------|---|----------------------|-------------------------|-----------------|
| Insulation                  |                            |                  |         |   |                      |                         |                 |
| Joinery & Flashings         |                            |                  |         |   |                      |                         |                 |
| Glazing (Safety etc)        |                            |                  |         |   |                      |                         |                 |
| Range/Bathroom Fans         |                            |                  |         |   |                      |                         |                 |
| Comb, Heater/Chimney        |                            |                  |         |   |                      |                         |                 |
| Floor Levels                |                            |                  |         |   |                      |                         |                 |
| Post Connections            |                            |                  |         |   |                      |                         |                 |
| Subfloor Ventilation        |                            |                  |         |   |                      |                         |                 |
| Subfloor Access             |                            |                  |         |   |                      |                         |                 |
| Room Ventilation --         |                            |                  |         |   |                      |                         |                 |
| <b>EXTERIOR CLADDINGS</b>   |                            |                  |         |   |                      |                         |                 |
| Walls                       |                            |                  |         |   |                      |                         |                 |
| Roof                        |                            |                  |         |   |                      |                         |                 |
| Hot Water Temp              |                            |                  |         |   |                      |                         |                 |
| H/W Cyl, Valves & Restraint |                            |                  |         |   |                      |                         |                 |
| Waste & Drain Vents         |                            |                  |         |   |                      |                         |                 |
| Gully Traps                 |                            |                  |         |   |                      |                         |                 |
| Spouting & Downpipes        |                            |                  |         |   |                      |                         |                 |
| Stormwater Drains           |                            |                  |         |   |                      |                         |                 |
| <b>ENG SUPERVISION CERT</b> |                            |                  |         |   |                      |                         |                 |
| <b>FIRE FACILITIES</b>      |                            |                  |         |   |                      |                         |                 |
| EGRESS                      |                            |                  |         |   |                      |                         |                 |
| (DISABLED)                  |                            |                  |         |   |                      |                         |                 |
| EHO                         |                            |                  |         |   |                      |                         |                 |
| <i>BARRIERS</i>             |                            |                  |         |   |                      |                         |                 |
| <i>LANDSCAPING</i>          |                            |                  |         |   |                      |                         |                 |

### BUILDING COMPONENTS DEEMED COMPLETED

| CERTIFIER           | SIGNATURE   | DATE    | CERTIFIER           | SIGNATURE | DATE |
|---------------------|---|---------|---------------------|-----------|------|
| Building            |  | 10/3/98 | Services            |           |      |
| Plumbing            |   |         | Resource Management |           |      |
| Drainage            |   |         | Air Conditioning    |           |      |
| EHO                 |   |         |                     |           |      |
| Lifts               |   |         |                     |           |      |
| Compliance Schedule |   |         |                     |           |      |

WORK IS NOW DEEMED TO BE COMPLETED. A CODE COMPLIANCE CERTIFICATE WILL BE ISSUED WHERE REQUIRED BY THE BUILDING ACT.

CODE COMPLIANCE CERTIFICATE NUMBER ... ..

.....  
  
 Signature

.....  
 Designation  
 Date *10/3/98*

WHEN THE PROJECT IS COMPLETED THIS INSPECTION SHEET WILL BE ATTACHED TO THE RELEVANT PROPERTY FILE HELD AT THE COUNCIL OFFICE

### FEE CALCULATION SHEET

Application No: 971115  
 Date: 21-9-97  
 Site Address: 83 Queens Rd  
Jarvis

ADMIN = \$40 per hour  
 PLAN VETTING = \$72 per hour  
 INSPECTIONS = \$60

TECHNICAL CONSULTANTS = Cost + 10%  
 NETWORK UTILITY OPERATORS = Cost + 10%

| CLASSIFICATION | S                                       | PLAN VETTING  |   |     |    | TOTAL S | CONSULTANT S |   |  | TOTAL S | INSPECTIONS |    |   |     |    | TOTAL S | ADMIN S | PIM | TOTAL |
|----------------|---|---------------|---|-----|----|---------|--------------|---|--|---------|-------------|----|---|-----|----|---------|---------|-----|-------|
|                |   | PI            | D | Bld | EH |         | T/P          |   |  |         | Site        | PI | D | Bld | EH |         |         |     |       |
| 1              | Fire Places, Signs                      | 0-1500        |   |     |    |         |              |   |  |         |             |    |   |     |    |         | 40      | Nil |       |
| 2              | Sheds, Carports                         | 1501-4000     |   |     |    |         |              |   |  |         |             |    |   |     |    |         | 40      | Nil |       |
| 3              | Garages, Conservatories, Swim Pool, etc | 4001-10000    |   | 2   | 2  |         |              | 2 |  | 108-    | 1           |    |   | 2   |    |         | 40      | 50  | 378-  |
| 4              | House Additions                         | 4001-10000    |   |     |    |         |              |   |  |         |             |    |   |     |    |         | 40      | 50  |       |
| 5              | House Additions                         | 10001-50000   |   |     |    |         |              |   |  |         |             |    |   |     |    |         | 40      | 50  |       |
| 6              | Dwellings                               | 50001-100000  |   |     |    |         |              |   |  |         |             |    |   |     |    |         | 40      | 100 |       |
| 7              | Dwellings                               | 100001-150000 |   |     |    |         |              |   |  |         |             |    |   |     |    |         | 40      | 100 |       |
| 8              | Dwellings                               | 150001-200000 |   |     |    |         |              |   |  |         |             |    |   |     |    |         | 60      | 100 |       |
| 9              | Dwellings                               | 200001-250000 |   |     |    |         |              |   |  |         |             |    |   |     |    |         | 60      | 140 |       |
| 10             | Dwellings                               | 250001-300000 |   |     |    |         |              |   |  |         |             |    |   |     |    |         | 80      | 140 |       |
| 11             | Dwellings                               | 300000+       |   |     |    |         |              |   |  |         |             |    |   |     |    |         | 80      | 160 |       |
| 12             | Commercial/Industrial                   | 0-10000       |   |     |    |         |              |   |  |         |             |    |   |     |    |         | 40      | 50  |       |
| 13             | Commercial/Industrial                   | 10001-50000   |   |     |    |         |              |   |  |         |             |    |   |     |    |         | 40      | 60  |       |
| 14             | Commercial/Industrial                   | 50001-10000   |   |     |    |         |              |   |  |         |             |    |   |     |    |         | 40      | 100 |       |
| 15             | Commercial/Industrial                   | 100001-150000 |   |     |    |         |              |   |  |         |             |    |   |     |    |         | 40      | 100 |       |
| 16             | Commercial/Industrial                   | 150001-200000 |   |     |    |         |              |   |  |         |             |    |   |     |    |         | 60      | 100 |       |
| 17             | Commercial/Industrial                   | 200001-250000 |   |     |    |         |              |   |  |         |             |    |   |     |    |         | 60      | 140 |       |
| 18             | Commercial/Industrial                   | 250001-300000 |   |     |    |         |              |   |  |         |             |    |   |     |    |         | 60      | 140 |       |
| 19             | Commercial/Industrial                   | 350001-350000 |   |     |    |         |              |   |  |         |             |    |   |     |    |         | 60      | 140 |       |
| 20             | Commercial/Industrial                   | 350001-400000 |   |     |    |         |              |   |  |         |             |    |   |     |    |         | 80      | 160 |       |
| 21             | Commercial/Industrial                   | 400001-450000 |   |     |    |         |              |   |  |         |             |    |   |     |    |         | 80      | 180 |       |
| 22             | Commercial/Industrial                   | 450001-500000 |   |     |    |         |              |   |  |         |             |    |   |     |    |         | 80      | 200 |       |
| 23             | Commercial/Industrial                   | 5000000+      |   |     |    |         |              |   |  |         |             |    |   |     |    |         | 80      | 250 |       |

# ADVICE OF COMPLETION OF BUILDING WORK

Section 43(1), Building Act 1991

To Kapiti Coast District Council

(New Garage)

[Cross each applicable box and attach relevant documents]

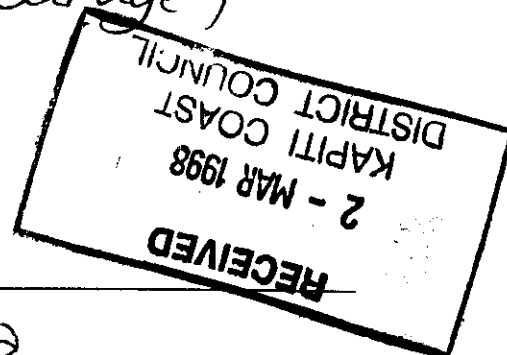
Under Building Consent No.: 971115

From [Owner]:

Name: Mr. E. Wimpory

Mailing address: 83 Queens Rd,

Waikanae



You are hereby advised that

- All
- Part only as specified in the attached particulars

of the building work under the above building consent is believed to have been completed to the extent required by that building consent.

You are requested to issue

- A final
- An interim

code compliance certificate accordingly (except where a code compliance certificate has been issued by a building certifier as stated below).

The attached particulars include:

- Building certificates
- A code compliance certificate issued by a building certifier
- Producer statements

Signed by or for and on behalf of the owner:

Name: Mark Wilson

Position: (Phoned) Date: 2/3/98

Business Hours Contact No: 2973314



BUILDING CONSENT  
Section 35, Building Act 1991

| Applicant  | Consent Details  |
|--|--|
| MR E WIMPORY<br>14 BEARING WEST COURT<br>PARAPARAUMU | Consent/PIM No.: 971115<br>Date issued: 16/10/97<br>Date of applicn: 19/09/97<br>Valn No: 1492023000<br>Overseer: BOB OLIVER |

Project Descrn: ALTERATIONS, REPAIRS or EXTENSIONS  
BEING STAGE 1 OF AN INTENDED 1 STAGES  
NEW GARAGE

Intended Life: INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses: RESIDENTIAL

Project Location: 83 QUEENS ROAD, WAIKANAE

Legal Description: LOT 5 DP 65770

Estimated Value: \$ 6,200

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

|                                  |    |        |
|----------------------------------|----|--------|
|                                  | \$ | 778.00 |
| Building Research Levy           | \$ | 0.00   |
| Building Industry Authority Levy | \$ | 0.00   |
| TOTAL:                           | \$ | 778.00 |

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

This building consent is issued subject to the conditions specified in the attached page(s) headed CONDITIONS OF BUILDING CONSENT 971115.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: A. Lee BUILDING CONTROL OFFICER DATE: 16/10/97



CONDITIONS OF BUILDING CONSENT 971115

- 1 LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 6 calendar months after the date of issue. Or within such further period as the territorial authority allows.
- 2 All foundations are to be to solid bearing minimum of 300mm
- 3 Not approved as a habitable building.
- 4 Roof stormwater to be connected to existing water disposal system.
- 5 Particular note is to be taken of the Manufacturers requirements for maintenance in the Coastal Corrosion Area.

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 6 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. All foundations are to be to solid bearing minimum of 300mm
3. Not approved as a habitable building.
4. Roof stormwater to be connected to existing water disposal system.
5. Particular note is to be taken of the Manufacturers requirements for maintenance in the Coastal Corrosion Area.

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

OWNER/BUILDER/  
AUTHORISED PERSON



Date: 15/10/97



## Building Consent Addenda

### Application

|                       |            |            |
|-----------------------|------------|------------|
| MR E WIMPORY          | No.        | 971115     |
| 14 BEARING WEST COURT | Issue date | 13/10/97   |
| PARAPARAUMU           | Overseer   | BOB OLIVER |

### Project

|                   |   |
|-------------------|---|
| Description       | ALTERATIONS, REPAIRS or EXTENSIONS<br>BEING STAGE 1 OF AN INTENDED 1 STAGES<br>NEW GARAGE |
| Intended Life     | INDEFINITE, BUT NOT LESS THAN 50 YEARS  |
| Intended Use      | RESIDENTIAL   |
| Estimated Value   | \$6,200   |
| Location          | 83 QUEENS ROAD, WAIKANAE  |
| Legal Description | LOT 5 DP 65770  |
| Valuation No.     | 1492023000  |

### General Requirements

The District Inspector is to be given 24 hours' notice before carrying out the following inspections:

1. INITIAL INSPECTION
2. FOUNDATION INSPECTION
3. COMPLETION INSPECTION

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.



## Project Information Memorandum

Section 31, Building Act 1991

### Application

|                       |                  |            |
|-----------------------|------------------|------------|
| MR E WIMPORY          | No.              | 971115     |
| 14 BEARING WEST COURT | Issue date       | 13/10/97   |
| PARAPARAUMU           | Application date | 19/09/97   |
|                       | Overseer         | BOB OLIVER |

### Project

|                   |   |
|-------------------|---|
| Description       | ALTERATIONS, REPAIRS or EXTENSIONS<br>BEING STAGE 1 OF AN INTENDED 1 STAGES<br>NEW GARAGE |
| Intended Life     | INDEFINITE, BUT NOT LESS THAN 50 YEARS  |
| Intended Use      | RESIDENTIAL   |
| Estimated Value   | \$6,200   |
| Location          | 83 QUEENS ROAD, WAIKANAE  |
| Legal Description | LOT 5 DP 65770  |
| Valuation No.     | 1492023000  |

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

This project information memorandum includes:

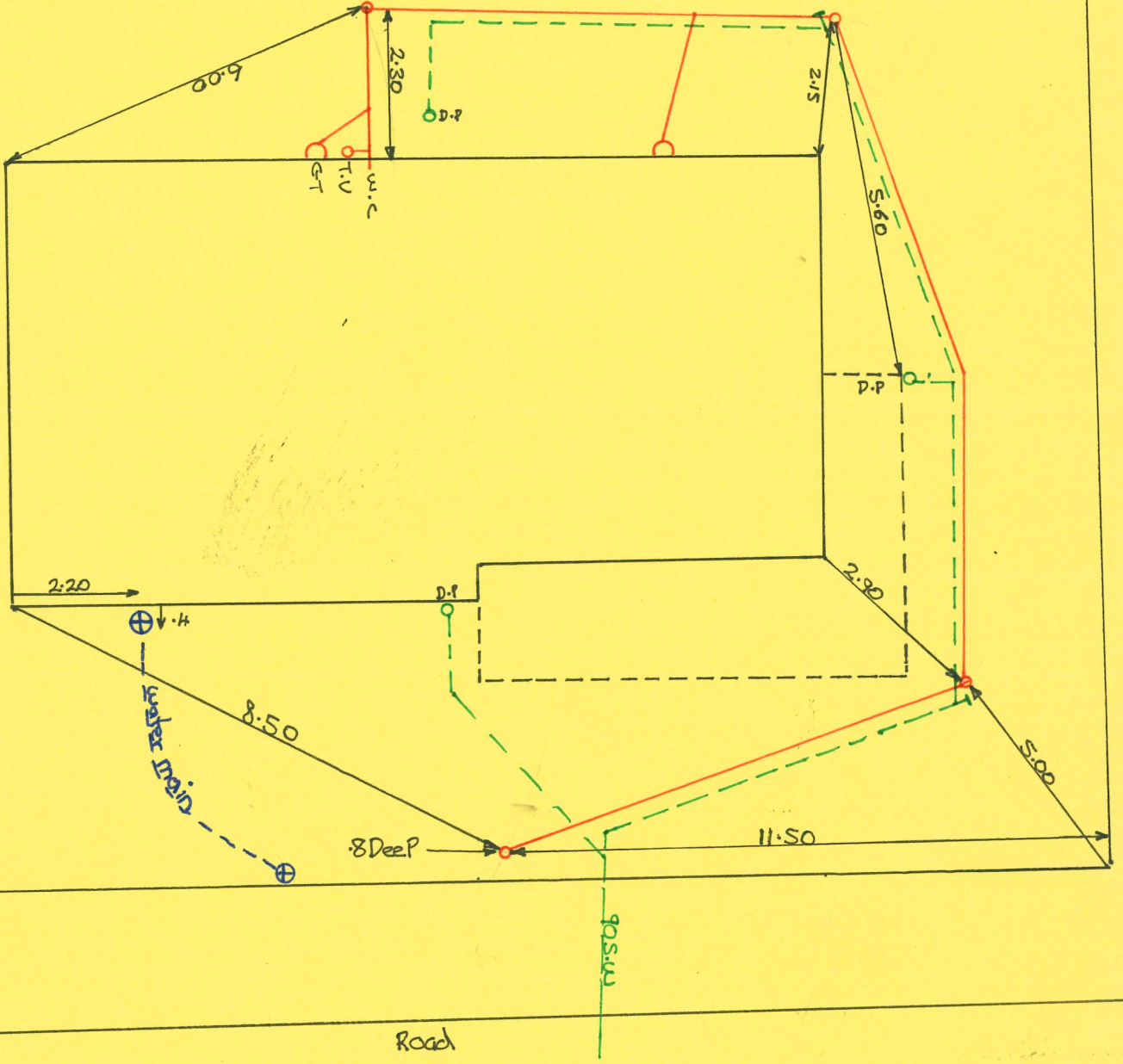
- Information identifying relevant special features of the land concerned
- Details of relevant utility systems
- Details of authorisations which have been granted

Signed for and on behalf of the Council:

Name: *Carolee*

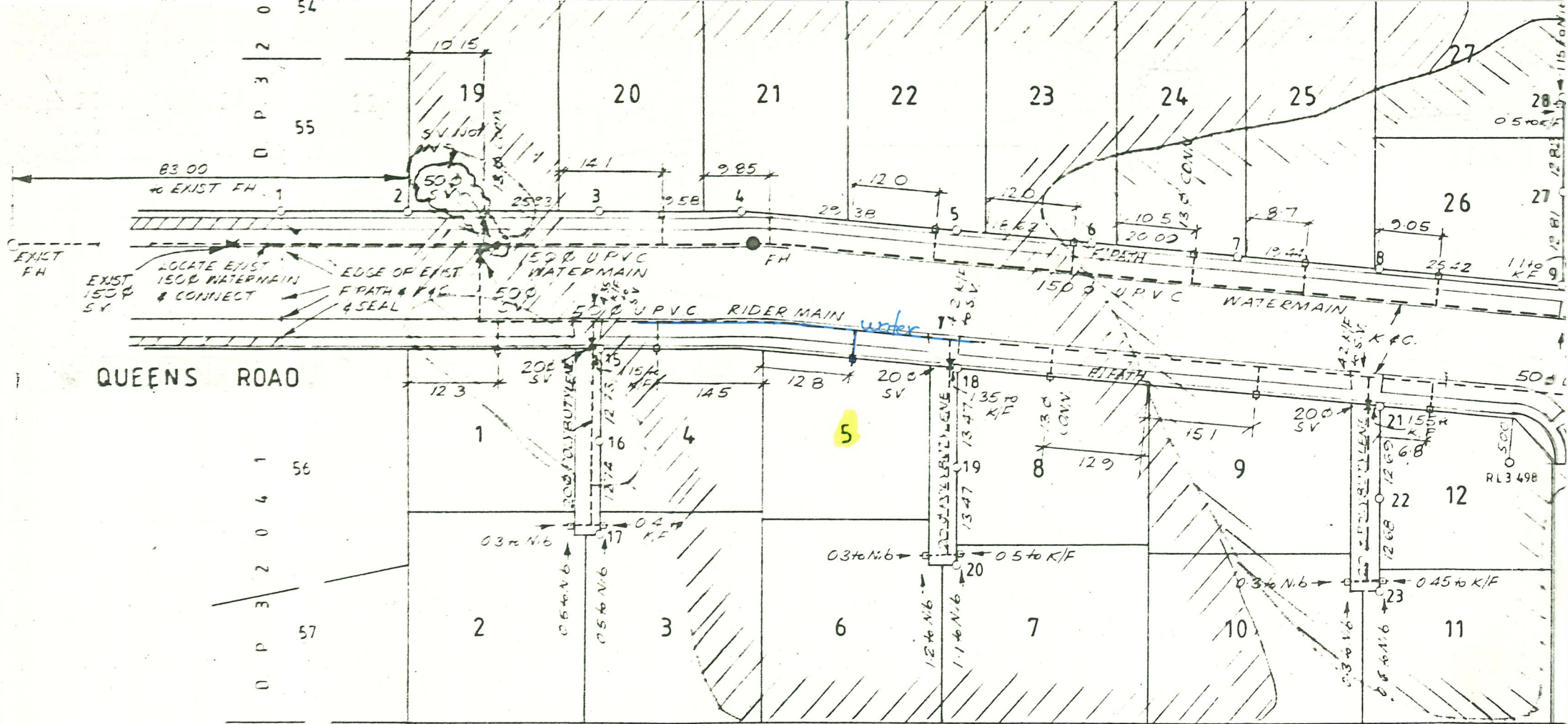
Date: 14.10.97





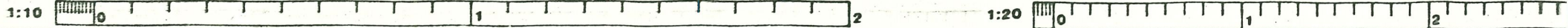
83 Queens Rd  
lot 5 Dp 65510  
DT 20.8.93 Boyce Jk.





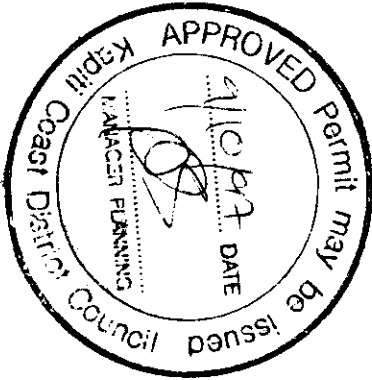
PLAN OF ROADING & WA

SCALE 1:500



2 3 INCHES MICROBOX

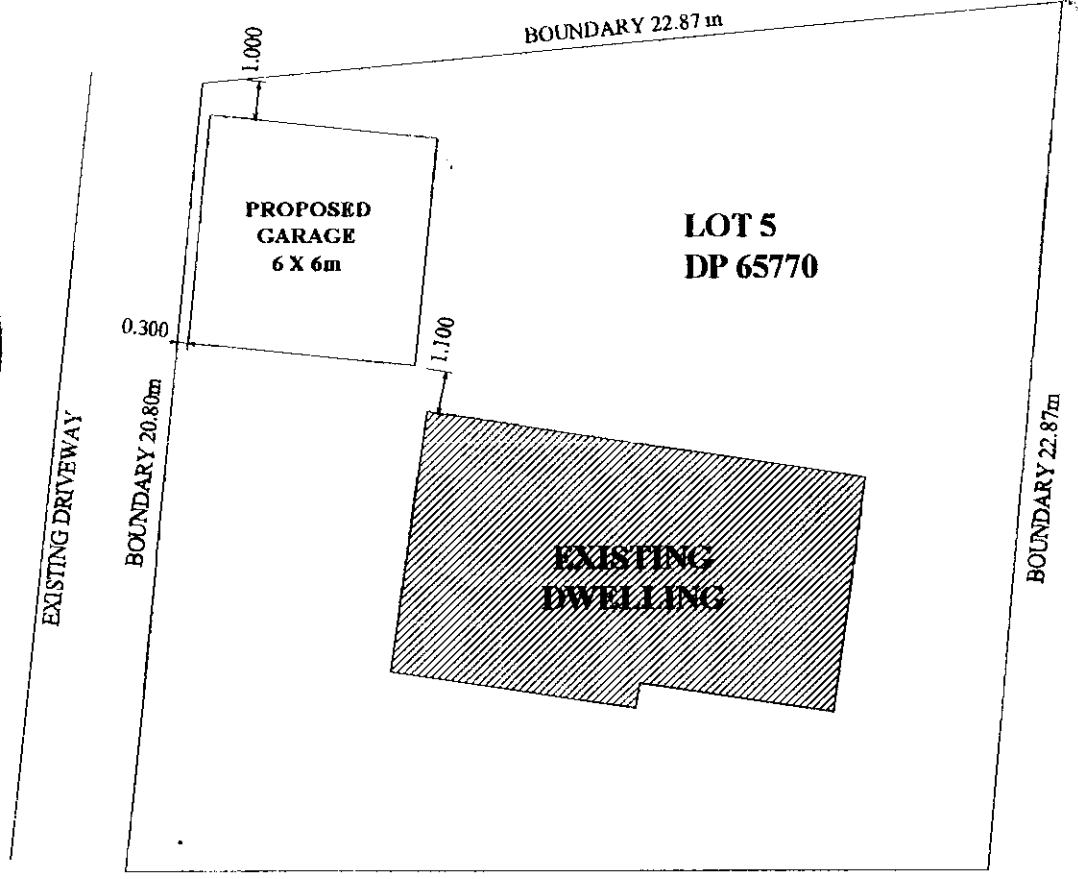




BY: Computer Drafting Ltd. Office-23 Amohia iPh/Fax 2889095-Mbie. 021-818161-1/1

Itan Lane  
89 Queens Rd  
Waikanae Beach

Wilson



BOUNDARY 22.96m  
83 QUEENS ROAD

**SITE PLAN Scale 1:200**



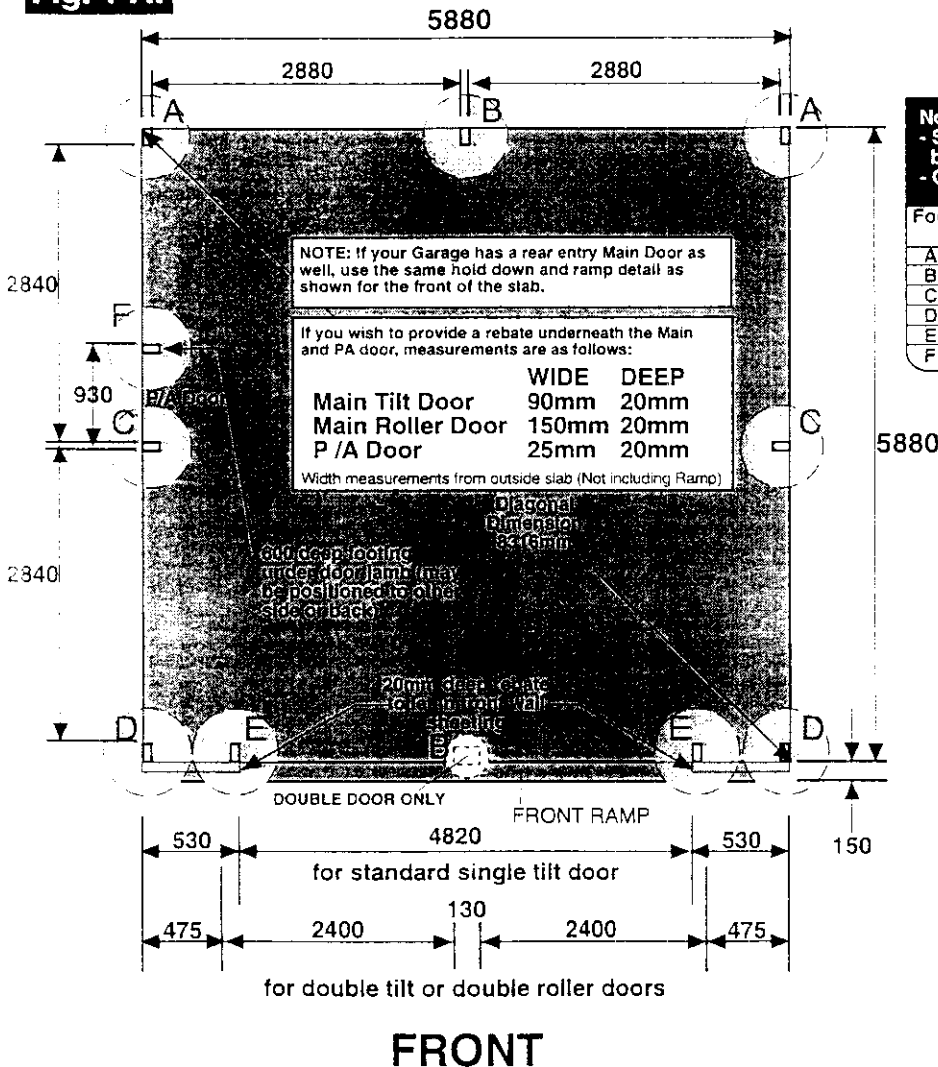
83 Queens Rd

Pour a perfectly level concrete slab to the dimensions shown in Figure 1A. This is to be 100mm thick, reinforced with F72 Mesh, laid 30mm from the top with edge thickening shown in Figure 1B and a ramp at the front (Figure 1C). Concrete strength is to be 20MPa at 28 days.

**If you would rather erect your Garage on footings, the locations are shown as dotted lines (i) in Figure 1A, a side view of the footing and a size schedule are shown in Figure 1D.**

The Garage has been designed so the slab size and the external frame size are the same. The wall sheeting then overlaps the top of the slab by 20mm to form a waterproof joint. If you plan to erect your Garage on a slab larger than the one specified, it will be necessary to trim 20mm off each wall sheet, then seal the joint between the slab and wall sheet with Silicone.

**Fig. 1 A:**



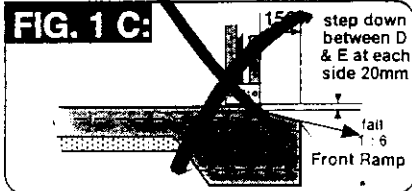
**No. of anchors to be used for each Leg:**

- Screwbolts: M10x75mm all cases x qty shown below.
- Chemsets: as shown below.

| Footing | 2.4Wall H. | 2.7Wall H. | 3.0Wall H. |
|---------|------------|------------|------------|
| A       | 1 X M10    | 1 X M10    | 1 X M10    |
| B       | 2 X M8     | 2 X M8     | 2 X M8     |
| C       | 2 X M8     | 2 X M8     | 2 X M8     |
| D       | 2 X M8     | 2 X M10    | 2 X M10    |
| E       | 2 X M8     | 2 X M10    | 2 X M10    |
| F       | 1 X M8     | 1 X M8     | 1 X M8     |

**NEW ZEALAND ONLY**

Fig 1b, c & d are NOT to be used in New Zealand conditions refer to **SLAB AND FOUNDATION SCHEDULE** attached to plans, for detailed drawings.

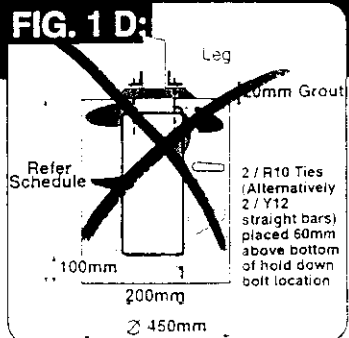


**Refer to this Section ONLY if FOOTINGS are being used instead of concrete slab!**

**FOOTING DEPTH SCHEDULE (mm)**

| Wall Height | A      |       | B      |       | C      |       | D      |       | E      |       | F      |       |
|-------------|--------|-------|--------|-------|--------|-------|--------|-------|--------|-------|--------|-------|
|             | 20 kpa | 10kpa | 20 kpa | 10kpa | 20 kpa | 10kpa | 20 kpa | 10kpa | 20 kpa | 10kpa | 20 kpa | 10kpa |
| 2.4H.       | 800    | 1000  | 900    | 1150  | 700    | 1100  | 750    | 1200  | 800    | 1000  | 600    | 600   |
| 2.7H.       | 850    | 1050  | 950    | 1200  | 650    | 1100  | 1000   | 1700  | 1000   | 1450  | 600    | 600   |
| 3.0H.       | 850    | 1050  | 950    | 1200  | 650    | 1100  | 1000   | 1700  | 1000   | 1450  | 600    | 600   |

NOTE: Most soils meet 20kpa requirements. For soft soil use 10kpa value. For shaft adhesion value in your area consult your local soils engineer.



*Alana*

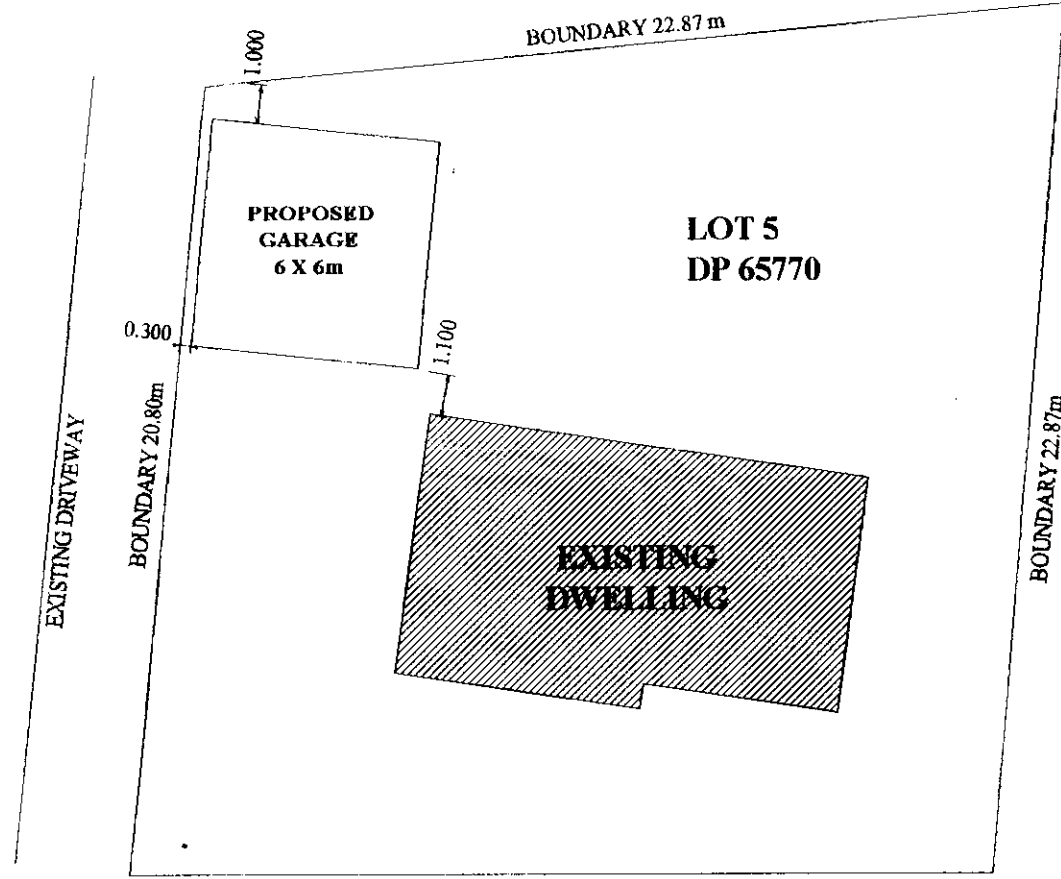
BY: Computer Drafting Ltd.

Diane Robertson  
155 Queens Rd  
Dunedin

22.9.97

Office-23 Amohia (Ph/Fax)2989095-Mbie. 021-818161-1/1

Brend Robertson  
155 Queens Rd  
Dunedin



BOUNDARY 22.96m  
83 QUEENS ROAD

# SITE PLAN Scale 1:200

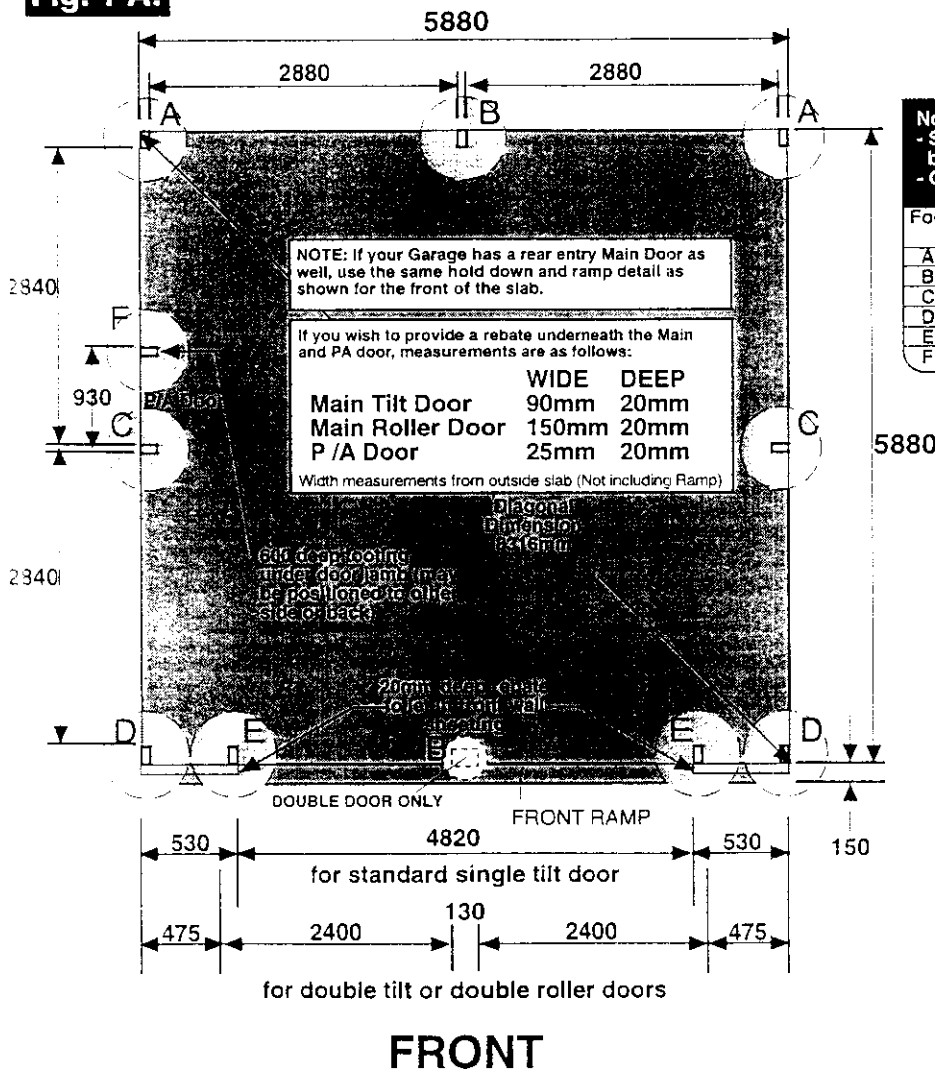
1:200  
 155 QUEENS RD  
 DUNEDIN  
 22.9.97

Pour a perfectly level concrete slab to the dimensions shown in Figure 1A. This is to be 100mm thick, reinforced with F72 Mesh, laid 30mm from the top with edge thickening shown in Figure 1B and a ramp at the front (Figure 1C). Concrete strength is to be 20MPa at 28 days.

**If you would rather erect your Garage on footings, the locations are shown as dotted lines (II) in Figure 1A, a side view of the footing and a size schedule are shown in Figure 1D.**

The Garage has been designed so the slab size and the external frame size are the same. The wall sheeting then overlaps the top of the slab by 20mm to form a waterproof joint. If you plan to erect your Garage on a slab larger than the one specified, it will be necessary to trim 20mm off each wall sheet, then seal the joint between the slab and wall sheet with Silicone.

**Fig. 1 A:**

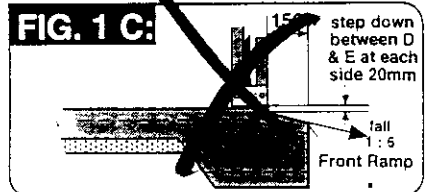
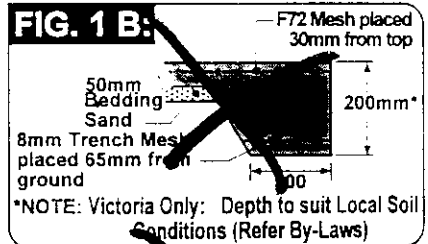


No. of anchors to be used for each Leg:  
 - Screws: M10x75mm all cases x qty shown below.  
 - Chemsets: as shown below.

| Footing | 2.4WalFH: | 2.7WalFH: | 3.0WalFH: |
|---------|-----------|-----------|-----------|
| A       | 1 X M10   | 1 X M10   | 1 X M10   |
| B       | 2 X M8    | 2 X M8    | 2 X M8    |
| C       | 2 X M8    | 2 X M8    | 2 X M8    |
| D       | 2 X M8    | 2 X M10   | 2 X M10   |
| E       | 2 X M8    | 2 X M10   | 2 X M10   |
| F       | 1 X M8    | 1 X M8    | 1 X M8    |

**NEW ZEALAND ONLY**

Fig 1b, c & d are NOT to be used in New Zealand conditions refer to **SLAB AND FOUNDATION SCHEDULE** attached to plans, for detailed drawings.



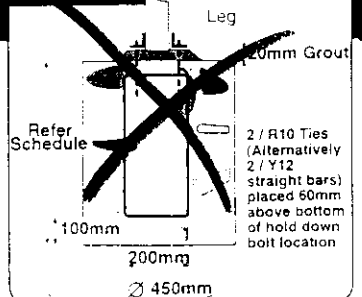
**Refer to this Section ONLY if FOOTINGS are being used instead of concrete slab!**

**FOOTING DEPTH SCHEDULE (mm)**

| Wall Height | A      |       | B      |       | C      |       | D      |       | E      |       | F      |       |
|-------------|--------|-------|--------|-------|--------|-------|--------|-------|--------|-------|--------|-------|
|             | 20 kpa | 10kpa | 20 kpa | 10kpa | 20 kpa | 10kpa | 20 kpa | 10kpa | 20 kpa | 10kpa | 20 kpa | 10kpa |
| 2.4H.       | 800    | 1000  | 900    | 1150  | 700    | 1100  | 750    | 1200  | 800    | 1000  | 600    | 600   |
| 2.7H.       | 850    | 1050  | 950    | 1200  | 650    | 1100  | 1000   | 1700  | 1000   | 1450  | 600    | 600   |
| 3.0H.       | 850    | 1050  | 950    | 1200  | 650    | 1100  | 1000   | 1700  | 1000   | 1450  | 600    | 600   |

NOTE: Most soils meet 20kpa requirements. For soft soil use 10kpa value. For shaft adhesion value in your area consult your local soils engineer.

**FIG. 1 D:**









# KAPITI COAST DISTRICT COUNCIL

## PROJECT INFORMATION MEMORANDUM NO.: 691

Section 31, Building Act 1991

Issued by Kapiti Coast District Council  
[Cross each applicable box and attach relevant documents]

| APPLICANT*  | PROJECT   |
|---|---|
| Name: <u>CALDWELL</u><br>Mailing address: <u>1/6 Horizon Homes</u><br><u>Box 31002 Lower Hut</u><br>Contact: <u>Horizon Homes</u><br>Phone: <u>045666607</u> Fax: _____<br>Application received: <u>23/6/93</u>                             | New or relocated building <input checked="" type="checkbox"/><br>Alteration <input type="checkbox"/><br>Intended use(s) [In detail]:<br><u>DWELLING</u><br>Intended life:<br>Indefinite but not less than 50 years <input checked="" type="checkbox"/><br>Specified as _____ years<br>Demolition <input type="checkbox"/> |
| <p style="text-align: center;"><b>COUNCIL CHARGES</b></p> The Council's total charges payable on the uplifting of this project information memorandum, in accordance with the attached details, are \$ <u>1154.00</u><br>Receipt No.: _____ | <p style="text-align: center;"><b>PROJECT LOCATION</b></p> Street address [if any]: <u>83 Quivers Rd</u><br><u>Waikanae</u><br>Legal description: Lot <u>5</u><br>DP <u>65770</u>   |

This project information memorandum is:

- Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991 and any requirements of the building consent
  - Not yet applied for
  - No.: 930691 attached
- Notification that other authorisations must be obtained before a building consent will be issued
- Notification that the proposed building work may not be undertaken because a necessary authorisation has been refused

This project information memorandum includes [Cross each applicable box, attach relevant documents, and send a copy to any relevant network utility operators and organisations having the power to classify land and buildings]:

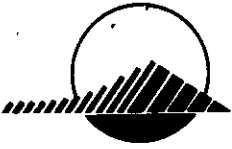
- Information identifying relevant special features of the land concerned
- Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings
- Details of relevant utility systems
- Details of authorisations which have been granted
- Details of authorisations which must be obtained before a building consent will be issued
- Details of authorisations which have been refused

Signed for and on behalf of the Council:

Name: K R Smith

Position: Senior Building Control Officer

Date: 13/7/93



PROJECT INFORMATION MEMORANDUM
Planning Requirements

APPLICANT: CALDWELL

MAILING ADDRESS: c/- Horizon Homes Box 31002 G/HWA

SITE ADDRESS: 83 QUIETS LN WAIKANAHI

LOT NO: 5 DP: 65770

PROJECT: New Building [checked], Alteration [unchecked], Removal/Demolition [unchecked], Relocated Building [unchecked] (approx. age \_\_\_ years)

INTENDED USE: DWELLING

ZONING: res G

USE PERMITTED: [checked]

RESOURCE CONSENT GRANTED: -

DESIGNATIONS ON PROPERTY: -

EASEMENTS: -

SITE SUBJECT TO INUNDATION: -

COASTAL BUILDING LINE RESTRICTION: -

RELOCATABLE ZONE: -

MINIMUM FLOOR LEVEL: -

YARD & HEIGHT REQUIREMENTS: [checked]

TREE PRESERVATION: -

OTHER COMMENTS:

TIME TAKEN TO SUPPLY ABOVE: 5 weeks



# KAPITI COAST DISTRICT COUNCIL

File

TELEPHONE (04) 298-5139 FAX (04) 297-2563

## PROJECT INFORMATION MEMORANDUM

### Subdivisional Engineer

APPLICANT: CADWELL

MAILING ADDRESS: C/- Horizon Homes Box 31002 H/Hot

SITE ADDRESS: 83 Quiers Rd Waihanani

LOT NO: 5 DP: 65770

|          |                    |                                     |                           |                          |
|----------|--------------------|-------------------------------------|---------------------------|--------------------------|
| PROJECT: | New Building       | <input checked="" type="checkbox"/> | Alteration                | <input type="checkbox"/> |
|          | Removal/Demolition | <input type="checkbox"/>            | Relocated Building        | <input type="checkbox"/> |
|          |                    |                                     | (approx. age _____ years) |                          |

INTENDED USE: DWELLING

### SPECIAL FEATURES OF THE ABOVE LAND

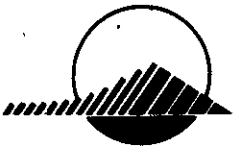
Information is attached identifying the following special features of the land concerned that are known to Council.

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

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

None known

Time taken to supply above \_\_\_\_\_



PROJECT INFORMATION MEMORANDUM

(Plumbing & Drainage)

APPLICANT: CALDWELL

MAILING ADDRESS: c/- HORIZON HOMES Box 31002 4/1/07

SITE ADDRESS: 83 QUEENS RD WAIKANAE

LOT NO: 5 DP: 65770

PROJECT: New Building [X] Alteration [ ]
Removal/Demolition [ ] Relocated Building [ ]
(approx. age \_\_\_\_\_ years)

INTENDED USE: DWELLING

SEWER AVAILABLE/CONNECTED

WATER AVAILABLE/CONNECTED

SITE PLAN OF EXISTING SERVICES (IF ANY) N.A

LOCATION OF SEWER LATERAL attached plan

LOCATION AND SIZE OF WATER TOBY 20mm attached plan

LOCATION OF EASEMENTS (IF ANY) unknown

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

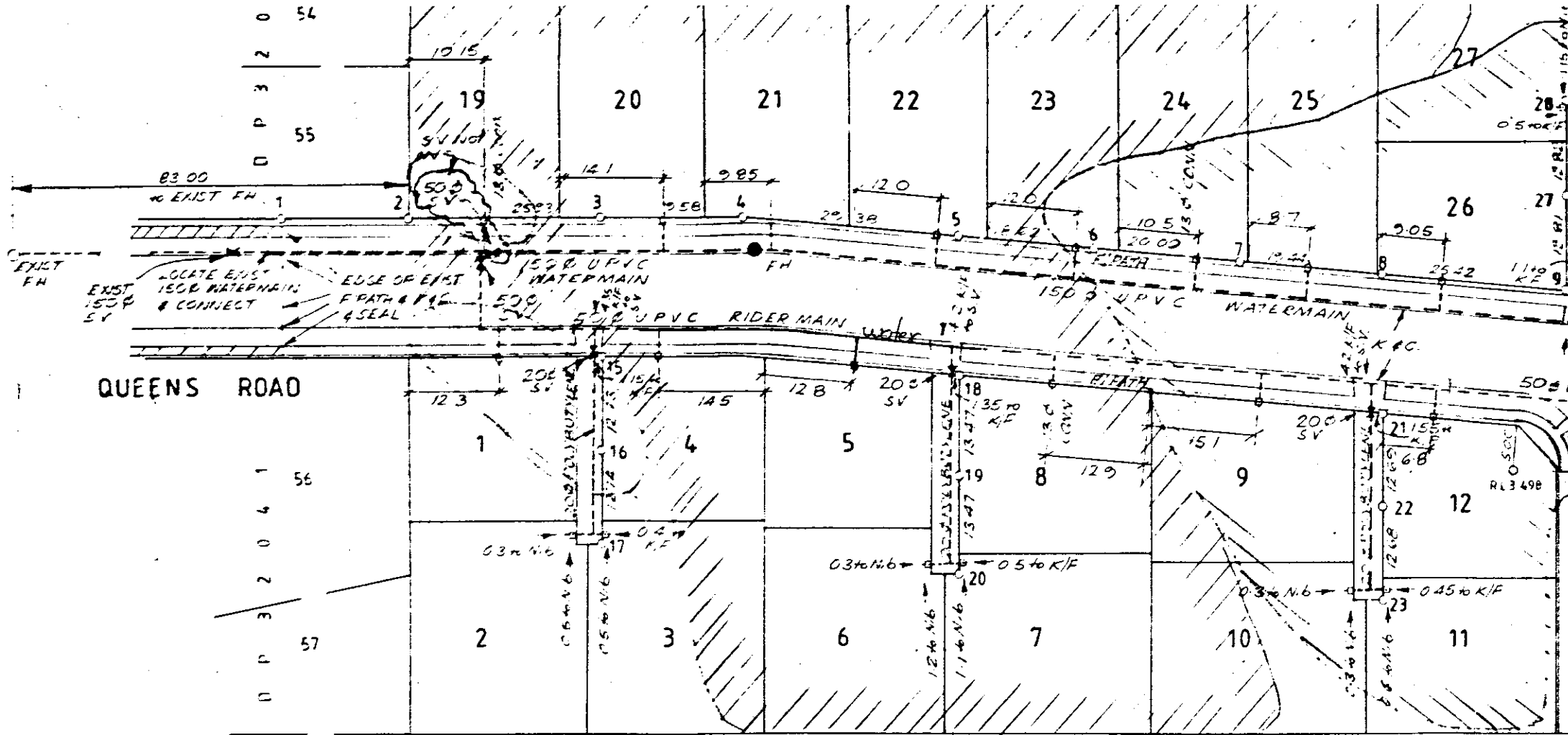
STORMWATER DISPOSAL TO CHANNEL [X]
DRAIN [ ]
ON SITE [ ]

ADDITIONAL COMMENTS

[Blank lines for additional comments]

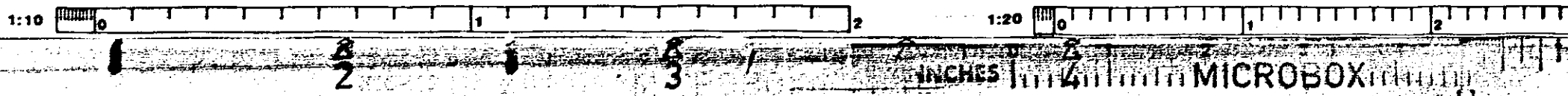
Time taken to supply above





# PLAN OF ROADING & WA

SCALE 1:500





# KAPITI COAST DISTRICT COUNCIL

File

TELEPHONE (04) 298-5139 FAX (04) 297-2563

## PROJECT INFORMATION MEMORANDUM

(Electrical Supply)

APPLICANT: CALDWELL  
 MAILING ADDRESS: 4 Horizon Homes Box 31002 8/11-27  
 SITE ADDRESS: 83 Queens Rd Waiwaka  
 LOT NO: 5 DP: 65770

PROJECT: New Building  Alteration   
 Removal/Demolition  Relocated Building   
 (approx. age \_\_\_\_\_ years)

INTENDED USE: DWELLING

### INFORMATION TO BE PROVIDED BY HOROWHENUA ENERGY

Site Plan of Existing Services (if any): As attached plan

#### Availability of Power:

Location: From XMER T19 Queens Rd.

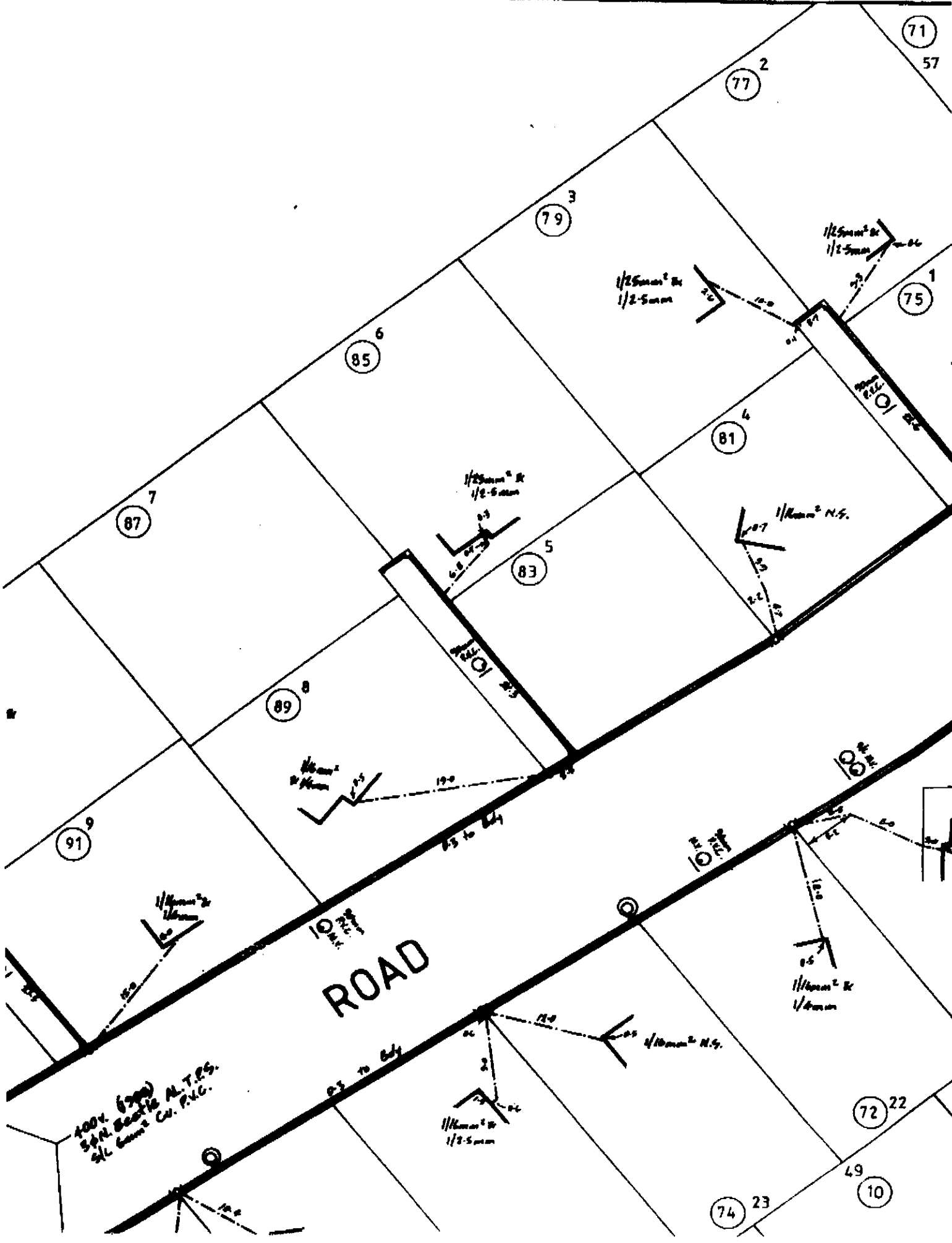
Reserve Capacity: \_\_\_\_\_

Location of Electricity Easement (if any): \_\_\_\_\_

Location of Overhead Lines Crossing Site (if any): \_\_\_\_\_

Requirements of Disabling Service (where applicable): \_\_\_\_\_

Horowhenua Energy Charges: \$20 inclusive G.S.T.





NEMO REF  
**R26-2000/30.04**

DRAWING No  
**A1-**

SHEET No.

**70 · 03**



DISTRIBUTION

# NATURAL GAS CORPORATION

To: Kapiti Coast District Council

Date: 30/6/93  
File:

Attention: *Ken Smiki*

RE: PROJECT/LAND INFORMATION MEMORANDUM

The Natural Gas Corporation is currently formulating a policy of response to the requirements of the Building Act 1991 and the Local Government Official Information and Meetings Amendment Act (No.2) 1991. Until this policy is finalised we can advise of the following gas pipeline and gas supply circumstances as it relates to this property.

Information Memorandum No:

Situation Address: *83 Queens Road - Wairarapa*  
Legal Description: *Lot 5.*  
Applicant:  
Date Of Request:  
Comments:

- a) A gas main of medium/~~intermediate~~ pressure fronts this property (refer attachment).
- b) ~~This property is serviced, or is traversed from one boundary point to another by medium/intermediate pressure gas pipeline (refer attachment). The following condition applies:  
For any building work (as defined by Section [2] of the Building Act 1991) that will disturb over and around any gas pipeline or service and prior to the commencement of that work, the applicant shall be required to contact the nearest Natural Gas Corporation Gas Centre for authorisation to proceed.~~
- c) ~~No gas pipeline is in the vicinity of this property.~~

Please forward the completed copy of the Project Information Memorandum as a requirement of the Building Act 1991.

No charge is made for this information.

Yours faithfully

Note: No liability in the Corporation's obligations to the Building Act 1991 and the Local Government Official Information and Meetings Amendments act (No.2) 1991 is implied by this and all attached documents. The Corporation does not accept liability for on site interpretation of the attached drawings. A pipe location service is available upon request.



# KAPITI COAST DISTRICT COUNCIL

CONDITIONS OF BUILDING CONSENT 930691

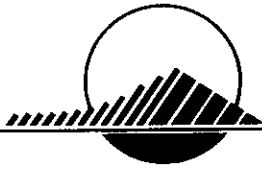
Ref:

- 1 MUST COMPLY WITH NZS 3604 1990, PLAN ENDORSEMENTS AND ATTACHED ADDENDA 23/567
- 2 It is the owner's responsibility to ensure the satisfactory over all standard of the workmanship. The issue of the Building Consent does not in any way guarantee or imply continuous supervision of the works by the District Inspector. All work approved by an approved certifier requires a building certificate to be supplied to the territorial authority. Failure to have the above inspections carried out may result in non-issue of Code Compliance Certificates.
- 3 The District Inspector is to be given 24 hours notice before carrying out the following building inspections:
  - 1 Foundation
  - 2 Pre-slab/concrete floor
  - 3 Subfloor/suspended floor
  - 4 Prelining, moisture, bracing
  - 5 Post-lining, bracing
  - 6 Final
- 4 The District Inspector is to be given 24 hours notice before carrying out the following plumbing inspections:
  - 1 Pre-lining inspection
  - 2 Final inspection
- 5 The District Inspector is to be given 24 hours notice before carrying out the following drainage inspections:
  - 1 Water test on sewer drains
  - 2 Check gullies and stormwater disposal
- 6 The District Inspector is to be given 24 hours notice before carrying out a check of gullies and stormwater disposal.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: [Signature] POSITION: Administration Officer DATE: 17 JUL 1993

Ngarara Building, Rimu  
Road, Private Bag 601,  
Paraparaumu.  
Telephone (04) 298-5139  
Fax (04) 297-2563



# KAPITI COAST DISTRICT COUNCIL

Ref:

## BUILDING CONSENT Section 35, Building Act 1991

### APPLICANT

MR & MRS CALDWELL  
C/- HORIZON HOMES  
P O BOX 31002  
LOWER HUTT

### CONSENT DETAILS

Consent/PIM No.: 930691  
Date issued: 19/07/93  
Date of applicn: 23/06/93  
Valn No: 1492023000  
Overseer: P Wilkinson

PROJECT DESCRN: NEW BUILDING  
BEING STAGE 1 OF AN INTENDED 1 STAGES  
DWELLING

INTENDED LIFE: INDEFINITE, BUT NOT LESS THAN 50 YEARS

INTENDED USES: RESIDENTIAL

PROJECT LOCATION: 83 QUEENS ROAD

LEGAL DESCRIPTION: LOT 5 DP 65770  
CT 34A/457, 34A/459, 34A/481

ESTIMATED VALUE: \$ 67,000

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

|                        |    |        |
|------------------------|----|--------|
|                        | \$ | 796.00 |
| Building Research Levy | \$ | 67.00  |
| TOTAL:                 | \$ | 863.00 |

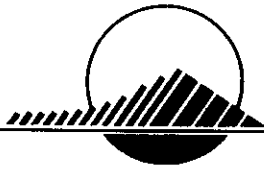
This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other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

This building consent is issued subject to the conditions specified in the attached page(s) headed CONDITIONS OF BUILDING CONSENT 930691.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: [Signature] POSITION: Administration Officer

DATE: 19/07/93  
Ngarara Building, Rimu  
Road, Private Bag 601,  
Paraparaumu.  
Telephone (04) 298-5139  
Fax (04) 297-2563



# KAPITI COAST DISTRICT COUNCIL

Ref:

## PROJECT INFORMATION MEMORANDUM Section 31, Building Act 1991

### APPLICANT

MR & MRS CALDWELL  
C/- HORIZON HOMES  
P O BOX 31002  
LOWER HUTT

### CONSENT DETAILS

Consent/PIM No.: 930691  
Date issued: 14/07/93  
Date of applicn: 23/06/93  
Valn No: 1492023000  
Overseer: P Wilkinson

PROJECT DESC: NEW BUILDING  
BEING STAGE 1 OF AN INTENDED 1 STAGES  
DWELLING

INTENDED LIFE: INDEFINITE, BUT NOT LESS THAN 50 YEARS

INTENDED USES: RESIDENTIAL

PROJECT LOCN: 83 QUEENS ROAD

LEGAL DESC: LOT 5 DP 65770  
CT 34A/457, 34A/459, 34A/481

ESTD VALUE: \$ 67,000

### CHARGES:

The Council's total charges payable on uplifting this Project Information Memorandum, in accordance with the attached details, are \$ 796.00.

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent not yet applied for.

Ngarara Building, Rimu  
Road, Private Bag 601,  
Paraparaumu.  
Telephone (04) 298-5139  
Fax (04) 297-2563



ADVICE OF COMPLETION OF BUILDING WORK
Section 43(1), Building Act 1991

To Kapiti Coast District Council

RECEIVED
22 SEP 1993
KAPITI COAST DISTRICT COUNCIL

[Cross each applicable box and attach relevant documents]

Under Building Consent No.: 930691

From [Owner]:

83 Queens

Name: Mr & Mrs Caldwell

Mailing address: C. Horizon Homes
P.O. Box 31-002
Lower Hutt

You are hereby advised that

- All
Part only as specified in the attached particulars

of the building work under the above building consent is believed to have been completed to the extent required by that building consent.

You are requested to issue

- A final
An interim

code compliance certificate accordingly (except where a code compliance certificate has been issued by a building certifier as stated below).

The attached particulars include:

- Building certificates
A code compliance certificate issued by a building certifier
Producer statements

Signed by or for and/or on behalf of the owner:

Name: Mark Muleary Laek Horizon Homes

Position: Construction Supervisor Date: 2/19/93



# KAPITI COAST DISTRICT COUNCIL

## SITE CHECK SHEET

NAME: Caldwell

ADDRESS: 83 Queens Rd LOT: 5 DP: 65/10

PROJECT: Dwelling Horizon PERMIT NO:

WORK CANNOT PROCEED PAST EACH STEP UNTIL THAT STEP HAS BEEN INSPECTED, APPROVED AND THIS FORM SIGNED BY THE RELEVANT INSPECTOR. WORK APPROVED BY A CERTIFIER REQUIRES A BUILDING CERTIFICATE SUPPLIED BY THE CERTIFIER.

| COMPONENT TO BE INSPECTED | CHECK    | INSP REQUIRED (TICK) | COMMENTS AND/OR RECTIFICATION NOTICE NO   | OK TO PROCEED YES/NO | ADDITION INSPECT YES/NO        | DATE, SIGNATURE                  |
|---------------------------|----------|----------------------|---|----------------------|--------------------------------|----------------------------------|
| <b>FOUNDATIONS</b>        |          |                      |   |                      |                                |                                  |
| Siting                    | OK       |                      | Pile Found insp<br>No 1515 OK   | YES                  | NO                             | ACB<br>23-7-93                   |
| Footings                  | OK       |                      |   |                      |                                |                                  |
| Steel                     | -        |                      |   |                      |                                |                                  |
| <b>BOND/BEAMS</b>         |          |                      |   |                      |                                |                                  |
| 1st                       |          |                      |   |                      |                                |                                  |
| 2nd                       |          |                      |   |                      |                                |                                  |
| 3rd                       |          |                      |   |                      |                                |                                  |
| <b>CONCRETE FLOOR</b>     |          |                      |   |                      |                                |                                  |
| Building                  |          |                      |   |                      |                                |                                  |
| P&D                       |          |                      |   |                      |                                |                                  |
| Elect                     |          |                      |   |                      |                                |                                  |
| Gas                       |          |                      |   |                      |                                |                                  |
| EHO                       |          |                      |   |                      |                                |                                  |
| <b>SUB FLOOR</b>          |          |                      |   |                      |                                |                                  |
| Connections               | ✓        |                      | Subfloor OK   | yes                  | No                             | WRB<br>27-7-93                   |
| Braces                    | ✓        |                      |   |                      |                                |                                  |
| Blocking                  | ✓        |                      |   |                      |                                |                                  |
| <b>PRE LINE</b>           |          |                      |   |                      |                                |                                  |
| Wall Framing              | ✓        |                      | Moisture honey<br>20mm High<br>can lie remaining<br>nonc. Nail Ceiling<br>ceiling battens ok<br>Dignose kit ok<br>partially ok. | yes                  | No<br>23/9/93<br>8/10/93<br>No | WRB<br>17-8-93<br>25/8/93<br>UKB |
| Bracing                   | ✓        |                      |   |                      |                                |                                  |
| Fixings                   | ✓        |                      |   |                      |                                |                                  |
| Lintels                   | ✓        |                      |   |                      |                                |                                  |
| Roof Framing              | ✓        |                      |   |                      |                                |                                  |
| Trusses                   | ✓        |                      |   |                      |                                |                                  |
| Bracing                   | ✓        |                      |   |                      |                                |                                  |
| Fixing                    | ✓        |                      |   |                      |                                |                                  |
| P&D                       | Plumbing | Partially            |   |                      |                                |                                  |
| Elect                     |          |                      |   |                      |                                |                                  |
| Gas                       |          |                      |   |                      |                                |                                  |
| EHO                       |          |                      |   |                      |                                |                                  |

| COMPONENT TO BE INSPECTED       | CHECK | INSPECT REQUIRED (TICK) | COMMENTS AND/OR RECTIFICATION NOTICE NO | OK TO PROCEED YES/NO | ADDITION INSPECT YES/NO | DATE, SIGNATURE |
|---------------------------------|-------|-------------------------|---|----------------------|-------------------------|-----------------|
| INSULATION                      |       |                         |   |                      |                         |                 |
| Wall/Floors                     |       |                         |   |                      |                         |                 |
| Ceiling/Skillion                |       |                         |   |                      |                         |                 |
| WALL LINING                     |       |                         |   |                      |                         |                 |
| Building                        |       |                         |   |                      |                         |                 |
| EHO                             |       |                         |   |                      |                         |                 |
| EXT CLADDING                    |       |                         |   |                      |                         |                 |
| Walls                           |       |                         |   |                      |                         |                 |
| Roof                            |       |                         |   |                      |                         |                 |
| JOINERY                         |       |                         |   |                      |                         |                 |
| NZS4211                         |       |                         |   |                      |                         |                 |
| NZS4223                         |       |                         |   |                      |                         |                 |
| FIRE FIGHTING EQUIPMENT         |       |                         |   |                      |                         |                 |
| EGRESS COMPONENTS               |       |                         |   |                      |                         |                 |
| DISABLED PERSONS FACILITIES ETC |       |                         |   |                      |                         |                 |
|                                 |       |                         |   |                      |                         |                 |
| Drainage                        | ✓     |                         | Drains water tested O.K plotted         | yes                  | NO                      | JJ 20.8.93      |

## FINAL INSPECTION

### BUILDING COMPONENTS DEEMED COMPLETED

| CERTIFIER           | SIGNATURE | DATE    | CERTIFIER           | SIGNATURE | DATE |
|---------------------|-----------|---------|---------------------|-----------|------|
| Building            | ACA       | 24.9.93 | Power               |           |      |
| Plumbing            | ACA       | 24.9.93 | Gas                 |           |      |
| Drainage            | JJ        | 24.9.93 | Services            |           |      |
| EHO                 |           |         | Resource Management |           |      |
| Lifts               |           |         | Air Conditioning    |           |      |
| Compliance Schedule |           |         |                     |           |      |

WORK IS NOW DEEMED TO BE COMPLETED. A CODE COMPLIANCE CERTIFICATE WILL BE ISSUED WHERE REQUIRED BY THE BUILDING ACT. CODE COMPLIANCE CERTIFICATE NUMBER .....

Signature

Designation

Date

WHEN THE PROJECT IS COMPLETED THIS INSPECTION SHEET WILL BE ATTACHED TO THE RELEVANT PROPERTY FILE HELD AT THE COUNCIL OFFICE.





ADDENDUM TO SCHEDULE OF SPECIFICATIONS

TO BE READ IN CONJUNCTION WITH BUT TO TAKE PRECEDENCE OVER GENERAL SPECIFICATIONS AND PLANS ATTACHED HERETO. THIS SCHEDULE IS THE SPECIFIC VARIATION TO THE GENERAL SPECIFICATIONS AS SET OUT IN PAGES A TO I FOR THE PROPOSED DWELLING FOR:

CLIENT: Mr & Mrs P J Caldwell

LOT: 5

DP 65770

PRESENT ADDRESS: 8 Oriwa Street, WAIKANAE

SITE ADDRESS: Queens Road, WAIKANAE

PHONE: 04 293-6263

HOUSE PLAN: ST STEPHEN

STD/ALT: REVERSED/ALTERED

**PLUMBING:**

**Spouting:** Norgate Colorsteel Fascia Spouting System

**Downpipes:** PVC (White)

**Bathroom:**

SHOWER WITH HMC VENTURA MAGNUM SHOWER MIXER - COMPLETE WITH ROSE (LOCATION): Over Shub

SHOWER SCREEN Aluminium Frame

COLOUR: White/Coffee

INFILL PANEL: Styrene

Curtain Rail Only

SHUB: Englefield Rio Acrylic

COLOUR: White

TOILET: LOCATION: Separate

FOWLER CHEVAL TOILET PAN

COLOUR: White

SOLO DUAL FLUSH TOILET CISTERN/SEAT

COLOUR: White

**Laundry**

Separate Washing Machine Taps

Stainless Steel Tub in Joinery Unit

**Tap Ware**

All taps to be HMC chrome

Kitchen sink

Wall Exposed faucet

Laundry Tub

Bib Taps

Washing Machine

Laundry Angle Stops

Vanity

Pillar Taps

Bath/Shub

15mm extended Bib Taps

Supply one only exterior hose tap

180 LITRE RHEEM HOT WATER CYLINDER - LOW PRESSURE

HOT WATER BOOSTER: NO

DRAINS AS PER PLANS AND SPECIFICATIONS

**INTERIOR JOINERY:**

**Kitchen**

CARCASSES:

Euroline Carcasses (Paint Quality Customwood)

CUPBOARD DOOR HANDLES:

Wooden Paint Quality Knobs

DOOR AND DRAWER FRONTS:

Paint Quality

BENCH TOPS:

Wilsonart

**Bathroom**

CARCASSES:

Euroline Carcasses (Paint Quality Customwood)

CUPBOARD DOOR HANDLES:

Wooden Paint Quality Knobs

VANITY DOOR FRONTS:

Paint Quality

VANITY TOPS:

Wilsonart

VANITY BOWL TYPE:

Standard

COLOUR: White

**Laundry**

CARCASSES:

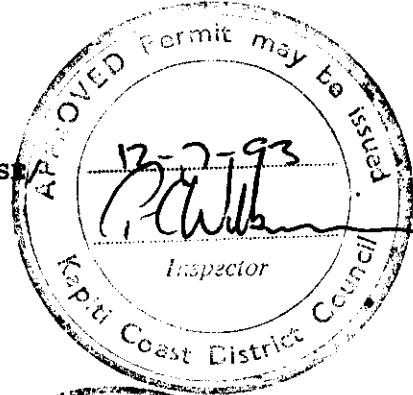
Carcasses (Paint Quality Customwood)

CUPBOARD DOOR HANDLES:

Wooden Paint Quality Knobs

DOOR AND DRAWER FRONTS:

Paint Quality



Interior Doors (in Paint Quality Frames)

Finish: Paint Quality

Door Hardware: Sylvan LS.5 - Rimu/Gold - White/Gold T.B.A.

**EXTERIOR JOINERY**

Aluminium Doors and Windows: COLOUR: Coffee

**CARPENTRY:**

FLOORING TYPE: Particle Board - Kopine

421 DOUBLE SIDED PERFORATED FOIL HUNG OVER JOISTS WITH 100MM SAG

Baseboards: 200mm x 25mm Rough Sawn Radiata Treated H.3. (only if Part. Bd)

FRONT DECK TYPE: 100 x 40mm D4S H3 Grip (Grip up) (not stained)

REAR DECK TYPE: 100 x 40mm D4S H3 Grip (Grip up) (not stained)

Steps: Timber steps to all decks and exterior doors as per Plan.

FINISHING TIMBERS: Paint Quality

Exterior Cladding: Wide Woodgrain Hardiplank

Roofing Type: Trimdek Colorsteel G.2.

Interior Linings: 9.5MM GIB BOARD (Stopped to Wallpaper Finish Only)

SHOWER OVER SHUB LINING: Hardiglaze

Ceiling Type: Pinex Sheets with PVC Jointers

INSULATION: Walls: R1.8 Batts

Ceilings: 100mm Blown Wool

**ELECTRICAL**

STOVE: ALTAS 9.P.A. NEPTUNE

LIGHTS AND POWER POINTS AS PER PLAN (INCLUDING ONE TV AERIAL CONNECTION)

POWER CONNECTION INCLUSIVE

Telephone installation and connection is the sole responsibility of the Purchaser.

**DECORATING:**

|                             |             |                   |
|-----------------------------|-------------|-------------------|
| PAINTING CONTRACT:          | - LABOUR    | BUILDER           |
|                             |             | INTERIOR/EXTERIOR |
| PAINTING CONTRACT           | - MATERIALS | BUILDER           |
|                             |             | INTERIOR/EXTERIOR |
| WALLPAPERING CONTRACT       | - LABOUR:   | BUILDER           |
| WALLPAPERING CONTRACT       | - MATERIALS | BUILDER           |
| WALLPAPER P.C. SUM PER ROLL |             | \$10.00           |

**FURTHER INFORMATION SPECIAL CONDITIONS**

1. The Builder to form and metal driveway as per plans.

WE ACCEPT THE ABOVE SPECIFICATIONS AND UNDERSTAND THAT HORIZON HOMES LIMITED ARE NOT OBLIGED TO ALTER THESE DETAILS AFTER SIGNING OF CONTRACTS BY US.

SIGNED.....DATE.....

## PRELIMINARY AND GENERAL

### 1 SCOPE

This contract includes the supply and delivery of all materials, labour, fittings etc necessary for the due and proper completion of the building as shown on the drawings and herein specified, in accordance with the Local By-Laws and regulations to complete this Contract.

### 2 PERMITS, NOTICES, FEES

The Builder to apply for and obtain all necessary permits and to pay all fees for same, unless otherwise mentioned.

### 3 INSURANCE

The Builder is to take out insurance against fire for a sum sufficient to cover the full amount of the Contract sum for the period of construction and up to the date on which the building is handed over to the Owner. The responsibility of the Builder for the Builder's Risk Cover Insurance shall cease on the date on which the building is handed over by the Builder to the Owner.

### 4 INTERPRETATION

All figure dimensions shall be taken in preference to scale and all detail drawings shall supersede those to smaller scale.

### 5 DAMAGE

Each trade shall take care to prevent damage or disfigurement of the work of other trades and will be responsible for cost of restoring same.

### 6 MATERIALS AND SUBSTITUTIONS

Any materials herein specified that are not procurable at the time they are required, thus tending to retard the progress of the Contract, may be substituted with other similar materials, providing that the substituted materials conform to the Local By-Laws and with permission of the Owner. The Contractor is first to notify the Owner of any change proposed and at the completion of the Contract will adjust any difference in cost.

### 7 SITE

This Contract is based upon the building site having soil bearing capacity equal to or better than NZS 3604 Ch 3.1 ground levels as shown on plans. The site shall have suitable access for loaded trucks. Where stormwater soak holes must be installed the site shall have good soakage.

## EXCAVATOR

### 1 LEVELS

Levels shown are approximately correct, but in all cases the foundation shall be taken to a solid bottom. Check all levels and make allowances accordingly. In expansive clay a min of 450mm below cleared ground level.

### 2 CLEARING BUILDING AREA

Clean off all long vegetation over building area.

### 3 BUILDING EXCAVATION

Excavate for all foundations to a minimum depth shown or as required by NZS 3604.

### 4 DOUBTFUL BEARING

The provisions of the paragraph headed SITE on Page A hereof to the contrary notwithstanding, the Owner shall be responsible for the cost of any work additional to that provided for by this Specification and accompanying drawings, through encountering ground of doubtful bearing capacity and for landslides resulting from causes beyond the control of the Contractor. The Owner will be responsible for any extra costs if rock is encountered.

### 5 HARDFILL

Under all concrete floors provide a minimum thickness of 100mm of hardfill well compacted and blinded with fine scoria or other material to a correct level.

## CONCRETE AND REINFORCING

### 1 MATERIALS

Concrete which shall be ordinary grade and reinforcing shall comply with requirements of NZSS 1900 chapter 9.3A 1970 and amendments. Builders mix may be used providing the minimum crushing strength of 17.5 MPa is unaffected.

## 2 FOUNDATIONS

Foundations, footings, walls and reinforcing shall be to sizes shown on the drawings and in accordance with NZSS 1900 chapter 9.3A. If not shown elsewhere, footings shall be as shown in NZS 3604. Reinforcing steel shall be lapped at least 40 rod diameters for plain rods and not less than 30-bar diameters for deformed bars conforming to the requirements prescribed. Concrete foundation blocks or tana piles shall be 150 x 150 x 600 high set on concrete pads a Table 3 NZS 3604. Piles to have wire zed-nails into piles to provide fixing for sleeper plates, all as NZS 3604 or timber piles complying with NZS 3604 Clause 4.5.5.4.

## 3 CORNER CONCRETE FOUNDATIONS WALLS, FB

Where height to floor exceeds 1200mm construct 125mm thick concrete corner base walls 1350mm in each direction. Reinforce as detailed in NZS 3604 fig 32, or brace pile foundation as per NZS 3604.

## 4 CONCRETE SLAB FLOOR

PERIMETER WALL: The perimeter wall of the building shall be as shown on drawings. Reinforce bond beam blocks with 12mm dia rod, concrete footing to be reinforced as shown on drawings.

MOISTURE BARRIER: Shall be a layer of 0.25mm thick polythene sheeting or similar. Sheets shall be laid to form as few joins as possible. Joints shall be lapped 150mm and sealed with polythene backed pressure sensitive tapes. Seal around any wastes or pipes that project through dampcourse, and care shall be taken that the DPS is not punctured with any subsequent work. At perimeter lift sheeting up and fix to exterior of wall plate. Expansion fillets at 4.0m centres maximum.

REINFORCING: The slab shall be reinforced with 655 ERC. The steel shall be continuous through all joints. Sheets to be lapped 200mm and tied, unless required by Owner or Local Council Building Inspectors.

DAMP PROOF COURSE: All timber supported on or in contact with brick, stone or concrete shall be protected by an approved damp proof course.

## 5 BUILT-IN BOLT ETC

Provide in concrete for openings for vents, wastes, pipes etc or as required by other trades and for holding down bolts in accordance with NZS 3604 fig 21. Power tool fixings: Use only as NZS 3604 E13.2.

## CONCRETE BLOCKLAYER

### 1 EXTENT OF WORK

Refer to drawings for layout and extent of work. Build the whole of the reinforced and unreinforced 200mm concrete blockwork, building in the work proceeds reinforcing steel, bolts and all other lugs, conduits, sleeves etc required for the work of other trades. Keep surface clean and free from mortar, perpends true to line, laying all blocks dry.

### 2 BOND

Blocks shall be laid in stretcher or stack bond as shown with blocks evenly spaced, faces true and vertical. 200mm blocks shall be free from all defects which would prevent a first class fair faced finish to both faces.

### 3 MORTAR

The mortar for all blockwork shall be composed and mixed according to the relevant NZSS clauses.

### 4 MINIMUM REINFORCING STEEL REQUIREMENTS

Where shown less than 2m high to NZS 3604 figs 18 or 19. EXCEEDING 2m. In all reinforced masonry there shall be at least one vertical rod not less than 12mm diameter placed at all corners and wall ends except that where openings are carried around corners, the reinforcing steel shall be placed in any masonry used below or above the opening. In all reinforced masonry walls there shall be not less than one 12mm rod on all sides of, and adjacent to, every opening exceeding 600mm in either direction.

Such vertical reinforcing steel shall extend from the foundation or lower wall beam to the upper wall beam. Horizontal reinforcing steel shall extend not less than 600mm beyond the corners of the openings.

Reinforced masonry shall be reinforced both horizontally and vertically. The vertical reinforcing steel shall be placed at not more than 1000mm centre to centre and shall be not less than 10mm in diameter.

Reinforcing steel shall be lapped at least 40 rod diameters for plain rods and not less than 30-bar diameters for deformed bars conforming to the requirements prescribed, as indicated on the drawings.

## 5 BASEMENT WALLS

Foundation walls to be as detailed, on footings, reinforced as shown.

**BLOCK. RETAINING WALLS ' AROUND BASEMENT:** Build up to 200mm blockwork retaining walls bondbeam at top course. Reinforce bondbeam as shown. Reinforce wall vertically with 12mm dia rods at centres shown on drawings.

**DAMP PROOFING:** Apply Flintkote or similar waterproofing agent to earth side of block retaining walls below ground level.

**RETAINING WALL DRAINAGE:** Place 75mm soakage drain behind retaining walls, laid in suitable drainage metal.

## 6 ENGINEER'S DRAWINGS

If Engineer's drawings are provided they shall be read in conjunction with the above and shall, if necessary, override.

## BRICKLAYER

### 1 BRICKLAYING OR STONELAYING

Bricks or stone shall be as specified supported on 200mm blockwork. Bricks or stone shall be laid in stretcher bond true to line level and plumb, and in accordance with the best trade practice. Only bricks or blocks free from cracks, chips or blemishes shall be used. All work to comply with NZS 3604 Appendix F.

### 2 BRICK OR STONE VENEER

Construct brick or stone veneer as shown on the drawings. An air space of a least 40mm and not more than 75mm shall be maintained between timber frame and veneer and where necessary weep holes shall be left every third joint for the discharge of water. Care shall be taken to maintain the air space and upstand free of any mortar droppings, protruding joints, or pipes or electrical wire, junction boxes etc. Incorporate galvanised vermin proofing. Build in bricksized concrete vents as required. All facing work shall be kept clean as the work proceeds. On completion all brickwork shall be left in a clean state.

### 3 SILLS

Sills to be brick or quarry tile as scheduled. Junction of brick and timber sill to be sealed with mastic.

### 4 BUILDING PAPER

Building paper where used on outside face of studs shall be of a bituminous or fire resistant breather type and metal ties shall be of sheetmetal type fixed to face of studs. Building paper complying with NZSS 2295.

### 5 VERMIN PROOFING AND BRICK TIES

Build in 100mm wide strips of approved galvanised wire mesh secured to bottom of wall plates with 20mm galvanised wire staples carried across cavity and taken 25mm into work. Wall veneer shall be securely attached to the framework with purpose made corrosion resistant ties at spacings required by the relevant clauses of NZS 3604 Appendix F.

### 6 VENTS

Sub floor ventilation to comply with NZS 3604 4.1.2.

### 7 CHIMNEY

The chimney shall be as specified constructed of precast concrete. Fireback and hobs shall be brick. Firefront and hearth shall be included as a provisional sum as specified.

## CARPENTER AND JOINER

### 1 MATERIALS AND WORKMANSHIP

All materials used shall be the best of their respective class and type specified. All work shall be carried out in a workmanlike manner in accordance with best trade practice, and to comply with NZS 3604 : 1978.

### 2 TIMBER

All timber used shall be best of its kind conforming to NZSS requirements (Building Timbers). All Pinus Radiata to be No 1 or No 2 Framing Grade treated to requirements of the Timber Preservation Authority specification.

### 3 CONSTRUCTION

Requirements for general carpentry work (eg bracing, studs and top plate requirements) are to be as itemised in the relevant clauses of NZS 3604.

### 4 DAMP PROOFING

All timber to be protected from dampness with 3 ply bituminous felt or other approved damp proofing material when in contact with concrete or brickwork.

### 5 PRIMING

All exterior finishing timber, all timbers in contact with concrete blockwork and all external faces, rebate etc of all doors, windows, frames and all woodwork of sashes, shall be primed before fixing unless otherwise specified in PAINTER.

## 6 NAILS AND SCREWS

All nails used in framing to be of sufficient length to penetrate the holding or second timber to at least half length. All bolts, screws etc to be adequate for their respective purpose as scheduled in Appendix A NZS 3604.

## 7 INSULATION

To be as detailed on schedule of specification and installed in accordance with manufacturer's specifications, and comply with NZS 4214 and 4218p.

## 8 SCHEDULE OF TIMBERS

| LOCATION                        | SIZES   | GRADE                                  | REMARKS                                   |
|---------------------------------|---|--|---|
| Jack Studs & Stringers          | 150x100mm   | E3 Treated Radiata                     | J Studs @ 1.3 c-c<br>Stringers @ 1.85 c-c |
| Sleeper Plates                  | 100x50mm  | BT Radiata                             | On Foundation Walls                       |
| Floor Joists/Bearers            | See plan for size   | BT Radiata                             |   |
| Plates Conc Floor               | 100x50mm  | Treated Radiata                        |   |
| <b>GENERAL FRAMING</b>          |   |  |   |
| Studs & Plates                  | 100x50mm or<br>100x75mm or<br>75x50mm   | BA Rimu, D/F, BT Radiata               | 600mm c-c                                 |
| Trimmers                        | Built up width equal to framing   |  |   |
| OPENINGS FROM SOLID OR LAMINTD: | As NZS 3604 Table 16  |  |   |
| CEILING JOISTS                  | As NZS 3604 Table 23  |  |   |
| EXPOSED BEAMS                   | As shown<br>As NZS 3604<br>Tables 21 & 22   |  | See Plan                                  |
| <b>ROOF TRUSSES</b>             |   |  |   |
| Under Purlins & Struts          | As NZS 3604<br>Tables 25 & 26   |  |   |
| PURLINS                         | 75x50mm   | BT Radiata                             | 750mm c.c.                                |
| TILE BATTENS                    | 50x50mm   | BT Radiata                             | As required                               |
| RIDGES                          | 200x25mm  | BT Radiata                             | See Plan                                  |
| HIPS                            | 200x25mm  | BT Radiata`                            | See Plan                                  |
| VALLEY BOARD                    | 150x25mm  | BT Radiata                             | See Plan                                  |
| WALL DWANGS                     | 75x50mm or<br>100x50mm as reqd.   | BT Radiata                             | 3 rows to exterior<br>2 rows to interior  |
| COLLAR TIES                     | 150x25mm  | BT Radiata                             |   |
| CEILING DWANGS                  | 75x50mm   | BT Radiata                             | As required                               |
| CEILING STRAPPING               | 75x40mm   | BT Radiata                             | 400mm c.c.                                |
| TIMBER TERRACES                 | See Plan  | Pressure Treated<br>Pine or Hardwood   |   |
| <b>FINISHING TIMBERS</b>        |   |  |   |
| Flooring                        | Particle Board  | High Density                           | Radiata                                   |
| Fascia Board                    | 150x25mm to<br>225x25mm   | DAH or Treated Pine                    |   |
| Frieze                          | 150x25mm  | DAH or Treated Pine                    |   |
| Weatherboard & Exterior         | Treated Native or Radiata or Cedar, Redwood<br>Horizontal or Vertical finishing grade |  |   |
| Internal Door Jambs             | 18mm or 30mm  | Treated Native or Finish Grade Radiata |   |
| Architraves                     | 10mm  | Treated Native or Finish Grade Radiata |   |
| Skirtings                       | 10mm  | Treated Native or Finish Grade Radiata |   |

## 9 HARDIFLEX SHEATHINGS

Unless shown otherwise sheath soffits with 4.5mm and walls to rear porches with 6.0mm flat sheets with joints finished with jointer moulds.

Sheath gable ends and walls to front porches with Coverline or Highline sheets or as indicated on the plans. Breather type building paper is to be used behind all asbestos cement wall lining.

Finish the bases of houses sheathed with hardiplanks or weatherboards with 25mm baseboards.

**10 SUB FLOOR VENTILATION**

Provide ventilation to subfloor areas by installing vermin proof ventilators in base walls. The number of ventilators shall be such as to provide a minimum clear area of 3500mm per square metre. Space ventilators evenly along wall at not more than 1.8 metres centre to centre commencing not more than 750mm from corners.

**11 ALUMINIUM JOINERY**

If shown on plan allow for supply and fixing to manufacturer's specification. Sizes and type to be shown on plan.

**12 EXTERIOR JOINERY**

All exterior joinery shall be as specified in schedule of specification and shall be constructed to best trade practice, all primed before fixed in place.

|               |   |
|---------------|---|
| Sills         | ex 150x60mm HT or Treated Native or Treated Radiata |
| Jambs & Heads | ex 150x37mm HT or Treated Native or Treated Radiata |
| Mullions      | ex 100x75mm HT or Treated Native or Treated Radiata |
| Sashes        | ex HT Totara, Redwood or Treated Radiata            |

If Radiata Pine is used the timber shall be treated to the requirements of the Timber Preservation Authority.

Awning type sashes shall be hung on Interlock or Whitco type stays fixed with galvanised screws. Casement sashes shall be hung on galvanised butts. Top hung sashes to service rooms may be hung on galvanised butt hinges.

**13 DOORS AND DOOR JAMBS**

Interior doors are to be flush panel with clashing strip on one edge. Timber type to be as scheduled. Hang doors on 1 1/2 pair FB loose pin butt hinges. Sliding doors to be hung on approved tracks. Interior door frames to be solid rebated out of 30mm thick timber of 18mm jambs with planted stops. Exterior doors to be as shown on drawings. Frames to be out of 37mm thick timber.

**14 CEILINGS**

Shall be as detailed in schedule of specification. See NZS 3604 ch 12.5 for structural ceiling diaphragms.

GIBRALTER BOARD - Fix painting quality 9.5mm gibraltar board to joists and rafters to Winstones specifications, stopped, and all joints flushed up to true even smooth surface.

PINEX - Fix first quality panels or sheets fixed to ceiling strapping to manufacturer's specification.

FIBROUS PLASTER - Shall not be less than 9.5mm Fibrous plaster finished flush on joints and securely wadded or glued to ceiling to ceiling joists and nogging. The whole shall be plastered to a smooth and even finish.

**15 WALL LININGS**

See Ch 6.9 NZS 3604 for fixing of bracing elements.

Generally shall be 9.5mm gibraltar board unless otherwise stated. All nailed with galvanised flat head nails on joints at approximately 150mm c.c. All stopping to be done with best quality plaster, filled to an even surface and with all spots and rises removed.

**16 WARDROBES**

To be lined full height. Provide inside each with 300x25mm full width shelf at 1700 mm from floor and Lumber lock closet rail fixed to shelf.

**17 LINEN CUPBOARD**

Provide five full width and depth shelves from 25mm timber supported on 50x25mm framework.

**18 KITCHEN CUPBOARDS**

Construct cupboards and dresser unit to sizes shown on plans, with doors and drawer fronts as indicated on schedule of specification.

**19 SINK TOP**

Provide for standard sink top as specified in schedule of specification.

**20 HOT WATER CYLINDER**

To be constructed where shown and fitted with slat shelving above or alongside cylinder spaced at 500mm c.c.

**21 MANHOLE AND ACCESS DOOR**

Provide manhole in ceiling.

**22 HARDWARE**

FRONT DOOR AND REAR DOORS: Fit Locksets. See Schedule Addenda.

INTERIOR DOORS: Mortice latchsets. BATHROOM AND WC: Mortice snibsets. LINEN CUPBOARD AND WARDROBES: Knobs. WHITCO WINDOWS: Two fasteners. CASEMENT WINDOWS: One fastener and telescope stay. Soap recess above bath and in shower if specified, toilet roll holder and .900mm towel rail.

**PLUMBER****1 GENERAL**

The whole of the work shall be carried out and completed in the best trade manner by licensed plumbers only and shall conform to all requirements of the Drainage and Plumbing Regulations of 1978 and Local Council Requirements and Consolidated By-Laws. Materials shall be the best of the respective kind.

**2 SHEET METAL**

Except where otherwise specified sheets shall be of the following gauge:

|                              |        |
|------------------------------|--------|
| Norgate spouting             | 0.60mm |
| Flashings, gutters and sumps | 0.60mm |
| Lead flashings               | 2kg    |

**3 FLASHINGS**

Flash wherever needed to keep watertight and weathertight, extreme care being taken to keep dissimilar metals from making contact. Also, as much as possible, use flashings of same metal in adjacent areas.

**4 SPOUTING**

Provide and fix norgate spouting. All joints to be sealed. Finish ends with stopped end. Provide fall to downpipes, support spouting on brackets at 900mm maximum and 300mm from end.

**5 DOWNPIPES**

White PVC supported off wall on galvanised brackets.

**6 COLD WATER SUPPLY**

Allow to connect up to 9 metres from mains to house with 15mm class E PVC piping. Unless otherwise specified use pressure reducing valve from cylinder on main line inlet. Lead off with 12mm branches to bath, basin, shower, sink WC, tub, pressure reducing valve, stand pipe. Connect from pressure reducing valve to hot water cylinder with 18mm copper pipe.

**7 HOT WATER SUPPLY**

Supply and install 180 litres hot water cylinder as specified. Allow to install copper expansion pipe taken out through roof and flashed. From expansion pipes take off 12mm copper or polytherm branches to all fittings including washing machine. Hot water piping shall be run concealed well lagged with hair felt wired on.

**8 FITTINGS**

WC - Pan complete with double flap plastic seat.

WC - Cistern complete with white PVC flush pipe.

1525mm or 1655 white plastic bath set on timber framework.

Basin shall be plastic set in formica top on joiners wooden vanity.

Stainless steel shower tray 900mm or 900x750mm in accordance with plan.

Hot water cylinder 135 or 180 litres standard complete with electric element, thermostat, all taps, stopcocks etc.

Stainless steel single tub set on joiners wooden cabinet.

Where scheduled install vanity unit - size shown on plans.

For variations to the above see the specification addenda.

All taps, cocks etc are to be chromium plated streamline type marked Hot and Cold with the exception of exterior hose taps.

The plumber shall provide and fix all other fittings and fixings necessary to complete the Contract.

Make complete connections, providing traps, vents etc in accordance with regulations.

**ROOFING**

Roofing to be as specified in schedule of specification.

**1 IRON ROOF**

Provide and fix 0.45mm galvanised Trimdek iron with laps painted and securely fixed with nails. Cover ridges and hips with 0.60mm lead edged ridging. Finish verges with galvanised verge cappings or Norgate Fascia.

**2 TILE ROOFS**

Concrete tiles and pressed metal tiles are to fixed in accordance with manufacturer's specifications.

**DRAINLAYER****1 EXTENT OF WORK**

Work in this section of the contract comprises all surface and foul water drainage up to above ground level to connect to Plumber's work. Include all pipes and special fittings, construction of manholes, all gully traps and connections for terminal vents, soil and waste pipes.

**2 STANDARD OF WORK**

The whole of this work shall be carried out by experienced tradesmen to the satisfaction of the Local Drainage Inspector. It shall conform to all requirements of the Drainage and Plumbing Regulations of 1978, Local Council Requirements and Consolidated By-Laws.

**3 TRENCHES AND DRAINS**

Excavate for and allow all necessary drains from gully traps and WC to septic tanks or sewer connection. All pipes and fittings shall be 100mm first quality earthenware or PVC with socket joints and shall be laid to a true and even fall at minimum of 1 in 40.

Trenches shall be carefully filled after drains have been inspected and the whole shall be left in perfect working order. All sanitary arrangements shall comply with the Local By-Laws and shall be completed to the satisfaction of the sanitary inspector.

**4 SEPTIC TANK**

Where sewerage is not available allow 4.5 metres glazed earthenware drainage connection to one five-person septic tank complete with sump in compliance with the Health Regulations.

Where sewerage is available allow for 100mm glazed earthenware or PVC piping from WC to sewer connection.

**5 STORMWATER**

Provide stormwater disposal to downpipes in accordance with local authority requirements.

**SOLID PLASTERER****1 WORK INCLUDED**

The solid plastering of front and back porches, slabs and steps, also chimney, base lintols and terrace if shown.

**2 WORKMANSHIP**

All to the best trade practice and where plastering is required it shall mean finishing to 12mm thickness with a mix of one part cement to three parts sand, finished to a straight and even surface.

**ELECTRICIAN****1 SCOPE OF WORK**

Carry out the whole of the electrical installations in strict accordance with the latest Electrical Wiring Regulations and Local Authority By-Laws.

**2 MATERIALS AND WORKMANSHIP**

All materials used under this contract shall be of approved British or New Zealand Standard Specification. All work shall be carried out by a Registered Electrician in accordance with regulations and best trade practice. Do all cutting away, drilling etc for the entry of cables.

**3 COMPLETION AND CONNECTION OF POWER**

Leave the work complete, obtain permits and arrange for all inspections and tests and for the connection of power to the works.

**4 POWER SUPPLY**

Allow to connect from the supply to the point of entry.

**5 MAIN SWITCHBOARD**

Provide and install recessed main switchboard complete with all necessary control and auxiliary equipment, position as per Local Electrical Authority requirements.

**6 ELECTRIC STOVE**

Allow a PC sum as shown on schedule of specifications for the supply only of the stove. Provide and fix a 30amp flush switch for stove and sufficient cable for connection and allow for installation.

**7 WATER HEATER**

Allow for the permanent connection of the water heater to the electrical system. Provide and install element and thermostat to hot water cylinder provided by the Plumber.

**8 POWER POINTS**

All wall plugs shall be 230v 10-amp 3-pin flush type with PDL plates. Generally install plugs 300mm above floor or 225mm above bench top. Points to washer/dryer space and refrigerator 1200mm from floor. Install light and heat points as per plan and as detailed in schedule of specifications.

**9 LIGHT SWITCHES**

Light switches generally shall be 5-amp all insulated PDL micro-gap type or equivalent. Fix switches generally 1200mm above floor.

**PAINTER****1 WORKMANSHIP**

All painting shall be in accordance with good trade practice, applied during suitable weather and using only good quality mixed paints, applied according to the manufacturer's instructions.

**2 STOPPING**

After priming, all nail holes or joints are to be stopped and cleaned off before undercoating for painted work. For varnished work holes etc are to be stopped with matching putty after first coat of sealer.

**3 PAINTING OF EXTERNAL WOODWORK**

After priming, all external woodwork and adjacent metal-work such as flashings, are to be given one good coat of undercoat followed by finishing coat of high gloss paint.

**4 PAINTING OF INTERIOR SURFACES**

Wallboard and ceilings as required to be finished with two coats of approved paint finishing flat or semi-gloss as required.

Where full gloss is required such as kitchen and bathroom finishing coat shall be full gloss enamel.

**5 VARNISHING**

Where varnishing is required such as doors, architraves and skirtings give one coat of approved sealer followed by two coats of clear varnish.

**6 HARDIFLEX**

Apply two coats of an approved PVA or Acrylic paint.

**7 PAPERHANGING**

All rooms to be papered shall have paper hung to a value indicated on schedule of specification.

Walls shall be properly prepared by sizing, hang paper straight and true with butt joints, paste used shall have a fungicide incorporated, clean paste off woodwork as work proceeds.

**GLAZIER**

Glaze all sashes, glass doors or screens with appropriate weight glass properly fixed and puttied or beaded into rebates.

Where required glazing shall be selected obscure patterned glass.

**SANDER**

Sand all flooring timbers with a one cut sand after completion of all other work - SUITABLE FOR FLOOR COVERINGS ONLY. No responsibility for colour variation of floors. Other substitution of similar quality may be made by the Builder as required without notification. Scrape out all corners and sweep floors clean of dust.

# BRACING CALCULATION SHEET FOUNDATIONS

NAME: CALDWELL

## FOR EARTHQUAKE

SINGLE STOREY ~~/ TWO STOREY~~  
ROOF WEIGHT: LIGHT ~~/ HEAVY~~  
AVERAGE ROOF PITCH: 18°  
TYPE OF CLADDING: LIGHT ~~/ HEAVY~~  
EARTHQUAKE ZONE: A ~~/ B / C~~

EARTHQUAKE = 6.5 B.U's/sqm

## FOR WIND

BUILDING HEIGHT: 4.3  
ROOF HEIGHT: 1.3  
WIND SPEED: ~~1.4~~/H

WIND  
ACROSS : 92 B.U's/m  
ALONG : 100 B.U's/m

~~ROOF~~/BUILDING LENGTH BL = 12.5

~~ROOF~~/BUILDING WIDTH BW = 7.0

GROSS ~~ROOF~~/BUILDING PLAN AREA GPA = 84

EARTHQUAKE LOAD (ALONG & ACROSS) E x GPA = 546

WIND LOAD ACROSS W x BL = 92 x 12.5 = 1150

WIND LOAD ALONG W x BW = 100 x 7.0 = 700

# FOUNDATION

## ALONG

| LOCATION OF STOREY                                   | WALL OR BRACING LINE |                   | BRACING ELEMENTS PROVIDED |              |               |                    |                 |   |
|--|----------------------|-------------------|---------------------------|--------------|---------------|--------------------|-----------------|---|
|  | 1                    | 2                 | 3                         | 4            | 5             | 6                  | 7               | 8 |
| FOUNDATION   | LINE LABEL           | MIN. B.U.'s REQD. |                           | BRACING TYPE | RATING B.U.'s | NUMBER OF ELEMENTS | B.U.'s ACHIEVED |   |
| TOTAL BRACING REQUIRED FOR FOUNDATION OR THIS STOREY | A                    | 125               |                           | 14           | 70            | 3                  | 210             |   |
|  | B                    | 70                |                           | 14           | 70            | 2                  | 140             |   |
| FOR EARTHQUAKE                                       | C                    | 125               |                           | 14           | 70            | 3                  | 210             |   |
|  | D                    |                   |                           |              |               |                    |                 |   |
|  | E                    |                   |                           |              |               |                    |                 |   |
| <b>546</b>   | TOTAL                |                   |                           |              |               |                    | <b>560</b>      |   |
| FOR WIND   | A                    | 125               |                           | 14           | 160           | 3                  | 480             |   |
|  | B                    | 70                |                           | 14           | 160           | 2                  | 320             |   |
|  | C                    | 125               |                           | 14           | 160           | 3                  | 480             |   |
|  | D                    |                   |                           |              |               |                    |                 |   |
|  | E                    |                   |                           |              |               |                    |                 |   |
| <b>700</b>   | TOTAL                |                   |                           |              |               | <b>1920</b>        |                 |   |

## ACROSS

| LOCATION OF STOREY                                   | WALL OR BRACING LINE |                   | BRACING ELEMENTS PROVIDED |              |               |                    |                 |   |
|--|----------------------|-------------------|---------------------------|--------------|---------------|--------------------|-----------------|---|
|  | 1                    | 2                 | 3                         | 4            | 5             | 6                  | 7               | 8 |
| FOUNDATION   | LINE LABEL           | MIN. B.U.'s REQD. |                           | BRACING TYPE | RATING B.U.'s | NUMBER OF ELEMENTS | B.U.'s ACHIEVED |   |
| TOTAL BRACING REQUIRED FOR FOUNDATION OR THIS STOREY | M                    | 70                |                           | 14           | 70            | 3                  | 210             |   |
|  | N                    | 70                |                           | 14           | 70            | 1                  | 70              |   |
| FOR EARTHQUAKE                                       | O                    | 70                |                           | 14           | 70            | 1                  | 70              |   |
|  | P                    | 70                |                           | 14           | 70            | 3                  | 210             |   |
|  | Q                    |                   |                           |              |               |                    |                 |   |
| <b>546</b>   | TOTAL                |                   |                           |              |               |                    | <b>560</b>      |   |
| FOR WIND   | M                    | 70                |                           | 14           | 160           | 3                  | 480             |   |
|  | N                    | 70                |                           | 14           | 160           | 1                  | 160             |   |
|  | O                    | 70                |                           | 14           | 160           | 1                  | 160             |   |
|  | P                    | 70                |                           | 14           | 160           | 3                  | 480             |   |
|  | Q                    |                   |                           |              |               |                    |                 |   |
| <b>700</b>   | TOTAL                |                   |                           |              |               | <b>1920</b>        |                 |   |

# BRACING CALCULATION SHEET WALLS

NAME: CALDWELL

## FOR EARTHQUAKE

SINGLE STOREY / ~~TWO STOREY~~  
AVERAGE ROOF PITCH: 18°  
ROOF WEIGHT: LIGHT ~~HEAVY~~  
TYPE OF CLADDING: LIGHT ~~HEAVY~~  
STOREY IN ROOF SPACE: ~~YES~~ / NO (~~ADD 1~~)  
EARTHQUAKE ZONE: A ~~B/C~~

EARTHQUAKE = 2.7 B.U's/sqm

## FOR WIND

BUILDING HEIGHT: 4.3  
ROOF HEIGHT: 1.3  
STUD HEIGHT: 2.4  
WIND SPEED: ~~4~~/M/H

WIND  
ACROSS : 54 B.U's/m  
ALONG : 64 B.U's/m

~~ROOF~~/BUILDING LENGTH BL = 12.9

~~ROOF~~/BUILDING WIDTH BW = 7.0

GROSS ~~ROOF~~/BUILDING PLAN AREA GPA = 84

EARTHQUAKE LOAD (ALONG & ACROSS) E x GPA = 226.8

WIND LOAD ACROSS W x BL = 54 x 12.9 = 675

WIND LOAD ALONG W x BW = 64 x 7.0 = 448

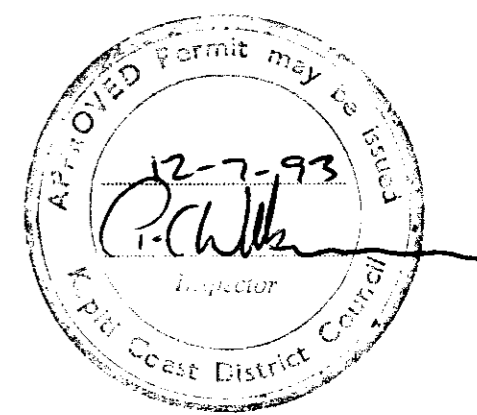
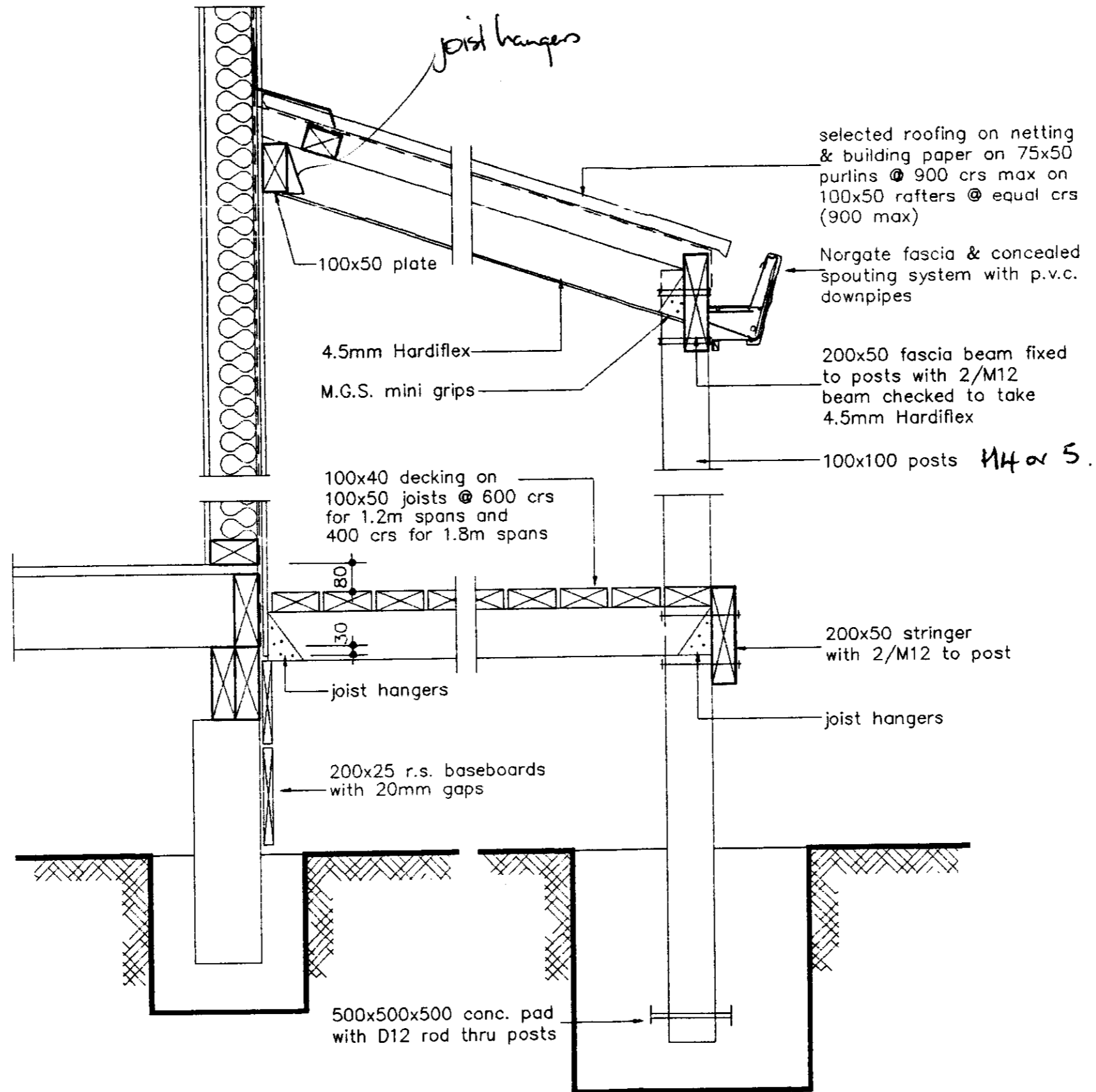
# WALLS

## ALONG

| LOCATION OF STOREY                                   | WALL OR BRACING LINE |                   | BRACING ELEMENTS PROVIDED |              |               |                   |                 |   |
|--|----------------------|-------------------|---------------------------|--------------|---------------|-------------------|-----------------|---|
|  | 1                    | 2                 | 3                         | 4            | 5             | 6                 | 7               | 8 |
| SINGLE UPPER STOREY<br>LOWER STOREY                  | LINE LABEL           | MIN. B.U.'s REQD. | BRACING ELEMENT NUMBER    | BRACING TYPE | RATING B.U.'s | LENGTH OF ELEMENT | B.U.'s ACHIEVED |   |
| TOTAL BRACING REQUIRED FOR FOUNDATION OF THIS STOREY | A                    | 125               | 1                         | G1B1         | 50            | 2.6               | 130             |   |
|  |                      |                   | 2                         | G1B2         | 70            | 2.4               | 168             |   |
| FOR EARTHQUAKE                                       | B                    | 70                |                           |              |               |                   |                 |   |
|  | C                    | 125               | 3                         | G1B1         | 50            | 2.6               | 130             |   |
|  | D                    |                   |                           |              |               |                   |                 |   |
|  | E                    |                   |                           |              |               |                   |                 |   |
|  |                      |                   |                           |              |               |                   |                 |   |
| <b>226.8</b>   | TOTAL                |                   |                           |              |               |                   | <b>428</b>      |   |
| FOR WIND   | A                    | 125               | 1                         | G1B1         | 75            | 2.6               | 195             |   |
|  | B                    | 70                | 2                         | G1B2         | 80            | 2.6               | 192             |   |
|  | C                    | 125               | 3                         | G1B1         | 75            | 2.4               | 195             |   |
|  | D                    |                   |                           |              |               |                   |                 |   |
|  | E                    |                   |                           |              |               |                   |                 |   |
| <b>44.8</b>  | TOTAL                |                   |                           |              |               |                   | <b>582</b>      |   |

## ACROSS

| LOCATION OF STOREY                                   | WALL OR BRACING LINE |                   | BRACING ELEMENTS PROVIDED |              |               |                   |                 |   |
|--|----------------------|-------------------|---------------------------|--------------|---------------|-------------------|-----------------|---|
|  | 1                    | 2                 | 3                         | 4            | 5             | 6                 | 7               | 8 |
| SINGLE UPPER STOREY<br>LOWER STOREY                  | LINE LABEL           | MIN. B.U.'s REQD. | BRACING ELEMENT NUMBER    | BRACING TYPE | RATING B.U.'s | LENGTH OF ELEMENT | B.U.'s ACHIEVED |   |
| TOTAL BRACING REQUIRED FOR FOUNDATION OF THIS STOREY | M                    | 64                | 4                         | G1B1         | 50            | 2.4               | 120             |   |
|  |                      |                   | 5                         | G1B2         | 70            | 2.4               | 168             |   |
| FOR EARTHQUAKE                                       | N                    | 70                |                           |              |               |                   |                 |   |
|  | O                    | 70                | 6                         | G1B2         | 70            | 2.4               | 168             |   |
|  | P                    | 70                | 7                         | G1B1         | 50            | 2.4               | 120             |   |
|  | Q                    |                   |                           |              |               |                   |                 |   |
|  |                      |                   |                           |              |               |                   |                 |   |
| <b>226.8</b>   | TOTAL                |                   |                           |              |               |                   | <b>576</b>      |   |
| FOR WIND   | M                    | 64                | 4                         | G1B1         | 75            | 2.4               | 120             |   |
|  | N                    | 70                | 5                         | G1B2         | 80            | 2.4               | 168             |   |
|  | O                    | 70                | 6                         | G1B2         | 80            | 2.4               | 168             |   |
|  | P                    | 70                | 7                         | G1B1         | 75            | 2.4               | 120             |   |
|  | Q                    |                   |                           |              |               |                   |                 |   |
| <b>67.5</b>  | TOTAL                |                   |                           |              |               |                   | <b>744</b>      |   |



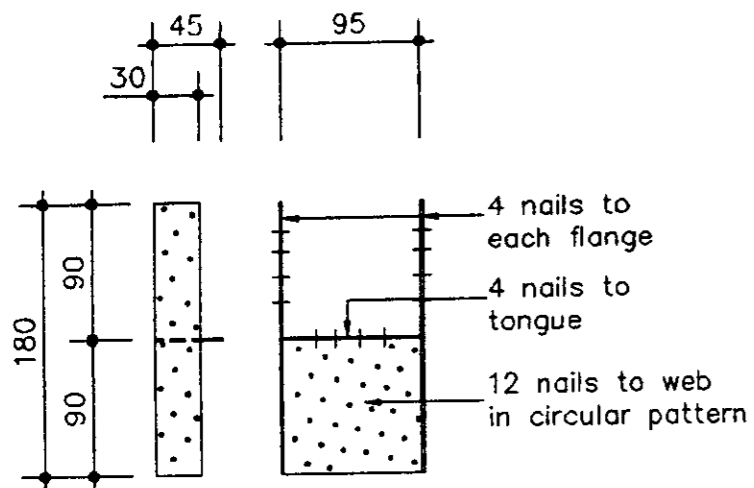
# TIMBER DECK DETAIL

SCALE 1:10

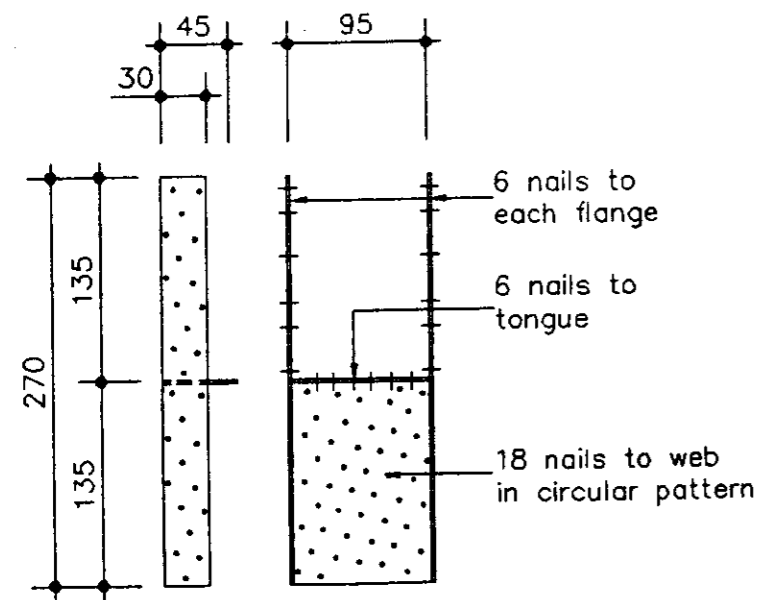
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|   |   |                 |
|---|---|-----------------|
| PLAN:<br><b>Rev. Alt.<br/>                 ST STEPHEN</b> | NOTE:<br>ALL DIMENSIONS ARE APPROXIMATE<br>ONLY AND ARE SUBJECT TO<br>PERMIT ISSUE. | SHEET No.<br>6  |
|   |   | JOB No.<br>V301 |

**PB2100**



**PB2L100**



floor joist as per NZS 3604

bearers as per NZS 3604

fasten 2/PB2's to opposite sides of pile and to the bearer  
bearers can be placed before BP2's are fastened remember to nail PB2's tongue to underside of bearer

**NOTE**  
round piles must be planed at a maximum angle of 30 degrees to provide a flat nailing surface

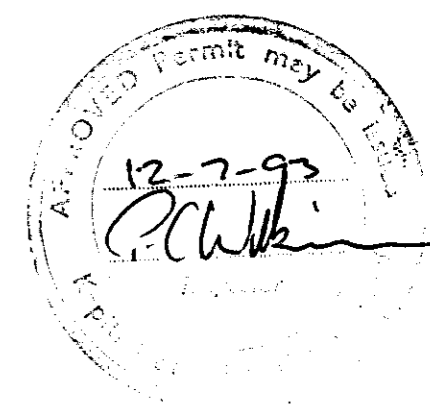
fasten PB2's to alternate sides of the two closest joists to anchor/braced pile as shown or as detailed above for corner or end bearer situations

**NOTE**  
bearers and joists greater than 150mm and up to 250mm use the PB2L

footing to NZS 3604

140Ø SED tanapile

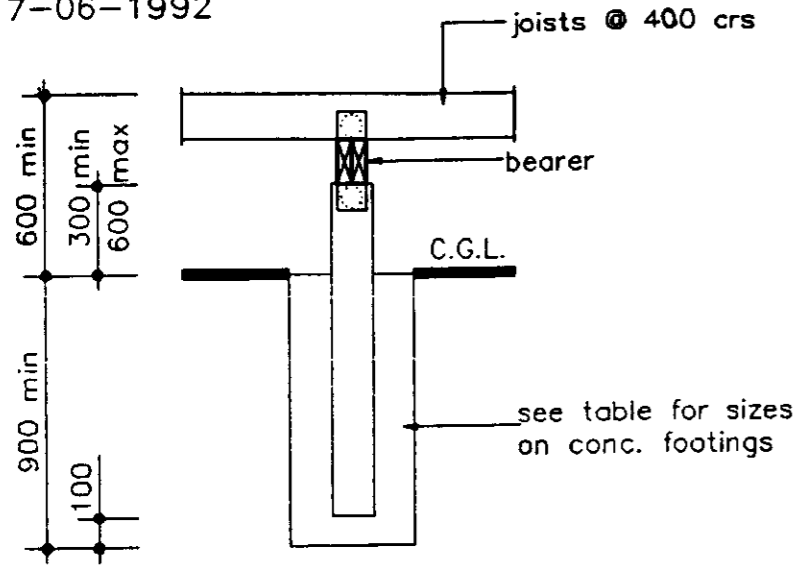
**ANCHOR/BRACED PILE CONNECTION**



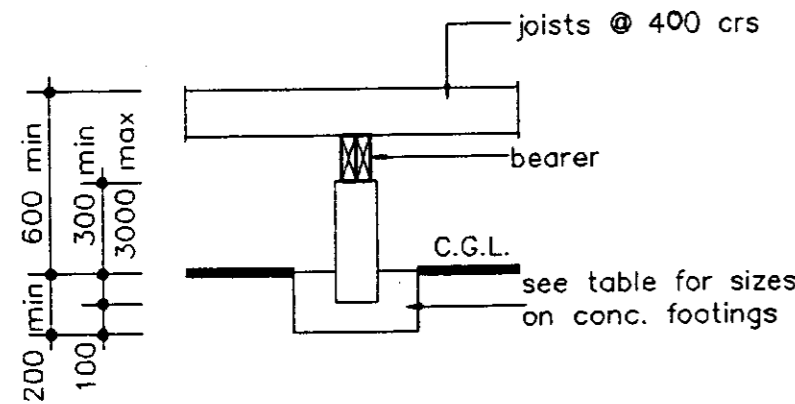
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|                                    |   |                        |
|------------------------------------|---|------------------------|
| PLAN:<br><b>Foundation DETAILS</b> | NOTE:<br>ALL DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO PERMIT ISSUE. | SHEET No.<br><b>7</b>  |
|                                    |   | JOB No.<br><b>U301</b> |

17-06-1992



ANCHOR PILE



ORDINARY PILE

FOOTING DIMENSIONS

DEPTHS

200mm in firm rock  
450mm min in expansive clay  
300mm in other materials

200mm min for ordinary piles  
450mm min for braced piles  
900mm min for anchor piles

twice the distance that the footing projects beyond the face of the pile

PLAN DIMENSIONS

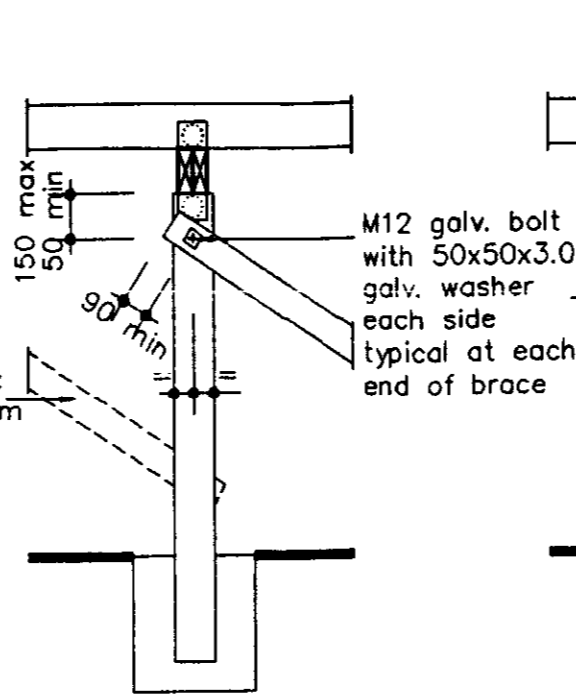
ordinary & braced piles

load bearing 425x425mm  
non load bearing 275x275mm

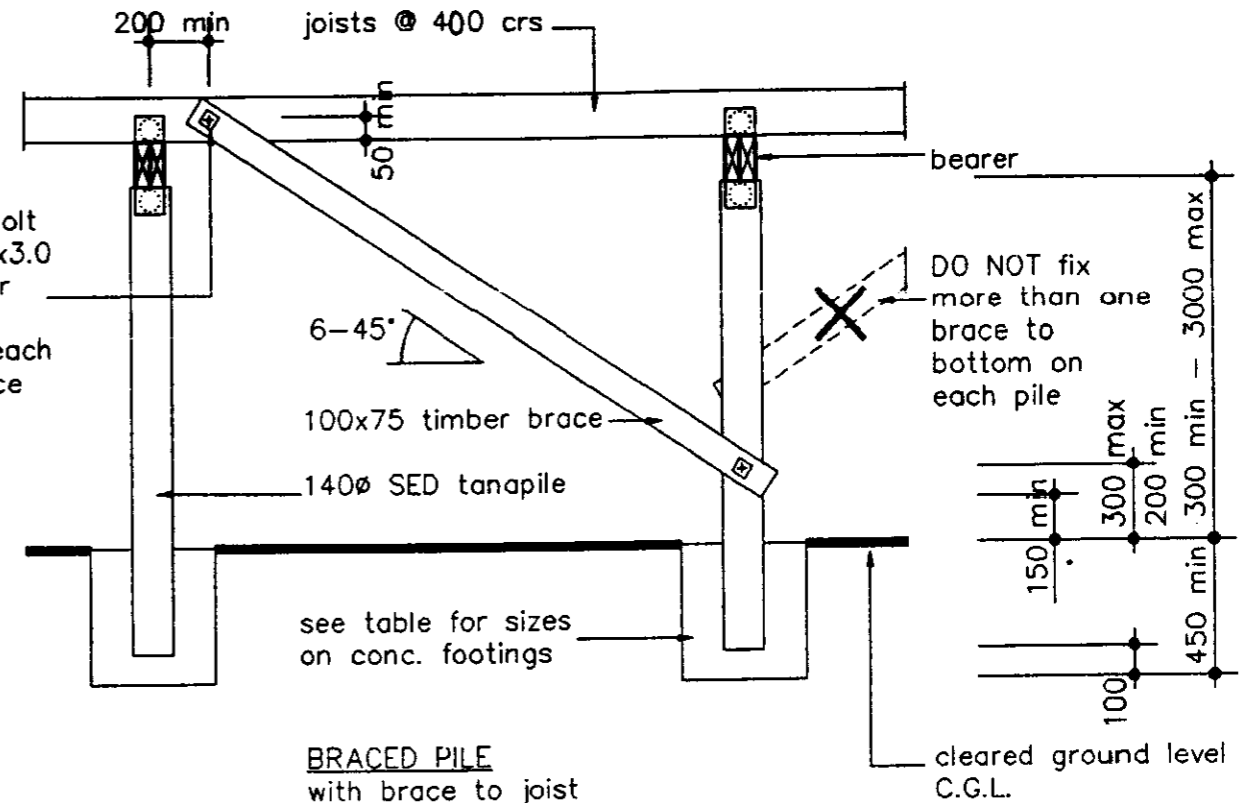
anchor piles

load bearing 480φ  
non load bearing 400φ

one brace may be fixed to the top of the pile & one to the bottom of the pile



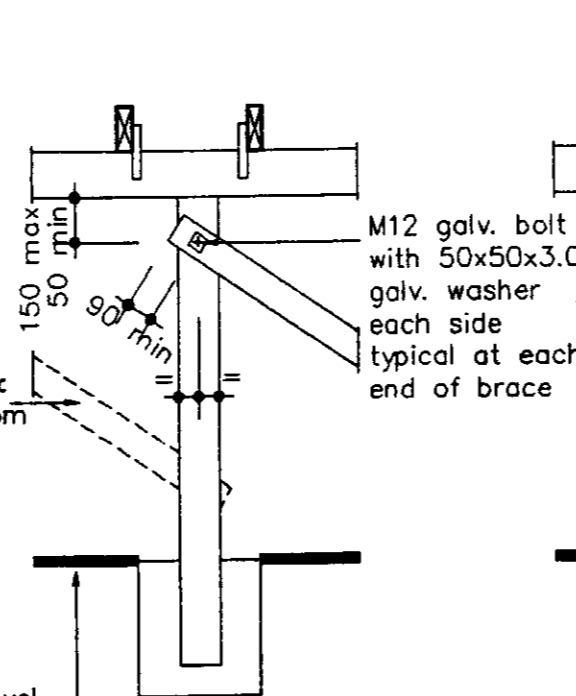
BRACED PILE with brace to top of pile



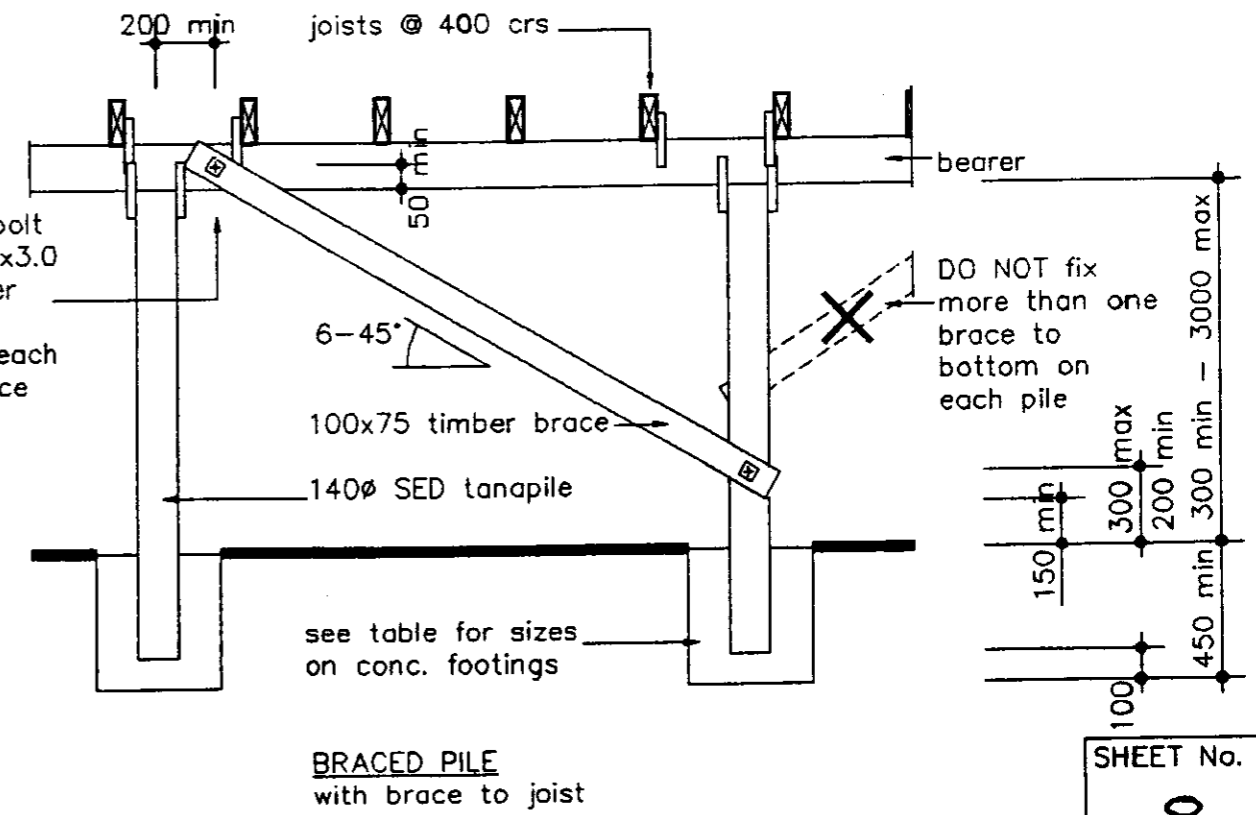
BRACED PILE with brace to joist

TIMBER BRACE ACROSS BEARER

one brace may be fixed to the top of the pile & one to the bottom of the pile



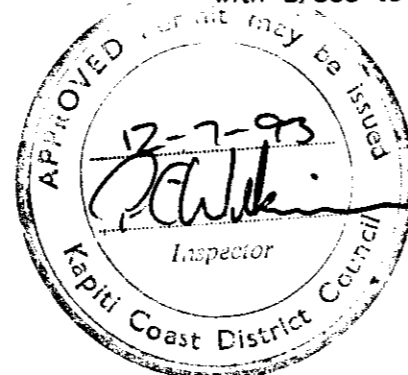
BRACED PILE with brace to top of pile



BRACED PILE with brace to joist

TIMBER BRACE ALONG BEARER

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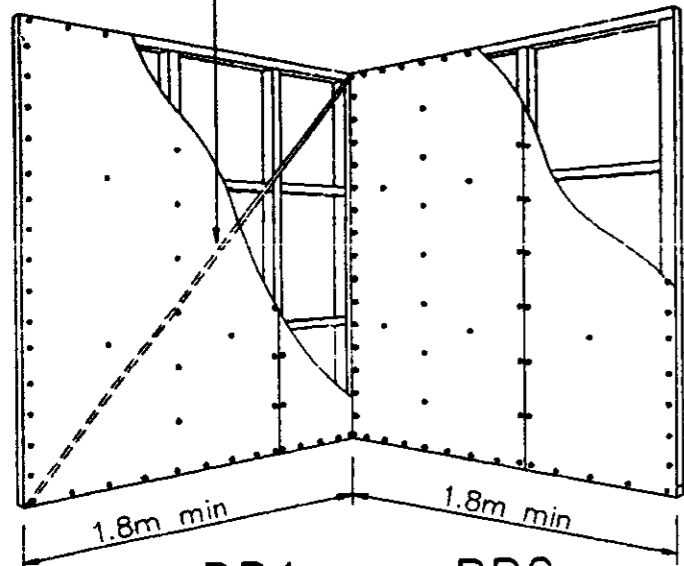
SCALE 1:25

PLAN: Foundation DETAILS

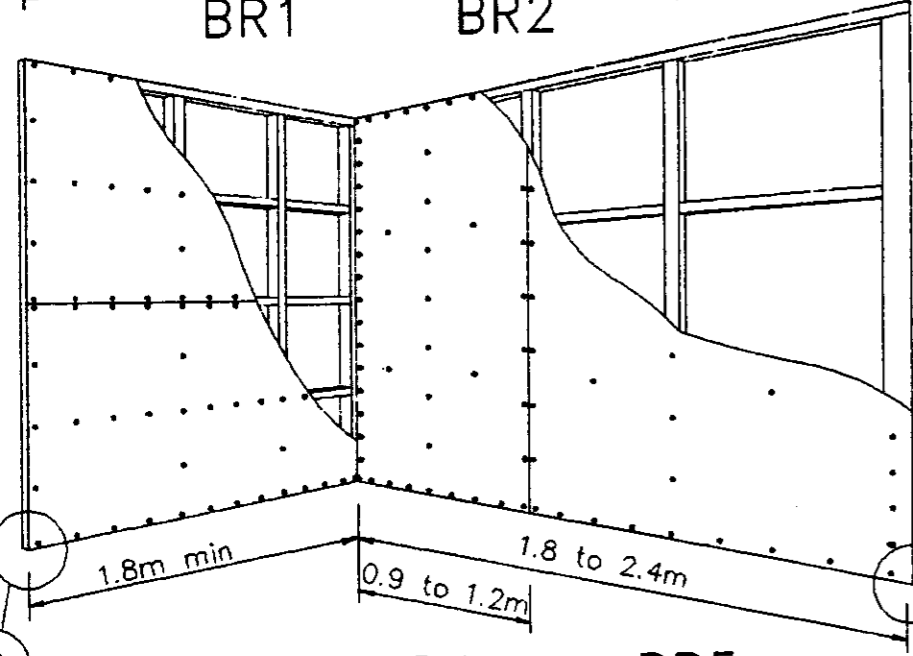
NOTE: ALL DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO PERMIT ISSUE.

SHEET No. 08  
JOB No. U301

galv. steel angle brace, fixed with 3/60x3.15 nails to top & bottom plates & with 2/60x3.15 nails to wall studs

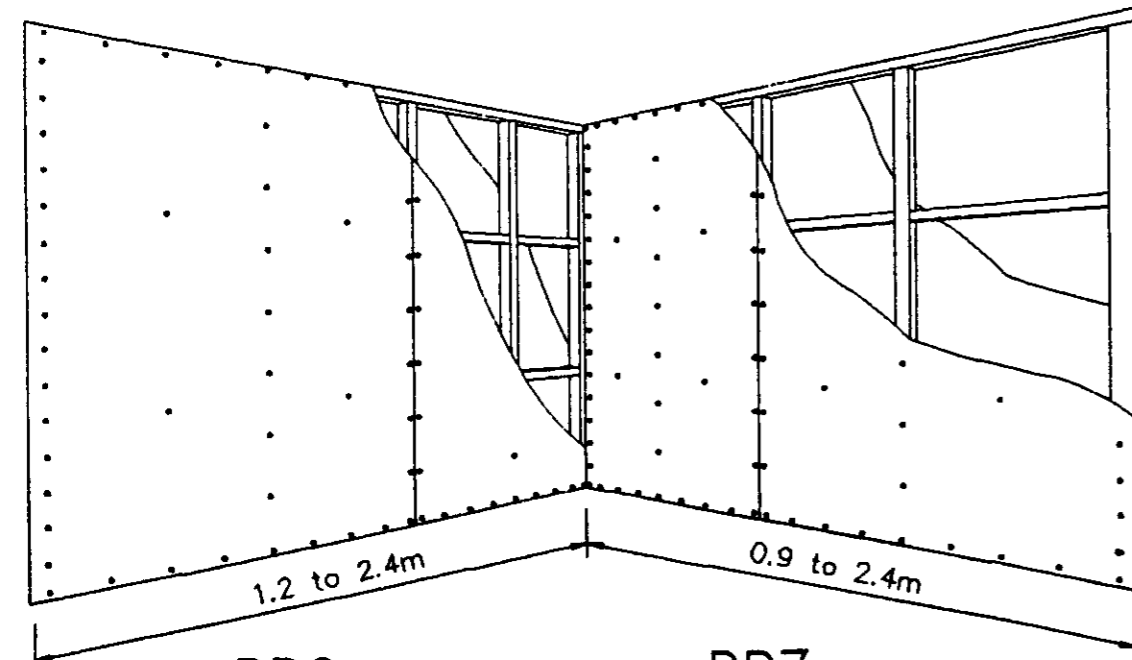


BR1 BR2

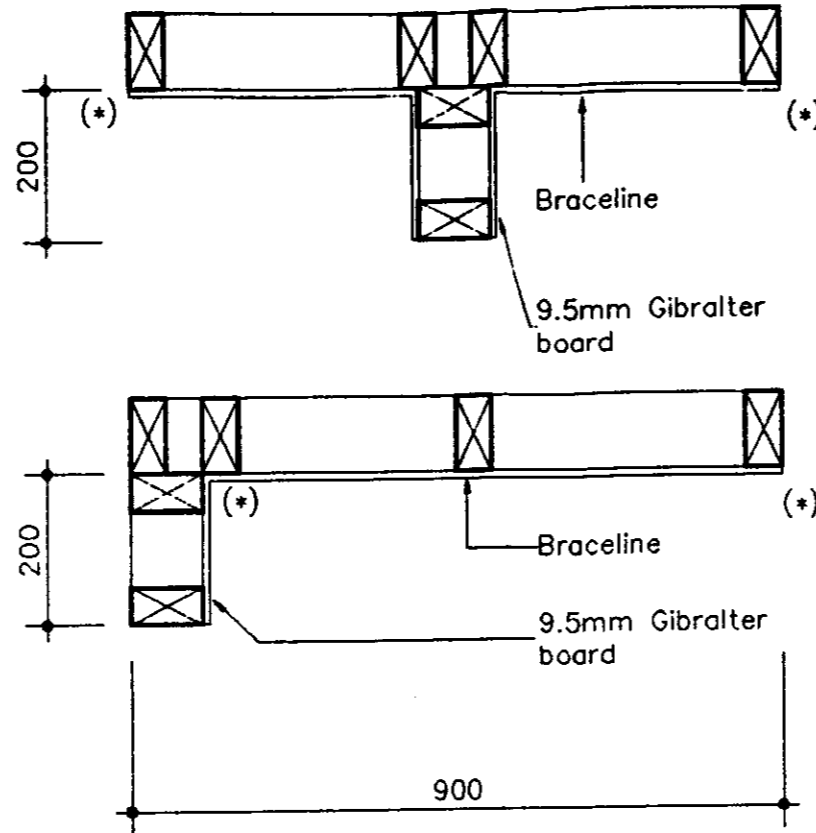


BR3 BR4 BR5

see specifications for nailing requirements



BR6 BR7



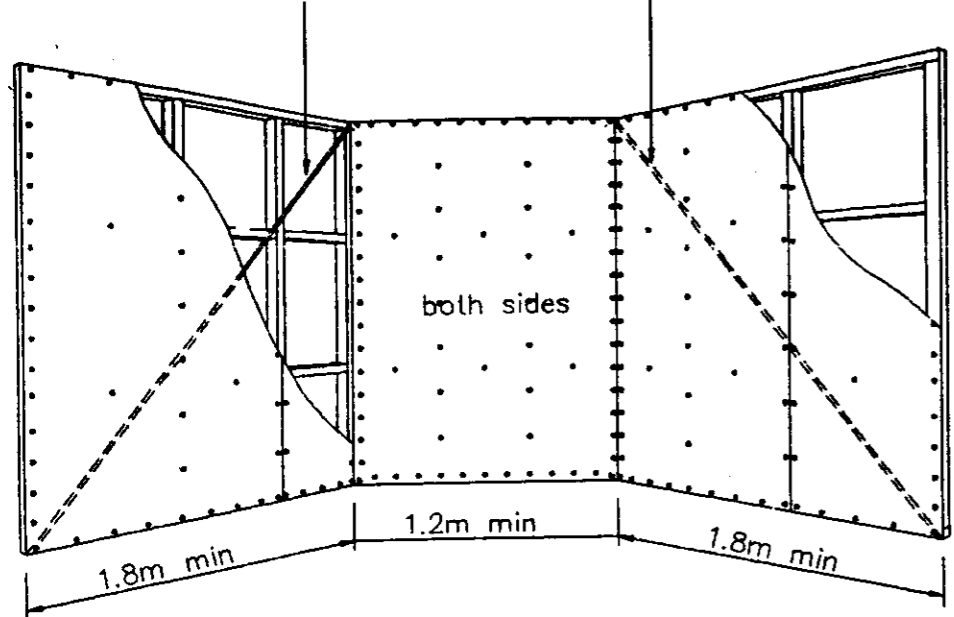
Types BR1 to BR7 may have standard 9.5mm Gibralter Board intersecting walls with a min. length of 200mm. Braceline nails and washers are required around the perimeter of the bracing element (\*). Intermediate vertical joints may be nailed with standard Gib clouts at 300mm crs and should be tape reinforced and stopped

**SPECIFICATIONS**

| TYPE  | DESCRIPTION  | ADDITIONAL REQUIREMENTS   | NAILING & STOPPING   |
|-------|--|---------------------------|--|
| GIB 1 | 9.5mm GIBRALTER BOARD on one face min. length 1.8m           | diagonal brace            | GIB 1,2 & 3<br>30 x 2.5 Gib clouts @ 150mm crs around the perimeter of the bracing element and @ 300mm crs to intermediate framing.            |
| GIB 2 | 9.5mm GIBRALTER BOARD on both sides min. length 1.8m         | diagonal brace            | Tape and stop all joints within the bracing element  |
| GIB 3 | 9.5mm GIBRALTER BOARD on one face min. length 1.2m           | no additional requirement |  |
| BR1   | BRACE LINE on one face min. length 1.8m                      | diagonal brace            | BR1,2,3,4,5,6, & 7   |
| BR2   | BRACELINE vertical on one face min. length 1.8m              | no additional requirement | 30 x 2.5 Gib clouts fitted with BRACELINE washers @ 150mm crs around perimeter of the bracing element and @ 300mm crs to intermediate framing. |
| BR3   | BRACELINE horizontal on one face min. length 1.8m            | no additional requirement | Tape and stop all joints within the bracing element  |
| BR4   | BRACELINE on one face length 0.9 to 1.2m                     | 6kN end-stud fixings      |  |
| BR5   | BRACELINE on one face length 1.2 to 2.4m                     | 6kN end-stud fixings      |  |
| BR6   | BRACELINE & GIBRALTER BOARD on opp. sides length 1.2 to 2.4m | 12kN end-stud fixings     |  |
| BR7   | BRACELINE one face 7.5mm ply on other length 0.9 to 2.4m     | 6kN end-stud fixings      |  |

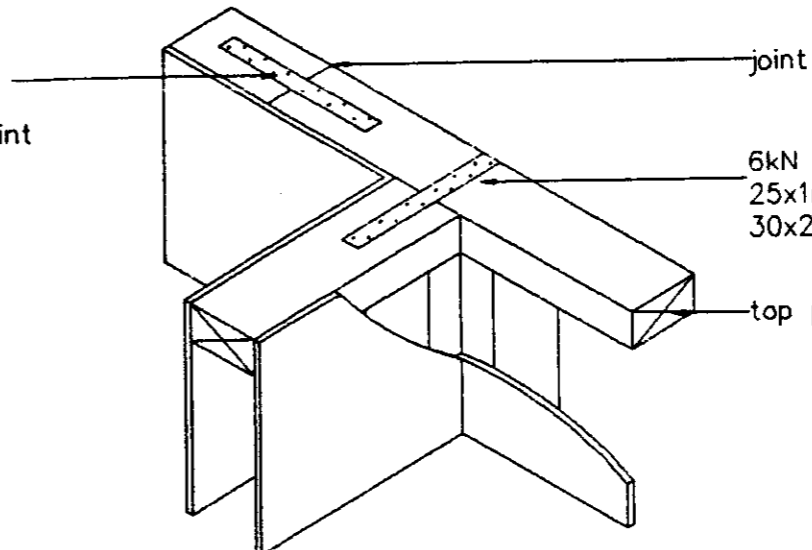
|       |                     |                        |                       |
|-------|---------------------|------------------------|-----------------------|
| PLAN: | <b>Wall BRACING</b> | JOB No.<br><b>U301</b> | SHEET No.<br><b>9</b> |
|-------|---------------------|------------------------|-----------------------|

galv. steel angle brace, fixed with 3/60x3.15 nails to top & bottom plates & with 2/60x3.15 nails to wall studs



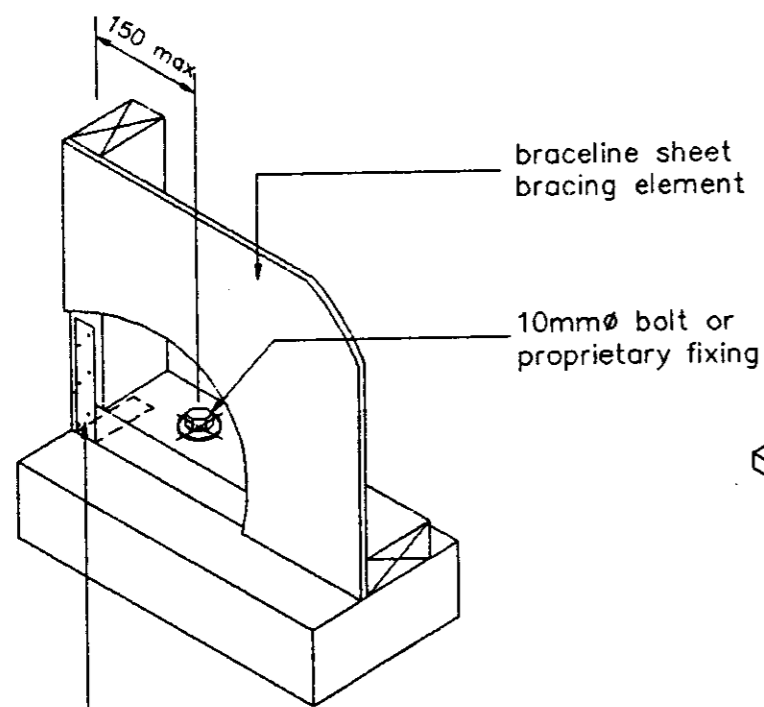
see specifications for nailing requirements

3kN top plate connection with 25x1mm m.s. strap and three 30x2.5 nails on each side on joint



6kN top plate connection with 25x1mm m.s. strap and six 30x2.5 nails on each side of joint

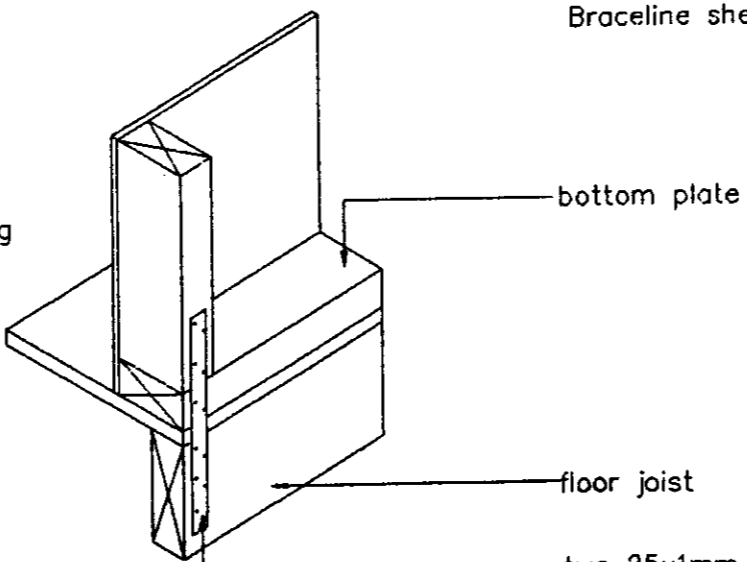
top plate



25x1mm m.s. strap with six 30x2.5 nails to both stud & joist/plate

CONCRETE FLOOR  
6kN connection to concrete (both sides of stud strapped for 12kN)

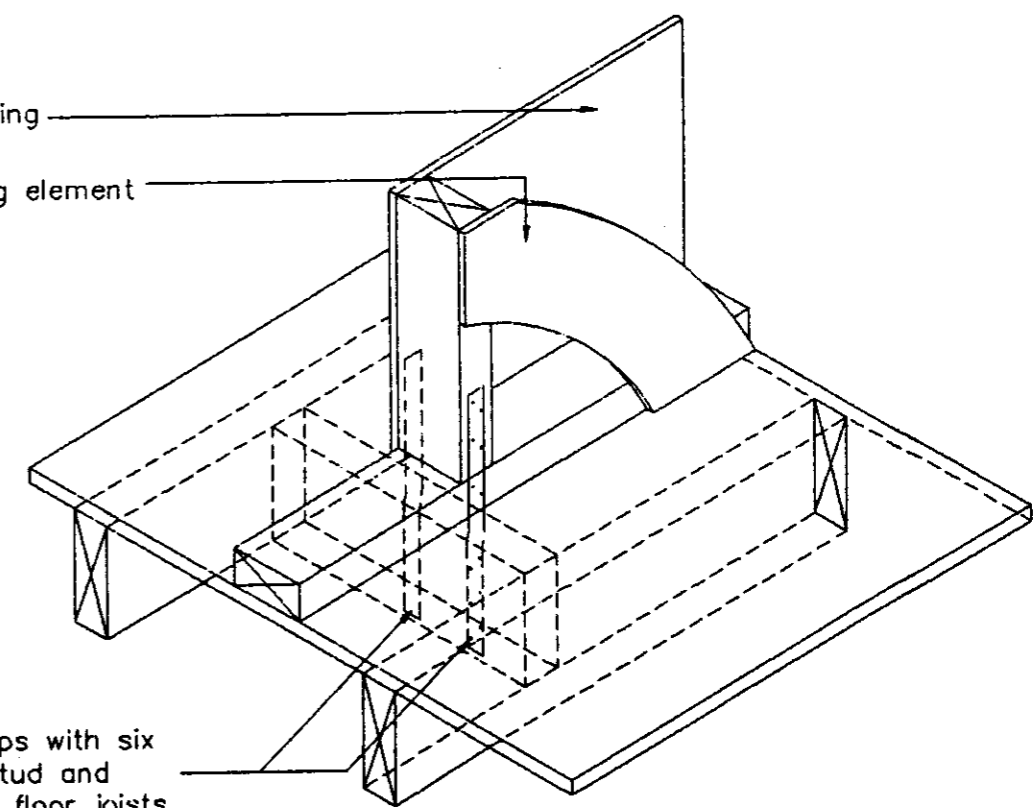
DETAIL 1



25x1mm m.s. strap with six 30x2.5 nails to both stud & joist/plate

TIMBER FLOOR  
6kN connection to timber sub-floor (both sides of stud strapped for 12kN)

Gibraltar board wall lining  
Braceline sheet bracing element



two 25x1mm m.s. straps with six 30x2.5 nails to both stud and blocking piece between floor joists

DETAIL 2

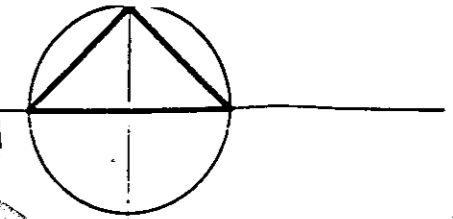
12kN connection to timber sub-floor (single strap for 6kN)

THIS DRAWING IS THE COPYRIGHT OF HORIZON HOMES Ltd.

|                              |   |                        |
|------------------------------|---|------------------------|
| PLAN:<br><b>Wall BRACING</b> | NOTE:<br>ALL DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO PERMIT ISSUE. | SHEET No.<br><b>10</b> |
|                              |   | JOB No.<br><b>V301</b> |

**IMPORTANT**  
An additional inspection is now required for all buildings once internal linings have been installed and prior to GIB stopping, fitting of skirtings and scotia contact building inspectors

**RECEIVED**  
30 JUN 1993  
KAPITI COAST  
DISTRICT COUNCIL



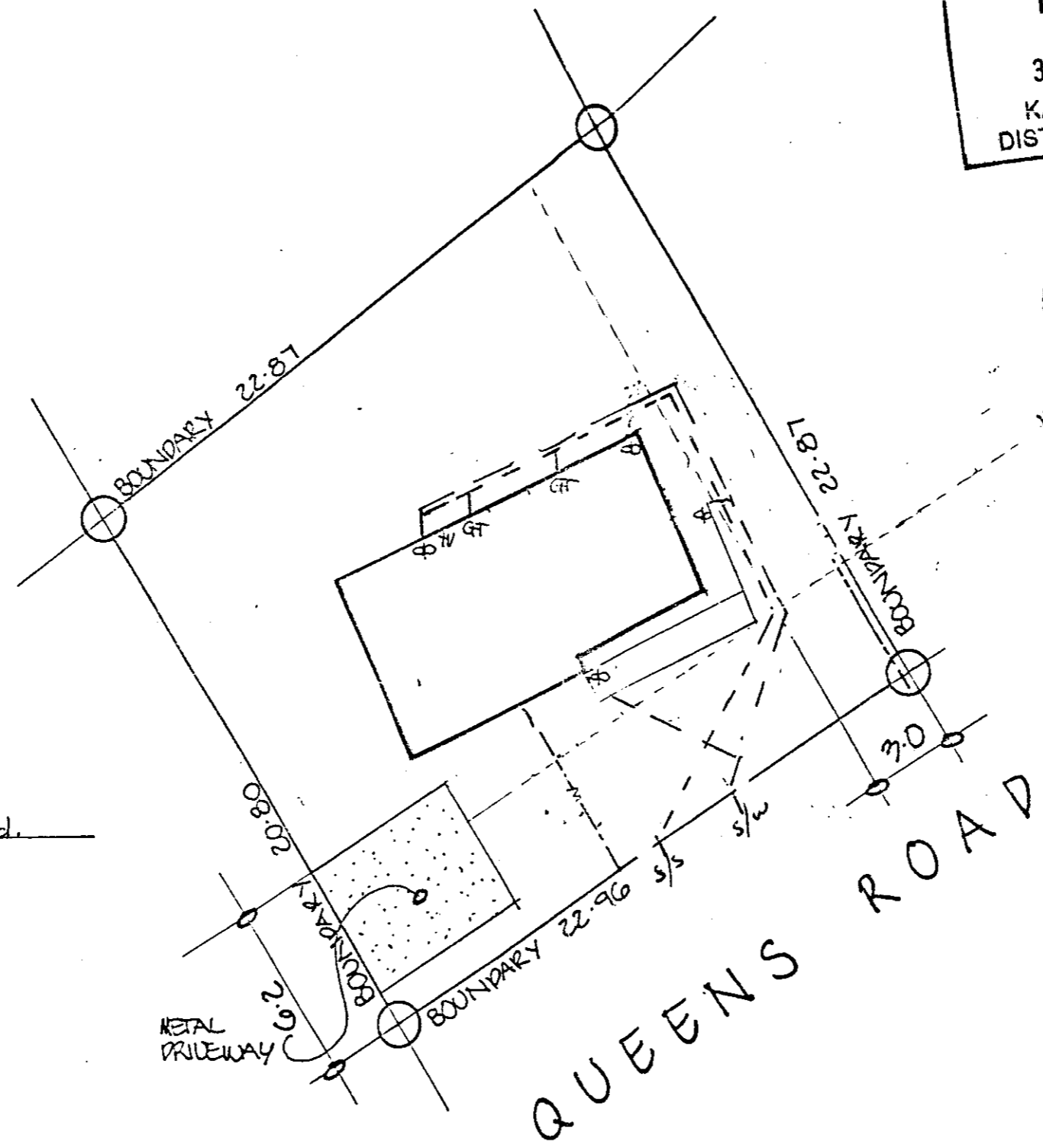
APPROVED Permit may be issued  
12-7-93  
*P. Williams*  
Inspector  
Kapiti Coast District Council

24 HRS NOTICE MUST BE GIVEN TO THE INSPECTOR FOR ALL STAGES OF WORK TICKED BELOW.

|                             |   |
|-----------------------------|---|
| COMMENCEMENT OF WORK        | / |
| BEFORE POURING ANY CONCRETE | / |
| BEFORE POURING ANY FLOOR    | / |
| BEFORE LAYING ANY WALL      | / |
| BEFORE LAYING ANY ROOFING   | / |
| BEFORE LAYING ANY GIB       | / |
| BEFORE FITTING ANY FLOOR    | / |
| BEFORE FITTING ANY SKIRTING | / |
| BEFORE FITTING ANY SCOTIA   | / |

30/6/93  
*W.H.*

APPROVED Permit may be issued  
*Simon Cliff*  
30.6.93  
Plumbing/Drainage  
Inspector  
Kapiti Coast District Council



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

Drains are to be water tested to 1.0m head.

**NOTE**

CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION

LEGAL DESCRIPTION  
LOT 5  
D.P. 65770  
SCALE 1:200

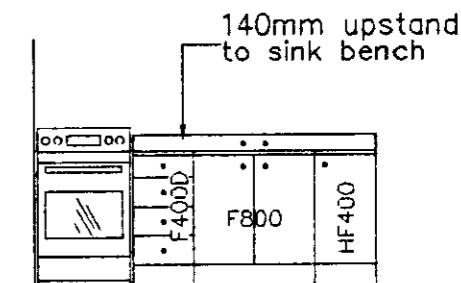
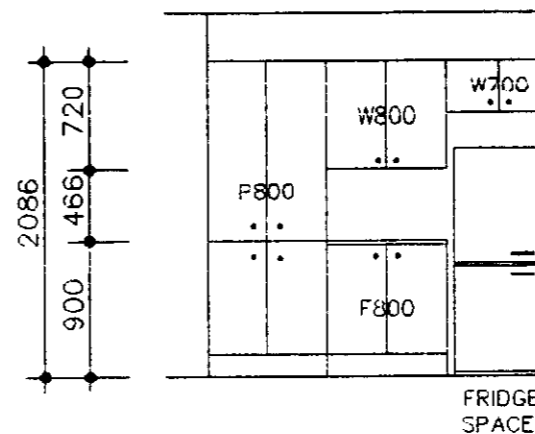
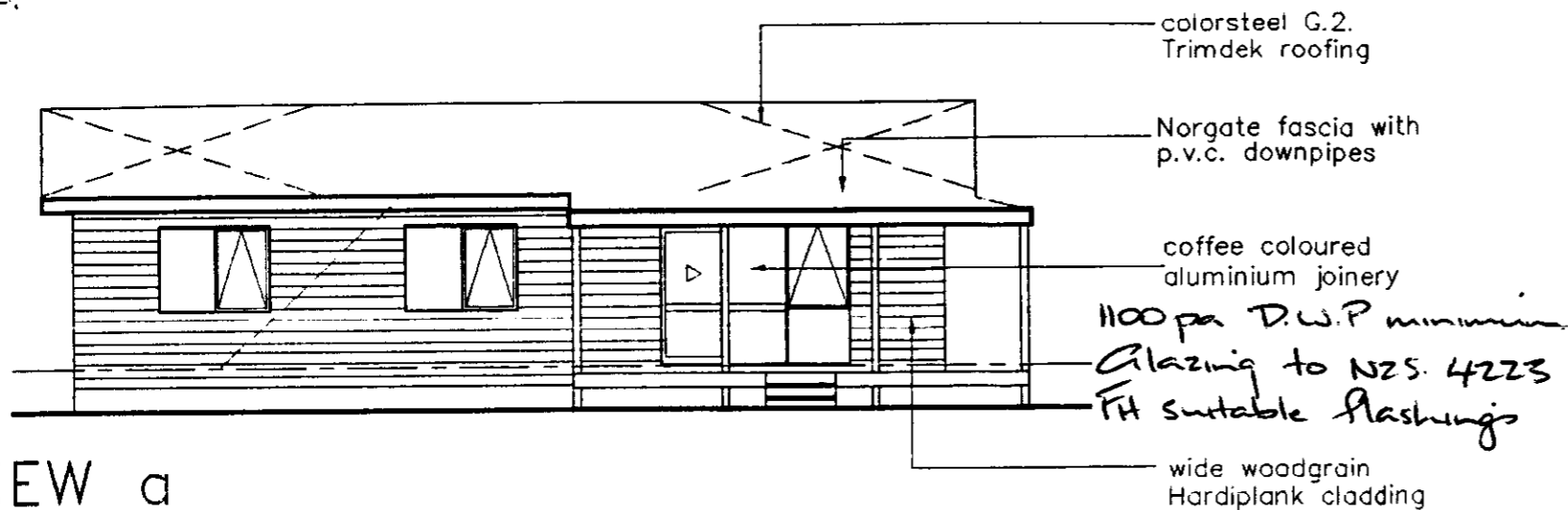
THIS DRAWING IS THE COPYRIGHT OF HORIZON HOMES LTD.

**HORIZON HOMES LTD**

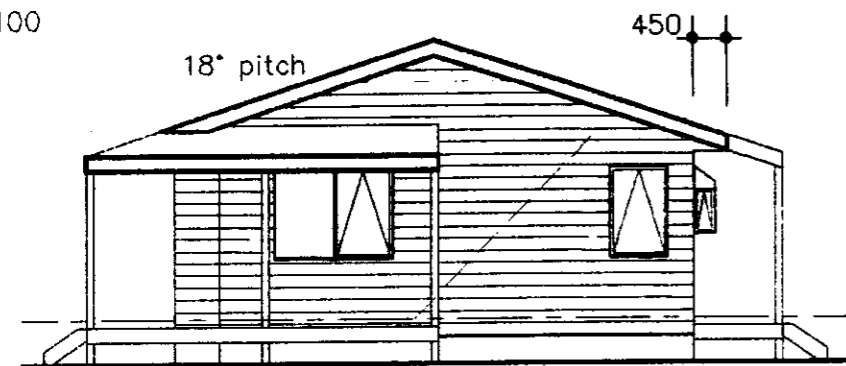
HEAD OFFICE: - P.O. BOX 2347 STORTFORD LODGE, HASTINGS  
Telephone (06) 878 3178 Fax (06) 878 6626

PROPOSED CALDWELL RESIDENCE  
QUEENS ROAD  
WAIKANAE

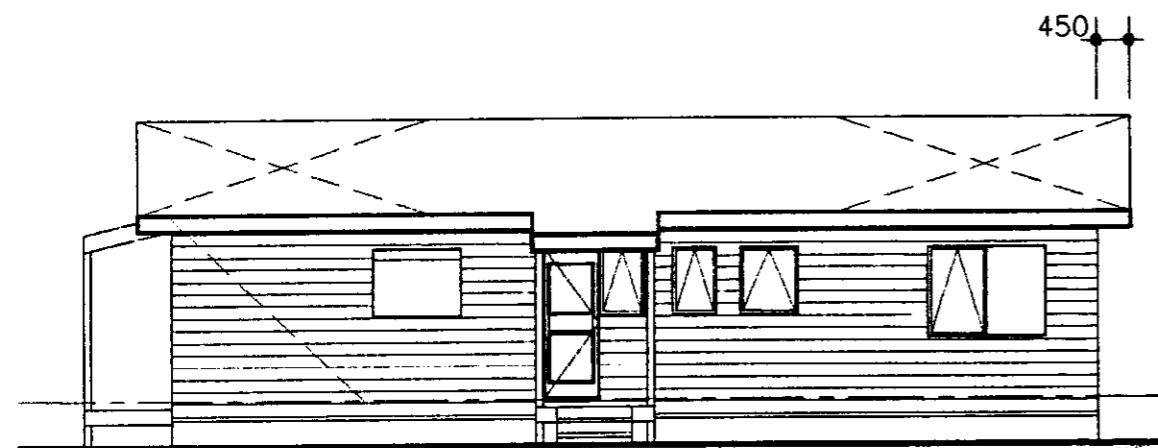
|   |                        |
|---|------------------------|
| PLAN:<br><b>Rev/AH. ST. STEPHEN</b>   | SHEET No.<br><b>1</b>  |
| NOTE:<br>ALL DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO PERMIT ISSUE. | JOB No.<br><b>U301</b> |



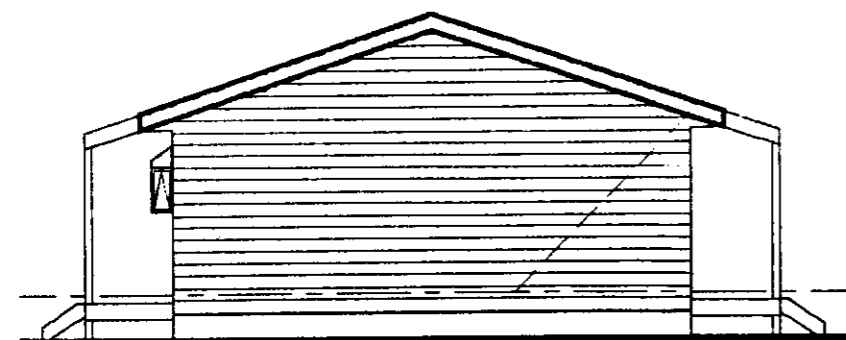
VIEW a  
SCALE 1:100



VIEW b



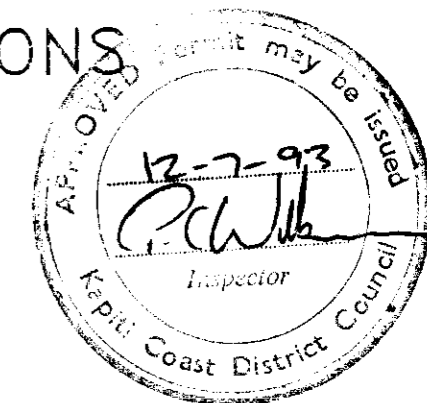
VIEW c



VIEW d

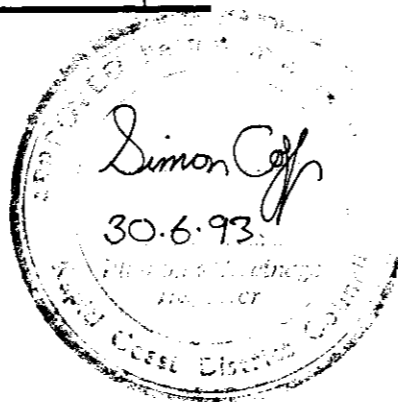
### KITCHEN ELEVATIONS

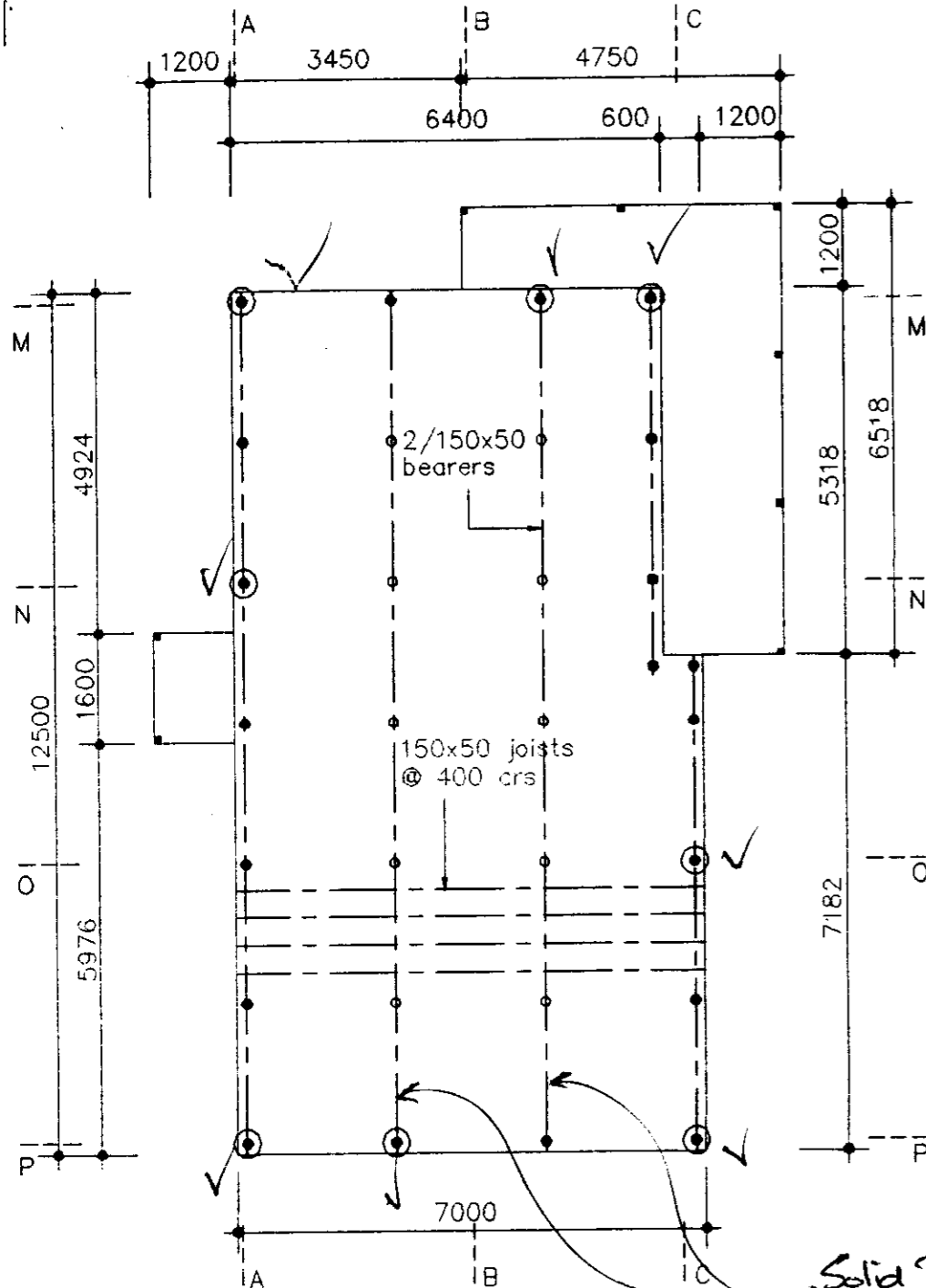
SCALE 1:50



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| Legend       |                              | Brace Types  |           |
|--------------|------------------------------|--|-----------|
| ⊗            | Light                        | GIB 1 - Let in steel angle brace, gib.b'd on one face.               |           |
| ♂            | Light Switch                 | GIB 2 - Let in steel angle brace, gib.b'd on both faces.             |           |
| ▽            | Single Power Point           |  |           |
| ▽▽           | Double Power Point           |  |           |
| TV           | Power Point with T.V. aerial |  |           |
|              |                              | BRACING KEY NUMBER TYPE  |           |
| Lintel Table |                              | PLAN:  | SHEET No. |
| 0 - 950      | 2/100x50's                   | Rev./Alt.<br>St Stephen  | 3         |
| 950 - 2450   | 2/150x50's                   |  |           |
| 2450 - 3050  | 2/200x50's                   |  |           |
| 3050 - 3650  | 2/250x50's                   |  |           |
|              |                              | NOTE:  | JOB No.   |
|              |                              | ALL DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO PERMIT ISSUE. | V301      |

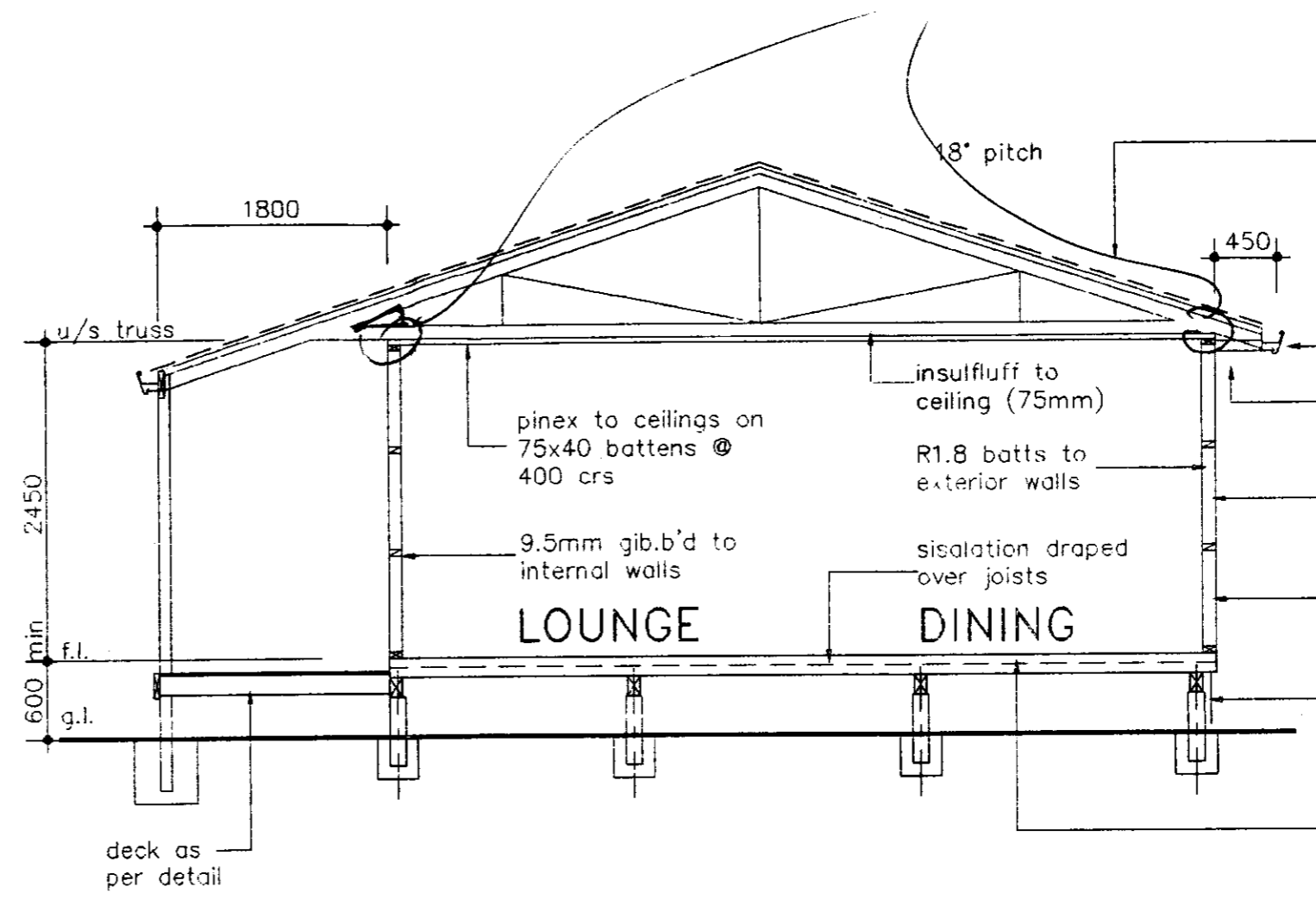




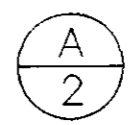
**FOUNDATION PLAN**  
SCALE 1:100

- - Non-Load Bearing Ordinary Piles
  - - Load Bearing Ordinary Piles
  - ◻ - Non-Load Bearing Anchor Piles
  - ⊙ - Load Bearing Anchor Piles
- 2 metre Maximum span of bearers  
Piles at equal centres

*Solid Blocking @ 1.8m centres  
Internal subfloor lines of support (Braced)  
Block for braced cross walls @  
1.2m centres max.*

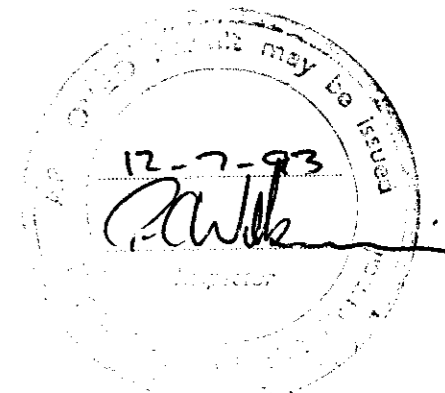


**CROSS SECTION**  
SCALE 1:50



*2 1/2 nails per connection*

- colorsteel Trimdek on building paper and netting on 75x50 purlins @ 900 crs on trusses @ equal crs (900 max)
- Norgate fascia & concealed spouting system with p.v.c. downpipes
- 4.5mm Hardiflex to eaves
- wide woodgrain Hardiplank on building paper
- 100x50 studs @ 600 crs, 2 rows of dwangs @ 800 crs
- 25mm base boards
- 20mm HDPB flooring on 150x50 joists @ 400 crs, on 2/150x50 bearers fixed to 140 tanapiles
- insulfluff to ceiling (75mm)
- R1.8 batts to exterior walls
- 9.5mm gib.b'd to internal walls
- sisalation draped over joists
- pinex to ceilings on 75x40 battens @ 400 crs
- 18° pitch
- 450
- u/s truss
- 1800
- 600 min f.l.
- g.l.
- deck as per detail

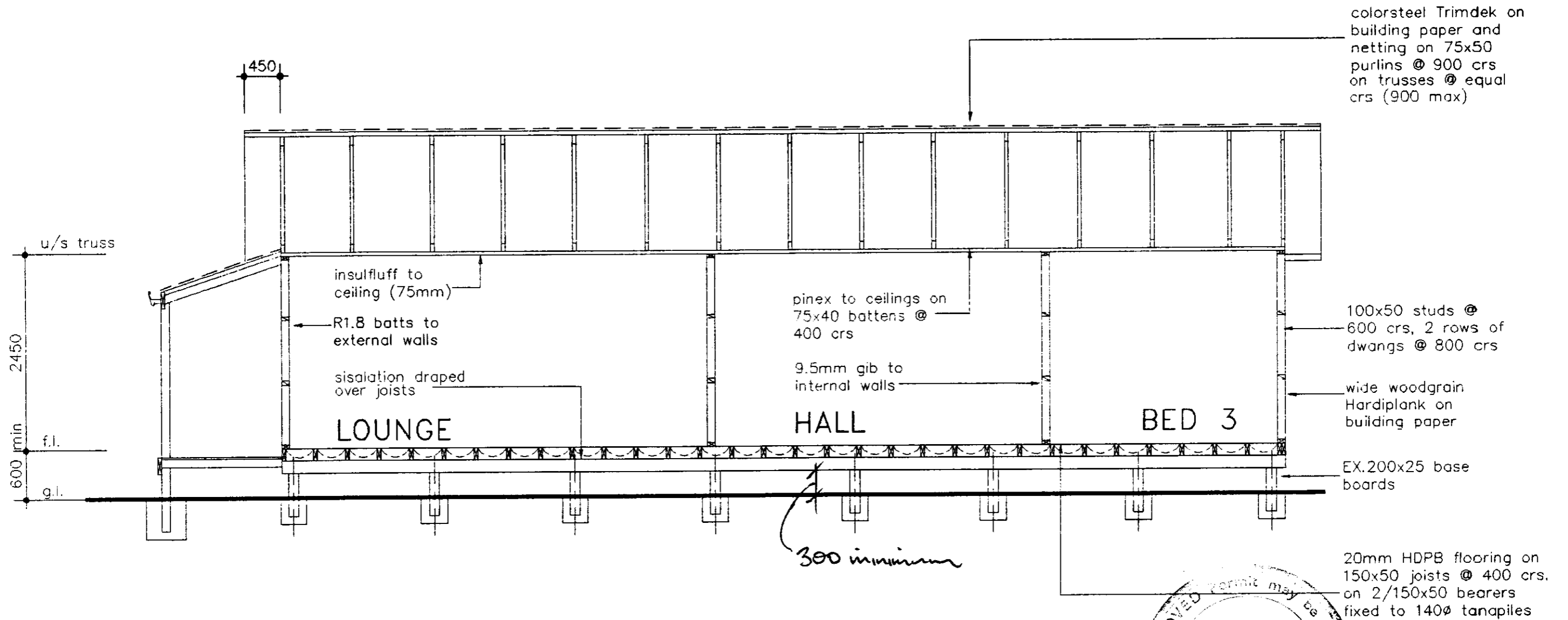


THIS DRAWING IS THE COPYRIGHT OF HORIZON HOMES LTD.

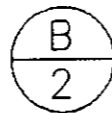
PLAN: **Rev./Alt.  
St Stephen**

NOTE:  
ALL DIMENSIONS ARE APPROXIMATE  
ONLY AND ARE SUBJECT TO  
PERMIT ISSUE.

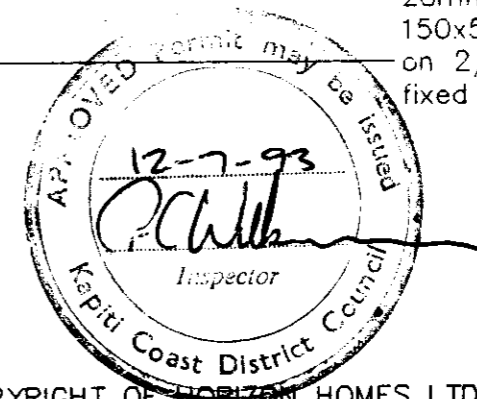
|           |      |
|-----------|------|
| SHEET No. | 4    |
| JOB No.   | V301 |



CROSS SECTION  
SCALE 1:50

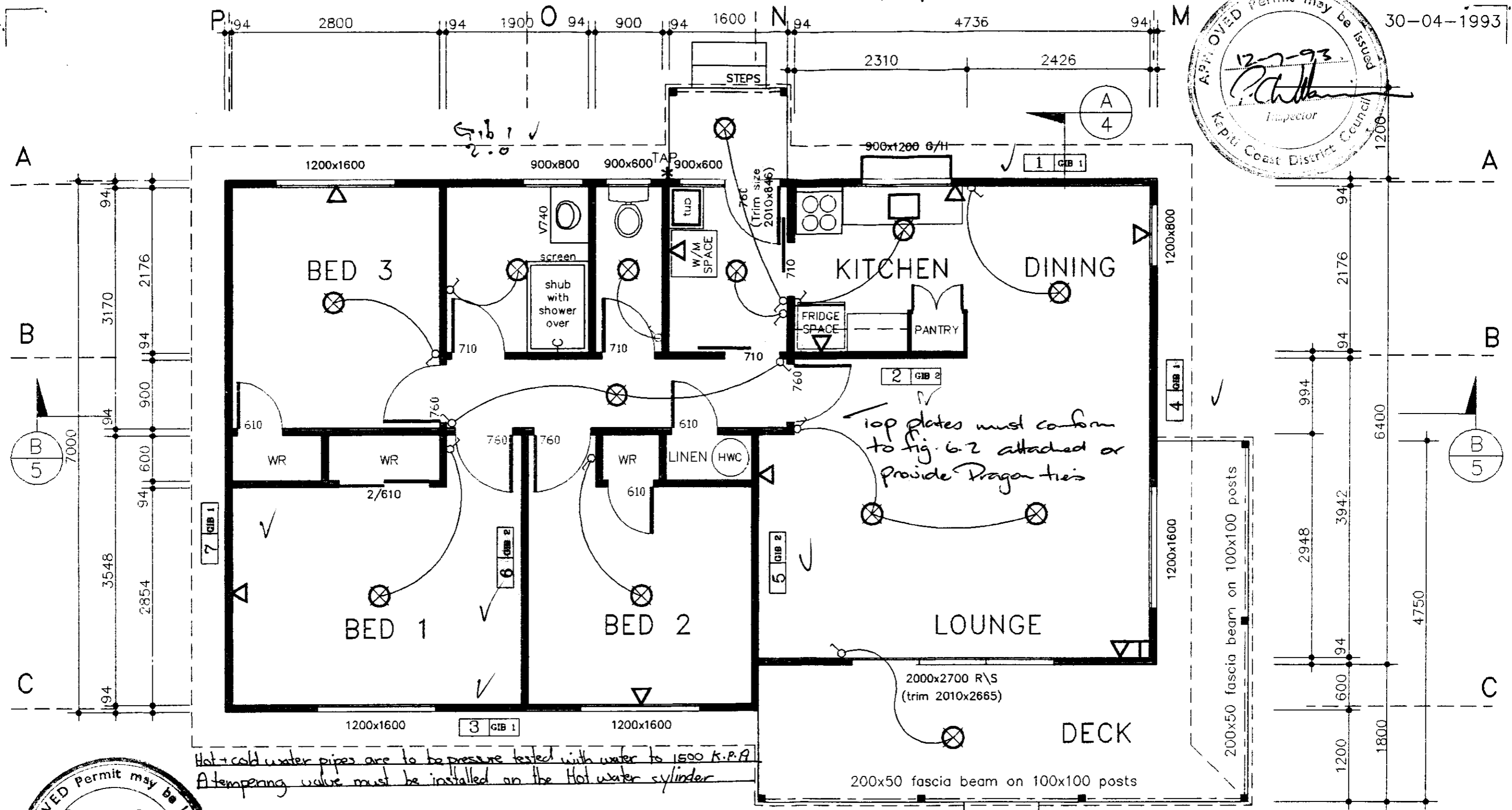
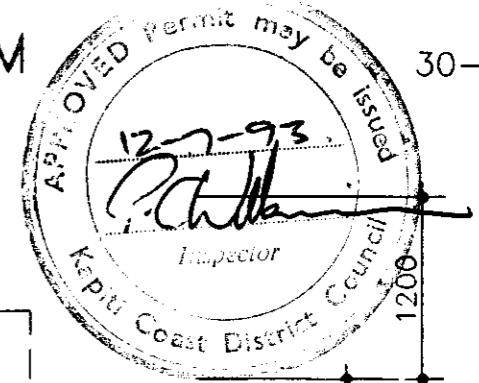


FOUNDATIONS  
DESIGNED BY  
ENGINEER



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|  |   |                        |
|--|---|------------------------|
| PLAN:<br><b>Rev./Alt.<br/>ST STEPHEN</b> | NOTE:<br>ALL DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO PERMIT ISSUE. | SHEET No.<br><b>5</b>  |
|  |   | JOB No.<br><b>V301</b> |

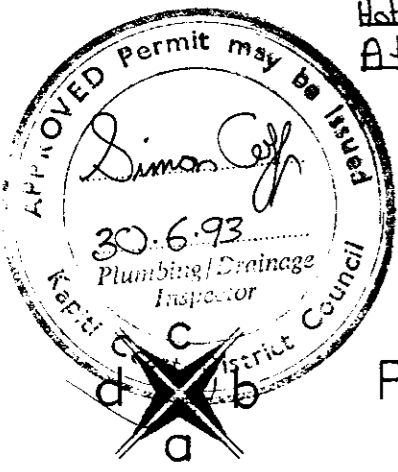


Hot + cold water pipes are to be pressure tested with water to 1500 K.P.A.  
A tempering valve must be installed on the Hot water cylinder

200x50 fascia beam on 100x100 posts

2000x2700 R/S (trim 2010x2665)

top plates must conform to fig. 6.2 attached or provide Dragon ties



ELEVATION KEY

### FLOOR PLAN

SCALE 1:50  
FLOOR AREA = 84.3 sqm  
DECK AREA = 17.19 sqm

PLAN: Rev./Alt.  
St Stephen

NOTE: ALL DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO PERMIT ISSUE.

|           |      |
|-----------|------|
| SHEET No. | 2    |
| JOB No.   | V301 |

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of the bracing line, in internal walls not more than 2 m away and parallel to the bracing line.

### 6.3.5

#### Diaphragms

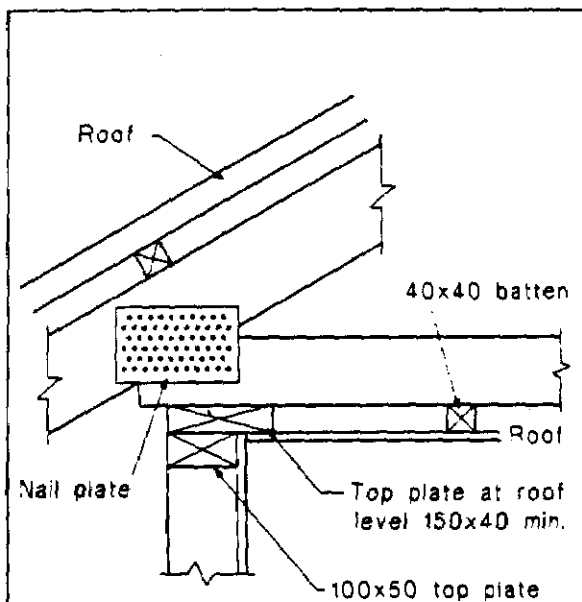
#### 6.3.5.1

A diaphragm used with a wall system to resist horizontal loads shall be directly supported by walls in the storey being considered and shall be one of the following:

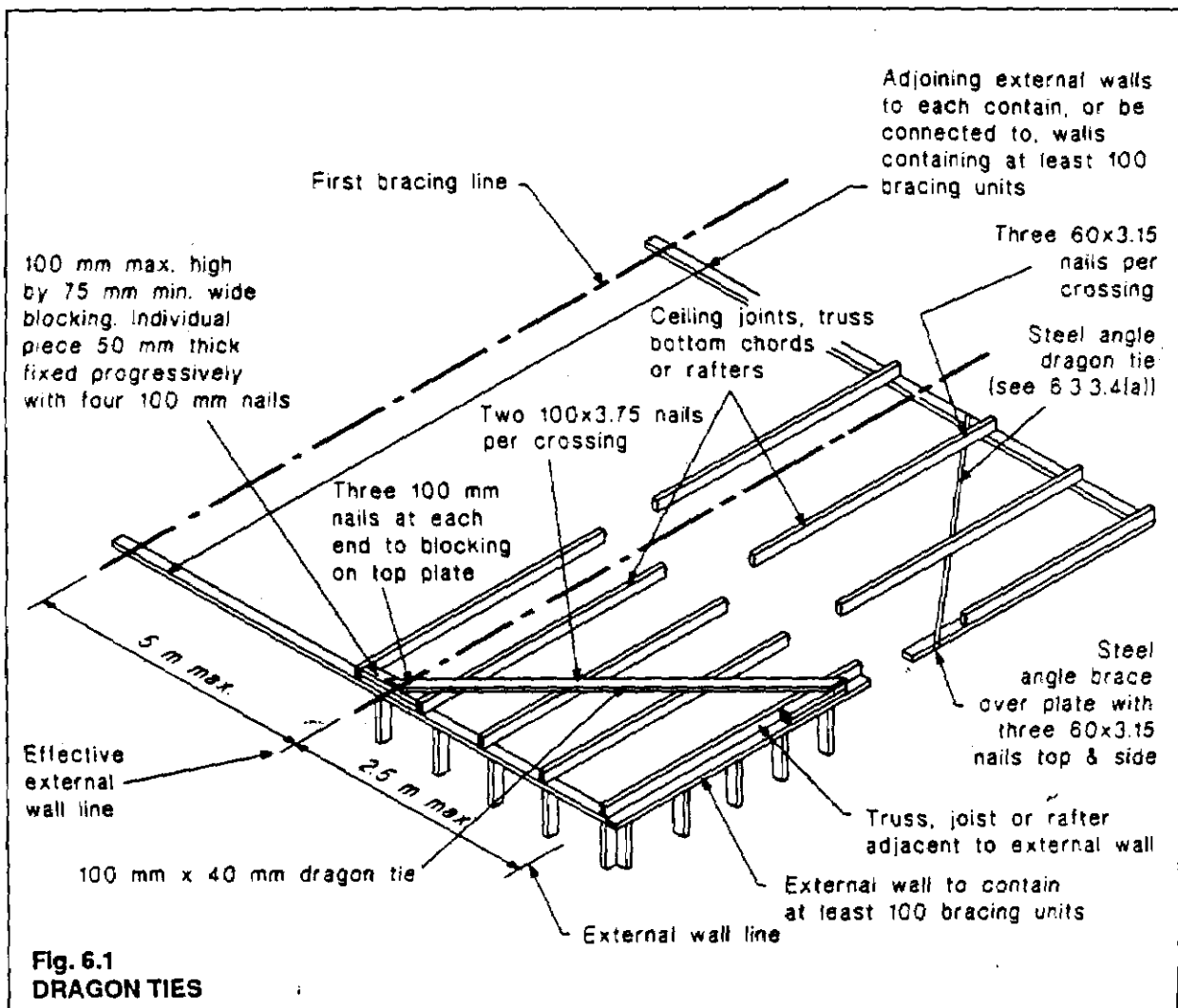
- (a) A floor diaphragm complying with 5.3 and having a length not exceeding 15 m;
- (b) A ceiling diaphragm complying with 12.5.

#### 6.3.5.2

Each edge of the diaphragm shall be connected to a wall containing a total of not less than 10 bracing units per metre of diaphragm dimension measured at right angles to the wall being considered, provided that no such wall shall contain less than 100 bracing units. Where two diaphragms are connected to a wall, then the requirements for that wall shall be the sum of those required for each diaphragm.



**Fig. 6.2**  
**TOP PLATE WHEN BRACING LINES**  
**EXCEED 5 m SPACINGS**



**Fig. 6.1**  
**DRAGON TIES**

**FREDERICK R SMITH** B.E (civil), MIPENZ, MACENZ

Registered Consulting Structural and Civil Engineer

23 Glamorgan Drive, Torbay, Auckland Telephone/Facsimile 64 9 473 1262  
P O Box 35 422, Browns Bay, Auckland Mobile Telephone 025 997 139

## STEEL FRAMED BUDGET GARAGES DWELLINGS FARMSHEDS & CARPORTS

### STATEMENT OF DURABILITY

#### NEW ZEALAND BUILDING CODE

The DURABILITY requirement, of the Building Regulations 1992, requires the structure of the building, without reconstruction or major renovation, to have a life of at least 50 years (clause B2.3 (a) ) whereas building elements which do have a moderate ease of access (clause B2.3 (c) ) shall have a life of at least 15 years and components such as linings, doors and windows shall have a life of at least 5 years (clause B2.3 (d) ), with only normal maintenance, unless the *building* is given a *specified intended life*.

#### NORMAL CONDITIONS

In areas of normal conditions (500m from breaking surf, in the immediate vicinity of calm salt water such as estuaries and harbour foreshores, more than 500 metres from industrial emissions and subject to little or no fallout from them and away from geothermal areas) provided the building is located, where possible, with the openings away from prevailing inclement weather and the building is given 'normal maintenance', as specified below, then the life of the building will be 50 years.

#### CORROSIVE CONDITIONS

In areas of corrosive conditions (within 500m of breaking surf, heavy salt deposits, constant smell of salt spray, the continuous presence of a smell of industrial chemicals, such as sulphur or acids, close to industrial emissions and/or geothermal areas and subject to light fallout from them) because all of the components of the building can be replaced 'with moderate ease' without 'reconstruction or major renovation' the specified intended life of the building is nominated as 20 years. After this period the local authority may request an inspection and assessment of the future life of the building.

For the life of the building to be at least 20 years - framing that is to be boxed or lapped with other framing members shall prior to assembly be degreased, etched with a primer suitable for galvanised iron and zincalume and given a heavy coat of anti-corrosive zinc-rich paint, or equivalent protective paint system, as supplied by a reputable paint supplier and the zinc plated Rawlplug screwbolts, securing the building to the foundations, shall be liberally coated with Selseys Roof and Gutter Sealant, as shall the angle fixing brackets.

#### NORMAL MAINTENANCE

'Normal maintenance', as required by the Building Code, shall consist of annual washing of areas, unwashed by rain, for buildings in moderate corrosion environments, twice annually washing down, in areas of severe corrosion and a complete protective painting system, for buildings in very severe atmospheres.

(amended : 02.07.97)

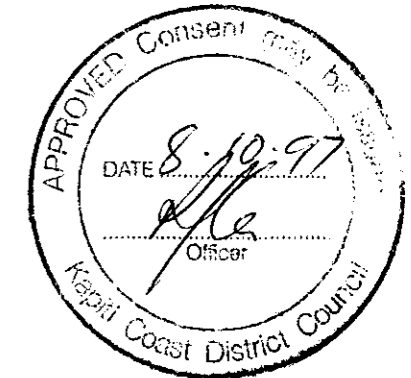
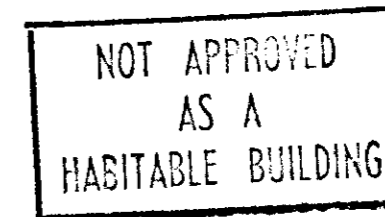
**BUDGET GARAGES**  
5A Ryan Place, PO Box 76-318, Manukau City, Auckland  
Free Phone 0800 103 545 Facsimile 09 262 2798

**FREDERICK R SMITH** B.E (civil), MIPENZ, MACENZ

Registered Consulting Structural and Civil Engineer

23 Glamorgan Drive, Torbay, Auckland Telephone/Facsimile 64 9 473 1262  
P O Box 35 422, Browns Bay, Auckland Mobile Telephone 025 997 139

1614  
2 July 1997



The Manager  
Local Territorial Authority

Attention: Senior Building Controller

Dear Sir

### STEEL FRAMED BUDGET BUILDINGS DWELLINGS - GARAGES - FARMSHEDS - HAYBARNES - CARPORTS

As the New Zealand representative, of the Australian designer of the above range of Spic-N-Span cold formed steel framed buildings, I have been requested, by some Local Authorities, to issue a blanket Producer Statement for these specific designed structures.

I consider the Producer Statement to be a legal document, that is unique to a particular building on one site, but I can issue the following statement:

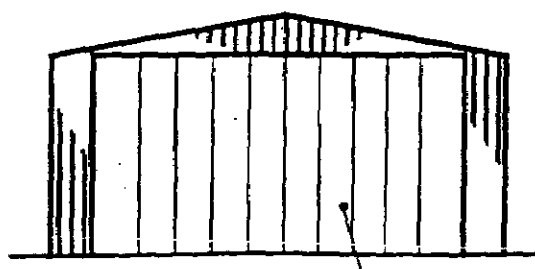
1. The buildings are constructed from high tensile steel with high tensile steel cladding in which no timber is used except for dwellings when timber studding may be used to support interior wall linings.
2. The buildings are fabricated from zincalume protected steelwork, all members are fixed with zinc plated Tek screws and any member, 'with moderate ease' can be removed and treated for corrosion at any time, 'without reconstruction or major renovation'.
3. The buildings are light and, even including the concrete floor slab, the required ground bearing pressure is less than 75kPa.
4. The maximum uplift, in any post, is 12.5 KN and the building will be stable provided the support system will resist these forces. Zincplated Rawlplug Excalibur screwbolts are used to fix the structure to the concrete floor slab or concrete footings and these fasteners can be removed for inspection and treatment or replacement, at any time.
5. The W37 and W42 buildings will withstand basic non-directional wind speeds ( NZS 4203:1992 clause 5.4.2 ) of 45 and 50 metres per second respectively.
6. The buildings will withstand snow loads of 0.7Kpa and loadings of up to 1.2kPa can be resisted by strengthening the roof trusses and adding extra purlins.

Please contact me for further information.

Yours faithfully,

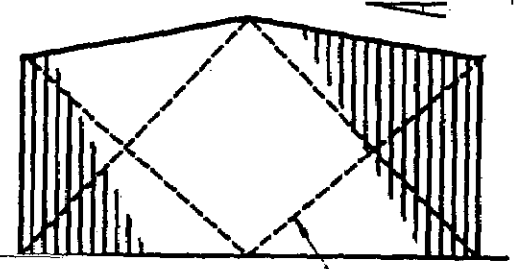
F R Smith





FRONT ELEVATION

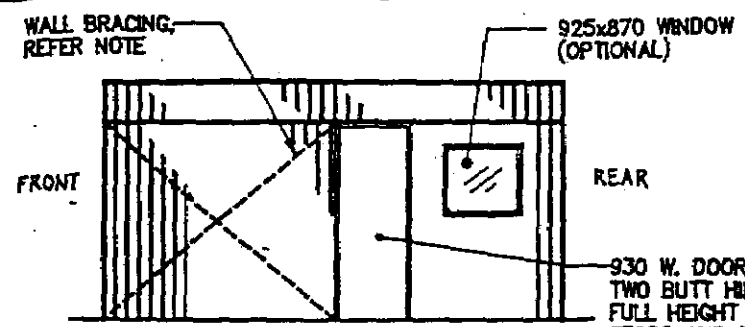
4820 W. APPROVED TILT-A-DOOR OR ROLLER DOOR



REAR ELEVATION

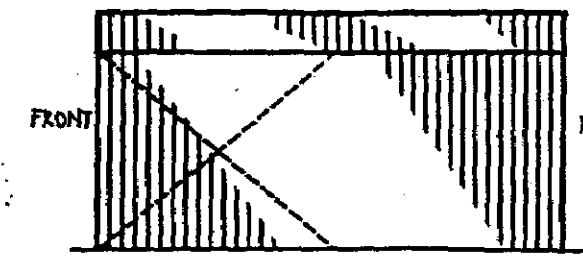
10° PITCH (TYP.)  
WALL BRACING REFER NOTE

- PERSONNEL DOOR MAY BE INSTALLED IN THIS WALL PROVIDED THE NUMBER OF BRACING SETS IS MAINTAINED AS SCHEDULED
- WALL BRACING (2 BAYS) EX. G550 STRAPS:-  
 S42 - 6-9m L. GARAGE - 21x0.8 STRAPS 3 SCREWS/CONN.  
 15m L. GARAGE - 50x0.8 STRAPS 4 SCREWS/CONN.  
 S50 - 6-9m L. GARAGE - 50x0.8 STRAPS 3 SCREWS/CONN.  
 12-15m L. GARAGE - 50x0.8 STRAPS 4 SCREWS/CONN.



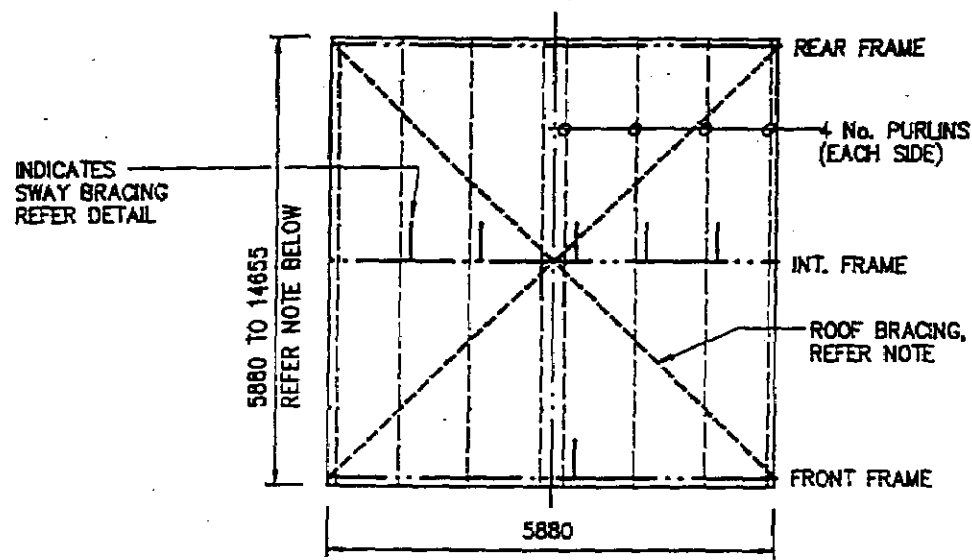
SIDE 'A' ELEVATION

- WALL BRACING EX. G550 STRAPS:-
- S42 - 6-9m L. GARAGE - 1 BAY OF 21x0.8 STRAPS 3 SCREWS/CONN.
  - 12-15m L. GARAGE - 2 BAYS OF 21x0.8 STRAPS 2 SCREWS/CONN.
  - S50 - 6m L. GARAGE - 1 BAY OF 50x0.8 STRAPS 5 SCREWS/CONN.
  - 9-12m L. GARAGE - 2 BAYS OF 21x0.8 STRAPS 3 SCREWS/CONN.
  - 15m L. GARAGE - 3 BAYS OF 21x0.8 STRAPS 3 SCREWS/CONN.



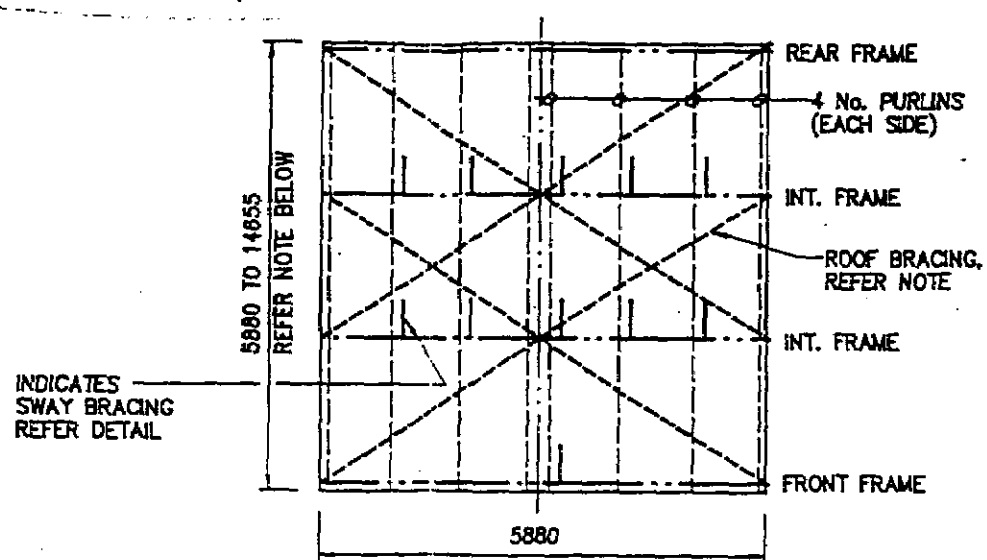
SIDE 'B' ELEVATION

WALL BRACING REFER SIDE 'A' ELEVATION



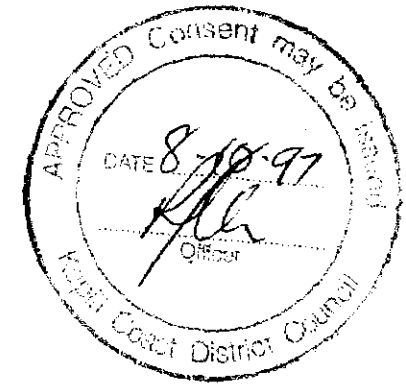
FRAMING PLAN - S42

- S42, 6m WIDE GARAGES MAY BE EXTENDED TO MAXIMUM 15m LONG BY INSERTING INTERNAL FRAMES AT 3000 CTS. MAXIMUM. BRACING LAYOUT SIMILAR.
- ROOF BRACING EX. G550 STRAPS:-  
 6-12m L. GARAGE - 21x0.8 STRAPS (3 SCREWS/CONN.)  
 15m L. GARAGE - 50x0.8 STRAPS (3 SCREWS/CONN.)

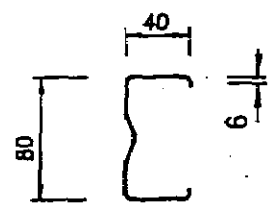


FRAMING PLAN - S50

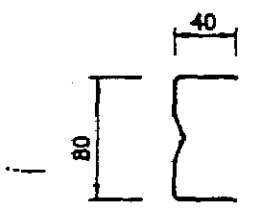
- S50, 6m WIDE GARAGE MAY BE EXTENDED TO MAXIMUM 15m LONG BY INSERTING INTERNAL FRAMES AT 2000 CTS. MAXIMUM. BRACING LAYOUT SIMILAR.
- ROOF BRACING EX. G550 STRAPS:-  
 6-9m L. GARAGE - 50x0.8 STRAPS 4 SCREWS/CONN.  
 12-15m L. GARAGE - 50x0.8 STRAPS 5 SCREWS/CONN.



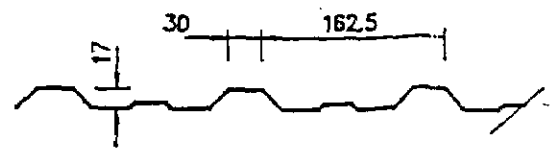
NOT APPROVED AS A HABITABLE BUILDING



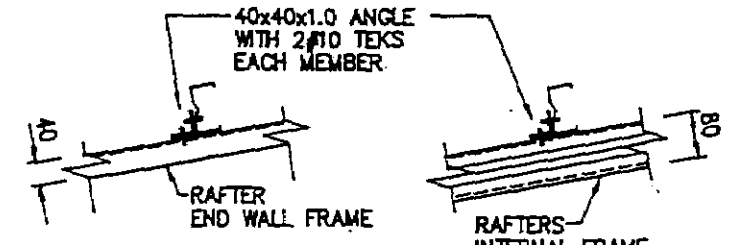
TYPICAL SECTION INT. & REAR FRAMES



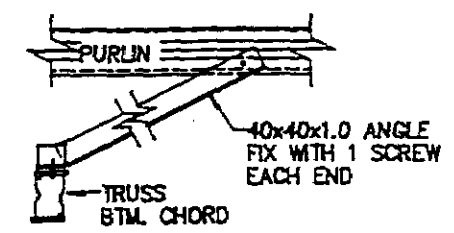
TYPICAL SECTION FRONT FRAME ONLY



SHEETING PROFILE 0.35 T.C.T.



FOR PURLIN SPACING REFER FRAMING PLANS  
PURLIN FIXING

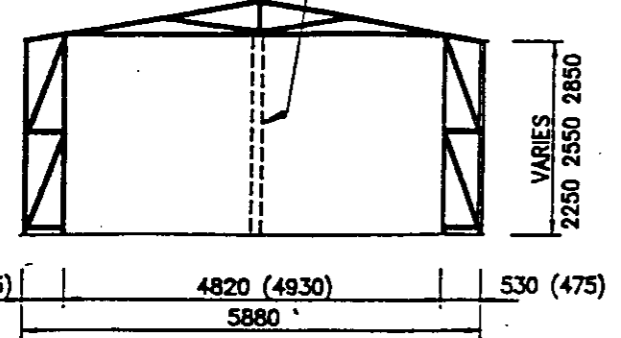


TYPICAL SWAY BRACING DETAIL

|   |                                |           |   |   |  |  |                 |
|---|--------------------------------|-----------|---|---|--|--|-----------------|
| A | RELEASED FOR BUILDING APPROVAL | JULY 1998 | <b>DES NEWPORT</b><br>CONSULTING ENGINEERS Pty. Ltd.<br>PO Box 76318, MANUKAU CITY, AUCKLAND<br>208 CONSTANCE STREET, FORTITUDE VALLEY<br>BRISBANE QLD, 4006 AUSTRALIA<br>Phone +61 7 3252 9822 Fax +61 7 3252 9844 | <b>BUDGET GARAGES Ltd.</b><br>5a RYAN PLACE, MANUKAU CITY, AUCKLAND<br>Phone (09) 262 2803 Fax (09) 262 2798<br>Freephone 0800 10 35 45 | PROJECT 2.4m, 2.7m, 3m Height<br>RANGE OF GARAGES<br>6m WIDE FRONT ENTRY<br>SITE WIND SPEED<br>42m/s AND 50m/s | SUBJECT<br>ELEVATIONS,<br>FRAMING PLANS,<br>CONNECTION DETAILS | JOB No.         |
|   |                                |           |   |   |  |  | 91099NZ         |
|   |                                |           |   |   |  |  | DWG No.         |
|   |                                |           |   |   |  |  | 1               |
|   |                                |           |   |   |  |  | REVISION SUFFIX |
|   |                                |           |   |   |  |  | A               |

© spic-n-span 1995

OPTIONAL - 130 WIDE BOXED CENTRAL MULLION INSTALLED WHERE 2x2400 WIDE DOORS REQUIRED



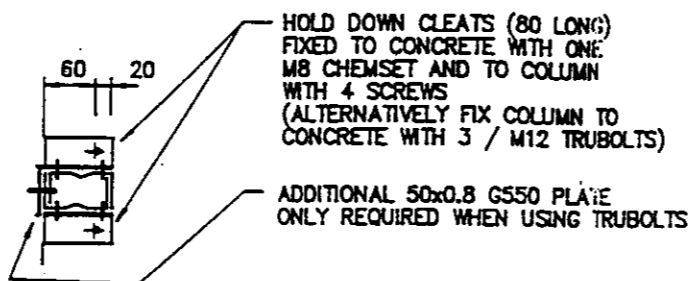
**FRONT FRAME**  
 1 ALL MEMBERS TO BE EX. 80x40 CHANNELS, 0.8 B.M.T.  
 2 DOOR HEAD AND DOOR MULLIONS TO BE BOXED CHANNELS

**FRONT FRAME - HOLD DOWN SCHEDULE**

FIX EACH COLUMN OF FRONT FRAME WITH HOLD DOWN CLEAT/S FIXED TO CONCRETE WITH CHEMSETS AND TO COLUMN WITH SCREWS:-

|  |   |
|--|---|
| <b>2.4m HIGH GARAGE</b>  | <b>2.7m AND 3.0m HIGH GARAGE</b>                                  |
| 6m LONG:<br>S42 - 2/CH8 (4 SCREWS)<br>S50 - 2/CH10 (5 SCREWS)    | 6m LONG:<br>S42 - 2/CH10 (6 SCREWS)<br>S50 - 2/CH12 (8 SCREWS)    |
| 9m LONG:<br>S42 - 2/CH10 (5 SCREWS)<br>S50 - 2/CH12 (7 SCREWS)   | 9m LONG:<br>S42 - 2/CH12 (8 SCREWS)<br>S50 - 4/CH10 (10 SCREWS)   |
| 12m LONG:<br>S42 - 2/CH10 (6 SCREWS)<br>S50C - 2/CH12 (9 SCREWS) | 12m LONG:<br>S42 - 4/CH10 (10 SCREWS)<br>S50 - 4/CH12 (14 SCREWS) |
| 15m LONG:<br>S42 - 2/CH12 (6 SCREWS)<br>S50 - 4/CH10 (12 SCREWS) | 15m LONG:<br>S42 - 4/CH12 (14 SCREWS)<br>S50 - 4/CH12 (16 SCREWS) |

NOTE:- NUMBER OF SCREWS INDICATED IS THE TOTAL NUMBER PER COLUMN (DIVIDE EQUALLY BETWEEN THE NUMBER OF CLEATS REQUIRED)



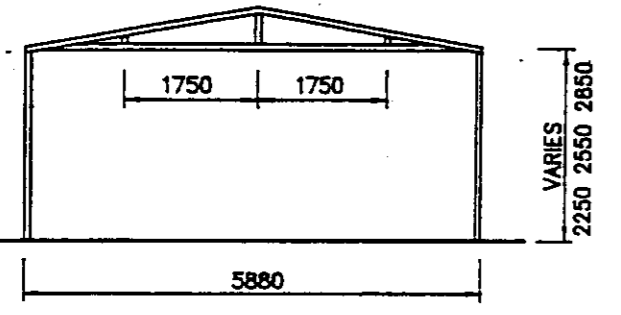
**INTERNAL FRAME - HOLD DOWN**

- HOLD DOWN CLEATS TO BE EX. 40x40x2.0 ANGLE
- BOLTS DESIGNATED CH8 TO CH12 REFERS TO M8 TO M12 CHEMSETS INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
- M8 TO M12 CAST-IN BOLTS MAY BE USED IN LIEU OF CHEMSETS
- M10 "AVDEL TEXTRON SCREWBOLTS", 75mm EMBEDMENT INTO CONCRETE, MAY BE USED IN LIEU OF CHEMSETS

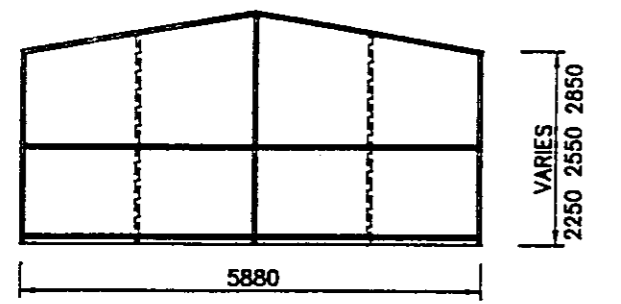
**REAR FRAME NOTES**

- ALL MEMBERS EX. 80x40 CHANNELS, 0.8 B.M.T. (BOXED MULLIONS TO BE FLANGE CONNECTED WITH SCREWS AT 600 CTS.)
- GIRT LAYOUT TO BE AS SHOWN. ALL GIRTS IN END WALL EX. SINGLE CHANNELS. (SIDE WALL GIRT LAYOUT SIMILAR).
- CORNER MULLIONS TO BE TYPE A, ALL D.W.V., ALL HEIGHTS
- NUMBER OF "INTERNAL" MULLIONS AS PER FOLLOWING:-

|                |                                  |        |
|----------------|----------------------------------|--------|
| 2400 H. GARAGE | 1 TYPE B - S42<br>1 TYPE B - S50 | TYPE A |
| 2700 H. GARAGE | 1 TYPE B - S42<br>3 TYPE B - S50 |        |
| 3000 H. GARAGE | 1 TYPE B - S42<br>3 TYPE B - S50 | TYPE B |



**INTERNAL FRAME**  
 1 ALL MEMBERS TO BE BOXED 80x40 CHANNELS (RAFTERS TO BE 2 / 80x40 CHANNELS)

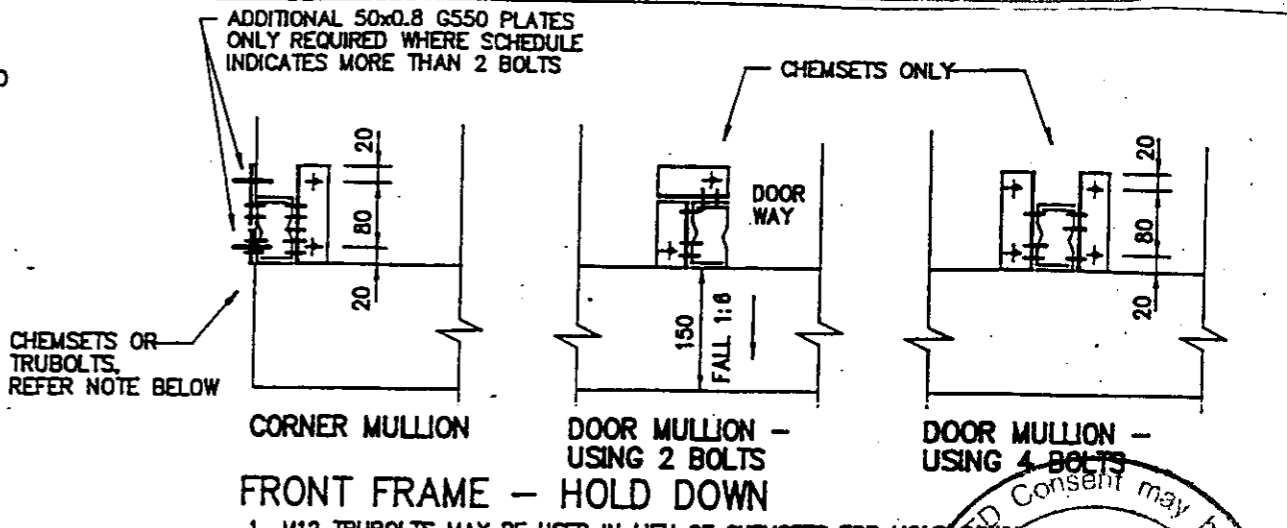


**REAR FRAME**  
 1 REFER "REAR FRAME NOTES" FOR MEMBER SIZES AND SPACINGS

NOTE:- M10 "AVDEL TEXTRON SCREWBOLTS" MAY BE USED IN LIEU OF CHEMSETS FOR HOLD DOWN OF ALL FRAMES (SEE NOTES)

**SIDE WALL GIRT NOTE**

- ALL SIDE WALL GIRTS TO BE SINGLE 80x40 CHANNELS, 0.8 B.M.T.
- SPACING OF SIDE WALL GIRTS AS PER REAR WALL ELEVATION.



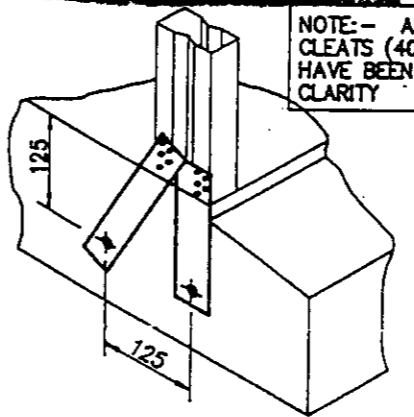
**FRONT FRAME - HOLD DOWN**

- M12 TRUBOLTS MAY BE USED IN LIEU OF CHEMSETS FOR HOLD DOWN OF FRONT FRAME CORNER MULLION IN FOLLOWING CASES ONLY:-  
 2.4m HIGH GARAGE: S42, 6-15m L GARAGE: USE 3 TRUBOLTS  
 S50, 6-9m L GARAGE: USE 3 TRUBOLTS  
 12-15m L GARAGE: USE 4 TRUBOLTS  
 6m L GARAGE: USE 3 TRUBOLTS  
 9-12m L GARAGE: USE 4 TRUBOLTS  
 S50, 6-9m L GARAGE: USE 4 TRUBOLTS  
 REFER "INTERNAL FRAME - HOLD DOWN" FOR NOTES REGARDING SCREWBOLTS AND CAST-IN BOLTS USED IN LIEU OF CHEMSETS INSTALLATION OF CHEMSETS

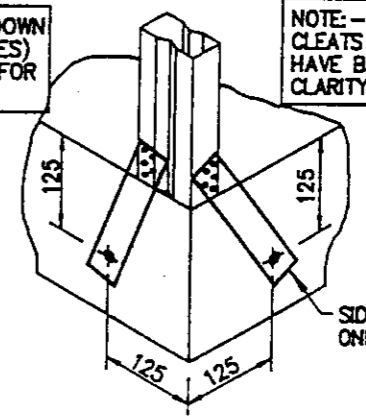
NOT APPROVED AS A HABITABLE BUILDING

NOTE:- ALL HOLD DOWN CLEATS (40x40 ANGLES) HAVE BEEN OMITTED FOR CLARITY

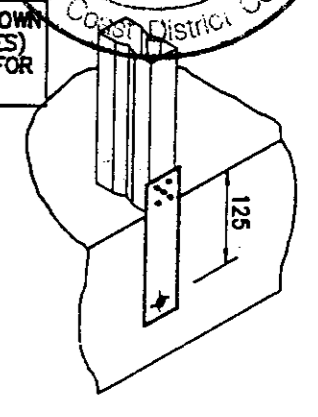
NOTE:- ALL HOLD DOWN CLEATS (40x40 ANGLES) HAVE BEEN OMITTED FOR CLARITY



FRONT FRAME - CORNER



REAR FRAME - CORNER



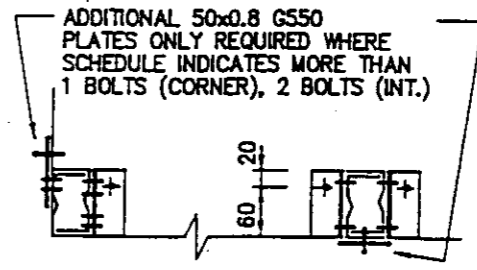
ALL "INTERNAL" FRAMES

HOLD DOWN - WHERE ADDITIONAL 50x0.8 G550 PLATES ARE REQUIRED

**REAR FRAME CORNER - HOLD DOWN SCHEDULE**

HOLD DOWN CLEAT/PLATE FIXED TO CONCRETE WITH CHEMSET/S AND TO COLUMN WITH SCREWS:-

|  |                      |
|--|----------------------|
| 6m LONG GARAGE:<br>S42 - 1/CH10 (2 SCREWS)<br>S50 - 1/CH10 (2 SCREWS)  | CORNER MULLION       |
| 9m LONG GARAGE:<br>S42 - 1/CH10 (3 SCREWS)<br>S50 - 2/CH8 (3 SCREWS)   |                      |
| 12m LONG GARAGE:<br>S42 - 2/CH8 (3 SCREWS)<br>S50 - 2/CH10 (3 SCREWS)  |                      |
| 15m LONG GARAGE:<br>S42 - 2/CH10 (4 SCREWS)<br>S50 - 2/CH10 (4 SCREWS) | "INTERNAL" MULLION/S |



**REAR FRAME - HOLD DOWN**

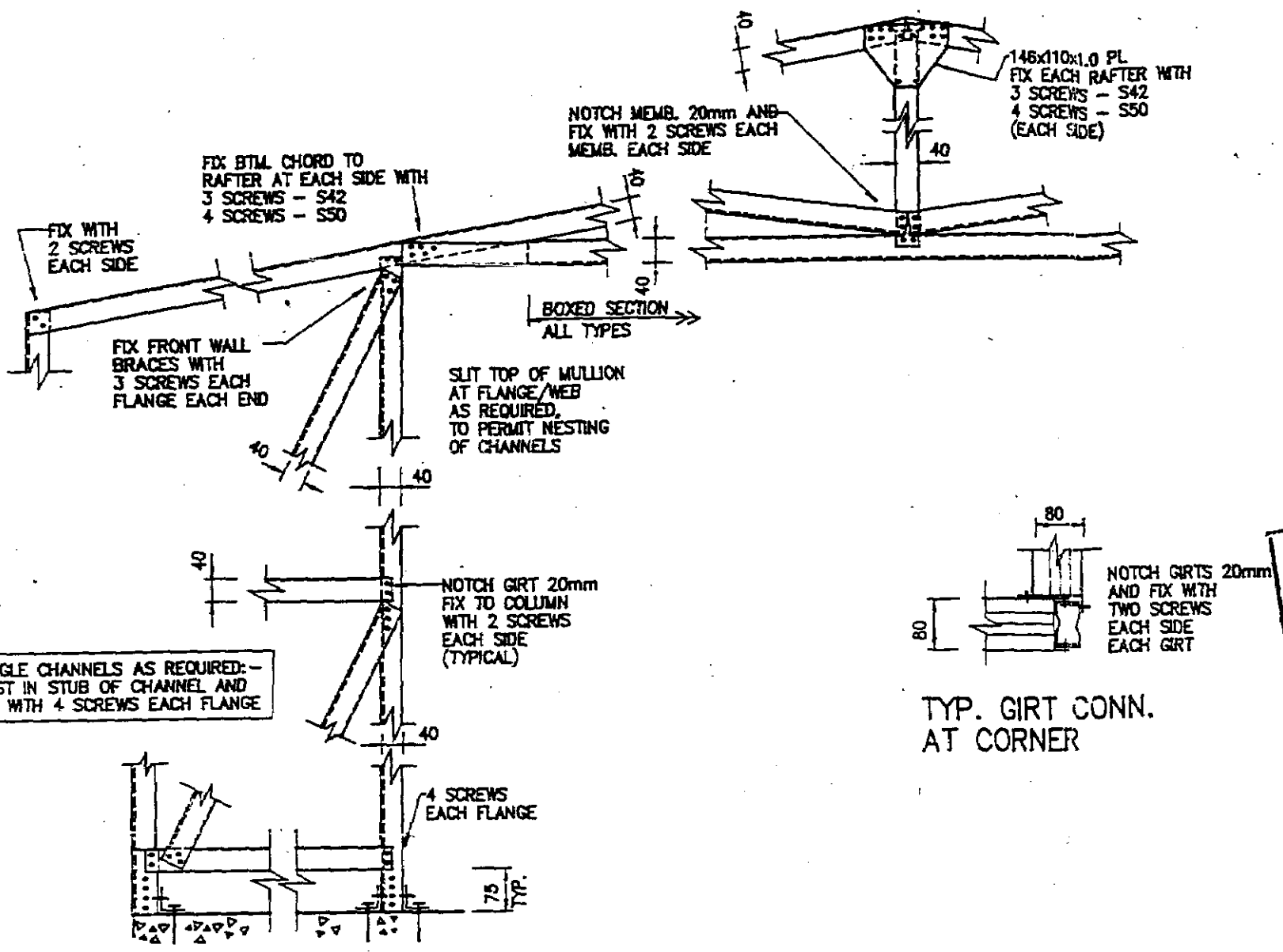
- M12 TRUBOLTS MAY BE USED IN LIEU OF CHEMSETS FOR HOLD DOWN REFER FOLLOWING:-  
 -CORNER MULLIONS; USE 2 TRUBOLTS  
 -"INTERNAL" MULLIONS; USE 3 TRUBOLTS
- REFER "INTERNAL FRAME - HOLD DOWN" FOR NOTES REGARDING SCREWBOLTS AND CAST-IN BOLTS USED IN LIEU OF CHEMSETS INSTALLATION OF CHEMSETS

**REAR FRAME "INTERNAL" - HOLD DOWN SCHEDULE**

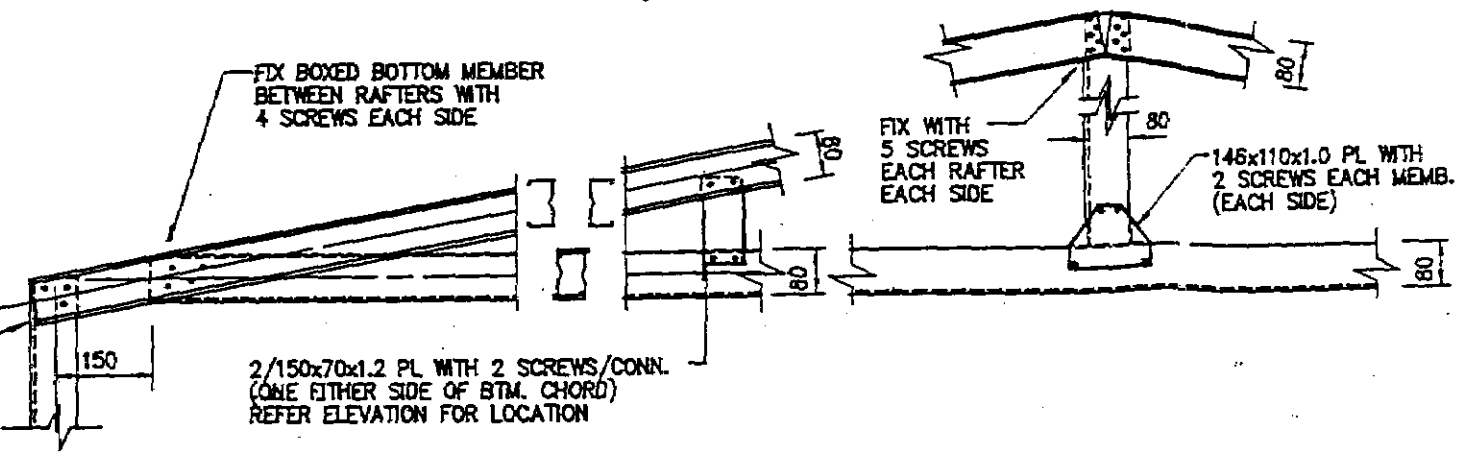
TWO HOLD DOWN CLEATS, EACH FIXED TO CONCRETE WITH ONE CHEMSETS AND TO COLUMN WITH SCREWS:-

|  |
|--|
| 6-12m LONG GARAGE:<br>S42 - CH8 BOLT, 3 SCREWS<br>S50 - CH8 BOLT, 3 SCREWS |
| 15m LONG GARAGE:<br>S42 - CH10 BOLT, 3 SCREWS<br>S50 - CH10 BOLT, 3 SCREWS |

|  |                                |   |   |   |  |
|--|--------------------------------|---|---|---|--|
| DES NEWPORT CONSULTING ENGINEERS Pty. Ltd.<br>PO Box 76318, MANUKAU CITY, AUCKLAND<br>208 CONSTANCE STREET, FORTITUDE VALLEY BRISBANE QLD, 4006 AUSTRALIA<br>Phone +61 7 3252 9822 Fax +61 7 3252 9844 |                                | CLIENT<br><b>BUDGET GARAGES Ltd.</b><br>5a RYAN PLACE, MANUKAU CITY, AUCKLAND<br>Phone (09) 262 2803 Fax (09) 262 2798<br>Freephone 0800 10 35 45 | PROJECT<br>2.4m, 2.7m, 3m Height<br>RANGE OF GARAGES<br>6m WIDE FRONT ENTRY<br>SITE WIND SPEED<br>42m/s AND 50m/s | SUBJECT<br>DETAILS OF FRAMES, HOLD DOWN DETAILS | JOB No.<br>91099NZ<br>DWG No.<br>2<br>REVISION SUFFIX<br>A |
| A  | RELEASED FOR BUILDING APPROVAL | JULY 1995   |   |   |  |
| SUFF   | REVISION                       | DATE  |   |   |  |

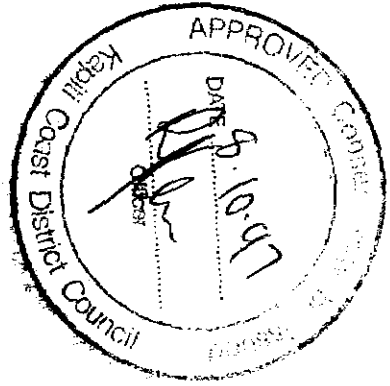


FRONT FRAME - CONNECTION DETAILS



INTERNAL FRAME - CONNECTION DETAILS

NOT APPROVED AS A HABITABLE BUILDING



- GENERAL NOTES
- 1 ALL WORK SHALL CONFORM TO THE NEW ZEALAND BUILDING CODE.
  - 2 DRAWINGS SHALL NOT BE SCALED FOR ANY FABRICATION OR ERECTION DETAILS.
  - 3 AT SET OUT, DIAGONALS MUST BE CAREFULLY CHECKED TO ENSURE BUILDING IS SQUARE.

- LOADINGS
- 1 STRUCTURE HAS NOT BEEN DESIGNED TO CARRY OCCASIONAL LOADING AS STIPULATED IN 3.8.3 OF AS 1170.1.
  - 2 WIND LOAD IN ACCORDANCE WITH NZS 4203-1992 D.N.V.s REFERRED TO ON DRAWINGS ARE:  
-S42, ULTIMATE SITE WIND SPEED OF 42.5m/s  
-S50, ULTIMATE SITE WIND SPEED OF 50.4m/s
  - 3 ROOF LIVE LOAD:- 0.25 kPa
  - 4 MAXIMUM SNOW LOAD SHALL BE 0.7 kPa.  
HEAVIER SNOW LOAD WILL NEED EXTRA PURLINS.
  - 5 BUILDING SITES ABOVE 1000m ABOVE SEA LEVEL WILL NEED SPECIFIC DESIGN.

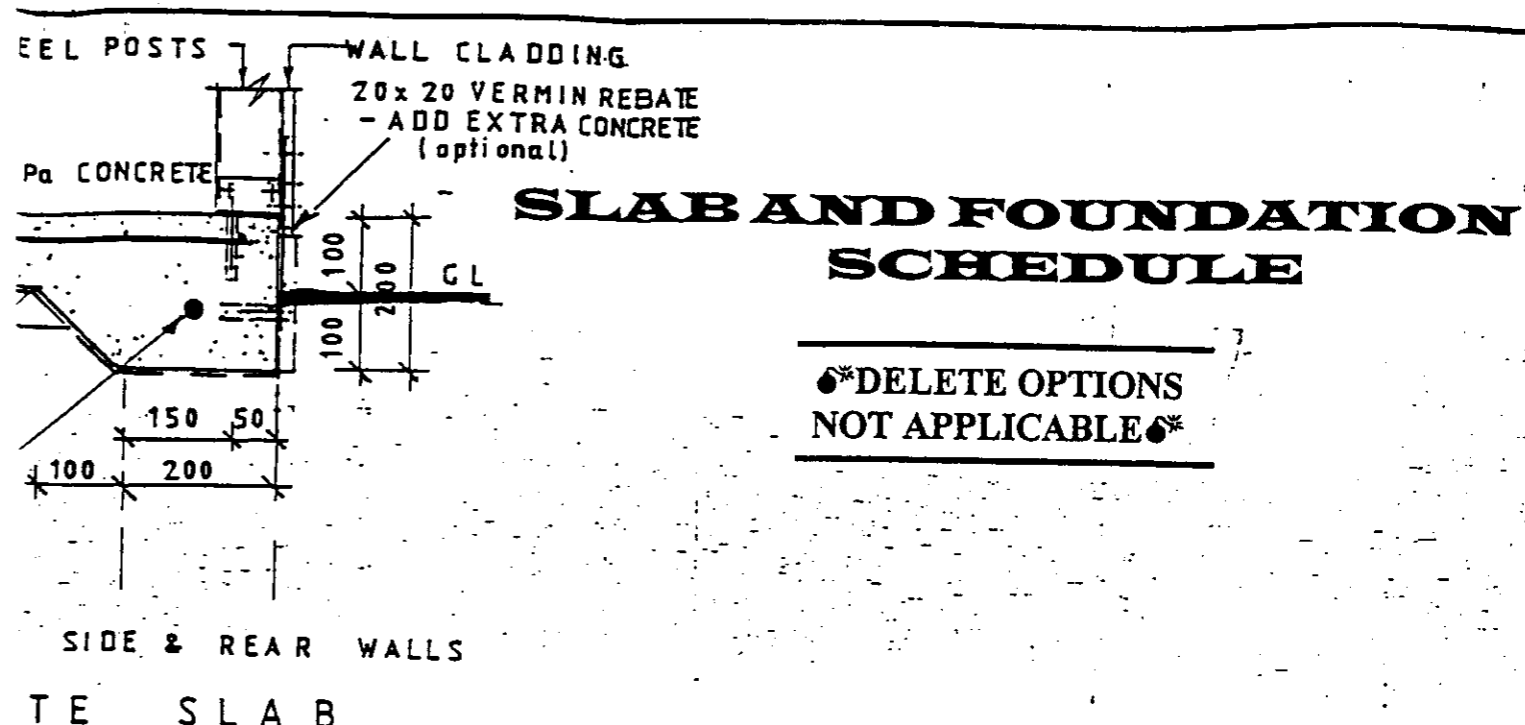
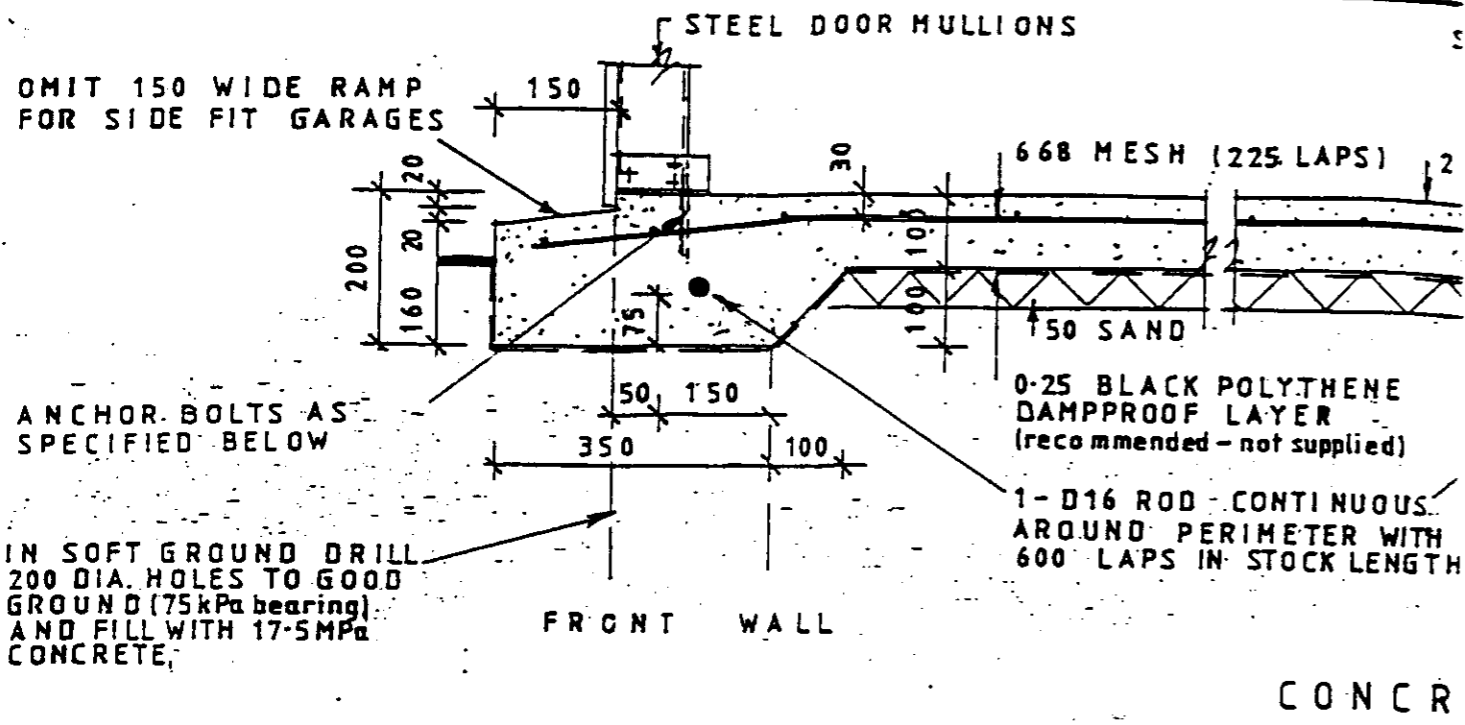
- CONCRETE
- 1 SERVICES OF AN EXPERIENCED CONSULTING ENGINEER SHOULD BE ENGAGED TO ADVISE ON SUITABILITY OF SOIL CONDITIONS.
  - 2 CONCRETE SHALL HAVE MAXIMUM AGGREGATE SIZE OF 20 mm, SLUMP OF 80±20 AND ULTIMATE COMPRESSION STRENGTH AT 28 DAYS OF 20 MPa.
  - 3 CONCRETE SHALL BE PLACED IN ONE CONTINUOUS OPERATION AND BE COMPACTED BY EXTERNAL VIBRATION OR HAND TAMPING.
  - 4 FOOTING EXCAVATIONS SHALL BE THOROUGHLY CLEANED OF ALL LOOSE MATERIAL BEFORE PLACING CONCRETE.
  - 5 FOUNDING MATERIAL SHALL HAVE SAFE BEARING CAPACITY OF 75 kPa.
  - 6 POUR SLAB ON 50 mm COMPACTED SAND AND 25um POLYTHENE WATERPROOF MEMBRANE (LAPPED 200 AND SEALED WITH APPROPRIATE TAPE).

- STEELWORK
- 1 ALL STRUCTURAL FRAMING MEMBERS SHALL BE G550 GRADE STEEL AND ALL CLEATS SHALL BE G450 GRADE STEEL GALVANIZED TO MIN Z200.
  - 2 ROOF AND WALL SHEETING SHALL BE G550 GRADE STEEL PROTECTED WITH ZINCALUME AZ150.
  - 3 EVERY CLADDING SHEET IS TO BE FIXED AT RIDGE PURLINS AND EAVES WITH ONE SCREW AT EVERY PAN, AT OTHER PURLINS, GIRTS ETC. FIX WITH ONE SCREW AT EVERY SECOND PAN. ALL SCREWS INTO ROOF SHEETING TO HAVE NEOPRENE WASHERS.
  - 4 PURLINS AND GIRTS EX. 80x40 LIPPED, CRIMPED CHANNELS.
  - 5 AT FRONT, INTERNAL AND REAR FRAMES CONNECT GIRTS WITH 2#10 SCREWS PER FLANGE PER MEMBER U.N.O. SCREWS TO HAVE MINIMUM EDGE DISTANCE OF 8mm AND A MINIMUM PITCH OF 12mm.
  - 6 SCREWS TO BE WAFERTEKS No. 10 U.N.O. MANUFACTURED BY DEUTSCHER (OR EQUIVALENT).
  - 7 FRAME AROUND PERSONNEL DOOR EX. 80x40x0.8 UNLIPPED CHANNELS. FIX MULLIONS TO FLOOR WITH 40x40x0.8 CLEAT AND 1/D10 DYNABOLT. -FRAMING CONNECT MEMBERS WITH 2 SCREWS EACH FLANGE (FRAME AROUND WINDOW OPENING SIMILARLY)
  - 8 PERSONNEL DOOR FRAMED EX. 40x40 CHANNEL AND CLAD WITH STANDARD SHEETING PROFILE.
  - 9 RIDGES, BARGES AND ALL PENETRATIONS TO BE FLASHED WITH 0.4mm ZINCALUME FINISHED STEEL.
  - 10 GUTTER AND DOWNPIPES TO BE FITTED AND DISCHARGED TO EXISTING STORMWATER SYSTEM. SPLICE GUTTER AT CENTRE OF BUILDING. PROVIDE TWO SCREWS INTO EACH WEB AND SEAL WITH SILICONE.
  - 11 BOXED MEMBERS TO BE FLANGE CONNECTED WITH #10 TEXSCREWS AT 600 CTS.
  - 12 STEELWORK SHALL ALL COMPLY WITH THE REQUIREMENTS OF:-  
NZS 4203 WIND LOADING CODE  
AS 1170 PARTS 1 & 2 LOADING CODES  
NZS 3404 STEEL STRUCTURE STANDARD  
AS 1538 COLD FORMED STEEL STRUCTURE CODE  
AS 1562 DESIGN AND INSTALLATION OF METAL ROOFING  
AS 1111/1112 METRIC HEXAGON COMMERCIAL BOLTS AND SCREWS  
AS 2313 GUIDE TO THE PROTECTION OF IRON AND STEEL  
AS 3568 SELF DRILLING SCREWS FOR BUILDING & CONSTRUCTION IND.

I certify that if constructed in accordance with these drawings the project will be structurally adequate complying with all relevant Australian and New Zealand Standards and Codes of Practice.

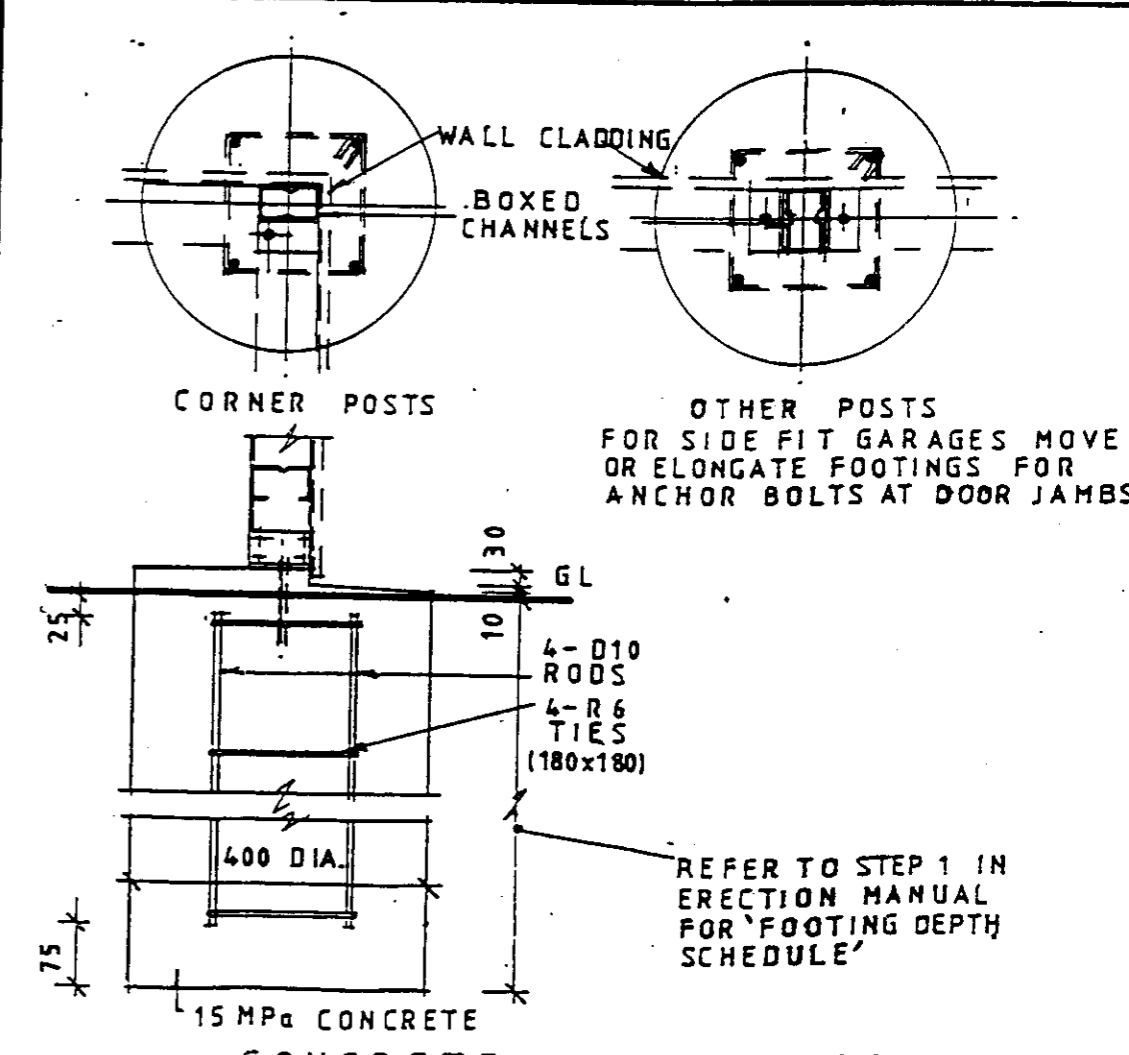
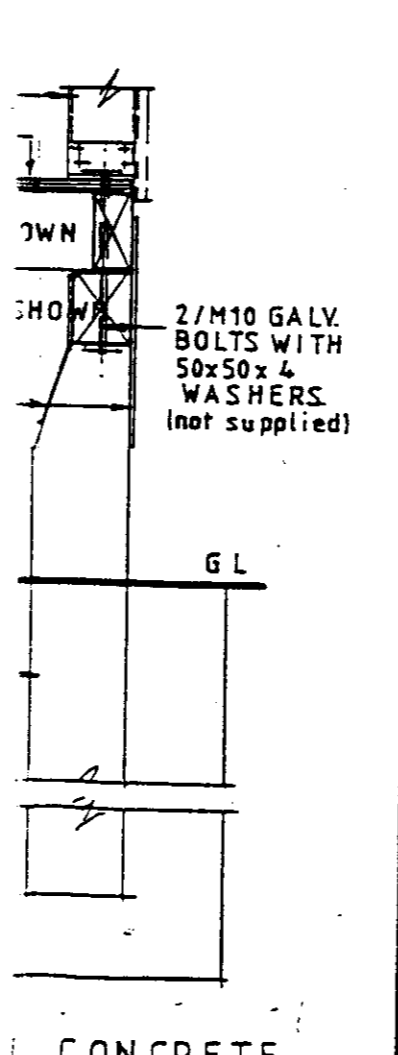
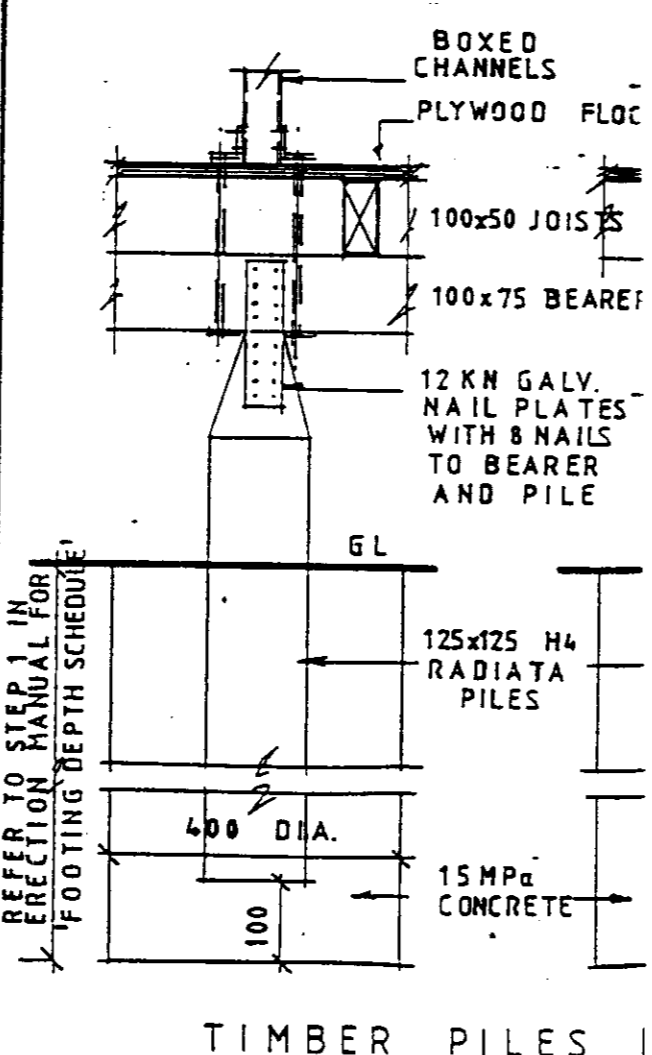
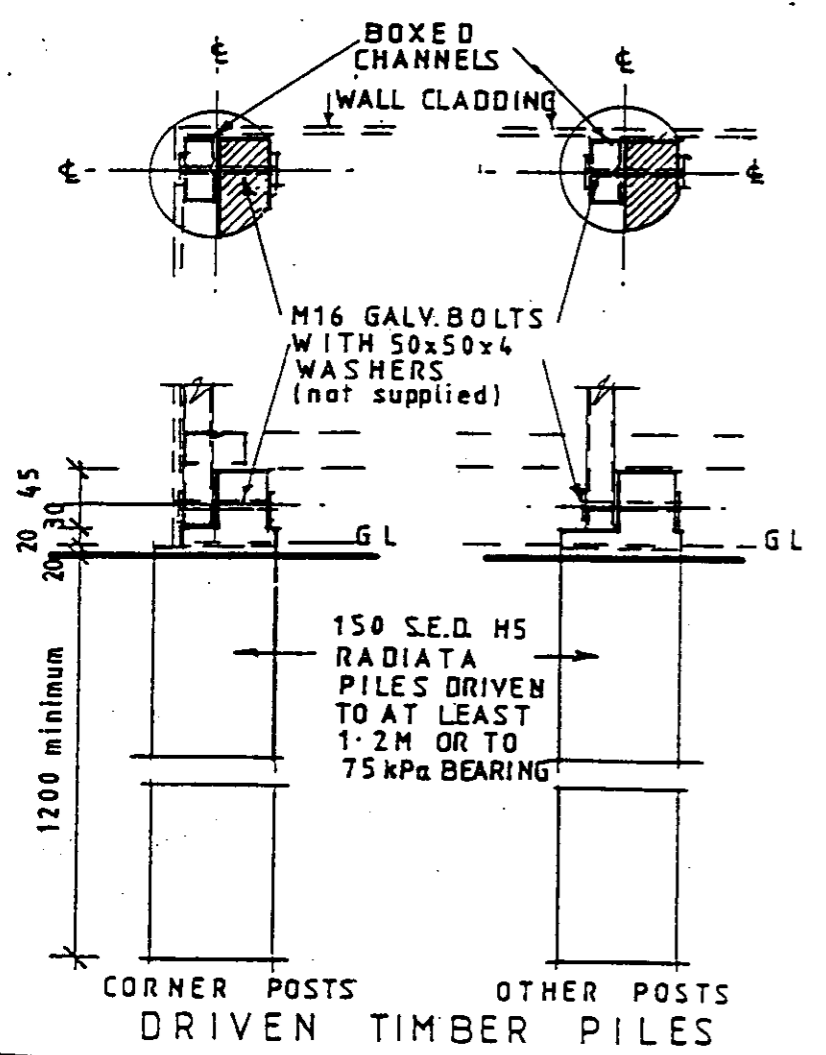
*[Signature]*  
D.B. NEWPORT  
M.I.E. (Aust.)  
R.P.E.O. (1155)  
N.E.E.P. 3080 (N.T.)  
EC-1779 (VIC.)

|  |             |  |  |   |  |   |  |  |  |
|--|-------------|--|--|---|--|---|--|--|--|
| <p>DES NEWPORT CONSULTING ENGINEERS Pty. Ltd.<br/>PO Box 76318, MANUKAU CITY, AUCKLAND<br/>268 CONSTANCE STREET, FORTITUDE VALLEY BRISBANE QLD. 4006 AUSTRALIA<br/>Phone +61 7 3252 9822 Fax +61 7 3252 9844</p> |             | <p>CLIENT<br/><b>BUDGET GARAGES Ltd.</b><br/>5a RYAN PLACE, MANUKAU CITY, AUCKLAND<br/>Phone (09) 262 2803 Fax (09) 262 2798<br/>Freephone 0800 10 35 45</p> |  | <p>PROJECT 2.4m, 2.7m Height<br/>RANGE OF GARAGES<br/>6m WIDE<br/>SITE WIND SPEED<br/>42m/s AND 50m/s</p> |  | <p>SUBJECT<br/>CONNECTION DETAILS AND NOTES</p> |  | <p>JOB No.<br/>91099NZ<br/>DWG No.<br/>3<br/>REVISION SUFFIX<br/>A</p> |  |
| <p>RELEASED FOR BUILDING APPROVAL<br/>JULY 1996</p>  | <p>DATE</p> |  |  |   |  |   |  |  |  |



# SLAB AND FOUNDATION SCHEDULE

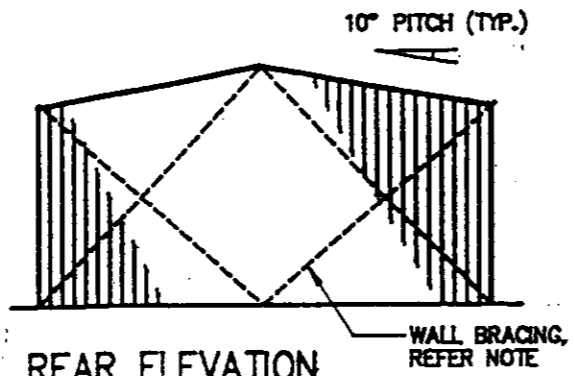
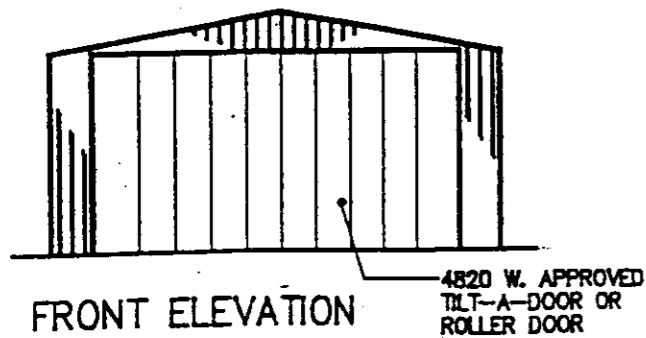
**\*DELETE OPTIONS NOT APPLICABLE\***



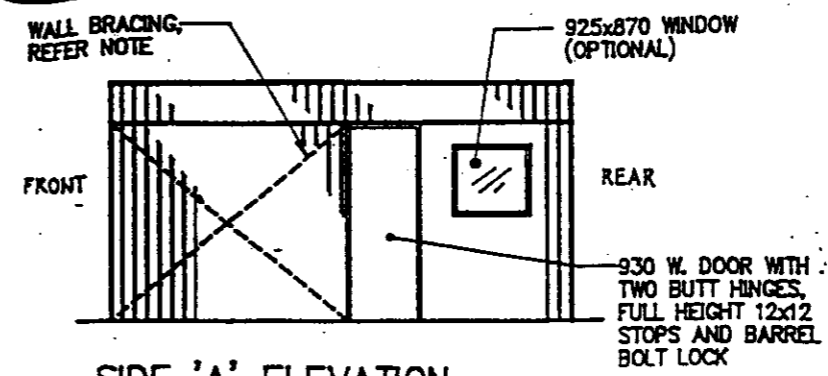
ANCHOR BOLTS TO CONCRETE SHALL BE RAWLPLUG M10x75 ZINC PLATED HEX HEADED EXCALIBUR SCREWBOLTS  
 ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW ZEALAND BUILDING CODE

Designer: Des Newport, Consulting Engineer  
 Brisbane, Australia 25.7.96  
 28.8.96  
 Regd. Eng: FREDERICK R SMITH  
 CONSULTING ENGINEER  
 23 Glamorgan Drive, Torbay  
 Auckland Ph/Fx 09 473 1262  
 Manufacturer: Spic - N-Span, Brisbane, Australia  
 Distributors: BUDGE

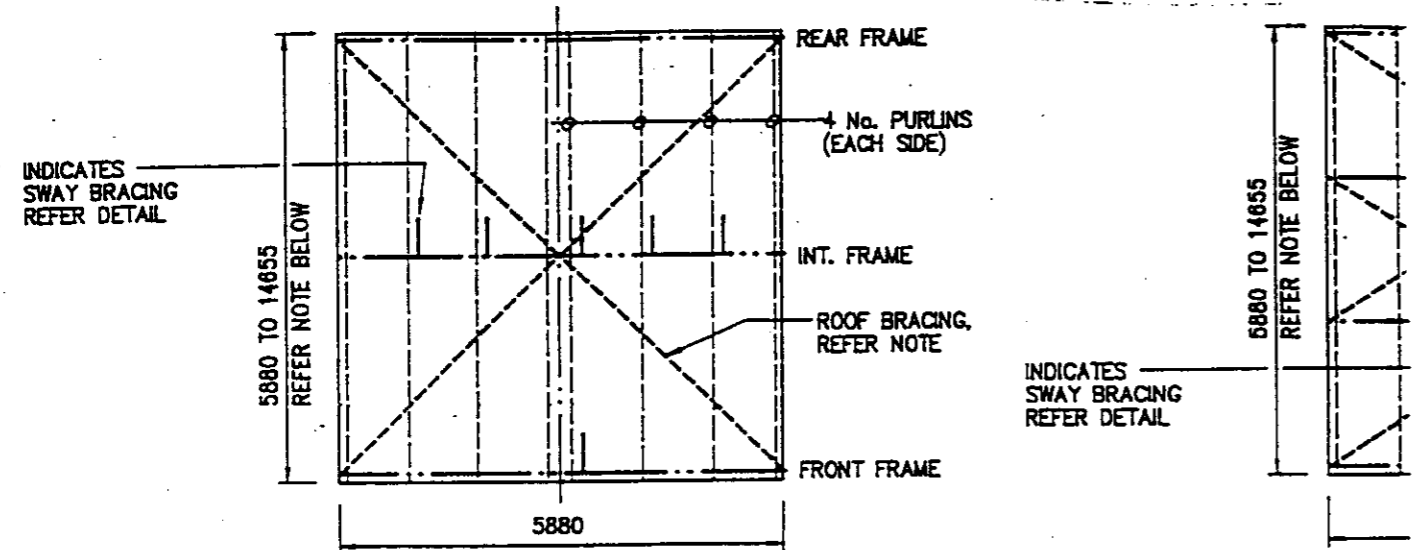
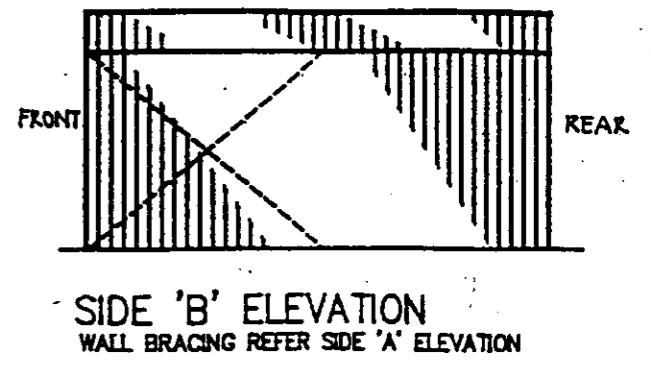
BUDGET GARAGES LTD  
**SHEET 4**  
 STEEL FRAMED GARAGES  
 CONCRETE FLOOR SLAB - FOOTINGS OR TIMBER PILES  
 GARAGES LIMITED 5A Ryan Place, P.O. Box 76 318, Manukau City, Auckland. Phone 09 262 2803, Free Phone 0800 103 545, Fax 09 262 2798



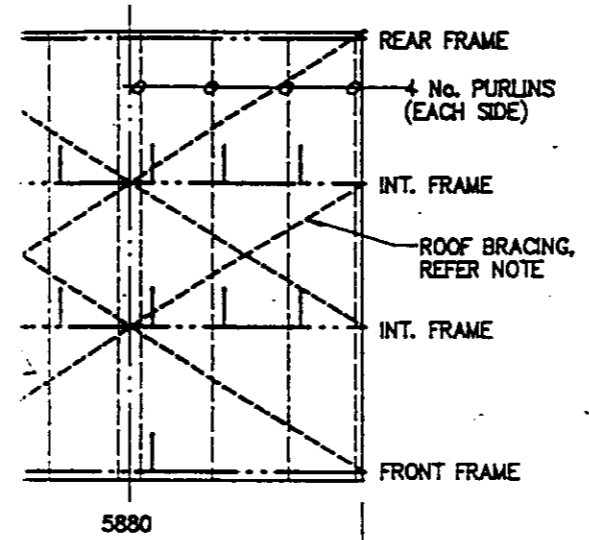
- PERSONNEL DOOR MAY BE INSTALLED IN THIS WALL PROVIDED THE NUMBER OF BRACING SETS IS MAINTAINED AS SCHEDULED
- WALL BRACING (2 BAYS) EX. G550 STRAPS: -
  - S42 - 6-12m L. GARAGE - 21x0.8 STRAPS 3 SCREWS/CONN.
  - 15m L. GARAGE - 50x0.8 STRAPS 4 SCREWS/CONN.
  - S50 - 6-9m L. GARAGE - 50x0.8 STRAPS 3 SCREWS/CONN.
  - 12-15m L. GARAGE - 50x0.8 STRAPS 4 SCREWS/CONN.



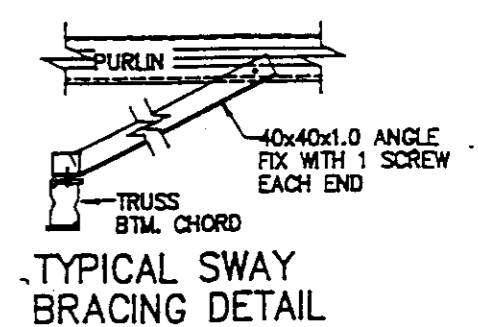
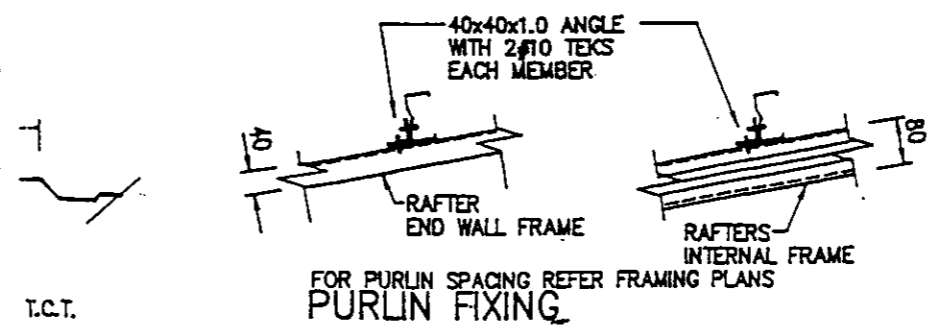
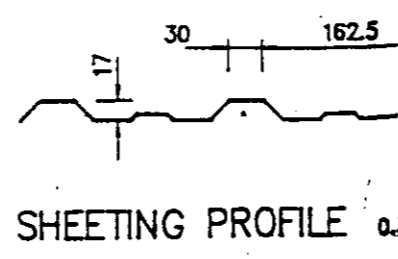
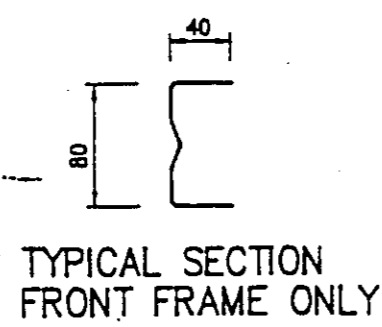
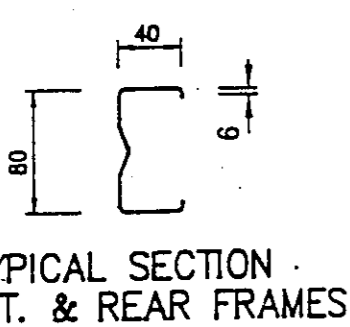
- WALL BRACING EX. G550 STRAPS: -
- S42 - 6-9m L. GARAGE - 1 BAY OF 21x0.8 STRAPS 3 SCREWS/CONN.
  - 12-15m L. GARAGE - 2 BAYS OF 21x0.8 STRAPS 2 SCREWS/CONN.
  - S50 - 6m L. GARAGE - 1 BAY OF 50x0.8 STRAPS 5 SCREWS/CONN.
  - 9-12m L. GARAGE - 2 BAYS OF 21x0.8 STRAPS 3 SCREWS/CONN.
  - 15m L. GARAGE - 3 BAYS OF 21x0.8 STRAPS 3 SCREWS/CONN.



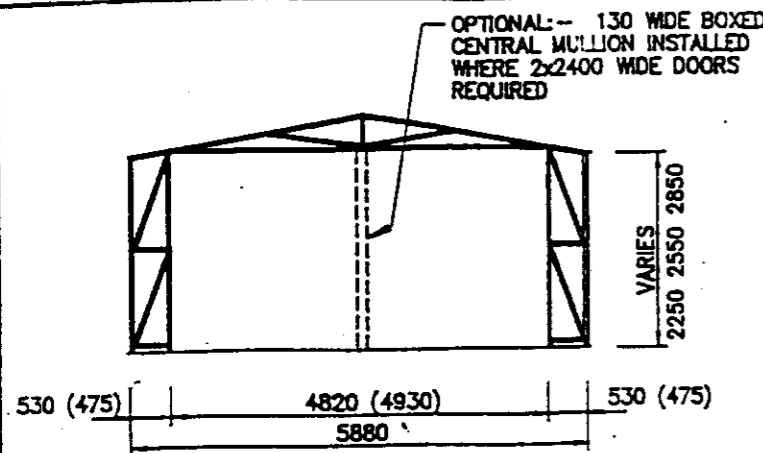
- S42, 6m WIDE GARAGES MAY BE EXTENDED TO MAXIMUM 15m LONG BY INSERTING INTERNAL FRAMES AT 3000 CTS. MAXIMUM. BRACING LAYOUT SIMILAR.
- ROOF BRACING EX. G550 STRAPS: -
  - 6-12m L. GARAGE - 21x0.8 STRAPS (3 SCREWS/CONN.)
  - 15m L. GARAGE - 50x0.8 STRAPS (3 SCREWS/CONN.)



- S50, 6m WIDE GARAGES MAY BE EXTENDED TO MAXIMUM 15m LONG BY INSERTING INTERNAL FRAMES AT 2000 CTS. MAXIMUM. BRACING LAYOUT SIMILAR.
- ROOF BRACING EX. G550 STRAPS: -
  - 6-9m L. GARAGE - 50x0.8 STRAPS 4 SCREWS/CONN.
  - 12-15 L. GARAGE - 50x0.8 STRAPS 5 SCREWS/CONN.



|  |                    |   |  |  |
|--|--------------------|---|--|--|
| DES NEWPORT CONSULTING ENGINEERS Pty. Ltd.<br>PO Box 76318, MANUKAU CITY, AUCKLAND<br>208 CONSTANCE STREET, FORTITUDE VALLEY BRISBANE Q.L.D. 4006 AUSTRALIA<br>Phone +61 7 3252 9822 Fax +61 7 3252 9844 |                    | CLIENT<br><b>BUDGET GARAGES Ltd.</b><br>5a RYAN PLACE, MANUKAU CITY, AUCKLAND<br>Phone (09) 262 2803 Fax (09) 262 2798<br>Freephone 0800 10 35 45 | PROJECT 2.4m, 2.7m, 3m Height<br>SUBJECT RANGE OF GARAGES 6m WIDE FRONT ENTRY SITE WIND SPEED 42m/s AND 50m/s<br>ELEVATIONS, FRAMING PLANS, CONNECTION DETAILS | JOB No. 91099NZ<br>DWG No. 1<br>REVISION SUFFIX<br>A |
| A RELEASED FOR BUILDING APPROVAL JULY 1996<br>SUFF REVISION DATE   | © spic-n-span 1995 |   |  |  |



**FRONT FRAME**

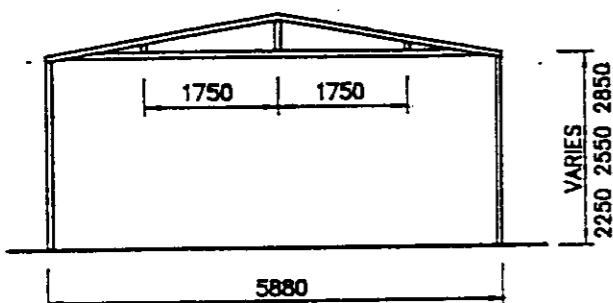
- 1 ALL MEMBERS TO BE EX. 80x40 CHANNELS, 0.8 B.M.T.
- 2 DOOR HEAD AND DOOR MULLIONS TO BE BOXED CHANNELS

**FRONT FRAME - HOLD DOWN**

FIX EACH COLUMN OF FRONT FRAME WITH HOLD CONCRETE WITH CHEMSETS AND TO COLUMN WITH

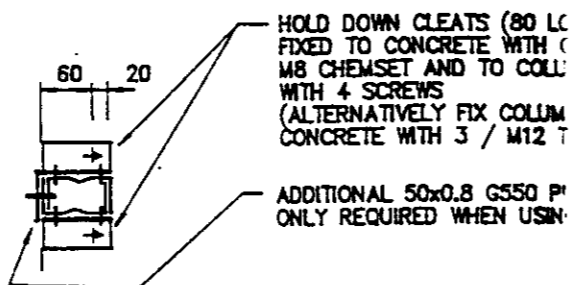
|  |   |
|--|---|
| 2.4m HIGH GARAGE   | 2.7m AND 3.0m                             |
| 6m LONG;<br>S42 - 2/CH8 (4 SCREWS)<br>S50 - 2/CH10 (5 SCREWS)    | 6m LONG;<br>S42 - 2/CH11<br>S50 - 2/CH11  |
| 9m LONG;<br>S42 - 2/CH10 (5 SCREWS)<br>S50 - 2/CH12 (7 SCREWS)   | 9m LONG;<br>S42 - 2/CH11<br>S50 - 4/CH11  |
| 12m LONG;<br>S42 - 2/CH10 (6 SCREWS)<br>S50C - 2/CH12 (9 SCREWS) | 12m LONG;<br>S42 - 4/CH11<br>S50 - 4/CH11 |
| 15m LONG;<br>S42 - 2/CH12 (6 SCREWS)<br>S50 - 4/CH10 (12 SCREWS) | 15m LONG;<br>S42 - 4/CH11<br>S50 - 4/CH11 |

NOTE:- NUMBER OF SCREWS INDICATED IS THE (DIVIDE EQUALLY BETWEEN THE NUMBER



**INTERNAL FRAME**

- 1 ALL MEMBERS TO BE BOXED 80x40 CHANNELS (RAFTERS TO BE 2 / 80x40 CHANNELS)



**INTERNAL FRAME - HOLD DOWN**

- 1 HOLD DOWN CLEATS TO BE EX. 40x40x2.0 ANGLE BOLTS DESIGNATED CH8 TO CH12 REFERS TO MB M12 CHEMSETS INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
- 2 M8 TO M12 CAST-IN BOLTS MAY BE USED IN LIEU OF CHEMSETS
- 3 M10 "AVDEL TEXTRON SCREWBOLTS", 75mm EMBED INTO CONCRETE, MAY BE USED IN LIEU OF CHEMSETS

**REAR FRAME NOTES**

- 1 ALL MEMBERS EX. 80x40 CHANNELS, 0.8 B.M.T. (BOXED MULLIONS TO BE FLANGE CONNECTED WITH SCREWS AT 600 CTS.)
- 2 GIRT LAYOUT TO BE AS SHOWN. ALL GIRTS IN END WALL EX. SINGLE CHANNELS. (SIDE WALL GIRT LAYOUT SIMILAR).
- 3 CORNER MULLIONS TO BE TYPE A, ALL D.W.V., ALL HEIGHTS
- 4 NUMBER OF "INTERNAL" MULLIONS AS PER FOLLOW

|                |                                  |
|----------------|----------------------------------|
| 2400 H. GARAGE | 1 TYPE B - S42<br>1 TYPE B - S50 |
| 2700 H. GARAGE | 1 TYPE B - S42<br>3 TYPE B - S50 |
| 3000 H. GARAGE | 1 TYPE B - S42<br>3 TYPE B - S50 |

**SIDE WALL GIRT NOTE**

- 1 ALL SIDE WALL GIRTS TO BE SINGLE 80x40 CHANNELS, 0.8 B.M.T.
- 2 SPACING OF SIDE WALL GIRTS AS PER REAR WALL ELEVATION.

NOTE:- M10 "AVDEL TEXTRON SCREWBOLTS" MAY BE USED IN LIEU OF CHEMSETS FOR HOLD DOWN OF ALL FRAMES (SEE NOTES)

**SCHEDULE**

OWN CLEAT/S FIXED TO SCREWS:-

- HIGH GARAGE
- 6 SCREWS  
8 SCREWS
- 8 SCREWS  
10 SCREWS
- 10 SCREWS  
14 SCREWS
- 14 SCREWS  
18 SCREWS

TOTAL NUMBER PER COLUMN (IF CLEATS REQUIRED)

CHEMSETS OR TRUBOLTS. REFER NOTE BELOW

ADDITIONAL 50x0.8 G550 PLATES ONLY REQUIRED WHERE SCHEDULE INDICATES MORE THAN 2 BOLTS

**CORNER MULLION**

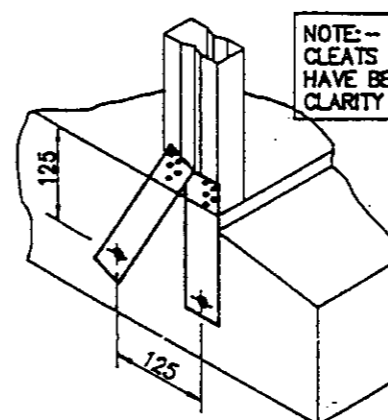
**DOOR MULLION - USING 2 BOLTS**

**DOOR MULLION - USING 4 BOLTS**

**FRONT FRAME - HOLD DOWN**

- 1 M12 TRUBOLTS MAY BE USED IN LIEU OF CHEMSETS FOR HOLD DOWN OF FRONT FRAME CORNER MULLION IN FOLLOWING CASES ONLY:-
  - 2.4m HIGH GARAGE; S42, 6-15m L GARAGE; USE 3 TRUBOLTS
  - 2.7-3.0m H. GARAGE; S42, 6-9m L GARAGE; USE 3 TRUBOLTS
  - 12-15m L GARAGE; USE 4 TRUBOLTS
  - 6m L GARAGE; USE 3 TRUBOLTS
  - 9-12m L GARAGE; USE 4 TRUBOLTS
  - 6-9m L GARAGE; USE 4 TRUBOLTS
- 2 REFER "INTERNAL FRAME - HOLD DOWN" FOR NOTES REGARDING;
  - SCREWBOLTS AND CAST-IN BOLTS USED IN LIEU OF CHEMSETS
  - INSTALLATION OF CHEMSETS

0 BOLTS  
1 TRUBOLTS



**FRONT FRAME - CORNER**

**REAR FRAME - CORNER**

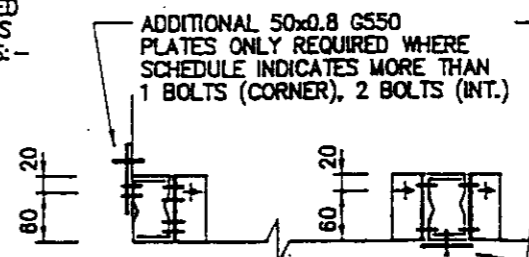
**ALL "INTERNAL" FRAMES**

HOLD DOWN - WHERE ADDITIONAL 50x0.8 G550 PLATES ARE REQUIRED

**REAR FRAME CORNER - HOLD DOWN SCHEDULE**

HOLD DOWN CLEAT/PLATE FIXED TO CONCRETE WITH CHEMSET/S AND TO COLUMN WITH SCREWS:-

|  |   |
|--|---|
| 6m LONG GARAGE;<br>S42 - 1/CH10 (2 SCREWS)<br>S50 - 1/CH10 (2 SCREWS)  | ADDITIONAL 50x0.8 G550 PLATES ONLY REQUIRED WHERE SCHEDULE INDICATES MORE THAN 1 BOLTS (CORNER), 2 BOLTS (INT.) |
| 9m LONG GARAGE;<br>S42 - 1/CH10 (3 SCREWS)<br>S50 - 2/CH8 (3 SCREWS)   |   |
| 12m LONG GARAGE;<br>S42 - 2/CH8 (3 SCREWS)<br>S50 - 2/CH10 (3 SCREWS)  |   |
| 15m LONG GARAGE;<br>S42 - 2/CH10 (4 SCREWS)<br>S50 - 2/CH10 (4 SCREWS) |   |



**CORNER MULLION**

**"INTERNAL" MULLION/S**

**REAR FRAME - HOLD DOWN**

- 1 M12 TRUBOLTS MAY BE USED IN LIEU OF CHEMSETS FOR HOLD DOWN REFER FOLLOWING;
  - CORNER MULLIONS; USE 2 TRUBOLTS
  - "INTERNAL MULLIONS"; USE 3 TRUBOLTS
- 2 REFER "INTERNAL FRAME - HOLD DOWN" FOR NOTES REGARDING;
  - SCREWBOLTS AND CAST-IN BOLTS USED IN LIEU OF CHEMSETS
  - INSTALLATION OF CHEMSETS

**REAR FRAME "INTERNAL" - HOLD DOWN SCHEDULE**

TWO HOLD DOWN CLEATS, EACH FIXED TO CONCRETE WITH ONE CHEMSETS AND TO COLUMN WITH SCREWS:-

|  |
|--|
| 6-12m LONG GARAGE;<br>S42 - CH8 BOLT, 3 SCREWS<br>S50 - CH8 BOLT, 3 SCREWS |
| 15m LONG GARAGE;<br>S42 - CH10 BOLT, 3 SCREWS<br>S50 - CH10 BOLT, 3 SCREWS |

|      |                                |           |
|------|--------------------------------|-----------|
| A    | RELEASED FOR BUILDING APPROVAL | JULY 199C |
| SUFF | REVISION                       | DATE      |

**DES NEWPORT CONSULTING ENGINEERS Pty. Ltd.**  
 PO Box 76318, MANUKAU CITY, AUCKLAND  
 208 CONSTANCE STREET, FORTITUDE VALLEY  
 BRISBANE QLD, 4006 AUSTRALIA  
 Phone +61 7 3252 9822 Fax +61 7 3252 9844

**BUDGET**  
 5a RYAN PLACE  
 Phone (09) 262 280  
 Freephone 0800 10

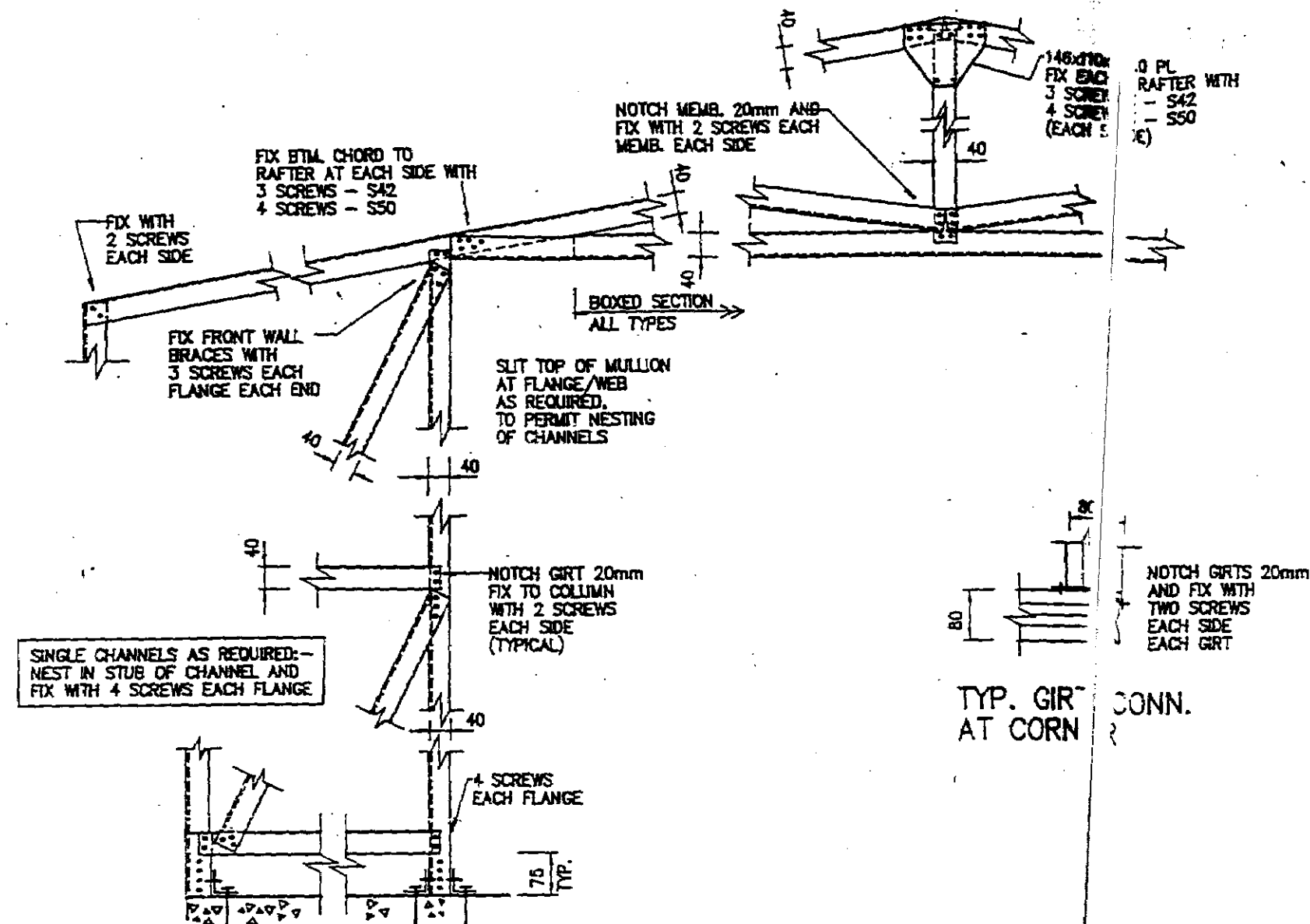
**GARAGES Ltd.**  
 MANUKAU CITY, AUCKLAND  
 Fax (09) 262 2798

PROJECT 2.4m, 2.7m, 3m Height  
 RANGE OF GARAGES  
 6m WIDE FRONT ENTRY  
 SITE WIND SPEED  
 42m/s AND 50m/s

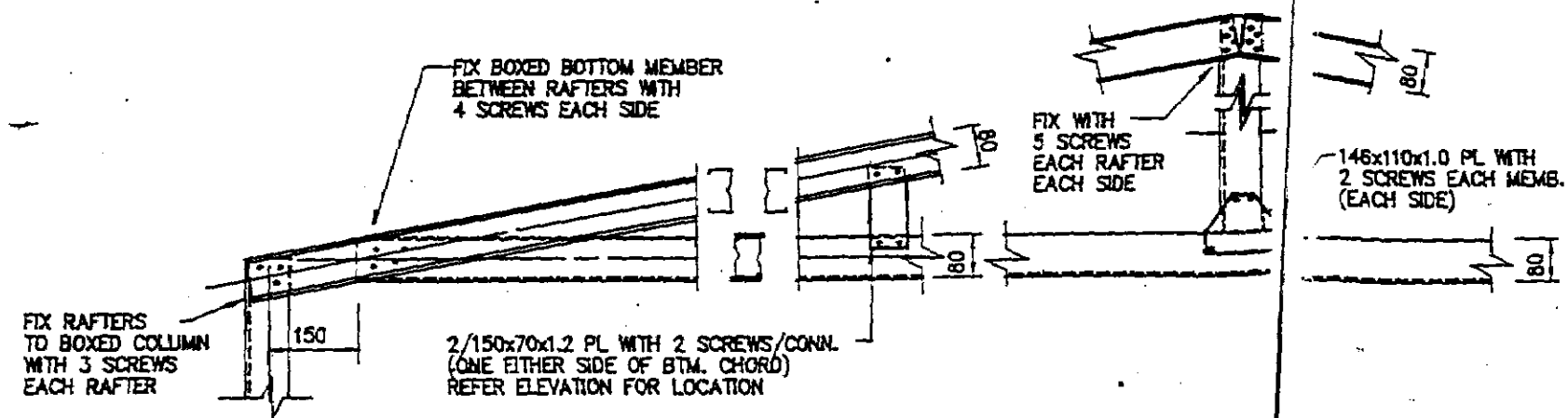
SUBJECT: DETAILS OF FRAMES, HOLD DOWN DETAILS

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 JOB No. 91099NZ  
 DWG No. 2  
 REVISION SUFFIX

Wave



FRONT FRAME - CONNECTION DETAILS



INTERNAL FRAME - CONNECTION DETAILS

- GENERAL NOTES**
- 1 ALL WORK SHALL CONFORM TO THE NEW ZEALAND BUILDING CODE.
  - 2 DRAWINGS SHALL NOT BE SCALED FOR ANY FABRICATION OR ERECTION DETAILS.
  - 3 AT SET OUT, DIAGONALS MUST BE CAREFULLY CHECKED TO ENSURE BUILDING IS SQUARE.

- LOADINGS**
- 1 STRUCTURE HAS NOT BEEN DESIGNED TO CARRY OCCASIONAL LOADING AS STIPULATED IN 3.1.3 OF AS 1170.1.
  - 2 WIND LOAD IN ACCORDANCE WITH NZS 4203-1992 D.W.V. REFERRED TO ON DRAWINGS ARE:  
-S42, ULTIMATE SITE WIND SPEED OF 42.5m/s  
-S50, ULTIMATE SITE WIND SPEED OF 50.4m/s
  - 3 ROOF LIVE LOAD - 0.25 kPa
  - 4 MAXIMUM SNOW LOAD SHALL BE 0.7 kPa. HEAVIER SNOW LOAD WILL NEED EXTRA PURLINS.
  - 5 BUILDING SITES ABOVE 1000m ABOVE SEA LEVEL WILL NEED SPECIFIC DESIGN.

- CONCRETE**
- 1 SERVICES OF AN EXPERIENCED CONSULTING ENGINEER SHOULD BE ENGAGED TO ADVISE ON SUITABILITY OF SOIL CONDITIONS.
  - 2 CONCRETE SHALL HAVE MAXIMUM AGGREGATE SIZE OF 20 mm, SLUMP OF 80±20 AND ULTIMATE COMPRESSION STRENGTH AT 28 DAYS OF 20 MPa.
  - 3 CONCRETE SHALL BE PLACED IN ONE CONTINUOUS OPERATION AND BE COMPACTED BY EXTERNAL VIBRATION OR HAND TAMPING.
  - 4 FOOTING EXCAVATIONS SHALL BE THOROUGHLY CLEANED OF ALL LOOSE MATERIAL BEFORE PLACING CONCRETE.
  - 5 FOUNDING MATERIAL SHALL HAVE SAFE BEARING CAPACITY OF 75 kPa.
  - 6 POUR SLAB ON 50 mm COMPACTED SAND AND 25mm POLYTHENE WATERPROOF MEMBRANE (LAPPED 200 AND SEALED WITH APPROPRIATE TAPE).

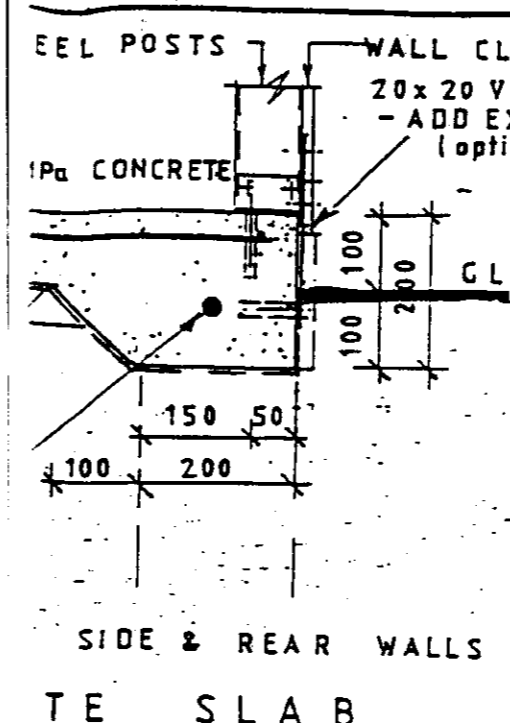
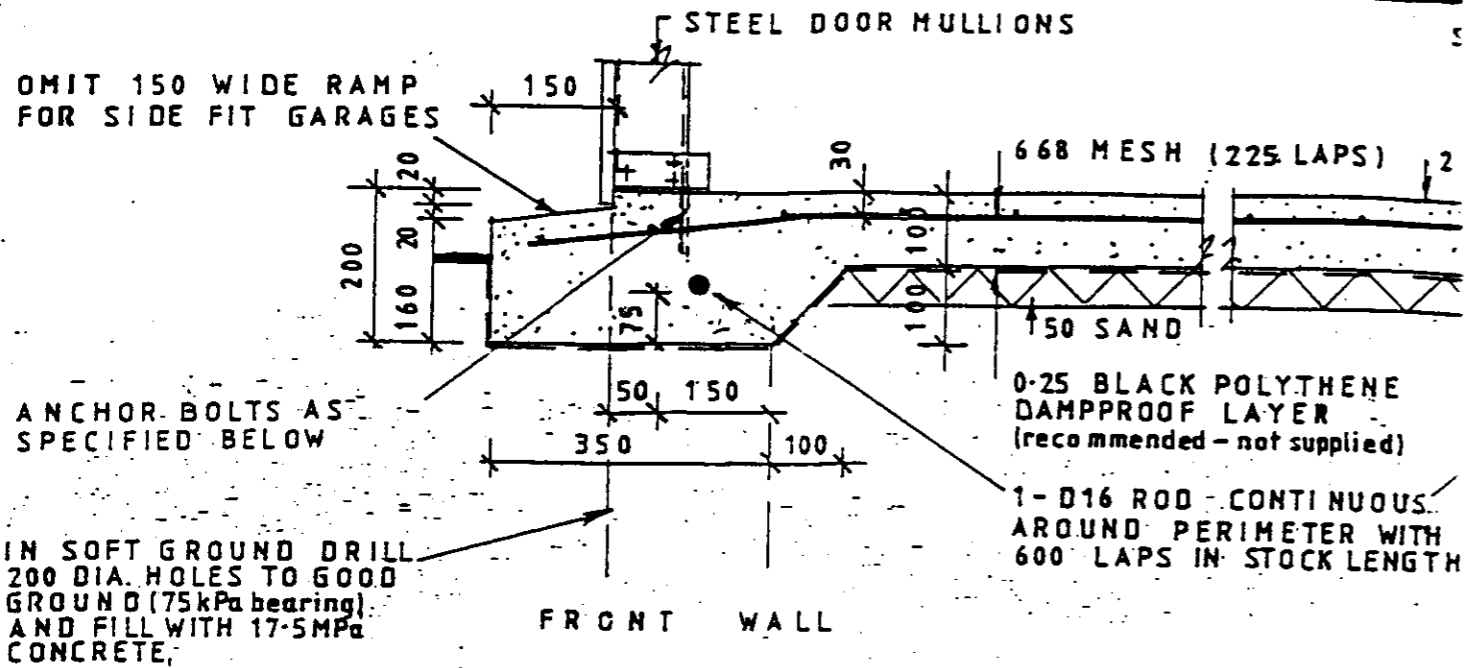
- STEELWORK**
- 1 ALL STRUCTURAL FRAMING MEMBERS SHALL BE G550 GRADE STEEL AND ALL CLEATS SHALL BE G450 GRADE STEEL GALVANIZED TO MIN Z200.
  - 2 ROOF AND WALL SHEETING SHALL BE G550 GRADE STEEL PROTECTED WITH ZINCALUME AZ150.
  - 3 EVERY CLADDING SHEET IS TO BE FIXED AT RIDGE PURLINS AND EAVES WITH ONE SCREW AT EVERY PURLIN. AT OTHER PURLINS, GIRTS ETC. FIX WITH ONE SCREW AT EVERY SECOND PURLIN. ALL SCREWS INTO ROOF SHEETING TO HAVE NEOPRENE WASHERS.
  - 4 PURLINS AND GIRTS EX. 80x40 LIPPED, CRIMPED CHANNELS.
  - 5 AT FRONT, INTERNAL AND REAR FRAMES CONNECT GIRTS WITH 2RD SCREWS PER FLANGE PER MEMBER U.N.O. SCREWS TO HAVE MINIMUM EDGE DISTANCE OF 8mm AND A MINIMUM PITCH OF 12mm.
  - 6 SCREWS TO BE WAFERTEKS No. 10 U.N.O. MANUFACTURED BY DEUTSCHER (OR EQUIVALENT).
  - 7 FRAME AROUND PERSONNEL DOOR EX. 80x40x0.8 UNLIPPED CHANNELS. FIX MULLIONS TO FLOOR WITH 40x40x0.8 CLEAT AND 1/D10 DYWIDAG. -FRAME CONNECT MEMBERS WITH 2 SCREWS EACH FLANGE. (FRAME AROUND WINDOW OPENING SIMILARLY).
  - 8 PERSONNEL DOOR FRAMED EX. 40x40 CHANNEL AND CLAD WITH STANDARD SHEETING PROFILE.
  - 9 RIDGES, BARGES AND ALL PENETRATIONS TO BE FLASHED WITH 0.4mm ZINCALUME FINISHED STEEL.
  - 10 GUTTER AND DOWNPIPES TO BE FITTED AND DISCHARGED TO EXISTING STORMWATER SYSTEM. SPLICE GUTTER AT CENTRE OF BUILDING. PROVIDE TWO SCREWS INTO EACH WEB AND SEAL WITH SILICONE.
  - 11 BOXED MEMBERS TO BE FLANGE CONNECTED WITH #10 TEXSCREWS AT 500 CTS.
  - 12 STEELWORK SHALL ALL COMPLY WITH THE REQUIREMENTS OF:-  
NZS 4203 WIND LOADING CODE  
AS 1170 PARTS 1 & 2 LOADING CODES  
NZS 3404 STEEL STRUCTURE STANDARD  
AS 1538 COLD FORMED STEEL STRUCTURE CODE  
AS 1562 DESIGN AND INSTALLATION OF METAL ROOFING  
AS 1111/1112 METRIC HEXAGON COMMERCIAL BOLTS AND SCREWS  
AS 2313 GUIDE TO THE PROTECTION OF IRON AND STEEL  
AS 3566 SELF DRILLING SCREWS FOR BUILDING & CONSTRUCTION BIDS

I certify that if constructed in accordance with these drawings the project will be structurally adequate complying with all relevant Australian and New Zealand Standards and Codes of Practice.

*[Signature]*  
D.B. NEWPORT  
M.I.E. (Aust.)  
R.P.E.O. (1155)  
N.E.E.P. 3080 (N.T.)  
ED-1779 (VIC.)

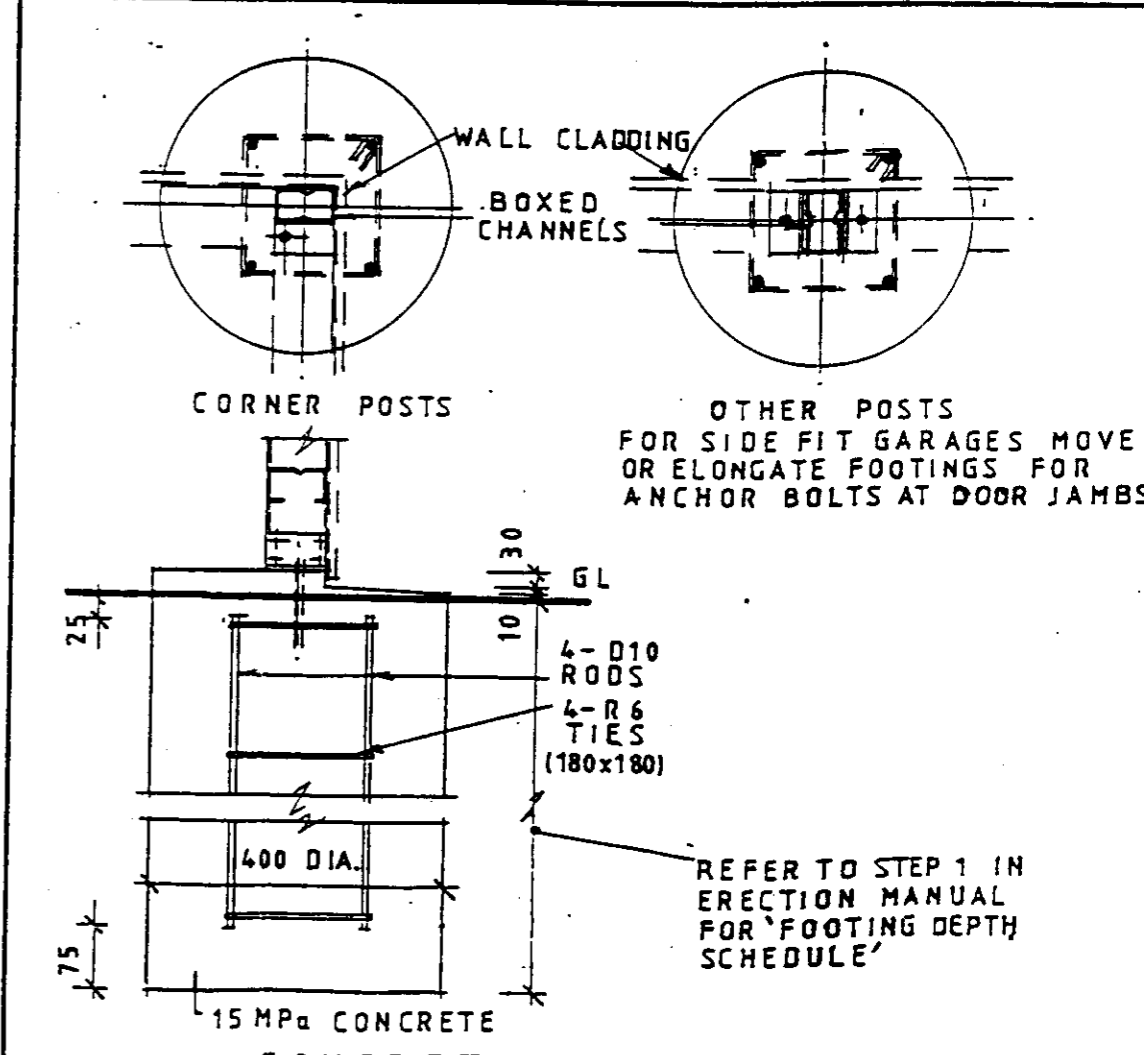
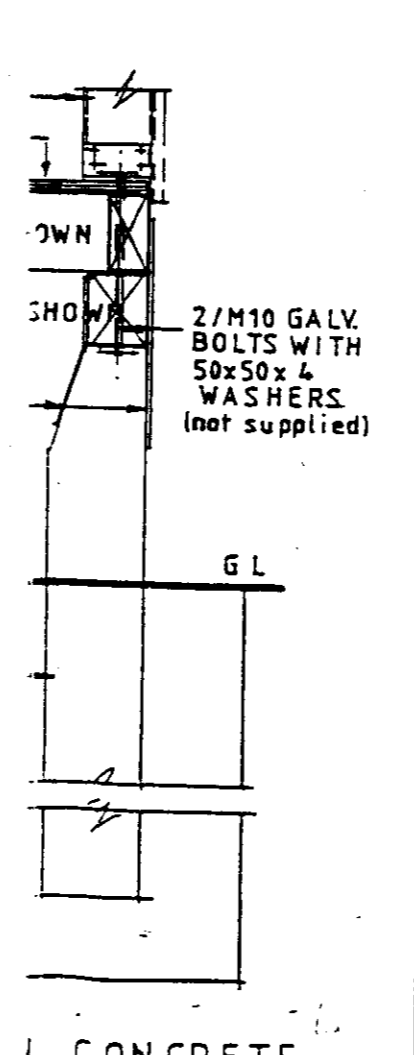
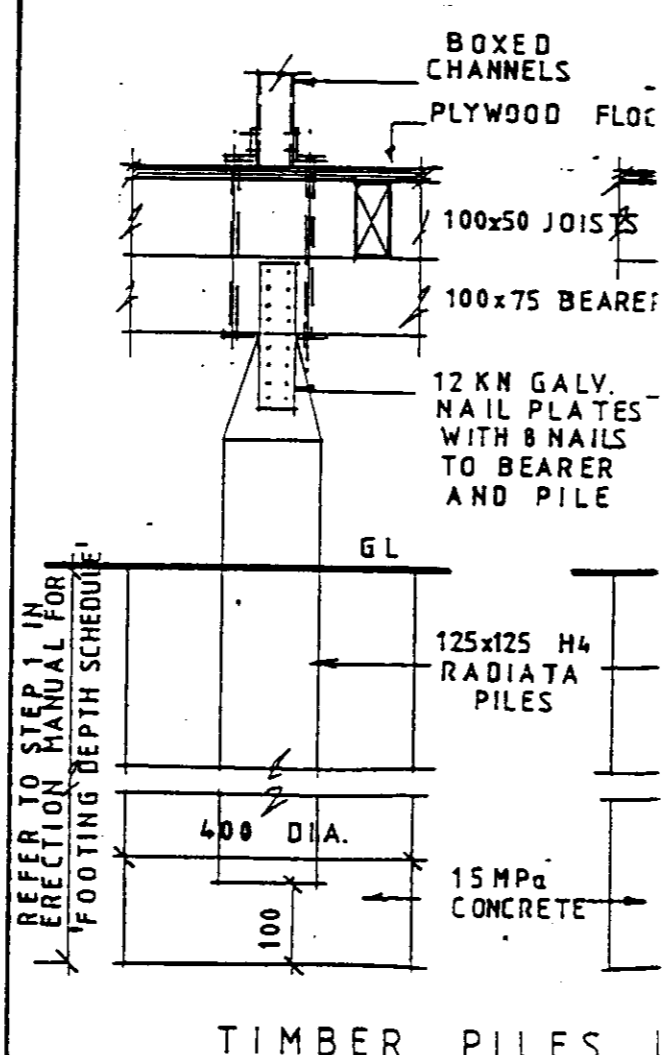
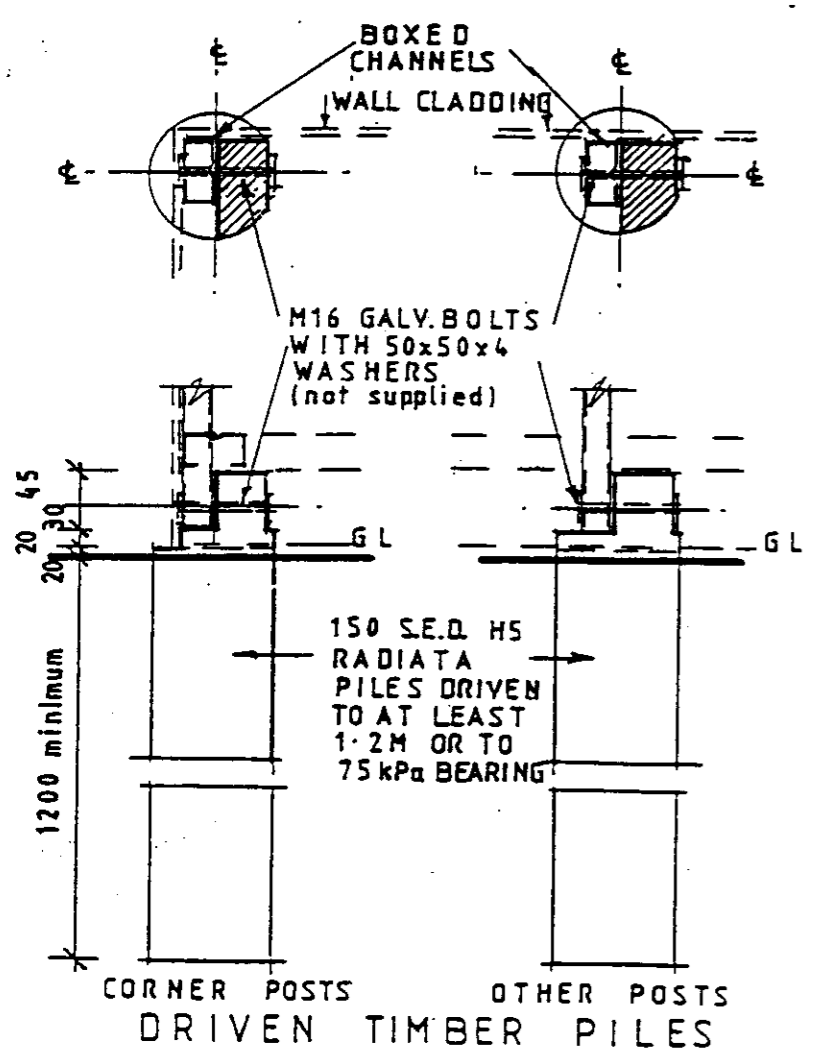
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|   |  |   |  |   |  |   |  |  |  |                             |  |
|---|--|---|--|---|--|---|--|--|--|-----------------------------|--|
|   |  | <b>DES NEWPORT</b><br>CONSULTING ENGINEERS Pty. Ltd.<br>PO Box 76318, MANUKAU CITY, AUCKLAND<br>208 CONSTANCE STREET, FORTITUDE VALLEY<br>BRISBANE QLD, 4006 AUSTRALIA<br>Phone +61 7 3252 9822 Fax +61 7 3252 9844 |  | CLIENT<br><b>BUDGET GARAGES Ltd.</b><br>5a RYAN PLACE,<br>Phone (09) 262 2803<br>Freephone 0800 10 35 4 |  | PROJECT 2.4m, 2.7m Height<br><b>RANGE OF GARAGES</b><br>6m WIDE<br>SITE WIND SPEED<br>42m/s AND 50m/s |  | SUBJECT<br><b>CONNECTION DETAILS AND NOTES</b> |  | JOB No.<br><b>91099NZ</b>   |  |
| A RELEASED FOR BUILDING APPROVAL<br>JULY 1995 |  | 208 CONSTANCE STREET, FORTITUDE VALLEY<br>BRISBANE QLD, 4006 AUSTRALIA<br>Phone +61 7 3252 9822 Fax +61 7 3252 9844   |  | (09) 262 2798   |  | REVISION SUFFIX<br><b>3</b>   |  | REVISION SUFFIX<br><b>3</b>                    |  | REVISION SUFFIX<br><b>3</b> |  |



# SLAB AND FOUNDATION SCHEDULE

**\*DELETE OPTIONS NOT APPLICABLE\***



ANCHOR BOLTS TO CONCRETE SHALL BE RAWLPLUG M10x75 ZINC PLATED HEX HEADED EXCALIBUR SCREWBOLTS

ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW ZEALAND BUILDING CODE

Designer: Des Newport, Consulting Engineer  
Brisbane, Australia 25-7-96 28-8-96

Regd. Eng: FREDERICK R SMITH  
CONSULTING ENGINEER  
23 Glamorgan Drive, Torbay  
Auckland Ph/Fx 09 473 1262

Manufacturer: Spic - N. Span, Brisbane, Australia Distributors: BUDGE

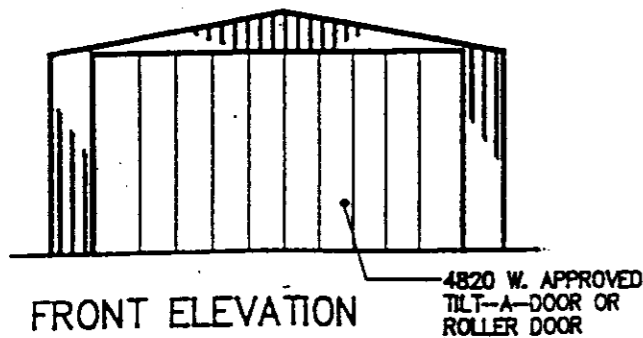
BUDGET GARAGES LTD

**SHEET 4**

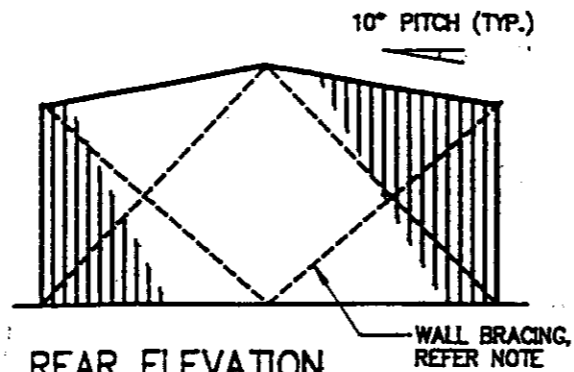
STEEL FRAMED GARAGES

CONCRETE FLOOR SLAB - FOOTINGS OR TIMBER PILES

GARAGES LIMITED 5A Ryan Place, P.O. Box 76 318, Manukau City, Auckland. Phone 09 262 2803, Free Phone 0.800 103 545, Fax 09 262 2798

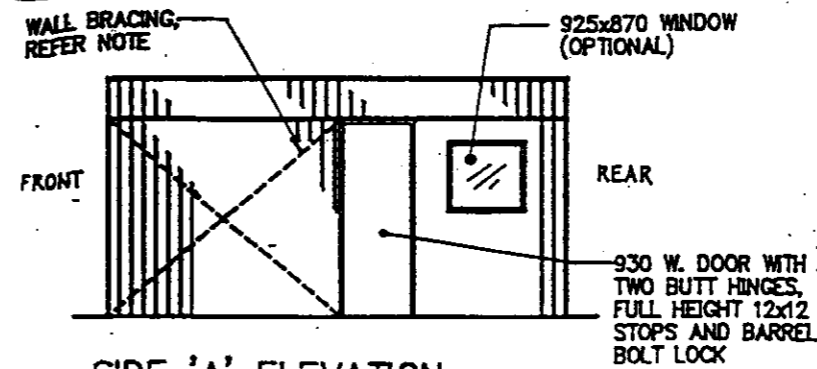


FRONT ELEVATION



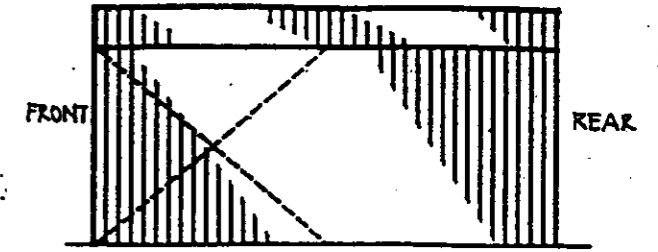
REAR ELEVATION

- PERSONNEL DOOR MAY BE INSTALLED IN THIS WALL PROVIDED THE NUMBER OF BRACING SETS IS MAINTAINED AS SCHEDULED
- WALL BRACING (2 BAYS) EX. G550 STRAPS: -
  - S42 - 6-12m L. GARAGE - 21x0.8 STRAPS 3 SCREWS/CONN.
  - 15m L. GARAGE - 50x0.8 STRAPS 4 SCREWS/CONN.
  - S50 - 6-9m L. GARAGE - 50x0.8 STRAPS 3 SCREWS/CONN.
  - 12-15m L. GARAGE - 50x0.8 STRAPS 4 SCREWS/CONN.



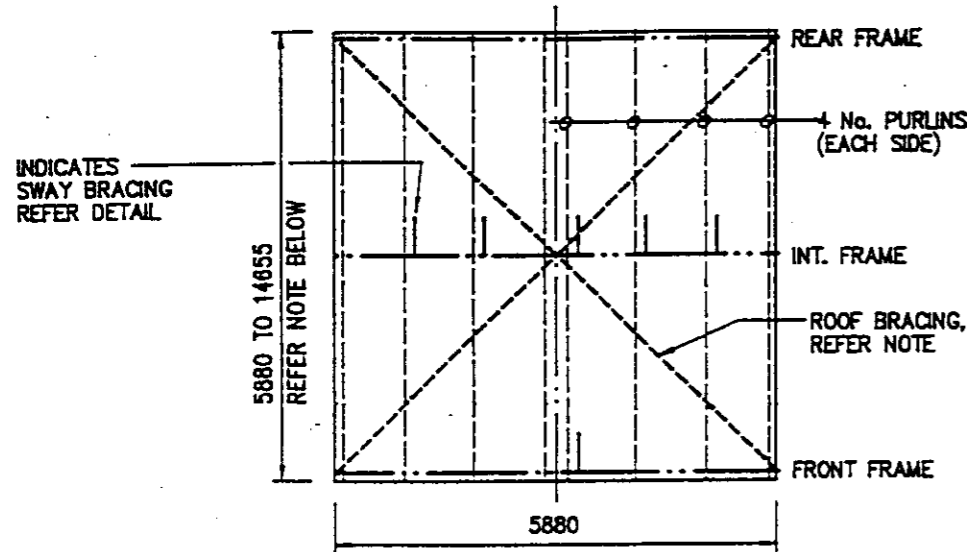
SIDE 'A' ELEVATION

- WALL BRACING EX. G550 STRAPS: -
- S42 - 6-9m L. GARAGE - 1 BAY OF 21x0.8 STRAPS 3 SCREWS/CONN.
  - 12-15m L. GARAGE - 2 BAYS OF 21x0.8 STRAPS 2 SCREWS/CONN.
  - S50 - 6m L. GARAGE - 1 BAY OF 50x0.8 STRAPS 5 SCREWS/CONN.
  - 9-12m L. GARAGE - 2 BAYS OF 21x0.8 STRAPS 3 SCREWS/CONN.
  - 15m L. GARAGE - 3 BAYS OF 21x0.8 STRAPS 3 SCREWS/CONN.



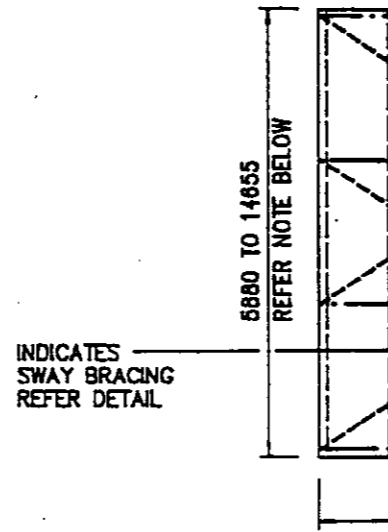
SIDE 'B' ELEVATION

WALL BRACING REFER SIDE 'A' ELEVATION



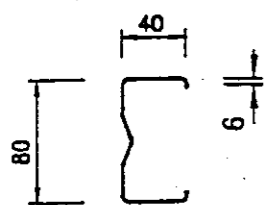
FRAMING PLAN - S42

- S42, 6m WIDE GARAGES MAY BE EXTENDED TO MAXIMUM 15m LONG BY INSERTING INTERNAL FRAMES AT 3000 CTS. MAXIMUM. BRACING LAYOUT SIMILAR.
- ROOF BRACING EX. G550 STRAPS: -
  - 6-12m L. GARAGE - 21x0.8 STRAPS (3 SCREWS/CONN.)
  - 15m L. GARAGE - 50x0.8 STRAPS (3 SCREWS/CONN.)

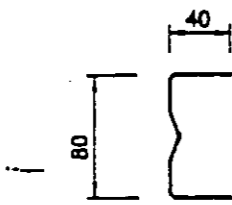


FRAMING PLAN - S50

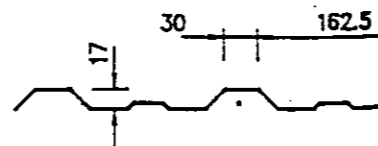
- S50, 6m WIDE GARAGE MAY BE EXTENDED TO 15m LONG BY INSERTING INTERNAL FRAMES AT 2000 CTS. MAXIMUM. BRACING LAYOUT SIMILAR.
- ROOF BRACING EX. G550 STRAPS: -
  - 6-9m L. GARAGE - 50x0.8 STRAPS 4 SCREWS/CONN.
  - 12-15m L. GARAGE - 50x0.8 STRAPS 5 SCREWS/CONN.



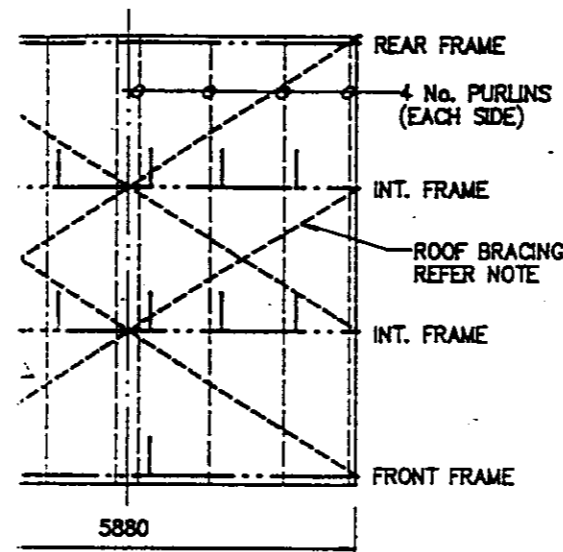
TYPICAL SECTION INT. & REAR FRAMES



TYPICAL SECTION FRONT FRAME ONLY

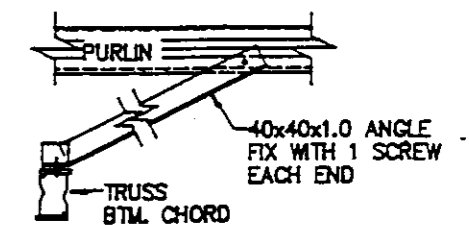
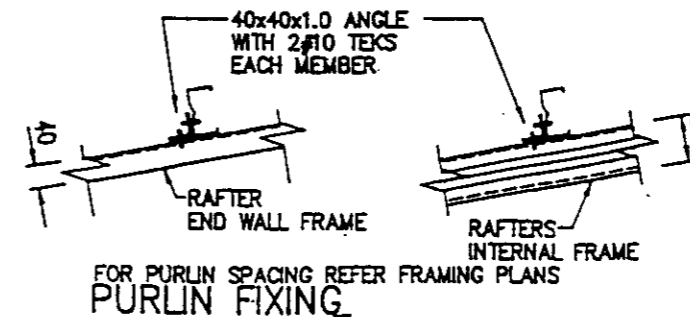


SHEETING PROFILE



FRAMING PLAN - S50

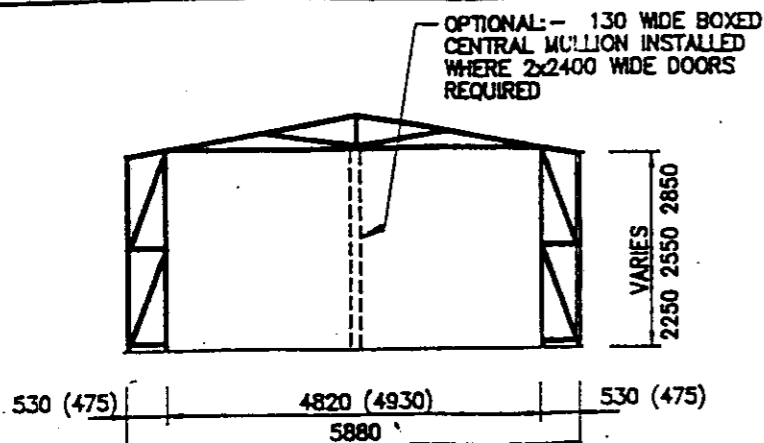
- S50, 6m WIDE GARAGE MAY BE EXTENDED TO 15m LONG BY INSERTING INTERNAL FRAMES AT 2000 CTS. MAXIMUM. BRACING LAYOUT SIMILAR.
- ROOF BRACING EX. G550 STRAPS: -
  - 6-9m L. GARAGE - 50x0.8 STRAPS 4 SCREWS/CONN.
  - 12-15m L. GARAGE - 50x0.8 STRAPS 5 SCREWS/CONN.



TYPICAL SWAY BRACING DETAIL

© spic-n-span 1995

|      |                                |   |  |  |  |  |  |   |  |   |  |
|------|--------------------------------|---|--|--|--|--|--|---|--|---|--|
|      |                                | <b>DES NEWPORT</b><br>CONSULTING ENGINEERS Pty. Ltd.<br>PO Box 76318, MANUKAU CITY, AUCKLAND<br>208 CONSTANCE STREET, FORTITUDE VALLEY<br>BRISBANE QLD, 4006 AUSTRALIA<br>Phone +61 7 3252 9822 Fax +61 7 3252 9844 |  | CLIENT<br><b>BUDGET GARAGES Ltd.</b><br>5a RYAN PLACE, MA<br>Phone (09) 262 2803 Fax<br>(09) 262 2798<br>Freephone 0800 10 35 45 |  | PROJECT 2.4m, 2.7m, 2m Height<br>SUBJECT RANGE OF GARAGES<br>6m WIDE FRONT ENTRY<br>SITE WIND SPEED<br>42m/s AND 50m/s |  | ELEVATIONS,<br>FRAMING PLANS,<br>CONNECTION DETAILS |  | JOB No.<br><b>91099NZ</b><br>DWG No.<br><b>1</b><br>REVISION SUFFIX |  |
| A    | RELEASED FOR BUILDING APPROVAL | JULY 1996   |  |  |  |  |  |   |  |   |  |
| SUFF | REVISION                       | DATE  |  |  |  |  |  |   |  |   |  |



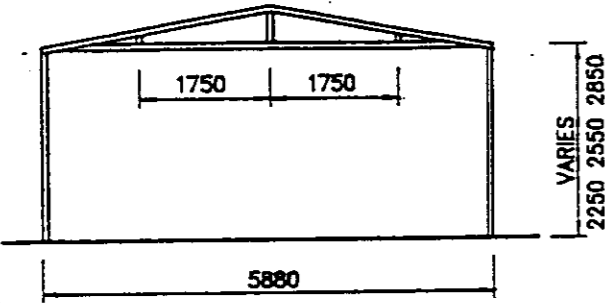
**FRONT FRAME**  
 1 ALL MEMBERS TO BE EX. 80x40 CHANNELS, 0.8 B.M.T.  
 2 DOOR HEAD AND DOOR MULLIONS TO BE BOXED CHANNELS

**FRONT FRAME - HOLD DOWN**

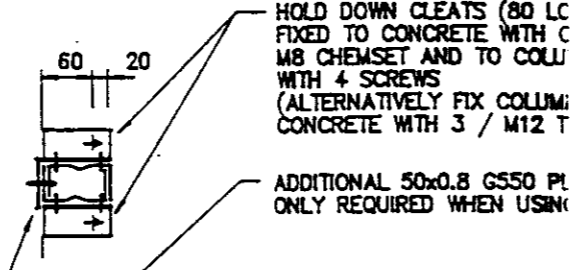
FIX EACH COLUMN OF FRONT FRAME WITH HOLD CONCRETE WITH CHEMSETS AND TO COLUMN WITH

|  |   |
|--|---|
| 2.4m HIGH GARAGE   | 2.7m AND 3.0m                             |
| 6m LONG:<br>S42 - 2/CH8 (4 SCREWS)<br>S50 - 2/CH10 (5 SCREWS)    | 6m LONG:<br>S42 - 2/CH10<br>S50 - 2/CH12  |
| 9m LONG:<br>S42 - 2/CH10 (5 SCREWS)<br>S50 - 2/CH12 (7 SCREWS)   | 9m LONG:<br>S42 - 2/CH12<br>S50 - 4/CH10  |
| 12m LONG:<br>S42 - 2/CH10 (6 SCREWS)<br>S50C - 2/CH12 (9 SCREWS) | 12m LONG:<br>S42 - 4/CH10<br>S50 - 4/CH12 |
| 15m LONG:<br>S42 - 2/CH12 (6 SCREWS)<br>S50 - 4/CH10 (12 SCREWS) | 15m LONG:<br>S42 - 4/CH12<br>S50 - 4/CH10 |

NOTE:- NUMBER OF SCREWS INDICATED IS THE (DIVIDE EQUALLY BETWEEN THE NUMBER OF CLEATS REQUIRED)

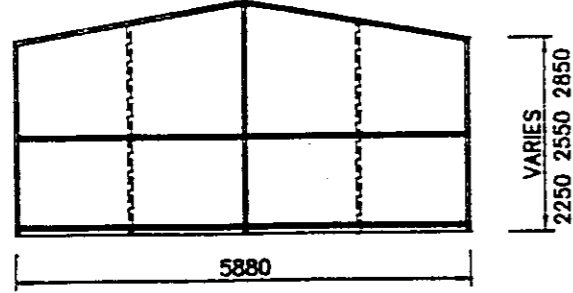


**INTERNAL FRAME**  
 1 ALL MEMBERS TO BE BOXED 80x40 CHANNELS (RAFTERS TO BE 2 / 80x40 CHANNELS)



**INTERNAL FRAME - HOLD DOWN**

- HOLD DOWN CLEATS TO BE EX. 40x40x2.0 ANGLE
- BOLTS DESIGNATED CH8 TO CH12 REFERS TO M8 TO M12 CHEMSETS INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
- M8 TO M12 CAST-IN BOLTS MAY BE USED IN LIEU OF CHEMSETS
- M10 "AVDEL TEXTRON SCREWBOLTS", 75mm EMBED INTO CONCRETE, MAY BE USED IN LIEU OF CHEMSETS



**REAR FRAME**  
 1 REFER "REAR FRAME NOTES" FOR MEMBER SIZES AND SPACINGS

**REAR FRAME NOTES**

- ALL MEMBERS EX. 80x40 CHANNELS, 0.8 B.M.T. (BOXED MULLIONS TO BE FLANGE CONNECTED WITH SCREWS AT 600 CTS.)
- GIRT LAYOUT TO BE AS SHOWN. ALL GIRTS IN END WALL EX. SINGLE CHANNELS. (SIDE WALL GIRT LAYOUT SIMILAR).
- CORNER MULLIONS TO BE TYPE A, ALL D.W.V., ALL HEIGHTS
- NUMBER OF "INTERNAL" MULLIONS AS PER FOLLOWING:

|                |                                  |
|----------------|----------------------------------|
| 2400 H. GARAGE | 1 TYPE B - S42<br>1 TYPE B - S50 |
| 2700 H. GARAGE | 1 TYPE B - S42<br>3 TYPE B - S50 |
| 3000 H. GARAGE | 1 TYPE B - S42<br>3 TYPE B - S50 |

**SIDE WALL GIRT NOTE**

- ALL SIDE WALL GIRTS TO BE SINGLE 80x40 CHANNELS, 0.8 B.M.T.
- SPACING OF SIDE WALL GIRTS AS PER REAR WALL ELEVATION.

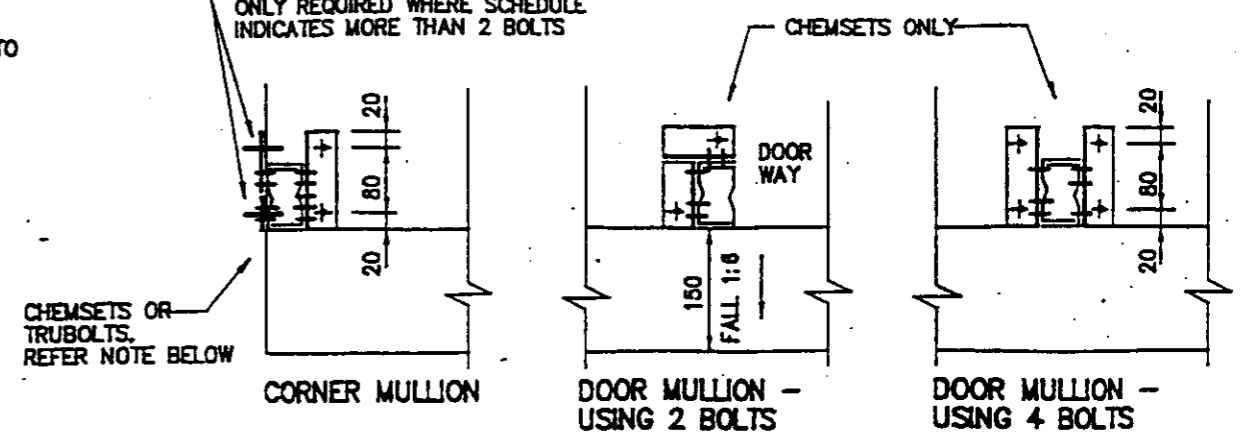
NOTE:- M10 "AVDEL TEXTRON SCREWBOLTS" MAY BE USED IN LIEU OF CHEMSETS FOR HOLD DOWN OF ALL FRAMES (SEE NOTES)

**SCHEDULE**

HOLD DOWN CLEAT/S FIXED TO CONCRETE WITH CHEMSETS:-

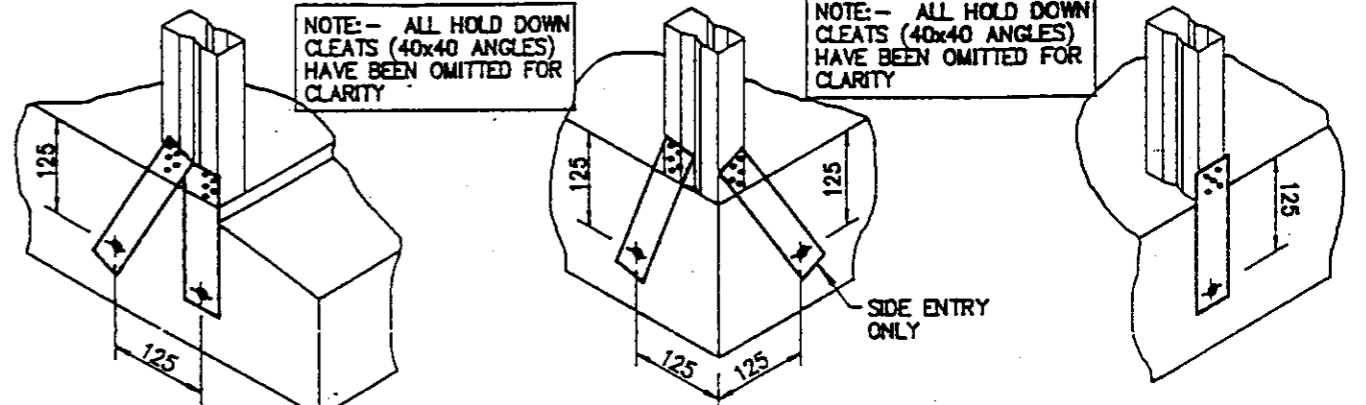
|                  |                        |
|------------------|------------------------|
| 2.4m HIGH GARAGE | 6 SCREWS<br>8 SCREWS   |
| 2.7m AND 3.0m    | 8 SCREWS<br>10 SCREWS  |
| 3.3m             | 10 SCREWS<br>14 SCREWS |
| 3.6m             | 14 SCREWS<br>18 SCREWS |

TOTAL NUMBER PER COLUMN (IF CLEATS REQUIRED)



**FRONT FRAME - HOLD DOWN**

- M12 TRUBOLTS MAY BE USED IN LIEU OF CHEMSETS FOR HOLD DOWN OF FRONT FRAME CORNER MULLION IN FOLLOWING CASES ONLY:-  
 - 2.4m HIGH GARAGE; S42, 6-15m L GARAGE; USE 3 TRUBOLTS  
 S50, 6-9m L GARAGE; USE 3 TRUBOLTS  
 12-15m L GARAGE; USE 4 TRUBOLTS  
 - 2.7-3.0m H. GARAGE; S42, 6m L GARAGE; USE 3 TRUBOLTS  
 9-12m L GARAGE; USE 4 TRUBOLTS  
 S50, 6-9m L GARAGE; USE 4 TRUBOLTS
- REFER "INTERNAL FRAME - HOLD DOWN" FOR NOTES REGARDING:  
 - SCREWBOLTS AND CAST-IN BOLTS USED IN LIEU OF CHEMSETS  
 - INSTALLATION OF CHEMSETS

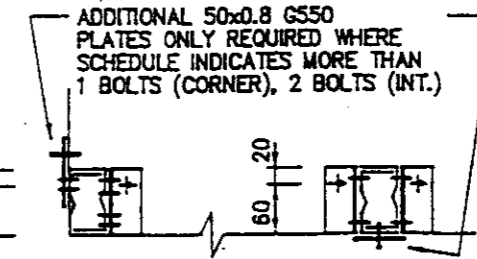


**FRONT FRAME - CORNER HOLD DOWN - WHERE ADDITIONAL 50x0.8 G550 PLATES ARE REQUIRED**

**REAR FRAME CORNER - HOLD DOWN SCHEDULE**

HOLD DOWN CLEAT/PLATE FIXED TO CONCRETE WITH CHEMSET/S AND TO COLUMN WITH SCREWS:-

|                  |  |
|------------------|--|
| 6m LONG GARAGE:  | S42 - 1/CH10 (2 SCREWS)<br>S50 - 1/CH10 (2 SCREWS) |
| 9m LONG GARAGE:  | S42 - 1/CH10 (3 SCREWS)<br>S50 - 2/CH8 (3 SCREWS)  |
| 12m LONG GARAGE: | S42 - 2/CH8 (3 SCREWS)<br>S50 - 2/CH10 (3 SCREWS)  |
| 15m LONG GARAGE: | S42 - 2/CH10 (4 SCREWS)<br>S50 - 2/CH10 (4 SCREWS) |



**REAR FRAME - HOLD DOWN**

- M12 TRUBOLTS MAY BE USED IN LIEU OF CHEMSETS FOR HOLD DOWN REFER FOLLOWING:-  
 - CORNER MULLIONS; USE 2 TRUBOLTS  
 - "INTERNAL MULLIONS"; USE 3 TRUBOLTS
- REFER "INTERNAL FRAME - HOLD DOWN" FOR NOTES REGARDING:  
 - SCREWBOLTS AND CAST-IN BOLTS USED IN LIEU OF CHEMSETS  
 - INSTALLATION OF CHEMSETS

**REAR FRAME "INTERNAL" - HOLD DOWN SCHEDULE**

TWO HOLD DOWN CLEATS, EACH FIXED TO CONCRETE WITH ONE CHEMSETS AND TO COLUMN WITH SCREWS:-

|                    |  |
|--------------------|--|
| 6-12m LONG GARAGE: | S42 - CH8 BOLT, 3 SCREWS<br>S50 - CH8 BOLT, 3 SCREWS   |
| 15m LONG GARAGE:   | S42 - CH10 BOLT, 3 SCREWS<br>S50 - CH10 BOLT, 3 SCREWS |

|      |                                |           |
|------|--------------------------------|-----------|
| A    | RELEASED FOR BUILDING APPROVAL | JULY 1995 |
| SUFF | REVISION                       | DATE      |

**DES NEWPORT CONSULTING ENGINEERS Pty. Ltd.**  
 PO Box 76318, MANUKAU CITY, AUCKLAND  
 208 CONSTANCE STREET, FORTITUDE VALLEY  
 BRISBANE QLD, 4006 AUSTRALIA  
 Phone +61 7 3252 9822 Fax +61 7 3252 9844

**BUDGET**  
 5a RYAN PLACE  
 Phone (09) 262 280  
 Freephone 0800 10 10

**GARAGES Ltd.**  
 MANUKAU CITY, AUCKLAND  
 Fax (09) 262 2798

PROJECT: 2.4m, 2.7m, 3.0m Height  
 RANGE OF GARAGES  
 6m WIDE FRONT ENTRY  
 SITE WIND SPEED  
 42m/s AND 50m/s

SUBJECT: DETAILS OF FRAMES, HOLD DOWN DETAILS

JOB No. 91099NZ  
 DWG No. 2  
 REVISION SUFFIX

- GENERAL NOTES
- 1 ALL WORK SHALL CONFORM TO THE NEW ZEALAND BUILDING CODE.
  - 2 DRAWINGS SHALL NOT BE SCALED FOR ANY FABRICATION OR ERECTION DETAILS.
  - 3 AT SET OUT, DIAGONALS MUST BE CAREFULLY CHECKED TO ENSURE BUILDING IS SQUARE.

- LOADINGS
- 1 STRUCTURE HAS NOT BEEN DESIGNED TO CARRY OCCASIONAL LOADING AS STIPULATED IN 3.8.3 OF AS 1170.1.
  - 2 WIND LOAD IN ACCORDANCE WITH NZS 4203-1992 D.W.V. REFERRED TO ON DRAWINGS ARE:  
-S42, ULTIMATE SITE WIND SPEED OF 42.5m/s  
-S50, ULTIMATE SITE WIND SPEED OF 50.4m/s
  - 3 ROOF LIVE LOAD - 0.25 kPa
  - 4 MAXIMUM SNOW LOAD SHALL BE 0.7 kPa. HEAVIER SNOW LOAD WILL NEED EXTRA PURLINS.
  - 5 BUILDING SIZES ABOVE 1000m ABOVE SEA LEVEL WILL NEED SPECIFIC DESIGN.

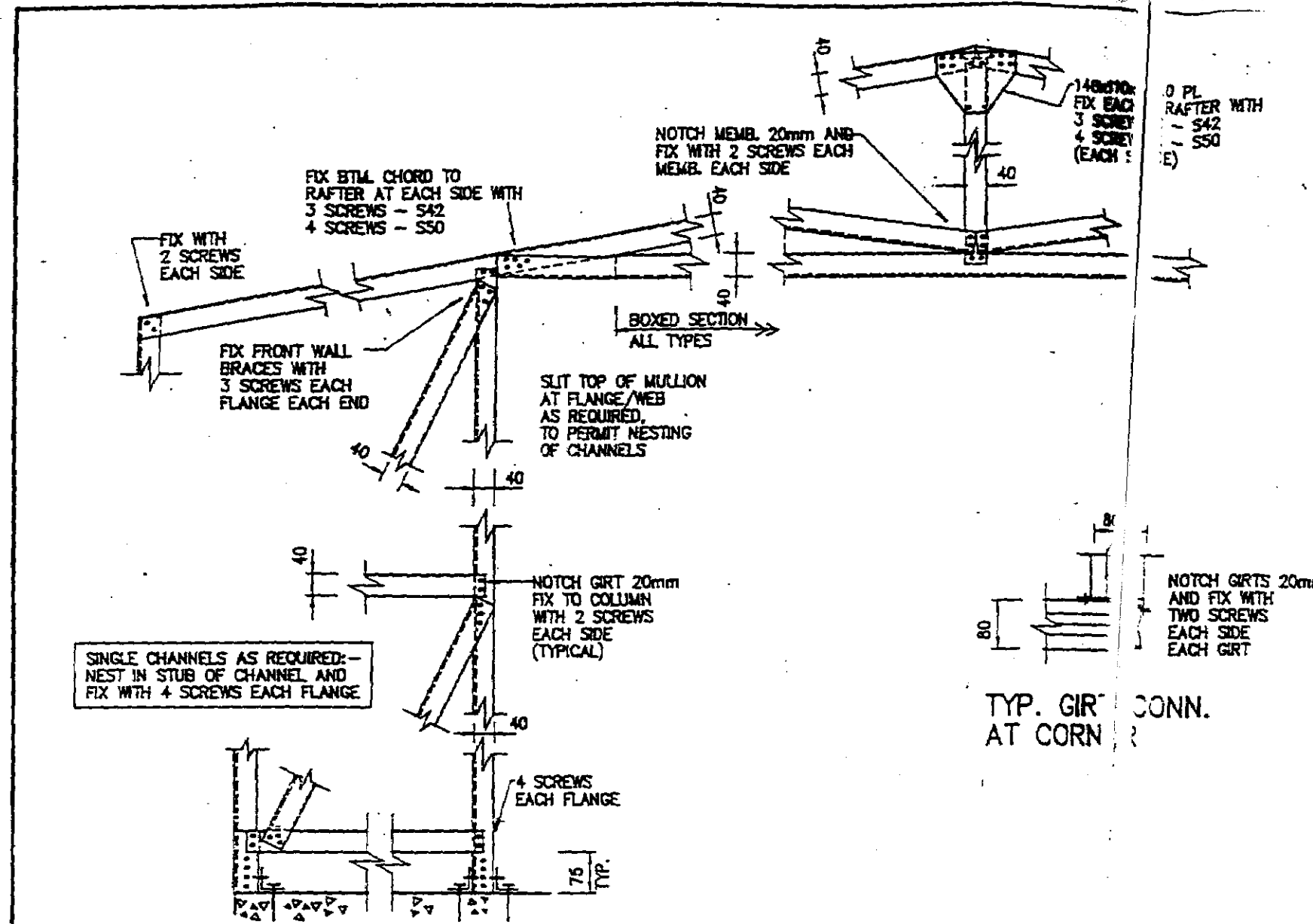
- CONCRETE
- 1 SERVICES OF AN EXPERIENCED CONSULTING ENGINEER SHOULD BE ENGAGED TO ADVISE ON SUITABILITY OF SOIL CONDITIONS.
  - 2 CONCRETE SHALL HAVE MAXIMUM AGGREGATE SIZE OF 20 mm, SLUMP OF 80±20 AND ULTIMATE COMPRESSION STRENGTH AT 28 DAYS OF 20 MPa.
  - 3 CONCRETE SHALL BE PLACED IN ONE CONTINUOUS OPERATION AND BE COMPACTED BY EXTERNAL VIBRATION OR HAND TAMPING.
  - 4 FOOTING EXCAVATIONS SHALL BE THOROUGHLY CLEANED OF ALL LOOSE MATERIAL BEFORE PLACING CONCRETE.
  - 5 FOUNDATION MATERIAL SHALL HAVE SAFE BEARING CAPACITY OF 75 kPa.
  - 6 POOR SLAB ON 50 mm COMPACTED SAND AND 25mm POLYTHENE WATERPROOF MEMBRANE (LAPPED 200 AND SEALED WITH APPROPRIATE TAPE).

- STEELWORK
- 1 ALL STRUCTURAL FRAMING MEMBERS SHALL BE S550 GRADE STEEL AND ALL CLEATS SHALL BE G450 GRADE STEEL GALVANIZED TO MIN Z200.
  - 2 ROOF AND WALL SHEETING SHALL BE G550 GRADE STEEL PROTECTED WITH ZINCALUME AZ150.
  - 3 EVERY CLADDING SHEET IS TO BE FIXED AT RIDGE PURLINS AND EAVES WITH ONE SCREW AT EVERY PURLIN, AT OTHER PURLINS, GIRTS ETC. FIX WITH ONE SCREW AT EVERY SECOND PURLIN. ALL SCREWS INTO ROOF SHEETING TO HAVE NEOPRENE WASHERS.
  - 4 PURLINS AND GIRTS EX. 80x40 LIPPED, CRIMPED CHANNELS.
  - 5 AT FRONT, INTERNAL AND REAR FRAMES CONNECT GIRTS WITH 2x10 SCREWS PER FLANGE PER MEMBER U.N.O. SCREWS TO HAVE MINIMUM EDGE DISTANCE OF 8mm AND A MINIMUM PITCH OF 12mm.
  - 6 SCREWS TO BE WAFERTEX'S No. 10 U.N.O. MANUFACTURED BY DEUTSCHER (OR EQUIVALENT).
  - 7 FRAME AROUND PERSONNEL DOOR EX. 80x40x0.8 UNLIPPED CHANNELS. FIX MULLIONS TO FLOOR WITH 40x40x0.8 CLEAT AND 1/10 DYNABOLT. -FRAMING CONNECT MEMBERS WITH 2 SCREWS EACH FLANGE. (FRAME AROUND WINDOW OPENING SIMILARLY)
  - 8 PERSONNEL DOOR FRAMED EX. 40x40 CHANNEL AND CLAD WITH STANDARD SHEETING PROFILE.
  - 9 RIDGES, BARGES AND ALL PENETRATIONS TO BE FLASHED WITH 0.4mm ZINCALUME FINISHED STEEL.
  - 10 GUTTER AND DOWNPIPES TO BE FITTED AND DISCHARGED TO EXISTING STORMWATER SYSTEM. SPLICE GUTTER AT CENTRE OF BUILDING. PROVIDE TWO SCREWS INTO EACH WEB AND SEAL WITH SILICONE.
  - 11 BOXED MEMBERS TO BE FLANGE CONNECTED WITH #10 TEKSCREWS AT 800 CTS.
  - 12 STEELWORK SHALL ALL COMPLY WITH THE REQUIREMENTS OF:-  
NZS 4203 WIND LOADING CODE  
AS 1170 PARTS 1 & 2 LOADING CODES  
NZS 3404 STEEL STRUCTURE STANDARD  
AS 1538 COLD FORMED STEEL STRUCTURE CODE  
AS 1562 DESIGN AND INSTALLATION OF METAL ROOFING  
AS 1111/1112 METRIC HEXAGON COMMERCIAL BOLTS AND SCREWS  
AS 2313 GUIDE TO THE PROTECTION OF IRON AND STEEL  
AS 3586 SELF DRILLING SCREWS FOR BUILDING & CONSTRUCTION IND.

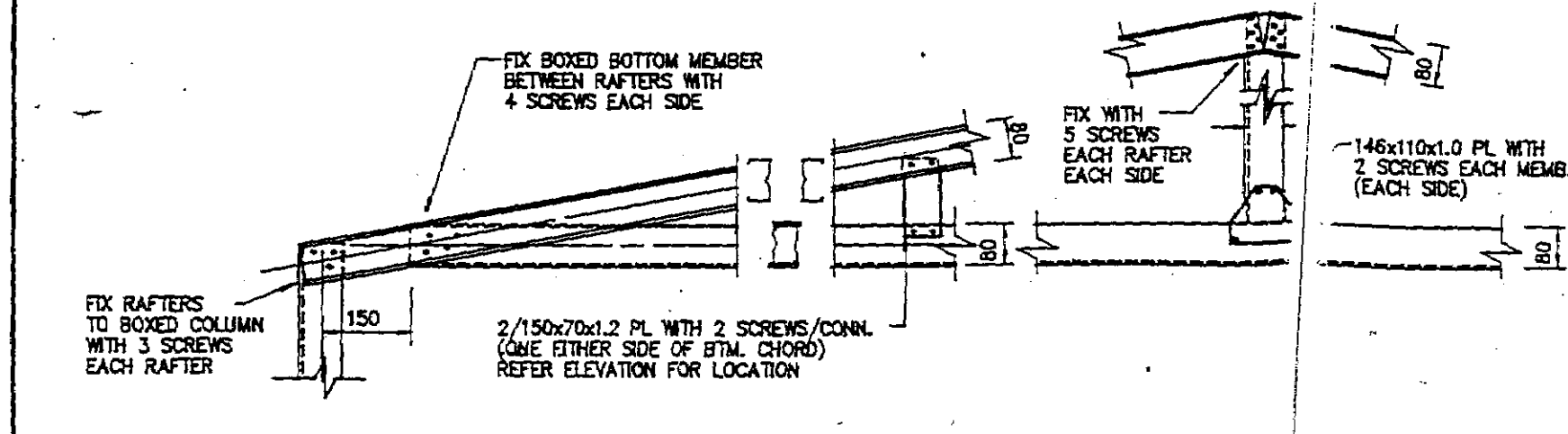
I certify that if constructed in accordance with these drawings the project will be structurally adequate complying with all relevant Australian and New Zealand Standards and Codes of Practice.

*[Signature]*  
D.B. NEWPORT  
N.E.E.P. (1155)  
N.E.E.P. 3080 (N.Z.)  
EC-1779 (VIC.)

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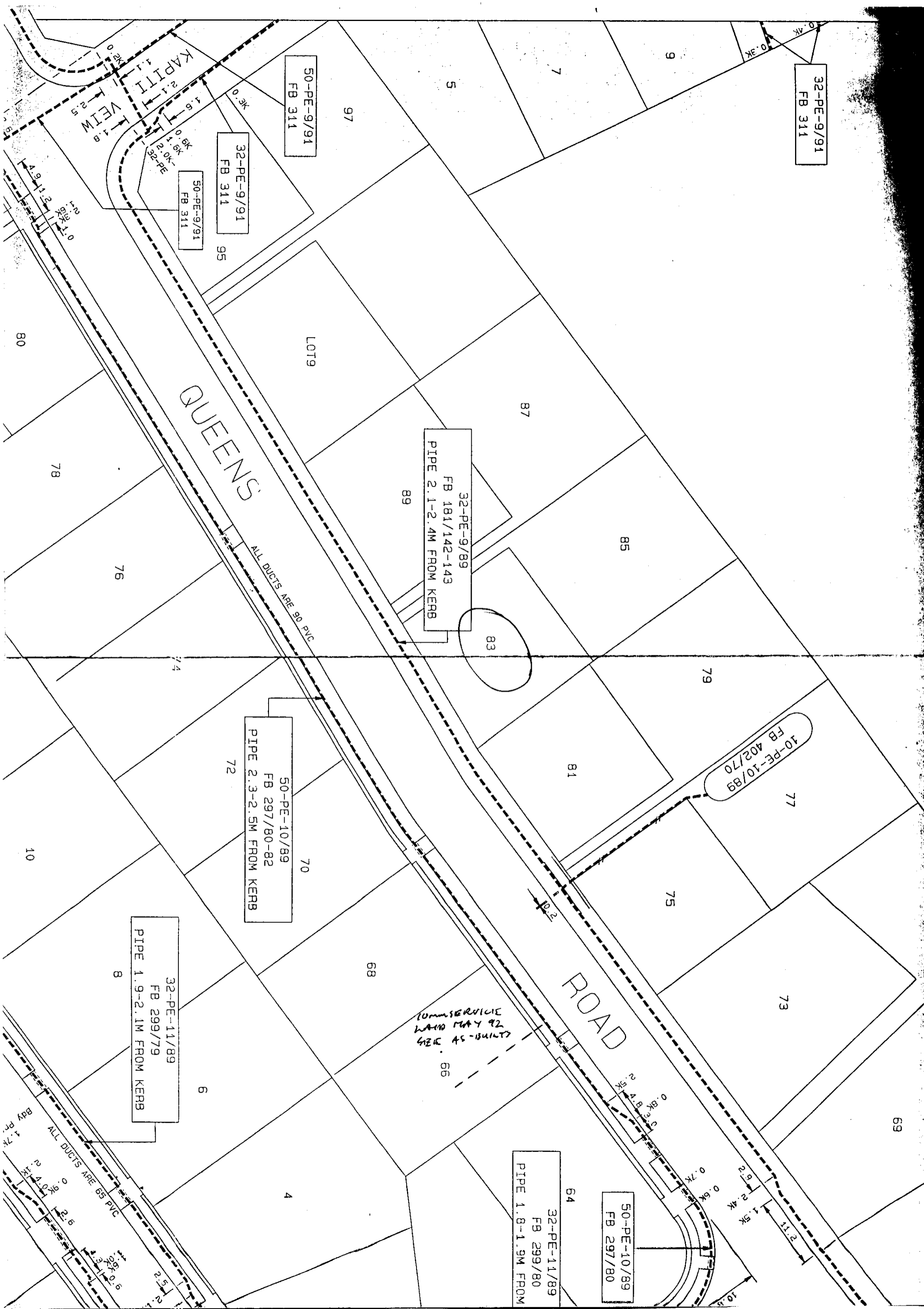


FRONT FRAME - CONNECTION DETAILS



INTERNAL FRAME - CONNECTION DETAILS

|  |      |  |  |   |  |
|--|------|--|--|---|--|
| DES NEWPORT CONSULTING ENGINEERS Pty. Ltd.<br>PO Box 76318, MANUKAU CITY, AUCKLAND<br>208 CONSTANCE STREET, FORTITUDE VALLEY BRISBANE QLD, 4006 AUSTRALIA<br>Phone +61 7 3252 9822 Fax +61 7 3252 9844 |      | CLIENT<br><b>BUDGET GARAGES Ltd.</b><br>5a RYAN PLACE, MANUKAU CITY, AUCKLAND<br>Phone (09) 262 2803<br>FreePhone 0800 10 35 4 | PROJECT 2.4m, 2.7m Height<br>RANGE OF GARAGES 6m WIDE<br>SITE WIND SPEED 42m/s AND 56m/s | SUBJECT<br>CONNECTION DETAILS AND NOTES | JOB No.<br>91099NZ<br>DWG No.<br>3<br>REVISION SUFFIX<br>A |
| RELEASED FOR BUILDING APPROVAL<br>JULY 1996  | DATE |  |  |   |  |



32-PE-9/91  
FB 311

50-PE-9/91  
FB 311

32-PE-9/91  
FB 311

50-PE-9/91  
FB 311

32-PE-9/89  
FB 181/142-143  
PIPE 2.1-2.4M FROM KERB

10-PE-10/89  
FB 402/70

50-PE-10/89  
FB 297/80-82  
PIPE 2.3-2.5M FROM KERB

32-PE-11/89  
FB 299/79  
PIPE 1.9-2.1M FROM KERB

32-PE-11/89  
FB 299/80  
PIPE 1.8-1.9M FROM

50-PE-10/89  
FB 297/80

COMMERCIAL  
LAND MAY 92  
SEE AS-BUILTS

QUEENS

ROAD

LOT 19

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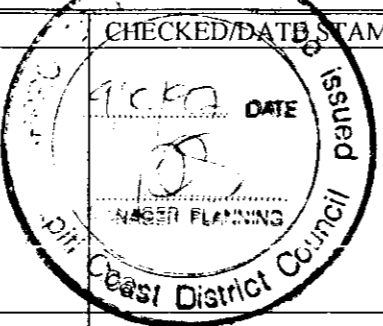
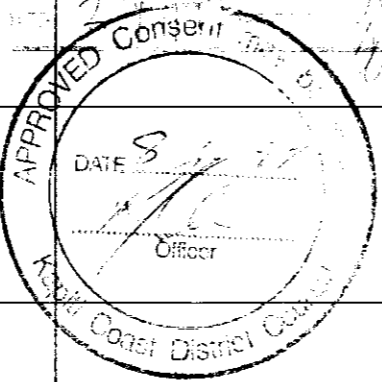
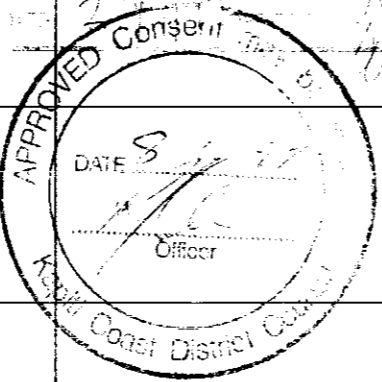
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FOR COUNCIL USE:

| DEPARTMENT                          | REQUIREMENTS                |                  | COMMENTS   | CHECKED/DATE STAMP  |
|-------------------------------------|-----------------------------|------------------|--|---|
|                                     | Yes                         | No               |  |   |
| Town Planning                       | Zoning Confirms             |                  |  |   |
|                                     | Dispensation                |                  |  |   |
|                                     | Planning Consent            |                  |  |   |
|                                     | Special Floor Level         |                  |  |   |
| Plumbing                            |                             |                  |  |   |
| Drainage                            |                             |                  | <p>APPLICANT'S RESPONSIBILITY TO OBTAIN A CONSENT FROM THE DISTRICT COUNCIL FOR THE PROPOSED WORK. CONSENT MUST BE ISSUED.</p> |   |
| Stormwater                          | To Channel                  |                  |  |  |
|                                     | To Drain                    |                  |  |   |
|                                     | Confined to Lot             |                  |  |   |
| Building                            |                             |                  |  |   |
| Structural                          | Specific Design             |                  |  |  |
|                                     | Foundation                  |                  |  |   |
|                                     | Structure                   |                  |  |   |
|                                     | Roof                        |                  |  |   |
| Subdivisional Engineer              | Earthworks Bylaw Conditions |                  |  |   |
|                                     | Environmental Health        |                  |  |   |
| Site- Foopath & Entrance Conditions |                             | Ground           |  |   |
| <p>GOOD V/E + FOOTPATH + BGM.</p>   |                             | <p>GOOD SAND</p> |  | <p>32 9 97</p>  |
| NOTES:                              |                             |                  |  |   |



APPLICATION FOR BUILDING CONSENT  
Section 33, Building Act 1991

Form 3

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

|            |
|------------|
| CONSENT NO |
| 971115     |

PART A : GENERAL

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

| APPLICANT (OWNER*)   | PROJECT   |
|--|---|
| Name: <u>E. Wimpsey</u>  | New or <del>relocated</del> Building <input checked="" type="checkbox"/> <span style="float: right;">Cross One</span> |
| Mailing address: <u>14 BEGINNING WEST COURT - PARAPARAUMU</u>  | Alterations or additions <input type="checkbox"/>   |
| Contact [Print Name and position]:<br><u>MARK WILSON - designer</u>  | Accessory Building or Fire <input type="checkbox"/>   |
| Phone: <u>2973314</u> <sup>MOBILE</sup> <u>021 818161</u>  | Building Demolition or Removal <input type="checkbox"/>   |
| *Under section 33 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force. | Being stage <u>1</u> of an intended <u>1</u> stages.  |
|  | Estimated value (inclusive of GST): <u>\$62000</u>  |
|  | Intended use, eg <del>Dwelling, Carport, Garage, etc</del>  |
|  | Intended life:<br>Indefinite but not less than 50 years <input checked="" type="checkbox"/>                           |
|  | Specified as _____ years  |
| FOR COUNCIL USE  | PROJECT LOCATION  |
| Received: <u>10/9/97</u>   | Street address (if any) <u>83 QUEENS RD WAIKIMONO BEACH</u>   |
| Application Deposit: <u>\$24000</u>  | Legal description (as shown on certificate of title or rates notice, if any): Lot <u>5</u>                            |
| Receipt No: _____  | DP <u>65770</u>   |
| Paid By: <u>E Ma H Wimpsey</u><br><u>WESTCOAST CO</u>  | Valuation No. _____   |
|  | <u>1492023000</u>   |

NOTE: BALANCE OF FEES ARE PAYABLE ON CONSENT APPROVAL

This Application is for:  
 Building Consent only, in accordance with project information  
 Both building consent and a project information memorandum

PLEASE NOTE  
The information provided in support of this application is public and as such is freely available on request. However under Section 27(3) of the Building Act 1991 you may for security and/or copyright reasons request the plans and specifications pertaining to this application be marked as confidential by completing the following section

CONFIDENTIALITY  
Plans and Specifications

- I/We require that my/our:
- plans
- specifications be treated as confidential in order to protect:
- the security of the building
- copyright

Signed: MAH

| SIZE OF BUILDING          |    |
|---------------------------|----|
| Floor area m <sup>2</sup> | 36 |
| No of stories             |    |
| No of Units               |    |

**PART B : PROJECT DETAILS**

(Complete Part B only if you have not applied separately for a project information memorandum)

- Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings
- New provisions to be made for vehicular access, including parking
- Provisions to be made in building over or adjacent to any road or public place
- New provisions to be made for disposing of stormwater and wastewater
- Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains
- New connections to public utilities
- Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities and suppression of noise
- Any cultural heritage significance of the building or building site, including whether it is on a marae

**PART C : BUILDING DETAILS**

(Complete Part C in all cases)

This application is accompanied by (cross each applicable box, attach relevant documents in duplicate):

- The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the building code, with supporting documents, if any, including:
  - Building certificates
  - Producer statements
  - References to accreditation certificates issued by the Building Industry Authority
  - References to determinations issued by the Building Industry Authority
- Proposed procedures, if any, for inspection during construction

**PART D : KEY PERSONNEL**

(Complete Part D as far as possible in all cases. Give names, addresses and telephone numbers. Give relevant registration numbers if known)

Designer(s): Computer Drafting Ltd  
Mark Wilson

Building Certifier(s): \_\_\_\_\_

Builder/s: T.G.A

Registered Drainlayer: N/A REG NO: \_\_\_\_\_

Craftsman Plumber: N/A REG NO: \_\_\_\_\_

Other: \_\_\_\_\_

**PART E : COMPLIANCE SCHEDULE DETAILS**

**E1: Systems Necessitating a Compliance Schedule**

(Complete Part e1 for all new buildings and alterations, except single residential dwellings)

The building will contain the following (Cross each applicable box and attach proposed inspection, maintenance, and reporting procedures):

- Automatic sprinkler systems or other systems of automatic fire protection
- Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire
- Emergency warning systems for fire or other dangers
- Emergency lighting systems
- Escape route pressurisation systems
- Riser mains for fire service use.

- Any automatic back-flow preventer
- Lifts, escalators or travelators or other
- Mechanical ventilation or air conditioning
- Any other mechanical, electrical, hydraulic or pneumatic system, in compliance with the building code
- Building maintenance units for protection of the environment
- Such signs as are required by the building code
- None of the above

**E2: Other Systems**

(Complete Part E2 only if applicable)

The building will contain the following maintenance and reporting procedures:

- Means of escape from fire
- Safety barriers
- Means of access and facilities for the Disabled Persons Community Welfare Act 1975
- Handheld hoses for firefighting
- Such signs as are required by the building code or Section 25 of the Disabled Persons Community Welfare Act 1975

Signed for and on behalf of the Applicant:

Name: Mark R. Wilson  
Position: Director Date: 19/9/97

**FOR OFFICE USE ONLY**

| FEES                   |           | APPLICATION DEPOSIT                                |                      |
|------------------------|-----------|--|----------------------|
| Building               | \$ 378 ✓  |  | \$ 240.00            |
| Sewer Connection       | \$ .....  | RECEIPT NO   | DATE 19/9/97         |
| Water Connection       | \$ .....  | <u>601674</u>                                      |                      |
| Vehicle Crossing       | \$ .....  | INVOICE NO   | DATE 14/10/97        |
| Damage Deposit         | \$ 400 ✓  | <u>18045</u>                                       |                      |
| Structural Checking    | \$ .....  | RECEIPT NO   | DATE 15/10/97        |
| Building Research Levy | \$ .....  | <u>209151</u>                                      |                      |
| Development Levy       | \$ .....  | FEES PAID BY:                                      |                      |
| BIA Levy               | \$ .....  | <u>E.M &amp; H.I. Wimpory</u>                      |                      |
| Compliance Schedule    | \$ .....  | <u>(Westpac Chq)</u>                               |                      |
| Town Planning Bond     | \$ .....  | BUILDING CONSENT NUMBER                            | DATE ISSUED          |
| Photocopying           | \$ .....  | <u>971115</u>                                      | <u>16/10/97</u>      |
| SUBTOTAL               | \$ 778 -  | AUTHORISATION FOR REFUND OF DEPOSITS               |                      |
| Less Deposit Paid      | \$ 240.00 | Deposit held =                                     | \$ 400.00            |
| TOTAL                  | \$ 538 -  | Cost to Repair Damage Caused During Construction = | \$ .....             |
| GST INCLUDED           | \$ .....  | Total Balance to be Refunded                       | <u>400</u>           |
|                        |           | Authority Number: <u>3910</u>                      |                      |
|                        |           | Authorised: <u>[Signature]</u>                     | DATE: <u>10/3/98</u> |



|                  |          |            |             |           |
|------------------|----------|------------|-------------|-----------|
| TYPE OF BUILDING | Dwelling | Retail     | Additions   | Accessory |
|                  | New      | Industrial | Alterations | Other     |

APPLICATION FOR BUILDING CONSENT  
Section 33, Building Act 1991

| DEPARTMENT             | REQUIREMENTS                |    | COMMENTS | CHECKED/DATE STAMP  |
|------------------------|-----------------------------|----|----------|---------------------|
|                        | Yes                         | No |          |                     |
| Town Planning          | Zoning Conforms             |    |          | 2                   |
|                        | Dispensation                |    |          |                     |
|                        | Planning Consent            |    |          |                     |
|                        | Special Floor Level         |    |          |                     |
|                        |                             |    |          |                     |
| Plumbing               |                             |    |          |                     |
| Drainage               |                             |    |          |                     |
| Stormwater             | To Channel                  | ✓  |          | 1                   |
|                        | To Drain                    |    |          |                     |
|                        | Confined to Lot             |    |          |                     |
| Building               | Specific Design             |    |          | 13-7-93<br>Caldwell |
|                        | Foundation                  |    |          |                     |
|                        | Structure                   |    |          |                     |
|                        | Roof                        |    |          |                     |
| Subdivisional Engineer | Earthworks Bylaw Conditions |    |          |                     |
|                        |                             |    |          |                     |
| Environmental Health   |                             |    |          |                     |
| Site                   |                             |    |          |                     |

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

9301091

PART A : GENERAL  
(Complete Part A in all cases)

|  |   |
|--|---|
| <p>APPLICANT* <u>Caldwell</u><br/>Name: <u>HORIZON HOMES LTD</u><br/>Mailing address: <u>Box 31002</u><br/><u>LOWIN HUTT</u><br/>Contact [Print name and position]: <u>T. BUSHBY</u><br/><u>CONSTRUCTION MANAGER</u><br/>Phone: <u>04 566607</u> Fax: _____</p> <p>*Under section 33 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.</p> <p>FOR COUNCIL USE<br/>Received: <u>25/10/93</u><br/>Application fee: <u>\$500-</u><br/>Receipt No.: <u>306283</u></p> | <p>PROJECT</p> <p>New or relocated building <input checked="" type="checkbox"/><br/>Alteration <input type="checkbox"/><br/>Intended use(s) [In detail]:<br/><u>Dwelling</u></p> <p>Intended life:<br/>Indefinite but not less than 50 years <input checked="" type="checkbox"/><br/>Specified as _____ years <input type="checkbox"/><br/>Demolition <input type="checkbox"/><br/>Being stage ___ of an intended ___ stages.</p> <p>Estimated value (inclusive of GST) : <u>\$67,000</u></p> <p>PROJECT LOCATION<br/>Street address [If any]: <u>83 QUEENS RD</u><br/><u>WAIKANAE</u><br/>Legal description [as shown on certificate of title or rates notice, if any]: Lot <u>5</u><br/>DP <u>65770</u></p> |
|--|---|

This application is for :

- Building consent only, in accordance with project information memorandum number \_\_\_\_\_.
- Both building consent and a project information memorandum.

| Floor (tick boxes)   |   | Roof (tick boxes)             |   | External Cladding (tick boxes)                              |   |
|----------------------|---|-------------------------------|---|---|---|
| Timber               | ✓ | Steel Sheeting                | ✓ | Brick   |   |
| Concrete             |   | Steel Tiles                   |   | Concrete  |   |
| Wood Products        |   | Concrete Tiles                |   | Concrete Block  |   |
| Other                |   | Shingles                      |   | Cement Board  | ✓ |
| Framing (tick boxes) |   | Aluminium                     |   | Plaster   |   |
| Timber               | ✓ | Other                         |   | Timber  |   |
| Concrete             |   | Internal linings (tick boxes) |   | Steel   |   |
| Steel                |   | Plaster Board                 | ✓ | Aluminium   |   |
| Aluminium            |   | Fibrous Plaster               |   | Other   |   |
| Other                |   | Wood Products                 |   | Size of Building  |   |
|                      |   | Other                         |   | Floor area m <sup>2</sup> <u>84</u> No. of storeys <u>1</u> |   |
|                      |   |                               |   | No. of dwelling units                                       |   |

**PART B : PROJECT DETAILS**

(Complete Part B only if you have not applied separately for a project information memorandum)

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- New provisions to be made for disposing of stormwater and wastewater.
- Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or water mains.
- New connections to public utilities.
- Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities, and suppression of noise.
- Any cultural heritage significance of the building or building site, including whether it is on a marae.

**PART C : BUILDING DETAILS**

(Complete Part C in all cases)

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  - Building certificates
  - Producer statements
  - References to accreditation certificates issued by the Building Industry Authority
  - References to determinations issued by the Building Industry Authority
- Proposed procedures, if any, for inspection during construction.

**PART D : KEY PERSONNEL**

(Complete Part D as far as possible in all cases. Give names, addresses, and telephone numbers. Give relevant registration numbers if known.)

Designer(s): HORIZON HOMES LTD

Building Certifier(s): \_\_\_\_\_

Builder(s): HORIZON HOMES LTD

Registered Drainlayer: } BOYCE PLUMBERS REG NO.: 6039

Craftsman Plumber: } \_\_\_\_\_ REG NO.: \_\_\_\_\_

Craftsman Gasfitter: } \_\_\_\_\_ REG NO.: \_\_\_\_\_

Registered Electrician: JIM CATHIE REG NO.: E 6807

Other: \_\_\_\_\_

**PART E : COMPLIANCE SCHEDULE DETAILS**

**E1 : Systems Necessitating a Compliance Schedule**

(Complete Part E1 for all new buildings and alterations, except single residential dwellings.)

The building will contain the following [Cross each applicable box and attach proposed inspection, maintenance, and reporting procedures]:

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- Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire.
- Emergency warning systems for fire or other dangers.
- Emergency lighting systems.
- Escape route pressurisation systems.
- Riser mains for fire service use.

- Any automatic back-flow preventer
- Lifts, escalators, or travelators or of
- Mechanical ventilation or air conditioning
- Any other mechanical, electrical, or plumbing
- Building maintenance units for protection
- Such signs as are required by the building code
- Non of the above.

**E2 : Other Systems and**

(Complete Part E2 only if building)

The building will contain the following [Cross each applicable box and attach proposed inspection, maintenance, and reporting procedures]:

- Means of escape from fire.
- Safety barriers.
- Means of access and facilities for use by persons with disabilities which meet the requirements of Section 25 of the Disabled Persons Community Welfare Act 1975.
- Handheld hoses for firefighting.
- Such signs as are required by the building code or Section 25 of the Disabled Persons Community Welfare Act 1975.

Signed for and on behalf of the Applicant:

Name: R. J. Harris  
 Position: BUILDING SUPERVISOR Date: 22/6/93

**FOR OFFICE USE ONLY**

|                        |                  |   |
|------------------------|------------------|---|
| <b>FEES</b>            |                  | <b>APPLICATION FEE</b> \$ <u>560</u>                              |
| Building               | \$ <u>796</u>    | <b>RECEIPT NO</b> <u>364683</u> <b>DATE</b> <u>23-6-93</u>        |
| Sewer Connection       | \$ _____         | <b>INVOICE NO</b> <u>567</u> <b>DATE</b> <u>13-7-93</u>           |
| Water Connection       | \$ _____         | <b>RECEIPT NO</b> <u>368547</u> <b>DATE</b> <u>16-7-93</u>        |
| Vehicle Crossing       | \$ _____         | <b>BUILDING CONSENT NO</b> <u>930691</u> <b>DATE ISSUED</b> _____ |
| Damage Deposit         | \$ <u>200.00</u> | <b>AUTHORISATION FOR REFUND OF DEPOSITS</b>                       |
| Structural Checking    | \$ _____         | Deposit held = \$ _____   |
| Building Research Levy | \$ <u>67</u>     | Cost to Repair Damage Caused During Construction = \$ _____       |
| Development Levy       | \$ _____         | Total Balance to be Refunded = \$ _____                           |
|                        | \$ _____         | Authority Number : _____  |
|                        | \$ _____         | Authorised .....DATE .....DATE .....                              |
| <b>SUBTOTAL</b>        | \$ <u>863</u>    |   |
| Less Deposit Paid      | \$ <u>560</u>    |   |
| <b>TOTAL</b>           | \$ <u>303</u>    |   |
| <b>GST INCLUDED</b>    | \$ <u>33.66</u>  |   |